



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

November 2025 Sunflower MLS Statistics

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Sunflower MLS, Inc.

3646 S.W. Plass Ave.
Topeka, Kansas 66611

Phone: 785/267-3215
Fax: 785/267-4993
E-mail: denise@sunflowerrealtors.com



Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Fell in November

Total home sales in the Sunflower multiple listing service fell last month to 256 units, compared to 291 units in November 2024. Total sales volume was \$64.2 million, down from a year earlier.

The median sale price in November was \$215,500, up from \$200,000 a year earlier. Homes that sold in November were typically on the market for 17 days and sold for 98.7% of their list prices.

Sunflower MLS Active Listings Up at End of November

The total number of active listings in the Sunflower multiple listing service at the end of November was 553 units, up from 472 at the same point in 2024. 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 November was \$230,000.

During November, a total of 208 contracts were written down from 249 in November 2024. At the end of the month, there were 257 contracts still pending.

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Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Entire MLS System Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		256	291	269	3,430	3,399	3,362
Change from prior year		-12.0%	8.2%	7.2%	0.9%	1.1%	-9.5%
Active Listings		553	472	420	N/A	N/A	N/A
Change from prior year		17.2%	12.4%	9.9%			
Months' Supply		1.8	1.6	1.4	N/A	N/A	N/A
Change from prior year		12.5%	14.3%	27.3%			
New Listings		250	315	266	4,095	4,164	3,982
Change from prior year		-20.6%	18.4%	-17.9%	-1.7%	4.6%	-6.2%
Contracts Written		208	249	231	3,417	3,457	3,379
Change from prior year		-16.5%	7.8%	-4.9%	-1.2%	2.3%	-8.3%
Pending Contracts		257	260	238	N/A	N/A	N/A
Change from prior year		-1.2%	9.2%	-1.2%			
Sales Volume (1,000s)		64,233	67,863	56,603	819,588	798,008	718,192
Change from prior year		-5.3%	19.9%	15.5%	2.7%	11.1%	-6.1%
Average	Sale Price	250,910	233,207	210,419	238,947	234,777	213,621
	Change from prior year	7.6%	10.8%	7.8%	1.8%	9.9%	3.7%
	List Price of Actives	301,156	271,210	283,725	N/A	N/A	N/A
	Change from prior year	11.0%	-4.4%	-16.6%			
	Days on Market	34	26	20	28	26	20
Change from prior year	30.8%	30.0%	-13.0%	7.7%	30.0%	25.0%	
	Percent of List	96.6%	98.1%	97.8%	98.1%	98.3%	98.6%
Change from prior year	-1.5%	0.3%	0.1%	-0.2%	-0.3%	-1.1%	
	Percent of Original	93.0%	95.9%	95.7%	96.1%	96.6%	97.1%
Change from prior year	-3.0%	0.2%	-0.2%	-0.5%	-0.5%	-1.3%	
Median	Sale Price	215,500	200,000	180,000	210,000	200,000	181,000
	Change from prior year	7.8%	11.1%	11.1%	5.0%	10.5%	3.1%
	List Price of Actives	230,000	239,925	224,900	N/A	N/A	N/A
	Change from prior year	-4.1%	6.7%	4.6%			
	Days on Market	17	9	8	8	6	5
Change from prior year	88.9%	12.5%	14.3%	33.3%	20.0%	25.0%	
	Percent of List	98.7%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	-1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	96.0%	98.3%	97.8%	98.7%	100.0%	100.0%
Change from prior year	-2.3%	0.5%	-0.8%	-1.3%	0.0%	0.0%	

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



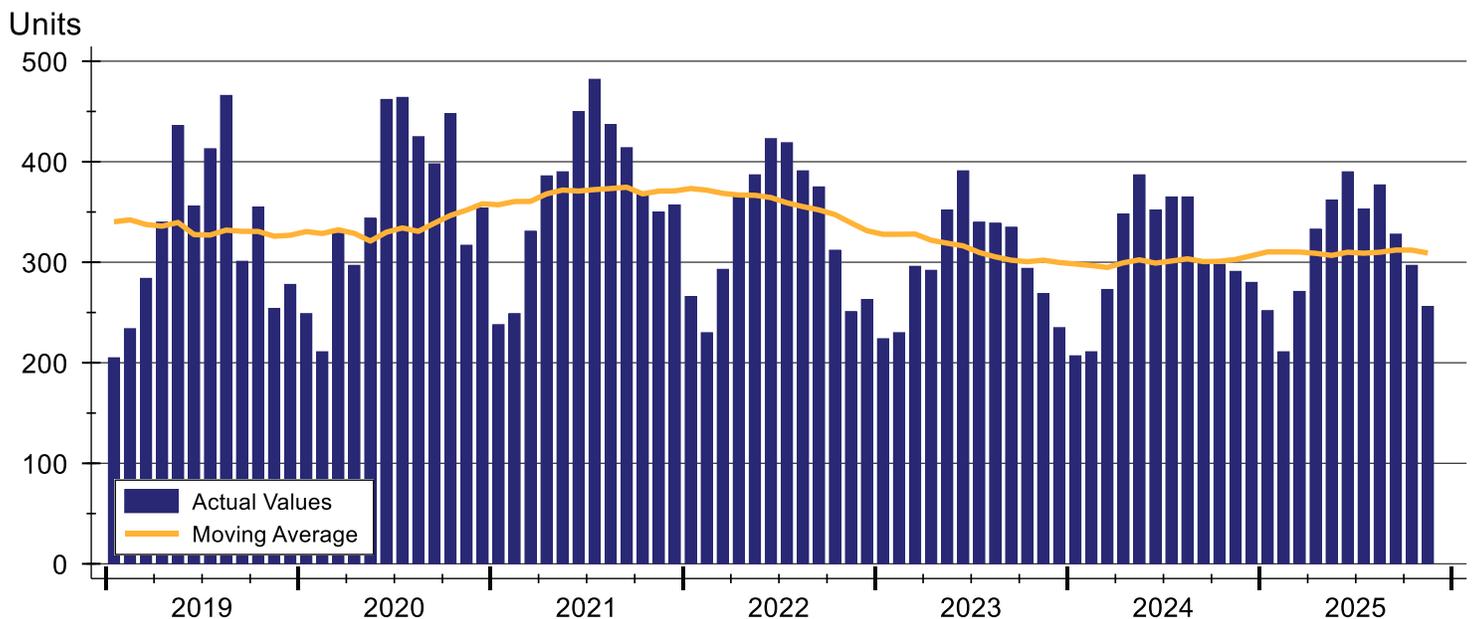
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		November 2024			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		256	291	-12.0%	3,430	3,399	0.9%
Volume (1,000s)		64,233	67,863	-5.3%	819,588	798,008	2.7%
Months' Supply		1.8	1.6	12.5%	N/A	N/A	N/A
Average	Sale Price	250,910	233,207	7.6%	238,947	234,777	1.8%
	Days on Market	34	26	30.8%	28	26	7.7%
	Percent of List	96.6%	98.1%	-1.5%	98.1%	98.3%	-0.2%
	Percent of Original	93.0%	95.9%	-3.0%	96.1%	96.6%	-0.5%
Median	Sale Price	215,500	200,000	7.7%	210,000	200,000	5.0%
	Days on Market	17	9	88.9%	8	6	33.3%
	Percent of List	98.7%	100.0%	-1.3%	100.0%	100.0%	0.0%
	Percent of Original	96.0%	98.3%	-2.3%	98.7%	100.0%	-1.3%

A total of 256 homes sold in the Sunflower multiple listing service in November, down from 291 units in November 2024. Total sales volume fell to \$64.2 million compared to \$67.9 million in the previous year.

The median sales price in November was \$215,500, up 7.7% compared to the prior year. Median days on market was 17 days, up from 9 days in October, and up from 9 in November 2024.

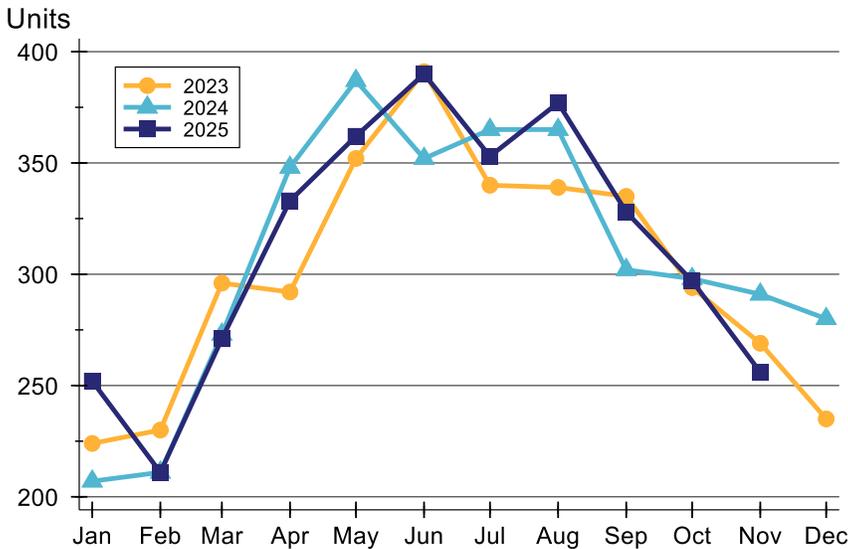
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	224	207	252
February	230	211	211
March	296	273	271
April	292	348	333
May	352	387	362
June	391	352	390
July	340	365	353
August	339	365	377
September	335	302	328
October	294	298	297
November	269	291	256
December	235	280	

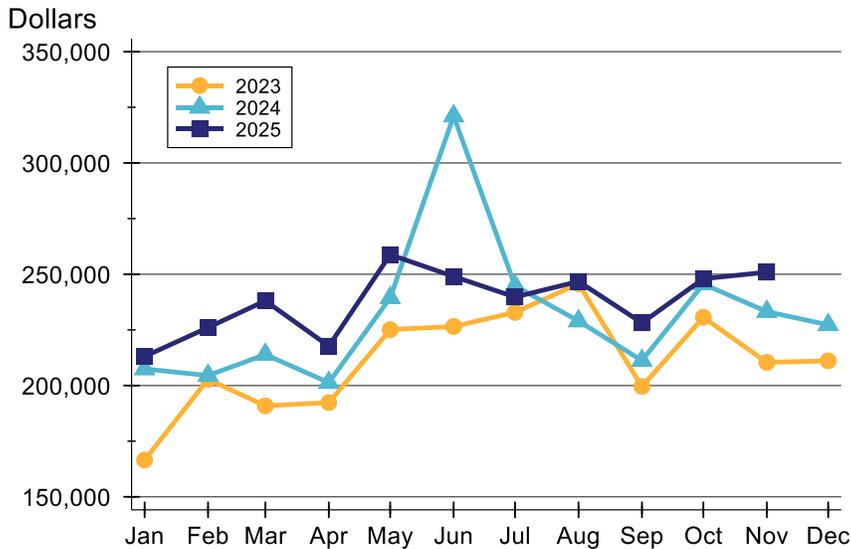
Closed Listings by Price Range

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	6	2.3%	1.1	17,750	18,750	137	30	79.3%	80.4%	69.1%	69.6%
\$25,000-\$49,999	6	2.3%	1.2	36,750	35,000	17	13	75.7%	78.9%	75.7%	78.9%
\$50,000-\$99,999	22	8.6%	1.8	73,177	71,750	26	13	94.7%	97.6%	83.3%	88.9%
\$100,000-\$124,999	17	6.6%	1.8	114,117	115,000	33	17	97.0%	98.2%	91.3%	90.3%
\$125,000-\$149,999	14	5.5%	2.0	138,936	140,000	17	5	99.4%	100.0%	98.1%	100.0%
\$150,000-\$174,999	22	8.6%	1.7	162,780	160,025	53	38	94.8%	97.6%	90.7%	93.1%
\$175,000-\$199,999	25	9.8%	1.4	185,537	185,000	31	21	97.5%	97.9%	93.0%	96.1%
\$200,000-\$249,999	40	15.6%	1.3	222,687	221,750	22	8	98.3%	100.0%	96.7%	100.0%
\$250,000-\$299,999	29	11.3%	1.6	273,806	274,900	39	23	98.5%	99.1%	95.4%	97.1%
\$300,000-\$399,999	44	17.2%	2.0	348,208	347,700	28	16	98.5%	99.2%	96.4%	97.6%
\$400,000-\$499,999	13	5.1%	2.4	442,988	425,000	32	18	99.1%	98.8%	96.9%	98.0%
\$500,000-\$749,999	14	5.5%	2.4	587,750	592,500	54	35	98.8%	100.0%	97.9%	98.3%
\$750,000-\$999,999	2	0.8%	3.4	900,000	900,000	52	52	84.6%	84.6%	84.6%	84.6%
\$1,000,000 and up	2	0.8%	16.0	1,117,500	1,117,500	12	12	93.4%	93.4%	93.4%	93.4%



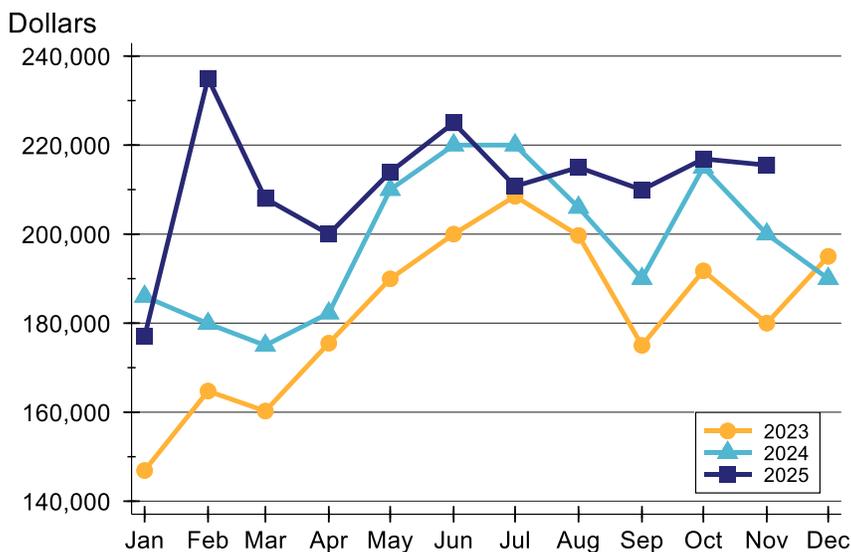
Entire MLS System Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	166,530	207,464	213,074
February	202,820	204,512	226,050
March	190,888	213,945	238,071
April	192,340	201,336	217,711
May	225,106	239,407	258,809
June	226,539	321,065	249,011
July	232,873	244,799	239,744
August	245,756	228,985	246,774
September	199,570	211,235	228,156
October	230,659	245,591	247,969
November	210,419	233,207	250,910
December	211,099	227,262	

Median Price

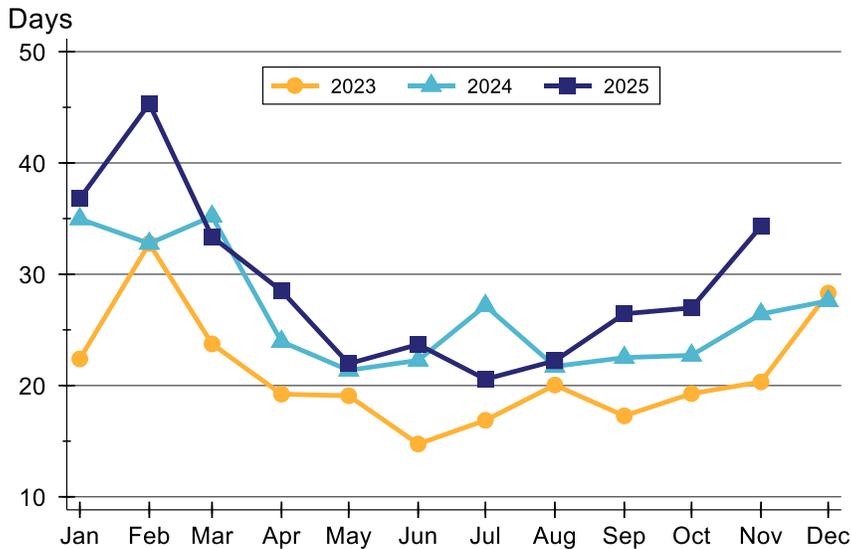


Month	2023	2024	2025
January	146,900	186,000	177,000
February	164,750	179,900	235,000
March	160,250	175,000	208,000
April	175,500	182,250	200,000
May	189,950	210,000	213,950
June	200,000	220,000	225,000
July	208,500	220,000	210,750
August	199,700	206,000	215,000
September	175,000	190,000	209,950
October	191,750	215,000	216,900
November	180,000	200,000	215,500
December	195,000	190,000	



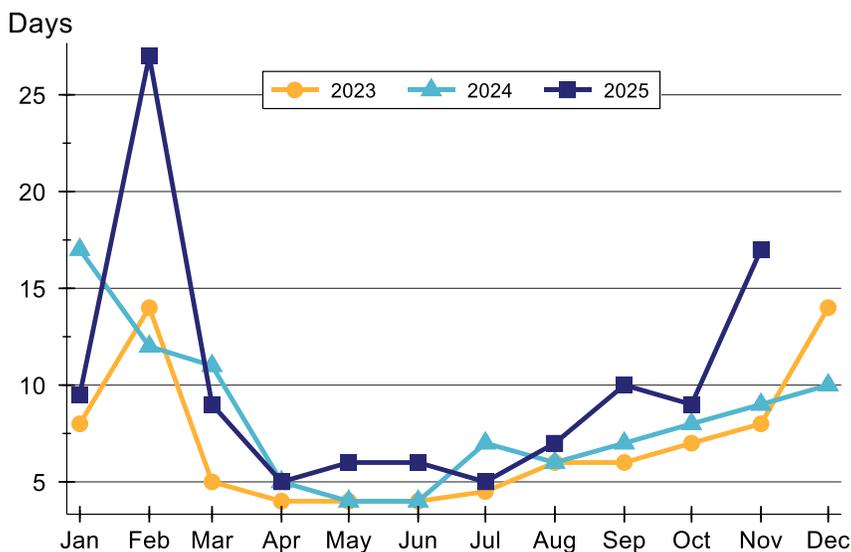
Entire MLS System Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	22	35	37
February	33	33	45
March	24	35	33
April	19	24	29
May	19	21	22
June	15	22	24
July	17	27	21
August	20	22	22
September	17	23	26
October	19	23	27
November	20	26	34
December	28	28	28

Median DOM



Month	2023	2024	2025
January	8	17	10
February	14	12	27
March	5	11	9
April	4	5	5
May	4	4	6
June	4	4	6
July	5	7	5
August	6	6	7
September	6	7	10
October	7	8	9
November	8	9	17
December	14	10	10



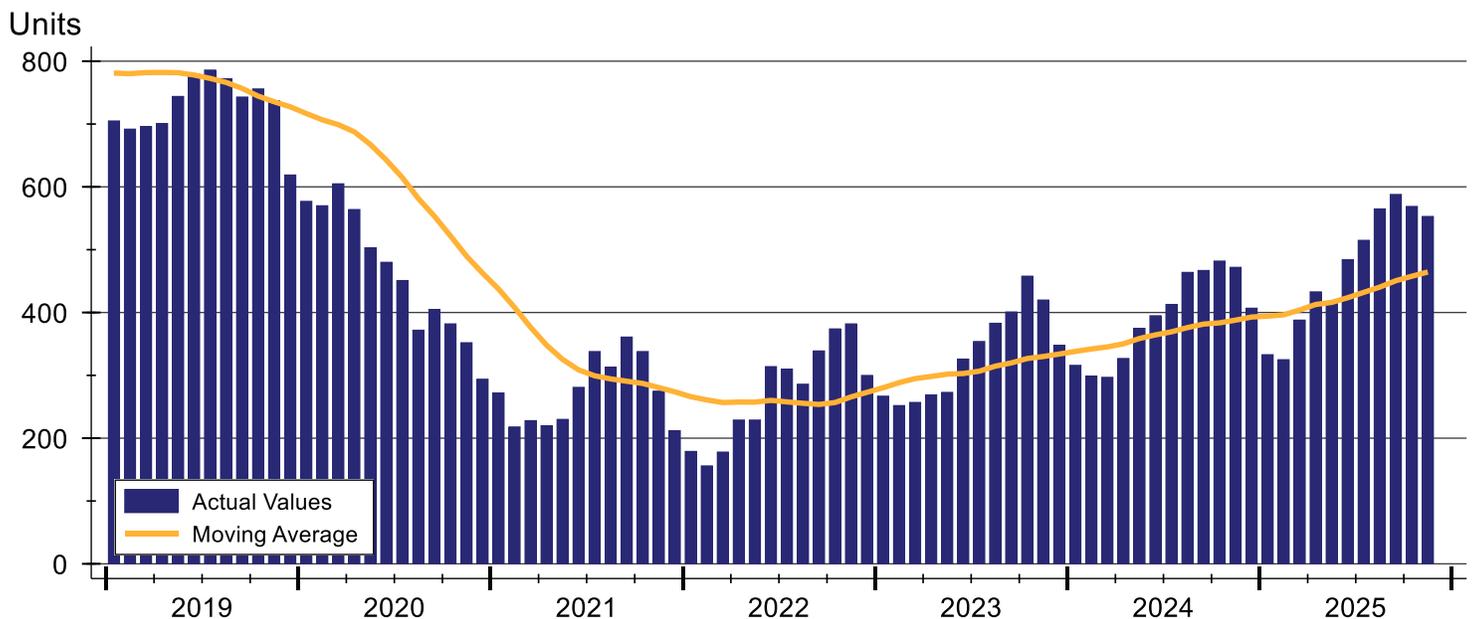
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		553	472	17.2%
Volume (1,000s)		166,539	128,011	30.1%
Months' Supply		1.8	1.6	12.5%
Average	List Price	301,156	271,210	11.0%
	Days on Market	50	61	-18.0%
	Percent of Original	95.2%	96.7%	-1.6%
Median	List Price	230,000	239,925	-4.1%
	Days on Market	26	45	-42.2%
	Percent of Original	98.7%	100.0%	-1.3%

A total of 553 homes were available for sale in the Sunflower multiple listing service at the end of November. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of November was \$230,000, down 4.1% from 2024. The typical time on market for active listings was 26 days, down from 45 days a year earlier.

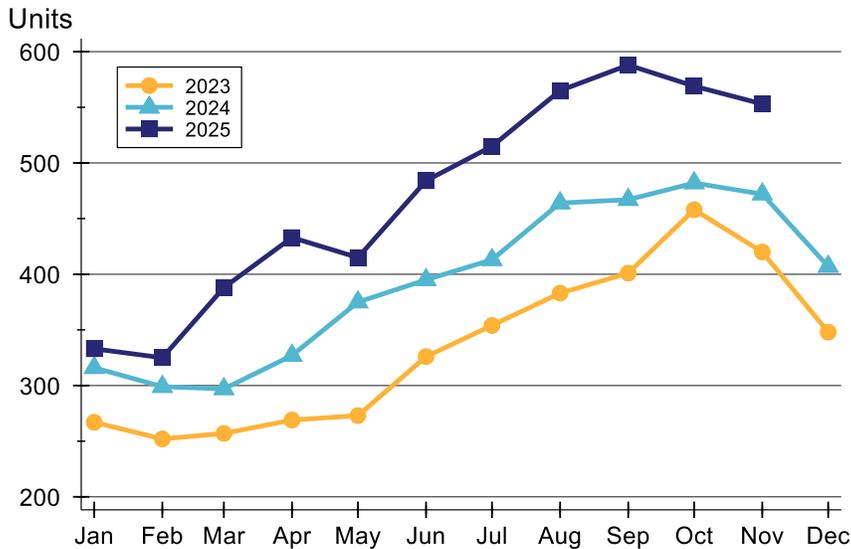
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	267	316	333
February	252	299	325
March	257	297	388
April	269	327	433
May	273	375	415
June	326	395	484
July	354	413	515
August	383	464	565
September	401	467	588
October	458	482	569
November	420	472	553
December	348	407	

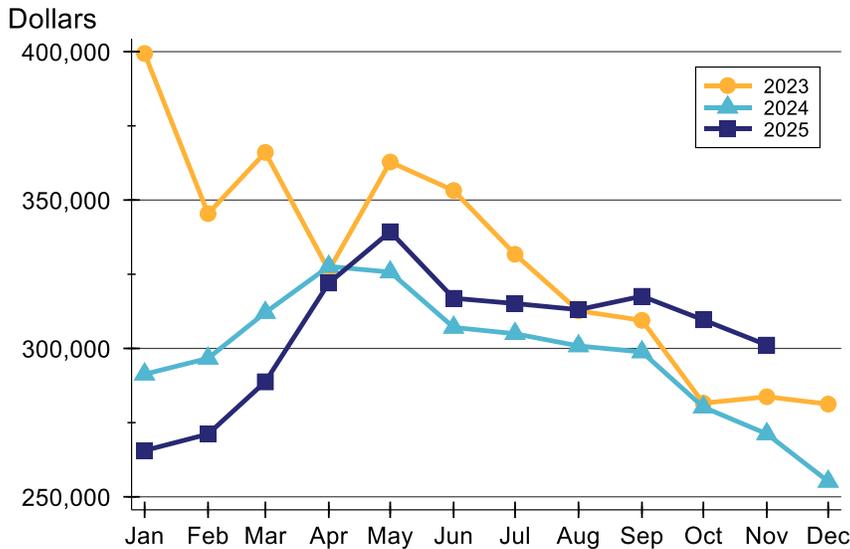
Active Listings by Price Range

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	0.5%	1.1	8,017	1,100	27	33	91.0%	91.7%
\$25,000-\$49,999	16	2.9%	1.2	38,425	39,500	53	26	92.4%	100.0%
\$50,000-\$99,999	60	10.9%	1.8	80,173	84,400	50	29	93.4%	99.4%
\$100,000-\$124,999	32	5.8%	1.8	114,383	117,000	57	18	89.0%	96.4%
\$125,000-\$149,999	48	8.7%	2.0	137,860	139,450	65	34	94.0%	96.4%
\$150,000-\$174,999	43	7.8%	1.7	162,164	160,000	36	13	97.6%	100.0%
\$175,000-\$199,999	38	6.9%	1.4	188,275	188,450	84	45	94.7%	97.1%
\$200,000-\$249,999	59	10.7%	1.3	228,085	228,000	38	26	94.3%	98.7%
\$250,000-\$299,999	62	11.3%	1.6	278,119	279,900	35	17	97.1%	100.0%
\$300,000-\$399,999	91	16.5%	2.0	351,841	350,000	48	28	96.7%	98.5%
\$400,000-\$499,999	46	8.3%	2.4	449,493	449,450	41	22	97.4%	100.0%
\$500,000-\$749,999	33	6.0%	2.4	612,242	599,999	62	48	97.3%	98.2%
\$750,000-\$999,999	8	1.5%	3.4	869,366	840,000	74	77	93.4%	95.7%
\$1,000,000 and up	12	2.2%	16.0	2,127,416	1,624,500	82	62	94.1%	100.0%



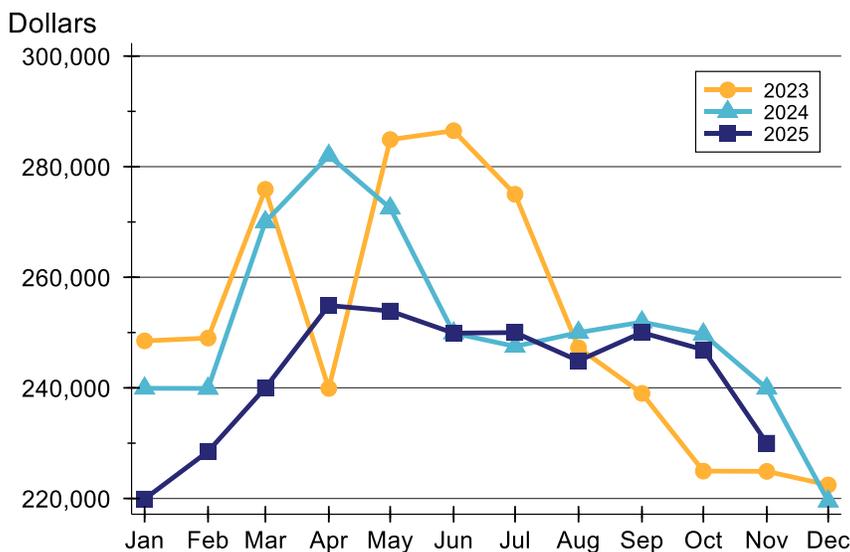
Entire MLS System Active Listings Analysis

Average Price



Month	2023	2024	2025
January	399,379	291,332	265,592
February	345,417	296,672	271,138
March	366,058	312,090	288,755
April	326,297	327,637	322,012
May	362,831	325,721	339,355
June	353,210	307,088	316,919
July	331,716	304,959	315,131
August	312,668	300,848	313,069
September	309,475	298,819	317,597
October	281,555	280,219	309,625
November	283,725	271,210	301,156
December	281,246	255,190	

Median Price

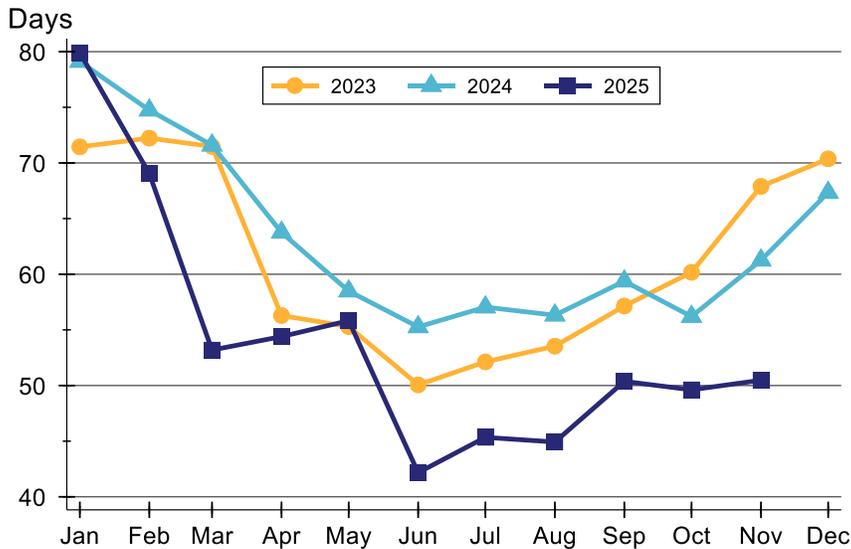


Month	2023	2024	2025
January	248,500	239,925	219,900
February	249,000	239,900	228,500
March	275,900	270,000	240,000
April	239,900	282,000	254,900
May	284,900	272,500	253,900
June	286,500	249,900	249,900
July	275,000	247,500	250,000
August	247,250	250,000	244,900
September	239,000	251,900	250,000
October	224,950	249,700	246,900
November	224,900	239,925	230,000
December	222,450	219,500	



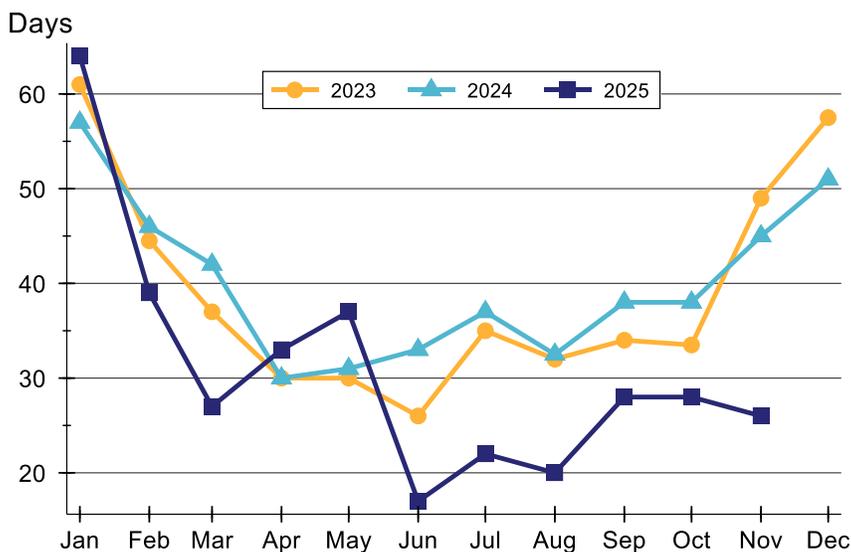
Entire MLS System Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	71	79	80
February	72	75	69
March	71	72	53
April	56	64	54
May	55	58	56
June	50	55	42
July	52	57	45
August	54	56	45
September	57	59	50
October	60	56	50
November	68	61	50
December	70	67	

Median DOM

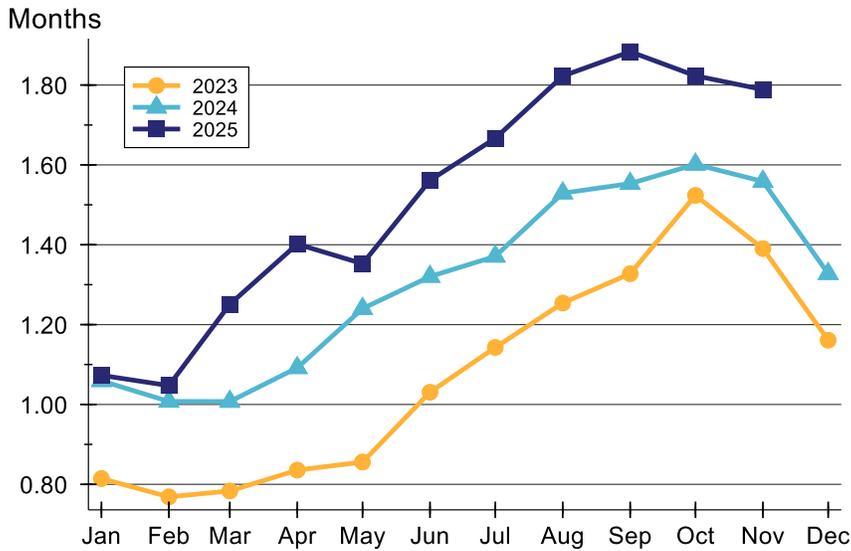


Month	2023	2024	2025
January	61	57	64
February	45	46	39
March	37	42	27
April	30	30	33
May	30	31	37
June	26	33	17
July	35	37	22
August	32	33	20
September	34	38	28
October	34	38	28
November	49	45	26
December	58	51	



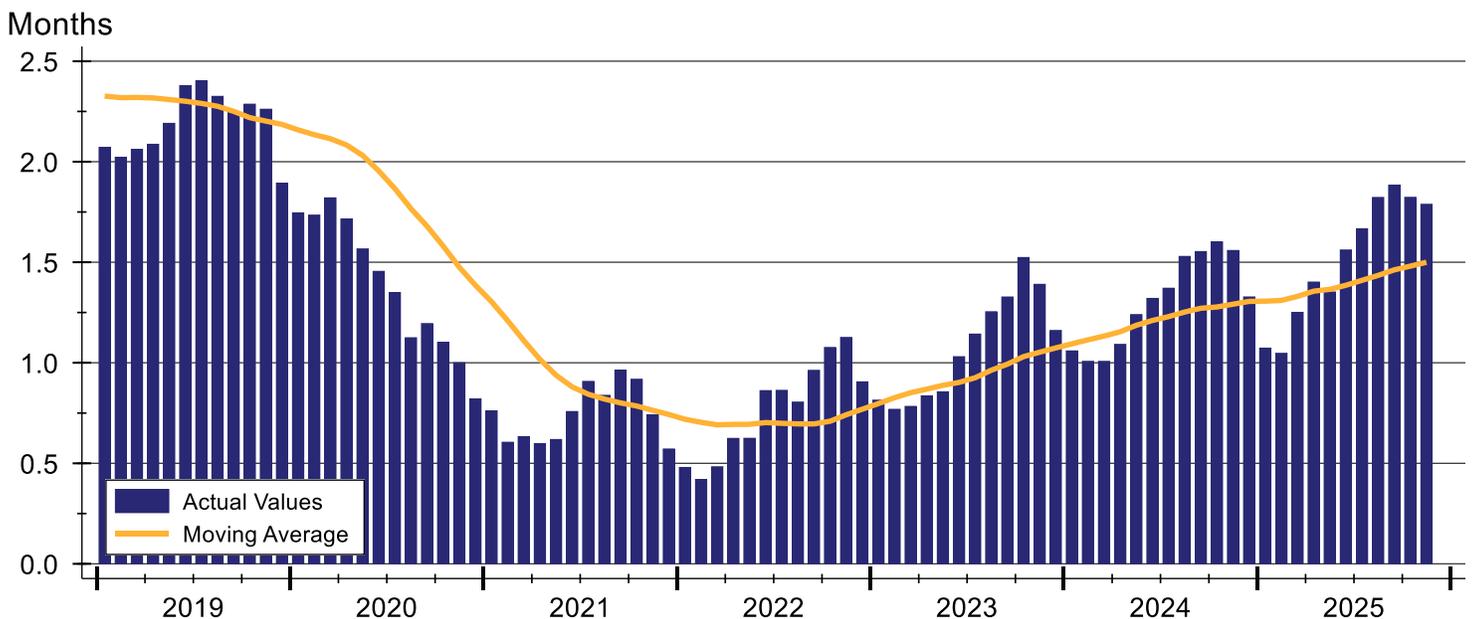
Entire MLS System Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.8	1.1	1.1
February	0.8	1.0	1.0
March	0.8	1.0	1.3
April	0.8	1.1	1.4
May	0.9	1.2	1.4
June	1.0	1.3	1.6
July	1.1	1.4	1.7
August	1.3	1.5	1.8
September	1.3	1.6	1.9
October	1.5	1.6	1.8
November	1.4	1.6	1.8
December	1.2	1.3	

History of Month's Supply





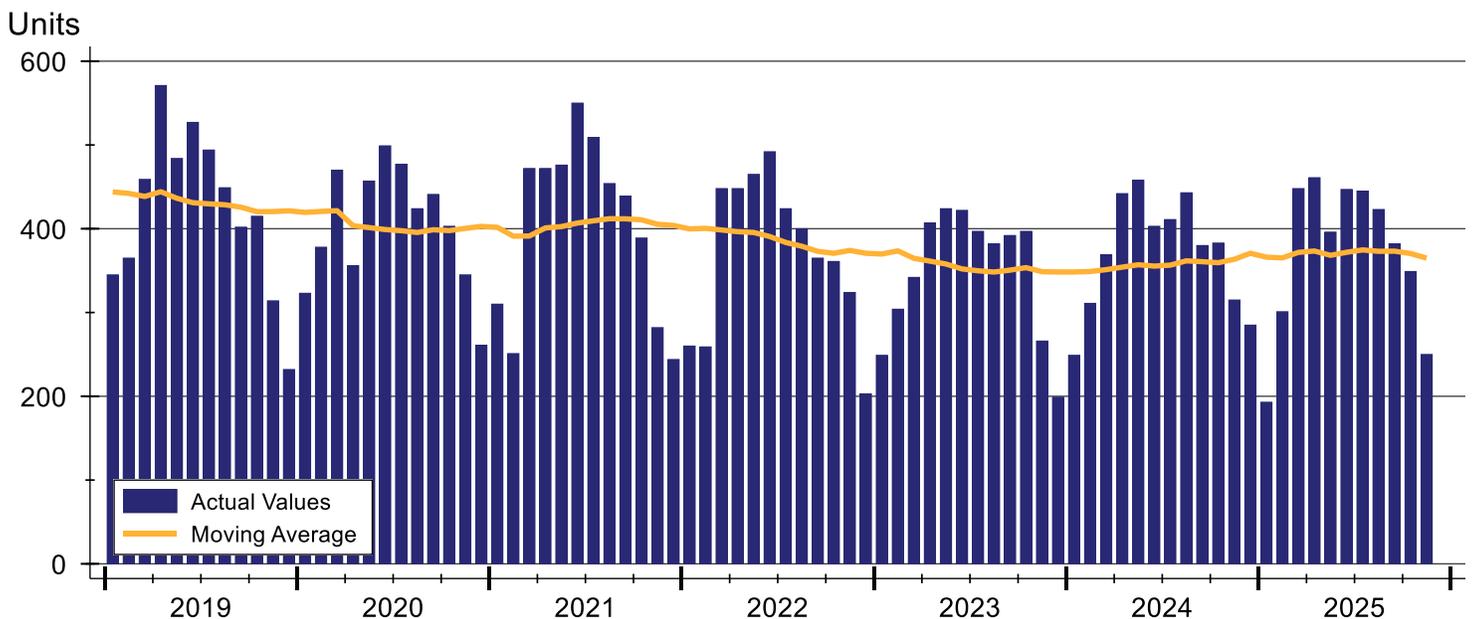
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	250	315	-20.6%
	Volume (1,000s)	58,643	71,631	-18.1%
	Average List Price	234,572	227,400	3.2%
	Median List Price	215,000	196,450	9.4%
Year-to-Date	New Listings	4,095	4,164	-1.7%
	Volume (1,000s)	1,055,500	1,027,395	2.7%
	Average List Price	257,753	246,733	4.5%
	Median List Price	219,900	205,000	7.3%

A total of 250 new listings were added in the Sunflower multiple listing service during November, down 20.6% from the same month in 2024. Year-to-date the Sunflower multiple listing service has seen 4,095 new listings.

The median list price of these homes was \$215,000 up from \$196,450 in 2024.

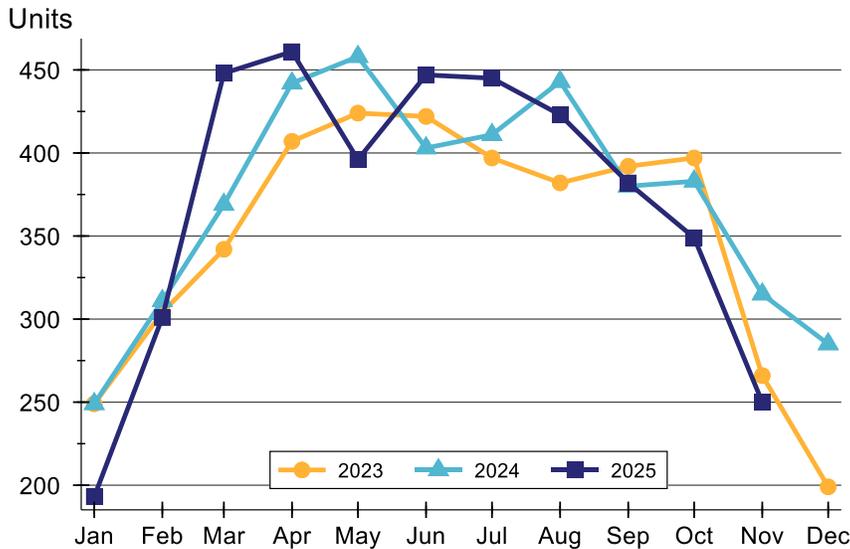
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	249	249	193
February	304	311	301
March	342	369	448
April	407	442	461
May	424	458	396
June	422	403	447
July	397	411	445
August	382	443	423
September	392	380	382
October	397	383	349
November	266	315	250
December	199	285	

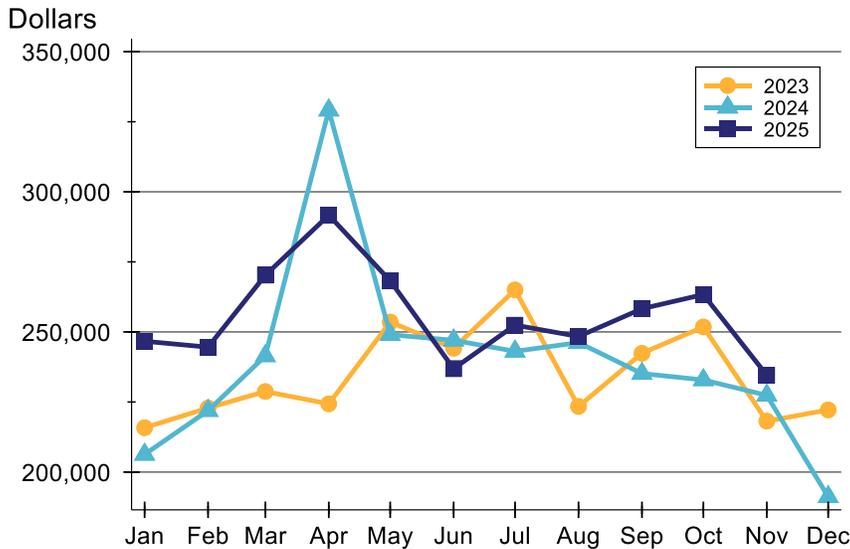
New Listings by Price Range

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	1.2%	7,583	950	16	21	94.5%	100.0%
\$25,000-\$49,999	7	2.8%	42,843	45,000	13	14	88.8%	89.8%
\$50,000-\$99,999	28	11.2%	76,580	79,900	8	5	98.8%	100.0%
\$100,000-\$124,999	11	4.4%	112,750	110,000	10	5	99.2%	100.0%
\$125,000-\$149,999	23	9.2%	137,167	138,000	9	8	99.1%	100.0%
\$150,000-\$174,999	28	11.2%	163,638	164,825	9	8	98.8%	100.0%
\$175,000-\$199,999	17	6.8%	188,369	185,000	9	5	98.9%	100.0%
\$200,000-\$249,999	38	15.3%	226,188	224,900	10	9	99.3%	100.0%
\$250,000-\$299,999	36	14.5%	280,476	285,000	10	8	99.5%	100.0%
\$300,000-\$399,999	33	13.3%	357,505	359,500	9	8	99.1%	100.0%
\$400,000-\$499,999	17	6.8%	452,892	465,000	8	5	99.7%	100.0%
\$500,000-\$749,999	6	2.4%	603,850	587,000	11	10	100.0%	100.0%
\$750,000-\$999,999	1	0.4%	799,999	799,999	11	11	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,150,000	1,150,000	5	5	100.0%	100.0%



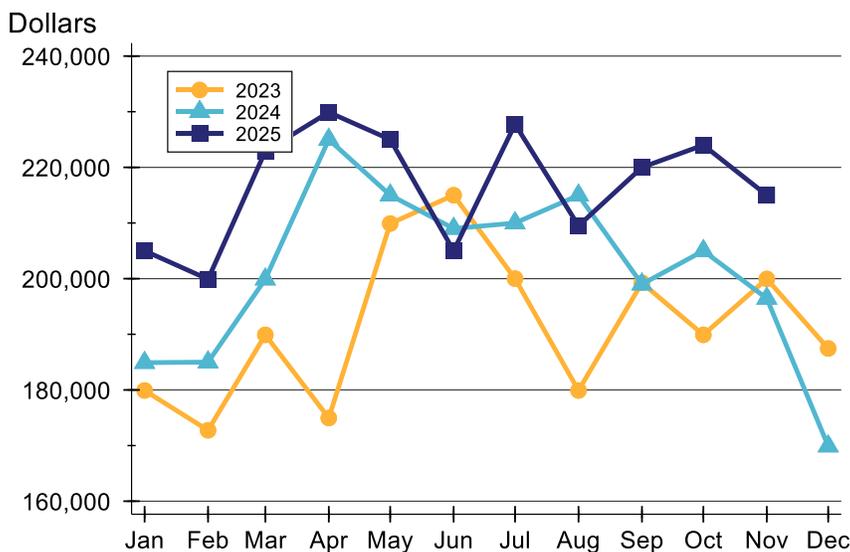
Entire MLS System New Listings Analysis

Average Price



Month	2023	2024	2025
January	215,829	206,292	246,693
February	222,874	221,926	244,571
March	228,749	241,451	270,241
April	224,355	329,104	291,676
May	253,563	249,033	268,237
June	244,169	247,042	236,893
July	265,005	243,082	252,440
August	223,422	246,206	248,383
September	242,380	235,160	258,273
October	251,788	232,885	263,350
November	218,168	227,400	234,572
December	222,184	191,174	

Median Price



Month	2023	2024	2025
January	179,900	184,900	205,000
February	172,750	185,000	199,900
March	189,900	199,900	222,900
April	174,950	225,000	229,900
May	209,900	215,000	225,000
June	215,000	209,000	205,000
July	200,000	210,000	227,750
August	179,900	214,975	209,500
September	199,250	199,000	220,000
October	189,900	205,000	224,000
November	199,950	196,450	215,000
December	187,450	169,900	



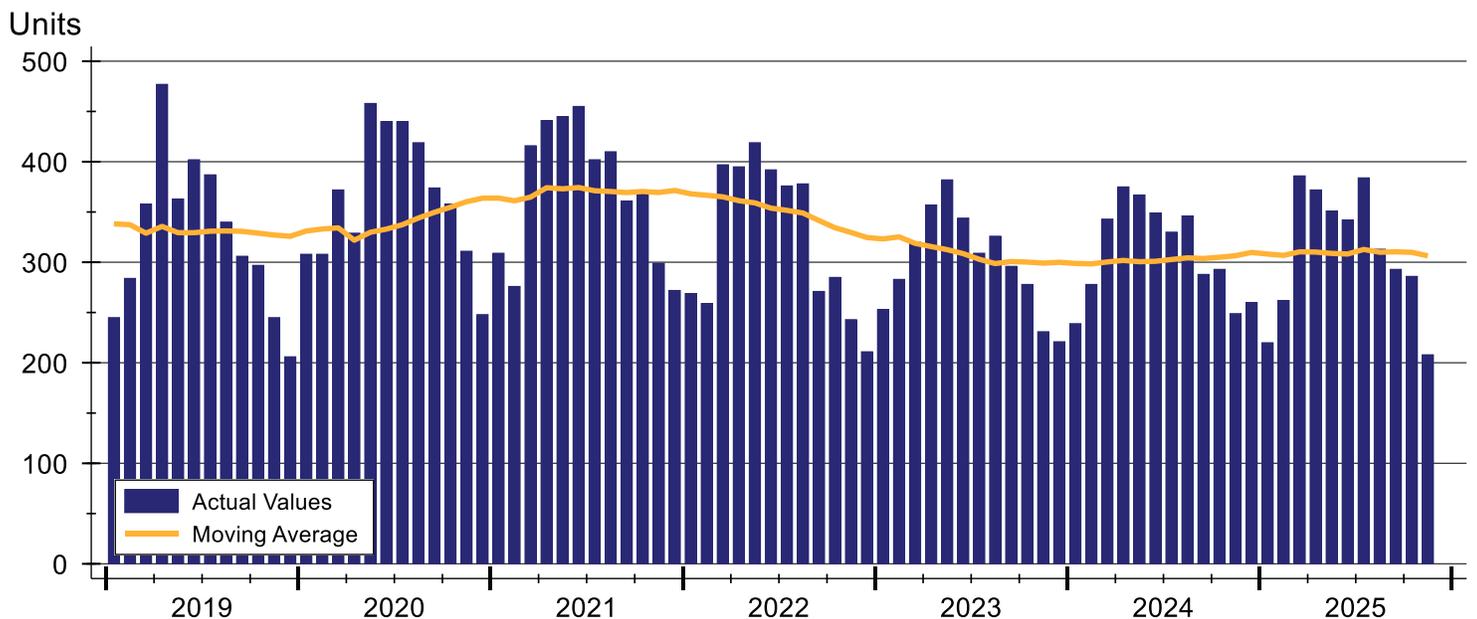
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		208	249	-16.5%	3,417	3,457	-1.2%
Volume (1,000s)		48,181	57,578	-16.3%	834,600	836,010	-0.2%
Average	Sale Price	231,639	231,235	0.2%	244,249	241,831	1.0%
	Days on Market	37	27	37.0%	28	25	12.0%
	Percent of Original	94.9%	95.2%	-0.3%	96.2%	96.5%	-0.3%
Median	Sale Price	209,750	197,500	6.2%	215,000	200,000	7.5%
	Days on Market	19	10	90.0%	8	6	33.3%
	Percent of Original	100.0%	98.4%	1.6%	98.9%	100.0%	-1.1%

A total of 208 contracts for sale were written in the Sunflower multiple listing service during the month of November, down from 249 in 2024. The median list price of these homes was \$209,750, up from \$197,500 the prior year.

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

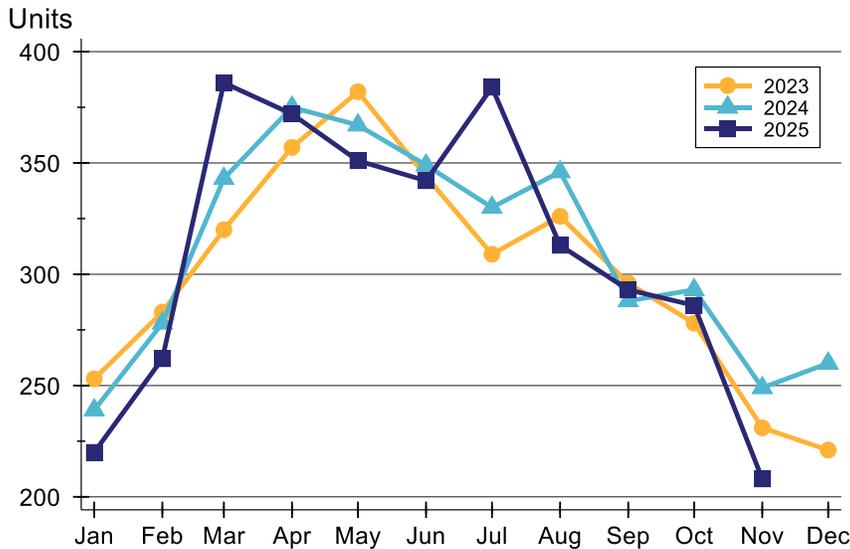
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	253	239	220
February	283	278	262
March	320	343	386
April	357	375	372
May	382	367	351
June	344	349	342
July	309	330	384
August	326	346	313
September	296	288	293
October	278	293	286
November	231	249	208
December	221	260	

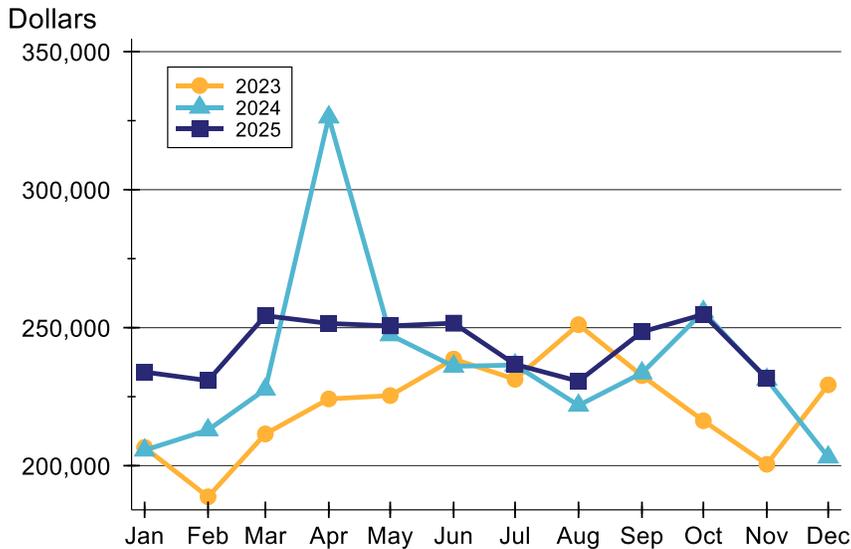
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	17,975	17,975	332	332	53.7%	53.7%
\$25,000-\$49,999	7	3.4%	36,429	38,000	27	16	77.9%	76.5%
\$50,000-\$99,999	21	10.1%	79,124	80,000	29	7	94.5%	100.0%
\$100,000-\$124,999	9	4.3%	114,033	114,900	27	26	91.8%	92.0%
\$125,000-\$149,999	19	9.1%	136,589	134,950	34	9	95.9%	100.0%
\$150,000-\$174,999	21	10.1%	163,295	160,000	32	24	96.6%	100.0%
\$175,000-\$199,999	19	9.1%	186,132	185,000	19	16	98.2%	100.0%
\$200,000-\$249,999	32	15.4%	223,239	219,950	26	16	96.6%	100.0%
\$250,000-\$299,999	24	11.5%	277,813	279,950	36	11	94.3%	100.0%
\$300,000-\$399,999	33	15.9%	352,574	354,900	43	25	96.5%	98.5%
\$400,000-\$499,999	15	7.2%	441,813	439,900	46	31	97.4%	100.0%
\$500,000-\$749,999	6	2.9%	594,650	579,500	81	67	93.6%	95.8%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



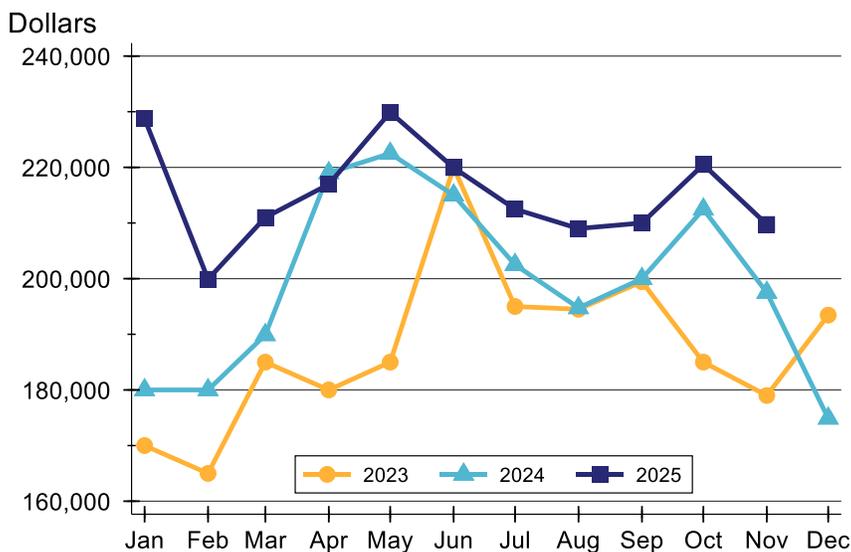
Entire MLS System Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	206,614	205,603	233,929
February	188,713	212,928	230,823
March	211,491	227,655	254,337
April	224,200	326,283	251,541
May	225,387	247,370	250,619
June	238,659	235,989	251,634
July	231,305	236,478	236,700
August	251,077	221,829	230,600
September	232,621	233,566	248,487
October	216,282	255,798	254,798
November	200,496	231,235	231,639
December	229,284	203,095	

Median Price

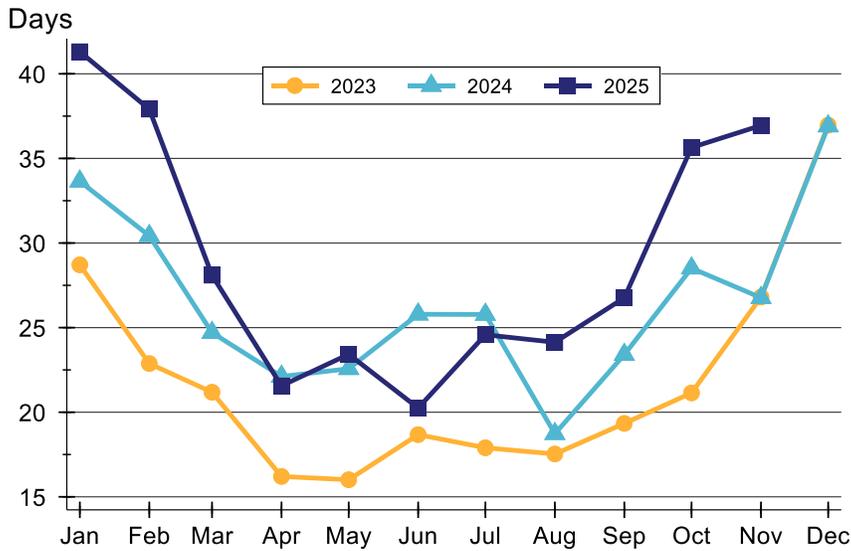


Month	2023	2024	2025
January	170,000	180,000	228,750
February	165,000	180,000	199,900
March	185,000	189,900	211,000
April	180,000	219,000	216,950
May	185,000	222,500	229,900
June	220,000	215,000	219,950
July	195,000	202,500	212,500
August	194,500	194,750	209,000
September	199,450	200,000	210,000
October	185,000	212,475	220,500
November	179,000	197,500	209,750
December	193,450	174,900	



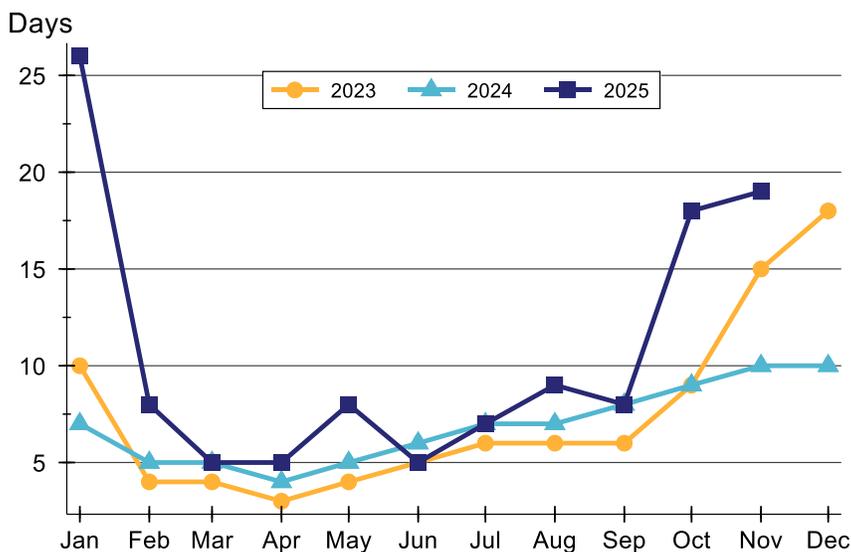
Entire MLS System Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	34	41
February	23	30	38
March	21	25	28
April	16	22	22
May	16	23	23
June	19	26	20
July	18	26	25
August	18	19	24
September	19	23	27
October	21	29	36
November	27	27	37
December	37	37	

Median DOM



Month	2023	2024	2025
January	10	7	26
February	4	5	8
March	4	5	5
April	3	4	5
May	4	5	8
June	5	6	5
July	6	7	7
August	6	7	9
September	6	8	8
October	9	9	18
November	15	10	19
December	18	10	



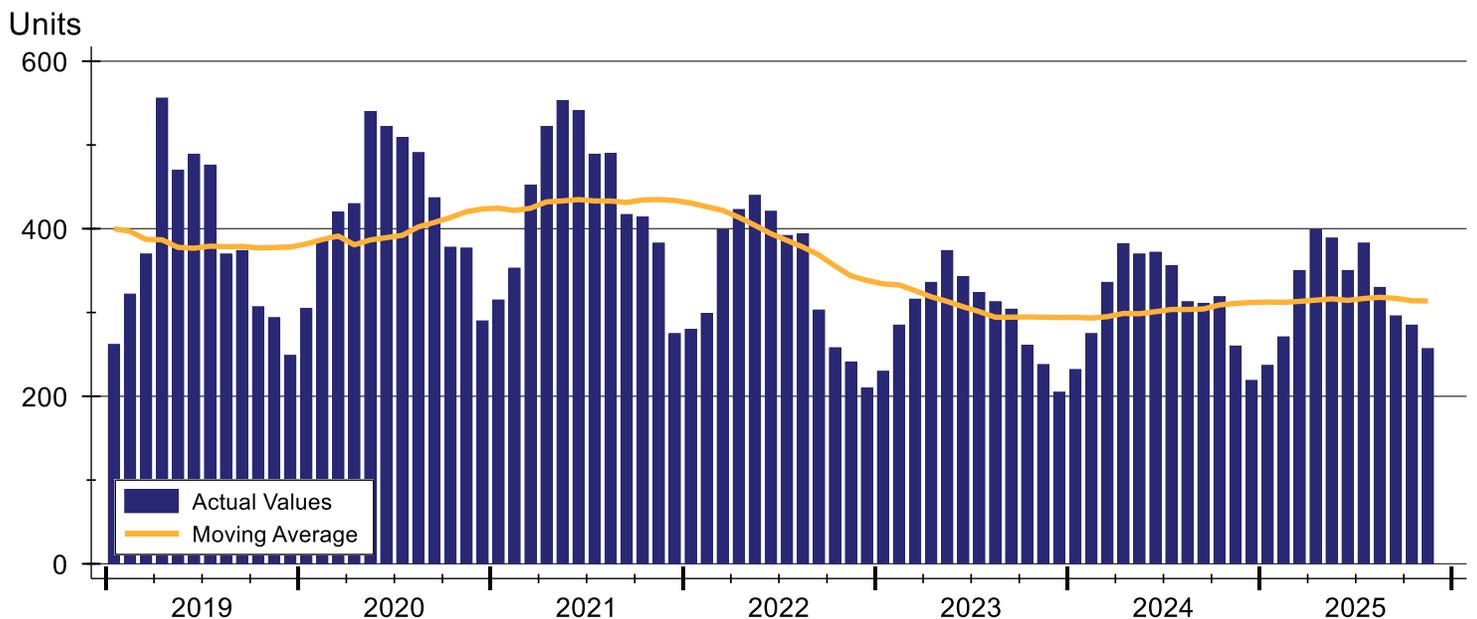
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		257	260	-1.2%
Volume (1,000s)		63,819	65,947	-3.2%
Average	List Price	248,324	253,642	-2.1%
	Days on Market	39	27	44.4%
	Percent of Original	96.2%	97.5%	-1.3%
Median	List Price	220,000	215,000	2.3%
	Days on Market	20	10	100.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 257 listings in the Sunflower multiple listing service had contracts pending at the end of November, down from 260 contracts pending at the end of November 2024.

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

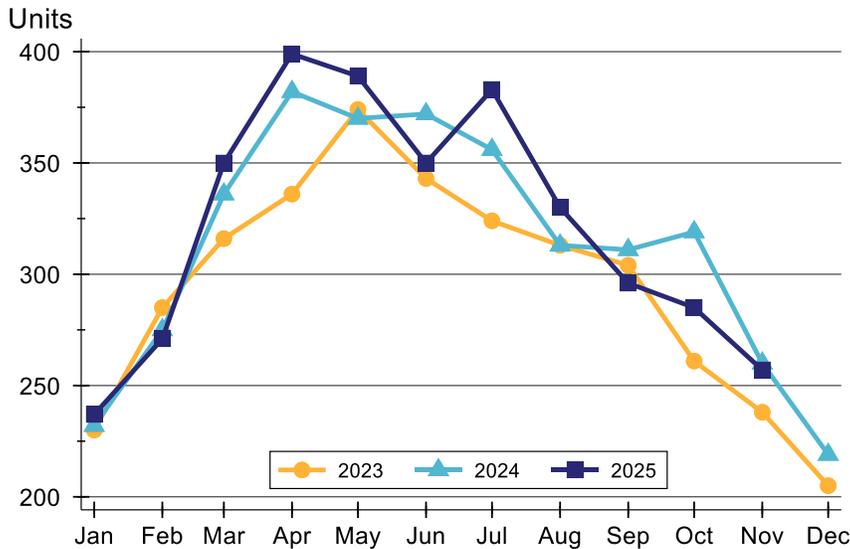
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	230	232	237
February	285	275	271
March	316	336	350
April	336	382	399
May	374	370	389
June	343	372	350
July	324	356	383
August	313	313	330
September	304	311	296
October	261	319	285
November	238	260	257
December	205	219	205

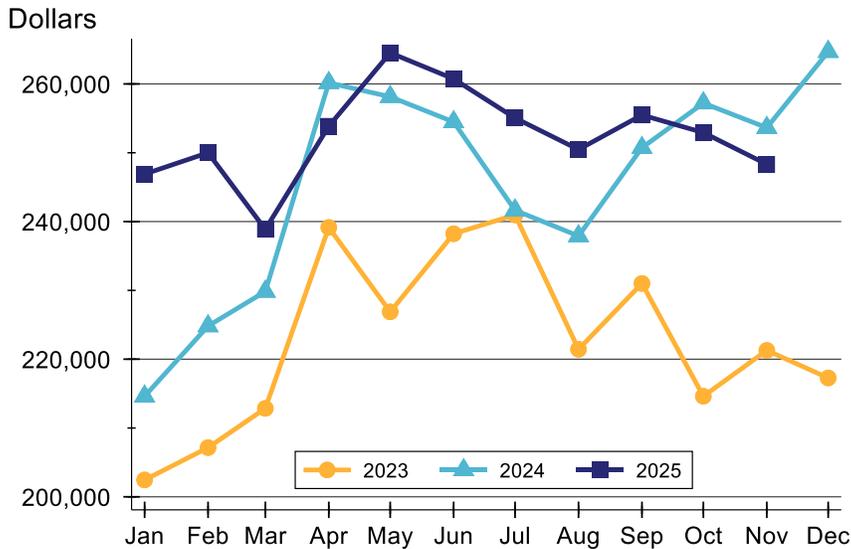
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	19,725	19,725	28	28	88.3%	88.3%
\$25,000-\$49,999	2	0.8%	41,750	41,750	51	51	88.2%	88.2%
\$50,000-\$99,999	22	8.6%	80,623	82,950	51	28	88.6%	100.0%
\$100,000-\$124,999	16	6.2%	115,406	114,950	43	27	95.4%	97.0%
\$125,000-\$149,999	23	8.9%	136,150	134,000	55	16	95.8%	100.0%
\$150,000-\$174,999	24	9.3%	163,254	160,000	36	22	96.0%	100.0%
\$175,000-\$199,999	23	8.9%	187,187	186,000	20	16	98.2%	100.0%
\$200,000-\$249,999	39	15.2%	225,536	224,900	29	15	96.7%	100.0%
\$250,000-\$299,999	32	12.5%	277,313	278,950	26	7	98.2%	100.0%
\$300,000-\$399,999	44	17.1%	354,271	357,200	44	28	97.5%	100.0%
\$400,000-\$499,999	18	7.0%	450,056	452,400	40	15	98.1%	100.0%
\$500,000-\$749,999	12	4.7%	613,525	579,500	60	59	97.0%	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



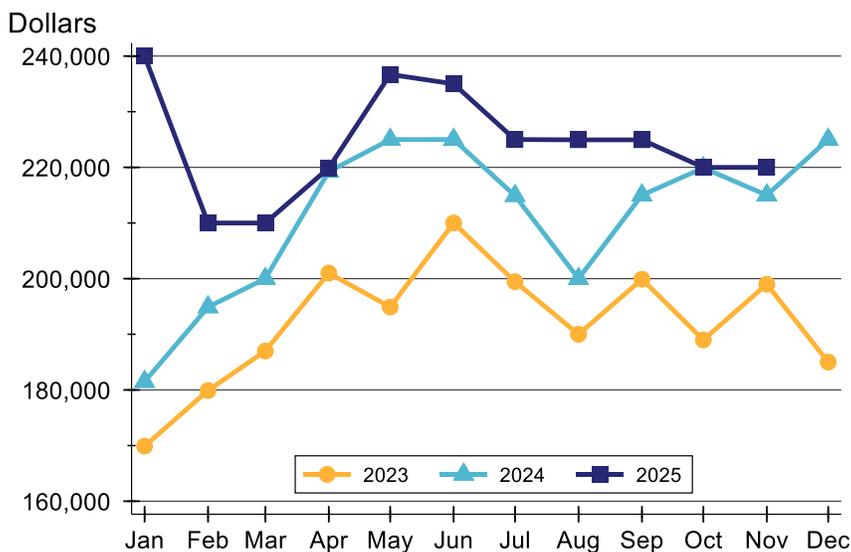
Entire MLS System Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,450	214,610	246,895
February	207,150	224,817	250,001
March	212,853	229,833	238,866
April	239,144	260,158	253,859
May	226,876	258,133	264,517
June	238,228	254,478	260,730
July	240,969	241,646	255,052
August	221,444	237,901	250,469
September	231,005	250,722	255,481
October	214,614	257,211	252,931
November	221,280	253,642	248,324
December	217,278	264,687	

Median Price

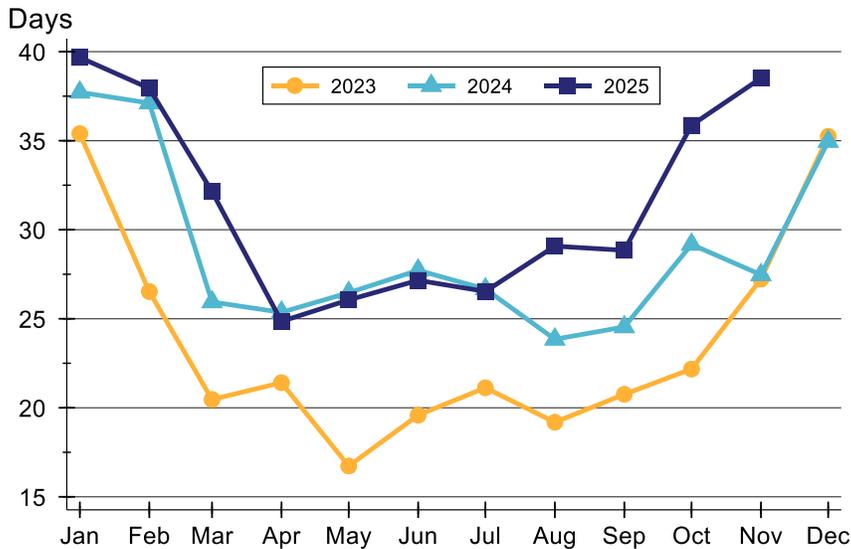


Month	2023	2024	2025
January	169,900	181,490	240,000
February	179,900	194,900	210,000
March	187,000	200,000	210,000
April	201,000	219,250	219,900
May	194,900	225,000	236,700
June	210,000	225,000	235,000
July	199,450	214,900	225,000
August	190,000	200,000	224,950
September	199,900	215,000	224,950
October	189,000	219,900	220,000
November	199,000	215,000	220,000
December	185,000	225,000	



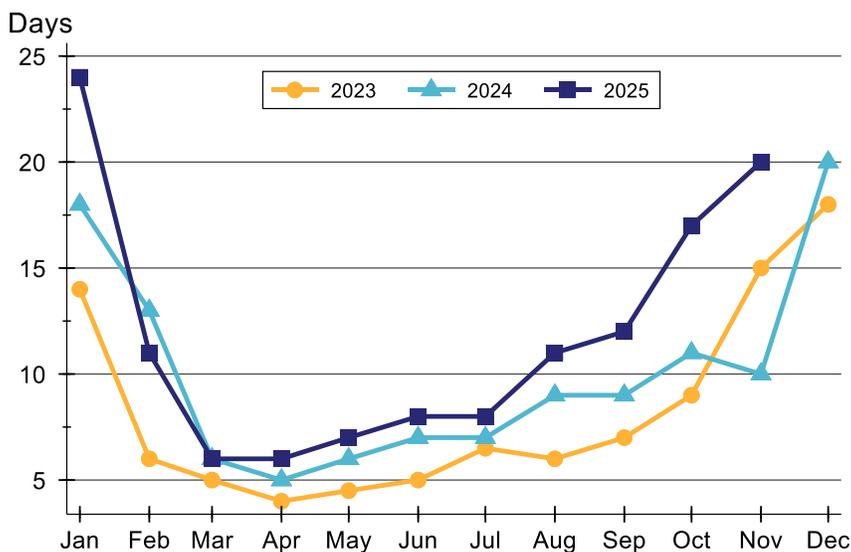
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	38	40
February	27	37	38
March	20	26	32
April	21	25	25
May	17	26	26
June	20	28	27
July	21	27	27
August	19	24	29
September	21	25	29
October	22	29	36
November	27	27	39
December	35	35	35

Median DOM



Month	2023	2024	2025
January	14	18	24
February	6	13	11
March	5	6	6
April	4	5	6
May	5	6	7
June	5	7	8
July	7	7	8
August	6	9	11
September	7	9	12
October	9	11	17
November	15	10	20
December	18	20	20



Coffey County Housing Report



Market Overview

Coffey County Home Sales Fell in November

Total home sales in Coffey County fell last month to 4 units, compared to 5 units in November 2024. Total sales volume was \$0.9 million, up from a year earlier.

The median sale price in November was \$184,000, up from \$128,000 a year earlier. Homes that sold in November were typically on the market for 36 days and sold for 96.2% of their list prices.

Coffey County Active Listings Down at End of November

The total number of active listings in Coffey County at the end of November was 11 units, down from 14 at the same point in 2024. This represents a 3.3 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$220,000.

During November, a total of 2 contracts were written up from 1 in November 2024. At the end of the month, there were 5 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3218
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Coffey County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		4	5	3	37	54	52
Change from prior year		-20.0%	66.7%	-57.1%	-31.5%	3.8%	-10.3%
Active Listings		11	14	15	N/A	N/A	N/A
Change from prior year		-21.4%	-6.7%	7.1%			
Months' Supply		3.3	3.0	3.2	N/A	N/A	N/A
Change from prior year		10.0%	-6.3%	18.5%			
New Listings		2	3	6	50	72	62
Change from prior year		-33.3%	-50.0%	20.0%	-30.6%	16.1%	-12.7%
Contracts Written		2	1	2	40	54	48
Change from prior year		100.0%	-50.0%	-33.3%	-25.9%	12.5%	-17.2%
Pending Contracts		5	1	2	N/A	N/A	N/A
Change from prior year		400.0%	-50.0%	0.0%			
Sales Volume (1,000s)		894	656	327	8,109	11,352	8,735
Change from prior year		36.3%	100.6%	-74.4%	-28.6%	30.0%	-11.1%
Average	Sale Price	223,500	131,160	108,833	219,175	210,231	167,990
	Change from prior year	70.4%	20.5%	-40.3%	4.3%	25.1%	-0.8%
	List Price of Actives	240,909	243,571	229,060	N/A	N/A	N/A
	Change from prior year	-1.1%	6.3%	13.7%			
	Days on Market	37	31	45	57	49	37
Change from prior year	19.4%	-31.1%	2.3%	16.3%	32.4%	-27.5%	
Percent of List	95.0%	100.6%	95.1%	93.8%	94.6%	94.6%	
Change from prior year	-5.6%	5.8%	-0.4%	-0.8%	0.0%	-1.5%	
Percent of Original	92.9%	96.4%	89.2%	89.9%	92.9%	91.8%	
Change from prior year	-3.6%	8.1%	-3.1%	-3.2%	1.2%	-2.3%	
Median	Sale Price	184,000	128,000	106,000	239,950	197,500	143,500
	Change from prior year	43.8%	20.8%	-39.4%	21.5%	37.6%	-12.5%
	List Price of Actives	220,000	252,450	199,000	N/A	N/A	N/A
	Change from prior year	-12.9%	26.9%	-3.9%			
	Days on Market	37	6	41	24	20	11
Change from prior year	516.7%	-85.4%	17.1%	20.0%	81.8%	-54.2%	
Percent of List	96.2%	97.4%	96.5%	95.4%	96.3%	95.9%	
Change from prior year	-1.2%	0.9%	-1.5%	-0.9%	0.4%	-1.7%	
Percent of Original	93.9%	96.1%	96.5%	92.3%	95.0%	95.1%	
Change from prior year	-2.3%	-0.4%	1.6%	-2.8%	-0.1%	-1.6%	

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



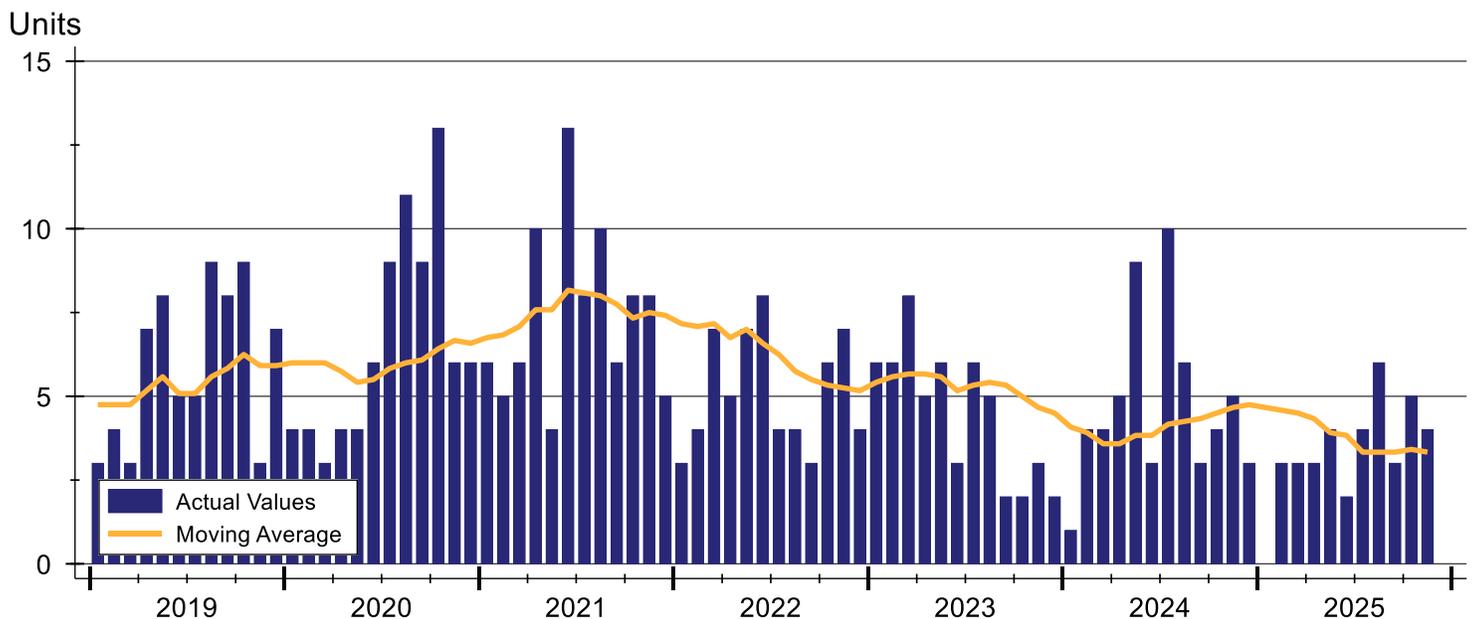
Coffey County Closed Listings Analysis

Summary Statistics for Closed Listings		November 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		4	5	-20.0%	37	54	-31.5%
Volume (1,000s)		894	656	36.3%	8,109	11,352	-28.6%
Months' Supply		3.3	3.0	10.0%	N/A	N/A	N/A
Average	Sale Price	223,500	131,160	70.4%	219,175	210,231	4.3%
	Days on Market	37	31	19.4%	57	49	16.3%
	Percent of List	95.0%	100.6%	-5.6%	93.8%	94.6%	-0.8%
	Percent of Original	92.9%	96.4%	-3.6%	89.9%	92.9%	-3.2%
Median	Sale Price	184,000	128,000	43.8%	239,950	197,500	21.5%
	Days on Market	37	6	516.7%	24	20	20.0%
	Percent of List	96.2%	97.4%	-1.2%	95.4%	96.3%	-0.9%
	Percent of Original	93.9%	96.1%	-2.3%	92.3%	95.0%	-2.8%

A total of 4 homes sold in Coffey County in November, down from 5 units in November 2024. Total sales volume rose to \$0.9 million compared to \$0.7 million in the previous year.

The median sales price in November was \$184,000, up 43.8% compared to the prior year. Median days on market was 36 days, up from 22 days in October, and up from 6 in November 2024.

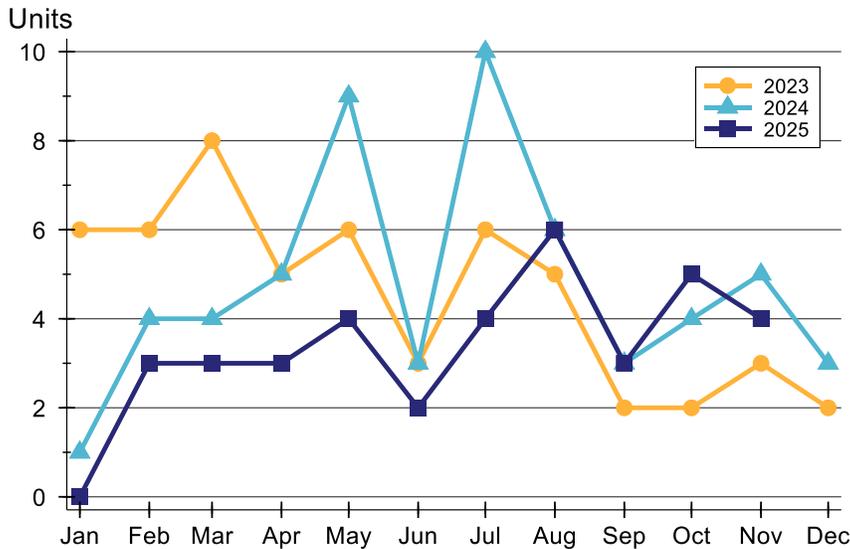
History of Closed Listings





Coffey County Closed Listings Analysis

Closed Listings by Month



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

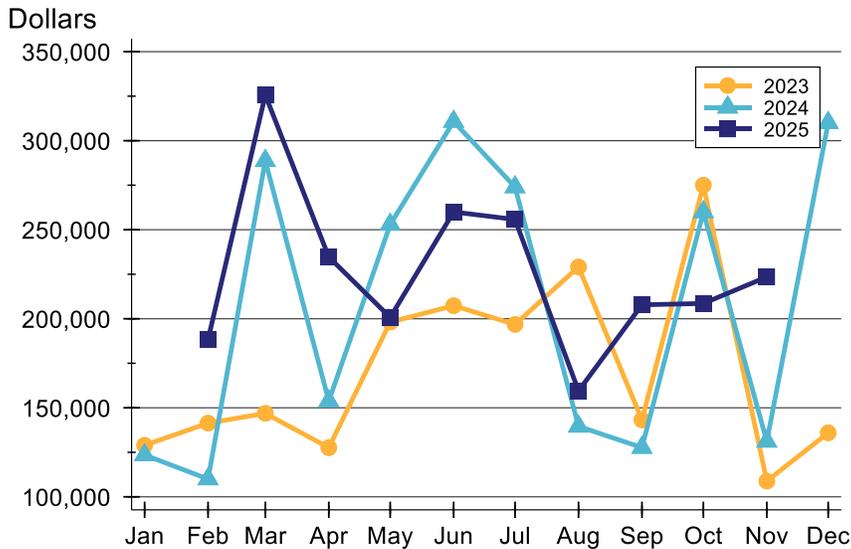
Closed Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	50.0%	0.0	158,000	158,000	37	37	97.3%	97.3%	94.6%	94.6%
\$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%	6.0	208,000	208,000	20	20	95.4%	95.4%	95.4%	95.4%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	0.0	370,000	370,000	53	53	90.2%	90.2%	87.1%	87.1%
\$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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



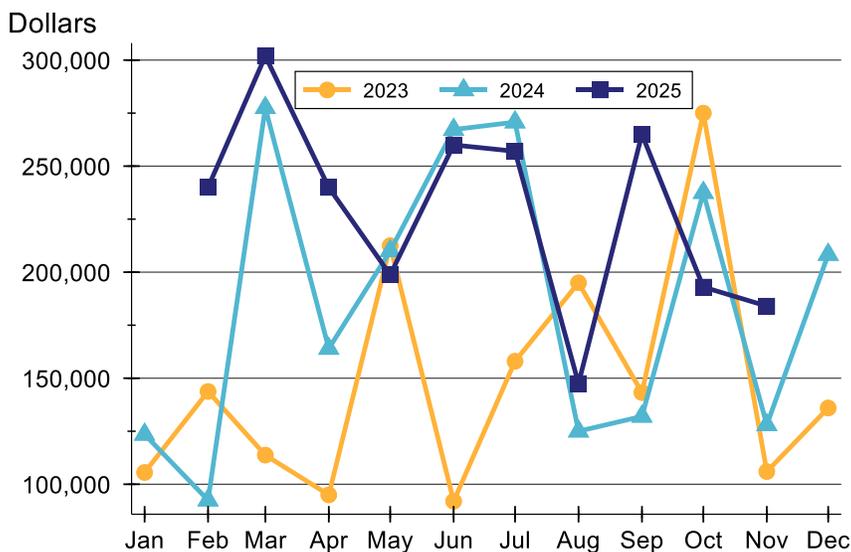
Coffey County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	128,938	123,500	N/A
February	141,400	110,000	188,333
March	146,881	288,750	325,633
April	127,600	153,800	234,696
May	198,150	252,944	200,750
June	207,333	310,750	260,000
July	196,833	273,990	255,750
August	229,100	139,583	159,500
September	143,250	127,667	207,833
October	275,000	260,000	208,600
November	108,833	131,160	223,500
December	135,950	310,100	

Median Price

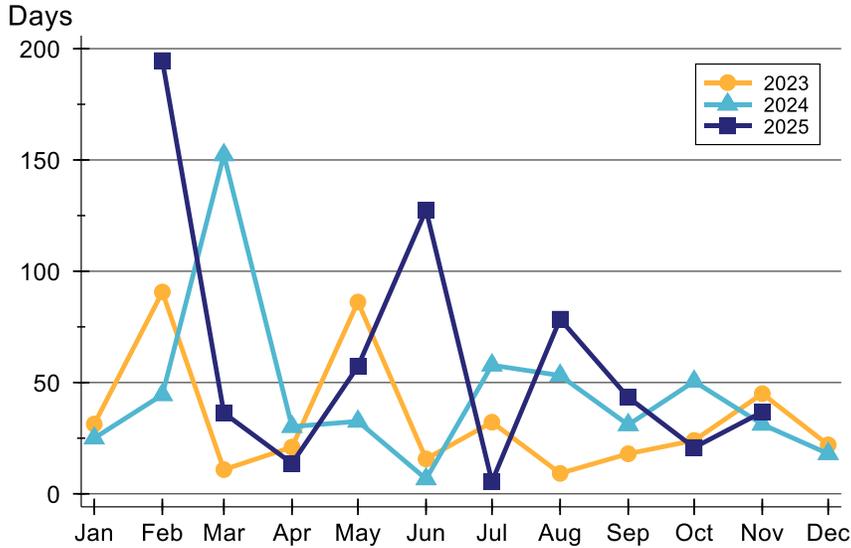


Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	240,000
March	113,750	277,500	301,900
April	95,000	164,000	239,950
May	212,500	210,000	198,750
June	92,000	267,250	260,000
July	158,000	270,750	257,000
August	195,000	125,000	147,500
September	143,250	132,000	265,000
October	275,000	237,500	193,000
November	106,000	128,000	184,000
December	135,950	208,300	



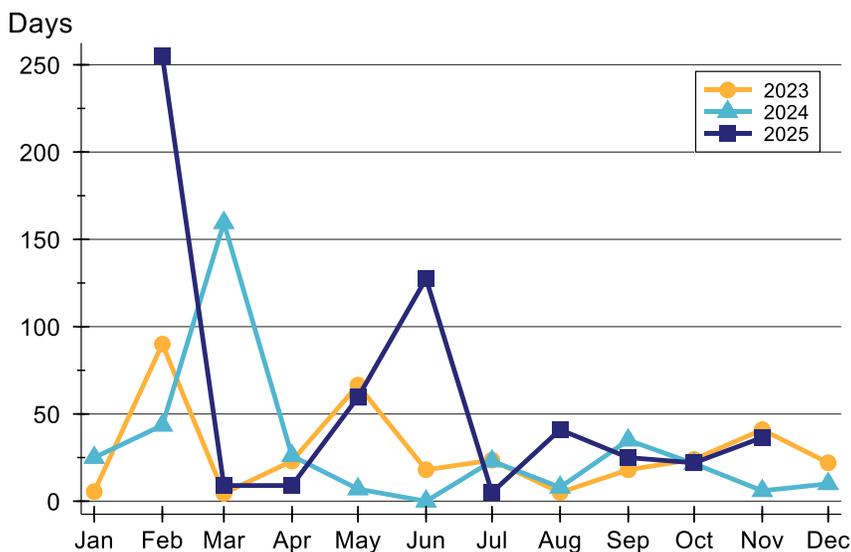
Coffey County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	25	N/A
February	91	45	195
March	11	152	36
April	21	30	14
May	86	33	57
June	16	7	128
July	32	58	6
August	9	53	79
September	18	31	43
October	24	51	21
November	45	31	37
December	22	18	

Median DOM



Month	2023	2024	2025
January	6	25	N/A
February	90	44	255
March	5	160	9
April	23	26	9
May	67	7	60
June	18	N/A	128
July	24	23	5
August	5	8	41
September	18	35	25
October	24	22	22
November	41	6	37
December	22	10	



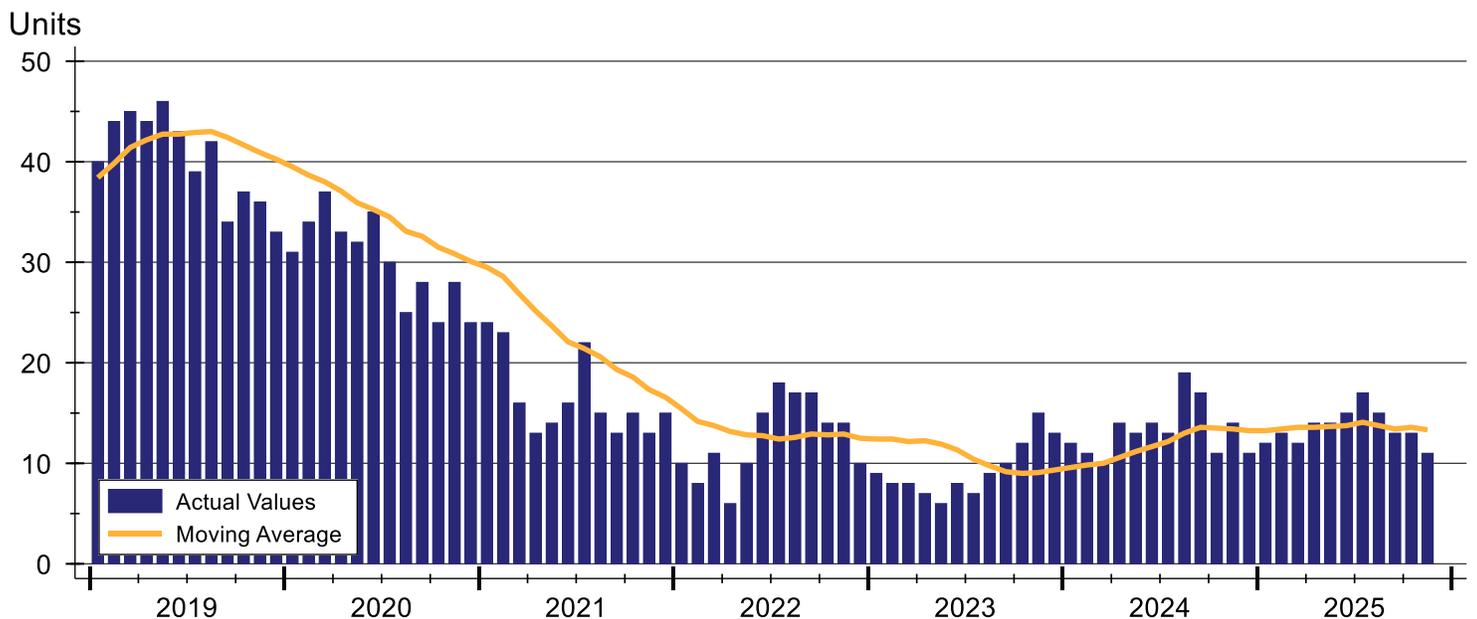
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		11	14	-21.4%
Volume (1,000s)		2,650	3,410	-22.3%
Months' Supply		3.3	3.0	10.0%
Average	List Price	240,909	243,571	-1.1%
	Days on Market	84	96	-12.5%
	Percent of Original	94.7%	96.7%	-2.1%
Median	List Price	220,000	252,450	-12.9%
	Days on Market	32	104	-69.2%
	Percent of Original	97.6%	99.5%	-1.9%

A total of 11 homes were available for sale in Coffey County at the end of November. This represents a 3.3 months' supply of active listings.

The median list price of homes on the market at the end of November was \$220,000, down 12.9% from 2024. The typical time on market for active listings was 32 days, down from 104 days a year earlier.

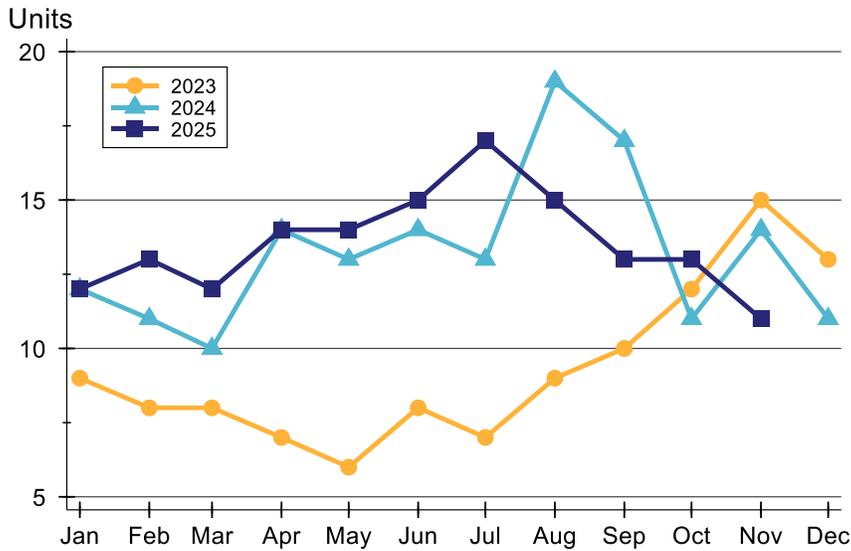
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



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

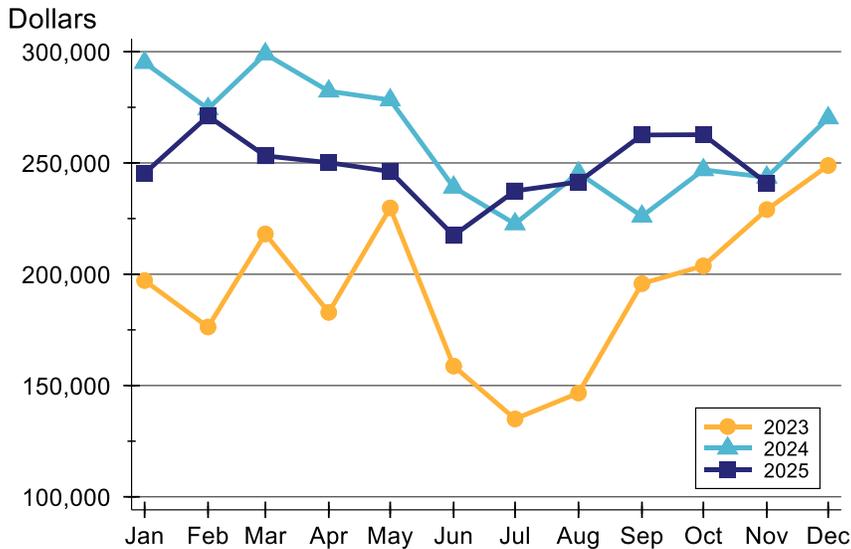
Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	36.4%	N/A	185,050	185,200	76	57	92.8%	97.6%
\$200,000-\$249,999	3	27.3%	6.0	219,967	220,000	164	117	95.3%	97.8%
\$250,000-\$299,999	3	27.3%	N/A	278,333	275,000	32	13	95.5%	93.7%
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	9.1%	N/A	414,900	414,900	32	32	97.6%	97.6%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



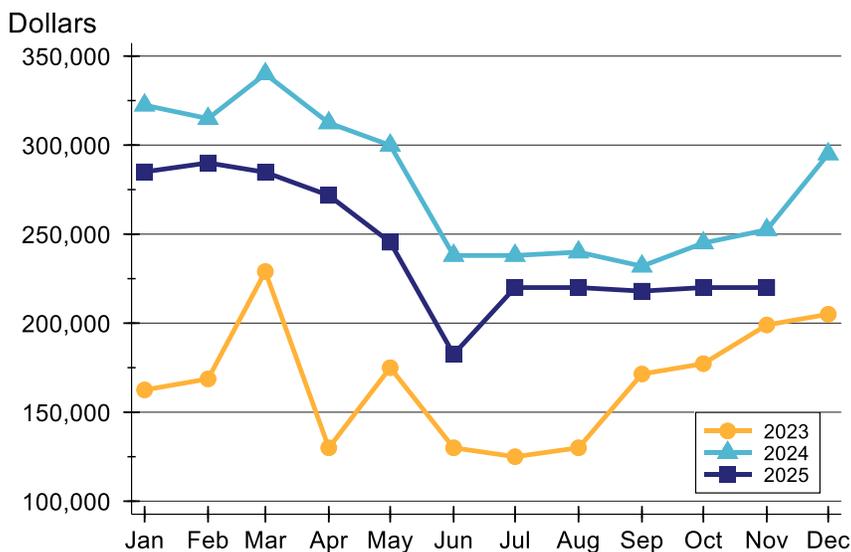
Coffey County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	197,167	295,108	245,358
February	176,300	274,345	271,061
March	218,113	298,980	253,200
April	182,857	282,236	250,129
May	229,817	278,292	246,179
June	158,738	239,093	217,407
July	134,986	222,631	237,445
August	146,644	245,511	241,437
September	195,780	226,065	262,562
October	203,750	246,918	262,708
November	229,060	243,571	240,909
December	248,846	270,182	

Median Price

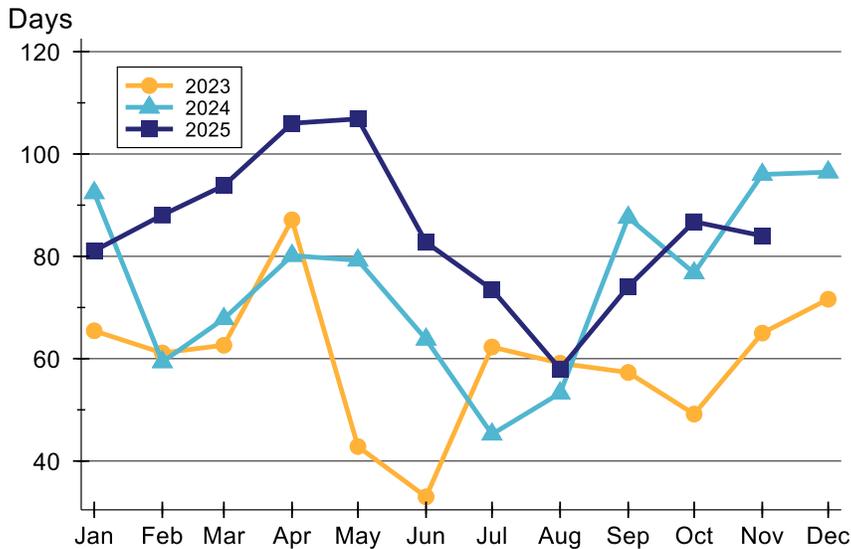


Month	2023	2024	2025
January	162,500	322,400	285,000
February	168,700	314,900	290,000
March	229,000	339,950	284,750
April	130,000	312,450	271,750
May	175,000	299,900	245,450
June	130,000	238,000	182,500
July	125,000	238,000	220,000
August	130,000	239,900	220,000
September	171,450	232,000	218,000
October	177,250	245,000	220,000
November	199,000	252,450	220,000
December	205,000	295,000	



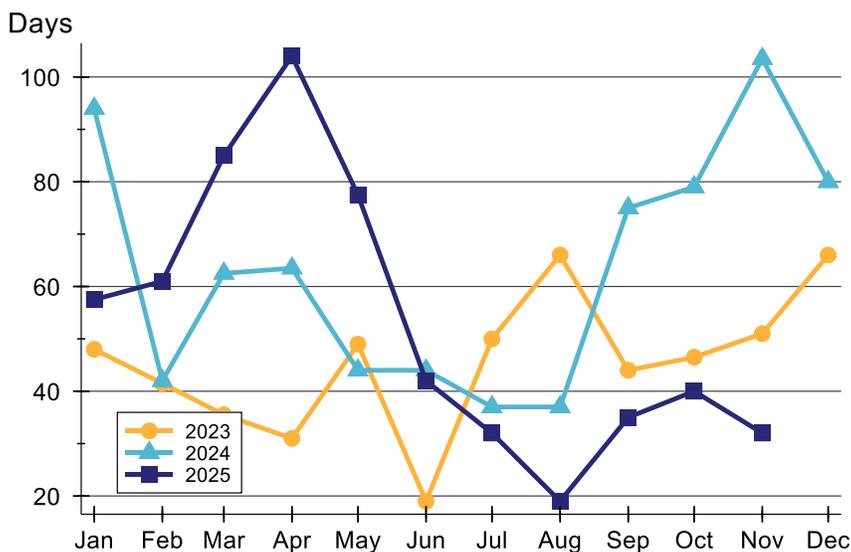
Coffey County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	65	92	81
February	61	59	88
March	63	68	94
April	87	80	106
May	43	79	107
June	33	64	83
July	62	45	74
August	59	53	58
September	57	88	74
October	49	77	87
November	65	96	84
December	72	96	

Median DOM

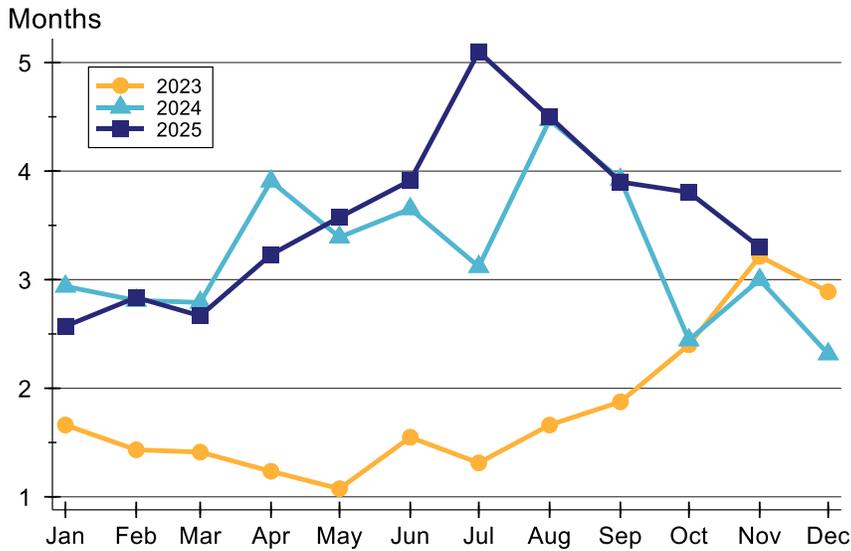


Month	2023	2024	2025
January	48	94	58
February	42	42	61
March	36	63	85
April	31	64	104
May	49	44	78
June	19	44	42
July	50	37	32
August	66	37	19
September	44	75	35
October	47	79	40
November	51	104	32
December	66	80	



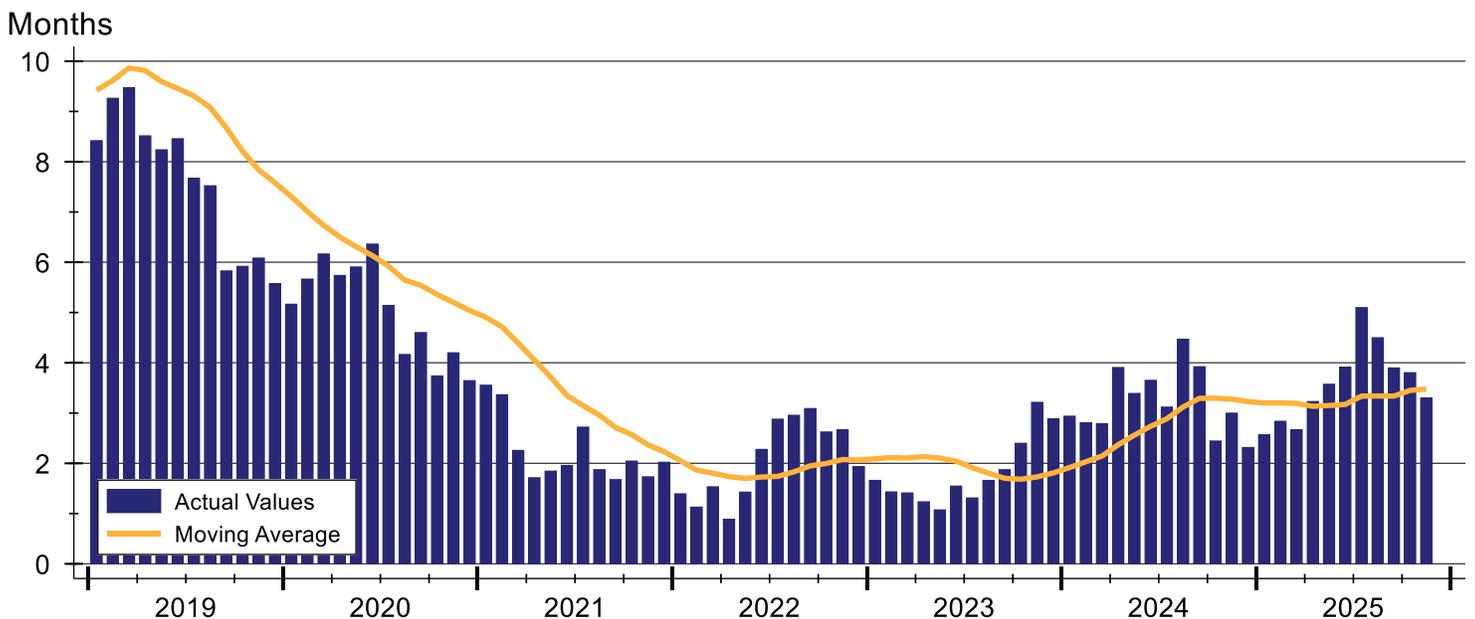
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.7	2.9	2.6
February	1.4	2.8	2.8
March	1.4	2.8	2.7
April	1.2	3.9	3.2
May	1.1	3.4	3.6
June	1.5	3.7	3.9
July	1.3	3.1	5.1
August	1.7	4.5	4.5
September	1.9	3.9	3.9
October	2.4	2.4	3.8
November	3.2	3.0	3.3
December	2.9	2.3	2.3

History of Month's Supply





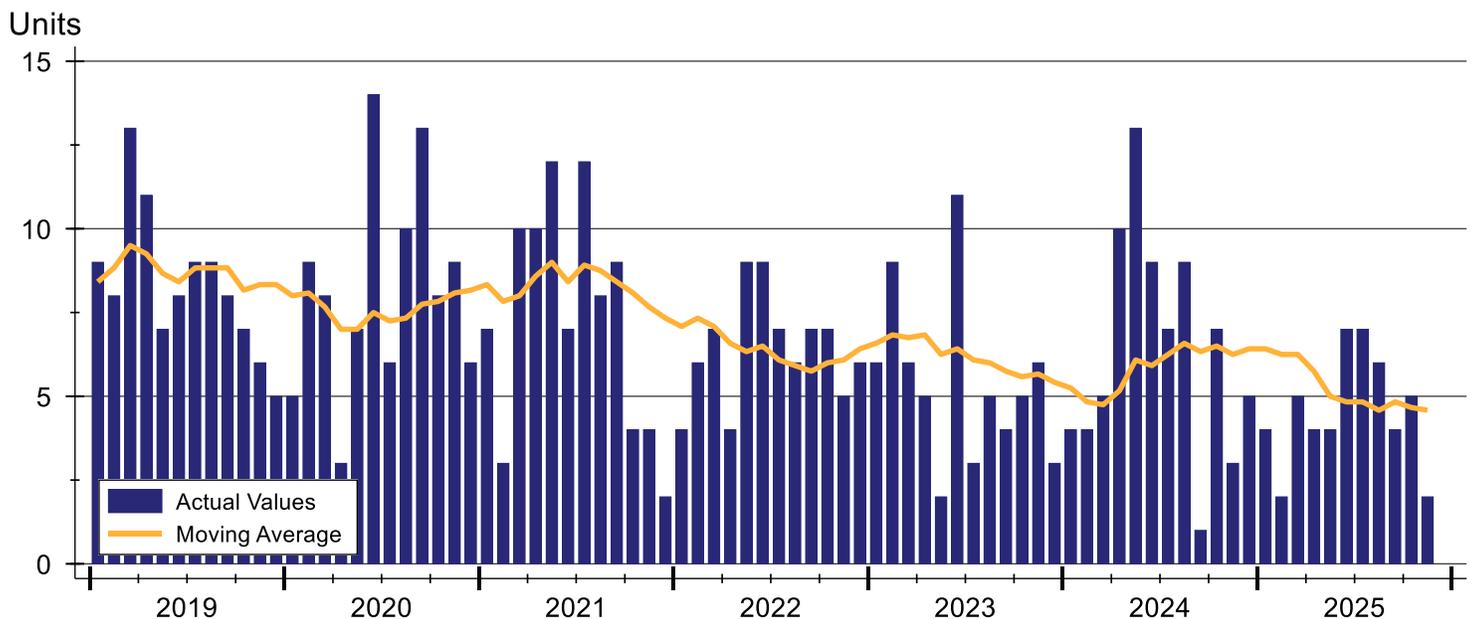
Coffey County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	2	3	-33.3%
	Volume (1,000s)	478	885	-46.0%
	Average List Price	238,950	294,933	-19.0%
	Median List Price	238,950	299,900	-20.3%
Year-to-Date	New Listings	50	72	-30.6%
	Volume (1,000s)	11,922	17,466	-31.7%
	Average List Price	238,445	242,583	-1.7%
	Median List Price	208,500	217,500	-4.1%

A total of 2 new listings were added in Coffey County during November, down 33.3% from the same month in 2024. Year-to-date Coffey County has seen 50 new listings.

The median list price of these homes was \$238,950 down from \$299,900 in 2024.

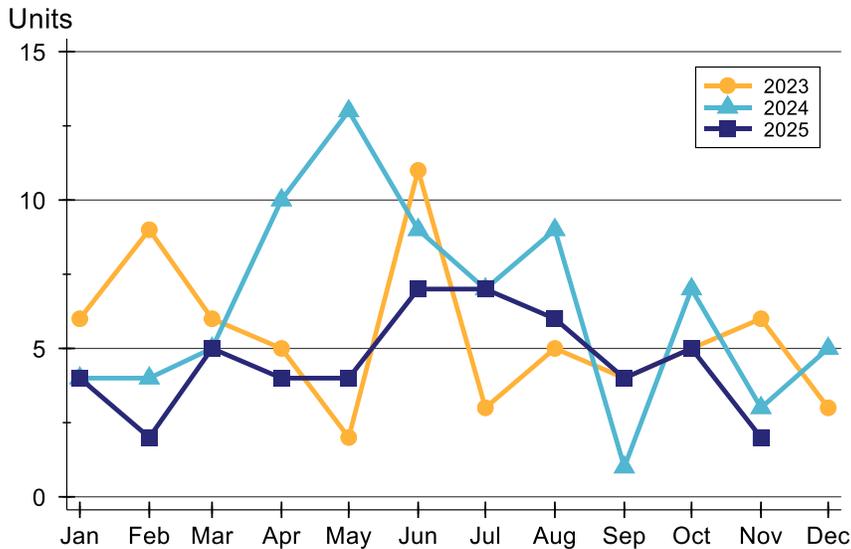
History of New Listings





Coffey County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	6	4	4
February	9	4	2
March	6	5	5
April	5	10	4
May	2	13	4
June	11	9	7
July	3	7	7
August	5	9	6
September	4	1	4
October	5	7	5
November	6	3	2
December	3	5	2

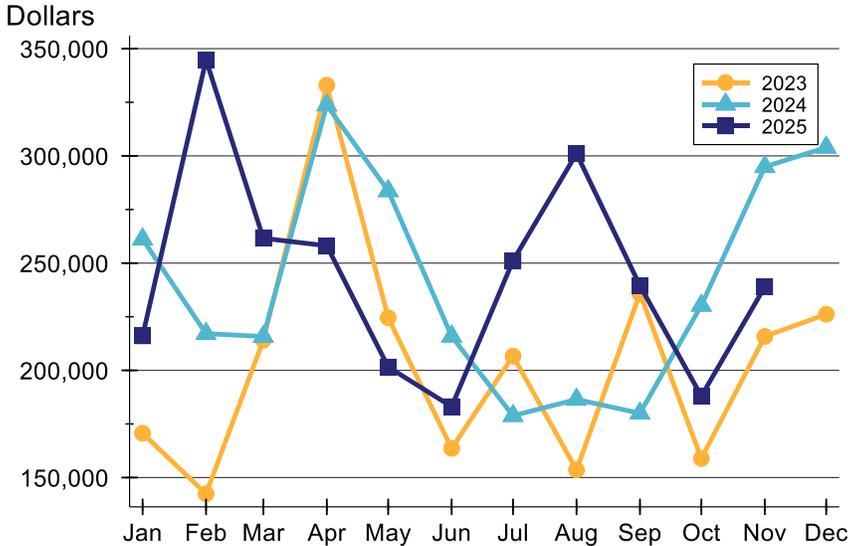
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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%	187,900	187,900	5	5	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	290,000	290,000	26	26	92.1%	92.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



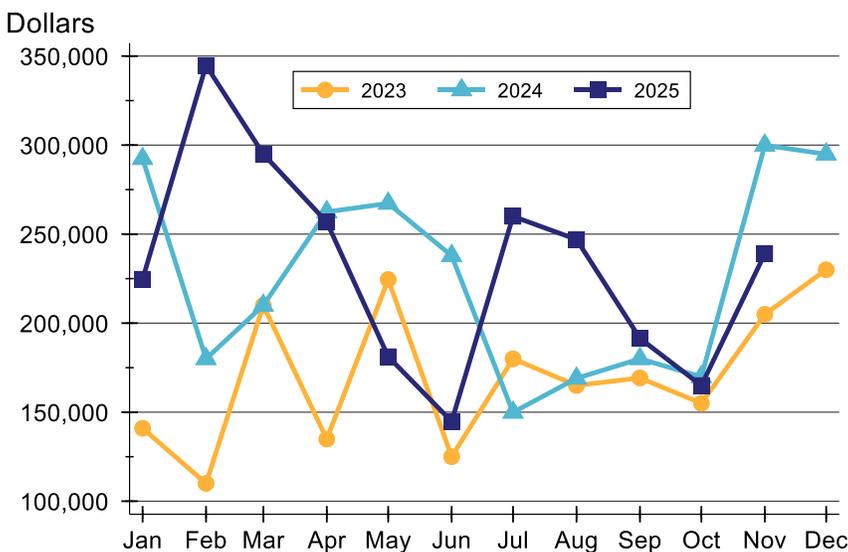
Coffey County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,667	261,175	216,050
February	142,422	217,125	344,745
March	214,083	215,800	261,580
April	332,960	323,670	258,100
May	224,500	283,681	201,575
June	163,627	215,867	183,086
July	206,667	178,829	251,151
August	153,580	186,433	301,083
September	235,875	180,000	239,475
October	158,900	230,271	188,000
November	215,817	294,933	238,950
December	226,167	303,960	

Median Price



Month	2023	2024	2025
January	141,000	292,400	224,700
February	110,000	180,000	344,745
March	210,000	210,000	295,000
April	134,900	262,500	256,750
May	224,500	267,250	181,200
June	125,000	237,900	144,800
July	180,000	149,900	260,000
August	165,000	169,000	247,000
September	169,250	180,000	191,500
October	155,000	169,900	165,000
November	204,950	299,900	238,950
December	230,000	294,900	



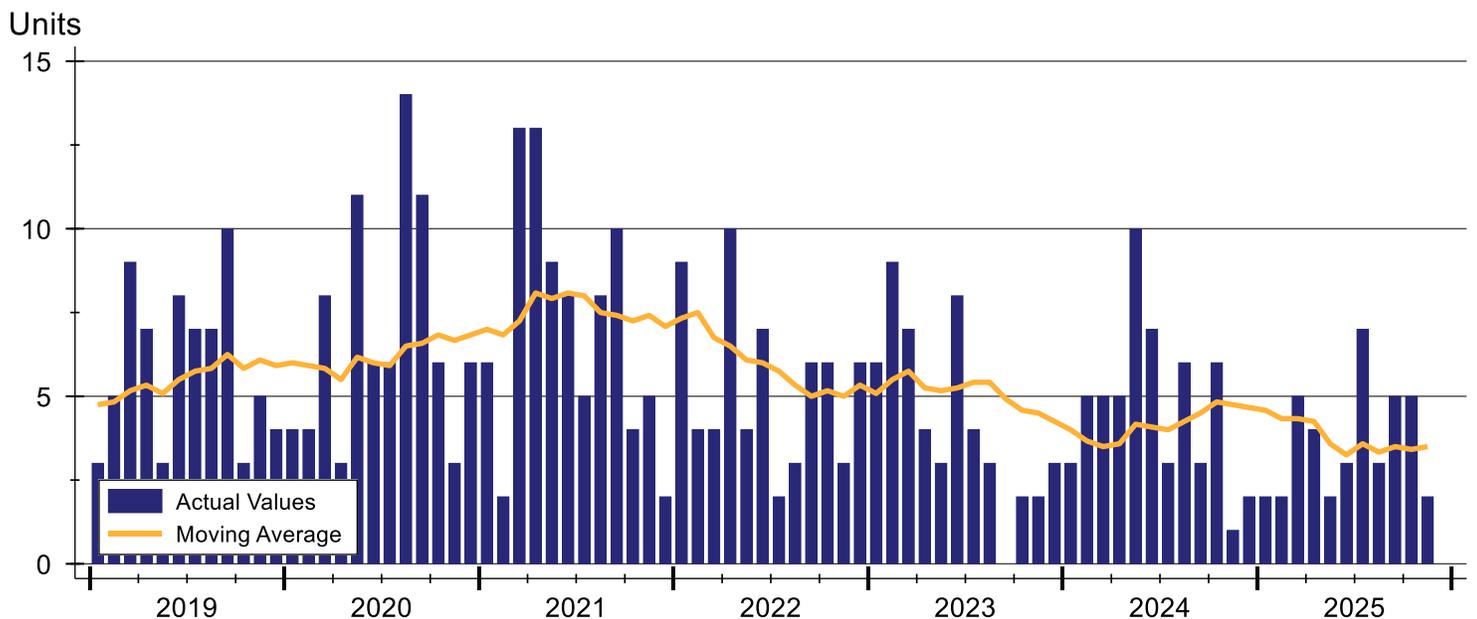
Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	1	100.0%	40	54	-25.9%
Volume (1,000s)		884	214	313.1%	9,601	12,564	-23.6%
Average	Sale Price	442,000	214,000	106.5%	240,036	232,660	3.2%
	Days on Market	131	10	1210.0%	59	47	25.5%
	Percent of Original	86.8%	97.3%	-10.8%	90.2%	93.3%	-3.3%
Median	Sale Price	442,000	214,000	106.5%	208,500	210,000	-0.7%
	Days on Market	131	10	1210.0%	24	18	33.3%
	Percent of Original	86.8%	97.3%	-10.8%	91.9%	95.1%	-3.4%

A total of 2 contracts for sale were written in Coffey County during the month of November, up from 1 in 2024. The median list price of these homes was \$442,000, up from \$214,000 the prior year.

Half of the homes that went under contract in November were on the market less than 131 days, compared to 10 days in November 2024.

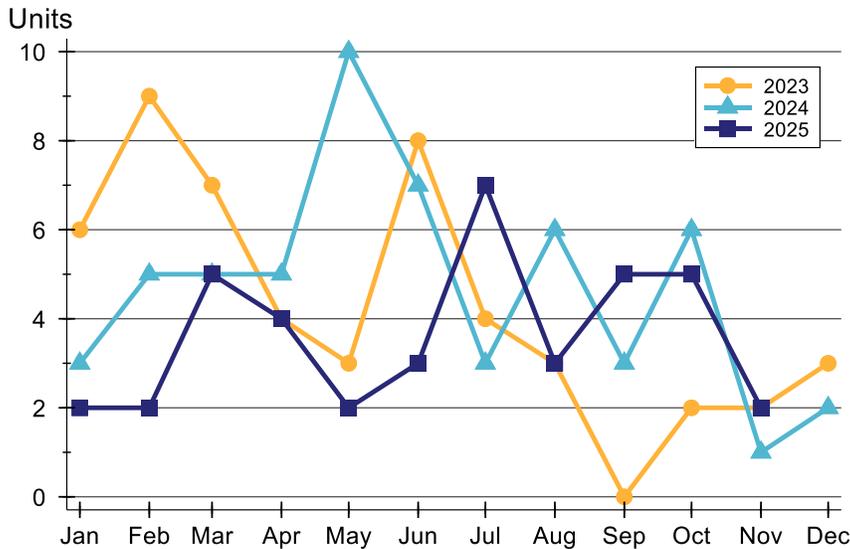
History of Contracts Written





Coffey County Contracts Written Analysis

Contracts Written by Month



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

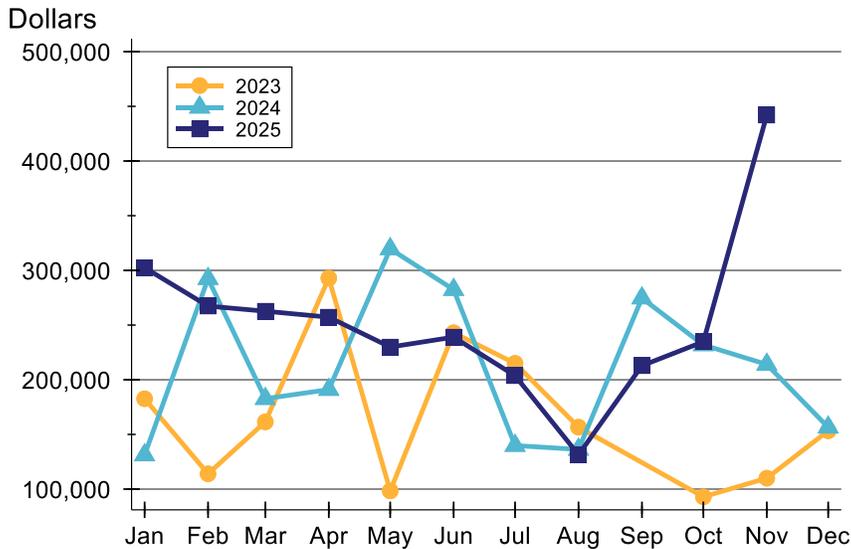
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	144,000	144,000	189	189	84.8%	84.8%
\$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	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	1	50.0%	740,000	740,000	73	73	88.9%	88.9%
\$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



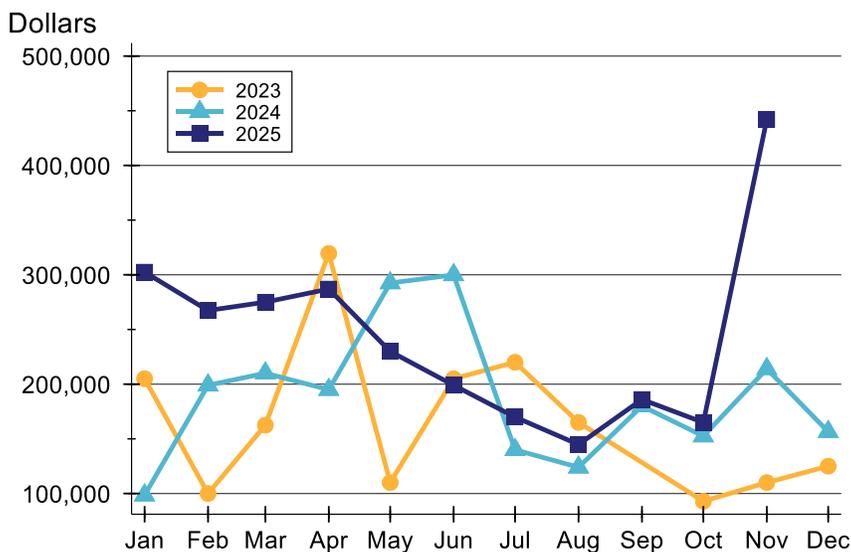
Coffey County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	182,650	131,133	302,450
February	113,989	292,400	267,350
March	161,486	182,700	262,698
April	292,950	191,000	257,225
May	98,333	319,665	229,900
June	242,975	282,414	239,000
July	215,000	139,833	203,743
August	156,667	136,283	131,433
September	N/A	274,667	212,852
October	92,950	231,833	234,780
November	110,000	214,000	442,000
December	153,300	156,500	

Median Price

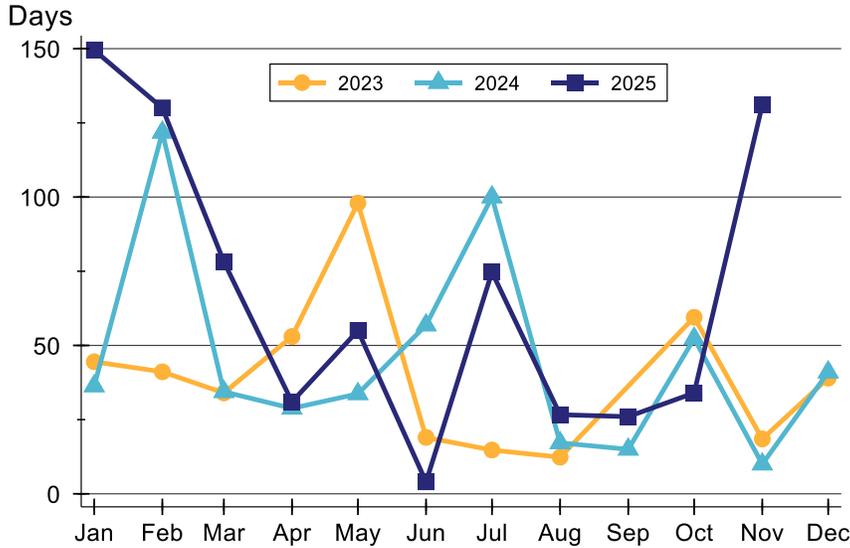


Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	267,350
March	162,500	210,000	275,000
April	319,450	195,000	287,000
May	110,000	292,500	229,900
June	204,950	299,900	199,000
July	220,000	140,000	169,900
August	165,000	124,000	144,800
September	N/A	180,000	186,000
October	92,950	152,500	165,000
November	110,000	214,000	442,000
December	125,000	156,500	



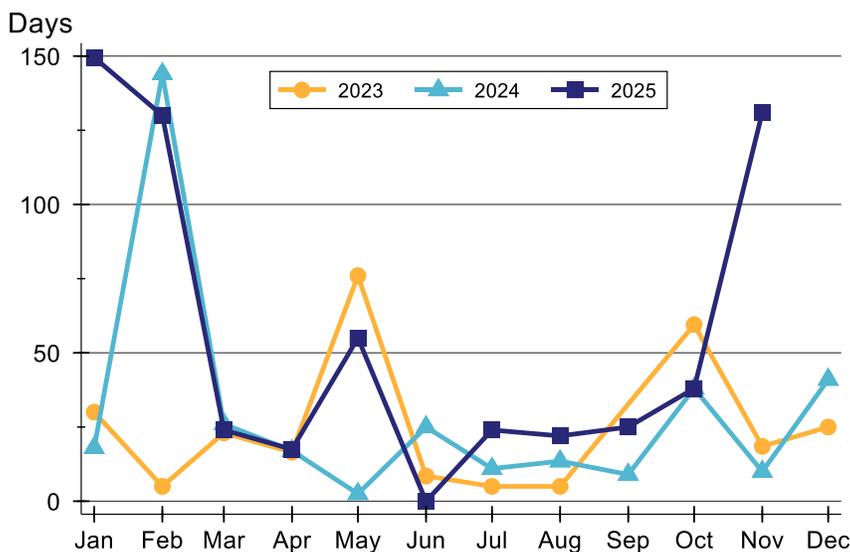
Coffey County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	45	36	150
February	41	122	130
March	34	34	78
April	53	29	31
May	98	34	55
June	19	57	4
July	15	100	75
August	12	17	27
September	N/A	15	26
October	60	52	34
November	19	10	131
December	39	41	

Median DOM



Month	2023	2024	2025
January	30	18	150
February	5	144	130
March	23	26	24
April	17	17	18
May	76	3	55
June	9	25	N/A
July	5	11	24
August	5	14	22
September	N/A	9	25
October	60	38	38
November	19	10	131
December	25	41	



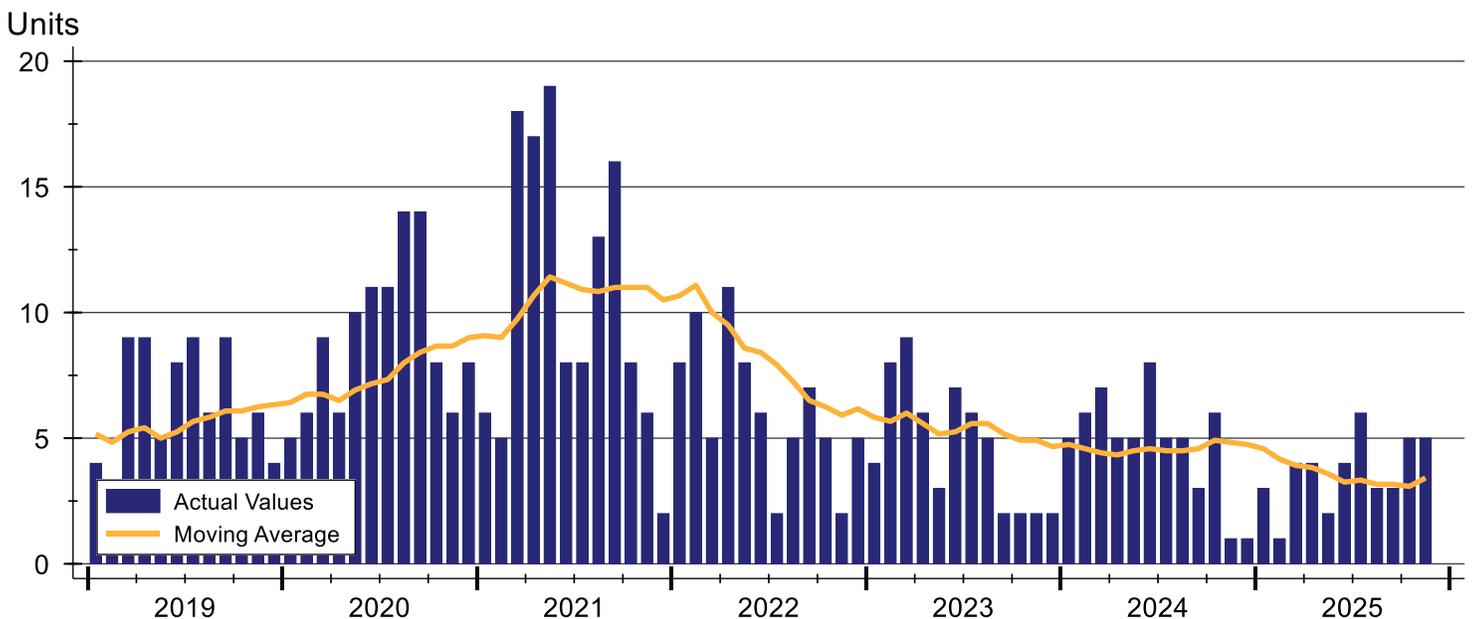
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		5	1	400.0%
Volume (1,000s)		1,350	214	530.8%
Average	List Price	270,000	214,000	26.2%
	Days on Market	62	10	520.0%
	Percent of Original	96.5%	100.0%	-3.5%
Median	List Price	144,000	214,000	-32.7%
	Days on Market	41	10	310.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Coffey County had contracts pending at the end of November, up from 1 contract pending at the end of November 2024.

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

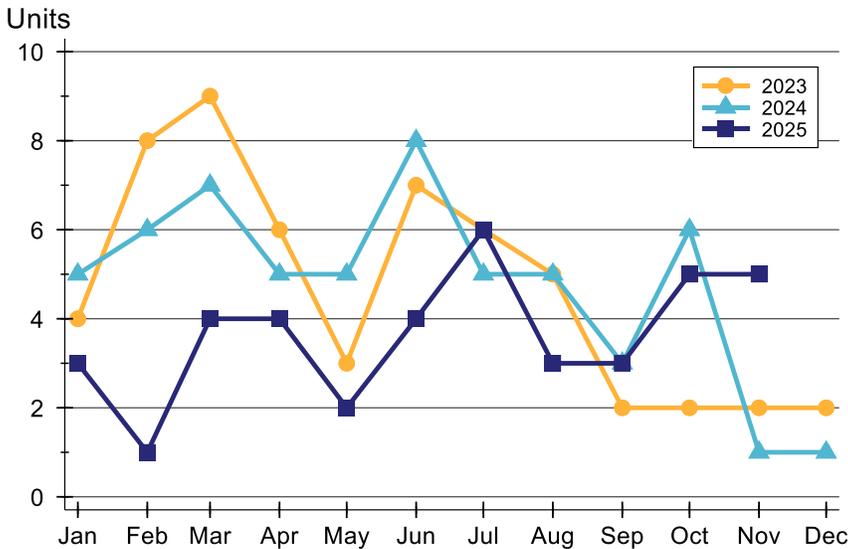
History of Pending Contracts





Coffey County Pending Contracts Analysis

Pending Contracts by Month



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

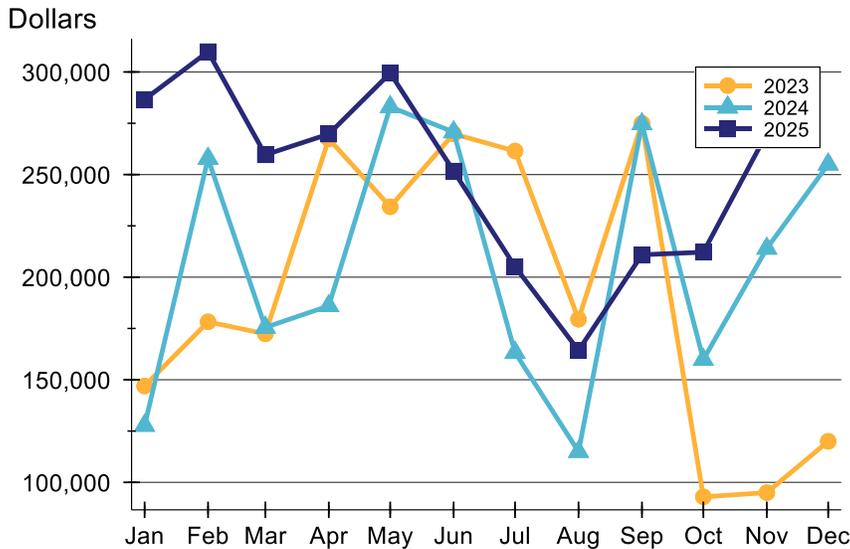
Pending Contracts by Price Range

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	3	60.0%	141,333	140,000	65	5	94.9%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	20.0%	186,000	186,000	41	41	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	20.0%	740,000	740,000	73	73	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



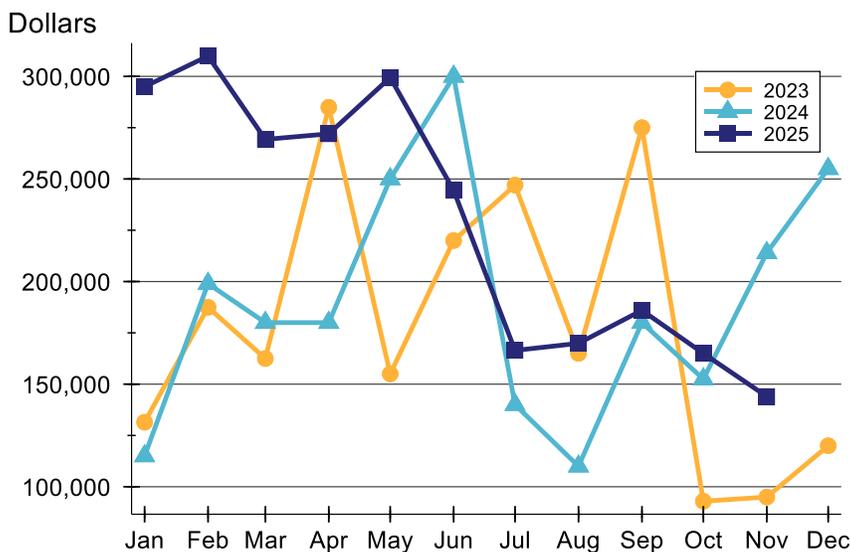
Coffey County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	146,975	127,680	286,633
February	178,238	257,833	309,900
March	172,378	175,500	259,623
April	267,383	186,000	269,750
May	234,333	283,000	299,450
June	269,829	270,738	251,725
July	261,500	163,300	205,133
August	179,500	114,960	164,300
September	275,000	274,667	210,920
October	92,950	159,833	212,180
November	95,000	214,000	270,000
December	120,000	255,000	

Median Price

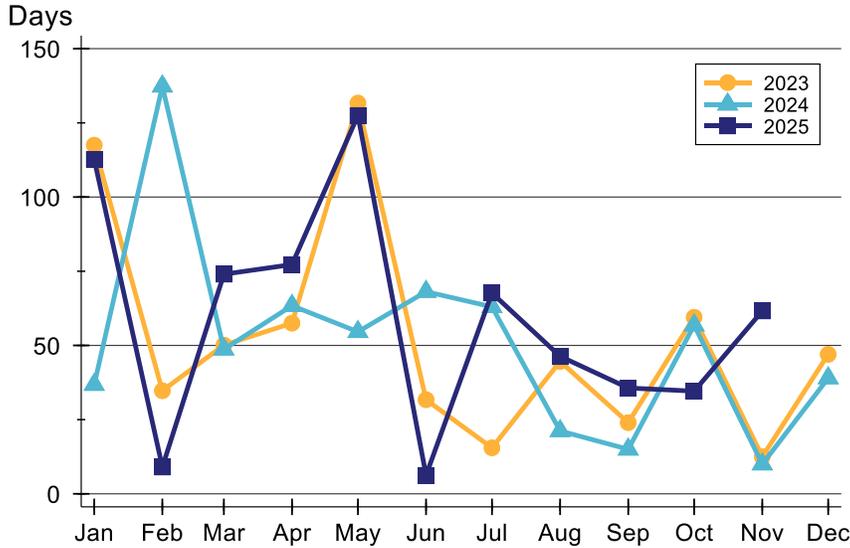


Month	2023	2024	2025
January	131,450	115,000	295,000
February	187,500	199,000	309,900
March	162,500	180,000	269,295
April	284,950	180,000	272,000
May	155,000	250,000	299,450
June	220,000	299,950	244,450
July	247,000	140,000	166,450
August	165,000	110,000	169,900
September	275,000	180,000	186,000
October	92,950	152,500	165,000
November	95,000	214,000	144,000
December	120,000	255,000	



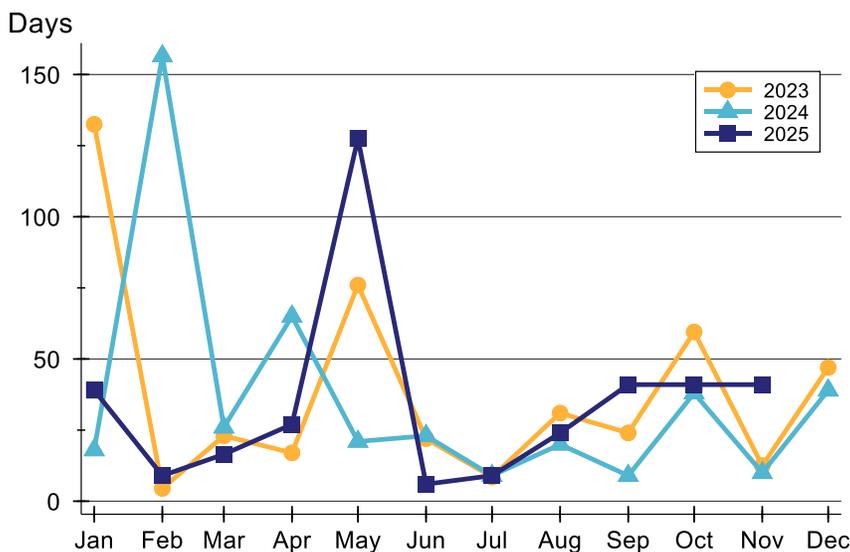
Coffey County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	118	37	113
February	35	137	9
March	50	49	74
April	58	63	77
May	132	55	128
June	32	68	6
July	16	63	68
August	45	21	46
September	24	15	36
October	60	57	35
November	13	10	62
December	47	39	

Median DOM



Month	2023	2024	2025
January	133	18	39
February	5	157	9
March	23	26	17
April	17	65	27
May	76	21	128
June	22	23	6
July	9	9	9
August	31	20	24
September	24	9	41
October	60	38	41
November	13	10	41
December	47	39	



Douglas County Housing Report



Market Overview

Douglas County Home Sales Remained Constant in November

Total home sales in Douglas County remained at 13 units last month, the same as in November 2024. Total sales volume was \$5.0 million, up from a year earlier.

The median sale price in November was \$340,000, up from \$255,500 a year earlier. Homes that sold in November were typically on the market for 24 days and sold for 98.3% of their list prices.

Douglas County Active Listings Up at End of November

The total number of active listings in Douglas County at the end of November was 26 units, up from 18 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$381,950.

During November, a total of 10 contracts were written down from 24 in November 2024. At the end of the month, there were 9 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3236
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Douglas County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date			
		2025	2024	2023	2025	2024	2023	
Home Sales		13	13	10	129	145	145	
	Change from prior year	0.0%	30.0%	25.0%	-11.0%	0.0%	-8.8%	
Active Listings		26	18	25	N/A	N/A	N/A	
	Change from prior year	44.4%	-28.0%	13.6%				
Months' Supply		2.1	1.4	1.9	N/A	N/A	N/A	
	Change from prior year	50.0%	-26.3%	26.7%				
New Listings		11	18	9	157	197	178	
	Change from prior year	-38.9%	100.0%	-30.8%	-20.3%	10.7%	-10.1%	
Contracts Written		10	24	6	123	158	138	
	Change from prior year	-58.3%	300.0%	-40.0%	-22.2%	14.5%	-14.8%	
Pending Contracts		9	15	5	N/A	N/A	N/A	
	Change from prior year	-40.0%	200.0%	-37.5%				
Sales Volume (1,000s)		4,985	3,582	4,049	49,272	47,021	49,777	
	Change from prior year	39.2%	-11.5%	73.6%	4.8%	-5.5%	-5.5%	
Average	Sale Price	383,454	275,562	404,865	381,956	324,279	343,288	
		Change from prior year	39.2%	-31.9%	38.8%	17.8%	-5.5%	3.6%
	List Price of Actives	507,145	310,764	391,598	N/A	N/A	N/A	
		Change from prior year	63.2%	-20.6%	-3.2%			
	Days on Market	30	19	10	21	27	23	
	Change from prior year	57.9%	90.0%	-63.0%	-22.2%	17.4%	43.8%	
	Percent of List	97.3%	97.9%	100.1%	99.2%	98.6%	98.7%	
	Change from prior year	-0.6%	-2.2%	0.2%	0.6%	-0.1%	-2.5%	
	Percent of Original	94.2%	96.7%	99.9%	97.9%	97.9%	97.7%	
	Change from prior year	-2.6%	-3.2%	2.0%	0.0%	0.2%	-2.3%	
Median	Sale Price	340,000	255,500	426,250	308,000	295,050	330,000	
		Change from prior year	33.1%	-40.1%	74.5%	4.4%	-10.6%	13.8%
	List Price of Actives	381,950	294,500	299,000	N/A	N/A	N/A	
		Change from prior year	29.7%	-1.5%	-12.7%			
	Days on Market	24	11	3	6	8	6	
	Change from prior year	118.2%	266.7%	-88.9%	-25.0%	33.3%	0.0%	
	Percent of List	98.3%	97.7%	100.0%	100.0%	99.6%	100.0%	
	Change from prior year	0.6%	-2.3%	0.3%	0.4%	-0.4%	0.0%	
	Percent of Original	97.6%	97.5%	100.0%	99.5%	98.6%	99.8%	
	Change from prior year	0.1%	-2.5%	3.3%	0.9%	-1.2%	-0.2%	

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



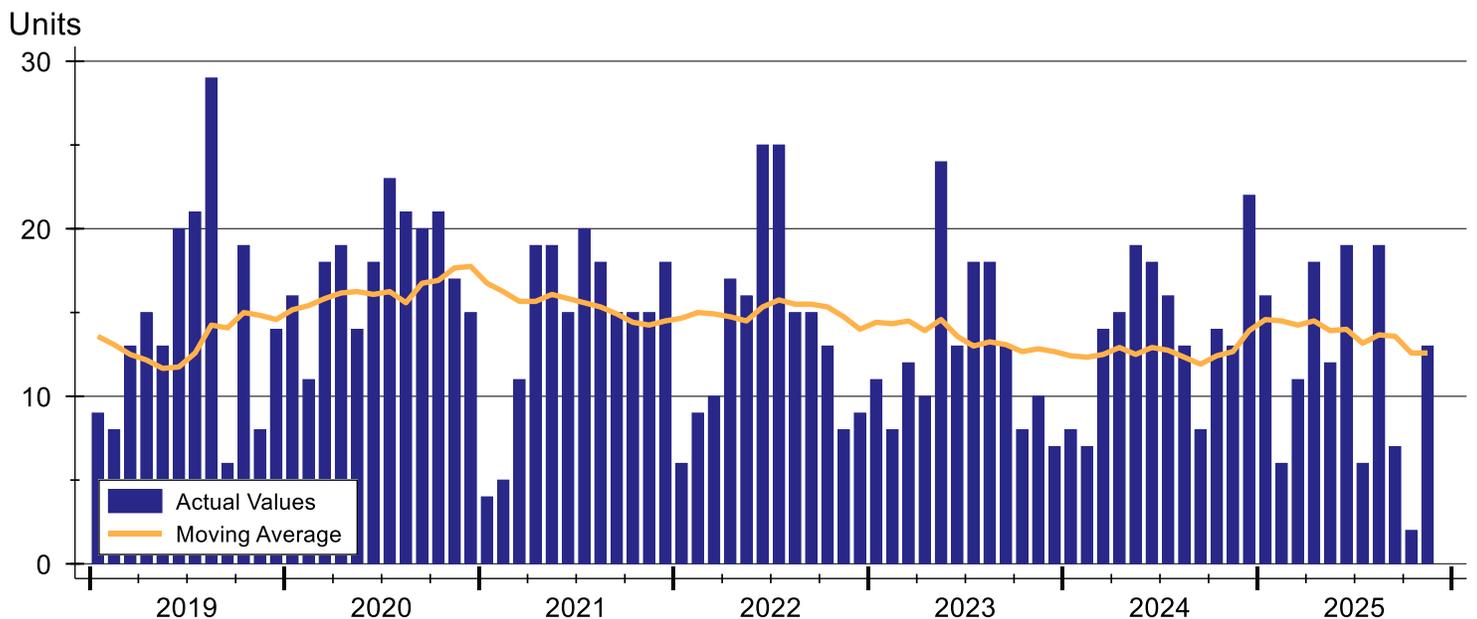
Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		November 2024			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		13	13	0.0%	129	145	-11.0%
Volume (1,000s)		4,985	3,582	39.2%	49,272	47,021	4.8%
Months' Supply		2.1	1.4	50.0%	N/A	N/A	N/A
Average	Sale Price	383,454	275,562	39.2%	381,956	324,279	17.8%
	Days on Market	30	19	57.9%	21	27	-22.2%
	Percent of List	97.3%	97.9%	-0.6%	99.2%	98.6%	0.6%
	Percent of Original	94.2%	96.7%	-2.6%	97.9%	97.9%	0.0%
Median	Sale Price	340,000	255,500	33.1%	308,000	295,050	4.4%
	Days on Market	24	11	118.2%	6	8	-25.0%
	Percent of List	98.3%	97.7%	0.6%	100.0%	99.6%	0.4%
	Percent of Original	97.6%	97.5%	0.1%	99.5%	98.6%	0.9%

A total of 13 homes sold in Douglas County in November, showing no change from November 2024. Total sales volume rose to \$5.0 million compared to \$3.6 million in the previous year.

The median sales price in November was \$340,000, up 33.1% compared to the prior year. Median days on market was 24 days, up from 8 days in October, and up from 11 in November 2024.

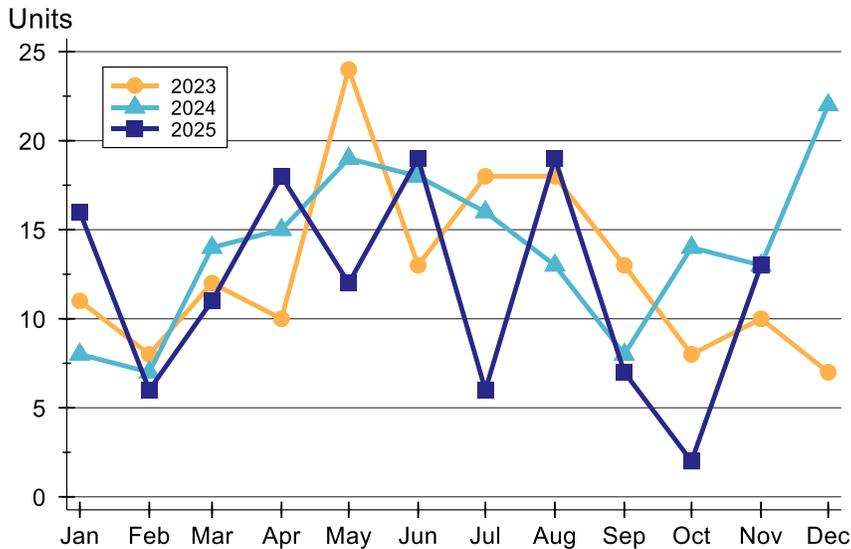
History of Closed Listings





Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	11	8	16
February	8	7	6
March	12	14	11
April	10	15	18
May	24	19	12
June	13	18	19
July	18	16	6
August	18	13	19
September	13	8	7
October	8	14	2
November	10	13	13
December	7	22	

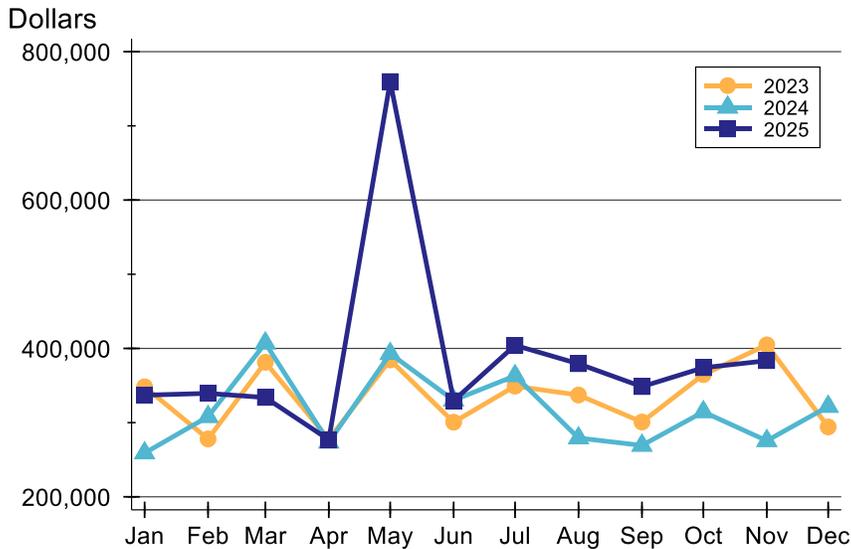
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.7%	3.4	195,000	195,000	93	93	88.6%	88.6%	65.2%	65.2%
\$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	3	23.1%	2.1	283,300	281,000	38	43	97.4%	98.3%	95.9%	94.0%
\$300,000-\$399,999	4	30.8%	1.8	344,750	336,000	12	11	98.3%	98.9%	96.8%	98.1%
\$400,000-\$499,999	2	15.4%	2.4	455,000	455,000	18	18	99.0%	99.0%	99.0%	99.0%
\$500,000-\$749,999	3	23.1%	3.5	550,333	545,000	33	39	97.8%	97.0%	95.7%	95.4%
\$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



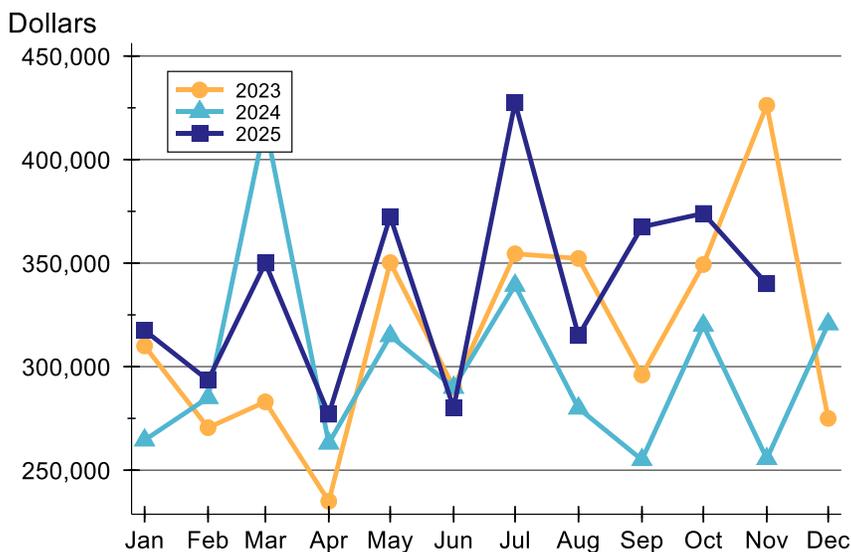
Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	348,309	258,988	337,025
February	278,000	308,036	339,467
March	381,375	407,118	333,845
April	277,700	273,490	277,028
May	384,543	393,011	759,808
June	300,569	330,131	329,553
July	349,181	363,116	404,250
August	337,211	279,269	379,336
September	300,827	269,300	348,486
October	364,631	314,554	374,000
November	404,865	275,562	383,454
December	294,200	321,725	

Median Price

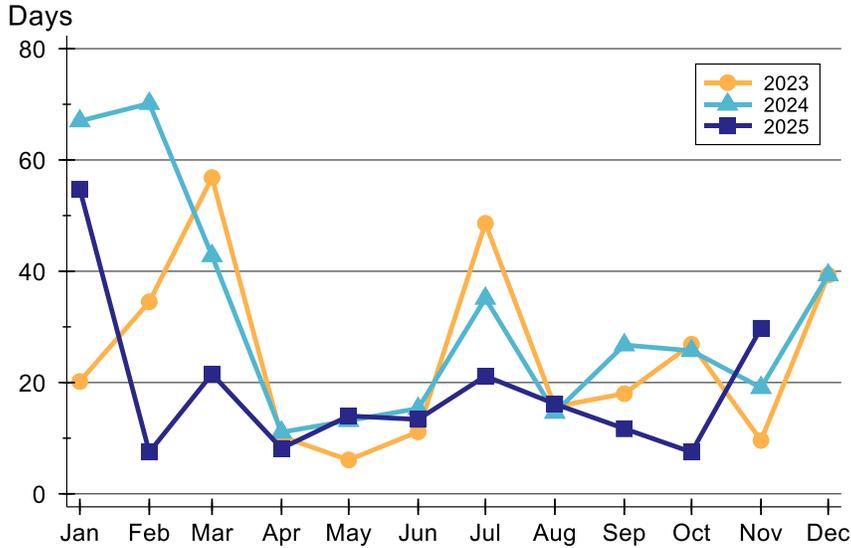


Month	2023	2024	2025
January	310,000	264,500	317,500
February	270,500	285,000	293,450
March	283,000	417,500	350,000
April	235,000	263,000	277,000
May	350,250	314,900	372,500
June	290,000	289,950	280,000
July	354,500	339,250	427,500
August	352,250	279,900	315,000
September	296,000	255,000	367,500
October	349,325	319,950	374,000
November	426,250	255,500	340,000
December	275,000	320,600	



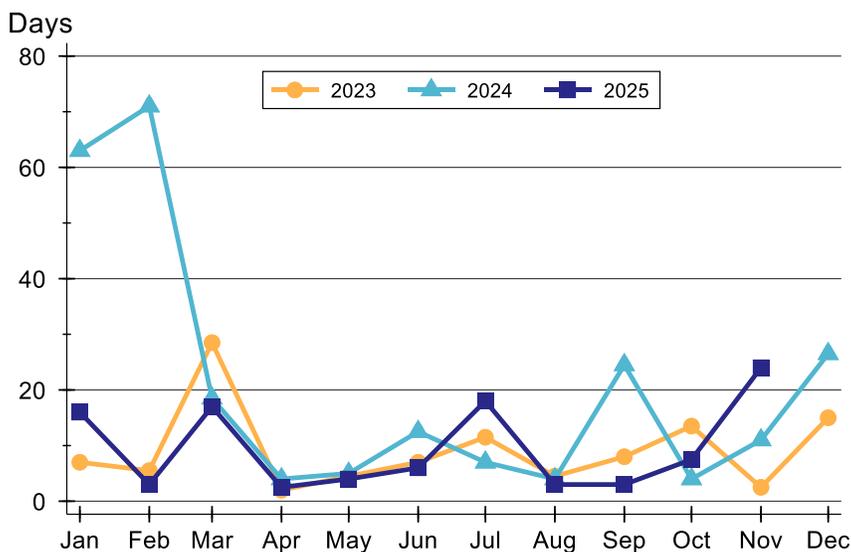
Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	20	67	55
February	35	70	8
March	57	43	22
April	10	11	8
May	6	13	14
June	11	15	13
July	49	35	21
August	16	15	16
September	18	27	12
October	27	26	8
November	10	19	30
December	39	39	

Median DOM



Month	2023	2024	2025
January	7	63	16
February	6	71	3
March	29	19	17
April	2	4	3
May	5	5	4
June	7	13	6
July	12	7	18
August	5	4	3
September	8	25	3
October	14	4	8
November	3	11	24
December	15	27	



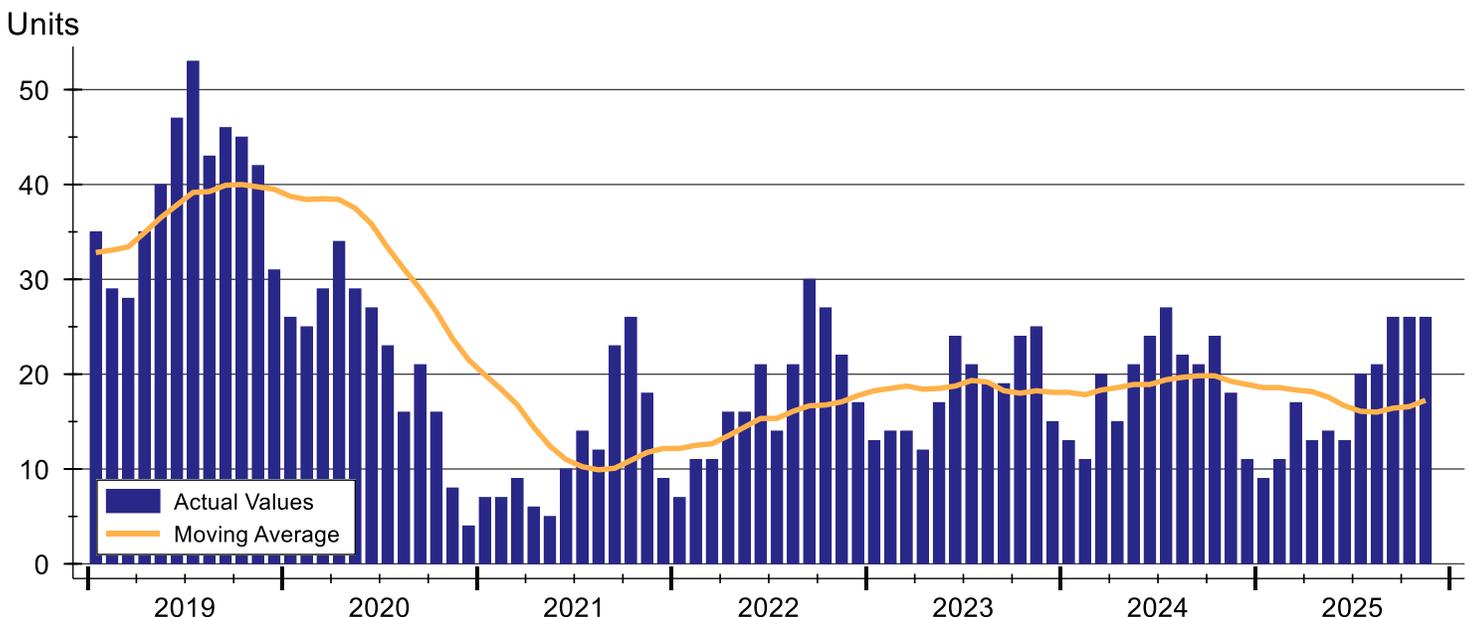
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		26	18	44.4%
Volume (1,000s)		13,186	5,594	135.7%
Months' Supply		2.1	1.4	50.0%
Average	List Price	507,145	310,764	63.2%
	Days on Market	70	76	-7.9%
	Percent of Original	96.4%	96.5%	-0.1%
Median	List Price	381,950	294,500	29.7%
	Days on Market	35	45	-22.2%
	Percent of Original	100.0%	98.6%	1.4%

A total of 26 homes were available for sale in Douglas County at the end of November. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of November was \$381,950, up 29.7% from 2024. The typical time on market for active listings was 35 days, down from 44 days a year earlier.

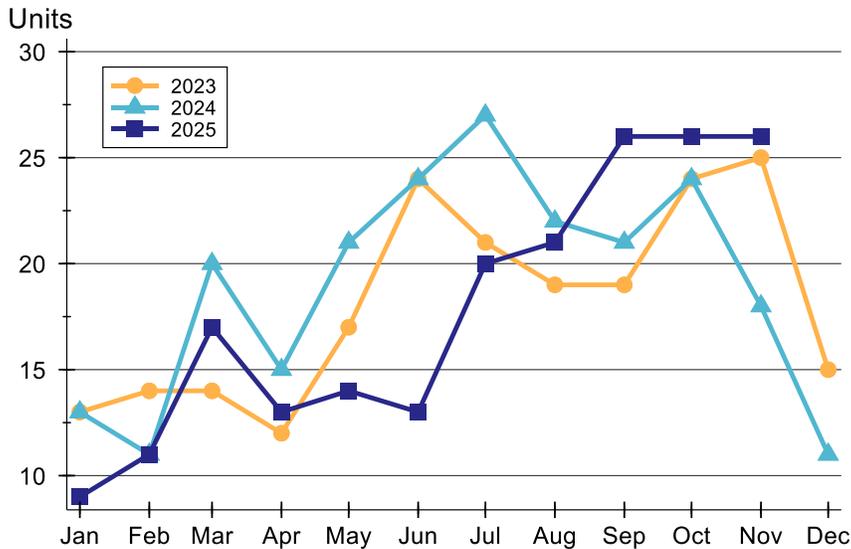
History of Active Listings





Douglas County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	13	13	9
February	14	11	11
March	14	20	17
April	12	15	13
May	17	21	14
June	24	24	13
July	21	27	20
August	19	22	21
September	19	21	26
October	24	24	26
November	25	18	26
December	15	11	11

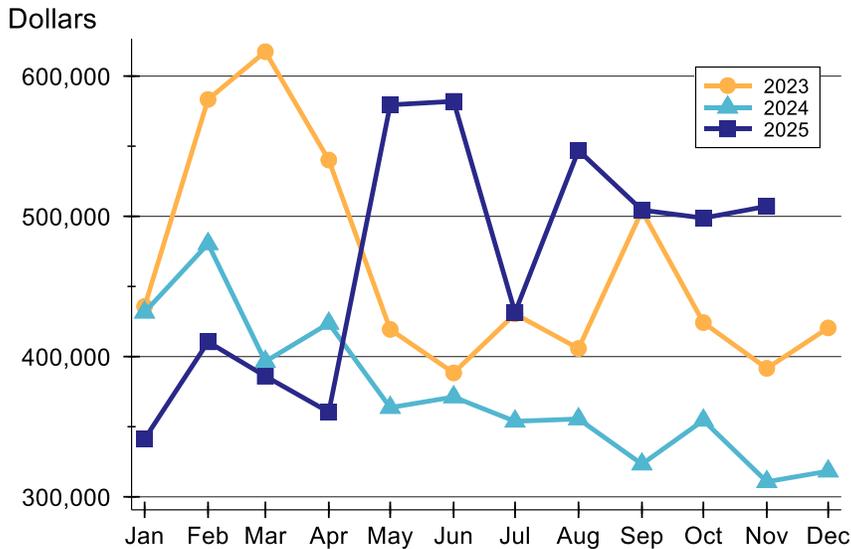
Active Listings by Price Range

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	1	3.8%	N/A	65,000	65,000	53	53	92.9%	92.9%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	7.7%	3.4	179,950	179,950	308	308	87.5%	87.5%
\$200,000-\$249,999	1	3.8%	N/A	239,900	239,900	76	76	96.3%	96.3%
\$250,000-\$299,999	5	19.2%	2.1	274,380	270,000	23	17	99.2%	100.0%
\$300,000-\$399,999	7	26.9%	1.8	368,329	378,900	14	11	99.1%	100.0%
\$400,000-\$499,999	3	11.5%	2.4	472,623	480,000	40	42	97.5%	96.5%
\$500,000-\$749,999	5	19.2%	3.5	641,580	599,000	93	67	97.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	7.7%	N/A	1,972,500	1,972,500	143	143	85.6%	85.6%



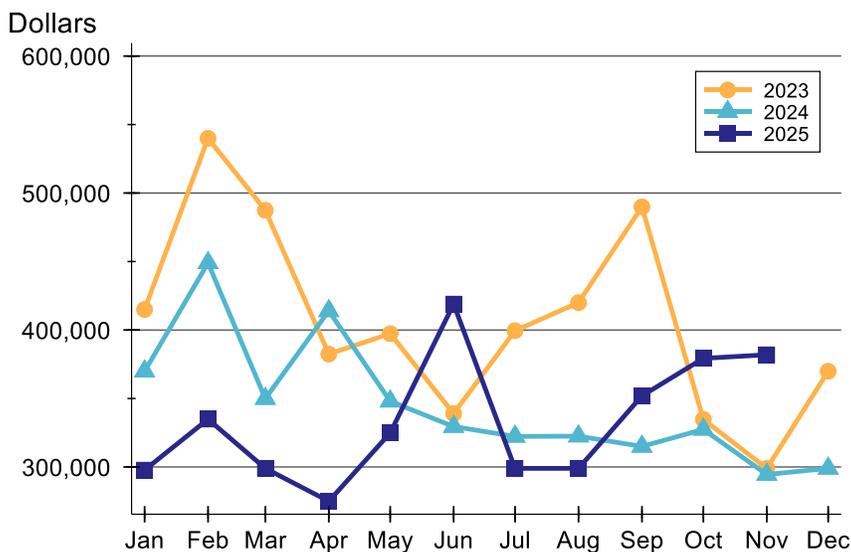
Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	435,738	431,604	341,270
February	583,329	480,427	410,477
March	617,400	396,468	386,024
April	540,133	423,697	360,431
May	419,378	363,640	579,468
June	388,364	371,185	581,992
July	430,408	353,846	431,473
August	405,745	355,529	547,014
September	503,907	323,316	504,431
October	424,216	354,547	498,765
November	391,598	310,764	507,145
December	420,437	318,314	

Median Price

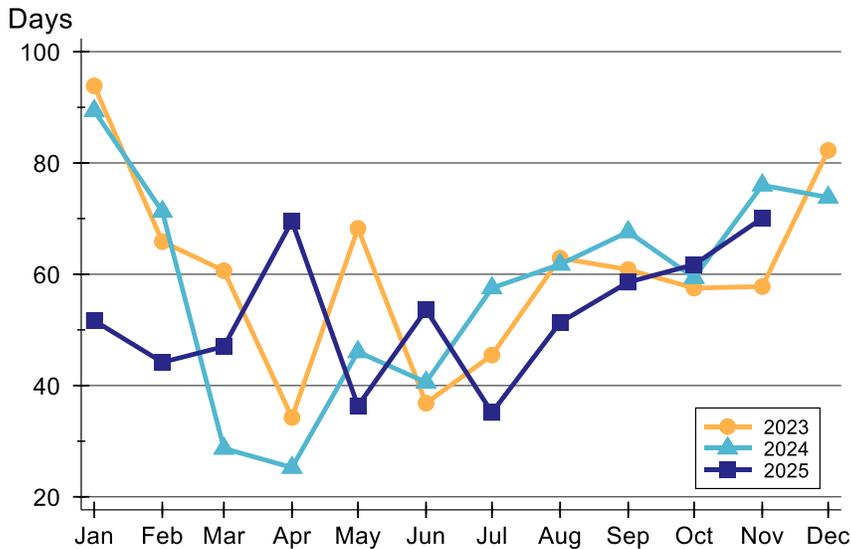


Month	2023	2024	2025
January	415,000	369,900	297,777
February	539,950	449,000	334,900
March	487,450	349,900	299,000
April	382,450	414,000	275,000
May	397,300	348,000	324,900
June	339,000	329,500	419,000
July	399,500	322,300	299,000
August	420,000	322,500	299,000
September	489,900	315,000	351,950
October	334,700	327,450	379,300
November	299,000	294,500	381,950
December	369,900	299,000	



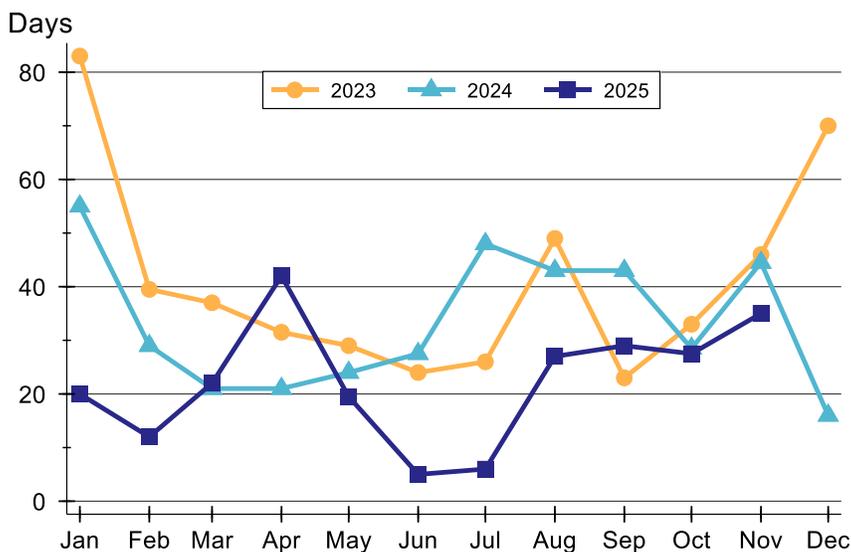
Douglas County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	89	52
February	66	71	44
March	61	29	47
April	34	25	70
May	68	46	36
June	37	41	54
July	45	58	35
August	63	62	51
September	61	68	59
October	58	59	62
November	58	76	70
December	82	74	

Median DOM

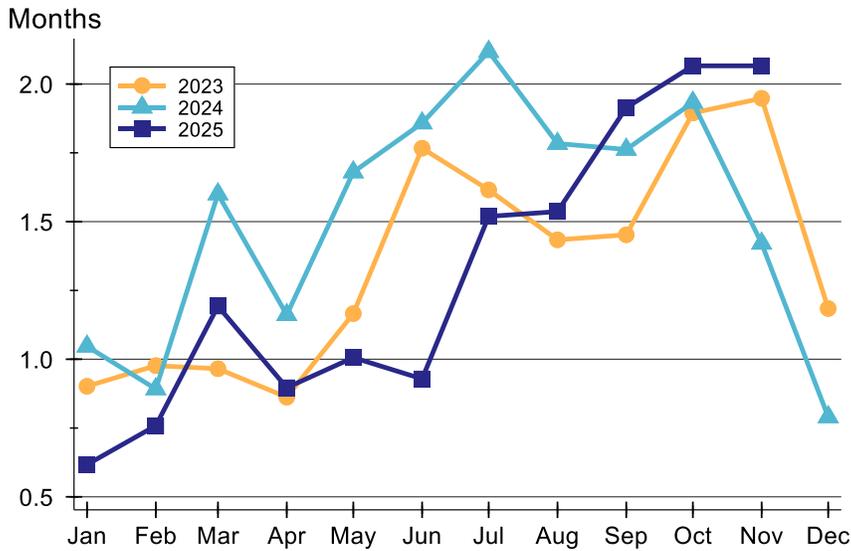


Month	2023	2024	2025
January	83	55	20
February	40	29	12
March	37	21	22
April	32	21	42
May	29	24	20
June	24	28	5
July	26	48	6
August	49	43	27
September	23	43	29
October	33	29	28
November	46	45	35
December	70	16	



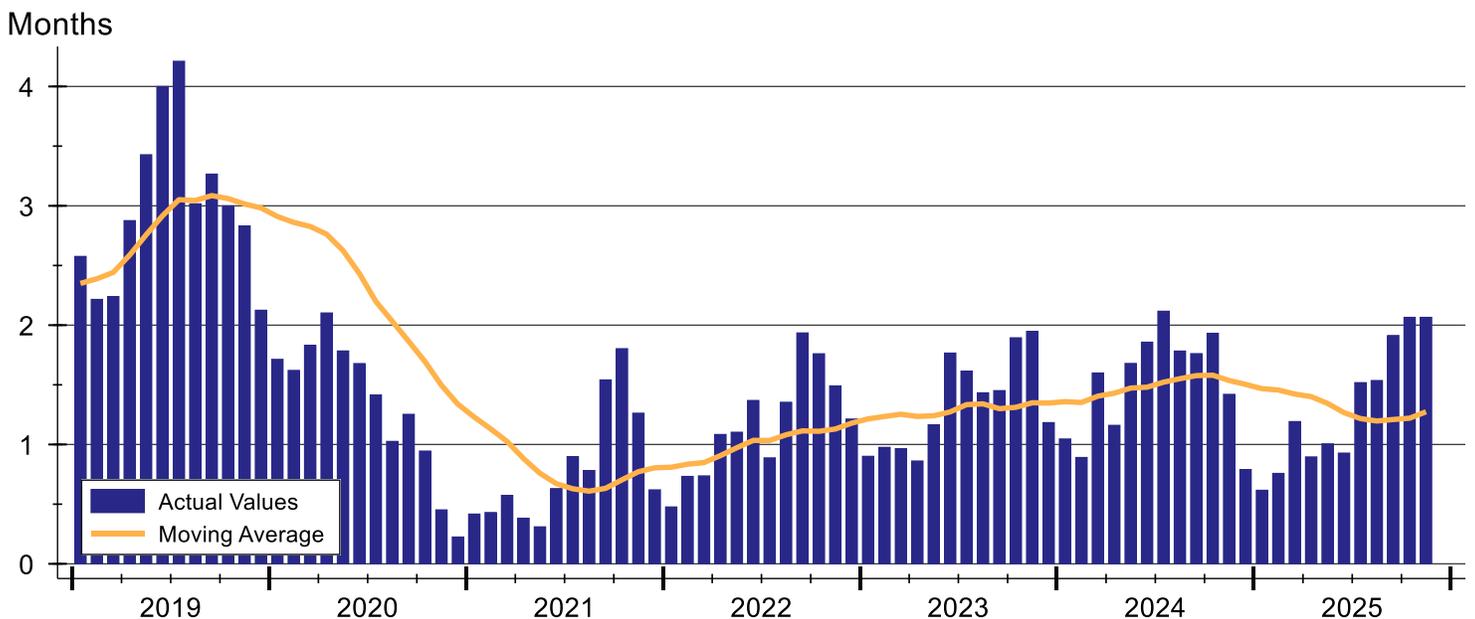
Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	1.0	0.6
February	1.0	0.9	0.8
March	1.0	1.6	1.2
April	0.9	1.2	0.9
May	1.2	1.7	1.0
June	1.8	1.9	0.9
July	1.6	2.1	1.5
August	1.4	1.8	1.5
September	1.5	1.8	1.9
October	1.9	1.9	2.1
November	1.9	1.4	2.1
December	1.2	0.8	

History of Month's Supply





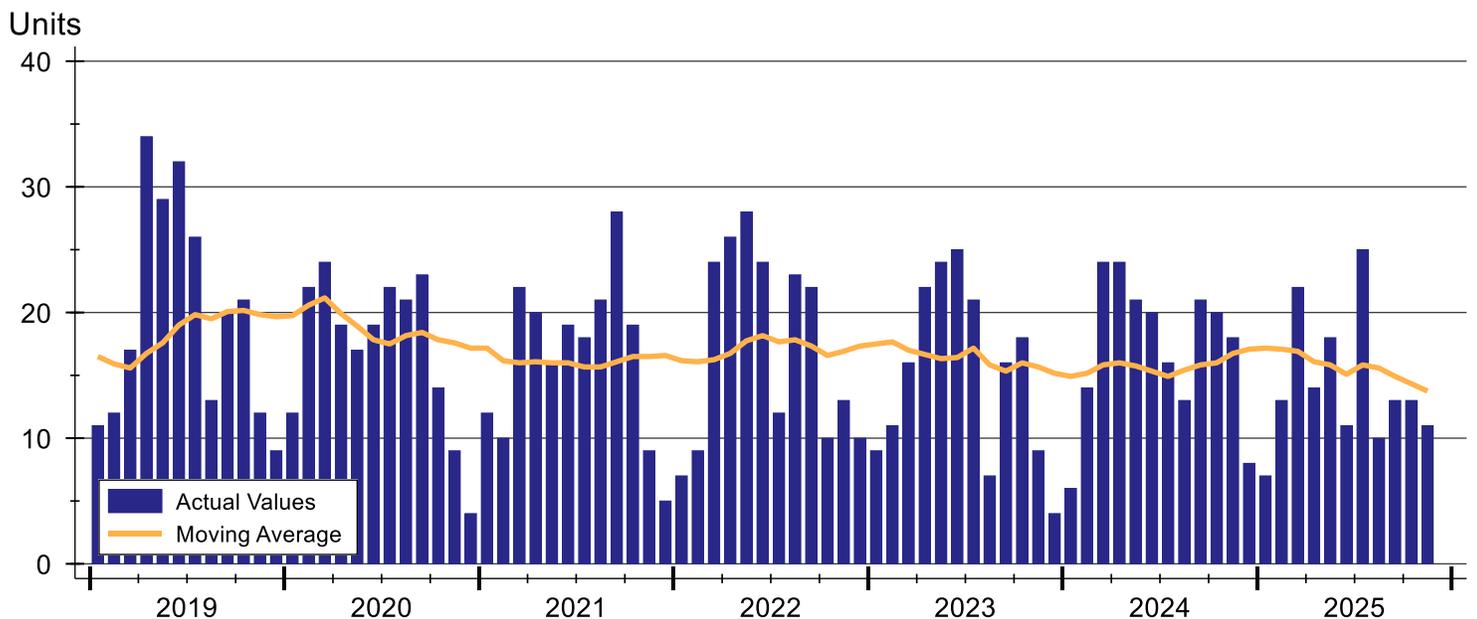
Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	11	18	-38.9%
	Volume (1,000s)	3,418	5,893	-42.0%
	Average List Price	310,709	327,386	-5.1%
	Median List Price	288,000	317,450	-9.3%
Year-to-Date	New Listings	157	197	-20.3%
	Volume (1,000s)	64,835	66,965	-3.2%
	Average List Price	412,963	339,924	21.5%
	Median List Price	330,000	315,000	4.8%

A total of 11 new listings were added in Douglas County during November, down 38.9% from the same month in 2024. Year-to-date Douglas County has seen 157 new listings.

The median list price of these homes was \$288,000 down from \$317,450 in 2024.

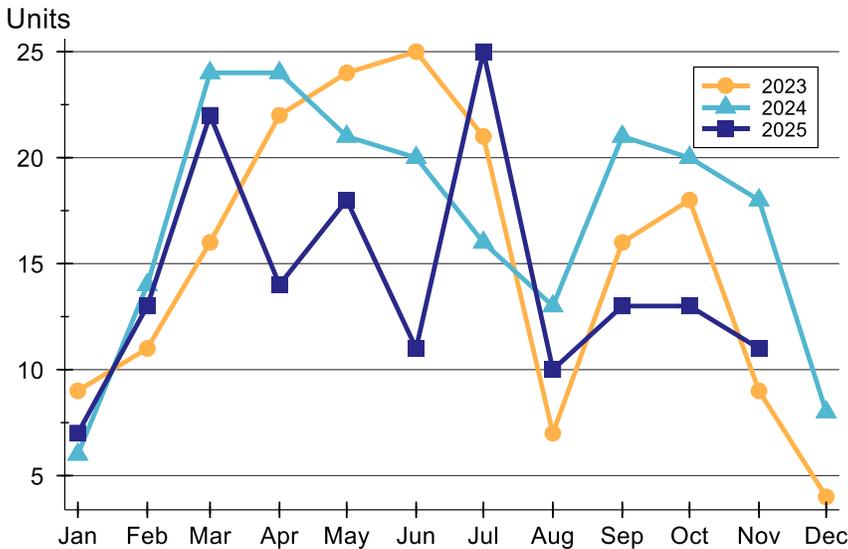
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	9	6	7
February	11	14	13
March	16	24	22
April	22	24	14
May	24	21	18
June	25	20	11
July	21	16	25
August	7	13	10
September	16	21	13
October	18	20	13
November	9	18	11
December	4	8	7

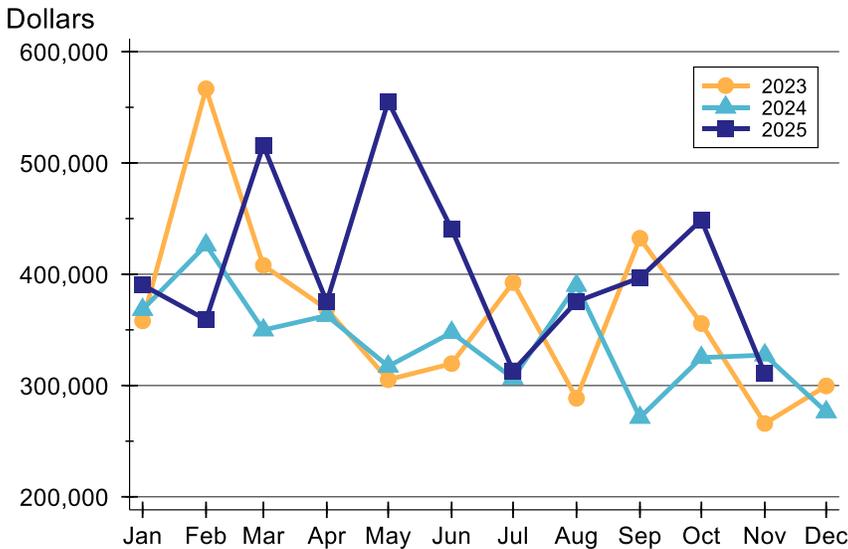
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	9.1%	162,500	162,500	0	0	98.5%	98.5%
\$175,000-\$199,999	1	9.1%	199,900	199,900	16	16	95.2%	95.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	5	45.5%	281,980	285,000	7	5	100.0%	100.0%
\$300,000-\$399,999	3	27.3%	348,833	325,000	10	11	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	9.1%	599,000	599,000	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
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



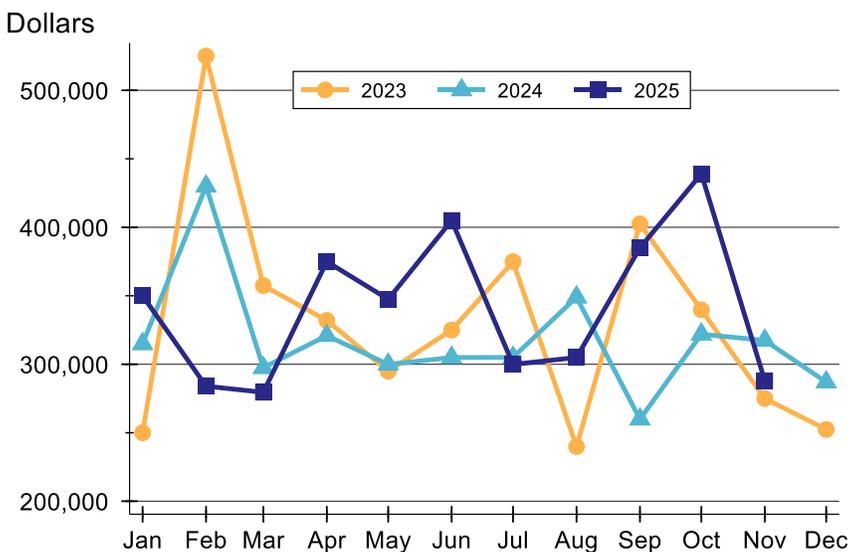
Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	358,089	368,250	390,354
February	566,618	426,271	359,169
March	407,981	349,873	515,761
April	368,714	362,858	375,175
May	305,255	317,326	555,172
June	319,638	347,625	440,536
July	392,532	306,500	313,206
August	288,557	390,025	375,470
September	432,319	271,284	396,792
October	355,683	325,080	448,798
November	265,911	327,386	310,709
December	299,663	276,325	

Median Price



Month	2023	2024	2025
January	250,000	314,900	350,000
February	525,000	430,000	284,000
March	357,450	297,500	279,500
April	332,000	320,900	374,950
May	294,950	299,900	347,450
June	325,000	304,950	405,000
July	374,900	305,000	299,900
August	239,900	349,000	304,950
September	402,500	259,900	385,000
October	339,750	321,950	439,000
November	275,000	317,450	288,000
December	252,400	286,950	



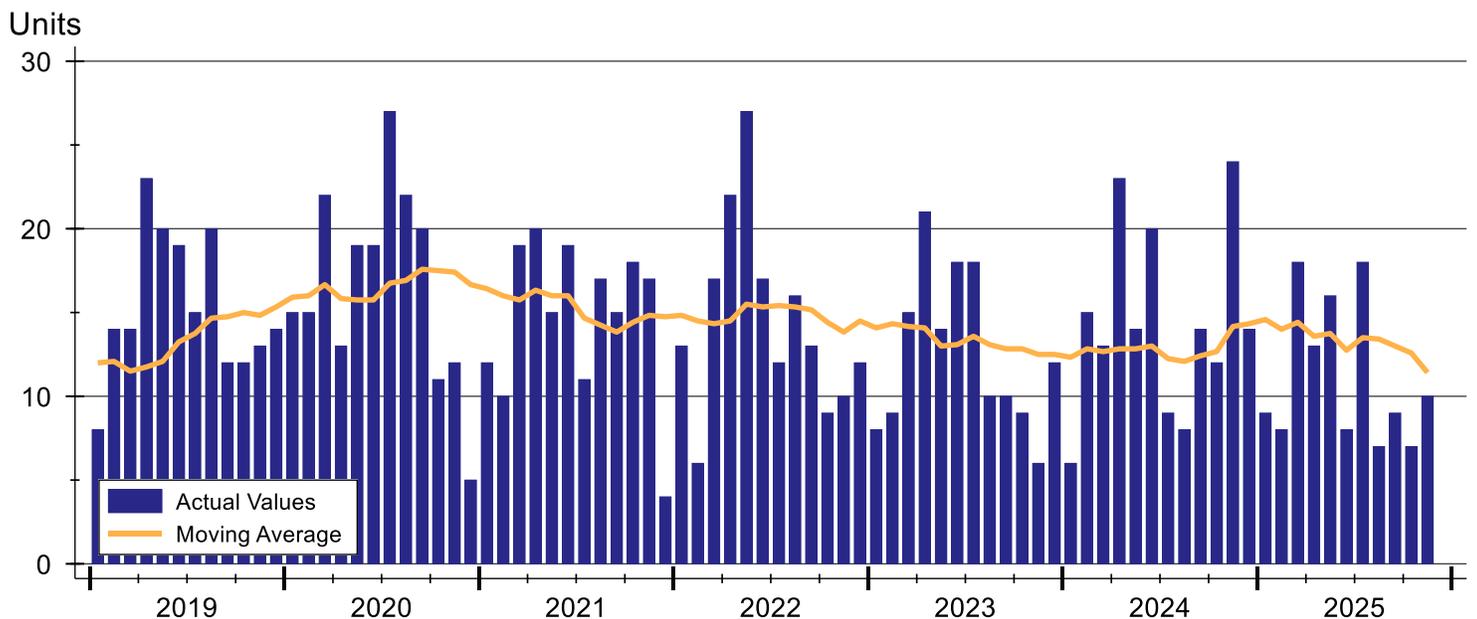
Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		10	24	-58.3%	123	158	-22.2%
Volume (1,000s)		3,503	8,471	-58.6%	48,107	52,928	-9.1%
Average	Sale Price	350,310	352,948	-0.7%	391,111	334,990	16.8%
	Days on Market	31	29	6.9%	19	25	-24.0%
	Percent of Original	97.8%	95.2%	2.7%	98.1%	97.8%	0.3%
Median	Sale Price	327,500	354,375	-7.6%	313,950	317,250	-1.0%
	Days on Market	17	11	54.5%	6	7	-14.3%
	Percent of Original	98.5%	98.9%	-0.4%	100.0%	99.0%	1.0%

A total of 10 contracts for sale were written in Douglas County during the month of November, down from 24 in 2024. The median list price of these homes was \$327,500, down from \$354,375 the prior year.

Half of the homes that went under contract in November were on the market less than 16 days, compared to 10 days in November 2024.

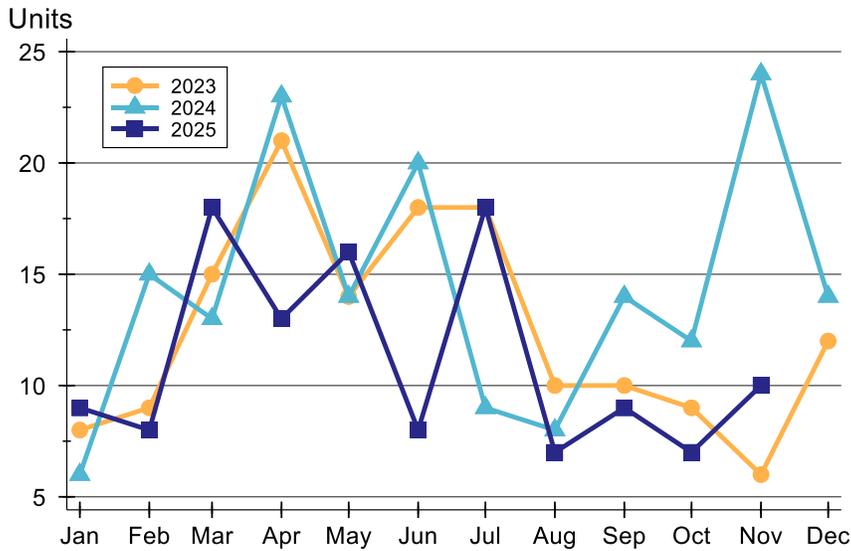
History of Contracts Written





Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	8	6	9
February	9	15	8
March	15	13	18
April	21	23	13
May	14	14	16
June	18	20	8
July	18	9	18
August	10	8	7
September	10	14	9
October	9	12	7
November	6	24	10
December	12	14	

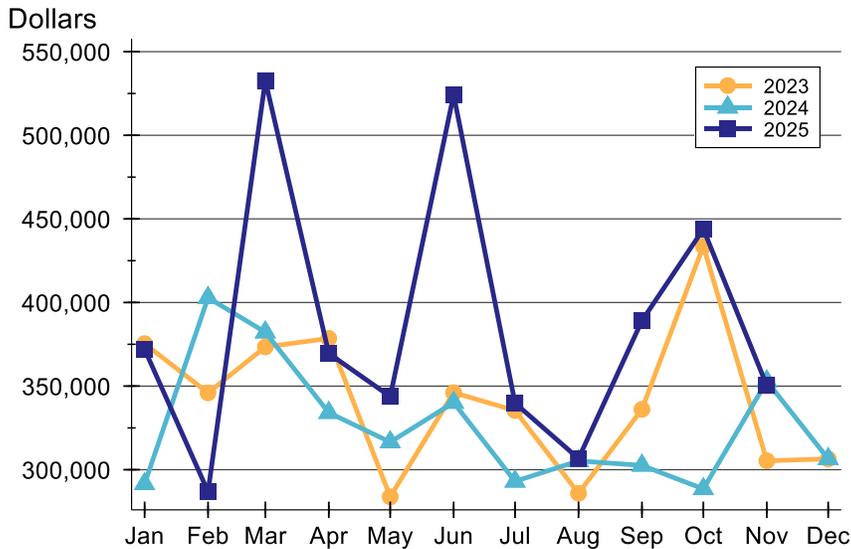
Contracts Written by Price Range

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	10.0%	162,500	162,500	0	0	98.5%	98.5%
\$175,000-\$199,999	1	10.0%	199,900	199,900	16	16	95.2%	95.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	20.0%	286,500	286,500	3	3	100.0%	100.0%
\$300,000-\$399,999	4	40.0%	358,425	354,850	43	26	97.3%	98.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	20.0%	567,000	567,000	59	59	97.7%	97.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



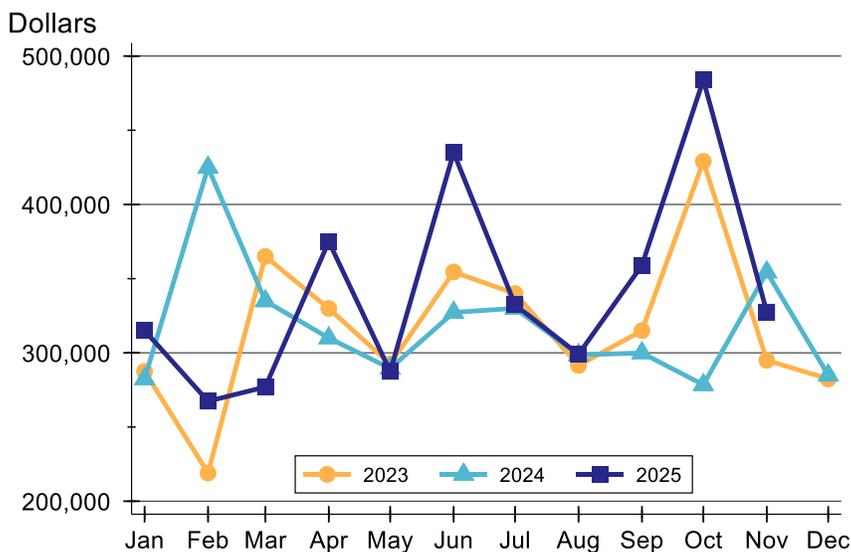
Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	375,375	291,533	372,044
February	345,967	402,837	286,847
March	373,447	382,246	532,694
April	378,505	334,122	369,573
May	283,786	316,529	343,769
June	346,106	340,155	524,213
July	335,397	293,022	339,861
August	285,900	305,263	306,693
September	336,080	302,562	389,100
October	433,761	288,521	443,886
November	305,346	352,948	350,310
December	306,475	306,511	

Median Price

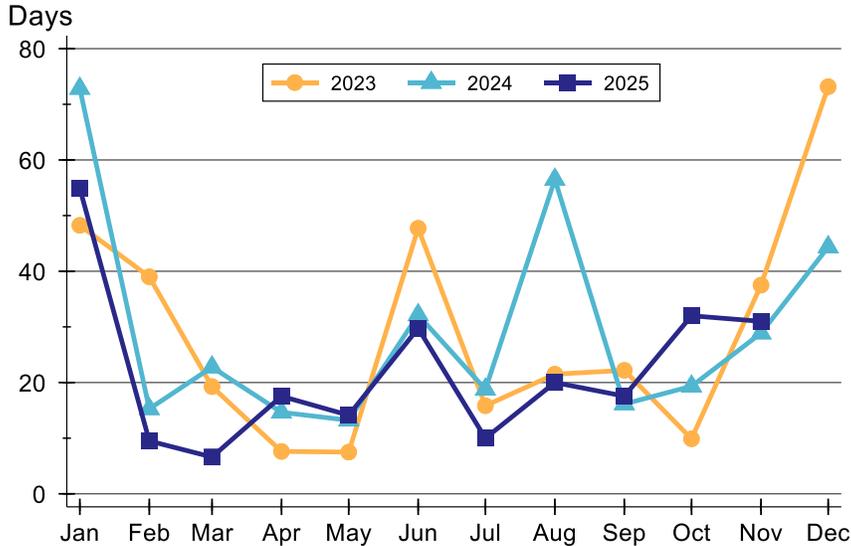


Month	2023	2024	2025
January	287,500	282,450	315,000
February	219,000	425,000	267,389
March	365,000	335,000	277,000
April	329,900	310,000	375,000
May	292,450	289,500	287,450
June	354,500	327,250	434,950
July	339,950	330,000	332,450
August	291,500	298,650	299,000
September	314,950	299,900	359,000
October	429,000	278,450	483,900
November	294,950	354,375	327,500
December	282,450	285,000	



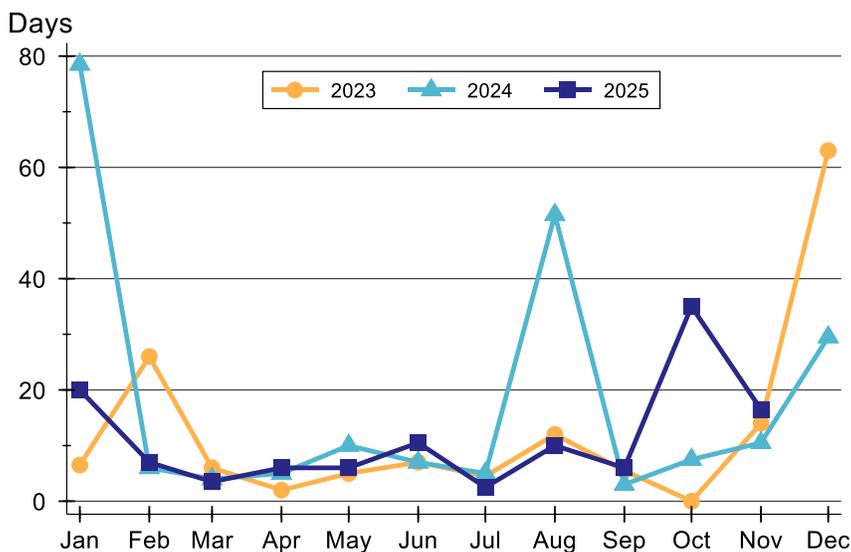
Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	48	73	55
February	39	15	10
March	19	23	7
April	8	15	18
May	8	13	14
June	48	32	30
July	16	19	10
August	22	57	20
September	22	16	18
October	10	19	32
November	38	29	31
December	73	44	

Median DOM



Month	2023	2024	2025
January	7	79	20
February	26	6	7
March	6	4	4
April	2	5	6
May	5	10	6
June	7	7	11
July	5	5	3
August	12	52	10
September	6	3	6
October	N/A	8	35
November	14	11	17
December	63	30	



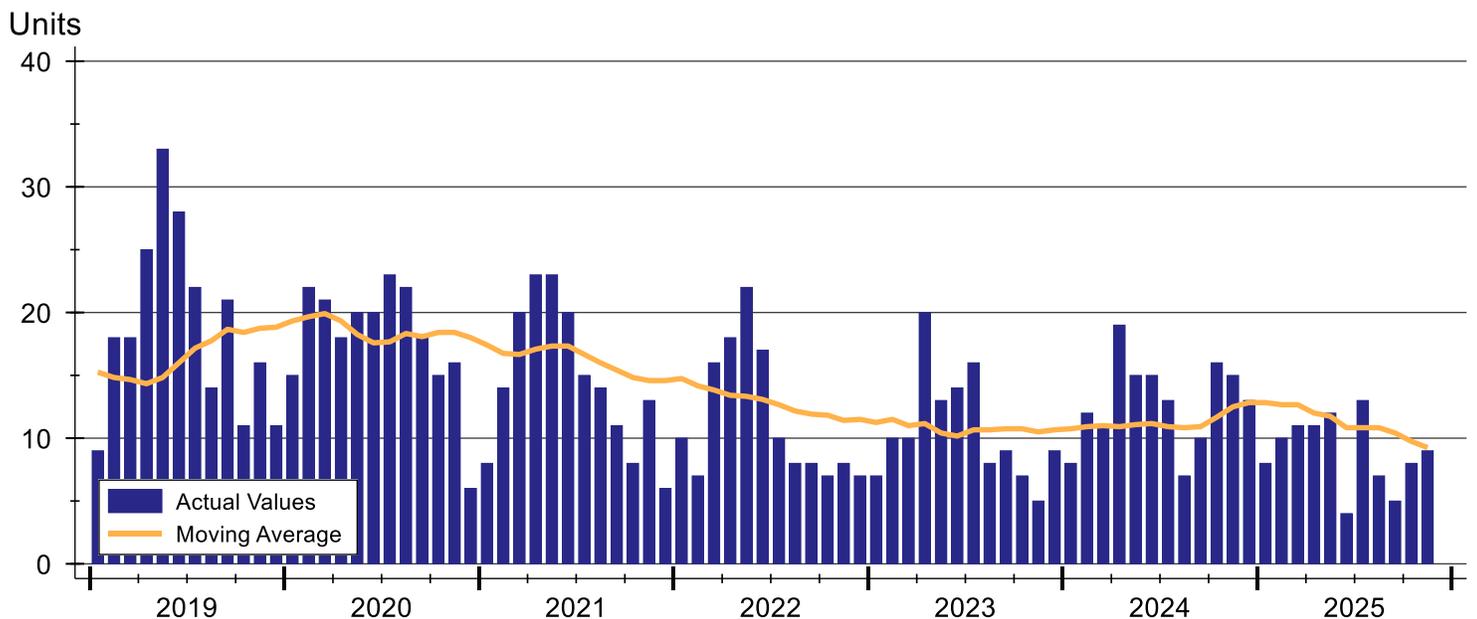
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		9	15	-40.0%
Volume (1,000s)		3,409	5,297	-35.6%
Average	List Price	378,789	353,103	7.3%
	Days on Market	38	37	2.7%
	Percent of Original	98.1%	98.2%	-0.1%
Median	List Price	379,700	319,900	18.7%
	Days on Market	20	7	185.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Douglas County had contracts pending at the end of November, down from 15 contracts pending at the end of November 2024.

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

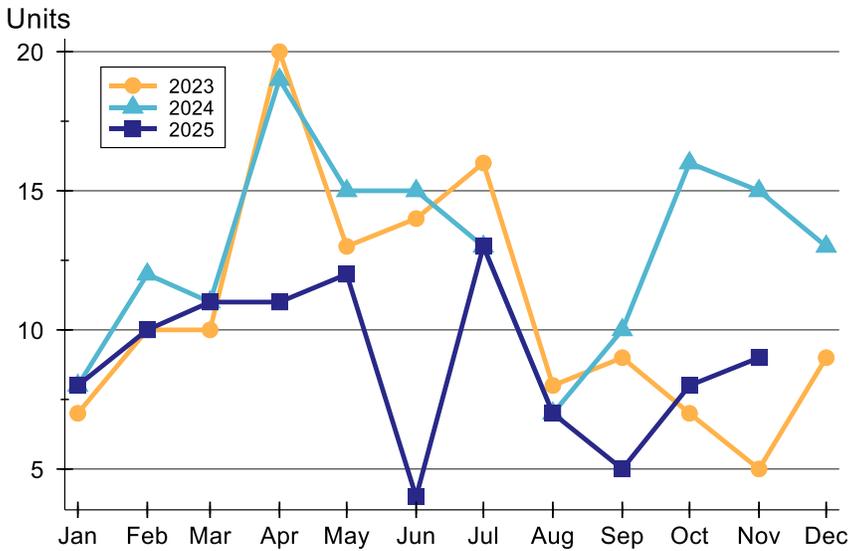
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	7	8	8
February	10	12	10
March	10	11	11
April	20	19	11
May	13	15	12
June	14	15	4
July	16	13	13
August	8	7	7
September	9	10	5
October	7	16	8
November	5	15	9
December	9	13	9

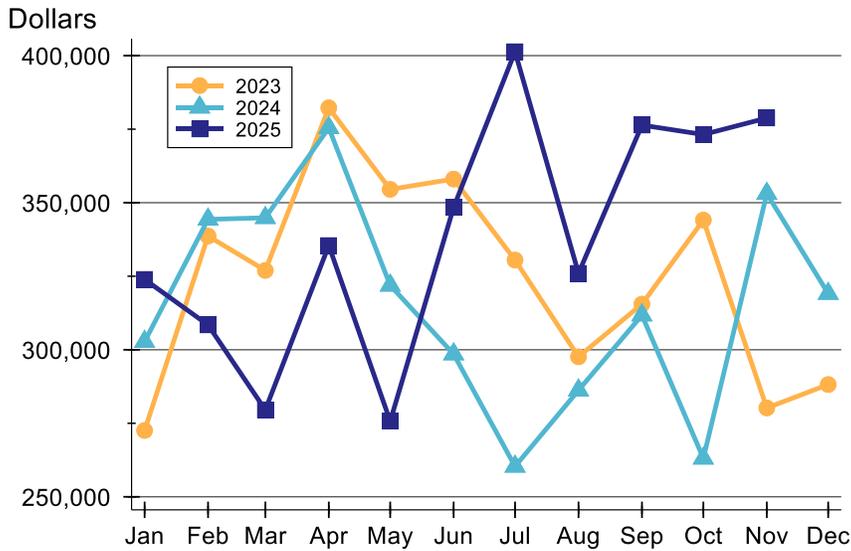
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	11.1%	199,900	199,900	16	16	95.2%	95.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	22.2%	286,500	286,500	3	3	100.0%	100.0%
\$300,000-\$399,999	4	44.4%	375,550	389,100	50	35	97.6%	98.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	22.2%	567,000	567,000	59	59	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



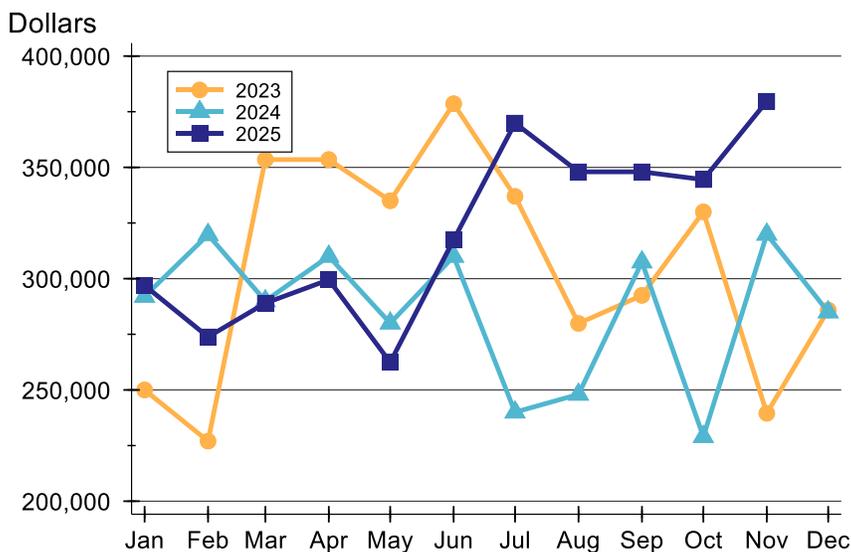
Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	272,557	302,775	323,938
February	338,670	344,338	308,438
March	326,980	344,882	279,562
April	382,265	375,463	335,455
May	354,538	321,893	275,708
June	358,050	298,527	348,450
July	330,508	260,338	401,354
August	297,616	286,243	325,986
September	315,522	311,760	376,380
October	344,100	263,097	373,188
November	280,215	353,103	378,789
December	288,172	319,104	

Median Price

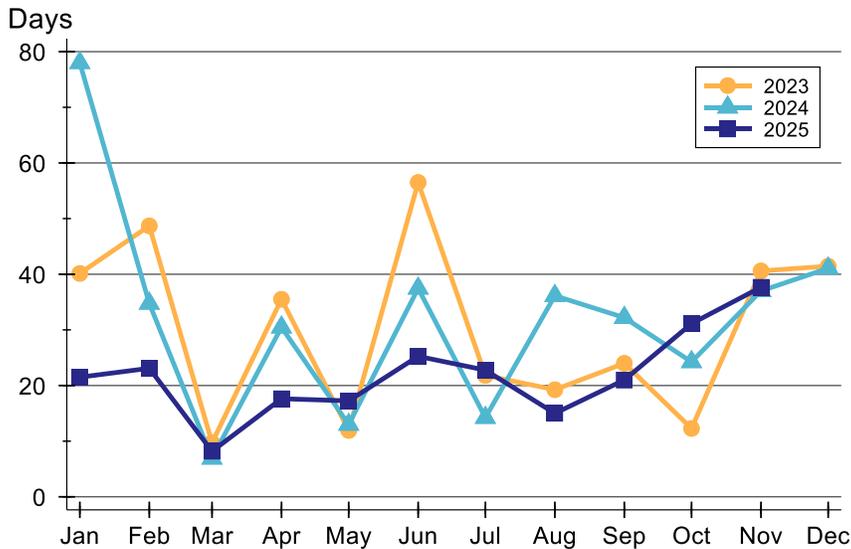


Month	2023	2024	2025
January	250,000	292,000	296,950
February	227,000	319,750	273,839
March	353,500	290,000	289,000
April	353,500	310,000	299,500
May	335,000	280,000	262,400
June	378,600	310,000	317,450
July	336,950	240,000	369,900
August	279,875	248,000	348,000
September	292,500	307,450	348,000
October	330,000	229,000	344,500
November	239,500	319,900	379,700
December	285,900	285,000	



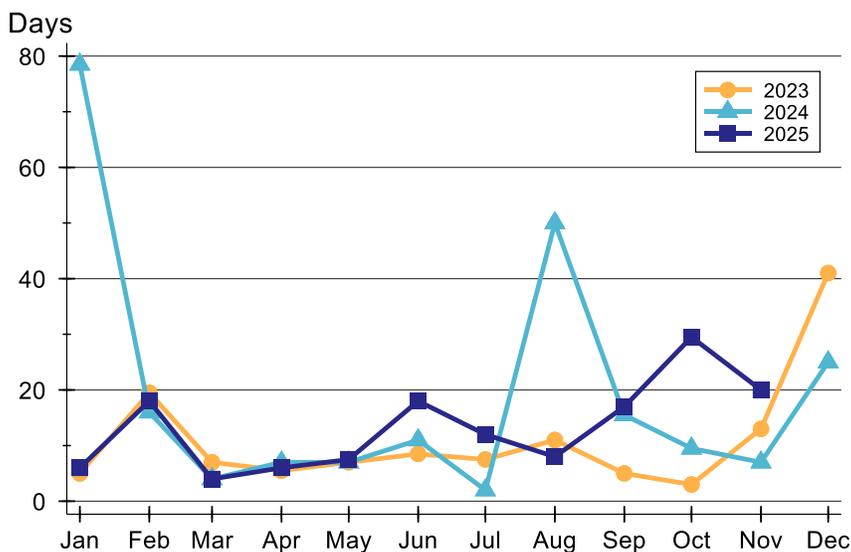
Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	40	78	22
February	49	35	23
March	10	7	8
April	36	30	18
May	12	13	17
June	57	37	25
July	22	14	23
August	19	36	15
September	24	32	21
October	12	24	31
November	41	37	38
December	41	41	

Median DOM



Month	2023	2024	2025
January	5	79	6
February	20	16	18
March	7	4	4
April	6	7	6
May	7	7	8
June	9	11	18
July	8	2	12
August	11	50	8
September	5	16	17
October	3	10	30
November	13	7	20
December	41	25	



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Fell in November

Total home sales in the Emporia area fell last month to 26 units, compared to 34 units in November 2024. Total sales volume was \$4.0 million, down from a year earlier.

The median sale price in November was \$145,250, down from \$172,500 a year earlier. Homes that sold in November were typically on the market for 54 days and sold for 96.1% of their list prices.

Emporia Area Active Listings Up at End of November

The total number of active listings in the Emporia area at the end of November was 95 units, up from 54 at the same point in 2024. This represents a 3.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$204,500.

During November, a total of 22 contracts were written up from 15 in November 2024. 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3216
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Emporia Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		26	34	33	348	362	391
Change from prior year		-23.5%	3.0%	10.0%	-3.9%	-7.4%	-15.6%
Active Listings		95	54	44	N/A	N/A	N/A
Change from prior year		75.9%	22.7%	10.0%			
Months' Supply		3.1	1.7	1.2	N/A	N/A	N/A
Change from prior year		82.4%	41.7%	33.3%			
New Listings		28	18	26	501	455	470
Change from prior year		55.6%	-30.8%	13.0%	10.1%	-3.2%	-5.1%
Contracts Written		22	15	24	367	369	398
Change from prior year		46.7%	-37.5%	0.0%	-0.5%	-7.3%	-11.2%
Pending Contracts		36	24	30	N/A	N/A	N/A
Change from prior year		50.0%	-20.0%	-9.1%			
Sales Volume (1,000s)		3,967	6,484	5,735	69,571	69,980	75,690
Change from prior year		-38.8%	13.1%	19.2%	-0.6%	-7.5%	-5.8%
Average	Sale Price	152,577	190,697	173,785	199,918	193,315	193,582
	Change from prior year	-20.0%	9.7%	8.4%	3.4%	-0.1%	11.5%
	List Price of Actives	216,590	273,748	246,093	N/A	N/A	N/A
	Change from prior year	-20.9%	11.2%	24.4%			
	Days on Market	51	21	20	42	27	22
Change from prior year	142.9%	5.0%	-33.3%	55.6%	22.7%	0.0%	
Percent of List	92.3%	97.3%	95.6%	95.8%	96.7%	97.1%	
Change from prior year	-5.1%	1.8%	0.8%	-0.9%	-0.4%	0.5%	
Percent of Original	87.4%	95.4%	93.8%	92.6%	95.1%	95.3%	
Change from prior year	-8.4%	1.7%	0.6%	-2.6%	-0.2%	0.2%	
Median	Sale Price	145,250	172,500	149,500	178,500	173,000	164,000
	Change from prior year	-15.8%	15.4%	17.3%	3.2%	5.5%	11.6%
	List Price of Actives	204,500	245,000	189,500	N/A	N/A	N/A
	Change from prior year	-16.5%	29.3%	-6.4%			
	Days on Market	55	7	7	16	7	6
Change from prior year	685.7%	0.0%	-30.0%	128.6%	16.7%	-14.3%	
Percent of List	96.1%	97.8%	98.0%	97.6%	98.6%	98.7%	
Change from prior year	-1.7%	-0.2%	1.9%	-1.0%	-0.1%	-0.3%	
Percent of Original	89.6%	97.4%	95.8%	95.2%	97.9%	97.7%	
Change from prior year	-8.0%	1.7%	0.9%	-2.8%	0.2%	-0.4%	

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



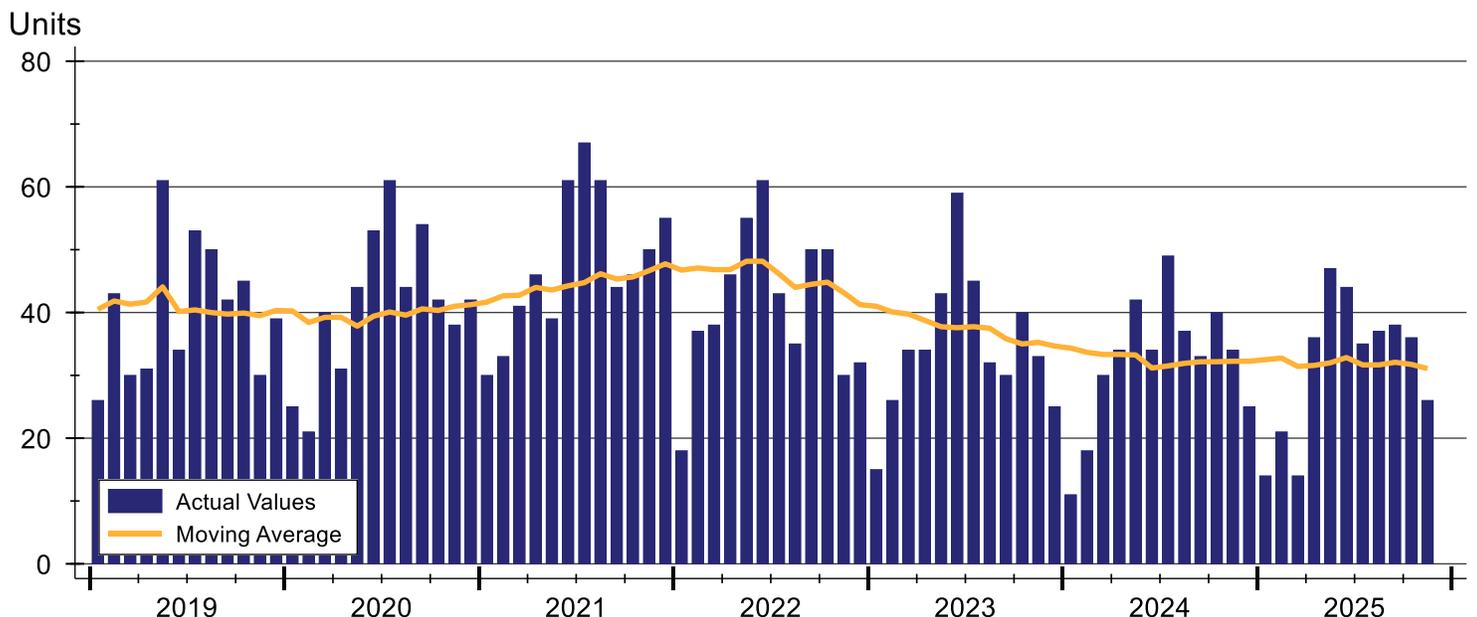
Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		26	34	-23.5%	348	362	-3.9%
Volume (1,000s)		3,967	6,484	-38.8%	69,571	69,980	-0.6%
Months' Supply		3.1	1.7	82.4%	N/A	N/A	N/A
Average	Sale Price	152,577	190,697	-20.0%	199,918	193,315	3.4%
	Days on Market	51	21	142.9%	42	27	55.6%
	Percent of List	92.3%	97.3%	-5.1%	95.8%	96.7%	-0.9%
	Percent of Original	87.4%	95.4%	-8.4%	92.6%	95.1%	-2.6%
Median	Sale Price	145,250	172,500	-15.8%	178,500	173,000	3.2%
	Days on Market	55	7	685.7%	16	7	128.6%
	Percent of List	96.1%	97.8%	-1.7%	97.6%	98.6%	-1.0%
	Percent of Original	89.6%	97.4%	-8.0%	95.2%	97.9%	-2.8%

A total of 26 homes sold in the Emporia area in November, down from 34 units in November 2024. Total sales volume fell to \$4.0 million compared to \$6.5 million in the previous year.

The median sales price in November was \$145,250, down 15.8% compared to the prior year. Median days on market was 54 days, up from 23 days in October, and up from 6 in November 2024.

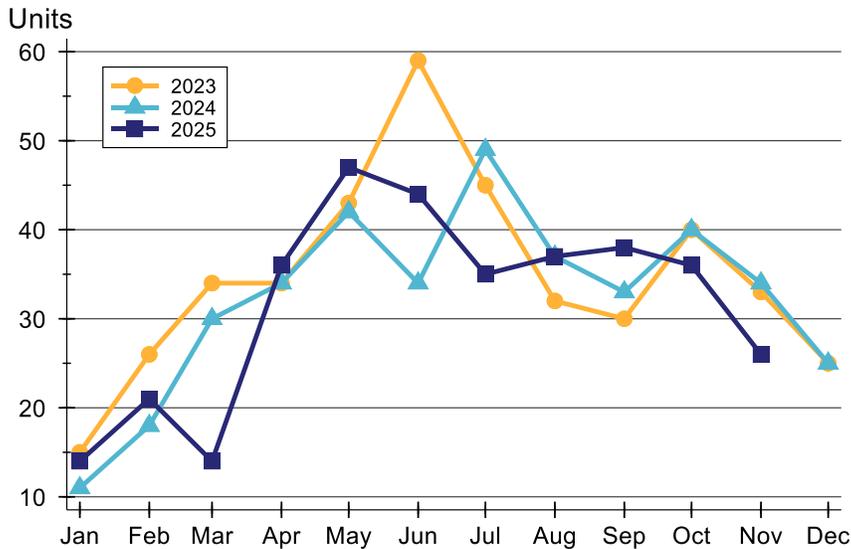
History of Closed Listings





Emporia Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	15	11	14
February	26	18	21
March	34	30	14
April	34	34	36
May	43	42	47
June	59	34	44
July	45	49	35
August	32	37	37
September	30	33	38
October	40	40	36
November	33	34	26
December	25	25	

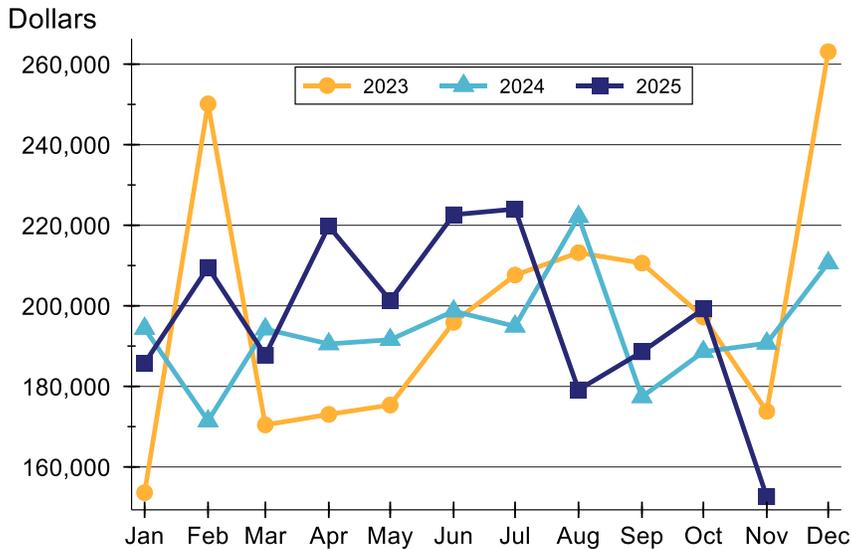
Closed Listings by Price Range

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	3.8%	6.0	15,000	15,000	130	130	83.8%	83.8%	68.5%	68.5%
\$25,000-\$49,999	3	11.5%	2.1	35,000	35,000	26	16	78.4%	77.8%	78.4%	77.8%
\$50,000-\$99,999	5	19.2%	2.6	80,600	80,000	49	56	89.6%	100.0%	84.9%	88.0%
\$100,000-\$124,999	1	3.8%	2.5	122,000	122,000	35	35	93.8%	93.8%	93.8%	93.8%
\$125,000-\$149,999	3	11.5%	3.4	135,167	135,000	57	37	96.4%	96.8%	92.7%	93.2%
\$150,000-\$174,999	5	19.2%	1.6	158,500	156,000	64	71	97.8%	97.6%	92.9%	92.3%
\$175,000-\$199,999	2	7.7%	2.5	180,000	180,000	79	79	96.1%	96.1%	79.7%	79.7%
\$200,000-\$249,999	2	7.7%	4.4	222,000	222,000	42	42	96.9%	96.9%	94.9%	94.9%
\$250,000-\$299,999	1	3.8%	3.2	285,000	285,000	36	36	90.5%	90.5%	83.8%	83.8%
\$300,000-\$399,999	3	11.5%	2.9	345,000	350,000	26	25	94.6%	93.5%	91.5%	87.5%
\$400,000-\$499,999	0	0.0%	8.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



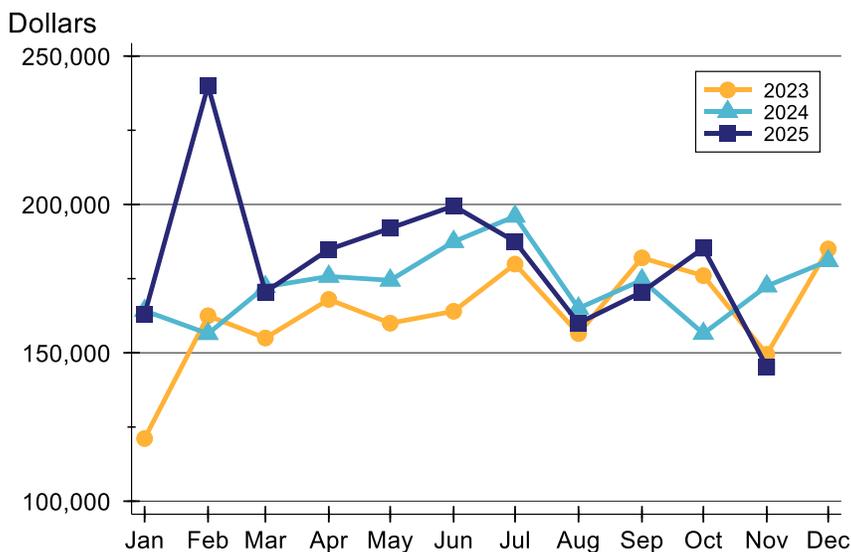
Emporia Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	153,608	194,373	185,765
February	250,131	171,404	209,538
March	170,425	194,223	187,707
April	173,044	190,532	219,758
May	175,369	191,586	201,343
June	195,905	198,674	222,616
July	207,624	194,912	224,011
August	213,187	222,109	179,149
September	210,587	177,390	188,571
October	197,204	188,603	199,206
November	173,785	190,697	152,577
December	263,088	210,632	-

Median Price

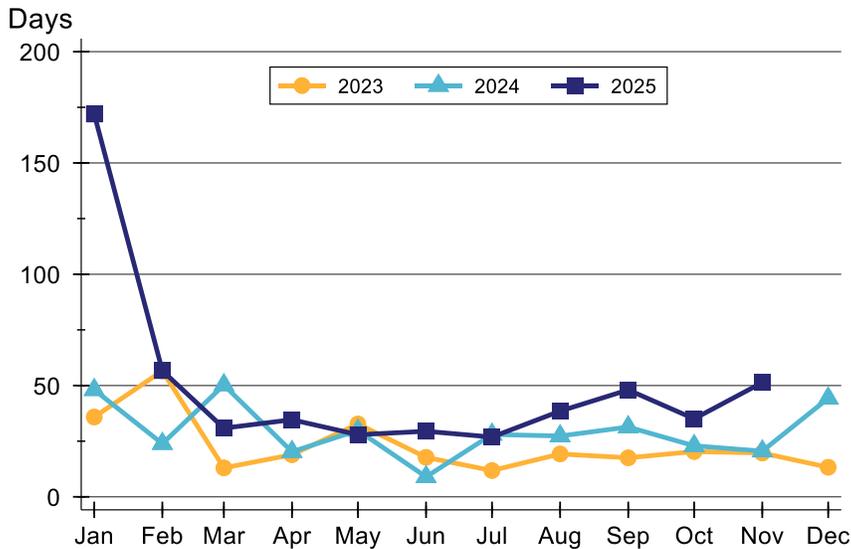


Month	2023	2024	2025
January	121,125	164,200	162,979
February	162,500	156,450	240,000
March	155,000	172,250	170,500
April	168,000	175,750	184,825
May	160,000	174,450	192,000
June	164,000	187,450	199,500
July	179,900	196,000	187,500
August	156,500	165,000	160,000
September	182,000	174,500	170,500
October	176,000	156,500	185,250
November	149,500	172,500	145,250
December	185,000	181,000	-



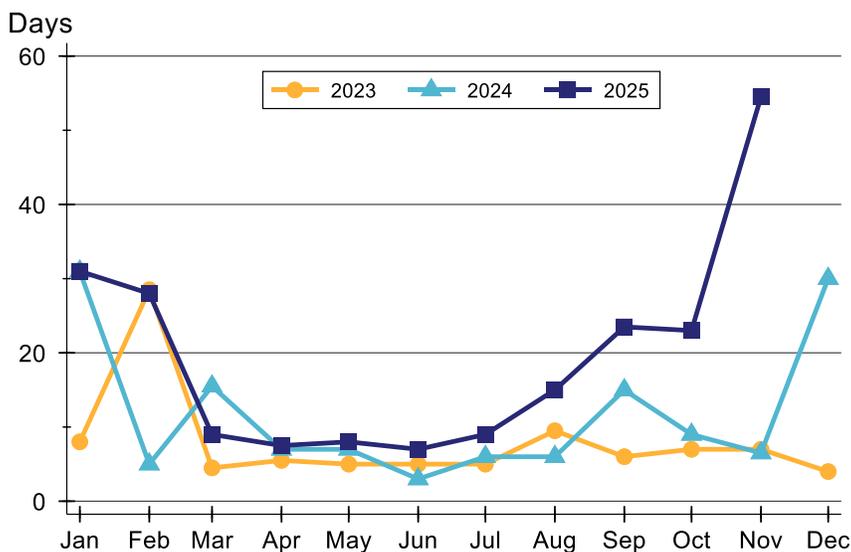
Emporia Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	36	48	172
February	57	24	57
March	13	50	31
April	19	20	35
May	33	30	28
June	18	9	29
July	12	28	27
August	19	27	39
September	18	31	48
October	20	23	35
November	20	21	51
December	13	44	

Median DOM



Month	2023	2024	2025
January	8	31	31
February	29	5	28
March	5	16	9
April	6	7	8
May	5	7	8
June	5	3	7
July	5	6	9
August	10	6	15
September	6	15	24
October	7	9	23
November	7	7	55
December	4	30	



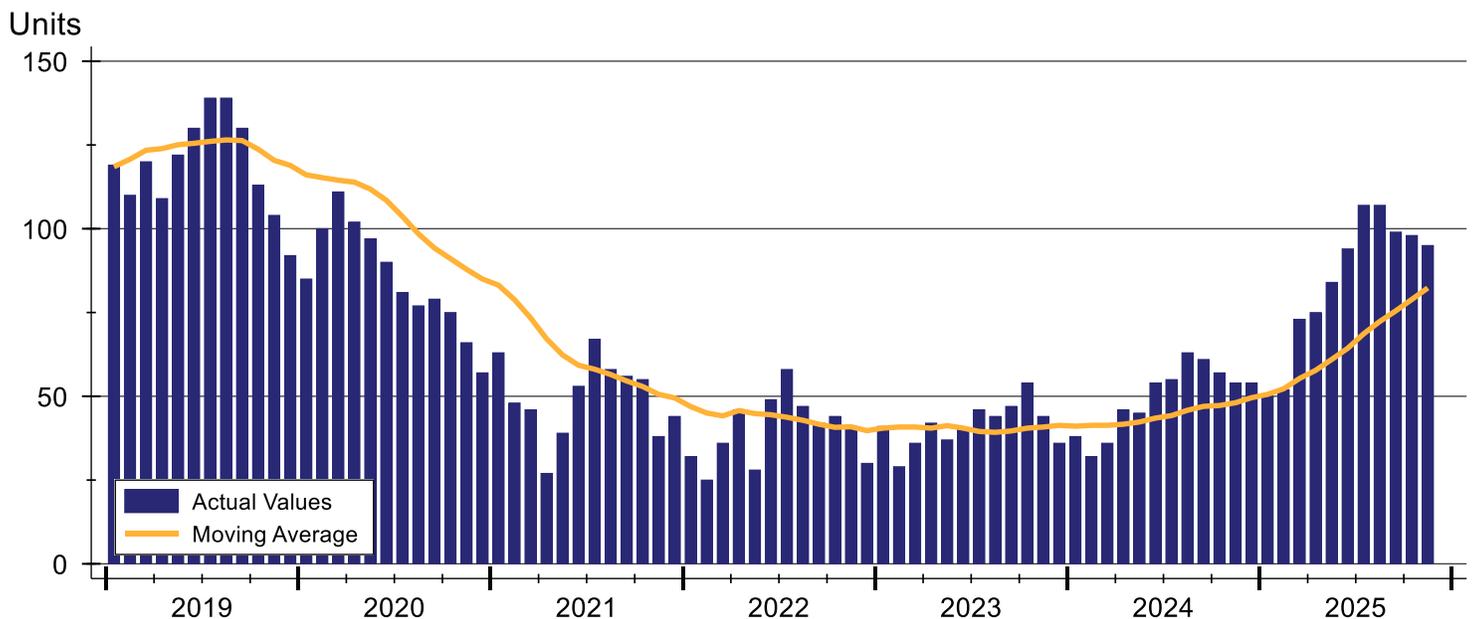
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		95	54	75.9%
Volume (1,000s)		20,576	14,782	39.2%
Months' Supply		3.1	1.7	82.4%
Average	List Price	216,590	273,748	-20.9%
	Days on Market	65	64	1.6%
	Percent of Original	94.5%	96.1%	-1.7%
Median	List Price	204,500	245,000	-16.5%
	Days on Market	32	54	-40.7%
	Percent of Original	96.7%	98.0%	-1.3%

A total of 95 homes were available for sale in the Emporia area at the end of November. This represents a 3.1 months' supply of active listings.

The median list price of homes on the market at the end of November was \$204,500, down 16.5% from 2024. The typical time on market for active listings was 32 days, down from 54 days a year earlier.

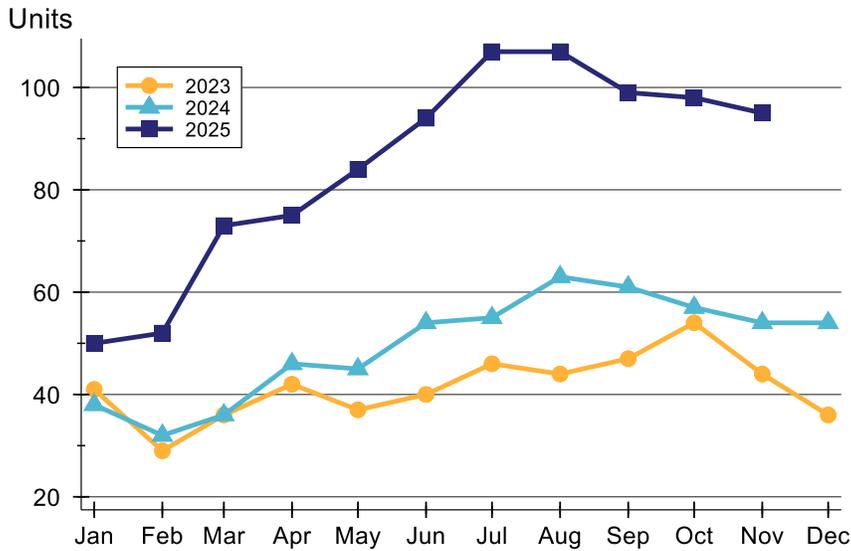
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	41	38	50
February	29	32	52
March	36	36	73
April	42	46	75
May	37	45	84
June	40	54	94
July	46	55	107
August	44	63	107
September	47	61	99
October	54	57	98
November	44	54	95
December	36	54	

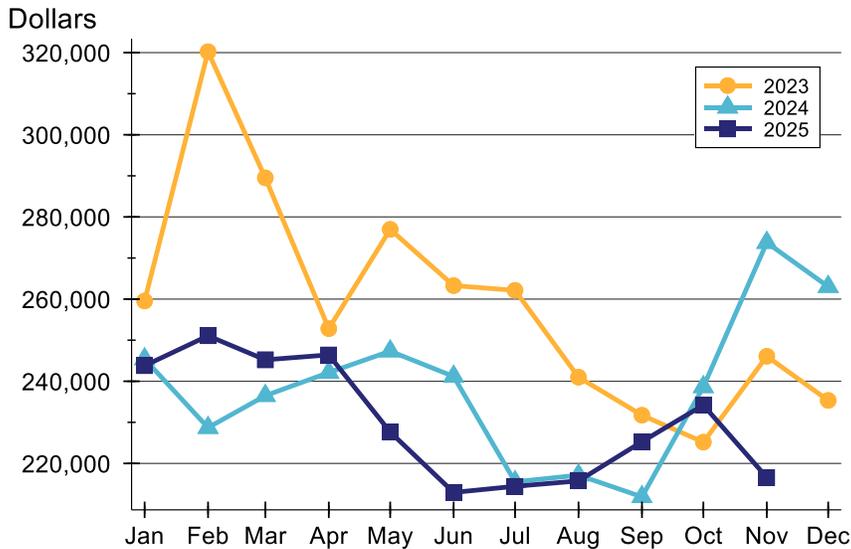
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	2	2.1%	6.0	1,025	1,025	20	20	95.8%	95.8%
\$25,000-\$49,999	3	3.2%	2.1	46,267	46,900	23	16	92.8%	100.0%
\$50,000-\$99,999	11	11.6%	2.6	82,382	84,900	62	31	90.2%	93.0%
\$100,000-\$124,999	5	5.3%	2.5	114,580	119,000	108	110	88.6%	87.6%
\$125,000-\$149,999	10	10.5%	3.4	136,390	130,000	120	68	90.6%	94.6%
\$150,000-\$174,999	6	6.3%	1.6	157,283	157,000	72	67	96.2%	97.0%
\$175,000-\$199,999	9	9.5%	2.5	185,328	184,500	87	36	94.6%	98.6%
\$200,000-\$249,999	18	18.9%	4.4	222,772	219,900	62	36	95.6%	96.3%
\$250,000-\$299,999	13	13.7%	3.2	272,692	275,000	33	7	96.7%	100.0%
\$300,000-\$399,999	9	9.5%	2.9	340,300	339,500	41	28	97.9%	98.4%
\$400,000-\$499,999	7	7.4%	8.4	447,597	439,900	24	25	98.1%	97.8%
\$500,000-\$749,999	2	2.1%	4.0	614,900	614,900	164	164	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



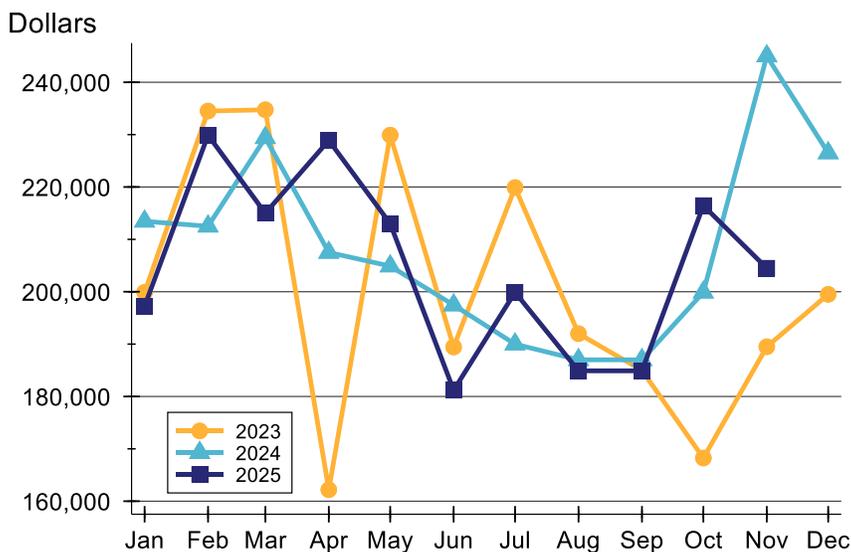
Emporia Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	259,538	245,424	243,778
February	320,231	228,702	251,065
March	289,508	236,489	245,222
April	252,814	242,116	246,426
May	276,970	247,332	227,643
June	263,288	241,171	212,933
July	262,126	215,529	214,432
August	240,991	217,145	215,740
September	231,733	211,868	225,279
October	225,176	238,630	234,192
November	246,093	273,748	216,590
December	235,333	263,035	

Median Price

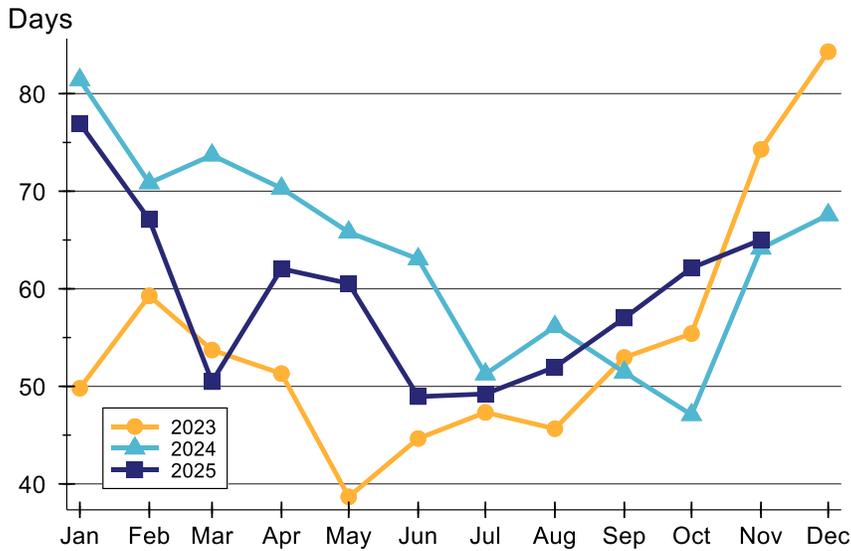


Month	2023	2024	2025
January	199,900	213,450	197,250
February	234,500	212,500	229,900
March	234,750	229,400	215,000
April	162,200	207,500	228,900
May	229,900	204,900	213,000
June	189,450	197,450	181,200
July	219,900	189,999	199,900
August	192,000	187,000	184,900
September	185,000	187,000	184,900
October	168,250	199,900	216,450
November	189,500	245,000	204,500
December	199,500	226,500	



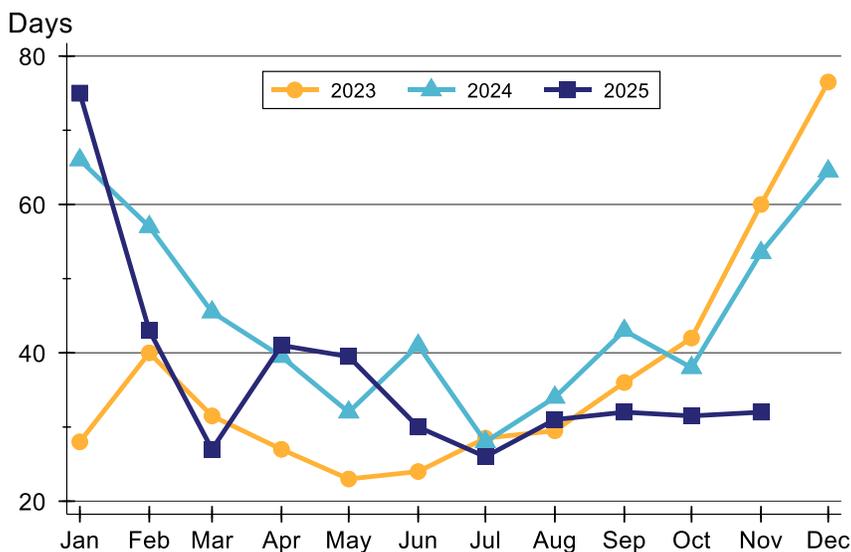
Emporia Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	50	81	77
February	59	71	67
March	54	74	50
April	51	70	62
May	39	66	61
June	45	63	49
July	47	51	49
August	46	56	52
September	53	51	57
October	55	47	62
November	74	64	65
December	84	68	

Median DOM

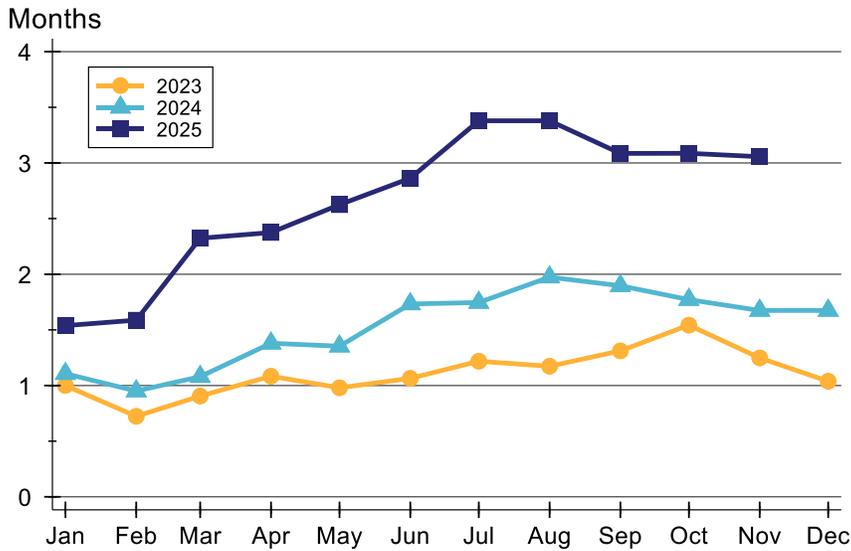


Month	2023	2024	2025
January	28	66	75
February	40	57	43
March	32	46	27
April	27	40	41
May	23	32	40
June	24	41	30
July	29	28	26
August	30	34	31
September	36	43	32
October	42	38	32
November	60	54	32
December	77	65	



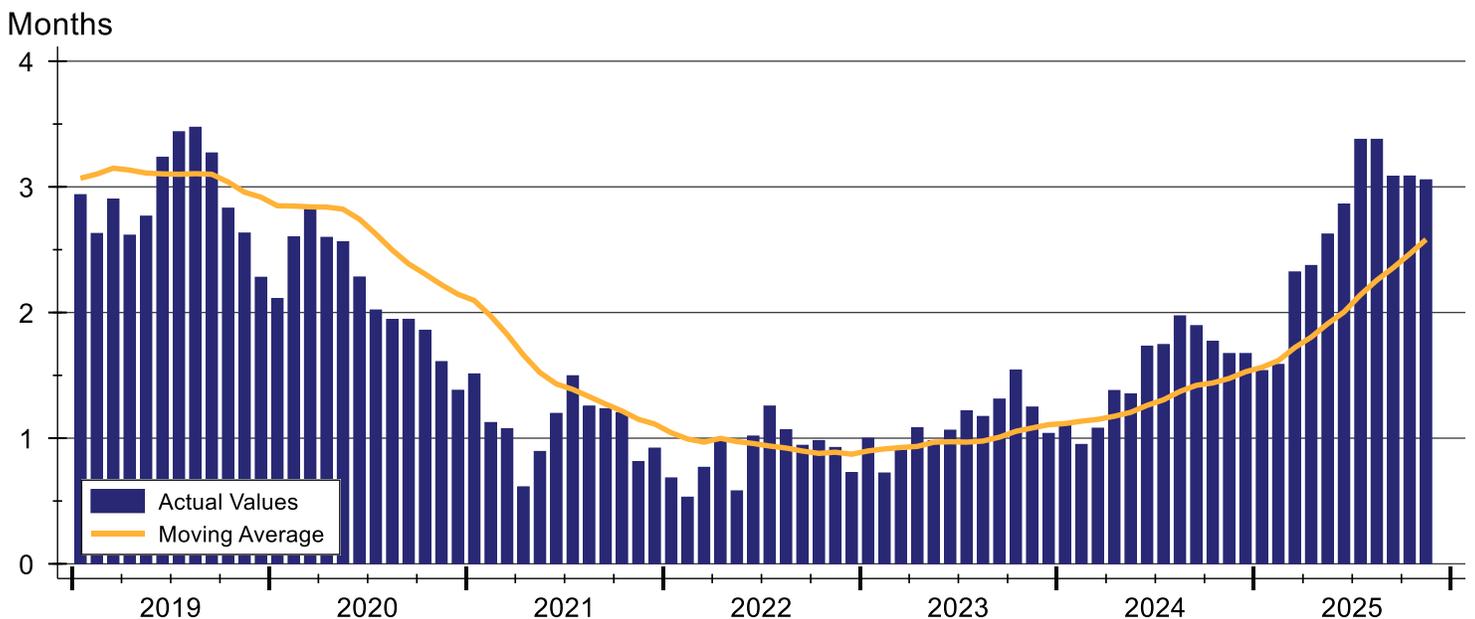
Emporia Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.0	1.1	1.5
February	0.7	1.0	1.6
March	0.9	1.1	2.3
April	1.1	1.4	2.4
May	1.0	1.4	2.6
June	1.1	1.7	2.9
July	1.2	1.7	3.4
August	1.2	2.0	3.4
September	1.3	1.9	3.1
October	1.5	1.8	3.1
November	1.2	1.7	3.1
December	1.0	1.7	

History of Month's Supply





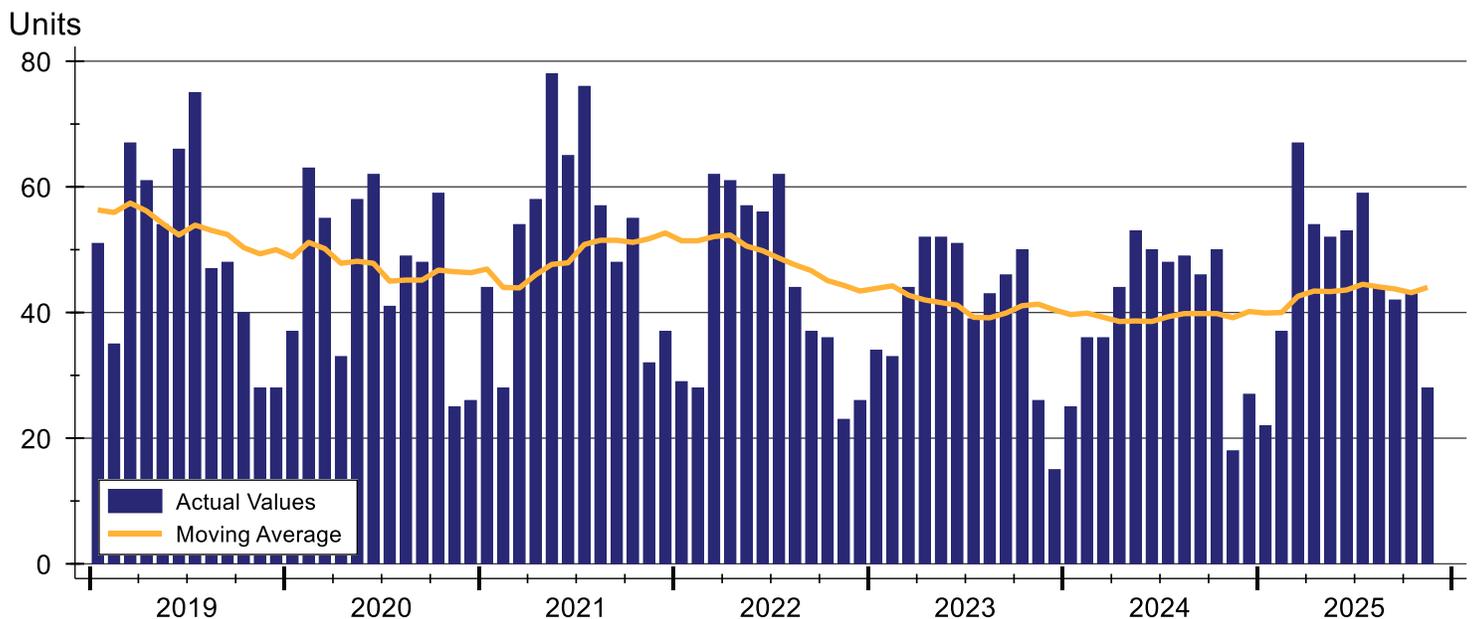
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	28	18	55.6%
	Volume (1,000s)	5,042	5,246	-3.9%
	Average List Price	180,077	291,433	-38.2%
	Median List Price	186,200	269,950	-31.0%
Year-to-Date	New Listings	501	455	10.1%
	Volume (1,000s)	105,277	95,750	9.9%
	Average List Price	210,133	210,440	-0.1%
	Median List Price	189,900	180,000	5.5%

A total of 28 new listings were added in the Emporia area during November, up 55.6% from the same month in 2024. Year-to-date the Emporia area has seen 501 new listings.

The median list price of these homes was \$186,200 down from \$269,950 in 2024.

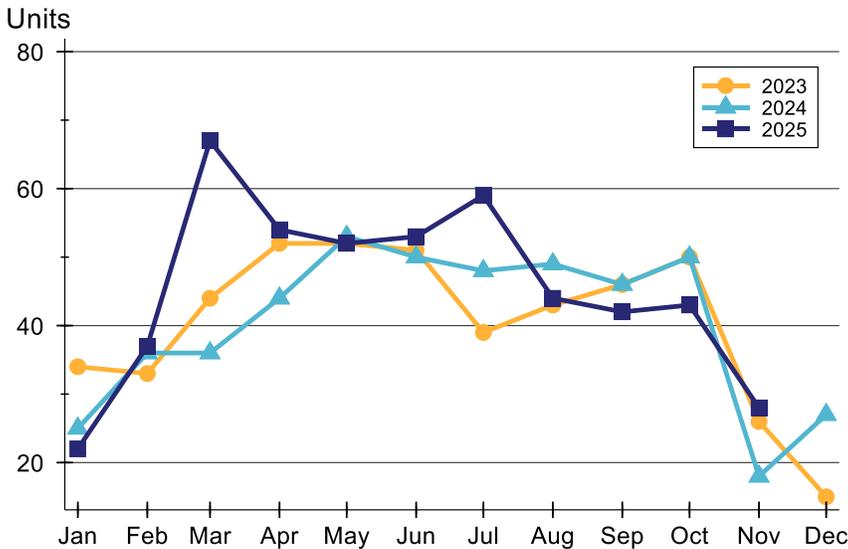
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	34	25	22
February	33	36	37
March	44	36	67
April	52	44	54
May	52	53	52
June	51	50	53
July	39	48	59
August	43	49	44
September	46	46	42
October	50	50	43
November	26	18	28
December	15	27	

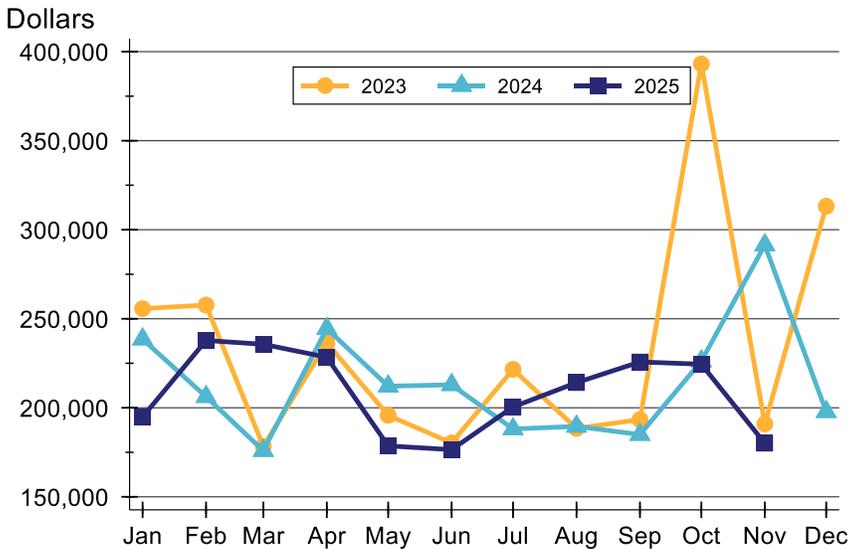
New Listings by Price Range

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	7.1%	925	925	14	14	100.0%	100.0%
\$25,000-\$49,999	2	7.1%	45,950	45,950	24	24	100.0%	100.0%
\$50,000-\$99,999	4	14.3%	76,600	79,450	8	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	10.7%	129,900	129,900	11	13	100.0%	100.0%
\$150,000-\$174,999	2	7.1%	159,450	159,450	7	7	98.5%	98.5%
\$175,000-\$199,999	2	7.1%	186,200	186,200	5	5	100.0%	100.0%
\$200,000-\$249,999	7	25.0%	226,729	224,000	14	10	97.6%	100.0%
\$250,000-\$299,999	3	10.7%	284,967	289,900	18	17	96.2%	96.7%
\$300,000-\$399,999	2	7.1%	349,500	349,500	20	20	97.9%	97.9%
\$400,000-\$499,999	1	3.6%	420,000	420,000	3	3	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



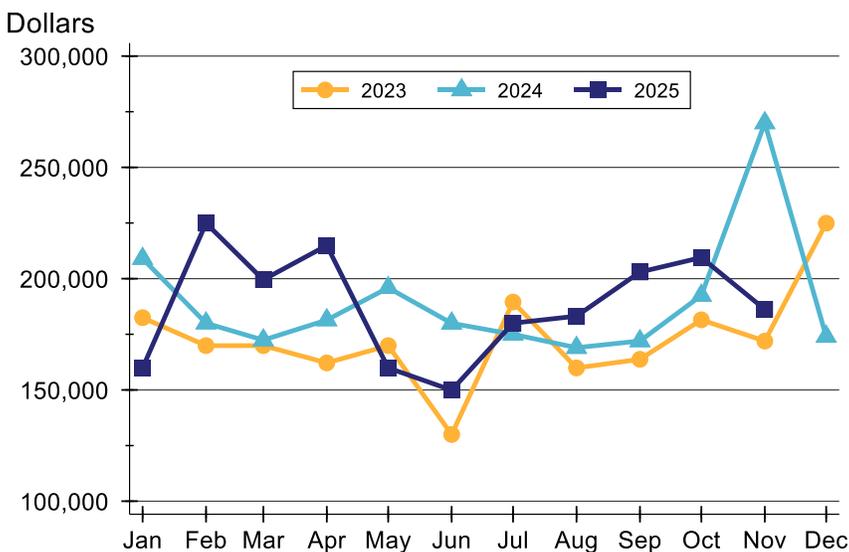
Emporia Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	255,681	238,544	194,877
February	257,694	206,228	237,818
March	178,327	175,949	235,678
April	236,440	244,442	228,389
May	195,738	212,133	178,593
June	180,267	212,926	176,477
July	221,597	188,119	200,484
August	188,419	189,567	214,120
September	193,379	184,957	225,759
October	393,143	226,222	224,486
November	190,950	291,433	180,077
December	313,233	197,783	

Median Price



Month	2023	2024	2025
January	182,450	209,000	159,900
February	169,900	180,000	224,900
March	169,900	172,400	199,500
April	162,150	181,400	214,900
May	169,900	195,900	159,900
June	130,000	179,950	149,900
July	189,500	175,000	180,000
August	159,900	169,000	183,150
September	163,750	172,000	202,950
October	181,500	192,450	209,500
November	171,950	269,950	186,200
December	224,900	174,000	



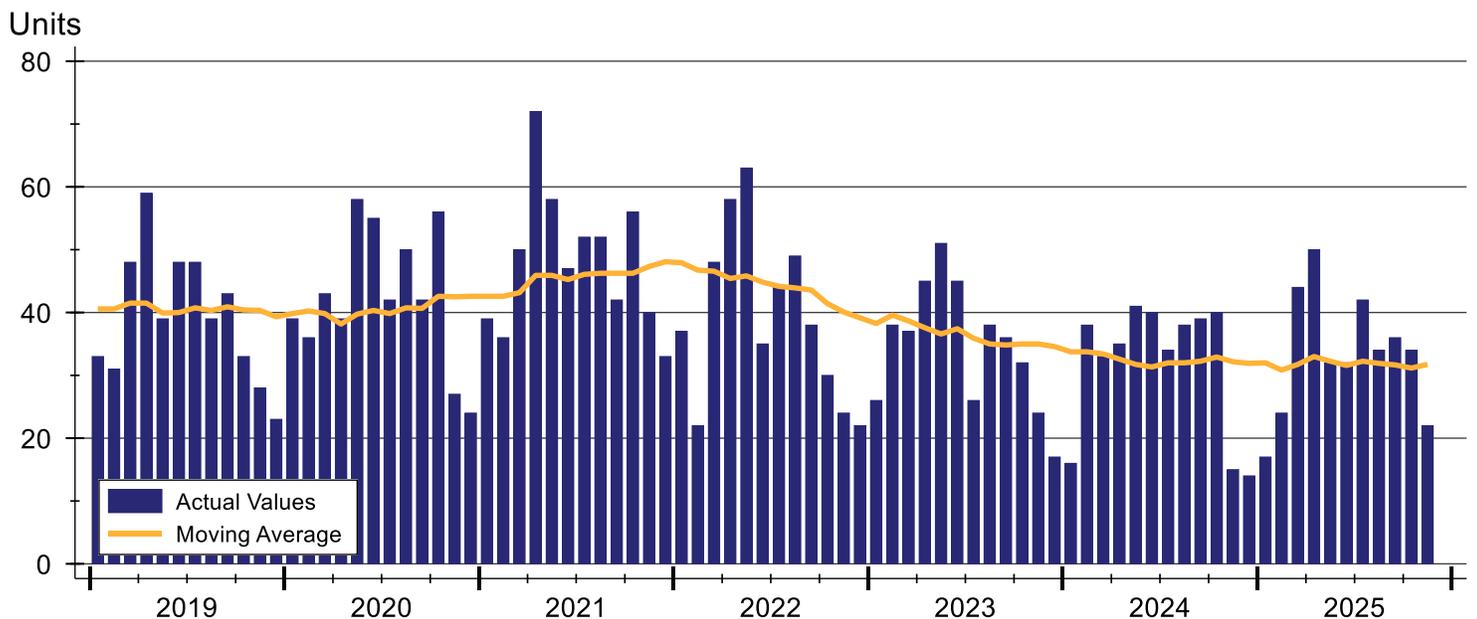
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		22	15	46.7%	367	369	-0.5%
Volume (1,000s)		4,959	2,570	93.0%	77,649	76,478	1.5%
Average	Sale Price	225,400	171,353	31.5%	211,578	207,257	2.1%
	Days on Market	52	42	23.8%	39	27	44.4%
	Percent of Original	94.1%	94.0%	0.1%	92.9%	95.0%	-2.2%
Median	Sale Price	202,250	189,900	6.5%	186,900	179,900	3.9%
	Days on Market	26	30	-13.3%	16	7	128.6%
	Percent of Original	97.5%	94.3%	3.4%	95.7%	97.7%	-2.0%

A total of 22 contracts for sale were written in the Emporia area during the month of November, up from 15 in 2024. The median list price of these homes was \$202,250, up from \$189,900 the prior year.

Half of the homes that went under contract in November were on the market less than 26 days, compared to 30 days in November 2024.

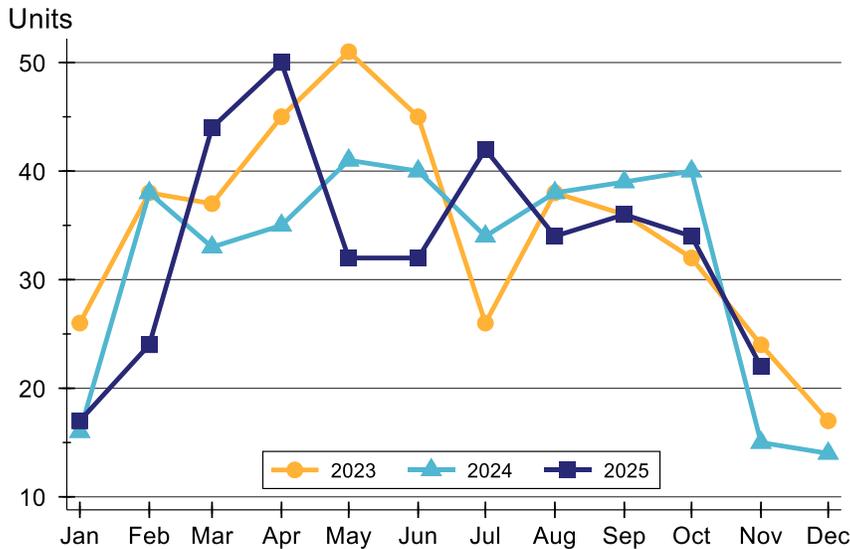
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	26	16	17
February	38	38	24
March	37	33	44
April	45	35	50
May	51	41	32
June	45	40	32
July	26	34	42
August	38	38	34
September	36	39	36
October	32	40	34
November	24	15	22
December	17	14	

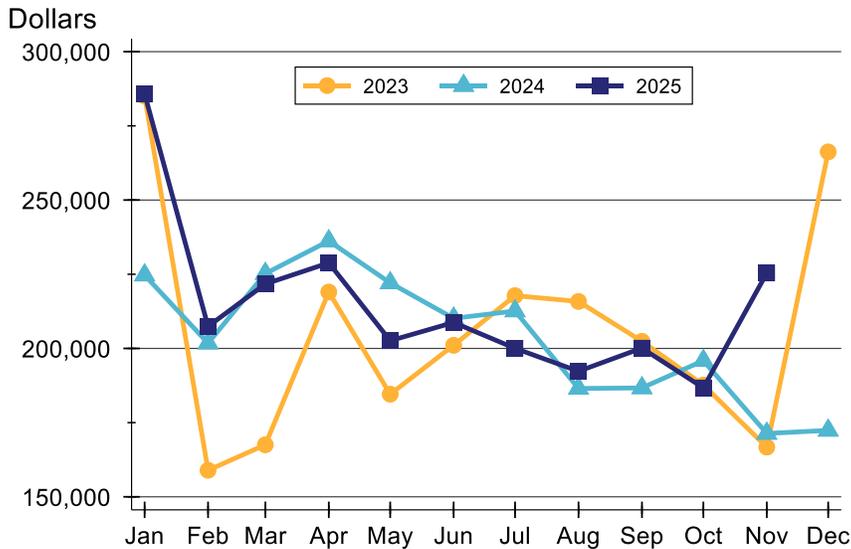
Contracts Written by Price Range

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	4.5%	40,000	40,000	16	16	87.5%	87.5%
\$50,000-\$99,999	2	9.1%	94,000	94,000	91	91	88.4%	88.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	13.6%	133,133	129,900	104	116	88.8%	84.8%
\$150,000-\$174,999	1	4.5%	154,000	154,000	4	4	100.0%	100.0%
\$175,000-\$199,999	4	18.2%	184,950	184,900	24	26	96.2%	97.5%
\$200,000-\$249,999	5	22.7%	220,580	219,900	21	15	97.5%	97.9%
\$250,000-\$299,999	2	9.1%	264,900	264,900	61	61	99.0%	99.0%
\$300,000-\$399,999	2	9.1%	322,450	322,450	120	120	90.5%	90.5%
\$400,000-\$499,999	1	4.5%	420,000	420,000	3	3	100.0%	100.0%
\$500,000-\$749,999	1	4.5%	740,000	740,000	73	73	88.9%	88.9%
\$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



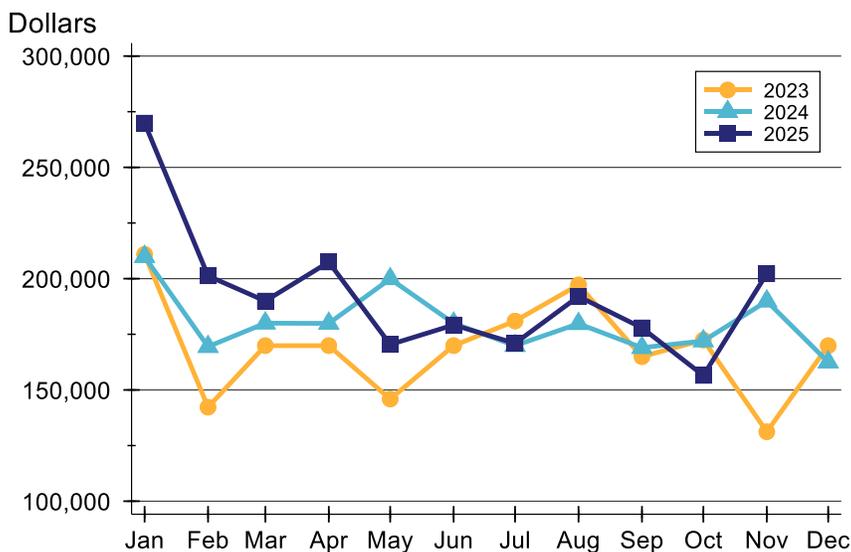
Emporia Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	285,077	224,700	285,788
February	158,949	201,782	207,425
March	167,535	225,224	221,717
April	219,007	236,216	228,832
May	184,567	222,084	202,606
June	201,069	210,151	208,751
July	217,796	212,612	200,034
August	215,824	186,521	192,306
September	202,414	186,700	200,127
October	187,672	195,883	186,724
November	166,738	171,353	225,400
December	266,229	172,386	

Median Price

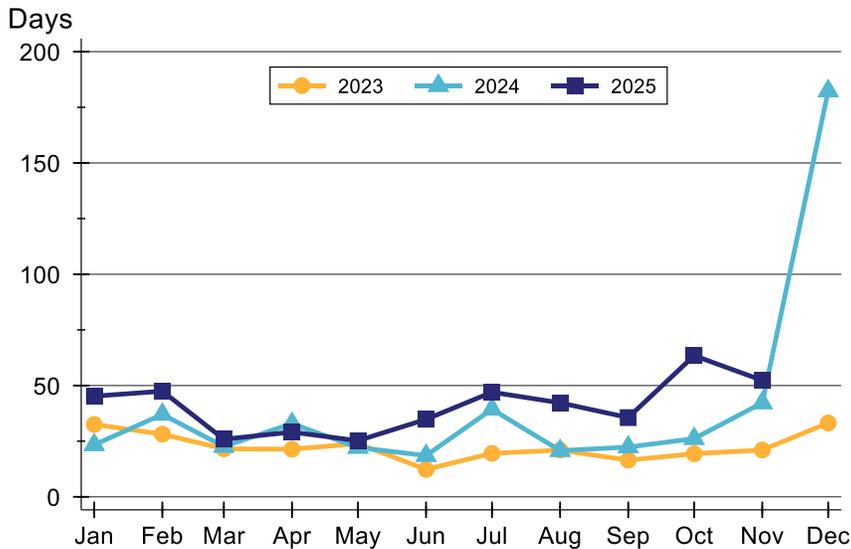


Month	2023	2024	2025
January	210,950	209,900	269,900
February	142,250	169,450	201,250
March	169,900	180,000	189,950
April	169,900	179,900	207,450
May	145,900	199,900	170,400
June	169,900	179,950	179,200
July	180,950	169,900	170,950
August	197,200	179,750	192,000
September	164,950	169,000	177,900
October	172,450	172,000	156,500
November	131,200	189,900	202,250
December	169,900	162,500	



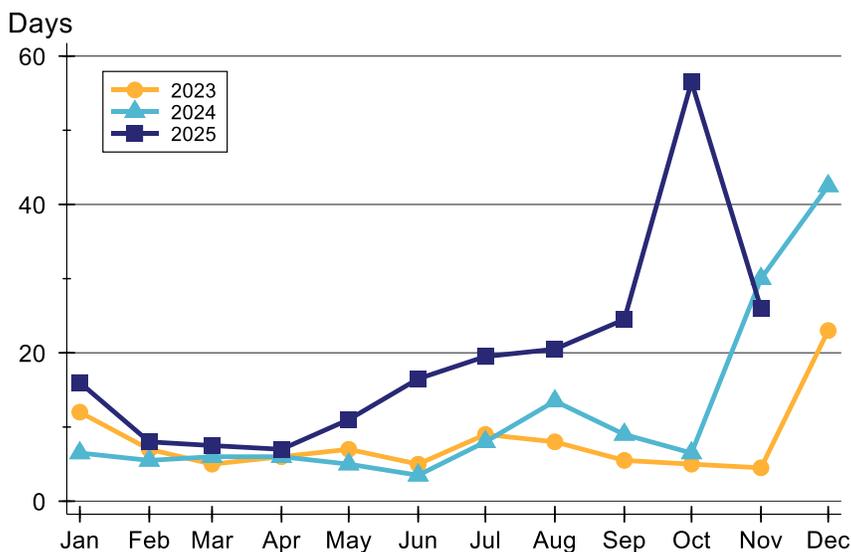
Emporia Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	33	23	45
February	28	37	47
March	22	23	26
April	21	33	29
May	24	22	25
June	12	19	35
July	20	39	47
August	21	21	42
September	16	22	36
October	19	26	63
November	21	42	52
December	33	182	

Median DOM



Month	2023	2024	2025
January	12	7	16
February	7	6	8
March	5	6	8
April	6	6	7
May	7	5	11
June	5	4	17
July	9	8	20
August	8	14	21
September	6	9	25
October	5	7	57
November	5	30	26
December	23	43	



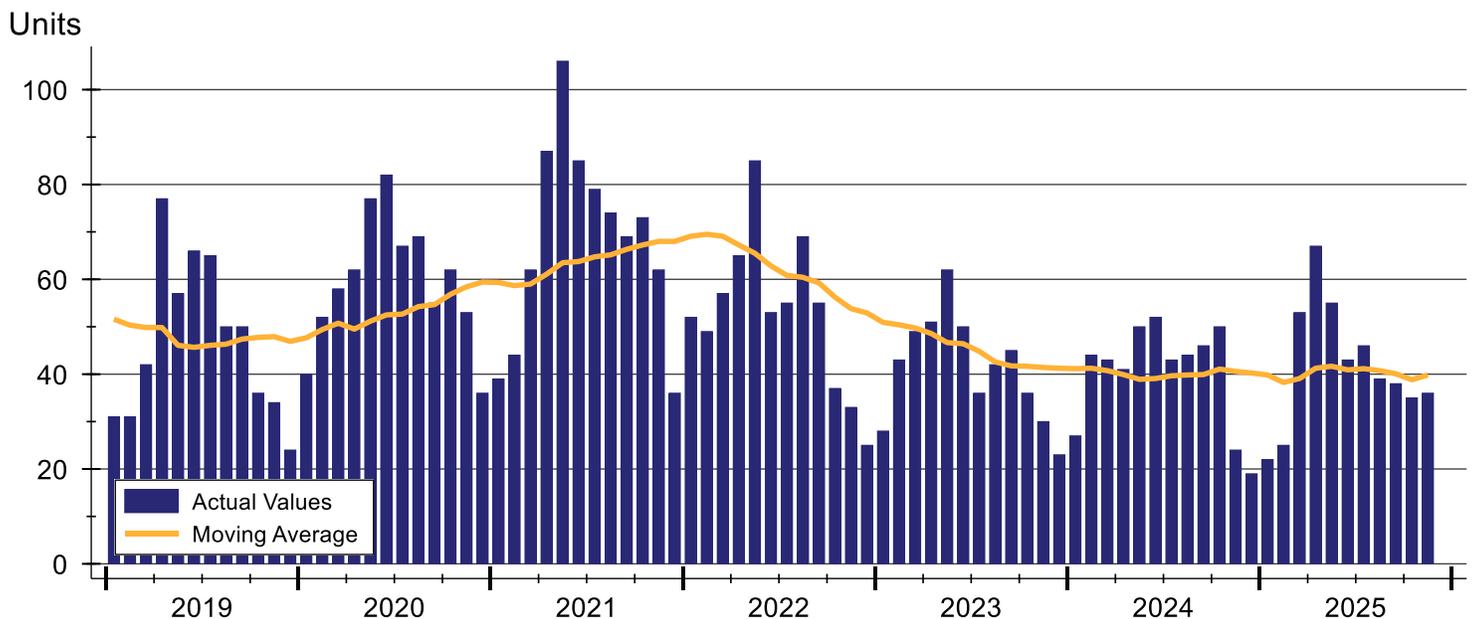
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		36	24	50.0%
Volume (1,000s)		8,425	4,428	90.3%
Average	List Price	234,039	184,488	26.9%
	Days on Market	62	36	72.2%
	Percent of Original	94.6%	96.6%	-2.1%
Median	List Price	209,500	144,950	44.5%
	Days on Market	33	14	135.7%
	Percent of Original	98.1%	99.6%	-1.5%

A total of 36 listings in the Emporia area had contracts pending at the end of November, up from 24 contracts pending at the end of November 2024.

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

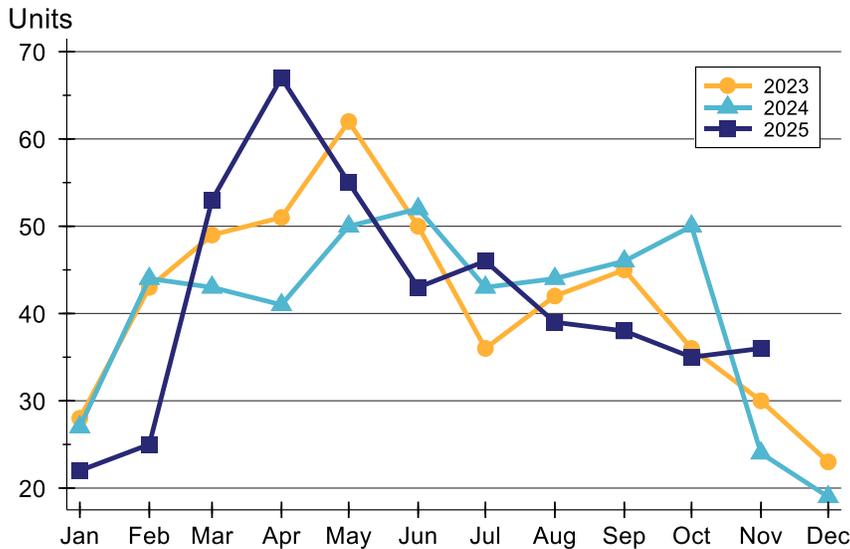
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	28	27	22
February	43	44	25
March	49	43	53
April	51	41	67
May	62	50	55
June	50	52	43
July	36	43	46
August	42	44	39
September	45	46	38
October	36	50	35
November	30	24	36
December	23	19	

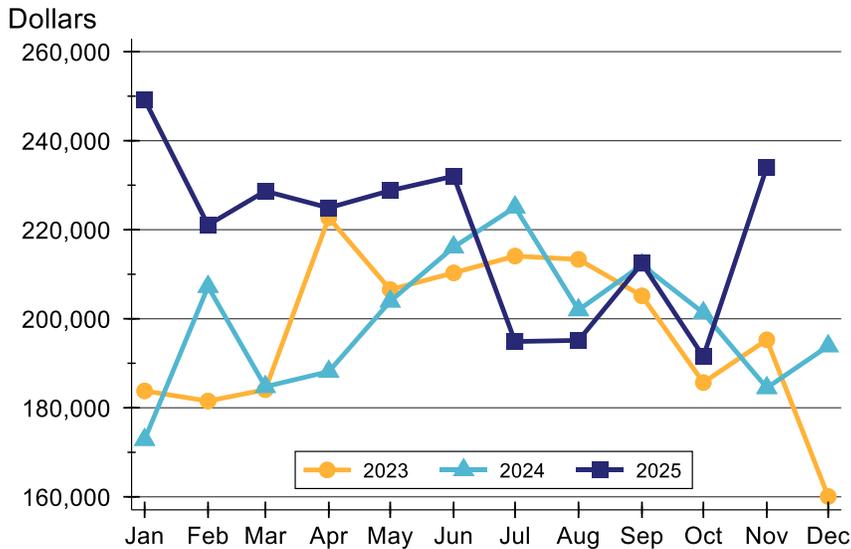
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	8.3%	84,333	89,000	104	130	78.6%	76.7%
\$100,000-\$124,999	3	8.3%	114,967	114,900	127	95	92.2%	97.0%
\$125,000-\$149,999	5	13.9%	135,880	140,000	63	6	93.3%	100.0%
\$150,000-\$174,999	1	2.8%	154,000	154,000	4	4	100.0%	100.0%
\$175,000-\$199,999	5	13.9%	185,160	186,000	27	32	96.9%	100.0%
\$200,000-\$249,999	7	19.4%	223,186	219,900	27	15	96.8%	97.9%
\$250,000-\$299,999	3	8.3%	264,767	264,500	86	81	98.7%	98.1%
\$300,000-\$399,999	6	16.7%	343,783	339,450	91	80	95.3%	96.4%
\$400,000-\$499,999	2	5.6%	454,500	454,500	3	3	100.0%	100.0%
\$500,000-\$749,999	1	2.8%	740,000	740,000	73	73	97.5%	97.5%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



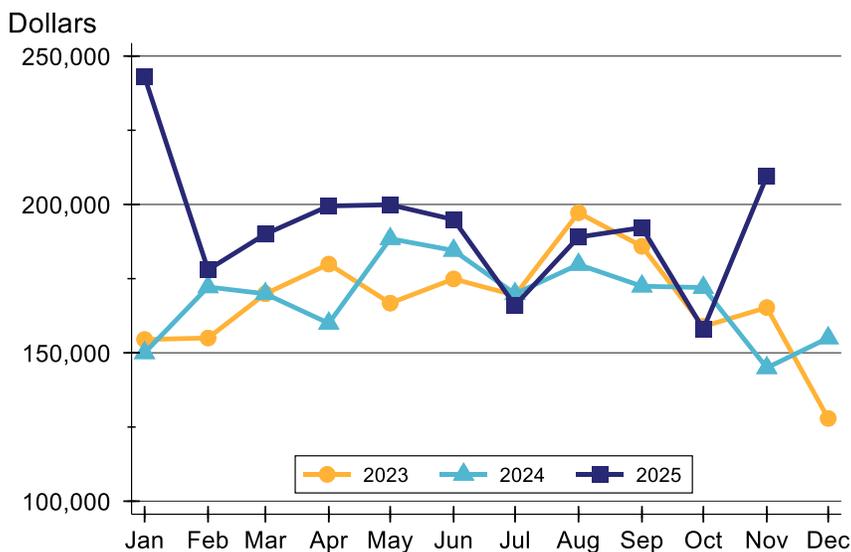
Emporia Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	183,800	172,848	249,214
February	181,521	207,211	221,064
March	184,071	184,742	228,671
April	222,690	188,143	224,919
May	206,548	203,924	228,789
June	210,310	216,086	232,019
July	214,081	225,065	194,883
August	213,333	201,970	195,149
September	205,142	212,089	212,449
October	185,671	201,312	191,500
November	195,270	184,488	234,039
December	160,087	193,879	

Median Price

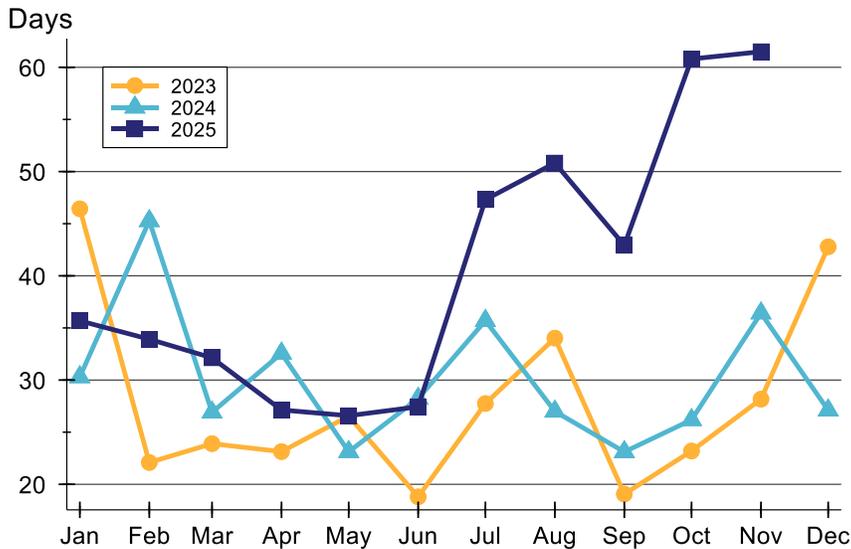


Month	2023	2024	2025
January	154,500	150,000	242,950
February	155,000	172,200	178,000
March	169,900	169,900	190,000
April	179,900	159,950	199,500
May	166,750	188,450	199,900
June	174,900	184,500	194,900
July	169,400	169,900	166,000
August	197,200	179,750	189,000
September	185,900	172,450	192,200
October	158,900	172,000	158,000
November	165,250	144,950	209,500
December	127,900	155,000	



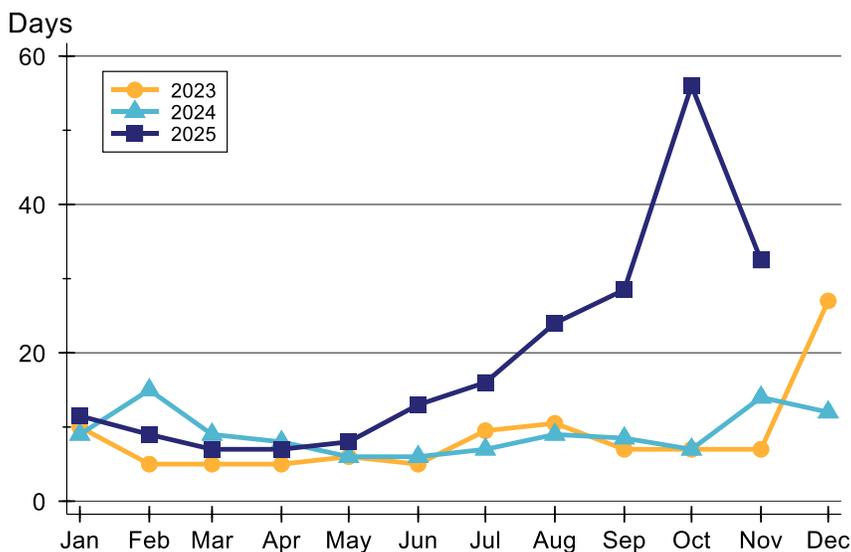
Emporia Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	30	36
February	22	45	34
March	24	27	32
April	23	33	27
May	27	23	27
June	19	28	27
July	28	36	47
August	34	27	51
September	19	23	43
October	23	26	61
November	28	36	62
December	43	27	

Median DOM



Month	2023	2024	2025
January	10	9	12
February	5	15	9
March	5	9	7
April	5	8	7
May	6	6	8
June	5	6	13
July	10	7	16
August	11	9	24
September	7	9	29
October	7	7	56
November	7	14	33
December	27	12	



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Remained Constant in November

Total home sales in Greenwood County remained at 2 units last month, the same as in November 2024. Total sales volume was \$0.5 million, up from a year earlier.

The median sale price in November was \$244,250, up from \$37,250 a year earlier. Homes that sold in November were typically on the market for 4 days and sold for 96.9% of their list prices.

Greenwood County Active Listings Down at End of November

The total number of active listings in Greenwood County at the end of November was 3 units, down from 5 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$139,900.

There were 0 contracts written in November 2025 and 2024, showing no change over the year. 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3237
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Greenwood County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		2	2	1	17	8	9
Change from prior year		0.0%	100.0%	0.0%	112.5%	-11.1%	28.6%
Active Listings		3	5	1	N/A	N/A	N/A
Change from prior year		-40.0%	400.0%	-66.7%			
Months' Supply		2.1	6.7	1.2	N/A	N/A	N/A
Change from prior year		-68.7%	458.3%	-73.3%			
New Listings		1	0	1	17	15	11
Change from prior year		N/A	-100.0%	-50.0%	13.3%	36.4%	10.0%
Contracts Written		0	0	1	18	8	10
Change from prior year		N/A	-100.0%	0.0%	125.0%	-20.0%	25.0%
Pending Contracts		1	0	1	N/A	N/A	N/A
Change from prior year		N/A	-100.0%	0.0%			
Sales Volume (1,000s)		489	75	127	4,720	338	1,018
Change from prior year		552.0%	-40.9%	19.8%	1296.4%	-66.8%	96.5%
Average	Sale Price	244,250	37,250	127,000	277,648	42,213	113,100
	Change from prior year	555.7%	-70.7%	19.4%	557.7%	-62.7%	52.7%
	List Price of Actives	113,300	159,579	60,000	N/A	N/A	N/A
	Change from prior year	-29.0%	166.0%	-46.6%			
	Days on Market	4	0	13	59	11	24
Change from prior year	#DIV/0!	-100.0%	-66.7%	436.4%	-54.2%	-11.1%	
Percent of List	96.9%	100.0%	98.4%	94.6%	88.6%	99.1%	
Change from prior year	-3.1%	1.6%	8.3%	6.8%	-10.6%	15.6%	
Percent of Original	96.9%	100.0%	98.4%	93.7%	87.9%	97.0%	
Change from prior year	-3.1%	1.6%	15.6%	6.6%	-9.4%	22.9%	
Median	Sale Price	244,250	37,250	127,000	134,000	39,000	125,000
	Change from prior year	555.7%	-70.7%	19.4%	243.6%	-68.8%	68.9%
	List Price of Actives	139,900	49,995	60,000	N/A	N/A	N/A
	Change from prior year	179.8%	-16.7%	-48.7%			
	Days on Market	4	0	13	18	8	16
Change from prior year	#DIV/0!	-100.0%	-66.7%	125.0%	-50.0%	-23.8%	
Percent of List	96.9%	100.0%	98.4%	98.9%	90.3%	100.0%	
Change from prior year	-3.1%	1.6%	8.3%	9.5%	-9.7%	10.0%	
Percent of Original	96.9%	100.0%	98.4%	94.9%	90.3%	100.0%	
Change from prior year	-3.1%	1.6%	15.6%	5.1%	-9.7%	27.9%	

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



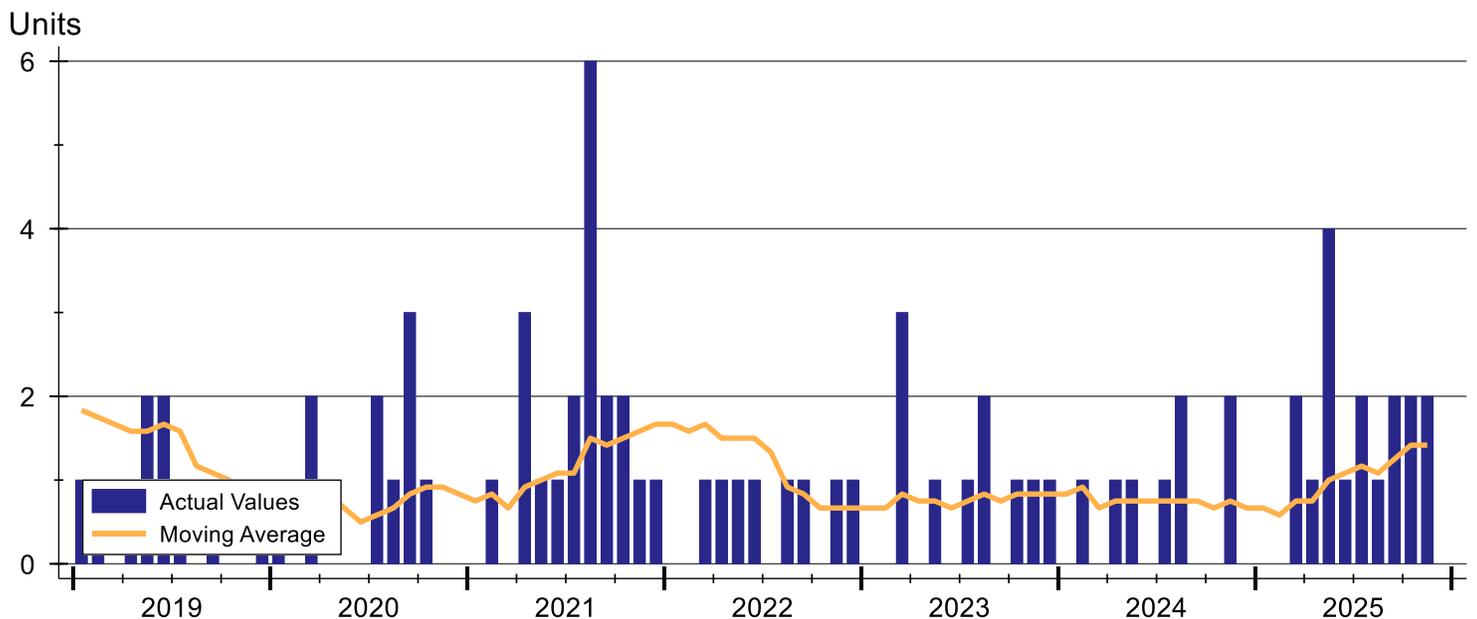
Greenwood County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	November 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		2	2	0.0%	17	8	112.5%
Volume (1,000s)		489	75	552.0%	4,720	338	1296.4%
Months' Supply		2.1	6.7	-68.7%	N/A	N/A	N/A
Average	Sale Price	244,250	37,250	555.7%	277,648	42,213	557.7%
	Days on Market	4	0	N/A	59	11	436.4%
	Percent of List	96.9%	100.0%	-3.1%	94.6%	88.6%	6.8%
	Percent of Original	96.9%	100.0%	-3.1%	93.7%	87.9%	6.6%
Median	Sale Price	244,250	37,250	555.7%	134,000	39,000	243.6%
	Days on Market	4	0	N/A	18	8	125.0%
	Percent of List	96.9%	100.0%	-3.1%	98.9%	90.3%	9.5%
	Percent of Original	96.9%	100.0%	-3.1%	94.9%	90.3%	5.1%

A total of 2 homes sold in Greenwood County in November, showing no change from November 2024. Total sales volume rose to \$0.5 million compared to \$0.1 million in the previous year.

The median sales price in November was \$244,250, up 555.7% compared to the prior year. Median days on market was 4 days, down from 192 days in October, but up from 0 in November 2024.

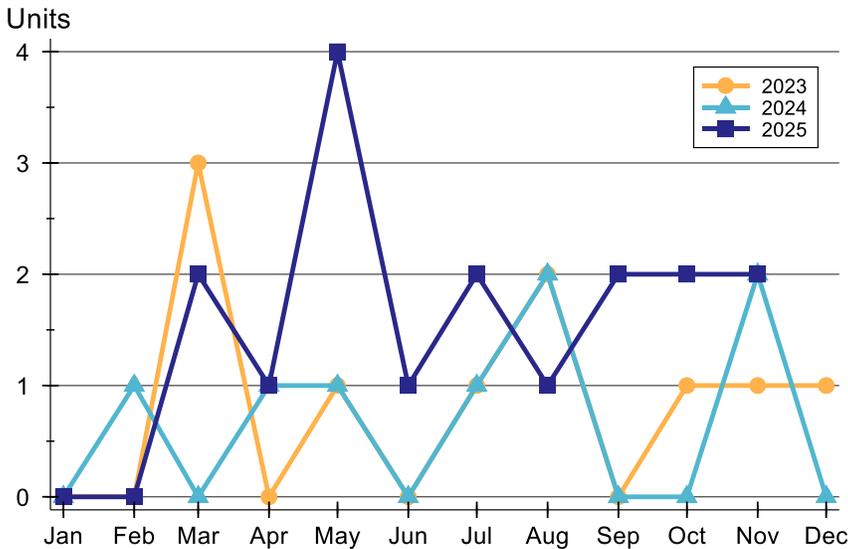
History of Closed Listings





Greenwood County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	0	0	0
February	0	1	0
March	3	0	2
April	0	1	1
May	1	1	4
June	0	0	1
July	1	1	2
August	2	2	1
September	0	0	2
October	1	0	2
November	1	2	2
December	1	0	0

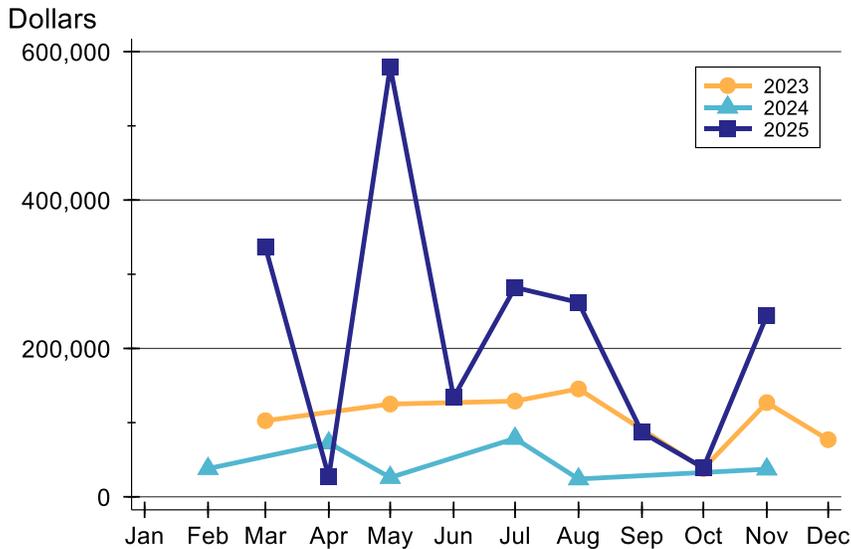
Closed Listings by Price Range

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	1	50.0%	0.0	18,500	18,500	8	8	94.9%	94.9%	94.9%	94.9%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	50.0%	0.0	470,000	470,000	0	0	98.9%	98.9%	98.9%	98.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



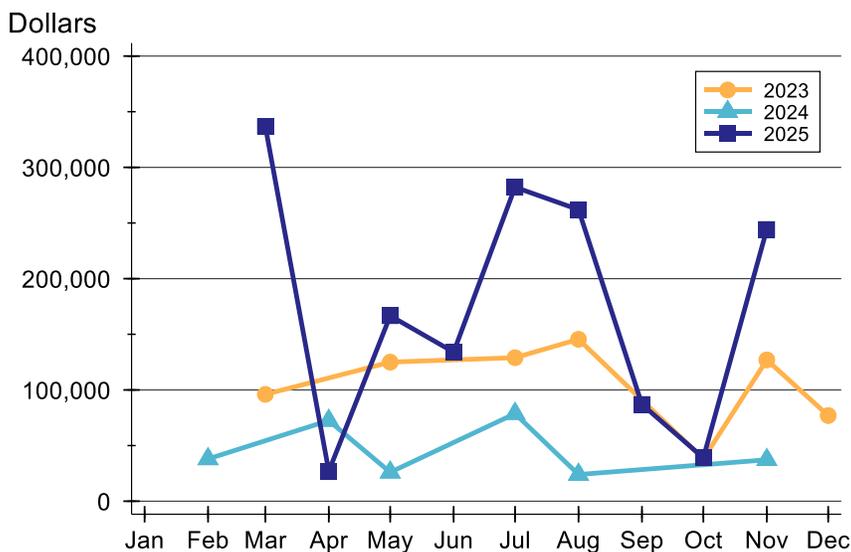
Greenwood County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	102,633	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	579,563
June	N/A	N/A	134,000
July	129,000	78,700	282,180
August	145,500	24,000	262,000
September	N/A	N/A	87,000
October	38,000	N/A	39,000
November	127,000	37,250	244,250
December	77,000	N/A	

Median Price

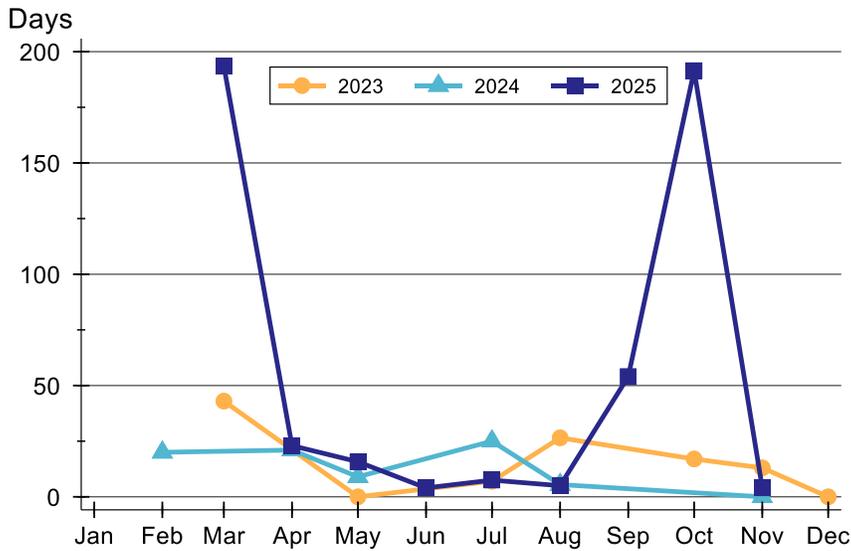


Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	166,625
June	N/A	N/A	134,000
July	129,000	78,700	282,180
August	145,500	24,000	262,000
September	N/A	N/A	87,000
October	38,000	N/A	39,000
November	127,000	37,250	244,250
December	77,000	N/A	



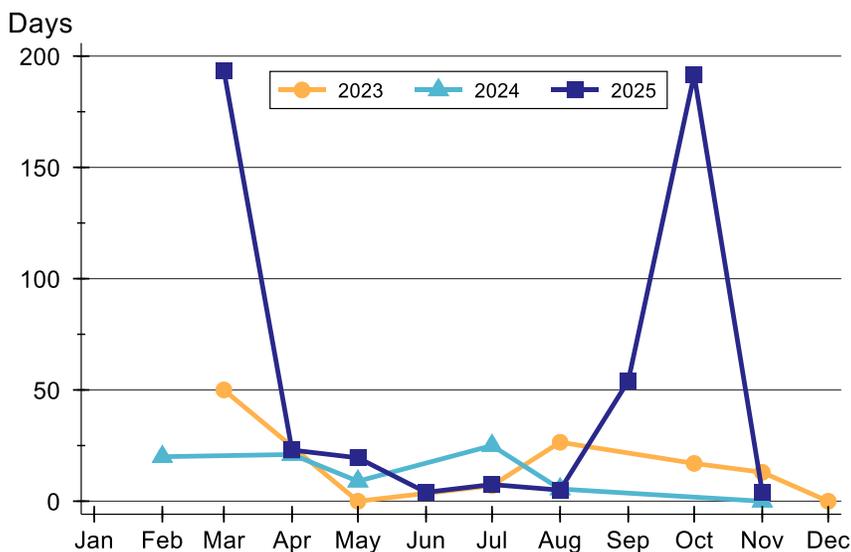
Greenwood County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	43	N/A	194
April	N/A	21	23
May	N/A	9	16
June	N/A	N/A	4
July	7	25	8
August	27	6	5
September	N/A	N/A	54
October	17	N/A	192
November	13	N/A	4
December	N/A	N/A	

Median DOM



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	50	N/A	194
April	N/A	21	23
May	N/A	9	20
June	N/A	N/A	4
July	7	25	8
August	27	6	5
September	N/A	N/A	54
October	17	N/A	192
November	13	N/A	4
December	N/A	N/A	



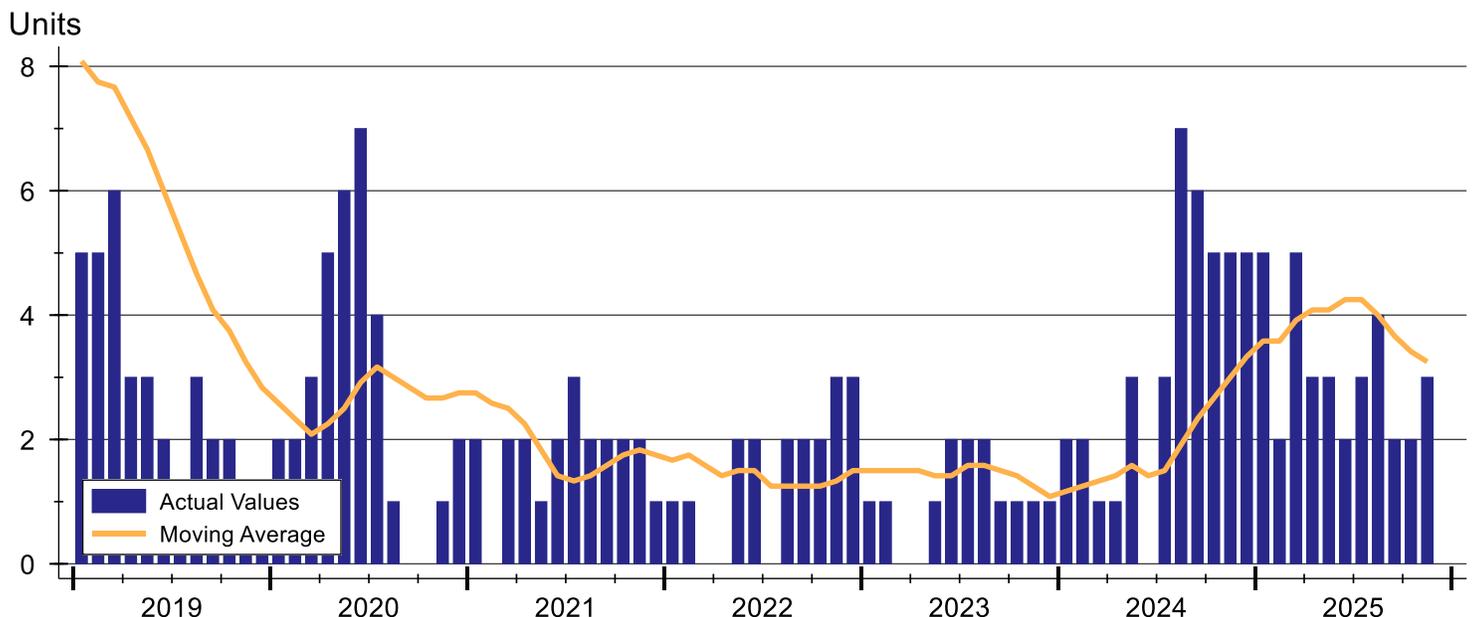
Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		3	5	-40.0%
Volume (1,000s)		340	798	-57.4%
Months' Supply		2.1	6.7	-68.7%
Average	List Price	113,300	159,579	-29.0%
	Days on Market	112	105	6.7%
	Percent of Original	96.4%	93.7%	2.9%
Median	List Price	139,900	49,995	179.8%
	Days on Market	34	100	-66.0%
	Percent of Original	95.9%	98.0%	-2.1%

A total of 3 homes were available for sale in Greenwood County at the end of November. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of November was \$139,900, up 179.8% from 2024. The typical time on market for active listings was 34 days, down from 100 days a year earlier.

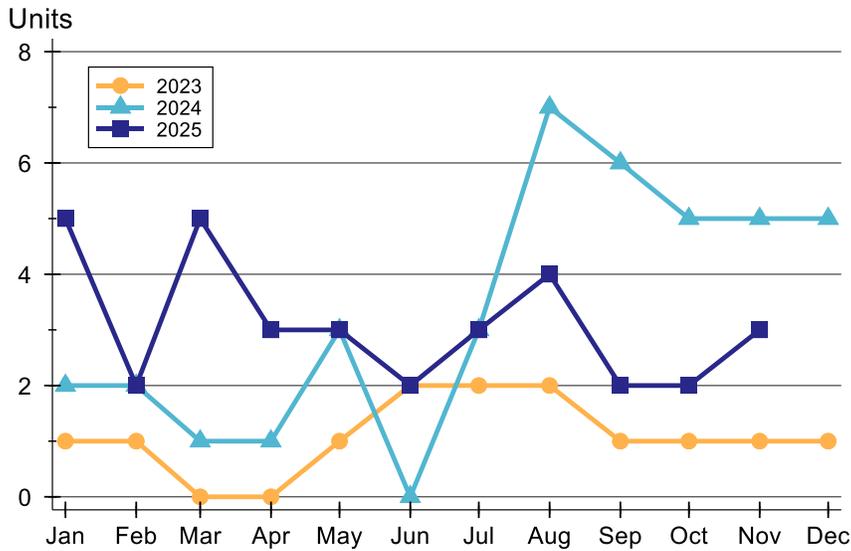
History of Active Listings





Greenwood County Active Listings Analysis

Active Listings by Month



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

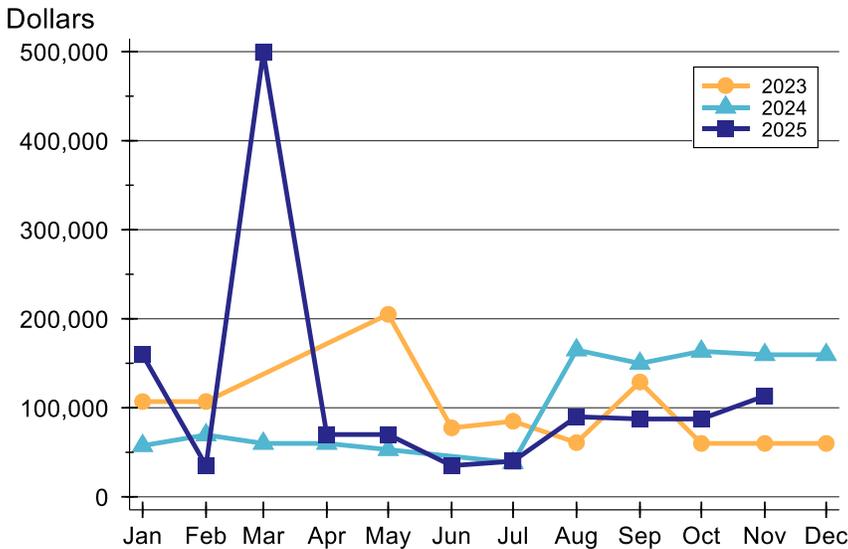
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	33.3%	N/A	35,000	35,000	290	290	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	N/A	139,900	139,900	34	34	93.3%	93.3%
\$150,000-\$174,999	1	33.3%	N/A	165,000	165,000	12	12	95.9%	95.9%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



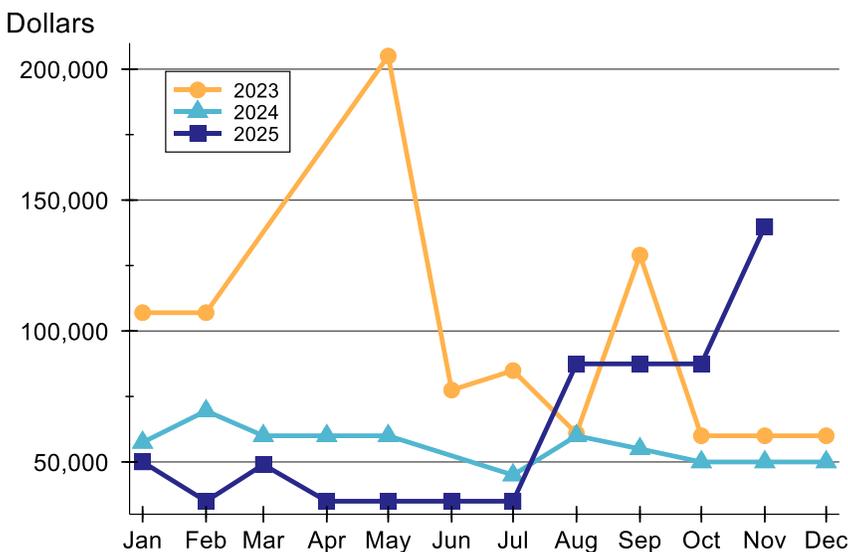
Greenwood County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	107,000	57,450	159,579
February	107,000	69,500	35,000
March	N/A	60,000	499,000
April	N/A	60,000	69,967
May	205,000	53,000	69,967
June	77,450	N/A	35,000
July	84,900	38,333	39,967
August	60,900	164,891	89,950
September	129,000	149,872	87,450
October	60,000	163,446	87,450
November	60,000	159,579	113,300
December	60,000	159,579	

Median Price

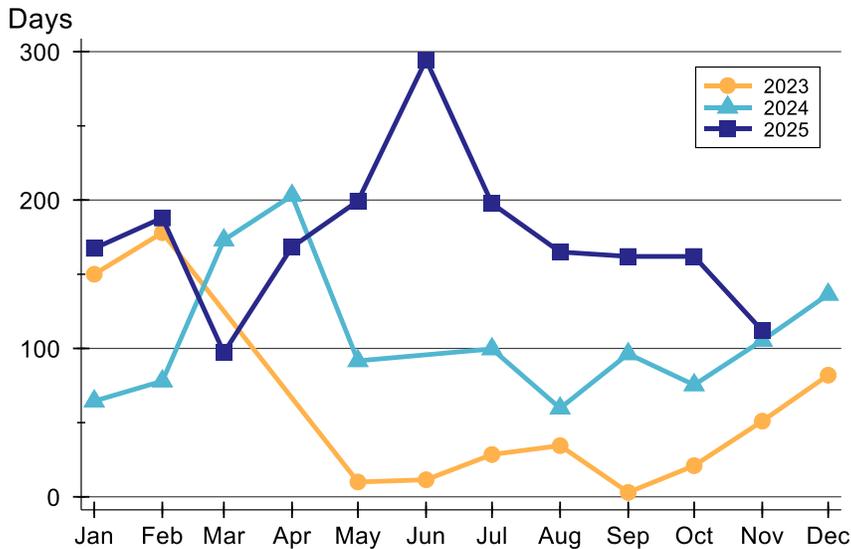


Month	2023	2024	2025
January	107,000	57,450	49,995
February	107,000	69,500	35,000
March	N/A	60,000	49,000
April	N/A	60,000	35,000
May	205,000	60,000	35,000
June	77,450	N/A	35,000
July	84,900	45,000	35,000
August	60,900	60,000	87,450
September	129,000	54,998	87,450
October	60,000	49,995	87,450
November	60,000	49,995	139,900
December	60,000	49,995	



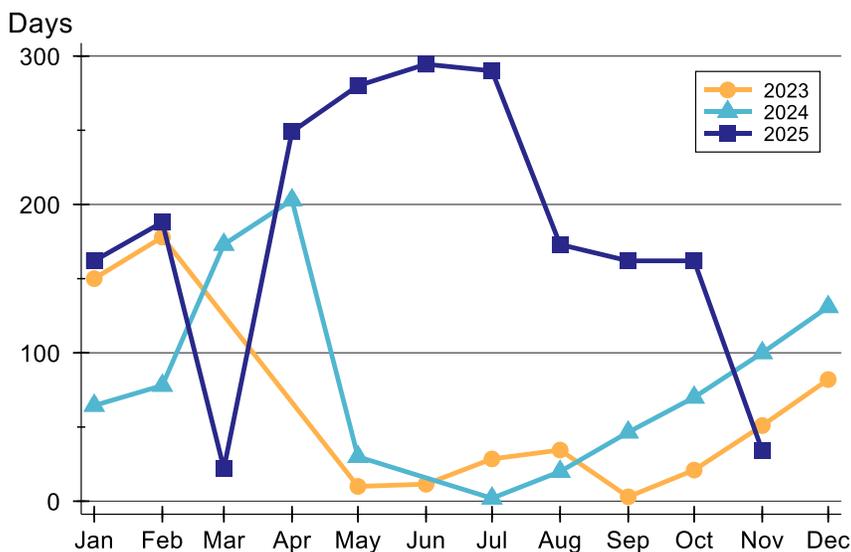
Greenwood County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	150	65	167
February	178	78	188
March	N/A	173	97
April	N/A	203	168
May	10	92	199
June	12	N/A	295
July	29	100	198
August	35	60	165
September	3	96	162
October	21	75	162
November	51	105	112
December	82	136	

Median DOM

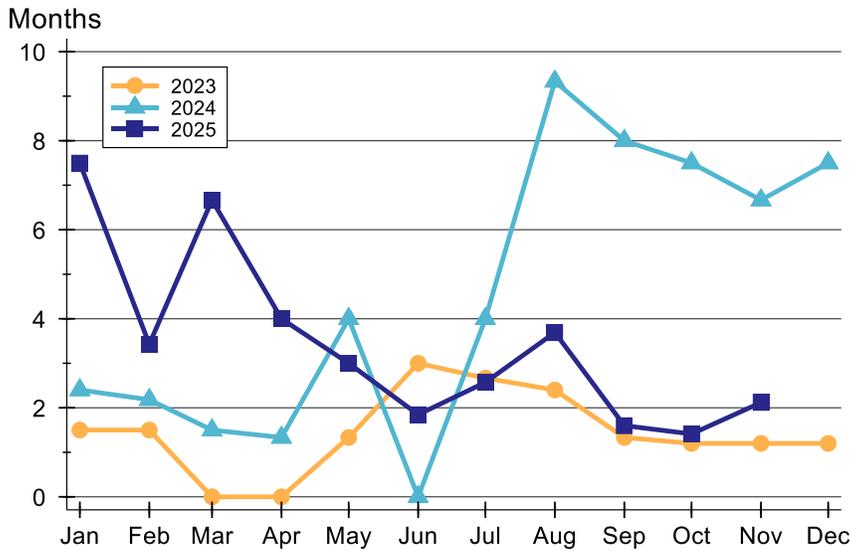


Month	2023	2024	2025
January	150	65	162
February	178	78	188
March	N/A	173	22
April	N/A	203	249
May	10	30	280
June	12	N/A	295
July	29	2	290
August	35	20	173
September	3	47	162
October	21	70	162
November	51	100	34
December	82	131	



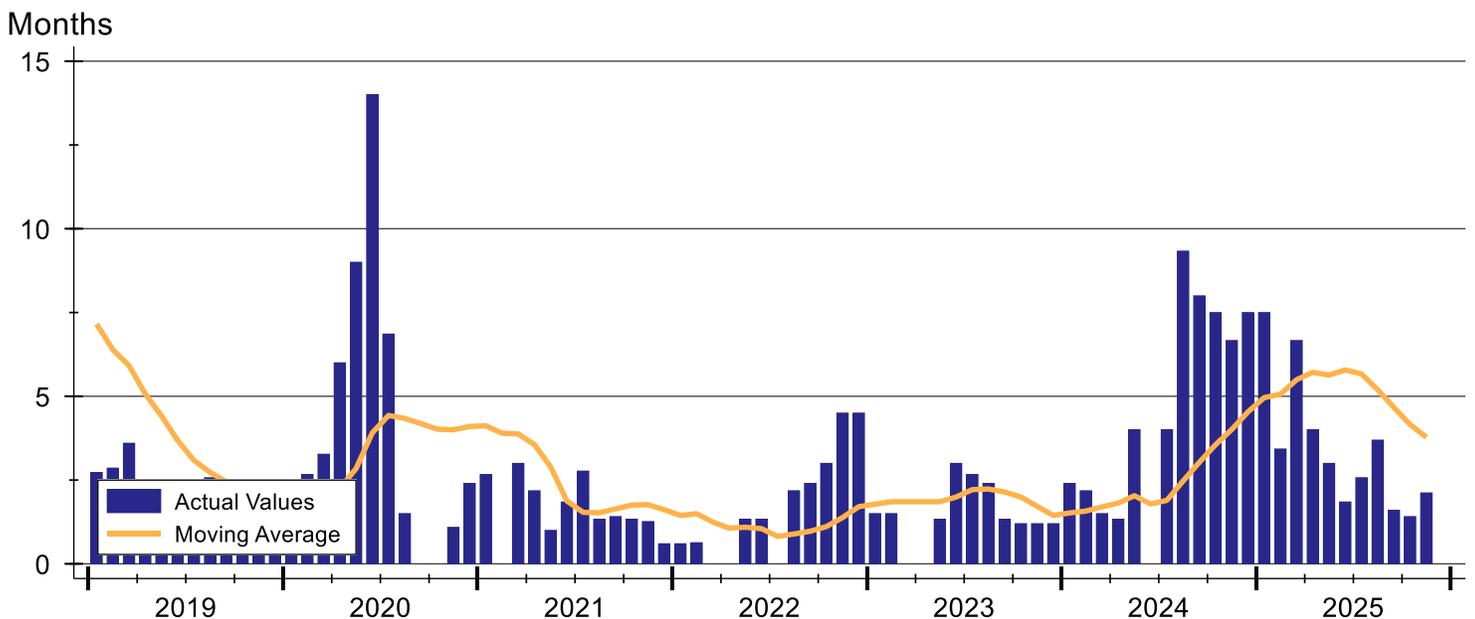
Greenwood County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.5	2.4	7.5
February	1.5	2.2	3.4
March	0.0	1.5	6.7
April	0.0	1.3	4.0
May	1.3	4.0	3.0
June	3.0	0.0	1.8
July	2.7	4.0	2.6
August	2.4	9.3	3.7
September	1.3	8.0	1.6
October	1.2	7.5	1.4
November	1.2	6.7	2.1
December	1.2	7.5	

History of Month's Supply



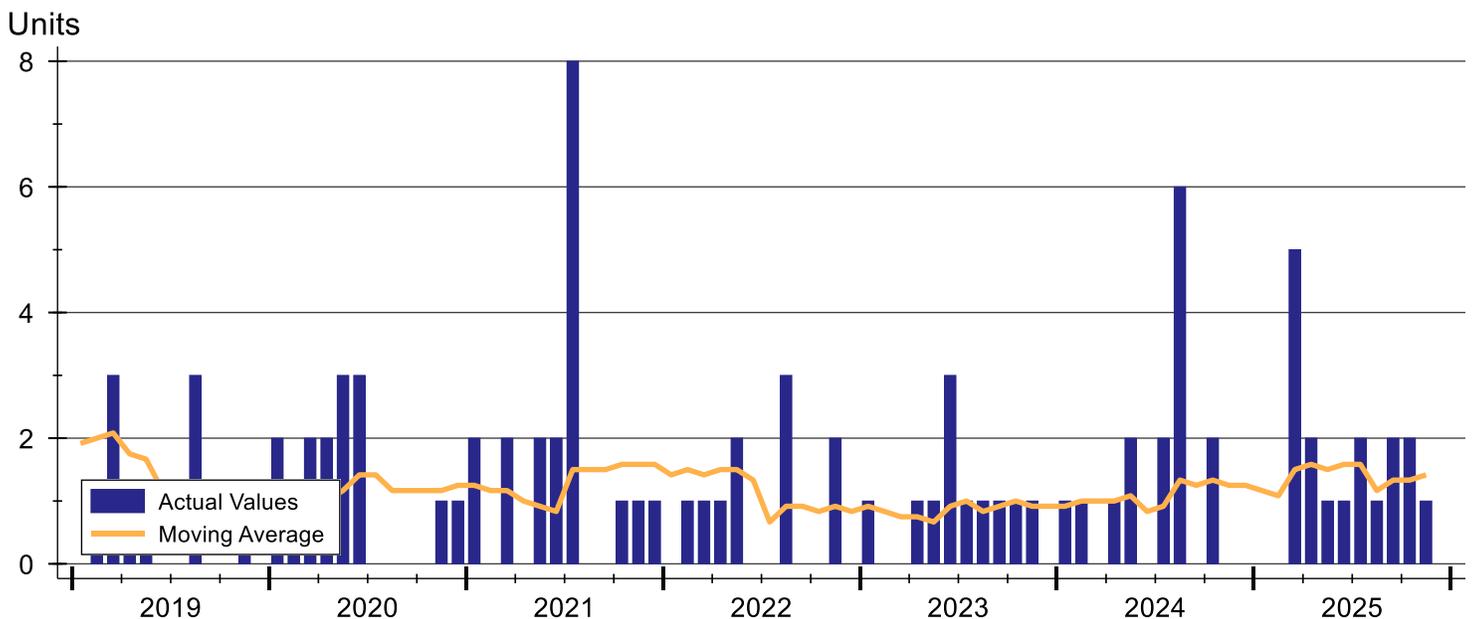


Greenwood County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	1	0	N/A
	Volume (1,000s)	165	0	N/A
	Average List Price	165,000	N/A	N/A
	Median List Price	165,000	N/A	N/A
Year-to-Date	New Listings	17	15	13.3%
	Volume (1,000s)	4,709	1,424	230.7%
	Average List Price	276,978	94,953	191.7%
	Median List Price	139,900	49,995	179.8%

A total of 1 new listings were added in Greenwood County during November. Year-to-date Greenwood County has seen 17 new listings.

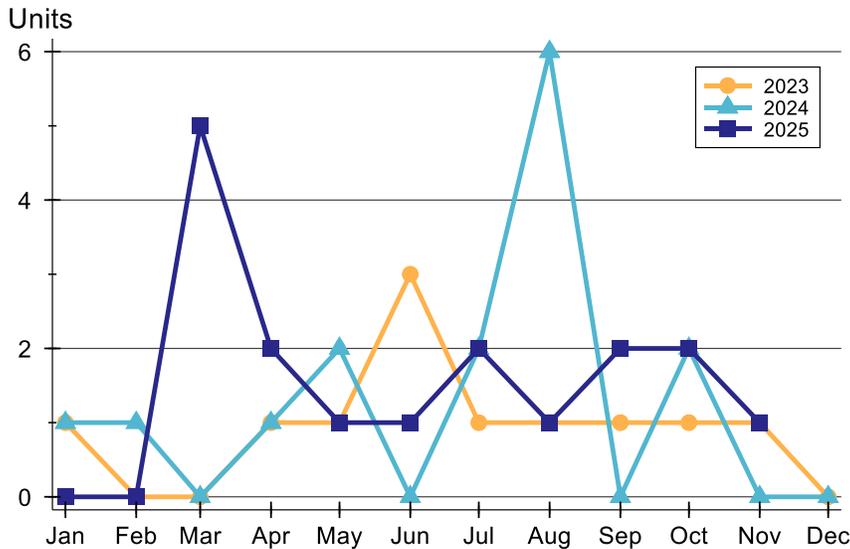
History of New Listings





Greenwood County New Listings Analysis

New Listings by Month



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

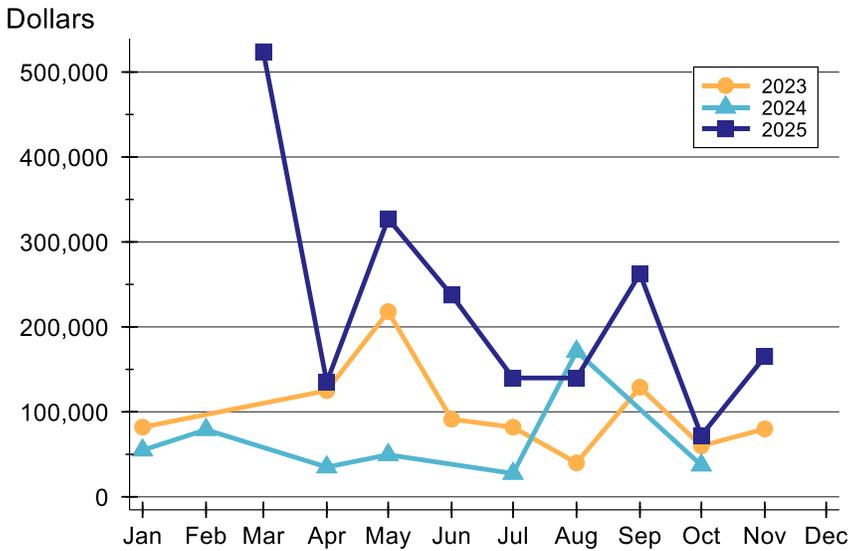
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	165,000	165,000	12	12	95.9%	95.9%
\$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



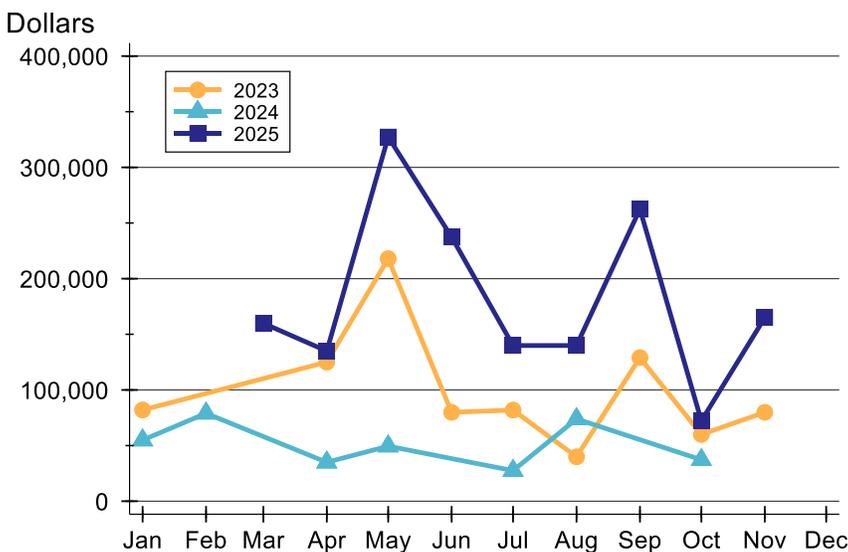
Greenwood County New Listings Analysis

Average Price



Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	523,980
April	125,000	35,000	134,950
May	218,000	49,500	327,360
June	91,300	N/A	237,360
July	81,900	27,500	139,900
August	39,900	171,149	139,900
September	129,000	N/A	262,500
October	60,000	37,250	72,200
November	79,900	N/A	165,000
December	N/A	N/A	N/A

Median Price



Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	159,900
April	125,000	35,000	134,950
May	218,000	49,500	327,360
June	79,900	N/A	237,360
July	81,900	27,500	139,900
August	39,900	73,948	139,900
September	129,000	N/A	262,500
October	60,000	37,250	72,200
November	79,900	N/A	165,000
December	N/A	N/A	N/A

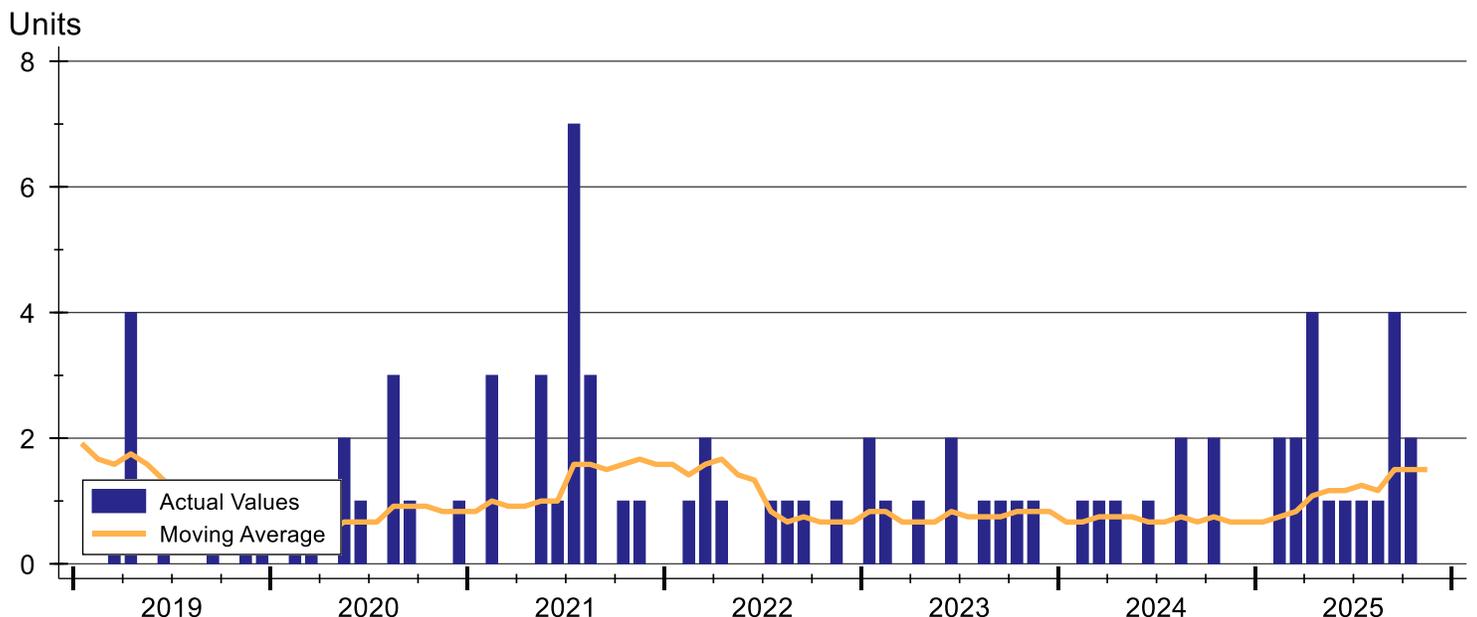


Greenwood County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		0	0	N/A	18	8	125.0%
Volume (1,000s)		0	0	N/A	5,117	373	1271.8%
Average	Sale Price	N/A	N/A	N/A	284,257	46,675	509.0%
	Days on Market	N/A	N/A	N/A	56	11	409.1%
	Percent of Original	N/A	N/A	N/A	94.1%	87.9%	7.1%
Median	Sale Price	N/A	N/A	N/A	134,950	48,750	176.8%
	Days on Market	N/A	N/A	N/A	14	8	75.0%
	Percent of Original	N/A	N/A	N/A	96.9%	90.3%	7.3%

A total of 0 contracts for sale were written in Greenwood County during the month of November, the same as in 2024.

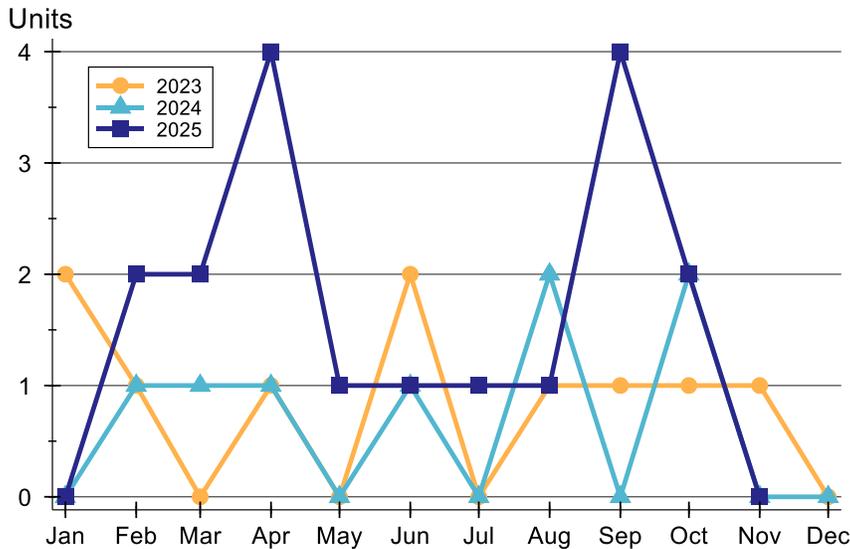
History of Contracts Written





Greenwood County Contracts Written Analysis

Contracts Written by Month



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

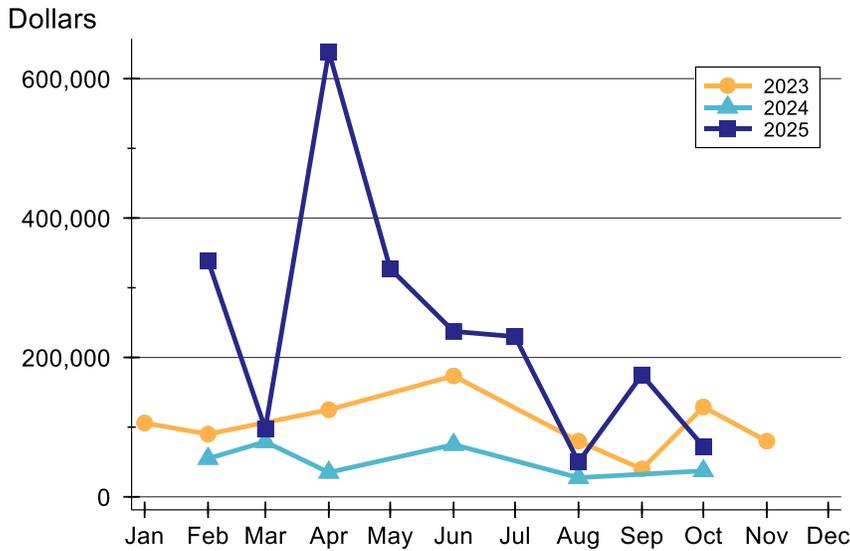
Contracts Written by Price Range

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



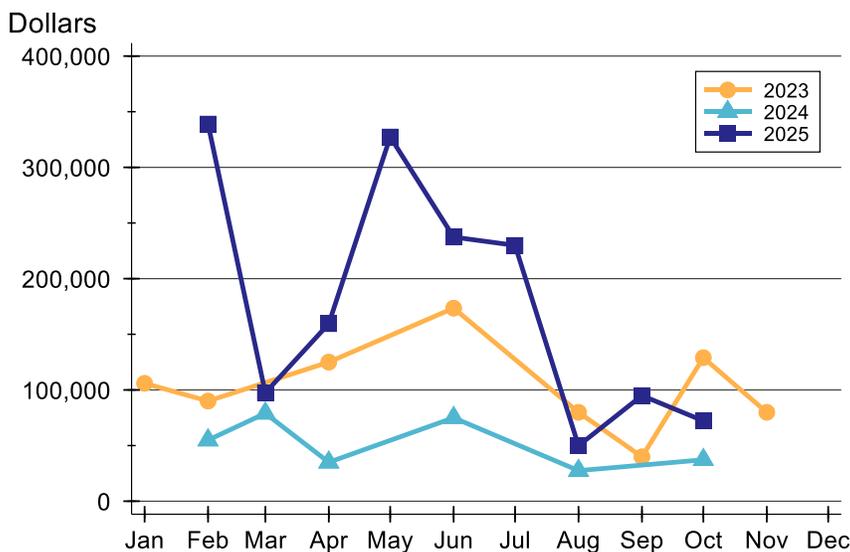
Greenwood County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	638,750
May	N/A	N/A	327,360
June	173,500	75,000	237,360
July	N/A	N/A	229,900
August	79,900	27,500	49,900
September	39,900	N/A	174,975
October	129,000	37,250	72,200
November	79,900	N/A	N/A
December	N/A	N/A	

Median Price

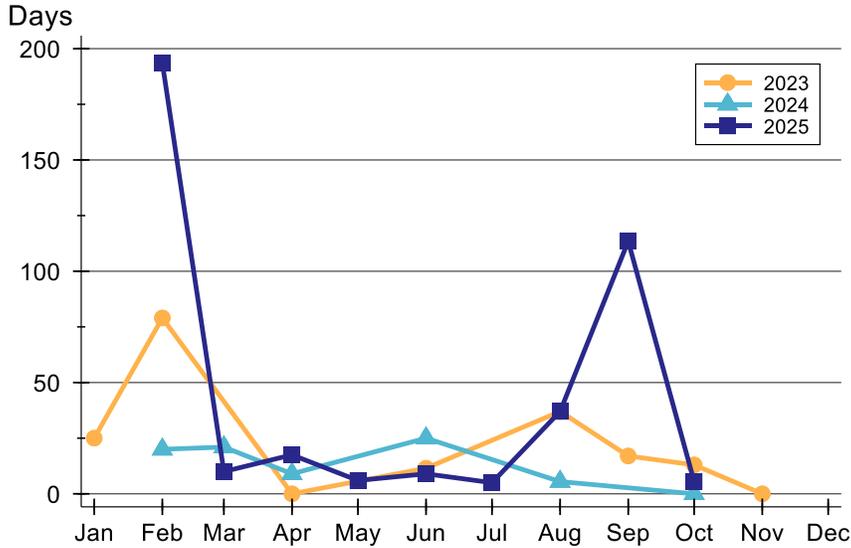


Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	159,500
May	N/A	N/A	327,360
June	173,500	75,000	237,360
July	N/A	N/A	229,900
August	79,900	27,500	49,900
September	39,900	N/A	94,950
October	129,000	37,250	72,200
November	79,900	N/A	N/A
December	N/A	N/A	



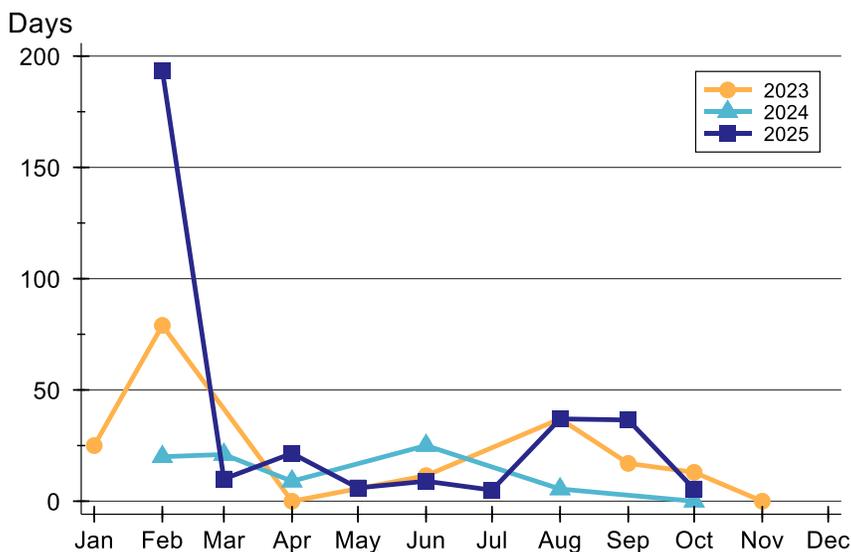
Greenwood County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	6
June	12	25	9
July	N/A	N/A	5
August	37	6	37
September	17	N/A	114
October	13	N/A	6
November	N/A	N/A	N/A
December	N/A	N/A	N/A

Median DOM

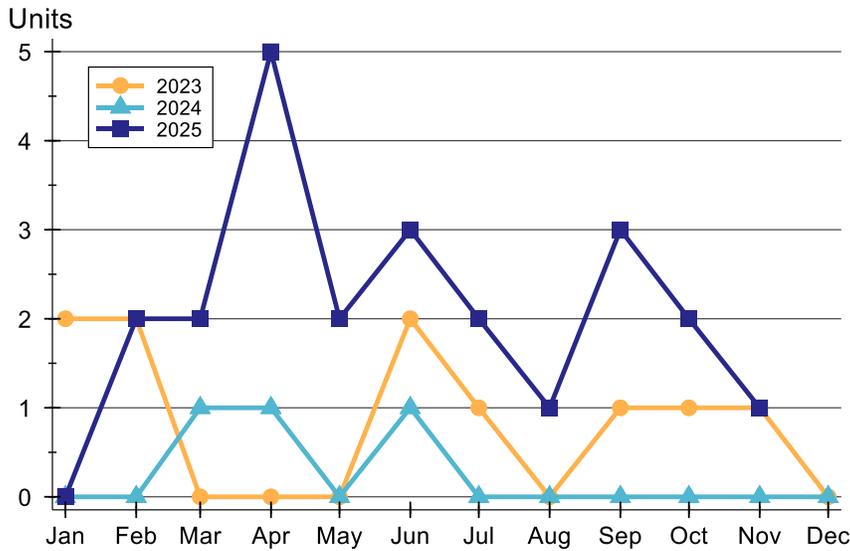


Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	22
May	N/A	N/A	6
June	12	25	9
July	N/A	N/A	5
August	37	6	37
September	17	N/A	37
October	13	N/A	6
November	N/A	N/A	N/A
December	N/A	N/A	N/A



Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

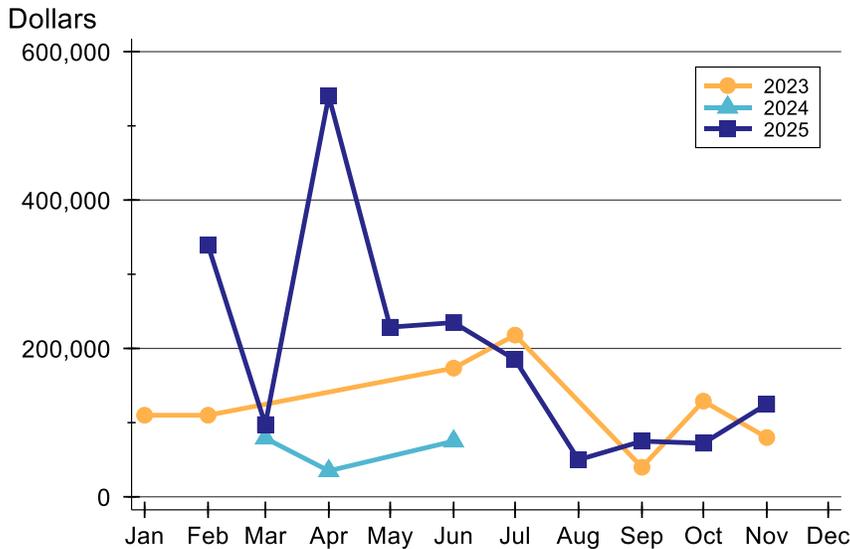
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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	100.0%	124,900	124,900	3	3	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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



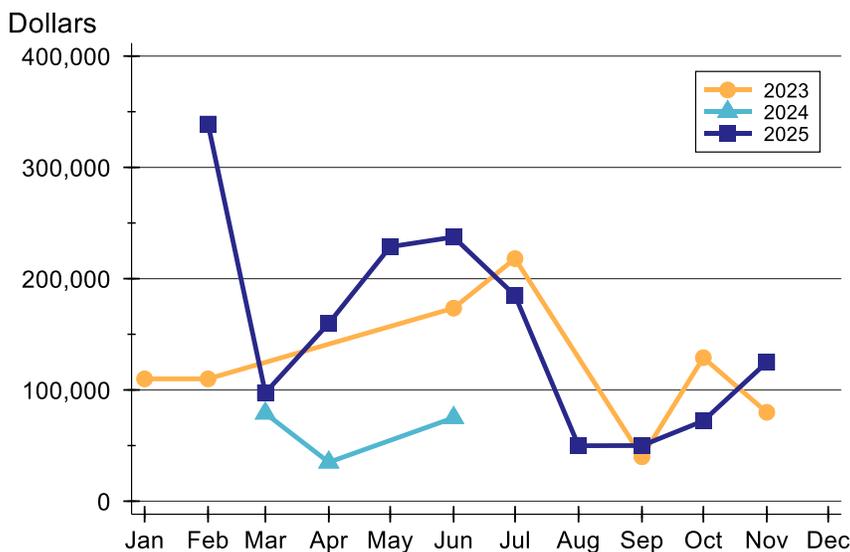
Greenwood County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	540,180
May	N/A	N/A	228,680
June	173,500	75,000	234,873
July	218,000	N/A	184,900
August	N/A	N/A	49,900
September	39,900	N/A	74,967
October	129,000	N/A	72,200
November	79,900	N/A	124,900
December	N/A	N/A	

Median Price

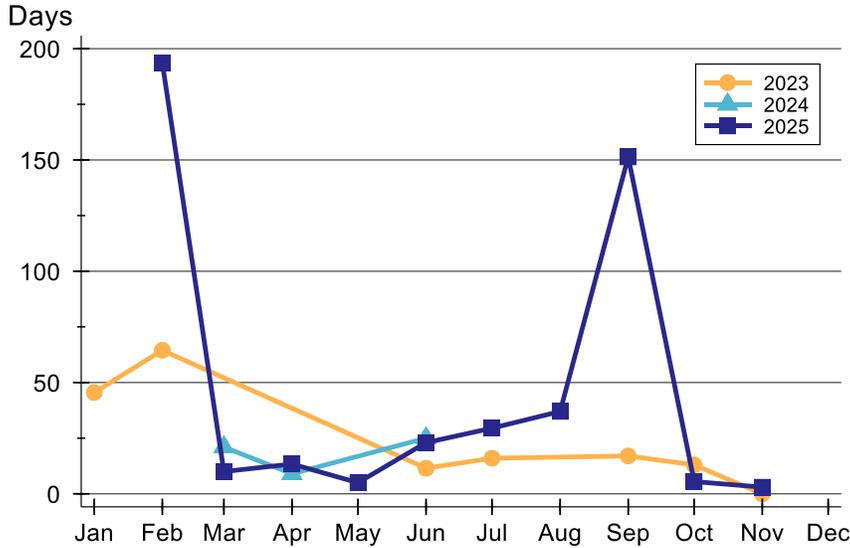


Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	159,900
May	N/A	N/A	228,680
June	173,500	75,000	237,360
July	218,000	N/A	184,900
August	N/A	N/A	49,900
September	39,900	N/A	50,000
October	129,000	N/A	72,200
November	79,900	N/A	124,900
December	N/A	N/A	



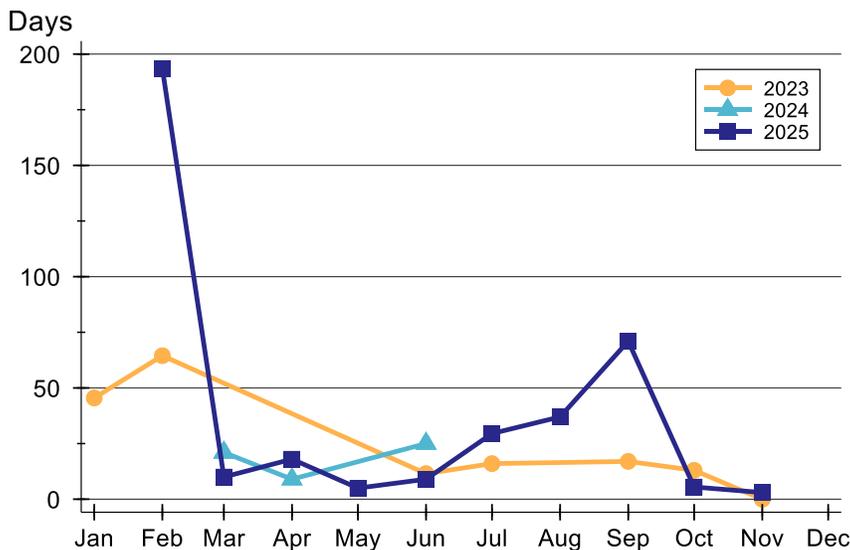
Greenwood County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	13
May	N/A	N/A	5
June	12	25	23
July	16	N/A	30
August	N/A	N/A	37
September	17	N/A	151
October	13	N/A	6
November	N/A	N/A	3
December	N/A	N/A	

Median DOM



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	5
June	12	25	9
July	16	N/A	30
August	N/A	N/A	37
September	17	N/A	71
October	13	N/A	6
November	N/A	N/A	3
December	N/A	N/A	



Jackson County Housing Report



Market Overview

Jackson County Home Sales Fell in November

Total home sales in Jackson County fell last month to 5 units, compared to 9 units in November 2024. Total sales volume was \$1.1 million, down from a year earlier.

The median sale price in November was \$200,000, down from \$212,500 a year earlier. Homes that sold in November were typically on the market for 55 days and sold for 96.6% of their list prices.

Jackson County Active Listings Up at End of November

The total number of active listings in Jackson County at the end of November was 18 units, up from 15 at the same point in 2024. 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 November was \$242,500.

During November, a total of 5 contracts were written down from 6 in November 2024. At the end of the month, there were 9 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3238
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Jackson County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		5 -44.4%	9 -10.0%	10 -9.1%	105 16.7%	90 7.1%	84 -41.7%
Active Listings Change from prior year		18 20.0%	15 -28.6%	21 31.3%	N/A	N/A	N/A
Months' Supply Change from prior year		2.0 5.3%	1.9 -32.1%	2.8 133.3%	N/A	N/A	N/A
New Listings Change from prior year		9 80.0%	5 25.0%	4 -33.3%	123 26.8%	97 -8.5%	106 -32.1%
Contracts Written Change from prior year		5 -16.7%	6 -33.3%	9 12.5%	108 14.9%	94 11.9%	84 -40.0%
Pending Contracts Change from prior year		9 80.0%	5 -28.6%	7 -12.5%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,111 -41.3%	1,893 -4.0%	1,971 -19.4%	26,681 37.3%	19,427 7.1%	18,145 -39.1%
Average	Sale Price Change from prior year	222,200 5.6%	210,378 6.7%	197,100 -11.4%	254,106 17.7%	215,853 -0.1%	216,016 4.5%
	List Price of Actives Change from prior year	266,076 7.3%	248,037 -11.6%	280,466 -15.5%	N/A	N/A	N/A
	Days on Market Change from prior year	51 24.4%	41 272.7%	11 -65.6%	48 -4.0%	50 78.6%	28 27.3%
	Percent of List Change from prior year	93.6% -3.8%	97.3% 1.1%	96.2% -1.0%	96.8% -0.6%	97.4% -0.6%	98.0% 0.4%
	Percent of Original Change from prior year	89.6% -5.5%	94.8% 0.2%	94.6% 0.4%	93.9% -0.9%	94.8% 0.1%	94.7% -1.5%
Median	Sale Price Change from prior year	200,000 -5.9%	212,500 1.2%	210,000 40.0%	214,000 13.6%	188,400 -7.2%	203,000 7.7%
	List Price of Actives Change from prior year	242,500 1.0%	240,000 4.4%	229,900 -7.4%	N/A	N/A	N/A
	Days on Market Change from prior year	55 129.2%	24 380.0%	5 -54.5%	23 43.8%	16 100.0%	8 33.3%
	Percent of List Change from prior year	96.6% -1.4%	98.0% 0.4%	97.6% -2.4%	98.4% -1.2%	99.6% -0.4%	100.0% 0.0%
	Percent of Original Change from prior year	92.5% -3.0%	95.4% -1.9%	97.2% -2.2%	96.6% -1.3%	97.9% -1.4%	99.3% -0.7%

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



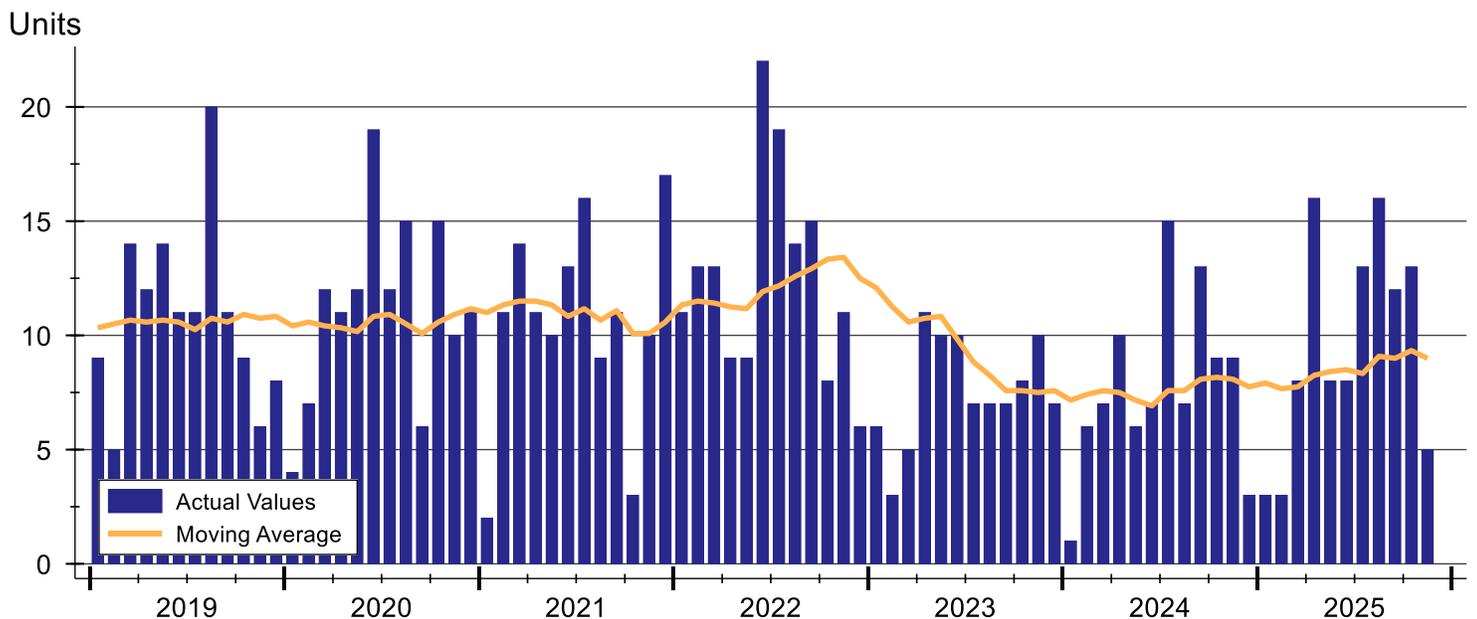
Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		November 2024			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		5	9	-44.4%	105	90	16.7%
Volume (1,000s)		1,111	1,893	-41.3%	26,681	19,427	37.3%
Months' Supply		2.0	1.9	5.3%	N/A	N/A	N/A
Average	Sale Price	222,200	210,378	5.6%	254,106	215,853	17.7%
	Days on Market	51	41	24.4%	48	50	-4.0%
	Percent of List	93.6%	97.3%	-3.8%	96.8%	97.4%	-0.6%
	Percent of Original	89.6%	94.8%	-5.5%	93.9%	94.8%	-0.9%
Median	Sale Price	200,000	212,500	-5.9%	214,000	188,400	13.6%
	Days on Market	55	24	129.2%	23	16	43.8%
	Percent of List	96.6%	98.0%	-1.4%	98.4%	99.6%	-1.2%
	Percent of Original	92.5%	95.4%	-3.0%	96.6%	97.9%	-1.3%

A total of 5 homes sold in Jackson County in November, down from 9 units in November 2024. Total sales volume fell to \$1.1 million compared to \$1.9 million in the previous year.

The median sales price in November was \$200,000, down 5.9% compared to the prior year. Median days on market was 55 days, up from 28 days in October, and up from 24 in November 2024.

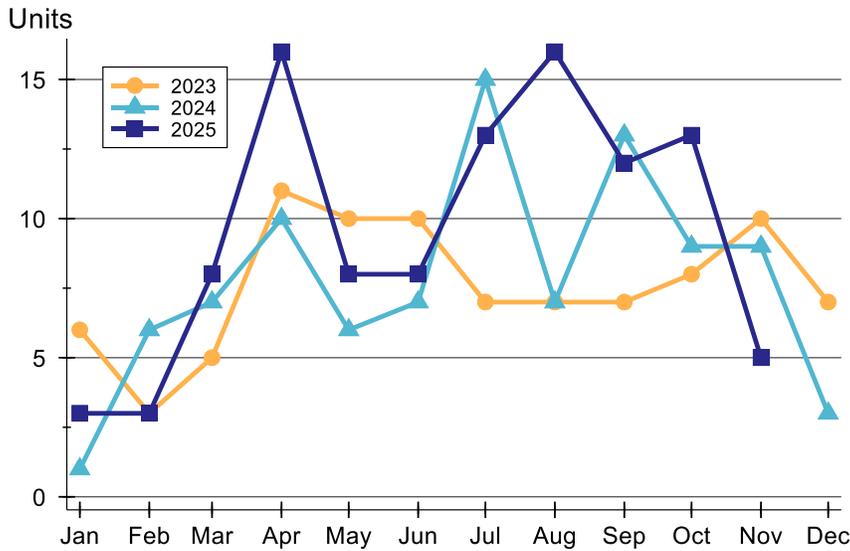
History of Closed Listings





Jackson County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	1	3
February	3	6	3
March	5	7	8
April	11	10	16
May	10	6	8
June	10	7	8
July	7	15	13
August	7	7	16
September	7	13	12
October	8	9	13
November	10	9	5
December	7	3	3

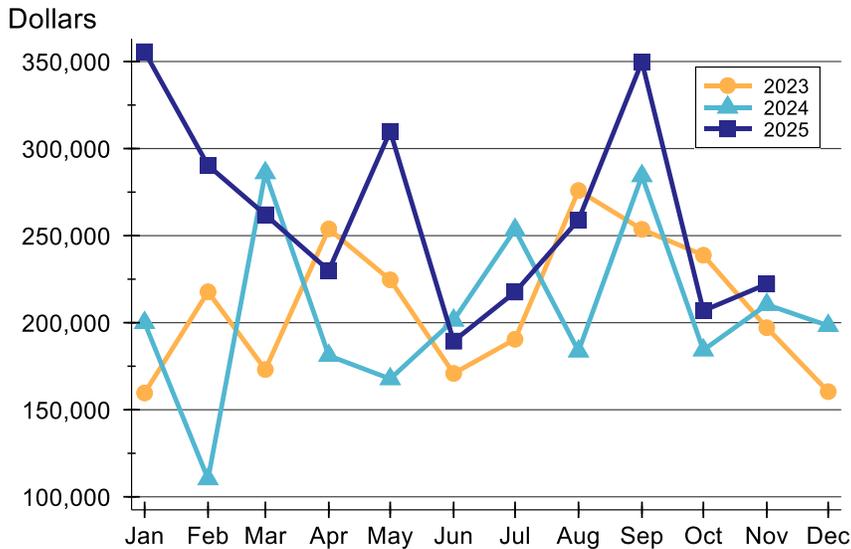
Closed Listings by Price Range

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%	1.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	20.0%	0.0	119,000	119,000	80	80	99.6%	99.6%	85.3%	85.3%
\$125,000-\$149,999	1	20.0%	0.0	144,000	144,000	12	12	96.6%	96.6%	96.6%	96.6%
\$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	20.0%	2.7	200,000	200,000	55	55	80.0%	80.0%	80.0%	80.0%
\$250,000-\$299,999	1	20.0%	0.9	295,000	295,000	84	84	96.7%	96.7%	93.7%	93.7%
\$300,000-\$399,999	1	20.0%	5.0	353,000	353,000	23	23	94.9%	94.9%	92.5%	92.5%
\$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



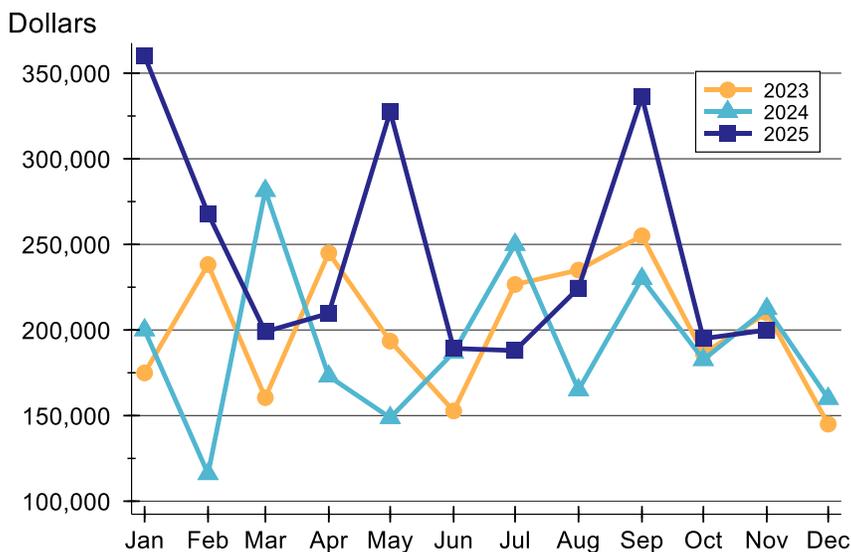
Jackson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	159,650	200,000	355,667
February	217,742	110,250	290,333
March	173,090	286,057	262,050
April	253,864	181,100	230,024
May	224,630	167,750	309,938
June	170,850	201,386	189,438
July	190,514	253,460	217,569
August	275,929	183,637	259,044
September	253,600	284,342	349,833
October	238,768	184,276	206,869
November	197,100	210,378	222,200
December	160,414	198,317	

Median Price

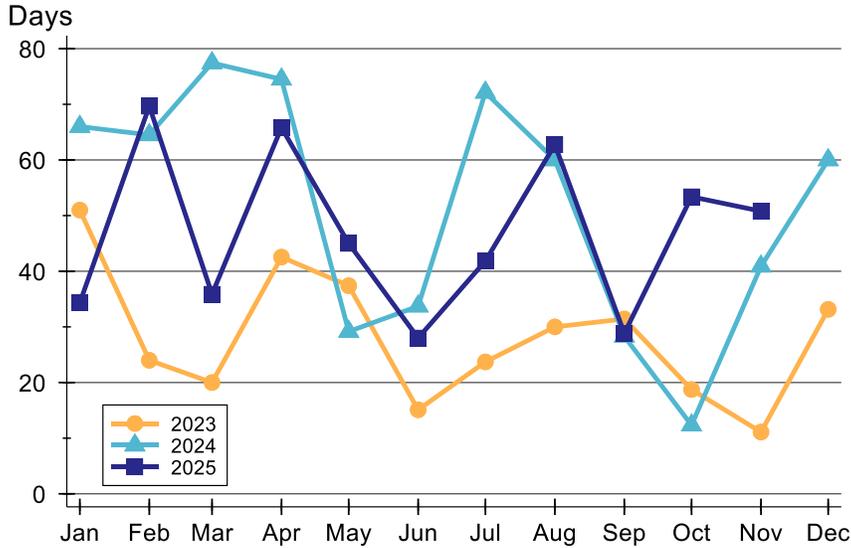


Month	2023	2024	2025
January	174,950	200,000	360,000
February	238,225	116,000	268,000
March	160,500	281,400	199,000
April	245,000	173,000	209,700
May	193,500	148,750	327,500
June	152,750	186,900	189,250
July	226,600	249,900	188,000
August	235,000	165,000	224,500
September	255,000	230,000	336,250
October	186,250	182,634	195,000
November	210,000	212,500	200,000
December	145,000	159,950	



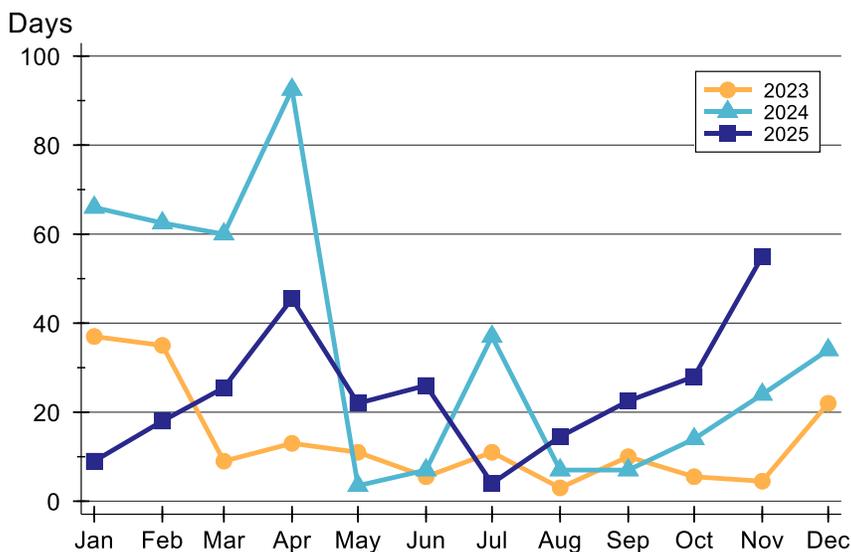
Jackson County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	51	66	34
February	24	65	70
March	20	77	36
April	43	75	66
May	37	29	45
June	15	34	28
July	24	72	42
August	30	60	63
September	31	28	29
October	19	12	53
November	11	41	51
December	33	60	

Median DOM



Month	2023	2024	2025
January	37	66	9
February	35	63	18
March	9	60	26
April	13	93	46
May	11	4	22
June	6	7	26
July	11	37	4
August	3	7	15
September	10	7	23
October	6	14	28
November	5	24	55
December	22	34	



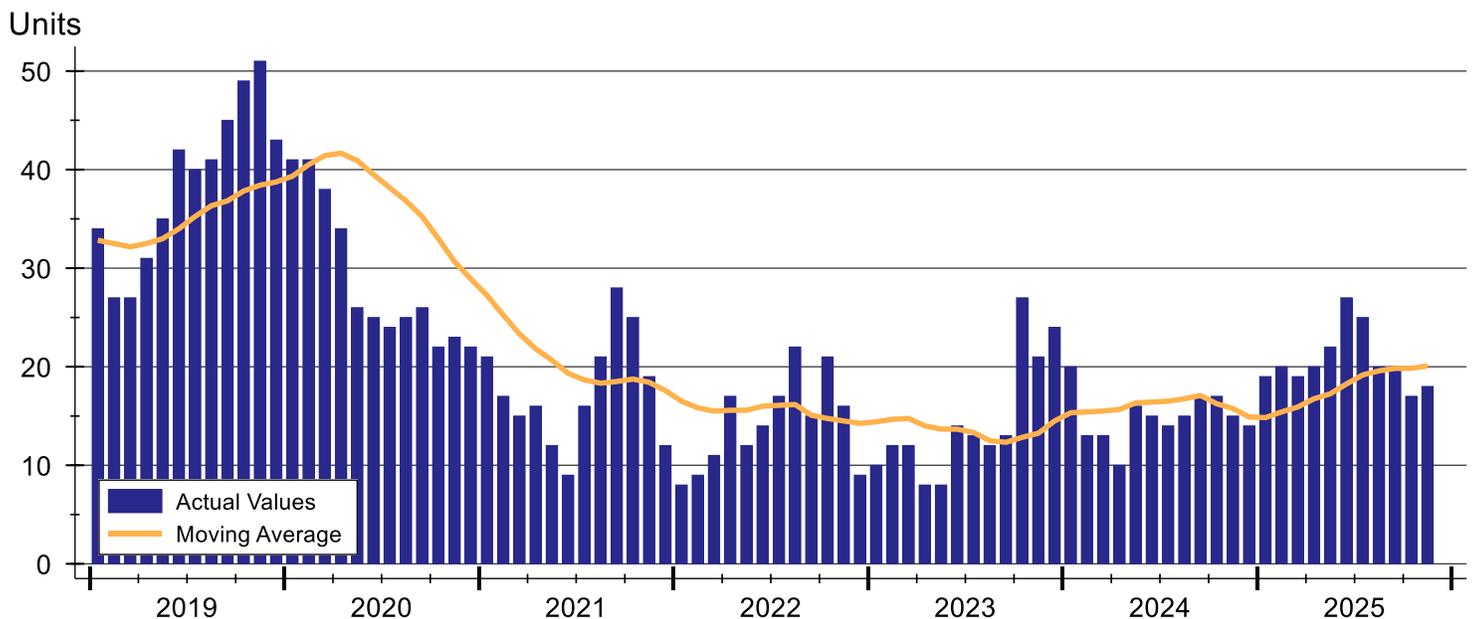
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		18	15	20.0%
Volume (1,000s)		4,789	3,721	28.7%
Months' Supply		2.0	1.9	5.3%
Average	List Price	266,076	248,037	7.3%
	Days on Market	48	70	-31.4%
	Percent of Original	95.5%	95.7%	-0.2%
Median	List Price	242,500	240,000	1.0%
	Days on Market	20	66	-69.7%
	Percent of Original	98.7%	97.6%	1.1%

A total of 18 homes were available for sale in Jackson County at the end of November. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of November was \$242,500, up 1.0% from 2024. The typical time on market for active listings was 20 days, down from 66 days a year earlier.

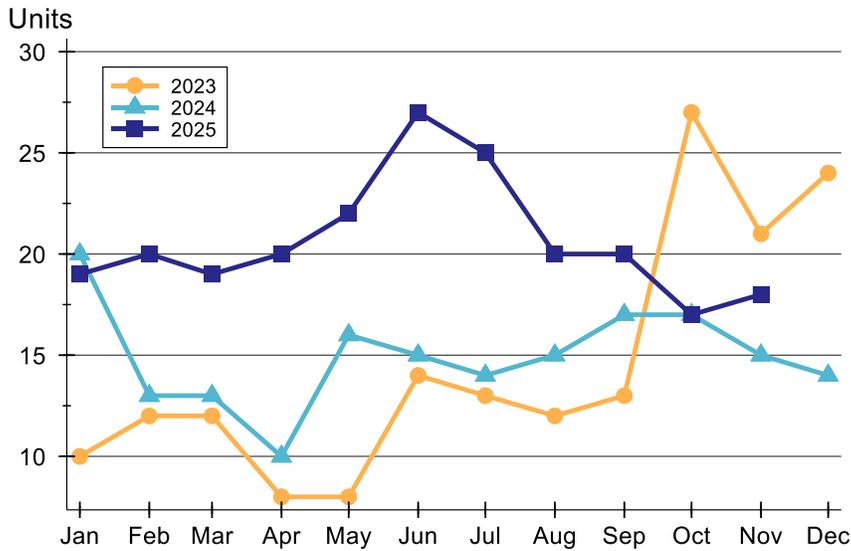
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	10	20	19
February	12	13	20
March	12	13	19
April	8	10	20
May	8	16	22
June	14	15	27
July	13	14	25
August	12	15	20
September	13	17	20
October	27	17	17
November	21	15	18
December	24	14	18

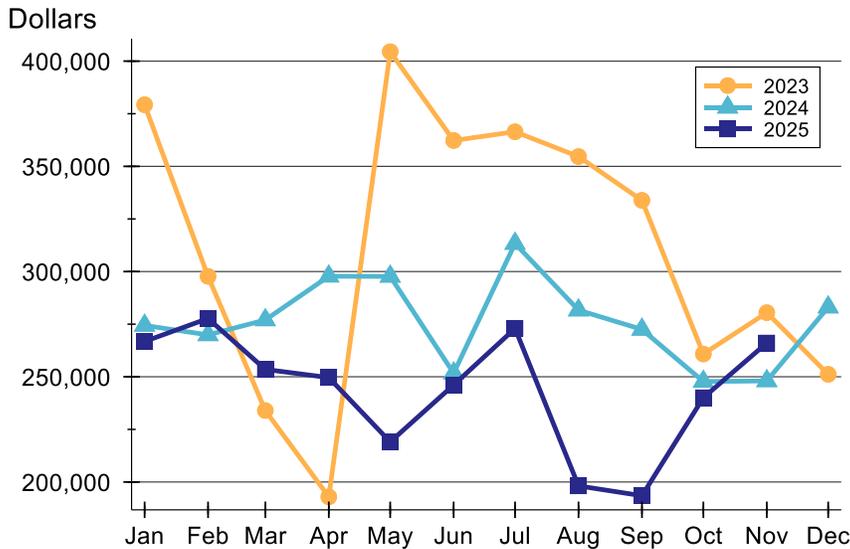
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	11.8%	1.8	68,750	68,750	164	164	86.9%	86.9%
\$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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	11.8%	N/A	162,500	162,500	5	5	100.0%	100.0%
\$175,000-\$199,999	1	5.9%	N/A	186,500	186,500	190	190	86.7%	86.7%
\$200,000-\$249,999	4	23.5%	2.7	229,125	229,500	27	23	96.5%	97.3%
\$250,000-\$299,999	1	5.9%	0.9	289,000	289,000	4	4	100.0%	100.0%
\$300,000-\$399,999	5	29.4%	5.0	358,760	349,900	38	23	95.9%	97.5%
\$400,000-\$499,999	2	11.8%	N/A	437,500	437,500	12	12	98.8%	98.8%
\$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



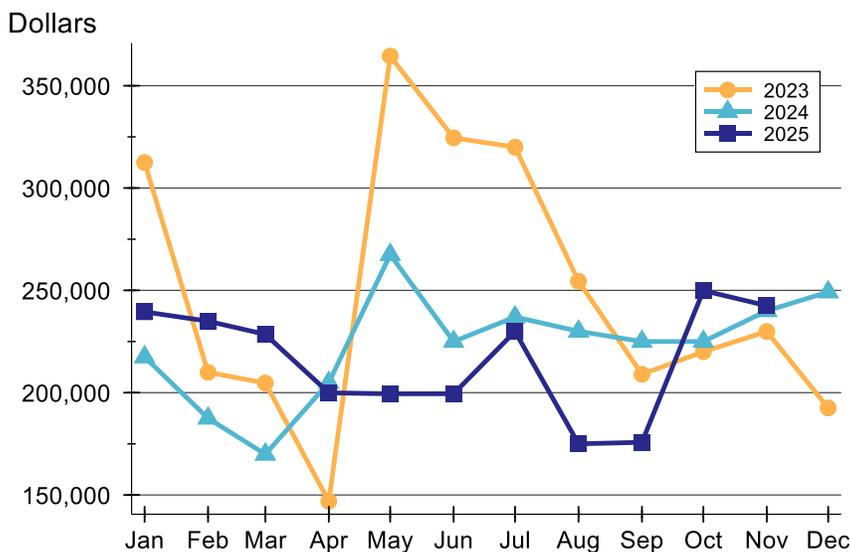
Jackson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	379,285	274,408	266,768
February	297,717	269,900	277,715
March	233,967	277,000	253,518
April	192,950	297,780	249,623
May	404,500	297,694	219,075
June	362,286	251,713	246,107
July	366,446	313,318	272,972
August	354,654	281,670	198,135
September	333,838	272,497	193,480
October	260,818	247,741	240,053
November	280,466	248,037	266,076
December	251,167	283,082	

Median Price

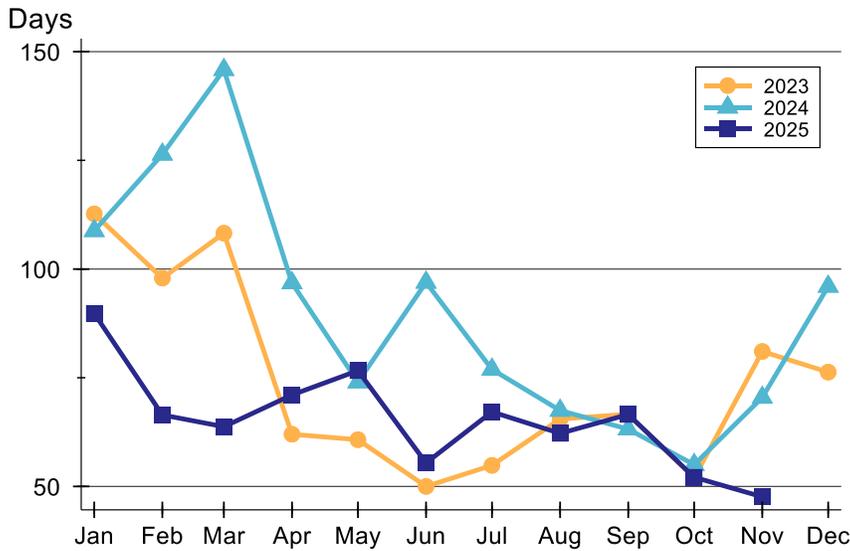


Month	2023	2024	2025
January	312,475	217,450	239,500
February	209,950	187,500	234,950
March	204,700	169,900	228,500
April	146,950	204,950	199,925
May	364,500	267,450	199,450
June	324,500	225,000	199,500
July	320,000	237,000	229,900
August	254,475	230,000	175,000
September	209,000	225,000	175,750
October	220,000	225,000	249,900
November	229,900	240,000	242,500
December	192,500	249,200	



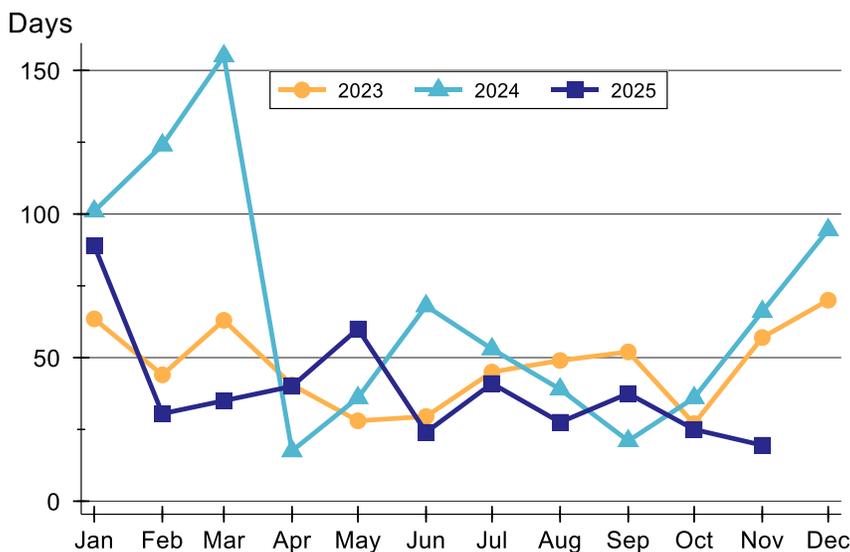
Jackson County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	113	109	90
February	98	126	66
March	108	146	64
April	62	97	71
May	61	74	77
June	50	97	55
July	55	77	67
August	66	67	62
September	67	63	67
October	52	55	52
November	81	70	48
December	76	96	

Median DOM

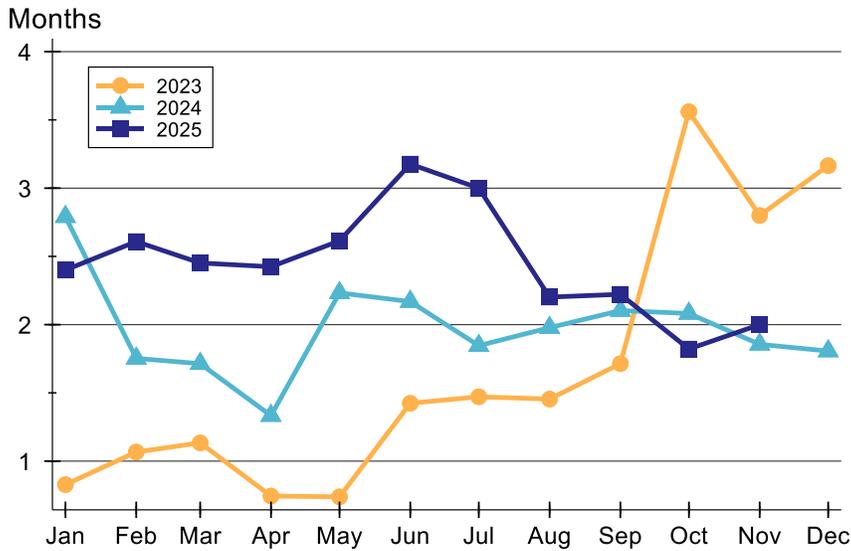


Month	2023	2024	2025
January	64	101	89
February	44	124	31
March	63	155	35
April	41	18	40
May	28	36	60
June	30	68	24
July	45	53	41
August	49	39	28
September	52	21	38
October	27	36	25
November	57	66	20
December	70	95	



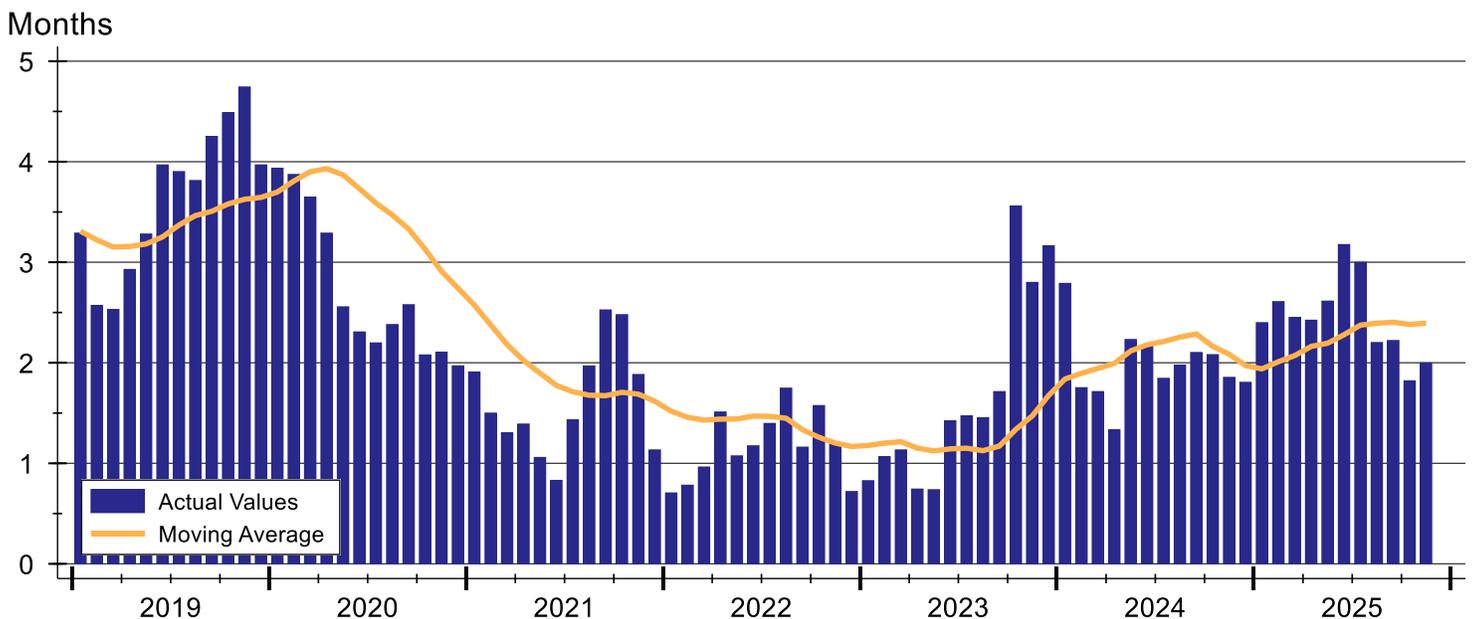
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.8	2.8	2.4
February	1.1	1.8	2.6
March	1.1	1.7	2.5
April	0.7	1.3	2.4
May	0.7	2.2	2.6
June	1.4	2.2	3.2
July	1.5	1.8	3.0
August	1.5	2.0	2.2
September	1.7	2.1	2.2
October	3.6	2.1	1.8
November	2.8	1.9	2.0
December	3.2	1.8	

History of Month's Supply





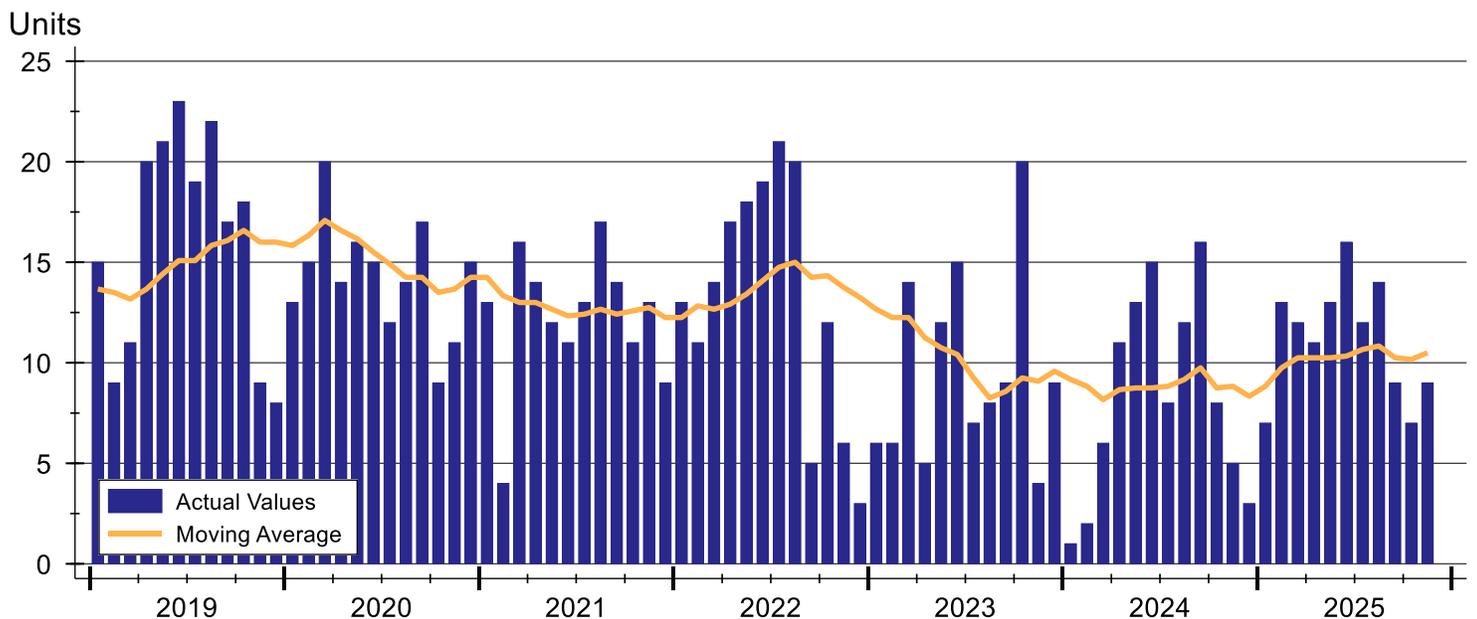
Jackson County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	9	5	80.0%
	Volume (1,000s)	2,474	1,684	46.9%
	Average List Price	274,838	336,700	-18.4%
	Median List Price	259,900	269,000	-3.4%
Year-to-Date	New Listings	123	97	26.8%
	Volume (1,000s)	31,067	22,221	39.8%
	Average List Price	252,578	229,077	10.3%
	Median List Price	229,450	199,000	15.3%

A total of 9 new listings were added in Jackson County during November, up 80.0% from the same month in 2024. Year-to-date Jackson County has seen 123 new listings.

The median list price of these homes was \$259,900 down from \$269,000 in 2024.

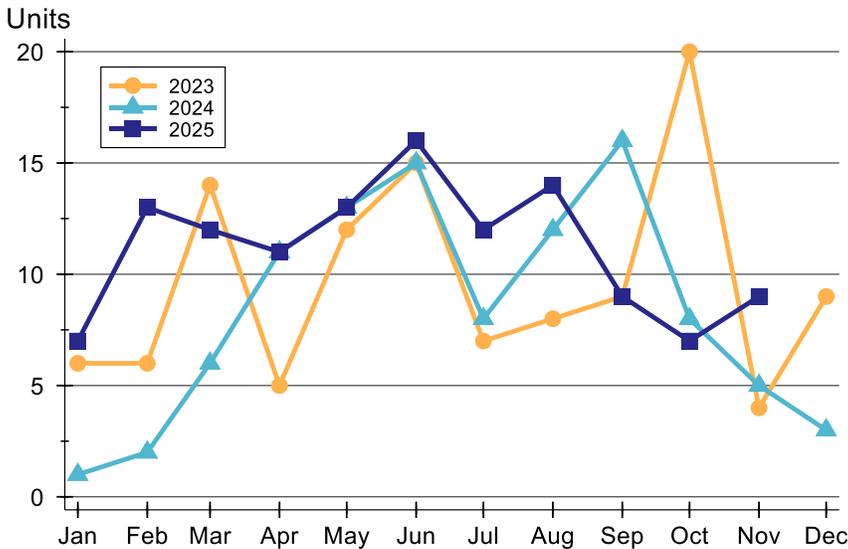
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	6	1	7
February	6	2	13
March	14	6	12
April	5	11	11
May	12	13	13
June	15	15	16
July	7	8	12
August	8	12	14
September	9	16	9
October	20	8	7
November	4	5	9
December	9	3	9

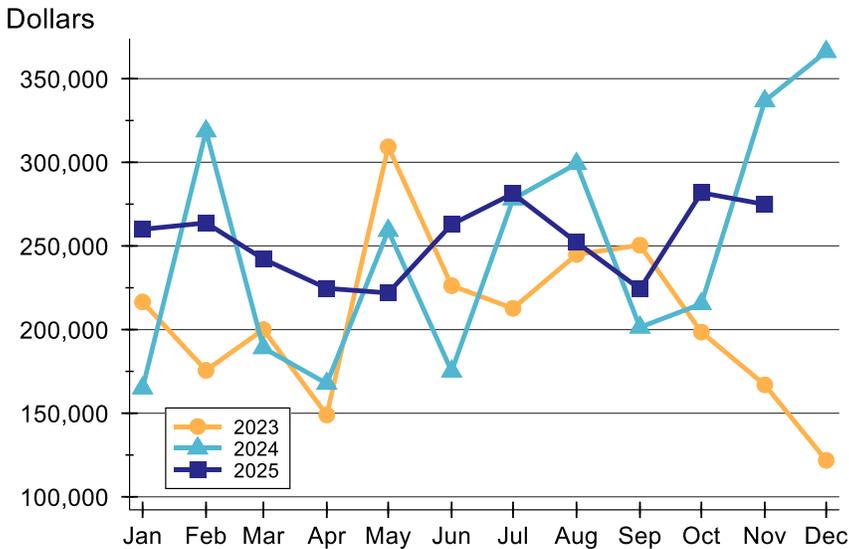
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	25.0%	162,500	162,500	7	7	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	25.0%	227,450	227,450	5	5	100.0%	100.0%
\$250,000-\$299,999	2	25.0%	284,450	284,450	2	2	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	389,900	389,900	12	12	97.5%	97.5%
\$400,000-\$499,999	1	12.5%	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
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



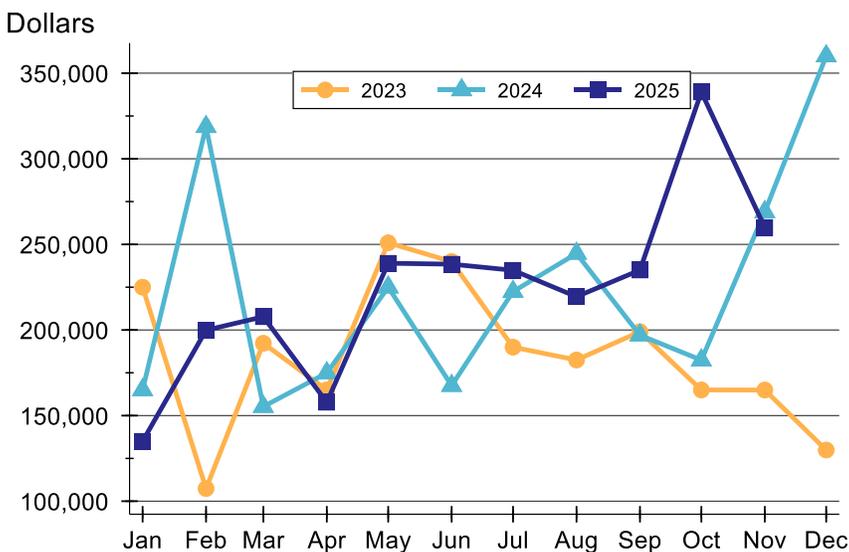
Jackson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	216,492	165,000	259,969
February	175,617	318,700	263,815
March	199,986	189,067	242,200
April	148,940	167,745	224,643
May	309,267	259,192	221,915
June	226,257	175,093	262,881
July	212,686	278,031	281,317
August	244,875	299,173	252,214
September	250,460	201,363	224,267
October	198,515	215,372	281,829
November	166,950	336,700	274,838
December	121,811	366,167	-

Median Price



Month	2023	2024	2025
January	225,000	165,000	135,000
February	107,400	318,700	199,900
March	192,250	155,250	207,750
April	165,000	174,900	157,777
May	250,950	225,000	239,000
June	239,950	167,500	238,450
July	190,000	222,450	234,900
August	182,500	244,700	219,450
September	199,000	197,000	235,000
October	165,000	182,425	339,000
November	164,950	269,000	259,900
December	129,900	360,000	-



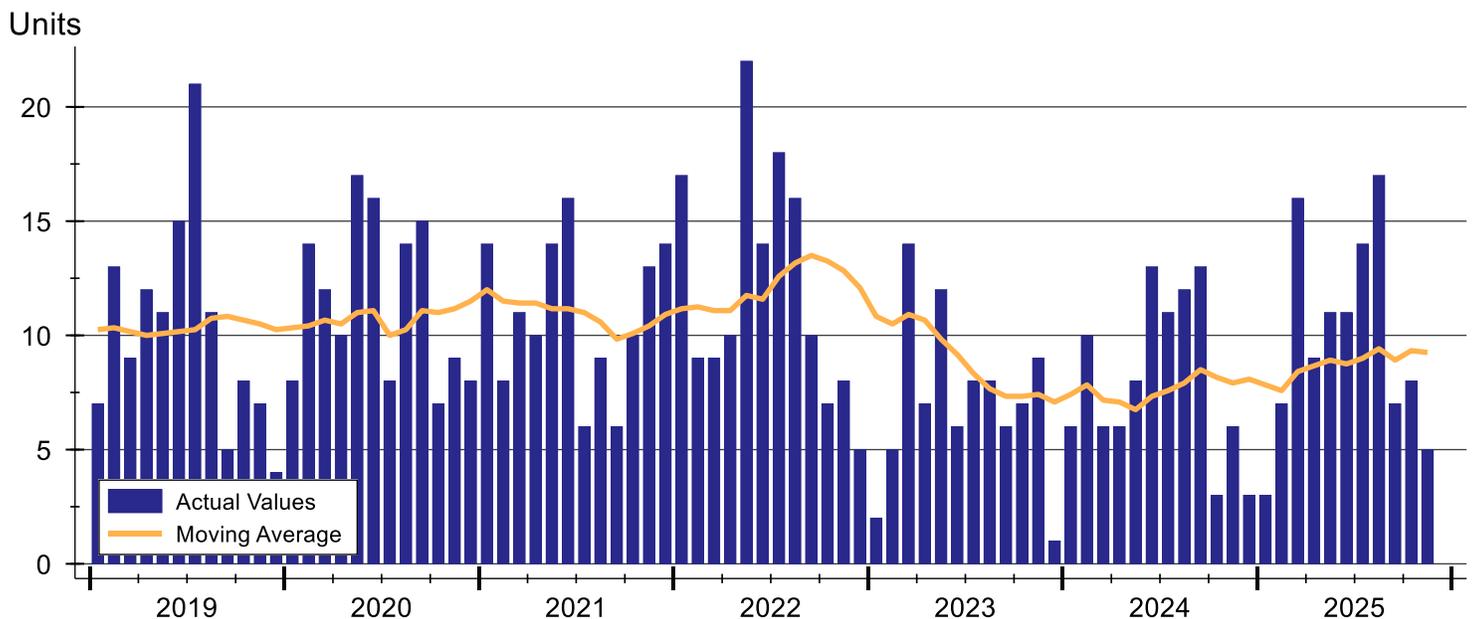
Jackson County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		5	6	-16.7%	108	94	14.9%
Volume (1,000s)		1,155	1,507	-23.4%	27,377	21,082	29.9%
Average	Sale Price	230,940	251,158	-8.0%	253,494	224,281	13.0%
	Days on Market	26	47	-44.7%	50	49	2.0%
	Percent of Original	95.2%	97.3%	-2.2%	93.0%	95.1%	-2.2%
Median	Sale Price	239,900	184,000	30.4%	219,750	188,700	16.5%
	Days on Market	9	36	-75.0%	24	16	50.0%
	Percent of Original	100.0%	98.5%	1.5%	95.9%	98.2%	-2.3%

A total of 5 contracts for sale were written in Jackson County during the month of November, down from 6 in 2024. The median list price of these homes was \$239,900, up from \$184,000 the prior year.

Half of the homes that went under contract in November were on the market less than 9 days, compared to 36 days in November 2024.

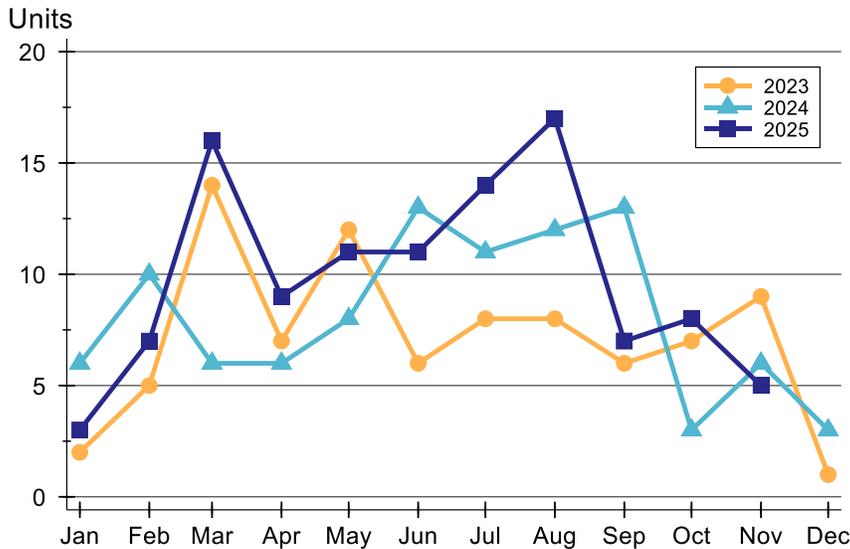
History of Contracts Written





Jackson County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	2	6	3
February	5	10	7
March	14	6	16
April	7	6	9
May	12	8	11
June	6	13	11
July	8	11	14
August	8	12	17
September	6	13	7
October	7	3	8
November	9	6	5
December	1	3	3

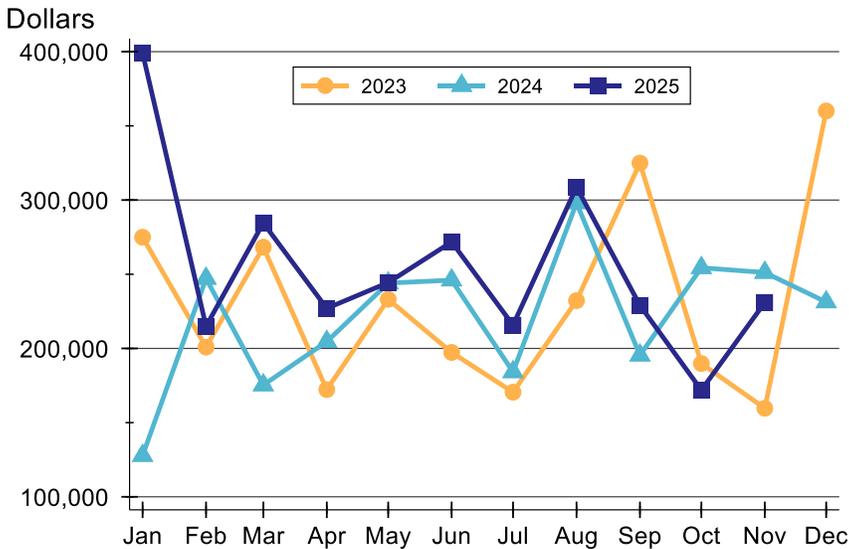
Contracts Written by Price Range

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	1	20.0%	90,000	90,000	58	58	75.9%	75.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	40.0%	234,900	234,900	8	8	100.0%	100.0%
\$250,000-\$299,999	1	20.0%	279,900	279,900	0	0	100.0%	100.0%
\$300,000-\$399,999	1	20.0%	315,000	315,000	59	59	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



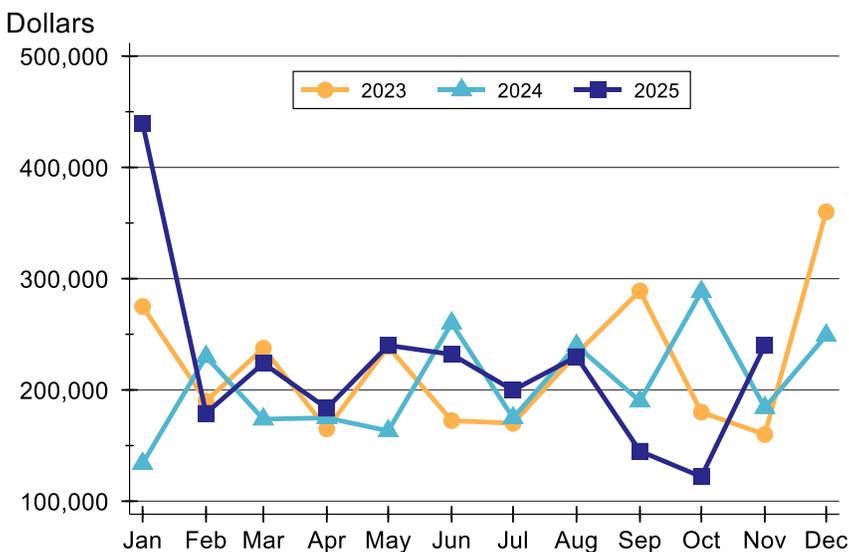
Jackson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	274,950	127,800	399,000
February	200,930	247,160	214,907
March	268,271	175,333	284,555
April	172,257	204,625	227,009
May	233,117	244,013	244,382
June	197,317	246,008	271,782
July	170,500	184,200	215,714
August	232,225	298,073	308,747
September	324,948	195,454	229,043
October	189,829	254,375	171,938
November	159,688	251,158	230,940
December	360,000	231,300	

Median Price

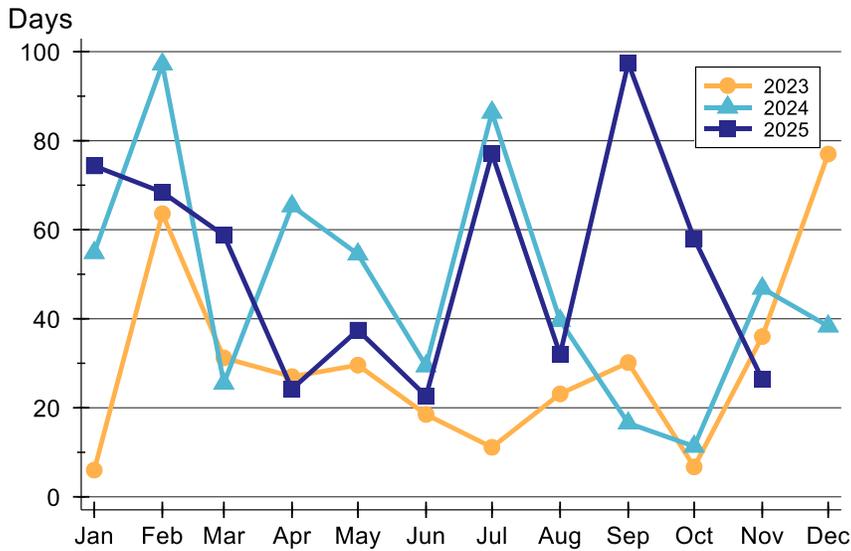


Month	2023	2024	2025
January	274,950	133,900	439,500
February	189,900	229,950	179,000
March	237,500	173,750	224,000
April	165,000	174,925	183,500
May	238,950	163,200	240,000
June	172,450	260,000	232,000
July	170,000	174,900	199,750
August	232,450	239,950	229,900
September	288,975	189,900	145,000
October	180,000	288,225	122,000
November	160,000	184,000	239,900
December	360,000	249,000	



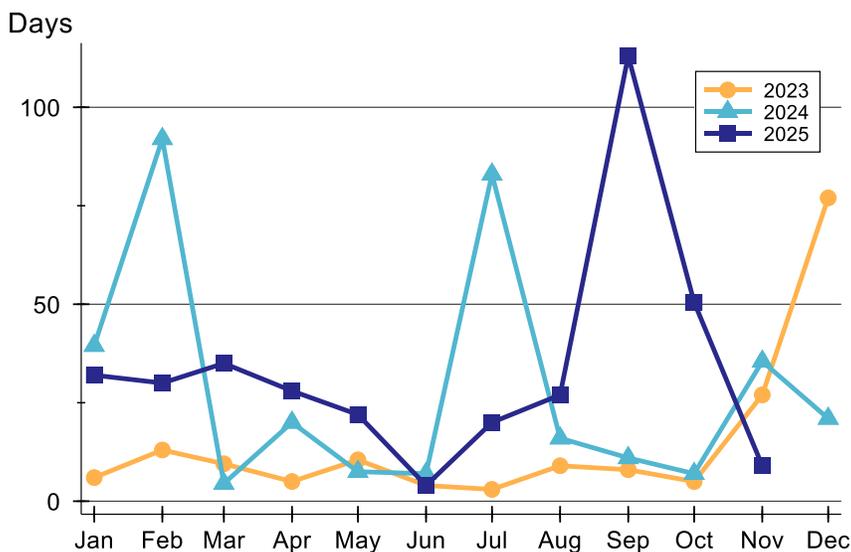
Jackson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	6	55	74
February	64	97	68
March	31	26	59
April	27	65	24
May	30	55	37
June	19	29	23
July	11	86	77
August	23	40	32
September	30	17	97
October	7	11	58
November	36	47	26
December	77	38	

Median DOM



Month	2023	2024	2025
January	6	40	32
February	13	92	30
March	10	5	35
April	5	20	28
May	11	8	22
June	4	7	4
July	3	83	20
August	9	16	27
September	8	11	113
October	5	7	51
November	27	36	9
December	77	21	



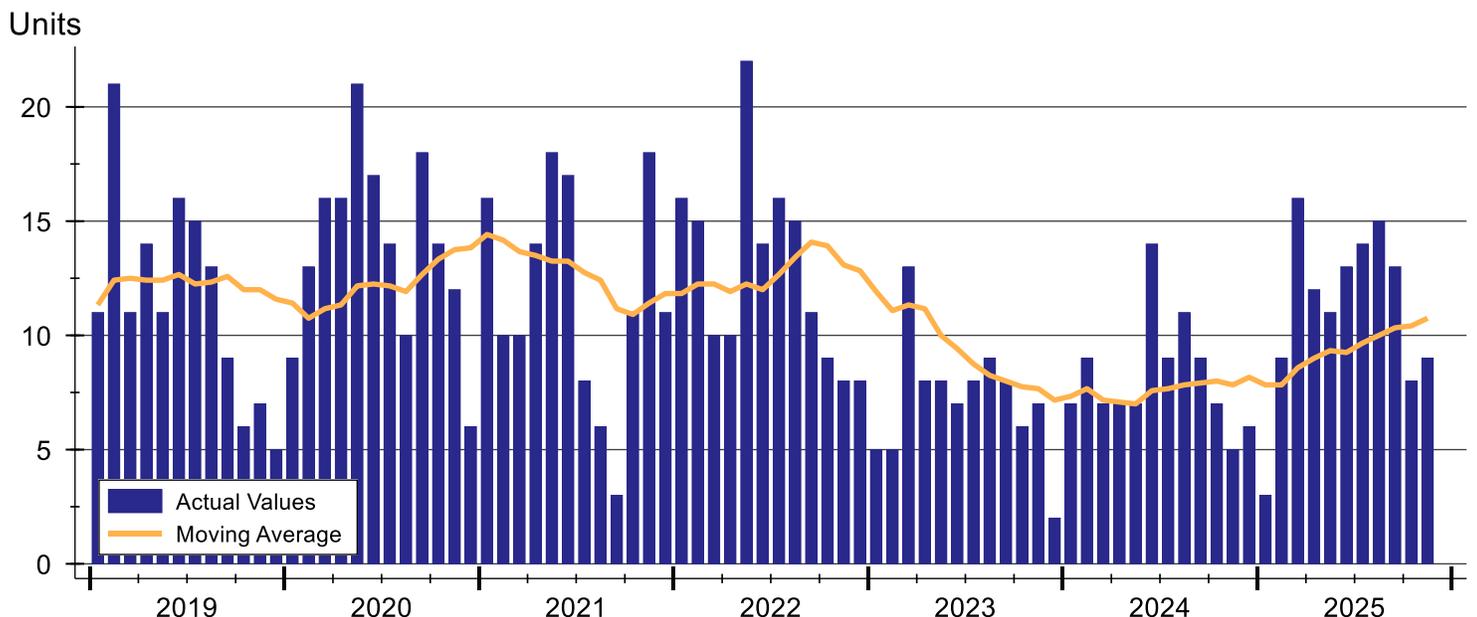
Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of November 2024	Change
Pending Contracts		9	5	80.0%
Volume (1,000s)		1,539	1,453	5.9%
Average	List Price	171,033	290,590	-41.1%
	Days on Market	60	46	30.4%
	Percent of Original	89.4%	100.0%	-10.6%
Median	List Price	174,900	199,000	-12.1%
	Days on Market	58	18	222.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Jackson County had contracts pending at the end of November, up from 5 contracts pending at the end of November 2024.

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

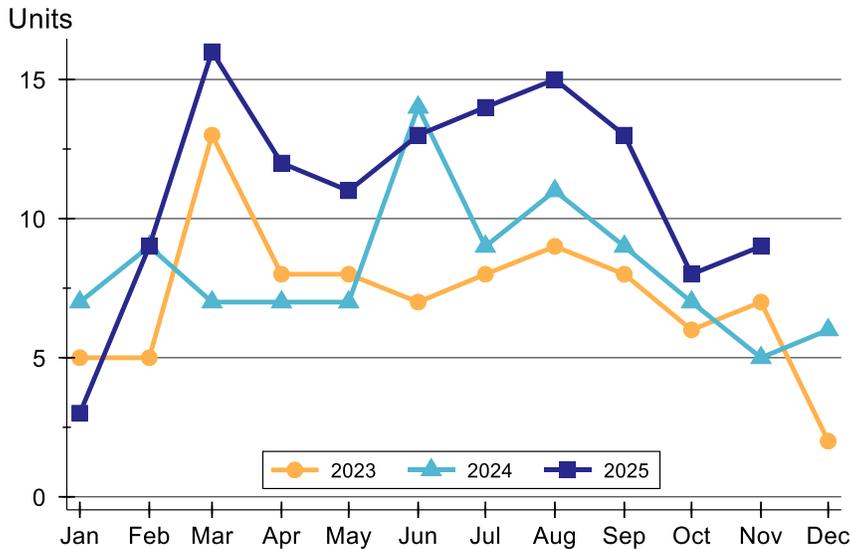
History of Pending Contracts





Jackson County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	5	7	3
February	5	9	9
March	13	7	16
April	8	7	12
May	8	7	11
June	7	14	13
July	8	9	14
August	9	11	15
September	8	9	13
October	6	7	8
November	7	5	9
December	2	6	3

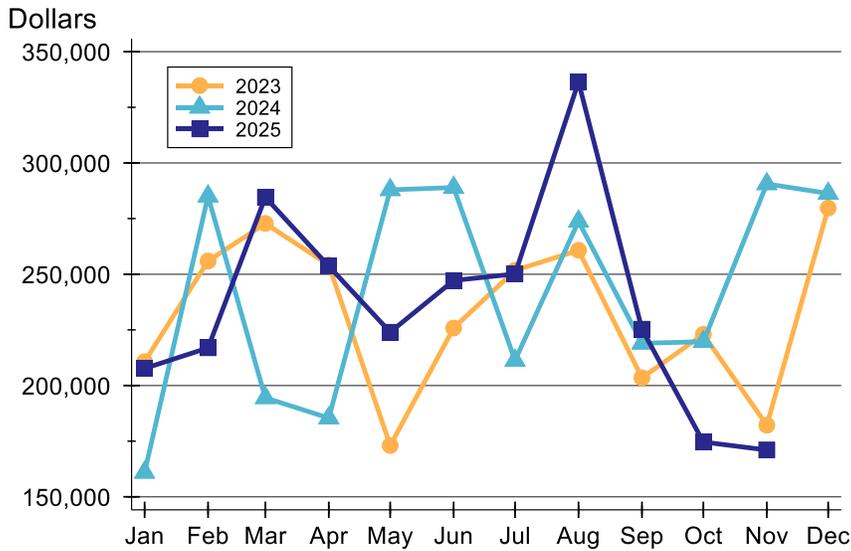
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	44.4%	74,925	74,900	112	113	77.4%	71.5%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	11.1%	174,900	174,900	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	2	22.2%	234,900	234,900	8	8	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	279,900	279,900	0	0	100.0%	100.0%
\$300,000-\$399,999	1	11.1%	315,000	315,000	59	59	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



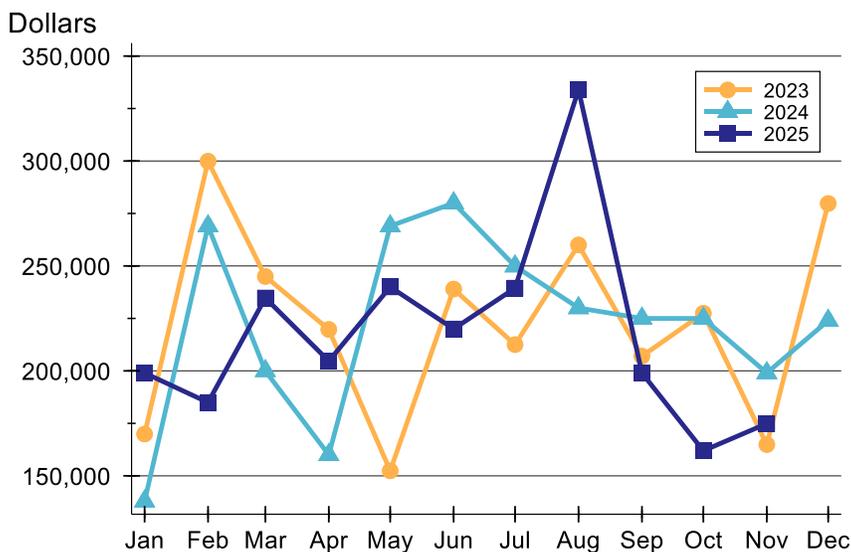
Jackson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	210,740	160,971	207,667
February	255,930	285,078	216,928
March	272,815	194,486	284,587
April	254,138	185,407	253,623
May	173,050	287,943	223,991
June	225,843	288,964	247,192
July	251,750	211,300	250,136
August	260,767	273,807	336,413
September	203,494	218,978	225,354
October	222,992	219,704	174,625
November	182,171	290,590	171,033
December	279,750	286,317	

Median Price

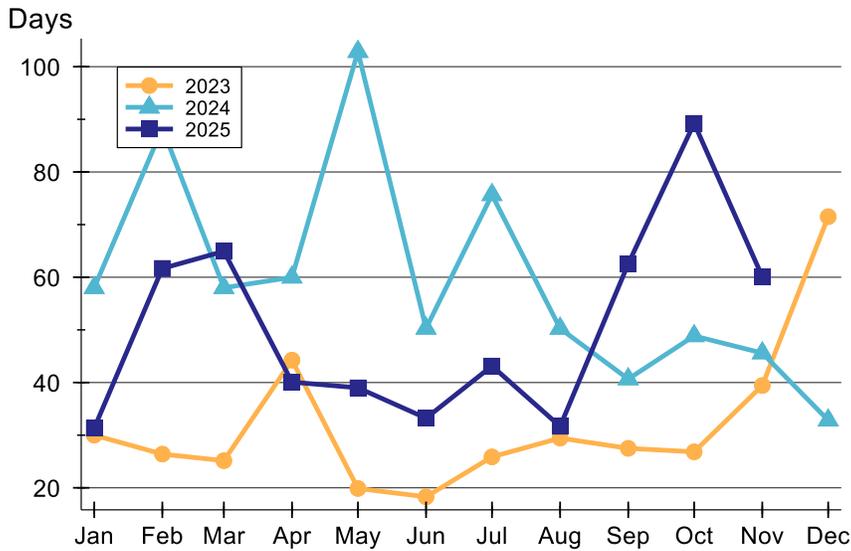


Month	2023	2024	2025
January	169,900	137,900	199,000
February	299,900	269,000	184,950
March	245,000	200,000	234,750
April	219,750	160,000	204,700
May	152,400	269,000	240,000
June	239,000	279,950	220,000
July	212,500	249,900	239,450
August	260,000	230,000	334,000
September	207,000	225,000	199,000
October	227,475	225,000	161,950
November	164,900	199,000	174,900
December	279,750	224,000	



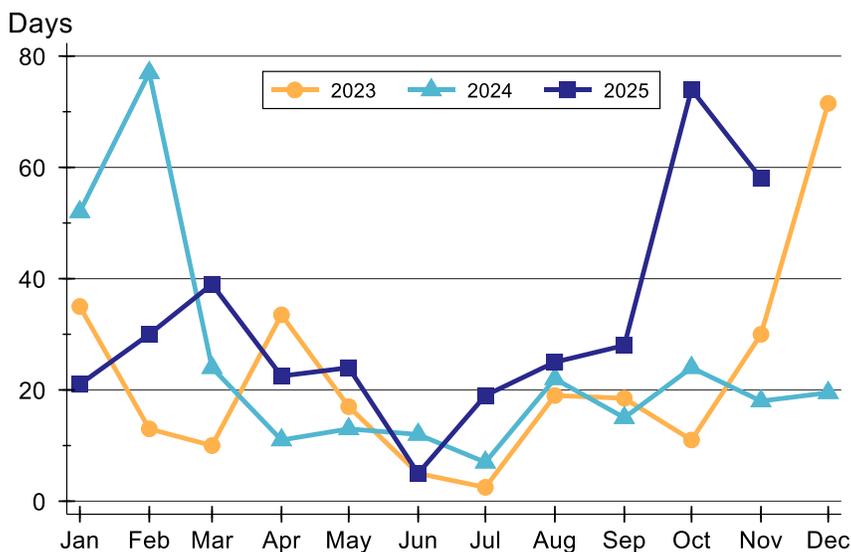
Jackson County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	30	58	31
February	26	88	62
March	25	58	65
April	44	60	40
May	20	103	39
June	18	50	33
July	26	76	43
August	29	50	32
September	28	41	63
October	27	49	89
November	39	46	60
December	72	33	

Median DOM



Month	2023	2024	2025
January	35	52	21
February	13	77	30
March	10	24	39
April	34	11	23
May	17	13	24
June	5	12	5
July	3	7	19
August	19	22	25
September	19	15	28
October	11	24	74
November	30	18	58
December	72	20	



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Fell in November

Total home sales in Jefferson County fell last month to 13 units, compared to 18 units in November 2024. Total sales volume was \$3.2 million, down from a year earlier.

The median sale price in November was \$190,000, down from \$222,500 a year earlier. Homes that sold in November were typically on the market for 33 days and sold for 99.0% of their list prices.

Jefferson County Active Listings Down at End of November

The total number of active listings in Jefferson County at the end of November was 30 units, down from 34 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$313,750.

During November, a total of 7 contracts were written down from 14 in November 2024. At the end of the month, there were 8 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3239
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Jefferson County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		13	18	11	156	147	138
Change from prior year		-27.8%	63.6%	10.0%	6.1%	6.5%	-17.9%
Active Listings		30	34	25	N/A	N/A	N/A
Change from prior year		-11.8%	36.0%	25.0%			
Months' Supply		2.1	2.7	2.0	N/A	N/A	N/A
Change from prior year		-22.2%	35.0%	53.8%			
New Listings		11	14	9	185	192	171
Change from prior year		-21.4%	55.6%	-47.1%	-3.6%	12.3%	-5.0%
Contracts Written		7	14	7	152	148	136
Change from prior year		-50.0%	100.0%	-41.7%	2.7%	8.8%	-15.0%
Pending Contracts		8	15	7	N/A	N/A	N/A
Change from prior year		-46.7%	114.3%	-41.7%			
Sales Volume (1,000s)		3,198	4,369	2,452	45,689	38,421	34,466
Change from prior year		-26.8%	78.2%	-18.2%	18.9%	11.5%	-8.3%
Average	Sale Price	246,015	242,694	222,889	292,880	261,365	249,751
	Change from prior year	1.4%	8.9%	-25.6%	12.1%	4.7%	11.6%
	List Price of Actives	423,744	348,703	246,606	N/A	N/A	N/A
	Change from prior year	21.5%	41.4%	2.9%			
	Days on Market	53	36	18	41	37	26
Change from prior year	47.2%	100.0%	-45.5%	10.8%	42.3%	52.9%	
Percent of List	95.6%	94.6%	97.5%	98.6%	97.2%	98.8%	
Change from prior year	1.1%	-3.0%	-0.6%	1.4%	-1.6%	-1.7%	
Percent of Original	93.2%	89.7%	96.8%	97.8%	94.2%	97.1%	
Change from prior year	3.9%	-7.3%	1.3%	3.8%	-3.0%	-2.4%	
Median	Sale Price	190,000	222,500	220,000	268,250	250,000	219,500
	Change from prior year	-14.6%	1.1%	-14.2%	7.3%	13.9%	4.5%
	List Price of Actives	313,750	317,450	214,900	N/A	N/A	N/A
	Change from prior year	-1.2%	47.7%	0.2%			
	Days on Market	33	22	8	17	15	7
Change from prior year	50.0%	175.0%	-61.9%	13.3%	114.3%	16.7%	
Percent of List	99.0%	99.8%	97.4%	100.0%	100.0%	100.0%	
Change from prior year	-0.8%	2.5%	-1.3%	0.0%	0.0%	0.0%	
Percent of Original	98.7%	94.5%	97.4%	98.1%	97.3%	100.0%	
Change from prior year	4.4%	-3.0%	1.6%	0.8%	-2.7%	0.0%	

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



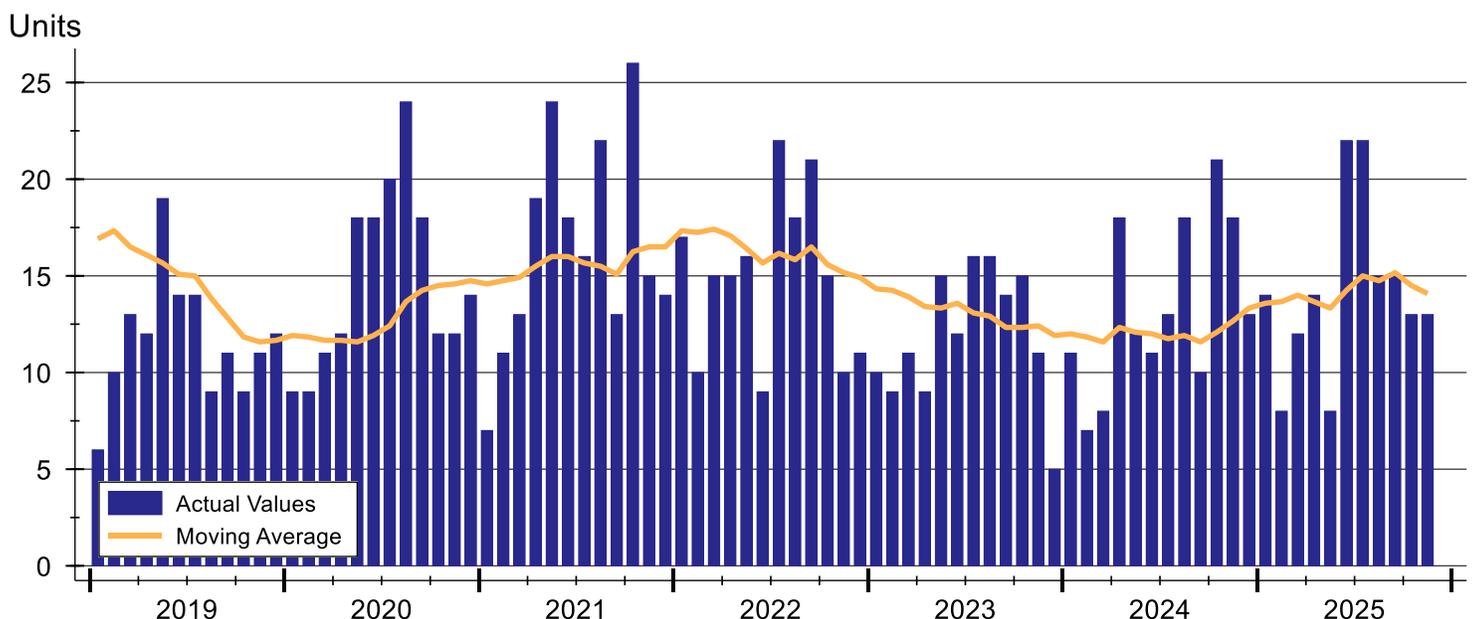
Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	November 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		13	18	-27.8%	156	147	6.1%
Volume (1,000s)		3,198	4,369	-26.8%	45,689	38,421	18.9%
Months' Supply		2.1	2.7	-22.2%	N/A	N/A	N/A
Average	Sale Price	246,015	242,694	1.4%	292,880	261,365	12.1%
	Days on Market	53	36	47.2%	41	37	10.8%
	Percent of List	95.6%	94.6%	1.1%	98.6%	97.2%	1.4%
	Percent of Original	93.2%	89.7%	3.9%	97.8%	94.2%	3.8%
Median	Sale Price	190,000	222,500	-14.6%	268,250	250,000	7.3%
	Days on Market	33	22	50.0%	17	15	13.3%
	Percent of List	99.0%	99.8%	-0.8%	100.0%	100.0%	0.0%
	Percent of Original	98.7%	94.5%	4.4%	98.1%	97.3%	0.8%

A total of 13 homes sold in Jefferson County in November, down from 18 units in November 2024. Total sales volume fell to \$3.2 million compared to \$4.4 million in the previous year.

The median sales price in November was \$190,000, down 14.6% compared to the prior year. Median days on market was 33 days, up from 9 days in October, and up from 22 in November 2024.

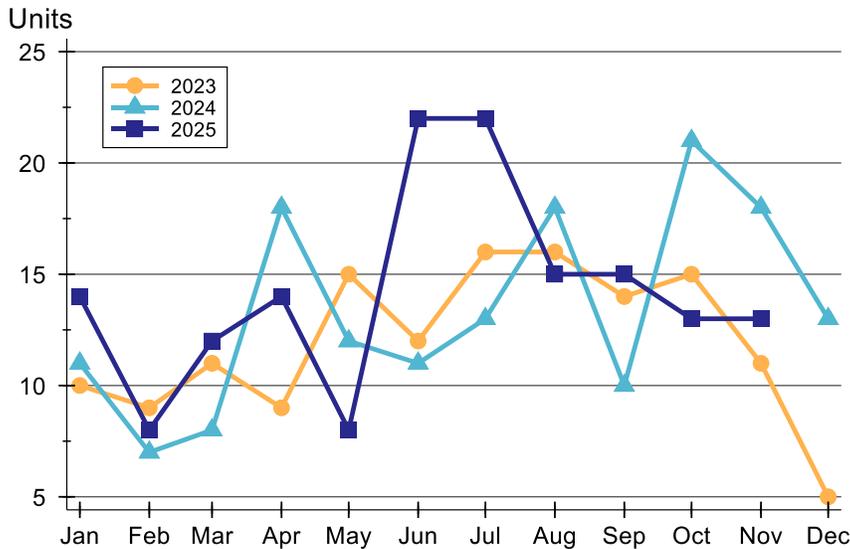
History of Closed Listings





Jefferson County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	10	11	14
February	9	7	8
March	11	8	12
April	9	18	14
May	15	12	8
June	12	11	22
July	16	13	22
August	16	18	15
September	14	10	15
October	15	21	13
November	11	18	13
December	5	13	13

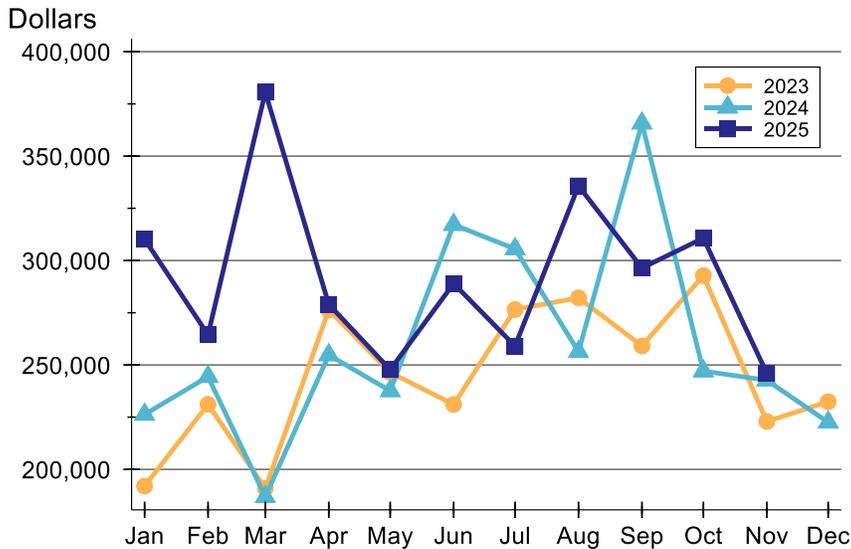
Closed Listings by Price Range

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	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	7.7%	1.3	110,000	110,000	45	45	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	5	38.5%	2.6	161,540	160,000	84	50	87.3%	92.1%	82.4%	92.1%
\$175,000-\$199,999	1	7.7%	3.0	190,000	190,000	33	33	96.1%	96.1%	96.1%	96.1%
\$200,000-\$249,999	2	15.4%	1.1	220,500	220,500	3	3	106.6%	106.6%	106.6%	106.6%
\$250,000-\$299,999	1	7.7%	1.9	284,000	284,000	23	23	98.3%	98.3%	98.3%	98.3%
\$300,000-\$399,999	2	15.4%	1.8	356,750	356,750	37	37	102.0%	102.0%	99.4%	99.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	7.7%	2.1	652,000	652,000	92	92	95.2%	95.2%	93.2%	93.2%
\$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



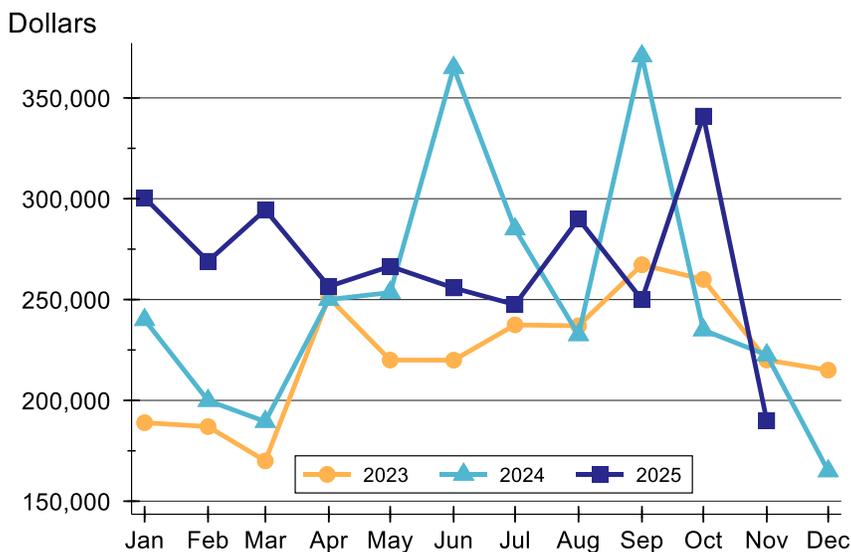
Jefferson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	191,980	226,291	310,169
February	231,111	244,400	264,438
March	190,909	186,850	380,583
April	276,311	254,769	278,996
May	246,400	237,575	247,725
June	231,075	317,182	288,981
July	276,540	305,565	259,045
August	282,138	256,319	335,753
September	259,107	365,750	296,410
October	292,800	247,048	310,731
November	222,889	242,694	246,015
December	232,400	222,538	

Median Price

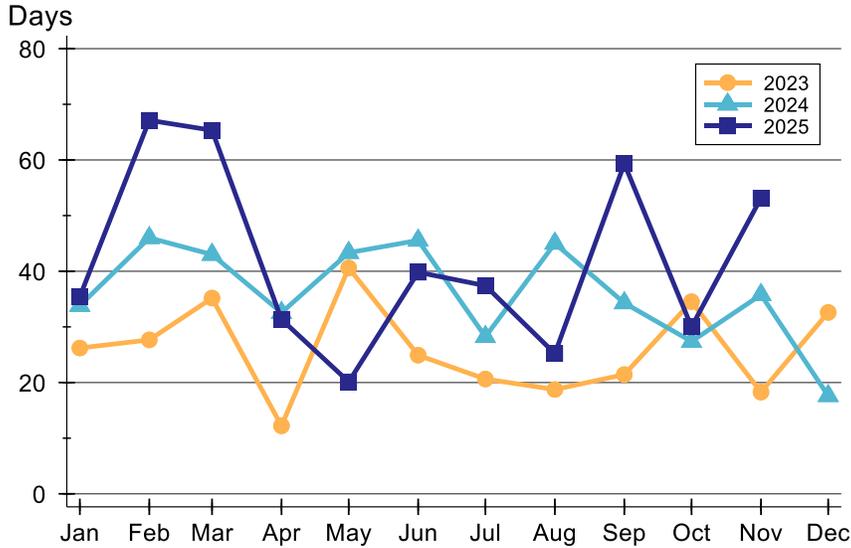


Month	2023	2024	2025
January	188,950	240,000	300,500
February	187,000	199,900	269,000
March	170,000	189,500	294,500
April	251,000	250,000	256,500
May	220,000	253,500	266,500
June	219,950	365,000	255,750
July	237,450	285,000	247,500
August	237,000	232,500	290,000
September	267,250	370,750	249,900
October	260,000	234,900	341,000
November	220,000	222,500	190,000
December	215,000	165,000	



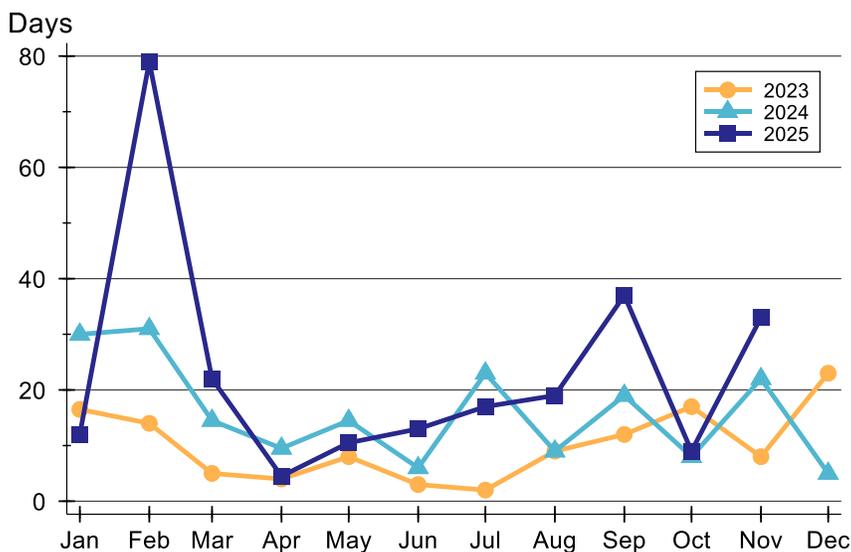
Jefferson County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	26	34	35
February	28	46	67
March	35	43	65
April	12	33	31
May	41	43	20
June	25	46	40
July	21	28	37
August	19	45	25
September	21	34	59
October	35	27	30
November	18	36	53
December	33	18	

Median DOM



Month	2023	2024	2025
January	17	30	12
February	14	31	79
March	5	15	22
April	4	10	5
May	8	15	11
June	3	6	13
July	2	23	17
August	9	9	19
September	12	19	37
October	17	8	9
November	8	22	33
December	23	5	



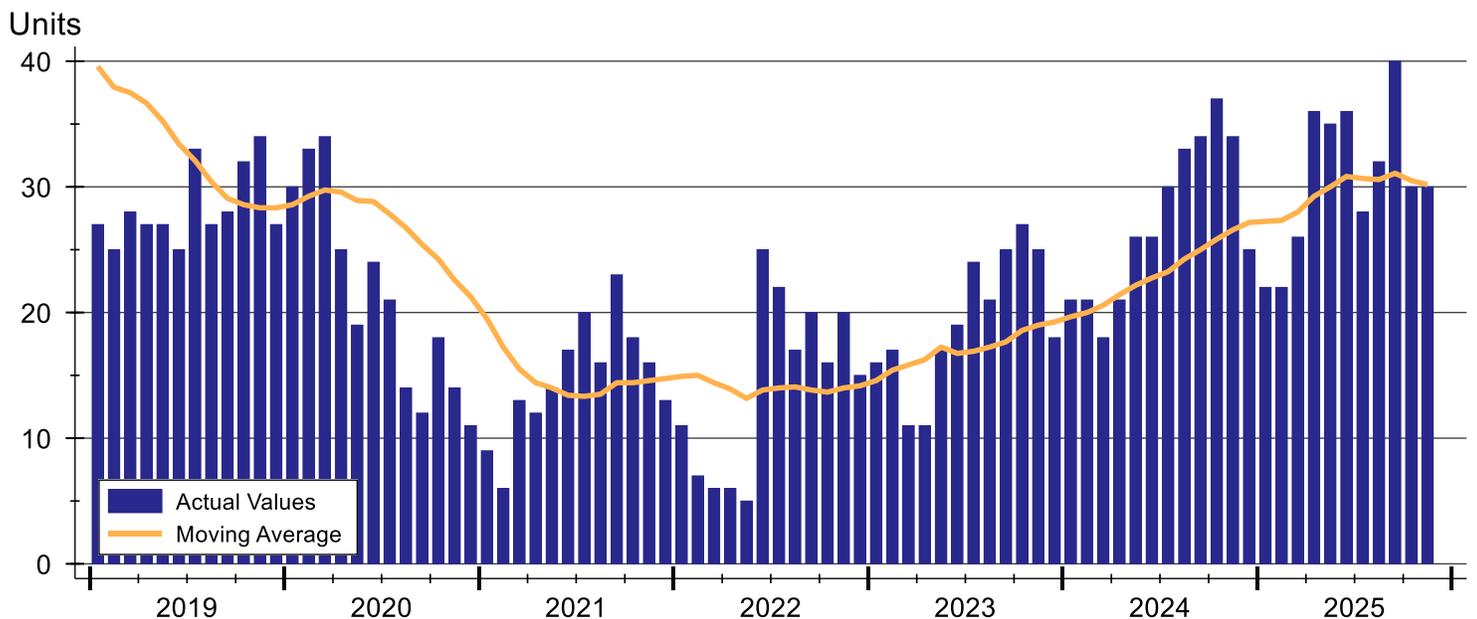
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		30	34	-11.8%
Volume (1,000s)		12,712	11,856	7.2%
Months' Supply		2.1	2.7	-22.2%
Average	List Price	423,744	348,703	21.5%
	Days on Market	50	70	-28.6%
	Percent of Original	96.8%	97.6%	-0.8%
Median	List Price	313,750	317,450	-1.2%
	Days on Market	35	45	-22.2%
	Percent of Original	99.1%	100.0%	-0.9%

A total of 30 homes were available for sale in Jefferson County at the end of November. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of November was \$313,750, down 1.2% from 2024. The typical time on market for active listings was 35 days, down from 45 days a year earlier.

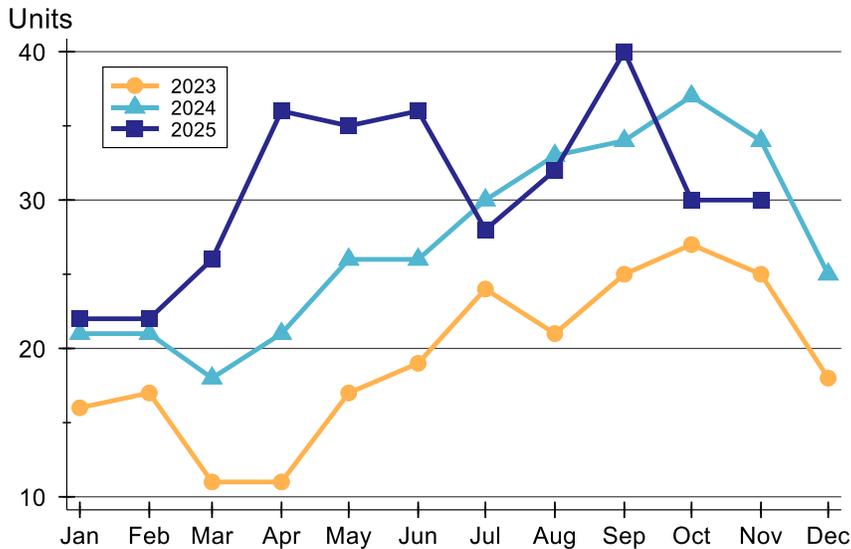
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	16	21	22
February	17	21	22
March	11	18	26
April	11	21	36
May	17	26	35
June	19	26	36
July	24	30	28
August	21	33	32
September	25	34	40
October	27	37	30
November	25	34	30
December	18	25	30

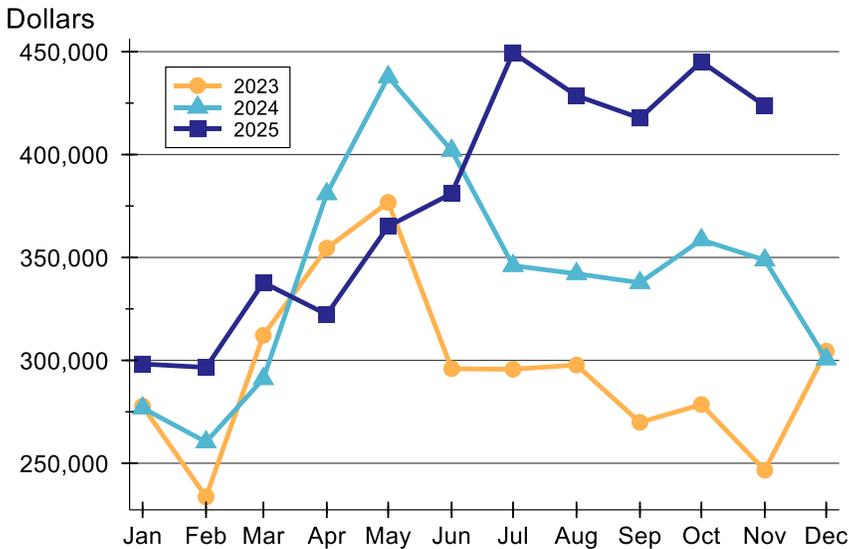
Active Listings by Price Range

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	2	6.7%	N/A	70,950	70,950	7	7	100.0%	100.0%
\$100,000-\$124,999	1	3.3%	1.3	109,500	109,500	1	1	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	3	10.0%	2.6	166,300	165,000	17	9	98.9%	100.0%
\$175,000-\$199,999	3	10.0%	3.0	193,633	192,000	47	45	96.8%	96.0%
\$200,000-\$249,999	2	6.7%	1.1	217,975	217,975	21	21	94.2%	94.2%
\$250,000-\$299,999	3	10.0%	1.9	290,692	288,000	54	57	98.0%	97.4%
\$300,000-\$399,999	5	16.7%	1.8	358,470	375,000	71	28	93.7%	94.1%
\$400,000-\$499,999	4	13.3%	N/A	422,963	422,475	67	56	96.9%	100.0%
\$500,000-\$749,999	3	10.0%	2.1	566,650	540,000	54	62	97.9%	98.2%
\$750,000-\$999,999	2	6.7%	N/A	819,975	819,975	77	77	92.4%	92.4%
\$1,000,000 and up	2	6.7%	N/A	1,624,500	1,624,500	74	74	100.0%	100.0%



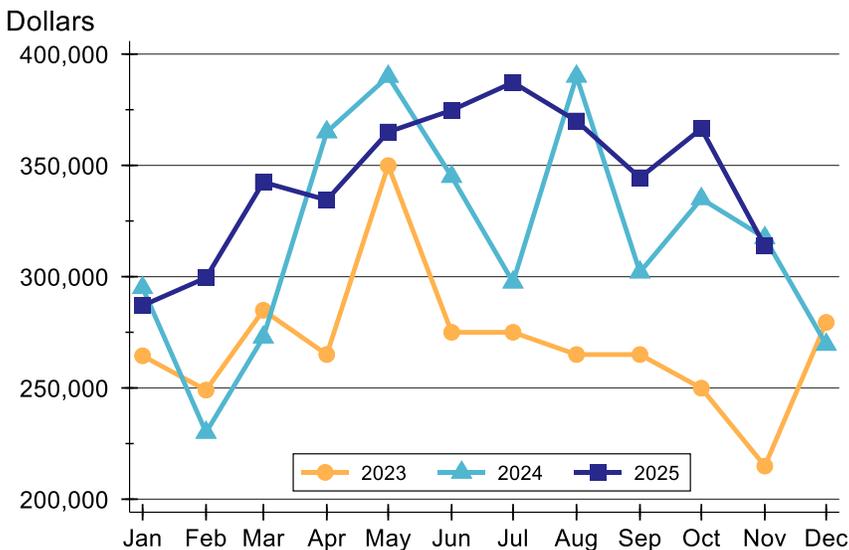
Jefferson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	277,778	276,829	298,250
February	233,685	260,340	296,568
March	312,145	291,064	337,781
April	354,509	380,924	322,319
May	376,765	437,700	365,169
June	295,921	401,990	381,050
July	295,677	346,012	449,495
August	297,738	342,080	428,617
September	269,860	337,709	417,711
October	278,540	358,588	445,126
November	246,606	348,703	423,744
December	304,466	300,636	

Median Price

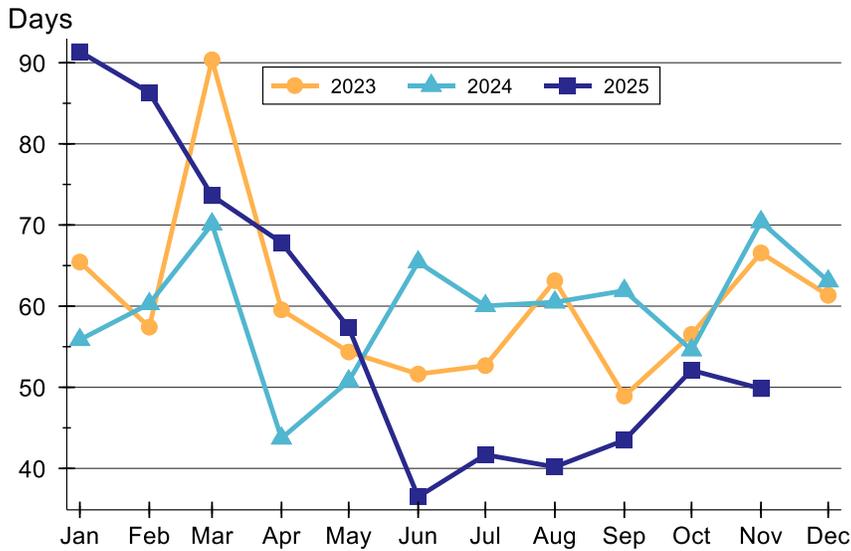


Month	2023	2024	2025
January	264,450	295,000	287,000
February	249,000	230,000	299,500
March	284,900	272,800	342,450
April	265,000	365,000	334,450
May	349,900	389,950	365,000
June	275,000	344,950	374,750
July	275,000	297,500	387,250
August	265,000	390,000	369,950
September	265,000	302,000	344,450
October	249,888	335,000	366,500
November	214,900	317,450	313,750
December	279,444	269,500	



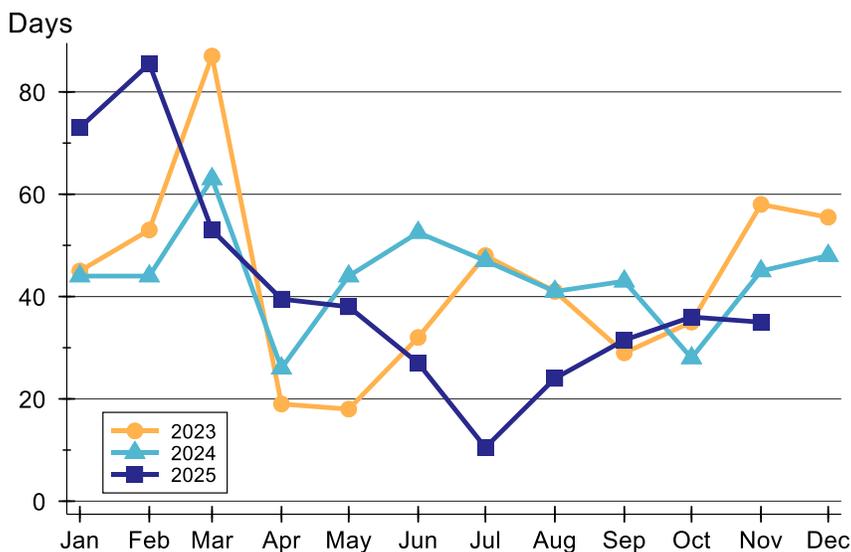
Jefferson County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	65	56	91
February	57	60	86
March	90	70	74
April	60	44	68
May	54	51	57
June	52	65	37
July	53	60	42
August	63	60	40
September	49	62	43
October	57	55	52
November	67	70	50
December	61	63	

Median DOM

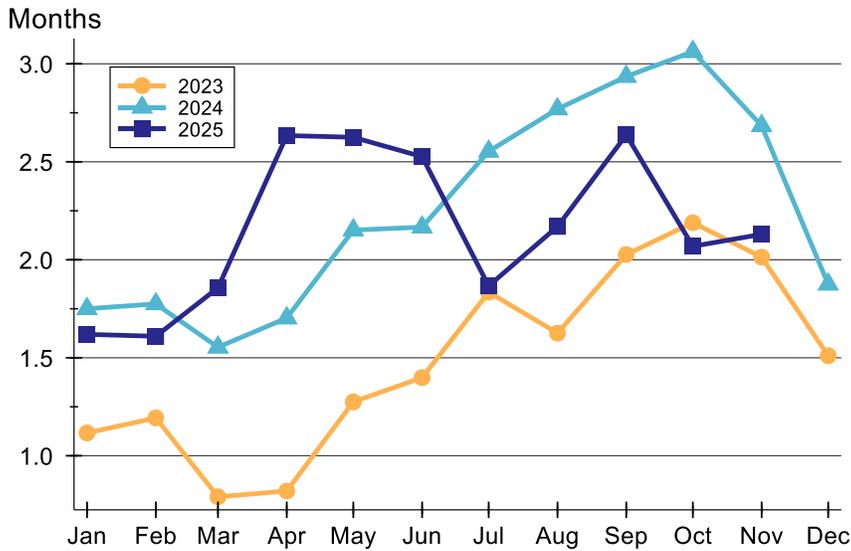


Month	2023	2024	2025
January	45	44	73
February	53	44	86
March	87	63	53
April	19	26	40
May	18	44	38
June	32	53	27
July	48	47	11
August	41	41	24
September	29	43	32
October	35	28	36
November	58	45	35
December	56	48	



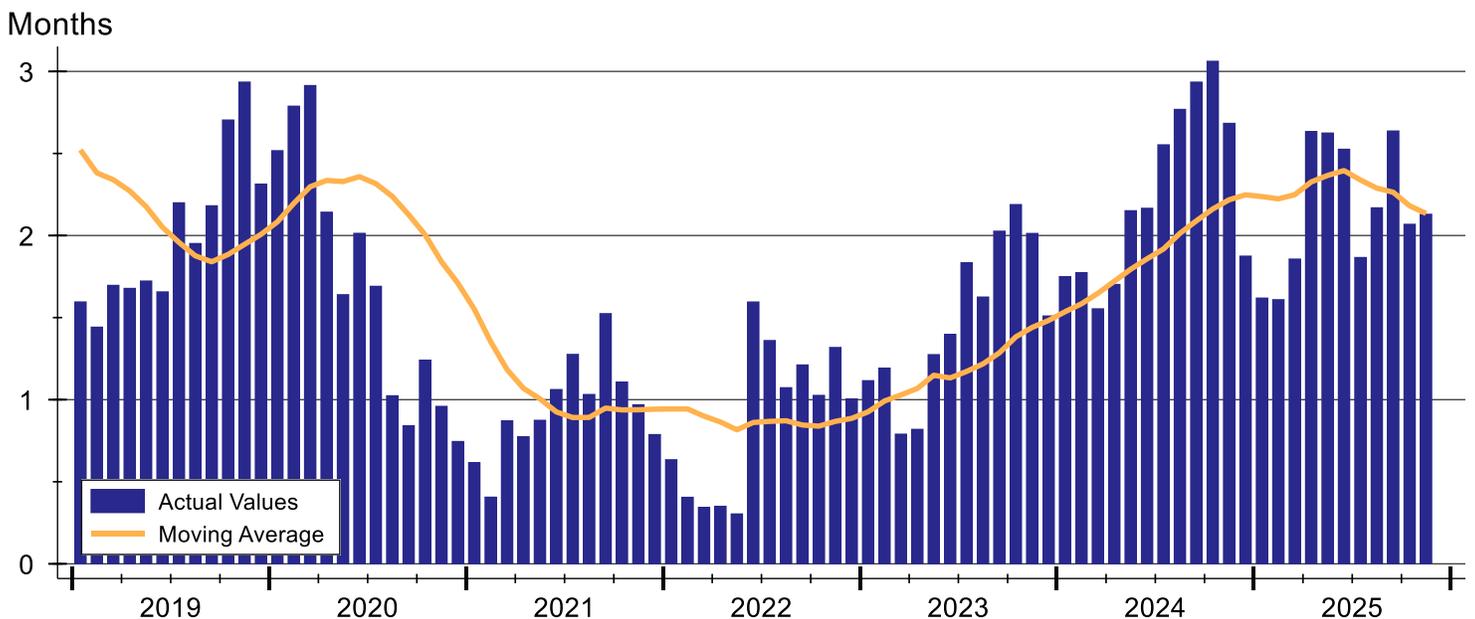
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.1	1.8	1.6
February	1.2	1.8	1.6
March	0.8	1.6	1.9
April	0.8	1.7	2.6
May	1.3	2.2	2.6
June	1.4	2.2	2.5
July	1.8	2.6	1.9
August	1.6	2.8	2.2
September	2.0	2.9	2.6
October	2.2	3.1	2.1
November	2.0	2.7	2.1
December	1.5	1.9	

History of Month's Supply





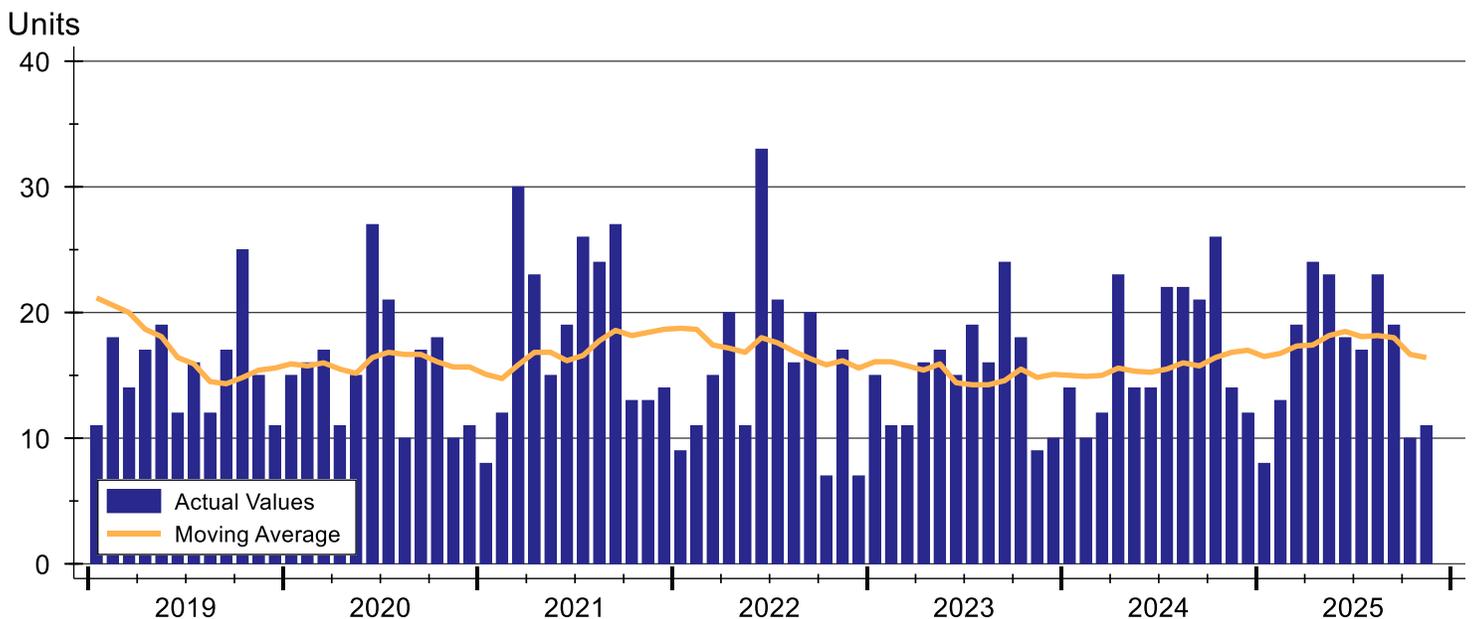
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	11	14	-21.4%
	Volume (1,000s)	2,994	3,326	-10.0%
	Average List Price	272,155	237,543	14.6%
	Median List Price	260,000	148,250	75.4%
Year-to-Date	New Listings	185	192	-3.6%
	Volume (1,000s)	58,559	55,543	5.4%
	Average List Price	316,533	289,288	9.4%
	Median List Price	274,900	270,000	1.8%

A total of 11 new listings were added in Jefferson County during November, down 21.4% from the same month in 2024. Year-to-date Jefferson County has seen 185 new listings.

The median list price of these homes was \$260,000 up from \$148,250 in 2024.

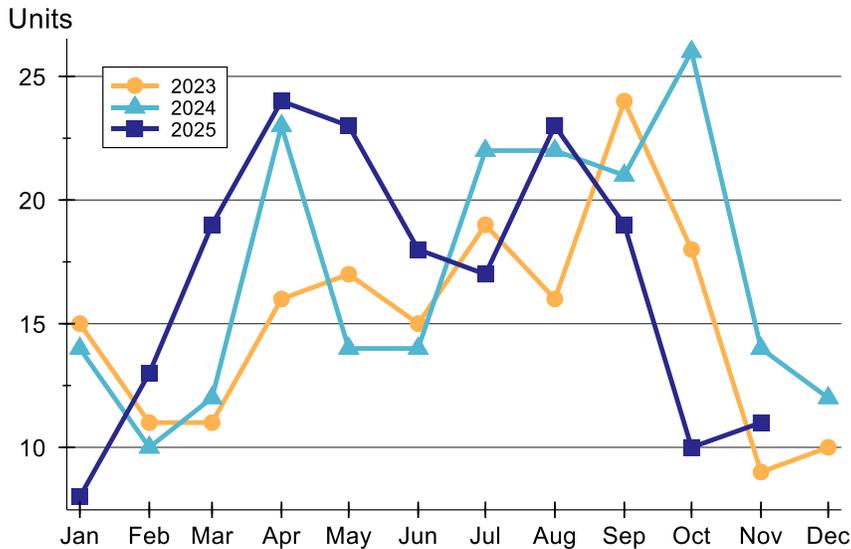
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	14	8
February	11	10	13
March	11	12	19
April	16	23	24
May	17	14	23
June	15	14	18
July	19	22	17
August	16	22	23
September	24	21	19
October	18	26	10
November	9	14	11
December	10	12	11

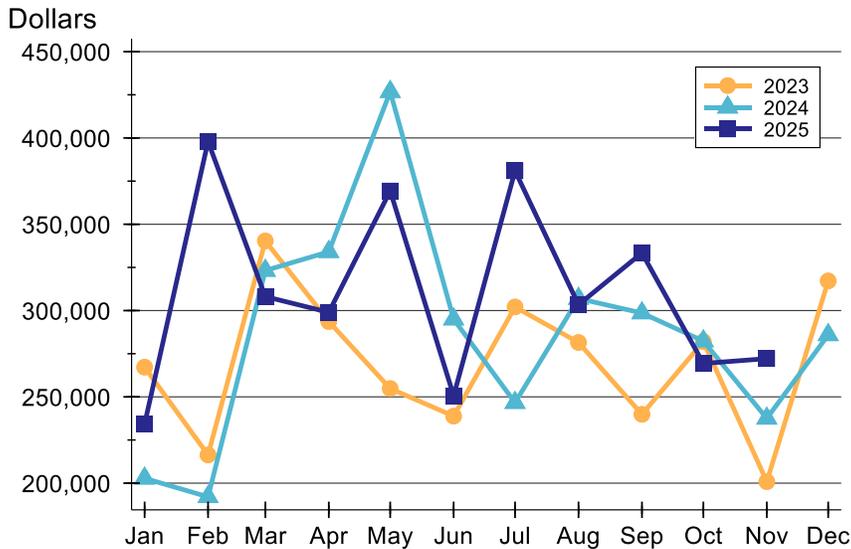
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	89,900	89,900	19	19	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	109,500	109,500	4	4	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	18.2%	162,450	162,450	17	17	98.5%	98.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	9.1%	229,950	229,950	10	10	100.0%	100.0%
\$250,000-\$299,999	2	18.2%	274,000	274,000	7	7	100.0%	100.0%
\$300,000-\$399,999	3	27.3%	387,167	388,500	6	7	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	9.1%	529,950	529,950	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



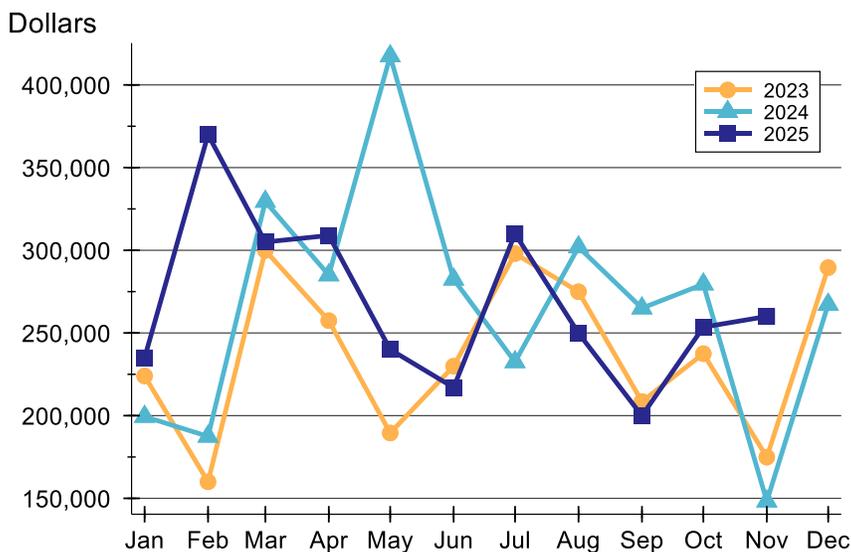
Jefferson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	267,227	202,818	234,238
February	216,336	192,085	397,954
March	340,336	323,200	308,089
April	293,669	334,061	298,992
May	254,818	426,807	369,324
June	238,847	295,021	250,628
July	302,084	246,648	380,959
August	281,506	306,959	303,387
September	239,873	298,567	333,397
October	282,036	282,335	269,358
November	200,878	237,543	272,155
December	317,170	285,913	

Median Price



Month	2023	2024	2025
January	224,000	199,450	235,000
February	160,000	187,450	369,900
March	299,900	329,500	305,000
April	257,450	285,000	308,950
May	189,500	417,450	240,000
June	229,900	282,450	217,000
July	298,000	232,500	310,000
August	274,950	301,950	249,900
September	208,500	265,000	199,900
October	237,475	279,500	253,539
November	174,900	148,250	260,000
December	289,500	267,250	



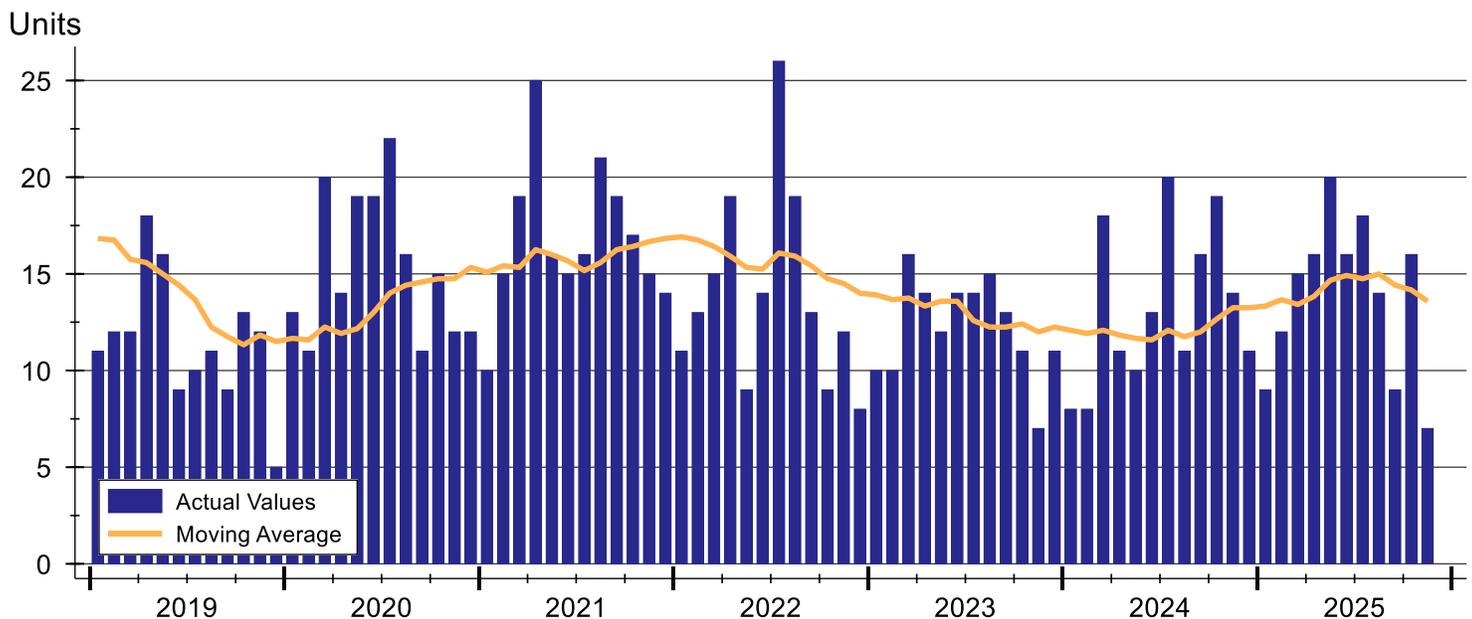
Jefferson County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		7	14	-50.0%	152	148	2.7%
Volume (1,000s)		1,894	3,218	-41.1%	44,261	39,190	12.9%
Average	Sale Price	270,636	229,850	17.7%	291,189	264,800	10.0%
	Days on Market	72	24	200.0%	41	36	13.9%
	Percent of Original	91.8%	92.5%	-0.8%	97.9%	93.9%	4.3%
Median	Sale Price	299,000	187,400	59.6%	259,950	235,000	10.6%
	Days on Market	58	16	262.5%	17	14	21.4%
	Percent of Original	100.0%	97.8%	2.2%	98.9%	96.4%	2.6%

A total of 7 contracts for sale were written in Jefferson County during the month of November, down from 14 in 2024. The median list price of these homes was \$299,000, up from \$187,400 the prior year.

Half of the homes that went under contract in November were on the market less than 58 days, compared to 16 days in November 2024.

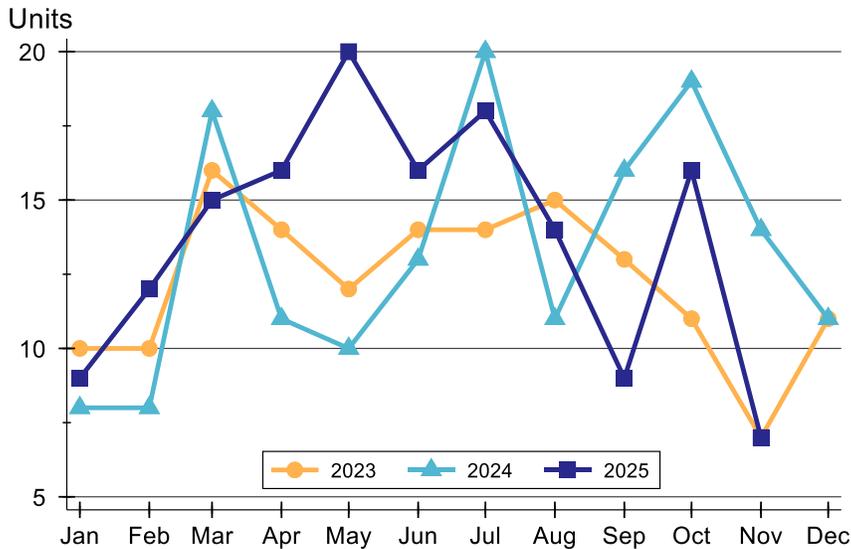
History of Contracts Written





Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	10	8	9
February	10	8	12
March	16	18	15
April	14	11	16
May	12	10	20
June	14	13	16
July	14	20	18
August	15	11	14
September	13	16	9
October	11	19	16
November	7	14	7
December	11	11	7

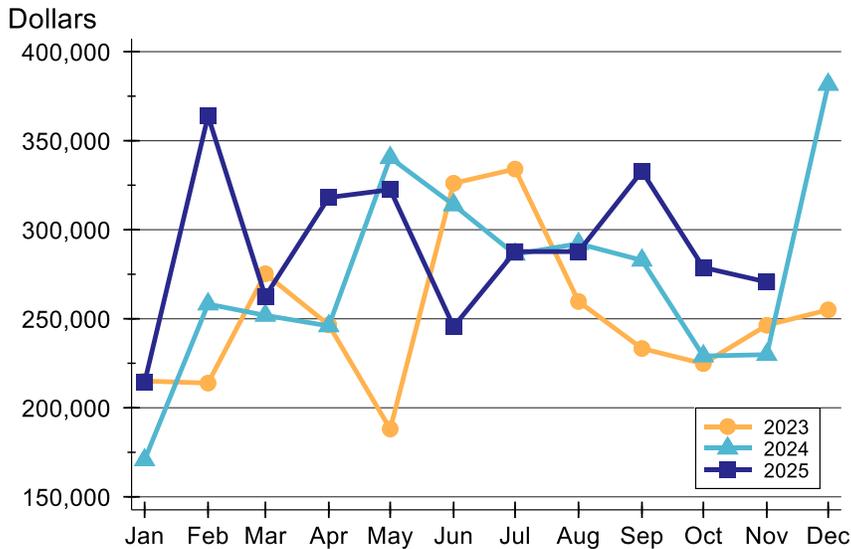
Contracts Written by Price Range

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	14.3%	52,000	52,000	48	48	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	14.3%	129,950	129,950	58	58	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	28.6%	279,500	279,500	83	83	71.3%	71.3%
\$300,000-\$399,999	2	28.6%	376,750	376,750	36	36	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	400,000	400,000	162	162	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



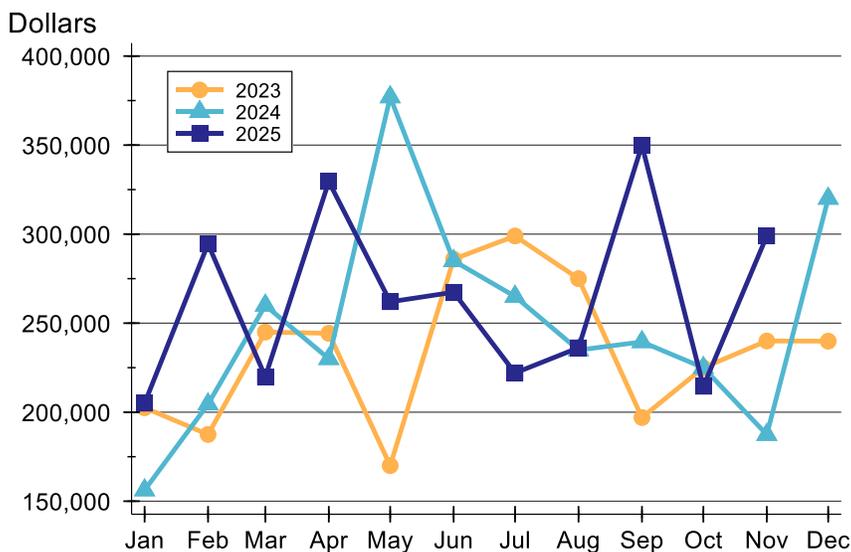
Jefferson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	215,040	170,675	214,256
February	213,880	258,238	363,892
March	275,290	251,914	262,567
April	246,529	245,977	318,119
May	188,117	340,440	322,505
June	326,114	313,935	245,575
July	334,093	286,168	287,725
August	259,717	292,182	287,714
September	233,300	282,838	332,867
October	224,809	229,089	278,797
November	246,363	229,850	270,636
December	255,014	381,577	

Median Price

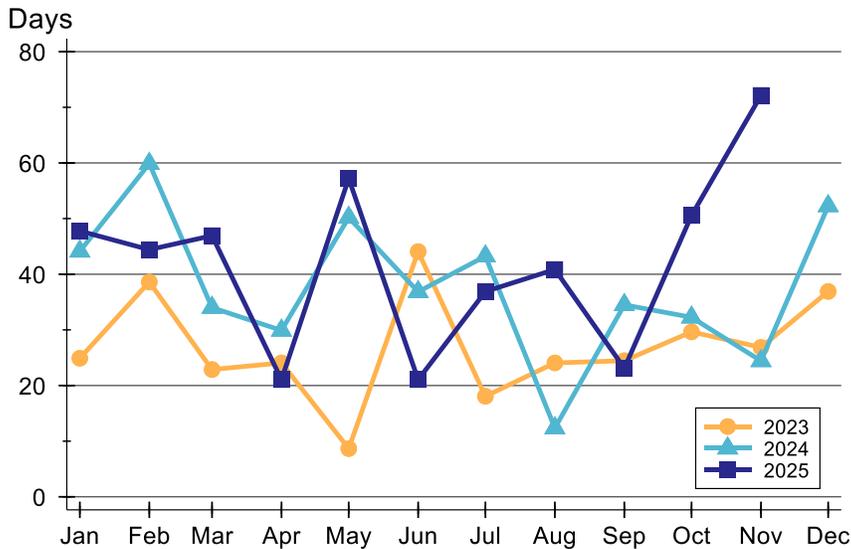


Month	2023	2024	2025
January	202,500	156,250	205,000
February	187,500	204,500	294,500
March	245,000	260,000	219,900
April	244,300	230,000	329,500
May	170,000	377,000	262,000
June	285,950	285,000	267,400
July	298,950	265,000	222,000
August	275,000	234,900	236,200
September	197,000	239,500	350,000
October	225,000	225,000	214,500
November	240,000	187,400	299,000
December	239,900	320,000	



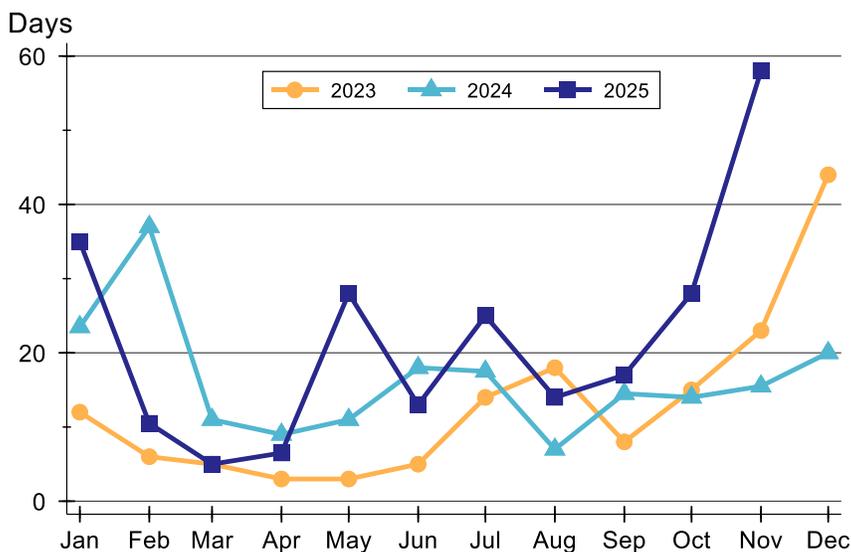
Jefferson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	44	48
February	39	60	44
March	23	34	47
April	24	30	21
May	9	50	57
June	44	37	21
July	18	43	37
August	24	12	41
September	24	35	23
October	30	32	51
November	27	24	72
December	37	52	

Median DOM



Month	2023	2024	2025
January	12	24	35
February	6	37	11
March	5	11	5
April	3	9	7
May	3	11	28
June	5	18	13
July	14	18	25
August	18	7	14
September	8	15	17
October	15	14	28
November	23	16	58
December	44	20	



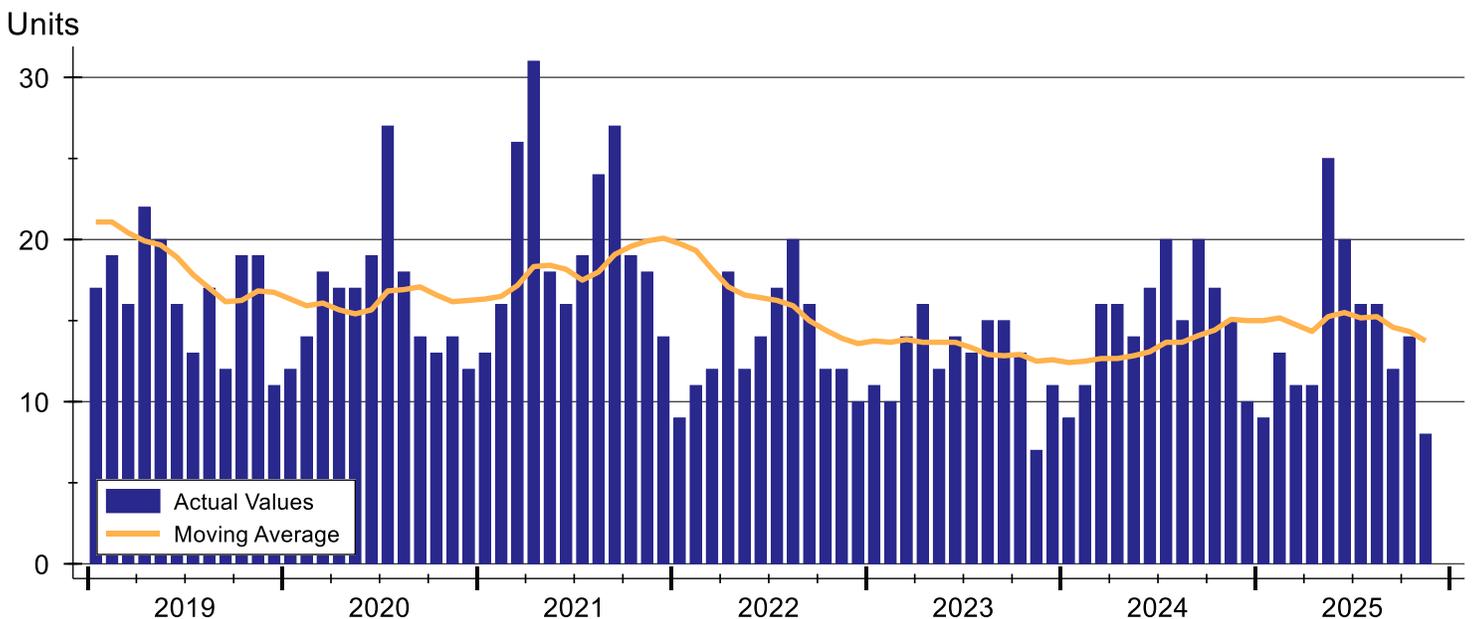
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		8	15	-46.7%
Volume (1,000s)		2,427	3,657	-33.6%
Average	List Price	303,431	243,780	24.5%
	Days on Market	50	18	177.8%
	Percent of Original	99.7%	98.4%	1.3%
Median	List Price	332,000	204,900	62.0%
	Days on Market	34	19	78.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Jefferson County had contracts pending at the end of November, down from 15 contracts pending at the end of November 2024.

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

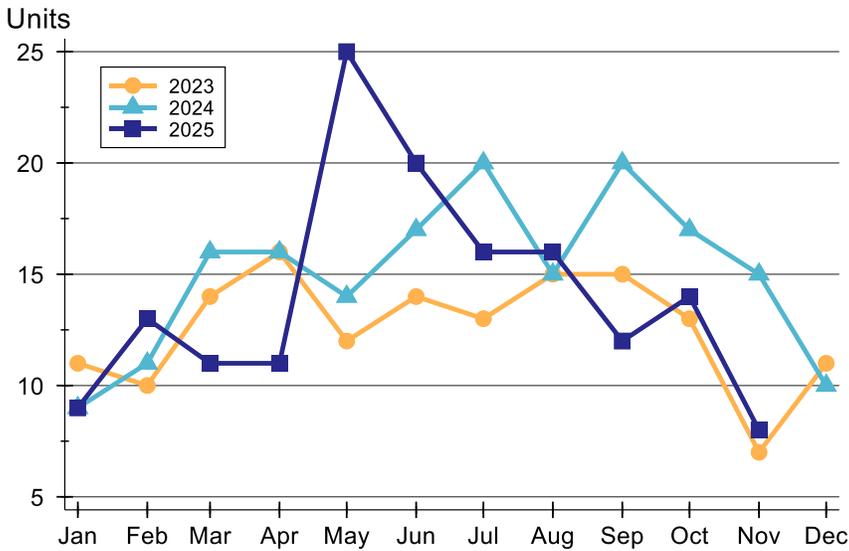
History of Pending Contracts





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	11	9	9
February	10	11	13
March	14	16	11
April	16	16	11
May	12	14	25
June	14	17	20
July	13	20	16
August	15	15	16
September	15	20	12
October	13	17	14
November	7	15	8
December	11	10	

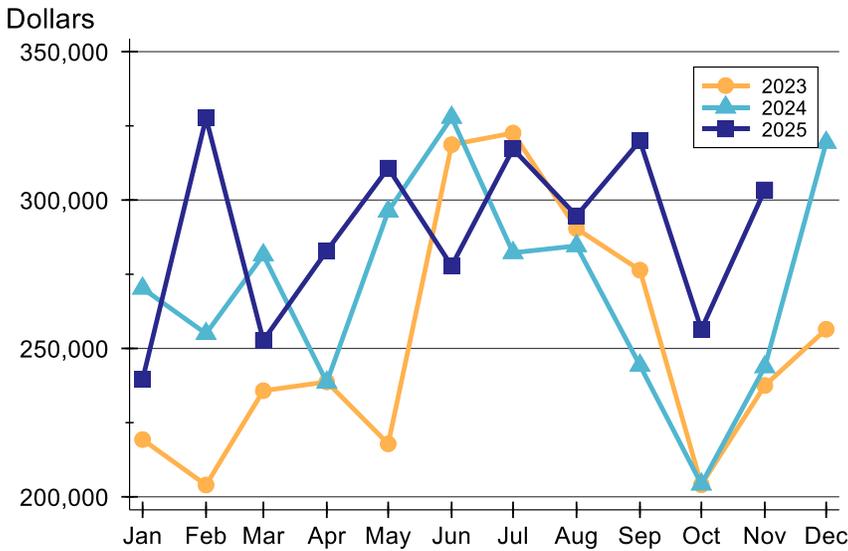
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	129,950	129,950	58	58	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	220,000	220,000	7	7	100.0%	100.0%
\$250,000-\$299,999	2	25.0%	279,500	279,500	6	6	100.0%	100.0%
\$300,000-\$399,999	3	37.5%	372,833	365,000	53	69	99.1%	100.0%
\$400,000-\$499,999	1	12.5%	400,000	400,000	162	162	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



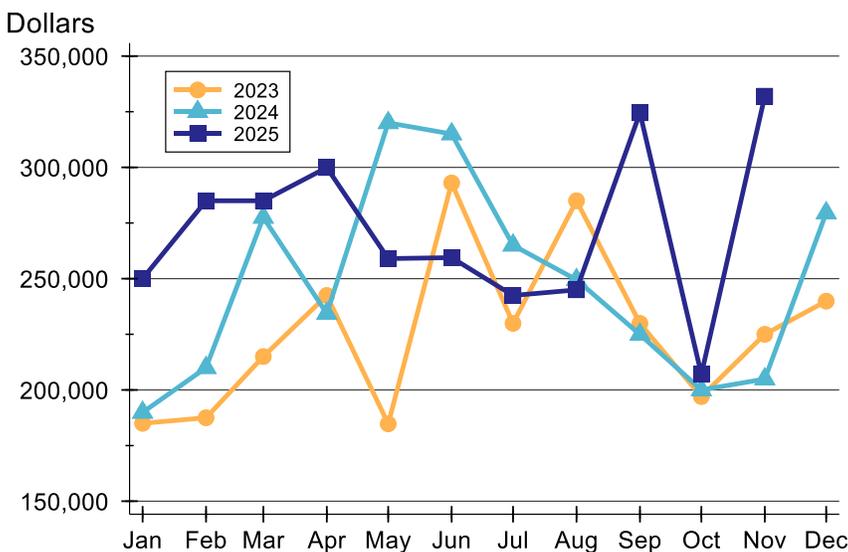
Jefferson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	219,300	270,255	239,544
February	203,970	254,982	327,669
March	235,767	281,484	252,700
April	238,727	238,597	282,882
May	217,850	296,236	310,772
June	318,657	327,832	277,805
July	322,577	282,240	317,222
August	290,397	284,573	294,694
September	276,373	244,295	319,983
October	204,062	204,247	256,414
November	237,507	243,780	303,431
December	256,459	319,390	

Median Price

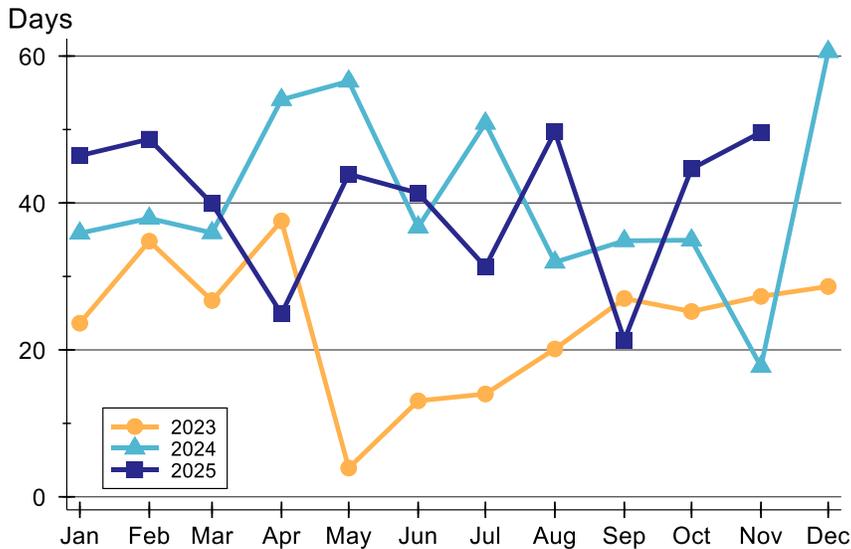


Month	2023	2024	2025
January	185,000	189,900	250,000
February	187,500	210,000	285,000
March	215,000	277,500	285,000
April	242,450	234,350	299,900
May	184,750	320,000	259,000
June	293,000	315,000	259,450
July	229,900	265,000	242,450
August	285,000	249,500	244,950
September	229,900	224,900	324,500
October	197,000	200,000	207,000
November	225,000	204,900	332,000
December	239,900	279,500	



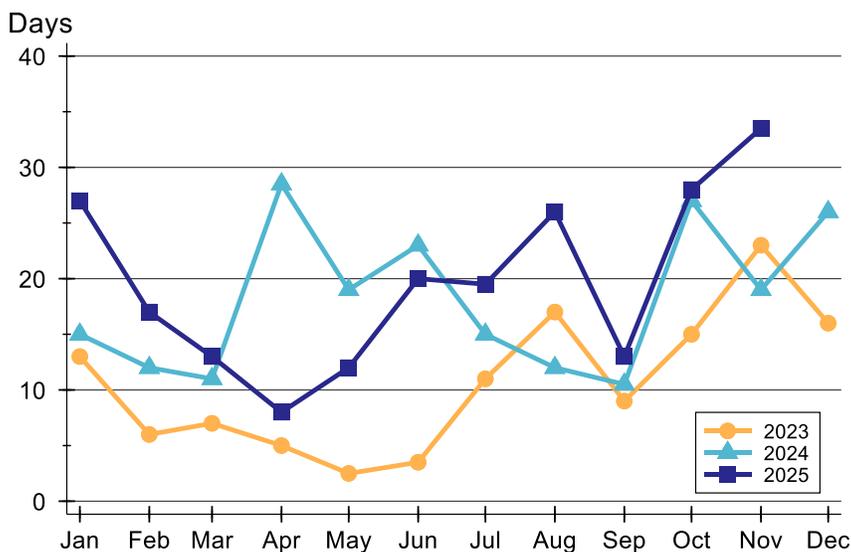
Jefferson County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	24	36	46
February	35	38	49
March	27	36	40
April	38	54	25
May	4	57	44
June	13	37	41
July	14	51	31
August	20	32	50
September	27	35	21
October	25	35	45
November	27	18	50
December	29	61	

Median DOM



Month	2023	2024	2025
January	13	15	27
February	6	12	17
March	7	11	13
April	5	29	8
May	3	19	12
June	4	23	20
July	11	15	20
August	17	12	26
September	9	11	13
October	15	27	28
November	23	19	34
December	16	26	



Lyon County Housing Report



Market Overview

Lyon County Home Sales Fell in November

Total home sales in Lyon County fell last month to 22 units, compared to 29 units in November 2024. Total sales volume was \$3.1 million, down from a year earlier.

The median sale price in November was \$134,500, down from \$180,000 a year earlier. Homes that sold in November were typically on the market for 56 days and sold for 95.7% of their list prices.

Lyon County Active Listings Up at End of November

The total number of active listings in Lyon County at the end of November was 84 units, up from 40 at the same point in 2024. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$199,250.

During November, a total of 20 contracts were written up from 14 in November 2024. At the end of the month, there were 31 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3217
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Lyon County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		22	29	30	311	308	339
Change from prior year		-24.1%	-3.3%	30.4%	1.0%	-9.1%	-16.3%
Active Listings		84	40	29	N/A	N/A	N/A
Change from prior year		110.0%	37.9%	11.5%			
Months' Supply		3.0	1.5	0.9	N/A	N/A	N/A
Change from prior year		100.0%	66.7%	28.6%			
New Listings		26	15	20	451	383	408
Change from prior year		73.3%	-25.0%	11.1%	17.8%	-6.1%	-3.8%
Contracts Written		20	14	22	327	315	350
Change from prior year		42.9%	-36.4%	4.8%	3.8%	-10.0%	-10.3%
Pending Contracts		31	23	28	N/A	N/A	N/A
Change from prior year		34.8%	-17.9%	-9.7%			
Sales Volume (1,000s)		3,073	5,828	5,408	61,462	58,628	66,955
Change from prior year		-47.3%	7.8%	53.0%	4.8%	-12.4%	-5.1%
Average	Sale Price	139,682	200,962	180,280	197,627	190,349	197,507
	Change from prior year	-30.5%	11.5%	17.3%	3.8%	-3.6%	13.4%
	List Price of Actives	213,406	284,310	254,903	N/A	N/A	N/A
	Change from prior year	-24.9%	11.5%	30.1%			
	Days on Market	54	19	17	40	23	20
Change from prior year	184.2%	11.8%	-34.6%	73.9%	15.0%	11.1%	
Percent of List	91.8%	96.7%	95.7%	96.1%	97.0%	97.5%	
Change from prior year	-5.1%	1.0%	1.2%	-0.9%	-0.5%	0.8%	
Percent of Original	86.4%	95.2%	94.3%	93.0%	95.5%	95.9%	
Change from prior year	-9.2%	1.0%	0.9%	-2.6%	-0.4%	0.6%	
Median	Sale Price	134,500	180,000	161,000	175,500	172,500	166,000
	Change from prior year	-25.3%	11.8%	30.9%	1.7%	3.9%	16.5%
	List Price of Actives	199,250	197,400	167,500	N/A	N/A	N/A
	Change from prior year	0.9%	17.9%	-17.3%			
	Days on Market	57	7	6	15	6	6
Change from prior year	714.3%	16.7%	-25.0%	150.0%	0.0%	0.0%	
Percent of List	95.7%	97.9%	98.0%	97.7%	99.4%	98.9%	
Change from prior year	-2.2%	-0.1%	3.4%	-1.7%	0.5%	-0.4%	
Percent of Original	88.3%	97.4%	95.6%	95.5%	98.1%	97.9%	
Change from prior year	-9.3%	1.9%	0.8%	-2.7%	0.2%	-0.4%	

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



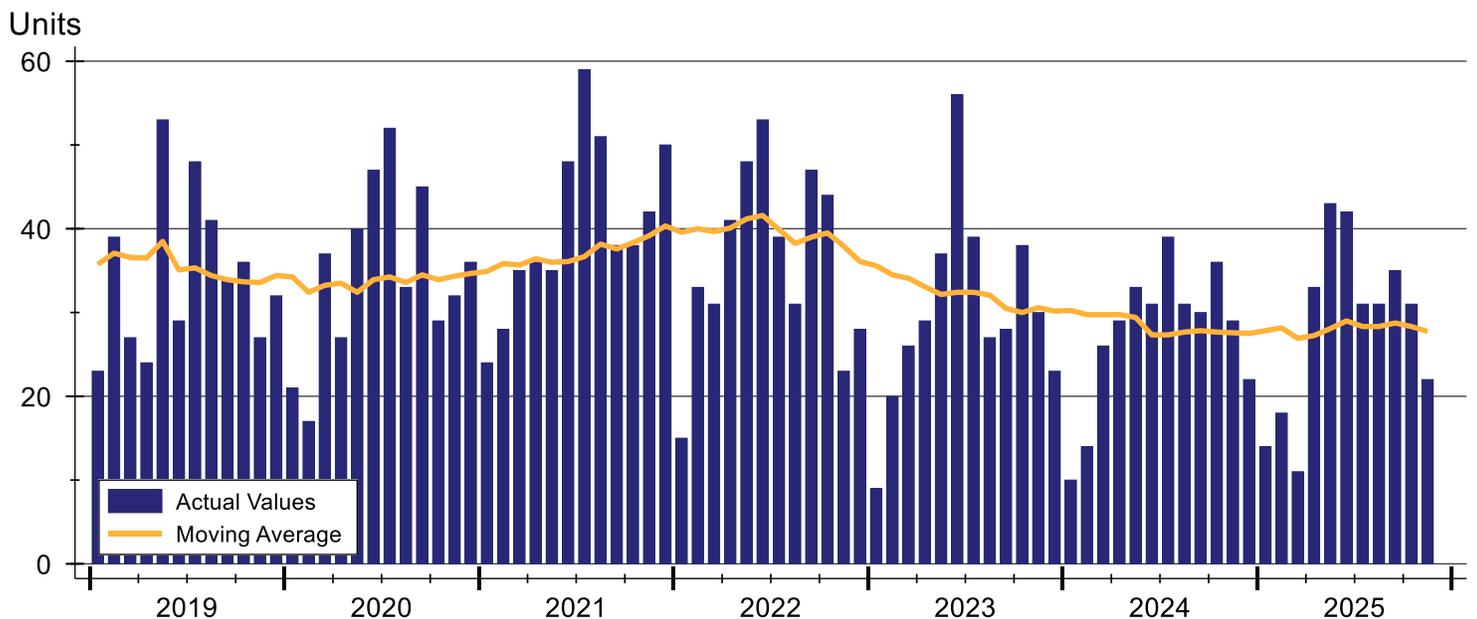
Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		22	29	-24.1%	311	308	1.0%
Volume (1,000s)		3,073	5,828	-47.3%	61,462	58,628	4.8%
Months' Supply		3.0	1.5	100.0%	N/A	N/A	N/A
Average	Sale Price	139,682	200,962	-30.5%	197,627	190,349	3.8%
	Days on Market	54	19	184.2%	40	23	73.9%
	Percent of List	91.8%	96.7%	-5.1%	96.1%	97.0%	-0.9%
	Percent of Original	86.4%	95.2%	-9.2%	93.0%	95.5%	-2.6%
Median	Sale Price	134,500	180,000	-25.3%	175,500	172,500	1.7%
	Days on Market	57	7	714.3%	15	6	150.0%
	Percent of List	95.7%	97.9%	-2.2%	97.7%	99.4%	-1.7%
	Percent of Original	88.3%	97.4%	-9.3%	95.5%	98.1%	-2.7%

A total of 22 homes sold in Lyon County in November, down from 29 units in November 2024. Total sales volume fell to \$3.1 million compared to \$5.8 million in the previous year.

The median sales price in November was \$134,500, down 25.3% compared to the prior year. Median days on market was 56 days, up from 24 days in October, and up from 7 in November 2024.

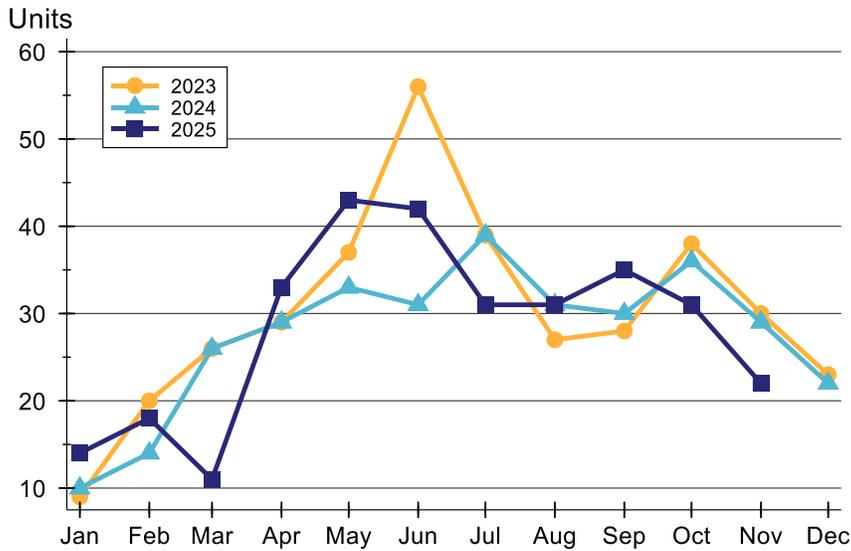
History of Closed Listings





Lyon County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	9	10	14
February	20	14	18
March	26	26	11
April	29	29	33
May	37	33	43
June	56	31	42
July	39	39	31
August	27	31	31
September	28	30	35
October	38	36	31
November	30	29	22
December	23	22	

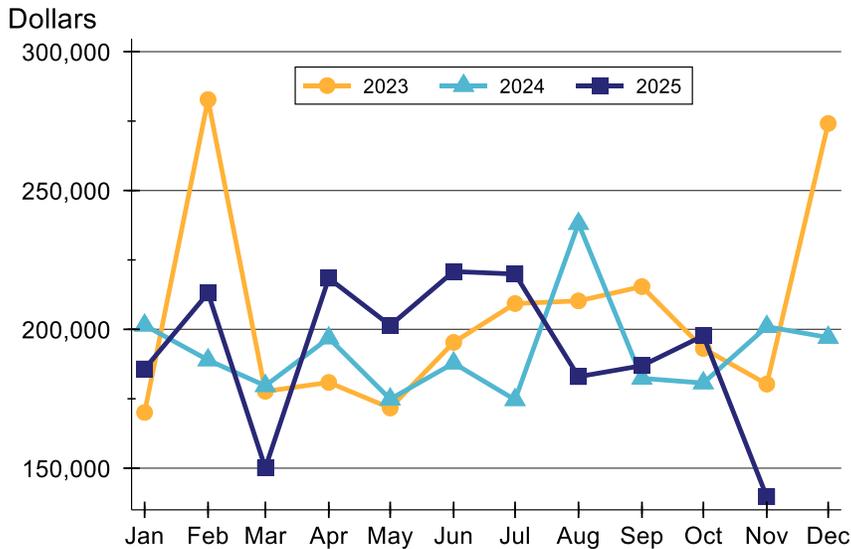
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	4.5%	6.0	15,000	15,000	130	130	83.8%	83.8%	68.5%	68.5%
\$25,000-\$49,999	3	13.6%	2.2	35,000	35,000	26	16	78.4%	77.8%	78.4%	77.8%
\$50,000-\$99,999	5	22.7%	2.9	80,600	80,000	49	56	89.6%	100.0%	84.9%	88.0%
\$100,000-\$124,999	1	4.5%	2.7	122,000	122,000	35	35	93.8%	93.8%	93.8%	93.8%
\$125,000-\$149,999	3	13.6%	3.6	135,167	135,000	57	37	96.4%	96.8%	92.7%	93.2%
\$150,000-\$174,999	3	13.6%	1.8	158,833	155,000	82	87	98.2%	98.1%	91.7%	90.6%
\$175,000-\$199,999	2	9.1%	1.5	180,000	180,000	79	79	96.1%	96.1%	79.7%	79.7%
\$200,000-\$249,999	1	4.5%	4.2	236,000	236,000	63	63	98.4%	98.4%	94.4%	94.4%
\$250,000-\$299,999	1	4.5%	2.9	285,000	285,000	36	36	90.5%	90.5%	83.8%	83.8%
\$300,000-\$399,999	2	9.1%	3.4	332,500	332,500	13	13	96.7%	96.7%	93.8%	93.8%
\$400,000-\$499,999	0	0.0%	9.0	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



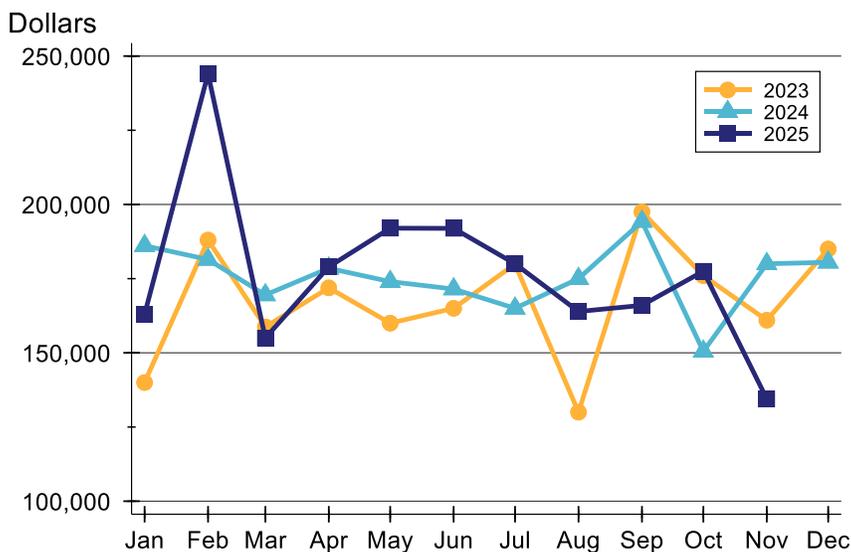
Lyon County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	170,056	201,460	185,765
February	282,750	188,947	213,072
March	177,669	179,681	150,091
April	180,879	196,866	218,400
May	171,674	174,852	201,398
June	195,293	187,827	220,836
July	209,285	174,636	219,916
August	210,241	238,082	182,952
September	215,396	182,362	186,920
October	193,110	180,669	197,690
November	180,280	200,962	139,682
December	274,143	197,068	

Median Price

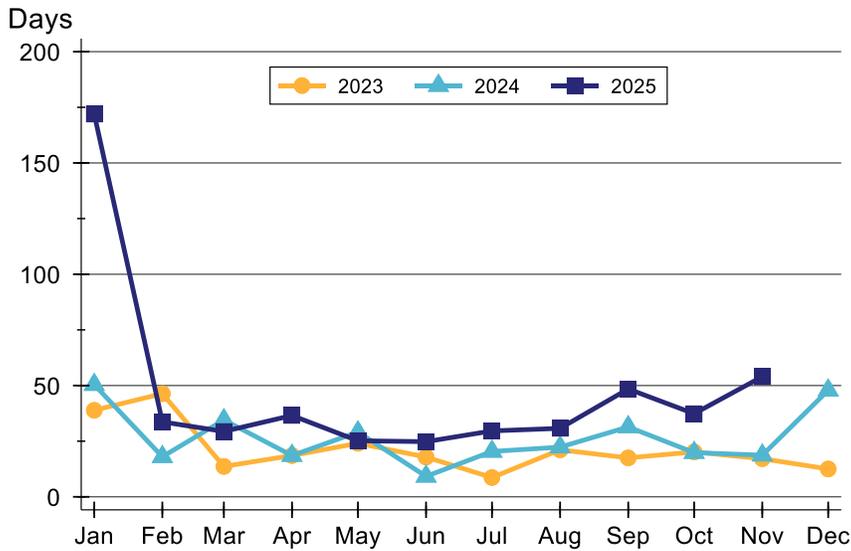


Month	2023	2024	2025
January	140,000	186,100	162,979
February	188,000	181,450	244,000
March	158,750	169,500	155,000
April	171,900	178,500	179,000
May	160,000	174,000	192,000
June	165,000	171,500	191,950
July	179,900	165,000	180,000
August	130,000	175,000	163,930
September	197,500	194,250	166,000
October	176,000	150,500	177,500
November	161,000	180,000	134,500
December	185,000	180,500	



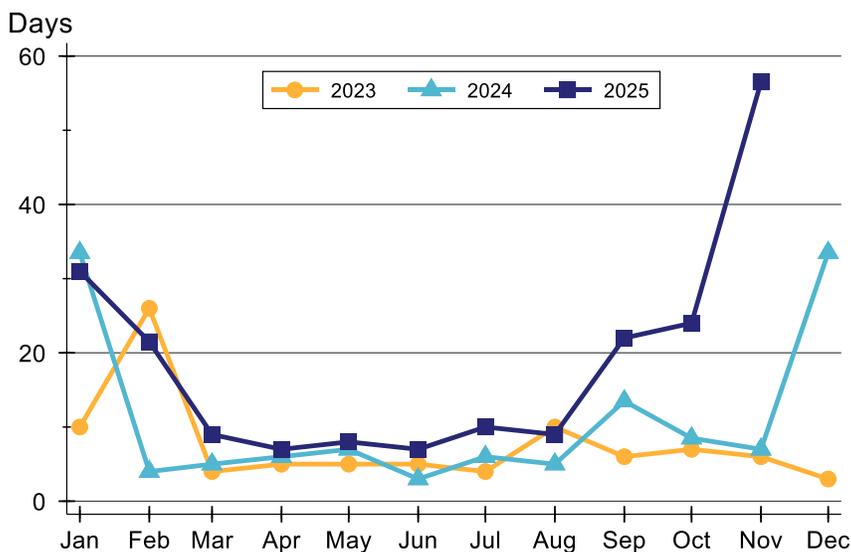
Lyon County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	39	50	172
February	46	18	34
March	14	35	29
April	19	19	37
May	24	29	25
June	18	9	25
July	9	20	30
August	21	22	31
September	18	31	48
October	20	20	37
November	17	19	54
December	13	48	

Median DOM



Month	2023	2024	2025
January	10	34	31
February	26	4	22
March	4	5	9
April	5	6	7
May	5	7	8
June	5	3	7
July	4	6	10
August	10	5	9
September	6	14	22
October	7	9	24
November	6	7	57
December	3	34	



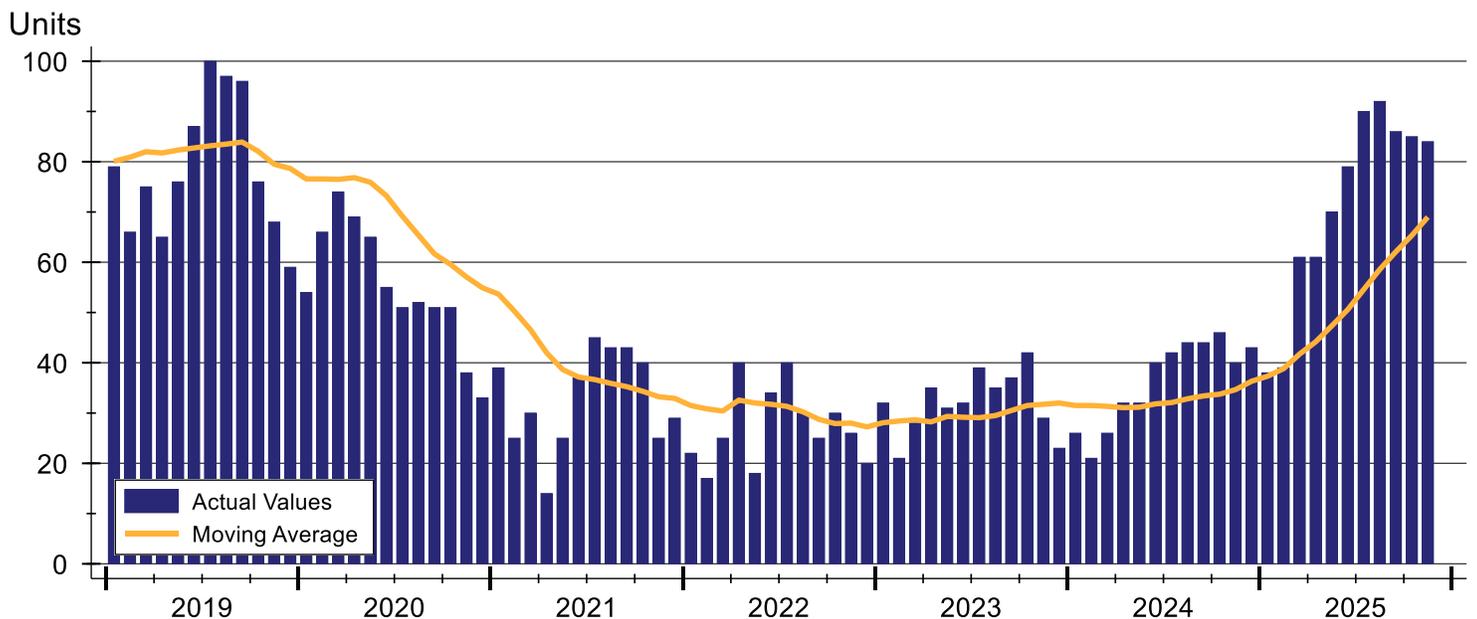
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		84	40	110.0%
Volume (1,000s)		17,926	11,372	57.6%
Months' Supply		3.0	1.5	100.0%
Average	List Price	213,406	284,310	-24.9%
	Days on Market	63	53	18.9%
	Percent of Original	94.5%	95.8%	-1.4%
Median	List Price	199,250	197,400	0.9%
	Days on Market	32	52	-38.5%
	Percent of Original	96.7%	97.4%	-0.7%

A total of 84 homes were available for sale in Lyon County at the end of November. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of November was \$199,250, up 0.9% from 2024. The typical time on market for active listings was 32 days, down from 52 days a year earlier.

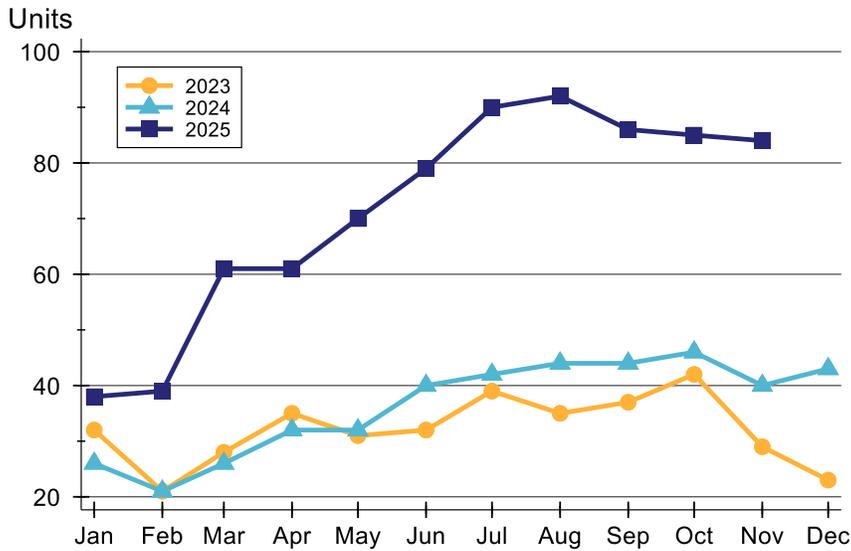
History of Active Listings





Lyon County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	32	26	38
February	21	21	39
March	28	26	61
April	35	32	61
May	31	32	70
June	32	40	79
July	39	42	90
August	35	44	92
September	37	44	86
October	42	46	85
November	29	40	84
December	23	43	

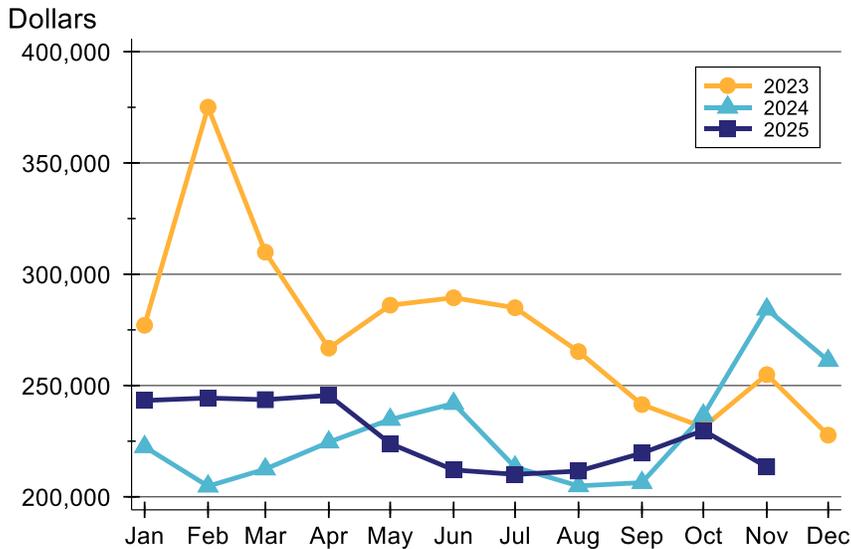
Active Listings by Price Range

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	2.4%	6.0	1,025	1,025	20	20	95.8%	95.8%
\$25,000-\$49,999	3	3.6%	2.2	46,267	46,900	23	16	92.8%	100.0%
\$50,000-\$99,999	11	13.1%	2.9	82,382	84,900	62	31	90.2%	93.0%
\$100,000-\$124,999	5	6.0%	2.7	114,580	119,000	108	110	88.6%	87.6%
\$125,000-\$149,999	10	11.9%	3.6	136,390	130,000	120	68	90.6%	94.6%
\$150,000-\$174,999	6	7.1%	1.8	157,283	157,000	72	67	96.2%	97.0%
\$175,000-\$199,999	5	6.0%	1.5	185,550	184,500	97	36	96.1%	98.6%
\$200,000-\$249,999	15	17.9%	4.2	223,333	219,900	42	32	95.7%	95.8%
\$250,000-\$299,999	10	11.9%	2.9	271,000	267,500	34	5	97.1%	100.0%
\$300,000-\$399,999	9	10.7%	3.4	340,300	339,500	41	28	97.9%	98.4%
\$400,000-\$499,999	6	7.1%	9.0	453,047	444,900	23	24	98.1%	98.9%
\$500,000-\$749,999	2	2.4%	N/A	614,900	614,900	164	164	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



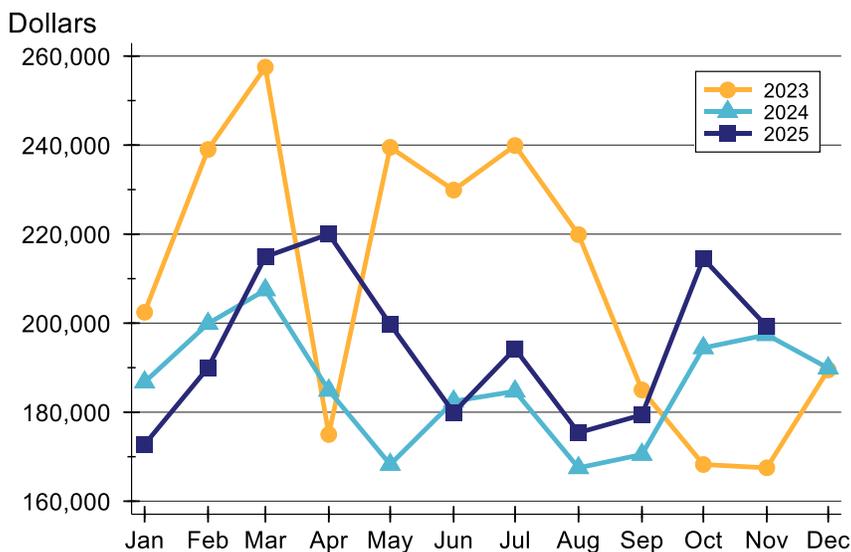
Lyon County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	277,080	222,492	243,279
February	375,062	204,793	244,399
March	309,907	212,454	243,653
April	266,806	224,564	245,576
May	286,097	234,755	223,936
June	289,425	241,898	212,083
July	284,946	213,331	210,086
August	265,251	204,896	211,550
September	241,450	206,382	219,644
October	231,298	236,648	229,831
November	254,903	284,310	213,406
December	227,696	261,207	

Median Price

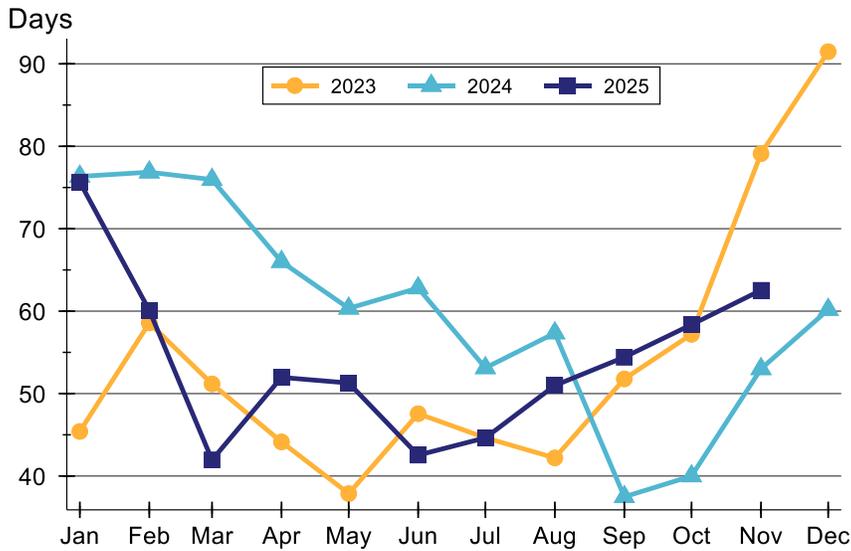


Month	2023	2024	2025
January	202,450	186,750	172,750
February	239,000	199,900	190,000
March	257,500	207,450	214,900
April	175,000	184,900	220,000
May	239,500	168,250	199,750
June	229,900	182,450	179,900
July	239,900	184,700	194,250
August	219,900	167,500	175,400
September	185,000	170,500	179,400
October	168,250	194,450	214,500
November	167,500	197,400	199,250
December	189,500	189,900	



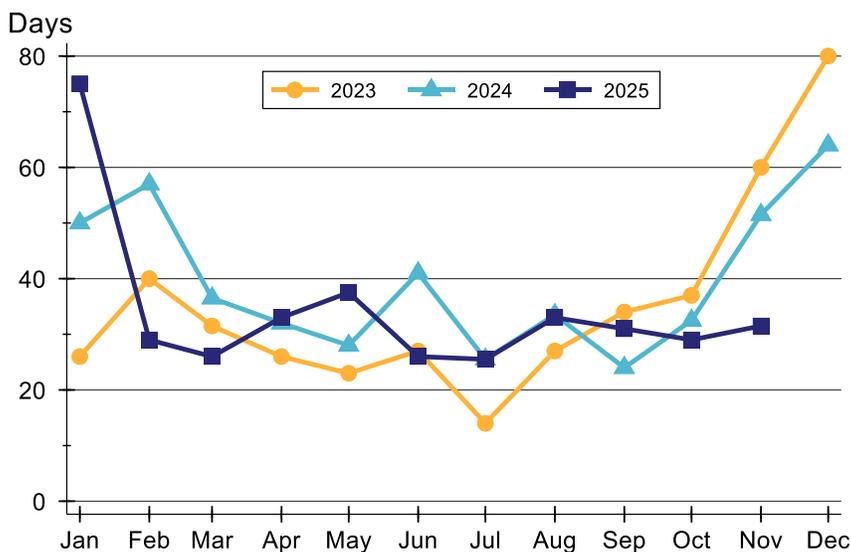
Lyon County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	45	76	76
February	59	77	60
March	51	76	42
April	44	66	52
May	38	60	51
June	48	63	43
July	45	53	45
August	42	57	51
September	52	37	54
October	57	40	58
November	79	53	63
December	91	60	

Median DOM

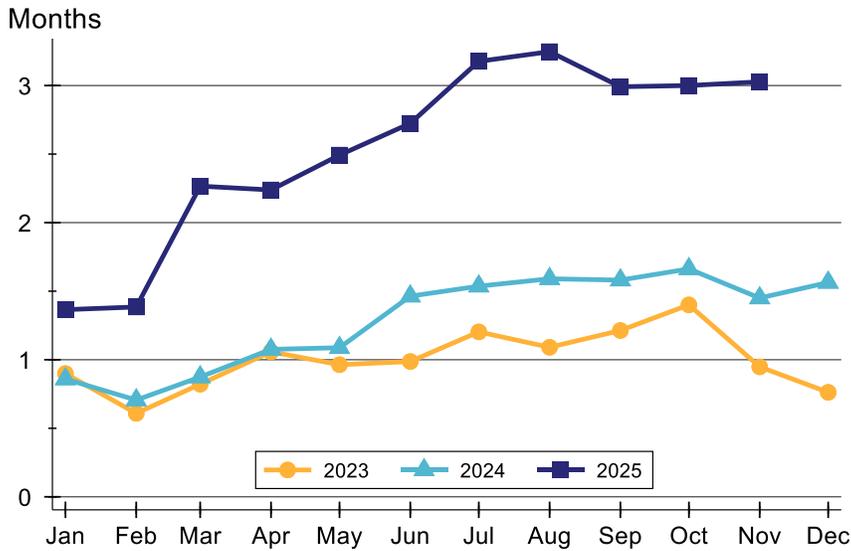


Month	2023	2024	2025
January	26	50	75
February	40	57	29
March	32	37	26
April	26	32	33
May	23	28	38
June	27	41	26
July	14	26	26
August	27	34	33
September	34	24	31
October	37	33	29
November	60	52	32
December	80	64	



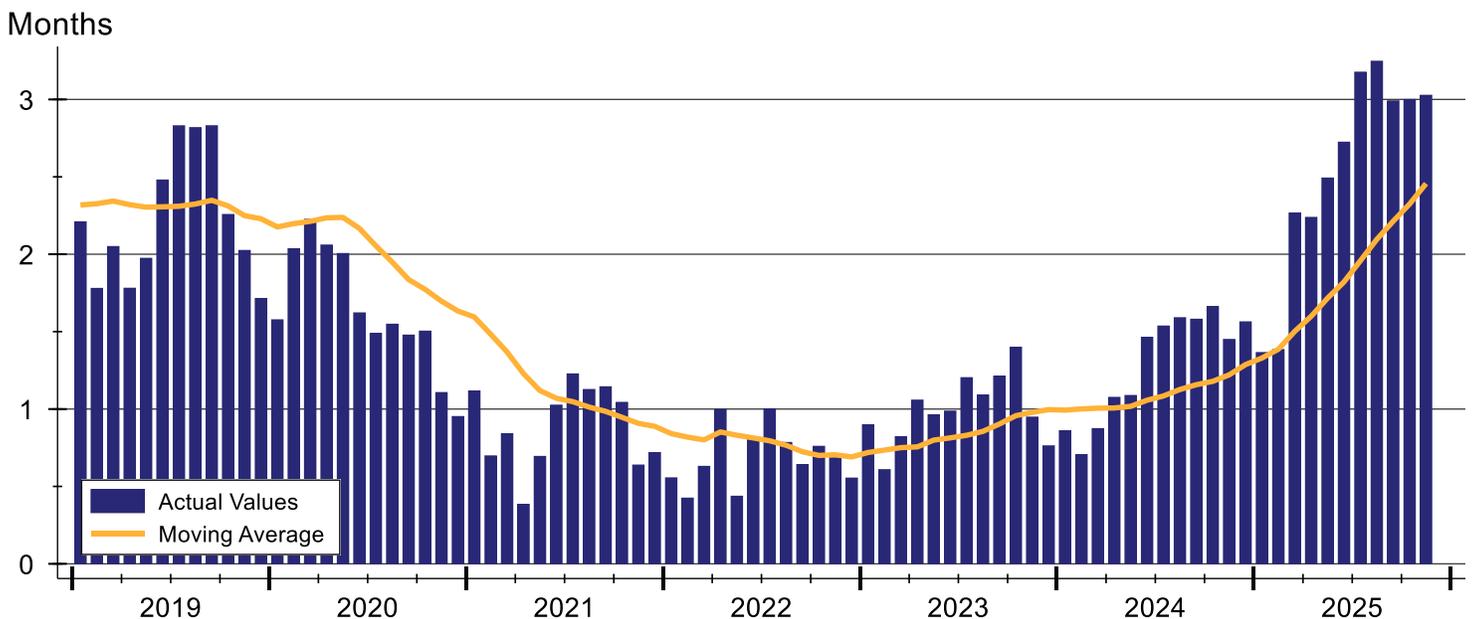
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	0.9	1.4
February	0.6	0.7	1.4
March	0.8	0.9	2.3
April	1.1	1.1	2.2
May	1.0	1.1	2.5
June	1.0	1.5	2.7
July	1.2	1.5	3.2
August	1.1	1.6	3.2
September	1.2	1.6	3.0
October	1.4	1.7	3.0
November	0.9	1.5	3.0
December	0.8	1.6	3.0

History of Month's Supply





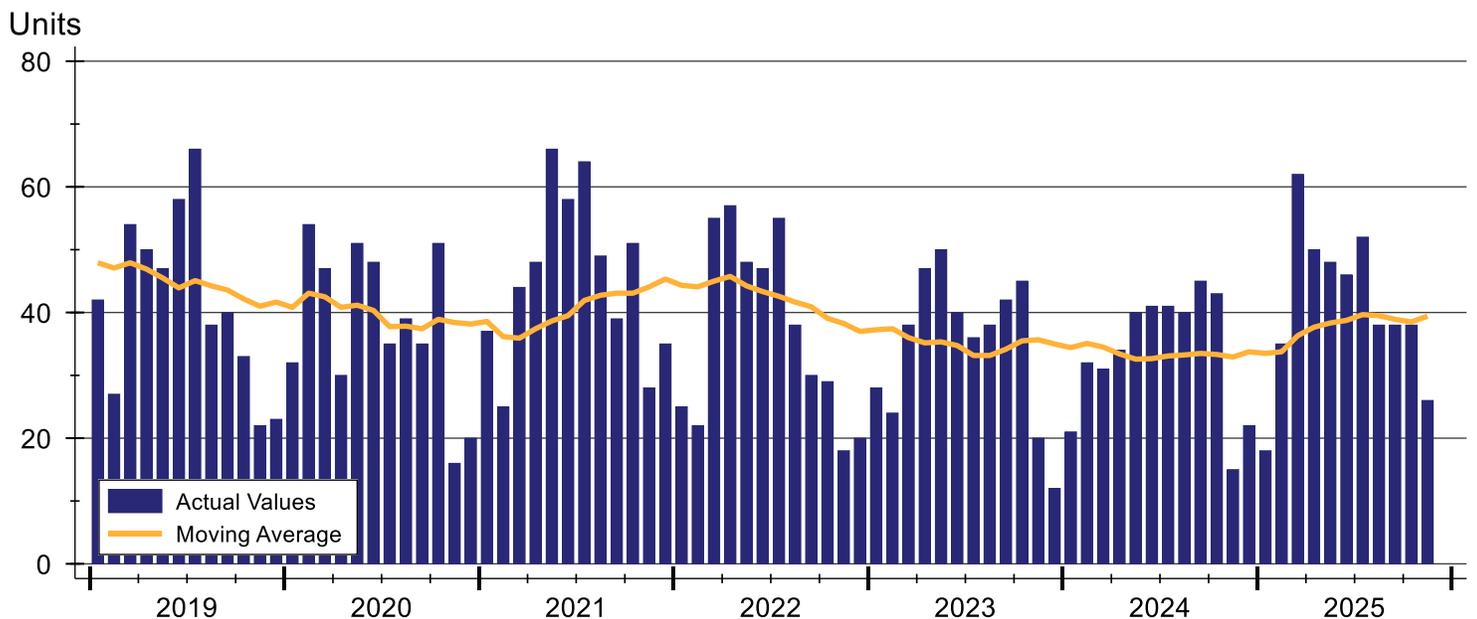
Lyon County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	26	15	73.3%
	Volume (1,000s)	4,564	4,361	4.7%
	Average List Price	175,548	290,733	-39.6%
	Median List Price	174,700	244,900	-28.7%
Year-to-Date	New Listings	451	383	17.8%
	Volume (1,000s)	93,355	78,284	19.3%
	Average List Price	206,995	204,397	1.3%
	Median List Price	189,500	175,000	8.3%

A total of 26 new listings were added in Lyon County during November, up 73.3% from the same month in 2024. Year-to-date Lyon County has seen 451 new listings.

The median list price of these homes was \$174,700 down from \$244,900 in 2024.

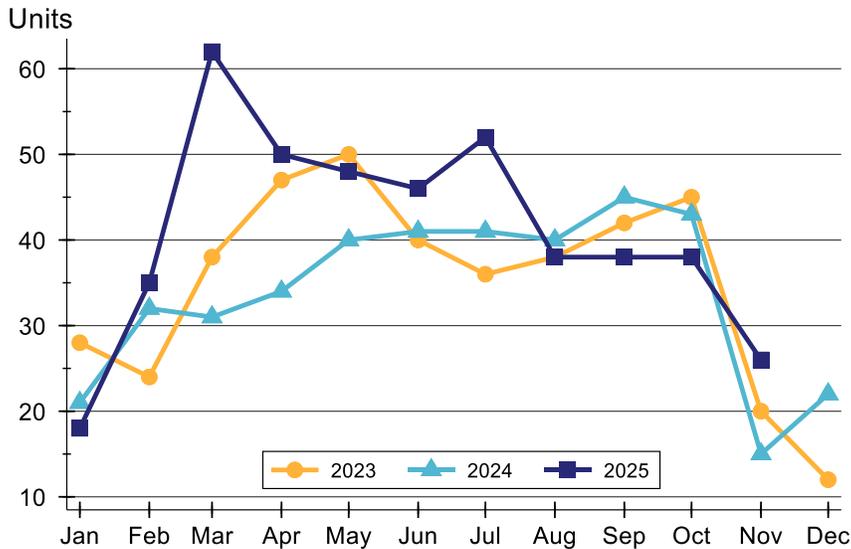
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	28	21	18
February	24	32	35
March	38	31	62
April	47	34	50
May	50	40	48
June	40	41	46
July	36	41	52
August	38	40	38
September	42	45	38
October	45	43	38
November	20	15	26
December	12	22	26

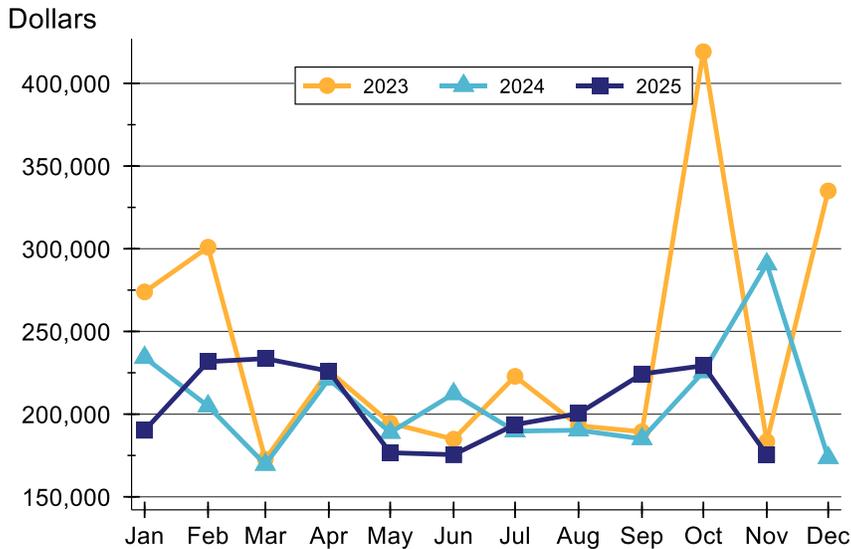
New Listings by Price Range

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	7.7%	925	925	14	14	100.0%	100.0%
\$25,000-\$49,999	2	7.7%	45,950	45,950	24	24	100.0%	100.0%
\$50,000-\$99,999	4	15.4%	76,600	79,450	8	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	11.5%	129,900	129,900	11	13	100.0%	100.0%
\$150,000-\$174,999	2	7.7%	159,450	159,450	7	7	98.5%	98.5%
\$175,000-\$199,999	1	3.8%	184,500	184,500	5	5	100.0%	100.0%
\$200,000-\$249,999	7	26.9%	226,729	224,000	14	10	97.6%	100.0%
\$250,000-\$299,999	2	7.7%	282,450	282,450	15	15	98.3%	98.3%
\$300,000-\$399,999	2	7.7%	349,500	349,500	20	20	97.9%	97.9%
\$400,000-\$499,999	1	3.8%	420,000	420,000	3	3	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



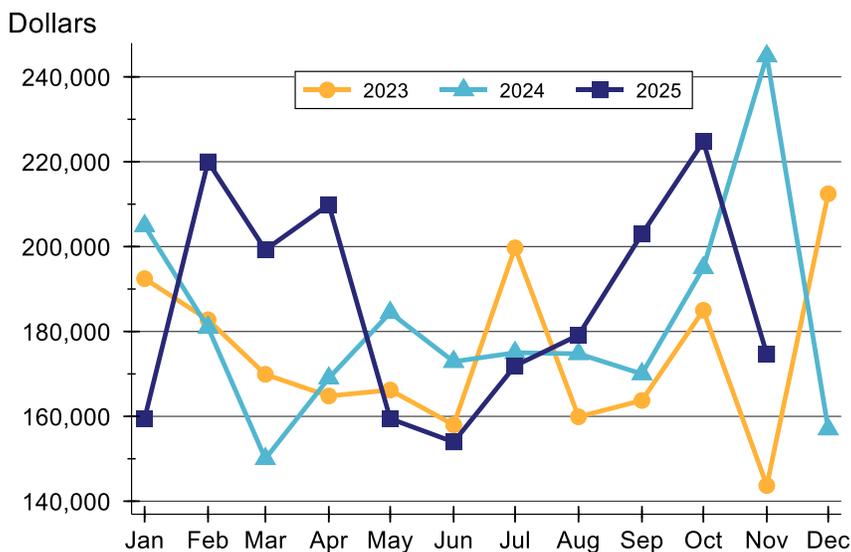
Lyon County New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,898	234,233	190,172
February	300,921	204,866	231,708
March	172,682	169,521	233,589
April	226,172	221,140	226,012
May	194,588	188,880	176,678
June	184,843	212,281	175,472
July	222,842	189,705	193,663
August	193,003	190,273	200,389
September	189,332	185,067	224,316
October	419,170	225,563	229,286
November	183,490	290,733	175,548
December	335,000	173,652	

Median Price



Month	2023	2024	2025
January	192,450	204,900	159,450
February	182,750	180,950	220,000
March	169,900	150,000	199,250
April	164,800	169,000	209,900
May	166,200	184,450	159,450
June	158,000	172,900	153,950
July	199,700	175,000	171,915
August	159,900	174,750	179,150
September	163,750	170,000	202,950
October	185,000	195,000	224,750
November	143,700	244,900	174,700
December	212,450	157,000	



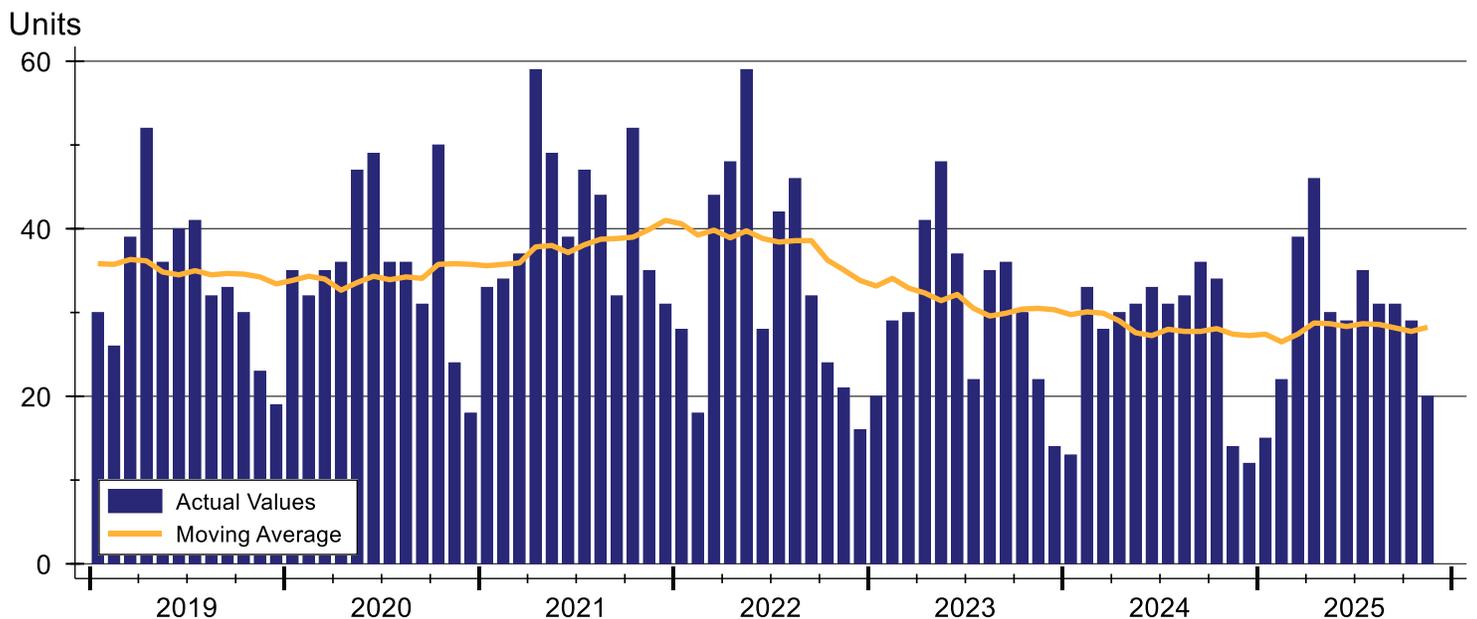
Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		20	14	42.9%	327	315	3.8%
Volume (1,000s)		4,075	2,356	73.0%	68,048	63,914	6.5%
Average	Sale Price	203,740	168,307	21.1%	208,096	202,902	2.6%
	Days on Market	44	45	-2.2%	37	24	54.2%
	Percent of Original	94.9%	93.8%	1.2%	93.2%	95.3%	-2.2%
Median	Sale Price	202,250	167,400	20.8%	185,000	174,900	5.8%
	Days on Market	20	33	-39.4%	16	6	166.7%
	Percent of Original	98.0%	94.3%	3.9%	95.9%	98.0%	-2.1%

A total of 20 contracts for sale were written in Lyon County during the month of November, up from 14 in 2024. The median list price of these homes was \$202,250, up from \$167,400 the prior year.

Half of the homes that went under contract in November were on the market less than 20 days, compared to 33 days in November 2024.

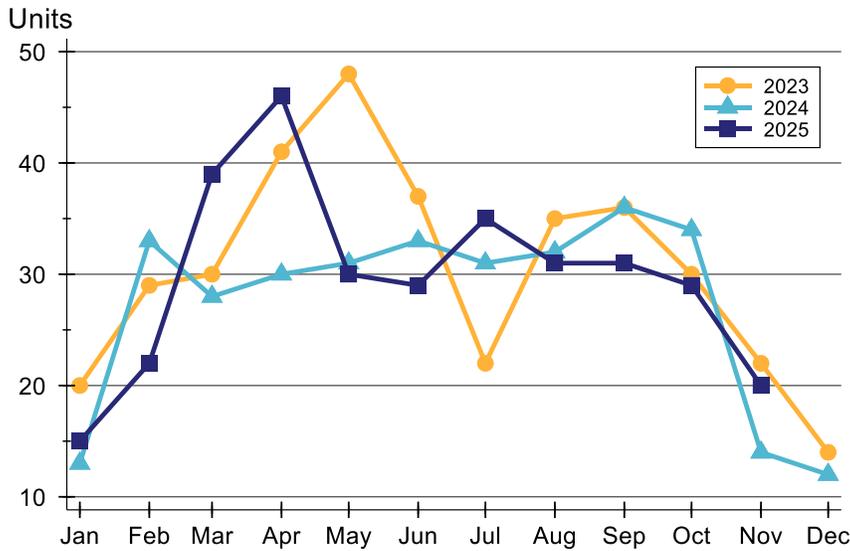
History of Contracts Written





Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	20	13	15
February	29	33	22
March	30	28	39
April	41	30	46
May	48	31	30
June	37	33	29
July	22	31	35
August	35	32	31
September	36	36	31
October	30	34	29
November	22	14	20
December	14	12	

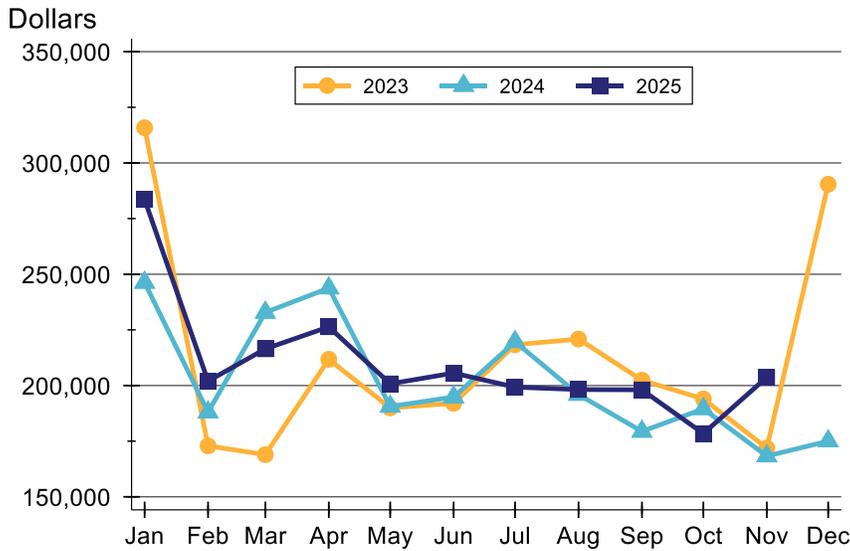
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.0%	40,000	40,000	16	16	87.5%	87.5%
\$50,000-\$99,999	2	10.0%	94,000	94,000	91	91	88.4%	88.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	10.0%	127,700	127,700	61	61	90.9%	90.9%
\$150,000-\$174,999	1	5.0%	154,000	154,000	4	4	100.0%	100.0%
\$175,000-\$199,999	4	20.0%	184,950	184,900	24	26	96.2%	97.5%
\$200,000-\$249,999	5	25.0%	220,580	219,900	21	15	97.5%	97.9%
\$250,000-\$299,999	2	10.0%	264,900	264,900	61	61	99.0%	99.0%
\$300,000-\$399,999	2	10.0%	322,450	322,450	120	120	90.5%	90.5%
\$400,000-\$499,999	1	5.0%	420,000	420,000	3	3	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



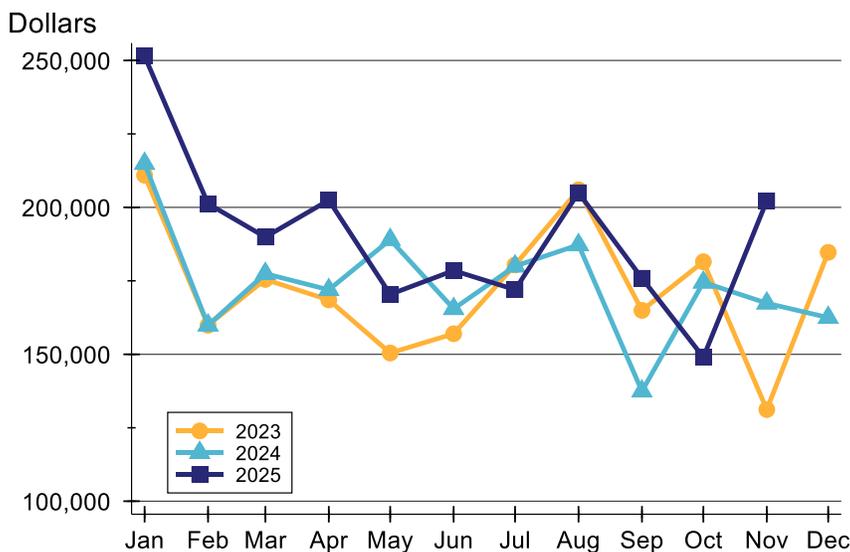
Lyon County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	315,805	246,292	283,567
February	172,902	188,052	201,977
March	168,947	232,818	216,463
April	211,793	243,752	226,363
May	189,956	190,606	200,787
June	192,008	194,823	205,621
July	218,305	219,655	199,292
August	220,894	195,941	198,197
September	202,414	179,369	198,074
October	193,987	189,538	178,438
November	171,895	168,307	203,740
December	290,429	175,033	

Median Price

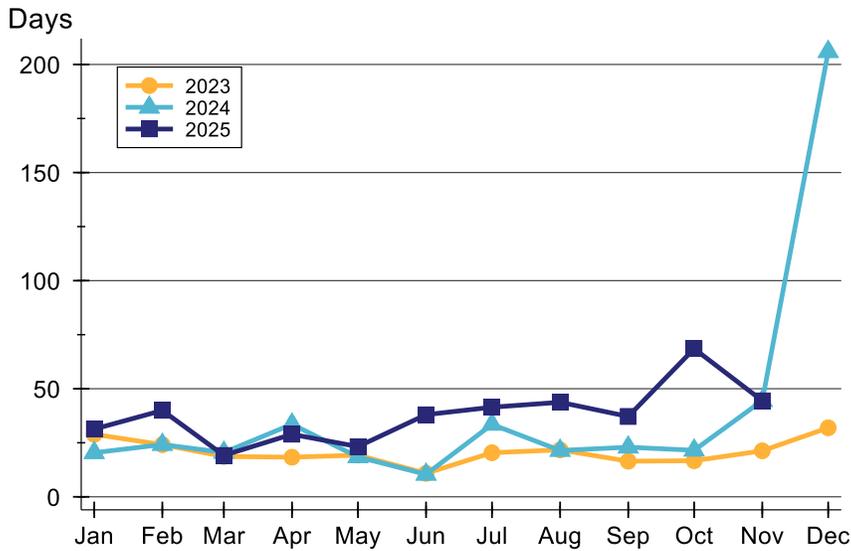


Month	2023	2024	2025
January	210,950	214,900	251,500
February	159,900	159,900	201,250
March	175,500	177,450	189,900
April	168,500	171,950	202,450
May	150,450	189,000	170,400
June	157,000	165,500	178,500
July	180,400	180,000	172,000
August	206,000	187,250	205,000
September	164,950	137,450	175,900
October	181,500	174,500	149,000
November	131,200	167,400	202,250
December	184,700	162,500	



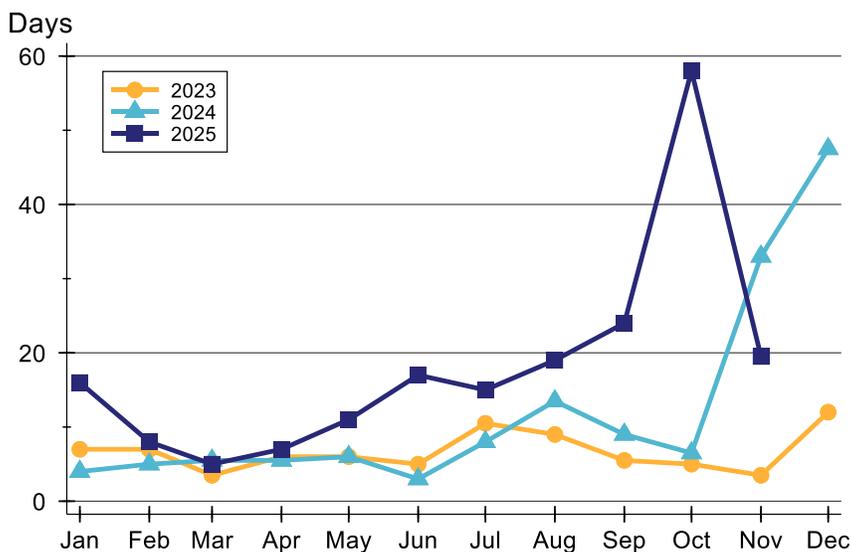
Lyon County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	20	31
February	24	24	40
March	19	21	19
April	18	34	29
May	19	18	23
June	11	10	38
July	20	34	41
August	22	21	44
September	16	23	37
October	17	22	69
November	21	45	44
December	32	206	-

Median DOM



Month	2023	2024	2025
January	7	4	16
February	7	5	8
March	4	6	5
April	6	6	7
May	6	6	11
June	5	3	17
July	11	8	15
August	9	14	19
September	6	9	24
October	5	7	58
November	4	33	20
December	12	48	-



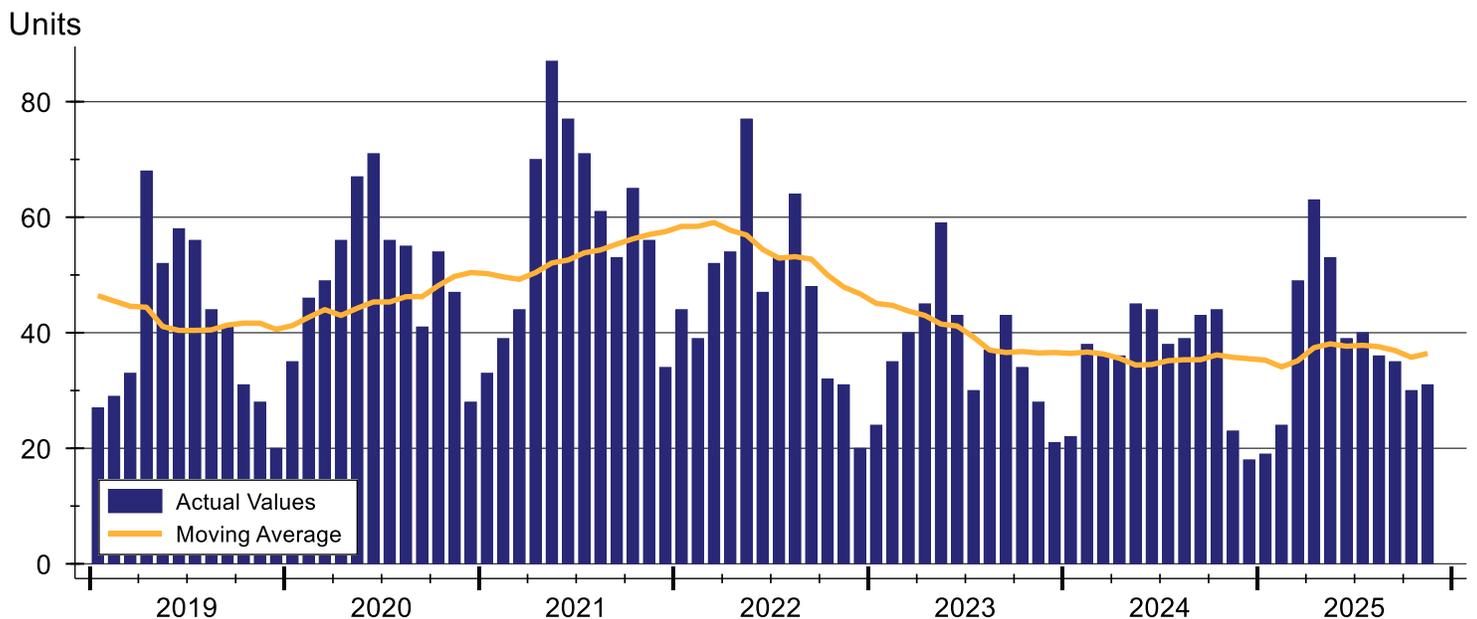
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		31	23	34.8%
Volume (1,000s)		7,075	4,214	67.9%
Average	List Price	228,239	183,204	24.6%
	Days on Market	61	38	60.5%
	Percent of Original	94.3%	96.4%	-2.2%
Median	List Price	209,500	144,900	44.6%
	Days on Market	32	15	113.3%
	Percent of Original	98.1%	99.3%	-1.2%

A total of 31 listings in Lyon County had contracts pending at the end of November, up from 23 contracts pending at the end of November 2024.

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

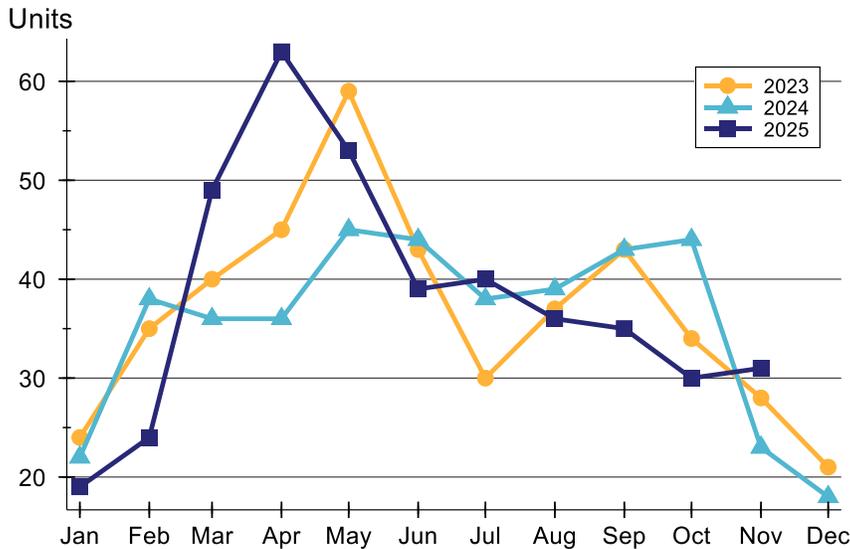
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	24	22	19
February	35	38	24
March	40	36	49
April	45	36	63
May	59	45	53
June	43	44	39
July	30	38	40
August	37	39	36
September	43	43	35
October	34	44	30
November	28	23	31
December	21	18	19

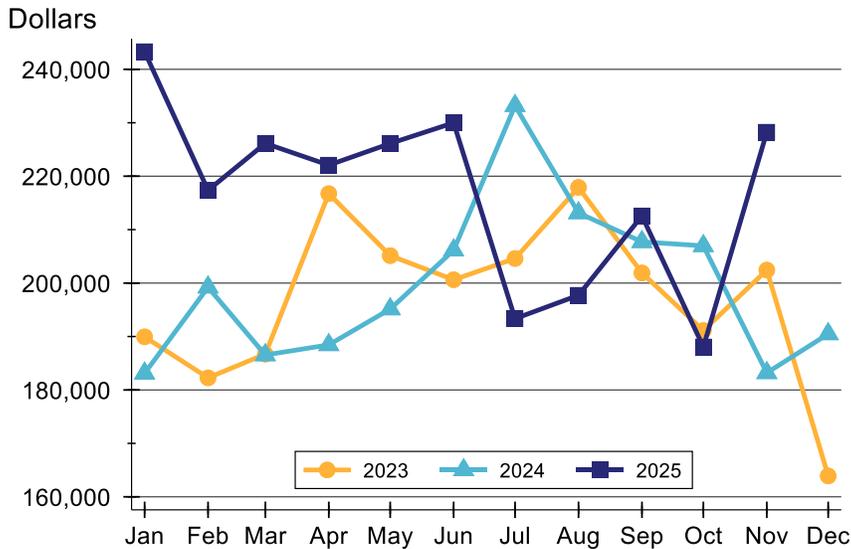
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	9.7%	84,333	89,000	104	130	78.6%	76.7%
\$100,000-\$124,999	3	9.7%	114,967	114,900	127	95	92.2%	97.0%
\$125,000-\$149,999	2	6.5%	127,700	127,700	61	61	90.9%	90.9%
\$150,000-\$174,999	1	3.2%	154,000	154,000	4	4	100.0%	100.0%
\$175,000-\$199,999	4	12.9%	184,950	184,900	24	26	96.2%	97.5%
\$200,000-\$249,999	7	22.6%	223,186	219,900	27	15	96.8%	97.9%
\$250,000-\$299,999	3	9.7%	264,767	264,500	86	81	98.7%	98.1%
\$300,000-\$399,999	6	19.4%	343,783	339,450	91	80	95.3%	96.4%
\$400,000-\$499,999	2	6.5%	454,500	454,500	3	3	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



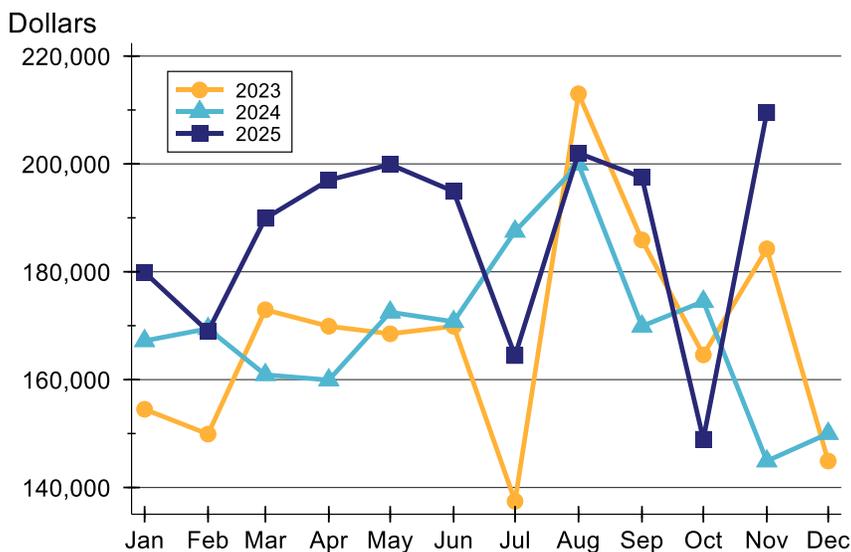
Lyon County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	189,938	183,114	243,305
February	182,271	199,218	217,363
March	186,702	186,539	226,144
April	216,731	188,440	222,073
May	205,136	195,138	226,123
June	200,621	206,149	229,998
July	204,597	233,192	193,345
August	217,905	213,126	197,719
September	201,893	207,723	212,580
October	191,125	206,968	188,053
November	202,432	183,204	228,239
December	163,905	190,483	

Median Price

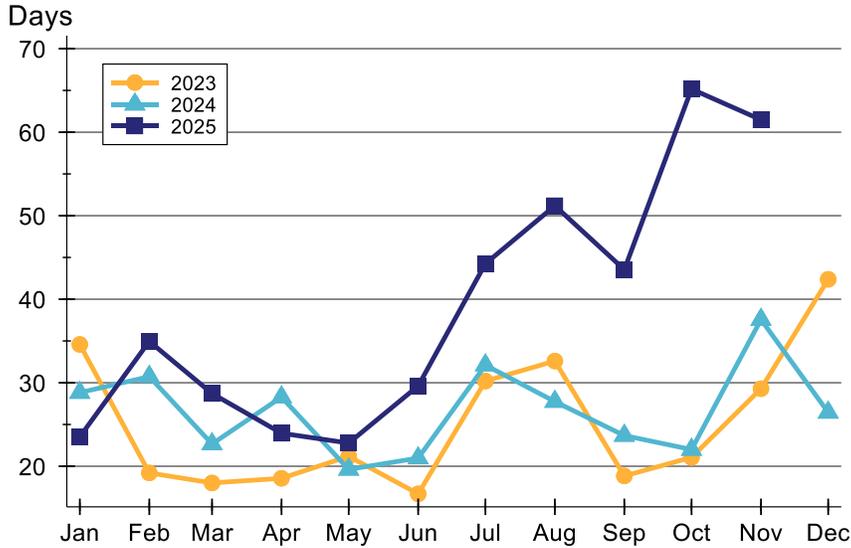


Month	2023	2024	2025
January	154,500	167,200	179,900
February	149,900	169,450	168,950
March	172,950	160,900	189,900
April	169,900	159,925	197,000
May	168,500	172,500	199,900
June	169,900	170,750	194,900
July	137,450	187,500	164,450
August	213,000	199,900	202,000
September	185,900	169,900	197,500
October	164,600	174,500	148,950
November	184,250	144,900	209,500
December	144,900	150,000	



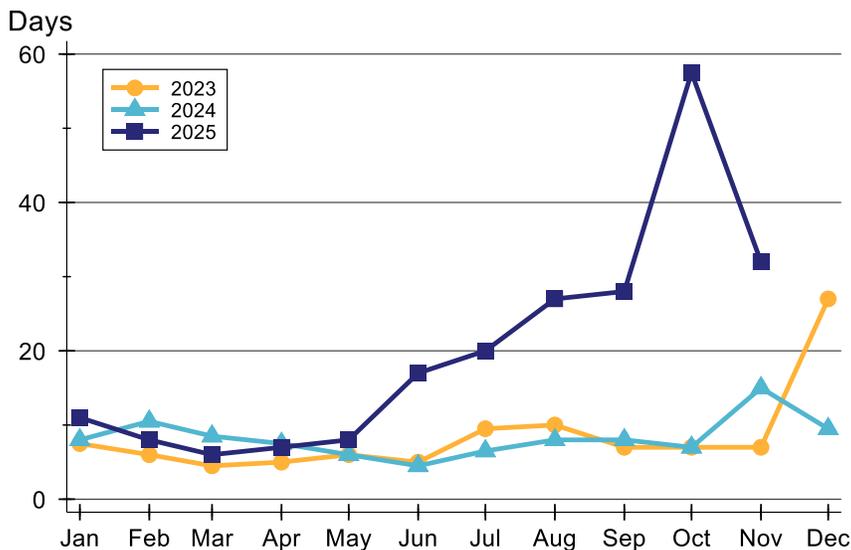
Lyon County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	29	24
February	19	31	35
March	18	23	29
April	19	28	24
May	21	20	23
June	17	21	30
July	30	32	44
August	33	28	51
September	19	24	44
October	21	22	65
November	29	38	61
December	42	26	

Median DOM



Month	2023	2024	2025
January	8	8	11
February	6	11	8
March	5	9	6
April	5	8	7
May	6	6	8
June	5	5	17
July	10	7	20
August	10	8	27
September	7	8	28
October	7	7	58
November	7	15	32
December	27	10	



Osage County Housing Report



Market Overview

Osage County Home Sales Fell in November

Total home sales in Osage County fell last month to 9 units, compared to 11 units in November 2024. Total sales volume was \$2.3 million, down from a year earlier.

The median sale price in November was \$259,900, up from \$171,000 a year earlier. Homes that sold in November were typically on the market for 12 days and sold for 100.0% of their list prices.

Osage County Active Listings Down at End of November

The total number of active listings in Osage County at the end of November was 25 units, down from 29 at the same point in 2024. 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 November was \$261,900.

During November, a total of 13 contracts were written up from 8 in November 2024. At the end of the month, there were 20 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3240
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Osage County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	9 -18.2%	11 10.0%	10 -37.5%	143 -13.9%	166 5.1%	158 -11.2%	
Active Listings Change from prior year	25 -13.8%	29 38.1%	21 -8.7%	N/A	N/A	N/A	
Months' Supply Change from prior year	1.9 0.0%	1.9 26.7%	1.5 7.1%	N/A	N/A	N/A	
New Listings Change from prior year	14 -17.6%	17 54.5%	11 -8.3%	188 -12.6%	215 16.8%	184 -9.8%	
Contracts Written Change from prior year	13 62.5%	8 -27.3%	11 -31.3%	149 -12.9%	171 8.2%	158 -8.7%	
Pending Contracts Change from prior year	20 81.8%	11 -21.4%	14 0.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	2,327 -8.9%	2,555 3.4%	2,470 14.6%	32,446 -7.1%	34,936 18.7%	29,421 -1.0%	
Average	Sale Price Change from prior year	258,600 11.3%	232,264 -6.0%	247,040 83.4%	226,897 7.8%	210,459 13.0%	186,206 11.5%
	List Price of Actives Change from prior year	267,318 -18.2%	326,842 24.5%	262,485 -62.9%	N/A	N/A	N/A
	Days on Market Change from prior year	26 -21.2%	33 17.9%	28 -34.9%	33 3.1%	32 18.5%	27 -15.6%
	Percent of List Change from prior year	92.7% -6.8%	99.5% -1.2%	100.7% 6.0%	96.3% -1.0%	97.3% -0.9%	98.2% 0.9%
	Percent of Original Change from prior year	92.2% -4.9%	97.0% -1.1%	98.1% 6.3%	94.7% -0.3%	95.0% -0.9%	95.9% 0.5%
Median	Sale Price Change from prior year	259,900 52.0%	171,000 -27.2%	235,000 165.5%	199,000 7.6%	185,000 19.7%	154,500 10.4%
	List Price of Actives Change from prior year	261,900 16.4%	225,000 -13.1%	259,000 -9.1%	N/A	N/A	N/A
	Days on Market Change from prior year	12 140.0%	5 -58.3%	12 -62.5%	14 -6.7%	15 87.5%	8 -27.3%
	Percent of List Change from prior year	100.0% -0.7%	100.7% 0.7%	100.0% 3.6%	99.2% -0.8%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	97.5% -2.5%	100.0% 0.0%	100.0% 8.3%	98.3% -1.3%	99.6% 0.2%	99.4% 0.1%

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



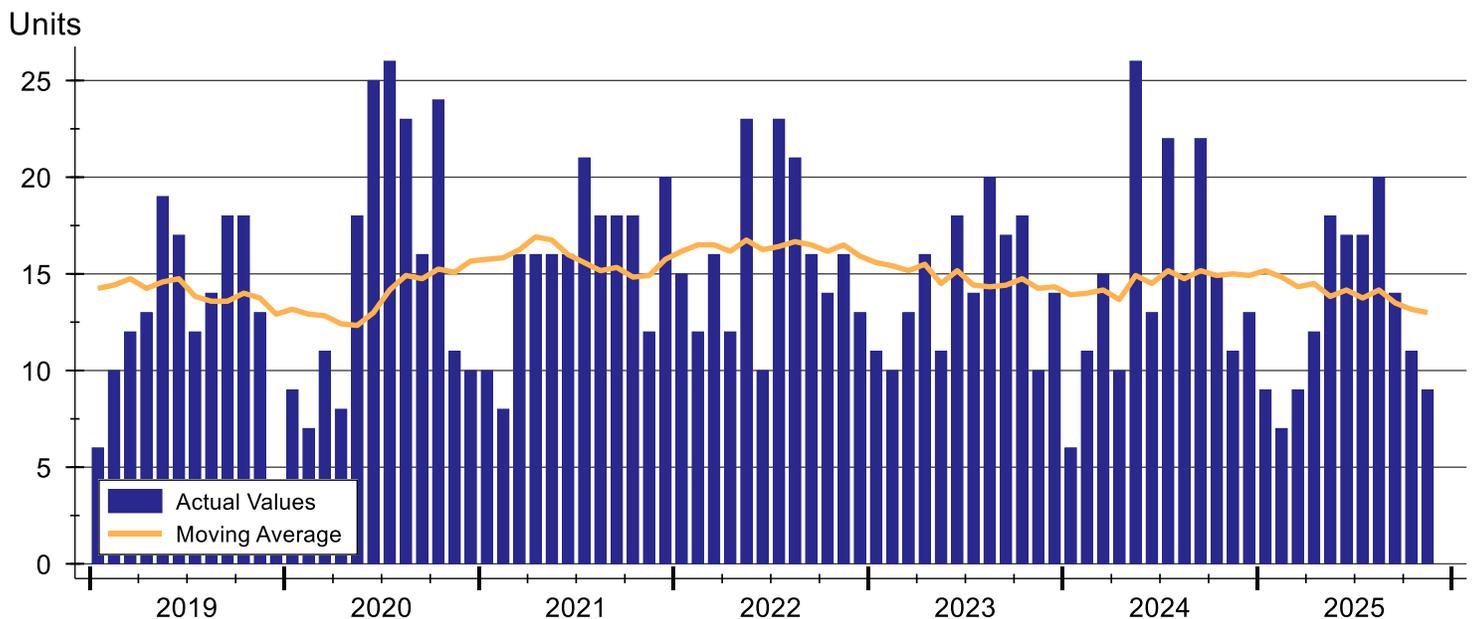
Osage County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	November 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		9	11	-18.2%	143	166	-13.9%
Volume (1,000s)		2,327	2,555	-8.9%	32,446	34,936	-7.1%
Months' Supply		1.9	1.9	0.0%	N/A	N/A	N/A
Average	Sale Price	258,600	232,264	11.3%	226,897	210,459	7.8%
	Days on Market	26	33	-21.2%	33	32	3.1%
	Percent of List	92.7%	99.5%	-6.8%	96.3%	97.3%	-1.0%
	Percent of Original	92.2%	97.0%	-4.9%	94.7%	95.0%	-0.3%
Median	Sale Price	259,900	171,000	52.0%	199,000	185,000	7.6%
	Days on Market	12	5	140.0%	14	15	-6.7%
	Percent of List	100.0%	100.7%	-0.7%	99.2%	100.0%	-0.8%
	Percent of Original	97.5%	100.0%	-2.5%	98.3%	99.6%	-1.3%

A total of 9 homes sold in Osage County in November, down from 11 units in November 2024. Total sales volume fell to \$2.3 million compared to \$2.6 million in the previous year.

The median sales price in November was \$259,900, up 52.0% compared to the prior year. Median days on market was 12 days, down from 30 days in October, but up from 5 in November 2024.

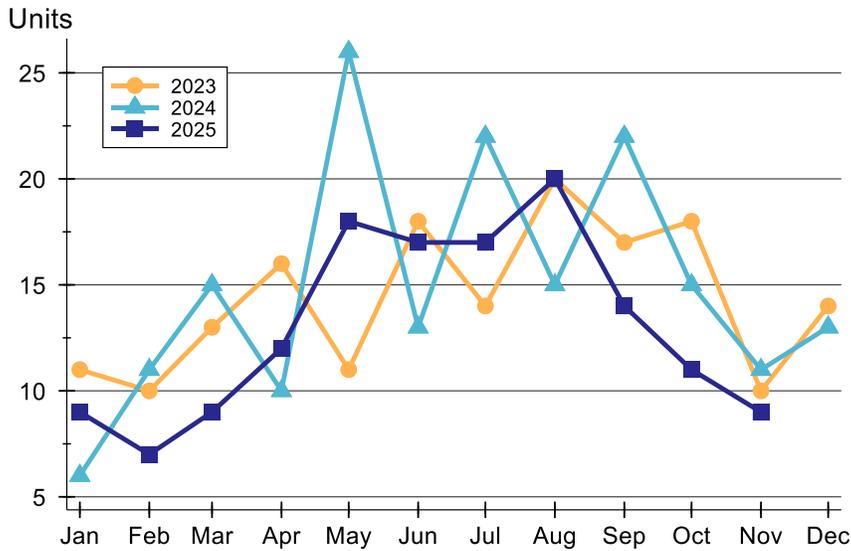
History of Closed Listings





Osage County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	11	6	9
February	10	11	7
March	13	15	9
April	16	10	12
May	11	26	18
June	18	13	17
July	14	22	17
August	20	15	20
September	17	22	14
October	18	15	11
November	10	11	9
December	14	13	9

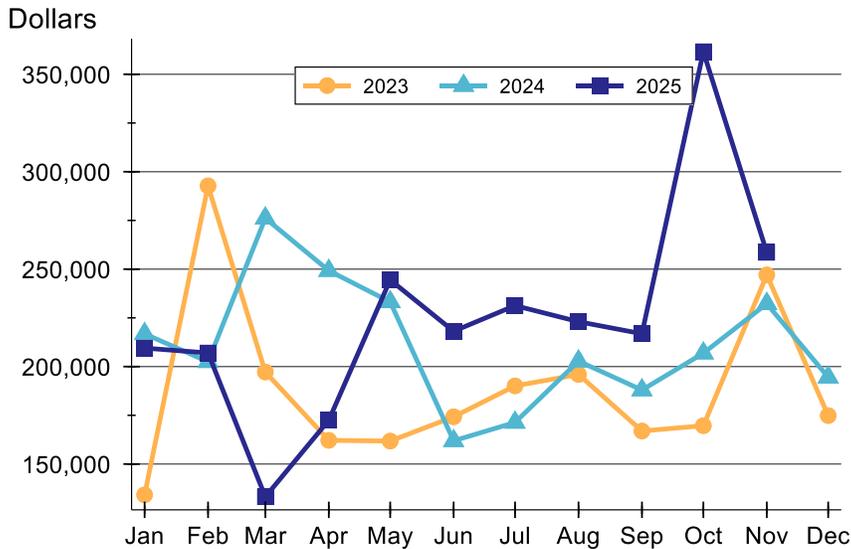
Closed Listings by Price Range

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	11.1%	0.0	27,500	27,500	10	10	50.0%	50.0%	50.0%	50.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	22.2%	0.0	115,000	115,000	11	11	90.3%	90.3%	90.3%	90.3%
\$125,000-\$149,999	0	0.0%	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	11.1%	0.0	197,500	197,500	9	9	104.2%	104.2%	104.2%	104.2%
\$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	22.2%	3.6	272,450	272,450	46	46	100.0%	100.0%	97.8%	97.8%
\$300,000-\$399,999	2	22.2%	3.5	357,500	357,500	9	9	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	1	11.1%	2.0	612,500	612,500	81	81	102.1%	102.1%	102.1%	102.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



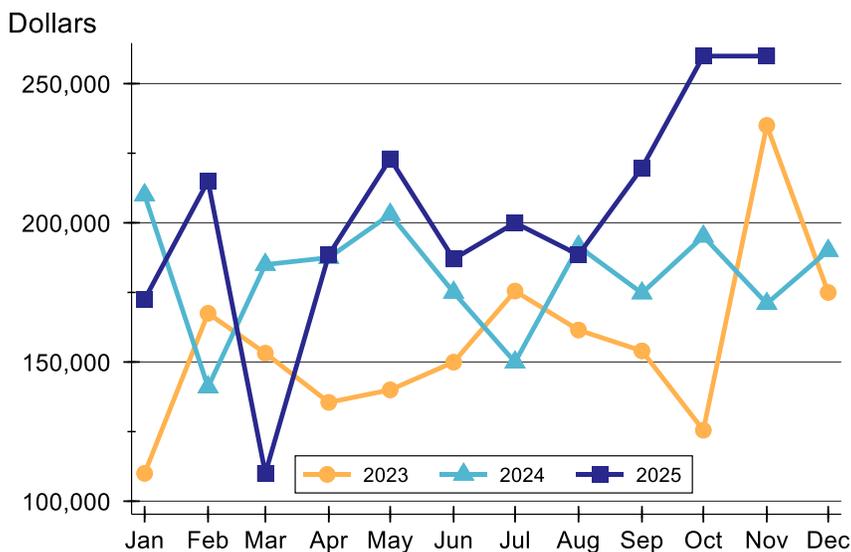
Osage County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	134,177	216,833	209,500
February	292,750	202,482	207,000
March	197,213	276,167	133,167
April	162,156	249,250	172,479
May	161,773	233,179	244,500
June	174,242	161,913	218,147
July	190,093	171,339	231,303
August	195,960	202,827	223,035
September	166,939	187,971	216,857
October	169,672	206,883	361,612
November	247,040	232,264	258,600
December	174,857	194,552	

Median Price

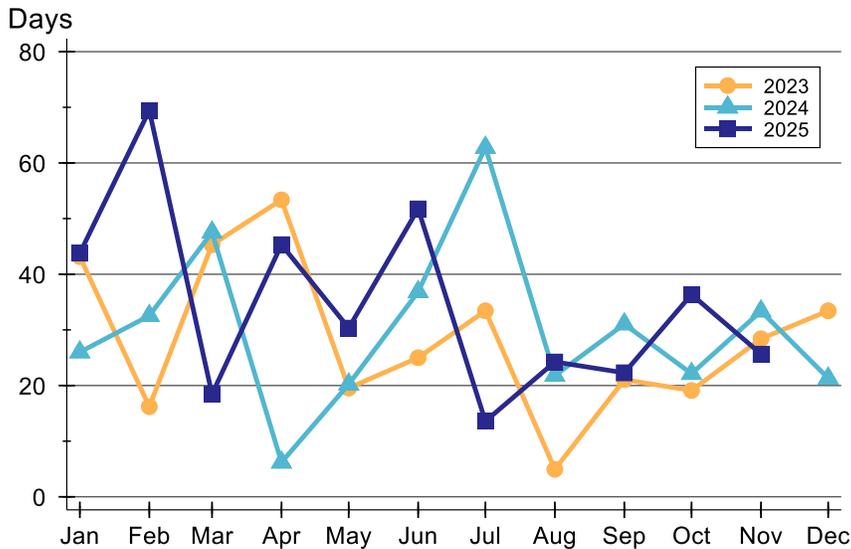


Month	2023	2024	2025
January	110,000	210,000	172,500
February	167,500	141,000	215,000
March	153,175	185,000	110,000
April	135,500	187,500	188,500
May	140,000	203,000	223,000
June	149,950	175,000	187,000
July	175,500	149,950	200,000
August	161,500	191,500	188,500
September	154,000	174,750	219,750
October	125,500	195,151	259,900
November	235,000	171,000	259,900
December	175,000	190,000	



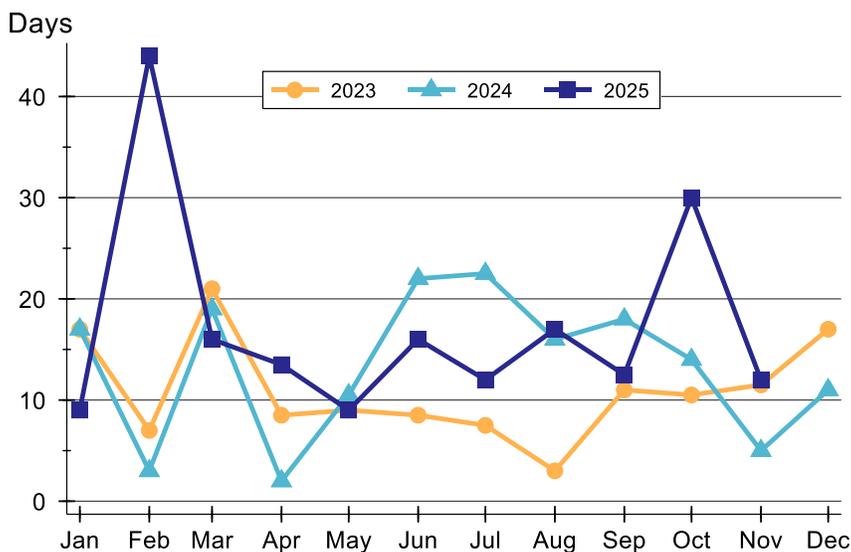
Osage County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	43	26	44
February	16	33	69
March	45	48	18
April	53	6	45
May	20	20	30
June	25	37	52
July	33	63	14
August	5	22	24
September	21	31	22
October	19	22	36
November	28	33	26
December	33	21	

Median DOM



Month	2023	2024	2025
January	17	17	9
February	7	3	44
March	21	19	16
April	9	2	14
May	9	11	9
June	9	22	16
July	8	23	12
August	3	16	17
September	11	18	13
October	11	14	30
November	12	5	12
December	17	11	



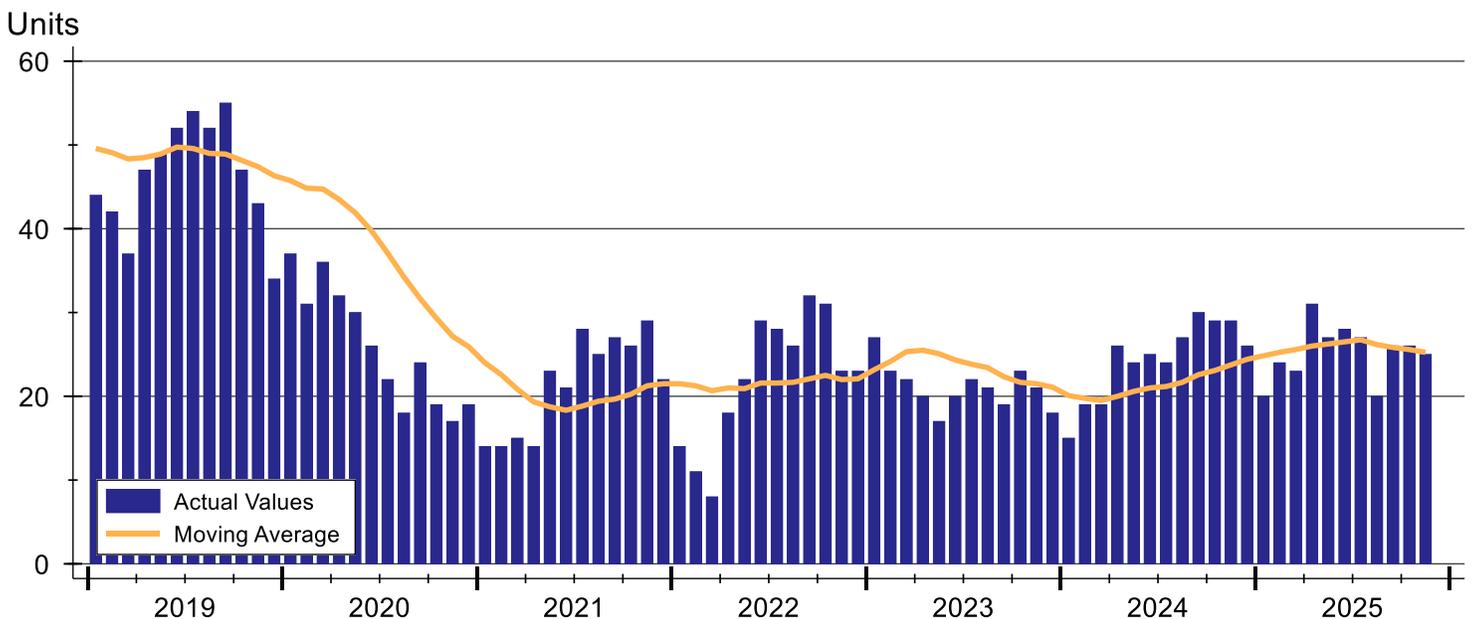
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		25	29	-13.8%
Volume (1,000s)		6,683	9,478	-29.5%
Months' Supply		1.9	1.9	0.0%
Average	List Price	267,318	326,842	-18.2%
	Days on Market	40	70	-42.9%
	Percent of Original	94.6%	96.9%	-2.4%
Median	List Price	261,900	225,000	16.4%
	Days on Market	18	60	-70.0%
	Percent of Original	100.0%	100.0%	0.0%

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

The median list price of homes on the market at the end of November was \$261,900, up 16.4% from 2024. The typical time on market for active listings was 18 days, down from 60 days a year earlier.

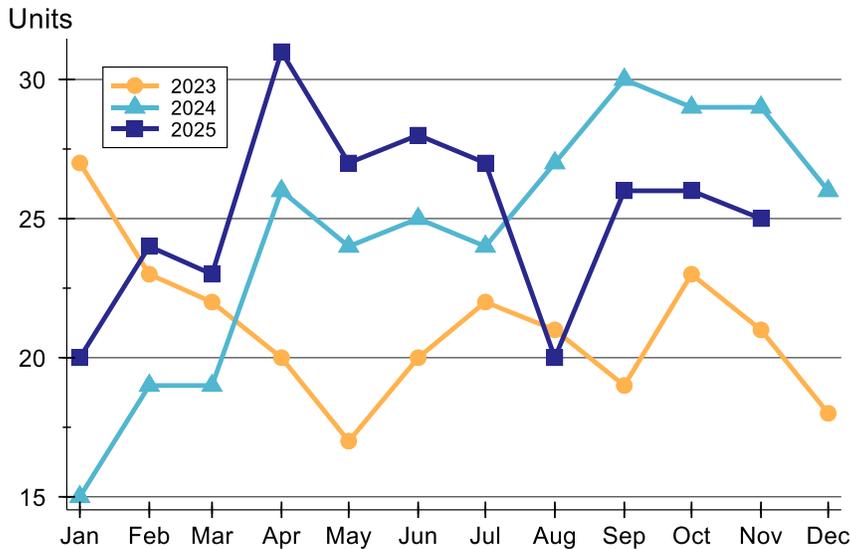
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	27	15	20
February	23	19	24
March	22	19	23
April	20	26	31
May	17	24	27
June	20	25	28
July	22	24	27
August	21	27	20
September	19	30	26
October	23	29	26
November	21	29	25
December	18	26	25

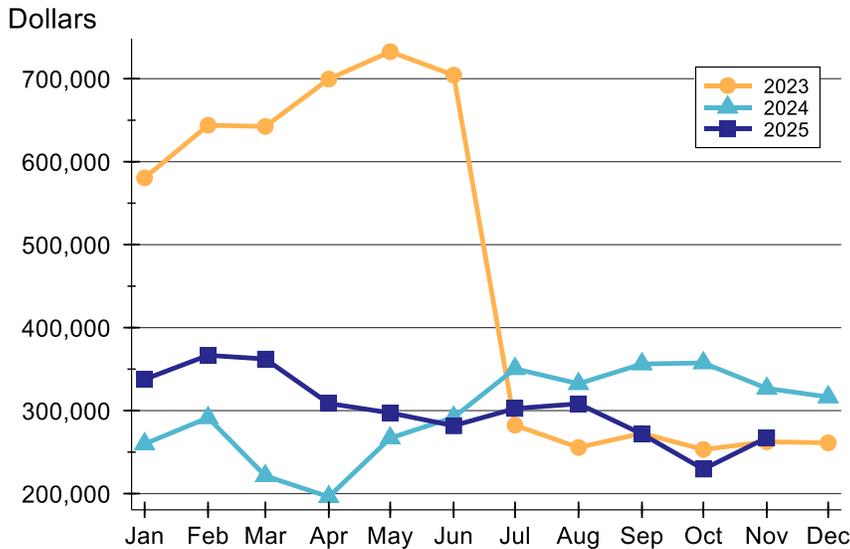
Active Listings by Price Range

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	22,000	22,000	41	41	81.5%	81.5%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.0%	N/A	93,000	93,000	11	11	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	8.0%	3.4	128,000	128,000	102	102	81.2%	81.2%
\$150,000-\$174,999	5	20.0%	N/A	160,850	160,000	74	48	94.4%	93.9%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	4.0%	N/A	235,000	235,000	1	1	100.0%	100.0%
\$250,000-\$299,999	6	24.0%	3.6	264,800	261,900	15	10	99.8%	100.0%
\$300,000-\$399,999	5	20.0%	3.5	361,800	370,000	35	43	93.3%	98.7%
\$400,000-\$499,999	3	12.0%	N/A	438,333	425,000	37	4	94.2%	100.0%
\$500,000-\$749,999	1	4.0%	2.0	559,900	559,900	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



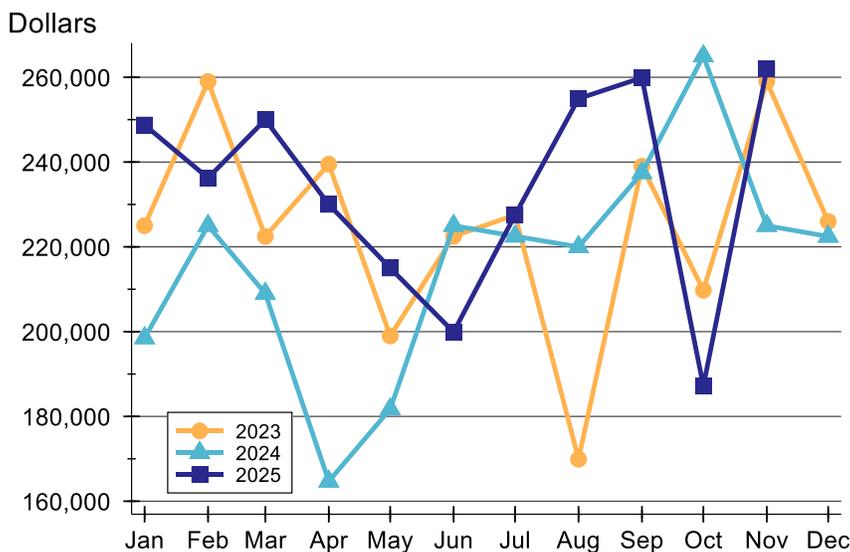
Osage County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	580,496	259,840	337,716
February	643,939	291,418	366,675
March	642,477	221,384	362,251
April	699,530	196,113	308,665
May	732,603	266,875	297,306
June	704,368	291,904	281,850
July	282,352	350,509	302,545
August	255,591	332,422	308,243
September	272,673	356,240	271,858
October	253,219	357,511	229,397
November	262,485	326,842	267,318
December	261,222	316,462	

Median Price

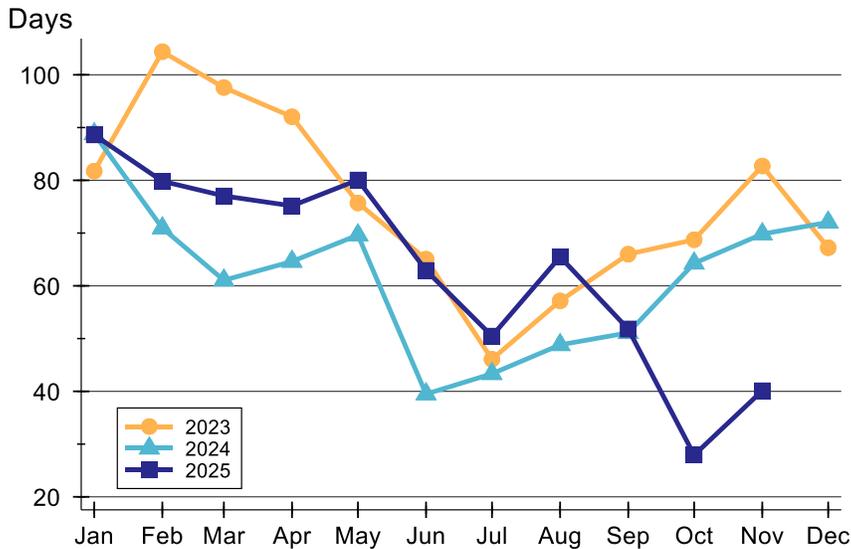


Month	2023	2024	2025
January	225,000	198,500	248,750
February	259,000	225,000	236,250
March	222,450	209,000	250,000
April	239,495	164,700	230,000
May	199,000	181,750	215,000
June	222,500	225,000	199,900
July	227,500	222,500	227,500
August	169,910	220,000	254,950
September	239,000	237,450	259,900
October	209,750	265,000	187,163
November	259,000	225,000	261,900
December	226,000	222,450	



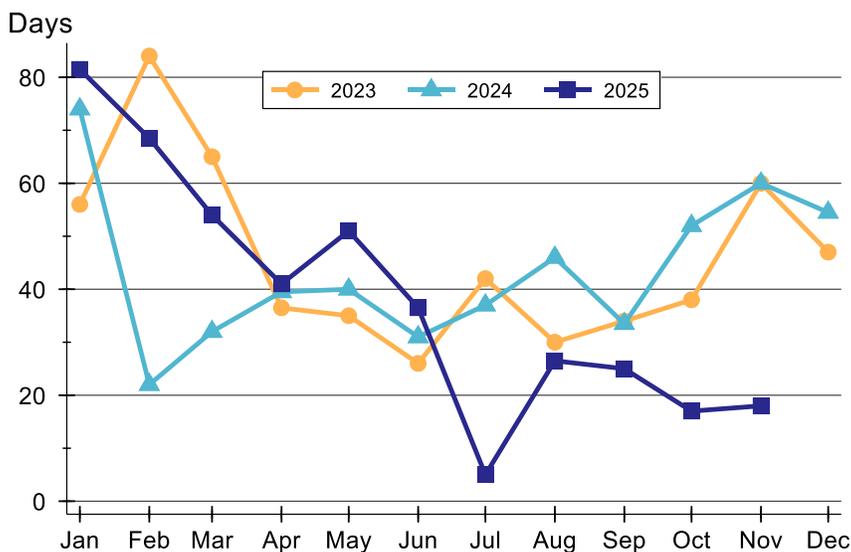
Osage County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	82	89	89
February	104	71	80
March	98	61	77
April	92	65	75
May	76	70	80
June	65	39	63
July	46	43	50
August	57	49	66
September	66	51	52
October	69	64	28
November	83	70	40
December	67	72	

Median DOM

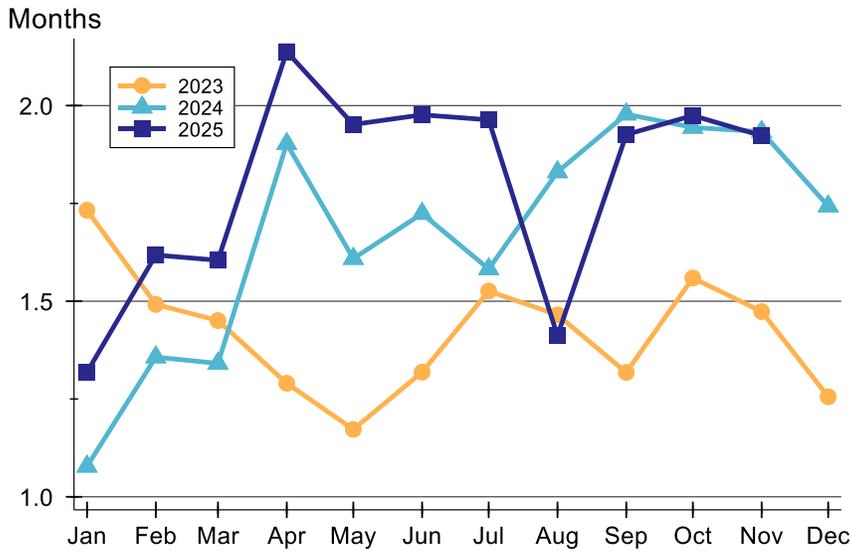


Month	2023	2024	2025
January	56	74	82
February	84	22	69
March	65	32	54
April	37	40	41
May	35	40	51
June	26	31	37
July	42	37	5
August	30	46	27
September	34	34	25
October	38	52	17
November	60	60	18
December	47	55	



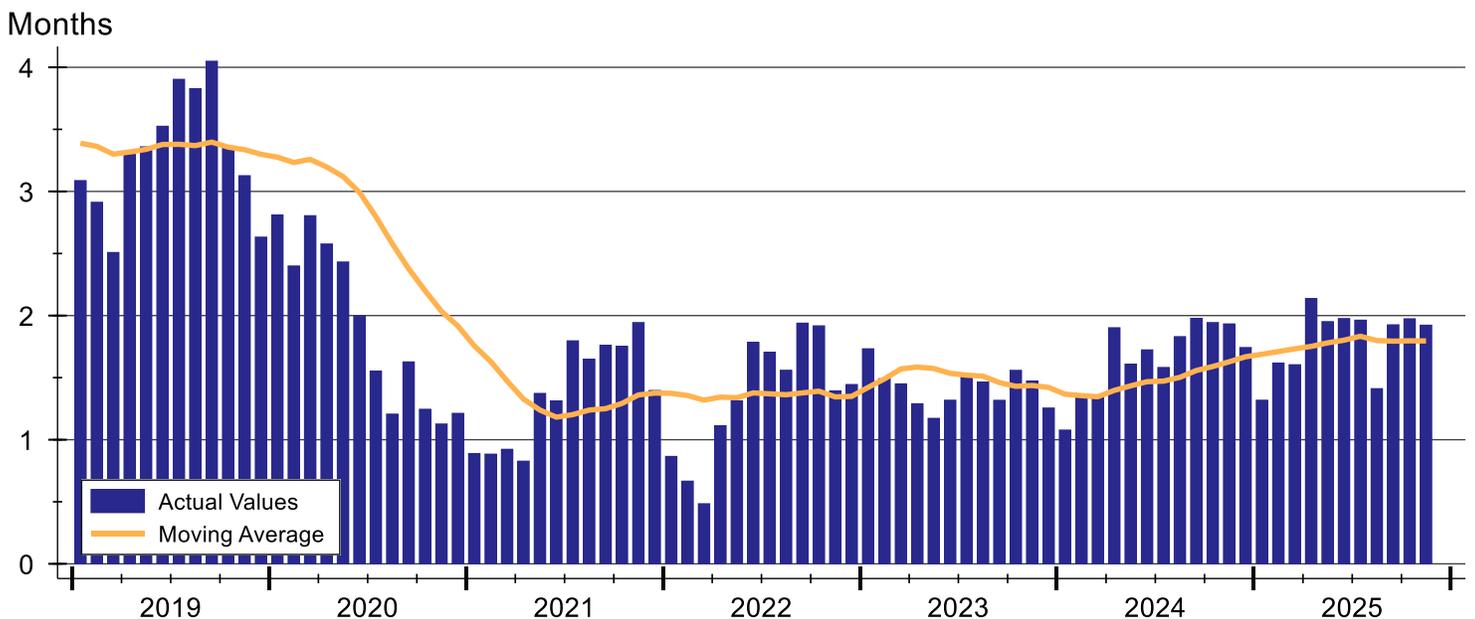
Osage County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.7	1.1	1.3
February	1.5	1.4	1.6
March	1.5	1.3	1.6
April	1.3	1.9	2.1
May	1.2	1.6	2.0
June	1.3	1.7	2.0
July	1.5	1.6	2.0
August	1.5	1.8	1.4
September	1.3	2.0	1.9
October	1.6	1.9	2.0
November	1.5	1.9	1.9
December	1.3	1.7	1.9

History of Month's Supply





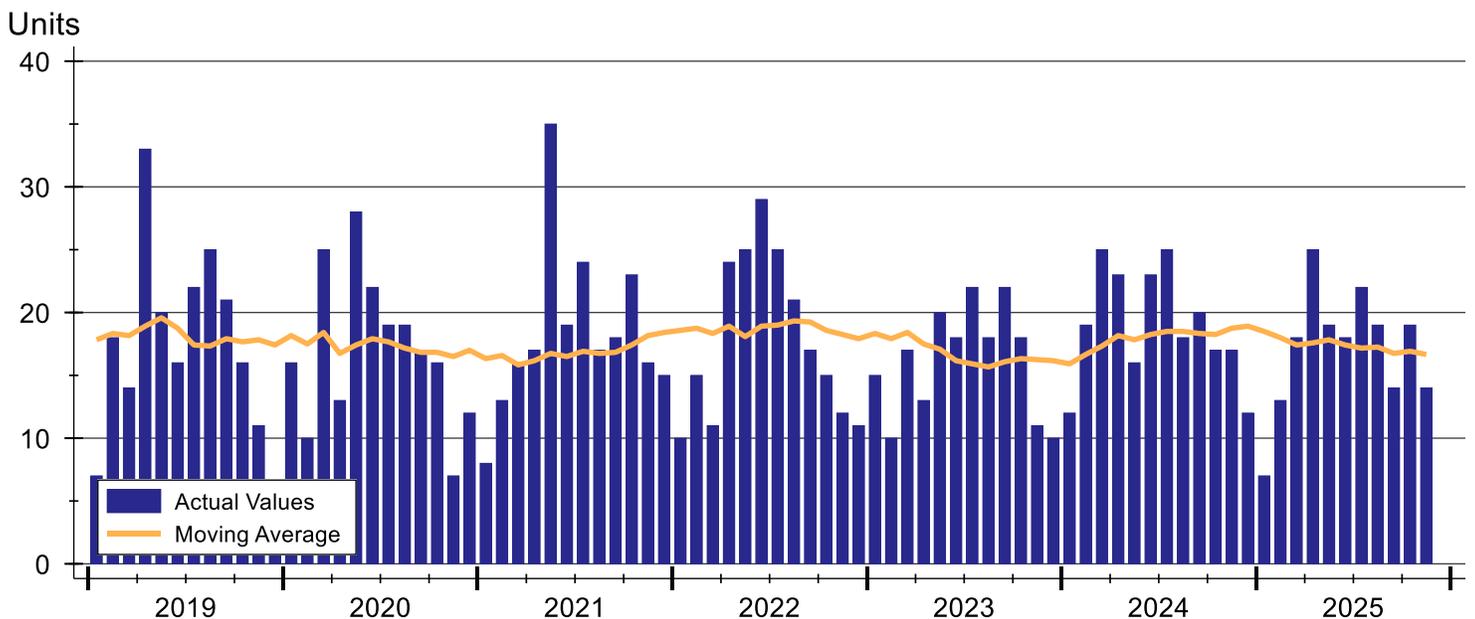
Osage County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	14	17	-17.6%
	Volume (1,000s)	4,006	3,894	2.9%
	Average List Price	286,168	229,060	24.9%
	Median List Price	258,450	217,500	18.8%
Year-to-Date	New Listings	188	215	-12.6%
	Volume (1,000s)	46,653	48,718	-4.2%
	Average List Price	248,154	226,595	9.5%
	Median List Price	198,750	185,000	7.4%

A total of 14 new listings were added in Osage County during November, down 17.6% from the same month in 2024. Year-to-date Osage County has seen 188 new listings.

The median list price of these homes was \$258,450 up from \$217,500 in 2024.

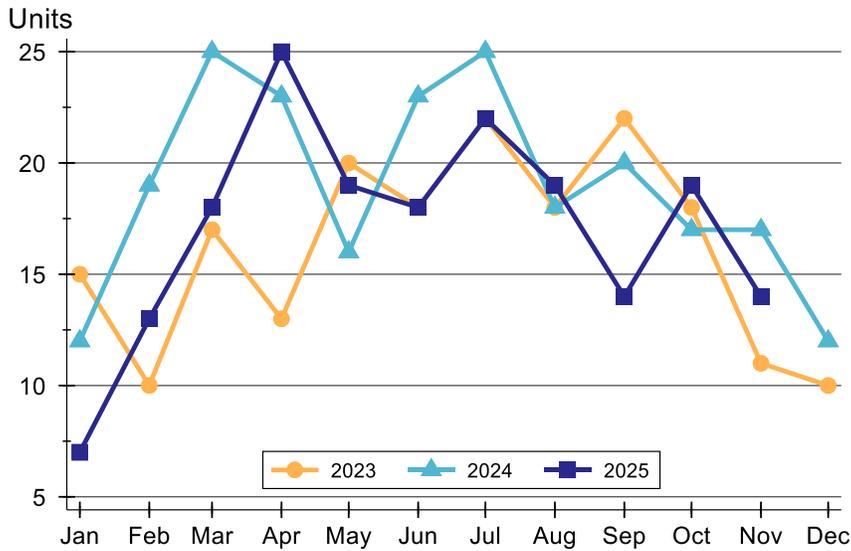
History of New Listings





Osage County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	12	7
February	10	19	13
March	17	25	18
April	13	23	25
May	20	16	19
June	18	23	18
July	22	25	22
August	18	18	19
September	22	20	14
October	18	17	19
November	11	17	14
December	10	12	14

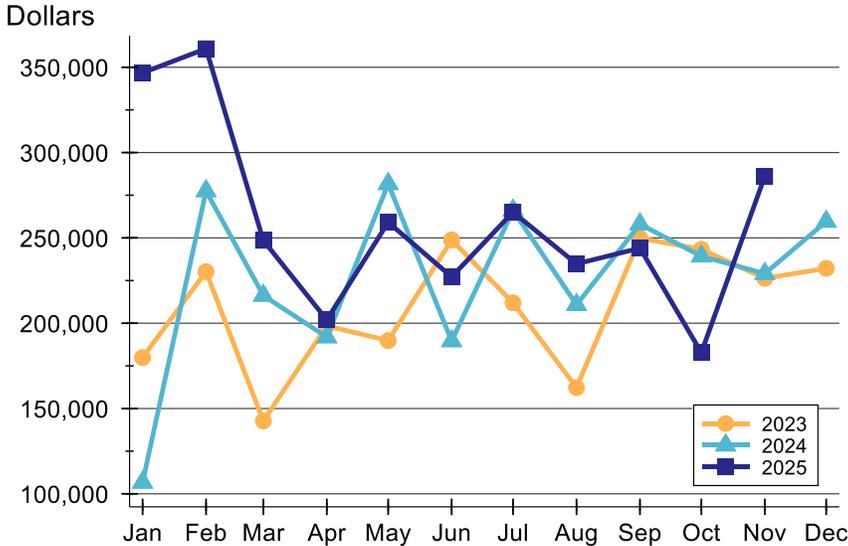
New Listings by Price Range

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	7.1%	149,999	149,999	2	2	100.0%	100.0%
\$150,000-\$174,999	2	14.3%	167,375	167,375	7	7	100.0%	100.0%
\$175,000-\$199,999	1	7.1%	179,900	179,900	3	3	100.0%	100.0%
\$200,000-\$249,999	2	14.3%	232,500	232,500	16	16	95.9%	95.9%
\$250,000-\$299,999	4	28.6%	269,200	261,900	16	13	100.0%	100.0%
\$300,000-\$399,999	1	7.1%	350,000	350,000	5	5	79.2%	79.2%
\$400,000-\$499,999	2	14.3%	445,000	445,000	4	4	100.0%	100.0%
\$500,000-\$749,999	1	7.1%	559,900	559,900	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



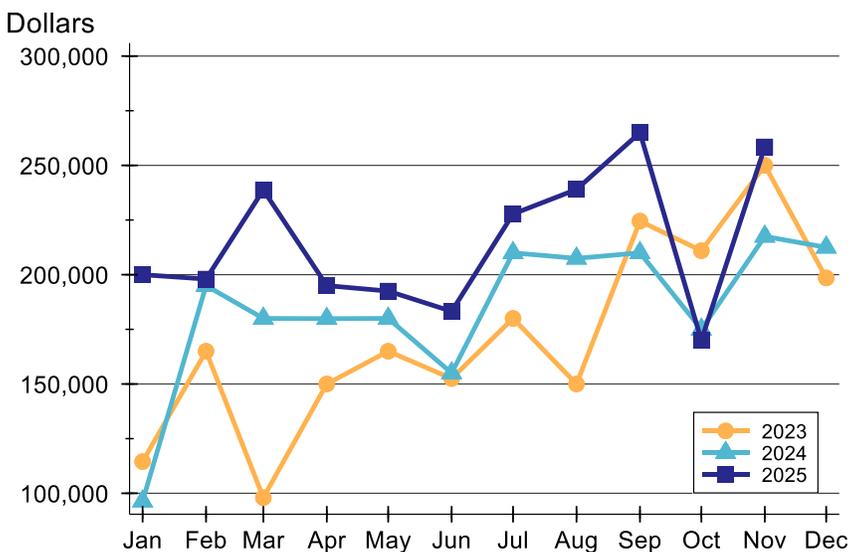
Osage County New Listings Analysis

Average Price



Month	2023	2024	2025
January	179,867	106,679	346,757
February	230,240	277,497	360,906
March	142,694	216,239	248,517
April	198,423	191,870	202,005
May	189,803	281,694	259,181
June	248,789	189,592	227,125
July	211,936	266,123	265,109
August	162,253	210,833	234,774
September	249,786	258,063	244,000
October	243,340	239,276	182,770
November	226,309	229,060	286,168
December	232,140	259,605	

Median Price



Month	2023	2024	2025
January	114,500	96,375	200,000
February	165,000	195,000	198,000
March	98,000	180,000	238,750
April	150,000	179,900	195,000
May	165,000	180,000	192,500
June	152,500	155,000	183,250
July	180,000	210,000	227,750
August	150,000	207,450	239,000
September	224,500	210,000	265,000
October	210,961	175,000	170,000
November	250,000	217,500	258,450
December	198,500	212,500	



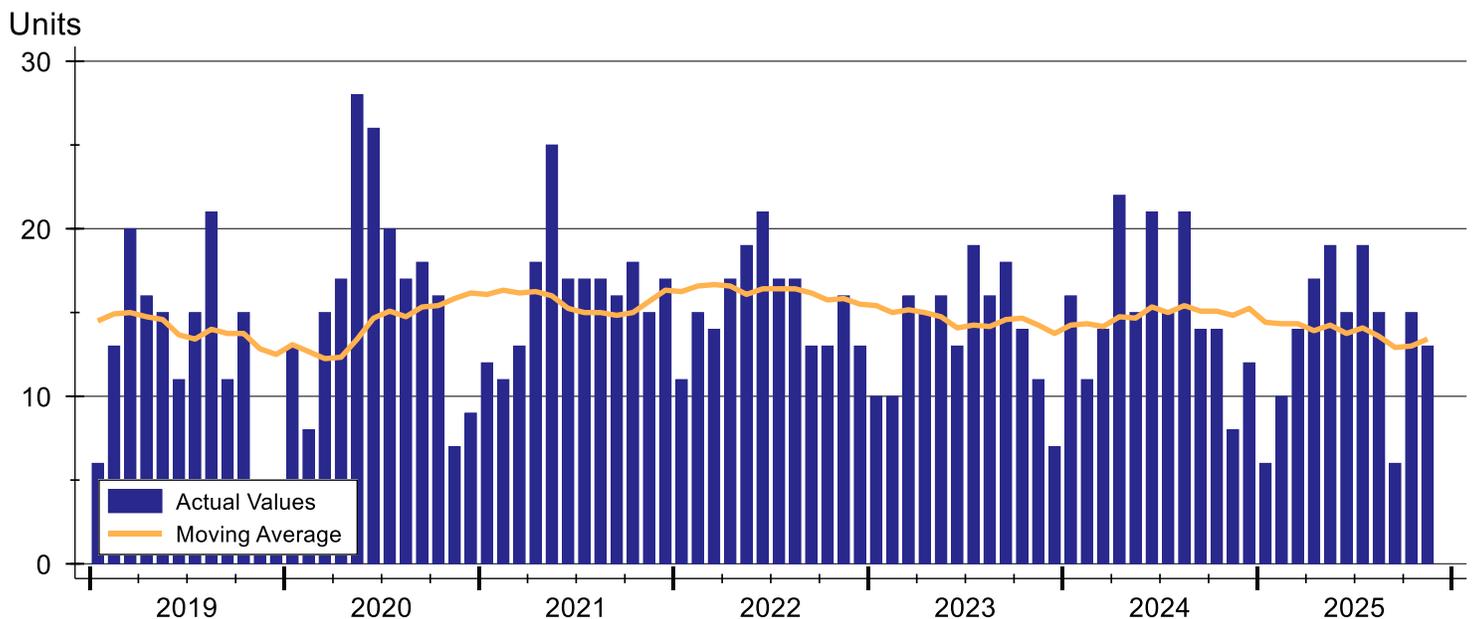
Osage County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		13	8	62.5%	149	171	-12.9%
Volume (1,000s)		2,501	1,857	34.7%	34,156	36,174	-5.6%
Average	Sale Price	192,394	232,100	-17.1%	229,237	211,544	8.4%
	Days on Market	31	23	34.8%	35	32	9.4%
	Percent of Original	97.5%	94.3%	3.4%	95.1%	94.8%	0.3%
Median	Sale Price	170,000	266,250	-36.2%	196,500	185,000	6.2%
	Days on Market	26	8	225.0%	16	13	23.1%
	Percent of Original	100.0%	98.1%	1.9%	98.8%	99.8%	-1.0%

A total of 13 contracts for sale were written in Osage County during the month of November, up from 8 in 2024. The median list price of these homes was \$170,000, down from \$266,250 the prior year.

Half of the homes that went under contract in November were on the market less than 26 days, compared to 8 days in November 2024.

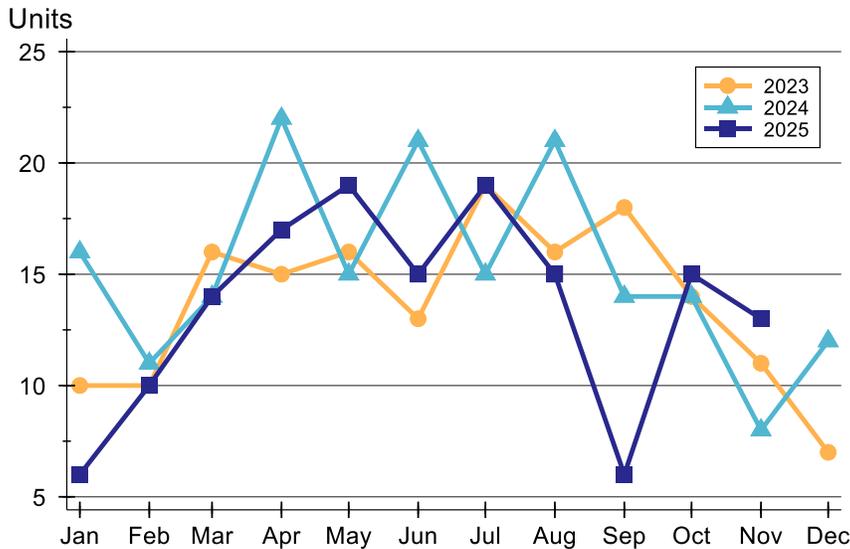
History of Contracts Written





Osage County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	10	16	6
February	10	11	10
March	16	14	14
April	15	22	17
May	16	15	19
June	13	21	15
July	19	15	19
August	16	21	15
September	18	14	6
October	14	14	15
November	11	8	13
December	7	12	

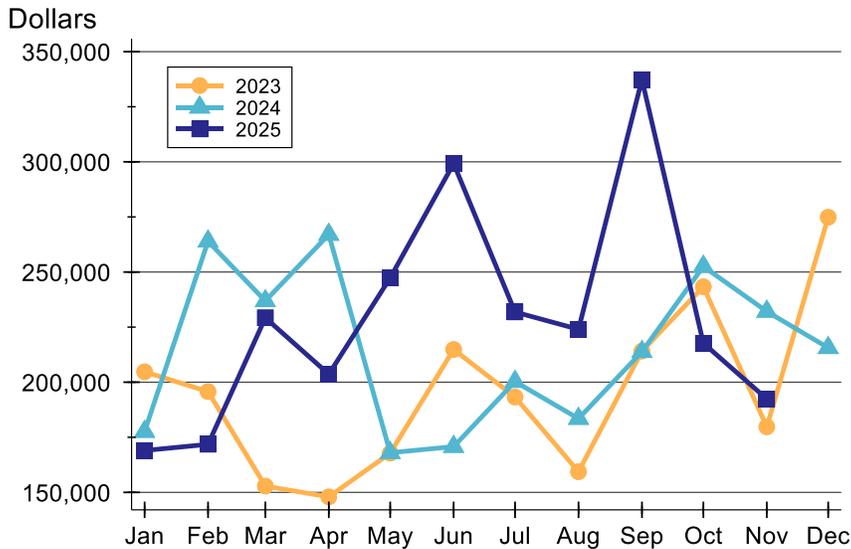
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	7.7%	115,000	115,000	26	26	92.0%	92.0%
\$125,000-\$149,999	2	15.4%	137,500	137,500	5	5	100.0%	100.0%
\$150,000-\$174,999	4	30.8%	163,625	163,750	48	41	97.8%	98.6%
\$175,000-\$199,999	3	23.1%	184,742	185,000	21	26	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	244,900	244,900	27	27	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	298,000	298,000	11	11	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	359,500	359,500	74	74	84.0%	84.0%
\$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



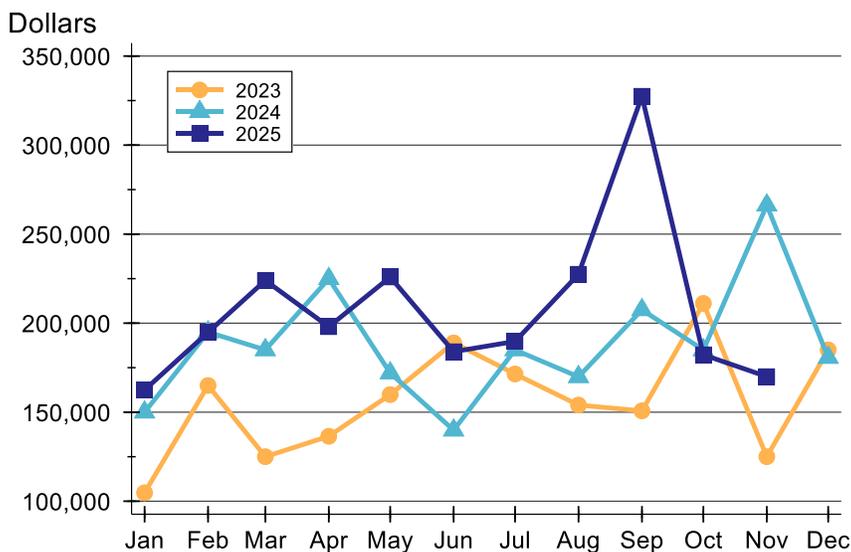
Osage County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	204,740	177,584	169,000
February	195,750	263,945	171,798
March	152,863	236,893	229,227
April	147,980	267,011	203,659
May	167,806	167,987	247,360
June	214,854	170,757	299,234
July	193,269	200,267	231,856
August	159,364	183,480	223,990
September	214,122	213,832	337,317
October	243,319	252,542	217,704
November	179,750	232,100	192,394
December	274,857	215,616	

Median Price

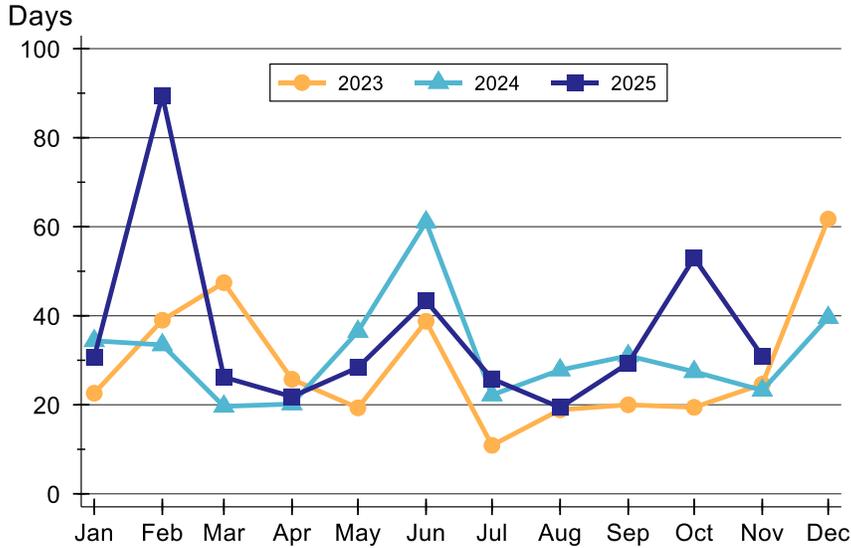


Month	2023	2024	2025
January	104,750	150,000	162,500
February	165,000	195,000	194,839
March	125,000	185,000	224,000
April	136,500	224,960	198,000
May	159,900	172,000	225,900
June	188,950	139,900	184,000
July	171,454	185,000	189,750
August	154,000	169,900	227,500
September	150,750	207,500	327,450
October	211,086	184,950	182,250
November	125,000	266,250	170,000
December	185,000	180,700	



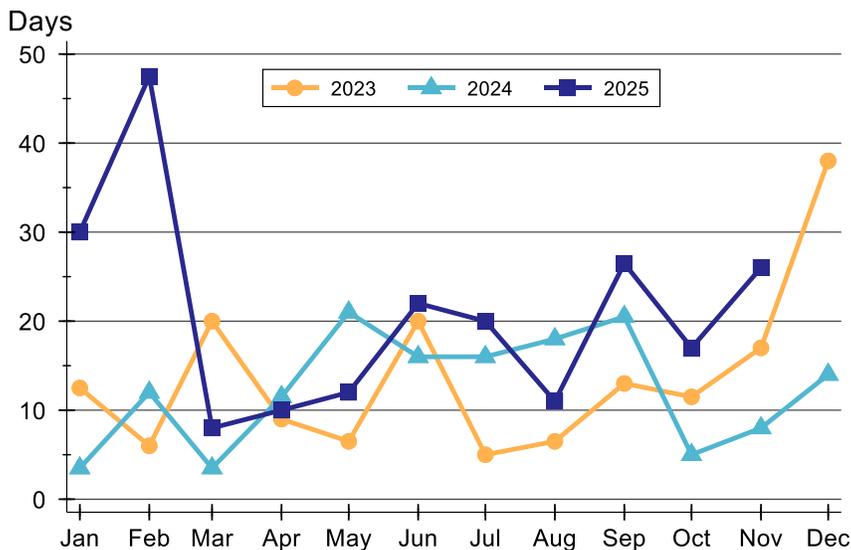
Osage County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	23	34	31
February	39	33	90
March	47	20	26
April	26	20	22
May	19	36	28
June	39	61	43
July	11	22	26
August	19	28	19
September	20	31	29
October	19	27	53
November	25	23	31
December	62	40	

Median DOM



Month	2023	2024	2025
January	13	4	30
February	6	12	48
March	20	4	8
April	9	12	10
May	7	21	12
June	20	16	22
July	5	16	20
August	7	18	11
September	13	21	27
October	12	5	17
November	17	8	26
December	38	14	



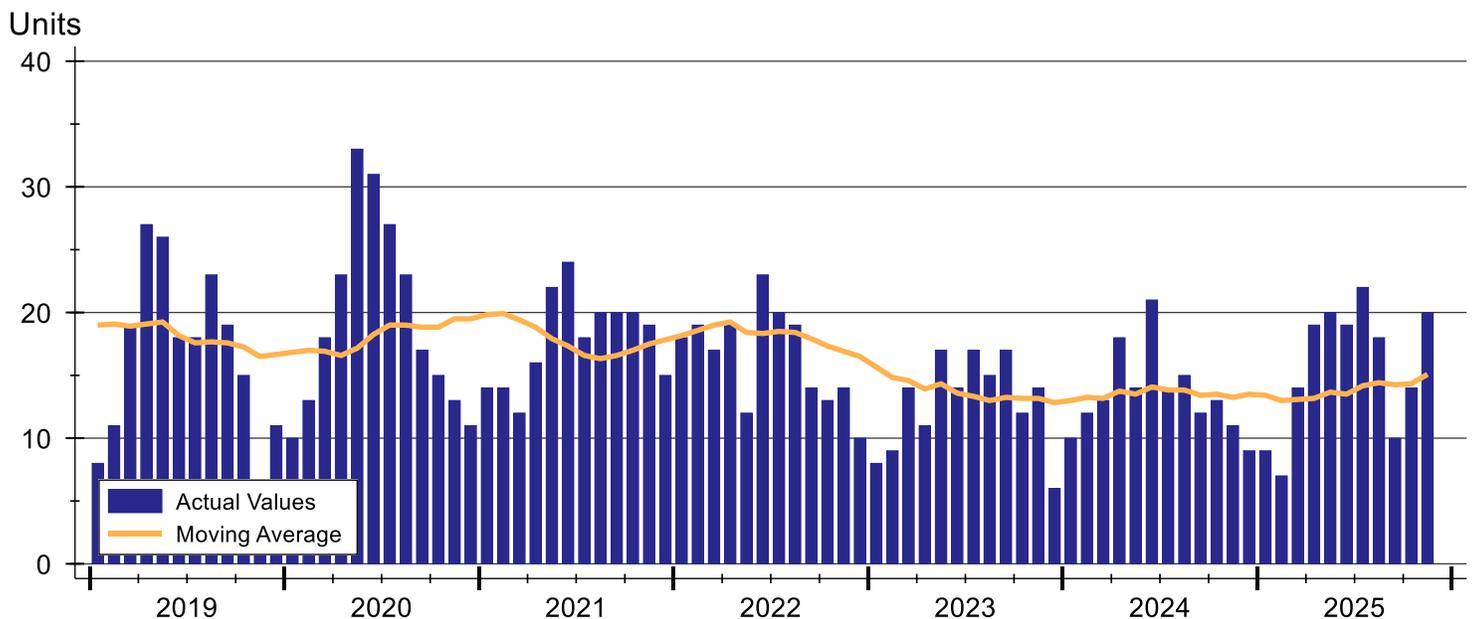
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		20	11	81.8%
Volume (1,000s)		3,730	2,570	45.1%
Average	List Price	186,519	233,681	-20.2%
	Days on Market	49	22	122.7%
	Percent of Original	97.9%	97.8%	0.1%
Median	List Price	170,000	250,000	-32.0%
	Days on Market	26	10	160.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in Osage County had contracts pending at the end of November, up from 11 contracts pending at the end of November 2024.

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

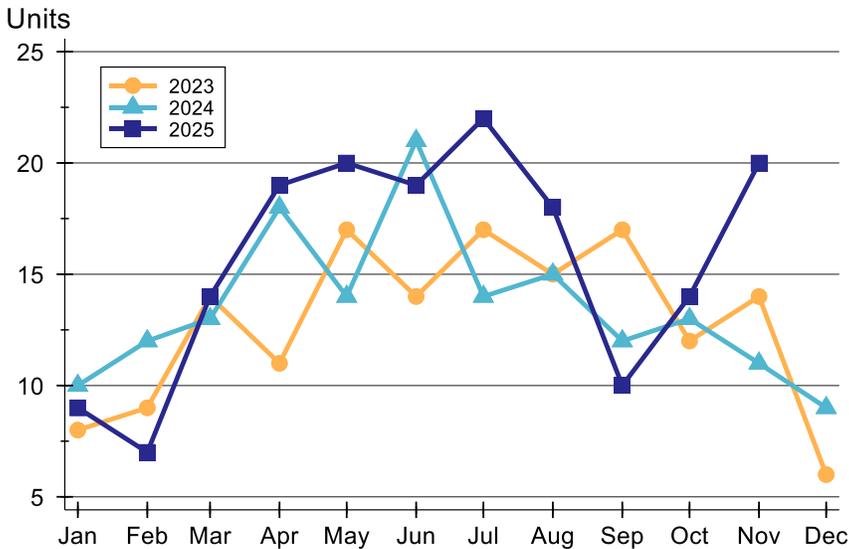
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	8	10	9
February	9	12	7
March	14	13	14
April	11	18	19
May	17	14	20
June	14	21	19
July	17	14	22
August	15	15	18
September	17	12	10
October	12	13	14
November	14	11	20
December	6	9	9

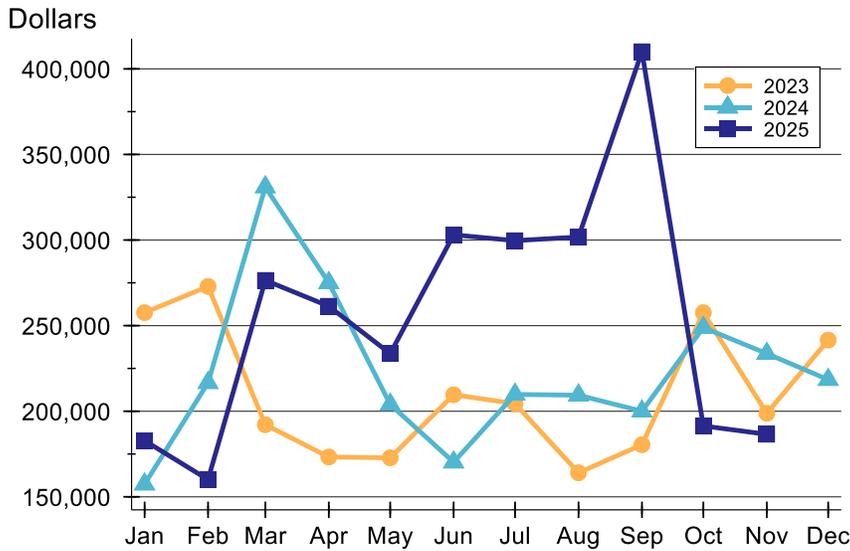
Pending Contracts by Price Range

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	3	15.0%	116,800	115,500	18	16	97.3%	100.0%
\$125,000-\$149,999	3	15.0%	141,650	149,950	139	7	95.2%	100.0%
\$150,000-\$174,999	5	25.0%	164,900	167,500	38	24	98.2%	100.0%
\$175,000-\$199,999	4	20.0%	187,306	187,163	23	27	100.0%	100.0%
\$200,000-\$249,999	2	10.0%	231,950	231,950	33	33	97.8%	97.8%
\$250,000-\$299,999	2	10.0%	278,950	278,950	39	39	99.0%	99.0%
\$300,000-\$399,999	1	5.0%	359,500	359,500	74	74	95.9%	95.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



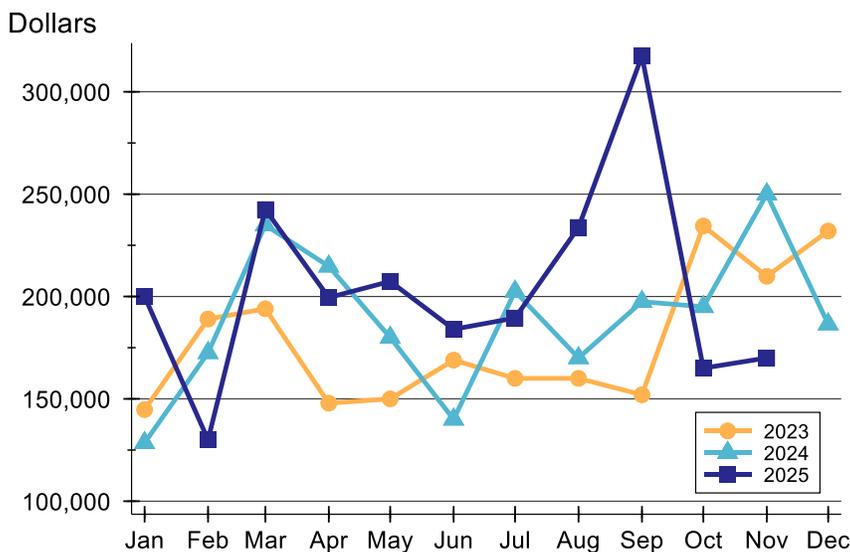
Osage County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	257,600	157,380	182,818
February	272,922	216,650	160,057
March	192,136	330,969	276,481
April	173,264	275,048	261,367
May	172,788	203,974	233,651
June	209,643	170,233	303,080
July	204,430	209,821	299,658
August	164,022	209,374	301,770
September	180,447	200,025	410,052
October	257,581	248,884	191,411
November	198,816	233,681	186,519
December	241,583	218,462	

Median Price

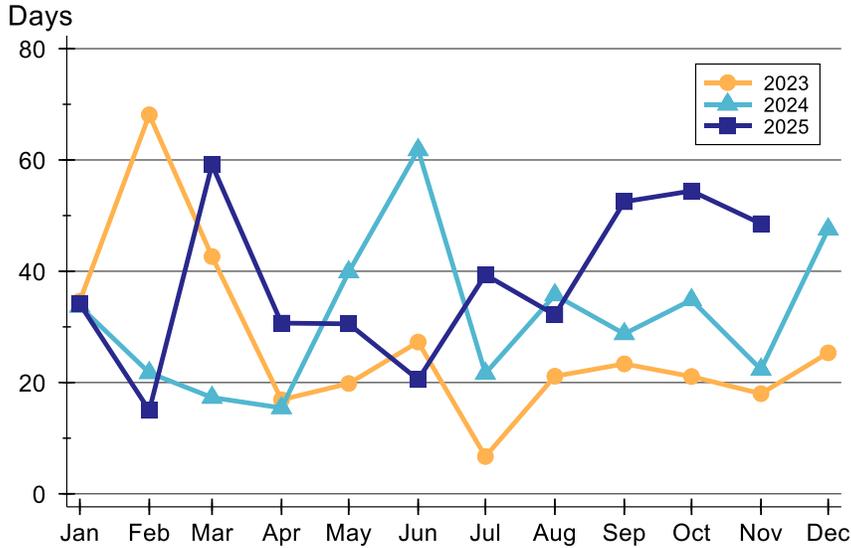


Month	2023	2024	2025
January	144,750	128,500	200,000
February	189,000	172,500	130,000
March	194,003	234,900	242,500
April	147,900	214,750	199,500
May	150,000	180,000	207,388
June	168,950	140,000	184,000
July	160,000	202,500	189,500
August	160,000	170,000	233,750
September	152,000	197,500	317,450
October	234,450	195,000	165,000
November	209,875	250,000	170,000
December	232,000	186,500	



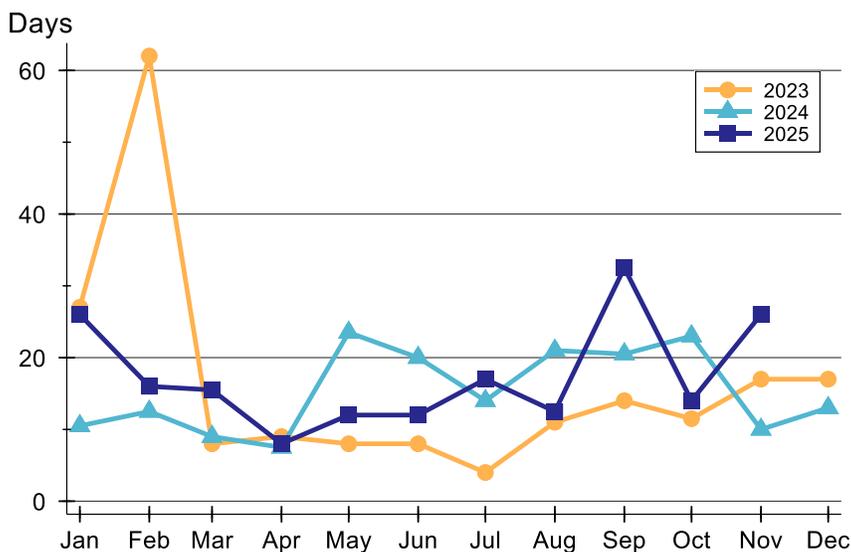
Osage County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	34	34
February	68	22	15
March	43	17	59
April	17	15	31
May	20	40	31
June	27	62	21
July	7	22	39
August	21	36	32
September	23	29	53
October	21	35	54
November	18	22	49
December	25	48	

Median DOM



Month	2023	2024	2025
January	27	11	26
February	62	13	16
March	8	9	16
April	9	8	8
May	8	24	12
June	8	20	12
July	4	14	17
August	11	21	13
September	14	21	33
October	12	23	14
November	17	10	26
December	17	13	



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Remained Constant in November

Total home sales in other counties in the Sunflower MLS remained at 19 units last month, the same as in November 2024. Total sales volume was \$5.8 million, up from a year earlier.

The median sale price in November was \$235,000, up from \$190,000 a year earlier. Homes that sold in November were typically on the market for 17 days and sold for 98.5% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of November

The total number of active listings in other counties in the Sunflower MLS at the end of November was 59 units, up from 39 at the same point in 2024. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$264,500.

During November, a total of 5 contracts were written down from 8 in November 2024. At the end of the month, there were 9 contracts still pending.

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3243
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Other Sunflower MLS Counties Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		19 0.0%	19 0.0%	19 72.7%	228 21.9%	187 6.9%	175 6.1%
Active Listings Change from prior year		59 51.3%	39 0.0%	39 25.8%	N/A	N/A	N/A
Months' Supply Change from prior year		3.0 25.0%	2.4 -7.7%	2.6 30.0%	N/A	N/A	N/A
New Listings Change from prior year		17 0.0%	17 30.8%	13 -13.3%	277 25.9%	220 3.3%	213 7.6%
Contracts Written Change from prior year		5 -37.5%	8 -27.3%	11 22.2%	221 22.8%	180 2.3%	176 6.0%
Pending Contracts Change from prior year		9 50.0%	6 -25.0%	8 -20.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		5,822 10.5%	5,268 13.1%	4,656 50.1%	57,730 -19.2%	71,420 75.7%	40,639 10.2%
Average	Sale Price Change from prior year	306,395 10.5%	277,259 13.1%	245,074 -13.1%	253,202 -33.7%	381,923 64.5%	232,220 3.9%
	List Price of Actives Change from prior year	303,963 -10.5%	339,518 4.1%	326,275 63.7%	N/A	N/A	N/A
	Days on Market Change from prior year	37 60.9%	23 -50.0%	46 39.4%	42 5.0%	40 29.0%	31 10.7%
	Percent of List Change from prior year	96.8% 0.1%	96.7% 3.1%	93.8% -0.8%	97.5% 0.0%	97.5% 1.5%	96.1% -1.6%
	Percent of Original Change from prior year	93.3% -2.1%	95.3% 8.4%	87.9% -2.4%	95.1% -0.2%	95.3% 0.3%	95.0% -1.0%
Median	Sale Price Change from prior year	235,000 23.7%	190,000 2.7%	185,000 -12.7%	221,750 5.6%	210,000 20.7%	174,000 -8.4%
	List Price of Actives Change from prior year	264,500 8.0%	245,000 -2.0%	250,000 66.8%	N/A	N/A	N/A
	Days on Market Change from prior year	17 142.9%	7 -53.3%	15 -34.8%	15 66.7%	9 12.5%	8 -20.0%
	Percent of List Change from prior year	98.5% -1.5%	100.0% 1.9%	98.1% 1.6%	99.5% -0.5%	100.0% 1.1%	98.9% -1.1%
	Percent of Original Change from prior year	94.7% -2.8%	97.4% 1.5%	96.0% 3.9%	97.9% -0.8%	98.7% 1.1%	97.6% -1.4%

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



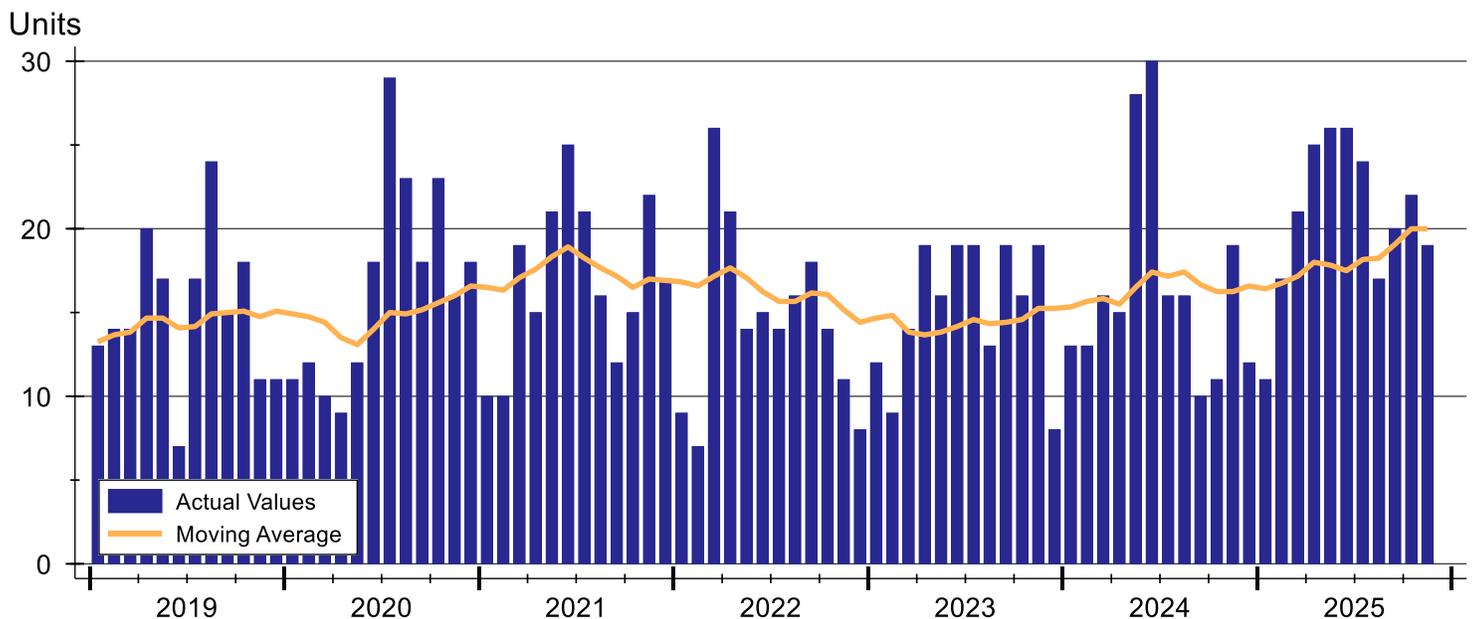
Other Sunflower MLS Counties Closed Listings Analysis

Summary Statistics for Closed Listings		November 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		19	19	0.0%	228	187	21.9%
Volume (1,000s)		5,822	5,268	10.5%	57,730	71,420	-19.2%
Months' Supply		3.0	2.4	25.0%	N/A	N/A	N/A
Average	Sale Price	306,395	277,259	10.5%	253,202	381,923	-33.7%
	Days on Market	37	23	60.9%	42	40	5.0%
	Percent of List	96.8%	96.7%	0.1%	97.5%	97.5%	0.0%
	Percent of Original	93.3%	95.3%	-2.1%	95.1%	95.3%	-0.2%
Median	Sale Price	235,000	190,000	23.7%	221,750	210,000	5.6%
	Days on Market	17	7	142.9%	15	9	66.7%
	Percent of List	98.5%	100.0%	-1.5%	99.5%	100.0%	-0.5%
	Percent of Original	94.7%	97.4%	-2.8%	97.9%	98.7%	-0.8%

A total of 19 homes sold in other counties in the Sunflower MLS in November, showing no change from November 2024. Total sales volume rose to \$5.8 million compared to \$5.3 million in the previous year.

The median sales price in November was \$235,000, up 23.7% compared to the prior year. Median days on market was 17 days, down from 20 days in October, but up from 7 in November 2024.

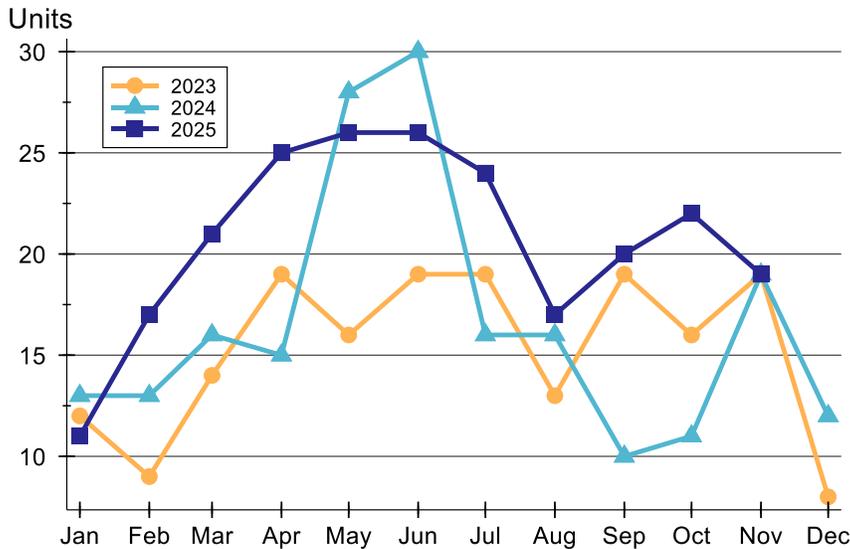
History of Closed Listings





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	12	13	11
February	9	13	17
March	14	16	21
April	19	15	25
May	16	28	26
June	19	30	26
July	19	16	24
August	13	16	17
September	19	10	20
October	16	11	22
November	19	19	19
December	8	12	12

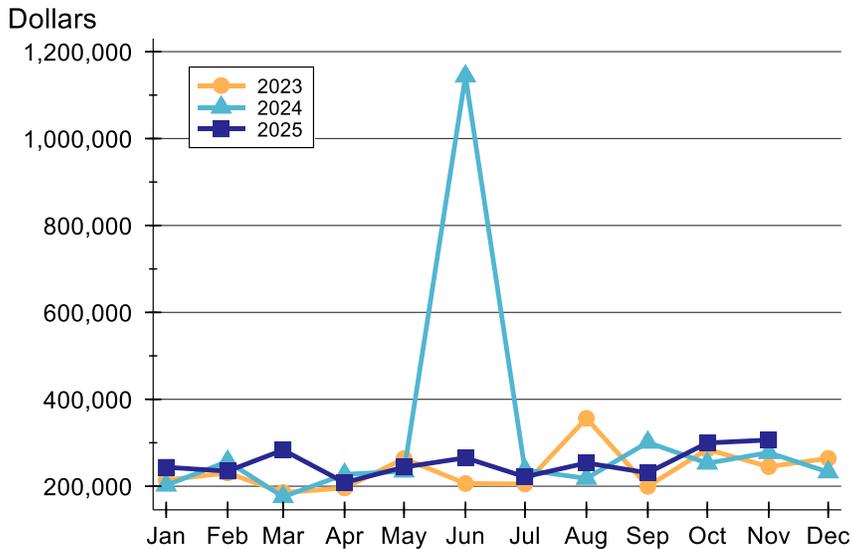
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.3%	0.0	48,000	48,000	17	17	80.0%	80.0%	80.0%	80.0%
\$50,000-\$99,999	0	0.0%	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	5.3%	3.8	165,000	165,000	0	0	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	2	10.5%	1.5	185,000	185,000	23	23	92.1%	92.1%	92.1%	92.1%
\$200,000-\$249,999	6	31.6%	0.9	218,917	215,500	48	24	98.6%	101.3%	91.9%	97.2%
\$250,000-\$299,999	1	5.3%	3.4	285,000	285,000	189	189	89.1%	89.1%	84.1%	84.1%
\$300,000-\$399,999	4	21.1%	4.6	316,250	320,000	16	11	98.5%	98.5%	96.6%	96.3%
\$400,000-\$499,999	1	5.3%	4.0	415,000	415,000	79	79	96.7%	96.7%	83.2%	83.2%
\$500,000-\$749,999	2	10.5%	3.0	530,000	530,000	9	9	101.9%	101.9%	101.9%	101.9%
\$750,000-\$999,999	1	5.3%	0.0	900,000	900,000	0	0	100.0%	100.0%	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	N/A	N/A



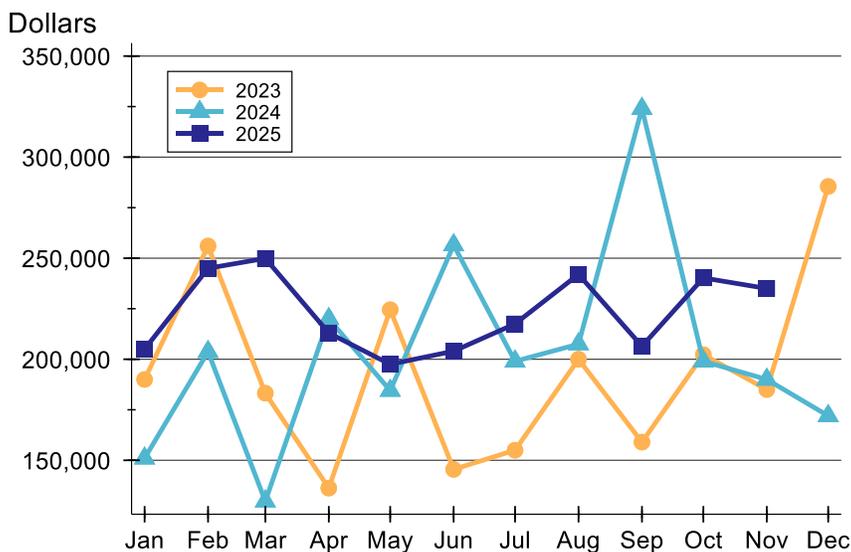
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	214,200	202,292	243,686
February	230,550	257,038	234,638
March	185,379	175,592	283,426
April	195,918	227,156	208,432
May	263,578	234,544	243,984
June	206,174	1,143,885	265,367
July	205,261	237,600	221,575
August	356,262	217,963	253,518
September	199,734	300,950	230,741
October	284,888	252,850	299,582
November	245,074	277,259	306,395
December	264,000	232,567	

Median Price

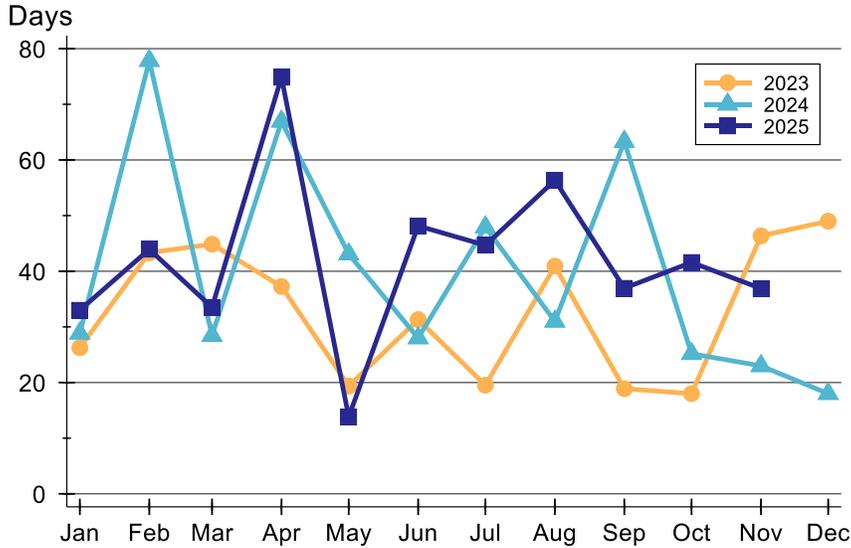


Month	2023	2024	2025
January	190,000	151,000	205,000
February	256,000	203,700	245,000
March	183,200	129,750	249,900
April	136,250	219,999	213,000
May	224,500	184,500	197,500
June	145,500	256,500	204,000
July	155,000	199,000	217,500
August	200,000	207,500	242,000
September	159,000	324,000	206,450
October	202,250	199,000	240,250
November	185,000	190,000	235,000
December	285,500	172,000	



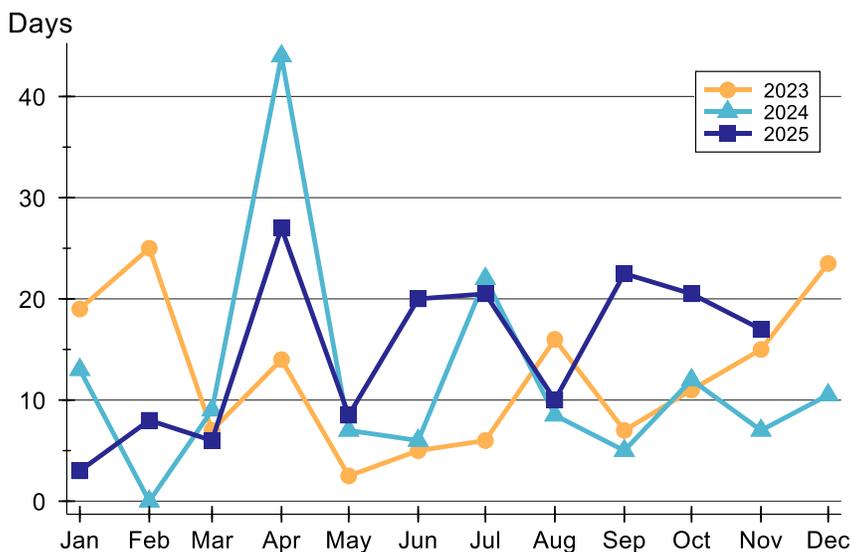
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	26	29	33
February	43	78	44
March	45	28	34
April	37	67	75
May	19	43	14
June	31	28	48
July	20	48	45
August	41	31	56
September	19	63	37
October	18	25	42
November	46	23	37
December	49	18	

Median DOM



Month	2023	2024	2025
January	19	13	3
February	25	N/A	8
March	7	9	6
April	14	44	27
May	3	7	9
June	5	6	20
July	6	22	21
August	16	9	10
September	7	5	23
October	11	12	21
November	15	7	17
December	24	11	



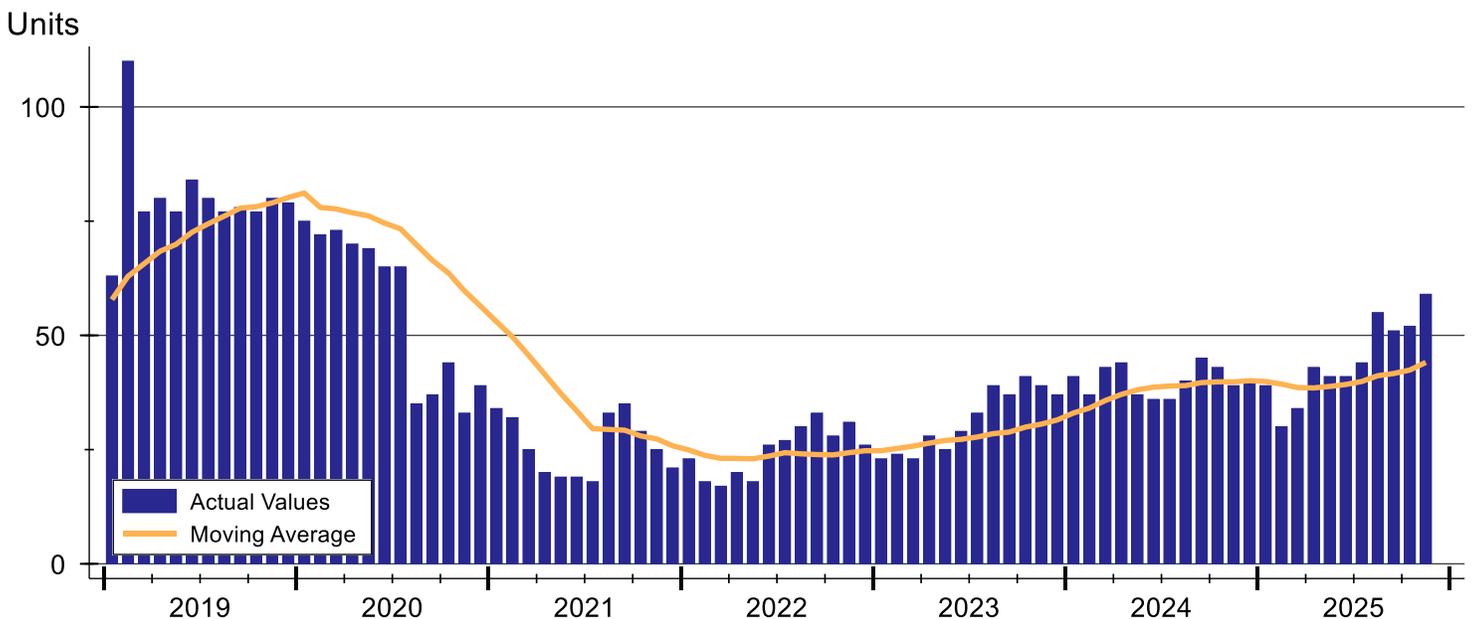
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		59	39	51.3%
Volume (1,000s)		17,934	13,241	35.4%
Months' Supply		3.0	2.4	25.0%
Average	List Price	303,963	339,518	-10.5%
	Days on Market	66	104	-36.5%
	Percent of Original	94.8%	94.5%	0.3%
Median	List Price	264,500	245,000	8.0%
	Days on Market	39	73	-46.6%
	Percent of Original	99.4%	96.4%	3.1%

A total of 59 homes were available for sale in other counties in the Sunflower MLS at the end of November. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of November was \$264,500, up 8.0% from 2024. The typical time on market for active listings was 39 days, down from 73 days a year earlier.

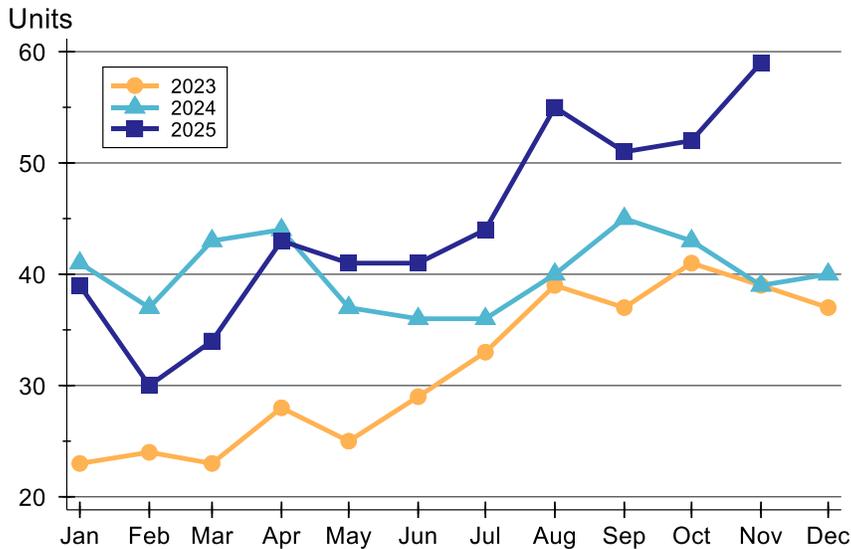
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	23	41	39
February	24	37	30
March	23	43	34
April	28	44	43
May	25	37	41
June	29	36	41
July	33	36	44
August	39	40	55
September	37	45	51
October	41	43	52
November	39	39	59
December	37	40	

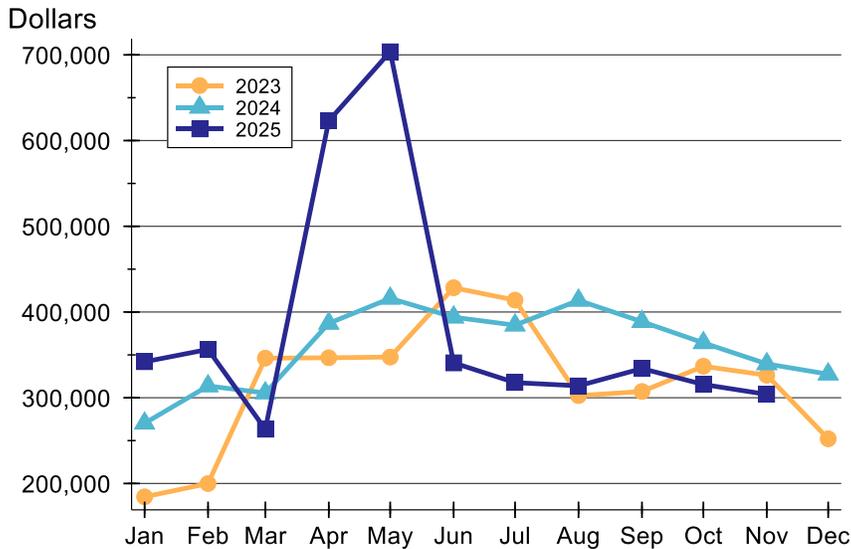
Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	10.2%	3.1	77,150	79,500	87	104	84.2%	83.7%
\$100,000-\$124,999	3	5.1%	N/A	111,967	116,000	18	10	97.4%	100.0%
\$125,000-\$149,999	8	13.6%	N/A	137,788	137,450	92	96	93.7%	97.6%
\$150,000-\$174,999	6	10.2%	3.8	158,717	159,450	54	17	98.0%	100.0%
\$175,000-\$199,999	2	3.4%	1.5	197,200	197,200	150	150	89.1%	89.1%
\$200,000-\$249,999	3	5.1%	0.9	238,600	249,000	18	10	100.0%	100.0%
\$250,000-\$299,999	7	11.9%	3.4	277,421	285,000	39	17	98.0%	100.0%
\$300,000-\$399,999	13	22.0%	4.6	344,257	330,000	67	44	96.2%	97.1%
\$400,000-\$499,999	5	8.5%	4.0	430,980	414,900	71	17	95.4%	98.8%
\$500,000-\$749,999	4	6.8%	3.0	649,500	624,500	31	27	97.5%	98.4%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	3.4%	N/A	1,400,000	1,400,000	128	128	88.8%	88.8%



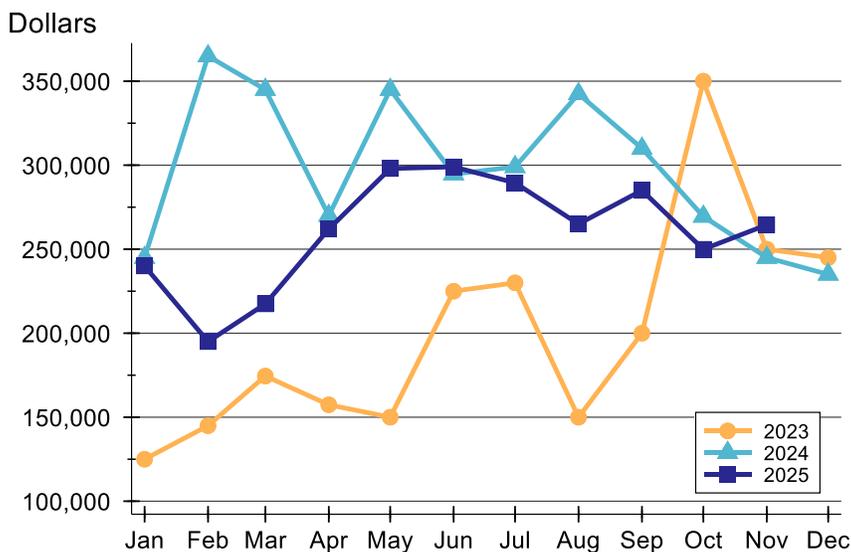
Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2023	2024	2025
January	184,428	270,194	341,942
February	199,913	313,731	356,391
March	346,191	305,555	263,179
April	346,646	386,806	623,022
May	347,468	415,954	703,723
June	428,307	393,965	340,710
July	413,864	384,649	317,689
August	302,486	413,592	313,927
September	307,308	388,749	334,063
October	336,764	364,095	315,507
November	326,275	339,518	303,963
December	252,154	327,546	

Median Price

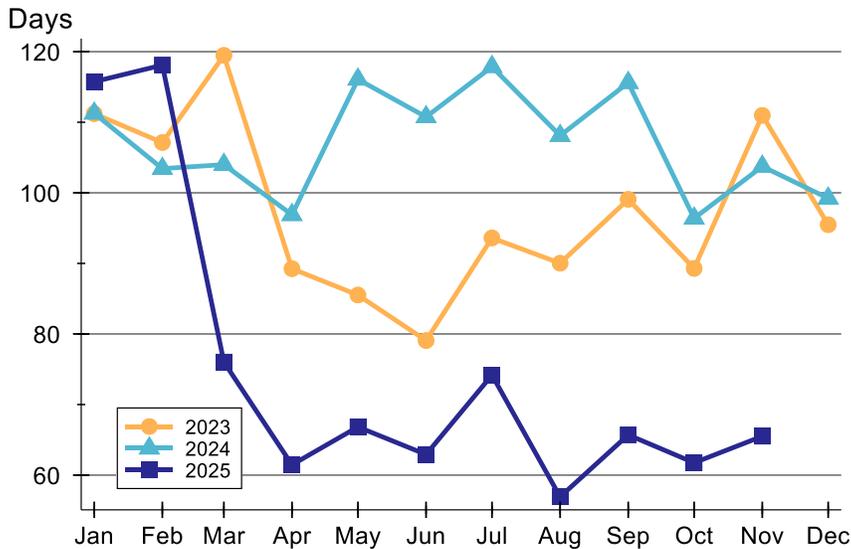


Month	2023	2024	2025
January	125,000	245,000	240,000
February	144,950	364,950	195,000
March	174,500	345,000	217,450
April	157,400	270,000	262,000
May	150,000	345,000	298,000
June	225,000	294,700	299,000
July	230,000	298,995	289,500
August	150,000	342,450	265,000
September	200,000	310,000	285,000
October	350,000	269,500	249,950
November	250,000	245,000	264,500
December	245,000	235,000	



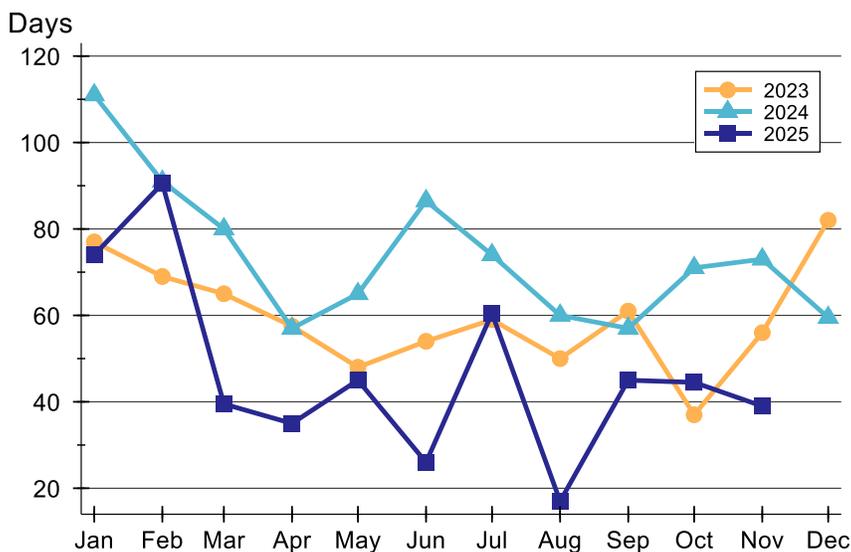
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	111	111	116
February	107	103	118
March	119	104	76
April	89	97	61
May	86	116	67
June	79	111	63
July	94	118	74
August	90	108	57
September	99	116	66
October	89	96	62
November	111	104	66
December	95	99	

Median DOM

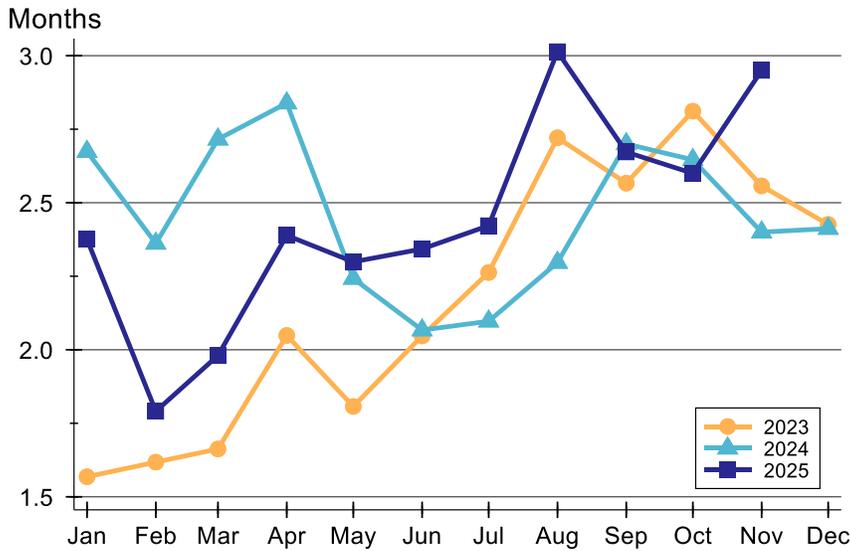


Month	2023	2024	2025
January	77	111	74
February	69	91	91
March	65	80	40
April	58	57	35
May	48	65	45
June	54	87	26
July	59	74	61
August	50	60	17
September	61	57	45
October	37	71	45
November	56	73	39
December	82	60	



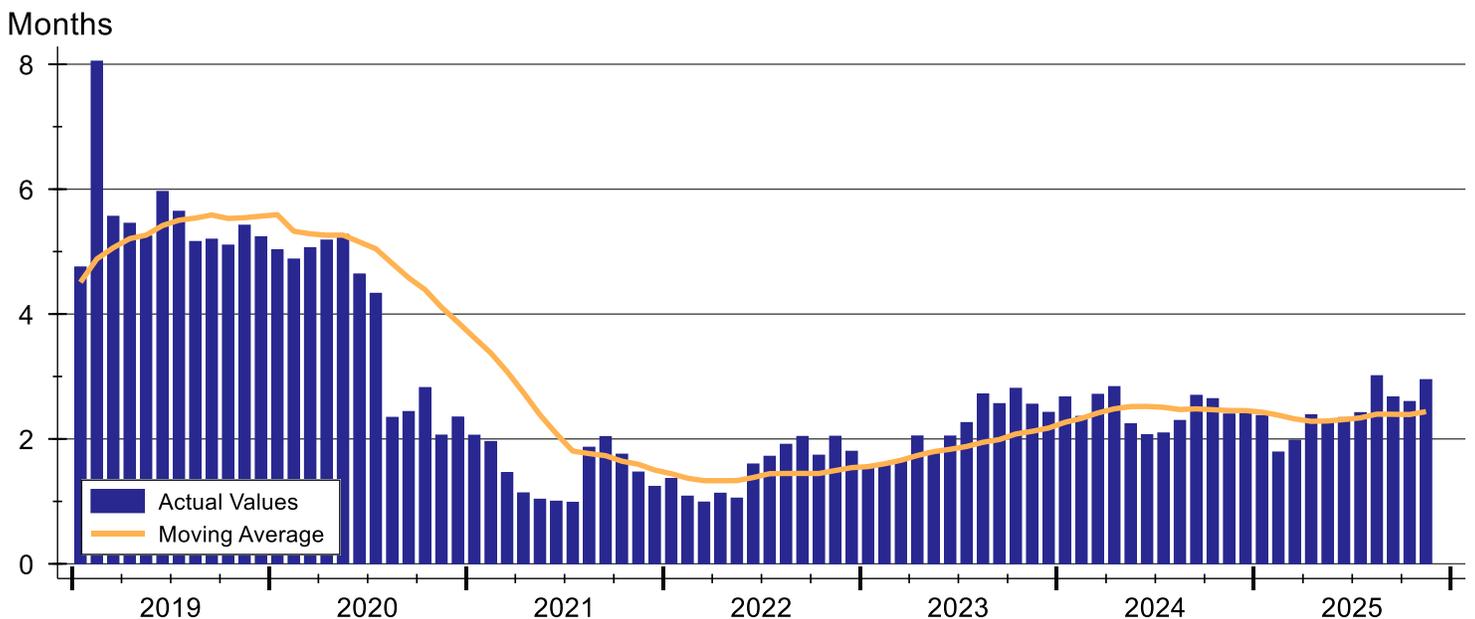
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.6	2.7	2.4
February	1.6	2.4	1.8
March	1.7	2.7	2.0
April	2.0	2.8	2.4
May	1.8	2.2	2.3
June	2.0	2.1	2.3
July	2.3	2.1	2.4
August	2.7	2.3	3.0
September	2.6	2.7	2.7
October	2.8	2.6	2.6
November	2.6	2.4	3.0
December	2.4	2.4	2.4

History of Month's Supply





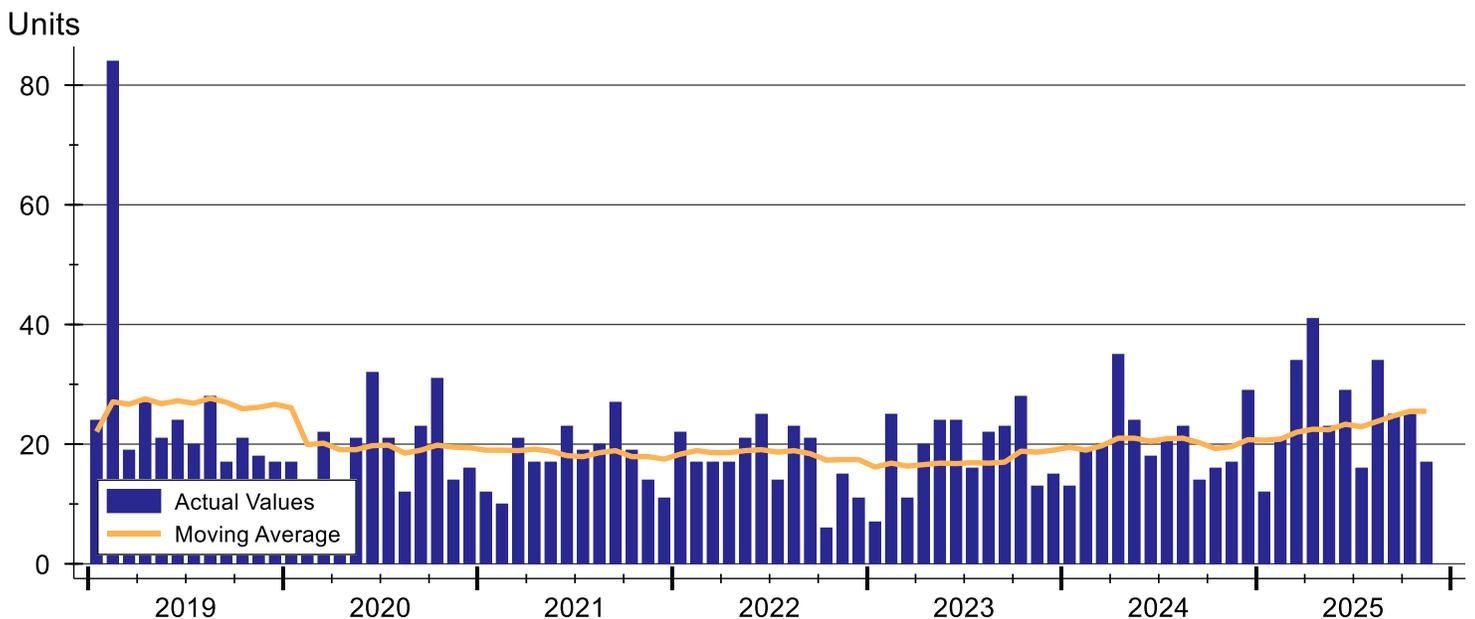
Other Sunflower MLS Counties New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	17	17	0.0%
	Volume (1,000s)	4,085	3,651	11.9%
	Average List Price	240,276	214,788	11.9%
	Median List Price	278,500	165,000	68.8%
Year-to-Date	New Listings	277	220	25.9%
	Volume (1,000s)	94,200	86,550	8.8%
	Average List Price	340,071	393,407	-13.6%
	Median List Price	244,950	219,500	11.6%

A total of 17 new listings were added in other counties in the Sunflower MLS during November, the same figure as reported in 2024. Year-to-date other counties in the Sunflower MLS has seen 277 new listings.

The median list price of these homes was \$278,500 up from \$165,000 in 2024.

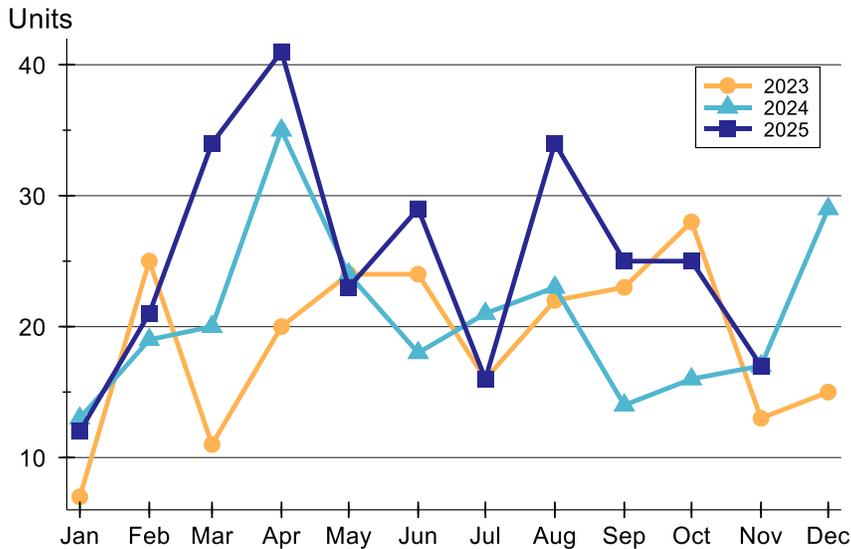
History of New Listings





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	7	13	12
February	25	19	21
March	11	20	34
April	20	35	41
May	24	24	23
June	24	18	29
July	16	21	16
August	22	23	34
September	23	14	25
October	28	16	25
November	13	17	17
December	15	29	17

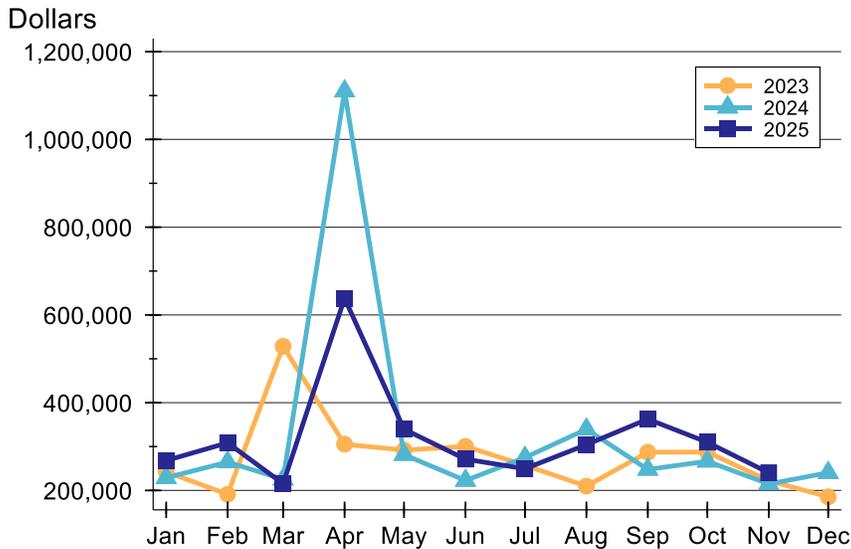
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	11.8%	76,950	76,950	4	4	92.6%	92.6%
\$100,000-\$124,999	1	5.9%	119,900	119,900	12	12	100.0%	100.0%
\$125,000-\$149,999	1	5.9%	140,000	140,000	5	5	100.0%	100.0%
\$150,000-\$174,999	2	11.8%	152,250	152,250	4	4	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	1	5.9%	240,000	240,000	1	1	98.9%	98.9%
\$250,000-\$299,999	5	29.4%	277,480	284,900	12	9	100.0%	100.0%
\$300,000-\$399,999	4	23.5%	332,250	334,500	8	7	99.9%	100.0%
\$400,000-\$499,999	1	5.9%	410,000	410,000	9	9	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



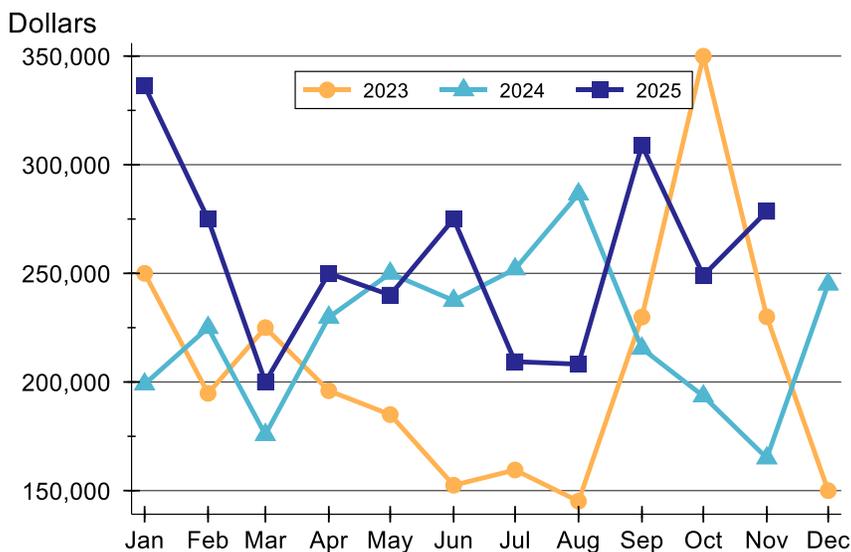
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2023	2024	2025
January	242,479	228,888	268,092
February	191,260	264,737	308,594
March	528,527	225,560	215,344
April	305,345	1,110,079	637,776
May	291,871	281,578	339,533
June	300,375	222,627	271,252
July	257,413	274,895	249,391
August	209,748	339,486	304,258
September	287,145	247,836	362,614
October	287,455	266,484	309,844
November	222,217	214,788	240,276
December	185,447	240,387	

Median Price



Month	2023	2024	2025
January	250,000	199,000	336,250
February	194,750	225,000	275,000
March	225,000	175,750	200,000
April	196,000	229,750	250,000
May	185,000	250,000	240,000
June	152,500	237,500	275,000
July	159,500	252,000	209,375
August	145,125	286,500	208,200
September	229,900	215,450	309,000
October	349,925	193,500	249,000
November	230,000	165,000	278,500
December	150,000	245,000	



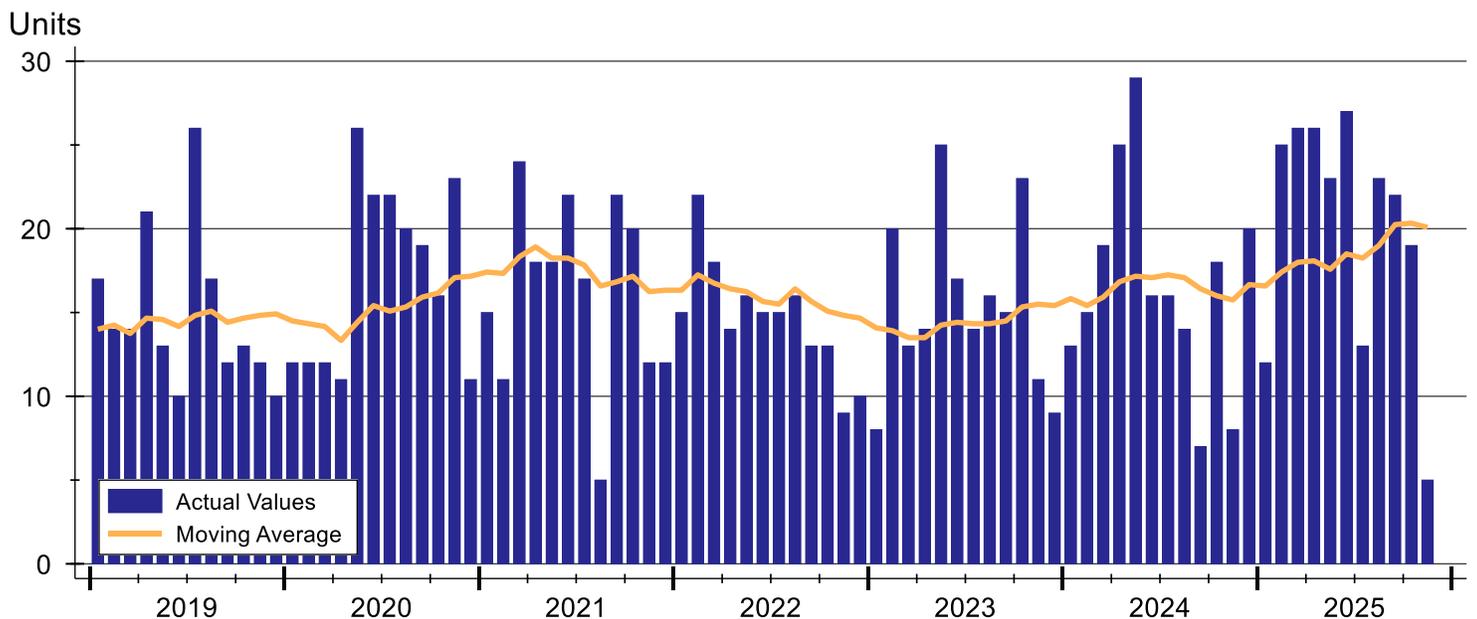
Other Sunflower MLS Counties Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		5	8	-37.5%	221	180	22.8%
Volume (1,000s)		727	1,464	-50.3%	57,525	72,145	-20.3%
Average	Sale Price	145,470	183,038	-20.5%	260,296	400,805	-35.1%
	Days on Market	49	27	81.5%	43	40	7.5%
	Percent of Original	90.1%	91.6%	-1.6%	95.0%	95.0%	0.0%
Median	Sale Price	99,500	153,750	-35.3%	224,950	214,900	4.7%
	Days on Market	33	7	371.4%	16	10	60.0%
	Percent of Original	94.8%	93.6%	1.3%	97.8%	98.2%	-0.4%

A total of 5 contracts for sale were written in other counties in the Sunflower MLS during the month of November, down from 8 in 2024. The median list price of these homes was \$99,500, down from \$153,750 the prior year.

Half of the homes that went under contract in November were on the market less than 33 days, compared to 6 days in November 2024.

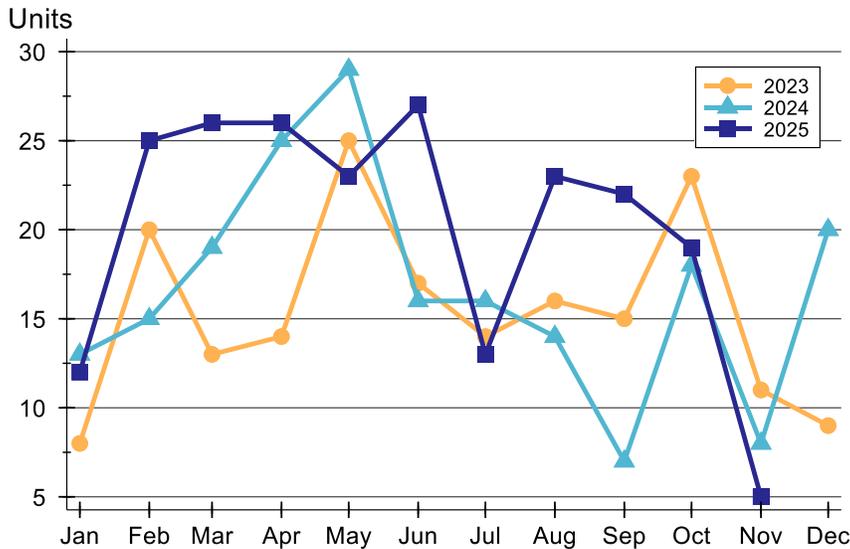
History of Contracts Written





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	8	13	12
February	20	15	25
March	13	19	26
April	14	25	26
May	25	29	23
June	17	16	27
July	14	16	13
August	16	14	23
September	15	7	22
October	23	18	19
November	11	8	5
December	9	20	

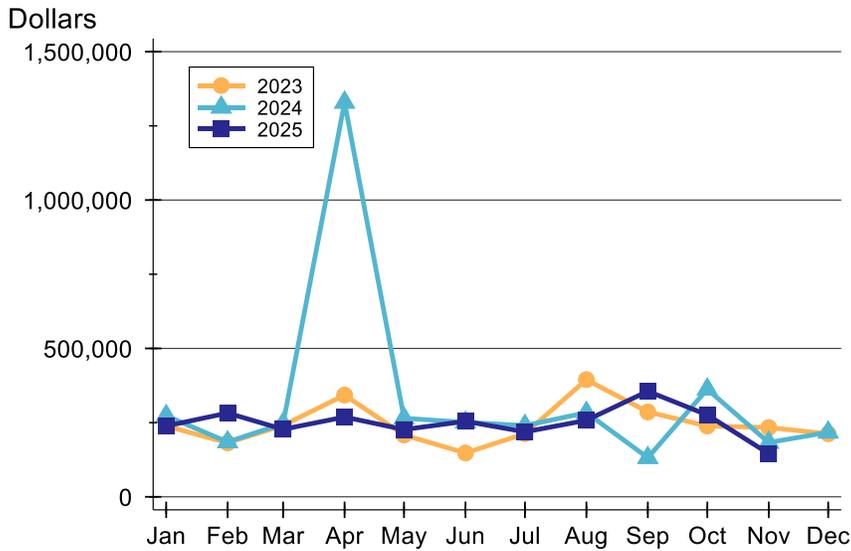
Contracts Written by Price Range

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	20.0%	22,950	22,950	56	56	76.6%	76.6%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	40.0%	89,700	89,700	17	17	89.9%	89.9%
\$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	20.0%	240,000	240,000	1	1	98.9%	98.9%
\$250,000-\$299,999	1	20.0%	285,000	285,000	154	154	95.0%	95.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



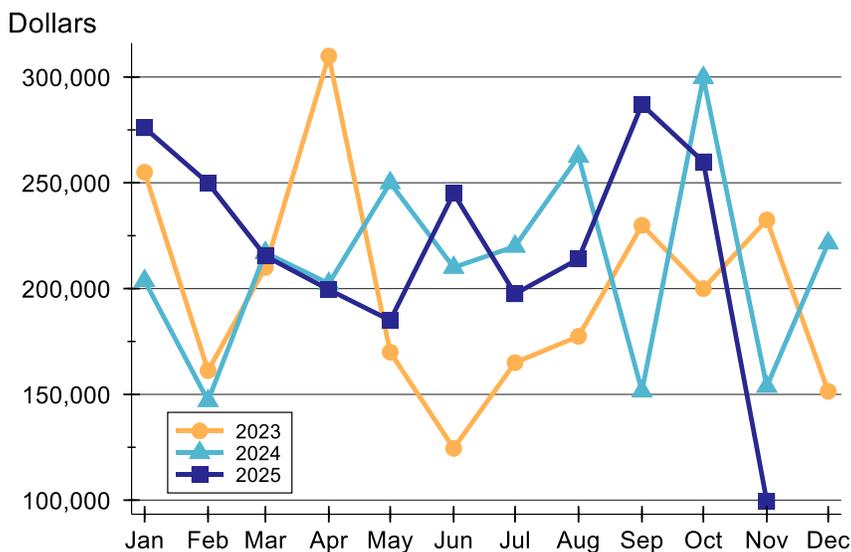
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	238,744	273,018	238,622
February	181,775	184,687	282,352
March	240,669	246,797	227,583
April	342,821	1,329,058	268,924
May	208,348	264,717	226,766
June	147,841	251,140	254,501
July	212,693	240,095	218,742
August	394,841	283,620	257,790
September	285,947	131,833	355,802
October	238,682	362,502	276,080
November	233,515	183,038	145,470
December	212,350	217,415	

Median Price

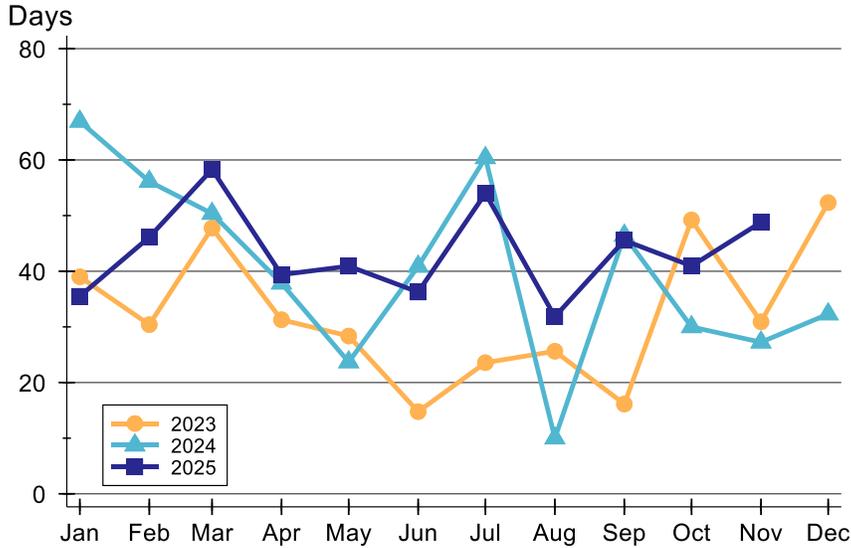


Month	2023	2024	2025
January	255,000	203,700	276,000
February	161,250	147,000	249,900
March	210,000	216,999	215,400
April	309,900	202,400	199,500
May	170,000	250,000	185,000
June	124,500	210,000	245,000
July	165,000	219,950	197,500
August	177,450	262,500	214,000
September	229,900	151,500	287,000
October	200,000	299,700	259,950
November	232,450	153,750	99,500
December	151,450	221,500	



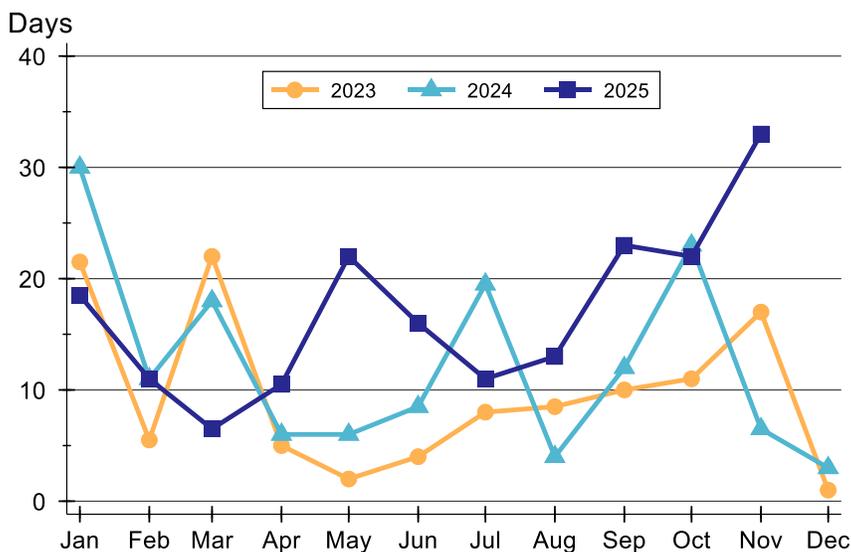
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	39	67	36
February	30	56	46
March	48	50	58
April	31	38	39
May	28	24	41
June	15	41	36
July	24	60	54
August	26	10	32
September	16	46	46
October	49	30	41
November	31	27	49
December	52	32	

Median DOM



Month	2023	2024	2025
January	22	30	19
February	6	11	11
March	22	18	7
April	5	6	11
May	2	6	22
June	4	9	16
July	8	20	11
August	9	4	13
September	10	12	23
October	11	23	22
November	17	7	33
December	1	3	



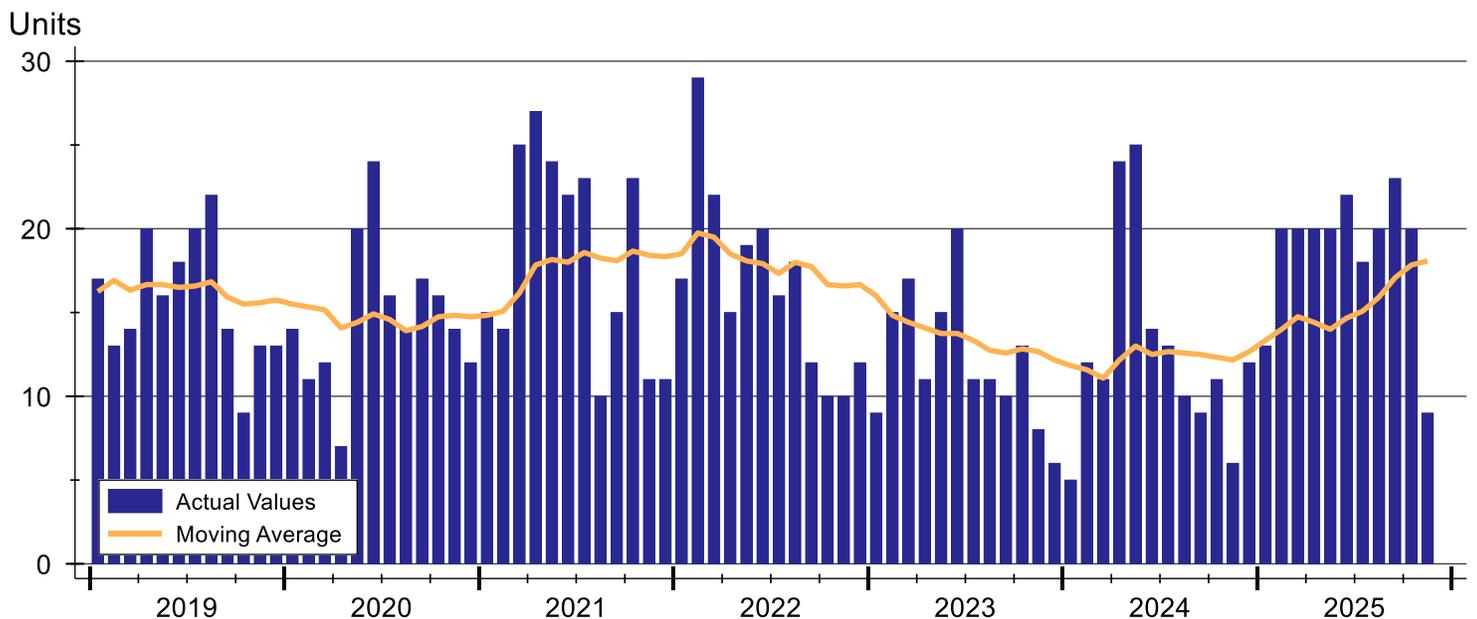
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		9	6	50.0%
Volume (1,000s)		2,190	1,497	46.3%
Average	List Price	243,297	249,467	-2.5%
	Days on Market	39	37	5.4%
	Percent of Original	94.6%	97.7%	-3.2%
Median	List Price	230,000	162,450	41.6%
	Days on Market	28	15	86.7%
	Percent of Original	96.3%	100.0%	-3.7%

A total of 9 listings in other counties in the Sunflower MLS had contracts pending at the end of November, up from 6 contracts pending at the end of November 2024.

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

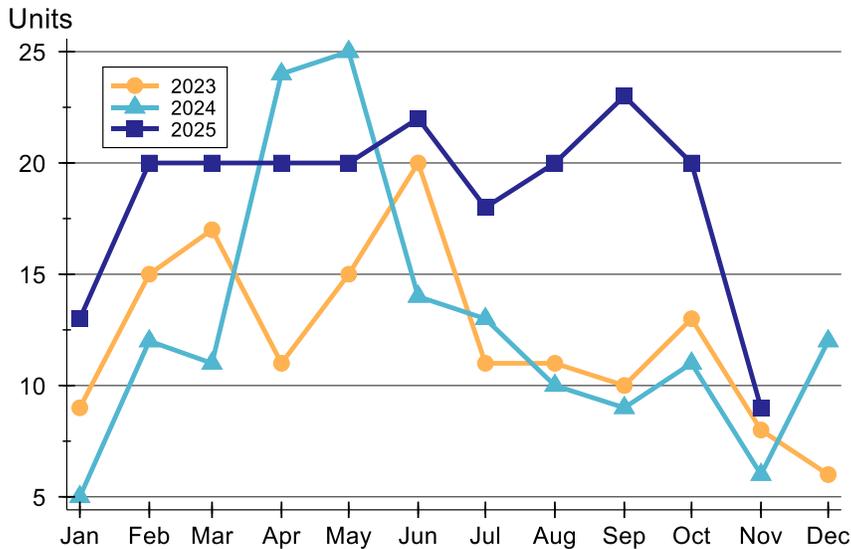
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	9	5	13
February	15	12	20
March	17	11	20
April	11	24	20
May	15	25	20
June	20	14	22
July	11	13	18
August	11	10	20
September	10	9	23
October	13	11	20
November	8	6	9
December	6	12	9

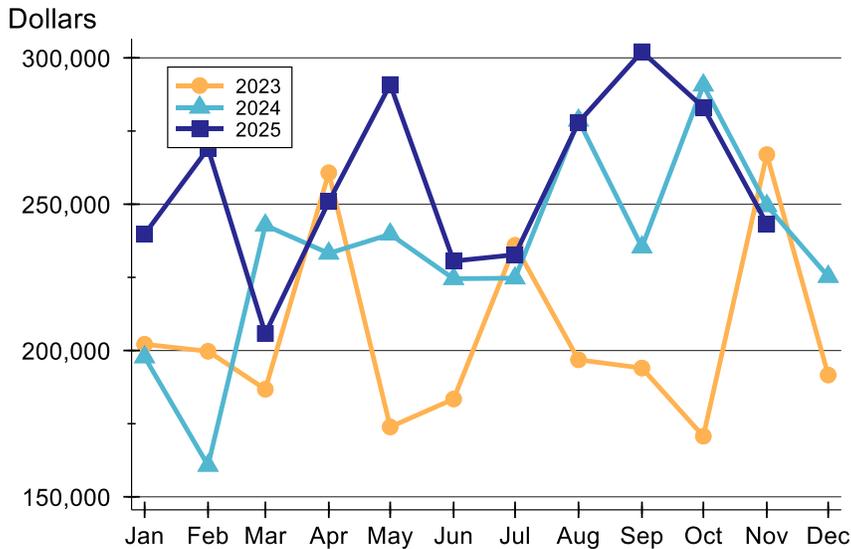
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	11.1%	22,950	22,950	56	56	76.6%	76.6%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	99,500	99,500	33	33	94.8%	94.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	149,000	149,000	21	21	100.0%	100.0%
\$150,000-\$174,999	1	11.1%	169,000	169,000	137	137	91.4%	91.4%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	22.2%	235,000	235,000	13	13	96.0%	96.0%
\$250,000-\$299,999	2	22.2%	272,308	272,308	27	27	98.1%	98.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	734,604	734,604	28	28	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



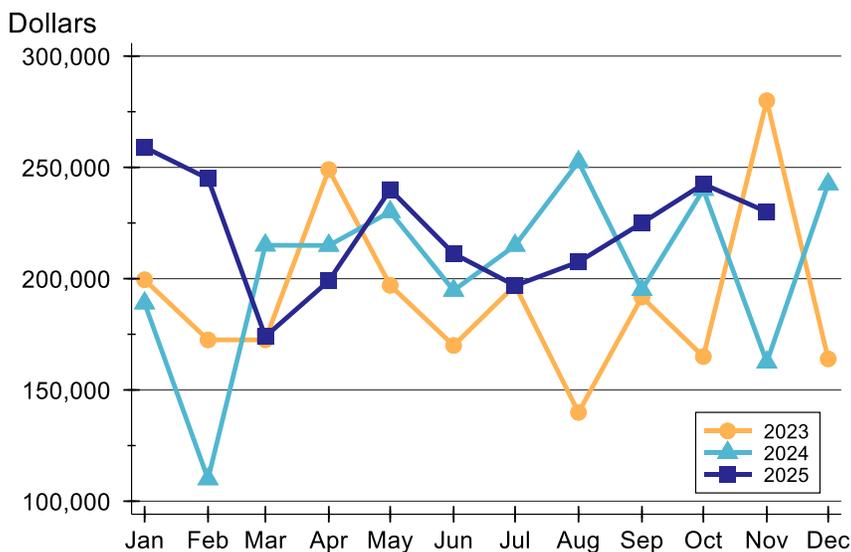
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,144	197,790	239,754
February	199,740	160,721	269,015
March	186,759	242,800	205,805
April	260,745	233,200	250,892
May	173,873	239,724	290,926
June	183,425	224,521	230,565
July	235,955	224,732	232,744
August	196,827	278,668	277,955
September	194,010	235,321	302,127
October	170,715	290,654	283,091
November	266,963	249,467	243,297
December	191,633	225,283	

Median Price

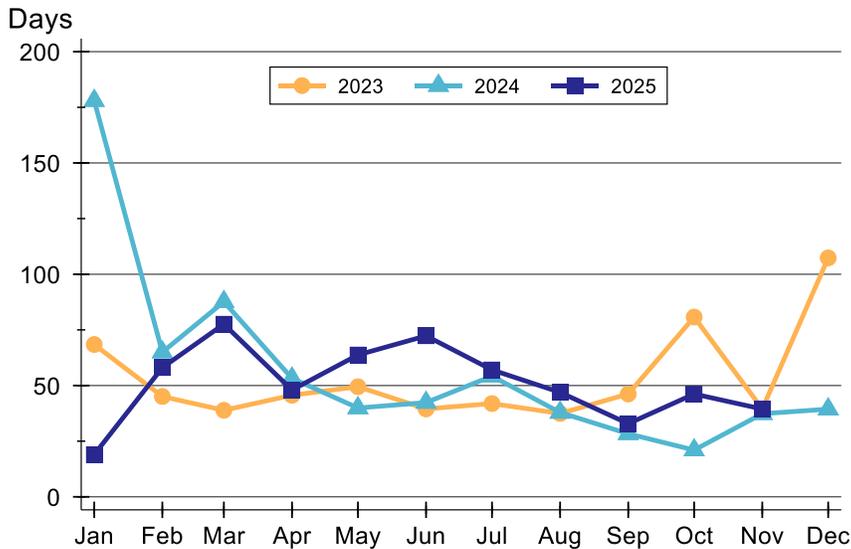


Month	2023	2024	2025
January	199,500	189,000	259,000
February	172,500	110,000	244,950
March	172,500	215,000	174,000
April	249,000	214,900	199,000
May	197,000	230,000	240,000
June	169,950	194,700	211,250
July	197,000	214,900	196,875
August	139,900	252,500	207,500
September	191,750	195,000	225,000
October	165,000	240,000	242,500
November	279,950	162,450	230,000
December	163,950	242,500	



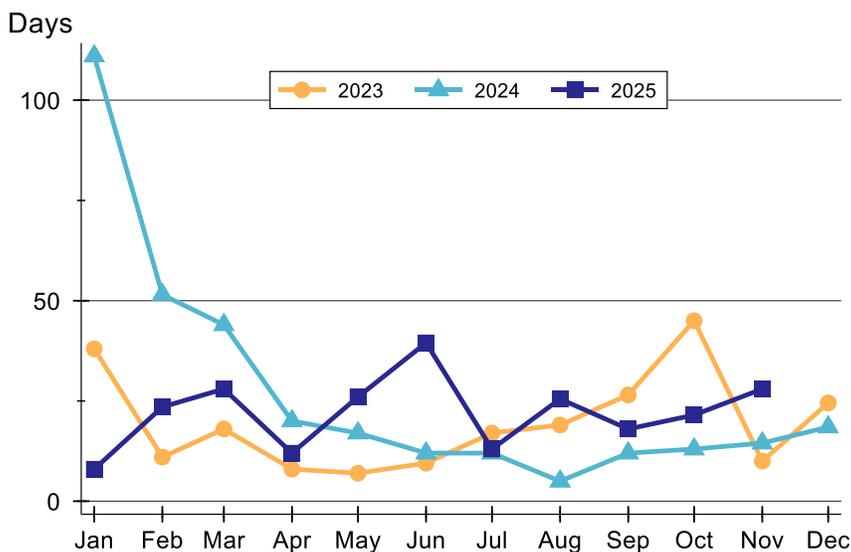
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	68	178	19
February	45	65	58
March	39	88	78
April	46	53	48
May	49	40	64
June	40	42	72
July	42	54	57
August	37	38	47
September	46	28	33
October	81	21	46
November	40	37	39
December	107	39	

Median DOM



Month	2023	2024	2025
January	38	111	8
February	11	52	24
March	18	44	28
April	8	20	12
May	7	17	26
June	10	12	40
July	17	12	13
August	19	5	26
September	27	12	18
October	45	13	22
November	10	15	28
December	25	19	



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Fell in November

Total home sales in Pottawatomie County fell last month to 2 units, compared to 6 units in November 2024. Total sales volume was \$0.8 million, down from a year earlier.

The median sale price in November was \$385,000, up from \$285,818 a year earlier. Homes that sold in November were typically on the market for 44 days and sold for 97.7% of their list prices.

Pottawatomie County Active Listings Up at End of November

The total number of active listings in Pottawatomie County at the end of November was 10 units, up from 9 at the same point in 2024. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$327,450.

There were 2 contracts written in November 2025 and 2024, showing no change over the year. At the end of the month, there were 2 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3241
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Pottawatomie County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		2	6	2	41	42	37
Change from prior year		-66.7%	200.0%	0.0%	-2.4%	13.5%	48.0%
Active Listings		10	9	8	N/A	N/A	N/A
Change from prior year		11.1%	12.5%	14.3%			
Months' Supply		2.7	2.3	2.5	N/A	N/A	N/A
Change from prior year		17.4%	-8.0%	-21.9%			
New Listings		3	5	3	52	54	53
Change from prior year		-40.0%	66.7%	0.0%	-3.7%	1.9%	35.9%
Contracts Written		2	2	5	39	41	41
Change from prior year		0.0%	-60.0%	150.0%	-4.9%	0.0%	70.8%
Pending Contracts		2	4	7	N/A	N/A	N/A
Change from prior year		-50.0%	-42.9%	250.0%			
Sales Volume (1,000s)		770	1,909	595	13,806	10,139	8,439
Change from prior year		-59.7%	220.8%	98.3%	36.2%	20.1%	36.2%
Average	Sale Price	385,000	318,106	297,500	336,724	241,394	228,069
	Change from prior year	21.0%	6.9%	98.4%	39.5%	5.8%	-8.0%
	List Price of Actives	387,790	288,083	250,450	N/A	N/A	N/A
	Change from prior year	34.6%	15.0%	14.3%			
	Days on Market	45	47	100	32	44	51
Change from prior year	-4.3%	-53.0%	233.3%	-27.3%	-13.7%	96.2%	
Percent of List	97.7%	95.8%	80.3%	96.6%	97.4%	94.2%	
Change from prior year	2.0%	19.3%	-19.7%	-0.8%	3.4%	-3.4%	
Percent of Original	88.5%	93.5%	80.3%	95.2%	95.0%	91.2%	
Change from prior year	-5.3%	16.4%	-19.7%	0.2%	4.2%	-6.2%	
Median	Sale Price	385,000	285,818	297,500	280,000	211,875	190,000
	Change from prior year	34.7%	-3.9%	98.4%	32.2%	11.5%	-9.5%
	List Price of Actives	327,450	299,950	172,500	N/A	N/A	N/A
	Change from prior year	9.2%	73.9%	-19.8%			
	Days on Market	45	45	100	10	30	32
Change from prior year	0.0%	-55.0%	233.3%	-66.7%	-6.3%	300.0%	
Percent of List	97.7%	100.0%	80.3%	97.8%	99.1%	96.4%	
Change from prior year	-2.3%	24.5%	-19.7%	-1.3%	2.8%	-3.6%	
Percent of Original	88.5%	97.6%	80.3%	97.1%	97.9%	93.8%	
Change from prior year	-9.3%	21.5%	-19.7%	-0.8%	4.4%	-6.2%	

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



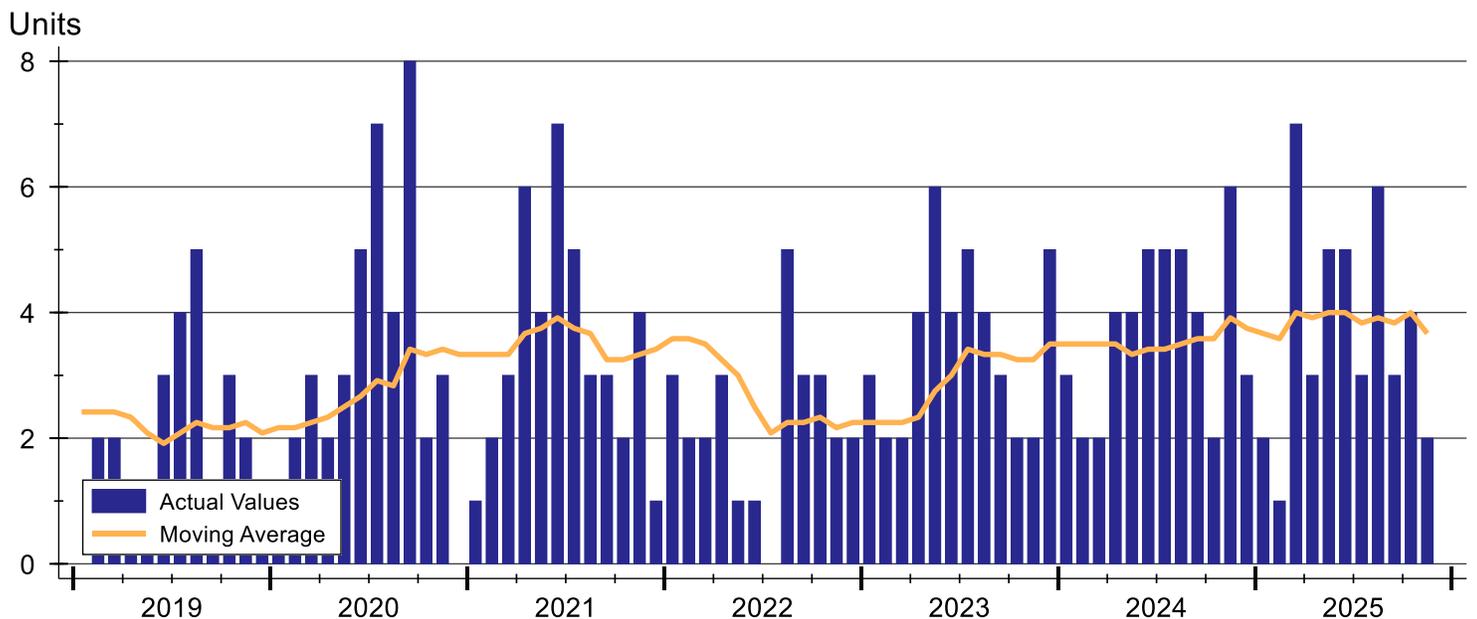
Pottawatomie County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	November 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		2	6	-66.7%	41	42	-2.4%
Volume (1,000s)		770	1,909	-59.7%	13,806	10,139	36.2%
Months' Supply		2.7	2.3	17.4%	N/A	N/A	N/A
Average	Sale Price	385,000	318,106	21.0%	336,724	241,394	39.5%
	Days on Market	45	47	-4.3%	32	44	-27.3%
	Percent of List	97.7%	95.8%	2.0%	96.6%	97.4%	-0.8%
	Percent of Original	88.5%	93.5%	-5.3%	95.2%	95.0%	0.2%
Median	Sale Price	385,000	285,818	34.7%	280,000	211,875	32.2%
	Days on Market	45	45	0.0%	10	30	-66.7%
	Percent of List	97.7%	100.0%	-2.3%	97.8%	99.1%	-1.3%
	Percent of Original	88.5%	97.6%	-9.3%	97.1%	97.9%	-0.8%

A total of 2 homes sold in Pottawatomie County in November, down from 6 units in November 2024. Total sales volume fell to \$0.8 million compared to \$1.9 million in the previous year.

The median sales price in November was \$385,000, up 34.7% compared to the prior year. Median days on market was 44 days, up from 27 days in October, but similar to November 2024.

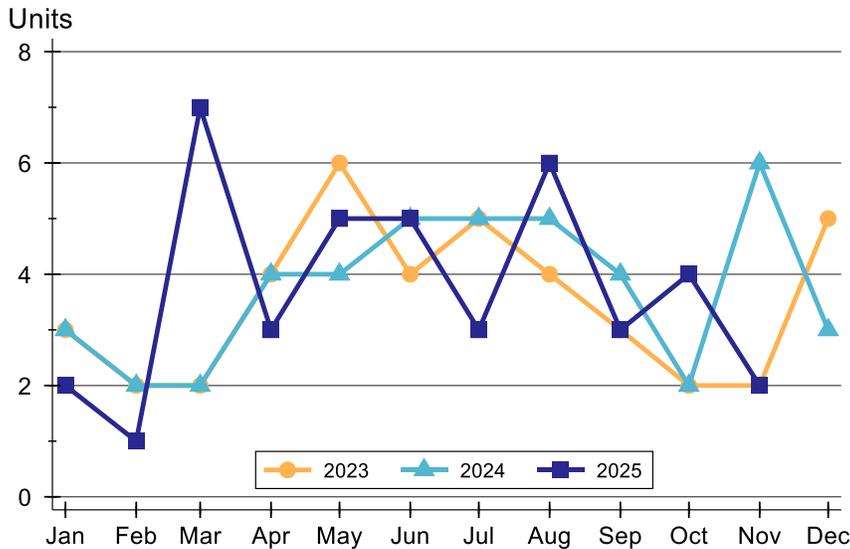
History of Closed Listings





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

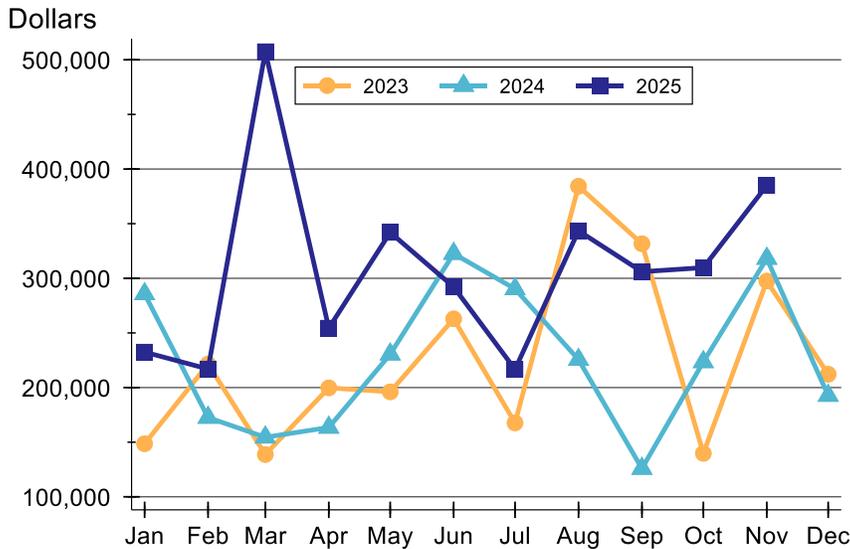
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	50.0%	4.0	170,000	170,000	61	61	97.7%	97.7%	88.5%	88.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	50.0%	6.0	600,000	600,000	28	28	0.0%	0.0%	0.0%	0.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



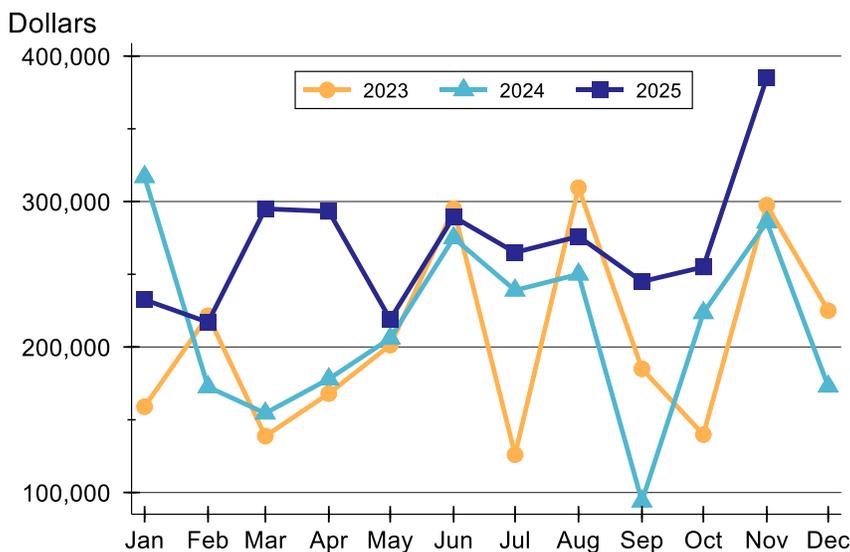
Pottawatomie County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	148,590	285,667	232,500
February	221,500	172,575	217,000
March	138,750	154,500	507,429
April	199,750	163,500	254,400
May	196,117	230,500	342,000
June	262,875	322,600	292,100
July	167,700	290,300	216,667
August	384,250	225,550	343,500
September	331,667	125,875	306,000
October	139,799	223,500	309,750
November	297,500	318,106	385,000
December	212,200	192,667	

Median Price

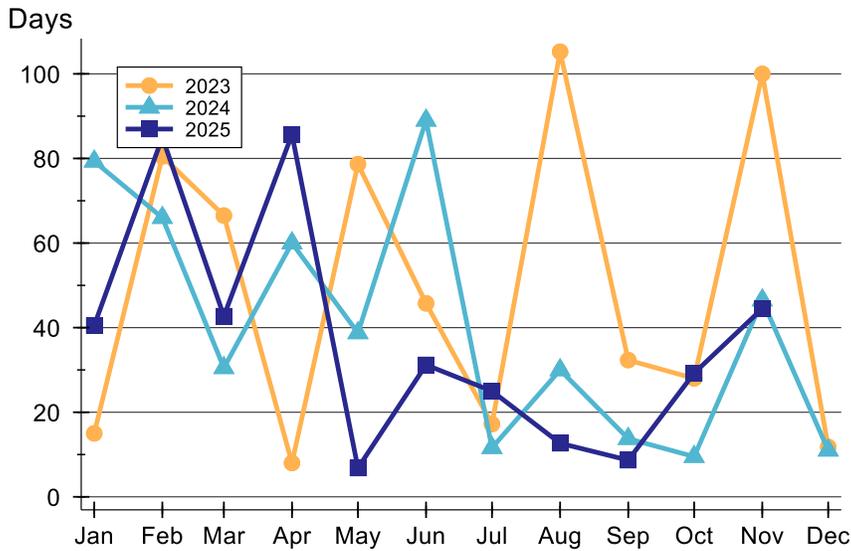


Month	2023	2024	2025
January	159,000	317,000	232,500
February	221,500	172,575	217,000
March	138,750	154,500	295,000
April	168,000	178,000	293,200
May	201,350	206,000	219,000
June	295,000	275,000	289,500
July	126,000	239,000	265,000
August	309,500	250,000	276,000
September	185,000	94,000	245,000
October	139,799	223,500	255,000
November	297,500	285,818	385,000
December	225,000	173,000	



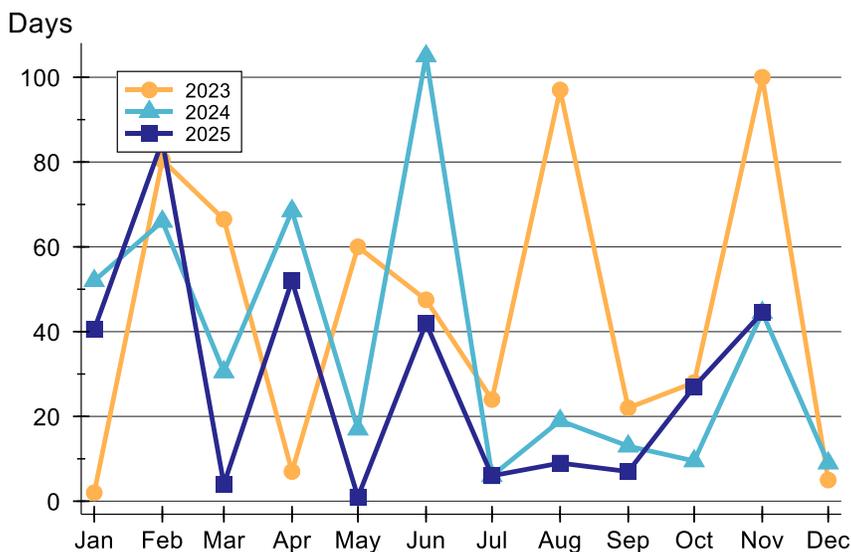
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	15	79	41
February	81	66	85
March	67	31	43
April	8	60	86
May	79	39	7
June	46	89	31
July	17	12	25
August	105	30	13
September	32	14	9
October	28	10	29
November	100	47	45
December	12	11	

Median DOM



Month	2023	2024	2025
January	2	52	41
February	81	66	85
March	67	31	4
April	7	69	52
May	60	17	1
June	48	105	42
July	24	6	6
August	97	19	9
September	22	13	7
October	28	10	27
November	100	45	45
December	5	9	



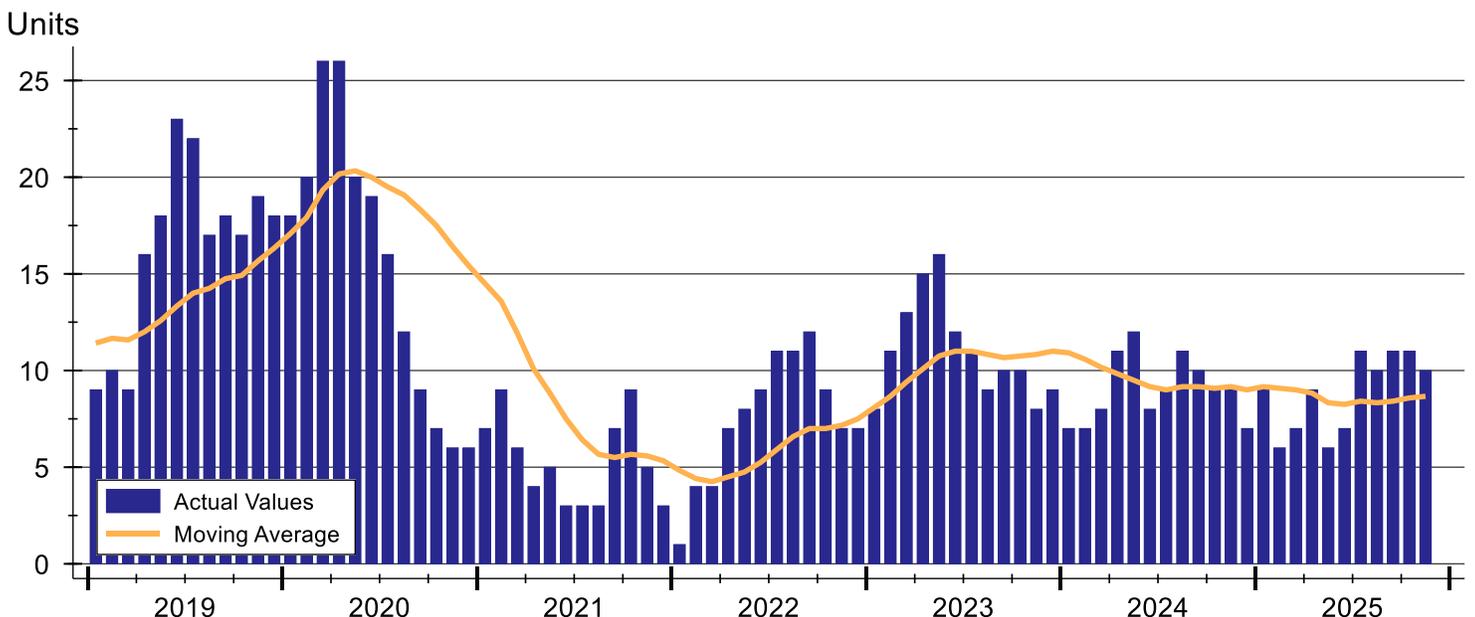
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		10	9	11.1%
Volume (1,000s)		3,878	2,593	49.6%
Months' Supply		2.7	2.3	17.4%
Average	List Price	387,790	288,083	34.6%
	Days on Market	18	71	-74.6%
	Percent of Original	98.9%	95.4%	3.7%
Median	List Price	327,450	299,950	9.2%
	Days on Market	14	44	-68.2%
	Percent of Original	100.0%	98.2%	1.8%

A total of 10 homes were available for sale in Pottawatomie County at the end of November. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of November was \$327,450, up 9.2% from 2024. The typical time on market for active listings was 14 days, down from 44 days a year earlier.

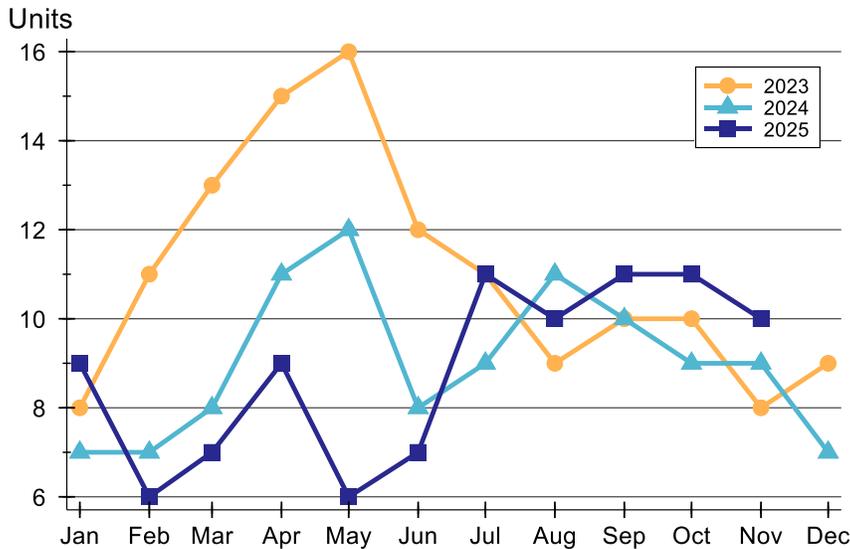
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



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

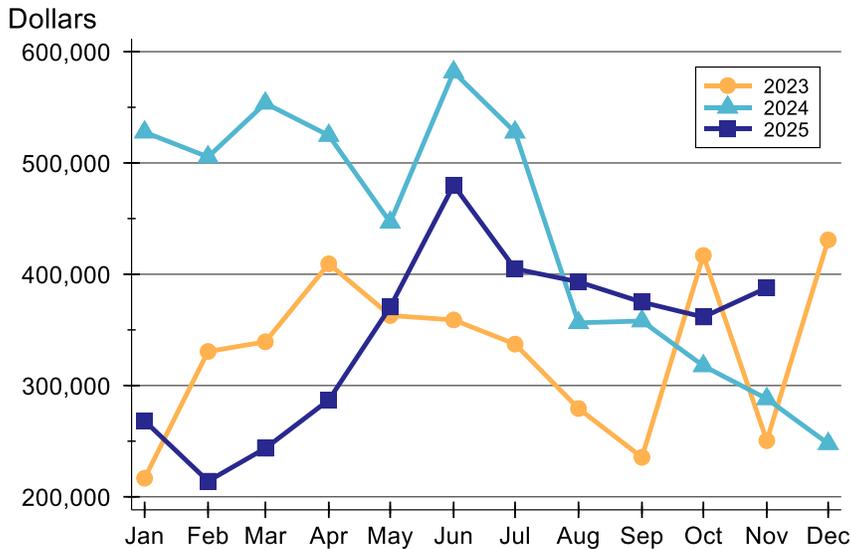
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	N/A	74,000	74,000	4	4	100.0%	100.0%
\$100,000-\$124,999	1	10.0%	N/A	119,000	119,000	8	8	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	10.0%	4.0	160,000	160,000	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	N/A
\$200,000-\$249,999	1	10.0%	N/A	225,000	225,000	13	13	100.0%	100.0%
\$250,000-\$299,999	1	10.0%	N/A	280,000	280,000	34	34	94.0%	94.0%
\$300,000-\$399,999	1	10.0%	N/A	374,900	374,900	4	4	100.0%	100.0%
\$400,000-\$499,999	1	10.0%	N/A	415,000	415,000	20	20	97.6%	97.6%
\$500,000-\$749,999	2	20.0%	6.0	565,000	565,000	39	39	98.6%	98.6%
\$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	10.0%	N/A	1,100,000	1,100,000	14	14	100.0%	100.0%



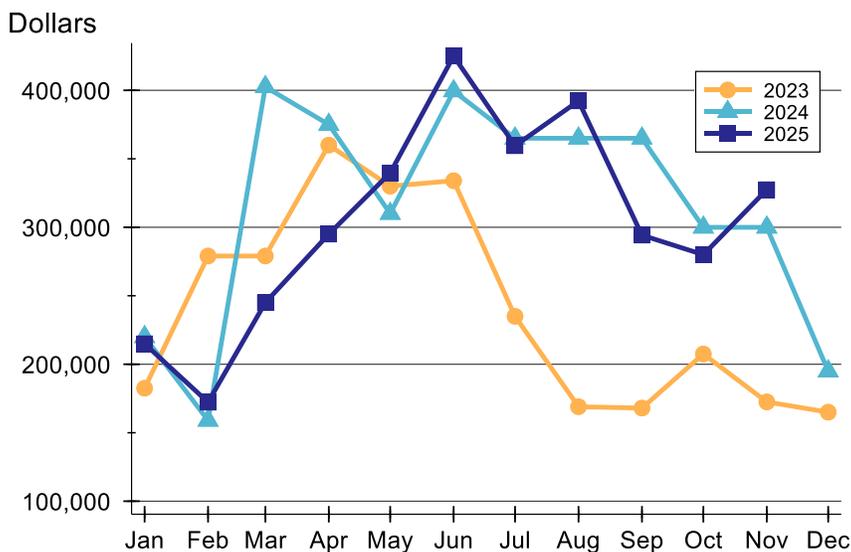
Pottawatomie County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	216,675	527,700	268,261
February	330,602	505,414	214,067
March	339,271	553,624	243,600
April	409,368	524,709	286,994
May	362,933	446,650	370,575
June	358,948	581,738	480,071
July	337,270	527,667	404,864
August	279,333	356,364	393,150
September	235,490	357,990	374,950
October	416,860	317,706	361,545
November	250,450	288,083	387,790
December	430,889	247,764	

Median Price

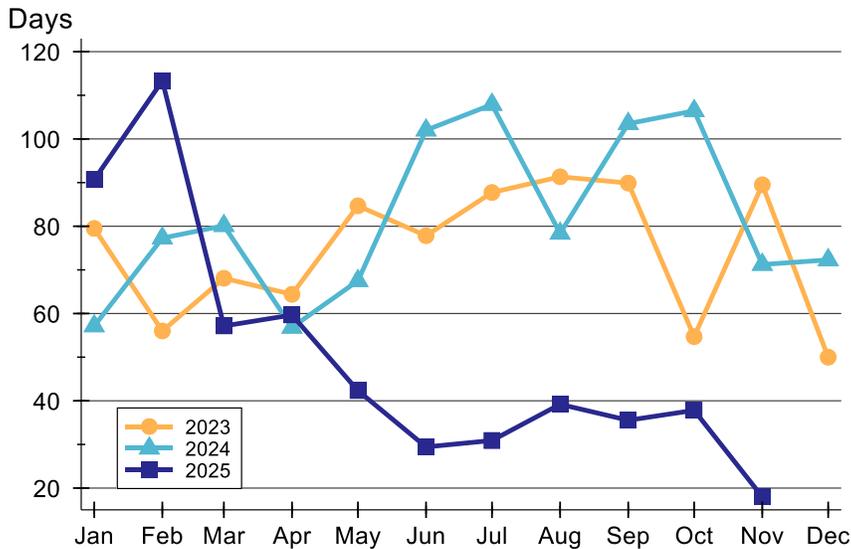


Month	2023	2024	2025
January	182,500	220,000	215,000
February	279,000	159,000	172,250
March	279,000	402,500	245,000
April	360,000	375,000	295,000
May	330,000	310,000	339,725
June	334,000	399,500	425,000
July	235,000	365,000	359,500
August	169,000	365,000	392,250
September	168,000	365,000	294,250
October	207,500	299,950	280,000
November	172,500	299,950	327,450
December	165,000	195,000	



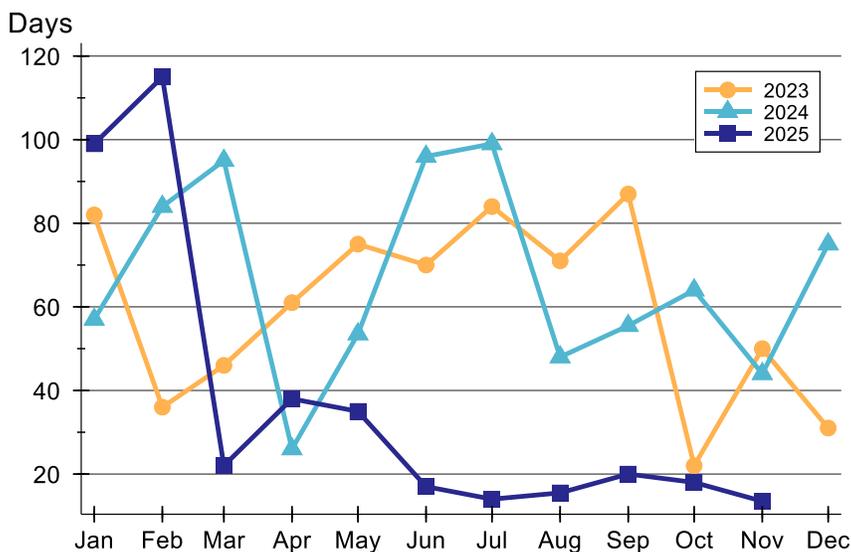
Pottawatomie County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	80	57	91
February	56	77	113
March	68	80	57
April	64	57	60
May	85	68	42
June	78	102	29
July	88	108	31
August	91	78	39
September	90	104	36
October	55	106	38
November	90	71	18
December	50	72	

Median DOM

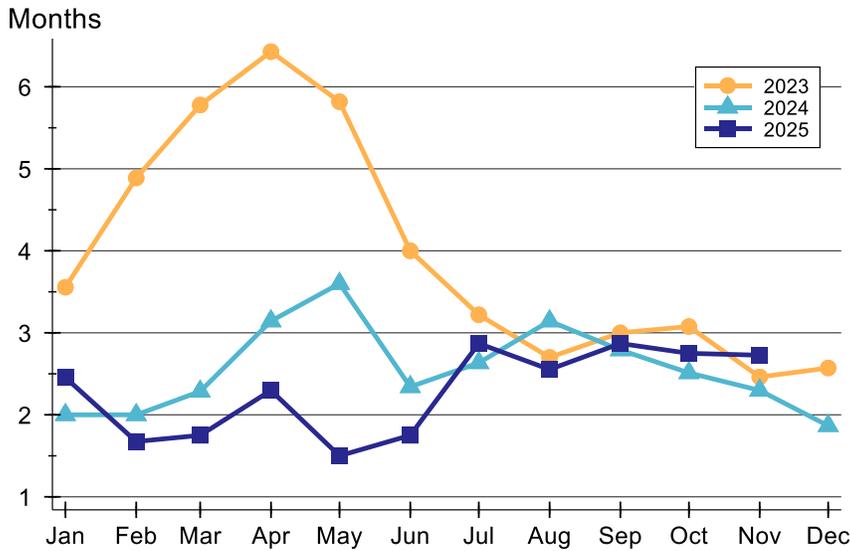


Month	2023	2024	2025
January	82	57	99
February	36	84	115
March	46	95	22
April	61	26	38
May	75	54	35
June	70	96	17
July	84	99	14
August	71	48	16
September	87	56	20
October	22	64	18
November	50	44	14
December	31	75	



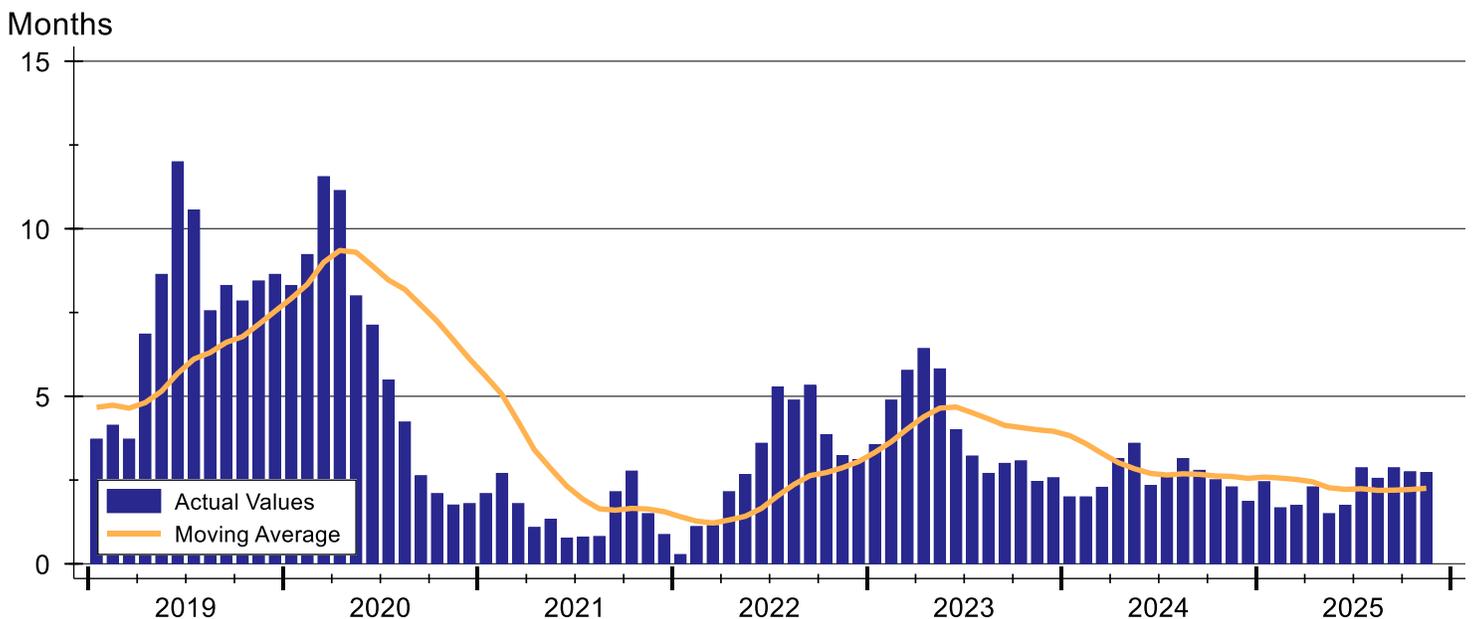
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	3.6	2.0	2.5
February	4.9	2.0	1.7
March	5.8	2.3	1.8
April	6.4	3.1	2.3
May	5.8	3.6	1.5
June	4.0	2.3	1.8
July	3.2	2.6	2.9
August	2.7	3.1	2.6
September	3.0	2.8	2.9
October	3.1	2.5	2.8
November	2.5	2.3	2.7
December	2.6	1.9	

History of Month's Supply





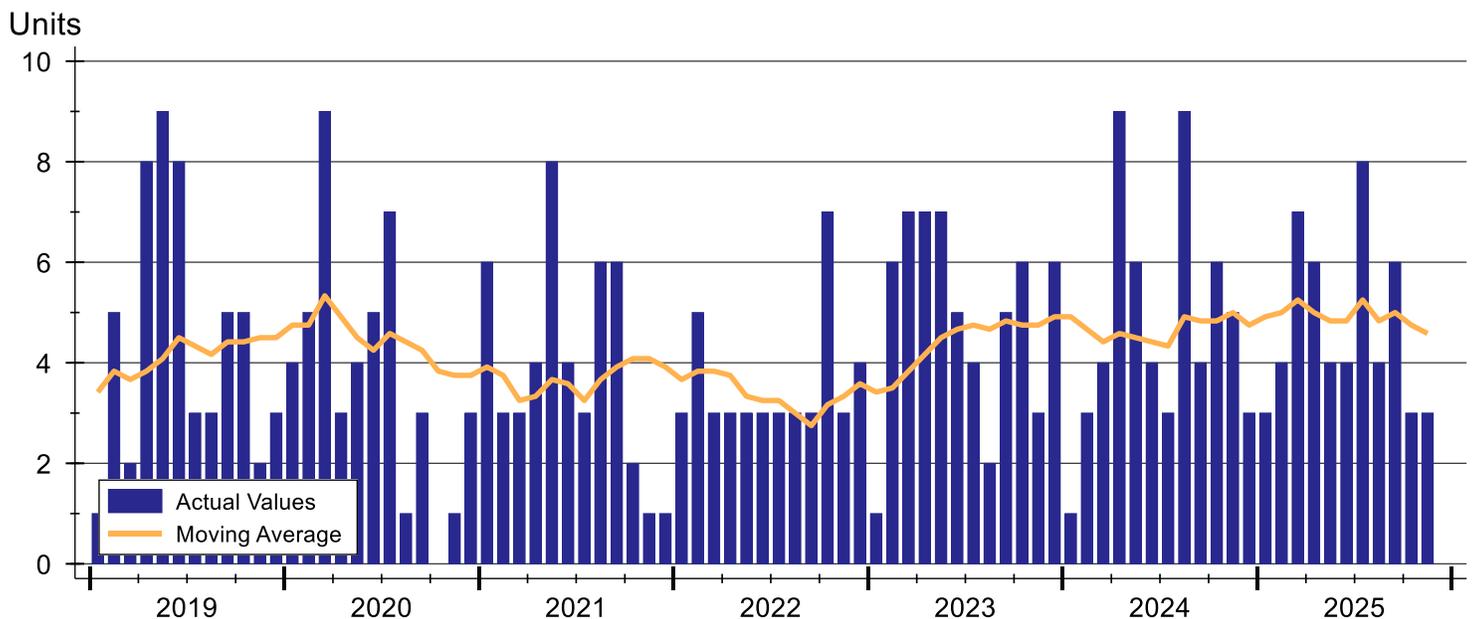
Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	3	5	-40.0%
	Volume (1,000s)	1,215	1,079	12.6%
	Average List Price	404,967	215,800	87.7%
	Median List Price	374,900	169,000	121.8%
Year-to-Date	New Listings	52	54	-3.7%
	Volume (1,000s)	17,085	16,218	5.3%
	Average List Price	328,563	300,338	9.4%
	Median List Price	289,900	250,000	16.0%

A total of 3 new listings were added in Pottawatomie County during November, down 40.0% from the same month in 2024. Year-to-date Pottawatomie County has seen 52 new listings.

The median list price of these homes was \$374,900 up from \$169,000 in 2024.

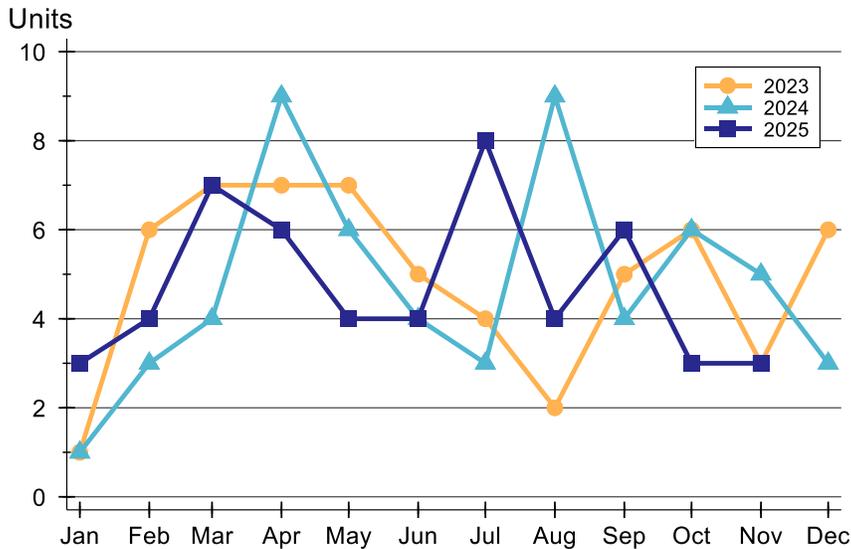
History of New Listings





Pottawatomie County New Listings Analysis

New Listings by Month



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

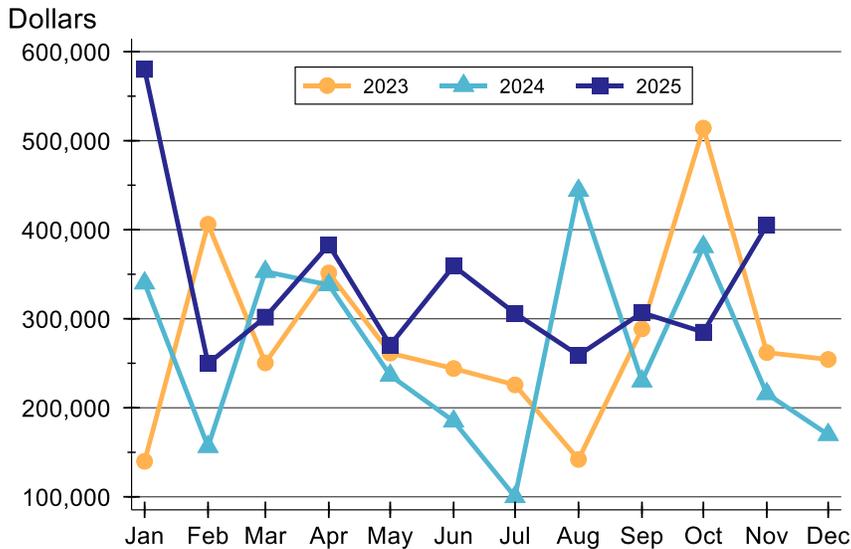
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	225,000	225,000	13	13	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	374,900	374,900	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	33.3%	615,000	615,000	14	14	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



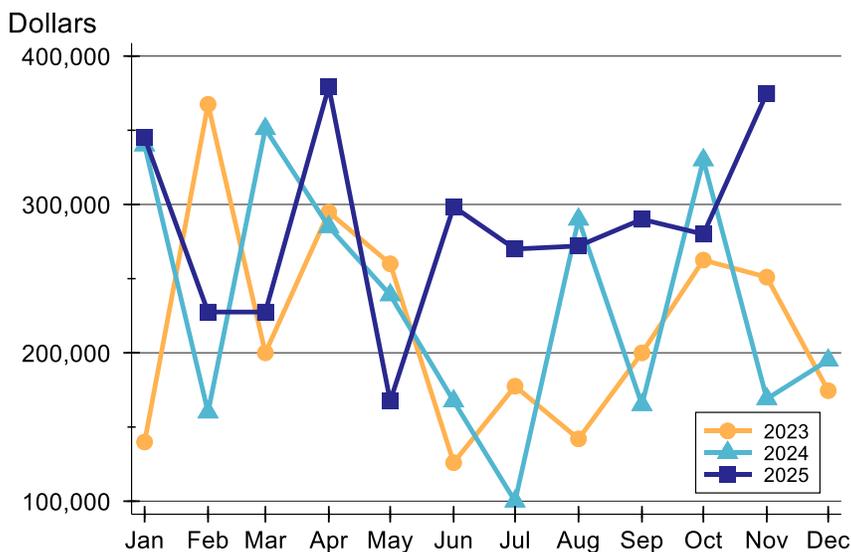
Pottawatomie County New Listings Analysis

Average Price



Month	2023	2024	2025
January	139,900	340,000	580,000
February	406,188	156,333	249,625
March	250,429	353,000	301,779
April	351,417	337,963	383,000
May	261,380	236,400	270,500
June	244,095	185,000	359,238
July	225,750	100,000	306,113
August	142,000	444,050	259,000
September	288,600	229,967	306,800
October	514,116	380,900	285,000
November	262,000	215,800	404,967
December	254,333	169,817	

Median Price



Month	2023	2024	2025
January	139,900	340,000	345,000
February	367,500	160,000	227,500
March	200,000	351,000	227,500
April	294,750	284,950	379,250
May	260,000	239,000	167,500
June	126,000	167,500	298,500
July	177,500	100,000	269,950
August	142,000	290,000	272,000
September	200,000	165,000	290,000
October	262,500	330,000	280,000
November	251,000	169,000	374,900
December	174,500	195,000	



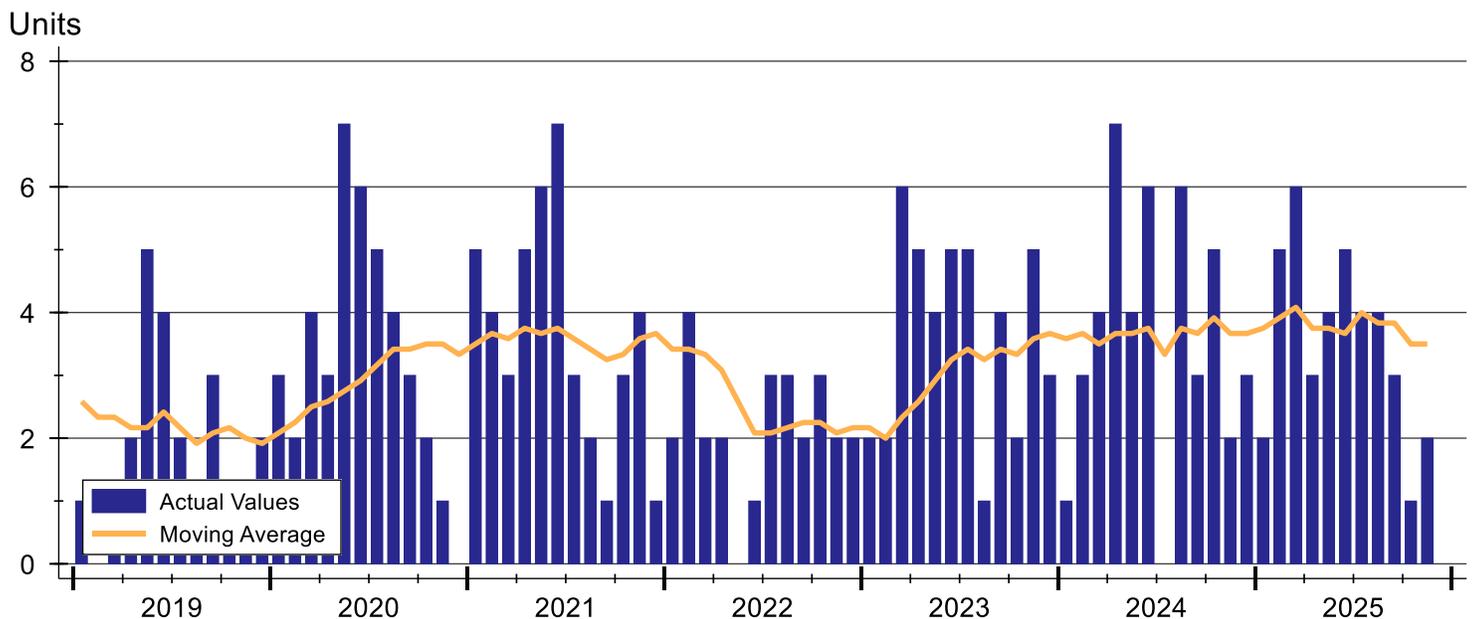
Pottawatomie County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	2	0.0%	39	41	-4.9%
Volume (1,000s)		592	294	101.4%	12,294	11,737	4.7%
Average	Sale Price	296,000	147,000	101.4%	315,218	286,263	10.1%
	Days on Market	81	4	1925.0%	34	37	-8.1%
	Percent of Original	89.4%	85.2%	4.9%	96.0%	94.3%	1.8%
Median	Sale Price	296,000	147,000	101.4%	289,700	229,900	26.0%
	Days on Market	81	4	1925.0%	14	14	0.0%
	Percent of Original	89.4%	85.2%	4.9%	97.4%	98.2%	-0.8%

A total of 2 contracts for sale were written in Pottawatomie County during the month of November, the same as in 2024. The median list price of these homes was \$296,000, up from \$147,000 the prior year.

Half of the homes that went under contract in November were on the market less than 81 days, compared to 4 days in November 2024.

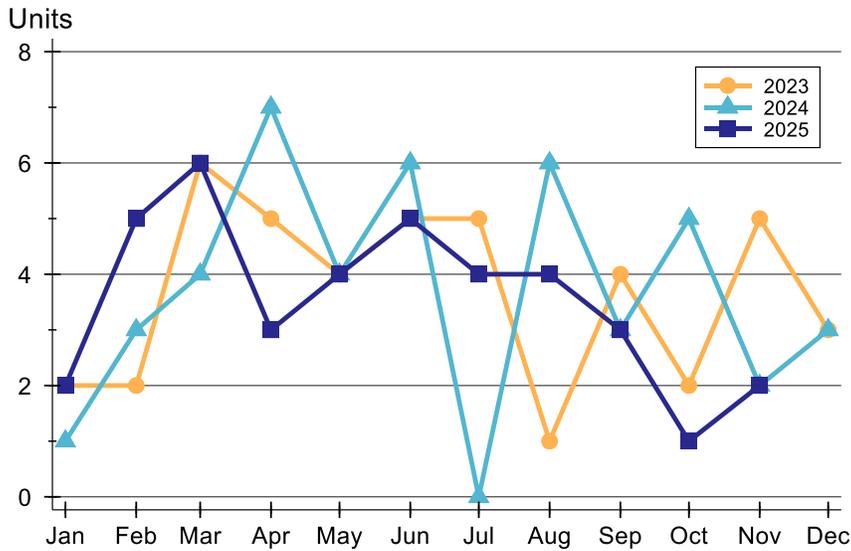
History of Contracts Written





Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

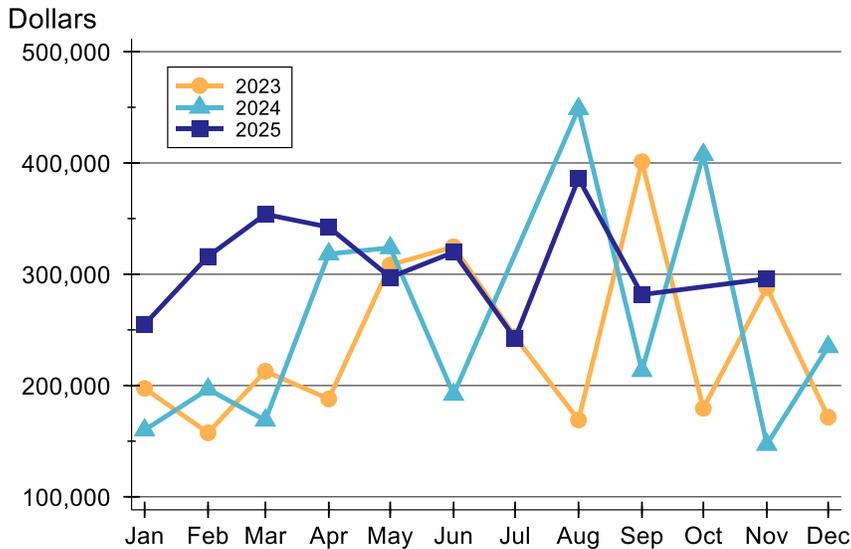
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	50.0%	174,000	174,000	61	61	88.5%	88.5%
\$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	1	50.0%	418,000	418,000	101	101	90.3%	90.3%
\$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



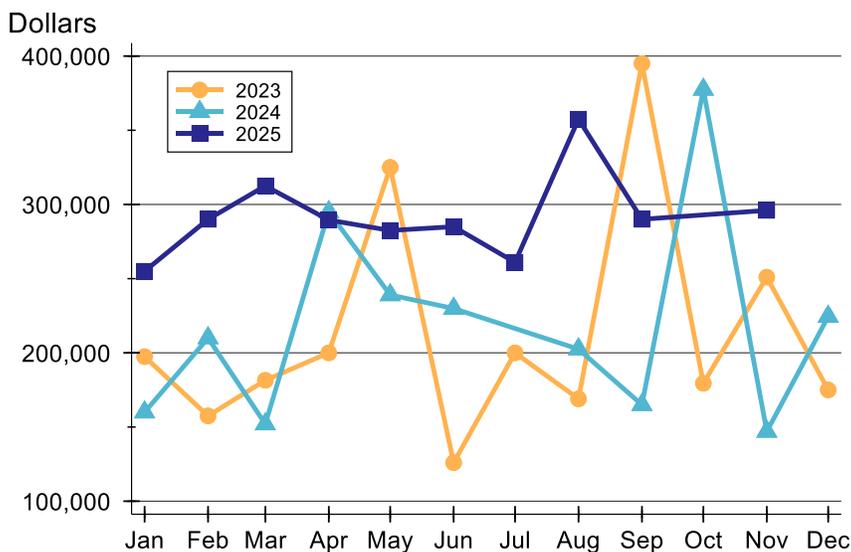
Pottawatomie County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	196,667	316,000
March	212,833	168,750	353,917
April	187,980	318,271	342,333
May	308,333	323,750	297,238
June	324,708	191,980	319,790
July	243,900	N/A	242,225
August	169,000	448,750	386,000
September	401,119	213,333	281,667
October	179,500	407,488	N/A
November	288,000	147,000	296,000
December	171,566	234,817	

Median Price

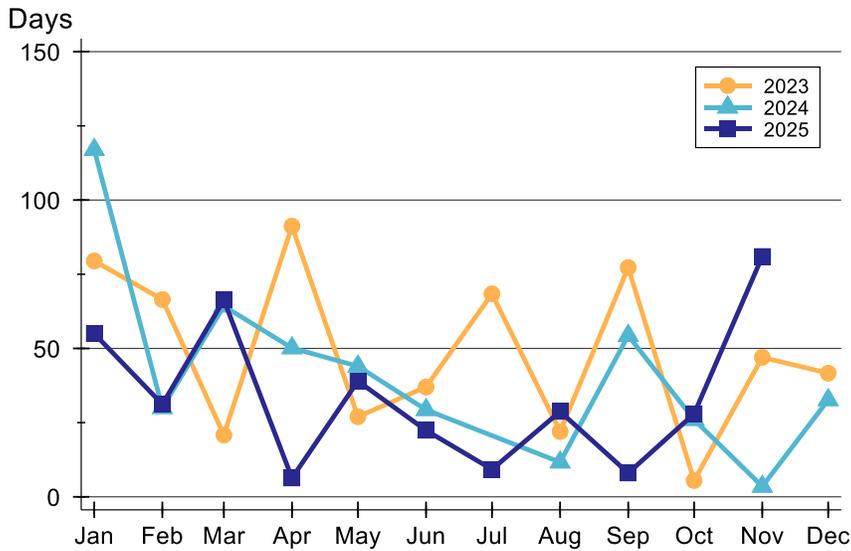


Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	210,000	290,000
March	181,500	152,000	312,500
April	200,000	295,000	289,500
May	325,000	239,000	282,475
June	126,000	229,900	285,000
July	200,000	N/A	261,000
August	169,000	202,500	357,500
September	395,000	165,000	290,000
October	179,500	377,500	N/A
November	251,000	147,000	296,000
December	175,000	224,500	



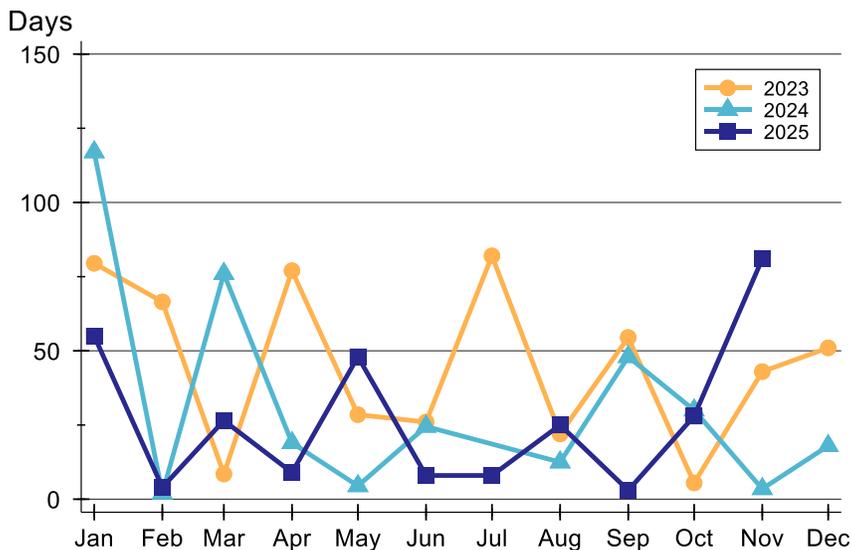
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	80	117	55
February	67	30	31
March	21	64	66
April	91	50	6
May	27	44	39
June	37	29	22
July	68	N/A	9
August	22	12	29
September	77	54	8
October	6	26	28
November	47	4	81
December	42	33	

Median DOM

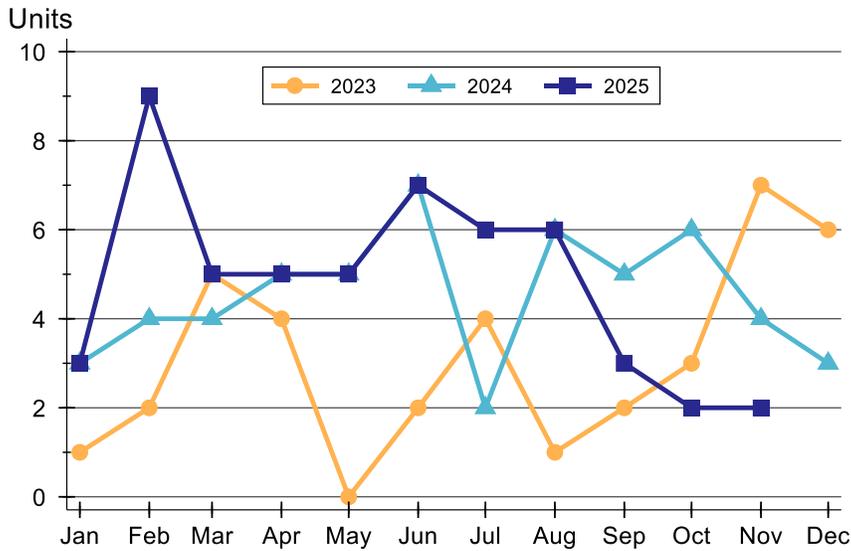


Month	2023	2024	2025
January	80	117	55
February	67	2	4
March	9	76	27
April	77	19	9
May	29	5	48
June	26	25	8
July	82	N/A	8
August	22	13	25
September	55	48	3
October	6	30	28
November	43	4	81
December	51	18	



Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



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

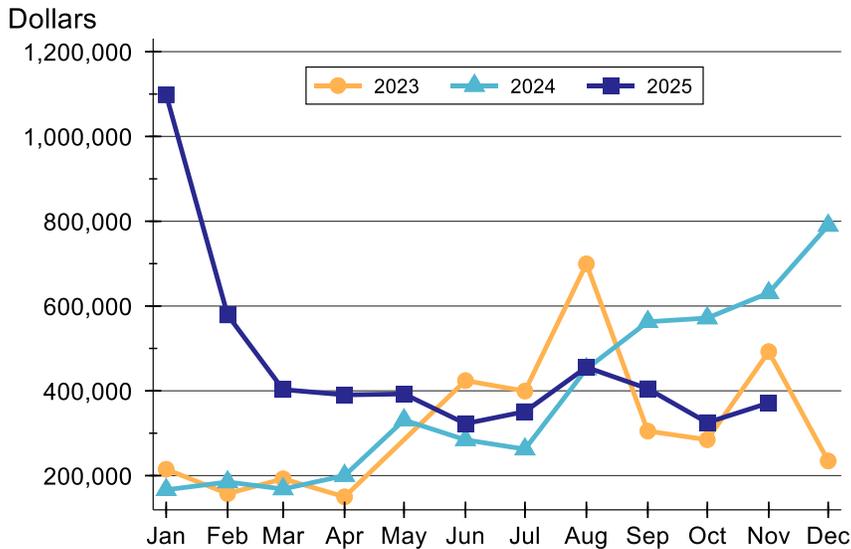
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	50.0%	325,000	325,000	3	3	100.0%	100.0%
\$400,000-\$499,999	1	50.0%	418,000	418,000	101	101	90.3%	90.3%
\$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



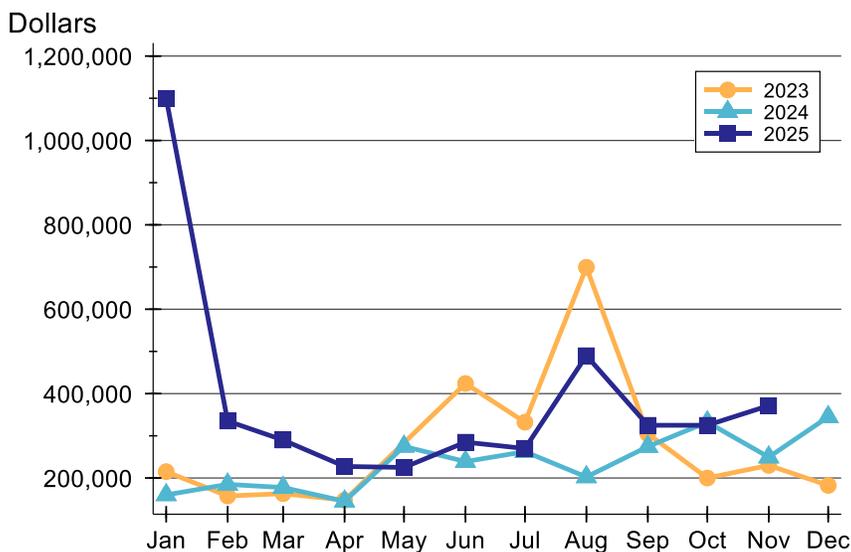
Pottawatomie County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	215,000	166,566	1,098,333
February	157,500	184,925	578,889
March	192,600	168,500	403,000
April	150,000	199,980	390,500
May	N/A	331,180	392,700
June	424,063	284,414	322,636
July	399,406	262,450	350,975
August	699,475	451,583	455,667
September	305,000	562,900	405,000
October	284,667	571,658	325,000
November	492,571	631,000	371,500
December	234,616	790,000	

Median Price

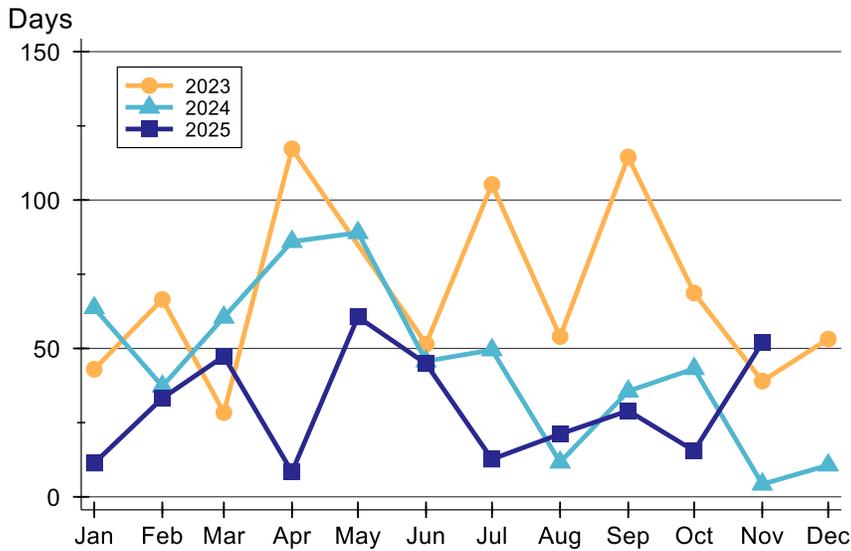


Month	2023	2024	2025
January	215,000	160,000	1,100,000
February	157,500	185,000	335,000
March	163,000	177,500	290,000
April	147,500	145,000	227,500
May	N/A	274,900	225,000
June	424,063	239,000	285,000
July	332,250	262,450	269,950
August	699,475	202,500	490,000
September	305,000	274,500	325,000
October	200,000	332,500	325,000
November	230,000	249,500	371,500
December	182,500	345,000	



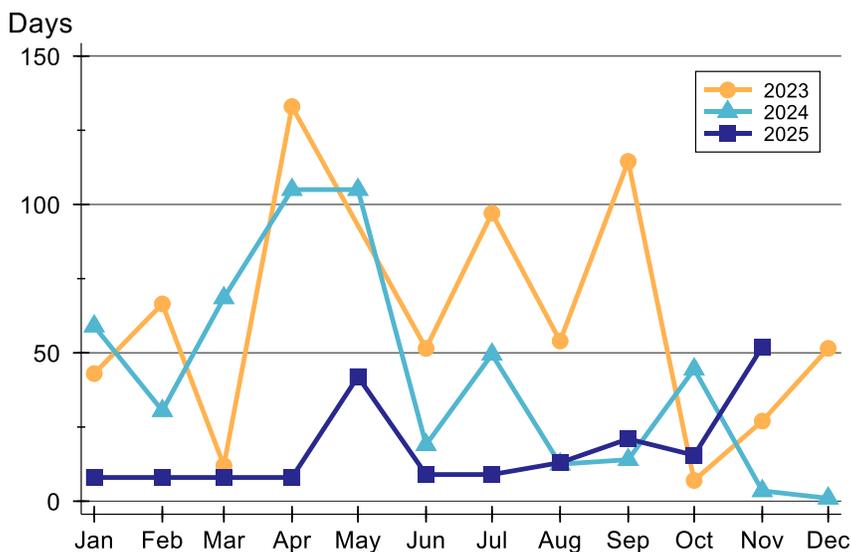
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	43	64	11
February	67	37	33
March	28	61	47
April	117	86	8
May	N/A	89	61
June	52	46	45
July	105	50	13
August	54	12	21
September	115	36	29
October	69	43	16
November	39	4	52
December	53	11	

Median DOM



Month	2023	2024	2025
January	43	59	8
February	67	31	8
March	12	69	8
April	133	105	8
May	N/A	105	42
June	52	19	9
July	97	50	9
August	54	13	13
September	115	14	21
October	7	45	16
November	27	4	52
December	52	1	



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Fell in November

Total home sales in Shawnee County fell last month to 165 units, compared to 178 units in November 2024. Total sales volume was \$41.3 million, down from a year earlier.

The median sale price in November was \$220,250, up from \$204,000 a year earlier. Homes that sold in November were typically on the market for 13 days and sold for 99.7% of their list prices.

Shawnee County Active Listings Up at End of November

The total number of active listings in Shawnee County at the end of November was 281 units, up from 259 at the same point in 2024. 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 November was \$218,000.

During November, a total of 142 contracts were written down from 167 in November 2024. At the end of the month, there were 160 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3235
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Shawnee County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		165 -7.3%	178 6.0%	168 4.3%	2,217 0.2%	2,213 1.1%	2,190 -7.6%
Active Listings Change from prior year		281 8.5%	259 12.6%	230 6.0%	N/A	N/A	N/A
Months' Supply Change from prior year		1.4 7.7%	1.3 8.3%	1.2 20.0%	N/A	N/A	N/A
New Listings Change from prior year		154 -28.4%	215 14.4%	188 -19.0%	2,549 -4.1%	2,658 3.9%	2,557 -6.1%
Contracts Written Change from prior year		142 -15.0%	167 8.4%	154 -2.5%	2,197 -2.1%	2,243 1.8%	2,204 -6.9%
Pending Contracts Change from prior year		160 -8.0%	174 11.5%	156 4.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		41,314 -0.6%	41,574 30.7%	31,817 3.8%	508,143 2.5%	495,659 10.0%	450,564 -6.5%
Average	Sale Price Change from prior year	250,390 7.2%	233,565 23.3%	189,385 -0.5%	229,203 2.3%	223,976 8.9%	205,737 1.2%
	List Price of Actives Change from prior year	301,866 25.4%	240,732 -12.5%	275,269 -23.1%	N/A	N/A	N/A
	Days on Market Change from prior year	27 3.8%	26 52.9%	17 -5.6%	22 0.0%	22 29.4%	17 41.7%
	Percent of List Change from prior year	97.7% -1.0%	98.7% -0.1%	98.8% 0.0%	98.6% -0.3%	98.9% -0.2%	99.1% -1.7%
	Percent of Original Change from prior year	94.2% -2.4%	96.5% -0.3%	96.8% -0.5%	96.9% -0.3%	97.2% -0.6%	97.8% -1.8%
Median	Sale Price Change from prior year	220,250 8.0%	204,000 24.6%	163,750 -0.8%	205,000 4.1%	197,000 11.7%	176,375 1.4%
	List Price of Actives Change from prior year	218,000 -0.5%	219,000 -0.4%	219,950 15.8%	N/A	N/A	N/A
	Days on Market Change from prior year	13 44.4%	9 0.0%	9 125.0%	6 20.0%	5 25.0%	4 33.3%
	Percent of List Change from prior year	99.7% -0.3%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	97.3% -2.4%	99.7% 1.3%	98.4% -1.6%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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



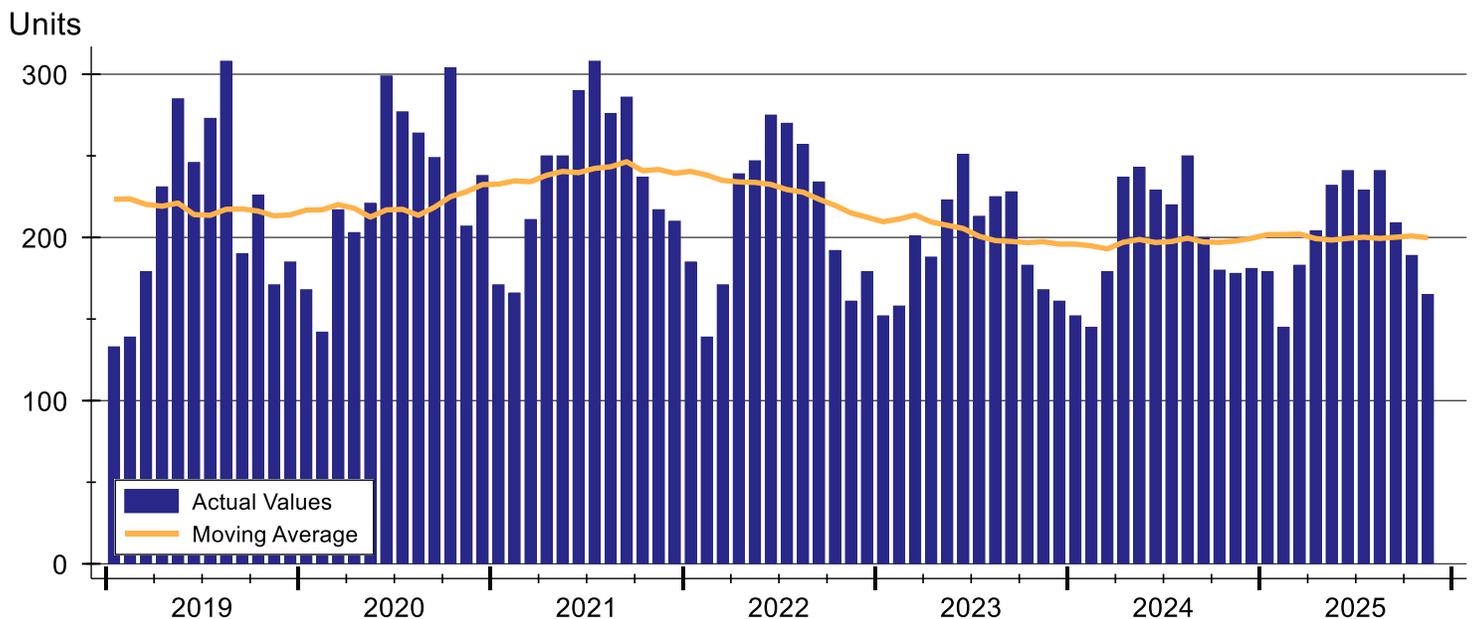
Shawnee County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		165	178	-7.3%	2,217	2,213	0.2%
Volume (1,000s)		41,314	41,574	-0.6%	508,143	495,659	2.5%
Months' Supply		1.4	1.3	7.7%	N/A	N/A	N/A
Average	Sale Price	250,390	233,565	7.2%	229,203	223,976	2.3%
	Days on Market	27	26	3.8%	22	22	0.0%
	Percent of List	97.7%	98.7%	-1.0%	98.6%	98.9%	-0.3%
	Percent of Original	94.2%	96.5%	-2.4%	96.9%	97.2%	-0.3%
Median	Sale Price	220,250	204,000	8.0%	205,000	197,000	4.1%
	Days on Market	13	9	44.4%	6	5	20.0%
	Percent of List	99.7%	100.0%	-0.3%	100.0%	100.0%	0.0%
	Percent of Original	97.3%	99.7%	-2.4%	100.0%	100.0%	0.0%

A total of 165 homes sold in Shawnee County in November, down from 178 units in November 2024. Total sales volume fell to \$41.3 million compared to \$41.6 million in the previous year.

The median sales price in November was \$220,250, up 8.0% compared to the prior year. Median days on market was 13 days, up from 5 days in October, and up from 9 in November 2024.

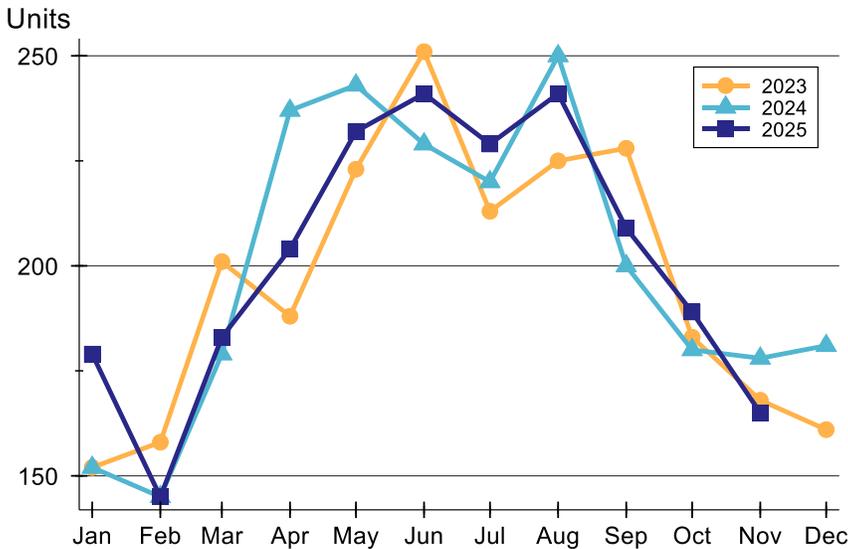
History of Closed Listings





Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	152	152	179
February	158	145	145
March	201	179	183
April	188	237	204
May	223	243	232
June	251	229	241
July	213	220	229
August	225	250	241
September	228	200	209
October	183	180	189
November	168	178	165
December	161	181	

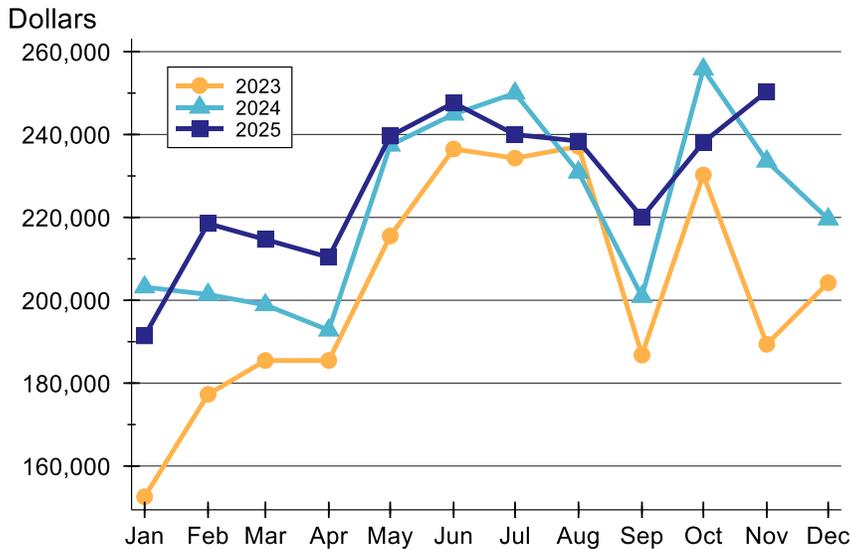
Closed Listings by Price Range

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	1.8%	0.0	21,000	21,000	24	29	73.4%	70.8%	73.4%	70.8%
\$25,000-\$49,999	1	0.6%	1.1	40,000	40,000	0	0	88.9%	88.9%	88.9%	88.9%
\$50,000-\$99,999	17	10.3%	1.5	70,994	70,000	19	7	96.2%	96.9%	82.8%	89.8%
\$100,000-\$124,999	12	7.3%	1.9	113,249	113,500	32	14	98.0%	99.1%	91.0%	89.3%
\$125,000-\$149,999	10	6.1%	1.6	139,560	140,000	6	2	100.5%	100.0%	99.8%	100.0%
\$150,000-\$174,999	10	6.1%	1.2	164,595	162,025	36	26	96.1%	98.0%	93.0%	93.5%
\$175,000-\$199,999	18	10.9%	1.2	184,773	183,500	24	17	98.5%	98.9%	95.3%	98.0%
\$200,000-\$249,999	28	17.0%	1.0	223,892	223,092	16	4	98.5%	100.0%	97.8%	100.0%
\$250,000-\$299,999	20	12.1%	1.0	269,829	266,250	30	6	99.4%	100.0%	96.2%	98.1%
\$300,000-\$399,999	28	17.0%	1.5	352,166	354,950	33	16	98.8%	100.0%	96.6%	97.4%
\$400,000-\$499,999	9	5.5%	1.7	440,428	422,500	33	18	99.4%	98.8%	97.7%	97.9%
\$500,000-\$749,999	6	3.6%	2.1	608,833	611,000	74	43	98.3%	99.2%	97.7%	96.4%
\$750,000-\$999,999	1	0.6%	5.5	900,000	900,000	103	103	69.3%	69.3%	69.3%	69.3%
\$1,000,000 and up	2	1.2%	15.0	1,117,500	1,117,500	12	12	93.4%	93.4%	93.4%	93.4%



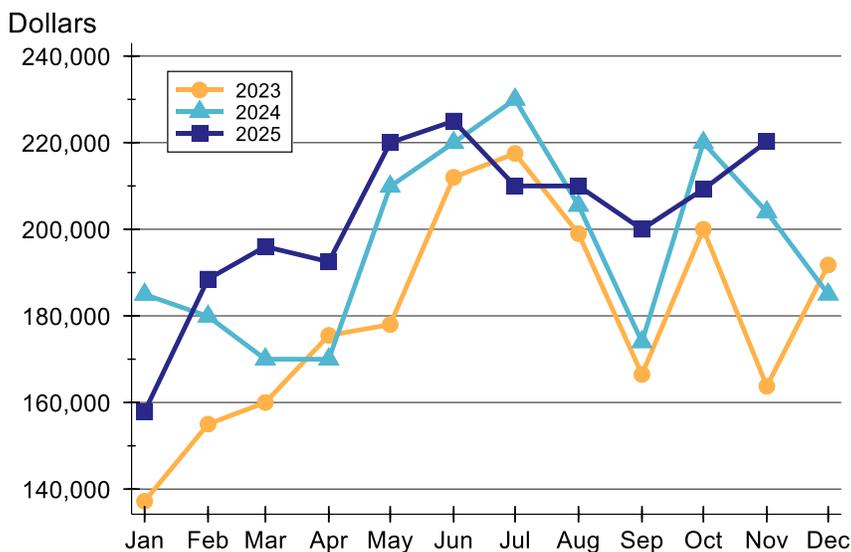
Shawnee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,562	203,177	191,383
February	177,282	201,388	218,515
March	185,458	198,874	214,665
April	185,465	192,780	210,384
May	215,513	237,424	239,628
June	236,507	244,889	247,648
July	234,303	249,965	239,989
August	237,110	230,912	238,421
September	186,792	200,908	220,020
October	230,249	255,762	238,129
November	189,385	233,565	250,390
December	204,217	219,595	

Median Price

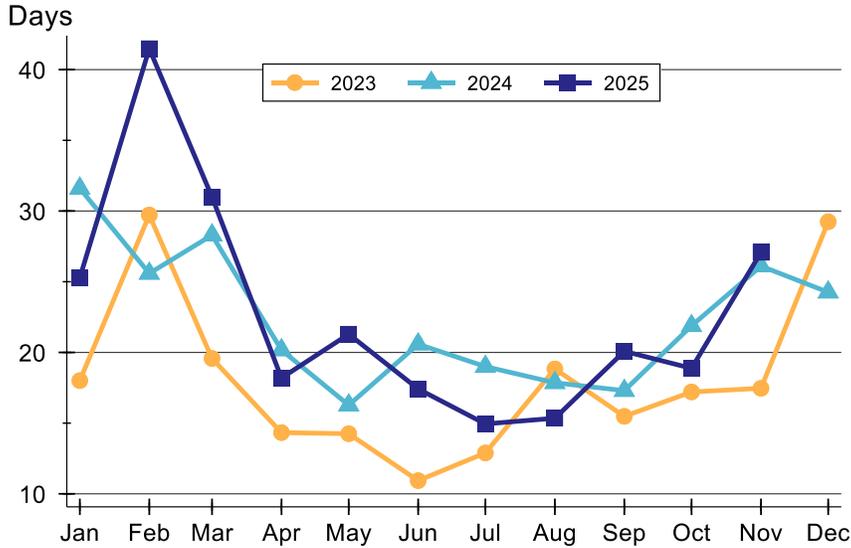


Month	2023	2024	2025
January	137,200	184,950	157,900
February	155,000	179,900	188,500
March	160,000	170,000	196,000
April	175,500	170,000	192,500
May	178,000	209,900	220,000
June	212,000	220,000	225,000
July	217,500	230,000	210,000
August	199,000	205,500	210,000
September	166,475	174,000	200,000
October	200,000	220,000	209,240
November	163,750	204,000	220,250
December	191,750	185,000	



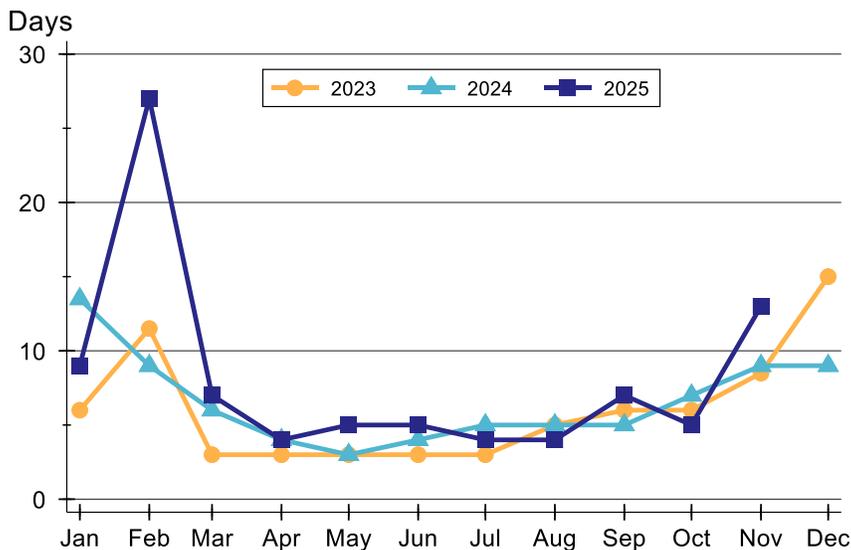
Shawnee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	18	32	25
February	30	26	41
March	20	28	31
April	14	20	18
May	14	16	21
June	11	21	17
July	13	19	15
August	19	18	15
September	15	17	20
October	17	22	19
November	17	26	27
December	29	24	

Median DOM



Month	2023	2024	2025
January	6	14	9
February	12	9	27
March	3	6	7
April	3	4	4
May	3	3	5
June	3	4	5
July	3	5	4
August	5	5	4
September	6	5	7
October	6	7	5
November	9	9	13
December	15	9	



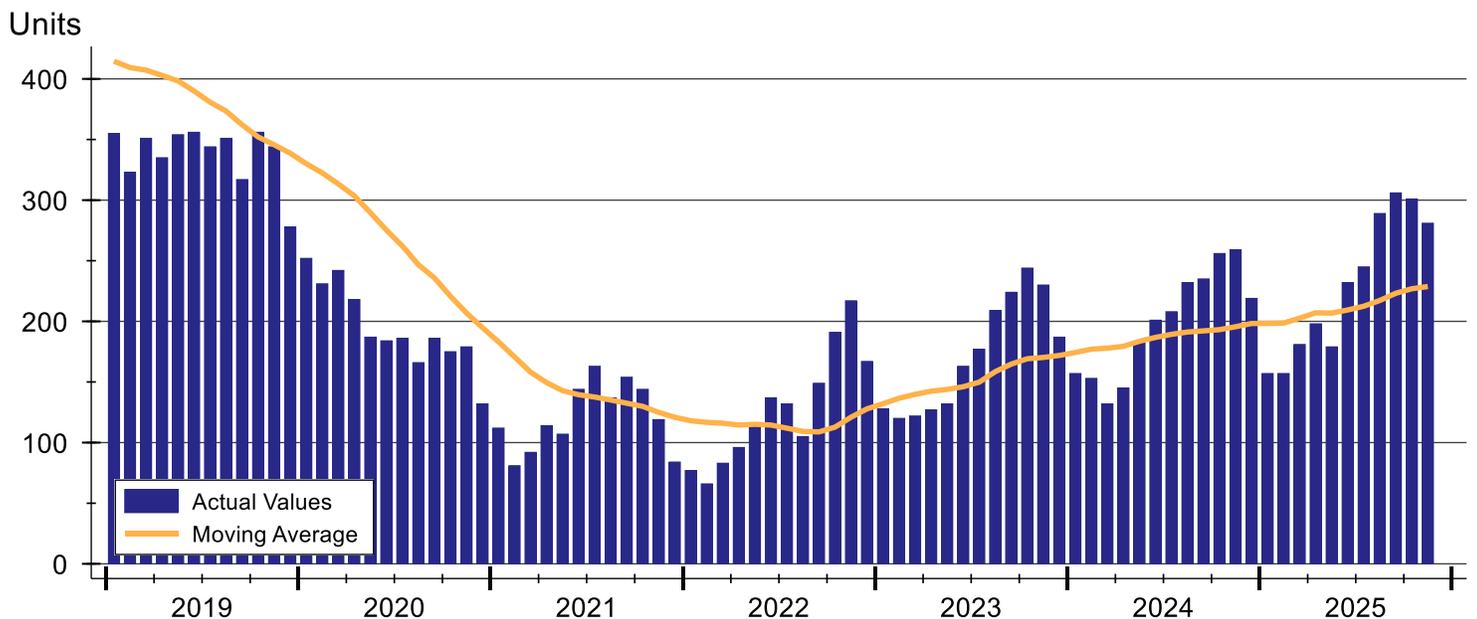
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		281	259	8.5%
Volume (1,000s)		84,824	62,350	36.0%
Months' Supply		1.4	1.3	7.7%
Average	List Price	301,866	240,732	25.4%
	Days on Market	42	49	-14.3%
	Percent of Original	95.1%	97.3%	-2.3%
Median	List Price	218,000	219,000	-0.5%
	Days on Market	22	35	-37.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 281 homes were available for sale in Shawnee County at the end of November. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of November was \$218,000, down 0.5% from 2024. The typical time on market for active listings was 22 days, down from 35 days a year earlier.

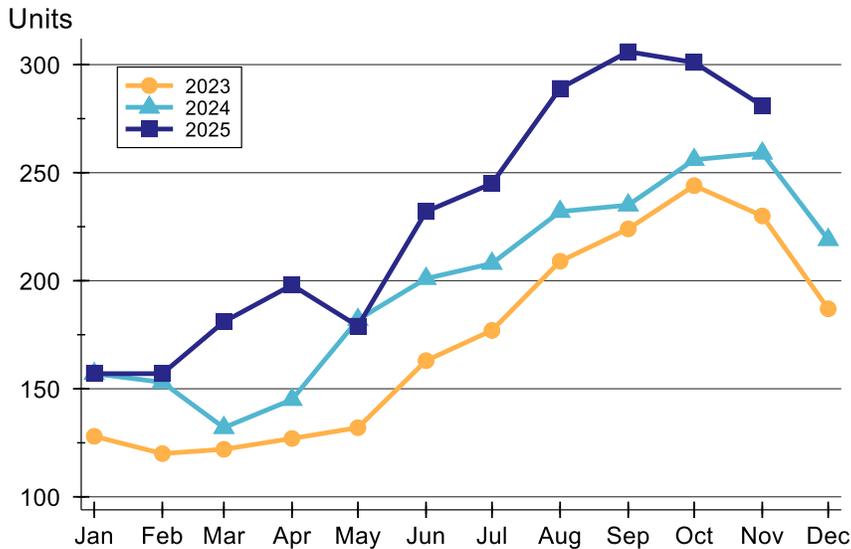
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	128	157	157
February	120	153	157
March	122	132	181
April	127	145	198
May	132	182	179
June	163	201	232
July	177	208	245
August	209	232	289
September	224	235	306
October	244	256	301
November	230	259	281
December	187	219	

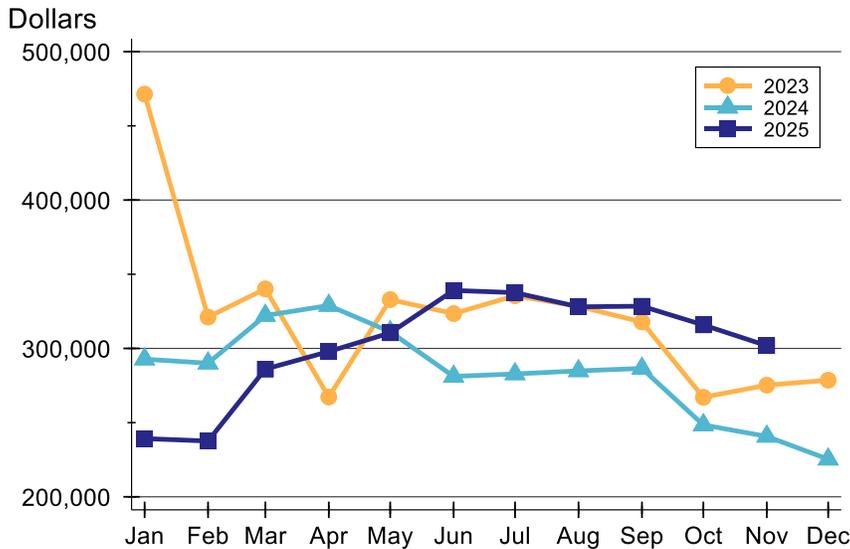
Active Listings by Price Range

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	11	3.9%	1.1	37,000	37,000	42	15	91.2%	100.0%
\$50,000-\$99,999	36	12.8%	1.5	81,385	84,425	39	28	95.6%	100.0%
\$100,000-\$124,999	22	7.8%	1.9	114,680	117,000	55	18	87.0%	98.4%
\$125,000-\$149,999	27	9.6%	1.6	139,081	139,900	34	19	96.3%	96.7%
\$150,000-\$174,999	19	6.8%	1.2	164,416	165,000	19	8	98.3%	100.0%
\$175,000-\$199,999	20	7.1%	1.2	188,740	189,450	55	28	96.4%	97.3%
\$200,000-\$249,999	29	10.3%	1.0	230,309	230,000	29	15	92.0%	100.0%
\$250,000-\$299,999	26	9.3%	1.0	282,870	284,950	41	27	95.9%	98.0%
\$300,000-\$399,999	43	15.3%	1.5	350,573	349,999	48	36	96.7%	98.4%
\$400,000-\$499,999	21	7.5%	1.7	460,660	470,000	39	14	98.1%	100.0%
\$500,000-\$749,999	16	5.7%	2.1	611,153	602,250	56	45	97.0%	98.2%
\$750,000-\$999,999	6	2.1%	5.5	885,829	860,000	73	63	93.7%	97.7%
\$1,000,000 and up	5	1.8%	15.0	2,886,999	1,200,000	55	24	96.1%	100.0%



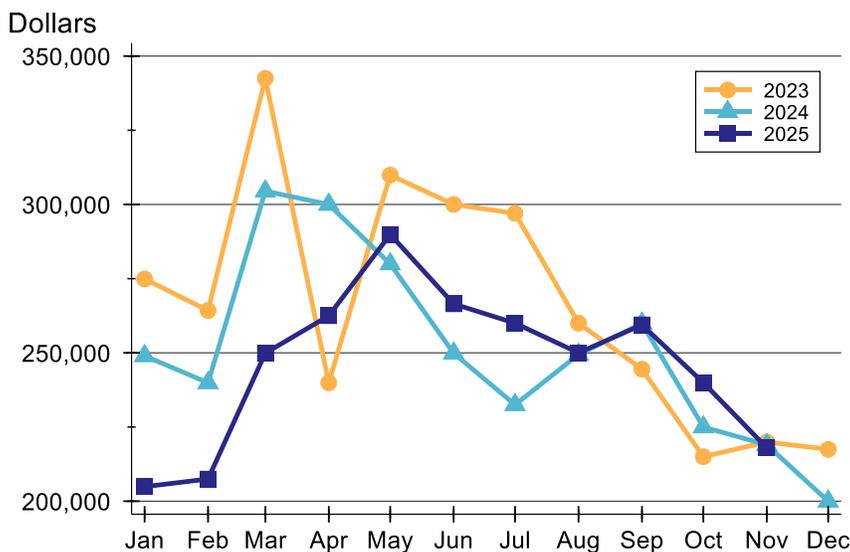
Shawnee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	471,371	292,789	239,241
February	321,120	290,058	237,606
March	340,144	322,171	286,081
April	267,273	328,914	297,906
May	332,899	311,226	310,492
June	323,468	281,161	339,077
July	335,537	282,830	337,602
August	328,376	284,902	328,065
September	317,818	286,533	328,467
October	267,090	248,443	315,824
November	275,269	240,732	301,866
December	278,599	225,353	

Median Price

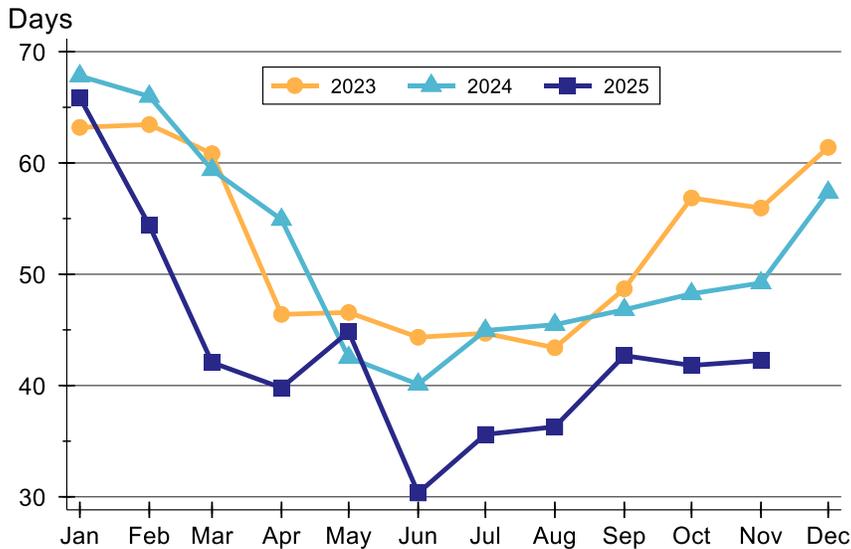


Month	2023	2024	2025
January	274,900	249,000	204,900
February	264,250	239,900	207,500
March	342,500	304,500	249,900
April	239,900	300,000	262,500
May	309,888	279,950	289,900
June	300,000	249,900	266,500
July	297,000	232,500	260,000
August	260,000	249,450	250,000
September	244,500	259,900	259,450
October	215,000	225,000	239,950
November	219,950	219,000	218,000
December	217,500	200,000	



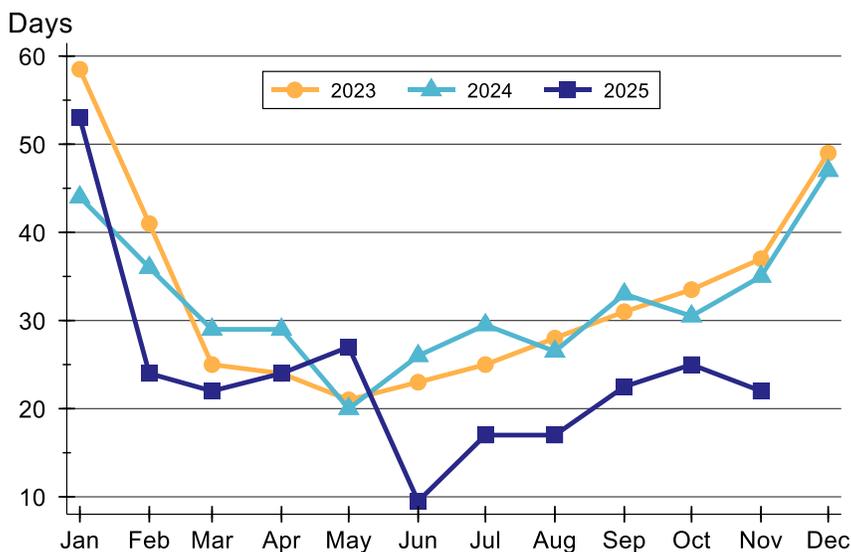
Shawnee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	63	68	66
February	63	66	54
March	61	59	42
April	46	55	40
May	47	43	45
June	44	40	30
July	45	45	36
August	43	45	36
September	49	47	43
October	57	48	42
November	56	49	42
December	61	57	

Median DOM

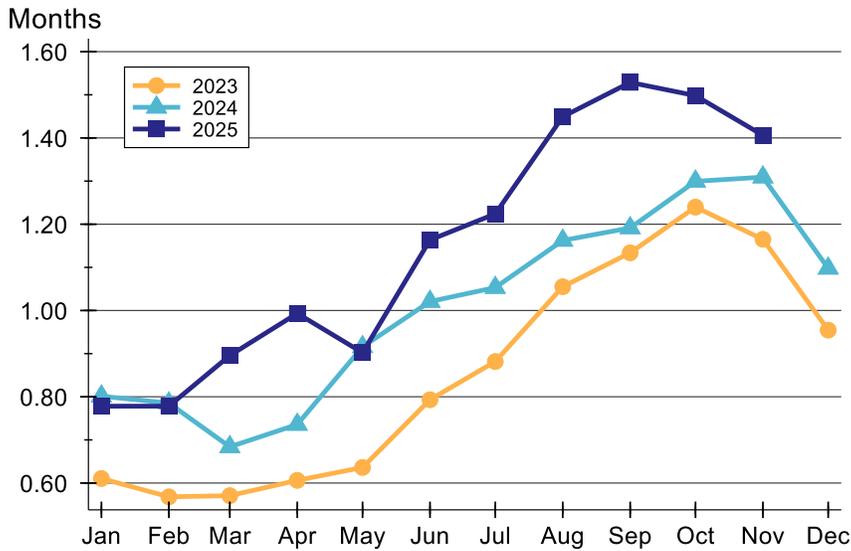


Month	2023	2024	2025
January	59	44	53
February	41	36	24
March	25	29	22
April	24	29	24
May	21	20	27
June	23	26	10
July	25	30	17
August	28	27	17
September	31	33	23
October	34	31	25
November	37	35	22
December	49	47	



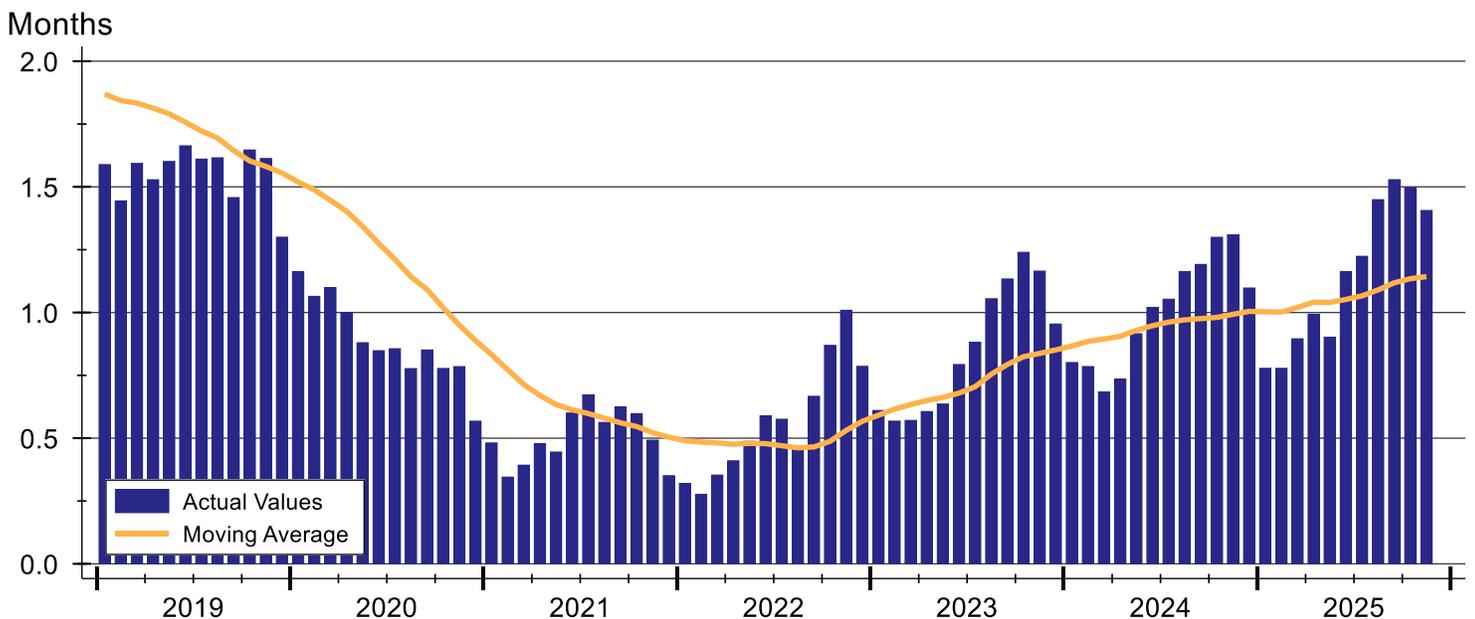
Shawnee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.6	0.8	0.8
February	0.6	0.8	0.8
March	0.6	0.7	0.9
April	0.6	0.7	1.0
May	0.6	0.9	0.9
June	0.8	1.0	1.2
July	0.9	1.1	1.2
August	1.1	1.2	1.4
September	1.1	1.2	1.5
October	1.2	1.3	1.5
November	1.2	1.3	1.4
December	1.0	1.1	-

History of Month's Supply





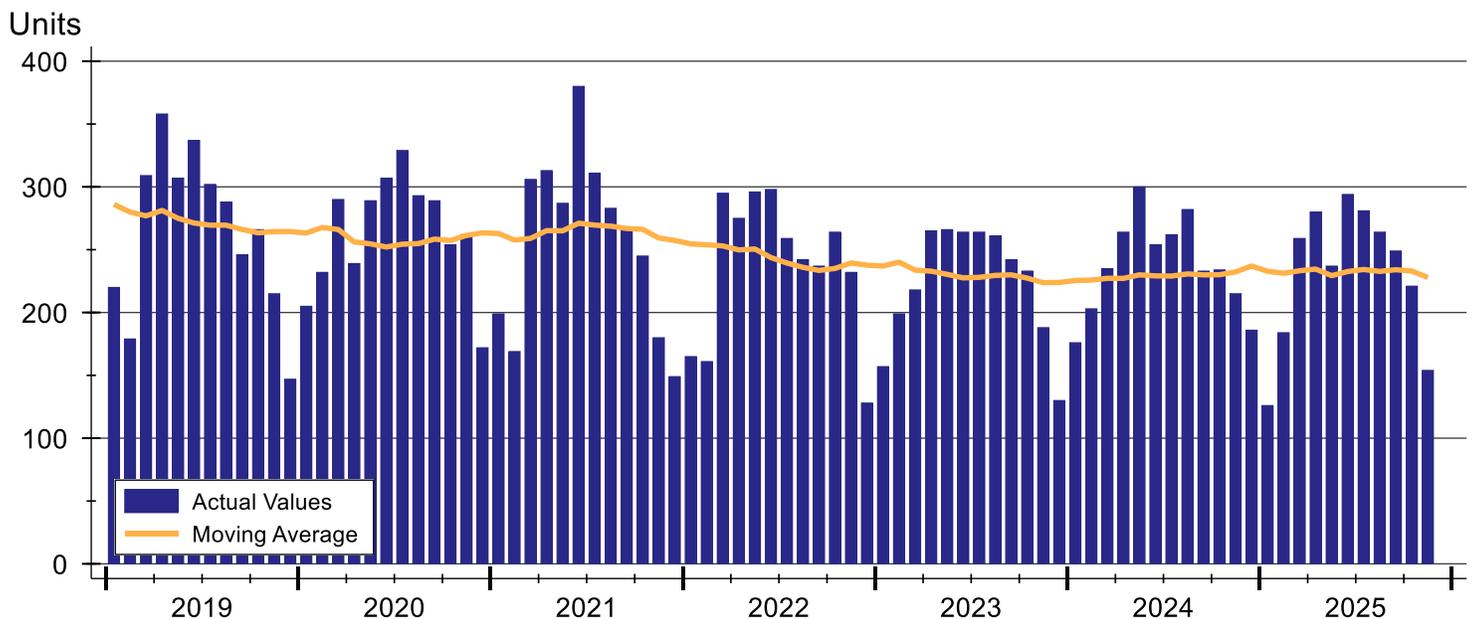
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	154	215	-28.4%
	Volume (1,000s)	34,754	45,484	-23.6%
	Average List Price	225,672	211,556	6.7%
	Median List Price	188,889	185,000	2.1%
Year-to-Date	New Listings	2,549	2,658	-4.1%
	Volume (1,000s)	621,638	616,911	0.8%
	Average List Price	243,875	232,096	5.1%
	Median List Price	210,000	199,000	5.5%

A total of 154 new listings were added in Shawnee County during November, down 28.4% from the same month in 2024. Year-to-date Shawnee County has seen 2,549 new listings.

The median list price of these homes was \$188,888 up from \$185,000 in 2024.

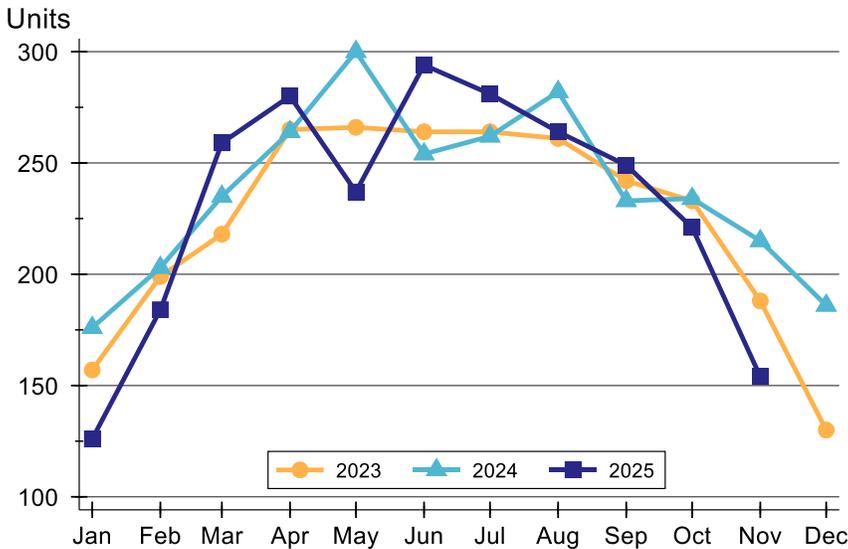
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	157	176	126
February	199	203	184
March	218	235	259
April	265	264	280
May	266	300	237
June	264	254	294
July	264	262	281
August	261	282	264
September	242	233	249
October	233	234	221
November	188	215	154
December	130	186	

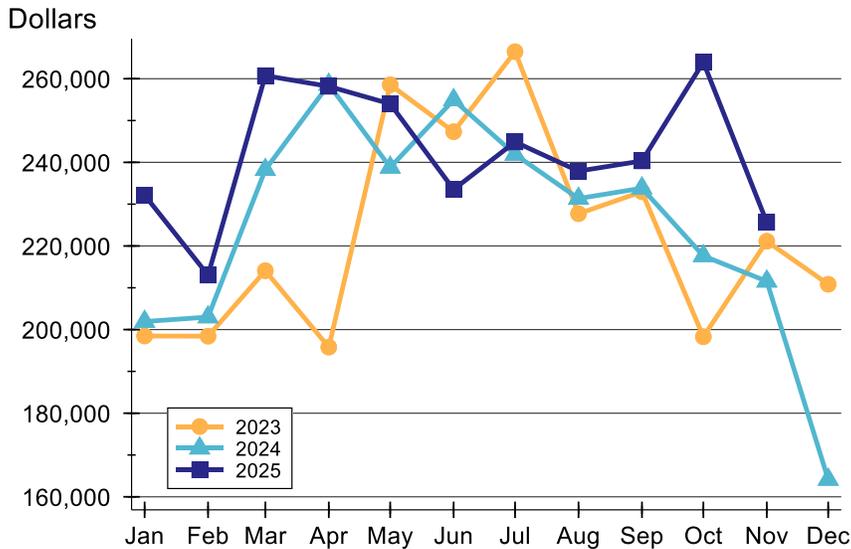
New Listings by Price Range

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	0.6%	20,900	20,900	22	22	83.6%	83.6%
\$25,000-\$49,999	5	3.2%	41,600	44,000	8	9	84.4%	88.9%
\$50,000-\$99,999	21	13.6%	75,907	79,900	8	4	99.1%	100.0%
\$100,000-\$124,999	9	5.8%	112,317	110,000	11	5	99.0%	100.0%
\$125,000-\$149,999	18	11.7%	137,508	138,950	9	9	98.9%	100.0%
\$150,000-\$174,999	15	9.7%	164,953	164,900	11	10	98.6%	100.0%
\$175,000-\$199,999	13	8.4%	188,467	185,000	10	5	99.0%	100.0%
\$200,000-\$249,999	24	15.6%	224,717	224,900	9	9	99.9%	100.0%
\$250,000-\$299,999	15	9.7%	283,417	289,500	10	7	99.7%	100.0%
\$300,000-\$399,999	17	11.0%	358,080	360,000	10	9	99.9%	100.0%
\$400,000-\$499,999	12	7.8%	459,931	468,635	10	6	99.6%	100.0%
\$500,000-\$749,999	2	1.3%	659,625	659,625	12	12	100.0%	100.0%
\$750,000-\$999,999	1	0.6%	799,999	799,999	11	11	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1,150,000	1,150,000	5	5	100.0%	100.0%



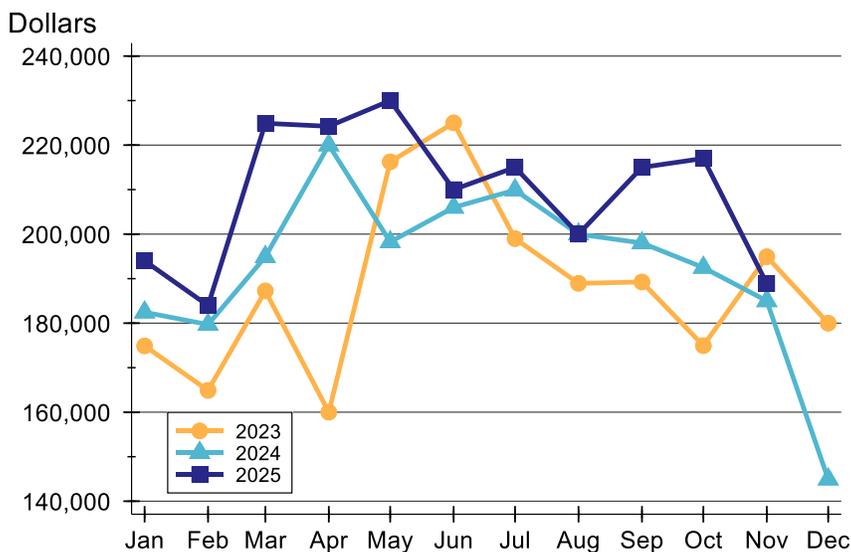
Shawnee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	198,471	201,923	232,174
February	198,421	203,001	213,023
March	214,083	238,254	260,745
April	195,806	258,643	258,179
May	258,558	238,789	253,993
June	247,335	254,943	233,524
July	266,478	241,904	244,880
August	227,725	231,350	237,904
September	232,969	233,832	240,339
October	198,279	217,633	263,957
November	221,138	211,556	225,672
December	210,838	164,149	

Median Price



Month	2023	2024	2025
January	174,900	182,450	194,000
February	164,900	179,700	183,950
March	187,250	194,900	224,900
April	160,000	220,000	224,225
May	216,250	198,250	230,000
June	225,000	206,000	210,000
July	199,000	209,900	215,000
August	188,950	200,000	200,000
September	189,250	198,000	215,000
October	174,950	192,500	217,000
November	194,925	185,000	188,889
December	180,000	144,950	



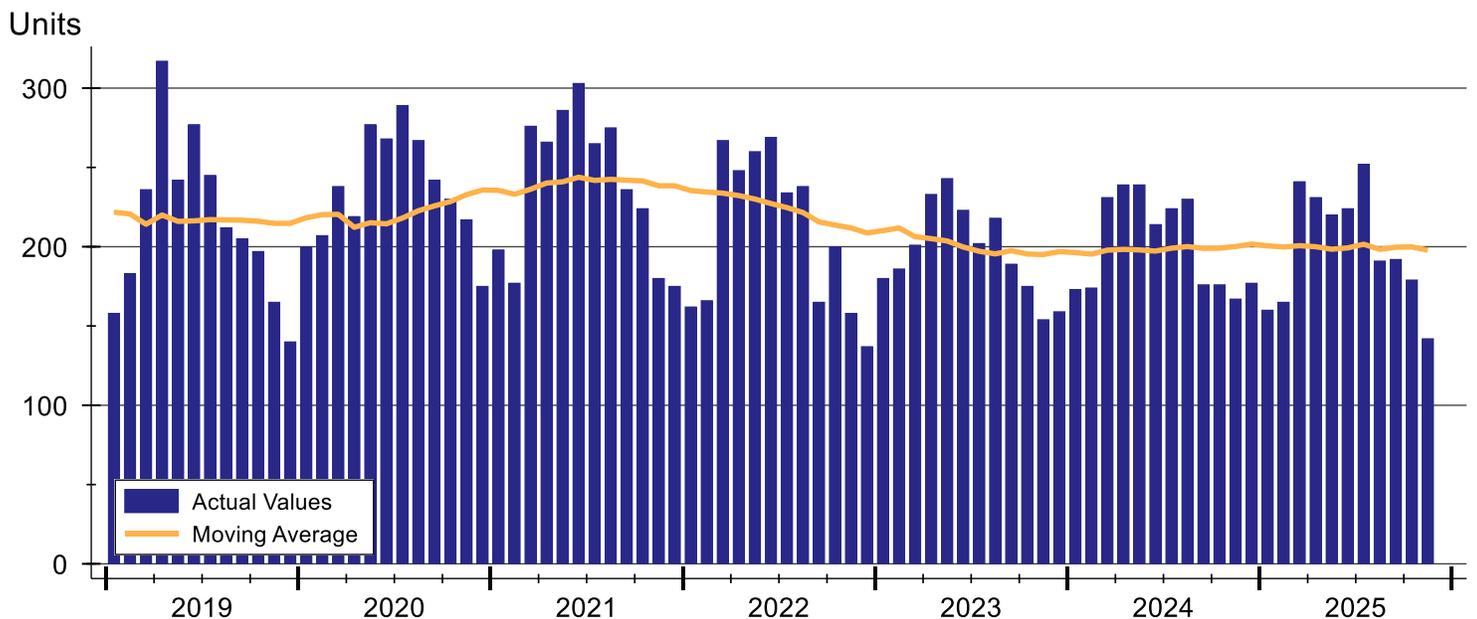
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		142	167	-15.0%	2,197	2,243	-2.1%
Volume (1,000s)		32,664	36,948	-11.6%	517,513	513,236	0.8%
Average	Sale Price	230,031	221,244	4.0%	235,554	228,817	2.9%
	Days on Market	29	25	16.0%	22	21	4.8%
	Percent of Original	95.4%	95.6%	-0.2%	96.9%	97.2%	-0.3%
Median	Sale Price	210,000	174,250	20.5%	210,000	199,000	5.5%
	Days on Market	18	10	80.0%	6	5	20.0%
	Percent of Original	100.0%	98.4%	1.6%	100.0%	100.0%	0.0%

A total of 142 contracts for sale were written in Shawnee County during the month of November, down from 167 in 2024. The median list price of these homes was \$210,000, up from \$174,250 the prior year.

Half of the homes that went under contract in November were on the market less than 18 days, compared to 10 days in November 2024.

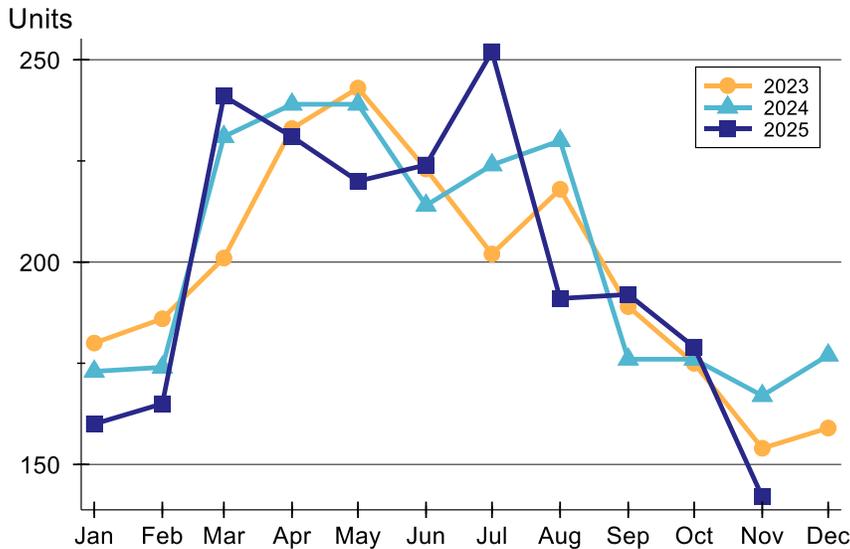
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	180	173	160
February	186	174	165
March	201	231	241
April	233	239	231
May	243	239	220
June	223	214	224
July	202	224	252
August	218	230	191
September	189	176	192
October	175	176	179
November	154	167	142
December	159	177	

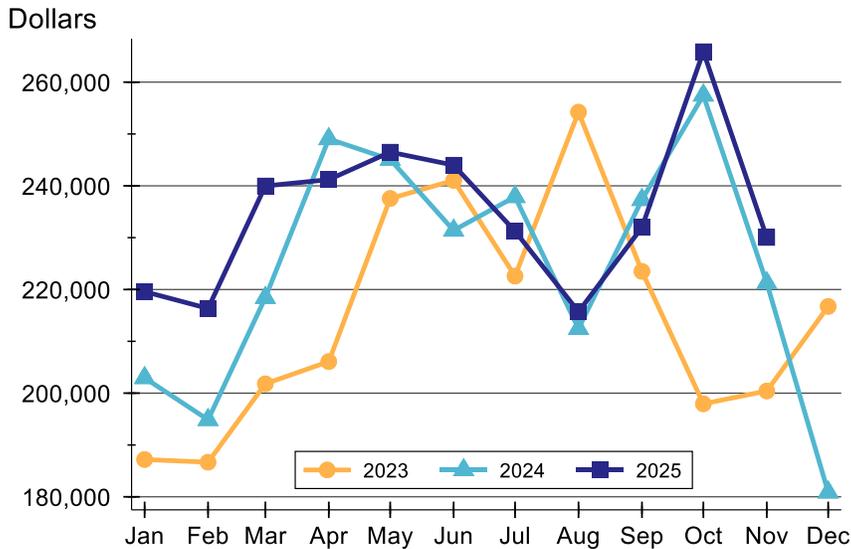
Contracts Written by Price Range

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	4.2%	35,833	35,250	29	22	76.3%	74.4%
\$50,000-\$99,999	15	10.6%	76,813	80,000	19	4	96.7%	100.0%
\$100,000-\$124,999	8	5.6%	113,913	112,400	27	25	91.8%	92.0%
\$125,000-\$149,999	13	9.2%	137,758	139,000	20	9	96.6%	100.0%
\$150,000-\$174,999	13	9.2%	162,477	160,000	31	31	96.2%	100.0%
\$175,000-\$199,999	11	7.7%	185,689	185,000	17	7	98.8%	100.0%
\$200,000-\$249,999	23	16.2%	221,133	219,000	30	16	95.9%	100.0%
\$250,000-\$299,999	15	10.6%	276,187	275,000	27	11	95.2%	100.0%
\$300,000-\$399,999	23	16.2%	353,406	354,900	36	22	97.0%	100.0%
\$400,000-\$499,999	12	8.5%	449,100	452,400	36	27	97.6%	98.6%
\$500,000-\$749,999	3	2.1%	564,633	575,000	98	61	92.4%	96.3%
\$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



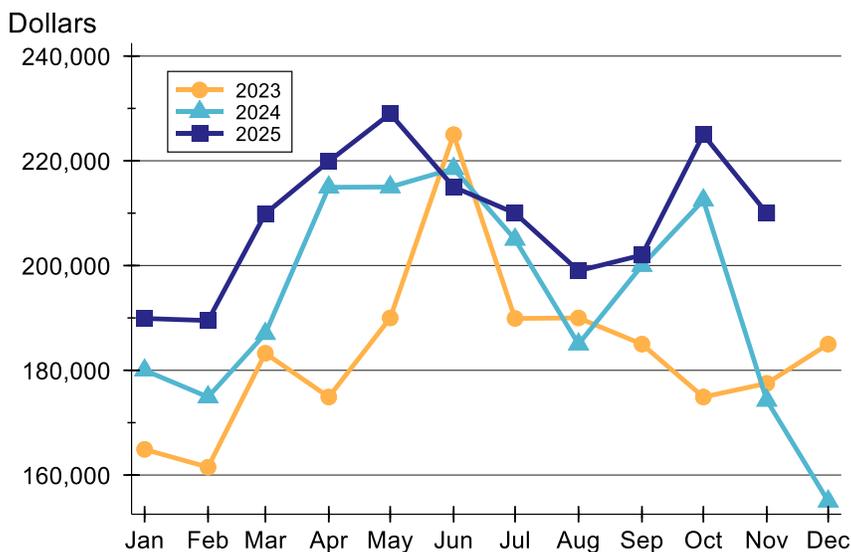
Shawnee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	187,197	202,959	219,592
February	186,680	194,860	216,346
March	201,803	218,412	239,978
April	206,094	249,046	241,197
May	237,560	245,081	246,502
June	241,051	231,398	243,989
July	222,575	237,887	231,252
August	254,216	212,436	215,706
September	223,491	237,312	231,983
October	197,944	257,469	265,882
November	200,423	221,244	230,031
December	216,737	180,878	-

Median Price

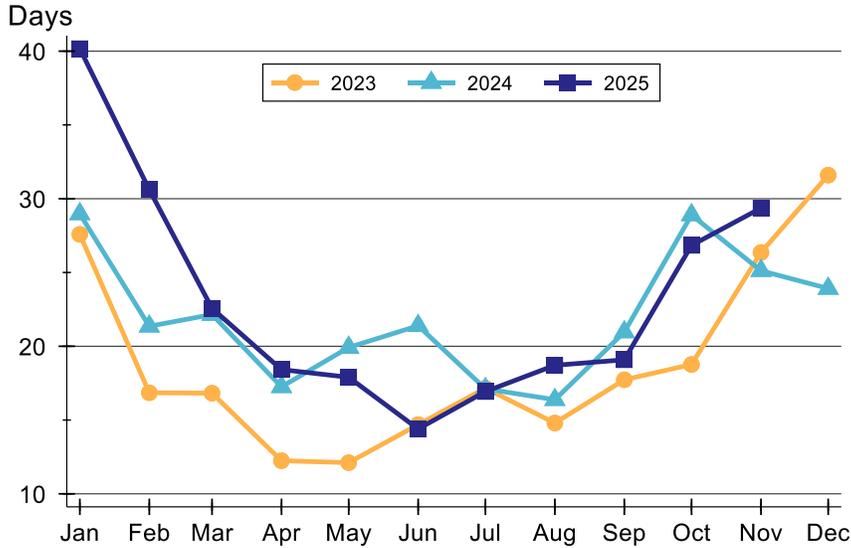


Month	2023	2024	2025
January	164,900	180,000	189,900
February	161,500	174,900	189,500
March	183,250	187,000	209,900
April	174,900	214,950	219,900
May	190,000	215,000	229,000
June	225,000	218,500	215,000
July	189,900	205,000	210,000
August	190,000	185,000	199,000
September	185,000	200,000	202,000
October	174,900	212,500	225,000
November	177,500	174,250	210,000
December	185,000	155,000	-



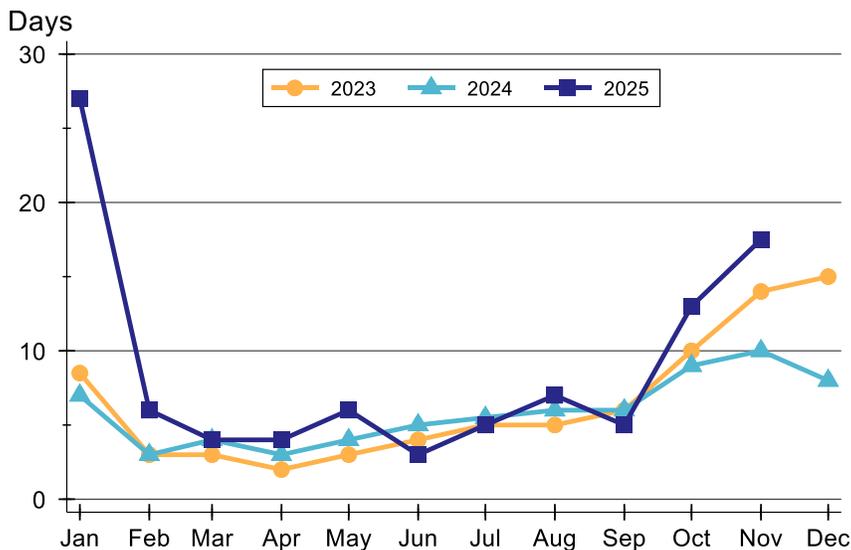
Shawnee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	29	40
February	17	21	31
March	17	22	23
April	12	17	18
May	12	20	18
June	15	21	14
July	17	17	17
August	15	16	19
September	18	21	19
October	19	29	27
November	26	25	29
December	32	24	

Median DOM



Month	2023	2024	2025
January	9	7	27
February	3	3	6
March	3	4	4
April	2	3	4
May	3	4	6
June	4	5	3
July	5	6	5
August	5	6	7
September	6	6	5
October	10	9	13
November	14	10	18
December	15	8	



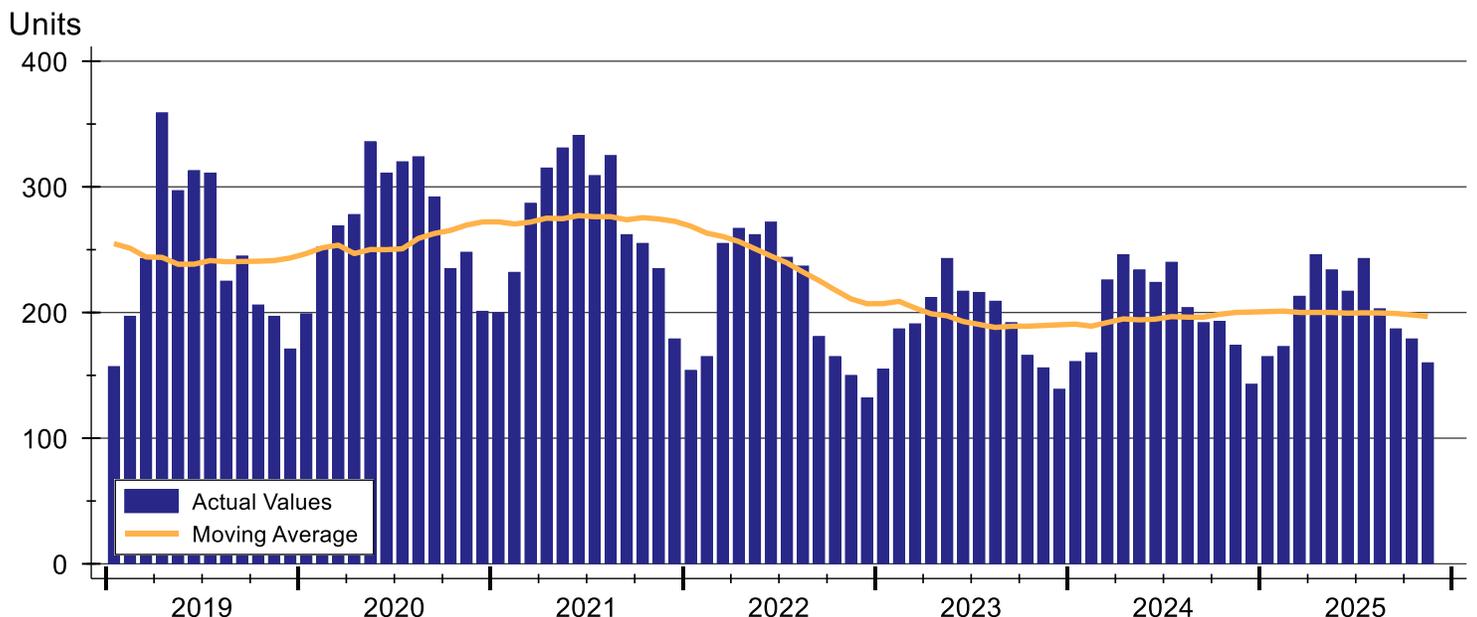
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		160	174	-8.0%
Volume (1,000s)		40,853	42,887	-4.7%
Average	List Price	255,331	246,477	3.6%
	Days on Market	31	25	24.0%
	Percent of Original	96.5%	97.4%	-0.9%
Median	List Price	227,450	218,950	3.9%
	Days on Market	17	11	54.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 160 listings in Shawnee County had contracts pending at the end of November, down from 174 contracts pending at the end of November 2024.

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

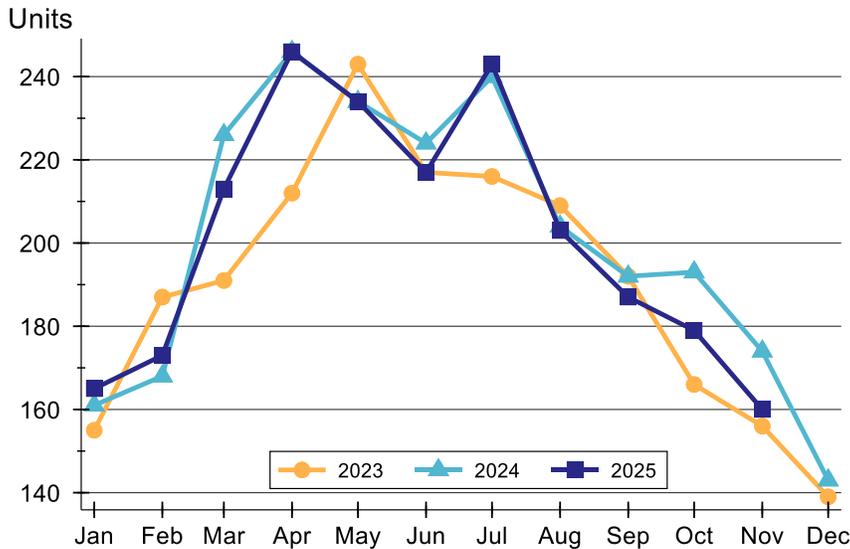
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	155	161	165
February	187	168	173
March	191	226	213
April	212	246	246
May	243	234	234
June	217	224	217
July	216	240	243
August	209	204	203
September	192	192	187
October	166	193	179
November	156	174	160
December	139	143	143

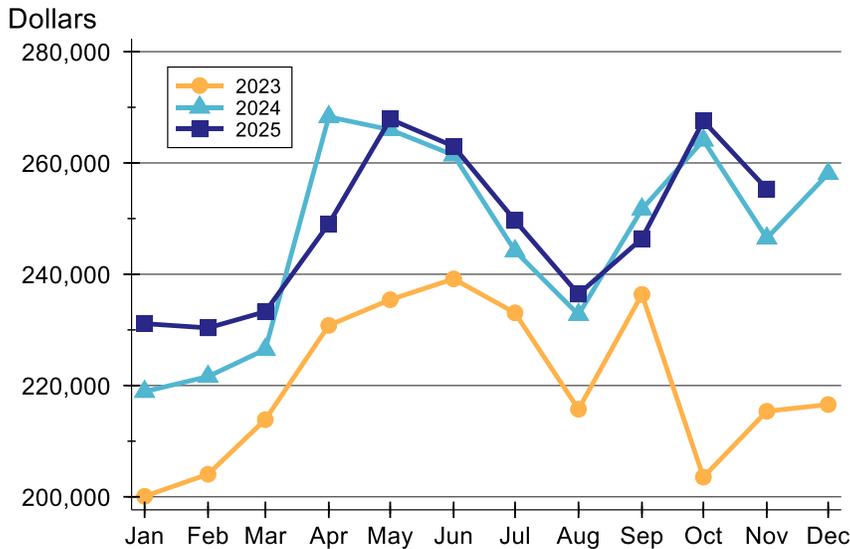
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	2	1.3%	41,750	41,750	51	51	88.2%	88.2%
\$50,000-\$99,999	13	8.1%	80,500	83,000	26	7	93.1%	100.0%
\$100,000-\$124,999	9	5.6%	114,033	114,900	28	27	95.3%	95.7%
\$125,000-\$149,999	12	7.5%	134,846	132,000	37	17	96.0%	100.0%
\$150,000-\$174,999	15	9.4%	161,580	160,000	34	38	95.1%	100.0%
\$175,000-\$199,999	13	8.1%	186,952	185,000	17	4	98.3%	100.0%
\$200,000-\$249,999	25	15.6%	224,396	224,900	33	16	96.3%	98.0%
\$250,000-\$299,999	20	12.5%	278,265	279,000	22	4	97.6%	100.0%
\$300,000-\$399,999	28	17.5%	353,751	357,400	32	23	97.7%	100.0%
\$400,000-\$499,999	14	8.8%	455,286	462,450	32	15	98.3%	100.0%
\$500,000-\$749,999	8	5.0%	594,213	574,950	63	59	96.2%	98.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



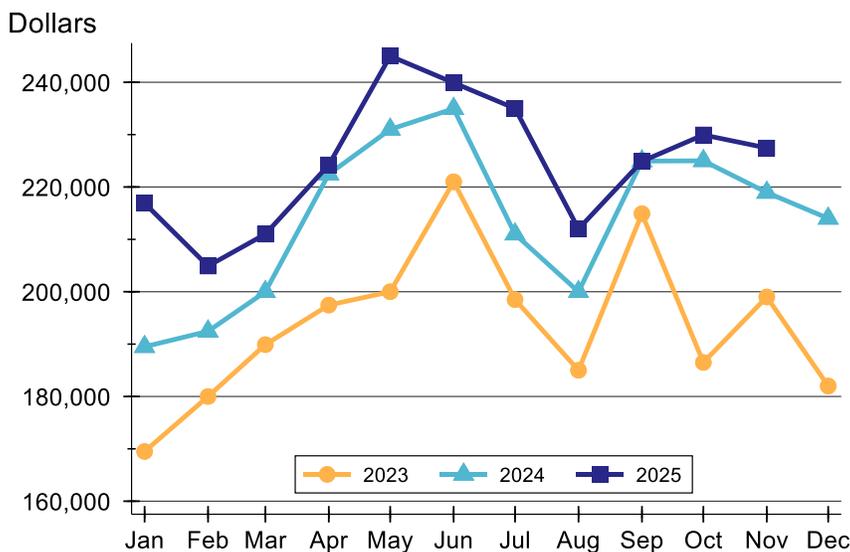
Shawnee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	200,095	218,913	231,124
February	204,059	221,623	230,357
March	213,872	226,481	233,270
April	230,805	268,279	249,069
May	235,423	265,979	267,871
June	239,162	261,409	262,995
July	233,056	244,180	249,651
August	215,734	232,747	236,418
September	236,375	251,683	246,415
October	203,540	264,080	267,551
November	215,383	246,477	255,331
December	216,582	258,075	

Median Price

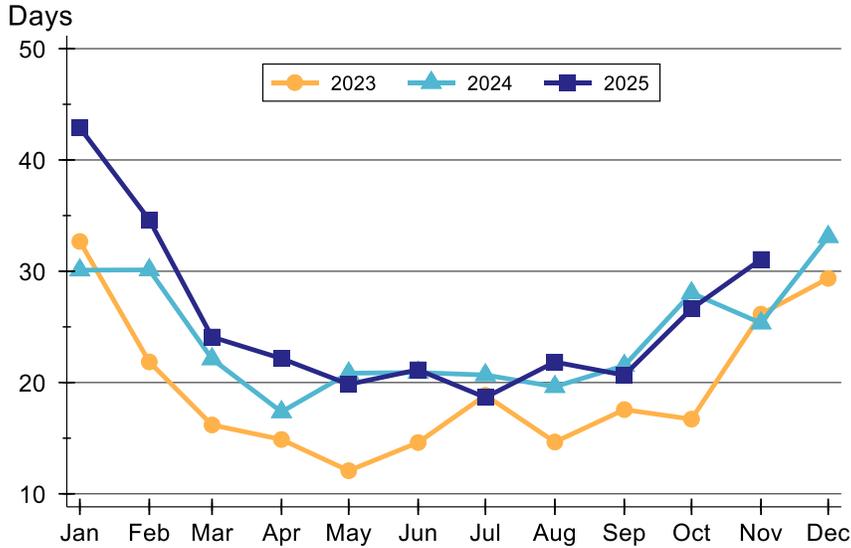


Month	2023	2024	2025
January	169,500	189,500	216,900
February	180,000	192,450	204,900
March	189,900	200,000	211,000
April	197,450	222,450	224,225
May	200,000	231,000	245,000
June	221,000	234,950	239,900
July	198,500	210,994	235,000
August	185,000	200,000	212,000
September	214,900	224,950	224,900
October	186,500	225,000	229,950
November	199,000	218,950	227,450
December	182,000	214,000	



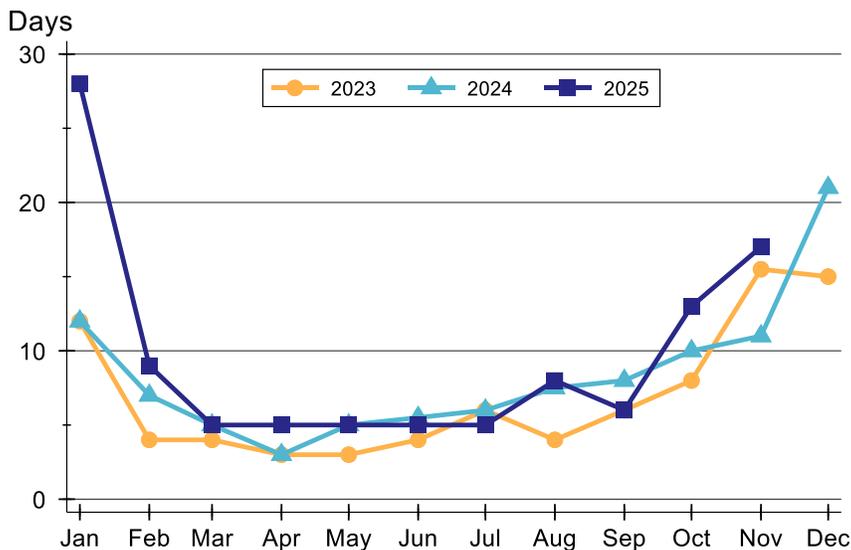
Shawnee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	33	30	43
February	22	30	35
March	16	22	24
April	15	17	22
May	12	21	20
June	15	21	21
July	19	21	19
August	15	20	22
September	18	22	21
October	17	28	27
November	26	25	31
December	29	33	

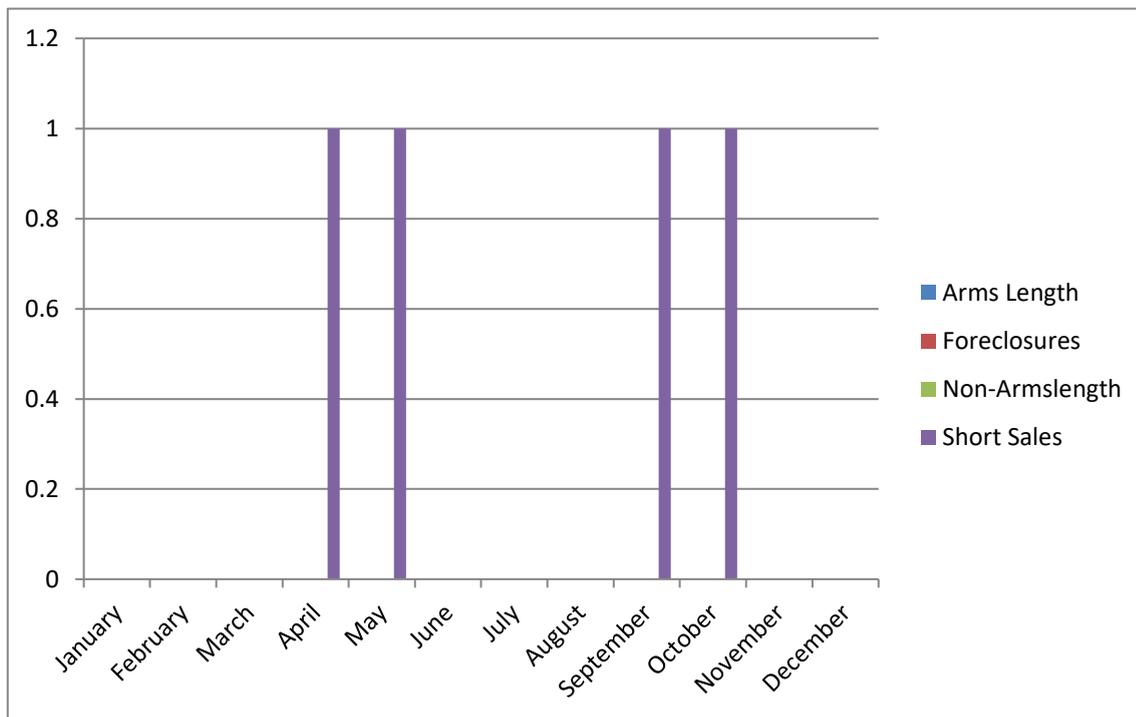
Median DOM



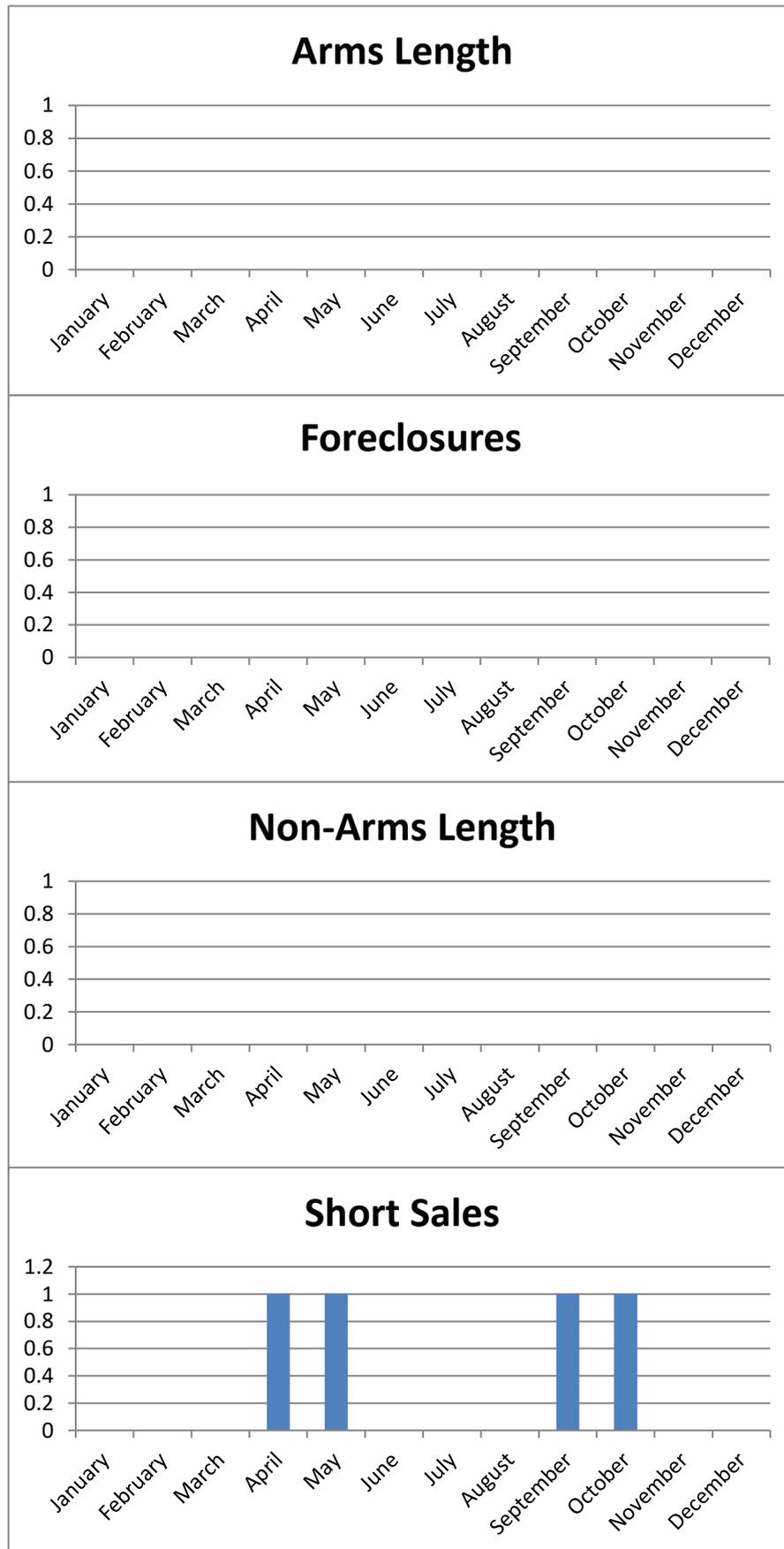
Month	2023	2024	2025
January	12	12	28
February	4	7	9
March	4	5	5
April	3	3	5
May	3	5	5
June	4	6	5
July	6	6	5
August	4	8	8
September	6	8	6
October	8	10	13
November	16	11	17
December	15	21	

Sunflower Multiple Listing Service November 2025 Distressed Sales Report

	<i>Total Sales</i>	<i>Arms Length</i>	<i>Foreclosures</i>	<i>Non-Armslength</i>	<i>Short Sales</i>	<i>Distressed Sales</i>	<i>Distressed as % of Total Sales</i>
January	0	0	0	0	0	0	
February	0	0	0	0	0	0	
March	0	0	0	0	0	0	
April	1	0	0	0	1	1	100%
May	1	0	0	0	1	1	100%
June	0	0	0	0	0	0	
July	0	0	0	0	0	0	
August	0	0	0	0	0	0	
September	1	0	0	0	1	1	100%
October	1	0	0	0	1	1	100%
November	0	0	0	0	0	0	
December							
YTD Totals	4	0	0	0	4	4	100%



**Sunflower Multiple Listing Service
November 2025 Distressed Sales Report**



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

November 2025																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022	
\$1-\$29,999	39	3	3	8	4	3	7	0	5	3	7		82	47	68	87	
\$30,000-\$39,999	4	1	4	4	2	4	1	6	2	2	3		33	46	57	59	
\$40,000-\$49,999	3	4	1	10	5	6	9	4	8	4	2		56	50	77	67	
\$50,000-\$59,999	6	7	2	8	7	11	7	4	1	4	2		59	59	93	88	
\$60,000-\$69,999	3	4	4	6	7	7	5	5	2	6	6		55	82	104	132	
\$70,000-\$79,999	8	10	17	10	6	7	6	7	11	5	6		93	73	92	123	
\$80,000-\$89,999	6	9	13	8	6	10	11	7	10	9	6		95	118	92	136	
\$90,000-\$99,999	2	2	6	9	15	3	15	7	7	7	2		75	86	119	110	
\$100,000-\$119,999	10	9	11	16	15	17	13	17	23	8	12		151	147	207	225	
\$120,000-\$139,999	15	14	15	18	20	18	17	26	26	18	11		198	218	237	318	
\$140,000-\$159,999	18	10	14	23	30	23	27	24	19	23	16		227	263	258	285	
\$160,000-\$179,999	13	8	19	23	20	28	25	28	17	21	19		221	266	249	249	
\$180,000-\$199,999	12	13	17	23	31	24	19	36	20	21	20		236	238	200	248	
\$200,000-\$249,999	26	23	48	50	46	64	50	54	62	45	40		508	499	458	503	
\$250,000-\$299,999	22	45	28	43	42	56	53	51	34	41	29		444	418	347	386	
\$300,000-\$399,999	35	28	37	44	59	53	45	61	48	42	44		496	432	392	376	
\$400,000-\$499,999	15	14	14	20	27	26	25	19	21	21	13		215	189	166	185	
\$500,000 or more	15	7	18	10	20	30	18	21	12	17	18		186	168	148	136	
TOTALS	252	211	271	333	362	390	353	377	328	297	256	0	3430	3399	3364	3713	



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Fell in November

Total home sales in the Topeka MSA & Douglas County fell last month to 207 units, compared to 230 units in November 2024. Total sales volume was \$53.2 million, down from a year earlier.

The median sale price in November was \$224,900, up from \$205,000 a year earlier. Homes that sold in November were typically on the market for 14 days and sold for 99.1% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of November was 386 units, up from 365 at the same point in 2024. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$241,000.

During November, a total of 179 contracts were written down from 224 in November 2024. At the end of the month, there were 209 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3220
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Topeka MSA & Douglas County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		207	230	214	2,796	2,800	2,750
Change from prior year		-10.0%	7.5%	3.4%	-0.1%	1.8%	-9.9%
Active Listings		386	365	328	N/A	N/A	N/A
Change from prior year		5.8%	11.3%	9.0%			
Months' Supply		1.5	1.5	1.3	N/A	N/A	N/A
Change from prior year		0.0%	15.4%	18.2%			
New Listings		201	275	223	3,248	3,420	3,235
Change from prior year		-26.9%	23.3%	-20.6%	-5.0%	5.7%	-7.7%
Contracts Written		179	224	190	2,772	2,859	2,754
Change from prior year		-20.1%	17.9%	-8.2%	-3.0%	3.8%	-9.3%
Pending Contracts		209	226	192	N/A	N/A	N/A
Change from prior year		-7.5%	17.7%	-1.5%			
Sales Volume (1,000s)		53,186	54,129	45,489	673,761	646,132	592,407
Change from prior year		-1.7%	19.0%	11.8%	4.3%	9.1%	-7.6%
Average	Sale Price	256,937	235,342	212,567	240,973	230,761	215,421
	Change from prior year	9.2%	10.7%	8.2%	4.4%	7.1%	2.6%
	List Price of Actives	320,857	264,650	285,207	N/A	N/A	N/A
	Change from prior year	21.2%	-7.2%	-24.6%			
	Days on Market	32	27	17	25	24	19
Change from prior year	18.5%	58.8%	-22.7%	4.2%	26.3%	35.7%	
Percent of List	97.1%	98.4%	98.7%	98.4%	98.6%	99.0%	
Change from prior year	-1.3%	-0.3%	0.4%	-0.2%	-0.4%	-1.4%	
Percent of Original	93.6%	96.0%	96.8%	96.7%	96.9%	97.5%	
Change from prior year	-2.5%	-0.8%	0.2%	-0.2%	-0.6%	-1.6%	
Median	Sale Price	224,900	205,000	186,750	215,000	203,000	185,000
	Change from prior year	9.7%	9.8%	13.2%	5.9%	9.7%	2.8%
	List Price of Actives	241,000	239,900	234,900	N/A	N/A	N/A
	Change from prior year	0.5%	2.1%	2.1%			
	Days on Market	14	10	8	7	6	5
Change from prior year	40.0%	25.0%	33.3%	16.7%	20.0%	66.7%	
Percent of List	99.1%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	97.1%	98.7%	98.5%	99.5%	100.0%	100.0%	
Change from prior year	-1.6%	0.2%	-1.3%	-0.5%	0.0%	0.0%	

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



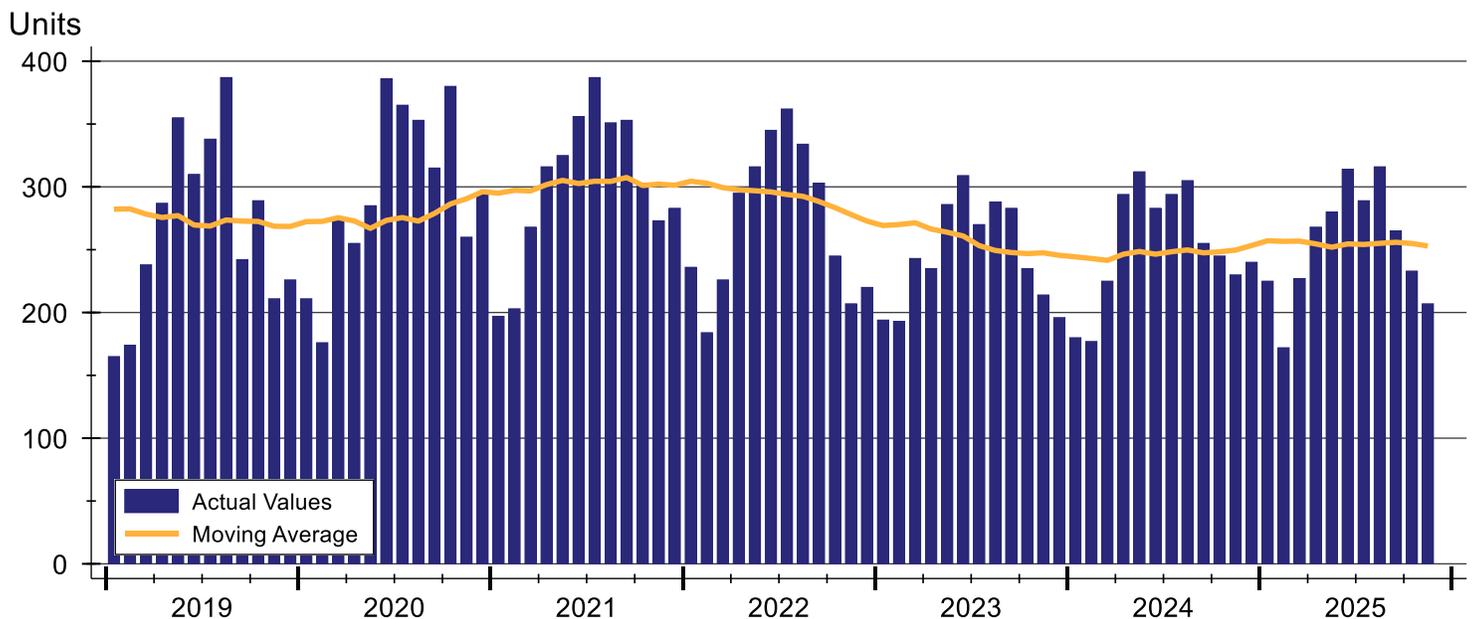
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		207	230	-10.0%	2,796	2,800	-0.1%
Volume (1,000s)		53,186	54,129	-1.7%	673,761	646,132	4.3%
Months' Supply		1.5	1.5	0.0%	N/A	N/A	N/A
Average	Sale Price	256,937	235,342	9.2%	240,973	230,761	4.4%
	Days on Market	32	27	18.5%	25	24	4.2%
	Percent of List	97.1%	98.4%	-1.3%	98.4%	98.6%	-0.2%
	Percent of Original	93.6%	96.0%	-2.5%	96.7%	96.9%	-0.2%
Median	Sale Price	224,900	205,000	9.7%	215,000	203,000	5.9%
	Days on Market	14	10	40.0%	7	6	16.7%
	Percent of List	99.1%	100.0%	-0.9%	100.0%	100.0%	0.0%
	Percent of Original	97.1%	98.7%	-1.6%	99.5%	100.0%	-0.5%

A total of 207 homes sold in the Topeka MSA & Douglas County in November, down from 230 units in November 2024. Total sales volume fell to \$53.2 million compared to \$54.1 million in the previous year.

The median sales price in November was \$224,900, up 9.7% compared to the prior year. Median days on market was 14 days, up from 7 days in October, and up from 10 in November 2024.

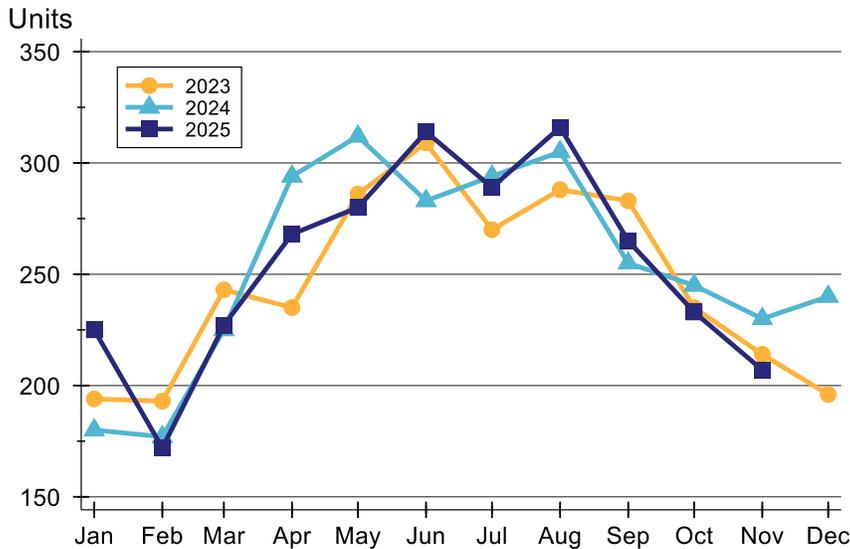
History of Closed Listings





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	194	180	225
February	193	177	172
March	243	225	227
April	235	294	268
May	286	312	280
June	309	283	314
July	270	294	289
August	288	305	316
September	283	255	265
October	235	245	233
November	214	230	207
December	196	240	

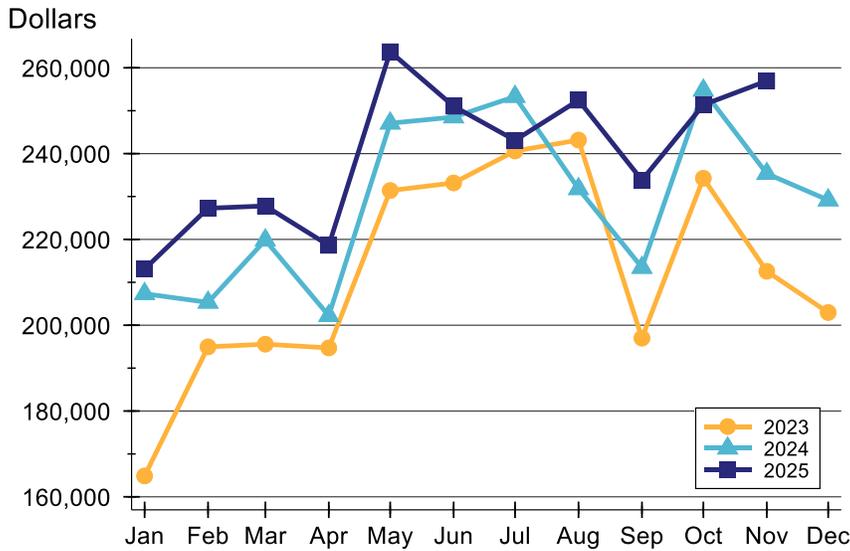
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.9%	0.5	18,250	20,000	170	30	74.3%	73.8%	62.8%	68.1%
\$25,000-\$49,999	2	1.0%	1.2	33,750	33,750	5	5	69.4%	69.4%	69.4%	69.4%
\$50,000-\$99,999	17	8.2%	1.5	70,994	70,000	19	7	96.2%	96.9%	82.8%	89.8%
\$100,000-\$124,999	16	7.7%	1.6	113,624	113,500	33	15	97.2%	98.9%	91.1%	89.6%
\$125,000-\$149,999	11	5.3%	1.5	139,964	140,000	6	2	100.2%	100.0%	99.6%	100.0%
\$150,000-\$174,999	15	7.2%	1.5	163,577	160,050	52	31	93.2%	97.2%	89.5%	93.2%
\$175,000-\$199,999	21	10.1%	1.2	186,115	187,500	27	17	98.2%	98.9%	94.3%	97.3%
\$200,000-\$249,999	32	15.5%	1.0	223,437	223,092	16	4	98.4%	100.0%	97.8%	100.0%
\$250,000-\$299,999	27	13.0%	1.3	272,977	270,000	34	21	99.1%	100.0%	96.3%	98.0%
\$300,000-\$399,999	37	17.9%	1.8	351,923	349,900	29	15	98.8%	100.0%	96.8%	97.6%
\$400,000-\$499,999	11	5.3%	2.0	443,077	425,000	30	18	99.4%	98.8%	97.9%	98.0%
\$500,000-\$749,999	11	5.3%	2.2	597,136	606,000	65	49	98.2%	98.3%	97.1%	95.4%
\$750,000-\$999,999	1	0.5%	5.3	900,000	900,000	103	103	69.3%	69.3%	69.3%	69.3%
\$1,000,000 and up	2	1.0%	15.4	1,117,500	1,117,500	12	12	93.4%	93.4%	93.4%	93.4%



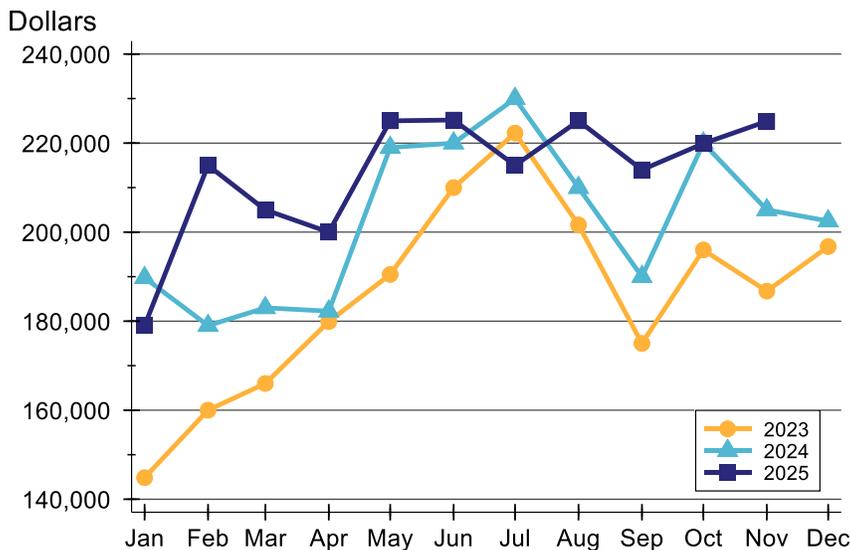
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	164,858	207,334	213,104
February	194,960	205,322	227,270
March	195,587	219,830	227,803
April	194,716	202,221	218,603
May	231,390	247,079	263,763
June	233,170	248,518	251,036
July	240,616	253,297	243,104
August	243,160	231,797	252,444
September	196,990	213,436	233,822
October	234,255	254,750	251,362
November	212,567	235,342	256,937
December	202,965	229,162	

Median Price

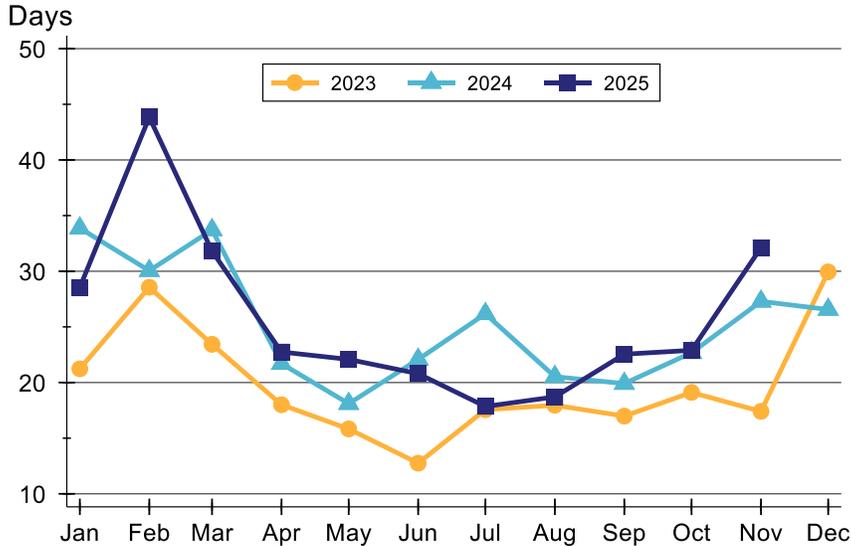


Month	2023	2024	2025
January	144,835	189,750	179,000
February	160,000	179,000	215,000
March	166,000	183,000	205,000
April	179,900	182,250	200,000
May	190,500	219,000	225,000
June	210,000	220,000	225,185
July	222,250	230,000	215,000
August	201,629	210,000	225,000
September	175,000	190,000	214,000
October	196,000	220,000	219,900
November	186,750	205,000	224,900
December	196,750	202,500	



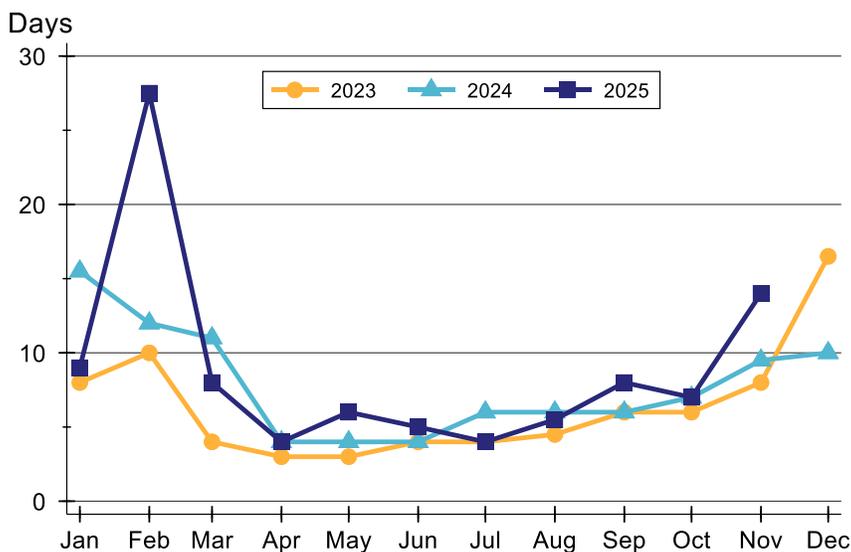
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	34	29
February	29	30	44
March	23	34	32
April	18	22	23
May	16	18	22
June	13	22	21
July	18	26	18
August	18	21	19
September	17	20	23
October	19	23	23
November	17	27	32
December	30	27	32

Median DOM



Month	2023	2024	2025
January	8	16	9
February	10	12	28
March	4	11	8
April	3	4	4
May	3	4	6
June	4	4	5
July	4	6	4
August	5	6	6
September	6	6	8
October	6	7	7
November	8	10	14
December	17	10	14



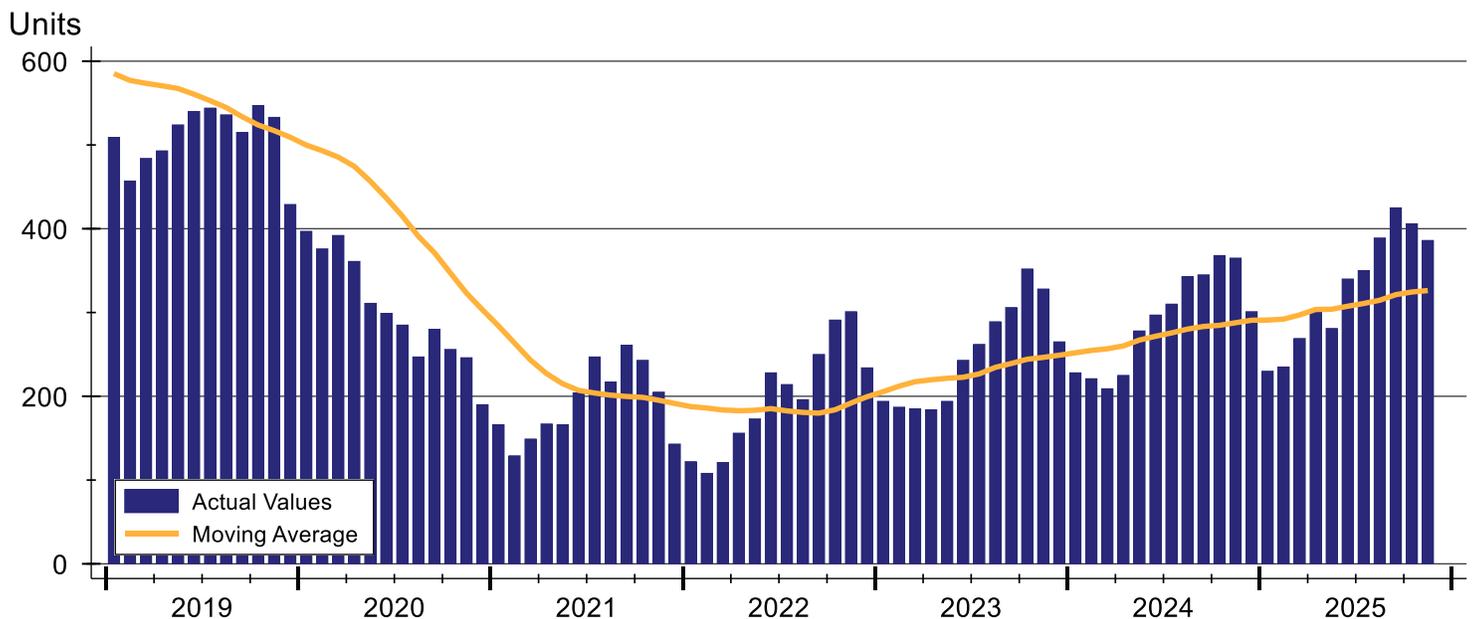
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		386	365	5.8%
Volume (1,000s)		123,851	96,597	28.2%
Months' Supply		1.5	1.5	0.0%
Average	List Price	320,857	264,650	21.2%
	Days on Market	45	55	-18.2%
	Percent of Original	95.3%	97.1%	-1.9%
Median	List Price	241,000	239,900	0.5%
	Days on Market	24	39	-38.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 386 homes were available for sale in the Topeka MSA & Douglas County at the end of November. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of November was \$241,000, up 0.5% from 2024. The typical time on market for active listings was 24 days, down from 39 days a year earlier.

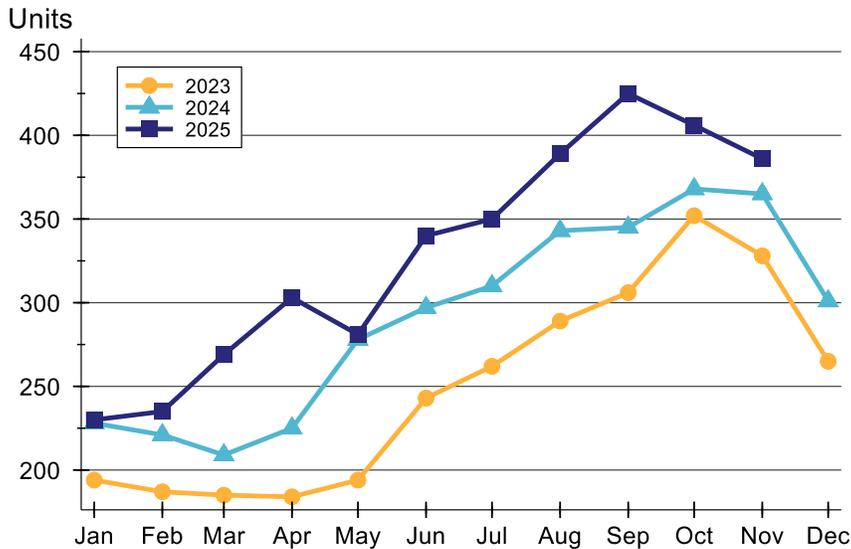
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	194	228	230
February	187	221	235
March	185	209	269
April	184	225	303
May	194	278	281
June	243	297	340
July	262	310	350
August	289	343	389
September	306	345	425
October	352	368	406
November	328	365	386
December	265	301	

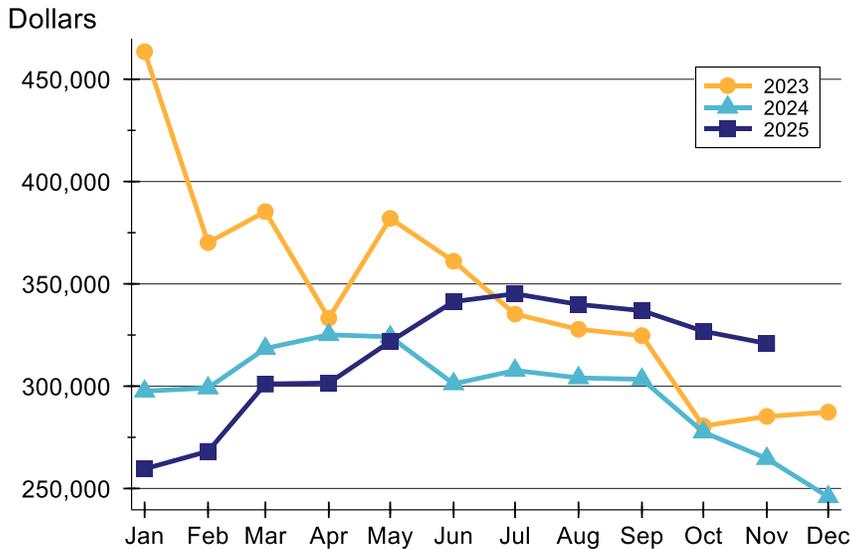
Active Listings by Price Range

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	0.3%	0.5	22,000	22,000	41	41	81.5%	81.5%
\$25,000-\$49,999	12	3.1%	1.2	36,750	36,000	41	25	91.7%	98.6%
\$50,000-\$99,999	42	10.9%	1.5	80,173	83,200	43	21	95.4%	100.0%
\$100,000-\$124,999	23	6.0%	1.6	114,454	116,000	53	17	87.6%	100.0%
\$125,000-\$149,999	29	7.6%	1.5	138,317	139,900	39	20	95.3%	96.7%
\$150,000-\$174,999	29	7.6%	1.5	163,864	165,000	27	9	97.8%	100.0%
\$175,000-\$199,999	27	7.0%	1.2	188,596	189,000	79	45	95.2%	97.0%
\$200,000-\$249,999	37	9.6%	1.0	229,900	230,000	29	20	93.0%	100.0%
\$250,000-\$299,999	41	10.7%	1.3	279,912	283,980	35	18	97.1%	100.0%
\$300,000-\$399,999	68	17.7%	1.8	354,480	352,000	46	27	96.6%	98.5%
\$400,000-\$499,999	33	8.6%	2.0	453,745	450,000	41	19	97.6%	100.0%
\$500,000-\$749,999	25	6.5%	2.2	609,848	599,000	61	46	97.3%	98.3%
\$750,000-\$999,999	8	2.1%	5.3	869,366	840,000	74	77	93.4%	95.7%
\$1,000,000 and up	9	2.3%	15.4	2,403,222	1,649,000	79	50	94.6%	100.0%



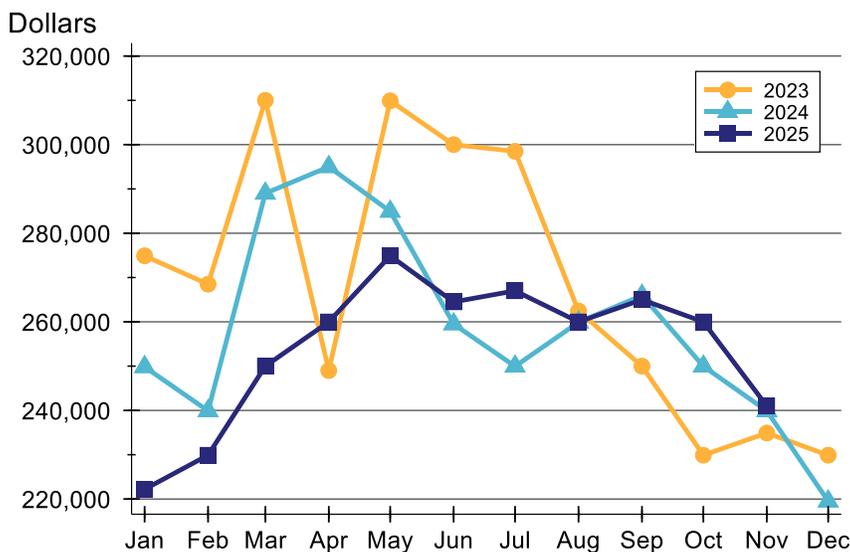
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	463,458	297,579	259,588
February	370,144	299,101	268,163
March	385,307	318,418	301,069
April	333,201	325,105	301,539
May	381,991	324,123	321,794
June	361,036	301,144	341,314
July	335,238	307,686	345,133
August	327,788	304,068	339,955
September	324,685	303,338	336,904
October	280,559	277,529	326,852
November	285,207	264,650	320,857
December	287,298	245,927	

Median Price

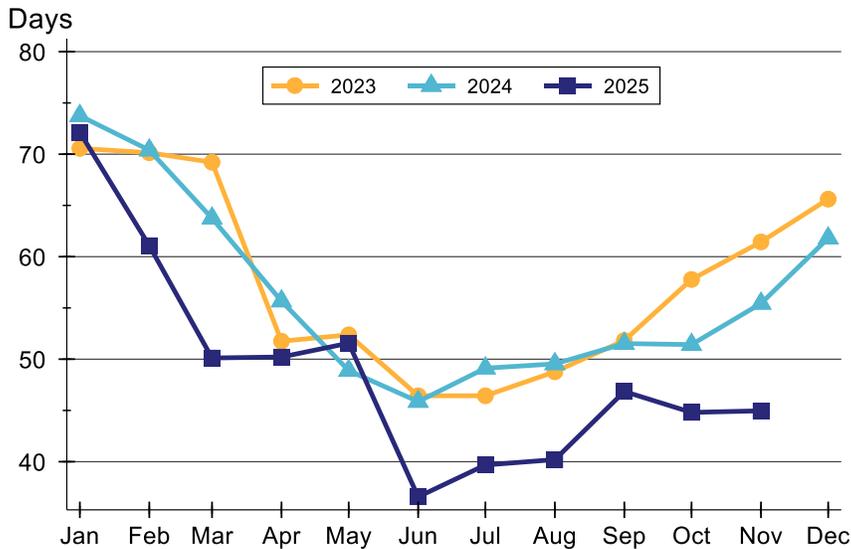


Month	2023	2024	2025
January	274,900	249,839	222,200
February	268,500	239,900	229,900
March	310,000	289,000	250,000
April	249,000	295,000	260,000
May	309,888	284,925	274,900
June	300,000	259,500	264,500
July	298,500	249,950	267,000
August	262,450	259,900	260,000
September	250,000	265,950	265,000
October	229,900	249,975	260,000
November	234,900	239,900	241,000
December	229,900	219,500	



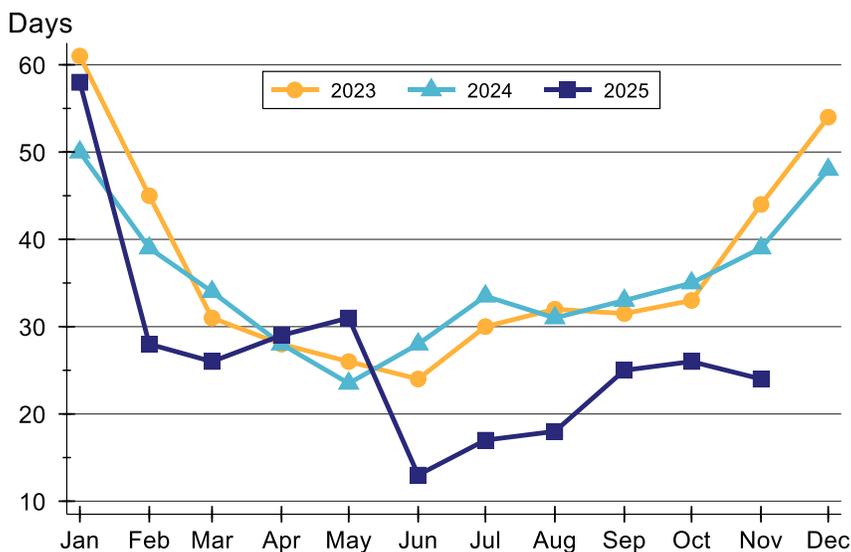
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	71	74	72
February	70	70	61
March	69	64	50
April	52	56	50
May	52	49	52
June	46	46	37
July	46	49	40
August	49	50	40
September	52	52	47
October	58	51	45
November	61	55	45
December	66	62	

Median DOM

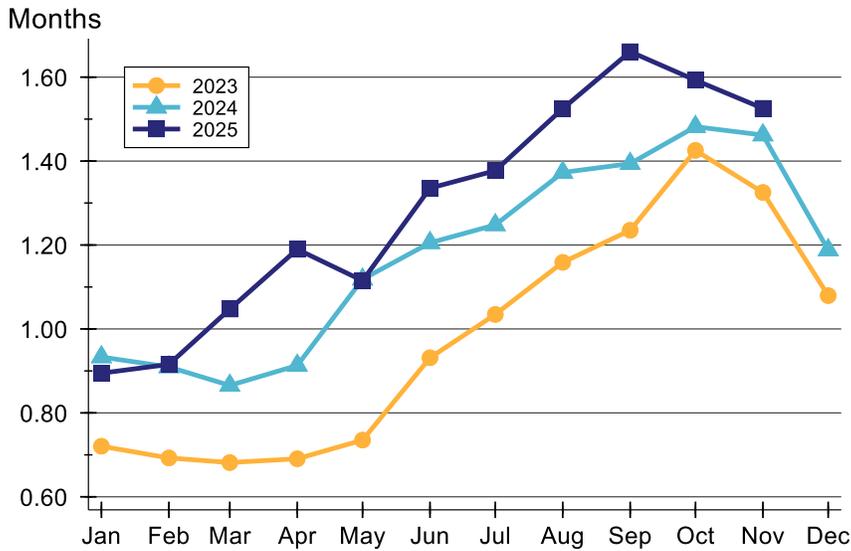


Month	2023	2024	2025
January	61	50	58
February	45	39	28
March	31	34	26
April	28	28	29
May	26	24	31
June	24	28	13
July	30	34	17
August	32	31	18
September	32	33	25
October	33	35	26
November	44	39	24
December	54	48	



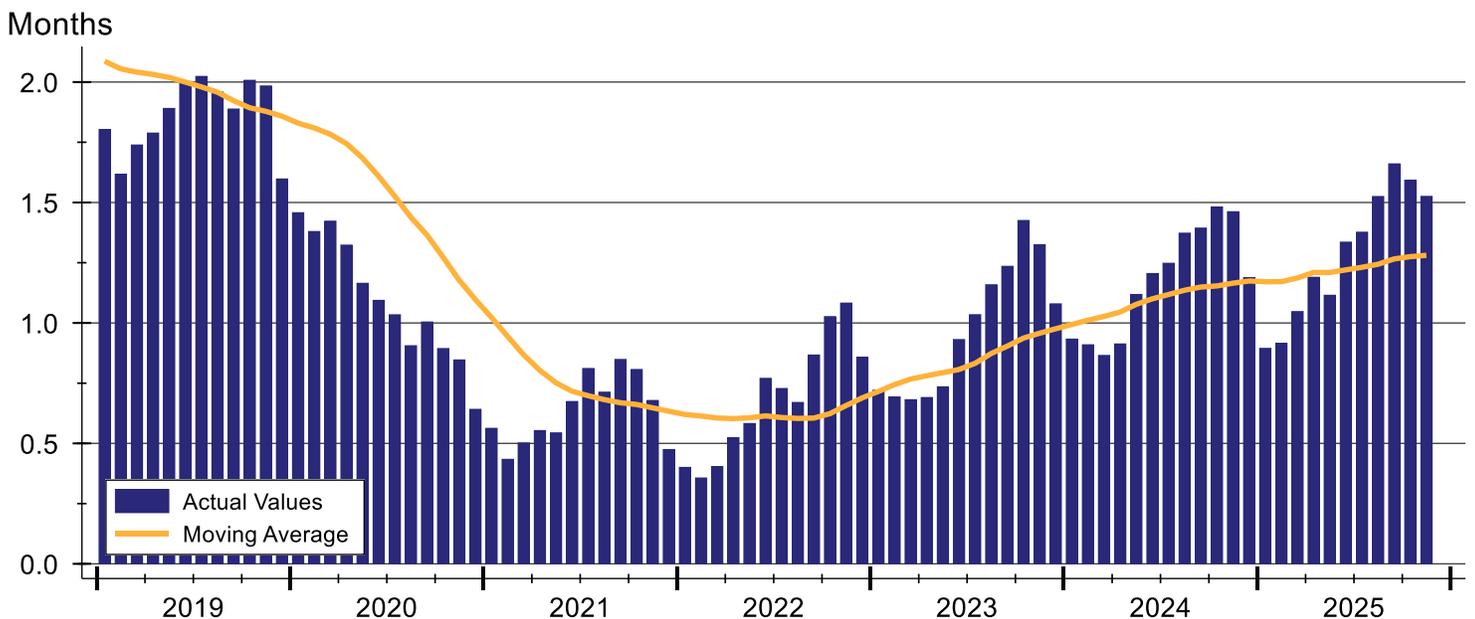
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





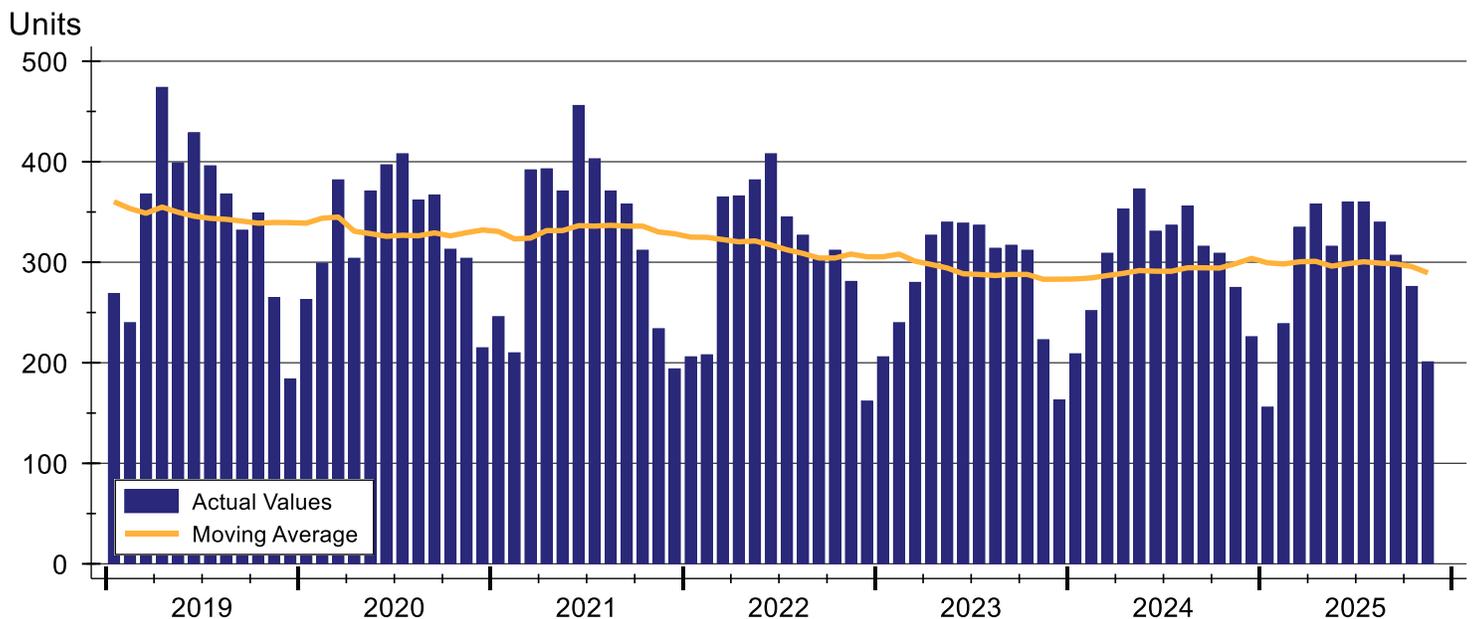
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	201	275	-26.9%
	Volume (1,000s)	48,141	61,645	-21.9%
	Average List Price	239,508	224,164	6.8%
	Median List Price	212,450	198,700	6.9%
Year-to-Date	New Listings	3,248	3,420	-5.0%
	Volume (1,000s)	834,371	828,064	0.8%
	Average List Price	256,888	242,124	6.1%
	Median List Price	221,000	210,000	5.2%

A total of 201 new listings were added in the Topeka MSA & Douglas County during November, down 26.9% from the same month in 2024. Year-to-date the Topeka MSA & Douglas County has seen 3,248 new listings.

The median list price of these homes was \$212,450 up from \$198,700 in 2024.

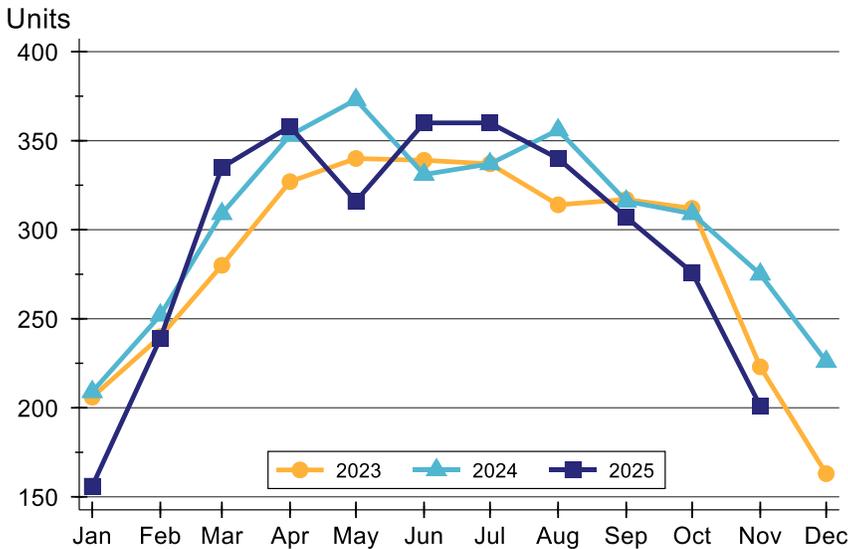
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	206	209	156
February	240	252	239
March	280	309	335
April	327	353	358
May	340	373	316
June	339	331	360
July	337	337	360
August	314	356	340
September	317	316	307
October	312	309	276
November	223	275	201
December	163	226	

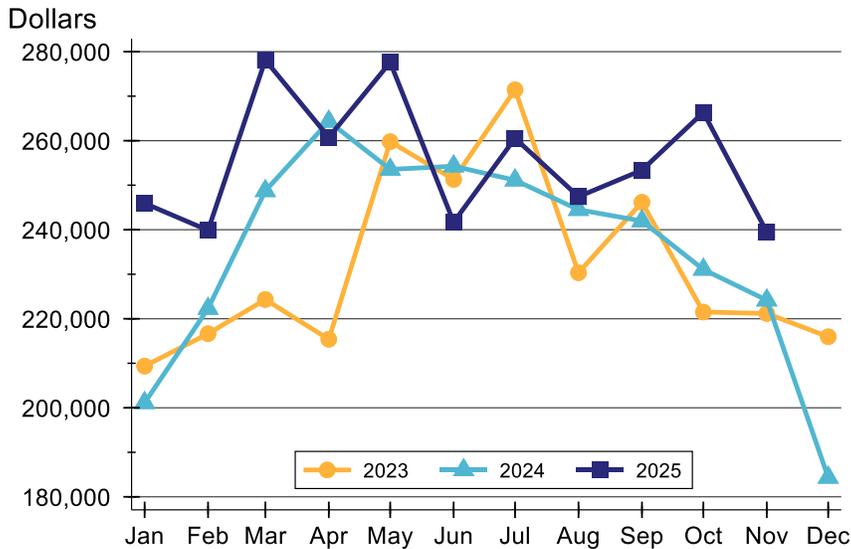
New Listings by Price Range

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%	20,900	20,900	22	22	83.6%	83.6%
\$25,000-\$49,999	5	2.5%	41,600	44,000	8	9	84.4%	88.9%
\$50,000-\$99,999	22	11.0%	76,543	79,950	8	4	99.2%	100.0%
\$100,000-\$124,999	10	5.0%	112,035	110,000	10	5	99.1%	100.0%
\$125,000-\$149,999	19	9.5%	138,166	139,900	9	8	99.0%	100.0%
\$150,000-\$174,999	23	11.5%	164,933	164,900	10	8	98.9%	100.0%
\$175,000-\$199,999	15	7.5%	188,658	185,000	10	5	98.8%	100.0%
\$200,000-\$249,999	29	14.5%	225,622	224,900	9	8	99.7%	100.0%
\$250,000-\$299,999	28	14.0%	280,530	286,500	9	7	99.8%	100.0%
\$300,000-\$399,999	26	13.0%	361,337	364,490	9	9	99.1%	100.0%
\$400,000-\$499,999	15	7.5%	457,945	465,000	9	5	99.7%	100.0%
\$500,000-\$749,999	5	2.5%	601,620	575,000	10	5	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	799,999	799,999	11	11	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,150,000	1,150,000	5	5	100.0%	100.0%



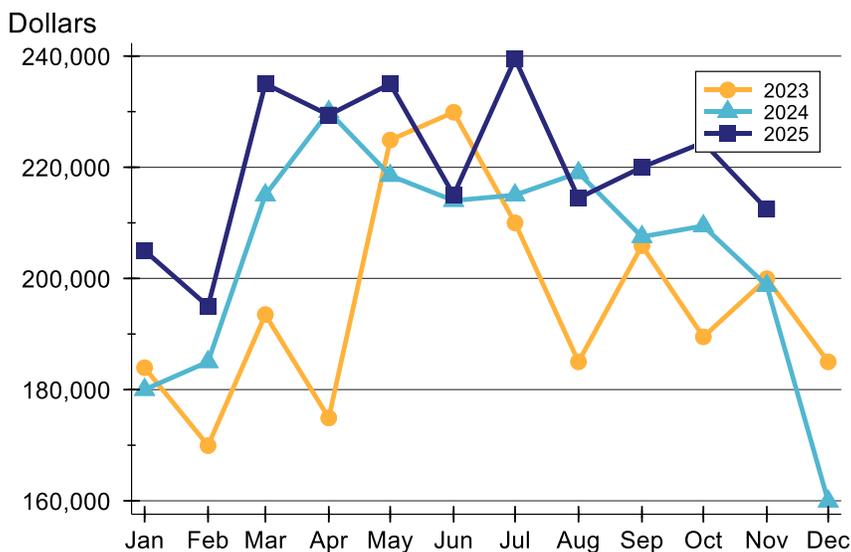
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	209,364	201,113	245,944
February	216,641	222,290	239,867
March	224,322	248,737	278,115
April	215,398	264,334	260,757
May	259,784	253,557	277,613
June	251,304	254,273	241,700
July	271,436	251,129	260,546
August	230,343	244,500	247,423
September	246,177	241,956	253,390
October	221,504	231,078	266,365
November	221,181	224,164	239,508
December	215,964	184,353	

Median Price



Month	2023	2024	2025
January	183,950	180,000	205,000
February	169,925	185,000	195,000
March	193,500	215,000	235,000
April	174,900	230,000	229,400
May	224,900	218,500	235,000
June	229,900	214,000	215,000
July	210,000	215,000	239,500
August	185,000	219,000	214,450
September	205,900	207,500	220,000
October	189,500	209,450	224,450
November	199,950	198,700	212,450
December	185,000	159,925	



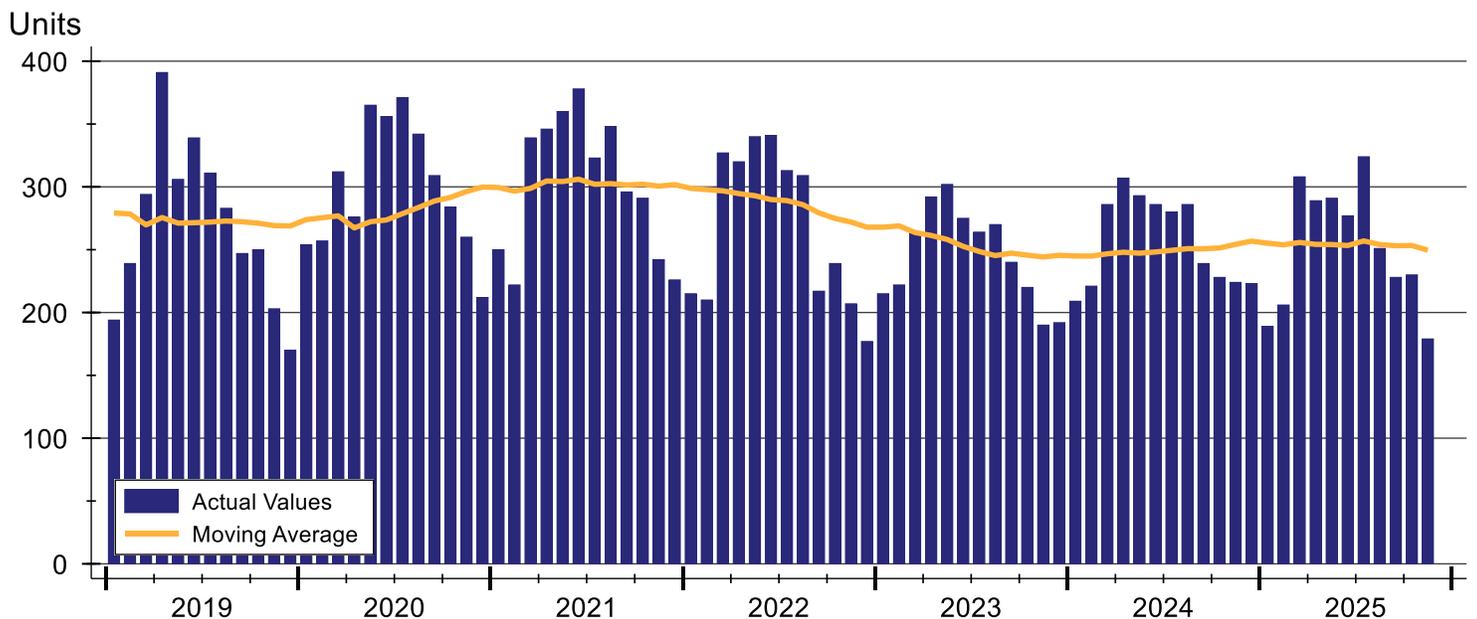
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		179	224	-20.1%	2,772	2,859	-3.0%
Volume (1,000s)		41,903	53,255	-21.3%	682,115	675,767	0.9%
Average	Sale Price	234,094	237,748	-1.5%	246,073	236,365	4.1%
	Days on Market	34	26	30.8%	25	24	4.2%
	Percent of Original	95.2%	95.6%	-0.4%	96.7%	96.8%	-0.1%
Median	Sale Price	213,000	210,000	1.4%	219,900	205,000	7.3%
	Days on Market	18	10	80.0%	7	6	16.7%
	Percent of Original	100.0%	98.7%	1.3%	100.0%	100.0%	0.0%

A total of 179 contracts for sale were written in the Topeka MSA & Douglas County during the month of November, down from 224 in 2024. The median list price of these homes was \$213,000, up from \$210,000 the prior year.

Half of the homes that went under contract in November were on the market less than 18 days, compared to 10 days in November 2024.

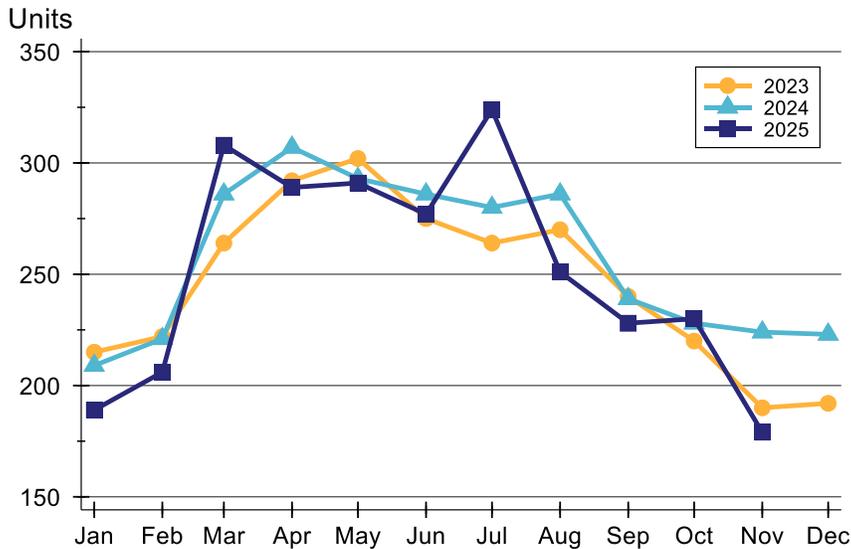
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	215	209	189
February	222	221	206
March	264	286	308
April	292	307	289
May	302	293	291
June	275	286	277
July	264	280	324
August	270	286	251
September	240	239	228
October	220	228	230
November	190	224	179
December	192	223	

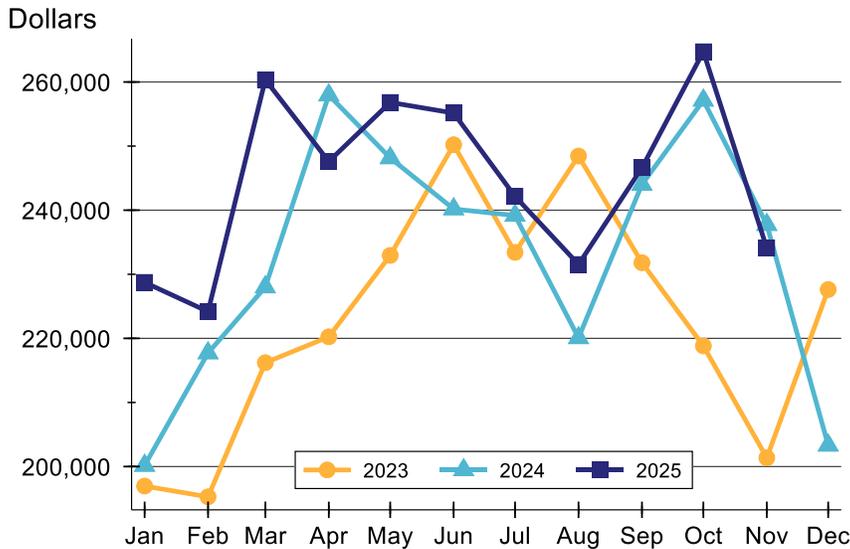
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	13,000	13,000	608	608	30.8%	30.8%
\$25,000-\$49,999	6	3.4%	35,833	35,250	29	22	76.3%	74.4%
\$50,000-\$99,999	17	9.5%	76,129	80,000	23	6	95.7%	100.0%
\$100,000-\$124,999	9	5.0%	114,033	114,900	27	26	91.8%	92.0%
\$125,000-\$149,999	16	8.9%	137,237	136,975	21	9	97.3%	100.0%
\$150,000-\$174,999	19	10.6%	163,221	160,000	31	24	96.8%	100.0%
\$175,000-\$199,999	15	8.4%	186,447	185,000	18	11	98.8%	100.0%
\$200,000-\$249,999	26	14.5%	223,106	219,500	28	16	96.4%	100.0%
\$250,000-\$299,999	21	11.7%	278,700	280,000	28	9	93.8%	100.0%
\$300,000-\$399,999	31	17.3%	354,517	359,500	38	23	96.9%	100.0%
\$400,000-\$499,999	13	7.3%	445,323	444,900	45	31	97.8%	100.0%
\$500,000-\$749,999	5	2.8%	565,580	575,000	82	61	94.5%	96.3%
\$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



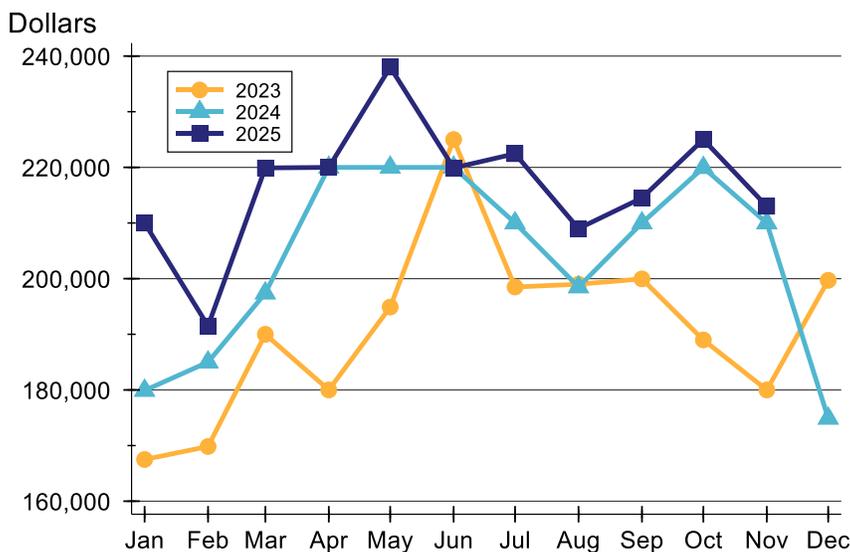
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	196,952	200,166	228,743
February	195,277	217,719	224,178
March	216,202	228,008	260,354
April	220,245	257,955	247,604
May	232,941	248,151	256,819
June	250,211	240,185	255,155
July	233,415	239,169	242,160
August	248,447	220,082	231,539
September	231,807	244,021	246,621
October	218,833	257,141	264,735
November	201,368	237,748	234,094
December	227,620	203,315	

Median Price

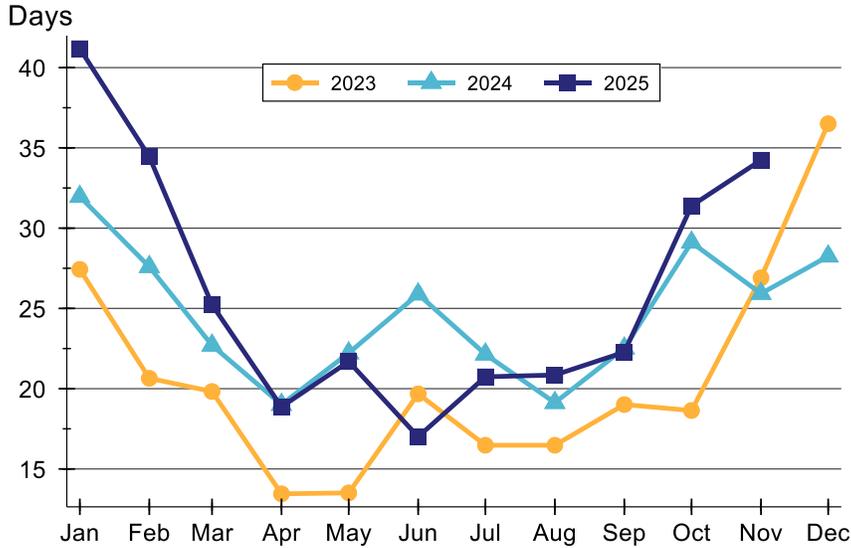


Month	2023	2024	2025
January	167,500	179,900	210,000
February	169,839	185,000	191,500
March	190,000	197,400	219,900
April	180,000	220,000	220,000
May	194,900	220,000	238,000
June	225,000	220,000	219,900
July	198,500	210,000	222,450
August	199,000	198,500	209,000
September	199,950	210,000	214,500
October	189,000	219,950	225,000
November	180,000	210,000	213,000
December	199,700	174,900	



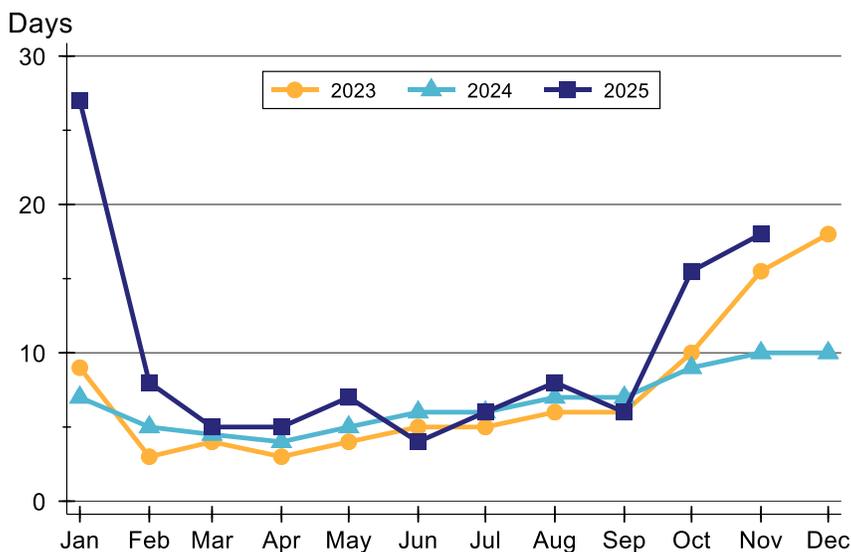
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	27	32	41
February	21	28	34
March	20	23	25
April	13	19	19
May	14	22	22
June	20	26	17
July	16	22	21
August	16	19	21
September	19	23	22
October	19	29	31
November	27	26	34
December	37	28	

Median DOM



Month	2023	2024	2025
January	9	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	7
June	5	6	4
July	5	6	6
August	6	7	8
September	6	7	6
October	10	9	16
November	16	10	18
December	18	10	



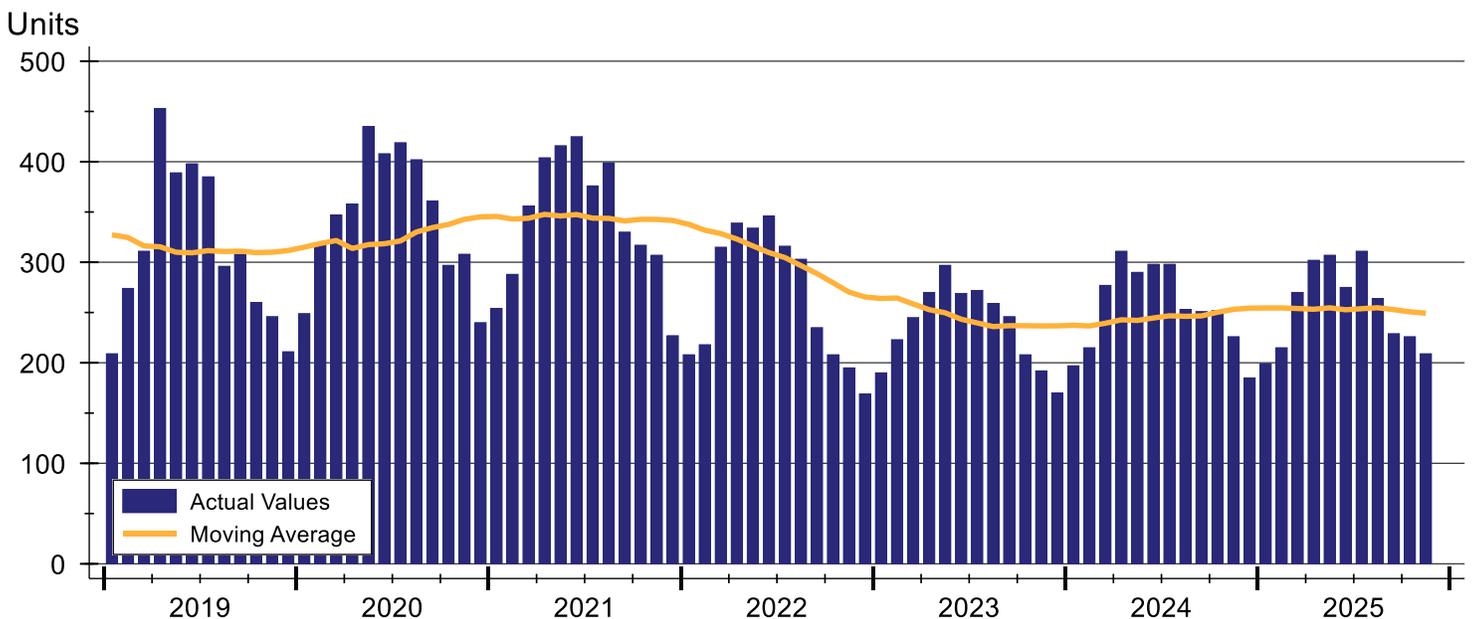
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		209	226	-7.5%
Volume (1,000s)		52,336	57,498	-9.0%
Average	List Price	250,412	254,418	-1.6%
	Days on Market	35	27	29.6%
	Percent of Original	96.6%	97.6%	-1.0%
Median	List Price	224,900	225,000	0.0%
	Days on Market	18	11	63.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 209 listings in the Topeka MSA & Douglas County had contracts pending at the end of November, down from 226 contracts pending at the end of November 2024.

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

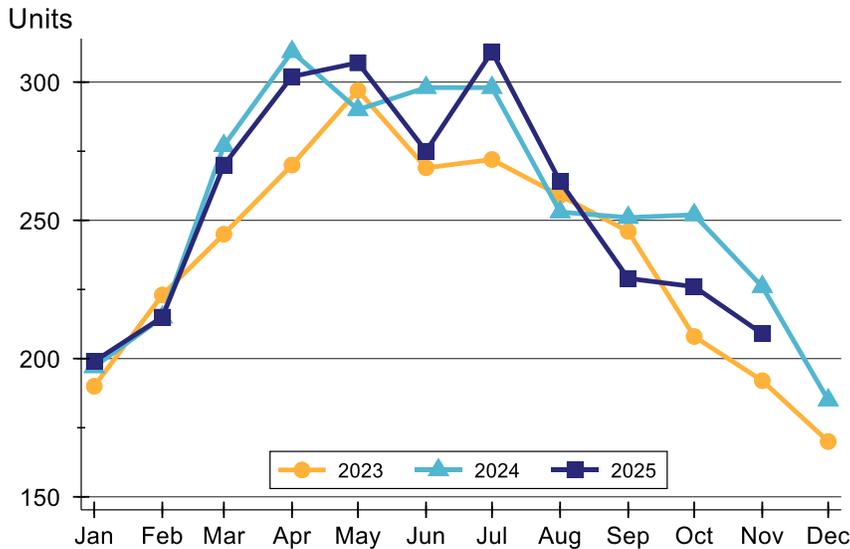
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	190	197	199
February	223	215	215
March	245	277	270
April	270	311	302
May	297	290	307
June	269	298	275
July	272	298	311
August	259	253	264
September	246	251	229
October	208	252	226
November	192	226	209
December	170	185	

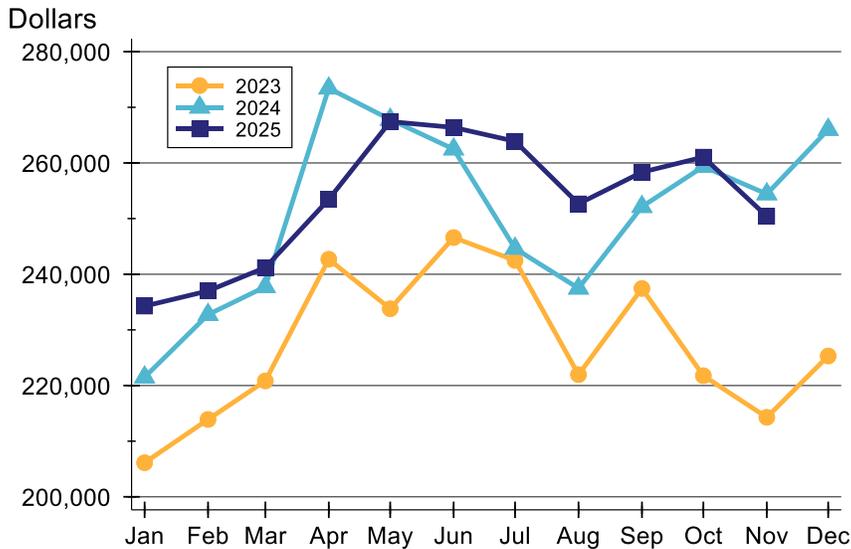
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	2	1.0%	41,750	41,750	51	51	88.2%	88.2%
\$50,000-\$99,999	18	8.6%	78,956	81,450	44	20	90.0%	100.0%
\$100,000-\$124,999	12	5.7%	114,725	114,950	26	25	95.8%	96.4%
\$125,000-\$149,999	17	8.1%	135,473	130,000	54	16	96.3%	100.0%
\$150,000-\$174,999	22	10.5%	163,414	160,000	33	22	96.0%	100.0%
\$175,000-\$199,999	18	8.6%	187,750	186,389	18	9	98.5%	100.0%
\$200,000-\$249,999	30	14.4%	225,453	224,900	30	16	96.8%	100.0%
\$250,000-\$299,999	27	12.9%	279,078	280,000	20	4	98.2%	100.0%
\$300,000-\$399,999	37	17.7%	356,763	362,500	37	30	97.8%	100.0%
\$400,000-\$499,999	15	7.2%	451,600	459,900	41	22	98.4%	100.0%
\$500,000-\$749,999	10	4.8%	588,770	574,950	62	59	96.7%	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



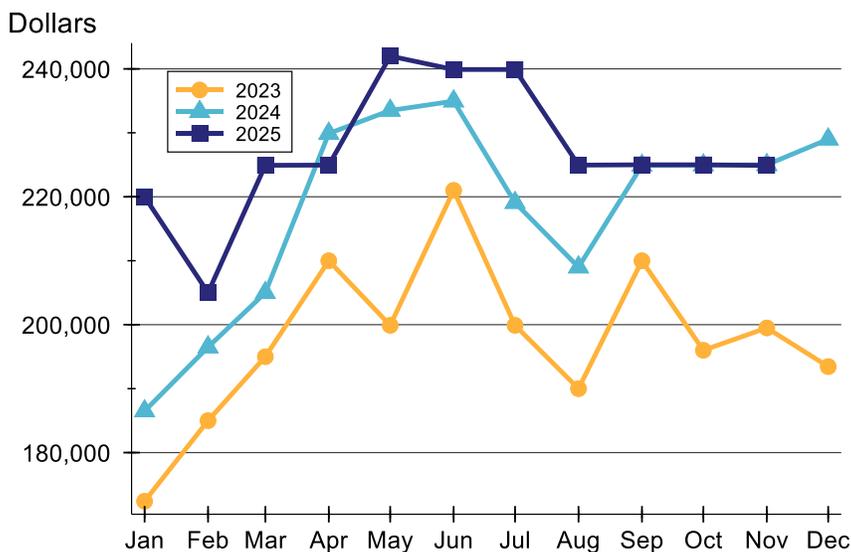
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,120	221,493	234,270
February	213,908	232,740	237,002
March	220,833	237,747	241,202
April	242,693	273,424	253,464
May	233,797	267,807	267,429
June	246,591	262,483	266,380
July	242,485	244,637	263,900
August	221,959	237,471	252,655
September	237,441	252,136	258,343
October	221,769	259,355	261,056
November	214,286	254,418	250,412
December	225,309	265,997	

Median Price

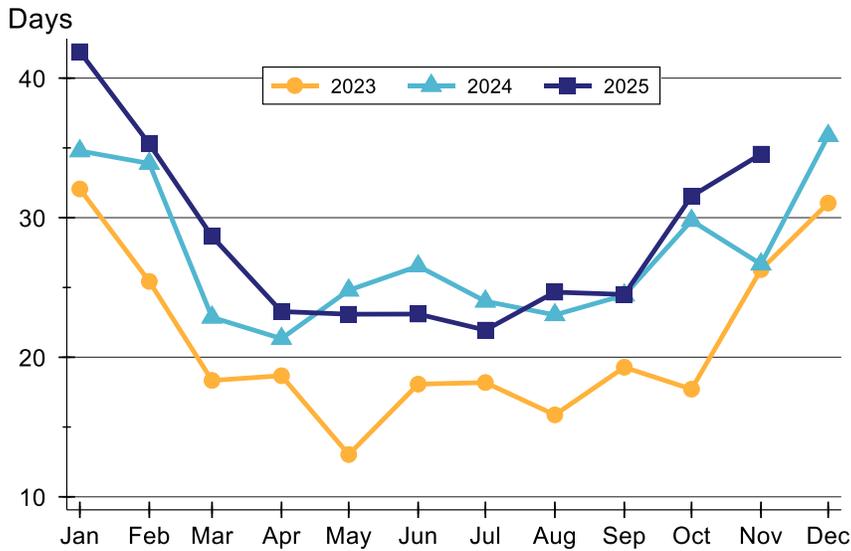


Month	2023	2024	2025
January	172,400	186,500	220,000
February	185,000	196,500	205,000
March	195,000	205,000	224,925
April	210,000	229,900	224,950
May	199,900	233,500	242,000
June	221,000	234,950	239,900
July	199,900	219,089	239,900
August	190,000	209,000	224,950
September	210,000	224,900	225,000
October	196,000	224,950	225,000
November	199,500	225,000	224,900
December	193,450	229,000	



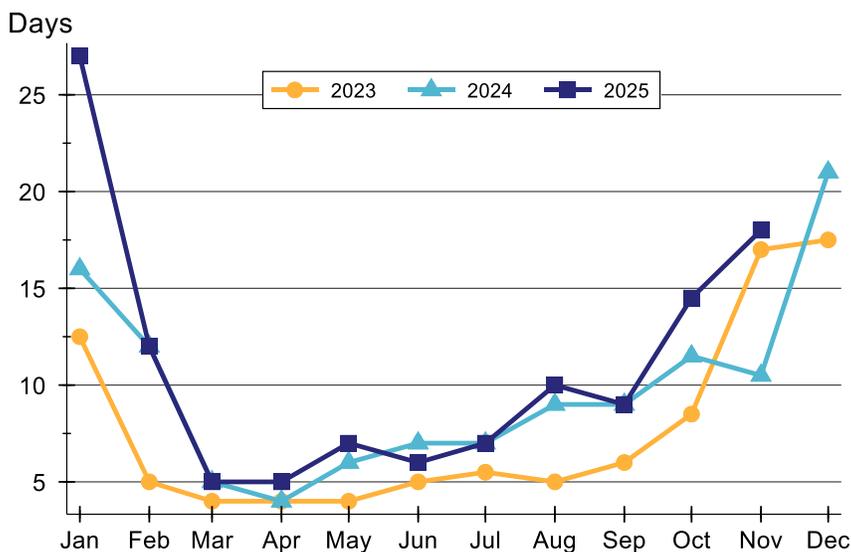
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	35	42
February	25	34	35
March	18	23	29
April	19	21	23
May	13	25	23
June	18	27	23
July	18	24	22
August	16	23	25
September	19	24	24
October	18	30	32
November	26	27	35
December	31	36	36

Median DOM



Month	2023	2024	2025
January	13	16	27
February	5	12	12
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	6
July	6	7	7
August	5	9	10
September	6	9	9
October	9	12	15
November	17	11	18
December	18	21	21



**October
2025**

Sunflower MLS Statistics



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Fell in October

Total home sales in the Topeka MSA fell last month to 229 units, compared to 231 units in October 2024. Total sales volume was \$57.5 million, down from a year earlier.

The median sale price in October was \$219,900, up from \$218,000 a year earlier. Homes that sold in October were typically on the market for 7 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of October

The total number of active listings in the Topeka MSA at the end of October was 380 units, up from 344 at the same point in 2024. 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 October was \$249,900.

During October, a total of 212 contracts were written down from 216 in October 2024. At the end of the month, there were 218 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3219
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



**October
2025**

Sunflower MLS Statistics



Topeka Metropolitan Area Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		229	231	227	2,471	2,438	2,401
Change from prior year		-0.9%	1.8%	-2.2%	1.4%	1.5%	-10.9%
Active Listings		380	344	328	N/A	N/A	N/A
Change from prior year		10.5%	4.9%	24.2%			
Months' Supply		1.6	1.5	1.4	N/A	N/A	N/A
Change from prior year		6.7%	7.1%	40.0%			
New Listings		255	289	294	2,891	2,967	2,843
Change from prior year		-11.8%	-1.7%	-2.6%	-2.6%	4.4%	-6.4%
Contracts Written		212	216	211	2,470	2,501	2,432
Change from prior year		-1.9%	2.4%	-8.3%	-1.2%	2.8%	-9.2%
Pending Contracts		218	236	201	N/A	N/A	N/A
Change from prior year		-7.6%	17.4%	0.0%			
Sales Volume (1,000s)		57,512	58,010	52,133	575,977	548,565	501,189
Change from prior year		-0.9%	11.3%	14.5%	5.0%	9.5%	-8.9%
Average	Sale Price	251,146	251,125	229,660	233,095	225,006	208,742
	Change from prior year	0.0%	9.3%	17.0%	3.6%	7.8%	2.3%
	List Price of Actives	315,027	272,156	270,048	N/A	N/A	N/A
	Change from prior year	15.8%	0.8%	-6.8%			
	Days on Market	23	22	19	24	24	18
Change from prior year	4.5%	15.8%	35.7%	0.0%	33.3%	28.6%	
	Percent of List	98.2%	98.6%	98.8%	98.5%	98.6%	99.0%
Change from prior year	-0.4%	-0.2%	-0.9%	-0.1%	-0.4%	-1.5%	
	Percent of Original	96.5%	96.4%	96.9%	96.8%	96.9%	97.6%
Change from prior year	0.1%	-0.5%	-1.3%	-0.1%	-0.7%	-1.7%	
Median	Sale Price	219,900	218,000	191,000	207,000	197,950	179,000
	Change from prior year	0.9%	14.1%	9.1%	4.6%	10.6%	2.3%
	List Price of Actives	249,900	248,750	219,450	N/A	N/A	N/A
	Change from prior year	0.5%	13.4%	2.1%			
	Days on Market	7	8	6	7	6	5
Change from prior year	-12.5%	33.3%	50.0%	16.7%	20.0%	66.7%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	98.5%	98.6%	100.0%	99.9%	100.0%	100.0%
Change from prior year	-0.1%	-1.4%	0.0%	-0.1%	0.0%	0.0%	

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



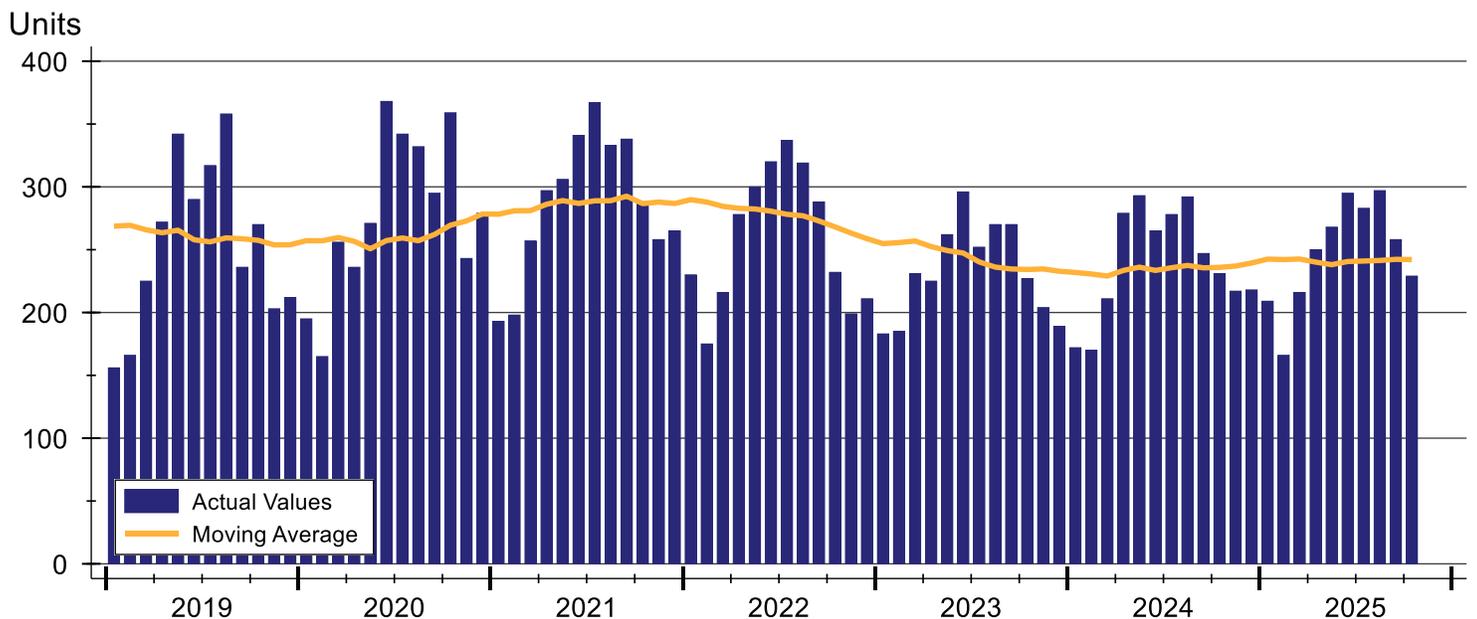
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2025	October 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		229	231	-0.9%	2,471	2,438	1.4%
Volume (1,000s)		57,512	58,010	-0.9%	575,977	548,565	5.0%
Months' Supply		1.6	1.5	6.7%	N/A	N/A	N/A
Average	Sale Price	251,146	251,125	0.0%	233,095	225,006	3.6%
	Days on Market	23	22	4.5%	24	24	0.0%
	Percent of List	98.2%	98.6%	-0.4%	98.5%	98.6%	-0.1%
	Percent of Original	96.5%	96.4%	0.1%	96.8%	96.9%	-0.1%
Median	Sale Price	219,900	218,000	0.9%	207,000	197,950	4.6%
	Days on Market	7	8	-12.5%	7	6	16.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	98.6%	-0.1%	99.9%	100.0%	-0.1%

A total of 229 homes sold in the Topeka MSA in October, down from 231 units in October 2024. Total sales volume fell to \$57.5 million compared to \$58.0 million in the previous year.

The median sales price in October was \$219,900, up 0.9% compared to the prior year. Median days on market was 7 days, down from 8 days in September, and down from 8 in October 2024.

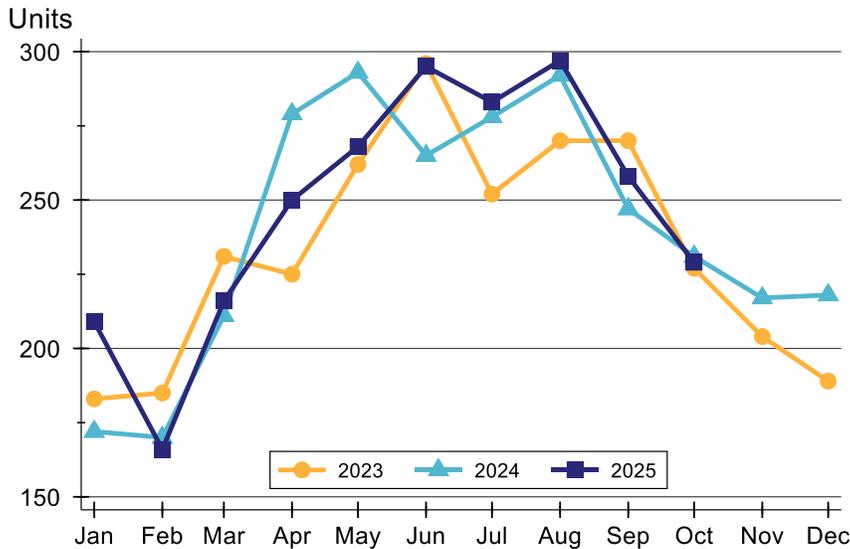
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	183	172	209
February	185	170	166
March	231	211	216
April	225	279	250
May	262	293	268
June	296	265	295
July	252	278	283
August	270	292	297
September	270	247	258
October	227	231	229
November	204	217	
December	189	218	

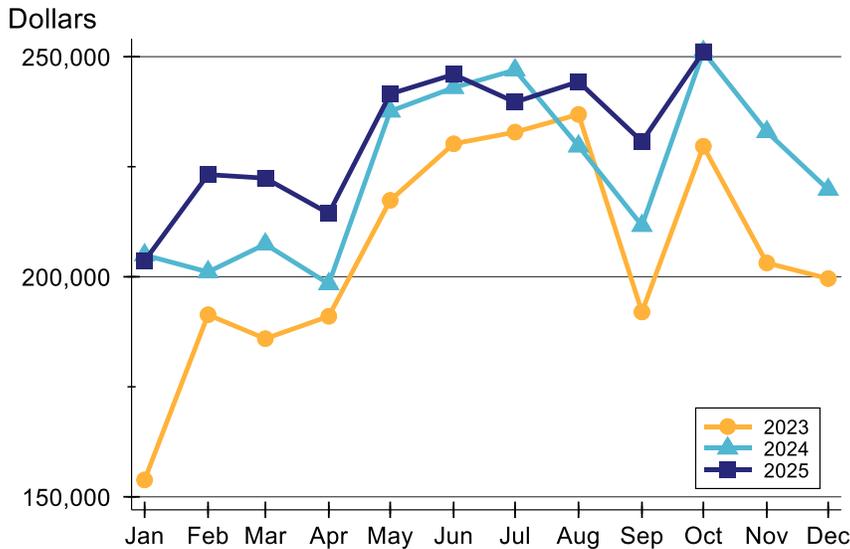
Closed Listings by Price Range

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%	1.0	18,850	18,850	65	65	74.5%	74.5%	54.0%	54.0%
\$25,000-\$49,999	3	1.3%	1.2	43,333	45,000	39	17	85.0%	80.0%	78.8%	80.0%
\$50,000-\$99,999	26	11.4%	1.3	79,129	80,000	14	4	98.5%	100.0%	97.1%	100.0%
\$100,000-\$124,999	7	3.1%	1.6	111,771	115,000	44	12	97.5%	100.0%	92.8%	96.0%
\$125,000-\$149,999	21	9.2%	1.2	135,757	135,000	25	3	98.3%	100.0%	96.2%	100.0%
\$150,000-\$174,999	19	8.3%	1.4	163,466	165,000	11	4	98.6%	100.0%	98.3%	100.0%
\$175,000-\$199,999	19	8.3%	1.4	185,595	185,000	24	4	99.4%	100.0%	98.5%	100.0%
\$200,000-\$249,999	38	16.6%	1.1	219,985	220,750	19	9	99.5%	100.0%	97.7%	99.6%
\$250,000-\$299,999	30	13.1%	1.3	274,220	274,500	12	8	99.1%	100.0%	97.9%	97.8%
\$300,000-\$399,999	33	14.4%	2.2	340,500	338,000	24	6	98.6%	99.1%	97.2%	98.3%
\$400,000-\$499,999	18	7.9%	2.1	449,022	449,000	48	24	97.2%	97.7%	94.0%	95.1%
\$500,000-\$749,999	9	3.9%	2.2	610,672	630,000	26	22	95.3%	97.7%	93.8%	97.6%
\$750,000-\$999,999	3	1.3%	7.1	782,000	776,000	10	3	93.8%	94.9%	93.8%	94.9%
\$1,000,000 and up	1	0.4%	18.0	1,275,000	1,275,000	123	123	85.0%	85.0%	0.0%	0.0%



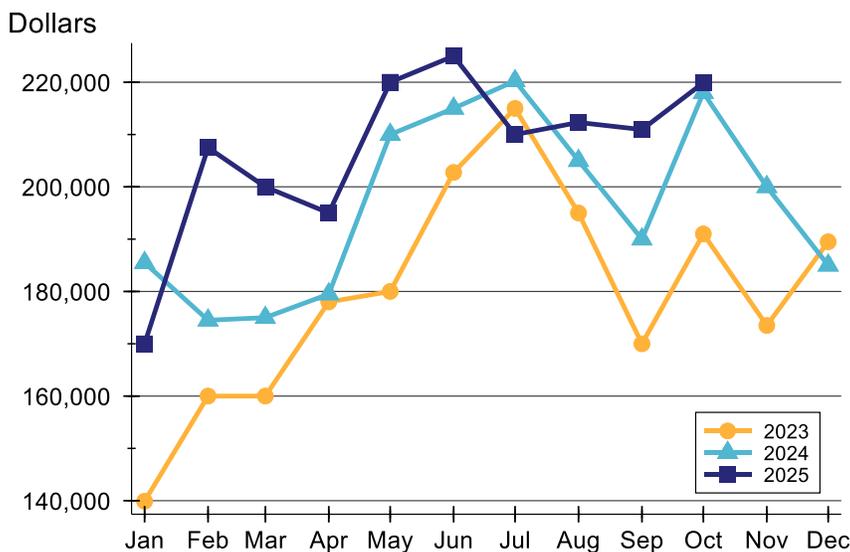
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	153,831	204,931	203,617
February	191,370	201,093	223,215
March	185,936	207,404	222,403
April	191,028	198,390	214,396
May	217,361	237,615	241,540
June	230,210	242,974	245,979
July	232,861	246,976	239,688
August	236,890	229,684	244,327
September	191,991	211,627	230,711
October	229,660	251,125	251,146
November	203,141	232,932	
December	199,586	219,820	

Median Price

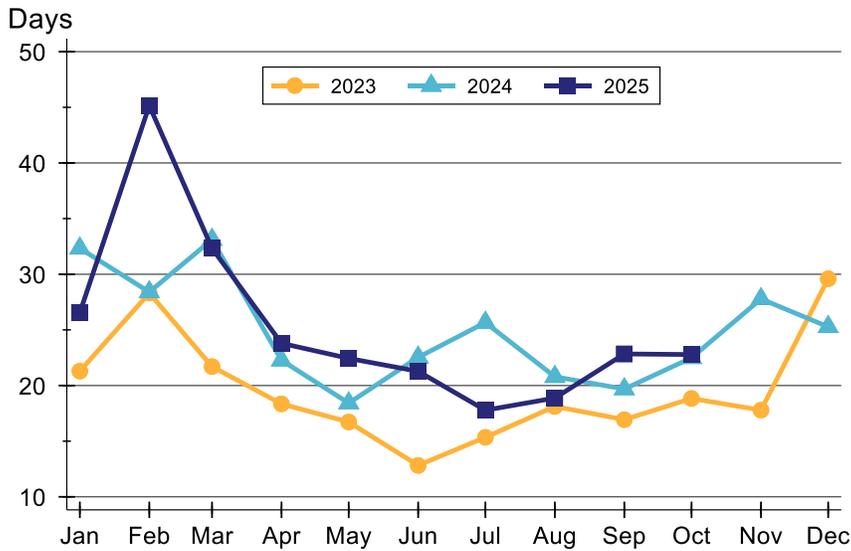


Month	2023	2024	2025
January	139,900	185,500	170,000
February	160,000	174,500	207,500
March	160,000	175,000	200,000
April	178,000	179,500	195,000
May	180,000	210,000	220,000
June	202,750	215,000	225,000
July	215,000	220,250	210,000
August	195,000	205,000	212,313
September	170,000	190,000	210,950
October	191,000	218,000	219,900
November	173,500	200,000	
December	189,500	185,000	



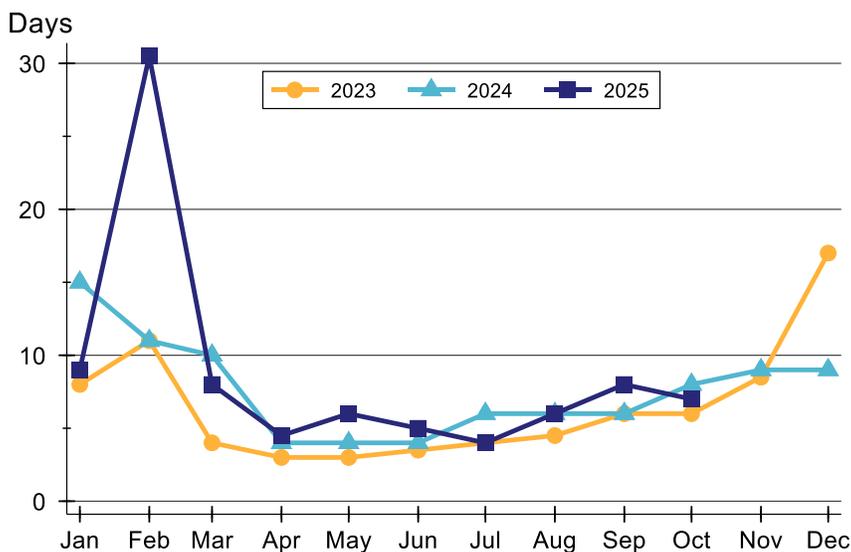
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	32	27
February	28	28	45
March	22	33	32
April	18	22	24
May	17	18	22
June	13	23	21
July	15	26	18
August	18	21	19
September	17	20	23
October	19	22	23
November	18	28	
December	30	25	

Median DOM



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



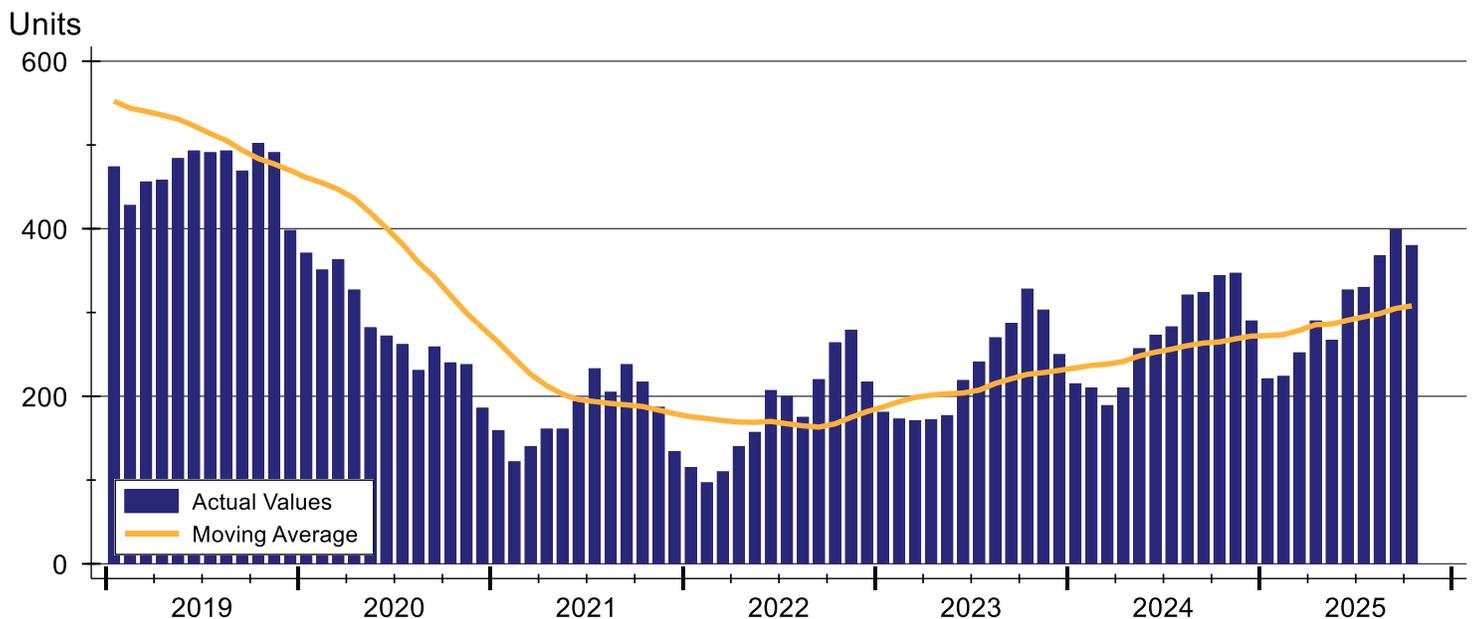
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of October 2024	Change
Active Listings		380	344	10.5%
Volume (1,000s)		119,710	93,622	27.9%
Months' Supply		1.6	1.5	6.7%
Average	List Price	315,027	272,156	15.8%
	Days on Market	44	51	-13.7%
	Percent of Original	95.2%	96.7%	-1.6%
Median	List Price	249,900	248,750	0.5%
	Days on Market	26	35	-25.7%
	Percent of Original	98.8%	100.0%	-1.2%

A total of 380 homes were available for sale in the Topeka MSA at the end of October. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of October was \$249,900, up 0.5% from 2024. The typical time on market for active listings was 26 days, down from 35 days a year earlier.

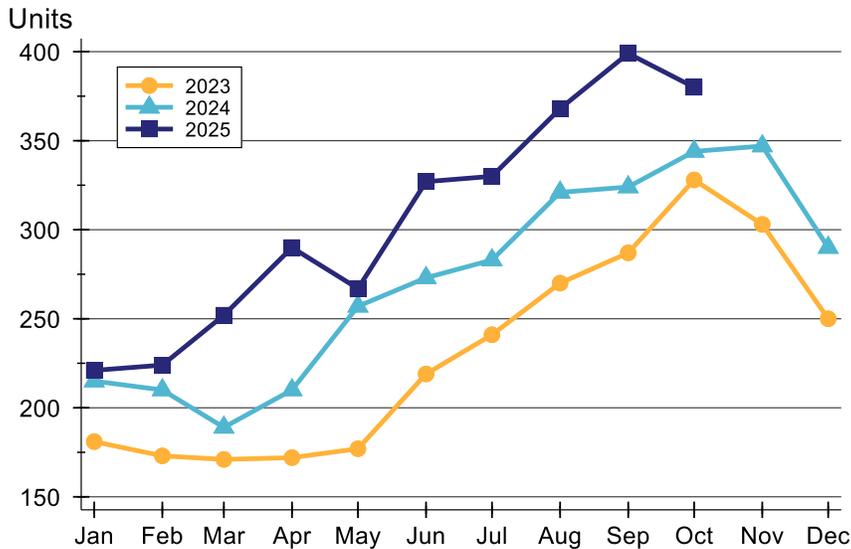
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	181	215	221
February	173	210	224
March	171	189	252
April	172	210	290
May	177	257	267
June	219	273	327
July	241	283	330
August	270	321	368
September	287	324	399
October	328	344	380
November	303	347	
December	250	290	

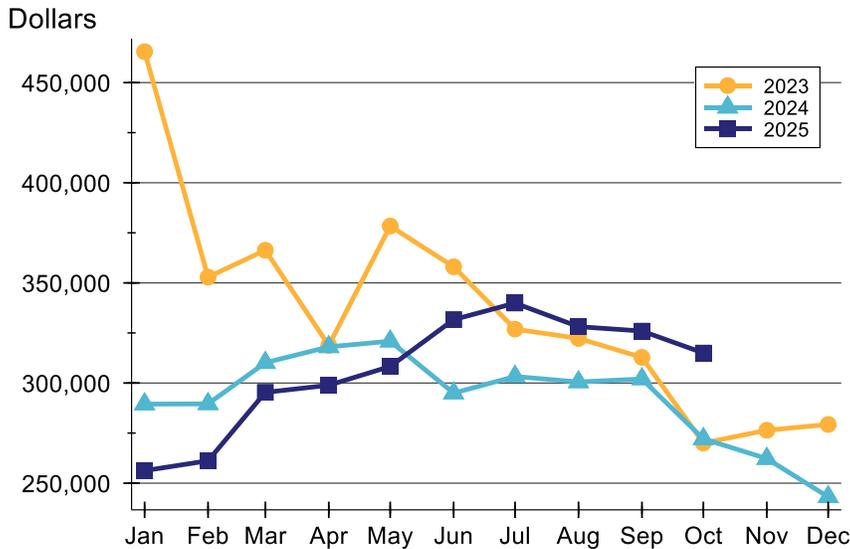
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	2	0.5%	1.0	17,500	17,500	315	315	60.7%	60.7%
\$25,000-\$49,999	13	3.4%	1.2	36,554	37,200	41	15	91.8%	100.0%
\$50,000-\$99,999	35	9.3%	1.3	82,060	84,900	39	24	94.9%	100.0%
\$100,000-\$124,999	22	5.8%	1.6	115,200	117,000	49	20	86.6%	94.5%
\$125,000-\$149,999	24	6.3%	1.2	136,681	136,500	39	22	95.5%	98.1%
\$150,000-\$174,999	28	7.4%	1.4	163,136	165,000	36	23	96.9%	99.3%
\$175,000-\$199,999	29	7.7%	1.4	188,008	189,325	45	32	96.6%	100.0%
\$200,000-\$249,999	38	10.1%	1.1	230,472	230,000	31	21	92.8%	97.9%
\$250,000-\$299,999	40	10.6%	1.3	277,711	275,000	39	24	95.7%	98.2%
\$300,000-\$399,999	75	19.8%	2.2	349,926	350,000	45	28	96.7%	98.5%
\$400,000-\$499,999	34	9.0%	2.1	449,998	449,950	32	21	98.1%	100.0%
\$500,000-\$749,999	22	5.8%	2.2	594,073	580,000	67	44	97.3%	99.2%
\$750,000-\$999,999	10	2.6%	7.1	876,383	860,000	66	74	96.1%	98.7%
\$1,000,000 and up	6	1.6%	18.0	2,769,833	1,624,500	67	43	97.8%	100.0%



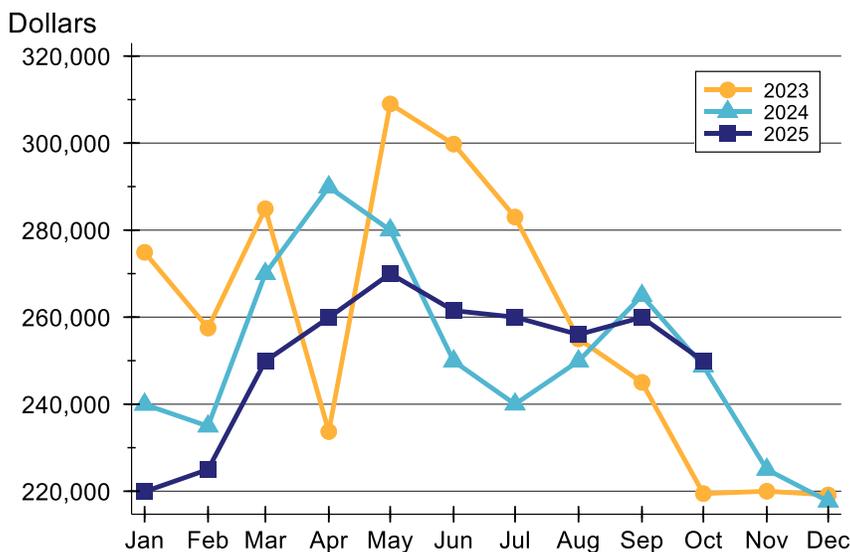
Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	465,449	289,475	256,261
February	352,892	289,603	261,174
March	366,305	310,159	295,338
April	318,764	318,063	298,899
May	378,400	320,894	308,283
June	358,041	294,987	331,657
July	326,945	303,282	339,901
August	322,282	300,541	328,139
September	312,820	302,043	325,961
October	270,048	272,156	315,027
November	276,429	262,257	
December	279,310	243,182	

Median Price

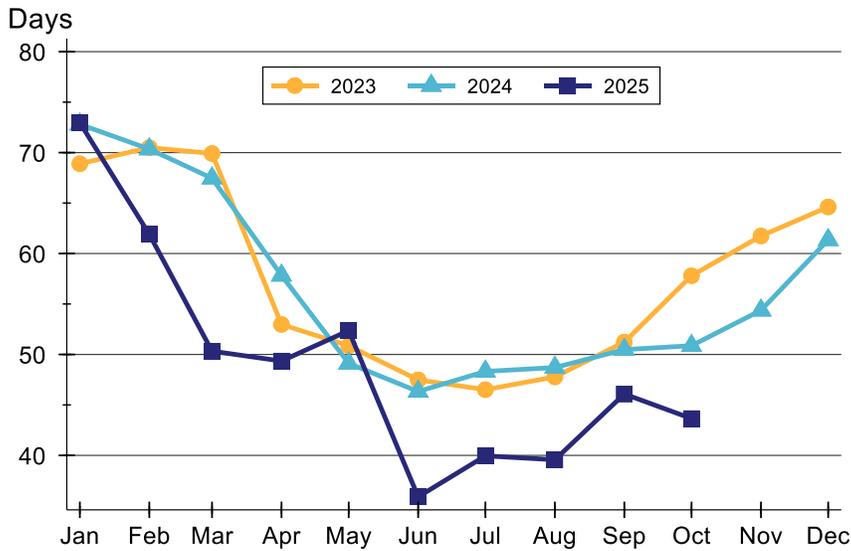


Month	2023	2024	2025
January	274,900	239,950	219,900
February	257,500	234,950	225,000
March	284,900	270,000	249,900
April	233,700	289,900	259,900
May	309,000	280,000	270,000
June	299,777	249,900	261,500
July	283,000	240,000	260,000
August	255,000	249,900	256,000
September	245,000	264,950	259,950
October	219,450	248,750	249,900
November	220,000	225,000	
December	219,150	217,700	



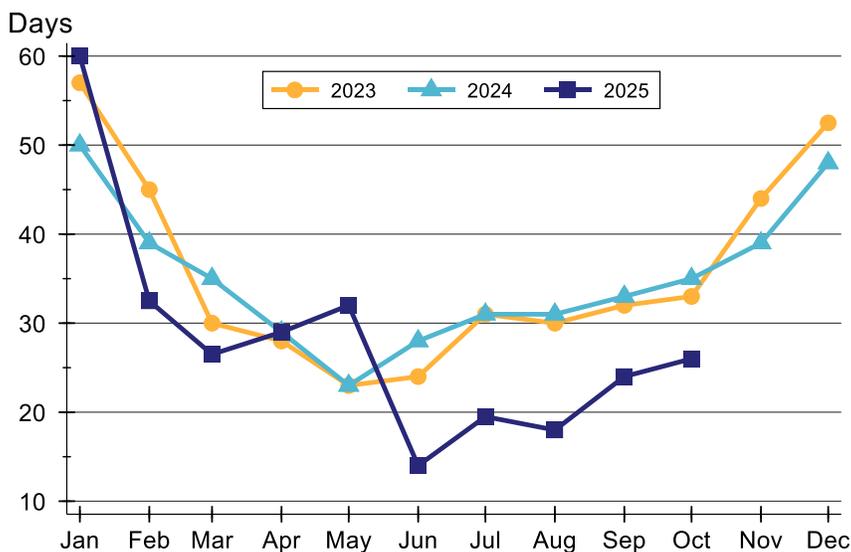
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	69	73	73
February	70	70	62
March	70	67	50
April	53	58	49
May	51	49	52
June	47	46	36
July	47	48	40
August	48	49	40
September	51	50	46
October	58	51	44
November	62	54	
December	65	61	

Median DOM

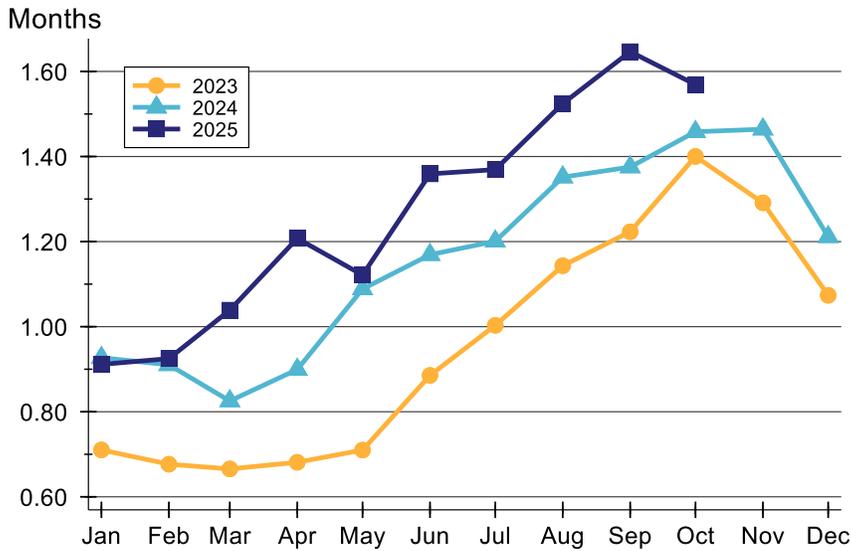


Month	2023	2024	2025
January	57	50	60
February	45	39	33
March	30	35	27
April	28	29	29
May	23	23	32
June	24	28	14
July	31	31	20
August	30	31	18
September	32	33	24
October	33	35	26
November	44	39	
December	53	48	



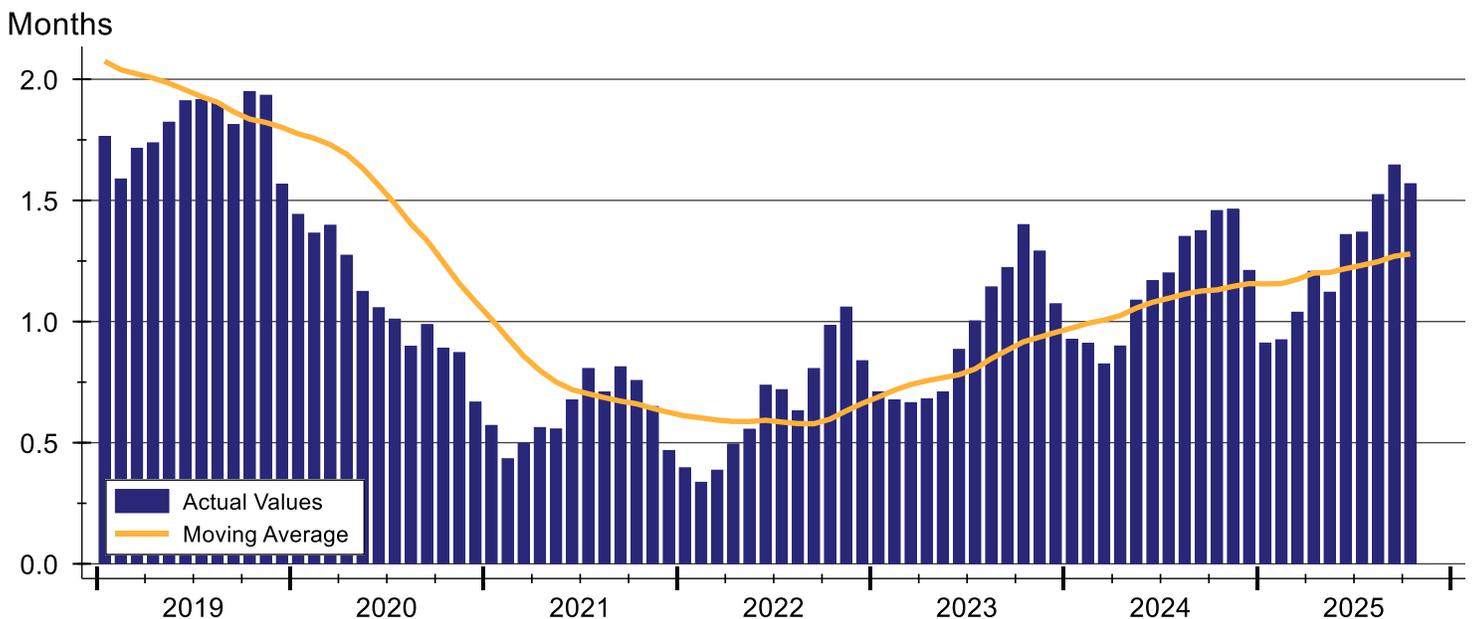
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





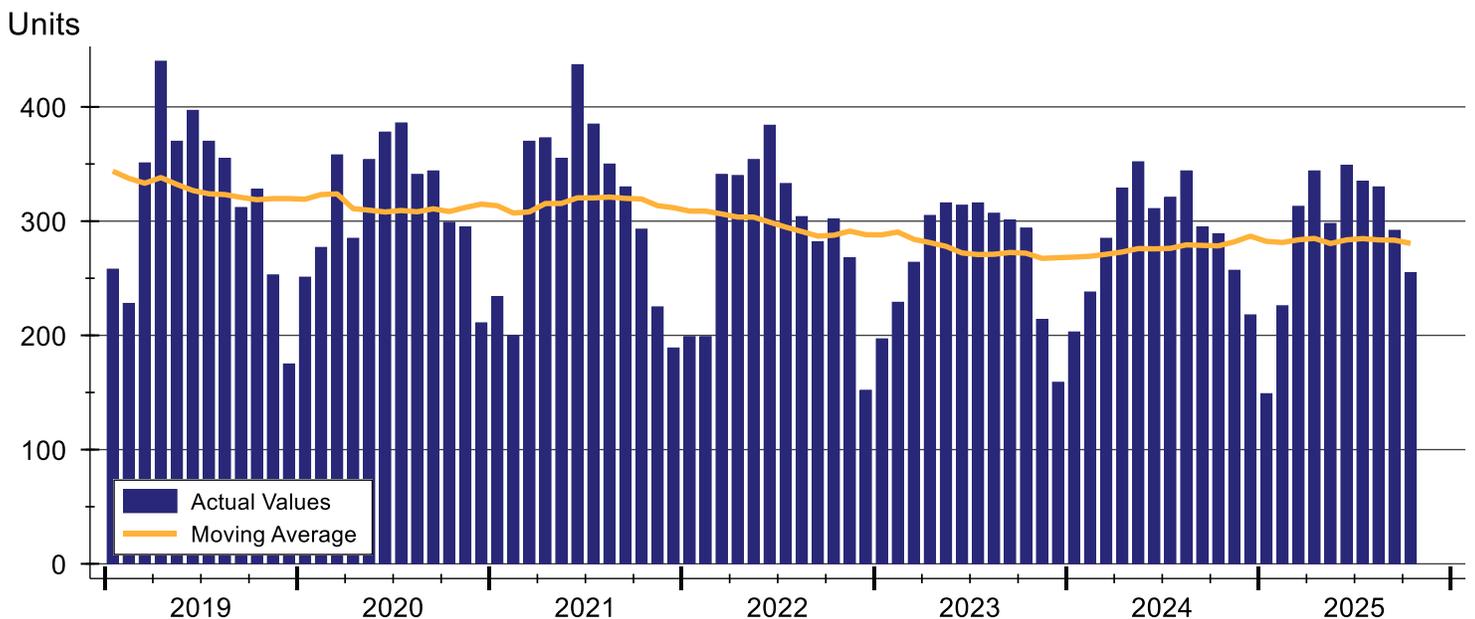
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	October 2024	Change
Current Month	New Listings	255	289	-11.8%
	Volume (1,000s)	66,354	64,882	2.3%
	Average List Price	260,211	224,504	15.9%
	Median List Price	219,900	197,700	11.2%
Year-to-Date	New Listings	2,891	2,967	-2.6%
	Volume (1,000s)	723,514	705,565	2.5%
	Average List Price	250,264	237,804	5.2%
	Median List Price	216,000	200,000	8.0%

A total of 255 new listings were added in the Topeka MSA during October, down 11.8% from the same month in 2024. Year-to-date the Topeka MSA has seen 2,891 new listings.

The median list price of these homes was \$219,900 up from \$197,700 in 2024.

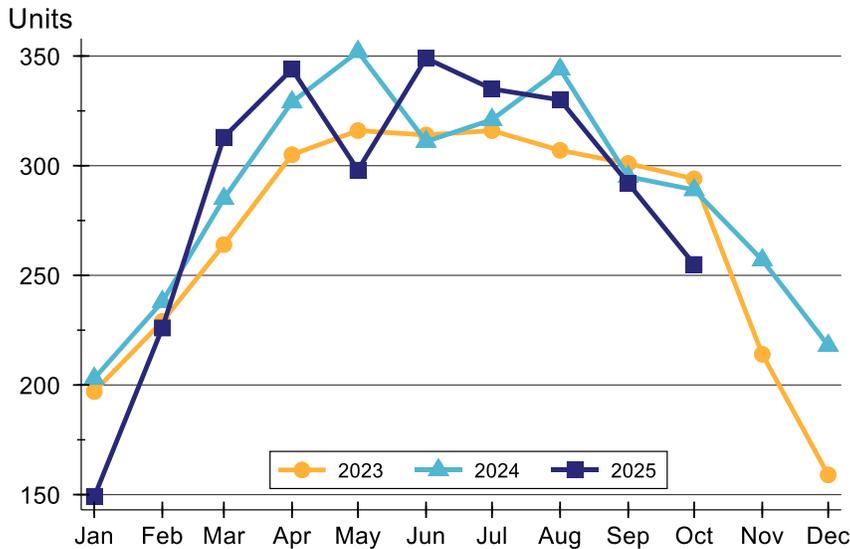
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	197	203	149
February	229	238	226
March	264	285	313
April	305	329	344
May	316	352	298
June	314	311	349
July	316	321	335
August	307	344	330
September	301	295	292
October	294	289	255
November	214	257	
December	159	218	

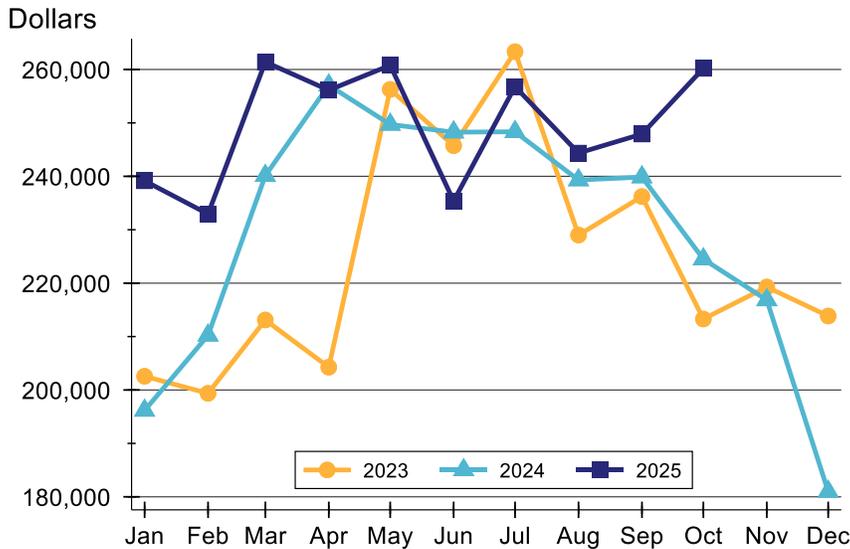
New Listings by Price Range

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	2.8%	36,929	40,000	16	4	97.2%	100.0%
\$50,000-\$99,999	30	11.9%	81,835	86,250	10	6	96.8%	100.0%
\$100,000-\$124,999	19	7.5%	115,568	115,500	12	10	97.0%	100.0%
\$125,000-\$149,999	17	6.7%	135,200	130,000	8	8	97.6%	100.0%
\$150,000-\$174,999	20	7.9%	163,658	164,975	16	10	98.4%	100.0%
\$175,000-\$199,999	24	9.5%	188,143	189,163	9	7	99.9%	100.0%
\$200,000-\$249,999	38	15.0%	227,288	229,000	9	5	98.7%	100.0%
\$250,000-\$299,999	28	11.1%	276,988	278,000	11	5	99.1%	100.0%
\$300,000-\$399,999	43	17.0%	347,858	349,900	11	9	98.9%	100.0%
\$400,000-\$499,999	12	4.7%	462,258	477,450	14	13	99.2%	100.0%
\$500,000-\$749,999	8	3.2%	606,563	602,250	12	7	99.8%	100.0%
\$750,000-\$999,999	4	1.6%	855,469	822,950	12	9	100.0%	100.0%
\$1,000,000 and up	3	1.2%	1,888,332	1,295,000	8	5	97.6%	100.0%



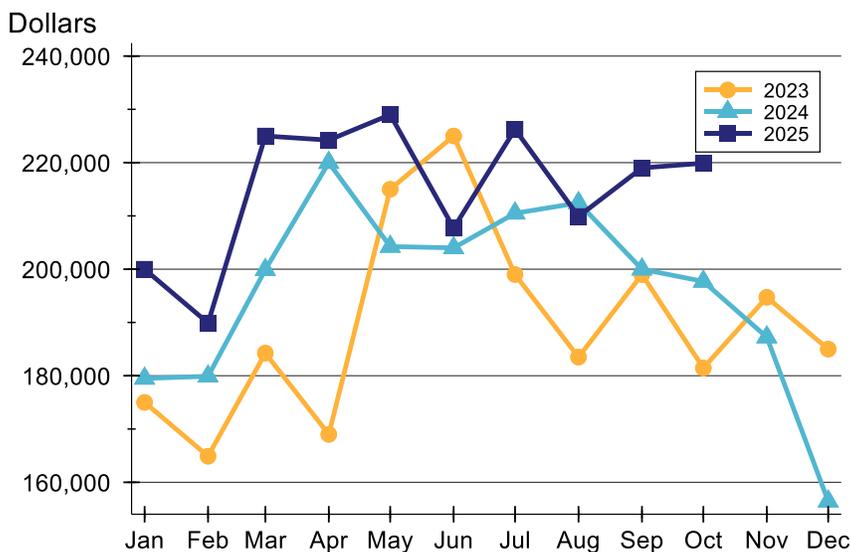
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	202,570	196,173	239,160
February	199,377	210,240	232,943
March	213,106	240,130	261,412
April	204,266	257,058	256,132
May	256,275	249,709	260,791
June	245,740	248,270	235,378
July	263,338	248,343	256,787
August	229,002	239,307	244,358
September	236,216	239,868	247,916
October	213,289	224,504	260,211
November	219,282	216,849	
December	213,845	180,978	

Median Price



Month	2023	2024	2025
January	175,000	179,500	200,000
February	164,900	179,900	189,900
March	184,250	199,900	225,000
April	169,000	220,000	224,225
May	215,000	204,250	229,000
June	225,000	204,000	207,700
July	199,000	210,494	226,250
August	183,500	212,450	209,900
September	199,000	200,000	219,000
October	181,450	197,700	219,900
November	194,725	187,250	
December	185,000	156,450	



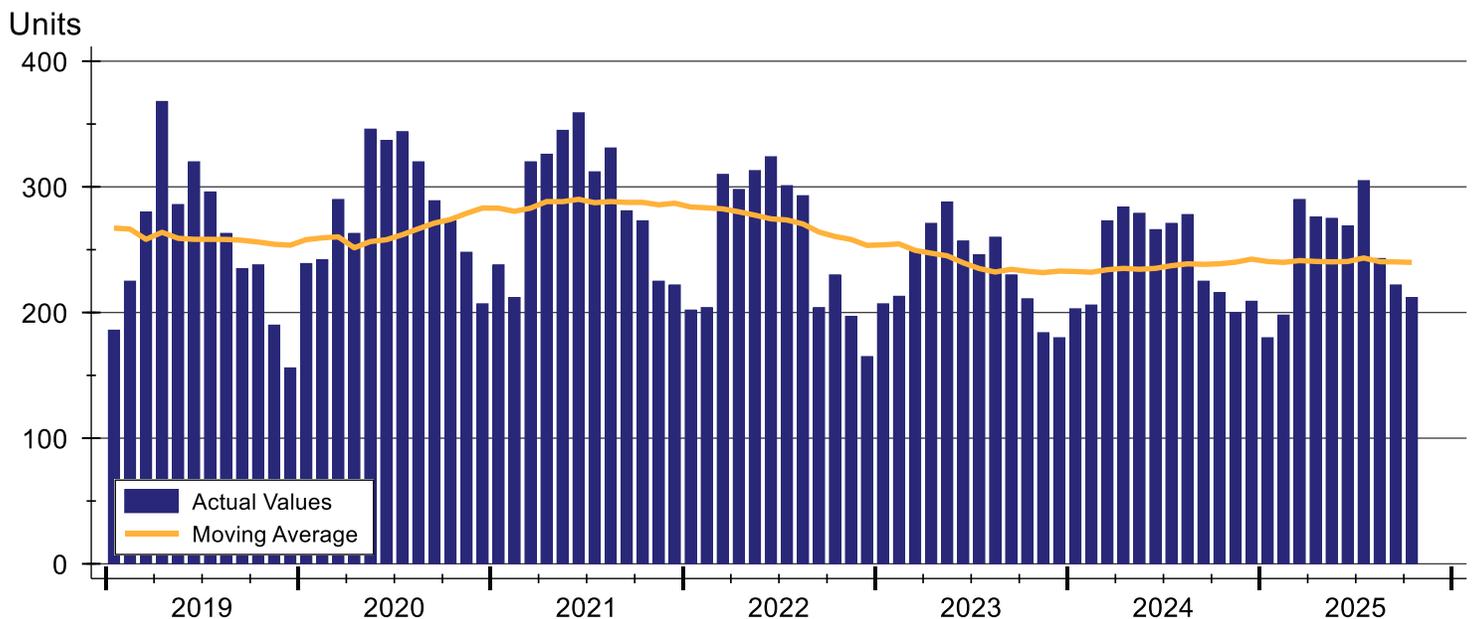
Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	October 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		212	216	-1.9%	2,470	2,501	-1.2%
Volume (1,000s)		54,503	55,166	-1.2%	592,205	577,987	2.5%
Average	Sale Price	257,091	255,398	0.7%	239,759	231,102	3.7%
	Days on Market	31	30	3.3%	25	24	4.2%
	Percent of Original	95.0%	95.4%	-0.4%	96.7%	96.9%	-0.2%
Median	Sale Price	223,000	212,500	4.9%	210,000	199,900	5.1%
	Days on Market	16	9	77.8%	7	6	16.7%
	Percent of Original	100.0%	99.2%	0.8%	100.0%	100.0%	0.0%

A total of 212 contracts for sale were written in the Topeka MSA during the month of October, down from 216 in 2024. The median list price of these homes was \$223,000, up from \$212,500 the prior year.

Half of the homes that went under contract in October were on the market less than 16 days, compared to 9 days in October 2024.

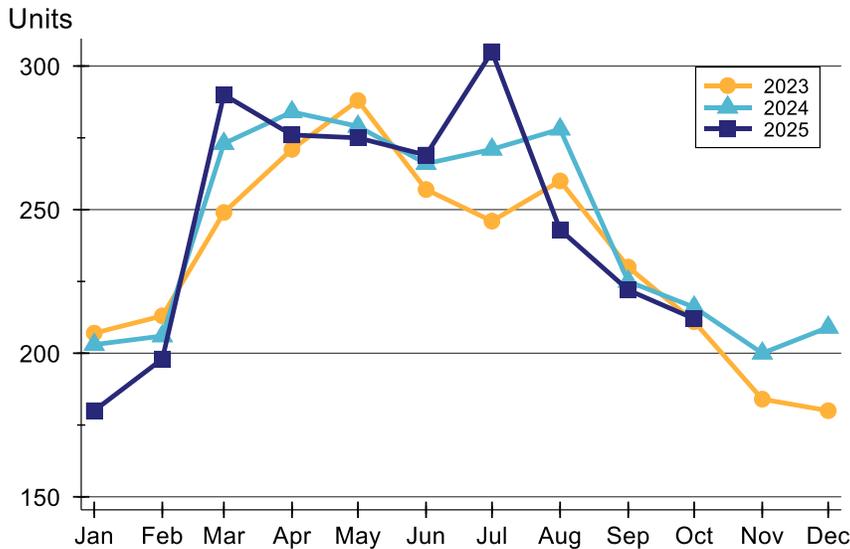
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	207	203	180
February	213	206	198
March	249	273	290
April	271	284	276
May	288	279	275
June	257	266	269
July	246	271	305
August	260	278	243
September	230	225	222
October	211	216	212
November	184	200	
December	180	209	

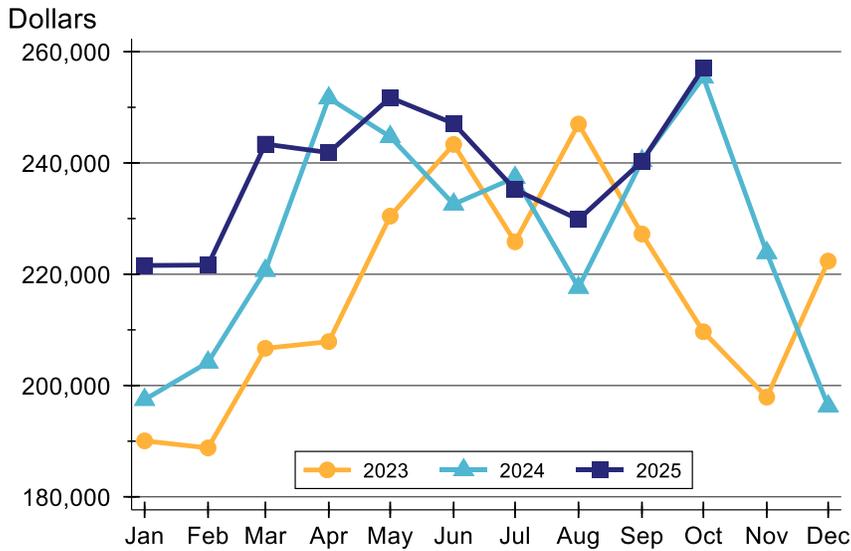
Contracts Written by Price Range

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	26	12.3%	76,562	74,950	33	16	81.9%	92.6%
\$100,000-\$124,999	18	8.5%	115,833	115,250	26	14	95.5%	100.0%
\$125,000-\$149,999	13	6.2%	133,508	130,000	44	12	94.9%	100.0%
\$150,000-\$174,999	15	7.1%	163,977	164,950	31	20	95.4%	100.0%
\$175,000-\$199,999	22	10.4%	188,091	189,700	20	14	98.2%	100.0%
\$200,000-\$249,999	36	17.1%	228,108	227,000	23	7	97.7%	100.0%
\$250,000-\$299,999	25	11.8%	275,000	278,000	25	9	97.9%	100.0%
\$300,000-\$399,999	31	14.7%	353,502	349,950	35	18	96.7%	100.0%
\$400,000-\$499,999	11	5.2%	460,345	469,900	55	50	96.1%	99.0%
\$500,000-\$749,999	10	4.7%	625,810	632,100	51	57	94.9%	96.1%
\$750,000-\$999,999	1	0.5%	776,000	776,000	3	3	100.0%	100.0%
\$1,000,000 and up	3	1.4%	1,231,333	1,295,000	42	18	97.6%	100.0%



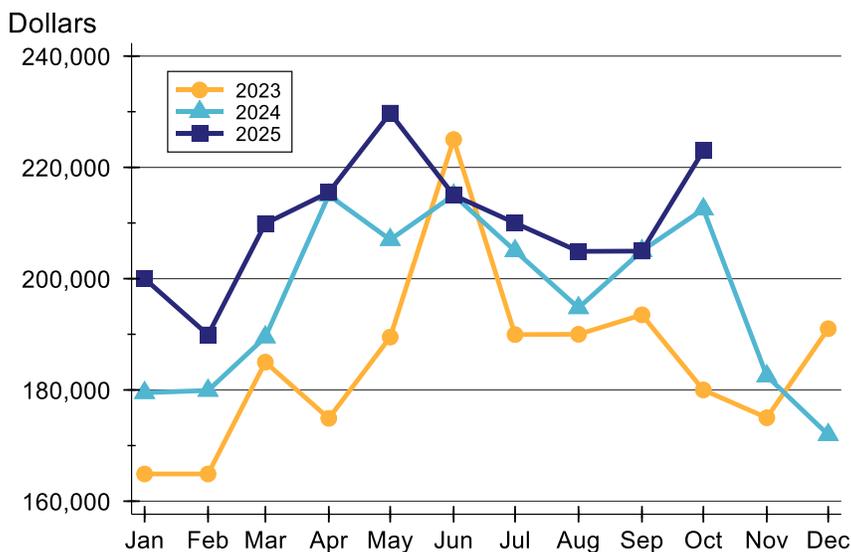
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	190,057	197,465	221,578
February	188,788	204,174	221,646
March	206,691	220,663	243,391
April	207,891	251,653	241,859
May	230,444	244,707	251,742
June	243,334	232,583	247,093
July	225,830	237,381	235,225
August	247,001	217,613	229,835
September	227,234	240,379	240,284
October	209,665	255,398	257,091
November	197,921	223,854	
December	222,363	196,302	

Median Price

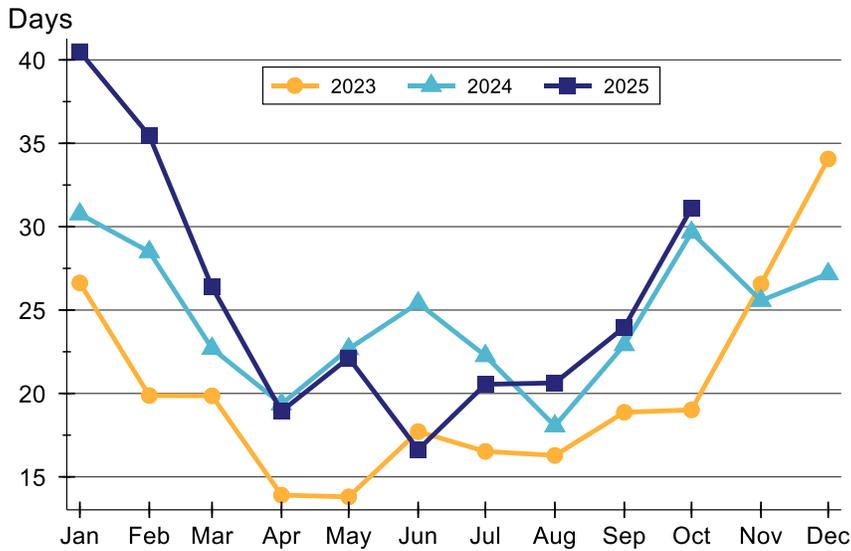


Month	2023	2024	2025
January	164,900	179,500	200,000
February	164,900	179,900	189,900
March	185,000	189,500	209,900
April	174,900	215,000	215,500
May	189,500	207,000	229,750
June	225,000	215,000	215,000
July	189,950	205,000	210,000
August	190,000	194,750	204,900
September	193,500	205,000	204,950
October	180,000	212,500	223,000
November	175,000	182,500	
December	191,000	171,950	



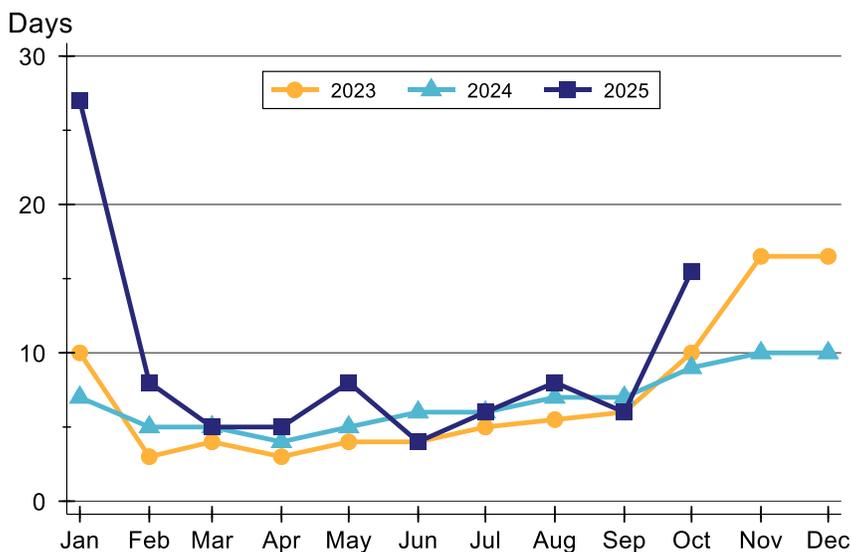
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	27	31	40
February	20	28	35
March	20	23	26
April	14	19	19
May	14	23	22
June	18	25	17
July	17	22	21
August	16	18	21
September	19	23	24
October	19	30	31
November	27	26	
December	34	27	

Median DOM



Month	2023	2024	2025
January	10	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	8
June	4	6	4
July	5	6	6
August	6	7	8
September	6	7	6
October	10	9	16
November	17	10	
December	17	10	



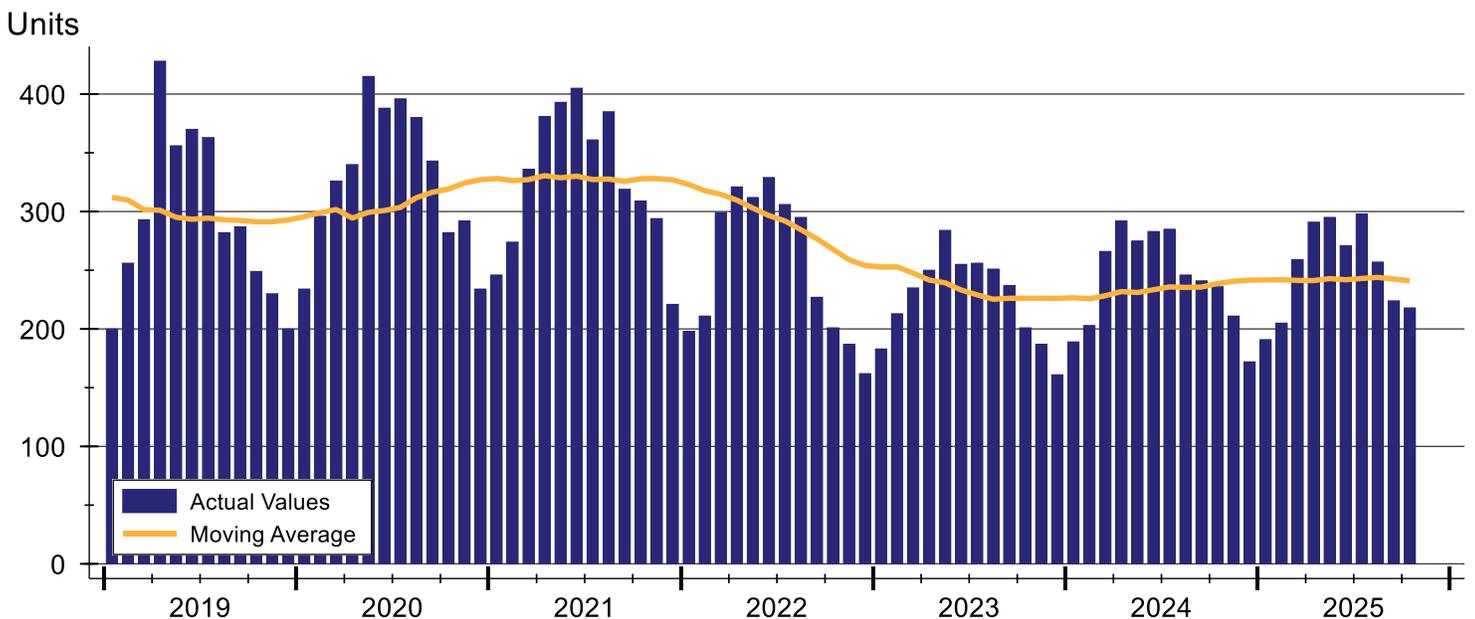
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October		
		2025	2024	Change
Pending Contracts		218	236	-7.6%
Volume (1,000s)		56,013	61,148	-8.4%
Average	List Price	256,941	259,102	-0.8%
	Days on Market	32	30	6.7%
	Percent of Original	96.1%	97.2%	-1.1%
Median	List Price	223,950	224,900	-0.4%
	Days on Market	14	12	16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 218 listings in the Topeka MSA had contracts pending at the end of October, down from 236 contracts pending at the end of October 2024.

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

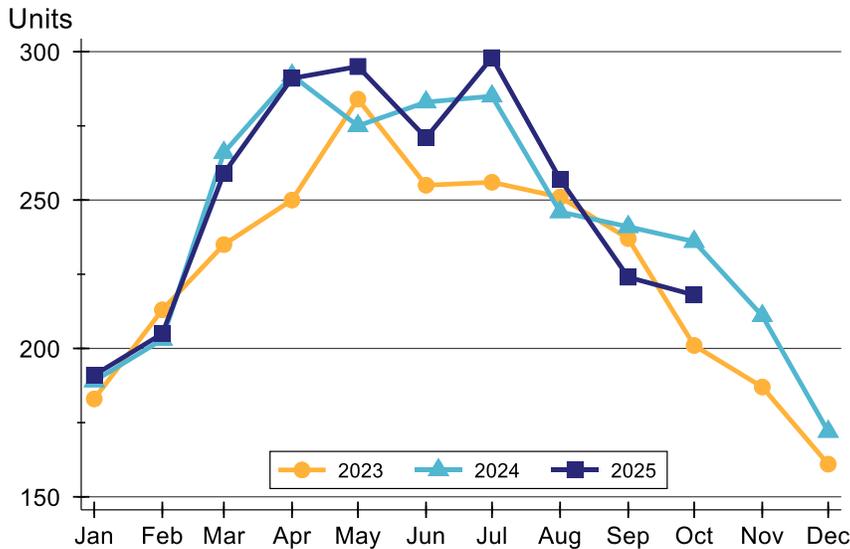
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	183	189	191
February	213	203	205
March	235	266	259
April	250	292	291
May	284	275	295
June	255	283	271
July	256	285	298
August	251	246	257
September	237	241	224
October	201	236	218
November	187	211	
December	161	172	

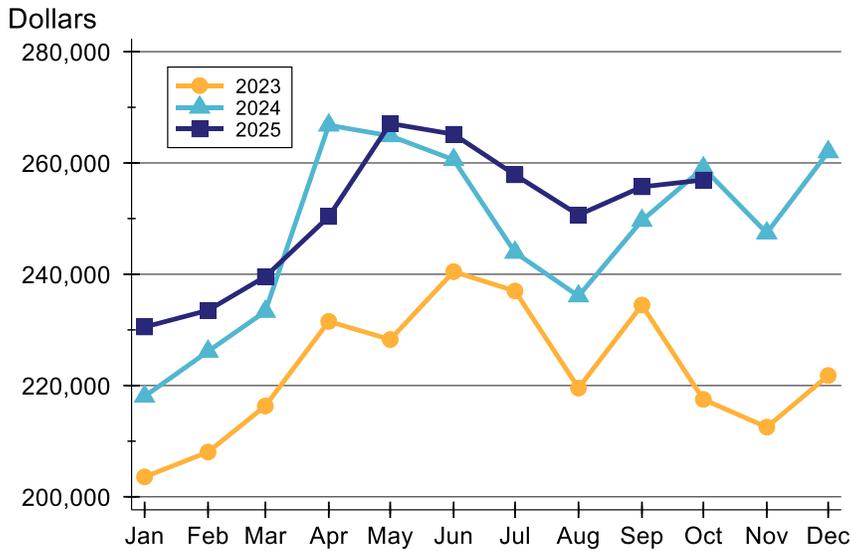
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	16,500	16,500	0	0	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	22	10.1%	76,814	77,000	43	25	82.6%	99.4%
\$100,000-\$124,999	14	6.4%	116,504	115,750	28	11	97.4%	100.0%
\$125,000-\$149,999	15	6.9%	135,383	134,000	49	12	96.7%	100.0%
\$150,000-\$174,999	18	8.3%	164,375	164,975	42	23	95.4%	100.0%
\$175,000-\$199,999	25	11.5%	188,484	189,900	26	16	97.2%	100.0%
\$200,000-\$249,999	35	16.1%	226,880	225,000	21	7	98.5%	100.0%
\$250,000-\$299,999	30	13.8%	275,303	276,250	23	8	98.0%	100.0%
\$300,000-\$399,999	35	16.1%	355,934	365,000	30	9	98.1%	100.0%
\$400,000-\$499,999	11	5.0%	452,531	465,000	37	42	97.8%	100.0%
\$500,000-\$749,999	9	4.1%	627,200	650,000	43	36	98.3%	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	3	1.4%	1,231,333	1,295,000	42	18	100.0%	100.0%



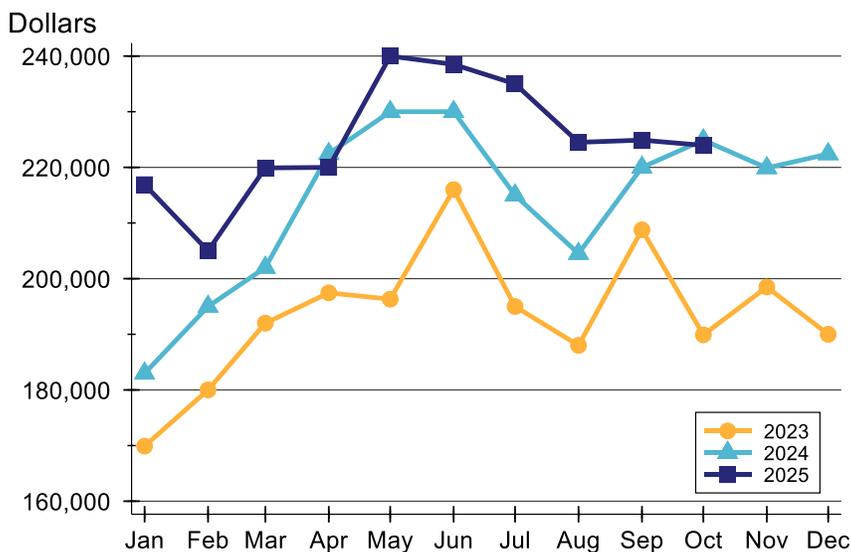
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	203,579	218,052	230,514
February	208,050	226,143	233,518
March	216,317	233,317	239,573
April	231,527	266,784	250,364
May	228,270	264,857	267,093
June	240,471	260,573	265,160
July	236,984	243,920	257,863
August	219,548	236,083	250,657
September	234,464	249,662	255,708
October	217,509	259,102	256,941
November	212,523	247,402	
December	221,795	261,983	

Median Price

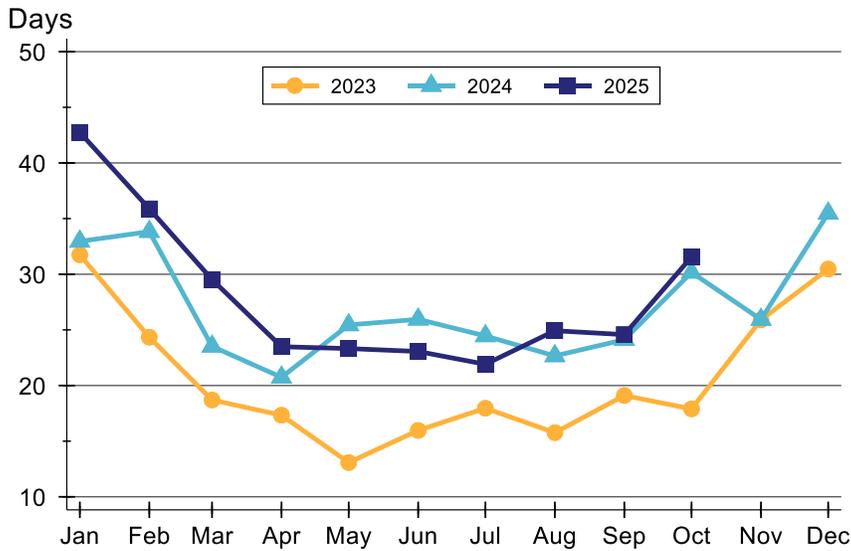


Month	2023	2024	2025
January	169,900	182,980	216,900
February	180,000	195,000	205,000
March	192,000	202,000	219,900
April	197,450	222,450	220,000
May	196,320	230,000	240,000
June	216,000	230,000	238,500
July	195,000	215,000	235,000
August	188,000	204,500	224,500
September	208,777	220,000	224,900
October	189,900	224,900	223,950
November	198,500	219,900	
December	190,000	222,400	



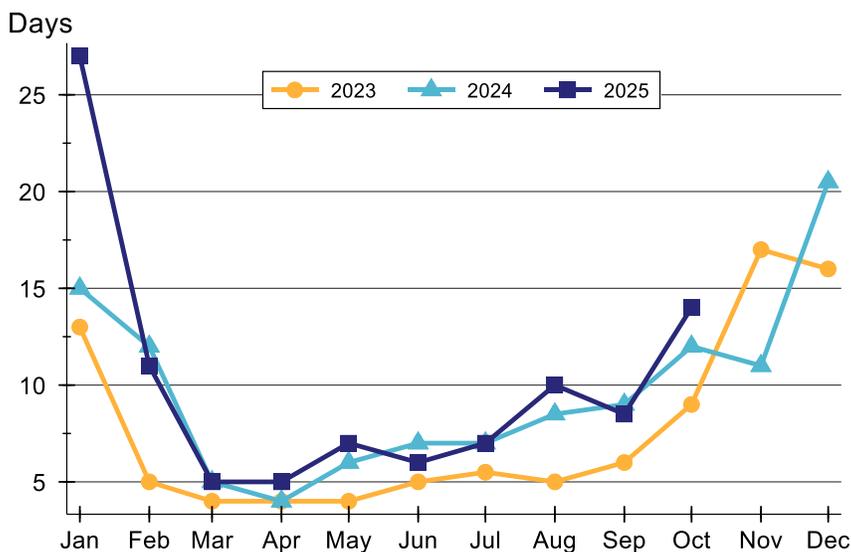
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	33	43
February	24	34	36
March	19	24	30
April	17	21	23
May	13	25	23
June	16	26	23
July	18	24	22
August	16	23	25
September	19	24	25
October	18	30	32
November	26	26	
December	30	35	

Median DOM



Month	2023	2024	2025
January	13	15	27
February	5	12	11
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	6
July	6	7	7
August	5	9	10
September	6	9	9
October	9	12	14
November	17	11	
December	16	21	

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

November 2025																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022	
\$1-\$29,999	39	2	3	6	3	1	7	0	3	2	5		71	32	54	68	
\$30,000-\$39,999	4	1	3	4	1	2	1	4	1	0	0		21	40	40	49	
\$40,000-\$49,999	3	3	1	8	5	6	6	4	7	3	1		47	42	67	51	
\$50,000-\$59,999	4	6	2	5	5	10	7	3	0	2	2		46	45	80	75	
\$60,000-\$69,999	3	3	4	5	5	5	4	5	1	6	5		46	71	86	109	
\$70,000-\$79,999	7	9	14	8	4	4	5	7	8	4	6		76	56	71	93	
\$80,000-\$89,999	3	9	11	7	4	10	8	7	8	7	4		78	105	81	102	
\$90,000-\$99,999	2	1	5	5	12	2	12	7	4	7	0		57	72	97	85	
\$100,000-\$119,999	9	7	8	14	12	12	10	12	19	5	12		120	121	155	169	
\$120,000-\$139,999	12	12	14	13	13	14	13	20	23	15	7		156	167	177	261	
\$140,000-\$159,999	16	8	12	20	23	17	24	16	14	17	13		180	205	214	240	
\$160,000-\$179,999	11	7	17	17	16	21	20	21	13	15	15		173	206	201	207	
\$180,000-\$199,999	11	13	15	21	18	21	14	32	18	16	16		195	198	166	200	
\$200,000-\$249,999	23	15	40	38	37	51	41	45	48	38	32		408	411	364	403	
\$250,000-\$299,999	19	35	22	33	34	49	44	45	26	31	27		365	362	297	339	
\$300,000-\$399,999	31	21	33	39	49	44	36	52	44	33	37		419	355	332	322	
\$400,000-\$499,999	14	13	11	18	23	22	21	17	18	19	11		187	167	148	163	
\$500,000 or more	14	7	12	7	16	23	16	19	10	13	14		151	145	121	117	
TOTALS	225	172	227	268	280	314	289	316	265	233	207	0	2796	2800	2751	3053	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Rose in November

Total home sales in Wabaunsee County rose by 100.0% last month to 2 units, compared to 1 unit in November 2024. Total sales volume was \$0.2 million, up 61.3% from a year earlier.

The median sale price in November was \$125,000, down from \$155,000 a year earlier. Homes that sold in November were typically on the market for 308 days and sold for 86.5% of their list prices.

Wabaunsee County Active Listings Down at End of November

The total number of active listings in Wabaunsee County at the end of November was 6 units, down from 10 at the same point in 2024. 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 November was \$325,000.

During November, a total of 2 contracts were written down from 5 in November 2024. At the end of the month, there were 3 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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3242
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Wabaunsee County Summary Statistics

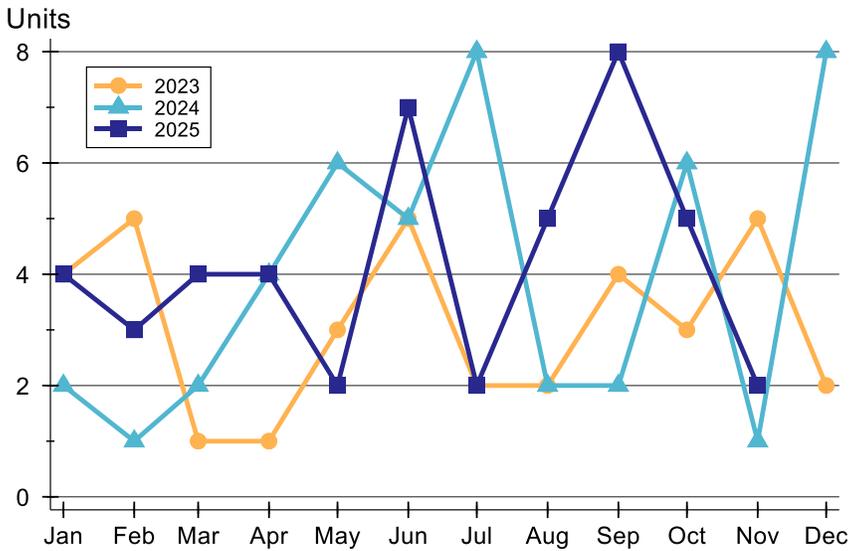
November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	2 100.0%	1 -80.0%	5 400.0%	46 17.9%	39 11.4%	35 2.9%	
Active Listings Change from prior year	6 -40.0%	10 66.7%	6 100.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	1.3 -55.2%	2.9 52.6%	1.9 111.1%	N/A	N/A	N/A	
New Listings Change from prior year	2 -66.7%	6 200.0%	2 100.0%	46 -24.6%	61 56.4%	39 -7.1%	
Contracts Written Change from prior year	2 -60.0%	5 66.7%	3 0.0%	43 -4.4%	45 32.4%	34 -5.6%	
Pending Contracts Change from prior year	3 -50.0%	6 100.0%	3 0.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	250 61.3%	155 -94.3%	2,731 2631.0%	11,528 8.1%	10,669 6.3%	10,034 10.1%	
Average	Sale Price Change from prior year	125,000 -19.4%	155,000 -71.6%	546,200 446.2%	250,614 -8.4%	273,571 -4.6%	286,690 7.0%
	List Price of Actives Change from prior year	256,100 -28.8%	359,890 -25.0%	479,833 44.2%	N/A	N/A	N/A
	Days on Market Change from prior year	309 10200.0%	3 -85.0%	20 33.3%	38 18.8%	32 23.1%	26 4.0%
	Percent of List Change from prior year	86.5% -30.2%	124.0% 30.3%	95.2% 33.3%	96.7% -1.9%	98.6% 1.2%	97.4% 0.3%
	Percent of Original Change from prior year	63.4% -48.9%	124.0% 32.5%	93.6% 31.1%	93.6% -1.6%	95.1% 0.0%	95.1% -0.7%
Median	Sale Price Change from prior year	125,000 -19.4%	155,000 -63.1%	420,000 320.0%	227,000 -10.3%	253,000 48.8%	170,000 -20.9%
	List Price of Actives Change from prior year	325,000 2.4%	317,450 -28.2%	442,000 60.7%	N/A	N/A	N/A
	Days on Market Change from prior year	309 10200.0%	3 -82.4%	17 13.3%	7 -41.7%	12 -25.0%	16 60.0%
	Percent of List Change from prior year	86.5% -30.2%	124.0% 31.8%	94.1% 31.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.9%
	Percent of Original Change from prior year	63.4% -48.9%	124.0% 33.6%	92.8% 30.0%	98.6% -0.1%	98.7% 1.8%	97.0% -1.2%

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



Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

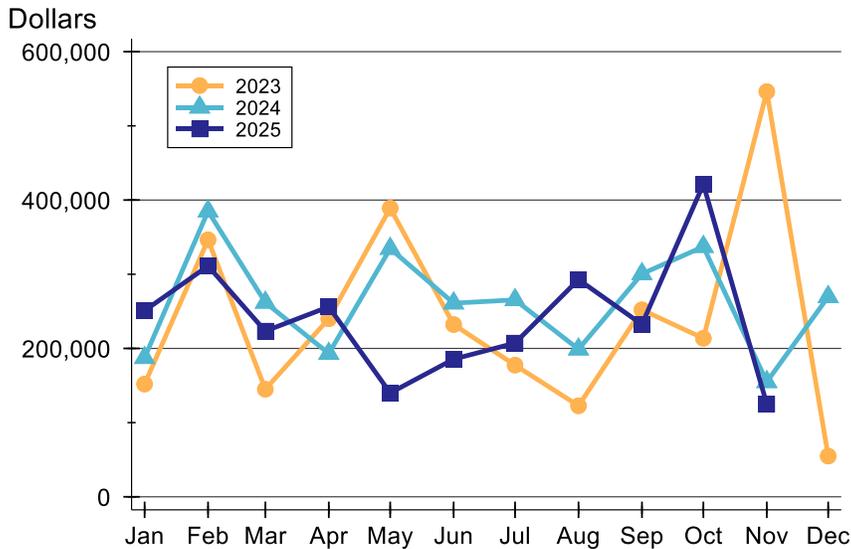
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	50.0%	0.0	10,000	10,000	608	608	76.9%	76.9%	30.8%	30.8%
\$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%	0.0	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	50.0%	0.0	240,000	240,000	9	9	96.0%	96.0%	96.0%	96.0%
\$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



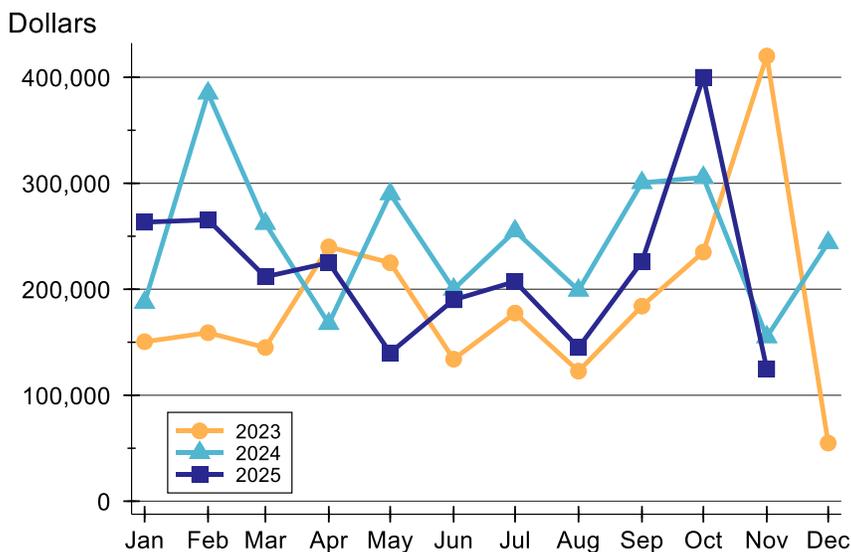
Wabaunsee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,000	187,500	250,900
February	346,400	385,000	311,167
March	145,000	262,000	223,375
April	240,000	193,125	256,175
May	389,167	334,558	140,000
June	232,200	261,000	185,571
July	177,500	265,425	207,250
August	122,725	199,000	292,800
September	252,048	300,500	232,369
October	213,667	337,167	421,300
November	546,200	155,000	125,000
December	54,875	269,631	

Median Price

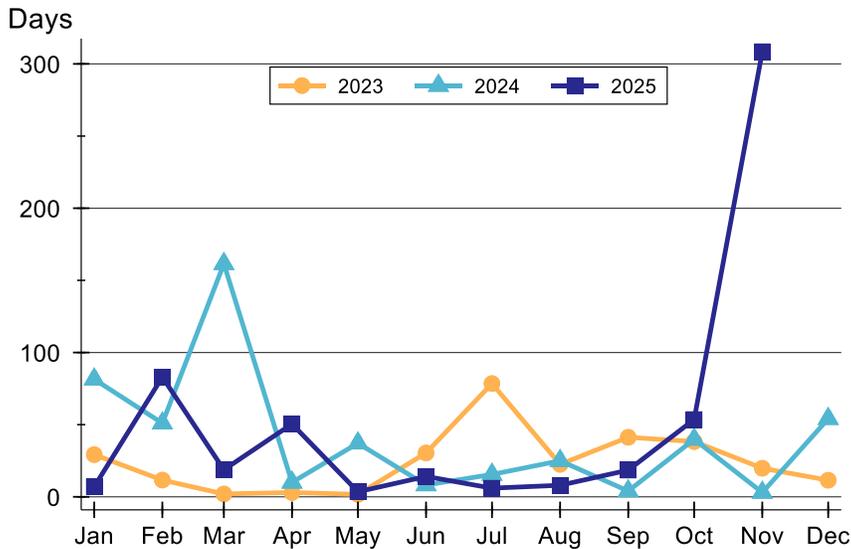


Month	2023	2024	2025
January	150,500	187,500	263,250
February	159,000	385,000	265,500
March	145,000	262,000	211,750
April	240,000	167,500	225,000
May	225,000	290,000	140,000
June	134,000	200,000	190,000
July	177,500	254,950	207,250
August	122,725	199,000	145,000
September	184,095	300,500	226,000
October	235,000	305,500	400,000
November	420,000	155,000	125,000
December	54,875	243,925	



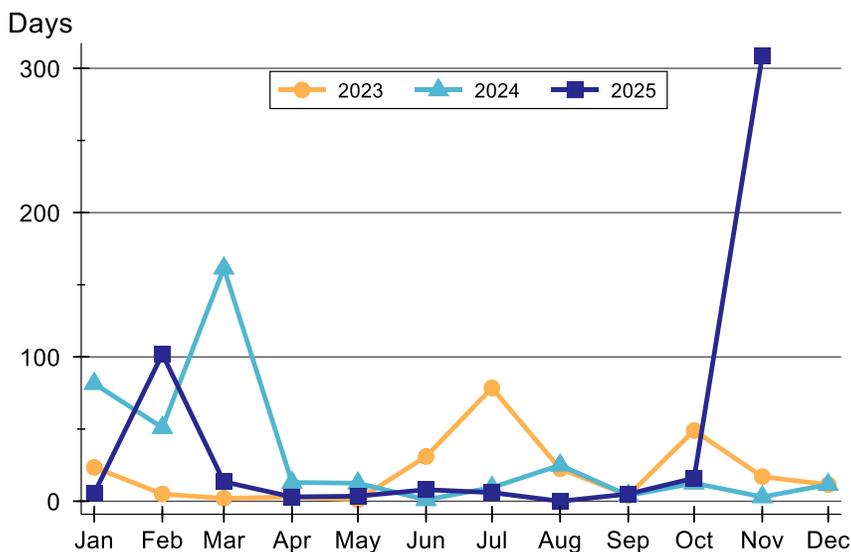
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	29	82	7
February	12	51	83
March	2	162	19
April	3	10	51
May	2	37	4
June	30	8	14
July	79	16	6
August	23	25	8
September	41	4	19
October	38	40	54
November	20	3	309
December	12	54	

Median DOM



Month	2023	2024	2025
January	24	82	6
February	5	51	102
March	2	162	14
April	3	13	3
May	1	13	4
June	31	1	8
July	79	10	6
August	23	25	N/A
September	4	4	5
October	49	13	16
November	17	3	309
December	12	12	



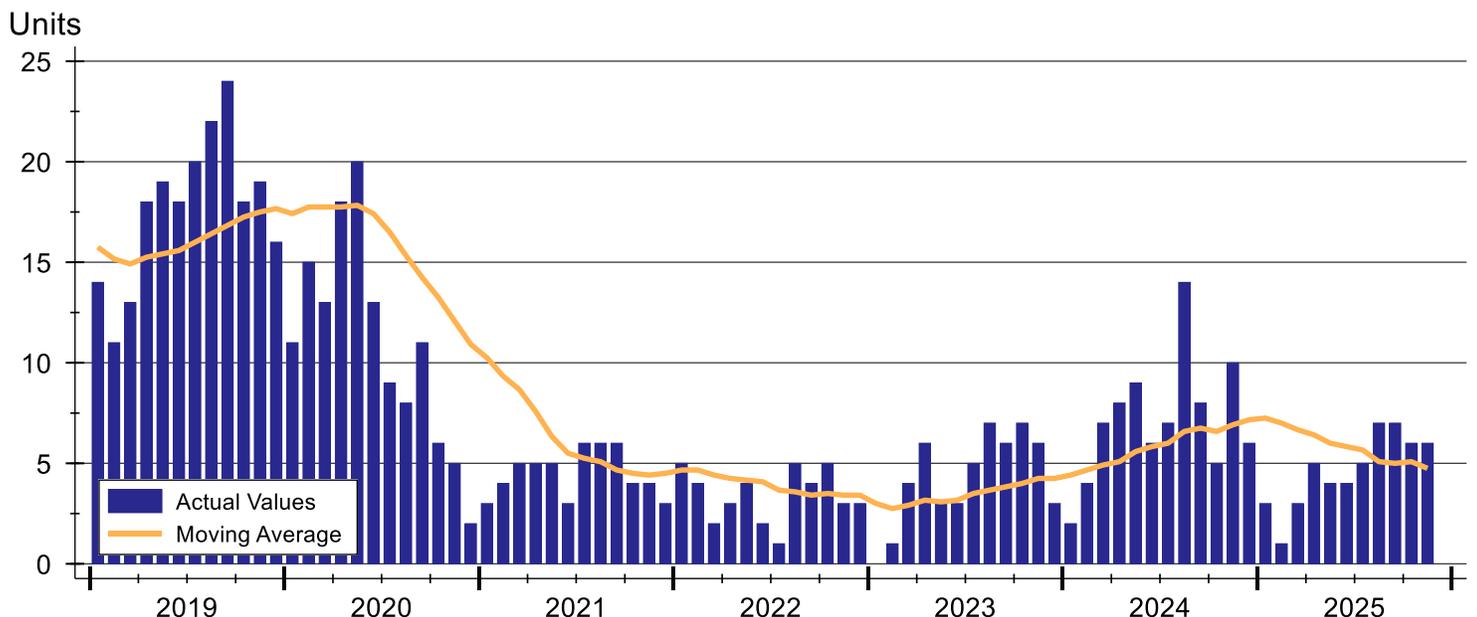
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		6	10	-40.0%
Volume (1,000s)		1,537	3,599	-57.3%
Months' Supply		1.3	2.9	-55.2%
Average	List Price	256,100	359,890	-28.8%
	Days on Market	51	65	-21.5%
	Percent of Original	97.4%	94.6%	3.0%
Median	List Price	325,000	317,450	2.4%
	Days on Market	22	61	-63.9%
	Percent of Original	100.0%	98.9%	1.1%

A total of 6 homes were available for sale in Wabaunsee County at the end of November. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of November was \$325,000, up 2.4% from 2024. The typical time on market for active listings was 22 days, down from 60 days a year earlier.

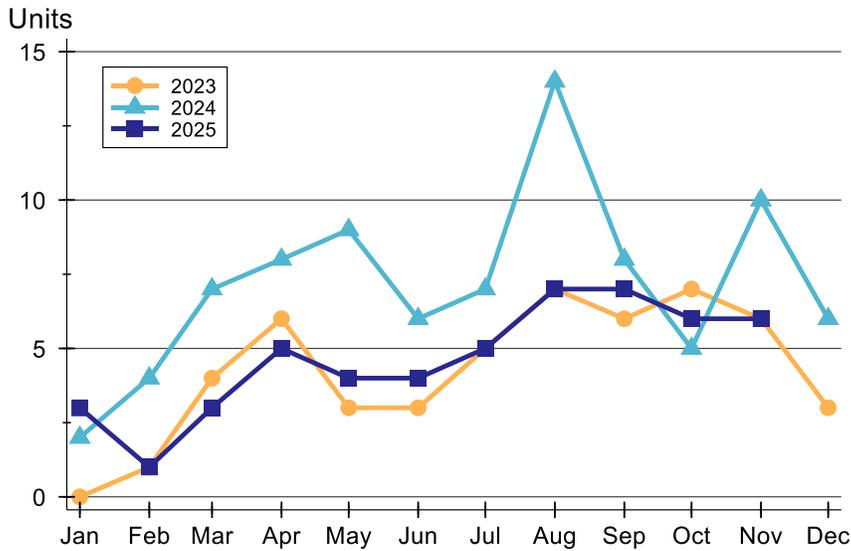
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	0	2	3
February	1	4	1
March	4	7	3
April	6	8	5
May	3	9	4
June	3	6	4
July	5	7	5
August	7	14	7
September	6	8	7
October	7	5	6
November	6	10	6
December	3	6	3

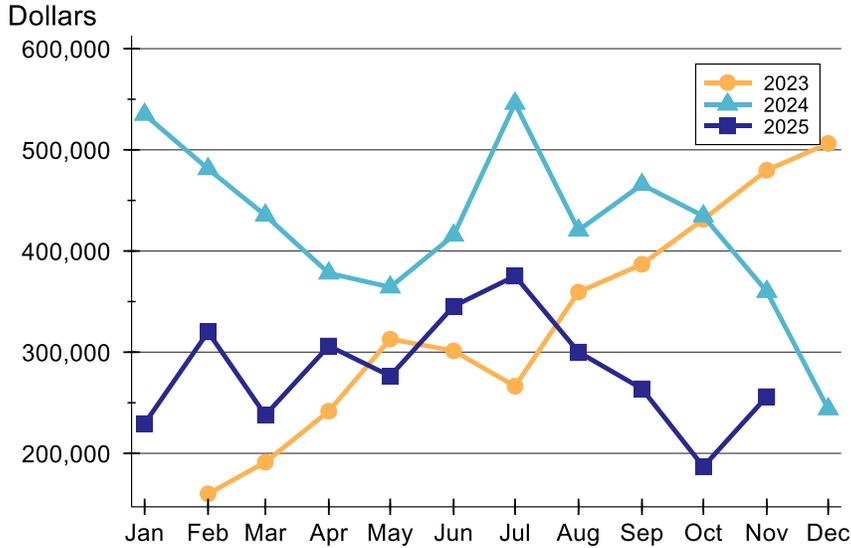
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	20.0%	N/A	34,000	34,000	35	35	97.1%	97.1%
\$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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	20.0%	N/A	190,000	190,000	70	70	89.6%	89.6%
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	60.0%	N/A	352,167	359,500	66	8	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



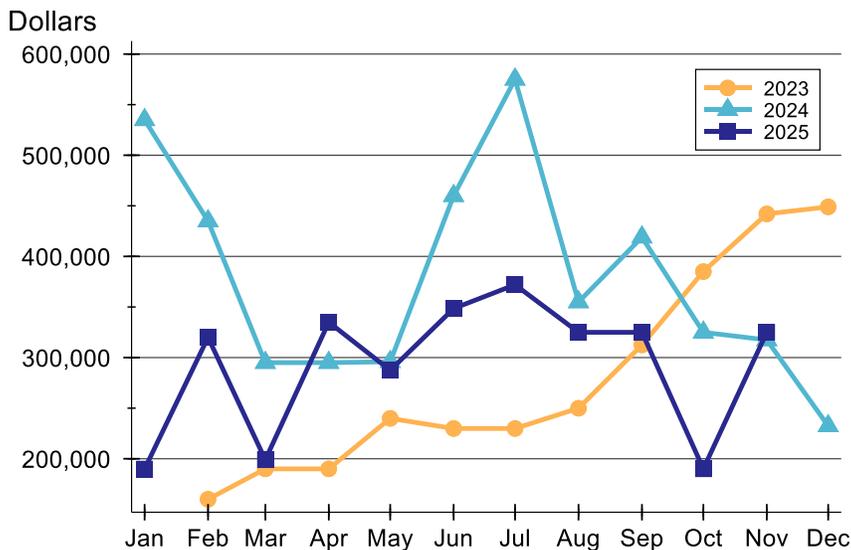
Wabaunsee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	535,000	229,467
February	160,000	481,250	320,000
March	191,225	435,286	237,833
April	241,667	378,063	306,170
May	312,967	364,272	276,450
June	301,300	415,508	345,475
July	266,360	545,879	375,200
August	359,414	420,536	300,143
September	386,833	465,644	263,857
October	431,271	434,600	186,800
November	479,833	359,890	256,100
December	506,333	243,900	

Median Price

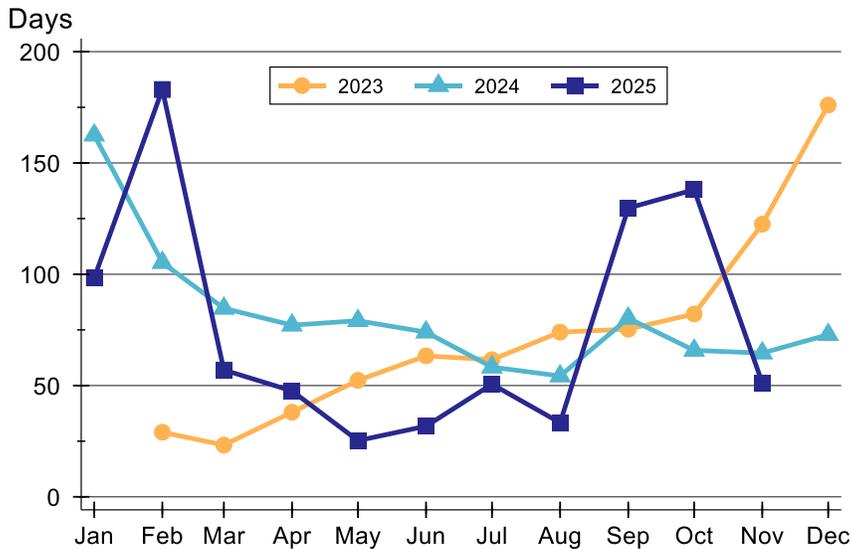


Month	2023	2024	2025
January	N/A	535,000	189,900
February	160,000	435,000	320,000
March	190,000	295,000	199,000
April	190,000	295,000	335,000
May	239,900	295,900	287,450
June	229,900	459,950	348,500
July	229,900	575,000	372,000
August	249,900	354,950	325,000
September	312,500	419,000	325,000
October	385,000	325,000	190,000
November	442,000	317,450	325,000
December	449,000	232,450	



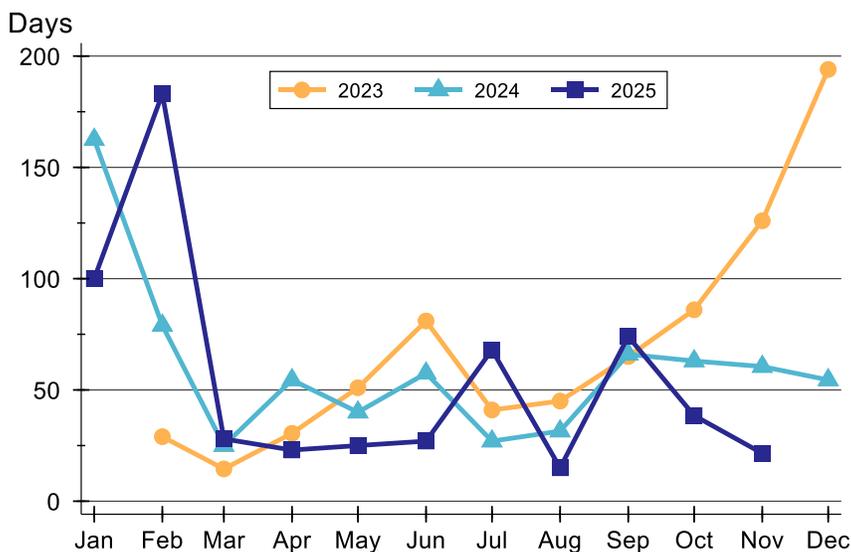
Wabaunsee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	163	98
February	29	105	183
March	23	85	57
April	38	77	48
May	52	79	25
June	63	74	32
July	62	58	51
August	74	54	33
September	75	80	130
October	82	66	138
November	123	65	51
December	176	73	

Median DOM

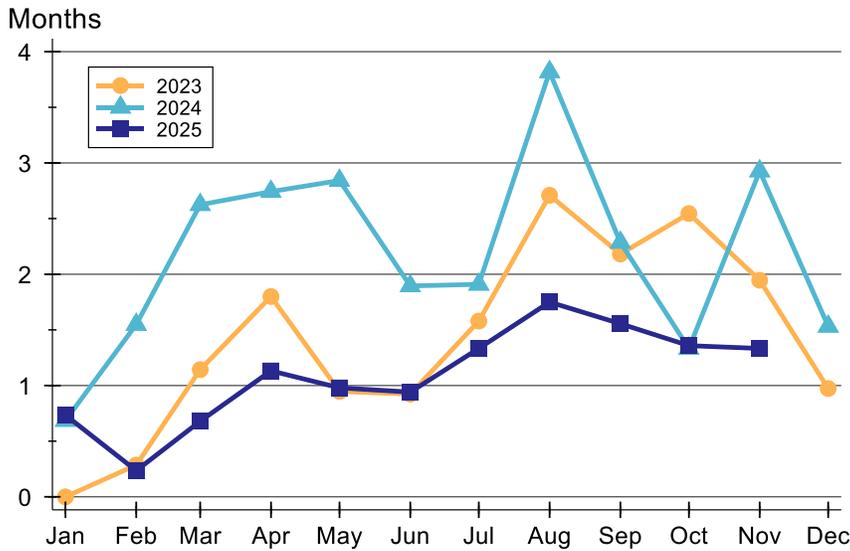


Month	2023	2024	2025
January	N/A	163	100
February	29	79	183
March	15	25	28
April	31	55	23
May	51	40	25
June	81	58	27
July	41	27	68
August	45	32	15
September	65	66	74
October	86	63	39
November	126	61	22
December	194	55	



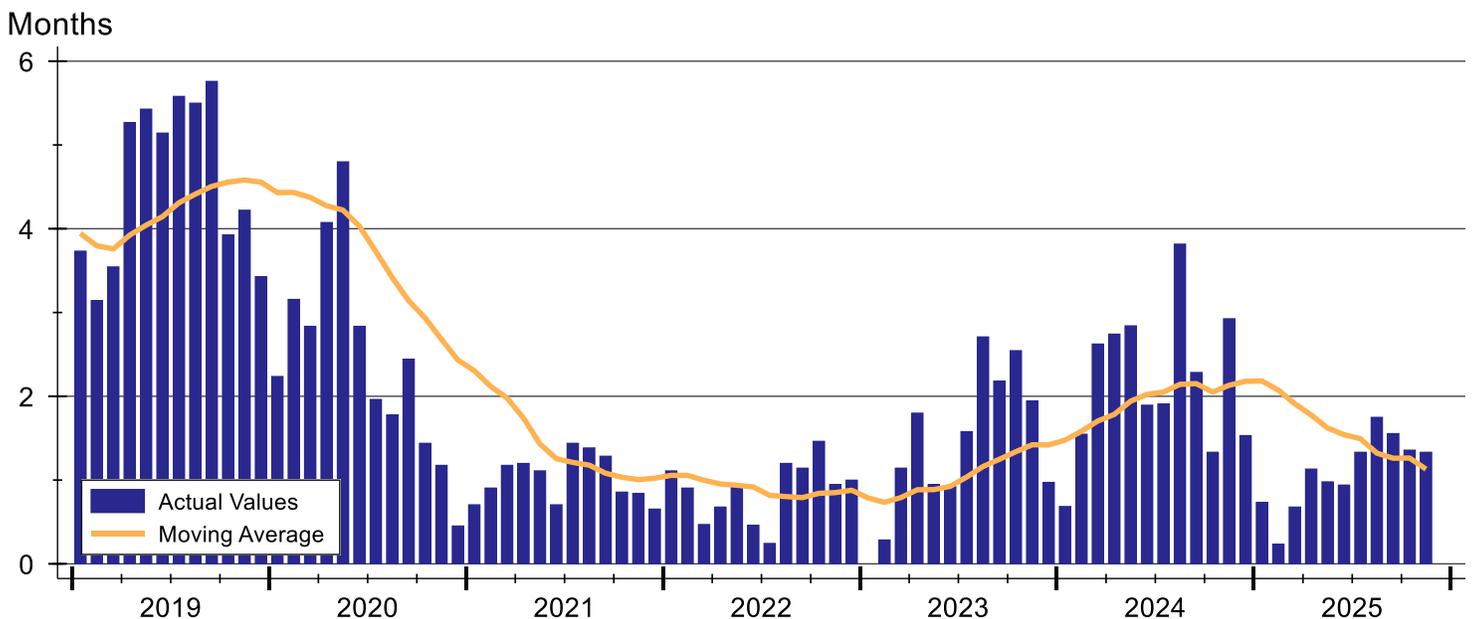
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.0	0.7	0.7
February	0.3	1.5	0.2
March	1.1	2.6	0.7
April	1.8	2.7	1.1
May	0.9	2.8	1.0
June	0.9	1.9	0.9
July	1.6	1.9	1.3
August	2.7	3.8	1.8
September	2.2	2.3	1.6
October	2.5	1.3	1.4
November	1.9	2.9	1.3
December	1.0	1.5	

History of Month's Supply





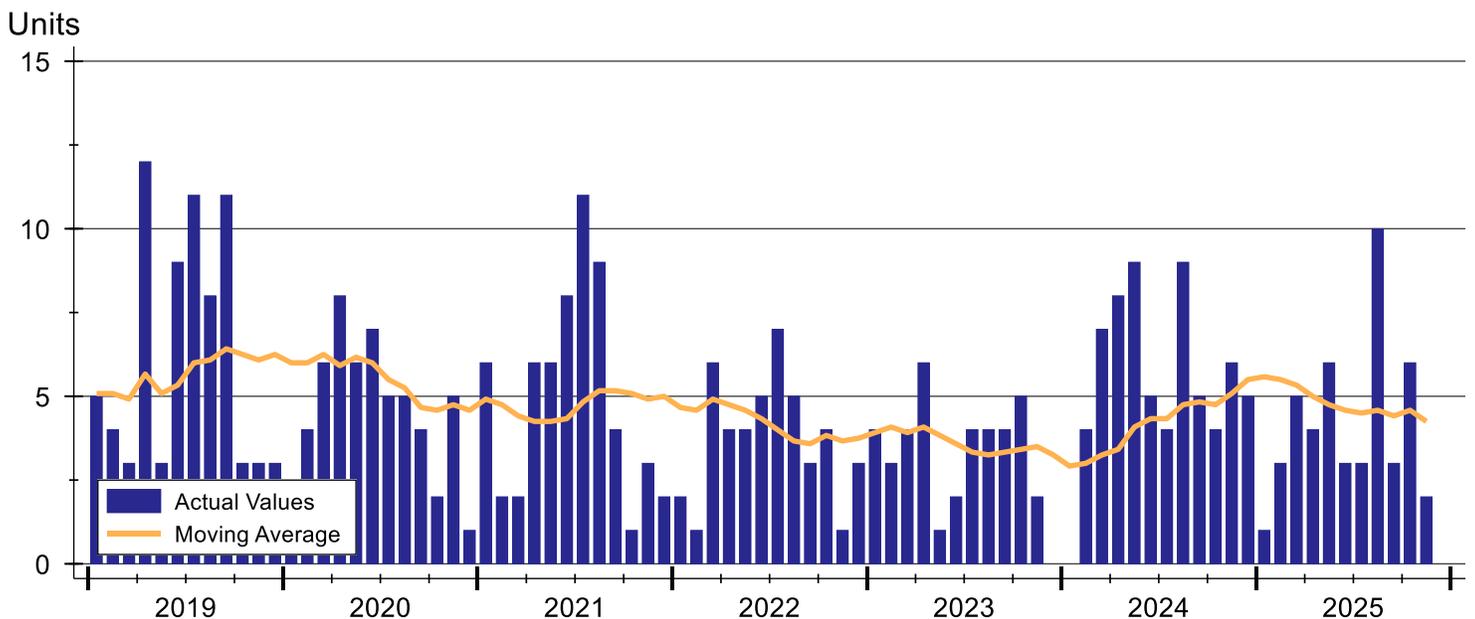
Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	2	6	-66.7%
	Volume (1,000s)	532	1,362	-60.9%
	Average List Price	265,750	226,958	17.1%
	Median List Price	265,750	235,000	13.1%
Year-to-Date	New Listings	46	61	-24.6%
	Volume (1,000s)	11,497	17,507	-34.3%
	Average List Price	249,934	286,999	-12.9%
	Median List Price	199,000	265,000	-24.9%

A total of 2 new listings were added in Wabaunsee County during November, down 66.7% from the same month in 2024. Year-to-date Wabaunsee County has seen 46 new listings.

The median list price of these homes was \$265,750 up from \$235,000 in 2024.

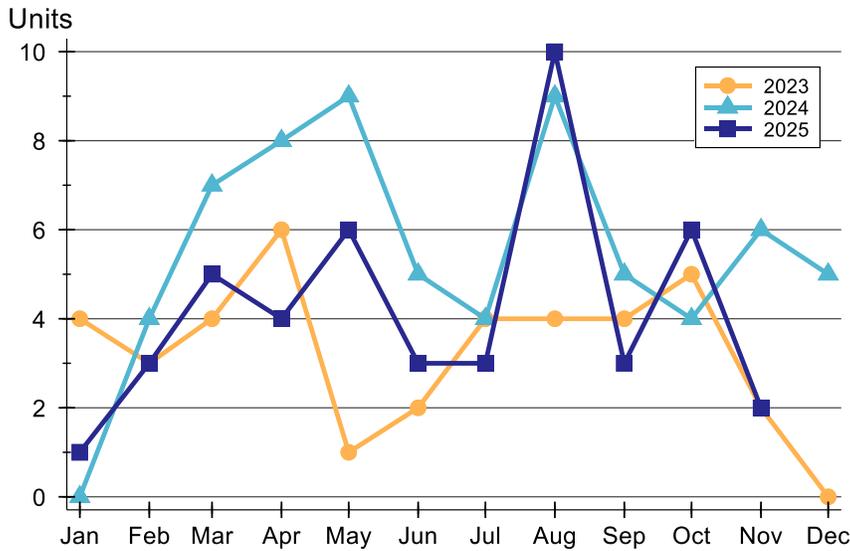
History of New Listings





Wabaunsee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	4	0	1
February	3	4	3
March	4	7	5
April	6	8	4
May	1	9	6
June	2	5	3
July	4	4	3
August	4	9	10
September	4	5	3
October	5	4	6
November	2	6	2
December	0	5	0

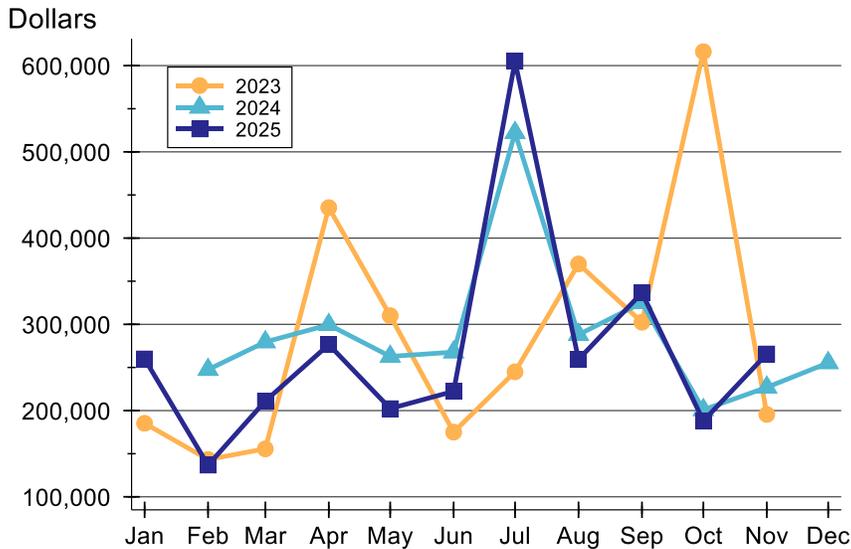
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	50.0%	172,000	172,000	1	1	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	50.0%	359,500	359,500	4	4	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



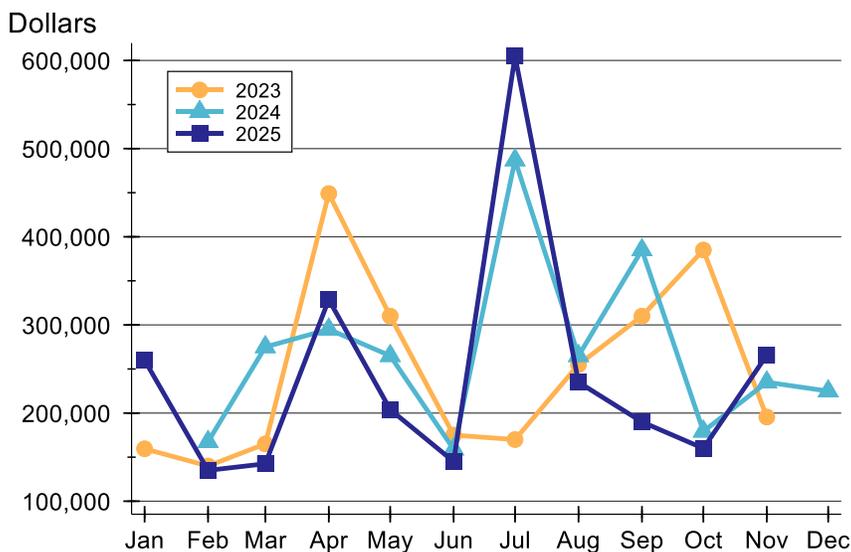
Wabaunsee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	185,250	N/A	260,000
February	143,333	247,500	136,667
March	155,625	279,557	211,100
April	435,380	299,500	276,588
May	310,000	262,783	202,317
June	175,000	267,800	222,333
July	244,975	522,250	605,000
August	370,000	288,094	259,295
September	302,450	325,080	336,633
October	616,180	200,875	188,000
November	195,500	226,958	265,750
December	N/A	255,360	

Median Price



Month	2023	2024	2025
January	159,500	N/A	260,000
February	140,000	167,500	135,000
March	165,000	275,000	142,500
April	449,000	295,000	328,675
May	310,000	265,000	204,000
June	175,000	159,000	145,000
July	169,950	487,000	605,000
August	255,000	265,000	235,000
September	310,000	385,000	190,000
October	385,000	179,250	160,000
November	195,500	235,000	265,750
December	N/A	224,900	



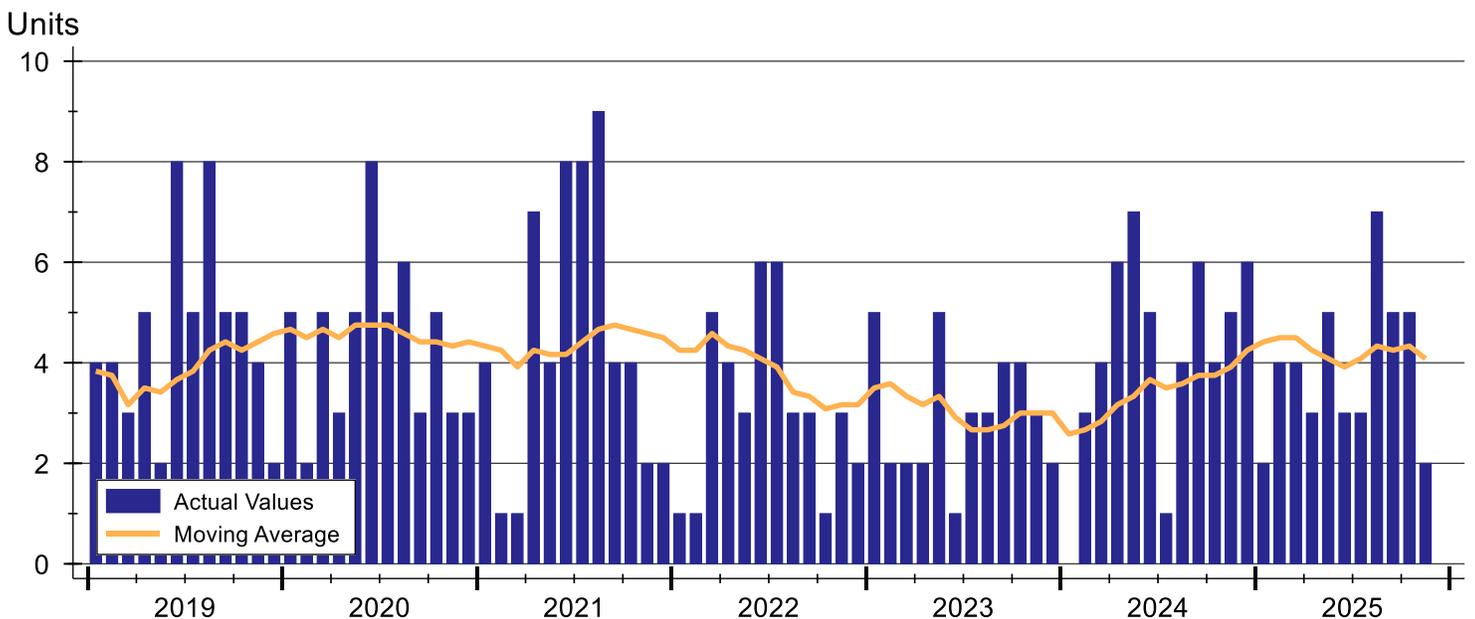
Wabaunsee County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	5	-60.0%	43	45	-4.4%
Volume (1,000s)		185	1,239	-85.1%	10,621	13,024	-18.5%
Average	Sale Price	92,500	247,770	-62.7%	246,990	289,433	-14.7%
	Days on Market	305	22	1286.4%	34	33	3.0%
	Percent of Original	65.4%	102.5%	-36.2%	93.4%	96.4%	-3.1%
Median	Sale Price	92,500	285,000	-67.5%	194,450	280,000	-30.6%
	Days on Market	305	4	7525.0%	4	8	-50.0%
	Percent of Original	65.4%	103.0%	-36.5%	100.0%	100.0%	0.0%

A total of 2 contracts for sale were written in Wabaunsee County during the month of November, down from 5 in 2024. The median list price of these homes was \$92,500, down from \$285,000 the prior year.

Half of the homes that went under contract in November were on the market less than 304 days, compared to 4 days in November 2024.

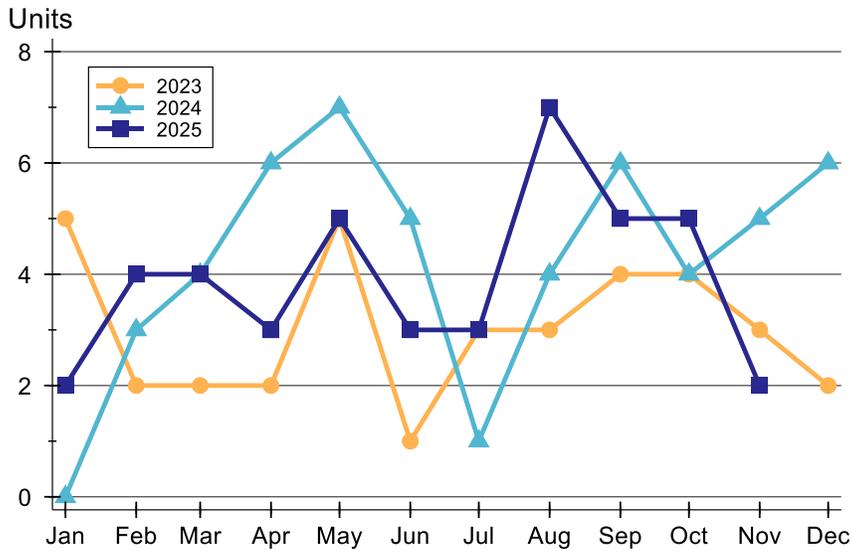
History of Contracts Written





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

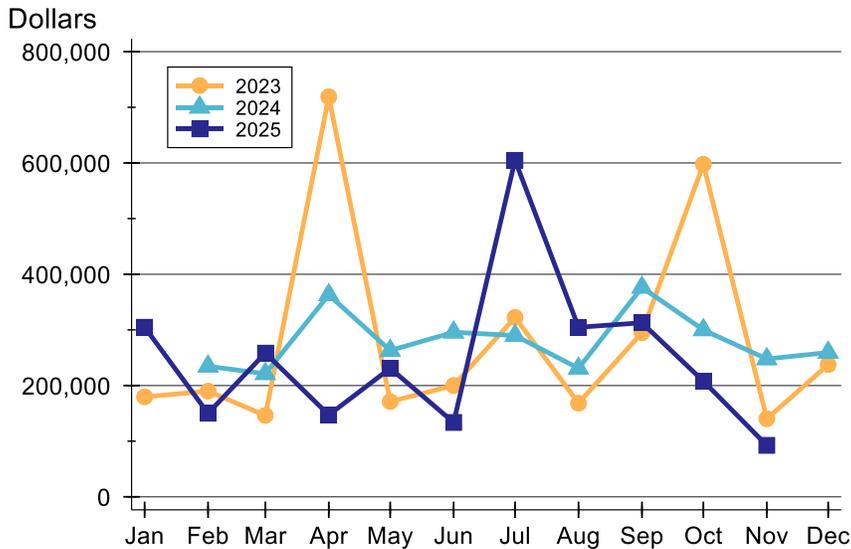
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	50.0%	13,000	13,000	608	608	30.8%	30.8%
\$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	50.0%	172,000	172,000	1	1	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



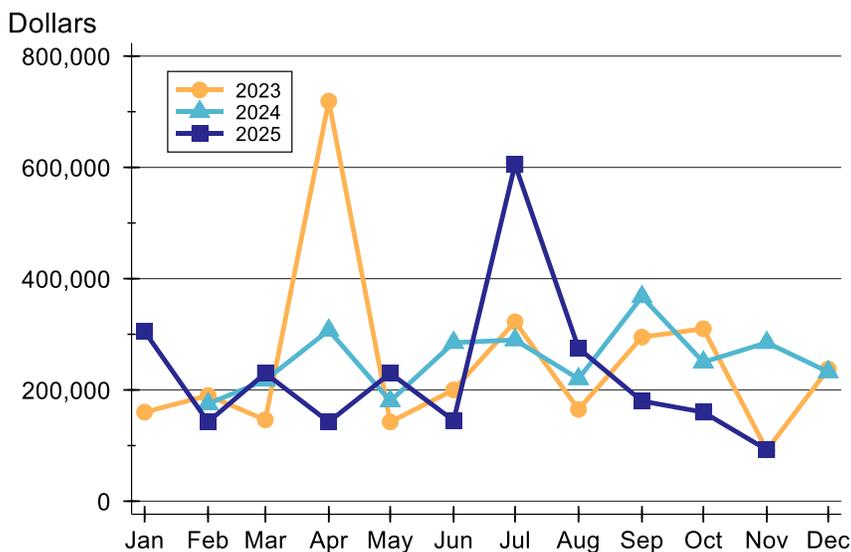
Wabaunsee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	179,700	N/A	305,000
February	190,000	234,667	149,975
March	146,250	221,225	258,500
April	719,000	363,000	147,167
May	171,225	263,000	231,070
June	200,000	295,800	133,633
July	322,500	289,900	605,000
August	168,333	231,000	304,707
September	294,925	376,400	312,800
October	597,750	300,000	208,000
November	140,300	247,770	92,500
December	237,500	259,383	

Median Price

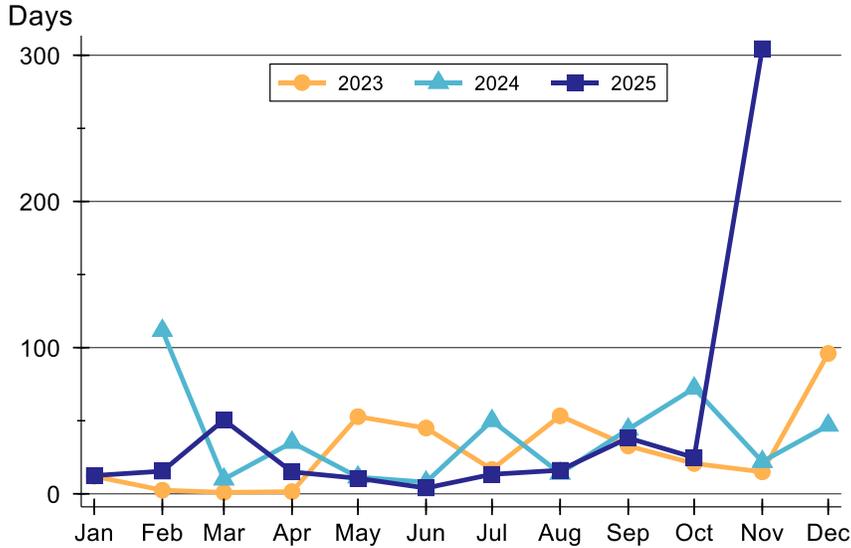


Month	2023	2024	2025
January	160,000	N/A	305,000
February	190,000	175,000	142,500
March	146,250	217,500	230,000
April	719,000	307,250	142,500
May	142,500	180,000	230,000
June	200,000	285,000	145,000
July	322,500	289,900	605,000
August	165,000	220,000	275,000
September	294,950	367,450	180,000
October	310,000	250,000	160,000
November	92,000	285,000	92,500
December	237,500	232,450	



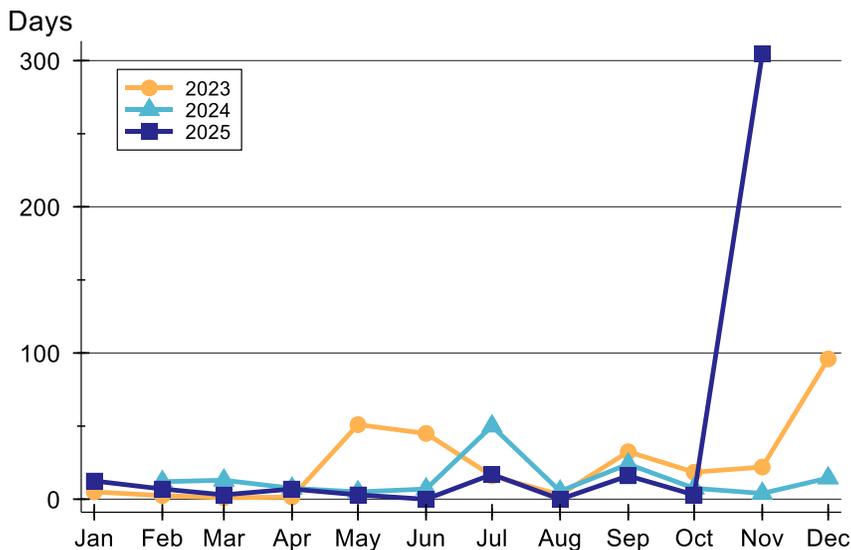
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	12	N/A	13
February	3	112	16
March	1	10	51
April	2	35	15
May	53	11	11
June	45	8	4
July	17	50	13
August	53	14	16
September	33	44	38
October	21	72	25
November	15	22	305
December	96	47	

Median DOM



Month	2023	2024	2025
January	5	N/A	13
February	3	12	7
March	1	13	3
April	2	8	7
May	51	5	3
June	45	7	N/A
July	16	50	17
August	3	6	N/A
September	33	24	16
October	19	8	3
November	22	4	305
December	96	15	



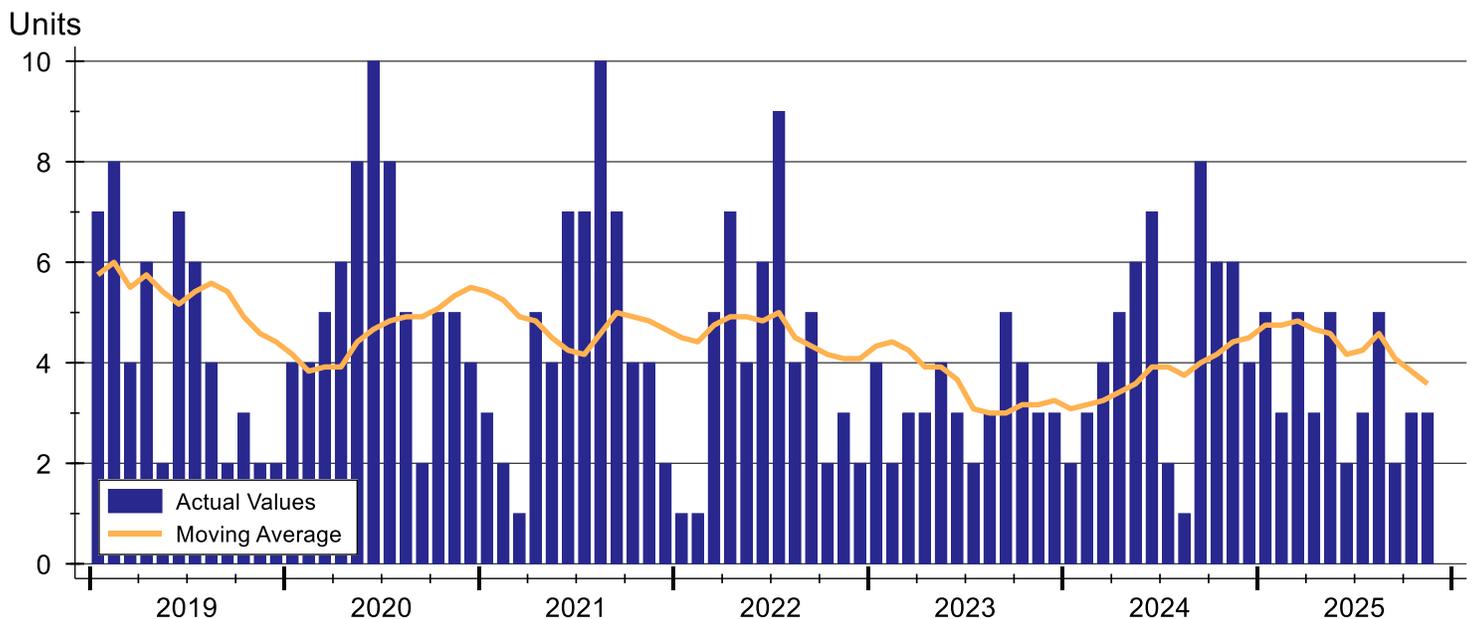
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		3	6	-50.0%
Volume (1,000s)		377	1,635	-76.9%
Average	List Price	125,667	272,458	-53.9%
	Days on Market	1	54	-98.1%
	Percent of Original	100.0%	95.5%	4.7%
Median	List Price	130,000	250,000	-48.0%
	Days on Market	1	8	-87.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Wabaunsee County had contracts pending at the end of November, down from 6 contracts pending at the end of November 2024.

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

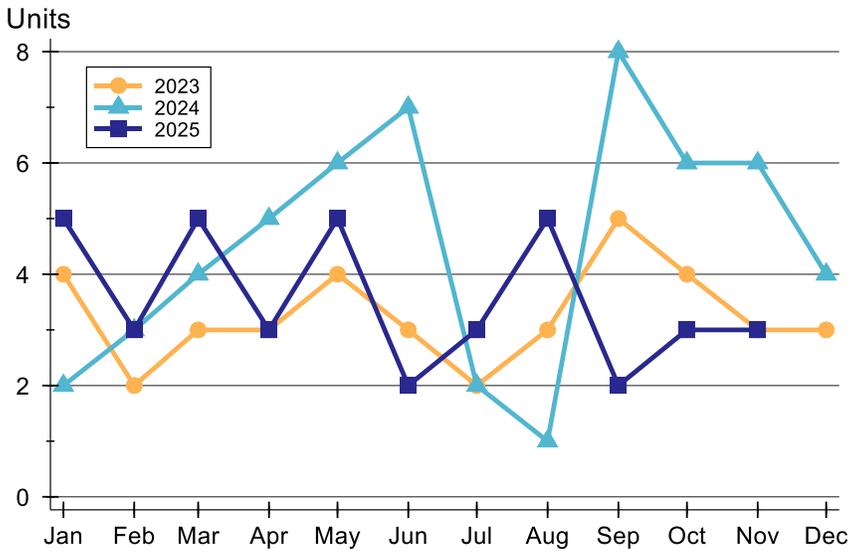
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

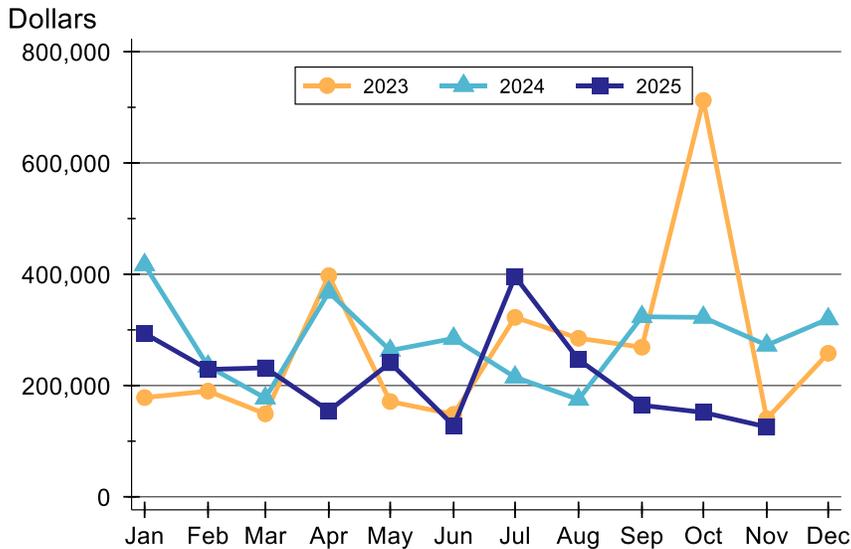
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	75,000	75,000	3	3	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	33.3%	130,000	130,000	0	0	100.0%	100.0%
\$150,000-\$174,999	1	33.3%	172,000	172,000	1	1	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



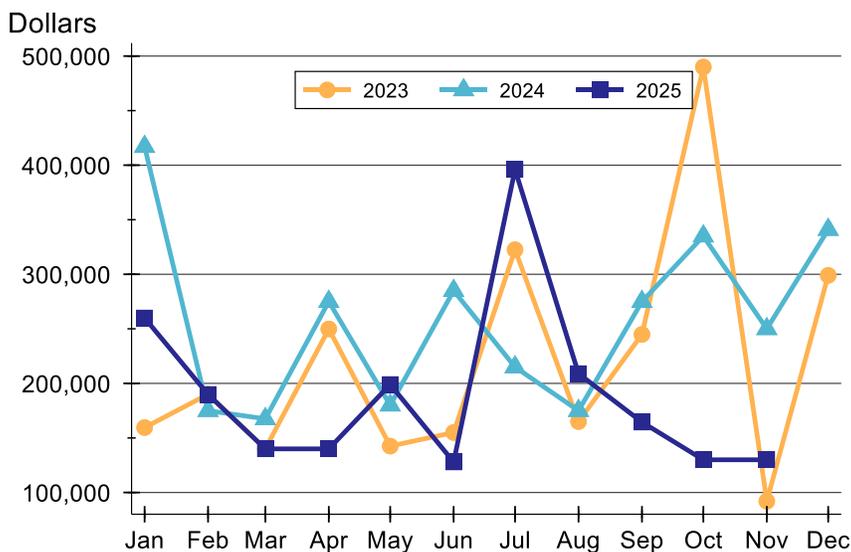
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	178,375	417,000	293,700
February	190,000	234,667	228,967
March	149,167	177,475	231,800
April	397,467	367,600	154,667
May	171,225	263,000	240,870
June	148,300	284,714	127,950
July	322,500	215,000	396,000
August	285,000	175,000	246,600
September	268,940	323,538	164,500
October	712,475	322,483	151,667
November	140,300	272,458	125,667
December	258,000	319,600	-

Median Price

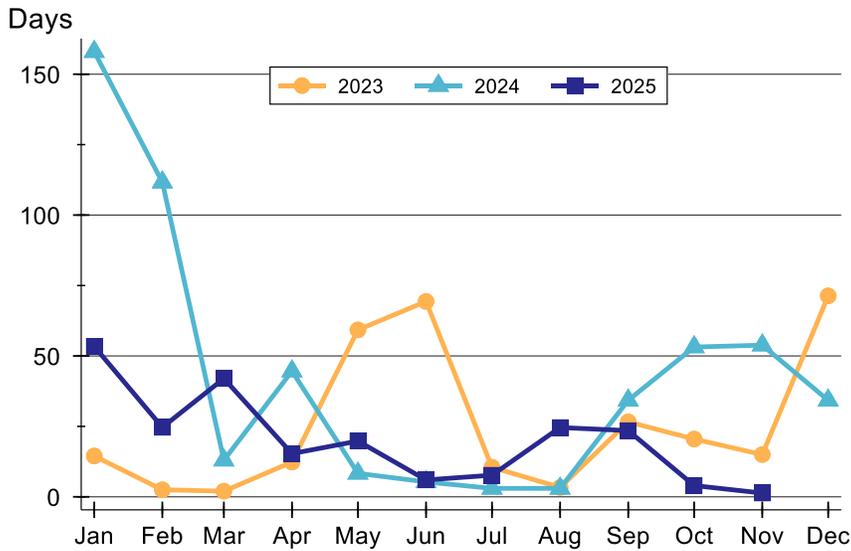


Month	2023	2024	2025
January	159,500	417,000	260,000
February	190,000	175,000	189,900
March	140,000	167,500	140,000
April	249,900	275,000	140,000
May	142,500	180,000	199,000
June	155,000	285,000	127,950
July	322,500	215,000	396,000
August	165,000	175,000	209,000
September	244,900	274,950	164,500
October	489,950	334,950	130,000
November	92,000	250,000	130,000
December	299,000	340,950	-



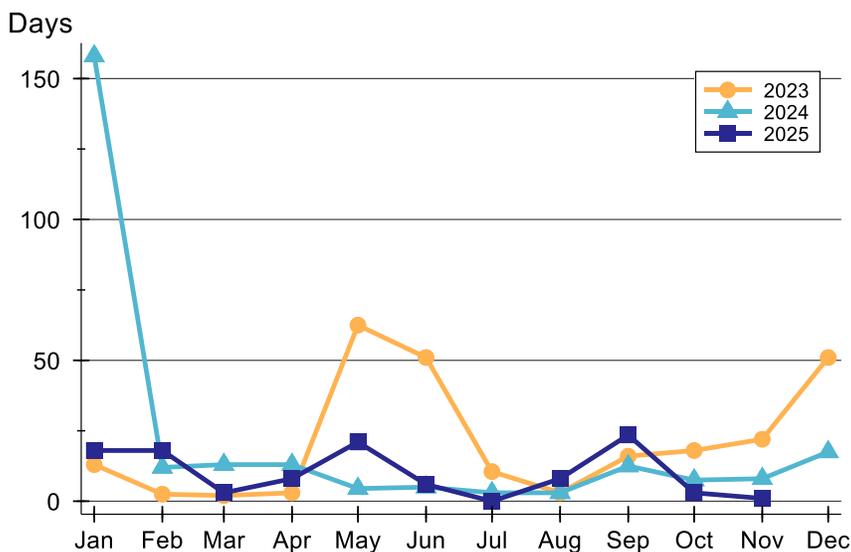
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	15	158	53
February	3	112	25
March	2	13	42
April	12	45	15
May	59	8	20
June	69	5	6
July	11	3	8
August	3	3	25
September	27	34	24
October	21	53	4
November	15	54	1
December	71	34	

Median DOM



Month	2023	2024	2025
January	13	158	18
February	3	12	18
March	2	13	3
April	3	13	8
May	63	5	21
June	51	5	6
July	11	3	N/A
August	3	3	8
September	16	13	24
October	18	8	3
November	22	8	1
December	51	18	