



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

## February 2026 Sunflower MLS Statistics

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## Entire MLS System Housing Report



### Market Overview

#### Sunflower MLS Home Sales Rose in February

Total home sales in the Sunflower multiple listing service rose by 4.3% last month to 220 units, compared to 211 units in February 2025. Total sales volume was \$48.0 million, up 0.7% from a year earlier.

The median sale price in February was \$195,000, down from \$235,000 a year earlier. Homes that sold in February were typically on the market for 22 days and sold for 99.0% of their list prices.

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

The total number of active listings in the Sunflower multiple listing service at the end of February was 370 units, up from 325 at the same point in 2025. 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 February was \$279,000.

During February, a total of 251 contracts were written down from 262 in February 2025. At the end of the month, there were 283 contracts still pending.

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## Entire MLS System Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>220</b>	<b>211</b>	<b>211</b>	<b>386</b>	<b>463</b>	<b>418</b>
Change from prior year		4.3%	0.0%	-8.3%	-16.6%	10.8%	-7.9%
<b>Active Listings</b>		<b>370</b>	<b>325</b>	<b>299</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		13.8%	8.7%	18.7%			
<b>Months' Supply</b>		<b>1.2</b>	<b>1.0</b>	<b>1.0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		20.0%	0.0%	25.0%			
<b>New Listings</b>		<b>272</b>	<b>301</b>	<b>311</b>	<b>522</b>	<b>494</b>	<b>560</b>
Change from prior year		-9.6%	-3.2%	2.3%	5.7%	-11.8%	1.3%
<b>Contracts Written</b>		<b>251</b>	<b>262</b>	<b>278</b>	<b>512</b>	<b>484</b>	<b>517</b>
Change from prior year		-4.2%	-5.8%	-1.8%	5.8%	-6.4%	-3.5%
<b>Pending Contracts</b>		<b>283</b>	<b>271</b>	<b>275</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		4.4%	-1.5%	-3.5%			
<b>Sales Volume (1,000s)</b>		<b>48,022</b>	<b>47,697</b>	<b>43,152</b>	<b>83,360</b>	<b>101,391</b>	<b>86,097</b>
Change from prior year		0.7%	10.5%	-7.5%	-17.8%	17.8%	2.6%
Average	<b>Sale Price</b>	<b>218,282</b>	<b>226,050</b>	<b>204,512</b>	<b>215,958</b>	<b>218,988</b>	<b>205,974</b>
	Change from prior year	-3.4%	10.5%	0.8%	-1.4%	6.3%	11.4%
	<b>List Price of Actives</b>	<b>324,292</b>	<b>271,138</b>	<b>296,672</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	19.6%	-8.6%	-14.1%			
	<b>Days on Market</b>	<b>44</b>	<b>45</b>	<b>33</b>	<b>43</b>	<b>41</b>	<b>34</b>
Change from prior year	-2.2%	36.4%	0.0%	4.9%	20.6%	21.4%	
<b>Percent of List</b>	<b>96.8%</b>	<b>97.1%</b>	<b>97.8%</b>	<b>97.3%</b>	<b>97.2%</b>	<b>97.8%</b>	
Change from prior year	-0.3%	-0.7%	2.4%	0.1%	-0.6%	2.6%	
<b>Percent of Original</b>	<b>93.8%</b>	<b>93.8%</b>	<b>95.8%</b>	<b>94.5%</b>	<b>94.7%</b>	<b>95.7%</b>	
Change from prior year	0.0%	-2.1%	3.0%	-0.2%	-1.0%	2.9%	
Median	<b>Sale Price</b>	<b>195,000</b>	<b>235,000</b>	<b>179,900</b>	<b>192,450</b>	<b>199,000</b>	<b>184,950</b>
	Change from prior year	-17.0%	30.6%	9.2%	-3.3%	7.6%	16.0%
	<b>List Price of Actives</b>	<b>279,000</b>	<b>228,500</b>	<b>239,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	22.1%	-4.8%	-3.7%			
	<b>Days on Market</b>	<b>22</b>	<b>27</b>	<b>12</b>	<b>21</b>	<b>15</b>	<b>15</b>
Change from prior year	-18.5%	125.0%	-14.3%	40.0%	0.0%	50.0%	
<b>Percent of List</b>	<b>99.0%</b>	<b>98.5%</b>	<b>100.0%</b>	<b>99.5%</b>	<b>99.2%</b>	<b>100.0%</b>	
Change from prior year	0.5%	-1.5%	1.1%	0.3%	-0.8%	1.1%	
<b>Percent of Original</b>	<b>97.2%</b>	<b>96.4%</b>	<b>98.4%</b>	<b>97.3%</b>	<b>97.0%</b>	<b>97.7%</b>	
Change from prior year	0.8%	-2.0%	1.5%	0.3%	-0.7%	0.8%	

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



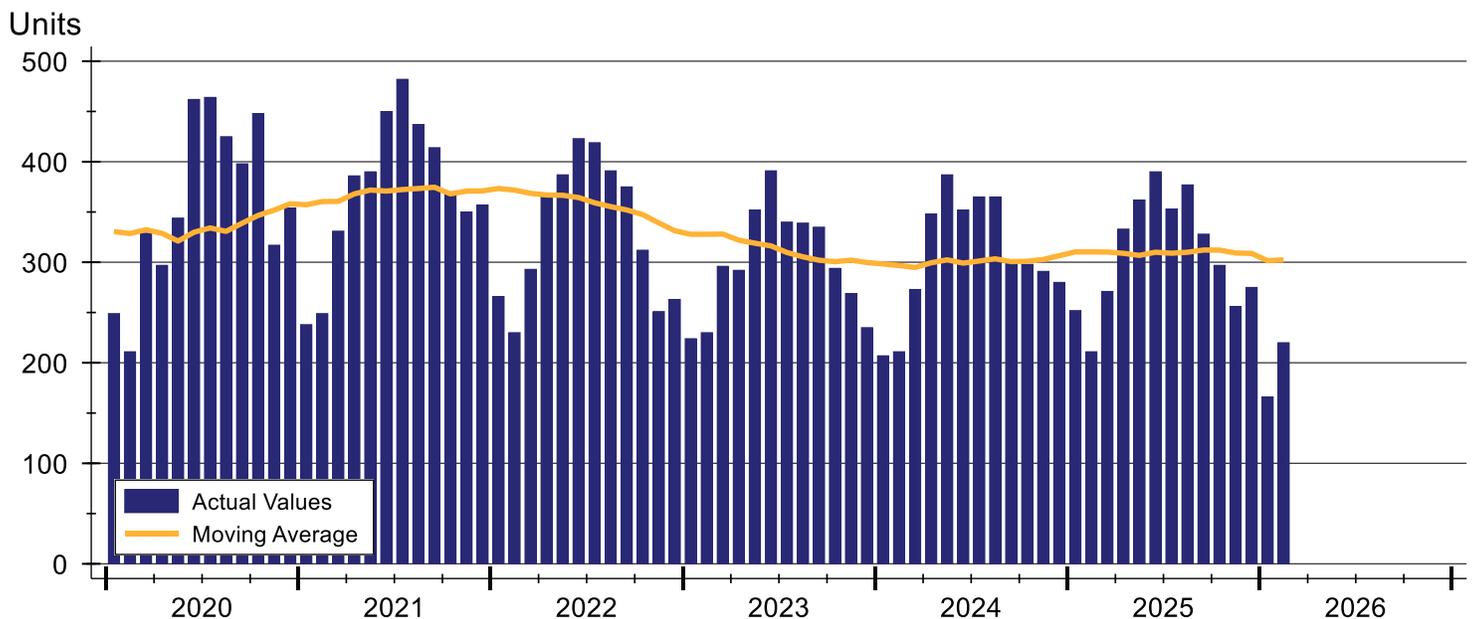
## Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		220	211	4.3%	386	463	-16.6%
Volume (1,000s)		48,022	47,697	0.7%	83,360	101,391	-17.8%
Months' Supply		1.2	1.0	20.0%	N/A	N/A	N/A
Average	Sale Price	218,282	226,050	-3.4%	215,958	218,988	-1.4%
	Days on Market	44	45	-2.2%	43	41	4.9%
	Percent of List	96.8%	97.1%	-0.3%	97.3%	97.2%	0.1%
	Percent of Original	93.8%	93.8%	0.0%	94.5%	94.7%	-0.2%
Median	Sale Price	195,000	235,000	-17.0%	192,450	199,000	-3.3%
	Days on Market	22	27	-18.5%	21	15	40.0%
	Percent of List	99.0%	98.5%	0.5%	99.5%	99.2%	0.3%
	Percent of Original	97.2%	96.4%	0.8%	97.3%	97.0%	0.3%

A total of 220 homes sold in the Sunflower multiple listing service in February, up from 211 units in February 2025. Total sales volume rose to \$48.0 million compared to \$47.7 million in the previous year.

The median sales price in February was \$195,000, down 17.0% compared to the prior year. Median days on market was 22 days, up from 21 days in January, but down from 27 in February 2025.

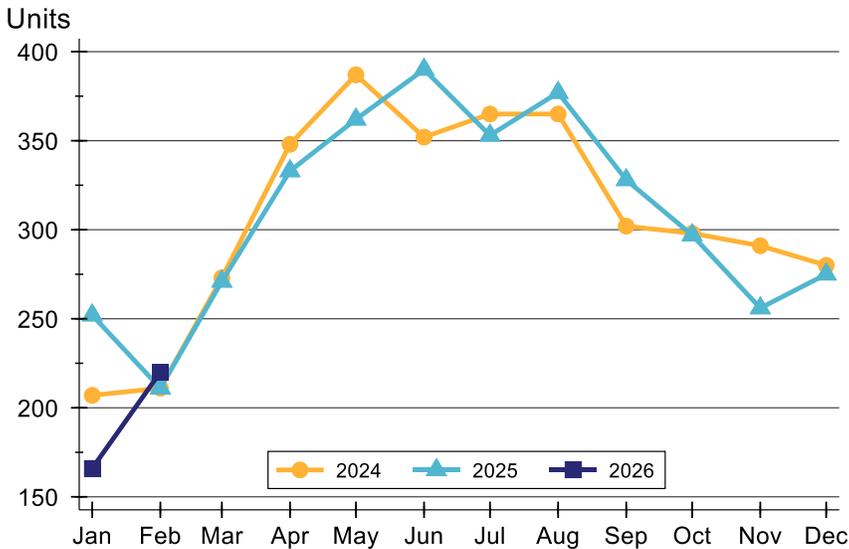
## History of Closed Listings





## Entire MLS System Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	207	252	166
February	211	211	220
March	273	271	
April	348	333	
May	387	362	
June	352	390	
July	365	353	
August	365	377	
September	302	328	
October	298	297	
November	291	256	
December	280	275	

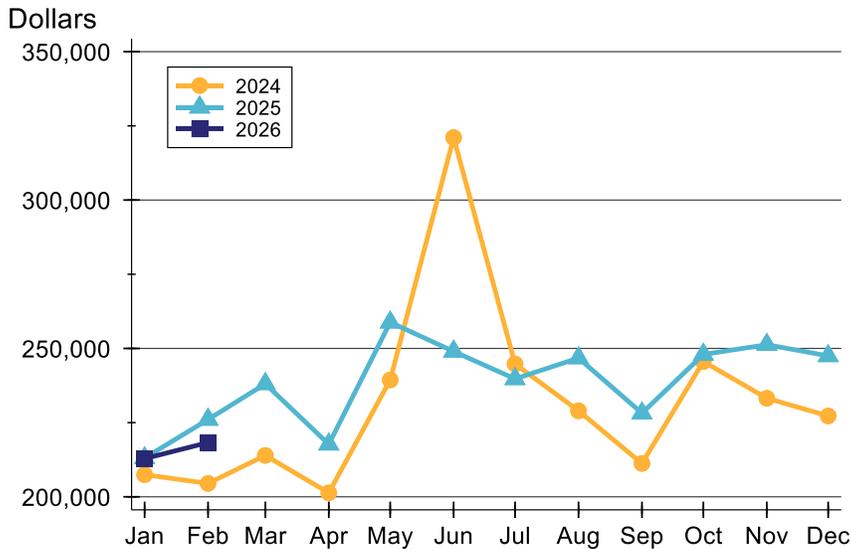
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.9%	1.4	15,625	15,625	45	45	62.5%	62.5%	46.0%	46.0%
\$25,000-\$49,999	5	2.3%	0.9	36,000	33,000	22	25	95.5%	100.0%	84.8%	85.5%
\$50,000-\$99,999	27	12.3%	1.1	77,524	78,000	31	13	91.4%	94.5%	87.3%	93.2%
\$100,000-\$124,999	14	6.4%	1.0	113,768	115,000	44	20	94.9%	97.9%	89.5%	97.2%
\$125,000-\$149,999	24	10.9%	1.0	137,038	135,000	56	7	97.5%	100.0%	95.1%	100.0%
\$150,000-\$174,999	16	7.3%	0.6	160,289	160,200	50	21	96.0%	96.5%	92.7%	94.6%
\$175,000-\$199,999	24	10.9%	0.8	184,860	185,500	49	44	97.1%	99.5%	94.6%	96.7%
\$200,000-\$249,999	30	13.6%	0.8	229,943	233,750	37	12	99.1%	100.0%	97.3%	99.8%
\$250,000-\$299,999	30	13.6%	1.2	272,047	270,000	28	10	99.2%	100.0%	96.9%	99.7%
\$300,000-\$399,999	36	16.4%	1.6	341,588	349,500	50	43	98.9%	98.4%	97.0%	96.6%
\$400,000-\$499,999	9	4.1%	2.2	453,367	450,000	43	8	100.0%	99.8%	98.5%	98.4%
\$500,000-\$749,999	1	0.5%	2.8	547,500	547,500	56	56	95.2%	95.2%	95.2%	95.2%
\$750,000-\$999,999	1	0.5%	1.8	850,000	850,000	183	183	101.2%	101.2%	97.1%	97.1%
\$1,000,000 and up	1	0.5%	10.8	1,000,000	1,000,000	253	253	90.9%	90.9%	76.9%	76.9%



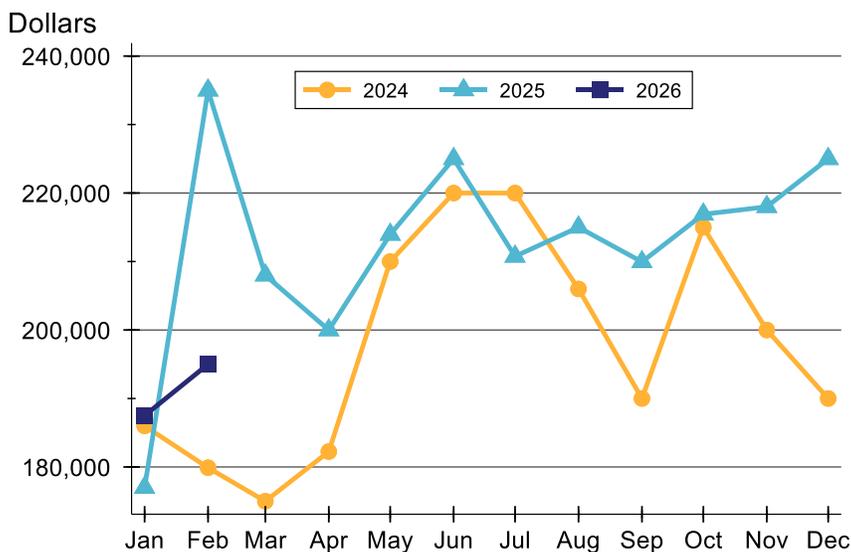
## Entire MLS System Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	207,464	213,074	<b>212,878</b>
<b>February</b>	204,512	226,050	<b>218,282</b>
<b>March</b>	213,945	238,071	
<b>April</b>	201,336	217,711	
<b>May</b>	239,407	258,809	
<b>June</b>	321,065	249,011	
<b>July</b>	244,799	239,744	
<b>August</b>	228,985	246,774	
<b>September</b>	211,235	228,195	
<b>October</b>	245,591	247,975	
<b>November</b>	233,207	251,261	
<b>December</b>	227,262	247,494	

### Median Price

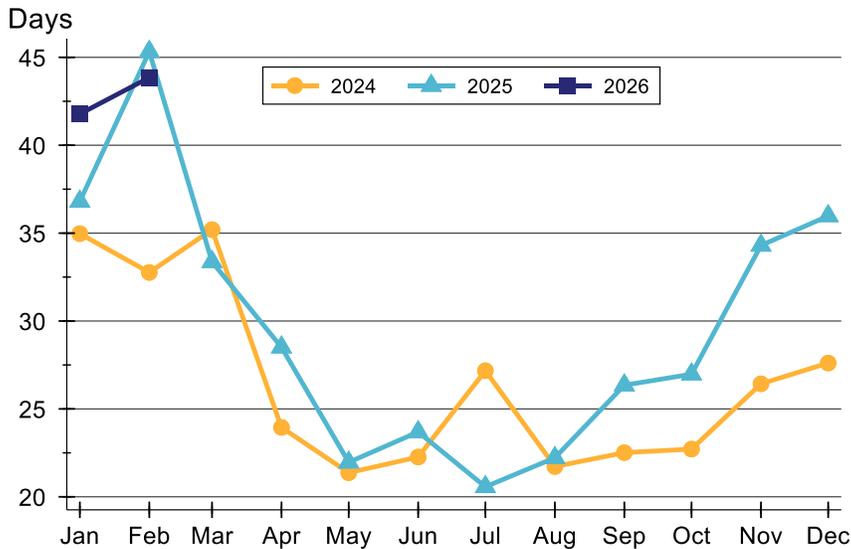


Month	2024	2025	2026
<b>January</b>	186,000	177,000	<b>187,500</b>
<b>February</b>	179,900	235,000	<b>195,000</b>
<b>March</b>	175,000	208,000	
<b>April</b>	182,250	200,000	
<b>May</b>	210,000	213,950	
<b>June</b>	220,000	225,000	
<b>July</b>	220,000	210,750	
<b>August</b>	206,000	215,000	
<b>September</b>	190,000	209,950	
<b>October</b>	215,000	216,900	
<b>November</b>	200,000	218,000	
<b>December</b>	190,000	225,000	



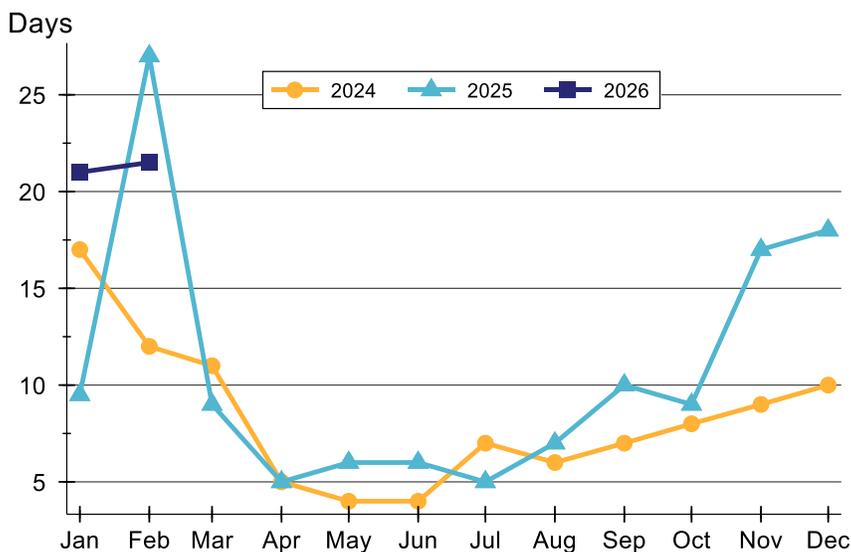
## Entire MLS System Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	35	37	<b>42</b>
February	33	45	<b>44</b>
March	35	33	33
April	24	29	29
May	21	22	22
June	22	24	24
July	27	21	21
August	22	22	22
September	23	26	26
October	23	27	27
November	26	34	34
December	28	36	36

### Median DOM



Month	2024	2025	2026
January	17	10	<b>21</b>
February	12	27	<b>22</b>
March	11	9	9
April	5	5	5
May	4	6	6
June	4	6	6
July	7	5	5
August	6	7	7
September	7	10	10
October	8	9	9
November	9	17	17
December	10	18	18



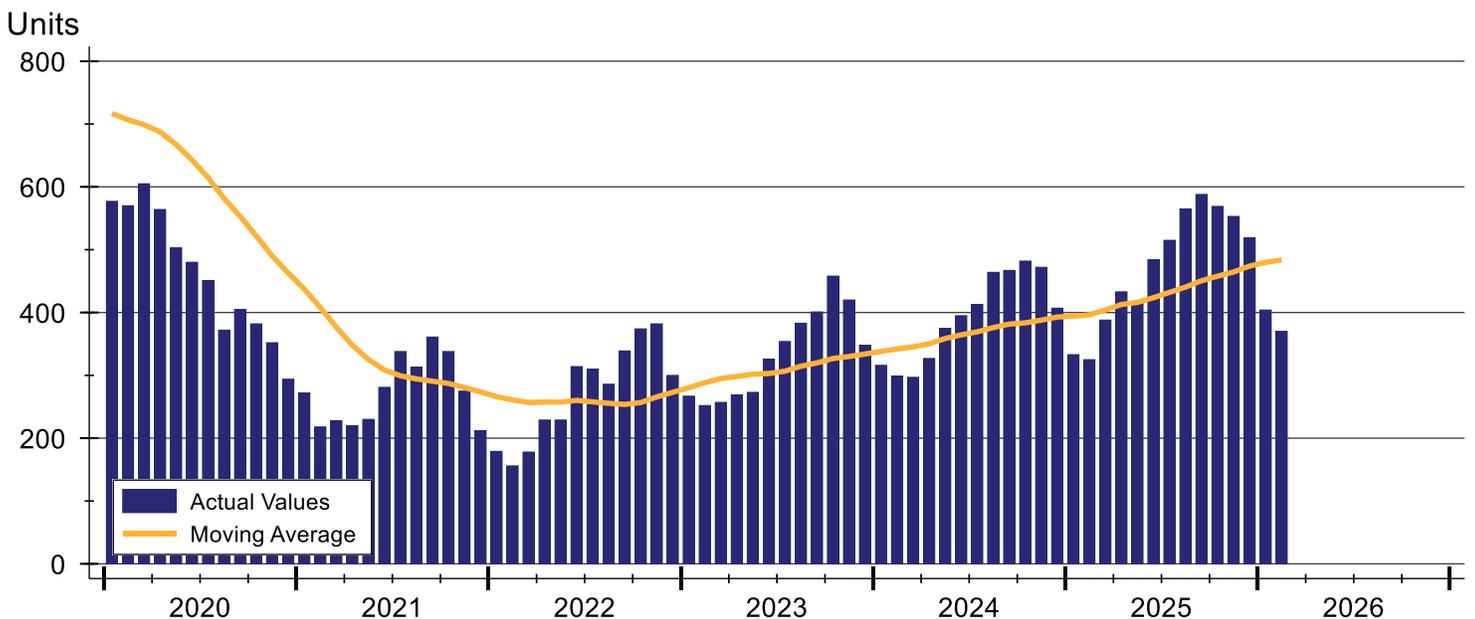
# Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		370	325	13.8%
Volume (1,000s)		119,988	88,120	36.2%
Months' Supply		1.2	1.0	20.0%
Average	List Price	324,292	271,138	19.6%
	Days on Market	58	69	-15.9%
	Percent of Original	96.5%	97.0%	-0.5%
Median	List Price	279,000	228,500	22.1%
	Days on Market	22	39	-43.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 370 homes were available for sale in the Sunflower multiple listing service at the end of February. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$279,000, up 22.1% from 2025. The typical time on market for active listings was 22 days, down from 39 days a year earlier.

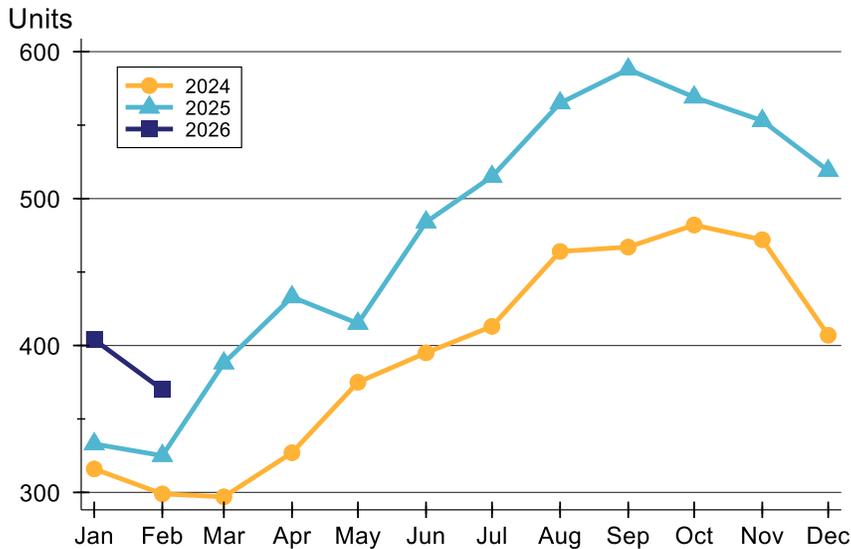
## History of Active Listings





## Entire MLS System Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	316	333	<b>404</b>
<b>February</b>	299	325	<b>370</b>
<b>March</b>	297	388	
<b>April</b>	327	433	
<b>May</b>	375	415	
<b>June</b>	395	484	
<b>July</b>	413	515	
<b>August</b>	464	565	
<b>September</b>	467	588	
<b>October</b>	482	569	
<b>November</b>	472	553	
<b>December</b>	407	519	

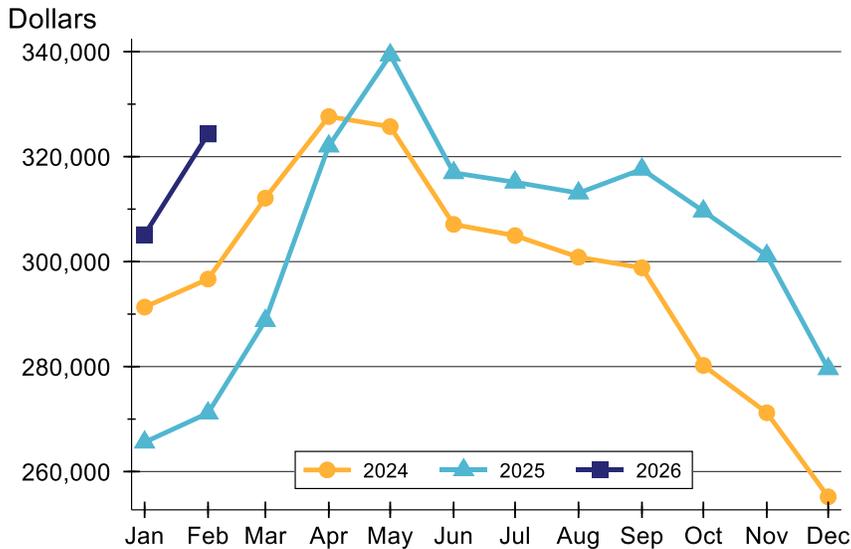
### Active Listings by Price Range

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	4	1.1%	1.4	8,938	7,500	18	7	98.3%	100.0%
\$25,000-\$49,999	8	2.2%	0.9	35,413	33,950	111	58	90.5%	91.3%
\$50,000-\$99,999	35	9.5%	1.1	81,720	84,000	69	32	92.7%	95.2%
\$100,000-\$124,999	18	4.9%	1.0	115,103	119,975	110	76	89.1%	100.0%
\$125,000-\$149,999	23	6.2%	1.0	134,167	135,000	34	6	97.2%	100.0%
\$150,000-\$174,999	16	4.3%	0.6	161,898	159,925	75	21	97.9%	100.0%
\$175,000-\$199,999	22	6.0%	0.8	184,841	183,200	53	26	95.6%	99.6%
\$200,000-\$249,999	37	10.0%	0.8	223,919	220,000	55	21	97.5%	100.0%
\$250,000-\$299,999	45	12.2%	1.2	278,263	279,500	31	11	98.3%	100.0%
\$300,000-\$399,999	72	19.5%	1.6	351,411	349,900	58	27	97.6%	100.0%
\$400,000-\$499,999	40	10.8%	2.2	446,312	444,750	55	40	98.0%	100.0%
\$500,000-\$749,999	36	9.8%	2.8	615,563	607,000	61	31	96.7%	100.0%
\$750,000-\$999,999	4	1.1%	1.8	851,238	852,500	65	53	90.2%	94.4%
\$1,000,000 and up	9	2.4%	10.8	1,682,667	1,600,000	72	46	102.2%	100.0%



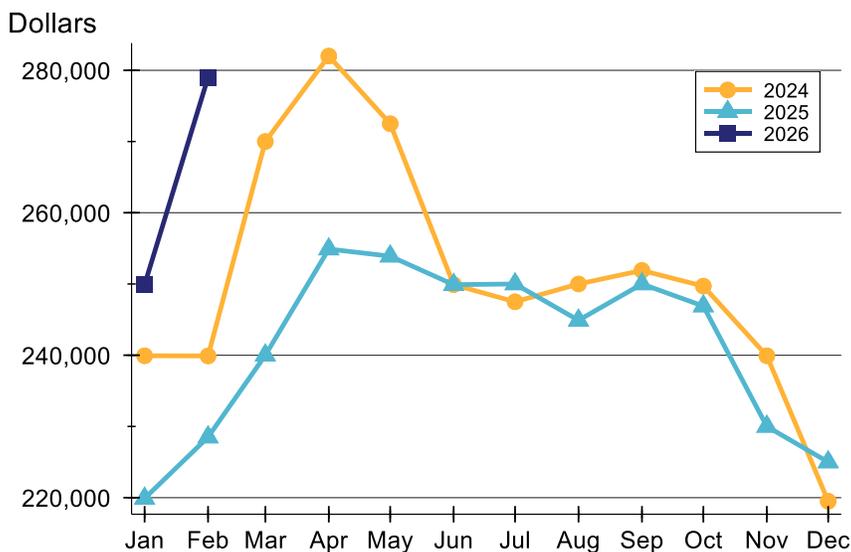
## Entire MLS System Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	291,332	265,592	<b>305,138</b>
<b>February</b>	296,672	271,138	<b>324,292</b>
<b>March</b>	312,090	288,755	
<b>April</b>	327,637	322,012	
<b>May</b>	325,721	339,355	
<b>June</b>	307,088	316,919	
<b>July</b>	304,959	315,131	
<b>August</b>	300,848	313,069	
<b>September</b>	298,819	317,597	
<b>October</b>	280,219	309,625	
<b>November</b>	271,210	301,156	
<b>December</b>	255,190	279,586	

### Median Price

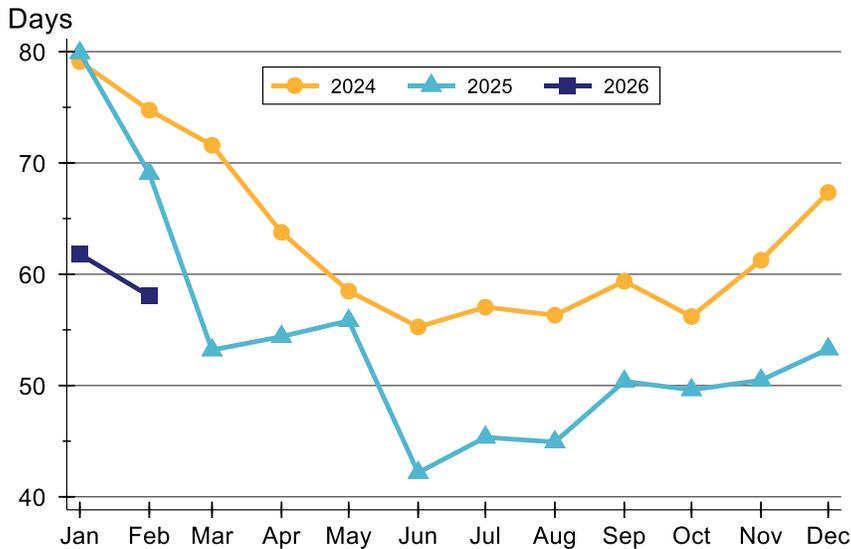


Month	2024	2025	2026
<b>January</b>	239,925	219,900	<b>249,900</b>
<b>February</b>	239,900	228,500	<b>279,000</b>
<b>March</b>	270,000	240,000	
<b>April</b>	282,000	254,900	
<b>May</b>	272,500	253,900	
<b>June</b>	249,900	249,900	
<b>July</b>	247,500	250,000	
<b>August</b>	250,000	244,900	
<b>September</b>	251,900	250,000	
<b>October</b>	249,700	246,900	
<b>November</b>	239,925	230,000	
<b>December</b>	219,500	225,000	



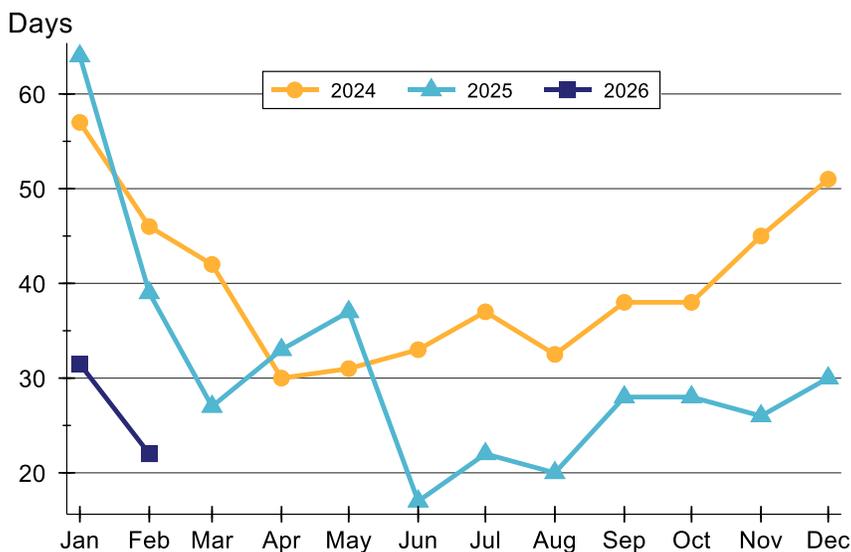
## Entire MLS System Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	79	80	<b>62</b>
February	75	69	<b>58</b>
March	72	53	
April	64	54	
May	58	56	
June	55	42	
July	57	45	
August	56	45	
September	59	50	
October	56	50	
November	61	50	
December	67	53	

### Median DOM

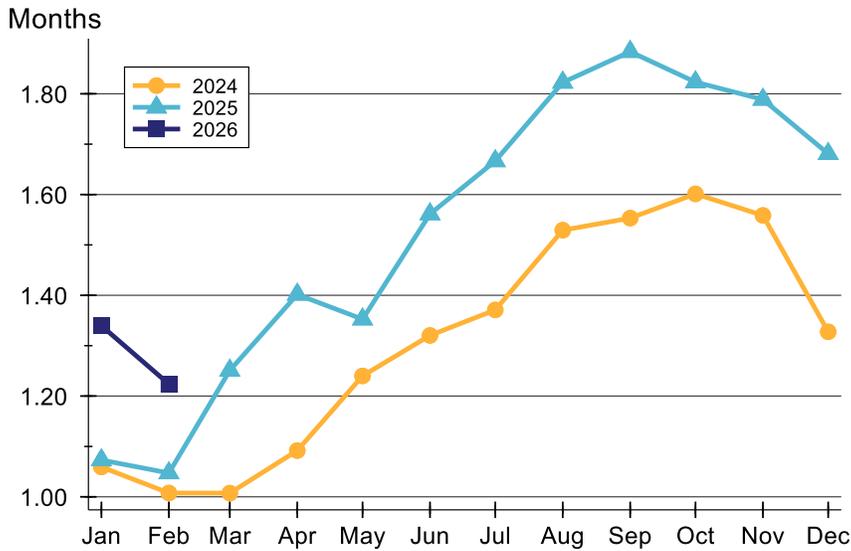


Month	2024	2025	2026
January	57	64	<b>32</b>
February	46	39	<b>22</b>
March	42	27	
April	30	33	
May	31	37	
June	33	17	
July	37	22	
August	33	20	
September	38	28	
October	38	28	
November	45	26	
December	51	30	



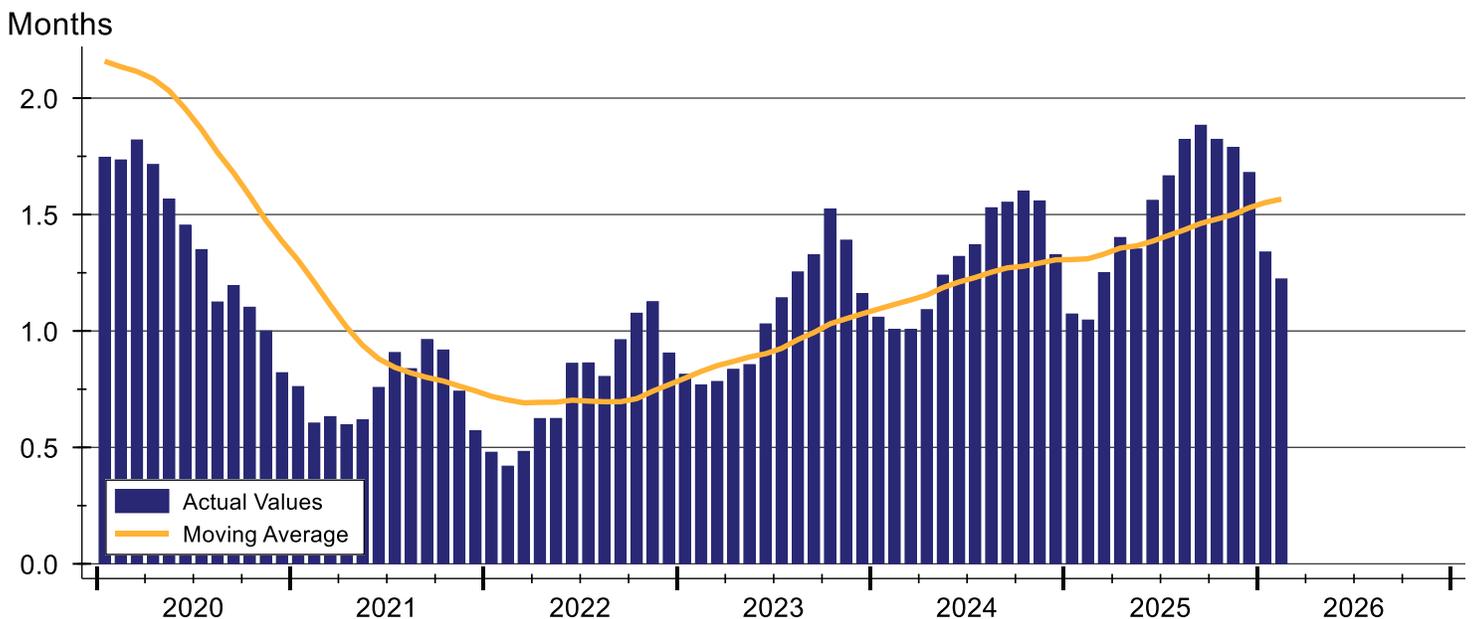
# Entire MLS System Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	1.1	1.1	<b>1.3</b>
February	1.0	1.0	<b>1.2</b>
March	1.0	1.3	
April	1.1	1.4	
May	1.2	1.4	
June	1.3	1.6	
July	1.4	1.7	
August	1.5	1.8	
September	1.6	1.9	
October	1.6	1.8	
November	1.6	1.8	
December	1.3	1.7	

## History of Month's Supply





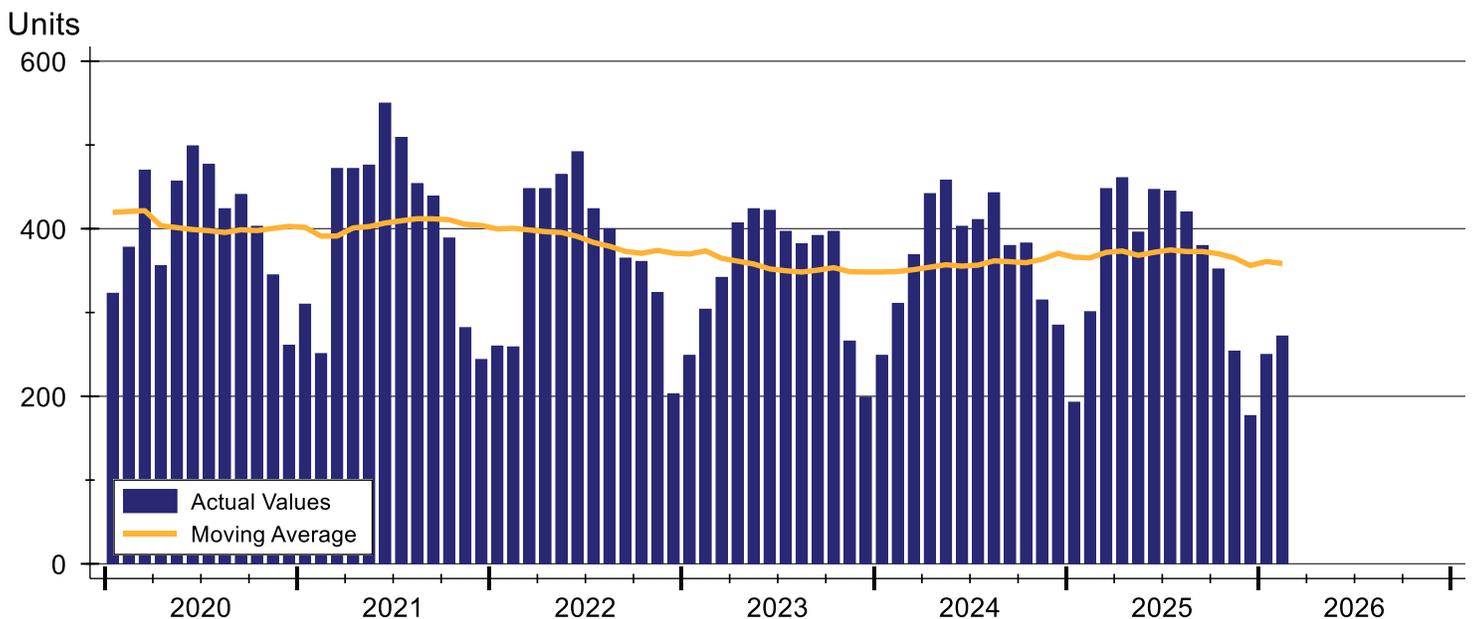
# Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	272	301	-9.6%
	Volume (1,000s)	69,386	73,597	-5.7%
	Average List Price	255,097	244,507	4.3%
	Median List Price	227,450	199,900	13.8%
Year-to-Date	New Listings	522	494	5.7%
	Volume (1,000s)	130,183	121,210	7.4%
	Average List Price	249,392	245,365	1.6%
	Median List Price	225,000	200,000	12.5%

A total of 272 new listings were added in the Sunflower multiple listing service during February, down 9.6% from the same month in 2025. Year-to-date the Sunflower multiple listing service has seen 522 new listings.

The median list price of these homes was \$227,450 up from \$199,900 in 2025.

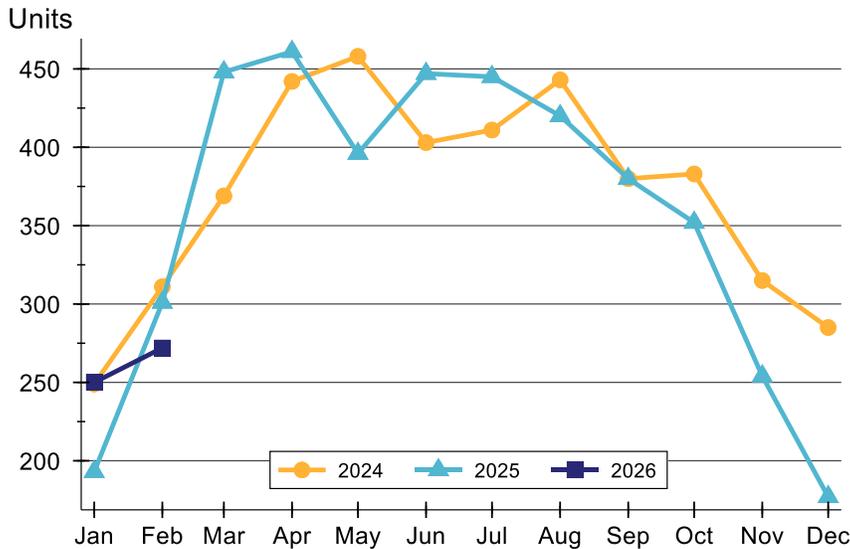
## History of New Listings





## Entire MLS System New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	249	193	<b>250</b>
February	311	301	<b>272</b>
March	369	448	
April	442	461	
May	458	396	
June	403	447	
July	411	445	
August	443	420	
September	380	380	
October	383	352	
November	315	254	
December	285	177	

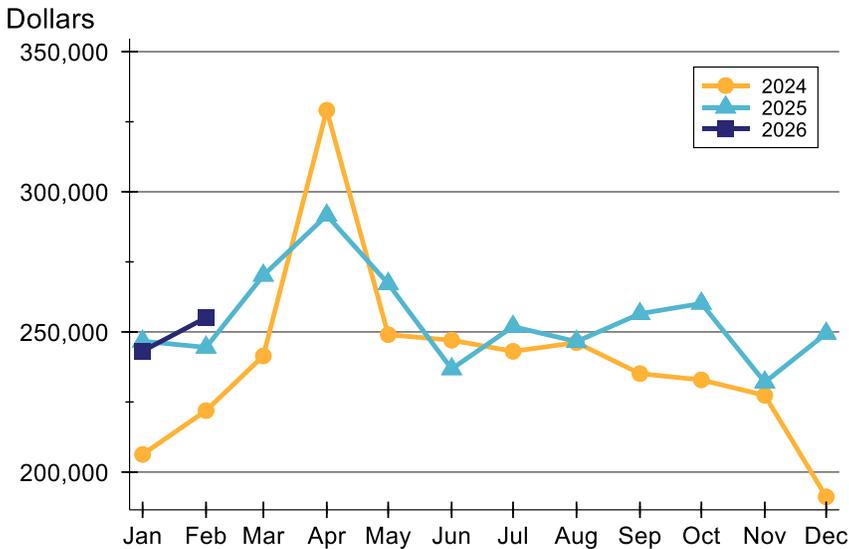
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	5	1.8%	4,720	1,000	6	6	100.0%	100.0%
\$25,000-\$49,999	8	2.9%	38,975	39,250	5	3	98.2%	100.0%
\$50,000-\$99,999	28	10.3%	84,568	89,900	9	7	98.4%	100.0%
\$100,000-\$124,999	12	4.4%	112,483	112,500	5	6	100.0%	100.0%
\$125,000-\$149,999	27	9.9%	137,466	138,500	5	4	97.7%	100.0%
\$150,000-\$174,999	17	6.3%	163,950	164,900	7	4	99.5%	100.0%
\$175,000-\$199,999	18	6.6%	185,253	185,000	10	7	98.7%	100.0%
\$200,000-\$249,999	41	15.1%	226,393	225,000	8	6	99.5%	100.0%
\$250,000-\$299,999	35	12.9%	275,229	275,000	12	9	99.3%	100.0%
\$300,000-\$399,999	44	16.2%	350,387	349,700	10	9	99.6%	100.0%
\$400,000-\$499,999	22	8.1%	449,407	454,500	7	6	99.4%	100.0%
\$500,000-\$749,999	12	4.4%	616,742	617,750	10	7	100.6%	100.0%
\$750,000-\$999,999	1	0.4%	780,000	780,000	13	13	100.0%	100.0%
\$1,000,000 and up	2	0.7%	1,550,000	1,550,000	18	18	96.2%	96.2%



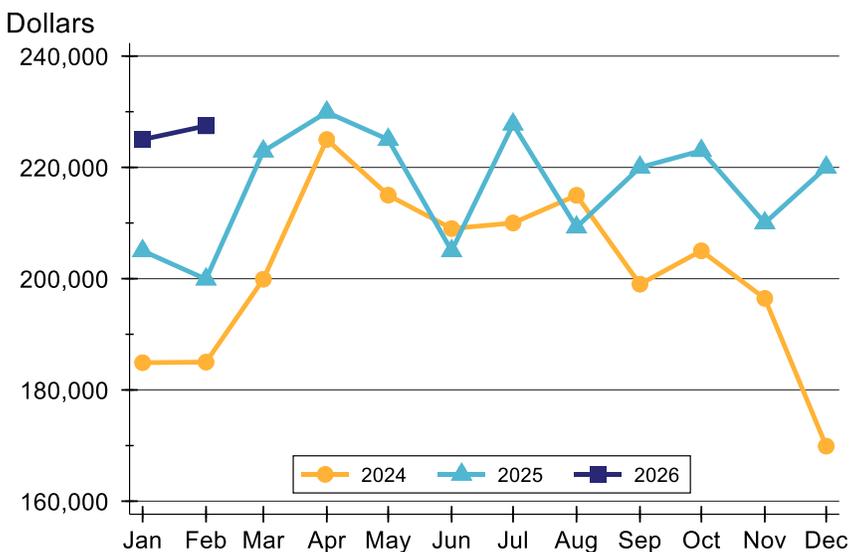
## Entire MLS System New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	206,292	246,693	<b>243,160</b>
<b>February</b>	221,926	244,507	<b>255,097</b>
<b>March</b>	241,451	270,156	
<b>April</b>	329,104	291,608	
<b>May</b>	249,033	267,203	
<b>June</b>	247,042	236,794	
<b>July</b>	243,082	251,927	
<b>August</b>	246,196	246,564	
<b>September</b>	235,134	256,489	
<b>October</b>	232,885	260,183	
<b>November</b>	227,368	232,056	
<b>December</b>	191,174	249,459	

### Median Price



Month	2024	2025	2026
<b>January</b>	184,900	205,000	<b>225,000</b>
<b>February</b>	185,000	199,900	<b>227,450</b>
<b>March</b>	199,900	222,900	
<b>April</b>	225,000	229,900	
<b>May</b>	215,000	225,000	
<b>June</b>	209,000	205,000	
<b>July</b>	210,000	227,750	
<b>August</b>	214,975	209,250	
<b>September</b>	199,000	220,000	
<b>October</b>	205,000	223,000	
<b>November</b>	196,450	210,000	
<b>December</b>	169,900	220,000	



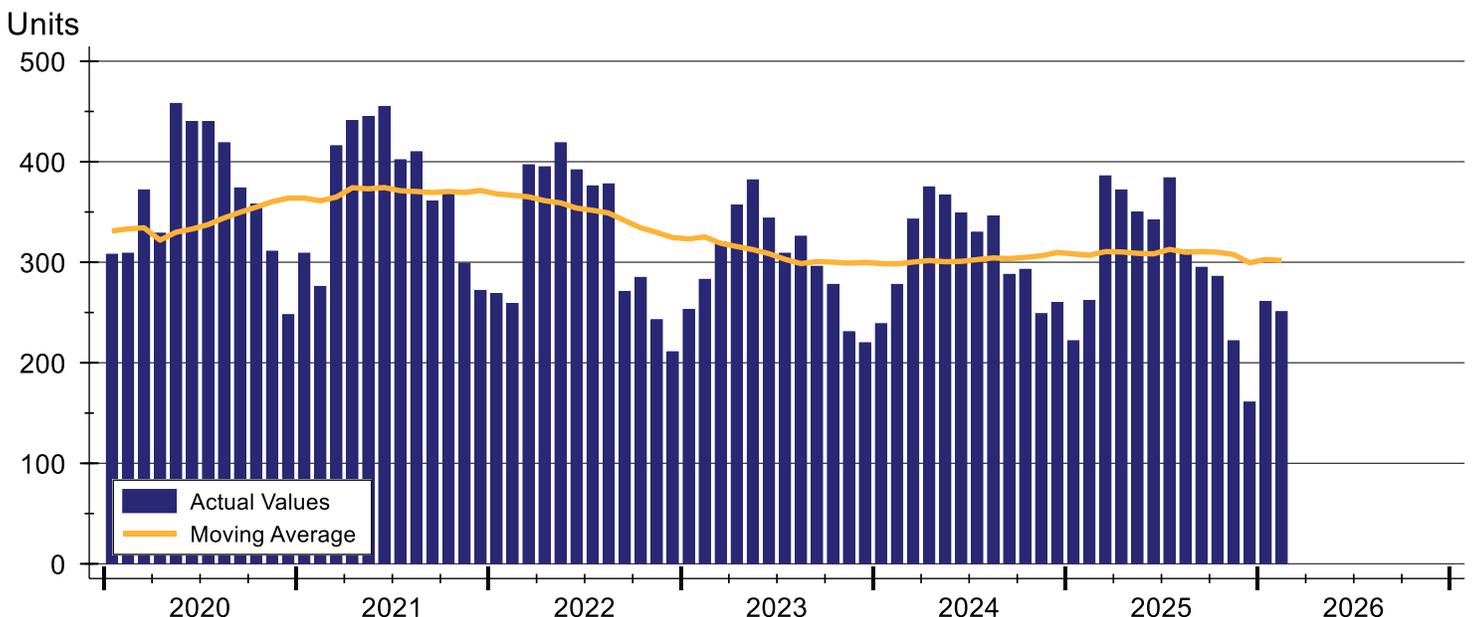
## Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		February			Year-to-Date		
		2026	2025	Change	2026	2025	Change
Contracts Written		<b>251</b>	262	-4.2%	<b>512</b>	484	5.8%
Volume (1,000s)		<b>55,642</b>	60,476	-8.0%	<b>115,368</b>	112,500	2.5%
Average	Sale Price	<b>221,682</b>	230,823	-4.0%	<b>225,328</b>	232,438	-3.1%
	Days on Market	<b>42</b>	38	10.5%	<b>44</b>	39	12.8%
	Percent of Original	<b>97.3%</b>	96.5%	0.8%	<b>95.7%</b>	95.8%	-0.1%
Median	Sale Price	<b>192,450</b>	199,900	-3.7%	<b>199,500</b>	207,000	-3.6%
	Days on Market	<b>14</b>	8	75.0%	<b>17</b>	15	13.3%
	Percent of Original	<b>100.0%</b>	99.8%	0.2%	<b>100.0%</b>	98.1%	1.9%

A total of 251 contracts for sale were written in the Sunflower multiple listing service during the month of February, down from 262 in 2025. The median list price of these homes was \$192,450, down from \$199,900 the prior year.

Half of the homes that went under contract in February were on the market less than 14 days, compared to 8 days in February 2025.

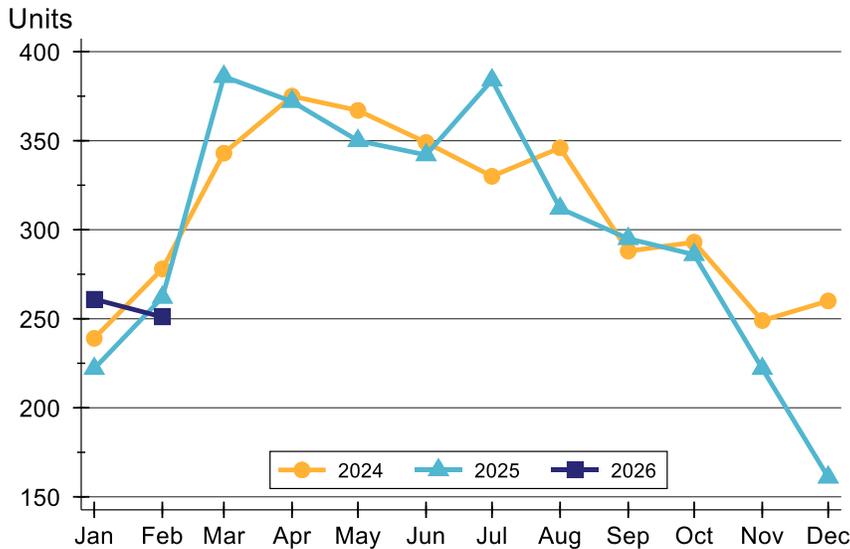
## History of Contracts Written





## Entire MLS System Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	239	222	<b>261</b>
<b>February</b>	278	262	<b>251</b>
<b>March</b>	343	386	
<b>April</b>	375	372	
<b>May</b>	367	350	
<b>June</b>	349	342	
<b>July</b>	330	384	
<b>August</b>	346	312	
<b>September</b>	288	295	
<b>October</b>	293	286	
<b>November</b>	249	222	
<b>December</b>	260	161	

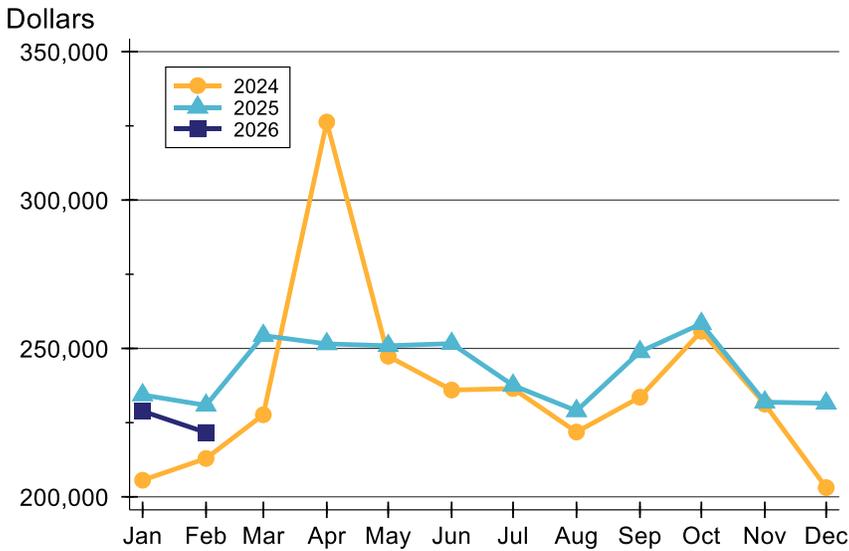
### Contracts Written by Price Range

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	8	3.2%	39,225	39,750	17	9	88.2%	97.0%
\$50,000-\$99,999	32	12.8%	74,191	74,250	33	14	97.5%	100.0%
\$100,000-\$124,999	17	6.8%	114,606	115,000	64	19	94.5%	100.0%
\$125,000-\$149,999	32	12.8%	137,215	135,950	50	24	96.7%	100.0%
\$150,000-\$174,999	27	10.8%	162,527	160,000	62	15	96.6%	100.0%
\$175,000-\$199,999	16	6.4%	187,974	189,900	39	15	98.3%	100.0%
\$200,000-\$249,999	38	15.2%	225,438	225,000	28	7	98.1%	100.0%
\$250,000-\$299,999	27	10.8%	275,241	275,000	46	16	98.7%	100.0%
\$300,000-\$399,999	30	12.0%	345,984	339,865	33	18	98.4%	100.0%
\$400,000-\$499,999	15	6.0%	454,775	465,000	33	5	99.8%	100.0%
\$500,000-\$749,999	5	2.0%	567,660	550,000	39	21	100.4%	100.0%
\$750,000-\$999,999	2	0.8%	780,000	780,000	144	144	87.6%	87.6%
\$1,000,000 and up	1	0.4%	1,400,000	1,400,000	3	3	100.0%	100.0%



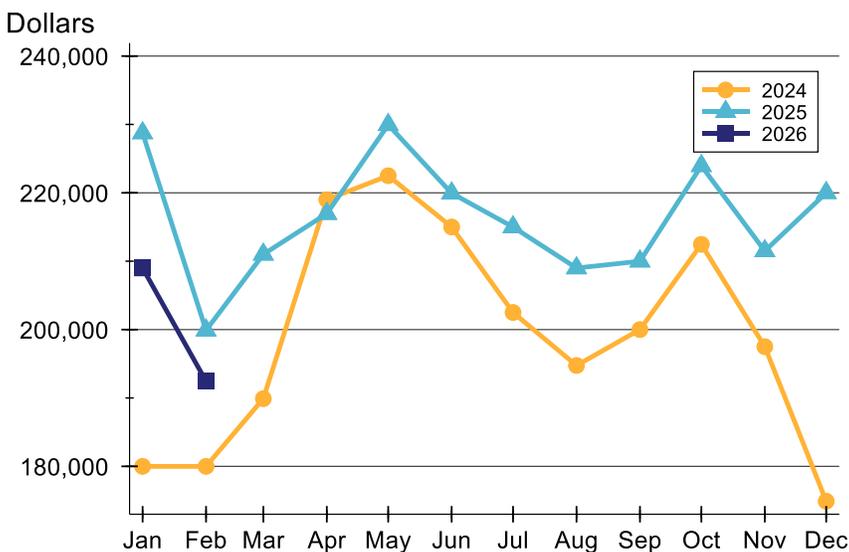
## Entire MLS System Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	205,603	234,344	<b>228,848</b>
<b>February</b>	212,928	230,823	<b>221,682</b>
<b>March</b>	227,655	254,337	
<b>April</b>	326,283	251,541	
<b>May</b>	247,370	250,903	
<b>June</b>	235,989	251,634	
<b>July</b>	236,478	237,553	
<b>August</b>	221,829	228,984	
<b>September</b>	233,566	248,870	
<b>October</b>	255,798	258,335	
<b>November</b>	231,235	231,907	
<b>December</b>	203,095	231,520	

### Median Price

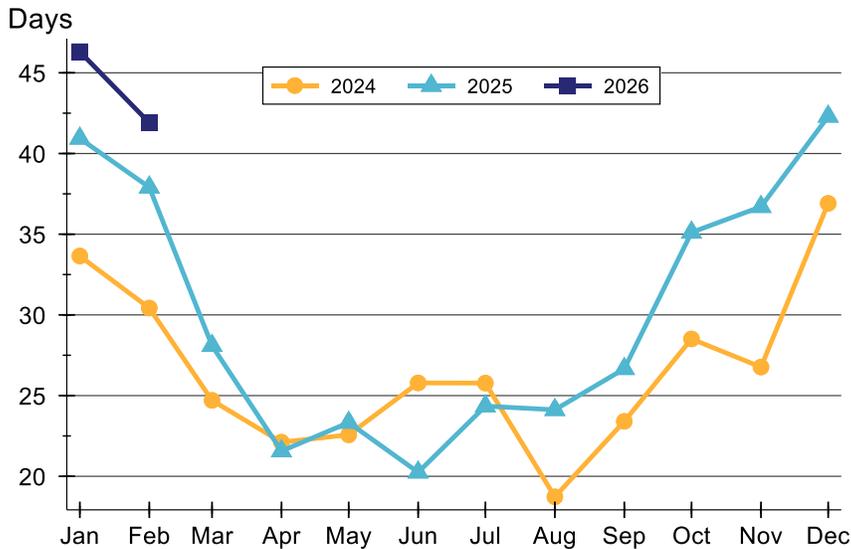


Month	2024	2025	2026
<b>January</b>	180,000	228,750	<b>209,000</b>
<b>February</b>	180,000	199,900	<b>192,450</b>
<b>March</b>	189,900	211,000	
<b>April</b>	219,000	216,950	
<b>May</b>	222,500	229,950	
<b>June</b>	215,000	219,950	
<b>July</b>	202,500	215,000	
<b>August</b>	194,750	209,000	
<b>September</b>	200,000	210,000	
<b>October</b>	212,475	223,950	
<b>November</b>	197,500	211,500	
<b>December</b>	174,900	220,000	



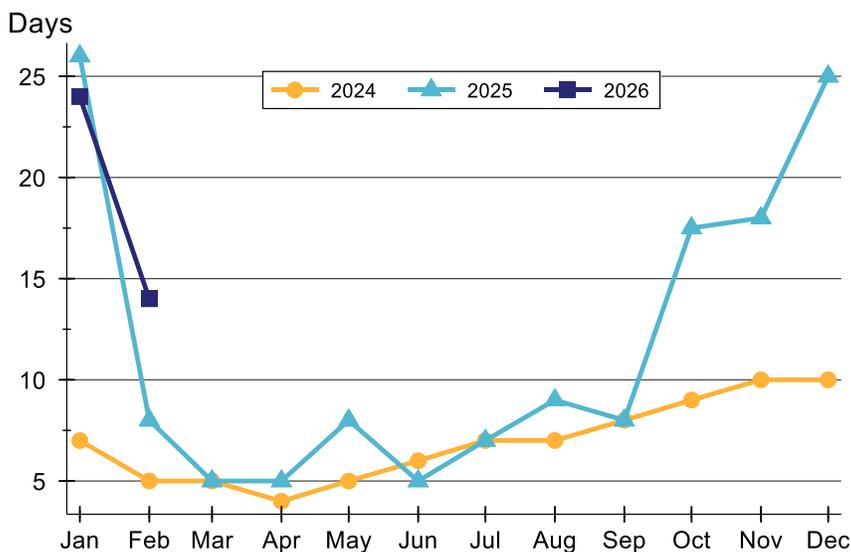
## Entire MLS System Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	34	41	<b>46</b>
February	30	38	<b>42</b>
March	25	28	
April	22	22	
May	23	23	
June	26	20	
July	26	24	
August	19	24	
September	23	27	
October	29	35	
November	27	37	
December	37	42	

### Median DOM



Month	2024	2025	2026
January	7	26	<b>24</b>
February	5	8	<b>14</b>
March	5	5	
April	4	5	
May	5	8	
June	6	5	
July	7	7	
August	7	9	
September	8	8	
October	9	18	
November	10	18	
December	10	25	



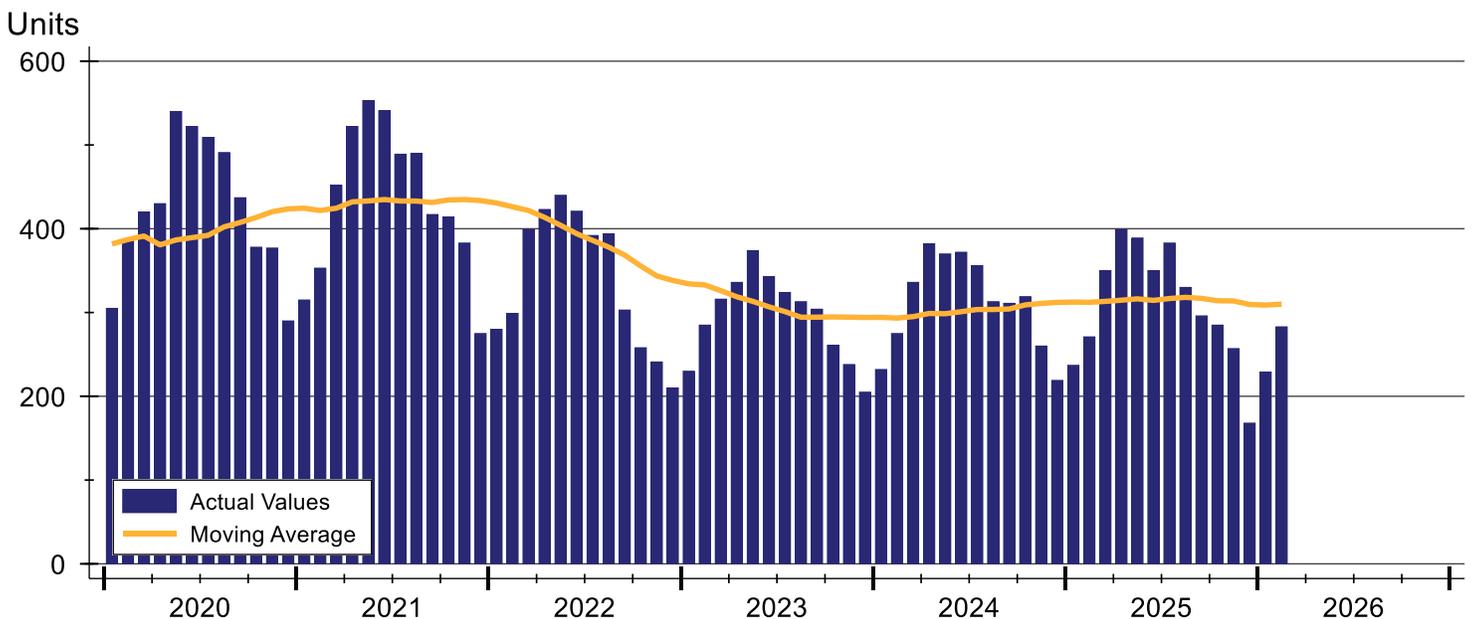
# Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		283	271	4.4%
Volume (1,000s)		66,647	67,750	-1.6%
Average	List Price	235,501	250,001	-5.8%
	Days on Market	50	38	31.6%
	Percent of Original	97.3%	97.8%	-0.5%
Median	List Price	209,000	210,000	-0.5%
	Days on Market	17	11	54.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 283 listings in the Sunflower multiple listing service had contracts pending at the end of February, up from 271 contracts pending at the end of February 2025.

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.

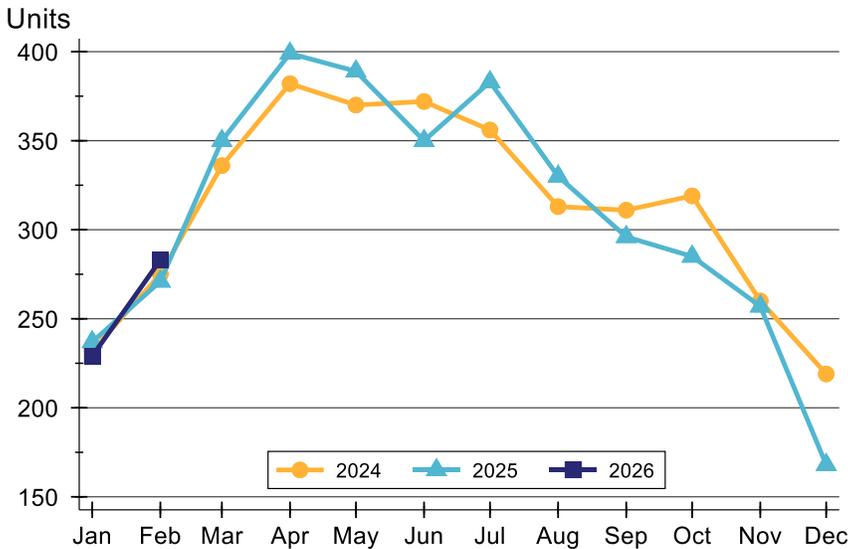
## History of Pending Contracts





## Entire MLS System Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	232	237	<b>229</b>
February	275	271	<b>283</b>
March	336	350	
April	382	399	
May	370	389	
June	372	350	
July	356	383	
August	313	330	
September	311	296	
October	319	285	
November	260	257	
December	219	168	

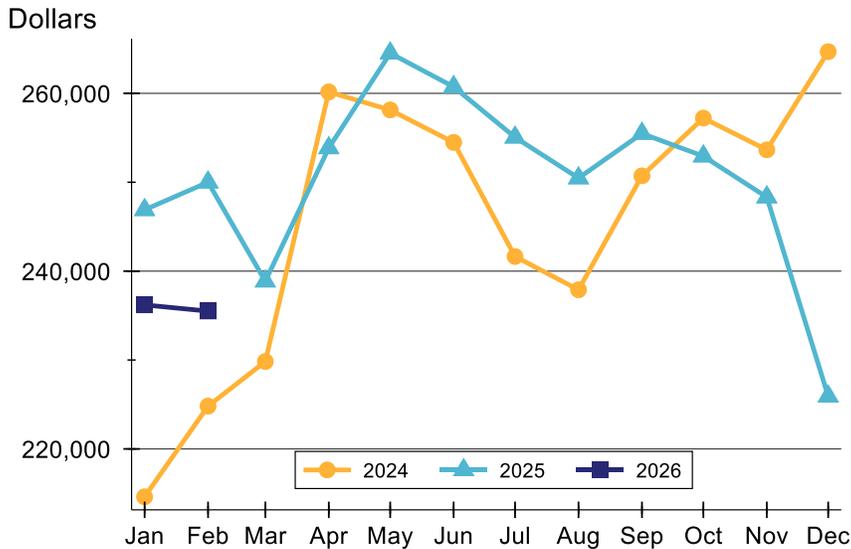
### Pending Contracts by Price Range

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	4	1.4%	38,625	39,750	67	24	90.0%	100.0%
\$50,000-\$99,999	26	9.2%	79,004	75,000	46	18	96.3%	100.0%
\$100,000-\$124,999	16	5.7%	113,400	115,000	57	16	95.3%	100.0%
\$125,000-\$149,999	31	11.0%	137,587	137,500	51	33	96.6%	100.0%
\$150,000-\$174,999	29	10.2%	163,687	164,900	74	18	96.7%	100.0%
\$175,000-\$199,999	26	9.2%	187,763	187,250	63	18	97.5%	100.0%
\$200,000-\$249,999	53	18.7%	224,741	225,000	29	8	97.6%	100.0%
\$250,000-\$299,999	34	12.0%	276,559	274,975	47	15	98.5%	100.0%
\$300,000-\$399,999	43	15.2%	347,255	339,999	48	21	98.2%	100.0%
\$400,000-\$499,999	12	4.2%	460,986	467,450	28	4	99.6%	100.0%
\$500,000-\$749,999	5	1.8%	561,580	550,000	51	30	98.1%	100.0%
\$750,000-\$999,999	2	0.7%	822,000	822,000	151	151	97.4%	97.4%
\$1,000,000 and up	2	0.7%	1,250,000	1,250,000	128	128	92.3%	92.3%



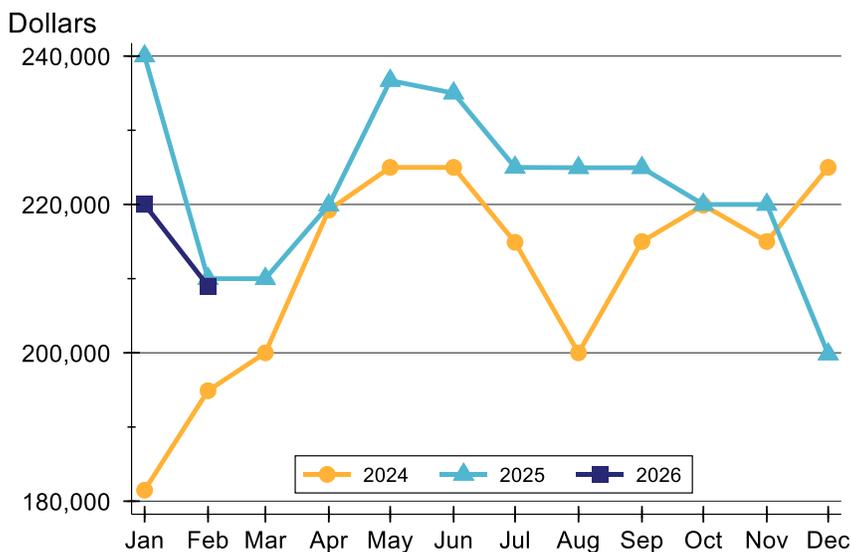
## Entire MLS System Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	214,610	246,895	<b>236,195</b>
<b>February</b>	224,817	250,001	<b>235,501</b>
<b>March</b>	229,833	238,866	
<b>April</b>	260,158	253,859	
<b>May</b>	258,133	264,517	
<b>June</b>	254,478	260,730	
<b>July</b>	241,646	255,052	
<b>August</b>	237,901	250,469	
<b>September</b>	250,722	255,481	
<b>October</b>	257,211	252,931	
<b>November</b>	253,642	248,324	
<b>December</b>	264,687	225,916	

### Median Price

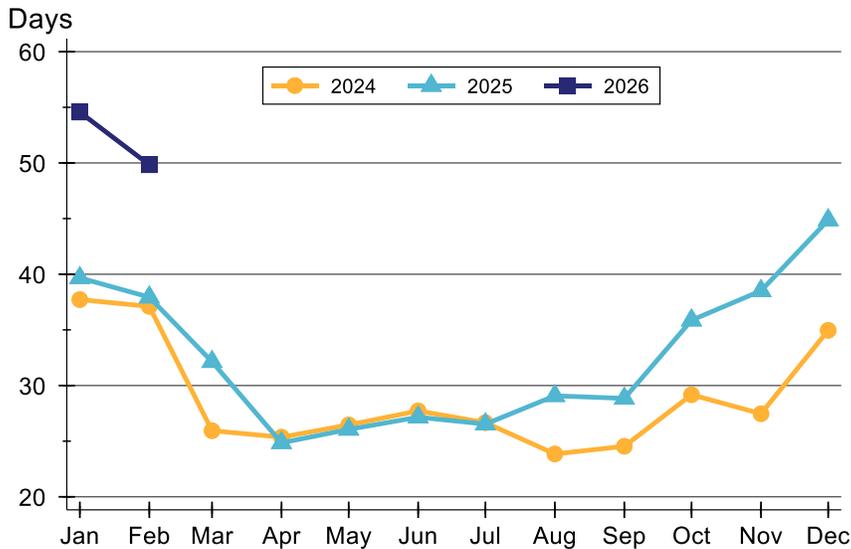


Month	2024	2025	2026
<b>January</b>	181,490	240,000	<b>220,000</b>
<b>February</b>	194,900	210,000	<b>209,000</b>
<b>March</b>	200,000	210,000	
<b>April</b>	219,250	219,900	
<b>May</b>	225,000	236,700	
<b>June</b>	225,000	235,000	
<b>July</b>	214,900	225,000	
<b>August</b>	200,000	224,950	
<b>September</b>	215,000	224,950	
<b>October</b>	219,900	220,000	
<b>November</b>	215,000	220,000	
<b>December</b>	225,000	199,839	



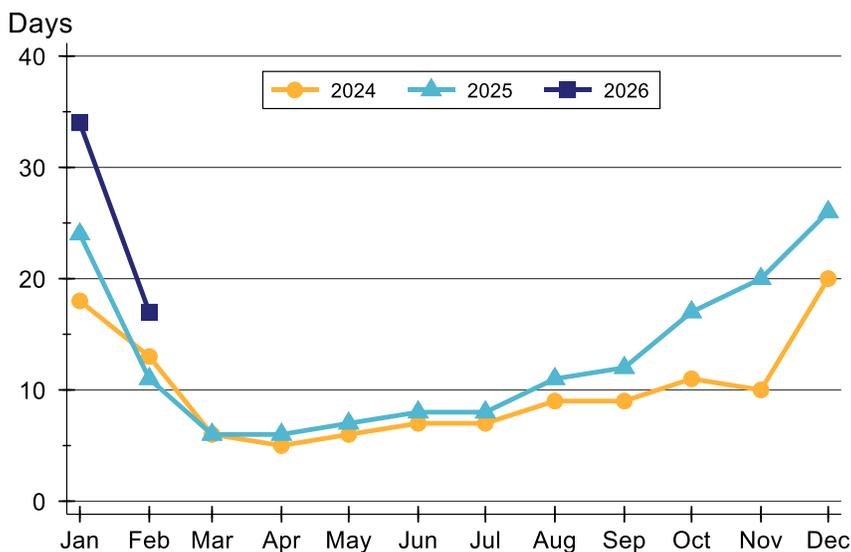
## Entire MLS System Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	38	40	<b>55</b>
February	37	38	<b>50</b>
March	26	32	
April	25	25	
May	26	26	
June	28	27	
July	27	27	
August	24	29	
September	25	29	
October	29	36	
November	27	39	
December	35	45	

### Median DOM



Month	2024	2025	2026
January	18	24	<b>34</b>
February	13	11	<b>17</b>
March	6	6	
April	5	6	
May	6	7	
June	7	8	
July	7	8	
August	9	11	
September	9	12	
October	11	17	
November	10	20	
December	20	26	



# Coffey County Housing Report



## Market Overview

### Coffey County Home Sales Fell in February

Total home sales in Coffey County fell last month to 2 units, compared to 3 units in February 2025. Total sales volume was \$0.5 million, down from a year earlier.

The median sale price in February was \$228,000, down from \$240,000 a year earlier. Homes that sold in February were typically on the market for 64 days and sold for 97.7% of their list prices.

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

The total number of active listings in Coffey County at the end of February was 10 units, down from 13 at the same point in 2025. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$227,450.

During February, a total of 0 contracts were written down from 2 in February 2025. At the end of the month, there were 0 contracts still pending.

## Report Contents

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

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## Coffey County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>2</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>5</b>
Change from prior year		-33.3%	-25.0%	-33.3%	33.3%	-40.0%	-58.3%
<b>Active Listings</b>		<b>10</b>	<b>13</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-23.1%	18.2%	37.5%			
<b>Months' Supply</b>		<b>2.9</b>	<b>2.8</b>	<b>2.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		3.6%	0.0%	100.0%			
<b>New Listings</b>		<b>3</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>8</b>
Change from prior year		50.0%	-50.0%	-55.6%	0.0%	-25.0%	-46.7%
<b>Contracts Written</b>		<b>0</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>8</b>
Change from prior year		-100.0%	-60.0%	-44.4%	-50.0%	-50.0%	-46.7%
<b>Pending Contracts</b>		<b>0</b>	<b>1</b>	<b>6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-100.0%	-83.3%	-25.0%			
<b>Sales Volume (1,000s)</b>		<b>456</b>	<b>565</b>	<b>440</b>	<b>816</b>	<b>565</b>	<b>564</b>
Change from prior year		-19.3%	28.4%	-48.1%	44.4%	0.2%	-65.2%
<b>Average</b>	<b>Sale Price</b>	<b>228,000</b>	<b>188,333</b>	<b>110,000</b>	<b>204,000</b>	<b>188,333</b>	<b>112,700</b>
	Change from prior year	21.1%	71.2%	-22.2%	8.3%	67.1%	-16.6%
	<b>List Price of Actives</b>	<b>257,150</b>	<b>271,061</b>	<b>274,345</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-5.1%	-1.2%	55.6%			
	<b>Days on Market</b>	<b>65</b>	<b>195</b>	<b>45</b>	<b>47</b>	<b>195</b>	<b>41</b>
Change from prior year	-66.7%	333.3%	-50.5%	-75.9%	375.6%	-32.8%	
<b>Percent of List</b>	<b>97.7%</b>	<b>89.1%</b>	<b>85.3%</b>	<b>98.9%</b>	<b>89.1%</b>	<b>88.0%</b>	
Change from prior year	9.7%	4.5%	-11.9%	11.0%	1.3%	-7.1%	
<b>Percent of Original</b>	<b>92.4%</b>	<b>76.4%</b>	<b>85.6%</b>	<b>96.2%</b>	<b>76.4%</b>	<b>88.2%</b>	
Change from prior year	20.9%	-10.7%	-5.4%	25.9%	-13.4%	-3.7%	
<b>Median</b>	<b>Sale Price</b>	<b>228,000</b>	<b>240,000</b>	<b>92,500</b>	<b>203,000</b>	<b>240,000</b>	<b>95,000</b>
	Change from prior year	-5.0%	159.5%	-35.7%	-15.4%	152.6%	-26.5%
	<b>List Price of Actives</b>	<b>227,450</b>	<b>290,000</b>	<b>314,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-21.6%	-7.9%	86.7%			
	<b>Days on Market</b>	<b>65</b>	<b>255</b>	<b>44</b>	<b>59</b>	<b>255</b>	<b>25</b>
Change from prior year	-74.5%	479.5%	-51.1%	-76.9%	920.0%	108.3%	
<b>Percent of List</b>	<b>97.7%</b>	<b>88.4%</b>	<b>84.8%</b>	<b>99.5%</b>	<b>88.4%</b>	<b>87.1%</b>	
Change from prior year	10.5%	4.2%	-13.7%	12.6%	1.5%	-11.4%	
<b>Percent of Original</b>	<b>92.4%</b>	<b>71.4%</b>	<b>85.7%</b>	<b>99.5%</b>	<b>71.4%</b>	<b>91.4%</b>	
Change from prior year	29.4%	-16.7%	-10.4%	39.4%	-21.9%	-5.0%	

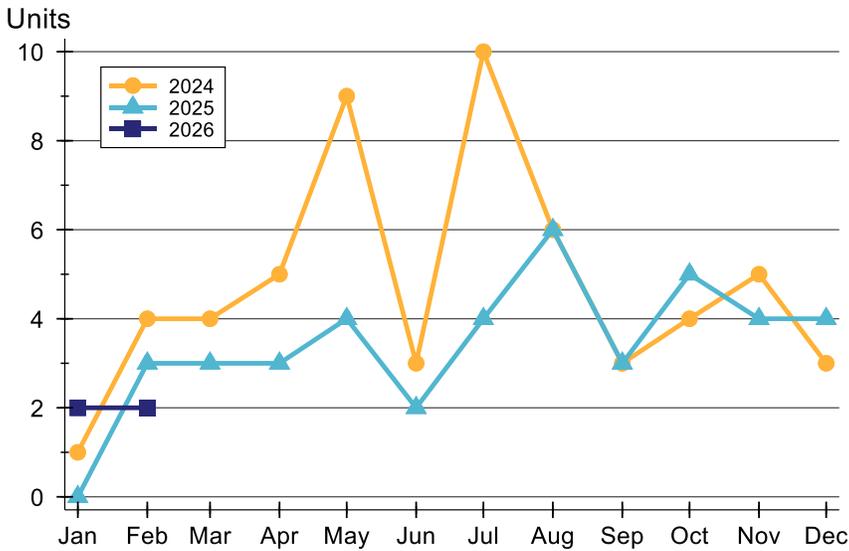
Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.





## Coffey County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	1	0	2
February	4	3	2
March	4	3	0
April	5	3	0
May	9	4	0
June	3	2	0
July	10	4	0
August	6	6	0
September	3	3	0
October	4	5	0
November	5	4	0
December	3	4	0

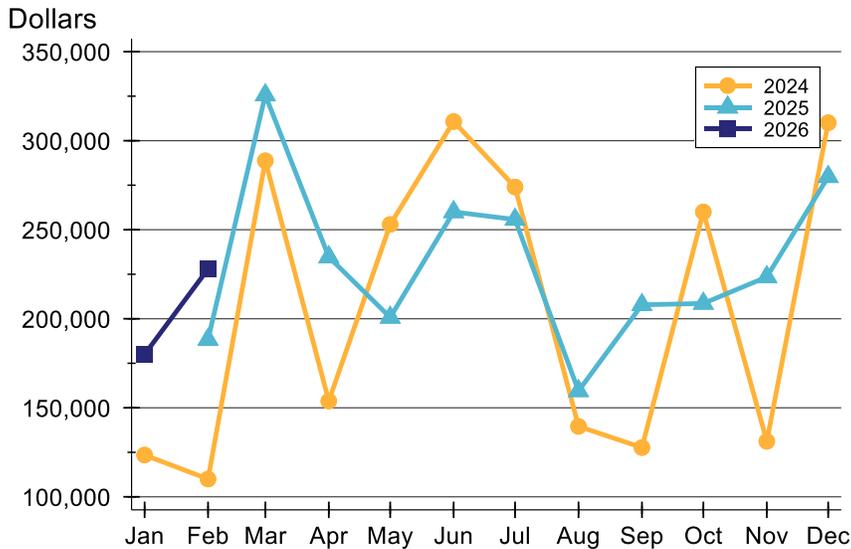
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	50.0%	9.6	186,000	186,000	62	62	99.0%	99.0%	99.0%	99.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	1.5	270,000	270,000	67	67	96.4%	96.4%	85.7%	85.7%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



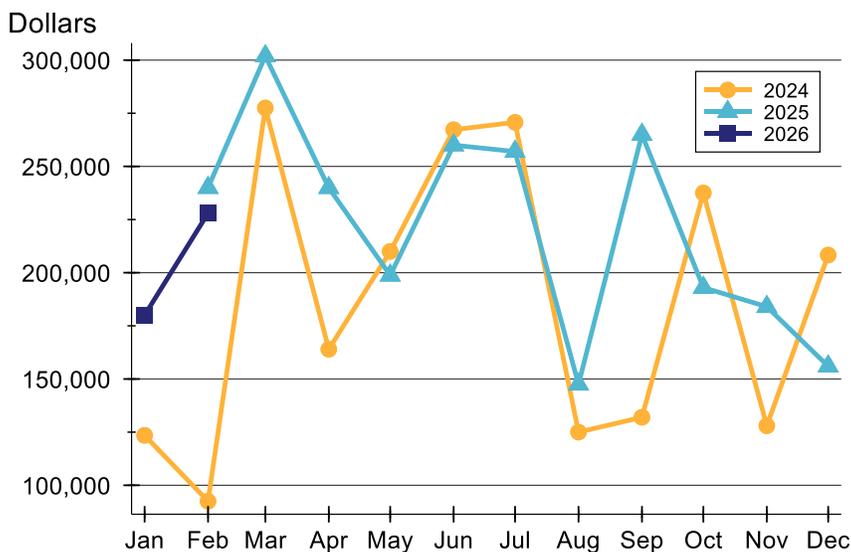
## Coffey County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
January	123,500	N/A	<b>180,000</b>
February	110,000	188,333	<b>228,000</b>
March	288,750	325,633	
April	153,800	234,696	
May	252,944	200,750	
June	310,750	260,000	
July	273,990	255,750	
August	139,583	159,500	
September	127,667	207,833	
October	260,000	208,600	
November	131,160	223,500	
December	310,100	279,738	

### Median Price

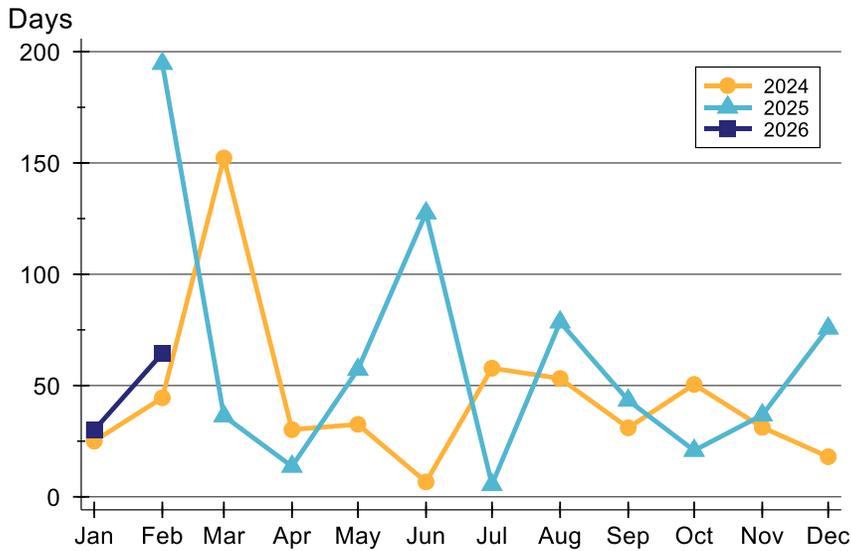


Month	2024	2025	2026
January	123,500	N/A	<b>180,000</b>
February	92,500	240,000	<b>228,000</b>
March	277,500	301,900	
April	164,000	239,950	
May	210,000	198,750	
June	267,250	260,000	
July	270,750	257,000	
August	125,000	147,500	
September	132,000	265,000	
October	237,500	193,000	
November	128,000	184,000	
December	208,300	156,000	



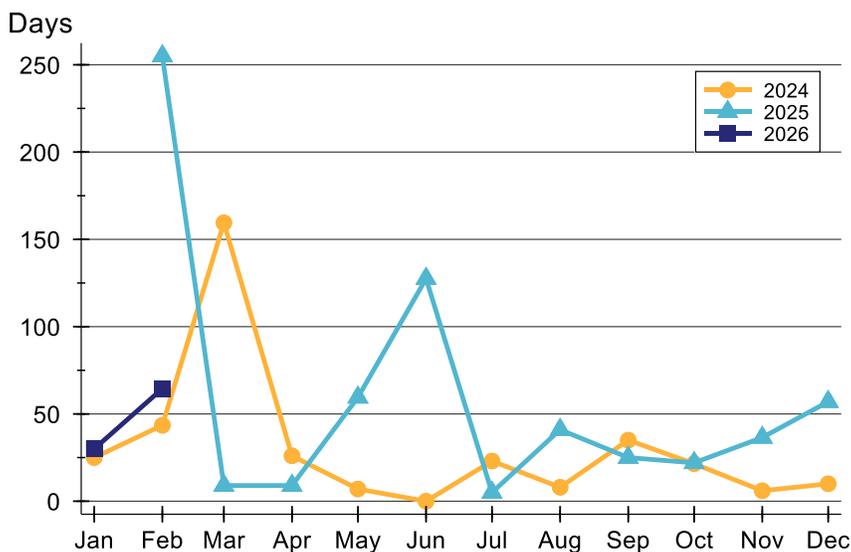
## Coffey County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	25	N/A	<b>30</b>
February	45	195	<b>65</b>
March	152	36	
April	30	14	
May	33	57	
June	7	128	
July	58	6	
August	53	79	
September	31	43	
October	51	21	
November	31	37	
December	18	76	

### Median DOM



Month	2024	2025	2026
January	25	N/A	<b>30</b>
February	44	255	<b>65</b>
March	160	9	
April	26	9	
May	7	60	
June	N/A	128	
July	23	5	
August	8	41	
September	35	25	
October	22	22	
November	6	37	
December	10	57	



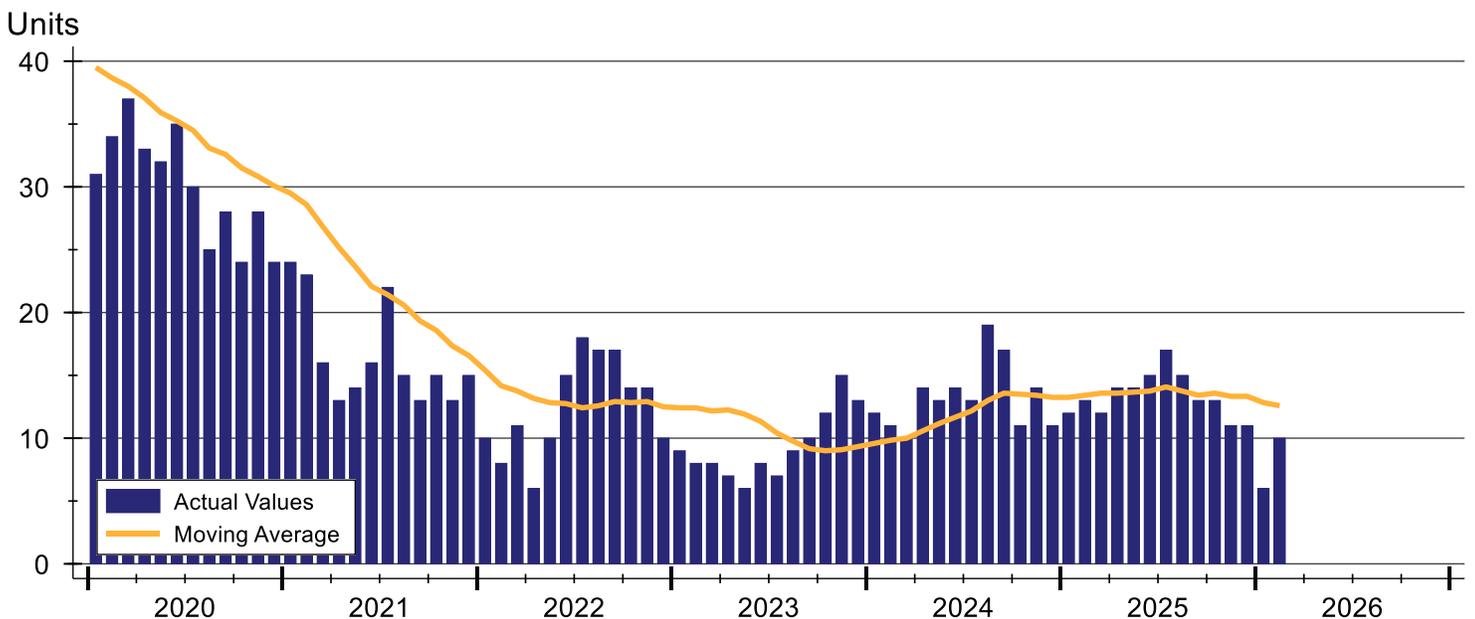
# Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		10	13	-23.1%
Volume (1,000s)		2,572	3,524	-27.0%
Months' Supply		2.9	2.8	3.6%
Average	List Price	257,150	271,061	-5.1%
	Days on Market	46	88	-47.7%
	Percent of Original	97.5%	98.4%	-0.9%
Median	List Price	227,450	290,000	-21.6%
	Days on Market	10	61	-83.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 10 homes were available for sale in Coffey County at the end of February. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$227,450, down 21.6% from 2025. The typical time on market for active listings was 10 days, down from 61 days a year earlier.

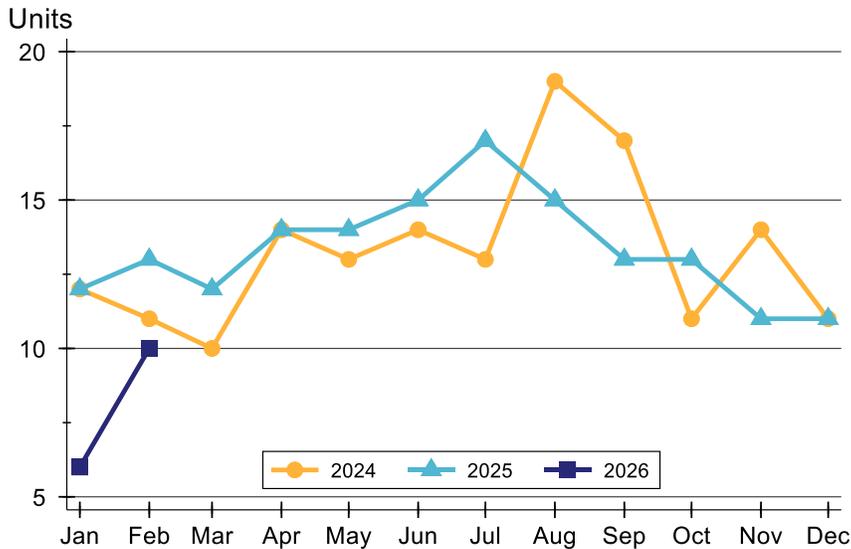
## History of Active Listings





## Coffey County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	12	12	<b>6</b>
<b>February</b>	11	13	<b>10</b>
<b>March</b>	10	12	
<b>April</b>	14	14	
<b>May</b>	13	14	
<b>June</b>	14	15	
<b>July</b>	13	17	
<b>August</b>	19	15	
<b>September</b>	17	13	
<b>October</b>	11	13	
<b>November</b>	14	11	
<b>December</b>	11	11	

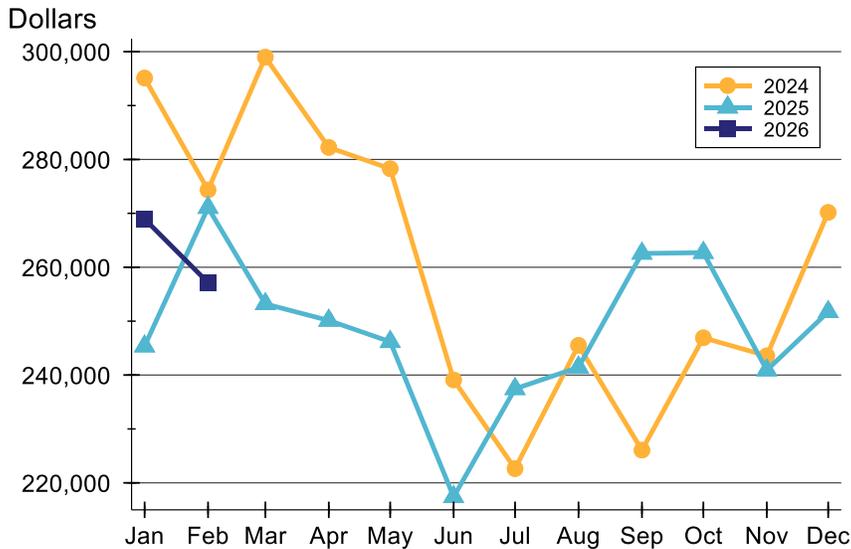
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	40.0%	9.6	181,950	182,450	44	15	97.3%	97.6%
\$200,000-\$249,999	2	20.0%	N/A	227,450	227,450	113	113	94.0%	94.0%
\$250,000-\$299,999	1	10.0%	1.5	275,000	275,000	13	13	100.0%	100.0%
\$300,000-\$399,999	2	20.0%	N/A	349,450	349,450	7	7	100.0%	100.0%
\$400,000-\$499,999	1	10.0%	N/A	414,900	414,900	32	32	97.6%	97.6%
\$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



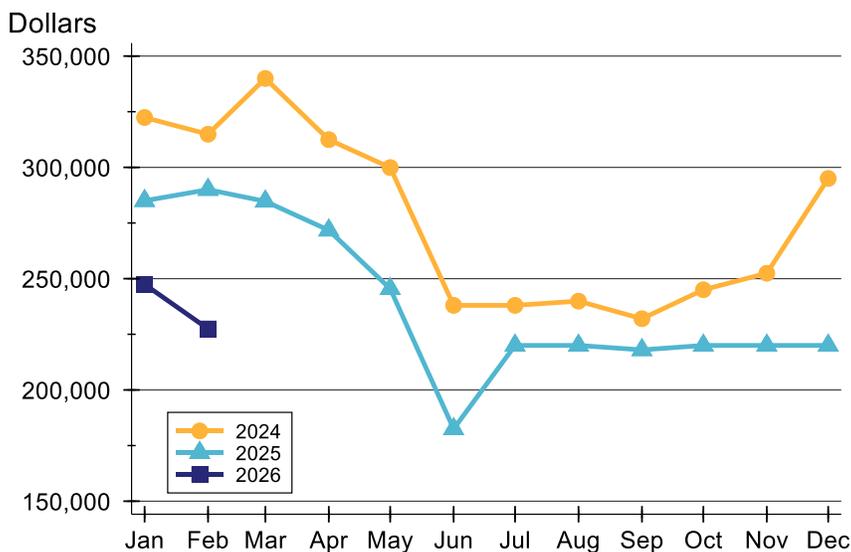
## Coffey County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	295,108	245,358	<b>268,950</b>
<b>February</b>	274,345	271,061	<b>257,150</b>
<b>March</b>	298,980	253,200	
<b>April</b>	282,236	250,129	
<b>May</b>	278,292	246,179	
<b>June</b>	239,093	217,407	
<b>July</b>	222,631	237,445	
<b>August</b>	245,511	241,437	
<b>September</b>	226,065	262,562	
<b>October</b>	246,918	262,708	
<b>November</b>	243,571	240,909	
<b>December</b>	270,182	251,727	

### Median Price

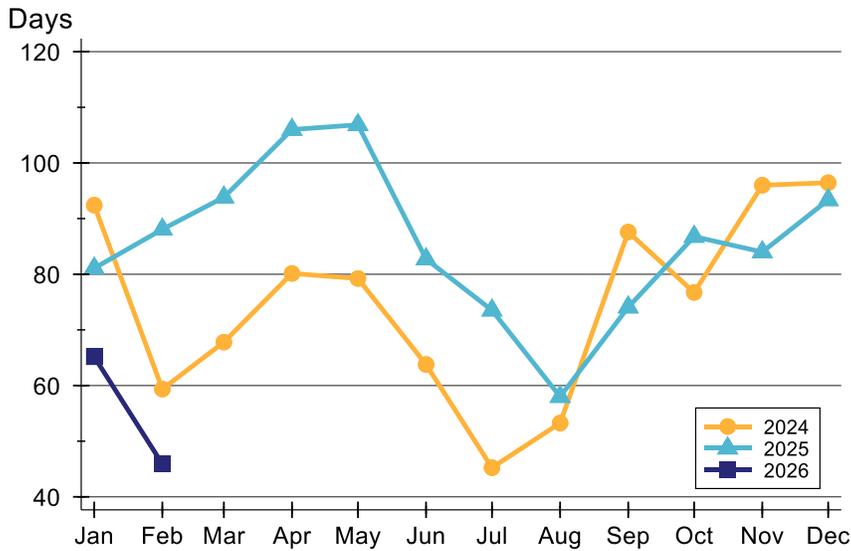


Month	2024	2025	2026
<b>January</b>	322,400	285,000	<b>247,450</b>
<b>February</b>	314,900	290,000	<b>227,450</b>
<b>March</b>	339,950	284,750	
<b>April</b>	312,450	271,750	
<b>May</b>	299,900	245,450	
<b>June</b>	238,000	182,500	
<b>July</b>	238,000	220,000	
<b>August</b>	239,900	220,000	
<b>September</b>	232,000	218,000	
<b>October</b>	245,000	220,000	
<b>November</b>	252,450	220,000	
<b>December</b>	295,000	220,000	



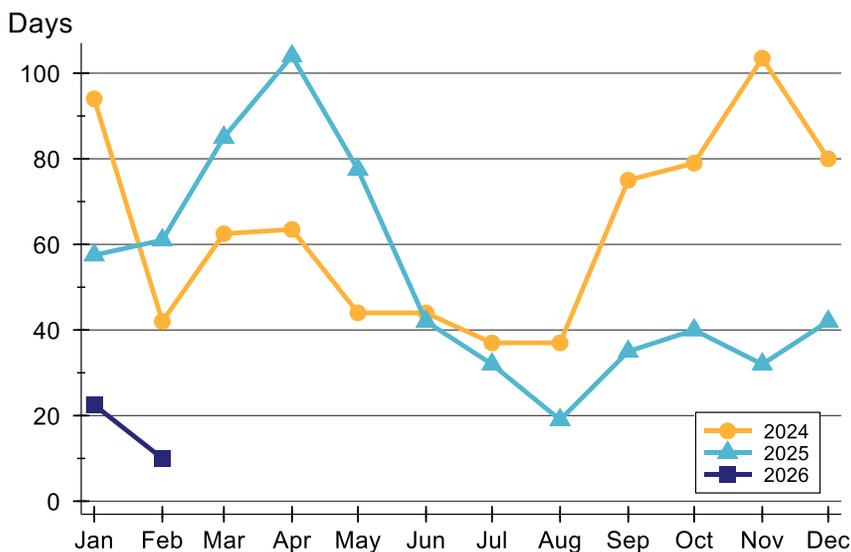
## Coffey County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	92	81	<b>65</b>
February	59	88	<b>46</b>
March	68	94	
April	80	106	
May	79	107	
June	64	83	
July	45	74	
August	53	58	
September	88	74	
October	77	87	
November	96	84	
December	96	93	

### Median DOM

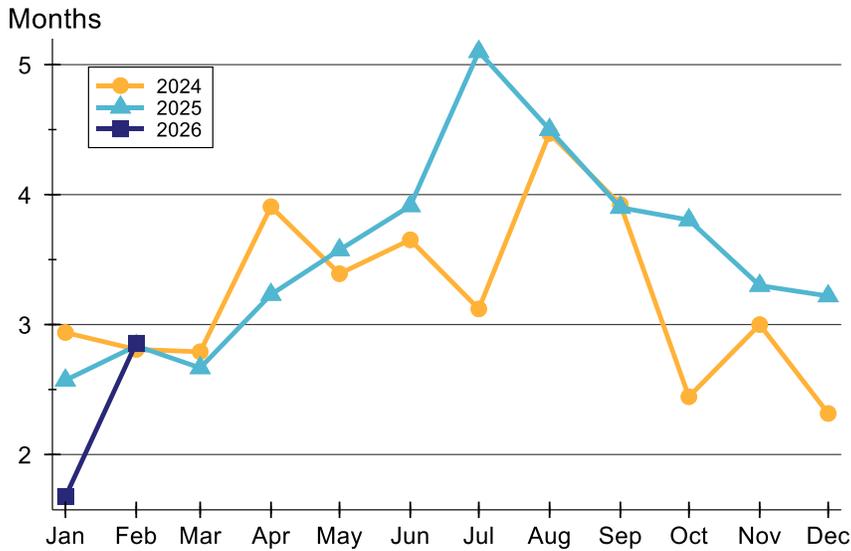


Month	2024	2025	2026
January	94	58	<b>23</b>
February	42	61	<b>10</b>
March	63	85	
April	64	104	
May	44	78	
June	44	42	
July	37	32	
August	37	19	
September	75	35	
October	79	40	
November	104	32	
December	80	42	



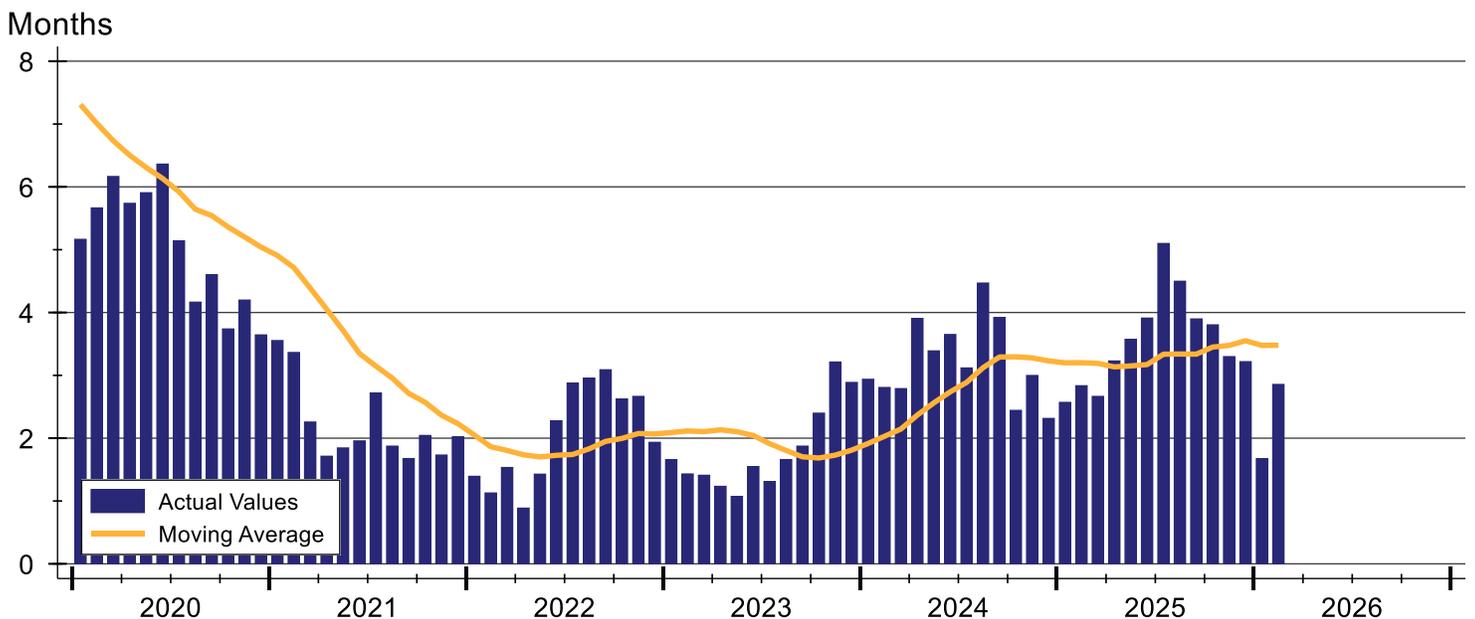
# Coffey County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	2.9	2.6	1.7
February	2.8	2.8	2.9
March	2.8	2.7	
April	3.9	3.2	
May	3.4	3.6	
June	3.7	3.9	
July	3.1	5.1	
August	4.5	4.5	
September	3.9	3.9	
October	2.4	3.8	
November	3.0	3.3	
December	2.3	3.2	

## History of Month's Supply





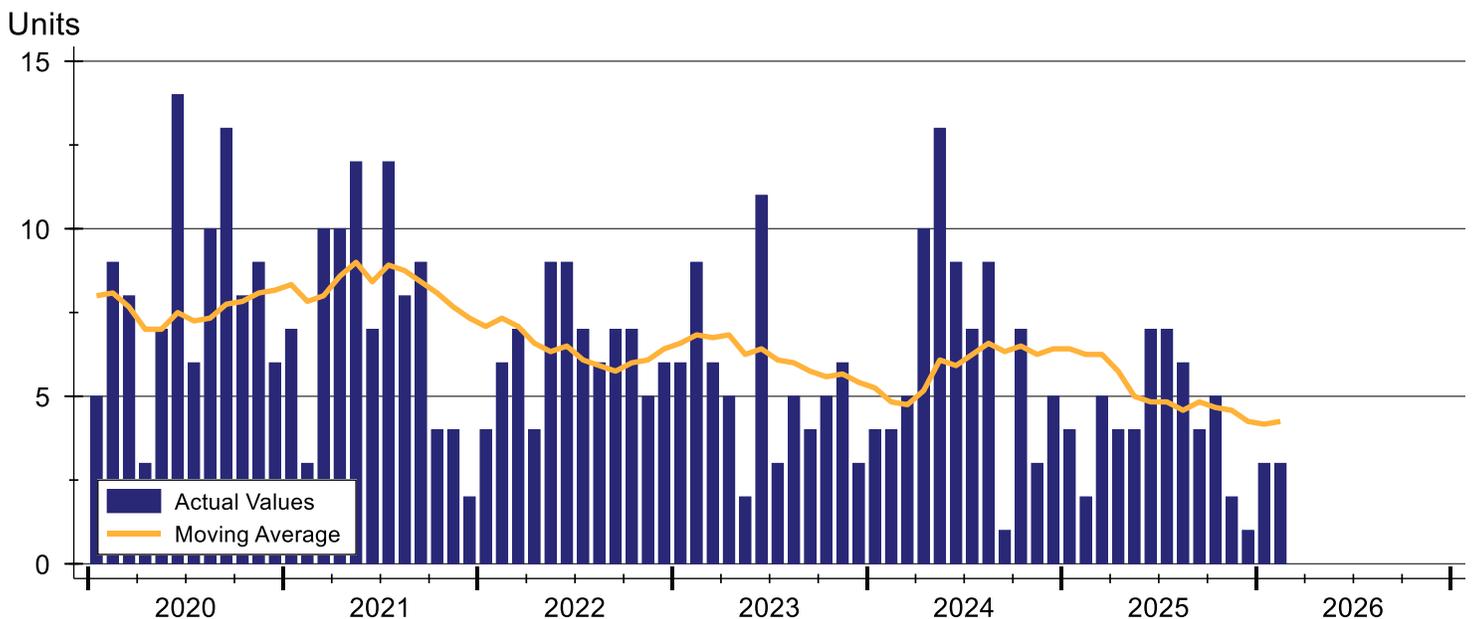
## Coffey County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>3</b>	2	50.0%
	Volume (1,000s)	<b>723</b>	689	4.9%
	Average List Price	<b>240,933</b>	344,745	-30.1%
	Median List Price	<b>187,900</b>	344,745	-45.5%
Year-to-Date	New Listings	<b>6</b>	6	0.0%
	Volume (1,000s)	<b>1,428</b>	1,554	-8.1%
	Average List Price	<b>237,967</b>	258,948	-8.1%
	Median List Price	<b>211,450</b>	264,545	-20.1%

A total of 3 new listings were added in Coffey County during February, up 50.0% from the same month in 2025. Year-to-date Coffey County has seen 6 new listings.

The median list price of these homes was \$187,900 down from \$344,745 in 2025.

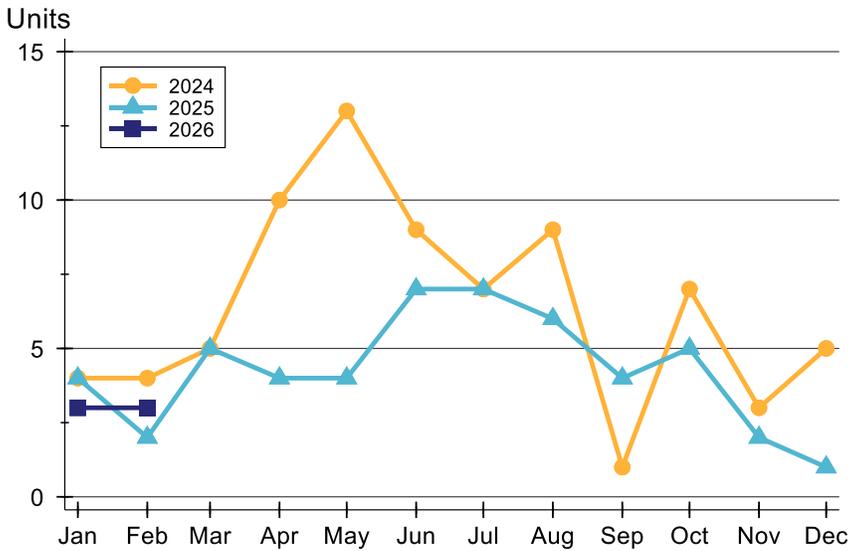
## History of New Listings





## Coffey County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	4	4	<b>3</b>
February	4	2	<b>3</b>
March	5	5	
April	10	4	
May	13	4	
June	9	7	
July	7	7	
August	9	6	
September	1	4	
October	7	5	
November	3	2	
December	5	1	

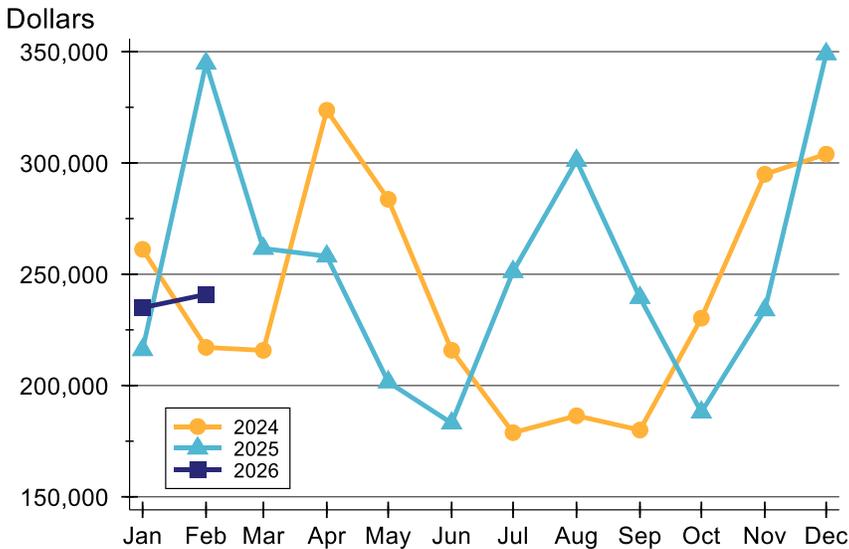
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	66.7%	186,450	186,450	13	13	97.1%	97.1%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	349,900	349,900	15	15	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



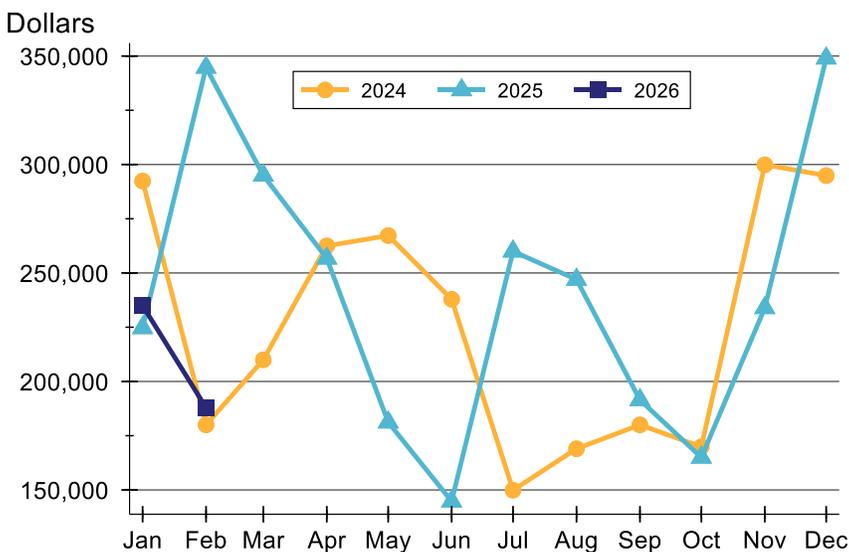
## Coffey County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	261,175	216,050	<b>235,000</b>
<b>February</b>	217,125	344,745	<b>240,933</b>
<b>March</b>	215,800	261,580	
<b>April</b>	323,670	258,100	
<b>May</b>	283,681	201,575	
<b>June</b>	215,867	183,086	
<b>July</b>	178,829	251,151	
<b>August</b>	186,433	301,083	
<b>September</b>	180,000	239,475	
<b>October</b>	230,271	188,000	
<b>November</b>	294,933	233,950	
<b>December</b>	303,960	349,000	

### Median Price



Month	2024	2025	2026
<b>January</b>	292,400	224,700	<b>235,000</b>
<b>February</b>	180,000	344,745	<b>187,900</b>
<b>March</b>	210,000	295,000	
<b>April</b>	262,500	256,750	
<b>May</b>	267,250	181,200	
<b>June</b>	237,900	144,800	
<b>July</b>	149,900	260,000	
<b>August</b>	169,000	247,000	
<b>September</b>	180,000	191,500	
<b>October</b>	169,900	165,000	
<b>November</b>	299,900	233,950	
<b>December</b>	294,900	349,000	



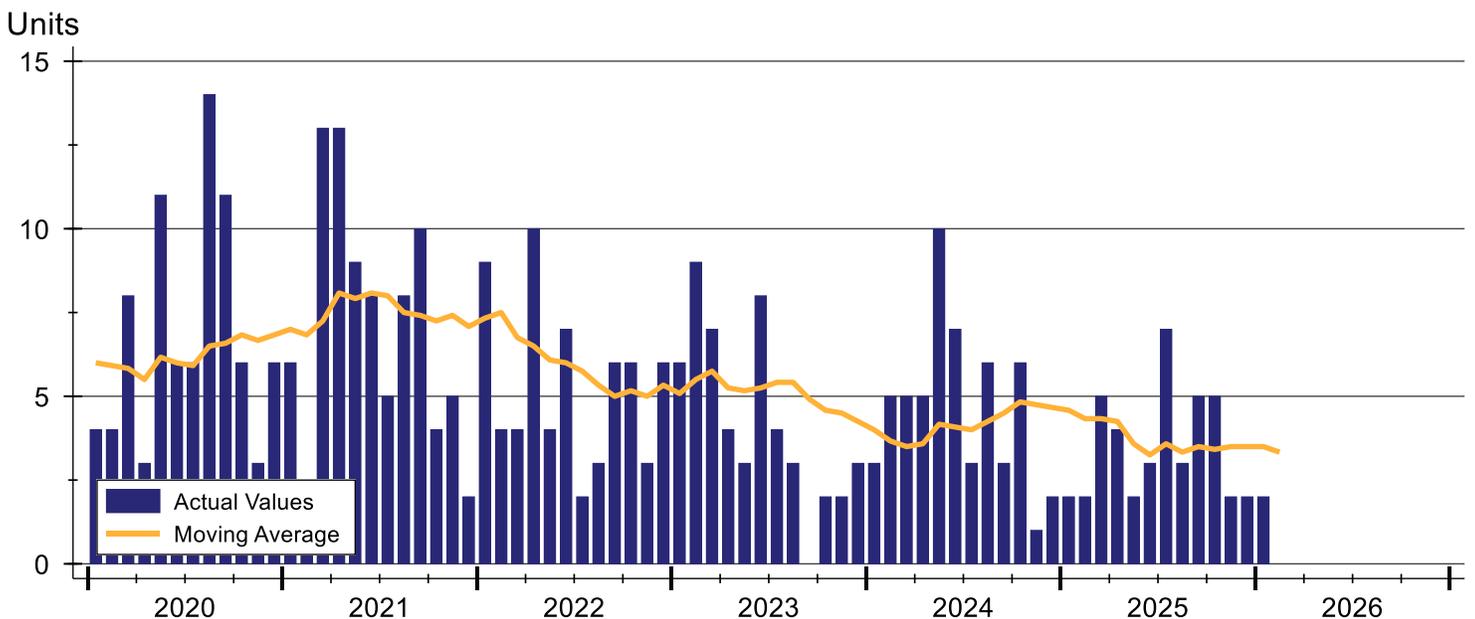
# Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		0	2	-100.0%	2	4	-50.0%
Volume (1,000s)		0	535	-100.0%	468	1,140	-58.9%
Average	Sale Price	N/A	267,350	N/A	233,950	284,900	-17.9%
	Days on Market	N/A	130	N/A	65	140	-53.6%
	Percent of Original	N/A	79.0%	N/A	92.4%	81.7%	13.1%
Median	Sale Price	N/A	267,350	N/A	233,950	302,450	-22.6%
	Days on Market	N/A	130	N/A	65	132	-50.8%
	Percent of Original	N/A	79.0%	N/A	92.4%	82.9%	11.5%

A total of 0 contracts for sale were written in Coffey County during the month of February, down from 2 in 2025. The median list price of these homes in February 2025 was \$267,350.

Half of the homes that went under contract during this period were on the market less than 130 days.

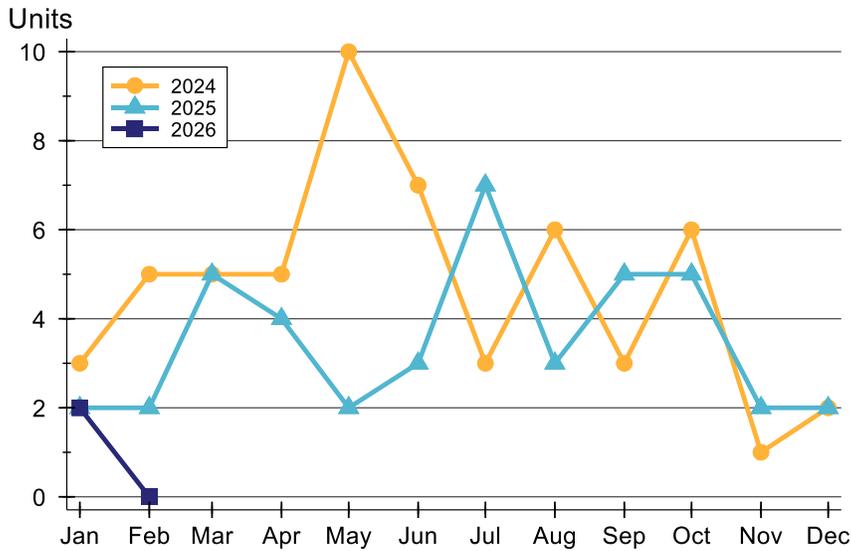
## History of Contracts Written





## Coffey County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
January	3	2	2
February	5	2	N/A
March	5	5	
April	5	4	
May	10	2	
June	7	3	
July	3	7	
August	6	3	
September	3	5	
October	6	5	
November	1	2	
December	2	2	

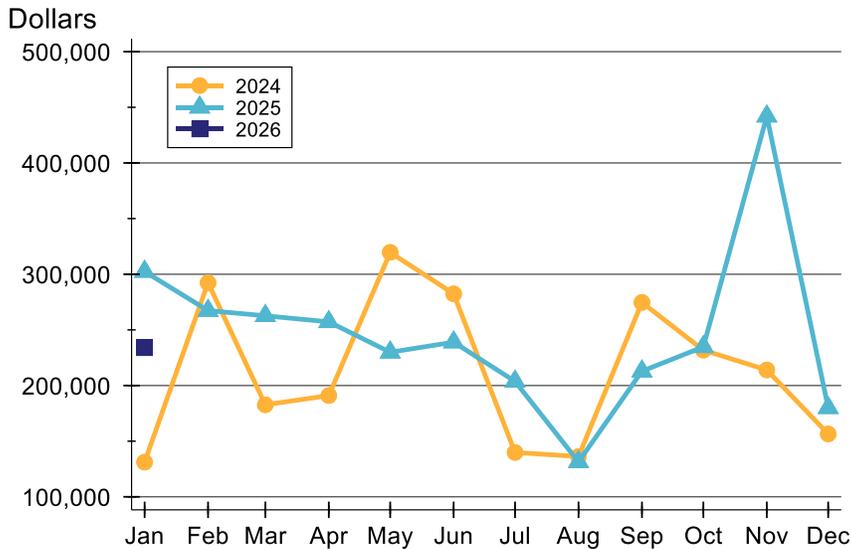
### Contracts Written by Price Range

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



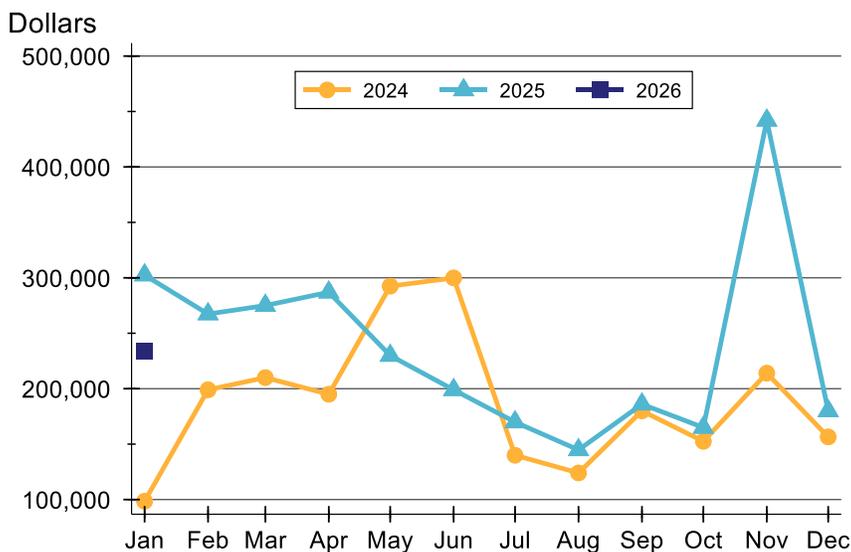
## Coffey County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	131,133	302,450	<b>233,950</b>
<b>February</b>	292,400	267,350	<b>N/A</b>
<b>March</b>	182,700	262,698	
<b>April</b>	191,000	257,225	
<b>May</b>	319,665	229,900	
<b>June</b>	282,414	239,000	
<b>July</b>	139,833	203,743	
<b>August</b>	136,283	131,433	
<b>September</b>	274,667	212,852	
<b>October</b>	231,833	234,780	
<b>November</b>	214,000	442,000	
<b>December</b>	156,500	180,000	

### Median Price

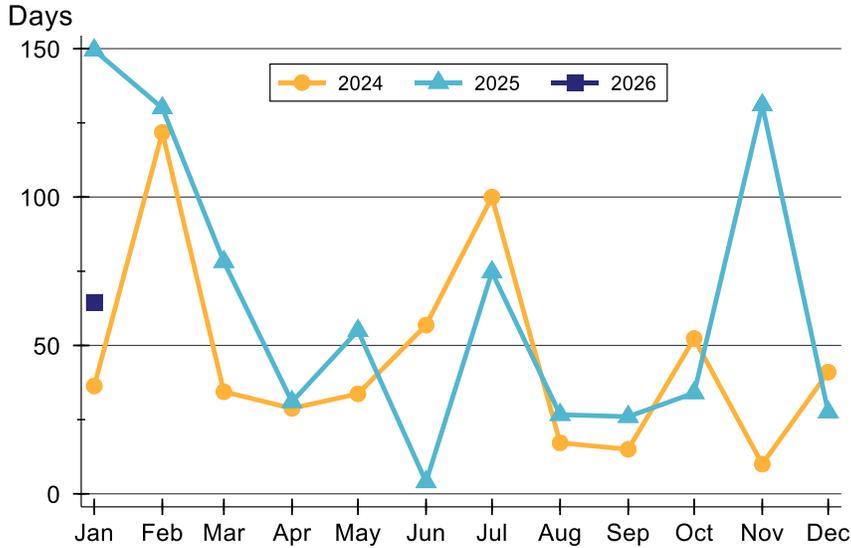


Month	2024	2025	2026
<b>January</b>	98,500	302,450	<b>233,950</b>
<b>February</b>	199,000	267,350	<b>N/A</b>
<b>March</b>	210,000	275,000	
<b>April</b>	195,000	287,000	
<b>May</b>	292,500	229,900	
<b>June</b>	299,900	199,000	
<b>July</b>	140,000	169,900	
<b>August</b>	124,000	144,800	
<b>September</b>	180,000	186,000	
<b>October</b>	152,500	165,000	
<b>November</b>	214,000	442,000	
<b>December</b>	156,500	180,000	



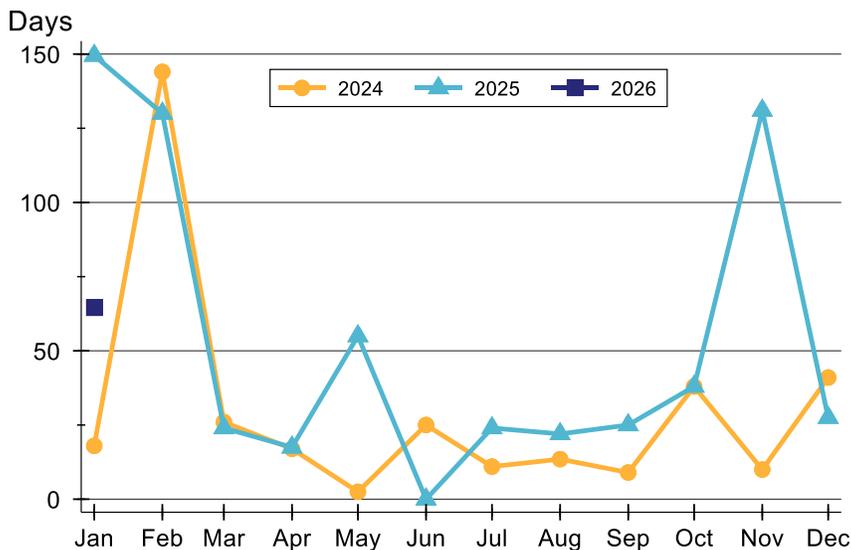
## Coffey County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	36	150	<b>65</b>
February	122	130	<b>N/A</b>
March	34	78	
April	29	31	
May	34	55	
June	57	4	
July	100	75	
August	17	27	
September	15	26	
October	52	34	
November	10	131	
December	41	28	

### Median DOM



Month	2024	2025	2026
January	18	150	<b>65</b>
February	144	130	<b>N/A</b>
March	26	24	
April	17	18	
May	3	55	
June	25	N/A	
July	11	24	
August	14	22	
September	9	25	
October	38	38	
November	10	131	
December	41	28	



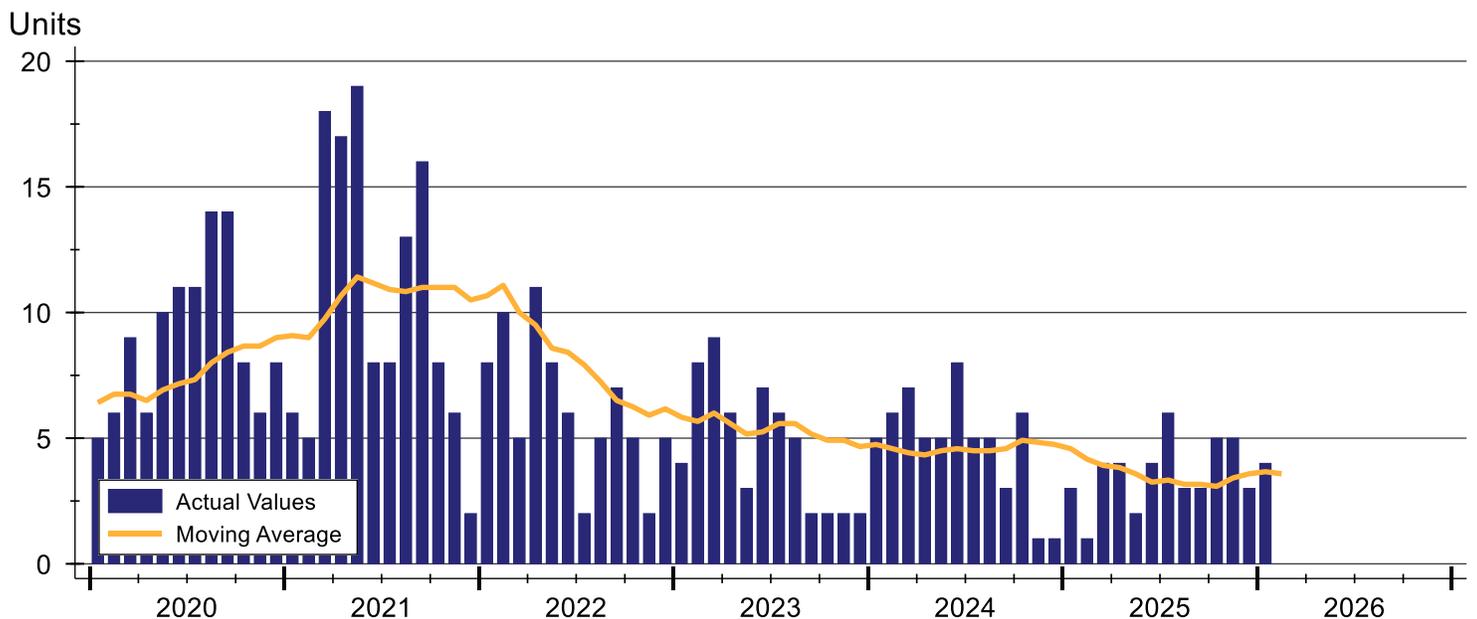
## Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		0	1	-100.0%
Volume (1,000s)		0	310	-100.0%
Average	List Price	N/A	309,900	N/A
	Days on Market	N/A	9	N/A
	Percent of Original	N/A	100.0%	N/A
Median	List Price	N/A	309,900	N/A
	Days on Market	N/A	9	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 listings in Coffey County had contracts pending at the end of February, down from 1 contract pending at the end of February 2025.

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.

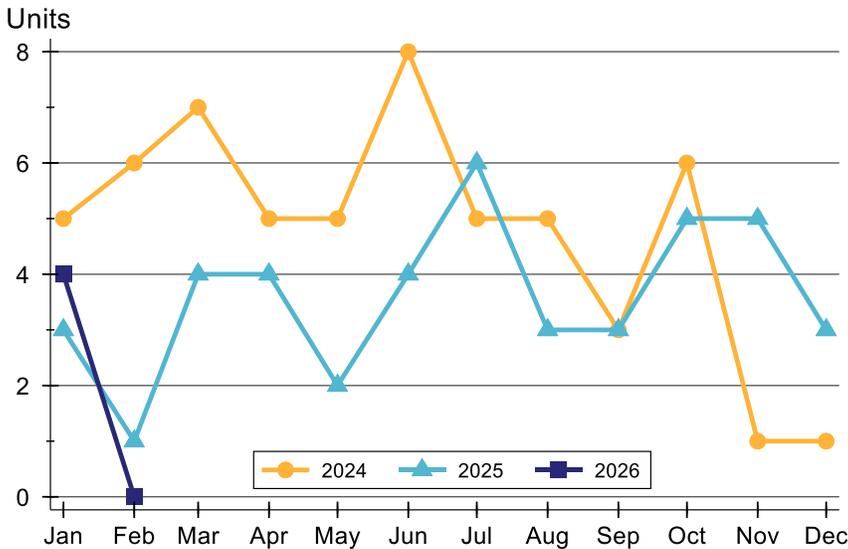
### History of Pending Contracts





## Coffey County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	5	3	4
February	6	1	0
March	7	4	4
April	5	4	4
May	5	2	4
June	8	4	4
July	5	6	4
August	5	3	4
September	3	3	4
October	6	5	4
November	1	5	4
December	1	3	4

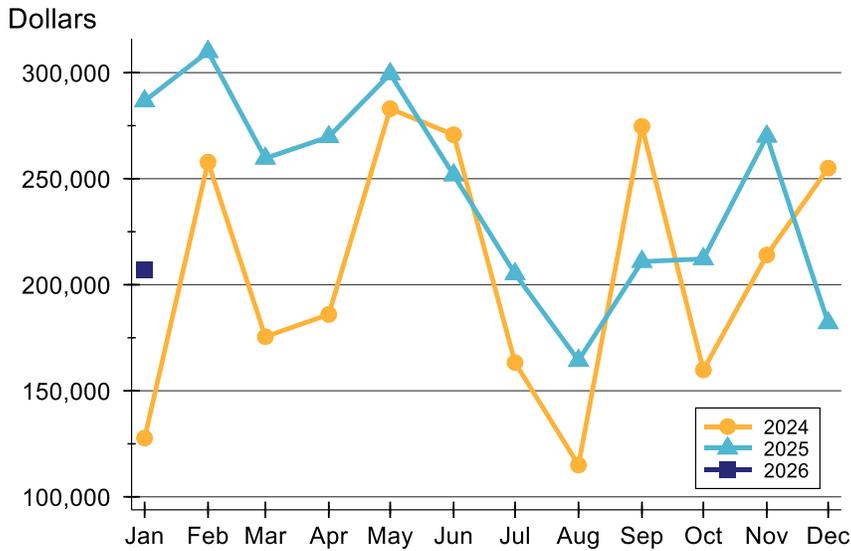
### Pending Contracts by Price Range

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



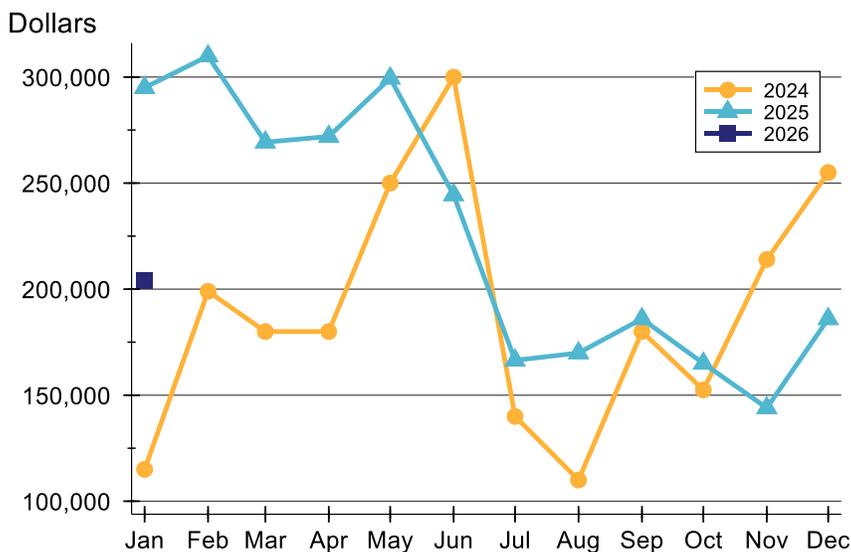
## Coffey County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	127,680	286,633	<b>206,975</b>
<b>February</b>	257,833	309,900	<b>N/A</b>
<b>March</b>	175,500	259,623	
<b>April</b>	186,000	269,750	
<b>May</b>	283,000	299,450	
<b>June</b>	270,738	251,725	
<b>July</b>	163,300	205,133	
<b>August</b>	114,960	164,300	
<b>September</b>	274,667	210,920	
<b>October</b>	159,833	212,180	
<b>November</b>	214,000	270,000	
<b>December</b>	255,000	182,000	

### Median Price

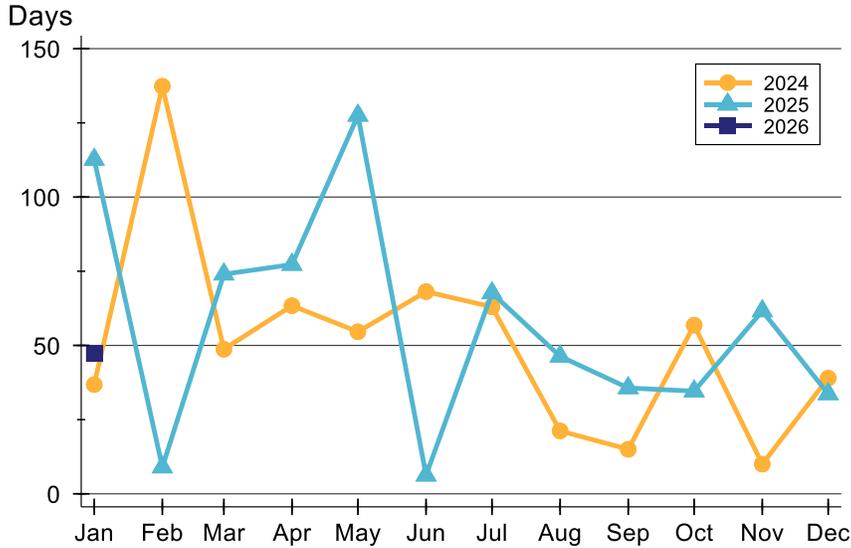


Month	2024	2025	2026
<b>January</b>	115,000	295,000	<b>203,950</b>
<b>February</b>	199,000	309,900	<b>N/A</b>
<b>March</b>	180,000	269,295	
<b>April</b>	180,000	272,000	
<b>May</b>	250,000	299,450	
<b>June</b>	299,950	244,450	
<b>July</b>	140,000	166,450	
<b>August</b>	110,000	169,900	
<b>September</b>	180,000	186,000	
<b>October</b>	152,500	165,000	
<b>November</b>	214,000	144,000	
<b>December</b>	255,000	186,000	



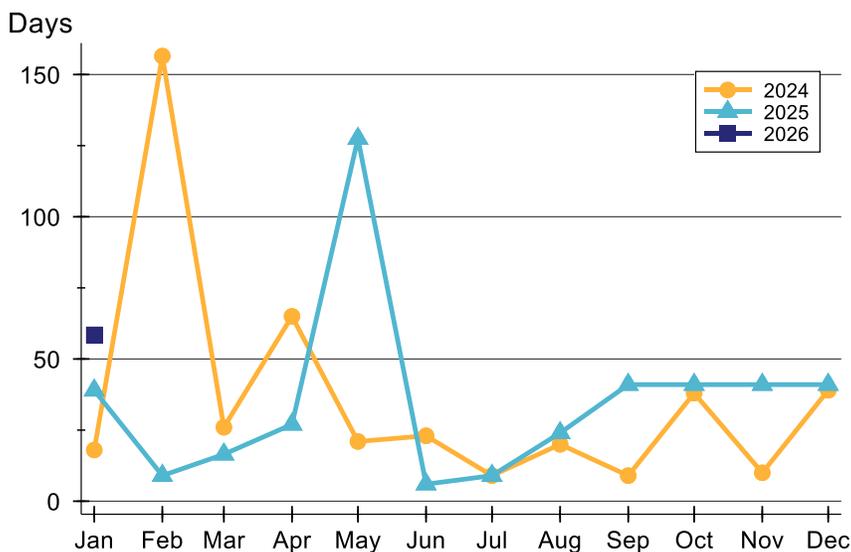
## Coffey County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	37	113	<b>47</b>
February	137	9	<b>N/A</b>
March	49	74	
April	63	77	
May	55	128	
June	68	6	
July	63	68	
August	21	46	
September	15	36	
October	57	35	
November	10	62	
December	39	34	

### Median DOM



Month	2024	2025	2026
January	18	39	<b>59</b>
February	157	9	<b>N/A</b>
March	26	17	
April	65	27	
May	21	128	
June	23	6	
July	9	9	
August	20	24	
September	9	41	
October	38	41	
November	10	41	
December	39	41	



# Douglas County Housing Report



## Market Overview

### Douglas County Home Sales Rose in February

Total home sales in Douglas County rose by 100.0% last month to 12 units, compared to 6 units in February 2025. Total sales volume was \$4.0 million, up 94.7% from a year earlier.

The median sale price in February was \$309,500, up from \$293,450 a year earlier. Homes that sold in February were typically on the market for 38 days and sold for 99.1% of their list prices.

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

The total number of active listings in Douglas County at the end of February was 25 units, up from 11 at the same point in 2025. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$415,000.

During February, a total of 7 contracts were written down from 8 in February 2025. At the end of the month, there were 8 contracts still pending.

## Report Contents

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

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## Douglas County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>12</b>	<b>6</b>	<b>7</b>	<b>16</b>	<b>22</b>	<b>15</b>
Change from prior year		100.0%	-14.3%	-12.5%	-27.3%	46.7%	-21.1%
<b>Active Listings</b>		<b>25</b>	<b>11</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		127.3%	0.0%	-21.4%			
<b>Months' Supply</b>		<b>2.2</b>	<b>0.8</b>	<b>0.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		175.0%	-11.1%	-10.0%			
<b>New Listings</b>		<b>15</b>	<b>13</b>	<b>14</b>	<b>28</b>	<b>20</b>	<b>20</b>
Change from prior year		15.4%	-7.1%	27.3%	40.0%	0.0%	0.0%
<b>Contracts Written</b>		<b>7</b>	<b>8</b>	<b>15</b>	<b>25</b>	<b>17</b>	<b>21</b>
Change from prior year		-12.5%	-46.7%	66.7%	47.1%	-19.0%	23.5%
<b>Pending Contracts</b>		<b>8</b>	<b>10</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-20.0%	-16.7%	20.0%			
<b>Sales Volume (1,000s)</b>		<b>3,965</b>	<b>2,037</b>	<b>2,156</b>	<b>5,622</b>	<b>7,429</b>	<b>4,228</b>
Change from prior year		94.6%	-5.5%	-3.1%	-24.3%	75.7%	-30.2%
Average	<b>Sale Price</b>	<b>330,442</b>	<b>339,467</b>	<b>308,036</b>	<b>351,394</b>	<b>337,691</b>	<b>281,877</b>
	Change from prior year	-2.7%	10.2%	10.8%	4.1%	19.8%	-11.6%
	<b>List Price of Actives</b>	<b>447,512</b>	<b>410,477</b>	<b>480,427</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.0%	-14.6%	-17.6%			
	<b>Days on Market</b>	<b>96</b>	<b>8</b>	<b>70</b>	<b>80</b>	<b>42</b>	<b>68</b>
Change from prior year	1100.0%	-88.6%	100.0%	90.5%	-38.2%	161.5%	
	<b>Percent of List</b>	<b>98.0%</b>	<b>98.8%</b>	<b>98.8%</b>	<b>98.2%</b>	<b>97.8%</b>	<b>97.2%</b>
Change from prior year	-0.8%	0.0%	1.4%	0.4%	0.6%	1.1%	
	<b>Percent of Original</b>	<b>95.6%</b>	<b>98.8%</b>	<b>94.8%</b>	<b>96.1%</b>	<b>96.2%</b>	<b>94.2%</b>
Change from prior year	-3.2%	4.2%	-0.7%	-0.1%	2.1%	-0.5%	
Median	<b>Sale Price</b>	<b>309,500</b>	<b>293,450</b>	<b>285,000</b>	<b>337,500</b>	<b>296,000</b>	<b>279,900</b>
	Change from prior year	5.5%	3.0%	5.4%	14.0%	5.8%	-6.1%
	<b>List Price of Actives</b>	<b>415,000</b>	<b>334,900</b>	<b>449,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	23.9%	-25.4%	-16.8%			
	<b>Days on Market</b>	<b>38</b>	<b>3</b>	<b>71</b>	<b>31</b>	<b>6</b>	<b>66</b>
Change from prior year	1166.7%	-95.8%	1083.3%	416.7%	-90.9%	1000.0%	
	<b>Percent of List</b>	<b>99.1%</b>	<b>98.7%</b>	<b>100.0%</b>	<b>99.2%</b>	<b>98.8%</b>	<b>98.9%</b>
Change from prior year	0.4%	-1.3%	2.5%	0.4%	-0.1%	2.1%	
	<b>Percent of Original</b>	<b>96.4%</b>	<b>98.7%</b>	<b>98.7%</b>	<b>96.5%</b>	<b>98.5%</b>	<b>95.0%</b>
Change from prior year	-2.3%	0.0%	3.8%	-2.0%	3.7%	-0.4%	

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



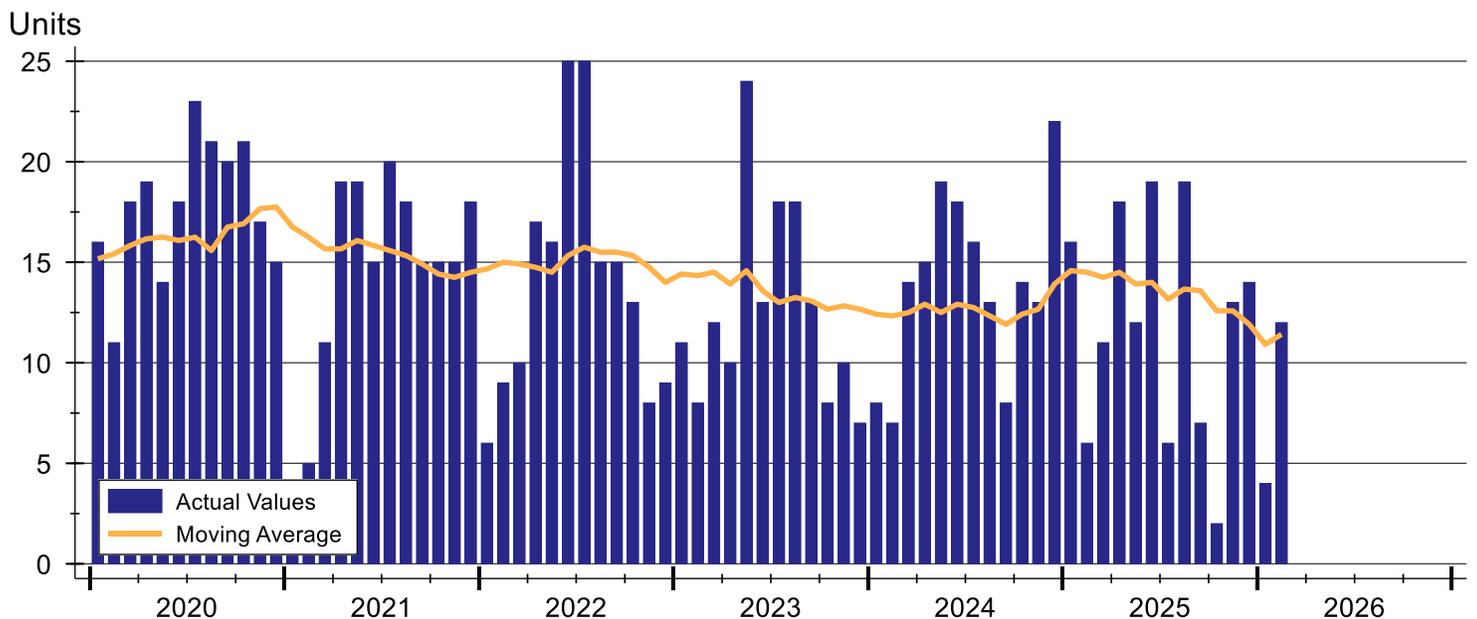
## Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		12	6	100.0%	16	22	-27.3%
Volume (1,000s)		3,965	2,037	94.6%	5,622	7,429	-24.3%
Months' Supply		2.2	0.8	175.0%	N/A	N/A	N/A
Average	Sale Price	330,442	339,467	-2.7%	351,394	337,691	4.1%
	Days on Market	96	8	1100.0%	80	42	90.5%
	Percent of List	98.0%	98.8%	-0.8%	98.2%	97.8%	0.4%
	Percent of Original	95.6%	98.8%	-3.2%	96.1%	96.2%	-0.1%
Median	Sale Price	309,500	293,450	5.5%	337,500	296,000	14.0%
	Days on Market	38	3	1166.7%	31	6	416.7%
	Percent of List	99.1%	98.7%	0.4%	99.2%	98.8%	0.4%
	Percent of Original	96.4%	98.7%	-2.3%	96.5%	98.5%	-2.0%

A total of 12 homes sold in Douglas County in February, up from 6 units in February 2025. Total sales volume rose to \$4.0 million compared to \$2.0 million in the previous year.

The median sales price in February was \$309,500, up 5.5% compared to the prior year. Median days on market was 38 days, up from 19 days in January, and up from 3 in February 2025.

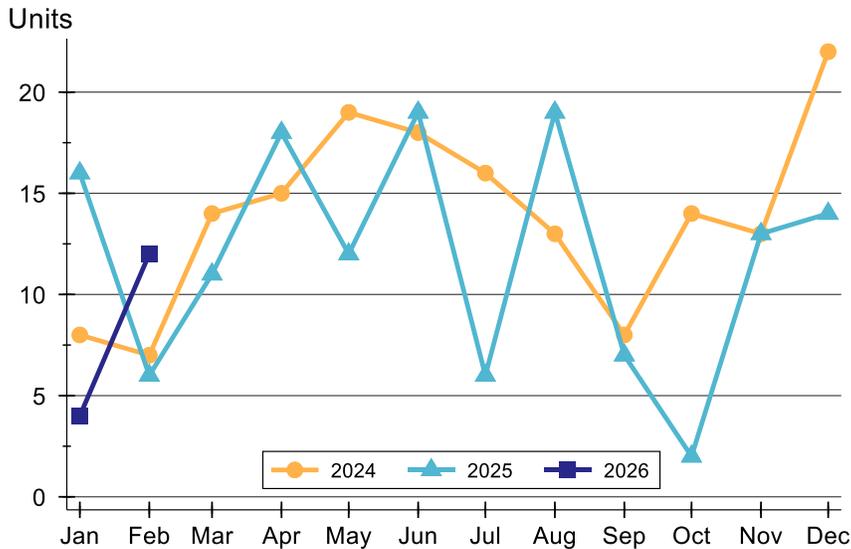
## History of Closed Listings





## Douglas County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	8	16	4
February	7	6	12
March	14	11	
April	15	18	
May	19	12	
June	18	19	
July	16	6	
August	13	19	
September	8	7	
October	14	2	
November	13	13	
December	22	14	

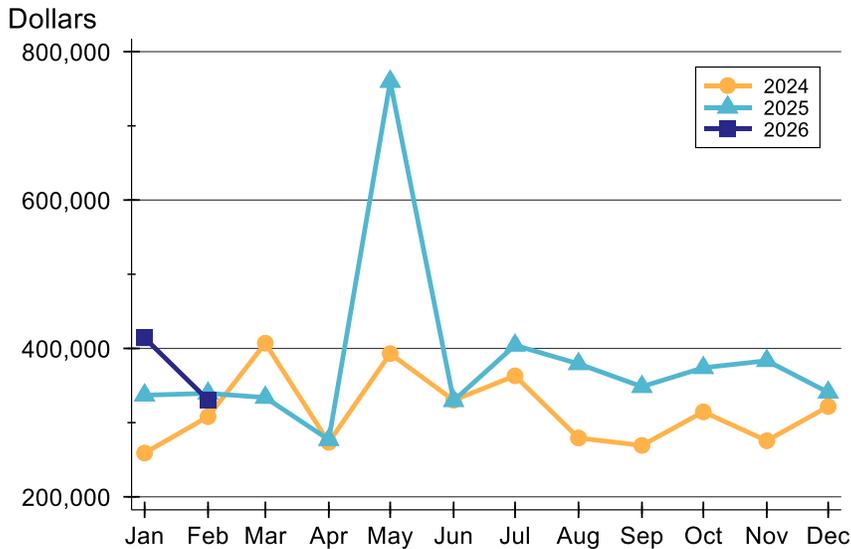
### Closed Listings by Price Range

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	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	8.3%	0.0	145,000	145,000	687	687	80.6%	80.6%	60.4%	60.4%
\$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	8.3%	1.0	239,900	239,900	146	146	100.0%	100.0%	96.3%	96.3%
\$250,000-\$299,999	2	16.7%	0.5	283,200	283,200	32	32	101.9%	101.9%	101.9%	101.9%
\$300,000-\$399,999	6	50.0%	1.1	338,000	337,500	37	38	99.0%	96.6%	98.5%	95.4%
\$400,000-\$499,999	2	16.7%	3.3	493,000	493,000	15	15	99.1%	99.1%	97.5%	97.5%
\$500,000-\$749,999	0	0.0%	6.9	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



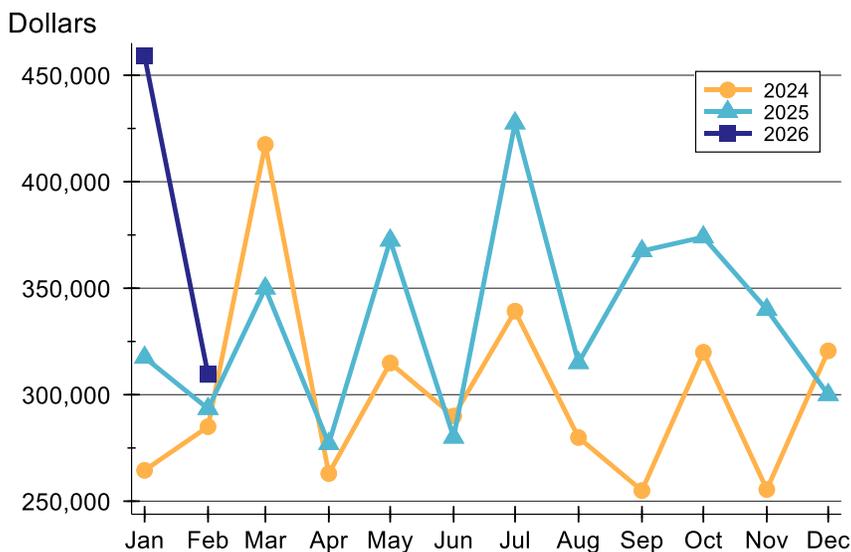
## Douglas County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
January	258,988	337,025	<b>414,250</b>
February	308,036	339,467	<b>330,442</b>
March	407,118	333,845	
April	273,490	277,028	
May	393,011	759,808	
June	330,131	329,553	
July	363,116	404,250	
August	279,269	379,336	
September	269,300	348,486	
October	314,554	374,000	
November	275,562	383,454	
December	321,725	340,814	

### Median Price

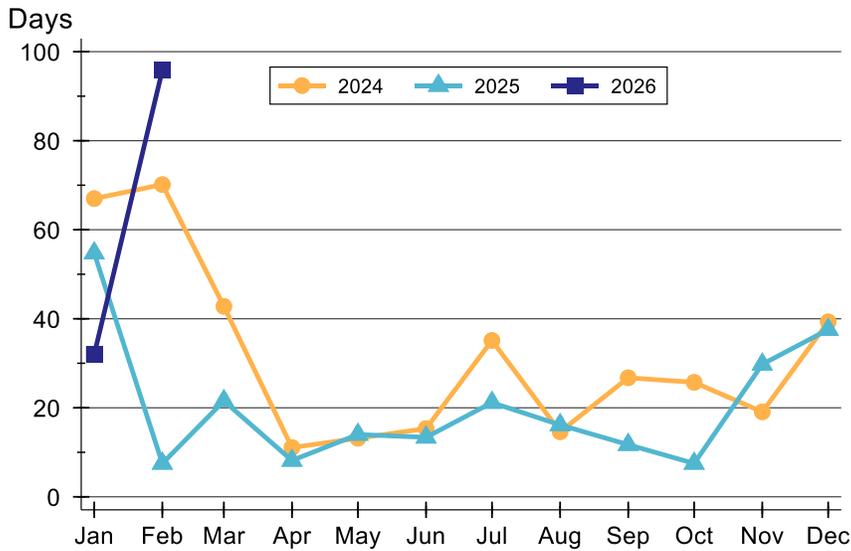


Month	2024	2025	2026
January	264,500	317,500	<b>459,000</b>
February	285,000	293,450	<b>309,500</b>
March	417,500	350,000	
April	263,000	277,000	
May	314,900	372,500	
June	289,950	280,000	
July	339,250	427,500	
August	279,900	315,000	
September	255,000	367,500	
October	319,950	374,000	
November	255,500	340,000	
December	320,600	300,000	



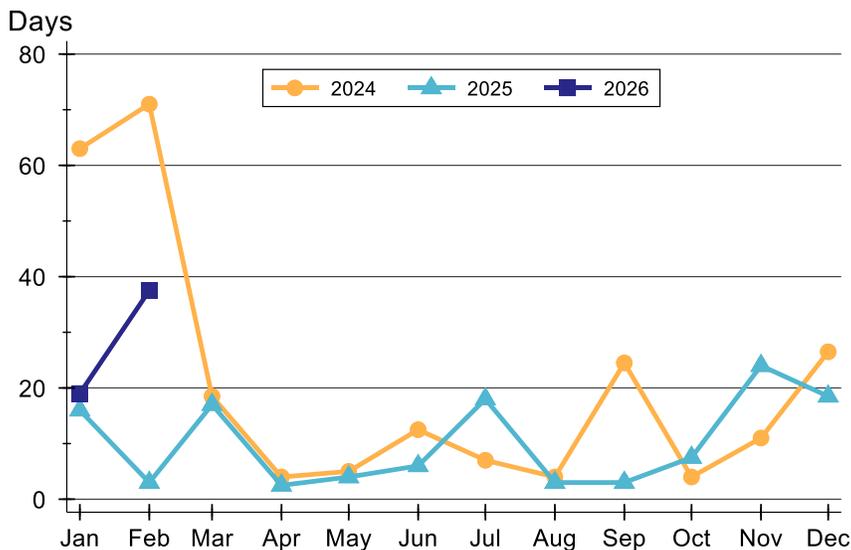
## Douglas County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	67	55	<b>32</b>
February	70	8	<b>96</b>
March	43	22	
April	11	8	
May	13	14	
June	15	13	
July	35	21	
August	15	16	
September	27	12	
October	26	8	
November	19	30	
December	39	38	

### Median DOM



Month	2024	2025	2026
January	63	16	<b>19</b>
February	71	3	<b>38</b>
March	19	17	
April	4	3	
May	5	4	
June	13	6	
July	7	18	
August	4	3	
September	25	3	
October	4	8	
November	11	24	
December	27	19	



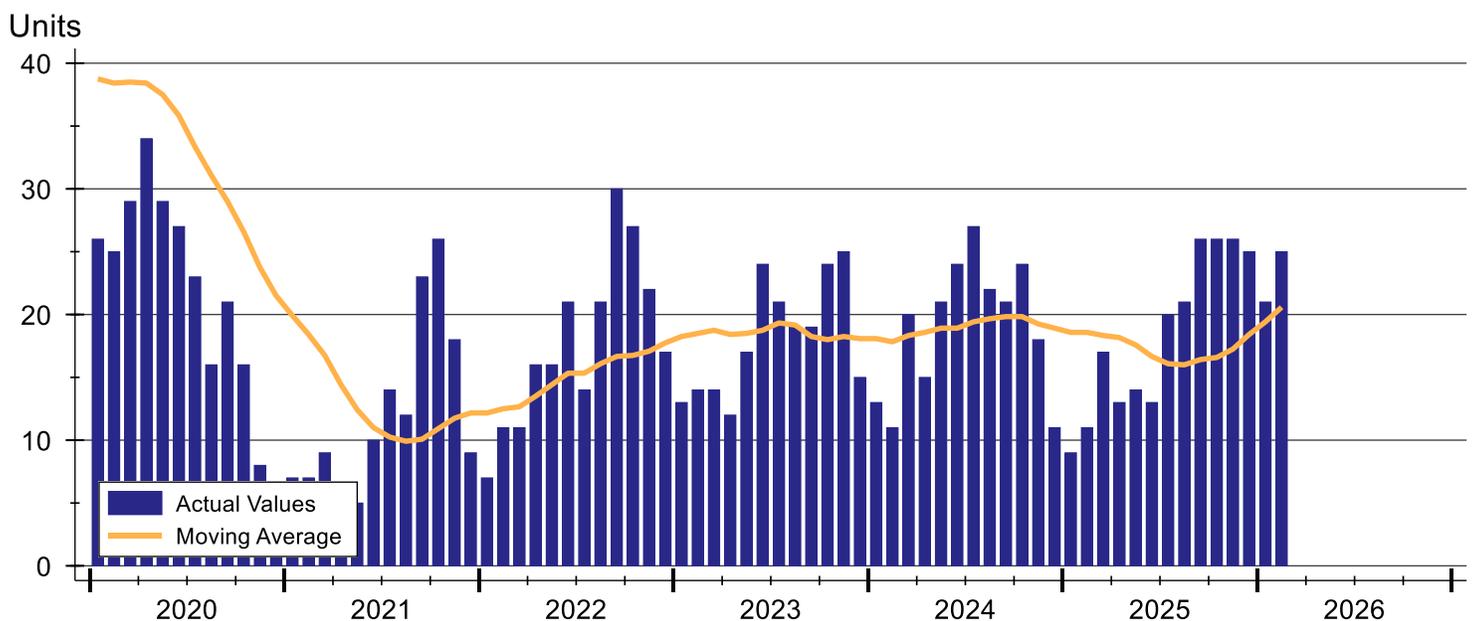
## Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>25</b>	11	127.3%
Volume (1,000s)		<b>11,188</b>	4,515	147.8%
Months' Supply		<b>2.2</b>	0.8	175.0%
Average	List Price	<b>447,512</b>	410,477	9.0%
	Days on Market	<b>71</b>	44	61.4%
	Percent of Original	<b>96.6%</b>	98.9%	-2.3%
Median	List Price	<b>415,000</b>	334,900	23.9%
	Days on Market	<b>35</b>	12	191.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 25 homes were available for sale in Douglas County at the end of February. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$415,000, up 23.9% from 2025. The typical time on market for active listings was 35 days, up from 12 days a year earlier.

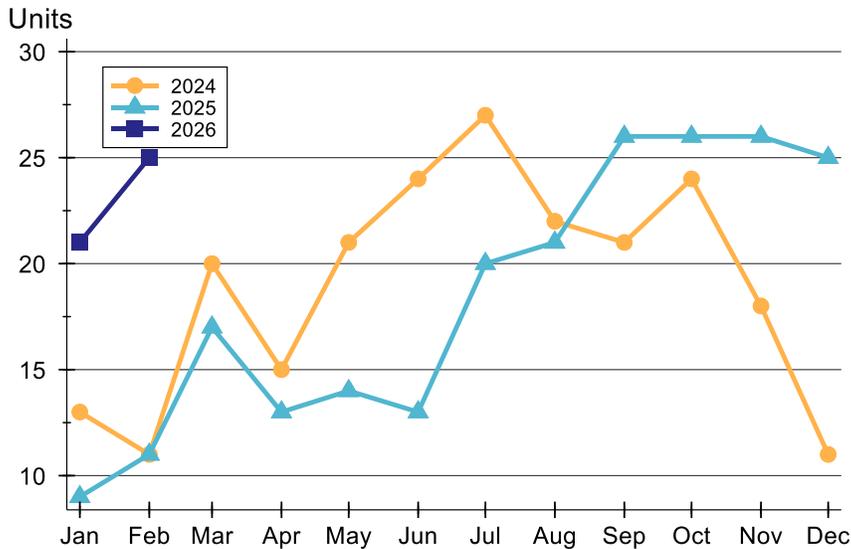
## History of Active Listings





## Douglas County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
January	13	9	21
February	11	11	25
March	20	17	
April	15	13	
May	21	14	
June	24	13	
July	27	20	
August	22	21	
September	21	26	
October	24	26	
November	18	26	
December	11	25	

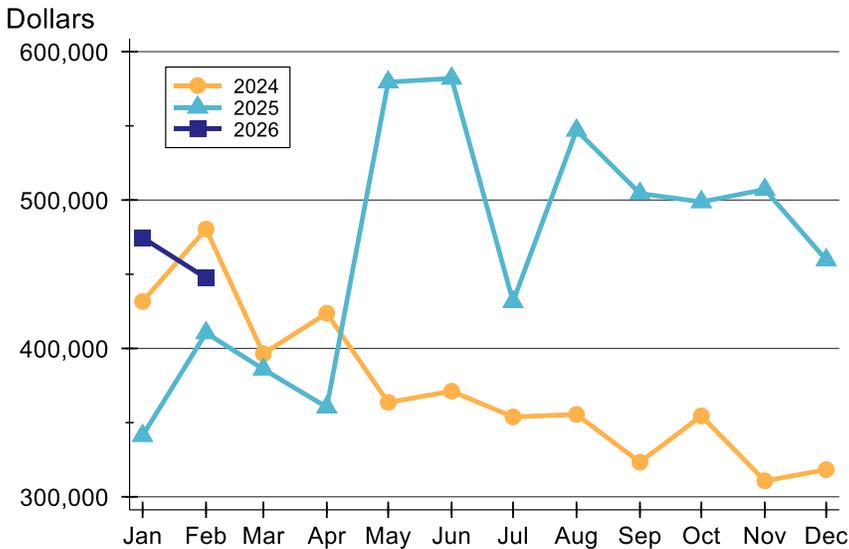
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	4.0%	N/A	1,000	1,000	5	5	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	8.0%	N/A	79,975	79,975	52	52	96.4%	96.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	4.0%	N/A	159,950	159,950	323	323	88.9%	88.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	8.0%	1.0	234,900	234,900	81	81	98.2%	98.2%
\$250,000-\$299,999	1	4.0%	0.5	259,000	259,000	5	5	100.0%	100.0%
\$300,000-\$399,999	4	16.0%	1.1	385,950	385,950	26	27	101.1%	101.1%
\$400,000-\$499,999	5	20.0%	3.3	426,580	419,000	38	7	98.6%	100.0%
\$500,000-\$749,999	8	32.0%	6.9	595,300	569,450	77	62	97.2%	98.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	4.0%	N/A	1,699,000	1,699,000	267	267	60.7%	60.7%



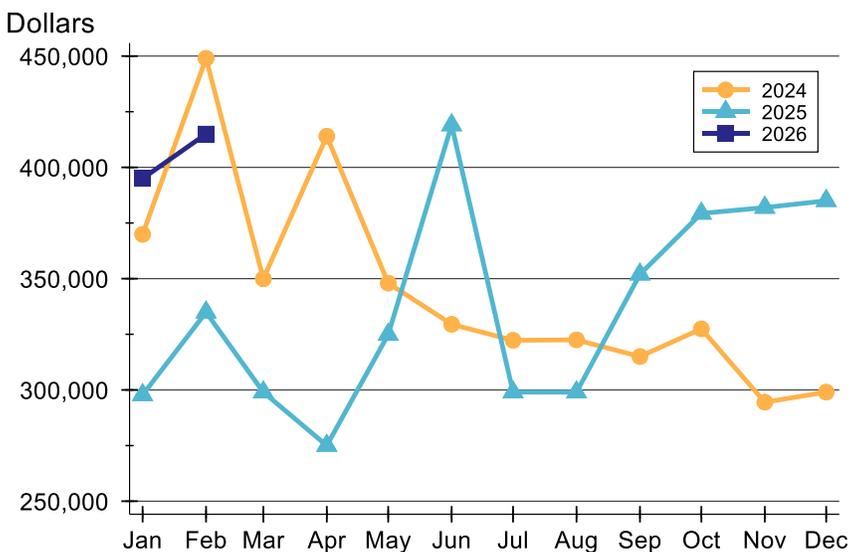
## Douglas County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	431,604	341,270	<b>474,607</b>
<b>February</b>	480,427	410,477	<b>447,512</b>
<b>March</b>	396,468	386,024	
<b>April</b>	423,697	360,431	
<b>May</b>	363,640	579,468	
<b>June</b>	371,185	581,992	
<b>July</b>	353,846	431,473	
<b>August</b>	355,529	547,014	
<b>September</b>	323,316	504,431	
<b>October</b>	354,547	498,765	
<b>November</b>	310,764	507,145	
<b>December</b>	318,314	459,658	

### Median Price

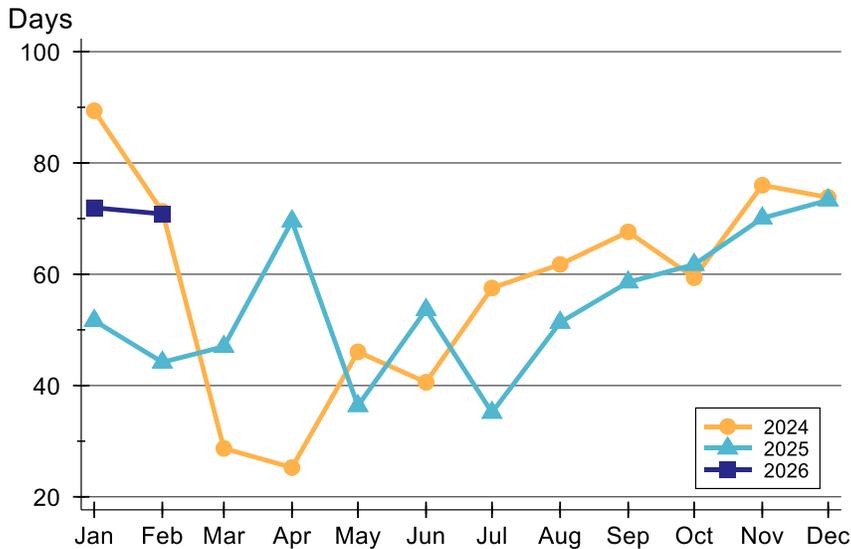


Month	2024	2025	2026
<b>January</b>	369,900	297,777	<b>395,000</b>
<b>February</b>	449,000	334,900	<b>415,000</b>
<b>March</b>	349,900	299,000	
<b>April</b>	414,000	275,000	
<b>May</b>	348,000	324,900	
<b>June</b>	329,500	419,000	
<b>July</b>	322,300	299,000	
<b>August</b>	322,500	299,000	
<b>September</b>	315,000	351,950	
<b>October</b>	327,450	379,300	
<b>November</b>	294,500	381,950	
<b>December</b>	299,000	385,000	



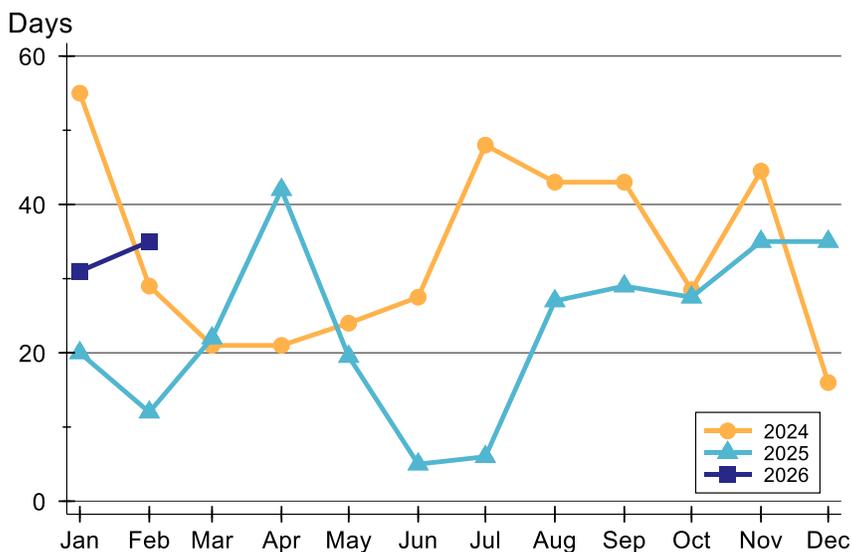
## Douglas County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	89	52	<b>72</b>
February	71	44	<b>71</b>
March	29	47	
April	25	70	
May	46	36	
June	41	54	
July	58	35	
August	62	51	
September	68	59	
October	59	62	
November	76	70	
December	74	73	

### Median DOM

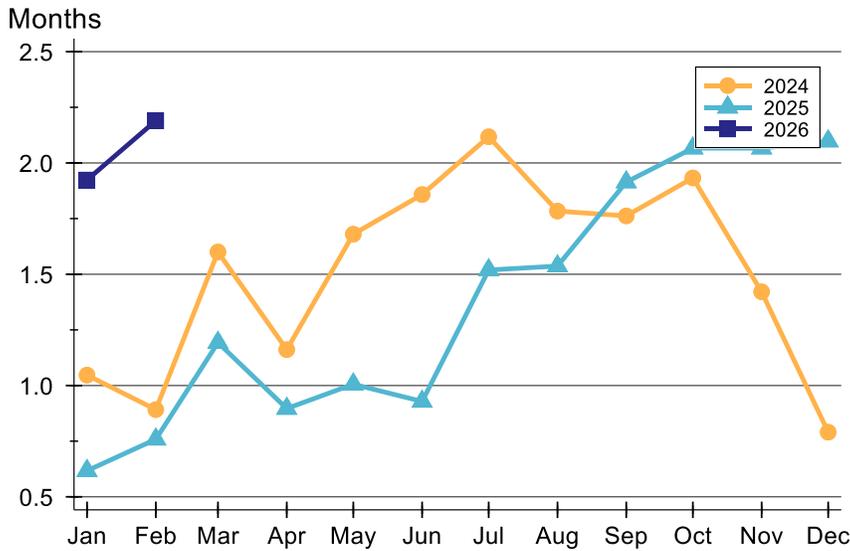


Month	2024	2025	2026
January	55	20	<b>31</b>
February	29	12	<b>35</b>
March	21	22	
April	21	42	
May	24	20	
June	28	5	
July	48	6	
August	43	27	
September	43	29	
October	29	28	
November	45	35	
December	16	35	



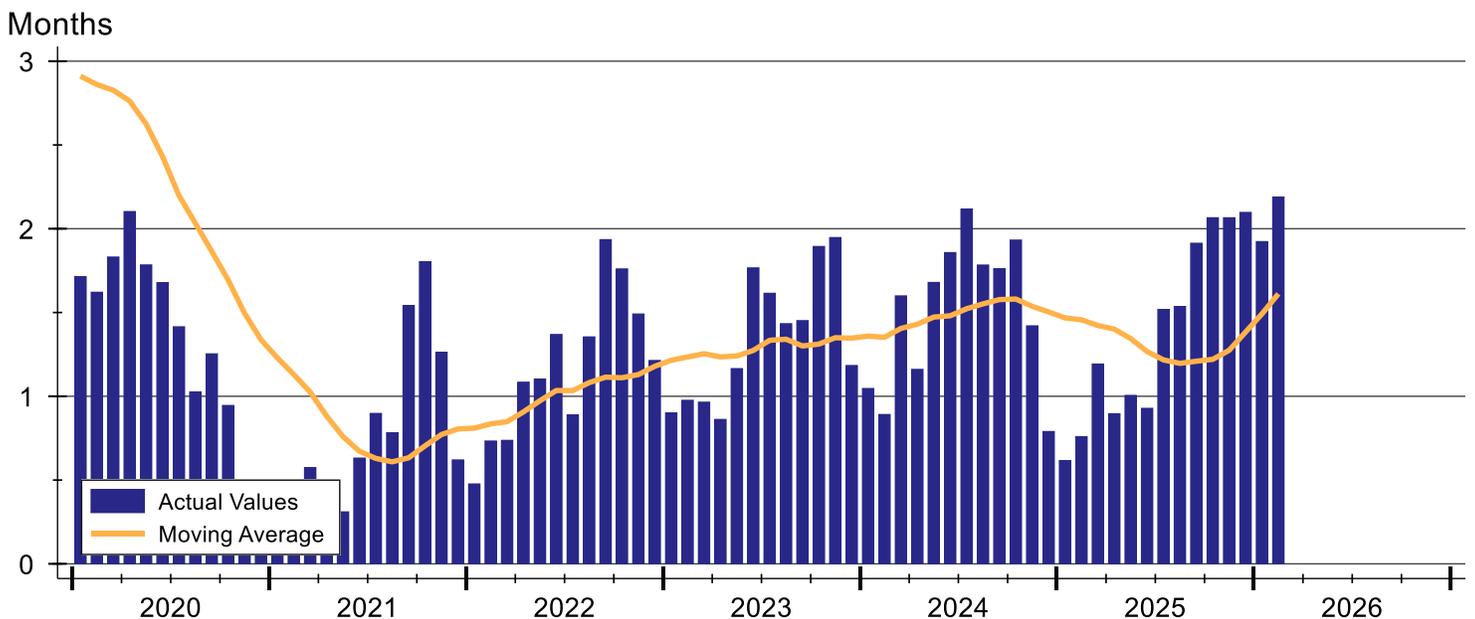
# Douglas County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	1.0	0.6	1.9
February	0.9	0.8	2.2
March	1.6	1.2	
April	1.2	0.9	
May	1.7	1.0	
June	1.9	0.9	
July	2.1	1.5	
August	1.8	1.5	
September	1.8	1.9	
October	1.9	2.1	
November	1.4	2.1	
December	0.8	2.1	

## History of Month's Supply





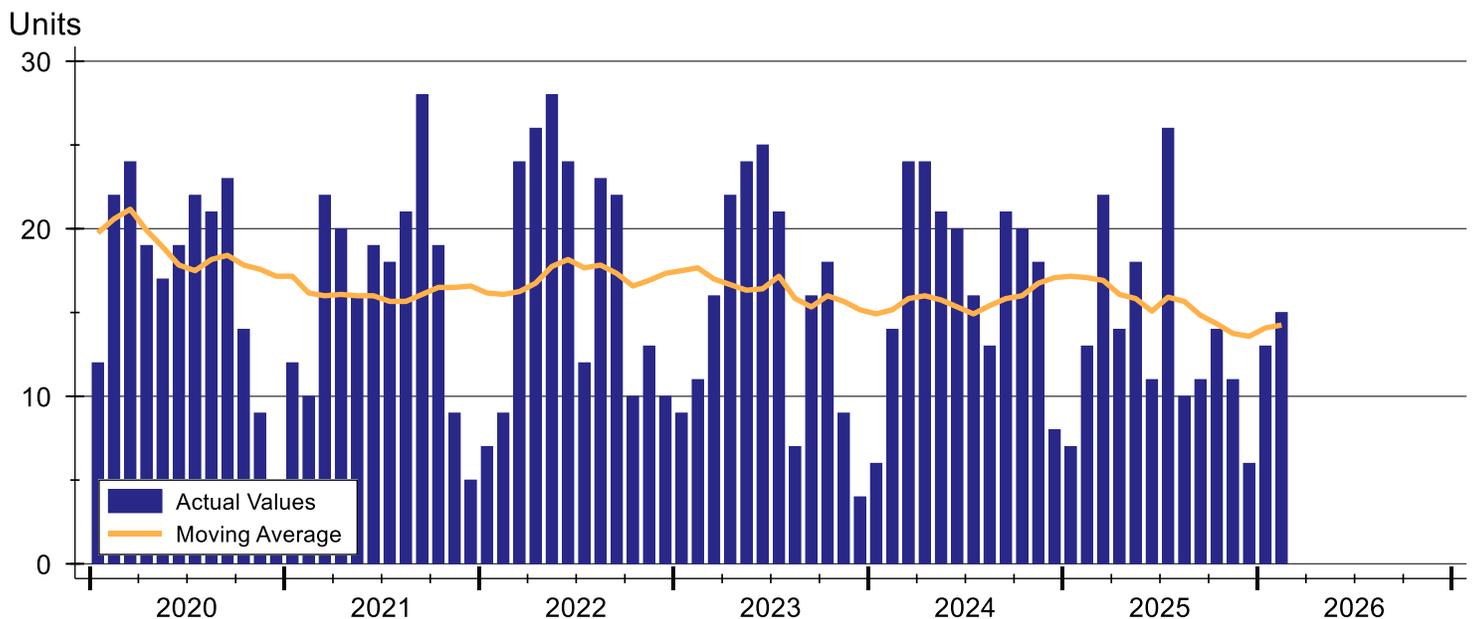
## Douglas County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>15</b>	13	15.4%
	Volume (1,000s)	<b>5,262</b>	4,669	12.7%
	Average List Price	<b>350,790</b>	359,169	-2.3%
	Median List Price	<b>385,000</b>	284,000	35.6%
Year-to-Date	New Listings	<b>28</b>	20	40.0%
	Volume (1,000s)	<b>10,099</b>	7,402	36.4%
	Average List Price	<b>360,691</b>	370,084	-2.5%
	Median List Price	<b>357,000</b>	306,339	16.5%

A total of 15 new listings were added in Douglas County during February, up 15.4% from the same month in 2025. Year-to-date Douglas County has seen 28 new listings.

The median list price of these homes was \$385,000 up from \$284,000 in 2025.

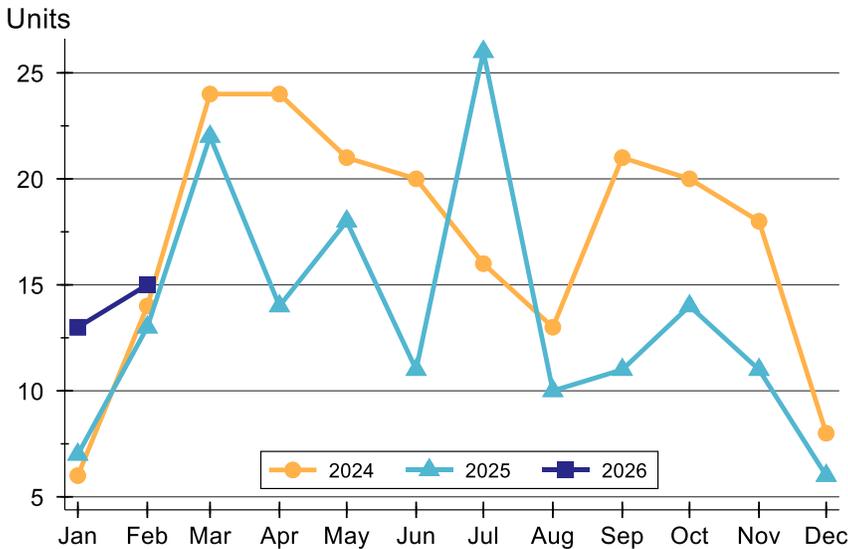
## History of New Listings





## Douglas County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
<b>January</b>	6	7	<b>13</b>
<b>February</b>	14	13	<b>15</b>
<b>March</b>	24	22	24
<b>April</b>	24	14	24
<b>May</b>	21	18	21
<b>June</b>	20	11	20
<b>July</b>	16	26	16
<b>August</b>	13	10	13
<b>September</b>	21	11	21
<b>October</b>	20	14	20
<b>November</b>	18	11	18
<b>December</b>	8	6	8

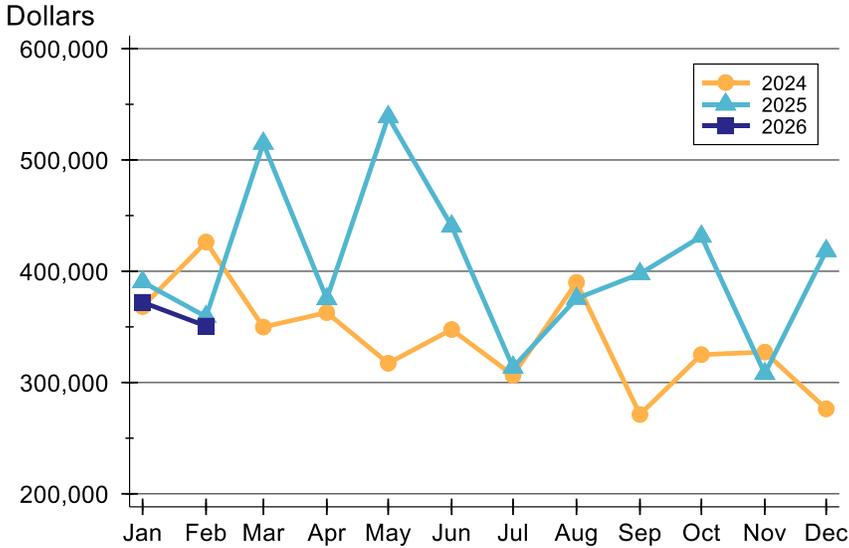
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	6.7%	1,000	1,000	5	5	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	94,950	94,950	18	18	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	6.7%	229,900	229,900	6	6	100.0%	100.0%
\$250,000-\$299,999	3	20.0%	268,000	259,000	9	8	100.0%	100.0%
\$300,000-\$399,999	2	13.3%	357,000	357,000	12	12	100.0%	100.0%
\$400,000-\$499,999	4	26.7%	442,250	437,000	6	7	99.6%	100.0%
\$500,000-\$749,999	3	20.0%	549,667	550,000	15	13	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



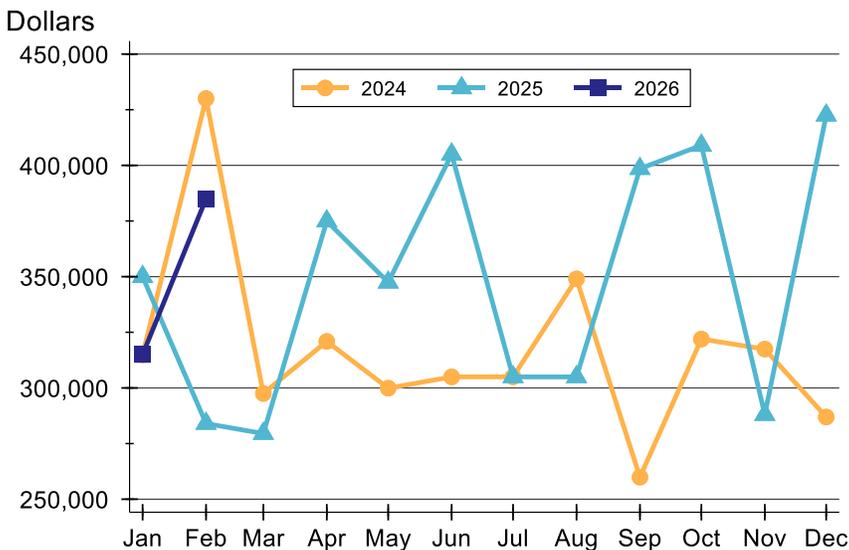
## Douglas County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	368,250	390,354	<b>372,115</b>
<b>February</b>	426,271	359,169	<b>350,790</b>
<b>March</b>	349,873	514,852	
<b>April</b>	362,858	375,175	
<b>May</b>	317,326	538,728	
<b>June</b>	347,625	440,536	
<b>July</b>	306,500	313,660	
<b>August</b>	390,025	375,470	
<b>September</b>	271,284	397,682	
<b>October</b>	325,080	431,312	
<b>November</b>	327,386	307,982	
<b>December</b>	276,325	418,333	

### Median Price



Month	2024	2025	2026
<b>January</b>	314,900	350,000	<b>315,000</b>
<b>February</b>	430,000	284,000	<b>385,000</b>
<b>March</b>	297,500	279,500	
<b>April</b>	320,900	374,950	
<b>May</b>	299,900	347,450	
<b>June</b>	304,950	405,000	
<b>July</b>	305,000	304,950	
<b>August</b>	349,000	304,950	
<b>September</b>	259,900	398,500	
<b>October</b>	321,950	409,000	
<b>November</b>	317,450	288,000	
<b>December</b>	286,950	422,500	

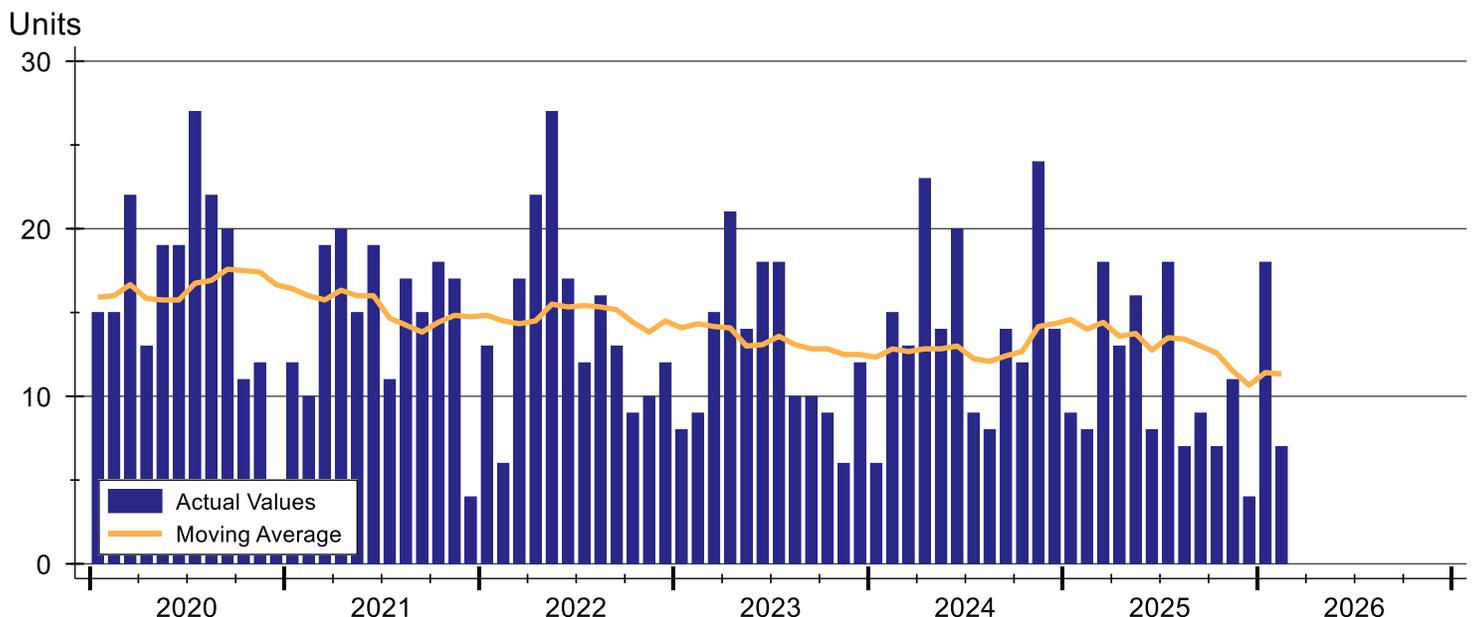


## Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>7</b>	8	-12.5%	<b>25</b>	17	47.1%
Volume (1,000s)		<b>2,660</b>	2,295	15.9%	<b>8,943</b>	5,643	58.5%
Average	Sale Price	<b>379,957</b>	286,847	32.5%	<b>357,738</b>	331,952	7.8%
	Days on Market	<b>16</b>	10	60.0%	<b>61</b>	34	79.4%
	Percent of Original	<b>99.4%</b>	99.2%	0.2%	<b>97.1%</b>	99.2%	-2.1%
Median	Sale Price	<b>329,000</b>	267,389	23.0%	<b>320,000</b>	309,900	3.3%
	Days on Market	<b>8</b>	7	14.3%	<b>21</b>	12	75.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>98.4%</b>	100.0%	-1.6%

A total of 7 contracts for sale were written in Douglas County during the month of February, down from 8 in 2025. The median list price of these homes was \$329,000, up from \$267,388 the prior year. Half of the homes that went under contract in February were on the market less than 8 days, compared to 7 days in February 2025.

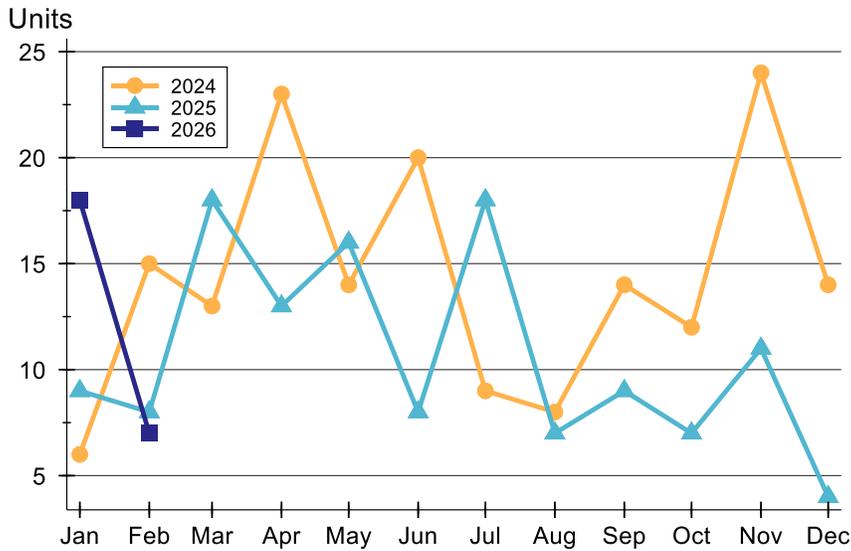
## History of Contracts Written





## Douglas County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	6	9	<b>18</b>
<b>February</b>	15	8	<b>7</b>
<b>March</b>	13	18	
<b>April</b>	23	13	
<b>May</b>	14	16	
<b>June</b>	20	8	
<b>July</b>	9	18	
<b>August</b>	8	7	
<b>September</b>	14	9	
<b>October</b>	12	7	
<b>November</b>	24	11	
<b>December</b>	14	4	

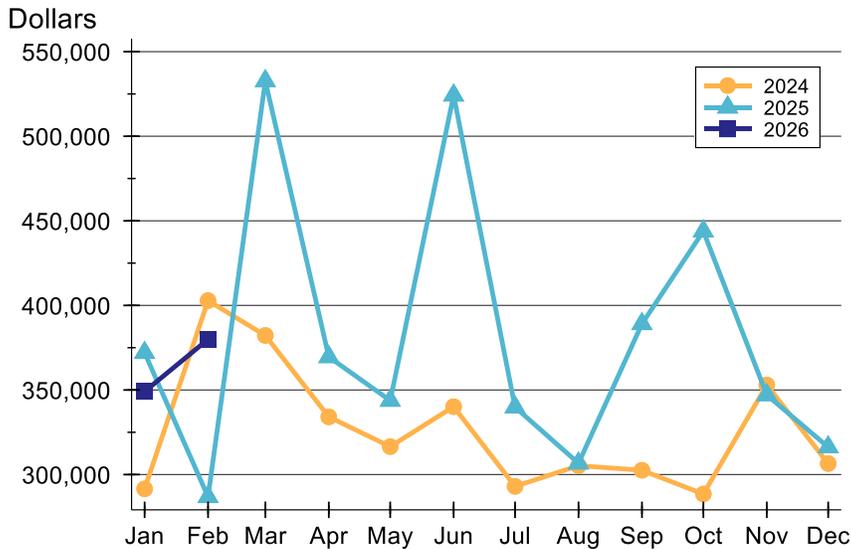
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	198,500	198,500	8	8	100.0%	100.0%
\$200,000-\$249,999	1	14.3%	229,900	229,900	6	6	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	297,400	297,400	63	63	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	329,000	329,000	0	0	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	495,000	495,000	2	2	98.4%	98.4%
\$500,000-\$749,999	2	28.6%	554,950	554,950	16	16	98.7%	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



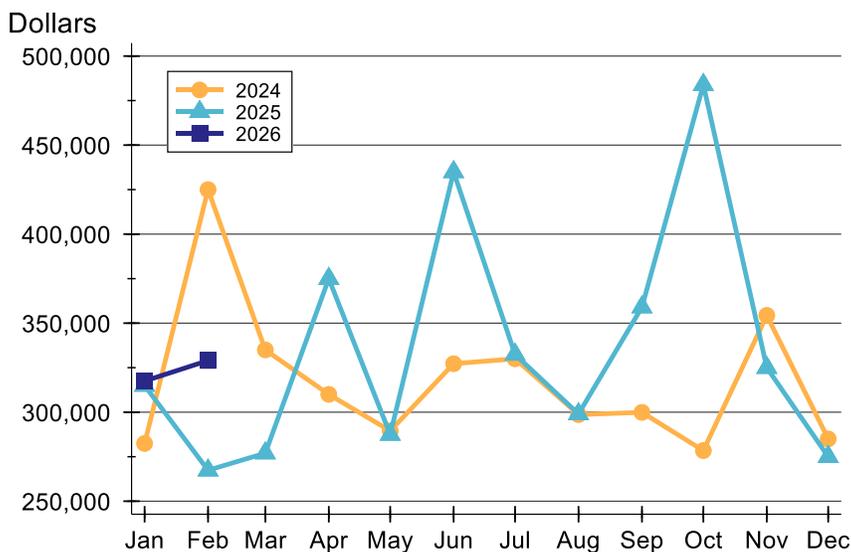
## Douglas County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	291,533	372,044	<b>349,097</b>
<b>February</b>	402,837	286,847	<b>379,957</b>
<b>March</b>	382,246	532,694	
<b>April</b>	334,122	369,573	
<b>May</b>	316,529	343,769	
<b>June</b>	340,155	524,213	
<b>July</b>	293,022	339,861	
<b>August</b>	305,263	306,693	
<b>September</b>	302,562	389,100	
<b>October</b>	288,521	443,886	
<b>November</b>	352,948	347,055	
<b>December</b>	306,511	316,250	

### Median Price

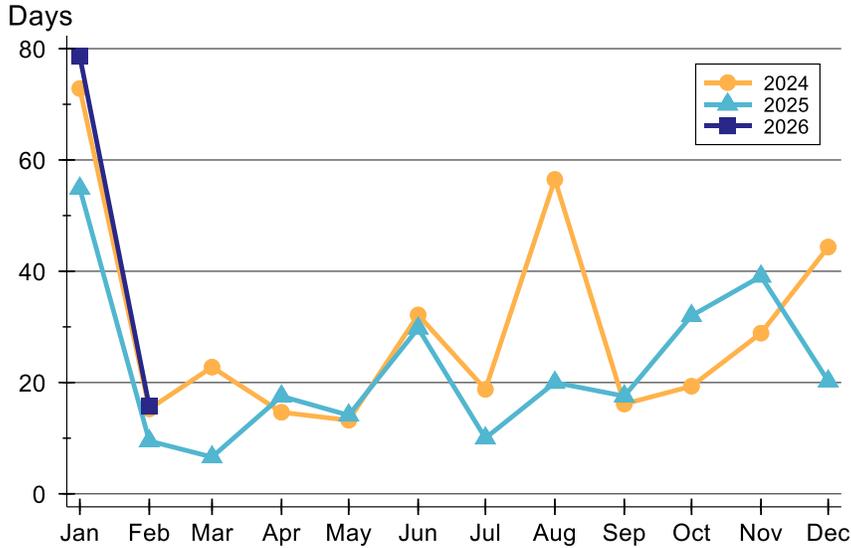


Month	2024	2025	2026
<b>January</b>	282,450	315,000	<b>317,500</b>
<b>February</b>	425,000	267,389	<b>329,000</b>
<b>March</b>	335,000	277,000	
<b>April</b>	310,000	375,000	
<b>May</b>	289,500	287,450	
<b>June</b>	327,250	434,950	
<b>July</b>	330,000	332,450	
<b>August</b>	298,650	299,000	
<b>September</b>	299,900	359,000	
<b>October</b>	278,450	483,900	
<b>November</b>	354,375	325,000	
<b>December</b>	285,000	275,000	



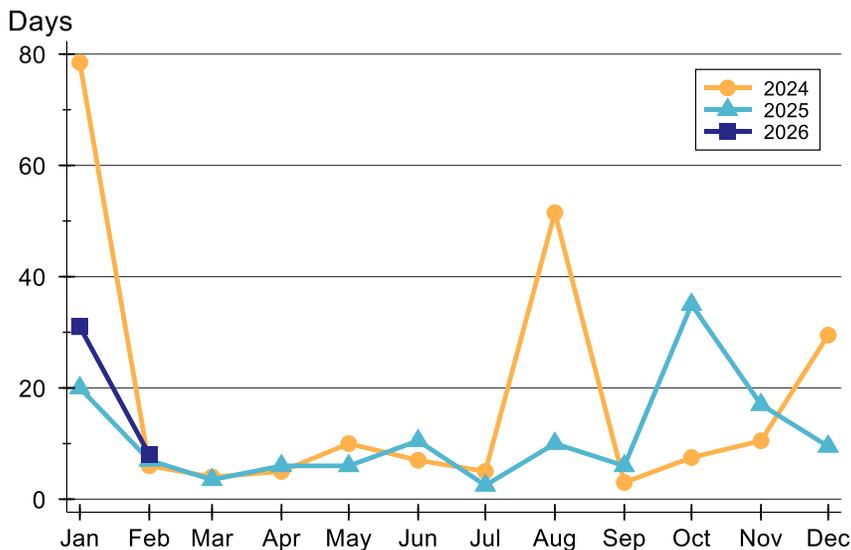
## Douglas County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	73	55	<b>79</b>
February	15	10	<b>16</b>
March	23	7	
April	15	18	
May	13	14	
June	32	30	
July	19	10	
August	57	20	
September	16	18	
October	19	32	
November	29	39	
December	44	20	

### Median DOM



Month	2024	2025	2026
January	79	20	<b>31</b>
February	6	7	<b>8</b>
March	4	4	
April	5	6	
May	10	6	
June	7	11	
July	5	3	
August	52	10	
September	3	6	
October	8	35	
November	11	17	
December	30	10	



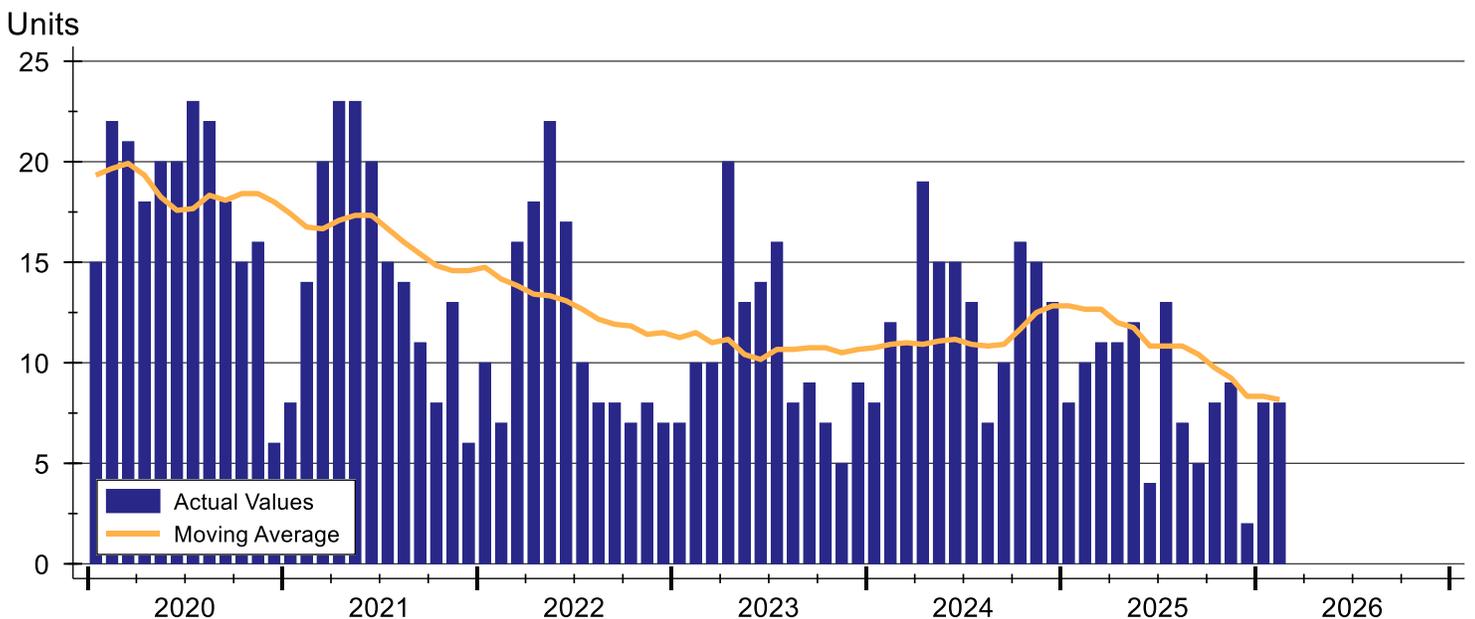
# Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		8	10	-20.0%
Volume (1,000s)		2,972	3,084	-3.6%
Average	List Price	371,550	308,438	20.5%
	Days on Market	22	23	-4.3%
	Percent of Original	99.3%	99.1%	0.2%
Median	List Price	352,000	273,839	28.5%
	Days on Market	9	18	-50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Douglas County had contracts pending at the end of February, down from 10 contracts pending at the end of February 2025.

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.

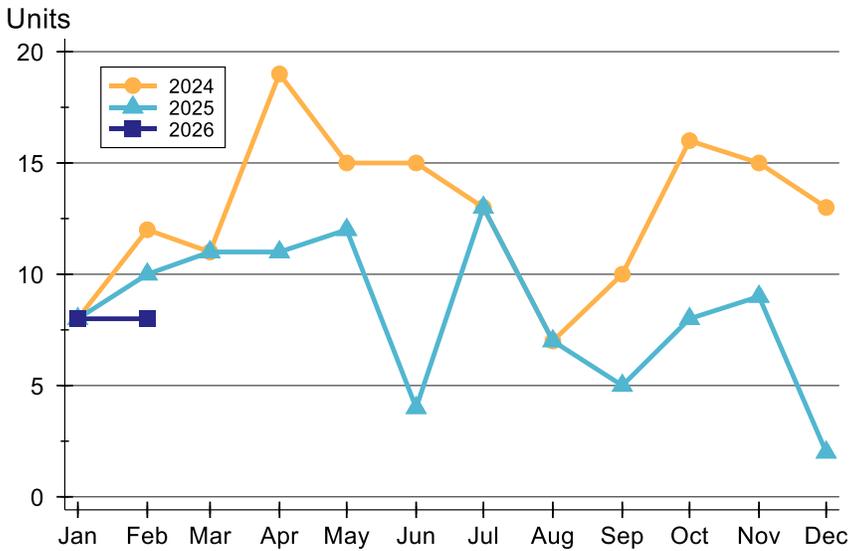
## History of Pending Contracts





## Douglas County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	8	8	<b>8</b>
February	12	10	<b>8</b>
March	11	11	
April	19	11	
May	15	12	
June	15	4	
July	13	13	
August	7	7	
September	10	5	
October	16	8	
November	15	9	
December	13	2	

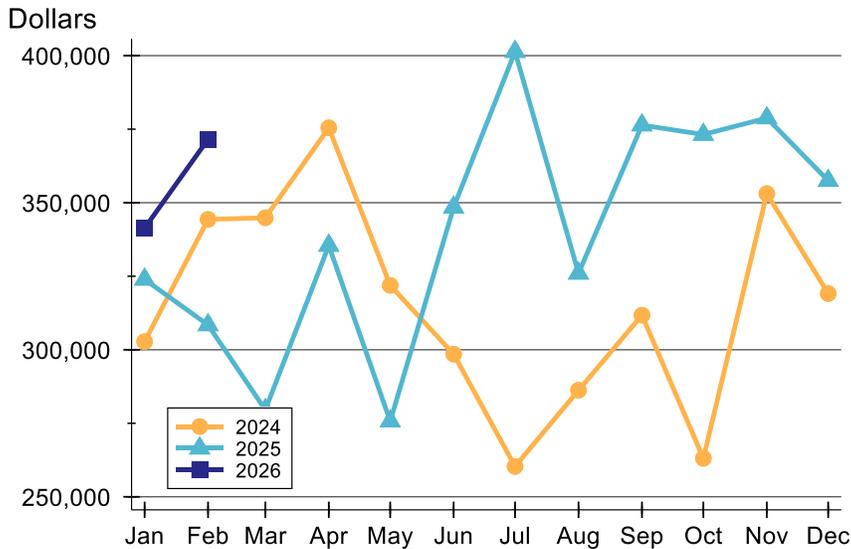
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	12.5%	198,500	198,500	8	8	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	229,900	229,900	6	6	100.0%	100.0%
\$250,000-\$299,999	1	12.5%	295,000	295,000	14	14	100.0%	100.0%
\$300,000-\$399,999	2	25.0%	352,000	352,000	56	56	98.7%	98.7%
\$400,000-\$499,999	2	25.0%	497,500	497,500	15	15	98.4%	98.4%
\$500,000-\$749,999	1	12.5%	550,000	550,000	10	10	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



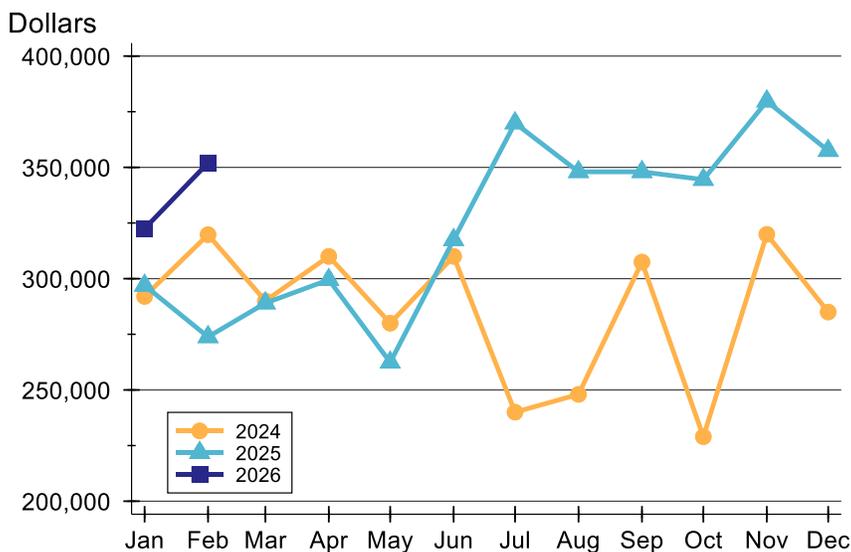
## Douglas County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	302,775	323,938	<b>341,369</b>
<b>February</b>	344,338	308,438	<b>371,550</b>
<b>March</b>	344,882	279,562	
<b>April</b>	375,463	335,455	
<b>May</b>	321,893	275,708	
<b>June</b>	298,527	348,450	
<b>July</b>	260,338	401,354	
<b>August</b>	286,243	325,986	
<b>September</b>	311,760	376,380	
<b>October</b>	263,097	373,188	
<b>November</b>	353,103	378,789	
<b>December</b>	319,104	357,500	

### Median Price

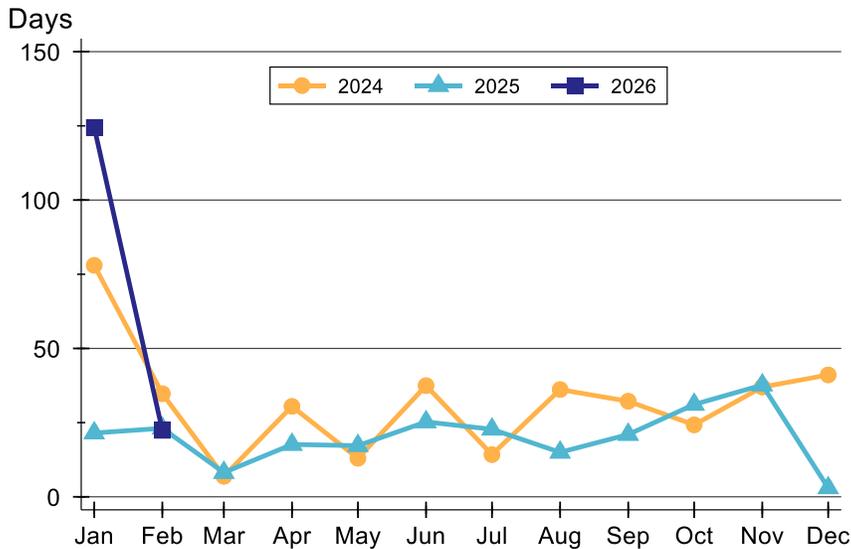


Month	2024	2025	2026
<b>January</b>	292,000	296,950	<b>322,500</b>
<b>February</b>	319,750	273,839	<b>352,000</b>
<b>March</b>	290,000	289,000	
<b>April</b>	310,000	299,500	
<b>May</b>	280,000	262,400	
<b>June</b>	310,000	317,450	
<b>July</b>	240,000	369,900	
<b>August</b>	248,000	348,000	
<b>September</b>	307,450	348,000	
<b>October</b>	229,000	344,500	
<b>November</b>	319,900	379,700	
<b>December</b>	285,000	357,500	



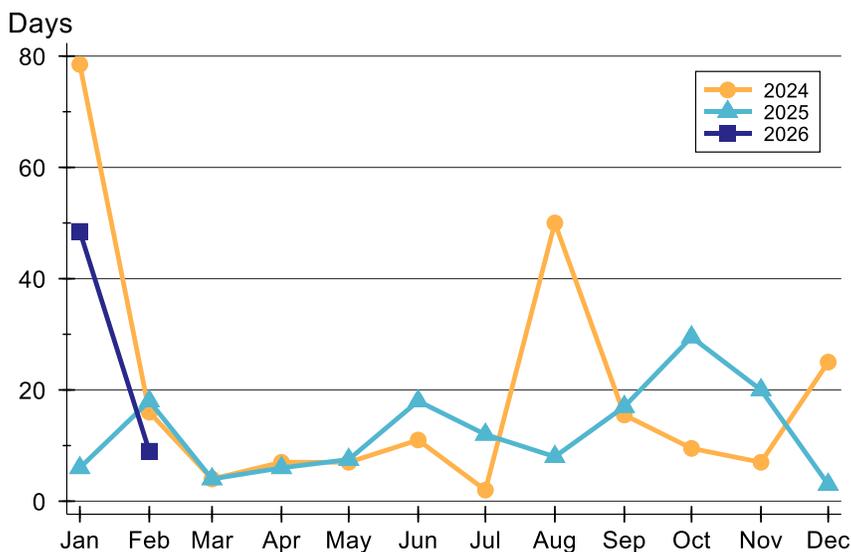
## Douglas County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	78	22	<b>125</b>
February	35	23	<b>22</b>
March	7	8	
April	30	18	
May	13	17	
June	37	25	
July	14	23	
August	36	15	
September	32	21	
October	24	31	
November	37	38	
December	41	3	

### Median DOM



Month	2024	2025	2026
January	79	6	<b>49</b>
February	16	18	<b>9</b>
March	4	4	
April	7	6	
May	7	8	
June	11	18	
July	2	12	
August	50	8	
September	16	17	
October	10	30	
November	7	20	
December	25	3	



## Emporia Area Housing Report



### Market Overview

#### Emporia Area Home Sales Remained Constant in February

Total home sales in the Emporia area remained at 21 units last month, the same as in February 2025. Total sales volume was \$4.2 million, down from a year earlier.

The median sale price in February was \$186,000, down from \$240,000 a year earlier. Homes that sold in February were typically on the market for 57 days and sold for 96.4% of their list prices.

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

The total number of active listings in the Emporia area at the end of February was 56 units, up from 52 at the same point in 2025. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$262,200.

During February, a total of 31 contracts were written up from 24 in February 2025. At the end of the month, there were 36 contracts still pending.

### Report Contents

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

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## Emporia Area Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>21</b>	<b>21</b>	<b>18</b>	<b>41</b>	<b>35</b>	<b>29</b>
Change from prior year		0.0%	16.7%	-30.8%	17.1%	20.7%	-29.3%
<b>Active Listings</b>		<b>56</b>	<b>52</b>	<b>32</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		7.7%	62.5%	10.3%			
<b>Months' Supply</b>		<b>1.7</b>	<b>1.6</b>	<b>1.0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		6.2%	60.0%	42.9%			
<b>New Listings</b>		<b>28</b>	<b>37</b>	<b>36</b>	<b>52</b>	<b>59</b>	<b>61</b>
Change from prior year		-24.3%	2.8%	9.1%	-11.9%	-3.3%	-9.0%
<b>Contracts Written</b>		<b>31</b>	<b>24</b>	<b>38</b>	<b>53</b>	<b>41</b>	<b>54</b>
Change from prior year		29.2%	-36.8%	0.0%	29.3%	-24.1%	-15.6%
<b>Pending Contracts</b>		<b>36</b>	<b>25</b>	<b>44</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		44.0%	-43.2%	2.3%			
<b>Sales Volume (1,000s)</b>		<b>4,157</b>	<b>4,400</b>	<b>3,085</b>	<b>7,787</b>	<b>7,001</b>	<b>5,223</b>
Change from prior year		-5.5%	42.6%	-52.6%	11.2%	34.0%	-40.7%
Average	<b>Sale Price</b>	<b>197,971</b>	<b>209,538</b>	<b>171,404</b>	<b>189,935</b>	<b>200,029</b>	<b>180,116</b>
	Change from prior year	-5.5%	22.2%	-31.5%	-5.0%	11.1%	-16.2%
	<b>List Price of Actives</b>	<b>270,438</b>	<b>251,065</b>	<b>228,702</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	7.7%	9.8%	-28.6%			
	<b>Days on Market</b>	<b>75</b>	<b>57</b>	<b>24</b>	<b>56</b>	<b>103</b>	<b>33</b>
Change from prior year	31.6%	137.5%	-57.9%	-45.6%	212.1%	-32.7%	
<b>Percent of List</b>	<b>94.8%</b>	<b>93.2%</b>	<b>96.1%</b>	<b>95.6%</b>	<b>94.5%</b>	<b>95.9%</b>	
Change from prior year	1.7%	-3.0%	-1.3%	1.2%	-1.5%	0.2%	
<b>Percent of Original</b>	<b>90.0%</b>	<b>88.1%</b>	<b>95.8%</b>	<b>92.6%</b>	<b>89.5%</b>	<b>94.8%</b>	
Change from prior year	2.2%	-8.0%	1.5%	3.5%	-5.6%	2.0%	
Median	<b>Sale Price</b>	<b>186,000</b>	<b>240,000</b>	<b>156,450</b>	<b>164,900</b>	<b>205,000</b>	<b>159,900</b>
	Change from prior year	-22.5%	53.4%	-3.7%	-19.6%	28.2%	6.6%
	<b>List Price of Actives</b>	<b>262,200</b>	<b>229,900</b>	<b>212,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	14.0%	8.2%	-9.4%			
	<b>Days on Market</b>	<b>57</b>	<b>28</b>	<b>5</b>	<b>32</b>	<b>28</b>	<b>18</b>
Change from prior year	103.6%	460.0%	-82.8%	14.3%	55.6%	-10.0%	
<b>Percent of List</b>	<b>96.4%</b>	<b>95.5%</b>	<b>100.0%</b>	<b>96.9%</b>	<b>96.7%</b>	<b>98.4%</b>	
Change from prior year	0.9%	-4.5%	3.2%	0.2%	-1.7%	1.8%	
<b>Percent of Original</b>	<b>92.7%</b>	<b>94.1%</b>	<b>97.9%</b>	<b>96.2%</b>	<b>93.6%</b>	<b>97.3%</b>	
Change from prior year	-1.5%	-3.9%	2.6%	2.8%	-3.8%	2.2%	

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



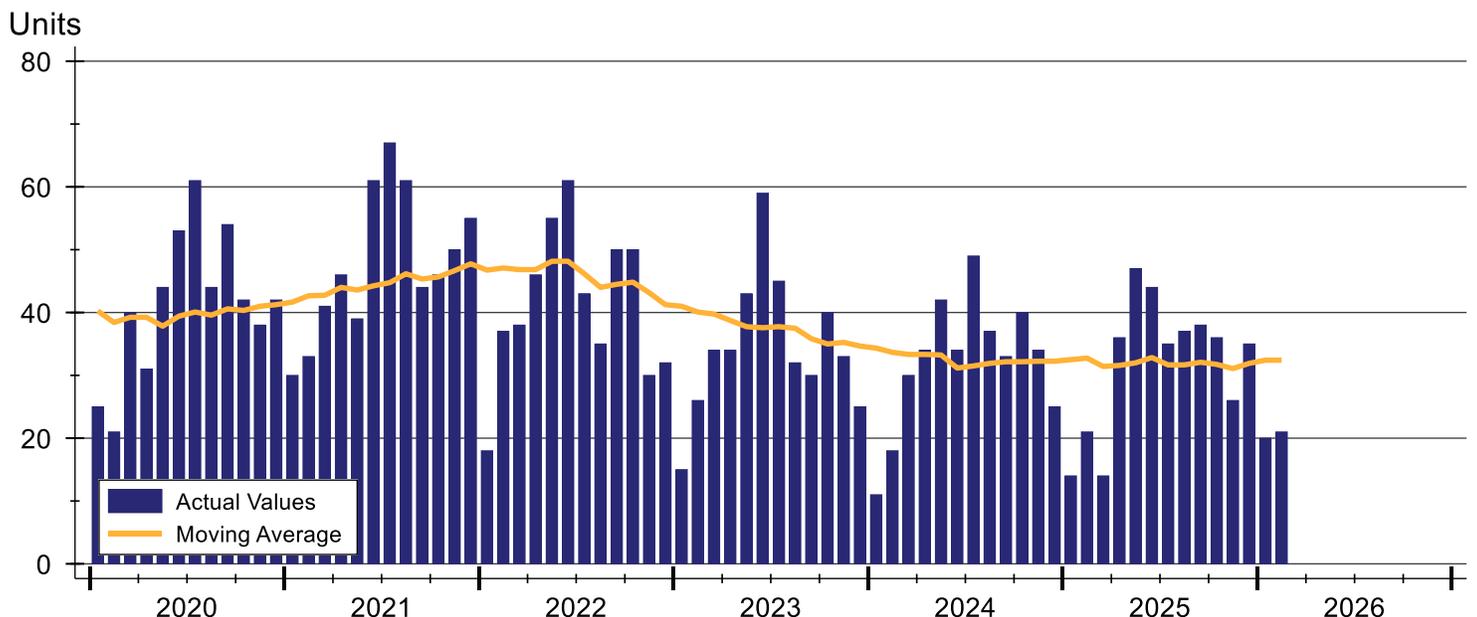
## Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		<b>21</b>	21	0.0%	<b>41</b>	35	17.1%
Volume (1,000s)		<b>4,157</b>	4,400	-5.5%	<b>7,787</b>	7,001	11.2%
Months' Supply		<b>1.7</b>	1.6	6.3%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>197,971</b>	209,538	-5.5%	<b>189,935</b>	200,029	-5.0%
	Days on Market	<b>75</b>	57	31.6%	<b>56</b>	103	-45.6%
	Percent of List	<b>94.8%</b>	93.2%	1.7%	<b>95.6%</b>	94.5%	1.2%
	Percent of Original	<b>90.0%</b>	88.1%	2.2%	<b>92.6%</b>	89.5%	3.5%
Median	Sale Price	<b>186,000</b>	240,000	-22.5%	<b>164,900</b>	205,000	-19.6%
	Days on Market	<b>57</b>	28	103.6%	<b>32</b>	28	14.3%
	Percent of List	<b>96.4%</b>	95.5%	0.9%	<b>96.9%</b>	96.7%	0.2%
	Percent of Original	<b>92.7%</b>	94.1%	-1.5%	<b>96.2%</b>	93.6%	2.8%

A total of 21 homes sold in the Emporia area in February, showing no change from February 2025. Total sales volume fell to \$4.2 million compared to \$4.4 million in the previous year.

The median sales price in February was \$186,000, down 22.5% compared to the prior year. Median days on market was 57 days, up from 15 days in January, and up from 28 in February 2025.

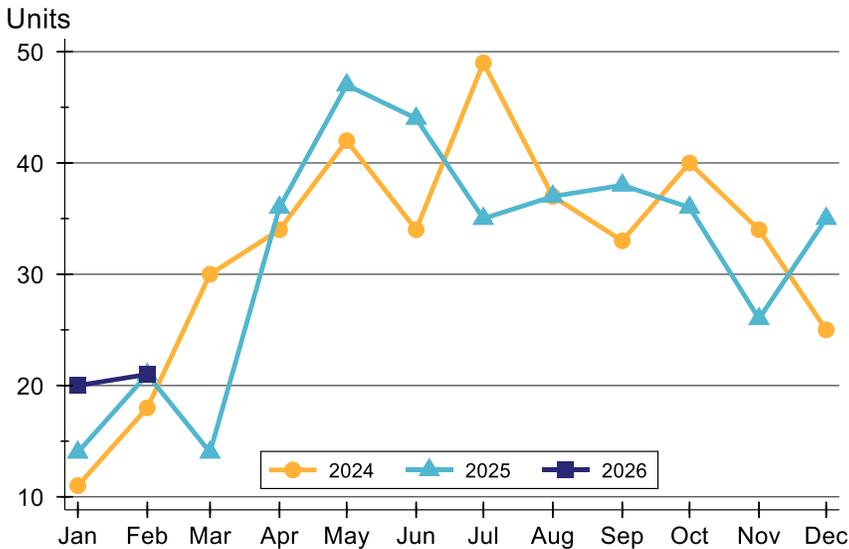
## History of Closed Listings





## Emporia Area Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	11	14	20
February	18	21	21
March	30	14	
April	34	36	
May	42	47	
June	34	44	
July	49	35	
August	37	37	
September	33	38	
October	40	36	
November	34	26	
December	25	35	

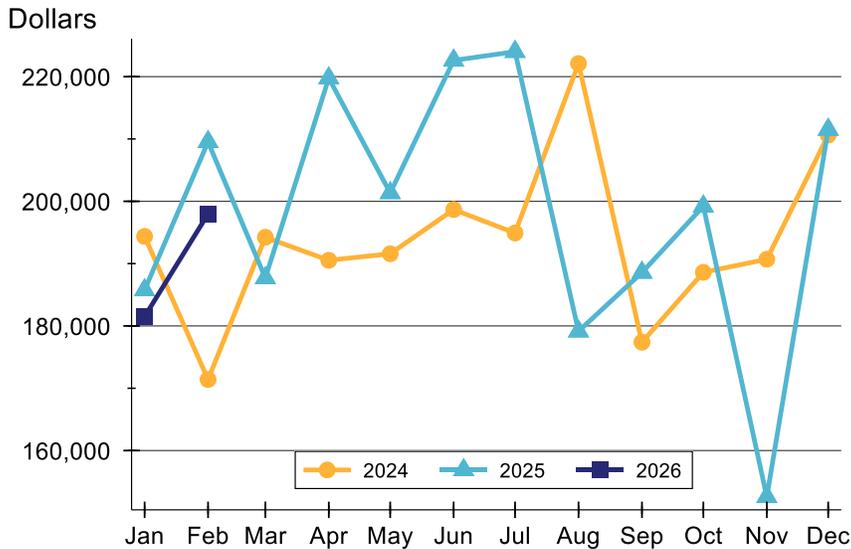
### Closed Listings by Price Range

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	4.8%	2.4	23,000	23,000	17	17	83.6%	83.6%	59.0%	59.0%
\$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	4.8%	1.0	89,095	89,095	56	56	96.3%	96.3%	96.3%	96.3%
\$100,000-\$124,999	2	9.5%	1.4	117,000	117,000	87	87	91.4%	91.4%	86.8%	86.8%
\$125,000-\$149,999	2	9.5%	0.9	141,000	141,000	59	59	94.0%	94.0%	94.0%	94.0%
\$150,000-\$174,999	3	14.3%	0.3	155,967	157,500	143	18	95.1%	98.5%	90.2%	95.7%
\$175,000-\$199,999	3	14.3%	1.6	182,967	186,000	69	62	97.1%	99.0%	90.6%	99.0%
\$200,000-\$249,999	3	14.3%	2.1	229,833	239,500	39	48	98.0%	97.7%	94.0%	92.7%
\$250,000-\$299,999	2	9.5%	2.0	261,500	261,500	37	37	96.2%	96.2%	90.9%	90.9%
\$300,000-\$399,999	4	19.0%	3.6	325,000	325,000	95	97	94.3%	94.5%	91.8%	92.6%
\$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



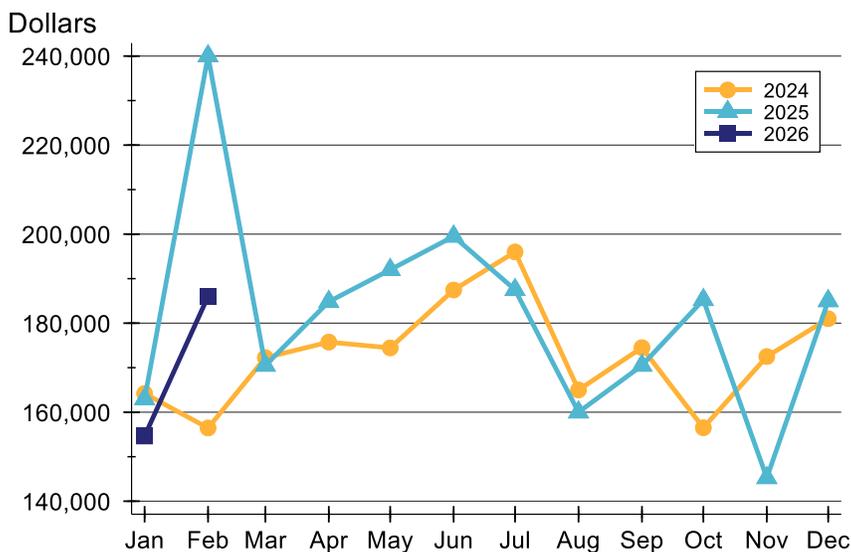
## Emporia Area Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	194,373	185,765	<b>181,497</b>
<b>February</b>	171,404	209,538	<b>197,971</b>
<b>March</b>	194,223	187,707	
<b>April</b>	190,532	219,758	
<b>May</b>	191,586	201,343	
<b>June</b>	198,674	222,616	
<b>July</b>	194,912	224,011	
<b>August</b>	222,109	179,149	
<b>September</b>	177,390	188,571	
<b>October</b>	188,603	199,206	
<b>November</b>	190,697	152,577	
<b>December</b>	210,632	211,511	

### Median Price

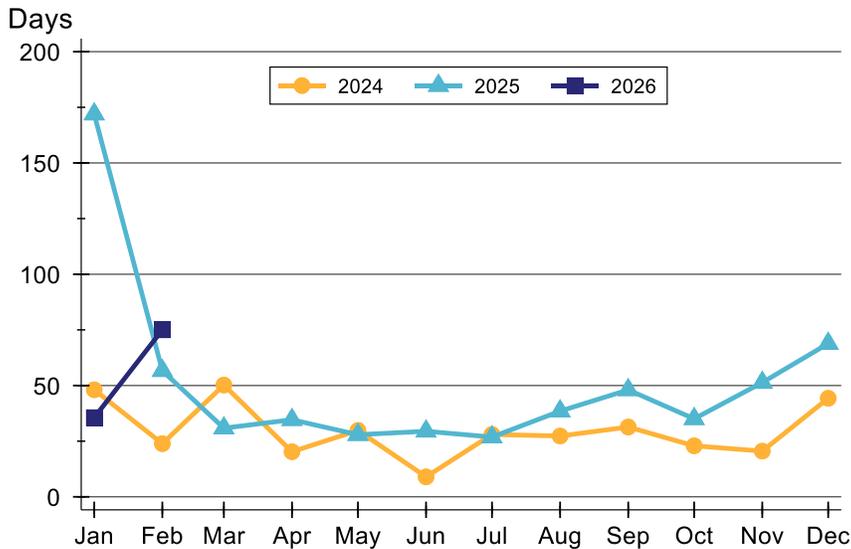


Month	2024	2025	2026
<b>January</b>	164,200	162,979	<b>154,625</b>
<b>February</b>	156,450	240,000	<b>186,000</b>
<b>March</b>	172,250	170,500	
<b>April</b>	175,750	184,825	
<b>May</b>	174,450	192,000	
<b>June</b>	187,450	199,500	
<b>July</b>	196,000	187,500	
<b>August</b>	165,000	160,000	
<b>September</b>	174,500	170,500	
<b>October</b>	156,500	185,250	
<b>November</b>	172,500	145,250	
<b>December</b>	181,000	185,000	



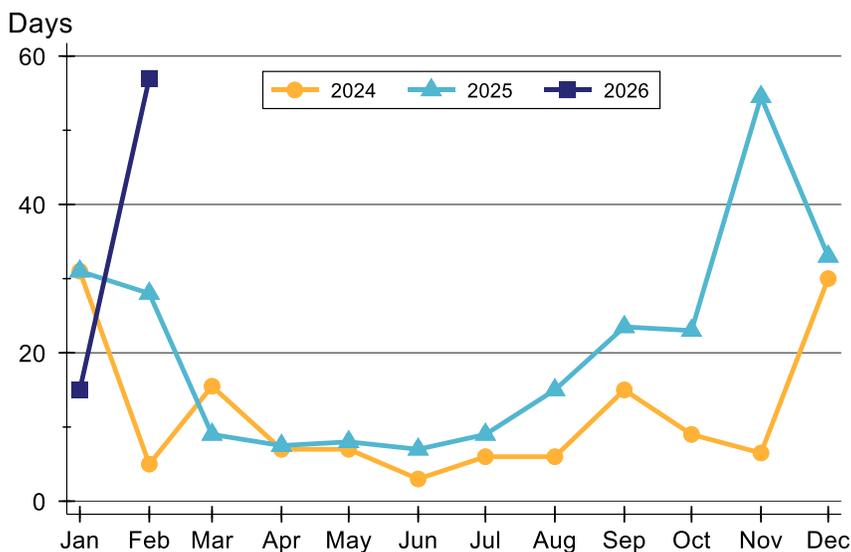
## Emporia Area Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	48	172	<b>36</b>
February	24	57	<b>75</b>
March	50	31	
April	20	35	
May	30	28	
June	9	29	
July	28	27	
August	27	39	
September	31	48	
October	23	35	
November	21	51	
December	44	69	

### Median DOM



Month	2024	2025	2026
January	31	31	<b>15</b>
February	5	28	<b>57</b>
March	16	9	
April	7	8	
May	7	8	
June	3	7	
July	6	9	
August	6	15	
September	15	24	
October	9	23	
November	7	55	
December	30	33	



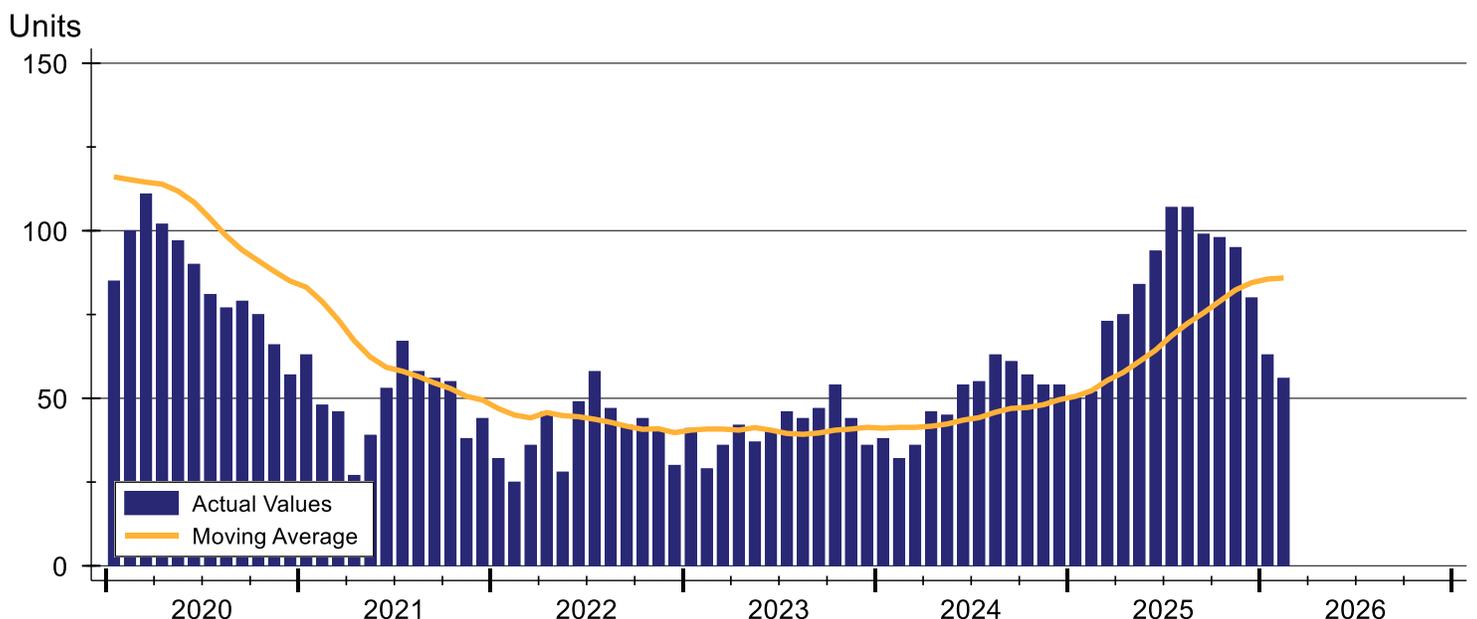
## Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>56</b>	52	7.7%
Volume (1,000s)		<b>15,145</b>	13,055	16.0%
Months' Supply		<b>1.7</b>	1.6	6.3%
Average	List Price	<b>270,438</b>	251,065	7.7%
	Days on Market	<b>81</b>	67	20.9%
	Percent of Original	<b>96.2%</b>	97.6%	-1.4%
Median	List Price	<b>262,200</b>	229,900	14.0%
	Days on Market	<b>29</b>	43	-32.6%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 56 homes were available for sale in the Emporia area at the end of February. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of February was \$262,200, up 14.0% from 2025. The typical time on market for active listings was 29 days, down from 43 days a year earlier.

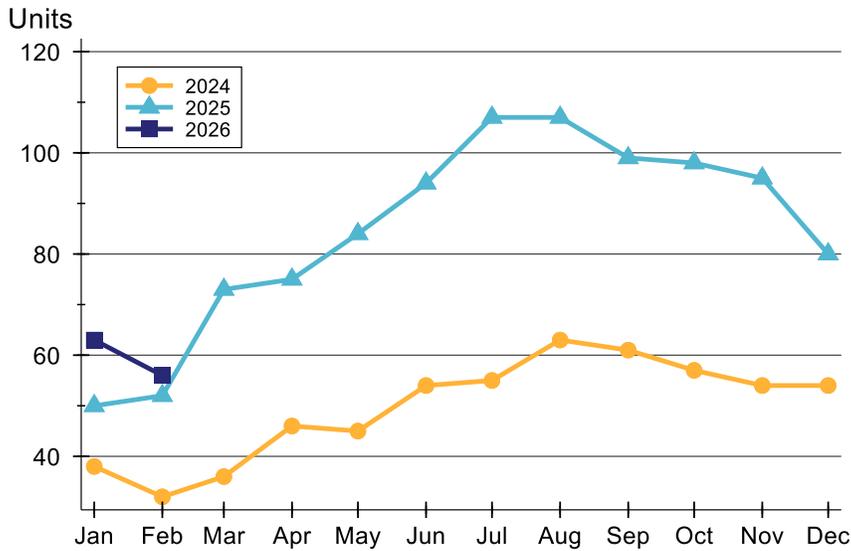
## History of Active Listings





## Emporia Area Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	38	50	<b>63</b>
<b>February</b>	32	52	<b>56</b>
<b>March</b>	36	73	
<b>April</b>	46	75	
<b>May</b>	45	84	
<b>June</b>	54	94	
<b>July</b>	55	107	
<b>August</b>	63	107	
<b>September</b>	61	99	
<b>October</b>	57	98	
<b>November</b>	54	95	
<b>December</b>	54	80	

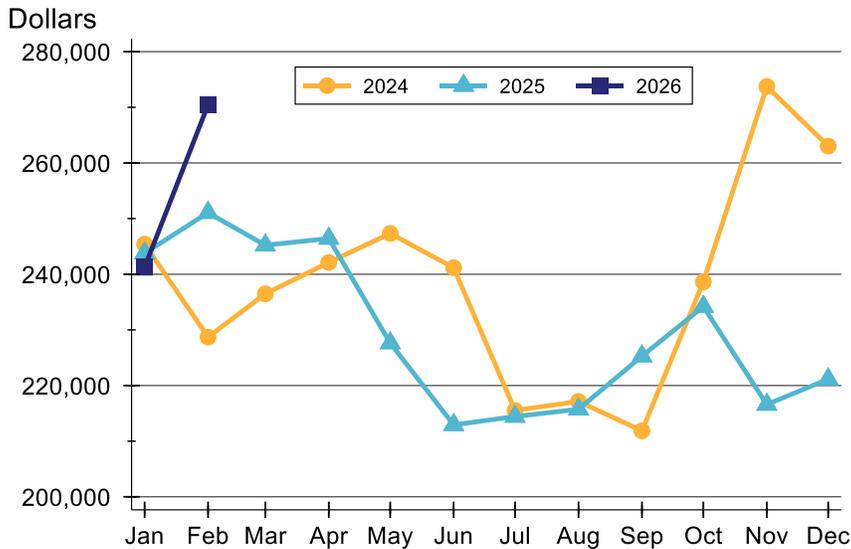
### Active Listings by Price Range

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	1	1.8%	2.4	850	850	6	6	100.0%	100.0%
\$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	4	7.1%	1.0	82,325	88,450	55	21	98.0%	100.0%
\$100,000-\$124,999	3	5.4%	1.4	121,333	120,000	333	364	76.3%	71.6%
\$125,000-\$149,999	3	5.4%	0.9	134,633	139,000	8	6	97.8%	100.0%
\$150,000-\$174,999	1	1.8%	0.3	159,500	159,500	5	5	100.0%	100.0%
\$175,000-\$199,999	6	10.7%	1.6	182,117	182,450	36	19	95.6%	97.6%
\$200,000-\$249,999	10	17.9%	2.1	230,970	232,450	101	92	95.5%	98.0%
\$250,000-\$299,999	7	12.5%	2.0	277,400	275,000	48	59	98.6%	100.0%
\$300,000-\$399,999	12	21.4%	3.6	352,875	349,450	66	20	97.8%	100.0%
\$400,000-\$499,999	7	12.5%	N/A	439,786	439,900	84	32	98.4%	97.8%
\$500,000-\$749,999	2	3.6%	N/A	614,900	614,900	174	174	95.0%	95.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



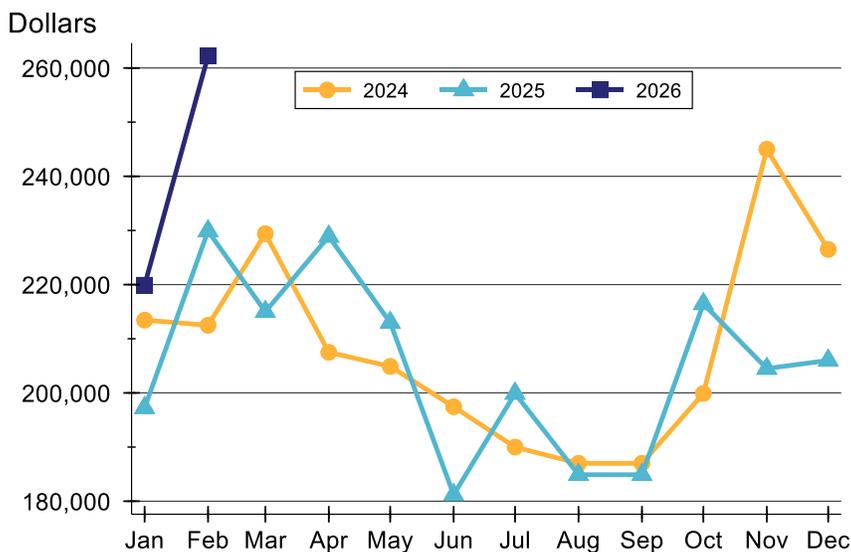
## Emporia Area Active Listings Analysis

### Average Price



Month	2024	2025	2026
January	245,424	243,778	<b>241,248</b>
February	228,702	251,065	<b>270,438</b>
March	236,489	245,222	
April	242,116	246,426	
May	247,332	227,643	
June	241,171	212,933	
July	215,529	214,432	
August	217,145	215,740	
September	211,868	225,279	
October	238,630	234,192	
November	273,748	216,590	
December	263,035	221,149	

### Median Price

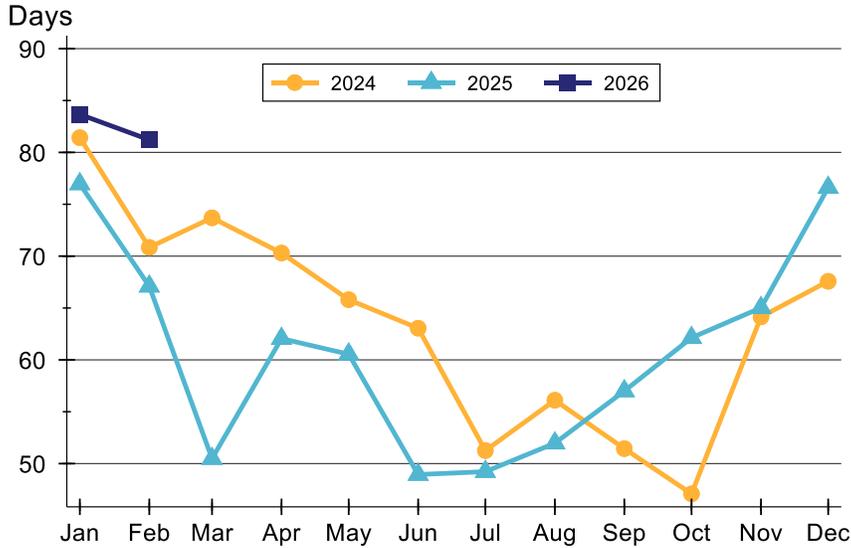


Month	2024	2025	2026
January	213,450	197,250	<b>219,900</b>
February	212,500	229,900	<b>262,200</b>
March	229,400	215,000	
April	207,500	228,900	
May	204,900	213,000	
June	197,450	181,200	
July	189,999	199,900	
August	187,000	184,900	
September	187,000	184,900	
October	199,900	216,450	
November	245,000	204,500	
December	226,500	206,000	



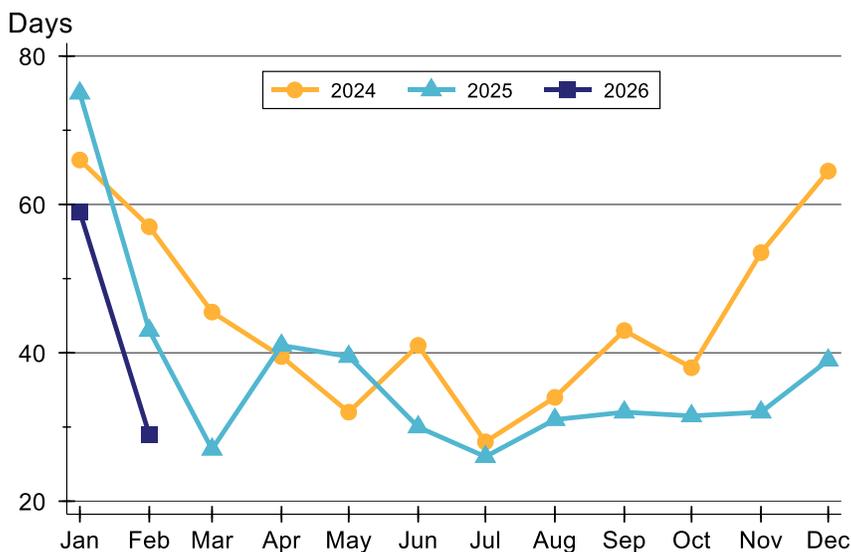
## Emporia Area Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	81	77	<b>84</b>
February	71	67	<b>81</b>
March	74	50	
April	70	62	
May	66	61	
June	63	49	
July	51	49	
August	56	52	
September	51	57	
October	47	62	
November	64	65	
December	68	77	

### Median DOM

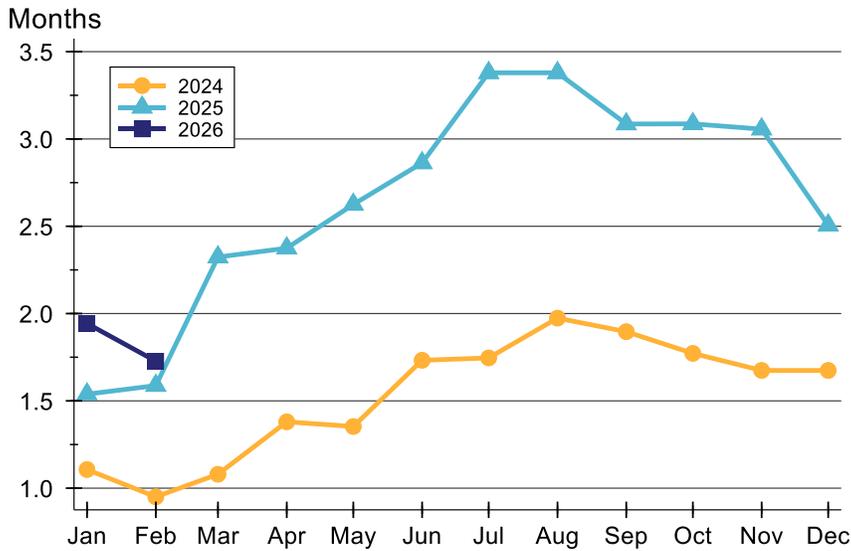


Month	2024	2025	2026
January	66	75	<b>59</b>
February	57	43	<b>29</b>
March	46	27	
April	40	41	
May	32	40	
June	41	30	
July	28	26	
August	34	31	
September	43	32	
October	38	32	
November	54	32	
December	65	39	



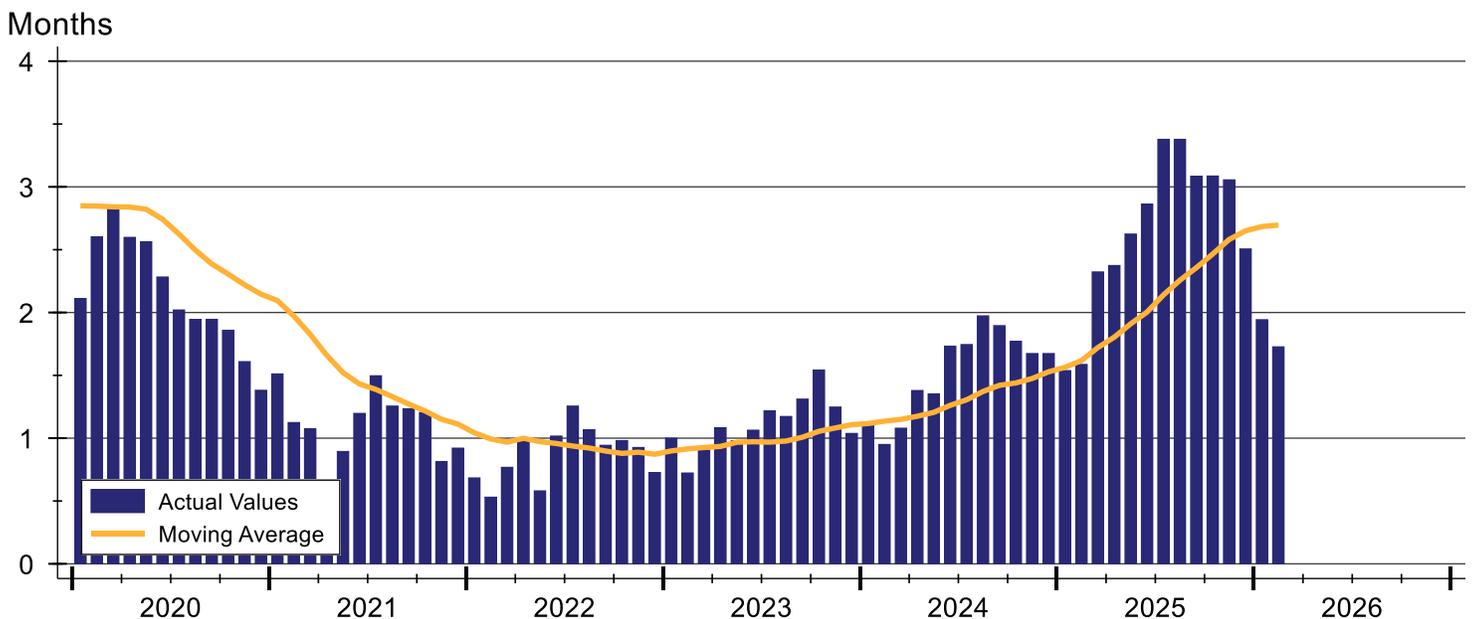
# Emporia Area Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	1.1	1.5	<b>1.9</b>
February	1.0	1.6	<b>1.7</b>
March	1.1	2.3	
April	1.4	2.4	
May	1.4	2.6	
June	1.7	2.9	
July	1.7	3.4	
August	2.0	3.4	
September	1.9	3.1	
October	1.8	3.1	
November	1.7	3.1	
December	1.7	2.5	

## History of Month's Supply





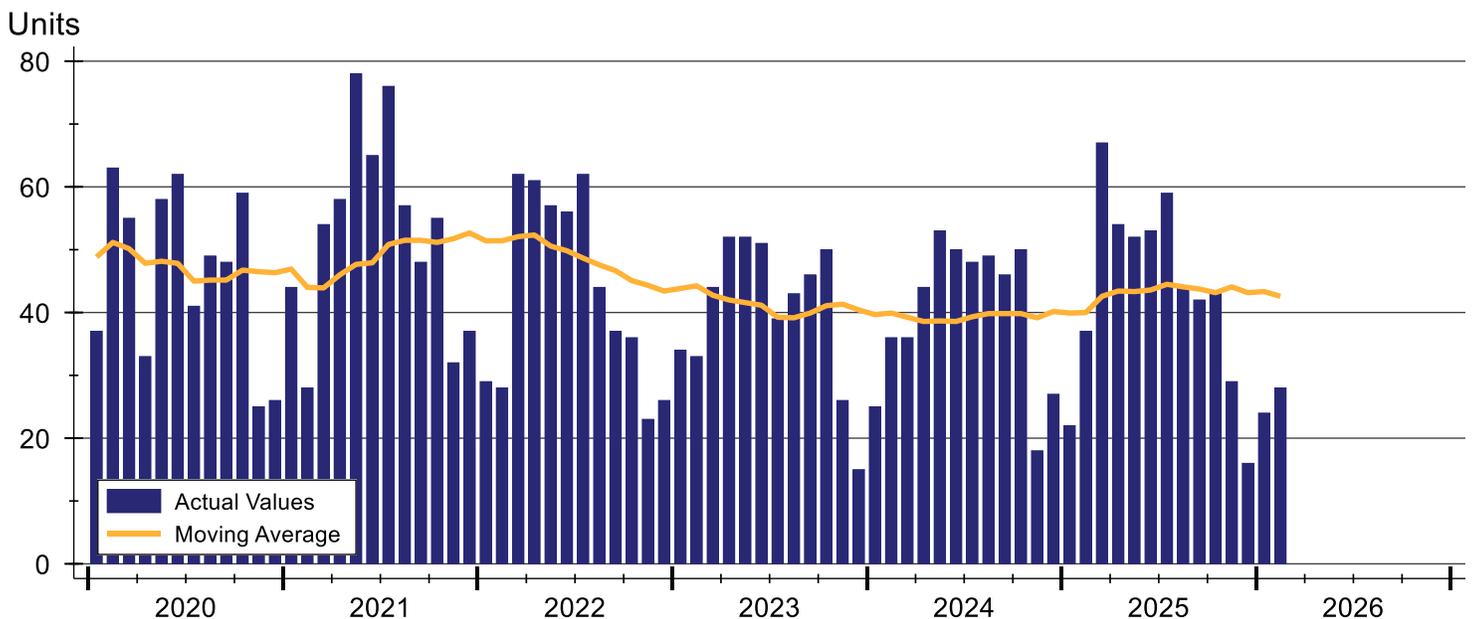
## Emporia Area New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>28</b>	37	-24.3%
	Volume (1,000s)	<b>6,260</b>	8,789	-28.8%
	Average List Price	<b>223,582</b>	237,548	-5.9%
	Median List Price	<b>219,450</b>	224,900	-2.4%
Year-to-Date	New Listings	<b>52</b>	59	-11.9%
	Volume (1,000s)	<b>11,498</b>	13,077	-12.1%
	Average List Price	<b>221,123</b>	221,637	-0.2%
	Median List Price	<b>219,450</b>	215,000	2.1%

A total of 28 new listings were added in the Emporia area during February, down 24.3% from the same month in 2025. Year-to-date the Emporia area has seen 52 new listings.

The median list price of these homes was \$219,450 down from \$224,900 in 2025.

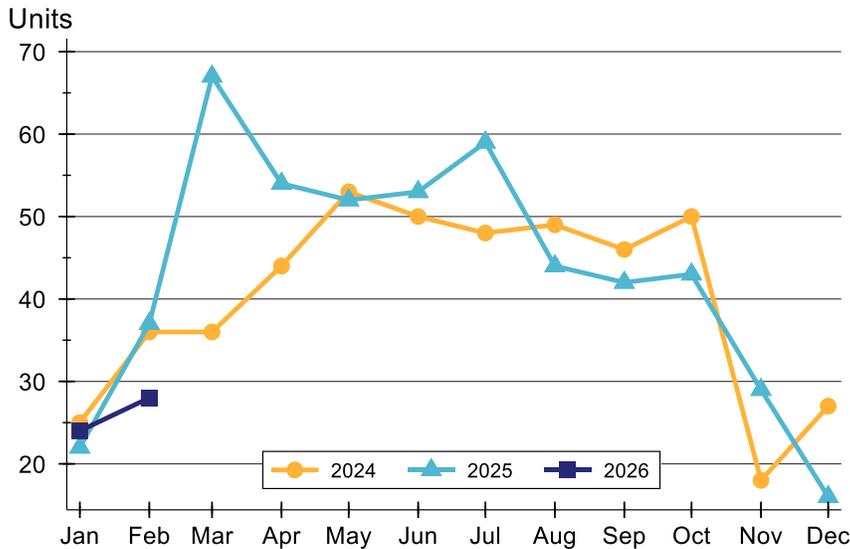
### History of New Listings





## Emporia Area New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	25	22	<b>24</b>
February	36	37	<b>28</b>
March	36	67	
April	44	54	
May	53	52	
June	50	53	
July	48	59	
August	49	44	
September	46	42	
October	50	43	
November	18	29	
December	27	16	

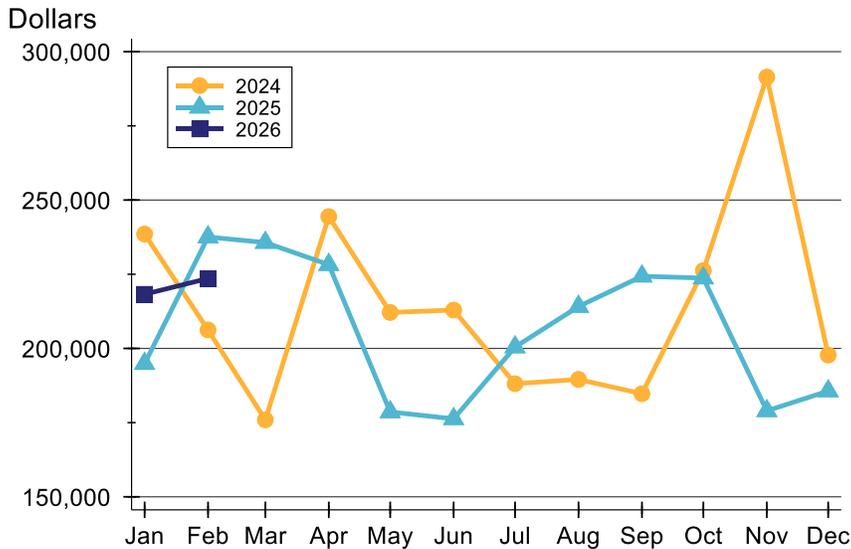
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	10.7%	900	850	6	6	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	7.1%	77,400	77,400	10	10	98.6%	98.6%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	5	17.9%	135,240	139,000	10	6	98.7%	100.0%
\$150,000-\$174,999	1	3.6%	164,900	164,900	6	6	100.0%	100.0%
\$175,000-\$199,999	2	7.1%	186,450	186,450	13	13	97.1%	97.1%
\$200,000-\$249,999	4	14.3%	230,975	234,950	5	3	100.0%	100.0%
\$250,000-\$299,999	2	7.1%	273,500	273,500	14	14	97.7%	97.7%
\$300,000-\$399,999	7	25.0%	356,271	349,900	13	15	99.3%	100.0%
\$400,000-\$499,999	2	7.1%	462,000	462,000	17	17	97.2%	97.2%
\$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



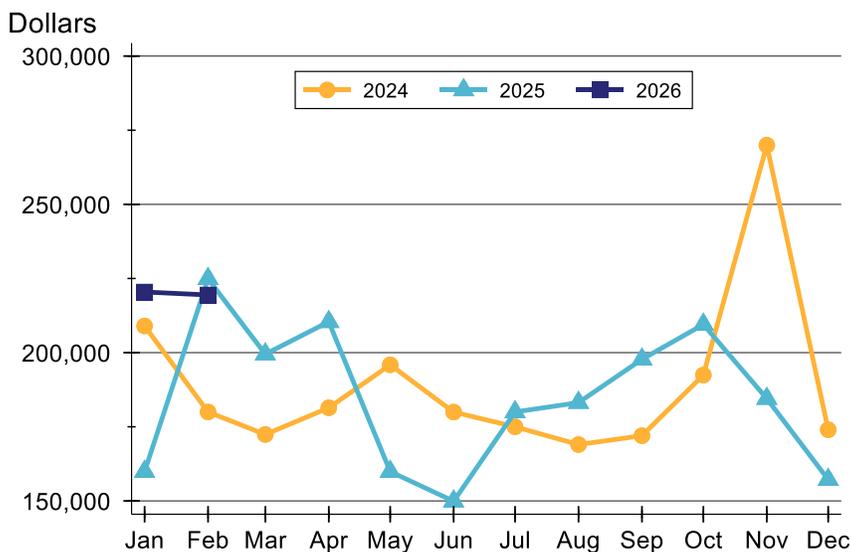
## Emporia Area New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	238,544	194,877	<b>218,254</b>
<b>February</b>	206,228	237,548	<b>223,582</b>
<b>March</b>	175,949	235,678	
<b>April</b>	244,442	228,222	
<b>May</b>	212,133	178,593	
<b>June</b>	212,926	176,289	
<b>July</b>	188,119	200,460	
<b>August</b>	189,567	214,120	
<b>September</b>	184,739	224,319	
<b>October</b>	226,222	223,700	
<b>November</b>	291,433	178,971	
<b>December</b>	197,783	185,656	

### Median Price



Month	2024	2025	2026
<b>January</b>	209,000	159,900	<b>220,450</b>
<b>February</b>	180,000	224,900	<b>219,450</b>
<b>March</b>	172,400	199,500	
<b>April</b>	181,400	210,400	
<b>May</b>	195,900	159,900	
<b>June</b>	179,950	149,900	
<b>July</b>	175,000	180,000	
<b>August</b>	169,000	183,150	
<b>September</b>	172,000	197,750	
<b>October</b>	192,450	209,500	
<b>November</b>	269,950	184,500	
<b>December</b>	174,000	157,200	



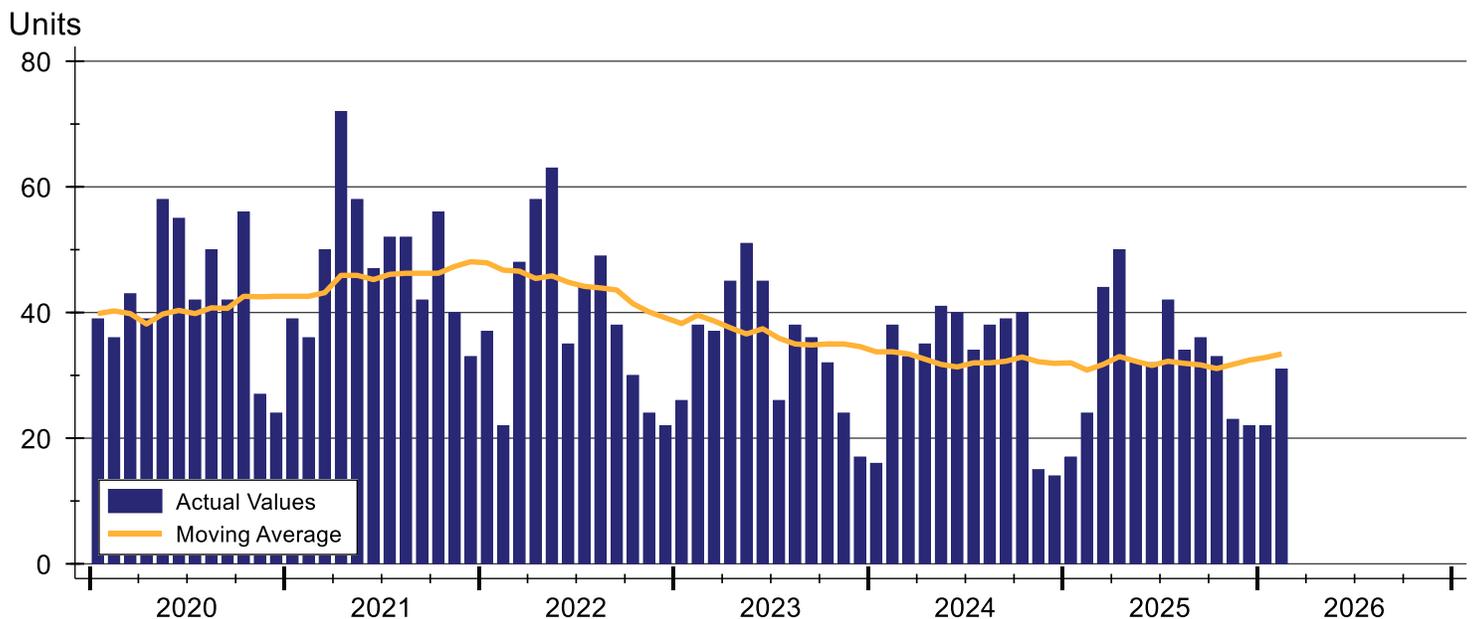
## Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>31</b>	24	29.2%	<b>53</b>	41	29.3%
Volume (1,000s)		<b>5,734</b>	4,978	15.2%	<b>10,700</b>	9,837	8.8%
Average	Sale Price	<b>184,974</b>	207,425	-10.8%	<b>201,880</b>	239,917	-15.9%
	Days on Market	<b>68</b>	47	44.7%	<b>70</b>	47	48.9%
	Percent of Original	<b>94.9%</b>	92.5%	2.6%	<b>93.5%</b>	92.4%	1.2%
Median	Sale Price	<b>157,000</b>	201,250	-22.0%	<b>187,900</b>	244,900	-23.3%
	Days on Market	<b>29</b>	8	262.5%	<b>47</b>	11	327.3%
	Percent of Original	<b>98.2%</b>	97.0%	1.2%	<b>96.0%</b>	96.0%	0.0%

A total of 31 contracts for sale were written in the Emporia area during the month of February, up from 24 in 2025. The median list price of these homes was \$157,000, down from \$201,250 the prior year.

Half of the homes that went under contract in February were on the market less than 29 days, compared to 8 days in February 2025.

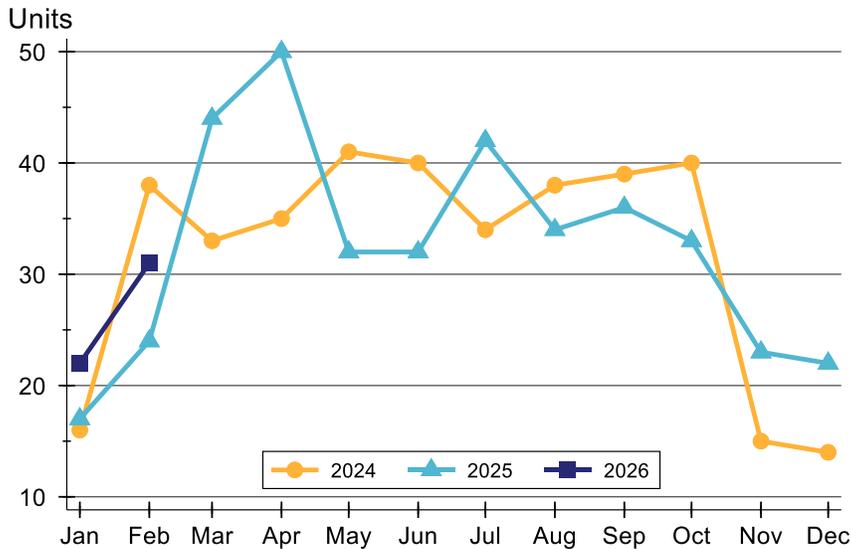
## History of Contracts Written





## Emporia Area Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
January	16	17	22
February	38	24	31
March	33	44	
April	35	50	
May	41	32	
June	40	32	
July	34	42	
August	38	34	
September	39	36	
October	40	33	
November	15	23	
December	14	22	

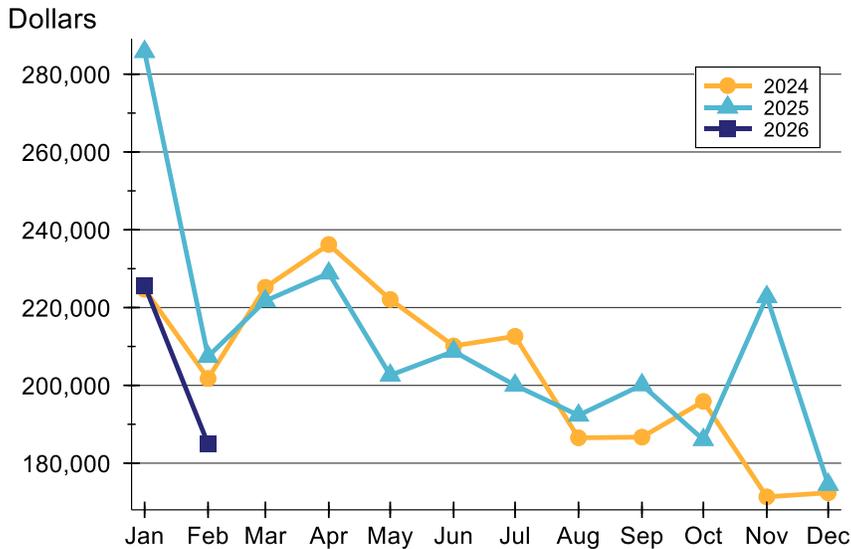
### Contracts Written by Price Range

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	3.2%	27,500	27,500	17	17	59.0%	59.0%
\$50,000-\$99,999	4	12.9%	78,975	76,250	72	33	94.5%	96.2%
\$100,000-\$124,999	2	6.5%	114,450	114,450	115	115	96.5%	96.5%
\$125,000-\$149,999	7	22.6%	133,729	129,900	52	33	93.6%	92.9%
\$150,000-\$174,999	5	16.1%	159,240	159,500	83	65	95.7%	100.0%
\$175,000-\$199,999	1	3.2%	199,500	199,500	173	173	95.0%	95.0%
\$200,000-\$249,999	4	12.9%	233,700	240,400	41	11	99.0%	100.0%
\$250,000-\$299,999	4	12.9%	266,325	264,950	106	104	97.3%	97.4%
\$300,000-\$399,999	2	6.5%	365,500	365,500	12	12	99.1%	99.1%
\$400,000-\$499,999	1	3.2%	499,000	499,000	5	5	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



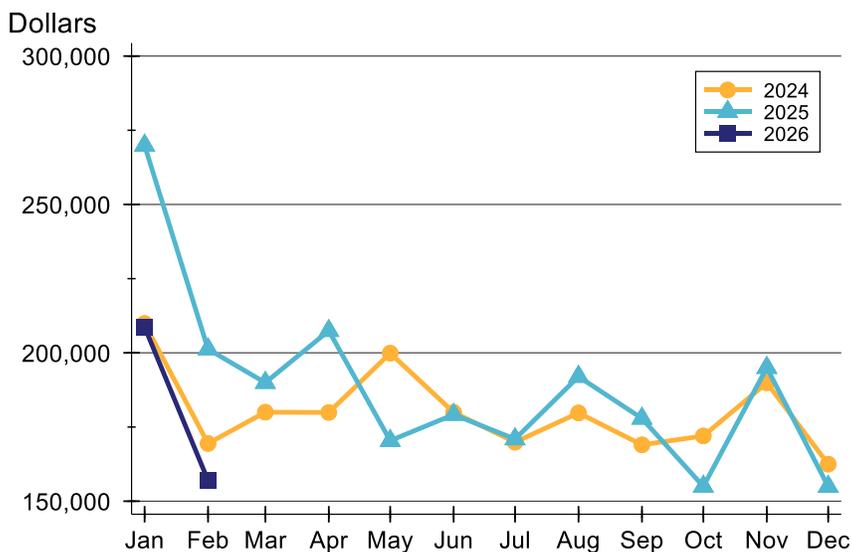
## Emporia Area Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	224,700	285,788	<b>225,702</b>
<b>February</b>	201,782	207,425	<b>184,974</b>
<b>March</b>	225,224	221,717	
<b>April</b>	236,216	228,832	
<b>May</b>	222,084	202,606	
<b>June</b>	210,151	208,751	
<b>July</b>	212,612	200,034	
<b>August</b>	186,521	192,306	
<b>September</b>	186,700	200,127	
<b>October</b>	195,883	186,033	
<b>November</b>	171,353	222,774	
<b>December</b>	172,386	174,535	

### Median Price

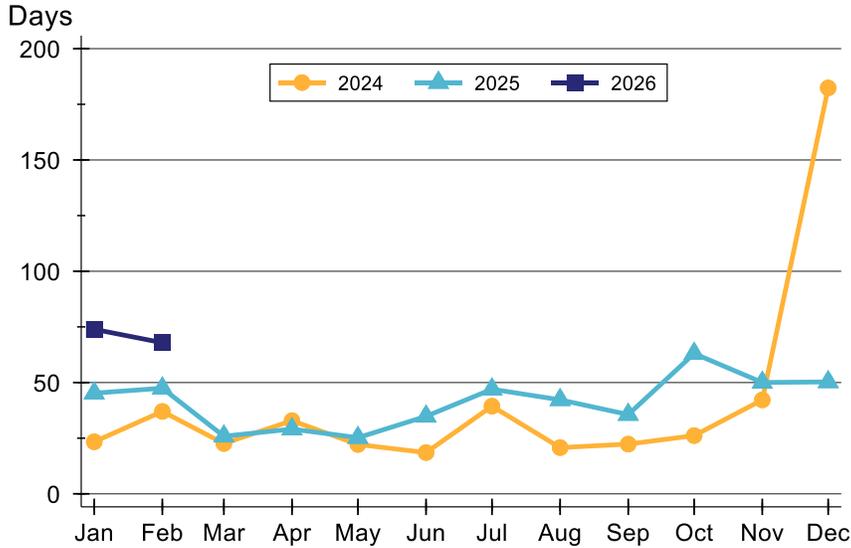


Month	2024	2025	2026
<b>January</b>	209,900	269,900	<b>208,700</b>
<b>February</b>	169,450	201,250	<b>157,000</b>
<b>March</b>	180,000	189,950	
<b>April</b>	179,900	207,450	
<b>May</b>	199,900	170,400	
<b>June</b>	179,950	179,200	
<b>July</b>	169,900	170,950	
<b>August</b>	179,750	192,000	
<b>September</b>	169,000	177,900	
<b>October</b>	172,000	154,999	
<b>November</b>	189,900	195,000	
<b>December</b>	162,500	154,950	



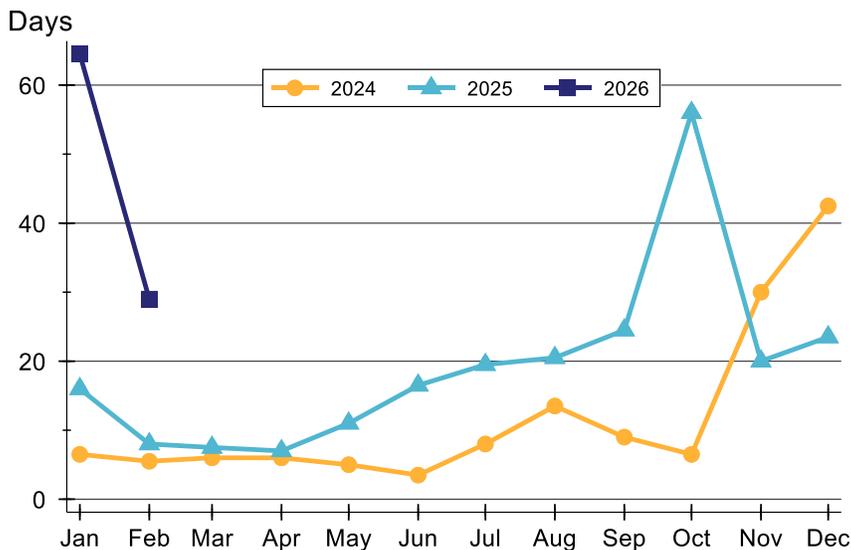
## Emporia Area Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	23	45	<b>74</b>
February	37	47	<b>68</b>
March	23	26	
April	33	29	
May	22	25	
June	19	35	
July	39	47	
August	21	42	
September	22	36	
October	26	63	
November	42	50	
December	182	50	

### Median DOM



Month	2024	2025	2026
January	7	16	<b>65</b>
February	6	8	<b>29</b>
March	6	8	
April	6	7	
May	5	11	
June	4	17	
July	8	20	
August	14	21	
September	9	25	
October	7	56	
November	30	20	
December	43	24	



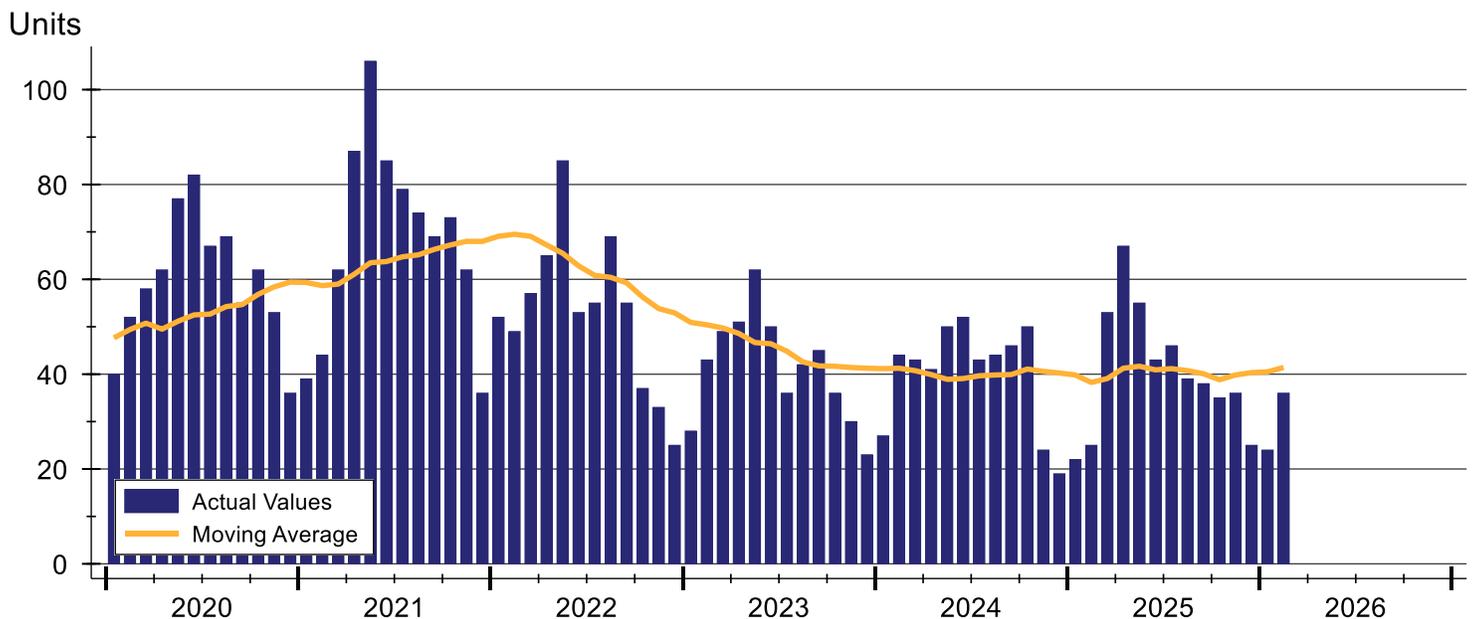
## Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>36</b>	25	44.0%
Volume (1,000s)		<b>7,427</b>	5,527	34.4%
Average	List Price	<b>206,299</b>	221,064	-6.7%
	Days on Market	<b>71</b>	34	108.8%
	Percent of Original	<b>96.9%</b>	97.8%	-0.9%
Median	List Price	<b>194,250</b>	178,000	9.1%
	Days on Market	<b>20</b>	9	122.2%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 36 listings in the Emporia area had contracts pending at the end of February, up from 25 contracts pending at the end of February 2025.

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.

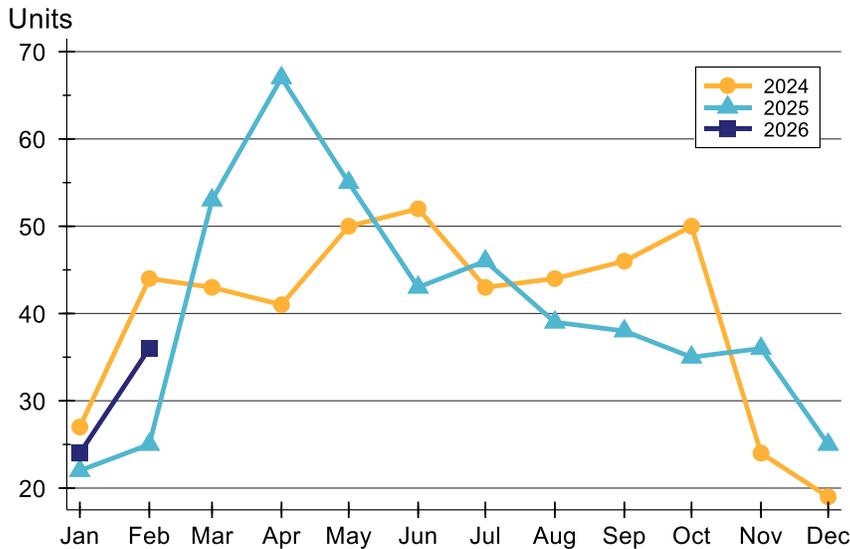
## History of Pending Contracts





## Emporia Area Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
<b>January</b>	27	22	<b>24</b>
<b>February</b>	44	25	<b>36</b>
<b>March</b>	43	53	
<b>April</b>	41	67	
<b>May</b>	50	55	
<b>June</b>	52	43	
<b>July</b>	43	46	
<b>August</b>	44	39	
<b>September</b>	46	38	
<b>October</b>	50	35	
<b>November</b>	24	36	
<b>December</b>	19	25	

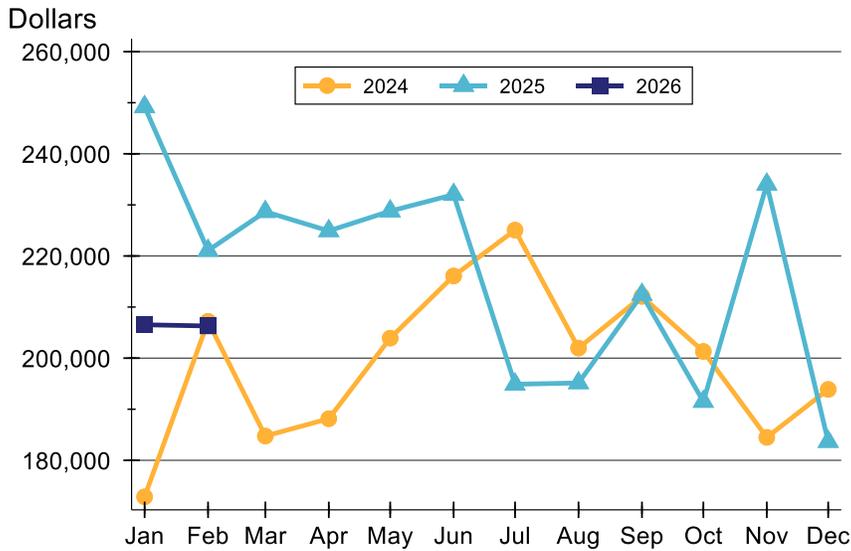
### Pending Contracts by Price Range

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	4	11.1%	78,975	76,250	72	33	94.5%	96.2%
\$100,000-\$124,999	2	5.6%	114,450	114,450	115	115	96.5%	96.5%
\$125,000-\$149,999	5	13.9%	132,240	129,900	53	33	95.8%	96.4%
\$150,000-\$174,999	5	13.9%	159,320	159,900	74	18	96.8%	97.2%
\$175,000-\$199,999	3	8.3%	189,483	189,000	197	173	93.6%	95.0%
\$200,000-\$249,999	7	19.4%	230,257	235,900	35	2	98.7%	100.0%
\$250,000-\$299,999	5	13.9%	261,180	260,000	92	111	96.6%	98.1%
\$300,000-\$399,999	4	11.1%	359,750	365,500	28	12	99.5%	100.0%
\$400,000-\$499,999	1	2.8%	499,000	499,000	5	5	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



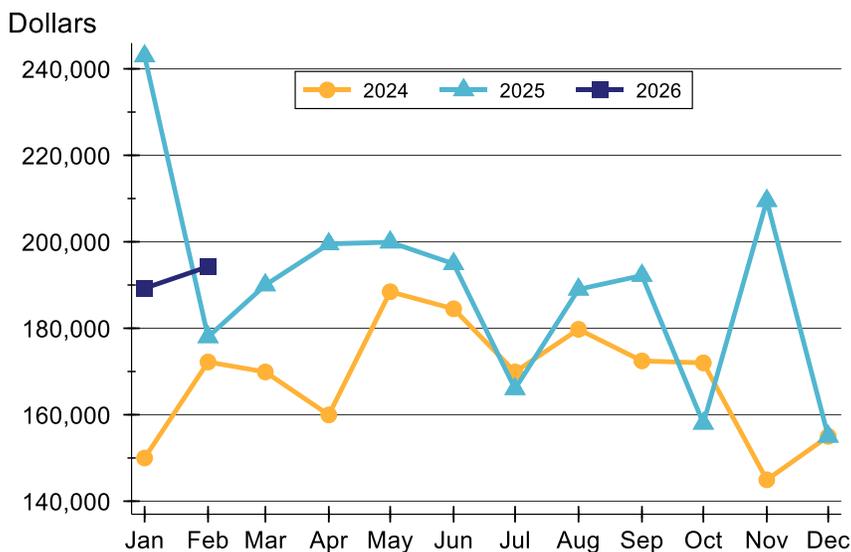
## Emporia Area Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
January	172,848	249,214	<b>206,531</b>
February	207,211	221,064	<b>206,299</b>
March	184,742	228,671	
April	188,143	224,919	
May	203,924	228,789	
June	216,086	232,019	
July	225,065	194,883	
August	201,970	195,149	
September	212,089	212,449	
October	201,312	191,500	
November	184,488	234,039	
December	193,879	183,659	

### Median Price

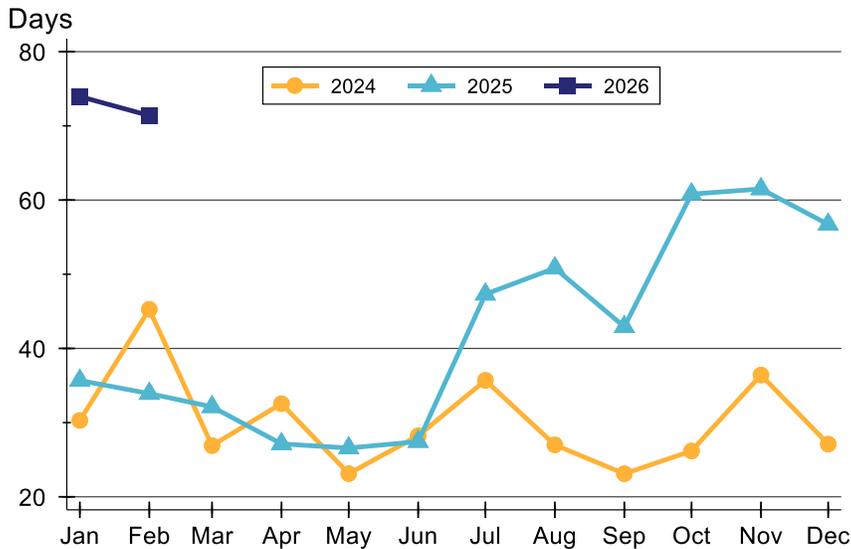


Month	2024	2025	2026
January	150,000	242,950	<b>189,250</b>
February	172,200	178,000	<b>194,250</b>
March	169,900	190,000	
April	159,950	199,500	
May	188,450	199,900	
June	184,500	194,900	
July	169,900	166,000	
August	179,750	189,000	
September	172,450	192,200	
October	172,000	158,000	
November	144,950	209,500	
December	155,000	155,000	



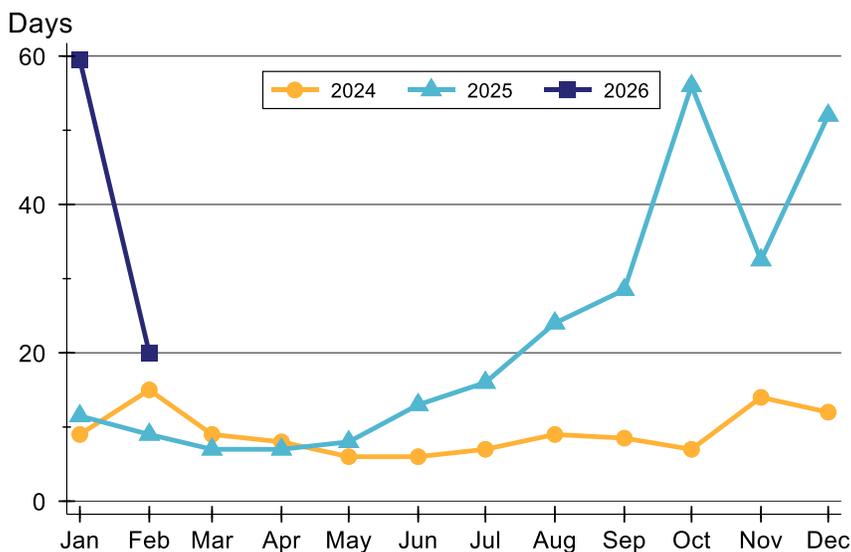
## Emporia Area Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	30	36	<b>74</b>
February	45	34	<b>71</b>
March	27	32	
April	33	27	
May	23	27	
June	28	27	
July	36	47	
August	27	51	
September	23	43	
October	26	61	
November	36	62	
December	27	57	

### Median DOM



Month	2024	2025	2026
January	9	12	<b>60</b>
February	15	9	<b>20</b>
March	9	7	
April	8	7	
May	6	8	
June	6	13	
July	7	16	
August	9	24	
September	9	29	
October	7	56	
November	14	33	
December	12	52	



# Greenwood County Housing Report



## Market Overview

### Greenwood County Home Sales Remained Constant in February

Total home sales in Greenwood County remained at 0 units last month, the same as in February 2025. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

Since there were no sales last month, the median sale price cannot be calculated.

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

The total number of active listings in Greenwood County at the end of February was 2 units, the same as in February 2025. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of February was \$125,500.

During February, a total of 1 contract was written down from 2 in February 2025. 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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## Greenwood County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	
Change from prior year	N/A	-100.0%	N/A	N/A	-100.0%	N/A	
<b>Active Listings</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Change from prior year	0.0%	0.0%	100.0%				
<b>Months' Supply</b>	<b>1.2</b>	<b>3.4</b>	<b>2.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Change from prior year	-64.7%	54.5%	46.7%				
<b>New Listings</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>2</b>	
Change from prior year	N/A	-100.0%	N/A	N/A	-100.0%	100.0%	
<b>Contracts Written</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	
Change from prior year	-50.0%	100.0%	0.0%	-50.0%	100.0%	-66.7%	
<b>Pending Contracts</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Change from prior year	-50.0%	N/A	-100.0%				
<b>Sales Volume (1,000s)</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>295</b>	<b>0</b>	<b>38</b>	
Change from prior year	N/A	-100.0%	N/A	N/A	-100.0%	N/A	
<b>Average</b>	<b>Sale Price</b>	<b>N/A</b>	<b>N/A</b>	<b>38,000</b>	<b>147,650</b>	<b>N/A</b>	<b>38,000</b>
	Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A
	<b>List Price of Actives</b>	<b>125,500</b>	<b>35,000</b>	<b>69,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	258.6%	-49.6%	-35.0%			
	<b>Days on Market</b>	<b>N/A</b>	<b>N/A</b>	<b>20</b>	<b>71</b>	<b>N/A</b>	<b>20</b>
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of List</b>	<b>N/A</b>	<b>N/A</b>	<b>69.2%</b>	<b>96.8%</b>	<b>N/A</b>	<b>69.2%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of Original</b>	<b>N/A</b>	<b>N/A</b>	<b>63.4%</b>	<b>91.6%</b>	<b>N/A</b>	<b>63.4%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Median</b>	<b>Sale Price</b>	<b>N/A</b>	<b>N/A</b>	<b>38,000</b>	<b>147,650</b>	<b>N/A</b>	<b>38,000</b>
	Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A
	<b>List Price of Actives</b>	<b>125,500</b>	<b>35,000</b>	<b>69,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	258.6%	-49.6%	-35.0%			
	<b>Days on Market</b>	<b>N/A</b>	<b>N/A</b>	<b>20</b>	<b>71</b>	<b>N/A</b>	<b>20</b>
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of List</b>	<b>N/A</b>	<b>N/A</b>	<b>69.2%</b>	<b>96.8%</b>	<b>N/A</b>	<b>69.2%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
<b>Percent of Original</b>	<b>N/A</b>	<b>N/A</b>	<b>63.4%</b>	<b>91.6%</b>	<b>N/A</b>	<b>63.4%</b>	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	

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

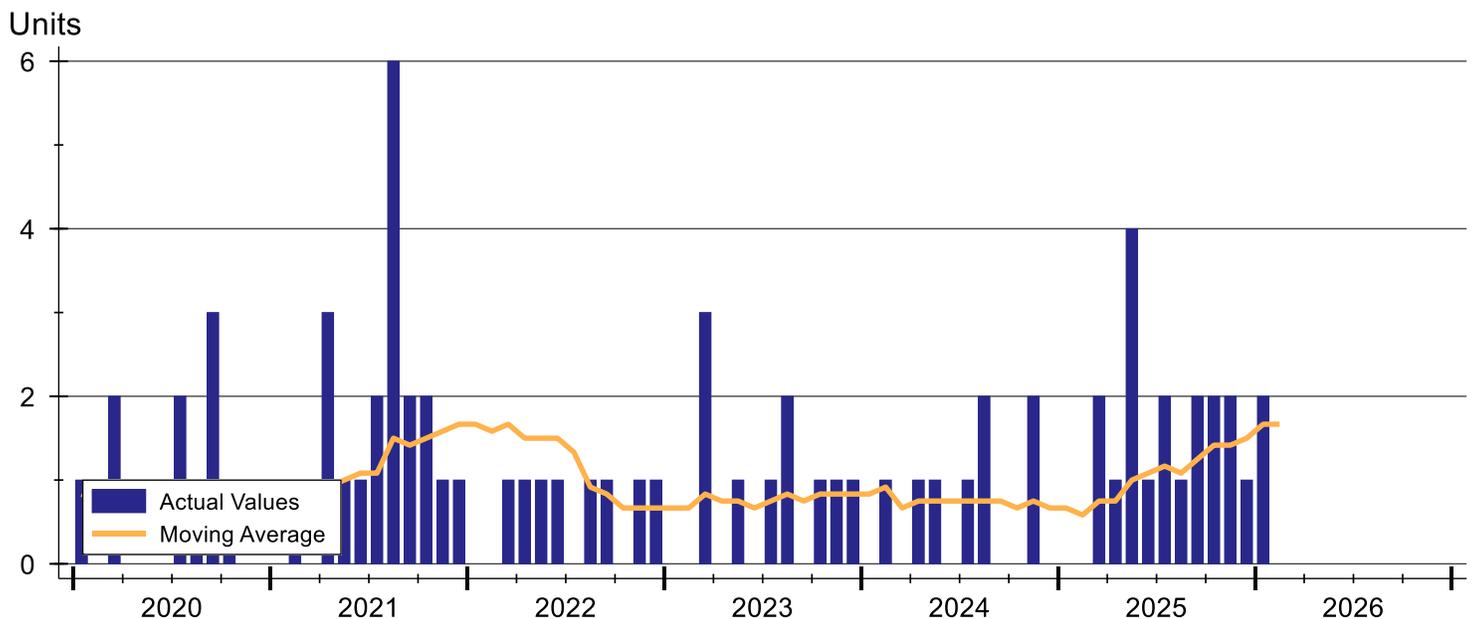


## Greenwood County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		0	0	N/A	2	0	N/A
Volume (1,000s)		0	0	N/A	295	0	N/A
Months' Supply		1.2	3.4	-64.7%	N/A	N/A	N/A
Average	Sale Price	N/A	N/A	N/A	147,650	N/A	N/A
	Days on Market	N/A	N/A	N/A	71	N/A	N/A
	Percent of List	N/A	N/A	N/A	96.8%	N/A	N/A
	Percent of Original	N/A	N/A	N/A	91.6%	N/A	N/A
Median	Sale Price	N/A	N/A	N/A	147,650	N/A	N/A
	Days on Market	N/A	N/A	N/A	71	N/A	N/A
	Percent of List	N/A	N/A	N/A	96.8%	N/A	N/A
	Percent of Original	N/A	N/A	N/A	91.6%	N/A	N/A

A total of 0 homes sold in Greenwood County in February, showing no change from February 2025. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

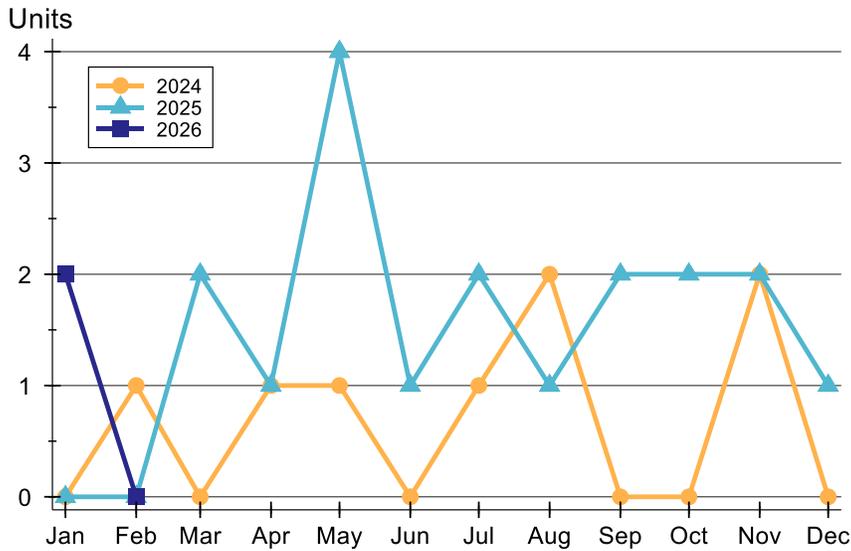
## History of Closed Listings





## Greenwood County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	0	0	<b>2</b>
February	1	0	<b>0</b>
March	0	2	0
April	1	1	0
May	1	4	0
June	0	1	0
July	1	2	0
August	2	1	0
September	0	2	0
October	0	2	0
November	2	2	0
December	0	1	0

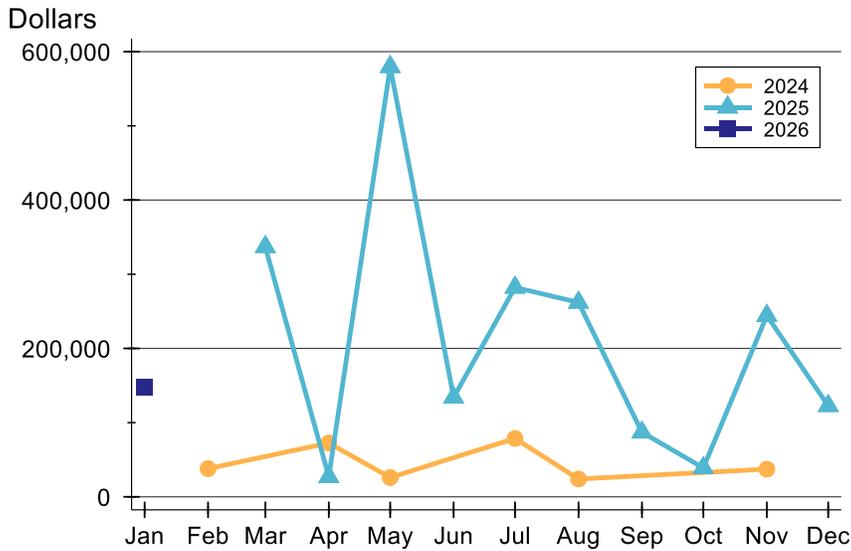
### Closed Listings by Price Range

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



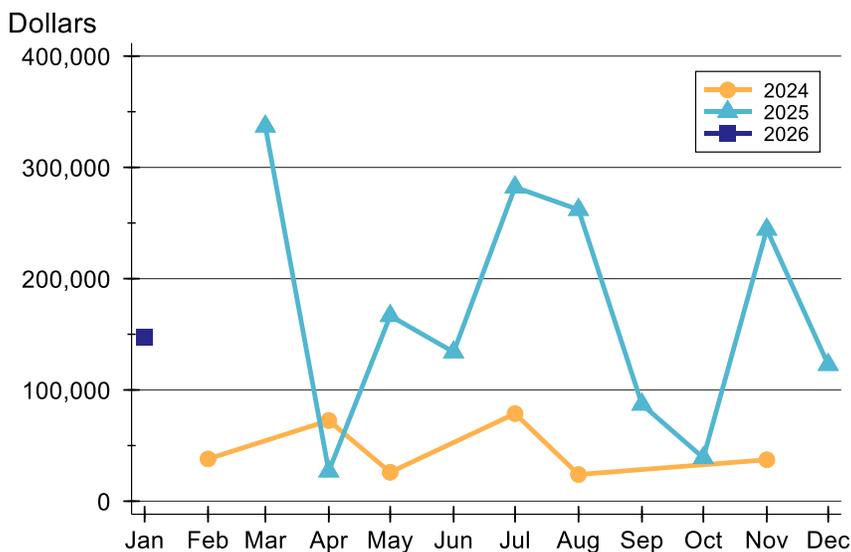
# Greenwood County Closed Listings Analysis

## Average Price



Month	2024	2025	2026
<b>January</b>	N/A	N/A	<b>147,650</b>
<b>February</b>	38,000	N/A	<b>N/A</b>
<b>March</b>	N/A	336,950	
<b>April</b>	72,500	27,000	
<b>May</b>	26,000	579,563	
<b>June</b>	N/A	134,000	
<b>July</b>	78,700	282,180	
<b>August</b>	24,000	262,000	
<b>September</b>	N/A	87,000	
<b>October</b>	N/A	39,000	
<b>November</b>	37,250	244,250	
<b>December</b>	N/A	122,700	

## Median Price

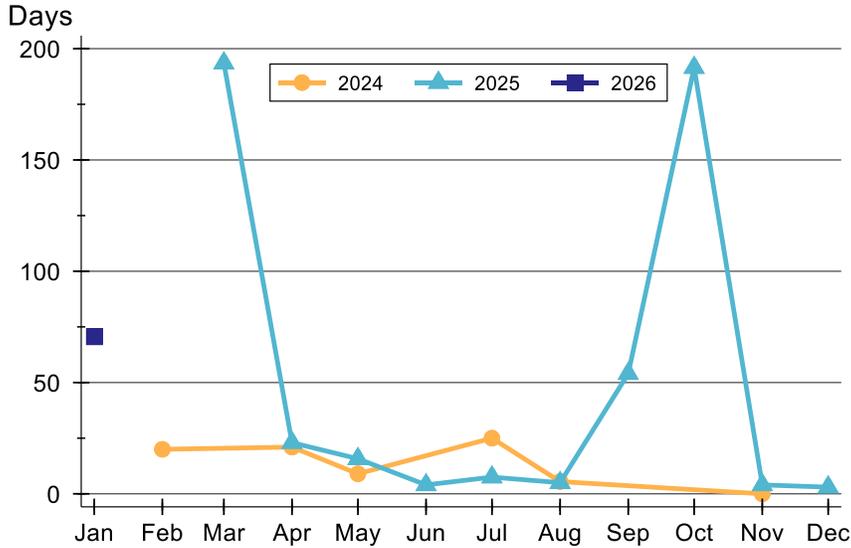


Month	2024	2025	2026
<b>January</b>	N/A	N/A	<b>147,650</b>
<b>February</b>	38,000	N/A	<b>N/A</b>
<b>March</b>	N/A	336,950	
<b>April</b>	72,500	27,000	
<b>May</b>	26,000	166,625	
<b>June</b>	N/A	134,000	
<b>July</b>	78,700	282,180	
<b>August</b>	24,000	262,000	
<b>September</b>	N/A	87,000	
<b>October</b>	N/A	39,000	
<b>November</b>	37,250	244,250	
<b>December</b>	N/A	122,700	



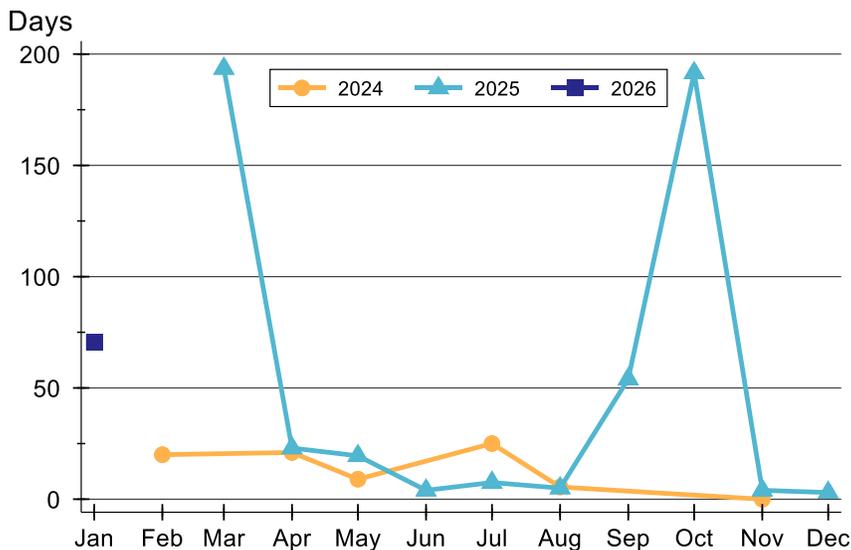
# Greenwood County Closed Listings Analysis

## Average DOM



Month	2024	2025	2026
January	N/A	N/A	<b>71</b>
February	20	N/A	<b>N/A</b>
March	N/A	194	
April	21	23	
May	9	16	
June	N/A	4	
July	25	8	
August	6	5	
September	N/A	54	
October	N/A	192	
November	N/A	4	
December	N/A	3	

## Median DOM



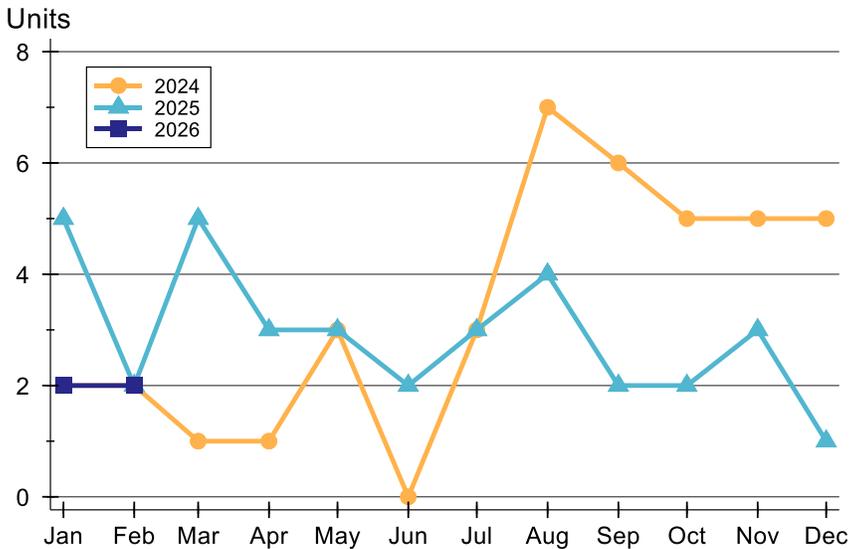
Month	2024	2025	2026
January	N/A	N/A	<b>71</b>
February	20	N/A	<b>N/A</b>
March	N/A	194	
April	21	23	
May	9	20	
June	N/A	4	
July	25	8	
August	6	5	
September	N/A	54	
October	N/A	192	
November	N/A	4	
December	N/A	3	





## Greenwood County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
January	2	5	2
February	2	2	2
March	1	5	1
April	1	3	1
May	3	3	3
June	0	2	0
July	3	3	3
August	7	4	7
September	6	2	6
October	5	2	5
November	5	3	5
December	5	1	5

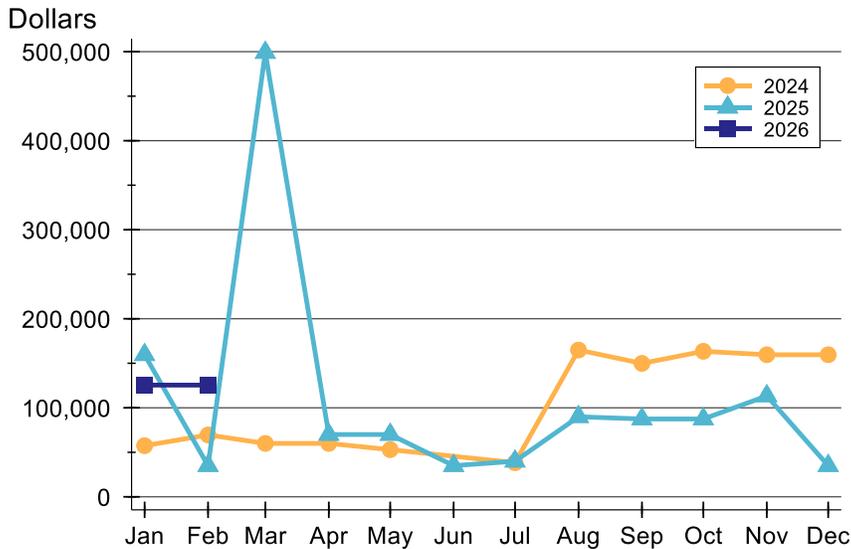
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	50.0%	N/A	31,000	31,000	531	531	88.6%	88.6%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	N/A	220,000	220,000	44	44	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



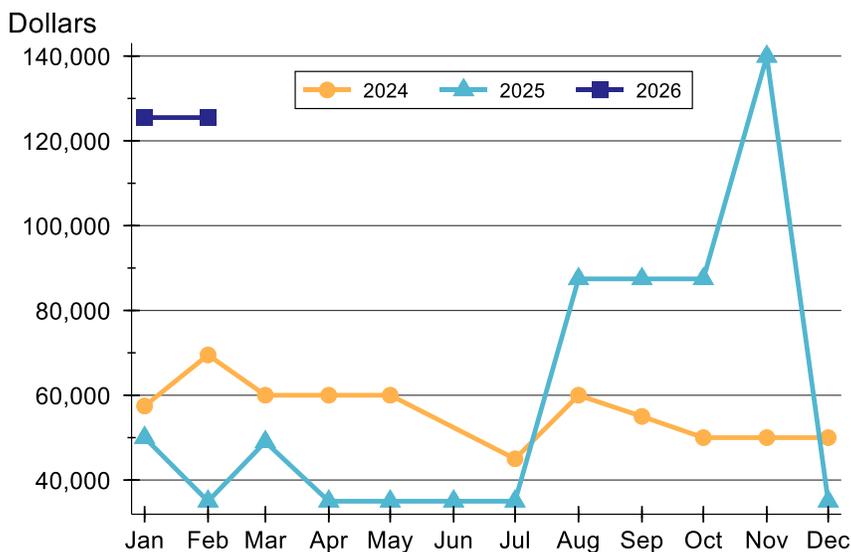
## Greenwood County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	57,450	159,579	<b>125,500</b>
<b>February</b>	69,500	35,000	<b>125,500</b>
<b>March</b>	60,000	499,000	
<b>April</b>	60,000	69,967	
<b>May</b>	53,000	69,967	
<b>June</b>	N/A	35,000	
<b>July</b>	38,333	39,967	
<b>August</b>	164,891	89,950	
<b>September</b>	149,872	87,450	
<b>October</b>	163,446	87,450	
<b>November</b>	159,579	113,300	
<b>December</b>	159,579	35,000	

### Median Price

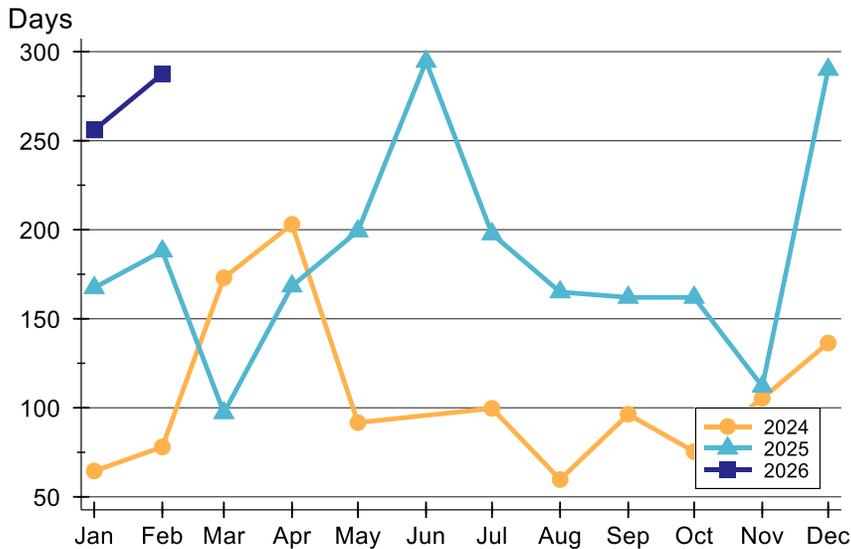


Month	2024	2025	2026
<b>January</b>	57,450	49,995	<b>125,500</b>
<b>February</b>	69,500	35,000	<b>125,500</b>
<b>March</b>	60,000	49,000	
<b>April</b>	60,000	35,000	
<b>May</b>	60,000	35,000	
<b>June</b>	N/A	35,000	
<b>July</b>	45,000	35,000	
<b>August</b>	60,000	87,450	
<b>September</b>	54,998	87,450	
<b>October</b>	49,995	87,450	
<b>November</b>	49,995	139,900	
<b>December</b>	49,995	35,000	



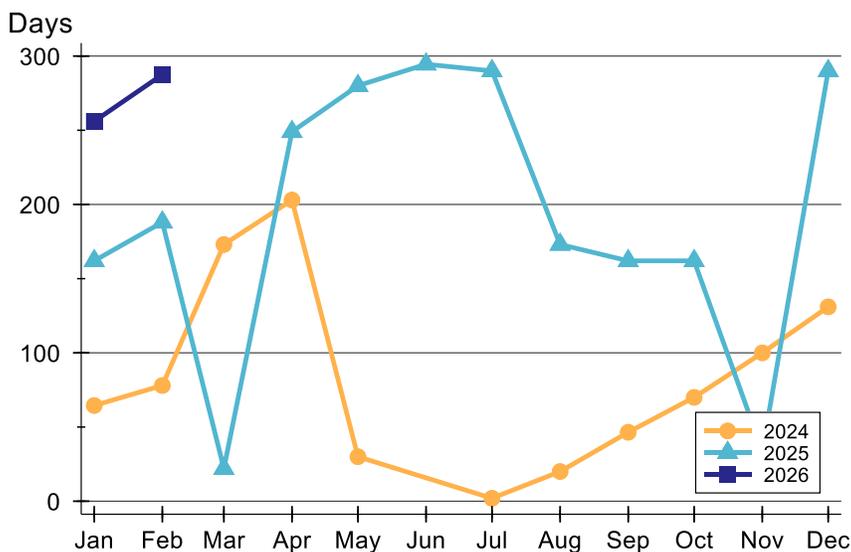
## Greenwood County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	65	167	<b>256</b>
February	78	188	<b>288</b>
March	173	97	
April	203	168	
May	92	199	
June	N/A	295	
July	100	198	
August	60	165	
September	96	162	
October	75	162	
November	105	112	
December	136	290	

### Median DOM

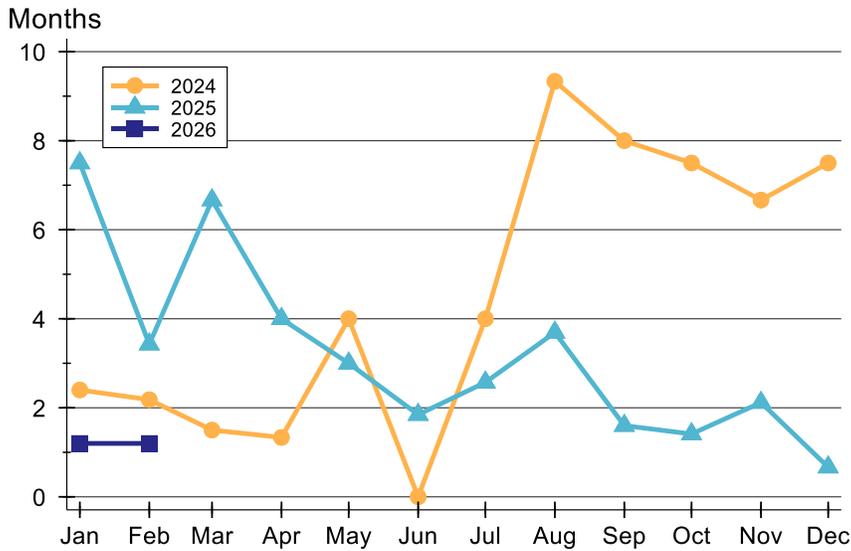


Month	2024	2025	2026
January	65	162	<b>256</b>
February	78	188	<b>288</b>
March	173	22	
April	203	249	
May	30	280	
June	N/A	295	
July	2	290	
August	20	173	
September	47	162	
October	70	162	
November	100	34	
December	131	290	



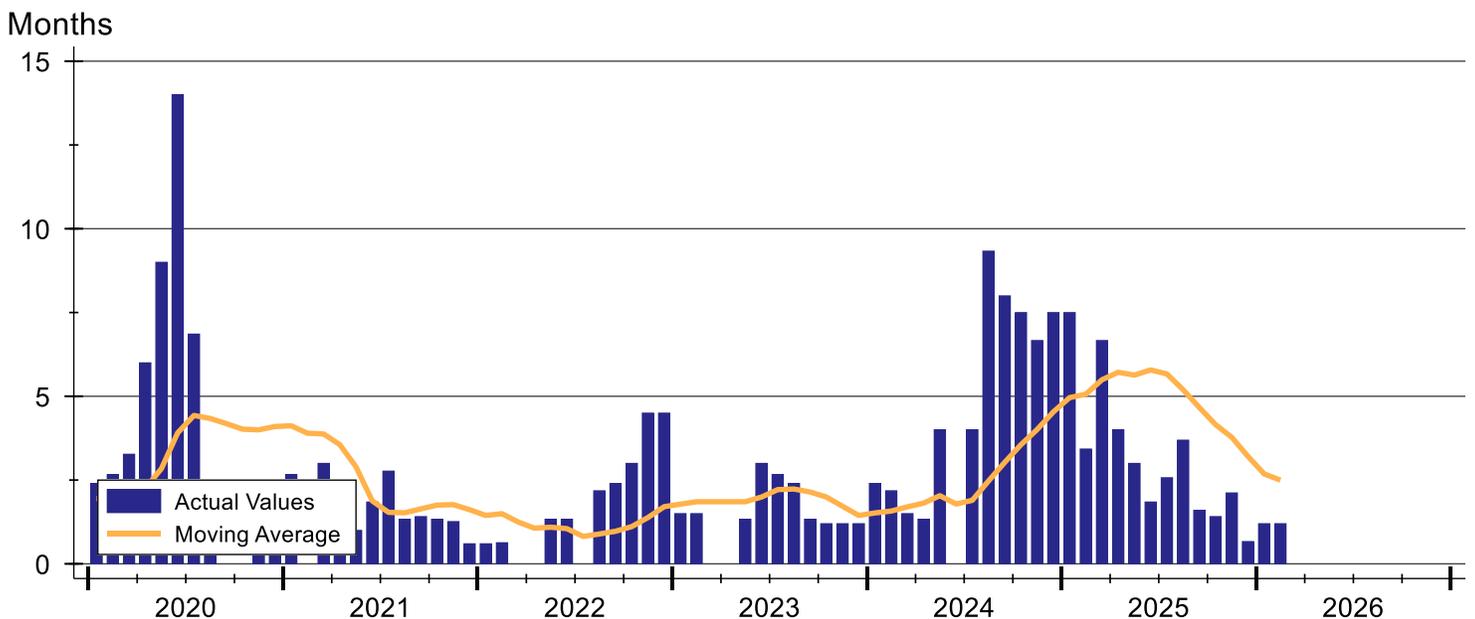
## Greenwood County Months' Supply Analysis

### Months' Supply by Month



Month	2024	2025	2026
January	2.4	7.5	1.2
February	2.2	3.4	1.2
March	1.5	6.7	
April	1.3	4.0	
May	4.0	3.0	
June	0.0	1.8	
July	4.0	2.6	
August	9.3	3.7	
September	8.0	1.6	
October	7.5	1.4	
November	6.7	2.1	
December	7.5	0.7	

### History of Month's Supply

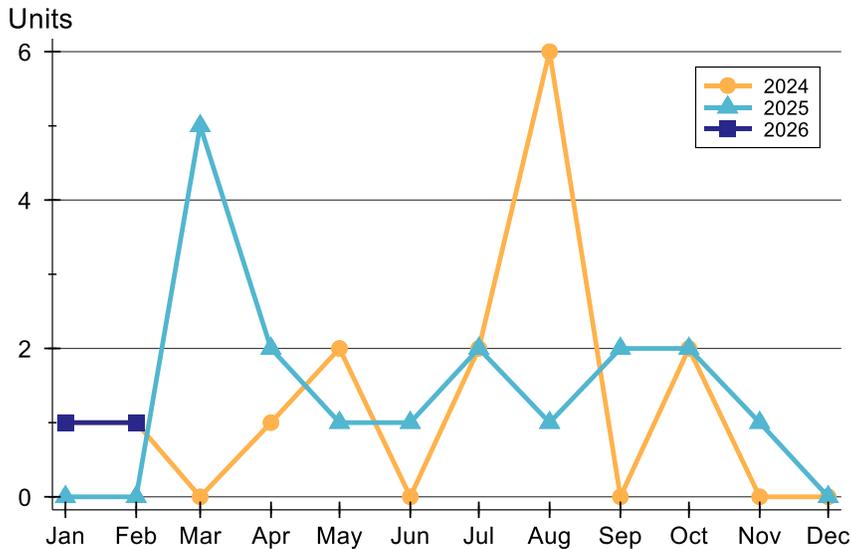






## Greenwood County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	1	0	1
February	1	0	1
March	0	5	0
April	1	2	0
May	2	1	0
June	0	1	0
July	2	2	0
August	6	1	0
September	0	2	0
October	2	2	0
November	0	1	0
December	0	0	0

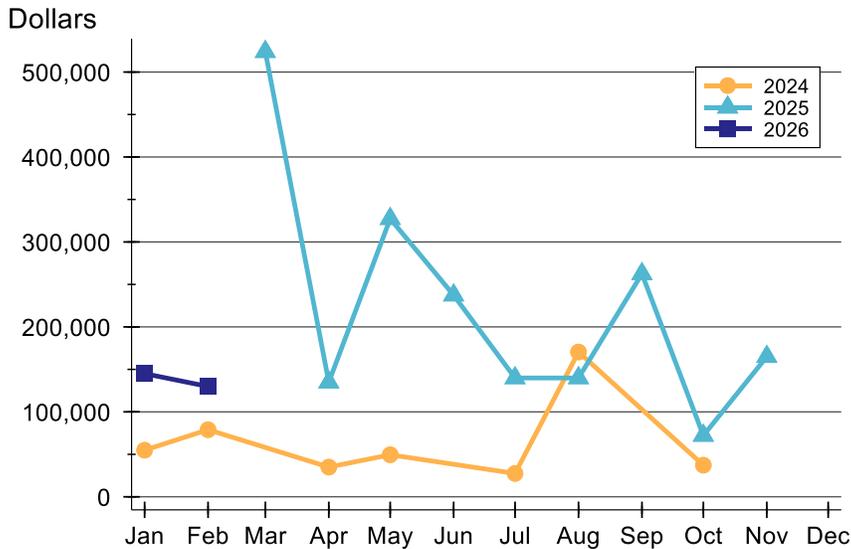
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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	100.0%	129,900	129,900	0	0	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



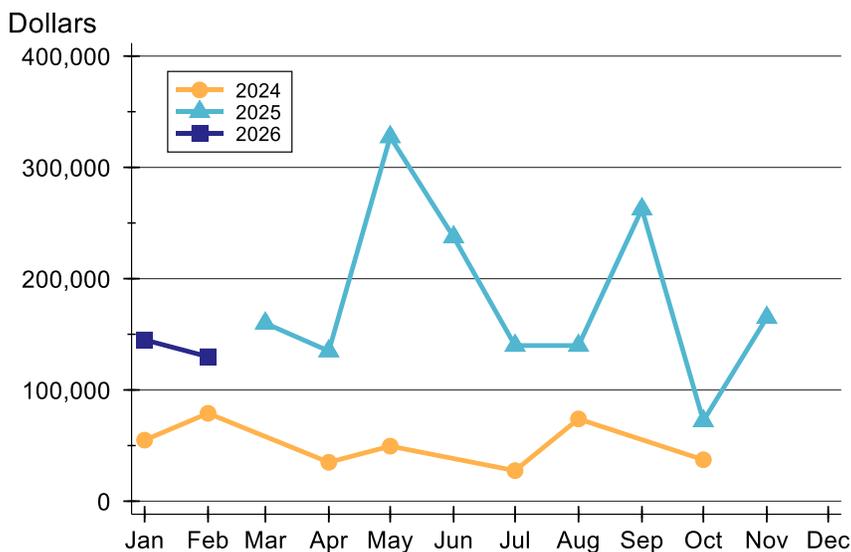
## Greenwood County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	54,900	N/A	<b>145,000</b>
<b>February</b>	79,000	N/A	<b>129,900</b>
<b>March</b>	N/A	523,980	
<b>April</b>	35,000	134,950	
<b>May</b>	49,500	327,360	
<b>June</b>	N/A	237,360	
<b>July</b>	27,500	139,900	
<b>August</b>	170,483	139,900	
<b>September</b>	N/A	262,500	
<b>October</b>	37,250	72,200	
<b>November</b>	N/A	165,000	
<b>December</b>	N/A	N/A	

### Median Price



Month	2024	2025	2026
<b>January</b>	54,900	N/A	<b>145,000</b>
<b>February</b>	79,000	N/A	<b>129,900</b>
<b>March</b>	N/A	159,900	
<b>April</b>	35,000	134,950	
<b>May</b>	49,500	327,360	
<b>June</b>	N/A	237,360	
<b>July</b>	27,500	139,900	
<b>August</b>	73,948	139,900	
<b>September</b>	N/A	262,500	
<b>October</b>	37,250	72,200	
<b>November</b>	N/A	165,000	
<b>December</b>	N/A	N/A	



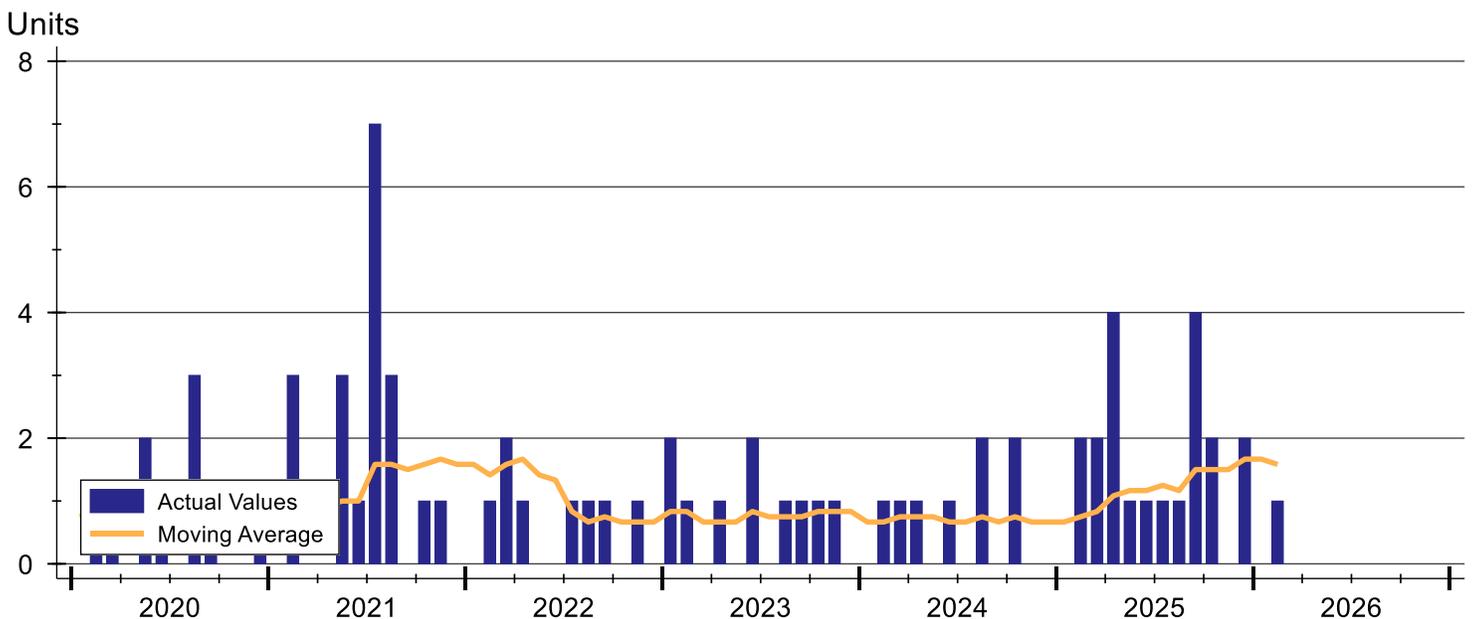
# Greenwood County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		1	2	-50.0%	1	2	-50.0%
Volume (1,000s)		130	678	-80.8%	130	678	-80.8%
Average	Sale Price	129,900	338,950	-61.7%	129,900	338,950	-61.7%
	Days on Market	0	194	-100.0%	0	194	-100.0%
	Percent of Original	100.0%	92.8%	7.8%	100.0%	92.8%	7.8%
Median	Sale Price	129,900	338,950	-61.7%	129,900	338,950	-61.7%
	Days on Market	0	194	-100.0%	0	194	-100.0%
	Percent of Original	100.0%	92.8%	7.8%	100.0%	92.8%	7.8%

A total of 1 contract for sale was written in Greenwood County during the month of February, down from 2 in 2025. The median list price of this home was \$129,900, down from \$338,950 the prior year.

Half of the homes that went under contract in February were on the market less than 0 days, compared to 194 days in February 2025.

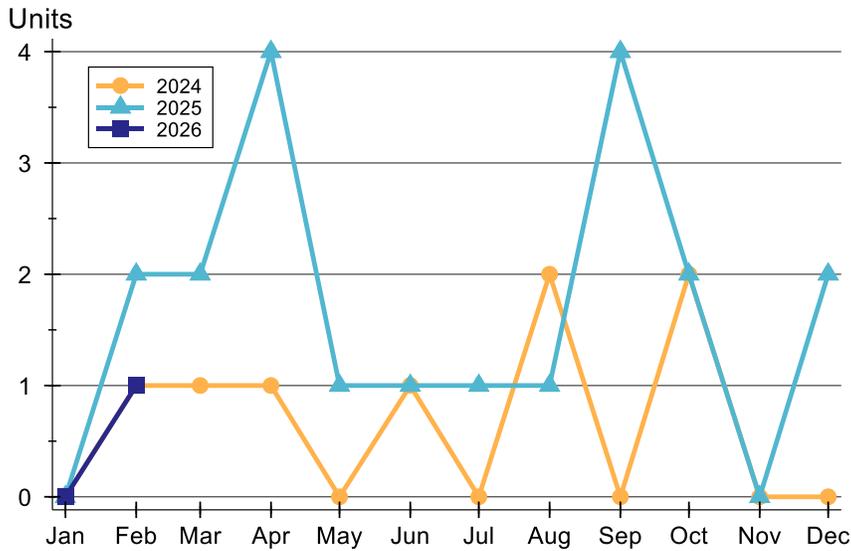
## History of Contracts Written





## Greenwood County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
January	N/A	N/A	N/A
February	1	2	1
March	1	2	
April	1	4	
May	N/A	1	
June	1	1	
July	N/A	1	
August	2	1	
September	N/A	4	
October	2	2	
November	N/A	N/A	
December	N/A	2	

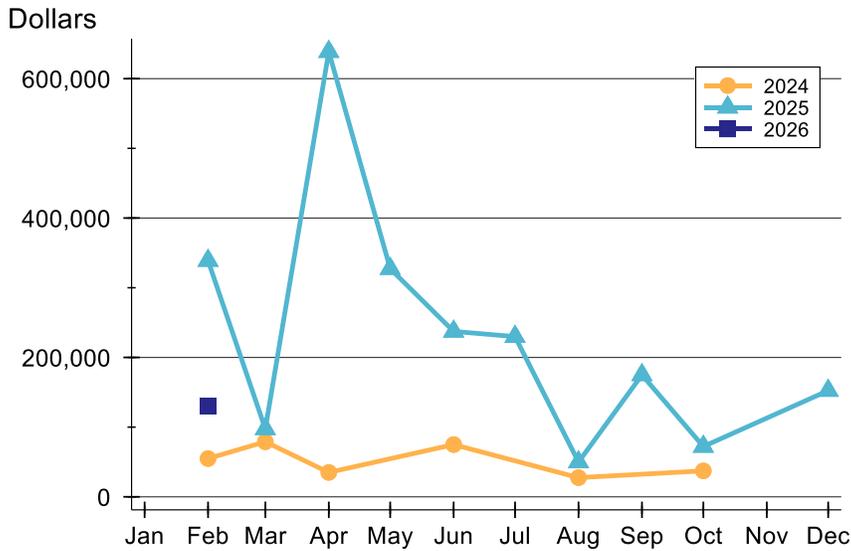
### Contracts Written by Price Range

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	100.0%	129,900	129,900	0	0	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



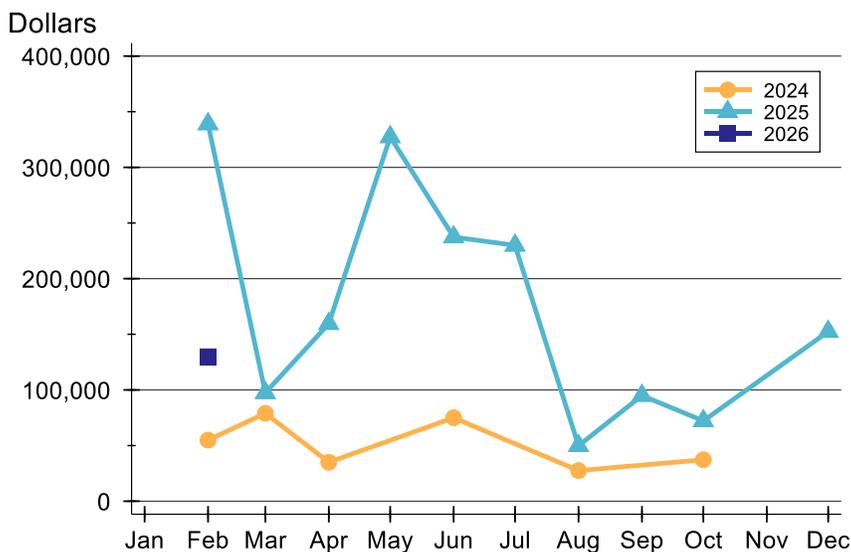
# Greenwood County Contracts Written Analysis

## Average Price



Month	2024	2025	2026
January	N/A	N/A	N/A
February	54,900	338,950	<b>129,900</b>
March	79,000	97,450	
April	35,000	638,750	
May	N/A	327,360	
June	75,000	237,360	
July	N/A	229,900	
August	27,500	49,900	
September	N/A	174,975	
October	37,250	72,200	
November	N/A	N/A	
December	N/A	152,450	

## Median Price

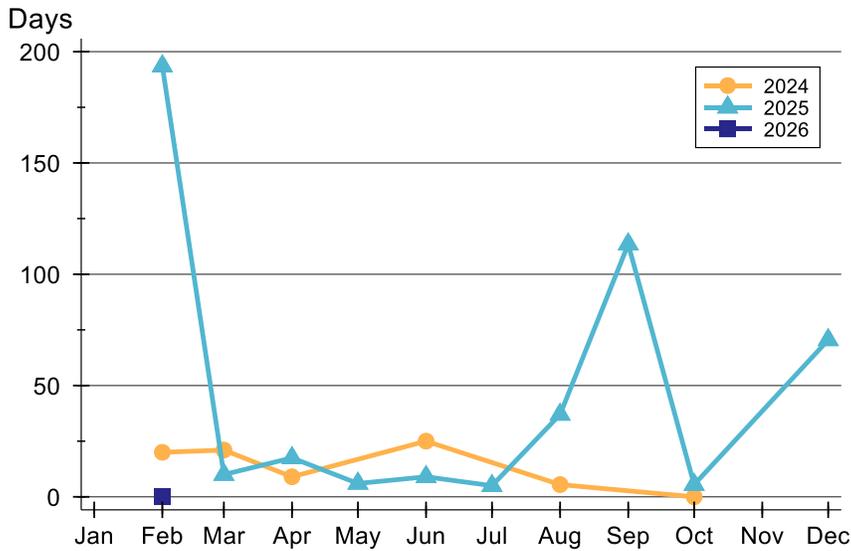


Month	2024	2025	2026
January	N/A	N/A	N/A
February	54,900	338,950	<b>129,900</b>
March	79,000	97,450	
April	35,000	159,500	
May	N/A	327,360	
June	75,000	237,360	
July	N/A	229,900	
August	27,500	49,900	
September	N/A	94,950	
October	37,250	72,200	
November	N/A	N/A	
December	N/A	152,450	



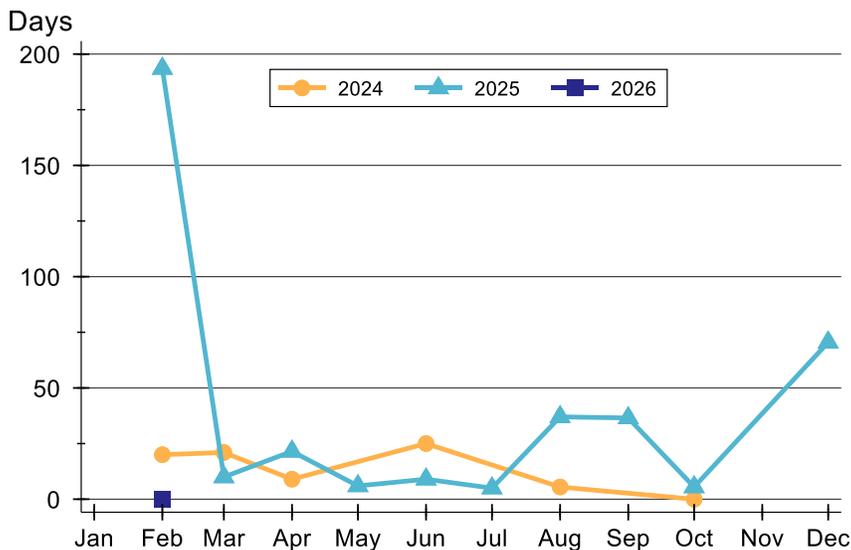
## Greenwood County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	N/A	N/A	N/A
February	20	194	N/A
March	21	10	
April	9	18	
May	N/A	6	
June	25	9	
July	N/A	5	
August	6	37	
September	N/A	114	
October	N/A	6	
November	N/A	N/A	
December	N/A	71	

### Median DOM



Month	2024	2025	2026
January	N/A	N/A	N/A
February	20	194	N/A
March	21	10	
April	9	22	
May	N/A	6	
June	25	9	
July	N/A	5	
August	6	37	
September	N/A	37	
October	N/A	6	
November	N/A	N/A	
December	N/A	71	



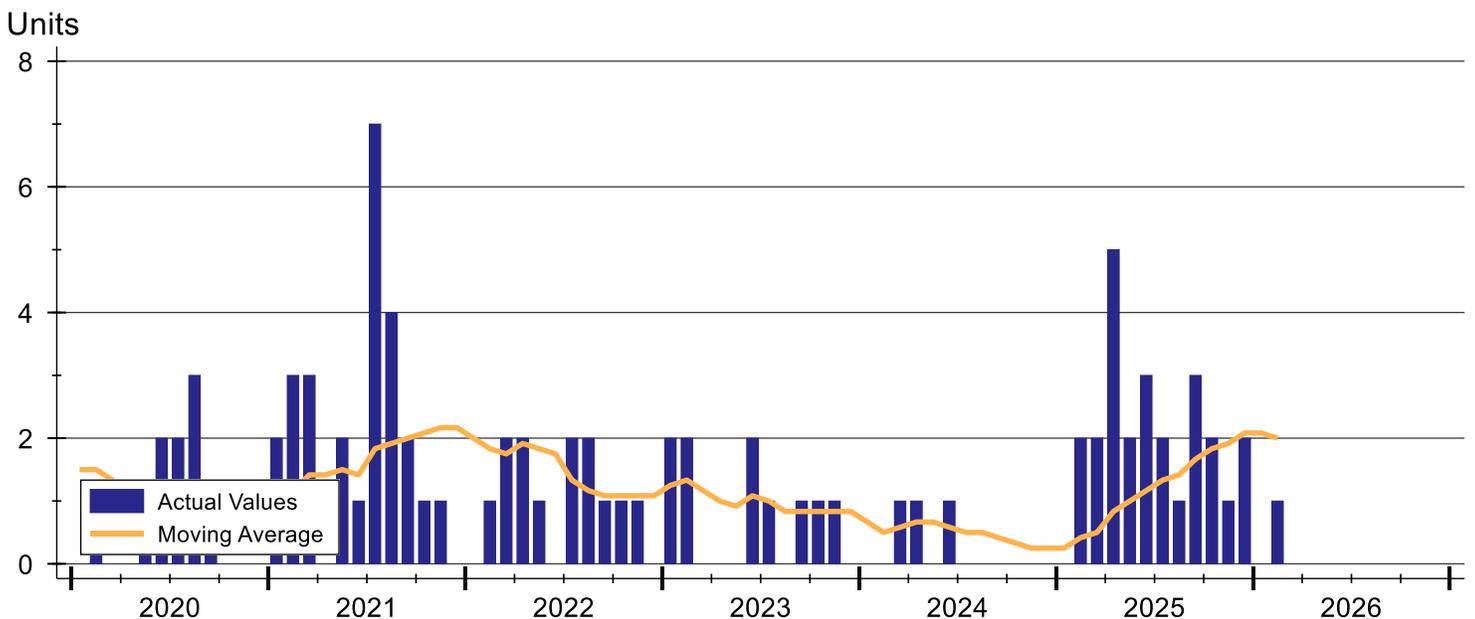
# Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		1	2	-50.0%
Volume (1,000s)		130	678	-80.8%
Average	List Price	129,900	338,950	-61.7%
	Days on Market	0	194	-100.0%
	Percent of Original	100.0%	92.7%	7.9%
Median	List Price	129,900	338,950	-61.7%
	Days on Market	0	194	-100.0%
	Percent of Original	100.0%	92.7%	7.9%

A total of 1 listing in Greenwood County had a contract pending at the end of February, down from 2 contracts pending at the end of February 2025.

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.

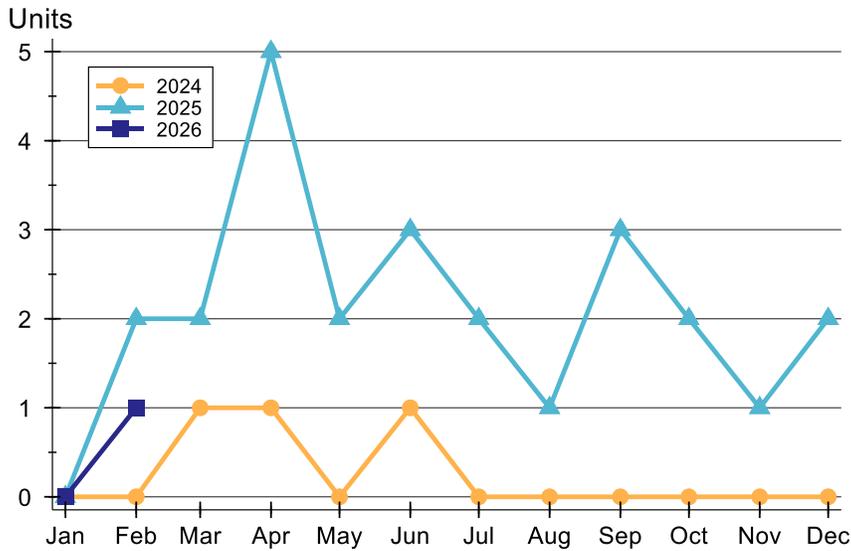
## History of Pending Contracts





## Greenwood County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	0	0	<b>0</b>
February	0	2	<b>1</b>
March	1	2	
April	1	5	
May	0	2	
June	1	3	
July	0	2	
August	0	1	
September	0	3	
October	0	2	
November	0	1	
December	0	2	

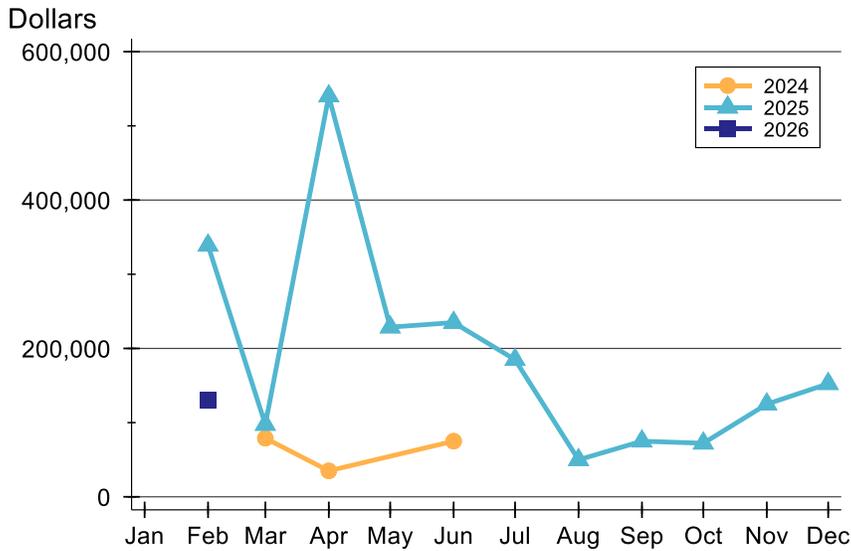
### Pending Contracts by Price Range

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	1	100.0%	129,900	129,900	0	0	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



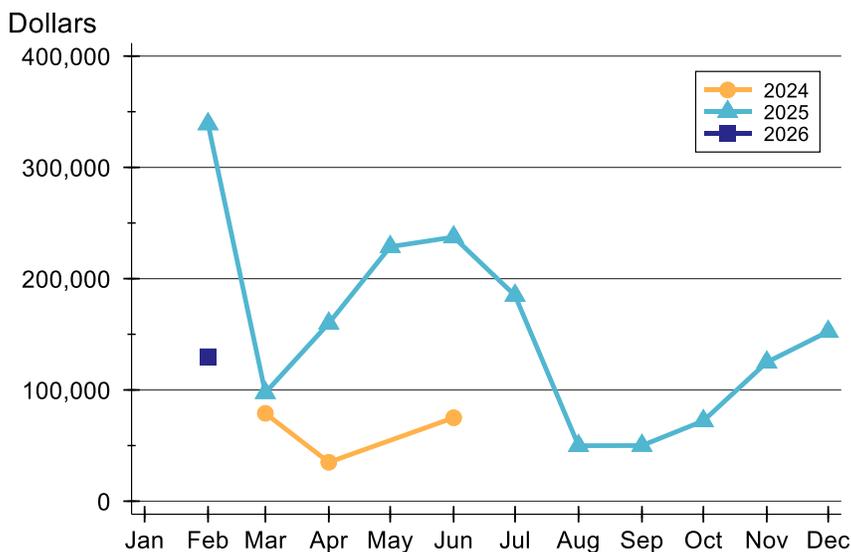
# Greenwood County Pending Contracts Analysis

## Average Price



Month	2024	2025	2026
January	N/A	N/A	N/A
February	N/A	338,950	<b>129,900</b>
March	79,000	97,450	
April	35,000	540,180	
May	N/A	228,680	
June	75,000	234,873	
July	N/A	184,900	
August	N/A	49,900	
September	N/A	74,967	
October	N/A	72,200	
November	N/A	124,900	
December	N/A	152,450	

## Median Price

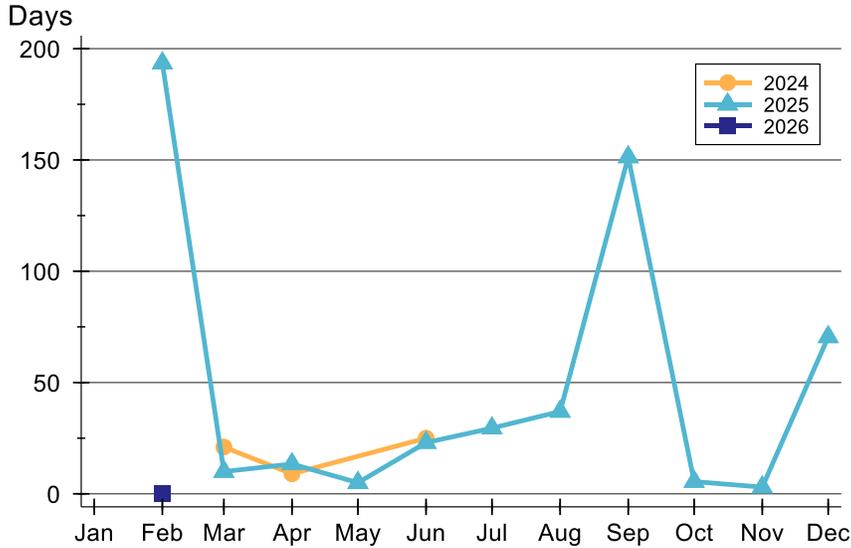


Month	2024	2025	2026
January	N/A	N/A	N/A
February	N/A	338,950	<b>129,900</b>
March	79,000	97,450	
April	35,000	159,900	
May	N/A	228,680	
June	75,000	237,360	
July	N/A	184,900	
August	N/A	49,900	
September	N/A	50,000	
October	N/A	72,200	
November	N/A	124,900	
December	N/A	152,450	



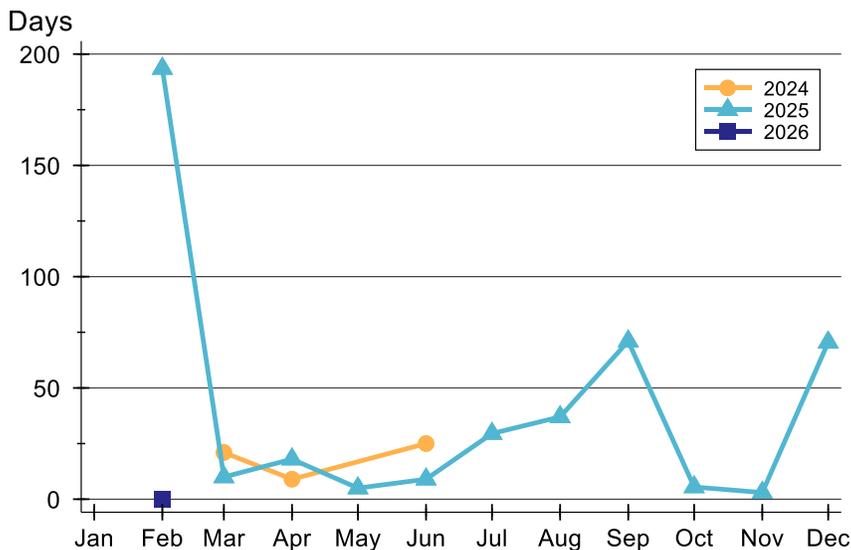
## Greenwood County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	N/A	N/A	<b>N/A</b>
February	N/A	194	<b>N/A</b>
March	21	10	
April	9	13	
May	N/A	5	
June	25	23	
July	N/A	30	
August	N/A	37	
September	N/A	151	
October	N/A	6	
November	N/A	3	
December	N/A	71	

### Median DOM



Month	2024	2025	2026
January	N/A	N/A	<b>N/A</b>
February	N/A	194	<b>N/A</b>
March	21	10	
April	9	18	
May	N/A	5	
June	25	9	
July	N/A	30	
August	N/A	37	
September	N/A	71	
October	N/A	6	
November	N/A	3	
December	N/A	71	



# Jackson County Housing Report



## Market Overview

### Jackson County Home Sales Rose in February

Total home sales in Jackson County rose by 233.3% last month to 10 units, compared to 3 units in February 2025. Total sales volume was \$2.3 million, up 168.7% from a year earlier.

The median sale price in February was \$220,000, down from \$268,000 a year earlier. Homes that sold in February were typically on the market for 27 days and sold for 100.0% of their list prices.

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

The total number of active listings in Jackson County at the end of February was 20 units, the same as in February 2025. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$219,950.

During February, a total of 8 contracts were written up from 7 in February 2025. At the end of the month, there were 10 contracts still pending.

## Report Contents

- Summary Statistics – Page 2
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- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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## Jackson County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>10</b>	<b>3</b>	<b>6</b>	<b>15</b>	<b>6</b>	<b>7</b>
Change from prior year		233.3%	-50.0%	100.0%	150.0%	-14.3%	-22.2%
<b>Active Listings</b>		<b>20</b>	<b>20</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	53.8%	8.3%			
<b>Months' Supply</b>		<b>2.0</b>	<b>2.6</b>	<b>1.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-23.1%	44.4%	63.6%			
<b>New Listings</b>		<b>10</b>	<b>13</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>3</b>
Change from prior year		-23.1%	550.0%	-66.7%	0.0%	566.7%	-75.0%
<b>Contracts Written</b>		<b>8</b>	<b>7</b>	<b>10</b>	<b>16</b>	<b>10</b>	<b>16</b>
Change from prior year		14.3%	-30.0%	100.0%	60.0%	-37.5%	128.6%
<b>Pending Contracts</b>		<b>10</b>	<b>9</b>	<b>9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		11.1%	0.0%	80.0%			
<b>Sales Volume (1,000s)</b>		<b>2,341</b>	<b>871</b>	<b>662</b>	<b>3,487</b>	<b>1,938</b>	<b>862</b>
Change from prior year		168.8%	31.6%	1.4%	79.9%	124.8%	-46.5%
<b>Average</b>	<b>Sale Price</b>	<b>234,080</b>	<b>290,333</b>	<b>110,250</b>	<b>232,453</b>	<b>323,000</b>	<b>123,071</b>
	Change from prior year	-19.4%	163.3%	-49.4%	-28.0%	162.5%	-31.3%
	<b>List Price of Actives</b>	<b>279,455</b>	<b>277,715</b>	<b>269,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	0.6%	2.9%	-9.3%			
	<b>Days on Market</b>	<b>46</b>	<b>70</b>	<b>65</b>	<b>57</b>	<b>52</b>	<b>65</b>
Change from prior year	-34.3%	7.7%	170.8%	9.6%	-20.0%	54.8%	
	<b>Percent of List</b>	<b>97.4%</b>	<b>99.1%</b>	<b>91.5%</b>	<b>96.9%</b>	<b>97.5%</b>	<b>92.7%</b>
Change from prior year	-1.7%	8.3%	-4.4%	-0.6%	5.2%	-2.2%	
	<b>Percent of Original</b>	<b>90.1%</b>	<b>97.7%</b>	<b>85.5%</b>	<b>90.5%</b>	<b>96.8%</b>	<b>86.9%</b>
Change from prior year	-7.8%	14.3%	-10.7%	-6.5%	11.4%	-1.9%	
<b>Median</b>	<b>Sale Price</b>	<b>220,000</b>	<b>268,000</b>	<b>116,000</b>	<b>242,500</b>	<b>314,000</b>	<b>127,000</b>
	Change from prior year	-17.9%	131.0%	-51.3%	-22.8%	147.2%	-36.5%
	<b>List Price of Actives</b>	<b>219,950</b>	<b>234,950</b>	<b>187,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-6.4%	25.3%	-10.7%			
	<b>Days on Market</b>	<b>27</b>	<b>18</b>	<b>63</b>	<b>23</b>	<b>14</b>	<b>66</b>
Change from prior year	50.0%	-71.4%	80.0%	64.3%	-78.8%	88.6%	
	<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>96.8%</b>	<b>100.0%</b>	<b>98.7%</b>	<b>97.8%</b>
Change from prior year	0.0%	3.3%	-0.3%	1.3%	0.9%	0.8%	
	<b>Percent of Original</b>	<b>98.1%</b>	<b>100.0%</b>	<b>96.8%</b>	<b>97.3%</b>	<b>98.5%</b>	<b>95.8%</b>
Change from prior year	-1.9%	3.3%	-0.3%	-1.2%	2.8%	3.0%	

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



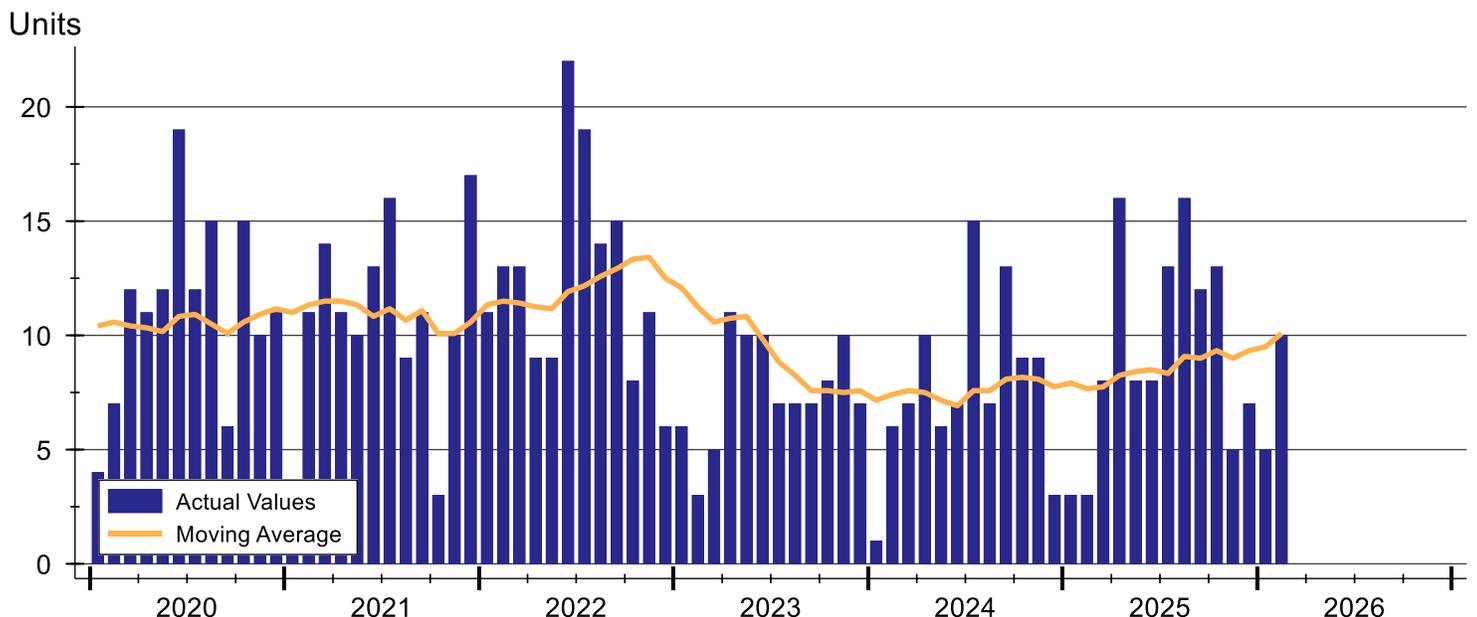
## Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		<b>10</b>	3	233.3%	<b>15</b>	6	150.0%
Volume (1,000s)		<b>2,341</b>	871	168.8%	<b>3,487</b>	1,938	79.9%
Months' Supply		<b>2.0</b>	2.6	-23.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>234,080</b>	290,333	-19.4%	<b>232,453</b>	323,000	-28.0%
	Days on Market	<b>46</b>	70	-34.3%	<b>57</b>	52	9.6%
	Percent of List	<b>97.4%</b>	99.1%	-1.7%	<b>96.9%</b>	97.5%	-0.6%
	Percent of Original	<b>90.1%</b>	97.7%	-7.8%	<b>90.5%</b>	96.8%	-6.5%
Median	Sale Price	<b>220,000</b>	268,000	-17.9%	<b>242,500</b>	314,000	-22.8%
	Days on Market	<b>27</b>	18	50.0%	<b>23</b>	14	64.3%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	98.7%	1.3%
	Percent of Original	<b>98.1%</b>	100.0%	-1.9%	<b>97.3%</b>	98.5%	-1.2%

A total of 10 homes sold in Jackson County in February, up from 3 units in February 2025. Total sales volume rose to \$2.3 million compared to \$0.9 million in the previous year.

The median sales price in February was \$220,000, down 17.9% compared to the prior year. Median days on market was 27 days, up from 8 days in January, and up from 18 in February 2025.

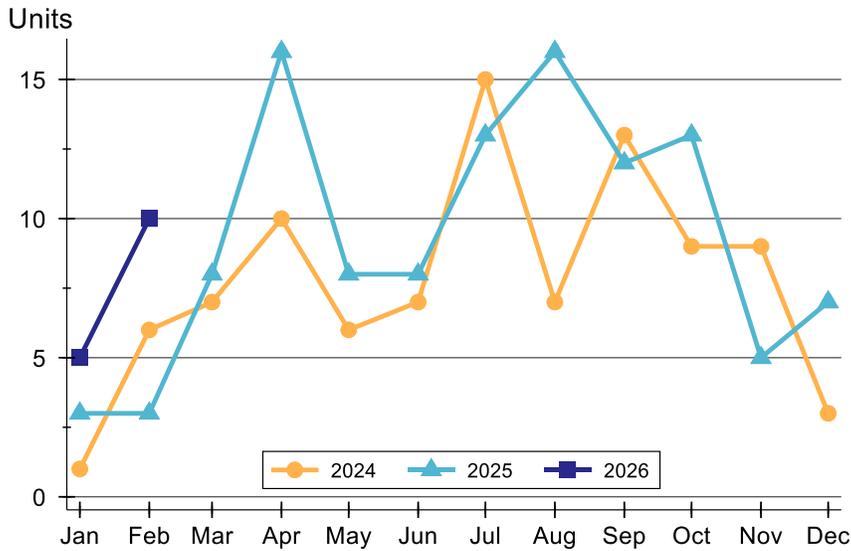
## History of Closed Listings





## Jackson County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	1	3	5
February	6	3	10
March	7	8	7
April	10	16	10
May	6	8	8
June	7	8	8
July	15	13	13
August	7	16	7
September	13	12	12
October	9	13	9
November	9	5	9
December	3	7	3

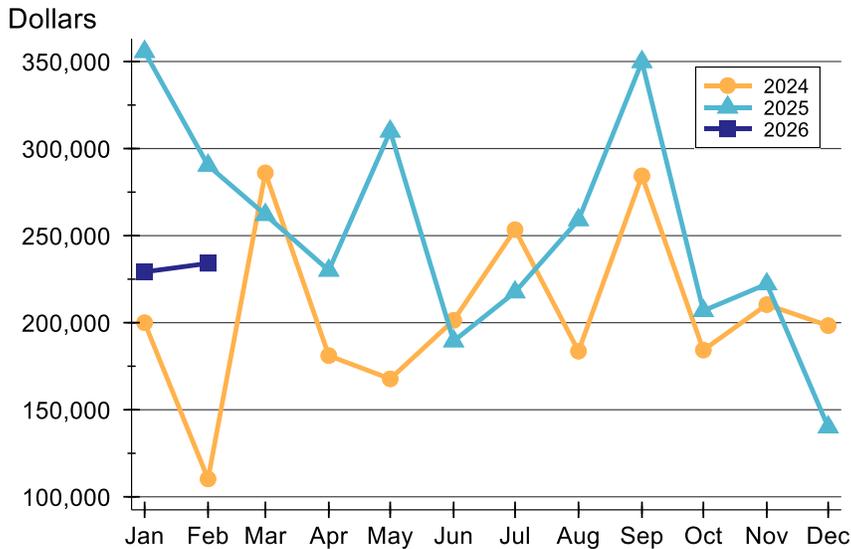
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	0.7	65,000	65,000	6	6	118.2%	118.2%	118.2%	118.2%
\$100,000-\$124,999	1	10.0%	0.0	121,000	121,000	23	23	60.5%	60.5%	35.6%	35.6%
\$125,000-\$149,999	0	0.0%	2.7	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	3	30.0%	2.2	190,800	194,900	23	31	99.7%	100.0%	99.7%	100.0%
\$200,000-\$249,999	1	10.0%	2.3	242,500	242,500	121	121	100.0%	100.0%	91.5%	91.5%
\$250,000-\$299,999	1	10.0%	0.8	270,000	270,000	162	162	103.8%	103.8%	67.5%	67.5%
\$300,000-\$399,999	3	30.0%	4.8	356,633	350,000	27	0	97.5%	100.0%	96.5%	97.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



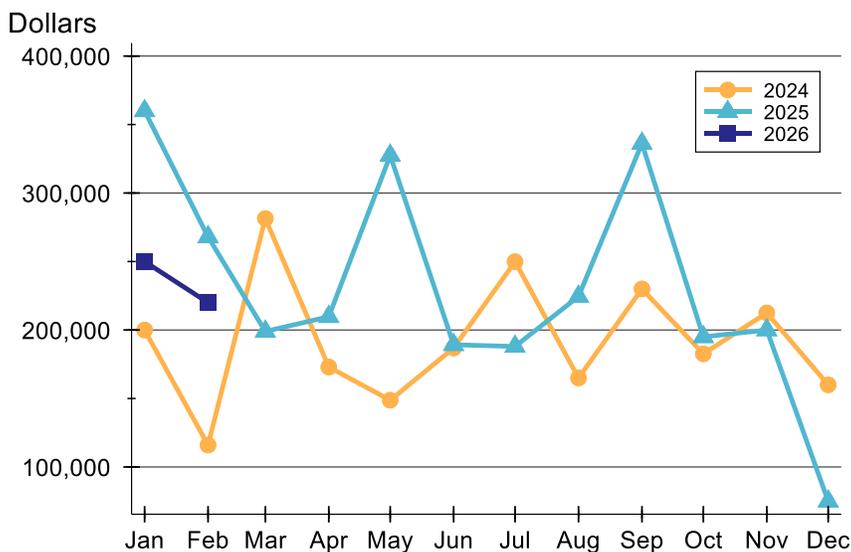
## Jackson County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	200,000	355,667	<b>229,200</b>
<b>February</b>	110,250	290,333	<b>234,080</b>
<b>March</b>	286,057	262,050	
<b>April</b>	181,100	230,024	
<b>May</b>	167,750	309,938	
<b>June</b>	201,386	189,438	
<b>July</b>	253,460	217,569	
<b>August</b>	183,637	259,044	
<b>September</b>	284,342	349,833	
<b>October</b>	184,276	206,869	
<b>November</b>	210,378	222,200	
<b>December</b>	198,317	140,071	

### Median Price

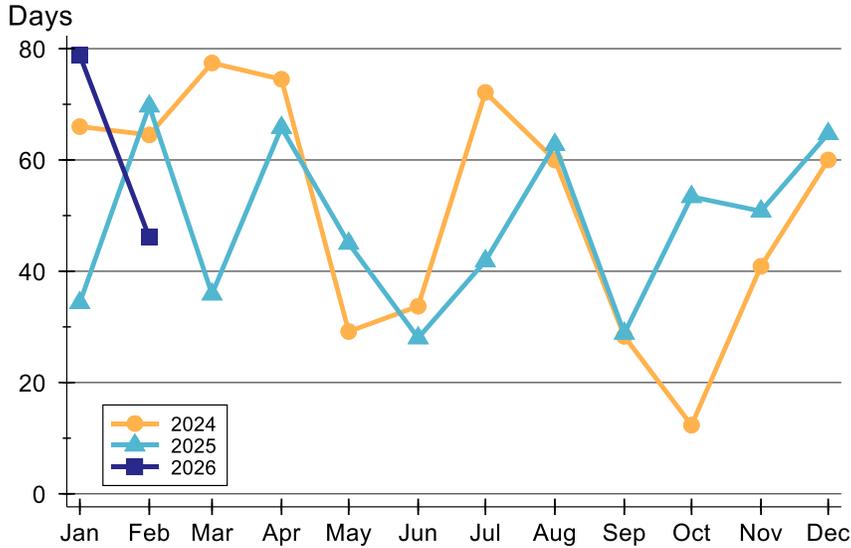


Month	2024	2025	2026
<b>January</b>	200,000	360,000	<b>250,000</b>
<b>February</b>	116,000	268,000	<b>220,000</b>
<b>March</b>	281,400	199,000	
<b>April</b>	173,000	209,700	
<b>May</b>	148,750	327,500	
<b>June</b>	186,900	189,250	
<b>July</b>	249,900	188,000	
<b>August</b>	165,000	224,500	
<b>September</b>	230,000	336,250	
<b>October</b>	182,634	195,000	
<b>November</b>	212,500	200,000	
<b>December</b>	159,950	75,000	



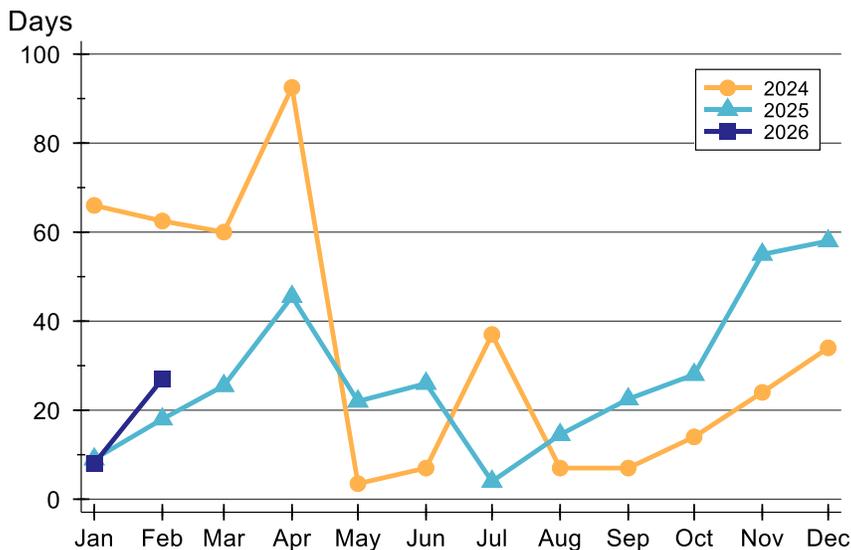
## Jackson County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	66	34	<b>79</b>
February	65	70	<b>46</b>
March	77	36	
April	75	66	
May	29	45	
June	34	28	
July	72	42	
August	60	63	
September	28	29	
October	12	53	
November	41	51	
December	60	65	

### Median DOM



Month	2024	2025	2026
January	66	9	<b>8</b>
February	63	18	<b>27</b>
March	60	26	
April	93	46	
May	4	22	
June	7	26	
July	37	4	
August	7	15	
September	7	23	
October	14	28	
November	24	55	
December	34	58	



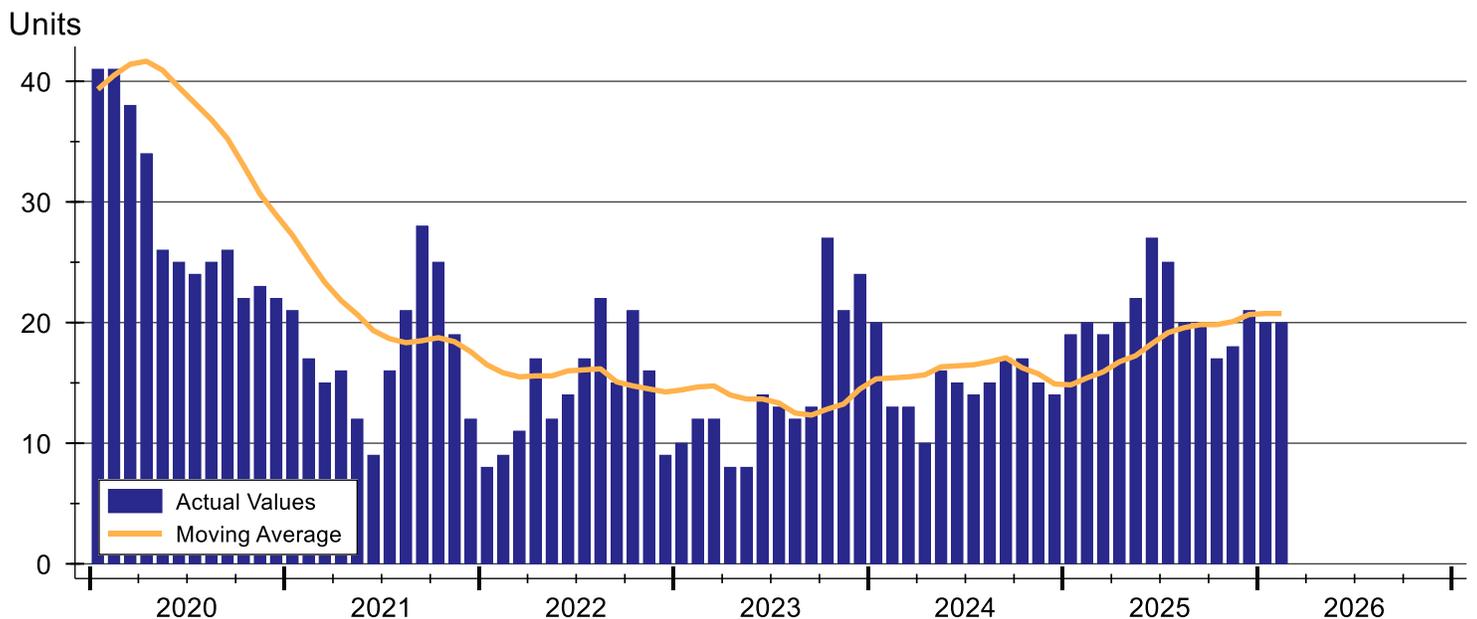
## Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>20</b>	20	0.0%
Volume (1,000s)		<b>5,589</b>	5,554	0.6%
Months' Supply		<b>2.0</b>	2.6	-23.1%
Average	List Price	<b>279,455</b>	277,715	0.6%
	Days on Market	<b>69</b>	66	4.5%
	Percent of Original	<b>96.7%</b>	98.1%	-1.4%
Median	List Price	<b>219,950</b>	234,950	-6.4%
	Days on Market	<b>31</b>	31	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 20 homes were available for sale in Jackson County at the end of February. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$219,950, down 6.4% from 2025. The typical time on market for active listings was 31 days, up from 30 days a year earlier.

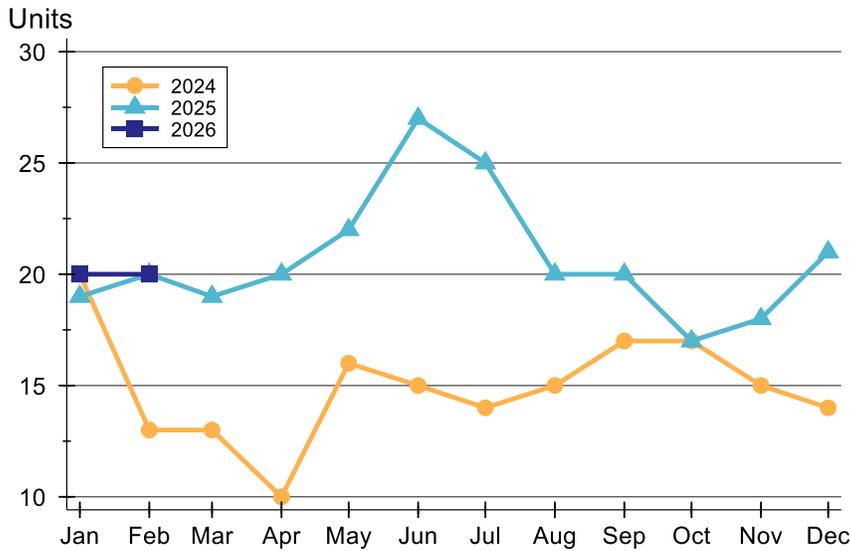
### History of Active Listings





## Jackson County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
January	20	19	<b>20</b>
February	13	20	<b>20</b>
March	13	19	
April	10	20	
May	16	22	
June	15	27	
July	14	25	
August	15	20	
September	17	20	
October	17	17	
November	15	18	
December	14	21	

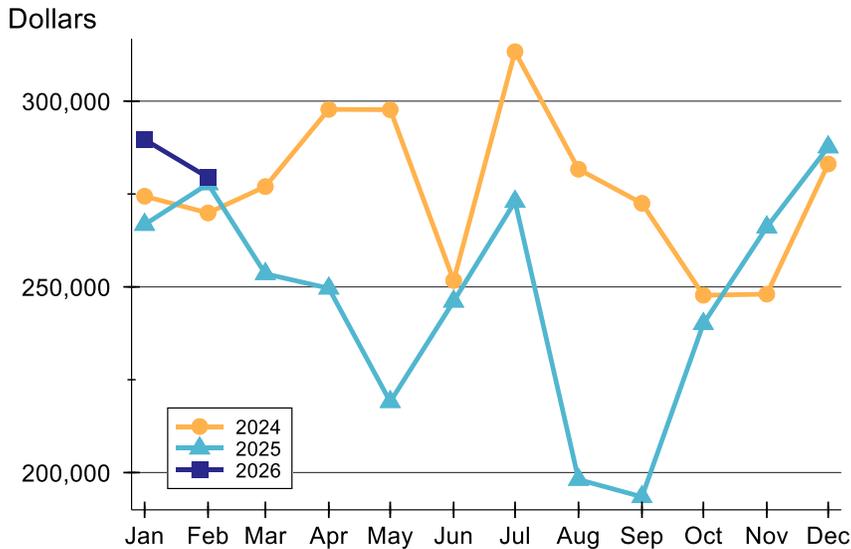
### Active Listings by Price Range

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	5.0%	0.7	80,000	80,000	123	123	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	10.0%	2.7	127,500	127,500	8	8	100.0%	100.0%
\$150,000-\$174,999	1	5.0%	N/A	165,000	165,000	43	43	100.0%	100.0%
\$175,000-\$199,999	3	15.0%	2.2	180,433	179,900	106	34	93.9%	97.3%
\$200,000-\$249,999	4	20.0%	2.3	214,950	217,450	72	64	97.4%	100.0%
\$250,000-\$299,999	1	5.0%	0.8	280,000	280,000	6	6	100.0%	100.0%
\$300,000-\$399,999	6	30.0%	4.8	341,333	344,500	96	92	93.9%	97.1%
\$400,000-\$499,999	1	5.0%	N/A	460,000	460,000	5	5	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	1	5.0%	N/A	900,000	900,000	7	7	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



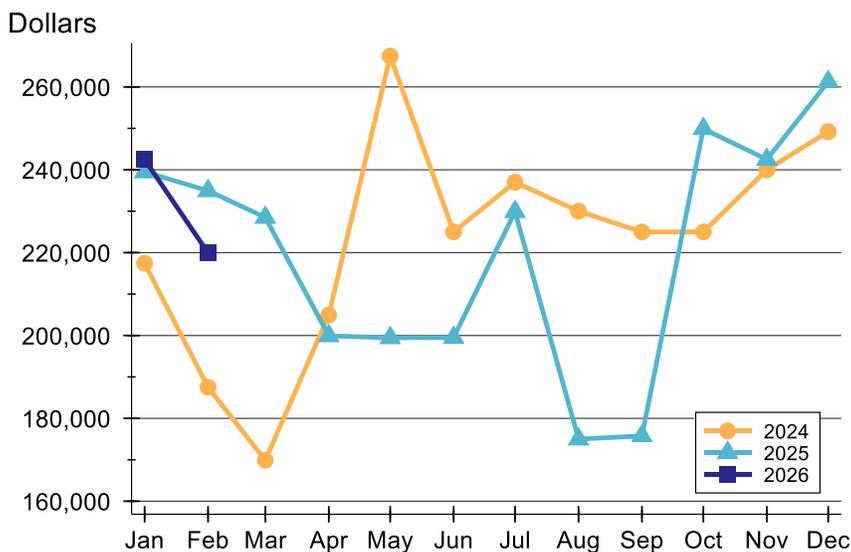
## Jackson County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	274,408	266,768	<b>289,665</b>
<b>February</b>	269,900	277,715	<b>279,455</b>
<b>March</b>	277,000	253,518	
<b>April</b>	297,780	249,623	
<b>May</b>	297,694	219,075	
<b>June</b>	251,713	246,107	
<b>July</b>	313,318	272,972	
<b>August</b>	281,670	198,135	
<b>September</b>	272,497	193,480	
<b>October</b>	247,741	240,053	
<b>November</b>	248,037	266,076	
<b>December</b>	283,082	287,635	

### Median Price

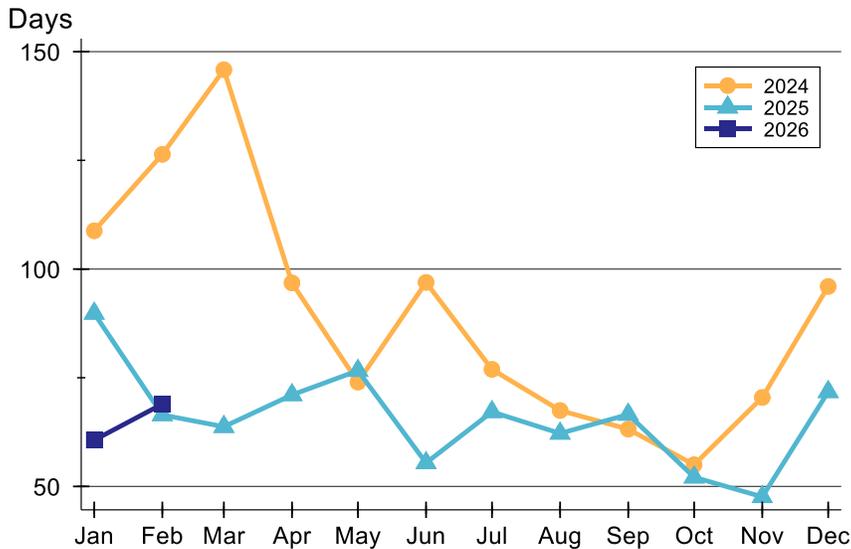


Month	2024	2025	2026
<b>January</b>	217,450	239,500	<b>242,500</b>
<b>February</b>	187,500	234,950	<b>219,950</b>
<b>March</b>	169,900	228,500	
<b>April</b>	204,950	199,925	
<b>May</b>	267,450	199,450	
<b>June</b>	225,000	199,500	
<b>July</b>	237,000	229,900	
<b>August</b>	230,000	175,000	
<b>September</b>	225,000	175,750	
<b>October</b>	225,000	249,900	
<b>November</b>	240,000	242,500	
<b>December</b>	249,200	261,250	



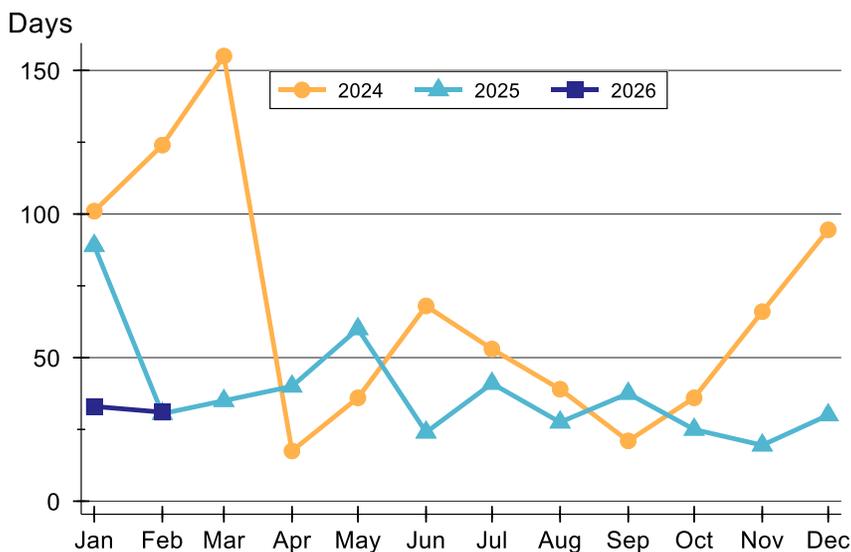
## Jackson County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	109	90	<b>61</b>
February	126	66	<b>69</b>
March	146	64	
April	97	71	
May	74	77	
June	97	55	
July	77	67	
August	67	62	
September	63	67	
October	55	52	
November	70	48	
December	96	72	

### Median DOM

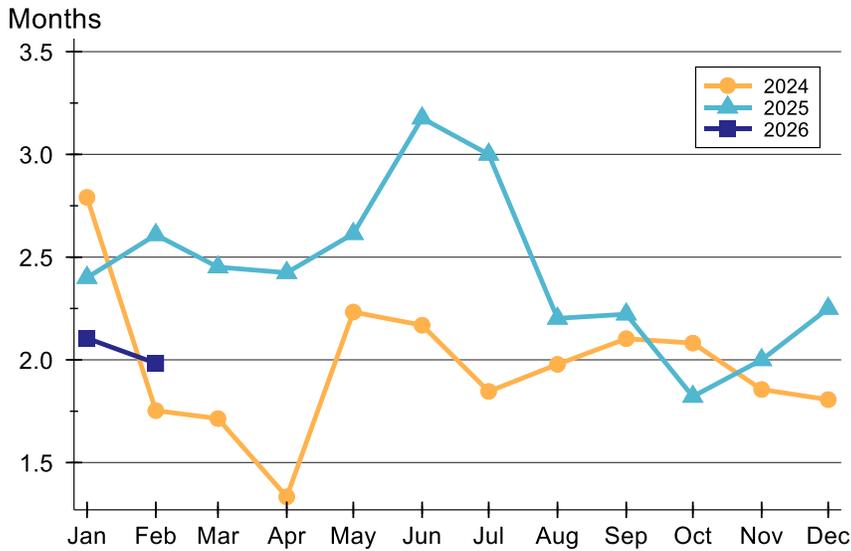


Month	2024	2025	2026
January	101	89	<b>33</b>
February	124	31	<b>31</b>
March	155	35	
April	18	40	
May	36	60	
June	68	24	
July	53	41	
August	39	28	
September	21	38	
October	36	25	
November	66	20	
December	95	30	



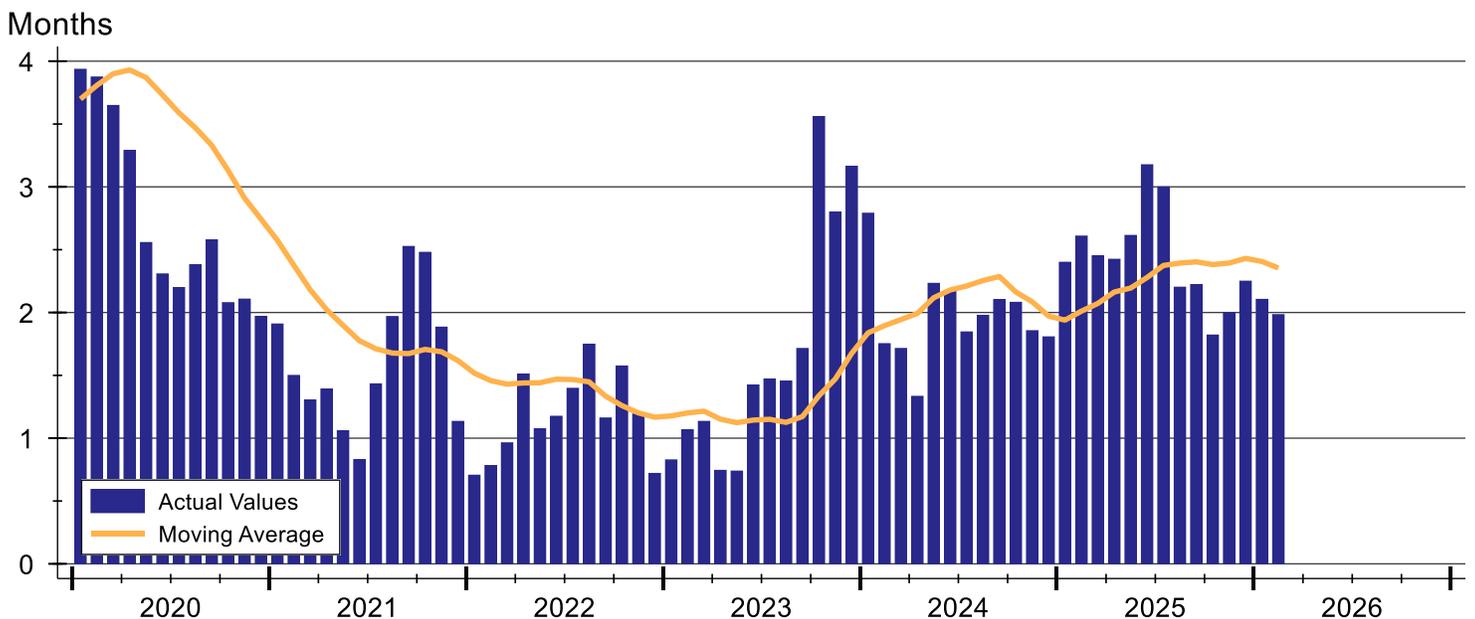
# Jackson County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	2.8	2.4	2.1
February	1.8	2.6	2.0
March	1.7	2.5	
April	1.3	2.4	
May	2.2	2.6	
June	2.2	3.2	
July	1.8	3.0	
August	2.0	2.2	
September	2.1	2.2	
October	2.1	1.8	
November	1.9	2.0	
December	1.8	2.3	

## History of Month's Supply





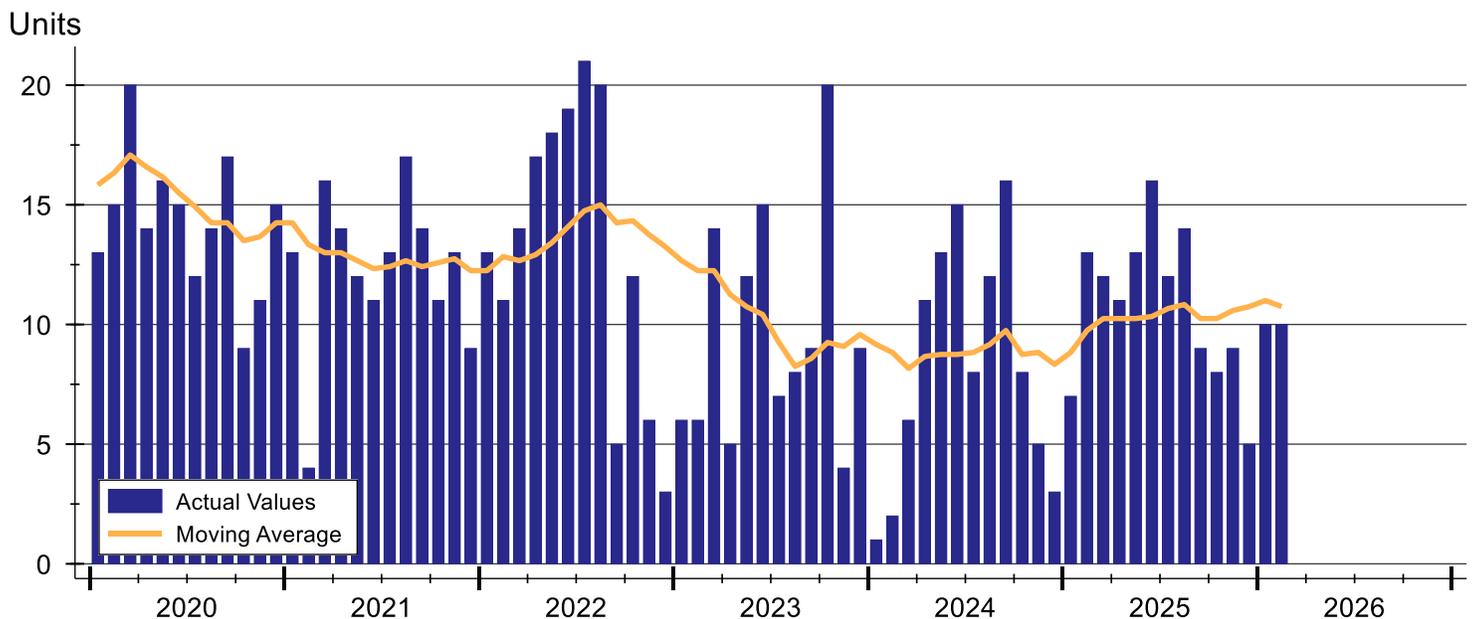
# Jackson County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	10	13	-23.1%
	Volume (1,000s)	3,593	3,430	4.8%
	Average List Price	359,260	263,815	36.2%
	Median List Price	247,250	199,900	23.7%
Year-to-Date	New Listings	20	20	0.0%
	Volume (1,000s)	5,626	5,249	7.2%
	Average List Price	281,320	262,469	7.2%
	Median List Price	222,500	189,450	17.4%

A total of 10 new listings were added in Jackson County during February, down 23.1% from the same month in 2025. Year-to-date Jackson County has seen 20 new listings.

The median list price of these homes was \$247,250 up from \$199,900 in 2025.

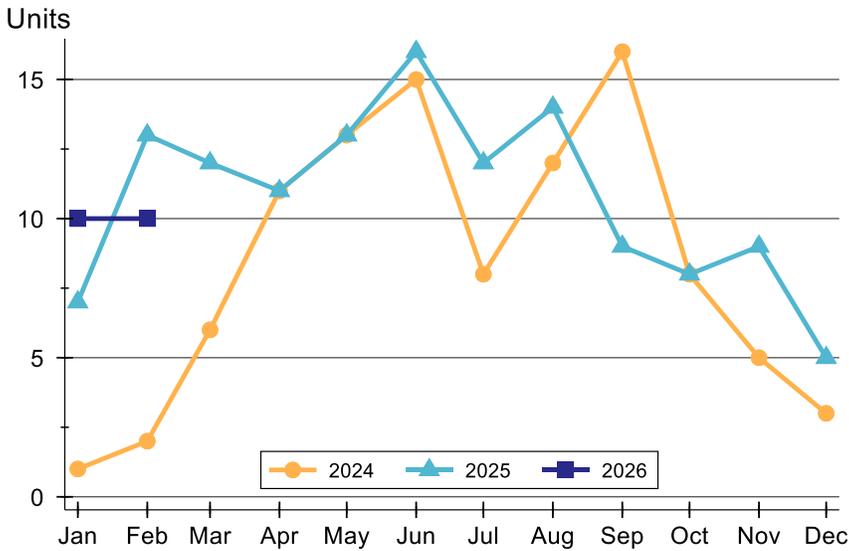
## History of New Listings





## Jackson County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
<b>January</b>	1	7	<b>10</b>
<b>February</b>	2	13	<b>10</b>
<b>March</b>	6	12	
<b>April</b>	11	11	
<b>May</b>	13	13	
<b>June</b>	15	16	
<b>July</b>	8	12	
<b>August</b>	12	14	
<b>September</b>	16	9	
<b>October</b>	8	8	
<b>November</b>	5	9	
<b>December</b>	3	5	

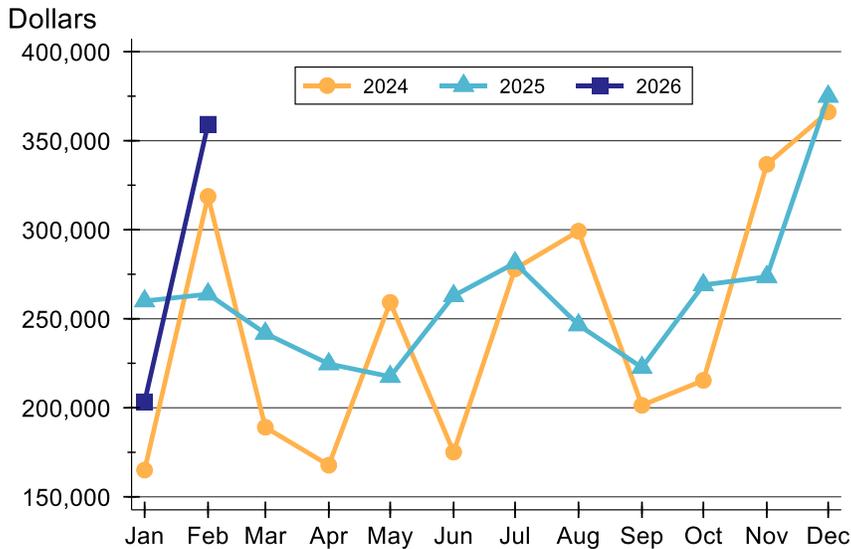
### New Listings by Price Range

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	10.0%	130,000	130,000	4	4	100.0%	100.0%
\$150,000-\$174,999	1	10.0%	160,000	160,000	8	8	100.0%	100.0%
\$175,000-\$199,999	1	10.0%	179,900	179,900	8	8	100.0%	100.0%
\$200,000-\$249,999	2	20.0%	214,700	214,700	16	16	99.9%	99.9%
\$250,000-\$299,999	2	20.0%	284,700	284,700	4	4	100.0%	100.0%
\$300,000-\$399,999	2	20.0%	361,950	361,950	6	6	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	10.0%	1,400,000	1,400,000	3	3	100.0%	100.0%



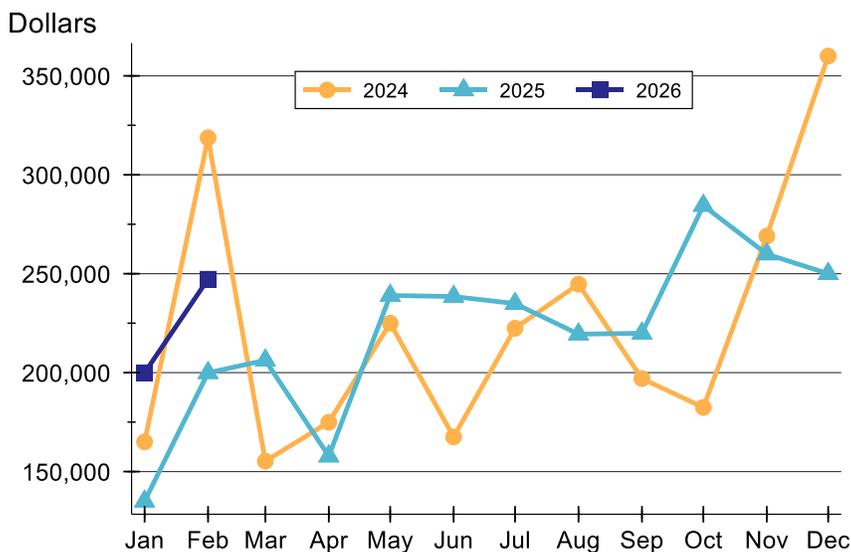
## Jackson County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	165,000	259,969	<b>203,380</b>
<b>February</b>	318,700	263,815	<b>359,260</b>
<b>March</b>	189,067	241,783	
<b>April</b>	167,745	224,643	
<b>May</b>	259,192	217,515	
<b>June</b>	175,093	262,881	
<b>July</b>	278,031	281,317	
<b>August</b>	299,173	246,500	
<b>September</b>	201,363	222,589	
<b>October</b>	215,372	268,975	
<b>November</b>	336,700	273,588	
<b>December</b>	366,167	374,880	

### Median Price



Month	2024	2025	2026
<b>January</b>	165,000	135,000	<b>199,950</b>
<b>February</b>	318,700	199,900	<b>247,250</b>
<b>March</b>	155,250	206,250	
<b>April</b>	174,900	157,777	
<b>May</b>	225,000	239,000	
<b>June</b>	167,500	238,450	
<b>July</b>	222,450	234,900	
<b>August</b>	244,700	219,450	
<b>September</b>	197,000	219,900	
<b>October</b>	182,425	284,450	
<b>November</b>	269,000	259,900	
<b>December</b>	360,000	250,000	



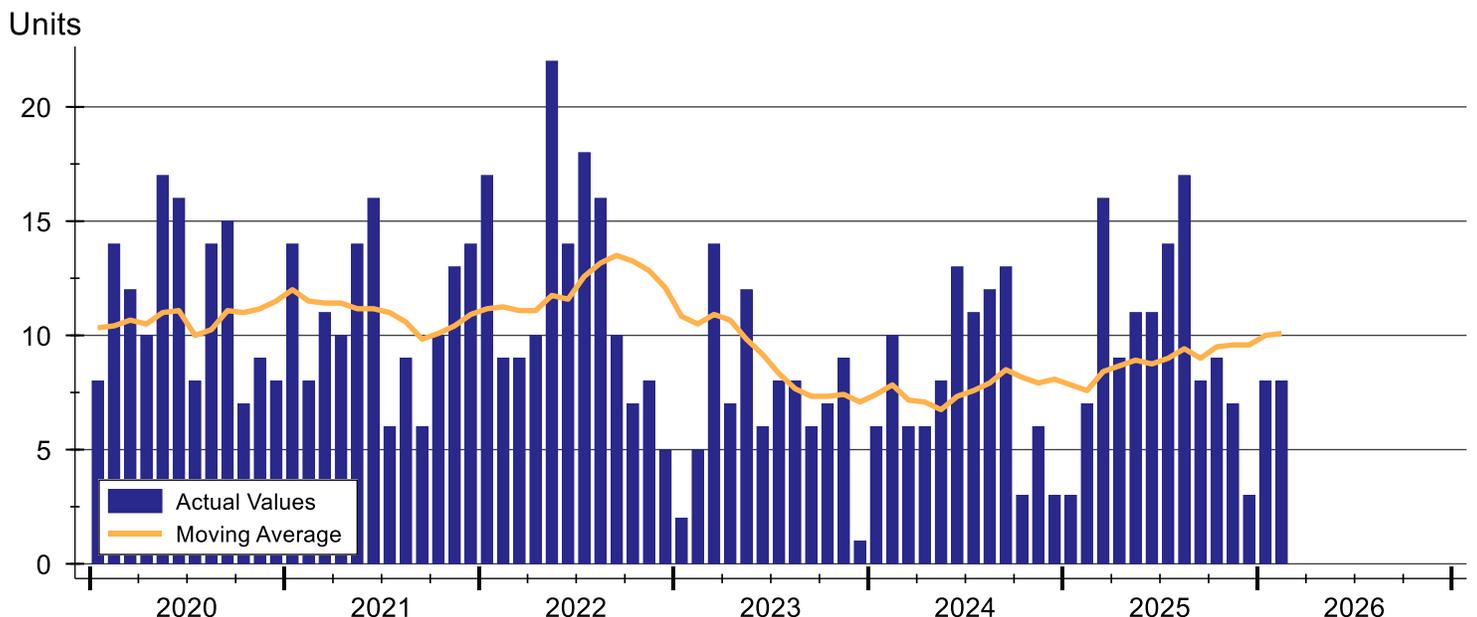
## Jackson County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>8</b>	7	14.3%	<b>16</b>	10	60.0%
Volume (1,000s)		<b>2,938</b>	1,504	95.3%	<b>4,450</b>	2,701	64.8%
Average	Sale Price	<b>367,238</b>	214,907	70.9%	<b>278,100</b>	270,135	2.9%
	Days on Market	<b>29</b>	68	-57.4%	<b>56</b>	70	-20.0%
	Percent of Original	<b>100.8%</b>	96.3%	4.7%	<b>96.3%</b>	95.9%	0.4%
Median	Sale Price	<b>225,000</b>	179,000	25.7%	<b>224,500</b>	217,475	3.2%
	Days on Market	<b>6</b>	30	-80.0%	<b>31</b>	31	0.0%
	Percent of Original	<b>100.0%</b>	97.8%	2.2%	<b>100.0%</b>	96.0%	4.2%

A total of 8 contracts for sale were written in Jackson County during the month of February, up from 7 in 2025. The median list price of these homes was \$225,000, up from \$179,000 the prior year.

Half of the homes that went under contract in February were on the market less than 6 days, compared to 30 days in February 2025.

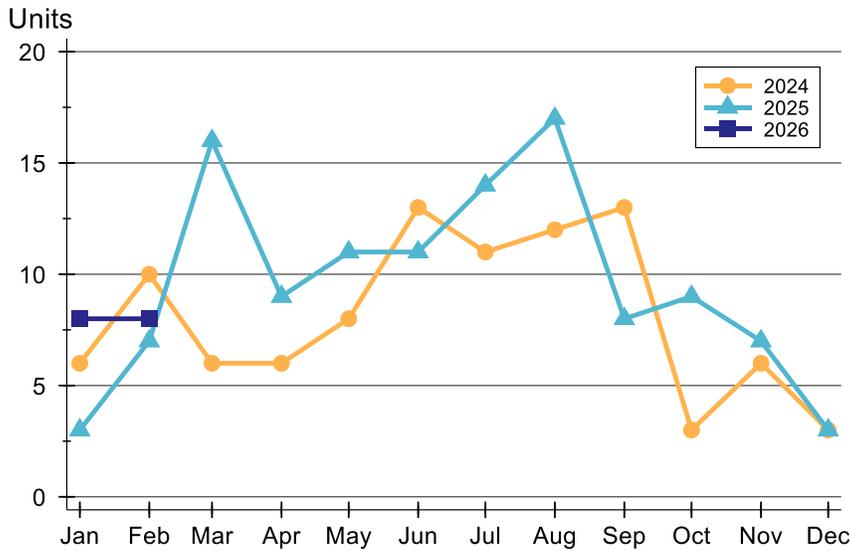
### History of Contracts Written





## Jackson County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	6	3	<b>8</b>
<b>February</b>	10	7	<b>8</b>
<b>March</b>	6	16	
<b>April</b>	6	9	
<b>May</b>	8	11	
<b>June</b>	13	11	
<b>July</b>	11	14	
<b>August</b>	12	17	
<b>September</b>	13	8	
<b>October</b>	3	9	
<b>November</b>	6	7	
<b>December</b>	3	3	

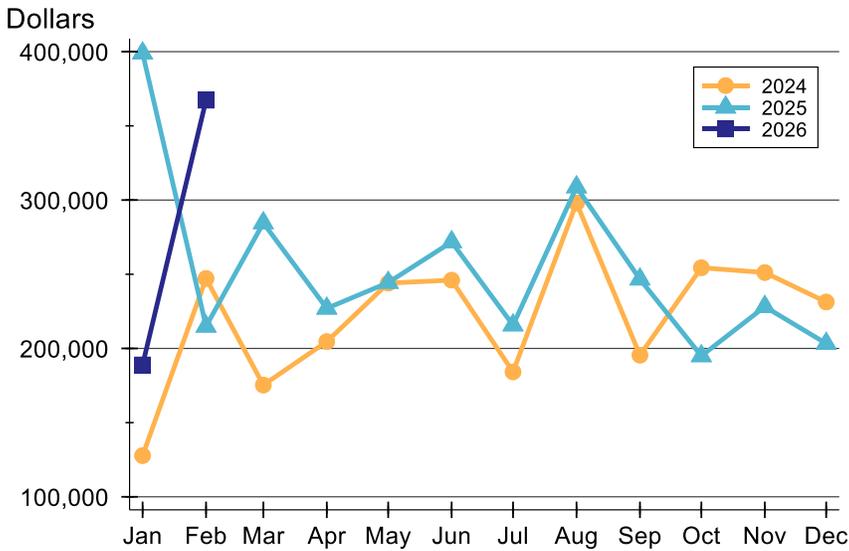
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	25.0%	130,000	130,000	5	5	103.8%	103.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	37.5%	224,667	225,000	62	44	99.6%	100.0%
\$250,000-\$299,999	1	12.5%	299,900	299,900	2	2	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	304,000	304,000	35	35	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	12.5%	1,400,000	1,400,000	3	3	100.0%	100.0%



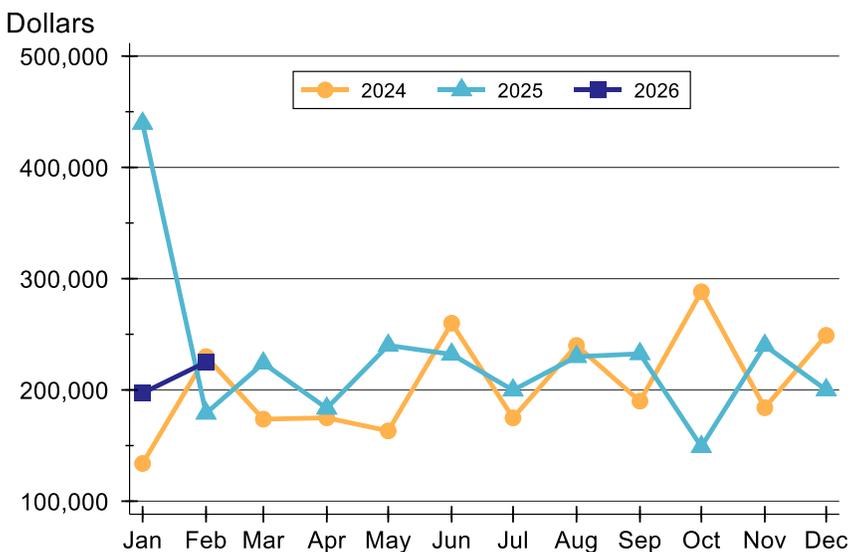
## Jackson County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	127,800	399,000	<b>188,963</b>
<b>February</b>	247,160	214,907	<b>367,238</b>
<b>March</b>	175,333	284,555	
<b>April</b>	204,625	227,009	
<b>May</b>	244,013	244,382	
<b>June</b>	246,008	271,782	
<b>July</b>	184,200	215,714	
<b>August</b>	298,073	308,747	
<b>September</b>	195,454	246,650	
<b>October</b>	254,375	194,944	
<b>November</b>	251,158	228,157	
<b>December</b>	231,300	203,333	

### Median Price

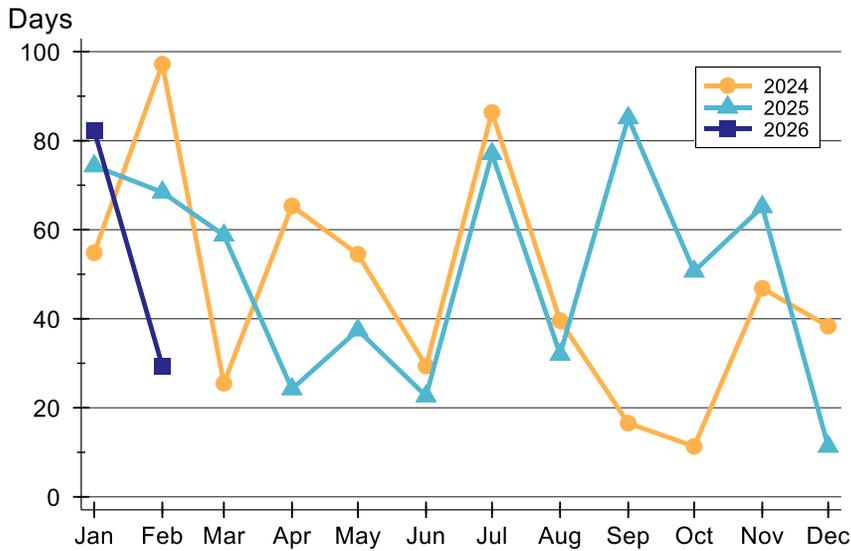


Month	2024	2025	2026
<b>January</b>	133,900	439,500	<b>197,200</b>
<b>February</b>	229,950	179,000	<b>225,000</b>
<b>March</b>	173,750	224,000	
<b>April</b>	174,925	183,500	
<b>May</b>	163,200	240,000	
<b>June</b>	260,000	232,000	
<b>July</b>	174,900	199,750	
<b>August</b>	239,950	229,900	
<b>September</b>	189,900	232,500	
<b>October</b>	288,225	149,000	
<b>November</b>	184,000	239,900	
<b>December</b>	249,000	200,000	



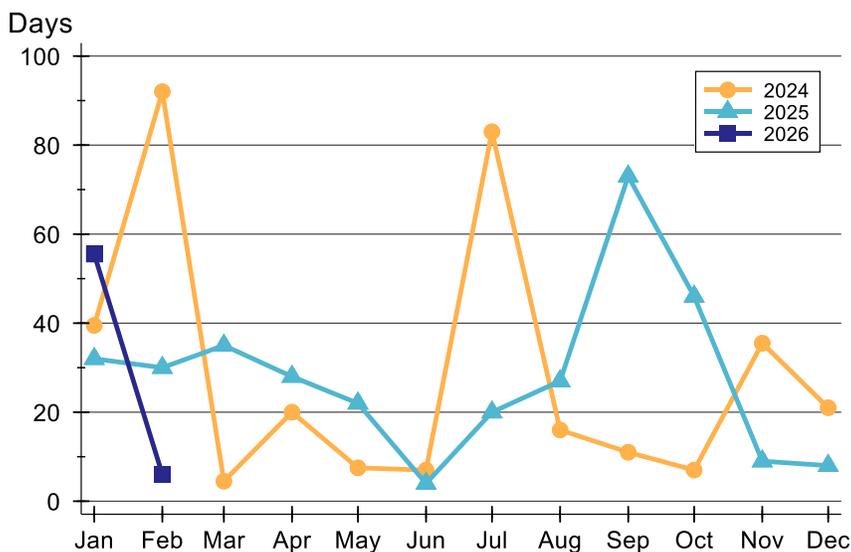
## Jackson County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	55	74	<b>82</b>
February	97	68	<b>29</b>
March	26	59	
April	65	24	
May	55	37	
June	29	23	
July	86	77	
August	40	32	
September	17	85	
October	11	51	
November	47	65	
December	38	11	

### Median DOM



Month	2024	2025	2026
January	40	32	<b>56</b>
February	92	30	<b>6</b>
March	5	35	
April	20	28	
May	8	22	
June	7	4	
July	83	20	
August	16	27	
September	11	73	
October	7	46	
November	36	9	
December	21	8	



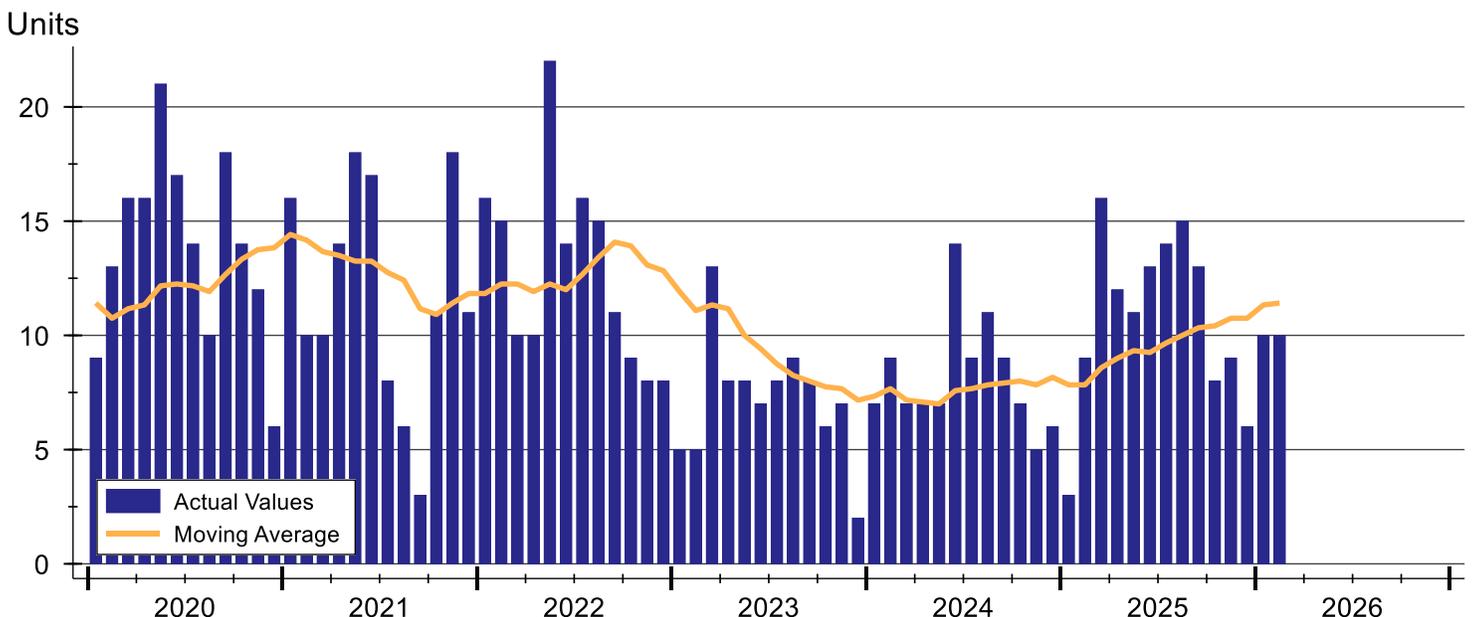
# Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		10	9	11.1%
Volume (1,000s)		3,213	1,952	64.6%
Average	List Price	321,280	216,928	48.1%
	Days on Market	49	62	-21.0%
	Percent of Original	91.2%	96.7%	-5.7%
Median	List Price	224,500	184,950	21.4%
	Days on Market	22	30	-26.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 10 listings in Jackson County had contracts pending at the end of February, up from 9 contracts pending at the end of February 2025.

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

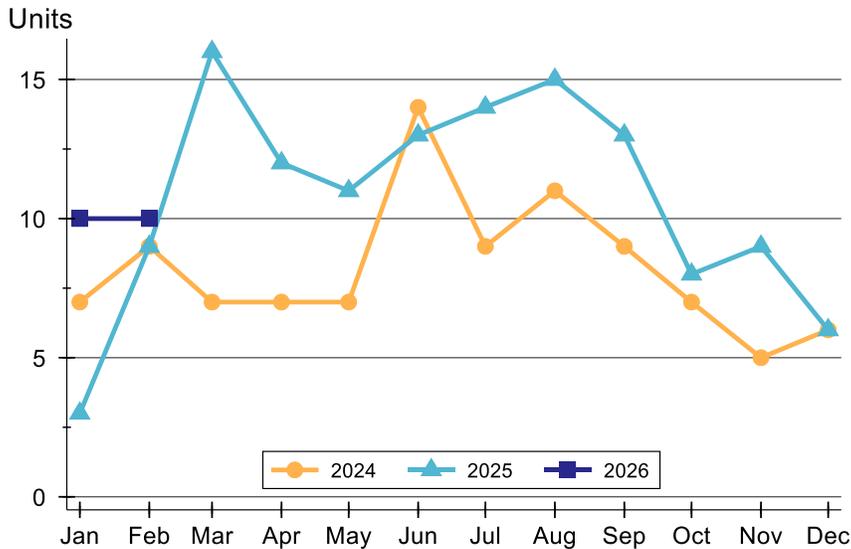
## History of Pending Contracts





## Jackson County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	7	3	10
February	9	9	10
March	7	16	
April	7	12	
May	7	11	
June	14	13	
July	9	14	
August	11	15	
September	9	13	
October	7	8	
November	5	9	
December	6	6	

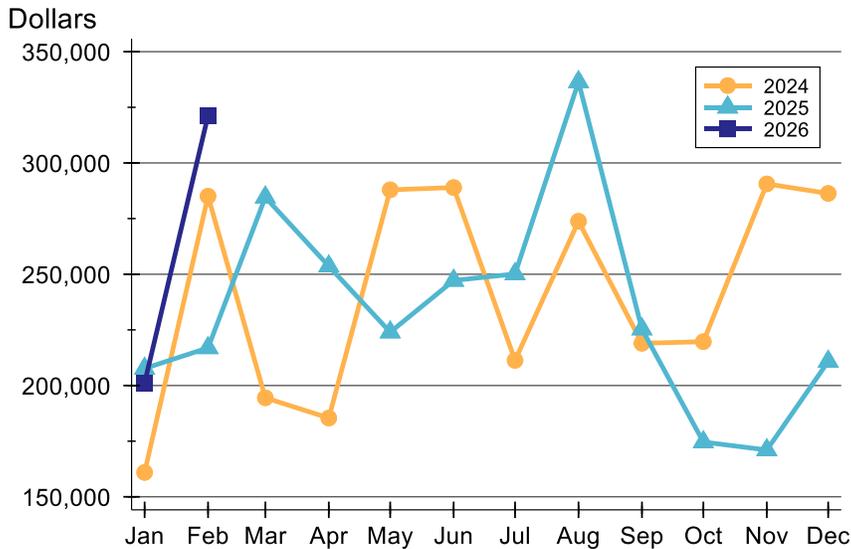
### Pending Contracts by Price Range

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	1	10.0%	30,000	30,000	220	220	60.1%	60.1%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	10.0%	130,000	130,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	10.0%	174,900	174,900	20	20	94.6%	94.6%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	40.0%	218,500	224,500	52	34	89.4%	99.3%
\$250,000-\$299,999	1	10.0%	299,900	299,900	2	2	100.0%	100.0%
\$300,000-\$399,999	1	10.0%	304,000	304,000	35	35	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	10.0%	1,400,000	1,400,000	3	3	100.0%	100.0%



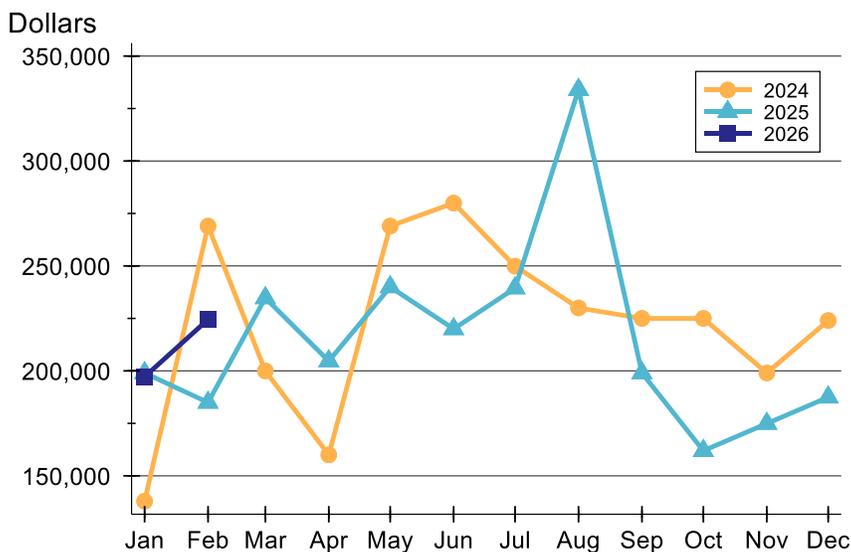
## Jackson County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
January	160,971	207,667	<b>201,150</b>
February	285,078	216,928	<b>321,280</b>
March	194,486	284,587	
April	185,407	253,623	
May	287,943	223,991	
June	288,964	247,192	
July	211,300	250,136	
August	273,807	336,413	
September	218,978	225,354	
October	219,704	174,625	
November	290,590	171,033	
December	286,317	210,817	

### Median Price

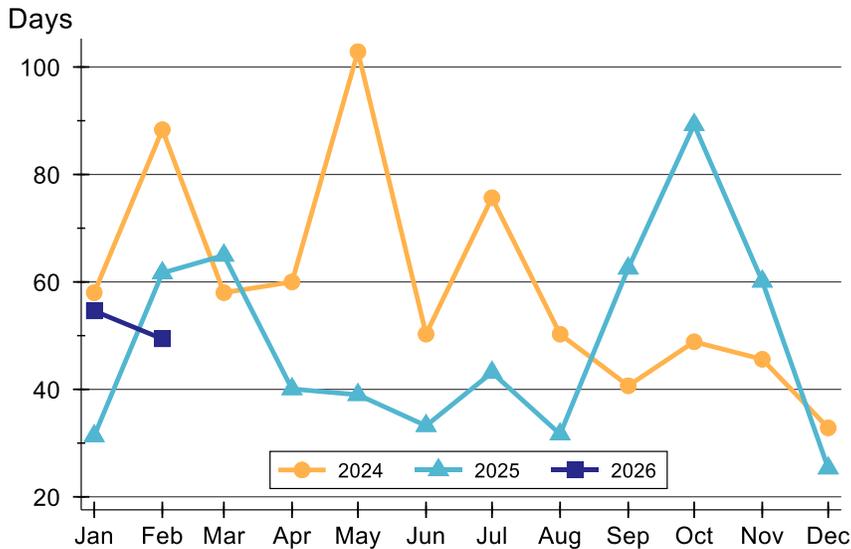


Month	2024	2025	2026
January	137,900	199,000	<b>197,200</b>
February	269,000	184,950	<b>224,500</b>
March	200,000	234,750	
April	160,000	204,700	
May	269,000	240,000	
June	279,950	220,000	
July	249,900	239,450	
August	230,000	334,000	
September	225,000	199,000	
October	225,000	161,950	
November	199,000	174,900	
December	224,000	187,450	



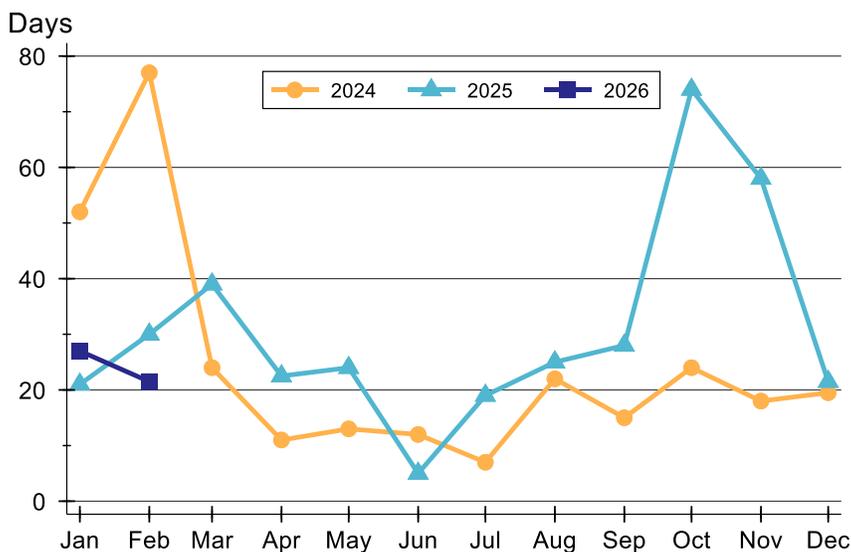
## Jackson County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	58	31	<b>55</b>
February	88	62	<b>49</b>
March	58	65	
April	60	40	
May	103	39	
June	50	33	
July	76	43	
August	50	32	
September	41	63	
October	49	89	
November	46	60	
December	33	25	

### Median DOM



Month	2024	2025	2026
January	52	21	<b>27</b>
February	77	30	<b>22</b>
March	24	39	
April	11	23	
May	13	24	
June	12	5	
July	7	19	
August	22	25	
September	15	28	
October	24	74	
November	18	58	
December	20	22	



## Jefferson County Housing Report



### Market Overview

#### Jefferson County Home Sales Fell in February

Total home sales in Jefferson County fell last month to 6 units, compared to 8 units in February 2025. Total sales volume was \$2.1 million, down from a year earlier.

The median sale price in February was \$277,000, up from \$269,000 a year earlier. Homes that sold in February were typically on the market for 25 days and sold for 99.8% of their list prices.

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

The total number of active listings in Jefferson County at the end of February was 26 units, up from 22 at the same point in 2025. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$339,100.

During February, a total of 3 contracts were written down from 12 in February 2025. At the end of the month, there were 6 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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## Jefferson County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>6</b>	<b>8</b>	<b>7</b>	<b>13</b>	<b>22</b>	<b>18</b>
Change from prior year		-25.0%	14.3%	-22.2%	-40.9%	22.2%	-5.3%
<b>Active Listings</b>		<b>26</b>	<b>22</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		18.2%	4.8%	23.5%			
<b>Months' Supply</b>		<b>2.0</b>	<b>1.6</b>	<b>1.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		25.0%	-11.1%	50.0%			
<b>New Listings</b>		<b>12</b>	<b>13</b>	<b>10</b>	<b>24</b>	<b>21</b>	<b>24</b>
Change from prior year		-7.7%	30.0%	-9.1%	14.3%	-12.5%	-7.7%
<b>Contracts Written</b>		<b>3</b>	<b>12</b>	<b>8</b>	<b>12</b>	<b>21</b>	<b>16</b>
Change from prior year		-75.0%	50.0%	-20.0%	-42.9%	31.3%	-20.0%
<b>Pending Contracts</b>		<b>6</b>	<b>13</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-53.8%	18.2%	10.0%			
<b>Sales Volume (1,000s)</b>		<b>2,105</b>	<b>2,116</b>	<b>1,711</b>	<b>3,469</b>	<b>6,458</b>	<b>4,200</b>
Change from prior year		-0.5%	23.7%	-17.7%	-46.3%	53.8%	5.0%
<b>Average</b>	<b>Sale Price</b>	<b>350,833</b>	<b>264,438</b>	<b>244,400</b>	<b>266,846</b>	<b>293,539</b>	<b>233,333</b>
	Change from prior year	32.7%	8.2%	5.8%	-9.1%	25.8%	10.8%
	<b>List Price of Actives</b>	<b>449,298</b>	<b>296,568</b>	<b>260,340</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	51.5%	13.9%	11.4%			
	<b>Days on Market</b>	<b>53</b>	<b>67</b>	<b>46</b>	<b>35</b>	<b>47</b>	<b>39</b>
Change from prior year	-20.9%	45.7%	64.3%	-25.5%	20.5%	44.4%	
<b>Percent of List</b>	<b>99.3%</b>	<b>97.6%</b>	<b>95.8%</b>	<b>98.4%</b>	<b>98.3%</b>	<b>98.9%</b>	
Change from prior year	1.7%	1.9%	-1.4%	0.1%	-0.6%	3.5%	
<b>Percent of Original</b>	<b>98.6%</b>	<b>94.1%</b>	<b>94.6%</b>	<b>98.1%</b>	<b>96.8%</b>	<b>97.8%</b>	
Change from prior year	4.8%	-0.5%	0.5%	1.3%	-1.0%	4.8%	
<b>Median</b>	<b>Sale Price</b>	<b>277,000</b>	<b>269,000</b>	<b>199,900</b>	<b>183,000</b>	<b>274,000</b>	<b>220,500</b>
	Change from prior year	3.0%	34.6%	6.9%	-33.2%	24.3%	17.3%
	<b>List Price of Actives</b>	<b>339,100</b>	<b>299,500</b>	<b>230,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	13.2%	30.2%	-7.6%			
	<b>Days on Market</b>	<b>25</b>	<b>79</b>	<b>31</b>	<b>16</b>	<b>20</b>	<b>31</b>
Change from prior year	-68.4%	154.8%	121.4%	-20.0%	-35.5%	93.8%	
<b>Percent of List</b>	<b>99.8%</b>	<b>97.5%</b>	<b>96.3%</b>	<b>99.7%</b>	<b>98.6%</b>	<b>100.0%</b>	
Change from prior year	2.4%	1.2%	-2.1%	1.1%	-1.4%	2.8%	
<b>Percent of Original</b>	<b>98.4%</b>	<b>95.2%</b>	<b>96.3%</b>	<b>98.8%</b>	<b>97.0%</b>	<b>99.9%</b>	
Change from prior year	3.4%	-1.1%	3.2%	1.9%	-2.9%	7.1%	

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



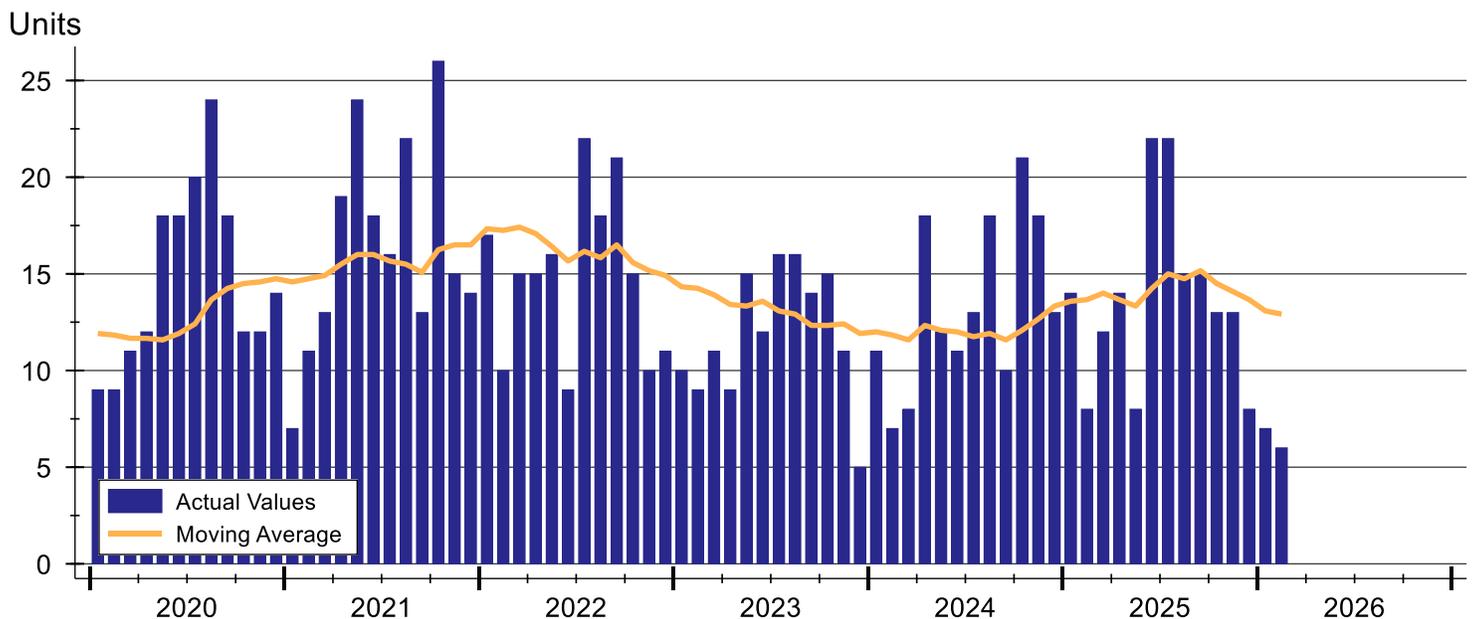
## Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		<b>6</b>	8	-25.0%	<b>13</b>	22	-40.9%
Volume (1,000s)		<b>2,105</b>	2,116	-0.5%	<b>3,469</b>	6,458	-46.3%
Months' Supply		<b>2.0</b>	1.6	25.0%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>350,833</b>	264,438	32.7%	<b>266,846</b>	293,539	-9.1%
	Days on Market	<b>53</b>	67	-20.9%	<b>35</b>	47	-25.5%
	Percent of List	<b>99.3%</b>	97.6%	1.7%	<b>98.4%</b>	98.3%	0.1%
	Percent of Original	<b>98.6%</b>	94.1%	4.8%	<b>98.1%</b>	96.8%	1.3%
Median	Sale Price	<b>277,000</b>	269,000	3.0%	<b>183,000</b>	274,000	-33.2%
	Days on Market	<b>25</b>	79	-68.4%	<b>16</b>	20	-20.0%
	Percent of List	<b>99.8%</b>	97.5%	2.4%	<b>99.7%</b>	98.6%	1.1%
	Percent of Original	<b>98.4%</b>	95.2%	3.4%	<b>98.8%</b>	97.0%	1.9%

A total of 6 homes sold in Jefferson County in February, down from 8 units in February 2025. Total sales volume was essentially unchanged from the previous year's figure of \$2.1 million.

The median sales price in February was \$277,000, up 3.0% compared to the prior year. Median days on market was 25 days, up from 13 days in January, but down from 79 in February 2025.

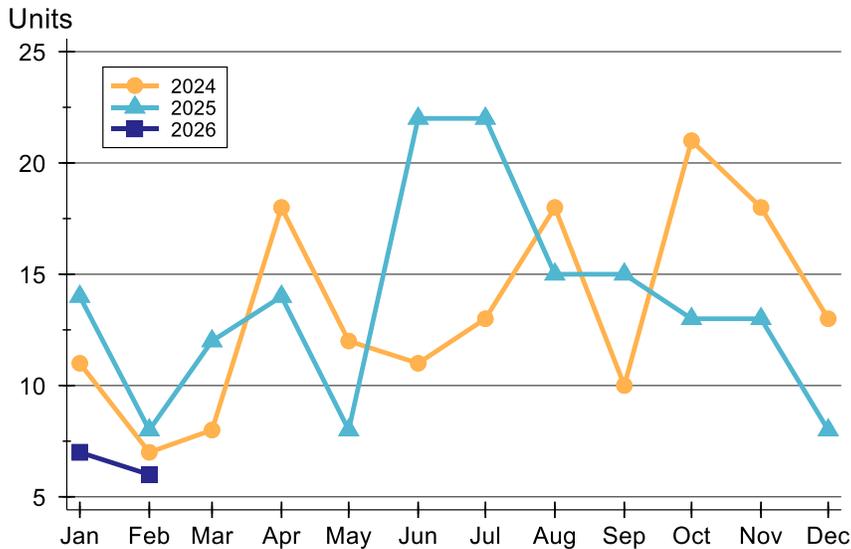
## History of Closed Listings





## Jefferson County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	11	14	<b>7</b>
February	7	8	<b>6</b>
March	8	12	
April	18	14	
May	12	8	
June	11	22	
July	13	22	
August	18	15	
September	10	15	
October	21	13	
November	18	13	
December	13	8	

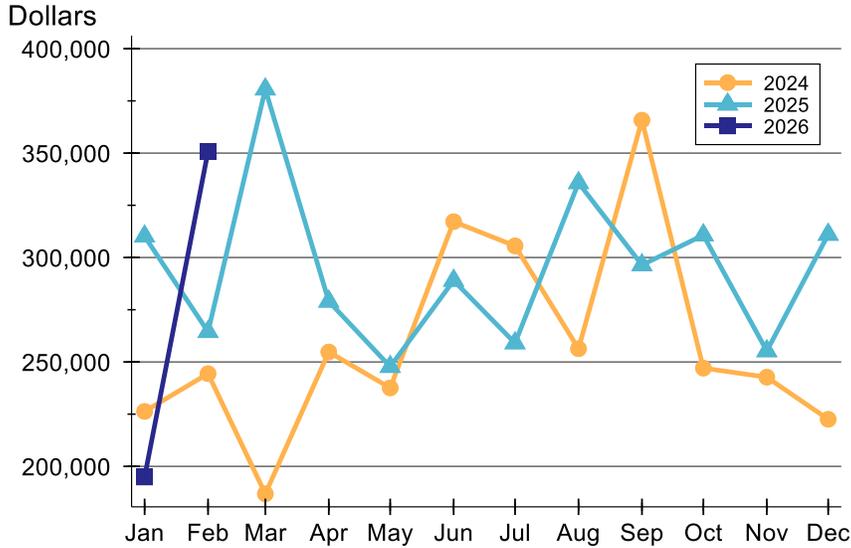
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	33.3%	0.9	179,000	179,000	52	52	89.9%	89.9%	89.9%	89.9%
\$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	33.3%	3.2	277,000	277,000	14	14	99.8%	99.8%	99.8%	99.8%
\$300,000-\$399,999	1	16.7%	1.6	343,000	343,000	5	5	115.1%	115.1%	115.1%	115.1%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	16.7%	6.0	850,000	850,000	183	183	101.2%	101.2%	97.1%	97.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



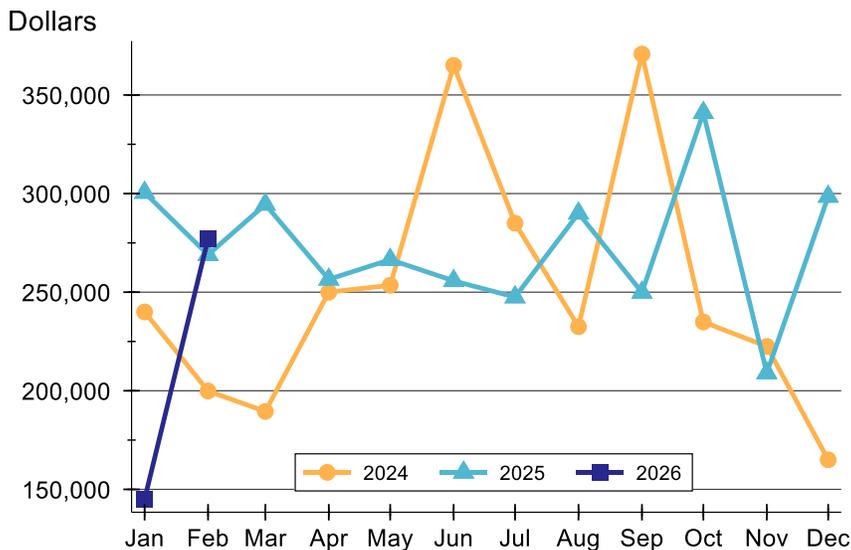
## Jefferson County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	226,291	310,169	<b>194,857</b>
<b>February</b>	244,400	264,438	<b>350,833</b>
<b>March</b>	186,850	380,583	
<b>April</b>	254,769	278,996	
<b>May</b>	237,575	247,725	
<b>June</b>	317,182	288,981	
<b>July</b>	305,565	259,045	
<b>August</b>	256,319	335,753	
<b>September</b>	365,750	296,410	
<b>October</b>	247,048	310,731	
<b>November</b>	242,694	255,246	
<b>December</b>	222,538	311,006	

### Median Price

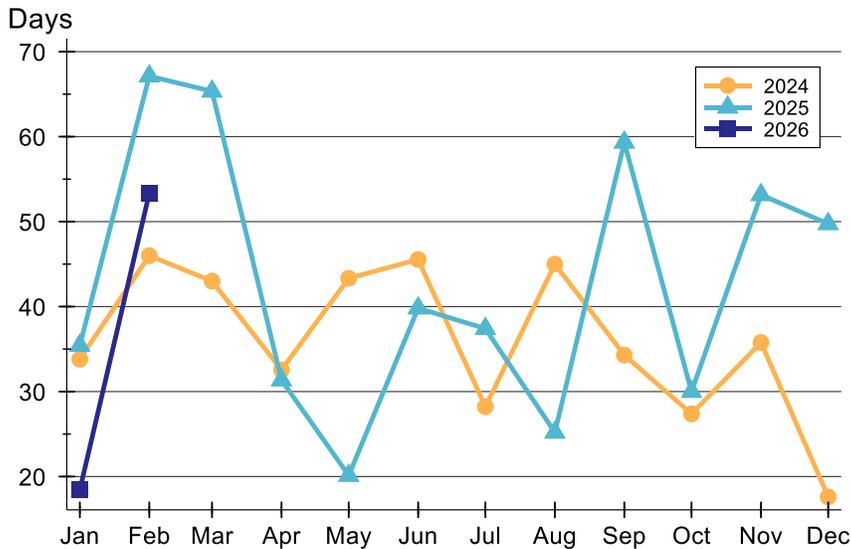


Month	2024	2025	2026
<b>January</b>	240,000	300,500	<b>145,000</b>
<b>February</b>	199,900	269,000	<b>277,000</b>
<b>March</b>	189,500	294,500	
<b>April</b>	250,000	256,500	
<b>May</b>	253,500	266,500	
<b>June</b>	365,000	255,750	
<b>July</b>	285,000	247,500	
<b>August</b>	232,500	290,000	
<b>September</b>	370,750	249,900	
<b>October</b>	234,900	341,000	
<b>November</b>	222,500	209,000	
<b>December</b>	165,000	298,500	



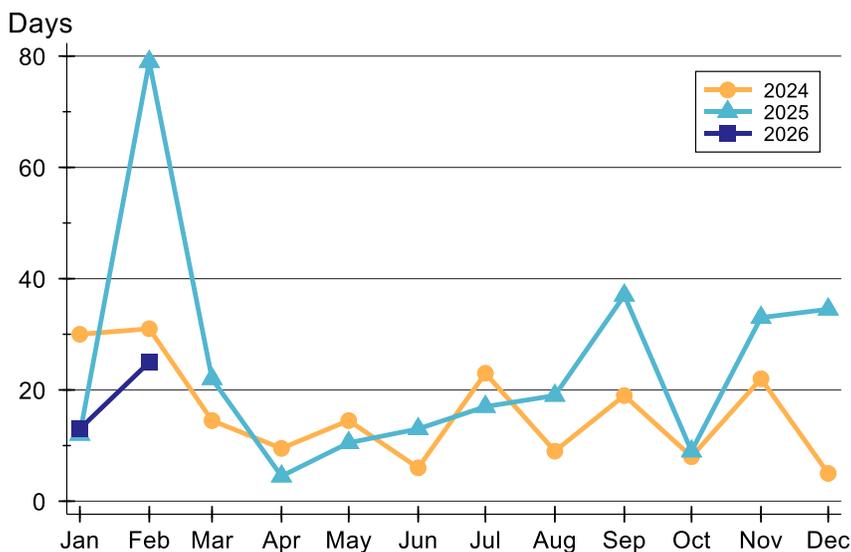
## Jefferson County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	34	35	<b>18</b>
February	46	67	<b>53</b>
March	43	65	
April	33	31	
May	43	20	
June	46	40	
July	28	37	
August	45	25	
September	34	59	
October	27	30	
November	36	53	
December	18	50	

### Median DOM



Month	2024	2025	2026
January	30	12	<b>13</b>
February	31	79	<b>25</b>
March	15	22	
April	10	5	
May	15	11	
June	6	13	
July	23	17	
August	9	19	
September	19	37	
October	8	9	
November	22	33	
December	5	35	



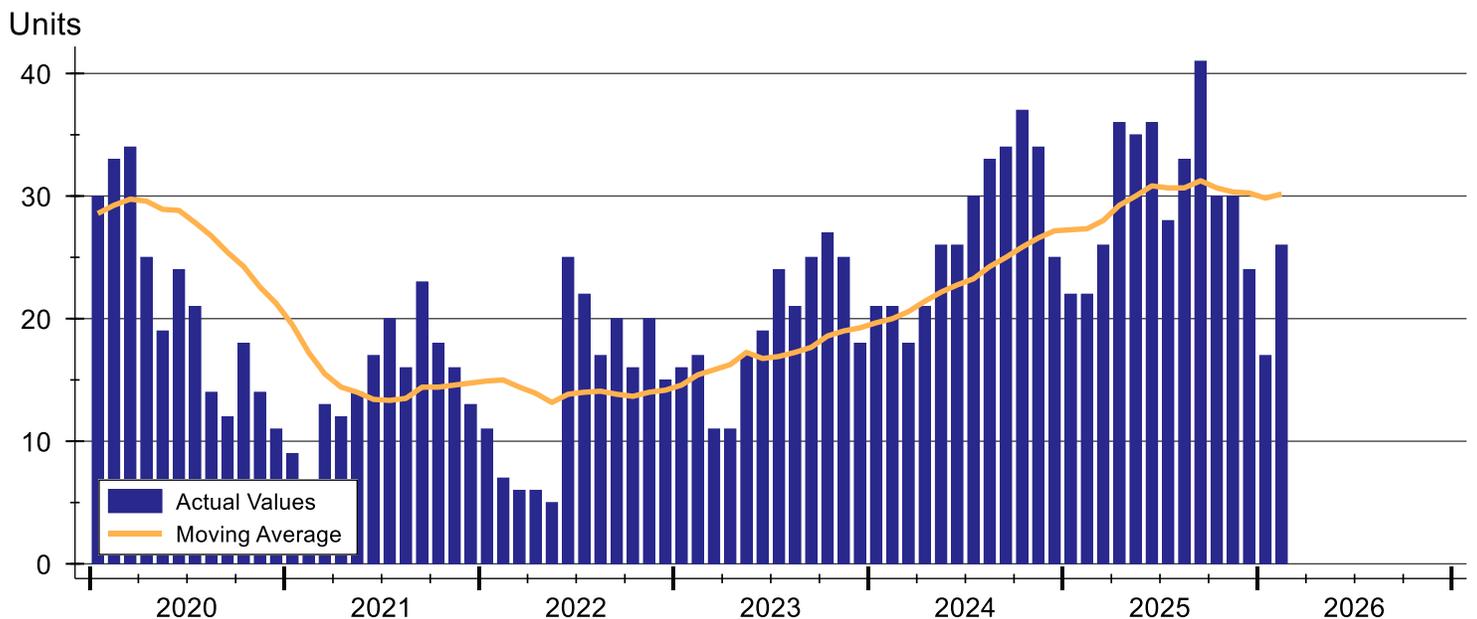
## Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>26</b>	22	18.2%
Volume (1,000s)		<b>11,682</b>	6,525	79.0%
Months' Supply		<b>2.0</b>	1.6	25.0%
Average	List Price	<b>449,298</b>	296,568	51.5%
	Days on Market	<b>50</b>	86	-41.9%
	Percent of Original	<b>96.7%</b>	95.0%	1.8%
Median	List Price	<b>339,100</b>	299,500	13.2%
	Days on Market	<b>22</b>	86	-74.4%
	Percent of Original	<b>98.9%</b>	97.0%	2.0%

A total of 26 homes were available for sale in Jefferson County at the end of February. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$339,100, up 13.2% from 2025. The typical time on market for active listings was 22 days, down from 86 days a year earlier.

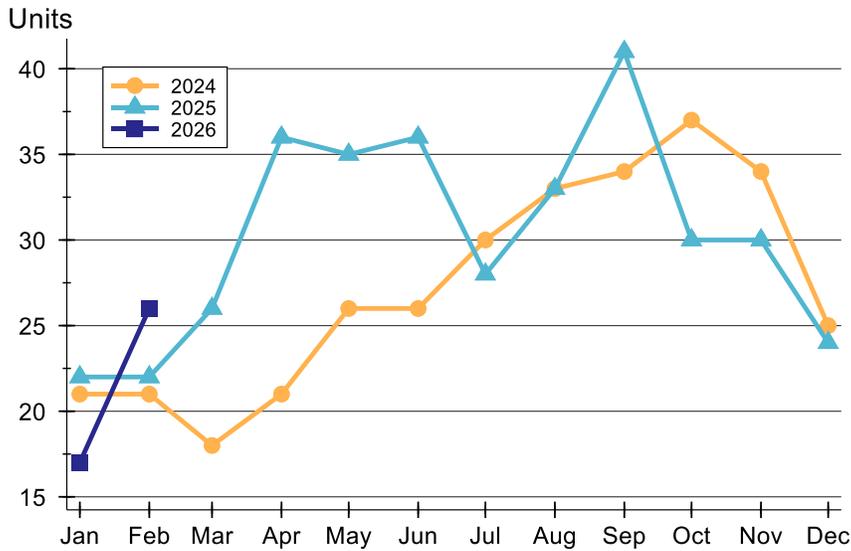
## History of Active Listings





## Jefferson County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	21	22	<b>17</b>
<b>February</b>	21	22	<b>26</b>
<b>March</b>	18	26	
<b>April</b>	21	36	
<b>May</b>	26	35	
<b>June</b>	26	36	
<b>July</b>	30	28	
<b>August</b>	33	33	
<b>September</b>	34	41	
<b>October</b>	37	30	
<b>November</b>	34	30	
<b>December</b>	25	24	

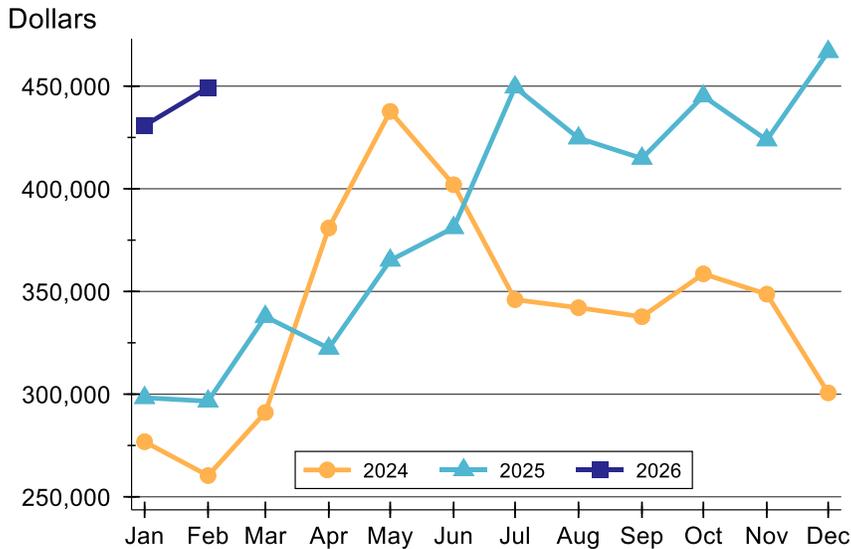
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	7.7%	N/A	74,950	74,950	28	28	91.9%	91.9%
\$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	3.8%	N/A	126,000	126,000	27	27	93.5%	93.5%
\$150,000-\$174,999	2	7.7%	N/A	158,950	158,950	16	16	98.5%	98.5%
\$175,000-\$199,999	1	3.8%	0.9	178,000	178,000	192	192	89.0%	89.0%
\$200,000-\$249,999	1	3.8%	N/A	235,000	235,000	16	16	94.0%	94.0%
\$250,000-\$299,999	5	19.2%	3.2	279,680	275,000	23	5	98.6%	100.0%
\$300,000-\$399,999	4	15.4%	1.6	365,725	379,850	49	17	98.0%	98.9%
\$400,000-\$499,999	3	11.5%	N/A	443,583	425,800	85	80	99.0%	100.0%
\$500,000-\$749,999	4	15.4%	N/A	595,737	577,500	38	12	98.3%	100.0%
\$750,000-\$999,999	1	3.8%	6.0	799,950	799,950	148	148	88.9%	88.9%
\$1,000,000 and up	2	7.7%	N/A	1,650,000	1,650,000	57	57	96.2%	96.2%



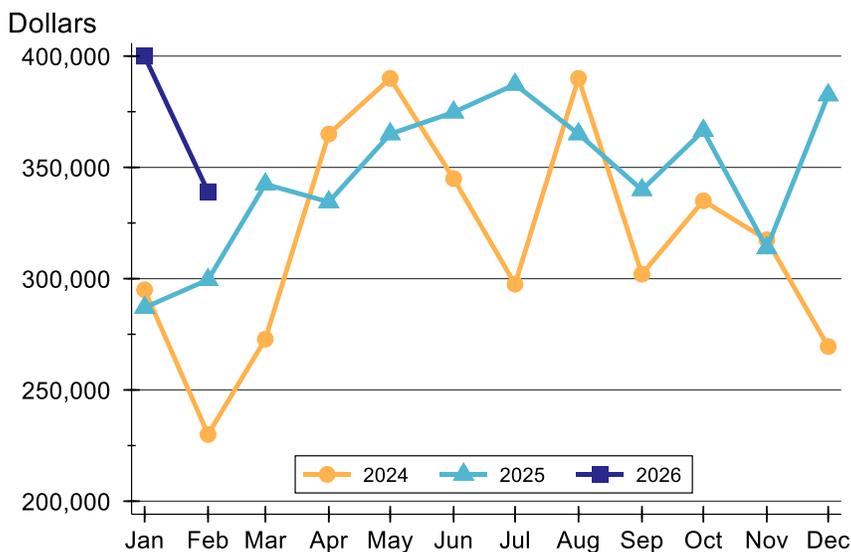
## Jefferson County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	276,829	298,250	<b>430,838</b>
<b>February</b>	260,340	296,568	<b>449,298</b>
<b>March</b>	291,064	337,781	
<b>April</b>	380,924	322,319	
<b>May</b>	437,700	365,169	
<b>June</b>	401,990	381,050	
<b>July</b>	346,012	449,495	
<b>August</b>	342,080	424,689	
<b>September</b>	337,709	414,816	
<b>October</b>	358,588	445,126	
<b>November</b>	348,703	423,744	
<b>December</b>	300,636	466,783	

### Median Price

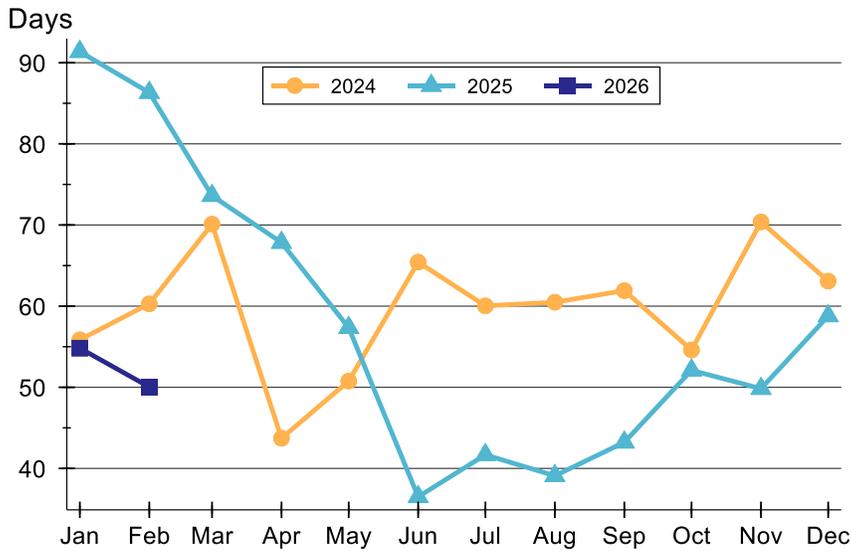


Month	2024	2025	2026
<b>January</b>	295,000	287,000	<b>399,900</b>
<b>February</b>	230,000	299,500	<b>339,100</b>
<b>March</b>	272,800	342,450	
<b>April</b>	365,000	334,450	
<b>May</b>	389,950	365,000	
<b>June</b>	344,950	374,750	
<b>July</b>	297,500	387,250	
<b>August</b>	390,000	365,000	
<b>September</b>	302,000	339,900	
<b>October</b>	335,000	366,500	
<b>November</b>	317,450	313,750	
<b>December</b>	269,500	382,475	



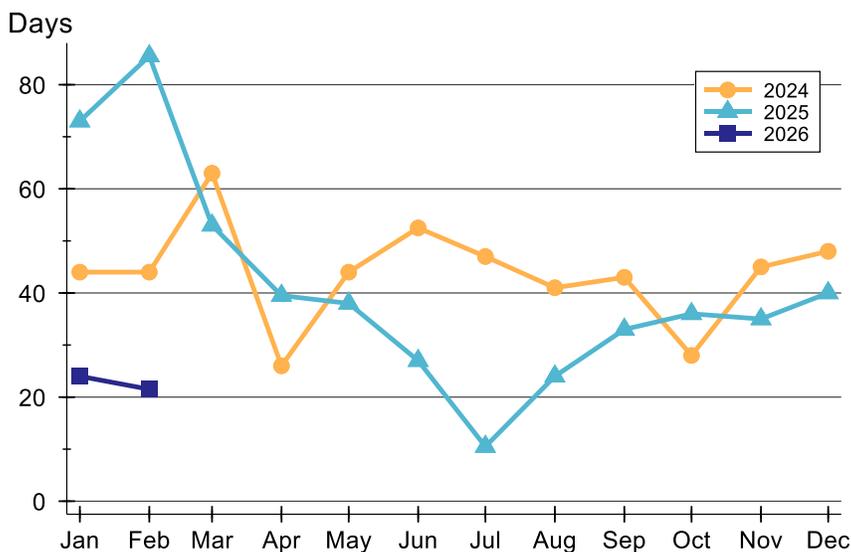
## Jefferson County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	56	91	<b>55</b>
February	60	86	<b>50</b>
March	70	74	
April	44	68	
May	51	57	
June	65	37	
July	60	42	
August	60	39	
September	62	43	
October	55	52	
November	70	50	
December	63	59	

### Median DOM

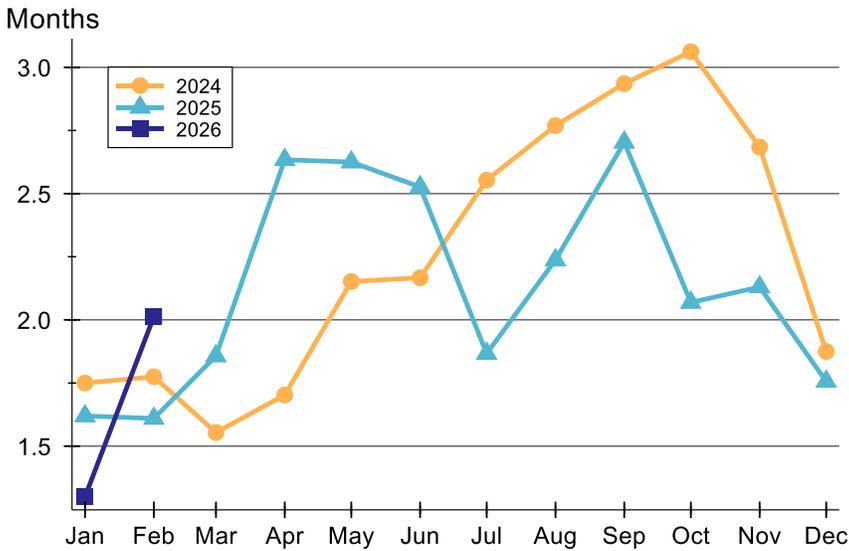


Month	2024	2025	2026
January	44	73	<b>24</b>
February	44	86	<b>22</b>
March	63	53	
April	26	40	
May	44	38	
June	53	27	
July	47	11	
August	41	24	
September	43	33	
October	28	36	
November	45	35	
December	48	40	



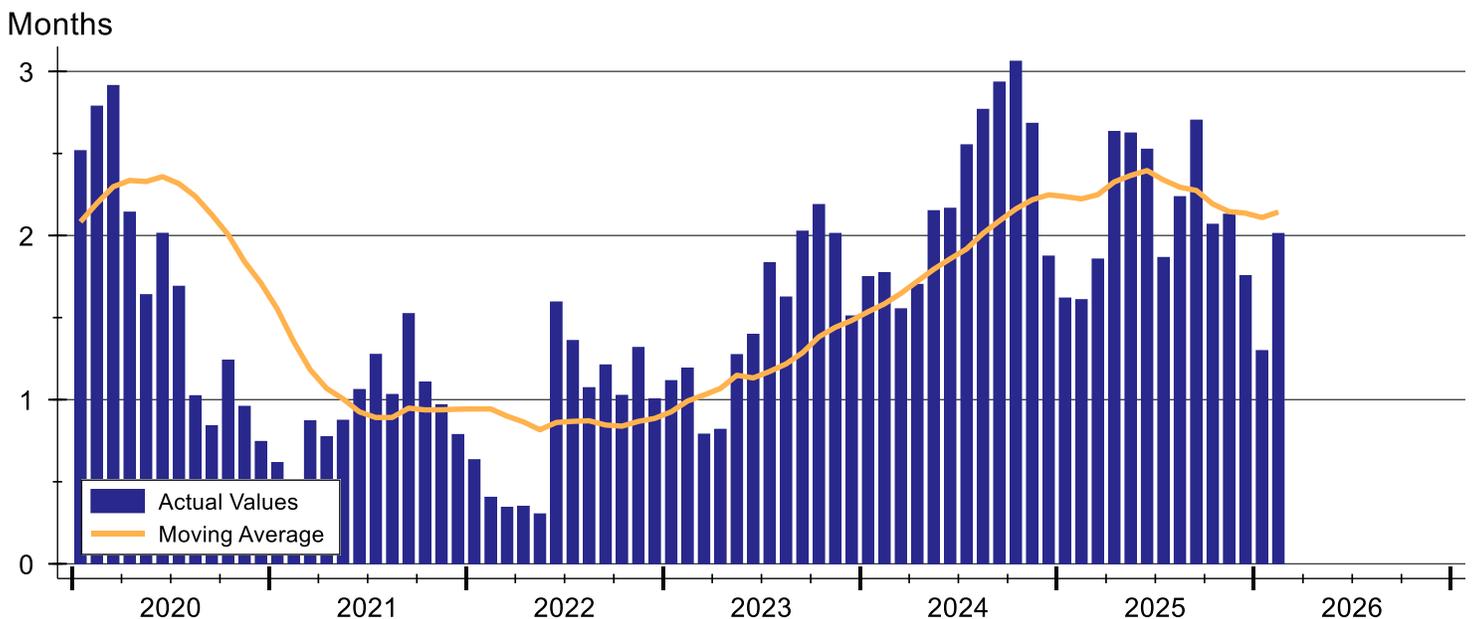
# Jefferson County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	1.8	1.6	<b>1.3</b>
February	1.8	1.6	<b>2.0</b>
March	1.6	1.9	
April	1.7	2.6	
May	2.2	2.6	
June	2.2	2.5	
July	2.6	1.9	
August	2.8	2.2	
September	2.9	2.7	
October	3.1	2.1	
November	2.7	2.1	
December	1.9	1.8	

## History of Month's Supply





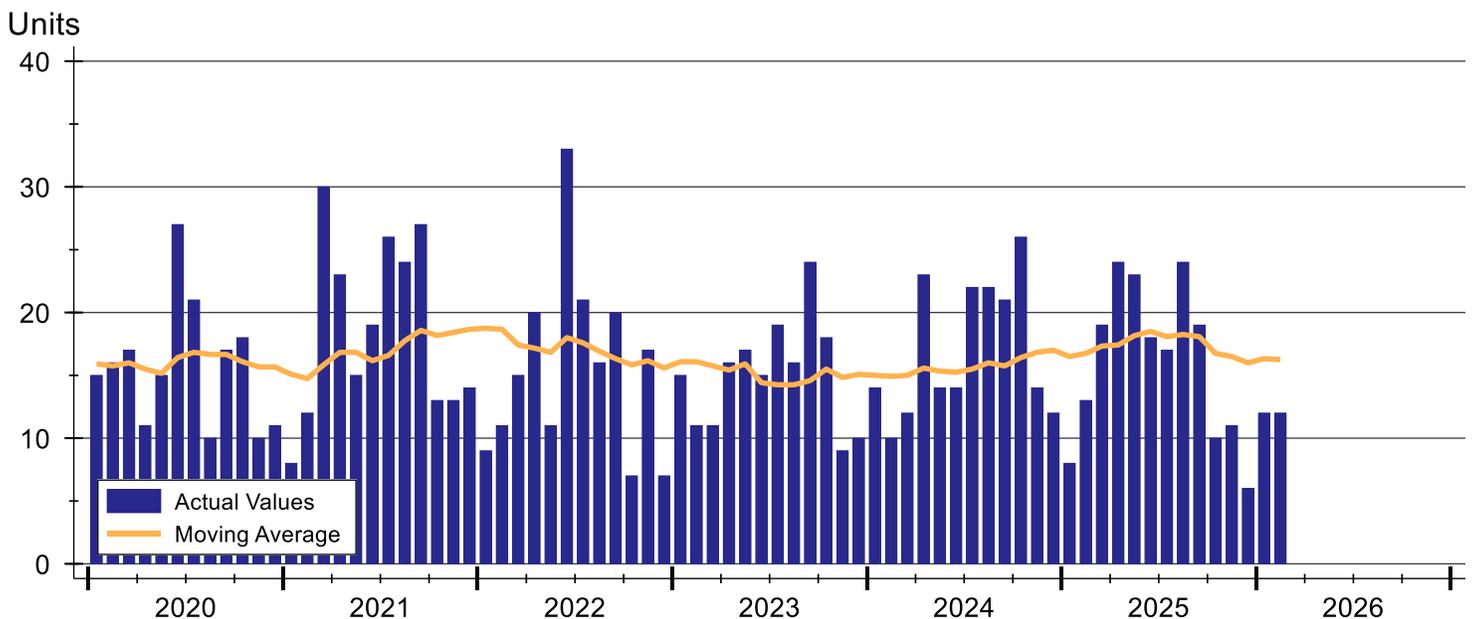
## Jefferson County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>12</b>	13	-7.7%
	Volume (1,000s)	<b>5,870</b>	5,173	13.5%
	Average List Price	<b>489,125</b>	397,954	22.9%
	Median List Price	<b>379,850</b>	369,900	2.7%
Year-to-Date	New Listings	<b>24</b>	21	14.3%
	Volume (1,000s)	<b>8,534</b>	7,047	21.1%
	Average List Price	<b>355,563</b>	335,586	6.0%
	Median List Price	<b>295,450</b>	289,000	2.2%

A total of 12 new listings were added in Jefferson County during February, down 7.7% from the same month in 2025. Year-to-date Jefferson County has seen 24 new listings.

The median list price of these homes was \$379,850 up from \$369,900 in 2025.

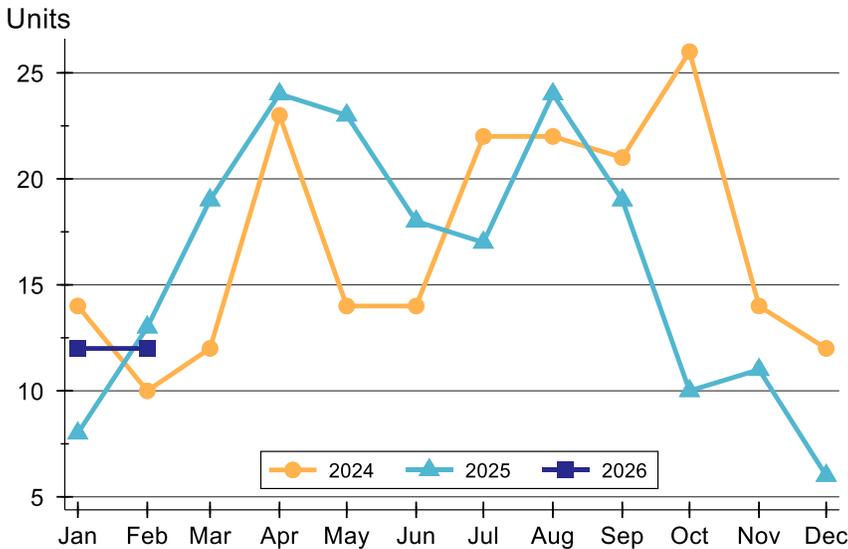
## History of New Listings





## Jefferson County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	14	8	12
February	10	13	12
March	12	19	
April	23	24	
May	14	23	
June	14	18	
July	22	17	
August	22	24	
September	21	19	
October	26	10	
November	14	11	
December	12	6	

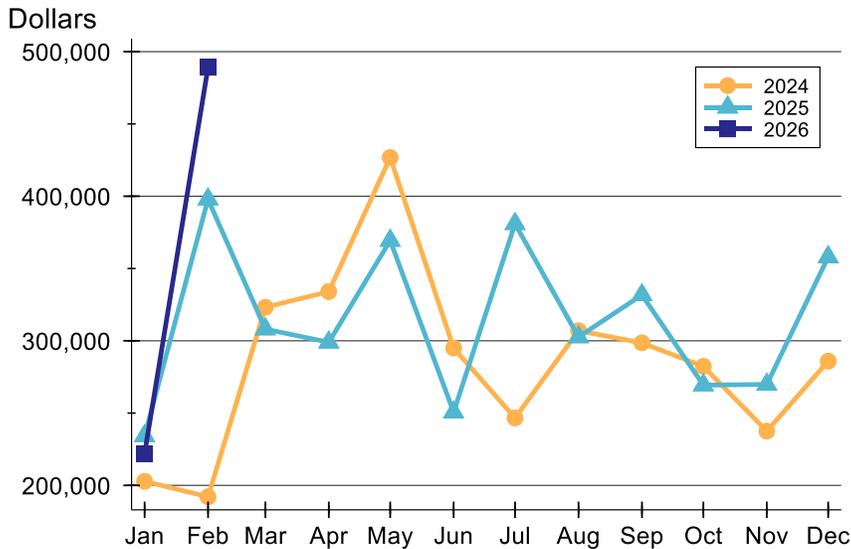
### New Listings by Price Range

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	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	8.3%	189,000	189,000	5	5	100.0%	100.0%
\$200,000-\$249,999	1	8.3%	235,000	235,000	18	18	94.0%	94.0%
\$250,000-\$299,999	2	16.7%	283,950	283,950	4	4	100.0%	100.0%
\$300,000-\$399,999	4	33.3%	367,425	379,850	10	11	100.0%	100.0%
\$400,000-\$499,999	1	8.3%	469,900	469,900	0	0	100.0%	100.0%
\$500,000-\$749,999	2	16.7%	619,000	619,000	6	6	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	8.3%	1,700,000	1,700,000	32	32	92.4%	92.4%



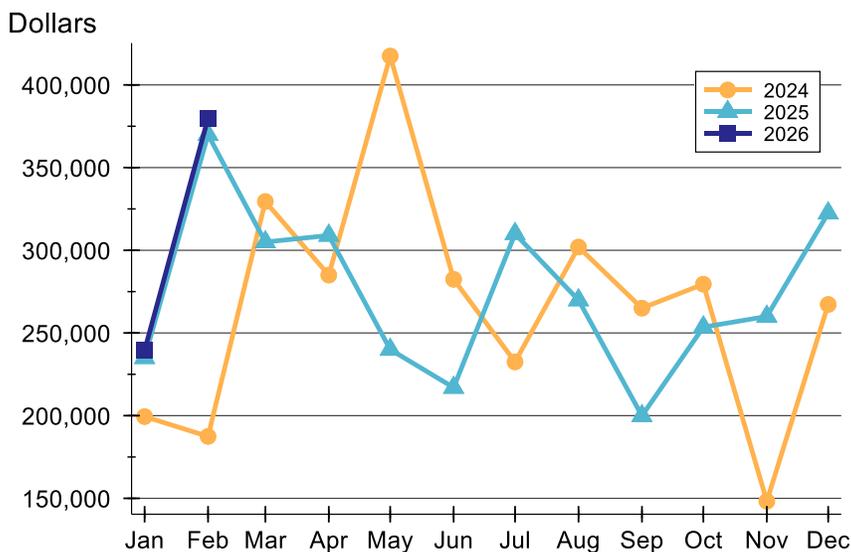
## Jefferson County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	202,818	234,238	<b>222,000</b>
<b>February</b>	192,085	397,954	<b>489,125</b>
<b>March</b>	323,200	308,089	
<b>April</b>	334,061	298,992	
<b>May</b>	426,807	369,324	
<b>June</b>	295,021	250,628	
<b>July</b>	246,648	380,959	
<b>August</b>	306,959	302,642	
<b>September</b>	298,567	331,766	
<b>October</b>	282,335	269,358	
<b>November</b>	237,543	269,864	
<b>December</b>	285,913	357,983	

### Median Price



Month	2024	2025	2026
<b>January</b>	199,450	235,000	<b>239,500</b>
<b>February</b>	187,450	369,900	<b>379,850</b>
<b>March</b>	329,500	305,000	
<b>April</b>	285,000	308,950	
<b>May</b>	417,450	240,000	
<b>June</b>	282,450	217,000	
<b>July</b>	232,500	310,000	
<b>August</b>	301,950	269,900	
<b>September</b>	265,000	199,900	
<b>October</b>	279,500	253,539	
<b>November</b>	148,250	260,000	
<b>December</b>	267,250	322,450	



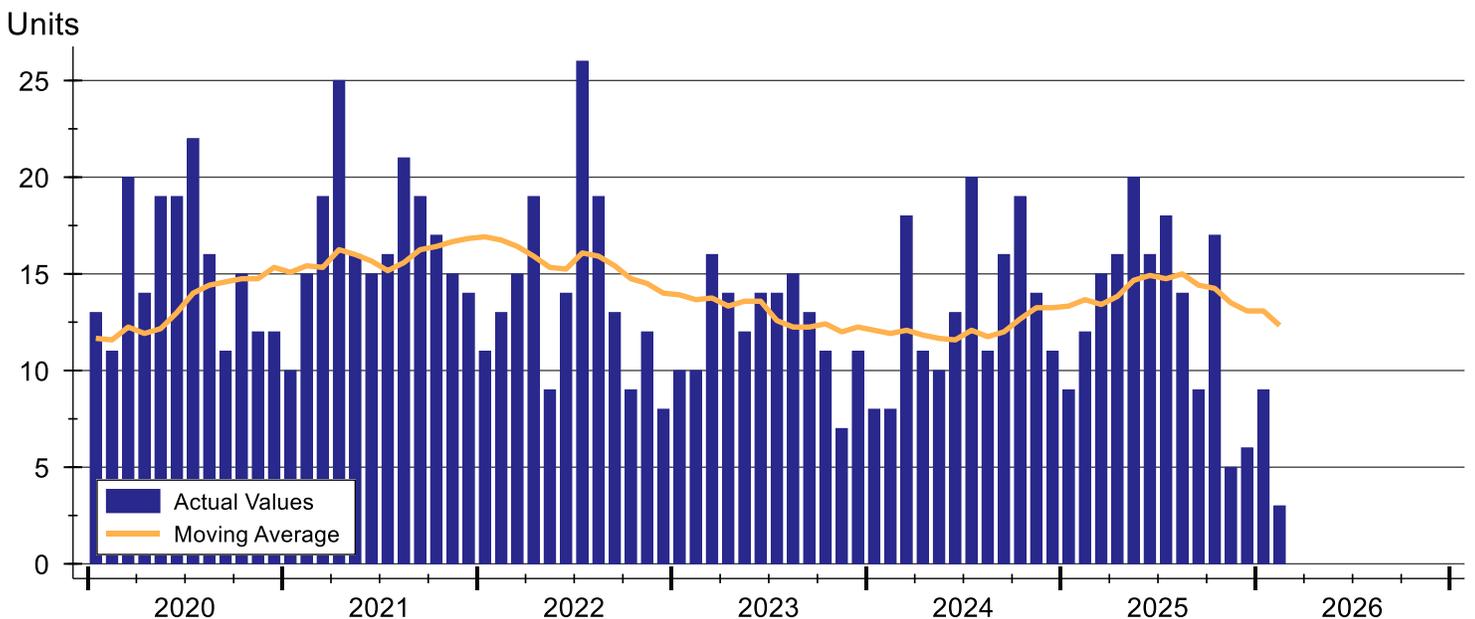
## Jefferson County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>3</b>	12	-75.0%	<b>12</b>	21	-42.9%
Volume (1,000s)		<b>1,115</b>	4,367	-74.5%	<b>3,711</b>	6,295	-41.0%
Average	Sale Price	<b>371,567</b>	363,892	2.1%	<b>309,217</b>	299,762	3.2%
	Days on Market	<b>32</b>	44	-27.3%	<b>44</b>	46	-4.3%
	Percent of Original	<b>99.5%</b>	99.7%	-0.2%	<b>99.3%</b>	98.5%	0.8%
Median	Sale Price	<b>369,800</b>	294,500	25.6%	<b>284,950</b>	269,500	5.7%
	Days on Market	<b>2</b>	11	-81.8%	<b>23</b>	17	35.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>99.8%</b>	100.0%	-0.2%

A total of 3 contracts for sale were written in Jefferson County during the month of February, down from 12 in 2025. The median list price of these homes was \$369,800, up from \$294,500 the prior year.

Half of the homes that went under contract in February were on the market less than 2 days, compared to 10 days in February 2025.

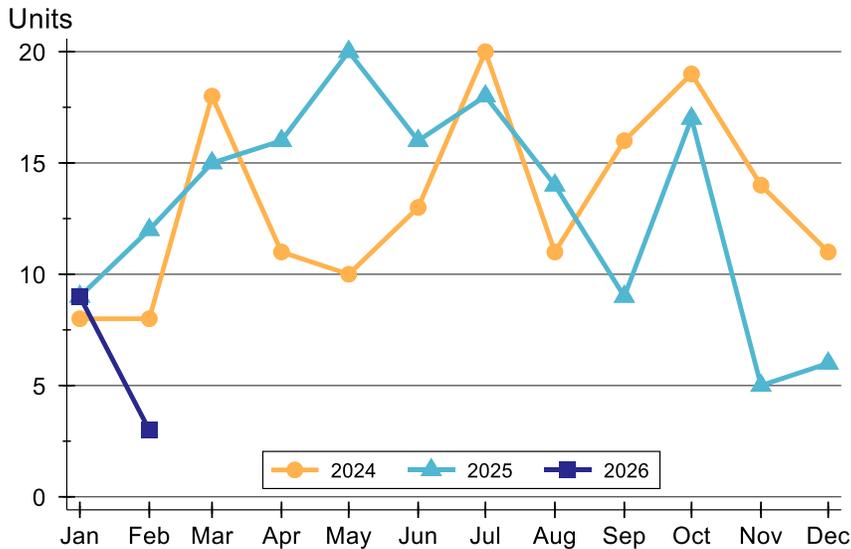
### History of Contracts Written





## Jefferson County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
January	8	9	<b>9</b>
February	8	12	<b>3</b>
March	18	15	
April	11	16	
May	10	20	
June	13	16	
July	20	18	
August	11	14	
September	16	9	
October	19	17	
November	14	5	
December	11	6	

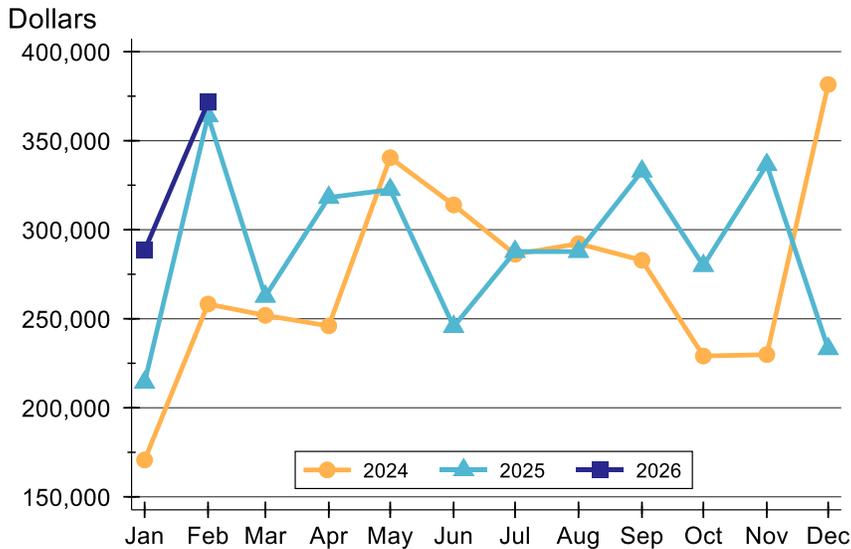
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	275,000	275,000	2	2	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	369,800	369,800	95	95	98.6%	98.6%
\$400,000-\$499,999	1	33.3%	469,900	469,900	0	0	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



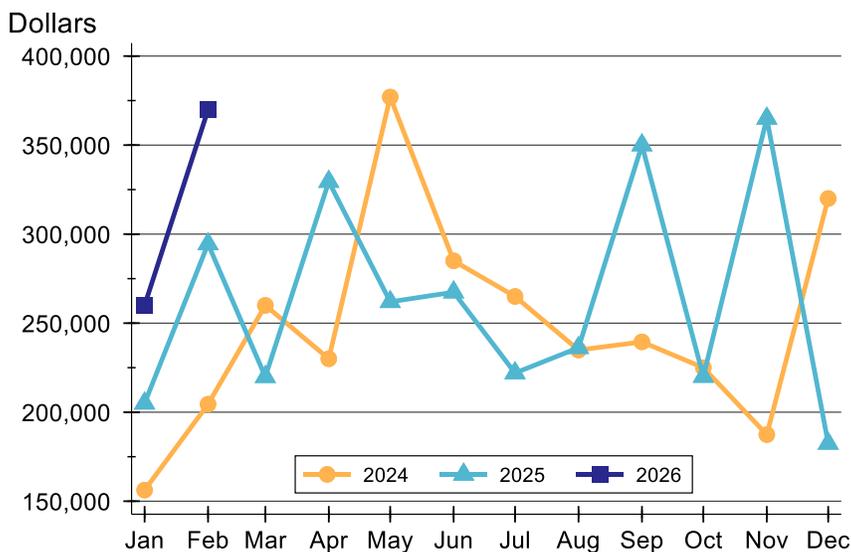
## Jefferson County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	170,675	214,256	<b>288,433</b>
<b>February</b>	258,238	363,892	<b>371,567</b>
<b>March</b>	251,914	262,567	
<b>April</b>	245,977	318,119	
<b>May</b>	340,440	322,505	
<b>June</b>	313,935	245,575	
<b>July</b>	286,168	287,725	
<b>August</b>	292,182	287,714	
<b>September</b>	282,838	332,867	
<b>October</b>	229,089	279,838	
<b>November</b>	229,850	336,490	
<b>December</b>	381,577	233,133	

### Median Price

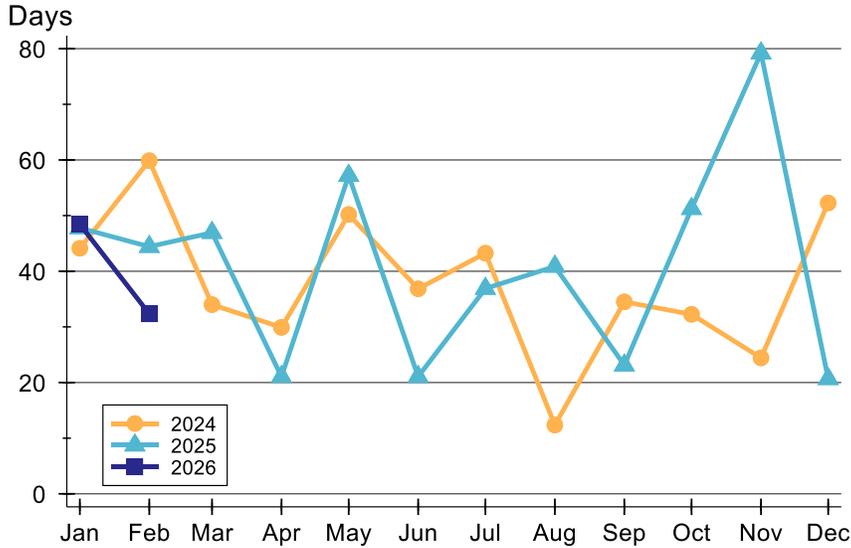


Month	2024	2025	2026
<b>January</b>	156,250	205,000	<b>260,000</b>
<b>February</b>	204,500	294,500	<b>369,800</b>
<b>March</b>	260,000	219,900	
<b>April</b>	230,000	329,500	
<b>May</b>	377,000	262,000	
<b>June</b>	285,000	267,400	
<b>July</b>	265,000	222,000	
<b>August</b>	234,900	236,200	
<b>September</b>	239,500	350,000	
<b>October</b>	225,000	220,000	
<b>November</b>	187,400	365,000	
<b>December</b>	320,000	182,450	



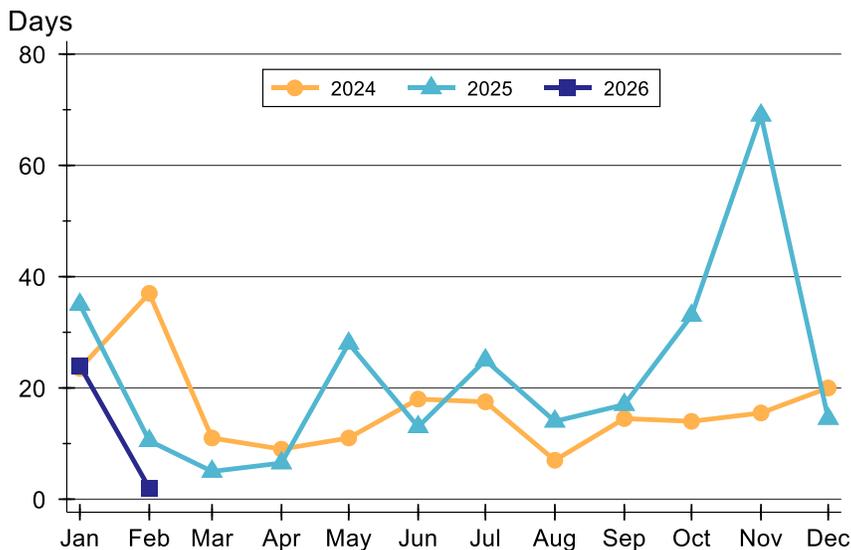
## Jefferson County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	44	48	<b>48</b>
February	60	44	<b>32</b>
March	34	47	
April	30	21	
May	50	57	
June	37	21	
July	43	37	
August	12	41	
September	35	23	
October	32	51	
November	24	79	
December	52	21	

### Median DOM



Month	2024	2025	2026
January	24	35	<b>24</b>
February	37	11	<b>2</b>
March	11	5	
April	9	7	
May	11	28	
June	18	13	
July	18	25	
August	7	14	
September	15	17	
October	14	33	
November	16	69	
December	20	15	



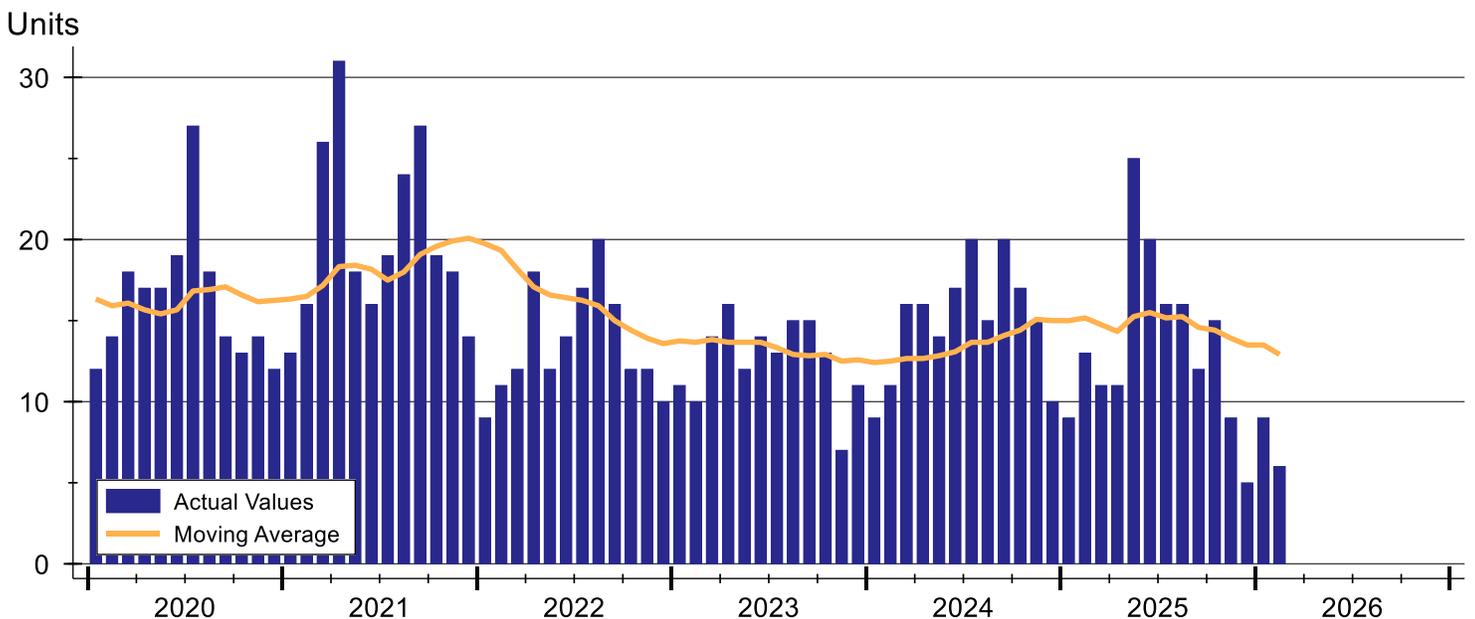
## Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>6</b>	13	-53.8%
Volume (1,000s)		<b>1,850</b>	4,260	-56.6%
Average	List Price	<b>308,283</b>	327,669	-5.9%
	Days on Market	<b>40</b>	49	-18.4%
	Percent of Original	<b>97.8%</b>	99.2%	-1.4%
Median	List Price	<b>302,750</b>	285,000	6.2%
	Days on Market	<b>26</b>	17	52.9%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 6 listings in Jefferson County had contracts pending at the end of February, down from 13 contracts pending at the end of February 2025.

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.

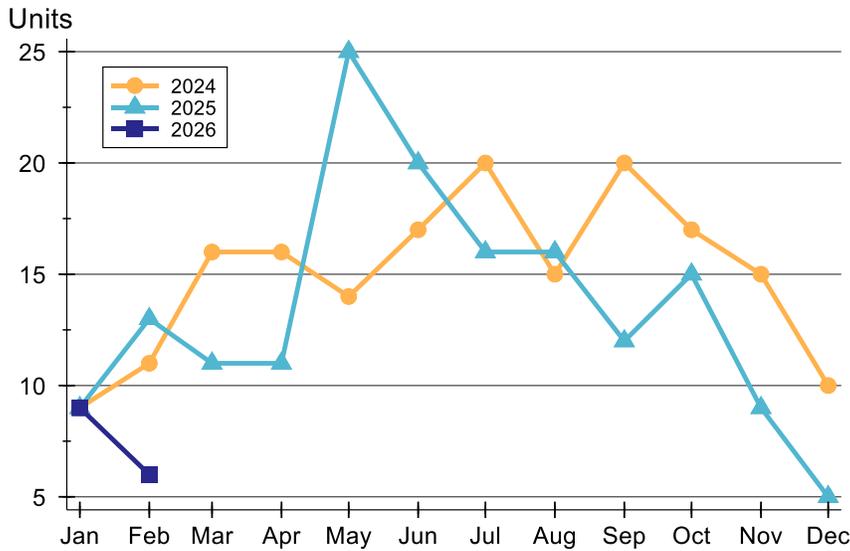
### History of Pending Contracts





## Jefferson County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	9	9	<b>9</b>
February	11	13	<b>6</b>
March	16	11	
April	16	11	
May	14	25	
June	17	20	
July	20	16	
August	15	16	
September	20	12	
October	17	15	
November	15	9	
December	10	5	

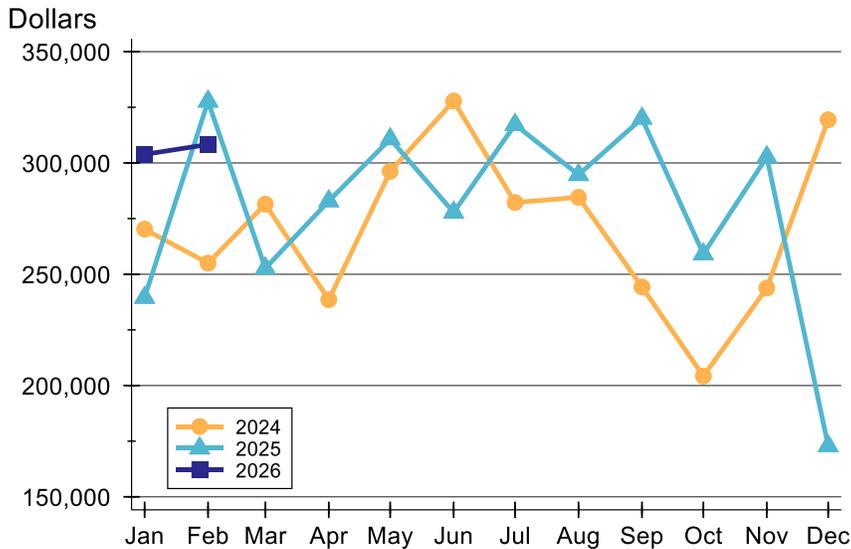
### Pending Contracts by Price Range

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	16.7%	198,500	198,500	28	28	100.0%	100.0%
\$200,000-\$249,999	1	16.7%	206,000	206,000	87	87	88.4%	88.4%
\$250,000-\$299,999	1	16.7%	298,000	298,000	5	5	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	338,650	338,650	60	60	99.3%	99.3%
\$400,000-\$499,999	1	16.7%	469,900	469,900	0	0	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



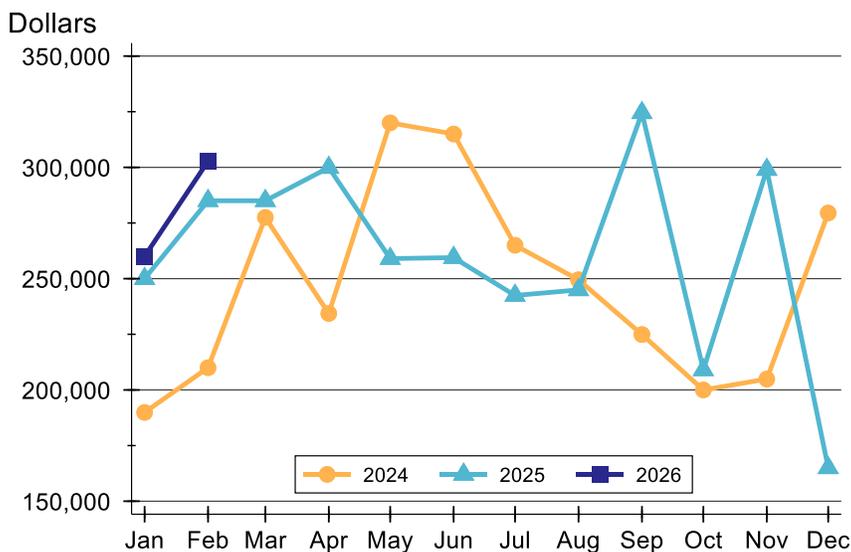
## Jefferson County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
January	270,255	239,544	<b>303,861</b>
February	254,982	327,669	<b>308,283</b>
March	281,484	252,700	
April	238,597	282,882	
May	296,236	310,772	
June	327,832	277,805	
July	282,240	317,222	
August	284,573	294,694	
September	244,295	319,983	
October	204,247	259,087	
November	243,780	302,661	
December	319,390	172,870	

### Median Price

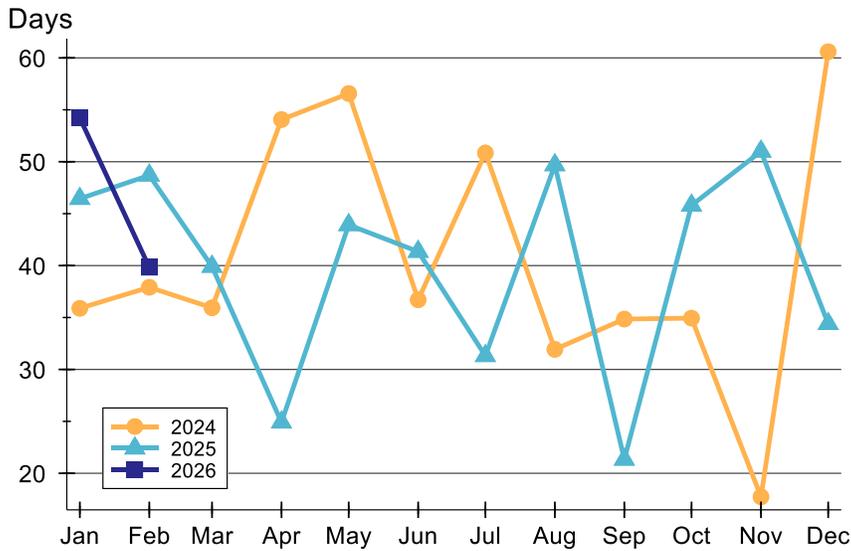


Month	2024	2025	2026
January	189,900	250,000	<b>260,000</b>
February	210,000	285,000	<b>302,750</b>
March	277,500	285,000	
April	234,350	299,900	
May	320,000	259,000	
June	315,000	259,450	
July	265,000	242,450	
August	249,500	244,950	
September	224,900	324,500	
October	200,000	209,000	
November	204,900	299,000	
December	279,500	165,000	



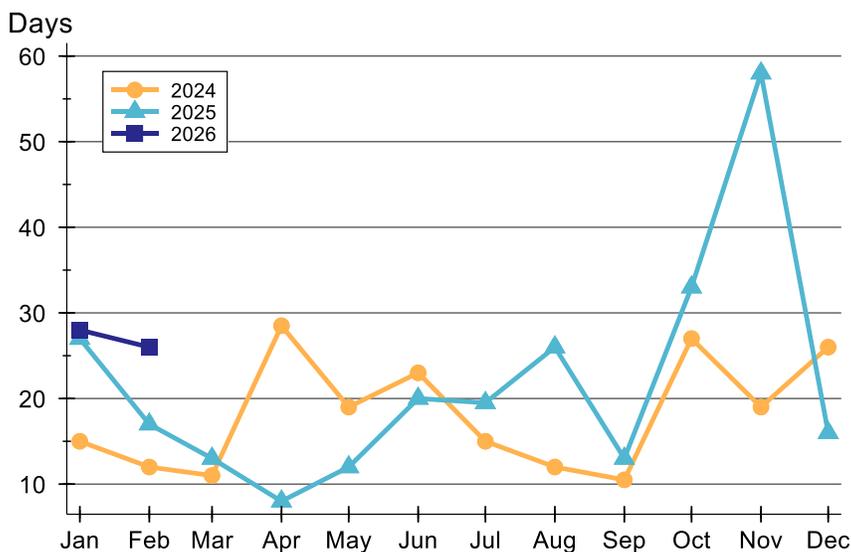
## Jefferson County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	36	46	<b>54</b>
February	38	49	<b>40</b>
March	36	40	
April	54	25	
May	57	44	
June	37	41	
July	51	31	
August	32	50	
September	35	21	
October	35	46	
November	18	51	
December	61	34	

### Median DOM



Month	2024	2025	2026
January	15	27	<b>28</b>
February	12	17	<b>26</b>
March	11	13	
April	29	8	
May	19	12	
June	23	20	
July	15	20	
August	12	26	
September	11	13	
October	27	33	
November	19	58	
December	26	16	



# Lyon County Housing Report



## Market Overview

### Lyon County Home Sales Rose in February

Total home sales in Lyon County rose by 5.6% last month to 19 units, compared to 18 units in February 2025. Total sales volume was \$3.7 million, down 3.5% from a year earlier.

The median sale price in February was \$175,000, down from \$244,000 a year earlier. Homes that sold in February were typically on the market for 56 days and sold for 96.3% of their list prices.

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

The total number of active listings in Lyon County at the end of February was 46 units, up from 39 at the same point in 2025. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$274,500.

During February, a total of 31 contracts were written up from 22 in February 2025. At the end of the month, there were 36 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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## Lyon County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>19</b>	<b>18</b>	<b>14</b>	<b>37</b>	<b>32</b>	<b>24</b>
Change from prior year		5.6%	28.6%	-30.0%	15.6%	33.3%	-17.2%
<b>Active Listings</b>		<b>46</b>	<b>39</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		17.9%	85.7%	0.0%			
<b>Months' Supply</b>		<b>1.6</b>	<b>1.4</b>	<b>0.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		14.3%	100.0%	16.7%			
<b>New Listings</b>		<b>25</b>	<b>35</b>	<b>32</b>	<b>46</b>	<b>53</b>	<b>53</b>
Change from prior year		-28.6%	9.4%	33.3%	-13.2%	0.0%	1.9%
<b>Contracts Written</b>		<b>31</b>	<b>22</b>	<b>33</b>	<b>51</b>	<b>37</b>	<b>46</b>
Change from prior year		40.9%	-33.3%	13.8%	37.8%	-19.6%	-6.1%
<b>Pending Contracts</b>		<b>36</b>	<b>24</b>	<b>38</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-36.8%	8.6%			
<b>Sales Volume (1,000s)</b>		<b>3,701</b>	<b>3,835</b>	<b>2,645</b>	<b>6,971</b>	<b>6,436</b>	<b>4,660</b>
Change from prior year		-3.5%	45.0%	-53.2%	8.3%	38.1%	-35.2%
<b>Average</b>	<b>Sale Price</b>	<b>194,810</b>	<b>213,072</b>	<b>188,947</b>	<b>188,415</b>	<b>201,125</b>	<b>194,161</b>
	Change from prior year	-8.6%	12.8%	-33.2%	-6.3%	3.6%	-21.6%
	<b>List Price of Actives</b>	<b>273,327</b>	<b>244,399</b>	<b>204,793</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	11.8%	19.3%	-45.4%			
	<b>Days on Market</b>	<b>76</b>	<b>34</b>	<b>18</b>	<b>57</b>	<b>94</b>	<b>32</b>
Change from prior year	123.5%	88.9%	-60.9%	-39.4%	193.8%	-27.3%	
<b>Percent of List</b>	<b>94.5%</b>	<b>93.9%</b>	<b>99.3%</b>	<b>95.3%</b>	<b>95.0%</b>	<b>97.5%</b>	
Change from prior year	0.6%	-5.4%	1.7%	0.3%	-2.6%	1.5%	
<b>Percent of Original</b>	<b>89.8%</b>	<b>90.0%</b>	<b>98.9%</b>	<b>92.3%</b>	<b>90.8%</b>	<b>96.2%</b>	
Change from prior year	-0.2%	-9.0%	3.6%	1.7%	-5.6%	2.9%	
<b>Median</b>	<b>Sale Price</b>	<b>175,000</b>	<b>244,000</b>	<b>181,450</b>	<b>160,400</b>	<b>195,000</b>	<b>183,600</b>
	Change from prior year	-28.3%	34.5%	-3.5%	-17.7%	6.2%	2.0%
	<b>List Price of Actives</b>	<b>274,500</b>	<b>190,000</b>	<b>199,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	44.5%	-5.0%	-16.4%			
	<b>Days on Market</b>	<b>56</b>	<b>22</b>	<b>4</b>	<b>29</b>	<b>27</b>	<b>10</b>
Change from prior year	154.5%	450.0%	-84.6%	7.4%	170.0%	-60.0%	
<b>Percent of List</b>	<b>96.3%</b>	<b>95.9%</b>	<b>100.0%</b>	<b>96.6%</b>	<b>97.0%</b>	<b>99.8%</b>	
Change from prior year	0.4%	-4.1%	3.2%	-0.4%	-2.8%	3.2%	
<b>Percent of Original</b>	<b>92.7%</b>	<b>95.4%</b>	<b>100.0%</b>	<b>96.0%</b>	<b>93.7%</b>	<b>97.9%</b>	
Change from prior year	-2.8%	-4.6%	4.8%	2.5%	-4.3%	4.1%	

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



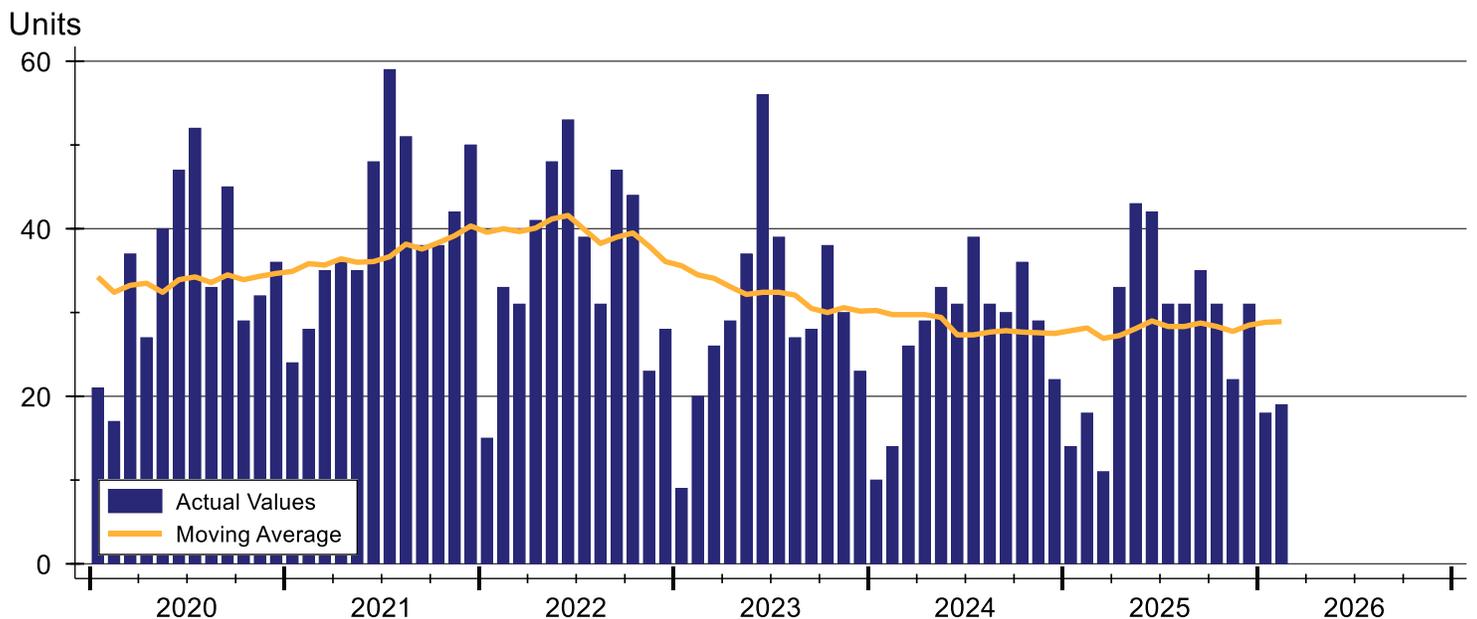
## Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		19	18	5.6%	37	32	15.6%
Volume (1,000s)		3,701	3,835	-3.5%	6,971	6,436	8.3%
Months' Supply		1.6	1.4	14.3%	N/A	N/A	N/A
Average	Sale Price	194,810	213,072	-8.6%	188,415	201,125	-6.3%
	Days on Market	76	34	123.5%	57	94	-39.4%
	Percent of List	94.5%	93.9%	0.6%	95.3%	95.0%	0.3%
	Percent of Original	89.8%	90.0%	-0.2%	92.3%	90.8%	1.7%
Median	Sale Price	175,000	244,000	-28.3%	160,400	195,000	-17.7%
	Days on Market	56	22	154.5%	29	27	7.4%
	Percent of List	96.3%	95.9%	0.4%	96.6%	97.0%	-0.4%
	Percent of Original	92.7%	95.4%	-2.8%	96.0%	93.7%	2.5%

A total of 19 homes sold in Lyon County in February, up from 18 units in February 2025. Total sales volume fell to \$3.7 million compared to \$3.8 million in the previous year.

The median sales price in February was \$175,000, down 28.3% compared to the prior year. Median days on market was 56 days, up from 15 days in January, and up from 22 in February 2025.

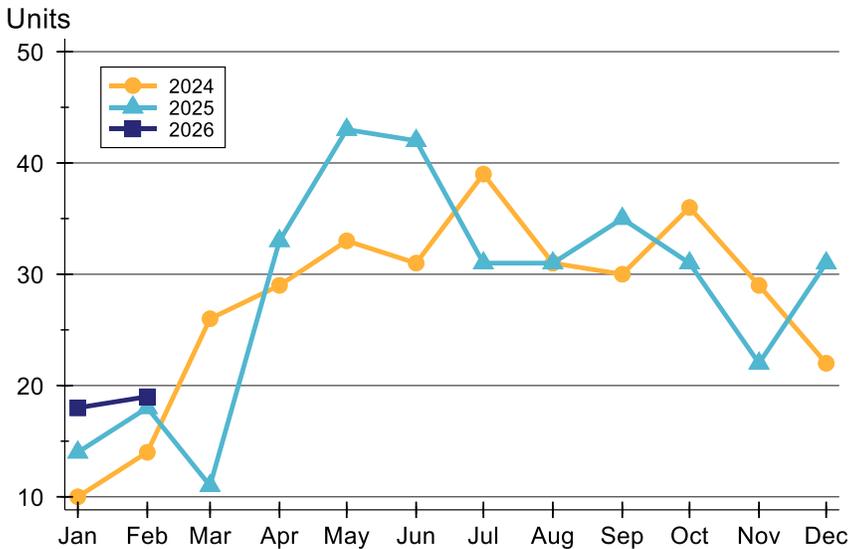
## History of Closed Listings





## Lyon County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	10	14	<b>18</b>
February	14	18	<b>19</b>
March	26	11	
April	29	33	
May	33	43	
June	31	42	
July	39	31	
August	31	31	
September	30	35	
October	36	31	
November	29	22	
December	22	31	

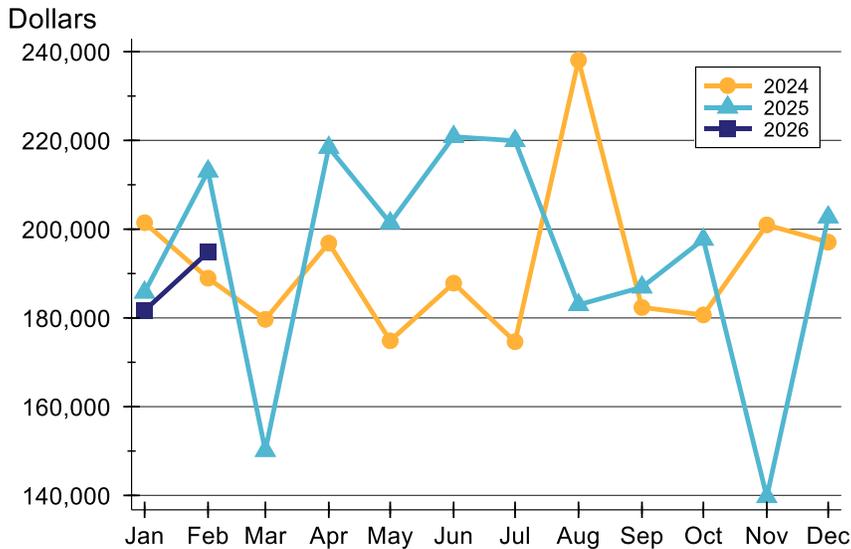
### Closed Listings by Price Range

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	5.3%	2.4	23,000	23,000	17	17	83.6%	83.6%	59.0%	59.0%
\$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	5.3%	1.1	89,095	89,095	56	56	96.3%	96.3%	96.3%	96.3%
\$100,000-\$124,999	2	10.5%	1.5	117,000	117,000	87	87	91.4%	91.4%	86.8%	86.8%
\$125,000-\$149,999	2	10.5%	1.0	141,000	141,000	59	59	94.0%	94.0%	94.0%	94.0%
\$150,000-\$174,999	3	15.8%	0.3	155,967	157,500	143	18	95.1%	98.5%	90.2%	95.7%
\$175,000-\$199,999	2	10.5%	0.6	181,450	181,450	73	73	96.2%	96.2%	86.5%	86.5%
\$200,000-\$249,999	3	15.8%	1.9	229,833	239,500	39	48	98.0%	97.7%	94.0%	92.7%
\$250,000-\$299,999	1	5.3%	2.2	253,000	253,000	7	7	96.0%	96.0%	96.0%	96.0%
\$300,000-\$399,999	4	21.1%	3.4	325,000	325,000	95	97	94.3%	94.5%	91.8%	92.6%
\$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



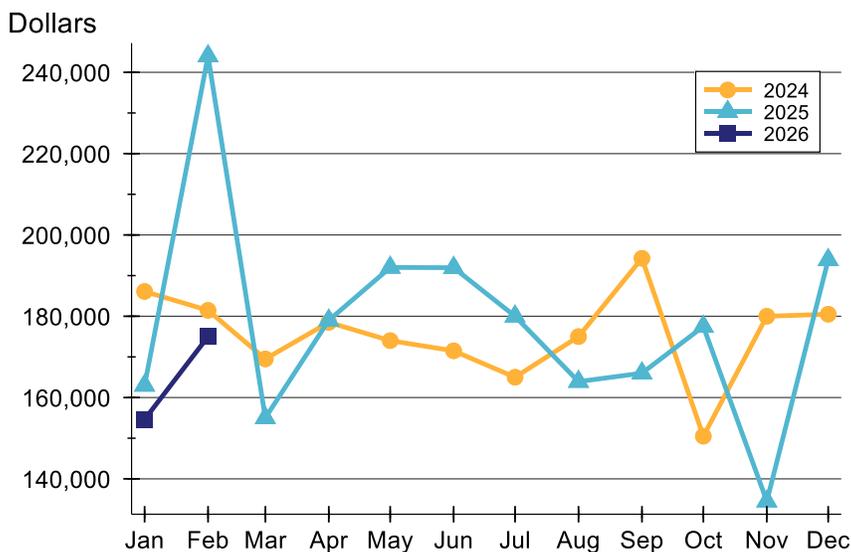
## Lyon County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	201,460	185,765	<b>181,664</b>
<b>February</b>	188,947	213,072	<b>194,810</b>
<b>March</b>	179,681	150,091	
<b>April</b>	196,866	218,400	
<b>May</b>	174,852	201,398	
<b>June</b>	187,827	220,836	
<b>July</b>	174,636	219,916	
<b>August</b>	238,082	182,952	
<b>September</b>	182,362	186,920	
<b>October</b>	180,669	197,690	
<b>November</b>	200,962	139,682	
<b>December</b>	197,068	202,708	

### Median Price

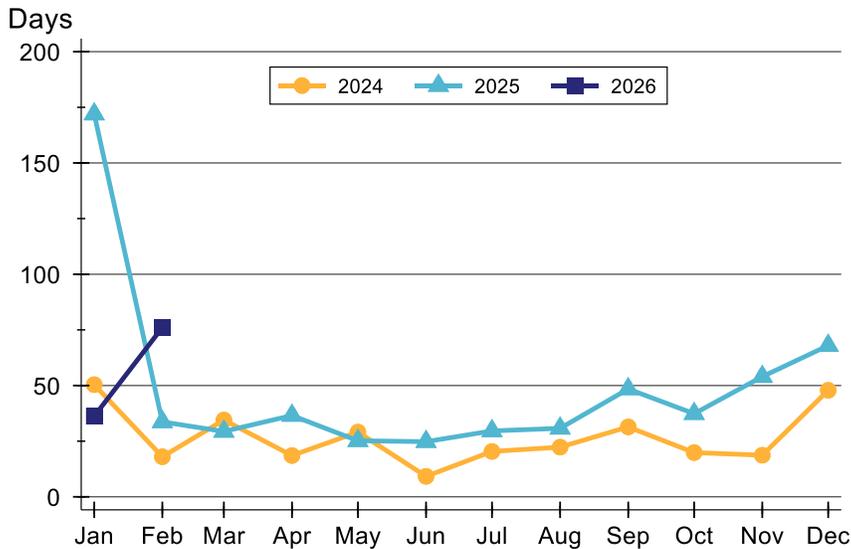


Month	2024	2025	2026
<b>January</b>	186,100	162,979	<b>154,625</b>
<b>February</b>	181,450	244,000	<b>175,000</b>
<b>March</b>	169,500	155,000	
<b>April</b>	178,500	179,000	
<b>May</b>	174,000	192,000	
<b>June</b>	171,500	191,950	
<b>July</b>	165,000	180,000	
<b>August</b>	175,000	163,930	
<b>September</b>	194,250	166,000	
<b>October</b>	150,500	177,500	
<b>November</b>	180,000	134,500	
<b>December</b>	180,500	193,865	



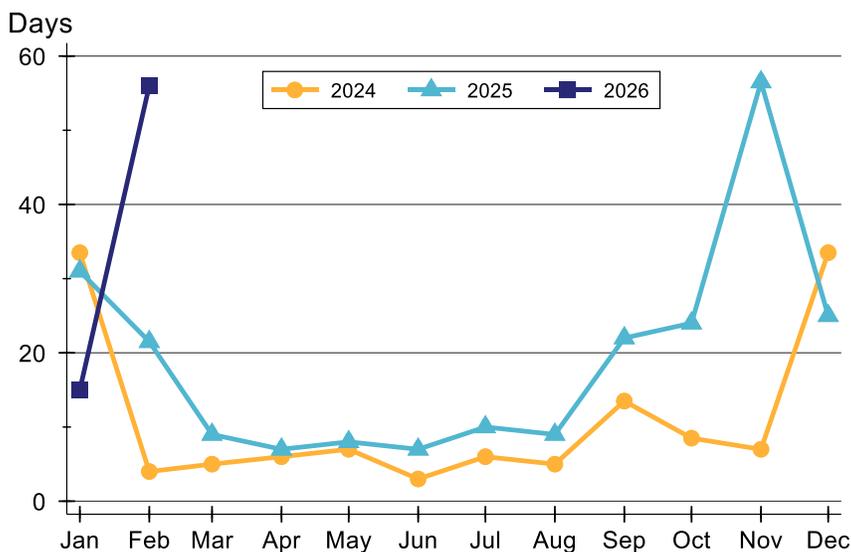
## Lyon County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	50	172	<b>36</b>
February	18	34	<b>76</b>
March	35	29	
April	19	37	
May	29	25	
June	9	25	
July	20	30	
August	22	31	
September	31	48	
October	20	37	
November	19	54	
December	48	68	

### Median DOM



Month	2024	2025	2026
January	34	31	<b>15</b>
February	4	22	<b>56</b>
March	5	9	
April	6	7	
May	7	8	
June	3	7	
July	6	10	
August	5	9	
September	14	22	
October	9	24	
November	7	57	
December	34	25	



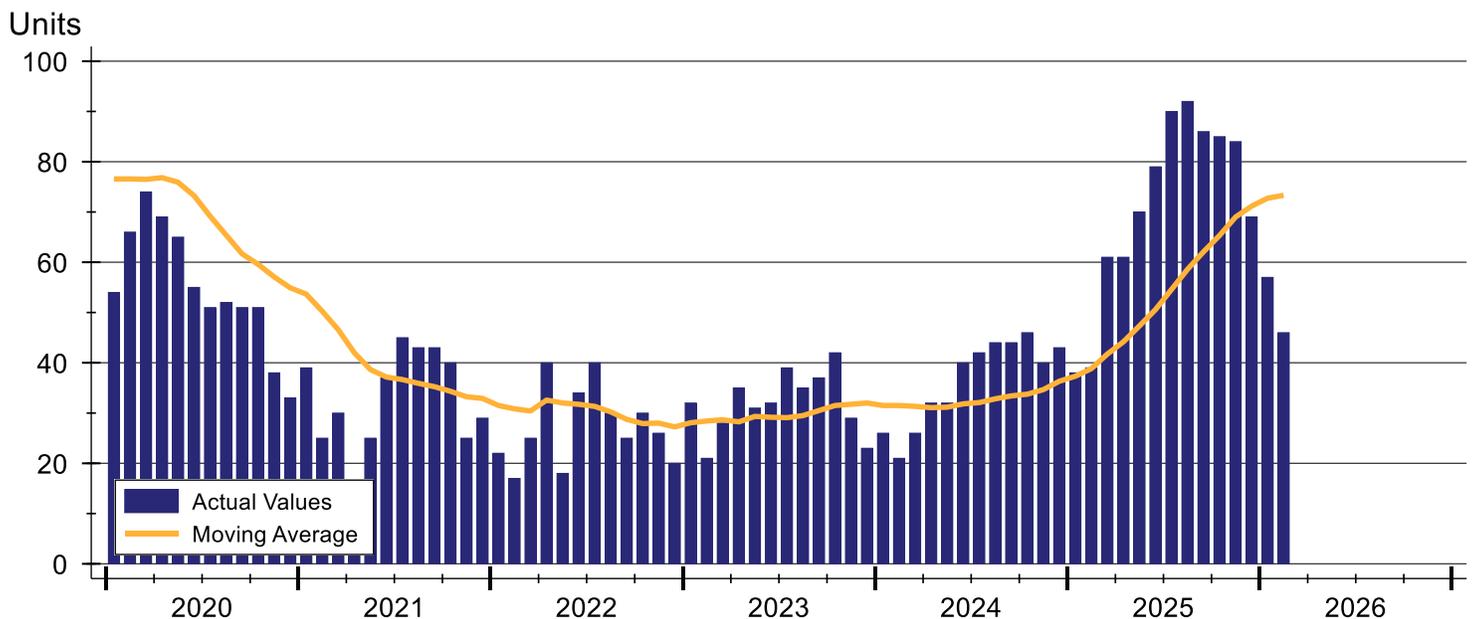
# Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		46	39	17.9%
Volume (1,000s)		12,573	9,532	31.9%
Months' Supply		1.6	1.4	14.3%
Average	List Price	273,327	244,399	11.8%
	Days on Market	89	60	48.3%
	Percent of Original	95.9%	97.3%	-1.4%
Median	List Price	274,500	190,000	44.5%
	Days on Market	49	29	69.0%
	Percent of Original	99.6%	100.0%	-0.4%

A total of 46 homes were available for sale in Lyon County at the end of February. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of February was \$274,500, up 44.5% from 2025. The typical time on market for active listings was 49 days, up from 29 days a year earlier.

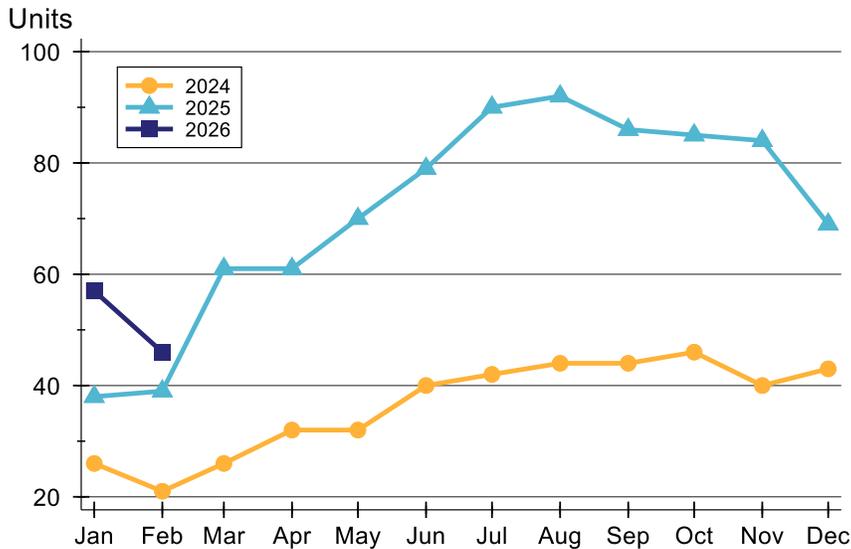
## History of Active Listings





## Lyon County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	26	38	<b>57</b>
<b>February</b>	21	39	<b>46</b>
<b>March</b>	26	61	
<b>April</b>	32	61	
<b>May</b>	32	70	
<b>June</b>	40	79	
<b>July</b>	42	90	
<b>August</b>	44	92	
<b>September</b>	44	86	
<b>October</b>	46	85	
<b>November</b>	40	84	
<b>December</b>	43	69	

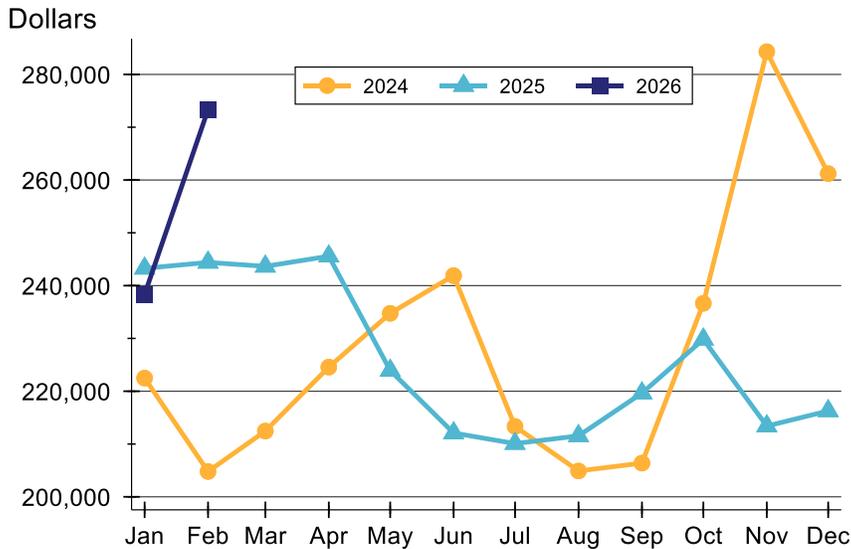
### Active Listings by Price Range

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	1	2.2%	2.4	850	850	6	6	100.0%	100.0%
\$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	4	8.7%	1.1	82,325	88,450	55	21	98.0%	100.0%
\$100,000-\$124,999	3	6.5%	1.5	121,333	120,000	333	364	76.3%	71.6%
\$125,000-\$149,999	3	6.5%	1.0	134,633	139,000	8	6	97.8%	100.0%
\$150,000-\$174,999	1	2.2%	0.3	159,500	159,500	5	5	100.0%	100.0%
\$175,000-\$199,999	2	4.3%	0.6	182,450	182,450	21	21	92.1%	92.1%
\$200,000-\$249,999	8	17.4%	1.9	231,850	234,900	99	92	95.8%	98.0%
\$250,000-\$299,999	6	13.0%	2.2	277,800	277,450	54	67	98.4%	99.0%
\$300,000-\$399,999	10	21.7%	3.4	353,560	349,450	78	53	97.4%	99.6%
\$400,000-\$499,999	6	13.0%	N/A	443,933	444,900	93	67	98.5%	98.9%
\$500,000-\$749,999	2	4.3%	N/A	614,900	614,900	174	174	95.0%	95.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



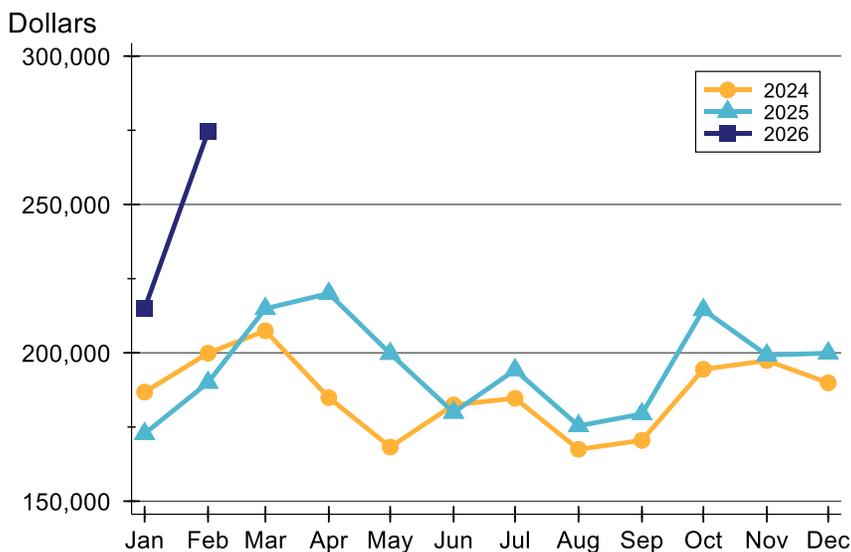
## Lyon County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	222,492	243,279	<b>238,332</b>
<b>February</b>	204,793	244,399	<b>273,327</b>
<b>March</b>	212,454	243,653	
<b>April</b>	224,564	245,576	
<b>May</b>	234,755	223,936	
<b>June</b>	241,898	212,083	
<b>July</b>	213,331	210,086	
<b>August</b>	204,896	211,550	
<b>September</b>	206,382	219,644	
<b>October</b>	236,648	229,831	
<b>November</b>	284,310	213,406	
<b>December</b>	261,207	216,274	

### Median Price

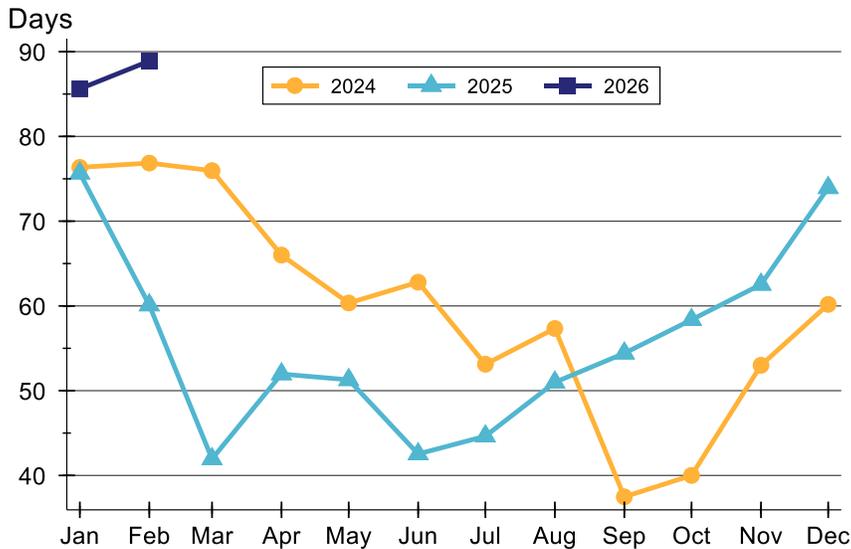


Month	2024	2025	2026
<b>January</b>	186,750	172,750	<b>214,900</b>
<b>February</b>	199,900	190,000	<b>274,500</b>
<b>March</b>	207,450	214,900	
<b>April</b>	184,900	220,000	
<b>May</b>	168,250	199,750	
<b>June</b>	182,450	179,900	
<b>July</b>	184,700	194,250	
<b>August</b>	167,500	175,400	
<b>September</b>	170,500	179,400	
<b>October</b>	194,450	214,500	
<b>November</b>	197,400	199,250	
<b>December</b>	189,900	199,900	



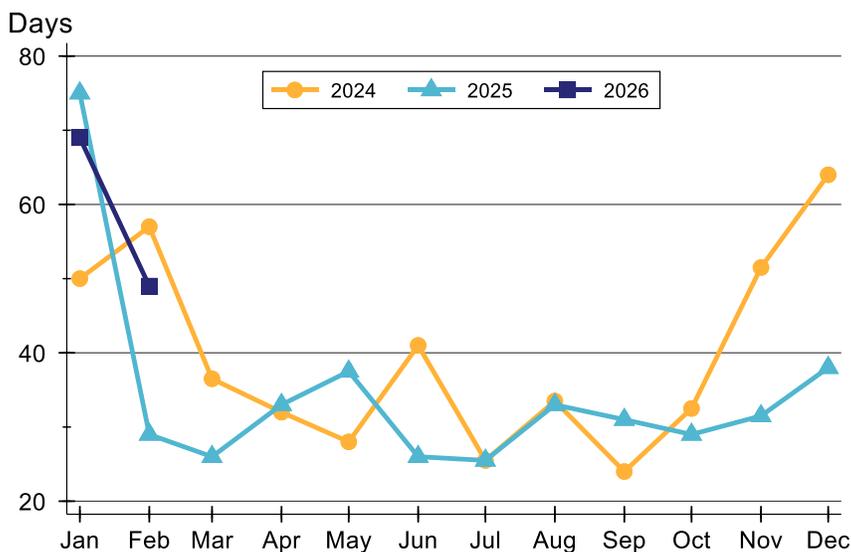
## Lyon County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	76	76	<b>86</b>
February	77	60	<b>89</b>
March	76	42	
April	66	52	
May	60	51	
June	63	43	
July	53	45	
August	57	51	
September	37	54	
October	40	58	
November	53	63	
December	60	74	

### Median DOM

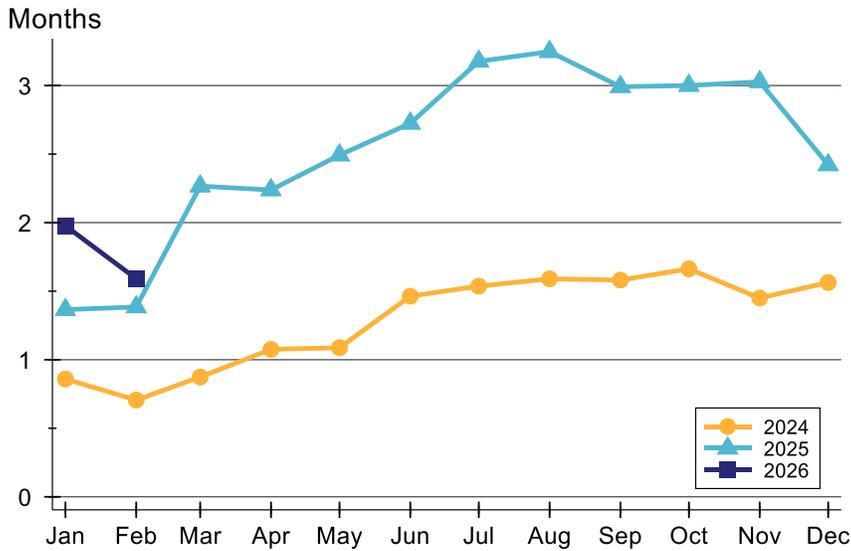


Month	2024	2025	2026
January	50	75	<b>69</b>
February	57	29	<b>49</b>
March	37	26	
April	32	33	
May	28	38	
June	41	26	
July	26	26	
August	34	33	
September	24	31	
October	33	29	
November	52	32	
December	64	38	



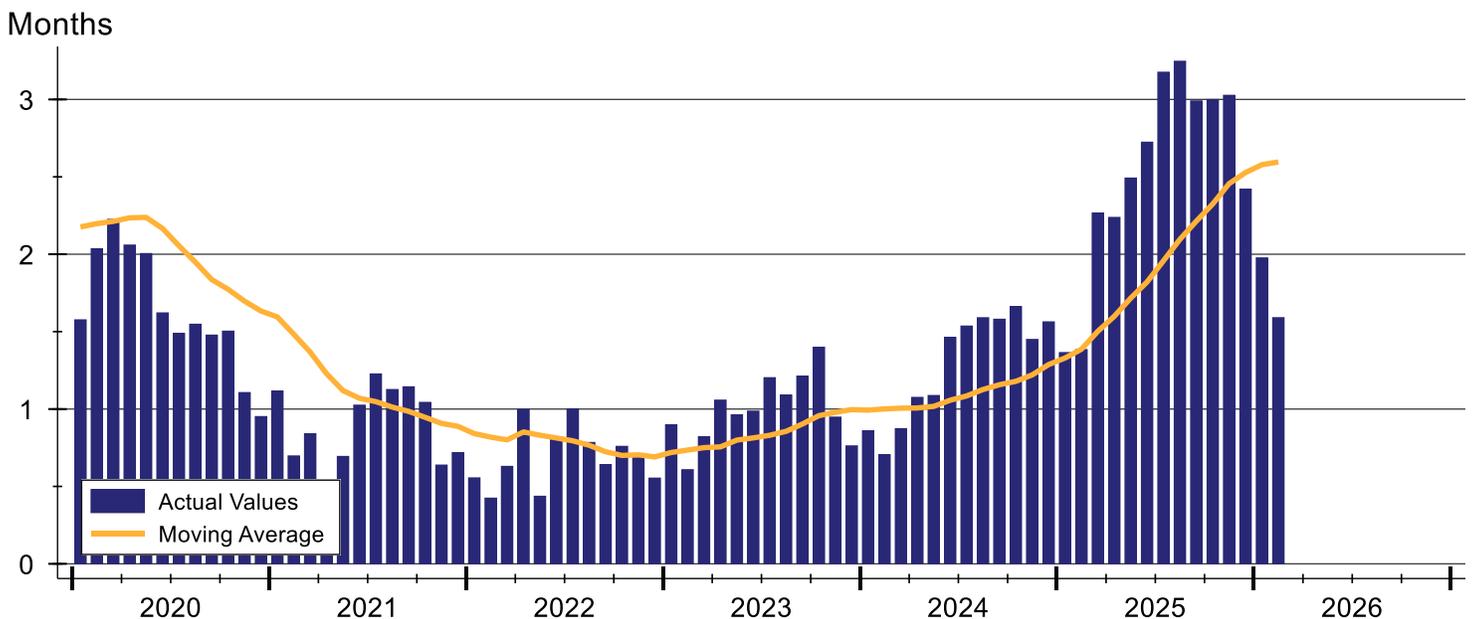
# Lyon County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	0.9	1.4	2.0
February	0.7	1.4	1.6
March	0.9	2.3	
April	1.1	2.2	
May	1.1	2.5	
June	1.5	2.7	
July	1.5	3.2	
August	1.6	3.2	
September	1.6	3.0	
October	1.7	3.0	
November	1.5	3.0	
December	1.6	2.4	

## History of Month's Supply





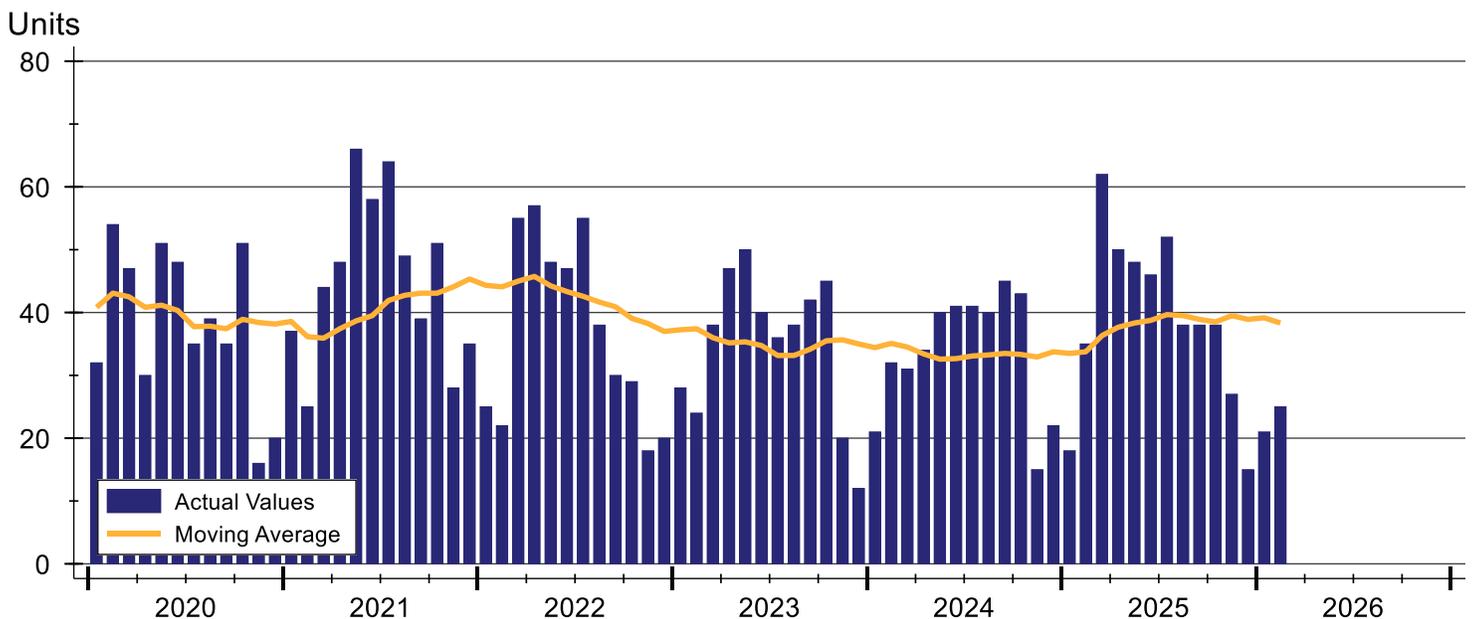
## Lyon County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>25</b>	35	-28.6%
	Volume (1,000s)	<b>5,538</b>	8,100	-31.6%
	Average List Price	<b>221,500</b>	231,422	-4.3%
	Median List Price	<b>229,900</b>	220,000	4.5%
Year-to-Date	New Listings	<b>46</b>	53	-13.2%
	Volume (1,000s)	<b>10,071</b>	11,523	-12.6%
	Average List Price	<b>218,926</b>	217,413	0.7%
	Median List Price	<b>219,450</b>	205,000	7.0%

A total of 25 new listings were added in Lyon County during February, down 28.6% from the same month in 2025. Year-to-date Lyon County has seen 46 new listings.

The median list price of these homes was \$229,900 up from \$220,000 in 2025.

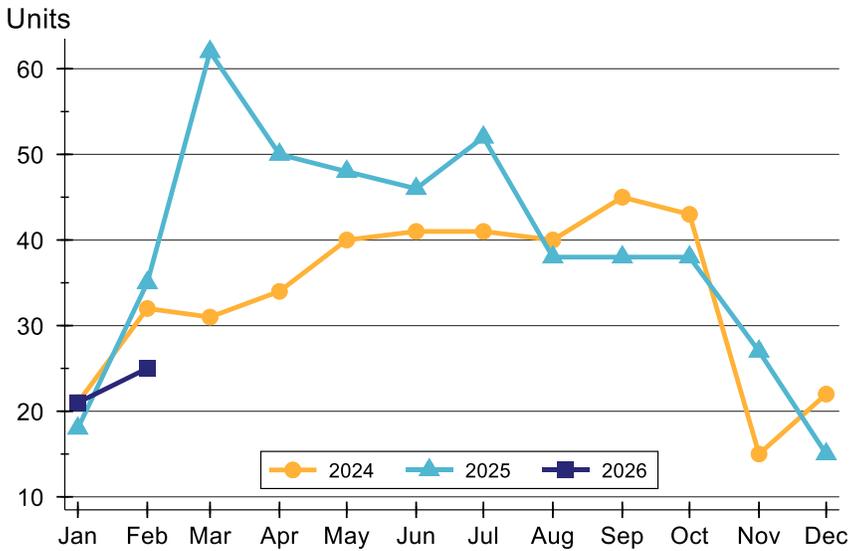
## History of New Listings





## Lyon County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	21	18	<b>21</b>
February	32	35	<b>25</b>
March	31	62	
April	34	50	
May	40	48	
June	41	46	
July	41	52	
August	40	38	
September	45	38	
October	43	38	
November	15	27	
December	22	15	

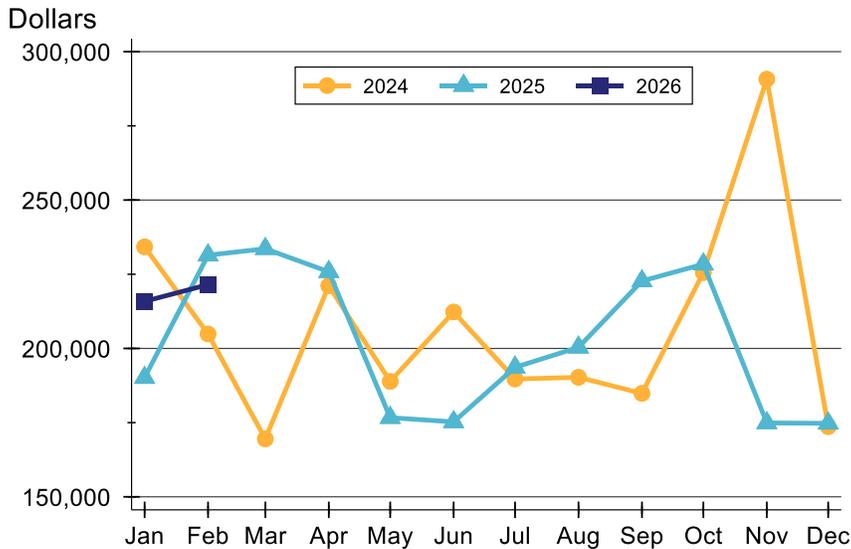
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	12.0%	900	850	6	6	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	8.0%	77,400	77,400	10	10	98.6%	98.6%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	5	20.0%	135,240	139,000	10	6	98.7%	100.0%
\$150,000-\$174,999	1	4.0%	164,900	164,900	6	6	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	16.0%	230,975	234,950	5	3	100.0%	100.0%
\$250,000-\$299,999	2	8.0%	273,500	273,500	14	14	97.7%	97.7%
\$300,000-\$399,999	6	24.0%	357,333	354,250	13	14	99.2%	100.0%
\$400,000-\$499,999	2	8.0%	462,000	462,000	17	17	97.2%	97.2%
\$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



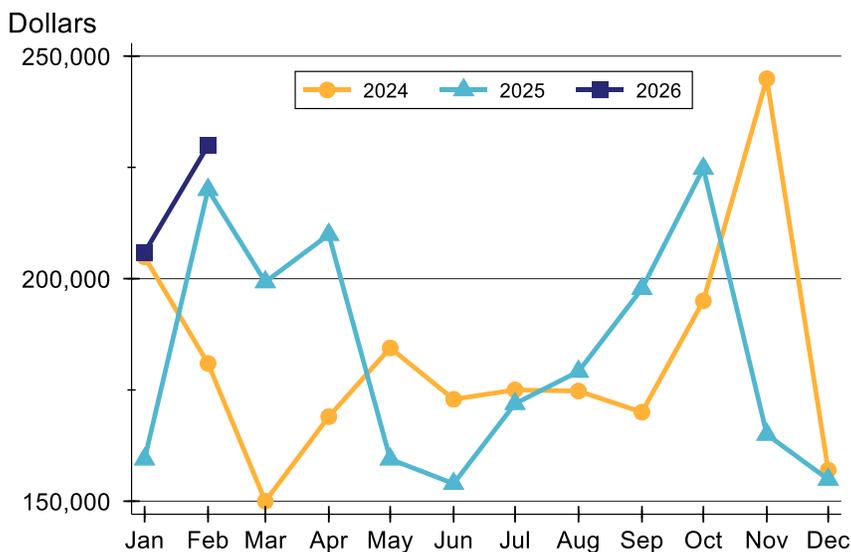
## Lyon County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	234,233	190,172	<b>215,862</b>
<b>February</b>	204,866	231,422	<b>221,500</b>
<b>March</b>	169,521	233,589	
<b>April</b>	221,140	225,832	
<b>May</b>	188,880	176,678	
<b>June</b>	212,281	175,254	
<b>July</b>	189,705	193,636	
<b>August</b>	190,273	200,389	
<b>September</b>	184,844	222,724	
<b>October</b>	225,563	228,397	
<b>November</b>	290,733	174,898	
<b>December</b>	173,652	174,767	

### Median Price



Month	2024	2025	2026
<b>January</b>	204,900	159,450	<b>205,900</b>
<b>February</b>	180,950	220,000	<b>229,900</b>
<b>March</b>	150,000	199,250	
<b>April</b>	169,000	209,900	
<b>May</b>	184,450	159,450	
<b>June</b>	172,900	153,950	
<b>July</b>	175,000	171,915	
<b>August</b>	174,750	179,150	
<b>September</b>	170,000	197,750	
<b>October</b>	195,000	224,750	
<b>November</b>	244,900	165,000	
<b>December</b>	157,000	154,900	



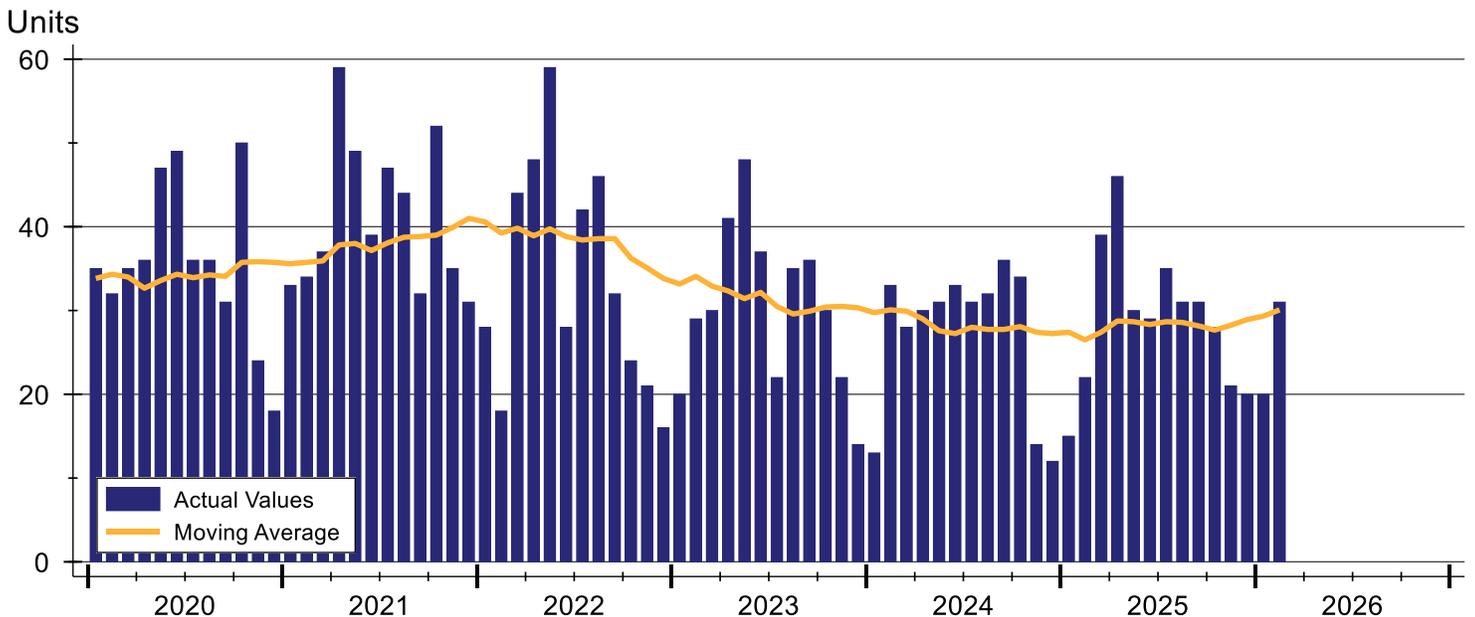
## Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>31</b>	22	40.9%	<b>51</b>	37	37.8%
Volume (1,000s)		<b>5,734</b>	4,444	29.0%	<b>10,232</b>	8,697	17.6%
Average	Sale Price	<b>184,974</b>	201,977	-8.4%	<b>200,623</b>	235,054	-14.6%
	Days on Market	<b>68</b>	40	70.0%	<b>71</b>	36	97.2%
	Percent of Original	<b>94.9%</b>	93.7%	1.3%	<b>93.5%</b>	93.5%	0.0%
Median	Sale Price	<b>157,000</b>	201,250	-22.0%	<b>179,950</b>	236,000	-23.8%
	Days on Market	<b>29</b>	8	262.5%	<b>47</b>	11	327.3%
	Percent of Original	<b>98.2%</b>	97.3%	0.9%	<b>96.0%</b>	96.2%	-0.2%

A total of 31 contracts for sale were written in Lyon County during the month of February, up from 22 in 2025. The median list price of these homes was \$157,000, down from \$201,250 the prior year.

Half of the homes that went under contract in February were on the market less than 29 days, compared to 8 days in February 2025.

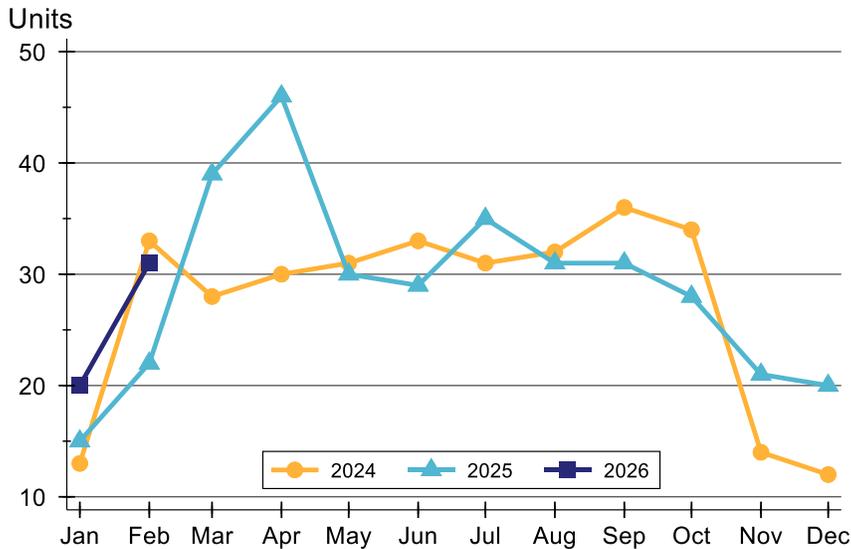
### History of Contracts Written





## Lyon County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
January	13	15	20
February	33	22	31
March	28	39	28
April	30	46	30
May	31	30	31
June	33	29	31
July	31	35	31
August	32	31	31
September	36	31	31
October	34	28	31
November	14	21	31
December	12	20	31

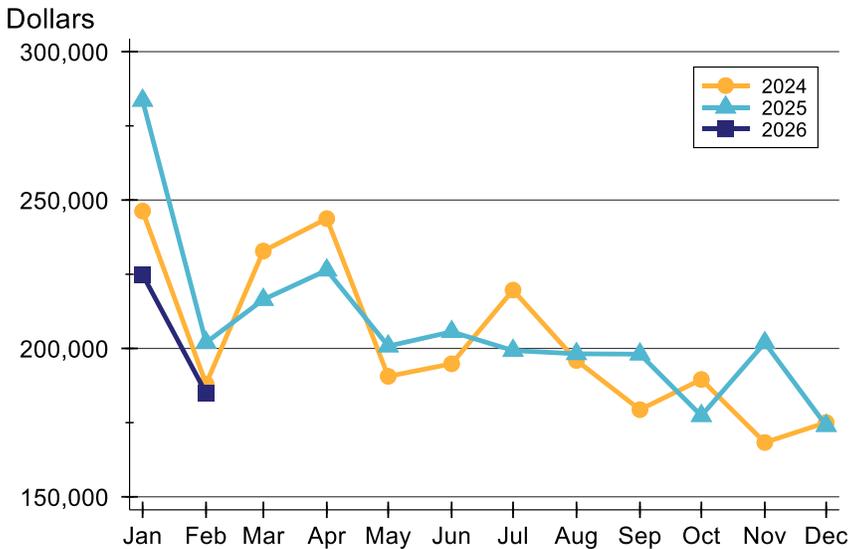
### Contracts Written by Price Range

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	3.2%	27,500	27,500	17	17	59.0%	59.0%
\$50,000-\$99,999	4	12.9%	78,975	76,250	72	33	94.5%	96.2%
\$100,000-\$124,999	2	6.5%	114,450	114,450	115	115	96.5%	96.5%
\$125,000-\$149,999	7	22.6%	133,729	129,900	52	33	93.6%	92.9%
\$150,000-\$174,999	5	16.1%	159,240	159,500	83	65	95.7%	100.0%
\$175,000-\$199,999	1	3.2%	199,500	199,500	173	173	95.0%	95.0%
\$200,000-\$249,999	4	12.9%	233,700	240,400	41	11	99.0%	100.0%
\$250,000-\$299,999	4	12.9%	266,325	264,950	106	104	97.3%	97.4%
\$300,000-\$399,999	2	6.5%	365,500	365,500	12	12	99.1%	99.1%
\$400,000-\$499,999	1	3.2%	499,000	499,000	5	5	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



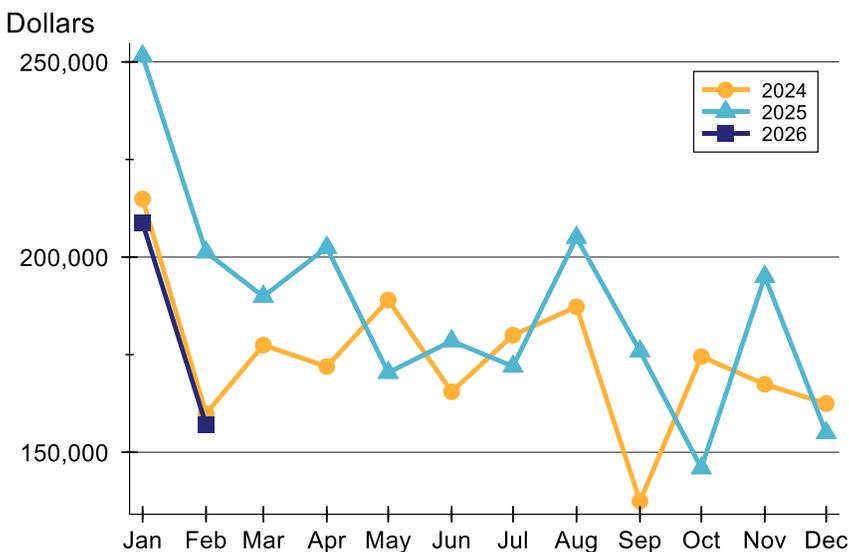
## Lyon County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	246,292	283,567	<b>224,878</b>
<b>February</b>	188,052	201,977	<b>184,974</b>
<b>March</b>	232,818	216,463	
<b>April</b>	243,752	226,363	
<b>May</b>	190,606	200,787	
<b>June</b>	194,823	205,621	
<b>July</b>	219,655	199,292	
<b>August</b>	195,941	198,197	
<b>September</b>	179,369	198,074	
<b>October</b>	189,538	177,329	
<b>November</b>	168,307	201,895	
<b>December</b>	175,033	173,989	

### Median Price

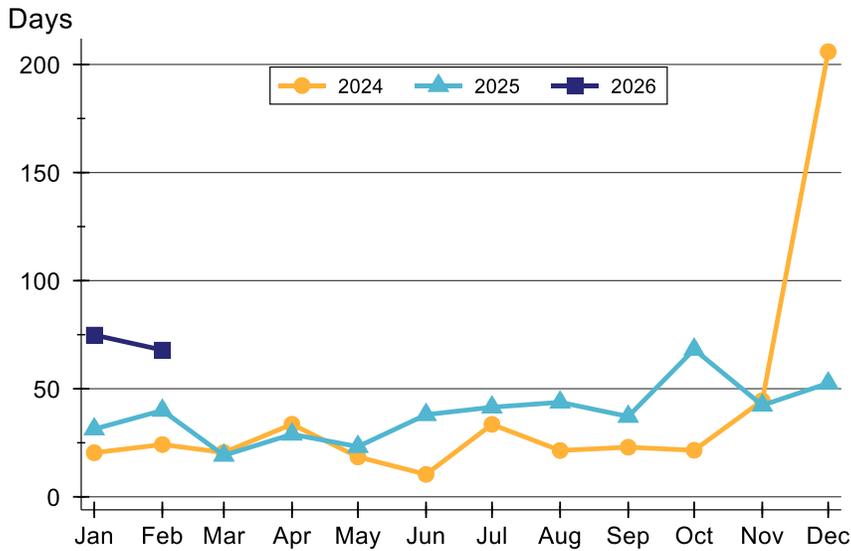


Month	2024	2025	2026
<b>January</b>	214,900	251,500	<b>208,700</b>
<b>February</b>	159,900	201,250	<b>157,000</b>
<b>March</b>	177,450	189,900	
<b>April</b>	171,950	202,450	
<b>May</b>	189,000	170,400	
<b>June</b>	165,500	178,500	
<b>July</b>	180,000	172,000	
<b>August</b>	187,250	205,000	
<b>September</b>	137,450	175,900	
<b>October</b>	174,500	145,950	
<b>November</b>	167,400	195,000	
<b>December</b>	162,500	154,950	



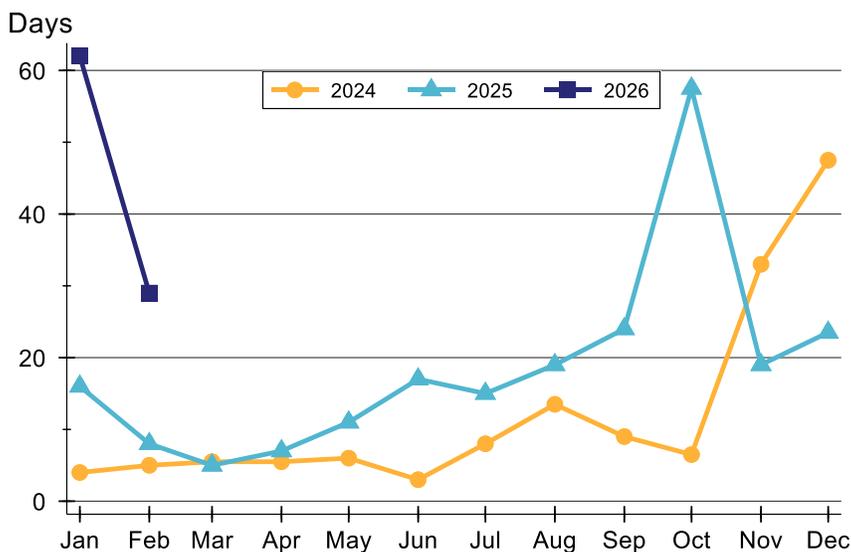
## Lyon County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	20	31	<b>75</b>
February	24	40	<b>68</b>
March	21	19	
April	34	29	
May	18	23	
June	10	38	
July	34	41	
August	21	44	
September	23	37	
October	22	68	
November	45	42	
December	206	53	

### Median DOM



Month	2024	2025	2026
January	4	16	<b>62</b>
February	5	8	<b>29</b>
March	6	5	
April	6	7	
May	6	11	
June	3	17	
July	8	15	
August	14	19	
September	9	24	
October	7	58	
November	33	19	
December	48	24	



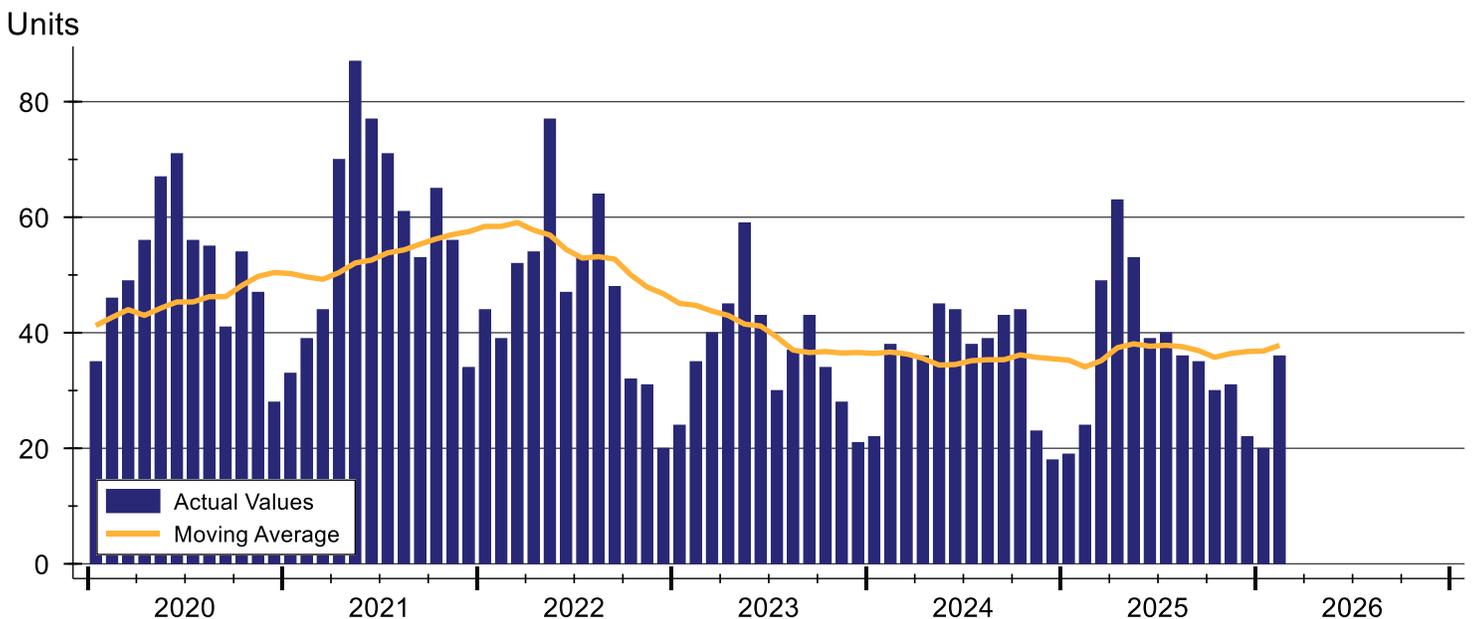
## Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>36</b>	24	50.0%
Volume (1,000s)		<b>7,427</b>	5,217	42.4%
Average	List Price	<b>206,299</b>	217,363	-5.1%
	Days on Market	<b>71</b>	35	102.9%
	Percent of Original	<b>96.9%</b>	97.7%	-0.8%
Median	List Price	<b>194,250</b>	168,950	15.0%
	Days on Market	<b>20</b>	8	150.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 36 listings in Lyon County had contracts pending at the end of February, up from 24 contracts pending at the end of February 2025.

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.

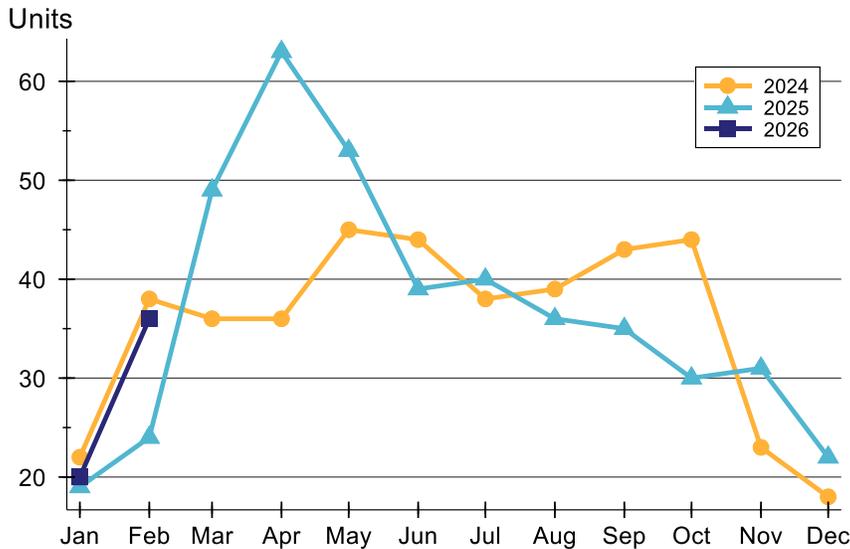
### History of Pending Contracts





## Lyon County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
<b>January</b>	22	19	<b>20</b>
<b>February</b>	38	24	<b>36</b>
<b>March</b>	36	49	
<b>April</b>	36	63	
<b>May</b>	45	53	
<b>June</b>	44	39	
<b>July</b>	38	40	
<b>August</b>	39	36	
<b>September</b>	43	35	
<b>October</b>	44	30	
<b>November</b>	23	31	
<b>December</b>	18	22	

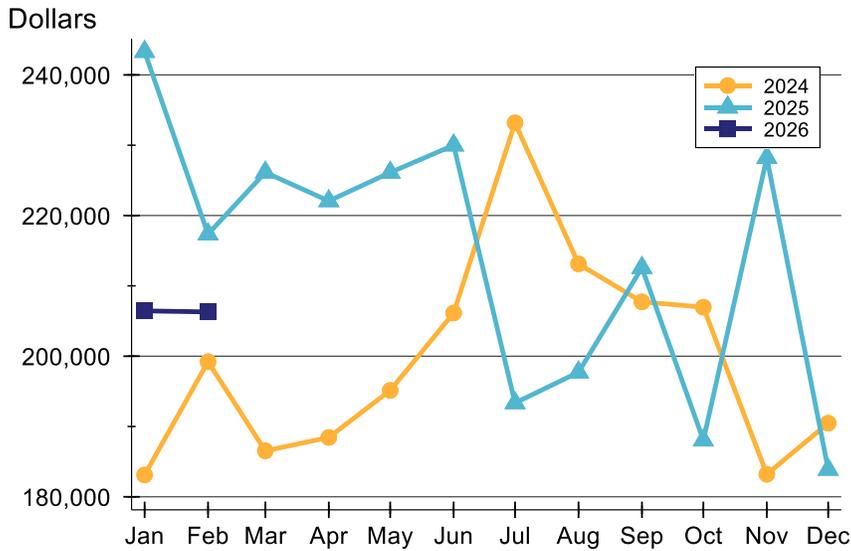
### Pending Contracts by Price Range

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	4	11.1%	78,975	76,250	72	33	94.5%	96.2%
\$100,000-\$124,999	2	5.6%	114,450	114,450	115	115	96.5%	96.5%
\$125,000-\$149,999	5	13.9%	132,240	129,900	53	33	95.8%	96.4%
\$150,000-\$174,999	5	13.9%	159,320	159,900	74	18	96.8%	97.2%
\$175,000-\$199,999	3	8.3%	189,483	189,000	197	173	93.6%	95.0%
\$200,000-\$249,999	7	19.4%	230,257	235,900	35	2	98.7%	100.0%
\$250,000-\$299,999	5	13.9%	261,180	260,000	92	111	96.6%	98.1%
\$300,000-\$399,999	4	11.1%	359,750	365,500	28	12	99.5%	100.0%
\$400,000-\$499,999	1	2.8%	499,000	499,000	5	5	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



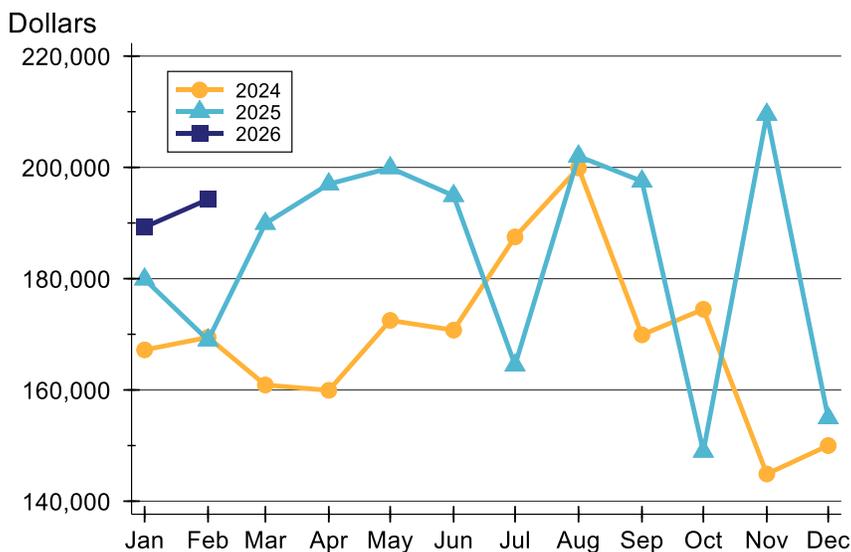
## Lyon County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	183,114	243,305	<b>206,443</b>
<b>February</b>	199,218	217,363	<b>206,299</b>
<b>March</b>	186,539	226,144	
<b>April</b>	188,440	222,073	
<b>May</b>	195,138	226,123	
<b>June</b>	206,149	229,998	
<b>July</b>	233,192	193,345	
<b>August</b>	213,126	197,719	
<b>September</b>	207,723	212,580	
<b>October</b>	206,968	188,053	
<b>November</b>	183,204	228,239	
<b>December</b>	190,483	183,885	

### Median Price

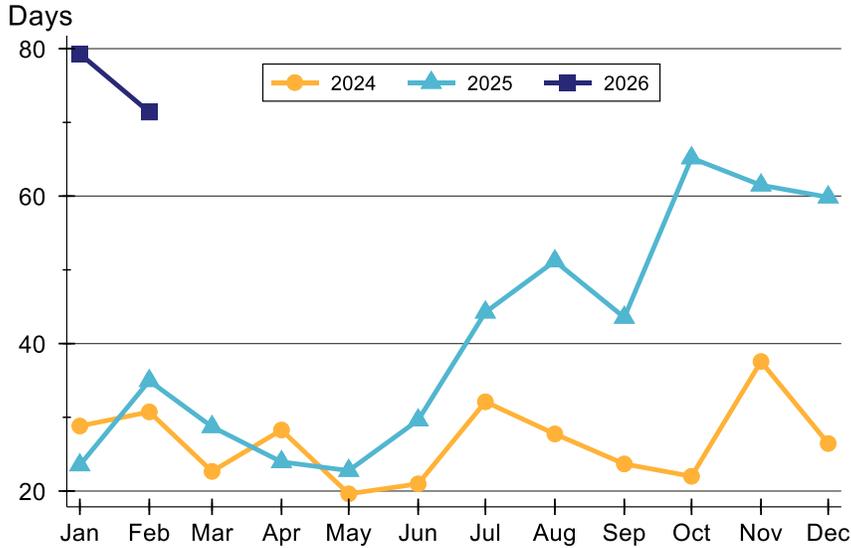


Month	2024	2025	2026
<b>January</b>	167,200	179,900	<b>189,250</b>
<b>February</b>	169,450	168,950	<b>194,250</b>
<b>March</b>	160,900	189,900	
<b>April</b>	159,925	197,000	
<b>May</b>	172,500	199,900	
<b>June</b>	170,750	194,900	
<b>July</b>	187,500	164,450	
<b>August</b>	199,900	202,000	
<b>September</b>	169,900	197,500	
<b>October</b>	174,500	148,950	
<b>November</b>	144,900	209,500	
<b>December</b>	150,000	154,950	



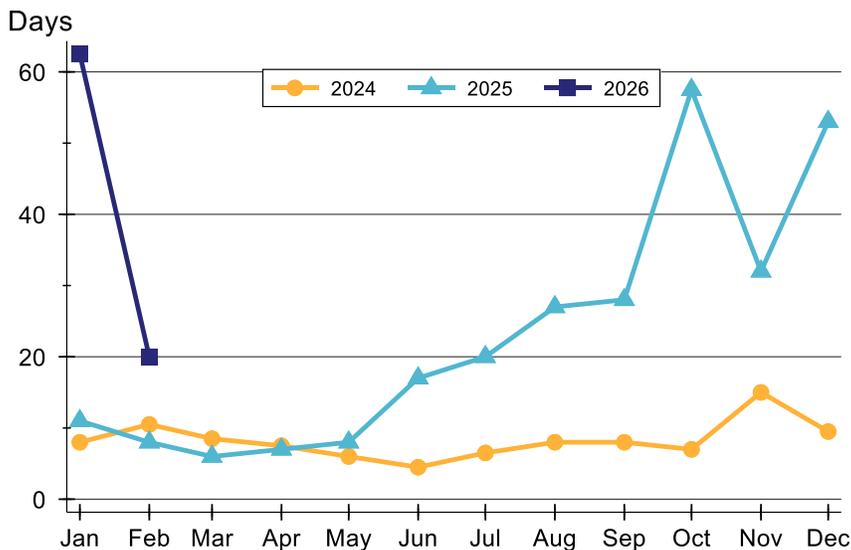
## Lyon County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	29	24	<b>79</b>
February	31	35	<b>71</b>
March	23	29	
April	28	24	
May	20	23	
June	21	30	
July	32	44	
August	28	51	
September	24	44	
October	22	65	
November	38	61	
December	26	60	

### Median DOM



Month	2024	2025	2026
January	8	11	<b>63</b>
February	11	8	<b>20</b>
March	9	6	
April	8	7	
May	6	8	
June	5	17	
July	7	20	
August	8	27	
September	8	28	
October	7	58	
November	15	32	
December	10	53	



# Osage County Housing Report



## Market Overview

### Osage County Home Sales Fell in February

Total home sales in Osage County fell last month to 6 units, compared to 7 units in February 2025. Total sales volume was \$1.0 million, down from a year earlier.

The median sale price in February was \$163,250, down from \$215,000 a year earlier. Homes that sold in February were typically on the market for 5 days and sold for 100.0% of their list prices.

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

The total number of active listings in Osage County at the end of February was 21 units, down from 24 at the same point in 2025. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$265,000.

During February, a total of 11 contracts were written up from 10 in February 2025. At the end of the month, there were 16 contracts still pending.

## Report Contents

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

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## Osage County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>6</b>	<b>7</b>	<b>11</b>	<b>16</b>	<b>16</b>	<b>17</b>
Change from prior year		-14.3%	-36.4%	10.0%	0.0%	-5.9%	-19.0%
<b>Active Listings</b>		<b>21</b>	<b>24</b>	<b>19</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-12.5%	26.3%	-17.4%			
<b>Months' Supply</b>		<b>1.6</b>	<b>1.6</b>	<b>1.4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	14.3%	-6.7%			
<b>New Listings</b>		<b>15</b>	<b>13</b>	<b>19</b>	<b>21</b>	<b>20</b>	<b>31</b>
Change from prior year		15.4%	-31.6%	90.0%	5.0%	-35.5%	24.0%
<b>Contracts Written</b>		<b>11</b>	<b>10</b>	<b>11</b>	<b>20</b>	<b>16</b>	<b>27</b>
Change from prior year		10.0%	-9.1%	10.0%	25.0%	-40.7%	35.0%
<b>Pending Contracts</b>		<b>16</b>	<b>7</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		128.6%	-41.7%	33.3%			
<b>Sales Volume (1,000s)</b>		<b>961</b>	<b>1,449</b>	<b>2,227</b>	<b>2,854</b>	<b>3,335</b>	<b>3,528</b>
Change from prior year		-33.7%	-34.9%	-23.9%	-14.4%	-5.5%	-19.9%
<b>Average</b>	<b>Sale Price</b>	<b>160,083</b>	<b>207,000</b>	<b>202,482</b>	<b>178,378</b>	<b>208,406</b>	<b>207,547</b>
	Change from prior year	-22.7%	2.2%	-30.8%	-14.4%	0.4%	-1.0%
	<b>List Price of Actives</b>	<b>315,838</b>	<b>366,675</b>	<b>291,418</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-13.9%	25.8%	-54.7%			
	<b>Days on Market</b>	<b>21</b>	<b>69</b>	<b>33</b>	<b>49</b>	<b>55</b>	<b>30</b>
Change from prior year	-69.6%	109.1%	106.3%	-10.9%	83.3%	0.0%	
<b>Percent of List</b>	<b>98.9%</b>	<b>96.5%</b>	<b>99.7%</b>	<b>100.1%</b>	<b>96.8%</b>	<b>99.0%</b>	
Change from prior year	2.5%	-3.2%	1.4%	3.4%	-2.2%	1.9%	
<b>Percent of Original</b>	<b>98.2%</b>	<b>93.7%</b>	<b>97.9%</b>	<b>97.9%</b>	<b>93.2%</b>	<b>97.7%</b>	
Change from prior year	4.8%	-4.3%	0.5%	5.0%	-4.6%	3.6%	
<b>Median</b>	<b>Sale Price</b>	<b>163,250</b>	<b>215,000</b>	<b>141,000</b>	<b>173,750</b>	<b>194,500</b>	<b>165,000</b>
	Change from prior year	-24.1%	52.5%	-15.8%	-10.7%	17.9%	22.0%
	<b>List Price of Actives</b>	<b>265,000</b>	<b>236,250</b>	<b>225,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	12.2%	5.0%	-13.1%			
	<b>Days on Market</b>	<b>5</b>	<b>44</b>	<b>3</b>	<b>20</b>	<b>14</b>	<b>15</b>
Change from prior year	-88.6%	1366.7%	-57.1%	42.9%	-6.7%	25.0%	
<b>Percent of List</b>	<b>100.0%</b>	<b>97.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>97.5%</b>	<b>98.8%</b>	
Change from prior year	2.2%	-2.2%	2.5%	2.6%	-1.3%	-1.2%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>97.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>97.5%</b>	<b>98.8%</b>	
Change from prior year	2.2%	-2.2%	2.8%	2.6%	-1.3%	4.1%	

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



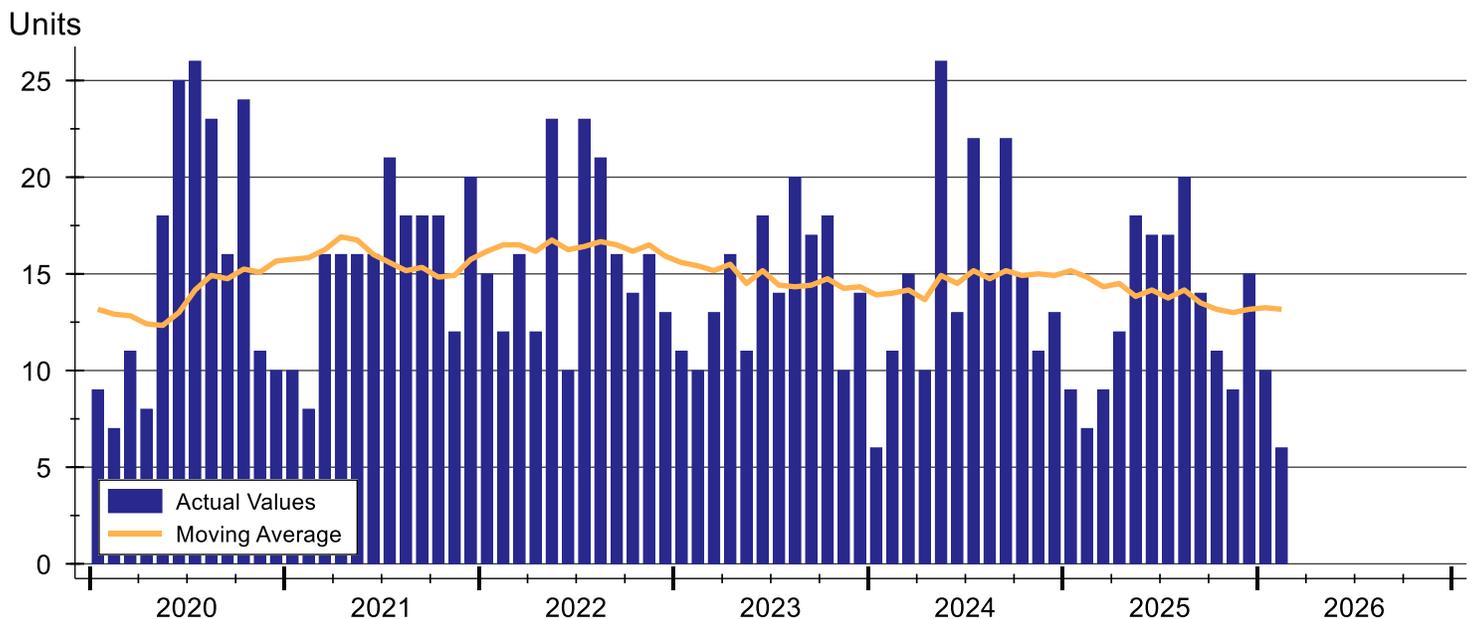
## Osage County Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		6	7	-14.3%	16	16	0.0%
Volume (1,000s)		961	1,449	-33.7%	2,854	3,335	-14.4%
Months' Supply		1.6	1.6	0.0%	N/A	N/A	N/A
Average	Sale Price	160,083	207,000	-22.7%	178,378	208,406	-14.4%
	Days on Market	21	69	-69.6%	49	55	-10.9%
	Percent of List	98.9%	96.5%	2.5%	100.1%	96.8%	3.4%
	Percent of Original	98.2%	93.7%	4.8%	97.9%	93.2%	5.0%
Median	Sale Price	163,250	215,000	-24.1%	173,750	194,500	-10.7%
	Days on Market	5	44	-88.6%	20	14	42.9%
	Percent of List	100.0%	97.8%	2.2%	100.0%	97.5%	2.6%
	Percent of Original	100.0%	97.8%	2.2%	100.0%	97.5%	2.6%

A total of 6 homes sold in Osage County in February, down from 7 units in February 2025. Total sales volume fell to \$1.0 million compared to \$1.4 million in the previous year.

The median sales price in February was \$163,250, down 24.1% compared to the prior year. Median days on market was 5 days, down from 24 days in January, and down from 44 in February 2025.

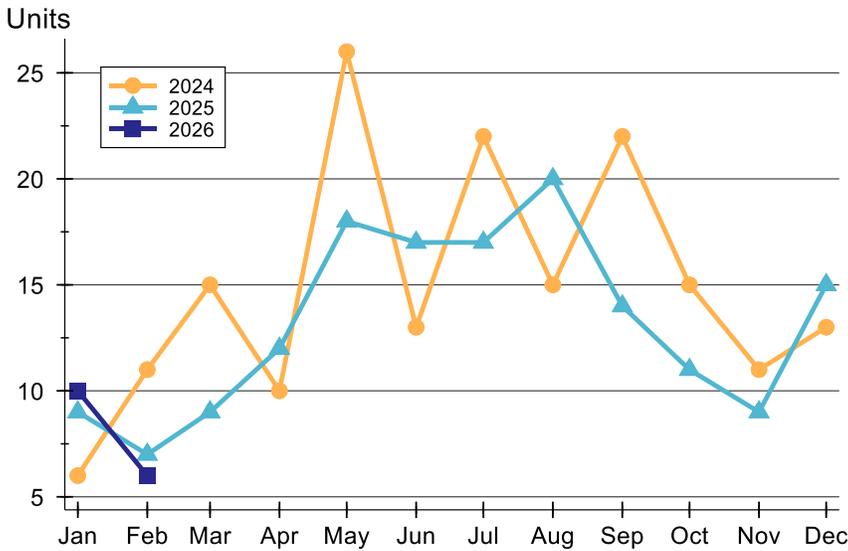
## History of Closed Listings





## Osage County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
<b>January</b>	6	9	<b>10</b>
<b>February</b>	11	7	<b>6</b>
<b>March</b>	15	9	
<b>April</b>	10	12	
<b>May</b>	26	18	
<b>June</b>	13	17	
<b>July</b>	22	17	
<b>August</b>	15	20	
<b>September</b>	22	14	
<b>October</b>	15	11	
<b>November</b>	11	9	
<b>December</b>	13	15	

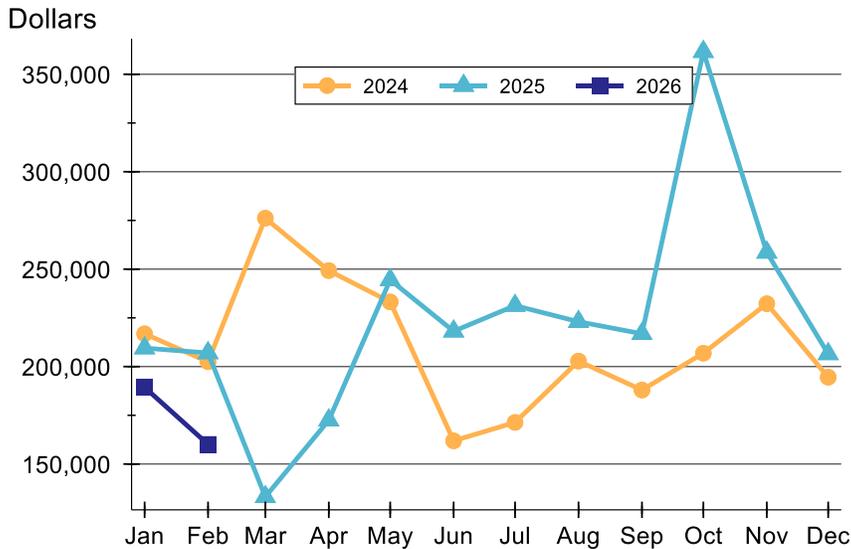
### Closed Listings by Price Range

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	1	16.7%	1.6	106,000	106,000	21	21	106.1%	106.1%	106.1%	106.1%
\$125,000-\$149,999	2	33.3%	0.0	139,500	139,500	1	1	100.7%	100.7%	100.7%	100.7%
\$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	33.3%	2.7	181,250	181,250	5	5	94.3%	94.3%	94.3%	94.3%
\$200,000-\$249,999	1	16.7%	0.0	213,000	213,000	96	96	97.3%	97.3%	93.0%	93.0%
\$250,000-\$299,999	0	0.0%	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



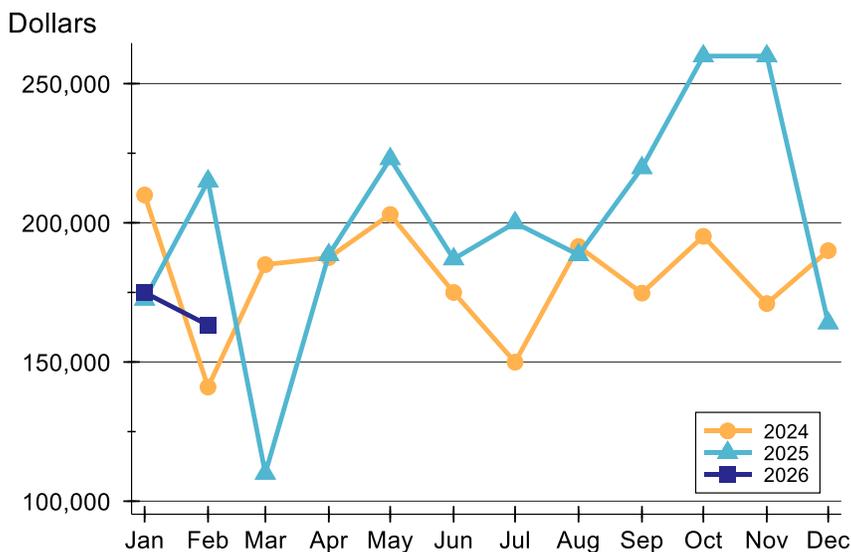
## Osage County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	216,833	209,500	<b>189,355</b>
<b>February</b>	202,482	207,000	<b>160,083</b>
<b>March</b>	276,167	133,167	
<b>April</b>	249,250	172,479	
<b>May</b>	233,179	244,500	
<b>June</b>	161,913	218,147	
<b>July</b>	171,339	231,303	
<b>August</b>	202,827	223,035	
<b>September</b>	187,971	216,857	
<b>October</b>	206,883	361,612	
<b>November</b>	232,264	258,600	
<b>December</b>	194,552	206,527	

### Median Price

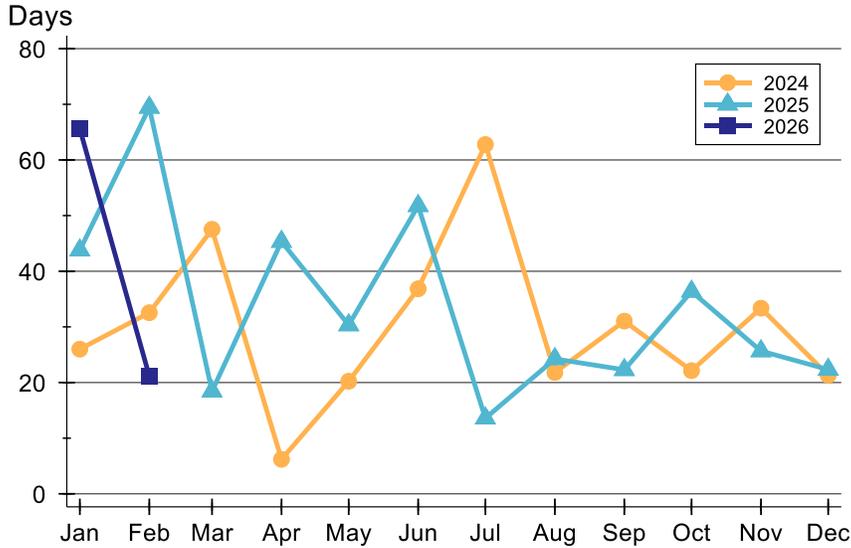


Month	2024	2025	2026
<b>January</b>	210,000	172,500	<b>174,950</b>
<b>February</b>	141,000	215,000	<b>163,250</b>
<b>March</b>	185,000	110,000	
<b>April</b>	187,500	188,500	
<b>May</b>	203,000	223,000	
<b>June</b>	175,000	187,000	
<b>July</b>	149,950	200,000	
<b>August</b>	191,500	188,500	
<b>September</b>	174,750	219,750	
<b>October</b>	195,151	259,900	
<b>November</b>	171,000	259,900	
<b>December</b>	190,000	164,000	



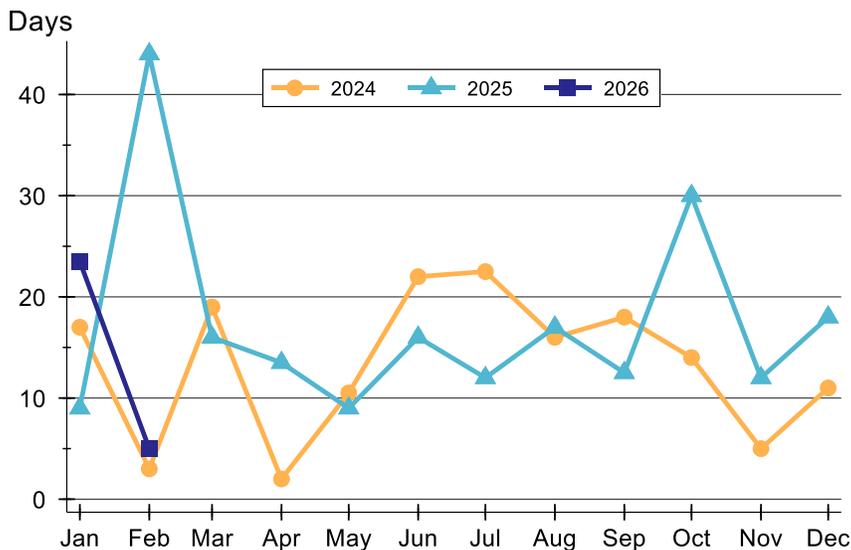
## Osage County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	26	44	<b>66</b>
February	33	69	<b>21</b>
March	48	18	
April	6	45	
May	20	30	
June	37	52	
July	63	14	
August	22	24	
September	31	22	
October	22	36	
November	33	26	
December	21	22	

### Median DOM



Month	2024	2025	2026
January	17	9	<b>24</b>
February	3	44	<b>5</b>
March	19	16	
April	2	14	
May	11	9	
June	22	16	
July	23	12	
August	16	17	
September	18	13	
October	14	30	
November	5	12	
December	11	18	



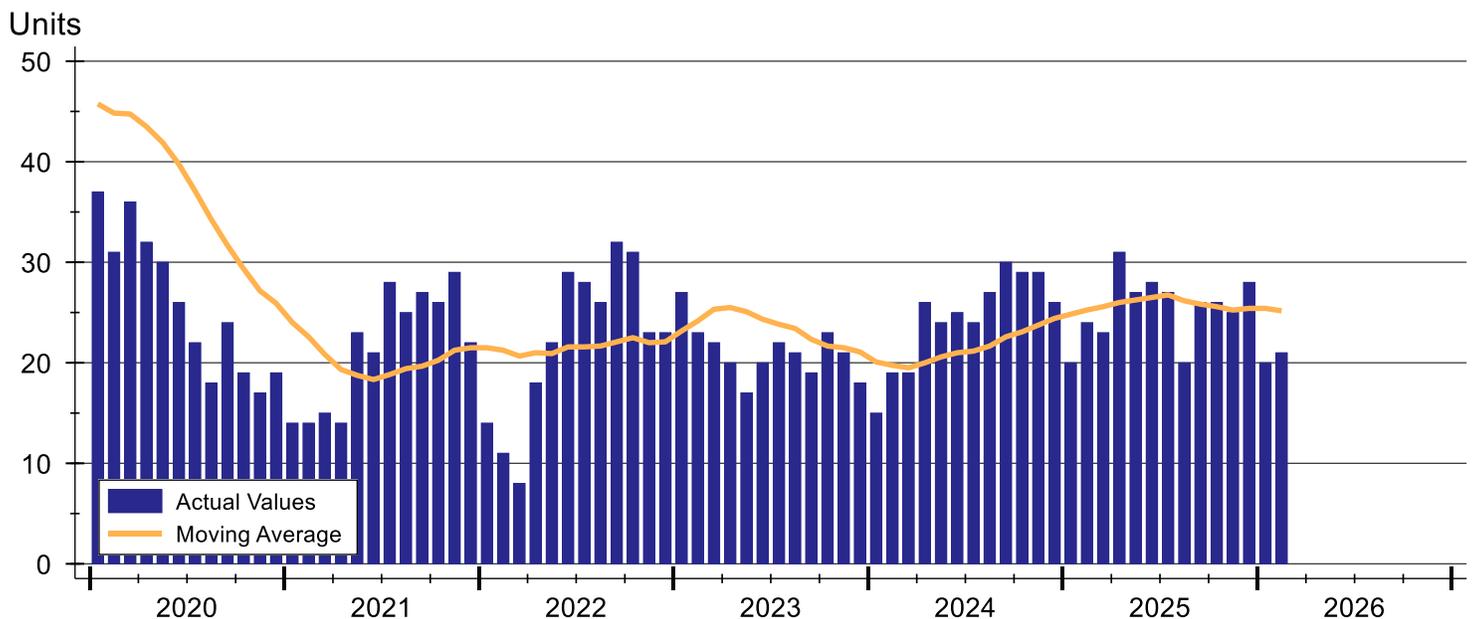
## Osage County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>21</b>	24	-12.5%
Volume (1,000s)		<b>6,633</b>	8,800	-24.6%
Months' Supply		<b>1.6</b>	1.6	0.0%
Average	List Price	<b>315,838</b>	366,675	-13.9%
	Days on Market	<b>48</b>	80	-40.0%
	Percent of Original	<b>94.2%</b>	97.0%	-2.9%
Median	List Price	<b>265,000</b>	236,250	12.2%
	Days on Market	<b>9</b>	69	-87.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 21 homes were available for sale in Osage County at the end of February. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of February was \$265,000, up 12.2% from 2025. The typical time on market for active listings was 9 days, down from 68 days a year earlier.

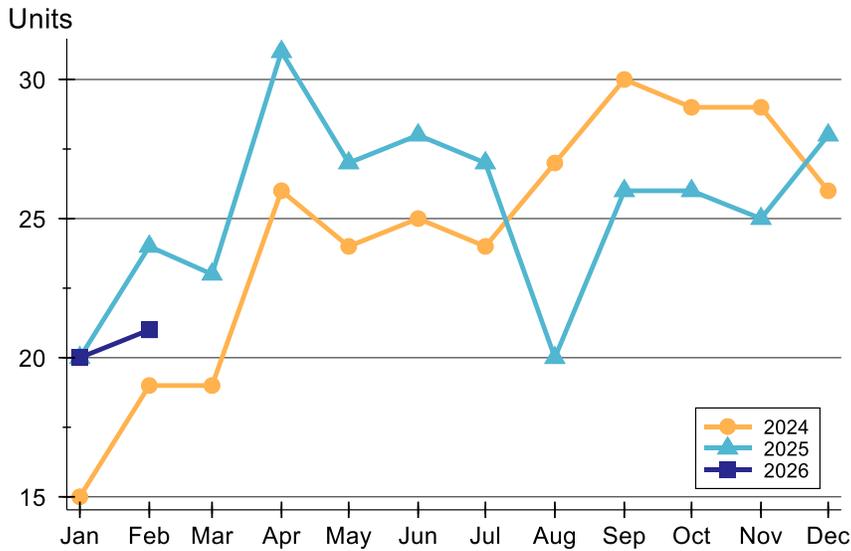
### History of Active Listings





## Osage County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	15	20	<b>20</b>
<b>February</b>	19	24	<b>21</b>
<b>March</b>	19	23	
<b>April</b>	26	31	
<b>May</b>	24	27	
<b>June</b>	25	28	
<b>July</b>	24	27	
<b>August</b>	27	20	
<b>September</b>	30	26	
<b>October</b>	29	26	
<b>November</b>	29	25	
<b>December</b>	26	28	

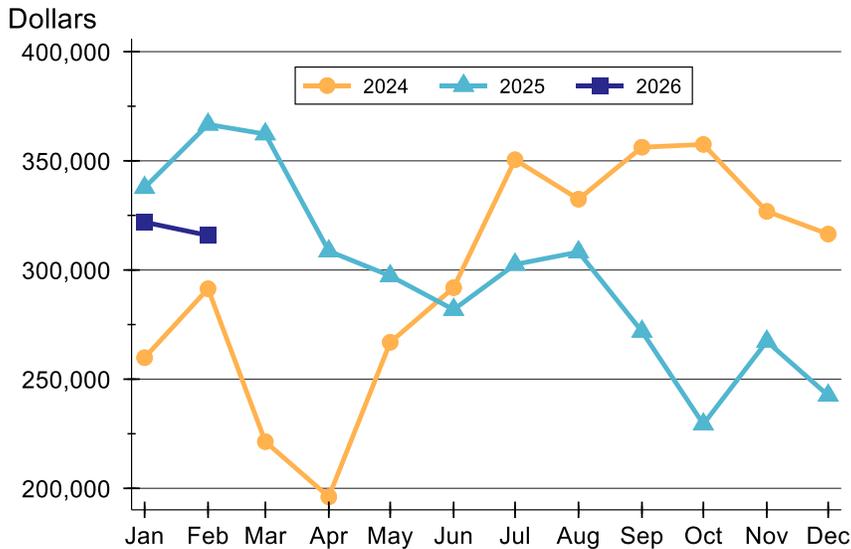
### Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	1	4.8%	N/A	19,900	19,900	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.5%	N/A	67,450	67,450	6	6	100.0%	100.0%
\$100,000-\$124,999	2	9.5%	1.6	111,000	111,000	71	71	82.7%	82.7%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	19.0%	2.7	181,000	177,000	33	20	94.5%	100.0%
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	14.3%	2.1	273,967	265,000	30	5	100.0%	100.0%
\$300,000-\$399,999	3	14.3%	2.1	369,967	374,900	101	114	87.1%	83.3%
\$400,000-\$499,999	4	19.0%	N/A	428,750	425,000	75	61	93.3%	95.9%
\$500,000-\$749,999	1	4.8%	N/A	685,000	685,000	4	4	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	4.8%	N/A	1,200,000	1,200,000	9	9	100.0%	100.0%



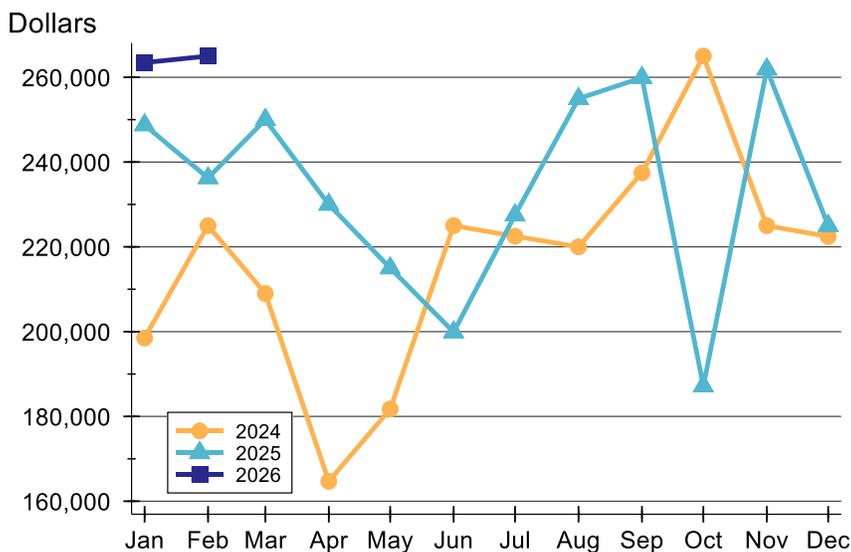
## Osage County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	259,840	337,716	<b>321,903</b>
<b>February</b>	291,418	366,675	<b>315,838</b>
<b>March</b>	221,384	362,251	
<b>April</b>	196,113	308,665	
<b>May</b>	266,875	297,306	
<b>June</b>	291,904	281,850	
<b>July</b>	350,509	302,545	
<b>August</b>	332,422	308,243	
<b>September</b>	356,240	271,858	
<b>October</b>	357,511	229,397	
<b>November</b>	326,842	267,318	
<b>December</b>	316,462	242,554	

### Median Price

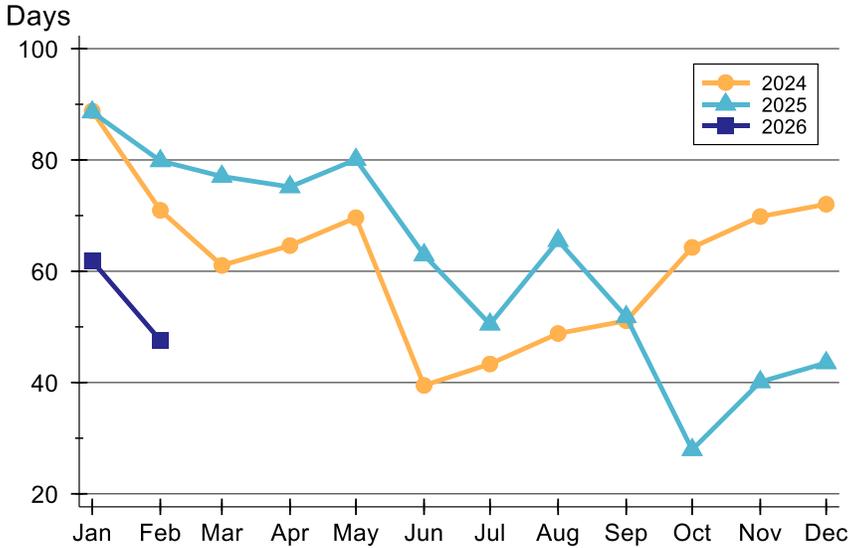


Month	2024	2025	2026
<b>January</b>	198,500	248,750	<b>263,450</b>
<b>February</b>	225,000	236,250	<b>265,000</b>
<b>March</b>	209,000	250,000	
<b>April</b>	164,700	230,000	
<b>May</b>	181,750	215,000	
<b>June</b>	225,000	199,900	
<b>July</b>	222,500	227,500	
<b>August</b>	220,000	254,950	
<b>September</b>	237,450	259,900	
<b>October</b>	265,000	187,163	
<b>November</b>	225,000	261,900	
<b>December</b>	222,450	225,000	



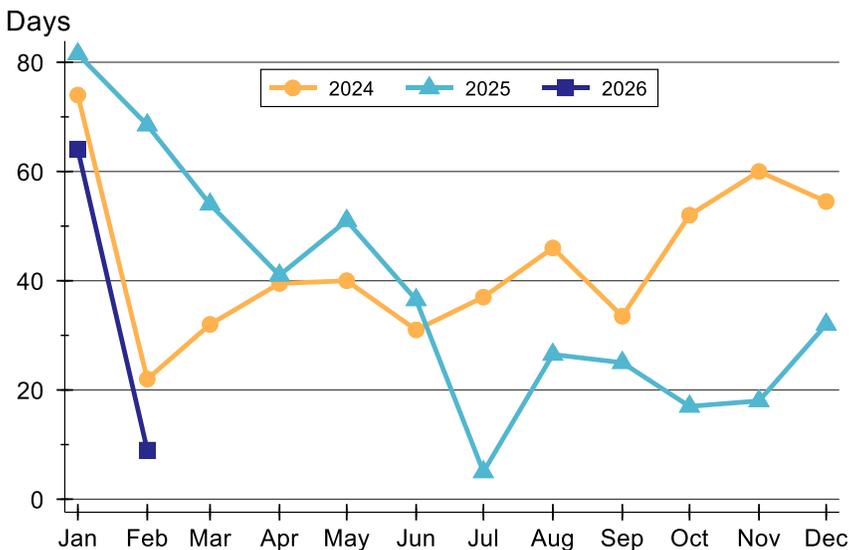
## Osage County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	89	89	<b>62</b>
February	71	80	<b>48</b>
March	61	77	
April	65	75	
May	70	80	
June	39	63	
July	43	50	
August	49	66	
September	51	52	
October	64	28	
November	70	40	
December	72	44	

### Median DOM

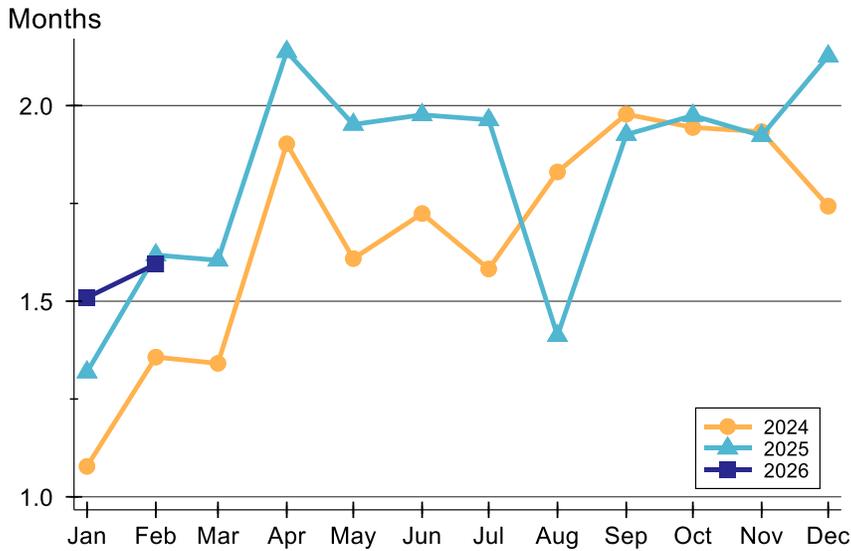


Month	2024	2025	2026
January	74	82	<b>64</b>
February	22	69	<b>9</b>
March	32	54	
April	40	41	
May	40	51	
June	31	37	
July	37	5	
August	46	27	
September	34	25	
October	52	17	
November	60	18	
December	55	32	



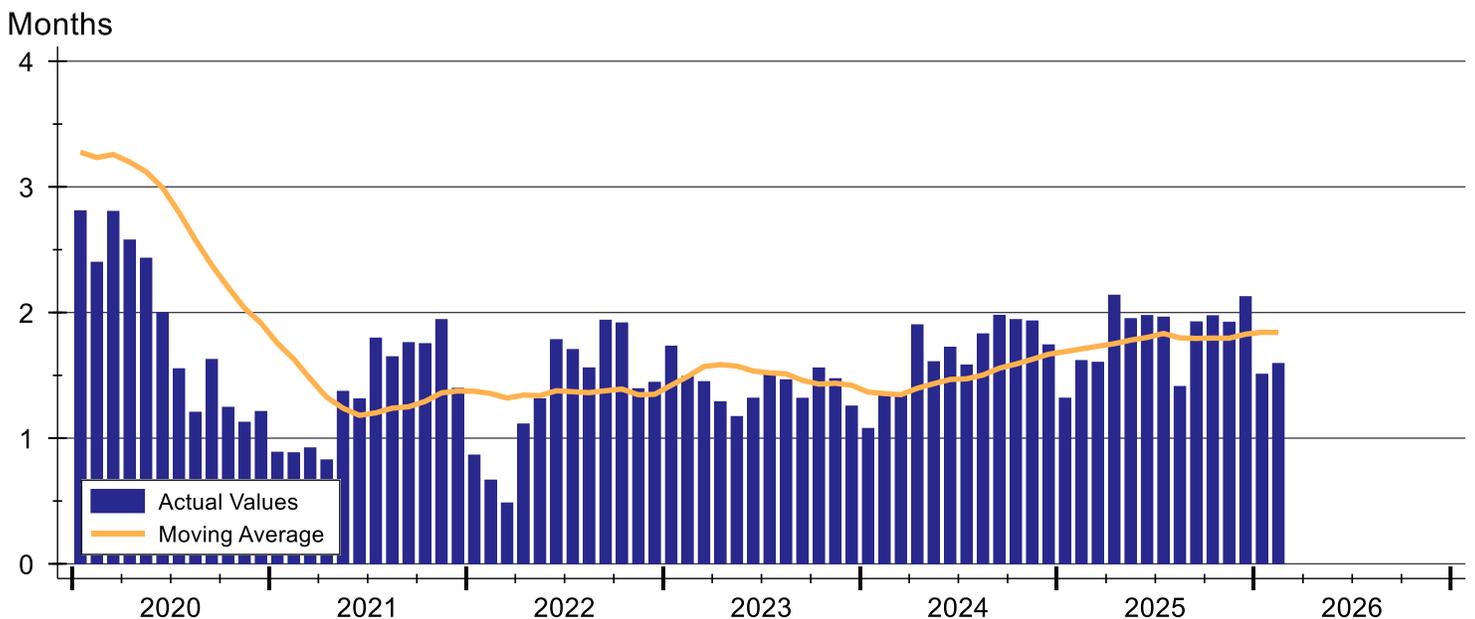
# Osage County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	1.1	1.3	1.5
February	1.4	1.6	1.6
March	1.3	1.6	1.3
April	1.9	2.1	1.9
May	1.6	1.9	1.6
June	1.7	1.9	1.7
July	1.6	1.9	1.6
August	1.8	1.4	1.8
September	2.0	1.9	2.0
October	1.9	1.9	1.9
November	1.9	1.9	1.9
December	1.7	2.1	1.7

## History of Month's Supply





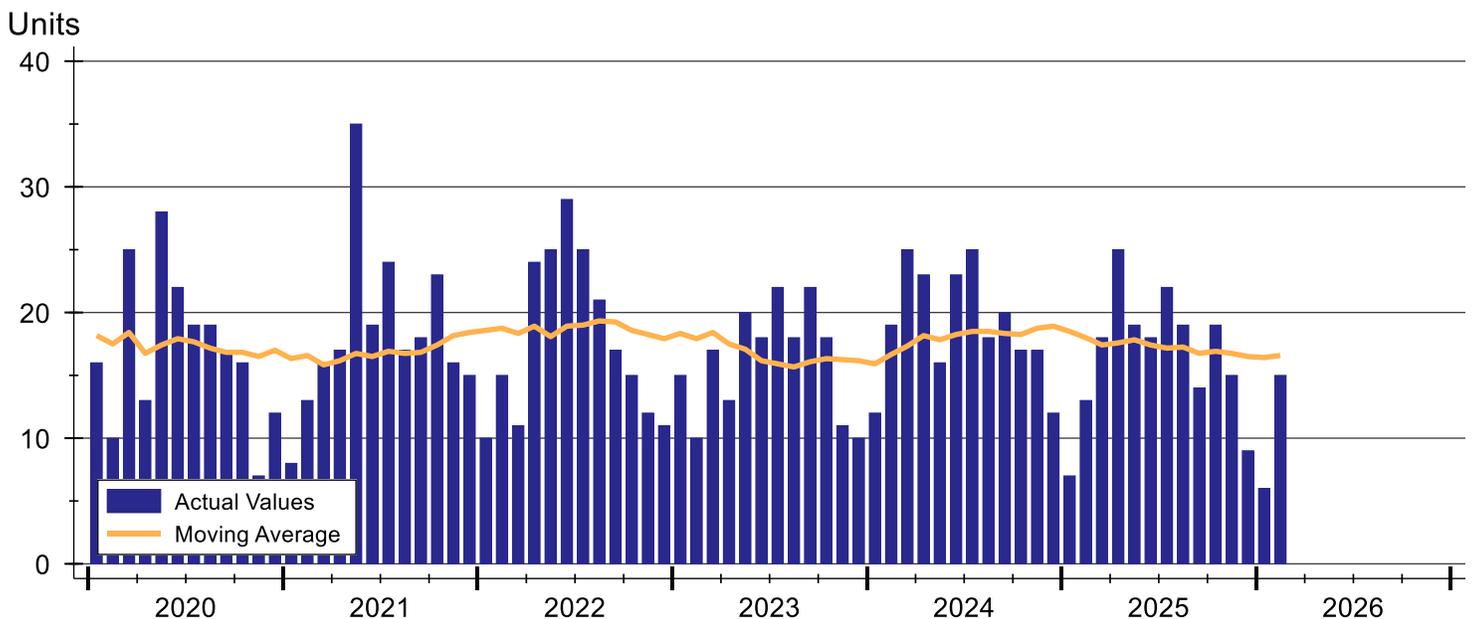
# Osage County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	15	13	15.4%
	Volume (1,000s)	3,512	4,692	-25.1%
	Average List Price	234,117	360,906	-35.1%
	Median List Price	179,000	198,000	-9.6%
Year-to-Date	New Listings	21	20	5.0%
	Volume (1,000s)	5,785	7,108	-18.6%
	Average List Price	275,488	355,404	-22.5%
	Median List Price	179,000	199,000	-10.1%

A total of 15 new listings were added in Osage County during February, up 15.4% from the same month in 2025. Year-to-date Osage County has seen 21 new listings.

The median list price of these homes was \$179,000 down from \$198,000 in 2025.

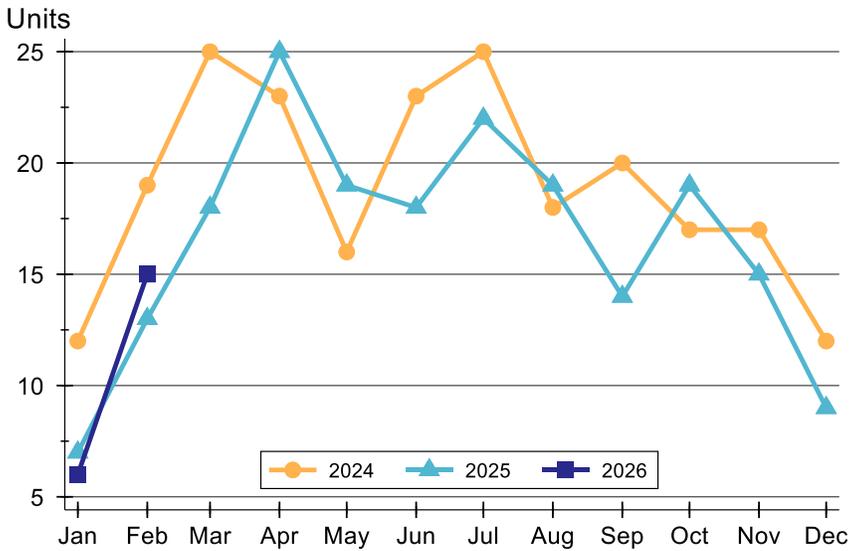
## History of New Listings





## Osage County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	12	7	<b>6</b>
February	19	13	<b>15</b>
March	25	18	
April	23	25	
May	16	19	
June	23	18	
July	25	22	
August	18	19	
September	20	14	
October	17	19	
November	17	15	
December	12	9	

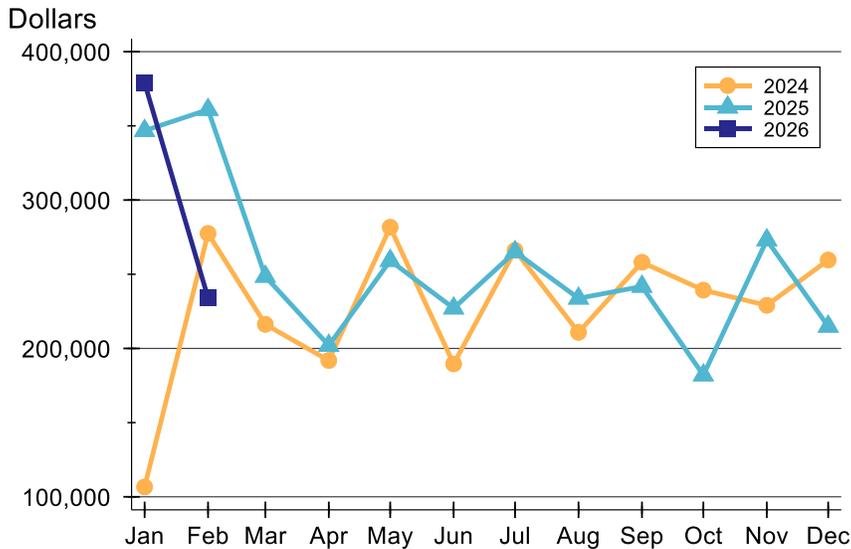
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	6.7%	19,900	19,900	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	26.7%	76,100	72,200	6	6	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	6.7%	159,750	159,750	4	4	100.0%	100.0%
\$175,000-\$199,999	2	13.3%	177,000	177,000	12	12	100.0%	100.0%
\$200,000-\$249,999	1	6.7%	248,900	248,900	5	5	100.0%	100.0%
\$250,000-\$299,999	2	13.3%	282,450	282,450	10	10	100.0%	100.0%
\$300,000-\$399,999	1	6.7%	339,999	339,999	4	4	101.2%	101.2%
\$400,000-\$499,999	2	13.3%	417,450	417,450	7	7	98.0%	98.0%
\$500,000-\$749,999	1	6.7%	685,000	685,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



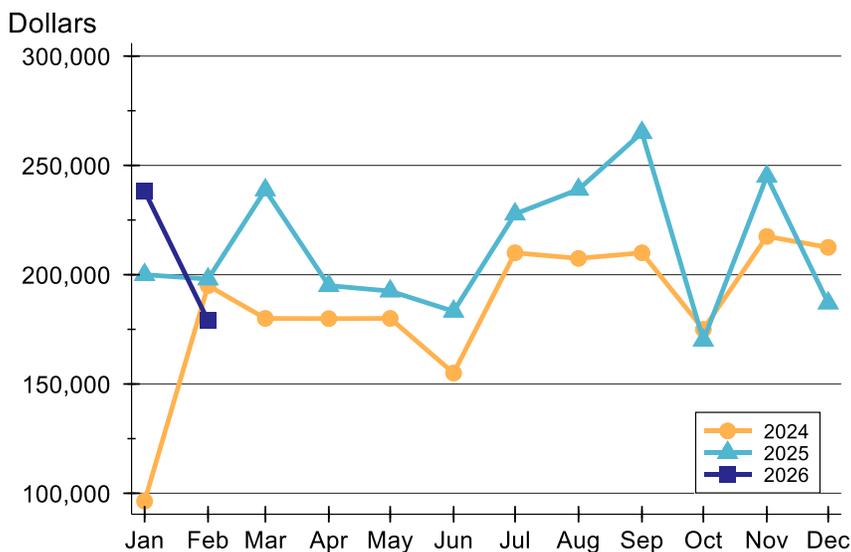
## Osage County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	106,679	346,757	<b>378,917</b>
<b>February</b>	277,497	360,906	<b>234,117</b>
<b>March</b>	216,239	248,517	
<b>April</b>	191,870	202,005	
<b>May</b>	281,694	259,181	
<b>June</b>	189,592	227,125	
<b>July</b>	266,123	265,109	
<b>August</b>	210,833	233,774	
<b>September</b>	258,063	241,762	
<b>October</b>	239,276	182,033	
<b>November</b>	229,060	273,023	
<b>December</b>	259,605	214,863	

### Median Price



Month	2024	2025	2026
<b>January</b>	96,375	200,000	<b>238,250</b>
<b>February</b>	195,000	198,000	<b>179,000</b>
<b>March</b>	180,000	238,750	
<b>April</b>	179,900	195,000	
<b>May</b>	180,000	192,500	
<b>June</b>	155,000	183,250	
<b>July</b>	210,000	227,750	
<b>August</b>	207,450	239,000	
<b>September</b>	210,000	265,000	
<b>October</b>	175,000	170,000	
<b>November</b>	217,500	245,000	
<b>December</b>	212,500	187,000	



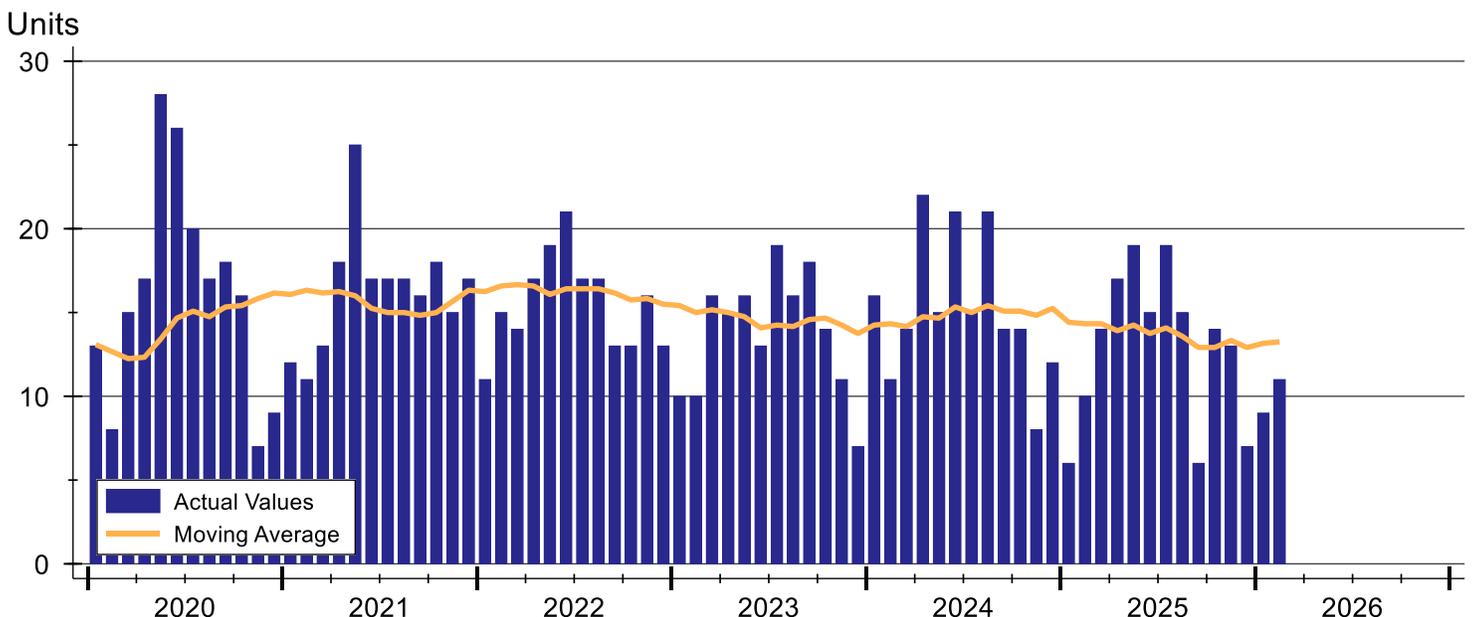
## Osage County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>11</b>	10	10.0%	<b>20</b>	16	25.0%
Volume (1,000s)		<b>2,379</b>	1,718	38.5%	<b>3,938</b>	2,732	44.1%
Average	Sale Price	<b>216,232</b>	171,798	25.9%	<b>196,892</b>	170,749	15.3%
	Days on Market	<b>78</b>	90	-13.3%	<b>54</b>	67	-19.4%
	Percent of Original	<b>93.8%</b>	94.7%	-1.0%	<b>96.0%</b>	93.9%	2.2%
Median	Sale Price	<b>160,000</b>	194,839	-17.9%	<b>160,000</b>	194,839	-17.9%
	Days on Market	<b>72</b>	48	50.0%	<b>22</b>	30	-26.7%
	Percent of Original	<b>96.4%</b>	98.7%	-2.3%	<b>100.0%</b>	96.9%	3.2%

A total of 11 contracts for sale were written in Osage County during the month of February, up from 10 in 2025. The median list price of these homes was \$160,000, down from \$194,838 the prior year.

Half of the homes that went under contract in February were on the market less than 72 days, compared to 48 days in February 2025.

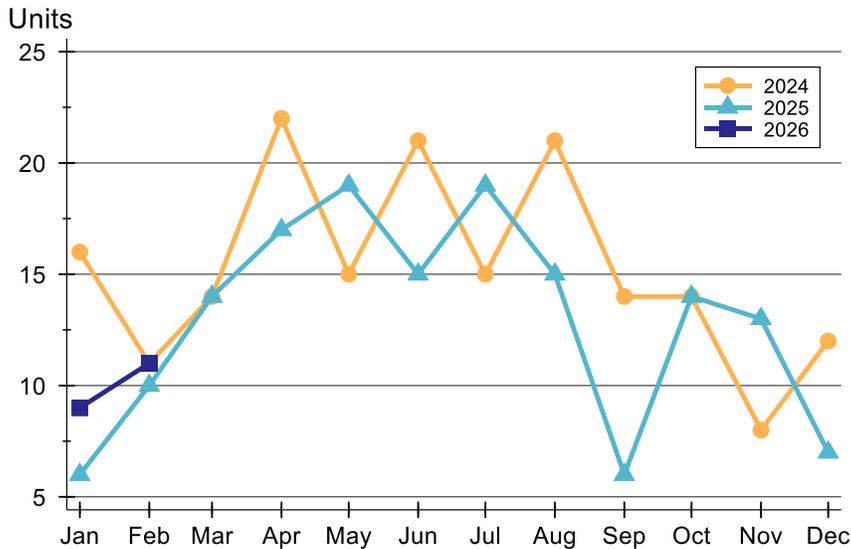
### History of Contracts Written





## Osage County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	16	6	<b>9</b>
<b>February</b>	11	10	<b>11</b>
<b>March</b>	14	14	
<b>April</b>	22	17	
<b>May</b>	15	19	
<b>June</b>	21	15	
<b>July</b>	15	19	
<b>August</b>	21	15	
<b>September</b>	14	6	
<b>October</b>	14	14	
<b>November</b>	8	13	
<b>December</b>	12	7	

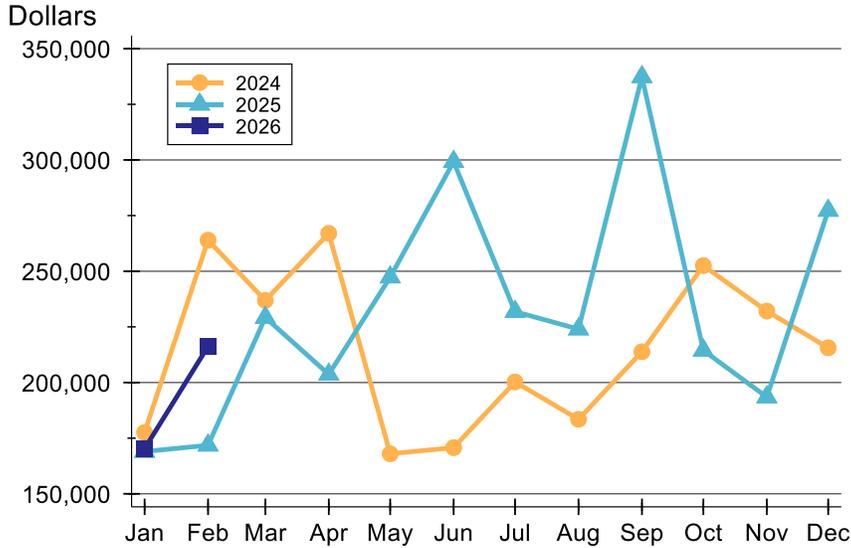
### Contracts Written by Price Range

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	9.1%	74,500	74,500	4	4	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	5	45.5%	158,650	159,500	136	124	93.1%	93.9%
\$175,000-\$199,999	1	9.1%	195,000	195,000	96	96	78.0%	78.0%
\$200,000-\$249,999	1	9.1%	245,900	245,900	72	72	86.8%	86.8%
\$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%	330,000	330,000	4	4	100.6%	100.6%
\$400,000-\$499,999	1	9.1%	409,900	409,900	1	1	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



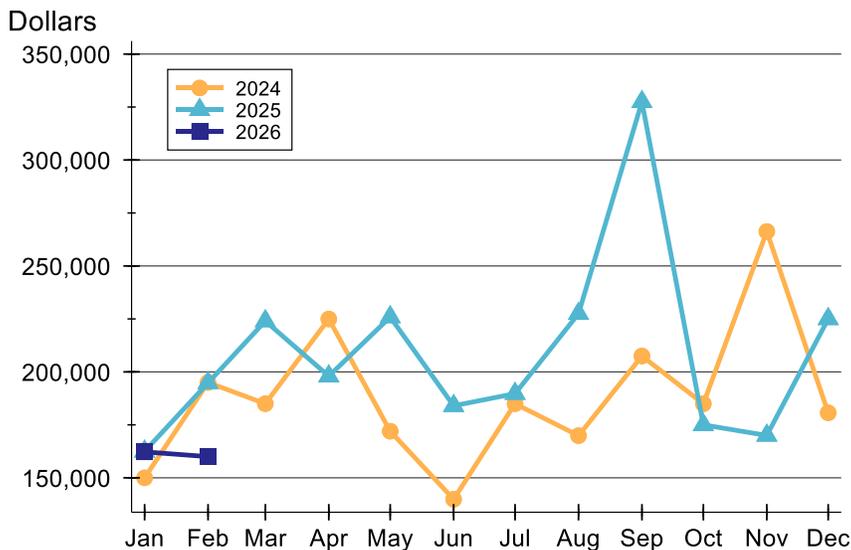
## Osage County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	177,584	169,000	<b>170,300</b>
<b>February</b>	263,945	171,798	<b>216,232</b>
<b>March</b>	236,893	229,227	
<b>April</b>	267,011	203,659	
<b>May</b>	167,987	247,360	
<b>June</b>	170,757	299,234	
<b>July</b>	200,267	231,856	
<b>August</b>	183,480	223,990	
<b>September</b>	213,832	337,317	
<b>October</b>	252,542	214,458	
<b>November</b>	232,100	193,471	
<b>December</b>	215,616	277,271	

### Median Price

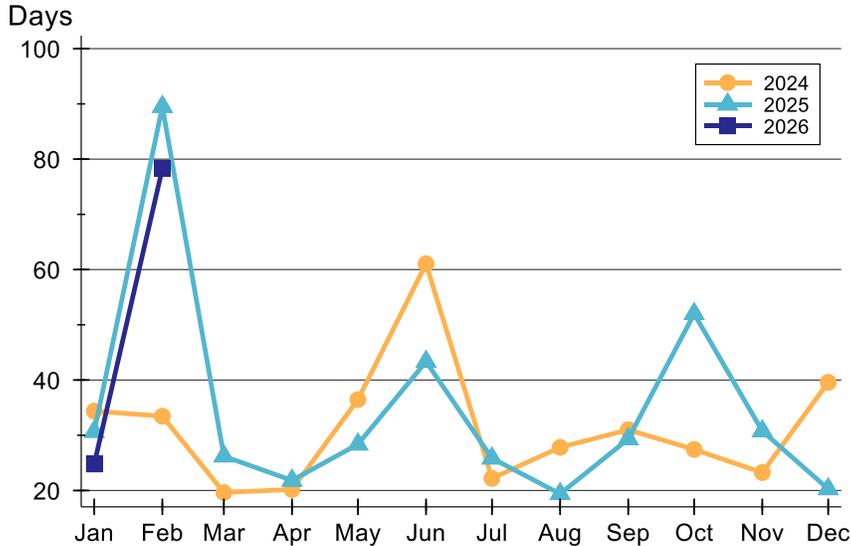


Month	2024	2025	2026
<b>January</b>	150,000	162,500	<b>162,250</b>
<b>February</b>	195,000	194,839	<b>160,000</b>
<b>March</b>	185,000	224,000	
<b>April</b>	224,960	198,000	
<b>May</b>	172,000	225,900	
<b>June</b>	139,900	184,000	
<b>July</b>	185,000	189,750	
<b>August</b>	169,900	227,500	
<b>September</b>	207,500	327,450	
<b>October</b>	184,950	175,000	
<b>November</b>	266,250	170,000	
<b>December</b>	180,700	225,000	



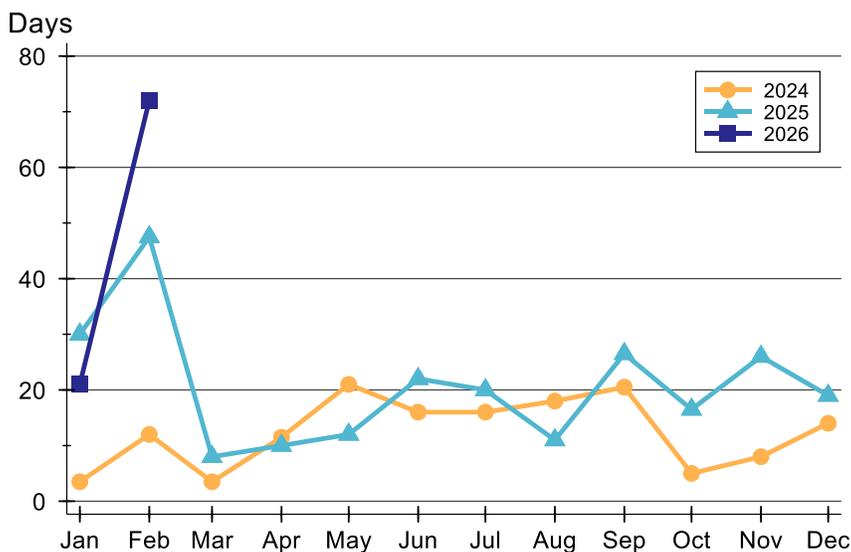
## Osage County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	34	31	<b>25</b>
February	33	90	<b>78</b>
March	20	26	
April	20	22	
May	36	28	
June	61	43	
July	22	26	
August	28	19	
September	31	29	
October	27	52	
November	23	31	
December	40	20	

### Median DOM



Month	2024	2025	2026
January	4	30	<b>21</b>
February	12	48	<b>72</b>
March	4	8	
April	12	10	
May	21	12	
June	16	22	
July	16	20	
August	18	11	
September	21	27	
October	5	17	
November	8	26	
December	14	19	



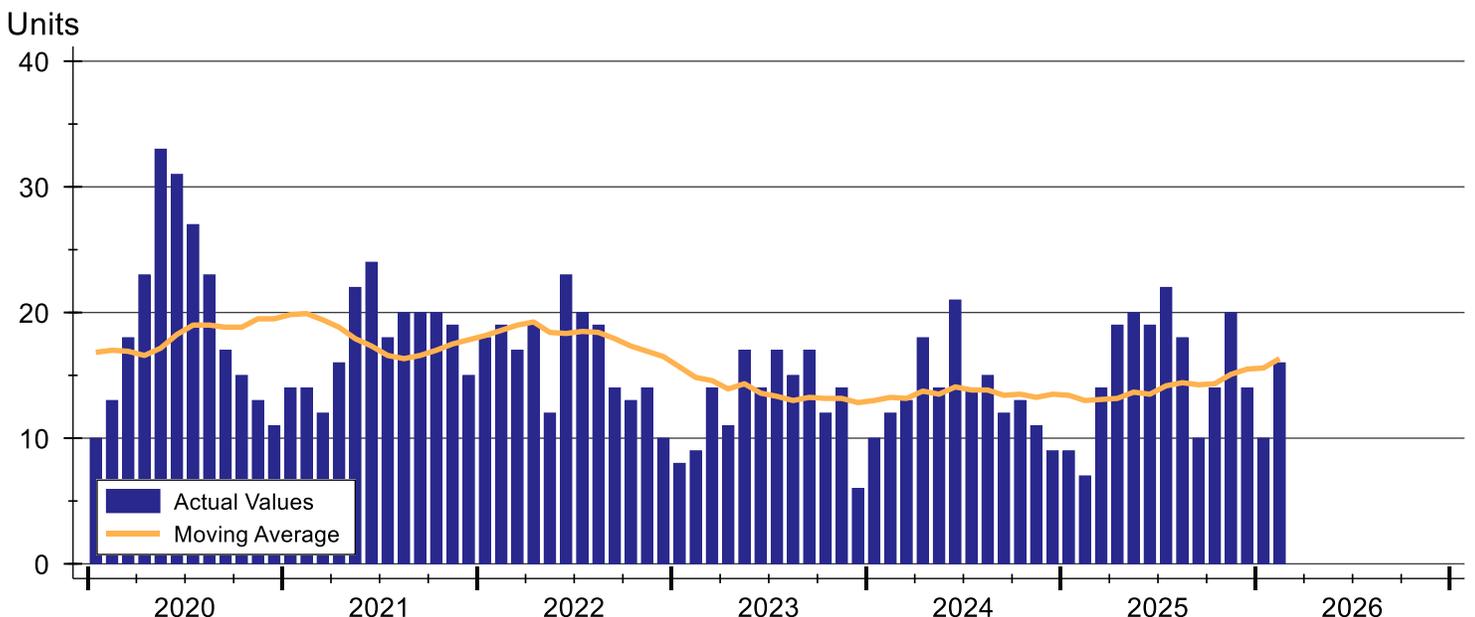
## Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>16</b>	7	128.6%
Volume (1,000s)		<b>3,408</b>	1,120	204.3%
Average	List Price	<b>213,028</b>	160,057	33.1%
	Days on Market	<b>59</b>	15	293.3%
	Percent of Original	<b>97.3%</b>	100.0%	-2.7%
Median	List Price	<b>189,500</b>	130,000	45.8%
	Days on Market	<b>22</b>	16	37.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 16 listings in Osage County had contracts pending at the end of February, up from 7 contracts pending at the end of February 2025.

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.

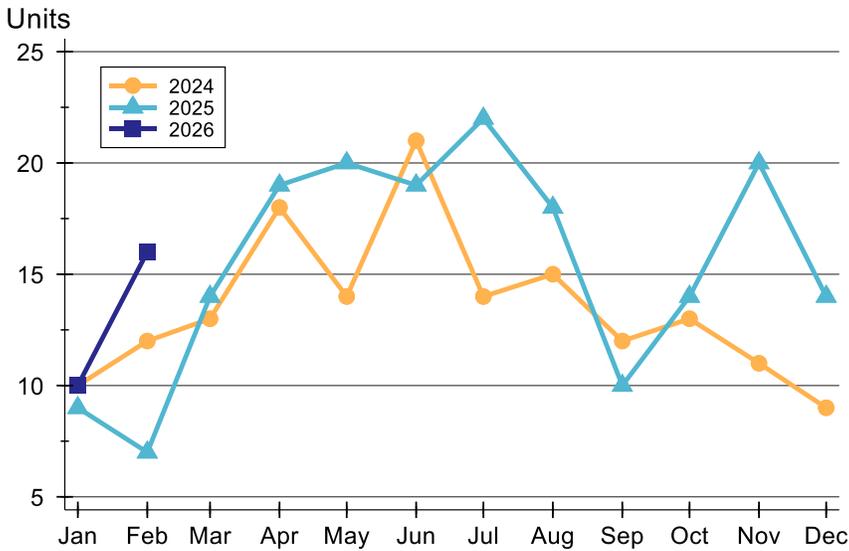
### History of Pending Contracts





## Osage County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
<b>January</b>	10	9	<b>10</b>
<b>February</b>	12	7	<b>16</b>
<b>March</b>	13	14	
<b>April</b>	18	19	
<b>May</b>	14	20	
<b>June</b>	21	19	
<b>July</b>	14	22	
<b>August</b>	15	18	
<b>September</b>	12	10	
<b>October</b>	13	14	
<b>November</b>	11	20	
<b>December</b>	9	14	

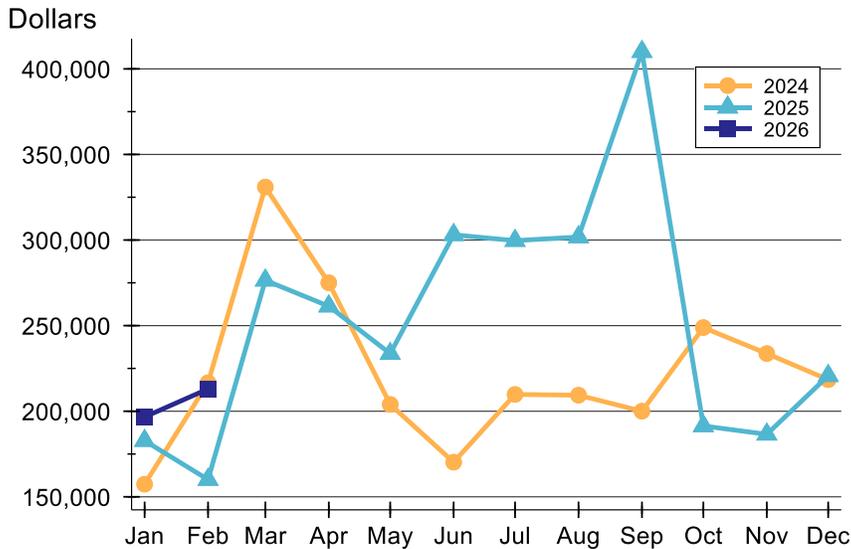
### Pending Contracts by Price Range

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	12.5%	69,750	69,750	20	20	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	6.3%	147,000	147,000	1	1	100.0%	100.0%
\$150,000-\$174,999	5	31.3%	158,650	159,500	136	124	93.7%	93.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	18.8%	229,967	225,000	69	72	96.1%	95.6%
\$250,000-\$299,999	2	12.5%	284,450	284,450	5	5	100.0%	100.0%
\$300,000-\$399,999	2	12.5%	330,000	330,000	4	4	100.0%	100.0%
\$400,000-\$499,999	1	6.3%	409,900	409,900	1	1	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



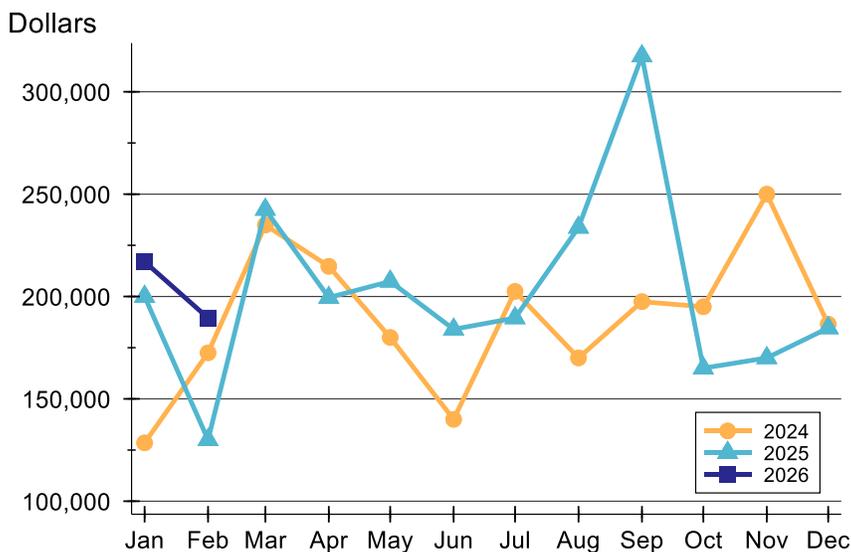
## Osage County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	157,380	182,818	<b>196,670</b>
<b>February</b>	216,650	160,057	<b>213,028</b>
<b>March</b>	330,969	276,481	
<b>April</b>	275,048	261,367	
<b>May</b>	203,974	233,651	
<b>June</b>	170,233	303,080	
<b>July</b>	209,821	299,658	
<b>August</b>	209,374	301,770	
<b>September</b>	200,025	410,052	
<b>October</b>	248,884	191,411	
<b>November</b>	233,681	186,519	
<b>December</b>	218,462	220,748	

### Median Price

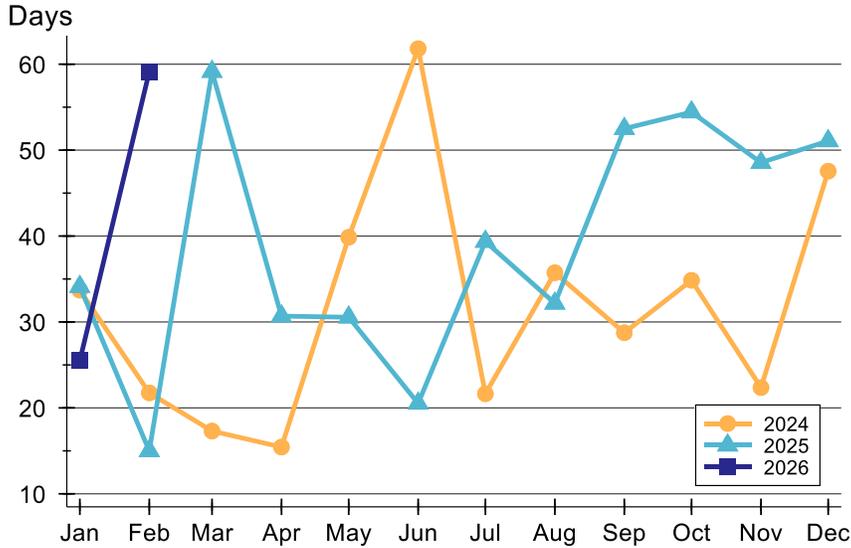


Month	2024	2025	2026
<b>January</b>	128,500	200,000	<b>217,000</b>
<b>February</b>	172,500	130,000	<b>189,500</b>
<b>March</b>	234,900	242,500	
<b>April</b>	214,750	199,500	
<b>May</b>	180,000	207,388	
<b>June</b>	140,000	184,000	
<b>July</b>	202,500	189,500	
<b>August</b>	170,000	233,750	
<b>September</b>	197,500	317,450	
<b>October</b>	195,000	165,000	
<b>November</b>	250,000	170,000	
<b>December</b>	186,500	184,613	



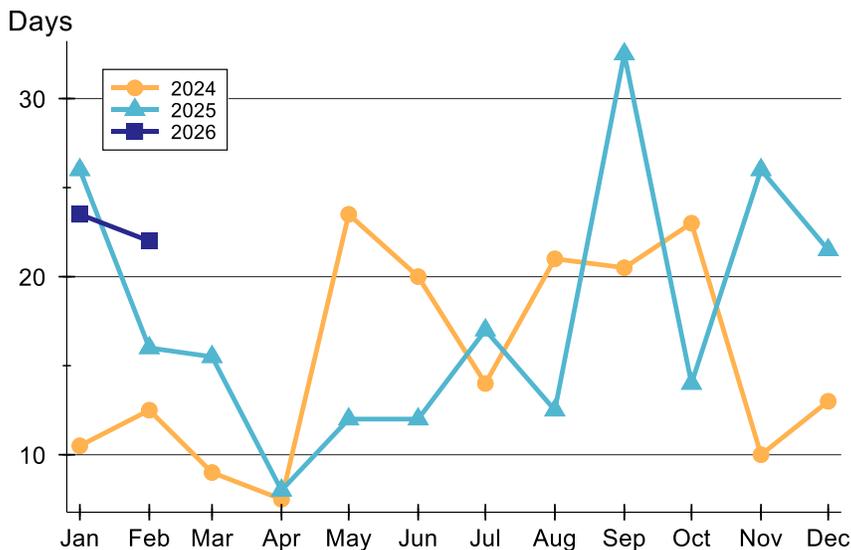
## Osage County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	34	34	<b>26</b>
February	22	15	<b>59</b>
March	17	59	
April	15	31	
May	40	31	
June	62	21	
July	22	39	
August	36	32	
September	29	53	
October	35	54	
November	22	49	
December	48	51	

### Median DOM



Month	2024	2025	2026
January	11	26	<b>24</b>
February	13	16	<b>22</b>
March	9	16	
April	8	8	
May	24	12	
June	20	12	
July	14	17	
August	21	13	
September	21	33	
October	23	14	
November	10	26	
December	13	22	



## Other Sunflower MLS Counties Housing Report



### Market Overview

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

Total home sales in other counties in the Sunflower MLS fell last month to 14 units, compared to 17 units in February 2025. Total sales volume was \$4.1 million, up from a year earlier.

The median sale price in February was \$223,450, down from \$245,000 a year earlier. Homes that sold in February were typically on the market for 64 days and sold for 97.9% of their list prices.

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

The total number of active listings in other counties in the Sunflower MLS at the end of February was 37 units, up from 30 at the same point in 2025. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$279,000.

During February, a total of 16 contracts were written down from 25 in February 2025. At the end of the month, there were 27 contracts still pending.

### Report Contents

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

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## Other Sunflower MLS Counties Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b> Change from prior year	<b>14</b> -17.6%	<b>17</b> 30.8%	<b>13</b> 44.4%	<b>23</b> -17.9%	<b>28</b> 7.7%	<b>26</b> 23.8%	
<b>Active Listings</b> Change from prior year	<b>37</b> 23.3%	<b>30</b> -18.9%	<b>37</b> 54.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>1.9</b> 5.6%	<b>1.8</b> -21.7%	<b>2.3</b> 43.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>17</b> -19.0%	<b>21</b> 10.5%	<b>19</b> -24.0%	<b>33</b> 0.0%	<b>33</b> 3.1%	<b>32</b> 0.0%	
<b>Contracts Written</b> Change from prior year	<b>16</b> -36.0%	<b>25</b> 66.7%	<b>15</b> -25.0%	<b>37</b> 0.0%	<b>37</b> 32.1%	<b>28</b> 0.0%	
<b>Pending Contracts</b> Change from prior year	<b>27</b> 35.0%	<b>20</b> 66.7%	<b>12</b> -20.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>4,144</b> 3.9%	<b>3,989</b> 19.4%	<b>3,342</b> 61.1%	<b>6,059</b> -9.1%	<b>6,669</b> 11.7%	<b>5,971</b> 28.5%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>295,997</b> 26.2%	<b>234,638</b> -8.7%	<b>257,038</b> 11.5%	<b>263,433</b> 10.6%	<b>238,193</b> 3.7%	<b>229,665</b> 3.8%
	<b>List Price of Actives</b> Change from prior year	<b>278,796</b> -21.8%	<b>356,391</b> 13.6%	<b>313,731</b> 56.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>82</b> 86.4%	<b>44</b> -43.6%	<b>78</b> 81.4%	<b>81</b> 102.5%	<b>40</b> -24.5%	<b>53</b> 55.9%
	<b>Percent of List</b> Change from prior year	<b>97.5%</b> -0.3%	<b>97.8%</b> -0.3%	<b>98.1%</b> 9.9%	<b>98.1%</b> 1.1%	<b>97.0%</b> -1.3%	<b>98.3%</b> 3.6%
	<b>Percent of Original</b> Change from prior year	<b>93.5%</b> -2.3%	<b>95.7%</b> -0.8%	<b>96.5%</b> 13.4%	<b>93.6%</b> -1.3%	<b>94.8%</b> -0.8%	<b>95.6%</b> 3.4%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>223,450</b> -8.8%	<b>245,000</b> 20.3%	<b>203,700</b> -20.4%	<b>216,900</b> -11.5%	<b>245,000</b> 34.6%	<b>182,000</b> -9.0%
	<b>List Price of Actives</b> Change from prior year	<b>279,000</b> 43.1%	<b>195,000</b> -46.6%	<b>364,950</b> 151.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>64</b> 700.0%	<b>8</b> #DIV/0!	<b>0</b> -100.0%	<b>61</b> 771.4%	<b>7</b> -30.0%	<b>10</b> -54.5%
	<b>Percent of List</b> Change from prior year	<b>97.9%</b> -0.3%	<b>98.2%</b> -1.8%	<b>100.0%</b> 1.8%	<b>98.0%</b> -1.0%	<b>99.0%</b> -1.0%	<b>100.0%</b> 1.8%
	<b>Percent of Original</b> Change from prior year	<b>95.8%</b> -1.1%	<b>96.9%</b> -3.1%	<b>100.0%</b> 12.1%	<b>96.0%</b> -0.9%	<b>96.9%</b> -3.1%	<b>100.0%</b> 4.0%

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



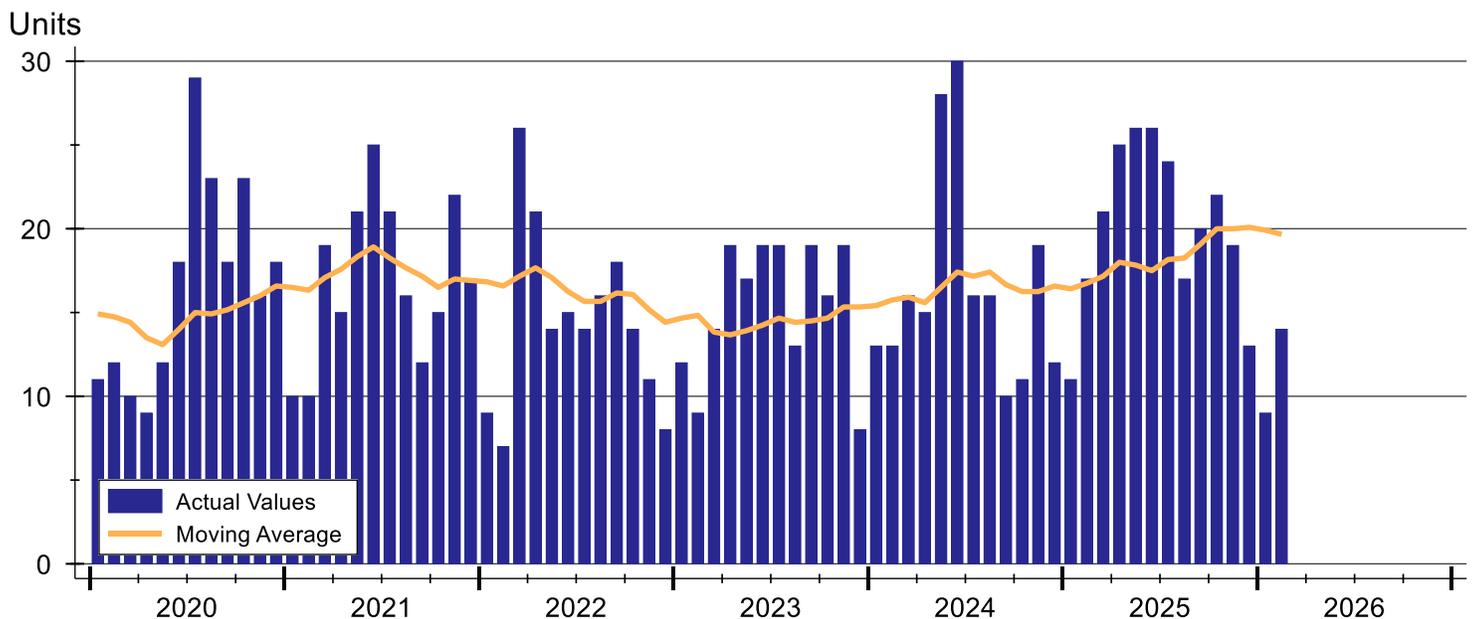
## Other Sunflower MLS Counties Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		<b>14</b>	17	-17.6%	<b>23</b>	28	-17.9%
Volume (1,000s)		<b>4,144</b>	3,989	3.9%	<b>6,059</b>	6,669	-9.1%
Months' Supply		<b>1.9</b>	1.8	5.6%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>295,997</b>	234,638	26.2%	<b>263,433</b>	238,193	10.6%
	Days on Market	<b>82</b>	44	86.4%	<b>81</b>	40	102.5%
	Percent of List	<b>97.5%</b>	97.8%	-0.3%	<b>98.1%</b>	97.0%	1.1%
	Percent of Original	<b>93.5%</b>	95.7%	-2.3%	<b>93.6%</b>	94.8%	-1.3%
Median	Sale Price	<b>223,450</b>	245,000	-8.8%	<b>216,900</b>	245,000	-11.5%
	Days on Market	<b>64</b>	8	700.0%	<b>61</b>	7	771.4%
	Percent of List	<b>97.9%</b>	98.2%	-0.3%	<b>98.0%</b>	99.0%	-1.0%
	Percent of Original	<b>95.8%</b>	96.9%	-1.1%	<b>96.0%</b>	96.9%	-0.9%

A total of 14 homes sold in other counties in the Sunflower MLS in February, down from 17 units in February 2025. Total sales volume rose to \$4.1 million compared to \$4.0 million in the previous year.

The median sales price in February was \$223,450, down 8.8% compared to the prior year. Median days on market was 64 days, up from 28 days in January, and up from 8 in February 2025.

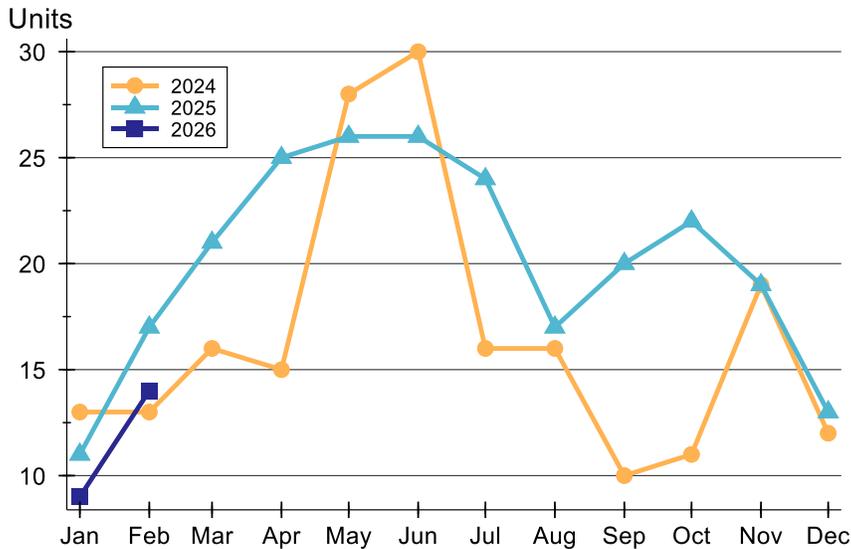
## History of Closed Listings





## Other Sunflower MLS Counties Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	13	11	9
February	13	17	14
March	16	21	
April	15	25	
May	28	26	
June	30	26	
July	16	24	
August	16	17	
September	10	20	
October	11	22	
November	19	19	
December	12	13	

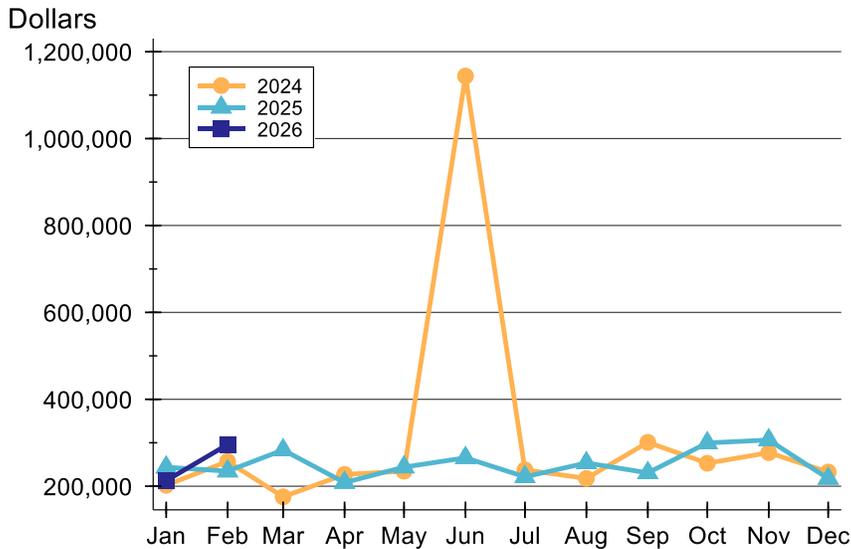
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	14.3%	1.8	79,052	79,052	51	51	93.9%	93.9%	93.9%	93.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.1%	2.8	135,000	135,000	0	0	96.5%	96.5%	96.5%	96.5%
\$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	14.3%	0.8	177,975	177,975	151	151	102.1%	102.1%	93.0%	93.0%
\$200,000-\$249,999	3	21.4%	1.6	218,300	216,900	29	9	97.8%	99.5%	97.8%	99.5%
\$250,000-\$299,999	1	7.1%	2.4	275,000	275,000	38	38	96.5%	96.5%	96.5%	96.5%
\$300,000-\$399,999	3	21.4%	2.8	371,667	369,000	120	67	99.3%	100.0%	91.4%	94.5%
\$400,000-\$499,999	1	7.1%	1.7	450,000	450,000	6	6	97.8%	97.8%	97.8%	97.8%
\$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	1	7.1%	0.0	1,000,000	1,000,000	253	253	90.9%	90.9%	76.9%	76.9%



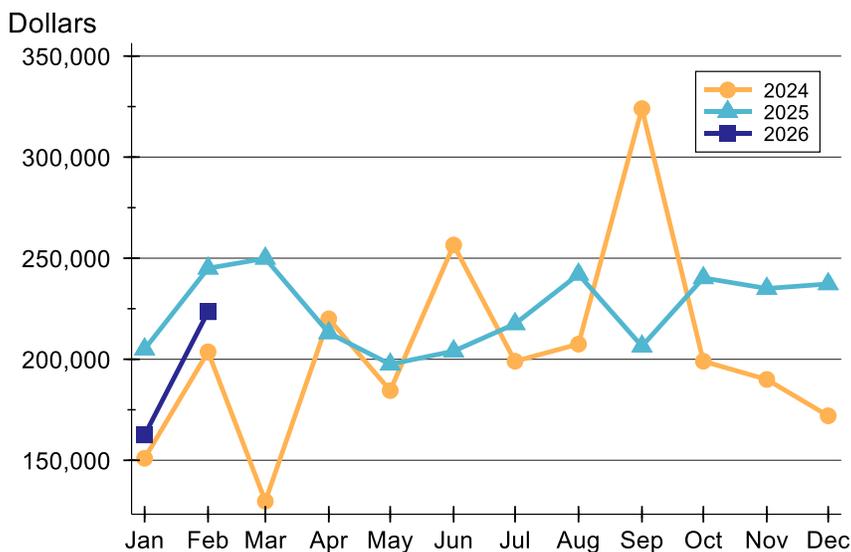
## Other Sunflower MLS Counties Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	202,292	243,686	<b>212,778</b>
<b>February</b>	257,038	234,638	<b>295,997</b>
<b>March</b>	175,592	283,426	
<b>April</b>	227,156	208,432	
<b>May</b>	234,544	243,984	
<b>June</b>	1,143,885	265,367	
<b>July</b>	237,600	221,575	
<b>August</b>	217,963	253,518	
<b>September</b>	300,950	230,741	
<b>October</b>	252,850	299,582	
<b>November</b>	277,259	306,395	
<b>December</b>	232,567	217,688	

### Median Price

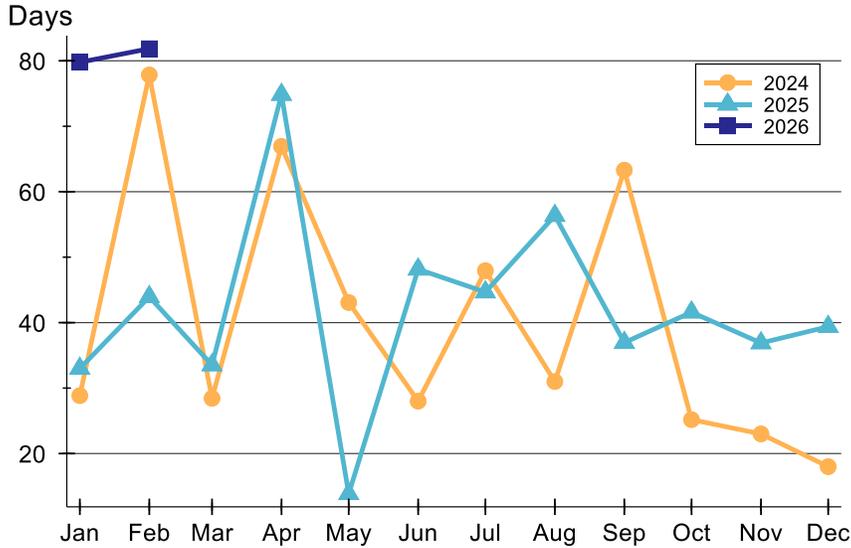


Month	2024	2025	2026
<b>January</b>	151,000	205,000	<b>162,500</b>
<b>February</b>	203,700	245,000	<b>223,450</b>
<b>March</b>	129,750	249,900	
<b>April</b>	219,999	213,000	
<b>May</b>	184,500	197,500	
<b>June</b>	256,500	204,000	
<b>July</b>	199,000	217,500	
<b>August</b>	207,500	242,000	
<b>September</b>	324,000	206,450	
<b>October</b>	199,000	240,250	
<b>November</b>	190,000	235,000	
<b>December</b>	172,000	237,250	



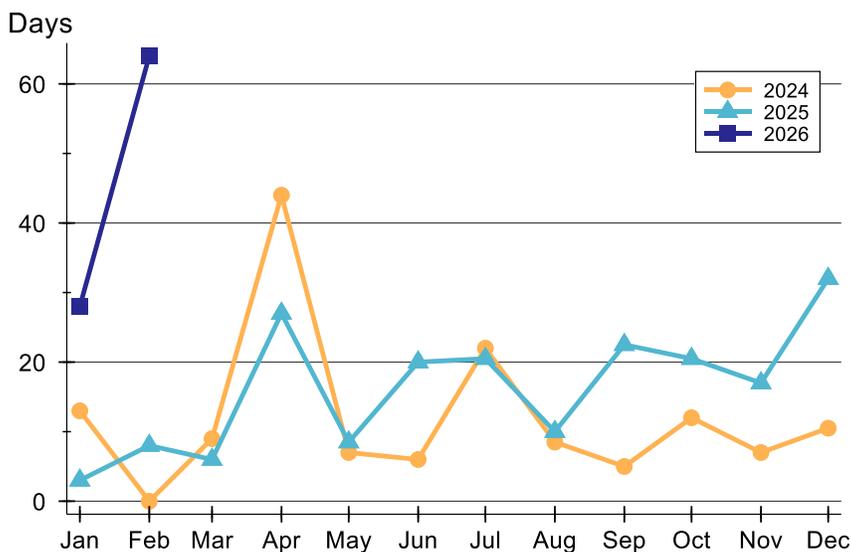
## Other Sunflower MLS Counties Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	29	33	<b>80</b>
February	78	44	<b>82</b>
March	28	34	
April	67	75	
May	43	14	
June	28	48	
July	48	45	
August	31	56	
September	63	37	
October	25	42	
November	23	37	
December	18	39	

### Median DOM



Month	2024	2025	2026
January	13	3	<b>28</b>
February	N/A	8	<b>64</b>
March	9	6	
April	44	27	
May	7	9	
June	6	20	
July	22	21	
August	9	10	
September	5	23	
October	12	21	
November	7	17	
December	11	32	



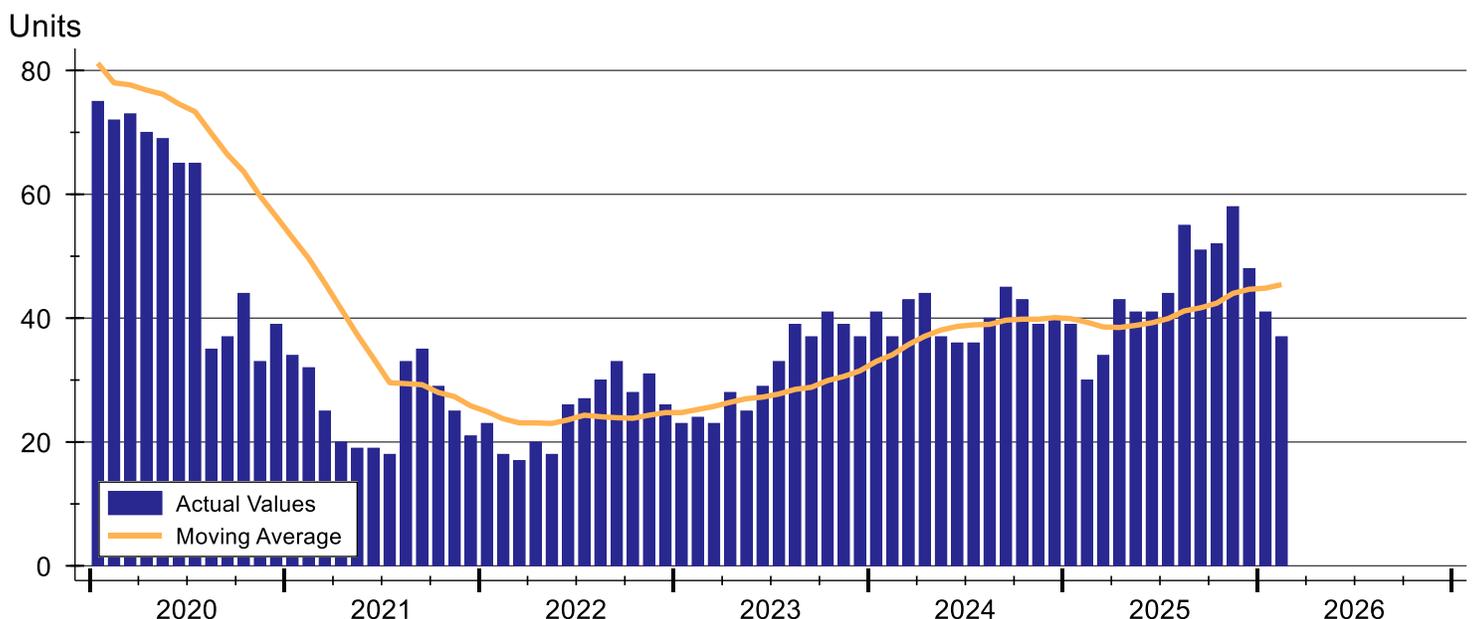
## Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>37</b>	30	23.3%
Volume (1,000s)		<b>10,315</b>	10,692	-3.5%
Months' Supply		<b>1.9</b>	1.8	5.6%
Average	List Price	<b>278,796</b>	356,391	-21.8%
	Days on Market	<b>44</b>	118	-62.7%
	Percent of Original	<b>97.6%</b>	94.5%	3.3%
Median	List Price	<b>279,000</b>	195,000	43.1%
	Days on Market	<b>17</b>	91	-81.3%
	Percent of Original	<b>100.0%</b>	96.3%	3.8%

A total of 37 homes were available for sale in other counties in the Sunflower MLS at the end of February. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$279,000, up 43.1% from 2025. The typical time on market for active listings was 17 days, down from 90 days a year earlier.

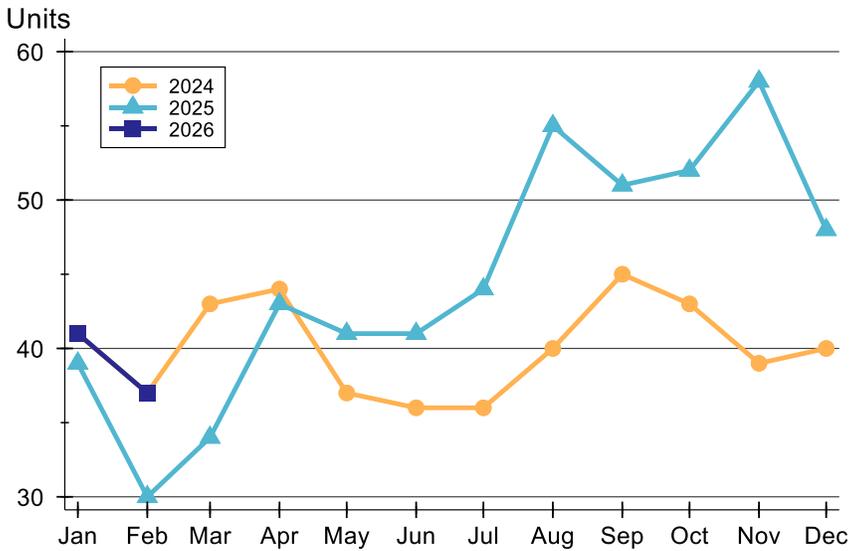
## History of Active Listings





## Other Sunflower MLS Counties Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	41	39	<b>41</b>
<b>February</b>	37	30	<b>37</b>
<b>March</b>	43	34	
<b>April</b>	44	43	
<b>May</b>	37	41	
<b>June</b>	36	41	
<b>July</b>	36	44	
<b>August</b>	40	55	
<b>September</b>	45	51	
<b>October</b>	43	52	
<b>November</b>	39	58	
<b>December</b>	40	48	

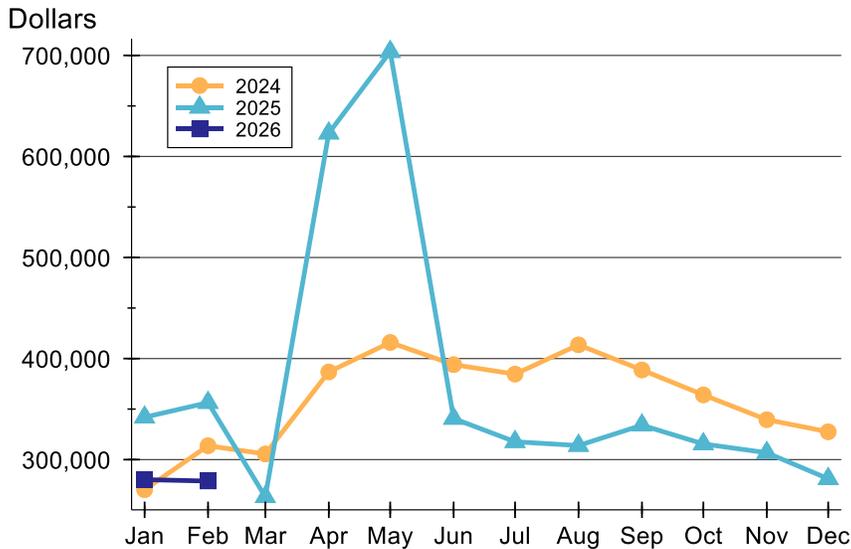
### Active Listings by Price Range

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	2	5.4%	N/A	30,950	30,950	11	11	97.0%	97.0%
\$50,000-\$99,999	4	10.8%	1.8	84,500	87,500	111	102	88.5%	85.7%
\$100,000-\$124,999	2	5.4%	N/A	110,000	110,000	96	96	100.0%	100.0%
\$125,000-\$149,999	3	8.1%	2.8	132,500	125,000	4	4	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	2.7%	0.8	199,999	199,999	44	44	97.6%	97.6%
\$200,000-\$249,999	6	16.2%	1.6	221,168	217,888	21	14	99.1%	100.0%
\$250,000-\$299,999	5	13.5%	2.4	288,000	285,000	22	8	98.6%	100.0%
\$300,000-\$399,999	8	21.6%	2.8	339,738	327,000	70	48	98.0%	100.0%
\$400,000-\$499,999	2	5.4%	1.7	477,500	477,500	41	41	97.4%	97.4%
\$500,000-\$749,999	4	10.8%	N/A	664,541	679,582	12	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A



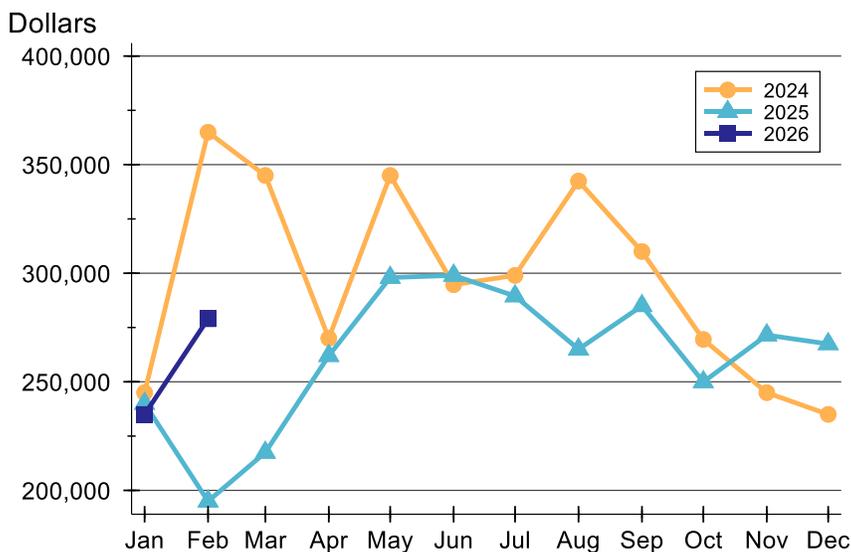
## Other Sunflower MLS Counties Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	270,194	341,942	<b>280,201</b>
<b>February</b>	313,731	356,391	<b>278,796</b>
<b>March</b>	305,555	263,179	
<b>April</b>	386,806	623,022	
<b>May</b>	415,954	703,723	
<b>June</b>	393,965	340,710	
<b>July</b>	384,649	317,689	
<b>August</b>	413,592	313,927	
<b>September</b>	388,749	334,063	
<b>October</b>	364,095	315,507	
<b>November</b>	339,518	306,790	
<b>December</b>	327,546	281,053	

### Median Price

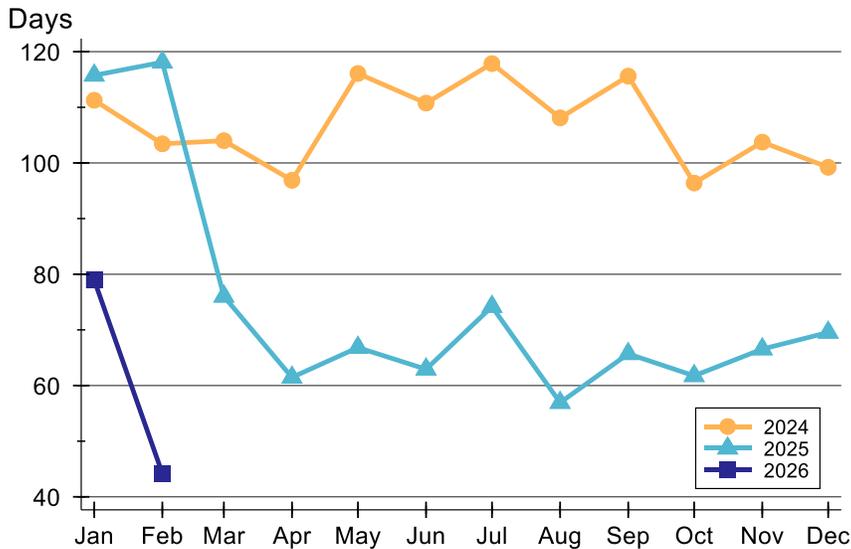


Month	2024	2025	2026
<b>January</b>	245,000	240,000	<b>235,000</b>
<b>February</b>	364,950	195,000	<b>279,000</b>
<b>March</b>	345,000	217,450	
<b>April</b>	270,000	262,000	
<b>May</b>	345,000	298,000	
<b>June</b>	294,700	299,000	
<b>July</b>	298,995	289,500	
<b>August</b>	342,450	265,000	
<b>September</b>	310,000	285,000	
<b>October</b>	269,500	249,950	
<b>November</b>	245,000	271,500	
<b>December</b>	235,000	267,450	



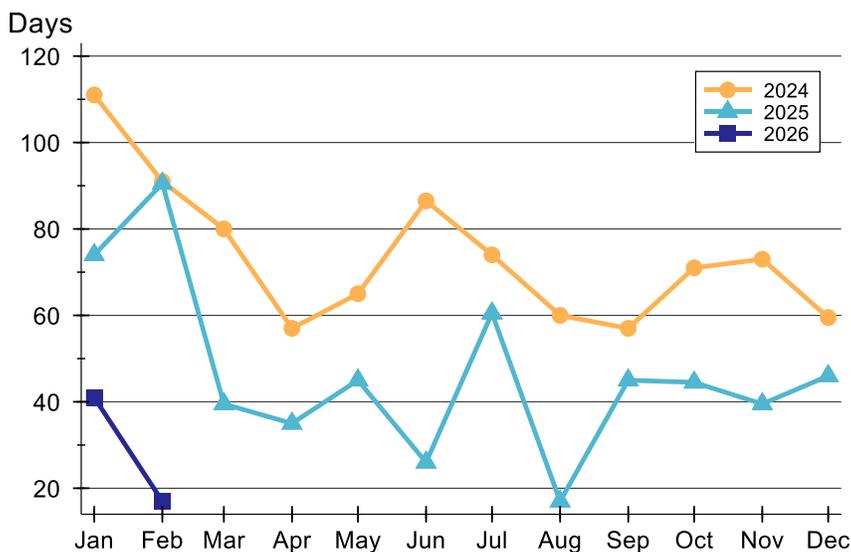
## Other Sunflower MLS Counties Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	111	116	<b>79</b>
February	103	118	<b>44</b>
March	104	76	
April	97	61	
May	116	67	
June	111	63	
July	118	74	
August	108	57	
September	116	66	
October	96	62	
November	104	67	
December	99	70	

### Median DOM

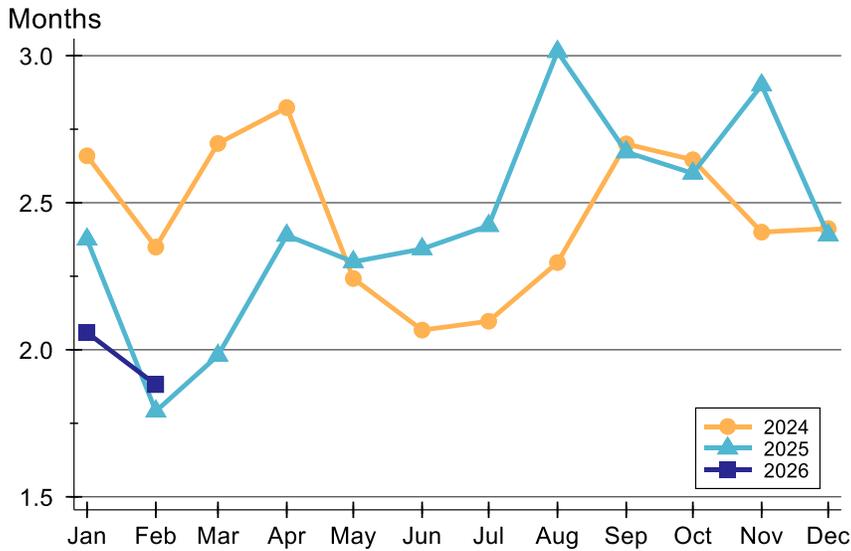


Month	2024	2025	2026
January	111	74	<b>41</b>
February	91	91	<b>17</b>
March	80	40	
April	57	35	
May	65	45	
June	87	26	
July	74	61	
August	60	17	
September	57	45	
October	71	45	
November	73	40	
December	60	46	



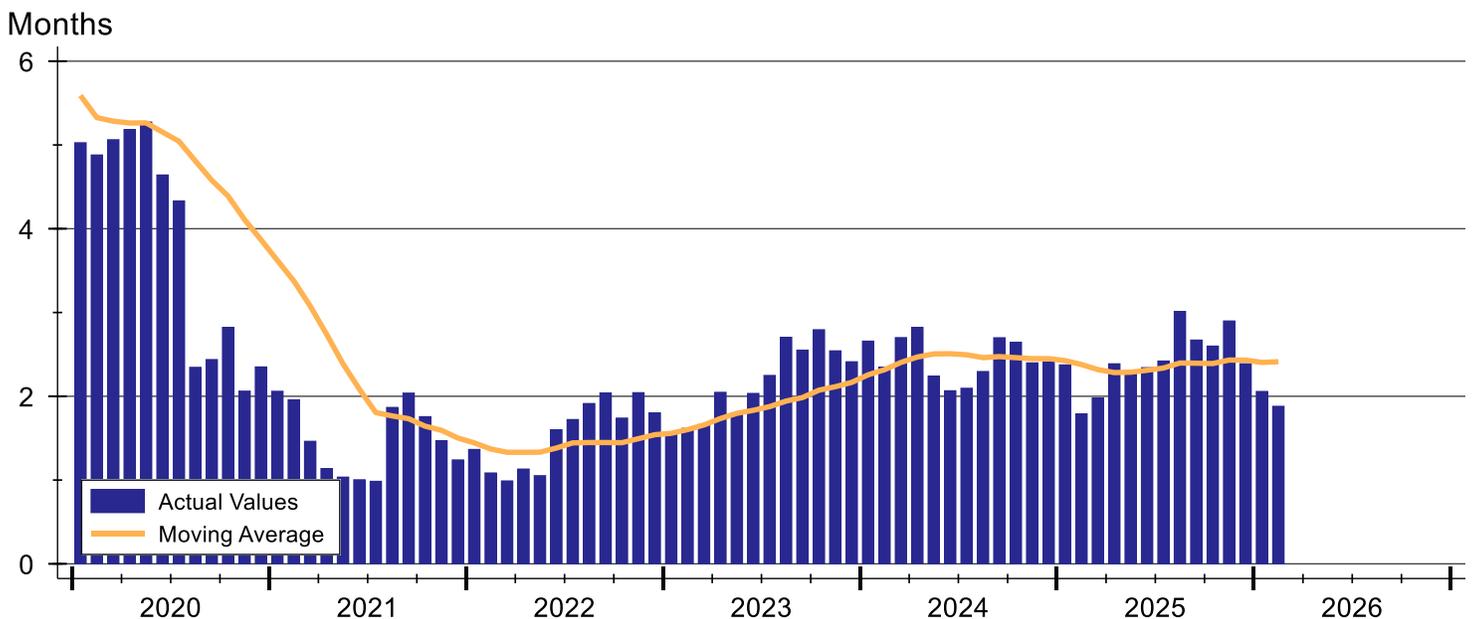
## Other Sunflower MLS Counties Months' Supply Analysis

### Months' Supply by Month



Month	2024	2025	2026
January	2.7	2.4	<b>2.1</b>
February	2.3	1.8	<b>1.9</b>
March	2.7	2.0	
April	2.8	2.4	
May	2.2	2.3	
June	2.1	2.3	
July	2.1	2.4	
August	2.3	3.0	
September	2.7	2.7	
October	2.6	2.6	
November	2.4	2.9	
December	2.4	2.4	

### History of Month's Supply





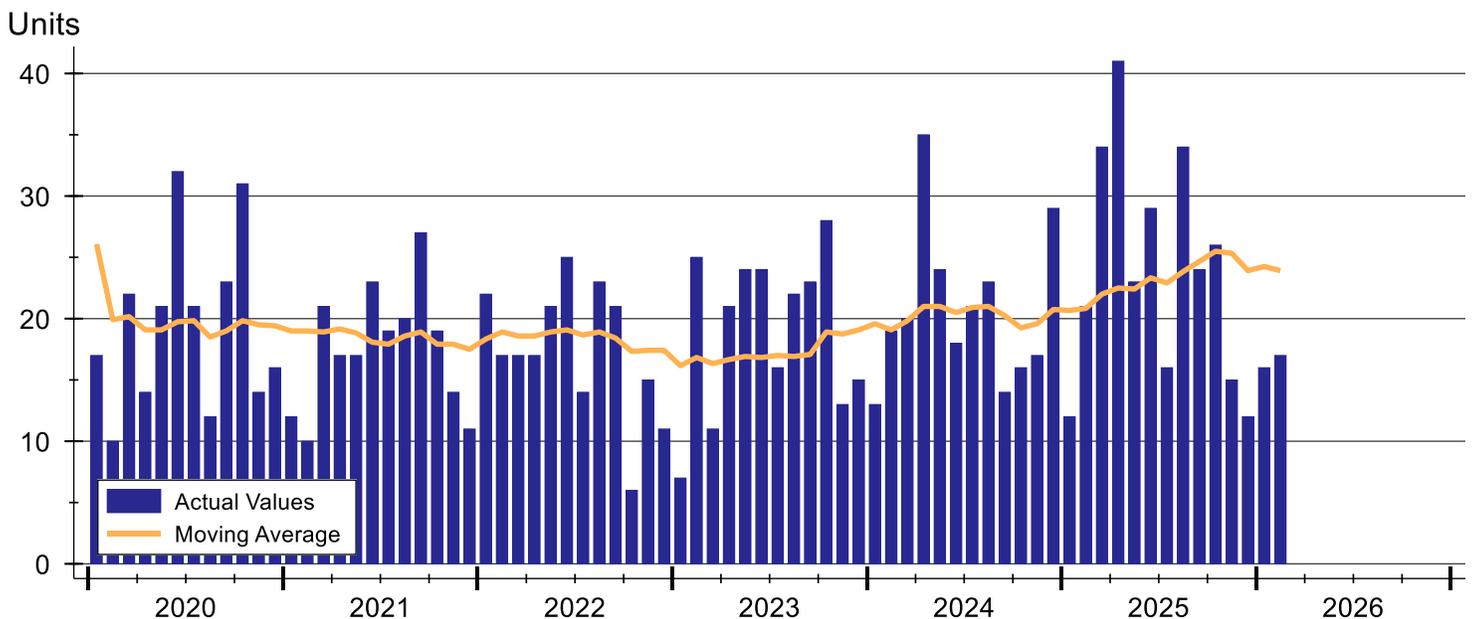
## Other Sunflower MLS Counties New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>17</b>	21	-19.0%
	Volume (1,000s)	<b>4,678</b>	6,480	-27.8%
	Average List Price	<b>275,189</b>	308,594	-10.8%
	Median List Price	<b>265,000</b>	275,000	-3.6%
Year-to-Date	New Listings	<b>33</b>	33	0.0%
	Volume (1,000s)	<b>9,143</b>	9,698	-5.7%
	Average List Price	<b>277,052</b>	293,866	-5.7%
	Median List Price	<b>249,900</b>	305,000	-18.1%

A total of 17 new listings were added in other counties in the Sunflower MLS during February, down 19.0% from the same month in 2025. Year-to-date other counties in the Sunflower MLS has seen 33 new listings.

The median list price of these homes was \$265,000 down from \$275,000 in 2025.

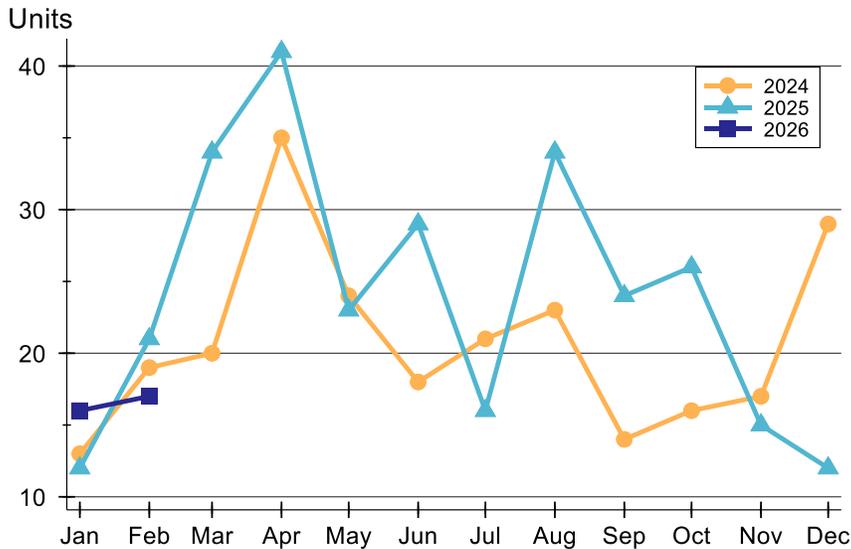
### History of New Listings





## Other Sunflower MLS Counties New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
<b>January</b>	13	12	<b>16</b>
<b>February</b>	19	21	<b>17</b>
<b>March</b>	20	34	
<b>April</b>	35	41	
<b>May</b>	24	23	
<b>June</b>	18	29	
<b>July</b>	21	16	
<b>August</b>	23	34	
<b>September</b>	14	24	
<b>October</b>	16	26	
<b>November</b>	17	15	
<b>December</b>	29	12	

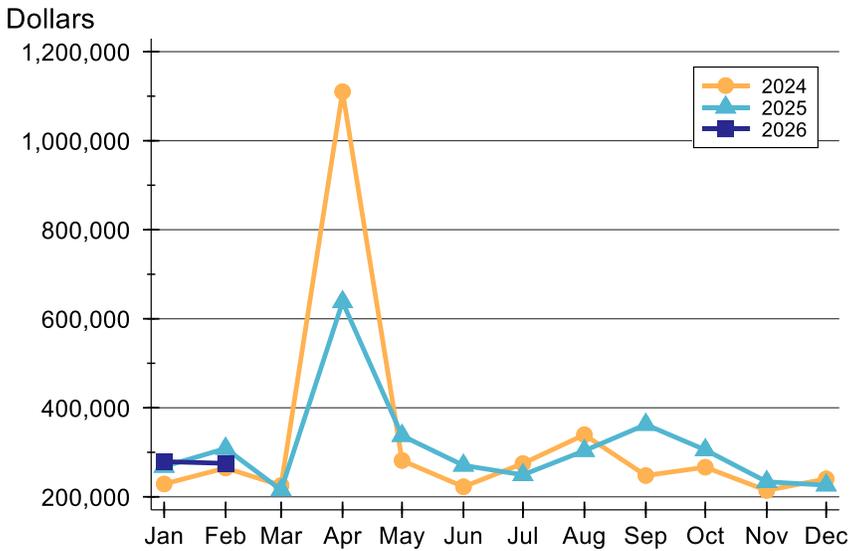
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	32,900	32,900	17	17	94.0%	94.0%
\$50,000-\$99,999	1	5.9%	90,000	90,000	31	31	100.0%	100.0%
\$100,000-\$124,999	1	5.9%	120,000	120,000	5	5	100.0%	100.0%
\$125,000-\$149,999	1	5.9%	125,000	125,000	5	5	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	4	23.5%	220,501	217,888	15	15	100.0%	100.0%
\$250,000-\$299,999	3	17.6%	271,333	269,000	16	9	98.8%	100.0%
\$300,000-\$399,999	2	11.8%	319,950	319,950	6	6	100.0%	100.0%
\$400,000-\$499,999	3	17.6%	491,467	495,000	6	7	99.0%	100.0%
\$500,000-\$749,999	1	5.9%	500,000	500,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



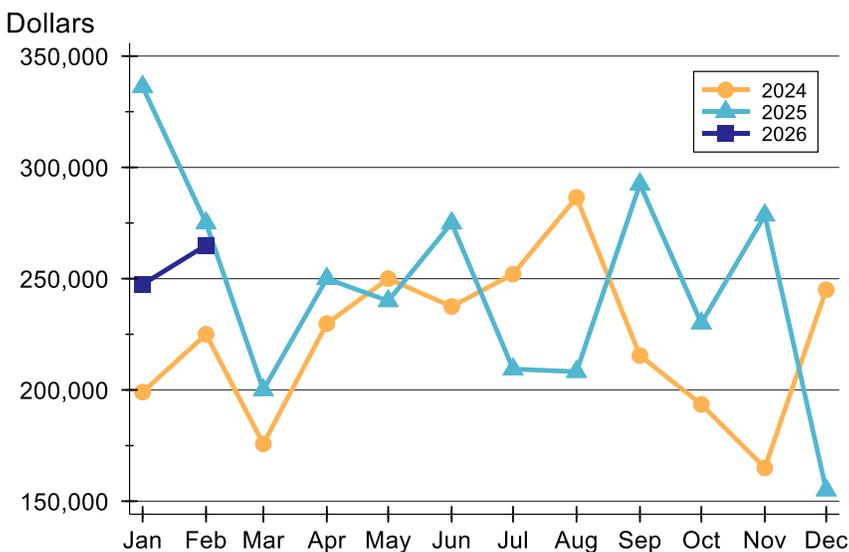
## Other Sunflower MLS Counties New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	228,888	268,092	<b>279,031</b>
<b>February</b>	264,737	308,594	<b>275,189</b>
<b>March</b>	225,560	215,344	
<b>April</b>	1,110,079	637,776	
<b>May</b>	281,578	337,359	
<b>June</b>	222,627	270,597	
<b>July</b>	274,895	249,366	
<b>August</b>	339,486	303,608	
<b>September</b>	247,836	362,304	
<b>October</b>	266,484	305,372	
<b>November</b>	214,200	233,780	
<b>December</b>	240,387	226,105	

### Median Price



Month	2024	2025	2026
<b>January</b>	199,000	336,250	<b>247,400</b>
<b>February</b>	225,000	275,000	<b>265,000</b>
<b>March</b>	175,750	200,000	
<b>April</b>	229,750	250,000	
<b>May</b>	250,000	240,000	
<b>June</b>	237,500	275,000	
<b>July</b>	252,000	209,375	
<b>August</b>	286,500	208,200	
<b>September</b>	215,450	292,450	
<b>October</b>	193,500	230,000	
<b>November</b>	165,000	278,500	
<b>December</b>	245,000	155,000	



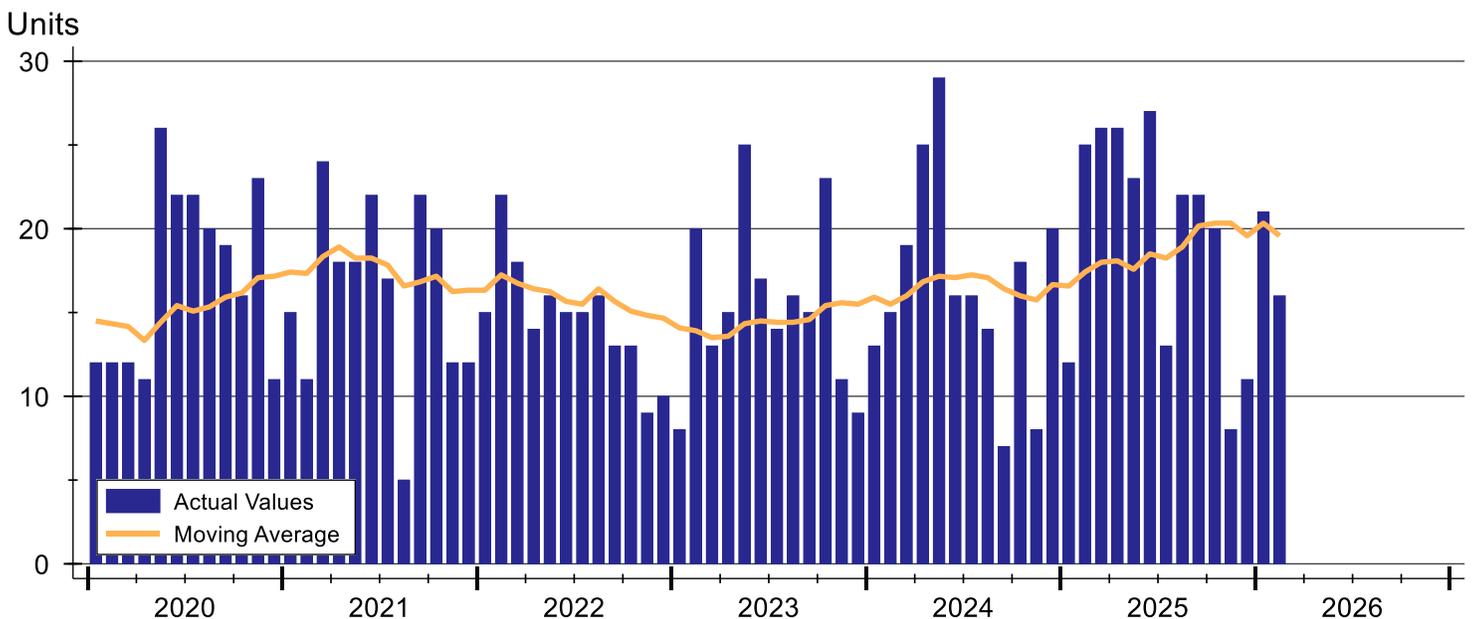
## Other Sunflower MLS Counties Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>16</b>	25	-36.0%	<b>37</b>	37	0.0%
Volume (1,000s)		<b>3,408</b>	7,059	-51.7%	<b>9,433</b>	9,922	-4.9%
Average	Sale Price	<b>213,013</b>	282,352	-24.6%	<b>254,958</b>	268,169	-4.9%
	Days on Market	<b>126</b>	46	173.9%	<b>96</b>	43	123.3%
	Percent of Original	<b>93.0%</b>	94.6%	-1.7%	<b>93.4%</b>	95.1%	-1.8%
Median	Sale Price	<b>192,700</b>	249,900	-22.9%	<b>216,900</b>	272,000	-20.3%
	Days on Market	<b>116</b>	11	954.5%	<b>61</b>	14	335.7%
	Percent of Original	<b>93.7%</b>	98.2%	-4.6%	<b>95.6%</b>	97.1%	-1.5%

A total of 16 contracts for sale were written in other counties in the Sunflower MLS during the month of February, down from 25 in 2025. The median list price of these homes was \$192,700, down from \$249,900 the prior year.

Half of the homes that went under contract in February were on the market less than 116 days, compared to 11 days in February 2025.

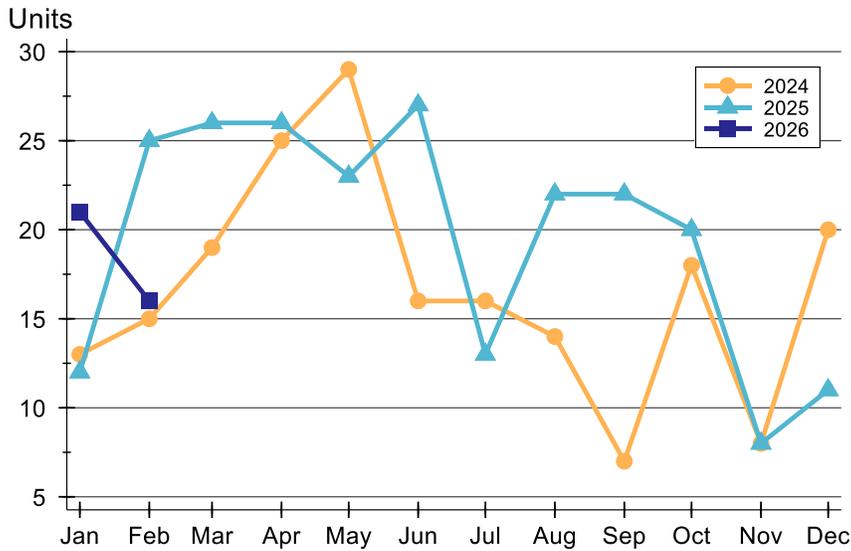
## History of Contracts Written





## Other Sunflower MLS Counties Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	13	12	<b>21</b>
<b>February</b>	15	25	<b>16</b>
<b>March</b>	19	26	
<b>April</b>	25	26	
<b>May</b>	29	23	
<b>June</b>	16	27	
<b>July</b>	16	13	
<b>August</b>	14	22	
<b>September</b>	7	22	
<b>October</b>	18	20	
<b>November</b>	8	8	
<b>December</b>	20	11	

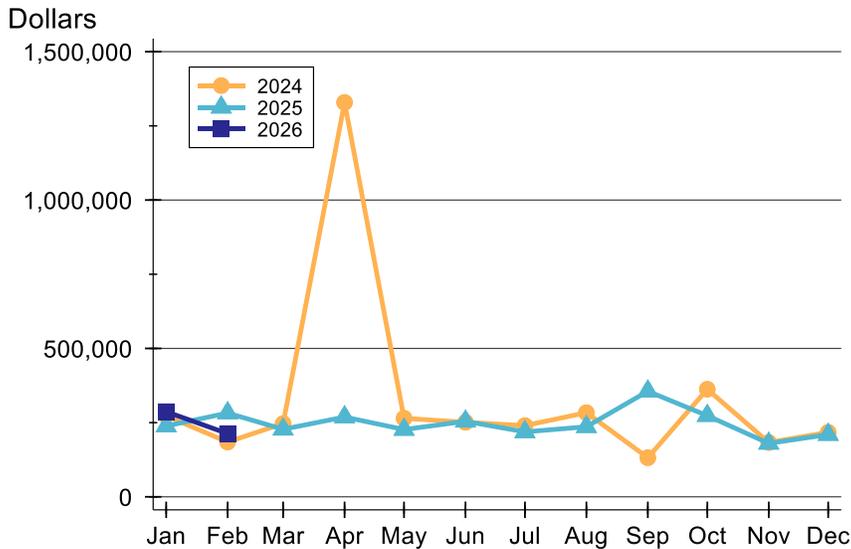
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	6.3%	32,900	32,900	17	17	94.0%	94.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	12.5%	109,950	109,950	312	312	77.0%	77.0%
\$125,000-\$149,999	4	25.0%	141,075	141,200	134	141	95.1%	95.2%
\$150,000-\$174,999	1	6.3%	168,500	168,500	185	185	99.2%	99.2%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	12.5%	228,450	228,450	58	58	96.0%	96.0%
\$250,000-\$299,999	4	25.0%	279,200	282,500	77	75	96.4%	96.7%
\$300,000-\$399,999	1	6.3%	369,000	369,000	233	233	82.0%	82.0%
\$400,000-\$499,999	1	6.3%	479,900	479,900	1	1	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



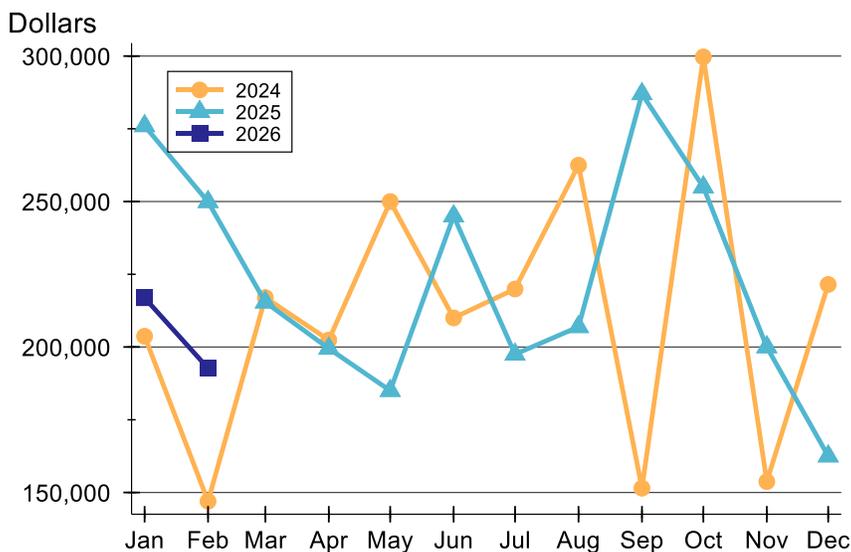
## Other Sunflower MLS Counties Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	273,018	238,622	<b>286,917</b>
<b>February</b>	184,687	282,352	<b>213,013</b>
<b>March</b>	246,797	227,583	
<b>April</b>	1,329,058	268,924	
<b>May</b>	264,717	226,766	
<b>June</b>	251,140	254,501	
<b>July</b>	240,095	218,742	
<b>August</b>	283,620	236,116	
<b>September</b>	131,833	355,802	
<b>October</b>	362,502	273,526	
<b>November</b>	183,038	180,106	
<b>December</b>	217,415	209,691	

### Median Price

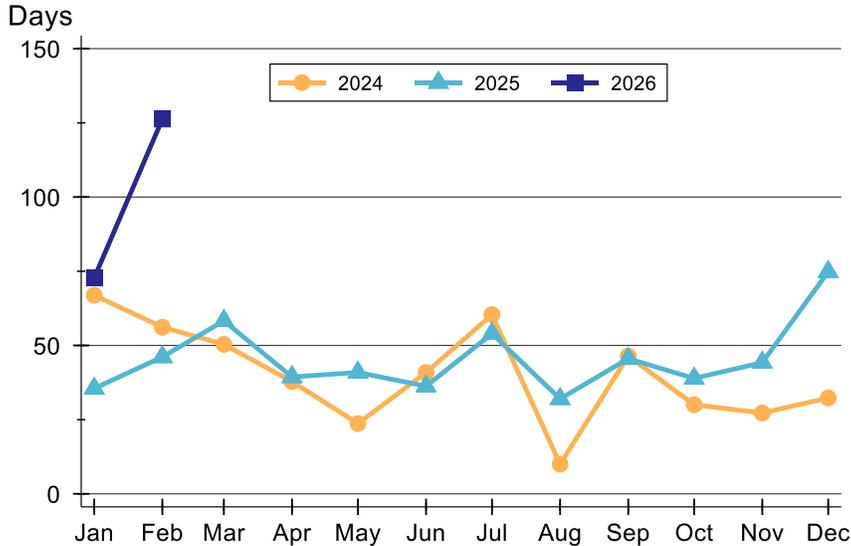


Month	2024	2025	2026
<b>January</b>	203,700	276,000	<b>216,900</b>
<b>February</b>	147,000	249,900	<b>192,700</b>
<b>March</b>	216,999	215,400	
<b>April</b>	202,400	199,500	
<b>May</b>	250,000	185,000	
<b>June</b>	210,000	245,000	
<b>July</b>	219,950	197,500	
<b>August</b>	262,500	206,950	
<b>September</b>	151,500	287,000	
<b>October</b>	299,700	254,975	
<b>November</b>	153,750	200,000	
<b>December</b>	221,500	162,500	



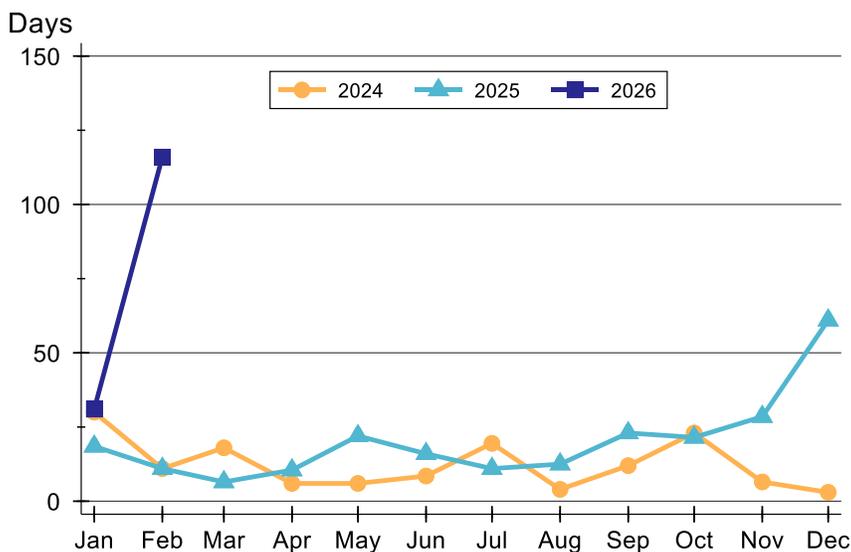
## Other Sunflower MLS Counties Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	67	36	<b>73</b>
February	56	46	<b>126</b>
March	50	58	
April	38	39	
May	24	41	
June	41	36	
July	60	54	
August	10	32	
September	46	46	
October	30	39	
November	27	44	
December	32	75	

### Median DOM



Month	2024	2025	2026
January	30	19	<b>31</b>
February	11	11	<b>116</b>
March	18	7	
April	6	11	
May	6	22	
June	9	16	
July	20	11	
August	4	13	
September	12	23	
October	23	22	
November	7	29	
December	3	61	



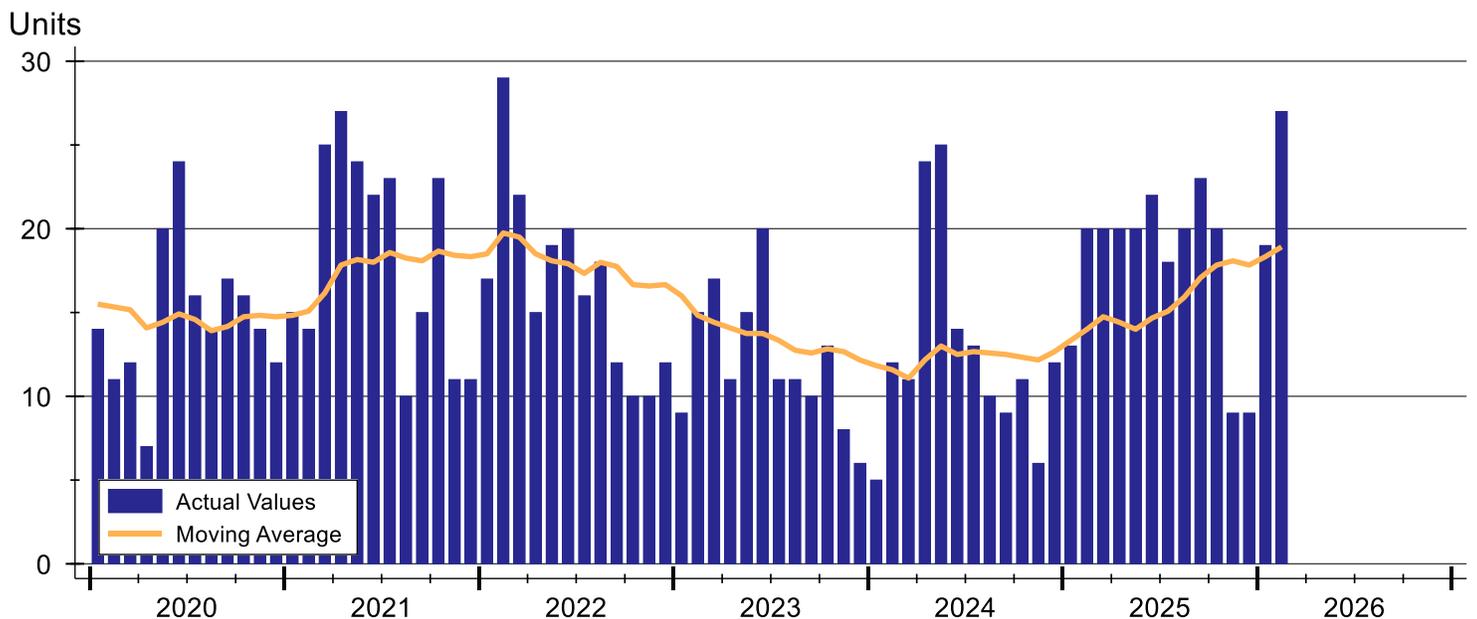
## Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>27</b>	20	35.0%
Volume (1,000s)		<b>7,122</b>	5,380	32.4%
Average	List Price	<b>263,770</b>	269,015	-1.9%
	Days on Market	<b>126</b>	58	117.2%
	Percent of Original	<b>93.4%</b>	93.8%	-0.4%
Median	List Price	<b>216,900</b>	244,950	-11.5%
	Days on Market	<b>99</b>	24	312.5%
	Percent of Original	<b>95.6%</b>	100.0%	-4.4%

A total of 27 listings in other counties in the Sunflower MLS had contracts pending at the end of February, up from 20 contracts pending at the end of February 2025.

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.

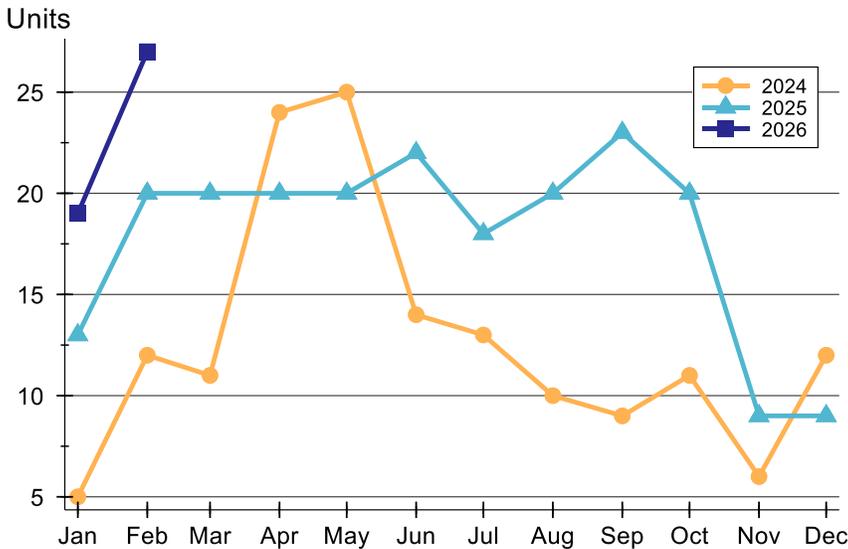
## History of Pending Contracts





## Other Sunflower MLS Counties Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
<b>January</b>	5	13	<b>19</b>
<b>February</b>	12	20	<b>27</b>
<b>March</b>	11	20	
<b>April</b>	24	20	
<b>May</b>	25	20	
<b>June</b>	14	22	
<b>July</b>	13	18	
<b>August</b>	10	20	
<b>September</b>	9	23	
<b>October</b>	11	20	
<b>November</b>	6	9	
<b>December</b>	12	9	

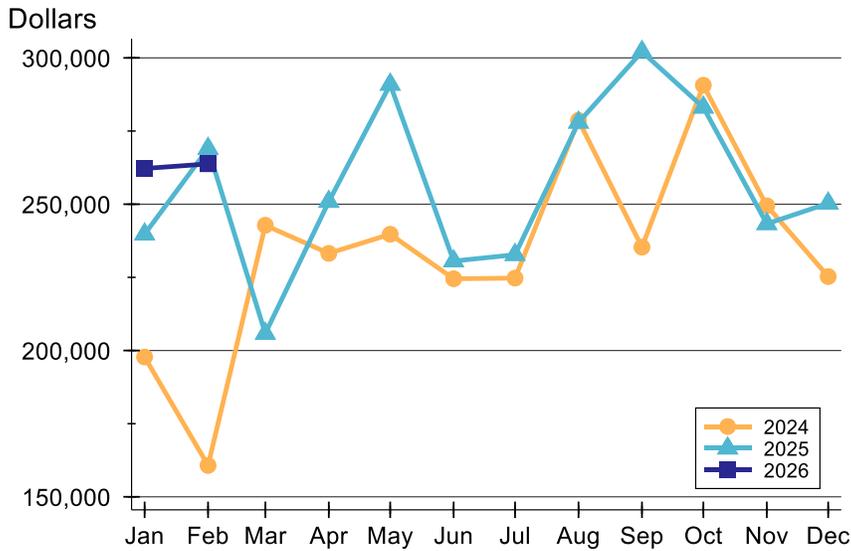
### Pending Contracts by Price Range

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	2	7.4%	109,950	109,950	190	190	77.0%	77.0%
\$125,000-\$149,999	6	22.2%	138,883	136,950	105	83	94.7%	93.8%
\$150,000-\$174,999	3	11.1%	165,500	168,500	216	185	93.1%	91.4%
\$175,000-\$199,999	2	7.4%	199,450	199,450	155	155	90.0%	90.0%
\$200,000-\$249,999	3	11.1%	224,600	216,900	45	40	98.7%	100.0%
\$250,000-\$299,999	4	14.8%	281,450	287,000	79	75	96.8%	97.5%
\$300,000-\$399,999	5	18.5%	358,740	369,000	148	179	94.5%	96.2%
\$400,000-\$499,999	1	3.7%	479,900	479,900	1	1	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	3.7%	1,100,000	1,100,000	253	253	84.6%	84.6%



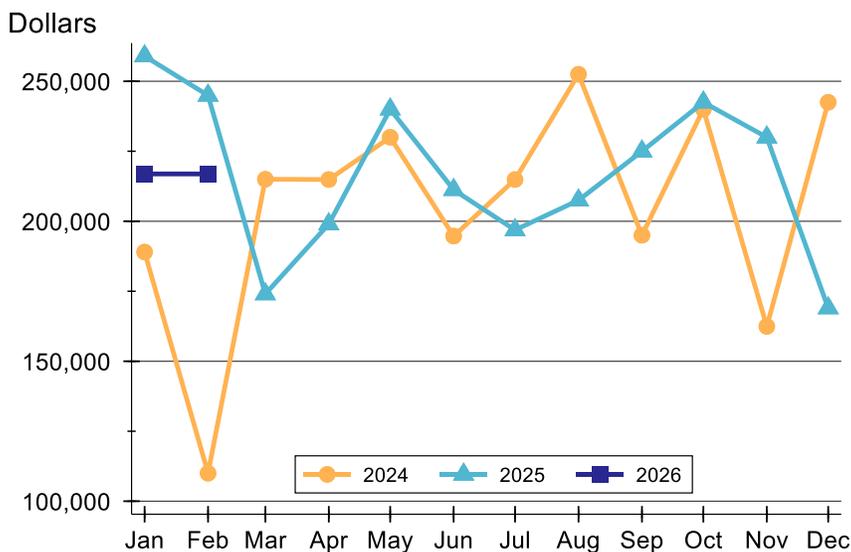
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	197,790	239,754	<b>262,208</b>
<b>February</b>	160,721	269,015	<b>263,770</b>
<b>March</b>	242,800	205,805	
<b>April</b>	233,200	250,892	
<b>May</b>	239,724	290,926	
<b>June</b>	224,521	230,565	
<b>July</b>	224,732	232,744	
<b>August</b>	278,668	277,955	
<b>September</b>	235,321	302,127	
<b>October</b>	290,654	283,091	
<b>November</b>	249,467	243,297	
<b>December</b>	225,283	250,323	

### Median Price

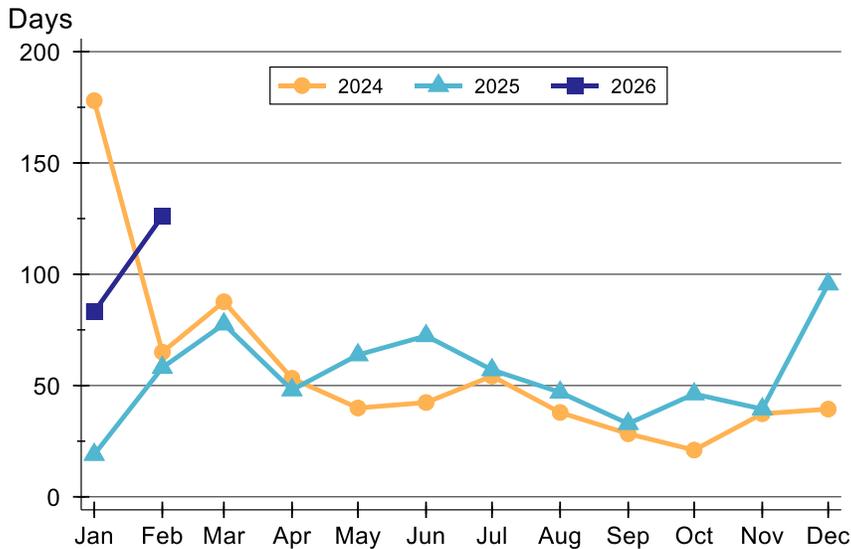


Month	2024	2025	2026
<b>January</b>	189,000	259,000	<b>216,900</b>
<b>February</b>	110,000	244,950	<b>216,900</b>
<b>March</b>	215,000	174,000	
<b>April</b>	214,900	199,000	
<b>May</b>	230,000	240,000	
<b>June</b>	194,700	211,250	
<b>July</b>	214,900	196,875	
<b>August</b>	252,500	207,500	
<b>September</b>	195,000	225,000	
<b>October</b>	240,000	242,500	
<b>November</b>	162,450	230,000	
<b>December</b>	242,500	169,000	



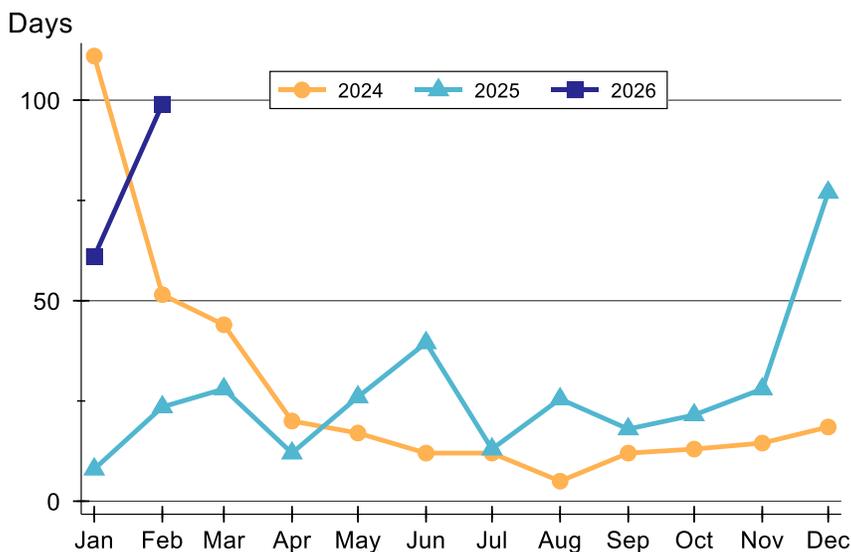
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	178	19	<b>83</b>
February	65	58	<b>126</b>
March	88	78	
April	53	48	
May	40	64	
June	42	72	
July	54	57	
August	38	47	
September	28	33	
October	21	46	
November	37	39	
December	39	96	

### Median DOM



Month	2024	2025	2026
January	111	8	<b>61</b>
February	52	24	<b>99</b>
March	44	28	
April	20	12	
May	17	26	
June	12	40	
July	12	13	
August	5	26	
September	12	18	
October	13	22	
November	15	28	
December	19	77	



# Pottawatomie County Housing Report



## Market Overview

### Pottawatomie County Home Sales Rose in February

Total home sales in Pottawatomie County rose by 600.0% last month to 7 units, compared to 1 unit in February 2025. Total sales volume was \$1.8 million, up 740.3% from a year earlier.

The median sale price in February was \$245,000, up from \$217,000 a year earlier. Homes that sold in February were typically on the market for 9 days and sold for 100.0% of their list prices.

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

The total number of active listings in Pottawatomie County at the end of February was 9 units, up from 6 at the same point in 2025. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$252,450.

During February, a total of 4 contracts were written down from 5 in February 2025. At the end of the month, there were 5 contracts still pending.

## Report Contents

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

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## Pottawatomie County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>7</b>	<b>1</b>	<b>2</b>	<b>9</b>	<b>3</b>	<b>5</b>
Change from prior year		600.0%	-50.0%	0.0%	200.0%	-40.0%	0.0%
<b>Active Listings</b>		<b>9</b>	<b>6</b>	<b>7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-14.3%	-36.4%			
<b>Months' Supply</b>		<b>2.2</b>	<b>1.7</b>	<b>2.0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		29.4%	-15.0%	-59.2%			
<b>New Listings</b>		<b>9</b>	<b>4</b>	<b>3</b>	<b>14</b>	<b>7</b>	<b>4</b>
Change from prior year		125.0%	33.3%	-50.0%	100.0%	75.0%	-42.9%
<b>Contracts Written</b>		<b>4</b>	<b>5</b>	<b>3</b>	<b>13</b>	<b>7</b>	<b>4</b>
Change from prior year		-20.0%	66.7%	50.0%	85.7%	75.0%	0.0%
<b>Pending Contracts</b>		<b>5</b>	<b>9</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-44.4%	125.0%	100.0%			
<b>Sales Volume (1,000s)</b>		<b>1,824</b>	<b>217</b>	<b>345</b>	<b>2,282</b>	<b>682</b>	<b>1,202</b>
Change from prior year		740.6%	-37.1%	-22.1%	234.6%	-43.3%	35.2%
<b>Average</b>	<b>Sale Price</b>	<b>260,500</b>	<b>217,000</b>	<b>172,575</b>	<b>253,500</b>	<b>227,333</b>	<b>240,430</b>
	Change from prior year	20.0%	25.7%	-22.1%	11.5%	-5.4%	35.3%
	<b>List Price of Actives</b>	<b>281,700</b>	<b>214,067</b>	<b>505,414</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	31.6%	-57.6%	52.9%			
	<b>Days on Market</b>	<b>31</b>	<b>85</b>	<b>66</b>	<b>35</b>	<b>55</b>	<b>74</b>
Change from prior year	-63.5%	28.8%	-18.5%	-36.4%	-25.7%	80.5%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.9%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>88.8%</b>	<b>96.0%</b>	
Change from prior year	-0.9%	2.3%	5.5%	12.6%	-7.5%	0.8%	
<b>Percent of Original</b>	<b>99.1%</b>	<b>96.4%</b>	<b>95.7%</b>	<b>99.3%</b>	<b>87.3%</b>	<b>93.8%</b>	
Change from prior year	2.8%	0.7%	4.2%	13.7%	-6.9%	-0.8%	
<b>Median</b>	<b>Sale Price</b>	<b>245,000</b>	<b>217,000</b>	<b>172,575</b>	<b>245,000</b>	<b>217,000</b>	<b>188,150</b>
	Change from prior year	12.9%	25.7%	-22.1%	12.9%	15.3%	12.3%
	<b>List Price of Actives</b>	<b>252,450</b>	<b>172,250</b>	<b>159,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	46.6%	8.3%	-43.0%			
	<b>Days on Market</b>	<b>9</b>	<b>85</b>	<b>66</b>	<b>9</b>	<b>80</b>	<b>52</b>
Change from prior year	-89.4%	28.8%	-18.5%	-88.8%	53.8%	26.8%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.9%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>97.4%</b>	<b>94.6%</b>	
Change from prior year	-0.9%	2.3%	5.5%	2.7%	3.0%	-0.7%	
<b>Percent of Original</b>	<b>98.7%</b>	<b>96.4%</b>	<b>95.7%</b>	<b>100.0%</b>	<b>96.4%</b>	<b>94.0%</b>	
Change from prior year	2.4%	0.7%	4.2%	3.7%	2.6%	-1.4%	

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



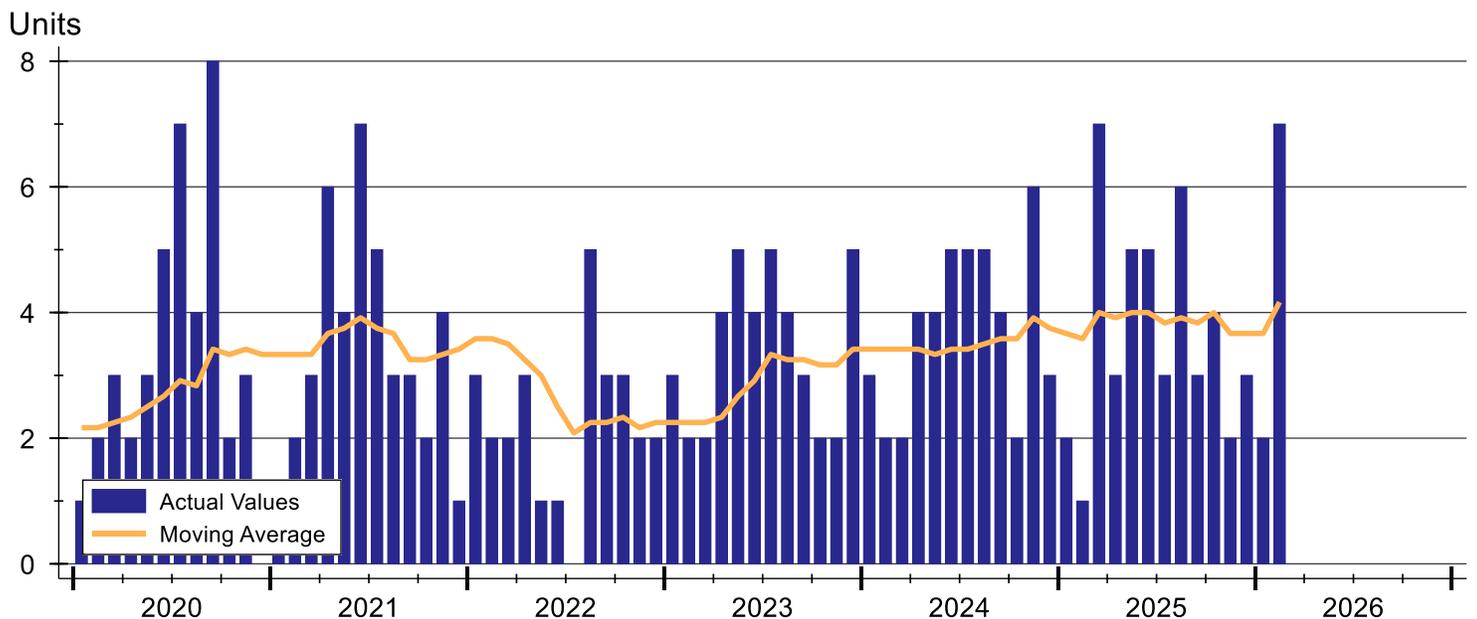
## Pottawatomie County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		<b>7</b>	1	600.0%	<b>9</b>	3	200.0%
Volume (1,000s)		<b>1,824</b>	217	740.6%	<b>2,282</b>	682	234.6%
Months' Supply		<b>2.2</b>	1.7	29.4%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>260,500</b>	217,000	20.0%	<b>253,500</b>	227,333	11.5%
	Days on Market	<b>31</b>	85	-63.5%	<b>35</b>	55	-36.4%
	Percent of List	<b>100.0%</b>	100.9%	-0.9%	<b>100.0%</b>	88.8%	12.6%
	Percent of Original	<b>99.1%</b>	96.4%	2.8%	<b>99.3%</b>	87.3%	13.7%
Median	Sale Price	<b>245,000</b>	217,000	12.9%	<b>245,000</b>	217,000	12.9%
	Days on Market	<b>9</b>	85	-89.4%	<b>9</b>	80	-88.8%
	Percent of List	<b>100.0%</b>	100.9%	-0.9%	<b>100.0%</b>	97.4%	2.7%
	Percent of Original	<b>98.7%</b>	96.4%	2.4%	<b>100.0%</b>	96.4%	3.7%

A total of 7 homes sold in Pottawatomie County in February, up from 1 unit in February 2025. Total sales volume rose to \$1.8 million compared to \$0.2 million in the previous year.

The median sales price in February was \$245,000, up 12.9% compared to the prior year. Median days on market was 9 days, down from 46 days in January, and down from 85 in February 2025.

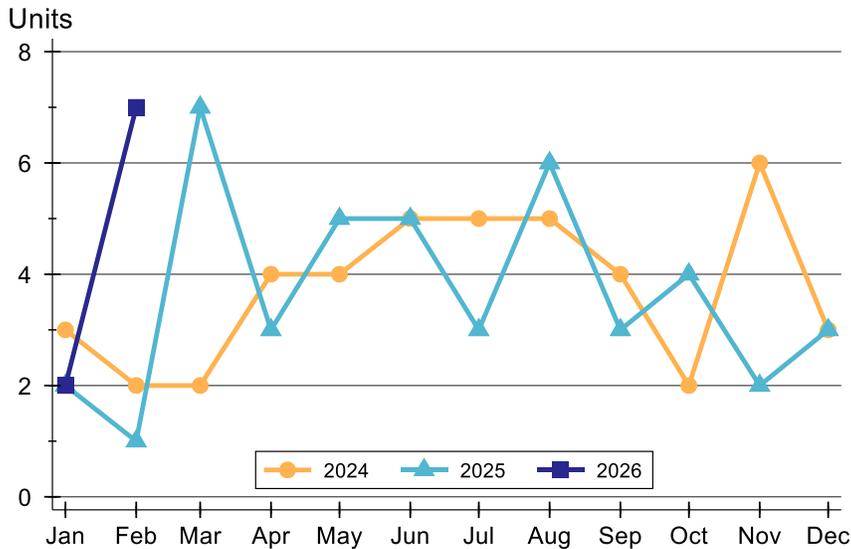
## History of Closed Listings





## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	3	2	<b>2</b>
February	2	1	<b>7</b>
March	2	7	
April	4	3	
May	4	5	
June	5	5	
July	5	3	
August	5	6	
September	4	3	
October	2	4	
November	6	2	
December	3	3	

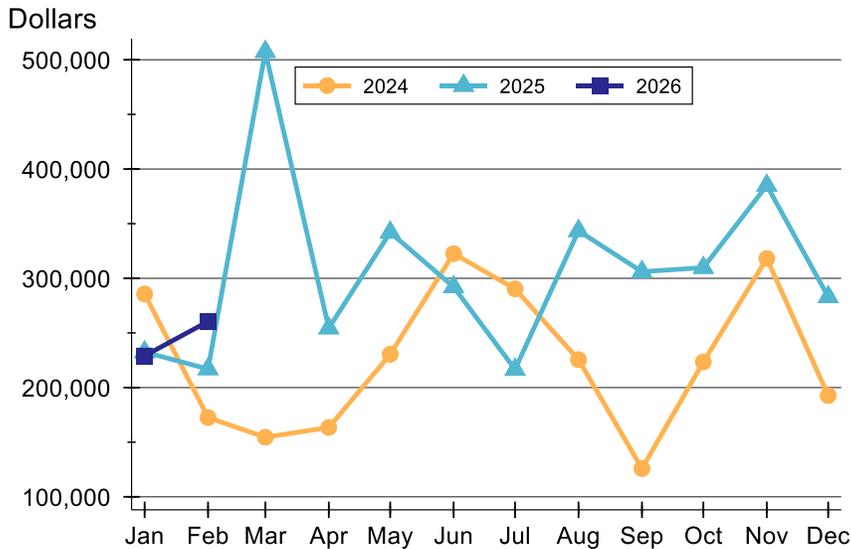
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	57.1%	1.7	224,625	226,750	18	9	99.8%	98.2%	99.8%	98.2%
\$250,000-\$299,999	2	28.6%	3.3	277,500	277,500	35	35	100.9%	100.9%	97.9%	97.9%
\$300,000-\$399,999	1	14.3%	1.5	370,000	370,000	77	77	98.7%	98.7%	98.7%	98.7%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



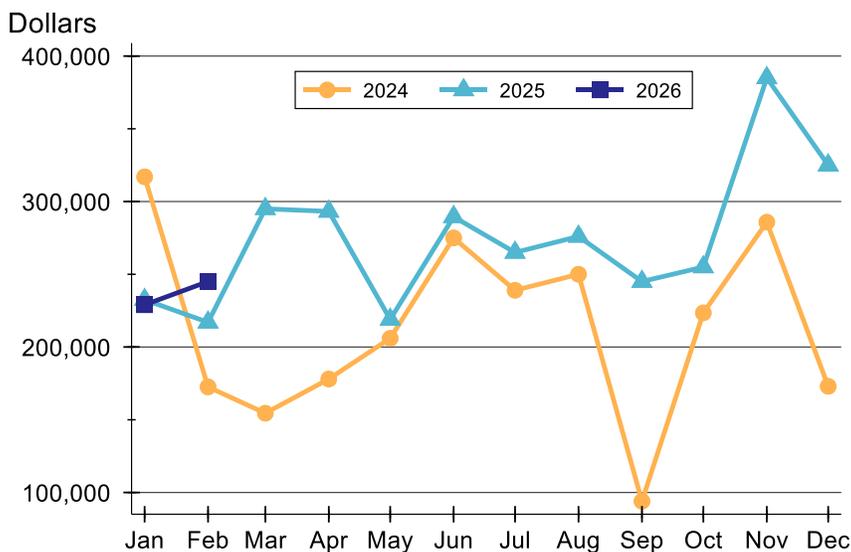
## Pottawatomie County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	285,667	232,500	<b>229,000</b>
<b>February</b>	172,575	217,000	<b>260,500</b>
<b>March</b>	154,500	507,429	
<b>April</b>	163,500	254,400	
<b>May</b>	230,500	342,000	
<b>June</b>	322,600	292,100	
<b>July</b>	290,300	216,667	
<b>August</b>	225,550	343,500	
<b>September</b>	125,875	306,000	
<b>October</b>	223,500	309,750	
<b>November</b>	318,106	385,000	
<b>December</b>	192,667	283,000	

### Median Price

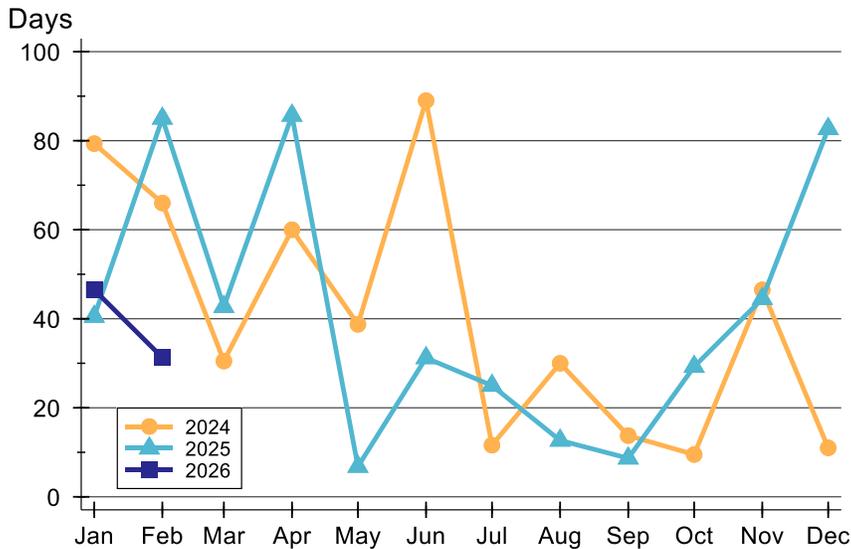


Month	2024	2025	2026
<b>January</b>	317,000	232,500	<b>229,000</b>
<b>February</b>	172,575	217,000	<b>245,000</b>
<b>March</b>	154,500	295,000	
<b>April</b>	178,000	293,200	
<b>May</b>	206,000	219,000	
<b>June</b>	275,000	289,500	
<b>July</b>	239,000	265,000	
<b>August</b>	250,000	276,000	
<b>September</b>	94,000	245,000	
<b>October</b>	223,500	255,000	
<b>November</b>	285,818	385,000	
<b>December</b>	173,000	325,000	



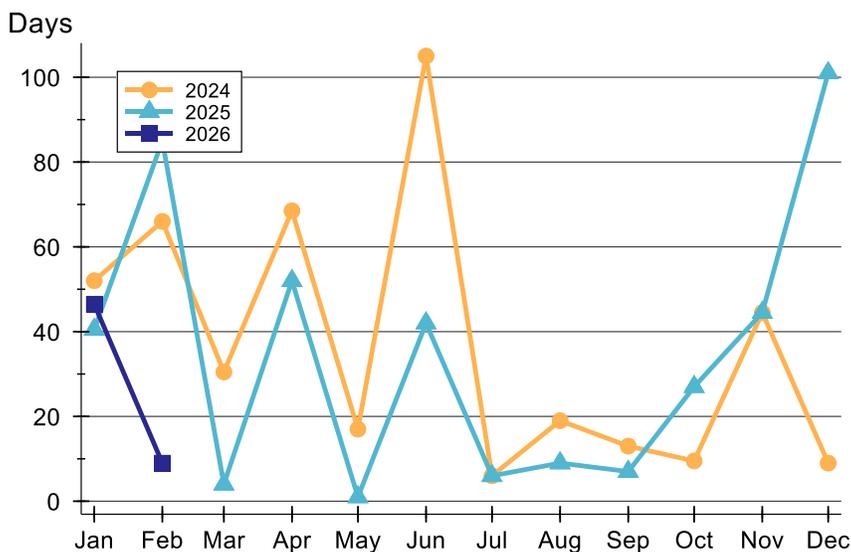
## Pottawatomie County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	79	41	<b>47</b>
February	66	85	<b>31</b>
March	31	43	
April	60	86	
May	39	7	
June	89	31	
July	12	25	
August	30	13	
September	14	9	
October	10	29	
November	47	45	
December	11	83	

### Median DOM



Month	2024	2025	2026
January	52	41	<b>47</b>
February	66	85	<b>9</b>
March	31	4	
April	69	52	
May	17	1	
June	105	42	
July	6	6	
August	19	9	
September	13	7	
October	10	27	
November	45	45	
December	9	101	



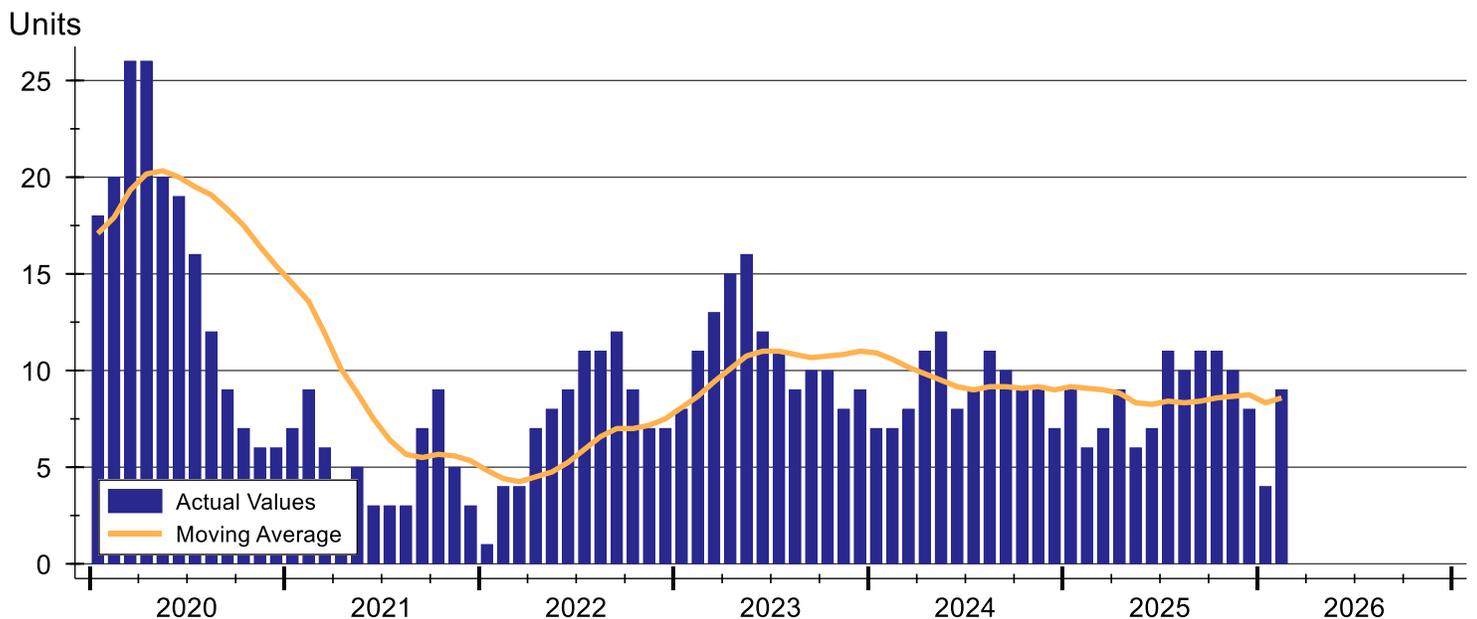
## Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>9</b>	6	50.0%
Volume (1,000s)		<b>2,535</b>	1,284	97.4%
Months' Supply		<b>2.2</b>	1.7	29.4%
Average	List Price	<b>281,700</b>	214,067	31.6%
	Days on Market	<b>32</b>	113	-71.7%
	Percent of Original	<b>98.8%</b>	96.1%	2.8%
Median	List Price	<b>252,450</b>	172,250	46.6%
	Days on Market	<b>6</b>	115	-94.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 9 homes were available for sale in Pottawatomie County at the end of February. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$252,450, up 46.6% from 2025. The typical time on market for active listings was 6 days, down from 115 days a year earlier.

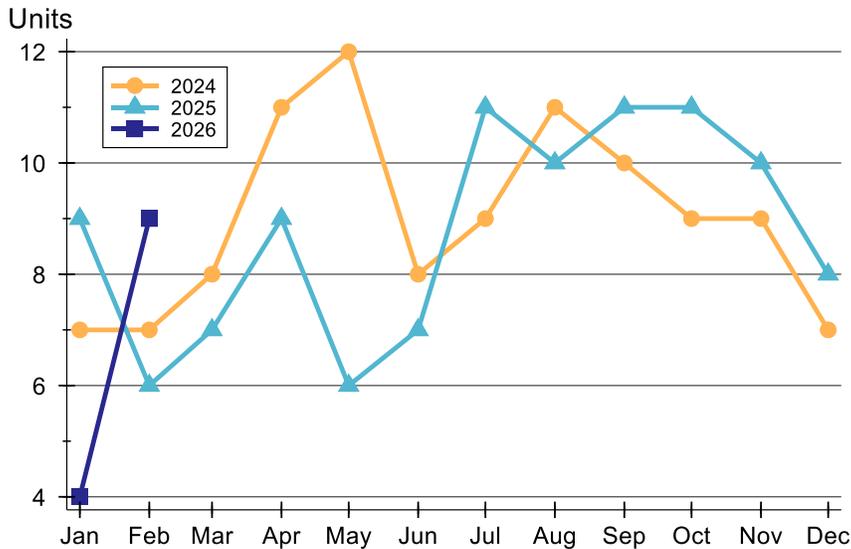
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
January	7	9	4
February	7	6	9
March	8	7	
April	11	9	
May	12	6	
June	8	7	
July	9	11	
August	11	10	
September	10	11	
October	9	11	
November	9	10	
December	7	8	

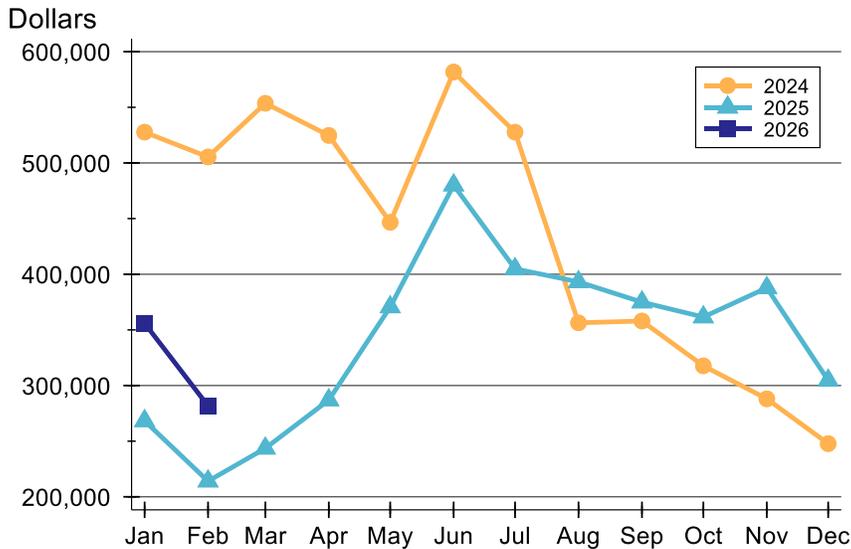
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	12.5%	N/A	174,900	174,900	41	41	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	25.0%	1.7	237,500	237,500	6	6	100.0%	100.0%
\$250,000-\$299,999	3	37.5%	3.3	257,967	254,900	8	5	98.7%	100.0%
\$300,000-\$399,999	1	12.5%	1.5	329,900	329,900	5	5	100.0%	100.0%
\$400,000-\$499,999	1	12.5%	N/A	499,900	499,900	160	160	94.3%	94.3%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



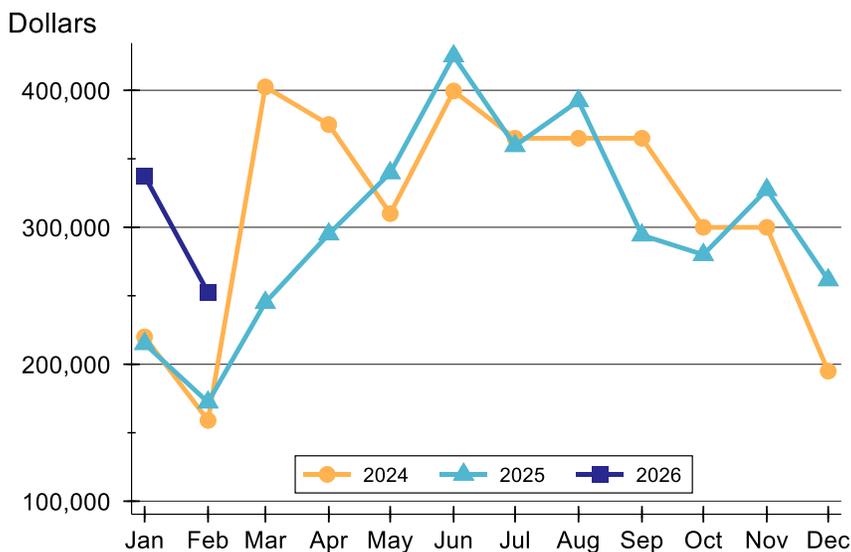
## Pottawatomie County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	527,700	268,261	<b>355,950</b>
<b>February</b>	505,414	214,067	<b>281,700</b>
<b>March</b>	553,624	243,600	
<b>April</b>	524,709	286,994	
<b>May</b>	446,650	370,575	
<b>June</b>	581,738	480,071	
<b>July</b>	527,667	404,864	
<b>August</b>	356,364	393,150	
<b>September</b>	357,990	374,950	
<b>October</b>	317,706	361,545	
<b>November</b>	288,083	387,790	
<b>December</b>	247,764	304,600	

### Median Price

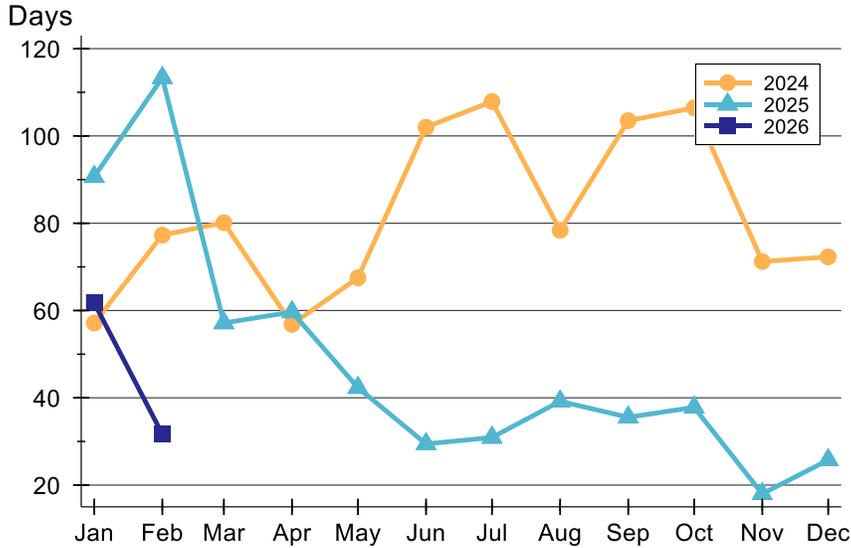


Month	2024	2025	2026
<b>January</b>	220,000	215,000	<b>337,450</b>
<b>February</b>	159,000	172,250	<b>252,450</b>
<b>March</b>	402,500	245,000	
<b>April</b>	375,000	295,000	
<b>May</b>	310,000	339,725	
<b>June</b>	399,500	425,000	
<b>July</b>	365,000	359,500	
<b>August</b>	365,000	392,250	
<b>September</b>	365,000	294,250	
<b>October</b>	299,950	280,000	
<b>November</b>	299,950	327,450	
<b>December</b>	195,000	261,500	



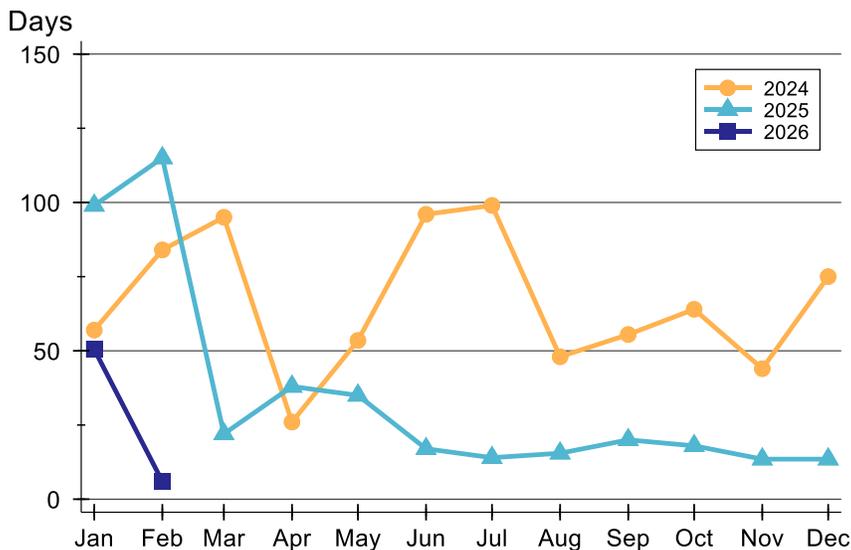
## Pottawatomie County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	57	91	<b>62</b>
February	77	113	<b>32</b>
March	80	57	
April	57	60	
May	68	42	
June	102	29	
July	108	31	
August	78	39	
September	104	36	
October	106	38	
November	71	18	
December	72	26	

### Median DOM

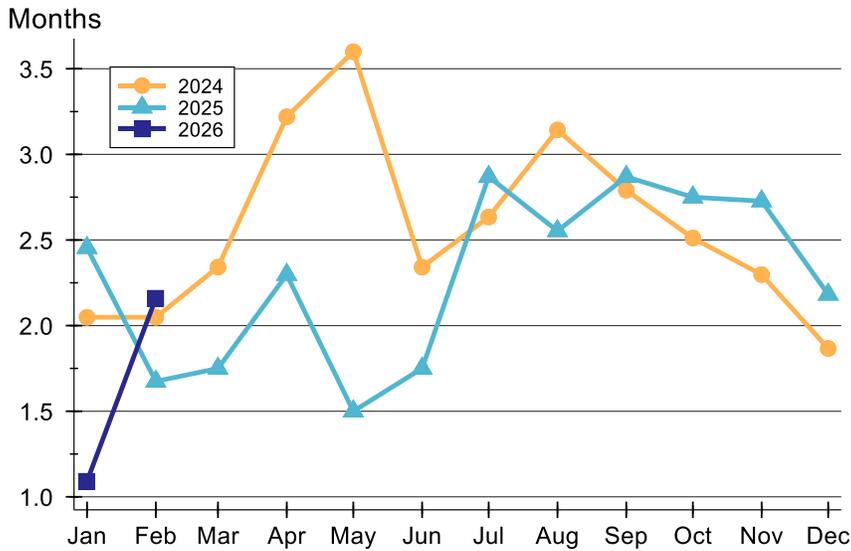


Month	2024	2025	2026
January	57	99	<b>51</b>
February	84	115	<b>6</b>
March	95	22	
April	26	38	
May	54	35	
June	96	17	
July	99	14	
August	48	16	
September	56	20	
October	64	18	
November	44	14	
December	75	14	



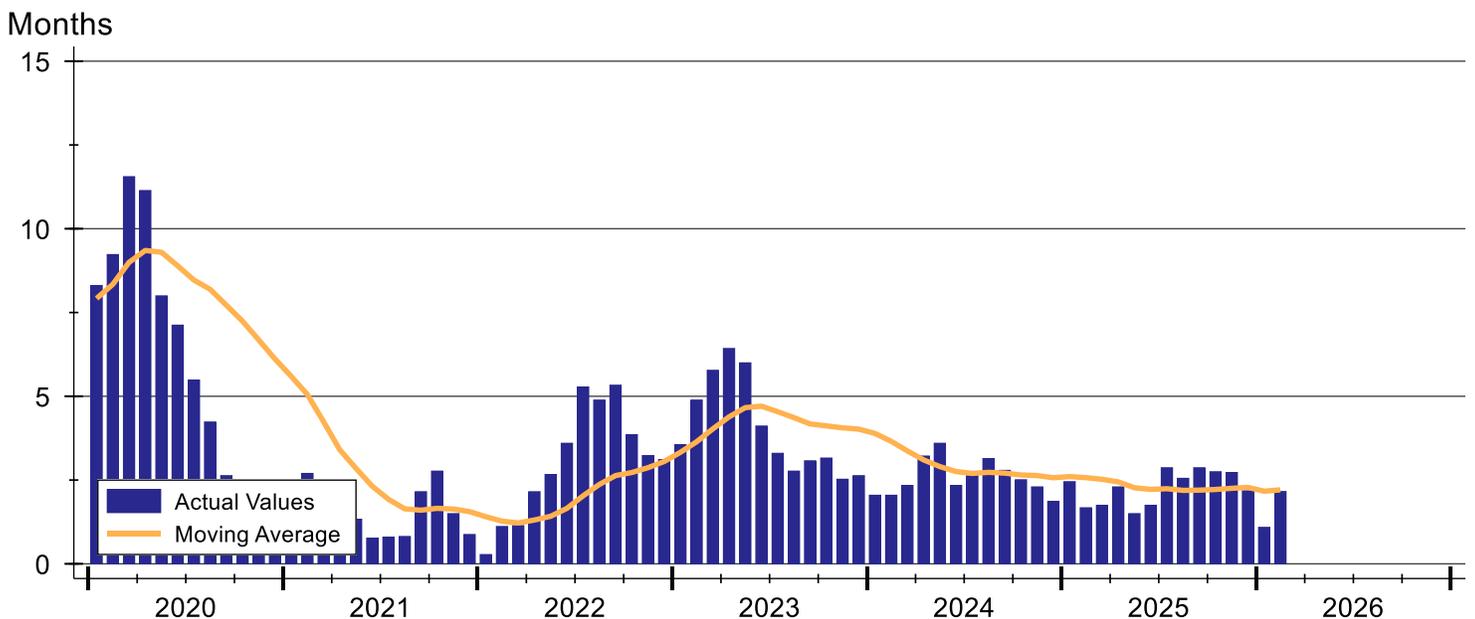
# Pottawatomie County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	2.0	2.5	1.1
February	2.0	1.7	2.2
March	2.3	1.8	
April	3.2	2.3	
May	3.6	1.5	
June	2.3	1.8	
July	2.6	2.9	
August	3.1	2.6	
September	2.8	2.9	
October	2.5	2.8	
November	2.3	2.7	
December	1.9	2.2	

## History of Month's Supply





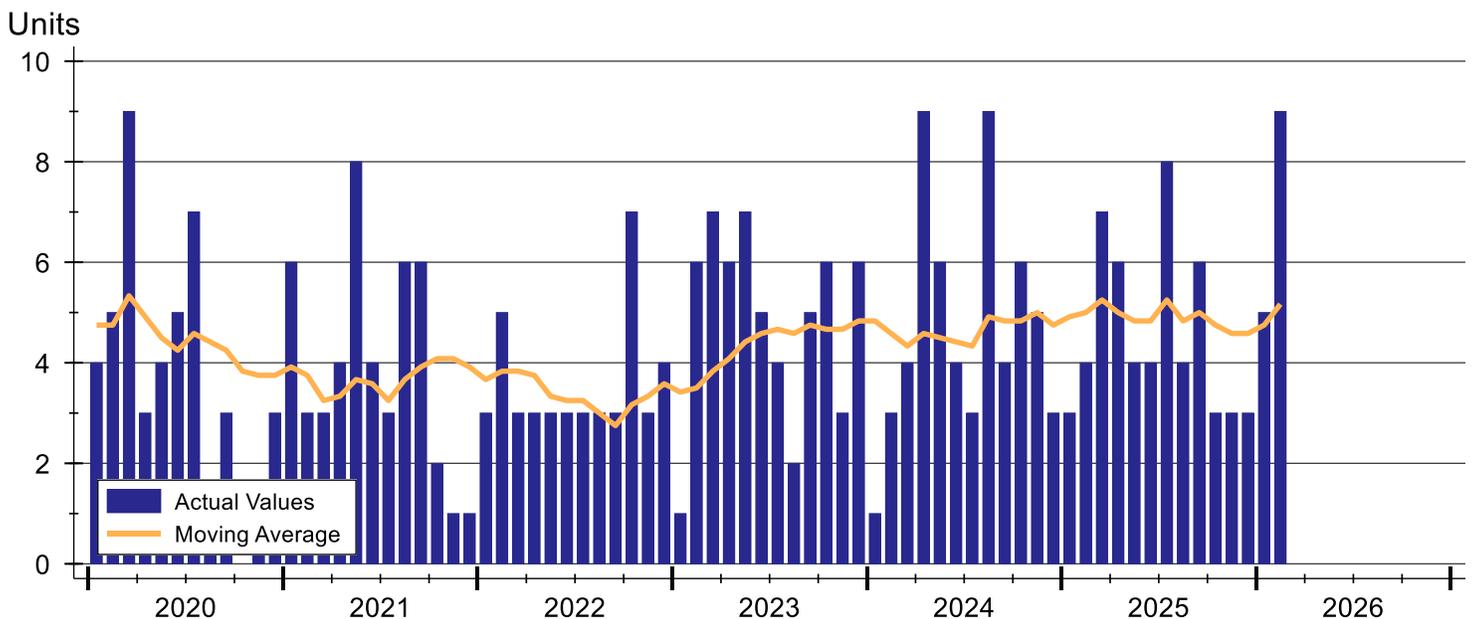
## Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>9</b>	4	125.0%
	Volume (1,000s)	<b>2,208</b>	999	121.0%
	Average List Price	<b>245,311</b>	249,625	-1.7%
	Median List Price	<b>250,000</b>	227,500	9.9%
Year-to-Date	New Listings	<b>14</b>	7	100.0%
	Volume (1,000s)	<b>3,400</b>	2,739	24.1%
	Average List Price	<b>242,831</b>	391,214	-37.9%
	Median List Price	<b>249,000</b>	295,000	-15.6%

A total of 9 new listings were added in Pottawatomie County during February, up 125.0% from the same month in 2025. Year-to-date Pottawatomie County has seen 14 new listings.

The median list price of these homes was \$250,000 up from \$227,500 in 2025.

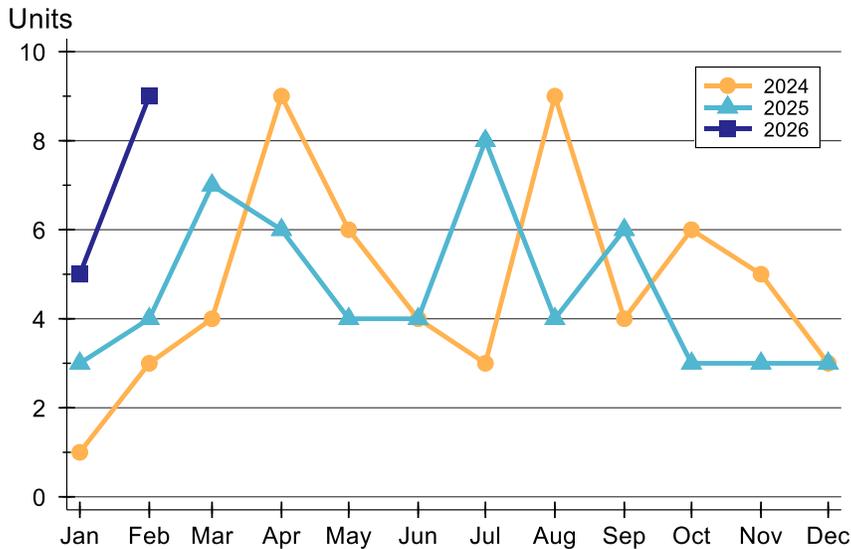
### History of New Listings





## Pottawatomie County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	1	3	5
February	3	4	9
March	4	7	7
April	9	6	6
May	6	4	4
June	4	4	4
July	3	8	8
August	9	4	4
September	4	6	6
October	6	3	3
November	5	3	3
December	3	3	3

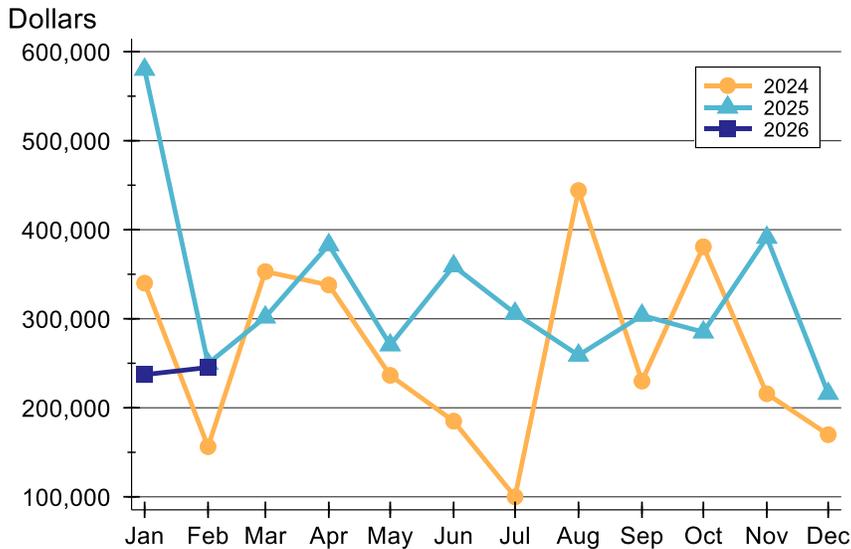
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	11.1%	165,000	165,000	4	4	100.0%	100.0%
\$175,000-\$199,999	1	11.1%	175,000	175,000	6	6	100.0%	100.0%
\$200,000-\$249,999	2	22.2%	237,500	237,500	16	16	100.0%	100.0%
\$250,000-\$299,999	4	44.4%	265,725	256,950	12	14	97.8%	97.5%
\$300,000-\$399,999	1	11.1%	329,900	329,900	5	5	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



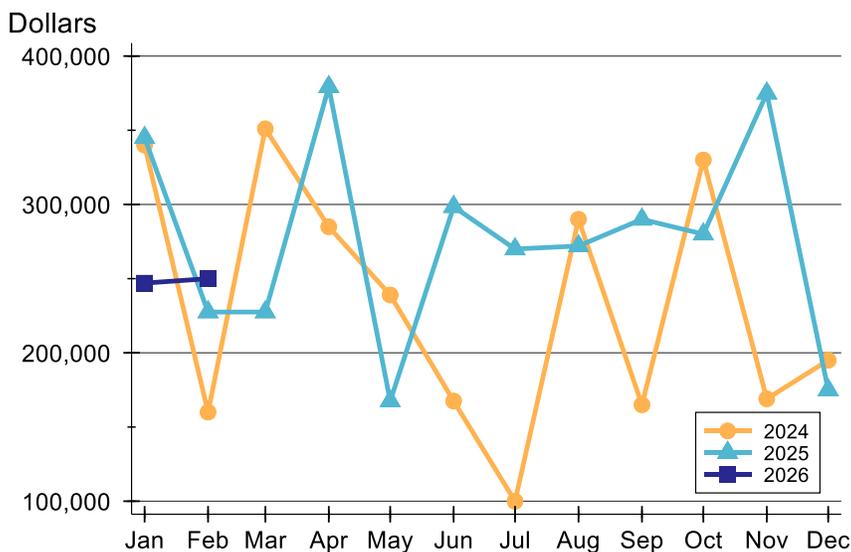
## Pottawatomie County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	340,000	580,000	<b>237,250</b>
<b>February</b>	156,333	249,625	<b>245,311</b>
<b>March</b>	353,000	301,779	
<b>April</b>	337,963	383,000	
<b>May</b>	236,400	270,500	
<b>June</b>	185,000	359,238	
<b>July</b>	100,000	306,113	
<b>August</b>	444,050	259,000	
<b>September</b>	229,967	303,780	
<b>October</b>	380,900	285,000	
<b>November</b>	215,800	391,300	
<b>December</b>	169,817	215,967	

### Median Price



Month	2024	2025	2026
<b>January</b>	340,000	345,000	<b>247,000</b>
<b>February</b>	160,000	227,500	<b>250,000</b>
<b>March</b>	351,000	227,500	
<b>April</b>	284,950	379,250	
<b>May</b>	239,000	167,500	
<b>June</b>	167,500	298,500	
<b>July</b>	100,000	269,950	
<b>August</b>	290,000	272,000	
<b>September</b>	165,000	290,000	
<b>October</b>	330,000	280,000	
<b>November</b>	169,000	374,900	
<b>December</b>	195,000	175,000	



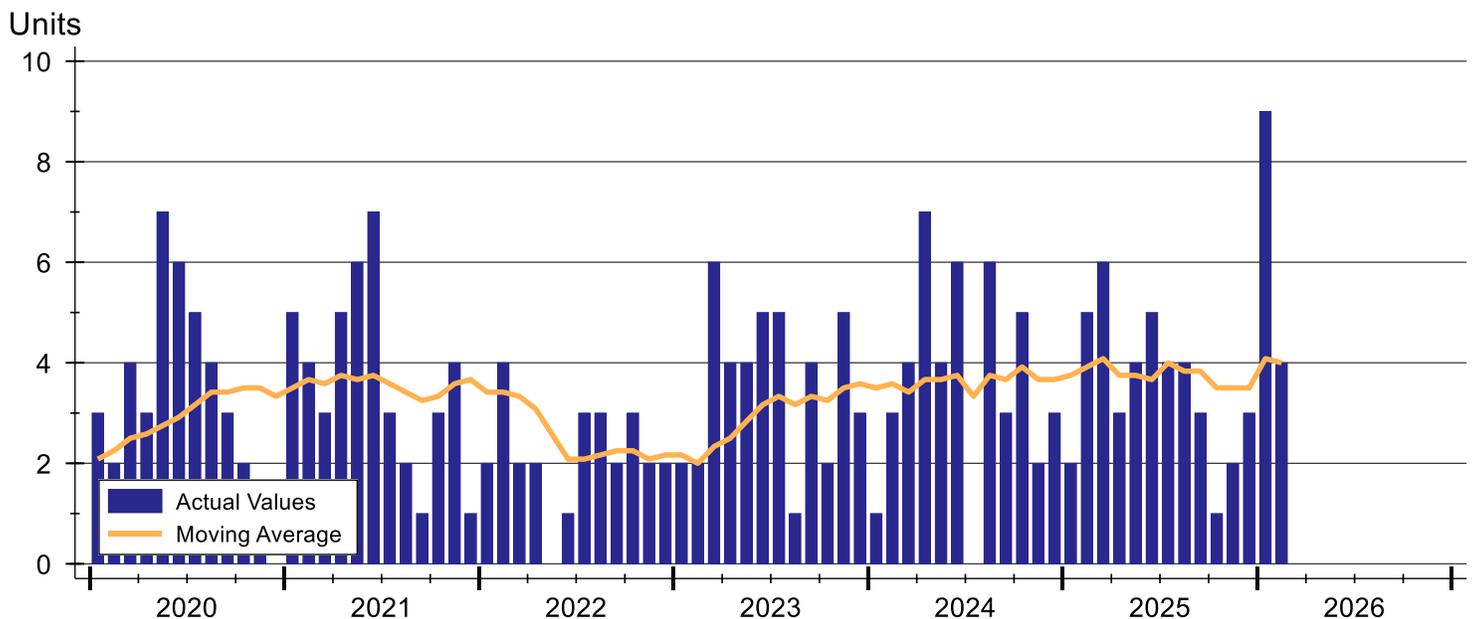
# Pottawatomie County Contracts Written Analysis

Summary Statistics for Contracts Written		February 2025			Year-to-Date 2026		
		2026	2025	Change	2026	2025	Change
Contracts Written		4	5	-20.0%	13	7	85.7%
Volume (1,000s)		869	1,580	-45.0%	3,327	2,090	59.2%
Average	Sale Price	217,250	316,000	-31.3%	255,915	298,571	-14.3%
	Days on Market	8	31	-74.2%	31	38	-18.4%
	Percent of Original	99.7%	105.2%	-5.2%	97.1%	103.5%	-6.2%
Median	Sale Price	202,500	290,000	-30.2%	230,000	290,000	-20.7%
	Days on Market	5	4	25.0%	9	22	-59.1%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 4 contracts for sale were written in Pottawatomie County during the month of February, down from 5 in 2025. The median list price of these homes was \$202,500, down from \$290,000 the prior year.

Half of the homes that went under contract in February were on the market less than 5 days, compared to 4 days in February 2025.

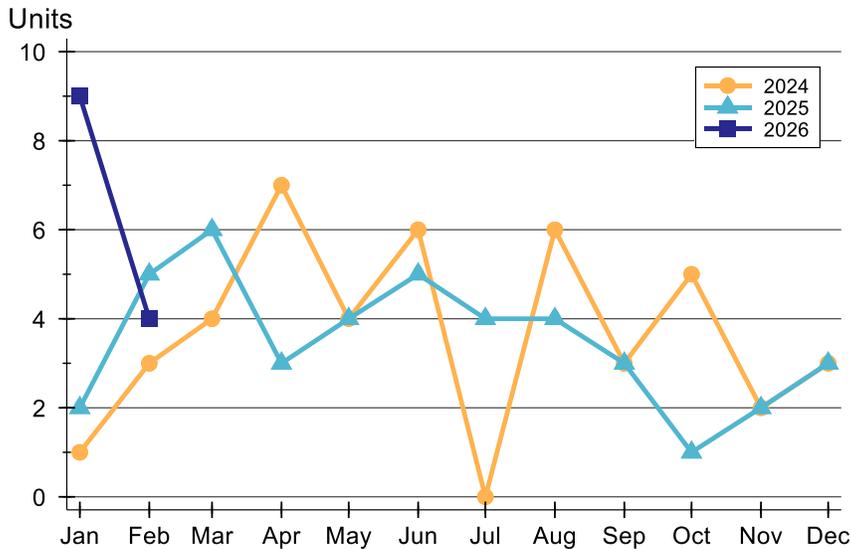
## History of Contracts Written





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	1	2	<b>9</b>
<b>February</b>	3	5	<b>4</b>
<b>March</b>	4	6	4
<b>April</b>	7	3	4
<b>May</b>	4	4	4
<b>June</b>	6	5	4
<b>July</b>	N/A	4	4
<b>August</b>	6	4	4
<b>September</b>	3	3	4
<b>October</b>	5	1	4
<b>November</b>	2	2	4
<b>December</b>	3	3	4

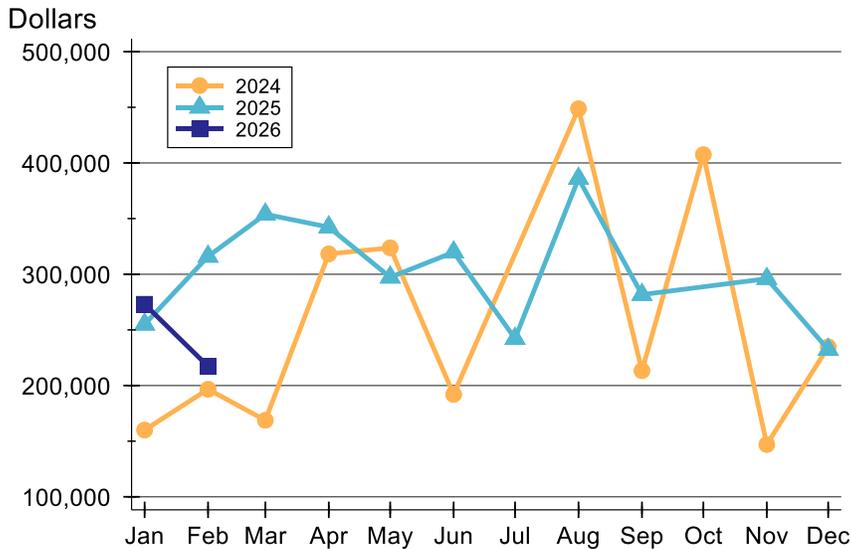
### Contracts Written by Price Range

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	25.0%	165,000	165,000	4	4	100.0%	100.0%
\$175,000-\$199,999	1	25.0%	175,000	175,000	6	6	100.0%	100.0%
\$200,000-\$249,999	1	25.0%	230,000	230,000	18	18	100.0%	100.0%
\$250,000-\$299,999	1	25.0%	299,000	299,000	4	4	98.7%	98.7%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



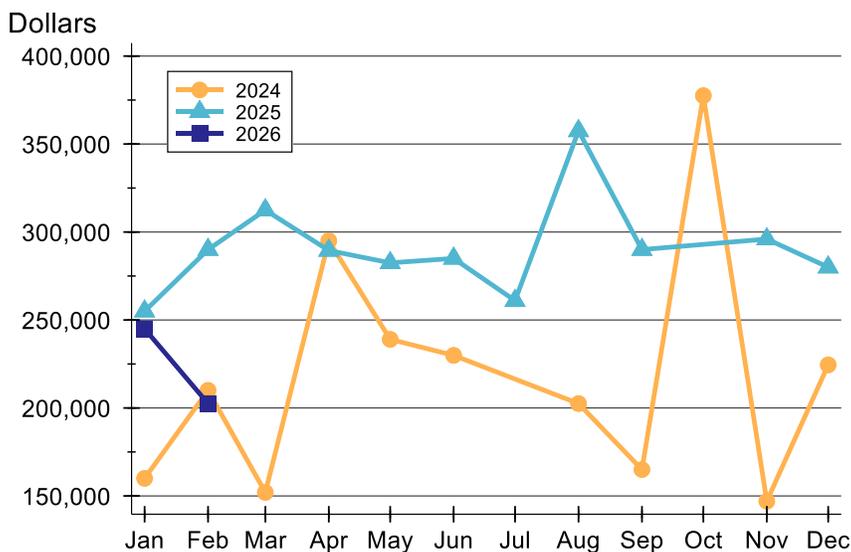
## Pottawatomie County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	160,000	255,000	<b>273,100</b>
<b>February</b>	196,667	316,000	<b>217,250</b>
<b>March</b>	168,750	353,917	
<b>April</b>	318,271	342,333	
<b>May</b>	323,750	297,238	
<b>June</b>	191,980	319,790	
<b>July</b>	N/A	242,225	
<b>August</b>	448,750	386,000	
<b>September</b>	213,333	281,667	
<b>October</b>	407,488	N/A	
<b>November</b>	147,000	296,000	
<b>December</b>	234,817	232,333	

### Median Price

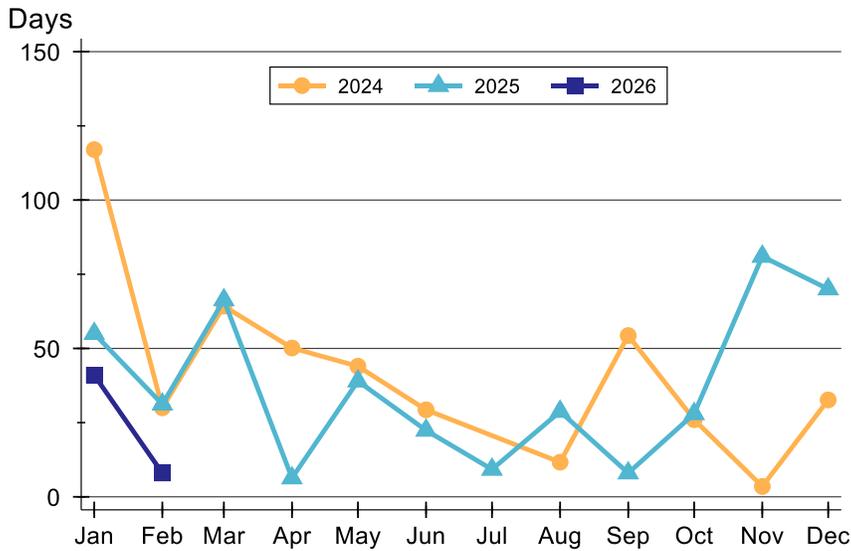


Month	2024	2025	2026
<b>January</b>	160,000	255,000	<b>245,000</b>
<b>February</b>	210,000	290,000	<b>202,500</b>
<b>March</b>	152,000	312,500	
<b>April</b>	295,000	289,500	
<b>May</b>	239,000	282,475	
<b>June</b>	229,900	285,000	
<b>July</b>	N/A	261,000	
<b>August</b>	202,500	357,500	
<b>September</b>	165,000	290,000	
<b>October</b>	377,500	N/A	
<b>November</b>	147,000	296,000	
<b>December</b>	224,500	280,000	



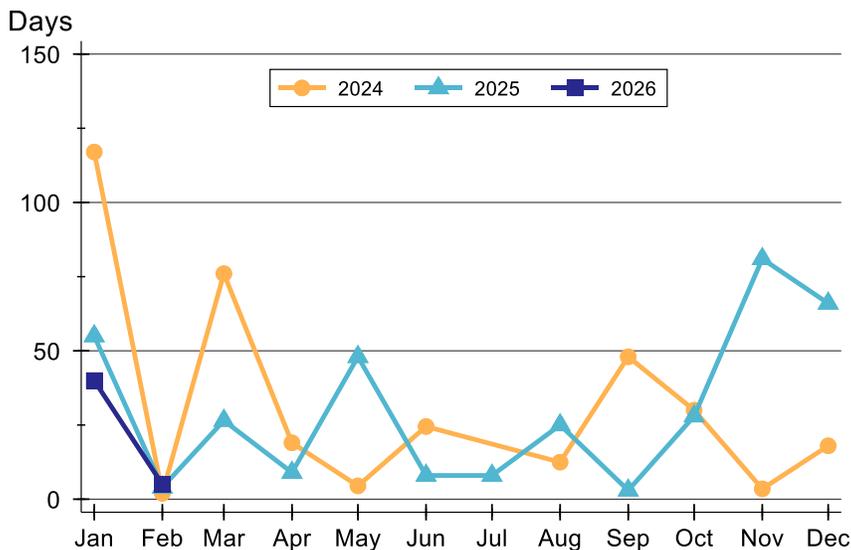
## Pottawatomie County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	117	55	<b>41</b>
February	30	31	<b>8</b>
March	64	66	
April	50	6	
May	44	39	
June	29	22	
July	N/A	9	
August	12	29	
September	54	8	
October	26	28	
November	4	81	
December	33	70	

### Median DOM



Month	2024	2025	2026
January	117	55	<b>40</b>
February	2	4	<b>5</b>
March	76	27	
April	19	9	
May	5	48	
June	25	8	
July	N/A	8	
August	13	25	
September	48	3	
October	30	28	
November	4	81	
December	18	66	



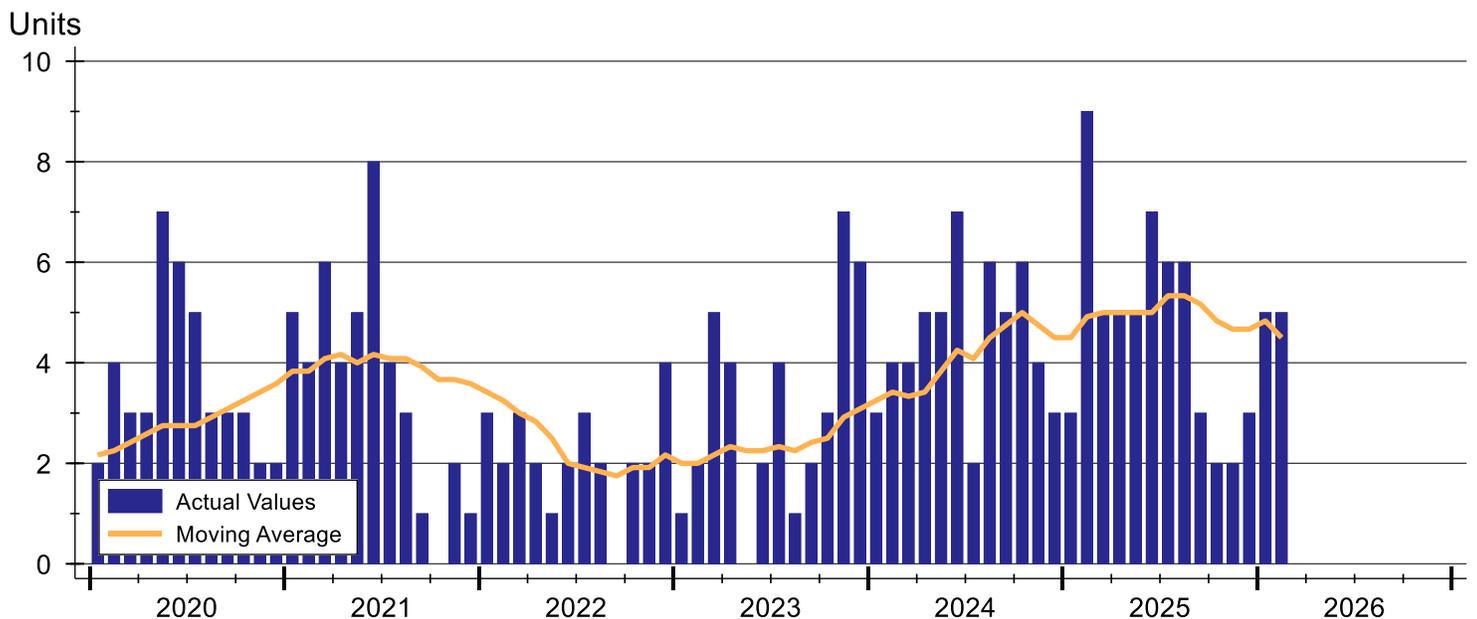
# Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		5	9	-44.4%
Volume (1,000s)		1,359	5,210	-73.9%
Average	List Price	271,800	578,889	-53.0%
	Days on Market	27	33	-18.2%
	Percent of Original	97.6%	99.2%	-1.6%
Median	List Price	175,000	335,000	-47.8%
	Days on Market	6	8	-25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Pottawatomie County had contracts pending at the end of February, down from 9 contracts pending at the end of February 2025.

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.

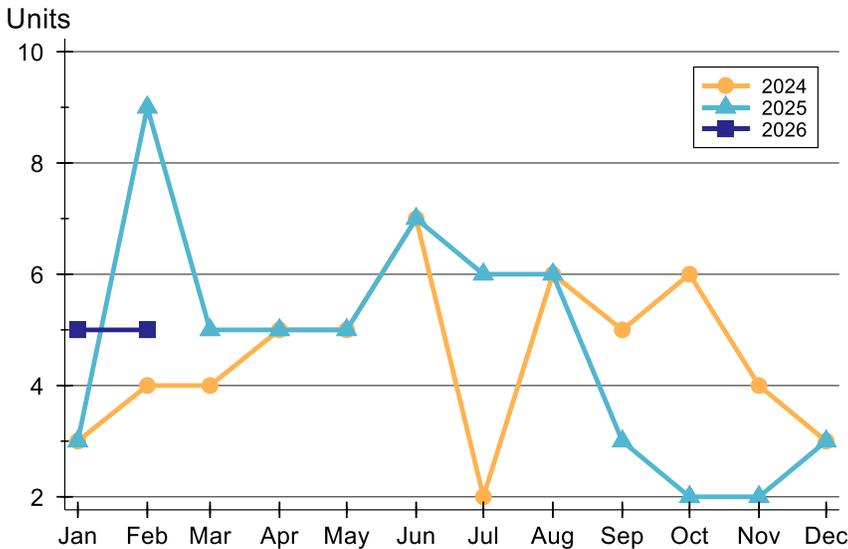
## History of Pending Contracts





## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	3	3	5
February	4	9	5
March	4	5	5
April	5	5	5
May	5	5	5
June	7	7	5
July	2	6	5
August	6	6	5
September	5	3	5
October	6	2	5
November	4	2	5
December	3	3	5

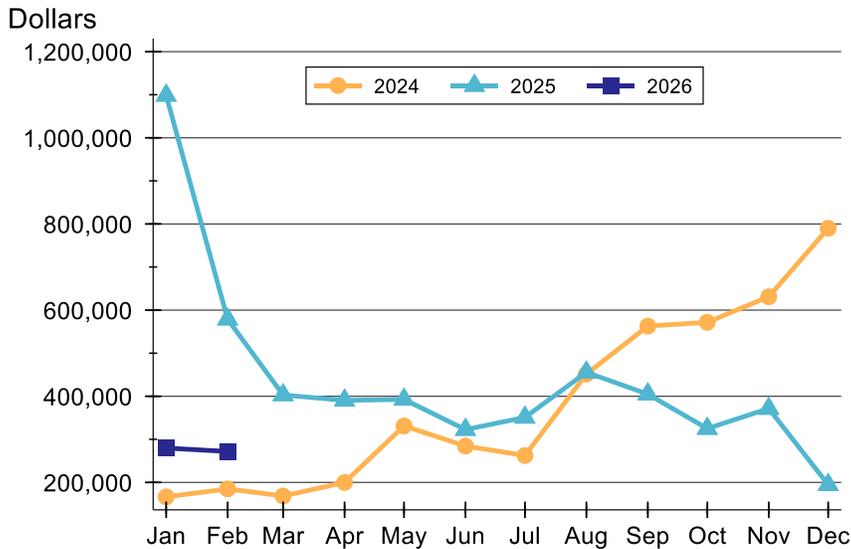
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	165,000	165,000	4	4	100.0%	100.0%
\$175,000-\$199,999	2	40.0%	175,000	175,000	23	23	97.3%	97.3%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	270,000	270,000	3	3	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	20.0%	574,000	574,000	83	83	93.3%	93.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



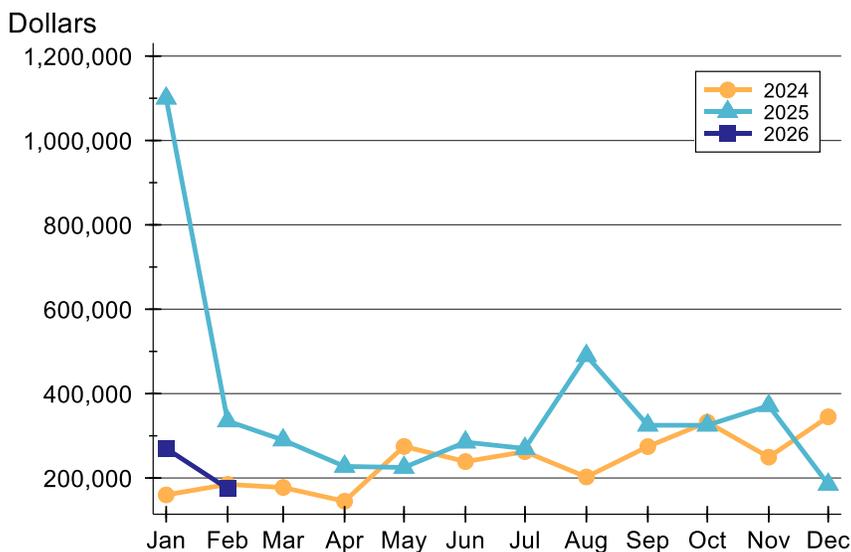
## Pottawatomie County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	166,566	1,098,333	<b>279,780</b>
<b>February</b>	184,925	578,889	<b>271,800</b>
<b>March</b>	168,500	403,000	
<b>April</b>	199,980	390,500	
<b>May</b>	331,180	392,700	
<b>June</b>	284,414	322,636	
<b>July</b>	262,450	350,975	
<b>August</b>	451,583	455,667	
<b>September</b>	562,900	405,000	
<b>October</b>	571,658	325,000	
<b>November</b>	631,000	371,500	
<b>December</b>	790,000	194,667	

### Median Price

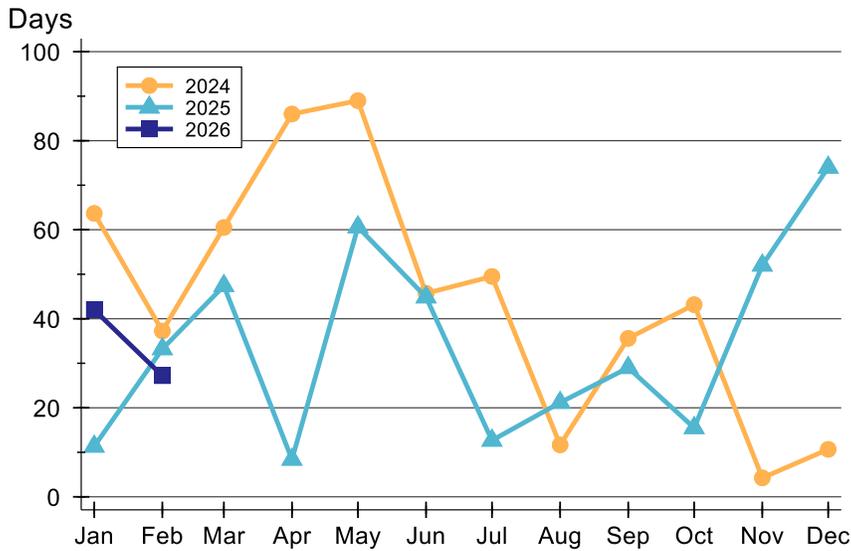


Month	2024	2025	2026
<b>January</b>	160,000	1,100,000	<b>270,000</b>
<b>February</b>	185,000	335,000	<b>175,000</b>
<b>March</b>	177,500	290,000	
<b>April</b>	145,000	227,500	
<b>May</b>	274,900	225,000	
<b>June</b>	239,000	285,000	
<b>July</b>	262,450	269,950	
<b>August</b>	202,500	490,000	
<b>September</b>	274,500	325,000	
<b>October</b>	332,500	325,000	
<b>November</b>	249,500	371,500	
<b>December</b>	345,000	185,000	



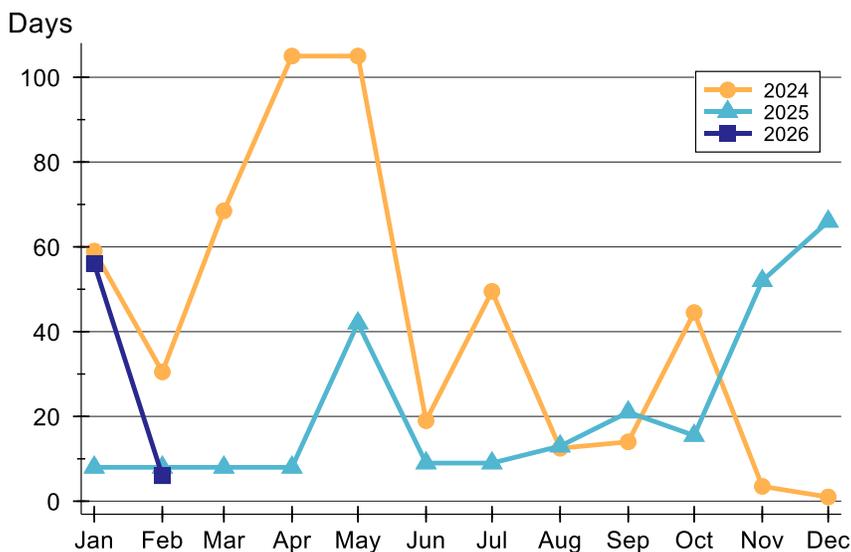
## Pottawatomie County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	64	11	<b>42</b>
February	37	33	<b>27</b>
March	61	47	
April	86	8	
May	89	61	
June	46	45	
July	50	13	
August	12	21	
September	36	29	
October	43	16	
November	4	52	
December	11	74	

### Median DOM



Month	2024	2025	2026
January	59	8	<b>56</b>
February	31	8	<b>6</b>
March	69	8	
April	105	8	
May	105	42	
June	19	9	
July	50	9	
August	13	13	
September	14	21	
October	45	16	
November	4	52	
December	1	66	



## Shawnee County Housing Report



### Market Overview

#### Shawnee County Home Sales Fell in February

Total home sales in Shawnee County fell last month to 140 units, compared to 145 units in February 2025. Total sales volume was \$27.9 million, down from a year earlier.

The median sale price in February was \$179,000, down from \$188,500 a year earlier. Homes that sold in February were typically on the market for 13 days and sold for 99.8% of their list prices.

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

The total number of active listings in Shawnee County at the end of February was 168 units, up from 157 at the same point in 2025. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$279,750.

During February, a total of 169 contracts were written up from 165 in February 2025. At the end of the month, there were 172 contracts still pending.

### Report Contents

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

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## Shawnee County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>140</b>	<b>145</b>	<b>145</b>	<b>244</b>	<b>324</b>	<b>297</b>
Change from prior year		-3.4%	0.0%	-8.2%	-24.7%	9.1%	-4.2%
<b>Active Listings</b>		<b>168</b>	<b>157</b>	<b>153</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		7.0%	2.6%	27.5%			
<b>Months' Supply</b>		<b>0.9</b>	<b>0.8</b>	<b>0.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		12.5%	0.0%	33.3%			
<b>New Listings</b>		<b>162</b>	<b>184</b>	<b>203</b>	<b>322</b>	<b>310</b>	<b>379</b>
Change from prior year		-12.0%	-9.4%	2.0%	3.9%	-18.2%	6.5%
<b>Contracts Written</b>		<b>169</b>	<b>165</b>	<b>174</b>	<b>329</b>	<b>327</b>	<b>347</b>
Change from prior year		2.4%	-5.2%	-6.5%	0.6%	-5.8%	-5.2%
<b>Pending Contracts</b>		<b>172</b>	<b>173</b>	<b>168</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-0.6%	3.0%	-10.2%			
<b>Sales Volume (1,000s)</b>		<b>27,867</b>	<b>31,685</b>	<b>29,201</b>	<b>50,246</b>	<b>65,942</b>	<b>60,084</b>
Change from prior year		-12.0%	8.5%	4.2%	-23.8%	9.7%	17.4%
Average	<b>Sale Price</b>	<b>199,050</b>	<b>218,515</b>	<b>201,388</b>	<b>205,926</b>	<b>203,525</b>	<b>202,304</b>
	Change from prior year	-8.9%	8.5%	13.6%	1.2%	0.6%	22.5%
	<b>List Price of Actives</b>	<b>315,656</b>	<b>237,606</b>	<b>290,058</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	32.8%	-18.1%	-9.7%			
	<b>Days on Market</b>	<b>33</b>	<b>41</b>	<b>26</b>	<b>34</b>	<b>33</b>	<b>29</b>
Change from prior year	-19.5%	57.7%	-13.3%	3.0%	13.8%	20.8%	
<b>Percent of List</b>	<b>96.5%</b>	<b>97.3%</b>	<b>98.3%</b>	<b>97.2%</b>	<b>97.4%</b>	<b>98.1%</b>	
Change from prior year	-0.8%	-1.0%	3.4%	-0.2%	-0.7%	3.2%	
<b>Percent of Original</b>	<b>93.7%</b>	<b>94.1%</b>	<b>96.4%</b>	<b>94.5%</b>	<b>94.9%</b>	<b>96.1%</b>	
Change from prior year	-0.4%	-2.4%	4.1%	-0.4%	-1.2%	3.6%	
Median	<b>Sale Price</b>	<b>179,000</b>	<b>188,500</b>	<b>179,900</b>	<b>190,000</b>	<b>175,000</b>	<b>181,500</b>
	Change from prior year	-5.0%	4.8%	16.1%	8.6%	-3.6%	25.6%
	<b>List Price of Actives</b>	<b>279,750</b>	<b>207,500</b>	<b>239,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	34.8%	-13.5%	-9.2%			
	<b>Days on Market</b>	<b>13</b>	<b>27</b>	<b>9</b>	<b>15</b>	<b>16</b>	<b>11</b>
Change from prior year	-51.9%	200.0%	-25.0%	-6.3%	45.5%	37.5%	
<b>Percent of List</b>	<b>99.8%</b>	<b>99.4%</b>	<b>100.0%</b>	<b>99.8%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.4%	-0.6%	0.0%	-0.2%	0.0%	0.0%	
<b>Percent of Original</b>	<b>98.1%</b>	<b>96.6%</b>	<b>98.4%</b>	<b>97.7%</b>	<b>97.0%</b>	<b>97.6%</b>	
Change from prior year	1.6%	-1.8%	1.1%	0.7%	-0.6%	0.0%	

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



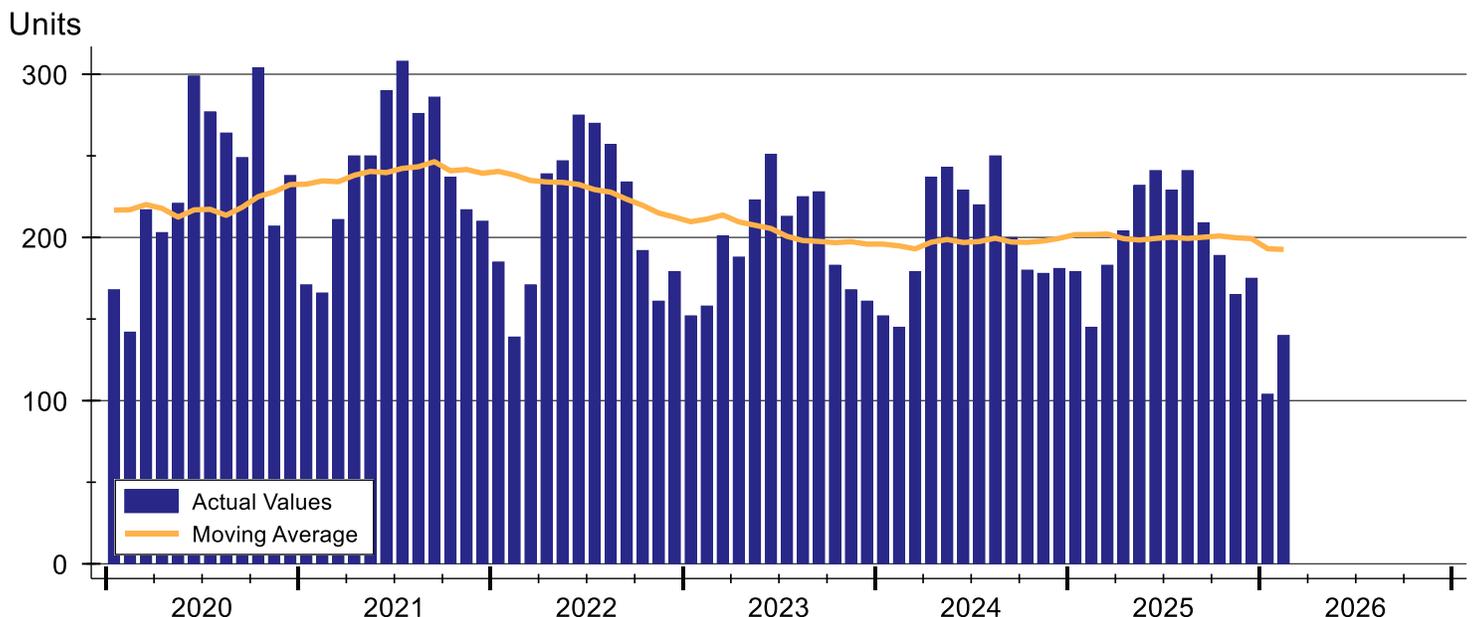
## Shawnee County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		140	145	-3.4%	244	324	-24.7%
Volume (1,000s)		27,867	31,685	-12.0%	50,246	65,942	-23.8%
Months' Supply		0.9	0.8	12.5%	N/A	N/A	N/A
Average	Sale Price	199,050	218,515	-8.9%	205,926	203,525	1.2%
	Days on Market	33	41	-19.5%	34	33	3.0%
	Percent of List	96.5%	97.3%	-0.8%	97.2%	97.4%	-0.2%
	Percent of Original	93.7%	94.1%	-0.4%	94.5%	94.9%	-0.4%
Median	Sale Price	179,000	188,500	-5.0%	190,000	175,000	8.6%
	Days on Market	13	27	-51.9%	15	16	-6.3%
	Percent of List	99.8%	99.4%	0.4%	99.8%	100.0%	-0.2%
	Percent of Original	98.1%	96.6%	1.6%	97.7%	97.0%	0.7%

A total of 140 homes sold in Shawnee County in February, down from 145 units in February 2025. Total sales volume fell to \$27.9 million compared to \$31.7 million in the previous year.

The median sales price in February was \$179,000, down 5.0% compared to the prior year. Median days on market was 13 days, down from 21 days in January, and down from 27 in February 2025.

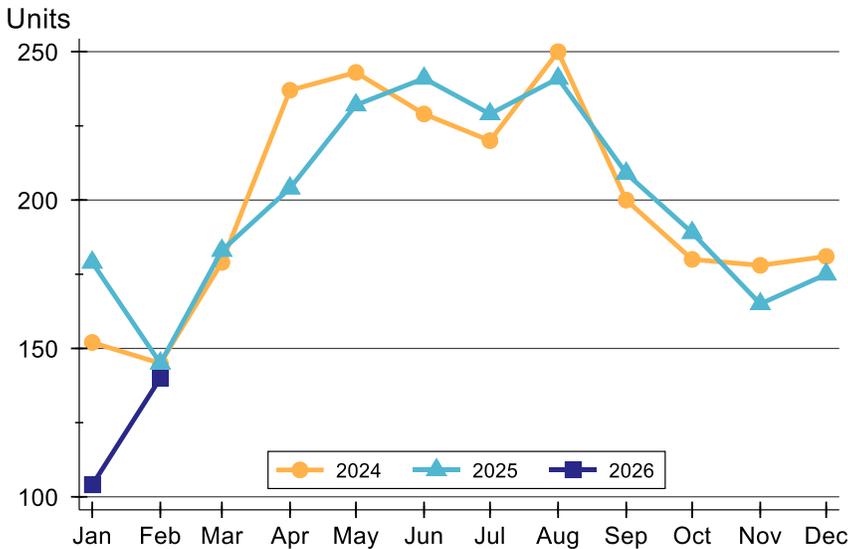
### History of Closed Listings





## Shawnee County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
<b>January</b>	152	179	<b>104</b>
<b>February</b>	145	145	<b>140</b>
<b>March</b>	179	183	
<b>April</b>	237	204	
<b>May</b>	243	232	
<b>June</b>	229	241	
<b>July</b>	220	229	
<b>August</b>	250	241	
<b>September</b>	200	209	
<b>October</b>	180	189	
<b>November</b>	178	165	
<b>December</b>	181	175	

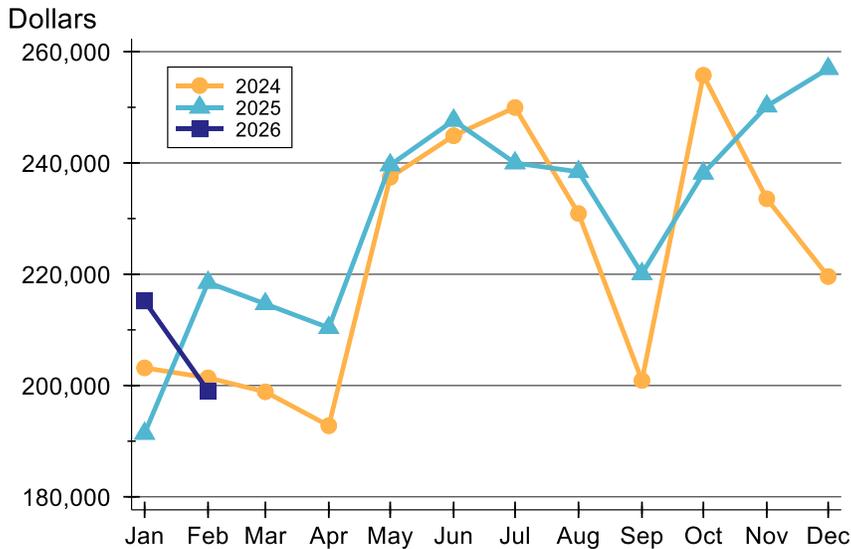
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	0.5	8,250	8,250	73	73	41.5%	41.5%	33.0%	33.0%
\$25,000-\$49,999	5	3.6%	0.7	36,000	33,000	22	25	95.5%	100.0%	84.8%	85.5%
\$50,000-\$99,999	22	15.7%	0.9	76,520	76,500	31	13	89.3%	93.5%	84.3%	88.8%
\$100,000-\$124,999	10	7.1%	0.8	113,175	113,500	40	3	97.9%	99.2%	93.7%	99.2%
\$125,000-\$149,999	17	12.1%	0.9	135,229	135,000	31	7	98.6%	100.0%	96.3%	100.0%
\$150,000-\$174,999	12	8.6%	0.6	160,560	160,500	29	17	96.6%	96.5%	93.3%	94.6%
\$175,000-\$199,999	12	8.6%	0.4	186,575	189,500	41	58	97.4%	98.9%	95.5%	96.7%
\$200,000-\$249,999	16	11.4%	0.3	232,375	233,750	27	5	99.4%	100.0%	97.9%	100.0%
\$250,000-\$299,999	20	14.3%	0.8	270,900	269,750	21	9	98.9%	99.7%	98.1%	99.7%
\$300,000-\$399,999	18	12.9%	1.2	337,292	326,251	38	24	99.2%	99.7%	97.6%	97.1%
\$400,000-\$499,999	6	4.3%	1.5	440,717	425,950	59	38	100.7%	100.3%	98.9%	99.4%
\$500,000-\$749,999	1	0.7%	2.2	547,500	547,500	56	56	95.2%	95.2%	95.2%	95.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



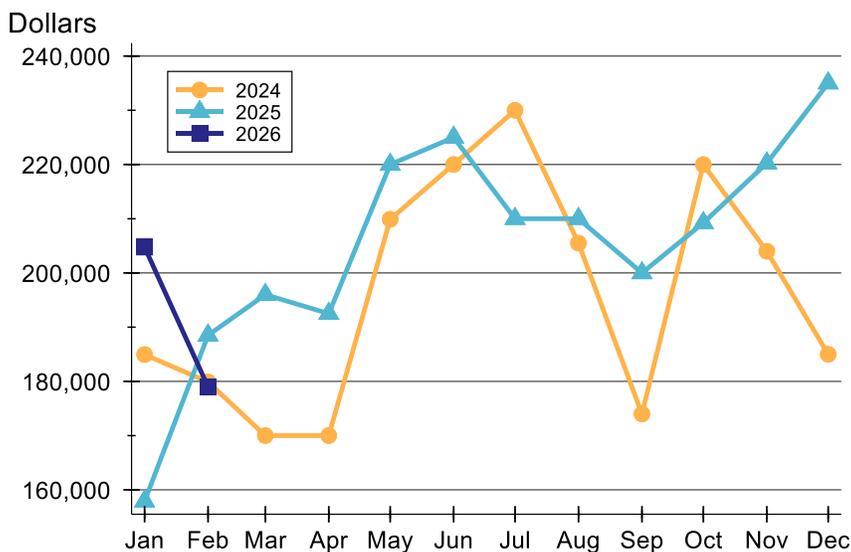
## Shawnee County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	203,177	191,383	<b>215,182</b>
<b>February</b>	201,388	218,515	<b>199,050</b>
<b>March</b>	198,874	214,665	
<b>April</b>	192,780	210,384	
<b>May</b>	237,424	239,628	
<b>June</b>	244,889	247,648	
<b>July</b>	249,965	239,989	
<b>August</b>	230,912	238,421	
<b>September</b>	200,908	220,081	
<b>October</b>	255,762	238,140	
<b>November</b>	233,565	250,209	
<b>December</b>	219,595	256,954	

### Median Price

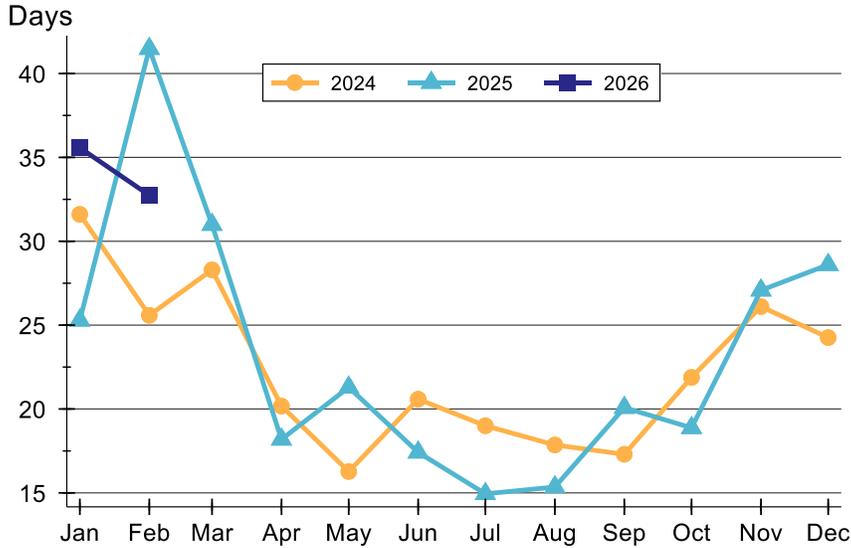


Month	2024	2025	2026
<b>January</b>	184,950	157,900	<b>204,750</b>
<b>February</b>	179,900	188,500	<b>179,000</b>
<b>March</b>	170,000	196,000	
<b>April</b>	170,000	192,500	
<b>May</b>	209,900	220,000	
<b>June</b>	220,000	225,000	
<b>July</b>	230,000	210,000	
<b>August</b>	205,500	210,000	
<b>September</b>	174,000	200,000	
<b>October</b>	220,000	209,240	
<b>November</b>	204,000	220,250	
<b>December</b>	185,000	235,000	



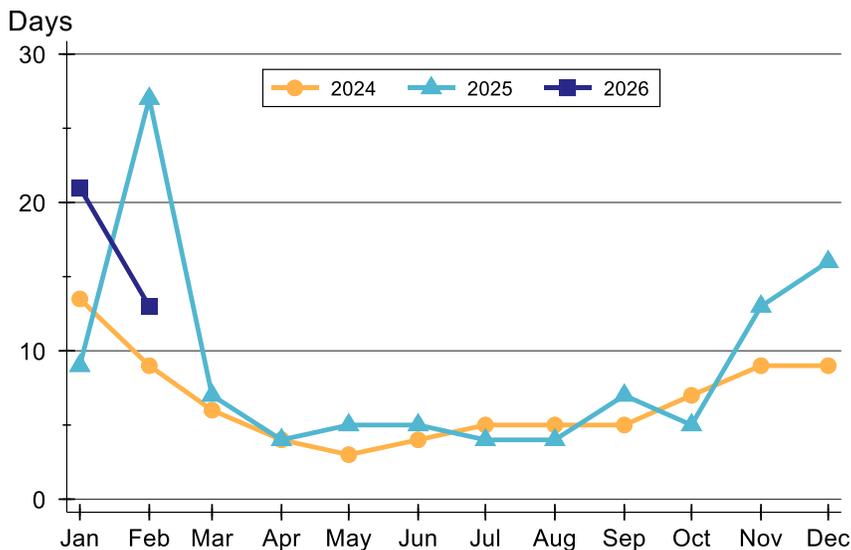
## Shawnee County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	32	25	<b>36</b>
February	26	41	<b>33</b>
March	28	31	
April	20	18	
May	16	21	
June	21	17	
July	19	15	
August	18	15	
September	17	20	
October	22	19	
November	26	27	
December	24	29	

### Median DOM



Month	2024	2025	2026
January	14	9	<b>21</b>
February	9	27	<b>13</b>
March	6	7	
April	4	4	
May	3	5	
June	4	5	
July	5	4	
August	5	4	
September	5	7	
October	7	5	
November	9	13	
December	9	16	



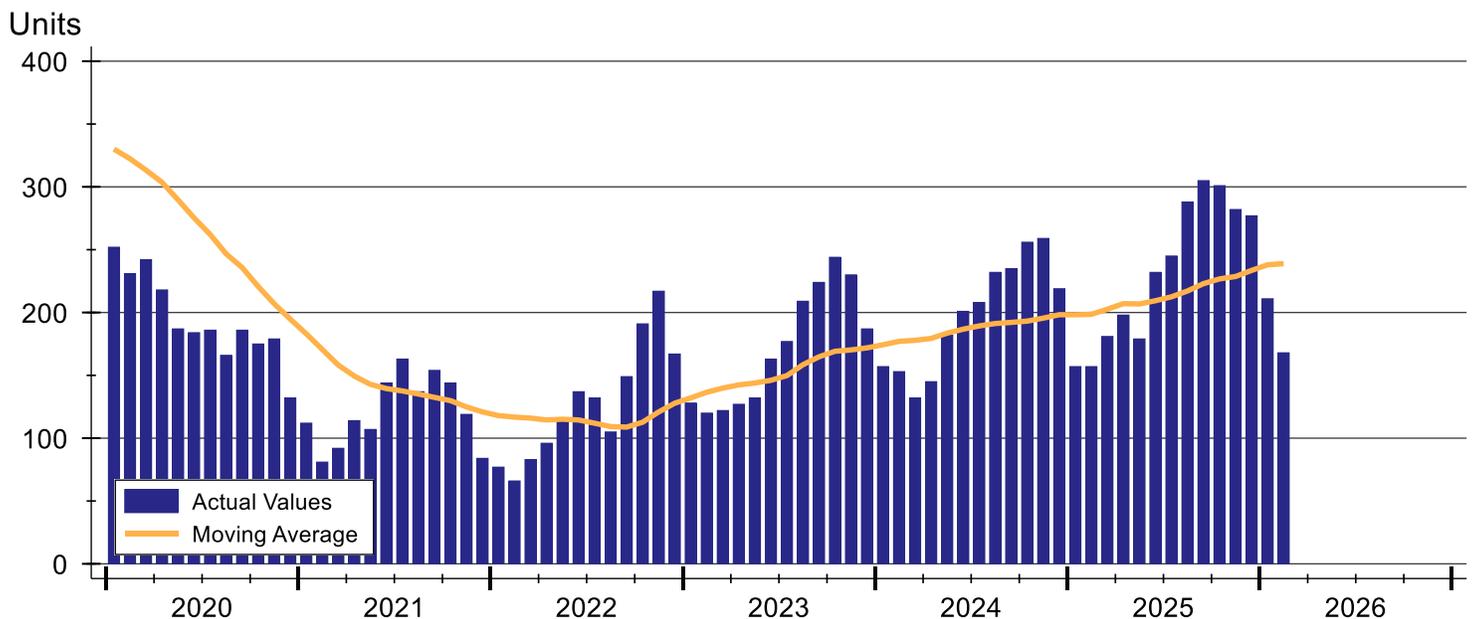
## Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2026	2025	Change
Active Listings		<b>168</b>	157	7.0%
Volume (1,000s)		<b>53,030</b>	37,304	42.2%
Months' Supply		<b>0.9</b>	0.8	12.5%
Average	List Price	<b>315,656</b>	237,606	32.8%
	Days on Market	<b>52</b>	54	-3.7%
	Percent of Original	<b>96.6%</b>	97.4%	-0.8%
Median	List Price	<b>279,750</b>	207,500	34.8%
	Days on Market	<b>22</b>	24	-8.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 168 homes were available for sale in Shawnee County at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$279,750, up 34.8% from 2025. The typical time on market for active listings was 22 days, down from 24 days a year earlier.

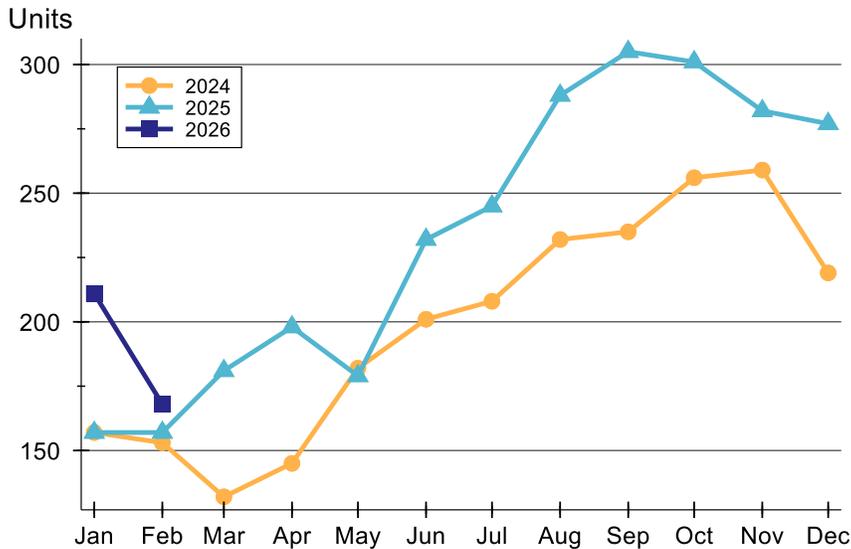
## History of Active Listings





## Shawnee County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	157	157	<b>211</b>
<b>February</b>	153	157	<b>168</b>
<b>March</b>	132	181	
<b>April</b>	145	198	
<b>May</b>	182	179	
<b>June</b>	201	232	
<b>July</b>	208	245	
<b>August</b>	232	288	
<b>September</b>	235	305	
<b>October</b>	256	301	
<b>November</b>	259	282	
<b>December</b>	219	277	

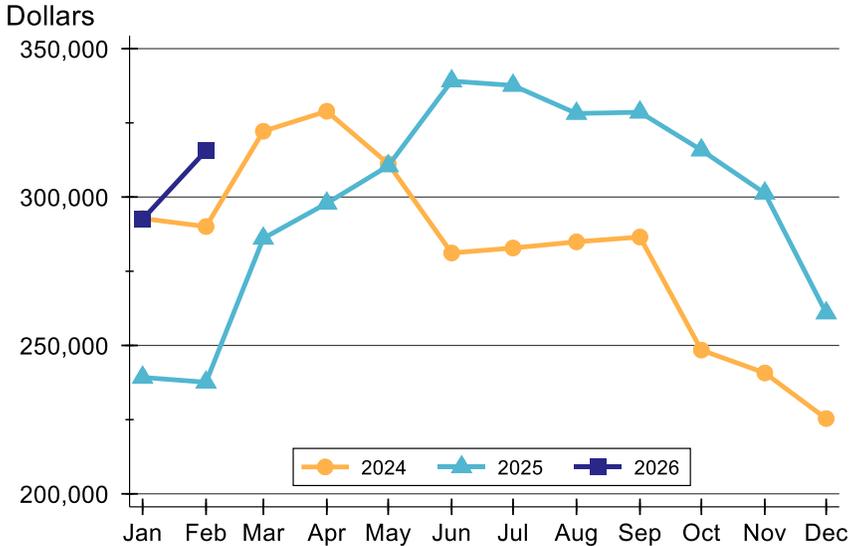
### Active Listings by Price Range

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	1	0.6%	0.5	14,000	14,000	52	52	93.3%	93.3%
\$25,000-\$49,999	4	2.4%	0.7	40,125	40,250	60	60	89.1%	90.7%
\$50,000-\$99,999	20	11.9%	0.9	83,407	82,000	73	28	91.1%	94.9%
\$100,000-\$124,999	10	6.0%	0.8	116,285	119,975	64	64	90.9%	100.0%
\$125,000-\$149,999	14	8.3%	0.9	135,960	136,500	51	8	96.4%	100.0%
\$150,000-\$174,999	10	6.0%	0.6	161,312	162,000	75	17	98.0%	100.0%
\$175,000-\$199,999	6	3.6%	0.4	190,085	187,856	28	17	99.0%	100.0%
\$200,000-\$249,999	10	6.0%	0.3	216,880	214,950	37	13	97.9%	100.0%
\$250,000-\$299,999	20	11.9%	0.8	280,341	281,740	36	14	97.5%	100.0%
\$300,000-\$399,999	34	20.2%	1.2	348,666	348,250	48	24	98.5%	100.0%
\$400,000-\$499,999	17	10.1%	1.5	451,790	450,000	36	47	98.8%	100.0%
\$500,000-\$749,999	16	9.5%	2.2	619,184	622,450	64	67	95.5%	98.7%
\$750,000-\$999,999	2	1.2%	N/A	852,500	852,500	52	52	85.9%	85.9%
\$1,000,000 and up	4	2.4%	N/A	1,611,250	1,250,000	57	66	116.7%	96.0%



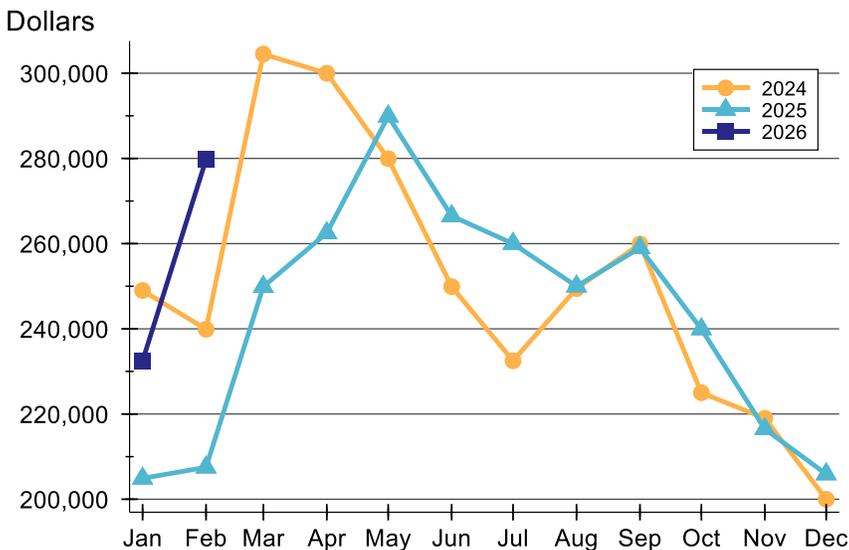
## Shawnee County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	292,789	239,241	<b>292,520</b>
<b>February</b>	290,058	237,606	<b>315,656</b>
<b>March</b>	322,171	286,081	
<b>April</b>	328,914	297,906	
<b>May</b>	311,226	310,492	
<b>June</b>	281,161	339,077	
<b>July</b>	282,830	337,602	
<b>August</b>	284,902	328,166	
<b>September</b>	286,533	328,563	
<b>October</b>	248,443	315,824	
<b>November</b>	240,732	301,292	
<b>December</b>	225,353	260,918	

### Median Price

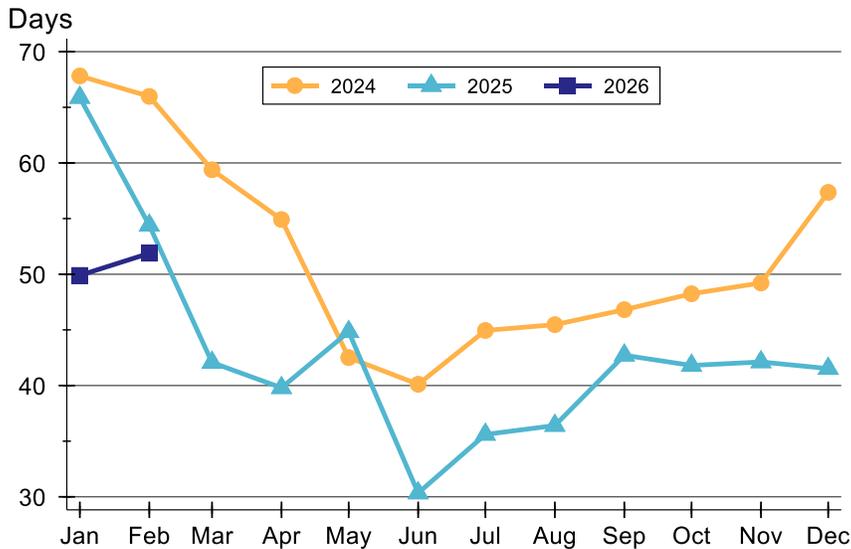


Month	2024	2025	2026
<b>January</b>	249,000	204,900	<b>232,500</b>
<b>February</b>	239,900	207,500	<b>279,750</b>
<b>March</b>	304,500	249,900	
<b>April</b>	300,000	262,500	
<b>May</b>	279,950	289,900	
<b>June</b>	249,900	266,500	
<b>July</b>	232,500	260,000	
<b>August</b>	249,450	250,000	
<b>September</b>	259,900	259,000	
<b>October</b>	225,000	239,950	
<b>November</b>	219,000	216,500	
<b>December</b>	200,000	205,900	



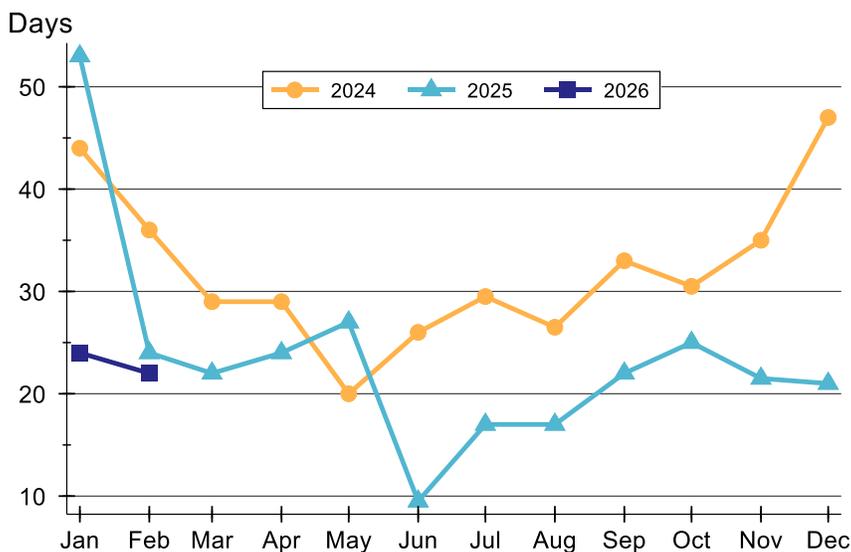
## Shawnee County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	68	66	<b>50</b>
February	66	54	<b>52</b>
March	59	42	
April	55	40	
May	43	45	
June	40	30	
July	45	36	
August	45	36	
September	47	43	
October	48	42	
November	49	42	
December	57	42	

### Median DOM

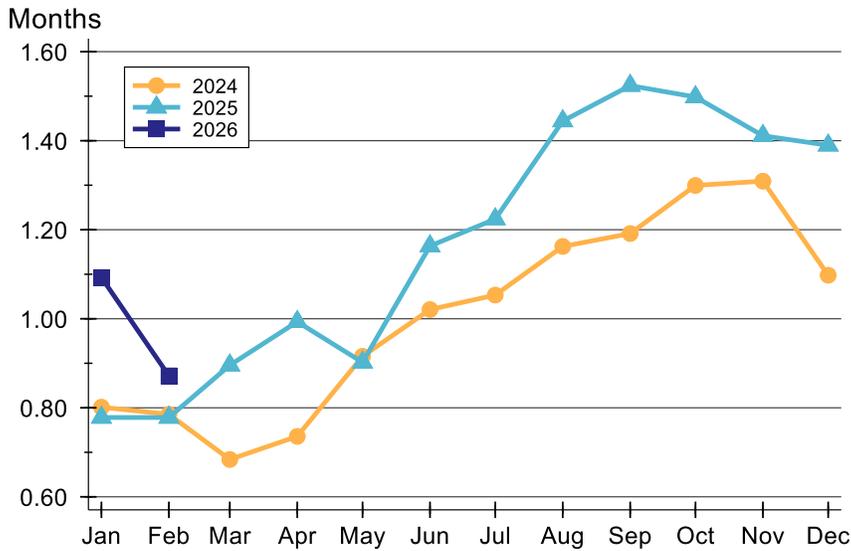


Month	2024	2025	2026
January	44	53	<b>24</b>
February	36	24	<b>22</b>
March	29	22	
April	29	24	
May	20	27	
June	26	10	
July	30	17	
August	27	17	
September	33	22	
October	31	25	
November	35	22	
December	47	21	



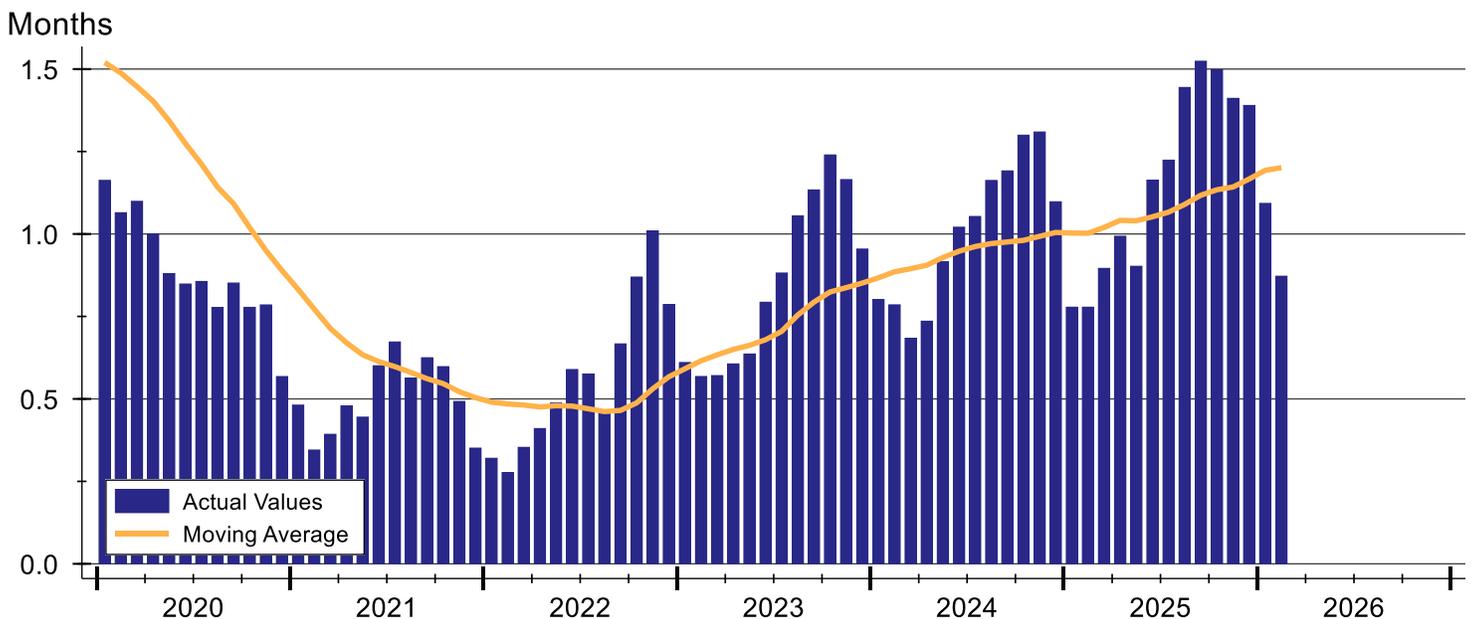
# Shawnee County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	0.8	0.8	1.1
February	0.8	0.8	0.9
March	0.7	0.9	
April	0.7	1.0	
May	0.9	0.9	
June	1.0	1.2	
July	1.1	1.2	
August	1.2	1.4	
September	1.2	1.5	
October	1.3	1.5	
November	1.3	1.4	
December	1.1	1.4	

## History of Month's Supply





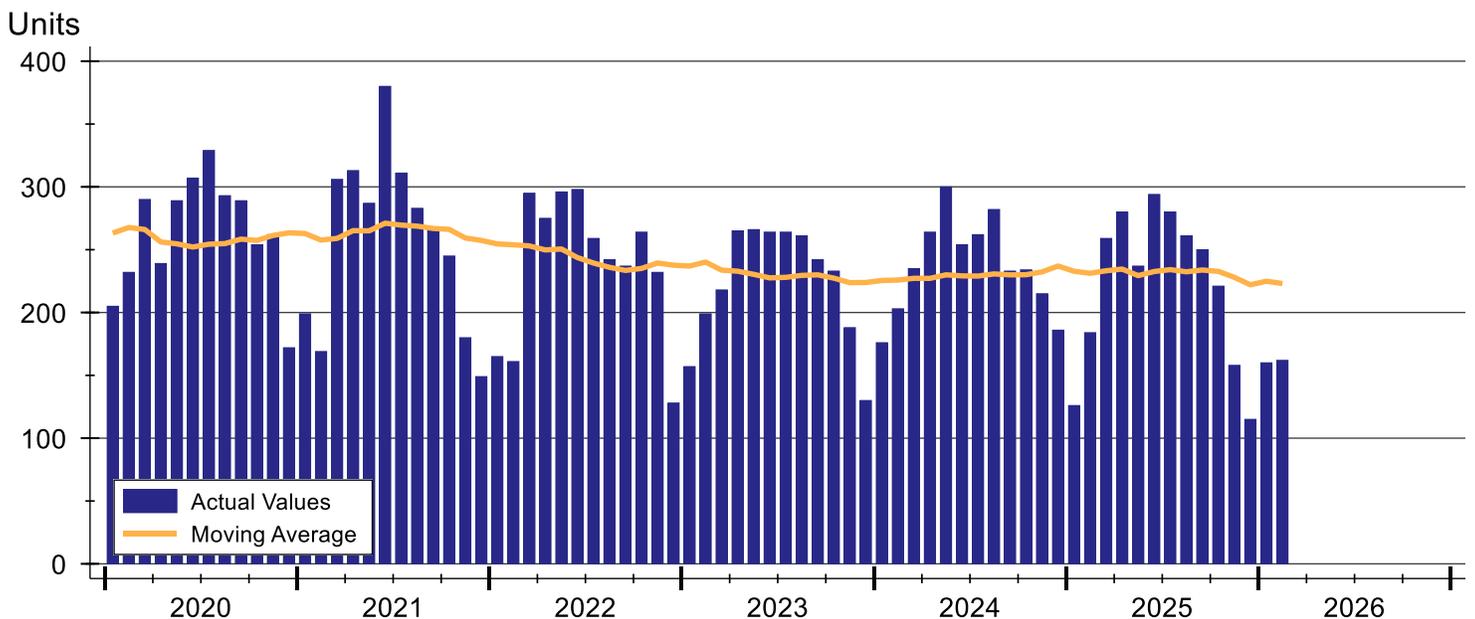
## Shawnee County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>162</b>	184	-12.0%
	Volume (1,000s)	<b>37,423</b>	39,187	-4.5%
	Average List Price	<b>231,004</b>	212,975	8.5%
	Median List Price	<b>205,000</b>	183,950	11.4%
Year-to-Date	New Listings	<b>322</b>	310	3.9%
	Volume (1,000s)	<b>74,583</b>	68,441	9.0%
	Average List Price	<b>231,623</b>	220,778	4.9%
	Median List Price	<b>205,000</b>	188,000	9.0%

A total of 162 new listings were added in Shawnee County during February, down 12.0% from the same month in 2025. Year-to-date Shawnee County has seen 322 new listings.

The median list price of these homes was \$205,000 up from \$183,950 in 2025.

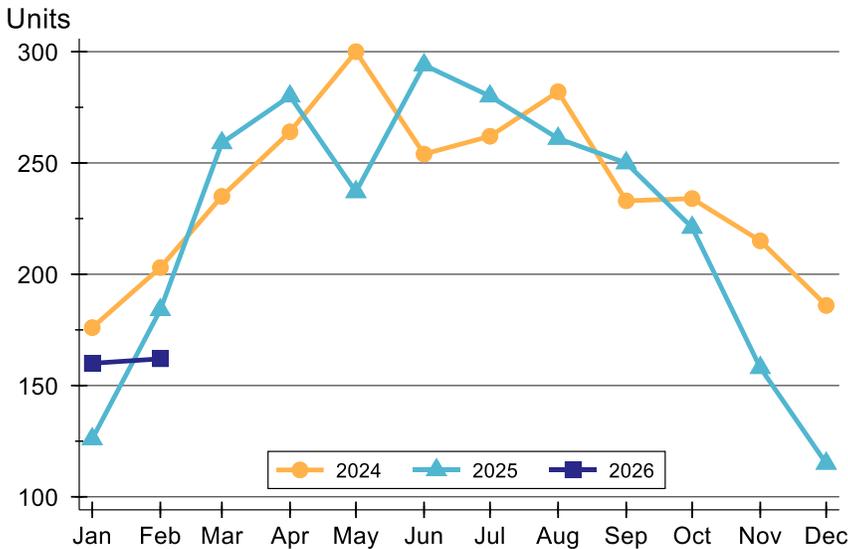
### History of New Listings





## Shawnee County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
<b>January</b>	176	126	<b>160</b>
<b>February</b>	203	184	<b>162</b>
<b>March</b>	235	259	
<b>April</b>	264	280	
<b>May</b>	300	237	
<b>June</b>	254	294	
<b>July</b>	262	280	
<b>August</b>	282	261	
<b>September</b>	233	250	
<b>October</b>	234	221	
<b>November</b>	215	158	
<b>December</b>	186	115	

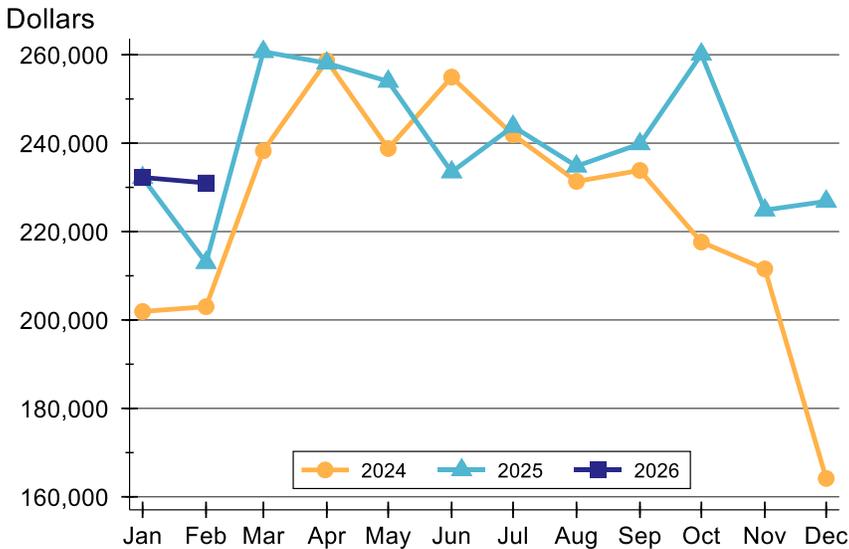
### New Listings by Price Range

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	7	4.3%	39,843	40,500	3	1	98.7%	100.0%
\$50,000-\$99,999	20	12.3%	86,188	89,950	8	6	98.0%	100.0%
\$100,000-\$124,999	10	6.2%	112,680	112,500	4	4	100.0%	100.0%
\$125,000-\$149,999	18	11.1%	138,972	138,750	4	3	100.0%	100.0%
\$150,000-\$174,999	13	8.0%	164,423	165,000	7	4	99.4%	100.0%
\$175,000-\$199,999	10	6.2%	186,385	187,450	9	4	99.2%	100.0%
\$200,000-\$249,999	26	16.0%	225,308	225,000	7	4	99.5%	100.0%
\$250,000-\$299,999	17	10.5%	276,641	275,000	13	9	99.5%	100.0%
\$300,000-\$399,999	25	15.4%	348,229	347,500	11	8	99.4%	100.0%
\$400,000-\$499,999	10	6.2%	441,475	442,500	7	5	100.0%	100.0%
\$500,000-\$749,999	5	3.1%	665,780	663,500	11	8	101.4%	100.0%
\$750,000-\$999,999	1	0.6%	780,000	780,000	13	13	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



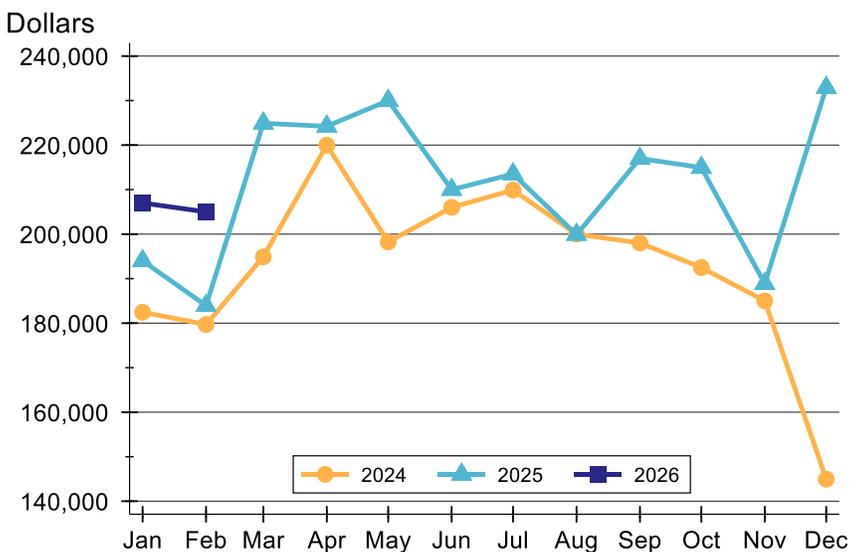
## Shawnee County New Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	201,923	232,174	<b>232,250</b>
<b>February</b>	203,001	212,975	<b>231,004</b>
<b>March</b>	238,254	260,694	
<b>April</b>	258,643	258,100	
<b>May</b>	238,789	253,972	
<b>June</b>	254,943	233,473	
<b>July</b>	241,904	243,786	
<b>August</b>	231,350	234,798	
<b>September</b>	233,832	239,833	
<b>October</b>	217,633	260,107	
<b>November</b>	211,556	224,854	
<b>December</b>	164,149	226,840	

### Median Price



Month	2024	2025	2026
<b>January</b>	182,450	194,000	<b>207,000</b>
<b>February</b>	179,700	183,950	<b>205,000</b>
<b>March</b>	194,900	224,900	
<b>April</b>	220,000	224,225	
<b>May</b>	198,250	230,000	
<b>June</b>	206,000	210,000	
<b>July</b>	209,900	213,500	
<b>August</b>	200,000	199,900	
<b>September</b>	198,000	217,000	
<b>October</b>	192,500	214,950	
<b>November</b>	185,000	188,864	
<b>December</b>	144,950	232,900	



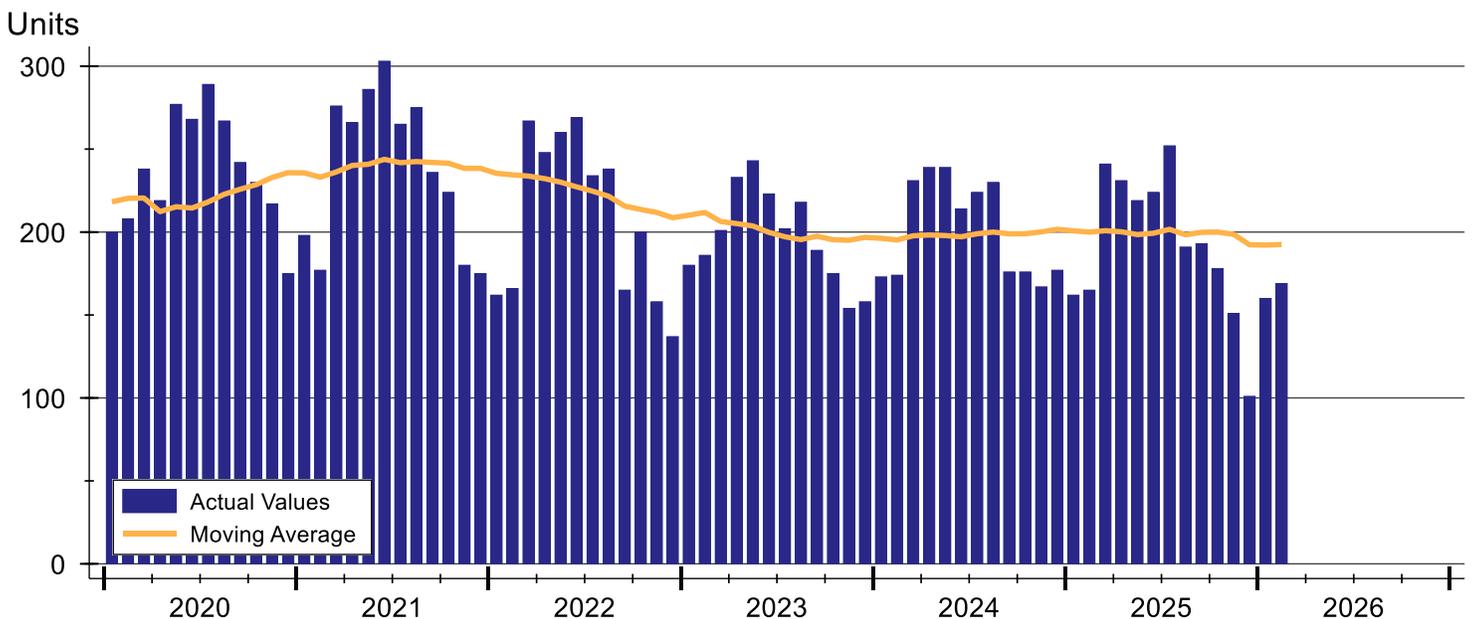
## Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>169</b>	165	2.4%	<b>329</b>	327	0.6%
Volume (1,000s)		<b>36,067</b>	35,697	1.0%	<b>69,489</b>	71,392	-2.7%
Average	Sale Price	<b>213,413</b>	216,346	-1.4%	<b>211,212</b>	218,324	-3.3%
	Days on Market	<b>29</b>	31	-6.5%	<b>33</b>	35	-5.7%
	Percent of Original	<b>98.0%</b>	96.9%	1.1%	<b>95.9%</b>	96.0%	-0.1%
Median	Sale Price	<b>184,750</b>	189,500	-2.5%	<b>189,900</b>	189,900	0.0%
	Days on Market	<b>11</b>	6	83.3%	<b>13</b>	14	-7.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	98.2%	1.8%

A total of 169 contracts for sale were written in Shawnee County during the month of February, up from 165 in 2025. The median list price of these homes was \$184,750, down from \$189,500 the prior year.

Half of the homes that went under contract in February were on the market less than 11 days, compared to 6 days in February 2025.

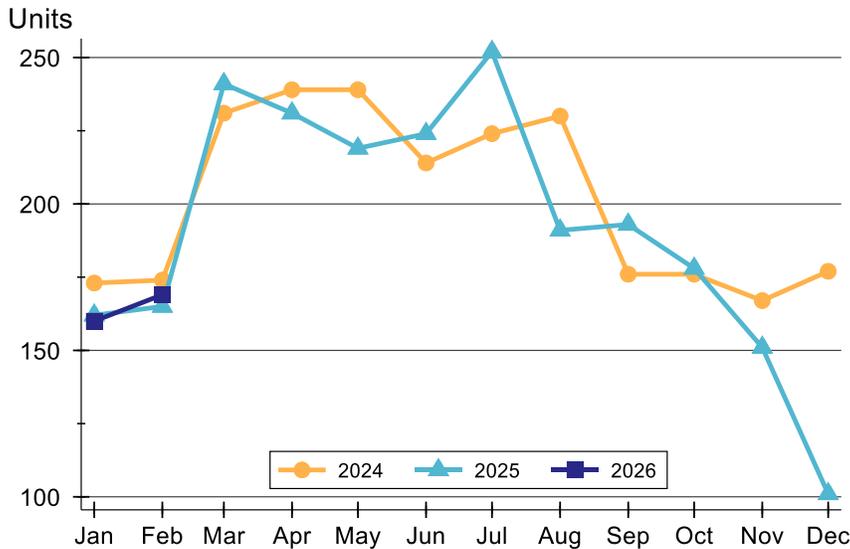
### History of Contracts Written





## Shawnee County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	173	162	<b>160</b>
<b>February</b>	174	165	<b>169</b>
<b>March</b>	231	241	
<b>April</b>	239	231	
<b>May</b>	239	219	
<b>June</b>	214	224	
<b>July</b>	224	252	
<b>August</b>	230	191	
<b>September</b>	176	193	
<b>October</b>	176	178	
<b>November</b>	167	151	
<b>December</b>	177	101	

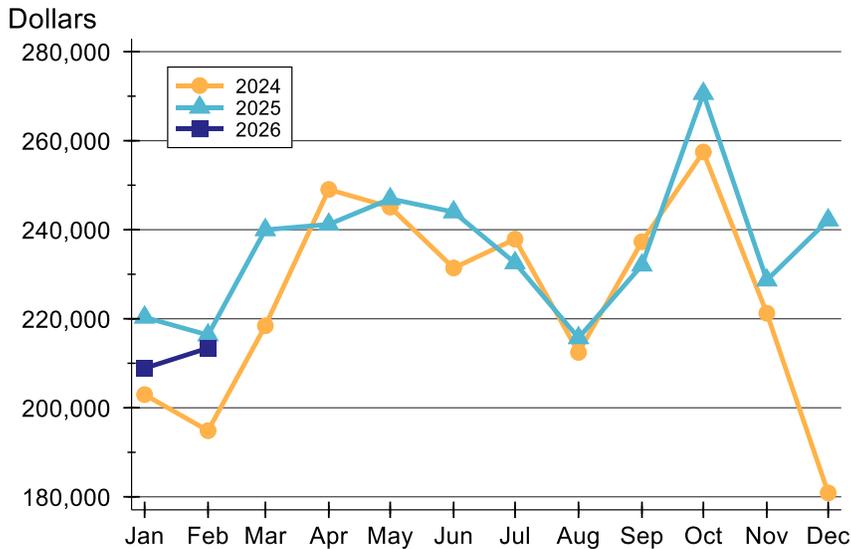
### Contracts Written by Price Range

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	6	3.6%	42,233	42,750	17	1	92.0%	100.0%
\$50,000-\$99,999	27	16.1%	73,470	74,000	29	14	97.9%	100.0%
\$100,000-\$124,999	13	7.7%	115,346	115,000	18	7	96.8%	100.0%
\$125,000-\$149,999	18	10.7%	138,922	138,750	39	3	97.3%	100.0%
\$150,000-\$174,999	15	8.9%	164,352	167,000	27	5	97.7%	100.0%
\$175,000-\$199,999	12	7.1%	186,631	187,700	28	15	99.9%	100.0%
\$200,000-\$249,999	26	15.5%	222,890	222,375	19	5	98.2%	100.0%
\$250,000-\$299,999	15	8.9%	271,875	274,950	29	11	99.5%	100.0%
\$300,000-\$399,999	21	12.5%	346,749	339,730	24	16	99.0%	100.0%
\$400,000-\$499,999	10	6.0%	446,793	442,875	49	56	99.8%	100.0%
\$500,000-\$749,999	3	1.8%	576,133	535,000	54	30	101.5%	100.0%
\$750,000-\$999,999	2	1.2%	780,000	780,000	144	144	87.6%	87.6%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



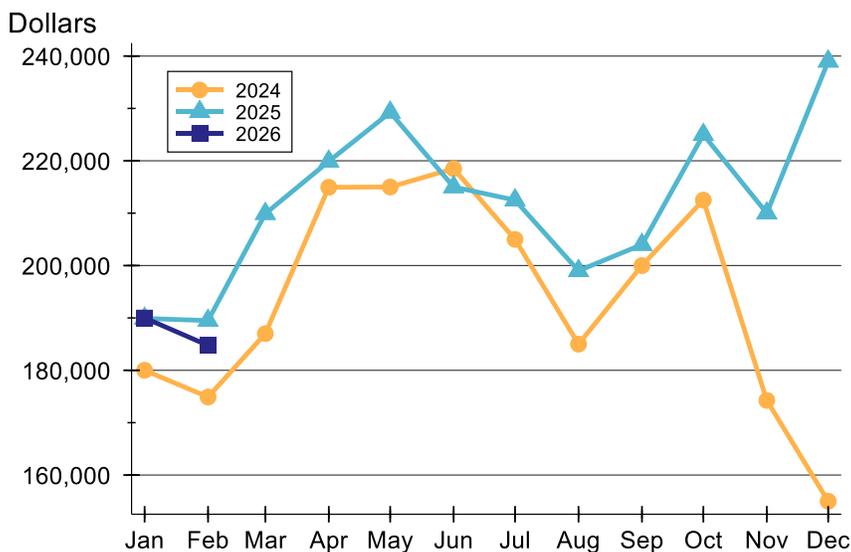
## Shawnee County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	202,959	220,338	<b>208,886</b>
<b>February</b>	194,860	216,346	<b>213,413</b>
<b>March</b>	218,412	239,978	
<b>April</b>	249,046	241,197	
<b>May</b>	245,081	246,936	
<b>June</b>	231,398	243,989	
<b>July</b>	237,887	232,546	
<b>August</b>	212,436	215,706	
<b>September</b>	237,312	232,024	
<b>October</b>	257,469	270,598	
<b>November</b>	221,244	228,672	
<b>December</b>	180,878	242,175	

### Median Price

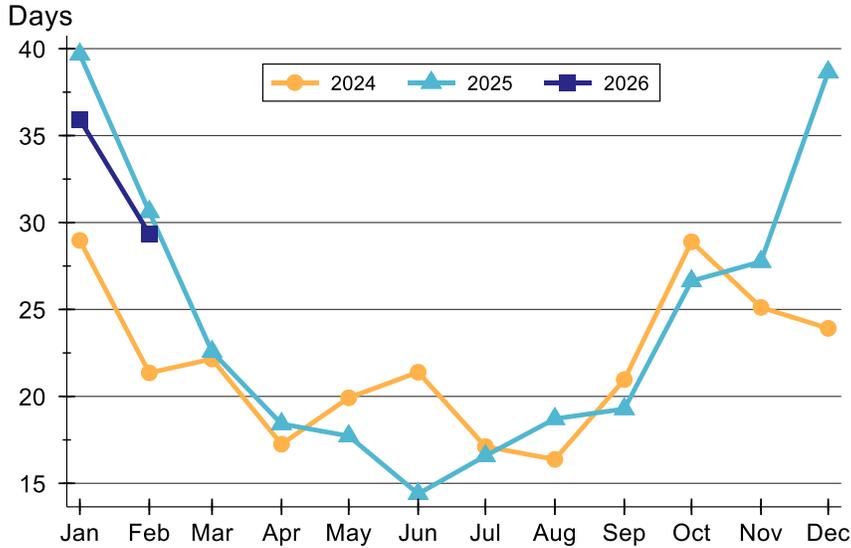


Month	2024	2025	2026
<b>January</b>	180,000	189,900	<b>190,000</b>
<b>February</b>	174,900	189,500	<b>184,750</b>
<b>March</b>	187,000	209,900	
<b>April</b>	214,950	219,900	
<b>May</b>	215,000	229,250	
<b>June</b>	218,500	215,000	
<b>July</b>	205,000	212,500	
<b>August</b>	185,000	199,000	
<b>September</b>	200,000	204,000	
<b>October</b>	212,500	225,000	
<b>November</b>	174,250	210,000	
<b>December</b>	155,000	239,000	



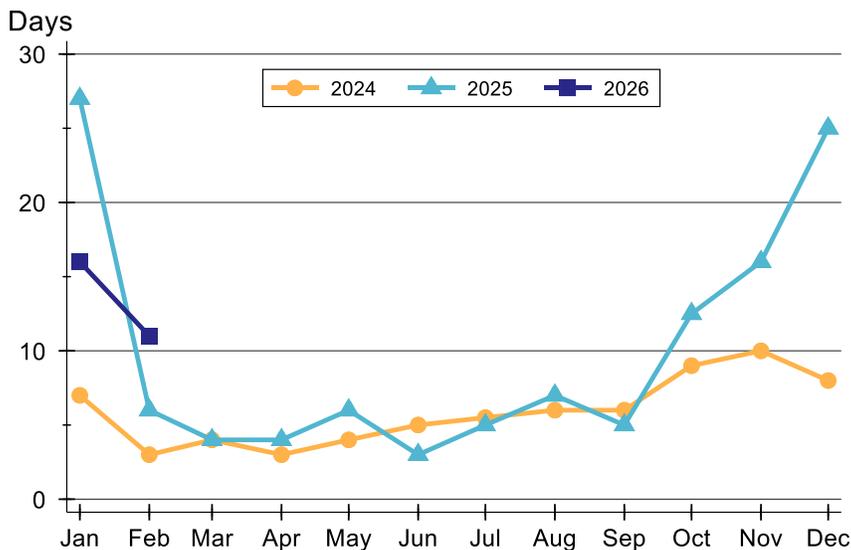
## Shawnee County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	29	40	<b>36</b>
February	21	31	<b>29</b>
March	22	23	
April	17	18	
May	20	18	
June	21	14	
July	17	17	
August	16	19	
September	21	19	
October	29	27	
November	25	28	
December	24	39	

### Median DOM



Month	2024	2025	2026
January	7	27	<b>16</b>
February	3	6	<b>11</b>
March	4	4	
April	3	4	
May	4	6	
June	5	3	
July	6	5	
August	6	7	
September	6	5	
October	9	13	
November	10	16	
December	8	25	



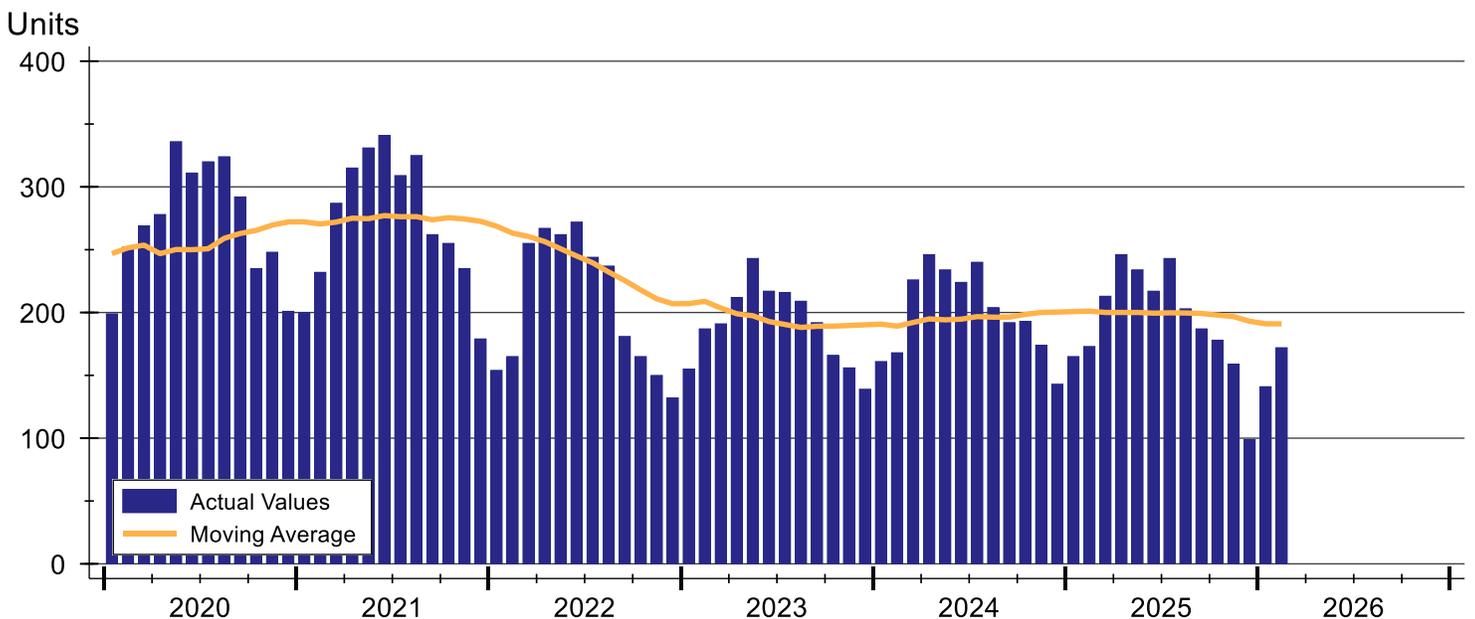
## Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>172</b>	173	-0.6%
Volume (1,000s)		<b>38,646</b>	39,852	-3.0%
Average	List Price	<b>224,687</b>	230,357	-2.5%
	Days on Market	<b>35</b>	35	0.0%
	Percent of Original	<b>98.2%</b>	98.0%	0.2%
Median	List Price	<b>205,000</b>	204,900	0.0%
	Days on Market	<b>12</b>	9	33.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 172 listings in Shawnee County had contracts pending at the end of February, down from 173 contracts pending at the end of February 2025.

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.

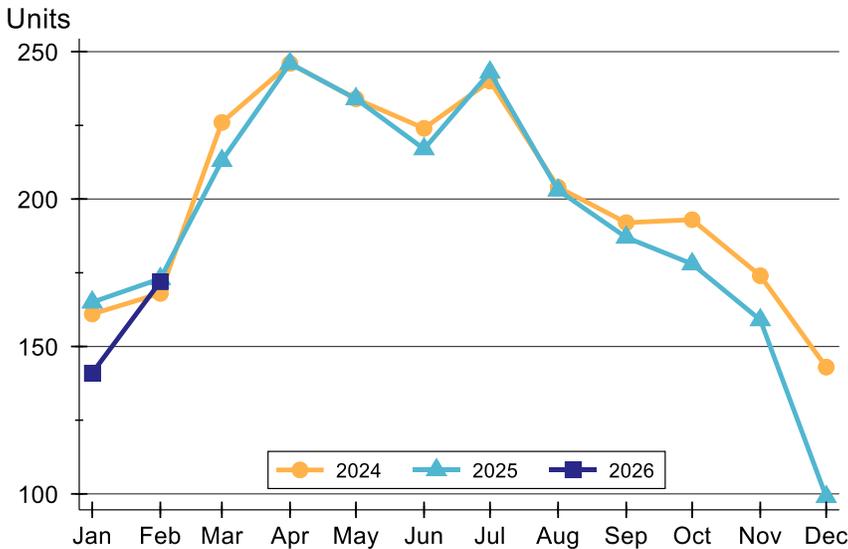
### History of Pending Contracts





## Shawnee County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	161	165	<b>141</b>
February	168	173	<b>172</b>
March	226	213	
April	246	246	
May	234	234	
June	224	217	
July	240	243	
August	204	203	
September	192	187	
October	193	178	
November	174	159	
December	143	99	

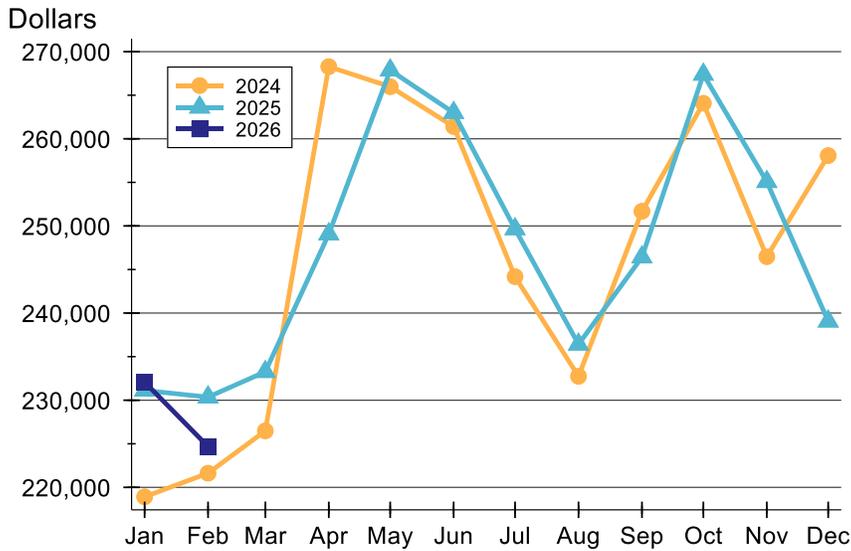
### Pending Contracts by Price Range

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	3	1.7%	41,500	40,500	16	1	100.0%	100.0%
\$50,000-\$99,999	20	11.6%	79,935	80,000	43	17	96.3%	100.0%
\$100,000-\$124,999	12	7.0%	113,800	115,000	26	10	98.1%	100.0%
\$125,000-\$149,999	17	9.9%	139,047	139,000	39	9	97.0%	100.0%
\$150,000-\$174,999	14	8.1%	165,763	168,389	30	7	98.3%	100.0%
\$175,000-\$199,999	16	9.3%	186,405	185,250	40	17	98.8%	100.0%
\$200,000-\$249,999	34	19.8%	224,290	225,000	20	6	98.5%	100.0%
\$250,000-\$299,999	19	11.0%	275,764	275,000	41	22	98.9%	100.0%
\$300,000-\$399,999	26	15.1%	346,884	338,500	32	13	98.6%	100.0%
\$400,000-\$499,999	6	3.5%	446,355	442,875	51	56	99.8%	100.0%
\$500,000-\$749,999	3	1.7%	561,300	535,000	54	30	99.1%	100.0%
\$750,000-\$999,999	2	1.2%	822,000	822,000	151	151	97.4%	97.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



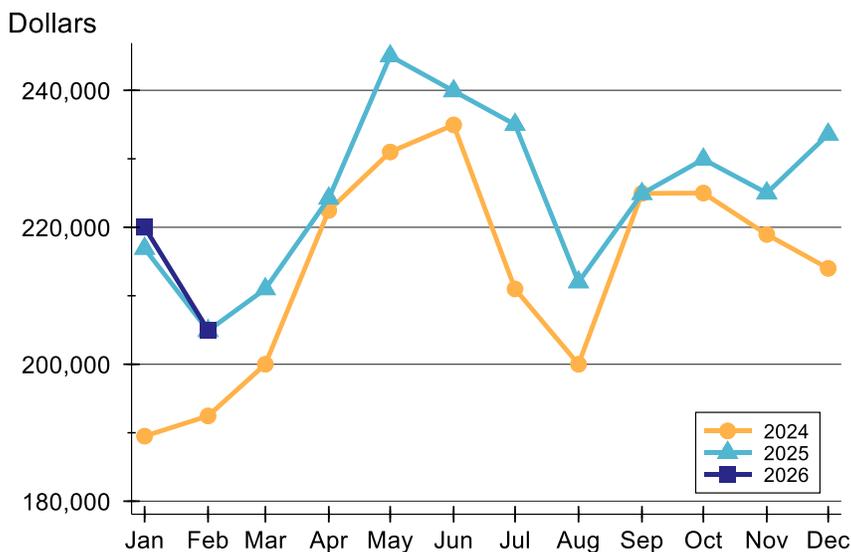
## Shawnee County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	218,913	231,124	<b>232,086</b>
<b>February</b>	221,623	230,357	<b>224,687</b>
<b>March</b>	226,481	233,270	
<b>April</b>	268,279	249,069	
<b>May</b>	265,979	267,871	
<b>June</b>	261,409	262,995	
<b>July</b>	244,180	249,651	
<b>August</b>	232,747	236,418	
<b>September</b>	251,683	246,415	
<b>October</b>	264,080	267,389	
<b>November</b>	246,477	255,072	
<b>December</b>	258,075	239,059	

### Median Price

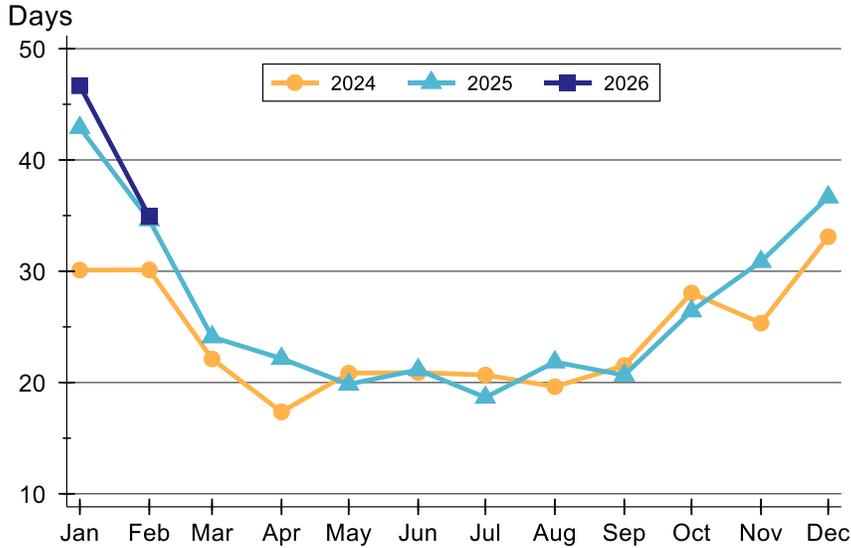


Month	2024	2025	2026
<b>January</b>	189,500	216,900	<b>220,000</b>
<b>February</b>	192,450	204,900	<b>205,000</b>
<b>March</b>	200,000	211,000	
<b>April</b>	222,450	224,225	
<b>May</b>	231,000	245,000	
<b>June</b>	234,950	239,900	
<b>July</b>	210,994	235,000	
<b>August</b>	200,000	212,000	
<b>September</b>	224,950	224,900	
<b>October</b>	225,000	229,925	
<b>November</b>	218,950	225,000	
<b>December</b>	214,000	233,572	



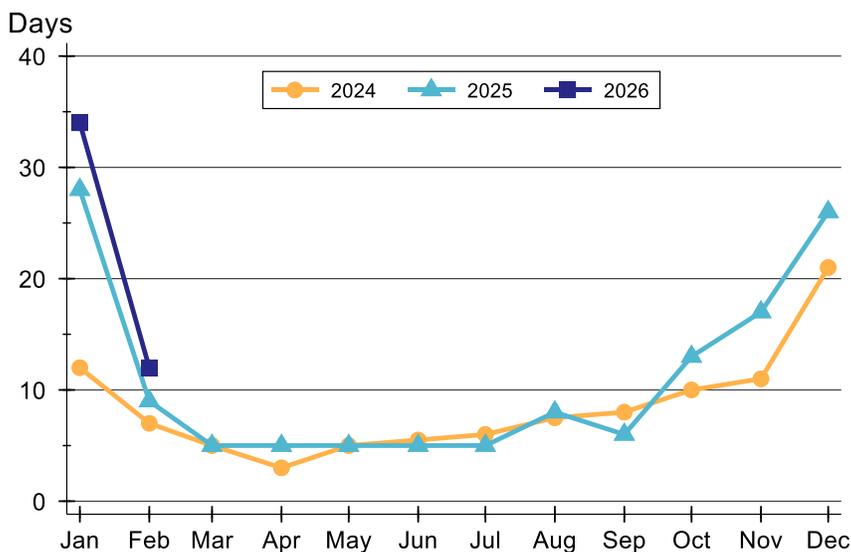
## Shawnee County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	30	43	<b>47</b>
February	30	35	<b>35</b>
March	22	24	
April	17	22	
May	21	20	
June	21	21	
July	21	19	
August	20	22	
September	22	21	
October	28	26	
November	25	31	
December	33	37	

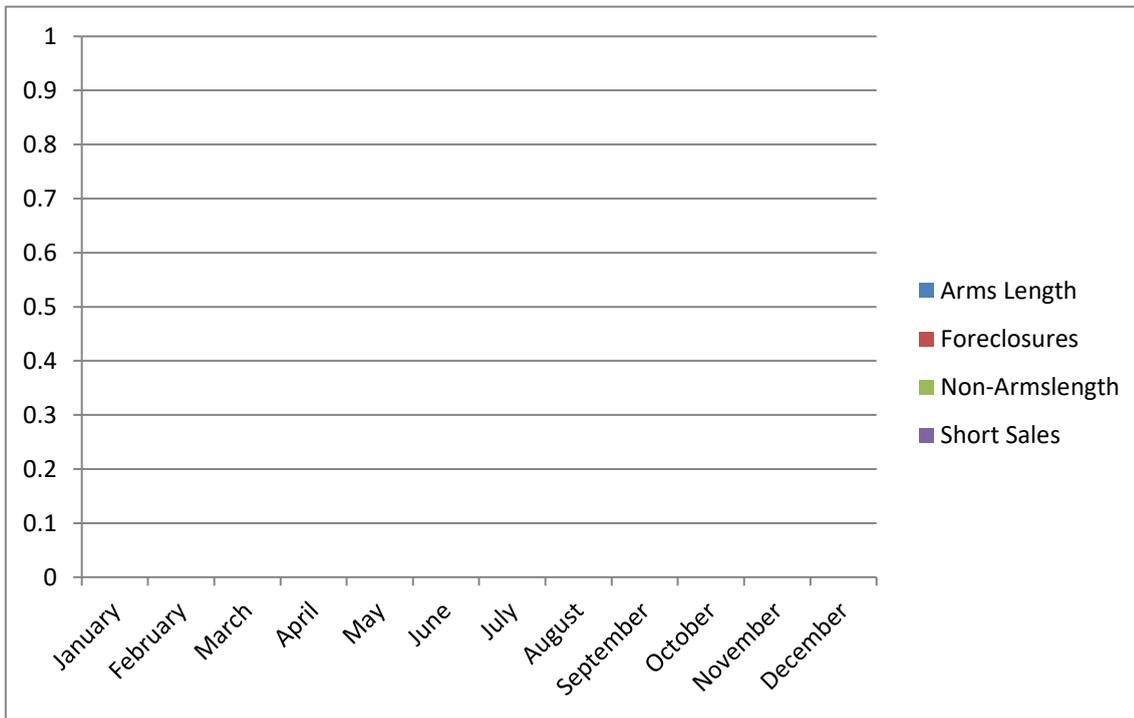
### Median DOM



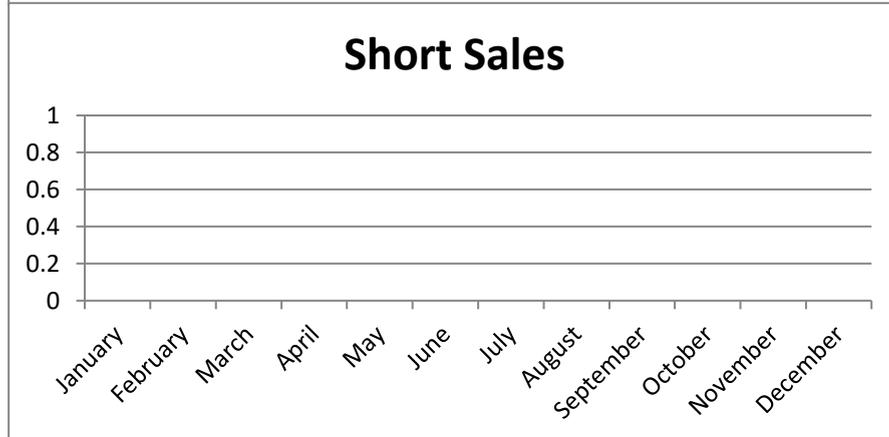
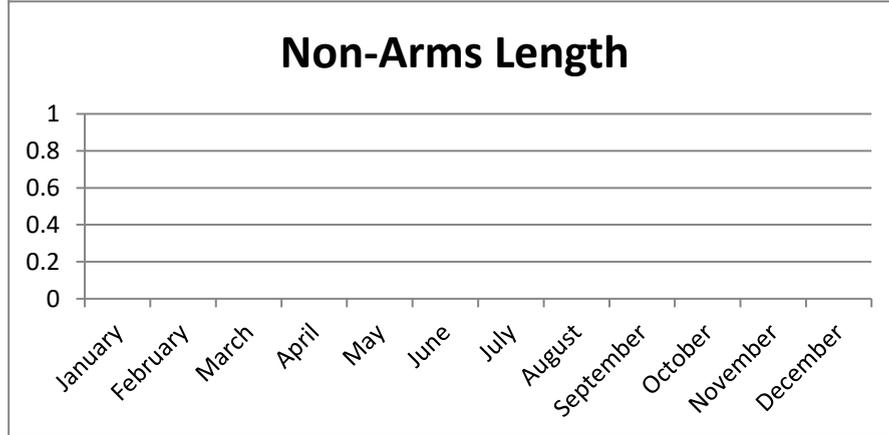
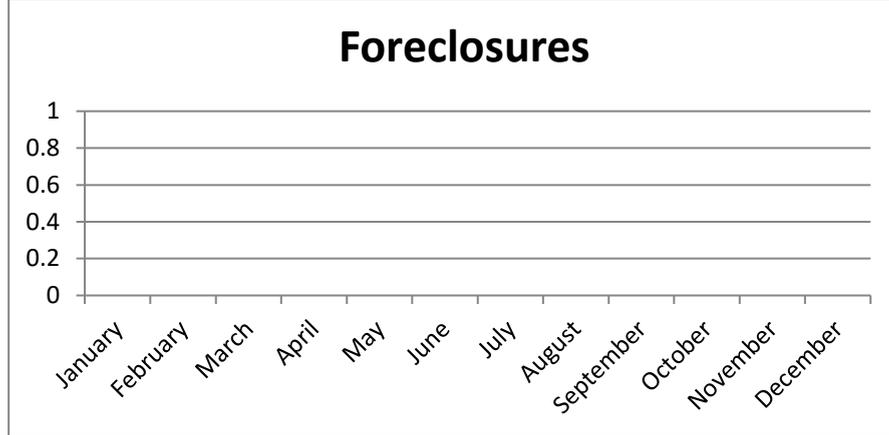
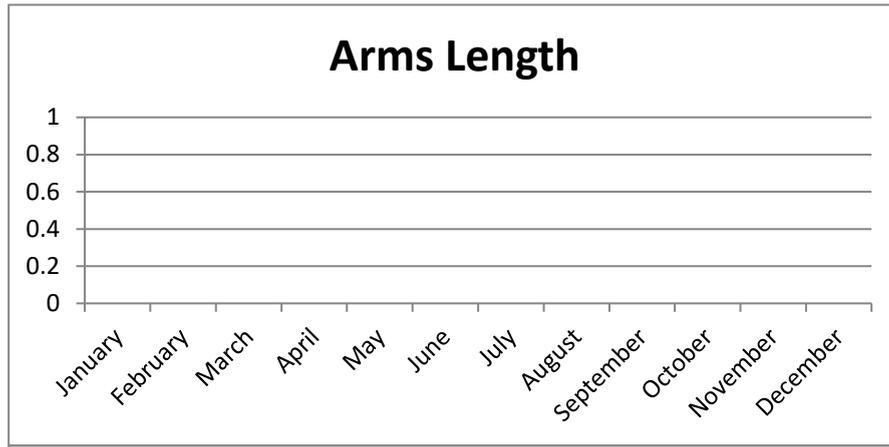
Month	2024	2025	2026
January	12	28	<b>34</b>
February	7	9	<b>12</b>
March	5	5	
April	3	5	
May	5	5	
June	6	5	
July	6	5	
August	8	8	
September	8	6	
October	10	13	
November	11	17	
December	21	26	

# Sunflower Multiple Listing Service February 2026 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	0	0	0	0	0	0	
February	0	0	0	0	0	0	
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
<b>YTD Totals</b>	0	0	0	0	0	0	



**Sunflower Multiple Listing Service  
February 2026 Distressed Sales Report**



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

February 2026																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2026	YTD2025	YTD2024	YTD2023
\$1-\$29,999	3	3											6	42	6	19
\$30,000-\$39,999	2	2											4	5	12	13
\$40,000-\$49,999	3	2											5	7	11	17
\$50,000-\$59,999	3	3											6	13	5	15
\$60,000-\$69,999	4	6											10	7	11	18
\$70,000-\$79,999	4	7											11	18	11	12
\$80,000-\$89,999	5	3											8	15	13	15
\$90,000-\$99,999	5	8											13	4	15	26
\$100,000-\$119,999	7	10											17	19	22	29
\$120,000-\$139,999	12	18											30	29	24	34
\$140,000-\$159,999	16	17											33	28	39	30
\$160,000-\$179,999	16	17											33	21	35	34
\$180,000-\$199,999	7	16											23	25	29	32
\$200,000-\$249,999	25	30											55	49	62	48
\$250,000-\$299,999	21	30											51	67	52	46
\$300,000-\$399,999	21	36											57	63	40	39
\$400,000-\$499,999	8	9											17	29	14	18
\$500,000 or more	4	3											7	22	17	9
<b>TOTALS</b>	<b>166</b>	<b>220</b>	<b>0</b>	<b>386</b>	<b>463</b>	<b>418</b>	<b>454</b>									



# Topeka MSA & Douglas County Housing Report



## Market Overview

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

Total home sales in the Topeka MSA & Douglas County rose by 3.5% last month to 178 units, compared to 172 units in February 2025. Total sales volume was \$37.9 million, down 3.1% from a year earlier.

The median sale price in February was \$190,000, down from \$215,000 a year earlier. Homes that sold in February were typically on the market for 14 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of February was 266 units, up from 235 at the same point in 2025. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$289,250.

During February, a total of 199 contracts were written down from 206 in February 2025. At the end of the month, there were 214 contracts still pending.

## Report Contents

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

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## Topeka MSA & Douglas County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>178</b>	<b>172</b>	<b>177</b>	<b>311</b>	<b>397</b>	<b>357</b>
Change from prior year		3.5%	-2.8%	-8.3%	-21.7%	11.2%	-7.8%
<b>Active Listings</b>		<b>266</b>	<b>235</b>	<b>221</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		13.2%	6.3%	18.2%			
<b>Months' Supply</b>		<b>1.1</b>	<b>0.9</b>	<b>0.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		22.2%	0.0%	28.6%			
<b>New Listings</b>		<b>217</b>	<b>239</b>	<b>252</b>	<b>421</b>	<b>395</b>	<b>461</b>
Change from prior year		-9.2%	-5.2%	5.0%	6.6%	-14.3%	3.4%
<b>Contracts Written</b>		<b>199</b>	<b>206</b>	<b>221</b>	<b>408</b>	<b>397</b>	<b>430</b>
Change from prior year		-3.4%	-6.8%	-0.5%	2.8%	-7.7%	-1.6%
<b>Pending Contracts</b>		<b>214</b>	<b>215</b>	<b>215</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-0.5%	0.0%	-3.6%			
<b>Sales Volume (1,000s)</b>		<b>37,897</b>	<b>39,090</b>	<b>36,342</b>	<b>66,937</b>	<b>87,039</b>	<b>73,662</b>
Change from prior year		-3.1%	7.6%	-3.4%	-23.1%	18.2%	5.8%
<b>Average</b>	<b>Sale Price</b>	<b>212,905</b>	<b>227,270</b>	<b>205,322</b>	<b>215,230</b>	<b>219,242</b>	<b>206,336</b>
	Change from prior year	-6.3%	10.7%	5.3%	-1.8%	6.3%	14.7%
	<b>List Price of Actives</b>	<b>344,734</b>	<b>268,163</b>	<b>299,101</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	28.6%	-10.3%	-19.2%			
	<b>Days on Market</b>	<b>38</b>	<b>44</b>	<b>30</b>	<b>39</b>	<b>35</b>	<b>32</b>
Change from prior year	-13.6%	46.7%	3.4%	11.4%	9.4%	28.0%	
<b>Percent of List</b>	<b>96.9%</b>	<b>97.5%</b>	<b>98.1%</b>	<b>97.4%</b>	<b>97.5%</b>	<b>98.0%</b>	
Change from prior year	-0.6%	-0.6%	2.7%	-0.1%	-0.5%	2.8%	
<b>Percent of Original</b>	<b>94.0%</b>	<b>94.4%</b>	<b>96.0%</b>	<b>94.7%</b>	<b>95.2%</b>	<b>95.9%</b>	
Change from prior year	-0.4%	-1.7%	3.0%	-0.5%	-0.7%	3.1%	
<b>Median</b>	<b>Sale Price</b>	<b>190,000</b>	<b>215,000</b>	<b>179,000</b>	<b>190,000</b>	<b>190,263</b>	<b>185,000</b>
	Change from prior year	-11.6%	20.1%	11.9%	-0.1%	2.8%	19.4%
	<b>List Price of Actives</b>	<b>289,250</b>	<b>229,900</b>	<b>239,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	25.8%	-4.2%	-10.7%			
	<b>Days on Market</b>	<b>14</b>	<b>28</b>	<b>12</b>	<b>18</b>	<b>15</b>	<b>15</b>
Change from prior year	-50.0%	133.3%	20.0%	20.0%	0.0%	66.7%	
<b>Percent of List</b>	<b>100.0%</b>	<b>99.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.8%</b>	<b>100.0%</b>	
Change from prior year	1.0%	-1.0%	0.6%	0.2%	-0.2%	0.3%	
<b>Percent of Original</b>	<b>98.4%</b>	<b>96.6%</b>	<b>98.2%</b>	<b>97.8%</b>	<b>97.5%</b>	<b>97.7%</b>	
Change from prior year	1.9%	-1.6%	1.2%	0.3%	-0.2%	0.7%	

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



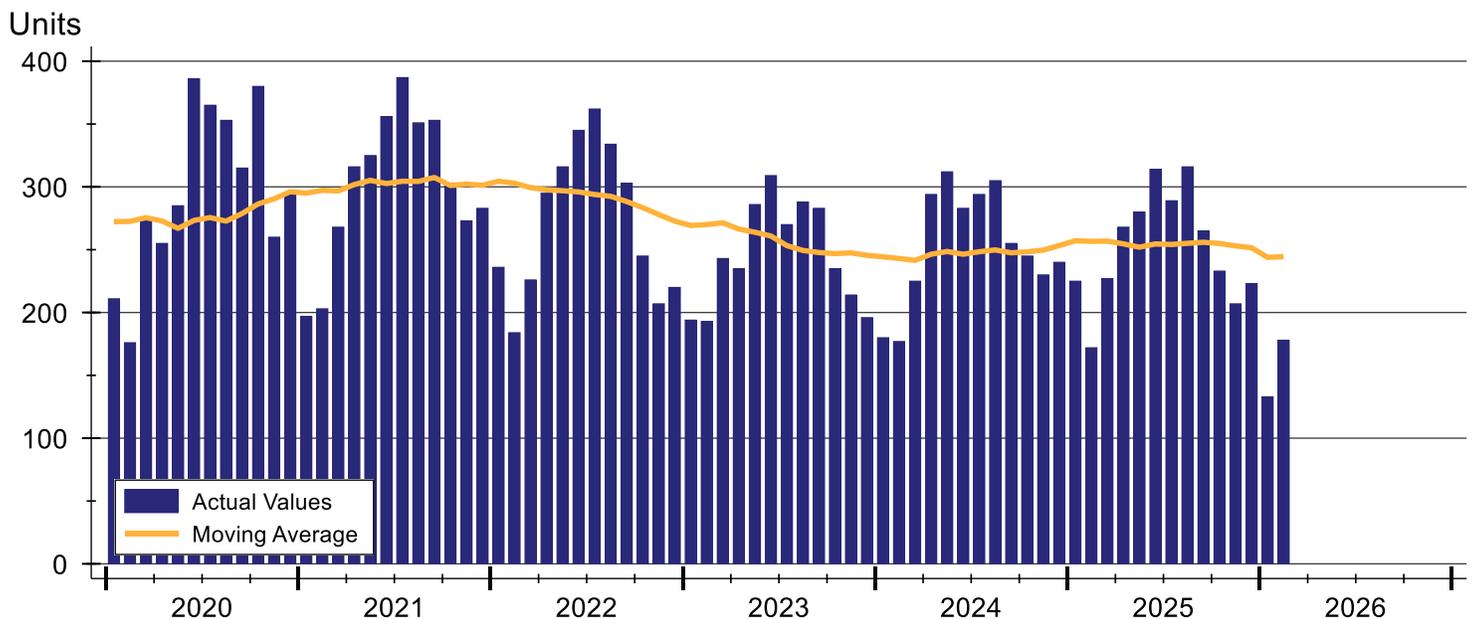
## Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		February			Year-to-Date		
		2026	2025	Change	2026	2025	Change
Closed Listings		<b>178</b>	172	3.5%	<b>311</b>	397	-21.7%
Volume (1,000s)		<b>37,897</b>	39,090	-3.1%	<b>66,937</b>	87,039	-23.1%
Months' Supply		<b>1.1</b>	0.9	22.2%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>212,905</b>	227,270	-6.3%	<b>215,230</b>	219,242	-1.8%
	Days on Market	<b>38</b>	44	-13.6%	<b>39</b>	35	11.4%
	Percent of List	<b>96.9%</b>	97.5%	-0.6%	<b>97.4%</b>	97.5%	-0.1%
	Percent of Original	<b>94.0%</b>	94.4%	-0.4%	<b>94.7%</b>	95.2%	-0.5%
Median	Sale Price	<b>190,000</b>	215,000	-11.6%	<b>190,000</b>	190,263	-0.1%
	Days on Market	<b>14</b>	28	-50.0%	<b>18</b>	15	20.0%
	Percent of List	<b>100.0%</b>	99.0%	1.0%	<b>100.0%</b>	99.8%	0.2%
	Percent of Original	<b>98.4%</b>	96.6%	1.9%	<b>97.8%</b>	97.5%	0.3%

A total of 178 homes sold in the Topeka MSA & Douglas County in February, up from 172 units in February 2025. Total sales volume fell to \$37.9 million compared to \$39.1 million in the previous year.

The median sales price in February was \$190,000, down 11.6% compared to the prior year. Median days on market was 14 days, down from 19 days in January, and down from 28 in February 2025.

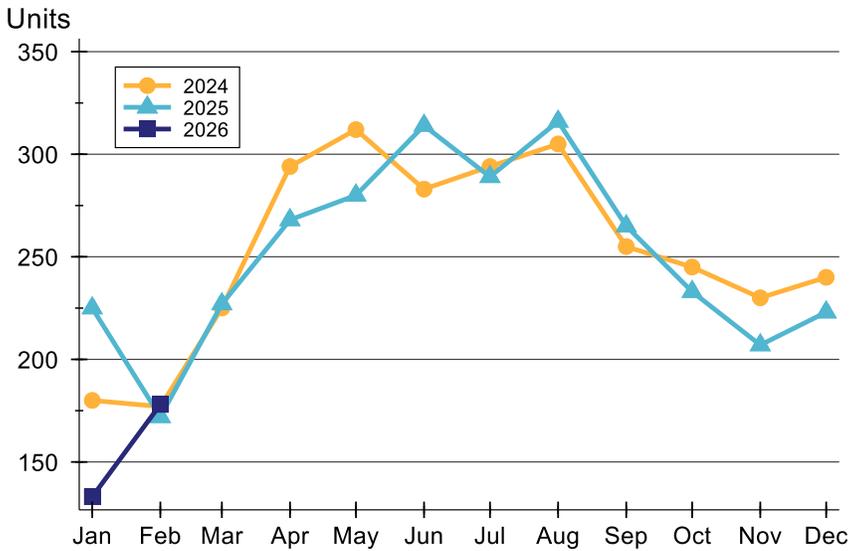
### History of Closed Listings





## Topeka MSA & Douglas County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
<b>January</b>	180	225	<b>133</b>
<b>February</b>	177	172	<b>178</b>
<b>March</b>	225	227	
<b>April</b>	294	268	
<b>May</b>	312	280	
<b>June</b>	283	314	
<b>July</b>	294	289	
<b>August</b>	305	316	
<b>September</b>	255	265	
<b>October</b>	245	233	
<b>November</b>	230	207	
<b>December</b>	240	223	

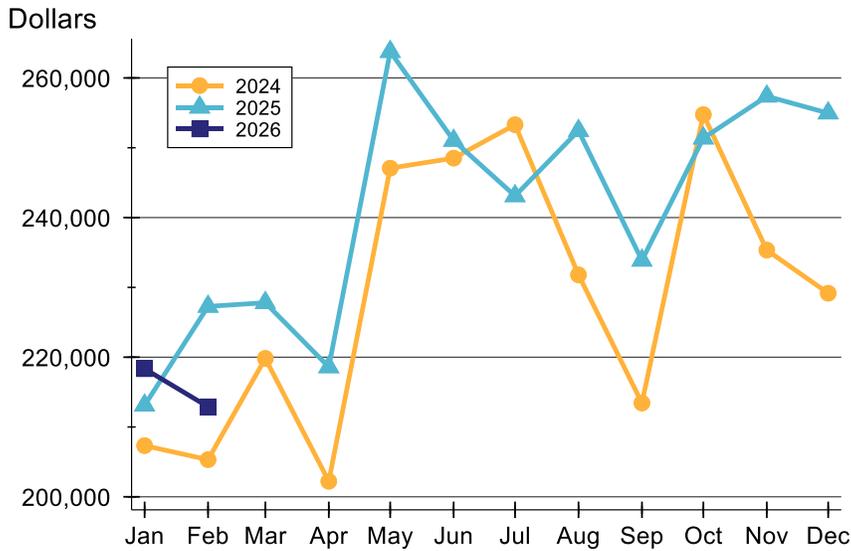
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	1.3	8,250	8,250	73	73	41.5%	41.5%	33.0%	33.0%
\$25,000-\$49,999	5	2.8%	0.7	36,000	33,000	22	25	95.5%	100.0%	84.8%	85.5%
\$50,000-\$99,999	24	13.5%	1.0	76,915	76,500	29	10	91.0%	94.2%	86.4%	92.3%
\$100,000-\$124,999	12	6.7%	0.9	113,229	113,500	37	12	95.5%	99.2%	89.9%	99.2%
\$125,000-\$149,999	21	11.8%	0.9	136,757	135,000	58	7	97.9%	100.0%	95.2%	100.0%
\$150,000-\$174,999	13	7.3%	0.7	161,287	161,000	29	24	96.2%	96.1%	93.2%	94.2%
\$175,000-\$199,999	19	10.7%	0.7	185,884	189,000	35	31	96.6%	99.0%	95.4%	96.9%
\$200,000-\$249,999	20	11.2%	0.5	232,770	235,500	41	17	99.4%	100.0%	97.3%	100.0%
\$250,000-\$299,999	25	14.0%	0.9	272,336	270,000	27	9	99.4%	100.0%	97.3%	99.8%
\$300,000-\$399,999	28	15.7%	1.3	339,720	346,500	36	24	99.5%	99.7%	98.3%	97.0%
\$400,000-\$499,999	8	4.5%	1.9	453,788	453,700	48	18	100.3%	99.9%	98.5%	98.6%
\$500,000-\$749,999	1	0.6%	2.8	547,500	547,500	56	56	95.2%	95.2%	95.2%	95.2%
\$750,000-\$999,999	1	0.6%	3.0	850,000	850,000	183	183	101.2%	101.2%	97.1%	97.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



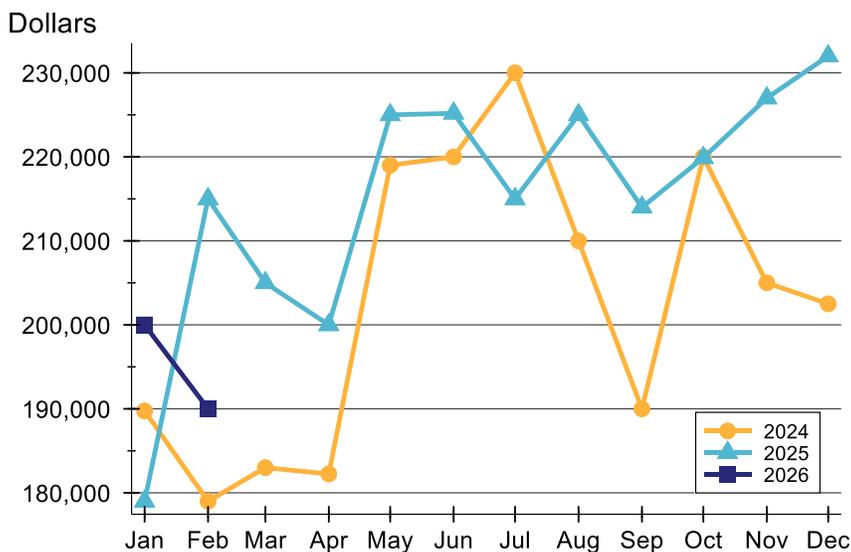
## Topeka MSA & Douglas County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	207,334	213,104	<b>218,342</b>
<b>February</b>	205,322	227,270	<b>212,905</b>
<b>March</b>	219,830	227,803	
<b>April</b>	202,221	218,603	
<b>May</b>	247,079	263,763	
<b>June</b>	248,518	251,036	
<b>July</b>	253,297	243,104	
<b>August</b>	231,797	252,444	
<b>September</b>	213,436	233,870	
<b>October</b>	254,750	251,371	
<b>November</b>	235,342	257,372	
<b>December</b>	229,162	254,961	

### Median Price

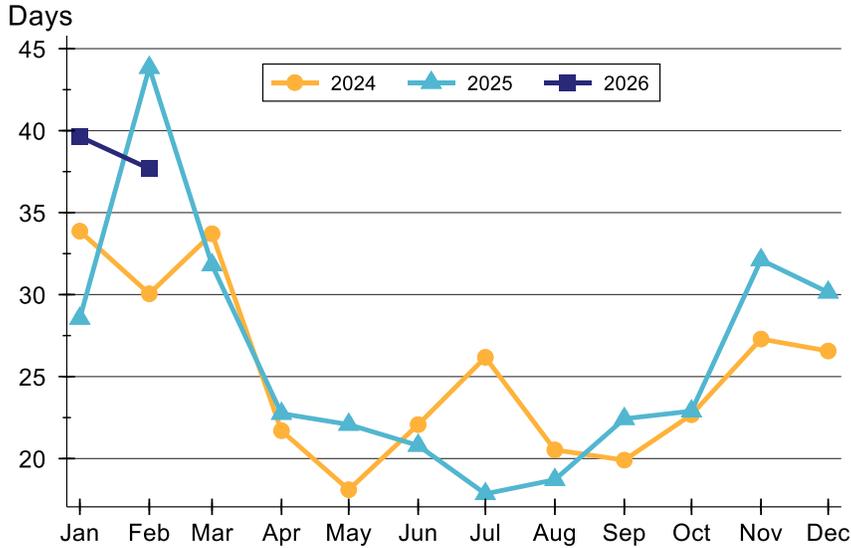


Month	2024	2025	2026
<b>January</b>	189,750	179,000	<b>200,000</b>
<b>February</b>	179,000	215,000	<b>190,000</b>
<b>March</b>	183,000	205,000	
<b>April</b>	182,250	200,000	
<b>May</b>	219,000	225,000	
<b>June</b>	220,000	225,185	
<b>July</b>	230,000	215,000	
<b>August</b>	210,000	225,000	
<b>September</b>	190,000	214,000	
<b>October</b>	220,000	219,900	
<b>November</b>	205,000	227,000	
<b>December</b>	202,500	232,000	



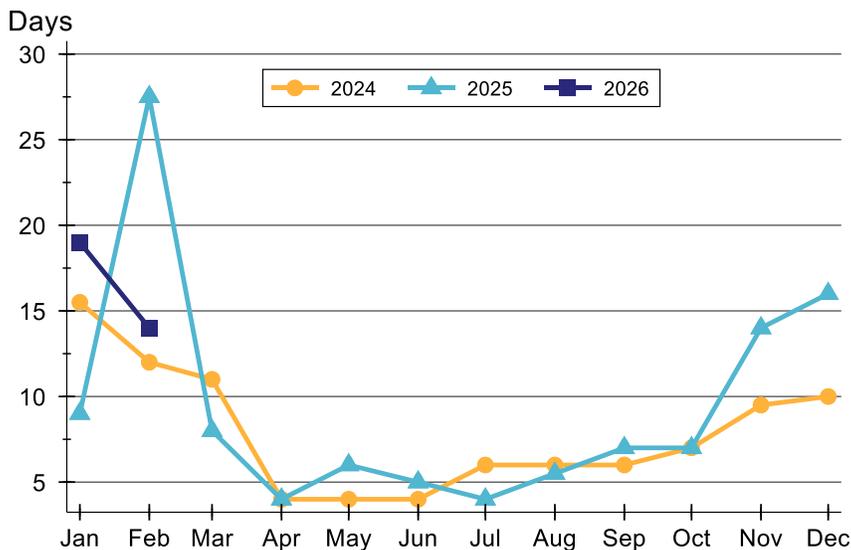
## Topeka MSA & Douglas County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	34	29	<b>40</b>
February	30	44	<b>38</b>
March	34	32	
April	22	23	
May	18	22	
June	22	21	
July	26	18	
August	21	19	
September	20	22	
October	23	23	
November	27	32	
December	27	30	

### Median DOM



Month	2024	2025	2026
January	16	9	<b>19</b>
February	12	28	<b>14</b>
March	11	8	
April	4	4	
May	4	6	
June	4	5	
July	6	4	
August	6	6	
September	6	7	
October	7	7	
November	10	14	
December	10	16	



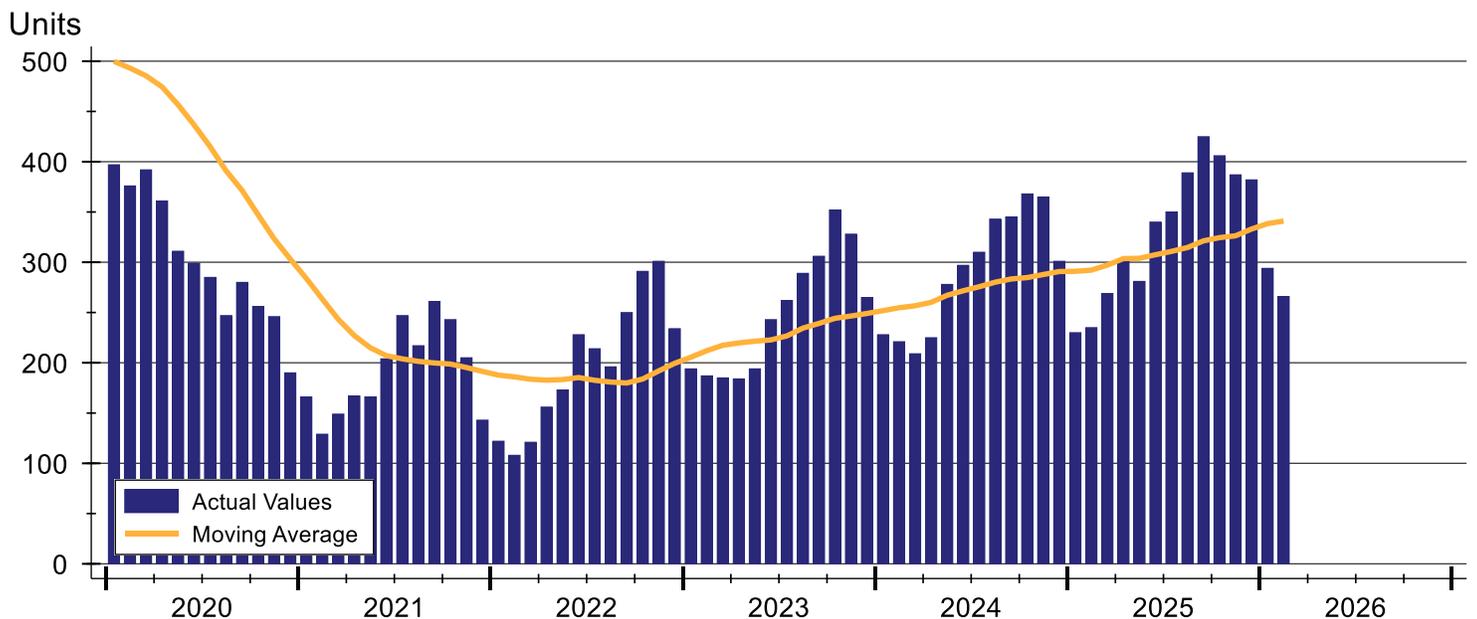
## Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>266</b>	235	13.2%
Volume (1,000s)		<b>91,699</b>	63,018	45.5%
Months' Supply		<b>1.1</b>	0.9	22.2%
Average	List Price	<b>344,734</b>	268,163	28.6%
	Days on Market	<b>54</b>	61	-11.5%
	Percent of Original	<b>96.4%</b>	97.2%	-0.8%
Median	List Price	<b>289,250</b>	229,900	25.8%
	Days on Market	<b>22</b>	28	-21.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 266 homes were available for sale in the Topeka MSA & Douglas County at the end of February. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of February was \$289,250, up 25.8% from 2025. The typical time on market for active listings was 22 days, down from 28 days a year earlier.

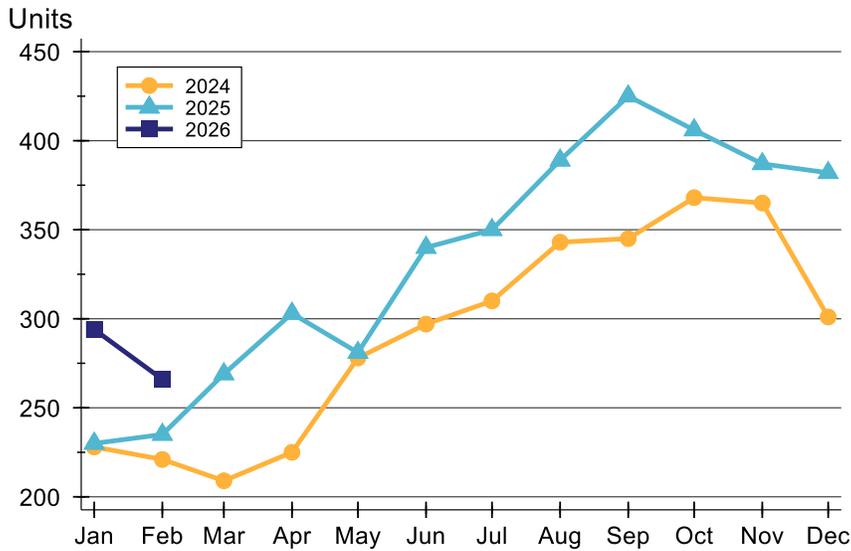
### History of Active Listings





## Topeka MSA & Douglas County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	228	230	<b>294</b>
<b>February</b>	221	235	<b>266</b>
<b>March</b>	209	269	
<b>April</b>	225	303	
<b>May</b>	278	281	
<b>June</b>	297	340	
<b>July</b>	310	350	
<b>August</b>	343	389	
<b>September</b>	345	425	
<b>October</b>	368	406	
<b>November</b>	365	387	
<b>December</b>	301	382	

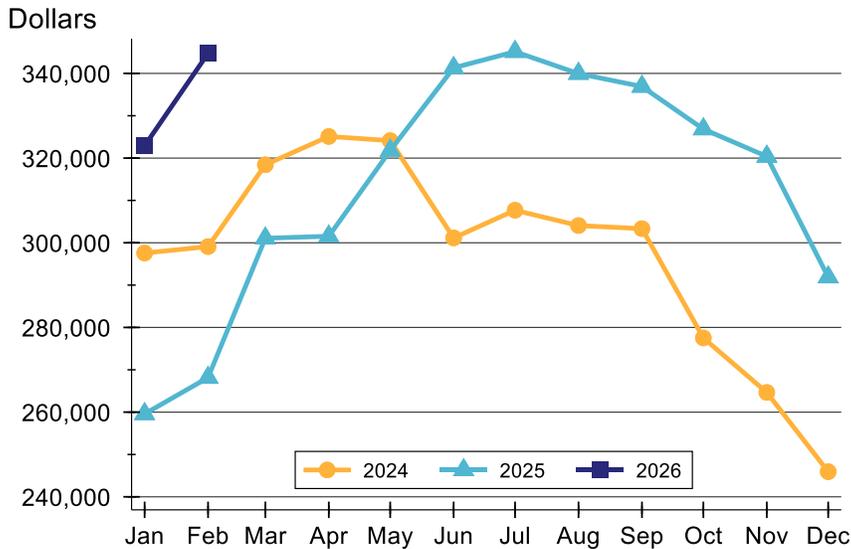
### Active Listings by Price Range

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	3	1.1%	1.3	11,633	14,000	21	7	97.8%	100.0%
\$25,000-\$49,999	5	1.9%	0.7	38,080	35,500	68	99	88.4%	85.4%
\$50,000-\$99,999	27	10.2%	1.0	81,218	80,000	65	24	92.6%	95.2%
\$100,000-\$124,999	13	4.9%	0.9	114,450	118,000	61	52	90.4%	100.0%
\$125,000-\$149,999	17	6.4%	0.9	134,379	135,000	44	10	96.6%	100.0%
\$150,000-\$174,999	14	5.3%	0.7	161,141	159,925	82	21	97.6%	100.0%
\$175,000-\$199,999	15	5.6%	0.7	184,921	181,500	61	30	95.5%	100.0%
\$200,000-\$249,999	18	6.8%	0.5	219,628	219,450	47	19	97.8%	100.0%
\$250,000-\$299,999	30	11.3%	0.9	278,871	279,750	31	10	98.1%	100.0%
\$300,000-\$399,999	51	19.2%	1.3	353,319	350,000	55	26	97.4%	100.0%
\$400,000-\$499,999	30	11.3%	1.9	443,969	442,500	45	34	98.1%	100.0%
\$500,000-\$749,999	30	11.3%	2.8	609,077	597,250	60	32	96.4%	99.5%
\$750,000-\$999,999	4	1.5%	3.0	851,238	852,500	65	53	90.2%	94.4%
\$1,000,000 and up	9	3.4%	N/A	1,682,667	1,600,000	72	46	102.2%	100.0%



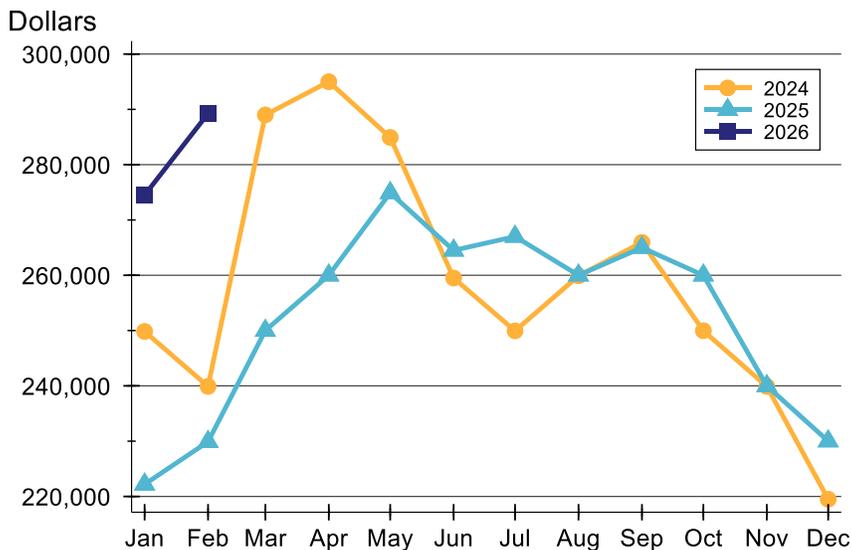
## Topeka MSA & Douglas County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	297,579	259,588	<b>322,897</b>
<b>February</b>	299,101	268,163	<b>344,734</b>
<b>March</b>	318,418	301,069	
<b>April</b>	325,105	301,539	
<b>May</b>	324,123	321,794	
<b>June</b>	301,144	341,314	
<b>July</b>	307,686	345,133	
<b>August</b>	304,068	339,955	
<b>September</b>	303,338	336,904	
<b>October</b>	277,529	326,852	
<b>November</b>	264,650	320,387	
<b>December</b>	245,927	291,886	

### Median Price

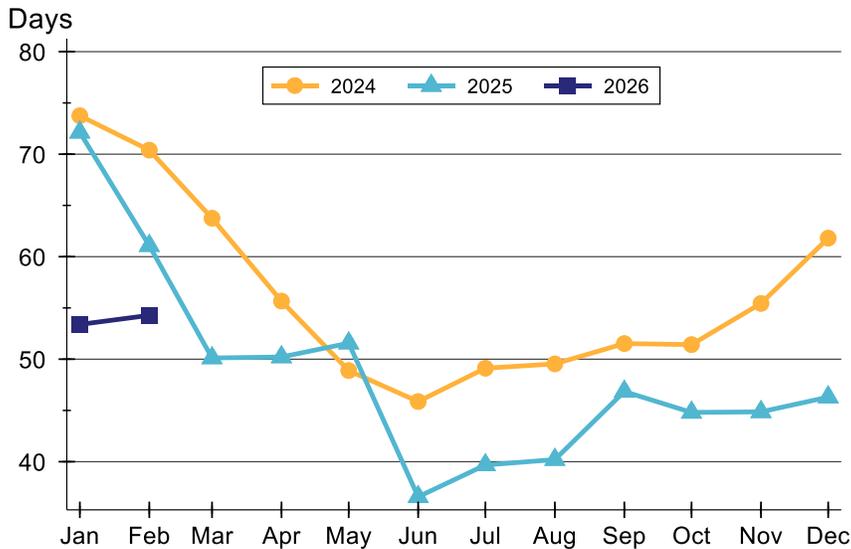


Month	2024	2025	2026
<b>January</b>	249,839	222,200	<b>274,500</b>
<b>February</b>	239,900	229,900	<b>289,250</b>
<b>March</b>	289,000	250,000	
<b>April</b>	295,000	260,000	
<b>May</b>	284,925	274,900	
<b>June</b>	259,500	264,500	
<b>July</b>	249,950	267,000	
<b>August</b>	259,900	260,000	
<b>September</b>	265,950	265,000	
<b>October</b>	249,975	260,000	
<b>November</b>	239,900	240,000	
<b>December</b>	219,500	230,000	



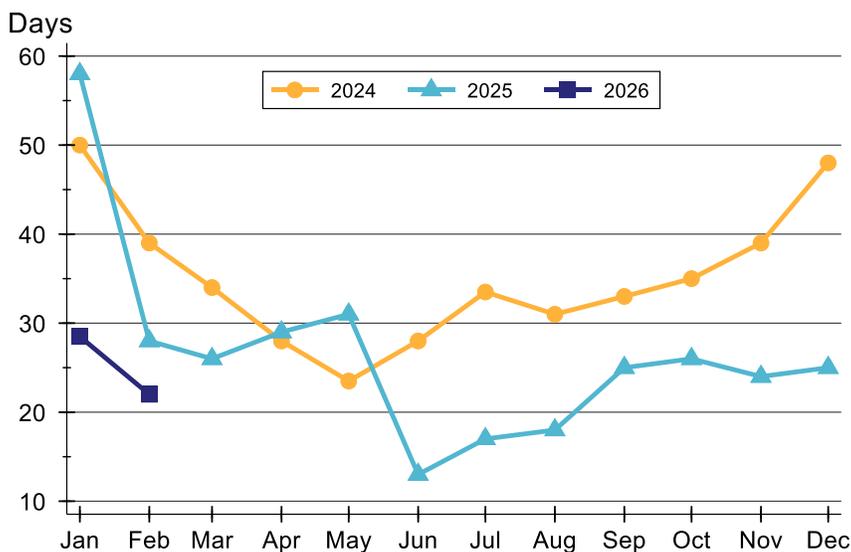
## Topeka MSA & Douglas County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	74	72	<b>53</b>
February	70	61	<b>54</b>
March	64	50	
April	56	50	
May	49	52	
June	46	37	
July	49	40	
August	50	40	
September	52	47	
October	51	45	
November	55	45	
December	62	46	

### Median DOM

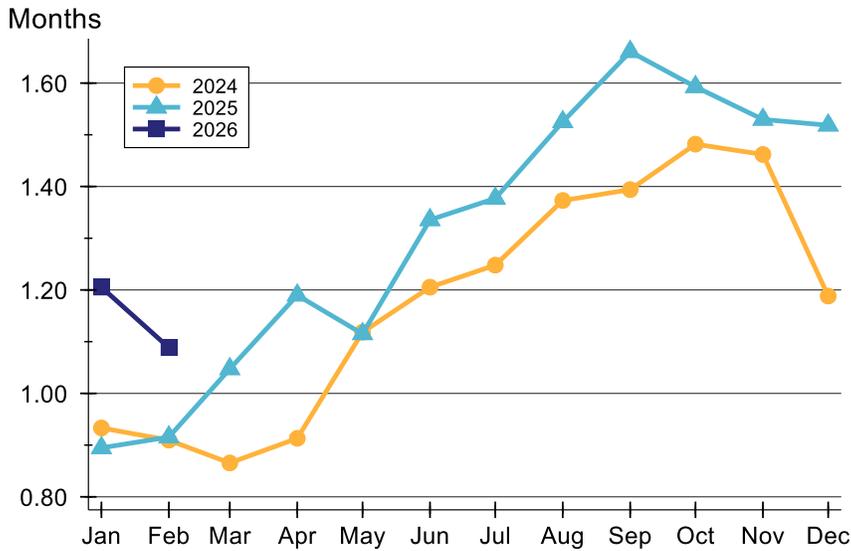


Month	2024	2025	2026
January	50	58	<b>29</b>
February	39	28	<b>22</b>
March	34	26	
April	28	29	
May	24	31	
June	28	13	
July	34	17	
August	31	18	
September	33	25	
October	35	26	
November	39	24	
December	48	25	



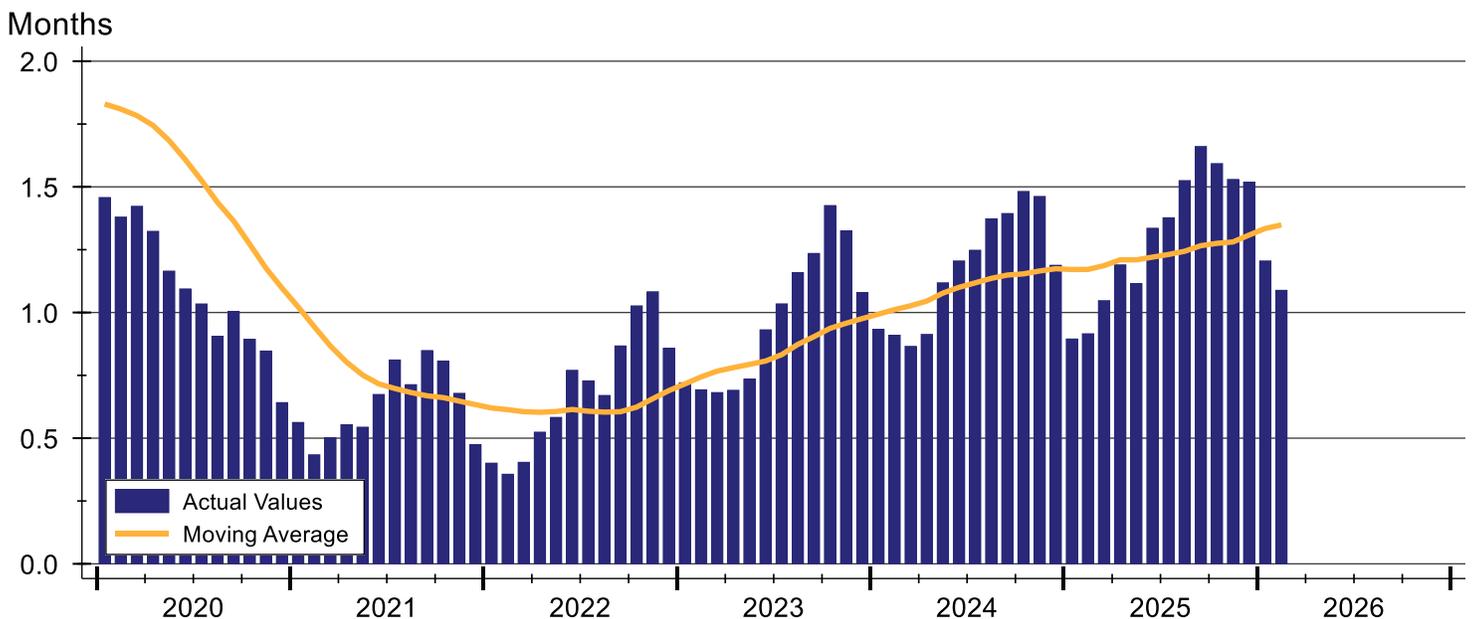
# Topeka MSA & Douglas County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	0.9	0.9	<b>1.2</b>
February	0.9	0.9	<b>1.1</b>
March	0.9	1.0	
April	0.9	1.2	
May	1.1	1.1	
June	1.2	1.3	
July	1.2	1.4	
August	1.4	1.5	
September	1.4	1.7	
October	1.5	1.6	
November	1.5	1.5	
December	1.2	1.5	

## History of Month's Supply





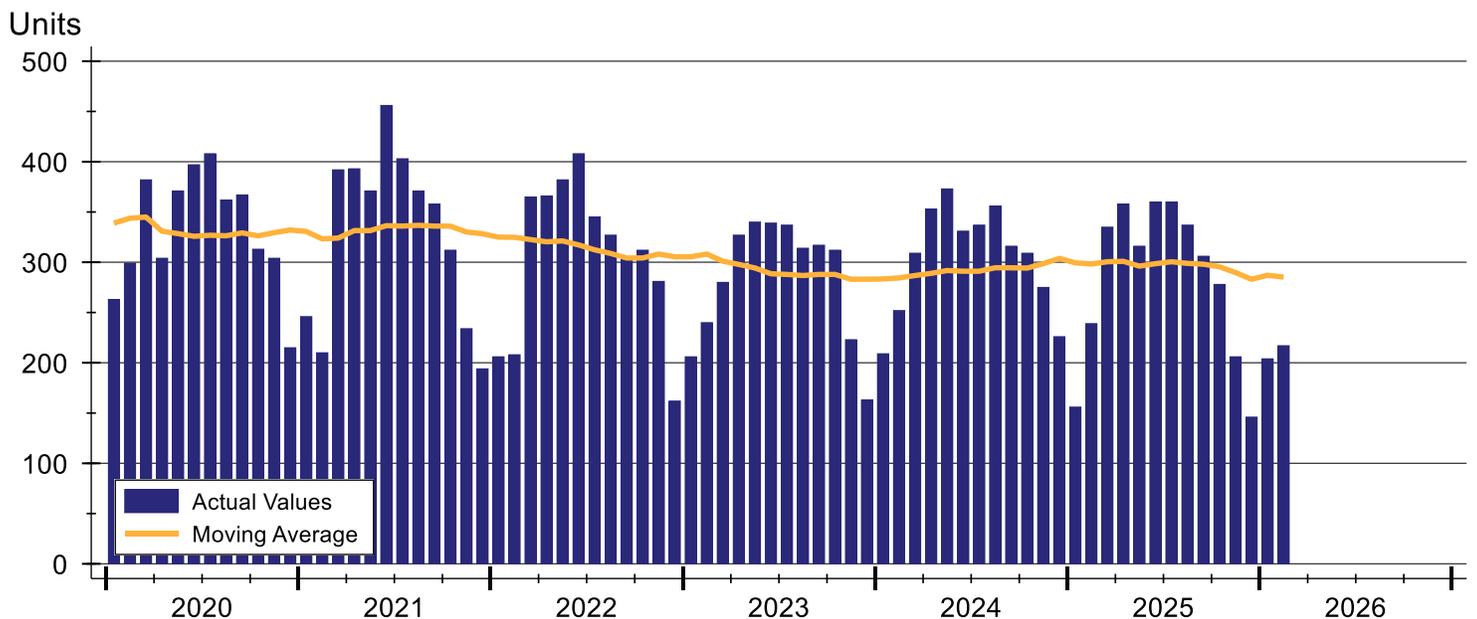
## Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>217</b>	239	-9.2%
	Volume (1,000s)	<b>56,110</b>	57,319	-2.1%
	Average List Price	<b>258,572</b>	239,829	7.8%
	Median List Price	<b>225,000</b>	195,000	15.4%
Year-to-Date	New Listings	<b>421</b>	395	6.6%
	Volume (1,000s)	<b>105,860</b>	95,691	10.6%
	Average List Price	<b>251,450</b>	242,257	3.8%
	Median List Price	<b>224,900</b>	199,900	12.5%

A total of 217 new listings were added in the Topeka MSA & Douglas County during February, down 9.2% from the same month in 2025. Year-to-date the Topeka MSA & Douglas County has seen 421 new listings.

The median list price of these homes was \$225,000 up from \$195,000 in 2025.

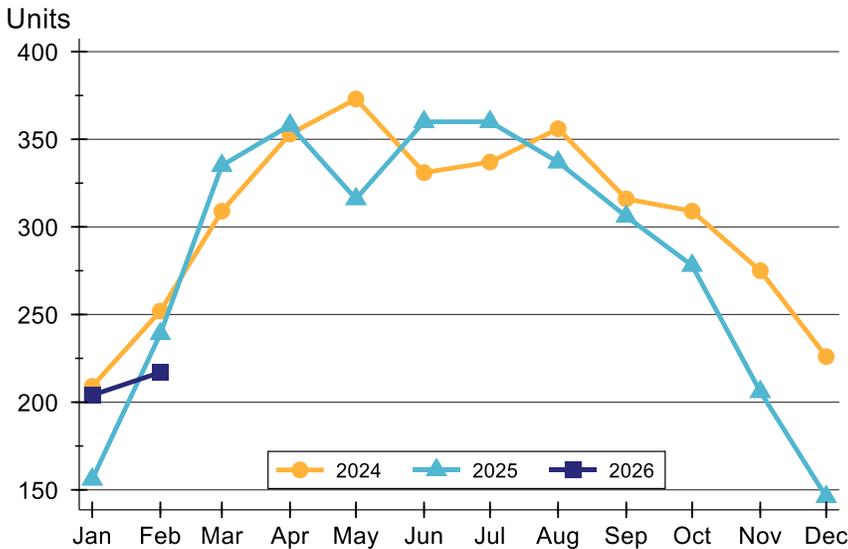
### History of New Listings





## Topeka MSA & Douglas County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
<b>January</b>	209	156	<b>204</b>
<b>February</b>	252	239	<b>217</b>
<b>March</b>	309	335	
<b>April</b>	353	358	
<b>May</b>	373	316	
<b>June</b>	331	360	
<b>July</b>	337	360	
<b>August</b>	356	337	
<b>September</b>	316	306	
<b>October</b>	309	278	
<b>November</b>	275	206	
<b>December</b>	226	146	

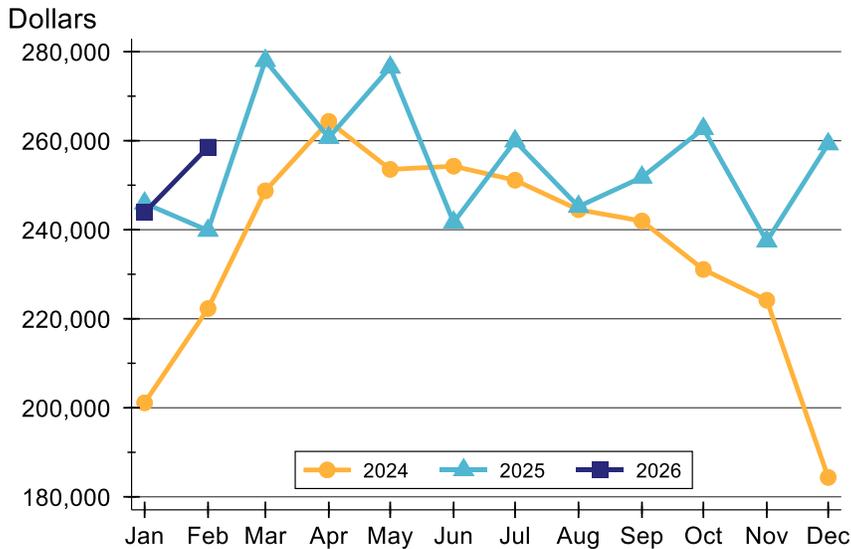
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.9%	10,450	10,450	6	6	100.0%	100.0%
\$25,000-\$49,999	7	3.2%	39,843	40,500	3	1	98.7%	100.0%
\$50,000-\$99,999	25	11.5%	84,924	89,900	8	6	98.4%	100.0%
\$100,000-\$124,999	11	5.1%	111,800	110,000	5	6	100.0%	100.0%
\$125,000-\$149,999	20	9.2%	139,025	138,750	4	3	97.3%	100.0%
\$150,000-\$174,999	15	6.9%	163,817	164,900	7	4	99.5%	100.0%
\$175,000-\$199,999	15	6.9%	185,777	185,000	9	8	98.8%	100.0%
\$200,000-\$249,999	31	14.3%	225,845	225,000	8	5	99.3%	100.0%
\$250,000-\$299,999	26	12.0%	277,273	275,000	11	8	99.7%	100.0%
\$300,000-\$399,999	34	15.7%	351,569	352,000	10	9	99.6%	100.0%
\$400,000-\$499,999	17	7.8%	440,503	435,000	6	5	99.7%	100.0%
\$500,000-\$749,999	11	5.1%	627,354	640,000	10	8	100.7%	100.0%
\$750,000-\$999,999	1	0.5%	780,000	780,000	13	13	100.0%	100.0%
\$1,000,000 and up	2	0.9%	1,550,000	1,550,000	18	18	96.2%	96.2%



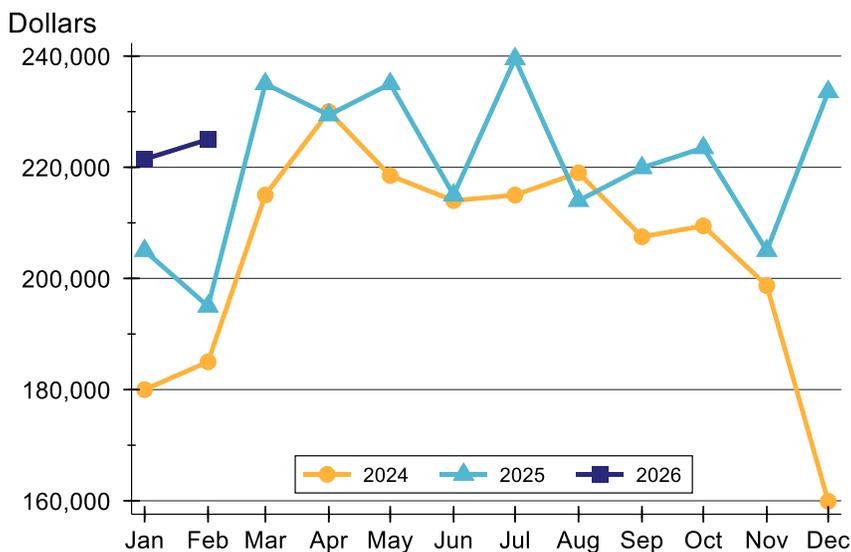
## Topeka MSA & Douglas County New Listings Analysis

### Average Price



Month	2024	2025	2026
January	201,113	245,944	<b>243,874</b>
February	222,290	239,829	<b>258,572</b>
March	248,737	278,001	
April	264,334	260,695	
May	253,557	276,476	
June	254,273	241,658	
July	251,129	259,916	
August	244,500	245,214	
September	241,956	251,778	
October	231,078	262,703	
November	224,164	237,436	
December	184,353	259,260	

### Median Price



Month	2024	2025	2026
January	180,000	205,000	<b>221,450</b>
February	185,000	195,000	<b>225,000</b>
March	215,000	235,000	
April	230,000	229,400	
May	218,500	235,000	
June	214,000	215,000	
July	215,000	239,500	
August	219,000	214,000	
September	207,500	219,900	
October	209,450	223,500	
November	198,700	205,000	
December	159,925	233,572	



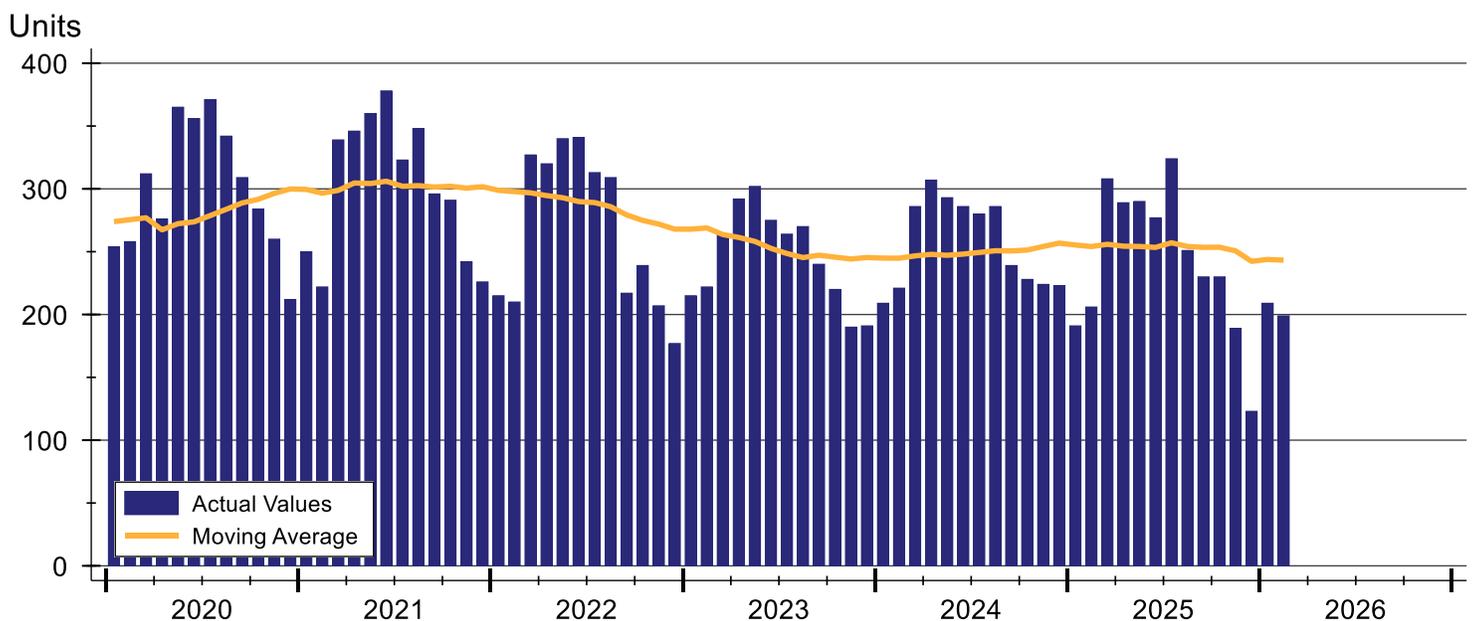
## Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>199</b>	206	-3.4%	<b>408</b>	397	2.8%
Volume (1,000s)		<b>45,508</b>	46,181	-1.5%	<b>91,777</b>	89,973	2.0%
Average	Sale Price	<b>228,683</b>	224,178	2.0%	<b>224,944</b>	226,633	-0.7%
	Days on Market	<b>32</b>	34	-5.9%	<b>37</b>	37	0.0%
	Percent of Original	<b>98.0%</b>	97.0%	1.0%	<b>96.1%</b>	96.1%	0.0%
Median	Sale Price	<b>196,389</b>	191,500	2.6%	<b>199,500</b>	200,000	-0.2%
	Days on Market	<b>10</b>	8	25.0%	<b>13</b>	15	-13.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	98.3%	1.7%

A total of 199 contracts for sale were written in the Topeka MSA & Douglas County during the month of February, down from 206 in 2025. The median list price of these homes was \$196,388, up from \$191,500 the prior year.

Half of the homes that went under contract in February were on the market less than 10 days, compared to 8 days in February 2025.

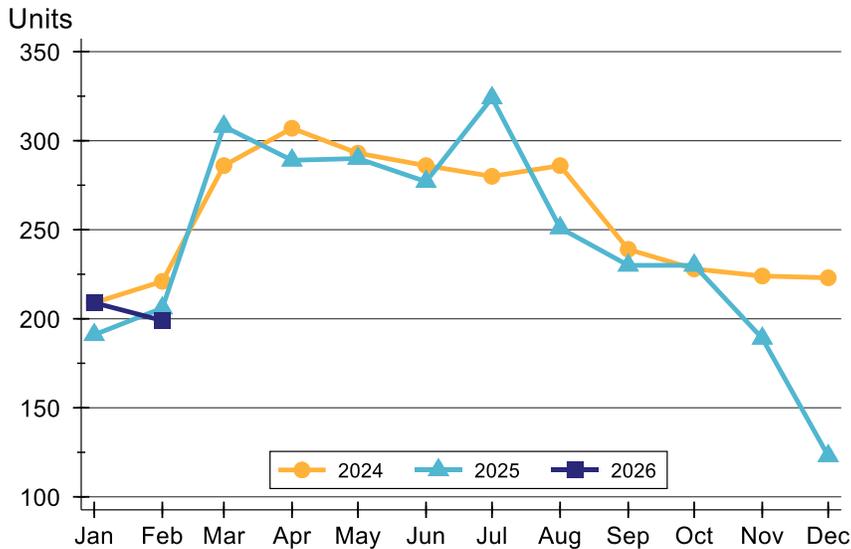
### History of Contracts Written





## Topeka MSA & Douglas County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	209	191	<b>209</b>
<b>February</b>	221	206	<b>199</b>
<b>March</b>	286	308	
<b>April</b>	307	289	
<b>May</b>	293	290	
<b>June</b>	286	277	
<b>July</b>	280	324	
<b>August</b>	286	251	
<b>September</b>	239	230	
<b>October</b>	228	230	
<b>November</b>	224	189	
<b>December</b>	223	123	

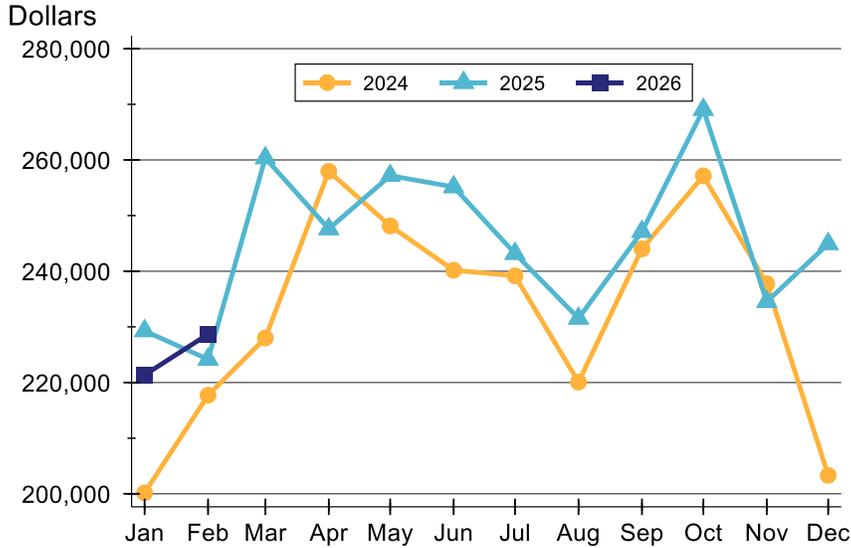
### Contracts Written by Price Range

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	6	3.0%	42,233	42,750	17	1	92.0%	100.0%
\$50,000-\$99,999	28	14.1%	73,507	74,250	28	14	97.9%	100.0%
\$100,000-\$124,999	13	6.6%	115,346	115,000	18	7	96.8%	100.0%
\$125,000-\$149,999	20	10.1%	138,030	138,000	36	4	97.9%	100.0%
\$150,000-\$174,999	20	10.1%	162,926	160,000	54	7	96.6%	100.0%
\$175,000-\$199,999	14	7.1%	188,077	189,900	32	15	98.4%	100.0%
\$200,000-\$249,999	31	15.7%	224,031	225,000	24	6	98.0%	100.0%
\$250,000-\$299,999	18	9.1%	275,023	275,000	28	11	99.6%	100.0%
\$300,000-\$399,999	27	13.6%	343,686	335,000	27	16	98.9%	100.0%
\$400,000-\$499,999	13	6.6%	449,440	450,000	38	29	99.7%	100.0%
\$500,000-\$749,999	5	2.5%	567,660	550,000	39	21	100.4%	100.0%
\$750,000-\$999,999	2	1.0%	780,000	780,000	144	144	87.6%	87.6%
\$1,000,000 and up	1	0.5%	1,400,000	1,400,000	3	3	100.0%	100.0%



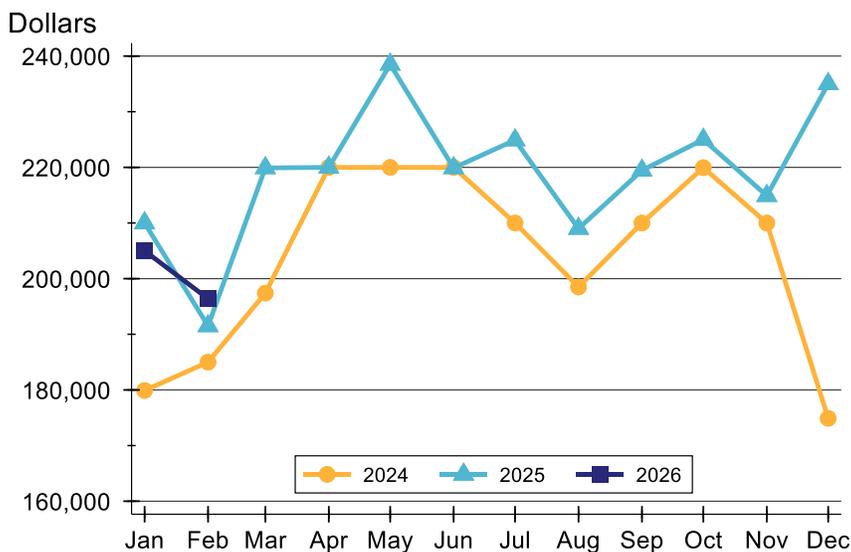
## Topeka MSA & Douglas County Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	200,166	229,280	<b>221,367</b>
<b>February</b>	217,719	224,178	<b>228,683</b>
<b>March</b>	228,008	260,354	
<b>April</b>	257,955	247,604	
<b>May</b>	248,151	257,183	
<b>June</b>	240,185	255,155	
<b>July</b>	239,169	243,172	
<b>August</b>	220,082	231,539	
<b>September</b>	244,021	247,128	
<b>October</b>	257,141	269,054	
<b>November</b>	237,748	234,533	
<b>December</b>	203,315	244,930	

### Median Price

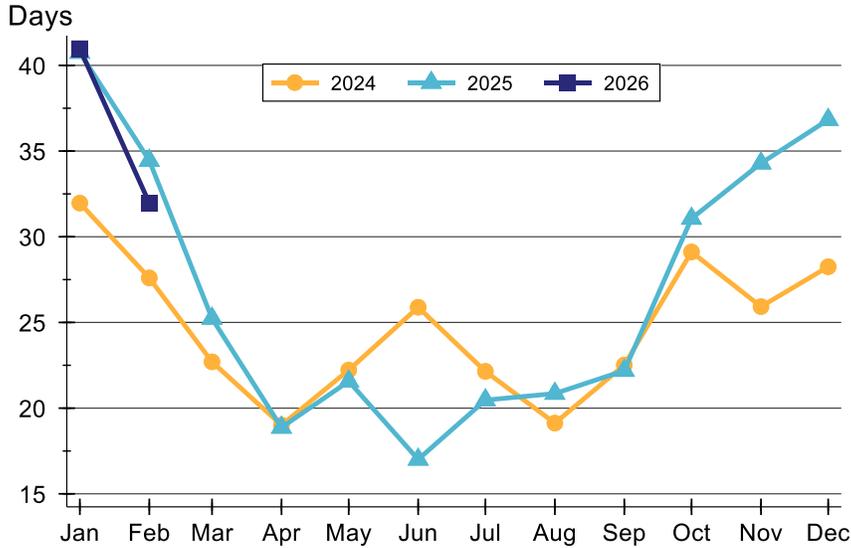


Month	2024	2025	2026
<b>January</b>	179,900	210,000	<b>205,000</b>
<b>February</b>	185,000	191,500	<b>196,389</b>
<b>March</b>	197,400	219,900	
<b>April</b>	220,000	220,000	
<b>May</b>	220,000	238,500	
<b>June</b>	220,000	219,900	
<b>July</b>	210,000	224,900	
<b>August</b>	198,500	209,000	
<b>September</b>	210,000	219,450	
<b>October</b>	219,950	225,000	
<b>November</b>	210,000	214,900	
<b>December</b>	174,900	235,000	



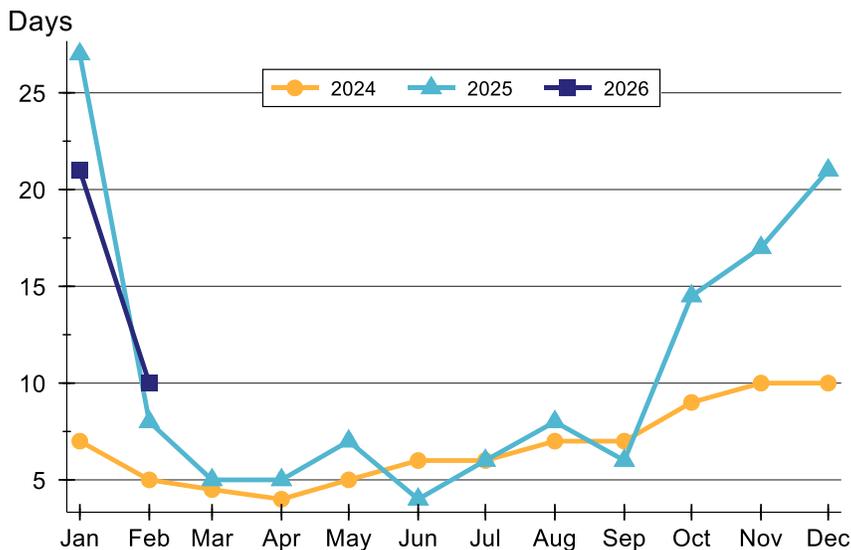
## Topeka MSA & Douglas County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	32	41	<b>41</b>
February	28	34	<b>32</b>
March	23	25	
April	19	19	
May	22	22	
June	26	17	
July	22	20	
August	19	21	
September	23	22	
October	29	31	
November	26	34	
December	28	37	

### Median DOM



Month	2024	2025	2026
January	7	27	<b>21</b>
February	5	8	<b>10</b>
March	5	5	
April	4	5	
May	5	7	
June	6	4	
July	6	6	
August	7	8	
September	7	6	
October	9	15	
November	10	17	
December	10	21	



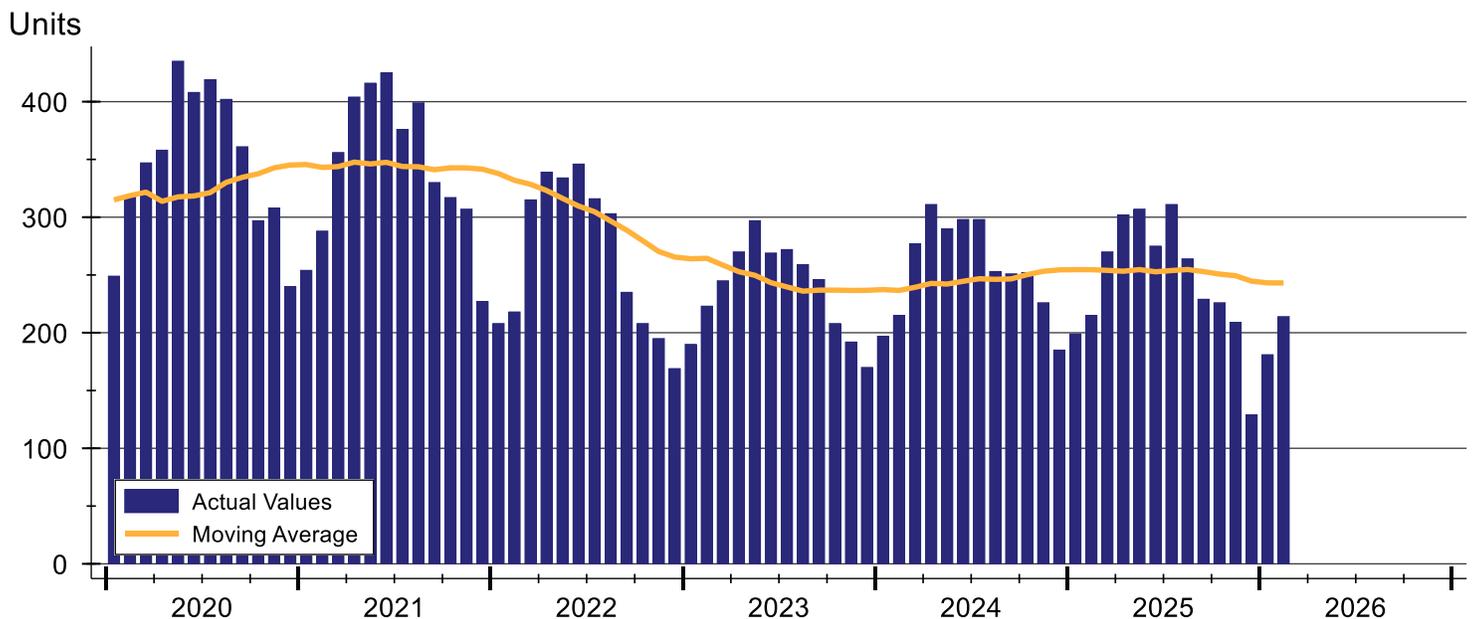
## Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>214</b>	215	-0.5%
Volume (1,000s)		<b>50,609</b>	50,956	-0.7%
Average	List Price	<b>236,493</b>	237,002	-0.2%
	Days on Market	<b>37</b>	35	5.7%
	Percent of Original	<b>97.8%</b>	98.1%	-0.3%
Median	List Price	<b>210,000</b>	205,000	2.4%
	Days on Market	<b>13</b>	12	8.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 214 listings in the Topeka MSA & Douglas County had contracts pending at the end of February, down from 215 contracts pending at the end of February 2025.

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.

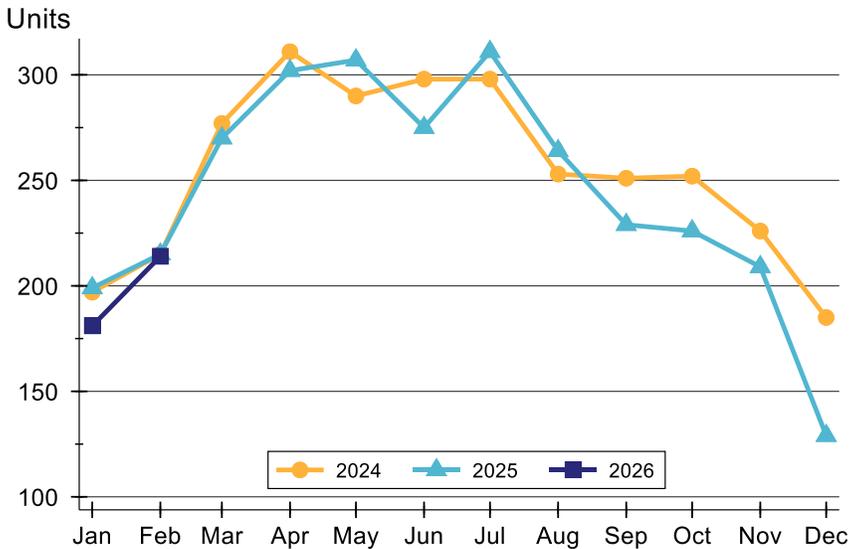
### History of Pending Contracts





## Topeka MSA & Douglas County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	197	199	<b>181</b>
February	215	215	<b>214</b>
March	277	270	
April	311	302	
May	290	307	
June	298	275	
July	298	311	
August	253	264	
September	251	229	
October	252	226	
November	226	209	
December	185	129	

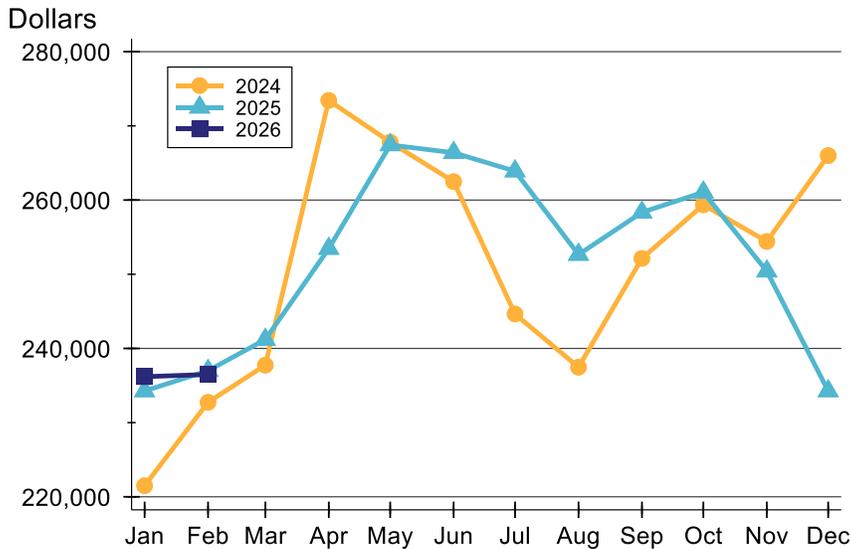
### Pending Contracts by Price Range

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	4	1.9%	38,625	39,750	67	24	90.0%	100.0%
\$50,000-\$99,999	22	10.3%	79,009	75,000	41	17	96.7%	100.0%
\$100,000-\$124,999	12	5.6%	113,800	115,000	26	10	98.1%	100.0%
\$125,000-\$149,999	19	8.9%	138,989	139,000	35	6	97.3%	100.0%
\$150,000-\$174,999	20	9.3%	164,441	164,950	56	14	97.0%	100.0%
\$175,000-\$199,999	19	8.9%	187,604	185,500	37	17	99.0%	100.0%
\$200,000-\$249,999	43	20.1%	223,852	225,000	27	7	97.3%	100.0%
\$250,000-\$299,999	24	11.2%	279,222	278,250	34	11	99.1%	100.0%
\$300,000-\$399,999	34	15.9%	344,096	335,000	35	17	98.6%	100.0%
\$400,000-\$499,999	10	4.7%	455,293	457,500	34	16	99.6%	100.0%
\$500,000-\$749,999	4	1.9%	558,475	542,500	43	20	99.3%	100.0%
\$750,000-\$999,999	2	0.9%	822,000	822,000	151	151	97.4%	97.4%
\$1,000,000 and up	1	0.5%	1,400,000	1,400,000	3	3	100.0%	100.0%



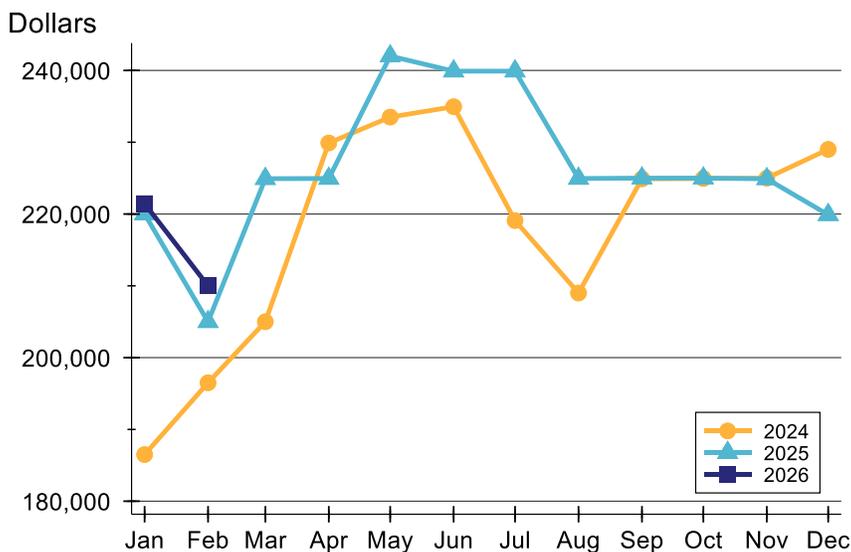
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
January	221,493	234,270	<b>236,194</b>
February	232,740	237,002	<b>236,493</b>
March	237,747	241,202	
April	273,424	253,464	
May	267,807	267,429	
June	262,483	266,380	
July	244,637	263,900	
August	237,471	252,655	
September	252,136	258,343	
October	259,355	261,056	
November	254,418	250,412	
December	265,997	234,268	

### Median Price

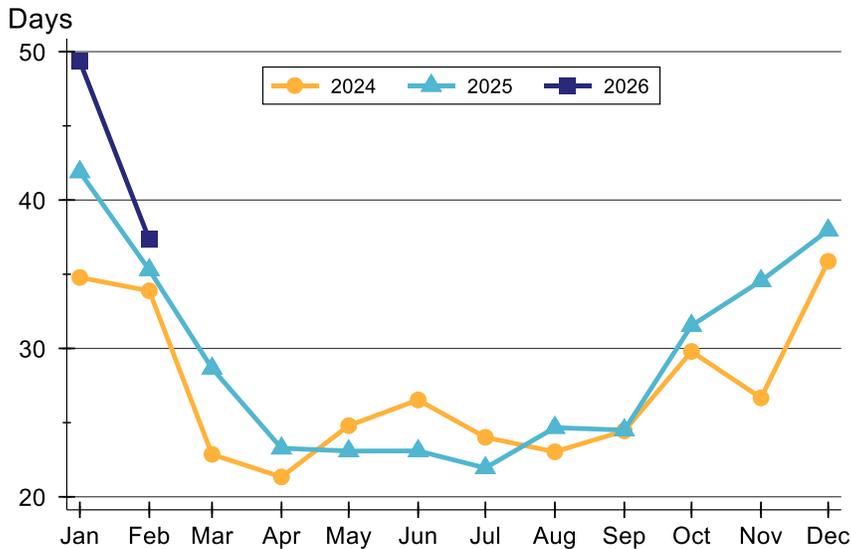


Month	2024	2025	2026
January	186,500	220,000	<b>221,450</b>
February	196,500	205,000	<b>210,000</b>
March	205,000	224,925	
April	229,900	224,950	
May	233,500	242,000	
June	234,950	239,900	
July	219,089	239,900	
August	209,000	224,950	
September	224,900	225,000	
October	224,950	225,000	
November	225,000	224,900	
December	229,000	219,900	



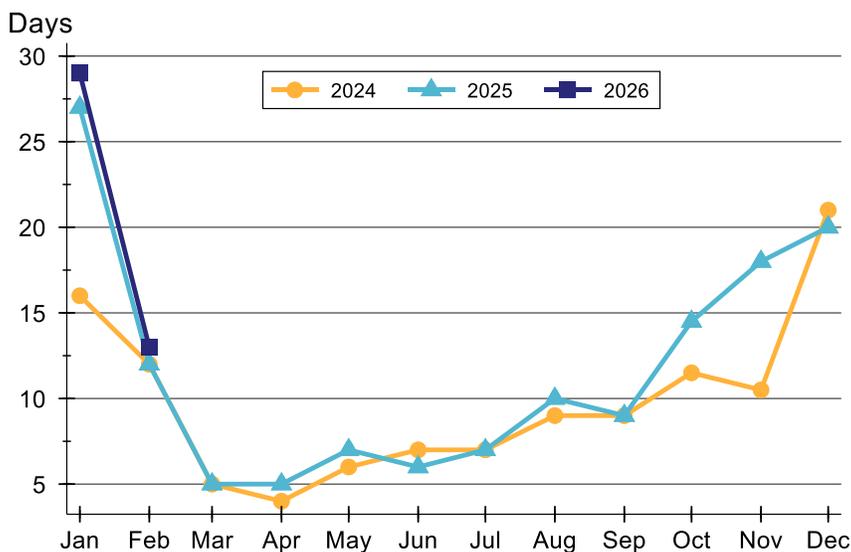
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	35	42	<b>49</b>
February	34	35	<b>37</b>
March	23	29	
April	21	23	
May	25	23	
June	27	23	
July	24	22	
August	23	25	
September	24	24	
October	30	32	
November	27	35	
December	36	38	

### Median DOM



Month	2024	2025	2026
January	16	27	<b>29</b>
February	12	12	<b>13</b>
March	5	5	
April	4	5	
May	6	7	
June	7	6	
July	7	7	
August	9	10	
September	9	9	
October	12	15	
November	11	18	
December	21	20	



# Topeka Metropolitan Area Housing Report



## Market Overview

### Topeka MSA Home Sales Remained Constant in February

Total home sales in the Topeka MSA remained at 166 units last month, the same as in February 2025. Total sales volume was \$33.9 million, down from a year earlier.

The median sale price in February was \$184,000, down from \$207,500 a year earlier. Homes that sold in February were typically on the market for 13 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA at the end of February was 241 units, up from 224 at the same point in 2025. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$279,999.

During February, a total of 192 contracts were written down from 198 in February 2025. At the end of the month, there were 206 contracts still pending.

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## Topeka Metropolitan Area Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>166</b>	<b>166</b>	<b>170</b>	<b>295</b>	<b>375</b>	<b>342</b>
Change from prior year		0.0%	-2.4%	-8.1%	-21.3%	9.6%	-7.1%
<b>Active Listings</b>		<b>241</b>	<b>224</b>	<b>210</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		7.6%	6.7%	21.4%			
<b>Months' Supply</b>		<b>1.0</b>	<b>0.9</b>	<b>0.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		11.1%	0.0%	28.6%			
<b>New Listings</b>		<b>202</b>	<b>226</b>	<b>238</b>	<b>393</b>	<b>375</b>	<b>441</b>
Change from prior year		-10.6%	-5.0%	3.9%	4.8%	-15.0%	3.5%
<b>Contracts Written</b>		<b>192</b>	<b>198</b>	<b>206</b>	<b>383</b>	<b>380</b>	<b>409</b>
Change from prior year		-3.0%	-3.9%	-3.3%	0.8%	-7.1%	-2.6%
<b>Pending Contracts</b>		<b>206</b>	<b>205</b>	<b>203</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.5%	1.0%	-4.7%			
<b>Sales Volume (1,000s)</b>		<b>33,932</b>	<b>37,054</b>	<b>34,186</b>	<b>61,314</b>	<b>79,610</b>	<b>69,434</b>
Change from prior year		-8.4%	8.4%	-3.4%	-23.0%	14.7%	9.3%
<b>Average</b>	<b>Sale Price</b>	<b>204,409</b>	<b>223,215</b>	<b>201,093</b>	<b>207,845</b>	<b>212,293</b>	<b>203,023</b>
	Change from prior year	-8.4%	11.0%	5.1%	-2.1%	4.6%	17.6%
	<b>List Price of Actives</b>	<b>334,073</b>	<b>261,174</b>	<b>289,603</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	27.9%	-9.8%	-17.9%			
	<b>Days on Market</b>	<b>33</b>	<b>45</b>	<b>28</b>	<b>36</b>	<b>35</b>	<b>30</b>
Change from prior year	-26.7%	60.7%	0.0%	2.9%	16.7%	20.0%	
<b>Percent of List</b>	<b>96.8%</b>	<b>97.4%</b>	<b>98.1%</b>	<b>97.3%</b>	<b>97.5%</b>	<b>98.1%</b>	
Change from prior year	-0.6%	-0.7%	2.7%	-0.2%	-0.6%	2.9%	
<b>Percent of Original</b>	<b>93.9%</b>	<b>94.2%</b>	<b>96.0%</b>	<b>94.6%</b>	<b>95.1%</b>	<b>96.0%</b>	
Change from prior year	-0.3%	-1.9%	3.1%	-0.5%	-0.9%	3.3%	
<b>Median</b>	<b>Sale Price</b>	<b>184,000</b>	<b>207,500</b>	<b>174,500</b>	<b>189,000</b>	<b>185,000</b>	<b>181,750</b>
	Change from prior year	-11.3%	18.9%	9.1%	2.2%	1.8%	21.2%
	<b>List Price of Actives</b>	<b>279,999</b>	<b>225,000</b>	<b>234,950</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	24.4%	-4.2%	-8.8%			
	<b>Days on Market</b>	<b>13</b>	<b>31</b>	<b>11</b>	<b>16</b>	<b>15</b>	<b>14</b>
Change from prior year	-58.1%	181.8%	0.0%	6.7%	7.1%	55.6%	
<b>Percent of List</b>	<b>100.0%</b>	<b>99.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	1.0%	-1.0%	0.6%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>98.7%</b>	<b>96.4%</b>	<b>98.0%</b>	<b>97.8%</b>	<b>97.3%</b>	<b>97.7%</b>	
Change from prior year	2.4%	-1.6%	0.9%	0.5%	-0.4%	0.6%	

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



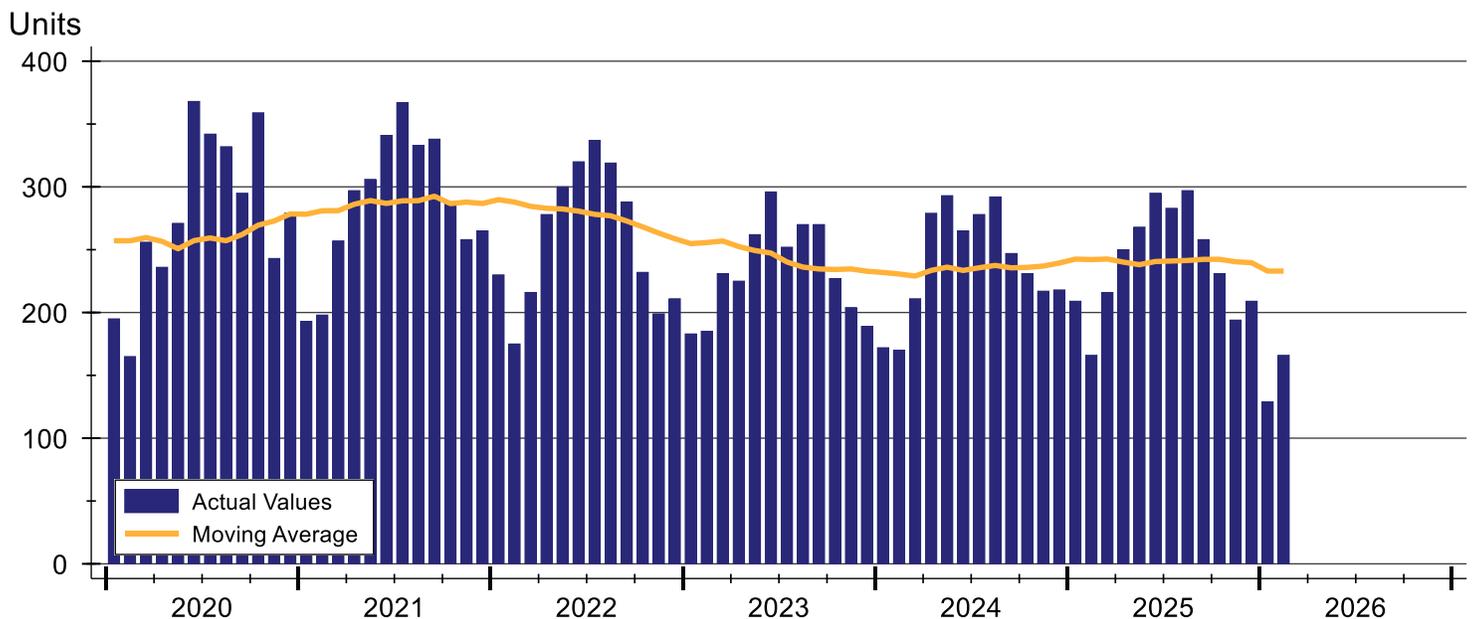
## Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		<b>166</b>	166	0.0%	<b>295</b>	375	-21.3%
Volume (1,000s)		<b>33,932</b>	37,054	-8.4%	<b>61,314</b>	79,610	-23.0%
Months' Supply		<b>1.0</b>	0.9	11.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>204,409</b>	223,215	-8.4%	<b>207,845</b>	212,293	-2.1%
	Days on Market	<b>33</b>	45	-26.7%	<b>36</b>	35	2.9%
	Percent of List	<b>96.8%</b>	97.4%	-0.6%	<b>97.3%</b>	97.5%	-0.2%
	Percent of Original	<b>93.9%</b>	94.2%	-0.3%	<b>94.6%</b>	95.1%	-0.5%
Median	Sale Price	<b>184,000</b>	207,500	-11.3%	<b>189,000</b>	185,000	2.2%
	Days on Market	<b>13</b>	31	-58.1%	<b>16</b>	15	6.7%
	Percent of List	<b>100.0%</b>	99.0%	1.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>98.7%</b>	96.4%	2.4%	<b>97.8%</b>	97.3%	0.5%

A total of 166 homes sold in the Topeka MSA in February, showing no change from February 2025. Total sales volume fell to \$33.9 million compared to \$37.1 million in the previous year.

The median sales price in February was \$184,000, down 11.3% compared to the prior year. Median days on market was 13 days, down from 19 days in January, and down from 30 in February 2025.

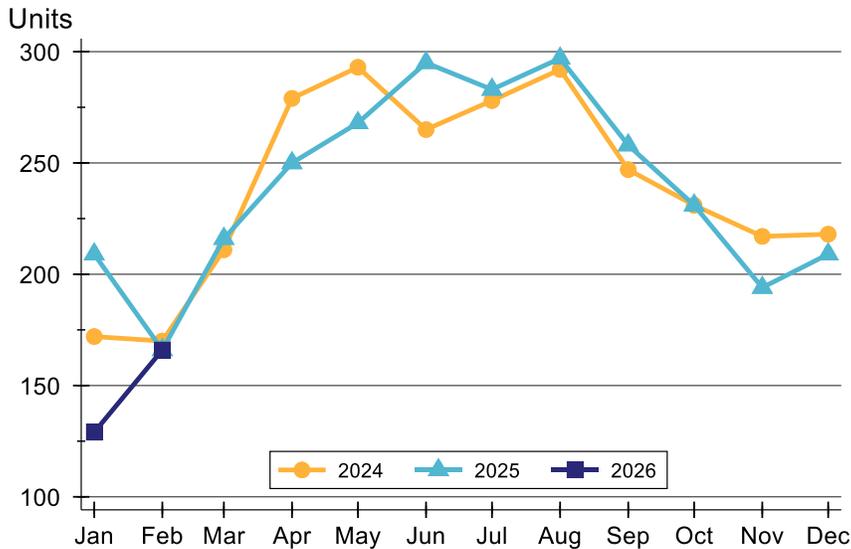
### History of Closed Listings





## Topeka Metropolitan Area Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	172	209	<b>129</b>
February	170	166	<b>166</b>
March	211	216	
April	279	250	
May	293	268	
June	265	295	
July	278	283	
August	292	297	
September	247	258	
October	231	231	
November	217	194	
December	218	209	

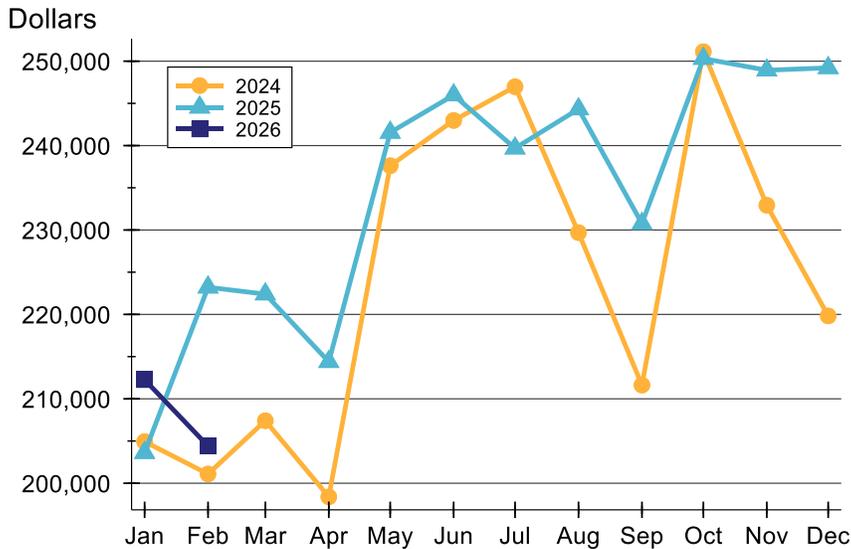
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	0.9	8,250	8,250	73	73	41.5%	41.5%	33.0%	33.0%
\$25,000-\$49,999	5	3.0%	0.7	36,000	33,000	22	25	95.5%	100.0%	84.8%	85.5%
\$50,000-\$99,999	24	14.5%	0.9	76,915	76,500	29	10	91.0%	94.2%	86.4%	92.3%
\$100,000-\$124,999	12	7.2%	0.9	113,229	113,500	37	12	95.5%	99.2%	89.9%	99.2%
\$125,000-\$149,999	20	12.0%	0.9	136,345	135,000	27	5	98.9%	100.0%	97.0%	100.0%
\$150,000-\$174,999	13	7.8%	0.7	161,287	161,000	29	24	96.2%	96.1%	93.2%	94.2%
\$175,000-\$199,999	19	11.4%	0.7	185,884	189,000	35	31	96.6%	99.0%	95.4%	96.9%
\$200,000-\$249,999	19	11.4%	0.5	232,395	235,000	36	14	99.3%	100.0%	97.3%	100.0%
\$250,000-\$299,999	23	13.9%	1.0	271,391	270,000	26	9	99.2%	99.8%	96.9%	99.7%
\$300,000-\$399,999	22	13.3%	1.4	340,189	346,500	35	18	99.6%	100.0%	98.2%	97.3%
\$400,000-\$499,999	6	3.6%	1.7	440,717	425,950	59	38	100.7%	100.3%	98.9%	99.4%
\$500,000-\$749,999	1	0.6%	2.3	547,500	547,500	56	56	95.2%	95.2%	95.2%	95.2%
\$750,000-\$999,999	1	0.6%	3.4	850,000	850,000	183	183	101.2%	101.2%	97.1%	97.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



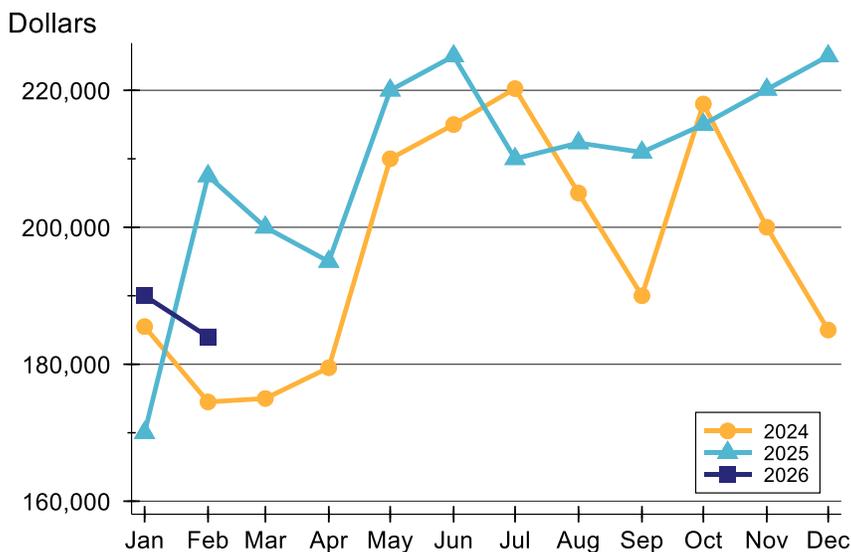
## Topeka Metropolitan Area Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	204,931	203,617	<b>212,267</b>
<b>February</b>	201,093	223,215	<b>204,409</b>
<b>March</b>	207,404	222,403	
<b>April</b>	198,390	214,396	
<b>May</b>	237,615	241,553	
<b>June</b>	242,974	245,979	
<b>July</b>	246,976	239,688	
<b>August</b>	229,684	244,327	
<b>September</b>	211,627	230,760	
<b>October</b>	251,125	250,309	
<b>November</b>	232,932	248,923	
<b>December</b>	219,820	249,210	

### Median Price

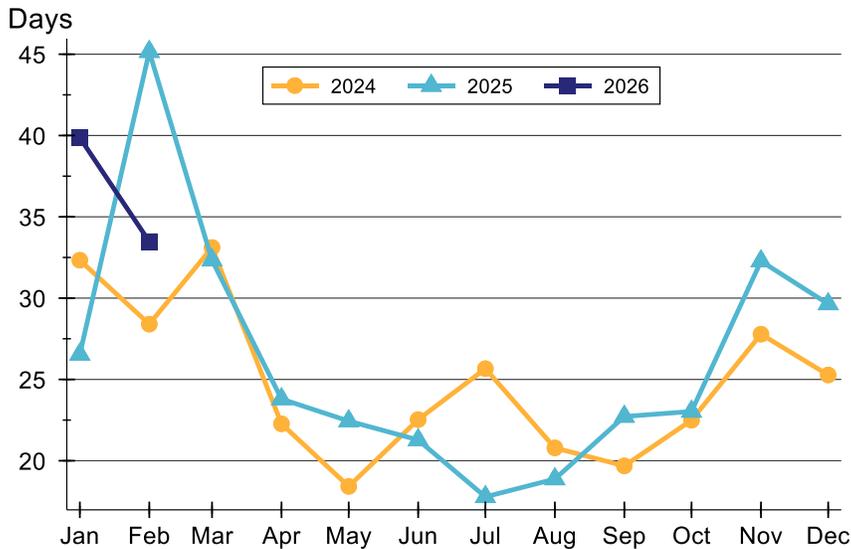


Month	2024	2025	2026
<b>January</b>	185,500	170,000	<b>190,000</b>
<b>February</b>	174,500	207,500	<b>184,000</b>
<b>March</b>	175,000	200,000	
<b>April</b>	179,500	195,000	
<b>May</b>	210,000	220,000	
<b>June</b>	215,000	225,000	
<b>July</b>	220,250	210,000	
<b>August</b>	205,000	212,313	
<b>September</b>	190,000	210,950	
<b>October</b>	218,000	215,000	
<b>November</b>	200,000	220,125	
<b>December</b>	185,000	225,000	



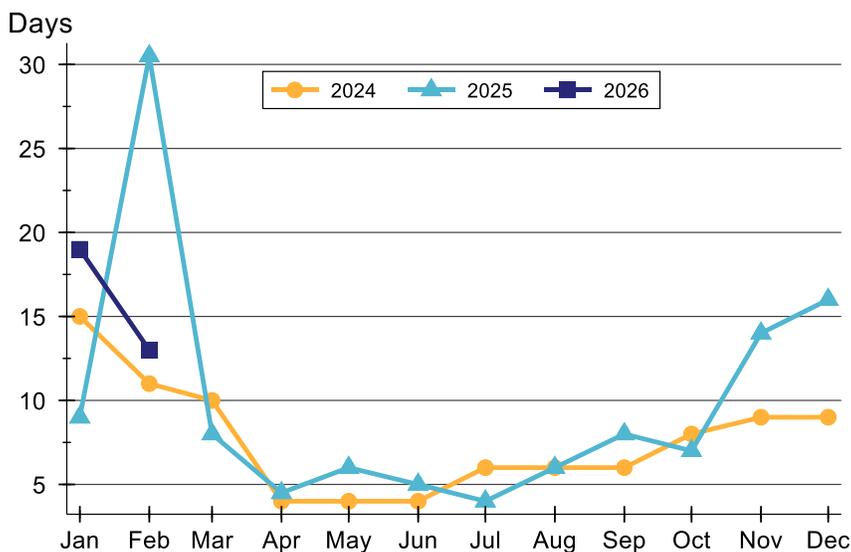
## Topeka Metropolitan Area Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	32	27	<b>40</b>
February	28	45	<b>33</b>
March	33	32	
April	22	24	
May	18	22	
June	23	21	
July	26	18	
August	21	19	
September	20	23	
October	22	23	
November	28	32	
December	25	30	

### Median DOM



Month	2024	2025	2026
January	15	9	<b>19</b>
February	11	31	<b>13</b>
March	10	8	
April	4	5	
May	4	6	
June	4	5	
July	6	4	
August	6	6	
September	6	8	
October	8	7	
November	9	14	
December	9	16	



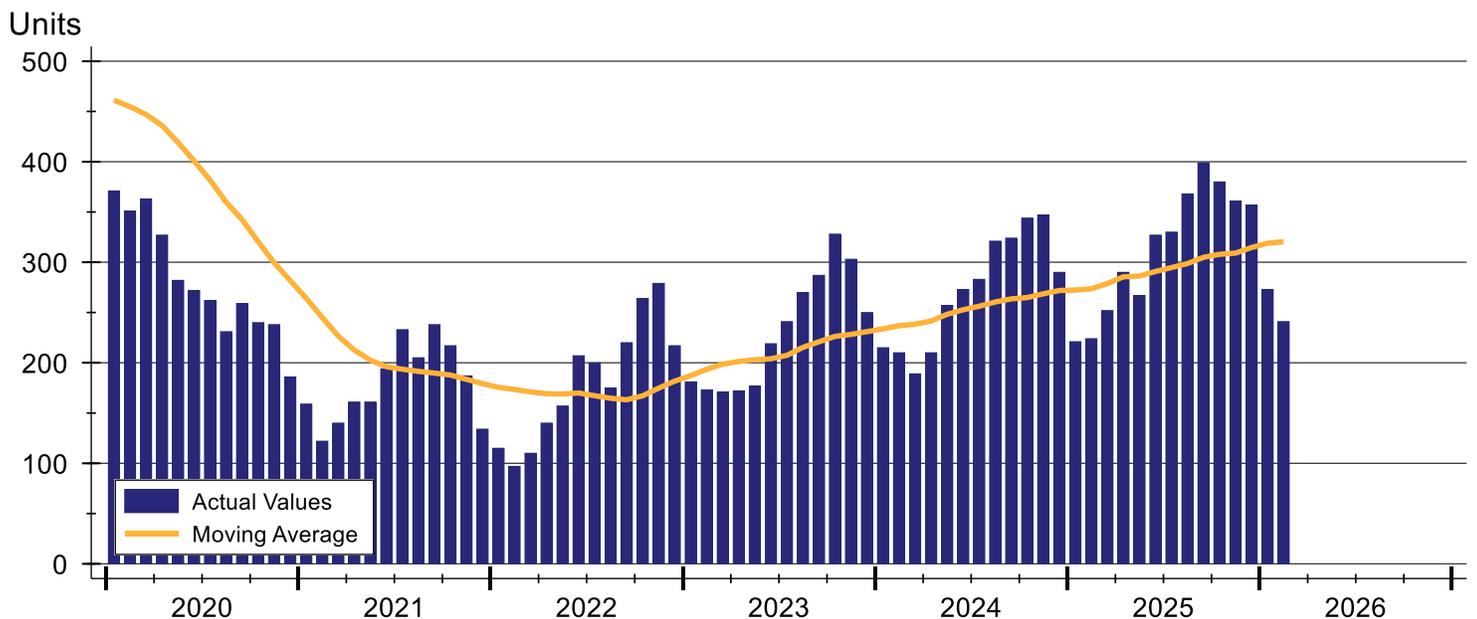
## Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2026	2025	Change
Active Listings		<b>241</b>	224	7.6%
Volume (1,000s)		<b>80,511</b>	58,503	37.6%
Months' Supply		<b>1.0</b>	0.9	11.1%
Average	List Price	<b>334,073</b>	261,174	27.9%
	Days on Market	<b>53</b>	62	-14.5%
	Percent of Original	<b>96.4%</b>	97.1%	-0.7%
Median	List Price	<b>279,999</b>	225,000	24.4%
	Days on Market	<b>22</b>	33	-33.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 241 homes were available for sale in the Topeka MSA at the end of February. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$279,999, up 24.4% from 2025. The typical time on market for active listings was 22 days, down from 32 days a year earlier.

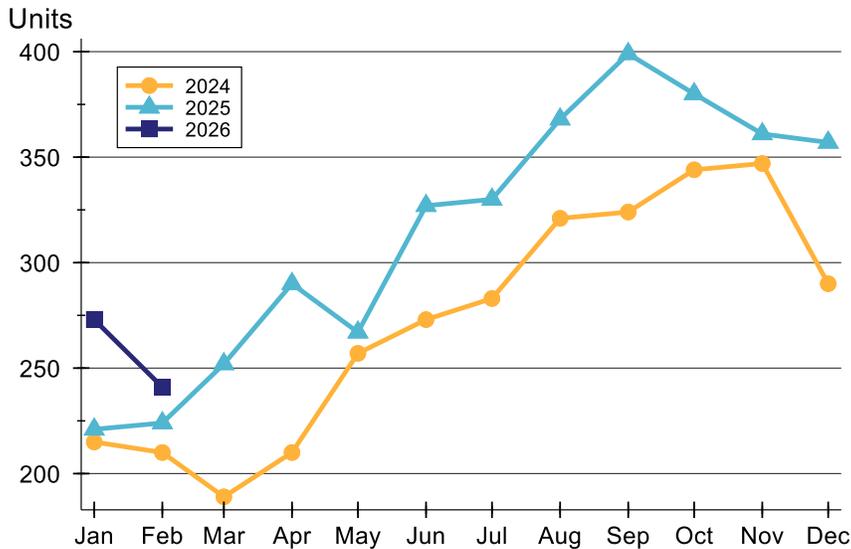
### History of Active Listings





## Topeka Metropolitan Area Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	215	221	<b>273</b>
<b>February</b>	210	224	<b>241</b>
<b>March</b>	189	252	
<b>April</b>	210	290	
<b>May</b>	257	267	
<b>June</b>	273	327	
<b>July</b>	283	330	
<b>August</b>	321	368	
<b>September</b>	324	399	
<b>October</b>	344	380	
<b>November</b>	347	361	
<b>December</b>	290	357	

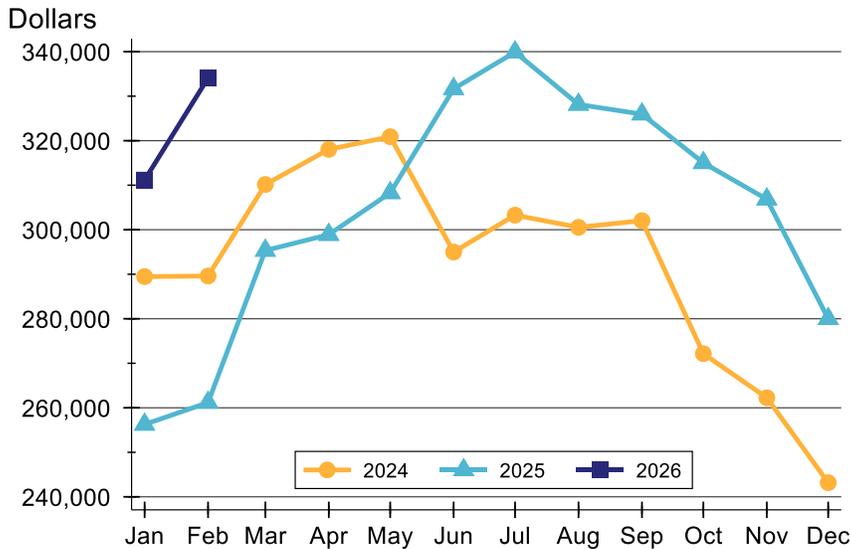
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	2	0.8%	0.9	16,950	16,950	30	30	96.7%	96.7%
\$25,000-\$49,999	5	2.1%	0.7	38,080	35,500	68	99	88.4%	85.4%
\$50,000-\$99,999	25	10.4%	0.9	81,318	80,000	66	24	92.2%	95.2%
\$100,000-\$124,999	13	5.4%	0.9	114,450	118,000	61	52	90.4%	100.0%
\$125,000-\$149,999	17	7.1%	0.9	134,379	135,000	44	10	96.6%	100.0%
\$150,000-\$174,999	13	5.4%	0.7	161,232	159,900	63	20	98.2%	100.0%
\$175,000-\$199,999	15	6.2%	0.7	184,921	181,500	61	30	95.5%	100.0%
\$200,000-\$249,999	16	6.6%	0.5	217,719	217,000	43	19	97.7%	100.0%
\$250,000-\$299,999	29	12.0%	1.0	279,556	279,999	32	10	98.0%	100.0%
\$300,000-\$399,999	47	19.5%	1.4	350,542	350,000	58	26	97.1%	100.0%
\$400,000-\$499,999	25	10.4%	1.7	447,447	445,000	47	47	98.0%	100.0%
\$500,000-\$749,999	22	9.1%	2.3	614,086	615,000	55	25	96.1%	99.5%
\$750,000-\$999,999	4	1.7%	3.4	851,238	852,500	65	53	90.2%	94.4%
\$1,000,000 and up	8	3.3%	N/A	1,680,625	1,500,000	48	40	107.4%	100.0%



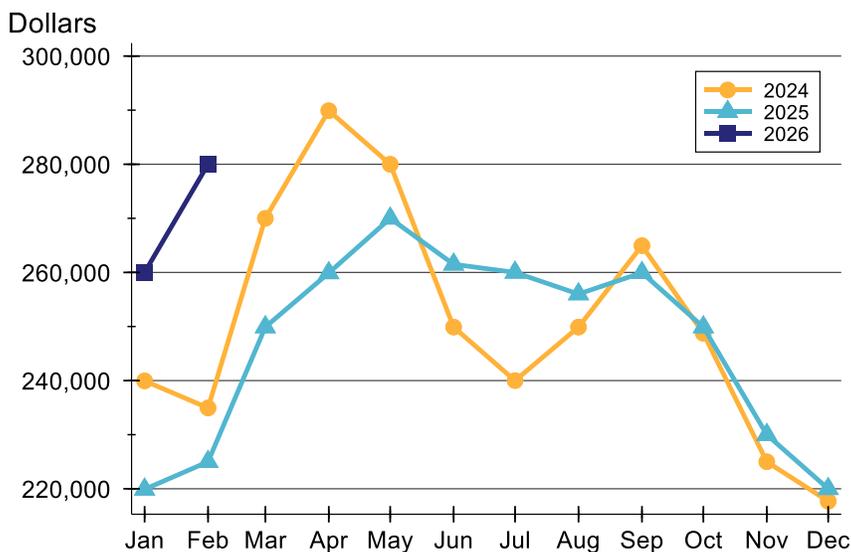
## Topeka Metropolitan Area Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	289,475	256,261	<b>311,184</b>
<b>February</b>	289,603	261,174	<b>334,073</b>
<b>March</b>	310,159	295,338	
<b>April</b>	318,063	298,899	
<b>May</b>	320,894	308,283	
<b>June</b>	294,987	331,657	
<b>July</b>	303,282	339,901	
<b>August</b>	300,541	328,139	
<b>September</b>	302,043	325,961	
<b>October</b>	272,156	315,027	
<b>November</b>	262,257	306,862	
<b>December</b>	243,182	280,004	

### Median Price

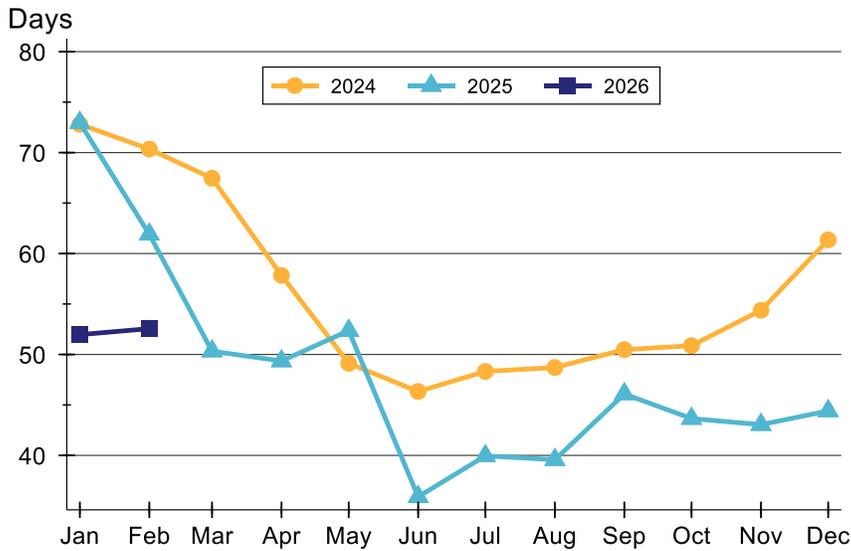


Month	2024	2025	2026
<b>January</b>	239,950	219,900	<b>260,000</b>
<b>February</b>	234,950	225,000	<b>279,999</b>
<b>March</b>	270,000	249,900	
<b>April</b>	289,900	259,900	
<b>May</b>	280,000	270,000	
<b>June</b>	249,900	261,500	
<b>July</b>	240,000	260,000	
<b>August</b>	249,900	256,000	
<b>September</b>	264,950	259,950	
<b>October</b>	248,750	249,900	
<b>November</b>	225,000	230,000	
<b>December</b>	217,700	220,000	



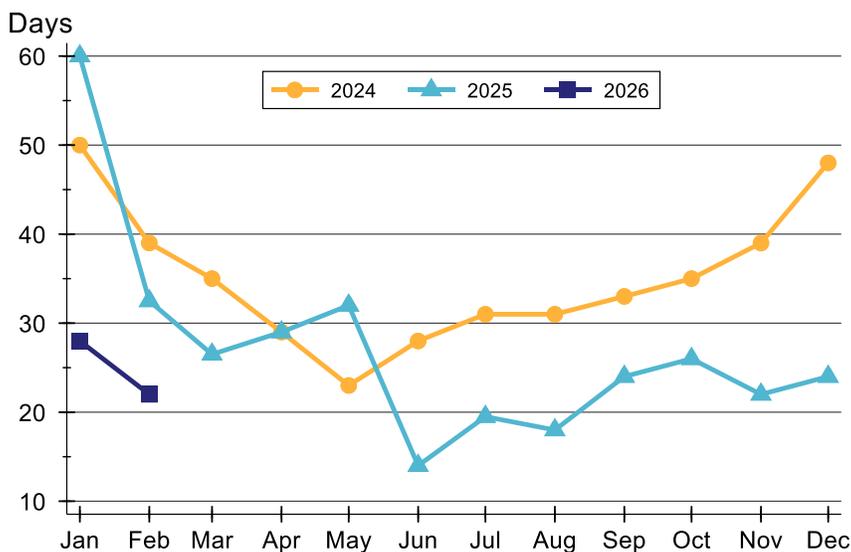
## Topeka Metropolitan Area Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	73	73	<b>52</b>
February	70	62	<b>53</b>
March	67	50	
April	58	49	
May	49	52	
June	46	36	
July	48	40	
August	49	40	
September	50	46	
October	51	44	
November	54	43	
December	61	44	

### Median DOM

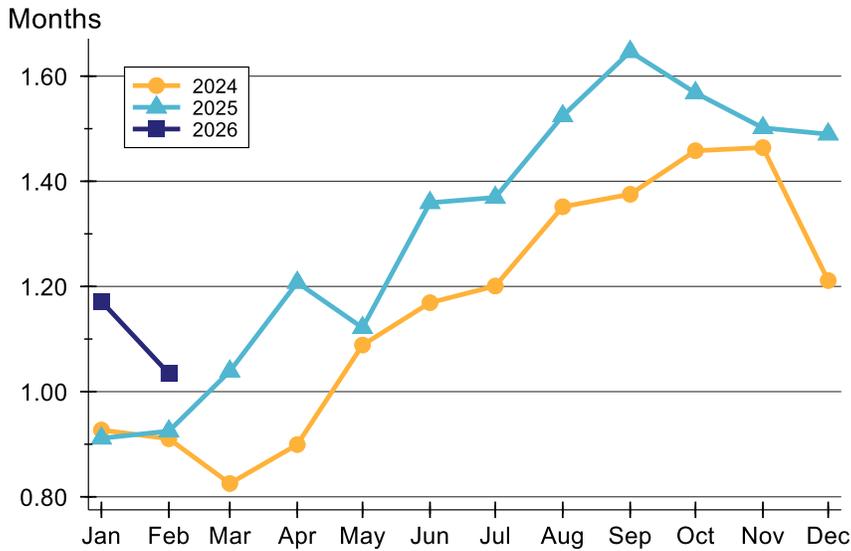


Month	2024	2025	2026
January	50	60	<b>28</b>
February	39	33	<b>22</b>
March	35	27	
April	29	29	
May	23	32	
June	28	14	
July	31	20	
August	31	18	
September	33	24	
October	35	26	
November	39	22	
December	48	24	



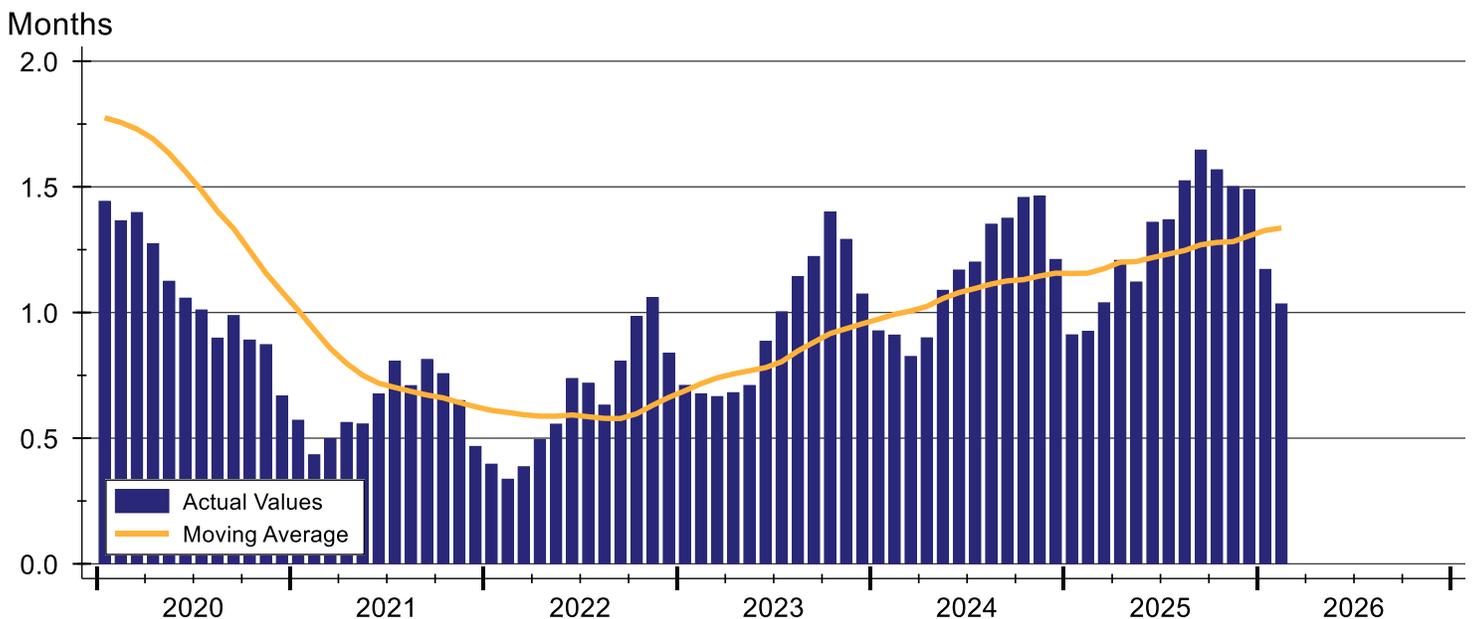
## Topeka Metropolitan Area Months' Supply Analysis

### Months' Supply by Month



Month	2024	2025	2026
January	0.9	0.9	<b>1.2</b>
February	0.9	0.9	<b>1.0</b>
March	0.8	1.0	
April	0.9	1.2	
May	1.1	1.1	
June	1.2	1.4	
July	1.2	1.4	
August	1.4	1.5	
September	1.4	1.6	
October	1.5	1.6	
November	1.5	1.5	
December	1.2	1.5	

### History of Month's Supply





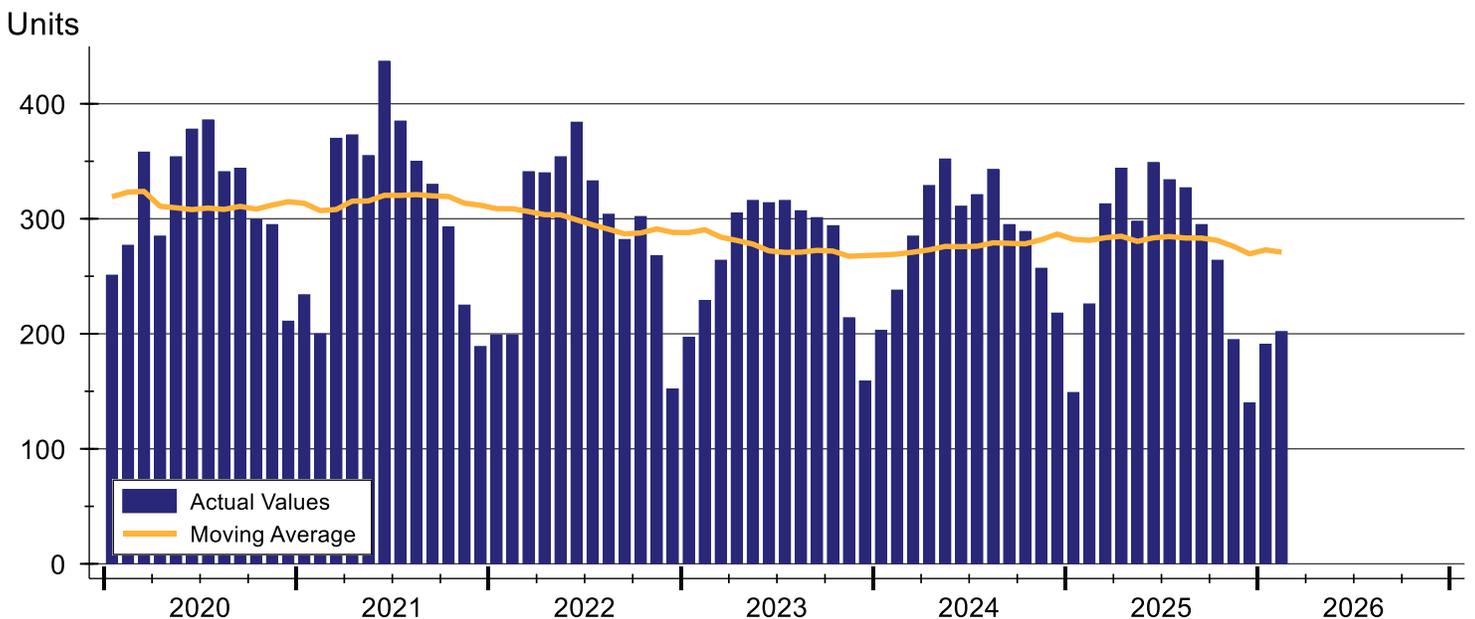
## Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>202</b>	226	-10.6%
	Volume (1,000s)	<b>50,848</b>	52,636	-3.4%
	Average List Price	<b>251,724</b>	232,903	8.1%
	Median List Price	<b>212,450</b>	189,900	11.9%
Year-to-Date	New Listings	<b>393</b>	375	4.8%
	Volume (1,000s)	<b>95,761</b>	88,276	8.5%
	Average List Price	<b>243,667</b>	235,403	3.5%
	Median List Price	<b>209,900</b>	194,900	7.7%

A total of 202 new listings were added in the Topeka MSA during February, down 10.6% from the same month in 2025. Year-to-date the Topeka MSA has seen 393 new listings.

The median list price of these homes was \$212,450 up from \$189,900 in 2025.

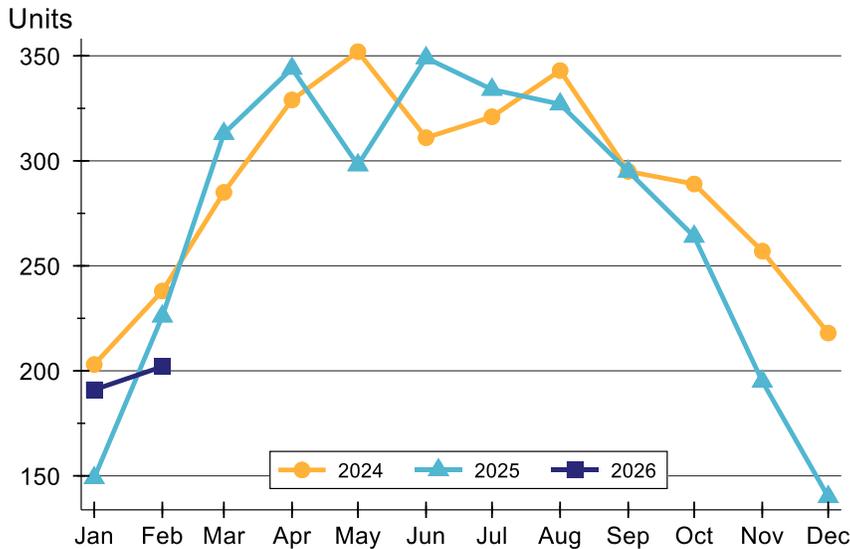
### History of New Listings





## Topeka Metropolitan Area New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	203	149	<b>191</b>
February	238	226	<b>202</b>
March	285	313	
April	329	344	
May	352	298	
June	311	349	
July	321	334	
August	343	327	
September	295	295	
October	289	264	
November	257	195	
December	218	140	

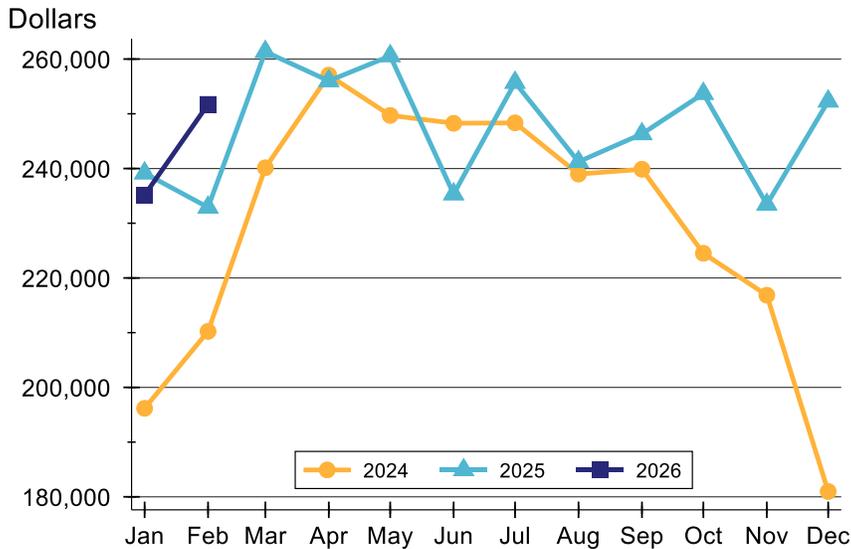
### New Listings by Price Range

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	0.5%	19,900	19,900	7	7	100.0%	100.0%
\$25,000-\$49,999	7	3.5%	39,843	40,500	3	1	98.7%	100.0%
\$50,000-\$99,999	24	11.9%	84,506	87,450	8	6	98.3%	100.0%
\$100,000-\$124,999	11	5.4%	111,800	110,000	5	6	100.0%	100.0%
\$125,000-\$149,999	20	9.9%	139,025	138,750	4	3	97.3%	100.0%
\$150,000-\$174,999	15	7.4%	163,817	164,900	7	4	99.5%	100.0%
\$175,000-\$199,999	15	7.4%	185,777	185,000	9	8	98.8%	100.0%
\$200,000-\$249,999	30	14.9%	225,710	225,000	8	5	99.3%	100.0%
\$250,000-\$299,999	23	11.4%	278,483	275,000	11	8	99.6%	100.0%
\$300,000-\$399,999	32	15.8%	351,229	352,000	10	9	99.6%	100.0%
\$400,000-\$499,999	13	6.4%	439,965	435,000	6	5	99.7%	100.0%
\$500,000-\$749,999	8	4.0%	656,487	674,250	9	6	100.9%	100.0%
\$750,000-\$999,999	1	0.5%	780,000	780,000	13	13	100.0%	100.0%
\$1,000,000 and up	2	1.0%	1,550,000	1,550,000	18	18	96.2%	96.2%



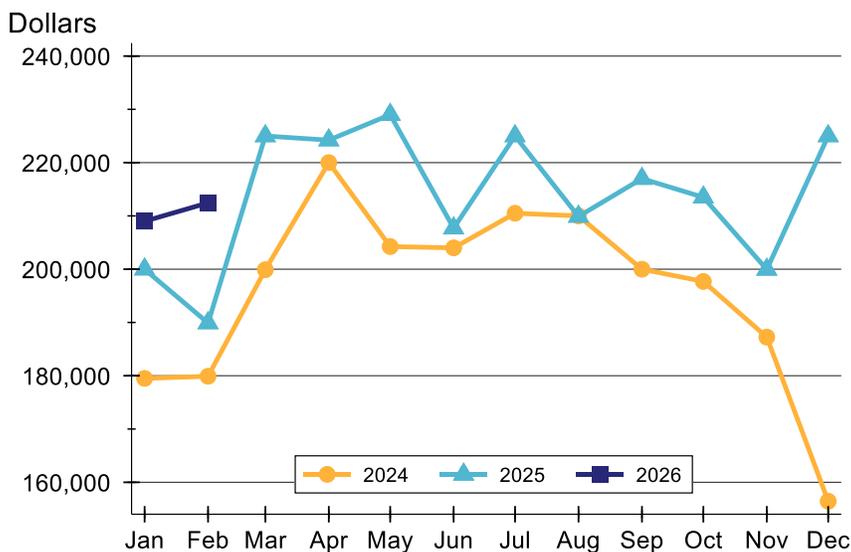
## Topeka Metropolitan Area New Listings Analysis

### Average Price



Month	2024	2025	2026
January	196,173	239,160	<b>235,145</b>
February	210,240	232,903	<b>251,724</b>
March	240,130	261,354	
April	257,058	256,009	
May	249,709	260,582	
June	248,270	235,335	
July	248,343	255,720	
August	238,984	241,230	
September	239,868	246,319	
October	224,504	253,693	
November	216,849	233,436	
December	180,978	252,293	

### Median Price



Month	2024	2025	2026
January	179,500	200,000	<b>209,000</b>
February	179,900	189,900	<b>212,450</b>
March	199,900	225,000	
April	220,000	224,225	
May	204,250	229,000	
June	204,000	207,700	
July	210,494	225,000	
August	210,000	209,900	
September	200,000	217,000	
October	197,700	213,500	
November	187,250	199,950	
December	156,450	225,000	



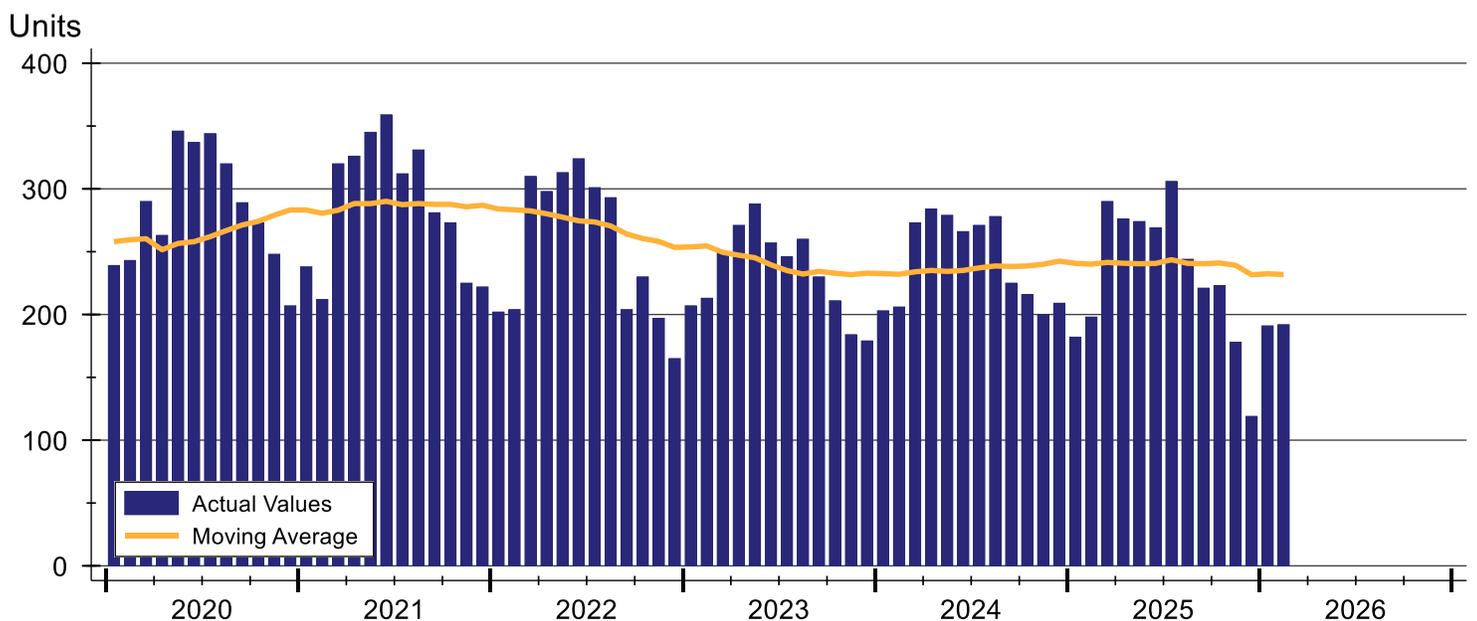
## Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>192</b>	198	-3.0%	<b>383</b>	380	0.8%
Volume (1,000s)		<b>42,843</b>	43,886	-2.4%	<b>82,807</b>	84,330	-1.8%
Average	Sale Price	<b>223,139</b>	221,646	0.7%	<b>216,207</b>	221,921	-2.6%
	Days on Market	<b>33</b>	35	-5.7%	<b>35</b>	38	-7.9%
	Percent of Original	<b>97.9%</b>	96.9%	1.0%	<b>96.1%</b>	96.0%	0.1%
Median	Sale Price	<b>195,000</b>	189,900	2.7%	<b>194,400</b>	191,500	1.5%
	Days on Market	<b>11</b>	8	37.5%	<b>13</b>	15	-13.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	98.2%	1.8%

A total of 192 contracts for sale were written in the Topeka MSA during the month of February, down from 198 in 2025. The median list price of these homes was \$195,000, up from \$189,900 the prior year.

Half of the homes that went under contract in February were on the market less than 10 days, compared to 8 days in February 2025.

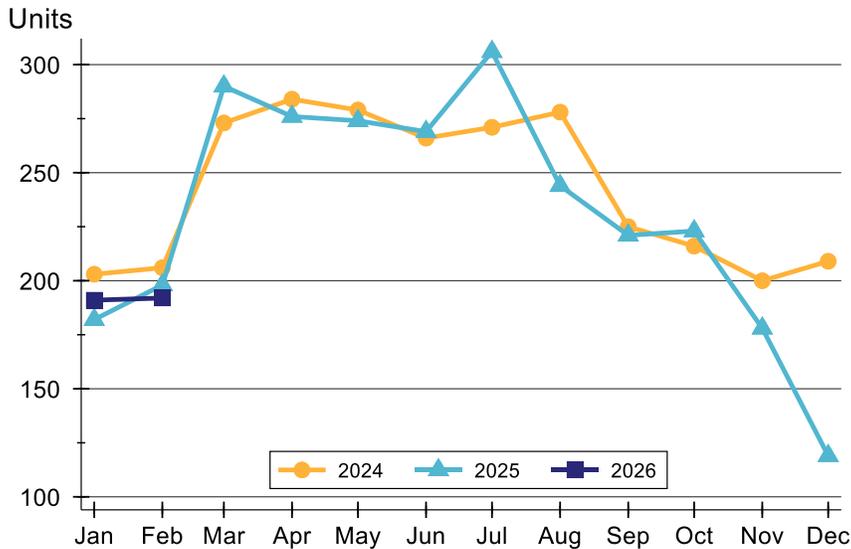
## History of Contracts Written





## Topeka Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
January	203	182	191
February	206	198	192
March	273	290	
April	284	276	
May	279	274	
June	266	269	
July	271	306	
August	278	244	
September	225	221	
October	216	223	
November	200	178	
December	209	119	

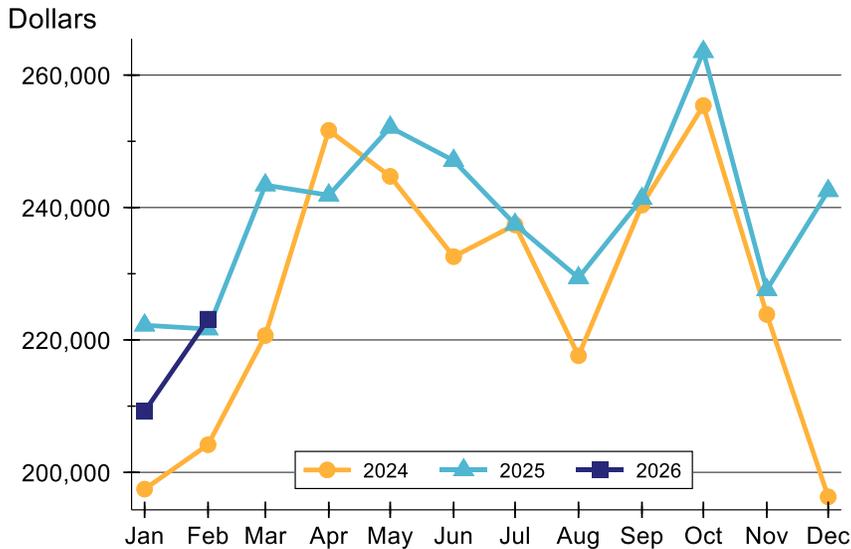
### Contracts Written by Price Range

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	6	3.1%	42,233	42,750	17	1	92.0%	100.0%
\$50,000-\$99,999	28	14.7%	73,507	74,250	28	14	97.9%	100.0%
\$100,000-\$124,999	13	6.8%	115,346	115,000	18	7	96.8%	100.0%
\$125,000-\$149,999	20	10.5%	138,030	138,000	36	4	97.9%	100.0%
\$150,000-\$174,999	20	10.5%	162,926	160,000	54	7	96.6%	100.0%
\$175,000-\$199,999	13	6.8%	187,275	189,900	34	16	98.2%	100.0%
\$200,000-\$249,999	30	15.7%	223,835	224,950	25	6	98.0%	100.0%
\$250,000-\$299,999	17	8.9%	273,707	275,000	26	10	99.5%	100.0%
\$300,000-\$399,999	26	13.6%	344,251	337,365	29	19	98.9%	100.0%
\$400,000-\$499,999	12	6.3%	445,644	442,875	41	40	99.9%	100.0%
\$500,000-\$749,999	3	1.6%	576,133	535,000	54	30	101.5%	100.0%
\$750,000-\$999,999	2	1.0%	780,000	780,000	144	144	87.6%	87.6%
\$1,000,000 and up	1	0.5%	1,400,000	1,400,000	3	3	100.0%	100.0%



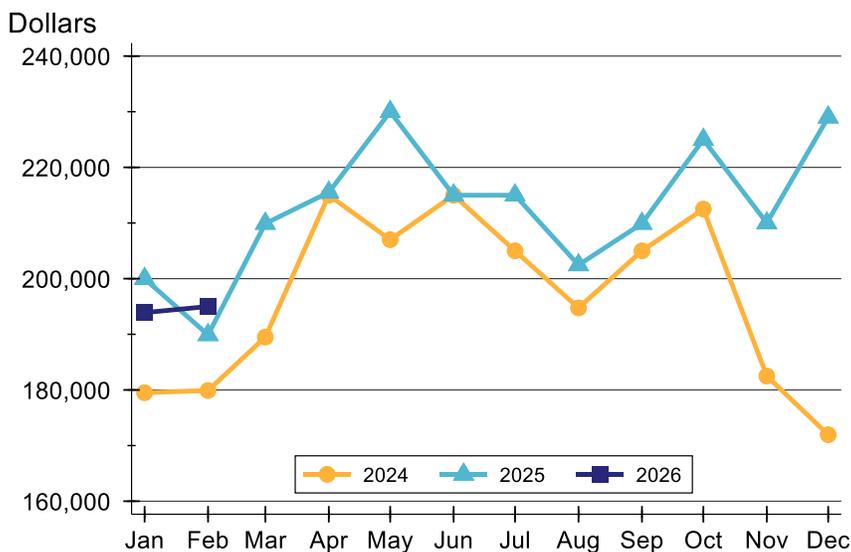
## Topeka Metropolitan Area Contracts Written Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	197,465	222,220	<b>209,203</b>
<b>February</b>	204,174	221,646	<b>223,139</b>
<b>March</b>	220,663	243,391	
<b>April</b>	251,653	241,859	
<b>May</b>	244,707	252,108	
<b>June</b>	232,583	247,093	
<b>July</b>	237,381	237,447	
<b>August</b>	217,613	229,383	
<b>September</b>	240,379	241,347	
<b>October</b>	255,398	263,541	
<b>November</b>	223,854	227,580	
<b>December</b>	196,302	242,533	

### Median Price

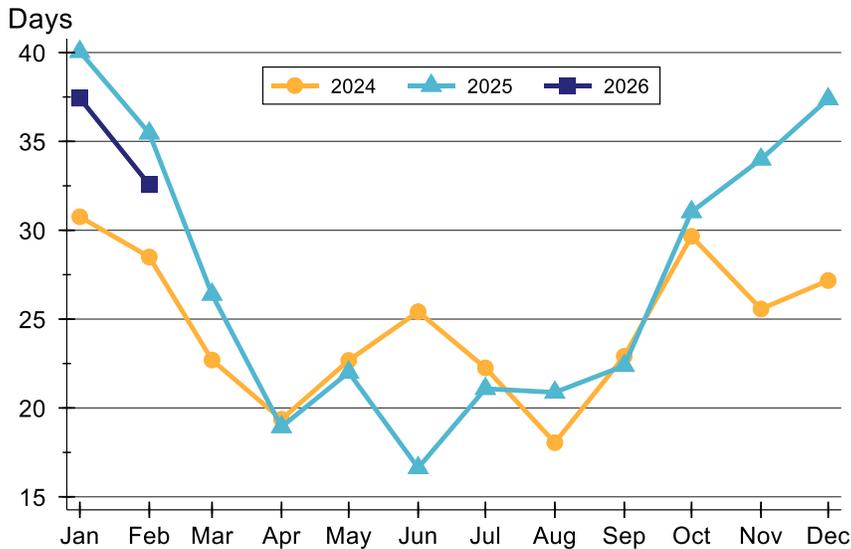


Month	2024	2025	2026
<b>January</b>	179,500	200,000	<b>193,900</b>
<b>February</b>	179,900	189,900	<b>195,000</b>
<b>March</b>	189,500	209,900	
<b>April</b>	215,000	215,500	
<b>May</b>	207,000	230,000	
<b>June</b>	215,000	215,000	
<b>July</b>	205,000	215,000	
<b>August</b>	194,750	202,450	
<b>September</b>	205,000	209,900	
<b>October</b>	212,500	225,000	
<b>November</b>	182,500	210,000	
<b>December</b>	171,950	229,000	



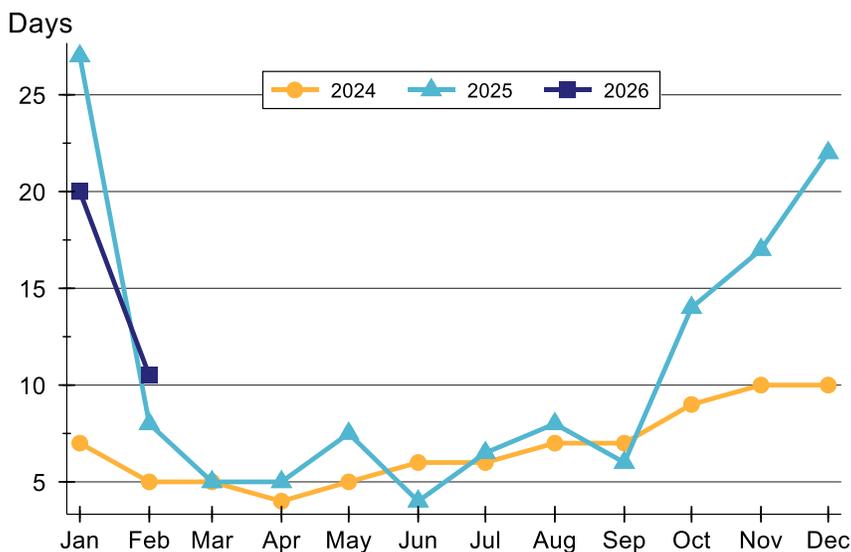
## Topeka Metropolitan Area Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	31	40	<b>37</b>
February	28	35	<b>33</b>
March	23	26	
April	19	19	
May	23	22	
June	25	17	
July	22	21	
August	18	21	
September	23	22	
October	30	31	
November	26	34	
December	27	37	

### Median DOM



Month	2024	2025	2026
January	7	27	<b>20</b>
February	5	8	<b>11</b>
March	5	5	
April	4	5	
May	5	8	
June	6	4	
July	6	7	
August	7	8	
September	7	6	
October	9	14	
November	10	17	
December	10	22	



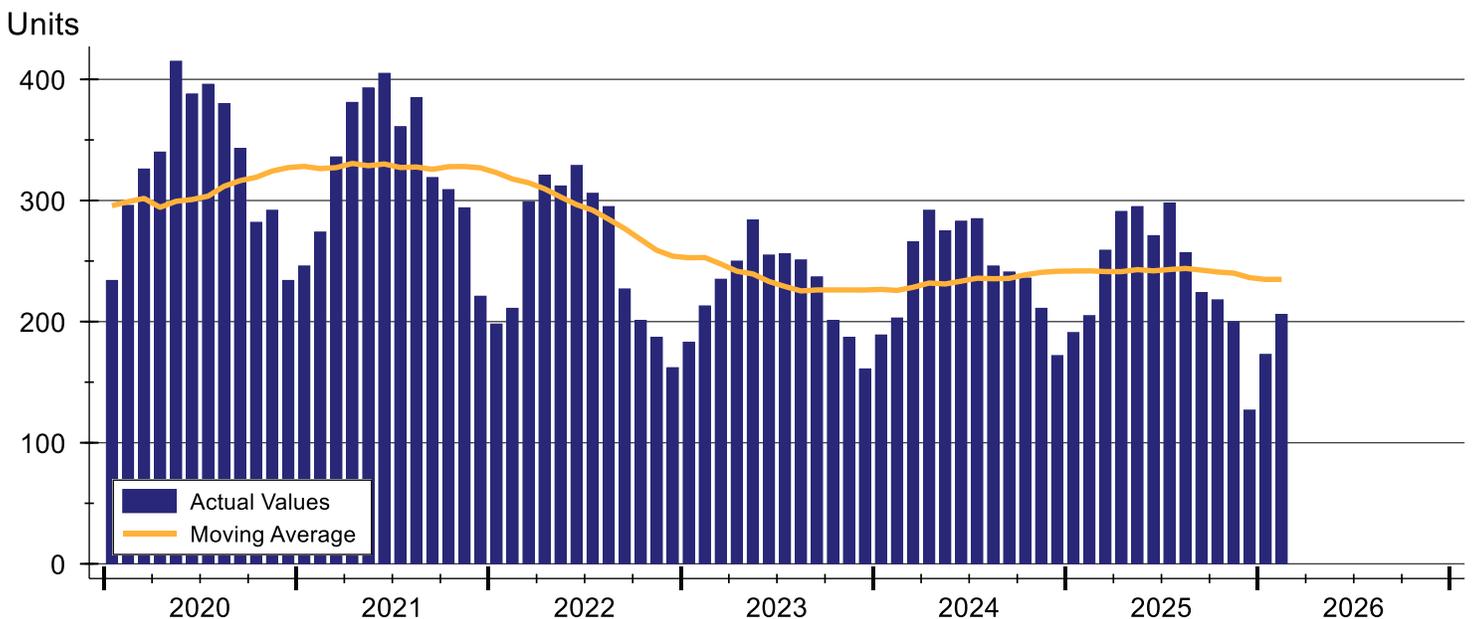
# Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		206	205	0.5%
Volume (1,000s)		47,637	47,871	-0.5%
Average	List Price	231,248	233,518	-1.0%
	Days on Market	38	36	5.6%
	Percent of Original	97.8%	98.1%	-0.3%
Median	List Price	208,000	205,000	1.5%
	Days on Market	13	11	18.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 206 listings in the Topeka MSA had contracts pending at the end of February, up from 205 contracts pending at the end of February 2025.

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.

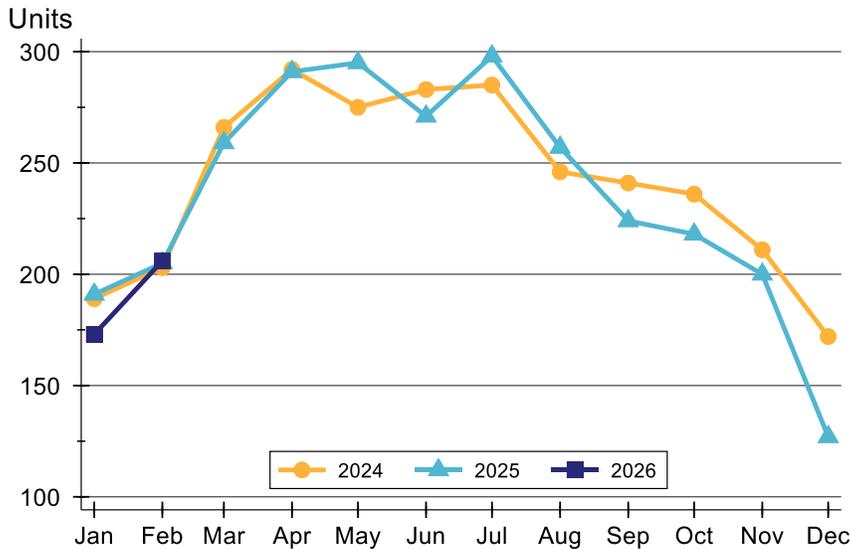
## History of Pending Contracts





## Topeka Metropolitan Area Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	189	191	<b>173</b>
February	203	205	<b>206</b>
March	266	259	
April	292	291	
May	275	295	
June	283	271	
July	285	298	
August	246	257	
September	241	224	
October	236	218	
November	211	200	
December	172	127	

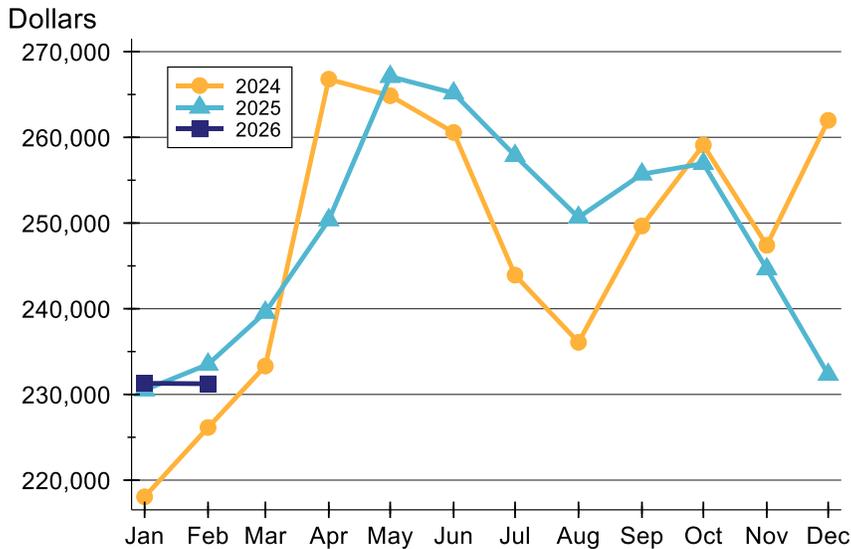
### Pending Contracts by Price Range

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	4	1.9%	38,625	39,750	67	24	90.0%	100.0%
\$50,000-\$99,999	22	10.7%	79,009	75,000	41	17	96.7%	100.0%
\$100,000-\$124,999	12	5.8%	113,800	115,000	26	10	98.1%	100.0%
\$125,000-\$149,999	19	9.2%	138,989	139,000	35	6	97.3%	100.0%
\$150,000-\$174,999	20	9.7%	164,441	164,950	56	14	97.0%	100.0%
\$175,000-\$199,999	18	8.7%	186,999	185,250	39	18	98.9%	100.0%
\$200,000-\$249,999	42	20.4%	223,708	225,000	28	8	97.2%	100.0%
\$250,000-\$299,999	23	11.2%	278,536	276,500	35	11	99.1%	100.0%
\$300,000-\$399,999	32	15.5%	343,602	335,000	34	17	98.6%	100.0%
\$400,000-\$499,999	8	3.9%	444,741	442,875	38	27	99.9%	100.0%
\$500,000-\$749,999	3	1.5%	561,300	535,000	54	30	99.1%	100.0%
\$750,000-\$999,999	2	1.0%	822,000	822,000	151	151	97.4%	97.4%
\$1,000,000 and up	1	0.5%	1,400,000	1,400,000	3	3	100.0%	100.0%



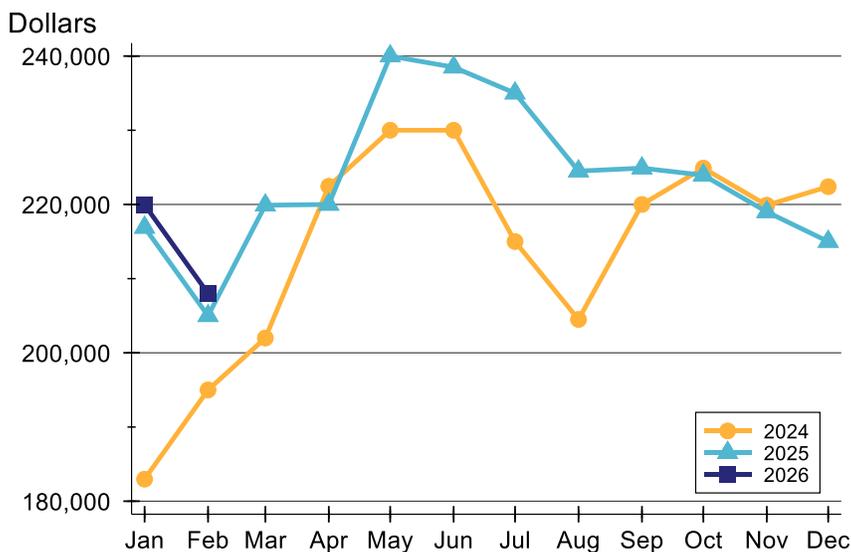
## Topeka Metropolitan Area Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	218,052	230,514	<b>231,302</b>
<b>February</b>	226,143	233,518	<b>231,248</b>
<b>March</b>	233,317	239,573	
<b>April</b>	266,784	250,364	
<b>May</b>	264,857	267,093	
<b>June</b>	260,573	265,160	
<b>July</b>	243,920	257,863	
<b>August</b>	236,083	250,657	
<b>September</b>	249,662	255,708	
<b>October</b>	259,102	256,941	
<b>November</b>	247,402	244,635	
<b>December</b>	261,983	232,328	

### Median Price

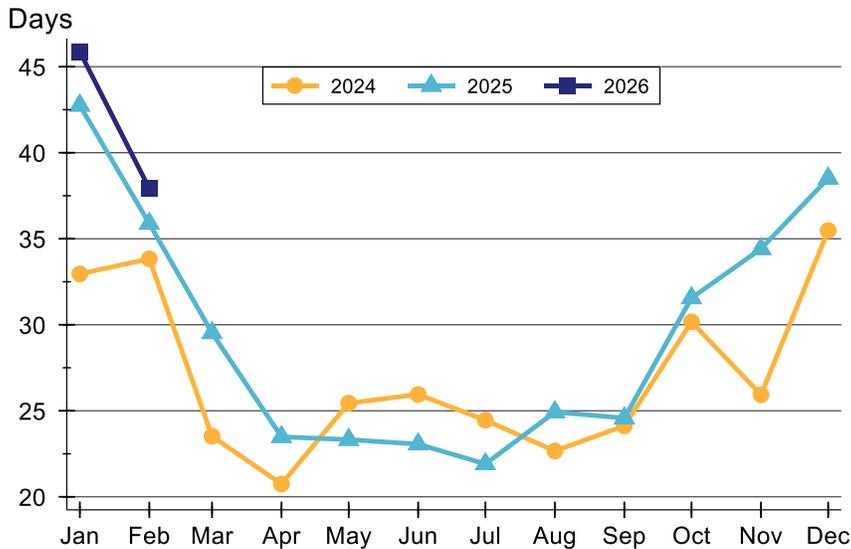


Month	2024	2025	2026
<b>January</b>	182,980	216,900	<b>219,950</b>
<b>February</b>	195,000	205,000	<b>208,000</b>
<b>March</b>	202,000	219,900	
<b>April</b>	222,450	220,000	
<b>May</b>	230,000	240,000	
<b>June</b>	230,000	238,500	
<b>July</b>	215,000	235,000	
<b>August</b>	204,500	224,500	
<b>September</b>	220,000	224,900	
<b>October</b>	224,900	223,950	
<b>November</b>	219,900	219,000	
<b>December</b>	222,400	215,000	



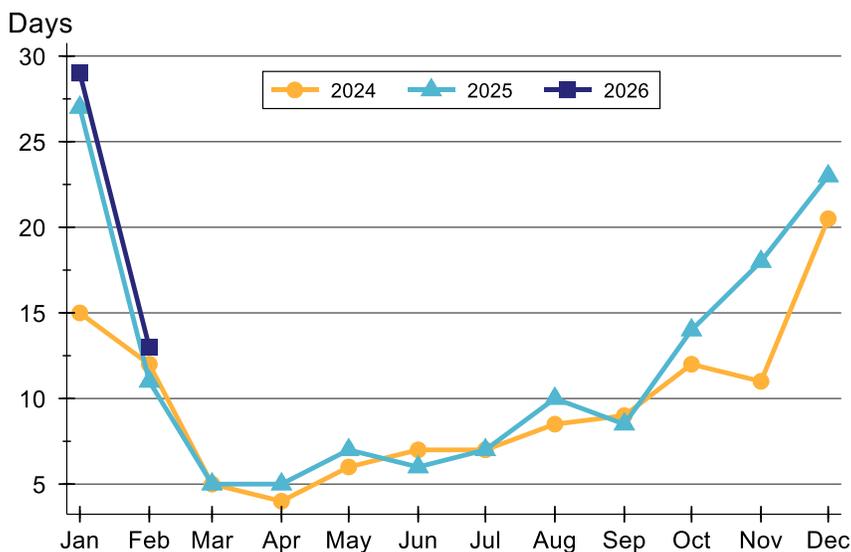
## Topeka Metropolitan Area Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	33	43	<b>46</b>
February	34	36	<b>38</b>
March	24	30	
April	21	23	
May	25	23	
June	26	23	
July	24	22	
August	23	25	
September	24	25	
October	30	32	
November	26	34	
December	35	39	

### Median DOM



Month	2024	2025	2026
January	15	27	<b>29</b>
February	12	11	<b>13</b>
March	5	5	
April	4	5	
May	6	7	
June	7	6	
July	7	7	
August	9	10	
September	9	9	
October	12	14	
November	11	18	
December	21	23	

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

February 2026																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2026	YTD2025	YTD2024	YTD2023
\$1-\$29,999	3	2											5	41	3	15
\$30,000-\$39,999	2	2											4	5	11	12
\$40,000-\$49,999	3	2											5	6	11	17
\$50,000-\$59,999	3	3											6	10	3	14
\$60,000-\$69,999	4	5											9	6	11	16
\$70,000-\$79,999	3	7											10	16	11	10
\$80,000-\$89,999	4	2											6	12	12	14
\$90,000-\$99,999	5	7											12	3	12	22
\$100,000-\$119,999	5	8											13	16	19	21
\$120,000-\$139,999	5	16											21	24	20	31
\$140,000-\$159,999	12	14											26	24	28	26
\$160,000-\$179,999	11	13											24	18	32	30
\$180,000-\$199,999	6	14											20	24	26	27
\$200,000-\$249,999	19	20											39	38	52	36
\$250,000-\$299,999	18	25											43	54	49	38
\$300,000-\$399,999	19	28											47	52	29	36
\$400,000-\$499,999	7	8											15	27	13	16
\$500,000 or more	4	2											6	21	15	6
<b>TOTALS</b>	<b>133</b>	<b>178</b>	<b>0</b>	<b>311</b>	<b>397</b>	<b>357</b>	<b>387</b>									



# Wabaunsee County Housing Report



## Market Overview

### Wabaunsee County Home Sales Rose in February

Total home sales in Wabaunsee County rose by 33.3% last month to 4 units, compared to 3 units in February 2025. Total sales volume was \$0.7 million, down 29.5% from a year earlier.

The median sale price in February was \$159,500, down from \$265,500 a year earlier. Homes that sold in February were typically on the market for 18 days and sold for 99.4% of their list prices.

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

The total number of active listings in Wabaunsee County at the end of February was 6 units, up from 1 at the same point in 2025. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$204,950.

During February, a total of 1 contract was written down from 4 in February 2025. At the end of the month, there were 2 contracts still pending.

## Report Contents

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

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## Wabaunsee County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b> Change from prior year	<b>4</b> 33.3%	<b>3</b> 200.0%	<b>1</b> -80.0%	<b>7</b> 0.0%	<b>7</b> 133.3%	<b>3</b> -66.7%	
<b>Active Listings</b> Change from prior year	<b>6</b> 500.0%	<b>1</b> -75.0%	<b>4</b> 300.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>1.4</b> 600.0%	<b>0.2</b> -86.7%	<b>1.5</b> 400.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>3</b> 0.0%	<b>3</b> -25.0%	<b>4</b> 33.3%	<b>6</b> 50.0%	<b>4</b> 0.0%	<b>4</b> -42.9%	
<b>Contracts Written</b> Change from prior year	<b>1</b> -75.0%	<b>4</b> 33.3%	<b>3</b> 50.0%	<b>6</b> 0.0%	<b>6</b> 100.0%	<b>3</b> -57.1%	
<b>Pending Contracts</b> Change from prior year	<b>2</b> -33.3%	<b>3</b> 0.0%	<b>3</b> 50.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>659</b> -29.4%	<b>934</b> 142.6%	<b>385</b> -77.8%	<b>1,259</b> -35.0%	<b>1,937</b> 154.9%	<b>760</b> -67.5%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>164,625</b> -47.1%	<b>311,167</b> -19.2%	<b>385,000</b> 11.1%	<b>179,786</b> -35.0%	<b>276,729</b> 9.2%	<b>253,333</b> -2.6%
	<b>List Price of Actives</b> Change from prior year	<b>596,300</b> 86.3%	<b>320,000</b> -33.5%	<b>481,250</b> 200.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>16</b> -80.7%	<b>83</b> 62.7%	<b>51</b> 325.0%	<b>47</b> 17.5%	<b>40</b> -43.7%	<b>71</b> 273.7%
	<b>Percent of List</b> Change from prior year	<b>97.7%</b> -3.2%	<b>100.9%</b> 0.9%	<b>100.0%</b> 4.0%	<b>94.2%</b> -6.9%	<b>101.2%</b> 2.8%	<b>98.4%</b> 2.0%
	<b>Percent of Original</b> Change from prior year	<b>97.7%</b> 0.7%	<b>97.0%</b> -0.5%	<b>97.5%</b> 1.4%	<b>92.5%</b> -7.1%	<b>99.6%</b> 19.7%	<b>83.2%</b> -13.8%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>159,500</b> -39.9%	<b>265,500</b> -31.0%	<b>385,000</b> 142.1%	<b>170,000</b> -36.0%	<b>265,500</b> -6.8%	<b>285,000</b> 79.2%
	<b>List Price of Actives</b> Change from prior year	<b>204,950</b> -36.0%	<b>320,000</b> -26.4%	<b>435,000</b> 171.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>18</b> -82.4%	<b>102</b> 100.0%	<b>51</b> 920.0%	<b>27</b> 285.7%	<b>7</b> -86.3%	<b>51</b> 264.3%
	<b>Percent of List</b> Change from prior year	<b>99.4%</b> -2.6%	<b>102.1%</b> 2.1%	<b>100.0%</b> 2.0%	<b>98.8%</b> -2.5%	<b>101.3%</b> 1.3%	<b>100.0%</b> 2.8%
	<b>Percent of Original</b> Change from prior year	<b>99.4%</b> 3.1%	<b>96.4%</b> -1.1%	<b>97.5%</b> -0.5%	<b>98.8%</b> -0.1%	<b>98.9%</b> 3.8%	<b>95.3%</b> -2.1%

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



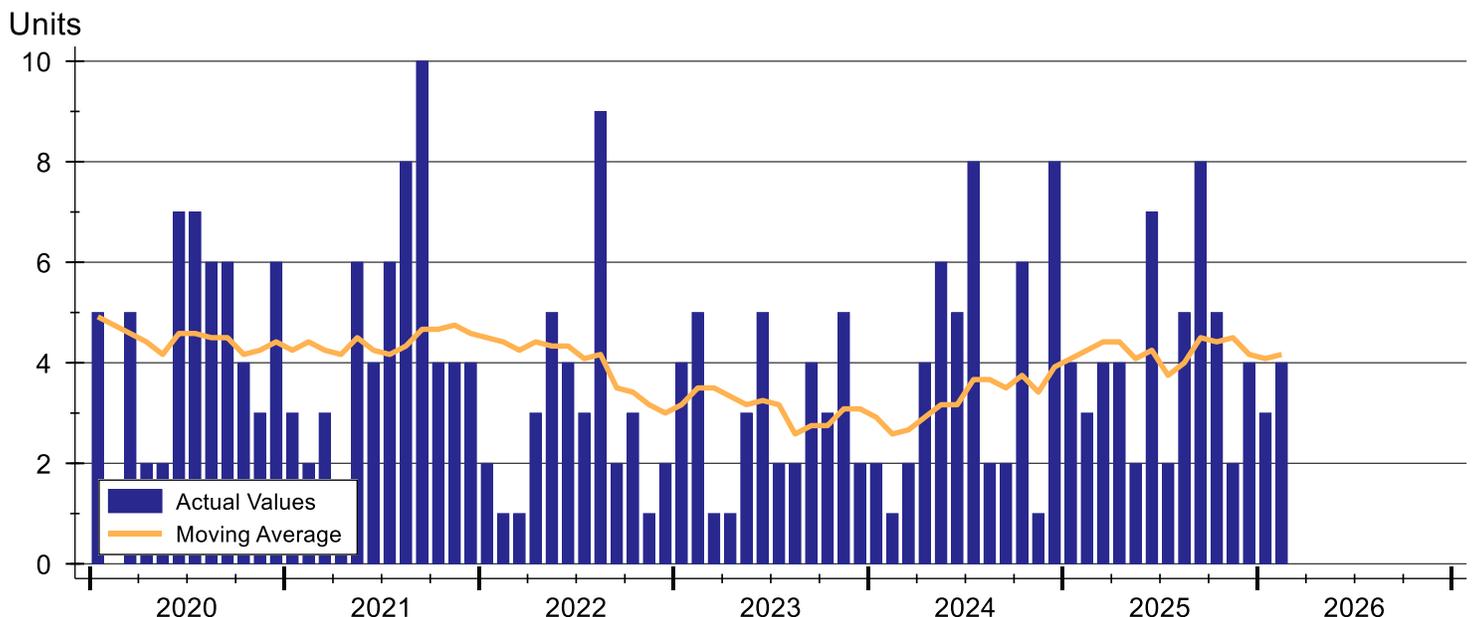
## Wabaunsee County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		4	3	33.3%	7	7	0.0%
Volume (1,000s)		659	934	-29.4%	1,259	1,937	-35.0%
Months' Supply		1.4	0.2	600.0%	N/A	N/A	N/A
Average	Sale Price	164,625	311,167	-47.1%	179,786	276,729	-35.0%
	Days on Market	16	83	-80.7%	47	40	17.5%
	Percent of List	97.7%	100.9%	-3.2%	94.2%	101.2%	-6.9%
	Percent of Original	97.7%	97.0%	0.7%	92.5%	99.6%	-7.1%
Median	Sale Price	159,500	265,500	-39.9%	170,000	265,500	-36.0%
	Days on Market	18	102	-82.4%	27	7	285.7%
	Percent of List	99.4%	102.1%	-2.6%	98.8%	101.3%	-2.5%
	Percent of Original	99.4%	96.4%	3.1%	98.8%	98.9%	-0.1%

A total of 4 homes sold in Wabaunsee County in February, up from 3 units in February 2025. Total sales volume fell to \$0.7 million compared to \$0.9 million in the previous year.

The median sales price in February was \$159,500, down 39.9% compared to the prior year. Median days on market was 18 days, down from 27 days in January, and down from 102 in February 2025.

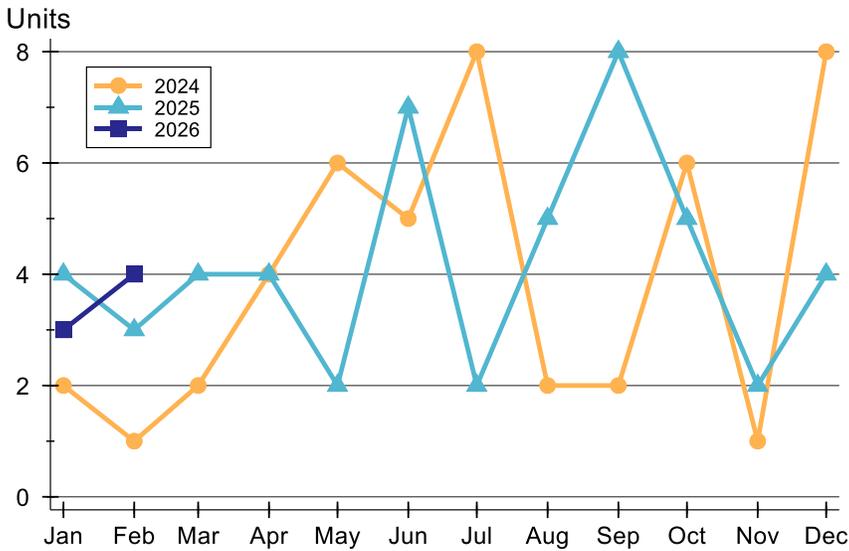
### History of Closed Listings





## Wabaunsee County Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	2	4	3
February	1	3	4
March	2	4	4
April	4	4	4
May	6	2	4
June	5	7	4
July	8	2	4
August	2	5	4
September	2	8	4
October	6	5	4
November	1	2	4
December	8	4	4

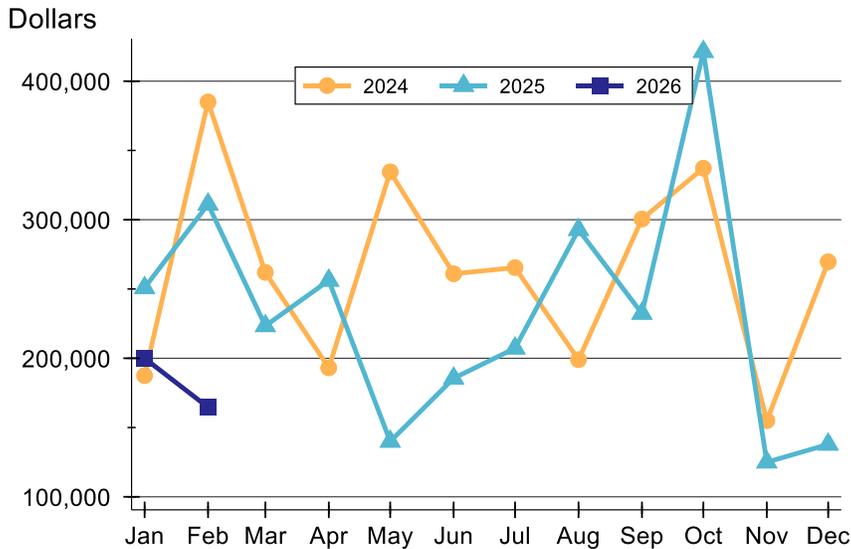
### Closed Listings by Price Range

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	97,500	97,500	0	0	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	0.0	149,000	149,000	7	7	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	0.0	170,000	170,000	29	29	91.9%	91.9%	91.9%	91.9%
\$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%	3.0	242,000	242,000	29	29	98.8%	98.8%	98.8%	98.8%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	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



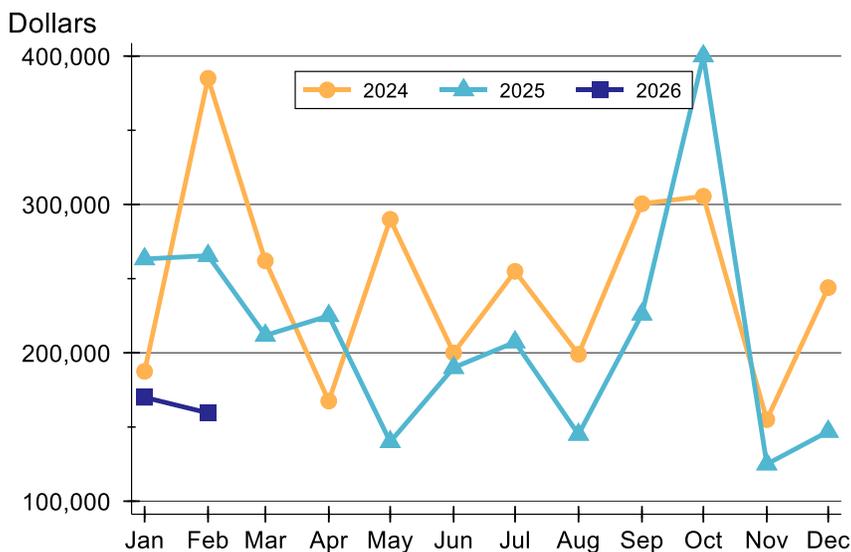
## Wabaunsee County Closed Listings Analysis

### Average Price



Month	2024	2025	2026
January	187,500	250,900	<b>200,000</b>
February	385,000	311,167	<b>164,625</b>
March	262,000	223,375	
April	193,125	256,175	
May	334,558	140,000	
June	261,000	185,571	
July	265,425	207,250	
August	199,000	292,800	
September	300,500	232,369	
October	337,167	421,300	
November	155,000	125,000	
December	269,631	137,875	

### Median Price

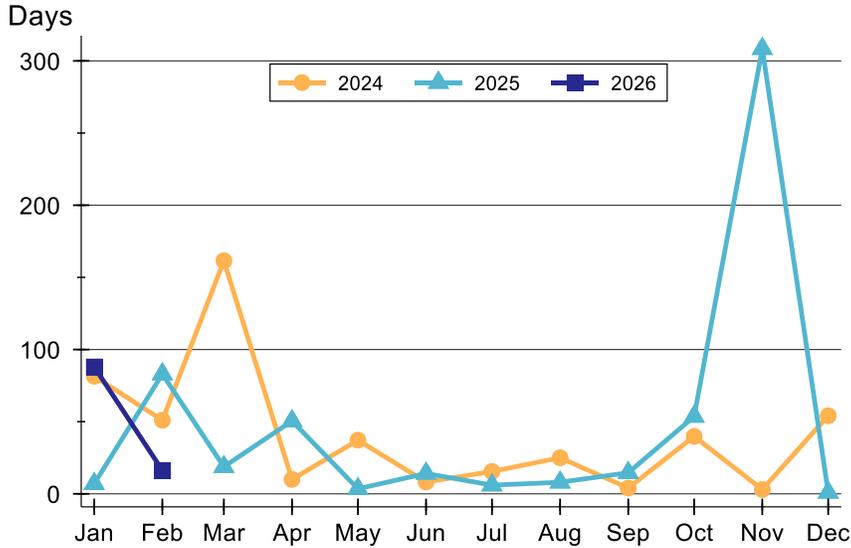


Month	2024	2025	2026
January	187,500	263,250	<b>170,000</b>
February	385,000	265,500	<b>159,500</b>
March	262,000	211,750	
April	167,500	225,000	
May	290,000	140,000	
June	200,000	190,000	
July	254,950	207,250	
August	199,000	145,000	
September	300,500	226,000	
October	305,500	400,000	
November	155,000	125,000	
December	243,925	147,000	



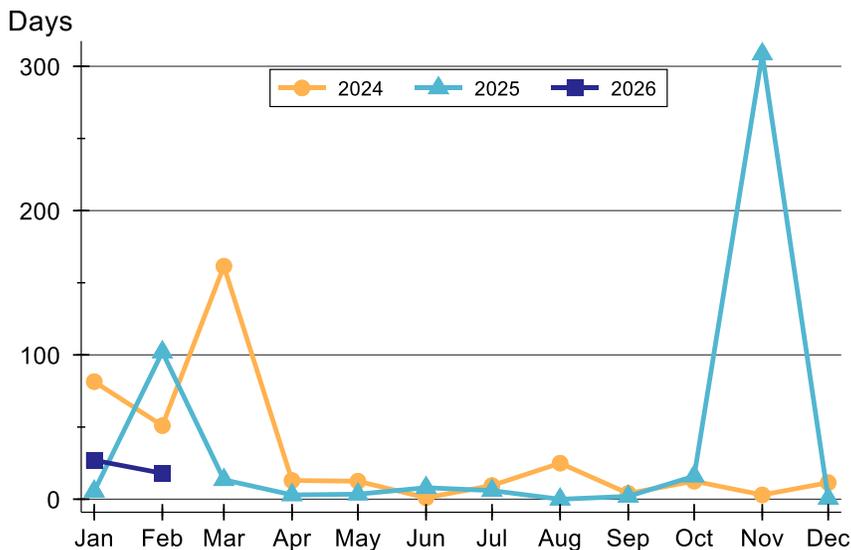
## Wabaunsee County Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	82	7	<b>88</b>
February	51	83	<b>16</b>
March	162	19	
April	10	51	
May	37	4	
June	8	14	
July	16	6	
August	25	8	
September	4	15	
October	40	54	
November	3	309	
December	54	1	

### Median DOM



Month	2024	2025	2026
January	82	6	<b>27</b>
February	51	102	<b>18</b>
March	162	14	
April	13	3	
May	13	4	
June	1	8	
July	10	6	
August	25	N/A	
September	4	2	
October	13	16	
November	3	309	
December	12	1	



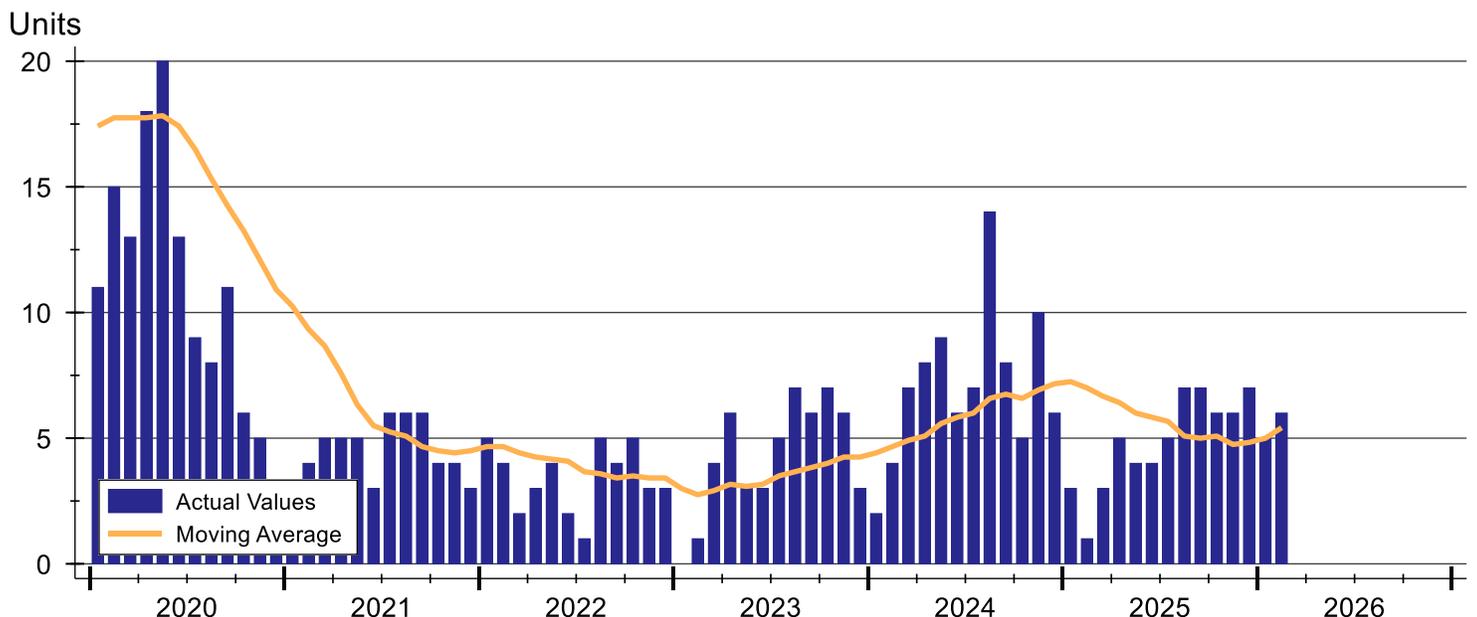
## Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>6</b>	1	500.0%
Volume (1,000s)		<b>3,578</b>	320	1018.1%
Months' Supply		<b>1.4</b>	0.2	600.0%
Average	List Price	<b>596,300</b>	320,000	86.3%
	Days on Market	<b>45</b>	183	-75.4%
	Percent of Original	<b>94.6%</b>	88.9%	6.4%
Median	List Price	<b>204,950</b>	320,000	-36.0%
	Days on Market	<b>27</b>	183	-85.2%
	Percent of Original	<b>96.3%</b>	88.9%	8.3%

A total of 6 homes were available for sale in Wabaunsee County at the end of February. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of February was \$204,950, down 36.0% from 2025. The typical time on market for active listings was 26 days, down from 183 days a year earlier.

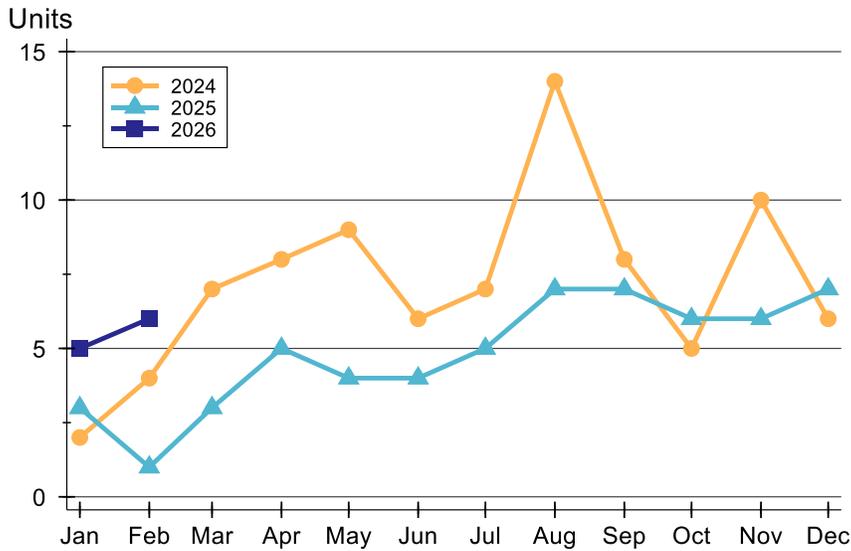
## History of Active Listings





## Wabaunsee County Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	2	3	<b>5</b>
<b>February</b>	4	1	<b>6</b>
<b>March</b>	7	3	
<b>April</b>	8	5	
<b>May</b>	9	4	
<b>June</b>	6	4	
<b>July</b>	7	5	
<b>August</b>	14	7	
<b>September</b>	8	7	
<b>October</b>	5	6	
<b>November</b>	10	6	
<b>December</b>	6	7	

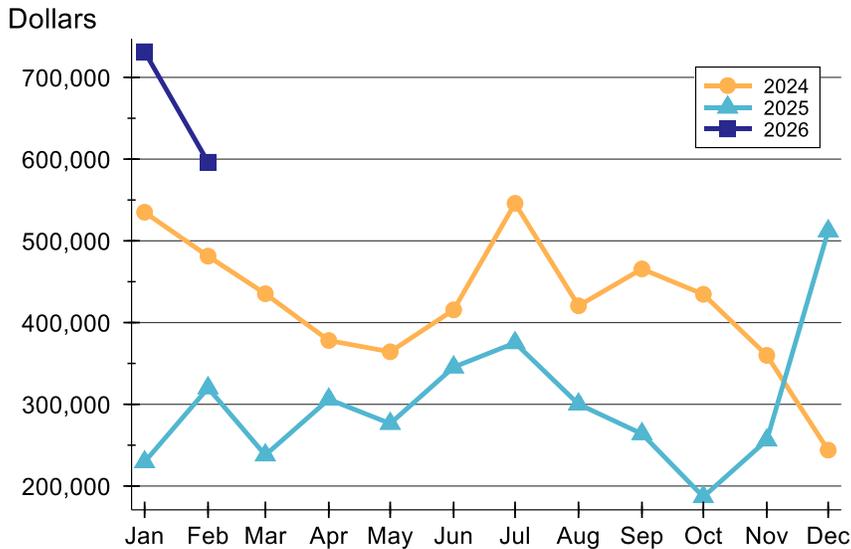
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	16.7%	N/A	29,900	29,900	99	99	85.4%	85.4%
\$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	16.7%	N/A	103,000	103,000	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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	N/A	190,000	190,000	105	105	89.6%	89.6%
\$200,000-\$249,999	1	16.7%	3.0	219,900	219,900	6	6	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	16.7%	N/A	535,000	535,000	20	20	92.6%	92.6%
\$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	1	16.7%	N/A	2,500,000	2,500,000	33	33	100.0%	100.0%



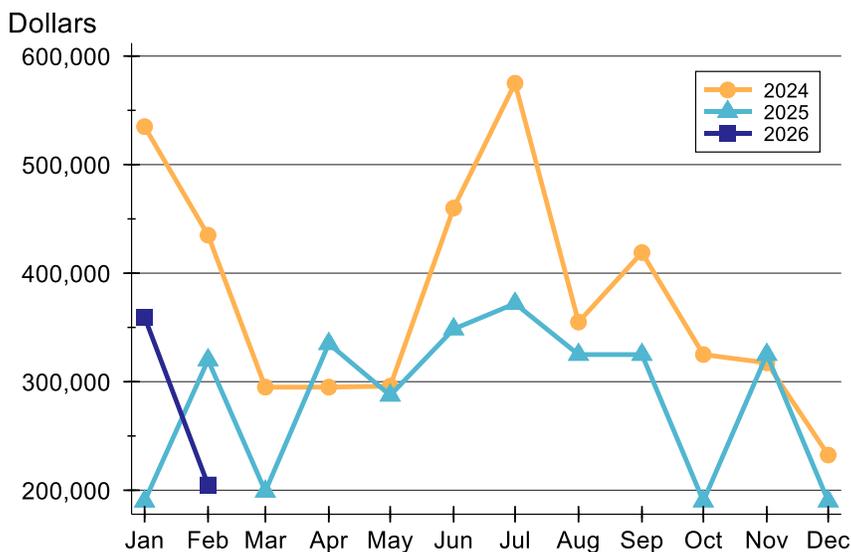
## Wabaunsee County Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	535,000	229,467	<b>731,480</b>
<b>February</b>	481,250	320,000	<b>596,300</b>
<b>March</b>	435,286	237,833	
<b>April</b>	378,063	306,170	
<b>May</b>	364,272	276,450	
<b>June</b>	415,508	345,475	
<b>July</b>	545,879	375,200	
<b>August</b>	420,536	300,143	
<b>September</b>	465,644	263,857	
<b>October</b>	434,600	186,800	
<b>November</b>	359,890	256,100	
<b>December</b>	243,900	512,057	

### Median Price

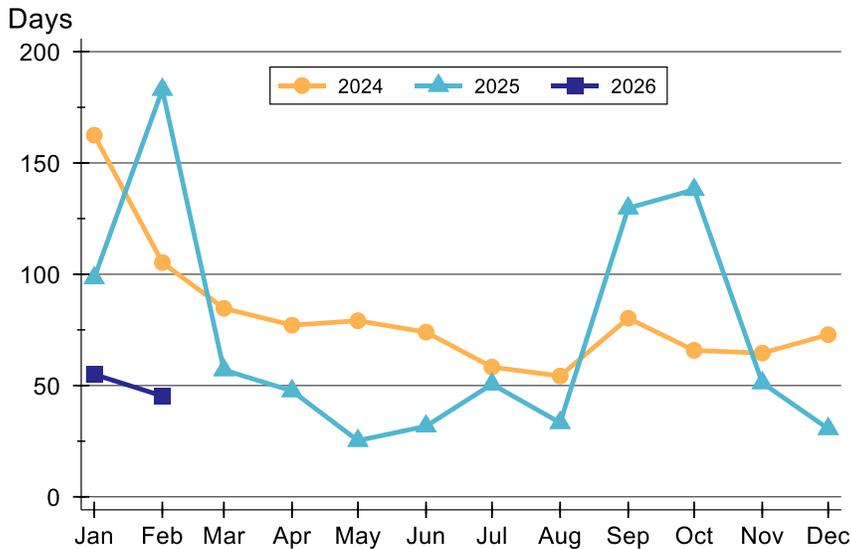


Month	2024	2025	2026
<b>January</b>	535,000	189,900	<b>359,500</b>
<b>February</b>	435,000	320,000	<b>204,950</b>
<b>March</b>	295,000	199,000	
<b>April</b>	295,000	335,000	
<b>May</b>	295,900	287,450	
<b>June</b>	459,950	348,500	
<b>July</b>	575,000	372,000	
<b>August</b>	354,950	325,000	
<b>September</b>	419,000	325,000	
<b>October</b>	325,000	190,000	
<b>November</b>	317,450	325,000	
<b>December</b>	232,450	190,000	



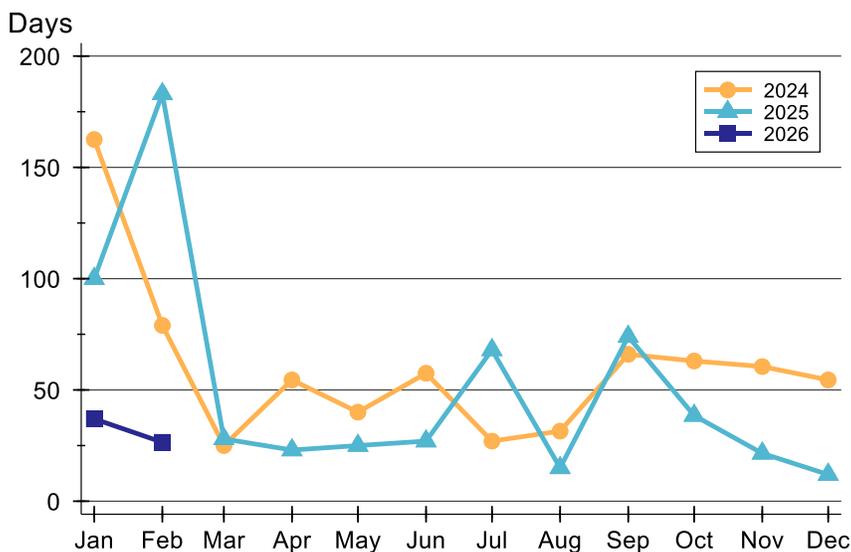
## Wabaunsee County Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	163	98	<b>55</b>
February	105	183	<b>45</b>
March	85	57	
April	77	48	
May	79	25	
June	74	32	
July	58	51	
August	54	33	
September	80	130	
October	66	138	
November	65	51	
December	73	31	

### Median DOM

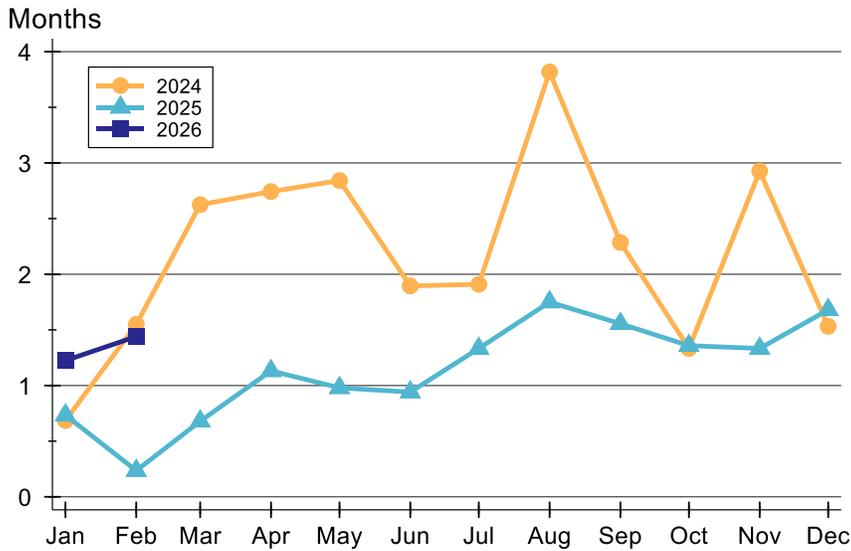


Month	2024	2025	2026
January	163	100	<b>37</b>
February	79	183	<b>27</b>
March	25	28	
April	55	23	
May	40	25	
June	58	27	
July	27	68	
August	32	15	
September	66	74	
October	63	39	
November	61	22	
December	55	12	



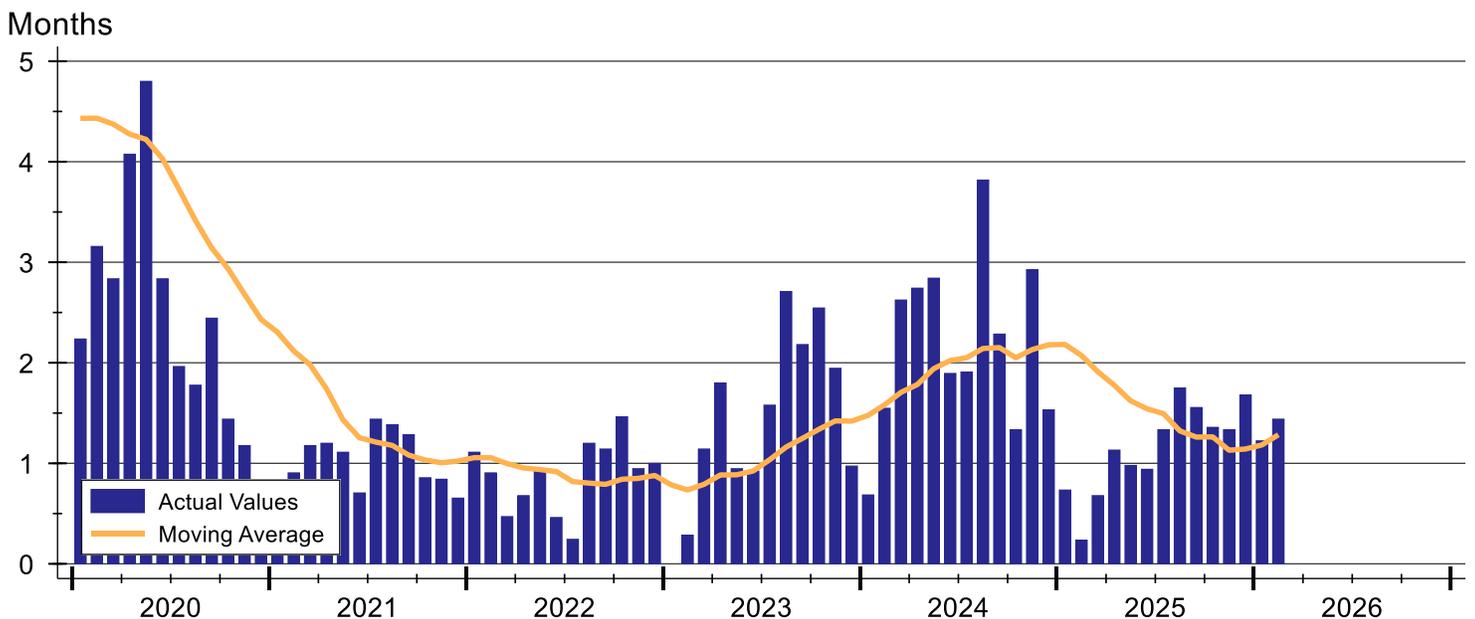
# Wabaunsee County Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	0.7	0.7	1.2
February	1.5	0.2	1.4
March	2.6	0.7	
April	2.7	1.1	
May	2.8	1.0	
June	1.9	0.9	
July	1.9	1.3	
August	3.8	1.8	
September	2.3	1.6	
October	1.3	1.4	
November	2.9	1.3	
December	1.5	1.7	

## History of Month's Supply





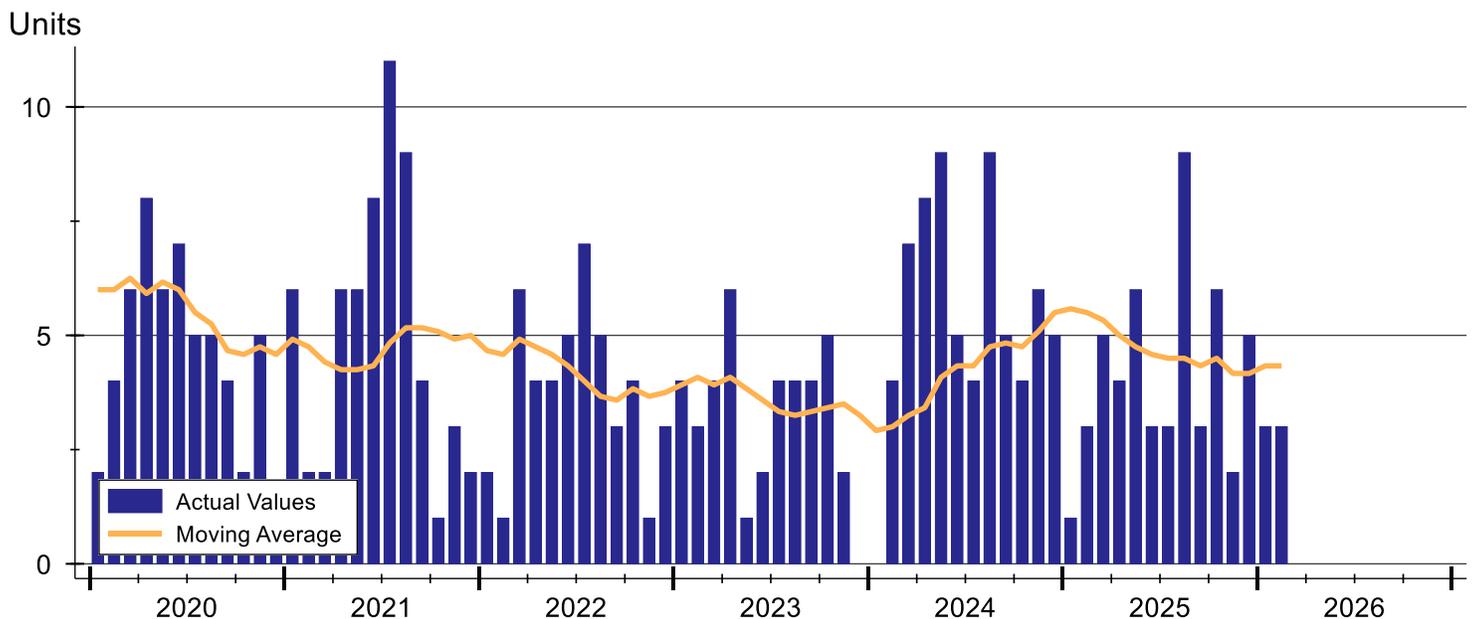
# Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	3	3	0.0%
	Volume (1,000s)	452	410	10.2%
	Average List Price	150,633	136,667	10.2%
	Median List Price	149,000	135,000	10.4%
Year-to-Date	New Listings	6	4	50.0%
	Volume (1,000s)	1,233	670	84.0%
	Average List Price	205,567	167,500	22.7%
	Median List Price	149,000	142,500	4.6%

A total of 3 new listings were added in Wabaunsee County during February, the same figure as reported in 2025. Year-to-date Wabaunsee County has seen 6 new listings.

The median list price of these homes was \$149,000 up from \$135,000 in 2025.

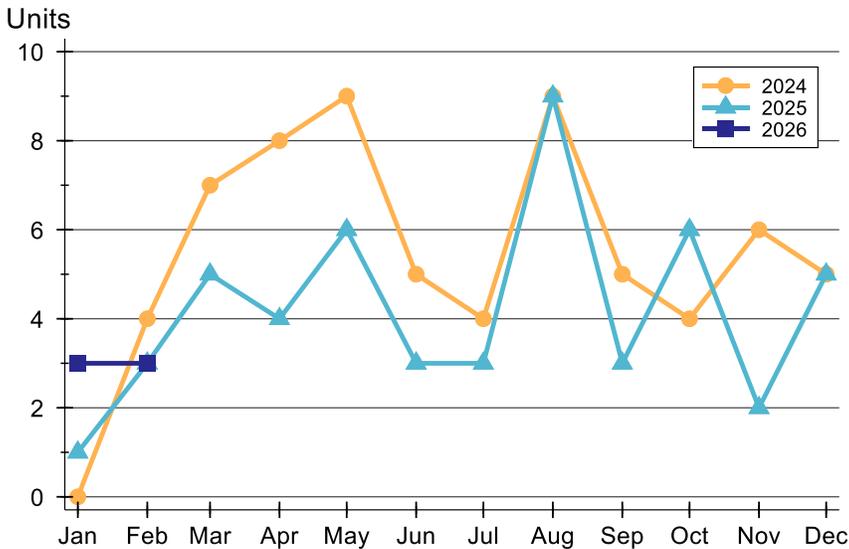
## History of New Listings





## Wabaunsee County New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	0	1	<b>3</b>
February	4	3	<b>3</b>
March	7	5	
April	8	4	
May	9	6	
June	5	3	
July	4	3	
August	9	9	
September	5	3	
October	4	6	
November	6	2	
December	5	5	

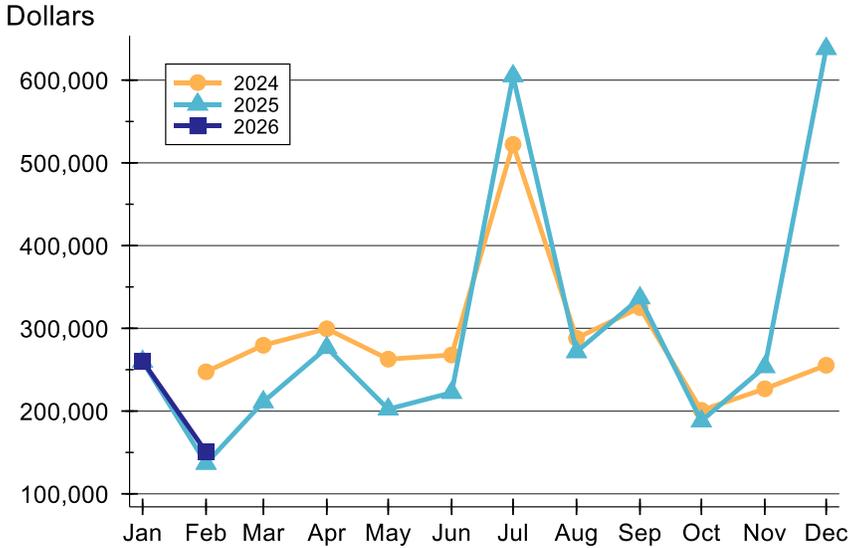
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	103,000	103,000	23	23	100.0%	100.0%
\$125,000-\$149,999	1	33.3%	149,000	149,000	0	0	45.7%	45.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	199,900	199,900	20	20	90.9%	90.9%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



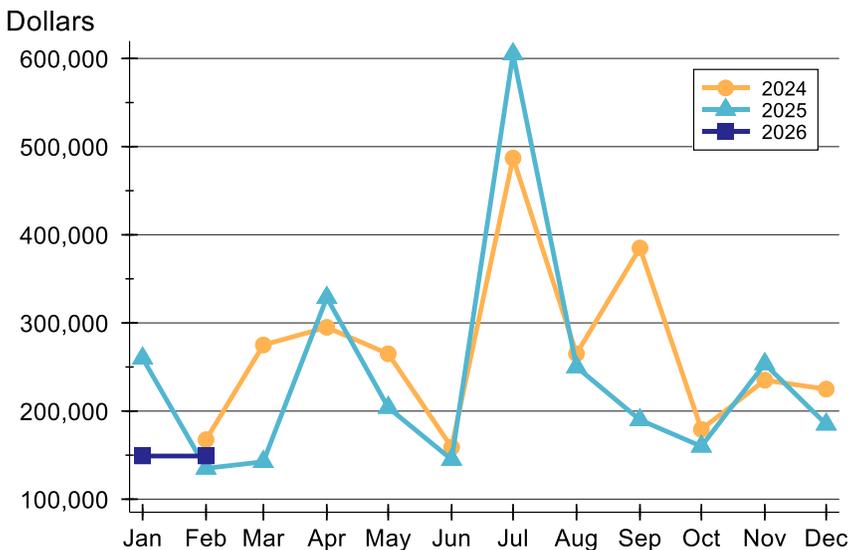
## Wabaunsee County New Listings Analysis

### Average Price



Month	2024	2025	2026
January	N/A	260,000	<b>260,500</b>
February	247,500	136,667	<b>150,633</b>
March	279,557	211,100	
April	299,500	276,588	
May	262,783	202,317	
June	267,800	222,333	
July	522,250	605,000	
August	288,094	271,550	
September	325,080	336,633	
October	200,875	188,000	
November	226,958	253,500	
December	255,360	638,000	

### Median Price



Month	2024	2025	2026
January	N/A	260,000	<b>149,000</b>
February	167,500	135,000	<b>149,000</b>
March	275,000	142,500	
April	295,000	328,675	
May	265,000	204,000	
June	159,000	145,000	
July	487,000	605,000	
August	265,000	250,000	
September	385,000	190,000	
October	179,250	160,000	
November	235,000	253,500	
December	224,900	185,000	



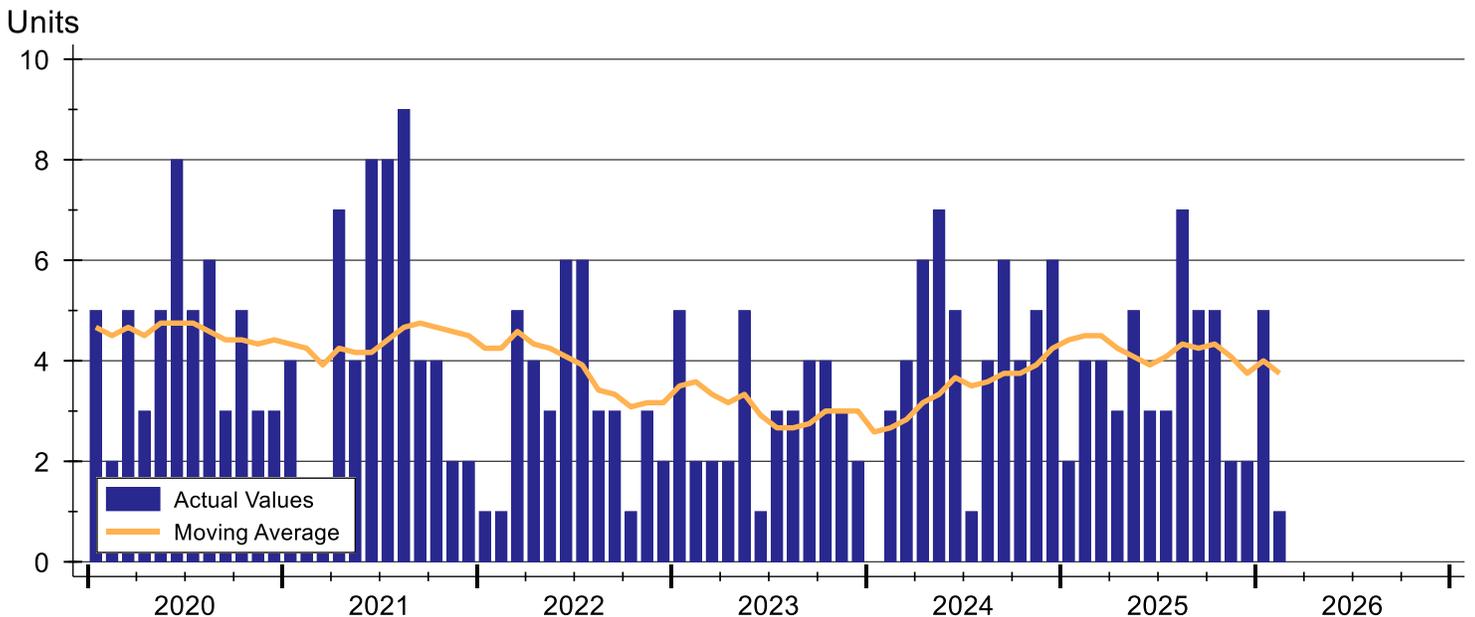
# Wabaunsee County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		1	4	-75.0%	6	6	0.0%
Volume (1,000s)		335	600	-44.2%	1,191	1,210	-1.6%
Average	Sale Price	335,000	149,975	123.4%	198,583	201,650	-1.5%
	Days on Market	99	16	518.8%	31	15	106.7%
	Percent of Original	93.2%	95.7%	-2.6%	96.4%	92.0%	4.8%
Median	Sale Price	335,000	142,500	135.1%	182,500	169,950	7.4%
	Days on Market	99	7	1314.3%	24	7	242.9%
	Percent of Original	93.2%	96.3%	-3.2%	96.6%	96.3%	0.3%

A total of 1 contract for sale was written in Wabaunsee County during the month of February, down from 4 in 2025. The median list price of this home was \$335,000, up from \$142,500 the prior year.

Half of the homes that went under contract in February were on the market less than 99 days, compared to 7 days in February 2025.

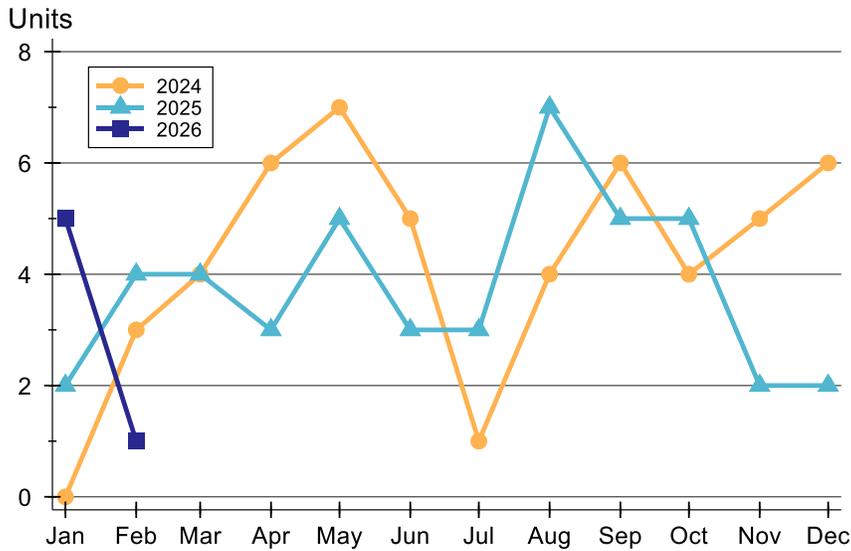
## History of Contracts Written





## Wabaunsee County Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	N/A	2	<b>5</b>
<b>February</b>	3	4	<b>1</b>
<b>March</b>	4	4	
<b>April</b>	6	3	
<b>May</b>	7	5	
<b>June</b>	5	3	
<b>July</b>	1	3	
<b>August</b>	4	7	
<b>September</b>	6	5	
<b>October</b>	4	5	
<b>November</b>	5	2	
<b>December</b>	6	2	

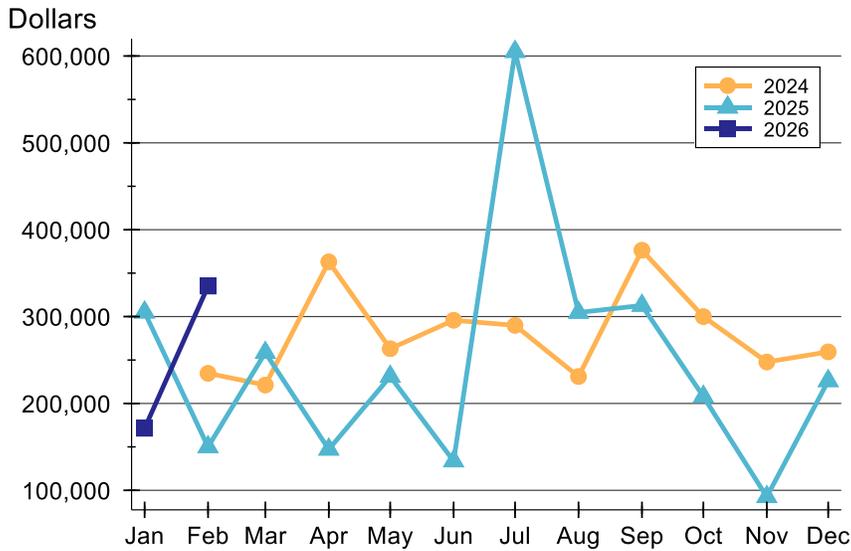
### Contracts Written by Price Range

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	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
<b>\$300,000-\$399,999</b>	<b>1</b>	<b>100.0%</b>	<b>335,000</b>	<b>335,000</b>	<b>99</b>	<b>99</b>	<b>93.2%</b>	<b>93.2%</b>
\$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



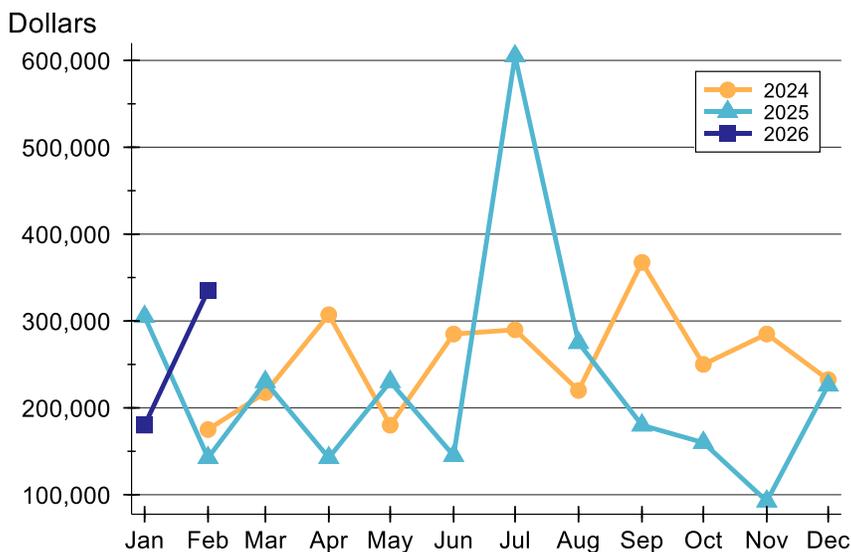
# Wabaunsee County Contracts Written Analysis

## Average Price



Month	2024	2025	2026
<b>January</b>	N/A	305,000	<b>171,300</b>
<b>February</b>	234,667	149,975	<b>335,000</b>
<b>March</b>	221,225	258,500	
<b>April</b>	363,000	147,167	
<b>May</b>	263,000	231,070	
<b>June</b>	295,800	133,633	
<b>July</b>	289,900	605,000	
<b>August</b>	231,000	304,707	
<b>September</b>	376,400	312,800	
<b>October</b>	300,000	208,000	
<b>November</b>	247,770	92,500	
<b>December</b>	259,383	226,000	

## Median Price

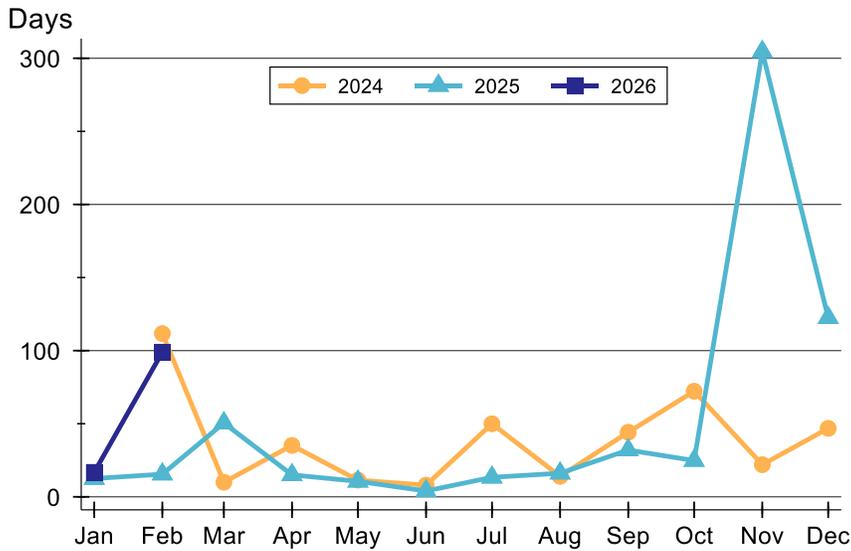


Month	2024	2025	2026
<b>January</b>	N/A	305,000	<b>179,999</b>
<b>February</b>	175,000	142,500	<b>335,000</b>
<b>March</b>	217,500	230,000	
<b>April</b>	307,250	142,500	
<b>May</b>	180,000	230,000	
<b>June</b>	285,000	145,000	
<b>July</b>	289,900	605,000	
<b>August</b>	220,000	275,000	
<b>September</b>	367,450	180,000	
<b>October</b>	250,000	160,000	
<b>November</b>	285,000	92,500	
<b>December</b>	232,450	226,000	



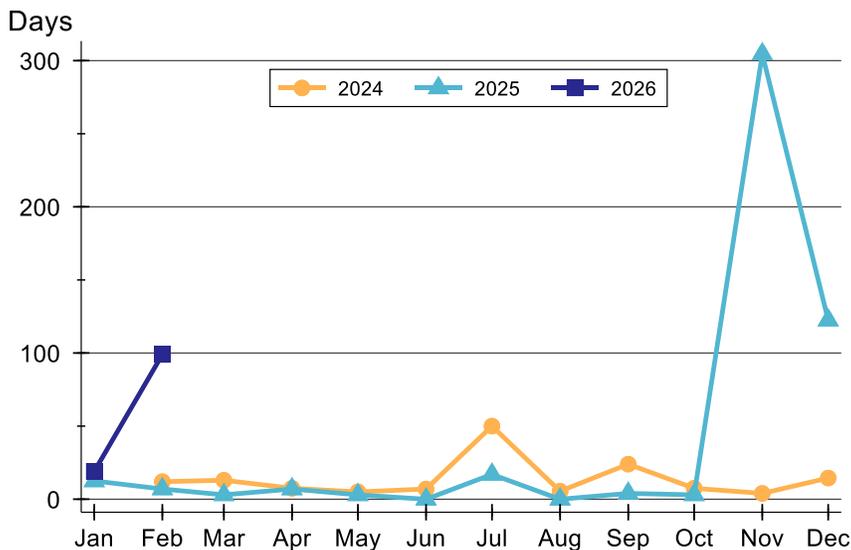
## Wabaunsee County Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	N/A	13	<b>17</b>
February	112	16	<b>99</b>
March	10	51	
April	35	15	
May	11	11	
June	8	4	
July	50	13	
August	14	16	
September	44	32	
October	72	25	
November	22	305	
December	47	123	

### Median DOM



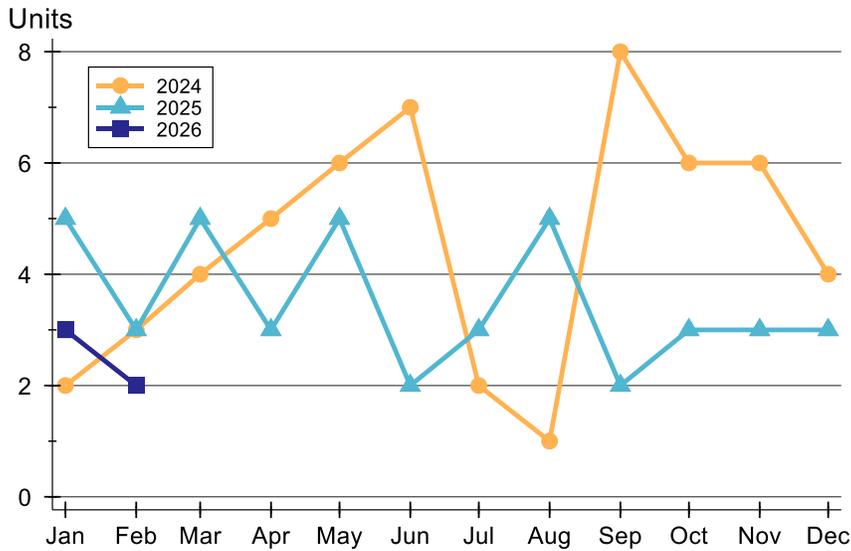
Month	2024	2025	2026
January	N/A	13	<b>19</b>
February	12	7	<b>99</b>
March	13	3	
April	8	7	
May	5	3	
June	7	N/A	
July	50	17	
August	6	N/A	
September	24	4	
October	8	3	
November	4	305	
December	15	123	





## Wabaunsee County Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
<b>January</b>	2	5	<b>3</b>
<b>February</b>	3	3	<b>2</b>
<b>March</b>	4	5	
<b>April</b>	5	3	
<b>May</b>	6	5	
<b>June</b>	7	2	
<b>July</b>	2	3	
<b>August</b>	1	5	
<b>September</b>	8	2	
<b>October</b>	6	3	
<b>November</b>	6	3	
<b>December</b>	4	3	

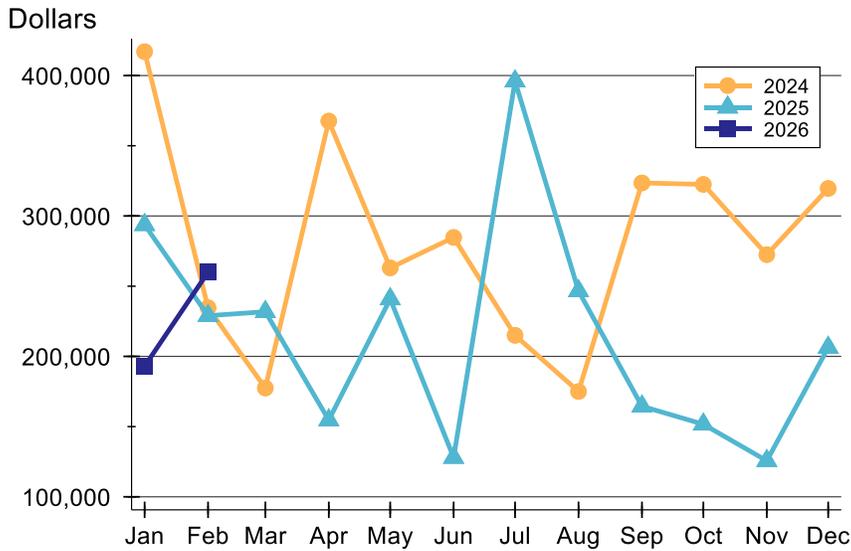
### Pending Contracts by Price Range

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	50.0%	185,000	185,000	29	29	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	1	50.0%	335,000	335,000	99	99	93.2%	93.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



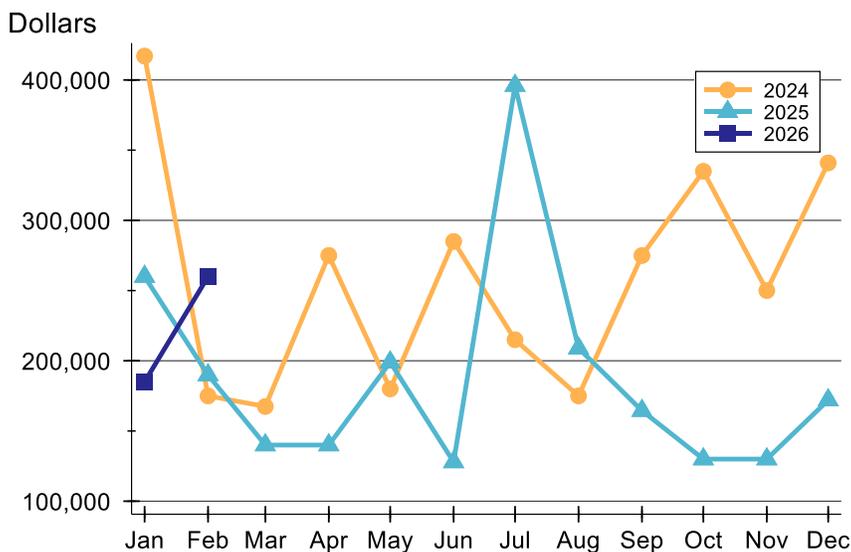
## Wabaunsee County Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	417,000	293,700	<b>193,000</b>
<b>February</b>	234,667	228,967	<b>260,000</b>
<b>March</b>	177,475	231,800	
<b>April</b>	367,600	154,667	
<b>May</b>	263,000	240,870	
<b>June</b>	284,714	127,950	
<b>July</b>	215,000	396,000	
<b>August</b>	175,000	246,600	
<b>September</b>	323,538	164,500	
<b>October</b>	322,483	151,667	
<b>November</b>	272,458	125,667	
<b>December</b>	319,600	206,333	

### Median Price

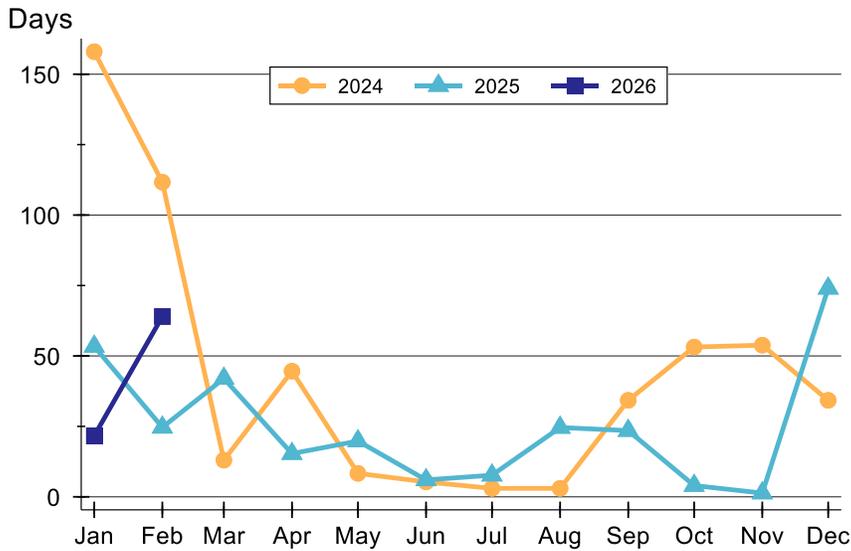


Month	2024	2025	2026
<b>January</b>	417,000	260,000	<b>185,000</b>
<b>February</b>	175,000	189,900	<b>260,000</b>
<b>March</b>	167,500	140,000	
<b>April</b>	275,000	140,000	
<b>May</b>	180,000	199,000	
<b>June</b>	285,000	127,950	
<b>July</b>	215,000	396,000	
<b>August</b>	175,000	209,000	
<b>September</b>	274,950	164,500	
<b>October</b>	334,950	130,000	
<b>November</b>	250,000	130,000	
<b>December</b>	340,950	172,000	



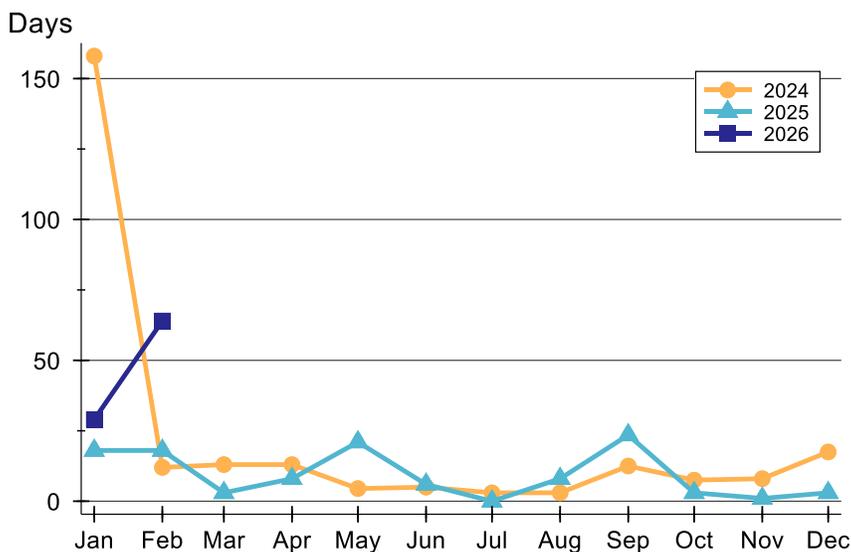
## Wabaunsee County Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	158	53	<b>22</b>
February	112	25	<b>64</b>
March	13	42	
April	45	15	
May	8	20	
June	5	6	
July	3	8	
August	3	25	
September	34	24	
October	53	4	
November	54	1	
December	34	74	

### Median DOM



Month	2024	2025	2026
January	158	18	<b>29</b>
February	12	18	<b>64</b>
March	13	3	
April	13	8	
May	5	21	
June	5	6	
July	3	N/A	
August	3	8	
September	13	24	
October	8	3	
November	8	1	
December	18	3	