



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

August 2024 Region Total Statistics

- Central Region Total (*print pages 2 through 23*)
- North Region Total (*print pages 24 through 45*)
- South Region Total (*print pages 46 through 67*)

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Central Region Housing Report



Market Overview

Central Region Home Sales Rose in August

Total home sales in Central Region rose by 12.2% last month to 258 units, compared to 230 units in August 2023. Total sales volume was \$59.5 million, up 11.4% from a year earlier.

The median sale price in August was \$205,500, up from \$195,000 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 100.0% of their list prices.

Central Region Active Listings Up at End of August

The total number of active listings in Central Region at the end of August was 257 units, up from 220 at the same point in 2023. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$244,900.

During August, a total of 214 contracts were written up from 212 in August 2023. At the end of the month, there were 219 contracts still pending.

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Central Region Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		258	230	265	1,691	1,613	1,852
Change from prior year		12.2%	-13.2%	-5.7%	4.8%	-12.9%	-5.1%
Active Listings		257	220	131	N/A	N/A	N/A
Change from prior year		16.8%	67.9%	-19.1%			
Months' Supply		1.3	1.1	0.6	N/A	N/A	N/A
Change from prior year		18.2%	83.3%	-14.3%			
New Listings		261	268	255	1,990	1,881	2,065
Change from prior year		-2.6%	5.1%	-11.5%	5.8%	-8.9%	-9.9%
Contracts Written		214	212	250	1,749	1,692	1,917
Change from prior year		0.9%	-15.2%	-11.7%	3.4%	-11.7%	-8.1%
Pending Contracts		219	224	256	N/A	N/A	N/A
Change from prior year		-2.2%	-12.5%	-25.8%			
Sales Volume (1,000s)		59,479	53,413	52,170	380,057	339,072	370,499
Change from prior year		11.4%	2.4%	-4.3%	12.1%	-8.5%	4.1%
Average	Sale Price	230,539	232,231	196,867	224,753	210,212	200,054
	Change from prior year	-0.7%	18.0%	1.5%	6.9%	5.1%	9.7%
	List Price of Actives	285,893	302,144	325,826	N/A	N/A	N/A
	Change from prior year	-5.4%	-7.3%	39.9%			
	Days on Market	18	16	13	23	17	13
Change from prior year	12.5%	23.1%	8.3%	35.3%	30.8%	-7.1%	
	Percent of List	98.7%	100.0%	99.9%	99.1%	100.1%	101.3%
Change from prior year	-1.3%	0.1%	-0.5%	-1.0%	-1.2%	0.4%	
	Percent of Original	97.1%	98.9%	98.3%	97.5%	98.9%	100.2%
Change from prior year	-1.8%	0.6%	-1.4%	-1.4%	-1.3%	-0.1%	
Median	Sale Price	205,500	195,000	175,000	197,000	181,900	170,001
	Change from prior year	5.4%	11.4%	-7.4%	8.3%	7.0%	4.3%
	List Price of Actives	244,900	249,900	199,900	N/A	N/A	N/A
	Change from prior year	-2.0%	25.0%	17.6%			
	Days on Market	6	4	4	5	4	3
Change from prior year	50.0%	0.0%	33.3%	25.0%	33.3%	0.0%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

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



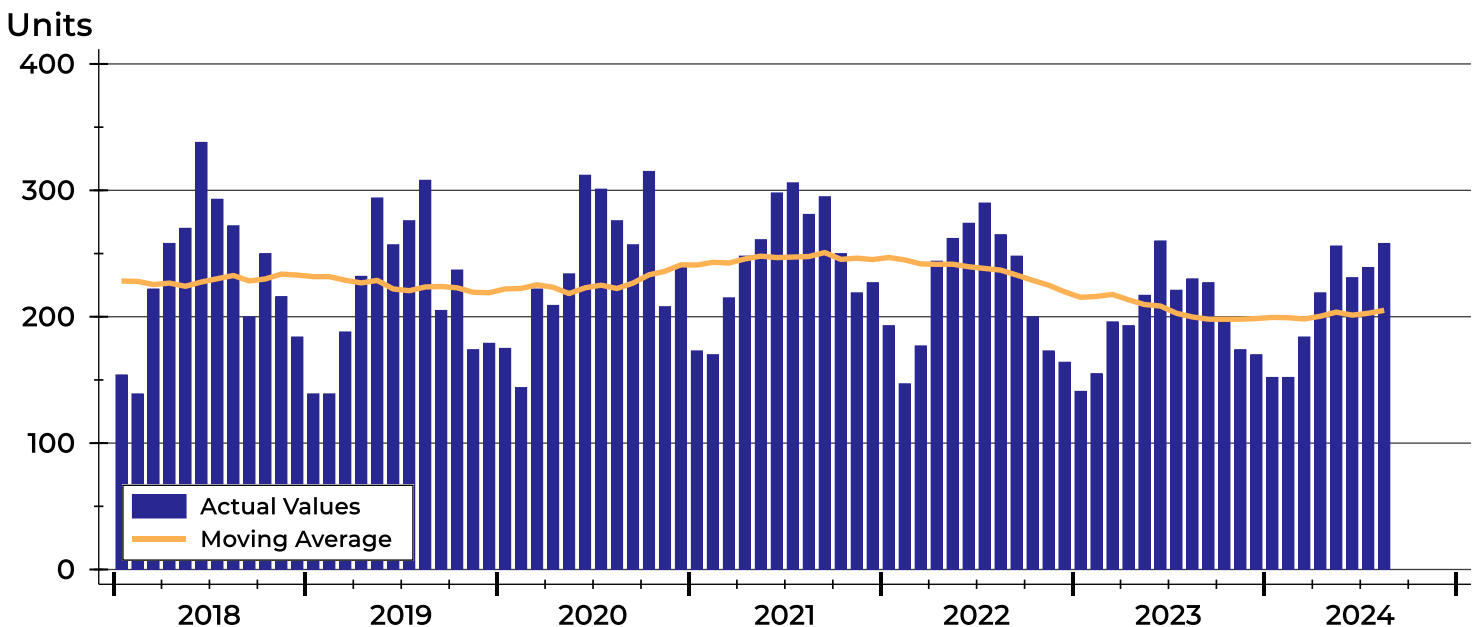
Central Region Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		258	230	12.2%	1,691	1,613	4.8%
Volume (1,000s)		59,479	53,413	11.4%	380,057	339,072	12.1%
Months' Supply		1.3	1.1	18.2%	N/A	N/A	N/A
Average	Sale Price	230,539	232,231	-0.7%	224,753	210,212	6.9%
	Days on Market	18	16	12.5%	23	17	35.3%
	Percent of List	98.7%	100.0%	-1.3%	99.1%	100.1%	-1.0%
	Percent of Original	97.1%	98.9%	-1.8%	97.5%	98.9%	-1.4%
Median	Sale Price	205,500	195,000	5.4%	197,000	181,900	8.3%
	Days on Market	6	4	50.0%	5	4	25.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 258 homes sold in Central Region in August, up from 230 units in August 2023. Total sales volume rose to \$59.5 million compared to \$53.4 million in the previous year.

The median sales price in August was \$205,500, up 5.4% compared to the prior year. Median days on market was 6 days, up from 5 days in July, and up from 4 in August 2023.

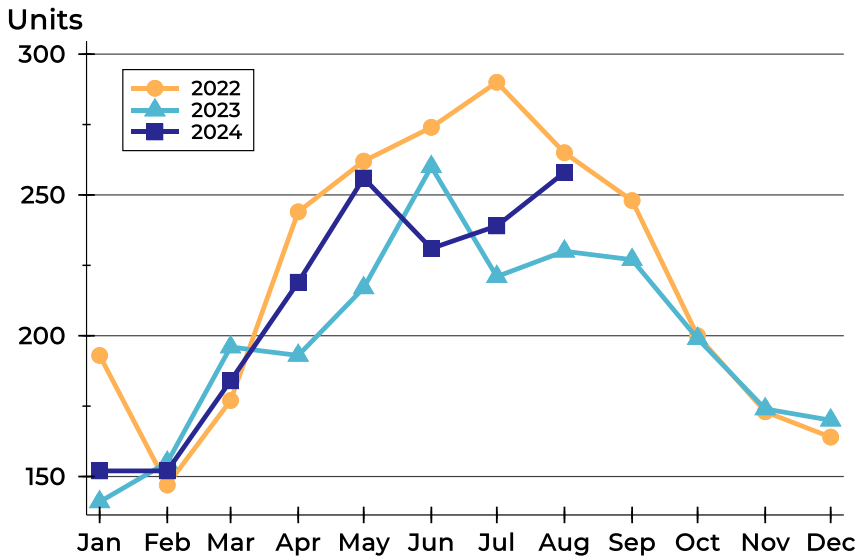
History of Closed Listings





Central Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	193	141	152
February	147	155	152
March	177	196	184
April	244	193	219
May	262	217	256
June	274	260	231
July	290	221	239
August	265	230	258
September	248	227	
October	200	199	
November	173	174	
December	164	170	

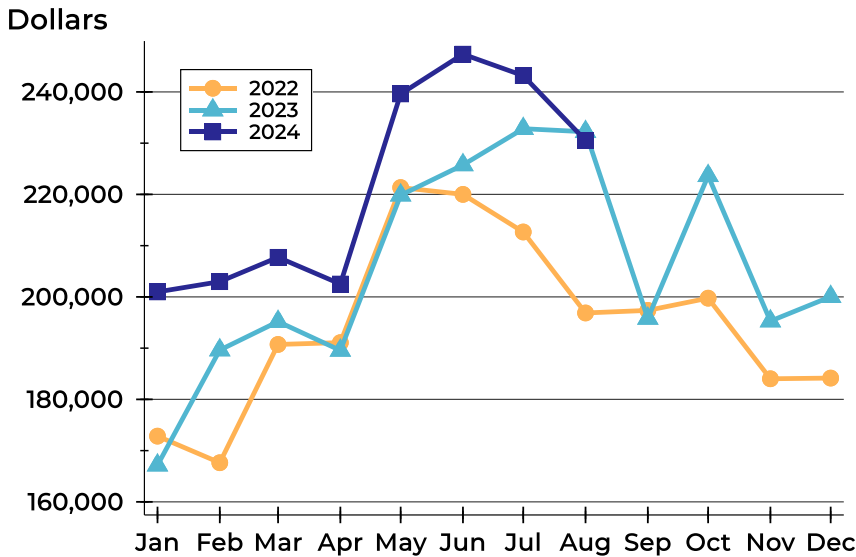
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.2%	0.0	19,333	20,000	6	4	77.9%	75.0%	77.9%	75.0%
\$25,000-\$49,999	5	1.9%	1.5	41,000	45,000	8	12	90.9%	90.2%	90.9%	90.2%
\$50,000-\$99,999	32	12.4%	0.8	78,386	79,500	18	7	95.9%	98.0%	93.7%	95.3%
\$100,000-\$124,999	17	6.6%	0.4	113,494	112,000	17	11	97.1%	97.6%	95.4%	96.0%
\$125,000-\$149,999	21	8.1%	1.5	137,555	138,600	15	4	99.8%	100.0%	98.6%	100.0%
\$150,000-\$174,999	19	7.4%	0.9	163,063	165,000	9	6	101.3%	100.0%	100.5%	100.0%
\$175,000-\$199,999	25	9.7%	0.9	187,162	186,750	14	4	99.6%	100.0%	98.7%	100.0%
\$200,000-\$249,999	42	16.3%	1.0	221,073	220,000	16	3	100.0%	100.0%	98.4%	100.0%
\$250,000-\$299,999	33	12.8%	1.2	267,236	262,789	17	7	99.8%	100.0%	98.3%	100.0%
\$300,000-\$399,999	30	11.6%	1.7	348,170	350,000	19	8	99.3%	100.0%	97.7%	100.0%
\$400,000-\$499,999	19	7.4%	2.2	444,583	435,000	34	16	98.8%	100.0%	96.8%	100.0%
\$500,000-\$749,999	12	4.7%	3.0	593,033	588,250	40	13	99.5%	99.9%	96.5%	99.9%
\$750,000-\$999,999	0	0.0%	9.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



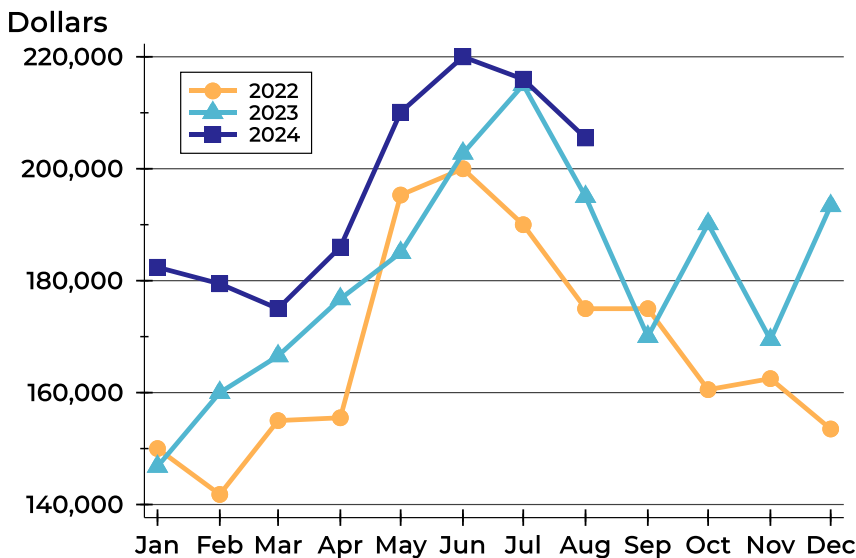
Central Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	172,833	167,154	200,977
February	167,638	189,627	202,971
March	190,723	195,182	207,728
April	191,081	189,557	202,514
May	221,340	219,842	239,612
June	220,010	225,758	247,377
July	212,671	232,828	243,182
August	196,867	232,231	230,539
September	197,371	195,798	
October	199,751	223,639	
November	184,025	195,282	
December	184,162	200,047	

Median Price

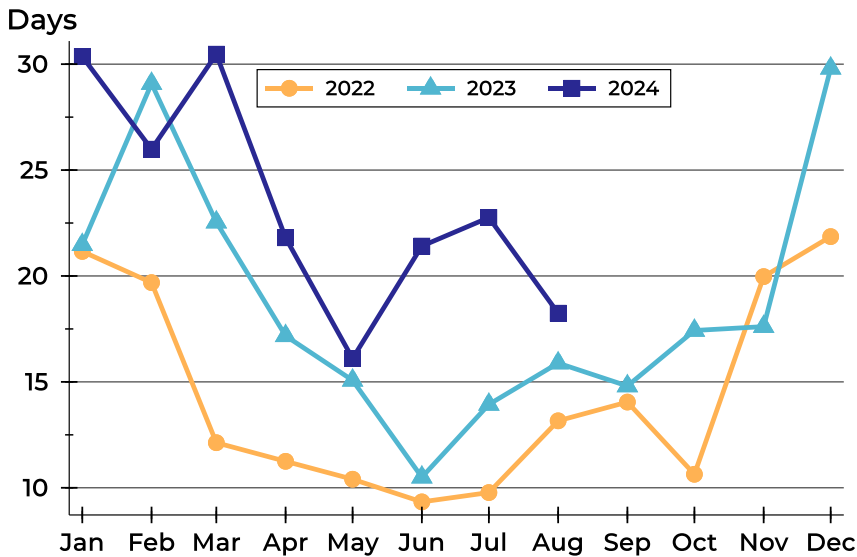


Month	2022	2023	2024
January	150,000	146,800	182,400
February	141,800	160,000	179,450
March	155,000	166,550	175,000
April	155,500	176,750	186,000
May	195,300	185,000	210,100
June	200,000	202,750	220,000
July	190,000	215,000	216,000
August	175,000	195,000	205,500
September	175,000	170,000	
October	160,526	190,155	
November	162,500	169,450	
December	153,500	193,375	



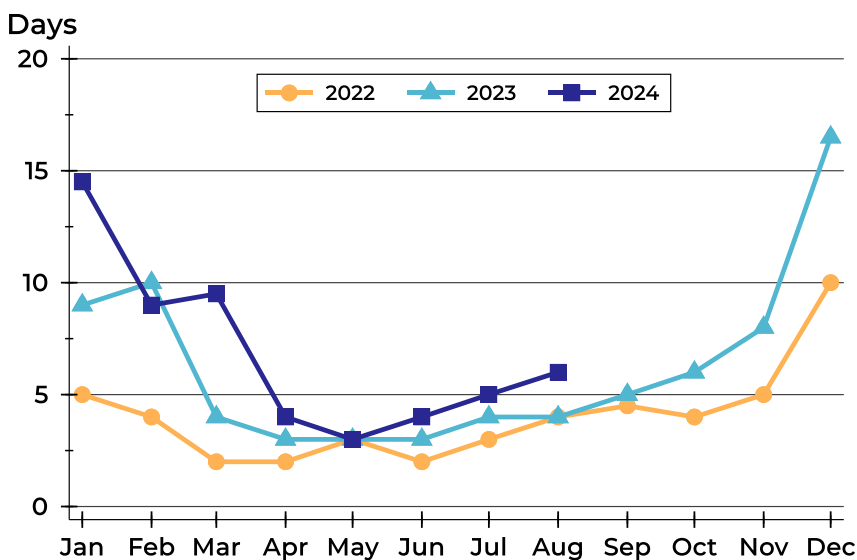
Central Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	21	30
February	20	29	26
March	12	23	30
April	11	17	22
May	10	15	16
June	9	11	21
July	10	14	23
August	13	16	18
September	14	15	
October	11	17	
November	20	18	
December	22	30	

Median DOM



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



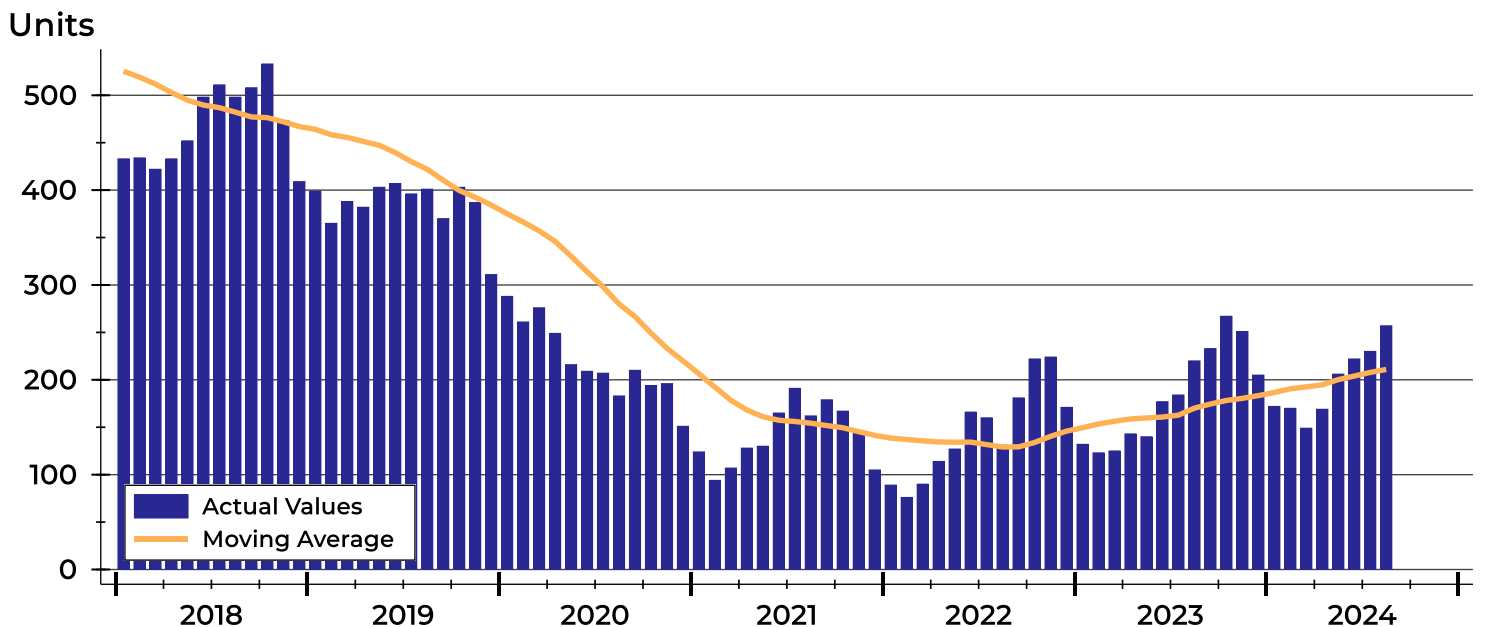
Central Region Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		257	220	16.8%
Volume (1,000s)		73,475	66,472	10.5%
Months' Supply		1.3	1.1	18.2%
Average	List Price	285,893	302,144	-5.4%
	Days on Market	46	45	2.2%
	Percent of Original	96.6%	97.3%	-0.7%
Median	List Price	244,900	249,900	-2.0%
	Days on Market	27	28	-3.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 257 homes were available for sale in Central Region at the end of August. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$244,900, down 2.0% from 2023. The typical time on market for active listings was 27 days, down from 28 days a year earlier.

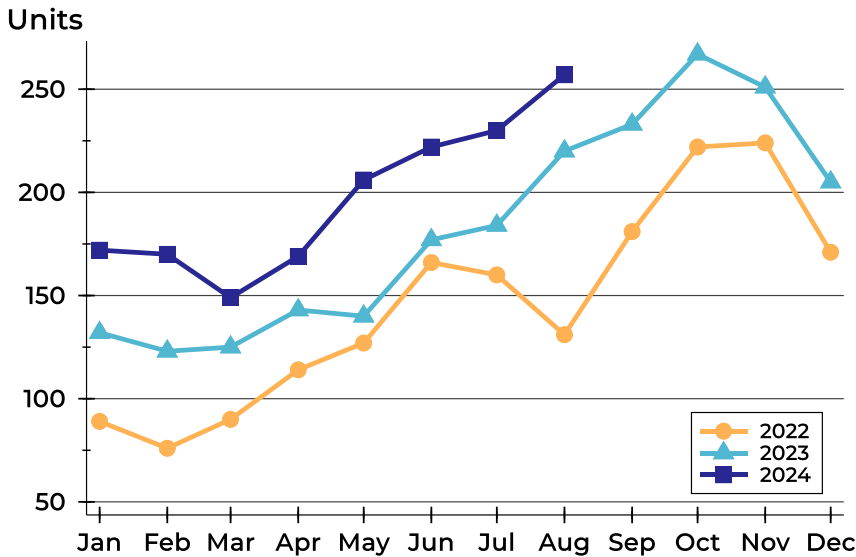
History of Active Listings





Central Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	89	132	172
February	76	123	170
March	90	125	149
April	114	143	169
May	127	140	206
June	166	177	222
July	160	184	230
August	131	220	257
September	181	233	
October	222	267	
November	224	251	
December	171	205	

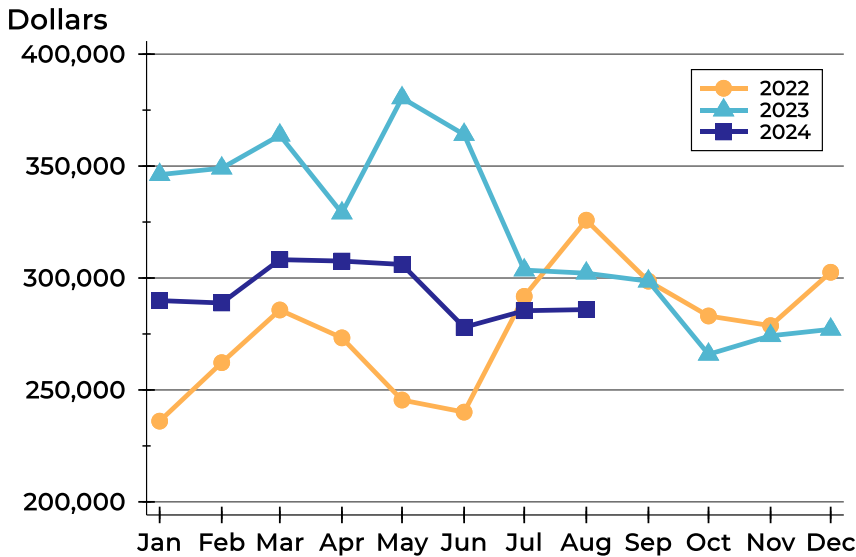
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	12	4.7%	1.5	40,523	45,000	72	83	87.6%	85.2%
\$50,000-\$99,999	22	8.6%	0.8	77,323	79,252	41	8	94.8%	100.0%
\$100,000-\$124,999	6	2.3%	0.4	112,083	112,500	20	8	100.0%	100.0%
\$125,000-\$149,999	26	10.1%	1.5	136,815	135,450	37	18	97.2%	100.0%
\$150,000-\$174,999	18	7.0%	0.9	164,992	165,000	24	14	97.9%	100.0%
\$175,000-\$199,999	17	6.6%	0.9	186,629	187,500	37	17	98.2%	100.0%
\$200,000-\$249,999	32	12.5%	1.0	226,443	224,945	41	29	96.6%	100.0%
\$250,000-\$299,999	30	11.7%	1.2	277,153	274,750	39	27	96.0%	97.8%
\$300,000-\$399,999	41	16.0%	1.7	337,520	335,000	47	31	97.6%	100.0%
\$400,000-\$499,999	23	8.9%	2.2	445,052	439,750	43	37	97.9%	100.0%
\$500,000-\$749,999	21	8.2%	3.0	606,738	600,000	83	43	97.2%	100.0%
\$750,000-\$999,999	7	2.7%	9.3	844,743	799,900	71	52	93.2%	97.0%
\$1,000,000 and up	2	0.8%	N/A	1,312,500	1,312,500	71	71	100.0%	100.0%



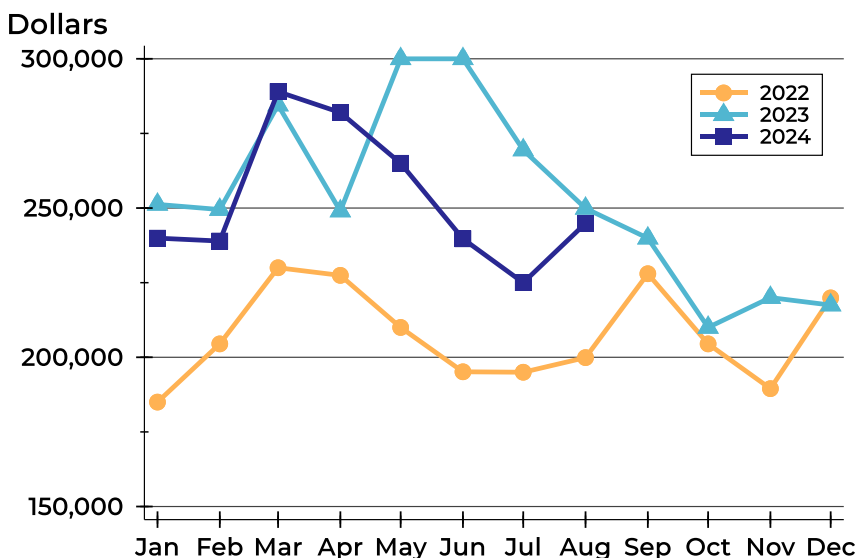
Central Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	236,063	346,174	289,916
February	262,189	349,073	288,851
March	285,717	363,785	308,199
April	273,269	329,023	307,575
May	245,494	380,449	306,059
June	240,087	364,083	277,986
July	291,803	303,543	285,403
August	325,826	302,144	285,893
September	298,584	298,592	
October	283,047	265,896	
November	278,713	274,200	
December	302,572	277,073	

Median Price

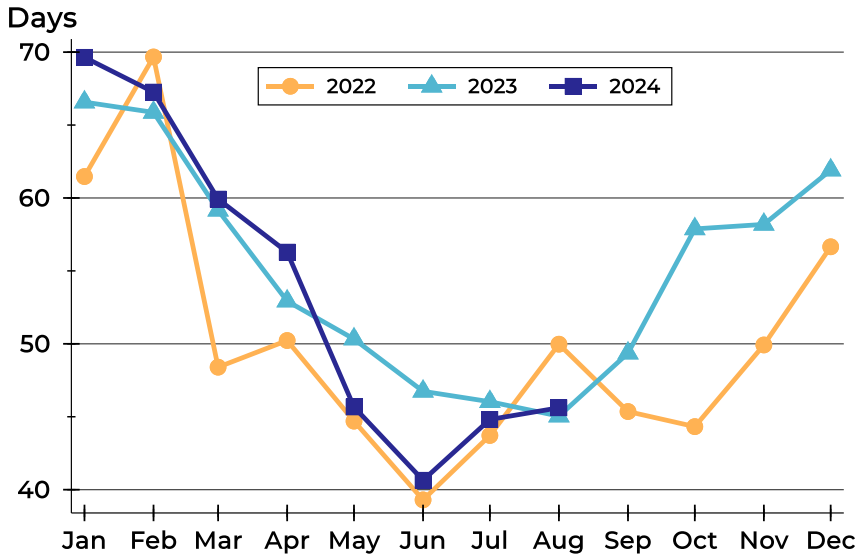


Month	2022	2023	2024
January	185,000	251,225	239,925
February	204,500	249,500	238,950
March	230,000	284,500	289,000
April	227,450	249,000	282,000
May	210,000	300,000	265,000
June	195,150	299,999	239,700
July	195,000	269,450	225,000
August	199,900	249,900	244,900
September	228,000	239,900	
October	204,500	210,000	
November	189,500	220,000	
December	219,900	217,500	



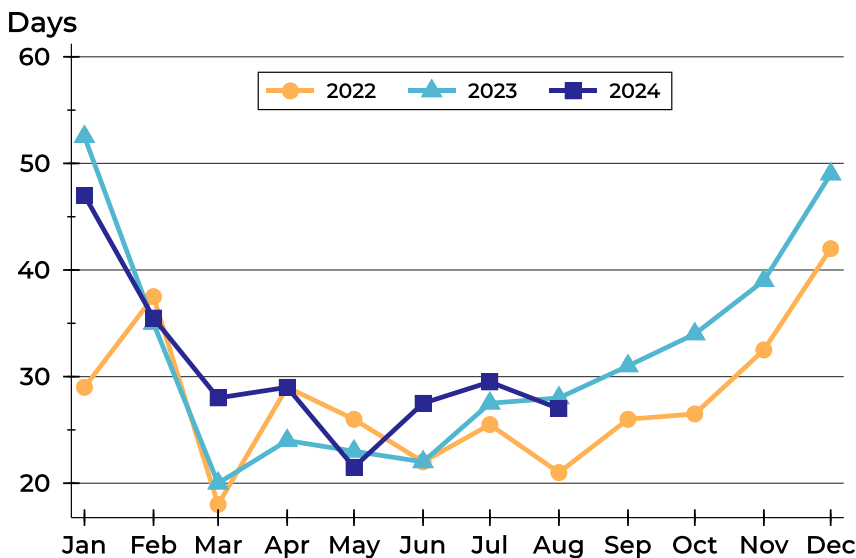
Central Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	61	67	70
February	70	66	67
March	48	59	60
April	50	53	56
May	45	50	46
June	39	47	41
July	44	46	45
August	50	45	46
September	45	49	
October	44	58	
November	50	58	
December	57	62	

Median DOM

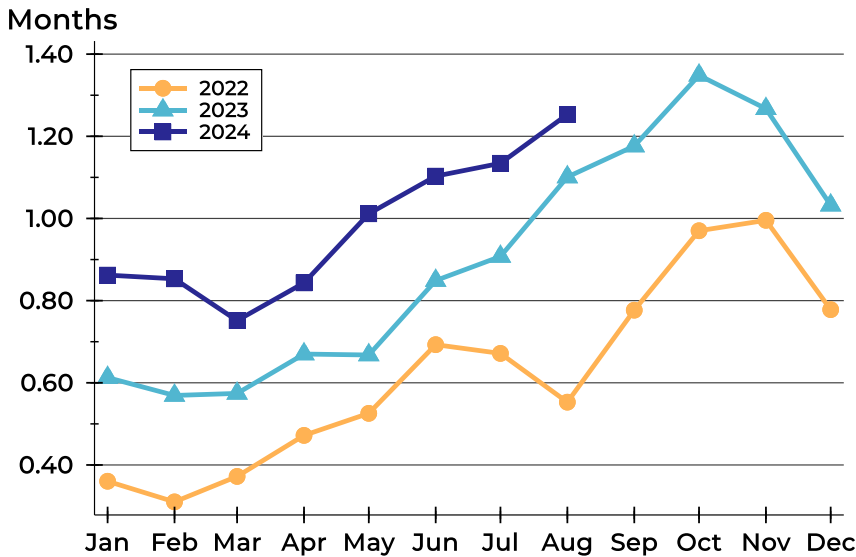


Month	2022	2023	2024
January	29	53	47
February	38	35	36
March	18	20	28
April	29	24	29
May	26	23	22
June	22	22	28
July	26	28	30
August	21	28	27
September	26	31	
October	27	34	
November	33	39	
December	42	49	



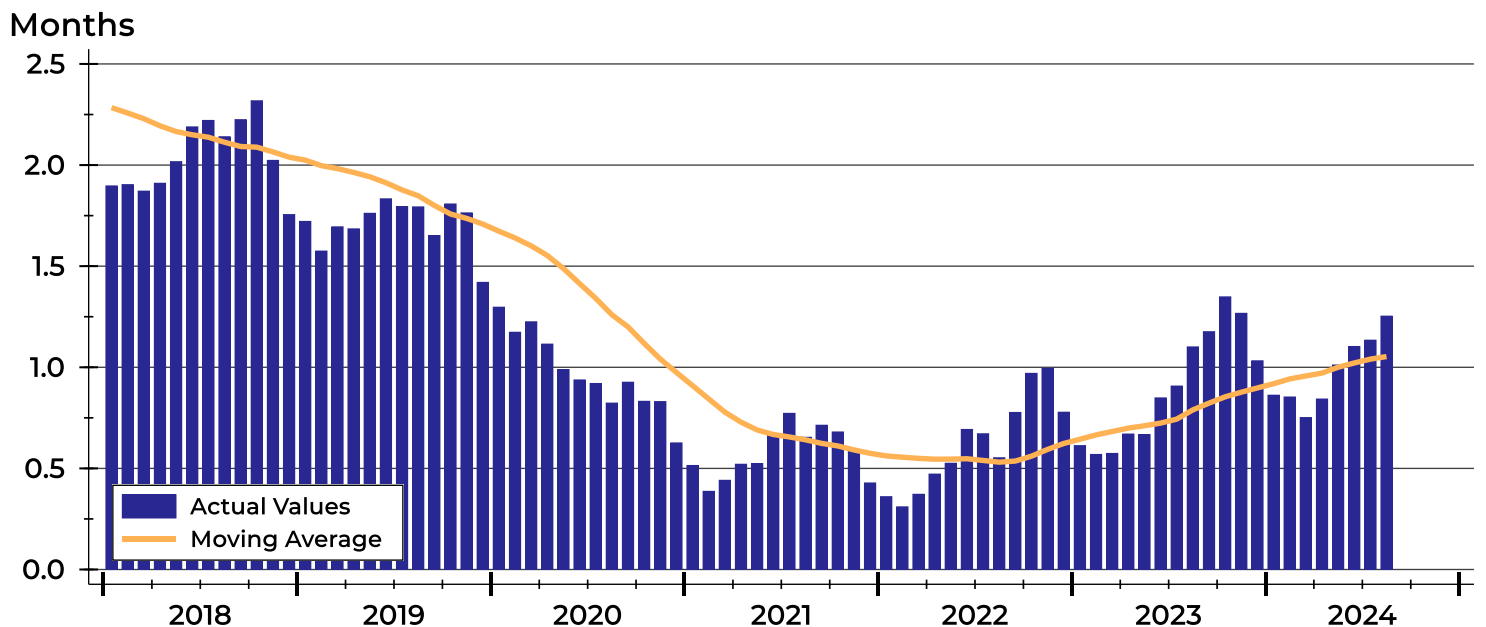
Central Region Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





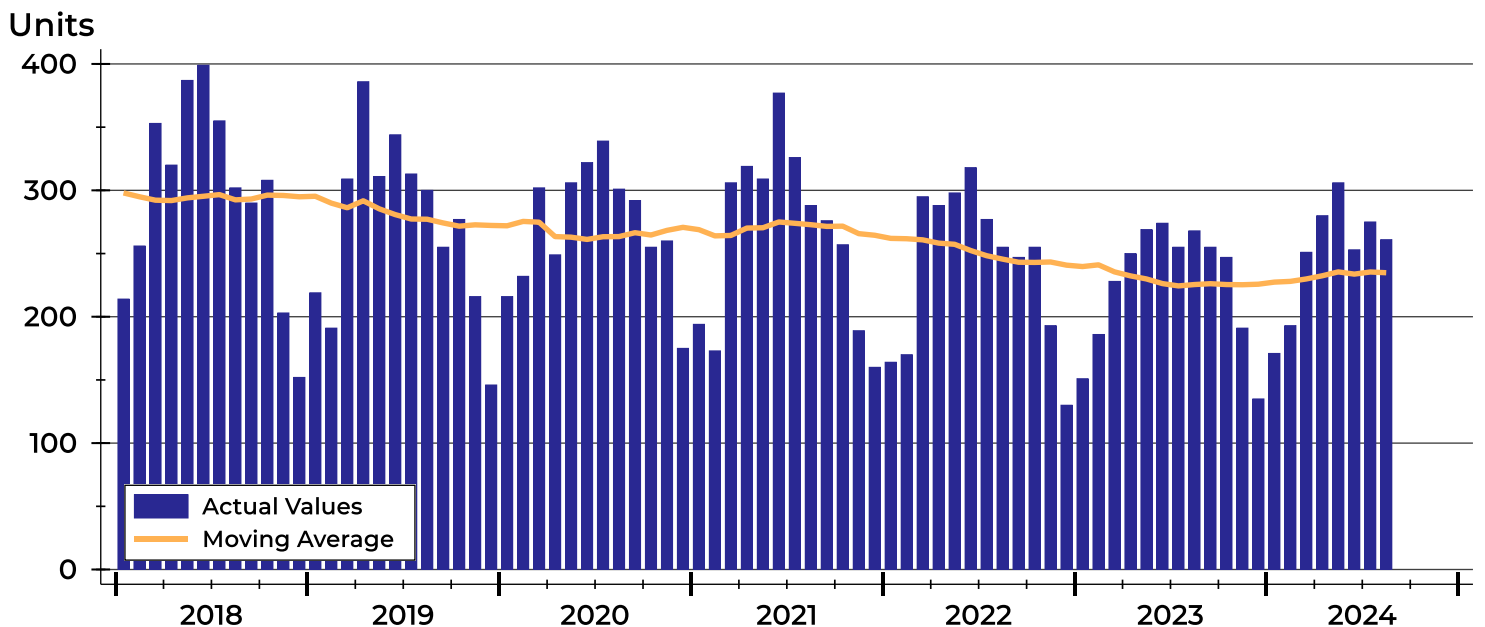
Central Region New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	261	268	-2.6%
	Volume (1,000s)	62,332	59,728	4.4%
	Average List Price	238,820	222,864	7.2%
	Median List Price	219,900	180,000	22.2%
Year-to-Date	New Listings	1,990	1,881	5.8%
	Volume (1,000s)	465,091	412,869	12.6%
	Average List Price	233,714	219,495	6.5%
	Median List Price	200,000	184,900	8.2%

A total of 261 new listings were added in Central Region during August, down 2.6% from the same month in 2023. Year-to-date Central Region has seen 1,990 new listings.

The median list price of these homes was \$219,900 up from \$180,000 in 2023.

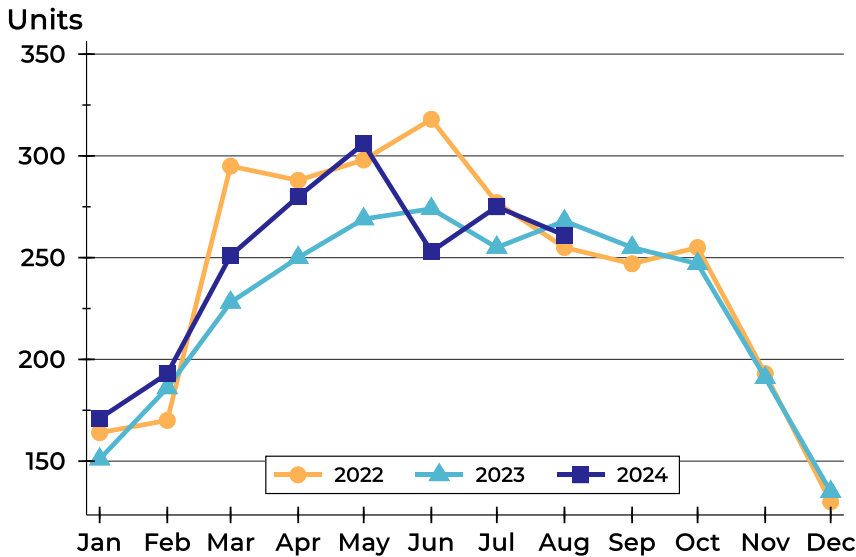
History of New Listings





Central Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	164	151	171
February	170	186	193
March	295	228	251
April	288	250	280
May	298	269	306
June	318	274	253
July	277	255	275
August	255	268	261
September	247	255	
October	255	247	
November	193	191	
December	130	135	

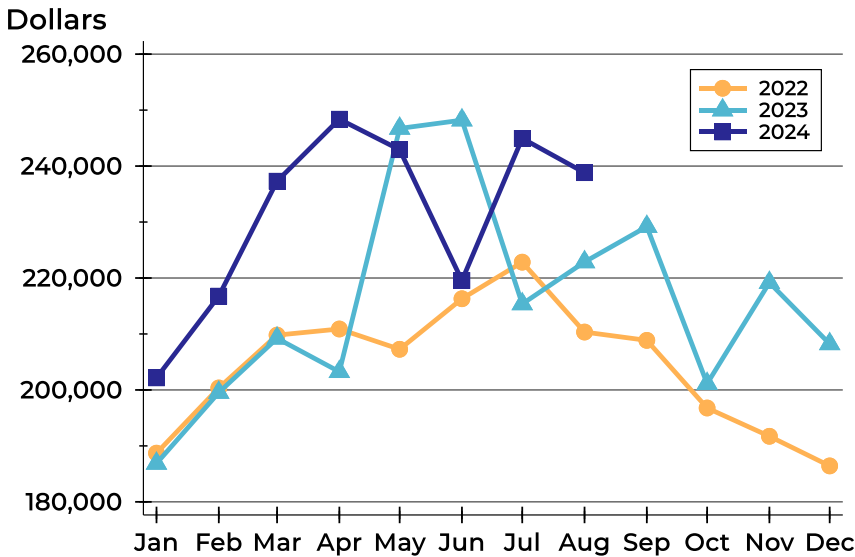
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	20,000	20,000	12	12	75.0%	75.0%
\$25,000-\$49,999	4	1.5%	32,500	30,000	5	4	87.5%	91.7%
\$50,000-\$99,999	29	11.1%	78,141	79,900	6	4	101.0%	100.0%
\$100,000-\$124,999	11	4.2%	112,441	115,000	5	2	98.8%	100.0%
\$125,000-\$149,999	28	10.7%	137,739	139,900	10	8	99.2%	100.0%
\$150,000-\$174,999	26	10.0%	162,371	164,800	10	7	98.4%	100.0%
\$175,000-\$199,999	21	8.0%	186,150	185,000	8	7	98.9%	100.0%
\$200,000-\$249,999	45	17.2%	228,282	225,500	13	10	99.4%	100.0%
\$250,000-\$299,999	35	13.4%	278,304	275,000	14	10	98.5%	100.0%
\$300,000-\$399,999	29	11.1%	342,634	339,500	17	16	98.6%	100.0%
\$400,000-\$499,999	17	6.5%	437,356	439,000	11	9	99.0%	100.0%
\$500,000-\$749,999	14	5.4%	600,979	567,500	15	15	97.5%	100.0%
\$750,000-\$999,999	1	0.4%	893,000	893,000	17	17	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



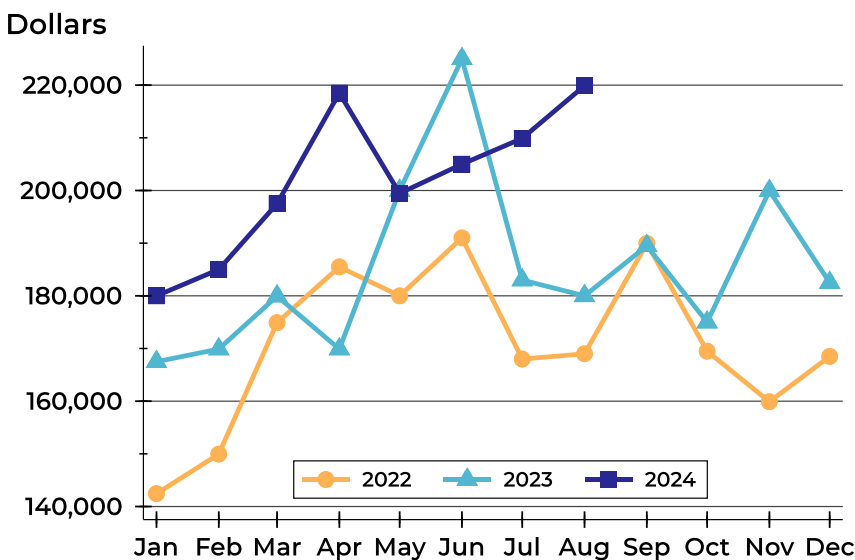
Central Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	188,707	186,864	202,156
February	200,354	199,536	216,768
March	209,796	209,227	237,303
April	210,891	203,250	248,381
May	207,269	246,729	242,926
June	216,292	248,214	219,559
July	222,832	215,365	244,948
August	210,342	222,864	238,820
September	208,859	229,188	
October	196,776	201,126	
November	191,722	219,179	
December	186,429	208,230	

Median Price



Month	2022	2023	2024
January	142,450	167,500	180,000
February	149,950	169,900	185,000
March	174,900	179,950	197,500
April	185,500	169,900	218,500
May	180,000	200,000	199,450
June	191,000	225,000	205,000
July	168,000	183,000	209,900
August	169,000	180,000	219,900
September	189,950	189,500	
October	169,500	175,000	
November	159,900	199,950	
December	168,500	182,500	



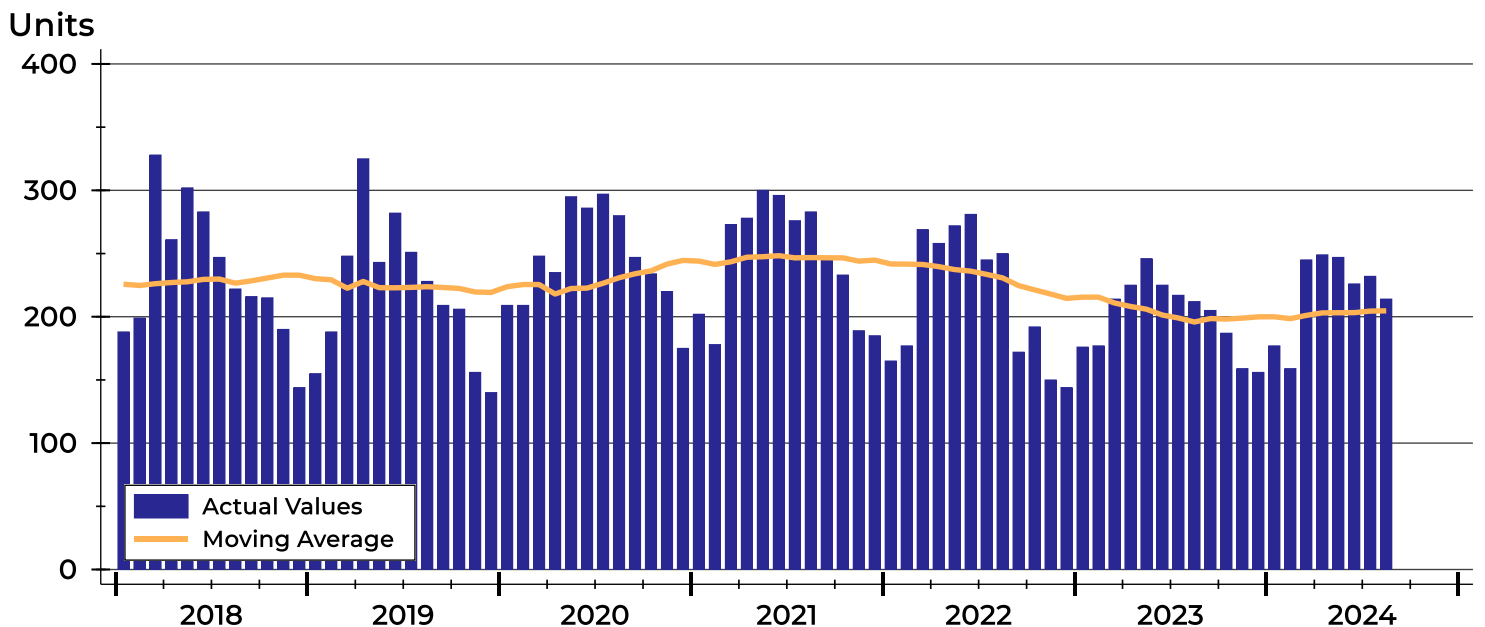
Central Region Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		214	212	0.9%	1,749	1,692	3.4%
Volume (1,000s)		46,137	44,594	3.5%	397,705	357,638	11.2%
Average	Sale Price	215,595	210,348	2.5%	227,390	211,370	7.6%
	Days on Market	20	14	42.9%	22	16	37.5%
	Percent of Original	97.1%	97.7%	-0.6%	97.7%	99.0%	-1.3%
Median	Sale Price	194,750	179,450	8.5%	199,000	180,000	10.6%
	Days on Market	8	4	100.0%	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 214 contracts for sale were written in Central Region during the month of August, up from 212 in 2023. The median list price of these homes was \$194,750, up from \$179,450 the prior year.

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

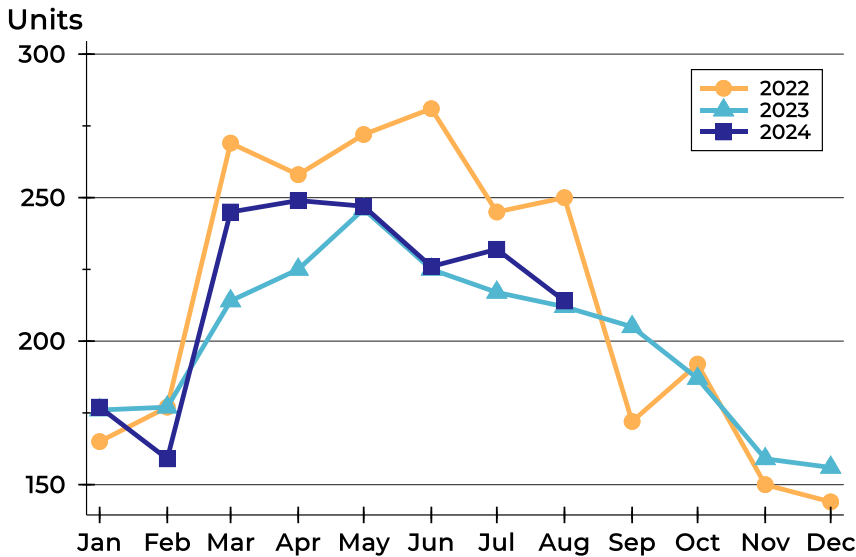
History of Contracts Written





Central Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	165	176	177
February	177	177	159
March	269	214	245
April	258	225	249
May	272	246	247
June	281	225	226
July	245	217	232
August	250	212	214
September	172	205	
October	192	187	
November	150	159	
December	144	156	

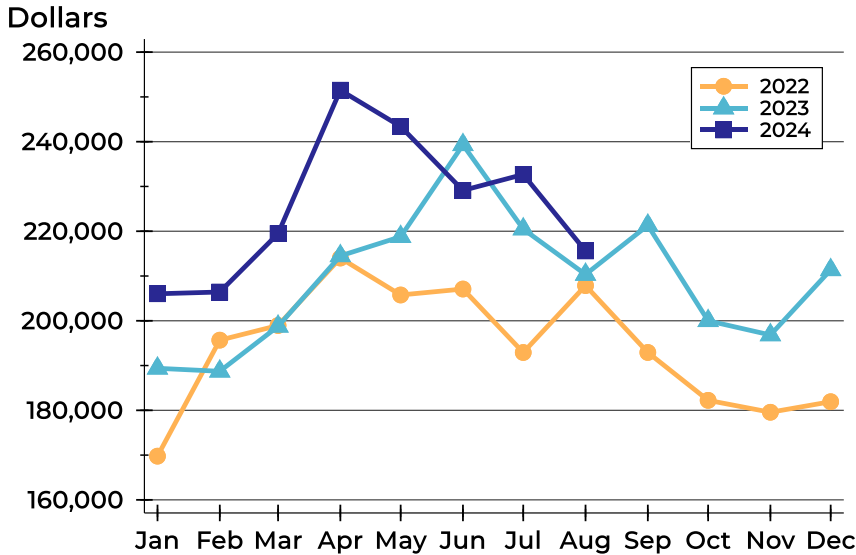
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.9%	22,450	22,450	38	38	87.5%	87.5%
\$25,000-\$49,999	5	2.3%	36,000	35,000	25	13	80.7%	84.4%
\$50,000-\$99,999	30	14.0%	81,663	85,000	19	5	97.0%	100.0%
\$100,000-\$124,999	12	5.6%	111,963	112,450	20	10	94.5%	100.0%
\$125,000-\$149,999	25	11.7%	138,775	139,900	16	8	98.1%	100.0%
\$150,000-\$174,999	24	11.2%	162,177	159,970	25	6	98.0%	100.0%
\$175,000-\$199,999	14	6.5%	188,907	187,450	19	7	96.9%	100.0%
\$200,000-\$249,999	42	19.6%	225,467	225,000	19	9	97.8%	100.0%
\$250,000-\$299,999	26	12.1%	279,453	284,900	19	8	98.1%	100.0%
\$300,000-\$399,999	16	7.5%	336,022	327,350	23	18	97.0%	100.0%
\$400,000-\$499,999	9	4.2%	437,339	439,000	9	3	99.2%	100.0%
\$500,000-\$749,999	7	3.3%	602,131	575,000	15	5	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	750,000	750,000	30	30	92.4%	92.4%
\$1,000,000 and up	1	0.5%	1,100,000	1,100,000	43	43	100.0%	100.0%



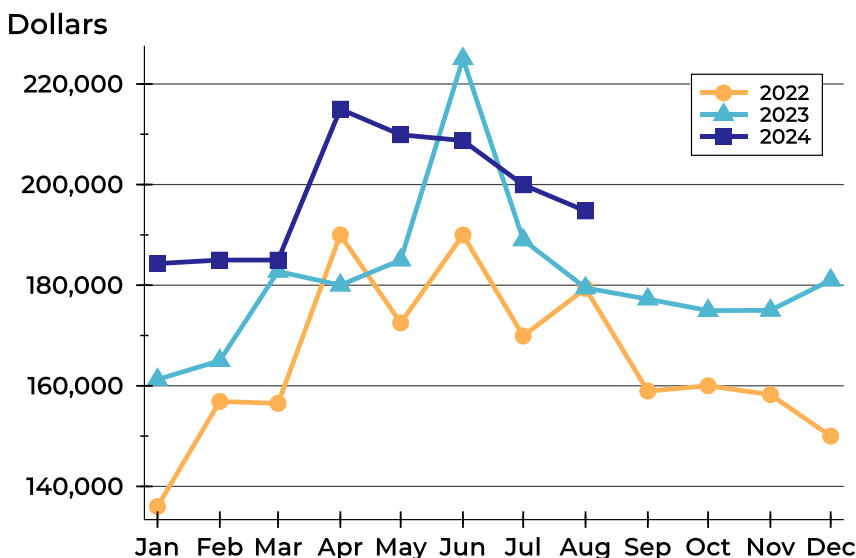
Central Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	169,765	189,390	206,036
February	195,674	188,721	206,429
March	198,943	198,761	219,468
April	214,021	214,501	251,510
May	205,760	218,786	243,397
June	207,092	239,304	229,120
July	192,922	220,486	232,680
August	207,866	210,348	215,595
September	192,925	221,309	
October	182,235	200,003	
November	179,574	196,831	
December	181,923	211,374	

Median Price

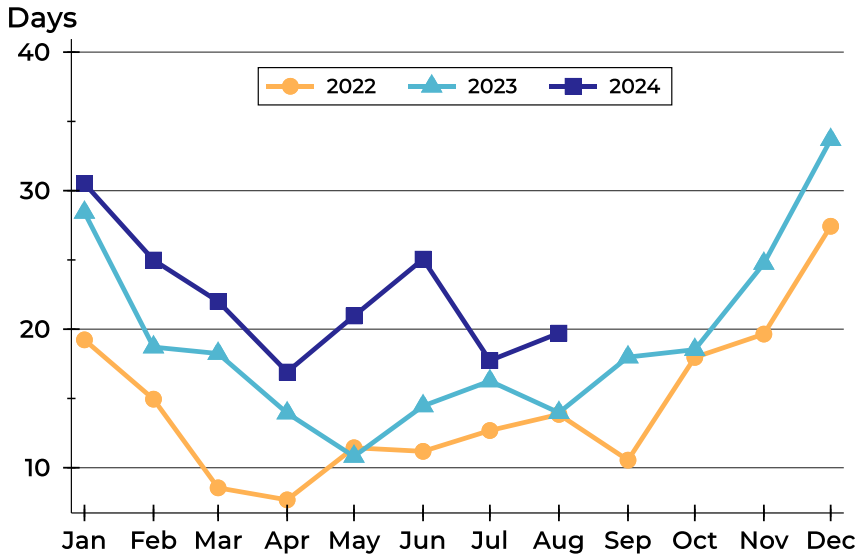


Month	2022	2023	2024
January	136,000	161,250	184,300
February	156,900	165,000	185,000
March	156,500	182,750	185,000
April	190,000	180,000	215,000
May	172,500	185,000	209,900
June	190,000	225,000	208,750
July	169,900	189,000	199,950
August	179,350	179,450	194,750
September	158,950	177,240	
October	160,000	174,950	
November	158,250	175,000	
December	150,000	181,000	



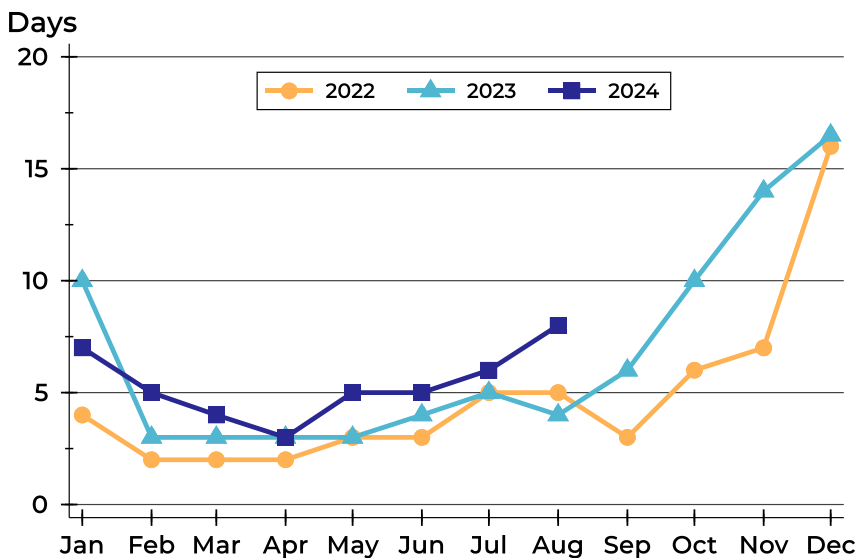
Central Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	28	31
February	15	19	25
March	9	18	22
April	8	14	17
May	11	11	21
June	11	14	25
July	13	16	18
August	14	14	20
September	11	18	
October	18	19	
November	20	25	
December	27	34	

Median DOM



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



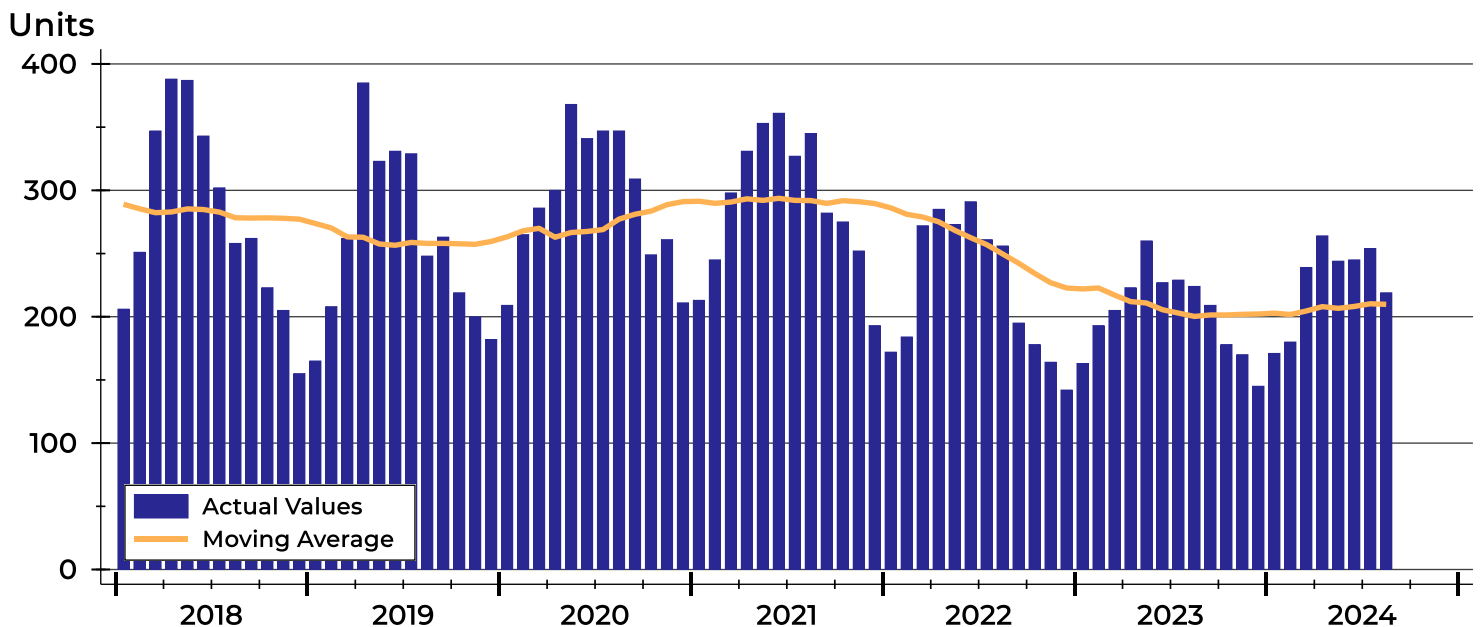
Central Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of August 2023	Change
Pending Contracts		219	224	-2.2%
Volume (1,000s)		50,621	47,549	6.5%
Average	List Price	231,146	212,271	8.9%
	Days on Market	21	15	40.0%
	Percent of Original	98.1%	98.5%	-0.4%
Median	List Price	199,900	180,000	11.1%
	Days on Market	8	5	60.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 219 listings in Central Region had contracts pending at the end of August, down from 224 contracts pending at the end of August 2023.

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

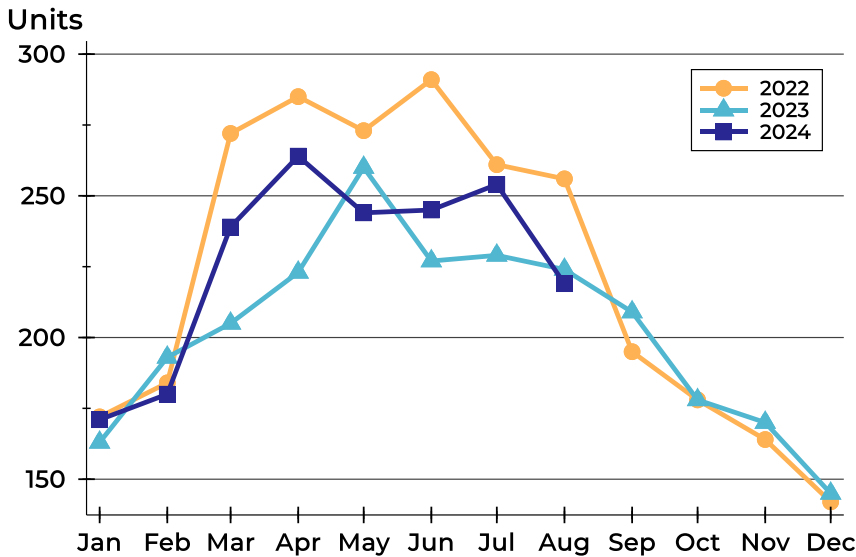
History of Pending Contracts





Central Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	172	163	171
February	184	193	180
March	272	205	239
April	285	223	264
May	273	260	244
June	291	227	245
July	261	229	254
August	256	224	219
September	195	209	
October	178	178	
November	164	170	
December	142	145	

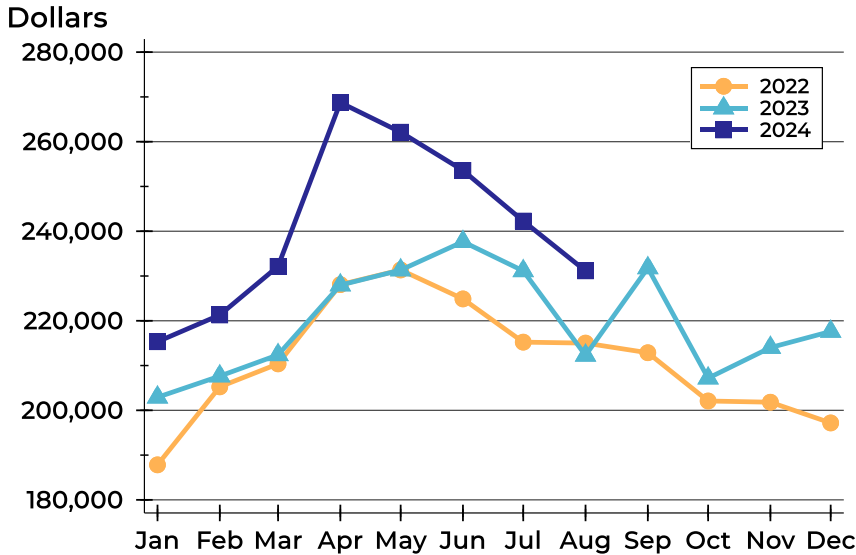
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.9%	20,700	20,700	32	32	100.0%	100.0%
\$25,000-\$49,999	2	0.9%	37,500	37,500	56	56	76.3%	76.3%
\$50,000-\$99,999	24	11.0%	83,208	89,900	21	7	97.7%	100.0%
\$100,000-\$124,999	13	5.9%	115,277	115,000	29	13	98.3%	100.0%
\$125,000-\$149,999	25	11.4%	137,427	139,900	17	9	98.8%	100.0%
\$150,000-\$174,999	29	13.2%	160,939	159,950	21	5	98.6%	100.0%
\$175,000-\$199,999	15	6.8%	189,580	189,900	15	6	98.1%	100.0%
\$200,000-\$249,999	39	17.8%	226,400	225,000	20	9	98.1%	100.0%
\$250,000-\$299,999	31	14.2%	278,396	284,900	23	14	98.1%	100.0%
\$300,000-\$399,999	15	6.8%	343,443	350,000	21	18	98.0%	100.0%
\$400,000-\$499,999	13	5.9%	449,304	447,500	12	3	98.6%	100.0%
\$500,000-\$749,999	9	4.1%	623,324	610,000	25	6	99.0%	100.0%
\$750,000-\$999,999	1	0.5%	900,000	900,000	6	6	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,100,000	1,100,000	43	43	100.0%	100.0%



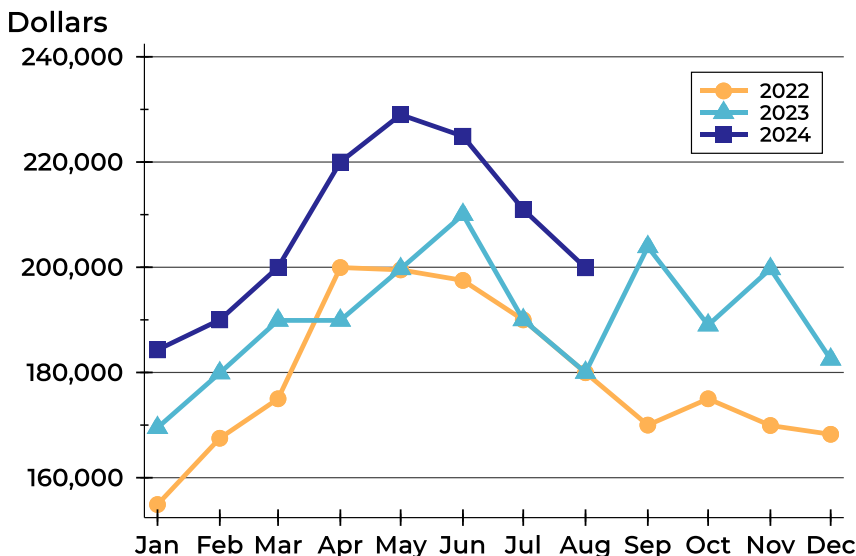
Central Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	187,823	202,917	215,315
February	205,248	207,644	221,291
March	210,381	212,388	232,164
April	228,082	227,967	268,741
May	231,360	231,327	262,125
June	224,885	237,662	253,594
July	215,233	231,141	242,287
August	215,015	212,271	231,146
September	212,865	231,804	
October	202,086	207,183	
November	201,817	214,019	
December	197,188	217,617	

Median Price

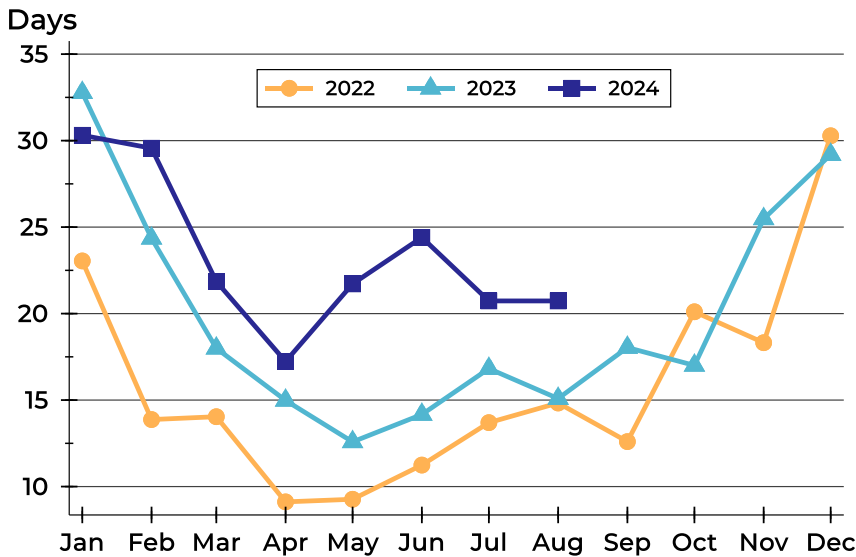


Month	2022	2023	2024
January	154,900	169,500	184,300
February	167,500	179,900	190,000
March	174,999	189,900	200,000
April	199,950	189,900	220,000
May	199,500	199,700	229,000
June	197,500	210,000	224,900
July	190,000	190,000	210,994
August	179,950	180,000	199,900
September	170,000	203,889	
October	175,000	189,000	
November	169,925	199,700	
December	168,250	182,500	



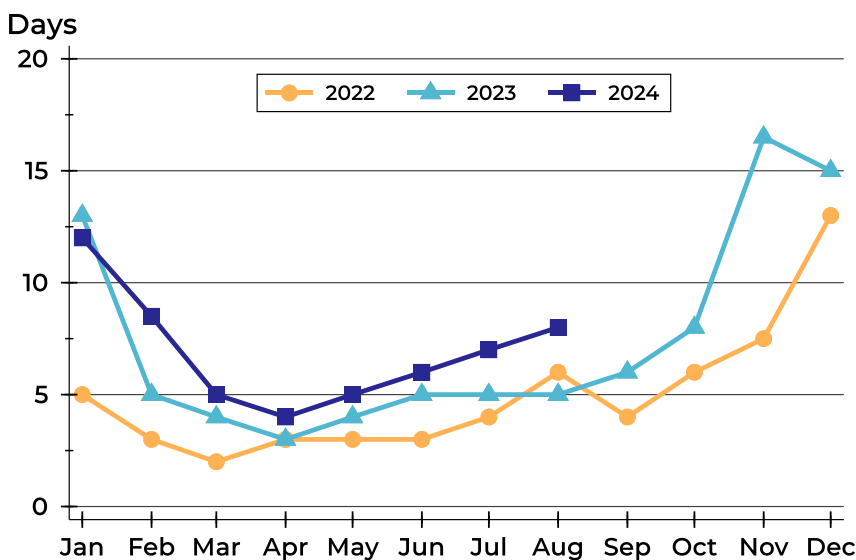
Central Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	23	33	30
February	14	24	30
March	14	18	22
April	9	15	17
May	9	13	22
June	11	14	24
July	14	17	21
August	15	15	21
September	13	18	
October	20	17	
November	18	25	
December	30	29	

Median DOM



Month	2022	2023	2024
January	5	13	12
February	3	5	9
March	2	4	5
April	3	3	4
May	3	4	5
June	3	5	6
July	4	5	7
August	6	5	8
September	4	6	
October	6	8	
November	8	17	
December	13	15	



North Region Housing Report



Market Overview

North Region Home Sales Fell in August

Total home sales in North Region fell last month to 28 units, compared to 29 units in August 2023. Total sales volume was \$6.4 million, down from a year earlier.

The median sale price in August was \$194,500, down from \$205,000 a year earlier. Homes that sold in August were typically on the market for 10 days and sold for 100.0% of their list prices.

North Region Active Listings Up at End of August

The total number of active listings in North Region at the end of August was 57 units, up from 40 at the same point in 2023. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$249,500.

During August, a total of 23 contracts were written down from 27 in August 2023. At the end of the month, there were 30 contracts still pending.

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

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North Region Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		28	29	36	183	185	247
Change from prior year		-3.4%	-19.4%	12.5%	-1.1%	-25.1%	4.2%
Active Listings		57	40	47	N/A	N/A	N/A
Change from prior year		42.5%	-14.9%	6.8%			
Months' Supply		2.5	1.6	1.5	N/A	N/A	N/A
Change from prior year		56.3%	6.7%	0.0%			
New Listings		35	30	39	230	225	296
Change from prior year		16.7%	-23.1%	-13.3%	2.2%	-24.0%	7.2%
Contracts Written		23	27	37	197	199	261
Change from prior year		-14.8%	-27.0%	12.1%	-1.0%	-23.8%	5.2%
Pending Contracts		30	30	40	N/A	N/A	N/A
Change from prior year		0.0%	-25.0%	17.6%			
Sales Volume (1,000s)		6,394	7,260	7,220	41,400	40,670	52,057
Change from prior year		-11.9%	0.6%	15.2%	1.8%	-21.9%	22.9%
Average	Sale Price	228,361	250,331	200,542	226,228	219,839	210,757
	Change from prior year	-8.8%	24.8%	2.4%	2.9%	4.3%	17.9%
	List Price of Actives	307,360	273,833	259,832	N/A	N/A	N/A
	Change from prior year	12.2%	5.4%	17.9%			
	Days on Market	48	20	8	48	31	19
Change from prior year	140.0%	150.0%	-38.5%	54.8%	63.2%	-29.6%	
Percent of List	97.4%	99.6%	99.7%	97.1%	98.0%	99.3%	
Change from prior year	-2.2%	-0.1%	-0.2%	-0.9%	-1.3%	-0.2%	
Percent of Original	93.2%	96.7%	99.1%	94.4%	95.4%	98.5%	
Change from prior year	-3.6%	-2.4%	0.5%	-1.0%	-3.1%	0.5%	
Median	Sale Price	194,500	205,000	182,500	200,000	190,000	189,000
	Change from prior year	-5.1%	12.3%	7.0%	5.3%	0.5%	14.5%
	List Price of Actives	249,500	231,975	199,000	N/A	N/A	N/A
	Change from prior year	7.6%	16.6%	7.6%			
	Days on Market	10	6	6	18	8	6
Change from prior year	66.7%	0.0%	20.0%	125.0%	33.3%	0.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	99.1%	100.0%	100.0%	97.8%	99.4%	100.0%	
Change from prior year	-0.9%	0.0%	0.0%	-1.6%	-0.6%	0.0%	

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



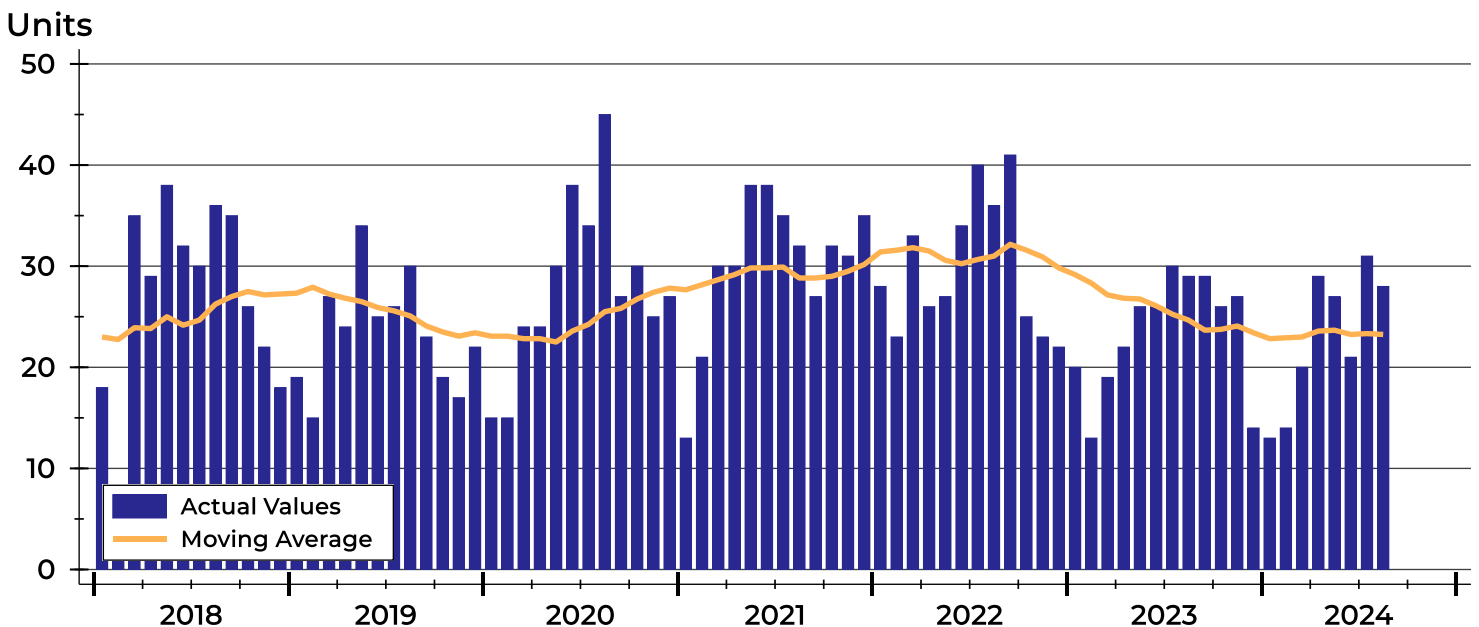
North Region Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		28	29	-3.4%	183	185	-1.1%
Volume (1,000s)		6,394	7,260	-11.9%	41,400	40,670	1.8%
Months' Supply		2.5	1.6	56.3%	N/A	N/A	N/A
Average	Sale Price	228,361	250,331	-8.8%	226,228	219,839	2.9%
	Days on Market	48	20	140.0%	48	31	54.8%
	Percent of List	97.4%	99.6%	-2.2%	97.1%	98.0%	-0.9%
	Percent of Original	93.2%	96.7%	-3.6%	94.4%	95.4%	-1.0%
Median	Sale Price	194,500	205,000	-5.1%	200,000	190,000	5.3%
	Days on Market	10	6	66.7%	18	8	125.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.1%	100.0%	-0.9%	97.8%	99.4%	-1.6%

A total of 28 homes sold in North Region in August, down from 29 units in August 2023. Total sales volume fell to \$6.4 million compared to \$7.3 million in the previous year.

The median sales price in August was \$194,500, down 5.1% compared to the prior year. Median days on market was 10 days, down from 23 days in July, but up from 6 in August 2023.

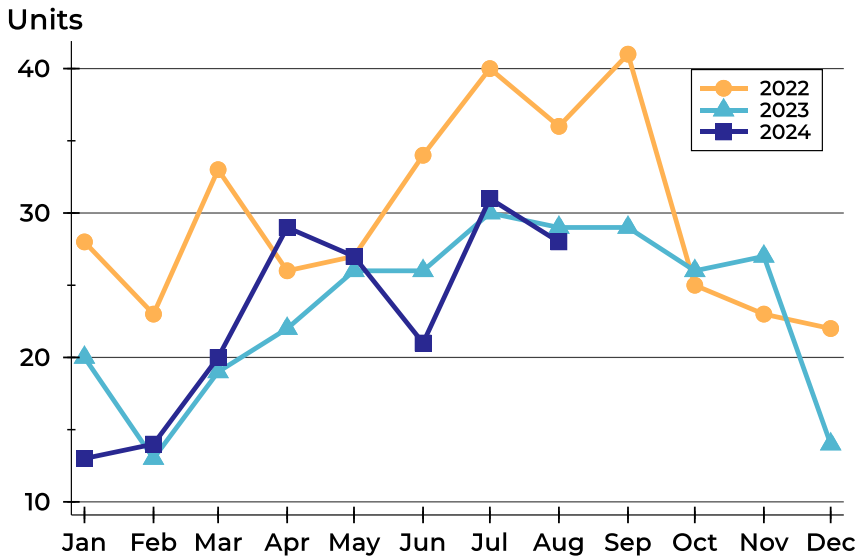
History of Closed Listings





North Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	28	20	13
February	23	13	14
March	33	19	20
April	26	22	29
May	27	26	27
June	34	26	21
July	40	30	31
August	36	29	28
September	41	29	29
October	25	26	23
November	23	27	27
December	22	14	14

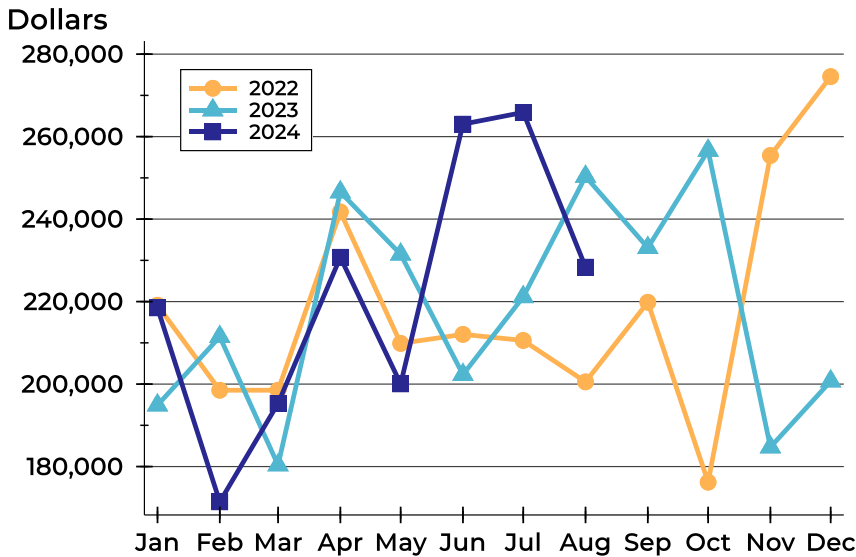
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.6%	2.4	45,000	45,000	48	48	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	4	14.3%	1.1	78,813	76,625	107	50	95.8%	96.7%	82.8%	87.5%
\$100,000-\$124,999	2	7.1%	2.2	119,750	119,750	34	34	96.0%	96.0%	96.0%	96.0%
\$125,000-\$149,999	1	3.6%	4.2	129,900	129,900	1	1	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	4	14.3%	0.8	159,500	160,000	101	61	97.4%	97.6%	88.0%	88.4%
\$175,000-\$199,999	2	7.1%	0.9	187,000	187,000	2	2	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	2	7.1%	3.2	205,000	205,000	43	43	93.2%	93.2%	90.2%	90.2%
\$250,000-\$299,999	4	14.3%	1.8	262,475	260,000	7	2	99.6%	100.0%	99.6%	100.0%
\$300,000-\$399,999	6	21.4%	1.2	332,093	325,000	36	24	98.0%	97.8%	94.5%	97.8%
\$400,000-\$499,999	1	3.6%	7.7	450,000	450,000	51	51	81.1%	81.1%	81.1%	81.1%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	3.6%	12.0	750,000	750,000	3	3	107.2%	107.2%	107.2%	107.2%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



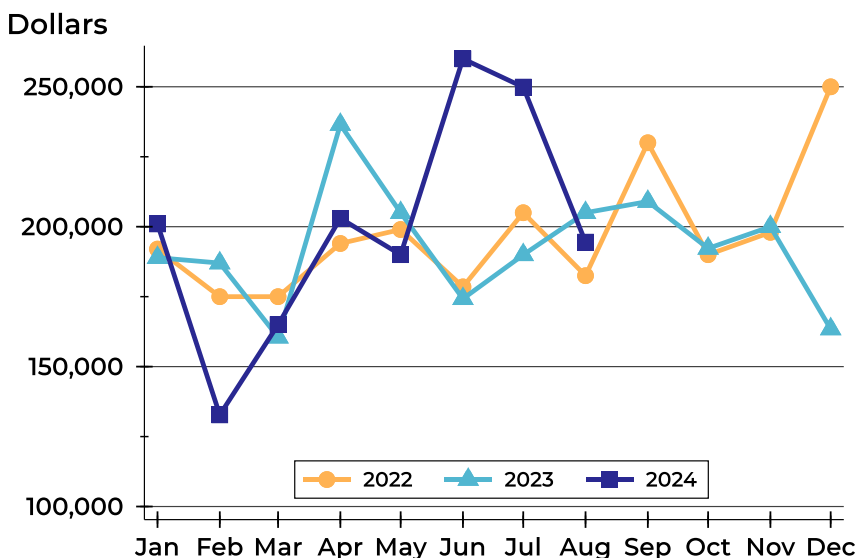
North Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	219,124	194,885	218,477
February	198,508	211,479	171,443
March	198,514	180,366	195,316
April	241,746	246,559	230,753
May	209,869	231,473	200,041
June	212,059	202,304	263,033
July	210,585	221,141	265,879
August	200,542	250,331	228,361
September	219,840	233,062	
October	176,224	256,621	
November	255,428	184,714	
December	274,560	200,707	

Median Price

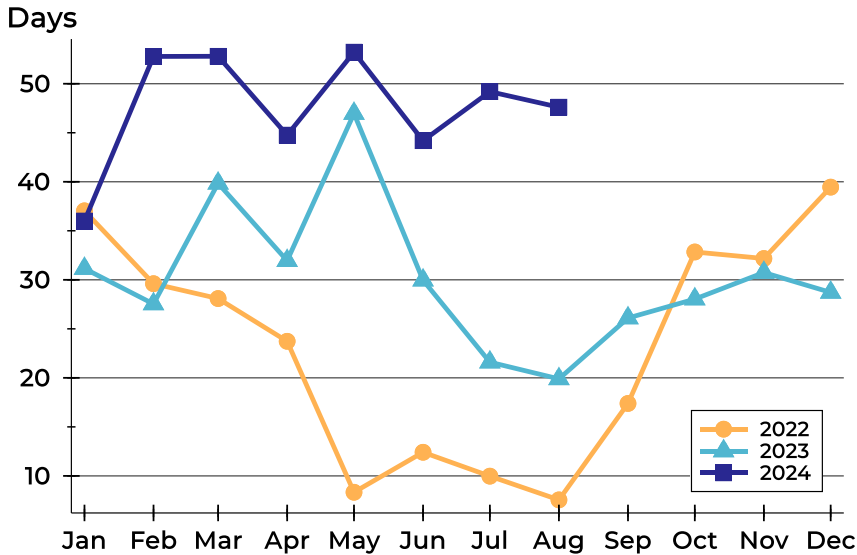


Month	2022	2023	2024
January	192,000	188,950	201,000
February	175,000	187,000	132,750
March	175,000	160,500	165,000
April	194,000	236,500	203,000
May	199,000	205,000	190,000
June	178,500	174,250	260,000
July	205,000	189,950	249,900
August	182,500	205,000	194,500
September	230,000	209,000	
October	190,000	192,250	
November	198,000	200,000	
December	250,000	163,450	



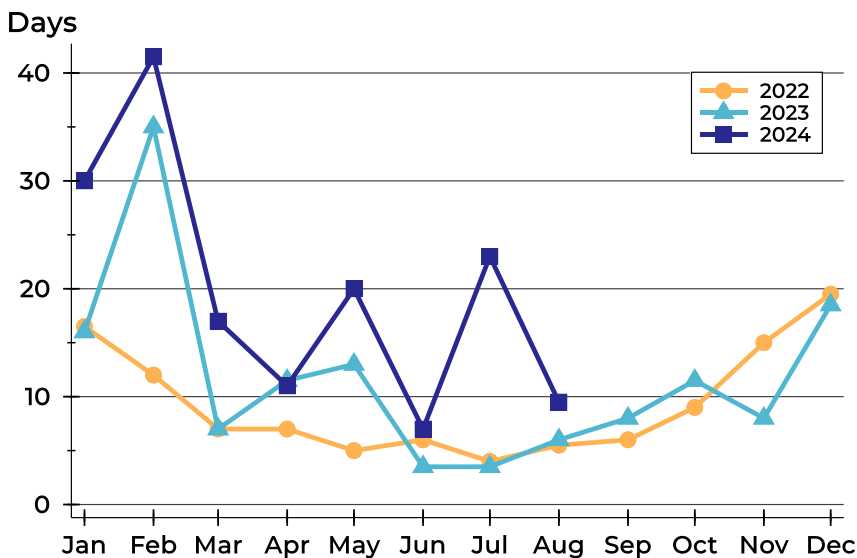
North Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	31	36
February	30	28	53
March	28	40	53
April	24	32	45
May	8	47	53
June	12	30	44
July	10	22	49
August	8	20	48
September	17	26	
October	33	28	
November	32	31	
December	39	29	

Median DOM



Month	2022	2023	2024
January	17	16	30
February	12	35	42
March	7	7	17
April	7	12	11
May	5	13	20
June	6	4	7
July	4	4	23
August	6	6	10
September	6	8	
October	9	12	
November	15	8	
December	20	19	



North Region Active Listings Analysis

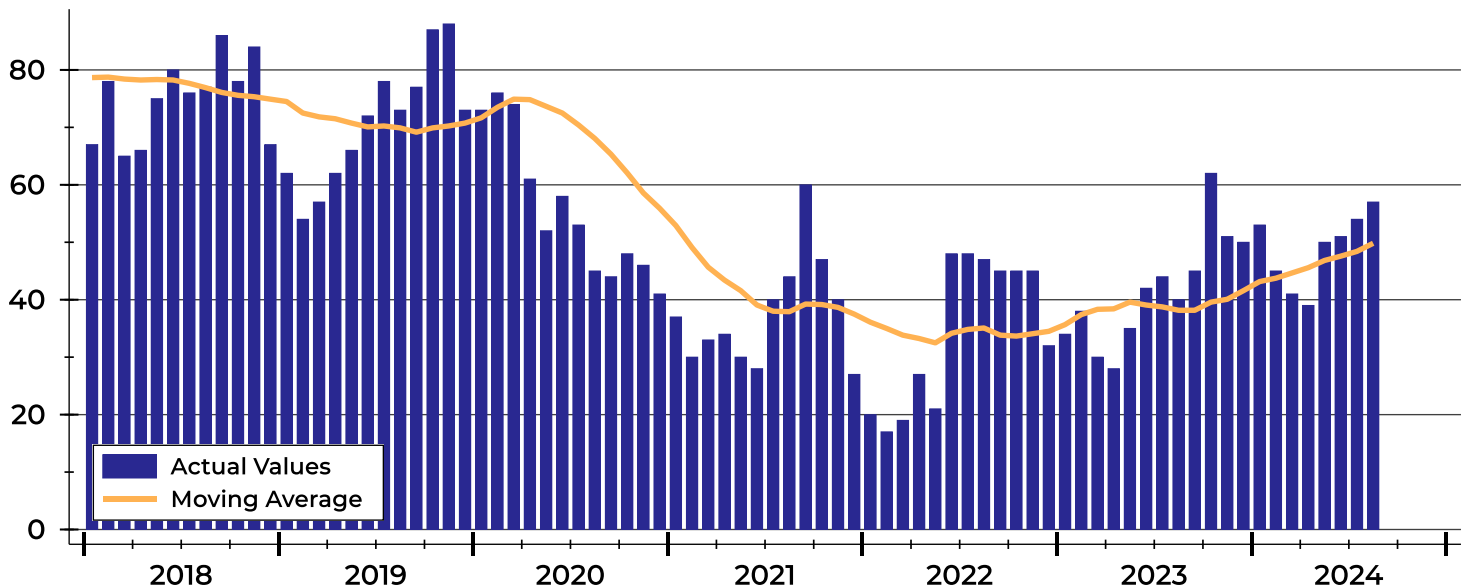
Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		57	40	42.5%
Volume (1,000s)		17,519	10,953	59.9%
Months' Supply		2.5	1.6	56.3%
Average	List Price	307,360	273,833	12.2%
	Days on Market	66	66	0.0%
	Percent of Original	96.8%	94.6%	2.3%
Median	List Price	249,500	231,975	7.6%
	Days on Market	46	40	15.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 57 homes were available for sale in North Region at the end of August. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,500, up 7.6% from 2023. The typical time on market for active listings was 46 days, up from 40 days a year earlier.

History of Active Listings

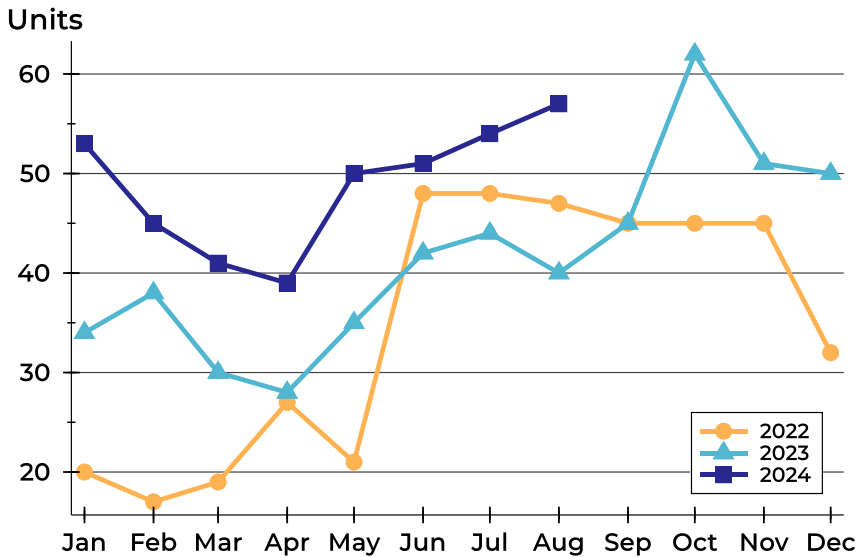
Units





North Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	20	34	53
February	17	38	45
March	19	30	41
April	27	28	39
May	21	35	50
June	48	42	51
July	48	44	54
August	47	40	57
September	45	45	
October	45	62	
November	45	51	
December	32	50	

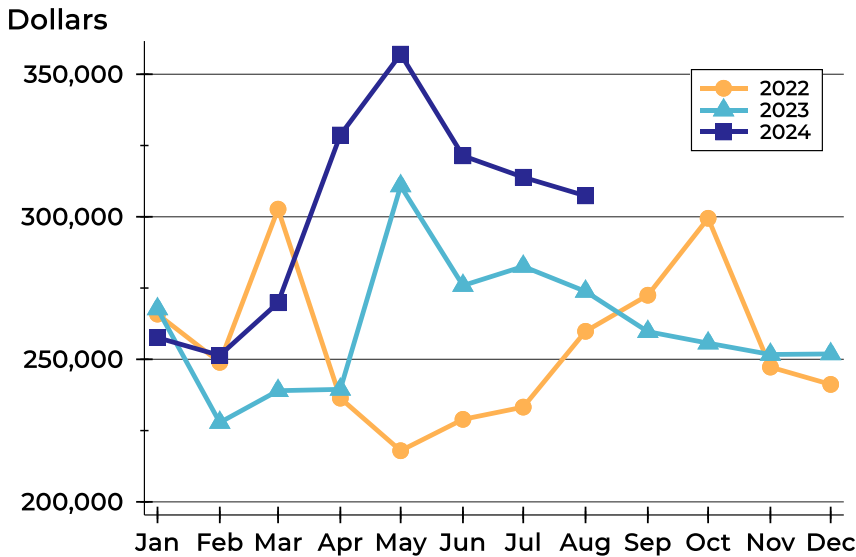
Active Listings by Price Range

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	3.5%	2.4	42,500	42,500	24	24	96.9%	96.9%
\$50,000-\$99,999	3	5.3%	1.1	80,483	77,550	53	60	96.1%	100.0%
\$100,000-\$124,999	2	3.5%	2.2	115,750	115,750	42	42	95.4%	95.4%
\$125,000-\$149,999	8	14.0%	4.2	138,213	138,000	71	68	96.5%	98.1%
\$150,000-\$174,999	2	3.5%	0.8	162,475	162,475	38	38	99.1%	99.1%
\$175,000-\$199,999	2	3.5%	0.9	179,950	179,950	39	39	97.6%	97.6%
\$200,000-\$249,999	10	17.5%	3.2	225,180	224,500	49	27	95.3%	100.0%
\$250,000-\$299,999	6	10.5%	1.8	280,167	280,000	69	55	97.0%	100.0%
\$300,000-\$399,999	4	7.0%	1.2	387,363	394,750	96	67	95.2%	96.5%
\$400,000-\$499,999	9	15.8%	7.7	456,844	449,999	42	13	97.4%	97.8%
\$500,000-\$749,999	8	14.0%	N/A	590,894	577,000	74	69	98.6%	100.0%
\$750,000-\$999,999	1	1.8%	12.0	850,000	850,000	485	485	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



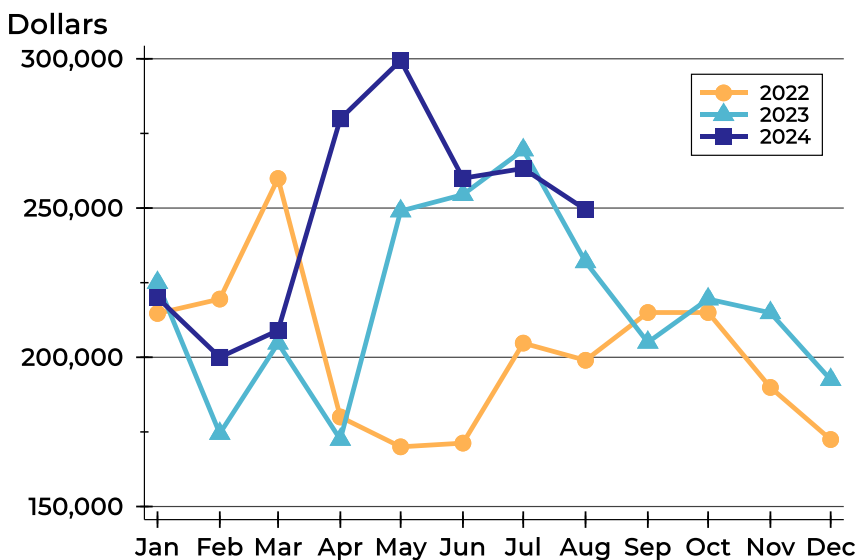
North Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	265,863	267,685	257,603
February	248,941	227,835	251,370
March	302,679	239,003	269,865
April	236,378	239,464	328,692
May	217,943	310,831	357,058
June	228,946	275,879	321,401
July	233,242	282,590	313,869
August	259,832	273,833	307,360
September	272,488	259,720	
October	299,486	255,678	
November	247,280	251,704	
December	241,200	251,898	

Median Price

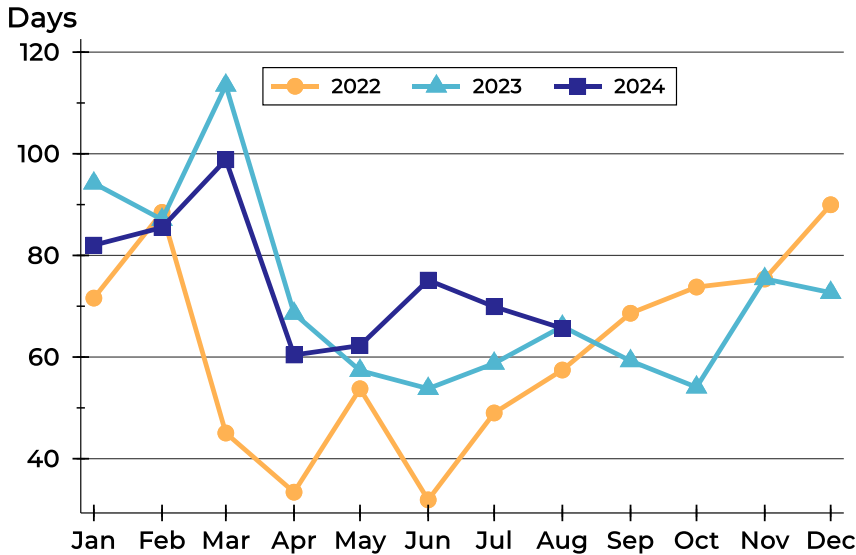


Month	2022	2023	2024
January	214,700	225,000	220,000
February	219,500	174,450	200,000
March	259,900	204,700	209,000
April	180,000	172,450	279,900
May	170,000	249,000	299,450
June	171,250	254,500	260,000
July	204,750	269,450	263,250
August	199,000	231,975	249,500
September	215,000	205,000	
October	215,000	219,500	
November	189,900	214,900	
December	172,450	192,500	



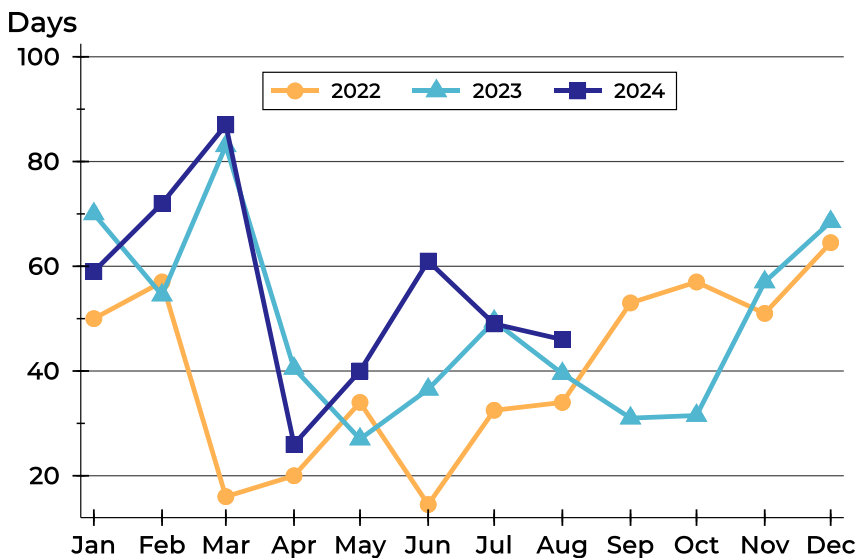
North Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	72	94	82
February	88	87	85
March	45	113	99
April	33	69	60
May	54	57	62
June	32	54	75
July	49	59	70
August	57	66	66
September	69	59	
October	74	54	
November	75	75	
December	90	73	

Median DOM

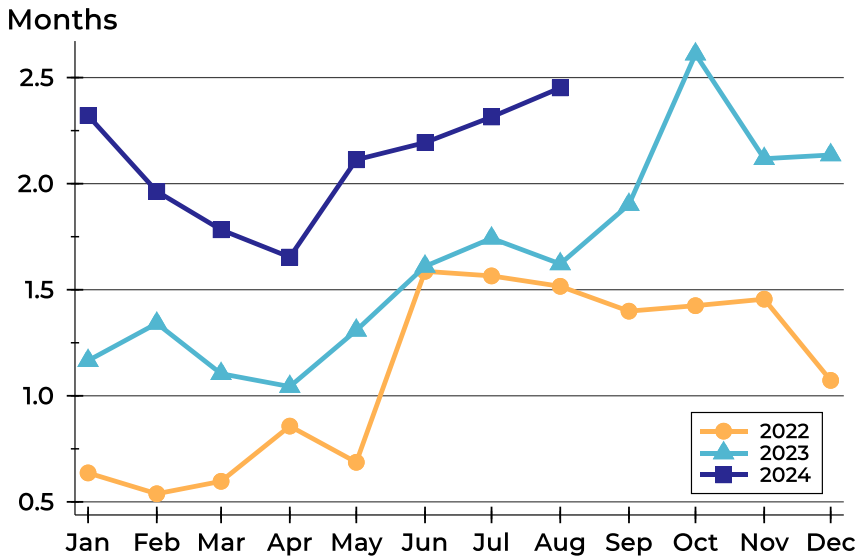


Month	2022	2023	2024
January	50	70	59
February	57	55	72
March	16	83	87
April	20	41	26
May	34	27	40
June	15	37	61
July	33	50	49
August	34	40	46
September	53	31	
October	57	32	
November	51	57	
December	65	69	



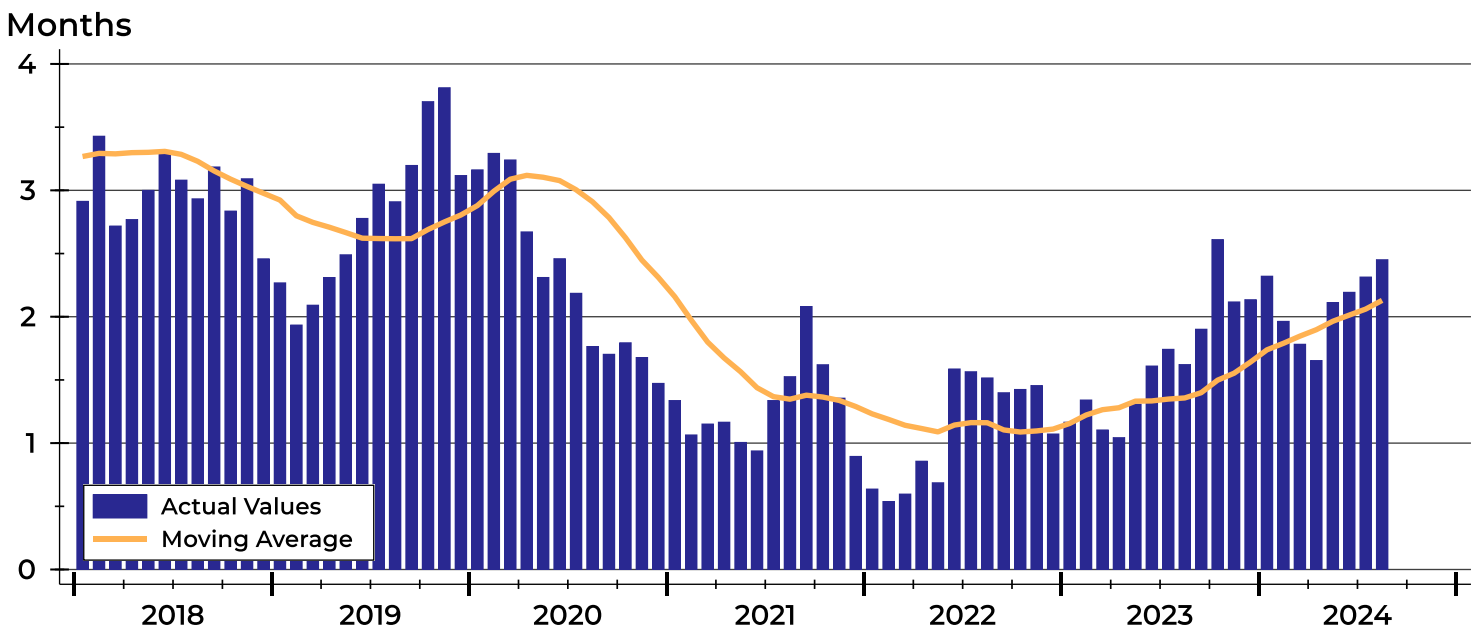
North Region Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.6	1.2	2.3
February	0.5	1.3	2.0
March	0.6	1.1	1.8
April	0.9	1.0	1.7
May	0.7	1.3	2.1
June	1.6	1.6	2.2
July	1.6	1.7	2.3
August	1.5	1.6	2.5
September	1.4	1.9	
October	1.4	2.6	
November	1.5	2.1	
December	1.1	2.1	

History of Month's Supply





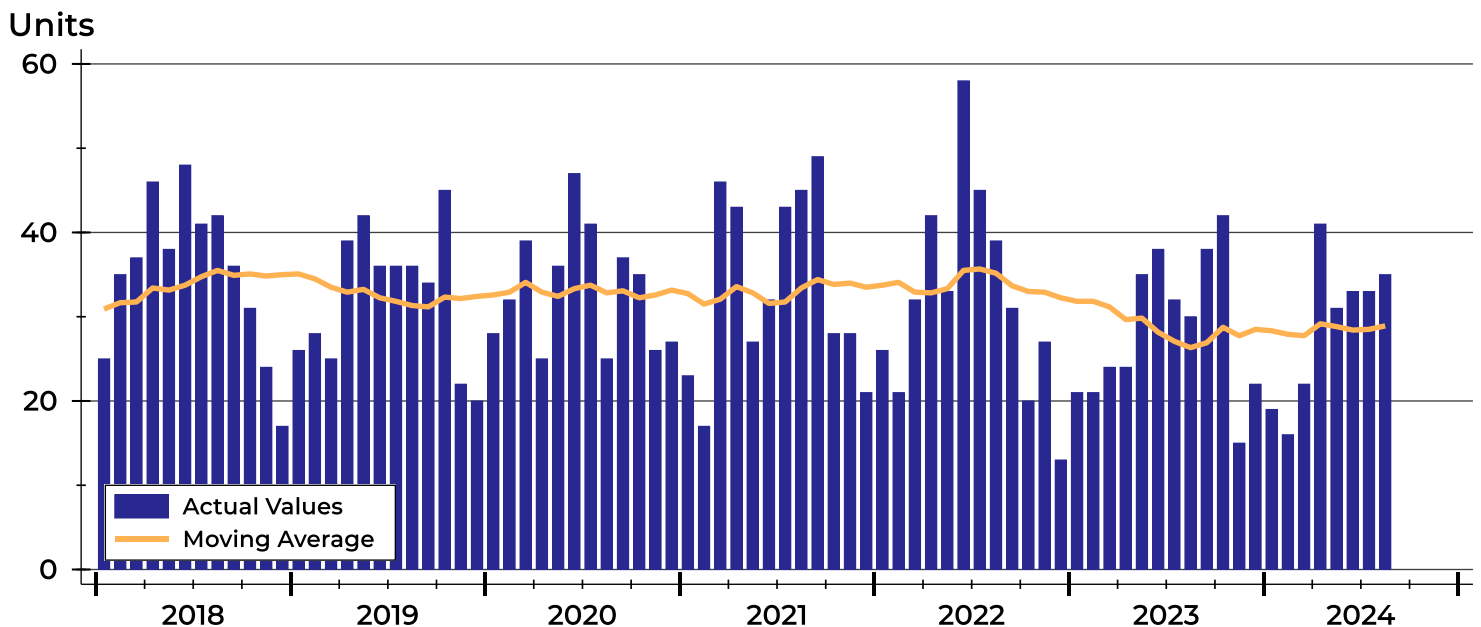
North Region New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	35	30	16.7%
	Volume (1,000s)	10,326	7,093	45.6%
	Average List Price	295,022	236,425	24.8%
	Median List Price	234,900	177,250	32.5%
Year-to-Date	New Listings	230	225	2.2%
	Volume (1,000s)	60,440	53,793	12.4%
	Average List Price	262,781	239,081	9.9%
	Median List Price	230,000	215,000	7.0%

A total of 35 new listings were added in North Region during August, up 16.7% from the same month in 2023. Year-to-date North Region has seen 230 new listings.

The median list price of these homes was \$234,900 up from \$177,250 in 2023.

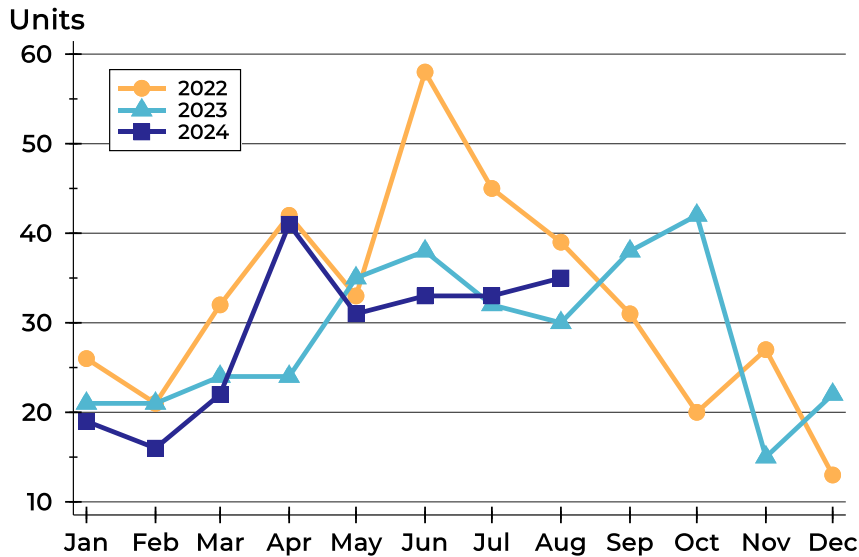
History of New Listings





North Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	26	21	19
February	21	21	16
March	32	24	22
April	42	24	41
May	33	35	31
June	58	38	33
July	45	32	33
August	39	30	35
September	31	38	
October	20	42	
November	27	15	
December	13	22	

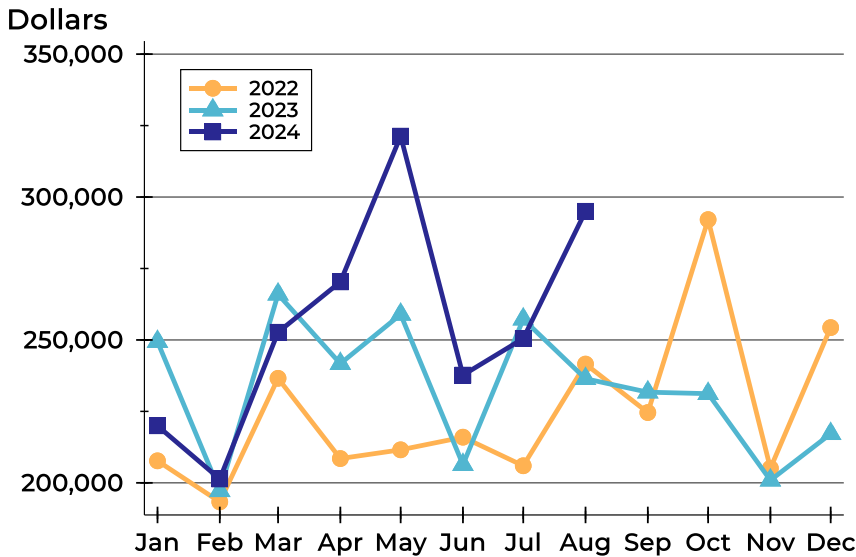
New Listings by Price Range

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	2.9%	42,500	42,500	12	12	100.0%	100.0%
\$50,000-\$99,999	1	2.9%	77,550	77,550	25	25	100.0%	100.0%
\$100,000-\$124,999	1	2.9%	110,000	110,000	7	7	100.0%	100.0%
\$125,000-\$149,999	4	11.4%	140,700	139,500	15	15	100.9%	100.0%
\$150,000-\$174,999	2	5.7%	169,950	169,950	18	18	99.1%	99.1%
\$175,000-\$199,999	3	8.6%	189,967	190,000	15	15	97.1%	100.0%
\$200,000-\$249,999	9	25.7%	231,300	230,000	12	10	98.8%	100.0%
\$250,000-\$299,999	1	2.9%	299,000	299,000	9	9	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	10	28.6%	452,148	449,000	11	10	99.2%	100.0%
\$500,000-\$749,999	3	8.6%	573,650	565,950	20	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



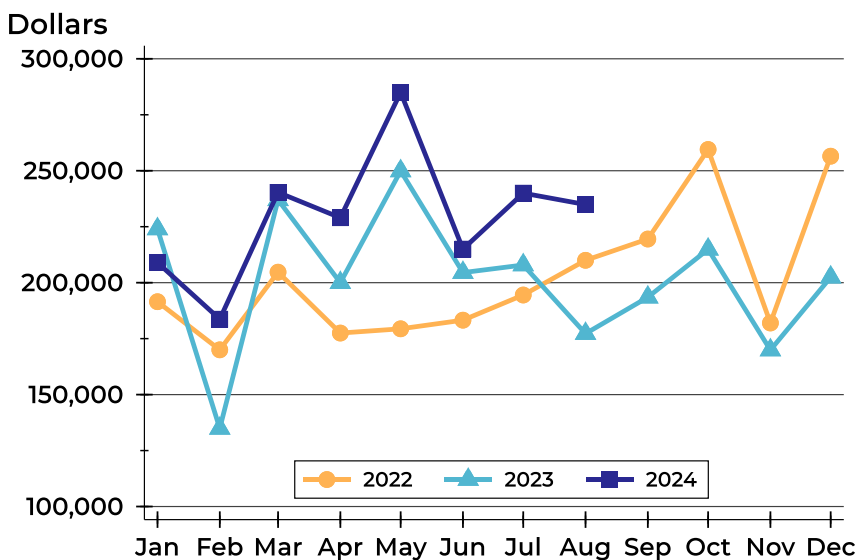
North Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	207,704	249,421	219,971
February	193,343	197,210	201,353
March	236,584	265,979	252,695
April	208,501	241,704	270,312
May	211,561	258,931	321,313
June	215,984	206,364	237,700
July	205,980	257,259	250,482
August	241,554	236,425	295,022
September	224,600	231,726	
October	292,105	231,208	
November	205,103	200,913	
December	254,323	217,177	

Median Price



Month	2022	2023	2024
January	191,500	224,000	209,000
February	170,000	134,900	183,700
March	204,700	237,000	240,350
April	177,500	200,000	229,000
May	179,400	249,900	285,000
June	183,250	204,500	215,000
July	194,500	207,900	240,000
August	210,000	177,250	234,900
September	219,500	193,500	
October	259,500	214,900	
November	182,000	169,900	
December	256,500	202,450	



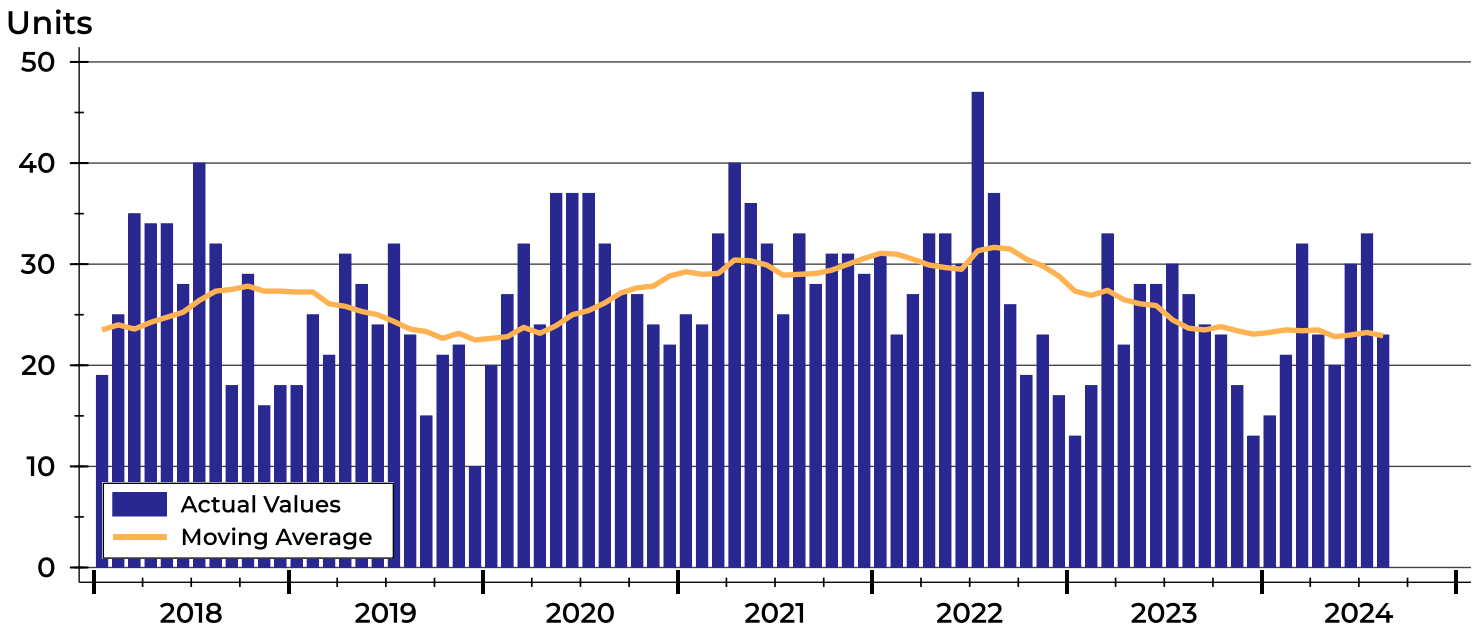
North Region Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		23	27	-14.8%	197	199	-1.0%
Volume (1,000s)		6,451	6,263	3.0%	47,164	45,952	2.6%
Average	Sale Price	280,460	231,974	20.9%	239,412	230,912	3.7%
	Days on Market	34	28	21.4%	47	29	62.1%
	Percent of Original	97.8%	94.8%	3.2%	94.3%	96.1%	-1.9%
Median	Sale Price	249,500	229,900	8.5%	214,900	205,000	4.8%
	Days on Market	20	10	100.0%	17	7	142.9%
	Percent of Original	100.0%	100.0%	0.0%	97.9%	100.0%	-2.1%

A total of 23 contracts for sale were written in North Region during the month of August, down from 27 in 2023. The median list price of these homes was \$249,500, up from \$229,900 the prior year.

Half of the homes that went under contract in August were on the market less than 20 days, compared to 10 days in August 2023.

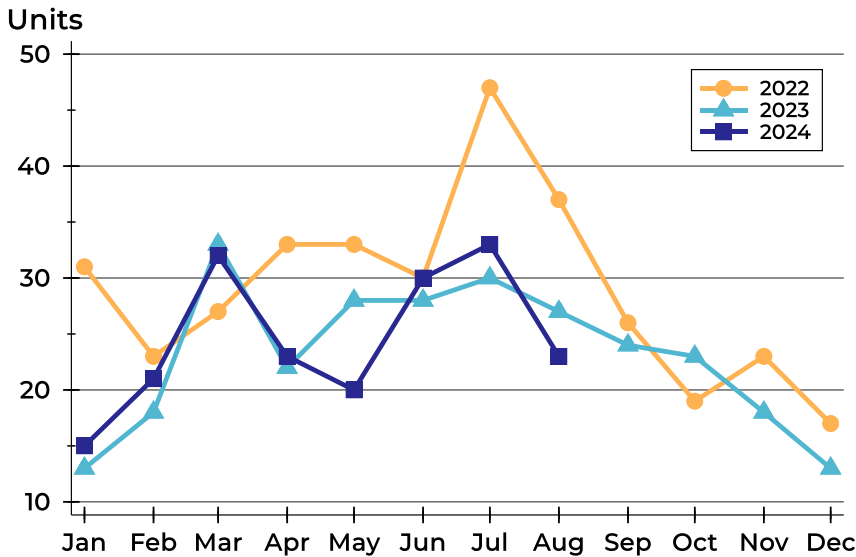
History of Contracts Written





North Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	31	13	15
February	23	18	21
March	27	33	32
April	33	22	23
May	33	28	20
June	30	28	30
July	47	30	33
August	37	27	23
September	26	24	
October	19	23	
November	23	18	
December	17	13	

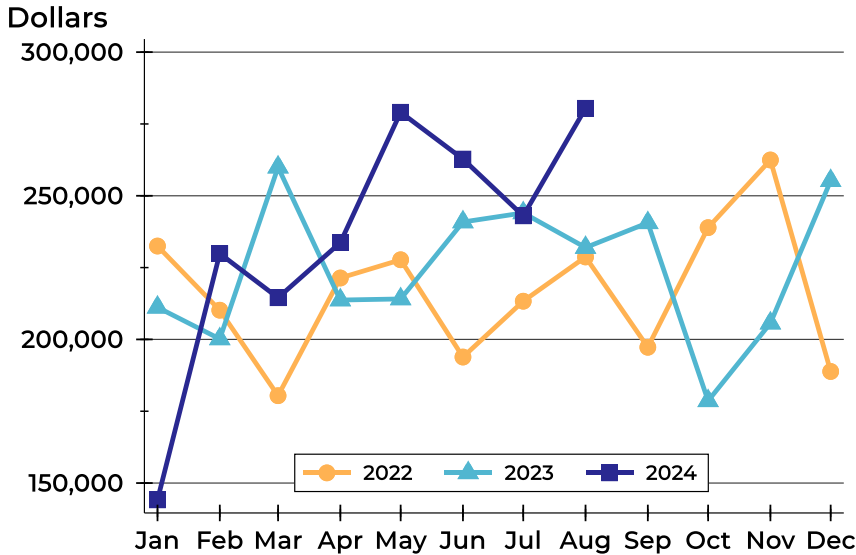
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	4.3%	110,000	110,000	7	7	100.0%	100.0%
\$125,000-\$149,999	2	8.7%	144,400	144,400	1	1	101.7%	101.7%
\$150,000-\$174,999	1	4.3%	174,900	174,900	1	1	100.0%	100.0%
\$175,000-\$199,999	3	13.0%	190,800	190,000	40	20	92.7%	91.3%
\$200,000-\$249,999	6	26.1%	234,717	229,500	27	21	98.7%	100.0%
\$250,000-\$299,999	2	8.7%	277,500	277,500	82	82	92.3%	92.3%
\$300,000-\$399,999	2	8.7%	332,250	332,250	90	90	98.5%	98.5%
\$400,000-\$499,999	6	26.1%	446,113	442,450	26	7	99.2%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



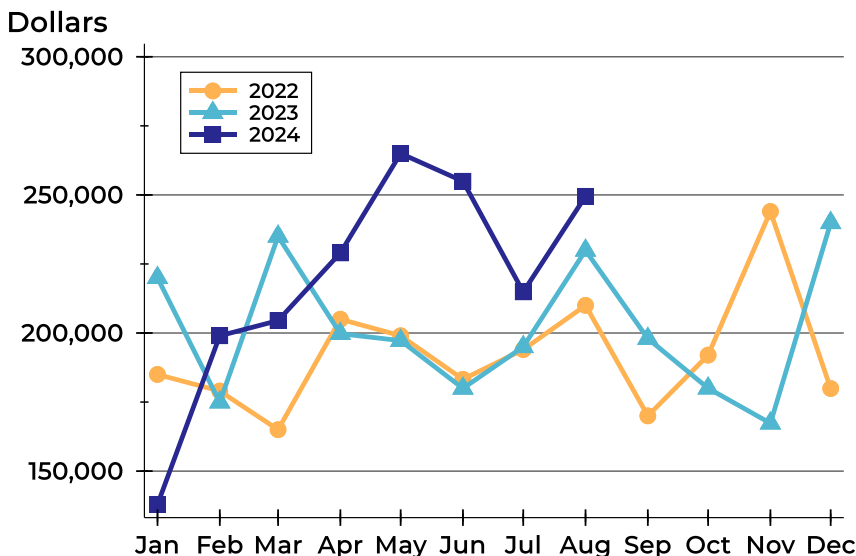
North Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	232,503	211,177	144,147
February	210,178	200,164	229,881
March	180,415	259,953	214,511
April	221,386	213,714	233,696
May	227,724	214,082	279,075
June	193,868	240,868	262,788
July	213,306	244,043	243,014
August	228,714	231,974	280,460
September	197,277	240,583	
October	238,916	178,630	
November	262,463	205,652	
December	188,847	255,242	

Median Price

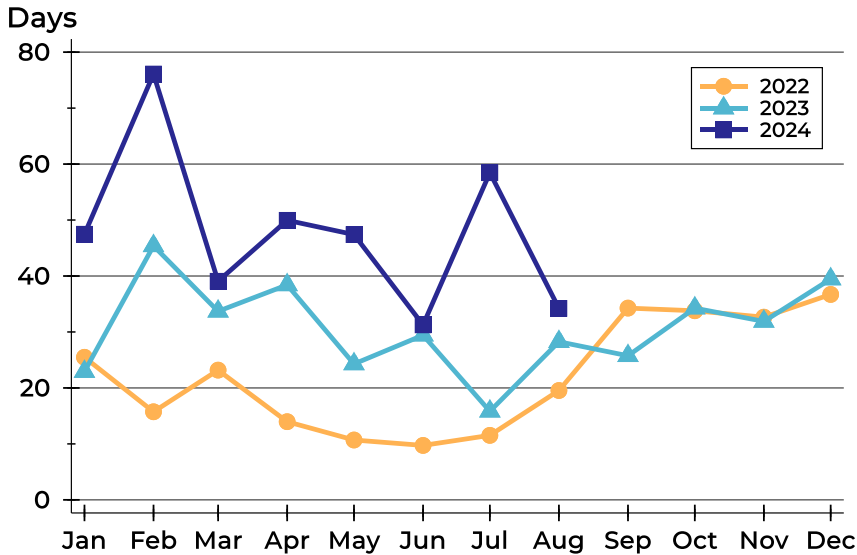


Month	2022	2023	2024
January	185,000	220,000	137,900
February	179,000	174,950	199,000
March	165,000	235,000	204,500
April	205,000	199,750	229,000
May	199,000	197,250	265,000
June	183,250	179,950	254,950
July	194,000	195,000	214,900
August	210,000	229,900	249,500
September	170,000	198,000	
October	192,000	180,000	
November	244,000	167,325	
December	179,900	239,900	



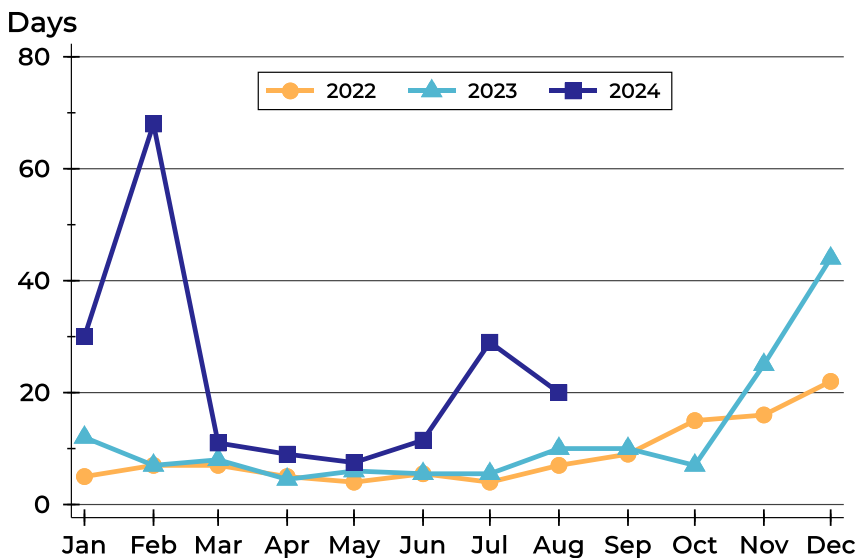
North Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	25	23	47
February	16	45	76
March	23	34	39
April	14	38	50
May	11	24	47
June	10	29	31
July	12	16	58
August	20	28	34
September	34	26	
October	34	34	
November	33	32	
December	37	39	

Median DOM



Month	2022	2023	2024
January	5	12	30
February	7	7	68
March	7	8	11
April	5	5	9
May	4	6	8
June	6	6	12
July	4	6	29
August	7	10	20
September	9	10	
October	15	7	
November	16	25	
December	22	44	



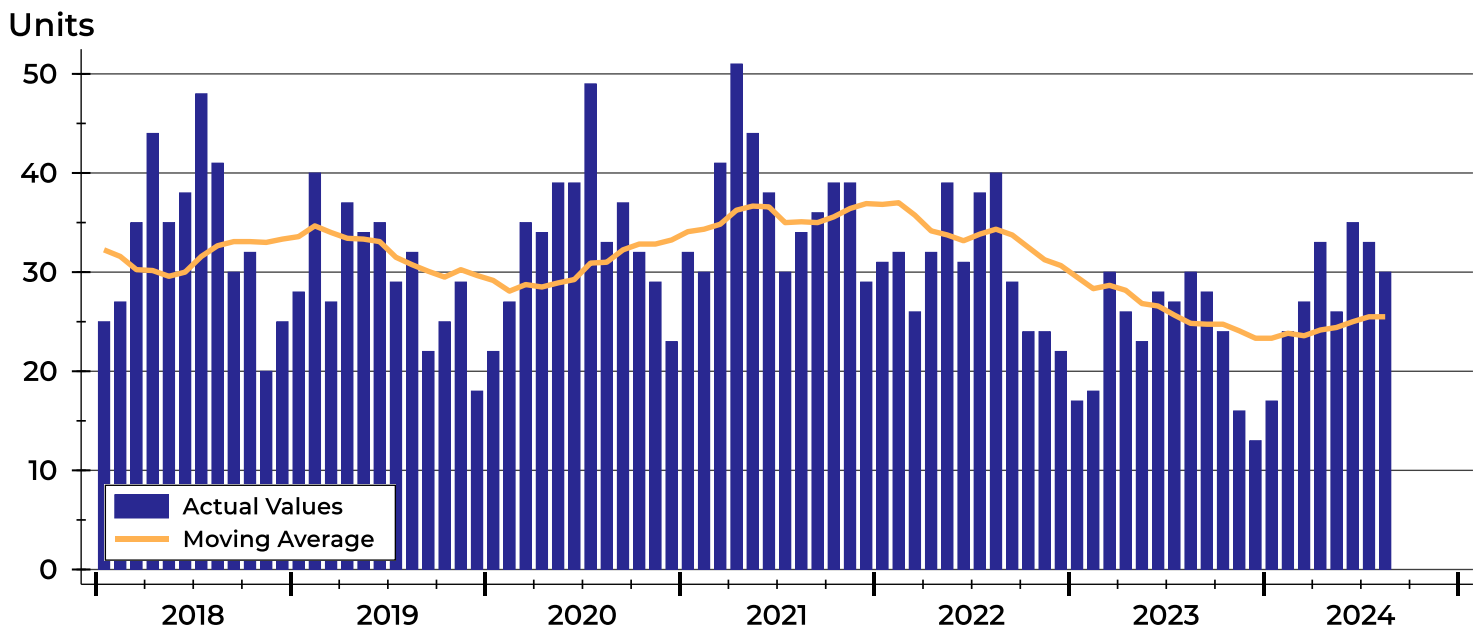
North Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of August 2023	Change
Pending Contracts		30	30	0.0%
Volume (1,000s)		8,015	7,627	5.1%
Average	List Price	267,183	254,242	5.1%
	Days on Market	36	31	16.1%
	Percent of Original	97.5%	96.7%	0.8%
Median	List Price	235,000	249,700	-5.9%
	Days on Market	14	19	-26.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 listings in North Region had contracts pending at the end of August, the same number of contracts pending at the end of August 2023.

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

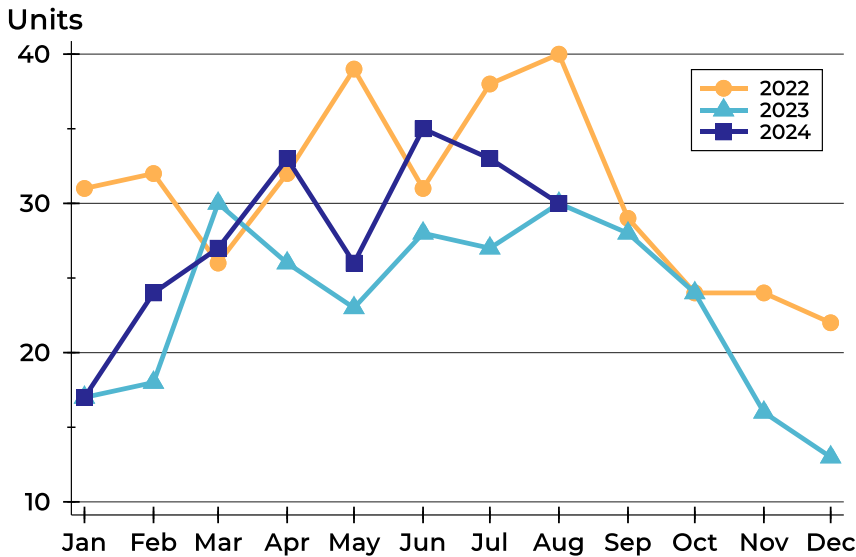
History of Pending Contracts





North Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	31	17	17
February	32	18	24
March	26	30	27
April	32	26	33
May	39	23	26
June	31	28	35
July	38	27	33
August	40	30	30
September	29	28	
October	24	24	
November	24	16	
December	22	13	

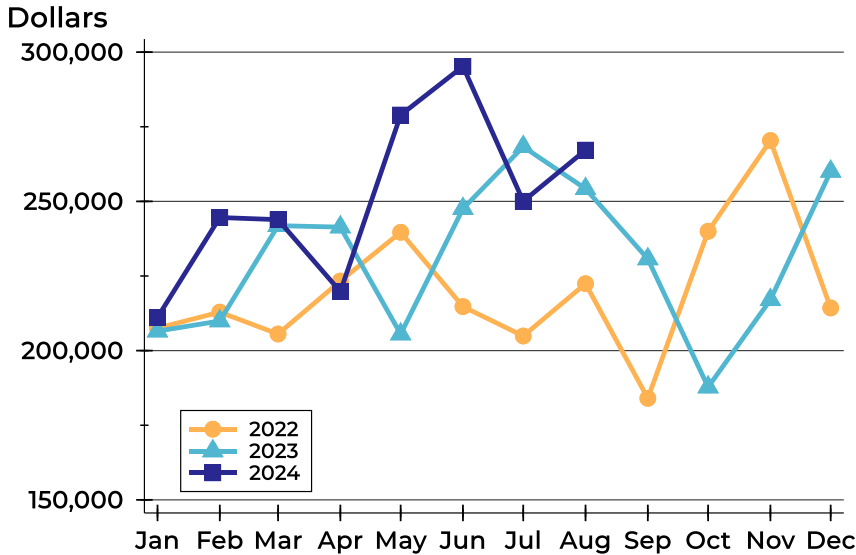
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	3.3%	75,000	75,000	12	12	100.0%	100.0%
\$100,000-\$124,999	3	10.0%	117,667	120,000	6	7	100.0%	100.0%
\$125,000-\$149,999	2	6.7%	144,400	144,400	1	1	101.7%	101.7%
\$150,000-\$174,999	2	6.7%	174,900	174,900	51	51	97.3%	97.3%
\$175,000-\$199,999	3	10.0%	190,800	190,000	40	20	92.7%	91.3%
\$200,000-\$249,999	7	23.3%	235,471	230,000	23	20	98.9%	100.0%
\$250,000-\$299,999	2	6.7%	277,500	277,500	82	82	92.3%	92.3%
\$300,000-\$399,999	4	13.3%	342,375	349,750	50	32	98.2%	98.5%
\$400,000-\$499,999	5	16.7%	440,935	425,000	25	7	99.6%	100.0%
\$500,000-\$749,999	1	3.3%	599,000	599,000	181	181	79.9%	79.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



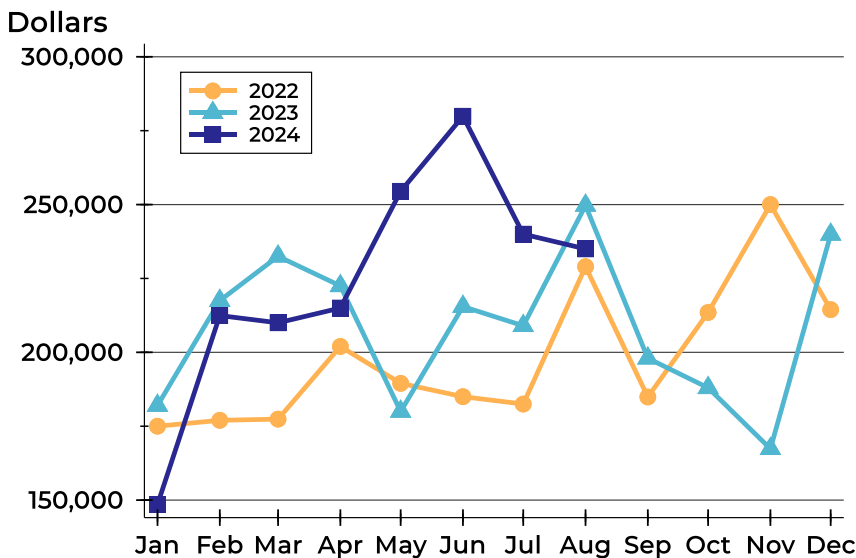
North Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	207,539	206,529	211,123
February	212,903	209,936	244,604
March	205,571	241,861	243,876
April	223,314	241,394	219,782
May	239,659	205,548	278,938
June	214,753	247,564	295,233
July	204,908	268,311	250,042
August	222,430	254,242	267,183
September	184,028	230,713	
October	239,988	187,777	
November	270,383	217,041	
December	214,309	260,042	

Median Price

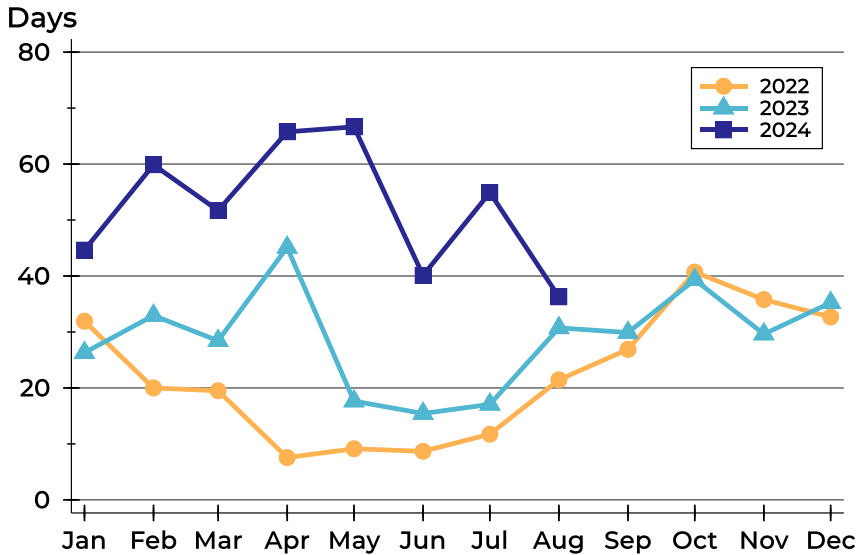


Month	2022	2023	2024
January	175,000	182,000	148,500
February	177,000	217,500	212,450
March	177,400	232,500	210,000
April	202,000	222,500	215,000
May	189,500	180,000	254,500
June	185,000	215,500	279,900
July	182,500	209,000	240,000
August	229,000	249,700	235,000
September	184,900	198,000	
October	213,500	188,000	
November	250,000	167,375	
December	214,450	239,900	



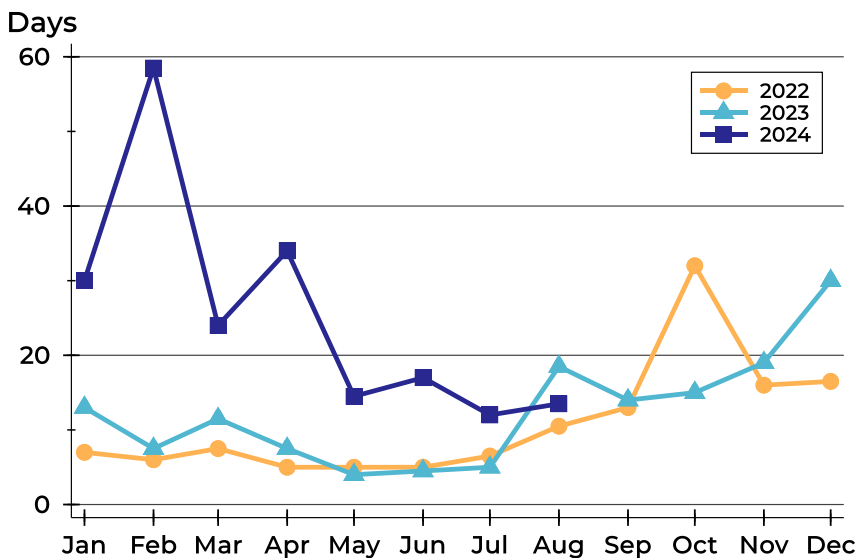
North Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	32	26	45
February	20	33	60
March	20	28	52
April	8	45	66
May	9	18	67
June	9	15	40
July	12	17	55
August	21	31	36
September	27	30	
October	41	39	
November	36	30	
December	33	35	

Median DOM



Month	2022	2023	2024
January	7	13	30
February	6	8	59
March	8	12	24
April	5	8	34
May	5	4	15
June	5	5	17
July	7	5	12
August	11	19	14
September	13	14	
October	32	15	
November	16	19	
December	17	30	



South Region Housing Report



Market Overview

South Region Home Sales Rose in August

Total home sales in South Region rose by 22.2% last month to 33 units, compared to 27 units in August 2023. Total sales volume was \$7.4 million, up 50.5% from a year earlier.

The median sale price in August was \$169,000, up from \$130,000 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 97.9% of their list prices.

South Region Active Listings Up at End of August

The total number of active listings in South Region at the end of August was 51 units, up from 37 at the same point in 2023. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$156,900.

During August, a total of 32 contracts were written down from 36 in August 2023. At the end of the month, there were 39 contracts still pending.

Report Contents

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

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**August
2024**

Sunflower MLS Statistics



South Region Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		33	27	30	213	242	277
Change from prior year		22.2%	-10.0%	-31.8%	-12.0%	-12.6%	-8.6%
Active Listings		51	37	32	N/A	N/A	N/A
Change from prior year		37.8%	15.6%	-28.9%			
Months' Supply		1.8	1.2	0.9	N/A	N/A	N/A
Change from prior year		50.0%	33.3%	-25.0%			
New Listings		44	39	41	286	302	336
Change from prior year		12.8%	-4.9%	-14.6%	-5.3%	-10.1%	-10.9%
Contracts Written		32	36	45	230	261	300
Change from prior year		-11.1%	-20.0%	-2.2%	-11.9%	-13.0%	-9.4%
Pending Contracts		39	37	66	N/A	N/A	N/A
Change from prior year		5.4%	-43.9%	1.5%			
Sales Volume (1,000s)		7,429	4,934	5,324	40,046	44,789	47,646
Change from prior year		50.6%	-7.3%	-10.6%	-10.6%	-6.0%	1.5%
Average	Sale Price	225,108	182,759	177,477	188,009	185,080	172,006
	Change from prior year	23.2%	3.0%	31.1%	1.6%	7.6%	11.0%
	List Price of Actives	199,405	254,205	214,261	N/A	N/A	N/A
	Change from prior year	-21.6%	18.6%	31.3%			
	Days on Market	21	22	18	22	20	18
Change from prior year	-4.5%	22.2%	-5.3%	10.0%	11.1%	-28.0%	
Percent of List	96.1%	96.5%	97.0%	97.4%	97.8%	97.8%	
Change from prior year	-0.4%	-0.5%	0.3%	-0.4%	0.0%	1.0%	
Percent of Original	94.7%	94.8%	95.6%	96.4%	96.3%	96.4%	
Change from prior year	-0.1%	-0.8%	0.2%	0.1%	-0.1%	0.6%	
Median	Sale Price	169,000	130,000	183,000	170,000	165,000	137,000
	Change from prior year	30.0%	-29.0%	35.6%	3.0%	20.4%	-3.0%
	List Price of Actives	156,900	195,500	176,500	N/A	N/A	N/A
	Change from prior year	-19.7%	10.8%	18.5%			
	Days on Market	5	11	4	6	6	6
Change from prior year	-54.5%	175.0%	-20.0%	0.0%	0.0%	20.0%	
Percent of List	97.9%	97.7%	99.8%	100.0%	99.4%	99.3%	
Change from prior year	0.2%	-2.1%	1.1%	0.6%	0.1%	0.7%	
Percent of Original	95.9%	95.6%	98.8%	98.7%	98.6%	98.5%	
Change from prior year	0.3%	-3.2%	2.9%	0.1%	0.1%	0.5%	

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



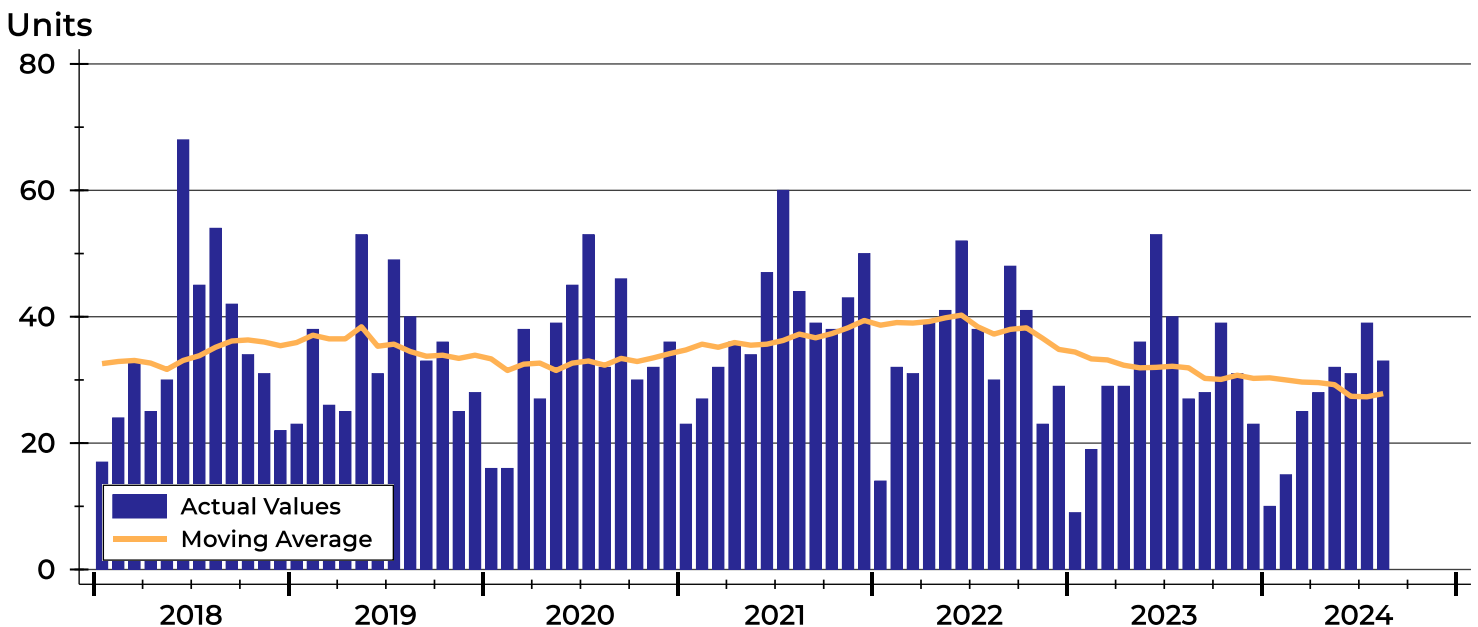
South Region Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		33	27	22.2%	213	242	-12.0%
Volume (1,000s)		7,429	4,934	50.6%	40,046	44,789	-10.6%
Months' Supply		1.8	1.2	50.0%	N/A	N/A	N/A
Average	Sale Price	225,108	182,759	23.2%	188,009	185,080	1.6%
	Days on Market	21	22	-4.5%	22	20	10.0%
	Percent of List	96.1%	96.5%	-0.4%	97.4%	97.8%	-0.4%
	Percent of Original	94.7%	94.8%	-0.1%	96.4%	96.3%	0.1%
Median	Sale Price	169,000	130,000	30.0%	170,000	165,000	3.0%
	Days on Market	5	11	-54.5%	6	6	0.0%
	Percent of List	97.9%	97.7%	0.2%	100.0%	99.4%	0.6%
	Percent of Original	95.9%	95.6%	0.3%	98.7%	98.6%	0.1%

A total of 33 homes sold in South Region in August, up from 27 units in August 2023. Total sales volume rose to \$7.4 million compared to \$4.9 million in the previous year.

The median sales price in August was \$169,000, up 30.0% compared to the prior year. Median days on market was 5 days, down from 6 days in July, and down from 11 in August 2023.

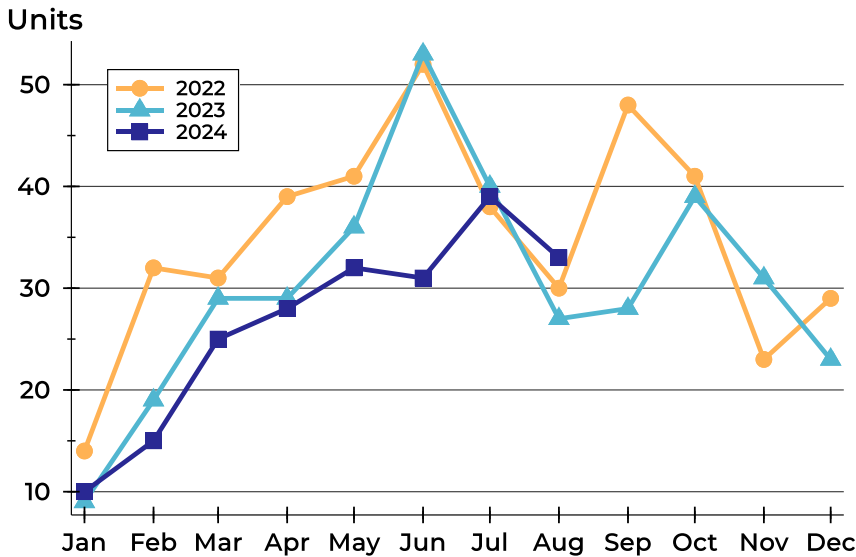
History of Closed Listings





South Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	9	10
February	32	19	15
March	31	29	25
April	39	29	28
May	41	36	32
June	52	53	31
July	38	40	39
August	30	27	33
September	48	28	
October	41	39	
November	23	31	
December	29	23	

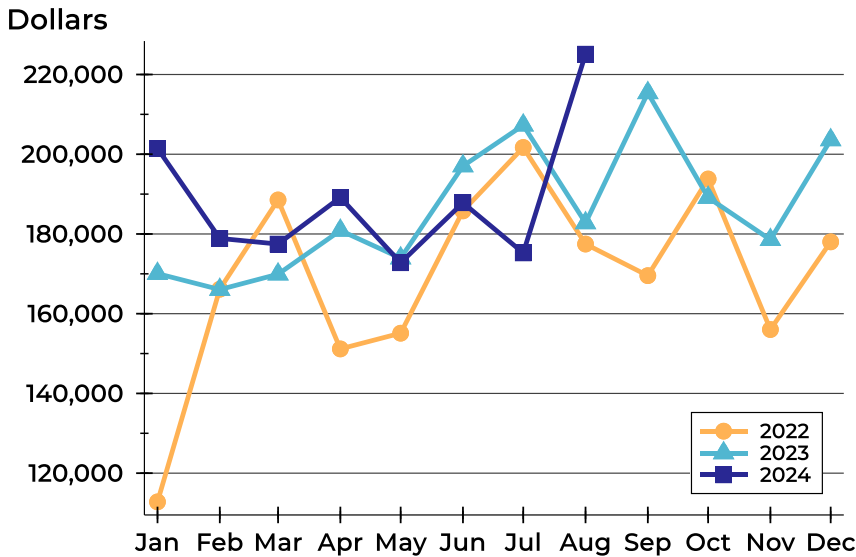
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	3.0%	0.0	8,000	8,000	4	4	80.0%	80.0%	80.0%	80.0%
\$25,000-\$49,999	1	3.0%	1.7	40,000	40,000	7	7	88.9%	88.9%	88.9%	88.9%
\$50,000-\$99,999	4	12.1%	3.2	80,750	82,500	7	7	93.6%	92.4%	93.6%	92.4%
\$100,000-\$124,999	3	9.1%	0.8	114,467	114,900	6	1	95.5%	94.8%	93.1%	94.8%
\$125,000-\$149,999	2	6.1%	3.1	138,500	138,500	3	3	99.0%	99.0%	99.0%	99.0%
\$150,000-\$174,999	6	18.2%	1.3	161,500	164,000	33	37	96.3%	98.0%	93.2%	92.7%
\$175,000-\$199,999	2	6.1%	1.0	185,000	185,000	13	13	98.6%	98.6%	98.6%	98.6%
\$200,000-\$249,999	4	12.1%	1.5	222,500	227,500	13	12	96.6%	96.9%	95.2%	95.9%
\$250,000-\$299,999	1	3.0%	3.1	283,000	283,000	3	3	99.3%	99.3%	99.3%	99.3%
\$300,000-\$399,999	5	15.2%	0.6	344,400	338,500	18	8	98.7%	97.9%	96.3%	97.9%
\$400,000-\$499,999	1	3.0%	3.4	417,150	417,150	0	0	99.3%	99.3%	99.3%	99.3%
\$500,000-\$749,999	3	9.1%	3.0	595,333	576,000	93	0	97.2%	96.0%	95.6%	95.5%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



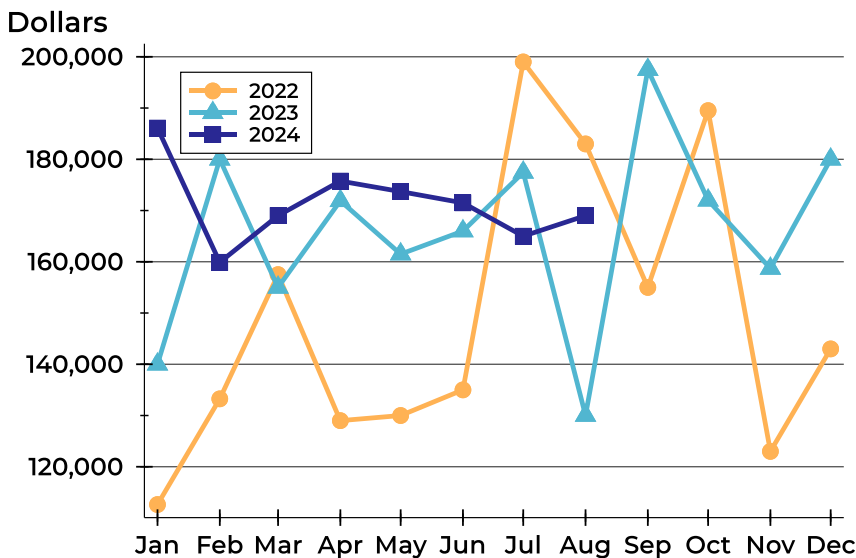
South Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	112,796	170,056	201,460
February	166,151	166,053	178,884
March	188,532	169,907	177,468
April	151,170	180,879	189,164
May	155,110	173,943	172,784
June	185,795	197,045	187,827
July	201,697	207,278	175,244
August	177,477	182,759	225,108
September	169,540	215,396	
October	193,788	189,132	
November	156,032	178,562	
December	178,024	203,578	

Median Price

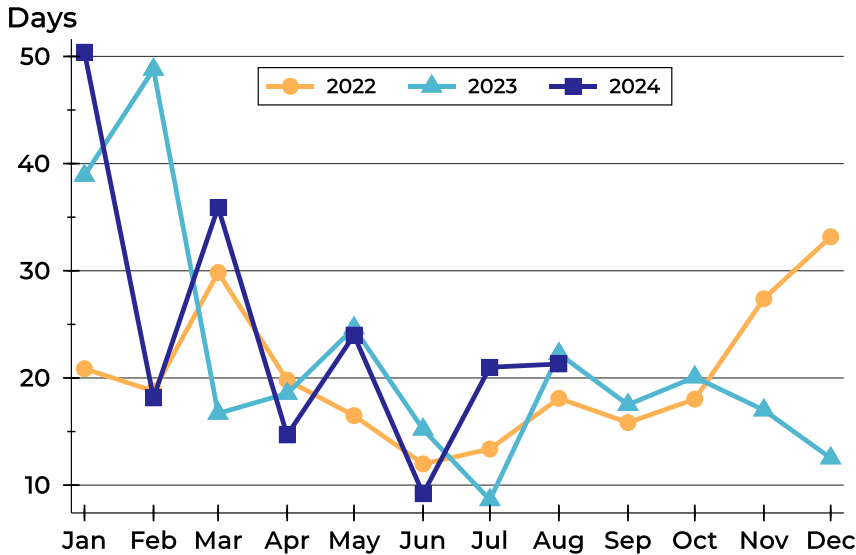


Month	2022	2023	2024
January	112,625	140,000	186,100
February	133,250	180,000	159,900
March	157,500	155,000	169,000
April	129,000	171,900	175,750
May	130,000	161,500	173,700
June	135,000	166,000	171,500
July	199,000	177,450	165,000
August	183,000	130,000	169,000
September	155,000	197,500	
October	189,500	172,000	
November	123,000	158,700	
December	143,000	180,000	



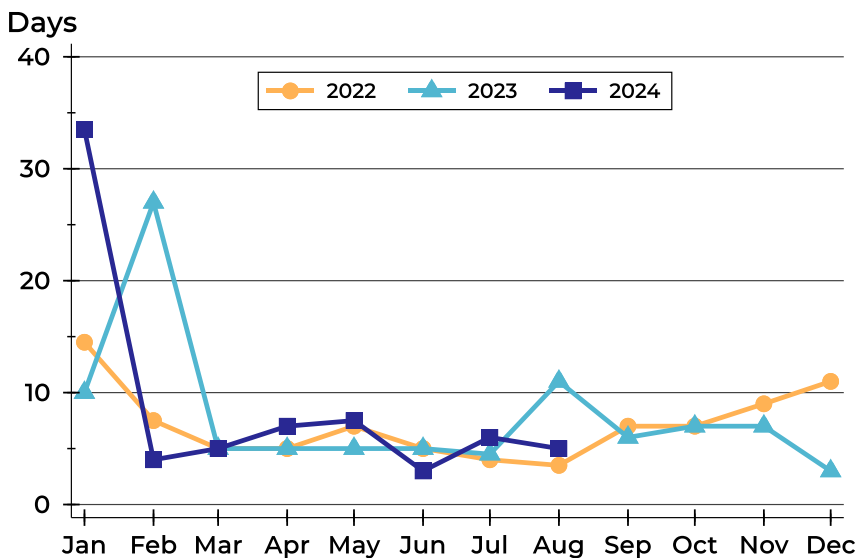
South Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	39	50
February	19	49	18
March	30	17	36
April	20	19	15
May	16	25	24
June	12	15	9
July	13	9	21
August	18	22	21
September	16	18	
October	18	20	
November	27	17	
December	33	13	

Median DOM



Month	2022	2023	2024
January	15	10	34
February	8	27	4
March	5	5	5
April	5	5	7
May	7	5	8
June	5	5	3
July	4	5	6
August	4	11	5
September	7	6	
October	7	7	
November	9	7	
December	11	3	



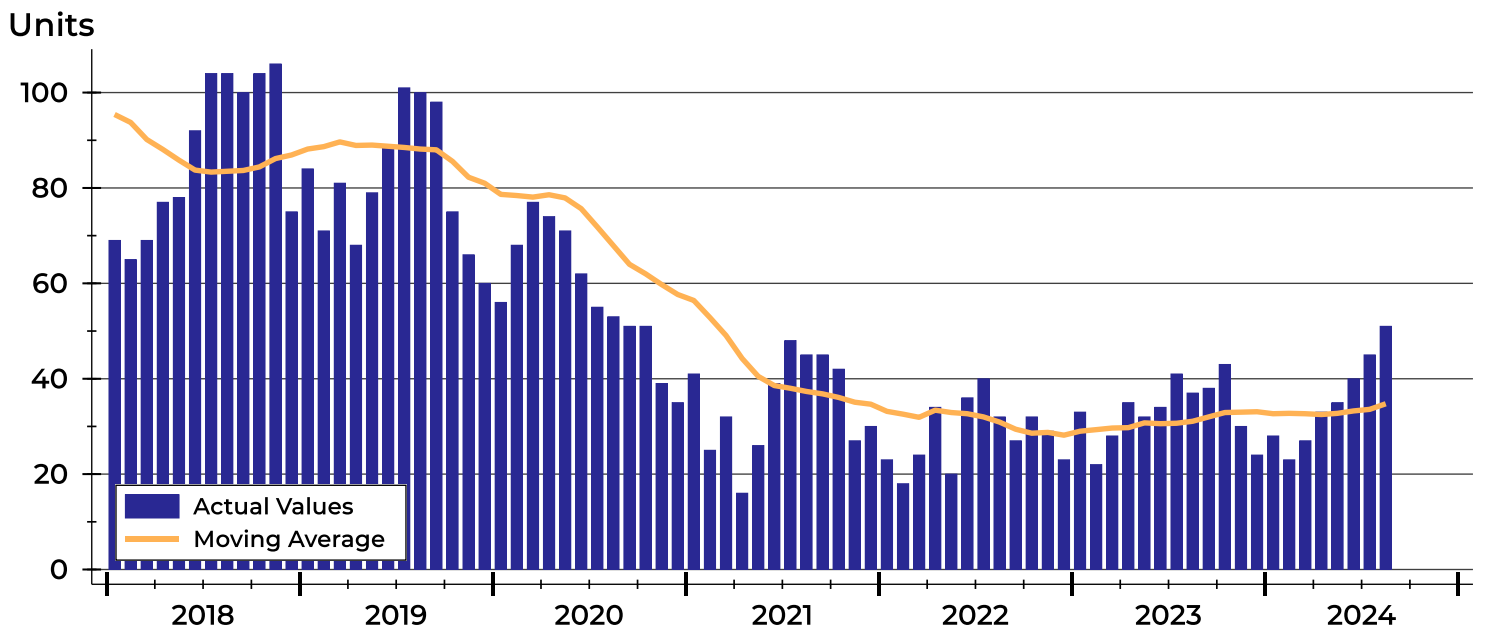
South Region Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		51	37	37.8%
Volume (1,000s)		10,170	9,406	8.1%
Months' Supply		1.8	1.2	50.0%
Average	List Price	199,405	254,205	-21.6%
	Days on Market	58	42	38.1%
	Percent of Original	96.7%	96.0%	0.7%
Median	List Price	156,900	195,500	-19.7%
	Days on Market	29	27	7.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 51 homes were available for sale in South Region at the end of August. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of August was \$156,900, down 19.7% from 2023. The typical time on market for active listings was 29 days, up from 27 days a year earlier.

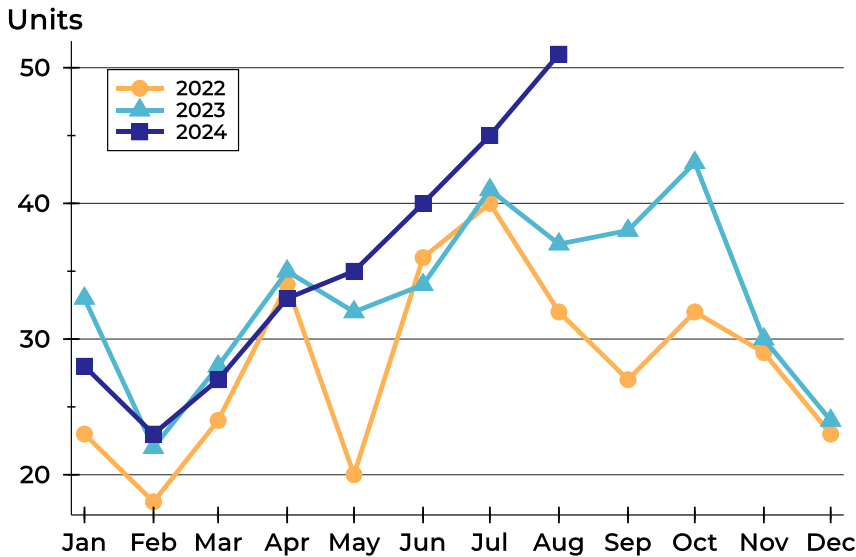
History of Active Listings





South Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	23	33	28
February	18	22	23
March	24	28	27
April	34	35	33
May	20	32	35
June	36	34	40
July	40	41	45
August	32	37	51
September	27	38	
October	32	43	
November	29	30	
December	23	24	

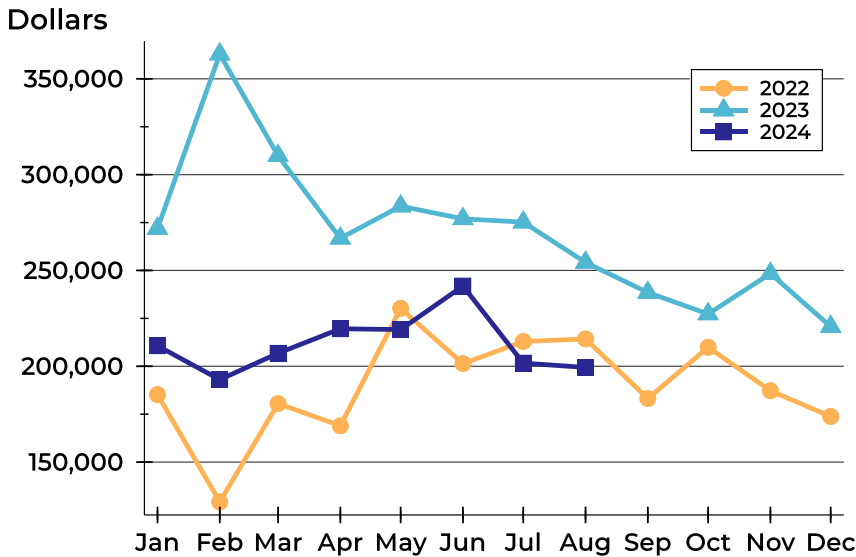
Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	3.9%	1.7	35,000	35,000	7	7	100.0%	100.0%
\$50,000-\$99,999	10	19.6%	3.2	78,460	77,450	87	44	95.8%	100.0%
\$100,000-\$124,999	2	3.9%	0.8	113,950	113,950	12	12	96.2%	96.2%
\$125,000-\$149,999	11	21.6%	3.1	135,491	137,500	28	11	95.2%	100.0%
\$150,000-\$174,999	5	9.8%	1.3	166,760	167,500	161	34	98.0%	100.0%
\$175,000-\$199,999	3	5.9%	1.0	191,633	195,000	47	39	92.6%	94.7%
\$200,000-\$249,999	6	11.8%	1.5	227,867	229,450	36	40	99.2%	100.0%
\$250,000-\$299,999	6	11.8%	3.1	274,550	275,250	51	39	97.0%	97.5%
\$300,000-\$399,999	2	3.9%	0.6	353,200	353,200	12	12	100.0%	100.0%
\$400,000-\$499,999	2	3.9%	3.4	437,250	437,250	63	63	96.1%	96.1%
\$500,000-\$749,999	1	2.0%	3.0	635,335	635,335	25	25	95.6%	95.6%
\$750,000-\$999,999	1	2.0%	N/A	957,320	957,320	80	80	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



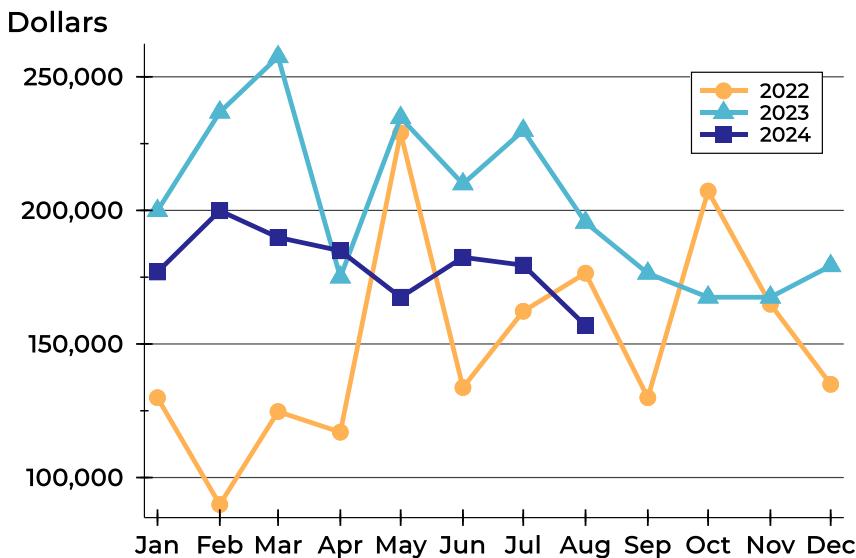
South Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	185,204	271,926	210,704
February	129,250	362,877	193,028
March	180,565	309,907	206,807
April	168,941	266,806	219,577
May	230,253	283,563	219,176
June	201,368	276,956	241,898
July	212,957	275,188	201,665
August	214,261	254,205	199,405
September	183,156	238,491	
October	209,934	227,314	
November	187,245	248,407	
December	173,822	220,708	

Median Price

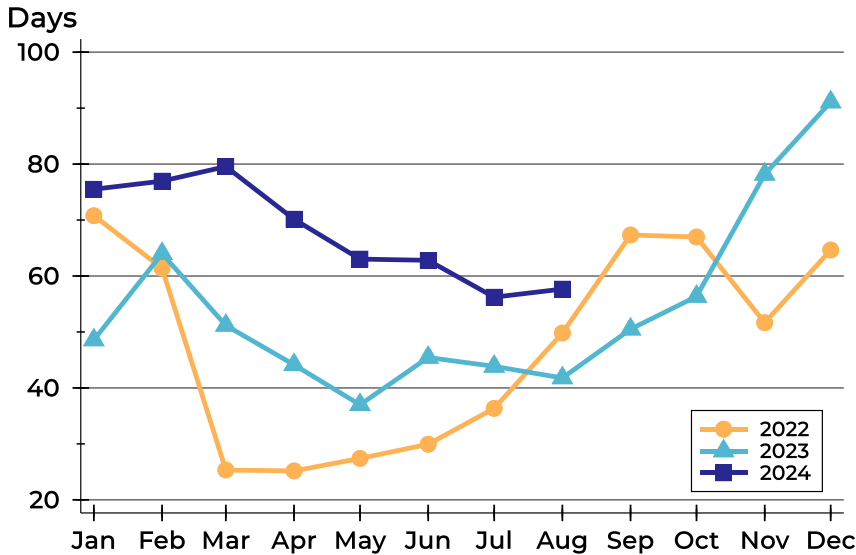


Month	2022	2023	2024
January	129,900	199,900	176,950
February	89,900	236,750	199,900
March	124,700	257,500	189,900
April	117,000	175,000	184,900
May	228,950	234,700	167,500
June	133,700	209,900	182,450
July	162,250	229,900	179,500
August	176,500	195,500	156,900
September	129,900	176,450	
October	207,250	167,500	
November	164,900	167,500	
December	134,900	179,250	



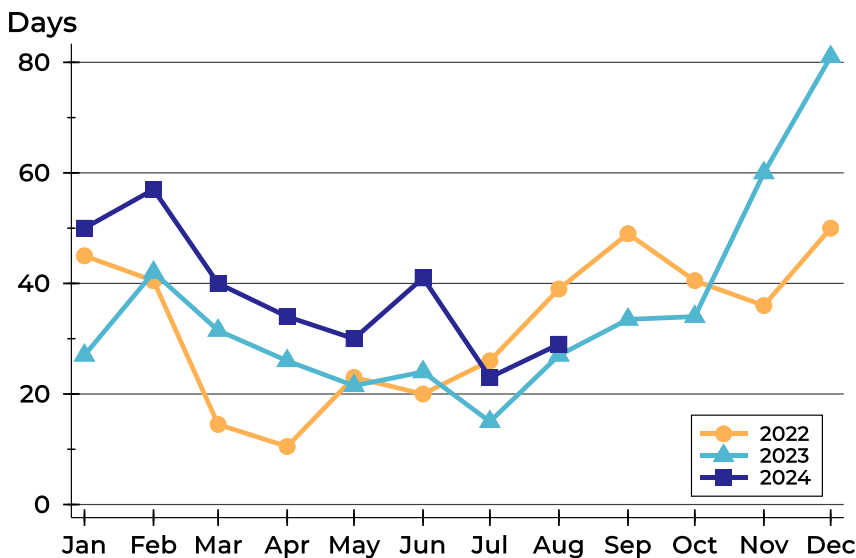
South Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	71	49	76
February	61	64	77
March	25	51	80
April	25	44	70
May	27	37	63
June	30	45	63
July	36	44	56
August	50	42	58
September	67	51	
October	67	56	
November	52	78	
December	65	91	

Median DOM

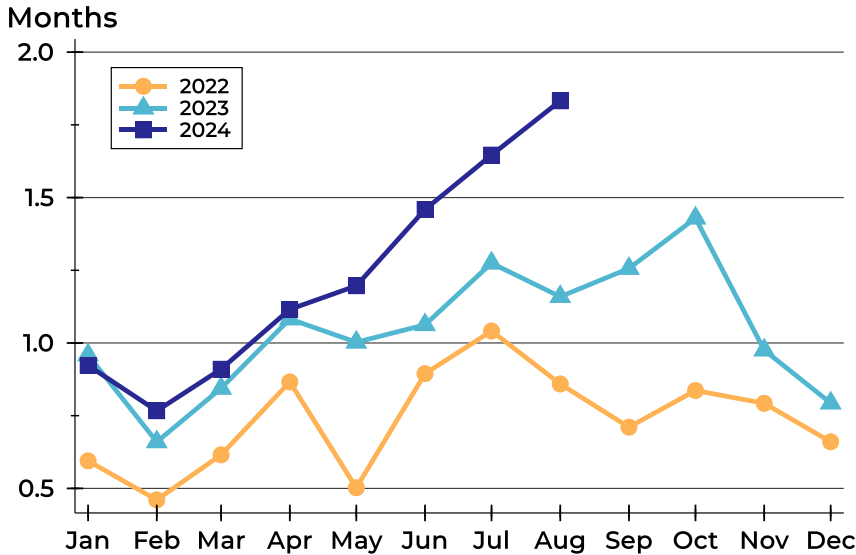


Month	2022	2023	2024
January	45	27	50
February	41	42	57
March	15	32	40
April	11	26	34
May	23	22	30
June	20	24	41
July	26	15	23
August	39	27	29
September	49	34	
October	41	34	
November	36	60	
December	50	81	



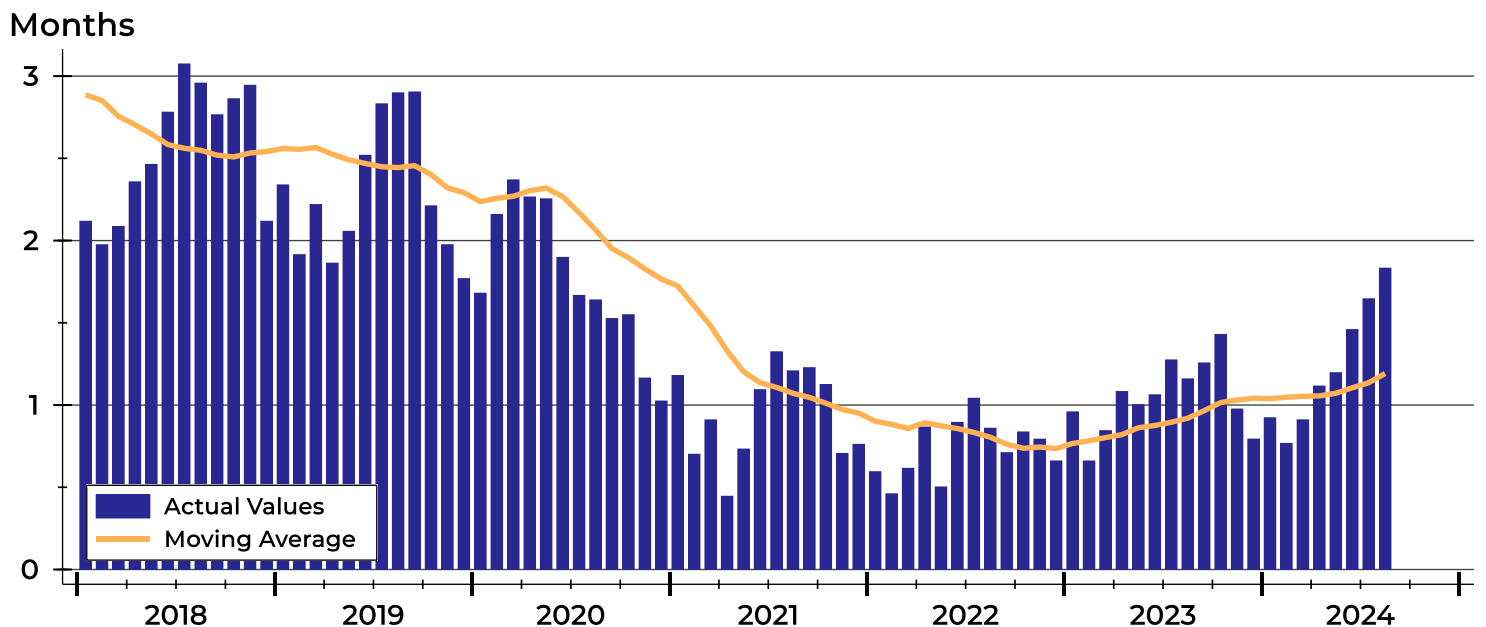
South Region Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.6	1.0	0.9
February	0.5	0.7	0.8
March	0.6	0.8	0.9
April	0.9	1.1	1.1
May	0.5	1.0	1.2
June	0.9	1.1	1.5
July	1.0	1.3	1.6
August	0.9	1.2	1.8
September	0.7	1.3	
October	0.8	1.4	
November	0.8	1.0	
December	0.7	0.8	

History of Month's Supply





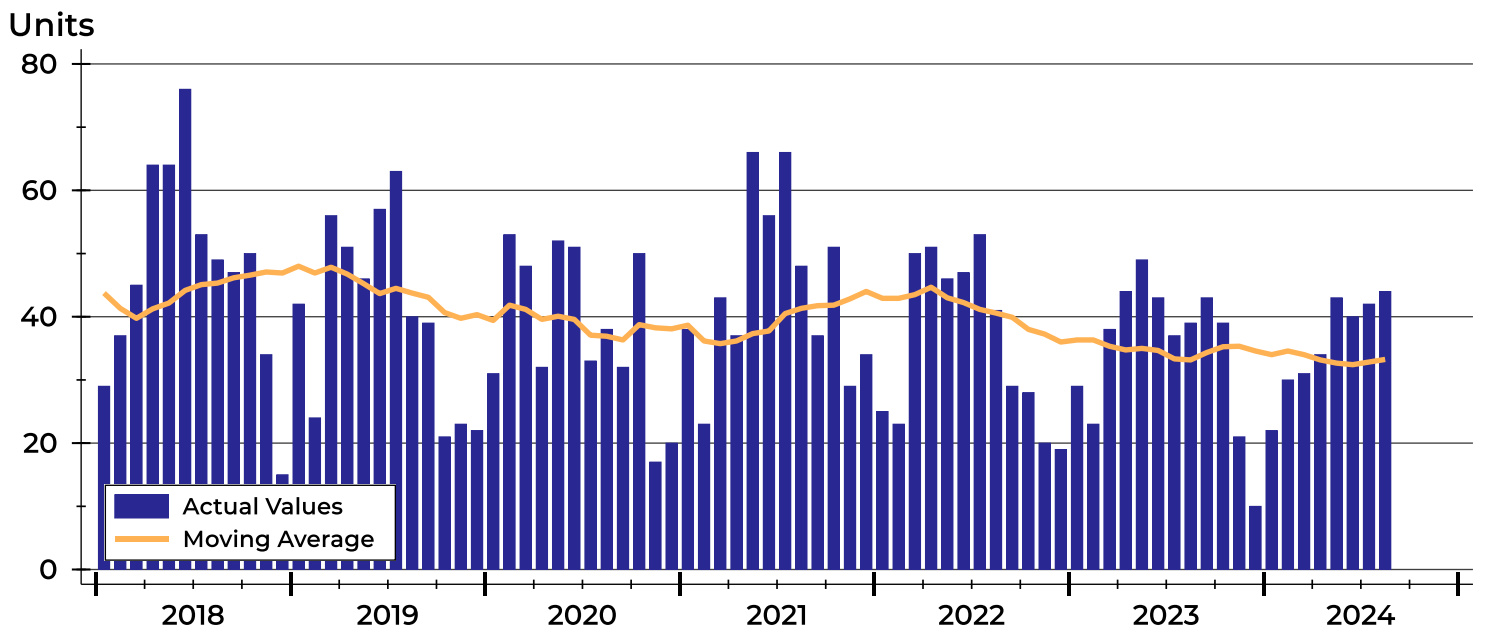
South Region New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	44	39	12.8%
	Volume (1,000s)	8,409	7,374	14.0%
	Average List Price	191,103	189,077	1.1%
	Median List Price	160,000	159,900	0.1%
Year-to-Date	New Listings	286	302	-5.3%
	Volume (1,000s)	56,451	60,959	-7.4%
	Average List Price	197,382	201,851	-2.2%
	Median List Price	172,700	169,900	1.6%

A total of 44 new listings were added in South Region during August, up 12.8% from the same month in 2023. Year-to-date South Region has seen 286 new listings.

The median list price of these homes was \$160,000 up from \$159,900 in 2023.

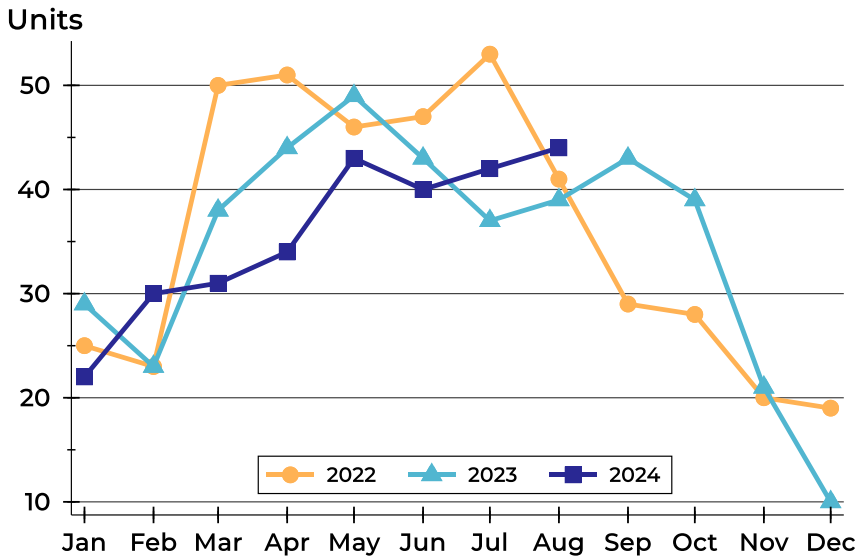
History of New Listings





South Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	25	29	22
February	23	23	30
March	50	38	31
April	51	44	34
May	46	49	43
June	47	43	40
July	53	37	42
August	41	39	44
September	29	43	
October	28	39	
November	20	21	
December	19	10	

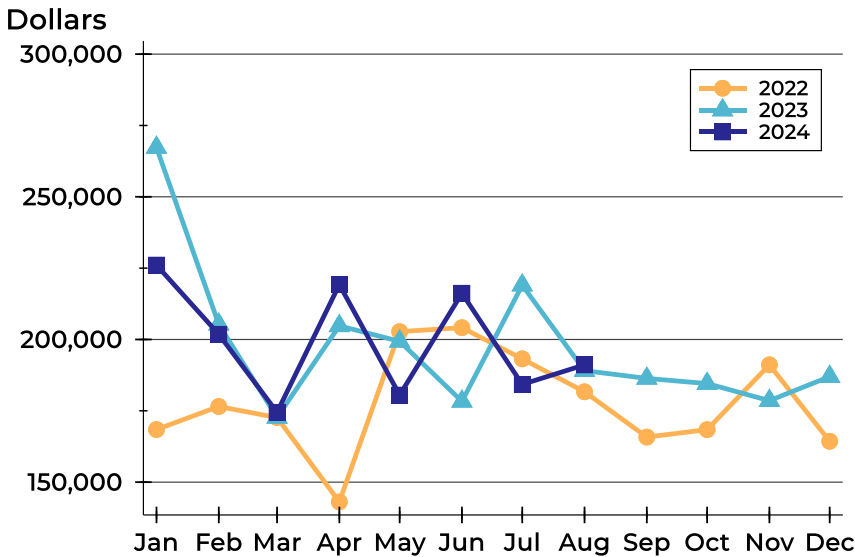
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	4.5%	35,000	35,000	13	13	100.0%	100.0%
\$50,000-\$99,999	7	15.9%	78,529	84,900	18	15	95.0%	92.9%
\$100,000-\$124,999	2	4.5%	113,950	113,950	18	18	96.2%	96.2%
\$125,000-\$149,999	11	25.0%	137,173	137,500	12	10	97.8%	100.0%
\$150,000-\$174,999	1	2.3%	172,000	172,000	22	22	100.0%	100.0%
\$175,000-\$199,999	2	4.5%	192,250	192,250	18	18	99.0%	99.0%
\$200,000-\$249,999	10	22.7%	226,050	227,000	10	8	99.7%	100.0%
\$250,000-\$299,999	4	9.1%	270,975	267,250	16	19	97.7%	99.0%
\$300,000-\$399,999	3	6.8%	352,100	349,900	11	3	100.0%	100.0%
\$400,000-\$499,999	1	2.3%	459,500	459,500	31	31	100.0%	100.0%
\$500,000-\$749,999	1	2.3%	635,335	635,335	31	31	95.6%	95.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



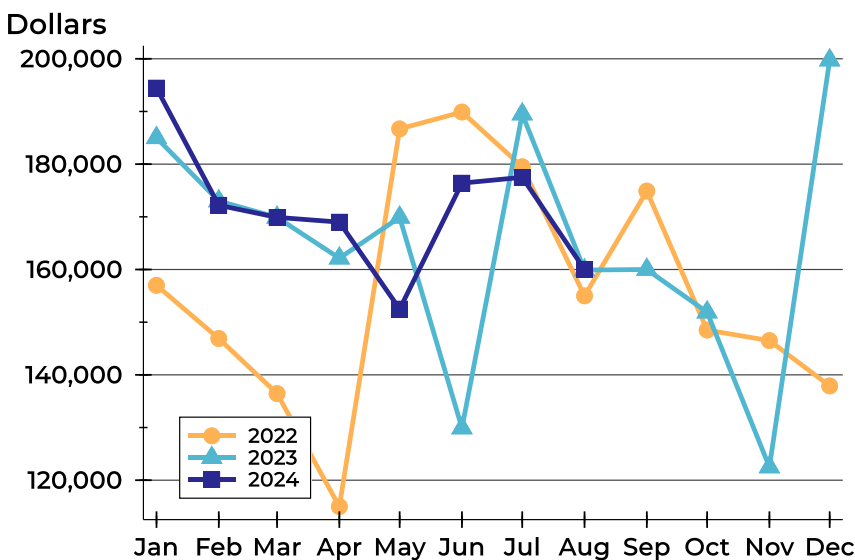
South Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,444	267,281	226,082
February	176,520	205,309	201,823
March	172,639	172,682	174,489
April	143,091	204,777	219,243
May	202,759	199,347	180,528
June	204,147	178,316	216,213
July	193,221	219,032	184,274
August	181,672	189,077	191,103
September	165,793	186,359	
October	168,418	184,555	
November	191,115	178,557	
December	164,337	187,000	

Median Price



Month	2022	2023	2024
January	157,000	185,000	194,450
February	146,900	173,000	172,200
March	136,450	169,900	169,900
April	115,000	162,150	169,000
May	186,700	169,900	152,500
June	189,900	129,900	176,400
July	179,500	189,500	177,500
August	155,000	159,900	160,000
September	174,900	160,000	
October	148,500	151,900	
November	146,500	122,500	
December	137,900	199,750	



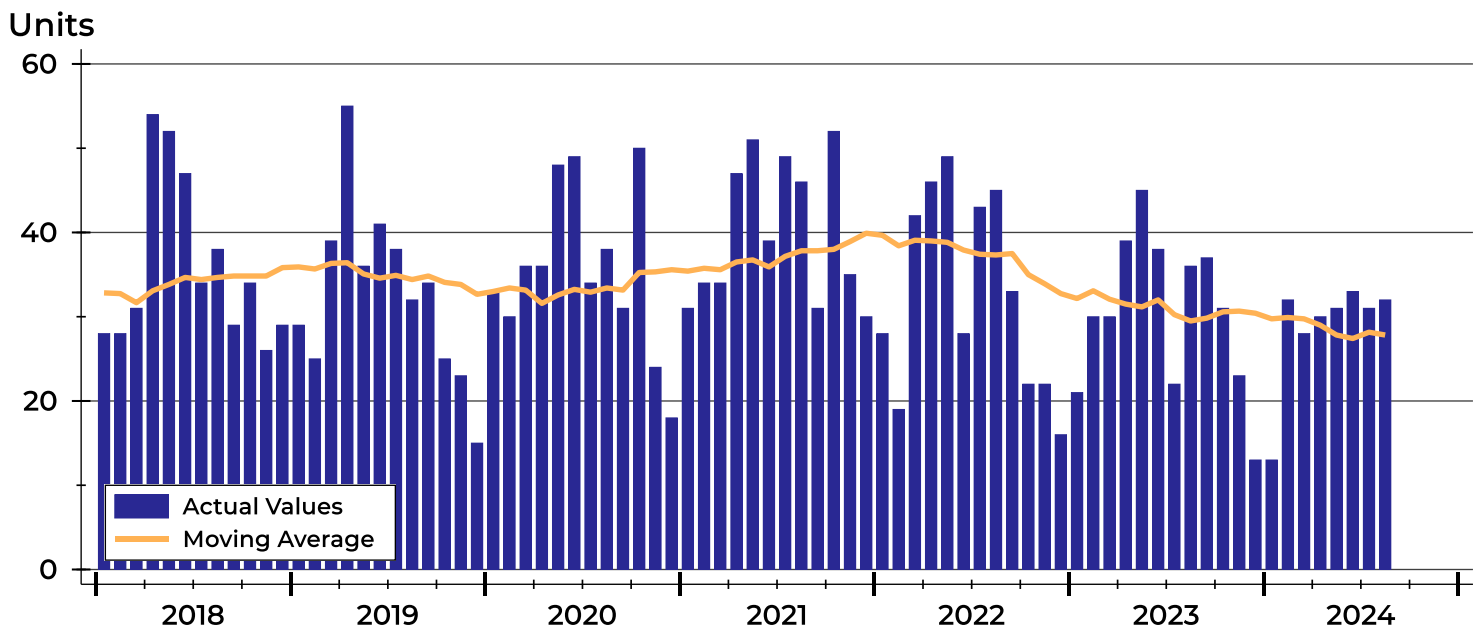
South Region Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		32	36	-11.1%	230	261	-11.9%
Volume (1,000s)		6,038	7,811	-22.7%	45,474	50,223	-9.5%
Average	Sale Price	188,697	216,978	-13.0%	197,713	192,425	2.7%
	Days on Market	20	22	-9.1%	22	20	10.0%
	Percent of Original	94.1%	94.5%	-0.4%	96.4%	96.6%	-0.2%
Median	Sale Price	187,250	202,950	-7.7%	174,950	169,900	3.0%
	Days on Market	11	10	10.0%	6	6	0.0%
	Percent of Original	100.0%	97.2%	2.9%	100.0%	98.7%	1.3%

A total of 32 contracts for sale were written in South Region during the month of August, down from 36 in 2023. The median list price of these homes was \$187,250, down from \$202,950 the prior year.

Half of the homes that went under contract in August were on the market less than 11 days, compared to 10 days in August 2023.

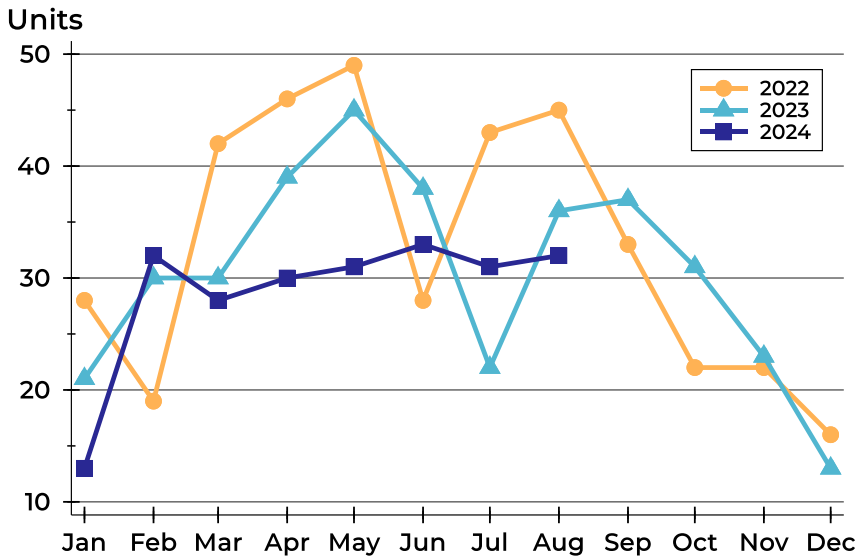
History of Contracts Written





South Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	28	21	13
February	19	30	32
March	42	30	28
April	46	39	30
May	49	45	31
June	28	38	33
July	43	22	31
August	45	36	32
September	33	37	
October	22	31	
November	22	23	
December	16	13	

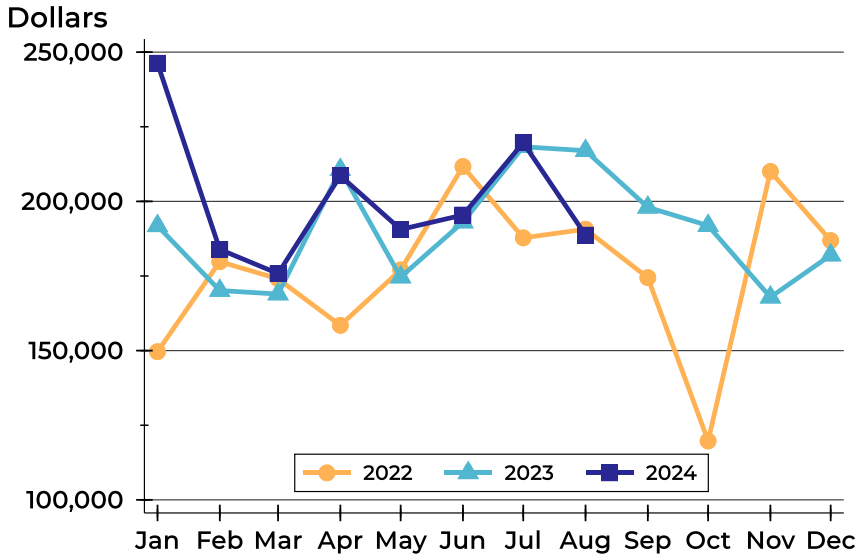
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	3.1%	10,000	10,000	4	4	80.0%	80.0%
\$25,000-\$49,999	1	3.1%	45,000	45,000	7	7	88.9%	88.9%
\$50,000-\$99,999	5	15.6%	81,560	85,000	25	19	92.6%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	4	12.5%	138,325	135,200	10	8	97.0%	100.0%
\$150,000-\$174,999	2	6.3%	171,400	171,400	65	65	87.2%	87.2%
\$175,000-\$199,999	4	12.5%	183,500	184,750	26	26	95.3%	95.9%
\$200,000-\$249,999	8	25.0%	230,500	229,900	9	6	99.0%	100.0%
\$250,000-\$299,999	4	12.5%	275,975	277,250	7	6	99.8%	100.0%
\$300,000-\$399,999	3	9.4%	332,500	337,700	46	63	81.2%	90.1%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



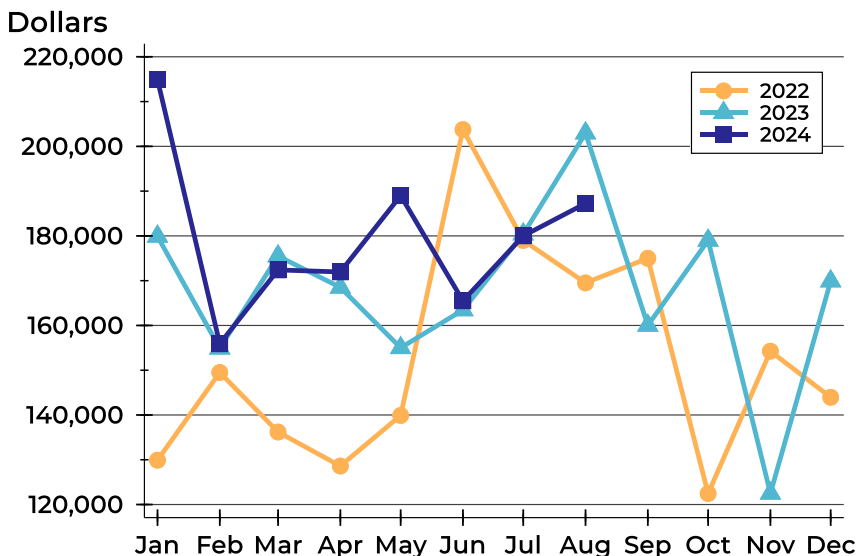
South Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	149,650	191,810	246,292
February	179,816	170,138	183,925
March	174,064	168,947	175,818
April	158,473	210,605	208,602
May	177,049	174,631	190,606
June	211,686	193,063	195,429
July	187,784	218,305	219,655
August	190,669	216,978	188,697
September	174,441	198,022	
October	119,745	191,890	
November	210,027	167,896	
December	186,888	182,000	

Median Price

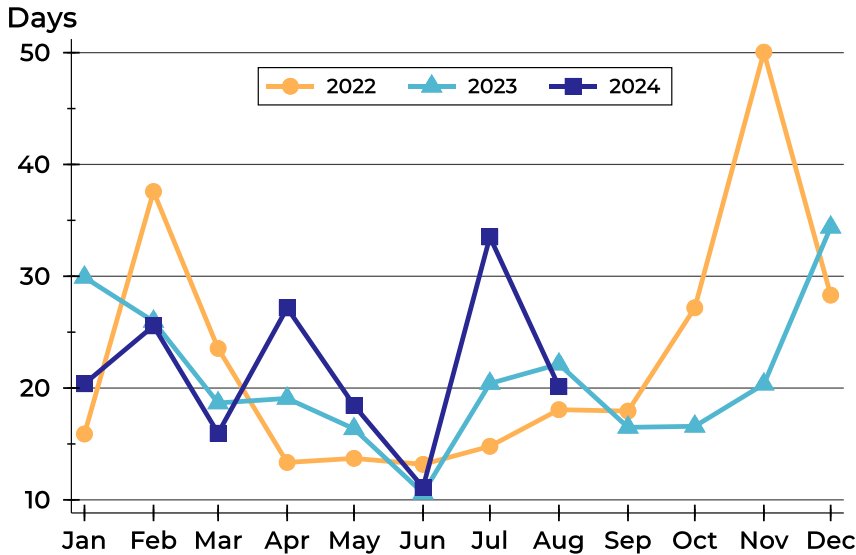


Month	2022	2023	2024
January	129,900	179,900	214,900
February	149,500	154,900	155,900
March	136,200	175,500	172,400
April	128,600	168,500	171,950
May	139,900	155,000	189,000
June	203,750	163,450	165,500
July	179,000	180,400	180,000
August	169,500	202,950	187,250
September	175,000	160,000	
October	122,450	179,000	
November	154,250	122,500	
December	143,950	169,900	



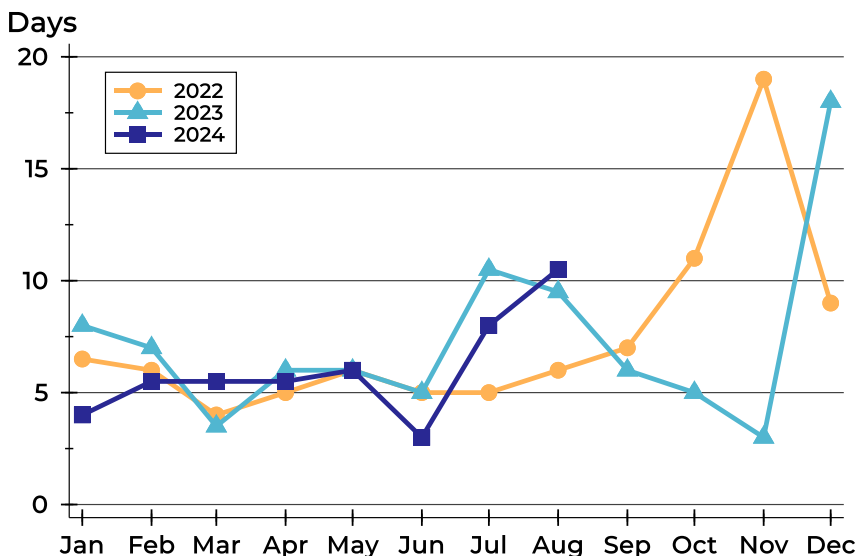
South Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	16	30	20
February	38	26	26
March	24	19	16
April	13	19	27
May	14	16	18
June	13	11	11
July	15	20	34
August	18	22	20
September	18	16	
October	27	17	
November	50	20	
December	28	34	

Median DOM



Month	2022	2023	2024
January	7	8	4
February	6	7	6
March	4	4	6
April	5	6	6
May	6	6	6
June	5	5	3
July	5	11	8
August	6	10	11
September	7	6	
October	11	5	
November	19	3	
December	9	18	



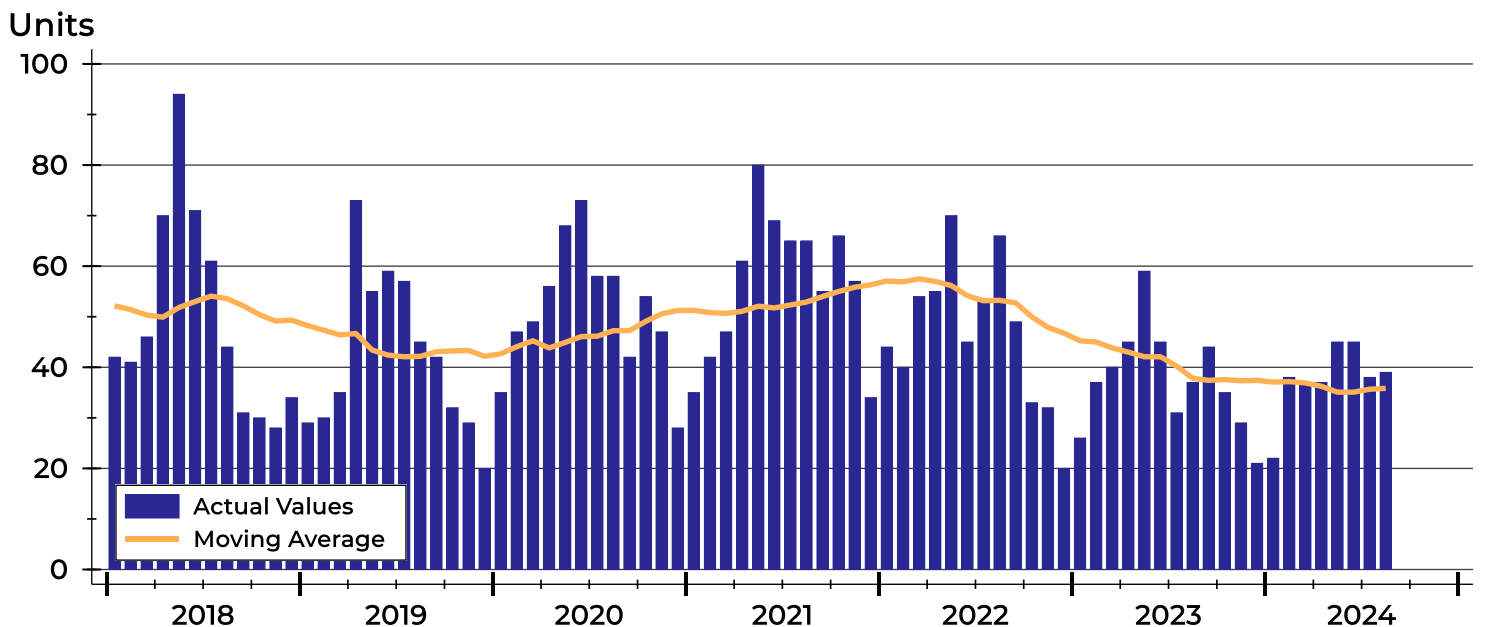
South Region Pending Contracts Analysis

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

A total of 39 listings in South Region had contracts pending at the end of August, up from 37 contracts pending at the end of August 2023.

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

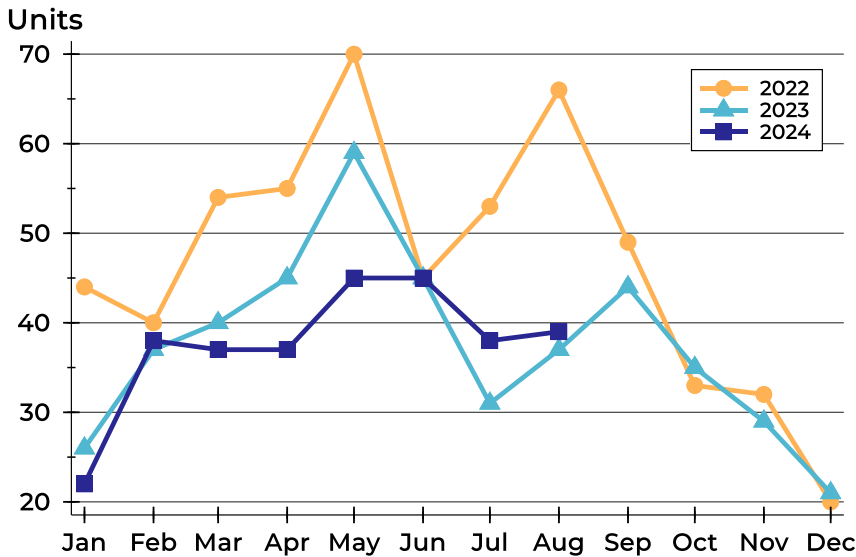
History of Pending Contracts





South Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	44	26	22
February	40	37	38
March	54	40	37
April	55	45	37
May	70	59	45
June	45	45	45
July	53	31	38
August	66	37	39
September	49	44	
October	33	35	
November	32	29	
December	20	21	

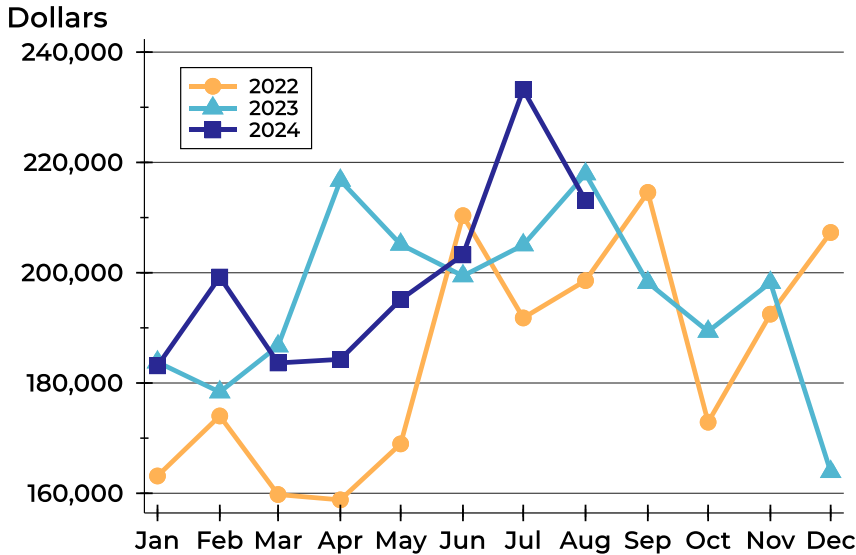
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	8	20.5%	75,263	77,200	29	19	96.3%	100.0%
\$100,000-\$124,999	1	2.6%	118,500	118,500	7	7	100.0%	100.0%
\$125,000-\$149,999	5	12.8%	139,660	135,500	8	4	97.6%	100.0%
\$150,000-\$174,999	2	5.1%	169,900	169,900	35	35	97.2%	97.2%
\$175,000-\$199,999	4	10.3%	187,225	187,000	14	13	98.6%	100.0%
\$200,000-\$249,999	10	25.6%	228,890	229,900	41	8	97.4%	100.0%
\$250,000-\$299,999	3	7.7%	272,967	269,500	8	8	100.0%	100.0%
\$300,000-\$399,999	3	7.7%	332,500	337,700	46	63	81.2%	90.1%
\$400,000-\$499,999	1	2.6%	415,000	415,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	5.1%	642,000	642,000	48	48	97.5%	97.5%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



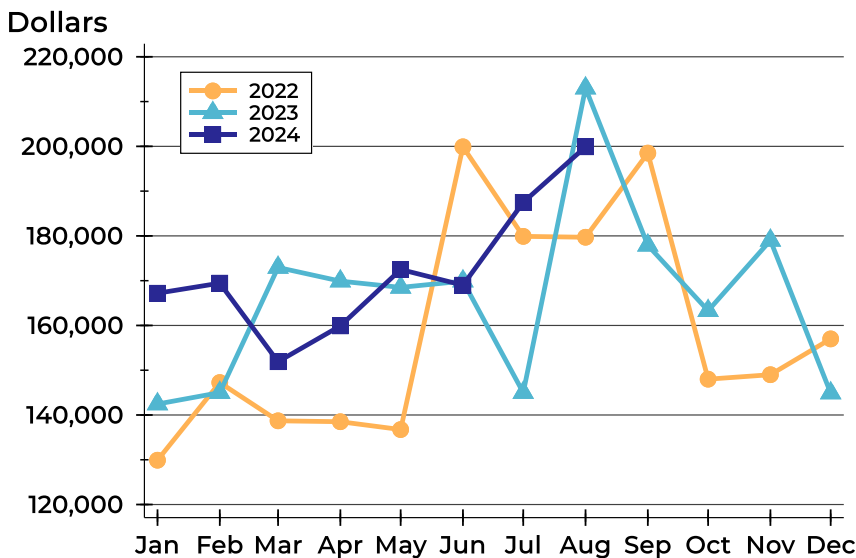
South Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	163,136	183,785	183,114
February	174,028	178,362	199,218
March	159,775	186,702	183,632
April	158,806	216,731	184,293
May	168,963	205,136	195,138
June	210,347	199,416	203,234
July	191,798	205,029	233,192
August	198,574	217,905	213,126
September	214,564	198,211	
October	172,898	189,350	
November	192,484	198,207	
December	207,295	163,905	

Median Price

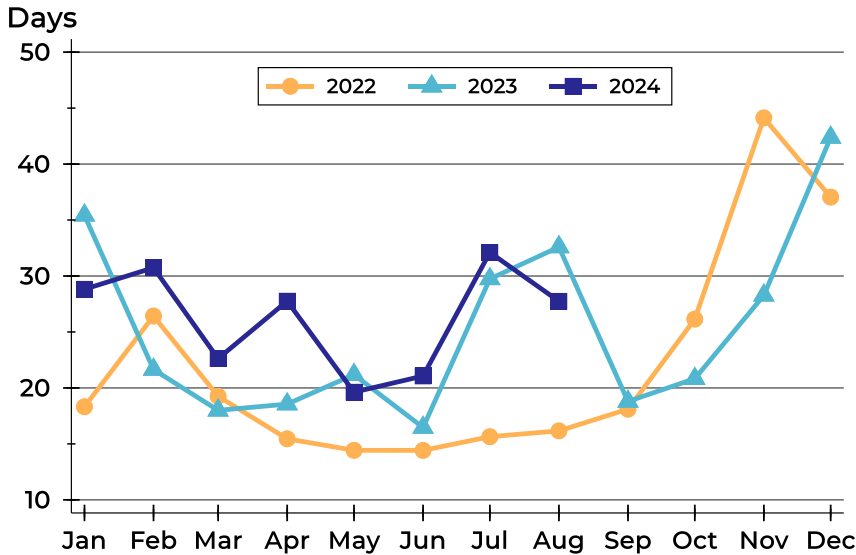


Month	2022	2023	2024
January	129,900	142,450	167,200
February	147,250	145,000	169,450
March	138,700	172,950	151,900
April	138,500	169,900	159,900
May	136,750	168,500	172,500
June	199,900	169,900	169,000
July	179,900	145,000	187,500
August	179,700	213,000	199,900
September	198,500	177,900	
October	148,000	163,300	
November	149,000	179,000	
December	157,000	144,900	



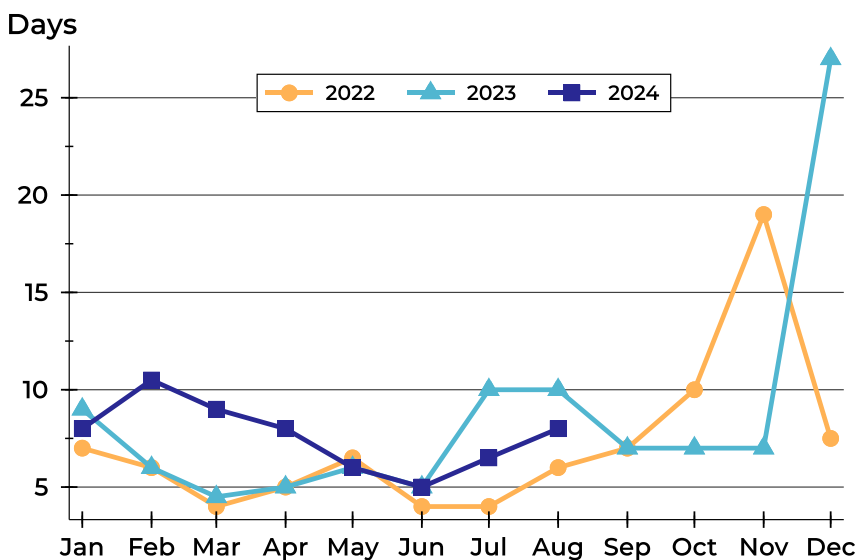
South Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	18	35	29
February	26	22	31
March	19	18	23
April	15	19	28
May	14	21	20
June	14	16	21
July	16	30	32
August	16	33	28
September	18	19	18
October	26	21	21
November	44	28	28
December	37	42	28

Median DOM



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