



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

November 2024 Sunflower MLS Statistics

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Rose in November

Total home sales in the Sunflower multiple listing service rose by 7.3% last month to 281 units, compared to 262 units in November 2023. Total sales volume was \$66.0 million, up 18.8% from a year earlier.

The median sale price in November was \$203,000, up from \$182,000 a year earlier. Homes that sold in November were typically on the market for 9 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of November

The total number of active listings in the Sunflower multiple listing service at the end of November was 466 units, up from 420 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$232,450.

During November, a total of 215 contracts were written down from 222 in November 2023. At the end of the month, there were 260 contracts still pending.

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Entire MLS System Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		281	262	245	3,258	3,202	3,591
Change from prior year		7.3%	6.9%	-27.7%	1.7%	-10.8%	-8.6%
Active Listings		466	420	366	N/A	N/A	N/A
Change from prior year		11.0%	14.8%	34.1%			
Months' Supply		1.6	1.5	1.1	N/A	N/A	N/A
Change from prior year		6.7%	36.4%	37.5%			
New Listings		279	256	272	3,927	3,770	4,035
Change from prior year		9.0%	-5.9%	-0.4%	4.2%	-6.6%	-8.5%
Contracts Written		215	222	218	3,291	3,234	3,534
Change from prior year		-3.2%	1.8%	-24.8%	1.8%	-8.5%	-12.1%
Pending Contracts		260	238	241	N/A	N/A	N/A
Change from prior year		9.2%	-1.2%	-36.7%			
Sales Volume (1,000s)		66,014	55,572	47,767	749,564	691,695	735,660
Change from prior year		18.8%	16.3%	-26.0%	8.4%	-6.0%	-0.1%
Average	Sale Price	234,926	212,106	194,969	230,069	216,020	204,862
	Change from prior year	10.8%	8.8%	2.4%	6.5%	5.4%	9.3%
	List Price of Actives	268,804	283,725	268,840	N/A	N/A	N/A
	Change from prior year	-5.3%	5.5%	24.3%			
	Days on Market	26	20	23	26	20	16
Change from prior year	30.0%	-13.0%	21.1%	30.0%	25.0%	-15.8%	
Percent of List	98.2%	97.9%	97.8%	98.5%	99.1%	100.1%	
Change from prior year	0.3%	0.1%	-1.3%	-0.6%	-1.0%	0.2%	
Percent of Original	96.0%	95.8%	96.0%	96.7%	97.6%	98.8%	
Change from prior year	0.2%	-0.2%	-1.4%	-0.9%	-1.2%	-0.1%	
Median	Sale Price	203,000	182,000	162,000	200,750	185,000	177,750
	Change from prior year	11.5%	12.3%	-1.8%	8.5%	4.1%	7.7%
	List Price of Actives	232,450	224,900	208,450	N/A	N/A	N/A
	Change from prior year	3.4%	7.9%	25.6%			
	Days on Market	9	8	7	7	5	4
Change from prior year	12.5%	14.3%	16.7%	40.0%	25.0%	0.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	98.2%	97.9%	98.6%	99.7%	100.0%	100.0%	
Change from prior year	0.3%	-0.7%	-1.4%	-0.3%	0.0%	0.0%	

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



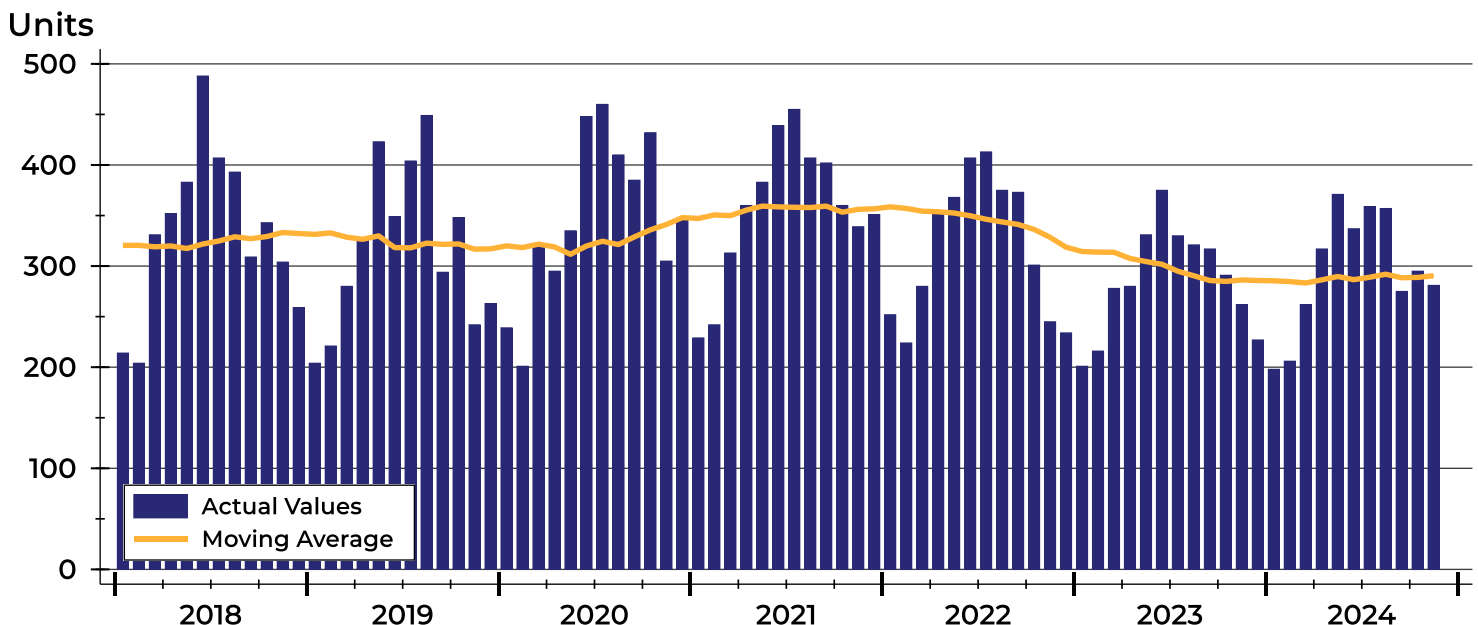
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		281	262	7.3%	3,258	3,202	1.7%
Volume (1,000s)		66,014	55,572	18.8%	749,564	691,695	8.4%
Months' Supply		1.6	1.5	6.7%	N/A	N/A	N/A
Average	Sale Price	234,926	212,106	10.8%	230,069	216,020	6.5%
	Days on Market	26	20	30.0%	26	20	30.0%
	Percent of List	98.2%	97.9%	0.3%	98.5%	99.1%	-0.6%
	Percent of Original	96.0%	95.8%	0.2%	96.7%	97.6%	-0.9%
Median	Sale Price	203,000	182,000	11.5%	200,750	185,000	8.5%
	Days on Market	9	8	12.5%	7	5	40.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.2%	97.9%	0.3%	99.7%	100.0%	-0.3%

A total of 281 homes sold in the Sunflower multiple listing service in November, up from 262 units in November 2023. Total sales volume rose to \$66.0 million compared to \$55.6 million in the previous year.

The median sales price in November was \$203,000, up 11.5% compared to the prior year. Median days on market was 9 days, up from 8 days in October, and up from 8 in November 2023.

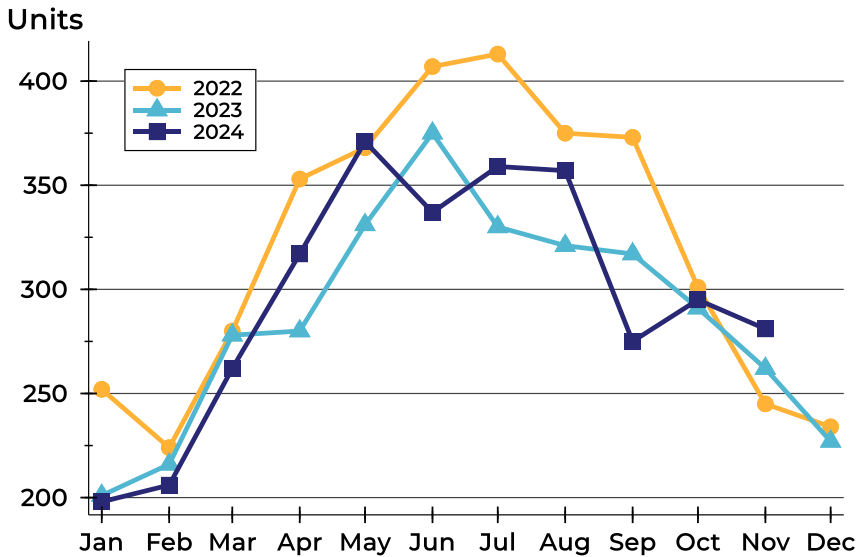
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	252	201	198
February	224	216	206
March	280	278	262
April	353	280	317
May	368	331	371
June	407	375	337
July	413	330	359
August	375	321	357
September	373	317	275
October	301	291	295
November	245	262	281
December	234	227	

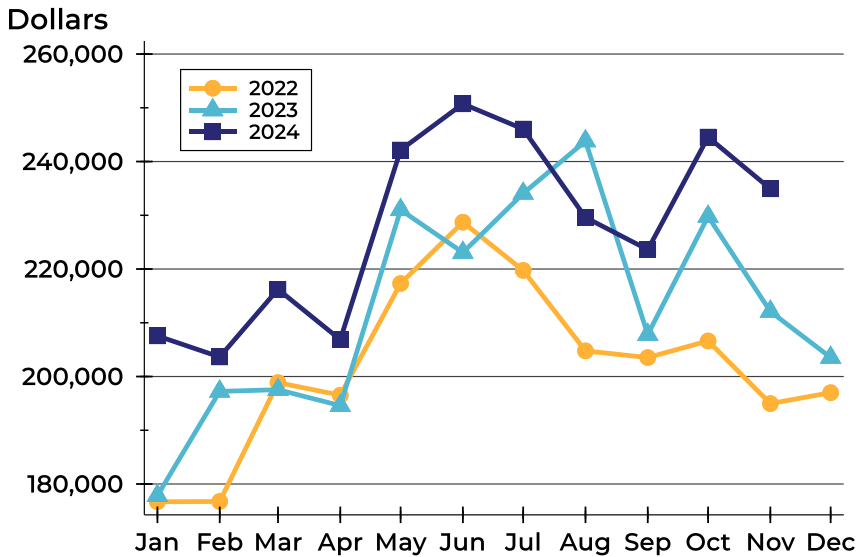
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.7%	0.8	18,500	18,500	52	52	68.8%	68.8%	66.6%	66.6%
\$25,000-\$49,999	9	3.2%	1.1	35,933	37,000	31	8	89.5%	88.9%	86.6%	88.9%
\$50,000-\$99,999	25	8.9%	1.9	73,214	72,500	19	3	98.5%	100.0%	96.9%	100.0%
\$100,000-\$124,999	15	5.3%	0.9	113,167	112,000	24	10	98.6%	100.0%	96.3%	100.0%
\$125,000-\$149,999	28	10.0%	1.5	137,262	140,000	18	7	98.3%	100.0%	96.7%	99.9%
\$150,000-\$174,999	30	10.7%	1.2	160,888	160,000	25	6	100.2%	100.0%	98.1%	100.0%
\$175,000-\$199,999	28	10.0%	1.3	185,504	185,000	26	8	98.4%	100.0%	96.2%	97.4%
\$200,000-\$249,999	38	13.5%	1.3	222,826	220,000	26	9	99.0%	98.6%	97.0%	97.9%
\$250,000-\$299,999	36	12.8%	1.6	272,640	273,750	34	15	97.5%	99.4%	94.4%	96.6%
\$300,000-\$399,999	33	11.7%	2.0	334,339	325,000	26	10	99.2%	100.0%	96.4%	99.5%
\$400,000-\$499,999	24	8.5%	2.4	453,544	448,750	35	20	98.7%	99.4%	96.9%	98.0%
\$500,000-\$749,999	11	3.9%	2.4	578,757	555,000	24	13	98.8%	100.0%	96.9%	97.3%
\$750,000-\$999,999	2	0.7%	2.7	847,500	847,500	0	0	99.8%	99.8%	99.8%	99.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



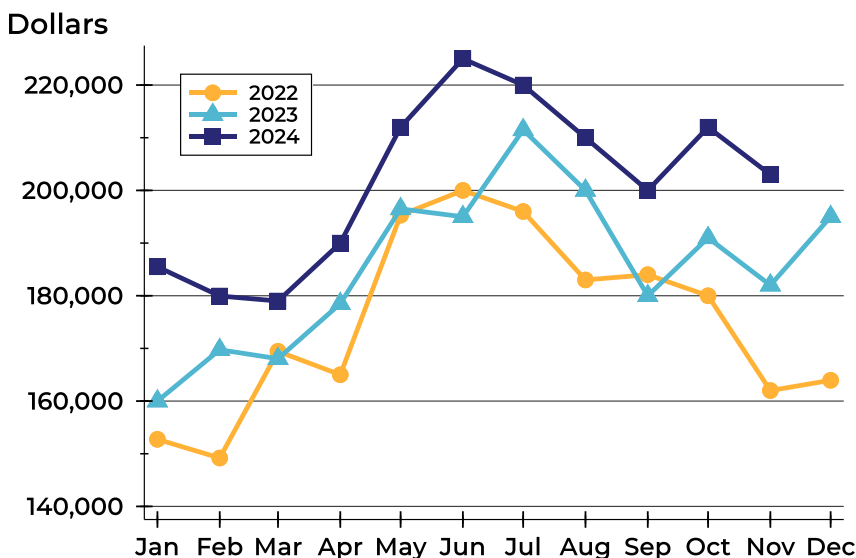
Entire MLS System Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	176,696	177,842	207,563
February	176,753	197,235	203,641
March	198,872	197,546	216,233
April	196,526	194,592	206,859
May	217,312	231,025	242,150
June	228,721	223,072	250,740
July	219,747	234,063	246,049
August	204,770	243,817	229,605
September	203,529	207,809	223,609
October	206,622	229,788	244,558
November	194,969	212,106	234,926
December	197,001	203,539	

Median Price

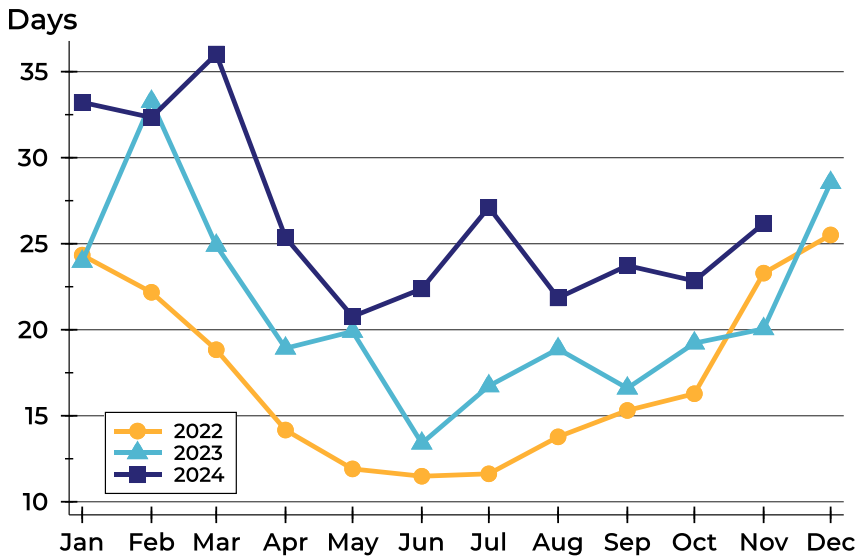


Month	2022	2023	2024
January	152,750	160,000	185,500
February	149,200	169,750	179,950
March	169,450	168,050	179,000
April	165,000	178,500	190,000
May	195,300	196,500	212,000
June	200,000	195,000	225,000
July	196,000	211,500	220,000
August	183,000	200,000	210,000
September	184,000	180,000	200,000
October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



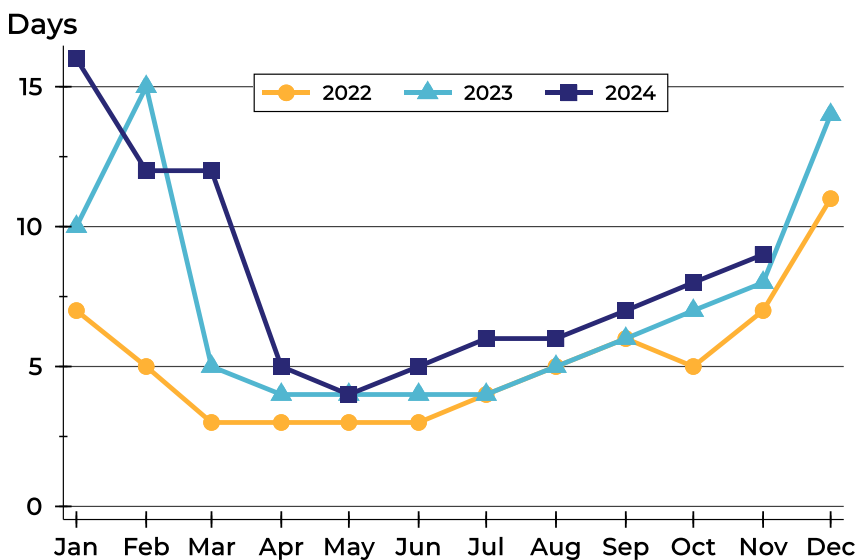
Entire MLS System Closed Listings Analysis

Average DOM



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

Median DOM



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



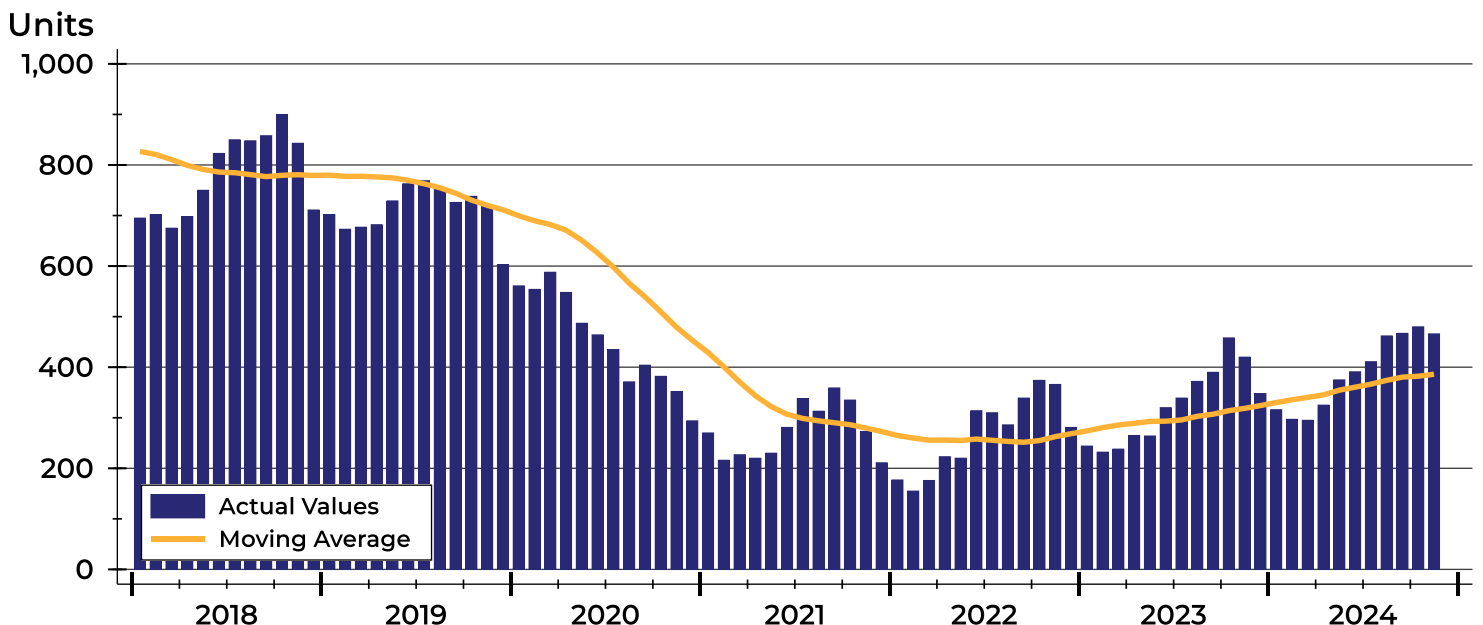
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		466	420	11.0%
Volume (1,000s)		125,263	119,164	5.1%
Months' Supply		1.6	1.5	6.7%
Average	List Price	268,804	283,725	-5.3%
	Days on Market	62	68	-8.8%
	Percent of Original	96.7%	95.6%	1.2%
Median	List Price	232,450	224,900	3.4%
	Days on Market	45	49	-8.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 466 homes were available for sale in the Sunflower multiple listing service at the end of November. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of November was \$232,450, up 3.4% from 2023. The typical time on market for active listings was 45 days, down from 49 days a year earlier.

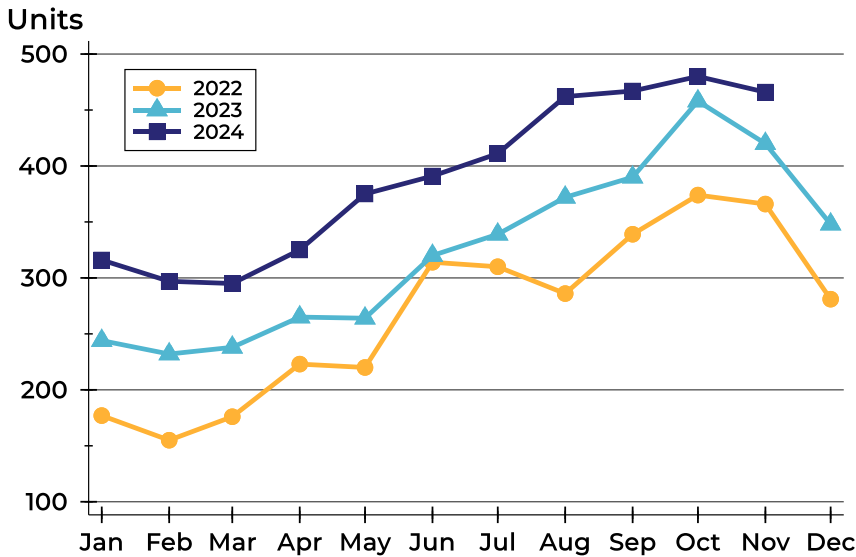
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



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

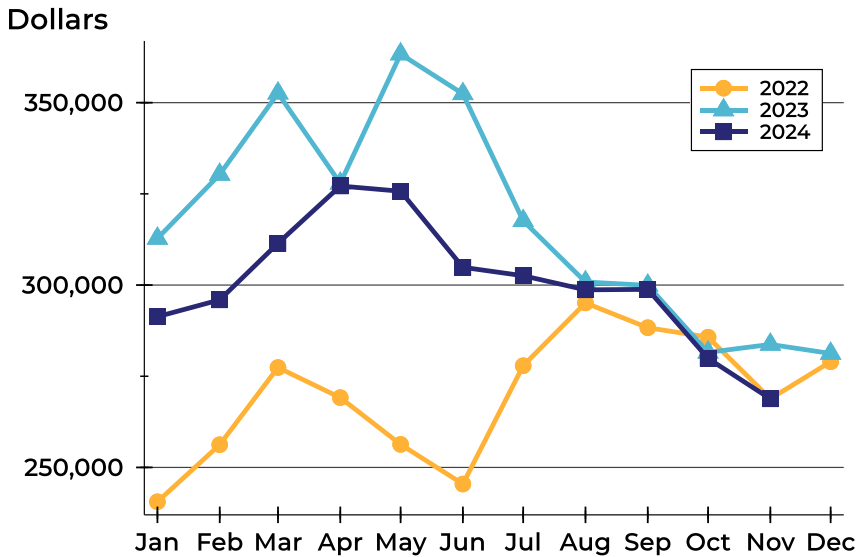
Active Listings by Price Range

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	0.4%	0.8	15,500	15,500	66	66	79.3%	79.3%
\$25,000-\$49,999	11	2.4%	1.1	39,772	42,000	60	54	95.0%	100.0%
\$50,000-\$99,999	63	13.5%	1.9	78,352	79,900	53	39	96.0%	100.0%
\$100,000-\$124,999	16	3.4%	0.9	115,819	117,500	56	48	93.3%	95.8%
\$125,000-\$149,999	38	8.2%	1.5	137,814	137,500	65	47	96.8%	100.0%
\$150,000-\$174,999	34	7.3%	1.2	162,412	159,900	39	28	97.5%	100.0%
\$175,000-\$199,999	34	7.3%	1.3	188,624	189,000	42	35	97.6%	100.0%
\$200,000-\$249,999	59	12.7%	1.3	229,612	225,000	79	49	96.4%	98.0%
\$250,000-\$299,999	59	12.7%	1.6	277,658	279,900	57	37	97.3%	100.0%
\$300,000-\$399,999	75	16.1%	2.0	348,623	345,000	63	45	97.4%	100.0%
\$400,000-\$499,999	40	8.6%	2.4	446,819	439,900	66	67	96.7%	98.5%
\$500,000-\$749,999	28	6.0%	2.4	597,063	592,250	79	62	97.6%	100.0%
\$750,000-\$999,999	4	0.9%	2.7	891,000	894,500	82	73	93.2%	100.0%
\$1,000,000 and up	3	0.6%	N/A	2,200,926	1,625,000	171	188	93.8%	100.0%



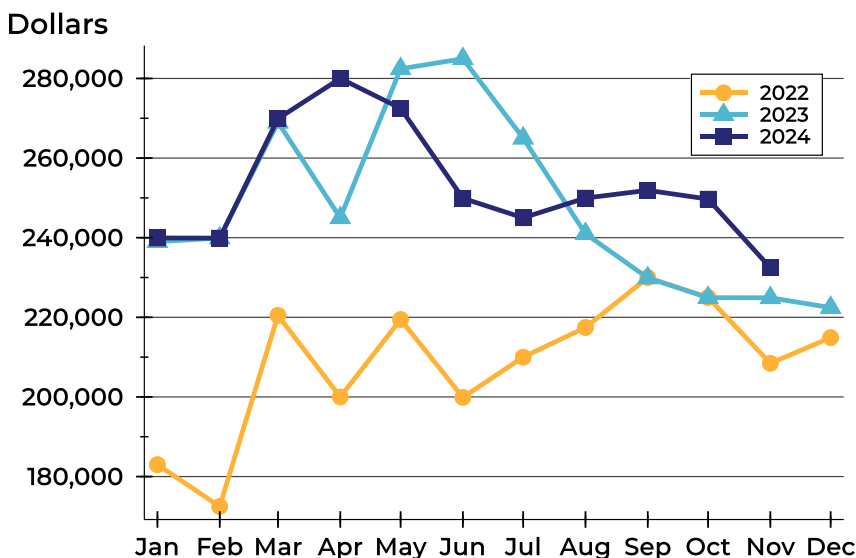
Entire MLS System Active Listings Analysis

Average Price



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

Median Price

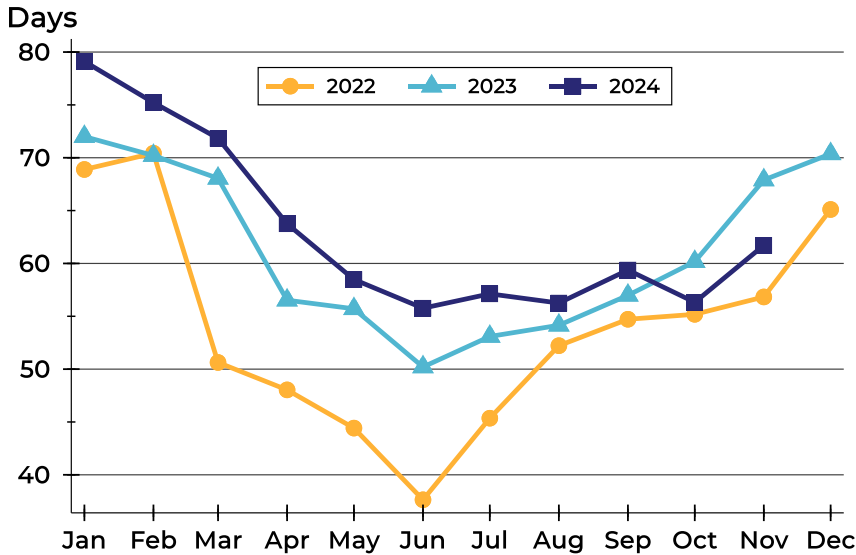


Month	2022	2023	2024
January	183,000	239,000	239,925
February	172,500	239,925	239,900
March	220,500	269,000	269,900
April	200,000	245,000	280,000
May	219,450	282,425	272,500
June	199,900	284,950	249,900
July	210,000	265,000	245,000
August	217,450	241,000	249,950
September	230,000	229,900	251,900
October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



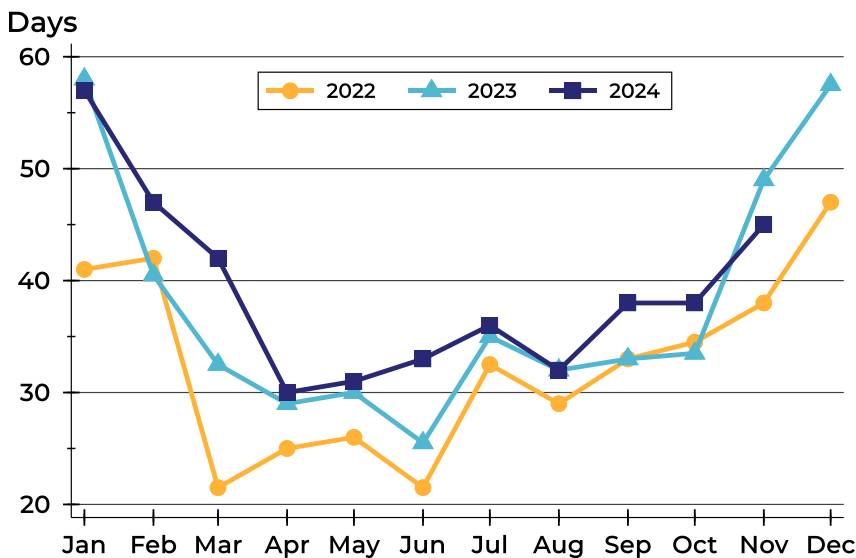
Entire MLS System Active Listings Analysis

Average DOM



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

Median DOM

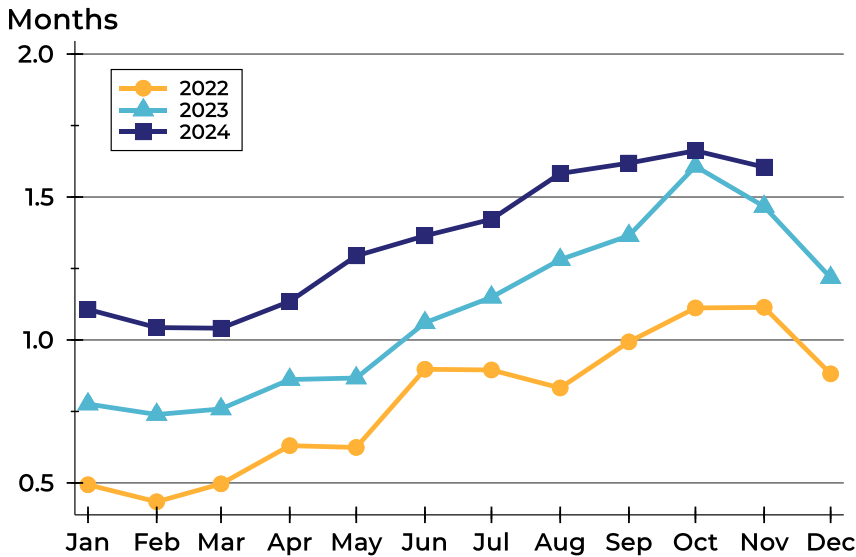


Month	2022	2023	2024
January	41	58	57
February	42	41	47
March	22	33	42
April	25	29	30
May	26	30	31
June	22	26	33
July	33	35	36
August	29	32	32
September	33	33	38
October	35	34	38
November	38	49	45
December	47	58	



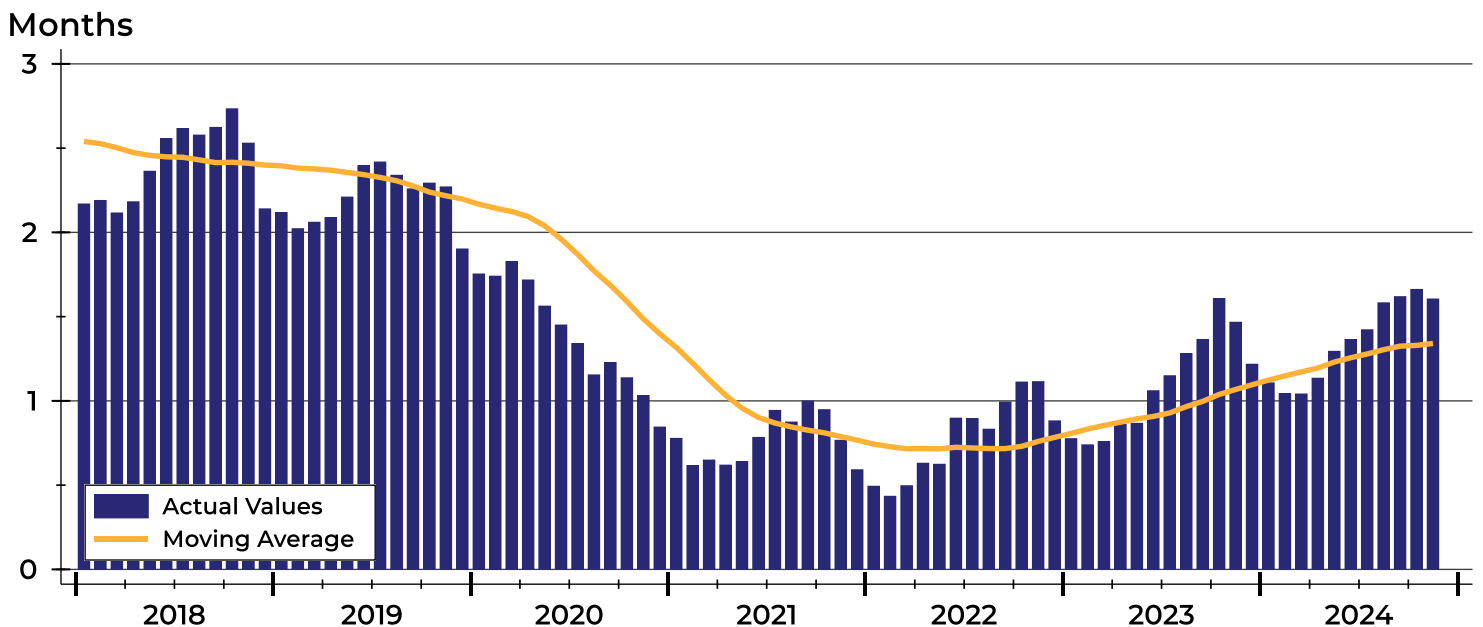
Entire MLS System Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





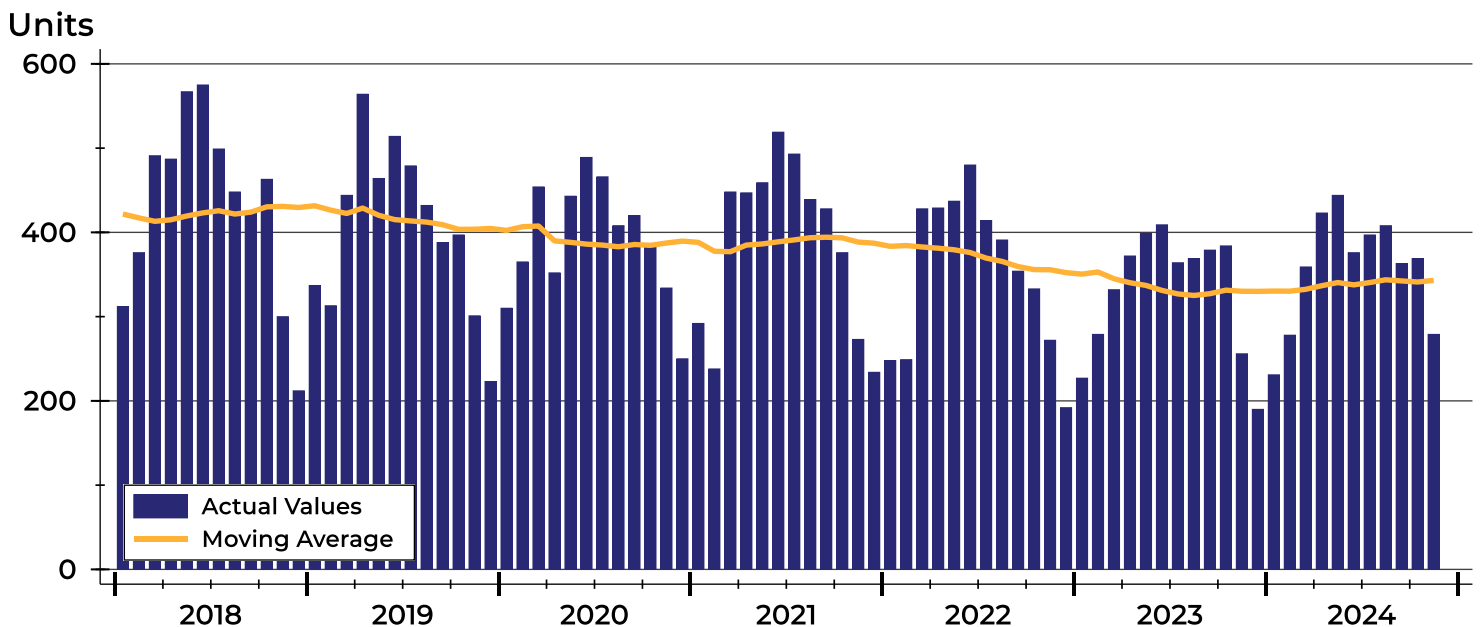
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	279	256	9.0%
	Volume (1,000s)	63,400	55,345	14.6%
	Average List Price	227,240	216,193	5.1%
	Median List Price	199,950	199,950	0.0%
Year-to-Date	New Listings	3,927	3,770	4.2%
	Volume (1,000s)	942,649	868,020	8.6%
	Average List Price	240,043	230,244	4.3%
	Median List Price	209,900	190,000	10.5%

A total of 279 new listings were added in the Sunflower multiple listing service during November, up 9.0% from the same month in 2023. Year-to-date the Sunflower multiple listing service has seen 3,927 new listings.

The median list price of these homes was \$199,950 showing no change from 2023.

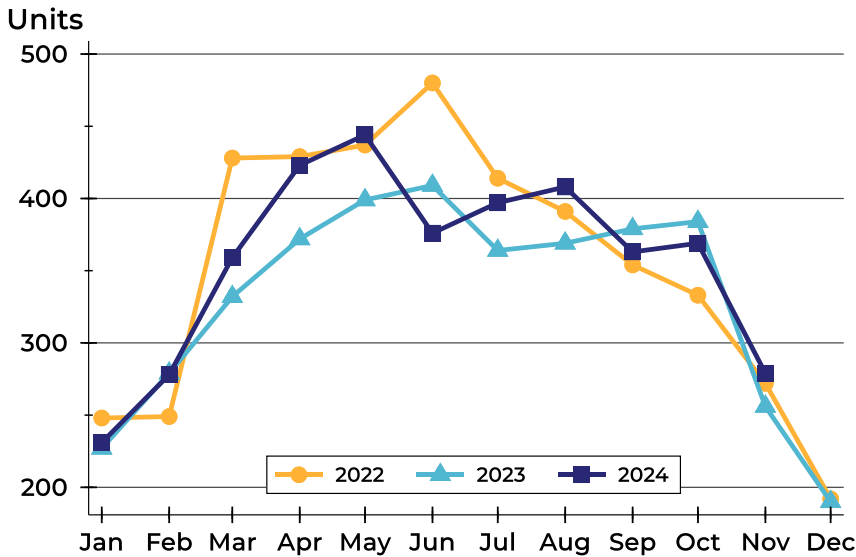
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	248	227	231
February	249	279	278
March	428	332	359
April	429	372	423
May	437	399	444
June	480	409	376
July	414	364	397
August	391	369	408
September	354	379	363
October	333	384	369
November	272	256	279
December	192	190	

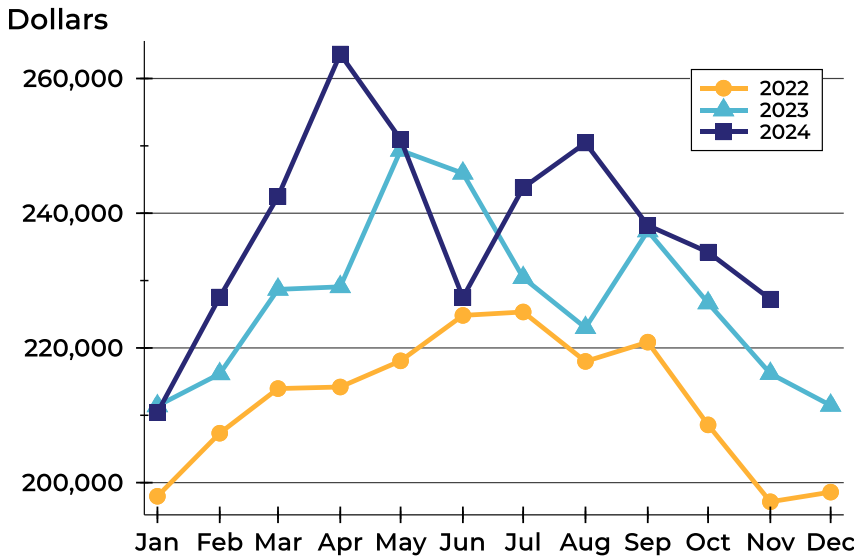
New Listings by Price Range

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	2.5%	41,750	42,500	8	5	96.8%	100.0%
\$50,000-\$99,999	46	16.5%	79,103	79,900	16	16	98.9%	100.0%
\$100,000-\$124,999	9	3.2%	113,056	115,000	12	11	98.3%	100.0%
\$125,000-\$149,999	31	11.1%	138,939	142,000	14	12	99.2%	100.0%
\$150,000-\$174,999	28	10.0%	162,405	159,900	13	13	98.9%	100.0%
\$175,000-\$199,999	19	6.8%	189,592	189,000	15	15	99.0%	100.0%
\$200,000-\$249,999	35	12.5%	225,990	225,000	17	18	98.7%	100.0%
\$250,000-\$299,999	33	11.8%	275,016	270,000	14	10	100.2%	100.0%
\$300,000-\$399,999	44	15.8%	340,972	332,250	15	14	98.6%	100.0%
\$400,000-\$499,999	16	5.7%	439,977	428,639	22	25	97.6%	100.0%
\$500,000-\$749,999	10	3.6%	616,740	642,000	14	11	98.8%	100.0%
\$750,000-\$999,999	1	0.4%	799,777	799,777	8	8	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



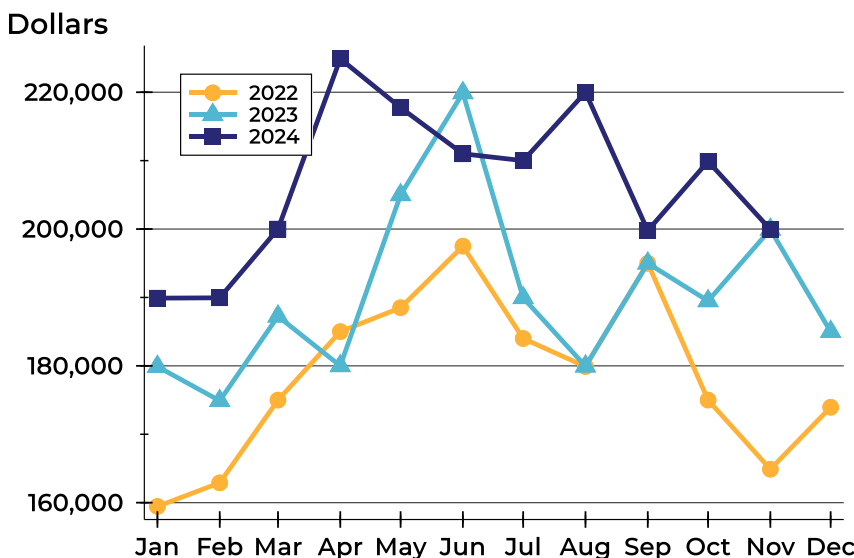
Entire MLS System New Listings Analysis

Average Price



Month	2022	2023	2024
January	197,975	211,390	210,415
February	207,340	216,149	227,550
March	213,967	228,692	242,477
April	214,200	229,073	263,629
May	218,085	249,334	250,968
June	224,830	245,928	227,488
July	225,340	230,427	243,789
August	217,996	223,000	250,434
September	220,862	237,367	238,195
October	208,577	226,674	234,222
November	197,161	216,193	227,240
December	198,595	211,468	

Median Price



Month	2022	2023	2024
January	159,450	179,900	189,900
February	162,900	174,900	189,950
March	175,000	187,250	200,000
April	185,000	180,000	224,900
May	188,500	205,000	217,750
June	197,500	219,900	211,000
July	184,000	189,950	210,000
August	179,900	179,950	220,000
September	195,000	195,000	199,777
October	175,000	189,500	209,900
November	164,900	199,950	199,950
December	173,950	185,000	



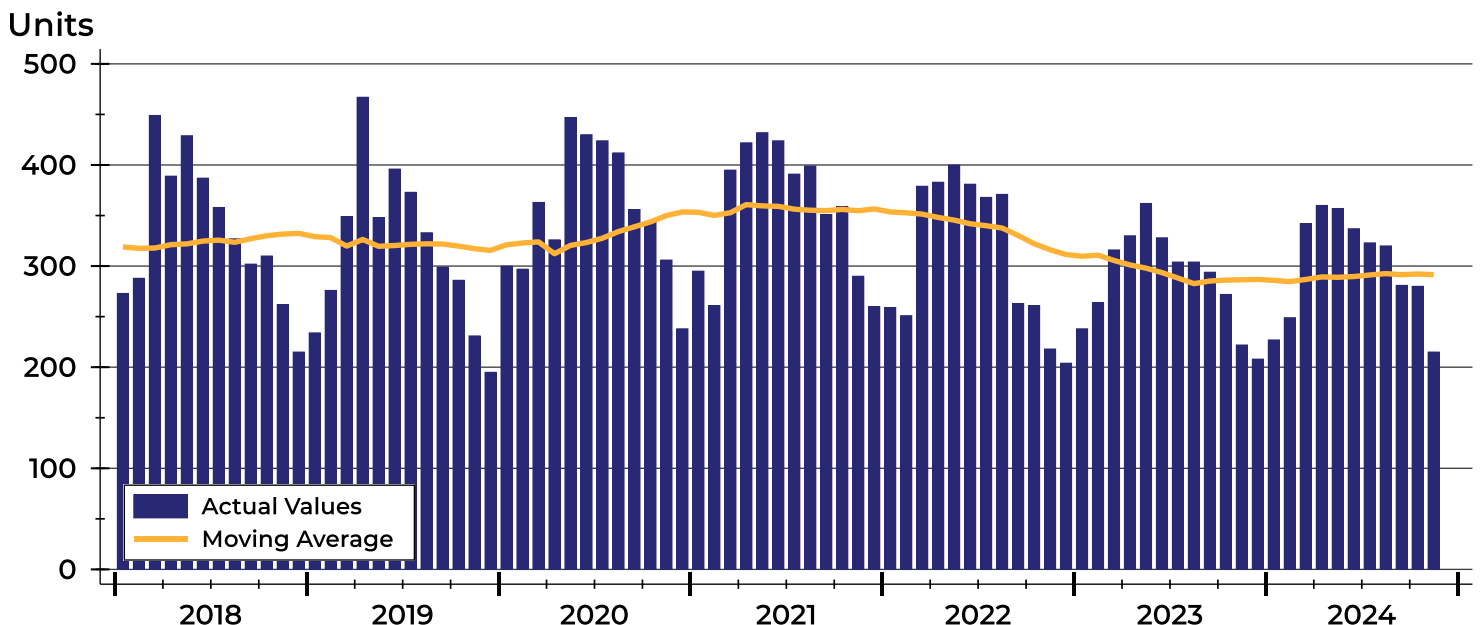
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		215	222	-3.2%	3,291	3,234	1.8%
Volume (1,000s)		47,760	44,178	8.1%	774,362	706,332	9.6%
Average	Sale Price	222,138	198,998	11.6%	235,297	218,408	7.7%
	Days on Market	28	25	12.0%	26	20	30.0%
	Percent of Original	96.3%	95.3%	1.0%	96.8%	97.6%	-0.8%
Median	Sale Price	192,000	178,250	7.7%	204,500	185,000	10.5%
	Days on Market	11	14	-21.4%	6	5	20.0%
	Percent of Original	100.0%	96.2%	4.0%	100.0%	100.0%	0.0%

A total of 215 contracts for sale were written in the Sunflower multiple listing service during the month of November, down from 222 in 2023. The median list price of these homes was \$192,000, up from \$178,250 the prior year.

Half of the homes that went under contract in November were on the market less than 11 days, compared to 14 days in November 2023.

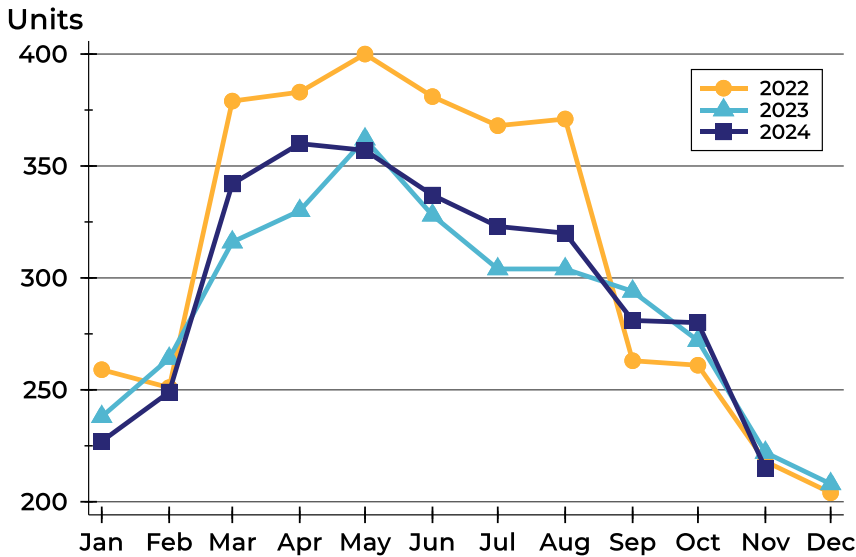
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	259	238	227
February	251	264	249
March	379	316	342
April	383	330	360
May	400	362	357
June	381	328	337
July	368	304	323
August	371	304	320
September	263	294	281
October	261	272	280
November	218	222	215
December	204	208	

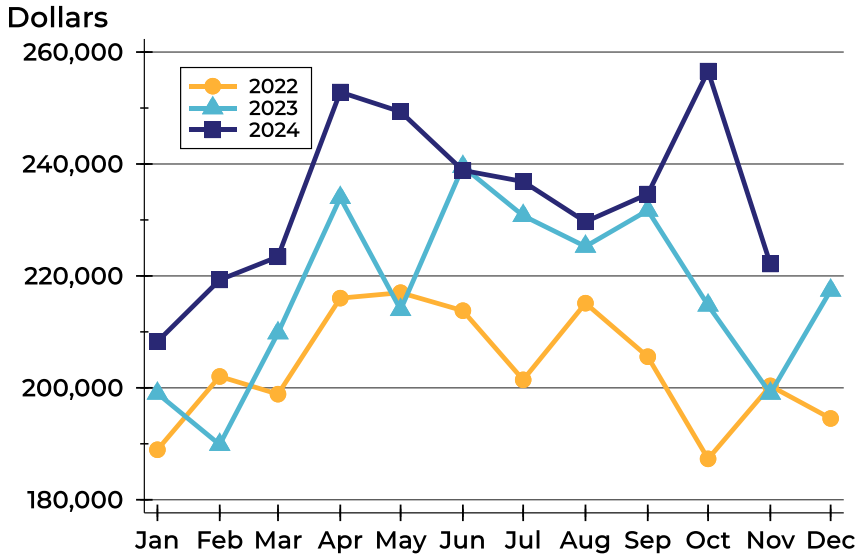
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	10	4.7%	43,145	43,375	39	45	84.3%	96.7%
\$50,000-\$99,999	32	14.9%	79,597	79,900	22	9	94.5%	100.0%
\$100,000-\$124,999	12	5.6%	114,158	115,000	24	17	96.0%	100.0%
\$125,000-\$149,999	23	10.7%	135,574	134,500	36	10	97.0%	100.0%
\$150,000-\$174,999	26	12.1%	163,671	159,975	21	8	97.8%	100.0%
\$175,000-\$199,999	8	3.7%	191,363	191,000	34	30	96.8%	100.0%
\$200,000-\$249,999	30	14.0%	227,415	225,000	18	10	96.8%	100.0%
\$250,000-\$299,999	24	11.2%	277,017	277,500	31	12	98.3%	100.0%
\$300,000-\$399,999	24	11.2%	345,078	337,450	21	8	98.3%	99.3%
\$400,000-\$499,999	18	8.4%	444,807	439,450	40	27	97.6%	99.2%
\$500,000-\$749,999	8	3.7%	593,425	592,500	54	18	95.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



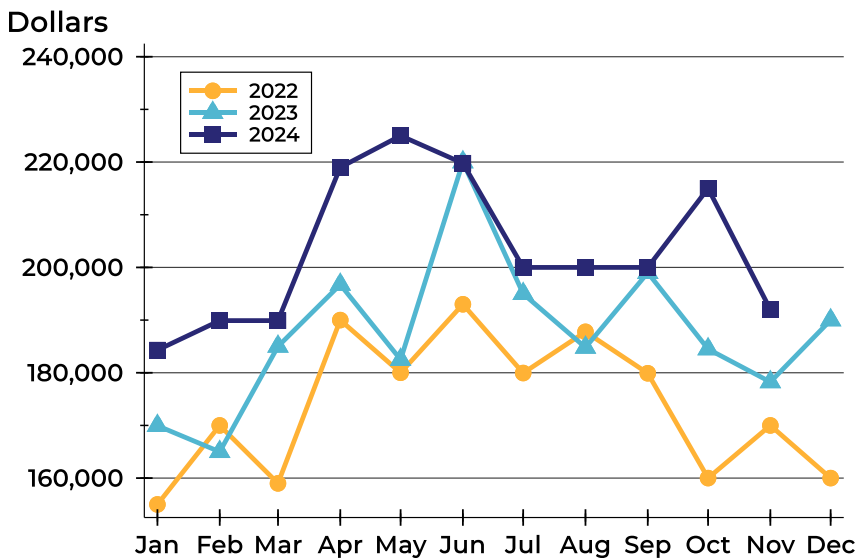
Entire MLS System Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	188,936	199,005	208,262
February	202,031	189,853	219,294
March	198,870	209,791	223,423
April	216,026	233,974	252,849
May	217,002	213,953	249,337
June	213,787	239,525	238,859
July	201,430	230,760	236,863
August	215,127	225,260	229,676
September	205,559	231,708	234,621
October	187,308	214,744	256,594
November	200,349	198,998	222,138
December	194,526	217,411	

Median Price

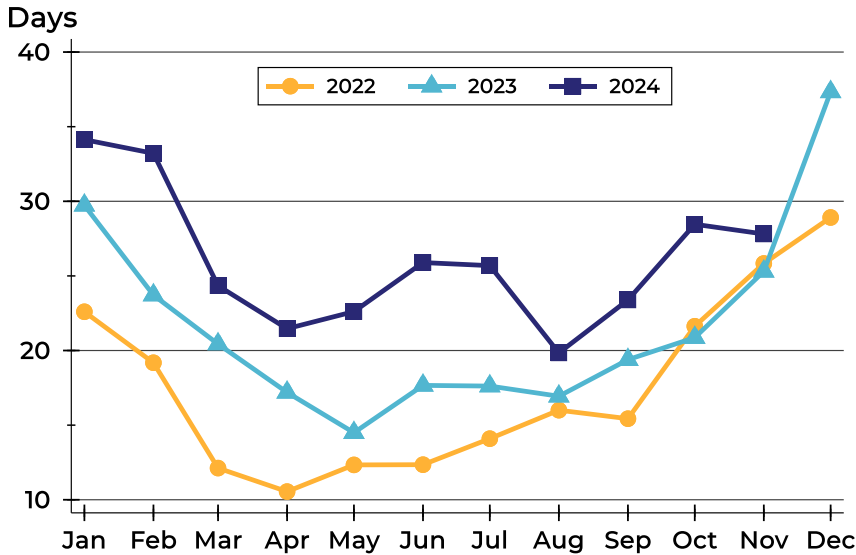


Month	2022	2023	2024
January	155,000	169,950	184,300
February	170,000	165,000	189,900
March	159,000	185,000	189,900
April	190,000	196,750	219,000
May	180,000	182,500	225,000
June	193,000	220,000	219,777
July	179,950	195,000	200,000
August	187,777	184,800	200,000
September	179,900	199,000	200,000
October	160,000	184,500	215,000
November	170,000	178,250	192,000
December	160,000	190,000	



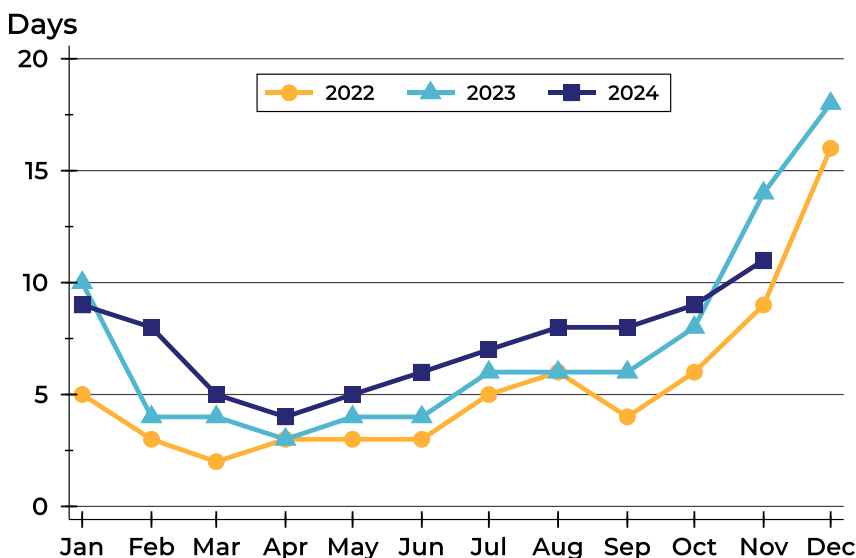
Entire MLS System Contracts Written Analysis

Average DOM



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

Median DOM



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



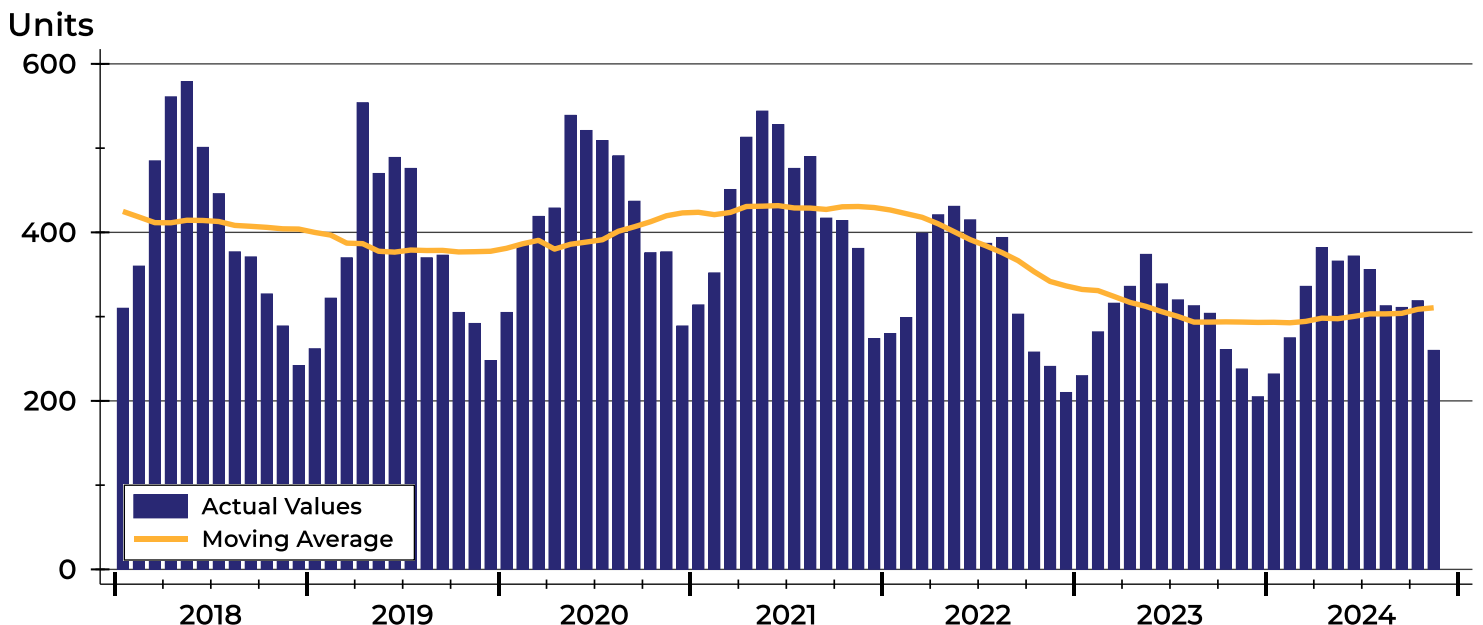
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		260	238	9.2%
Volume (1,000s)		65,947	52,665	25.2%
Average	List Price	253,642	221,280	14.6%
	Days on Market	27	27	0.0%
	Percent of Original	97.5%	97.9%	-0.4%
Median	List Price	215,000	199,000	8.0%
	Days on Market	10	15	-33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 260 listings in the Sunflower multiple listing service had contracts pending at the end of November, up from 238 contracts pending at the end of November 2023.

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

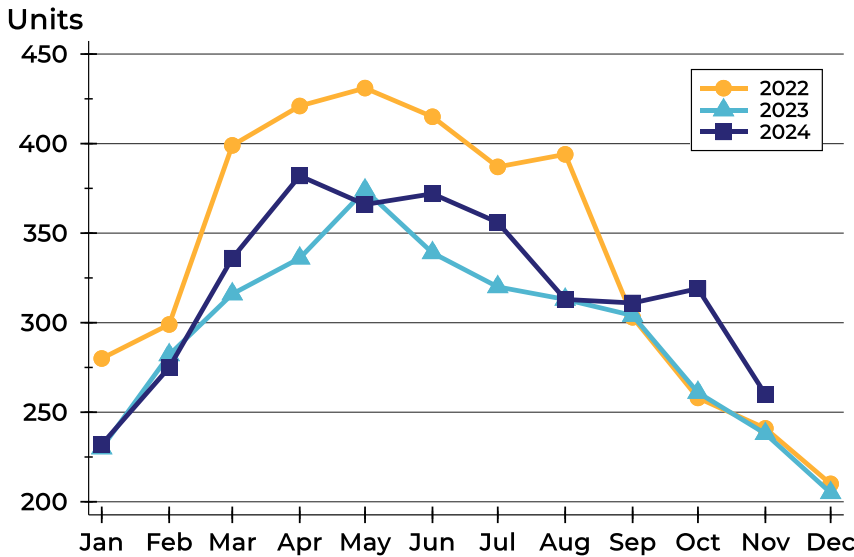
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



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

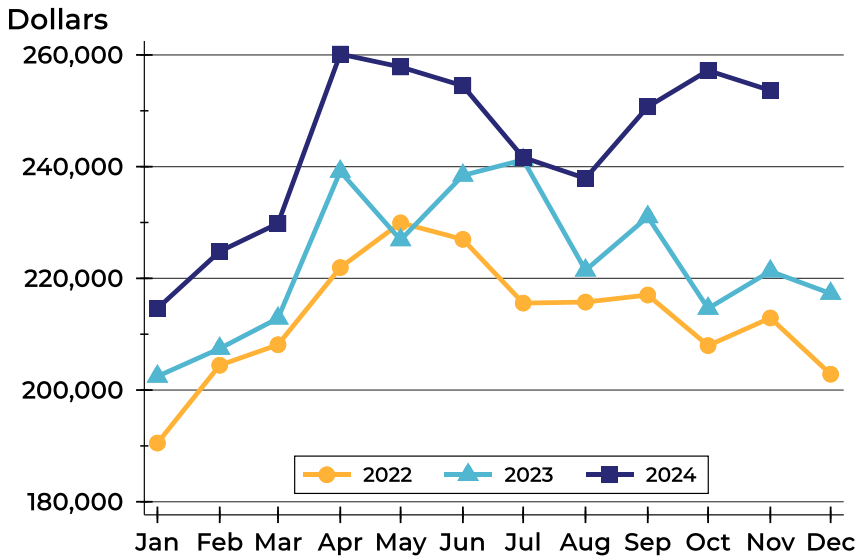
Pending Contracts by Price Range

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	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	5	1.9%	46,290	44,900	35	44	96.7%	100.0%
\$50,000-\$99,999	26	10.0%	81,962	81,250	21	13	95.7%	100.0%
\$100,000-\$124,999	13	5.0%	116,492	118,900	20	7	98.5%	100.0%
\$125,000-\$149,999	26	10.0%	135,108	131,000	33	9	97.4%	100.0%
\$150,000-\$174,999	34	13.1%	162,187	159,900	23	13	97.9%	100.0%
\$175,000-\$199,999	17	6.5%	188,762	189,900	27	18	95.9%	100.0%
\$200,000-\$249,999	36	13.8%	228,185	227,000	18	9	98.3%	100.0%
\$250,000-\$299,999	33	12.7%	276,682	275,000	24	10	98.4%	100.0%
\$300,000-\$399,999	33	12.7%	345,019	339,900	20	7	98.6%	100.0%
\$400,000-\$499,999	17	6.5%	445,707	439,000	32	20	98.7%	100.0%
\$500,000-\$749,999	15	5.8%	596,043	585,000	70	30	95.3%	100.0%
\$750,000-\$999,999	3	1.2%	889,667	950,000	113	88	88.1%	95.0%
\$1,000,000 and up	1	0.4%	1,900,000	1,900,000	1	1	100.0%	100.0%



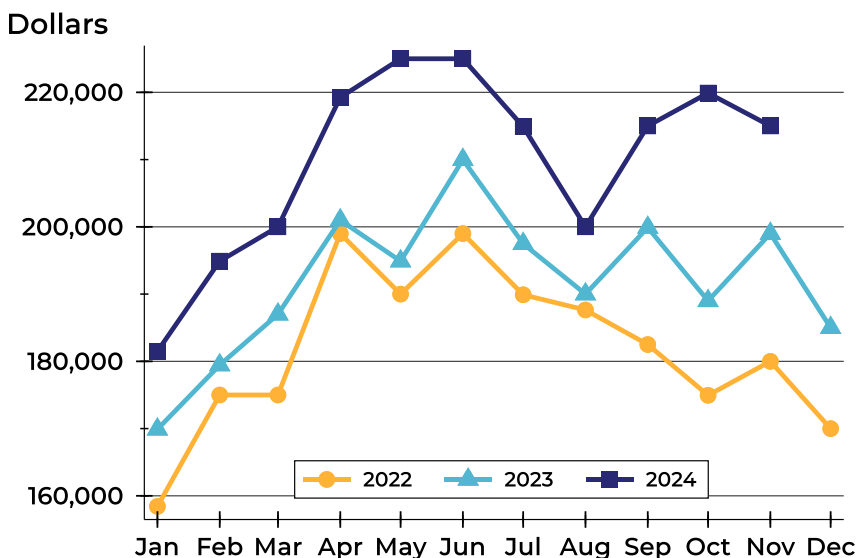
Entire MLS System Pending Contracts Analysis

Average Price



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

Median Price

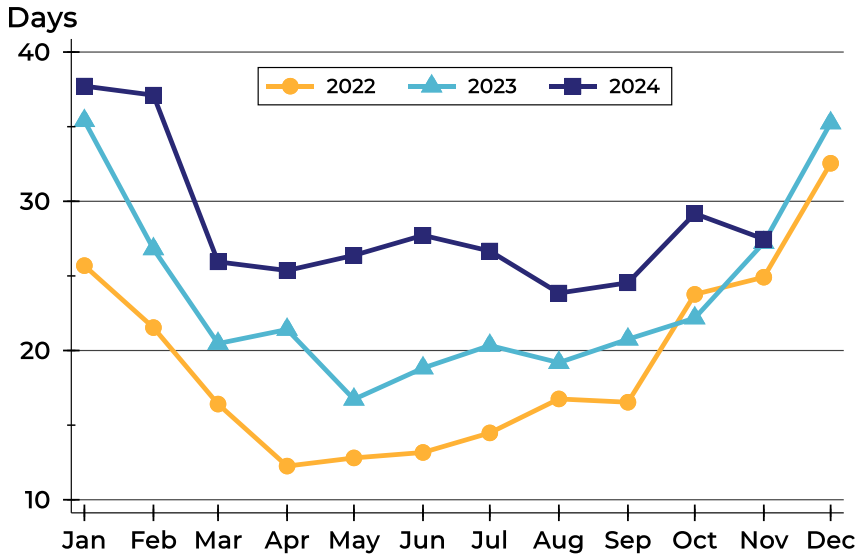


Month	2022	2023	2024
January	158,425	169,900	181,490
February	175,000	179,450	194,900
March	175,000	187,000	200,000
April	199,000	201,000	219,250
May	190,000	194,900	225,000
June	199,000	210,000	225,000
July	189,900	197,500	214,900
August	187,639	190,000	200,000
September	182,500	199,900	215,000
October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



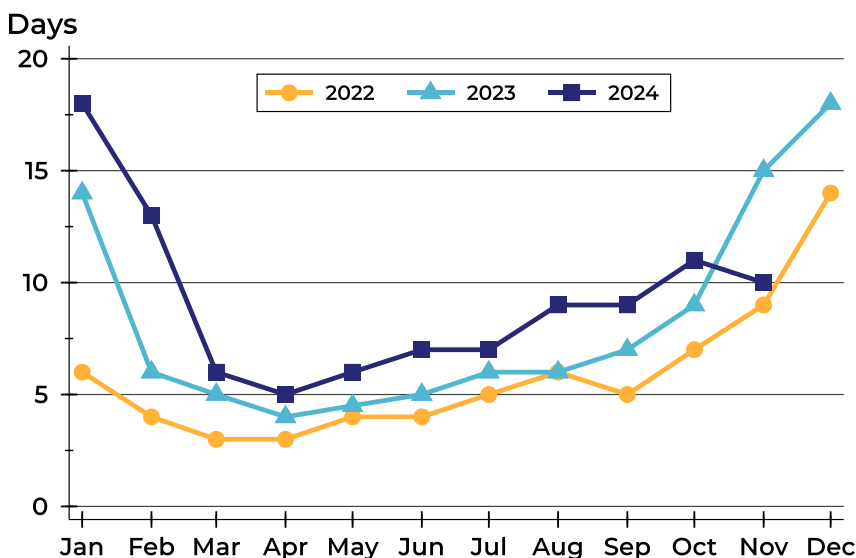
Entire MLS System Pending Contracts Analysis

Average DOM



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

Median DOM



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



Coffey County Housing Report



Market Overview

Coffey County Home Sales Rose in November

Total home sales in Coffey County rose by 66.7% last month to 5 units, compared to 3 units in November 2023. Total sales volume was \$0.7 million, up 100.9% from a year earlier.

The median sale price in November was \$128,000, up from \$106,000 a year earlier. Homes that sold in November were typically on the market for 6 days and sold for 97.4% 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 14 units, down from 15 at the same point in 2023. 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 \$252,450.

During November, a total of 1 contract was written down from 2 in November 2023. At the end of the month, there was 1 contract still pending.

Report Contents

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

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Coffey County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year		5 66.7%	3 -57.1%	7 -12.5%	54 3.8%	52 -7.1%	56 -28.2%
Active Listings Change from prior year		14 -6.7%	15 7.1%	14 7.7%	N/A	N/A	N/A
Months' Supply Change from prior year		3.0 -9.1%	3.3 17.9%	2.8 47.4%	N/A	N/A	N/A
New Listings Change from prior year		3 -50.0%	6 20.0%	5 66.7%	69 11.3%	62 -8.8%	68 -15.0%
Contracts Written Change from prior year		1 -50.0%	2 0.0%	2 -60.0%	54 12.5%	48 -12.7%	55 -28.6%
Pending Contracts Change from prior year		1 -50.0%	2 0.0%	2 -66.7%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		656 100.6%	327 -74.4%	1,277 11.5%	11,352 30.0%	8,735 -8.5%	9,546 -14.3%
Average	Sale Price Change from prior year	131,160 20.5%	108,833 -40.3%	182,359 27.4%	210,231 25.1%	167,990 -1.5%	170,471 19.3%
	List Price of Actives Change from prior year	243,571 6.3%	229,060 13.7%	201,421 33.7%	N/A	N/A	N/A
	Days on Market Change from prior year	31 -31.1%	45 2.3%	44 -6.4%	49 32.4%	37 -28.8%	52 -29.7%
	Percent of List Change from prior year	100.6% 5.8%	95.1% -0.4%	95.5% -2.5%	94.6% 0.0%	94.6% -1.9%	96.4% 1.4%
	Percent of Original Change from prior year	96.4% 8.1%	89.2% -3.1%	92.1% -1.6%	92.9% 1.2%	91.8% -2.5%	94.2% 2.2%
Median	Sale Price Change from prior year	128,000 20.8%	106,000 -39.4%	175,000 23.7%	197,500 37.6%	143,500 -12.5%	164,000 31.2%
	List Price of Actives Change from prior year	252,450 26.9%	199,000 -3.9%	207,000 25.5%	N/A	N/A	N/A
	Days on Market Change from prior year	6 -85.4%	41 17.1%	35 -37.5%	20 81.8%	11 -47.6%	21 -36.4%
	Percent of List Change from prior year	97.4% 0.9%	96.5% -1.5%	98.0% -2.0%	96.3% 0.4%	95.9% -1.9%	97.8% -0.1%
	Percent of Original Change from prior year	96.1% -0.4%	96.5% 1.6%	95.0% -3.6%	95.0% -0.1%	95.1% -2.0%	97.0% 0.8%

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



Coffey County Closed Listings Analysis

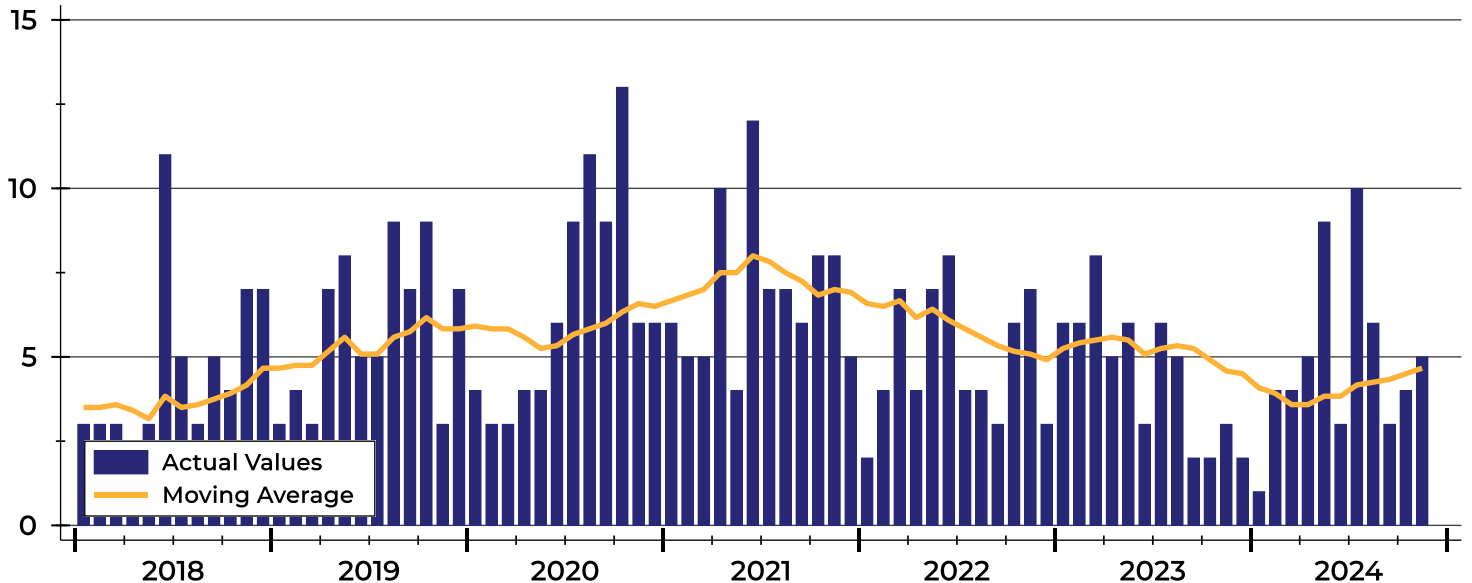
Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		5	3	66.7%	54	52	3.8%
Volume (1,000s)		656	327	100.6%	11,352	8,735	30.0%
Months' Supply		3.0	3.3	-9.1%	N/A	N/A	N/A
Average	Sale Price	131,160	108,833	20.5%	210,231	167,990	25.1%
	Days on Market	31	45	-31.1%	49	37	32.4%
	Percent of List	100.6%	95.1%	5.8%	94.6%	94.6%	0.0%
	Percent of Original	96.4%	89.2%	8.1%	92.9%	91.8%	1.2%
Median	Sale Price	128,000	106,000	20.8%	197,500	143,500	37.6%
	Days on Market	6	41	-85.4%	20	11	81.8%
	Percent of List	97.4%	96.5%	0.9%	96.3%	95.9%	0.4%
	Percent of Original	96.1%	96.5%	-0.4%	95.0%	95.1%	-0.1%

A total of 5 homes sold in Coffey County in November, up from 3 units in November 2023. Total sales volume rose to \$0.7 million compared to \$0.3 million in the previous year.

The median sales price in November was \$128,000, up 20.8% compared to the prior year. Median days on market was 6 days, down from 22 days in October, and down from 41 in November 2023.

History of Closed Listings

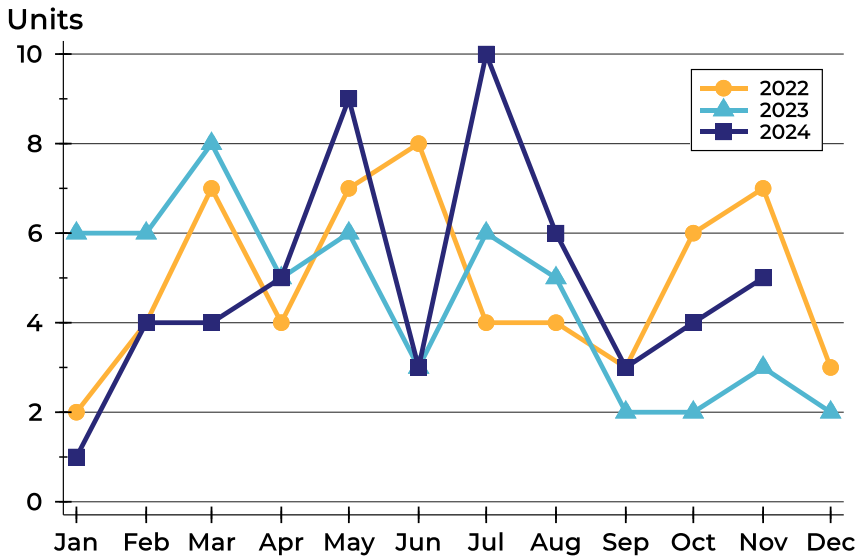
Units





Coffey County Closed Listings Analysis

Closed Listings by Month



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

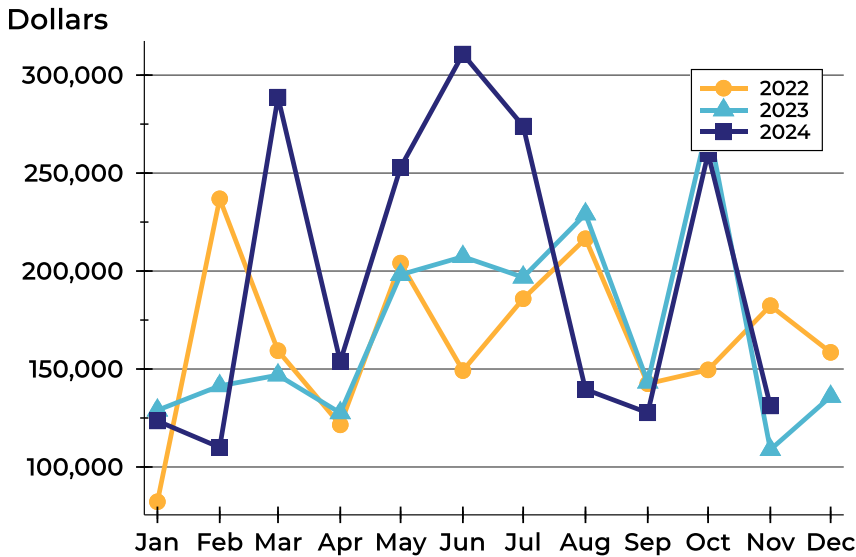
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	1.3	79,300	79,300	70	70	114.9%	114.9%	99.1%	99.1%
\$100,000-\$124,999	1	20.0%	2.4	110,000	110,000	3	3	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	0.0	128,000	128,000	6	6	94.8%	94.8%	94.8%	94.8%
\$150,000-\$174,999	2	40.0%	0.0	169,250	169,250	39	39	96.7%	96.7%	94.0%	94.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	3.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	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



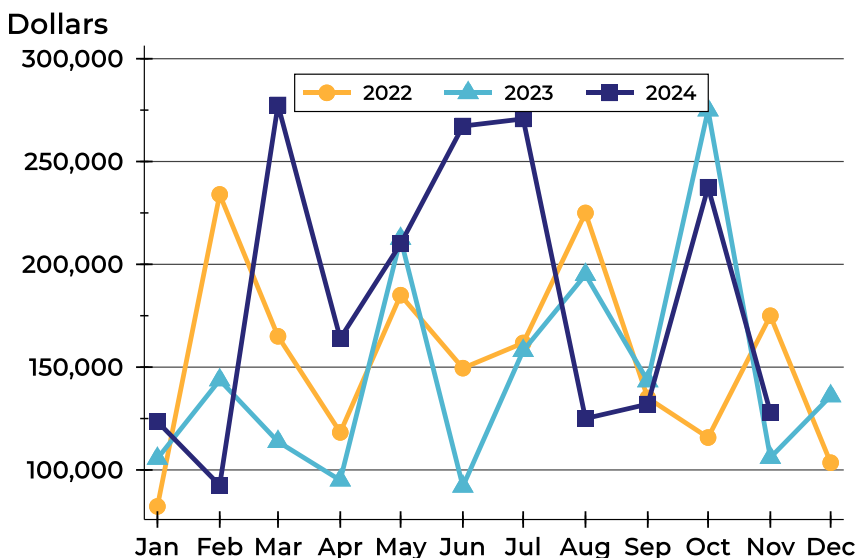
Coffey County Closed Listings Analysis

Average Price



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

Median Price

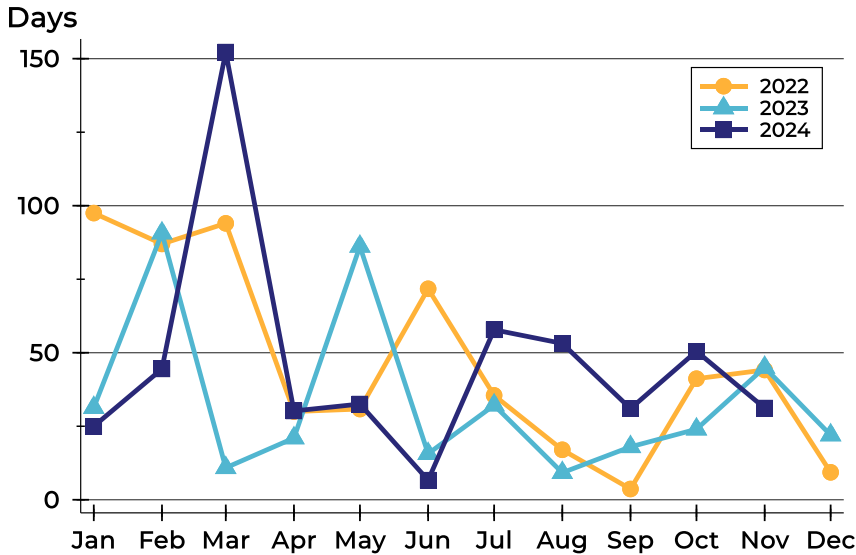


Month	2022	2023	2024
January	82,250	105,563	123,500
February	234,000	143,750	92,500
March	165,000	113,750	277,500
April	118,250	95,000	164,000
May	185,000	212,500	210,000
June	149,500	92,000	267,250
July	161,750	158,000	270,750
August	225,000	195,000	125,000
September	135,000	143,250	132,000
October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



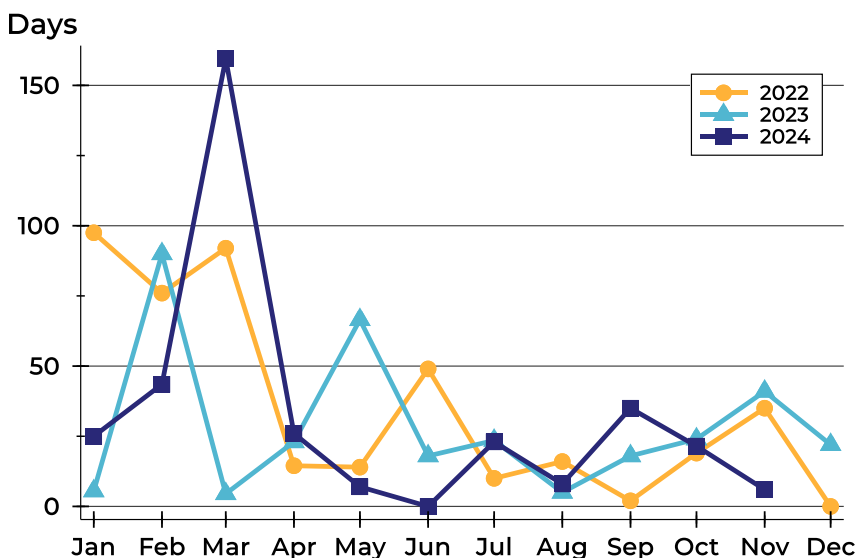
Coffey County Closed Listings Analysis

Average DOM



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

Median DOM



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



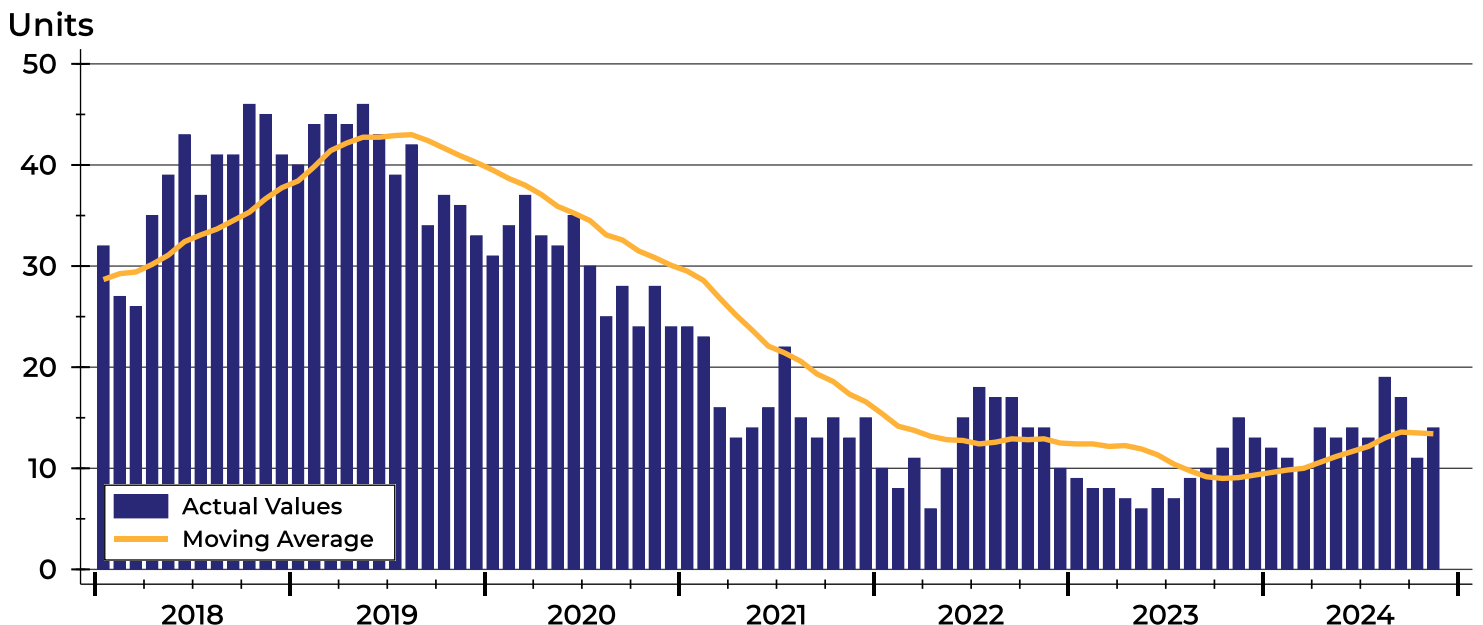
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		14	15	-6.7%
Volume (1,000s)		3,410	3,436	-0.8%
Months' Supply		3.0	3.3	-9.1%
Average	List Price	243,571	229,060	6.3%
	Days on Market	96	65	47.7%
	Percent of Original	96.7%	96.5%	0.2%
Median	List Price	252,450	199,000	26.9%
	Days on Market	104	51	103.9%
	Percent of Original	99.5%	100.0%	-0.5%

A total of 14 homes were available for sale in Coffey 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 \$252,450, up 26.9% from 2023. The typical time on market for active listings was 104 days, up from 51 days a year earlier.

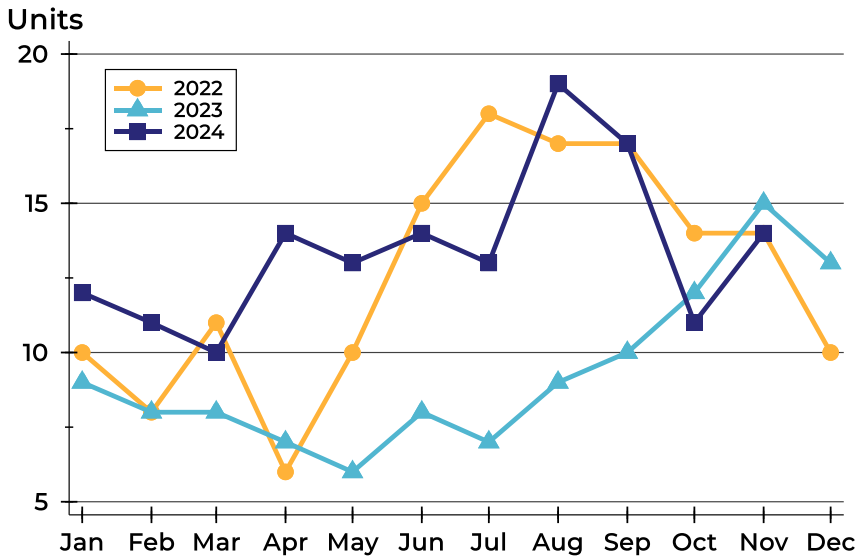
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



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

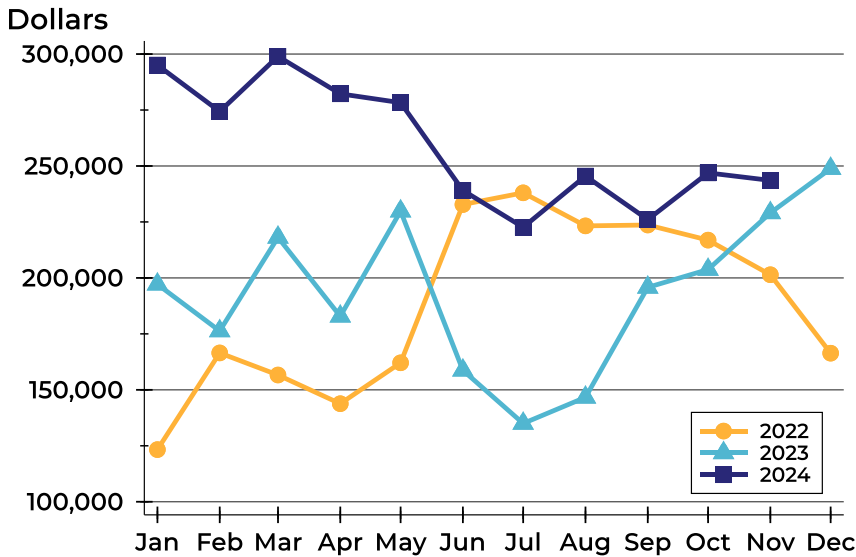
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	7.1%	1.3	58,000	58,000	34	34	100.0%	100.0%
\$100,000-\$124,999	1	7.1%	2.4	105,000	105,000	100	100	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	14.3%	N/A	187,450	187,450	72	72	98.2%	98.2%
\$200,000-\$249,999	3	21.4%	3.3	239,967	245,000	124	128	99.3%	100.0%
\$250,000-\$299,999	3	21.4%	N/A	283,300	295,000	90	20	94.8%	100.0%
\$300,000-\$399,999	4	28.6%	N/A	325,575	327,450	107	126	93.9%	94.5%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



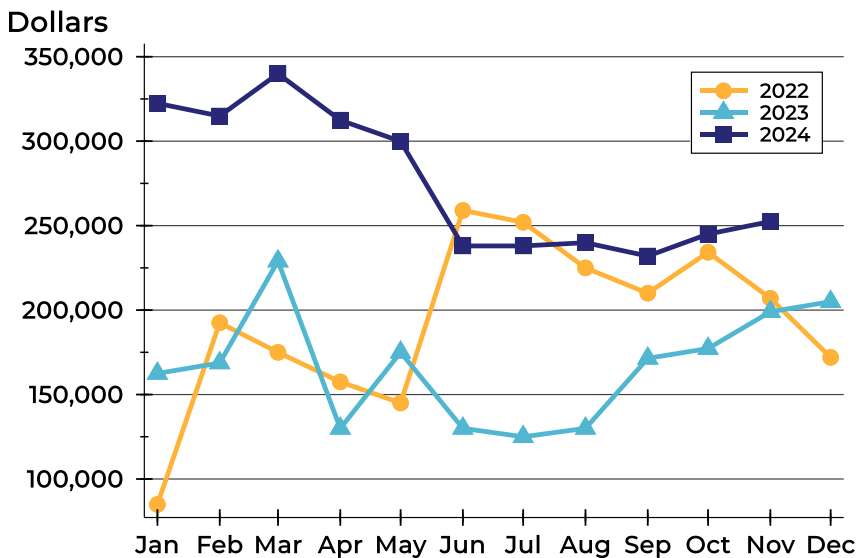
Coffey County Active Listings Analysis

Average Price



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

Median Price

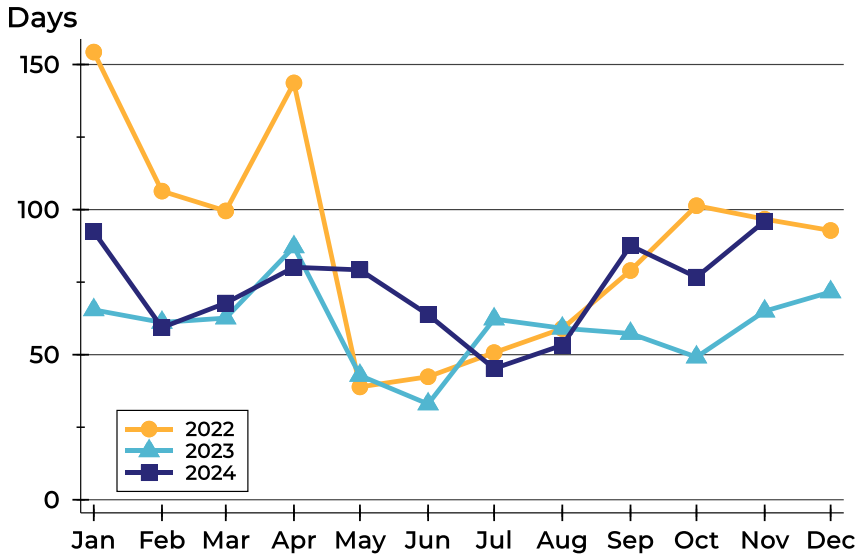


Month	2022	2023	2024
January	84,950	162,500	322,400
February	192,500	168,700	314,900
March	175,000	229,000	339,950
April	157,500	130,000	312,450
May	145,000	175,000	299,900
June	259,000	130,000	238,000
July	252,000	125,000	238,000
August	225,000	130,000	239,900
September	210,000	171,450	232,000
October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



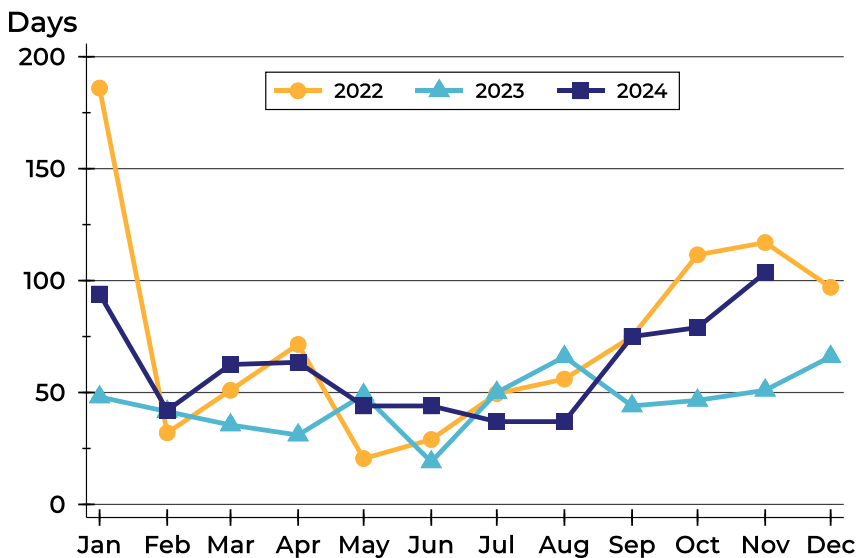
Coffey County Active Listings Analysis

Average DOM



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

Median DOM

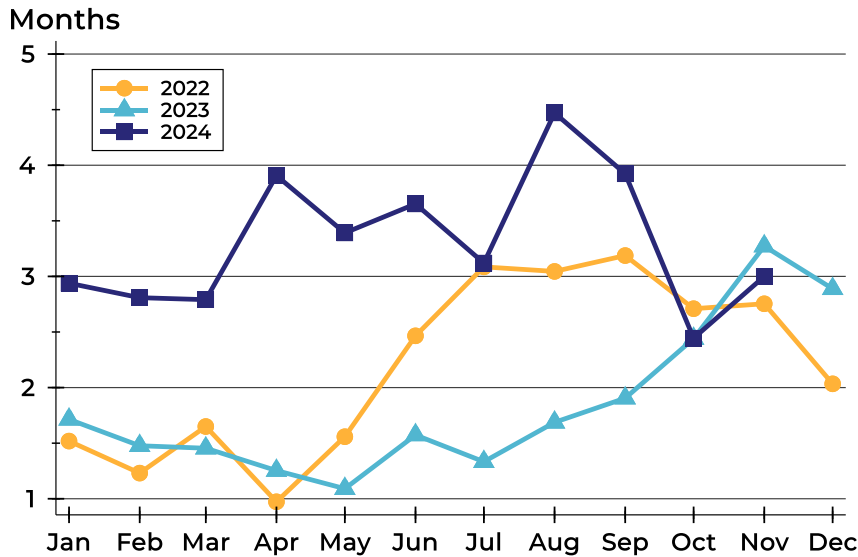


Month	2022	2023	2024
January	186	48	94
February	32	42	42
March	51	36	63
April	72	31	64
May	21	49	44
June	29	19	44
July	50	50	37
August	56	66	37
September	75	44	75
October	112	47	79
November	117	51	104
December	97	66	



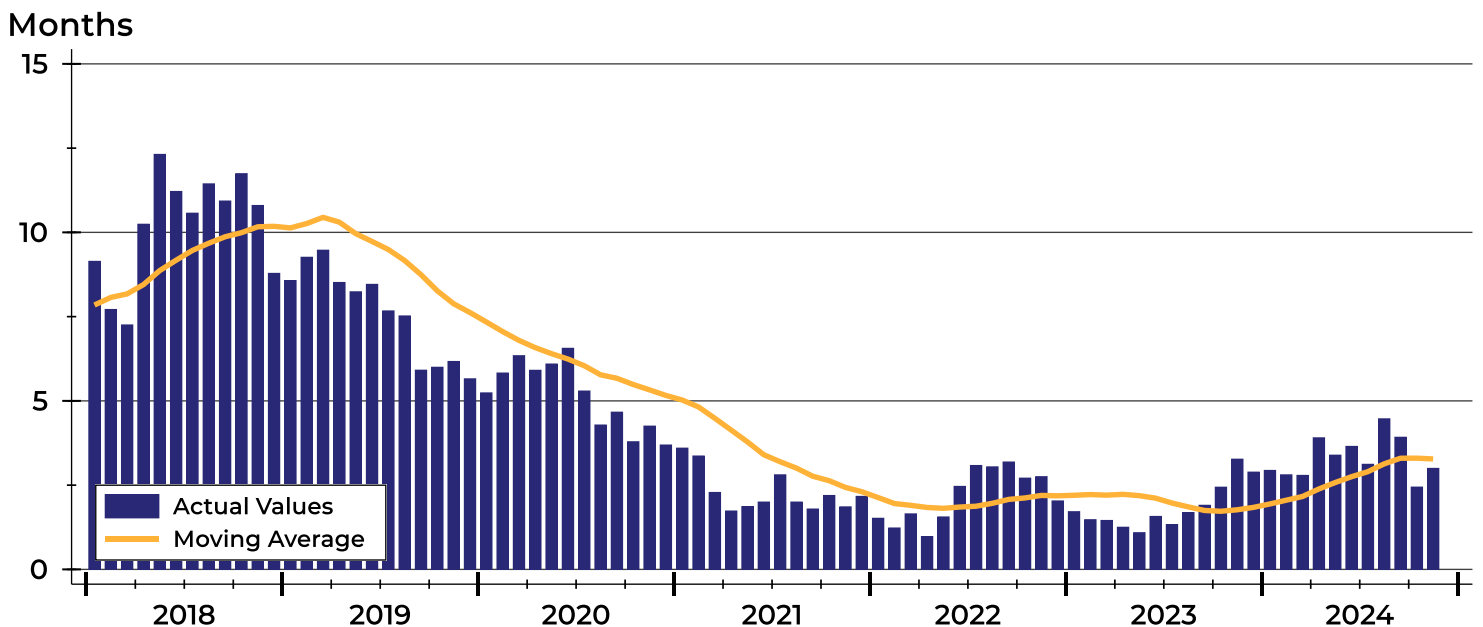
Coffey County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





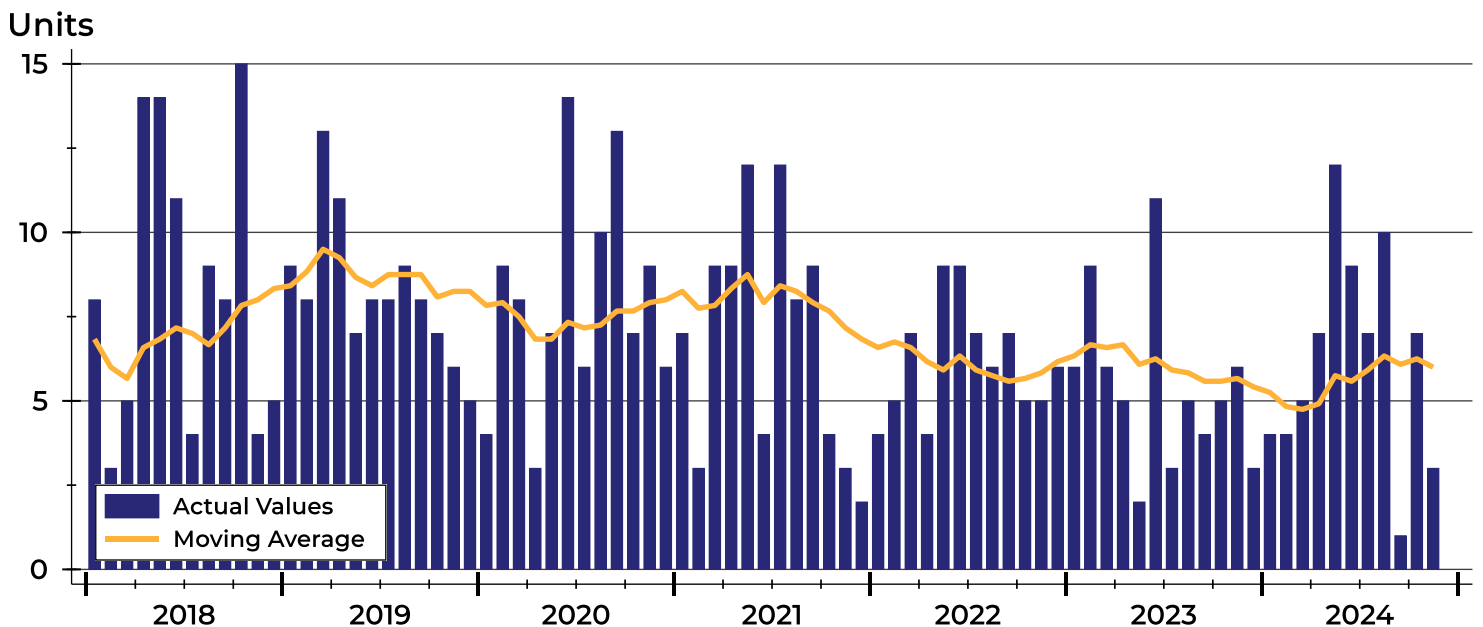
Coffey County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	3	6	-50.0%
	Volume (1,000s)	885	1,295	-31.7%
	Average List Price	294,933	215,817	36.7%
	Median List Price	299,900	204,950	46.3%
Year-to-Date	New Listings	69	62	11.3%
	Volume (1,000s)	16,040	11,925	34.5%
	Average List Price	232,460	192,335	20.9%
	Median List Price	215,000	157,250	36.7%

A total of 3 new listings were added in Coffey County during November, down 50.0% from the same month in 2023. Year-to-date Coffey County has seen 69 new listings.

The median list price of these homes was \$299,900 up from \$204,950 in 2023.

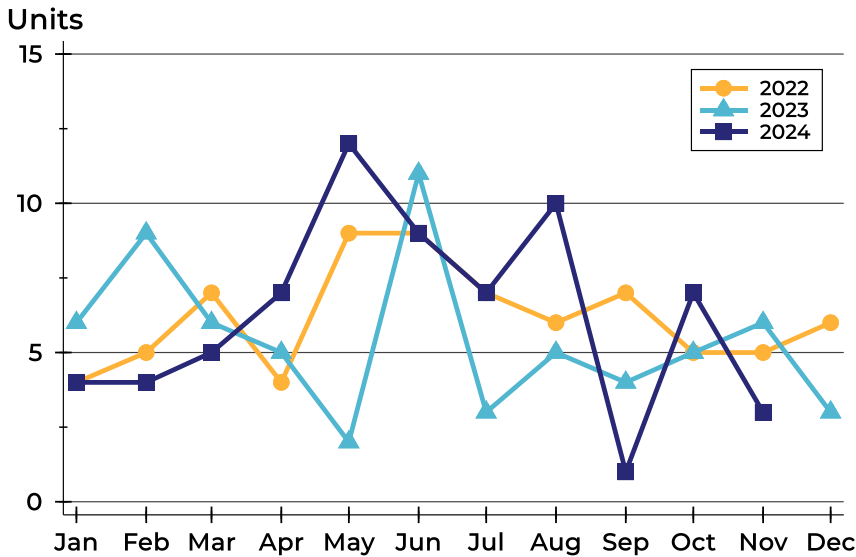
History of New Listings





Coffey County New Listings Analysis

New Listings by Month



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

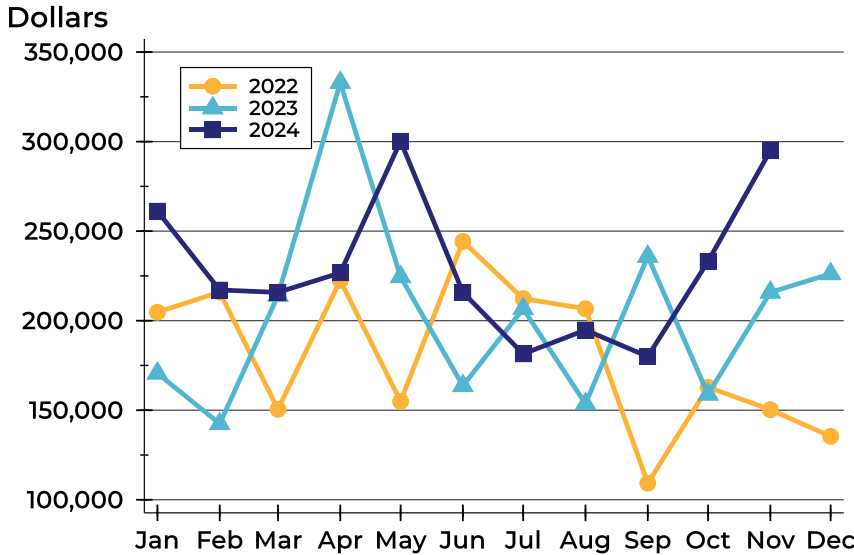
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	66.7%	277,450	277,450	26	26	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	329,900	329,900	22	22	94.3%	94.3%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



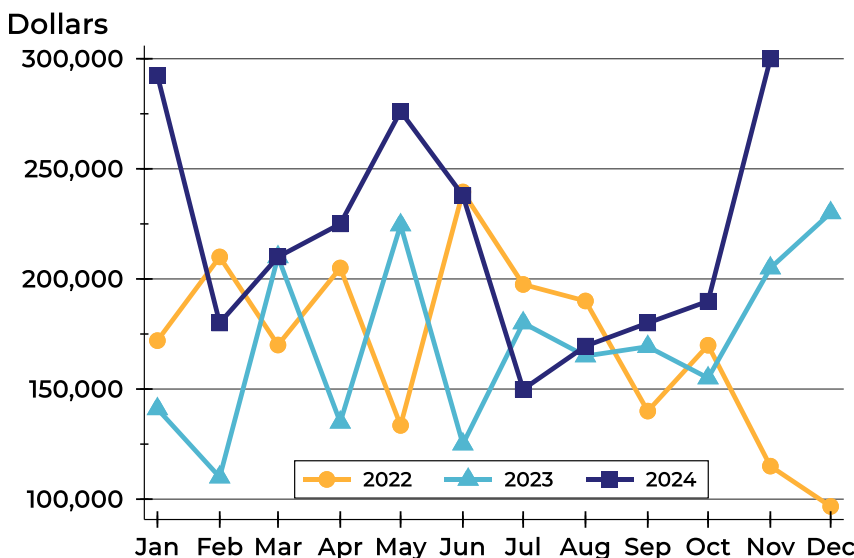
Coffey County New Listings Analysis

Average Price



Month	2022	2023	2024
January	204,750	170,667	261,175
February	215,980	142,422	217,125
March	150,557	214,083	215,800
April	222,500	332,960	226,714
May	154,922	224,500	300,254
June	244,256	163,627	215,867
July	212,343	206,667	181,457
August	206,650	153,580	194,780
September	109,257	235,875	180,000
October	162,860	158,900	233,129
November	150,300	215,817	294,933
December	135,400	226,167	

Median Price



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



Coffey County Contracts Written Analysis

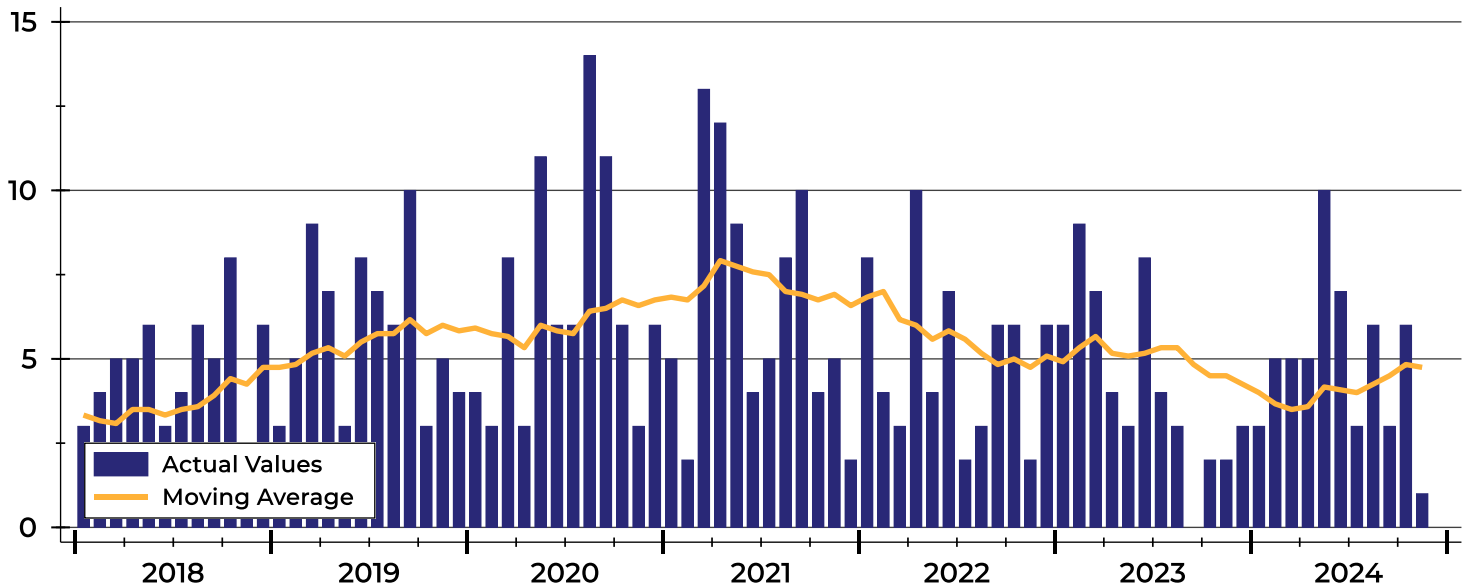
Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		1	2	-50.0%	54	48	12.5%
Volume (1,000s)		214	220	-2.7%	12,564	8,399	49.6%
Average	Sale Price	214,000	110,000	94.5%	232,660	174,973	33.0%
	Days on Market	10	19	-47.4%	47	37	27.0%
	Percent of Original	97.3%	88.2%	10.3%	93.3%	91.4%	2.1%
Median	Sale Price	214,000	110,000	94.5%	210,000	147,500	42.4%
	Days on Market	10	19	-47.4%	18	15	20.0%
	Percent of Original	97.3%	88.2%	10.3%	95.1%	94.4%	0.7%

A total of 1 contract for sale was written in Coffey County during the month of November, down from 2 in 2023. The median list price of this home was \$214,000, up from \$110,000 the prior year.

Half of the homes that went under contract in November were on the market less than 10 days, compared to 19 days in November 2023.

History of Contracts Written

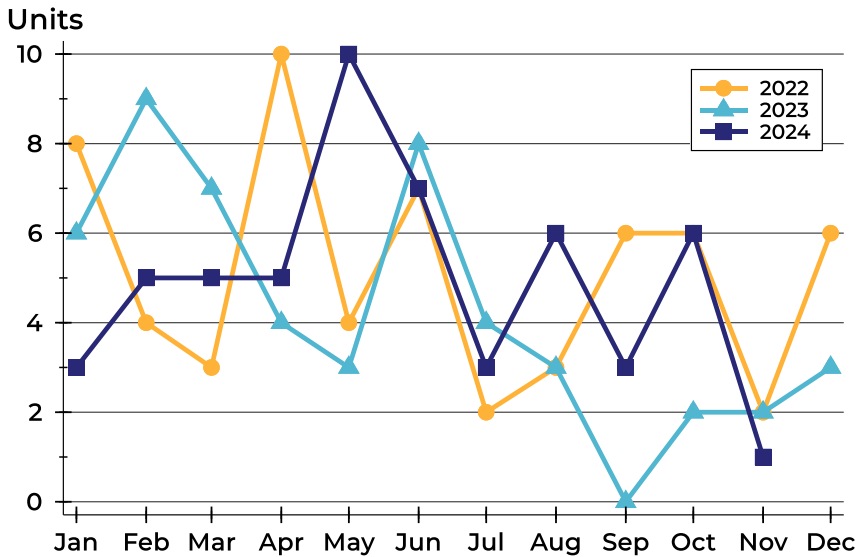
Units





Coffey County Contracts Written Analysis

Contracts Written by Month



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

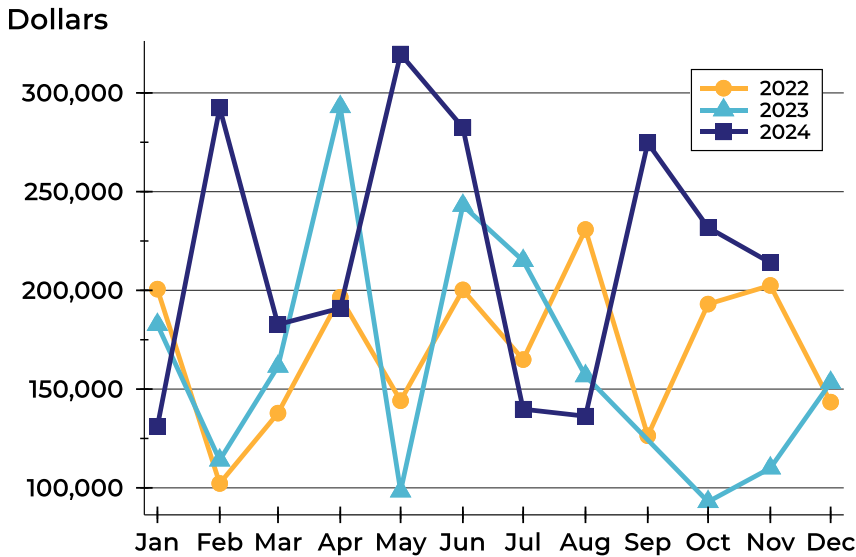
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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	100.0%	214,000	214,000	10	10	97.3%	97.3%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



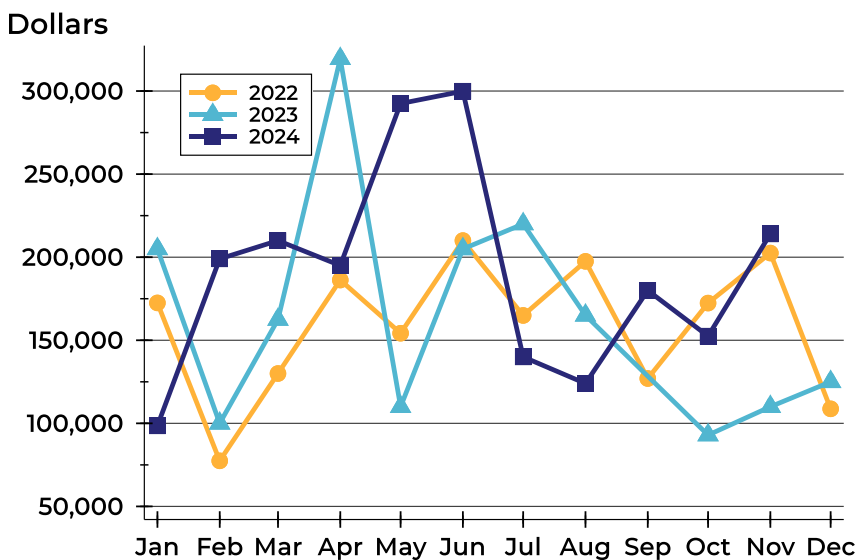
Coffey County Contracts Written Analysis

Average Price



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

Median Price

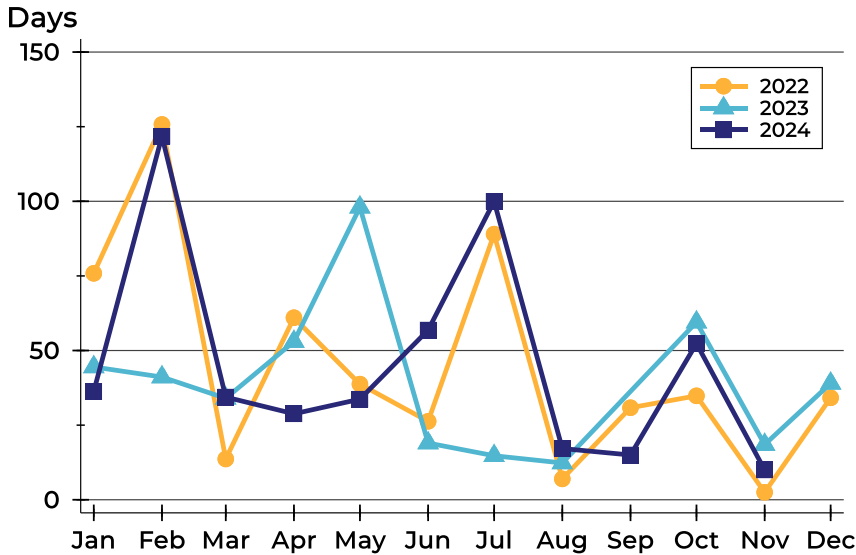


Month	2022	2023	2024
January	172,500	205,000	98,500
February	77,450	100,000	199,000
March	130,000	162,500	210,000
April	186,250	319,450	195,000
May	154,250	110,000	292,500
June	210,000	204,950	299,900
July	164,950	220,000	140,000
August	197,500	165,000	124,000
September	127,000	N/A	180,000
October	172,400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



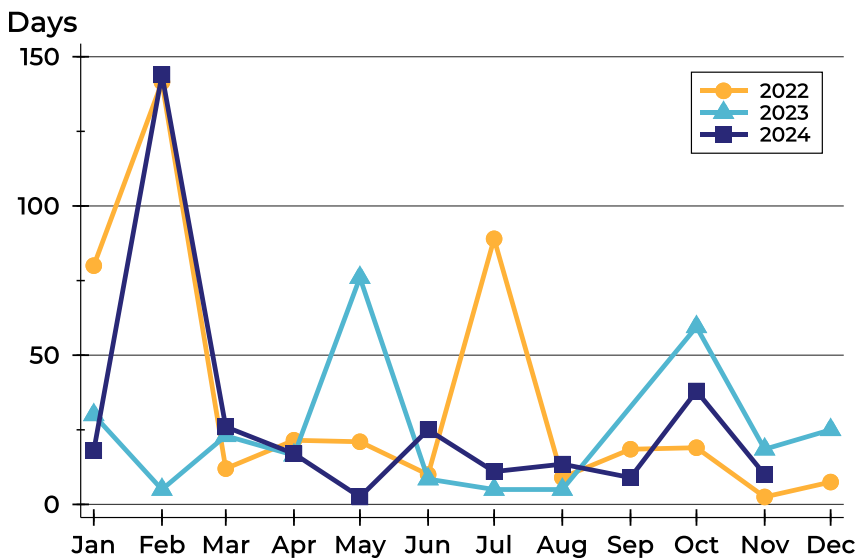
Coffey County Contracts Written Analysis

Average DOM



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

Median DOM



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



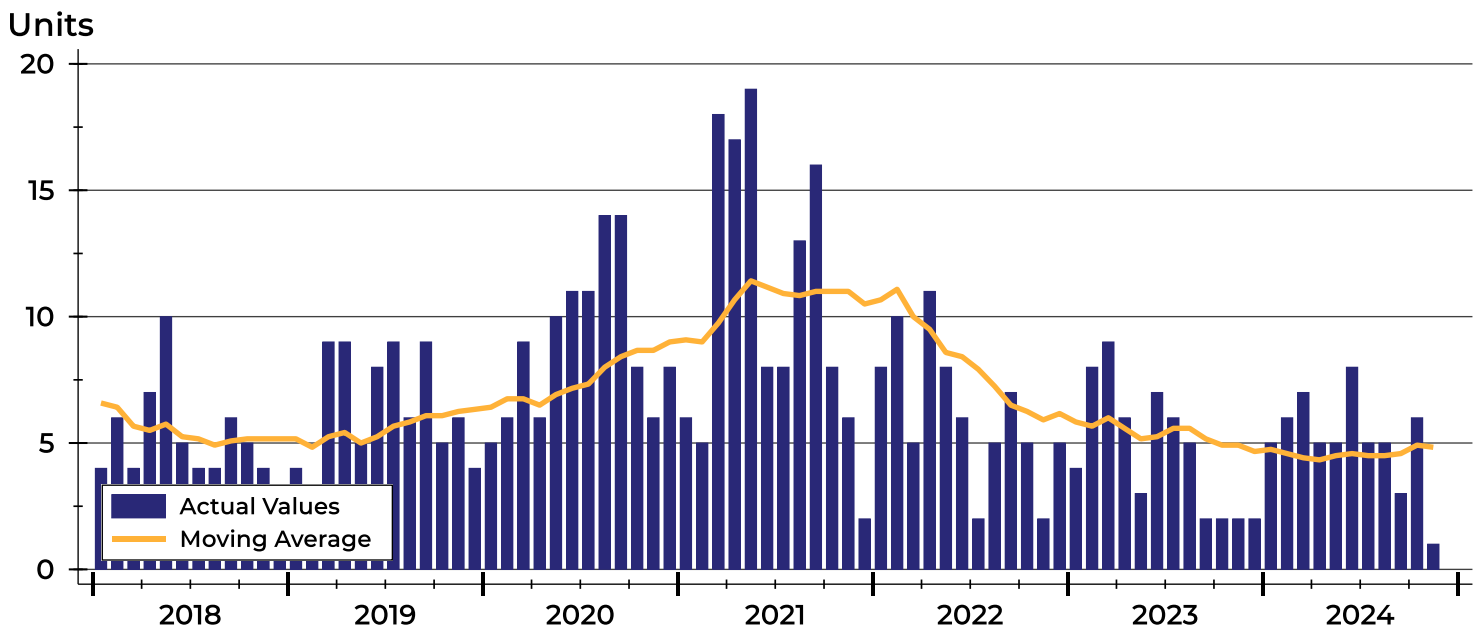
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		1	2	-50.0%
Volume (1,000s)		214	190	12.6%
Average	List Price	214,000	95,000	125.3%
	Days on Market	10	13	-23.1%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	214,000	95,000	125.3%
	Days on Market	10	13	-23.1%
	Percent of Original	100.0%	100.0%	0.0%

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

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

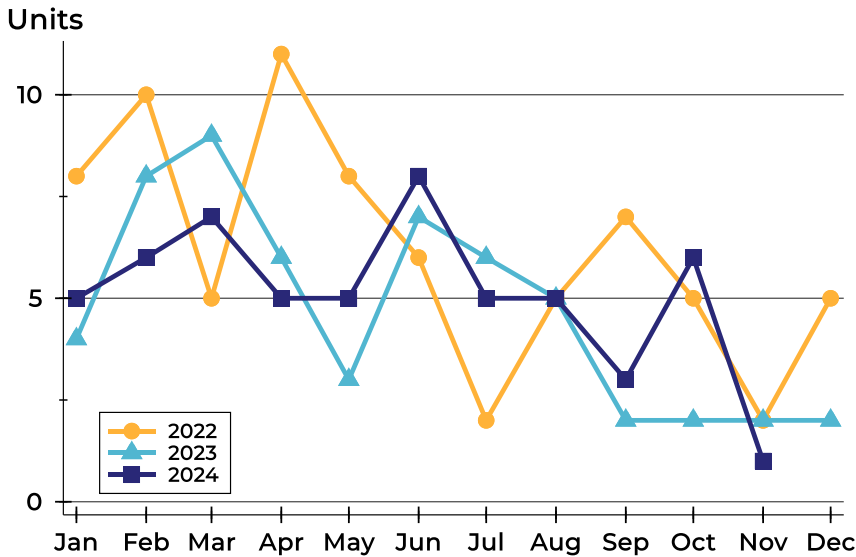
History of Pending Contracts





Coffey County Pending Contracts Analysis

Pending Contracts by Month



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

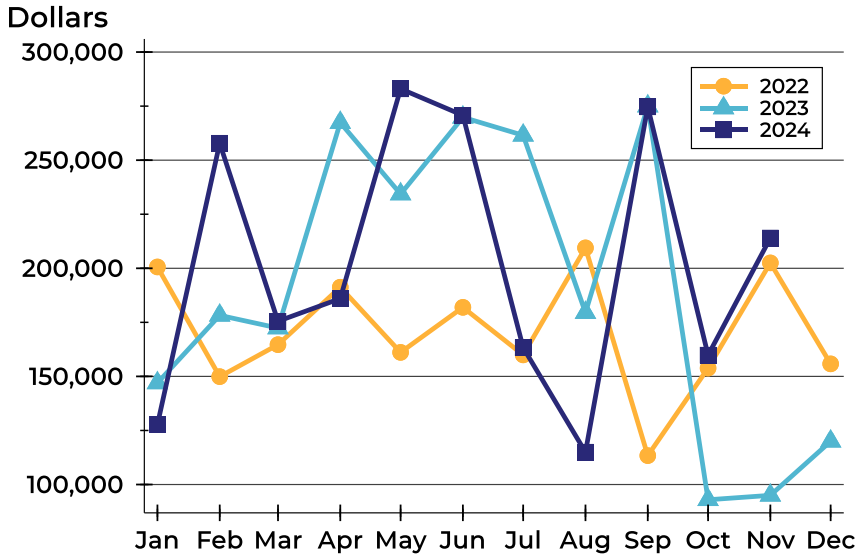
Pending Contracts by Price Range

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	1	100.0%	214,000	214,000	10	10	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



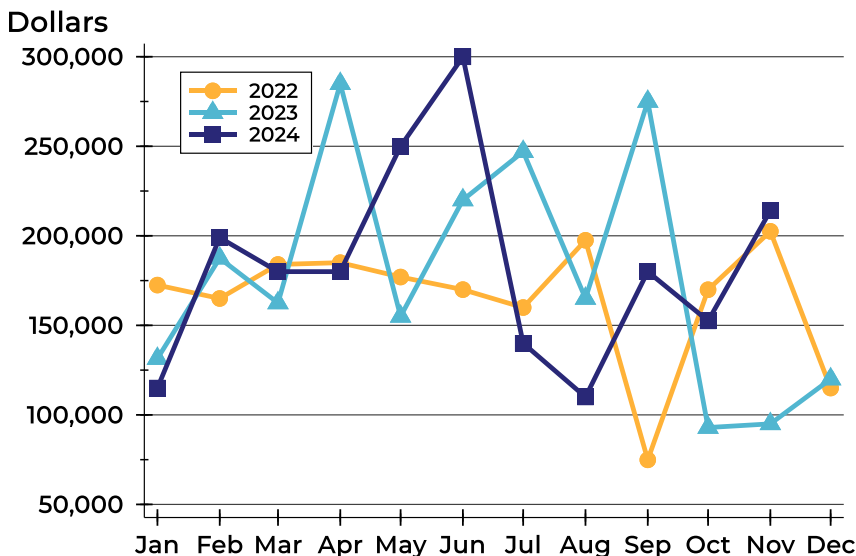
Coffey County Pending Contracts Analysis

Average Price



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

Median Price

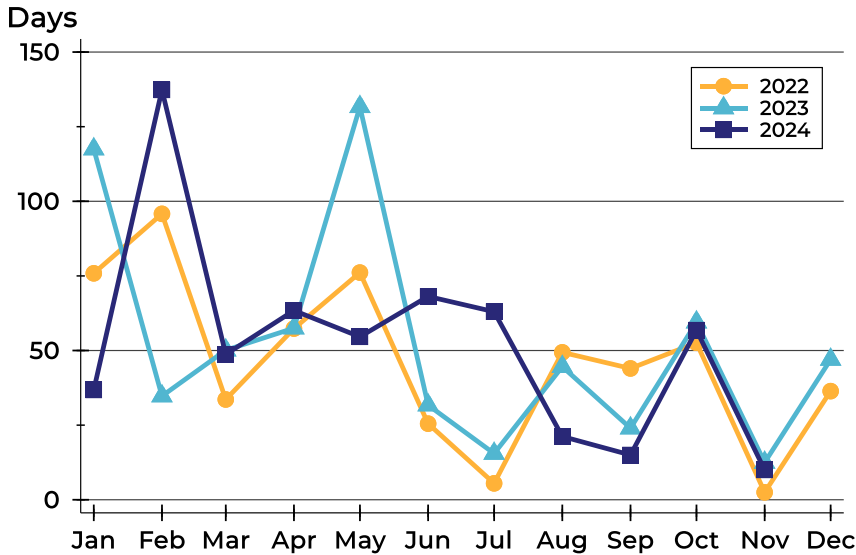


Month	2022	2023	2024
January	172,500	131,450	115,000
February	165,000	187,500	199,000
March	184,000	162,500	180,000
April	185,000	284,950	180,000
May	177,000	155,000	250,000
June	169,950	220,000	299,950
July	159,950	247,000	140,000
August	197,500	165,000	110,000
September	74,900	275,000	180,000
October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



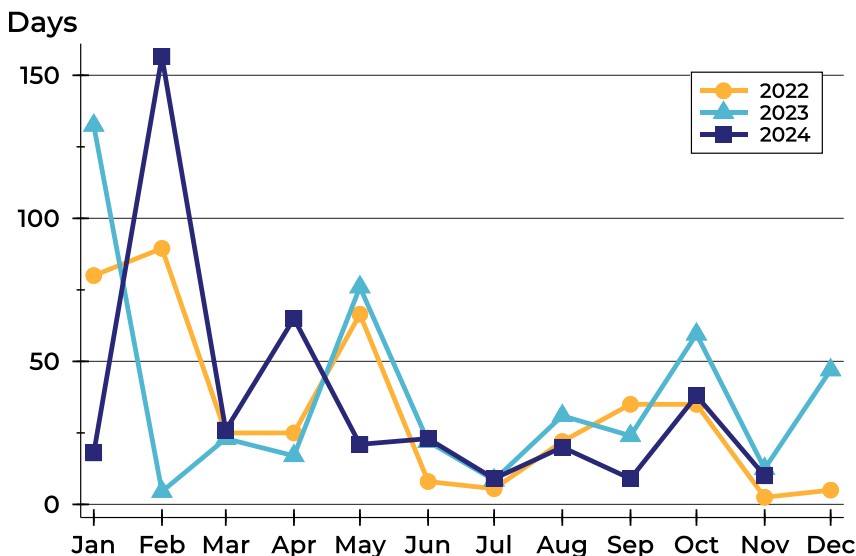
Coffey County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Douglas County Housing Report



Market Overview

Douglas County Home Sales Rose in November

Total home sales in Douglas County rose by 20.0% last month to 12 units, compared to 10 units in November 2023. Total sales volume was \$3.3 million, down 17.7% from a year earlier.

The median sale price in November was \$263,200, down from \$426,250 a year earlier. Homes that sold in November were typically on the market for 14 days and sold for 97.7% of their list prices.

Douglas County Active Listings Down at End of November

The total number of active listings in Douglas County at the end of November was 17 units, down from 25 at the same point in 2023. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$290,000.

During November, a total of 14 contracts were written up from 5 in November 2023. At the end of the month, there were 15 contracts still pending.

Report Contents

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

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Douglas County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		12	10	8	140	142	154
Change from prior year		20.0%	25.0%	-46.7%	-1.4%	-7.8%	0.0%
Active Listings		17	25	22	N/A	N/A	N/A
Change from prior year		-32.0%	13.6%	22.2%			
Months' Supply		1.4	2.0	1.5	N/A	N/A	N/A
Change from prior year		-30.0%	33.3%	15.4%			
New Listings		13	8	12	181	171	193
Change from prior year		62.5%	-33.3%	33.3%	5.8%	-11.4%	1.0%
Contracts Written		14	5	10	145	135	158
Change from prior year		180.0%	-50.0%	-37.5%	7.4%	-14.6%	-7.1%
Pending Contracts		15	5	8	N/A	N/A	N/A
Change from prior year		200.0%	-37.5%	-38.5%			
Sales Volume (1,000s)		3,332	4,049	2,333	45,901	48,757	51,017
Change from prior year		-17.7%	73.6%	-55.7%	-5.9%	-4.4%	11.3%
Average	Sale Price	277,692	404,865	291,657	327,861	343,359	331,281
	Change from prior year	-31.4%	38.8%	-16.9%	-4.5%	3.6%	11.3%
	List Price of Actives	297,309	391,598	404,441	N/A	N/A	N/A
	Change from prior year	-24.1%	-3.2%	17.0%			
	Days on Market	21	10	27	26	23	16
Change from prior year	110.0%	-63.0%	200.0%	13.0%	43.8%	45.5%	
Percent of List	97.7%	100.1%	99.9%	98.8%	98.7%	101.3%	
Change from prior year	-2.4%	0.2%	0.0%	0.1%	-2.6%	0.3%	
Percent of Original	96.4%	99.9%	97.9%	98.0%	97.7%	100.1%	
Change from prior year	-3.5%	2.0%	-1.2%	0.3%	-2.4%	-0.4%	
Median	Sale Price	263,200	426,250	244,226	299,950	329,500	290,500
	Change from prior year	-38.3%	74.5%	-15.8%	-9.0%	13.4%	7.6%
	List Price of Actives	290,000	299,000	342,500	N/A	N/A	N/A
	Change from prior year	-3.0%	-12.7%	25.7%			
	Days on Market	14	3	27	7	6	6
Change from prior year	366.7%	-88.9%	575.0%	16.7%	0.0%	100.0%	
Percent of List	97.7%	100.0%	99.7%	99.7%	100.0%	100.0%	
Change from prior year	-2.3%	0.3%	-0.3%	-0.3%	0.0%	0.0%	
Percent of Original	97.3%	100.0%	96.8%	98.6%	99.8%	100.0%	
Change from prior year	-2.7%	3.3%	-3.2%	-1.2%	-0.2%	0.0%	

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



Douglas County Closed Listings Analysis

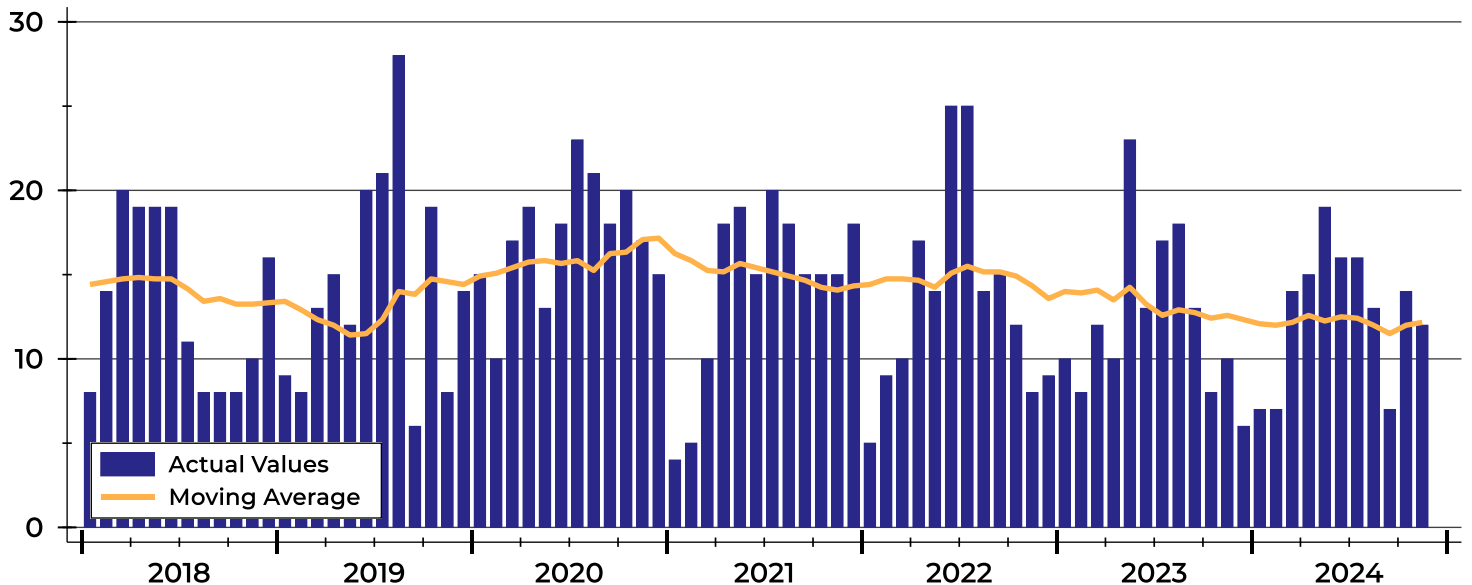
Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		12	10	20.0%	140	142	-1.4%
Volume (1,000s)		3,332	4,049	-17.7%	45,901	48,757	-5.9%
Months' Supply		1.4	2.0	-30.0%	N/A	N/A	N/A
Average	Sale Price	277,692	404,865	-31.4%	327,861	343,359	-4.5%
	Days on Market	21	10	110.0%	26	23	13.0%
	Percent of List	97.7%	100.1%	-2.4%	98.8%	98.7%	0.1%
	Percent of Original	96.4%	99.9%	-3.5%	98.0%	97.7%	0.3%
Median	Sale Price	263,200	426,250	-38.3%	299,950	329,500	-9.0%
	Days on Market	14	3	366.7%	7	6	16.7%
	Percent of List	97.7%	100.0%	-2.3%	99.7%	100.0%	-0.3%
	Percent of Original	97.3%	100.0%	-2.7%	98.6%	99.8%	-1.2%

A total of 12 homes sold in Douglas County in November, up from 10 units in November 2023. Total sales volume fell to \$3.3 million compared to \$4.0 million in the previous year.

The median sales price in November was \$263,200, down 38.3% compared to the prior year. Median days on market was 14 days, up from 4 days in October, and up from 3 in November 2023.

History of Closed Listings

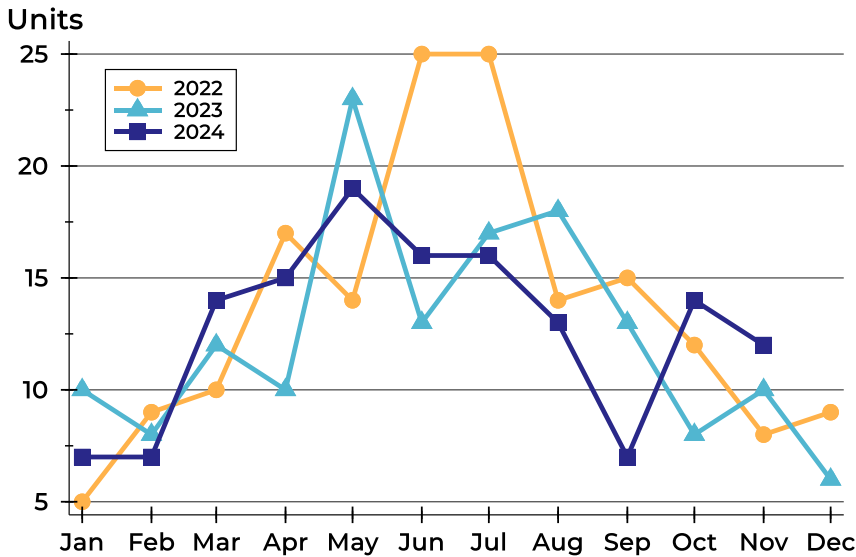
Units





Douglas County Closed Listings Analysis

Closed Listings by Month



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

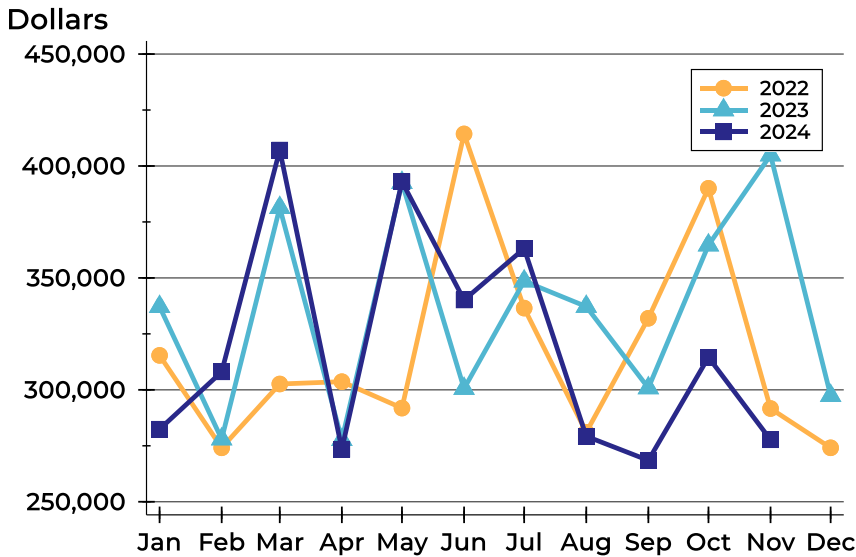
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	8.3%	0.0	146,000	146,000	2	2	99.8%	99.8%	99.8%	99.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	33.3%	1.9	210,000	207,500	28	19	99.0%	97.9%	97.3%	96.7%
\$250,000-\$299,999	3	25.0%	2.0	267,133	270,900	18	16	95.7%	96.8%	92.7%	96.8%
\$300,000-\$399,999	3	25.0%	1.5	351,633	340,000	23	21	97.0%	97.2%	97.0%	97.2%
\$400,000-\$499,999	1	8.3%	1.3	490,000	490,000	11	11	98.4%	98.4%	98.4%	98.4%
\$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



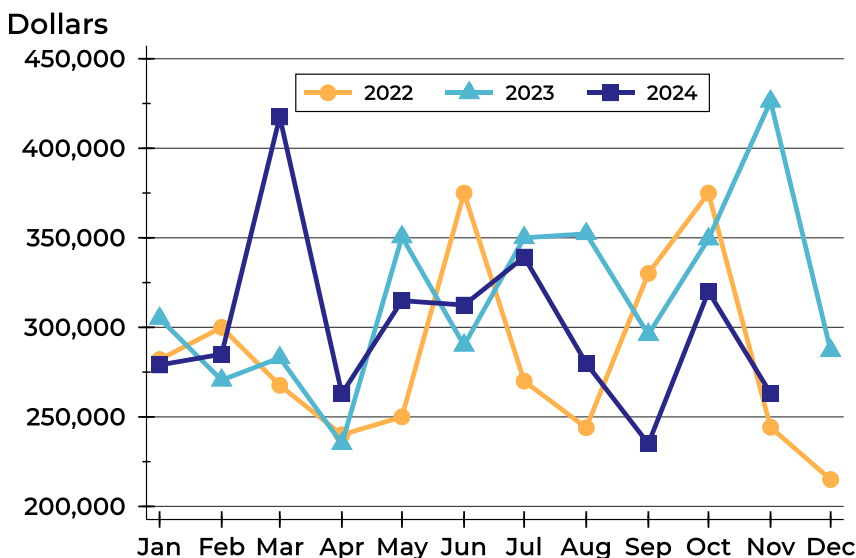
Douglas County Closed Listings Analysis

Average Price



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

Median Price

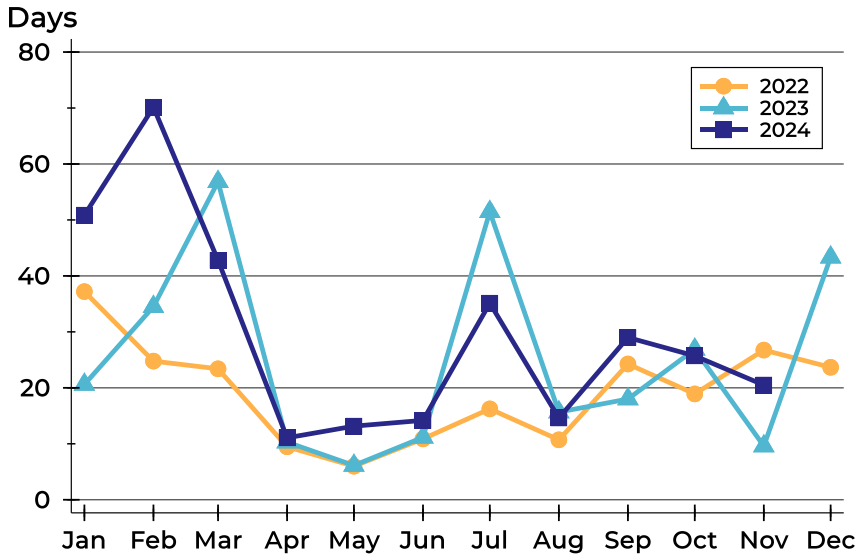


Month	2022	2023	2024
January	282,000	305,000	279,000
February	300,000	270,500	285,000
March	267,648	283,000	417,500
April	240,000	235,000	263,000
May	250,000	350,500	314,900
June	375,000	290,000	312,450
July	270,000	350,000	339,250
August	243,900	352,250	279,900
September	330,100	296,000	235,000
October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



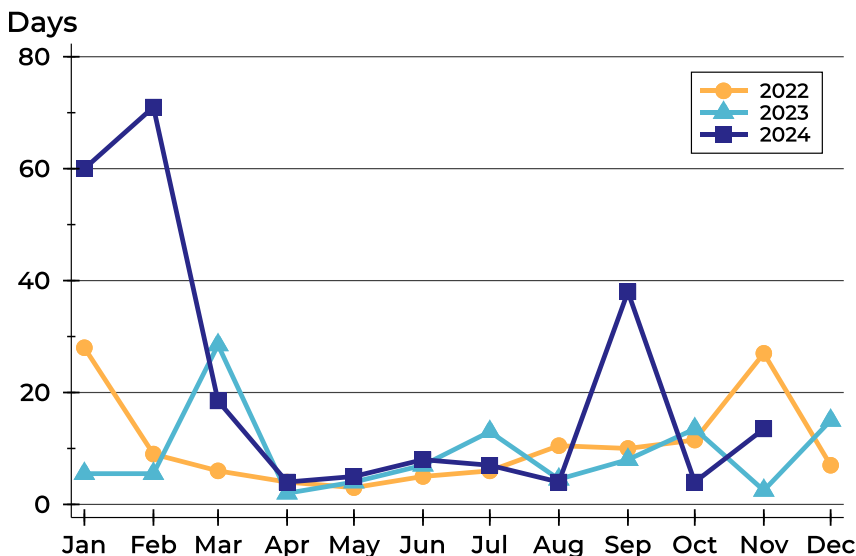
Douglas County Closed Listings Analysis

Average DOM



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

Median DOM



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



Douglas County Active Listings Analysis

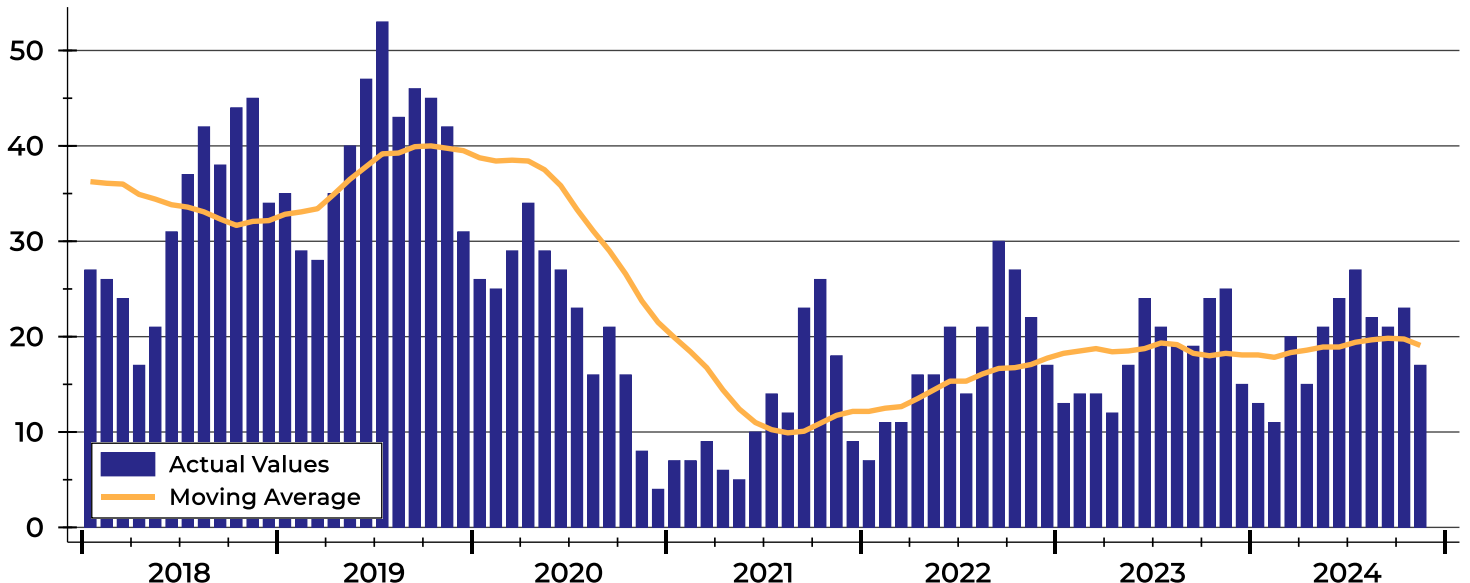
Summary Statistics for Active Listings		2024	2023	Change
Active Listings		17	25	-32.0%
Volume (1,000s)		5,054	9,790	-48.4%
Months' Supply		1.4	2.0	-30.0%
Average	List Price	297,309	391,598	-24.1%
	Days on Market	77	58	32.8%
	Percent of Original	96.6%	97.6%	-1.0%
Median	List Price	290,000	299,000	-3.0%
	Days on Market	37	46	-19.6%
	Percent of Original	98.8%	100.0%	-1.2%

A total of 17 homes were available for sale in Douglas 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 \$290,000, down 3.0% from 2023. The typical time on market for active listings was 37 days, down from 46 days a year earlier.

History of Active Listings

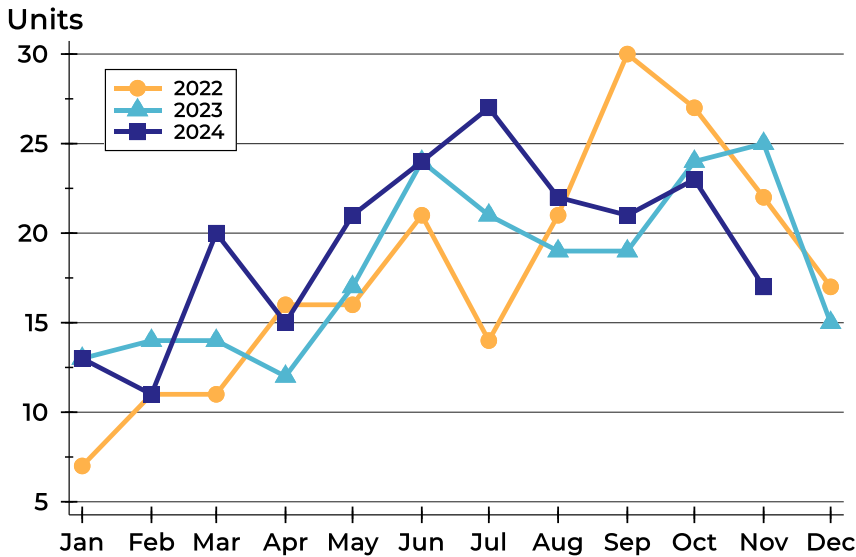
Units





Douglas County Active Listings Analysis

Active Listings by Month



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

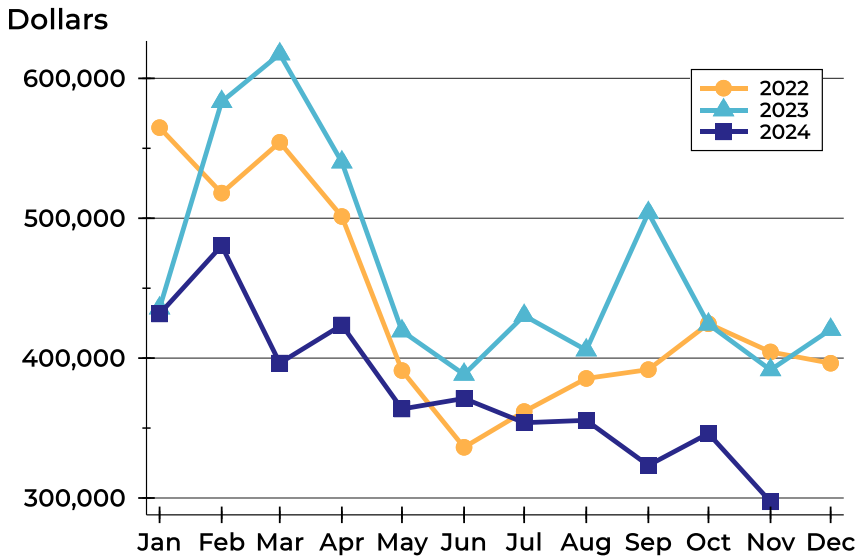
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	5.9%	N/A	179,000	179,000	142	142	93.7%	93.7%
\$200,000-\$249,999	4	23.5%	1.9	226,950	226,950	87	29	96.0%	97.4%
\$250,000-\$299,999	5	29.4%	2.0	283,780	285,000	91	37	95.2%	98.3%
\$300,000-\$399,999	5	29.4%	1.5	342,730	335,000	57	52	97.9%	100.0%
\$400,000-\$499,999	2	11.8%	1.3	417,450	417,450	44	44	99.4%	99.4%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



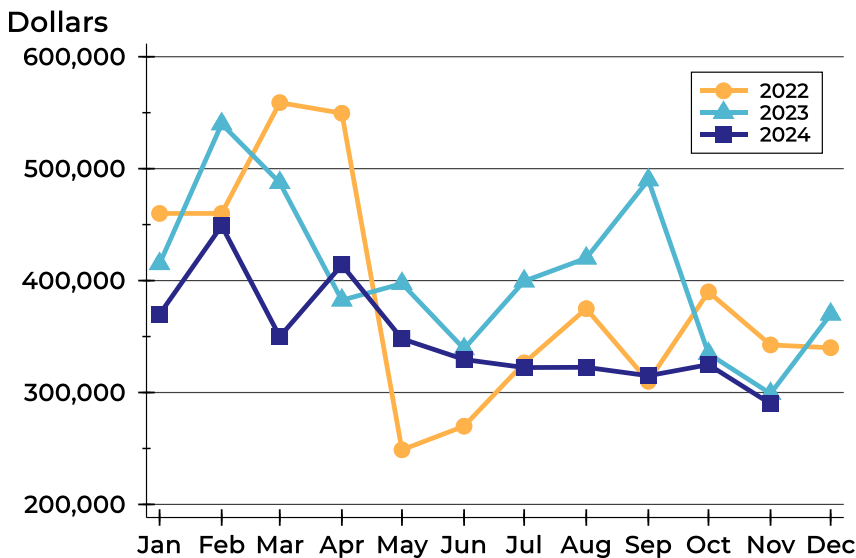
Douglas County Active Listings Analysis

Average Price



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

Median Price

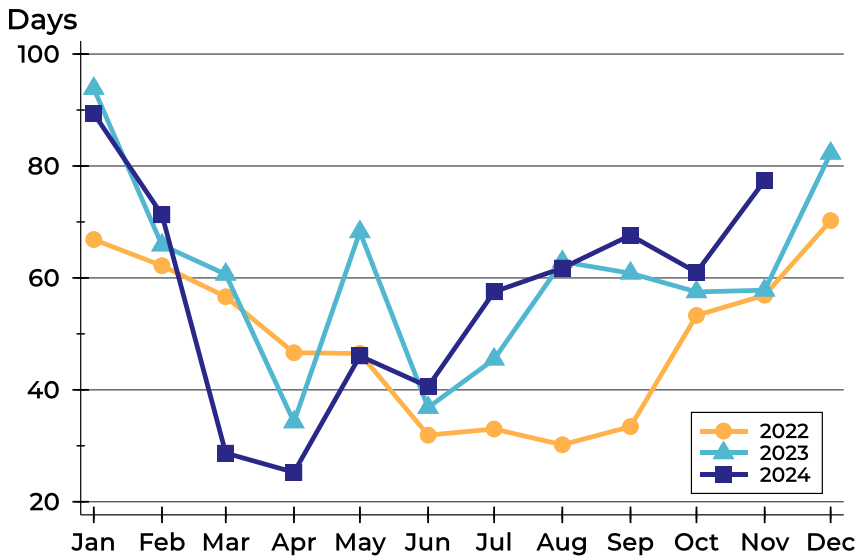


Month	2022	2023	2024
January	460,000	415,000	369,900
February	460,000	539,950	449,000
March	559,000	487,450	349,900
April	549,500	382,450	414,000
May	248,750	397,300	348,000
June	269,900	339,000	329,500
July	326,450	399,500	322,300
August	374,900	420,000	322,500
September	310,000	489,900	315,000
October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



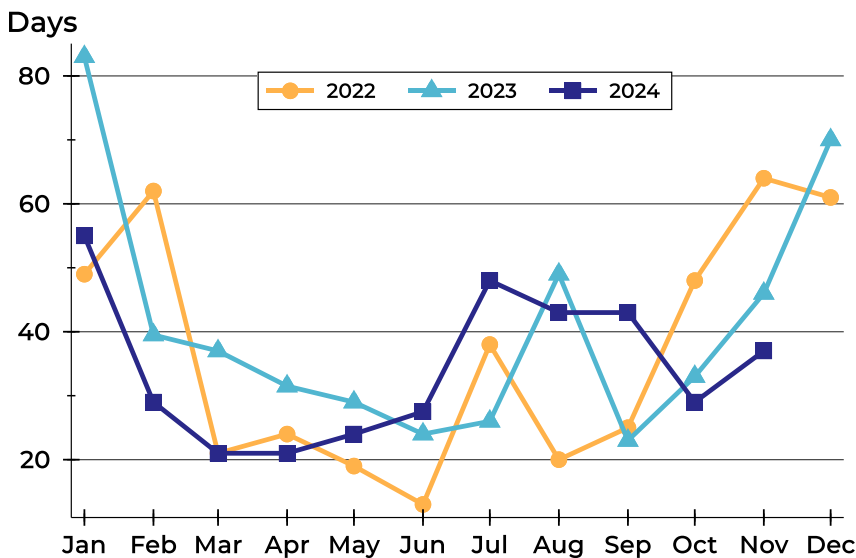
Douglas County Active Listings Analysis

Average DOM



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

Median DOM

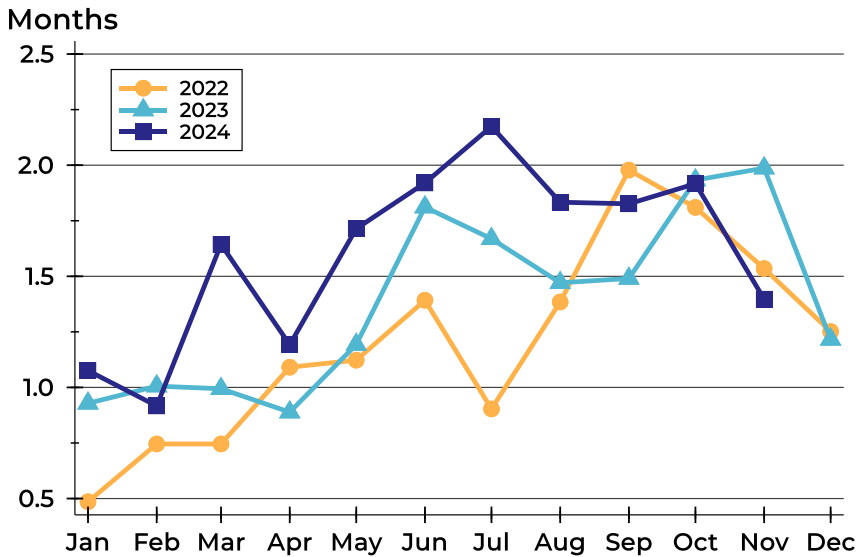


Month	2022	2023	2024
January	49	83	55
February	62	40	29
March	21	37	21
April	24	32	21
May	19	29	24
June	13	24	28
July	38	26	48
August	20	49	43
September	25	23	43
October	48	33	29
November	64	46	37
December	61	70	



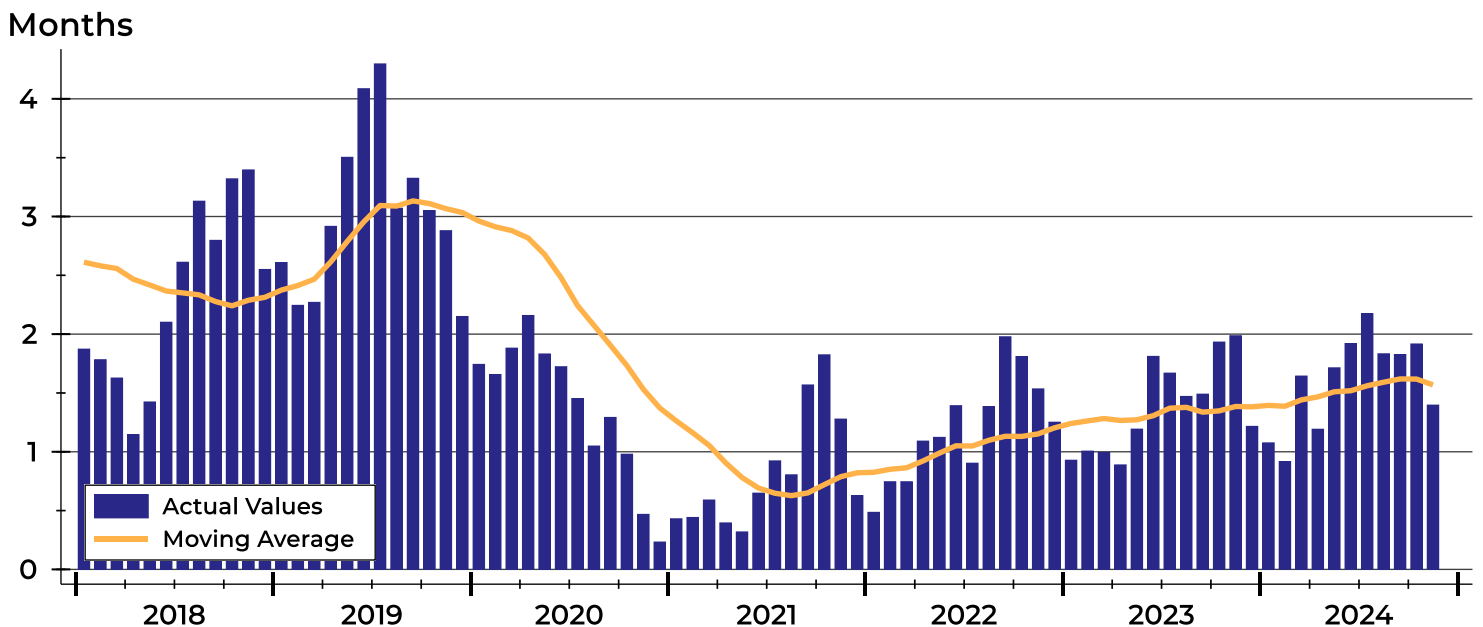
Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





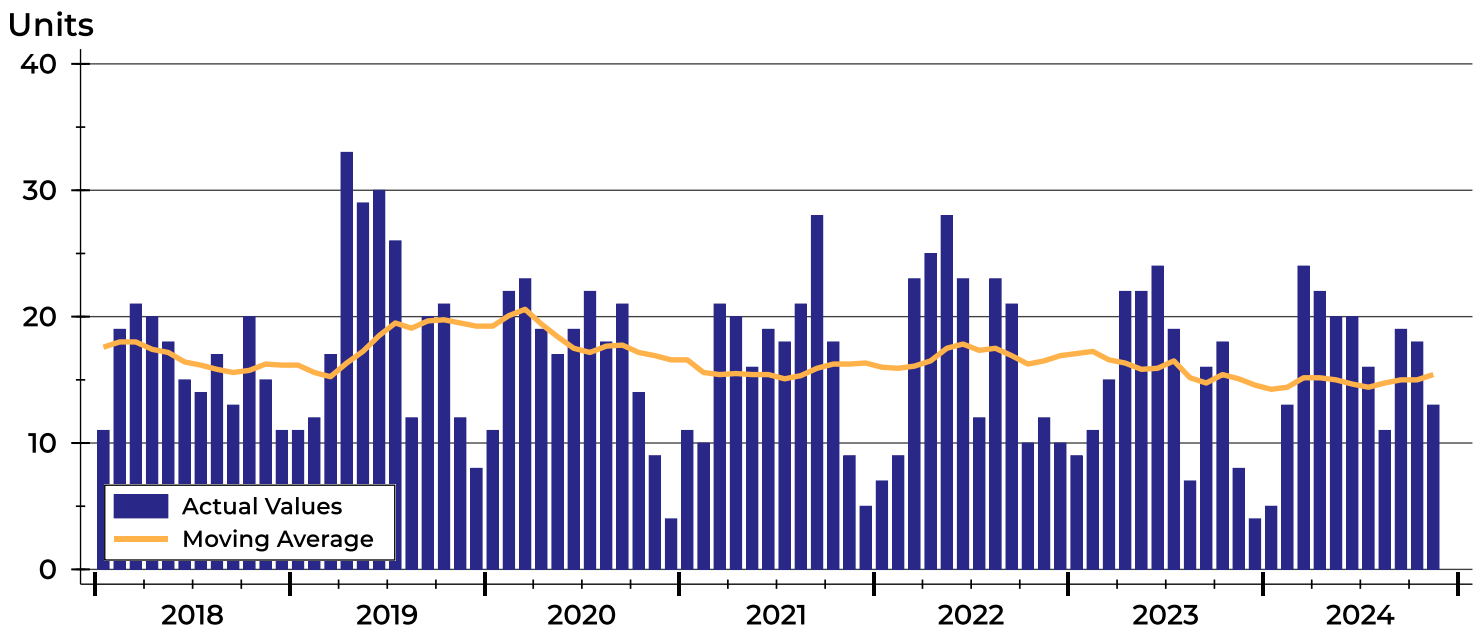
Douglas County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	13	8	62.5%
	Volume (1,000s)	4,246	2,118	100.5%
	Average List Price	326,638	264,775	23.4%
	Median List Price	315,000	257,250	22.4%
Year-to-Date	New Listings	181	171	5.8%
	Volume (1,000s)	61,343	62,834	-2.4%
	Average List Price	338,913	367,450	-7.8%
	Median List Price	315,000	330,000	-4.5%

A total of 13 new listings were added in Douglas County during November, up 62.5% from the same month in 2023. Year-to-date Douglas County has seen 181 new listings.

The median list price of these homes was \$315,000 up from \$257,250 in 2023.

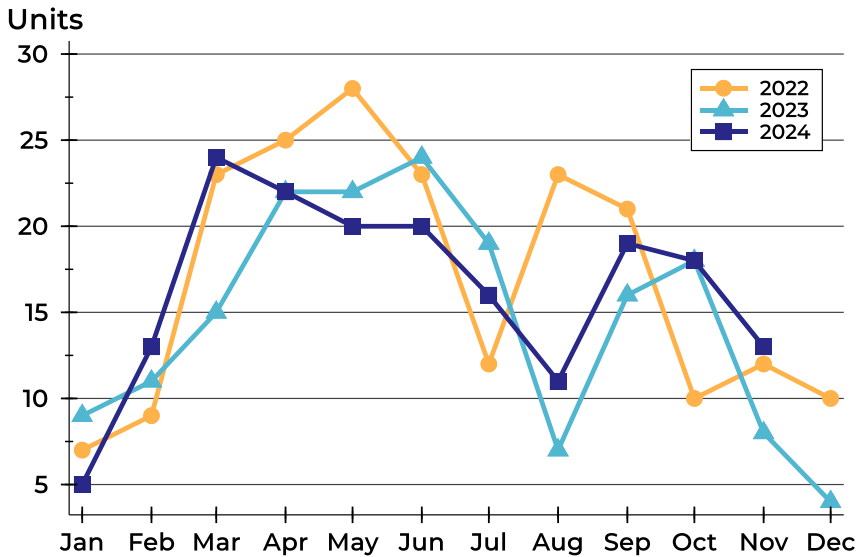
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



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

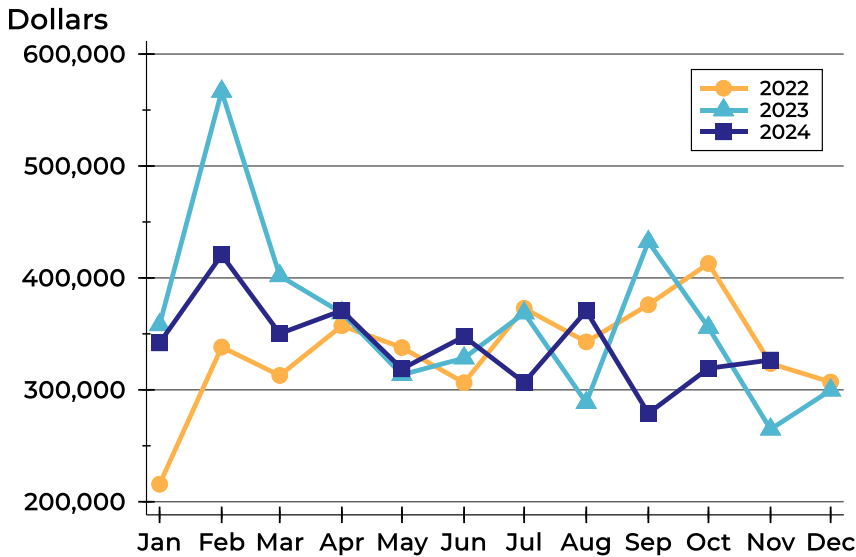
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	23.1%	237,633	239,900	22	27	99.7%	100.0%
\$250,000-\$299,999	2	15.4%	277,450	277,450	18	18	99.1%	99.1%
\$300,000-\$399,999	6	46.2%	339,783	327,450	6	5	98.4%	100.0%
\$400,000-\$499,999	1	7.7%	419,900	419,900	30	30	98.8%	98.8%
\$500,000-\$749,999	1	7.7%	519,900	519,900	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



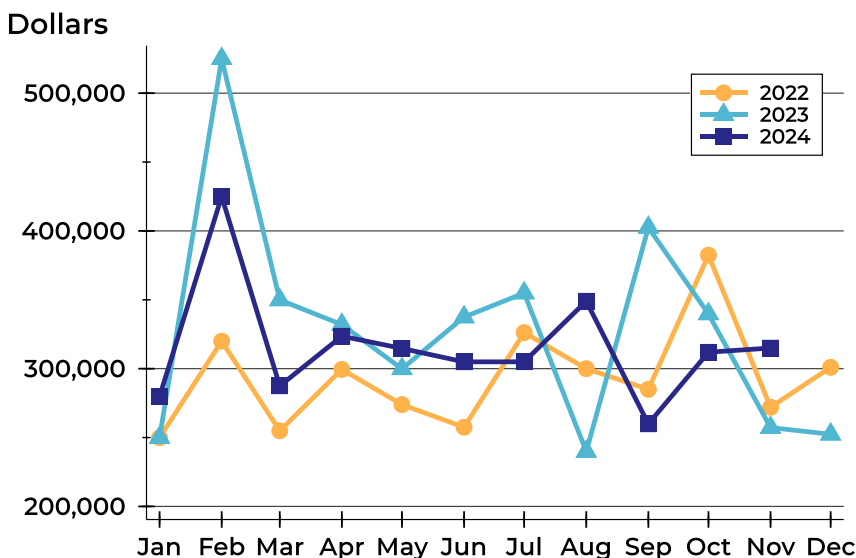
Douglas County New Listings Analysis

Average Price



Month	2022	2023	2024
January	215,700	358,089	341,920
February	338,233	566,618	420,600
March	312,877	401,847	350,250
April	357,280	368,714	370,895
May	337,738	313,506	318,743
June	306,378	328,375	347,625
July	372,849	368,593	306,500
August	342,817	288,557	370,493
September	376,000	432,319	278,998
October	412,880	355,683	319,228
November	323,550	264,775	326,638
December	306,970	299,663	

Median Price



Month	2022	2023	2024
January	249,900	250,000	279,900
February	320,000	525,000	425,000
March	254,900	349,900	287,500
April	299,500	332,000	323,600
May	273,930	299,900	314,700
June	257,500	337,500	304,950
July	326,200	354,900	305,000
August	300,000	239,900	349,000
September	285,000	402,500	259,900
October	382,450	339,750	311,950
November	272,000	257,250	315,000
December	301,000	252,400	



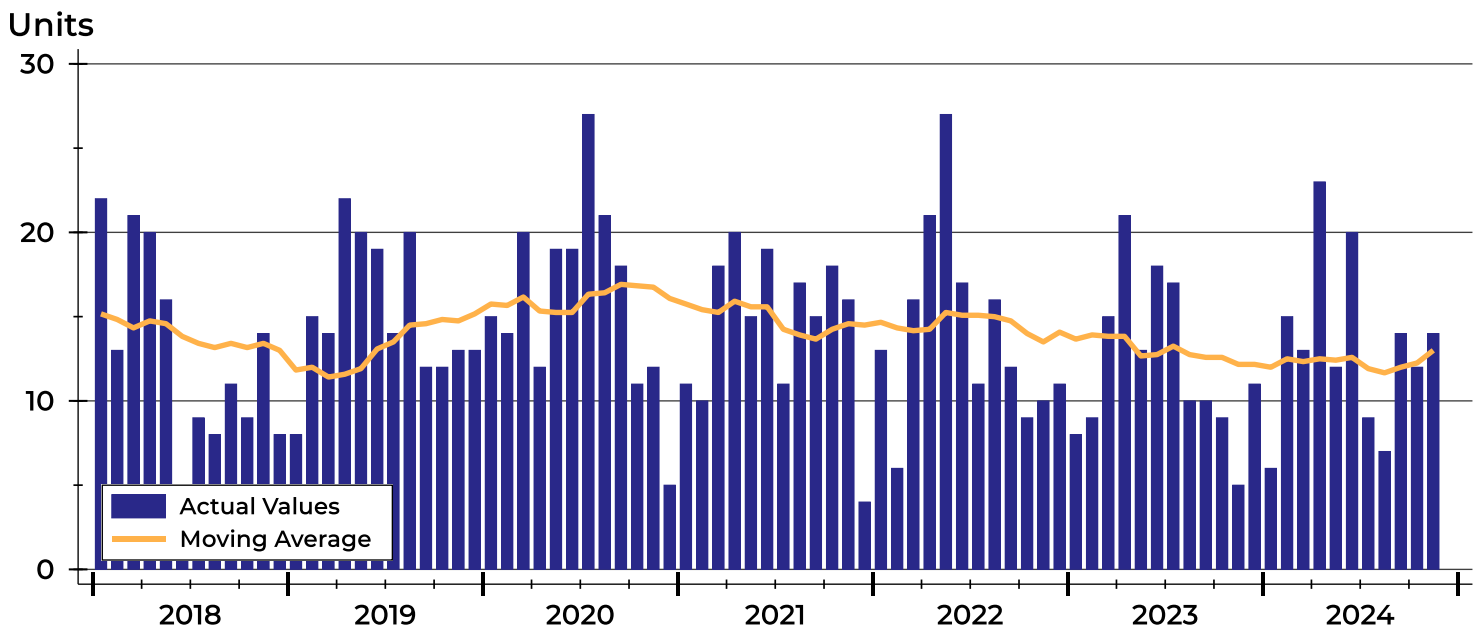
Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		14	5	180.0%	145	135	7.4%
Volume (1,000s)		5,061	1,557	225.0%	48,694	46,987	3.6%
Average	Sale Price	361,468	311,415	16.1%	335,823	348,051	-3.5%
	Days on Market	29	42	-31.0%	25	23	8.7%
	Percent of Original	97.6%	94.6%	3.2%	98.3%	97.9%	0.4%
Median	Sale Price	334,900	314,900	6.4%	315,000	325,000	-3.1%
	Days on Market	8	13	-38.5%	6	6	0.0%
	Percent of Original	99.3%	90.9%	9.2%	99.3%	100.0%	-0.7%

A total of 14 contracts for sale were written in Douglas County during the month of November, up from 5 in 2023. The median list price of these homes was \$334,900, up from \$314,900 the prior year.

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

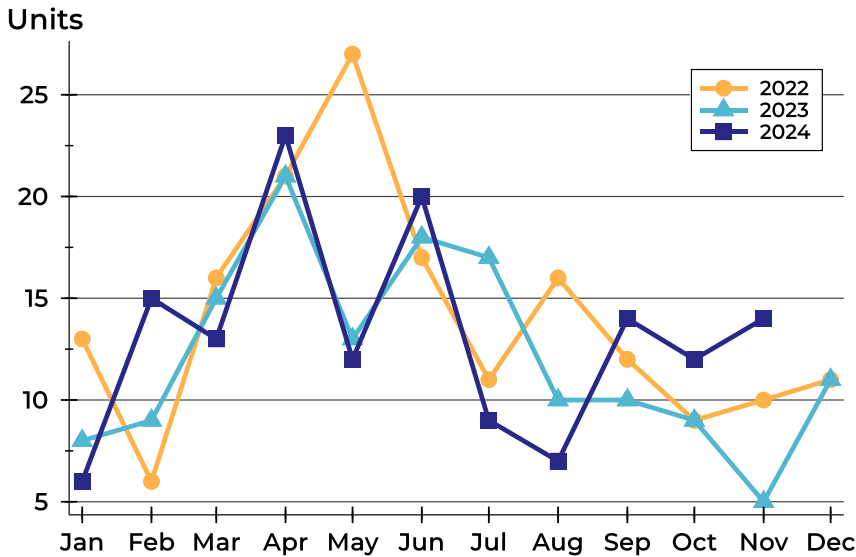
History of Contracts Written





Douglas County Contracts Written Analysis

Contracts Written by Month



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

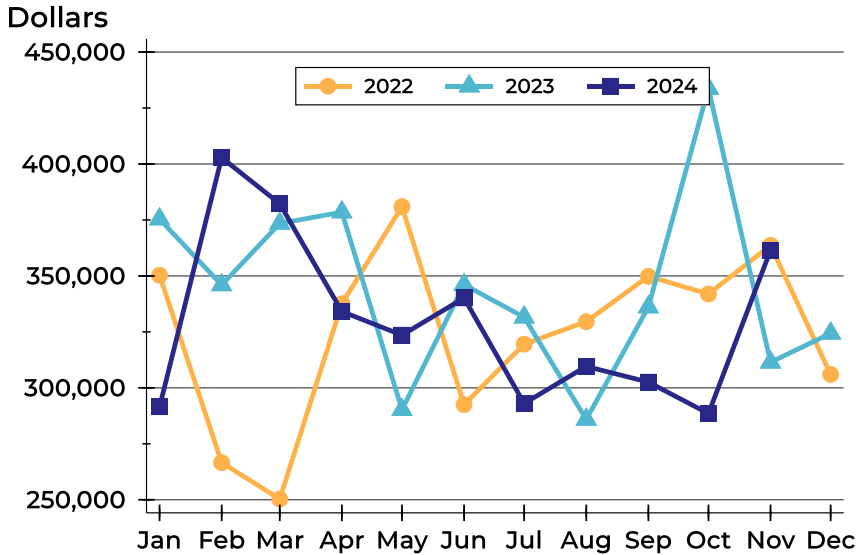
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	21.4%	236,317	244,950	29	24	98.7%	100.0%
\$250,000-\$299,999	2	14.3%	285,000	285,000	20	20	95.1%	95.1%
\$300,000-\$399,999	5	35.7%	348,740	349,900	5	2	97.8%	98.6%
\$400,000-\$499,999	2	14.3%	466,500	466,500	9	9	99.2%	99.2%
\$500,000-\$749,999	2	14.3%	552,450	552,450	121	121	96.5%	96.5%
\$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



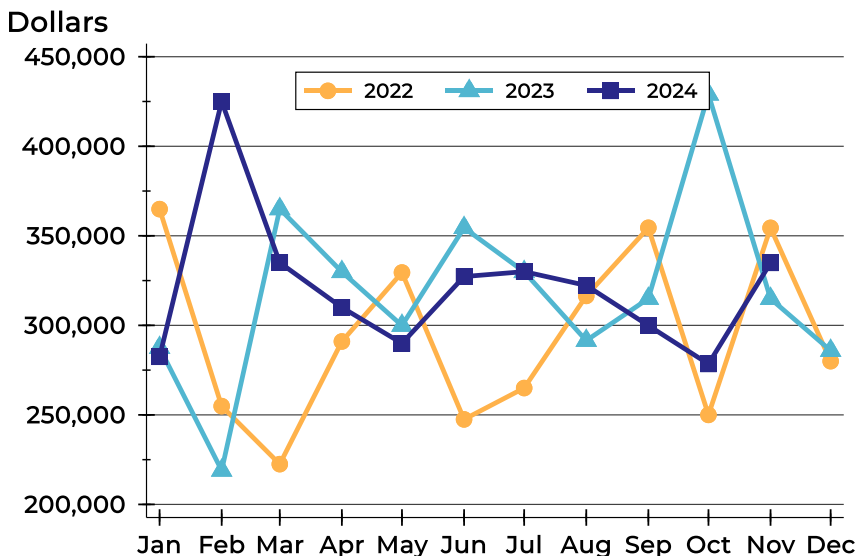
Douglas County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	350,285	375,375	291,533
February	266,583	345,967	402,837
March	250,336	373,447	382,246
April	337,552	378,505	334,122
May	380,954	290,231	323,542
June	292,494	346,106	340,155
July	319,518	331,544	293,022
August	329,549	285,900	309,586
September	349,833	336,080	302,562
October	341,911	433,761	288,521
November	363,650	311,415	361,468
December	305,973	324,341	

Median Price

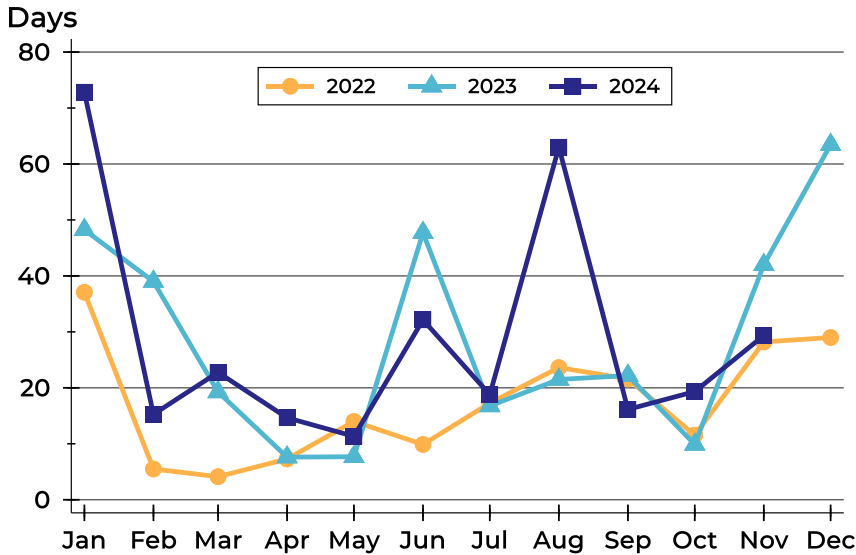


Month	2022	2023	2024
January	364,900	287,500	282,450
February	254,900	219,000	425,000
March	222,500	365,000	335,000
April	291,000	329,900	310,000
May	329,500	299,900	289,950
June	247,500	354,500	327,250
July	265,000	329,900	330,000
August	316,450	291,500	322,300
September	354,500	314,950	299,900
October	250,000	429,000	278,450
November	354,450	314,900	334,900
December	280,000	285,900	



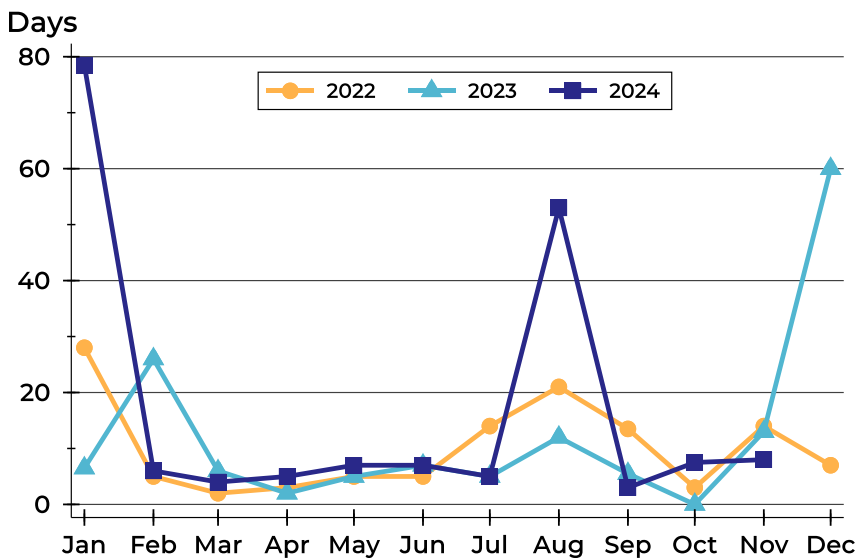
Douglas County Contracts Written Analysis

Average DOM



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

Median DOM



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



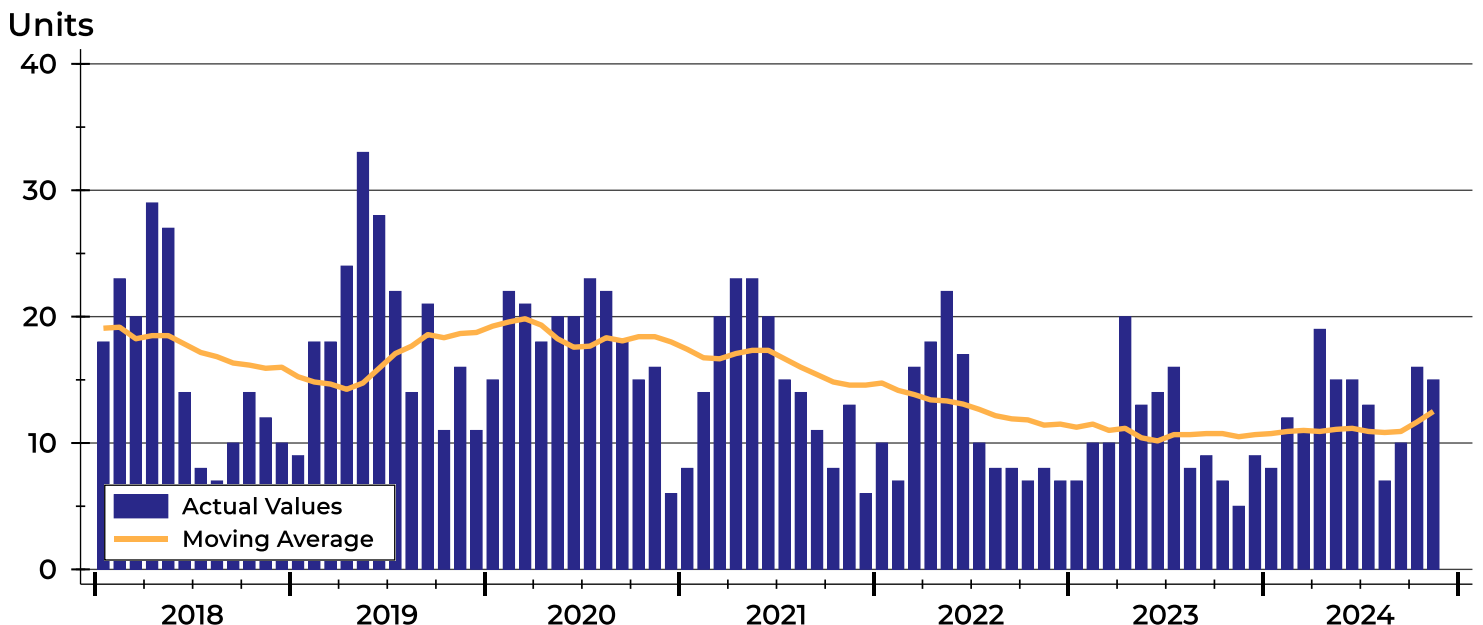
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		15	5	200.0%
Volume (1,000s)		5,297	1,401	278.1%
Average	List Price	353,103	280,215	26.0%
	Days on Market	37	41	-9.8%
	Percent of Original	98.2%	96.8%	1.4%
Median	List Price	319,900	239,500	33.6%
	Days on Market	7	13	-46.2%
	Percent of Original	100.0%	97.0%	3.1%

A total of 15 listings in Douglas County had contracts pending at the end of November, up from 5 contracts pending at the end of November 2023.

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

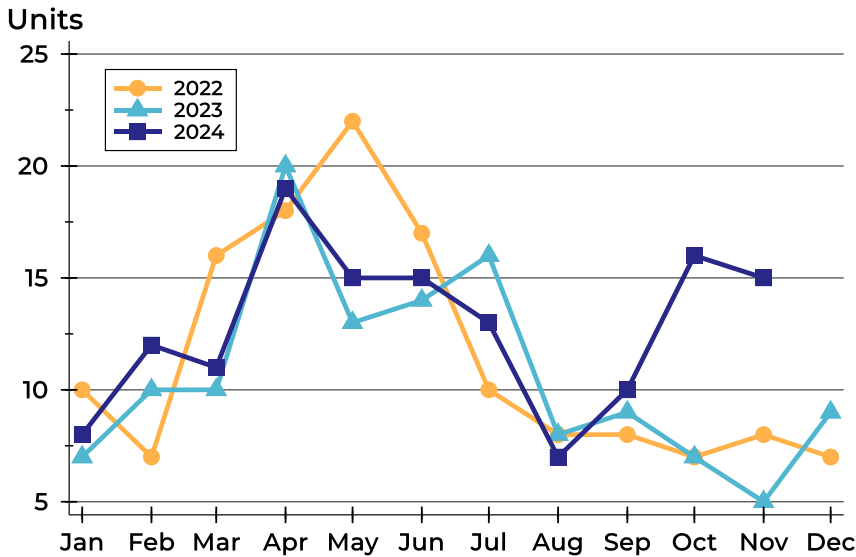
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

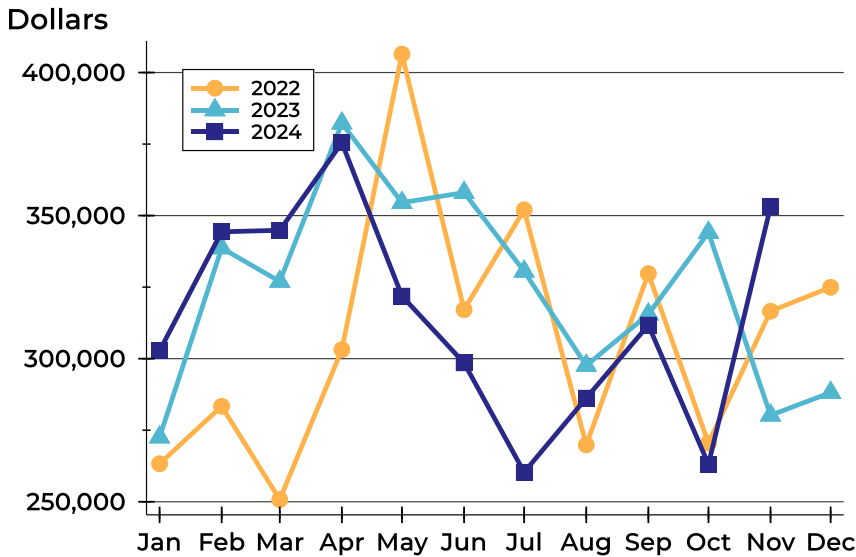
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	6.7%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	20.0%	236,317	244,950	29	24	98.7%	100.0%
\$250,000-\$299,999	2	13.3%	285,000	285,000	20	20	95.5%	95.5%
\$300,000-\$399,999	4	26.7%	340,950	334,900	6	4	99.6%	100.0%
\$400,000-\$499,999	2	13.3%	435,000	435,000	7	7	100.0%	100.0%
\$500,000-\$749,999	3	20.0%	541,633	520,000	130	148	95.9%	94.5%
\$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



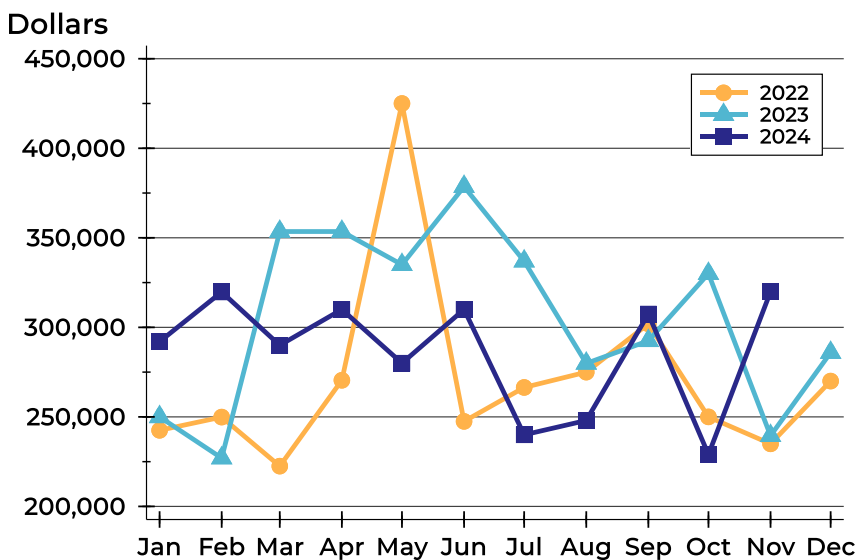
Douglas County Pending Contracts Analysis

Average Price



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

Median Price

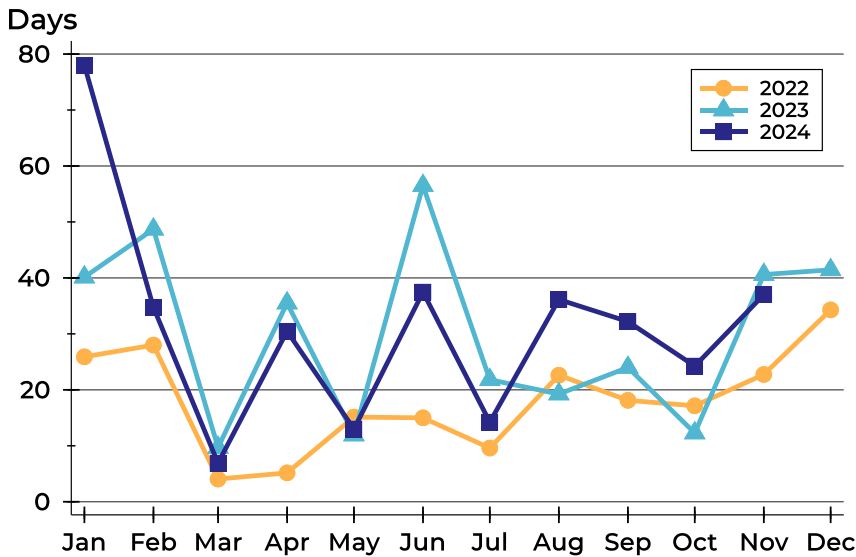


Month	2022	2023	2024
January	242,500	250,000	292,000
February	249,900	227,000	319,750
March	222,500	353,500	290,000
April	270,450	353,500	310,000
May	425,000	335,000	280,000
June	247,500	378,600	310,000
July	266,450	336,950	240,000
August	275,000	279,875	248,000
September	301,950	292,500	307,450
October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



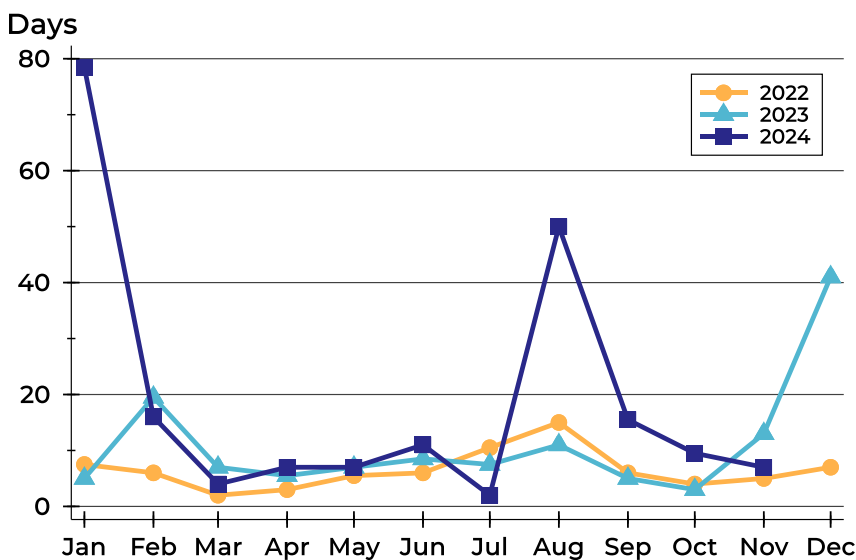
Douglas County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Remained Constant in November

Total home sales in the Emporia area remained at 33 units last month, the same as in November 2023. Total sales volume was \$6.4 million, up from a year earlier.

The median sale price in November was \$173,000, up from \$149,500 a year earlier. Homes that sold in November were typically on the market for 6 days and sold for 97.9% 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 51 units, up from 44 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$225,000.

During November, a total of 12 contracts were written down from 24 in November 2023. At the end of the month, there were 24 contracts still pending.

Report Contents

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

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Emporia Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		33	33	29	352	383	438
Change from prior year		0.0%	13.8%	-42.0%	-8.1%	-12.6%	-9.9%
Active Listings		51	44	40	N/A	N/A	N/A
Change from prior year		15.9%	10.0%	5.3%			
Months' Supply		1.6	1.3	1.0	N/A	N/A	N/A
Change from prior year		23.1%	30.0%	11.1%			
New Listings		10	26	23	432	456	471
Change from prior year		-61.5%	13.0%	-25.8%	-5.3%	-3.2%	-15.9%
Contracts Written		12	24	23	356	390	424
Change from prior year		-50.0%	4.3%	-41.0%	-8.7%	-8.0%	-17.0%
Pending Contracts		24	30	33	N/A	N/A	N/A
Change from prior year		-20.0%	-9.1%	-46.8%			
Sales Volume (1,000s)		6,384	5,735	4,759	68,263	71,449	76,346
Change from prior year		11.3%	20.5%	-34.5%	-4.5%	-6.4%	2.8%
Average	Sale Price	193,445	173,785	164,098	193,928	186,552	174,305
	Change from prior year	11.3%	5.9%	12.9%	4.0%	7.0%	14.1%
	List Price of Actives	254,557	246,093	197,828	N/A	N/A	N/A
	Change from prior year	3.4%	24.4%	32.9%			
	Days on Market	21	20	31	27	22	22
Change from prior year	5.0%	-35.5%	3.3%	22.7%	0.0%	-29.0%	
	Percent of List	97.6%	95.6%	94.7%	97.1%	97.2%	97.4%
Change from prior year	2.1%	1.0%	-1.6%	-0.1%	-0.2%	0.7%	
	Percent of Original	95.6%	93.8%	92.9%	95.5%	95.5%	95.9%
Change from prior year	1.9%	1.0%	-0.5%	0.0%	-0.4%	0.7%	
Median	Sale Price	173,000	149,500	130,000	173,500	165,000	147,250
	Change from prior year	15.7%	15.0%	-6.8%	5.2%	12.1%	5.6%
	List Price of Actives	225,000	189,500	202,450	N/A	N/A	N/A
	Change from prior year	18.7%	-6.4%	65.4%			
	Days on Market	6	7	10	7	6	7
Change from prior year	-14.3%	-30.0%	-16.7%	16.7%	-14.3%	16.7%	
	Percent of List	97.9%	98.0%	96.0%	98.6%	98.8%	99.1%
Change from prior year	-0.1%	2.1%	-2.2%	-0.2%	-0.3%	0.6%	
	Percent of Original	97.4%	95.8%	94.8%	97.9%	97.8%	98.3%
Change from prior year	1.7%	1.1%	-2.6%	0.1%	-0.5%	0.4%	

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



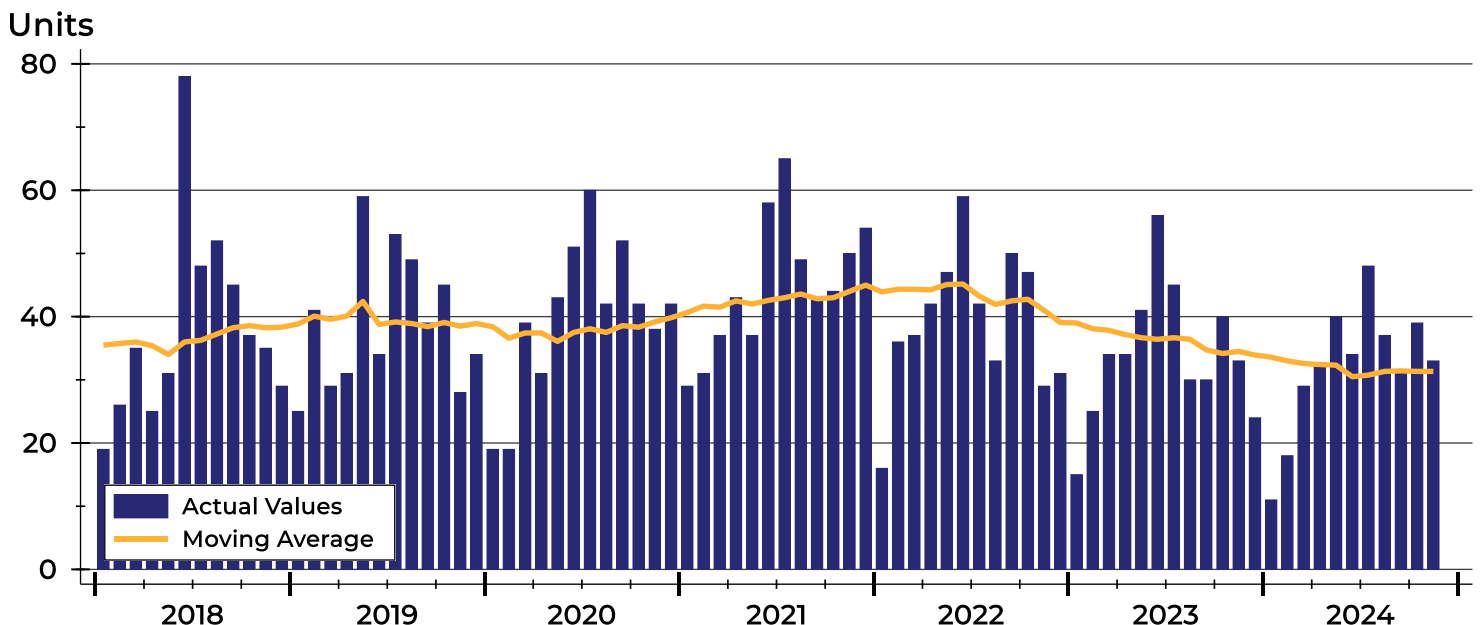
Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		33	33	0.0%	352	383	-8.1%
Volume (1,000s)		6,384	5,735	11.3%	68,263	71,449	-4.5%
Months' Supply		1.6	1.3	23.1%	N/A	N/A	N/A
Average	Sale Price	193,445	173,785	11.3%	193,928	186,552	4.0%
	Days on Market	21	20	5.0%	27	22	22.7%
	Percent of List	97.6%	95.6%	2.1%	97.1%	97.2%	-0.1%
	Percent of Original	95.6%	93.8%	1.9%	95.5%	95.5%	0.0%
Median	Sale Price	173,000	149,500	15.7%	173,500	165,000	5.2%
	Days on Market	6	7	-14.3%	7	6	16.7%
	Percent of List	97.9%	98.0%	-0.1%	98.6%	98.8%	-0.2%
	Percent of Original	97.4%	95.8%	1.7%	97.9%	97.8%	0.1%

A total of 33 homes sold in the Emporia area in November, showing no change from November 2023. Total sales volume rose to \$6.4 million compared to \$5.7 million in the previous year.

The median sales price in November was \$173,000, up 15.7% compared to the prior year. Median days on market was 6 days, down from 9 days in October, and down from 7 in November 2023.

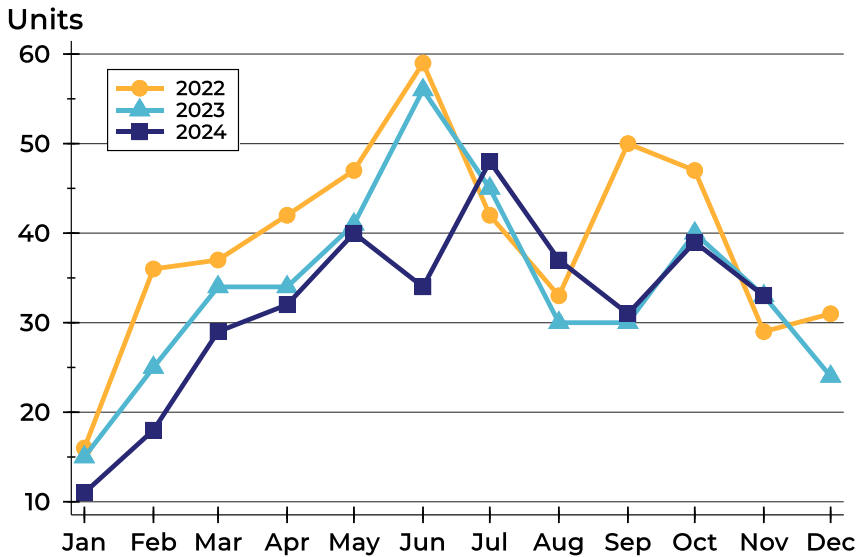
History of Closed Listings





Emporia Area Closed Listings Analysis

Closed Listings by Month



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

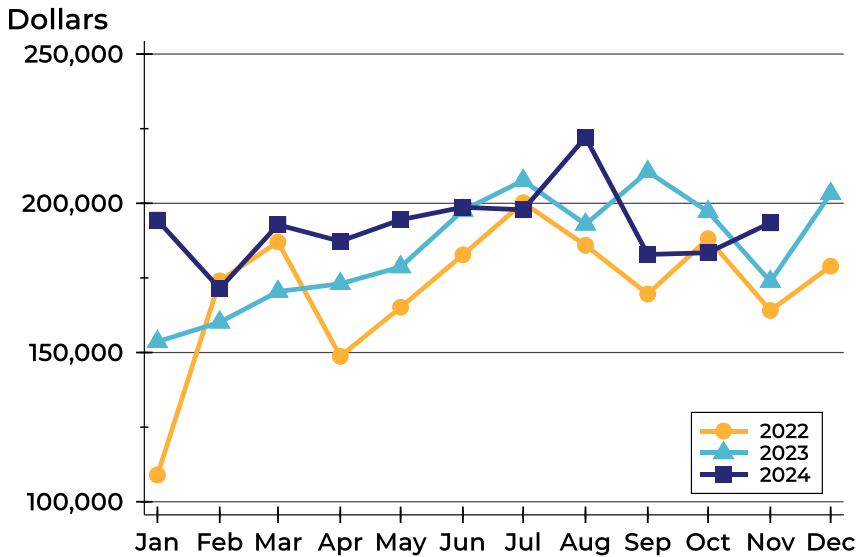
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.0%	0.0	25,000	25,000	5	5	83.3%	83.3%	83.3%	83.3%
\$50,000-\$99,999	4	12.1%	1.8	64,450	64,250	34	29	93.9%	91.8%	88.5%	91.8%
\$100,000-\$124,999	3	9.1%	2.6	112,667	110,000	11	3	102.9%	100.1%	98.1%	100.0%
\$125,000-\$149,999	5	15.2%	0.5	135,900	133,500	29	16	95.4%	94.8%	92.2%	94.8%
\$150,000-\$174,999	4	12.1%	0.4	170,100	170,950	26	14	98.1%	98.1%	96.0%	96.1%
\$175,000-\$199,999	4	12.1%	2.8	182,500	181,000	7	4	97.6%	99.3%	97.6%	99.3%
\$200,000-\$249,999	4	12.1%	1.0	225,000	227,500	42	35	98.9%	98.0%	97.2%	98.0%
\$250,000-\$299,999	4	12.1%	2.5	274,375	271,250	2	2	99.9%	100.1%	99.9%	100.1%
\$300,000-\$399,999	1	3.0%	2.7	315,000	315,000	3	3	105.0%	105.0%	105.0%	105.0%
\$400,000-\$499,999	3	9.1%	2.2	453,500	447,500	19	6	98.3%	97.8%	98.3%	97.8%
\$500,000-\$749,999	0	0.0%	4.8	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



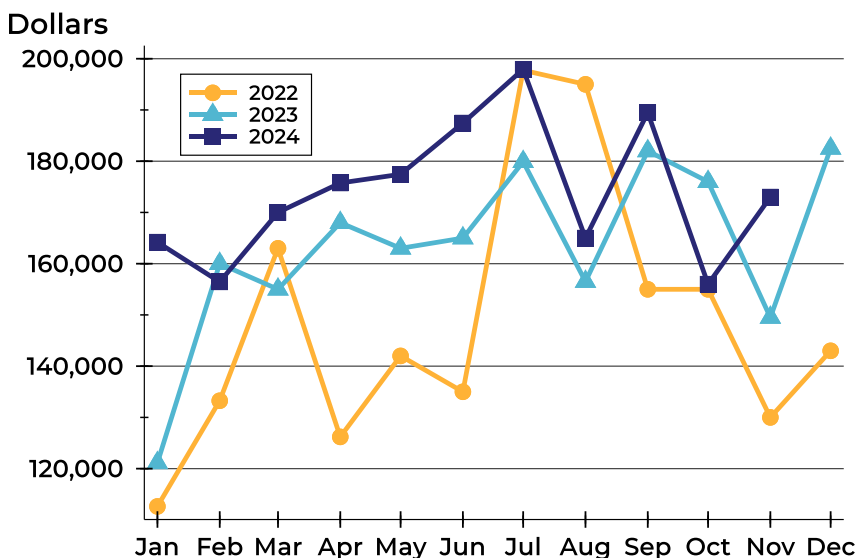
Emporia Area Closed Listings Analysis

Average Price



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

Median Price

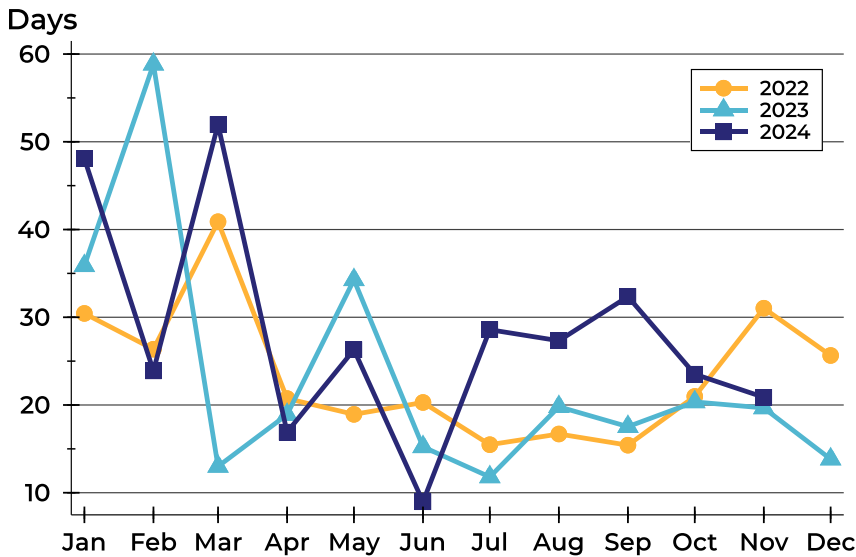


Month	2022	2023	2024
January	112,625	121,125	164,200
February	133,250	160,000	156,450
March	163,000	155,000	170,000
April	126,200	168,000	175,750
May	142,000	163,000	177,450
June	135,000	165,000	187,450
July	197,750	179,900	197,950
August	195,000	156,500	165,000
September	155,000	182,000	189,500
October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



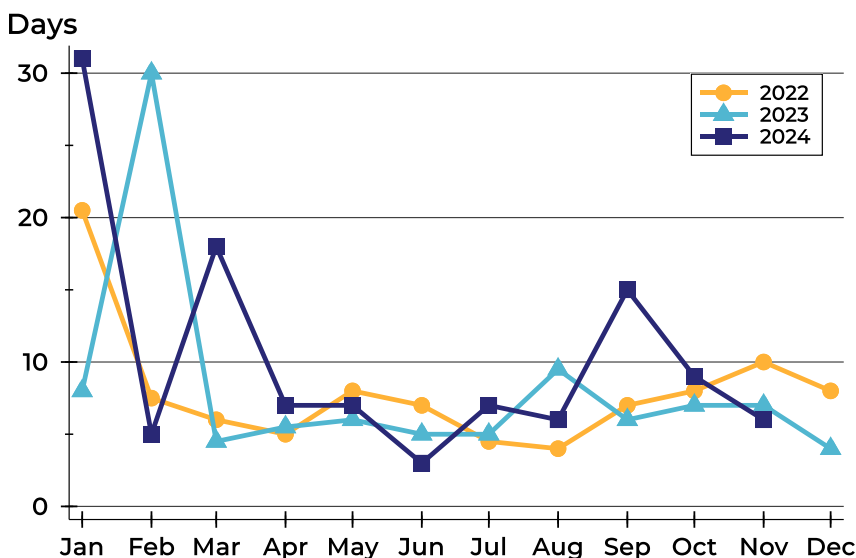
Emporia Area Closed Listings Analysis

Average DOM



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

Median DOM



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



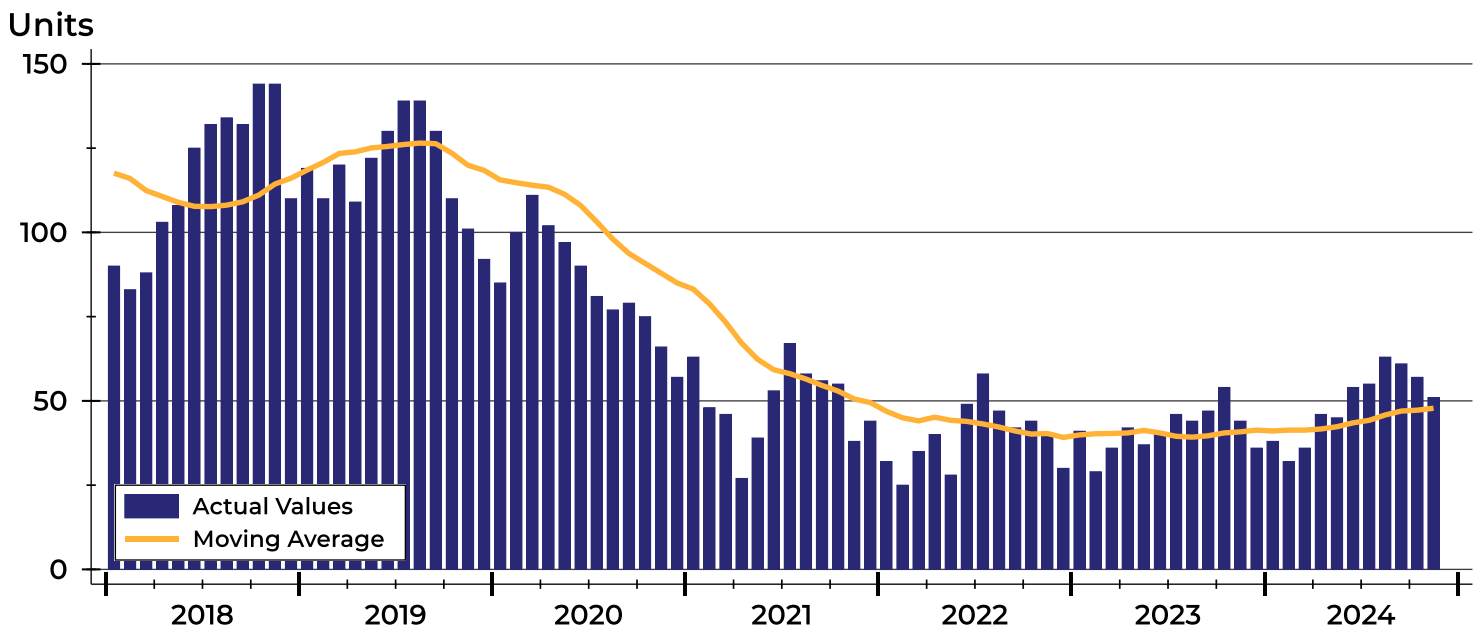
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		51	44	15.9%
Volume (1,000s)		12,982	10,828	19.9%
Months' Supply		1.6	1.3	23.1%
Average	List Price	254,557	246,093	3.4%
	Days on Market	67	74	-9.5%
	Percent of Original	95.8%	96.4%	-0.6%
Median	List Price	225,000	189,500	18.7%
	Days on Market	57	60	-5.0%
	Percent of Original	97.5%	99.3%	-1.8%

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

The median list price of homes on the market at the end of November was \$225,000, up 18.7% from 2023. The typical time on market for active listings was 57 days, down from 60 days a year earlier.

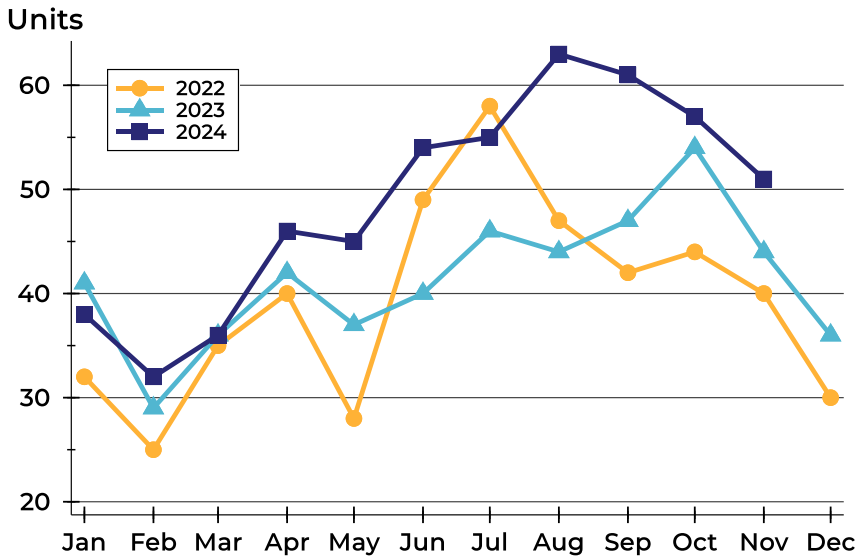
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



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

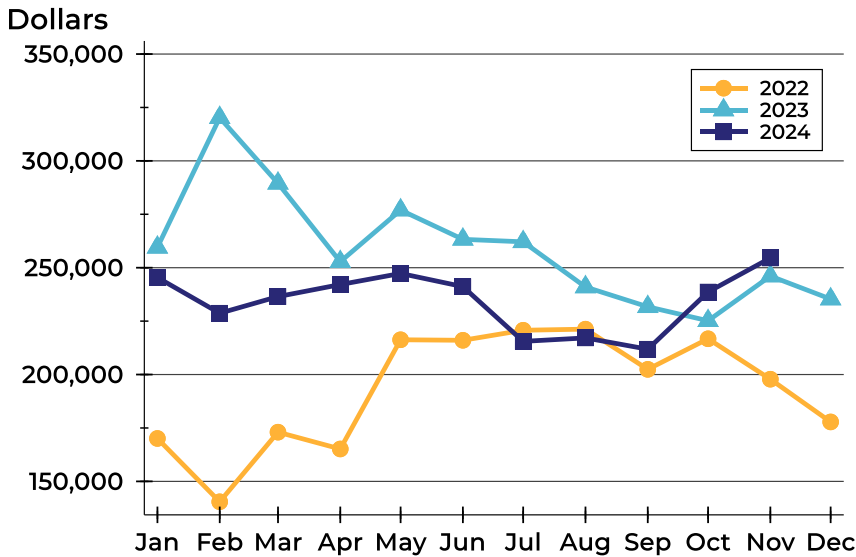
Active Listings by Price Range

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	7	13.7%	1.8	83,457	85,000	62	45	91.7%	94.4%
\$100,000-\$124,999	6	11.8%	2.6	115,233	115,000	65	59	94.0%	95.8%
\$125,000-\$149,999	2	3.9%	0.5	138,900	138,900	48	48	96.9%	96.9%
\$150,000-\$174,999	2	3.9%	0.4	166,000	166,000	71	71	97.3%	97.3%
\$175,000-\$199,999	8	15.7%	2.8	189,513	189,450	63	68	96.6%	97.1%
\$200,000-\$249,999	5	9.8%	1.0	242,960	245,000	95	107	99.2%	100.0%
\$250,000-\$299,999	7	13.7%	2.5	282,786	289,900	59	20	97.3%	100.0%
\$300,000-\$399,999	9	17.6%	2.7	349,800	349,000	78	58	93.9%	94.3%
\$400,000-\$499,999	2	3.9%	2.2	457,450	457,450	51	51	98.9%	98.9%
\$500,000-\$749,999	2	3.9%	4.8	712,250	712,250	58	58	100.0%	100.0%
\$750,000-\$999,999	1	2.0%	N/A	899,000	899,000	51	51	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



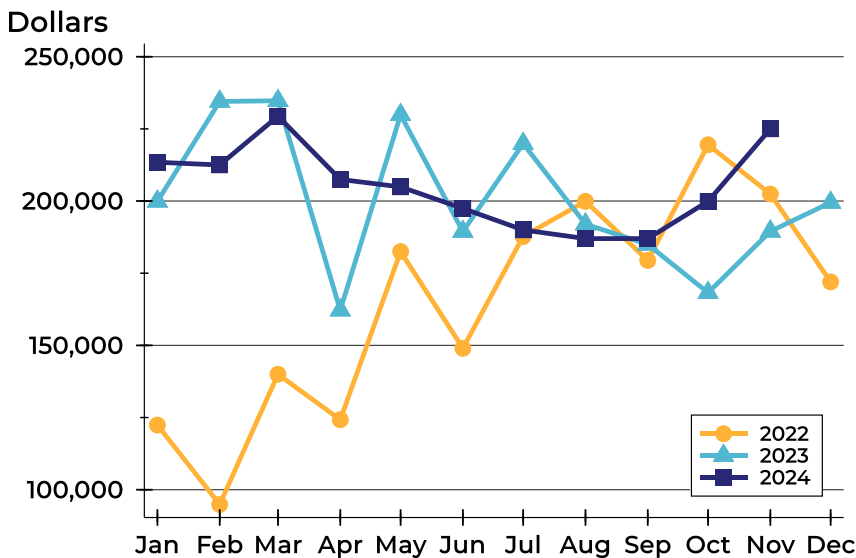
Emporia Area Active Listings Analysis

Average Price



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

Median Price

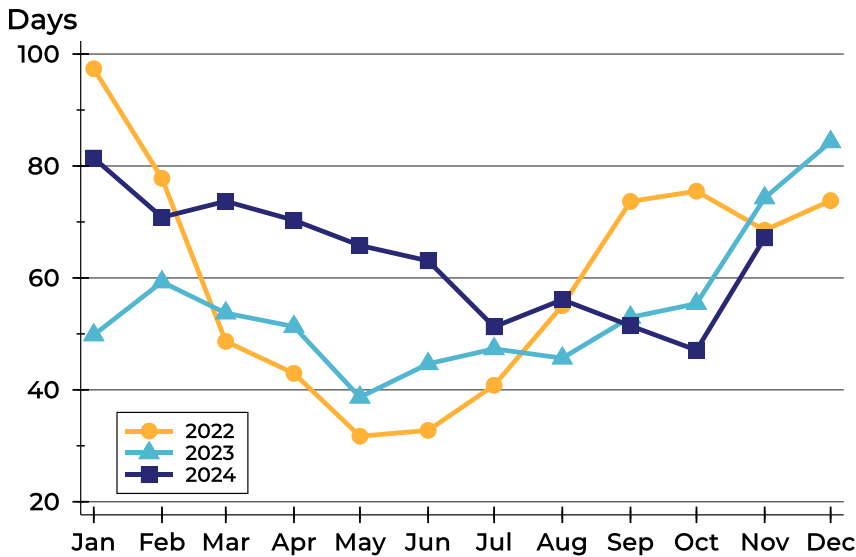


Month	2022	2023	2024
January	122,400	199,900	213,450
February	94,900	234,500	212,500
March	140,000	234,750	229,400
April	124,250	162,200	207,500
May	182,500	229,900	204,900
June	149,000	189,450	197,450
July	187,750	219,900	189,999
August	199,900	192,000	187,000
September	179,450	185,000	187,000
October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



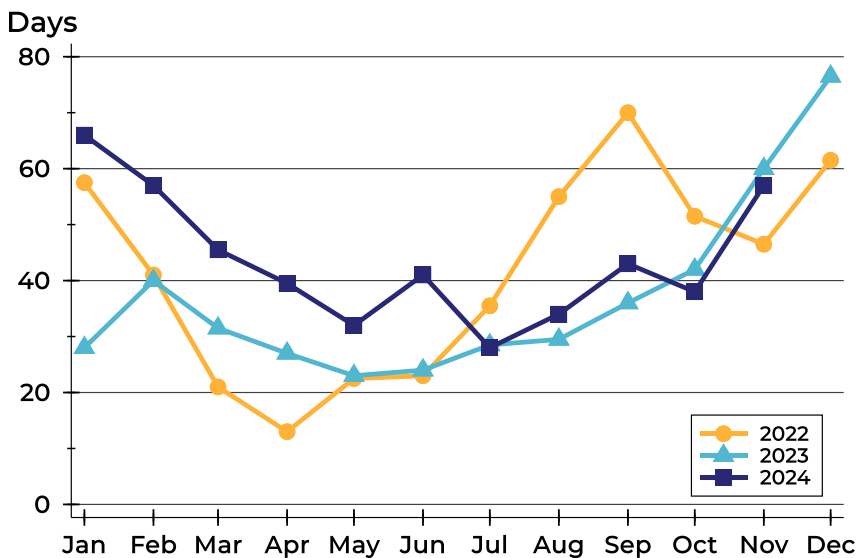
Emporia Area Active Listings Analysis

Average DOM



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

Median DOM

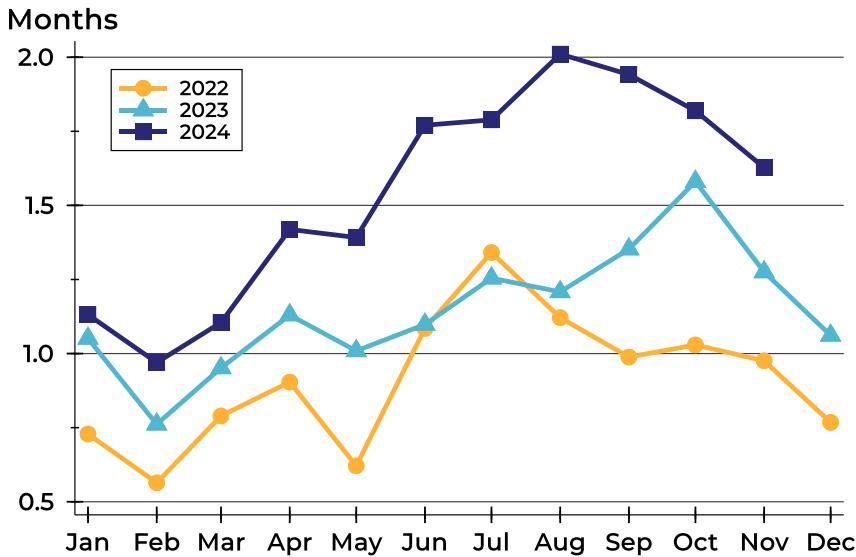


Month	2022	2023	2024
January	58	28	66
February	41	40	57
March	21	32	46
April	13	27	40
May	23	23	32
June	23	24	41
July	36	29	28
August	55	30	34
September	70	36	43
October	52	42	38
November	47	60	57
December	62	77	



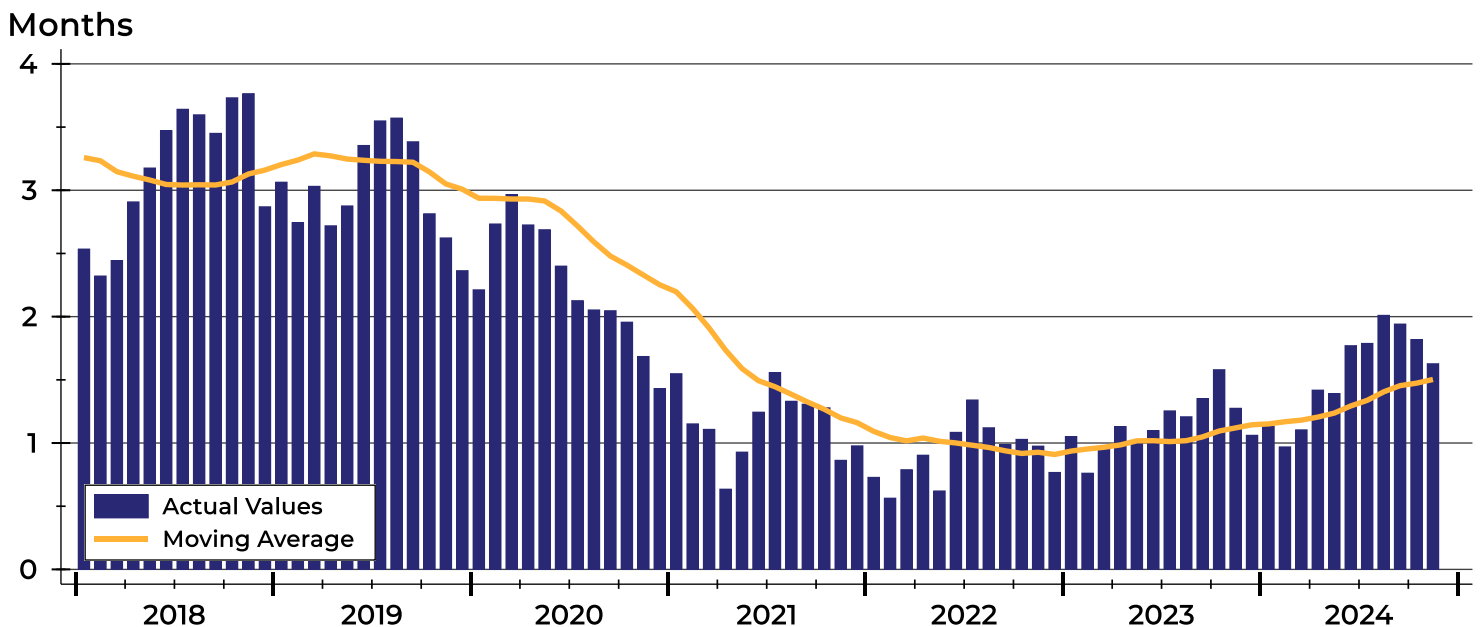
Emporia Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





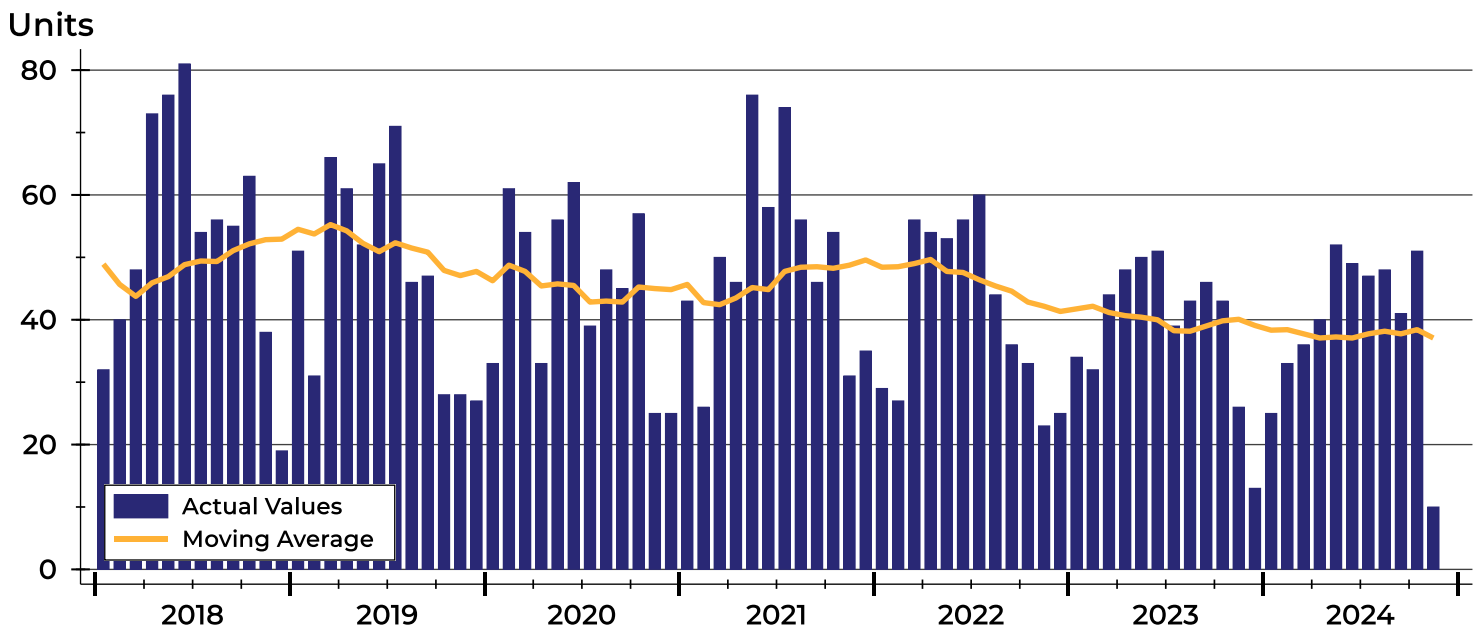
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	10	26	-61.5%
	Volume (1,000s)	2,334	4,965	-53.0%
	Average List Price	233,440	190,950	22.3%
	Median List Price	249,950	171,950	45.4%
Year-to-Date	New Listings	432	456	-5.3%
	Volume (1,000s)	89,799	90,755	-1.1%
	Average List Price	207,868	199,024	4.4%
	Median List Price	182,000	168,000	8.3%

A total of 10 new listings were added in the Emporia area during November, down 61.5% from the same month in 2023. Year-to-date the Emporia area has seen 432 new listings.

The median list price of these homes was \$249,950 up from \$171,950 in 2023.

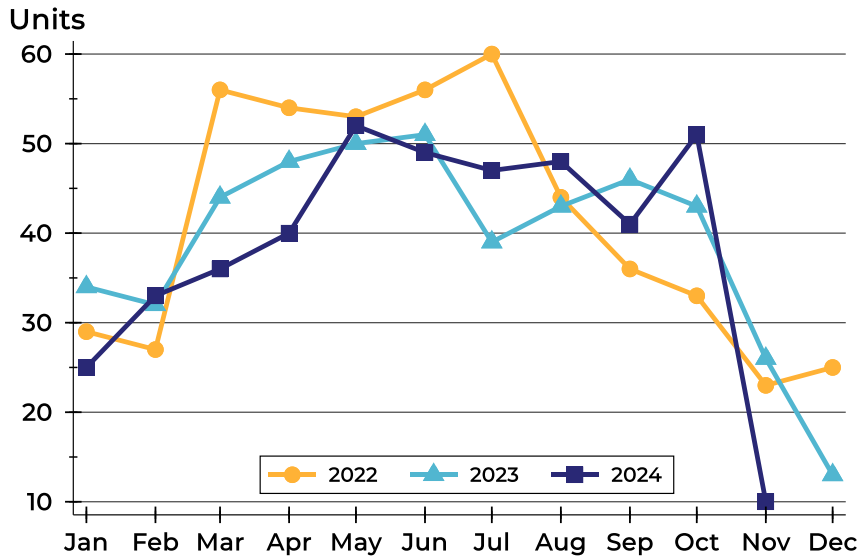
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	29	34	25
February	27	32	33
March	56	44	36
April	54	48	40
May	53	50	52
June	60	39	49
July	44	43	48
August	36	46	41
September	33	43	51
October	23	26	10
November	25	13	
December			

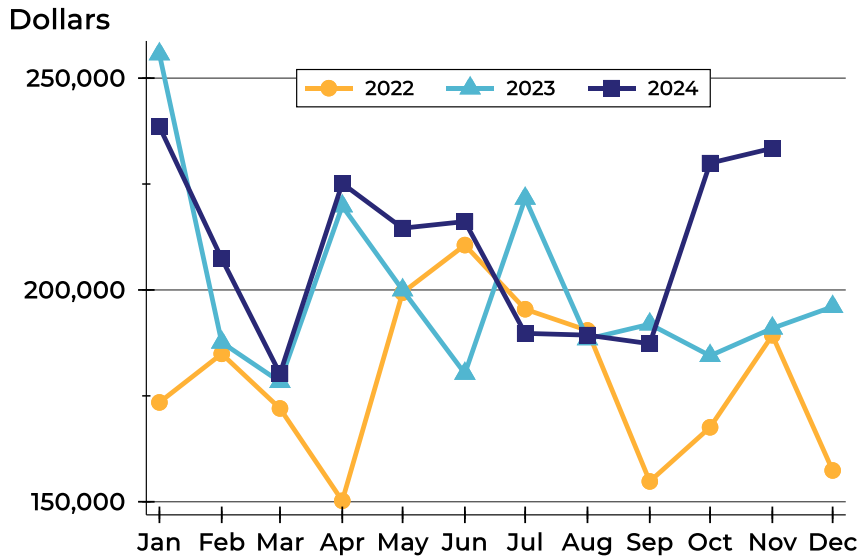
New Listings by Price Range

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	20.0%	86,250	86,250	8	8	96.1%	96.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	10.0%	142,500	142,500	11	11	96.3%	96.3%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	10.0%	199,900	199,900	27	27	100.0%	100.0%
\$200,000-\$249,999	1	10.0%	244,900	244,900	24	24	94.2%	94.2%
\$250,000-\$299,999	3	30.0%	281,600	289,900	26	27	100.0%	100.0%
\$300,000-\$399,999	2	20.0%	364,900	364,900	28	28	97.1%	97.1%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



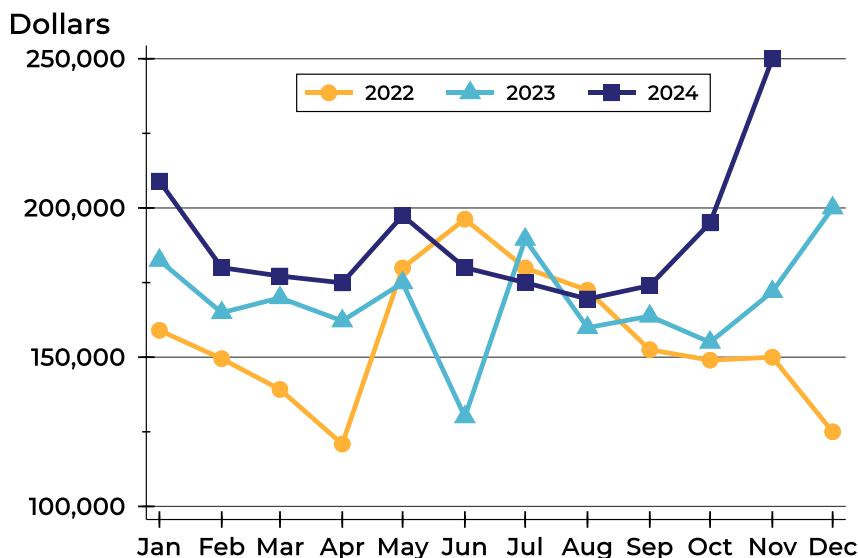
Emporia Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	173,452	255,681	238,544
February	184,924	187,622	207,400
March	172,033	178,327	180,226
April	150,236	219,792	225,156
May	199,364	199,980	214,582
June	210,593	180,267	216,149
July	195,452	221,597	189,749
August	190,442	188,419	189,335
September	154,800	191,912	187,310
October	167,576	184,469	229,937
November	189,300	190,950	233,440
December	157,392	196,038	

Median Price



Month	2022	2023	2024
January	159,000	182,450	209,000
February	149,500	164,900	180,000
March	139,200	169,900	177,200
April	120,900	162,150	174,900
May	179,900	174,900	197,450
June	196,250	130,000	180,000
July	179,900	189,500	175,000
August	172,450	159,900	169,500
September	152,500	163,750	174,000
October	149,000	155,000	195,000
November	150,000	171,950	249,950
December	125,000	200,000	



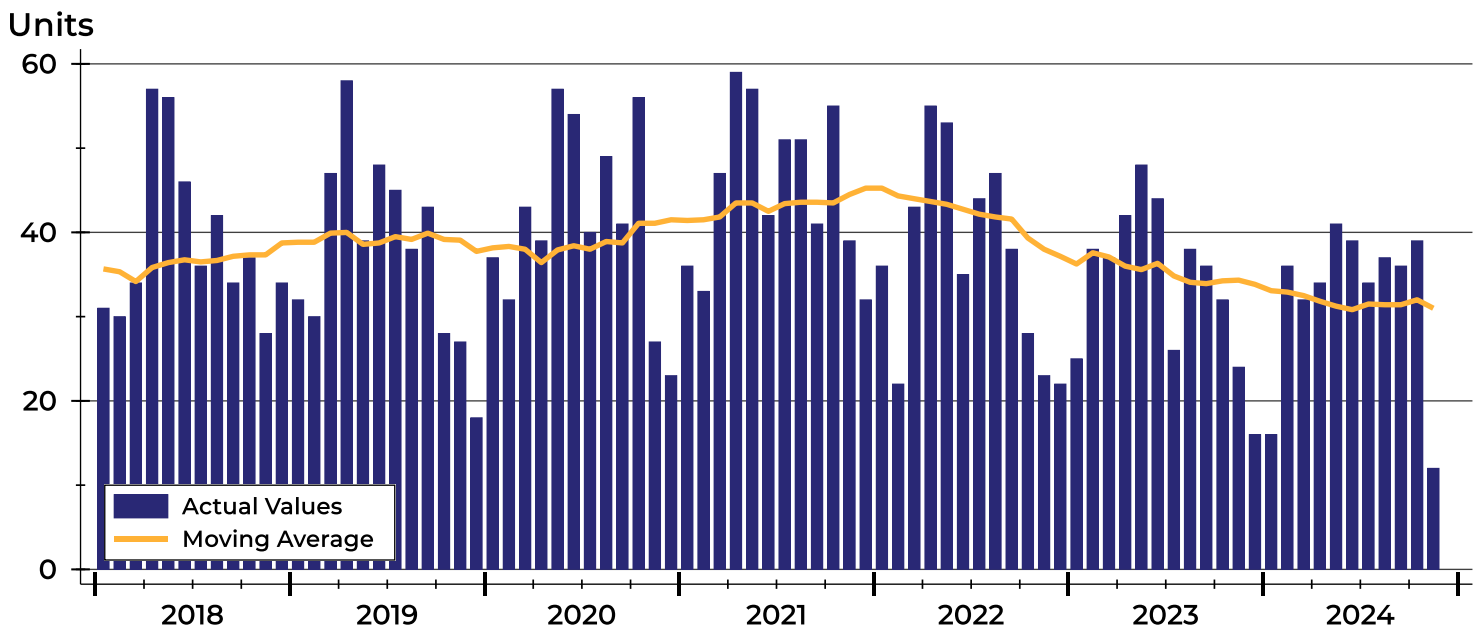
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		12	24	-50.0%	356	390	-8.7%
Volume (1,000s)		1,851	4,002	-53.7%	71,471	74,656	-4.3%
Average	Sale Price	154,283	166,738	-7.5%	200,760	191,426	4.9%
	Days on Market	50	21	138.1%	27	21	28.6%
	Percent of Original	95.3%	95.3%	0.0%	95.5%	95.7%	-0.2%
Median	Sale Price	167,400	131,200	27.6%	179,900	169,900	5.9%
	Days on Market	34	5	580.0%	8	6	33.3%
	Percent of Original	96.2%	97.2%	-1.0%	97.9%	97.9%	0.0%

A total of 12 contracts for sale were written in the Emporia area during the month of November, down from 24 in 2023. The median list price of these homes was \$167,400, up from \$131,200 the prior year.

Half of the homes that went under contract in November were on the market less than 34 days, compared to 5 days in November 2023.

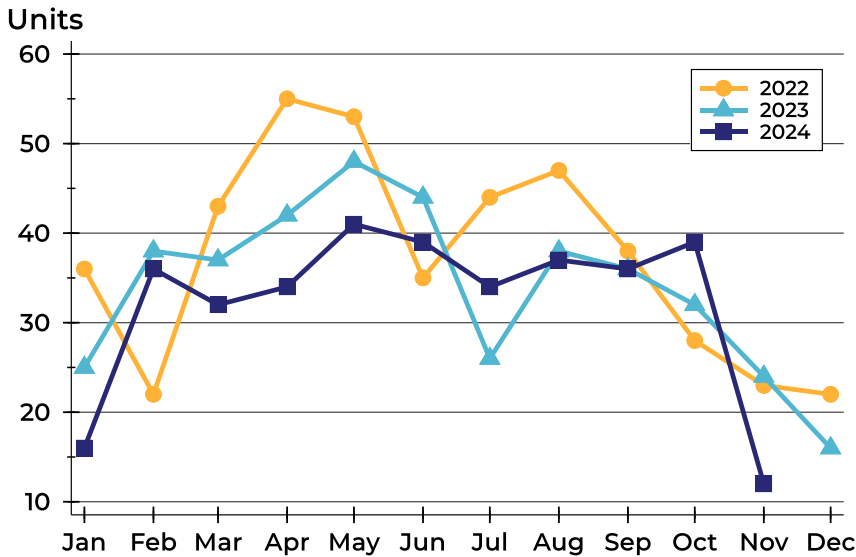
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	36	25	16
February	22	38	36
March	43	37	32
April	55	42	34
May	53	48	41
June	35	44	39
July	44	26	34
August	47	38	37
September	38	36	36
October	28	32	39
November	23	24	12
December	22	16	

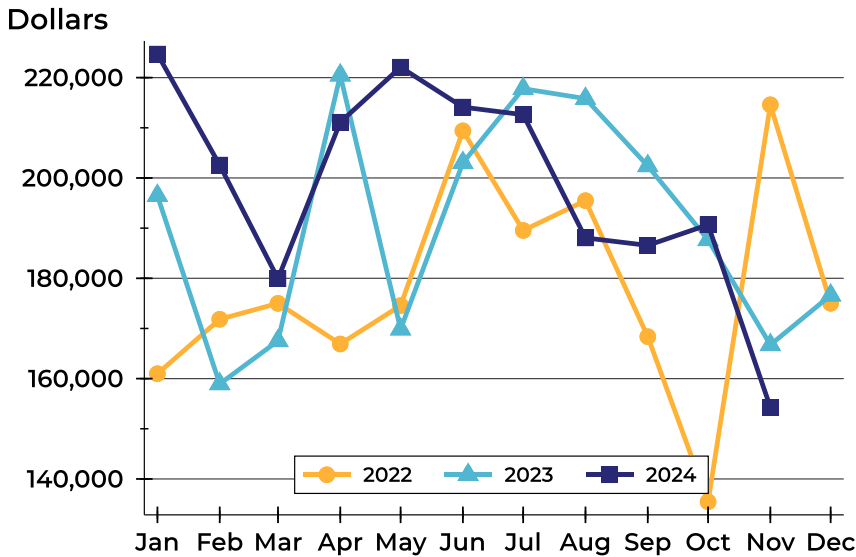
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	8.3%	44,900	44,900	54	54	80.2%	80.2%
\$50,000-\$99,999	4	33.3%	82,725	86,250	15	12	98.4%	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	8.3%	144,900	144,900	109	109	91.1%	91.1%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	16.7%	189,950	189,950	73	73	94.2%	94.2%
\$200,000-\$249,999	2	16.7%	213,000	213,000	8	8	98.7%	98.7%
\$250,000-\$299,999	2	16.7%	262,400	262,400	106	106	96.5%	96.5%
\$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



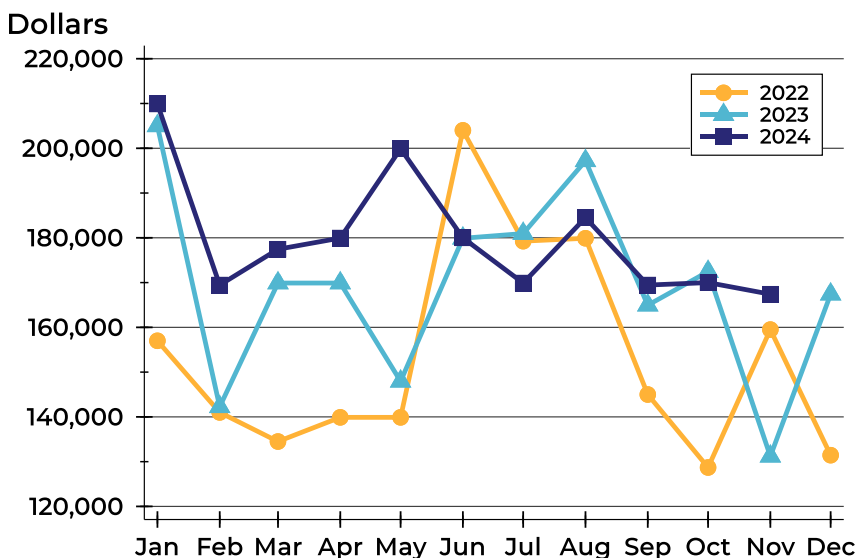
Emporia Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	160,978	196,480	224,700
February	171,836	158,949	202,575
March	175,007	167,535	179,919
April	166,905	220,486	211,119
May	174,564	169,863	222,084
June	209,397	203,027	214,129
July	189,539	217,796	212,612
August	195,481	215,824	188,051
September	168,367	202,414	186,564
October	135,454	187,672	190,677
November	214,591	166,738	154,283
December	175,032	176,619	

Median Price

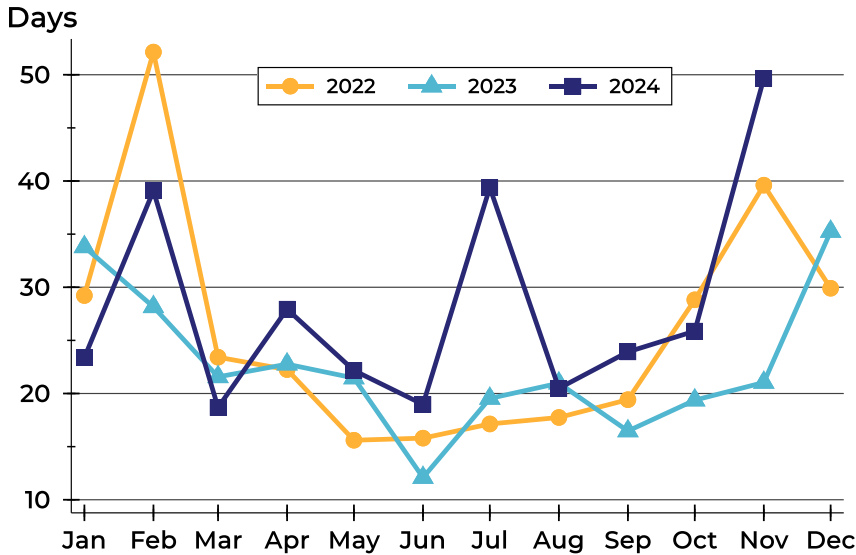


Month	2022	2023	2024
January	157,000	205,000	209,900
February	141,000	142,250	169,450
March	134,500	169,900	177,450
April	139,900	169,900	179,950
May	139,900	147,950	199,900
June	204,000	179,900	180,000
July	179,250	180,950	169,900
August	179,900	197,200	184,500
September	145,000	164,950	169,450
October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



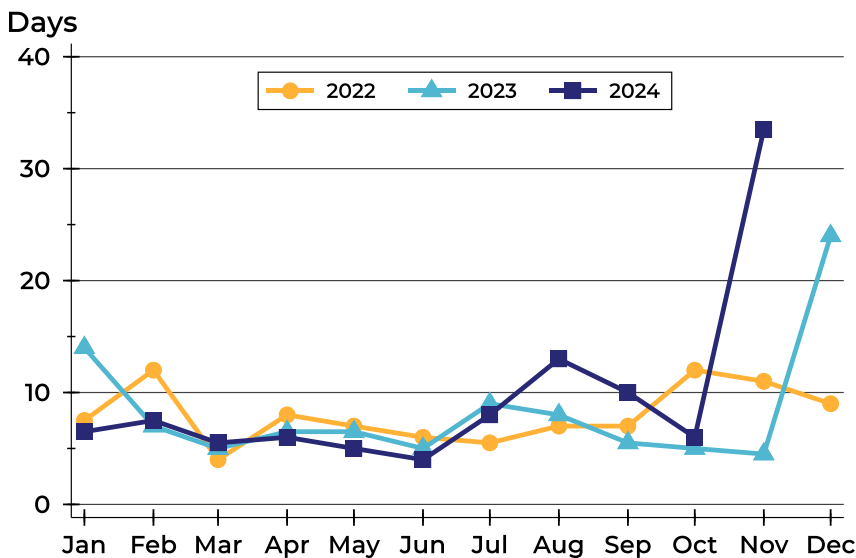
Emporia Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	29	34	23
February	52	28	39
March	23	22	19
April	22	23	28
May	16	21	22
June	16	12	19
July	17	20	39
August	18	21	20
September	19	16	24
October	29	19	26
November	40	21	50
December	30	35	

Median DOM



Month	2022	2023	2024
January	8	14	7
February	12	7	8
March	4	5	6
April	8	7	6
May	7	7	5
June	6	5	4
July	6	9	8
August	7	8	13
September	7	6	10
October	12	5	6
November	11	5	34
December	9	24	



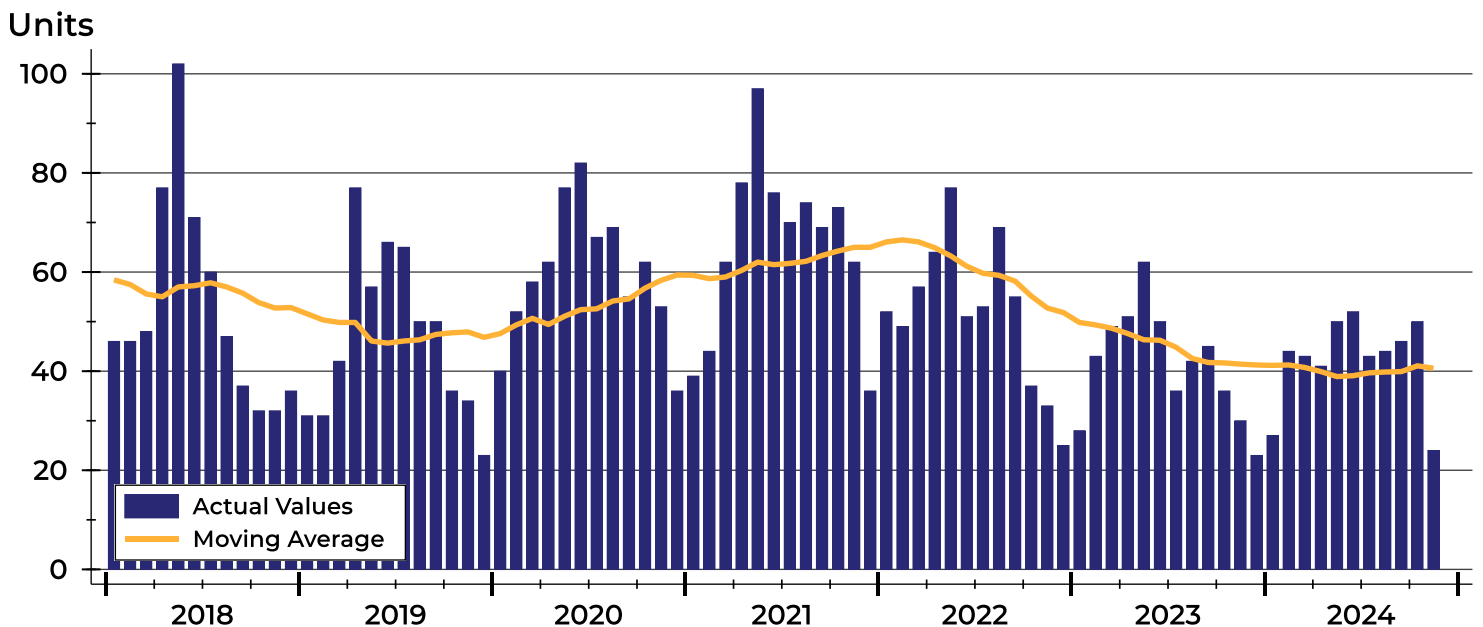
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		24	30	-20.0%
Volume (1,000s)		4,428	5,858	-24.4%
Average	List Price	184,488	195,270	-5.5%
	Days on Market	36	28	28.6%
	Percent of Original	96.6%	98.2%	-1.6%
Median	List Price	144,950	165,250	-12.3%
	Days on Market	14	7	100.0%
	Percent of Original	99.6%	100.0%	-0.4%

A total of 24 listings in the Emporia area had contracts pending at the end of November, down from 30 contracts pending at the end of November 2023.

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

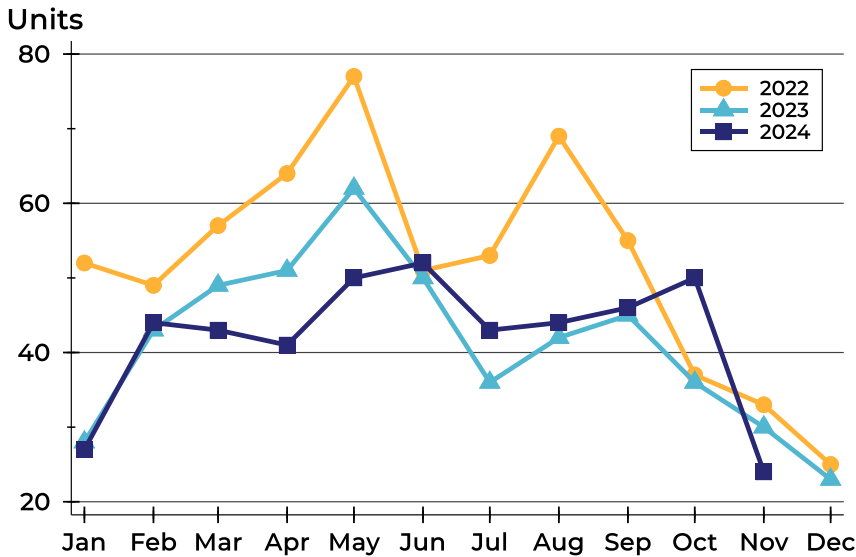
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



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

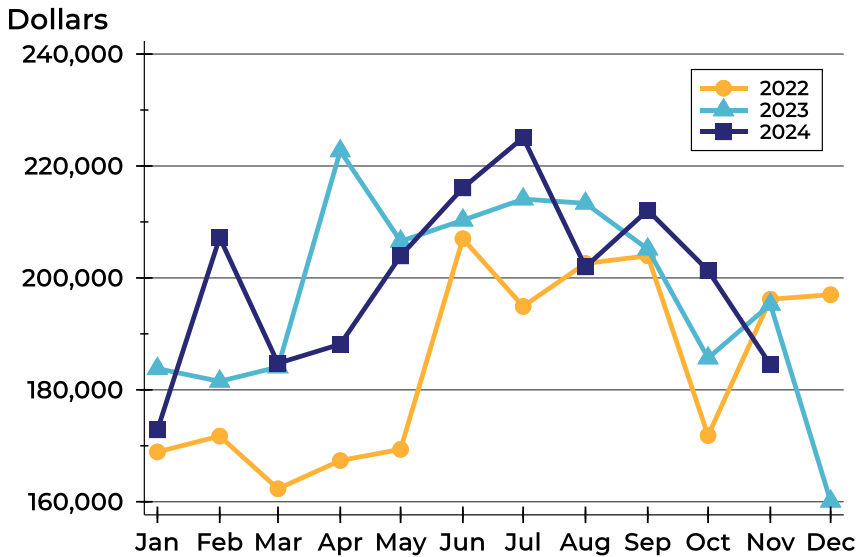
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.2%	44,900	44,900	54	54	90.0%	90.0%
\$50,000-\$99,999	6	25.0%	78,367	78,450	36	26	97.4%	99.6%
\$100,000-\$124,999	1	4.2%	118,500	118,500	7	7	100.0%	100.0%
\$125,000-\$149,999	5	20.8%	135,940	130,000	75	43	92.0%	92.9%
\$150,000-\$174,999	1	4.2%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	3	12.5%	189,933	189,900	51	53	95.2%	95.0%
\$200,000-\$249,999	2	8.3%	213,000	213,000	8	8	100.0%	100.0%
\$250,000-\$299,999	3	12.5%	261,567	259,900	16	13	99.4%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	4.2%	489,900	489,900	0	0	100.0%	100.0%
\$500,000-\$749,999	1	4.2%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



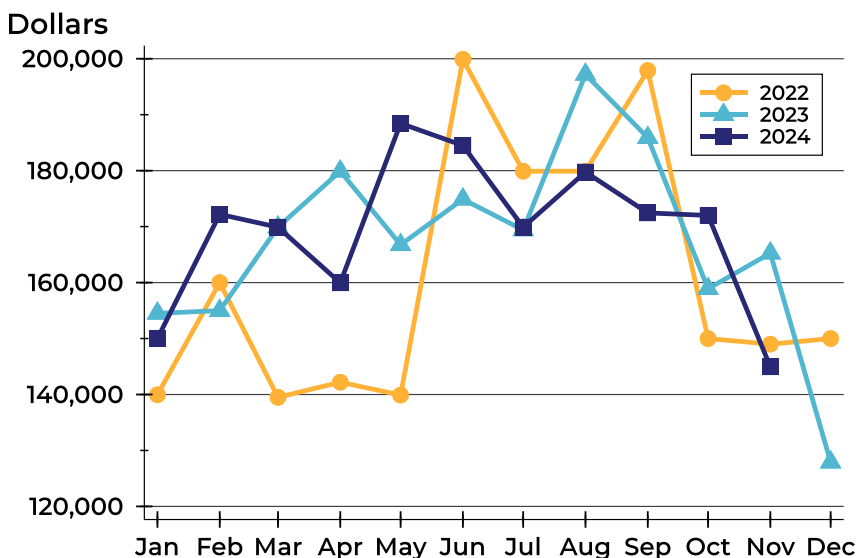
Emporia Area Pending Contracts Analysis

Average Price



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

Median Price

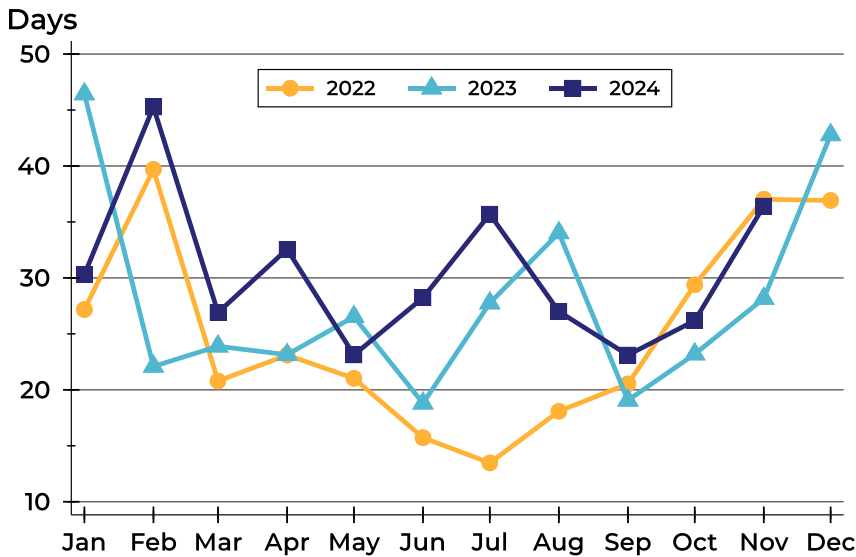


Month	2022	2023	2024
January	139,950	154,500	150,000
February	160,000	155,000	172,200
March	139,500	169,900	169,900
April	142,200	179,900	159,950
May	139,900	166,750	188,450
June	199,900	174,900	184,500
July	179,900	169,400	169,900
August	179,900	197,200	179,750
September	197,900	185,900	172,450
October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



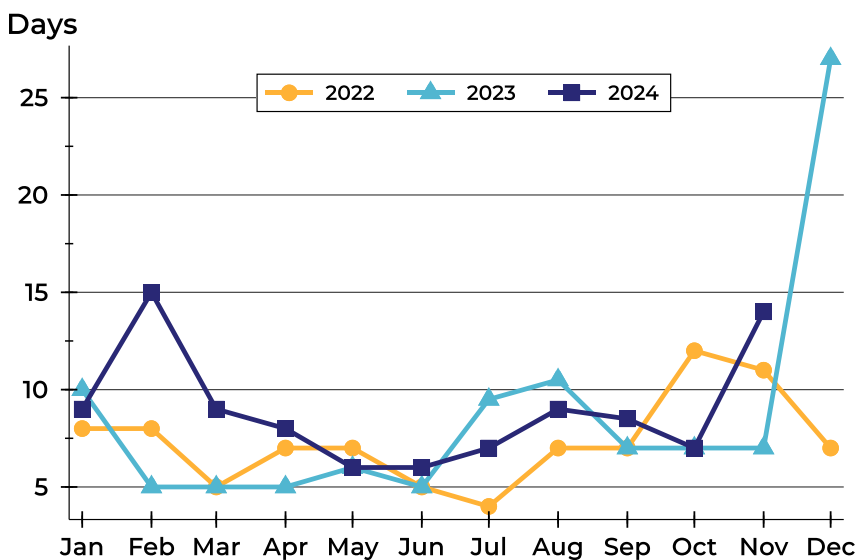
Emporia Area Pending Contracts Analysis

Average DOM



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

Median DOM



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



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Rose in November

Total home sales in Greenwood County rose by 100.0% last month to 2 units, compared to 1 unit in November 2023. Total sales volume was \$0.1 million, down 41.3% from a year earlier.

The median sale price in November was \$37,250, down from \$127,000 a year earlier. Homes that sold in November were typically on the market for 0 days and sold for 100.0% of their list prices.

Greenwood County Active Listings Up at End of November

The total number of active listings in Greenwood County at the end of November was 5 units, up from 1 at the same point in 2023. This represents a 6.7 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$49,995.

During November, a total of 0 contracts were written down from 1 in November 2023. At the end of the month, there were 0 contracts still pending.

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

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Greenwood County Summary Statistics

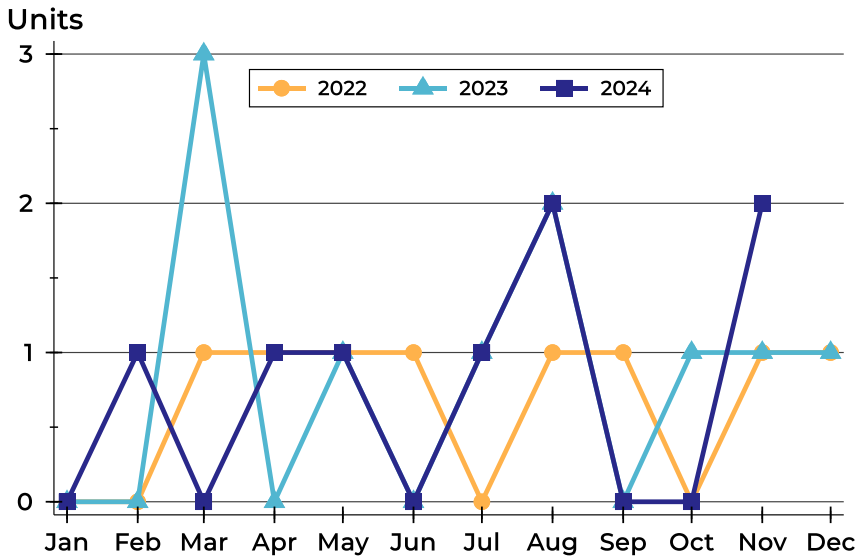
November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		2	1	1	8	9	7
Change from prior year		100.0%	0.0%	0.0%	-11.1%	28.6%	-53.3%
Active Listings		5	1	3	N/A	N/A	N/A
Change from prior year		400.0%	-66.7%	50.0%			
Months' Supply		6.7	1.2	4.5	N/A	N/A	N/A
Change from prior year		458.3%	-73.3%	181.3%			
New Listings		0	1	2	15	11	10
Change from prior year		-100.0%	-50.0%	100.0%	36.4%	10.0%	-28.6%
Contracts Written		0	1	1	8	10	8
Change from prior year		-100.0%	0.0%	0.0%	-20.0%	25.0%	-46.7%
Pending Contracts		0	1	1	N/A	N/A	N/A
Change from prior year		-100.0%	0.0%	0.0%			
Sales Volume (1,000s)		75	127	106	338	1,018	518
Change from prior year		-40.9%	19.8%	-57.1%	-66.8%	96.5%	-63.7%
Average	Sale Price	37,250	127,000	106,400	42,213	113,100	74,057
	Change from prior year	-70.7%	19.4%	-56.9%	-62.7%	52.7%	-22.2%
	List Price of Actives	159,579	60,000	112,300	N/A	N/A	N/A
	Change from prior year	166.0%	-46.6%	12.9%			
	Days on Market	0	13	39	11	24	27
Change from prior year	-100.0%	-66.7%	#DIV/0!	-54.2%	-11.1%	-27.0%	
Percent of List	100.0%	98.4%	90.9%	88.6%	99.1%	85.7%	
Change from prior year	1.6%	8.3%	-8.0%	-10.6%	15.6%	-10.1%	
Percent of Original	100.0%	98.4%	85.1%	87.9%	97.0%	78.9%	
Change from prior year	1.6%	15.6%	-13.9%	-9.4%	22.9%	-17.8%	
Median	Sale Price	37,250	127,000	106,400	39,000	125,000	74,000
	Change from prior year	-70.7%	19.4%	-56.9%	-68.8%	68.9%	13.8%
	List Price of Actives	49,995	60,000	117,000	N/A	N/A	N/A
	Change from prior year	-16.7%	-48.7%	17.6%			
	Days on Market	0	13	39	8	16	21
Change from prior year	-100.0%	-66.7%	#DIV/0!	-50.0%	-23.8%	-27.6%	
Percent of List	100.0%	98.4%	90.9%	90.3%	100.0%	90.9%	
Change from prior year	1.6%	8.3%	-8.0%	-9.7%	10.0%	-3.8%	
Percent of Original	100.0%	98.4%	85.1%	90.3%	100.0%	78.2%	
Change from prior year	1.6%	15.6%	-13.9%	-9.7%	27.9%	-15.8%	

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



Greenwood County Closed Listings Analysis

Closed Listings by Month



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

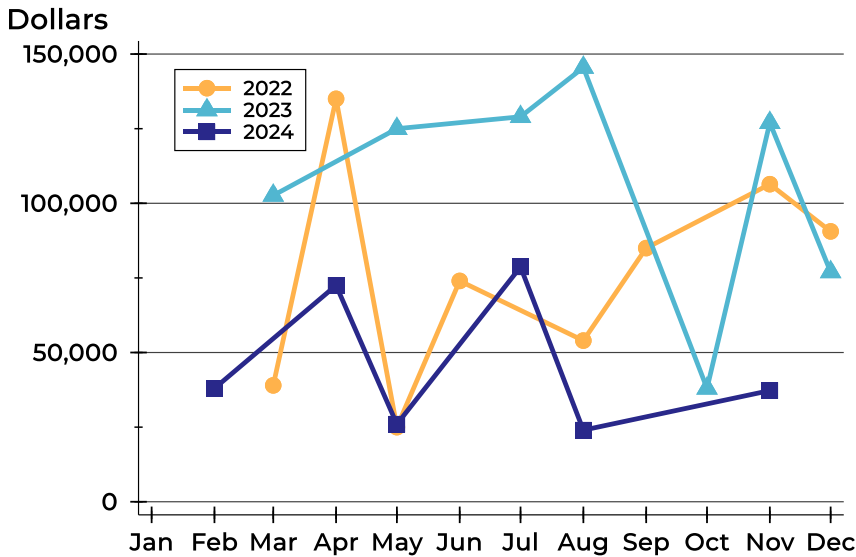
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	50.0%	0.0	22,000	22,000	0	0	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	3.0	52,500	52,500	0	0	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



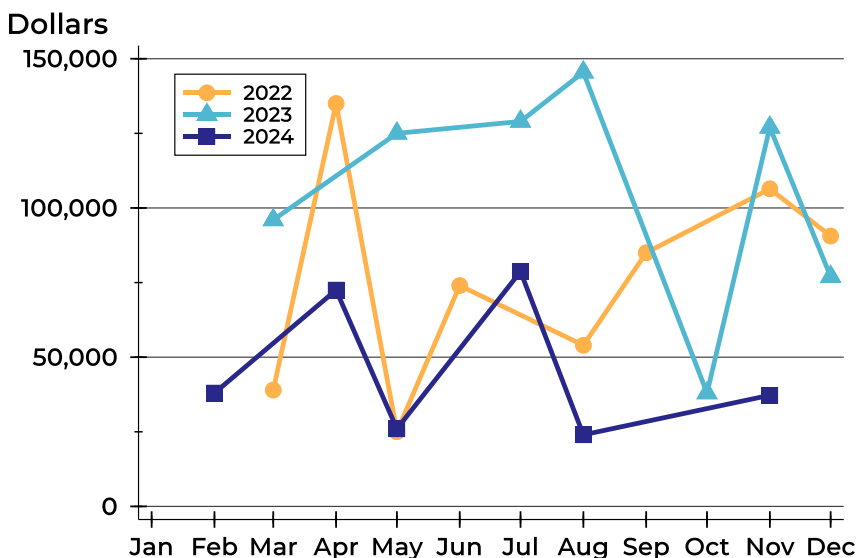
Greenwood County Closed Listings Analysis

Average Price



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

Median Price

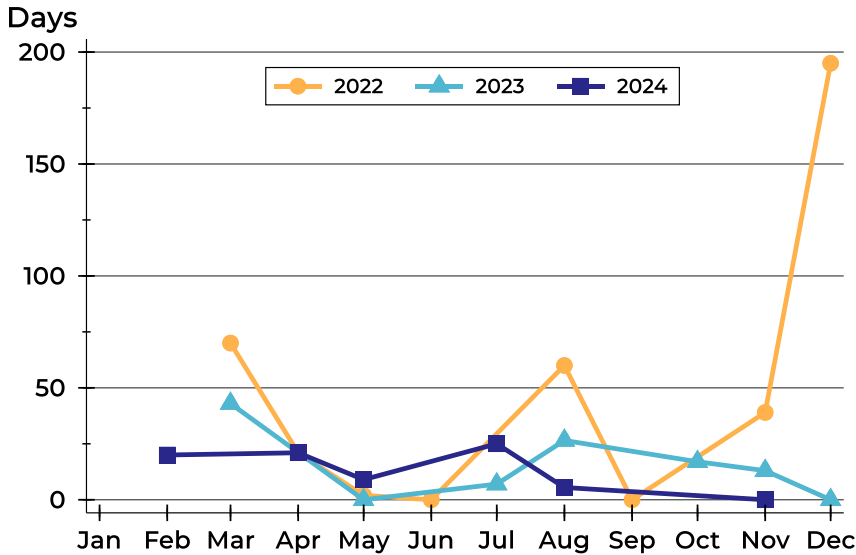


Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	38,000
March	39,000	96,000	N/A
April	135,000	N/A	72,500
May	25,000	125,000	26,000
June	74,000	N/A	N/A
July	N/A	129,000	78,700
August	54,000	145,500	24,000
September	85,000	N/A	N/A
October	N/A	38,000	N/A
November	106,400	127,000	37,250
December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



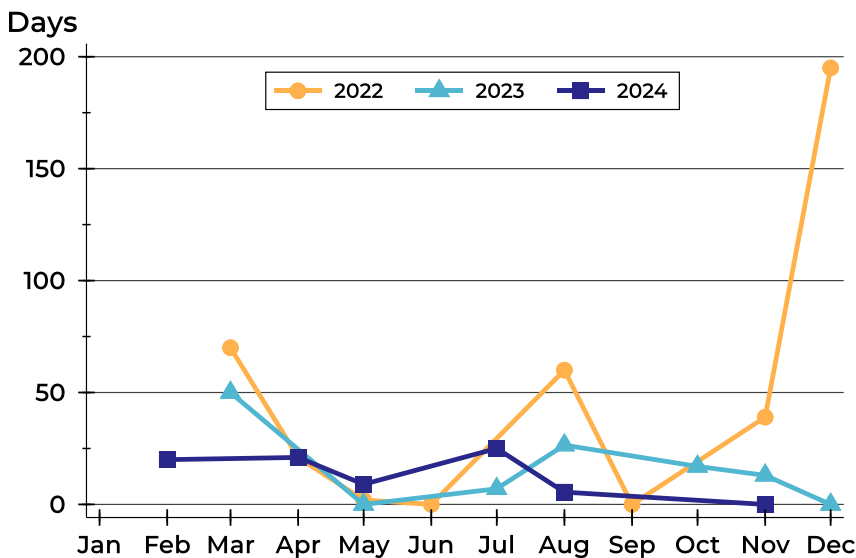
Greenwood County Closed Listings Analysis

Average DOM



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

Median DOM



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



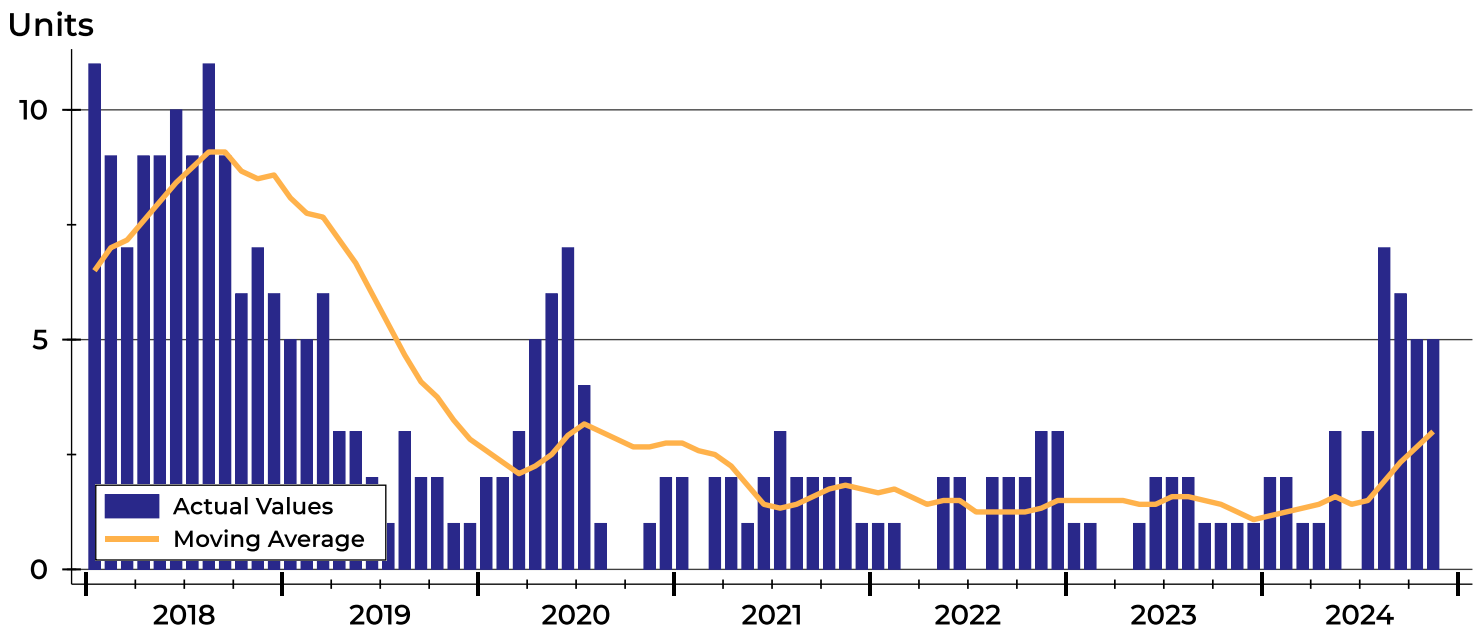
Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		5	1	400.0%
Volume (1,000s)		798	60	1230.0%
Months' Supply		6.7	1.2	458.3%
Average	List Price	159,579	60,000	166.0%
	Days on Market	105	51	105.9%
	Percent of Original	93.7%	100.0%	-6.3%
Median	List Price	49,995	60,000	-16.7%
	Days on Market	100	51	96.1%
	Percent of Original	98.0%	100.0%	-2.0%

A total of 5 homes were available for sale in Greenwood County at the end of November. This represents a 6.7 months' supply of active listings.

The median list price of homes on the market at the end of November was \$49,995, down 16.7% from 2023. The typical time on market for active listings was 100 days, up from 51 days a year earlier.

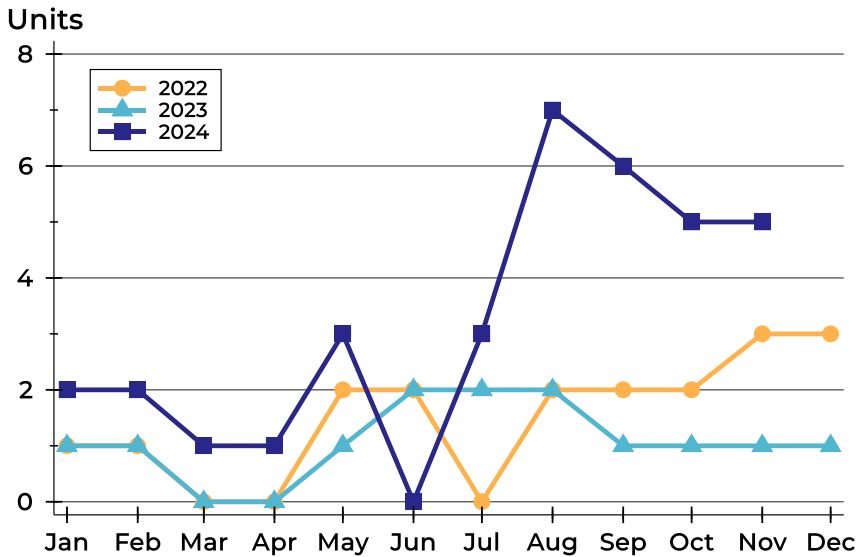
History of Active Listings





Greenwood County Active Listings Analysis

Active Listings by Month



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

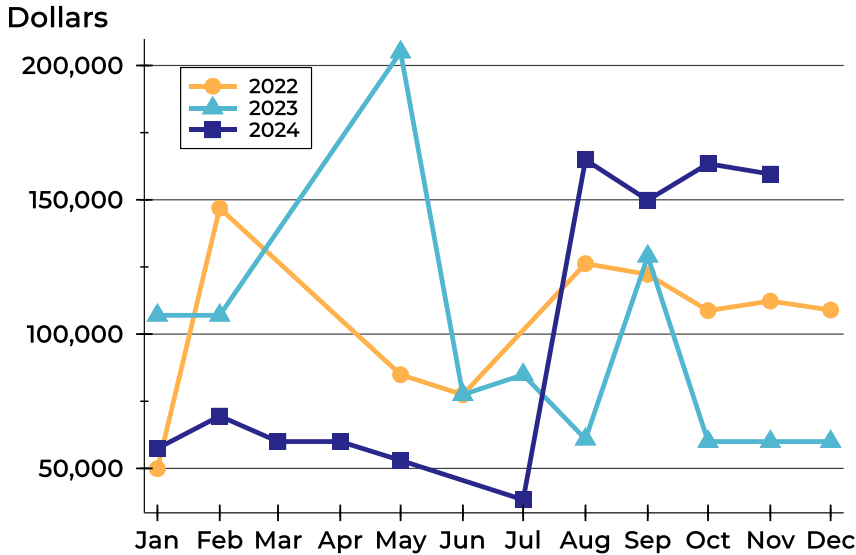
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	60.0%	N/A	39,998	35,000	99	98	94.4%	100.0%
\$50,000-\$99,999	1	20.0%	3.0	97,900	97,900	115	115	98.0%	98.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	20.0%	N/A	580,000	580,000	116	116	87.3%	87.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



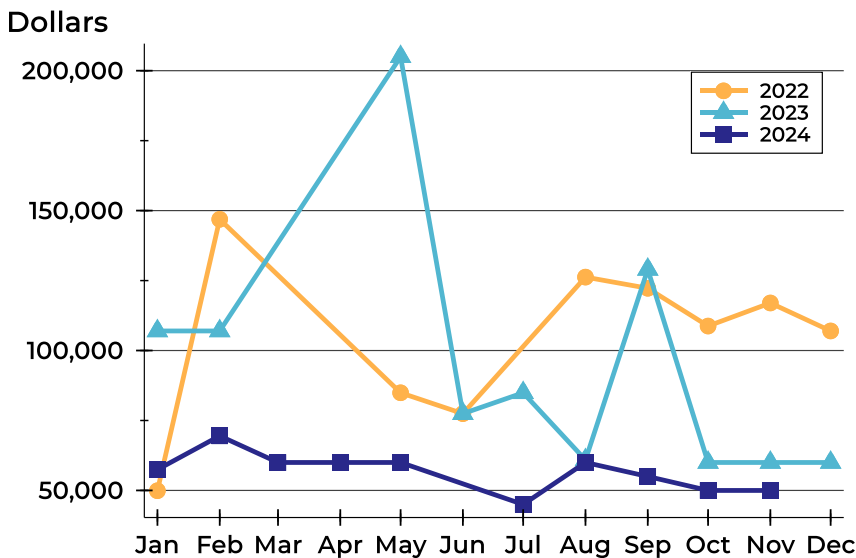
Greenwood County Active Listings Analysis

Average Price



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

Median Price

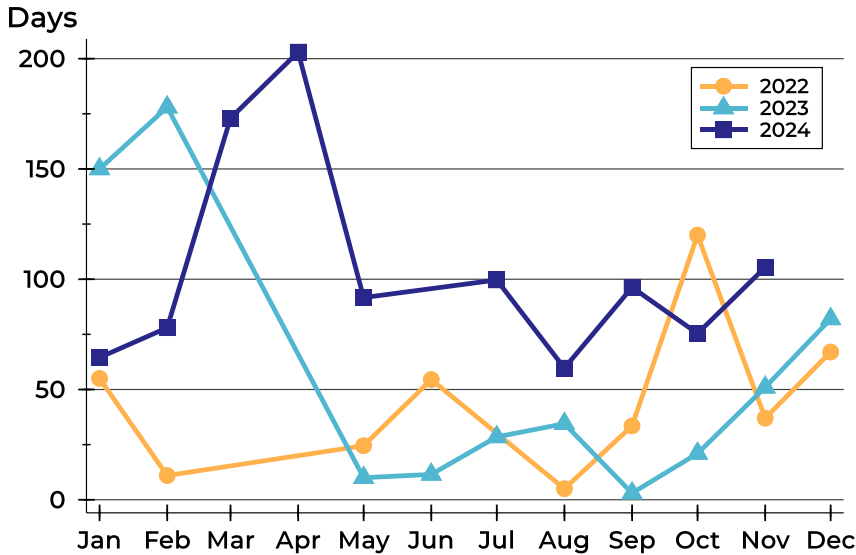


Month	2022	2023	2024
January	49,900	107,000	57,450
February	146,900	107,000	69,500
March	N/A	N/A	60,000
April	N/A	N/A	60,000
May	84,900	205,000	60,000
June	77,450	77,450	N/A
July	N/A	84,900	45,000
August	126,250	60,900	60,000
September	122,250	129,000	54,998
October	108,750	60,000	49,995
November	117,000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



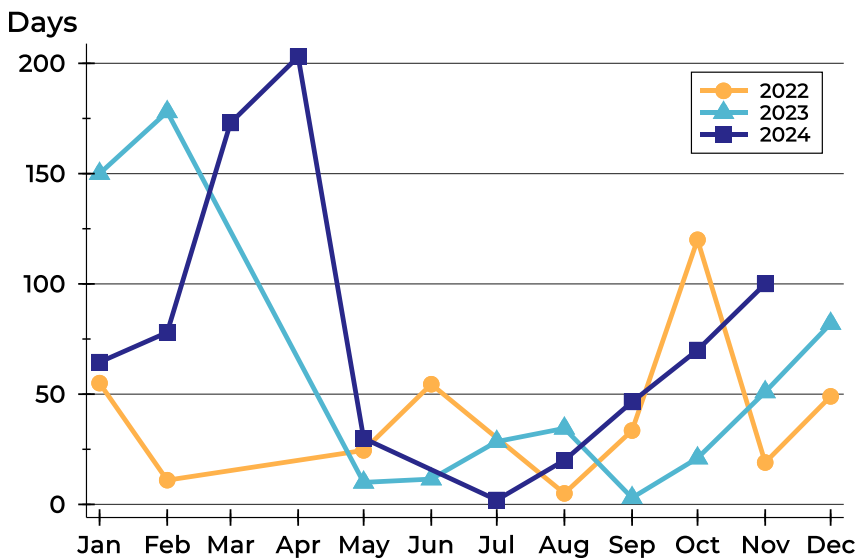
Greenwood County Active Listings Analysis

Average DOM



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

Median DOM

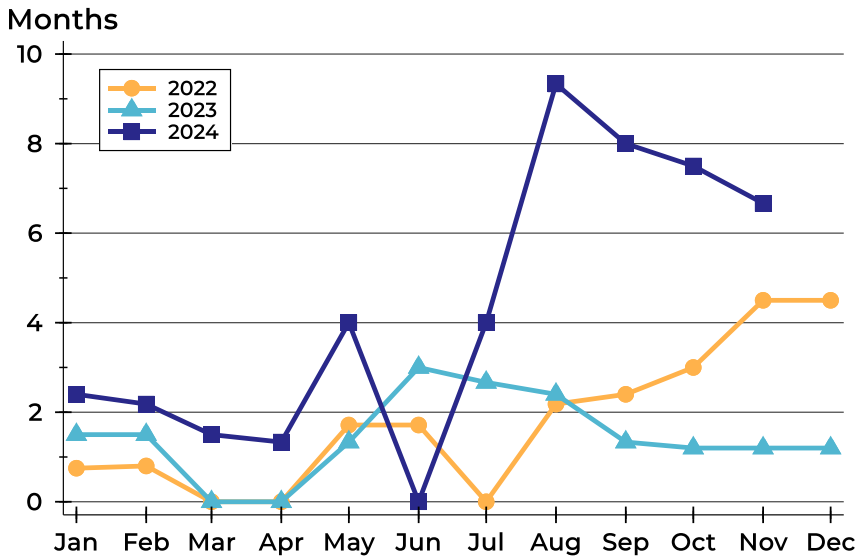


Month	2022	2023	2024
January	55	150	65
February	11	178	78
March	N/A	N/A	173
April	N/A	N/A	203
May	25	10	30
June	55	12	N/A
July	N/A	29	2
August	5	35	20
September	34	3	47
October	120	21	70
November	19	51	100
December	49	82	



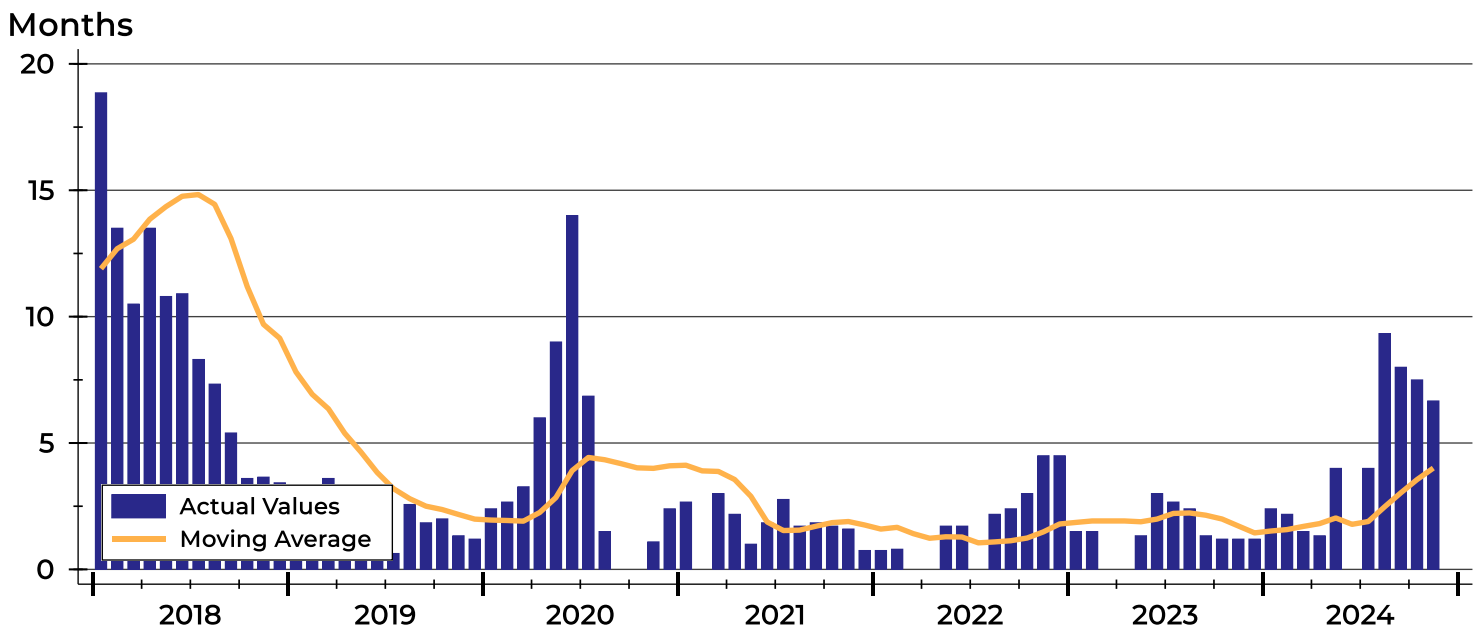
Greenwood County Months' Supply Analysis

Months' Supply by Month



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

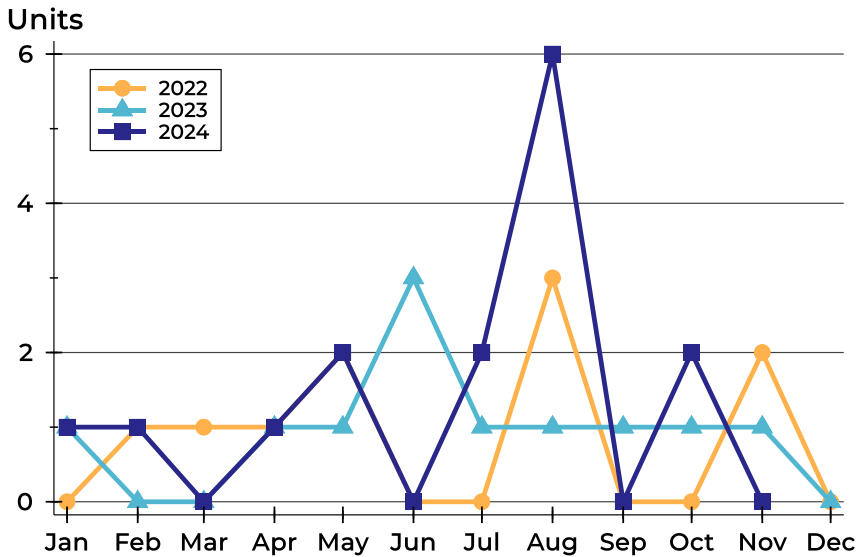
History of Month's Supply





Greenwood County New Listings Analysis

New Listings by Month



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

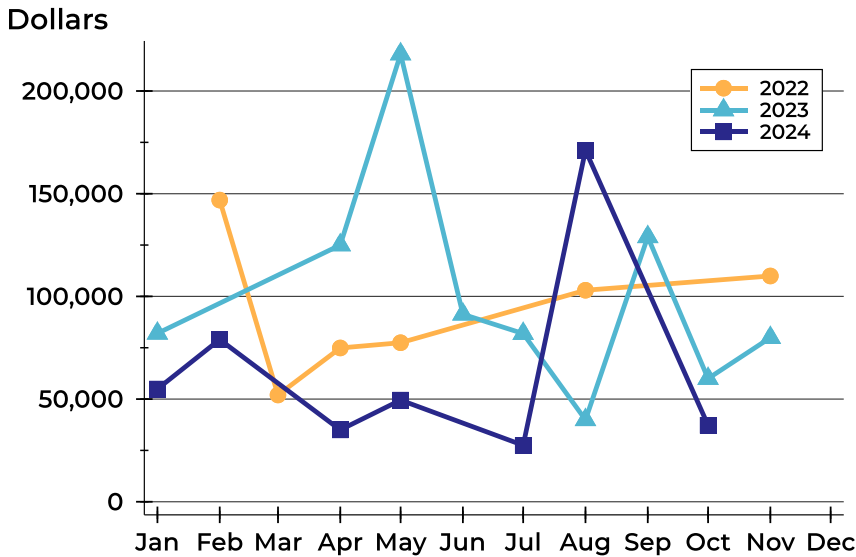
New Listings by Price Range

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



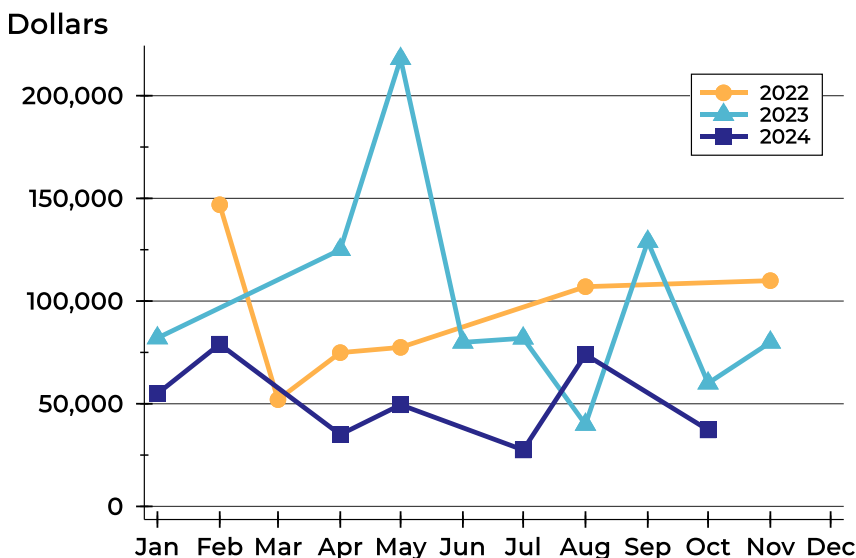
Greenwood County New Listings Analysis

Average Price



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

Median Price



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



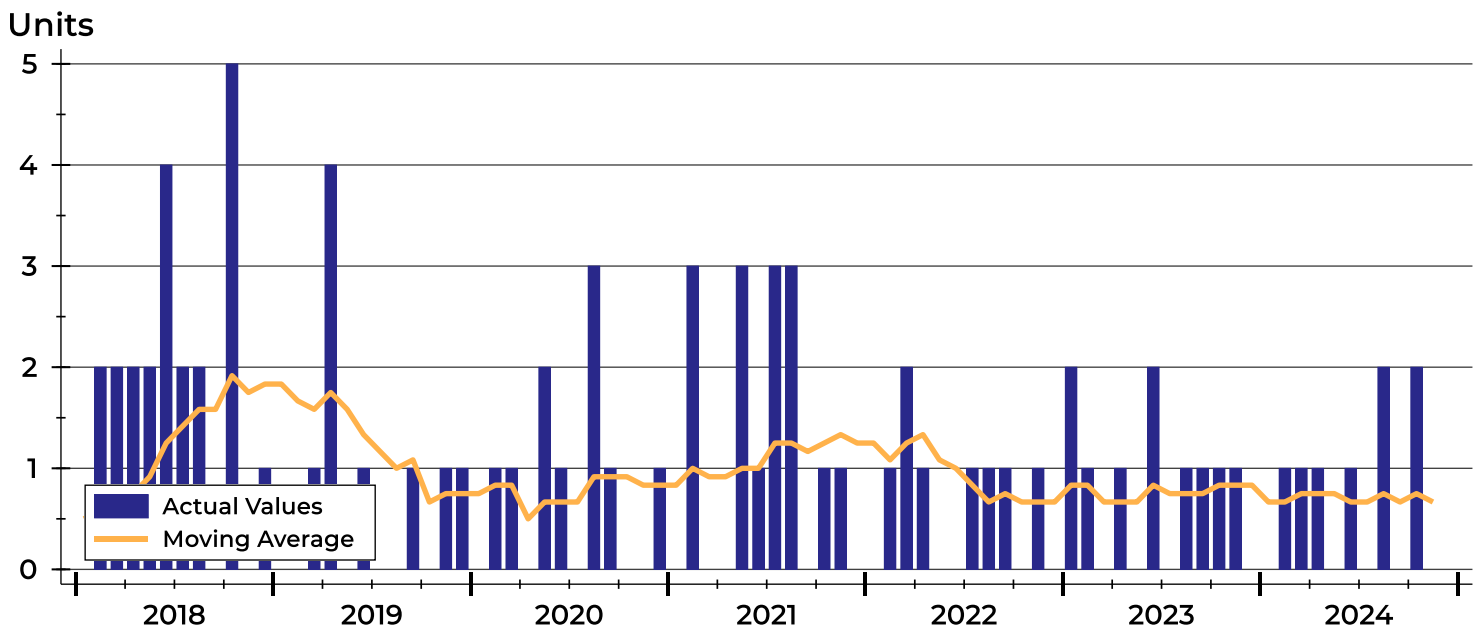
Greenwood County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		0	1	-100.0%	8	10	-20.0%
Volume (1,000s)		0	80	-100.0%	373	1,103	-66.2%
Average	Sale Price	N/A	79,900	N/A	46,675	110,260	-57.7%
	Days on Market	N/A	0	N/A	11	22	-50.0%
	Percent of Original	N/A	96.4%	N/A	87.9%	97.0%	-9.4%
Median	Sale Price	N/A	79,900	N/A	48,750	107,500	-54.7%
	Days on Market	N/A	0	N/A	8	15	-46.7%
	Percent of Original	N/A	96.4%	N/A	90.3%	100.0%	-9.7%

A total of 0 contracts for sale were written in Greenwood County during the month of November, down from 1 in 2023. The median list price of these homes in November 2023 was \$79,900.

Half of the homes that went under contract during this period were on the market less than 0 days.

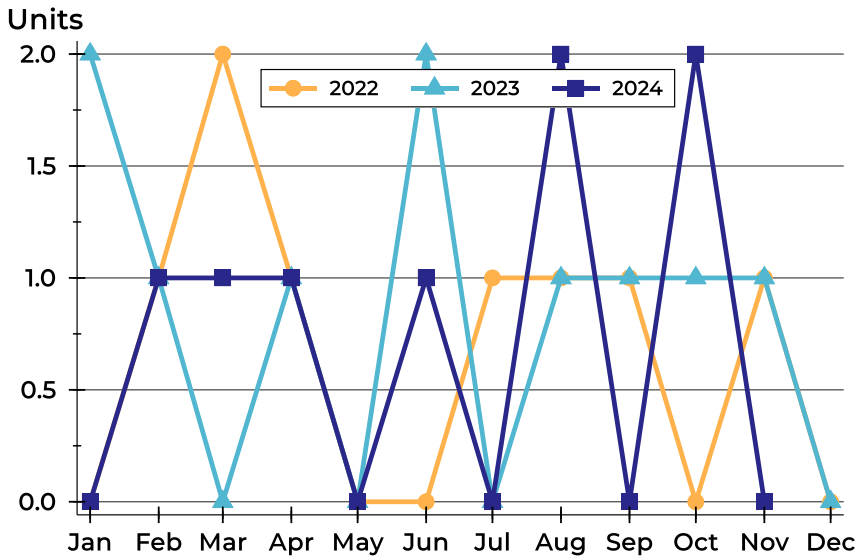
History of Contracts Written





Greenwood County Contracts Written Analysis

Contracts Written by Month



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

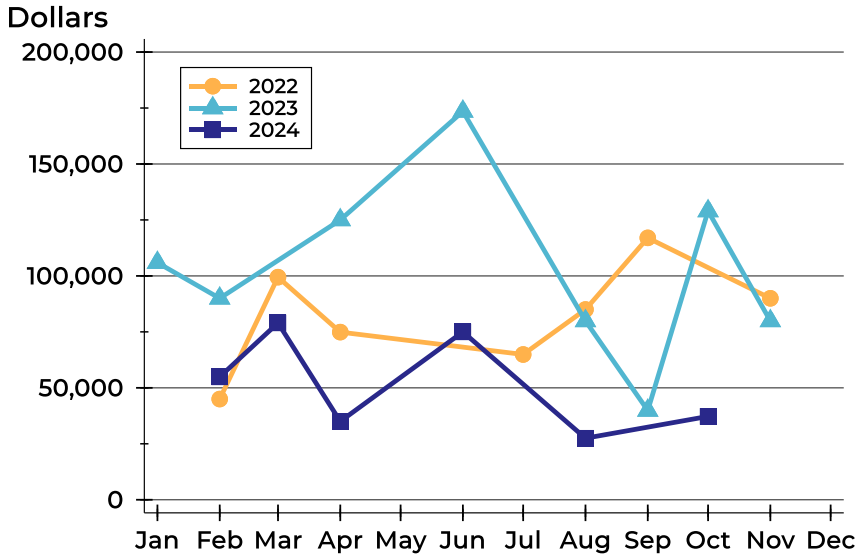
Contracts Written by Price Range

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



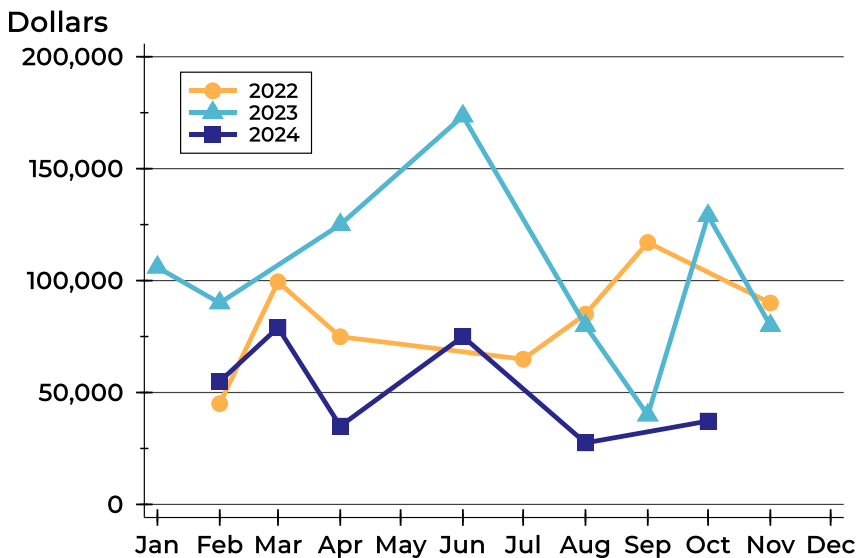
Greenwood County Contracts Written Analysis

Average Price



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

Median Price

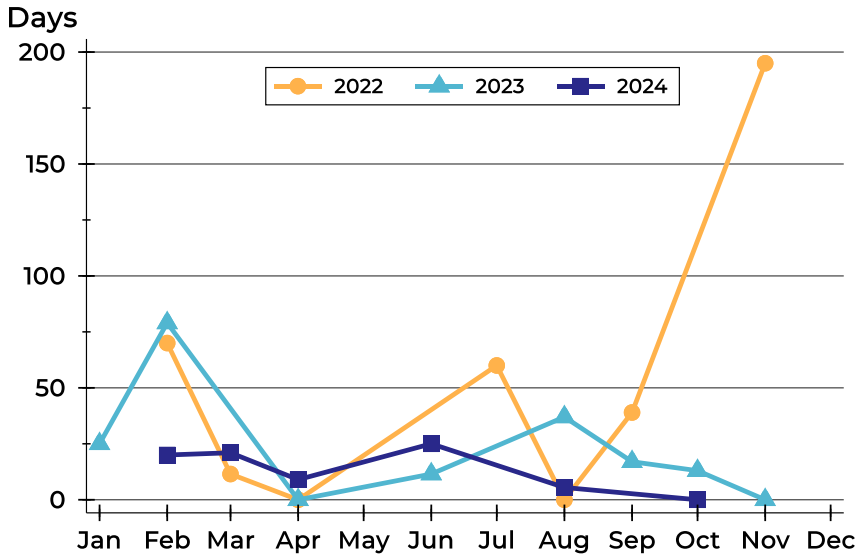


Month	2022	2023	2024
January	N/A	105,950	N/A
February	45,000	90,000	54,900
March	99,450	N/A	79,000
April	74,900	125,000	35,000
May	N/A	N/A	N/A
June	N/A	173,500	75,000
July	64,900	N/A	N/A
August	85,000	79,900	27,500
September	117,000	39,900	N/A
October	N/A	129,000	37,250
November	90,000	79,900	N/A
December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



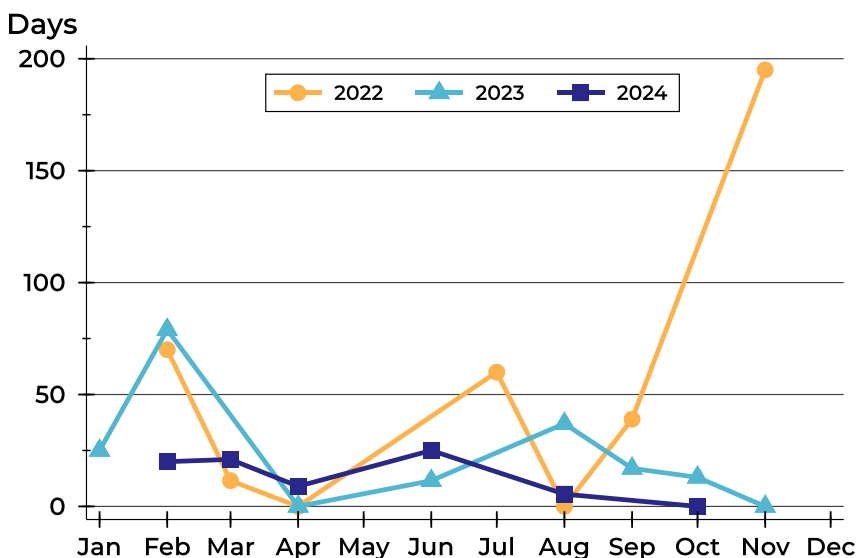
Greenwood County Contracts Written Analysis

Average DOM



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

Median DOM

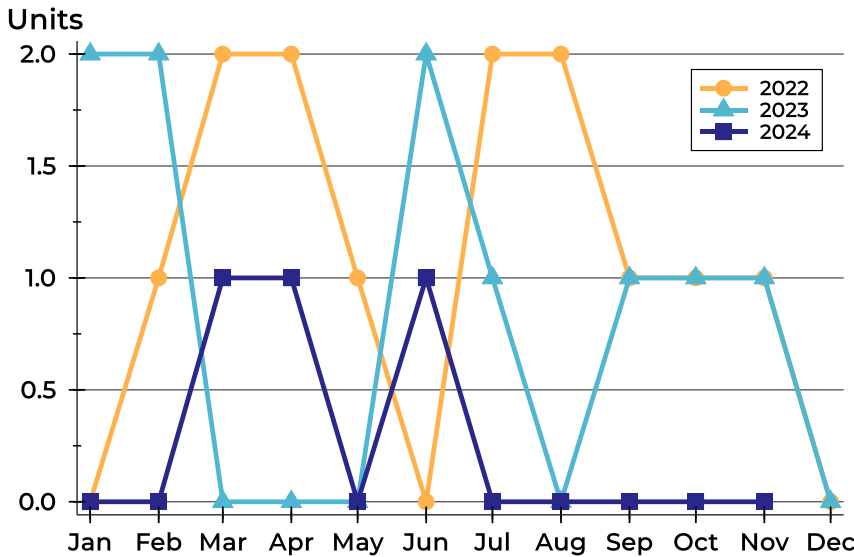


Month	2022	2023	2024
January	N/A	25	N/A
February	70	79	20
March	12	N/A	21
April	N/A	N/A	9
May	N/A	N/A	N/A
June	N/A	12	25
July	60	N/A	N/A
August	N/A	37	6
September	39	17	N/A
October	N/A	13	N/A
November	195	N/A	N/A
December	N/A	N/A	N/A



Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

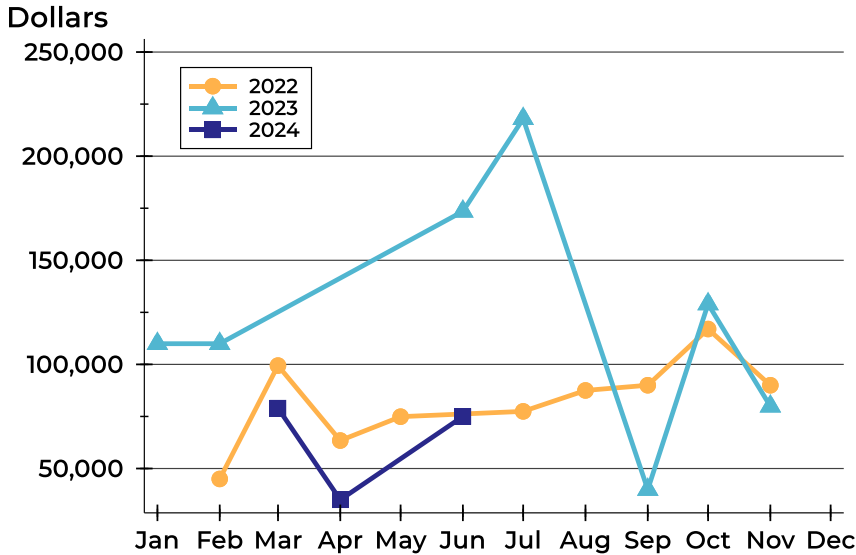
Pending Contracts by Price Range

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



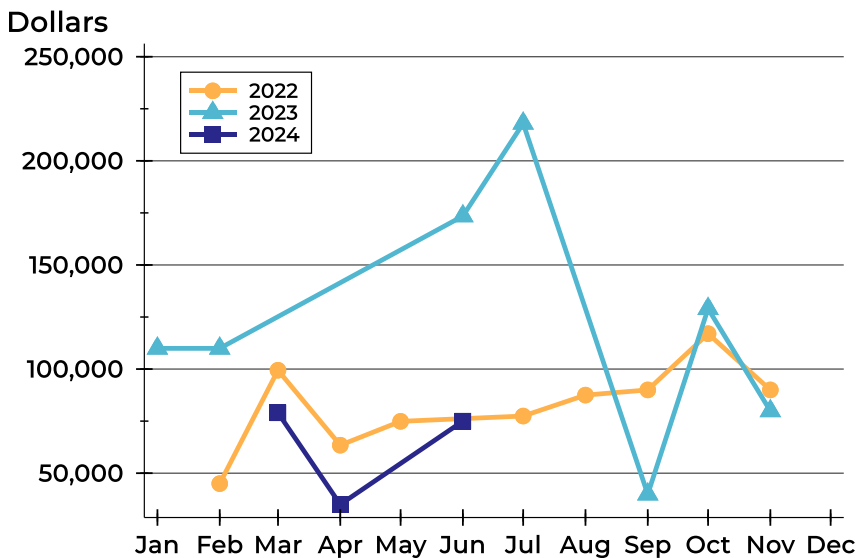
Greenwood County Pending Contracts Analysis

Average Price



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

Median Price

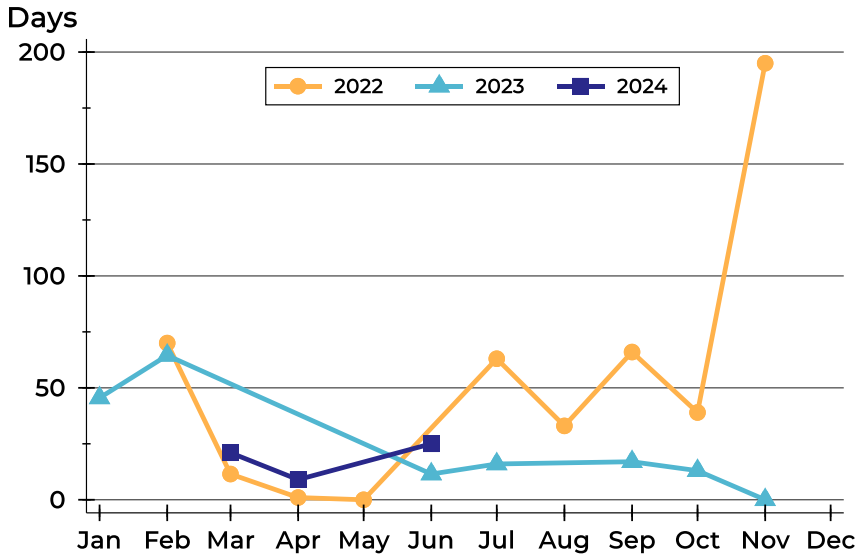


Month	2022	2023	2024
January	N/A	109,950	N/A
February	45,000	109,950	N/A
March	99,450	N/A	79,000
April	63,450	N/A	35,000
May	74,900	N/A	N/A
June	N/A	173,500	75,000
July	77,450	218,000	N/A
August	87,500	N/A	N/A
September	90,000	39,900	N/A
October	117,000	129,000	N/A
November	90,000	79,900	N/A
December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



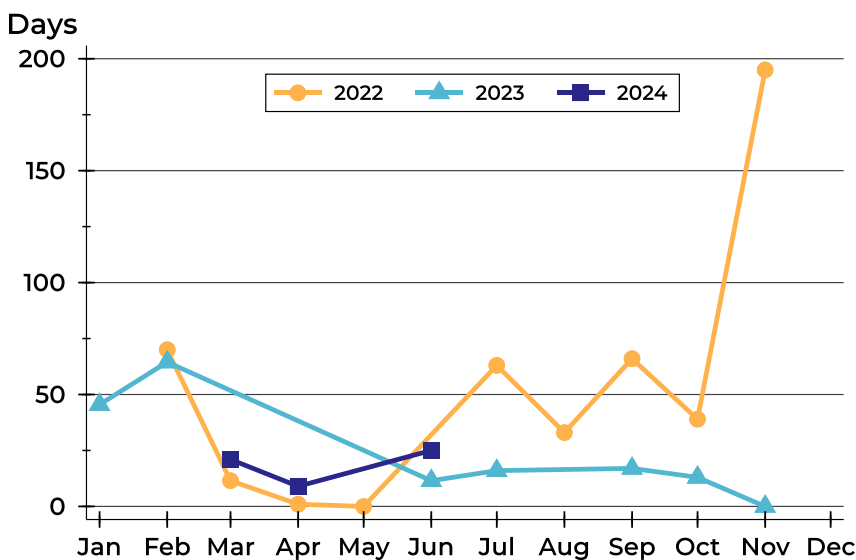
Greenwood County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Jackson County Housing Report



Market Overview

Jackson County Home Sales Fell in November

Total home sales in Jackson County fell last month to 9 units, compared to 10 units in November 2023. Total sales volume was \$1.9 million, down from a year earlier.

The median sale price in November was \$212,500, up from \$210,000 a year earlier. Homes that sold in November were typically on the market for 24 days and sold for 98.0% of their list prices.

Jackson County Active Listings Down at End of November

The total number of active listings in Jackson County at the end of November was 13 units, down from 21 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$248,500.

During November, a total of 5 contracts were written down from 9 in November 2023. At the end of the month, there were 5 contracts still pending.

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

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Jackson County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		9	10	11	91	83	139
Change from prior year		-10.0%	-9.1%	10.0%	9.6%	-40.3%	29.9%
Active Listings		13	21	16	N/A	N/A	N/A
Change from prior year		-38.1%	31.3%	-15.8%			
Months' Supply		1.6	2.8	1.2	N/A	N/A	N/A
Change from prior year		-42.9%	133.3%	-36.8%			
New Listings		4	4	6	94	103	151
Change from prior year		0.0%	-33.3%	-53.8%	-8.7%	-31.8%	11.9%
Contracts Written		5	9	8	94	83	135
Change from prior year		-44.4%	12.5%	-38.5%	13.3%	-38.5%	18.4%
Pending Contracts		5	7	8	N/A	N/A	N/A
Change from prior year		-28.6%	-12.5%	-55.6%			
Sales Volume (1,000s)		1,893	1,971	2,446	19,847	18,045	28,964
Change from prior year		-4.0%	-19.4%	20.2%	10.0%	-37.7%	51.9%
Average	Sale Price	210,378	197,100	222,404	218,097	217,413	208,374
	Change from prior year	6.7%	-11.4%	9.3%	0.3%	4.3%	16.9%
	List Price of Actives	254,735	280,466	332,016	N/A	N/A	N/A
	Change from prior year	-9.2%	-15.5%	61.0%			
	Days on Market	41	11	32	50	28	22
Change from prior year	272.7%	-65.6%	-17.9%	78.6%	27.3%	-42.1%	
	Percent of List	97.3%	96.2%	97.2%	97.4%	98.0%	97.7%
Change from prior year	1.1%	-1.0%	0.6%	-0.6%	0.3%	1.2%	
	Percent of Original	94.8%	94.6%	94.2%	94.8%	94.7%	96.3%
Change from prior year	0.2%	0.4%	5.3%	0.1%	-1.7%	2.4%	
Median	Sale Price	212,500	210,000	150,000	189,900	205,000	190,000
	Change from prior year	1.2%	40.0%	-17.8%	-7.4%	7.9%	15.2%
	List Price of Actives	248,500	229,900	248,250	N/A	N/A	N/A
	Change from prior year	8.1%	-7.4%	24.2%			
	Days on Market	24	5	11	16	8	6
Change from prior year	380.0%	-54.5%	-62.1%	100.0%	33.3%	-25.0%	
	Percent of List	98.0%	97.6%	100.0%	99.5%	100.0%	100.0%
Change from prior year	0.4%	-2.4%	1.5%	-0.5%	0.0%	0.0%	
	Percent of Original	95.4%	97.2%	99.4%	97.8%	99.1%	100.0%
Change from prior year	-1.9%	-2.2%	6.2%	-1.3%	-0.9%	0.0%	

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



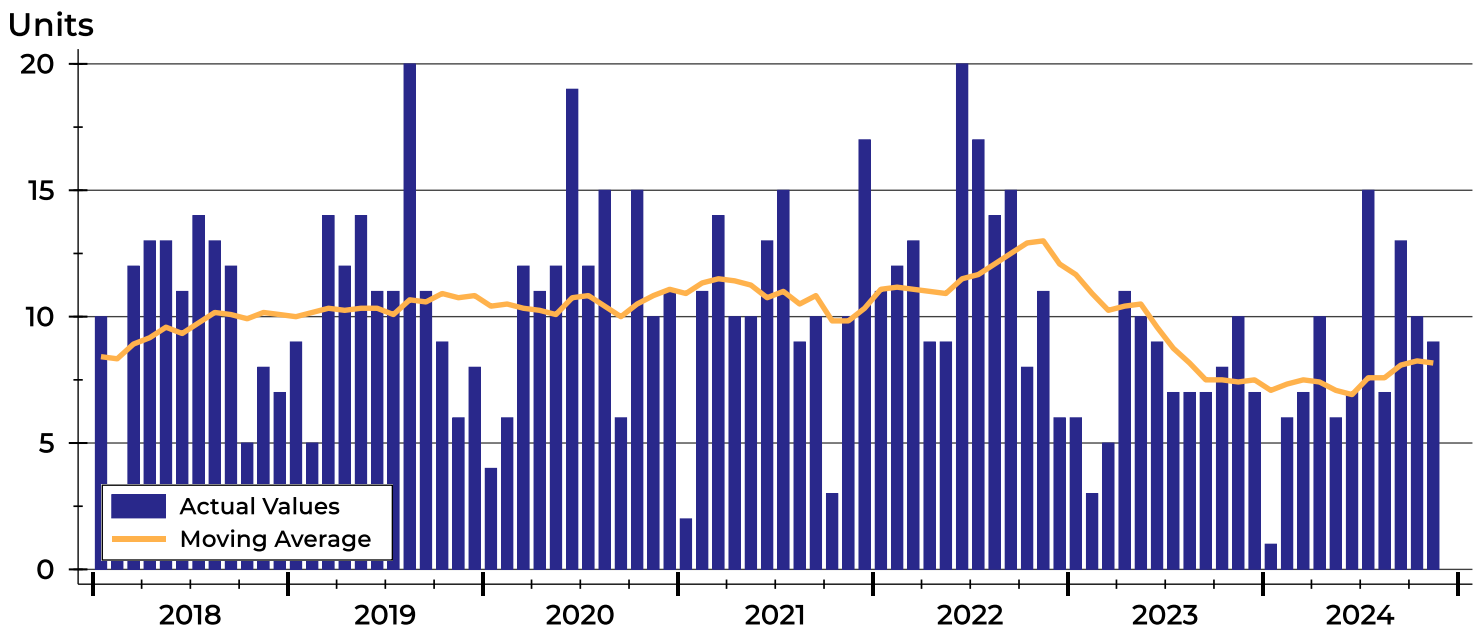
Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		9	10	-10.0%	91	83	9.6%
Volume (1,000s)		1,893	1,971	-4.0%	19,847	18,045	10.0%
Months' Supply		1.6	2.8	-42.9%	N/A	N/A	N/A
Average	Sale Price	210,378	197,100	6.7%	218,097	217,413	0.3%
	Days on Market	41	11	272.7%	50	28	78.6%
	Percent of List	97.3%	96.2%	1.1%	97.4%	98.0%	-0.6%
	Percent of Original	94.8%	94.6%	0.2%	94.8%	94.7%	0.1%
Median	Sale Price	212,500	210,000	1.2%	189,900	205,000	-7.4%
	Days on Market	24	5	380.0%	16	8	100.0%
	Percent of List	98.0%	97.6%	0.4%	99.5%	100.0%	-0.5%
	Percent of Original	95.4%	97.2%	-1.9%	97.8%	99.1%	-1.3%

A total of 9 homes sold in Jackson County in November, down from 10 units in November 2023. Total sales volume fell to \$1.9 million compared to \$2.0 million in the previous year.

The median sales price in November was \$212,500, up 1.2% compared to the prior year. Median days on market was 24 days, up from 15 days in October, and up from 5 in November 2023.

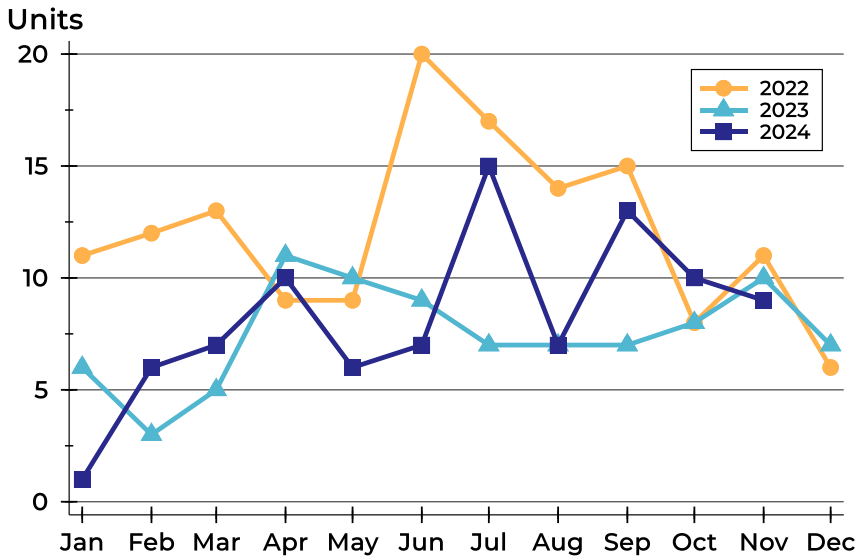
History of Closed Listings





Jackson County Closed Listings Analysis

Closed Listings by Month



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

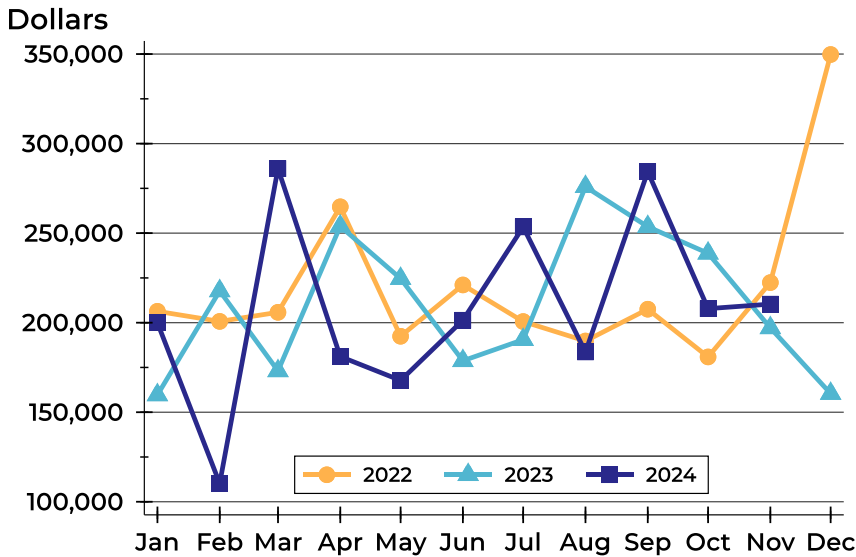
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	2.0	58,000	58,000	37	37	96.7%	96.7%	93.5%	93.5%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	0.0	142,000	142,000	3	3	98.0%	98.0%	98.0%	98.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	22.2%	1.3	187,450	187,450	47	47	100.0%	100.0%	97.6%	97.6%
\$200,000-\$249,999	2	22.2%	5.0	229,250	229,250	42	42	96.4%	96.4%	96.4%	96.4%
\$250,000-\$299,999	2	22.2%	1.1	262,500	262,500	72	72	93.2%	93.2%	86.2%	86.2%
\$300,000-\$399,999	1	11.1%	2.4	335,000	335,000	7	7	101.5%	101.5%	101.5%	101.5%
\$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



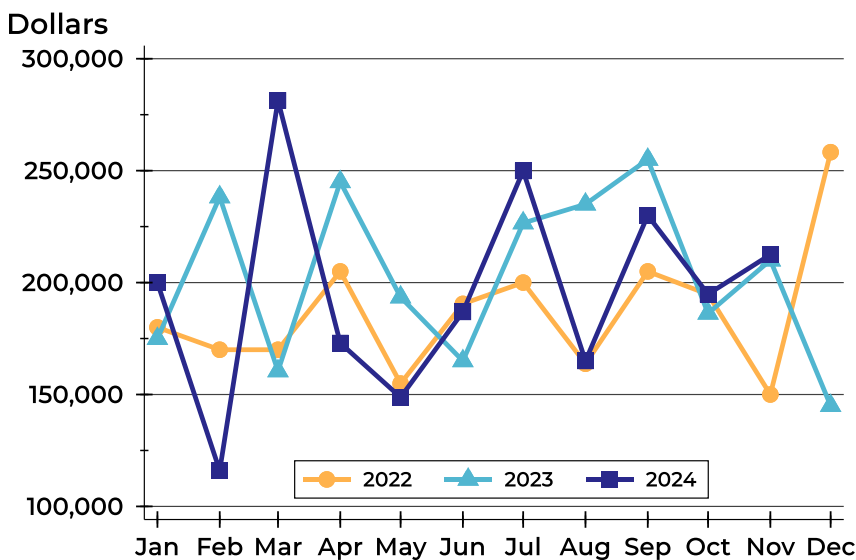
Jackson County Closed Listings Analysis

Average Price



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

Median Price

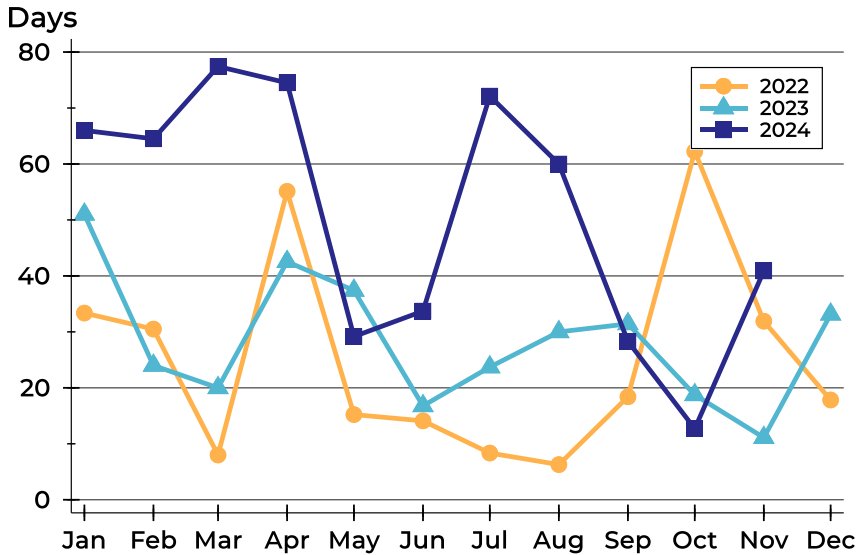


Month	2022	2023	2024
January	180,000	174,950	200,000
February	170,000	238,225	116,000
March	170,000	160,500	281,400
April	205,000	245,000	173,000
May	154,900	193,500	148,750
June	190,500	165,000	186,900
July	200,000	226,600	249,900
August	163,750	235,000	165,000
September	205,000	255,000	230,000
October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



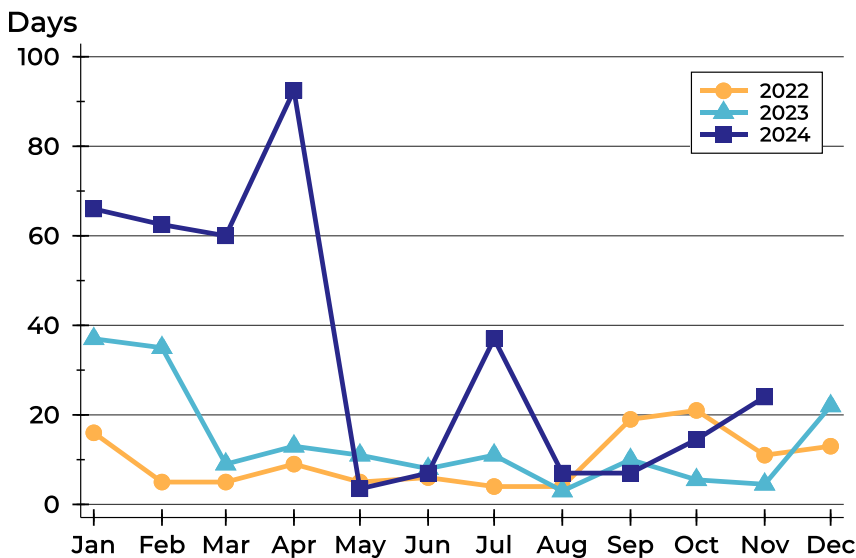
Jackson County Closed Listings Analysis

Average DOM



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

Median DOM



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



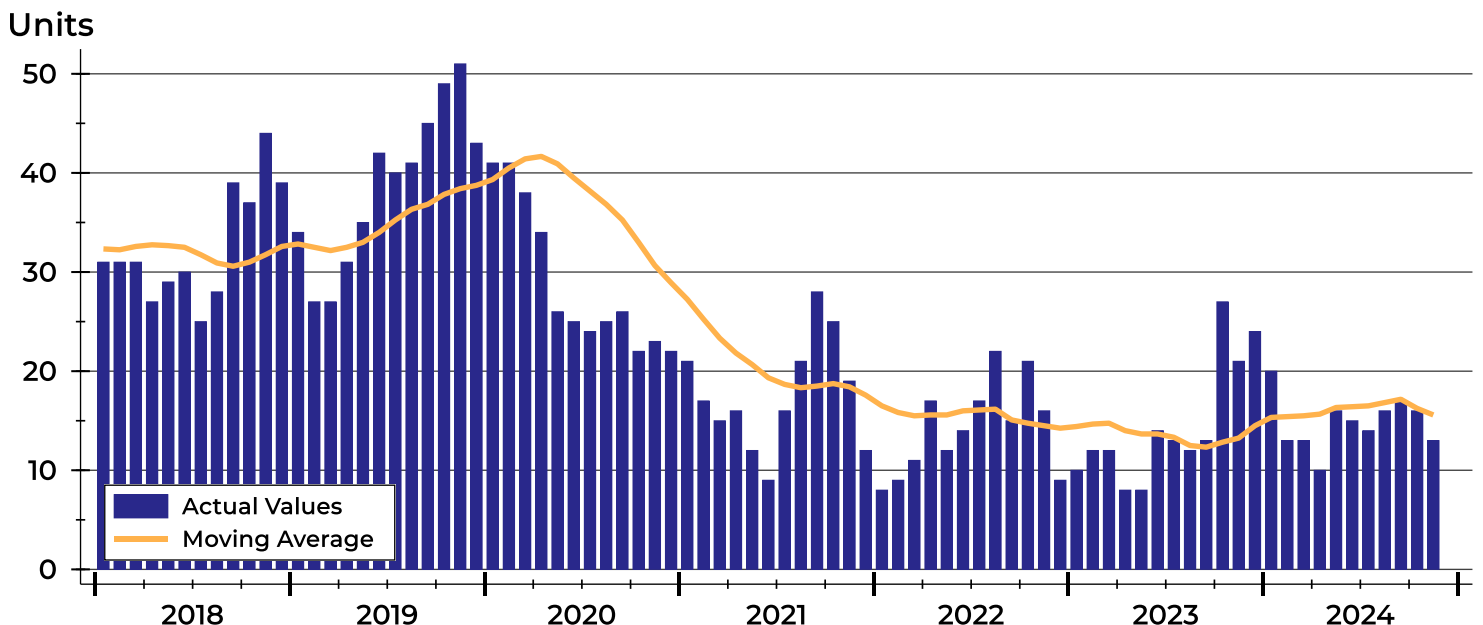
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		13	21	-38.1%
Volume (1,000s)		3,312	5,890	-43.8%
Months' Supply		1.6	2.8	-42.9%
Average	List Price	254,735	280,466	-9.2%
	Days on Market	76	81	-6.2%
	Percent of Original	95.8%	95.9%	-0.1%
Median	List Price	248,500	229,900	8.1%
	Days on Market	66	57	15.8%
	Percent of Original	97.6%	100.0%	-2.4%

A total of 13 homes were available for sale in Jackson County at the end of November. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of November was \$248,500, up 8.1% from 2023. The typical time on market for active listings was 66 days, up from 57 days a year earlier.

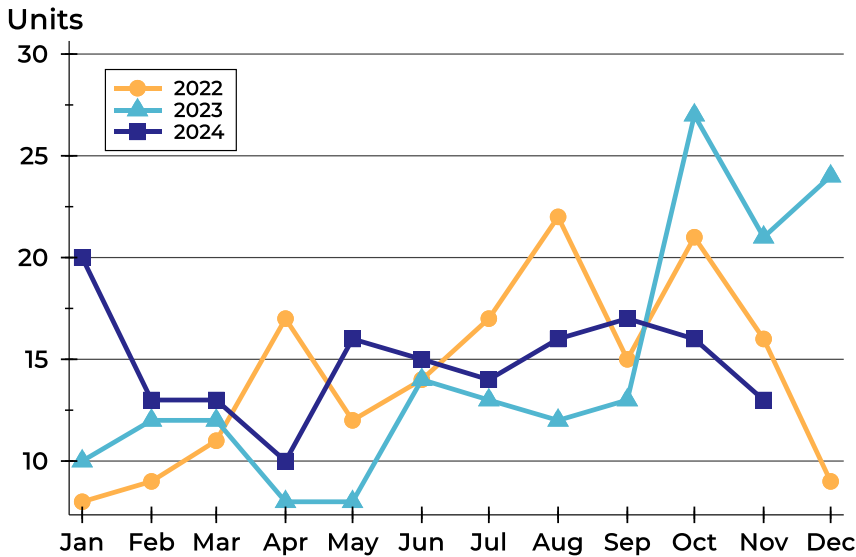
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



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

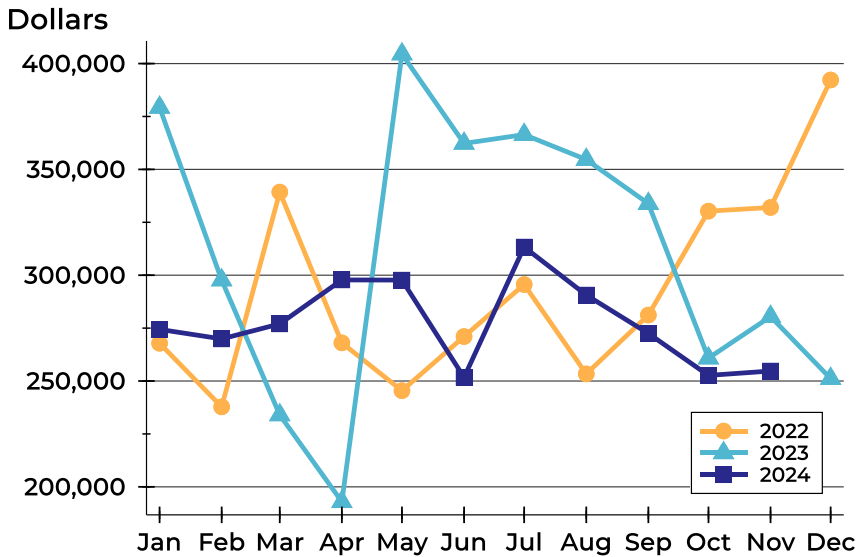
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	2.0	82,950	82,950	64	64	94.0%	94.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	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	N/A
\$175,000-\$199,999	1	7.7%	1.3	188,950	188,950	51	51	95.0%	95.0%
\$200,000-\$249,999	5	38.5%	5.0	228,480	219,500	91	80	95.8%	97.6%
\$250,000-\$299,999	1	7.7%	1.1	250,000	250,000	89	89	89.3%	89.3%
\$300,000-\$399,999	2	15.4%	2.4	347,500	347,500	38	38	100.0%	100.0%
\$400,000-\$499,999	2	15.4%	N/A	434,650	434,650	98	98	97.2%	97.2%
\$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



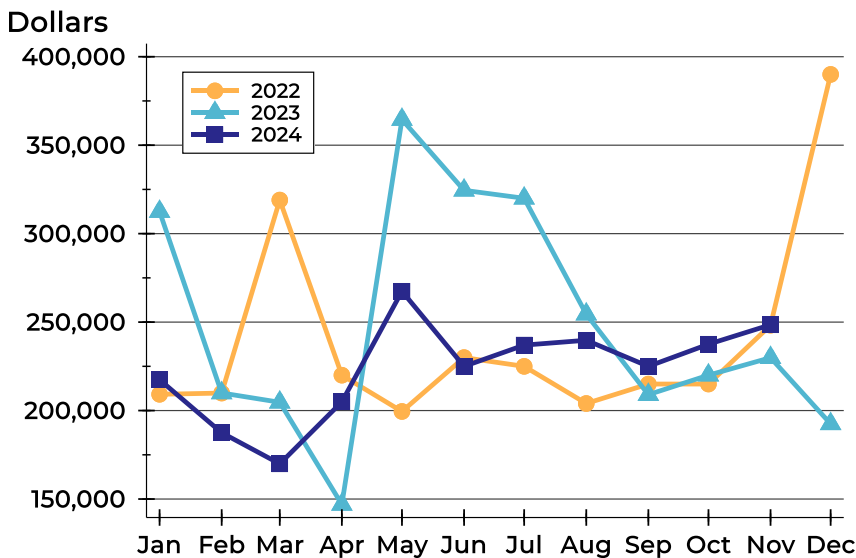
Jackson County Active Listings Analysis

Average Price



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

Median Price

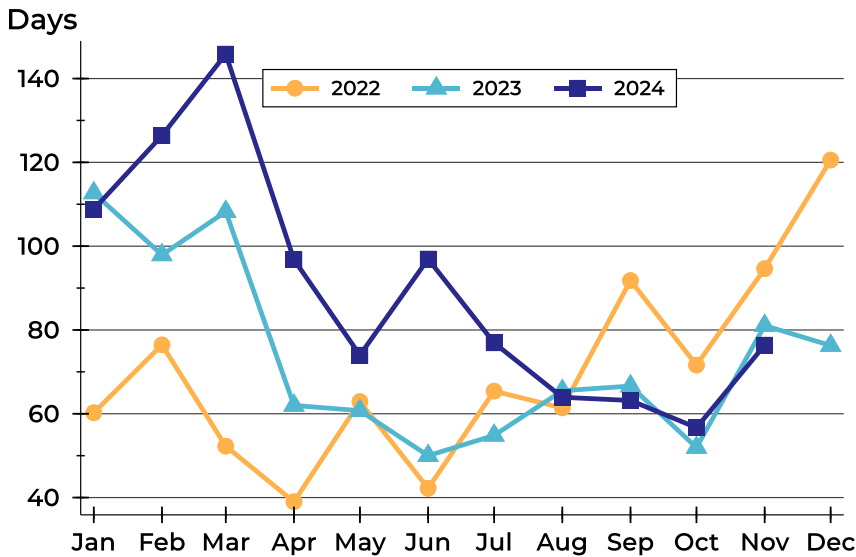


Month	2022	2023	2024
January	209,200	312,475	217,450
February	209,900	209,950	187,500
March	319,000	204,700	169,900
April	220,000	146,950	204,950
May	199,499	364,500	267,450
June	229,950	324,500	225,000
July	225,000	320,000	237,000
August	204,000	254,475	239,750
September	215,000	209,000	225,000
October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



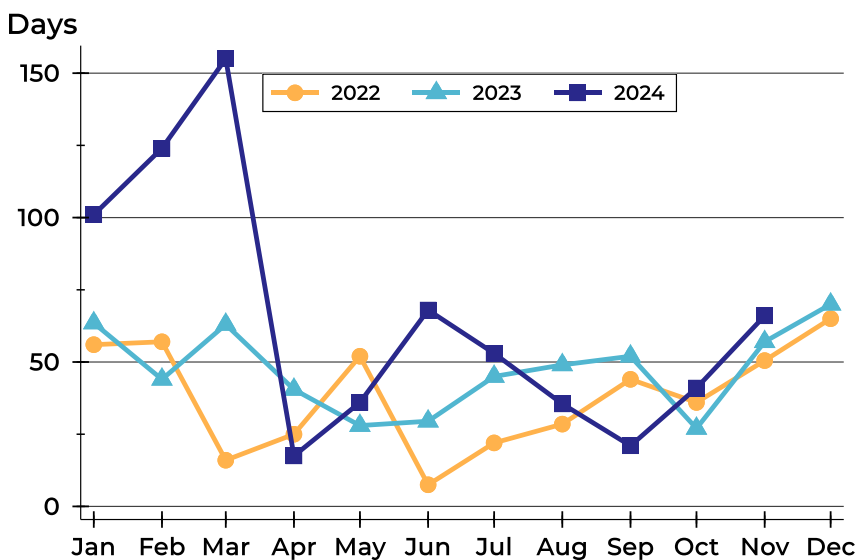
Jackson County Active Listings Analysis

Average DOM



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

Median DOM

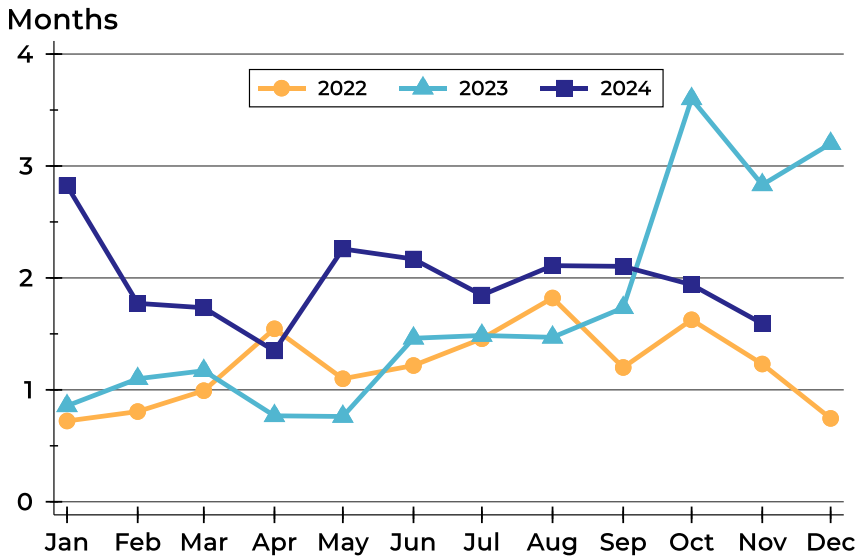


Month	2022	2023	2024
January	56	64	101
February	57	44	124
March	16	63	155
April	25	41	18
May	52	28	36
June	8	30	68
July	22	45	53
August	29	49	36
September	44	52	21
October	36	27	41
November	51	57	66
December	65	70	



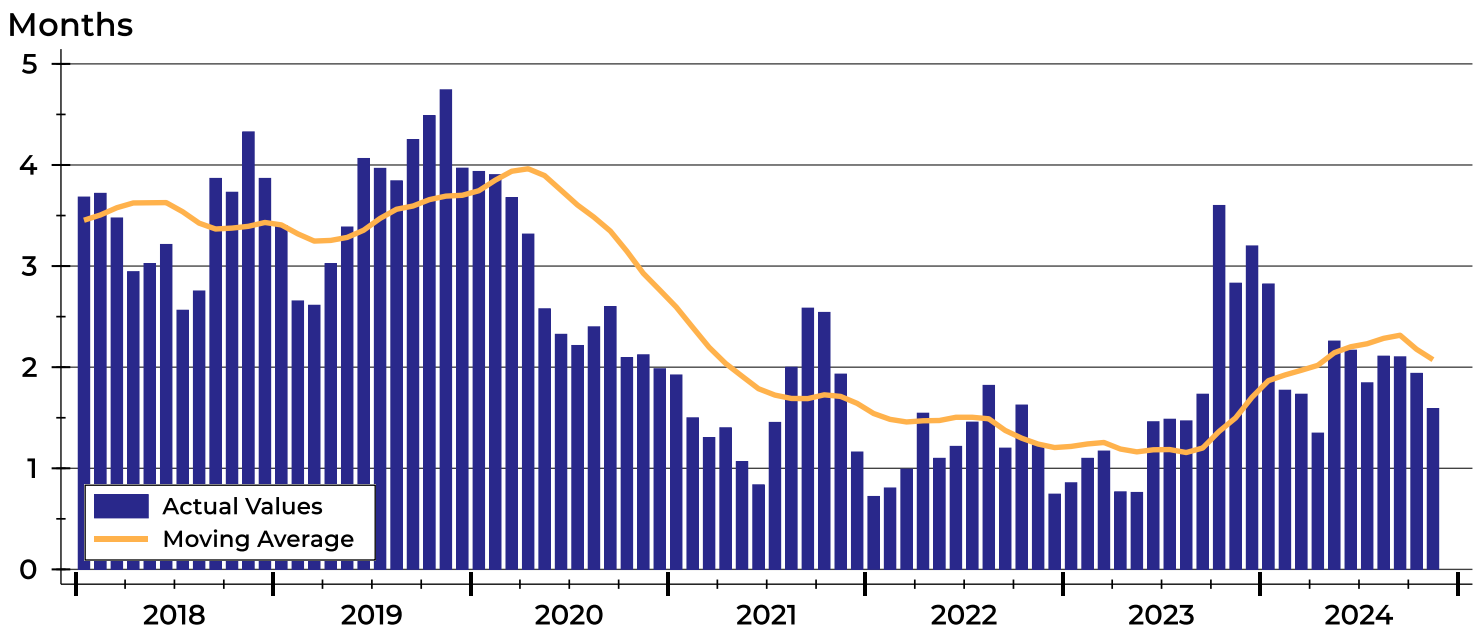
Jackson County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





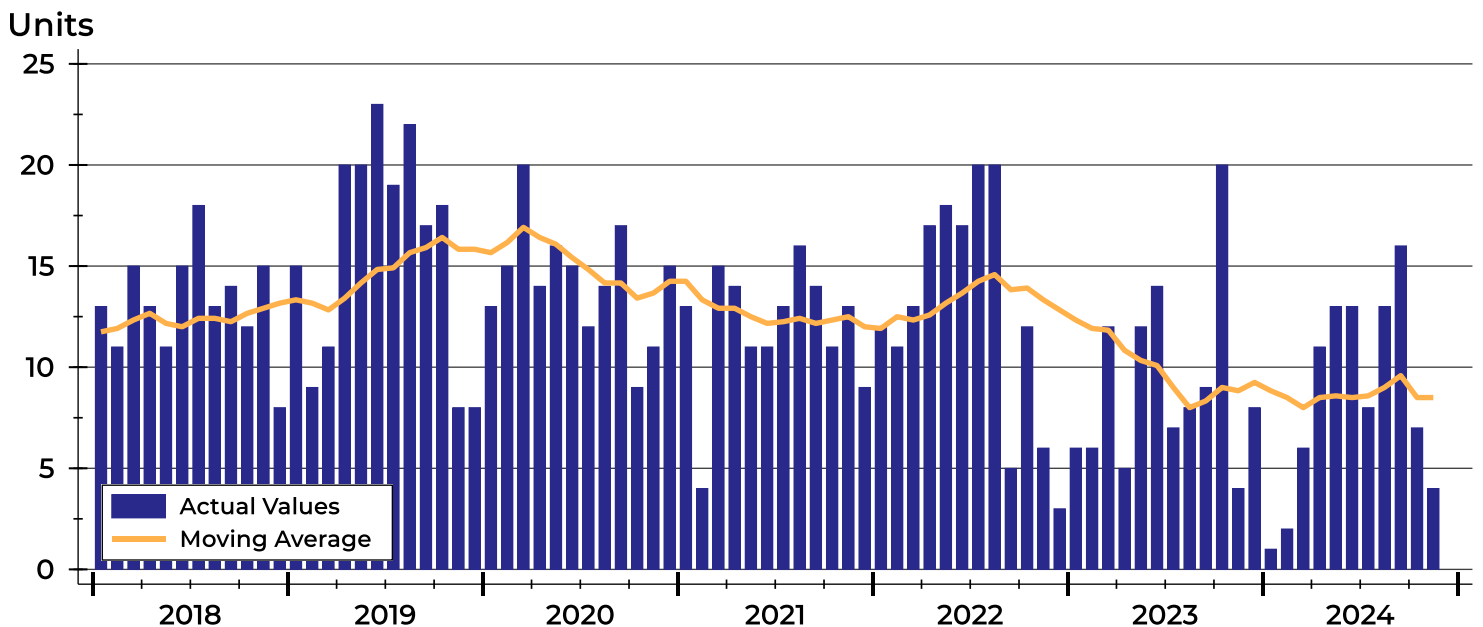
Jackson County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	4	4	0.0%
	Volume (1,000s)	1,484	668	122.2%
	Average List Price	371,000	166,950	122.2%
	Median List Price	309,500	164,950	87.6%
Year-to-Date	New Listings	94	103	-8.7%
	Volume (1,000s)	22,058	22,857	-3.5%
	Average List Price	234,663	221,915	5.7%
	Median List Price	205,000	199,500	2.8%

A total of 4 new listings were added in Jackson County during November, the same figure as reported in 2023. Year-to-date Jackson County has seen 94 new listings.

The median list price of these homes was \$309,500 up from \$164,950 in 2023.

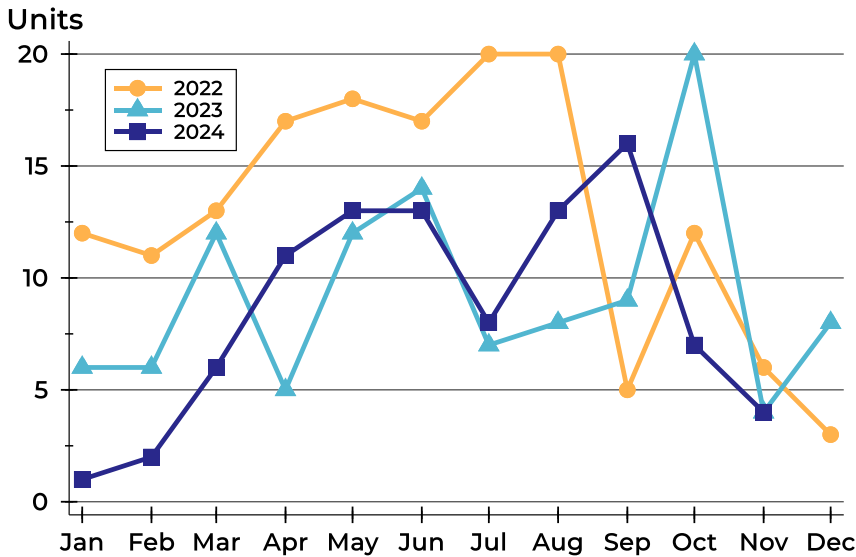
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



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

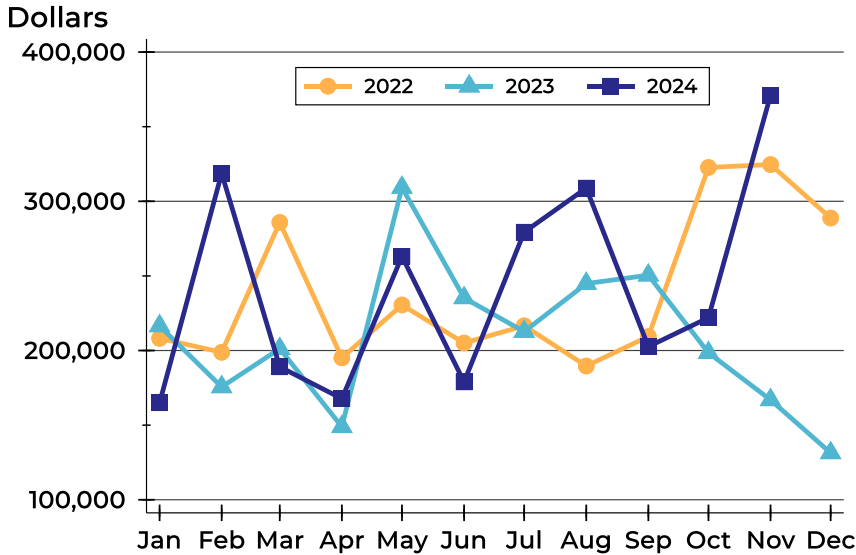
New Listings by Price Range

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	25.0%	215,000	215,000	17	17	100.0%	100.0%
\$250,000-\$299,999	1	25.0%	269,000	269,000	9	9	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	350,000	350,000	34	34	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	25.0%	650,000	650,000	9	9	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



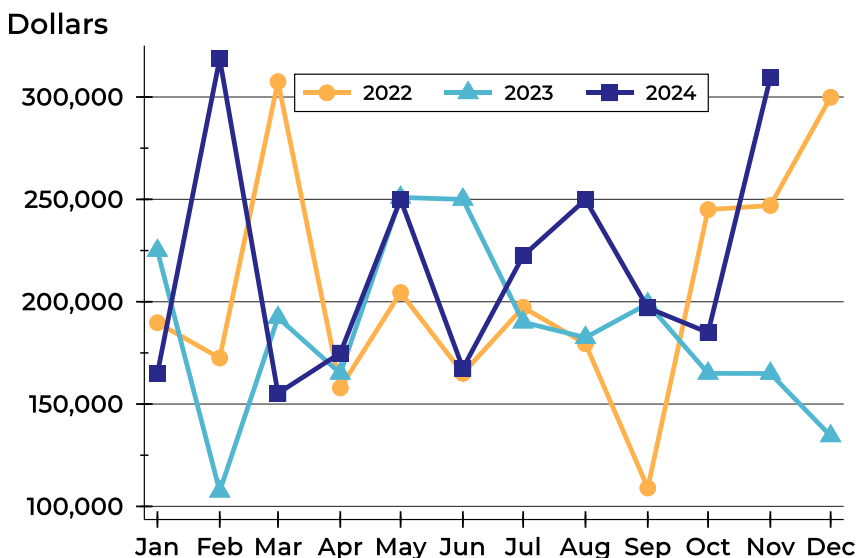
Jackson County New Listings Analysis

Average Price



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

Median Price



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



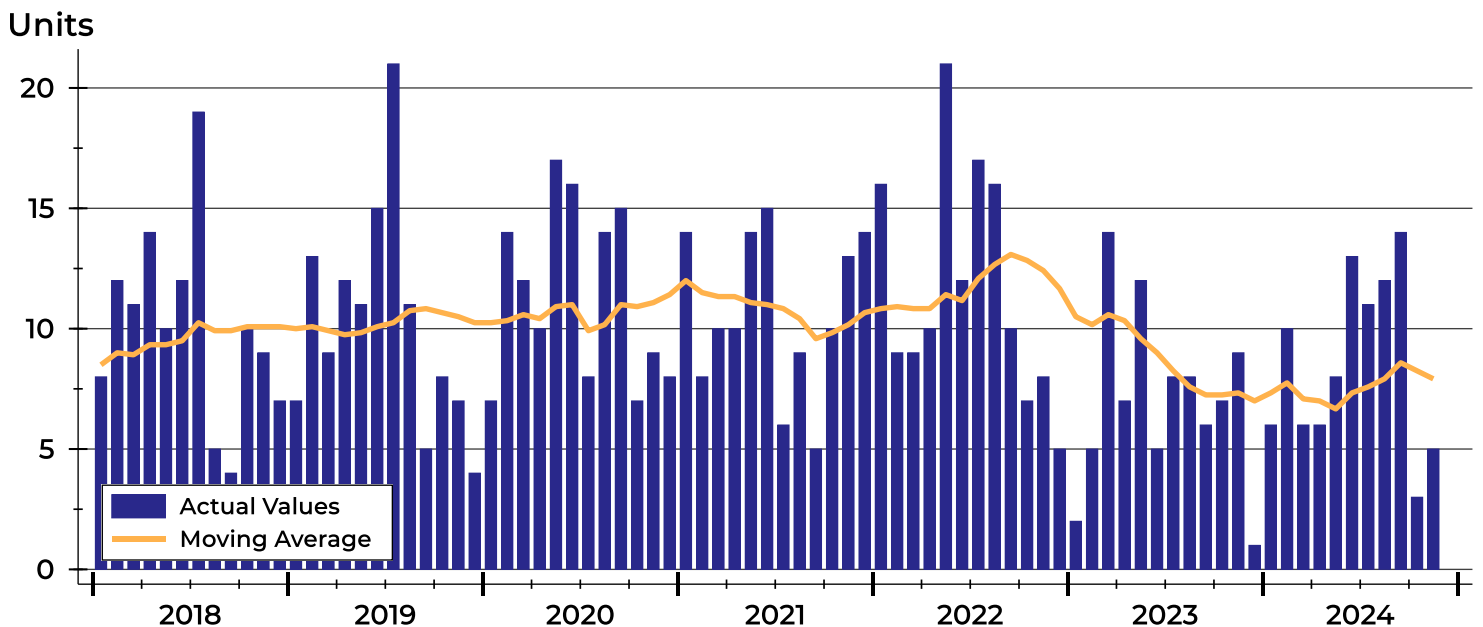
Jackson County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		5	9	-44.4%	94	83	13.3%
Volume (1,000s)		1,338	1,437	-6.9%	21,338	18,335	16.4%
Average	Sale Price	267,590	159,688	67.6%	227,004	220,903	2.8%
	Days on Market	49	36	36.1%	49	27	81.5%
	Percent of Original	98.7%	85.9%	14.9%	95.1%	94.7%	0.4%
Median	Sale Price	199,000	160,000	24.4%	189,950	199,500	-4.8%
	Days on Market	37	27	37.0%	16	8	100.0%
	Percent of Original	100.0%	90.6%	10.4%	98.2%	99.1%	-0.9%

A total of 5 contracts for sale were written in Jackson County during the month of November, down from 9 in 2023. The median list price of these homes was \$199,000, up from \$160,000 the prior year.

Half of the homes that went under contract in November were on the market less than 37 days, compared to 27 days in November 2023.

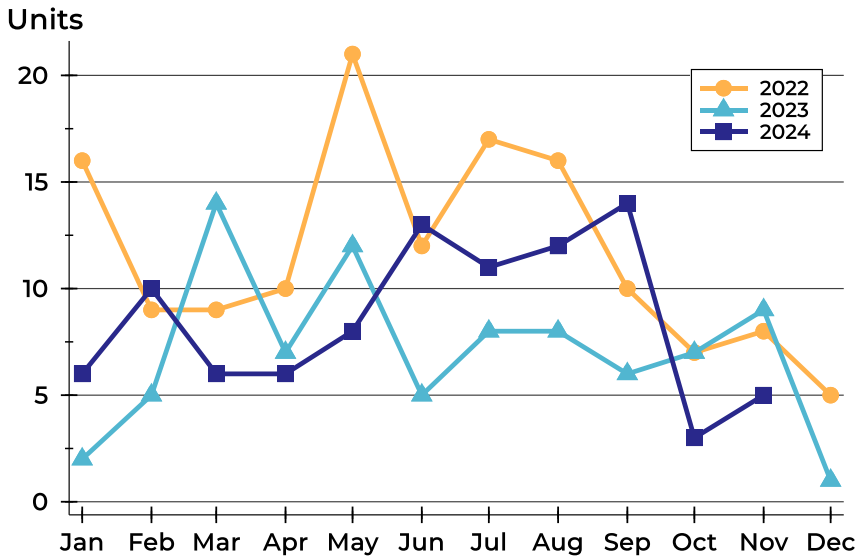
History of Contracts Written





Jackson County Contracts Written Analysis

Contracts Written by Month



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

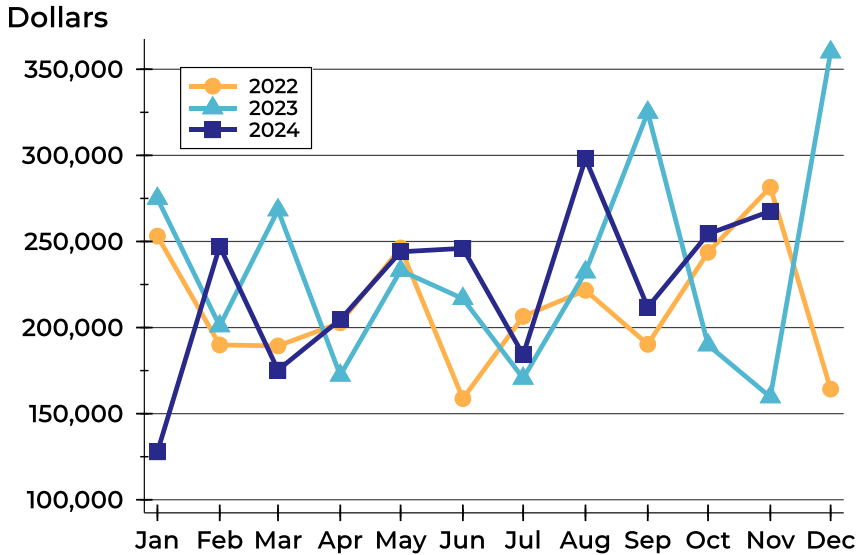
Contracts Written by Price Range

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%	60,000	60,000	37	37	93.5%	93.5%
\$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	20.0%	159,950	159,950	137	137	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	199,000	199,000	55	55	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	20.0%	269,000	269,000	9	9	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	20.0%	650,000	650,000	9	9	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



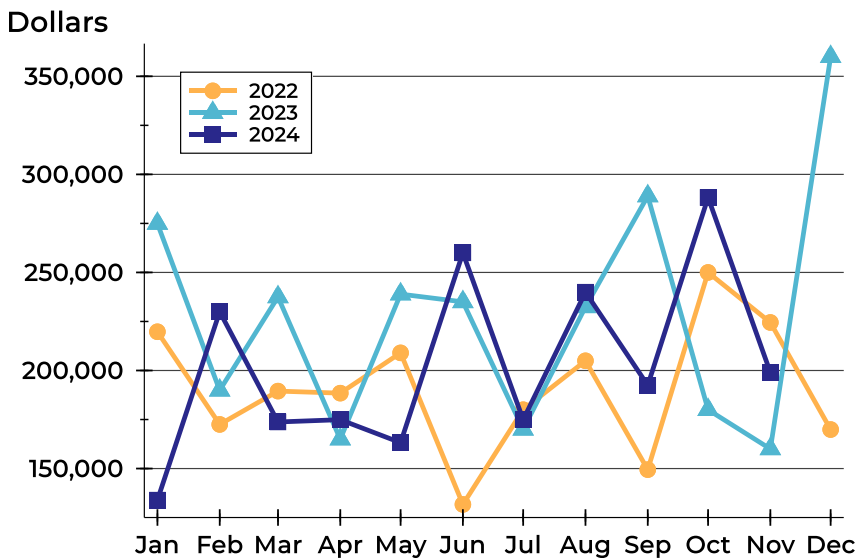
Jackson County Contracts Written Analysis

Average Price



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

Median Price

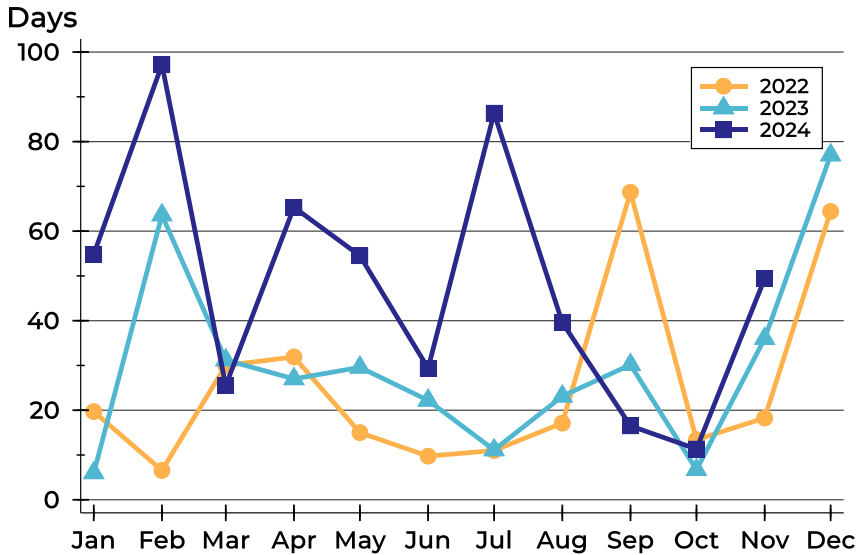


Month	2022	2023	2024
January	219,750	274,950	133,900
February	172,500	189,900	229,950
March	189,500	237,500	173,750
April	188,450	165,000	174,925
May	209,000	238,950	163,200
June	131,700	235,000	260,000
July	180,000	170,000	174,900
August	204,950	232,450	239,950
September	149,450	288,975	192,450
October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



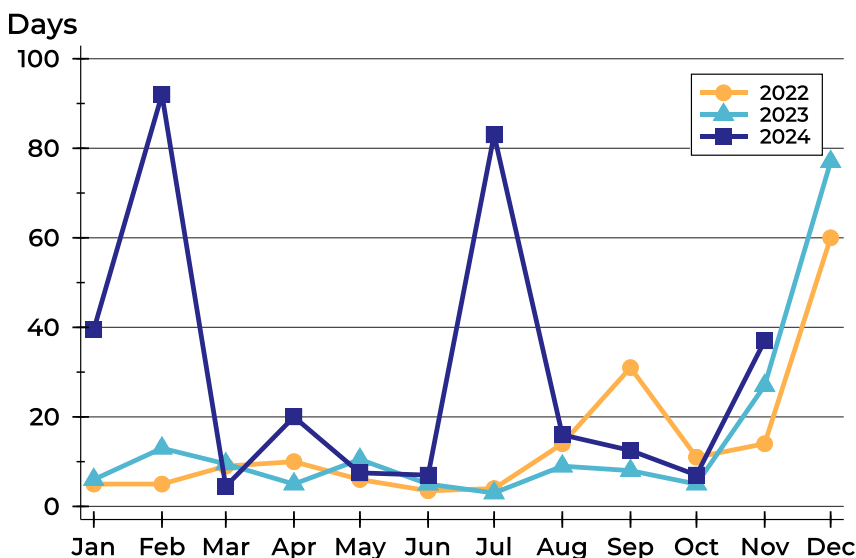
Jackson County Contracts Written Analysis

Average DOM



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

Median DOM



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



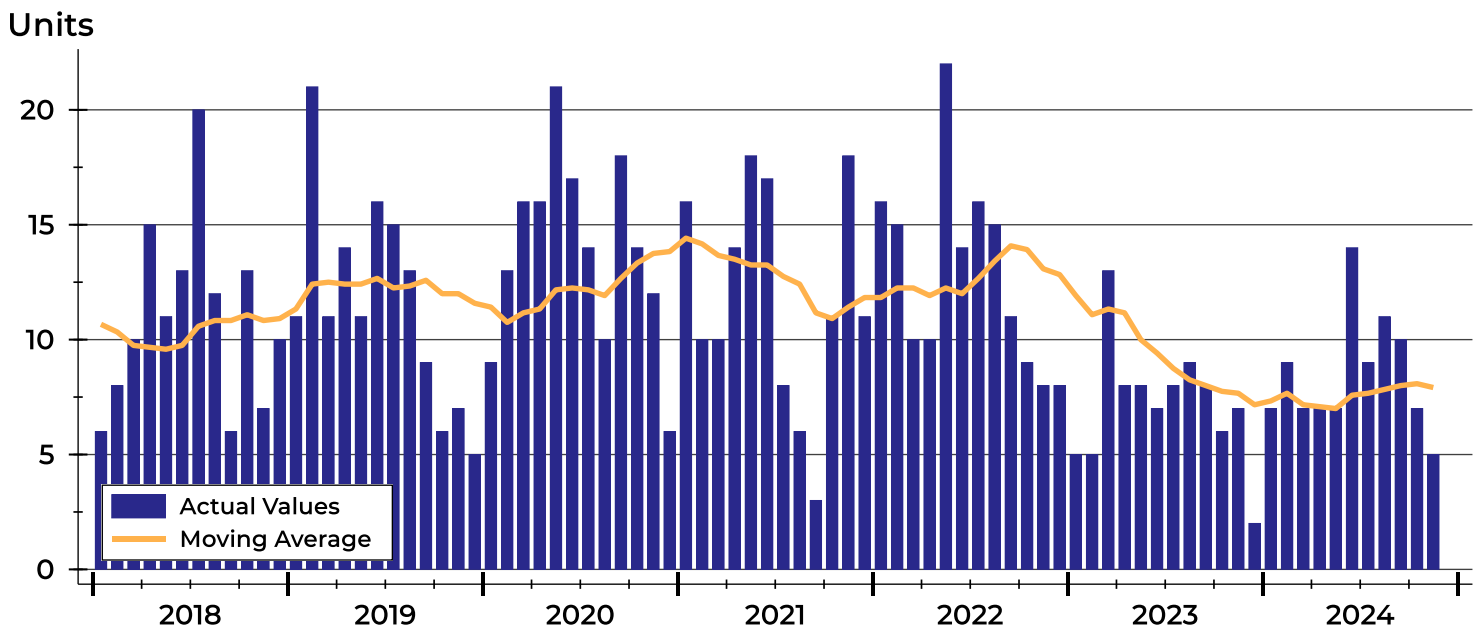
Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		5	7	-28.6%
Volume (1,000s)		1,453	1,275	14.0%
Average	List Price	290,590	182,171	59.5%
	Days on Market	46	39	17.9%
	Percent of Original	100.0%	93.8%	6.6%
Median	List Price	199,000	164,900	20.7%
	Days on Market	18	30	-40.0%
	Percent of Original	100.0%	95.5%	4.7%

A total of 5 listings in Jackson County had contracts pending at the end of November, down from 7 contracts pending at the end of November 2023.

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

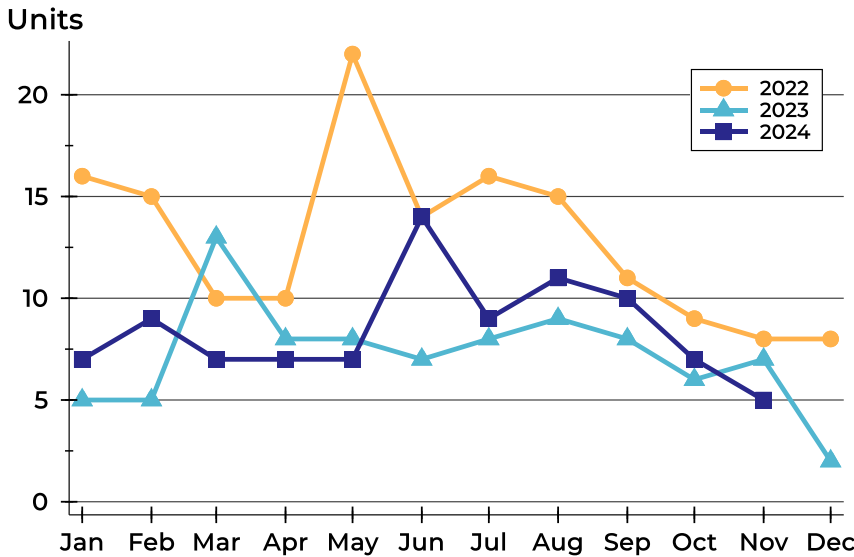
History of Pending Contracts





Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

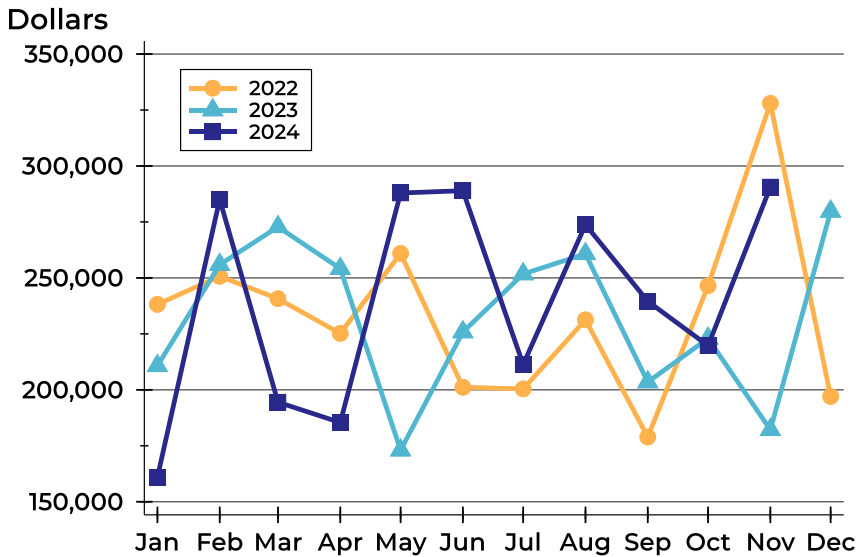
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	159,950	159,950	137	137	100.0%	100.0%
\$175,000-\$199,999	2	40.0%	187,000	187,000	37	37	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	20.0%	269,000	269,000	9	9	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	20.0%	650,000	650,000	9	9	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



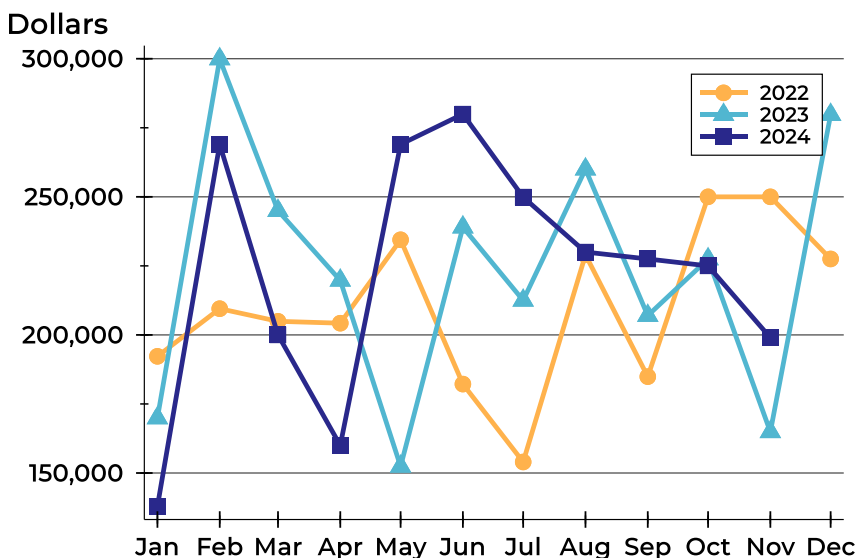
Jackson County Pending Contracts Analysis

Average Price



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

Median Price

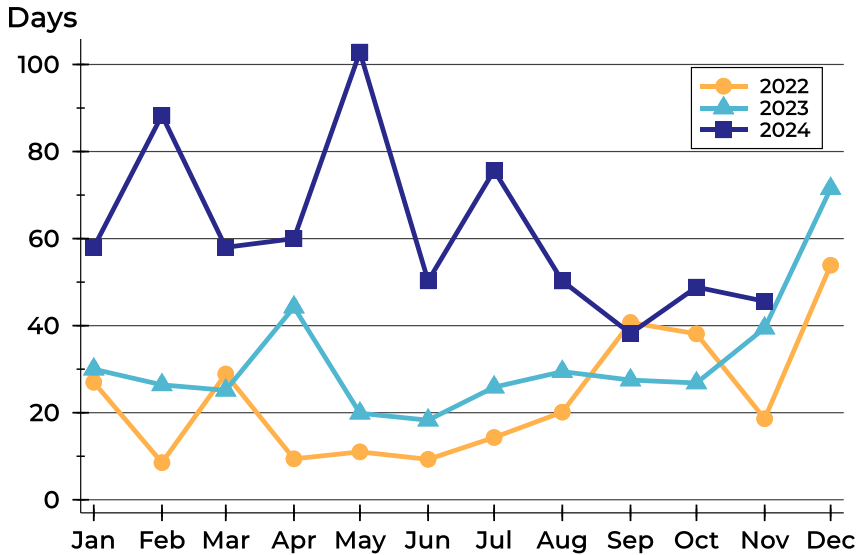


Month	2022	2023	2024
January	192,250	169,900	137,900
February	209,500	299,900	269,000
March	204,925	245,000	200,000
April	204,250	219,750	160,000
May	234,450	152,400	269,000
June	182,200	239,000	279,950
July	154,000	212,500	249,900
August	229,000	260,000	230,000
September	184,900	207,000	227,500
October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



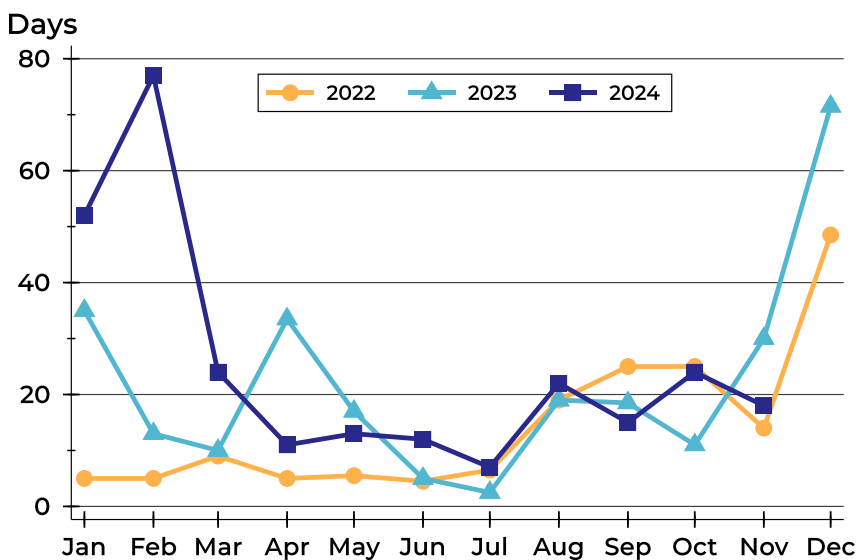
Jackson County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Rose in November

Total home sales in Jefferson County rose by 80.0% last month to 18 units, compared to 10 units in November 2023. Total sales volume was \$4.4 million, up 94.2% from a year earlier.

The median sale price in November was \$222,500, down from \$224,500 a year earlier. Homes that sold in November were typically on the market for 22 days and sold for 99.8% of their list prices.

Jefferson County Active Listings Up at End of November

The total number of active listings in Jefferson County at the end of November was 34 units, up from 25 at the same point in 2023. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$317,450.

During November, a total of 14 contracts were written up from 7 in November 2023. At the end of the month, there were 15 contracts still pending.

Report Contents

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

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Jefferson County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	18 80.0%	10 0.0%	10 -33.3%	145 7.4%	135 -17.2%	163 -9.4%	
Active Listings Change from prior year	34 36.0%	25 25.0%	20 25.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.7 28.6%	2.1 50.0%	1.4 40.0%	N/A	N/A	N/A	
New Listings Change from prior year	14 55.6%	9 -47.1%	17 30.8%	191 14.4%	167 -6.2%	178 -14.0%	
Contracts Written Change from prior year	14 100.0%	7 -41.7%	12 -20.0%	146 9.0%	134 -15.2%	158 -14.6%	
Pending Contracts Change from prior year	15 114.3%	7 -41.7%	12 -33.3%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	4,369 94.2%	2,250 -24.9%	2,996 -1.8%	37,826 12.0%	33,784 -8.4%	36,869 5.3%	
Average	Sale Price Change from prior year	242,694 7.9%	224,978 -24.9%	299,590 47.3%	260,867 4.2%	250,249 10.6%	226,189 16.3%
	List Price of Actives Change from prior year	348,703 41.4%	246,606 2.9%	239,568 0.5%	N/A	N/A	N/A
	Days on Market Change from prior year	36 89.5%	19 -42.4%	33 65.0%	36 38.5%	26 44.4%	18 12.5%
	Percent of List Change from prior year	94.6% -3.5%	98.0% -0.1%	98.1% -2.4%	97.2% -1.8%	99.0% -1.5%	100.5% -0.4%
	Percent of Original Change from prior year	89.7% -7.9%	97.4% 1.9%	95.6% -4.2%	94.3% -3.0%	97.2% -2.3%	99.5% -0.3%
Median	Sale Price Change from prior year	222,500 -0.9%	224,500 -12.5%	256,450 52.6%	250,000 14.2%	219,000 4.3%	210,000 17.5%
	List Price of Actives Change from prior year	317,450 47.7%	214,900 0.2%	214,450 -1.4%	N/A	N/A	N/A
	Days on Market Change from prior year	22 266.7%	6 -71.4%	21 133.3%	14 100.0%	7 16.7%	6 20.0%
	Percent of List Change from prior year	99.8% 1.3%	98.5% -0.2%	98.7% -1.3%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	94.5% -4.1%	98.5% 2.7%	95.9% -4.1%	97.3% -2.7%	100.0% 0.0%	100.0% 0.0%

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



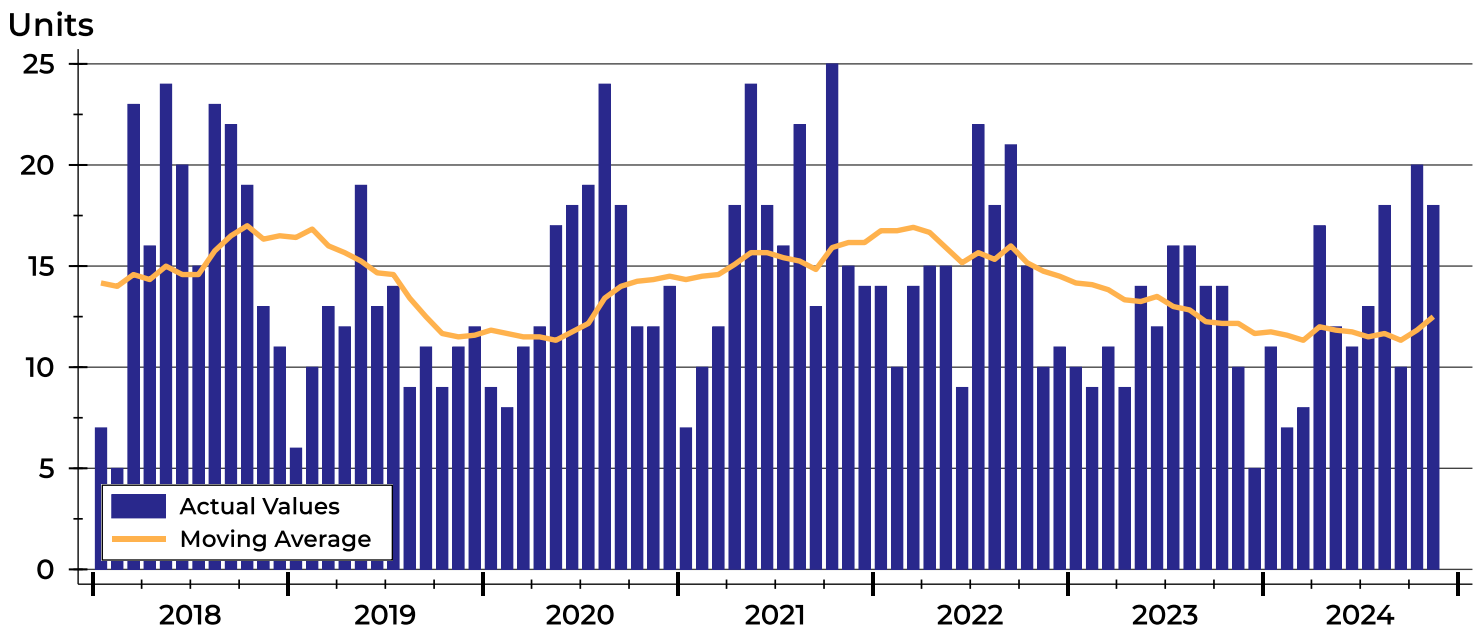
Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		18	10	80.0%	145	135	7.4%
Volume (1,000s)		4,369	2,250	94.2%	37,826	33,784	12.0%
Months' Supply		2.7	2.1	28.6%	N/A	N/A	N/A
Average	Sale Price	242,694	224,978	7.9%	260,867	250,249	4.2%
	Days on Market	36	19	89.5%	36	26	38.5%
	Percent of List	94.6%	98.0%	-3.5%	97.2%	99.0%	-1.8%
	Percent of Original	89.7%	97.4%	-7.9%	94.3%	97.2%	-3.0%
Median	Sale Price	222,500	224,500	-0.9%	250,000	219,000	14.2%
	Days on Market	22	6	266.7%	14	7	100.0%
	Percent of List	99.8%	98.5%	1.3%	100.0%	100.0%	0.0%
	Percent of Original	94.5%	98.5%	-4.1%	97.3%	100.0%	-2.7%

A total of 18 homes sold in Jefferson County in November, up from 10 units in November 2023. Total sales volume rose to \$4.4 million compared to \$2.2 million in the previous year.

The median sales price in November was \$222,500, down 0.9% compared to the prior year. Median days on market was 22 days, up from 8 days in October, and up from 6 in November 2023.

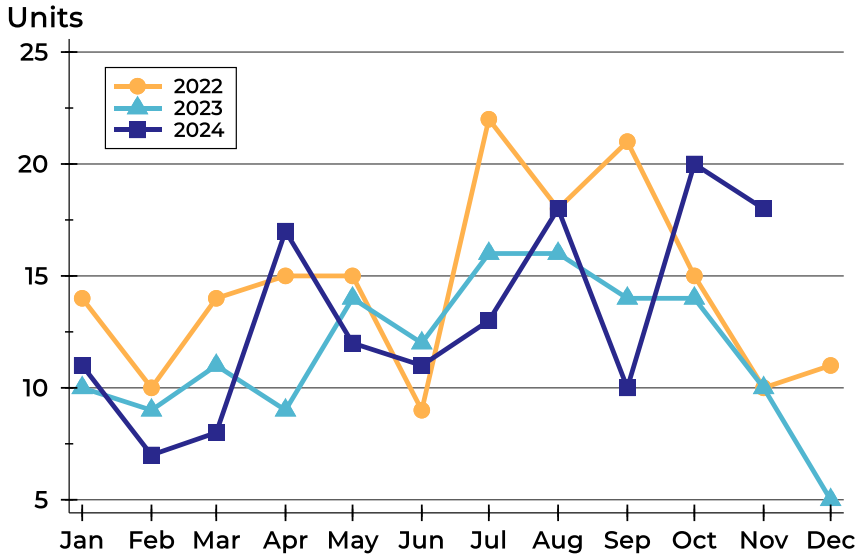
History of Closed Listings





Jefferson County Closed Listings Analysis

Closed Listings by Month



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

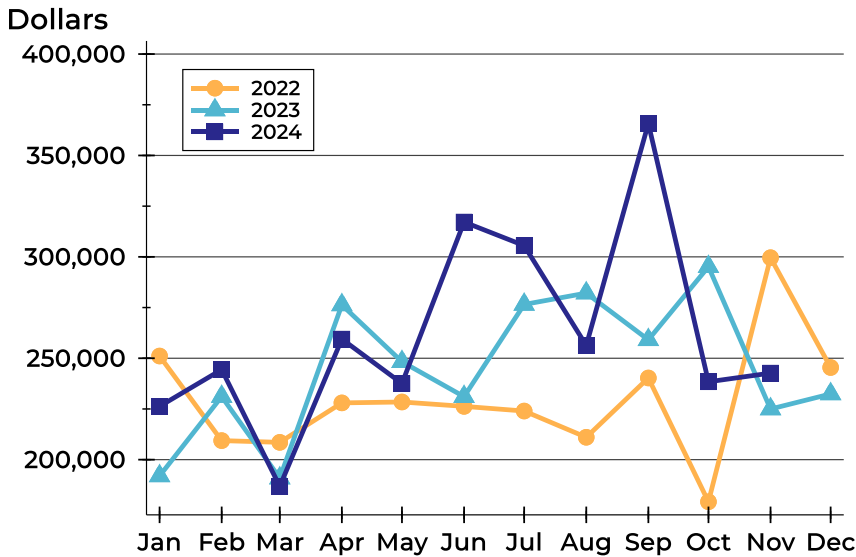
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	5.6%	0.0	15,000	15,000	103	103	37.5%	37.5%	33.1%	33.1%
\$25,000-\$49,999	1	5.6%	0.0	40,000	40,000	15	15	88.9%	88.9%	88.9%	88.9%
\$50,000-\$99,999	1	5.6%	1.1	74,900	74,900	85	85	100.0%	100.0%	84.2%	84.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	5.6%	12.0	128,000	128,000	54	54	106.7%	106.7%	94.8%	94.8%
\$150,000-\$174,999	3	16.7%	1.1	160,667	160,000	26	7	97.1%	96.8%	95.0%	94.4%
\$175,000-\$199,999	2	11.1%	0.9	177,500	177,500	60	60	95.0%	95.0%	91.1%	91.1%
\$200,000-\$249,999	0	0.0%	1.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	16.7%	2.1	272,567	265,000	13	7	98.2%	100.0%	98.2%	100.0%
\$300,000-\$399,999	3	16.7%	2.5	326,667	318,000	33	34	98.8%	99.5%	86.0%	95.3%
\$400,000-\$499,999	2	11.1%	4.8	453,000	453,000	22	22	98.9%	98.9%	96.8%	96.8%
\$500,000-\$749,999	1	5.6%	10.3	569,900	569,900	6	6	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



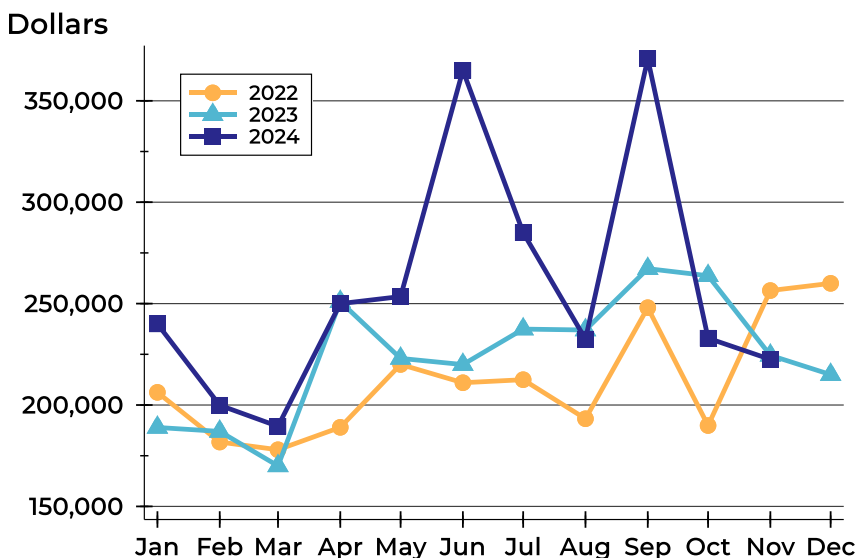
Jefferson County Closed Listings Analysis

Average Price



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

Median Price

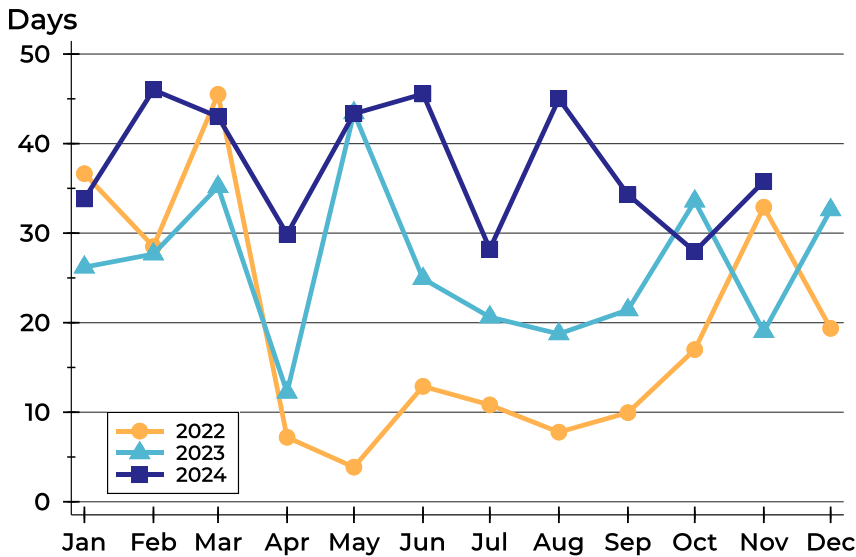


Month	2022	2023	2024
January	206,250	188,950	240,000
February	181,750	187,000	199,900
March	177,950	170,000	189,500
April	189,000	251,000	250,000
May	220,000	223,000	253,500
June	211,000	219,950	365,000
July	212,500	237,450	285,000
August	193,250	237,000	232,500
September	248,000	267,250	370,750
October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



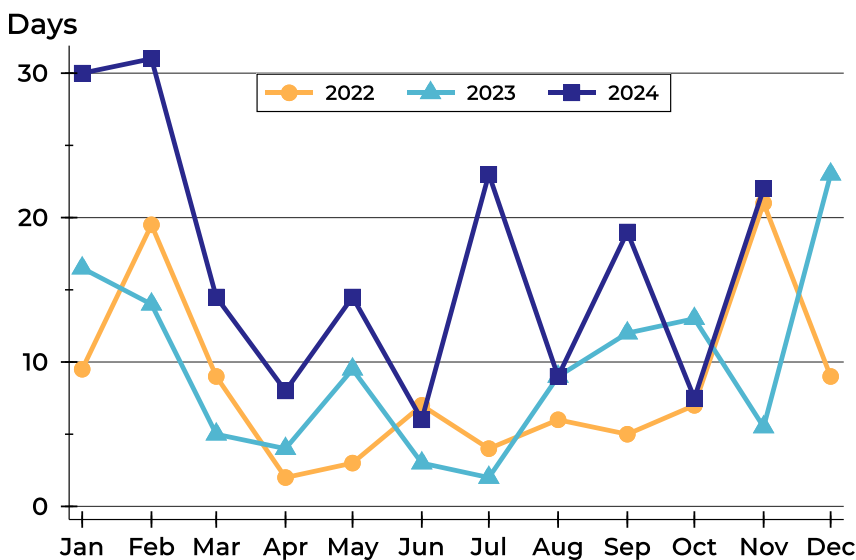
Jefferson County Closed Listings Analysis

Average DOM



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

Median DOM



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



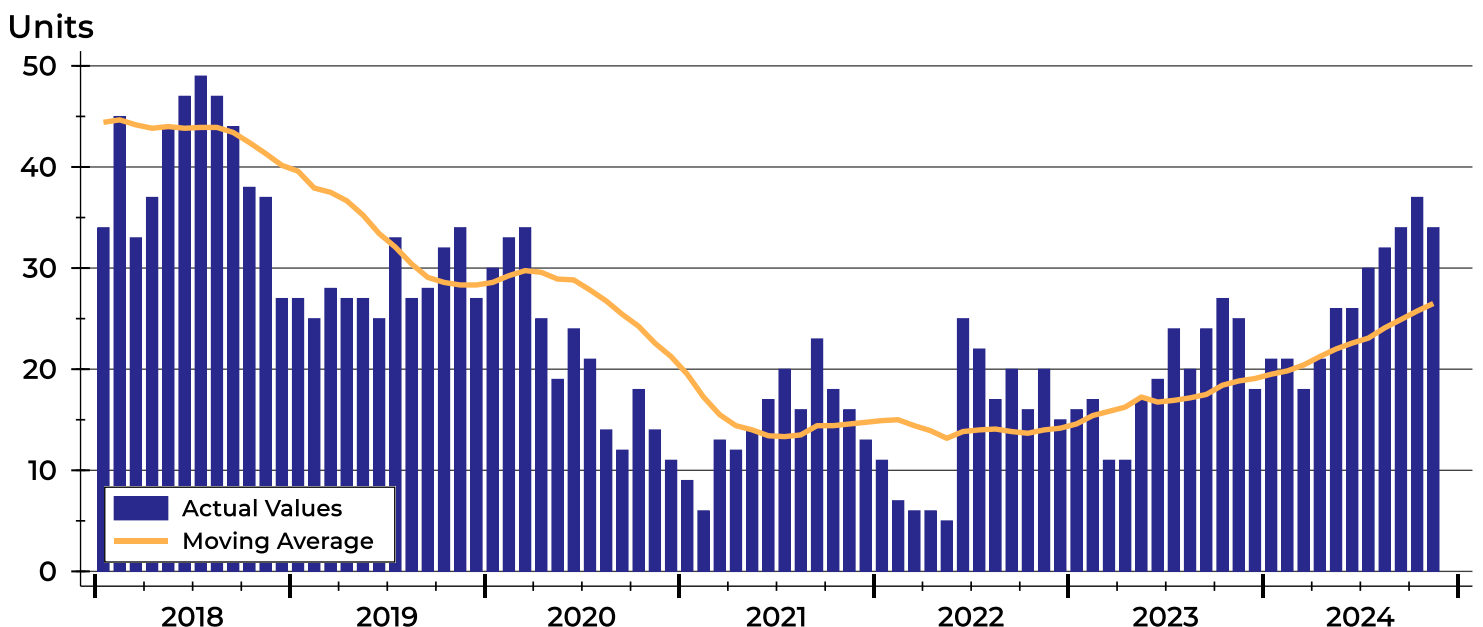
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		34	25	36.0%
Volume (1,000s)		11,856	6,165	92.3%
Months' Supply		2.7	2.1	28.6%
Average	List Price	348,703	246,606	41.4%
	Days on Market	70	67	4.5%
	Percent of Original	97.6%	95.9%	1.8%
Median	List Price	317,450	214,900	47.7%
	Days on Market	45	58	-22.4%
	Percent of Original	100.0%	98.2%	1.8%

A total of 34 homes were available for sale in Jefferson 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 \$317,450, up 47.7% from 2023. The typical time on market for active listings was 45 days, down from 58 days a year earlier.

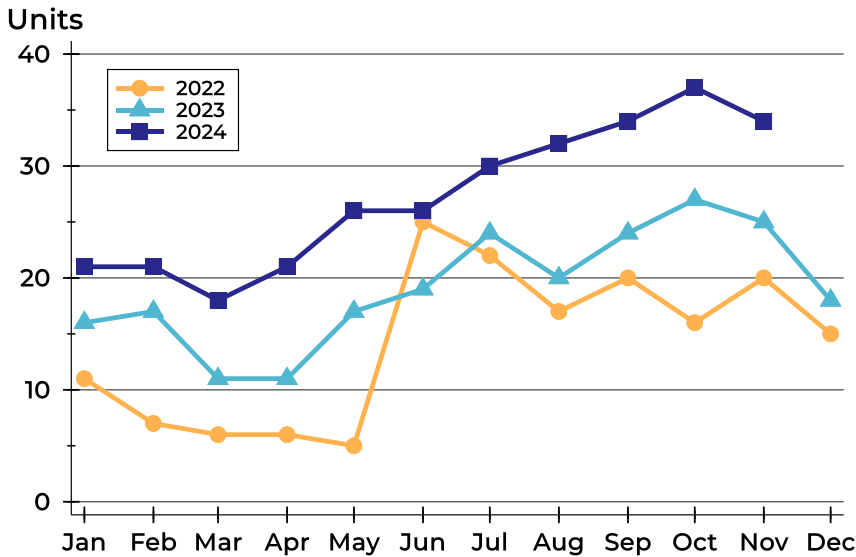
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



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

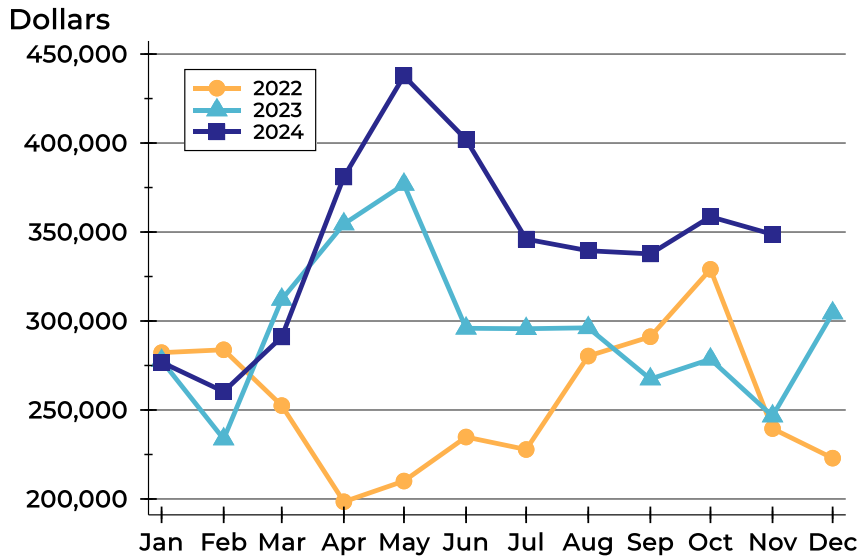
Active Listings by Price Range

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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	2.9%	1.1	82,000	82,000	5	5	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	6	17.6%	12.0	139,317	140,500	62	32	98.1%	100.0%
\$150,000-\$174,999	1	2.9%	1.1	153,000	153,000	9	9	100.0%	100.0%
\$175,000-\$199,999	1	2.9%	0.9	179,900	179,900	40	40	100.0%	100.0%
\$200,000-\$249,999	2	5.9%	1.0	215,000	215,000	52	52	93.9%	93.9%
\$250,000-\$299,999	4	11.8%	2.1	277,250	279,500	64	48	99.2%	100.0%
\$300,000-\$399,999	6	17.6%	2.5	341,467	337,450	46	38	98.7%	100.0%
\$400,000-\$499,999	6	17.6%	4.8	436,650	417,500	83	57	93.2%	98.2%
\$500,000-\$749,999	6	17.6%	10.3	584,567	564,950	128	106	98.7%	99.2%
\$750,000-\$999,999	1	2.9%	N/A	890,000	890,000	66	66	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



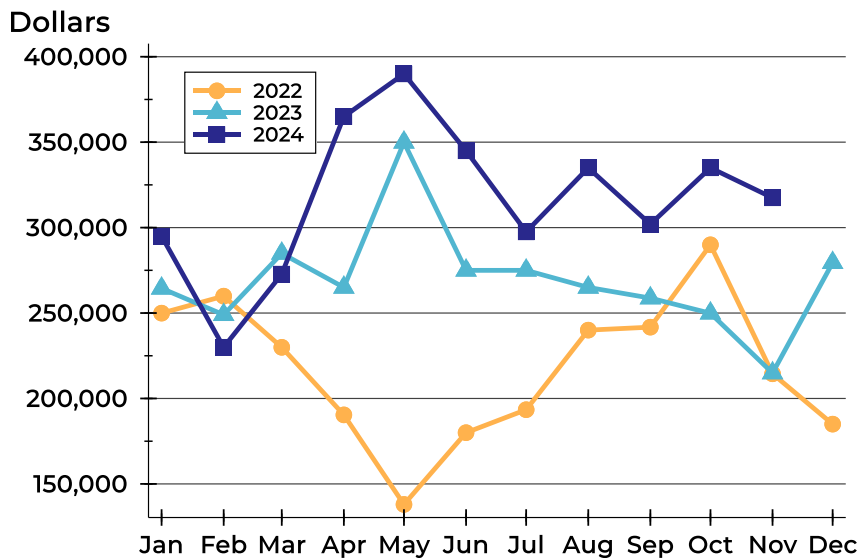
Jefferson County Active Listings Analysis

Average Price



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

Median Price

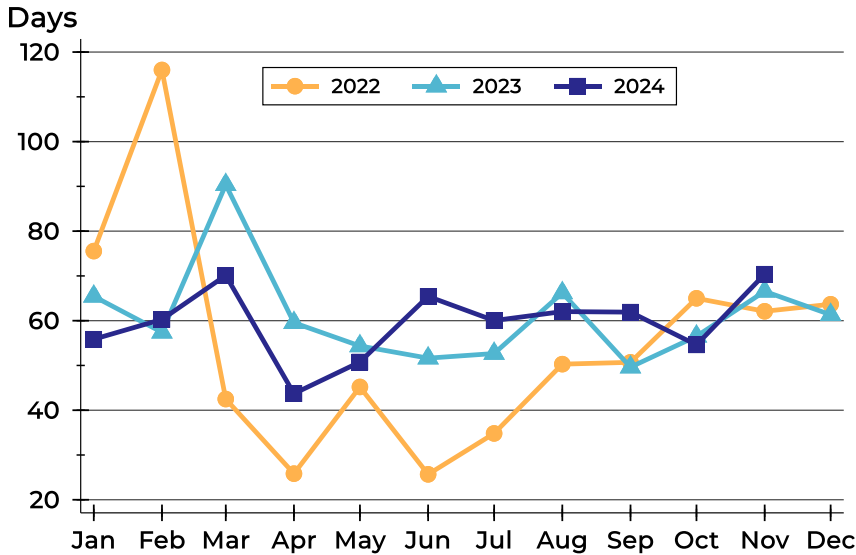


Month	2022	2023	2024
January	249,950	264,450	295,000
February	259,900	249,000	230,000
March	229,950	284,900	272,800
April	190,400	265,000	365,000
May	138,000	349,900	389,950
June	180,000	275,000	344,950
July	193,450	275,000	297,500
August	240,000	265,000	335,000
September	241,750	258,750	302,000
October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



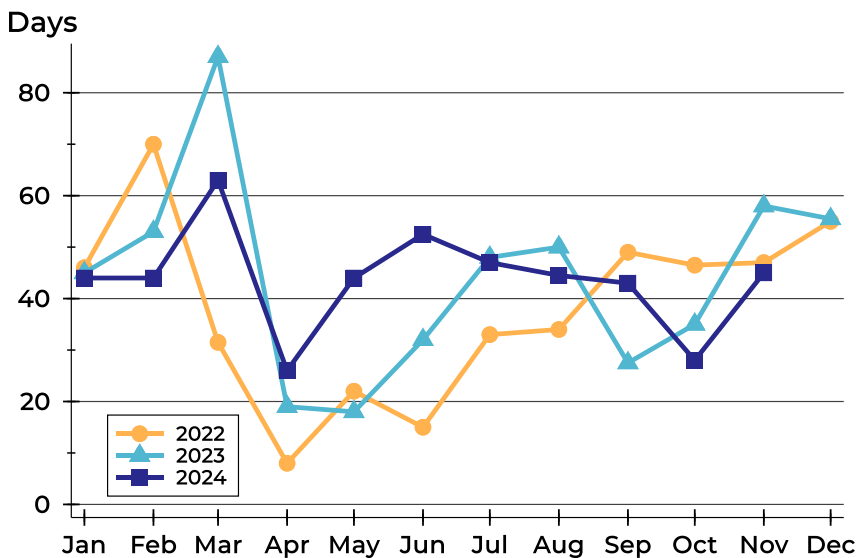
Jefferson County Active Listings Analysis

Average DOM



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

Median DOM

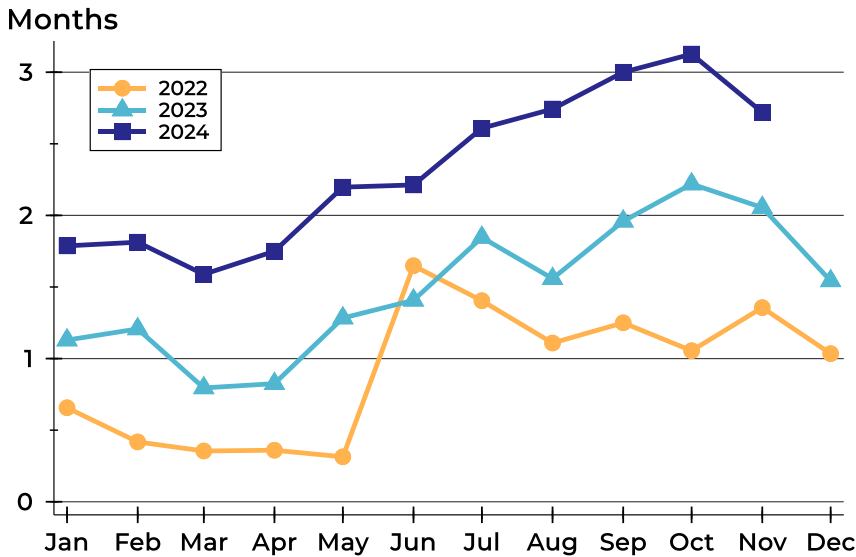


Month	2022	2023	2024
January	46	45	44
February	70	53	44
March	32	87	63
April	8	19	26
May	22	18	44
June	15	32	53
July	33	48	47
August	34	50	45
September	49	28	43
October	47	35	28
November	47	58	45
December	55	56	



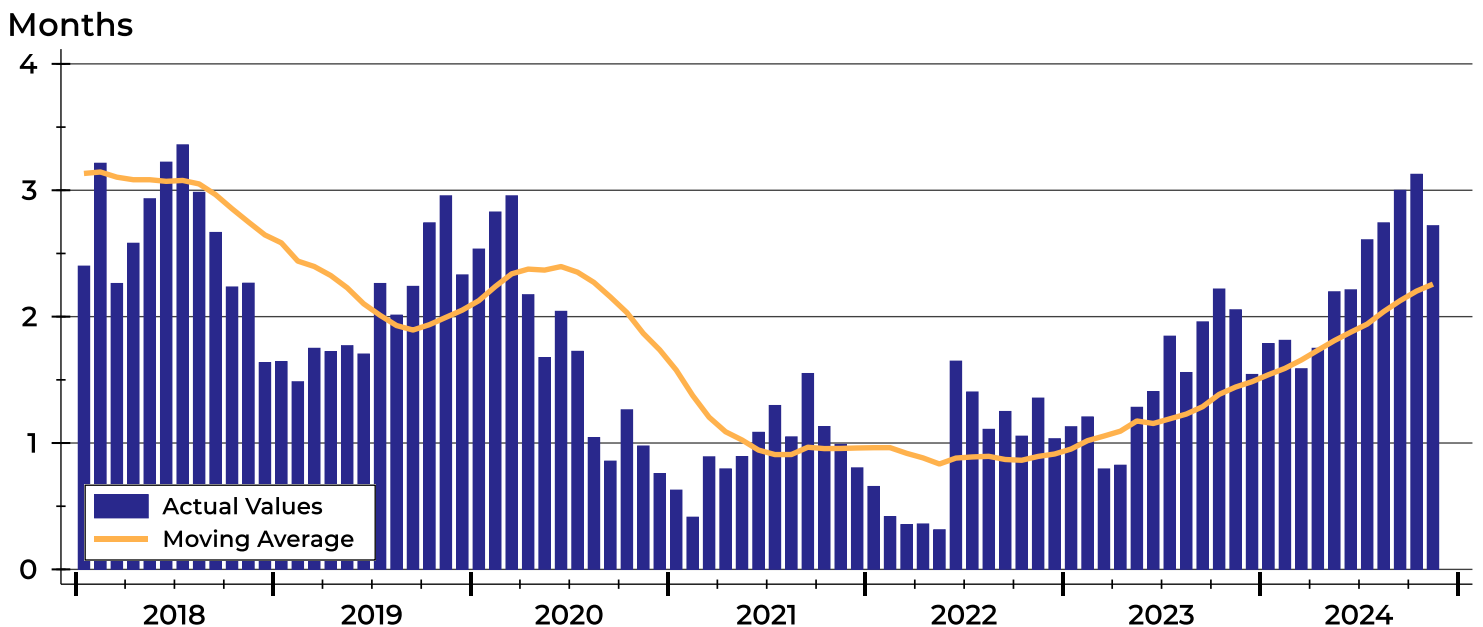
Jefferson County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





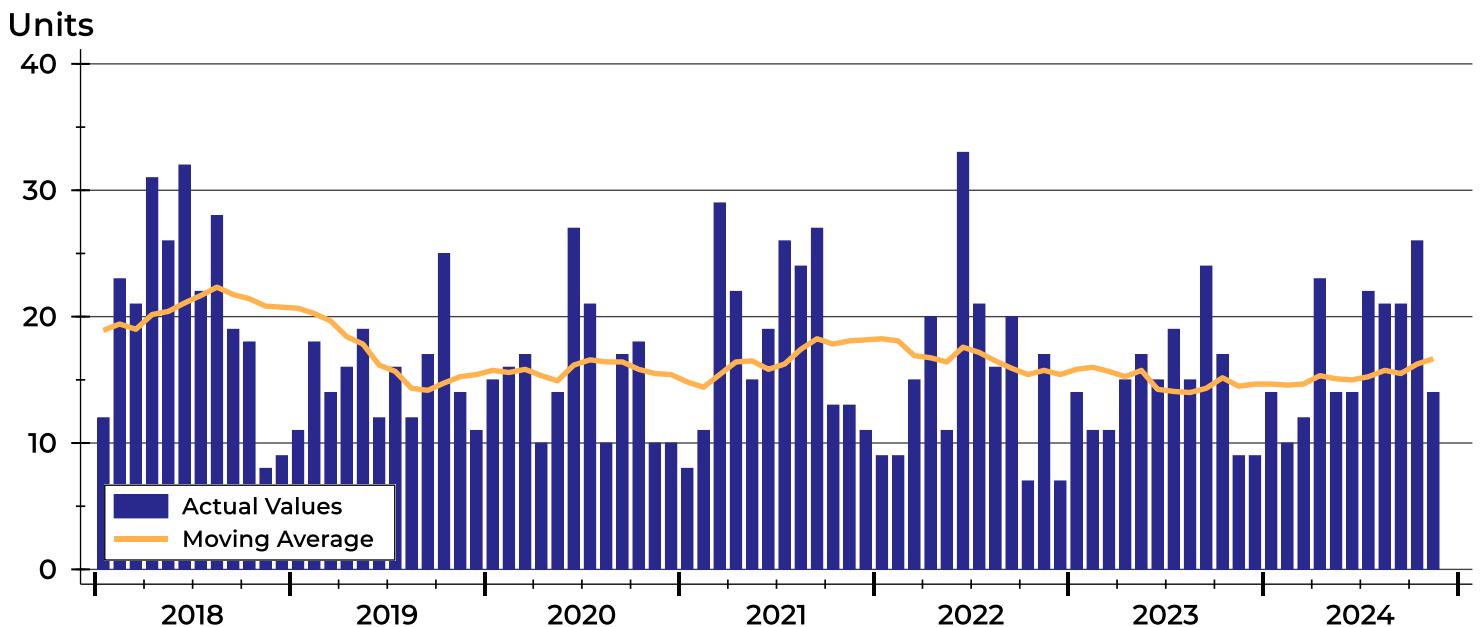
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	14	9	55.6%
	Volume (1,000s)	3,468	1,808	91.8%
	Average List Price	247,693	200,878	23.3%
	Median List Price	155,250	174,900	-11.2%
Year-to-Date	New Listings	191	167	14.4%
	Volume (1,000s)	55,359	44,747	23.7%
	Average List Price	289,836	267,945	8.2%
	Median List Price	265,000	240,000	10.4%

A total of 14 new listings were added in Jefferson County during November, up 55.6% from the same month in 2023. Year-to-date Jefferson County has seen 191 new listings.

The median list price of these homes was \$155,250 down from \$174,900 in 2023.

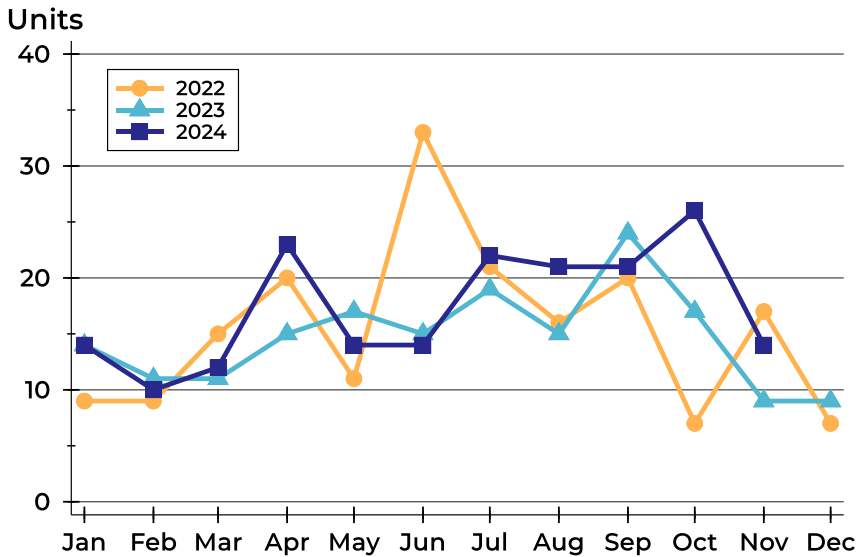
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



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

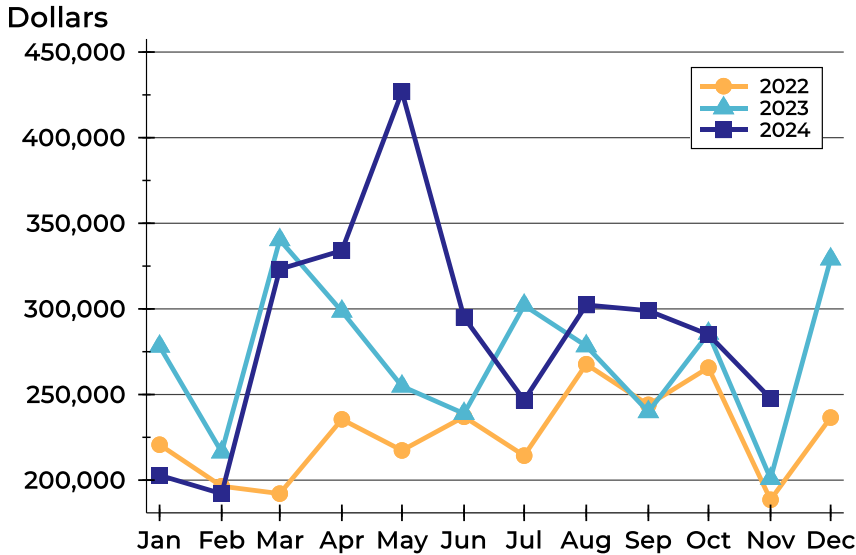
New Listings by Price Range

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	14.3%	78,500	78,500	7	7	93.3%	93.3%
\$100,000-\$124,999	1	7.1%	118,900	118,900	22	22	100.0%	100.0%
\$125,000-\$149,999	3	21.4%	138,000	142,000	20	24	100.0%	100.0%
\$150,000-\$174,999	2	14.3%	155,250	155,250	11	11	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	7.1%	204,900	204,900	3	3	100.0%	100.0%
\$250,000-\$299,999	1	7.1%	294,000	294,000	32	32	96.7%	96.7%
\$300,000-\$399,999	1	7.1%	319,900	319,900	12	12	100.0%	100.0%
\$400,000-\$499,999	1	7.1%	400,000	400,000	22	22	100.0%	100.0%
\$500,000-\$749,999	2	14.3%	624,250	624,250	6	6	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



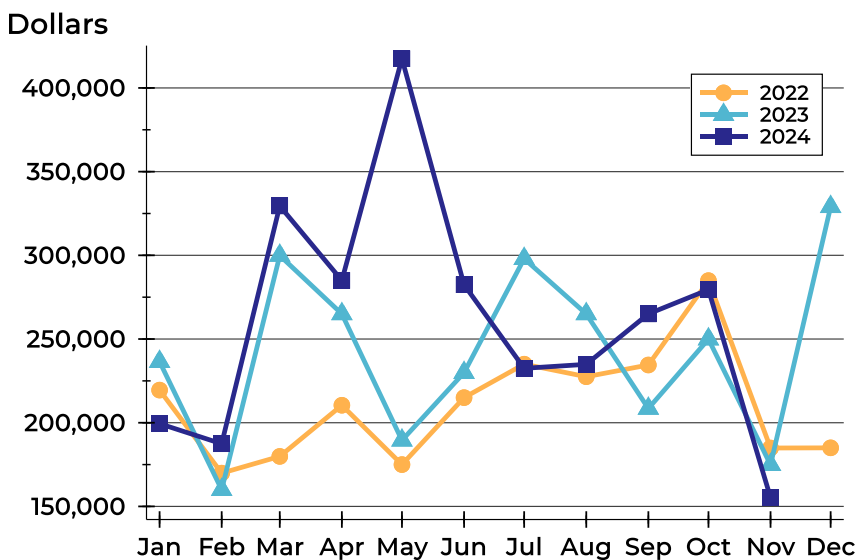
Jefferson County New Listings Analysis

Average Price



Month	2022	2023	2024
January	220,689	278,136	202,818
February	196,450	216,336	192,085
March	192,133	340,336	323,200
April	235,508	298,580	334,061
May	217,345	254,818	426,807
June	237,012	238,847	295,021
July	214,314	302,084	246,648
August	267,700	278,340	302,290
September	243,980	239,873	298,957
October	265,700	285,685	285,035
November	188,535	200,878	247,693
December	236,543	329,078	

Median Price



Month	2022	2023	2024
January	219,500	236,500	199,450
February	169,900	160,000	187,450
March	179,900	299,900	329,500
April	210,450	265,000	285,000
May	175,000	189,500	417,450
June	215,000	229,900	282,450
July	235,000	298,000	232,500
August	227,500	265,000	234,900
September	234,500	208,500	265,000
October	284,900	249,950	279,500
November	184,900	174,900	155,250
December	185,000	329,000	



Jefferson County Contracts Written Analysis

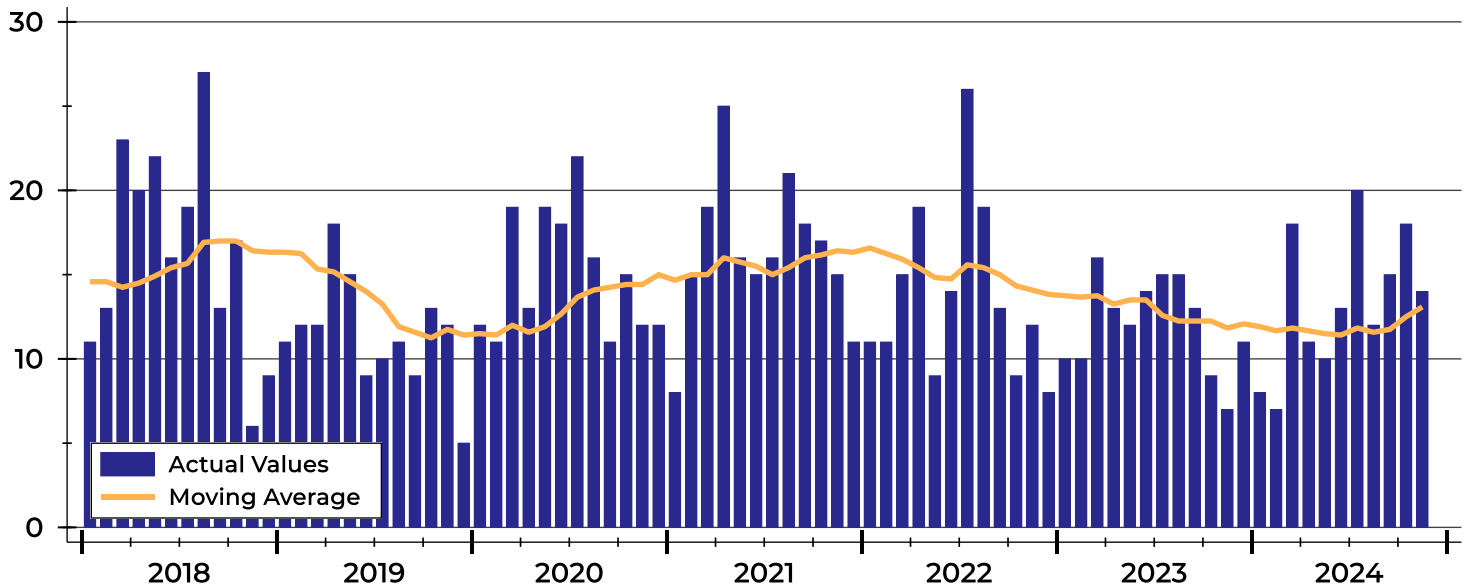
Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		14	7	100.0%	146	134	9.0%
Volume (1,000s)		3,382	1,725	96.1%	38,830	34,126	13.8%
Average	Sale Price	241,564	246,363	-1.9%	265,958	254,669	4.4%
	Days on Market	25	27	-7.4%	35	26	34.6%
	Percent of Original	92.4%	91.0%	1.5%	94.0%	97.3%	-3.4%
Median	Sale Price	187,400	240,000	-21.9%	244,850	227,850	7.5%
	Days on Market	19	23	-17.4%	14	6	133.3%
	Percent of Original	100.0%	95.0%	5.3%	96.9%	100.0%	-3.1%

A total of 14 contracts for sale were written in Jefferson County during the month of November, up from 7 in 2023. The median list price of these homes was \$187,400, down from \$240,000 the prior year.

Half of the homes that went under contract in November were on the market less than 19 days, compared to 23 days in November 2023.

History of Contracts Written

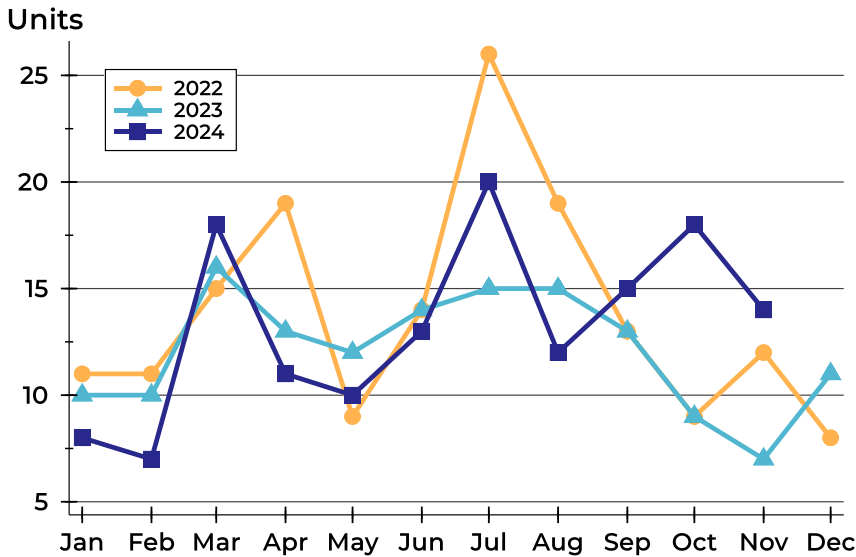
Units





Jefferson County Contracts Written Analysis

Contracts Written by Month



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

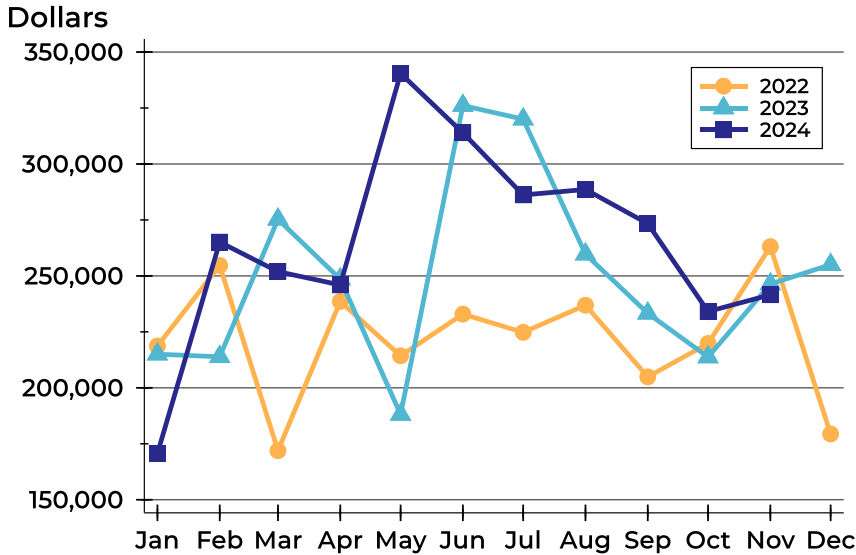
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.1%	39,995	39,995	103	103	33.1%	33.1%
\$50,000-\$99,999	1	7.1%	75,000	75,000	2	2	86.7%	86.7%
\$100,000-\$124,999	2	14.3%	114,450	114,450	12	12	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	3	21.4%	164,133	165,000	34	47	94.9%	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	7.1%	204,900	204,900	3	3	100.0%	100.0%
\$250,000-\$299,999	2	14.3%	283,850	283,850	20	20	98.3%	98.3%
\$300,000-\$399,999	2	14.3%	332,500	332,500	25	25	96.5%	96.5%
\$400,000-\$499,999	1	7.1%	459,000	459,000	19	19	100.0%	100.0%
\$500,000-\$749,999	1	7.1%	649,000	649,000	1	1	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



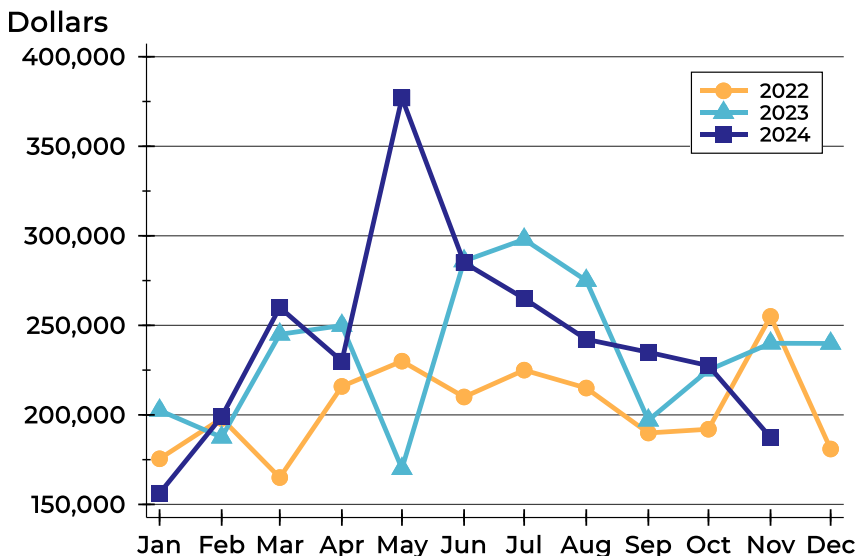
Jefferson County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	218,691	215,040	170,675
February	254,668	213,880	265,129
March	171,967	275,290	251,914
April	238,592	248,569	245,977
May	214,311	188,117	340,440
June	232,943	326,114	313,935
July	224,781	320,020	286,168
August	236,932	259,717	288,625
September	204,908	233,300	273,360
October	219,811	213,767	234,094
November	263,063	246,363	241,564
December	179,388	255,014	

Median Price

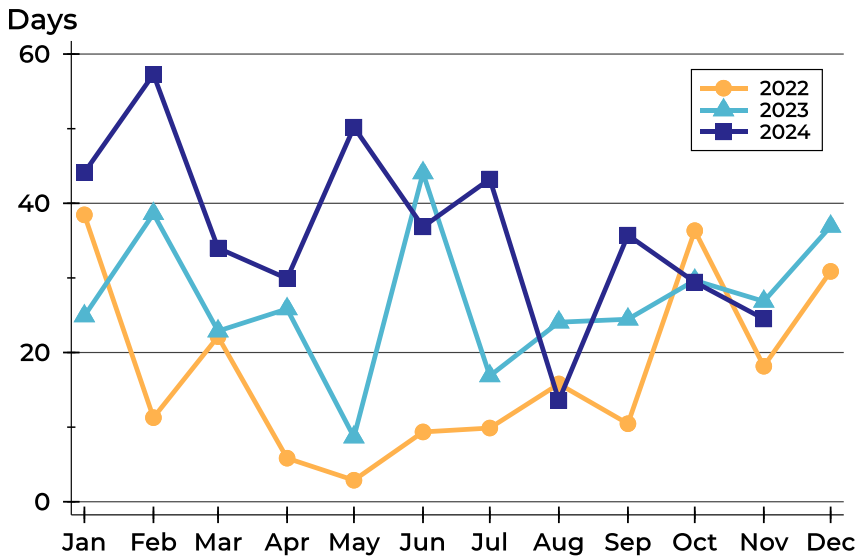


Month	2022	2023	2024
January	175,500	202,500	156,250
February	198,000	187,500	199,000
March	165,000	245,000	260,000
April	215,900	249,900	230,000
May	230,000	170,000	377,000
June	210,000	285,950	285,000
July	225,000	298,000	265,000
August	215,000	275,000	242,200
September	189,900	197,000	235,000
October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



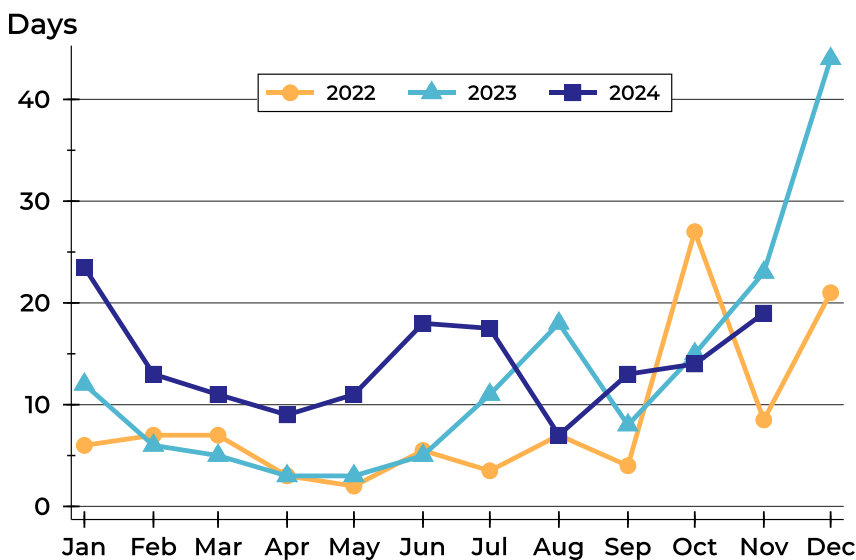
Jefferson County Contracts Written Analysis

Average DOM



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

Median DOM



Month	2022	2023	2024
January	6	12	24
February	7	6	13
March	7	5	11
April	3	3	9
May	2	3	11
June	6	5	18
July	4	11	18
August	7	18	7
September	4	8	13
October	27	15	14
November	9	23	19
December	21	44	



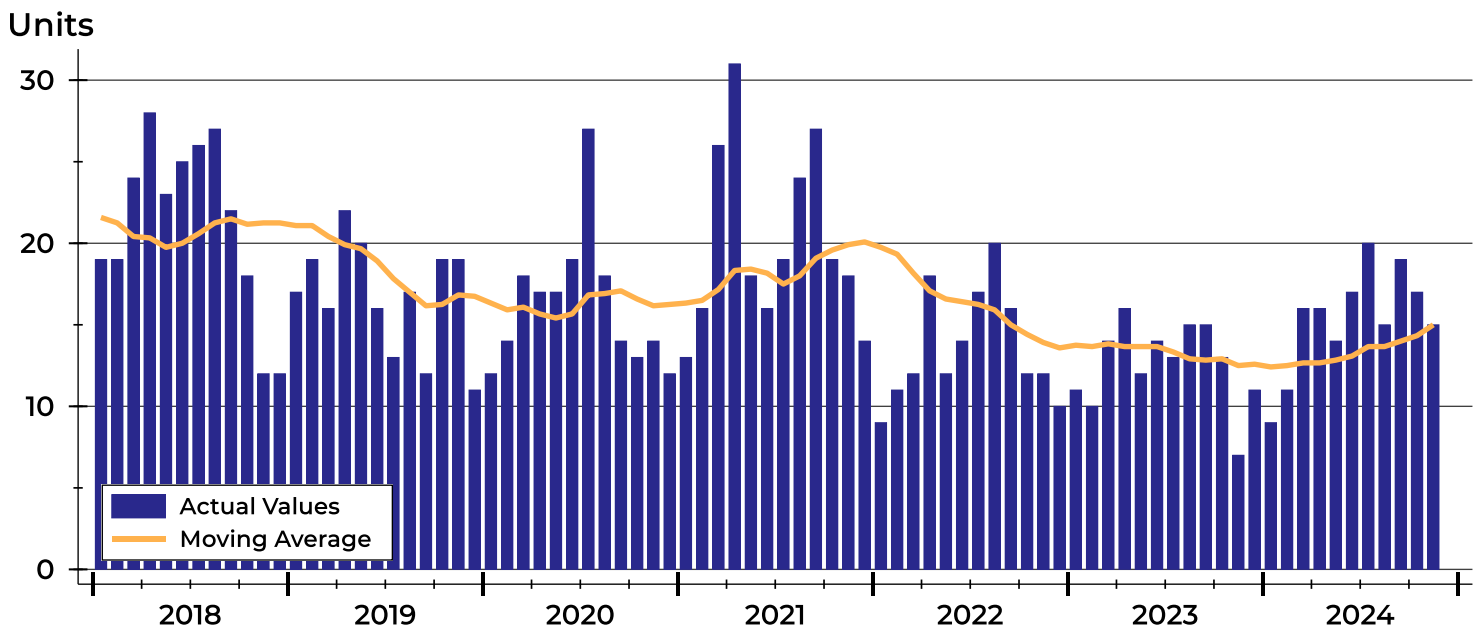
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		15	7	114.3%
Volume (1,000s)		3,657	1,663	119.9%
Average	List Price	243,780	237,507	2.6%
	Days on Market	18	27	-33.3%
	Percent of Original	98.4%	97.2%	1.2%
Median	List Price	204,900	225,000	-8.9%
	Days on Market	19	23	-17.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Jefferson County had contracts pending at the end of November, up from 7 contracts pending at the end of November 2023.

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

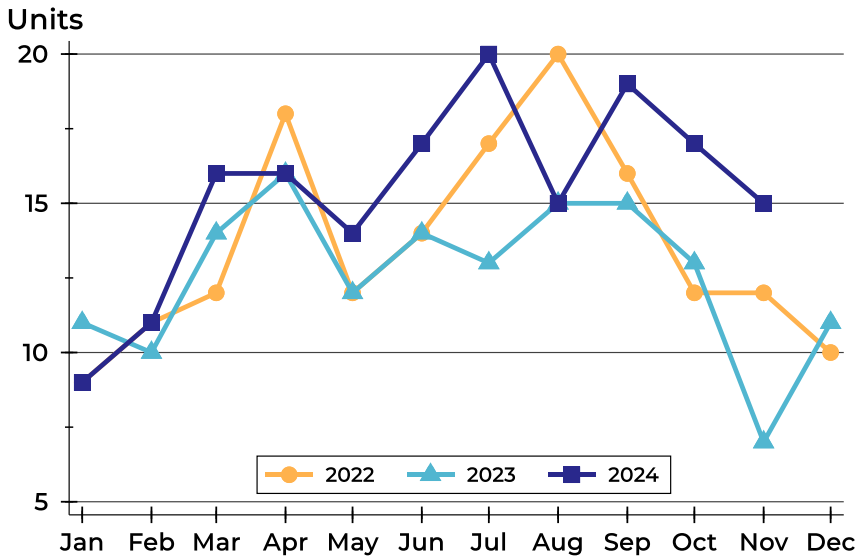
History of Pending Contracts





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



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

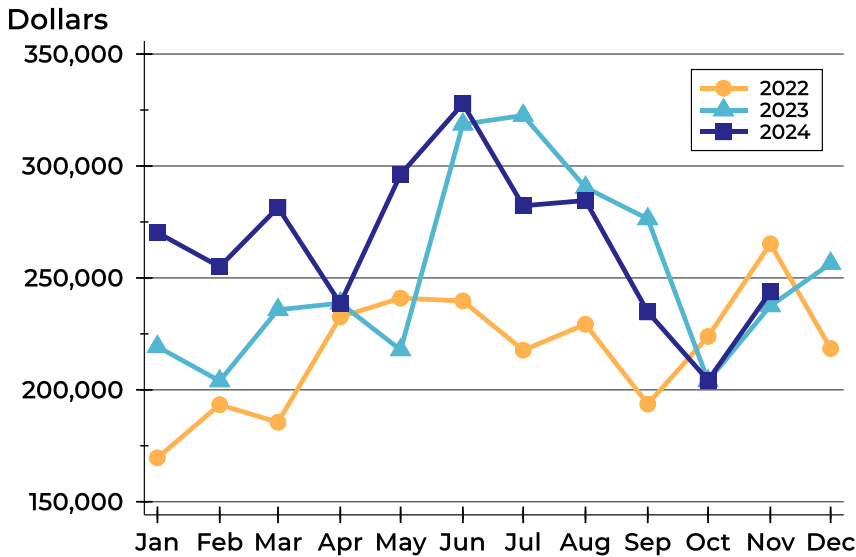
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	75,000	75,000	2	2	100.0%	100.0%
\$100,000-\$124,999	3	20.0%	117,300	118,900	8	2	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	3	20.0%	164,133	165,000	34	47	96.6%	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	3	20.0%	228,133	230,000	11	3	98.8%	100.0%
\$250,000-\$299,999	1	6.7%	280,000	280,000	36	36	96.6%	96.6%
\$300,000-\$399,999	2	13.3%	332,500	332,500	25	25	96.5%	96.5%
\$400,000-\$499,999	1	6.7%	459,000	459,000	19	19	100.0%	100.0%
\$500,000-\$749,999	1	6.7%	649,000	649,000	1	1	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



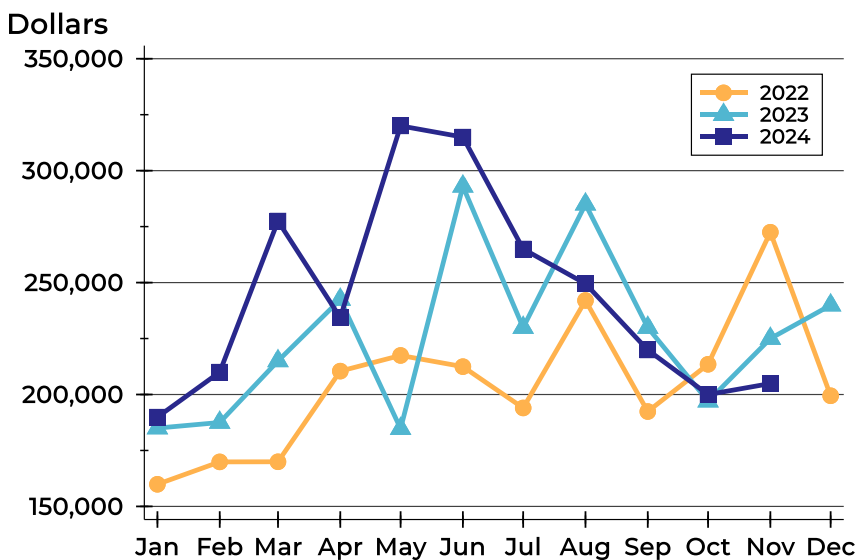
Jefferson County Pending Contracts Analysis

Average Price



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

Median Price

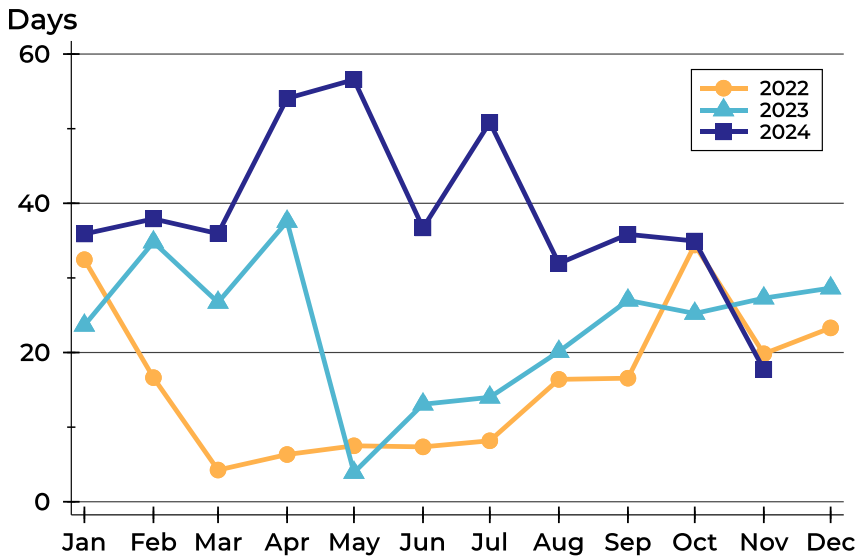


Month	2022	2023	2024
January	159,900	185,000	189,900
February	169,900	187,500	210,000
March	169,950	215,000	277,500
April	210,450	242,450	234,350
May	217,450	184,750	320,000
June	212,450	293,000	315,000
July	194,000	229,900	265,000
August	242,000	285,000	249,500
September	192,400	229,900	219,900
October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



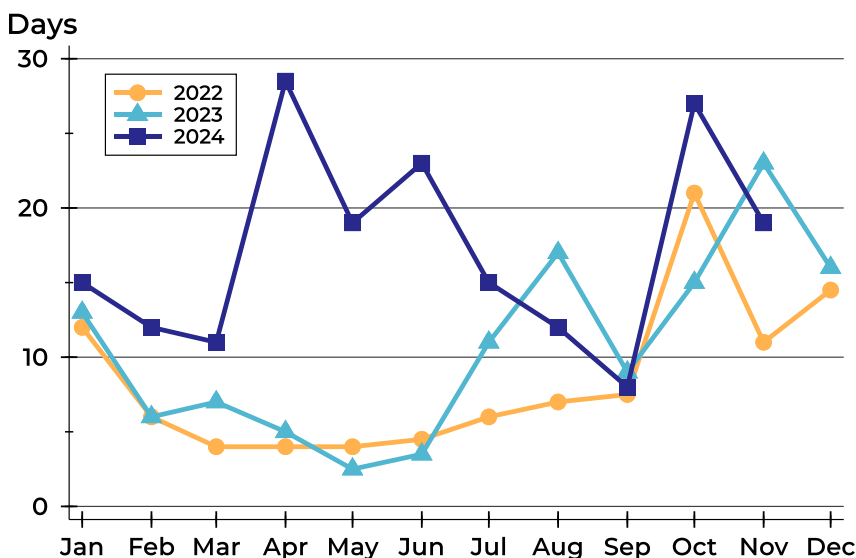
Jefferson County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Lyon County Housing Report



Market Overview

Lyon County Home Sales Fell in November

Total home sales in Lyon County fell last month to 28 units, compared to 30 units in November 2023. Total sales volume was \$5.7 million, up from a year earlier.

The median sale price in November was \$181,000, up from \$161,000 a year earlier. Homes that sold in November were typically on the market for 7 days and sold for 98.0% 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 37 units, up from 29 at the same point in 2023. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$190,000.

During November, a total of 11 contracts were written down from 22 in November 2023. At the end of the month, there were 23 contracts still pending.

Report Contents

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

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Lyon County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		28	30	22	298	331	382
Change from prior year		-6.7%	36.4%	-47.6%	-10.0%	-13.4%	-6.4%
Active Listings		37	29	26	N/A	N/A	N/A
Change from prior year		27.6%	11.5%	4.0%			
Months' Supply		1.4	1.0	0.7	N/A	N/A	N/A
Change from prior year		40.0%	42.9%	0.0%			
New Listings		7	20	18	363	394	403
Change from prior year		-65.0%	11.1%	-35.7%	-7.9%	-2.2%	-16.0%
Contracts Written		11	22	21	302	342	369
Change from prior year		-50.0%	4.8%	-38.2%	-11.7%	-7.3%	-15.0%
Pending Contracts		23	28	31	N/A	N/A	N/A
Change from prior year		-17.9%	-9.7%	-44.6%			
Sales Volume (1,000s)		5,728	5,408	3,482	56,910	62,714	66,799
Change from prior year		5.9%	55.3%	-43.1%	-9.3%	-6.1%	5.8%
Average	Sale Price	204,568	180,280	158,288	190,973	189,468	174,867
	Change from prior year	13.5%	13.9%	8.6%	0.8%	8.3%	13.0%
	List Price of Actives	258,714	254,903	195,892	N/A	N/A	N/A
	Change from prior year	1.5%	30.1%	32.4%			
	Days on Market	19	17	27	23	20	18
Change from prior year	11.8%	-37.0%	0.0%	15.0%	11.1%	-21.7%	
Percent of List	97.1%	95.7%	94.4%	97.6%	97.6%	97.6%	
Change from prior year	1.5%	1.4%	-1.5%	0.0%	0.0%	0.6%	
Percent of Original	95.5%	94.3%	93.2%	96.0%	96.0%	96.1%	
Change from prior year	1.3%	1.2%	-0.2%	0.0%	-0.1%	0.3%	
Median	Sale Price	181,000	161,000	124,000	172,750	167,000	143,750
	Change from prior year	12.4%	29.8%	-11.1%	3.4%	16.2%	-0.9%
	List Price of Actives	190,000	167,500	202,450	N/A	N/A	N/A
	Change from prior year	13.4%	-17.3%	76.0%			
	Days on Market	7	6	9	6	6	6
Change from prior year	16.7%	-33.3%	-10.0%	0.0%	0.0%	20.0%	
Percent of List	98.0%	98.0%	94.8%	99.4%	99.3%	99.3%	
Change from prior year	0.0%	3.4%	-3.3%	0.1%	0.0%	0.6%	
Percent of Original	97.6%	95.6%	94.8%	98.1%	98.0%	98.4%	
Change from prior year	2.1%	0.8%	-2.6%	0.1%	-0.4%	0.4%	

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



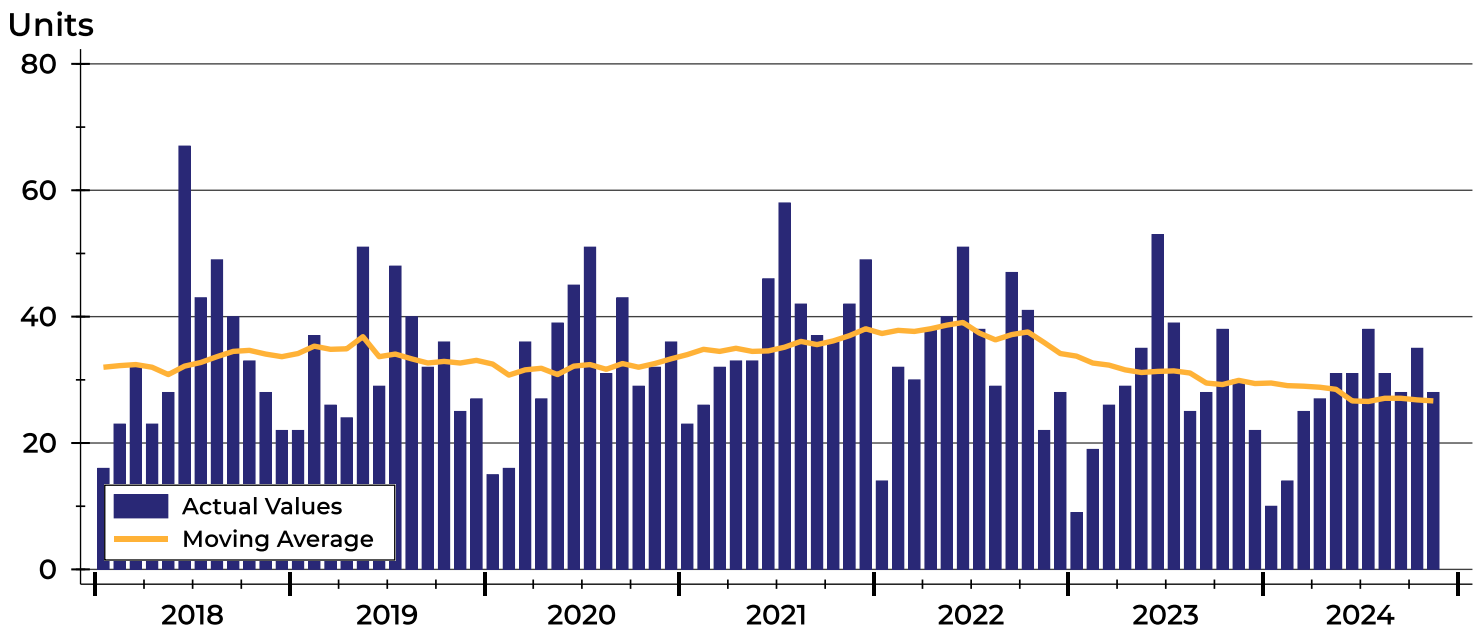
Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		28	30	-6.7%	298	331	-10.0%
Volume (1,000s)		5,728	5,408	5.9%	56,910	62,714	-9.3%
Months' Supply		1.4	1.0	40.0%	N/A	N/A	N/A
Average	Sale Price	204,568	180,280	13.5%	190,973	189,468	0.8%
	Days on Market	19	17	11.8%	23	20	15.0%
	Percent of List	97.1%	95.7%	1.5%	97.6%	97.6%	0.0%
	Percent of Original	95.5%	94.3%	1.3%	96.0%	96.0%	0.0%
Median	Sale Price	181,000	161,000	12.4%	172,750	167,000	3.4%
	Days on Market	7	6	16.7%	6	6	0.0%
	Percent of List	98.0%	98.0%	0.0%	99.4%	99.3%	0.1%
	Percent of Original	97.6%	95.6%	2.1%	98.1%	98.0%	0.1%

A total of 28 homes sold in Lyon County in November, down from 30 units in November 2023. Total sales volume rose to \$5.7 million compared to \$5.4 million in the previous year.

The median sales price in November was \$181,000, up 12.4% compared to the prior year. Median days on market was 7 days, down from 9 days in October, but up from 6 in November 2023.

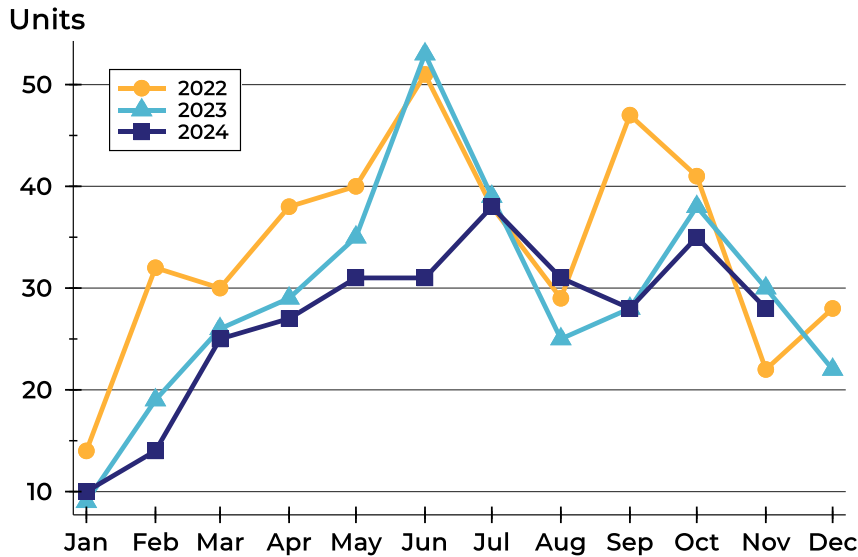
History of Closed Listings





Lyon County Closed Listings Analysis

Closed Listings by Month



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

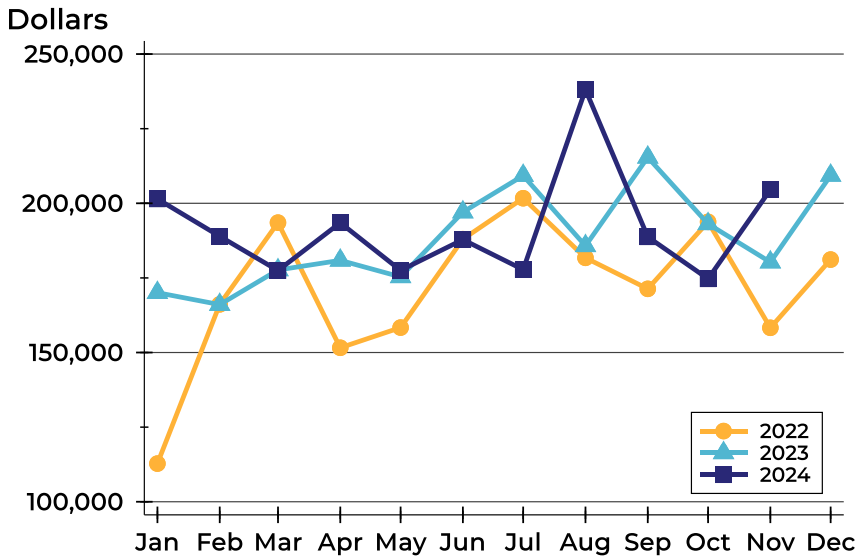
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.6%	0.0	25,000	25,000	5	5	83.3%	83.3%	83.3%	83.3%
\$50,000-\$99,999	3	10.7%	1.9	59,500	56,000	22	13	86.8%	86.3%	85.0%	86.3%
\$100,000-\$124,999	2	7.1%	2.6	114,000	114,000	16	16	104.3%	104.3%	97.2%	97.2%
\$125,000-\$149,999	4	14.3%	0.6	137,875	138,500	34	36	95.5%	95.7%	91.6%	91.4%
\$150,000-\$174,999	2	7.1%	0.5	170,950	170,950	14	14	99.4%	99.4%	98.0%	98.0%
\$175,000-\$199,999	4	14.3%	2.2	182,500	181,000	7	4	97.6%	99.3%	97.6%	99.3%
\$200,000-\$249,999	4	14.3%	0.5	225,000	227,500	42	35	98.9%	98.0%	97.2%	98.0%
\$250,000-\$299,999	4	14.3%	1.9	274,375	271,250	2	2	99.9%	100.1%	99.9%	100.1%
\$300,000-\$399,999	1	3.6%	1.7	315,000	315,000	3	3	105.0%	105.0%	105.0%	105.0%
\$400,000-\$499,999	3	10.7%	3.0	453,500	447,500	19	6	98.3%	97.8%	98.3%	97.8%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



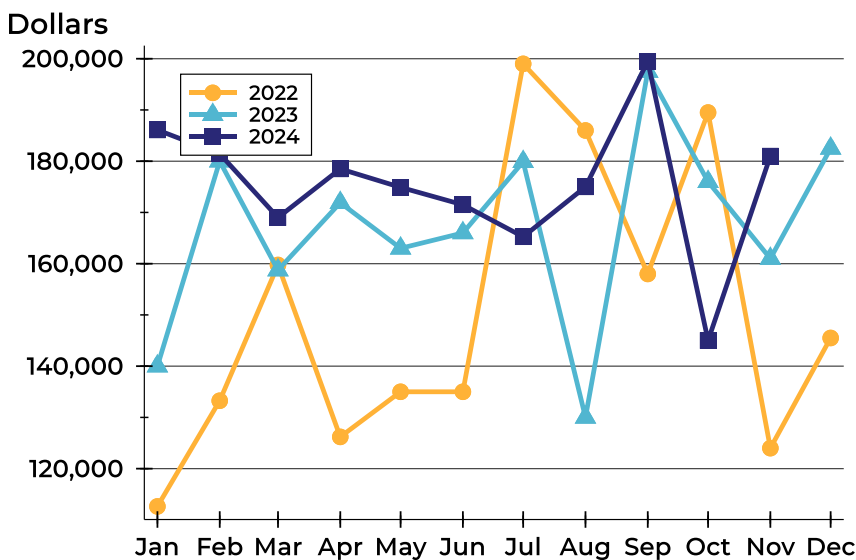
Lyon County Closed Listings Analysis

Average Price



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

Median Price

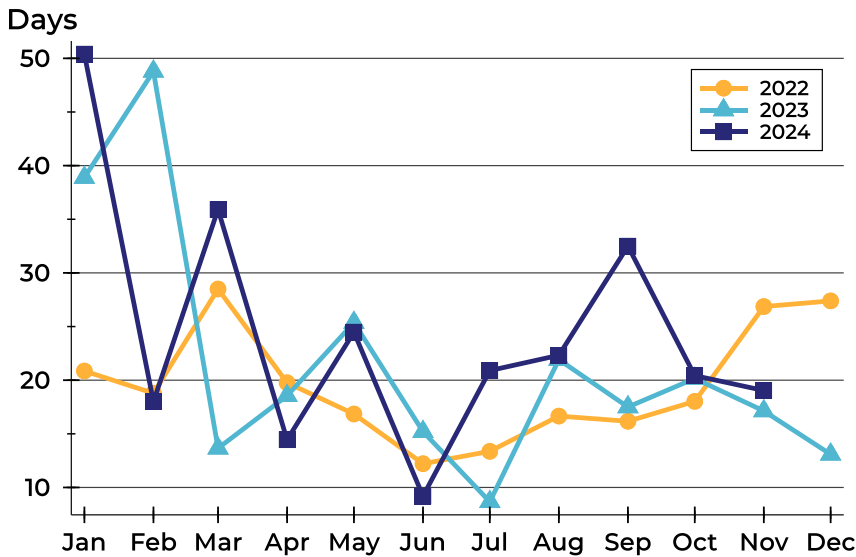


Month	2022	2023	2024
January	112,625	140,000	186,100
February	133,250	180,000	181,450
March	159,750	158,750	169,000
April	126,200	171,900	178,500
May	135,000	163,000	174,900
June	135,000	166,000	171,500
July	199,000	179,900	165,250
August	186,000	130,000	175,000
September	158,000	197,500	199,500
October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



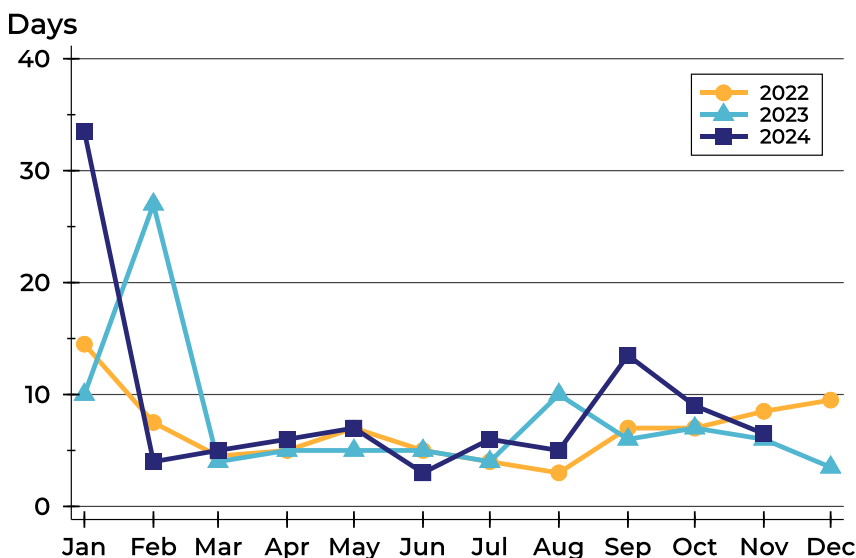
Lyon County Closed Listings Analysis

Average DOM



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

Median DOM



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



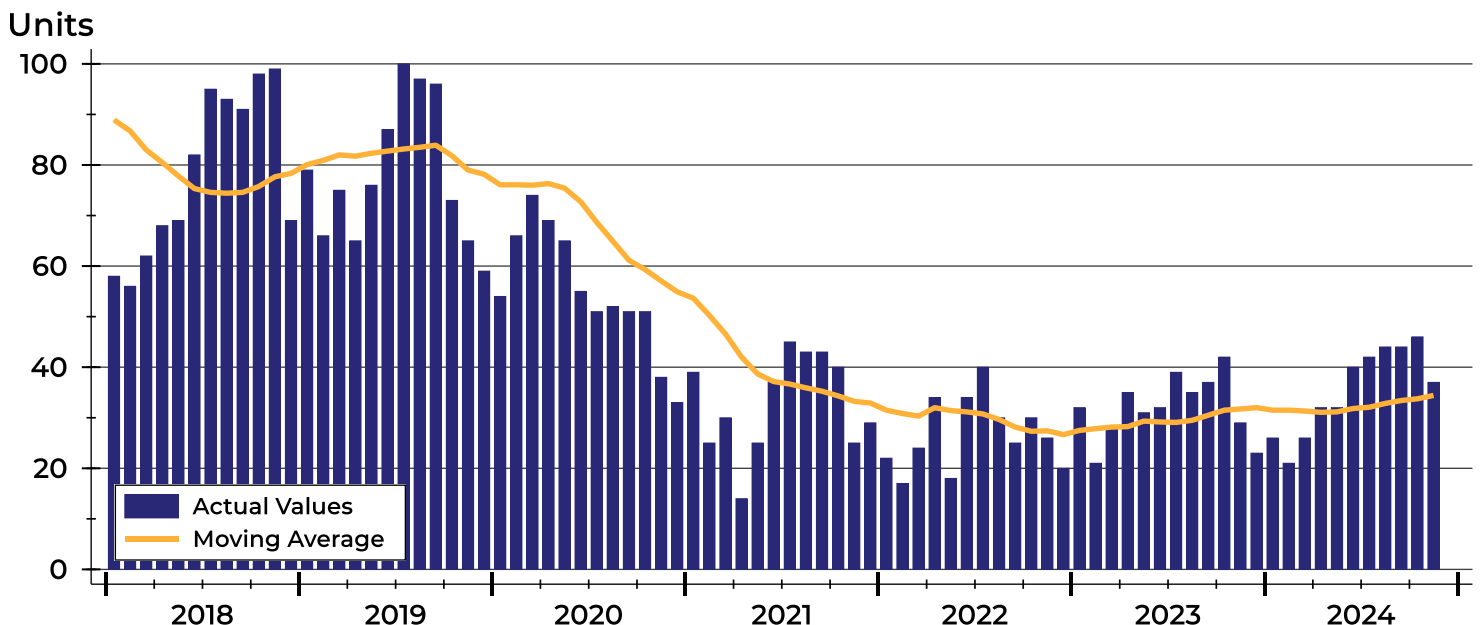
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		37	29	27.6%
Volume (1,000s)		9,572	7,392	29.5%
Months' Supply		1.4	1.0	40.0%
Average	List Price	258,714	254,903	1.5%
	Days on Market	56	79	-29.1%
	Percent of Original	95.5%	96.4%	-0.9%
Median	List Price	190,000	167,500	13.4%
	Days on Market	53	60	-11.7%
	Percent of Original	96.7%	98.6%	-1.9%

A total of 37 homes were available for sale in Lyon 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 \$190,000, up 13.4% from 2023. The typical time on market for active listings was 53 days, down from 60 days a year earlier.

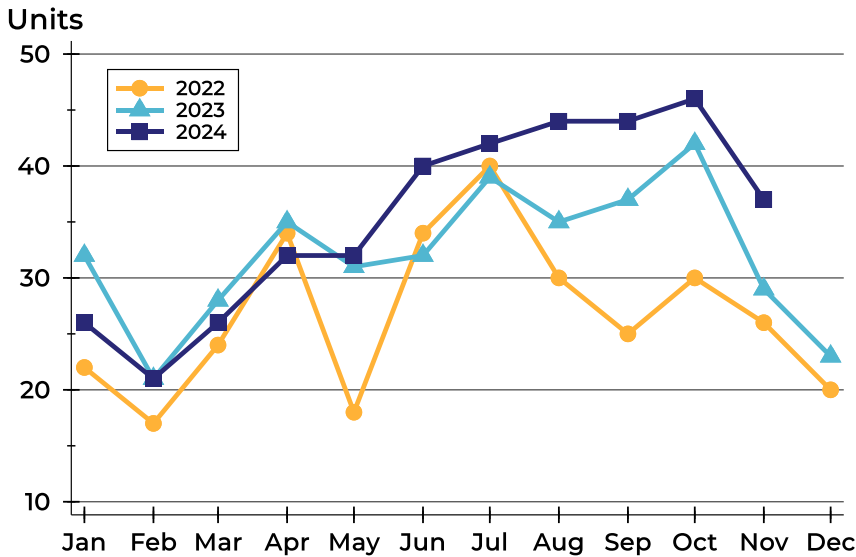
History of Active Listings





Lyon County Active Listings Analysis

Active Listings by Month



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

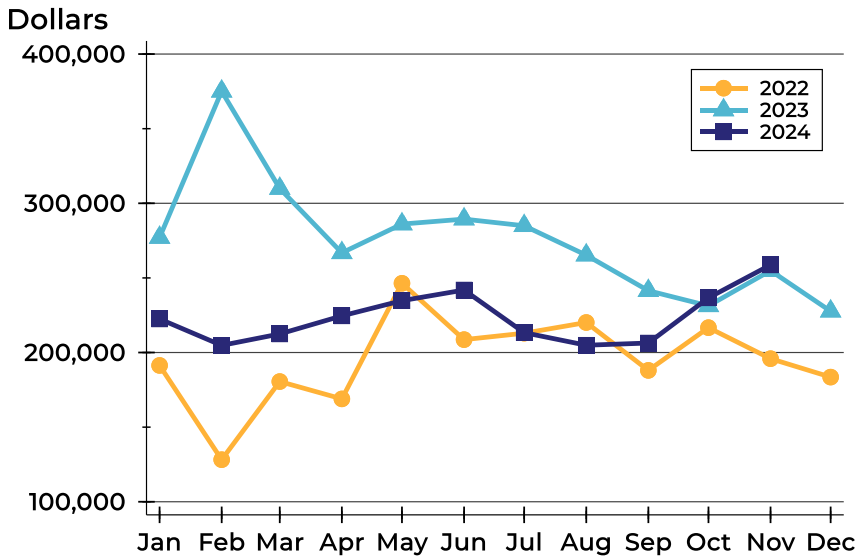
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	16.2%	1.9	87,700	85,500	67	49	90.3%	91.8%
\$100,000-\$124,999	5	13.5%	2.6	117,280	115,000	58	48	92.8%	95.7%
\$125,000-\$149,999	2	5.4%	0.6	138,900	138,900	48	48	96.9%	96.9%
\$150,000-\$174,999	2	5.4%	0.5	166,000	166,000	71	71	97.3%	97.3%
\$175,000-\$199,999	6	16.2%	2.2	190,200	189,500	60	68	96.1%	96.0%
\$200,000-\$249,999	2	5.4%	0.5	247,450	247,450	53	53	99.0%	99.0%
\$250,000-\$299,999	4	10.8%	1.9	282,400	287,400	36	27	99.2%	99.2%
\$300,000-\$399,999	5	13.5%	1.7	369,180	349,000	55	58	93.9%	94.3%
\$400,000-\$499,999	2	5.4%	3.0	457,450	457,450	51	51	98.9%	98.9%
\$500,000-\$749,999	2	5.4%	N/A	712,250	712,250	58	58	100.0%	100.0%
\$750,000-\$999,999	1	2.7%	N/A	899,000	899,000	51	51	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



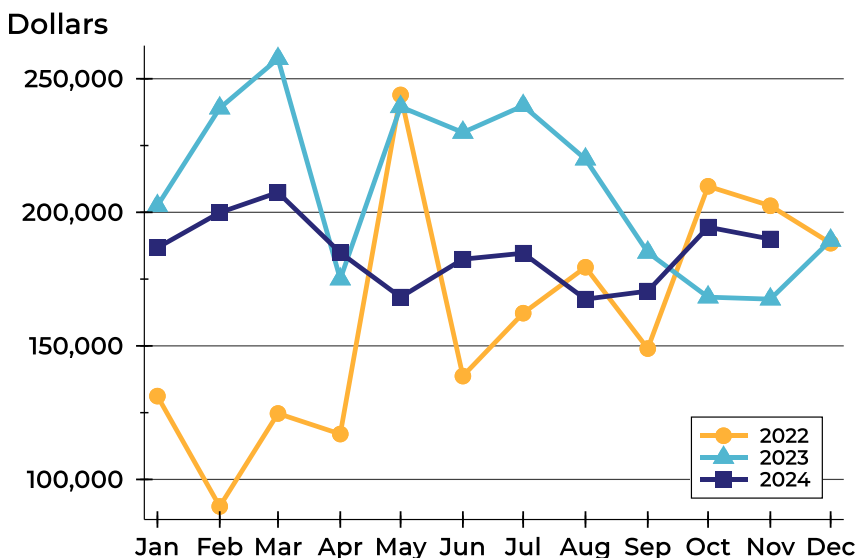
Lyon County Active Listings Analysis

Average Price



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

Median Price

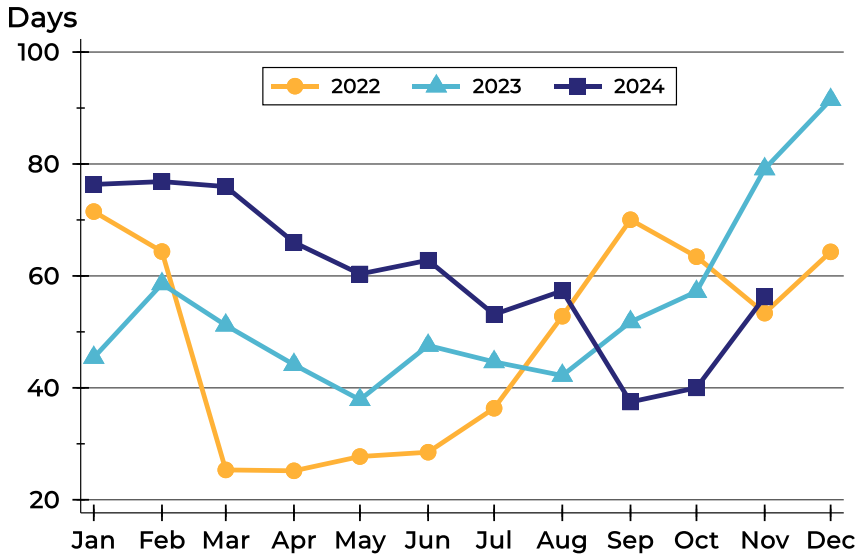


Month	2022	2023	2024
January	131,200	202,450	186,750
February	89,900	239,000	199,900
March	124,700	257,500	207,450
April	117,000	175,000	184,900
May	243,950	239,500	168,250
June	138,700	229,900	182,450
July	162,250	239,900	184,700
August	179,450	219,900	167,500
September	149,000	185,000	170,500
October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



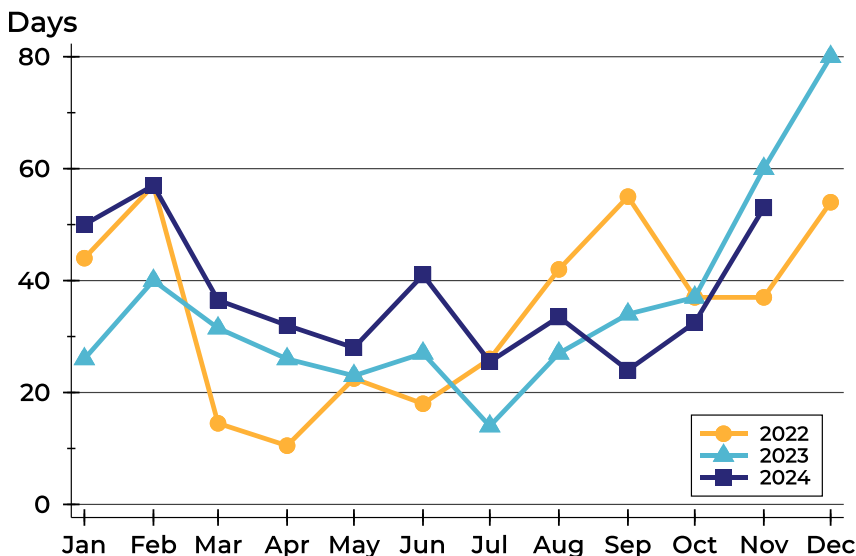
Lyon County Active Listings Analysis

Average DOM



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

Median DOM

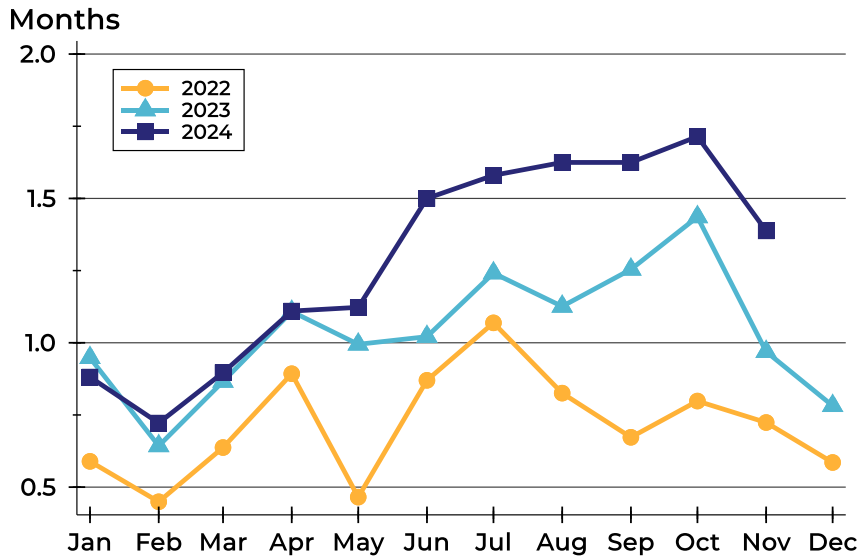


Month	2022	2023	2024
January	44	26	50
February	57	40	57
March	15	32	37
April	11	26	32
May	23	23	28
June	18	27	41
July	26	14	26
August	42	27	34
September	55	34	24
October	37	37	33
November	37	60	53
December	54	80	



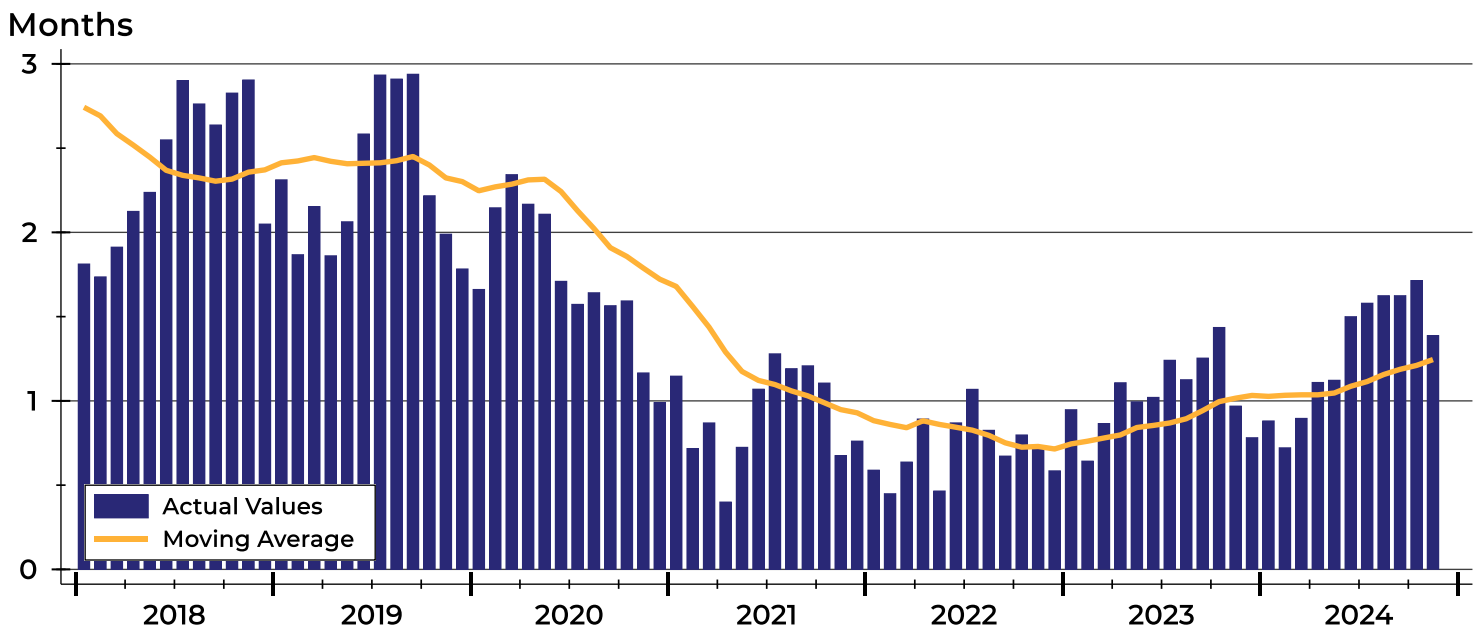
Lyon County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





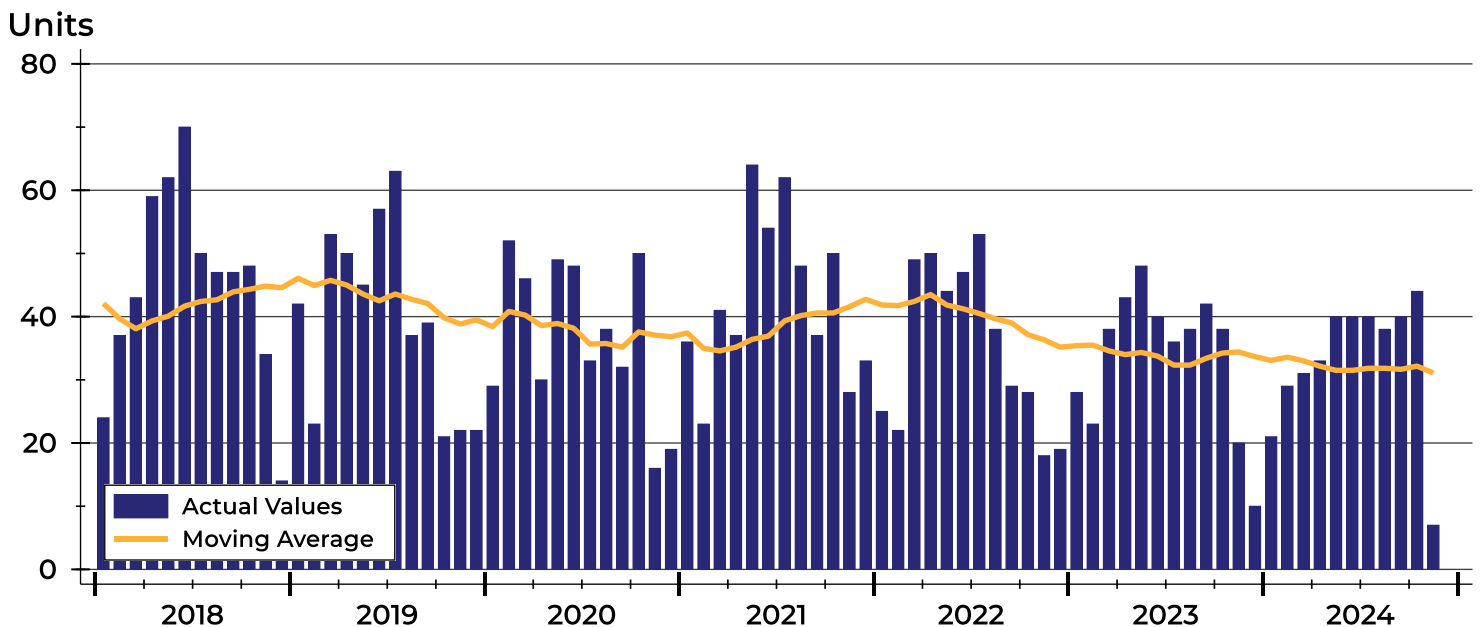
Lyon County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	7	20	-65.0%
	Volume (1,000s)	1,450	3,670	-60.5%
	Average List Price	207,086	183,490	12.9%
	Median List Price	199,900	143,700	39.1%
Year-to-Date	New Listings	363	394	-7.9%
	Volume (1,000s)	73,759	78,830	-6.4%
	Average List Price	203,193	200,077	1.6%
	Median List Price	179,500	169,450	5.9%

A total of 7 new listings were added in Lyon County during November, down 65.0% from the same month in 2023. Year-to-date Lyon County has seen 363 new listings.

The median list price of these homes was \$199,900 up from \$143,700 in 2023.

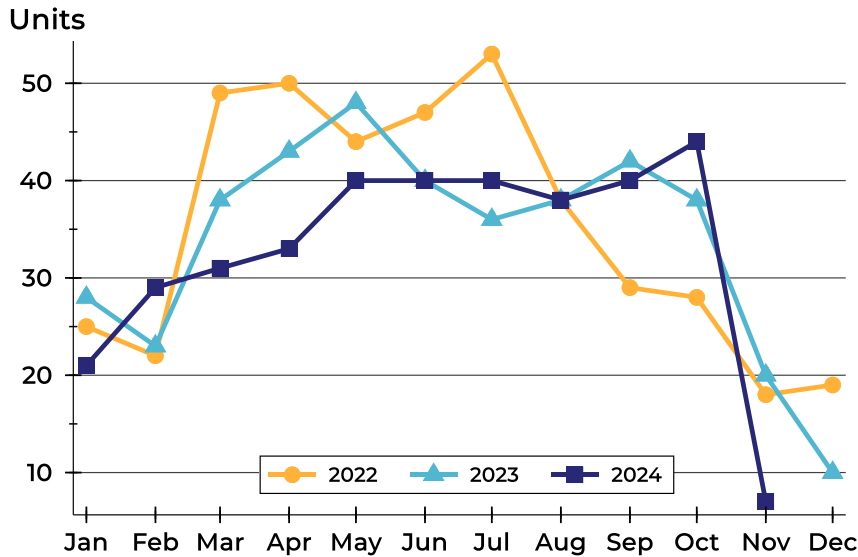
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	25	28	21
February	22	23	29
March	49	38	31
April	50	43	33
May	44	48	40
June	47	40	40
July	53	36	40
August	38	38	38
September	29	42	40
October	28	38	44
November	18	20	7
December	19	10	10

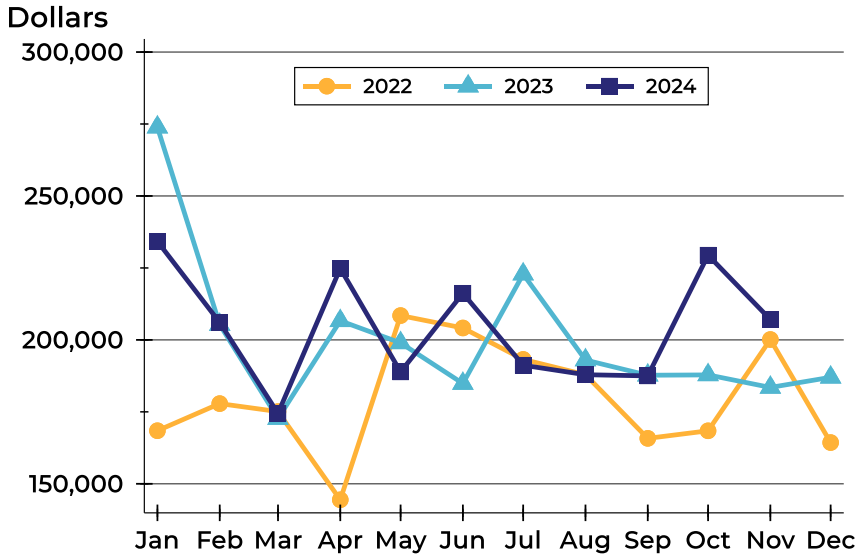
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	28.6%	86,250	86,250	8	8	96.1%	96.1%
\$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%	142,500	142,500	11	11	96.3%	96.3%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	199,900	199,900	27	27	100.0%	100.0%
\$200,000-\$249,999	1	14.3%	244,900	244,900	24	24	94.2%	94.2%
\$250,000-\$299,999	1	14.3%	289,900	289,900	27	27	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	399,900	399,900	34	34	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



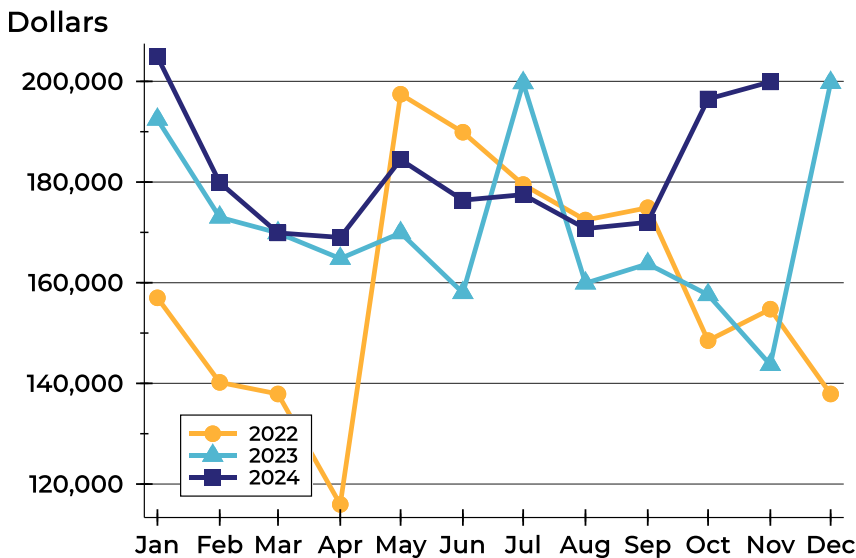
Lyon County New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,444	273,898	234,233
February	177,866	205,309	206,059
March	175,101	172,682	174,489
April	144,455	206,633	224,826
May	208,455	198,958	188,880
June	204,147	184,843	216,213
July	193,221	222,842	191,200
August	187,883	193,003	187,903
September	165,793	187,725	187,493
October	168,418	187,833	229,430
November	200,133	183,490	207,086
December	164,337	187,000	

Median Price



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



Lyon County Contracts Written Analysis

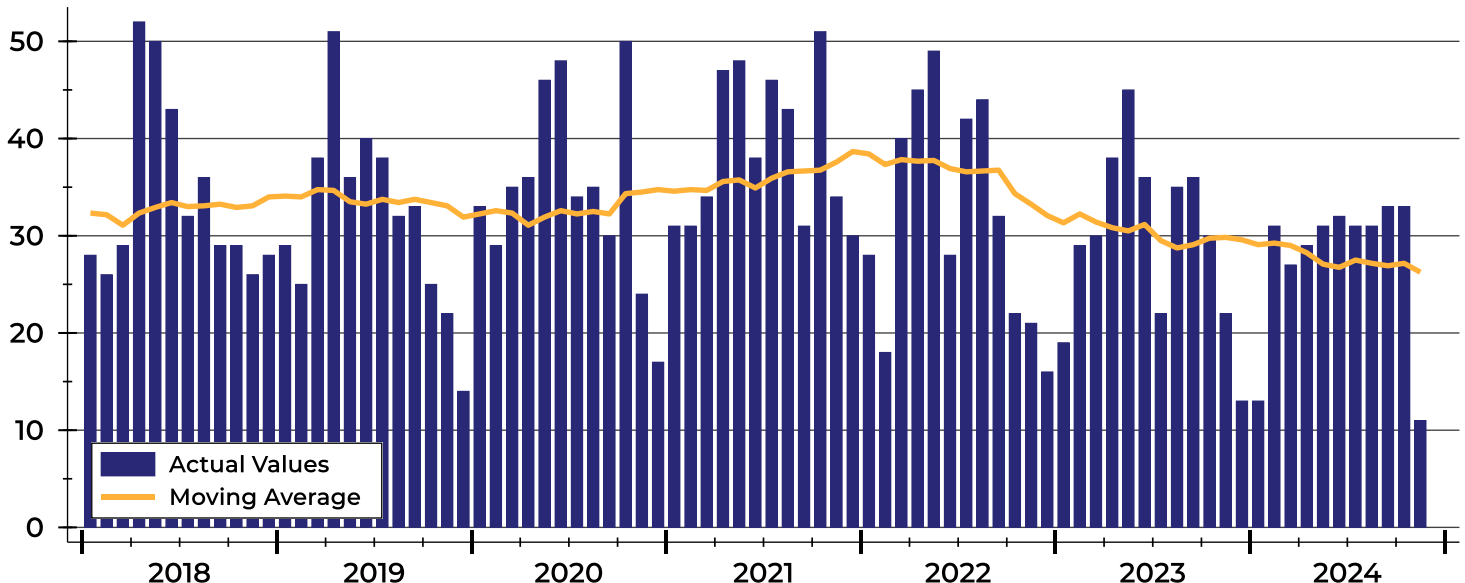
Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		11	22	-50.0%	302	342	-11.7%
Volume (1,000s)		1,637	3,782	-56.7%	58,907	66,257	-11.1%
Average	Sale Price	148,855	171,895	-13.4%	195,056	193,735	0.7%
	Days on Market	53	21	152.4%	23	19	21.1%
	Percent of Original	95.1%	96.0%	-0.9%	95.9%	96.3%	-0.4%
Median	Sale Price	144,900	131,200	10.4%	174,900	169,900	2.9%
	Days on Market	37	4	825.0%	7	6	16.7%
	Percent of Original	95.0%	98.1%	-3.2%	98.1%	98.3%	-0.2%

A total of 11 contracts for sale were written in Lyon County during the month of November, down from 22 in 2023. The median list price of these homes was \$144,900, up from \$131,200 the prior year.

Half of the homes that went under contract in November were on the market less than 37 days, compared to 4 days in November 2023.

History of Contracts Written

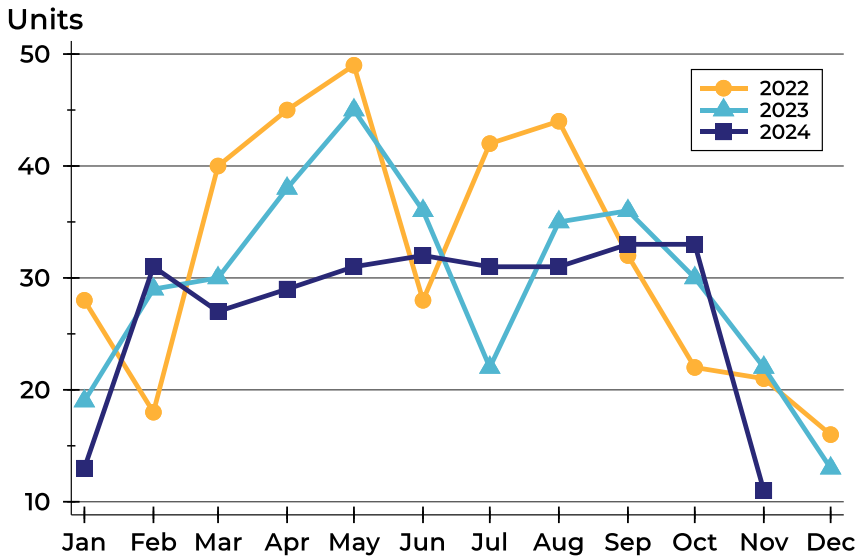
Units





Lyon County Contracts Written Analysis

Contracts Written by Month



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

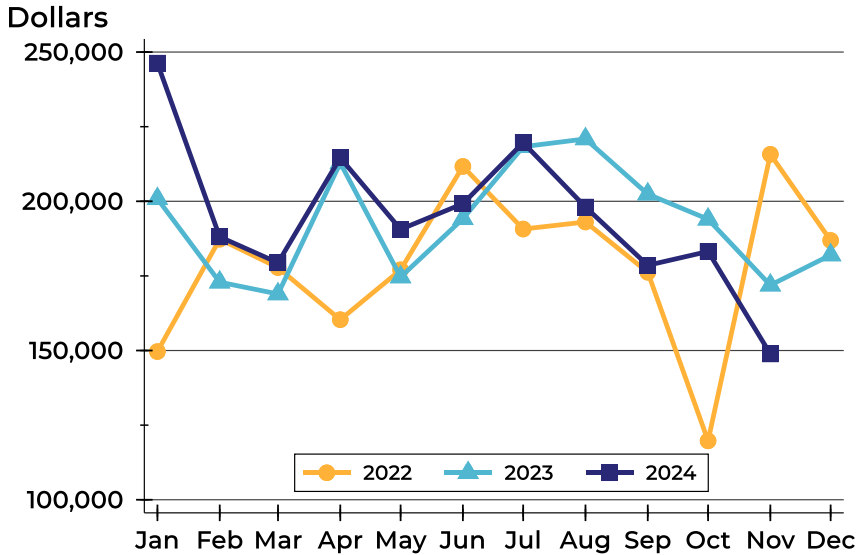
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	9.1%	44,900	44,900	54	54	80.2%	80.2%
\$50,000-\$99,999	4	36.4%	82,725	86,250	15	12	98.4%	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	9.1%	144,900	144,900	109	109	91.1%	91.1%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	18.2%	189,950	189,950	73	73	94.2%	94.2%
\$200,000-\$249,999	1	9.1%	212,000	212,000	5	5	100.0%	100.0%
\$250,000-\$299,999	2	18.2%	262,400	262,400	106	106	96.5%	96.5%
\$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



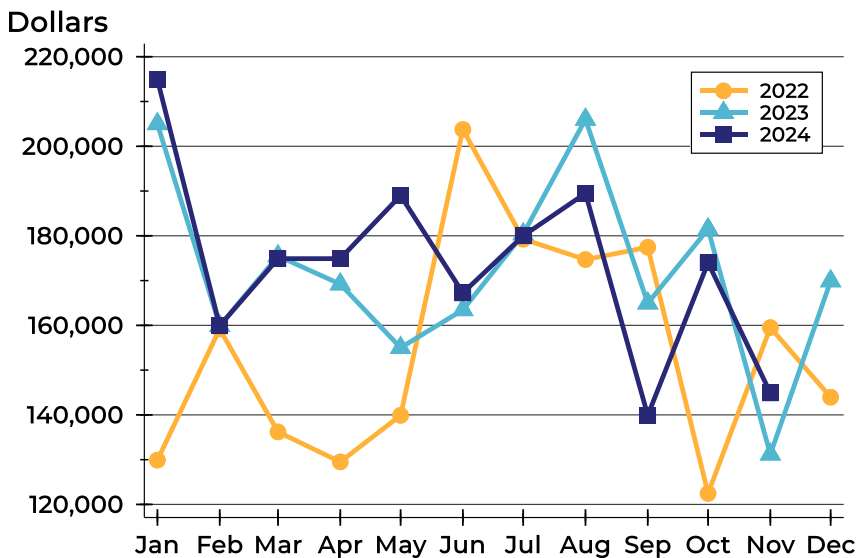
Lyon County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	149,650	200,847	246,292
February	187,306	172,902	188,087
March	177,795	168,947	179,404
April	160,330	212,858	214,588
May	177,049	174,631	190,606
June	211,686	194,150	199,192
July	190,710	218,305	219,655
August	193,070	220,894	198,071
September	176,236	202,414	178,555
October	119,745	193,987	183,194
November	215,743	171,895	148,855
December	186,888	182,000	

Median Price

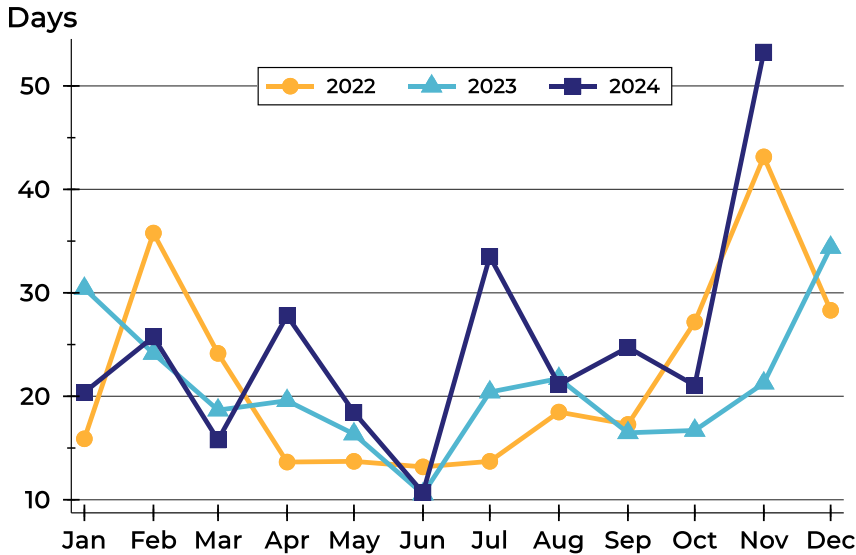


Month	2022	2023	2024
January	129,900	205,000	214,900
February	159,200	159,900	159,900
March	136,200	175,500	174,900
April	129,500	169,200	174,900
May	139,900	155,000	189,000
June	203,750	163,450	167,250
July	179,250	180,400	180,000
August	174,700	206,000	189,500
September	177,450	164,950	139,900
October	122,450	181,500	174,000
November	159,500	131,200	144,900
December	143,950	169,900	



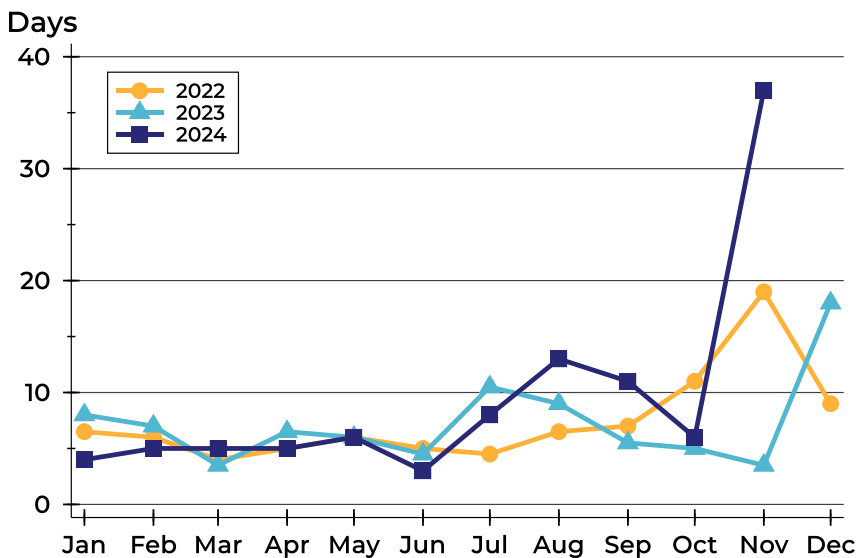
Lyon County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	16	30	20
February	36	24	26
March	24	19	16
April	14	20	28
May	14	16	18
June	13	11	11
July	14	20	34
August	18	22	21
September	17	16	25
October	27	17	21
November	43	21	53
December	28	34	

Median DOM



Month	2022	2023	2024
January	7	8	4
February	6	7	5
March	4	4	5
April	5	7	5
May	6	6	6
June	5	5	3
July	5	11	8
August	7	9	13
September	7	6	11
October	11	5	6
November	19	4	37
December	9	18	



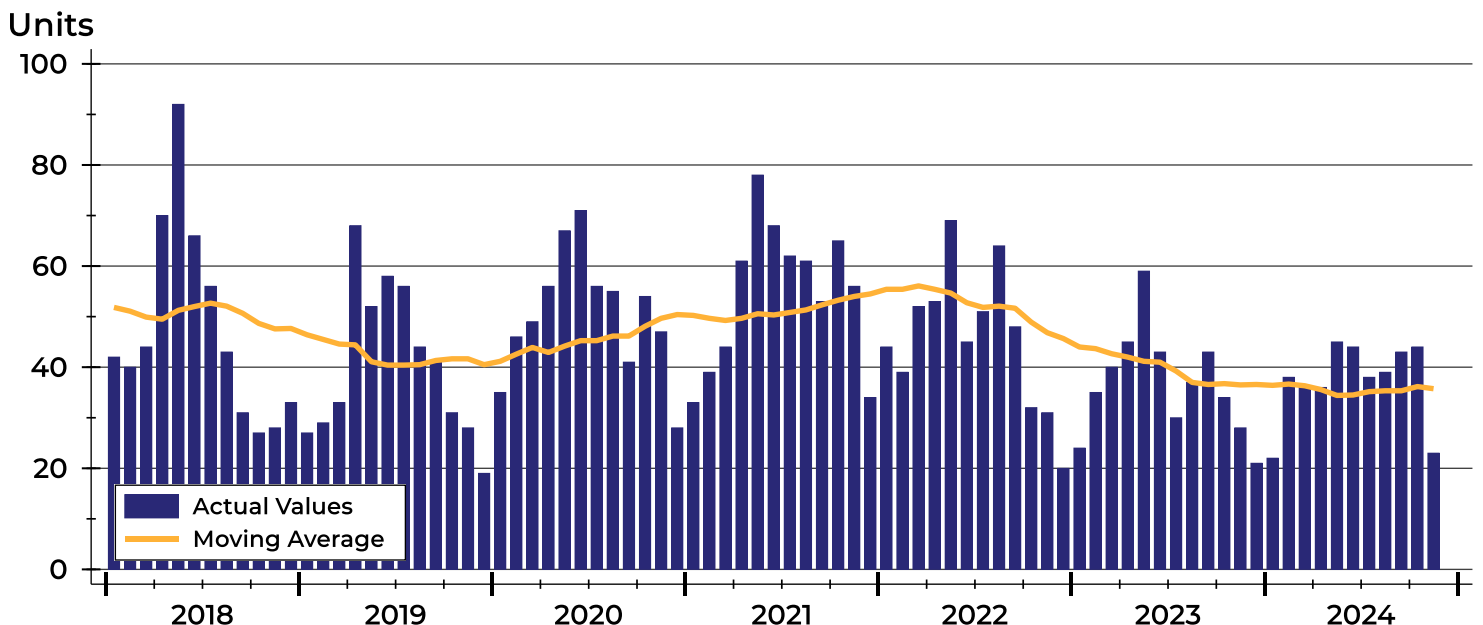
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		23	28	-17.9%
Volume (1,000s)		4,214	5,668	-25.7%
Average	List Price	183,204	202,432	-9.5%
	Days on Market	38	29	31.0%
	Percent of Original	96.4%	98.1%	-1.7%
Median	List Price	144,900	184,250	-21.4%
	Days on Market	15	7	114.3%
	Percent of Original	99.3%	100.0%	-0.7%

A total of 23 listings in Lyon County had contracts pending at the end of November, down from 28 contracts pending at the end of November 2023.

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

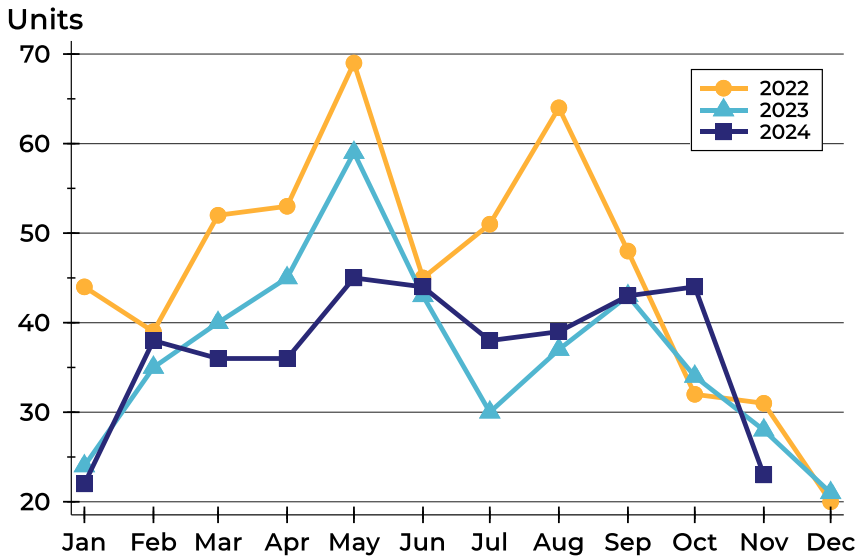
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



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

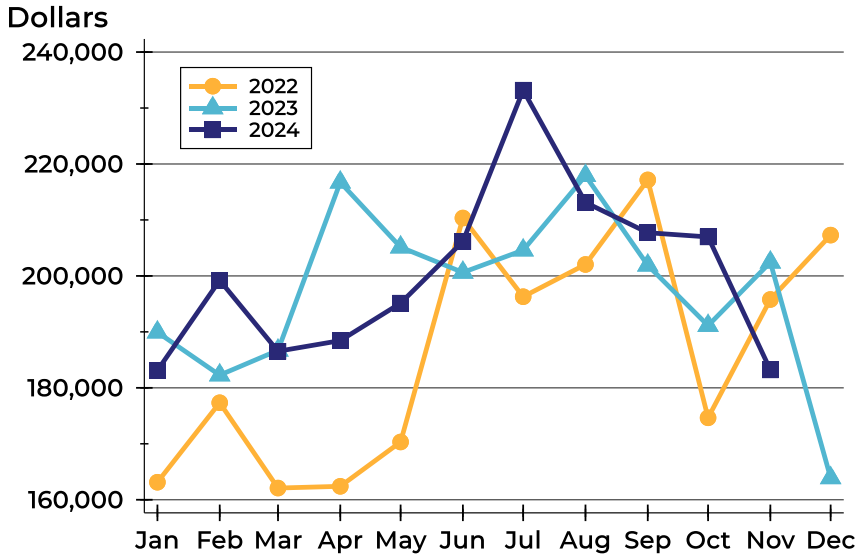
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.3%	44,900	44,900	54	54	90.0%	90.0%
\$50,000-\$99,999	6	26.1%	78,367	78,450	36	26	97.4%	99.6%
\$100,000-\$124,999	1	4.3%	118,500	118,500	7	7	100.0%	100.0%
\$125,000-\$149,999	5	21.7%	135,940	130,000	75	43	92.0%	92.9%
\$150,000-\$174,999	1	4.3%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	3	13.0%	189,933	189,900	51	53	95.2%	95.0%
\$200,000-\$249,999	1	4.3%	212,000	212,000	5	5	100.0%	100.0%
\$250,000-\$299,999	3	13.0%	261,567	259,900	16	13	99.4%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	4.3%	489,900	489,900	0	0	100.0%	100.0%
\$500,000-\$749,999	1	4.3%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



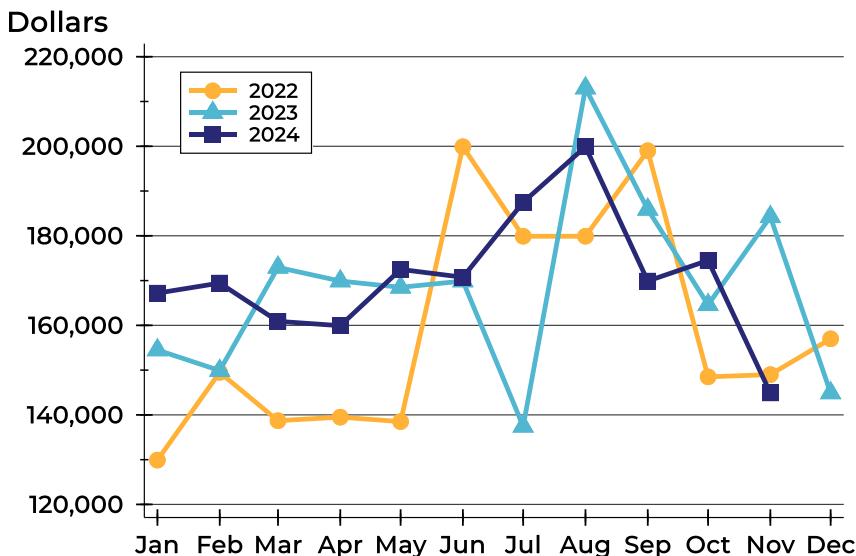
Lyon County Pending Contracts Analysis

Average Price



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

Median Price

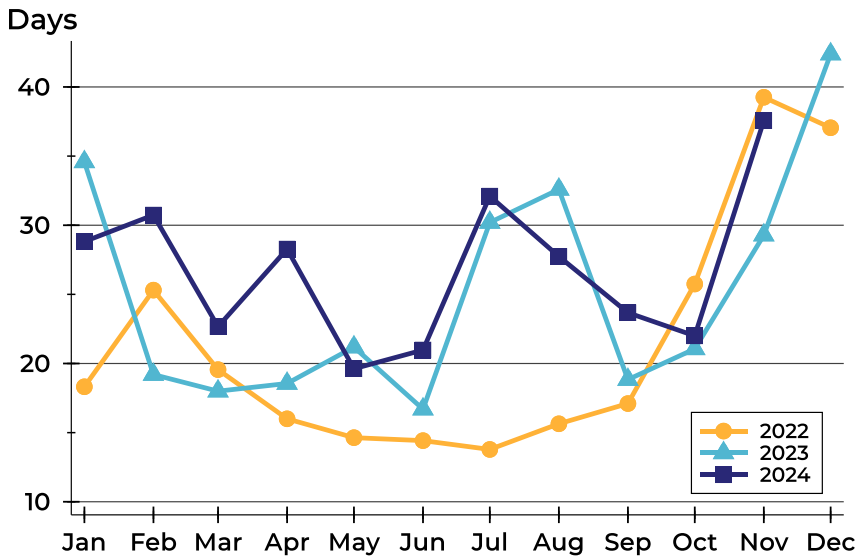


Month	2022	2023	2024
January	129,900	154,500	167,200
February	149,500	149,900	169,450
March	138,700	172,950	160,900
April	139,500	169,900	159,925
May	138,500	168,500	172,500
June	199,900	169,900	170,750
July	179,900	137,450	187,500
August	179,900	213,000	199,900
September	199,000	185,900	169,900
October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



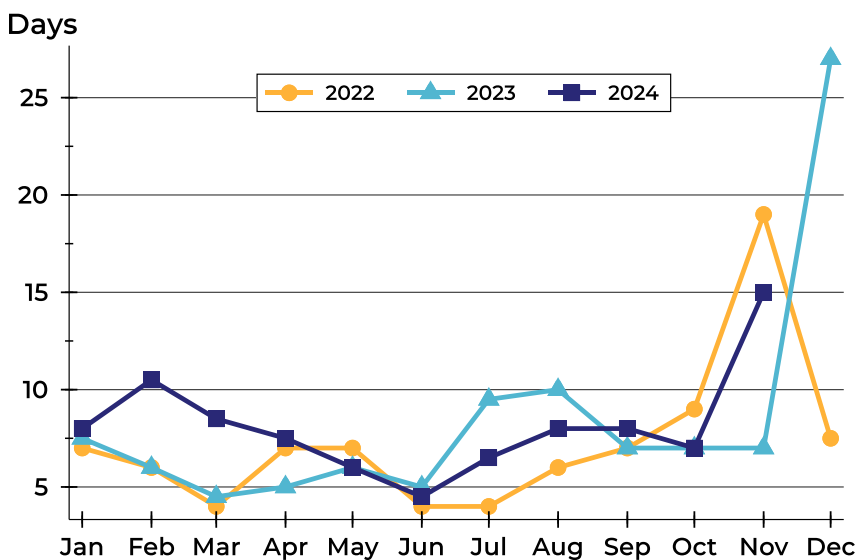
Lyon County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Osage County Housing Report



Market Overview

Osage County Home Sales Rose in November

Total home sales in Osage County rose by 10.0% last month to 11 units, compared to 10 units in November 2023. Total sales volume was \$2.6 million, up 3.4% from a year earlier.

The median sale price in November was \$171,000, down from \$235,000 a year earlier. Homes that sold in November were typically on the market for 5 days and sold for 100.7% of their list prices.

Osage County Active Listings Up at End of November

The total number of active listings in Osage County at the end of November was 29 units, up from 21 at the same point in 2023. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$225,000.

During November, a total of 7 contracts were written down from 11 in November 2023. At the end of the month, there were 11 contracts still pending.

Report Contents

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

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Osage County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date			
		2024	2023	2022	2024	2023	2022	
Home Sales		11	10	16	152	155	176	
	Change from prior year	10.0%	-37.5%	33.3%	-1.9%	-11.9%	8.0%	
Active Listings		29	21	23	N/A	N/A	N/A	
	Change from prior year	38.1%	-8.7%	-20.7%				
Months' Supply		2.1	1.5	1.4	N/A	N/A	N/A	
	Change from prior year	40.0%	7.1%	-30.0%				
New Listings		13	11	12	195	182	201	
	Change from prior year	18.2%	-8.3%	-25.0%	7.1%	-9.5%	1.0%	
Contracts Written		7	11	16	155	156	172	
	Change from prior year	-36.4%	-31.3%	6.7%	-0.6%	-9.3%	-0.6%	
Pending Contracts		11	14	14	N/A	N/A	N/A	
	Change from prior year	-21.4%	0.0%	-26.3%				
Sales Volume (1,000s)		2,555	2,470	2,156	32,556	28,981	29,522	
	Change from prior year	3.4%	14.6%	18.4%	12.3%	-1.8%	13.1%	
Average	Sale Price	232,264	247,040	134,734	214,186	186,971	167,741	
		Change from prior year	-6.0%	83.4%	-11.2%	14.6%	11.5%	4.7%
	List Price of Actives	326,842	262,485	707,765	N/A	N/A	N/A	
		Change from prior year	24.5%	-62.9%	374.3%			
	Days on Market	33	28	43	33	26	31	
	Change from prior year	17.9%	-34.9%	138.9%	26.9%	-16.1%	-8.8%	
	Percent of List	99.5%	100.7%	95.0%	97.9%	98.3%	97.3%	
	Change from prior year	-1.2%	6.0%	-4.3%	-0.4%	1.0%	-1.4%	
	Percent of Original	97.0%	98.1%	92.3%	95.5%	96.0%	95.4%	
	Change from prior year	-1.1%	6.3%	-6.0%	-0.5%	0.6%	-2.7%	
Median	Sale Price	171,000	235,000	88,500	185,000	155,000	139,950	
		Change from prior year	-27.2%	165.5%	-30.2%	19.4%	10.8%	2.0%
	List Price of Actives	225,000	259,000	285,000	N/A	N/A	N/A	
		Change from prior year	-13.1%	-9.1%	161.5%			
	Days on Market	5	12	32	12	8	10	
	Change from prior year	-58.3%	-62.5%	357.1%	50.0%	-20.0%	42.9%	
	Percent of List	100.7%	100.0%	96.5%	100.0%	100.0%	100.0%	
	Change from prior year	0.7%	3.6%	-2.9%	0.0%	0.0%	0.0%	
	Percent of Original	100.0%	100.0%	92.3%	99.5%	99.4%	99.5%	
	Change from prior year	0.0%	8.3%	-6.8%	0.1%	-0.1%	-0.5%	

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



Osage County Closed Listings Analysis

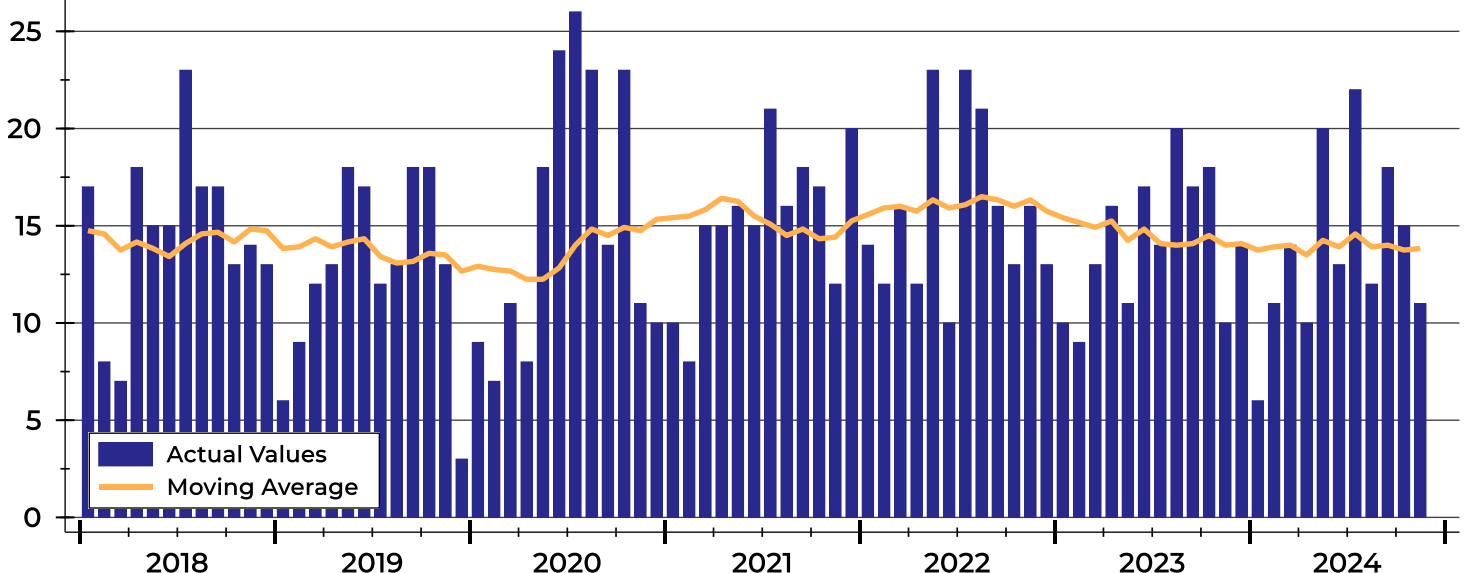
Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		11	10	10.0%	152	155	-1.9%
Volume (1,000s)		2,555	2,470	3.4%	32,556	28,981	12.3%
Months' Supply		2.1	1.5	40.0%	N/A	N/A	N/A
Average	Sale Price	232,264	247,040	-6.0%	214,186	186,971	14.6%
	Days on Market	33	28	17.9%	33	26	26.9%
	Percent of List	99.5%	100.7%	-1.2%	97.9%	98.3%	-0.4%
	Percent of Original	97.0%	98.1%	-1.1%	95.5%	96.0%	-0.5%
Median	Sale Price	171,000	235,000	-27.2%	185,000	155,000	19.4%
	Days on Market	5	12	-58.3%	12	8	50.0%
	Percent of List	100.7%	100.0%	0.7%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.5%	99.4%	0.1%

A total of 11 homes sold in Osage County in November, up from 10 units in November 2023. Total sales volume rose to \$2.6 million compared to \$2.5 million in the previous year.

The median sales price in November was \$171,000, down 27.2% compared to the prior year. Median days on market was 5 days, down from 14 days in October, and down from 12 in November 2023.

History of Closed Listings

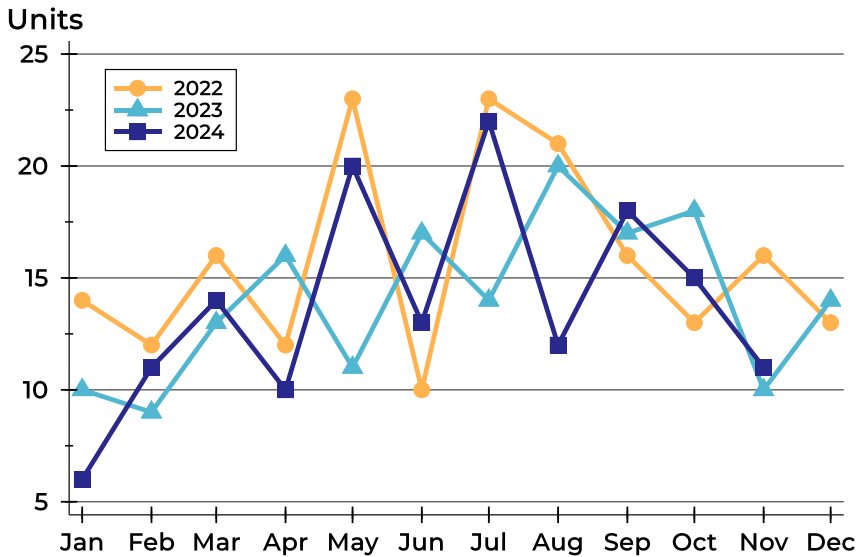
Units





Osage County Closed Listings Analysis

Closed Listings by Month



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

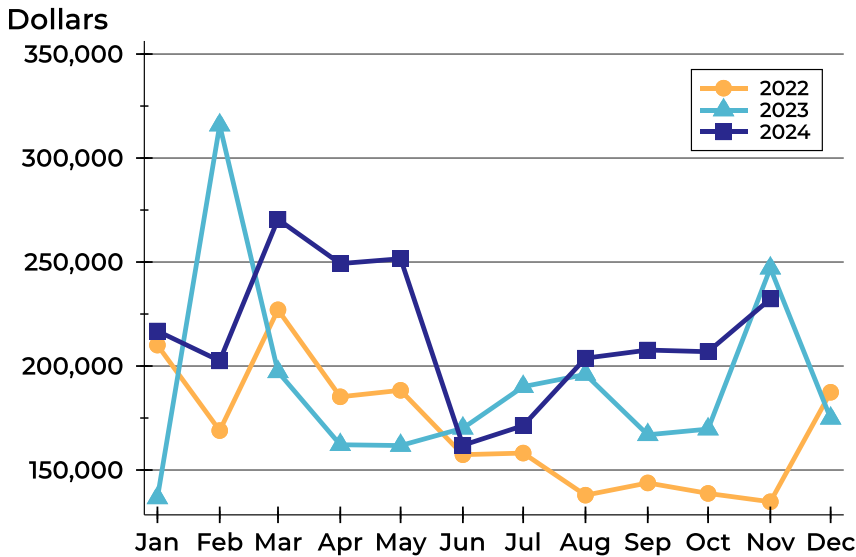
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	1.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	18.2%	0.7	123,500	123,500	77	77	98.9%	98.9%	92.6%	92.6%
\$125,000-\$149,999	1	9.1%	2.1	136,500	136,500	4	4	101.1%	101.1%	101.1%	101.1%
\$150,000-\$174,999	3	27.3%	1.8	158,333	154,000	21	4	100.4%	100.7%	98.3%	99.4%
\$175,000-\$199,999	2	18.2%	1.5	183,250	183,250	10	10	103.3%	103.3%	103.3%	103.3%
\$200,000-\$249,999	2	18.2%	2.1	247,450	247,450	64	64	93.9%	93.9%	89.9%	89.9%
\$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%	0.9	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	1	9.1%	4.0	835,000	835,000	0	0	99.5%	99.5%	99.5%	99.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



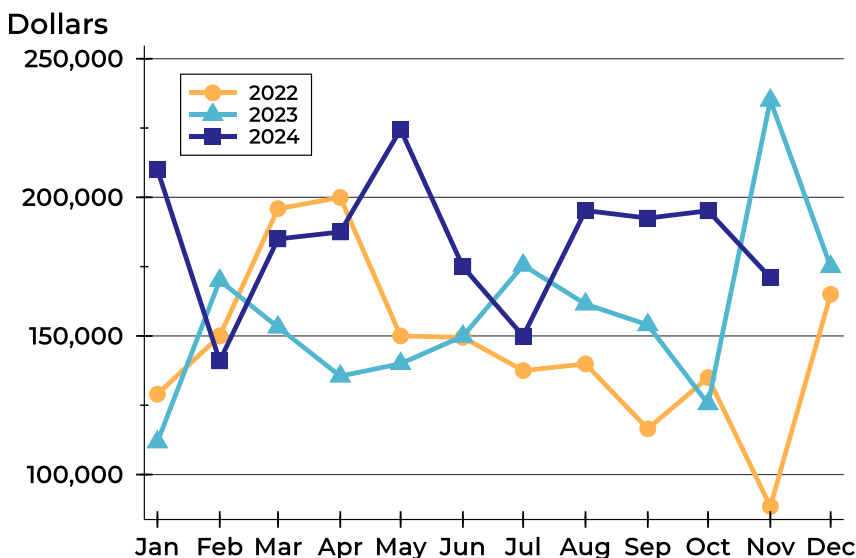
Osage County Closed Listings Analysis

Average Price



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

Median Price

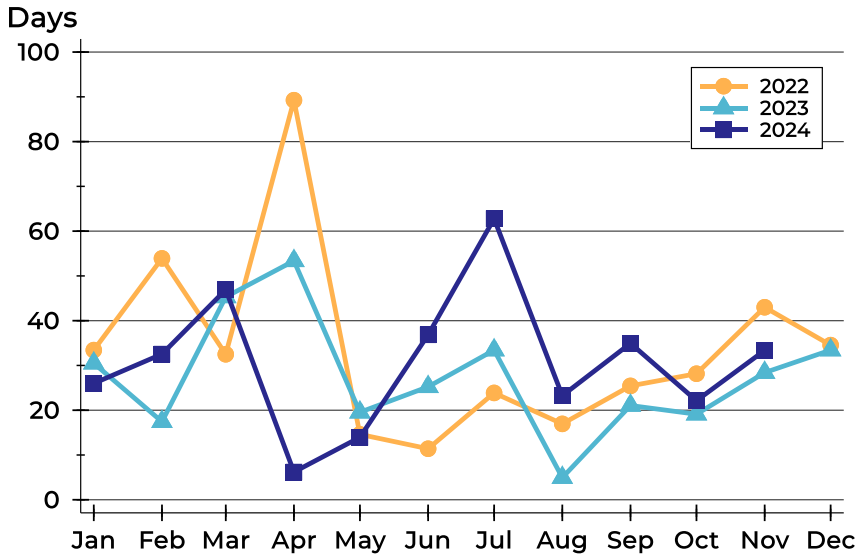


Month	2022	2023	2024
January	129,000	111,750	210,000
February	150,000	170,000	141,000
March	195,900	153,175	185,000
April	199,950	135,500	187,500
May	150,000	140,000	224,500
June	149,500	149,900	175,000
July	137,500	175,500	149,950
August	139,900	161,500	195,250
September	116,500	154,000	192,500
October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



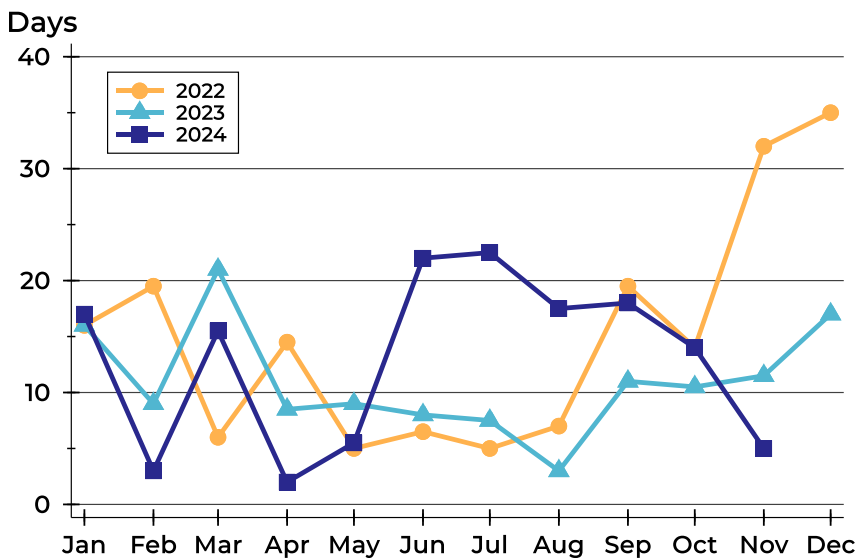
Osage County Closed Listings Analysis

Average DOM



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

Median DOM



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



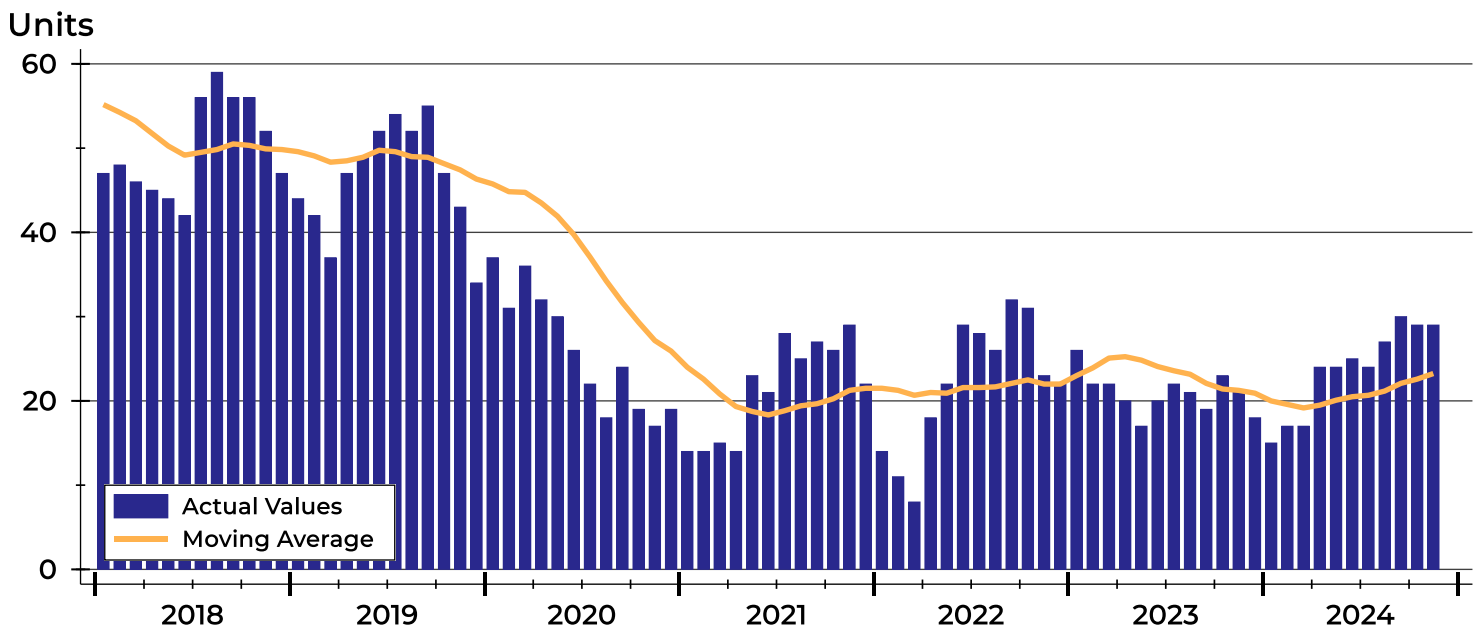
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		29	21	38.1%
Volume (1,000s)		9,478	5,512	72.0%
Months' Supply		2.1	1.5	40.0%
Average	List Price	326,842	262,485	24.5%
	Days on Market	70	83	-15.7%
	Percent of Original	96.9%	94.3%	2.8%
Median	List Price	225,000	259,000	-13.1%
	Days on Market	60	60	0.0%
	Percent of Original	100.0%	98.5%	1.5%

A total of 29 homes were available for sale in Osage 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 \$225,000, down 13.1% from 2023. The typical time on market for active listings was 60 days, the same as in November 2023.

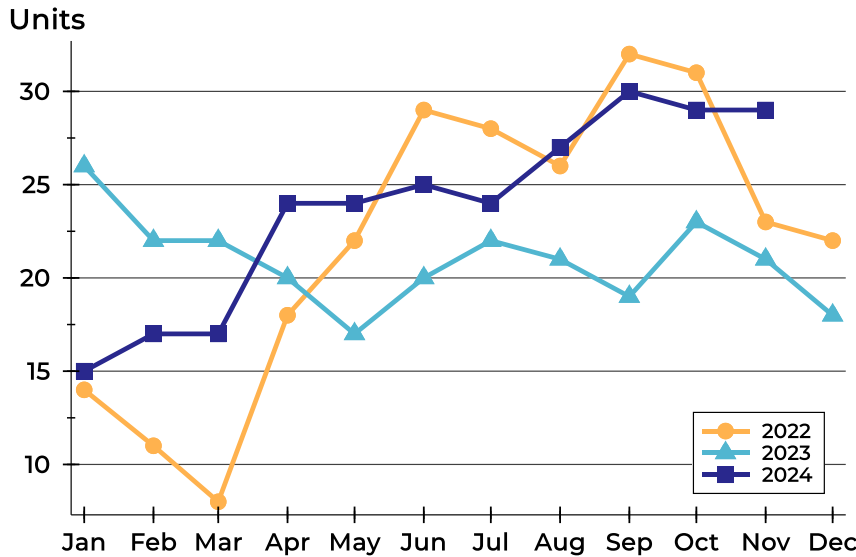
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



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

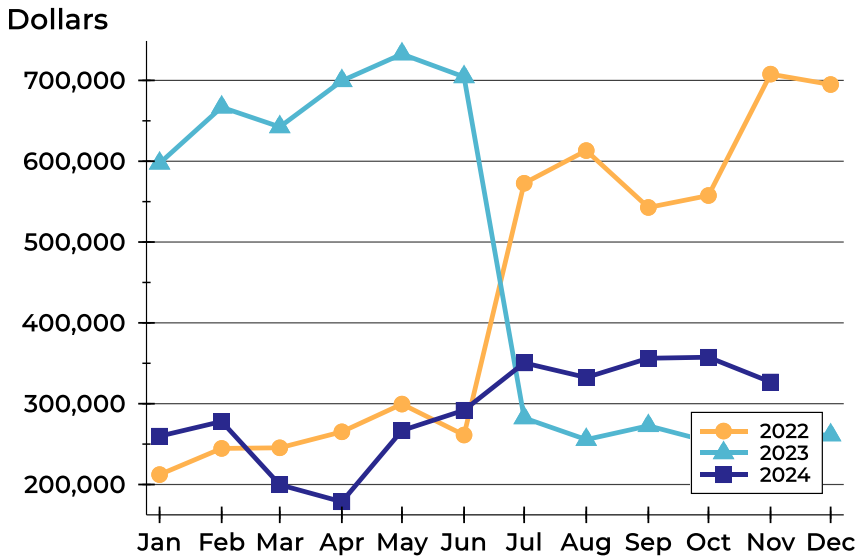
Active Listings by Price Range

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	6.9%	1.4	69,000	69,000	183	183	72.7%	72.7%
\$100,000-\$124,999	1	3.4%	0.7	100,000	100,000	22	22	100.0%	100.0%
\$125,000-\$149,999	3	10.3%	2.1	138,133	135,000	59	31	98.7%	100.0%
\$150,000-\$174,999	3	10.3%	1.8	174,617	174,900	34	10	100.0%	100.0%
\$175,000-\$199,999	3	10.3%	1.5	192,092	190,000	66	90	96.3%	100.0%
\$200,000-\$249,999	5	17.2%	2.1	228,478	225,000	48	23	100.0%	100.0%
\$250,000-\$299,999	4	13.8%	N/A	271,250	275,000	32	29	98.3%	98.3%
\$300,000-\$399,999	1	3.4%	0.9	365,000	365,000	55	55	100.0%	100.0%
\$400,000-\$499,999	3	10.3%	N/A	456,667	450,000	122	118	95.4%	95.7%
\$500,000-\$749,999	2	6.9%	N/A	619,250	619,250	53	53	100.0%	100.0%
\$750,000-\$999,999	1	3.4%	4.0	900,000	900,000	79	79	100.0%	100.0%
\$1,000,000 and up	1	3.4%	N/A	1,625,000	1,625,000	188	188	100.0%	100.0%



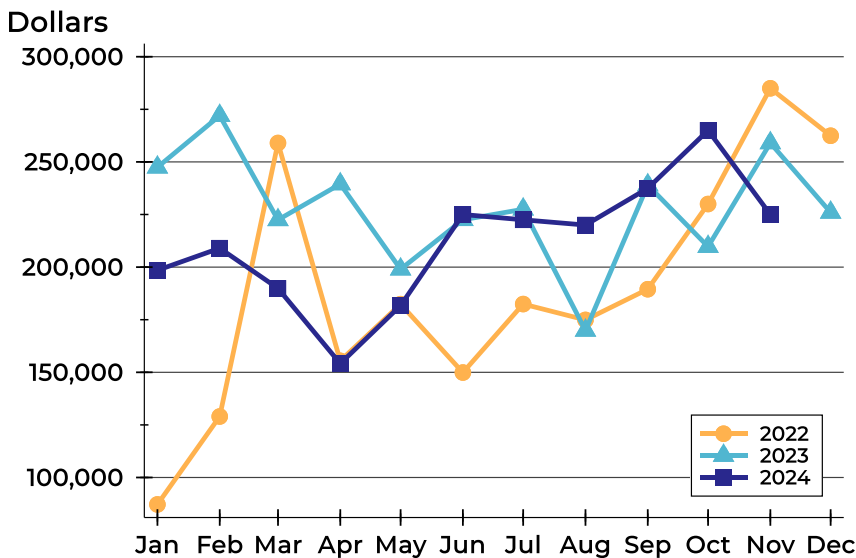
Osage County Active Listings Analysis

Average Price



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

Median Price

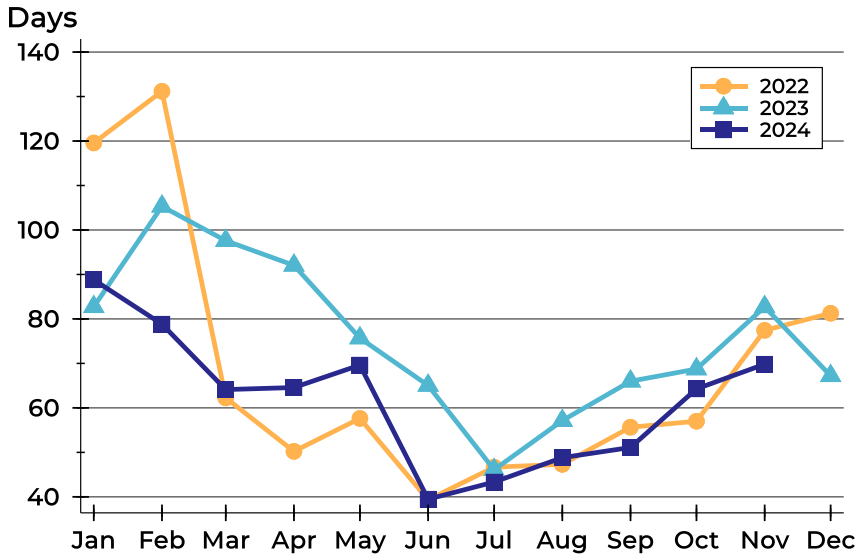


Month	2022	2023	2024
January	87,200	247,450	198,500
February	129,000	272,000	209,000
March	259,000	222,450	189,900
April	155,450	239,495	154,150
May	182,400	199,000	181,750
June	149,900	222,500	225,000
July	182,450	227,500	222,500
August	174,900	169,910	220,000
September	189,500	239,000	237,450
October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



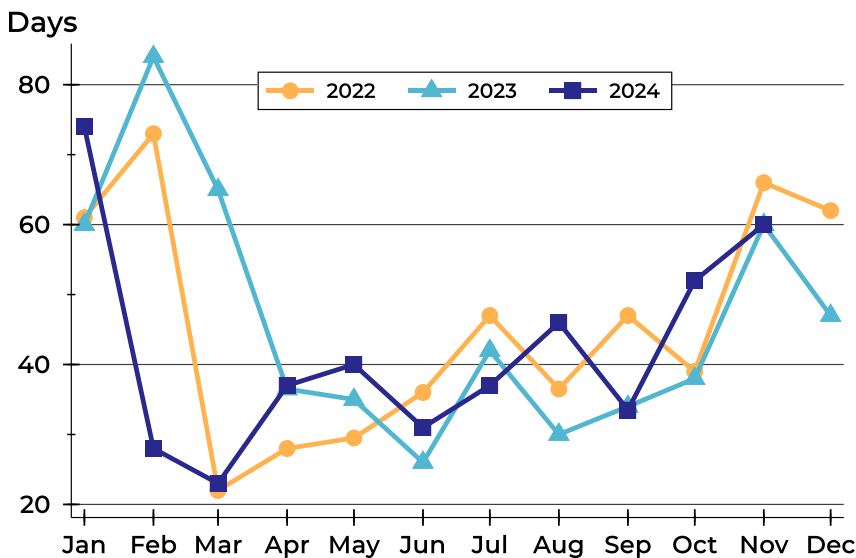
Osage County Active Listings Analysis

Average DOM



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

Median DOM

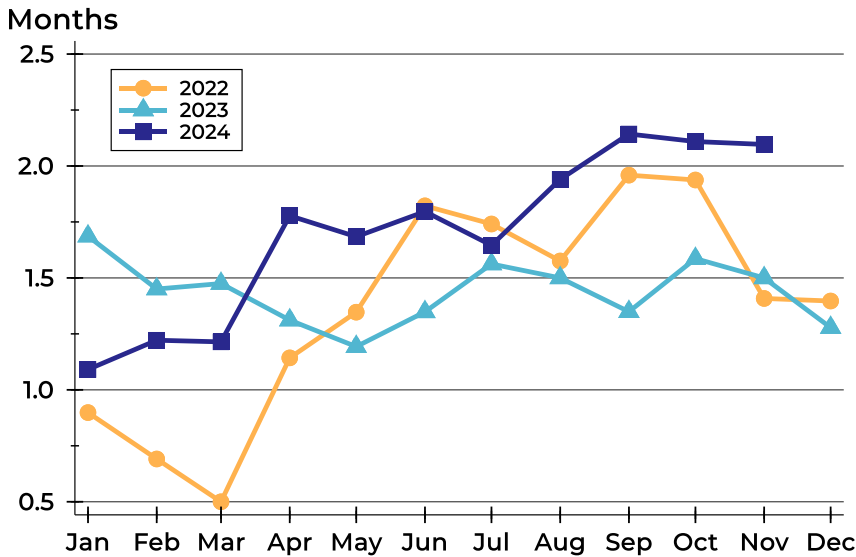


Month	2022	2023	2024
January	61	60	74
February	73	84	28
March	22	65	23
April	28	37	37
May	30	35	40
June	36	26	31
July	47	42	37
August	37	30	46
September	47	34	34
October	39	38	52
November	66	60	60
December	62	47	



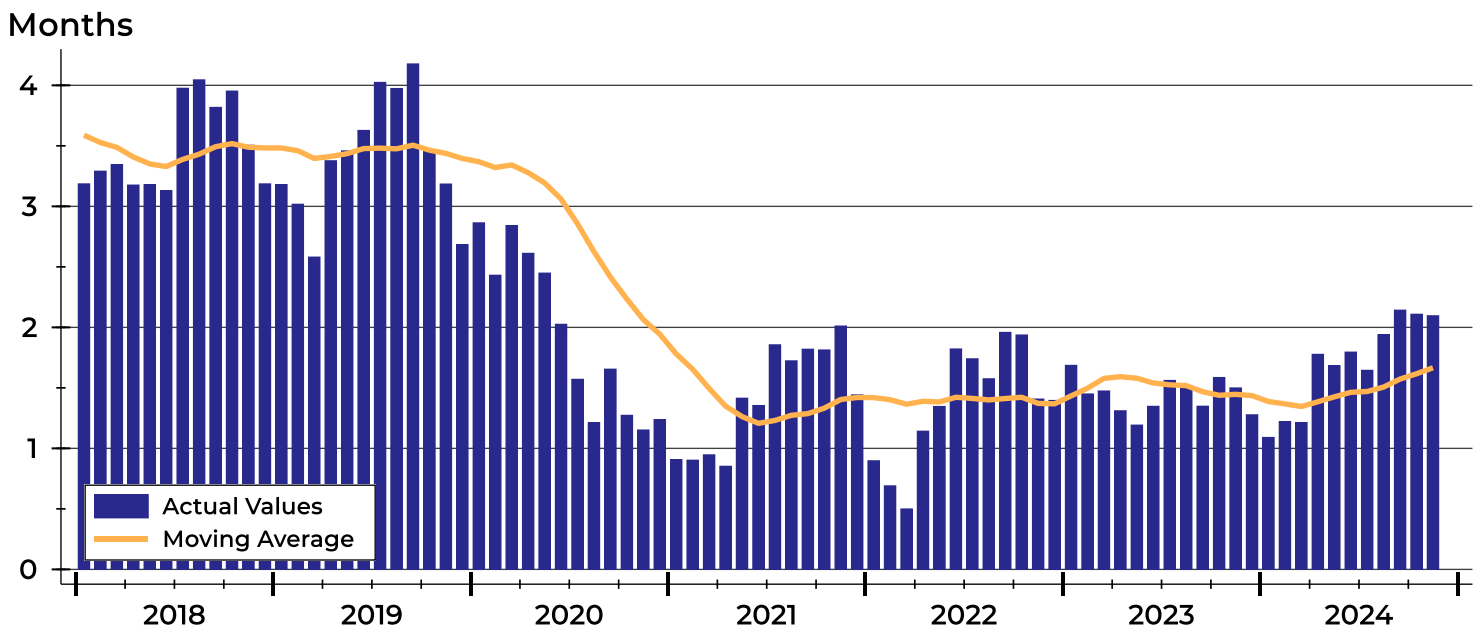
Osage County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





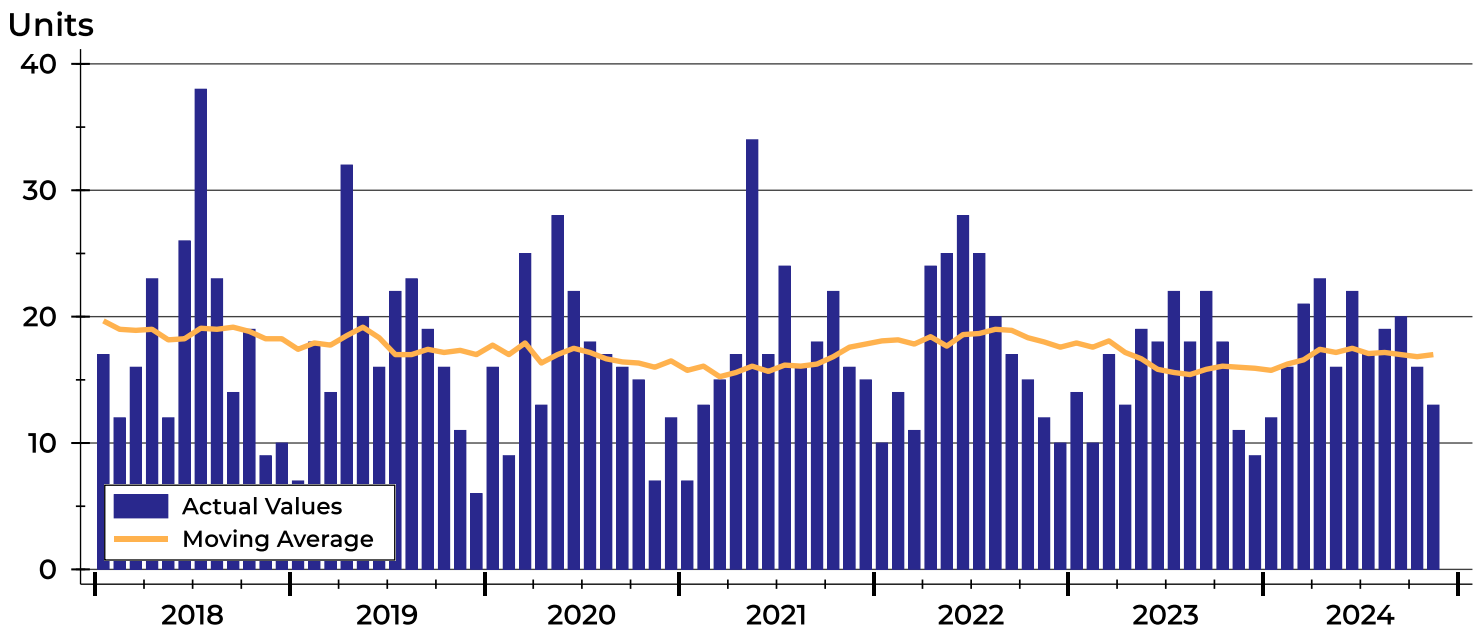
Osage County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	13	11	18.2%
	Volume (1,000s)	3,172	2,489	27.4%
	Average List Price	243,992	226,309	7.8%
	Median List Price	217,500	250,000	-13.0%
Year-to-Date	New Listings	195	182	7.1%
	Volume (1,000s)	44,932	37,948	18.4%
	Average List Price	230,422	208,506	10.5%
	Median List Price	186,500	166,500	12.0%

A total of 13 new listings were added in Osage County during November, up 18.2% from the same month in 2023. Year-to-date Osage County has seen 195 new listings.

The median list price of these homes was \$217,500 down from \$250,000 in 2023.

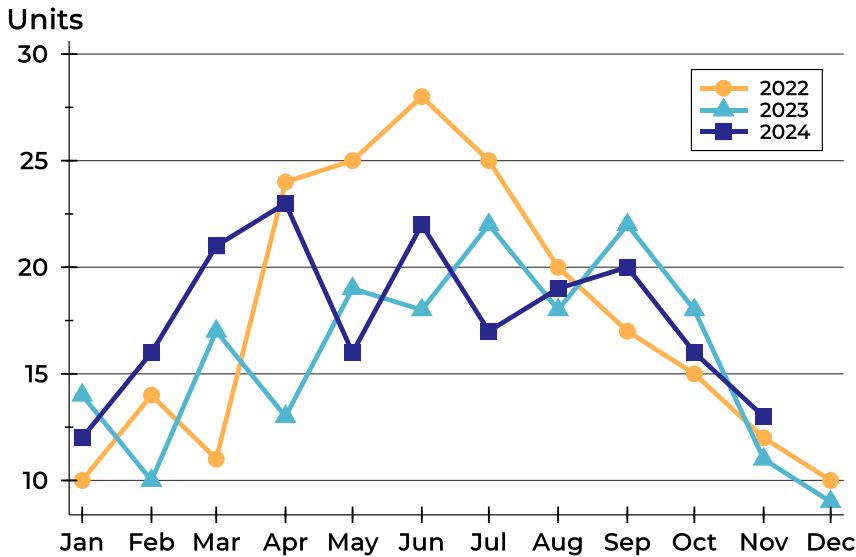
History of New Listings





Osage County New Listings Analysis

New Listings by Month



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

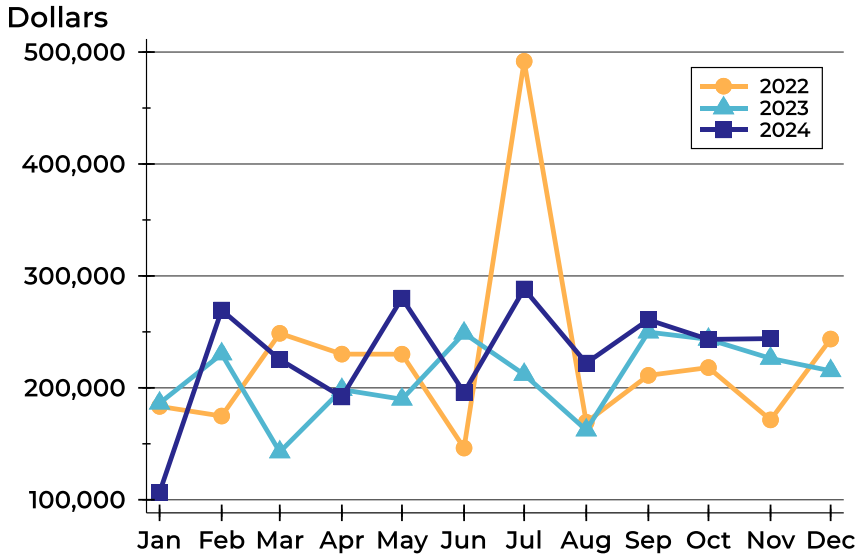
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.7%	100,000	100,000	29	29	100.0%	100.0%
\$125,000-\$149,999	2	15.4%	142,250	142,250	9	9	100.0%	100.0%
\$150,000-\$174,999	2	15.4%	174,450	174,450	8	8	100.0%	100.0%
\$175,000-\$199,999	1	7.7%	186,500	186,500	20	20	100.0%	100.0%
\$200,000-\$249,999	3	23.1%	232,497	230,000	23	22	100.0%	100.0%
\$250,000-\$299,999	2	15.4%	262,500	262,500	20	20	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	334,500	334,500	5	5	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	7.7%	695,000	695,000	33	33	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



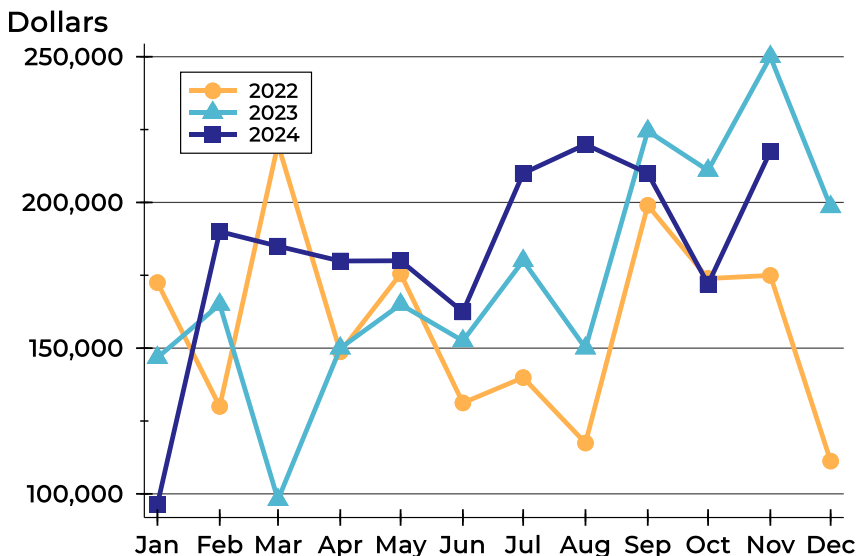
Osage County New Listings Analysis

Average Price



Month	2022	2023	2024
January	183,420	186,286	106,679
February	174,814	230,240	269,481
March	248,700	142,694	225,346
April	230,113	198,423	191,870
May	230,080	189,803	280,131
June	146,211	248,789	195,942
July	491,756	211,936	288,329
August	169,275	162,253	222,105
September	211,147	249,786	260,813
October	218,120	243,340	243,294
November	171,354	226,309	243,992
December	243,600	215,211	

Median Price



Month	2022	2023	2024
January	172,500	146,750	96,375
February	130,000	165,000	190,000
March	220,000	98,000	185,000
April	148,750	150,000	179,900
May	175,500	165,000	180,000
June	131,200	152,500	162,450
July	139,900	180,000	210,000
August	117,450	150,000	219,900
September	199,005	224,500	210,000
October	173,900	210,961	172,000
November	174,950	250,000	217,500
December	111,250	198,500	



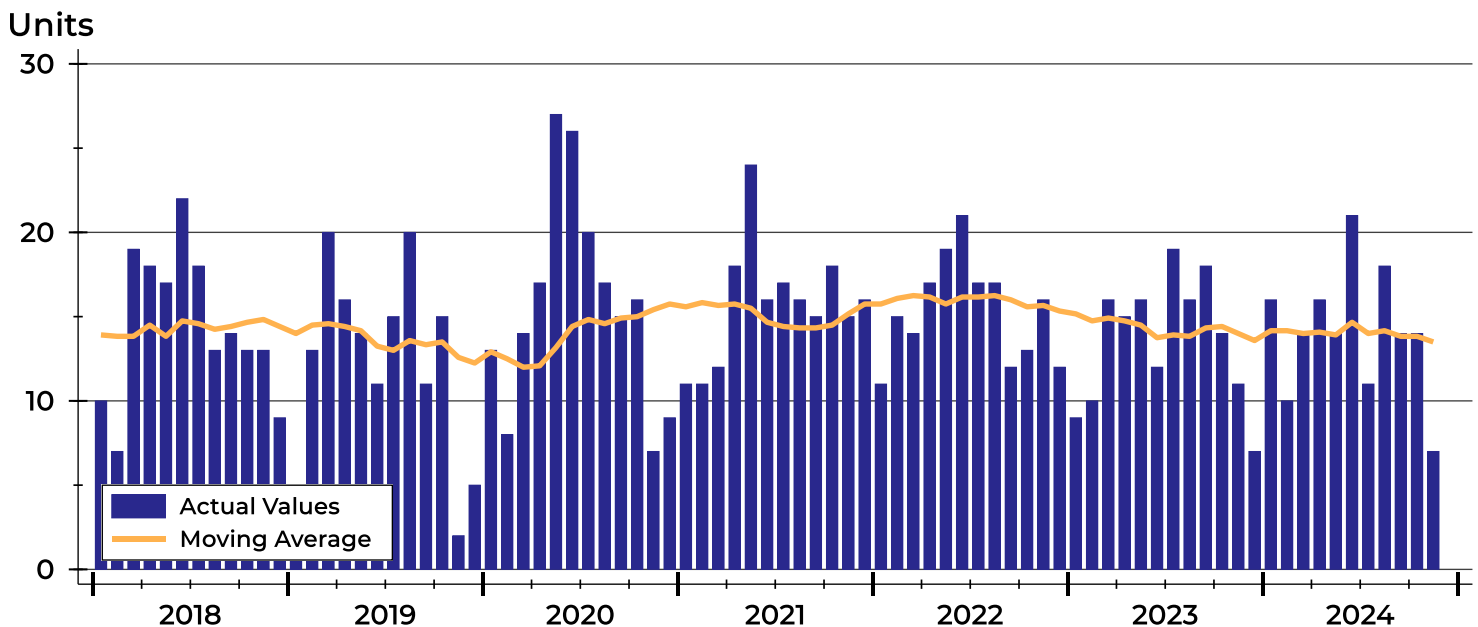
Osage County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		7	11	-36.4%	155	156	-0.6%
Volume (1,000s)		1,562	1,977	-21.0%	32,576	29,303	11.2%
Average	Sale Price	223,114	179,750	24.1%	210,171	187,842	11.9%
	Days on Market	27	25	8.0%	32	25	28.0%
	Percent of Original	95.5%	92.7%	3.0%	95.5%	96.1%	-0.6%
Median	Sale Price	250,000	125,000	100.0%	184,900	151,750	21.8%
	Days on Market	10	17	-41.2%	12	8	50.0%
	Percent of Original	100.0%	94.6%	5.7%	100.0%	99.4%	0.6%

A total of 7 contracts for sale were written in Osage County during the month of November, down from 11 in 2023. The median list price of these homes was \$250,000, up from \$125,000 the prior year.

Half of the homes that went under contract in November were on the market less than 10 days, compared to 17 days in November 2023.

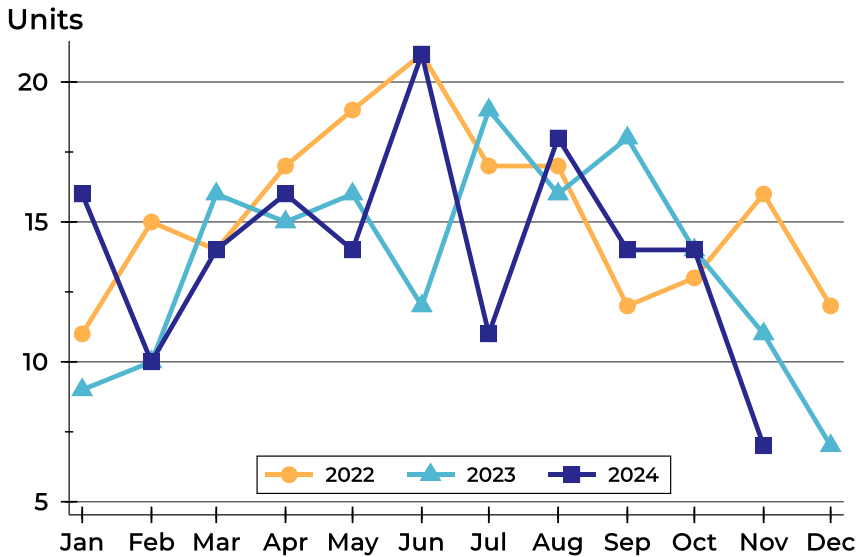
History of Contracts Written





Osage County Contracts Written Analysis

Contracts Written by Month



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

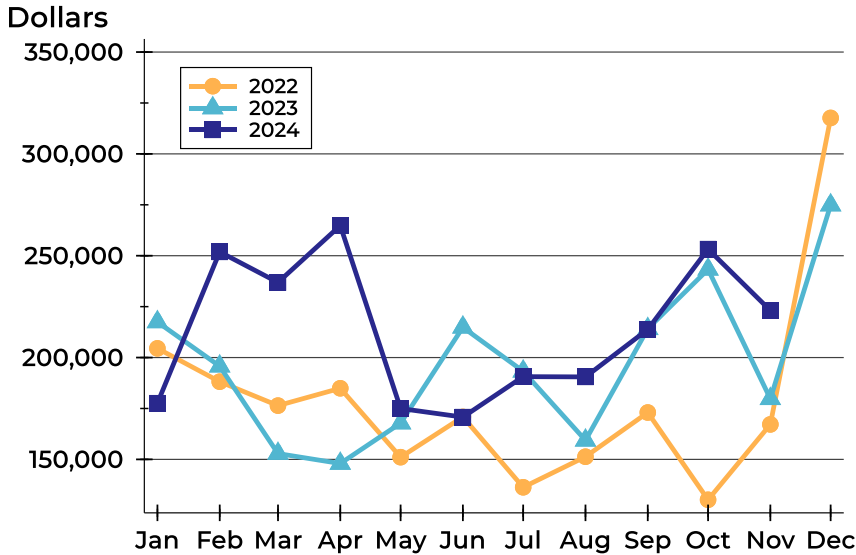
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	59,900	59,900	38	38	78.7%	78.7%
\$100,000-\$124,999	1	14.3%	120,000	120,000	5	5	102.5%	102.5%
\$125,000-\$149,999	1	14.3%	135,000	135,000	6	6	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%	266,250	266,250	53	53	95.6%	95.6%
\$300,000-\$399,999	2	28.6%	357,200	357,200	16	16	98.1%	98.1%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



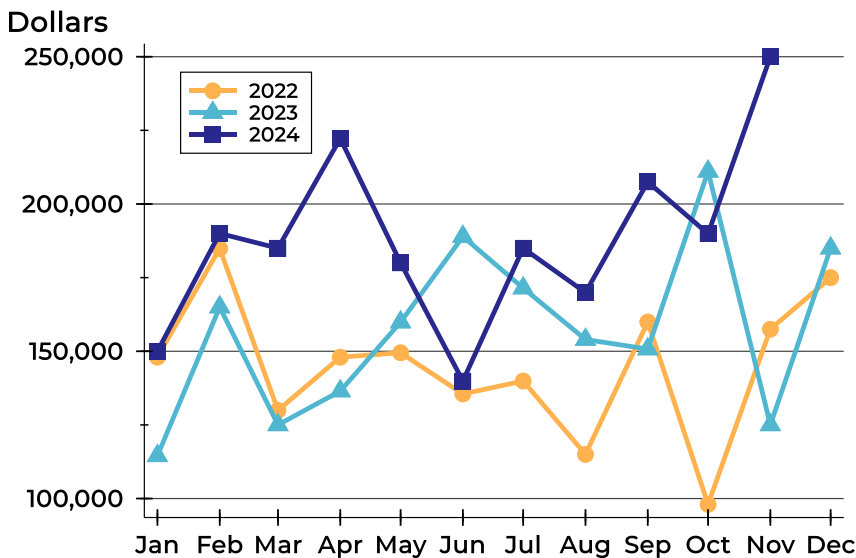
Osage County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	204,523	217,489	177,584
February	188,153	195,750	251,890
March	176,407	152,863	236,893
April	184,918	147,980	264,810
May	151,085	167,806	174,986
June	170,855	214,854	170,757
July	136,309	193,269	190,636
August	151,324	159,364	190,506
September	173,017	214,122	213,832
October	130,177	243,319	253,249
November	167,184	179,750	223,114
December	317,658	274,857	

Median Price

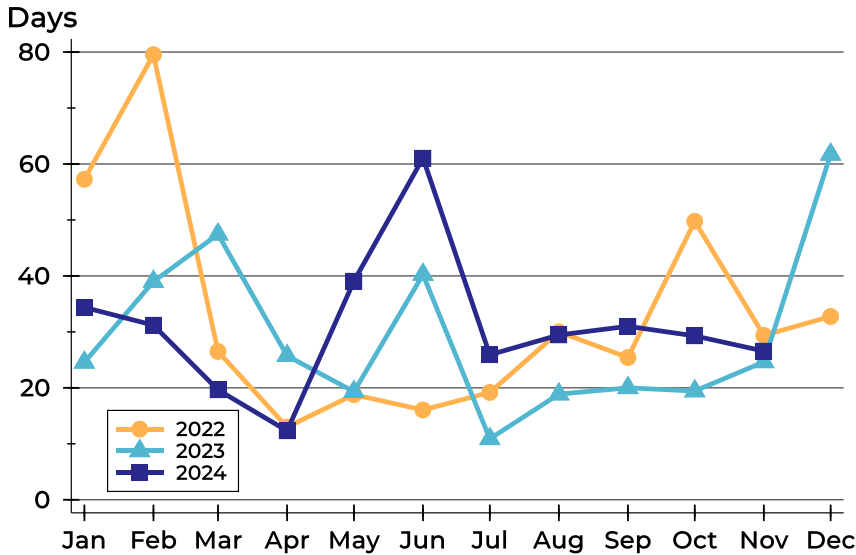


Month	2022	2023	2024
January	148,000	114,500	150,000
February	184,900	165,000	190,000
March	129,950	125,000	185,000
April	148,000	136,500	222,230
May	149,500	159,900	180,000
June	135,500	188,950	139,900
July	139,900	171,454	185,000
August	115,000	154,000	169,950
September	159,950	150,750	207,500
October	98,000	211,086	189,900
November	157,500	125,000	250,000
December	175,000	185,000	



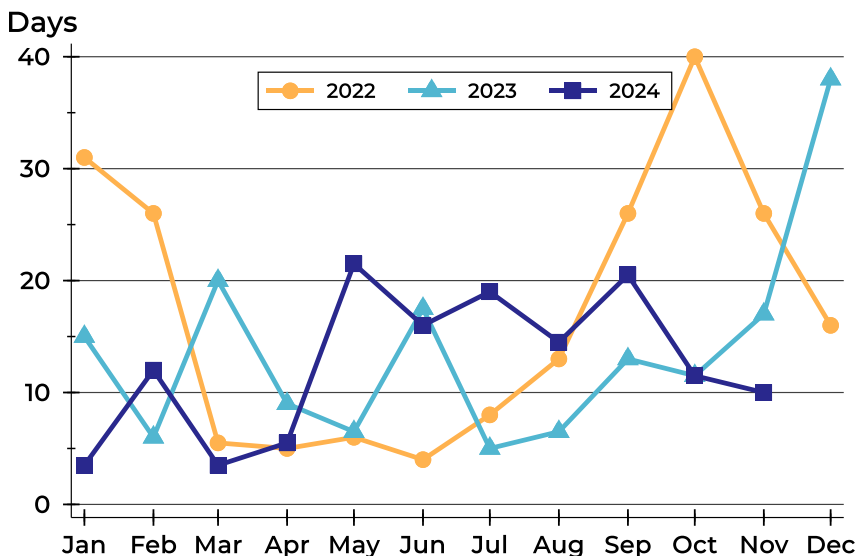
Osage County Contracts Written Analysis

Average DOM



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

Median DOM



Month	2022	2023	2024
January	31	15	4
February	26	6	12
March	6	20	4
April	5	9	6
May	6	7	22
June	4	18	16
July	8	5	19
August	13	7	15
September	26	13	21
October	40	12	12
November	26	17	10
December	16	38	



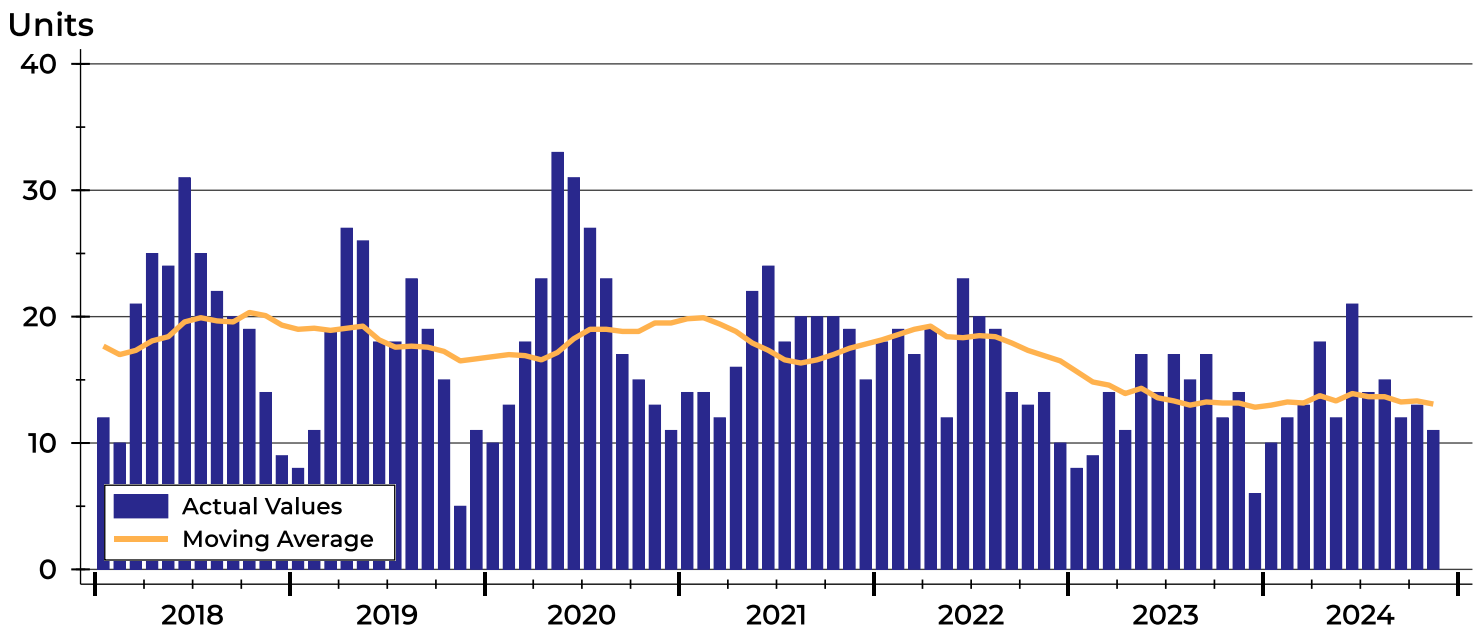
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		11	14	-21.4%
Volume (1,000s)		2,570	2,783	-7.7%
Average	List Price	233,681	198,816	17.5%
	Days on Market	22	18	22.2%
	Percent of Original	97.8%	99.1%	-1.3%
Median	List Price	250,000	209,875	19.1%
	Days on Market	10	17	-41.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Osage County had contracts pending at the end of November, down from 14 contracts pending at the end of November 2023.

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

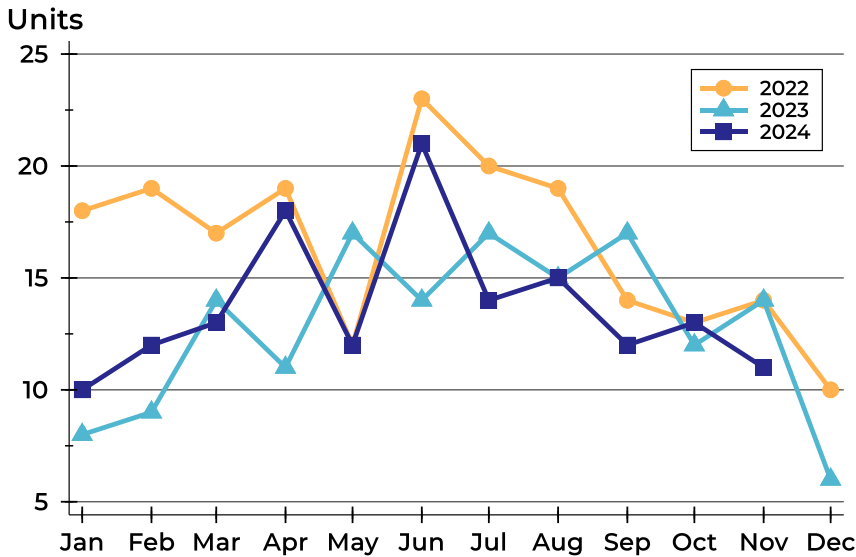
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



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

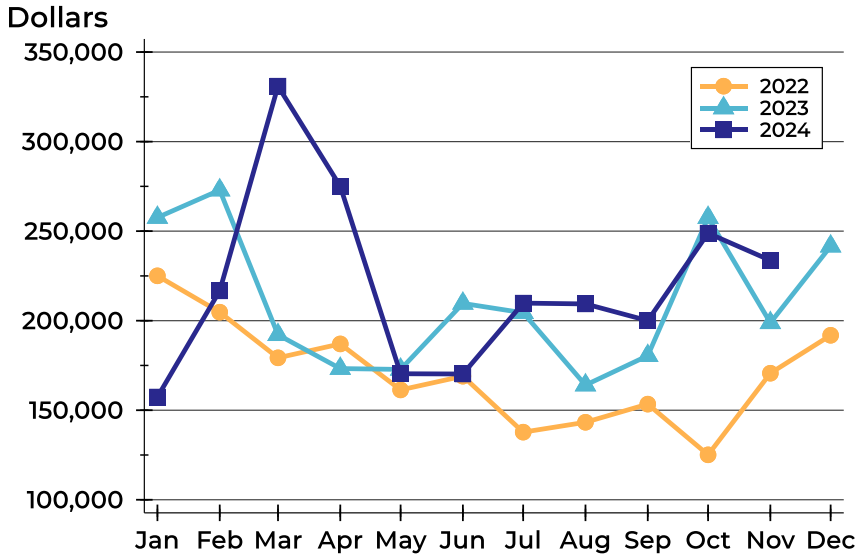
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	59,900	59,900	38	38	85.7%	85.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	9.1%	135,000	135,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	9.1%	160,000	160,000	6	6	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	199,900	199,900	26	26	100.0%	100.0%
\$200,000-\$249,999	1	9.1%	219,900	219,900	0	0	100.0%	100.0%
\$250,000-\$299,999	4	36.4%	270,348	274,445	35	22	97.8%	100.0%
\$300,000-\$399,999	2	18.2%	357,200	357,200	16	16	99.3%	99.3%
\$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



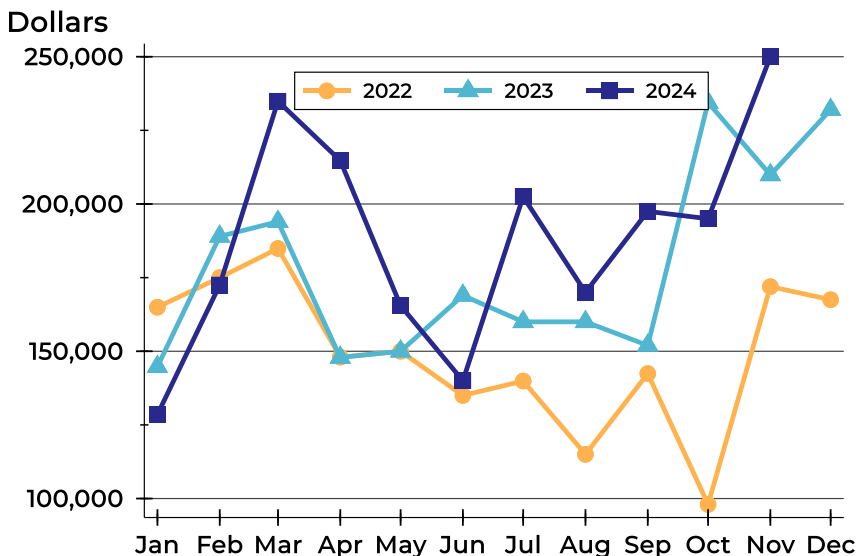
Osage County Pending Contracts Analysis

Average Price



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

Median Price

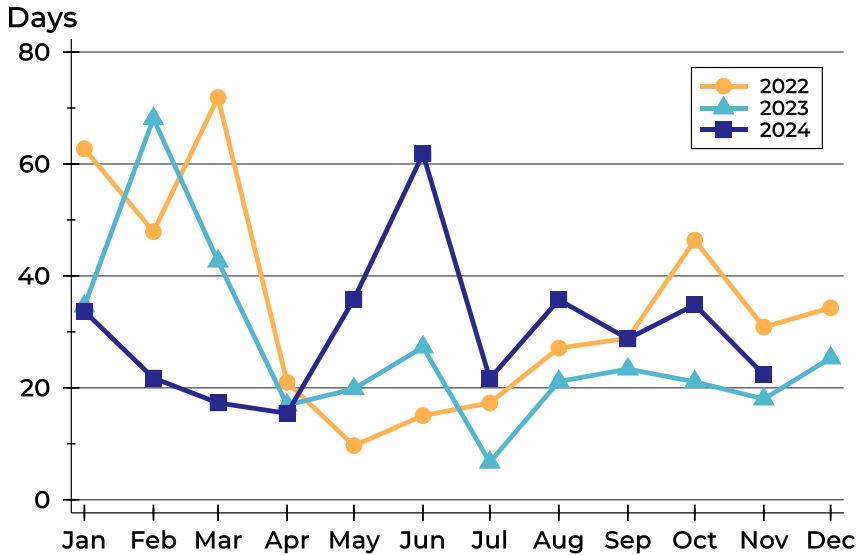


Month	2022	2023	2024
January	164,950	144,750	128,500
February	175,000	189,000	172,500
March	184,900	194,003	234,900
April	148,000	147,900	214,750
May	150,000	150,000	165,500
June	135,000	168,950	140,000
July	139,900	160,000	202,500
August	115,000	160,000	170,000
September	142,450	152,000	197,500
October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



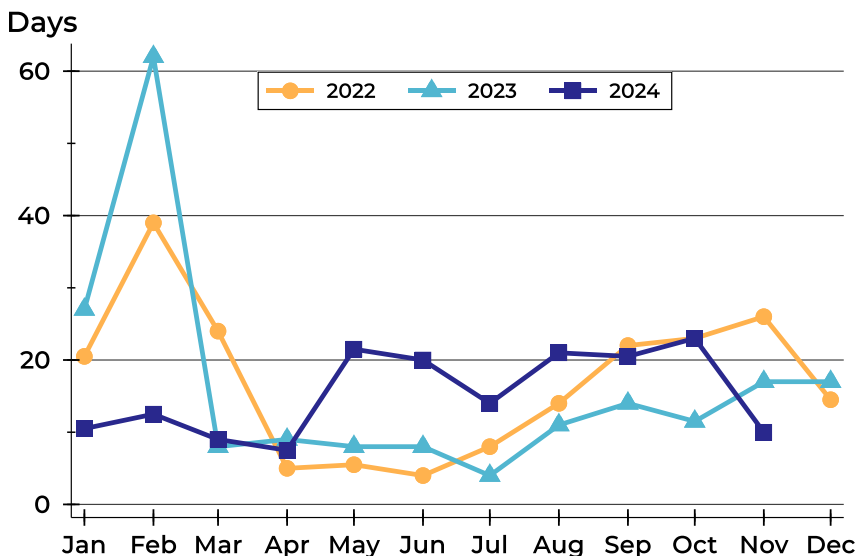
Osage County Pending Contracts Analysis

Average DOM



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

Median DOM



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



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 18 units last month, the same as in November 2023. Total sales volume was \$5.1 million, up from a year earlier.

The median sale price in November was \$225,000, up from \$173,750 a year earlier. Homes that sold in November were typically on the market for 7 days and sold for 100.0% of their list prices.

Other Sunflower MLS Counties Active Listings Remain the Same at End of November

The total number of active listings in other counties in the Sunflower MLS at the end of November was 39 units, the same as in November 2023. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$245,000.

During November, a total of 5 contracts were written down from 9 in November 2023. At the end of the month, there were 6 contracts still pending.

Report Contents

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

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Other Sunflower MLS Counties Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		18	18	10	177	172	159
Change from prior year		0.0%	80.0%	-54.5%	2.9%	8.2%	-13.1%
Active Listings		39	39	31	N/A	N/A	N/A
Change from prior year		0.0%	25.8%	24.0%			
Months' Supply		2.5	2.6	2.1	N/A	N/A	N/A
Change from prior year		-3.8%	23.8%	40.0%			
New Listings		11	12	15	206	204	193
Change from prior year		-8.3%	-20.0%	15.4%	1.0%	5.7%	1.6%
Contracts Written		5	9	9	170	171	161
Change from prior year		-44.4%	0.0%	-18.2%	-0.6%	6.2%	-10.1%
Pending Contracts		6	8	10	N/A	N/A	N/A
Change from prior year		-25.0%	-20.0%	-9.1%			
Sales Volume (1,000s)		5,132	4,206	2,890	42,774	39,219	35,480
Change from prior year		22.0%	45.5%	-29.9%	9.1%	10.5%	-11.9%
Average	Sale Price	285,107	233,689	289,037	241,662	228,015	223,142
	Change from prior year	22.0%	-19.1%	54.3%	6.0%	2.2%	1.4%
	List Price of Actives	339,518	326,275	199,360	N/A	N/A	N/A
	Change from prior year	4.1%	63.7%	-31.7%			
	Days on Market	21	47	34	39	31	26
Change from prior year	-55.3%	38.2%	36.0%	25.8%	19.2%	-40.9%	
Percent of List	97.3%	93.4%	94.6%	97.6%	96.1%	97.8%	
Change from prior year	4.2%	-1.3%	-2.5%	1.6%	-1.7%	-0.6%	
Percent of Original	96.0%	87.9%	90.1%	95.3%	95.0%	96.2%	
Change from prior year	9.2%	-2.4%	-5.9%	0.3%	-1.2%	-0.5%	
Median	Sale Price	225,000	173,750	185,000	210,000	172,000	185,000
	Change from prior year	29.5%	-6.1%	11.8%	22.1%	-7.0%	-0.3%
	List Price of Actives	245,000	250,000	149,900	N/A	N/A	N/A
	Change from prior year	-2.0%	66.8%	-40.0%			
	Days on Market	7	13	33	9	8	10
Change from prior year	-46.2%	-60.6%	135.7%	12.5%	-20.0%	-16.7%	
Percent of List	100.0%	98.1%	96.6%	100.0%	98.8%	100.0%	
Change from prior year	1.9%	1.6%	-3.4%	1.2%	-1.2%	0.0%	
Percent of Original	97.8%	96.0%	92.4%	98.7%	97.6%	99.1%	
Change from prior year	1.9%	3.9%	-6.5%	1.1%	-1.5%	-0.6%	

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



Other Sunflower MLS Counties Closed Listings Analysis

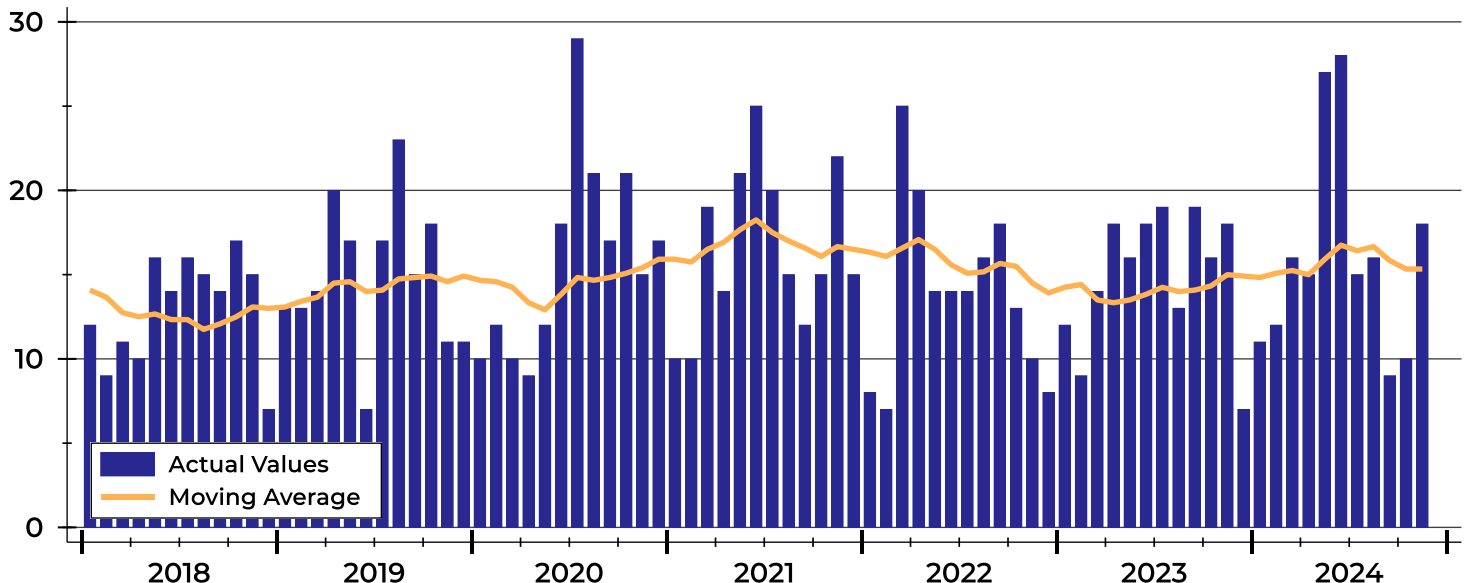
Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		18	18	0.0%	177	172	2.9%
Volume (1,000s)		5,132	4,206	22.0%	42,774	39,219	9.1%
Months' Supply		2.5	2.6	-3.8%	N/A	N/A	N/A
Average	Sale Price	285,107	233,689	22.0%	241,662	228,015	6.0%
	Days on Market	21	47	-55.3%	39	31	25.8%
	Percent of List	97.3%	93.4%	4.2%	97.6%	96.1%	1.6%
	Percent of Original	96.0%	87.9%	9.2%	95.3%	95.0%	0.3%
Median	Sale Price	225,000	173,750	29.5%	210,000	172,000	22.1%
	Days on Market	7	13	-46.2%	9	8	12.5%
	Percent of List	100.0%	98.1%	1.9%	100.0%	98.8%	1.2%
	Percent of Original	97.8%	96.0%	1.9%	98.7%	97.6%	1.1%

A total of 18 homes sold in other counties in the Sunflower MLS in November, showing no change from November 2023. Total sales volume rose to \$5.1 million compared to \$4.2 million in the previous year.

The median sales price in November was \$225,000, up 29.5% compared to the prior year. Median days on market was 7 days, down from 12 days in October, and down from 13 in November 2023.

History of Closed Listings

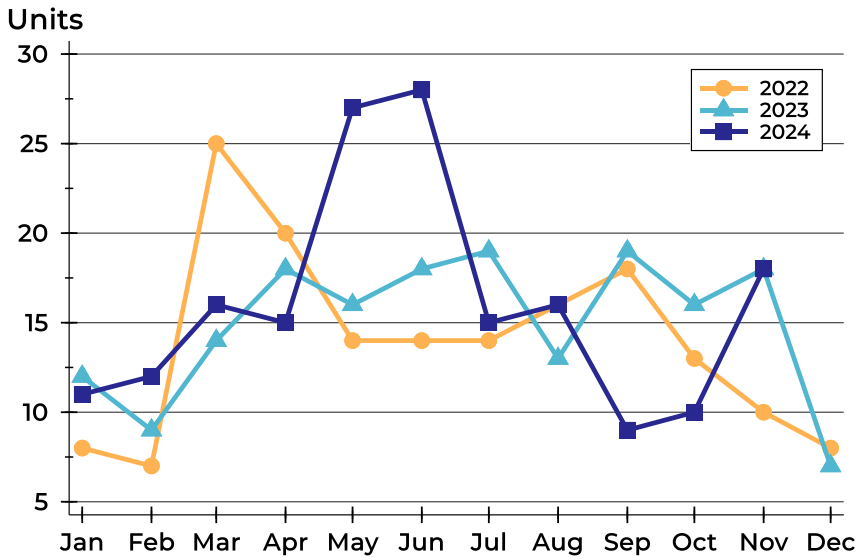
Units





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



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

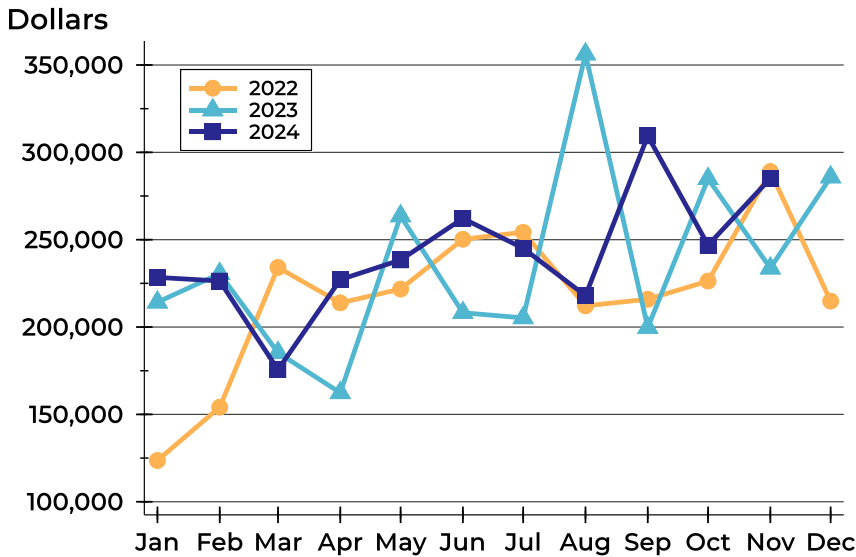
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.6%	2.1	65,000	65,000	54	54	76.5%	76.5%	76.5%	76.5%
\$100,000-\$124,999	1	5.6%	1.5	117,000	117,000	33	33	102.6%	102.6%	102.6%	102.6%
\$125,000-\$149,999	2	11.1%	4.5	140,000	140,000	3	3	95.2%	95.2%	95.2%	95.2%
\$150,000-\$174,999	2	11.1%	2.8	162,500	162,500	4	4	104.4%	104.4%	104.4%	104.4%
\$175,000-\$199,999	3	16.7%	2.1	189,000	190,000	22	4	97.6%	97.4%	97.6%	97.4%
\$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	16.7%	4.0	270,000	270,000	39	38	96.7%	100.0%	90.8%	92.9%
\$300,000-\$399,999	2	11.1%	2.1	330,000	330,000	5	5	97.4%	97.4%	97.4%	97.4%
\$400,000-\$499,999	1	5.6%	2.0	475,000	475,000	0	0	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	3	16.7%	3.0	610,976	620,000	27	13	98.3%	98.2%	96.7%	96.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



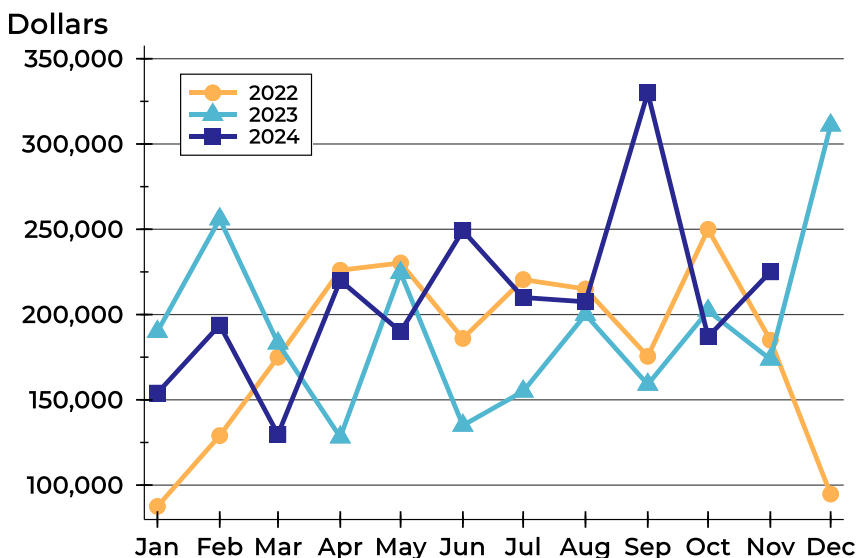
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



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

Median Price

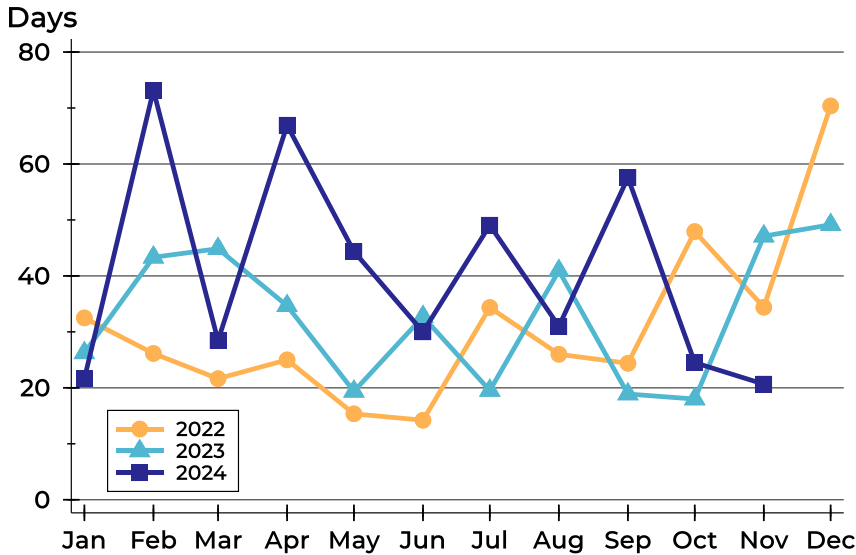


Month	2022	2023	2024
January	87,500	190,000	154,000
February	129,000	256,000	193,850
March	175,000	183,200	129,750
April	226,000	128,125	219,999
May	230,250	224,500	190,000
June	186,000	135,000	249,250
July	220,500	155,000	210,000
August	215,000	200,000	207,500
September	175,500	159,000	330,000
October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



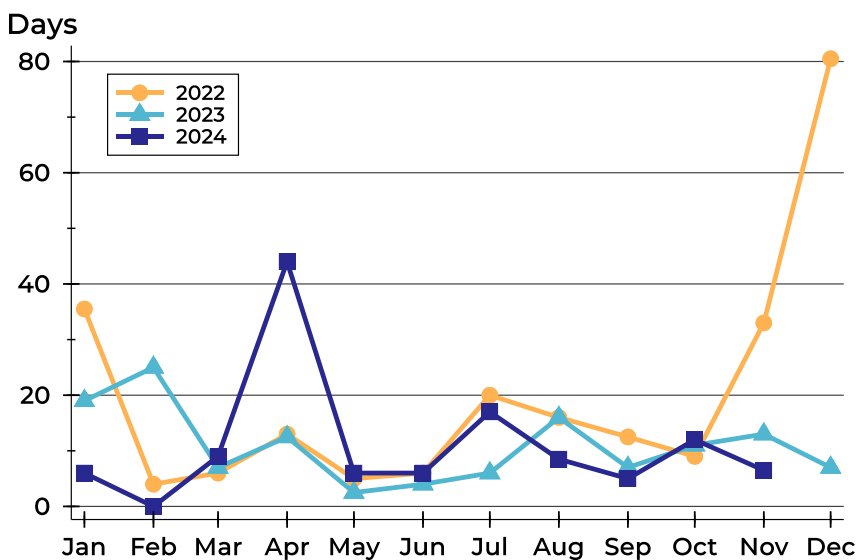
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



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

Median DOM



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



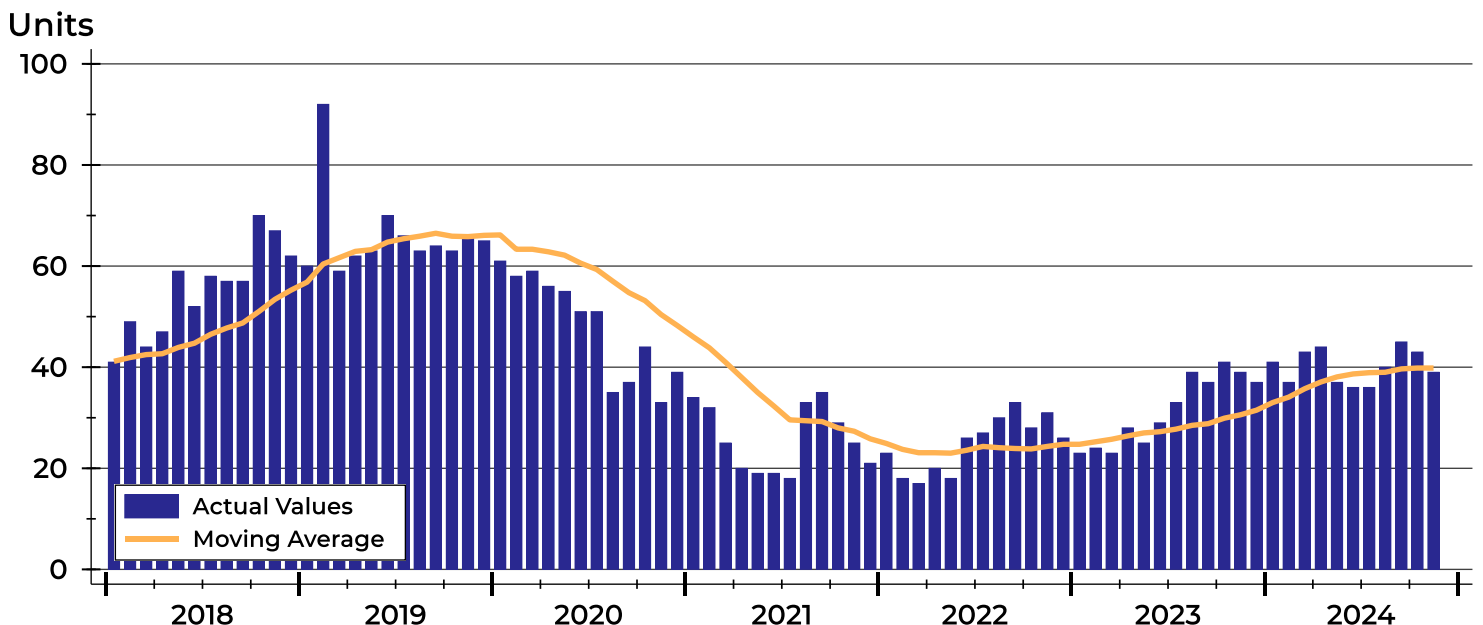
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		39	39	0.0%
Volume (1,000s)		13,241	12,725	4.1%
Months' Supply		2.5	2.6	-3.8%
Average	List Price	339,518	326,275	4.1%
	Days on Market	104	111	-6.3%
	Percent of Original	94.5%	95.4%	-0.9%
Median	List Price	245,000	250,000	-2.0%
	Days on Market	73	56	30.4%
	Percent of Original	96.4%	100.0%	-3.6%

A total of 39 homes were available for sale in other counties in the Sunflower MLS at the end of November. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of November was \$245,000, down 2.0% from 2023. The typical time on market for active listings was 73 days, up from 56 days a year earlier.

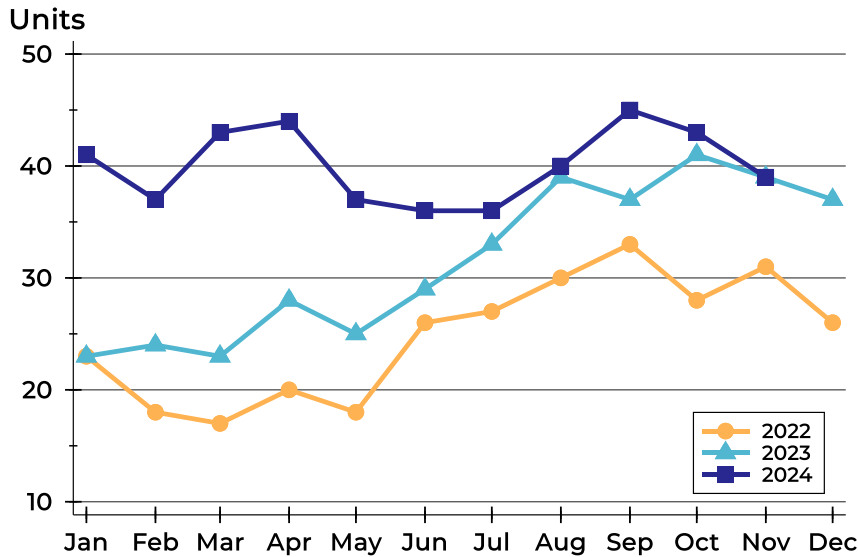
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



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

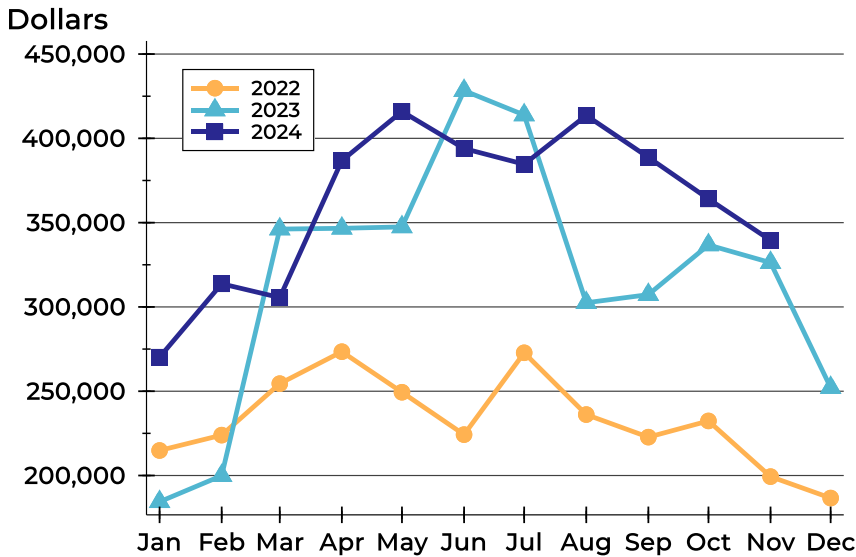
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	7.7%	2.1	67,800	67,500	69	33	96.7%	100.0%
\$100,000-\$124,999	1	2.6%	1.5	120,000	120,000	55	55	92.4%	92.4%
\$125,000-\$149,999	6	15.4%	4.5	136,450	134,450	114	114	93.4%	96.3%
\$150,000-\$174,999	4	10.3%	2.8	165,925	164,900	51	37	92.5%	94.5%
\$175,000-\$199,999	3	7.7%	2.1	180,000	180,000	54	58	93.8%	94.6%
\$200,000-\$249,999	4	10.3%	N/A	231,125	237,500	142	71	96.1%	96.3%
\$250,000-\$299,999	6	15.4%	4.0	278,233	277,500	126	140	93.6%	95.1%
\$300,000-\$399,999	6	15.4%	2.1	359,083	370,000	141	103	95.6%	98.2%
\$400,000-\$499,999	2	5.1%	2.0	448,500	448,500	84	84	97.3%	97.3%
\$500,000-\$749,999	3	7.7%	3.0	583,333	600,000	53	59	98.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.6%	N/A	3,500,000	3,500,000	242	242	81.4%	81.4%



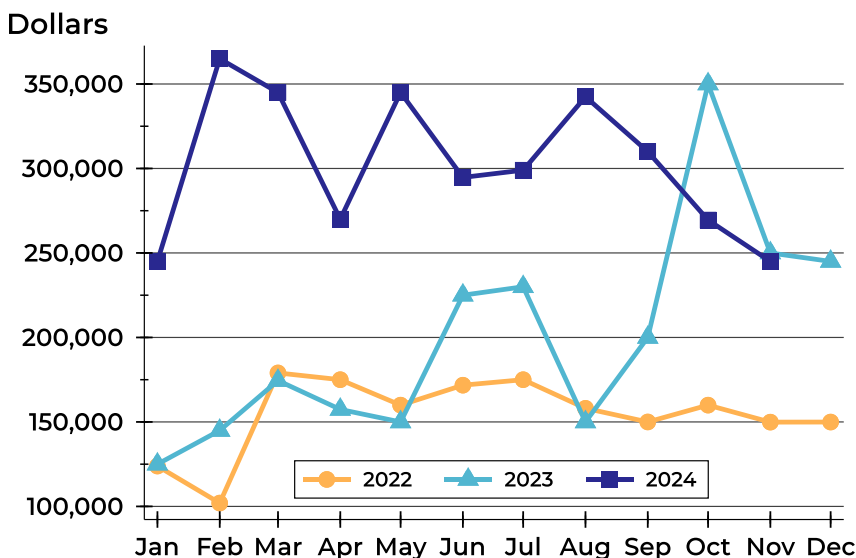
Other Sunflower MLS Counties Active Listings Analysis

Average Price



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

Median Price

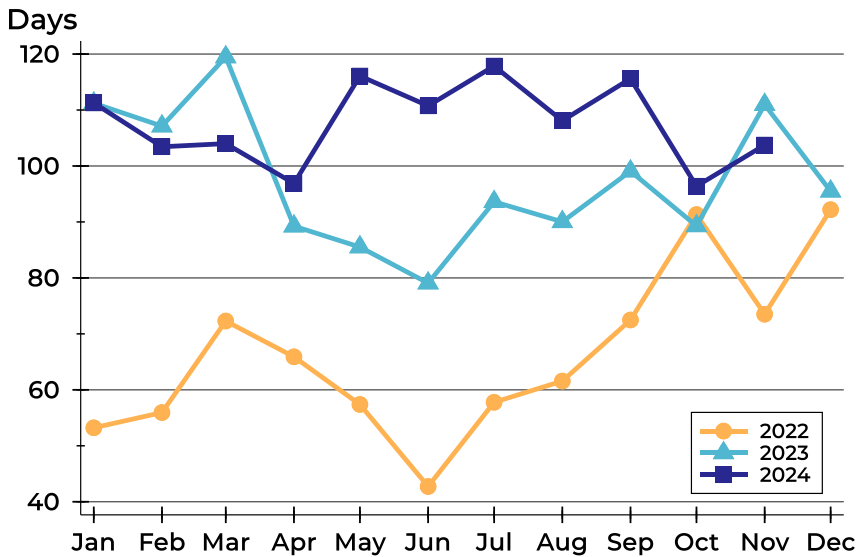


Month	2022	2023	2024
January	123,900	125,000	245,000
February	102,000	144,950	364,950
March	179,000	174,500	345,000
April	175,000	157,400	270,000
May	159,950	150,000	345,000
June	171,750	225,000	294,700
July	175,000	230,000	298,995
August	158,078	150,000	342,450
September	150,000	200,000	310,000
October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



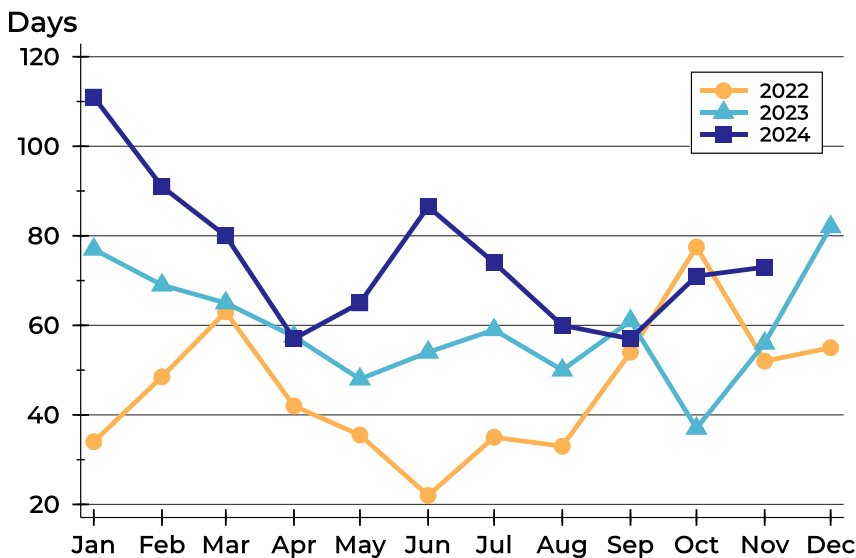
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



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

Median DOM

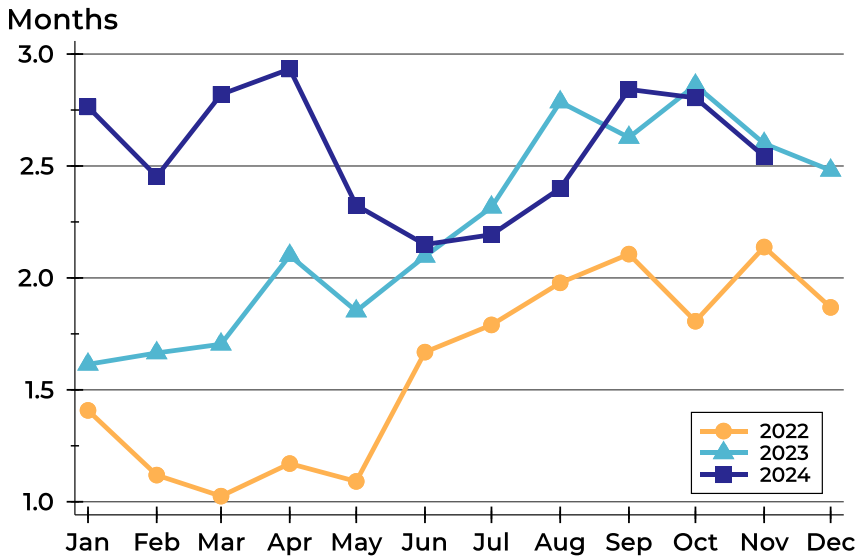


Month	2022	2023	2024
January	34	77	111
February	49	69	91
March	63	65	80
April	42	58	57
May	36	48	65
June	22	54	87
July	35	59	74
August	33	50	60
September	54	61	57
October	78	37	71
November	52	56	73
December	55	82	



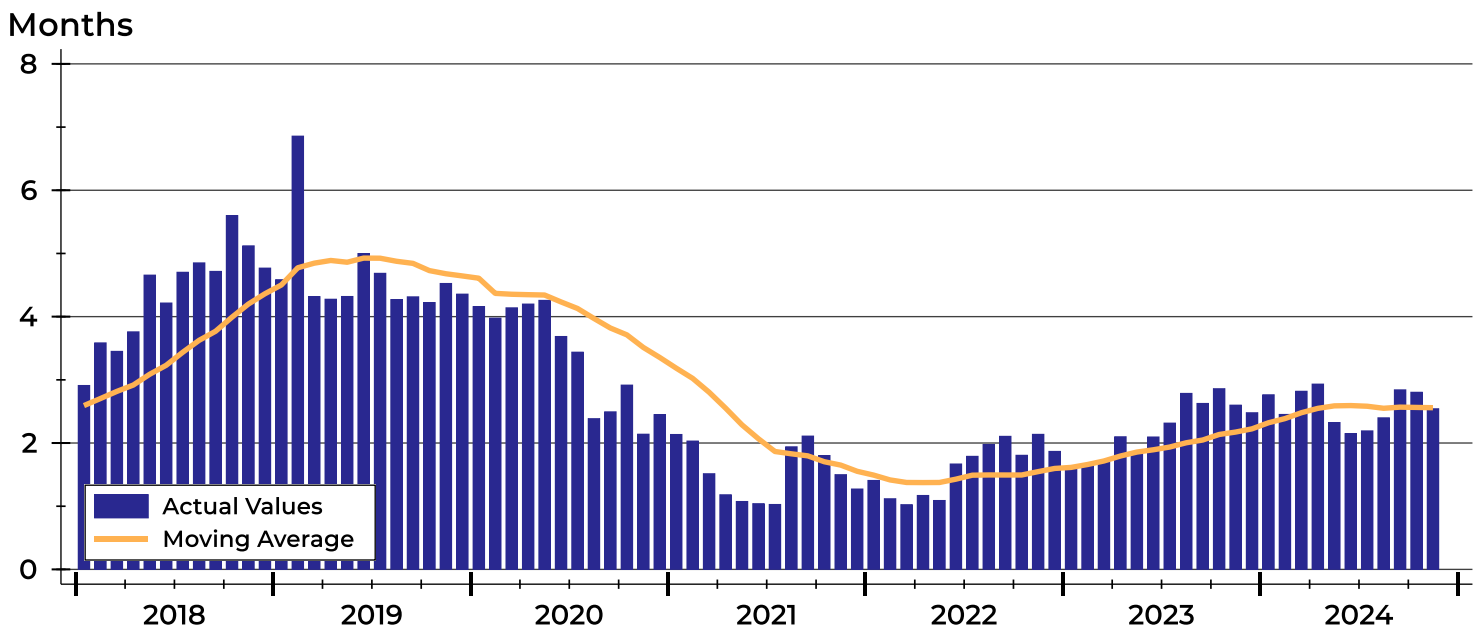
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





Other Sunflower MLS Counties New Listings Analysis

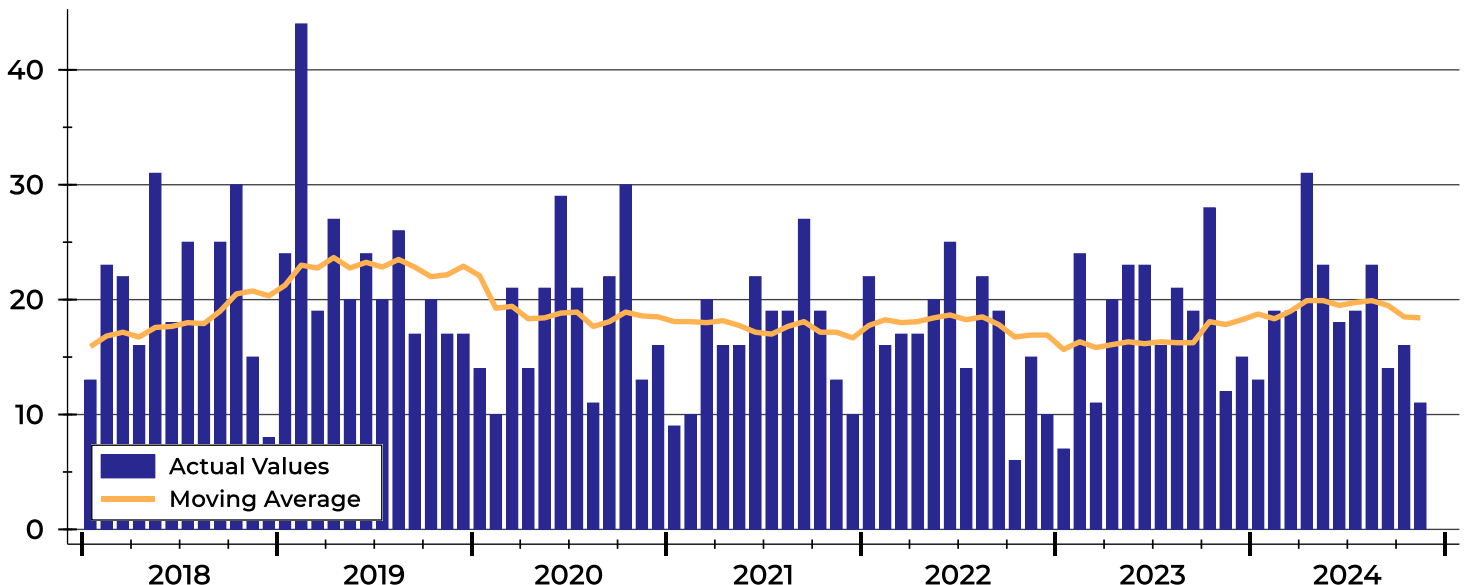
Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	11	12	-8.3%
	Volume (1,000s)	2,616	2,667	-1.9%
	Average List Price	237,782	222,217	7.0%
	Median List Price	185,000	230,000	-19.6%
Year-to-Date	New Listings	206	204	1.0%
	Volume (1,000s)	56,939	56,502	0.8%
	Average List Price	276,403	276,969	-0.2%
	Median List Price	219,750	200,000	9.9%

A total of 11 new listings were added in other counties in the Sunflower MLS during November, down 8.3% from the same month in 2023. Year-to-date other counties in the Sunflower MLS has seen 206 new listings.

The median list price of these homes was \$185,000 down from \$230,000 in 2023.

History of New Listings

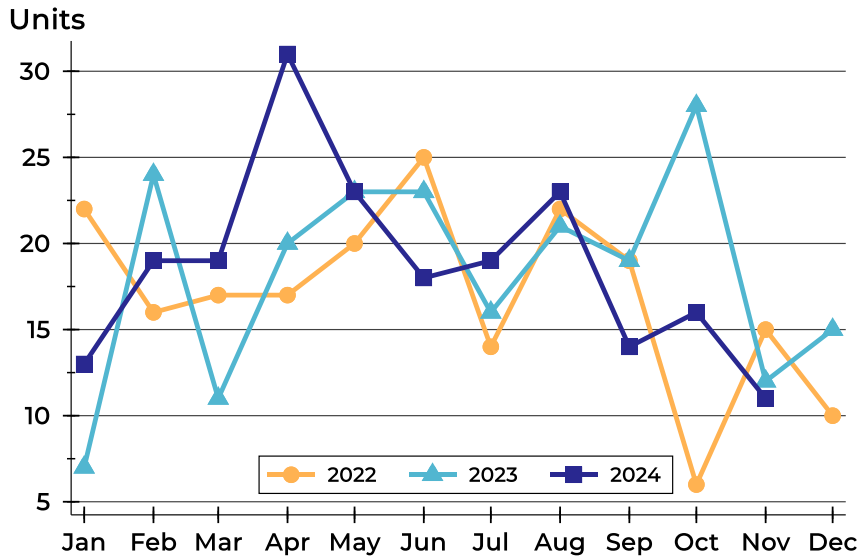
Units





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



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

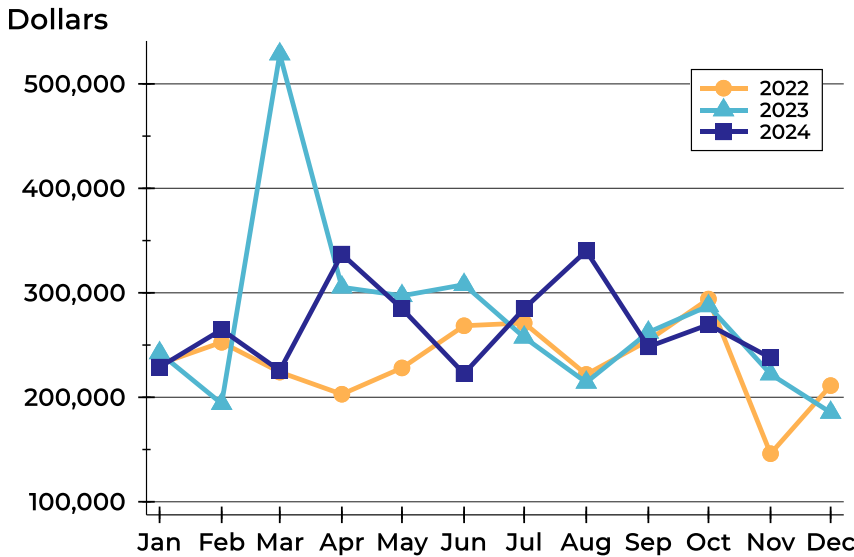
New Listings by Price Range

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%	66,000	66,000	36	36	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	18.2%	139,900	139,900	22	22	100.0%	100.0%
\$150,000-\$174,999	2	18.2%	164,900	164,900	19	19	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	185,000	185,000	37	37	89.4%	89.4%
\$200,000-\$249,999	2	18.2%	222,500	222,500	21	21	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	295,000	295,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	365,000	365,000	19	19	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%	650,000	650,000	12	12	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



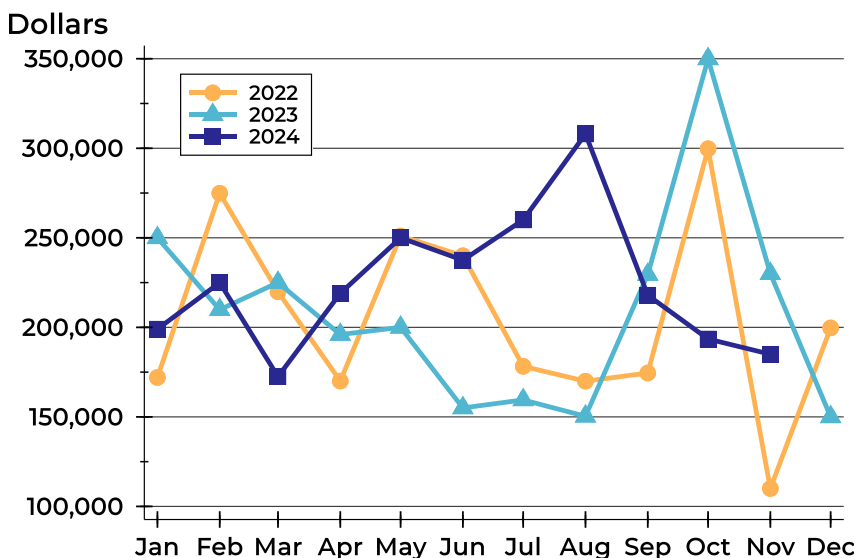
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2022	2023	2024
January	231,859	242,479	228,888
February	252,629	193,938	264,737
March	224,124	528,527	225,589
April	202,936	305,345	337,055
May	228,105	297,170	284,839
June	268,488	307,804	222,627
July	271,132	257,413	284,916
August	221,862	214,260	340,069
September	254,405	262,173	248,336
October	294,050	287,455	269,546
November	146,017	222,217	237,782
December	211,190	185,447	

Median Price



Month	2022	2023	2024
January	172,000	250,000	199,000
February	274,900	209,875	225,000
March	219,900	225,000	172,500
April	170,000	196,000	219,000
May	251,000	200,000	250,000
June	240,000	155,000	237,500
July	178,250	159,500	260,000
August	169,950	150,350	308,000
September	174,500	229,500	217,950
October	299,750	349,925	193,500
November	110,000	230,000	185,000
December	199,700	150,000	



Other Sunflower MLS Counties Contracts Written Analysis

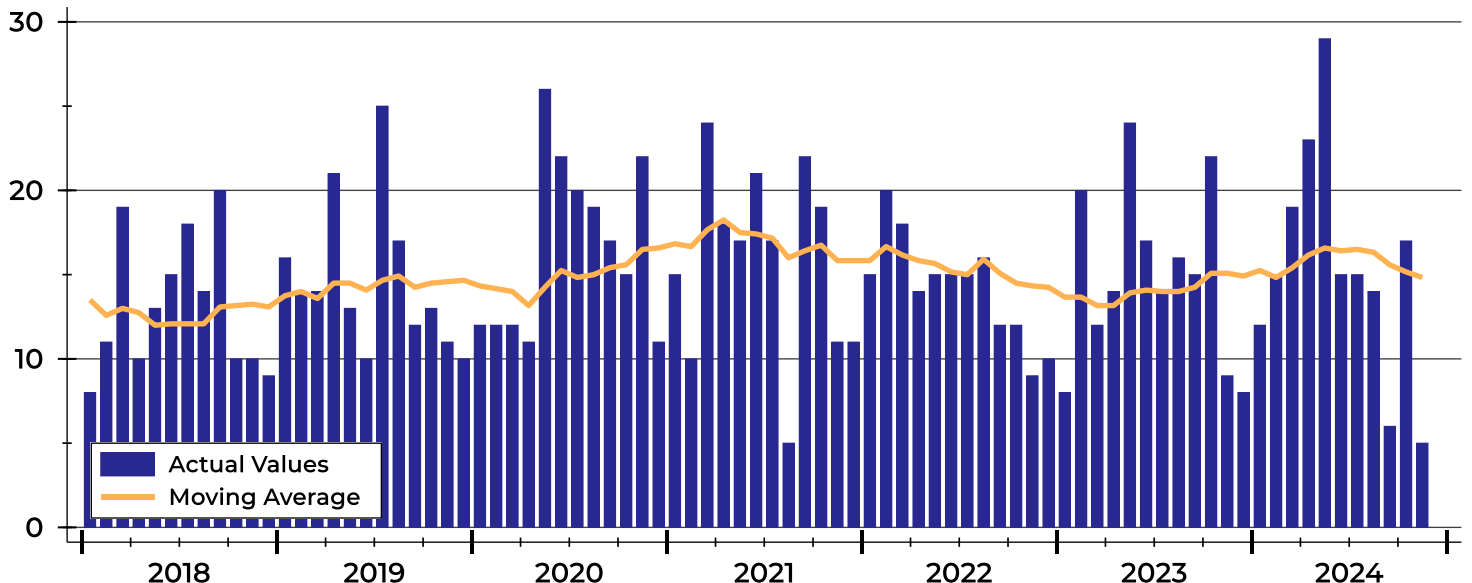
Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		5	9	-44.4%	170	171	-0.6%
Volume (1,000s)		677	2,220	-69.5%	42,439	40,970	3.6%
Average	Sale Price	135,380	246,683	-45.1%	249,643	239,590	4.2%
	Days on Market	44	20	120.0%	40	30	33.3%
	Percent of Original	94.3%	90.5%	4.2%	95.1%	95.1%	0.0%
Median	Sale Price	129,900	249,900	-48.0%	214,900	185,000	16.2%
	Days on Market	20	13	53.8%	10	7	42.9%
	Percent of Original	100.0%	94.2%	6.2%	98.3%	98.1%	0.2%

A total of 5 contracts for sale were written in other counties in the Sunflower MLS during the month of November, down from 9 in 2023. The median list price of these homes was \$129,900, down from \$249,900 the prior year.

Half of the homes that went under contract in November were on the market less than 20 days, compared to 13 days in November 2023.

History of Contracts Written

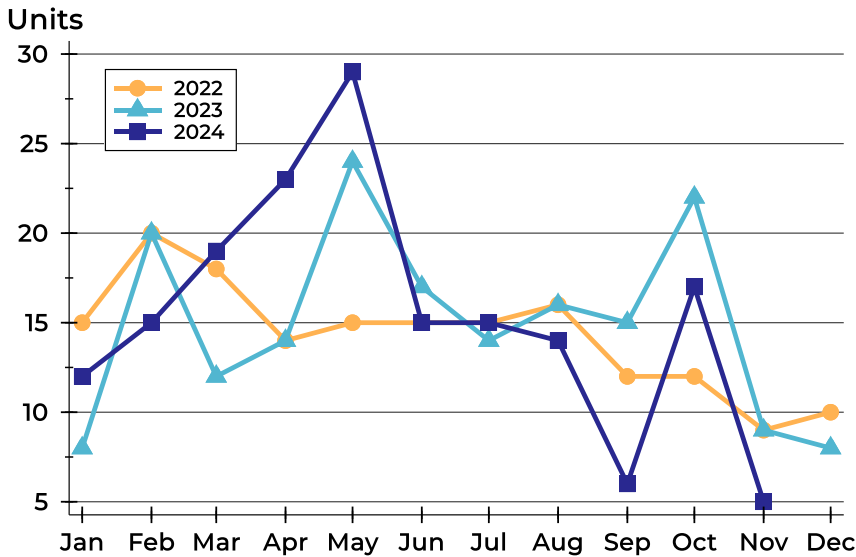
Units





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	15	8	12
February	20	20	15
March	18	12	19
April	14	14	23
May	15	24	29
June	15	17	15
July	15	14	15
August	16	16	14
September	12	15	6
October	12	22	17
November	9	9	5
December	10	8	5

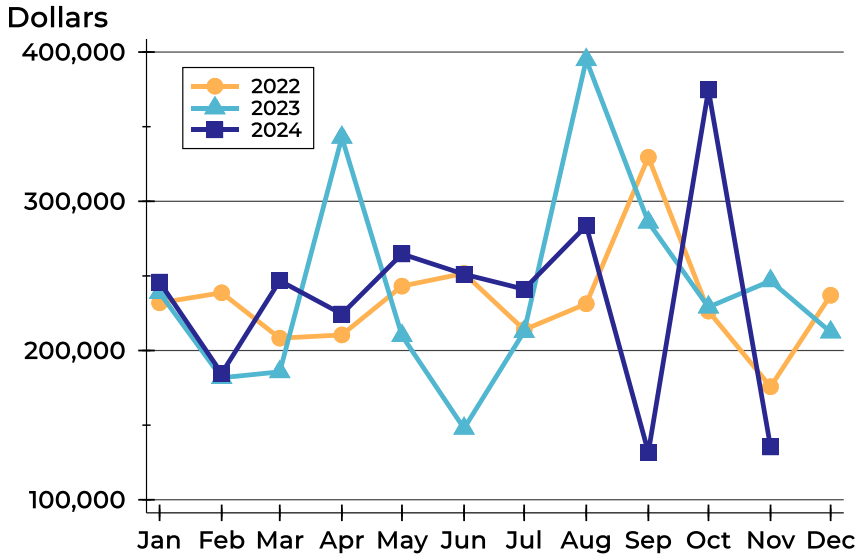
Contracts Written by Price Range

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%	85,000	85,000	54	54	76.5%	76.5%
\$100,000-\$124,999	1	20.0%	108,000	108,000	131	131	86.4%	86.4%
\$125,000-\$149,999	1	20.0%	129,900	129,900	6	6	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	159,000	159,000	7	7	108.8%	108.8%
\$175,000-\$199,999	1	20.0%	195,000	195,000	20	20	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



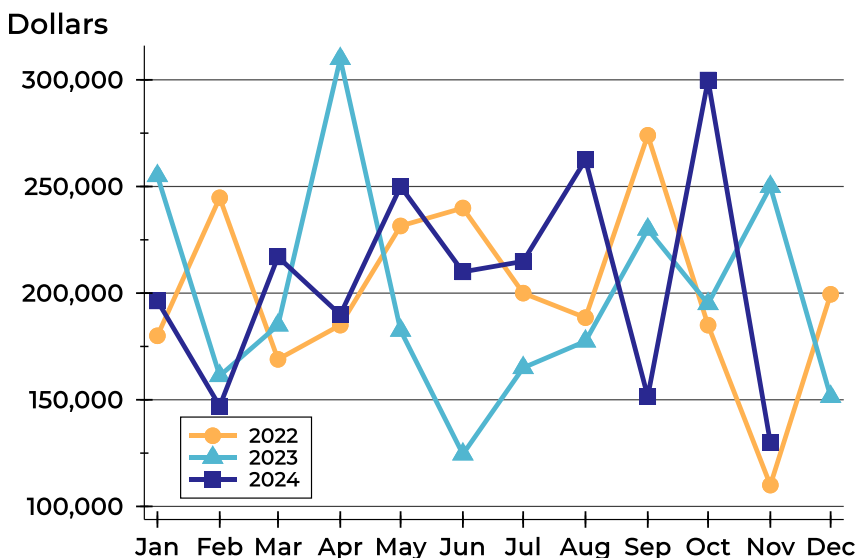
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	231,987	238,744	245,875
February	238,700	181,775	184,687
March	208,275	185,725	246,797
April	210,464	342,821	224,452
May	243,174	209,946	264,717
June	251,680	147,841	251,140
July	213,920	212,693	241,101
August	231,319	394,841	283,620
September	329,542	285,947	131,833
October	226,425	229,077	374,591
November	175,744	246,683	135,380
December	237,040	212,350	

Median Price

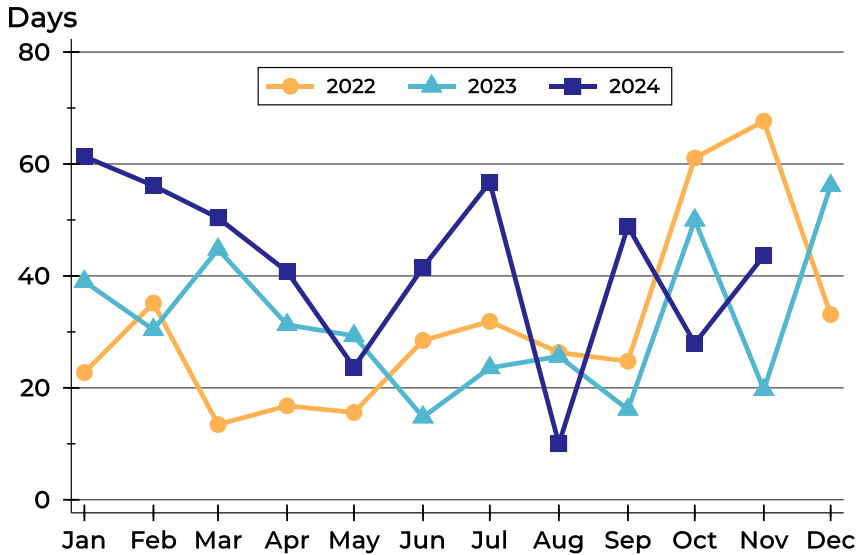


Month	2022	2023	2024
January	180,000	255,000	196,350
February	244,700	161,250	147,000
March	168,950	184,950	216,999
April	185,000	309,900	189,900
May	231,500	182,500	250,000
June	239,900	124,500	210,000
July	200,000	165,000	214,900
August	188,500	177,450	262,500
September	274,000	229,900	151,500
October	185,000	194,998	299,900
November	110,000	249,900	129,900
December	199,450	151,450	



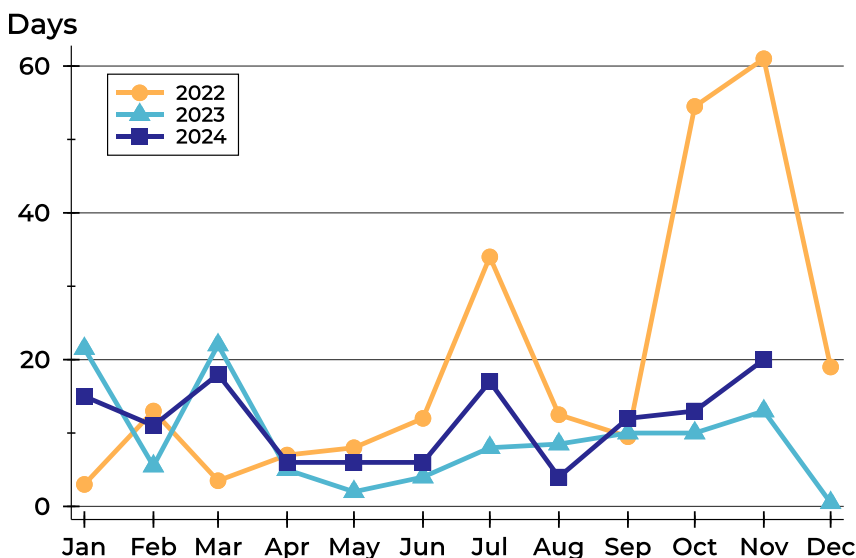
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	23	39	61
February	35	30	56
March	13	45	50
April	17	31	41
May	16	29	24
June	28	15	42
July	32	24	57
August	26	26	10
September	25	16	49
October	61	50	28
November	68	20	44
December	33	56	

Median DOM



Month	2022	2023	2024
January	3	22	15
February	13	6	11
March	4	22	18
April	7	5	6
May	8	2	6
June	12	4	6
July	34	8	17
August	13	9	4
September	10	10	12
October	55	10	13
November	61	13	20
December	19	1	



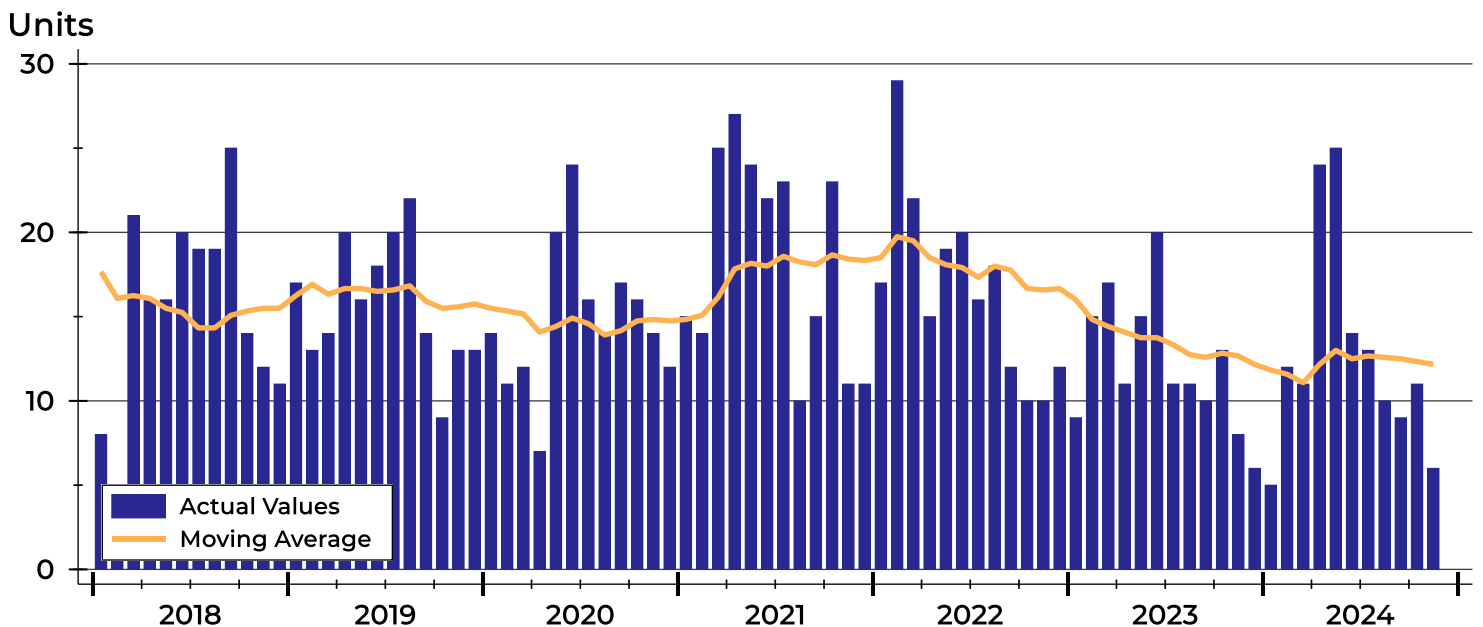
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		6	8	-25.0%
Volume (1,000s)		1,497	2,136	-29.9%
Average	List Price	249,467	266,963	-6.6%
	Days on Market	37	40	-7.5%
	Percent of Original	97.7%	97.9%	-0.2%
Median	List Price	162,450	279,950	-42.0%
	Days on Market	15	10	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in other counties in the Sunflower MLS had contracts pending at the end of November, down from 8 contracts pending at the end of November 2023.

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

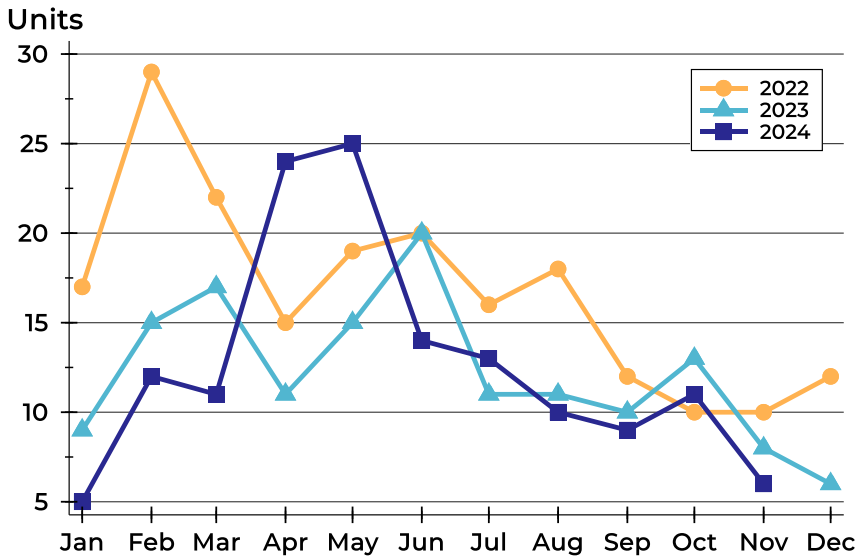
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



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

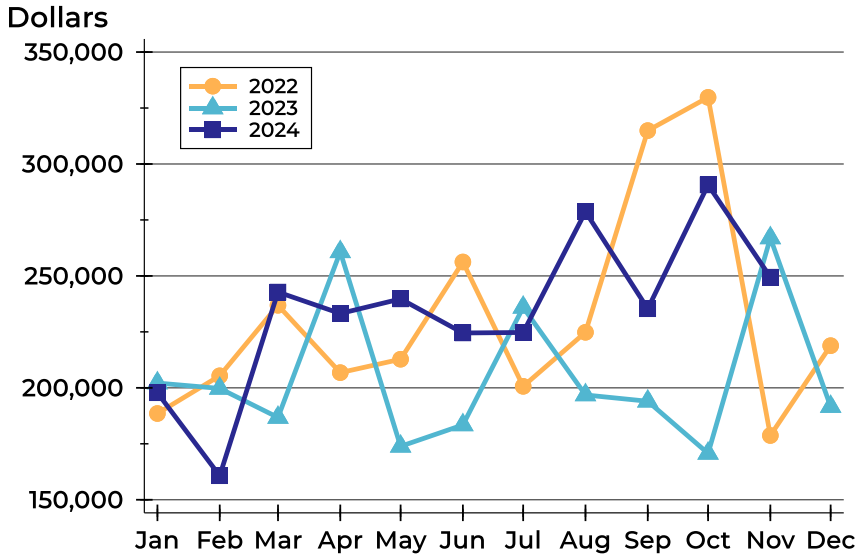
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	33.3%	116,000	116,000	70	70	93.2%	93.2%
\$125,000-\$149,999	1	16.7%	129,900	129,900	6	6	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	195,000	195,000	20	20	100.0%	100.0%
\$200,000-\$249,999	1	16.7%	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	699,900	699,900	58	58	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



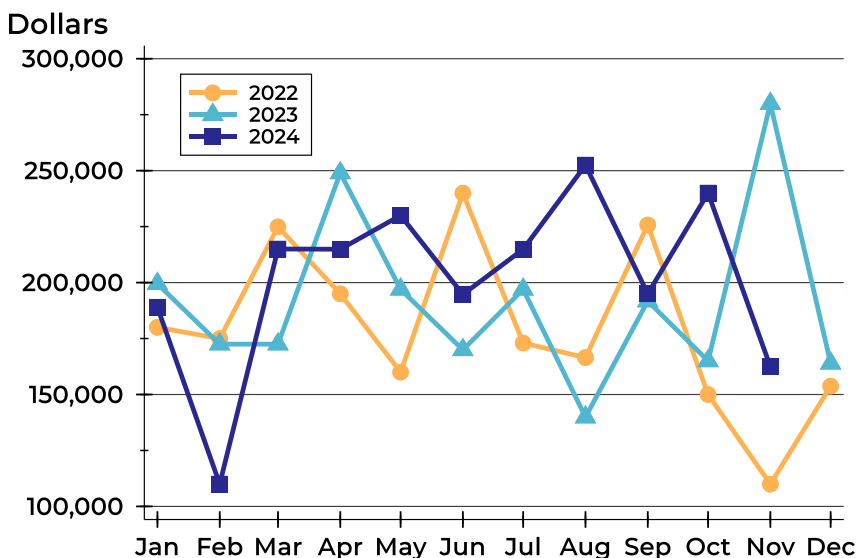
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



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

Median Price

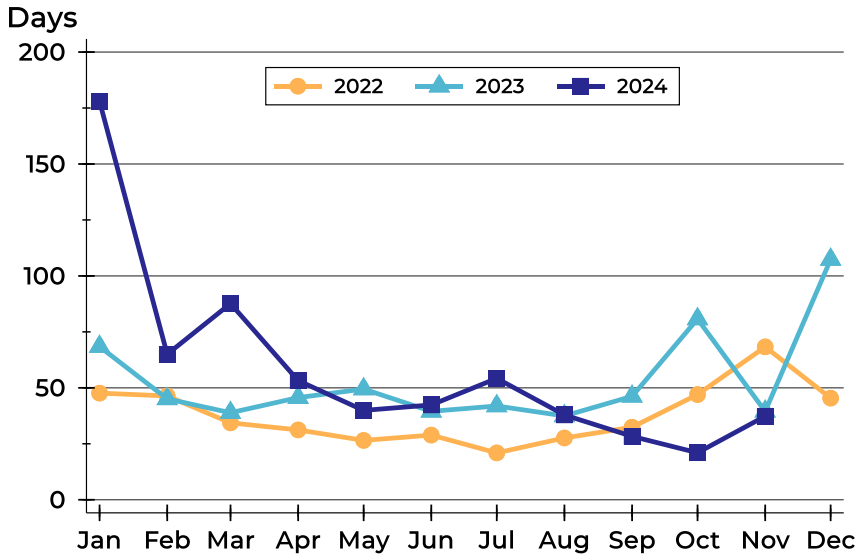


Month	2022	2023	2024
January	180,000	199,500	189,000
February	175,000	172,500	110,000
March	224,900	172,500	215,000
April	195,000	249,000	214,900
May	160,000	197,000	230,000
June	239,950	169,950	194,700
July	173,000	197,000	214,900
August	166,500	139,900	252,500
September	225,750	191,750	195,000
October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



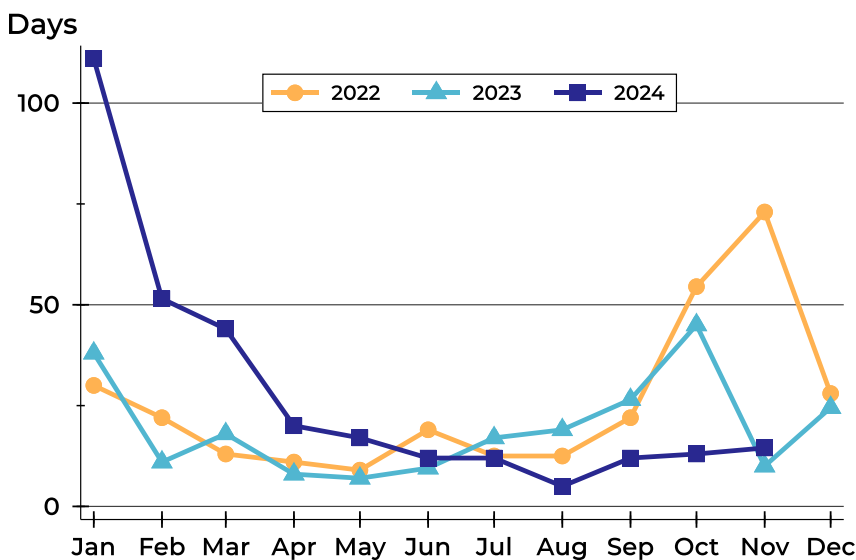
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



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

Median DOM



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



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Rose in November

Total home sales in Pottawatomie County rose by 150.0% last month to 5 units, compared to 2 units in November 2023. Total sales volume was \$1.7 million, up 186.0% from a year earlier.

The median sale price in November was \$305,000, up from \$297,500 a year earlier. Homes that sold in November were typically on the market for 48 days and sold for 100.0% 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 9 units, up from 8 at the same point in 2023. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$299,950.

During November, a total of 2 contracts were written down from 5 in November 2023. At the end of the month, there were 4 contracts still pending.

Report Contents

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

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Pottawatomie County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	5 150.0%	2 0.0%	2 -50.0%	40 21.2%	33 32.0%	25 -35.9%	
Active Listings Change from prior year	9 12.5%	8 14.3%	7 40.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.4 -11.1%	2.7 -15.6%	3.2 113.3%	N/A	N/A	N/A	
New Listings Change from prior year	5 66.7%	3 0.0%	3 200.0%	48 0.0%	48 26.3%	38 -15.6%	
Contracts Written Change from prior year	2 -60.0%	5 150.0%	2 -50.0%	39 5.4%	37 54.2%	24 -42.9%	
Pending Contracts Change from prior year	4 -42.9%	7 250.0%	2 0.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	1,702 186.1%	595 98.3%	300 -75.9%	9,613 24.8%	7,700 24.3%	6,196 -40.8%	
Average	Sale Price Change from prior year	340,327 14.4%	297,500 98.4%	149,950 -51.8%	240,313 3.0%	233,335 -5.9%	247,850 -7.7%
	List Price of Actives Change from prior year	288,083 15.0%	250,450 14.3%	219,186 -22.2%	N/A	N/A	N/A
	Days on Market Change from prior year	50 -50.0%	100 233.3%	30 66.7%	44 -17.0%	53 103.8%	26 -49.0%
	Percent of List Change from prior year	95.8% 19.3%	80.3% -19.7%	100.0% 8.2%	97.4% 3.5%	94.1% -3.5%	97.5% 0.2%
	Percent of Original Change from prior year	93.5% 16.4%	80.3% -19.7%	100.0% 8.2%	95.0% 4.2%	91.2% -6.2%	97.2% 0.6%
Median	Sale Price Change from prior year	305,000 2.5%	297,500 98.4%	149,950 -50.8%	211,875 11.5%	190,000 -9.5%	210,000 -10.1%
	List Price of Actives Change from prior year	299,950 73.9%	172,500 -19.8%	215,000 -14.3%	N/A	N/A	N/A
	Days on Market Change from prior year	48 -52.0%	100 233.3%	30 172.7%	24 -25.0%	32 300.0%	8 33.3%
	Percent of List Change from prior year	100.0% 24.5%	80.3% -19.7%	100.0% 6.4%	99.1% 3.9%	95.4% -4.6%	100.0% 0.0%
	Percent of Original Change from prior year	97.6% 21.5%	80.3% -19.7%	100.0% 6.4%	97.9% 4.4%	93.8% -6.2%	100.0% 0.0%

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



Pottawatomie County Closed Listings Analysis

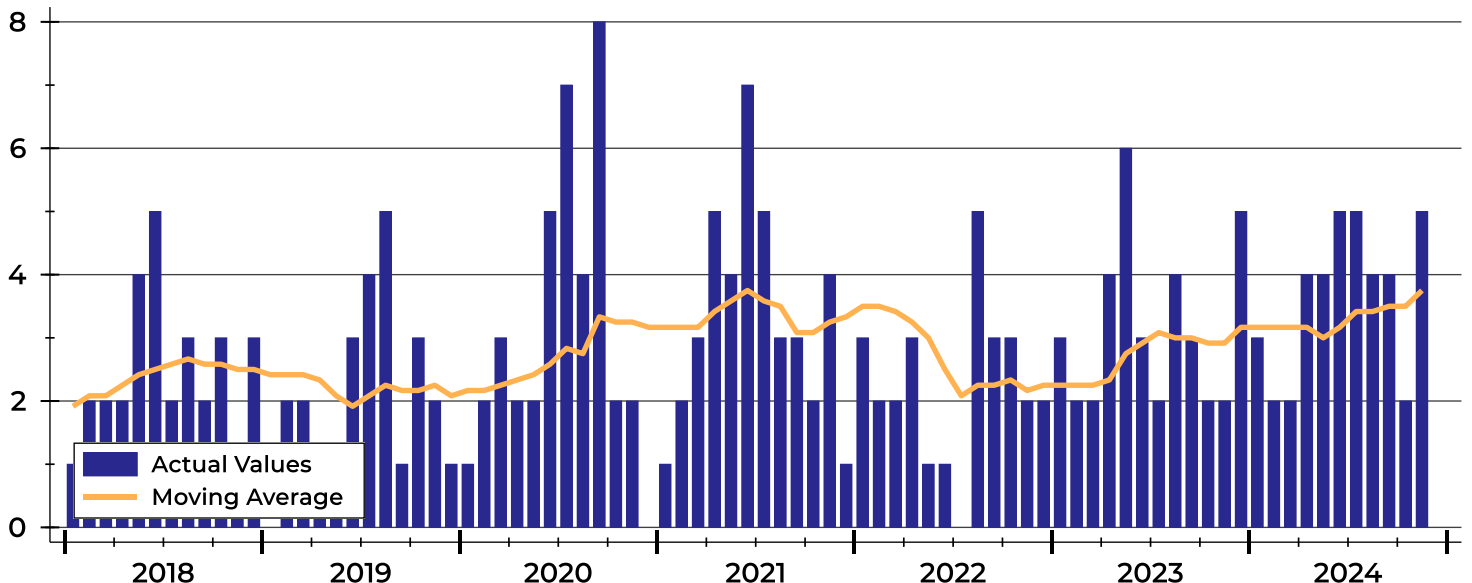
Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		5	2	150.0%	40	33	21.2%
Volume (1,000s)		1,702	595	186.1%	9,613	7,700	24.8%
Months' Supply		2.4	2.7	-11.1%	N/A	N/A	N/A
Average	Sale Price	340,327	297,500	14.4%	240,313	233,335	3.0%
	Days on Market	50	100	-50.0%	44	53	-17.0%
	Percent of List	95.8%	80.3%	19.3%	97.4%	94.1%	3.5%
	Percent of Original	93.5%	80.3%	16.4%	95.0%	91.2%	4.2%
Median	Sale Price	305,000	297,500	2.5%	211,875	190,000	11.5%
	Days on Market	48	100	-52.0%	24	32	-25.0%
	Percent of List	100.0%	80.3%	24.5%	99.1%	95.4%	3.9%
	Percent of Original	97.6%	80.3%	21.5%	97.9%	93.8%	4.4%

A total of 5 homes sold in Pottawatomie County in November, up from 2 units in November 2023. Total sales volume rose to \$1.7 million compared to \$0.6 million in the previous year.

The median sales price in November was \$305,000, up 2.5% compared to the prior year. Median days on market was 48 days, up from 10 days in October, but down from 100 in November 2023.

History of Closed Listings

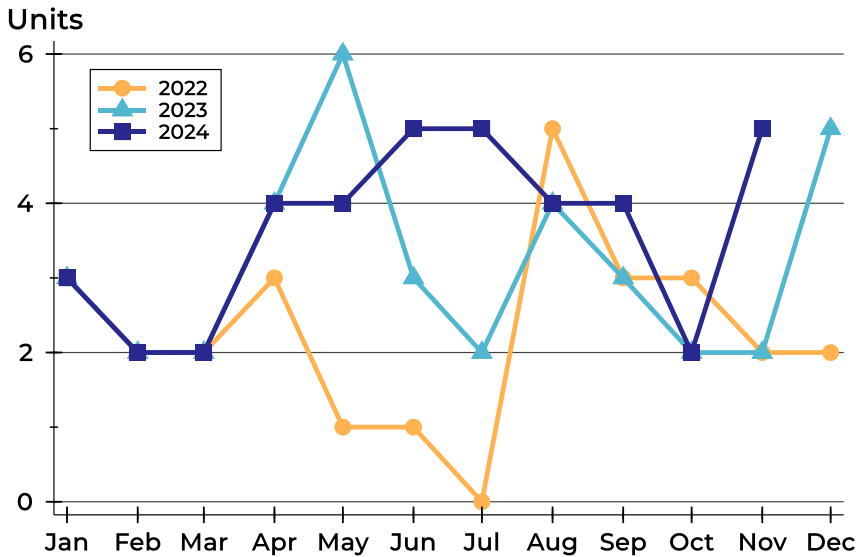
Units





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

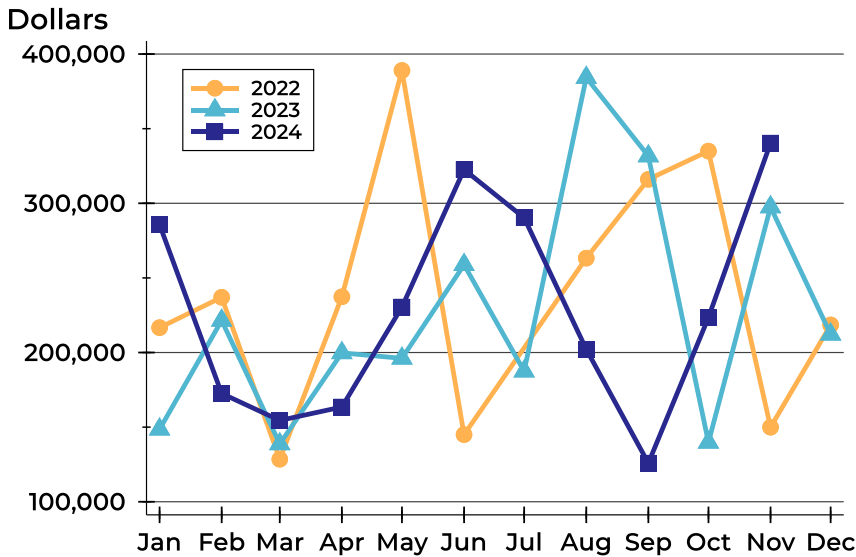
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	4.0	140,000	140,000	48	48	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	1.3	266,636	266,636	110	110	79.6%	79.6%	76.2%	76.2%
\$300,000-\$399,999	1	20.0%	7.2	305,000	305,000	50	50	101.7%	101.7%	93.8%	93.8%
\$400,000-\$499,999	1	20.0%	0.0	415,000	415,000	41	41	97.6%	97.6%	97.6%	97.6%
\$500,000-\$749,999	1	20.0%	4.0	575,000	575,000	0	0	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



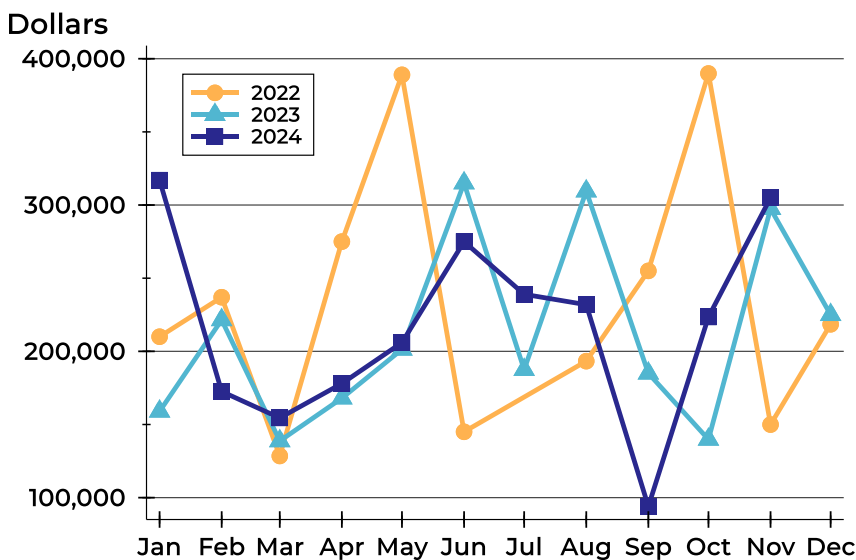
Pottawatomie County Closed Listings Analysis

Average Price



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

Median Price

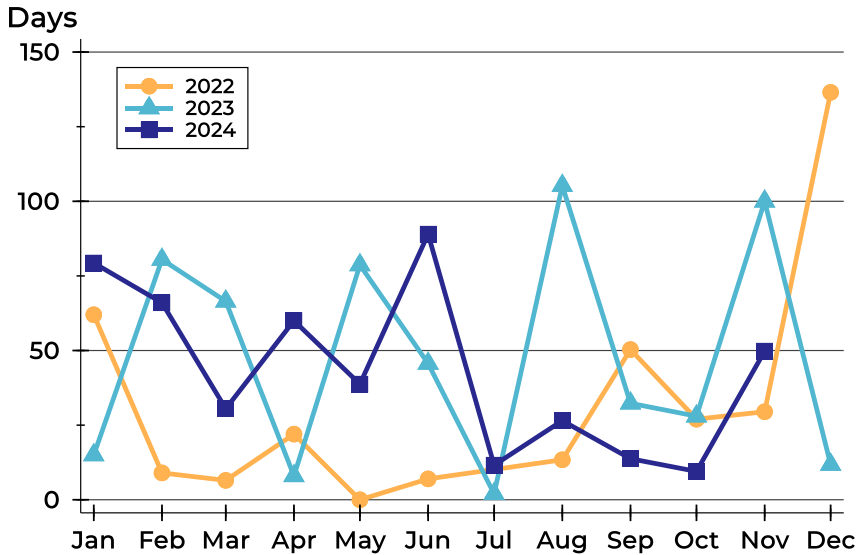


Month	2022	2023	2024
January	210,000	159,000	317,000
February	237,000	221,500	172,575
March	128,500	138,750	154,500
April	275,000	168,000	178,000
May	389,000	201,350	206,000
June	145,000	315,000	275,000
July	N/A	187,500	239,000
August	193,300	309,500	231,875
September	255,000	185,000	94,000
October	389,900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



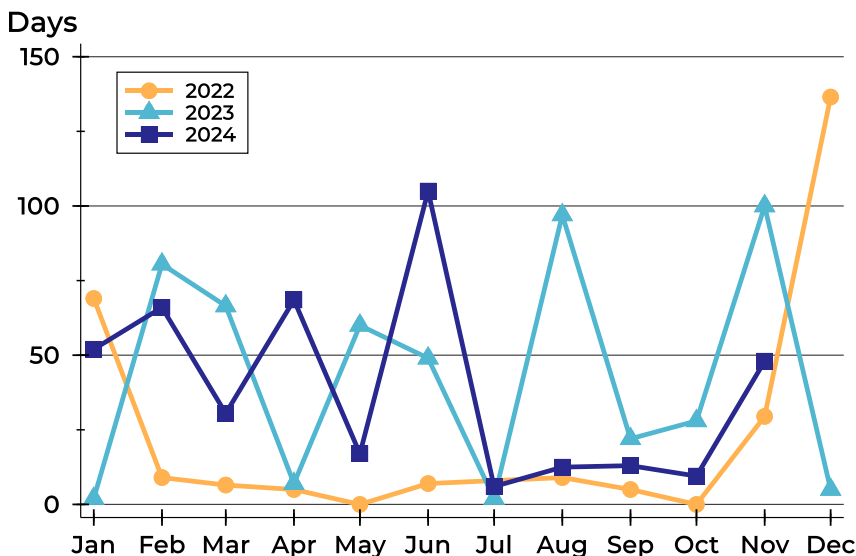
Pottawatomie County Closed Listings Analysis

Average DOM



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

Median DOM



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



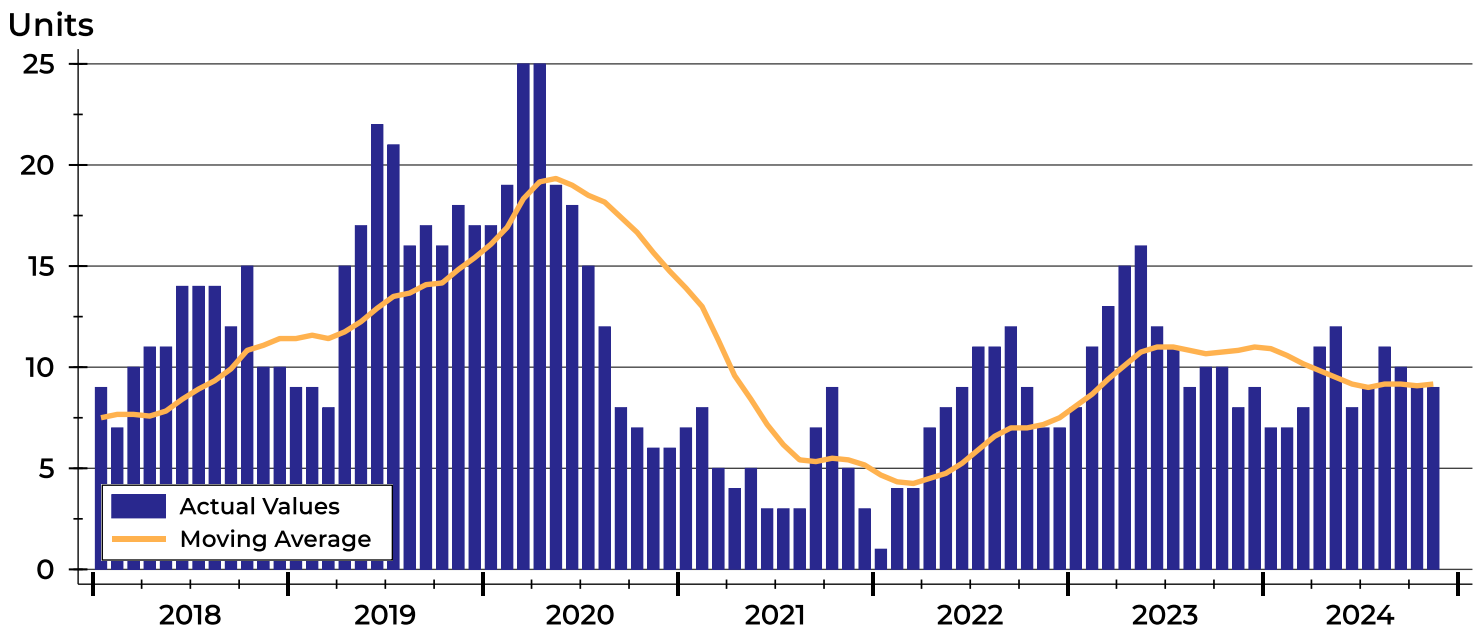
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		End of November		
		2024	2023	Change
Active Listings		9	8	12.5%
Volume (1,000s)		2,593	2,004	29.4%
Months' Supply		2.4	2.7	-11.1%
Average	List Price	288,083	250,450	15.0%
	Days on Market	71	90	-21.1%
	Percent of Original	95.4%	95.7%	-0.3%
Median	List Price	299,950	172,500	73.9%
	Days on Market	44	50	-12.0%
	Percent of Original	98.2%	100.0%	-1.8%

A total of 9 homes were available for sale in Pottawatomie County at the end of November. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of November was \$299,950, up 73.9% from 2023. The typical time on market for active listings was 44 days, down from 50 days a year earlier.

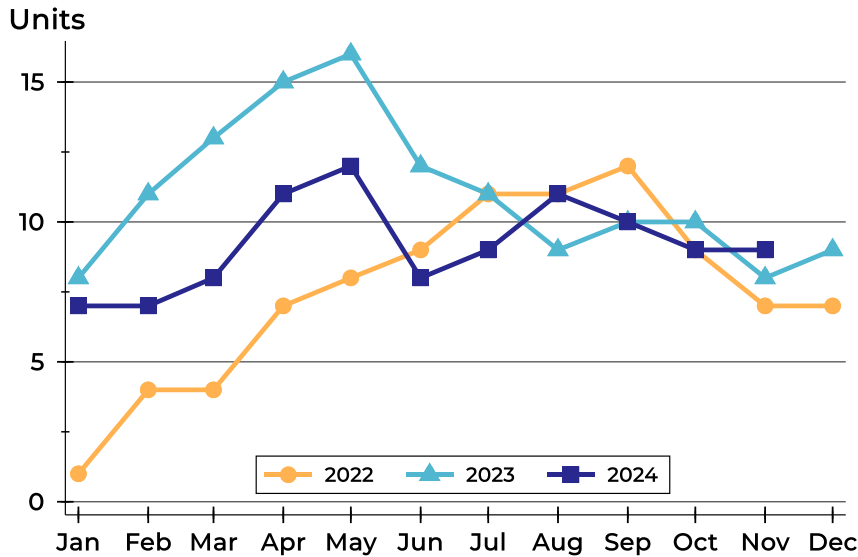
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



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

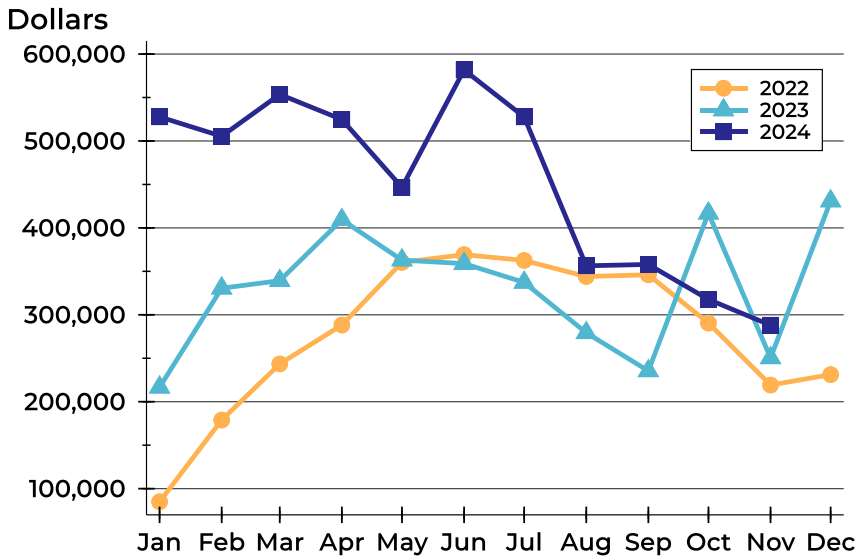
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	11.1%	N/A	105,000	105,000	4	4	87.5%	87.5%
\$125,000-\$149,999	2	22.2%	4.0	142,200	142,200	56	56	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	11.1%	N/A	221,000	221,000	37	37	98.2%	98.2%
\$250,000-\$299,999	1	11.1%	1.3	299,950	299,950	94	94	92.3%	92.3%
\$300,000-\$399,999	3	33.3%	7.2	349,133	347,900	117	23	93.4%	94.3%
\$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	1	11.1%	4.0	635,000	635,000	44	44	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



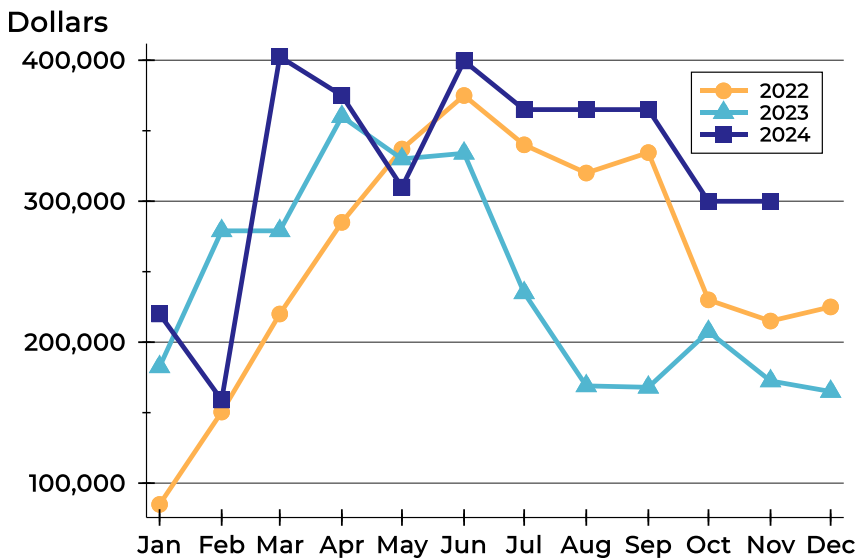
Pottawatomie County Active Listings Analysis

Average Price



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

Median Price

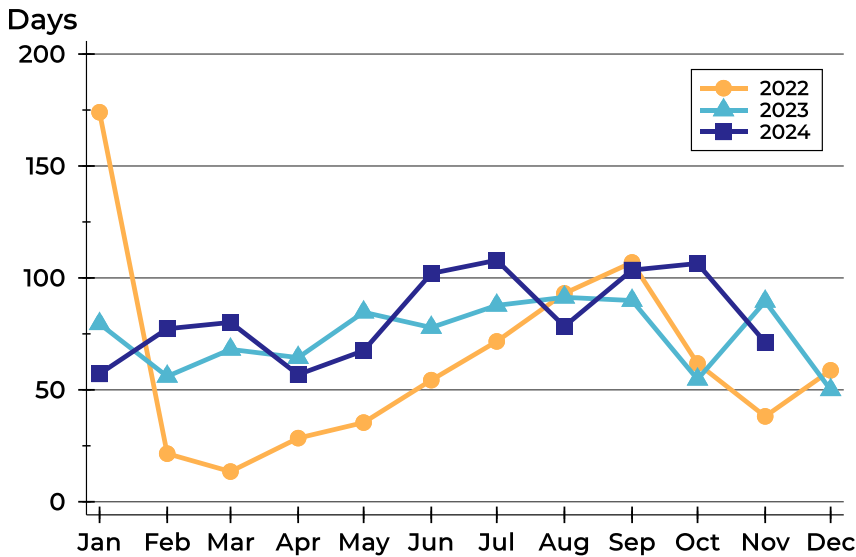


Month	2022	2023	2024
January	84,900	182,500	220,000
February	150,450	279,000	159,000
March	220,000	279,000	402,500
April	285,000	360,000	375,000
May	337,000	330,000	310,000
June	375,000	334,000	399,500
July	340,000	235,000	365,000
August	320,000	169,000	365,000
September	334,500	168,000	365,000
October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



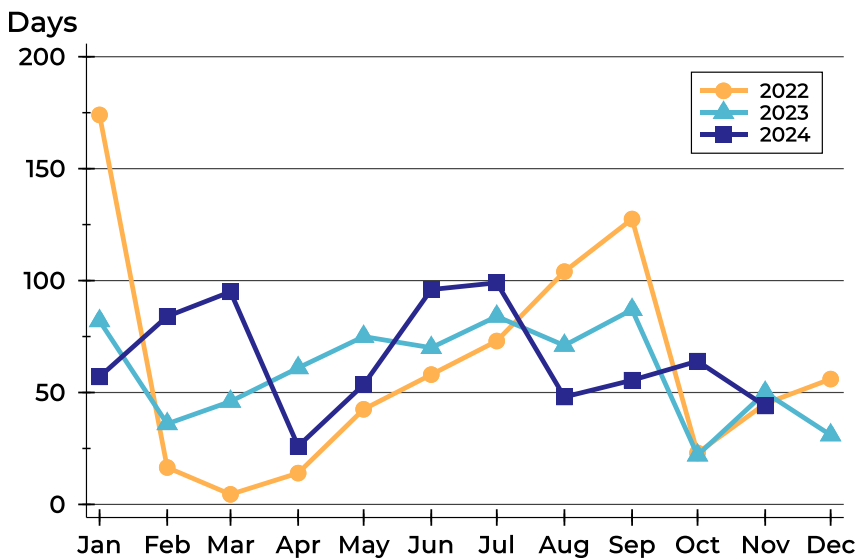
Pottawatomie County Active Listings Analysis

Average DOM



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

Median DOM

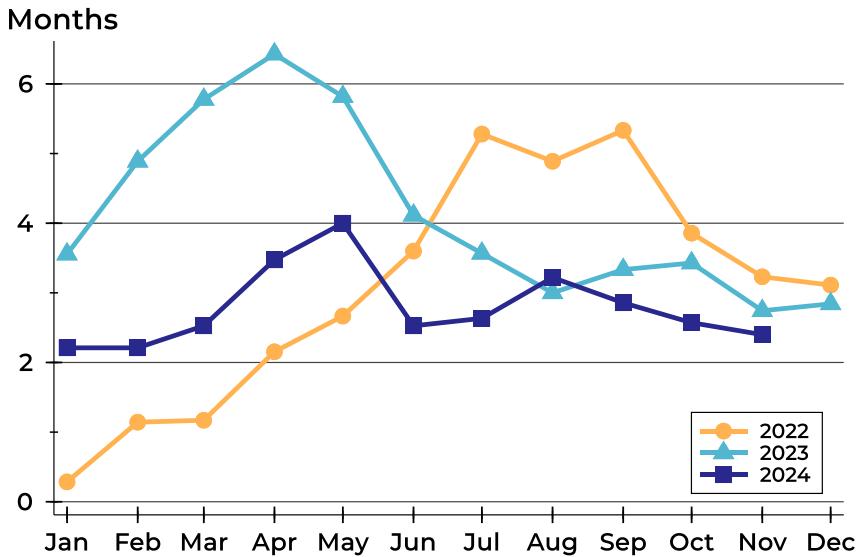


Month	2022	2023	2024
January	174	82	57
February	17	36	84
March	5	46	95
April	14	61	26
May	43	75	54
June	58	70	96
July	73	84	99
August	104	71	48
September	128	87	56
October	23	22	64
November	45	50	44
December	56	31	



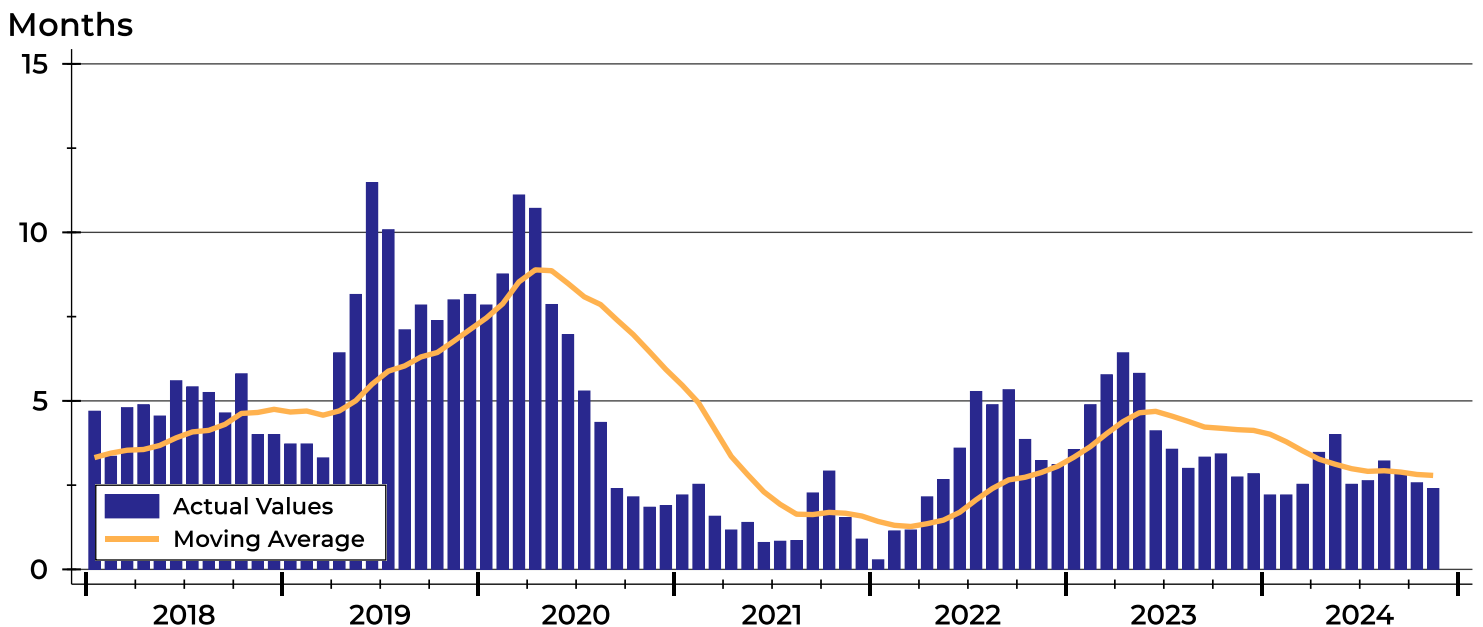
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





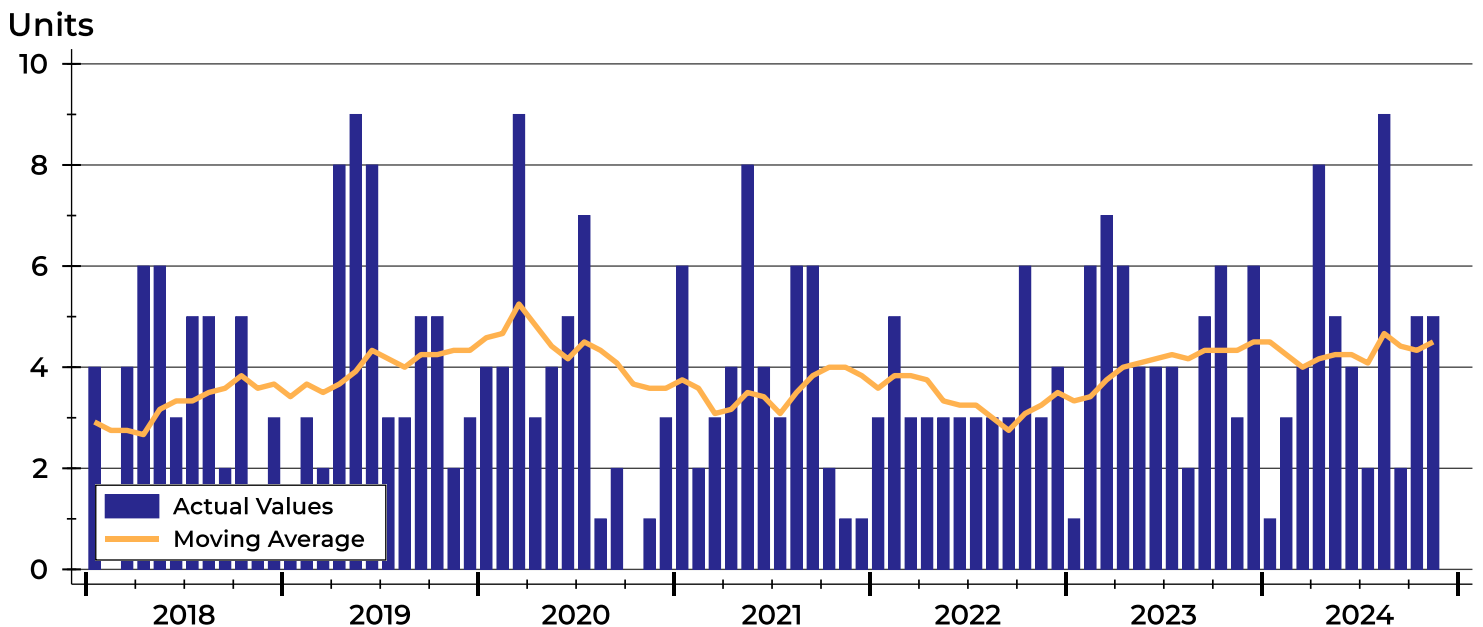
Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	5	3	66.7%
	Volume (1,000s)	1,106	786	40.7%
	Average List Price	221,280	262,000	-15.5%
	Median List Price	169,000	251,000	-32.7%
Year-to-Date	New Listings	48	48	0.0%
	Volume (1,000s)	14,364	14,846	-3.2%
	Average List Price	299,248	309,283	-3.2%
	Median List Price	244,500	225,000	8.7%

A total of 5 new listings were added in Pottawatomie County during November, up 66.7% from the same month in 2023. Year-to-date Pottawatomie County has seen 48 new listings.

The median list price of these homes was \$169,000 down from \$251,000 in 2023.

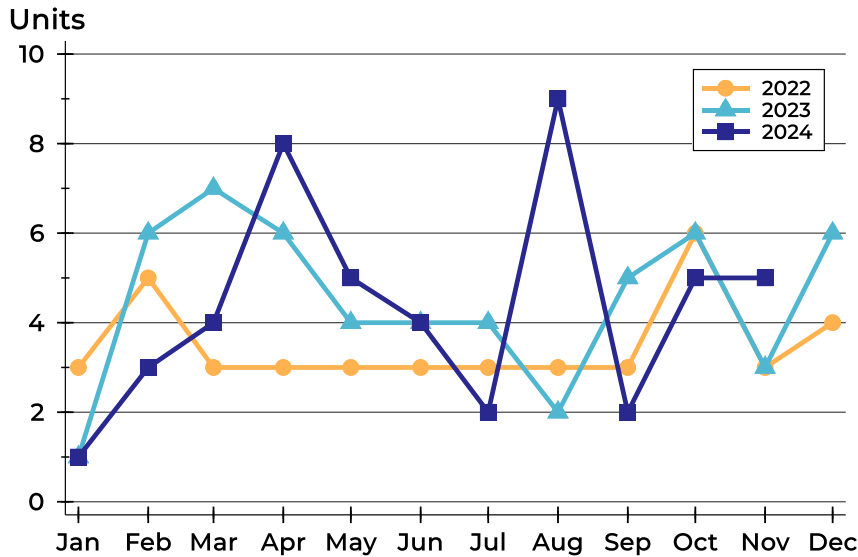
History of New Listings





Pottawatomie County New Listings Analysis

New Listings by Month



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

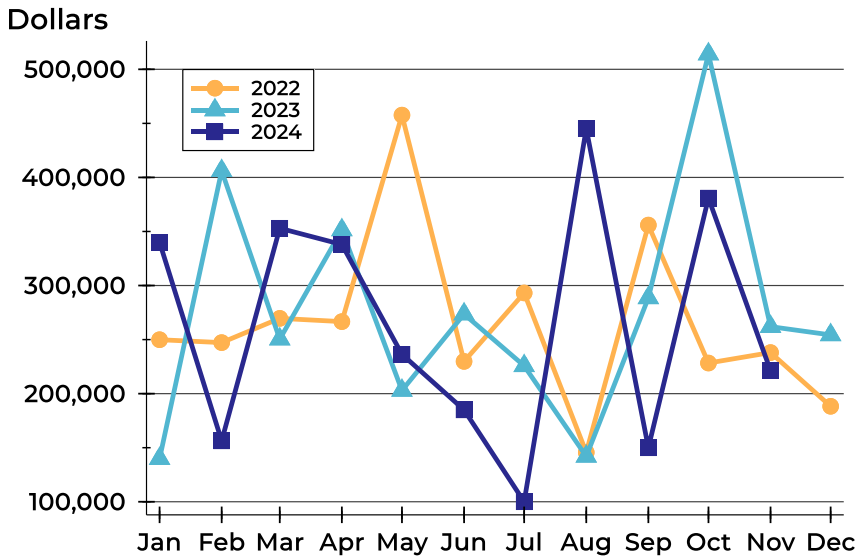
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	20.0%	105,000	105,000	11	11	87.5%	87.5%
\$125,000-\$149,999	1	20.0%	125,000	125,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	169,000	169,000	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
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	40.0%	353,700	353,700	22	22	97.1%	97.1%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



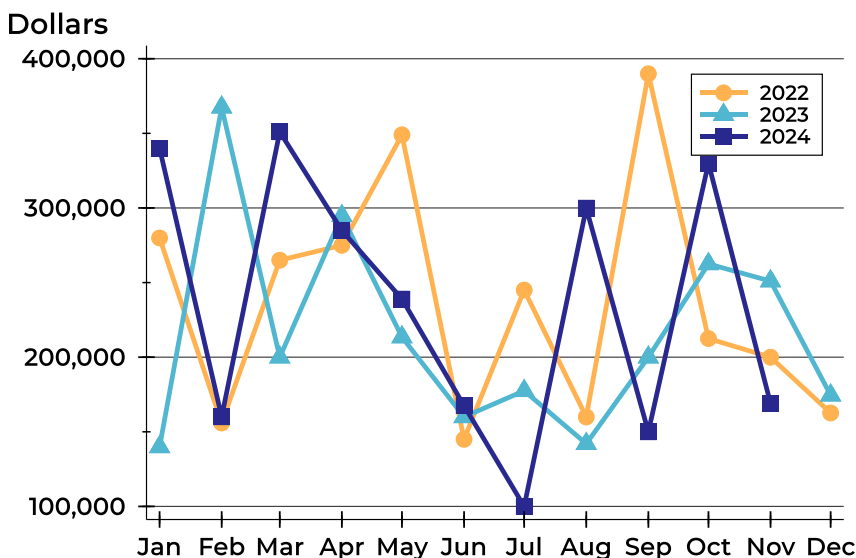
Pottawatomie County New Listings Analysis

Average Price



Month	2022	2023	2024
January	249,900	139,900	340,000
February	247,220	406,188	156,333
March	269,667	250,429	353,000
April	266,633	351,417	337,963
May	457,667	202,975	236,400
June	229,833	273,619	185,000
July	293,167	225,750	100,000
August	145,617	142,000	445,156
September	355,933	288,600	149,950
October	228,333	514,116	380,900
November	238,000	262,000	221,280
December	188,313	254,333	

Median Price



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



Pottawatomie County Contracts Written Analysis

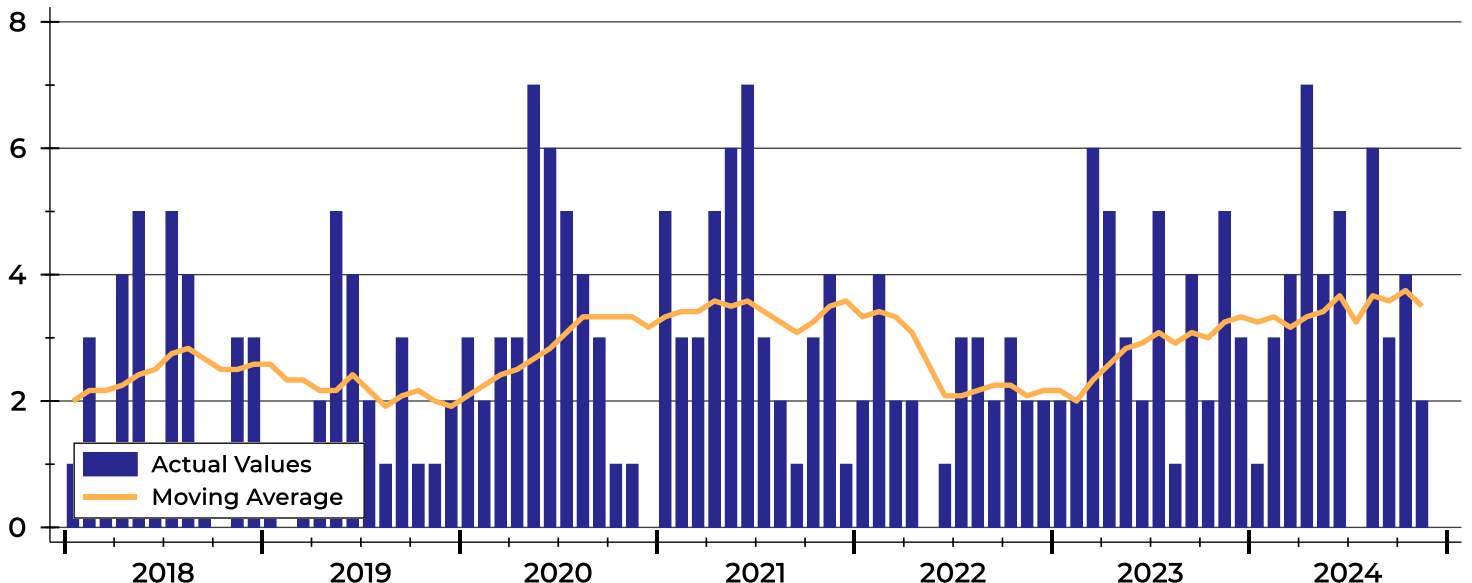
Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		2	5	-60.0%	39	37	5.4%
Volume (1,000s)		294	1,440	-79.6%	11,164	9,492	17.6%
Average	Sale Price	147,000	288,000	-49.0%	286,263	256,538	11.6%
	Days on Market	4	47	-91.5%	38	53	-28.3%
	Percent of Original	100.0%	97.7%	2.4%	95.5%	91.9%	3.9%
Median	Sale Price	147,000	251,000	-41.4%	229,900	225,000	2.2%
	Days on Market	4	43	-90.7%	11	32	-65.6%
	Percent of Original	100.0%	100.0%	0.0%	99.1%	94.6%	4.8%

A total of 2 contracts for sale were written in Pottawatomie County during the month of November, down from 5 in 2023. The median list price of these homes was \$147,000, down from \$251,000 the prior year.

Half of the homes that went under contract in November were on the market less than 4 days, compared to 43 days in November 2023.

History of Contracts Written

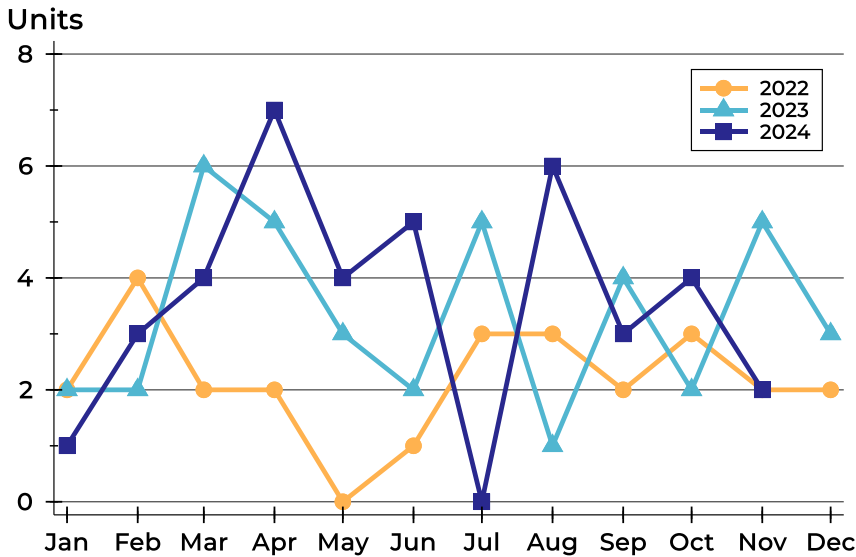
Units





Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

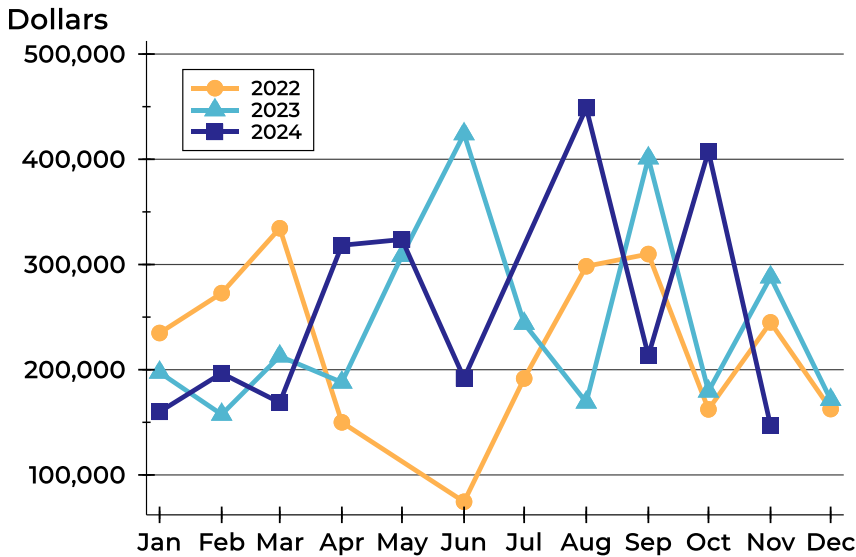
Contracts Written by Price Range

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%	125,000	125,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	50.0%	169,000	169,000	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
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



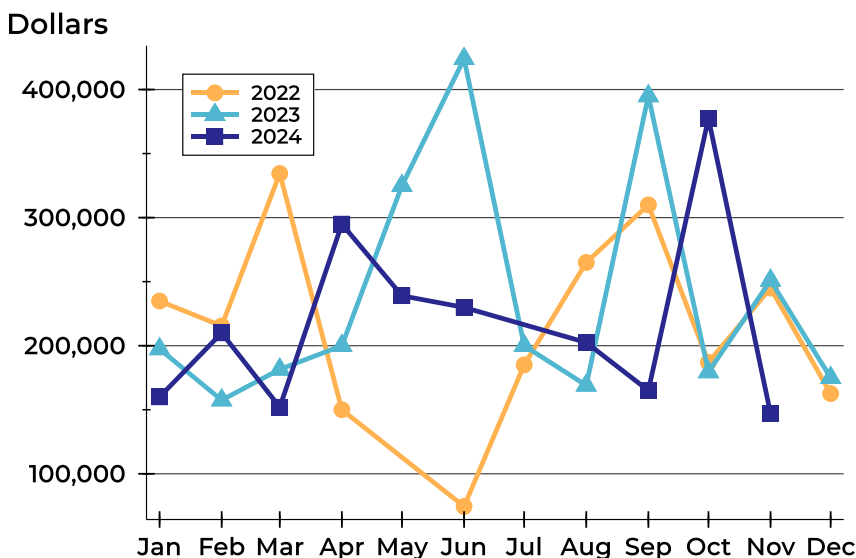
Pottawatomie County Contracts Written Analysis

Average Price



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

Median Price

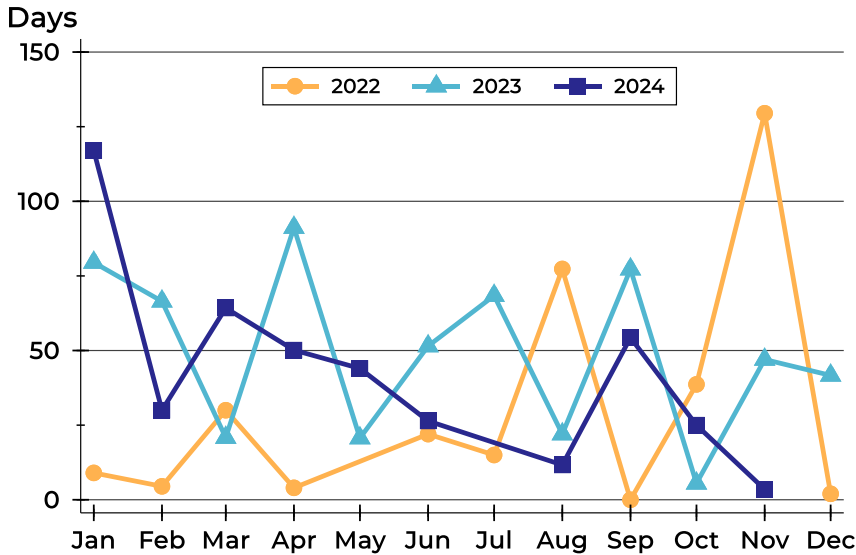


Month	2022	2023	2024
January	234,900	197,450	160,000
February	215,450	157,500	210,000
March	334,450	181,500	152,000
April	150,000	200,000	295,000
May	N/A	325,000	239,000
June	74,500	424,063	229,900
July	185,000	200,000	N/A
August	265,000	169,000	202,500
September	309,950	395,000	165,000
October	187,000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



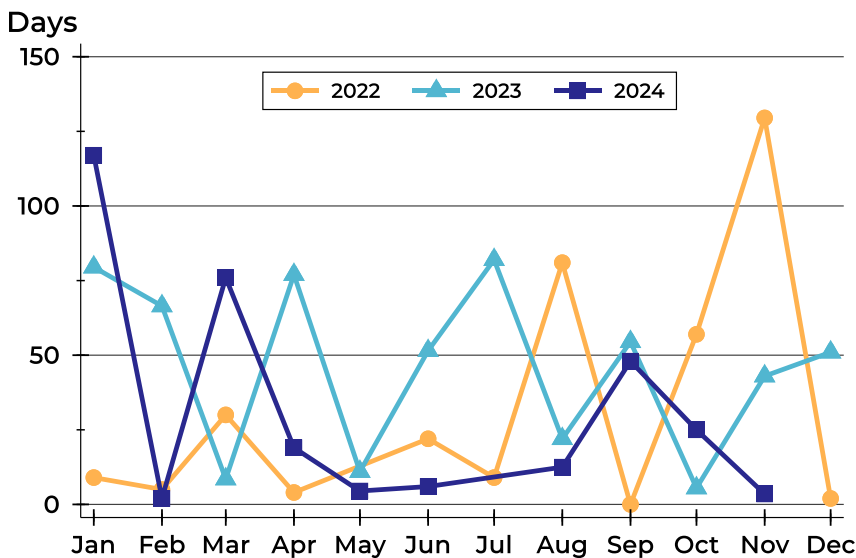
Pottawatomie County Contracts Written Analysis

Average DOM



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

Median DOM



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



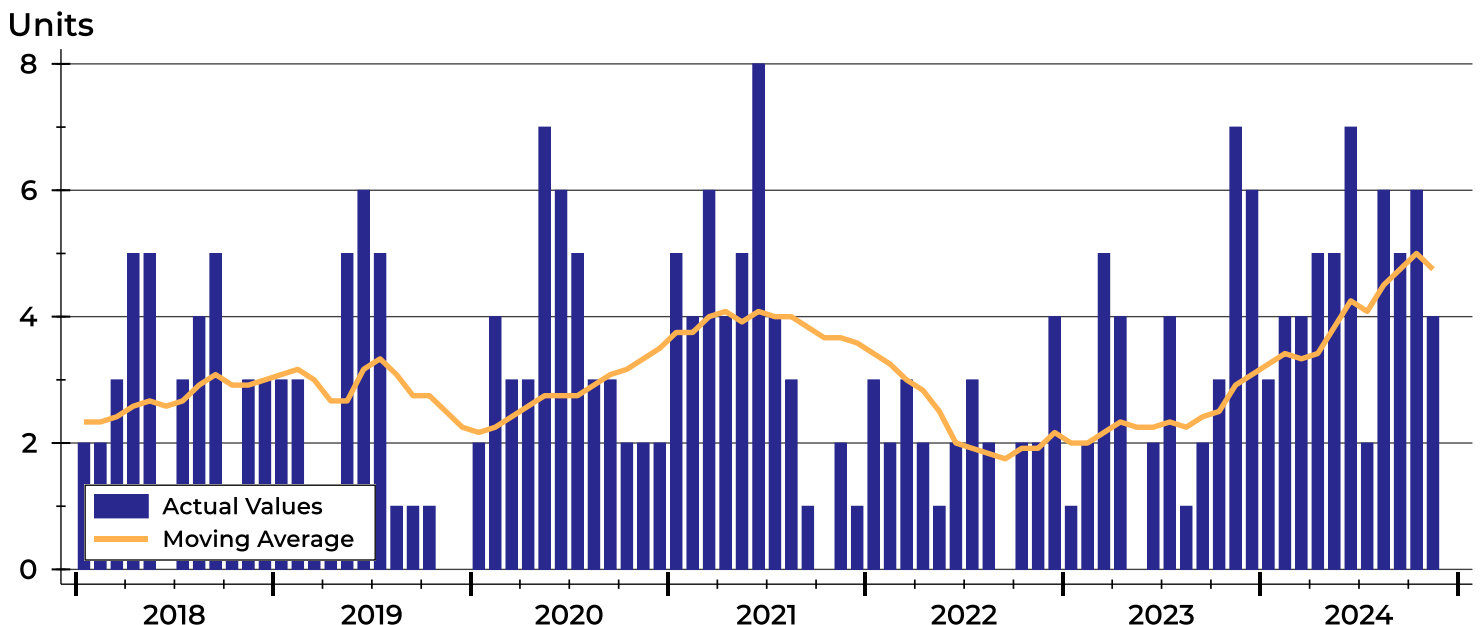
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		4	7	-42.9%
Volume (1,000s)		2,524	3,448	-26.8%
Average	List Price	631,000	492,571	28.1%
	Days on Market	4	39	-89.7%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	249,500	230,000	8.5%
	Days on Market	4	27	-85.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 4 listings in Pottawatomie County had contracts pending at the end of November, down from 7 contracts pending at the end of November 2023.

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

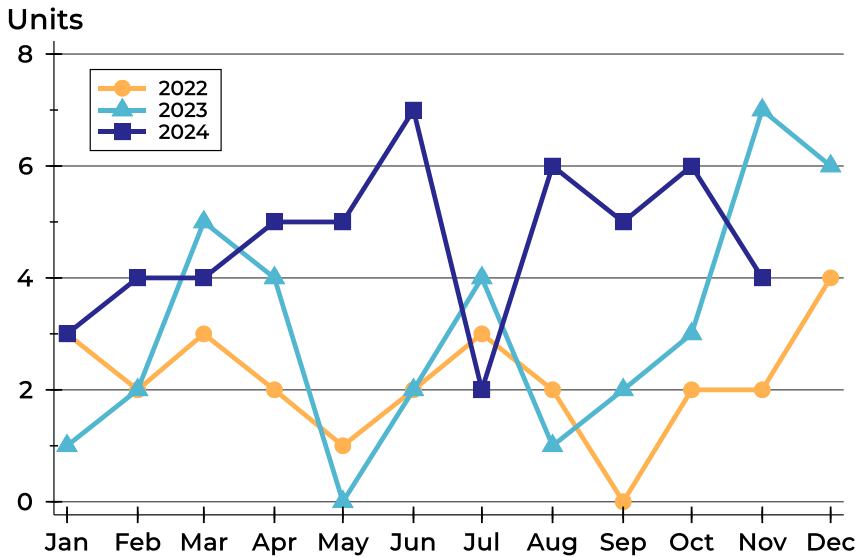
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



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

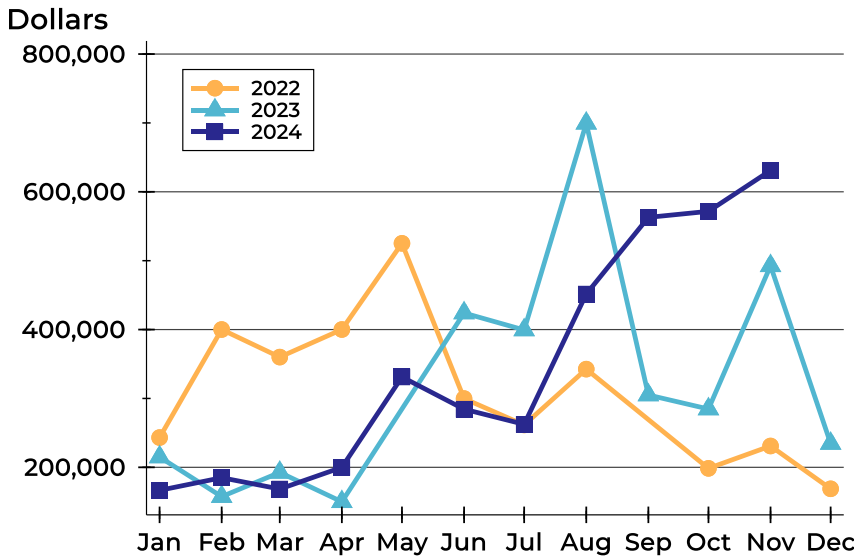
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	125,000	125,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	169,000	169,000	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
\$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	25.0%	330,000	330,000	9	9	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	25.0%	1,900,000	1,900,000	1	1	100.0%	100.0%



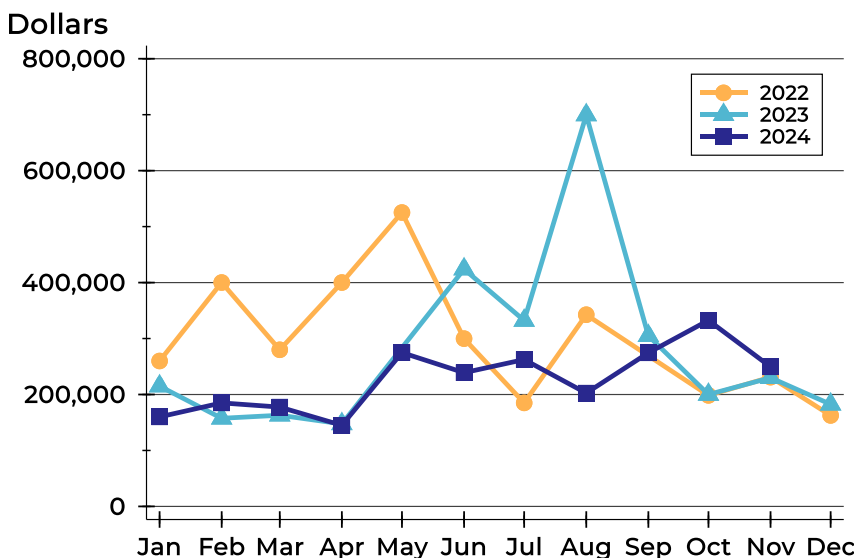
Pottawatomie County Pending Contracts Analysis

Average Price



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

Median Price

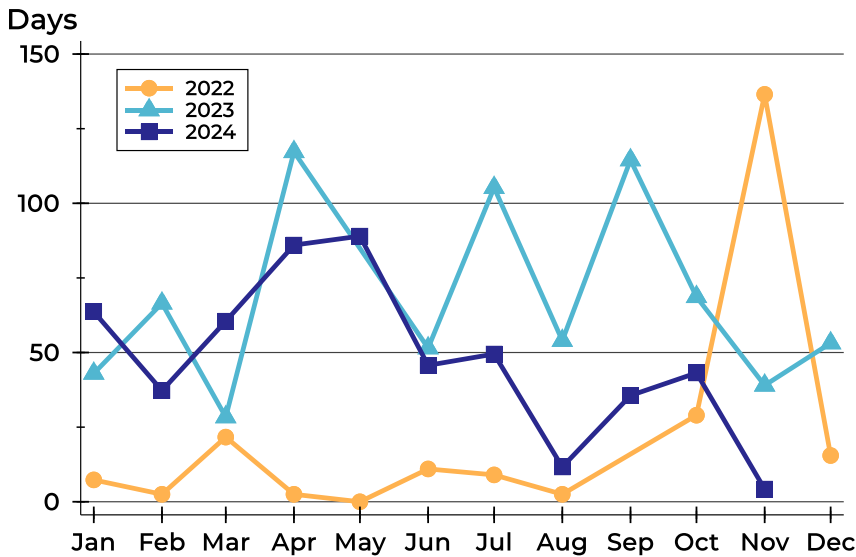


Month	2022	2023	2024
January	259,900	215,000	160,000
February	400,100	157,500	185,000
March	279,900	163,000	177,500
April	400,100	147,500	145,000
May	525,200	N/A	274,900
June	299,850	424,063	239,000
July	185,000	332,250	262,450
August	342,575	699,475	202,500
September	N/A	305,000	274,500
October	198,500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



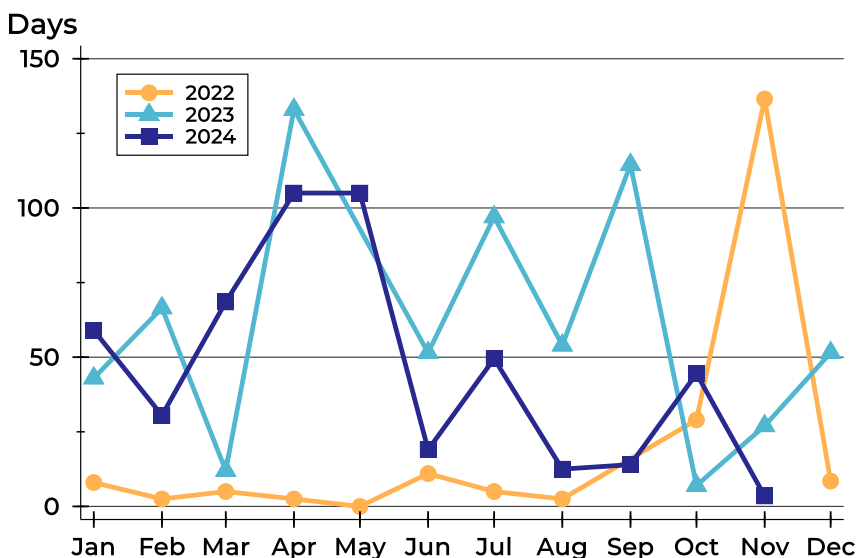
Pottawatomie County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Rose in November

Total home sales in Shawnee County rose by 4.9% last month to 172 units, compared to 164 units in November 2023. Total sales volume was \$40.4 million, up 28.3% from a year earlier.

The median sale price in November was \$205,000, up from \$166,750 a year earlier. Homes that sold in November were typically on the market for 9 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of November

The total number of active listings in Shawnee County at the end of November was 259 units, up from 230 at the same point in 2023. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$219,000.

During November, a total of 154 contracts were written up from 148 in November 2023. At the end of the month, there were 174 contracts still pending.

Report Contents

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

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Shawnee County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		172	164	157	2,115	2,058	2,297
Change from prior year		4.9%	4.5%	-24.2%	2.8%	-10.4%	-10.0%
Active Listings		259	230	201	N/A	N/A	N/A
Change from prior year		12.6%	14.4%	71.8%			
Months' Supply		1.4	1.2	1.0	N/A	N/A	N/A
Change from prior year		16.7%	20.0%	100.0%			
New Listings		203	180	181	2,505	2,392	2,559
Change from prior year		12.8%	-0.6%	4.6%	4.7%	-6.5%	-9.1%
Contracts Written		154	148	134	2,137	2,087	2,259
Change from prior year		4.1%	10.4%	-23.0%	2.4%	-7.6%	-12.4%
Pending Contracts		174	156	150	N/A	N/A	N/A
Change from prior year		11.5%	4.0%	-35.6%			
Sales Volume (1,000s)		40,418	31,509	29,681	481,899	433,021	461,712
Change from prior year		28.3%	6.2%	-22.6%	11.3%	-6.2%	-2.6%
Average	Sale Price	234,991	192,126	189,048	227,848	210,409	201,006
	Change from prior year	22.3%	1.6%	2.1%	8.3%	4.7%	8.3%
	List Price of Actives	240,732	275,269	229,617	N/A	N/A	N/A
	Change from prior year	-12.5%	19.9%	5.6%			
	Days on Market	26	17	18	22	16	12
Change from prior year	52.9%	-5.6%	20.0%	37.5%	33.3%	-7.7%	
	Percent of List	98.7%	98.9%	99.0%	99.1%	99.9%	101.1%
Change from prior year	-0.2%	-0.1%	-1.2%	-0.8%	-1.2%	0.3%	
	Percent of Original	96.6%	96.8%	97.5%	97.4%	98.6%	99.9%
Change from prior year	-0.2%	-0.7%	-1.3%	-1.2%	-1.3%	0.0%	
Median	Sale Price	205,000	166,750	165,000	200,000	182,750	175,000
	Change from prior year	22.9%	1.1%	0.1%	9.4%	4.4%	6.1%
	List Price of Actives	219,000	219,950	184,900	N/A	N/A	N/A
	Change from prior year	-0.4%	19.0%	19.3%			
	Days on Market	9	8	4	5	4	3
Change from prior year	12.5%	100.0%	0.0%	25.0%	33.3%	0.0%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	99.2%	98.5%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.7%	-1.5%	0.0%	0.0%	0.0%	0.0%	

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



Shawnee County Closed Listings Analysis

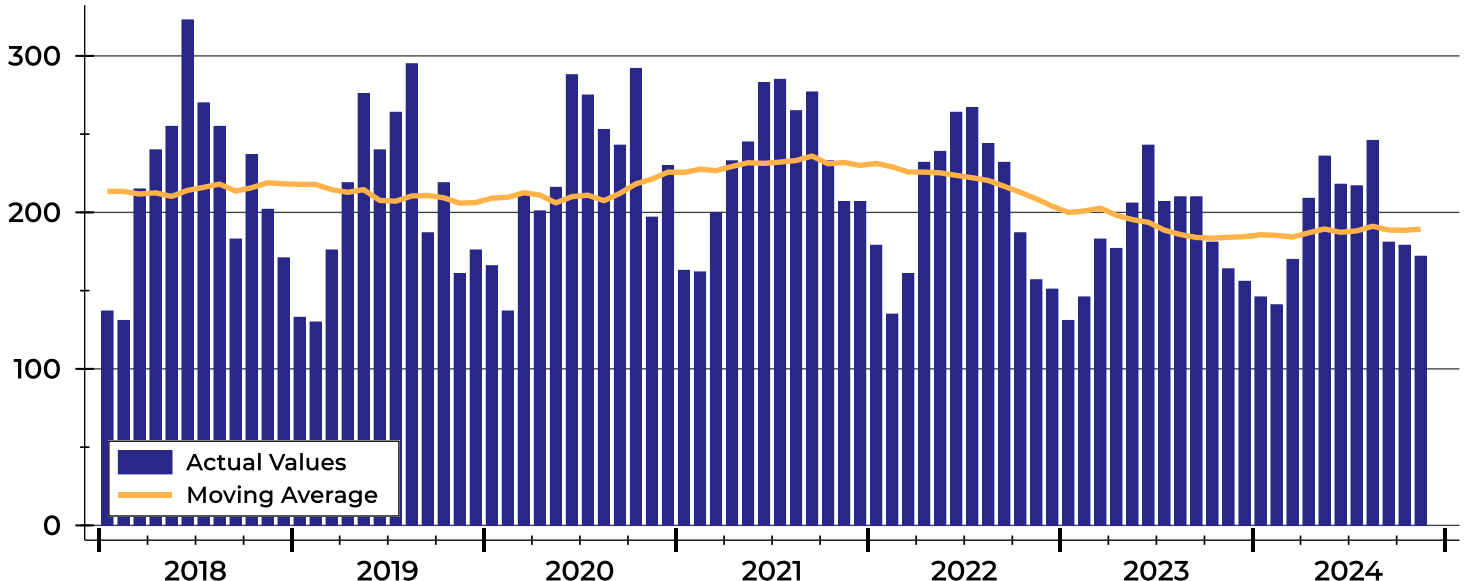
Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		172	164	4.9%	2,115	2,058	2.8%
Volume (1,000s)		40,418	31,509	28.3%	481,899	433,021	11.3%
Months' Supply		1.4	1.2	16.7%	N/A	N/A	N/A
Average	Sale Price	234,991	192,126	22.3%	227,848	210,409	8.3%
	Days on Market	26	17	52.9%	22	16	37.5%
	Percent of List	98.7%	98.9%	-0.2%	99.1%	99.9%	-0.8%
	Percent of Original	96.6%	96.8%	-0.2%	97.4%	98.6%	-1.2%
Median	Sale Price	205,000	166,750	22.9%	200,000	182,750	9.4%
	Days on Market	9	8	12.5%	5	4	25.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.2%	98.5%	0.7%	100.0%	100.0%	0.0%

A total of 172 homes sold in Shawnee County in November, up from 164 units in November 2023. Total sales volume rose to \$40.4 million compared to \$31.5 million in the previous year.

The median sales price in November was \$205,000, up 22.9% compared to the prior year. Median days on market was 9 days, up from 7 days in October, and up from 8 in November 2023.

History of Closed Listings

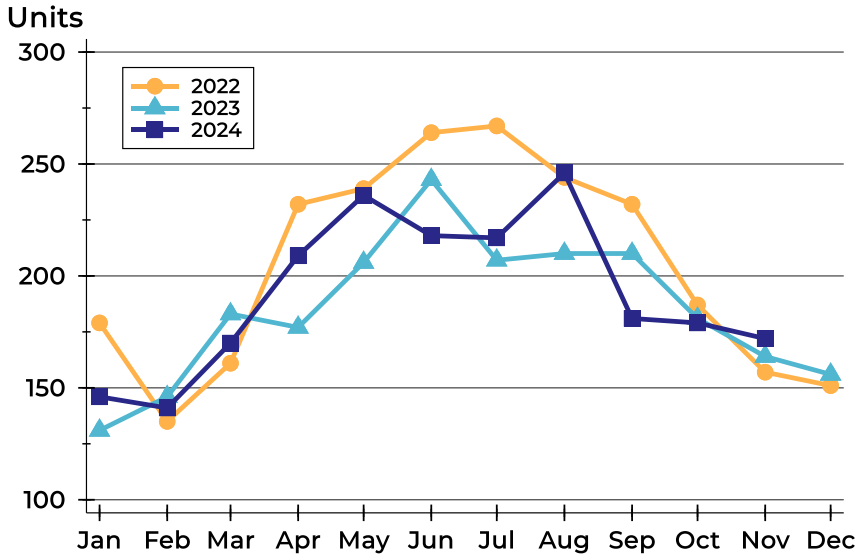
Units





Shawnee County Closed Listings Analysis

Closed Listings by Month



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

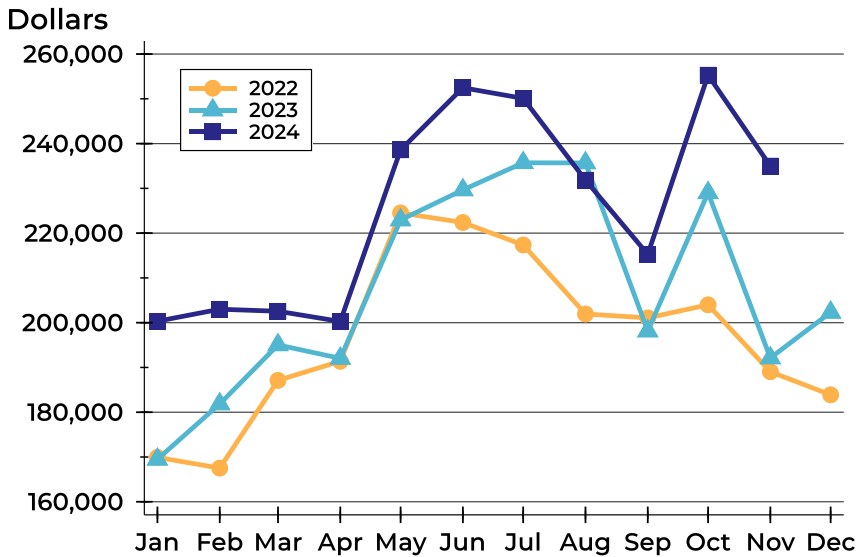
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	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	7	4.1%	1.1	36,914	37,000	37	8	90.5%	95.2%	86.7%	95.2%
\$50,000-\$99,999	17	9.9%	2.0	77,773	80,000	10	2	100.8%	100.0%	100.8%	100.0%
\$100,000-\$124,999	9	5.2%	0.6	110,611	112,000	16	10	96.7%	95.2%	95.9%	94.9%
\$125,000-\$149,999	16	9.3%	1.2	136,959	139,950	15	8	98.7%	100.0%	97.7%	100.0%
\$150,000-\$174,999	17	9.9%	1.3	159,368	160,000	29	4	99.4%	100.0%	96.9%	100.0%
\$175,000-\$199,999	15	8.7%	0.9	186,713	185,000	28	8	98.3%	100.0%	95.1%	97.3%
\$200,000-\$249,999	26	15.1%	1.1	222,077	220,000	18	6	99.7%	100.0%	97.6%	98.0%
\$250,000-\$299,999	20	11.6%	1.2	274,840	275,000	38	13	98.6%	99.9%	95.2%	96.6%
\$300,000-\$399,999	22	12.8%	1.8	335,605	324,250	28	10	99.3%	100.0%	97.1%	100.0%
\$400,000-\$499,999	16	9.3%	2.1	452,409	442,500	43	25	98.8%	99.9%	96.3%	98.0%
\$500,000-\$749,999	6	3.5%	1.7	564,750	537,500	29	14	98.6%	99.5%	96.0%	95.9%
\$750,000-\$999,999	1	0.6%	0.0	860,000	860,000	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



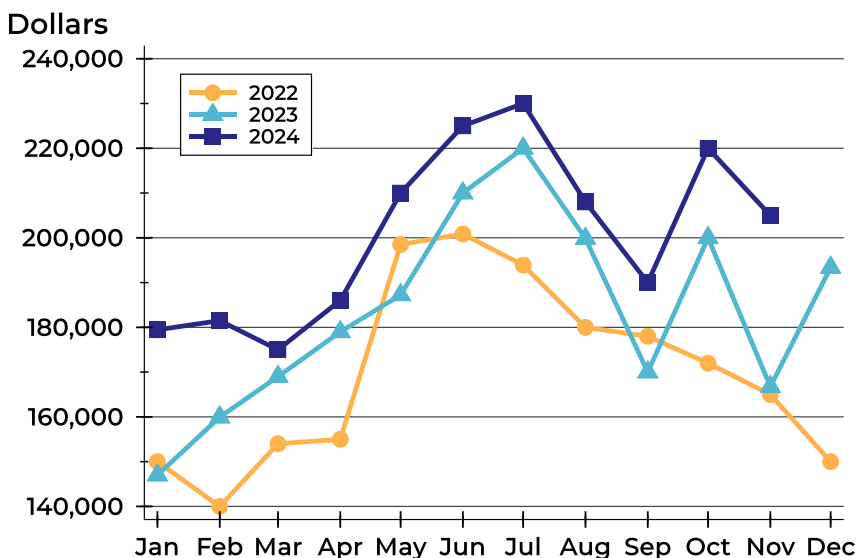
Shawnee County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	169,920	169,487	200,325
February	167,521	181,847	203,010
March	187,113	195,038	202,556
April	191,385	192,034	200,278
May	224,517	222,943	238,597
June	222,383	229,653	252,473
July	217,368	235,718	250,103
August	201,942	235,685	231,844
September	201,066	198,134	215,268
October	203,992	229,006	255,297
November	189,048	192,126	234,991
December	183,885	202,308	

Median Price

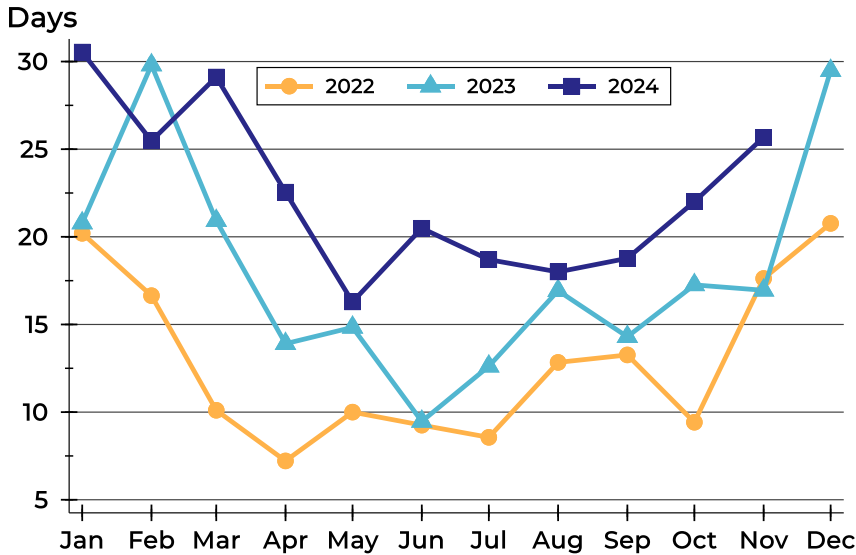


Month	2022	2023	2024
January	150,000	147,000	179,450
February	140,000	159,950	181,500
March	154,000	169,000	175,000
April	155,000	179,000	186,000
May	198,500	187,250	210,000
June	200,850	210,000	225,000
July	193,900	220,000	230,000
August	180,000	199,850	208,000
September	178,006	170,000	190,000
October	172,000	200,000	220,000
November	165,000	166,750	205,000
December	150,000	193,375	



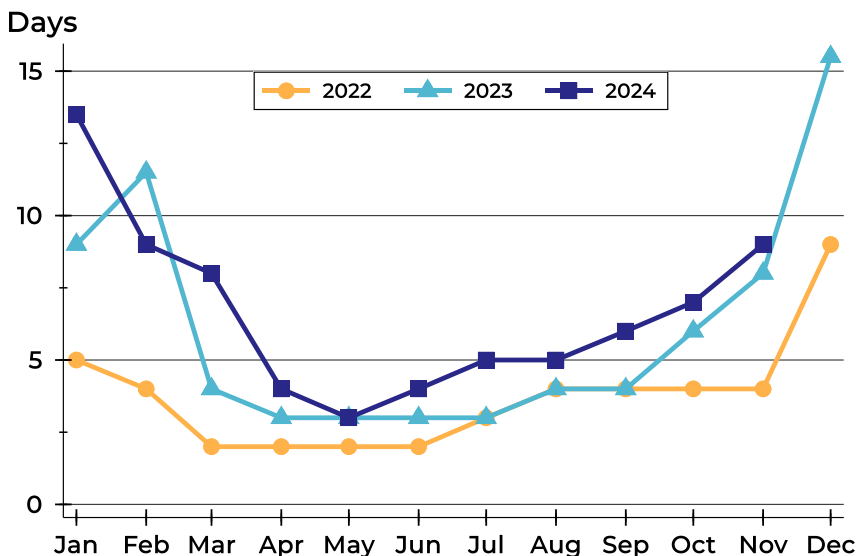
Shawnee County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	20	21	31
February	17	30	25
March	10	21	29
April	7	14	23
May	10	15	16
June	9	9	20
July	9	13	19
August	13	17	18
September	13	14	19
October	9	17	22
November	18	17	26
December	21	29	

Median DOM



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



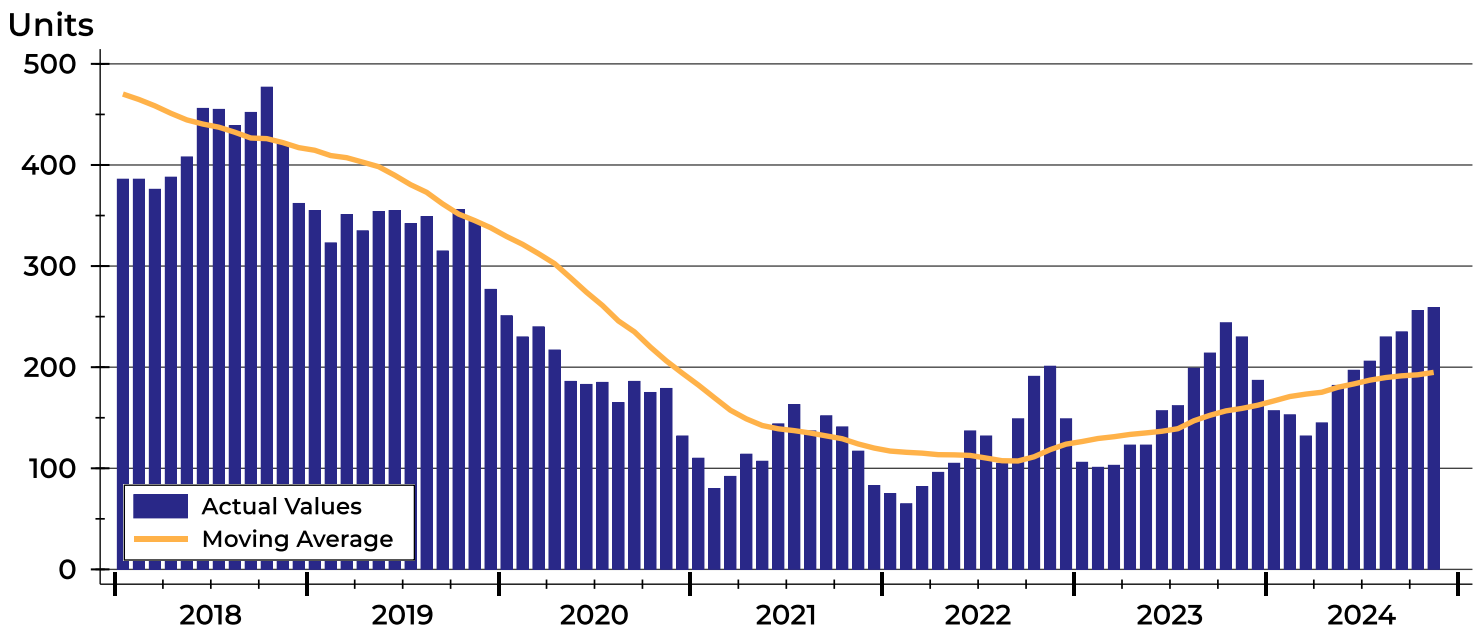
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		259	230	12.6%
Volume (1,000s)		62,350	63,312	-1.5%
Months' Supply		1.4	1.2	16.7%
Average	List Price	240,732	275,269	-12.5%
	Days on Market	49	56	-12.5%
	Percent of Original	97.3%	95.6%	1.8%
Median	List Price	219,000	219,950	-0.4%
	Days on Market	35	37	-5.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 259 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 \$219,000, down 0.4% from 2023. The typical time on market for active listings was 35 days, down from 37 days a year earlier.

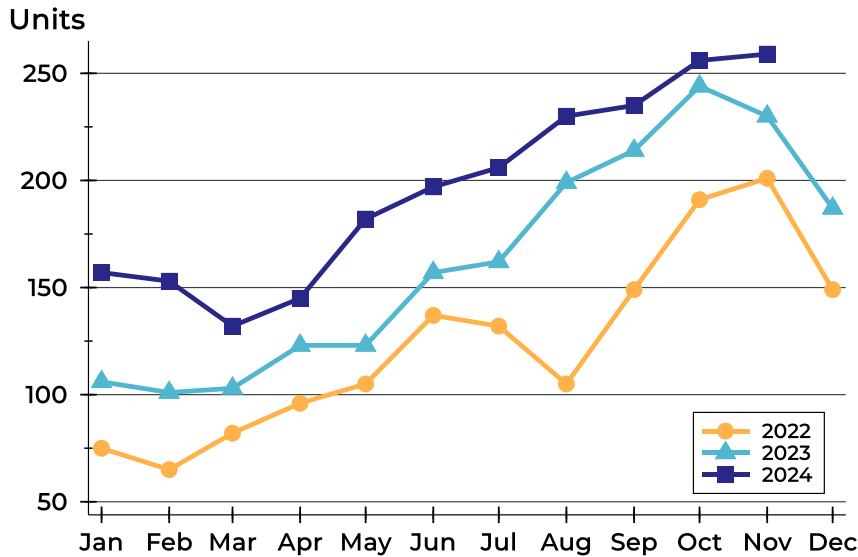
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



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

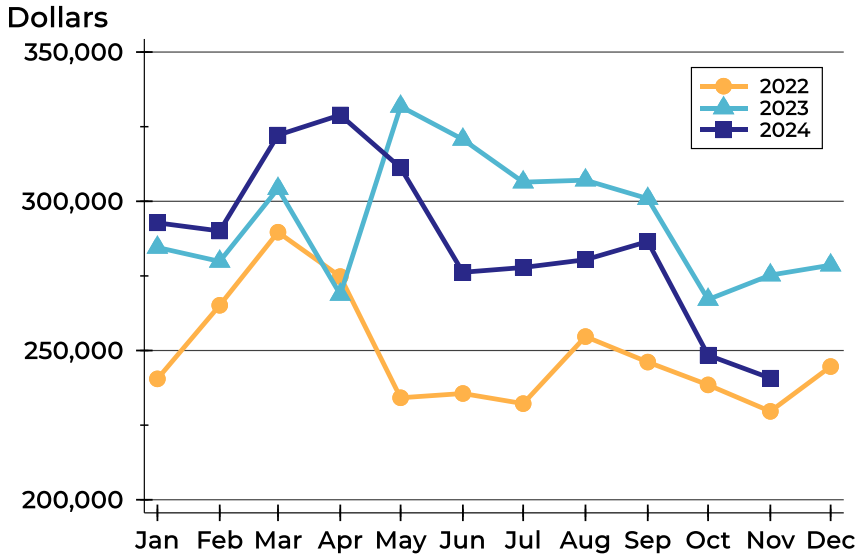
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	2	0.8%	N/A	15,500	15,500	66	66	79.3%	79.3%
\$25,000-\$49,999	8	3.1%	1.1	39,688	42,250	45	34	95.2%	100.0%
\$50,000-\$99,999	47	18.1%	2.0	77,973	78,603	45	31	97.5%	100.0%
\$100,000-\$124,999	7	2.7%	0.6	119,529	119,900	60	33	92.7%	95.9%
\$125,000-\$149,999	19	7.3%	1.2	137,145	138,000	54	46	96.9%	100.0%
\$150,000-\$174,999	24	9.3%	1.3	160,394	159,000	37	28	97.9%	100.0%
\$175,000-\$199,999	15	5.8%	0.9	191,300	190,000	19	13	99.5%	100.0%
\$200,000-\$249,999	32	12.4%	1.1	228,881	224,150	73	48	95.8%	97.3%
\$250,000-\$299,999	30	11.6%	1.2	276,169	272,440	39	37	98.4%	100.0%
\$300,000-\$399,999	39	15.1%	1.8	347,904	343,000	48	27	98.3%	100.0%
\$400,000-\$499,999	22	8.5%	2.1	451,693	447,000	53	34	97.3%	100.0%
\$500,000-\$749,999	13	5.0%	1.7	583,260	569,900	70	55	96.8%	100.0%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.4%	N/A	1,477,777	1,477,777	82	82	100.0%	100.0%



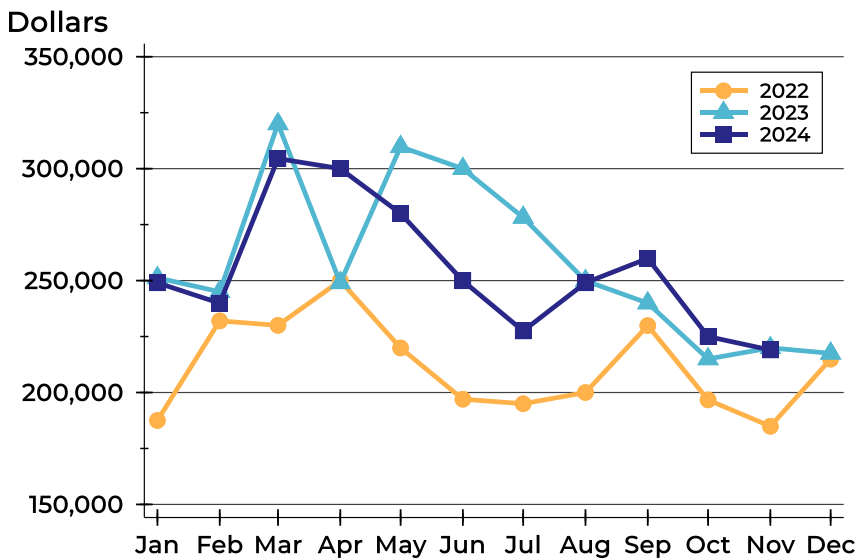
Shawnee County Active Listings Analysis

Average Price



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

Median Price

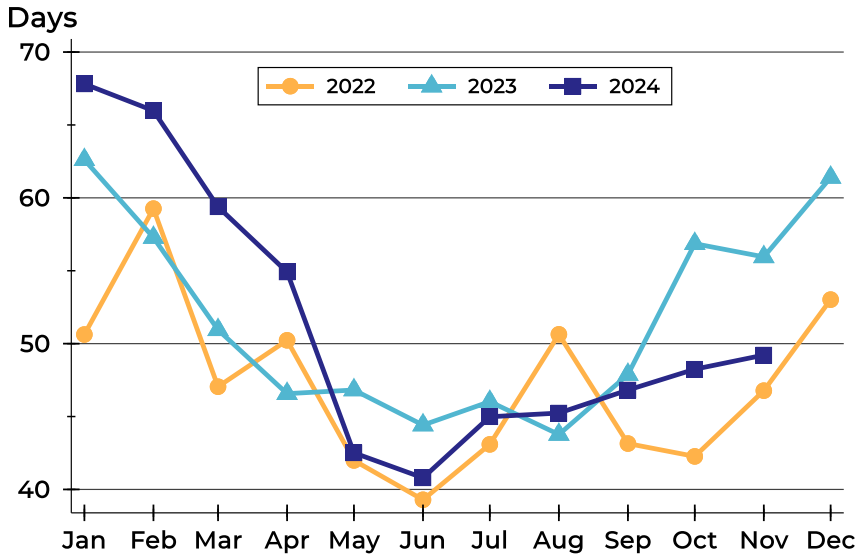


Month	2022	2023	2024
January	187,500	251,225	249,000
February	232,000	245,000	239,900
March	230,000	320,000	304,500
April	249,950	249,000	300,000
May	219,900	309,777	279,950
June	197,000	300,000	249,900
July	195,000	278,200	227,500
August	200,000	249,925	249,000
September	229,900	239,950	259,900
October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



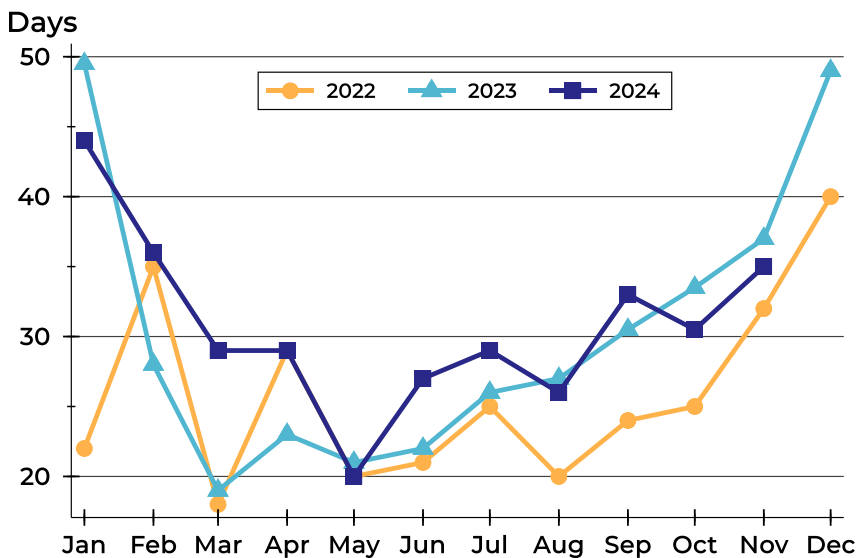
Shawnee County Active Listings Analysis

Average DOM



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

Median DOM

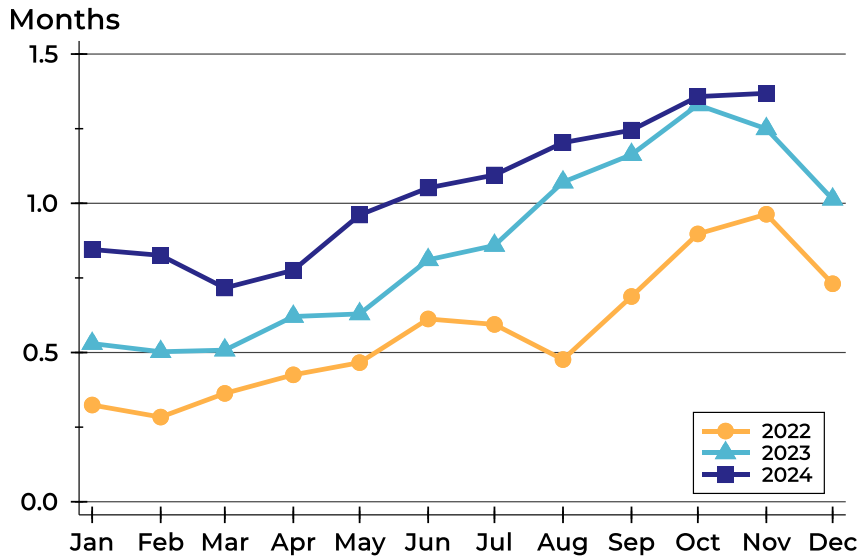


Month	2022	2023	2024
January	22	50	44
February	35	28	36
March	18	19	29
April	29	23	29
May	20	21	20
June	21	22	27
July	25	26	29
August	20	27	26
September	24	31	33
October	25	34	31
November	32	37	35
December	40	49	



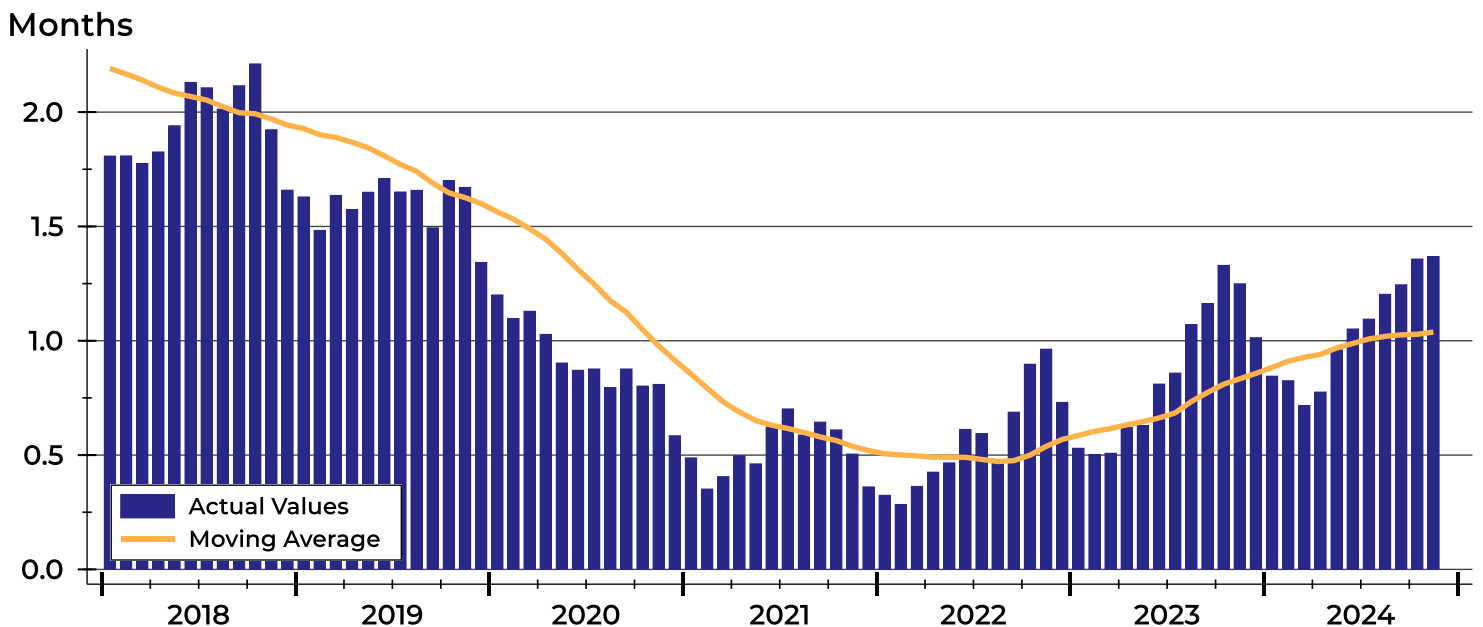
Shawnee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





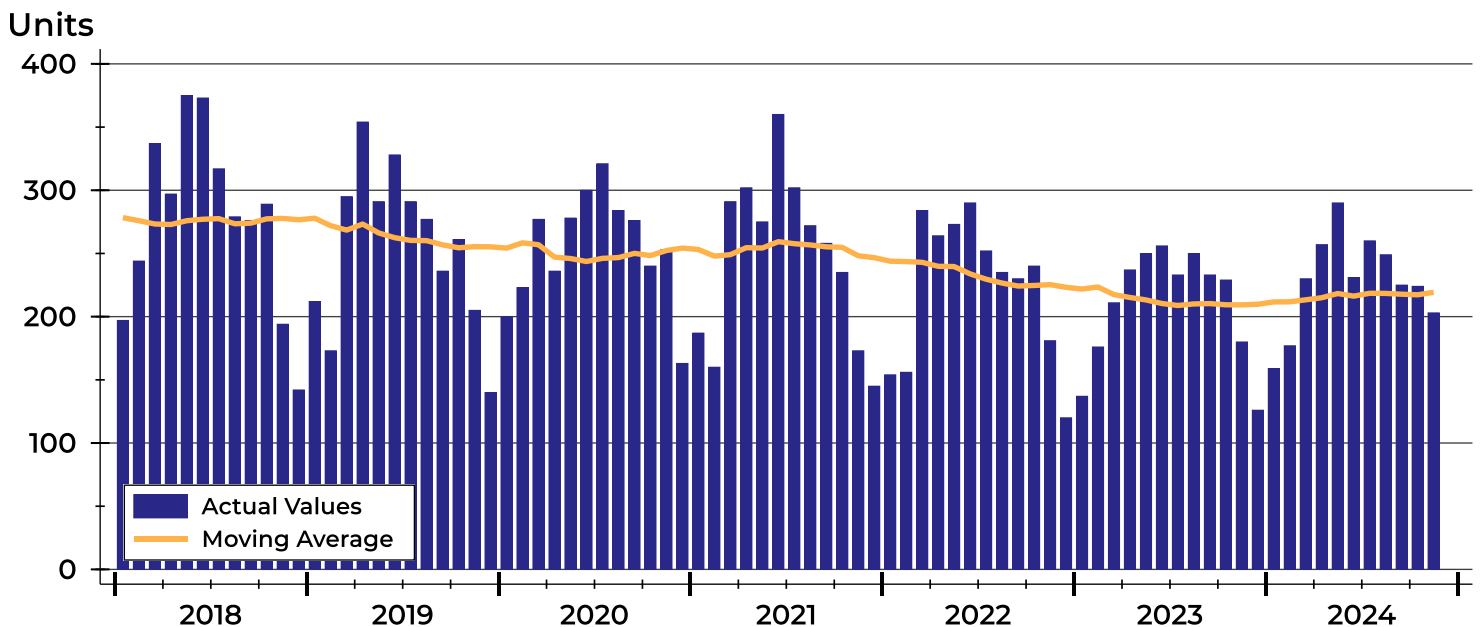
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	203	180	12.8%
	Volume (1,000s)	43,612	39,374	10.8%
	Average List Price	214,837	218,743	-1.8%
	Median List Price	189,000	194,925	-3.0%
Year-to-Date	New Listings	2,505	2,392	4.7%
	Volume (1,000s)	579,196	524,905	10.3%
	Average List Price	231,216	219,442	5.4%
	Median List Price	199,999	185,000	8.1%

A total of 203 new listings were added in Shawnee County during November, up 12.8% from the same month in 2023. Year-to-date Shawnee County has seen 2,505 new listings.

The median list price of these homes was \$189,000 down from \$194,925 in 2023.

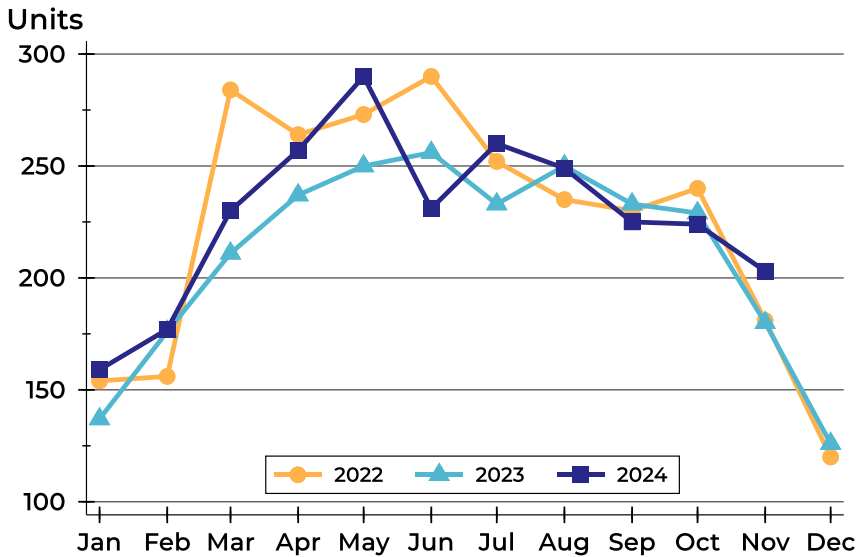
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	154	137	159
February	156	176	177
March	284	211	230
April	264	237	257
May	273	250	290
June	290	256	231
July	252	233	260
August	235	250	249
September	230	233	225
October	240	229	224
November	181	180	203
December	120	126	

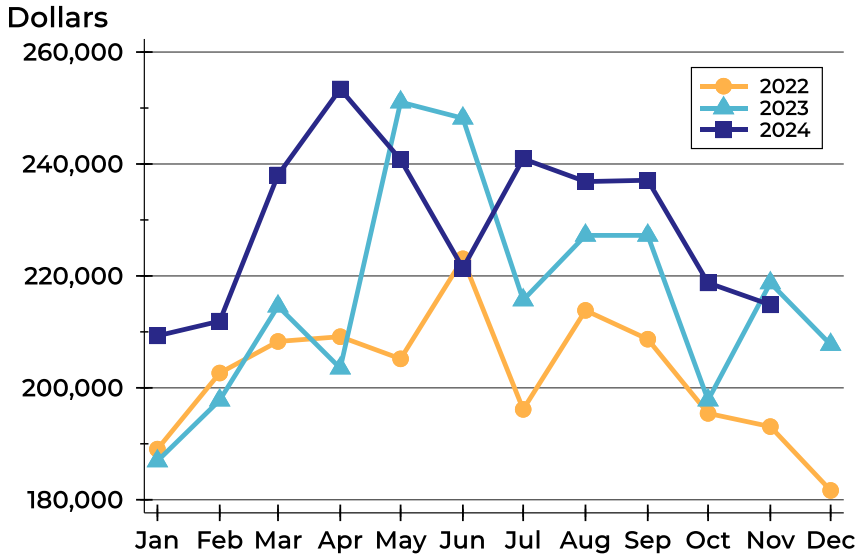
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	6	3.0%	41,233	41,250	8	8	96.3%	100.0%
\$50,000-\$99,999	41	20.2%	79,104	79,900	17	18	99.2%	100.0%
\$100,000-\$124,999	6	3.0%	115,600	117,000	8	4	99.5%	100.0%
\$125,000-\$149,999	22	10.8%	139,150	142,400	13	13	99.1%	100.0%
\$150,000-\$174,999	20	9.9%	161,208	159,900	15	15	98.5%	100.0%
\$175,000-\$199,999	15	7.4%	189,723	189,500	13	11	99.5%	100.0%
\$200,000-\$249,999	24	11.8%	224,560	225,000	15	14	98.4%	100.0%
\$250,000-\$299,999	22	10.8%	273,083	267,450	12	8	100.5%	100.0%
\$300,000-\$399,999	28	13.8%	338,413	329,450	15	14	98.5%	100.0%
\$400,000-\$499,999	14	6.9%	444,266	434,389	22	25	97.3%	100.0%
\$500,000-\$749,999	4	2.0%	601,000	592,500	18	14	97.0%	97.7%
\$750,000-\$999,999	1	0.5%	799,777	799,777	8	8	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



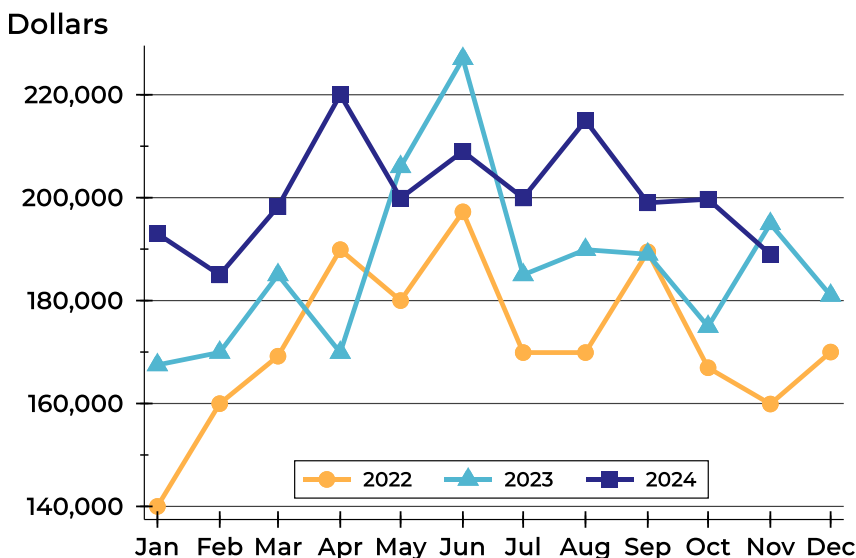
Shawnee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	189,050	186,924	209,293
February	202,646	197,792	211,916
March	208,289	214,587	238,025
April	209,143	203,515	253,400
May	205,180	251,055	240,765
June	223,059	248,173	221,376
July	196,153	215,688	240,932
August	213,837	227,246	236,859
September	208,690	227,243	237,093
October	195,443	197,808	218,759
November	193,072	218,743	214,837
December	181,665	207,731	

Median Price



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



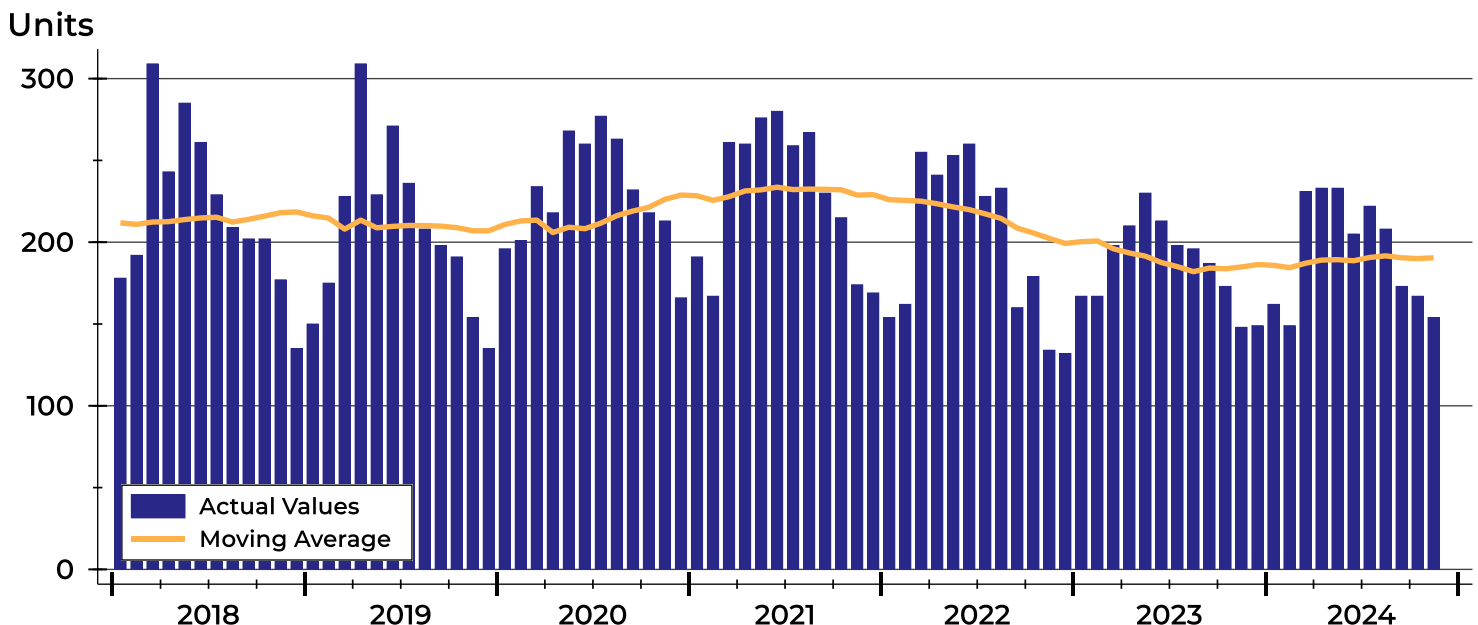
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		154	148	4.1%	2,137	2,087	2.4%
Volume (1,000s)		33,385	29,319	13.9%	495,769	442,390	12.1%
Average	Sale Price	216,788	198,100	9.4%	231,993	211,974	9.4%
	Days on Market	26	25	4.0%	22	17	29.4%
	Percent of Original	96.6%	96.7%	-0.1%	97.5%	98.6%	-1.1%
Median	Sale Price	179,750	176,250	2.0%	199,999	182,700	9.5%
	Days on Market	11	14	-21.4%	5	4	25.0%
	Percent of Original	100.0%	96.6%	3.5%	100.0%	100.0%	0.0%

A total of 154 contracts for sale were written in Shawnee County during the month of November, up from 148 in 2023. The median list price of these homes was \$179,750, up from \$176,250 the prior year.

Half of the homes that went under contract in November were on the market less than 11 days, compared to 14 days in November 2023.

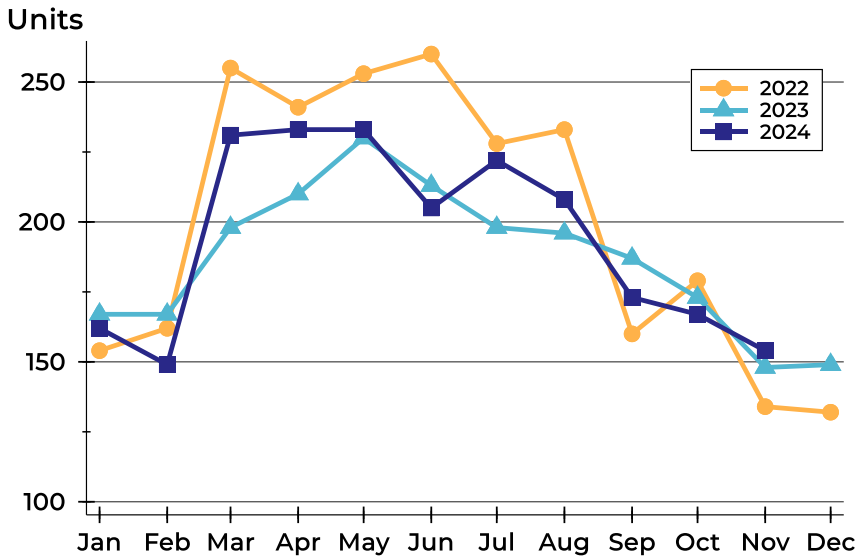
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	154	167	162
February	162	167	149
March	255	198	231
April	241	210	233
May	253	230	233
June	260	213	205
July	228	198	222
August	233	196	208
September	160	187	173
October	179	173	167
November	134	148	154
December	132	149	

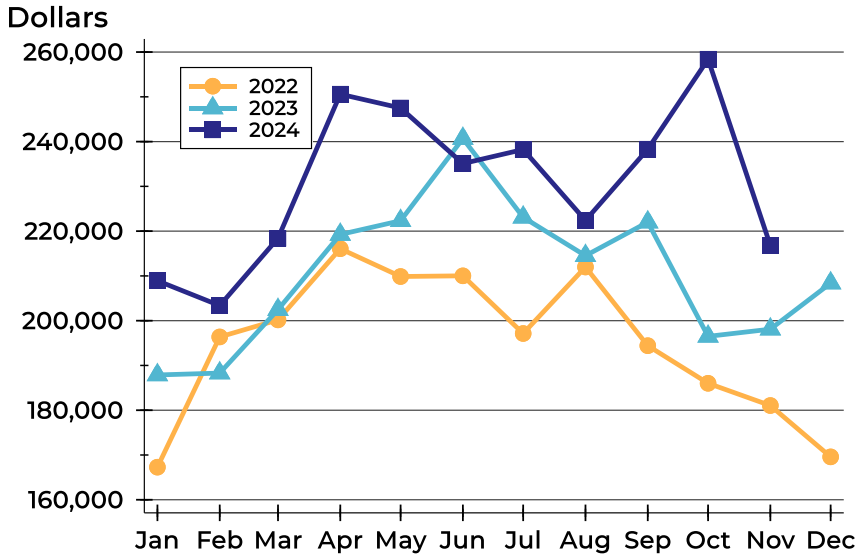
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	7	4.5%	43,100	41,900	32	44	90.0%	100.0%
\$50,000-\$99,999	24	15.6%	80,679	79,900	21	6	95.6%	100.0%
\$100,000-\$124,999	8	5.2%	114,125	115,000	17	17	95.4%	96.9%
\$125,000-\$149,999	19	12.3%	135,968	134,500	37	11	96.9%	100.0%
\$150,000-\$174,999	19	12.3%	163,689	159,900	16	8	97.3%	100.0%
\$175,000-\$199,999	4	2.6%	189,250	188,500	13	6	96.5%	100.0%
\$200,000-\$249,999	24	15.6%	228,442	227,000	19	9	96.2%	100.0%
\$250,000-\$299,999	15	9.7%	278,960	280,000	22	10	99.2%	100.0%
\$300,000-\$399,999	15	9.7%	343,918	339,900	27	9	98.6%	100.0%
\$400,000-\$499,999	15	9.7%	440,968	439,000	46	39	97.2%	97.9%
\$500,000-\$749,999	4	2.6%	585,875	584,750	44	28	92.6%	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



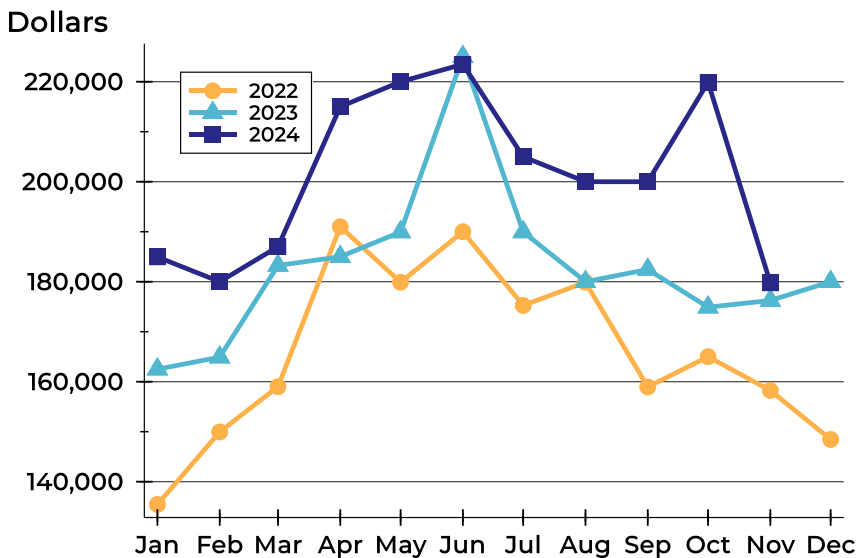
Shawnee County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	167,282	187,876	208,932
February	196,370	188,300	203,377
March	200,181	202,470	218,412
April	216,074	219,252	250,596
May	209,866	222,332	247,508
June	210,019	240,681	235,098
July	197,143	223,098	238,234
August	211,991	214,510	222,402
September	194,419	222,004	238,306
October	186,015	196,498	258,401
November	181,053	198,100	216,788
December	169,583	208,391	

Median Price

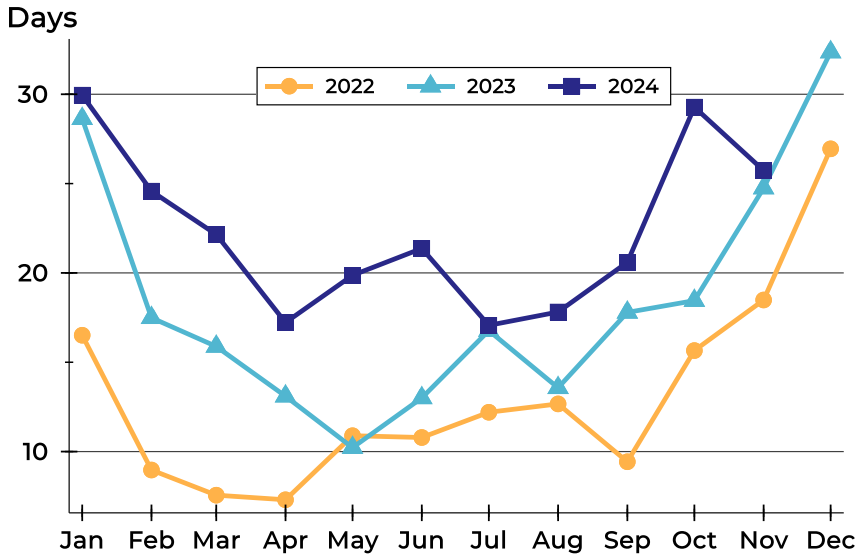


Month	2022	2023	2024
January	135,450	162,500	184,950
February	149,950	164,900	180,000
March	159,000	183,250	187,000
April	191,000	185,000	215,000
May	179,900	189,950	220,000
June	190,000	225,000	223,500
July	175,250	189,950	205,000
August	179,900	180,000	200,000
September	158,950	182,450	200,000
October	165,000	174,900	219,900
November	158,250	176,250	179,750
December	148,450	180,000	



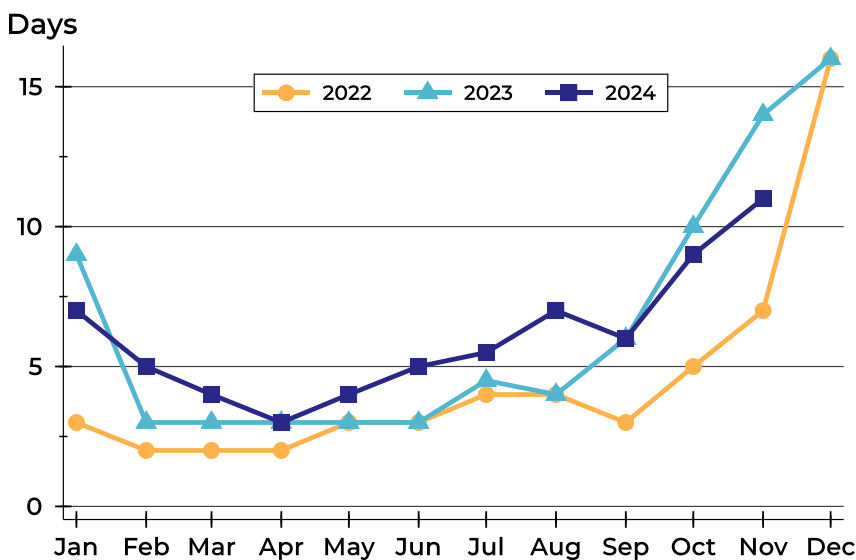
Shawnee County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	17	29	30
February	9	17	25
March	8	16	22
April	7	13	17
May	11	10	20
June	11	13	21
July	12	17	17
August	13	14	18
September	9	18	21
October	16	18	29
November	18	25	26
December	27	32	

Median DOM



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



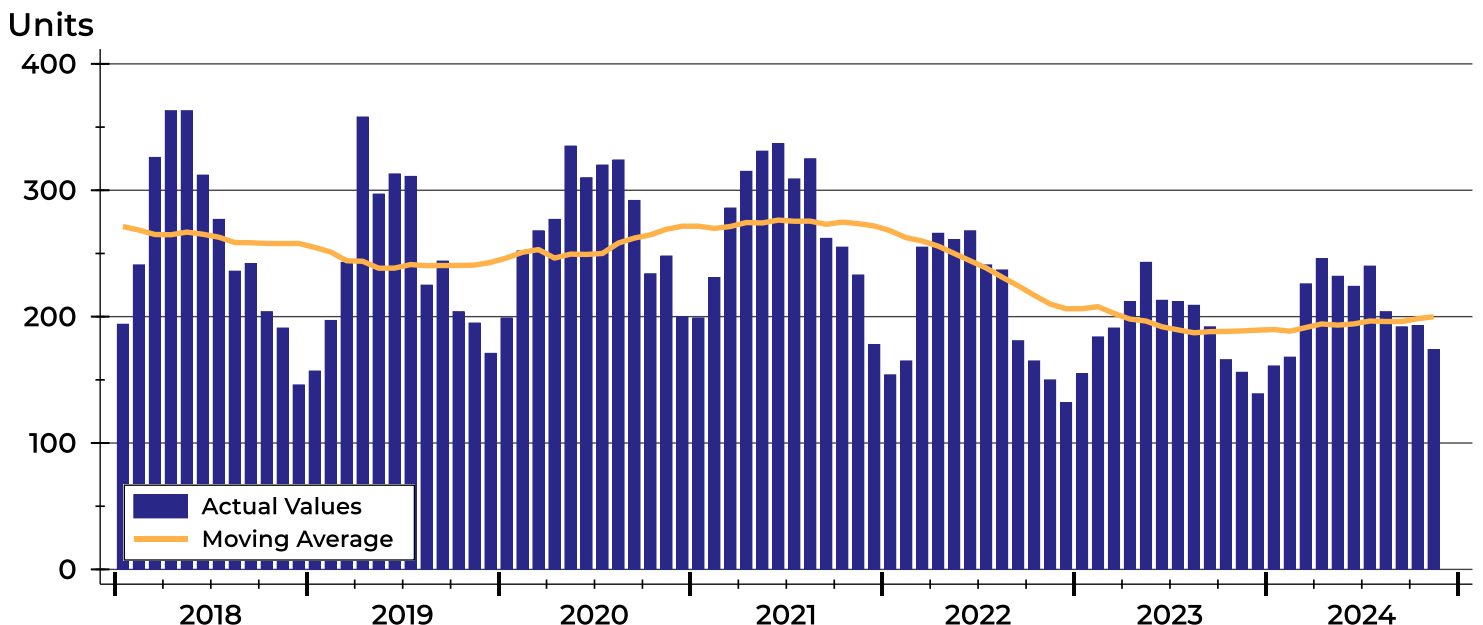
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		174	156	11.5%
Volume (1,000s)		42,887	33,600	27.6%
Average	List Price	246,477	215,383	14.4%
	Days on Market	25	26	-3.8%
	Percent of Original	97.4%	97.9%	-0.5%
Median	List Price	218,950	199,000	10.0%
	Days on Market	11	16	-31.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 174 listings in Shawnee County had contracts pending at the end of November, up from 156 contracts pending at the end of November 2023.

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

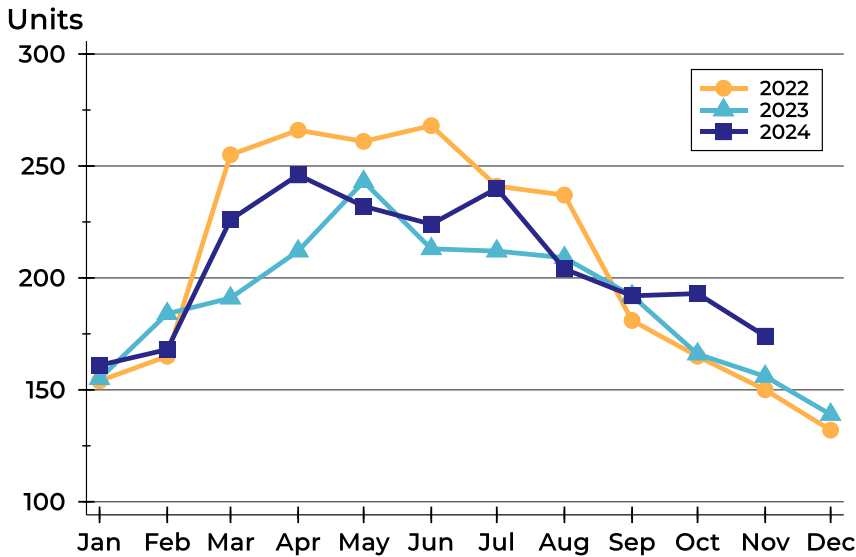
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



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

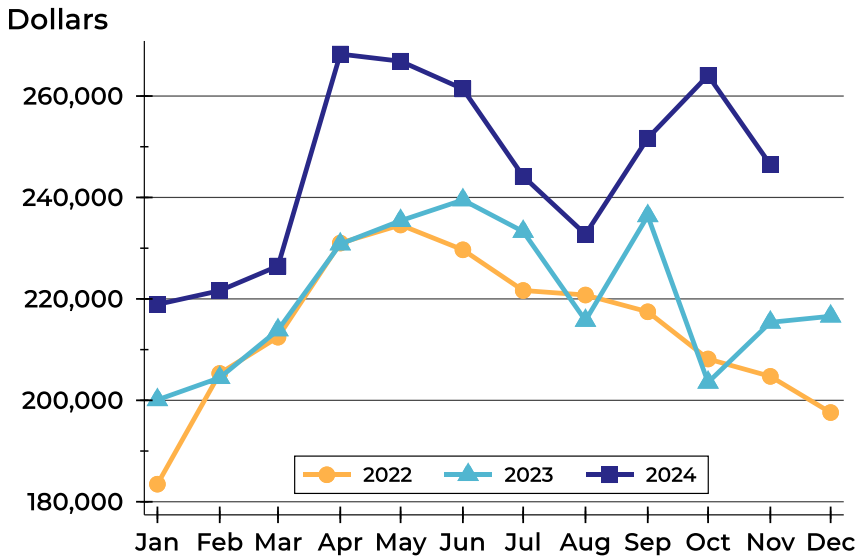
Pending Contracts by Price Range

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	3	1.7%	47,233	49,900	38	44	97.8%	100.0%
\$50,000-\$99,999	18	10.3%	84,772	83,700	16	10	95.4%	100.0%
\$100,000-\$124,999	7	4.0%	116,000	119,000	13	5	99.1%	100.0%
\$125,000-\$149,999	18	10.3%	135,733	133,500	26	8	98.5%	100.0%
\$150,000-\$174,999	25	14.4%	162,004	159,900	22	17	97.5%	100.0%
\$175,000-\$199,999	9	5.2%	187,806	185,000	21	4	94.0%	100.0%
\$200,000-\$249,999	26	14.9%	228,285	227,000	20	9	97.9%	100.0%
\$250,000-\$299,999	22	12.6%	279,338	275,750	24	10	98.7%	100.0%
\$300,000-\$399,999	22	12.6%	347,388	344,500	23	7	98.4%	100.0%
\$400,000-\$499,999	13	7.5%	442,933	439,000	39	29	98.3%	100.0%
\$500,000-\$749,999	7	4.0%	579,550	569,500	47	30	95.7%	100.0%
\$750,000-\$999,999	3	1.7%	889,667	950,000	113	88	88.1%	95.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



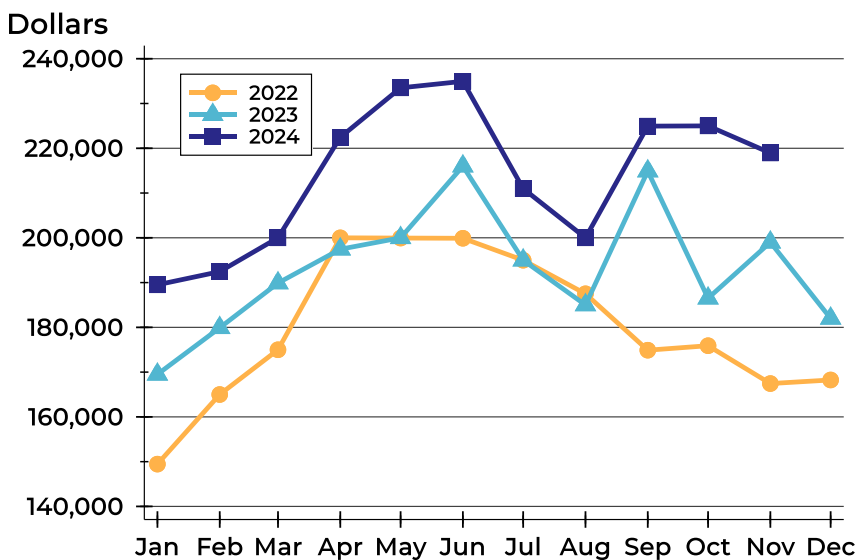
Shawnee County Pending Contracts Analysis

Average Price



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

Median Price

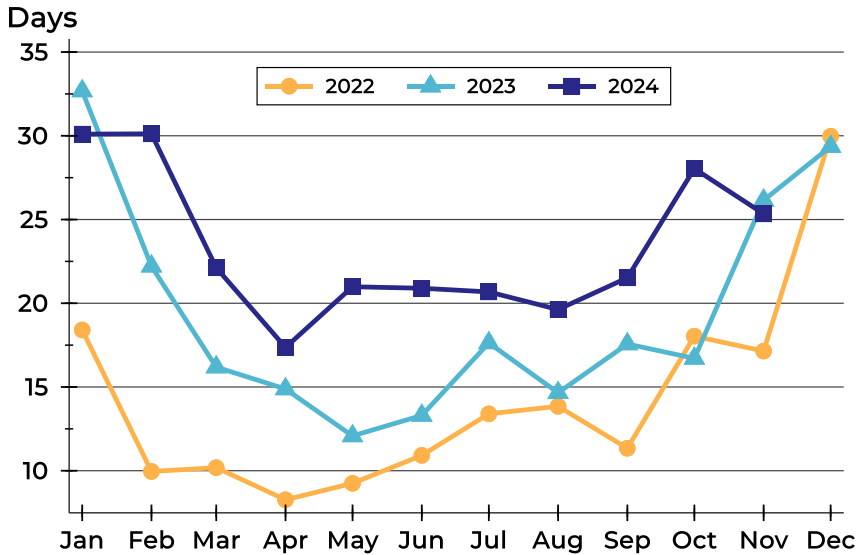


Month	2022	2023	2024
January	149,450	169,500	189,500
February	165,000	179,900	192,450
March	174,999	189,900	200,000
April	200,000	197,450	222,450
May	199,950	200,000	233,500
June	199,900	216,000	234,950
July	195,000	195,000	210,994
August	187,500	185,000	200,000
September	174,900	214,900	224,950
October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



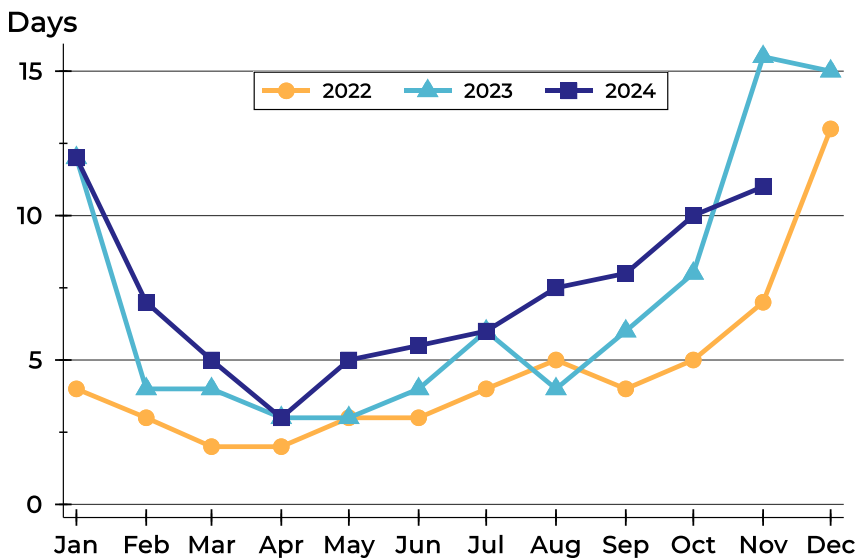
Shawnee County Pending Contracts Analysis

Average DOM



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

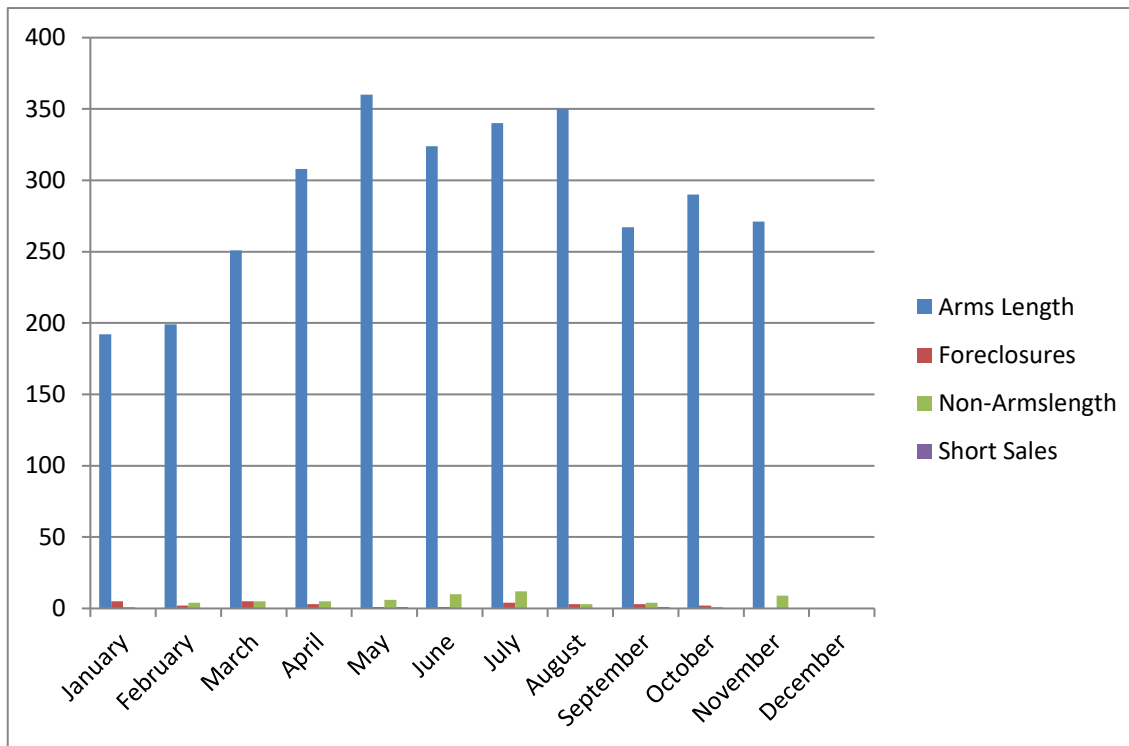
Median DOM



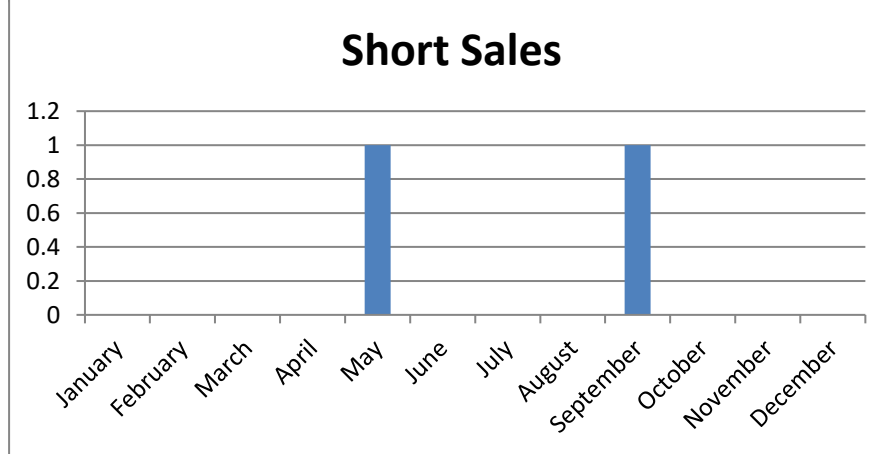
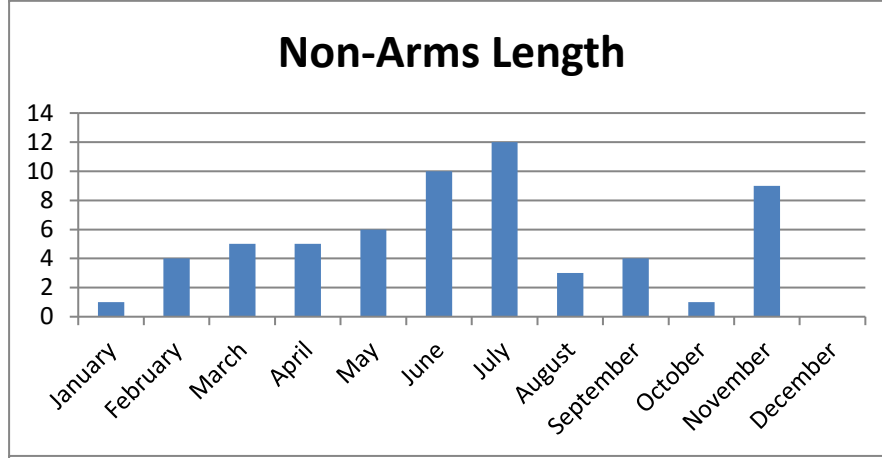
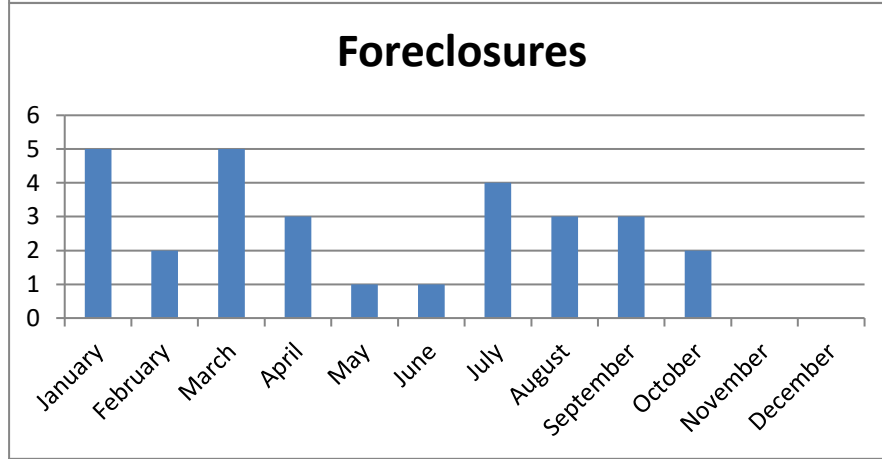
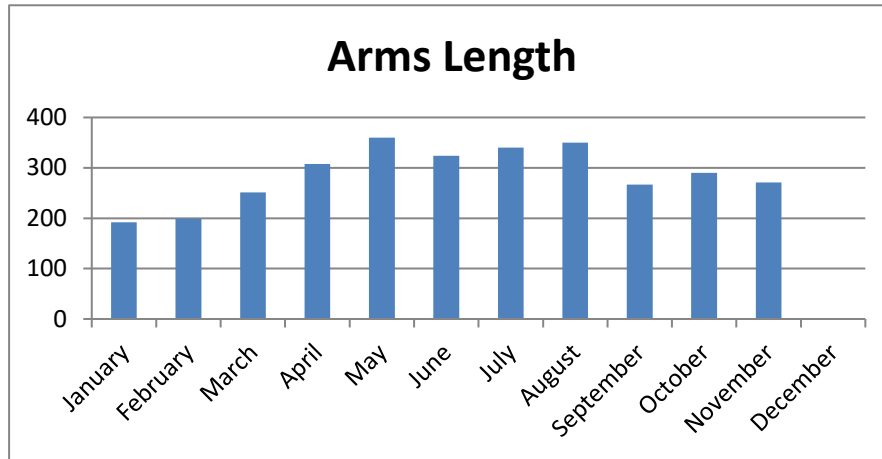
Month	2022	2023	2024
January	4	12	12
February	3	4	7
March	2	4	5
April	2	3	3
May	3	3	5
June	3	4	6
July	4	6	6
August	5	4	8
September	4	6	8
October	5	8	10
November	7	16	11
December	13	15	

Sunflower Multiple Listing Service November 2024 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	198	192	5	1	0	5	3%
February	205	199	2	4	0	2	1%
March	261	251	5	5	0	5	2%
April	316	308	3	5	0	3	1%
May	368	360	1	6	1	2	1%
June	335	324	1	10	0	1	0%
July	356	340	4	12	0	4	1%
August	356	350	3	3	0	3	1%
September	275	267	3	4	1	4	1%
October	293	290	2	1	0	2	1%
November	280	271	0	9	0	0	N/A
December							
YTD Totals	3243	3152	29	60	2	31	1%



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



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

November 2024																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2024	YTD2023	YTD2022	YTD2021	
\$1-\$29,999	1	4	4	4	9	3	3	4	4	4	3		43	54	83	102	
\$30,000-\$39,999	3	8	3	7	4	0	6	2	3	3	5		44	54	54	69	
\$40,000-\$49,999	7	4	6	6	1	2	3	6	6	6	3		50	72	63	99	
\$50,000-\$59,999	2	3	8	3	6	2	5	3	14	2	6		54	92	82	112	
\$60,000-\$69,999	5	6	9	14	8	6	7	9	5	6	7		82	102	130	117	
\$70,000-\$79,999	6	5	8	7	7	6	7	11	3	10	3		73	87	116	131	
\$80,000-\$89,999	6	5	11	27	12	13	7	10	11	5	4		111	89	135	169	
\$90,000-\$99,999	8	6	5	6	10	5	9	12	8	9	6		84	116	108	163	
\$100,000-\$119,999	10	10	16	15	11	14	10	14	11	11	10		132	199	223	260	
\$120,000-\$139,999	10	14	15	23	19	15	27	25	21	18	21		208	234	310	328	
\$140,000-\$159,999	19	20	25	26	30	20	22	24	24	22	28		260	256	276	325	
\$160,000-\$179,999	17	18	26	22	26	34	27	24	25	20	23		262	244	247	319	
\$180,000-\$199,999	15	14	22	28	27	23	21	24	19	20	22		235	199	246	301	
\$200,000-\$249,999	26	35	23	54	58	53	58	56	46	45	38		492	447	489	520	
\$250,000-\$299,999	27	22	29	32	50	44	51	46	34	35	36		406	343	379	356	
\$300,000-\$399,999	22	17	30	42	56	56	50	49	32	33	33		420	388	368	380	
\$400,000-\$499,999	10	4	16	10	16	24	24	21	17	24	24		190	159	177	128	
\$500,000 or more	4	11	10	8	24	19	22	17	9	22	13		159	138	124	74	
TOTALS	198	206	266	334	374	339	359	357	292	295	285	0	3305	3273	3610	3953	



**November
2024**

Sunflower MLS Statistics



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Rose in November

Total home sales in the Topeka MSA & Douglas County rose by 7.2% last month to 223 units, compared to 208 units in November 2023. Total sales volume was \$52.7 million, up 17.4% from a year earlier.

The median sale price in November was \$205,000, up from \$190,250 a year earlier. Homes that sold in November were typically on the market for 10 days and sold for 100.0% 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 362 units, up from 328 at the same point in 2023. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$237,400.

During November, a total of 196 contracts were written up from 183 in November 2023. At the end of the month, there were 226 contracts still pending.

Report Contents

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

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Topeka MSA & Douglas County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		223	208	203	2,681	2,605	2,962
Change from prior year		7.2%	2.5%	-22.5%	2.9%	-12.1%	-7.6%
Active Listings		362	328	285	N/A	N/A	N/A
Change from prior year		10.4%	15.1%	40.4%			
Months' Supply		1.5	1.4	1.1	N/A	N/A	N/A
Change from prior year		7.1%	27.3%	57.1%			
New Listings		253	214	229	3,226	3,051	3,323
Change from prior year		18.2%	-6.6%	0.9%	5.7%	-8.2%	-7.8%
Contracts Written		196	183	183	2,718	2,626	2,917
Change from prior year		7.1%	0.0%	-22.1%	3.5%	-10.0%	-10.8%
Pending Contracts		226	192	195	N/A	N/A	N/A
Change from prior year		17.7%	-1.5%	-36.1%			
Sales Volume (1,000s)		52,723	44,908	39,712	628,577	572,309	617,120
Change from prior year		17.4%	13.1%	-23.2%	9.8%	-7.3%	1.1%
Average	Sale Price	236,424	215,906	195,625	234,456	219,697	208,346
	Change from prior year	9.5%	10.4%	-0.8%	6.7%	5.4%	9.5%
	List Price of Actives	264,223	285,207	289,231	N/A	N/A	N/A
	Change from prior year	-7.4%	-1.4%	32.0%			
	Days on Market	27	17	21	25	18	14
Change from prior year	58.8%	-19.0%	31.3%	38.9%	28.6%	-6.7%	
Percent of List	98.4%	98.8%	98.4%	98.8%	99.6%	100.7%	
Change from prior year	-0.4%	0.4%	-1.5%	-0.8%	-1.1%	0.2%	
Percent of Original	96.1%	96.9%	96.7%	97.1%	98.2%	99.4%	
Change from prior year	-0.8%	0.2%	-1.7%	-1.1%	-1.2%	-0.2%	
Median	Sale Price	205,000	190,250	165,000	206,498	190,000	180,000
	Change from prior year	7.8%	15.3%	-3.2%	8.7%	5.6%	5.9%
	List Price of Actives	237,400	234,900	215,000	N/A	N/A	N/A
	Change from prior year	1.1%	9.3%	22.9%			
	Days on Market	10	8	6	6	5	3
Change from prior year	25.0%	33.3%	20.0%	20.0%	66.7%	0.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	98.5%	98.5%	99.8%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	-1.3%	-0.2%	0.0%	0.0%	0.0%	

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



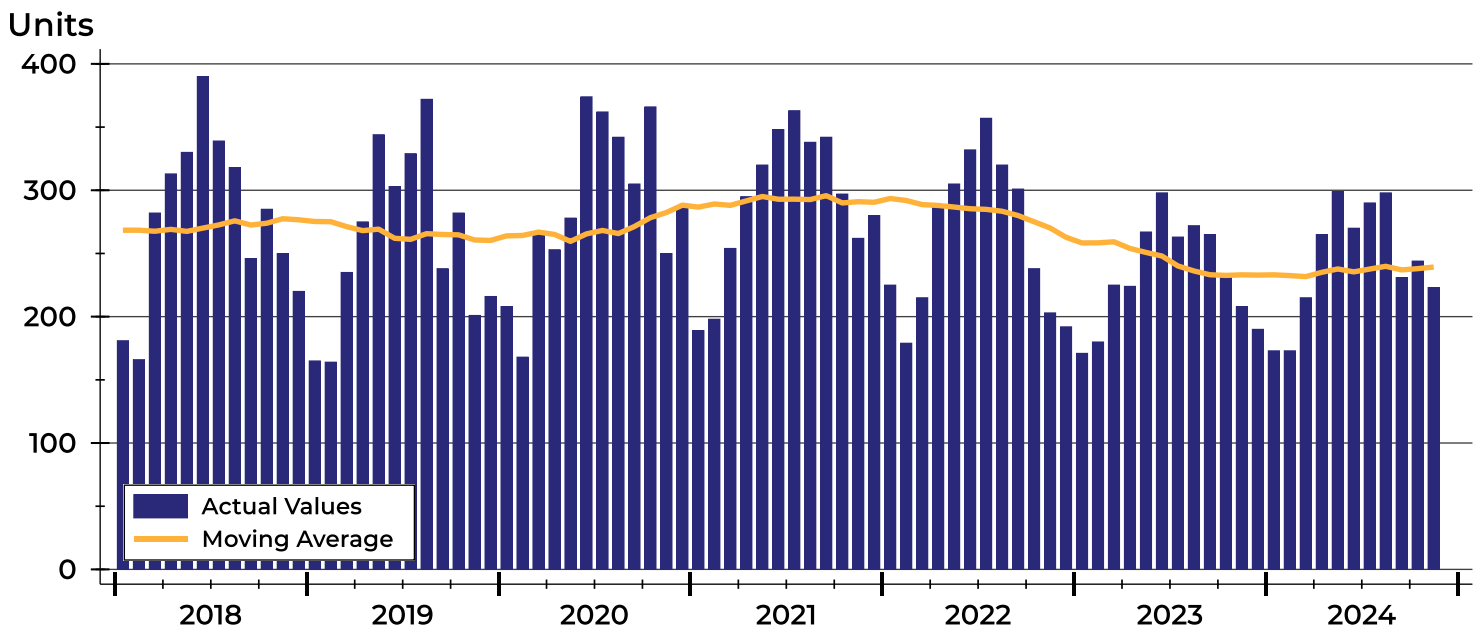
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		223	208	7.2%	2,681	2,605	2.9%
Volume (1,000s)		52,723	44,908	17.4%	628,577	572,309	9.8%
Months' Supply		1.5	1.4	7.1%	N/A	N/A	N/A
Average	Sale Price	236,424	215,906	9.5%	234,456	219,697	6.7%
	Days on Market	27	17	58.8%	25	18	38.9%
	Percent of List	98.4%	98.8%	-0.4%	98.8%	99.6%	-0.8%
	Percent of Original	96.1%	96.9%	-0.8%	97.1%	98.2%	-1.1%
Median	Sale Price	205,000	190,250	7.8%	206,498	190,000	8.7%
	Days on Market	10	8	25.0%	6	5	20.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	98.5%	0.0%	100.0%	100.0%	0.0%

A total of 223 homes sold in the Topeka MSA & Douglas County in November, up from 208 units in November 2023. Total sales volume rose to \$52.7 million compared to \$44.9 million in the previous year.

The median sales price in November was \$205,000, up 7.8% compared to the prior year. Median days on market was 10 days, up from 7 days in October, and up from 8 in November 2023.

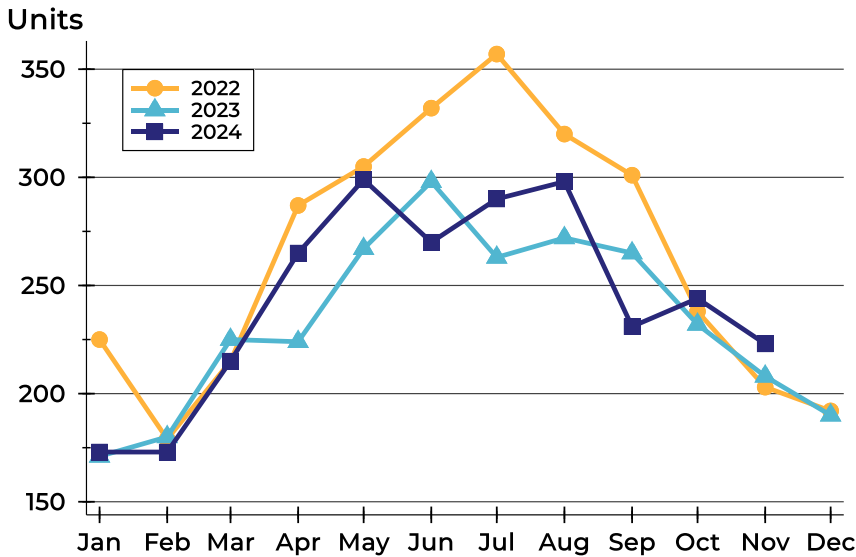
History of Closed Listings





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	225	171	173
February	179	180	173
March	215	225	215
April	287	224	265
May	305	267	299
June	332	298	270
July	357	263	290
August	320	272	298
September	301	265	231
October	238	232	244
November	203	208	223
December	192	190	

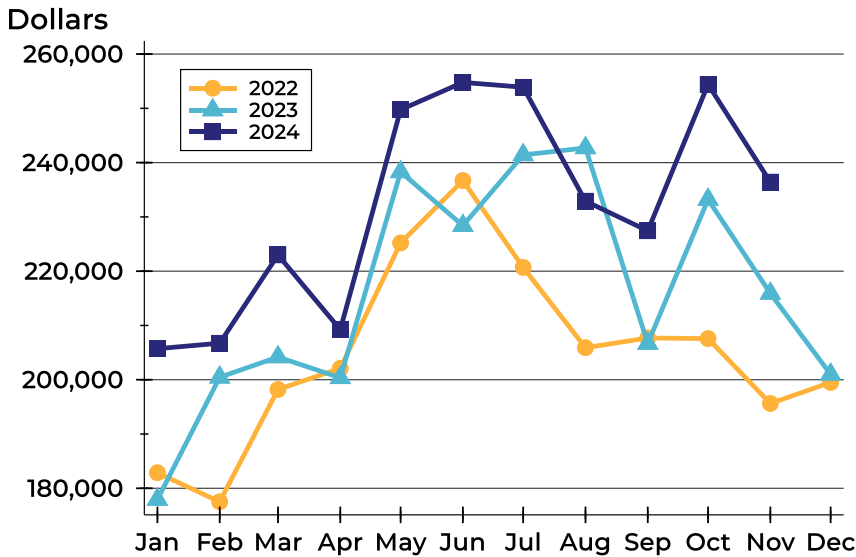
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	1.2	15,000	15,000	103	103	37.5%	37.5%	33.1%	33.1%
\$25,000-\$49,999	8	3.6%	1.0	37,300	37,000	35	12	90.3%	92.1%	87.0%	92.1%
\$50,000-\$99,999	19	8.5%	1.9	76,581	80,000	15	2	100.5%	100.0%	99.5%	100.0%
\$100,000-\$124,999	11	4.9%	0.6	112,955	112,000	27	10	97.1%	95.4%	95.3%	94.9%
\$125,000-\$149,999	20	9.0%	1.5	137,192	139,950	15	5	99.3%	100.0%	97.8%	100.0%
\$150,000-\$174,999	24	10.8%	1.3	159,219	159,975	26	4	100.3%	100.0%	98.0%	100.0%
\$175,000-\$199,999	21	9.4%	1.1	185,576	185,000	31	8	98.6%	100.0%	95.7%	97.3%
\$200,000-\$249,999	34	15.2%	1.3	222,571	220,000	24	9	99.1%	98.9%	97.0%	97.9%
\$250,000-\$299,999	28	12.6%	1.5	272,889	275,000	36	15	97.8%	98.7%	94.6%	96.6%
\$300,000-\$399,999	29	13.0%	1.9	336,317	332,500	27	10	99.1%	100.0%	96.1%	99.5%
\$400,000-\$499,999	19	8.5%	2.4	454,450	450,000	39	24	98.8%	99.8%	96.5%	98.0%
\$500,000-\$749,999	7	3.1%	2.1	565,486	540,000	26	13	98.8%	100.0%	96.5%	97.3%
\$750,000-\$999,999	2	0.9%	2.0	847,500	847,500	0	0	99.8%	99.8%	99.8%	99.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



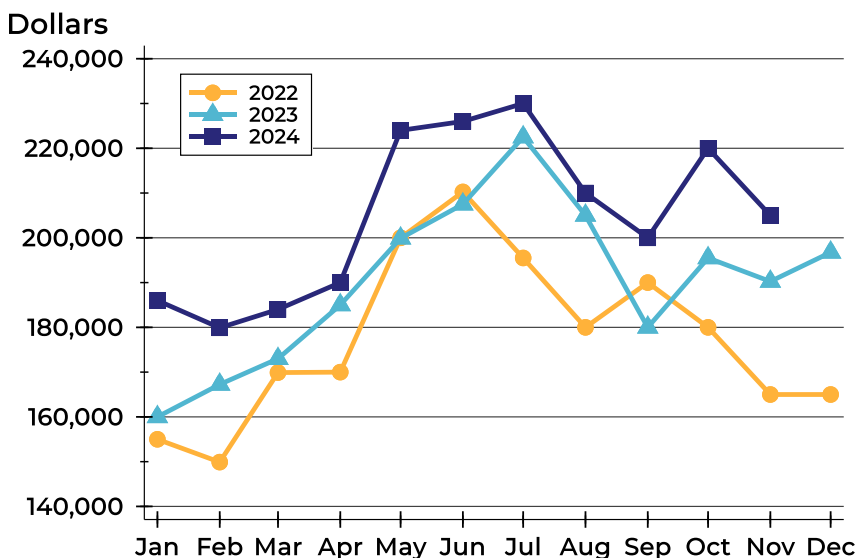
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	182,865	177,930	205,720
February	177,517	200,452	206,735
March	198,204	204,189	222,990
April	202,102	200,361	209,235
May	225,211	238,294	249,741
June	236,704	228,399	254,778
July	220,695	241,421	253,894
August	205,899	242,709	232,909
September	207,696	206,671	227,430
October	207,577	233,209	254,404
November	195,625	215,906	236,424
December	199,500	200,985	

Median Price

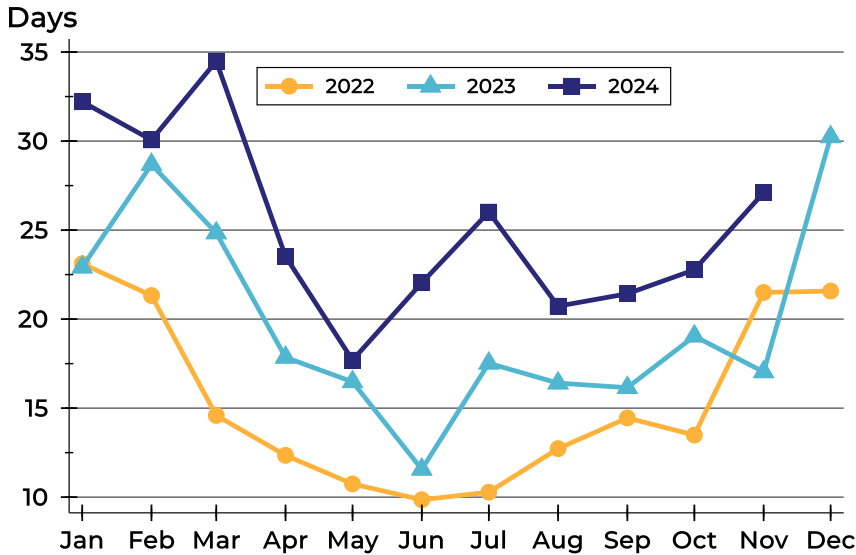


Month	2022	2023	2024
January	155,000	160,000	186,000
February	149,900	167,250	179,900
March	169,900	173,000	184,000
April	170,001	185,000	190,000
May	200,000	199,900	224,000
June	210,250	207,500	226,000
July	195,500	222,500	230,000
August	180,000	205,000	210,000
September	190,000	180,000	200,000
October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



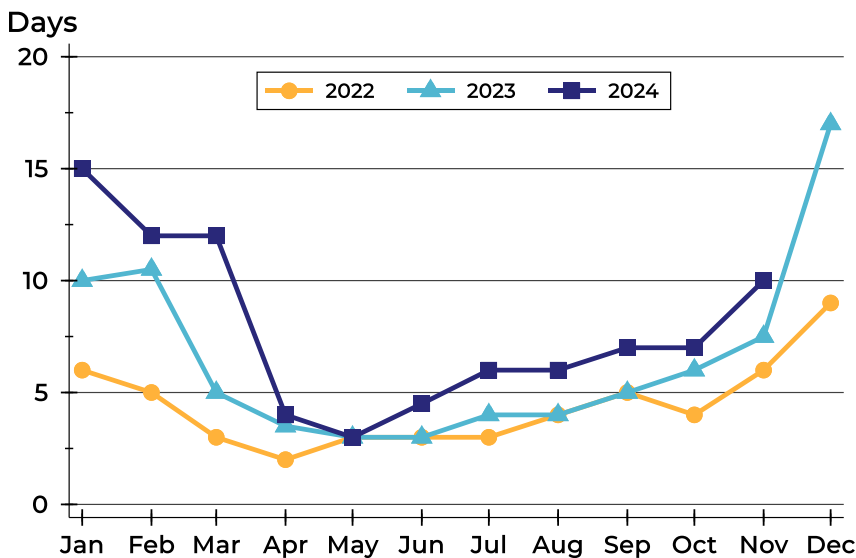
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



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

Median DOM



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



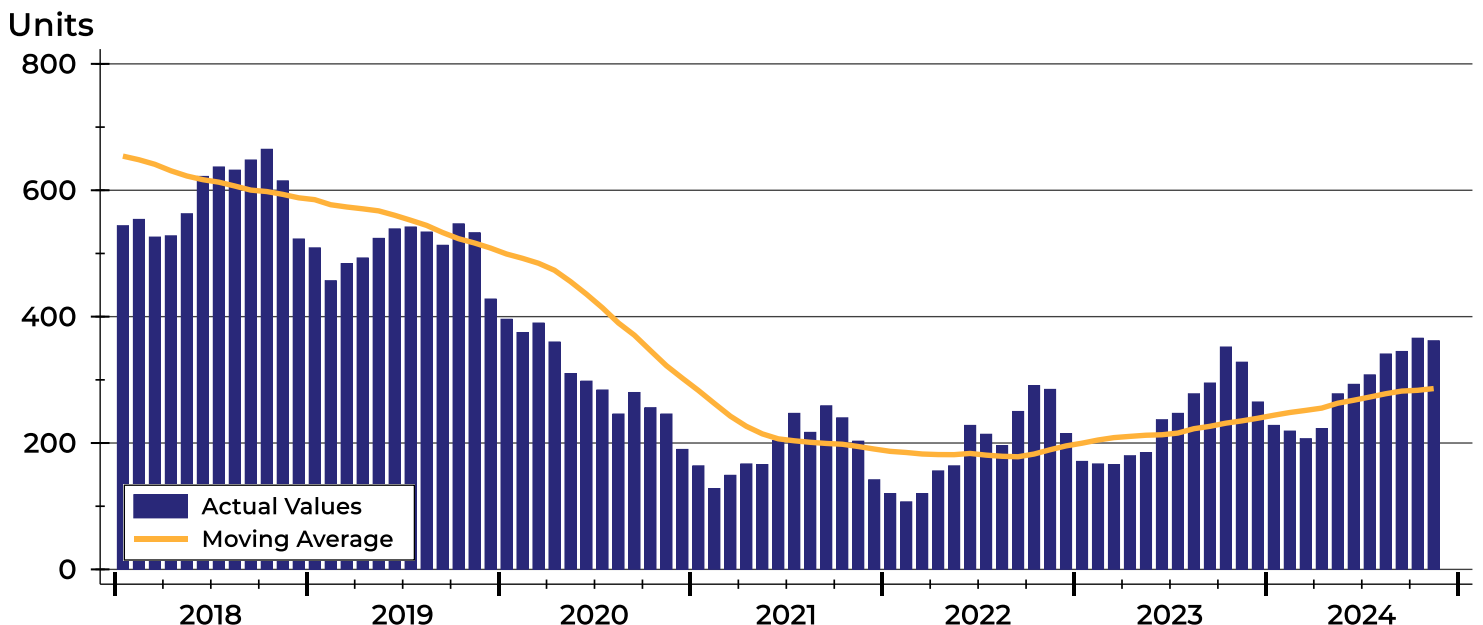
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		362	328	10.4%
Volume (1,000s)		95,649	93,548	2.2%
Months' Supply		1.5	1.4	7.1%
Average	List Price	264,223	285,207	-7.4%
	Days on Market	56	61	-8.2%
	Percent of Original	97.1%	95.6%	1.6%
Median	List Price	237,400	234,900	1.1%
	Days on Market	39	44	-11.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 362 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 \$237,400, up 1.1% from 2023. The typical time on market for active listings was 39 days, down from 44 days a year earlier.

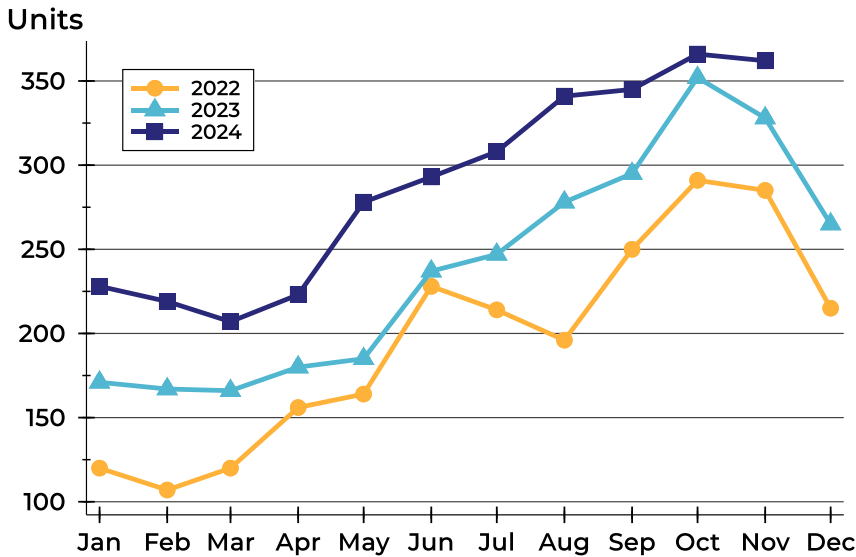
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



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

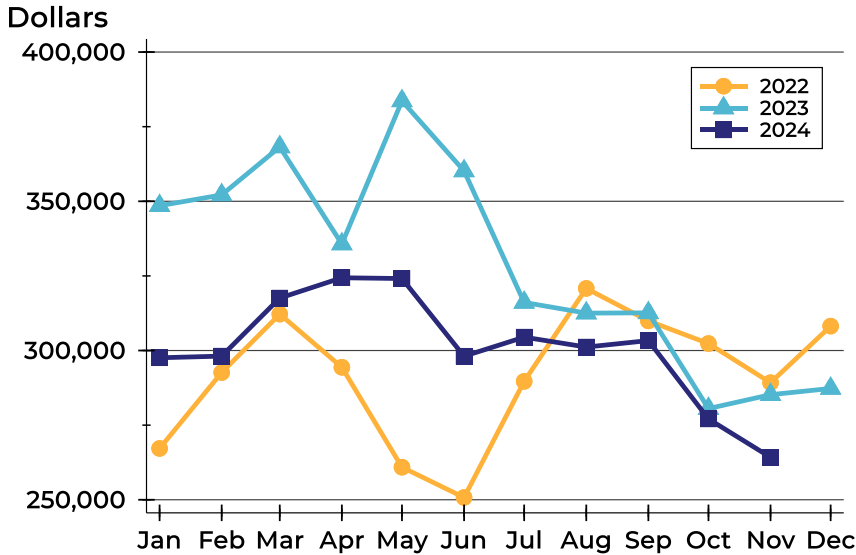
Active Listings by Price Range

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	0.6%	1.2	15,500	15,500	66	66	79.3%	79.3%
\$25,000-\$49,999	8	2.2%	1.0	39,688	42,250	45	34	95.2%	100.0%
\$50,000-\$99,999	52	14.4%	1.9	77,897	79,052	50	34	96.5%	100.0%
\$100,000-\$124,999	8	2.2%	0.6	117,088	118,950	56	28	93.6%	96.4%
\$125,000-\$149,999	28	7.7%	1.5	137,716	138,500	56	42	97.4%	100.0%
\$150,000-\$174,999	28	7.7%	1.3	161,654	159,450	35	25	98.2%	100.0%
\$175,000-\$199,999	23	6.4%	1.1	189,440	189,500	33	17	98.5%	100.0%
\$200,000-\$249,999	49	13.5%	1.3	228,302	224,900	74	48	96.1%	97.7%
\$250,000-\$299,999	45	12.4%	1.5	276,288	275,000	47	37	97.9%	100.0%
\$300,000-\$399,999	57	15.7%	1.9	347,309	344,900	49	37	98.4%	100.0%
\$400,000-\$499,999	36	9.9%	2.4	446,135	439,900	66	66	96.6%	98.1%
\$500,000-\$749,999	21	5.8%	2.1	587,061	569,900	85	65	97.7%	100.0%
\$750,000-\$999,999	3	0.8%	2.0	888,333	890,000	92	79	91.0%	100.0%
\$1,000,000 and up	2	0.6%	N/A	1,551,389	1,551,389	135	135	100.0%	100.0%



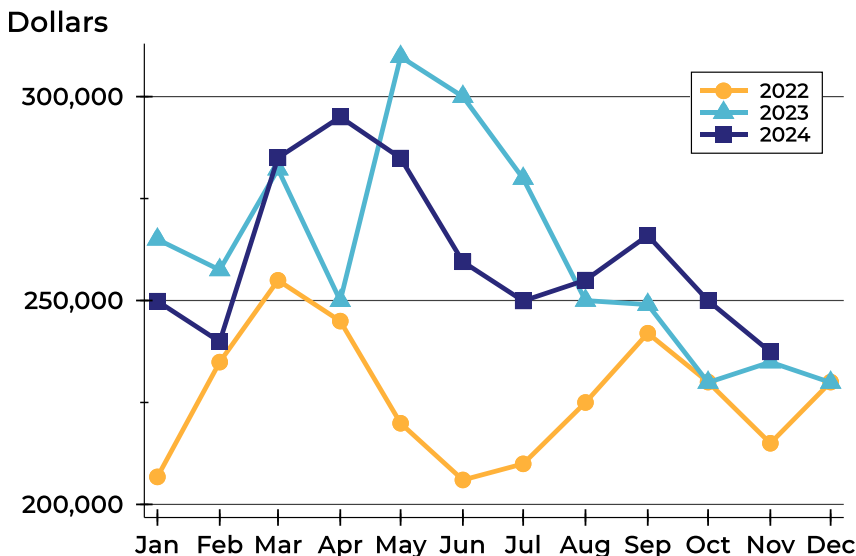
Topeka MSA & Douglas County Active Listings Analysis

Average Price



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

Median Price

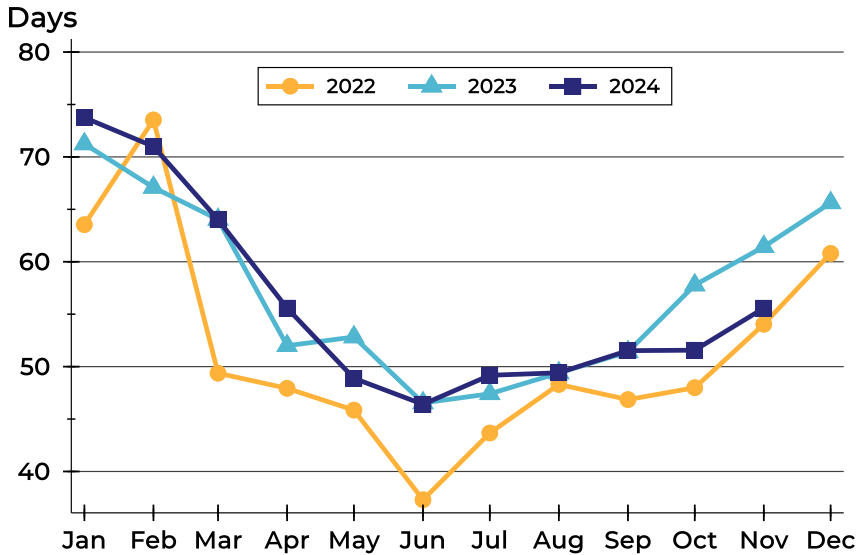


Month	2022	2023	2024
January	206,750	265,000	249,839
February	234,900	257,500	239,900
March	254,950	282,200	285,000
April	244,950	249,950	295,000
May	219,900	309,777	284,925
June	206,000	300,000	259,500
July	209,950	279,900	249,900
August	225,000	250,000	255,000
September	241,985	249,000	265,950
October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



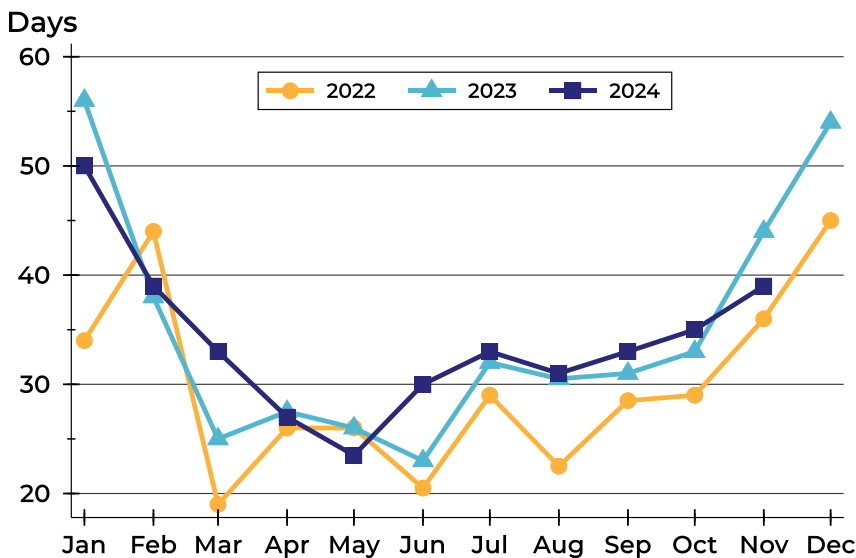
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



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

Median DOM

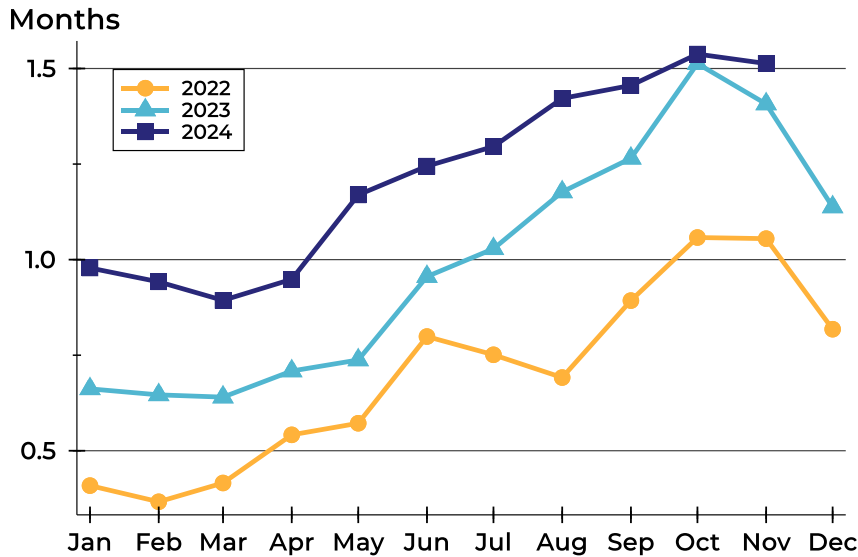


Month	2022	2023	2024
January	34	56	50
February	44	38	39
March	19	25	33
April	26	28	27
May	26	26	24
June	21	23	30
July	29	32	33
August	23	31	31
September	29	31	33
October	29	33	35
November	36	44	39
December	45	54	



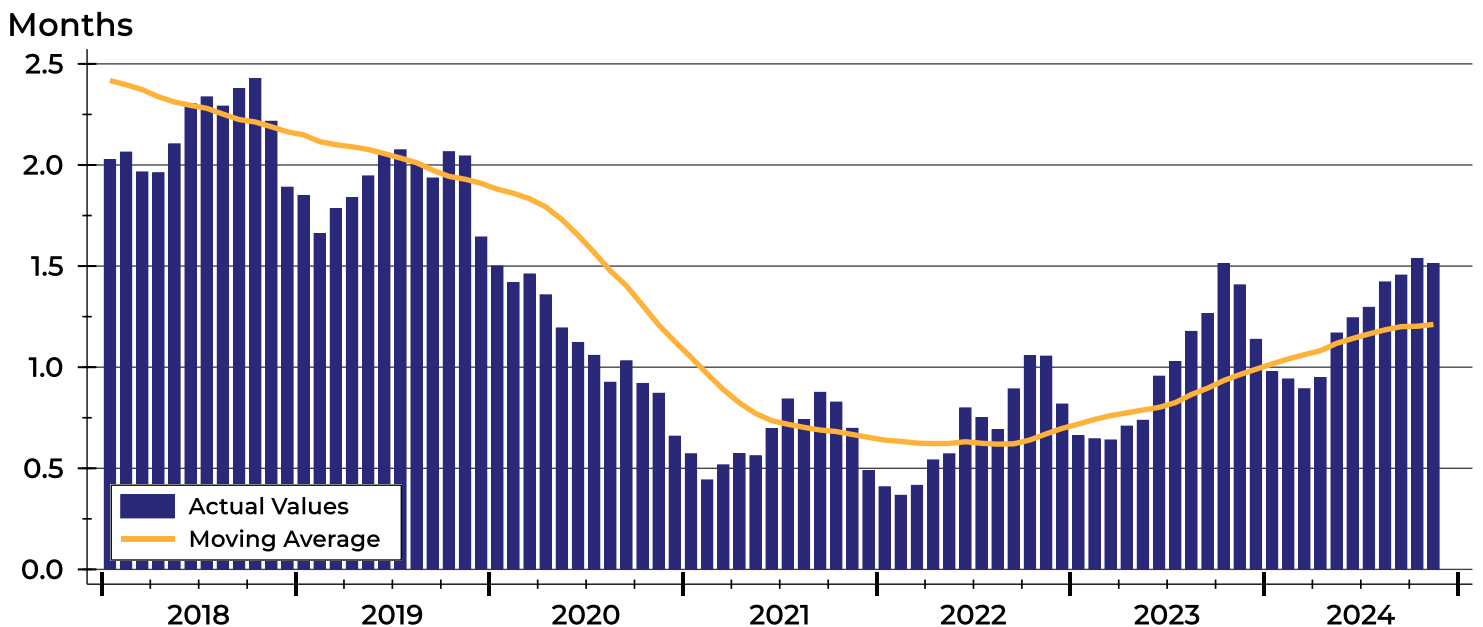
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





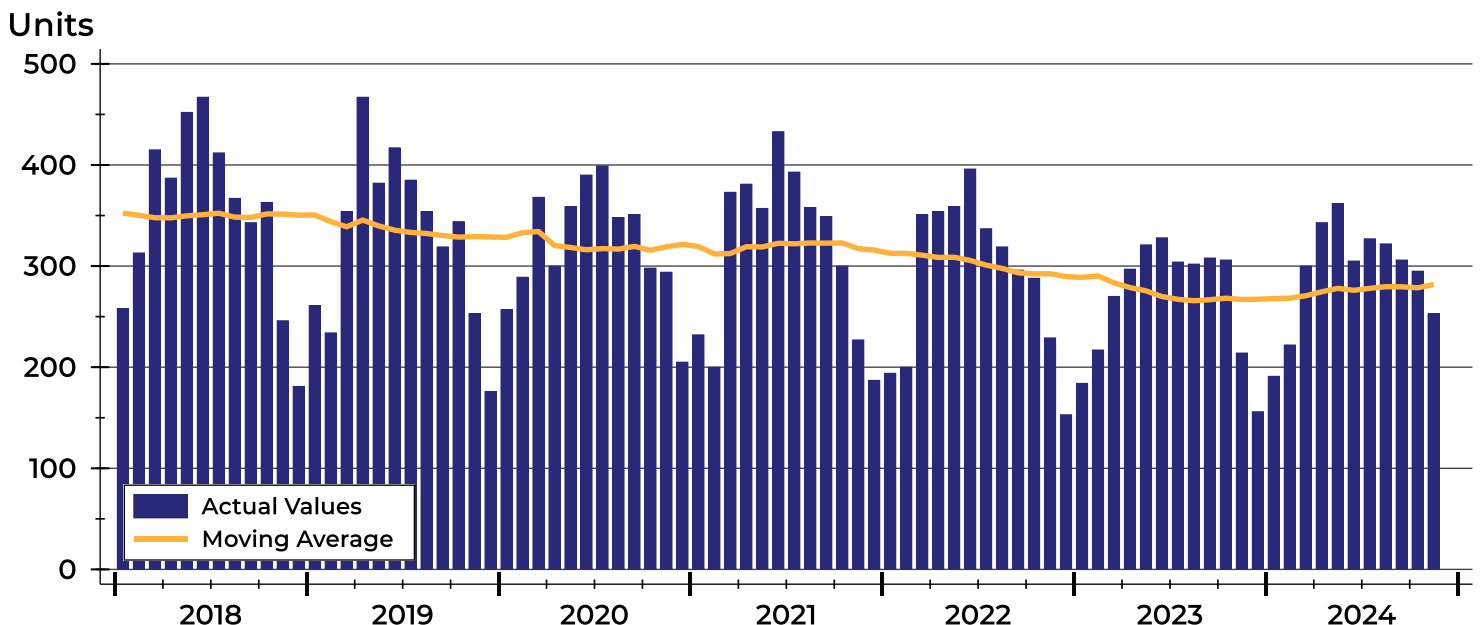
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	253	214	18.2%
	Volume (1,000s)	57,344	46,848	22.4%
	Average List Price	226,654	218,916	3.5%
	Median List Price	199,950	199,950	0.0%
Year-to-Date	New Listings	3,226	3,051	5.7%
	Volume (1,000s)	780,122	704,829	10.7%
	Average List Price	241,823	231,016	4.7%
	Median List Price	214,975	197,700	8.7%

A total of 253 new listings were added in the Topeka MSA & Douglas County during November, up 18.2% from the same month in 2023. Year-to-date the Topeka MSA & Douglas County has seen 3,226 new listings.

The median list price of these homes was \$199,950 showing no change from 2023.

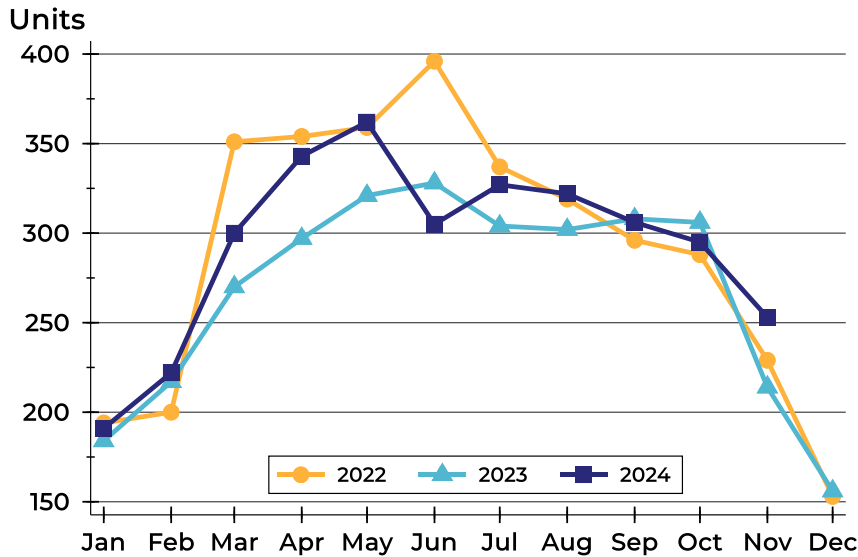
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	194	184	191
February	200	217	222
March	351	270	300
April	354	297	343
May	359	321	362
June	396	328	305
July	337	304	327
August	319	302	322
September	296	308	306
October	288	306	295
November	229	214	253
December	153	156	

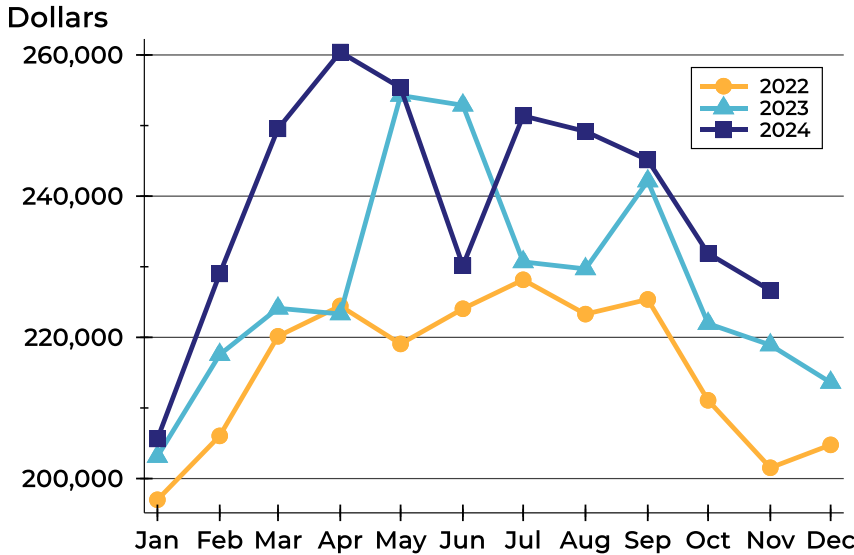
New Listings by Price Range

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%	41,750	42,500	8	5	96.8%	100.0%
\$50,000-\$99,999	43	17.0%	79,076	79,900	16	17	99.0%	100.0%
\$100,000-\$124,999	8	3.2%	114,063	116,950	12	9	99.6%	100.0%
\$125,000-\$149,999	27	10.7%	139,252	142,000	14	12	99.3%	100.0%
\$150,000-\$174,999	25	9.9%	161,942	159,900	13	13	98.8%	100.0%
\$175,000-\$199,999	17	6.7%	189,256	189,000	13	12	99.5%	100.0%
\$200,000-\$249,999	32	12.6%	225,617	225,000	16	17	98.8%	100.0%
\$250,000-\$299,999	29	11.5%	273,646	270,000	13	9	100.2%	100.0%
\$300,000-\$399,999	39	15.4%	338,476	329,900	14	12	98.7%	100.0%
\$400,000-\$499,999	16	6.3%	439,977	428,639	22	25	97.6%	100.0%
\$500,000-\$749,999	9	3.6%	613,044	635,000	14	11	98.7%	100.0%
\$750,000-\$999,999	1	0.4%	799,777	799,777	8	8	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



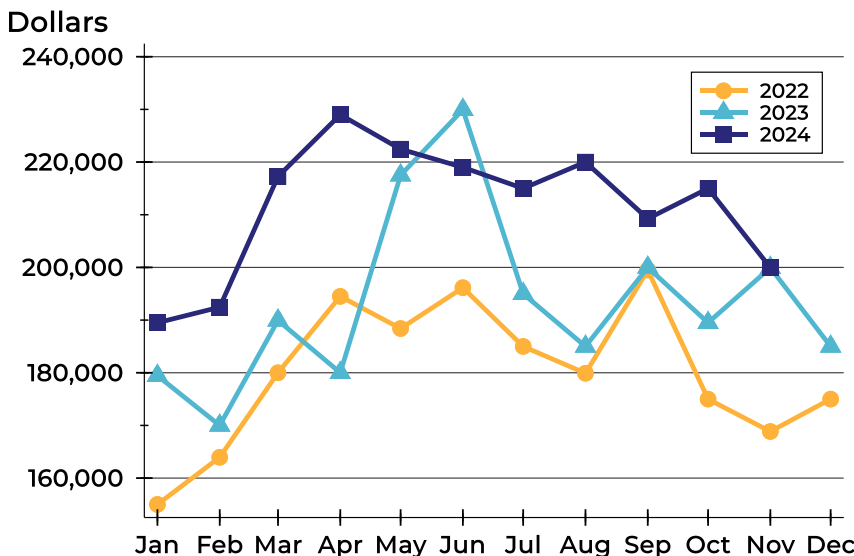
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,996	203,115	205,611
February	206,048	217,557	228,995
March	220,151	224,120	249,543
April	224,448	223,315	260,413
May	219,072	254,269	255,358
June	224,050	252,875	230,153
July	228,155	230,689	251,369
August	223,292	229,697	249,175
September	225,374	242,146	245,125
October	211,083	221,952	231,896
November	201,527	218,916	226,654
December	204,773	213,607	

Median Price



Month	2022	2023	2024
January	155,000	179,450	189,500
February	163,950	170,000	192,450
March	180,000	189,950	217,250
April	194,500	180,000	229,000
May	188,400	217,500	222,450
June	196,150	229,950	219,000
July	185,000	195,000	215,000
August	179,900	185,000	220,000
September	199,500	200,000	209,250
October	175,000	189,500	215,000
November	168,850	199,950	199,950
December	175,000	185,000	



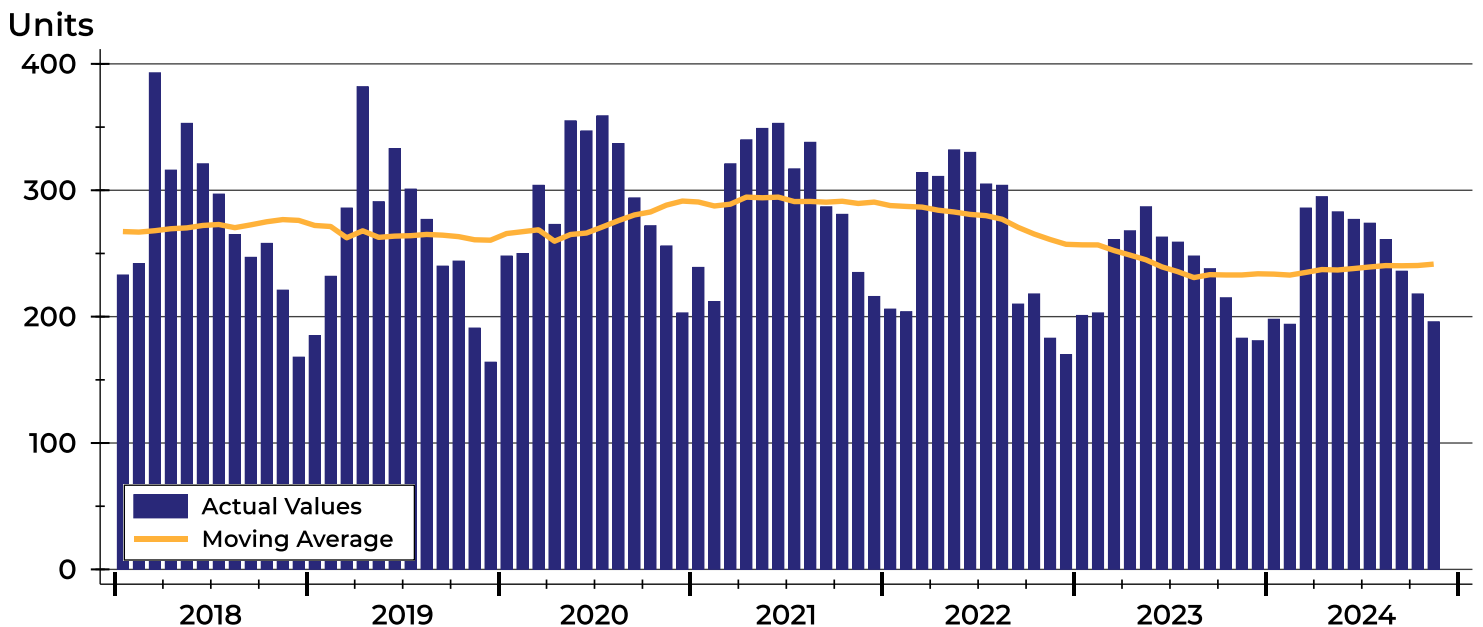
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		196	183	7.1%	2,718	2,626	3.5%
Volume (1,000s)		44,937	36,436	23.3%	648,914	580,114	11.9%
Average	Sale Price	229,272	199,103	15.2%	238,747	220,912	8.1%
	Days on Market	26	26	0.0%	24	18	33.3%
	Percent of Original	96.4%	95.4%	1.0%	97.1%	98.2%	-1.1%
Median	Sale Price	207,000	177,500	16.6%	210,000	189,900	10.6%
	Days on Market	11	15	-26.7%	6	5	20.0%
	Percent of Original	100.0%	95.9%	4.3%	100.0%	100.0%	0.0%

A total of 196 contracts for sale were written in the Topeka MSA & Douglas County during the month of November, up from 183 in 2023. The median list price of these homes was \$207,000, up from \$177,500 the prior year.

Half of the homes that went under contract in November were on the market less than 11 days, compared to 15 days in November 2023.

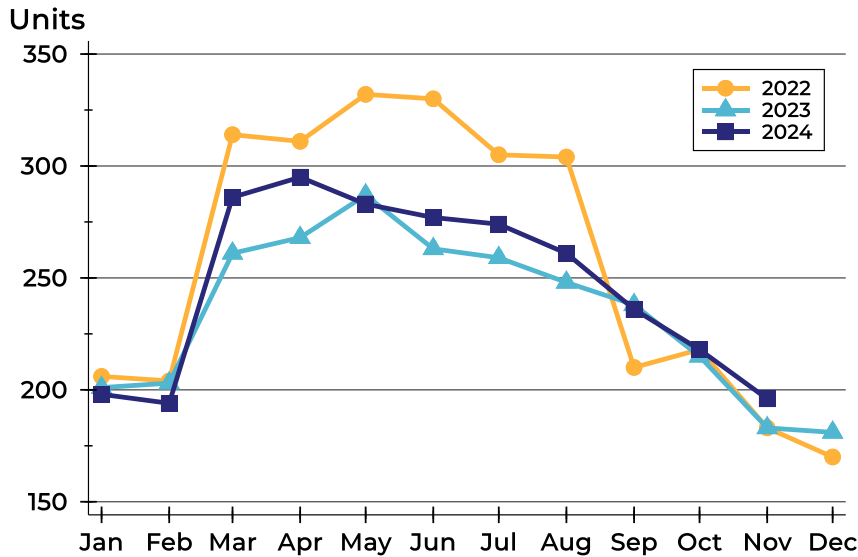
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	206	201	198
February	204	203	194
March	314	261	286
April	311	268	295
May	332	287	283
June	330	263	277
July	305	259	274
August	304	248	261
September	210	238	236
October	218	215	218
November	183	183	196
December	170	181	170

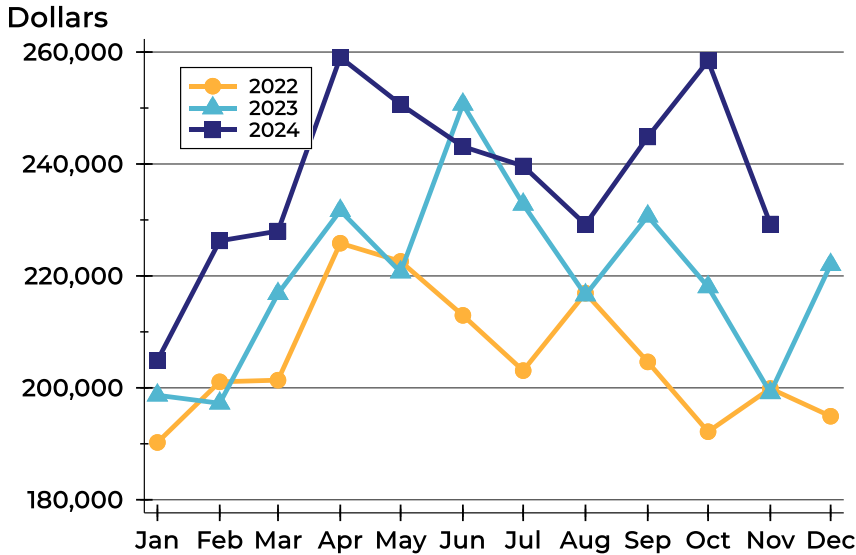
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	9	4.6%	42,949	41,900	37	44	84.8%	100.0%
\$50,000-\$99,999	27	13.8%	78,933	79,000	21	7	94.6%	100.0%
\$100,000-\$124,999	11	5.6%	114,718	115,000	15	15	96.9%	100.0%
\$125,000-\$149,999	20	10.2%	135,920	134,750	36	11	97.0%	100.0%
\$150,000-\$174,999	24	12.2%	163,644	159,975	23	13	97.3%	100.0%
\$175,000-\$199,999	5	2.6%	191,200	192,000	21	7	97.2%	100.0%
\$200,000-\$249,999	28	14.3%	228,445	227,000	19	10	96.6%	100.0%
\$250,000-\$299,999	22	11.2%	278,345	280,000	24	10	98.4%	100.0%
\$300,000-\$399,999	24	12.2%	345,078	337,450	21	8	98.3%	99.3%
\$400,000-\$499,999	18	9.2%	444,807	439,450	40	27	97.6%	99.2%
\$500,000-\$749,999	8	4.1%	593,425	592,500	54	18	95.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



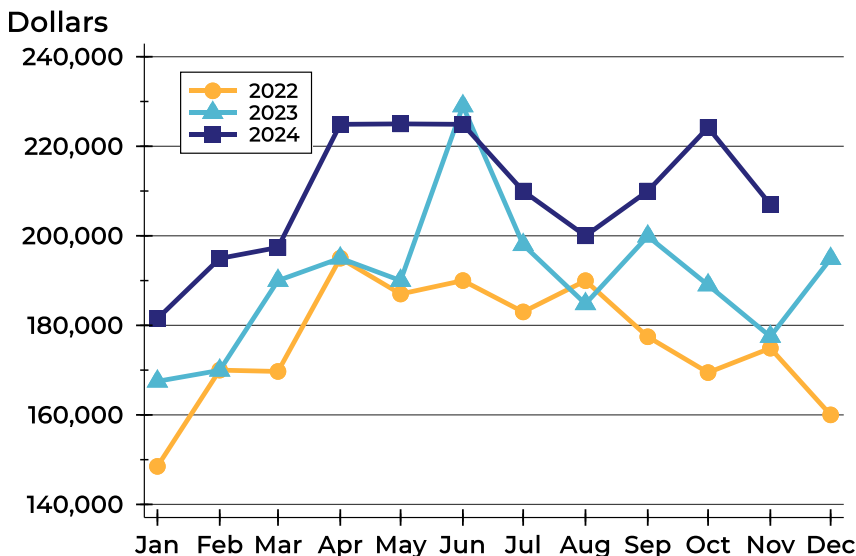
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	190,241	198,679	204,897
February	201,076	197,245	226,269
March	201,369	216,818	228,008
April	225,842	231,666	259,058
May	222,595	220,676	250,658
June	212,952	250,657	243,113
July	203,075	232,784	239,641
August	216,919	216,578	229,196
September	204,632	230,675	244,835
October	192,159	218,033	258,429
November	199,883	199,103	229,272
December	194,924	222,001	

Median Price

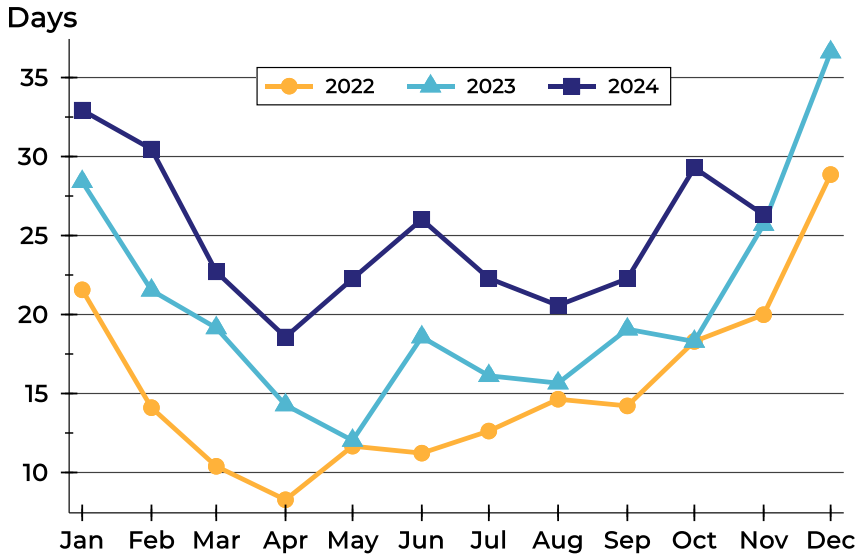


Month	2022	2023	2024
January	148,500	167,500	181,490
February	170,000	169,950	194,950
March	169,700	190,000	197,400
April	195,000	195,000	224,900
May	187,000	190,000	225,000
June	190,000	229,000	224,900
July	183,000	198,000	210,000
August	189,975	184,800	200,000
September	177,450	199,900	210,000
October	169,450	189,000	224,200
November	174,900	177,500	207,000
December	160,000	194,900	



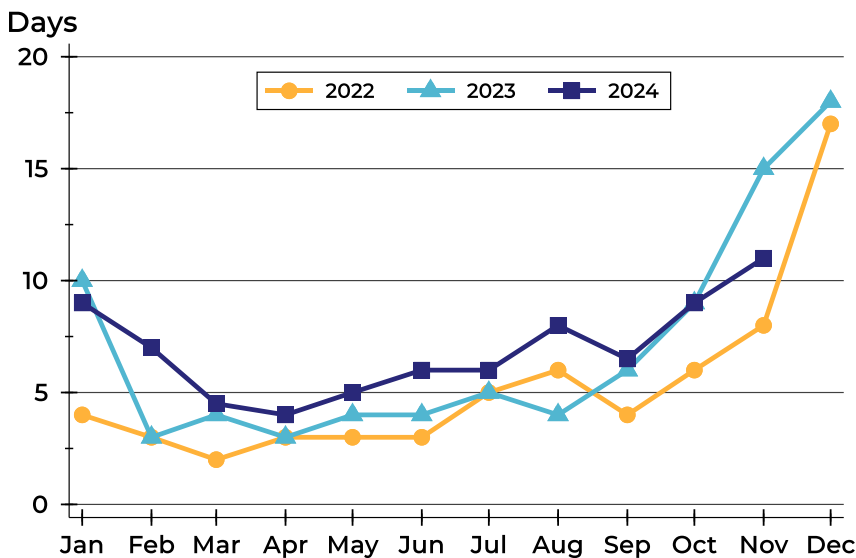
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	22	28	33
February	14	22	30
March	10	19	23
April	8	14	19
May	12	12	22
June	11	19	26
July	13	16	22
August	15	16	21
September	14	19	22
October	18	18	29
November	20	26	26
December	29	37	

Median DOM



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



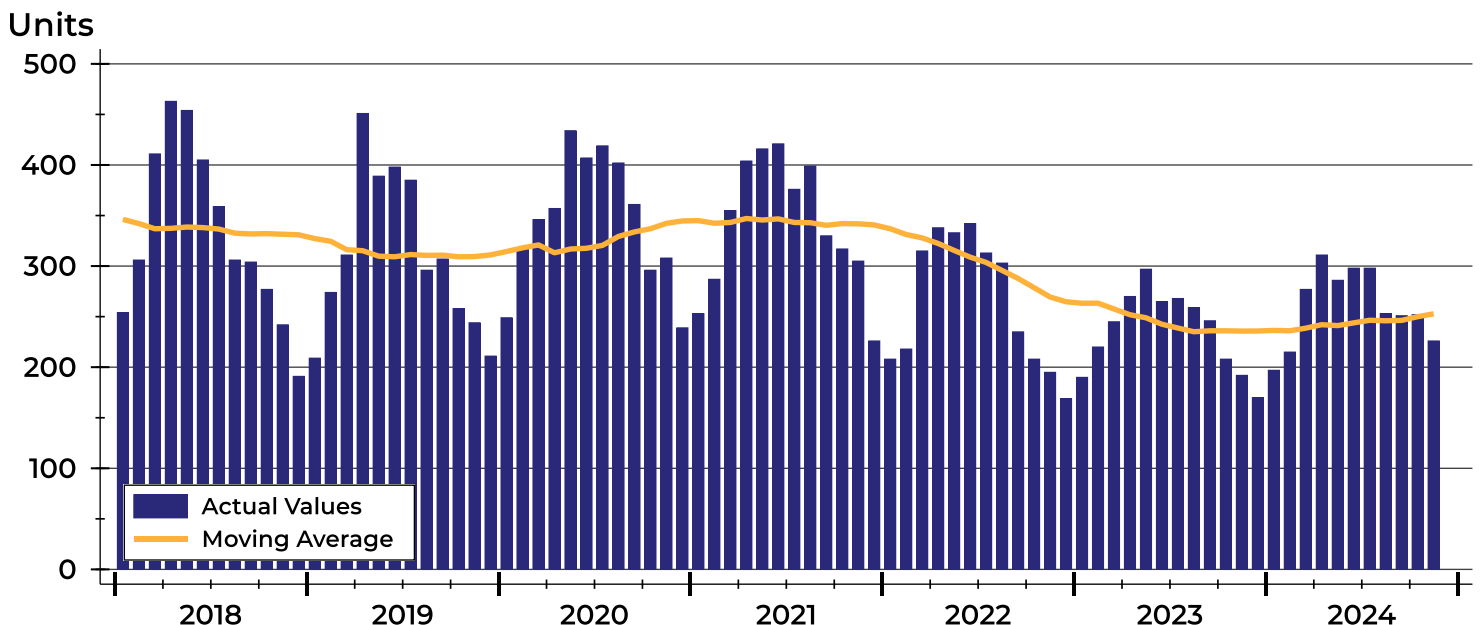
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		226	192	17.7%
Volume (1,000s)		57,498	41,143	39.8%
Average	List Price	254,418	214,286	18.7%
	Days on Market	27	26	3.8%
	Percent of Original	97.6%	97.7%	-0.1%
Median	List Price	225,000	199,500	12.8%
	Days on Market	11	17	-35.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 226 listings in the Topeka MSA & Douglas County had contracts pending at the end of November, up from 192 contracts pending at the end of November 2023.

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

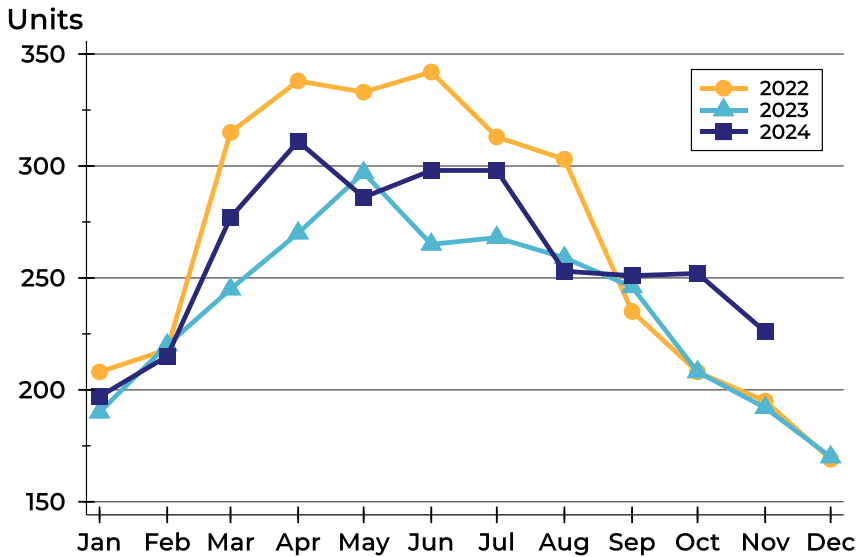
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

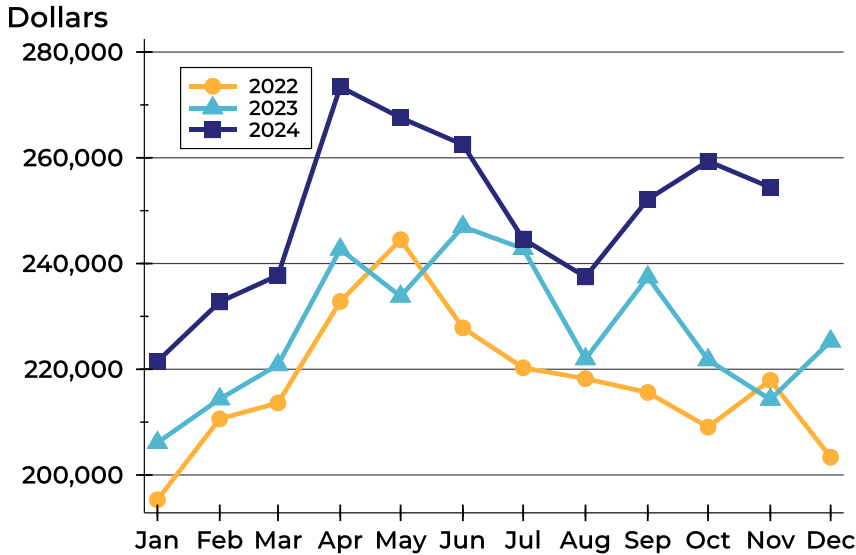
Pending Contracts by Price Range

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	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	1.8%	46,638	47,375	30	25	98.3%	100.0%
\$50,000-\$99,999	20	8.8%	83,040	81,250	16	10	95.2%	100.0%
\$100,000-\$124,999	10	4.4%	116,390	118,950	11	4	99.4%	100.0%
\$125,000-\$149,999	19	8.4%	135,695	135,000	25	6	98.6%	100.0%
\$150,000-\$174,999	32	14.2%	162,073	159,900	25	17	97.7%	100.0%
\$175,000-\$199,999	13	5.8%	188,012	185,000	22	9	95.8%	100.0%
\$200,000-\$249,999	33	14.6%	228,747	229,000	20	10	98.1%	100.0%
\$250,000-\$299,999	30	13.3%	278,194	275,750	25	10	98.3%	100.0%
\$300,000-\$399,999	32	14.2%	345,488	339,950	21	7	98.6%	100.0%
\$400,000-\$499,999	16	7.1%	442,945	439,000	34	22	98.6%	100.0%
\$500,000-\$749,999	13	5.8%	581,212	575,000	77	30	94.6%	100.0%
\$750,000-\$999,999	3	1.3%	889,667	950,000	113	88	88.1%	95.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



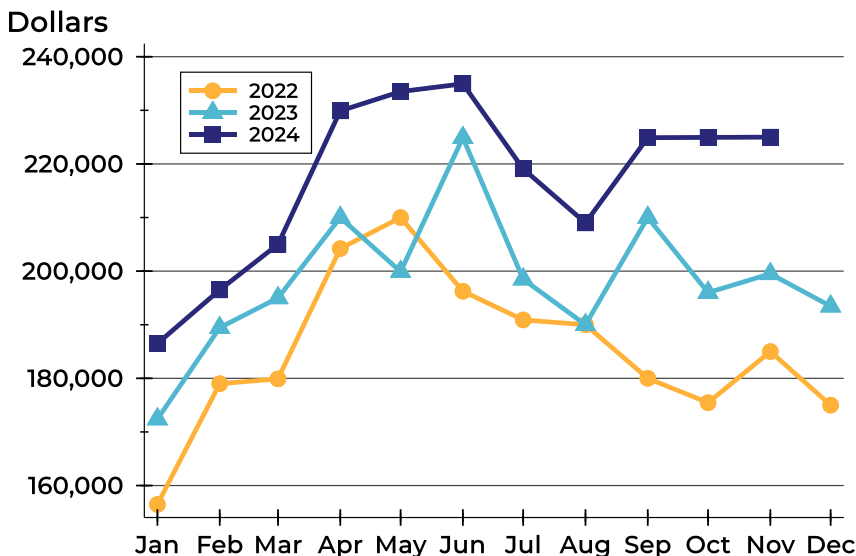
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



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

Median Price

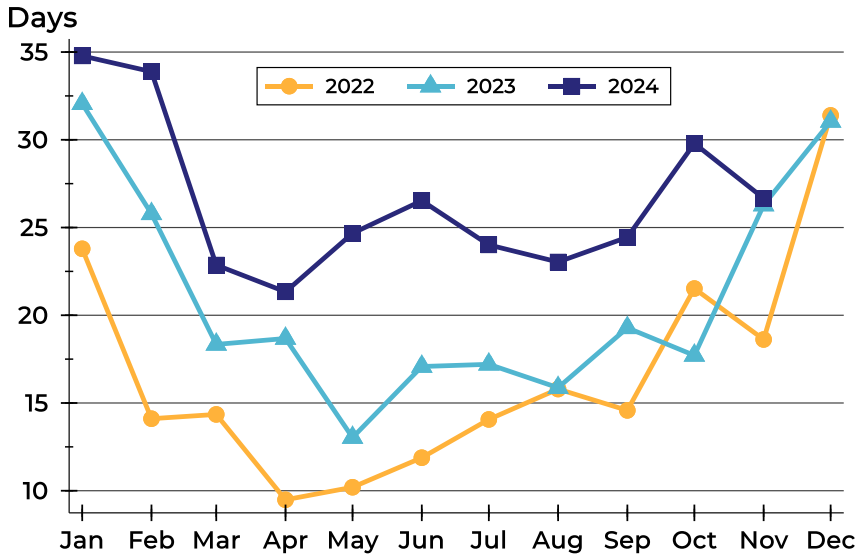


Month	2022	2023	2024
January	156,475	172,400	186,500
February	179,000	189,450	196,500
March	179,900	195,000	205,000
April	204,200	210,000	229,900
May	210,000	199,900	233,500
June	196,250	224,900	234,950
July	190,900	198,500	219,089
August	190,000	190,000	209,000
September	180,000	210,000	224,900
October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



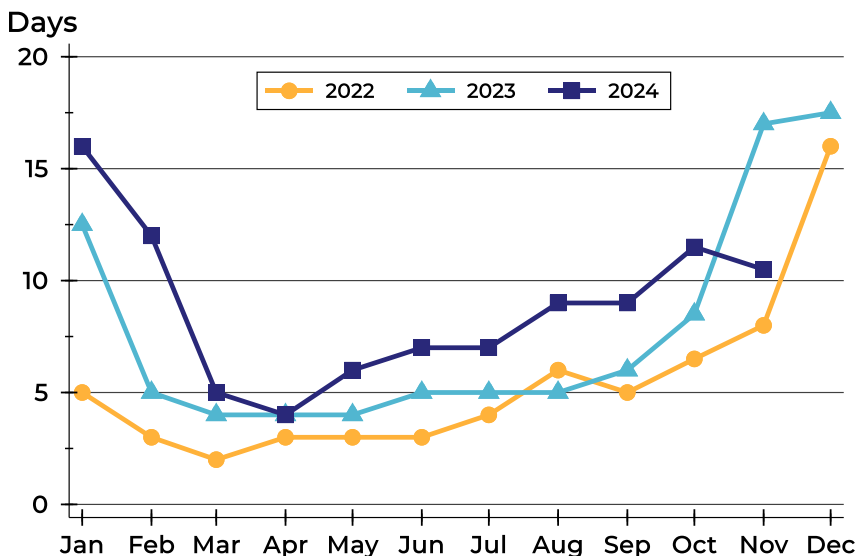
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Rose in November

Total home sales in the Topeka MSA rose by 6.6% last month to 211 units, compared to 198 units in November 2023. Total sales volume was \$49.4 million, up 20.9% from a year earlier.

The median sale price in November was \$203,000, up from \$182,100 a year earlier. Homes that sold in November were typically on the market for 10 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of November

The total number of active listings in the Topeka MSA at the end of November was 345 units, up from 303 at the same point in 2023. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$225,000.

During November, a total of 182 contracts were written up from 178 in November 2023. At the end of the month, there were 211 contracts still pending.

Report Contents

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

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Topeka Metropolitan Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date			
		2024	2023	2022	2024	2023	2022	
Home Sales		211	198	195	2,541	2,463	2,808	
	Change from prior year	6.6%	1.5%	-21.1%	3.2%	-12.3%	-8.0%	
Active Listings		345	303	263	N/A	N/A	N/A	
	Change from prior year	13.9%	15.2%	42.2%				
Months' Supply		1.5	1.4	1.0	N/A	N/A	N/A	
	Change from prior year	7.1%	40.0%	42.9%				
New Listings		240	206	217	3,045	2,880	3,130	
	Change from prior year	16.5%	-5.1%	-0.5%	5.7%	-8.0%	-8.3%	
Contracts Written		182	178	173	2,573	2,491	2,759	
	Change from prior year	2.2%	2.9%	-21.0%	3.3%	-9.7%	-11.1%	
Pending Contracts		211	187	187	N/A	N/A	N/A	
	Change from prior year	12.8%	0.0%	-36.0%				
Sales Volume (1,000s)		49,390	40,860	37,379	582,677	523,552	566,103	
	Change from prior year	20.9%	9.3%	-19.5%	11.3%	-7.5%	0.3%	
Average	Sale Price	234,077	206,363	191,686	229,310	212,567	201,604	
		Change from prior year	13.4%	7.7%	2.0%	7.9%	5.4%	9.0%
	List Price of Actives	262,592	276,429	279,594	N/A	N/A	N/A	
		Change from prior year	-5.0%	-1.1%	35.1%			
	Days on Market	27	17	21	25	18	14	
	Change from prior year	58.8%	-19.0%	23.5%	38.9%	28.6%	-6.7%	
	Percent of List	98.5%	98.7%	98.4%	98.8%	99.7%	100.6%	
	Change from prior year	-0.2%	0.3%	-1.5%	-0.9%	-0.9%	0.2%	
	Percent of Original	96.1%	96.7%	96.6%	97.0%	98.2%	99.4%	
	Change from prior year	-0.6%	0.1%	-1.7%	-1.2%	-1.2%	-0.1%	
Median	Sale Price	203,000	182,100	163,645	200,000	183,000	175,000	
		Change from prior year	11.5%	11.3%	-0.5%	9.3%	4.6%	6.1%
	List Price of Actives	225,000	220,000	200,000	N/A	N/A	N/A	
		Change from prior year	2.3%	10.0%	21.3%			
	Days on Market	10	8	6	6	5	3	
	Change from prior year	25.0%	33.3%	20.0%	20.0%	66.7%	0.0%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	98.9%	98.5%	100.0%	100.0%	100.0%	100.0%	
	Change from prior year	0.4%	-1.5%	0.0%	0.0%	0.0%	0.0%	

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



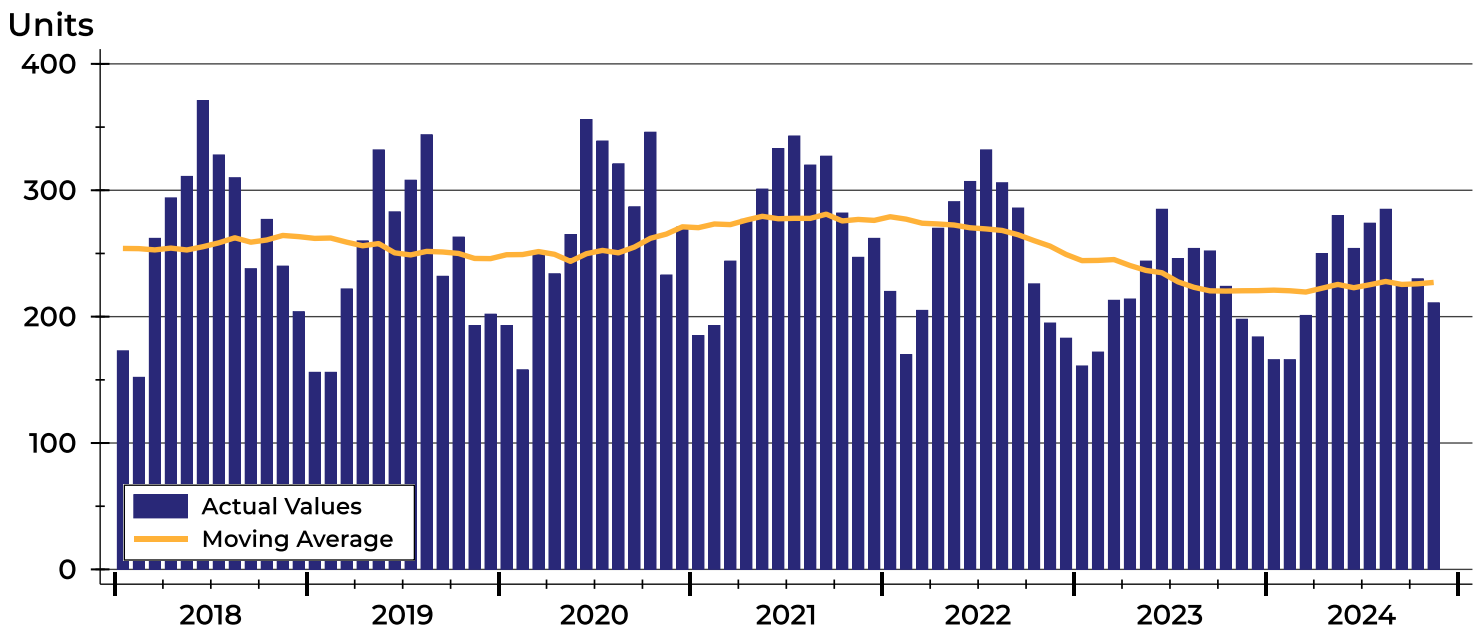
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		211	198	6.6%	2,541	2,463	3.2%
Volume (1,000s)		49,390	40,860	20.9%	582,677	523,552	11.3%
Months' Supply		1.5	1.4	7.1%	N/A	N/A	N/A
Average	Sale Price	234,077	206,363	13.4%	229,310	212,567	7.9%
	Days on Market	27	17	58.8%	25	18	38.9%
	Percent of List	98.5%	98.7%	-0.2%	98.8%	99.7%	-0.9%
	Percent of Original	96.1%	96.7%	-0.6%	97.0%	98.2%	-1.2%
Median	Sale Price	203,000	182,100	11.5%	200,000	183,000	9.3%
	Days on Market	10	8	25.0%	6	5	20.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.9%	98.5%	0.4%	100.0%	100.0%	0.0%

A total of 211 homes sold in the Topeka MSA in November, up from 198 units in November 2023. Total sales volume rose to \$49.4 million compared to \$40.9 million in the previous year.

The median sales price in November was \$203,000, up 11.5% compared to the prior year. Median days on market was 10 days, up from 8 days in October, and up from 8 in November 2023.

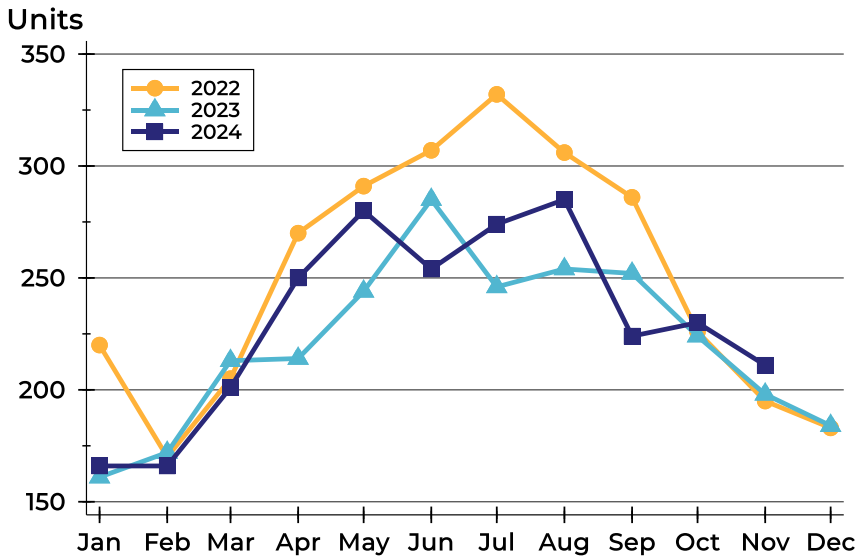
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	220	161	166
February	170	172	166
March	205	213	201
April	270	214	250
May	291	244	280
June	307	285	254
July	332	246	274
August	306	254	285
September	286	252	224
October	226	224	230
November	195	198	211
December	183	184	

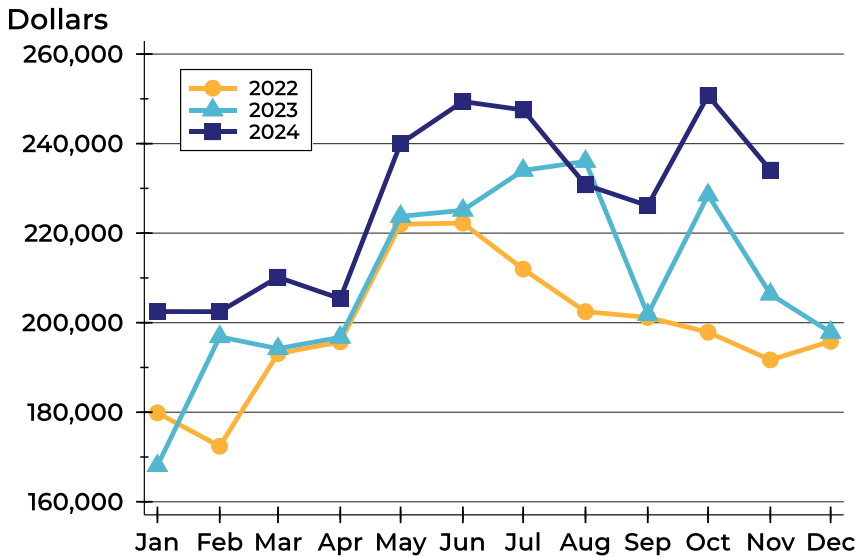
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	1.2	15,000	15,000	103	103	37.5%	37.5%	33.1%	33.1%
\$25,000-\$49,999	8	3.8%	1.0	37,300	37,000	35	12	90.3%	92.1%	87.0%	92.1%
\$50,000-\$99,999	19	9.0%	1.9	76,581	80,000	15	2	100.5%	100.0%	99.5%	100.0%
\$100,000-\$124,999	11	5.2%	0.6	112,955	112,000	27	10	97.1%	95.4%	95.3%	94.9%
\$125,000-\$149,999	19	9.0%	1.5	136,728	139,900	16	5	99.2%	100.0%	97.7%	100.0%
\$150,000-\$174,999	24	11.4%	1.3	159,219	159,975	26	4	100.3%	100.0%	98.0%	100.0%
\$175,000-\$199,999	21	10.0%	1.0	185,576	185,000	31	8	98.6%	100.0%	95.7%	97.3%
\$200,000-\$249,999	30	14.2%	1.3	224,247	220,000	23	8	99.1%	99.5%	97.0%	98.0%
\$250,000-\$299,999	25	11.8%	1.4	273,580	275,000	38	14	98.1%	99.8%	94.8%	96.5%
\$300,000-\$399,999	26	12.3%	1.9	334,550	324,250	28	10	99.3%	100.0%	96.0%	99.8%
\$400,000-\$499,999	18	8.5%	2.6	452,475	447,500	40	25	98.8%	99.9%	96.4%	98.0%
\$500,000-\$749,999	7	3.3%	2.4	565,486	540,000	26	13	98.8%	100.0%	96.5%	97.3%
\$750,000-\$999,999	2	0.9%	2.2	847,500	847,500	0	0	99.8%	99.8%	99.8%	99.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



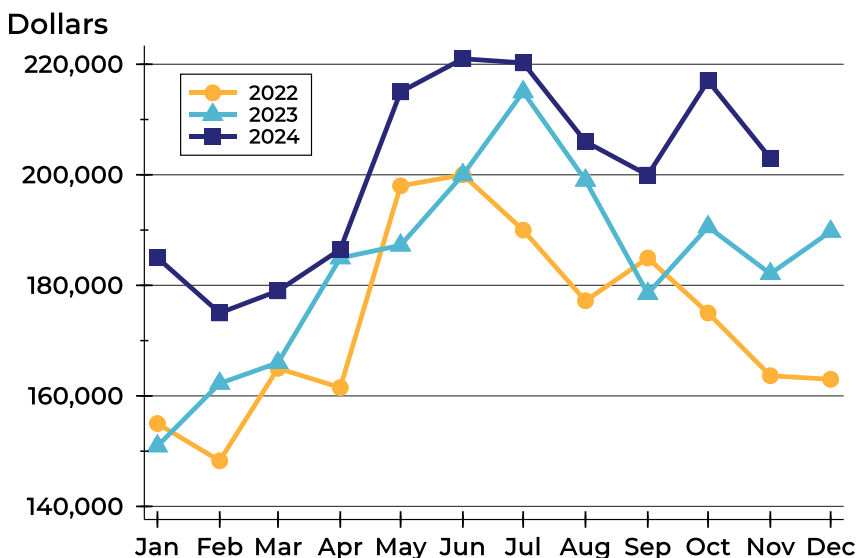
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	179,853	168,040	202,486
February	172,403	196,845	202,464
March	193,111	194,207	210,165
April	195,708	196,747	205,380
May	222,005	223,752	240,020
June	222,239	225,107	249,400
July	211,973	234,017	247,516
August	202,462	236,013	230,794
September	201,178	201,814	226,147
October	197,888	228,515	250,743
November	191,686	206,363	234,077
December	195,832	197,841	

Median Price

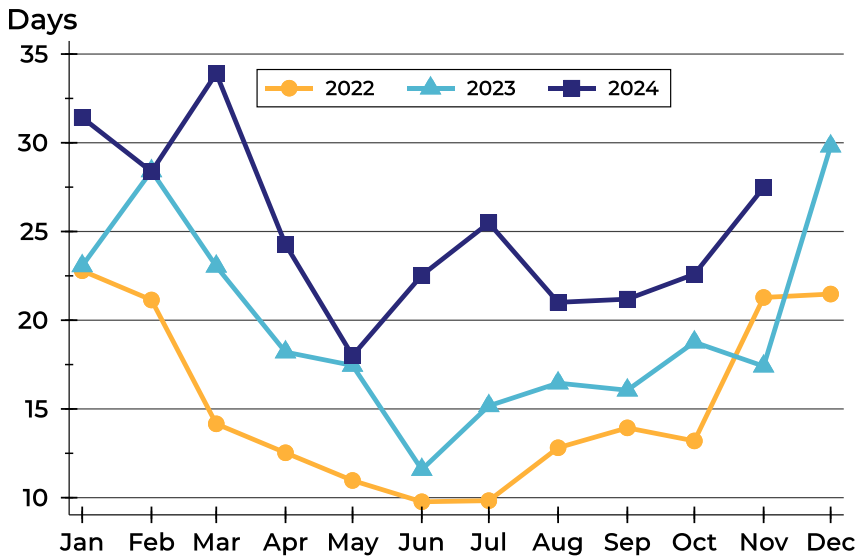


Month	2022	2023	2024
January	155,000	150,927	185,000
February	148,250	162,250	175,000
March	165,000	166,000	179,000
April	161,500	184,950	186,500
May	198,000	187,250	215,000
June	200,000	200,000	221,000
July	190,000	215,000	220,250
August	177,200	199,000	206,000
September	184,950	178,500	199,950
October	175,000	190,578	217,000
November	163,645	182,100	203,000
December	163,000	189,750	



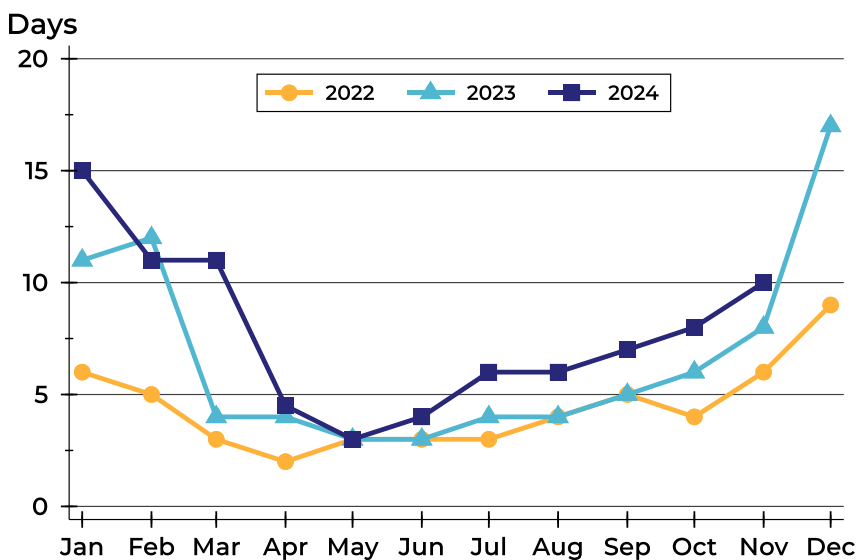
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



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

Median DOM



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



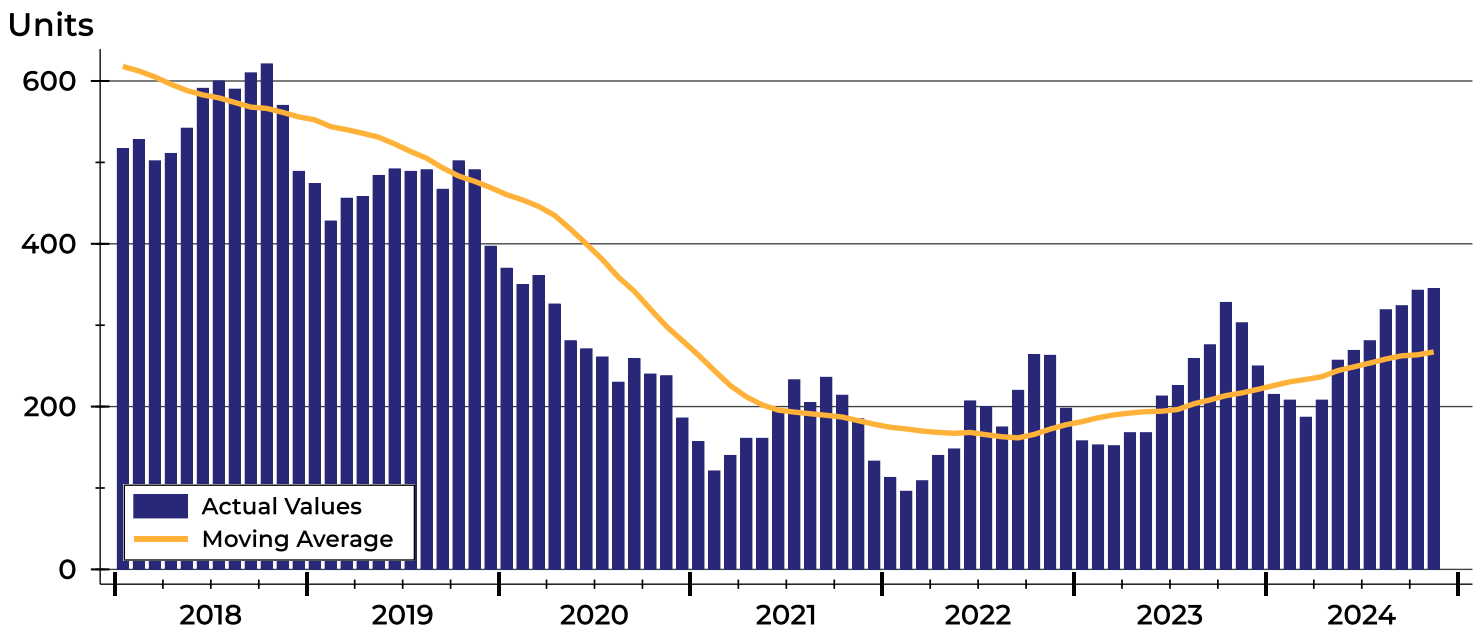
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		345	303	13.9%
Volume (1,000s)		90,594	83,758	8.2%
Months' Supply		1.5	1.4	7.1%
Average	List Price	262,592	276,429	-5.0%
	Days on Market	55	62	-11.3%
	Percent of Original	97.1%	95.4%	1.8%
Median	List Price	225,000	220,000	2.3%
	Days on Market	39	44	-11.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 345 homes were available for sale in the Topeka MSA 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 \$225,000, up 2.3% from 2023. The typical time on market for active listings was 39 days, down from 44 days a year earlier.

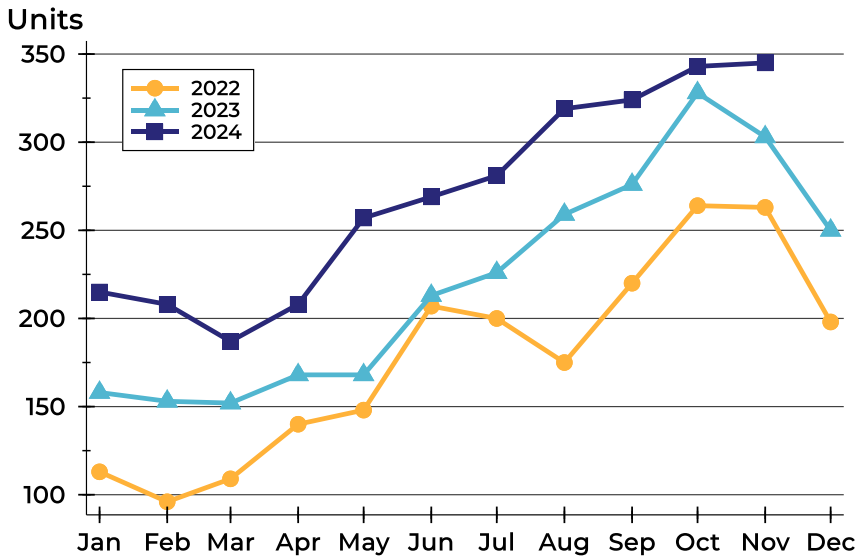
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



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

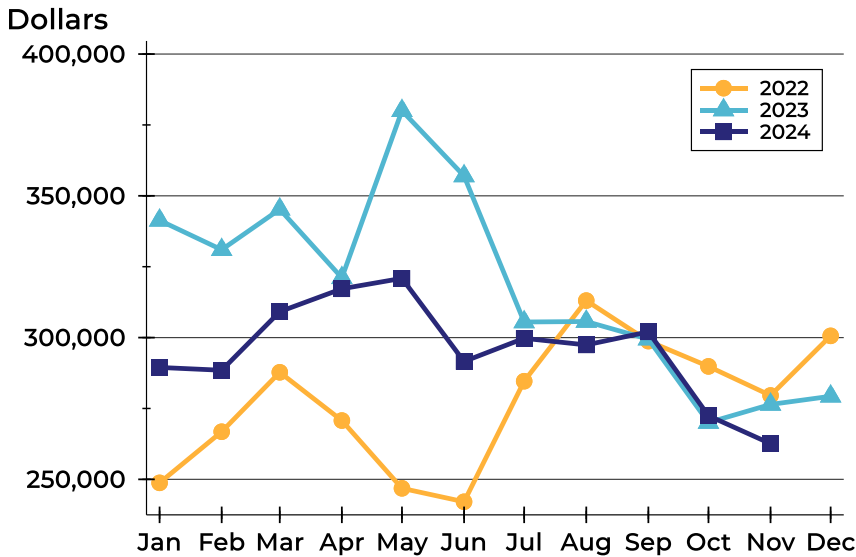
Active Listings by Price Range

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	0.6%	1.2	15,500	15,500	66	66	79.3%	79.3%
\$25,000-\$49,999	8	2.3%	1.0	39,688	42,250	45	34	95.2%	100.0%
\$50,000-\$99,999	52	15.1%	1.9	77,897	79,052	50	34	96.5%	100.0%
\$100,000-\$124,999	8	2.3%	0.6	117,088	118,950	56	28	93.6%	96.4%
\$125,000-\$149,999	28	8.1%	1.5	137,716	138,500	56	42	97.4%	100.0%
\$150,000-\$174,999	28	8.1%	1.3	161,654	159,450	35	25	98.2%	100.0%
\$175,000-\$199,999	22	6.4%	1.0	189,915	189,700	28	17	98.7%	100.0%
\$200,000-\$249,999	45	13.0%	1.3	228,422	224,900	72	49	96.1%	97.7%
\$250,000-\$299,999	40	11.6%	1.4	275,352	275,000	42	37	98.3%	100.0%
\$300,000-\$399,999	52	15.1%	1.9	347,749	344,950	49	37	98.4%	100.0%
\$400,000-\$499,999	34	9.9%	2.6	447,822	442,450	68	67	96.4%	97.9%
\$500,000-\$749,999	21	6.1%	2.4	587,061	569,900	85	65	97.7%	100.0%
\$750,000-\$999,999	3	0.9%	2.2	888,333	890,000	92	79	91.0%	100.0%
\$1,000,000 and up	2	0.6%	N/A	1,551,389	1,551,389	135	135	100.0%	100.0%



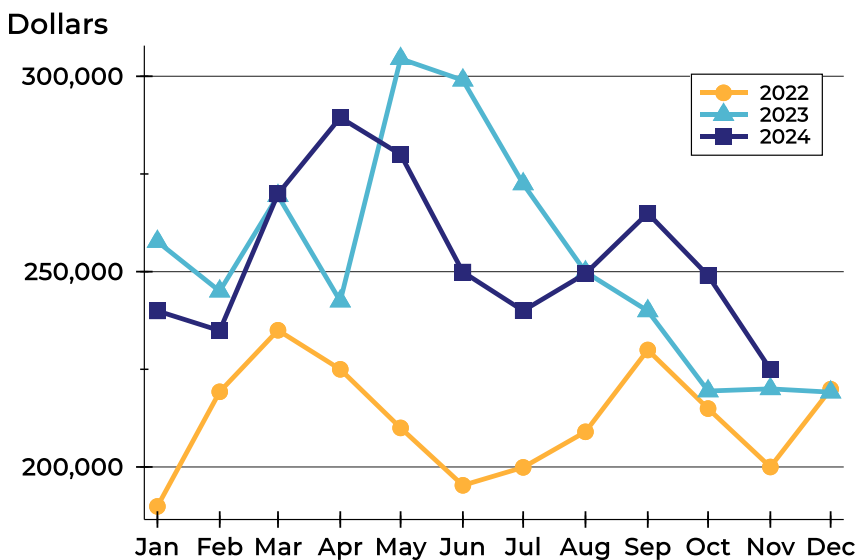
Topeka Metropolitan Area Active Listings Analysis

Average Price



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

Median Price

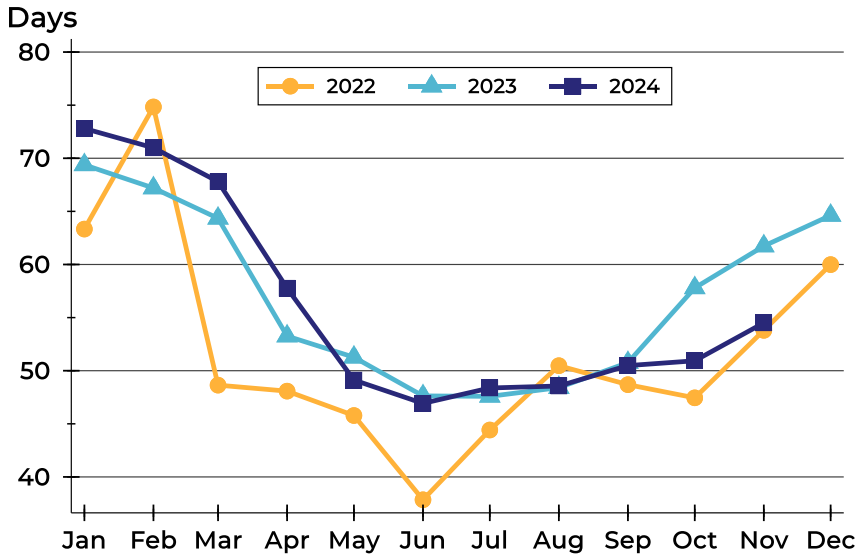


Month	2022	2023	2024
January	189,900	257,700	239,950
February	219,250	245,000	234,900
March	235,000	269,450	269,900
April	225,000	242,450	289,450
May	210,000	304,500	280,000
June	195,300	299,000	249,900
July	199,900	272,450	240,000
August	209,000	249,900	249,500
September	229,950	239,950	264,950
October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



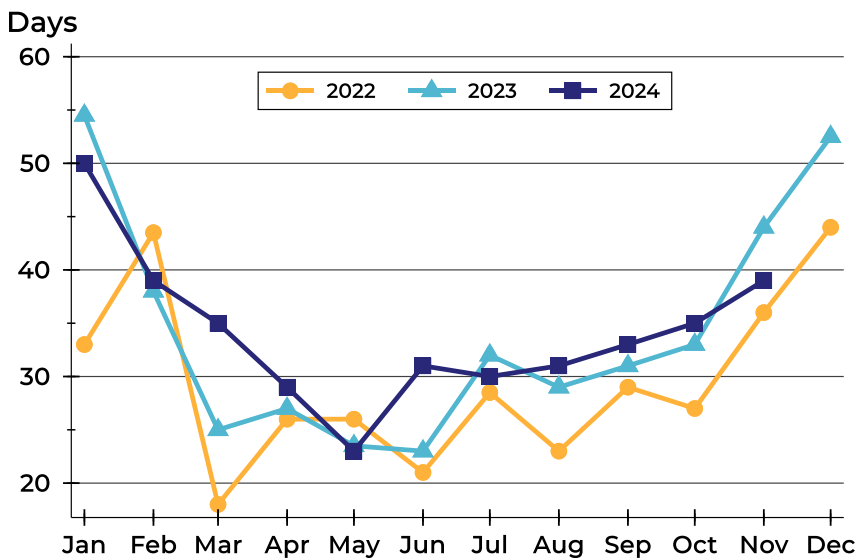
Topeka Metropolitan Area Active Listings Analysis

Average DOM



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

Median DOM

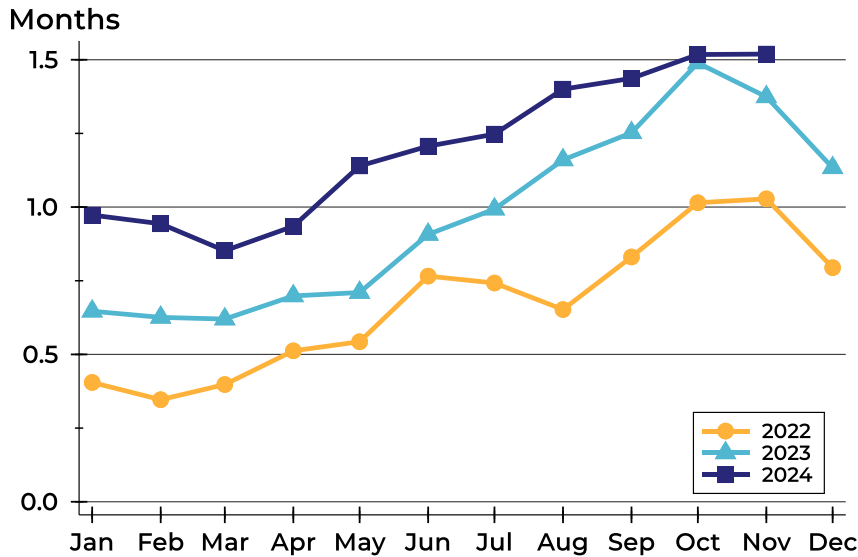


Month	2022	2023	2024
January	33	55	50
February	44	38	39
March	18	25	35
April	26	27	29
May	26	24	23
June	21	23	31
July	29	32	30
August	23	29	31
September	29	31	33
October	27	33	35
November	36	44	39
December	44	53	39



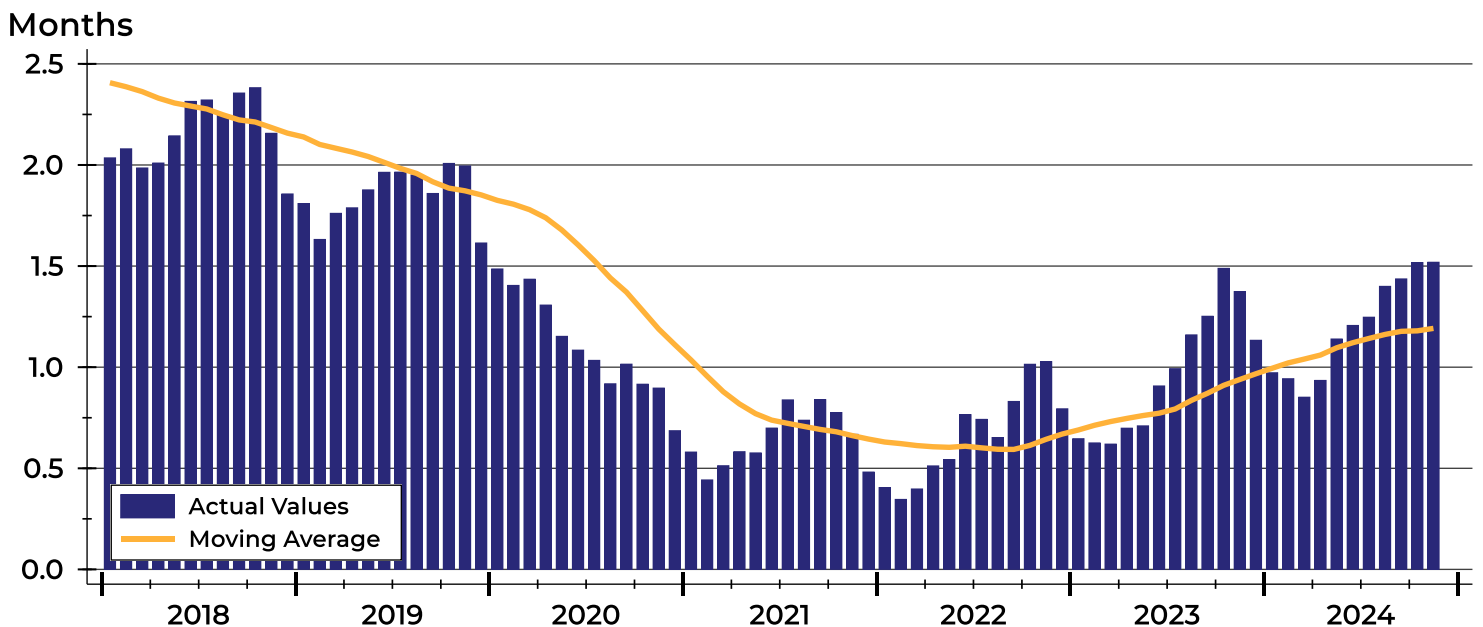
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





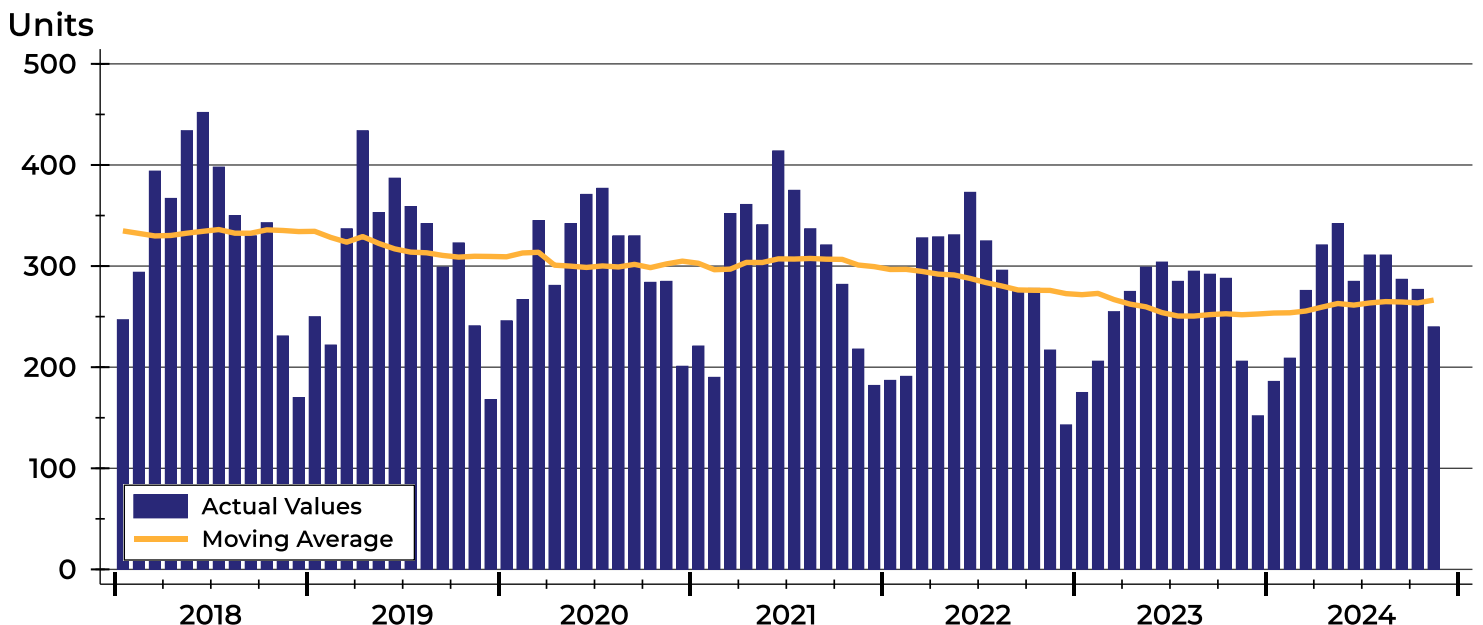
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	240	206	16.5%
	Volume (1,000s)	53,097	44,730	18.7%
	Average List Price	221,239	217,135	1.9%
	Median List Price	190,750	194,725	-2.0%
Year-to-Date	New Listings	3,045	2,880	5.7%
	Volume (1,000s)	718,779	641,987	12.0%
	Average List Price	236,052	222,912	5.9%
	Median List Price	204,900	189,000	8.4%

A total of 240 new listings were added in the Topeka MSA during November, up 16.5% from the same month in 2023. Year-to-date the Topeka MSA has seen 3,045 new listings.

The median list price of these homes was \$190,750 down from \$194,725 in 2023.

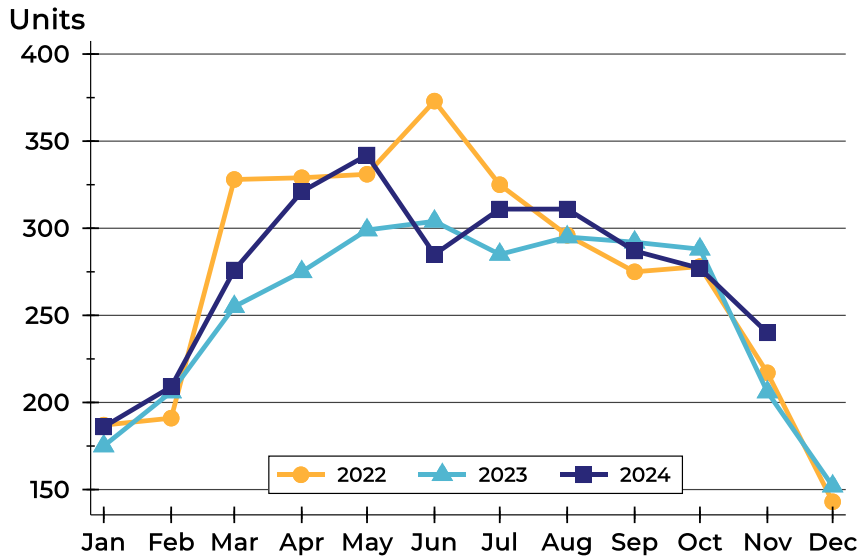
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	187	175	186
February	191	206	209
March	328	255	276
April	329	275	321
May	331	299	342
June	373	304	285
July	325	285	311
August	296	295	311
September	275	292	287
October	278	288	277
November	217	206	240
December	143	152	143

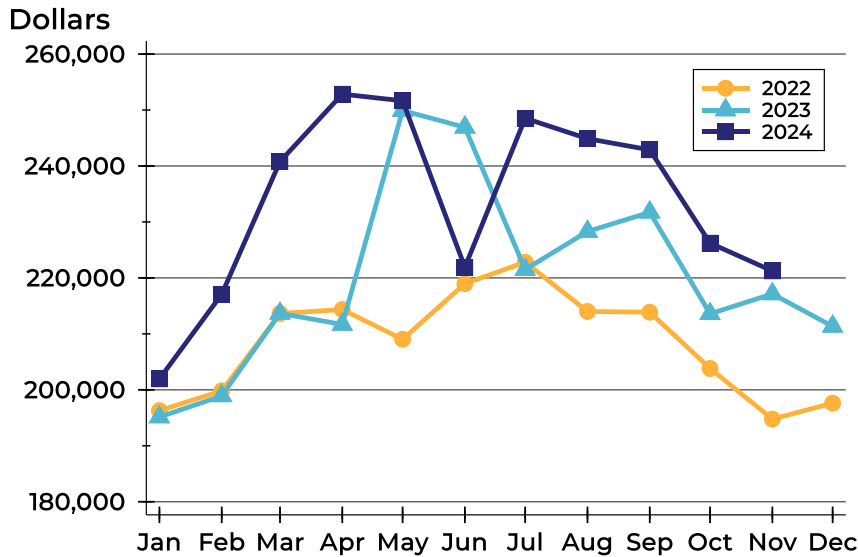
New Listings by Price Range

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	2.9%	41,750	42,500	8	5	96.8%	100.0%
\$50,000-\$99,999	43	17.9%	79,076	79,900	16	17	99.0%	100.0%
\$100,000-\$124,999	8	3.3%	114,063	116,950	12	9	99.6%	100.0%
\$125,000-\$149,999	27	11.3%	139,252	142,000	14	12	99.3%	100.0%
\$150,000-\$174,999	25	10.4%	161,942	159,900	13	13	98.8%	100.0%
\$175,000-\$199,999	17	7.1%	189,256	189,000	13	12	99.5%	100.0%
\$200,000-\$249,999	29	12.1%	224,374	225,000	15	17	98.7%	100.0%
\$250,000-\$299,999	27	11.3%	273,364	269,900	13	9	100.3%	100.0%
\$300,000-\$399,999	33	13.8%	338,239	329,900	15	14	98.7%	100.0%
\$400,000-\$499,999	15	6.3%	441,315	429,777	22	24	97.5%	100.0%
\$500,000-\$749,999	8	3.3%	624,688	642,000	16	11	98.5%	100.0%
\$750,000-\$999,999	1	0.4%	799,777	799,777	8	8	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



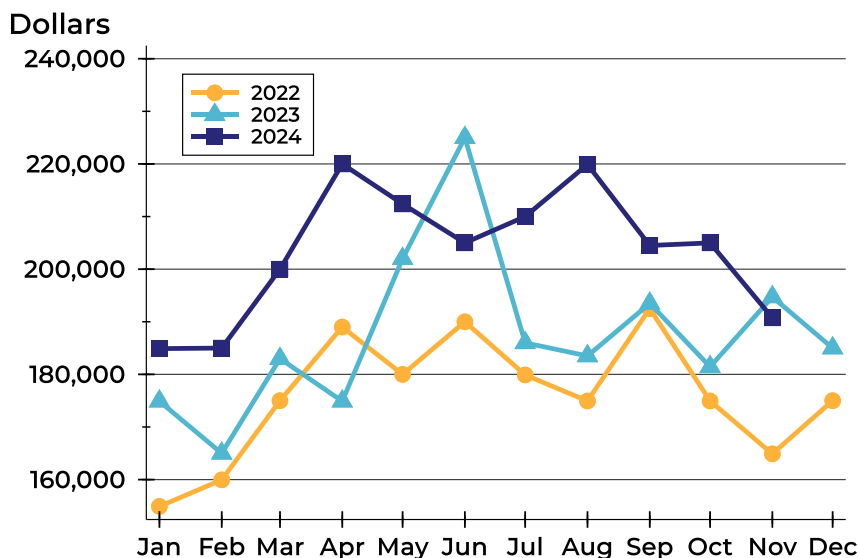
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,296	195,145	201,947
February	199,819	198,918	217,077
March	213,649	213,666	240,785
April	214,354	211,683	252,841
May	209,033	249,910	251,651
June	218,973	246,915	221,910
July	222,812	221,496	248,533
August	214,004	228,295	244,884
September	213,872	231,725	242,883
October	203,824	213,593	226,221
November	194,779	217,135	221,239
December	197,626	211,342	

Median Price



Month	2022	2023	2024
January	154,900	174,900	184,900
February	159,950	165,000	185,000
March	175,000	183,000	200,000
April	189,000	174,900	220,000
May	180,000	202,000	212,400
June	190,000	225,000	205,000
July	179,900	186,000	210,000
August	174,950	183,500	219,900
September	192,500	193,500	204,500
October	174,950	181,450	205,000
November	164,900	194,725	190,750
December	175,000	185,000	



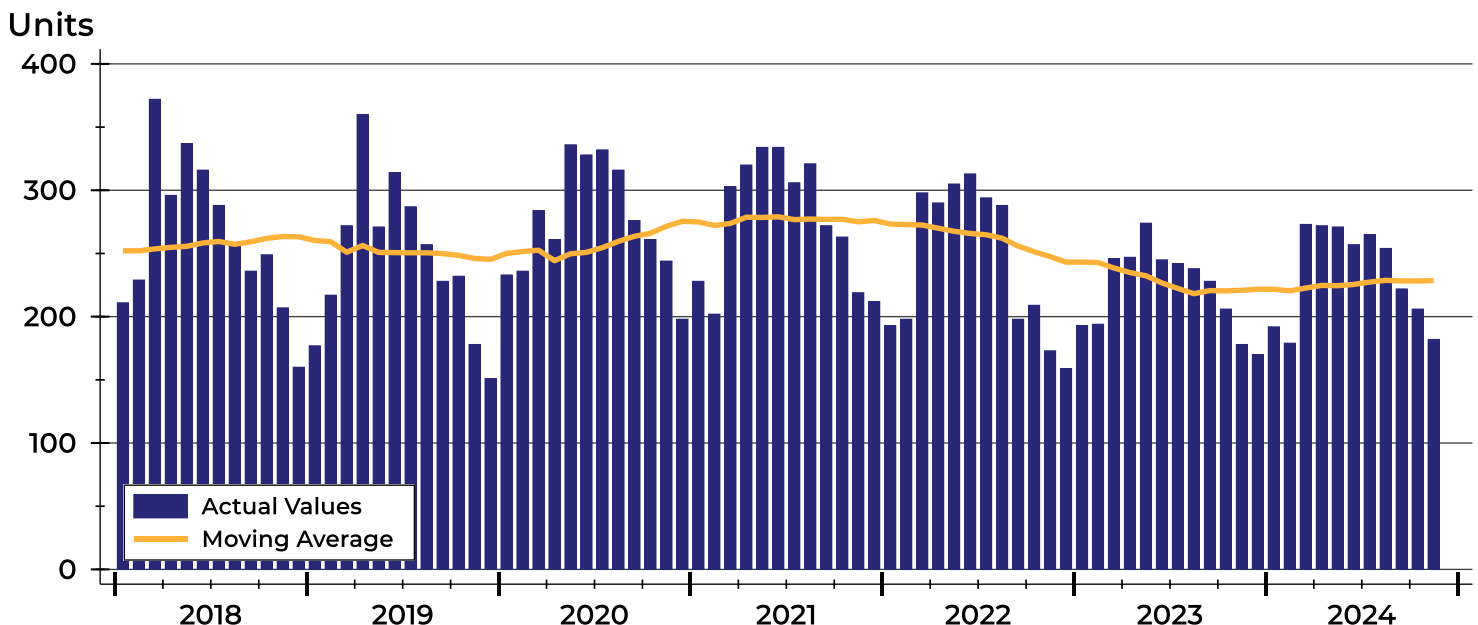
Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		182	178	2.2%	2,573	2,491	3.3%
Volume (1,000s)		39,877	34,879	14.3%	600,220	533,121	12.6%
Average	Sale Price	219,103	195,948	11.8%	233,276	214,019	9.0%
	Days on Market	26	25	4.0%	24	18	33.3%
	Percent of Original	96.3%	95.5%	0.8%	97.0%	98.2%	-1.2%
Median	Sale Price	179,750	175,000	2.7%	200,000	182,950	9.3%
	Days on Market	11	16	-31.3%	6	5	20.0%
	Percent of Original	100.0%	95.9%	4.3%	100.0%	100.0%	0.0%

A total of 182 contracts for sale were written in the Topeka MSA during the month of November, up from 178 in 2023. The median list price of these homes was \$179,750, up from \$175,000 the prior year.

Half of the homes that went under contract in November were on the market less than 11 days, compared to 16 days in November 2023.

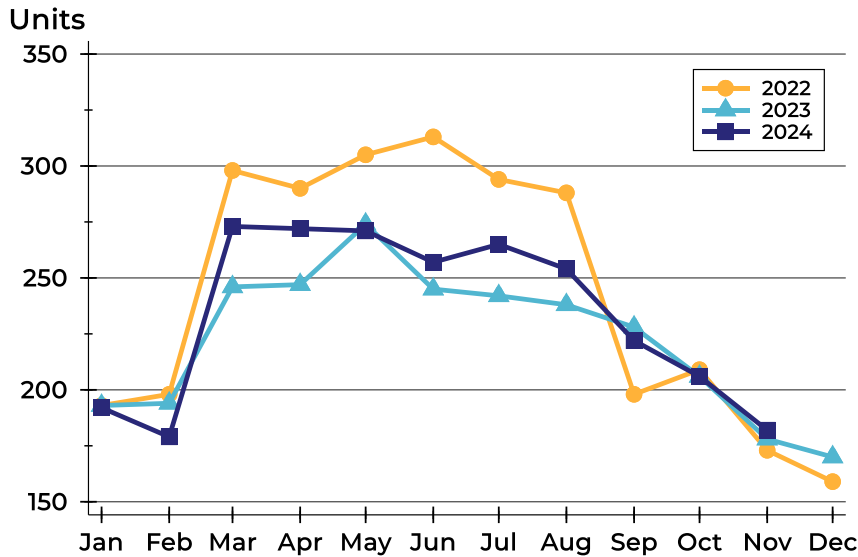
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	193	193	192
February	198	194	179
March	298	246	273
April	290	247	272
May	305	274	271
June	313	245	257
July	294	242	265
August	288	238	254
September	198	228	222
October	209	206	206
November	173	178	182
December	159	170	

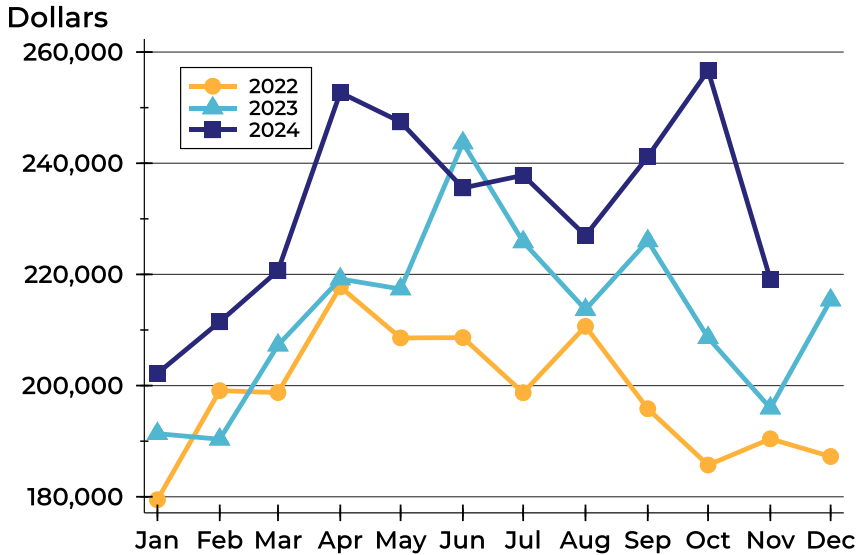
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	9	4.9%	42,949	41,900	37	44	84.8%	100.0%
\$50,000-\$99,999	27	14.8%	78,933	79,000	21	7	94.6%	100.0%
\$100,000-\$124,999	11	6.0%	114,718	115,000	15	15	96.9%	100.0%
\$125,000-\$149,999	20	11.0%	135,920	134,750	36	11	97.0%	100.0%
\$150,000-\$174,999	24	13.2%	163,644	159,975	23	13	97.3%	100.0%
\$175,000-\$199,999	5	2.7%	191,200	192,000	21	7	97.2%	100.0%
\$200,000-\$249,999	25	13.7%	227,500	225,000	18	8	96.4%	100.0%
\$250,000-\$299,999	20	11.0%	277,680	280,000	24	10	98.8%	100.0%
\$300,000-\$399,999	19	10.4%	344,115	335,000	25	11	98.4%	100.0%
\$400,000-\$499,999	16	8.8%	442,095	439,450	44	34	97.4%	99.0%
\$500,000-\$749,999	6	3.3%	607,083	624,500	31	18	95.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



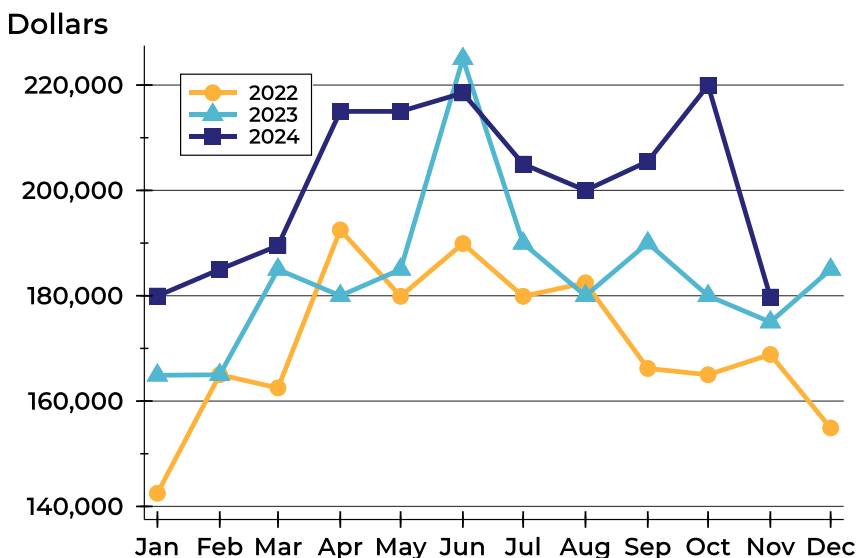
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	179,460	191,355	202,190
February	199,090	190,345	211,473
March	198,740	207,268	220,663
April	217,752	219,182	252,711
May	208,576	217,376	247,430
June	208,632	243,644	235,562
July	198,718	225,847	237,828
August	210,662	213,666	226,981
September	195,832	226,032	241,195
October	185,711	208,608	256,676
November	190,417	195,948	219,103
December	187,241	215,379	

Median Price

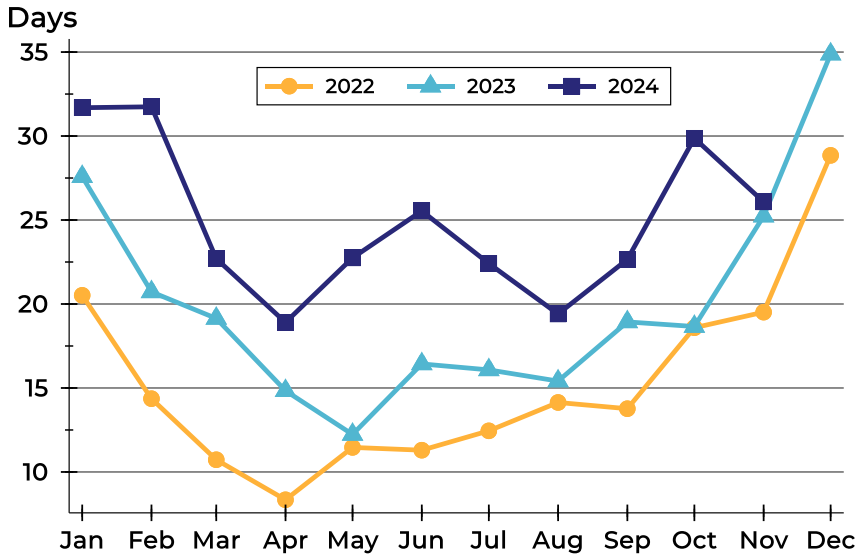


Month	2022	2023	2024
January	142,500	164,900	179,950
February	165,000	165,000	185,000
March	162,500	185,000	189,500
April	192,500	180,000	215,000
May	179,900	185,000	215,000
June	189,900	225,000	218,500
July	179,900	189,950	205,000
August	182,450	180,000	200,000
September	166,200	190,000	205,500
October	165,000	180,000	219,950
November	168,850	175,000	179,750
December	154,900	185,000	



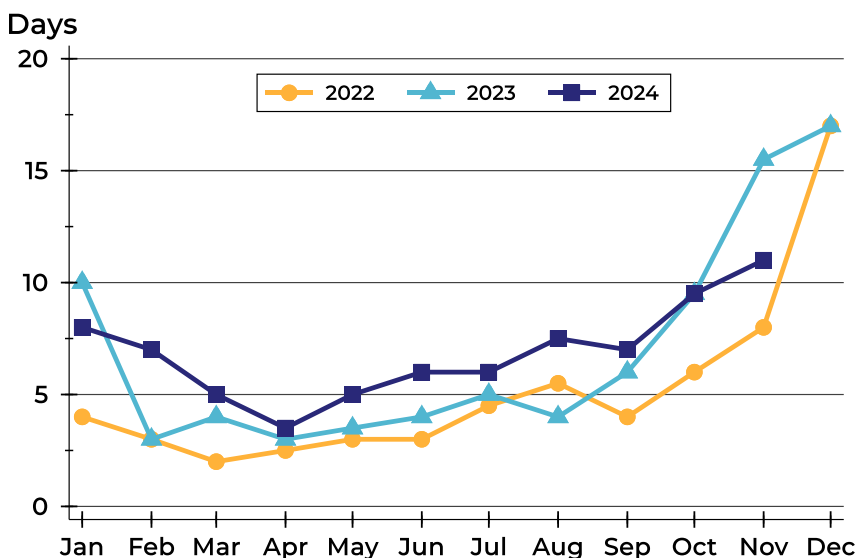
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	21	28	32
February	14	21	32
March	11	19	23
April	8	15	19
May	11	12	23
June	11	16	26
July	12	16	22
August	14	15	19
September	14	19	23
October	19	19	30
November	20	25	26
December	29	35	

Median DOM



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



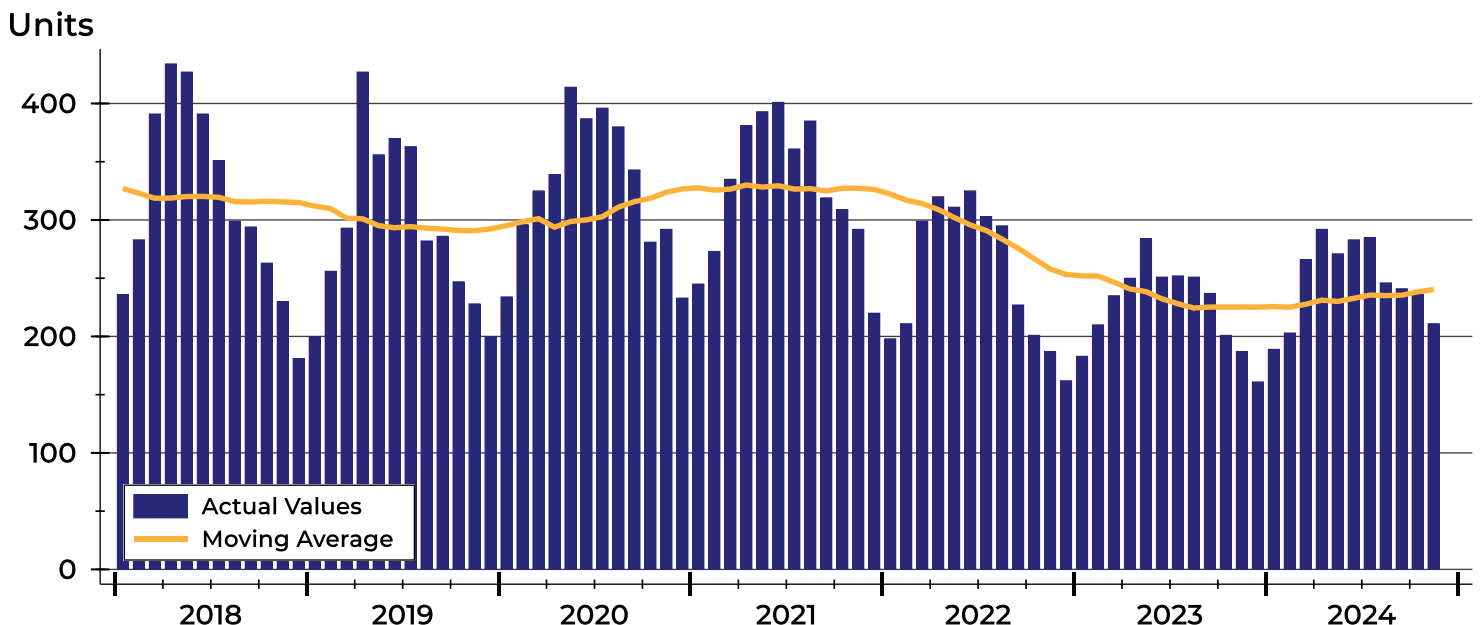
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		211	187	12.8%
Volume (1,000s)		52,202	39,742	31.4%
Average	List Price	247,402	212,523	16.4%
	Days on Market	26	26	0.0%
	Percent of Original	97.5%	97.8%	-0.3%
Median	List Price	219,900	198,500	10.8%
	Days on Market	11	17	-35.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 211 listings in the Topeka MSA had contracts pending at the end of November, up from 187 contracts pending at the end of November 2023.

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

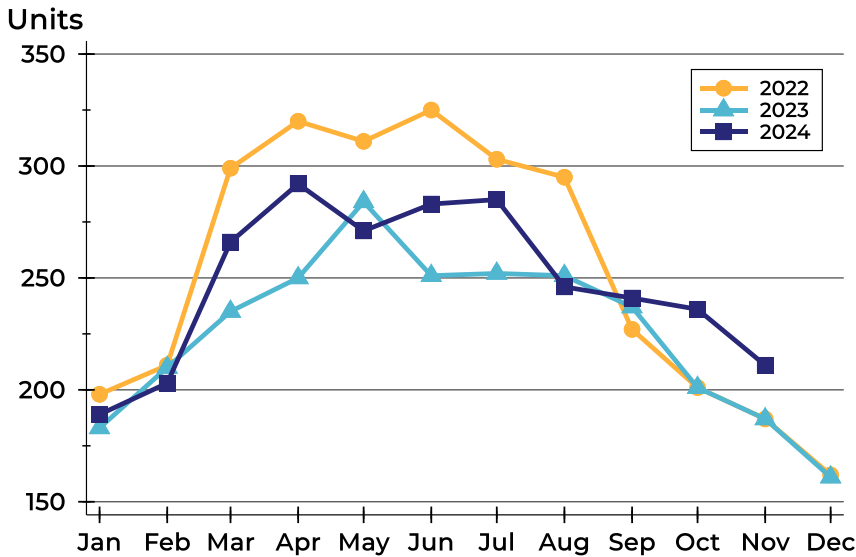
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



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

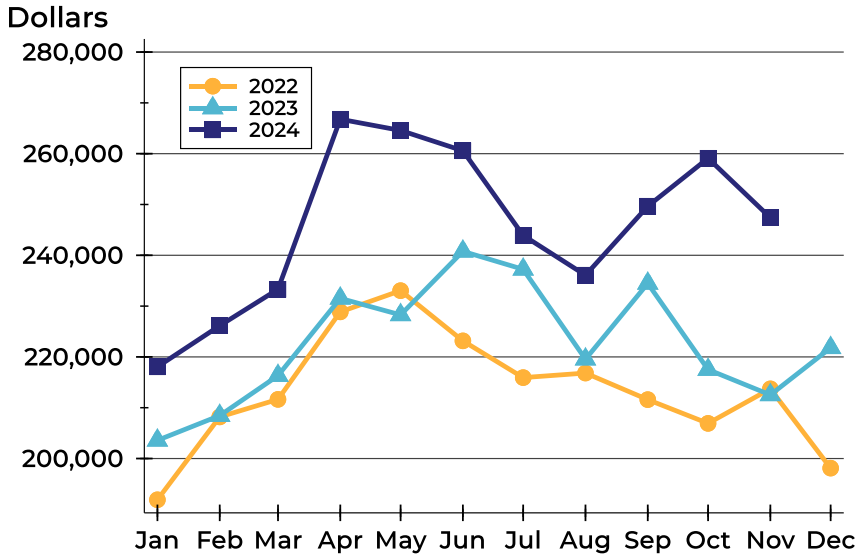
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	1.9%	46,638	47,375	30	25	98.3%	100.0%
\$50,000-\$99,999	20	9.5%	83,040	81,250	16	10	95.2%	100.0%
\$100,000-\$124,999	10	4.7%	116,390	118,950	11	4	99.4%	100.0%
\$125,000-\$149,999	19	9.0%	135,695	135,000	25	6	98.6%	100.0%
\$150,000-\$174,999	31	14.7%	162,176	159,900	25	17	97.6%	100.0%
\$175,000-\$199,999	13	6.2%	188,012	185,000	22	9	95.8%	100.0%
\$200,000-\$249,999	30	14.2%	227,990	227,000	19	7	98.1%	100.0%
\$250,000-\$299,999	28	13.3%	277,708	275,750	25	10	98.5%	100.0%
\$300,000-\$399,999	28	13.3%	346,137	339,950	23	8	98.4%	100.0%
\$400,000-\$499,999	14	6.6%	444,080	439,450	38	27	98.4%	100.0%
\$500,000-\$749,999	10	4.7%	593,085	587,500	61	28	94.3%	100.0%
\$750,000-\$999,999	3	1.4%	889,667	950,000	113	88	88.1%	95.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



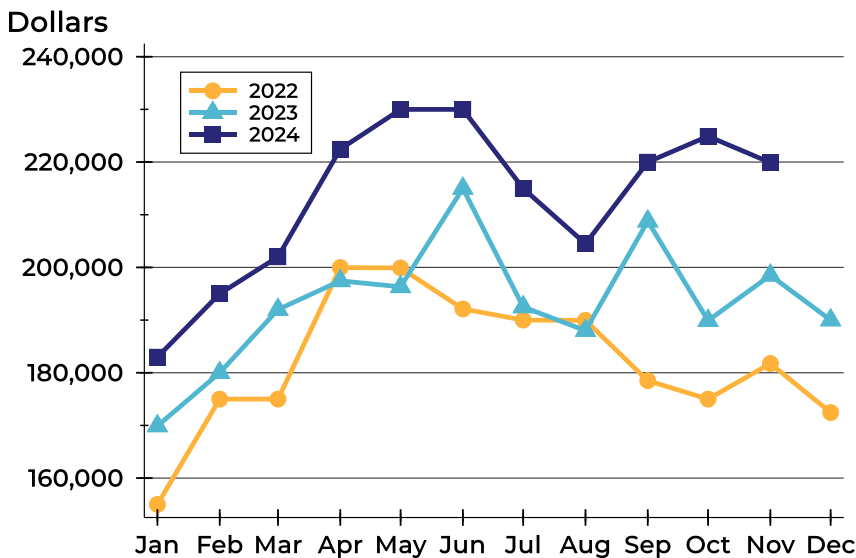
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



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

Median Price

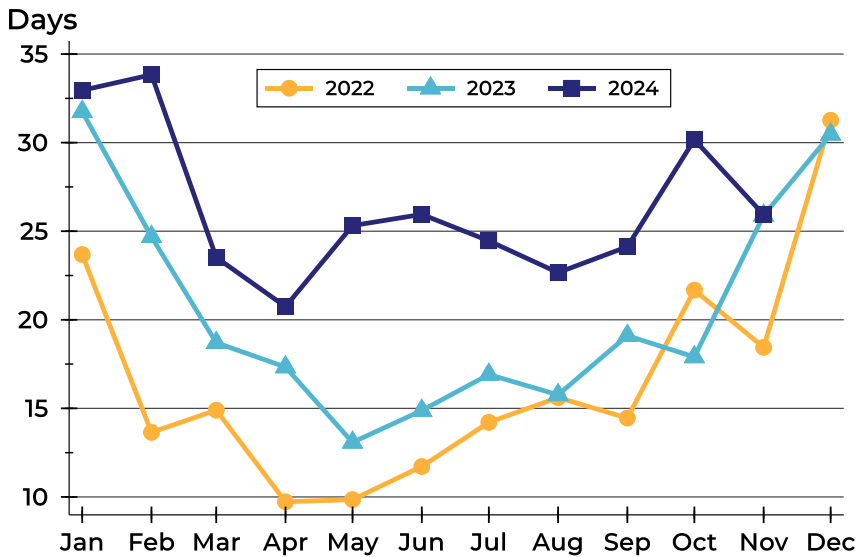


Month	2022	2023	2024
January	155,000	169,900	182,980
February	175,000	180,000	195,000
March	175,000	192,000	202,000
April	199,975	197,450	222,450
May	199,900	196,320	230,000
June	192,110	215,000	230,000
July	190,000	192,500	215,000
August	189,950	188,000	204,500
September	178,500	208,777	220,000
October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



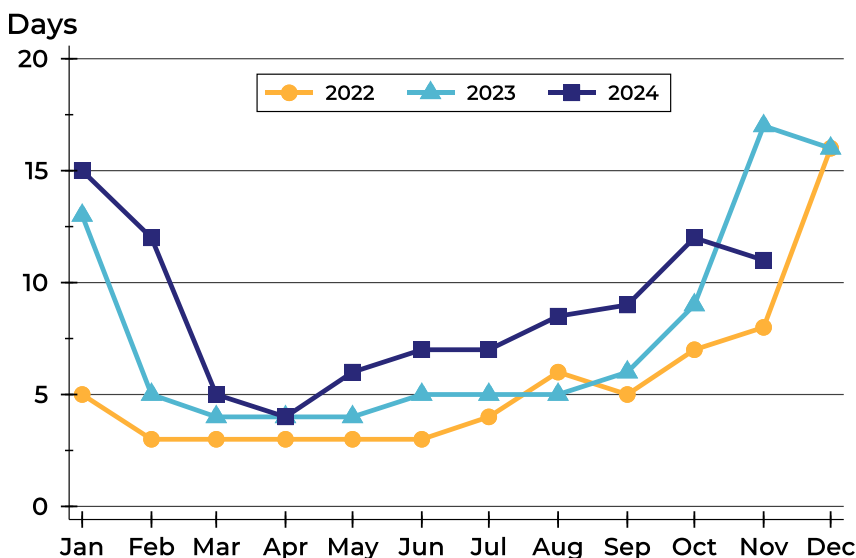
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



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

Median DOM



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

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

November 2024																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2024	YTD2023	YTD2022	YTD2021	
\$1-\$29,999	1	2	1	4	7	3	2	3	4	1	1		29	40	64	66	
\$30,000-\$39,999	3	7	3	6	3	0	5	2	3	1	5		38	37	45	52	
\$40,000-\$49,999	7	4	5	5	1	1	3	4	5	4	3		42	63	48	75	
\$50,000-\$59,999	1	2	6	2	5	2	4	2	13	2	3		42	80	70	95	
\$60,000-\$69,999	5	6	8	12	8	4	5	8	4	5	6		71	84	107	95	
\$70,000-\$79,999	6	5	5	5	5	5	5	8	3	8	1		56	66	87	105	
\$80,000-\$89,999	5	5	10	25	9	13	6	9	7	5	4		98	78	101	135	
\$90,000-\$99,999	7	4	5	4	5	5	9	10	8	8	6		71	96	83	116	
\$100,000-\$119,999	10	8	14	11	9	11	9	11	10	8	7		108	149	167	210	
\$120,000-\$139,999	7	13	12	21	14	9	19	20	16	13	17		161	175	254	263	
\$140,000-\$159,999	14	14	20	23	21	13	18	19	21	18	22		203	212	235	267	
\$160,000-\$179,999	15	17	18	17	20	29	17	18	22	13	17		203	197	205	273	
\$180,000-\$199,999	15	11	19	22	21	18	17	22	16	18	16		195	165	199	240	
\$200,000-\$249,999	24	27	19	46	49	42	43	47	37	39	34		407	354	398	438	
\$250,000-\$299,999	26	20	26	28	44	34	44	40	29	31	28		350	294	332	304	
\$300,000-\$399,999	14	14	24	36	46	46	41	42	25	30	29		347	329	315	313	
\$400,000-\$499,999	9	4	15	7	14	21	23	20	16	20	19		168	142	155	107	
\$500,000 or more	4	10	9	8	21	16	20	13	9	20	9		139	114	107	61	
TOTALS	173	173	219	282	302	272	290	298	248	244	227	0	2728	2675	2972	3215	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Fell in November

Total home sales in Wabaunsee County fell last month to 1 unit, compared to 4 units in November 2023. Total sales volume was \$0.2 million, down from a year earlier.

The median sale price in November was \$155,000, down from \$445,000 a year earlier. Homes that sold in November were typically on the market for 3 days and sold for 124.0% of their list prices.

Wabaunsee County Active Listings Up at End of November

The total number of active listings in Wabaunsee County at the end of November was 10 units, up from 6 at the same point in 2023. 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 \$317,450.

During November, a total of 2 contracts were written down from 3 in November 2023. At the end of the month, there were 6 contracts still pending.

Report Contents

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

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Wabaunsee County Summary Statistics

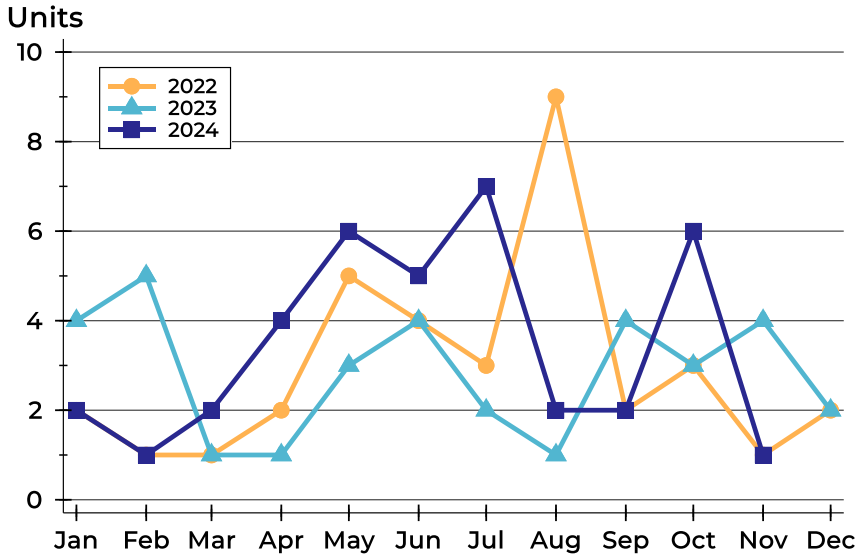
November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	1 -75.0%	4 300.0%	1 -66.7%	38 18.8%	32 -3.0%	33 -32.7%	
Active Listings Change from prior year	10 66.7%	6 100.0%	3 -25.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	3.0 42.9%	2.1 110.0%	1.0 11.1%	N/A	N/A	N/A	
New Listings Change from prior year	6 200.0%	2 100.0%	1 -66.7%	60 66.7%	36 -12.2%	41 -26.8%	
Contracts Written Change from prior year	2 -33.3%	3 0.0%	3 50.0%	41 32.3%	31 -11.4%	35 -30.0%	
Pending Contracts Change from prior year	6 100.0%	3 0.0%	3 -25.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	155 -94.2%	2,660 2560.0%	100 -91.5%	10,549 8.5%	9,722 7.6%	9,036 -10.8%	
Average	Sale Price Change from prior year	155,000 -76.7%	665,000 565.0%	100,000 -74.5%	277,612 -8.6%	303,817 11.0%	273,815 32.5%
	List Price of Actives Change from prior year	359,890 -25.0%	479,833 44.2%	332,667 73.4%	N/A	N/A	N/A
	Days on Market Change from prior year	3 -85.7%	21 40.0%	15 -68.8%	33 26.9%	26 0.0%	26 18.2%
	Percent of List Change from prior year	124.0% 31.9%	94.0% 31.7%	71.4% -23.0%	99.5% 2.2%	97.4% -0.4%	97.8% 1.9%
	Percent of Original Change from prior year	124.0% 32.5%	93.6% 31.1%	71.4% -17.6%	96.0% 0.9%	95.1% -1.5%	96.5% 1.4%
Median	Sale Price Change from prior year	155,000 -65.2%	445,000 345.0%	100,000 -76.1%	256,500 36.8%	187,500 -12.8%	215,000 43.3%
	List Price of Actives Change from prior year	317,450 -28.2%	442,000 60.7%	275,000 31.9%	N/A	N/A	N/A
	Days on Market Change from prior year	3 -83.3%	18 20.0%	15 -69.4%	12 9.1%	11 37.5%	8 33.3%
	Percent of List Change from prior year	124.0% 32.3%	93.7% 31.2%	71.4% -22.9%	100.0% 0.5%	99.5% -0.5%	100.0% 0.0%
	Percent of Original Change from prior year	124.0% 33.6%	92.8% 30.0%	71.4% -14.9%	99.4% 2.5%	97.0% -1.2%	98.2% 0.2%

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



Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

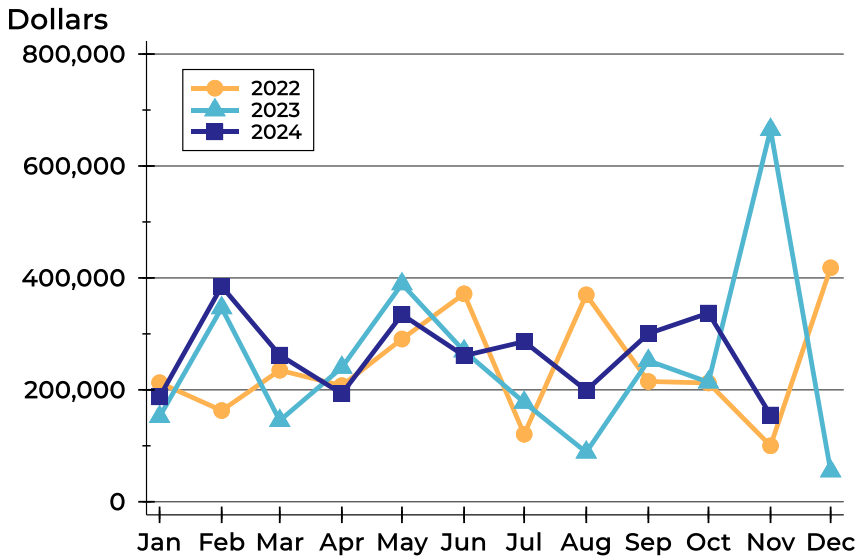
Closed Listings by Price Range

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	100.0%	0.0	155,000	155,000	3	3	124.0%	124.0%	124.0%	124.0%
\$175,000-\$199,999	0	0.0%	8.0	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%	5.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



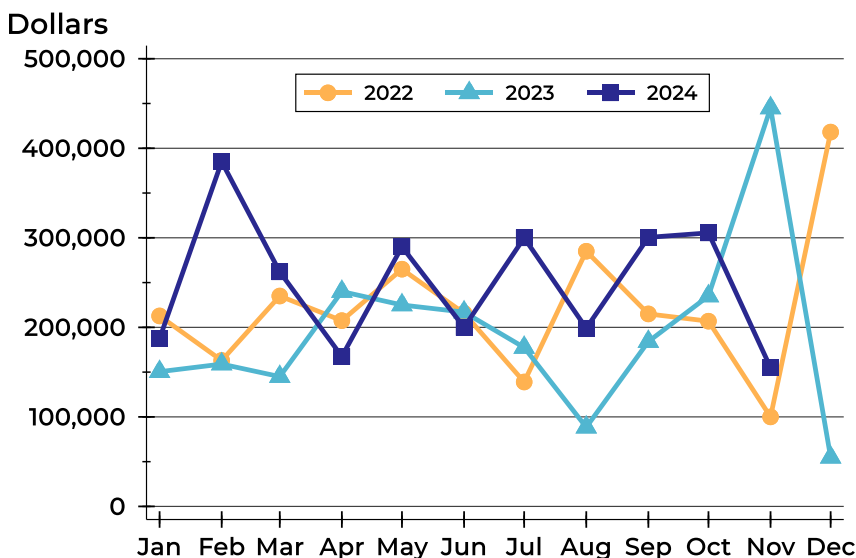
Wabaunsee County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	212,750	152,000	187,500
February	163,000	346,400	385,000
March	235,000	145,000	262,000
April	207,500	240,000	193,125
May	290,800	389,167	334,558
June	371,625	269,250	261,000
July	120,667	177,500	286,200
August	369,778	88,450	199,000
September	215,000	252,048	300,500
October	212,300	213,667	337,167
November	100,000	665,000	155,000
December	418,085	54,875	

Median Price

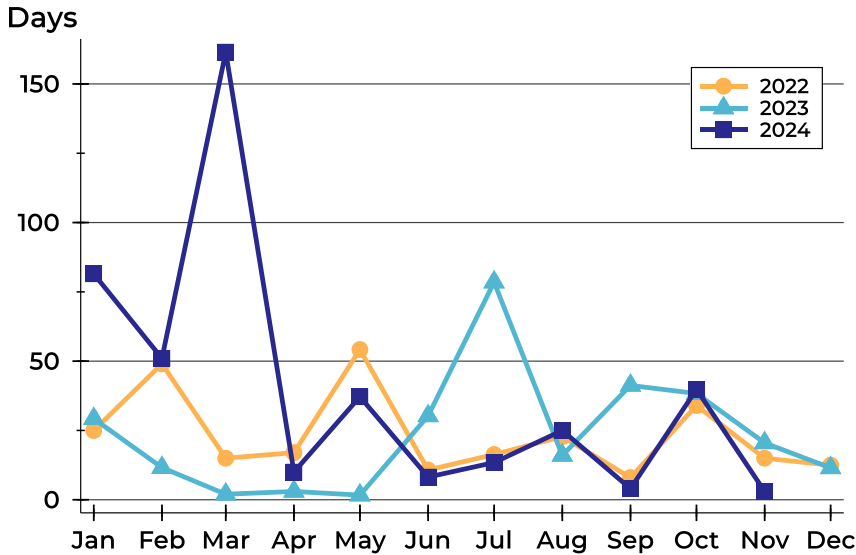


Month	2022	2023	2024
January	212,750	150,500	187,500
February	163,000	159,000	385,000
March	235,000	145,000	262,000
April	207,500	240,000	167,500
May	265,000	225,000	290,000
June	215,750	217,000	200,000
July	139,000	177,500	300,000
August	285,000	88,450	199,000
September	215,000	184,095	300,500
October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



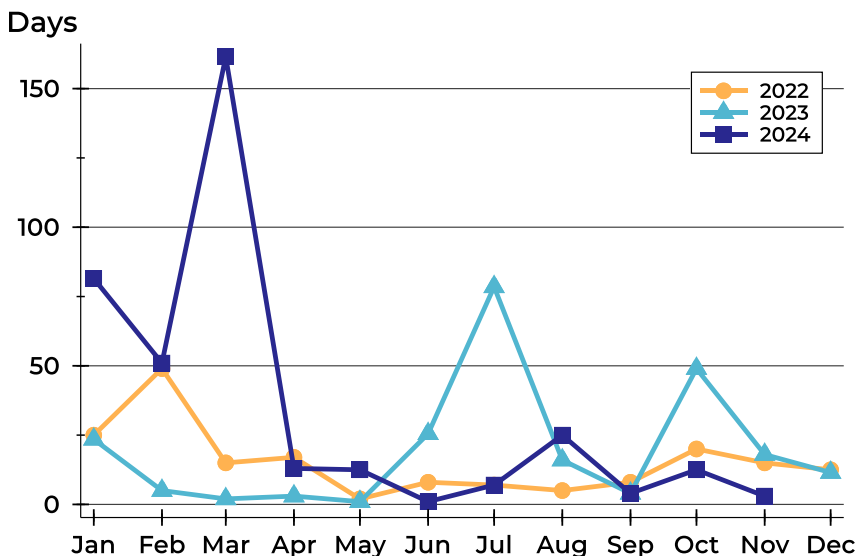
Wabaunsee County Closed Listings Analysis

Average DOM



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

Median DOM



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



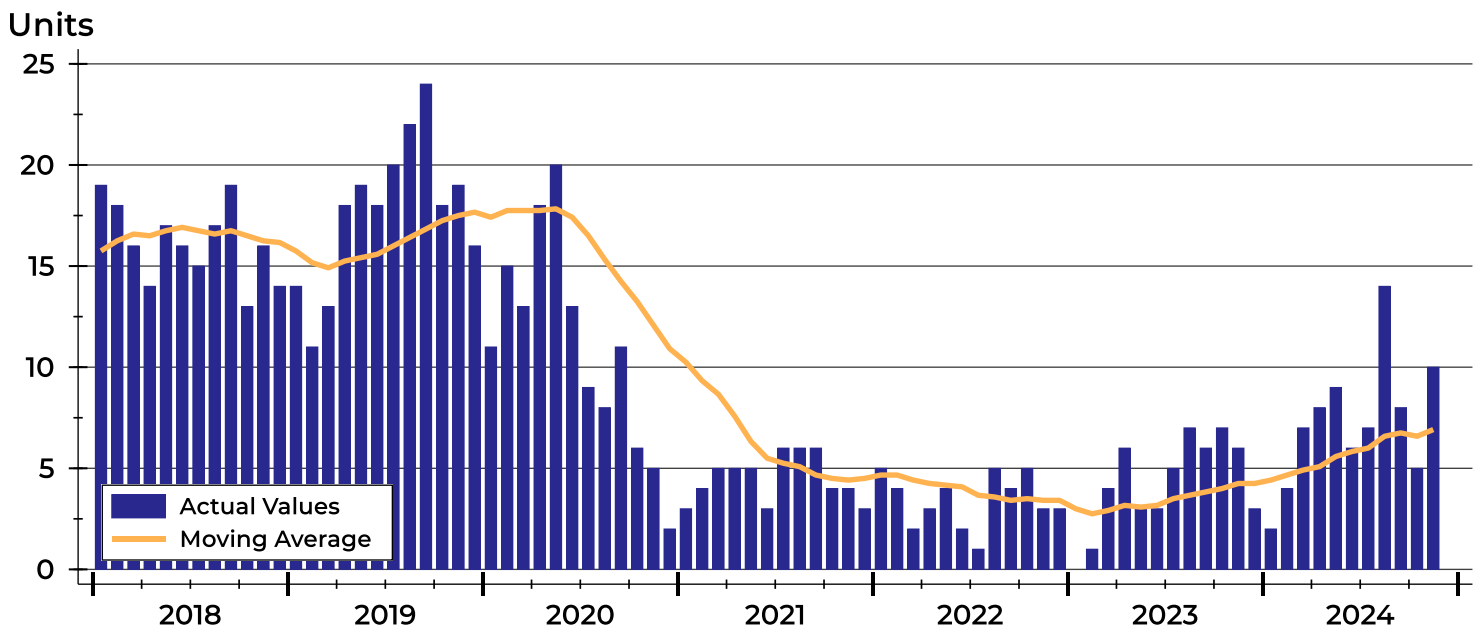
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		10	6	66.7%
Volume (1,000s)		3,599	2,879	25.0%
Months' Supply		3.0	2.1	42.9%
Average	List Price	359,890	479,833	-25.0%
	Days on Market	65	123	-47.2%
	Percent of Original	94.6%	85.5%	10.6%
Median	List Price	317,450	442,000	-28.2%
	Days on Market	61	126	-51.6%
	Percent of Original	98.9%	87.4%	13.2%

A total of 10 homes were available for sale in Wabaunsee 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 \$317,450, down 28.2% from 2023. The typical time on market for active listings was 61 days, down from 126 days a year earlier.

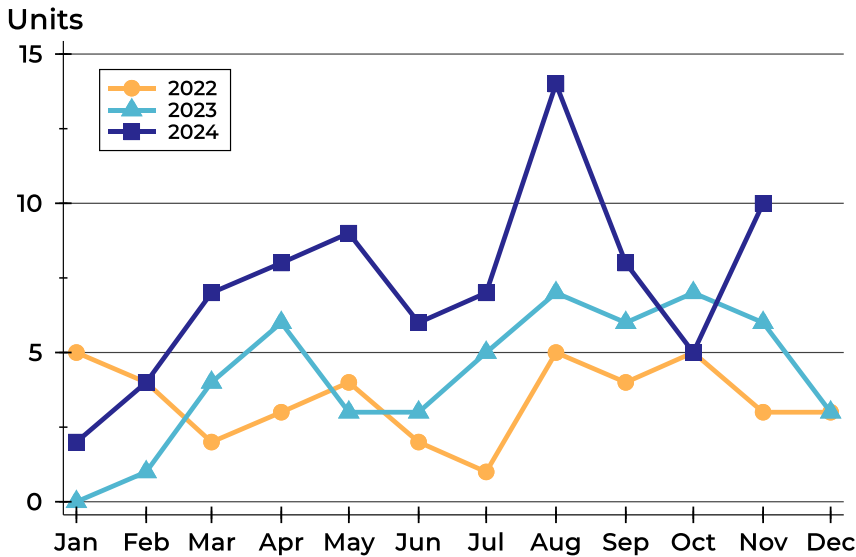
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



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

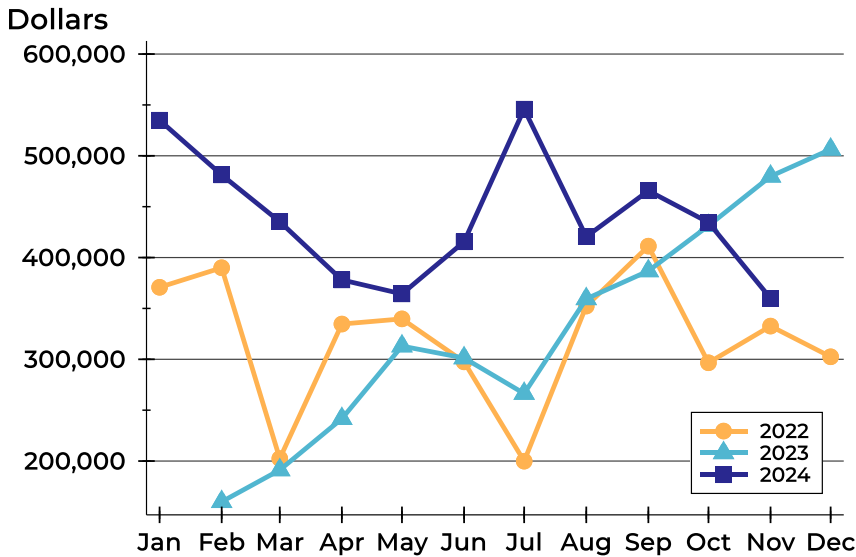
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	2	20.0%	8.0	181,750	181,750	24	24	97.3%	97.3%
\$200,000-\$249,999	1	10.0%	N/A	240,000	240,000	134	134	90.6%	90.6%
\$250,000-\$299,999	1	10.0%	N/A	285,000	285,000	9	9	100.0%	100.0%
\$300,000-\$399,999	4	40.0%	5.3	351,475	348,500	61	56	97.6%	100.0%
\$400,000-\$499,999	1	10.0%	N/A	429,500	429,500	83	83	97.8%	97.8%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	10.0%	N/A	875,000	875,000	131	131	72.9%	72.9%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



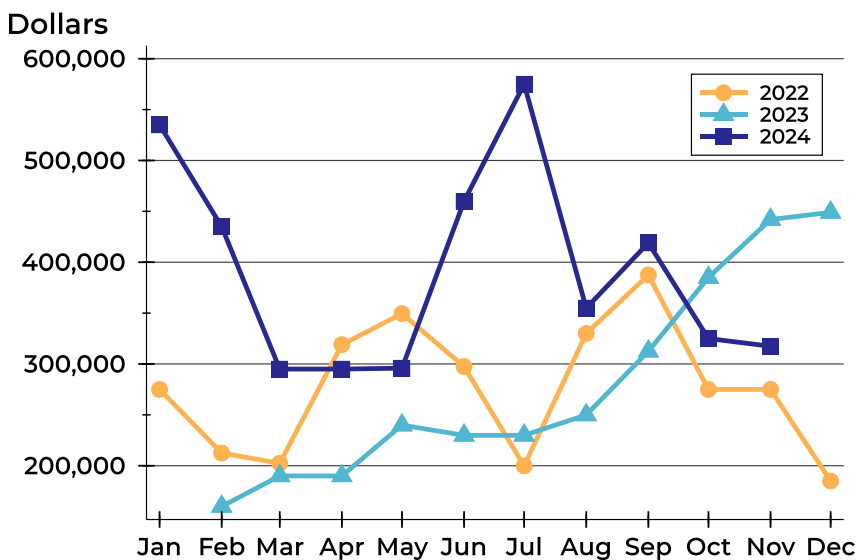
Wabaunsee County Active Listings Analysis

Average Price



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

Median Price

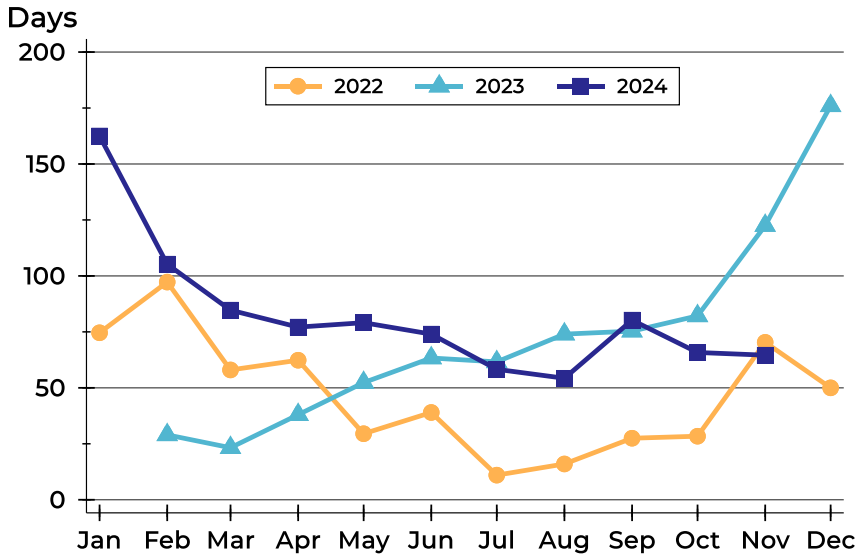


Month	2022	2023	2024
January	275,000	N/A	535,000
February	212,500	160,000	435,000
March	202,450	190,000	295,000
April	319,000	190,000	295,000
May	349,500	239,900	295,900
June	297,500	229,900	459,950
July	199,900	229,900	575,000
August	330,000	249,900	354,950
September	387,500	312,500	419,000
October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



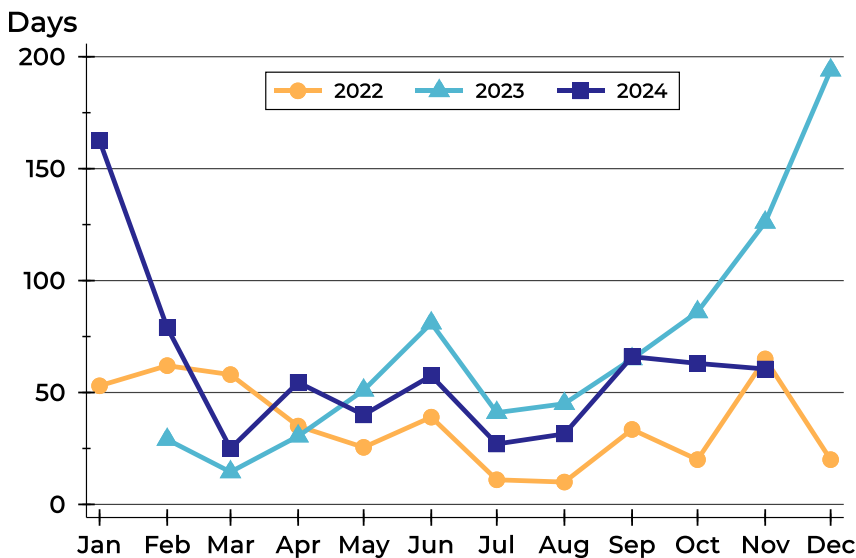
Wabaunsee County Active Listings Analysis

Average DOM



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

Median DOM

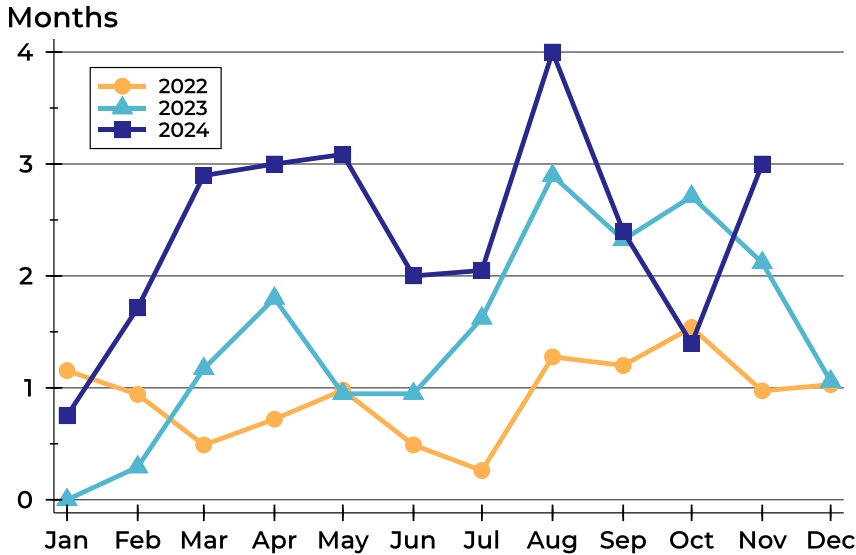


Month	2022	2023	2024
January	53	N/A	163
February	62	29	79
March	58	15	25
April	35	31	55
May	26	51	40
June	39	81	58
July	11	41	27
August	10	45	32
September	34	65	66
October	20	86	63
November	65	126	61
December	20	194	



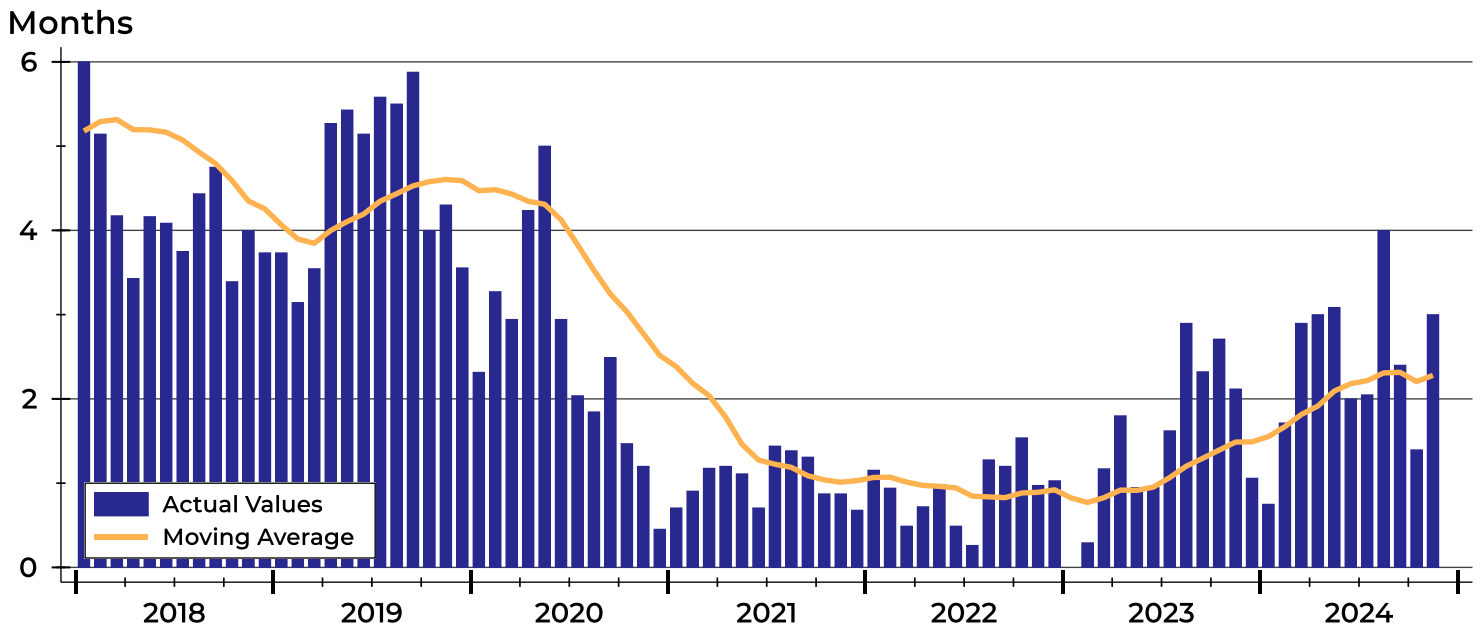
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





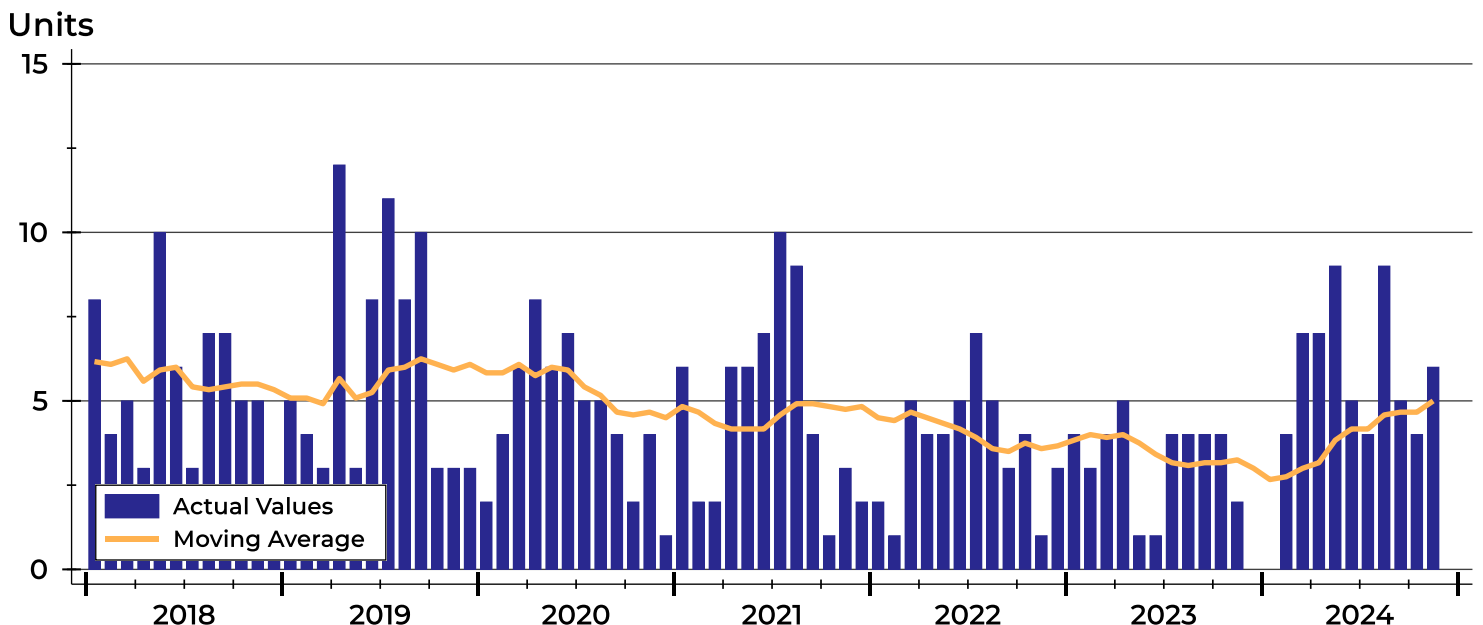
Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	6	2	200.0%
	Volume (1,000s)	1,362	391	248.3%
	Average List Price	226,958	195,500	16.1%
	Median List Price	235,000	195,500	20.2%
Year-to-Date	New Listings	60	36	66.7%
	Volume (1,000s)	17,234	11,526	49.5%
	Average List Price	287,233	320,167	-10.3%
	Median List Price	265,000	200,000	32.5%

A total of 6 new listings were added in Wabaunsee County during November, up 200.0% from the same month in 2023. Year-to-date Wabaunsee County has seen 60 new listings.

The median list price of these homes was \$235,000 up from \$195,500 in 2023.

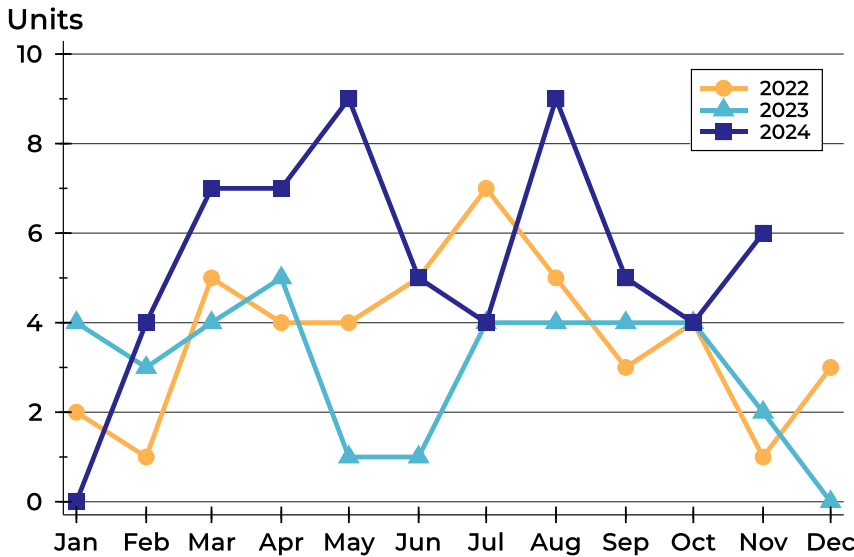
History of New Listings





Wabaunsee County New Listings Analysis

New Listings by Month



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

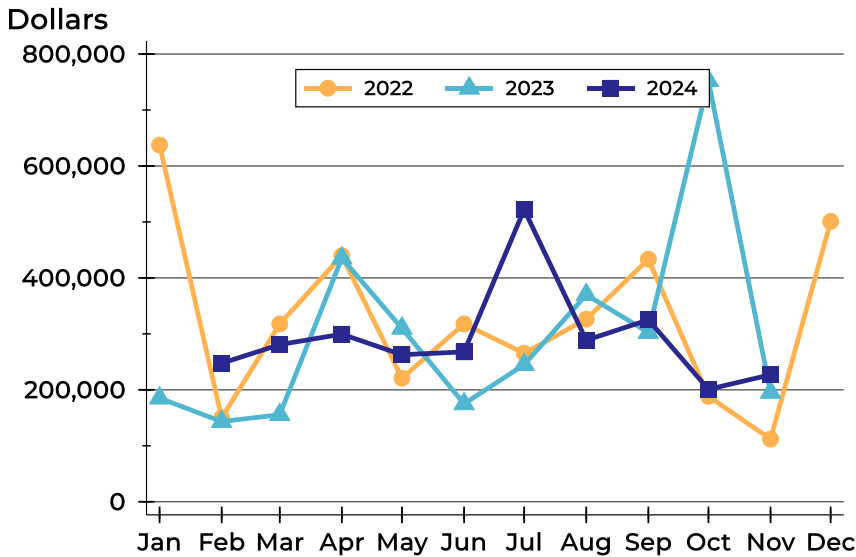
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	16.7%	44,850	44,850	5	5	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	165,000	165,000	3	3	100.0%	100.0%
\$175,000-\$199,999	1	16.7%	185,000	185,000	12	12	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	285,000	285,000	16	16	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	340,950	340,950	17	17	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



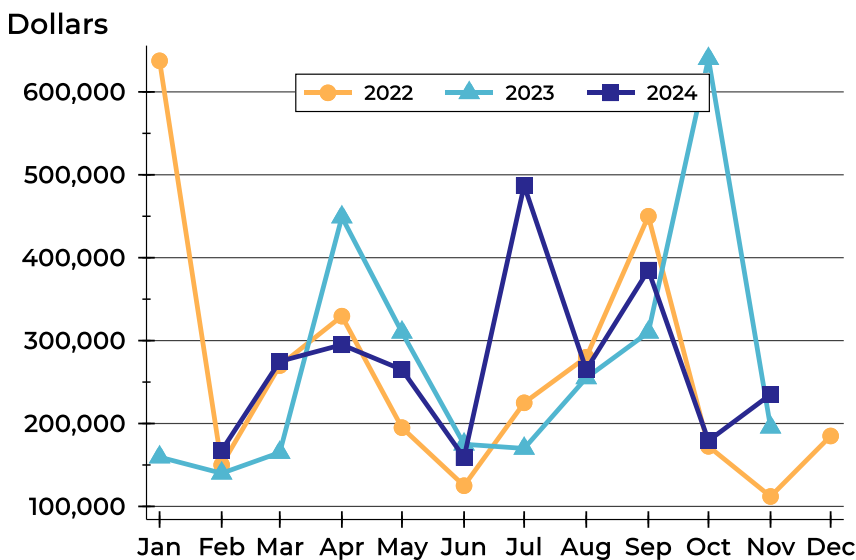
Wabaunsee County New Listings Analysis

Average Price



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

Median Price



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



Wabaunsee County Contracts Written Analysis

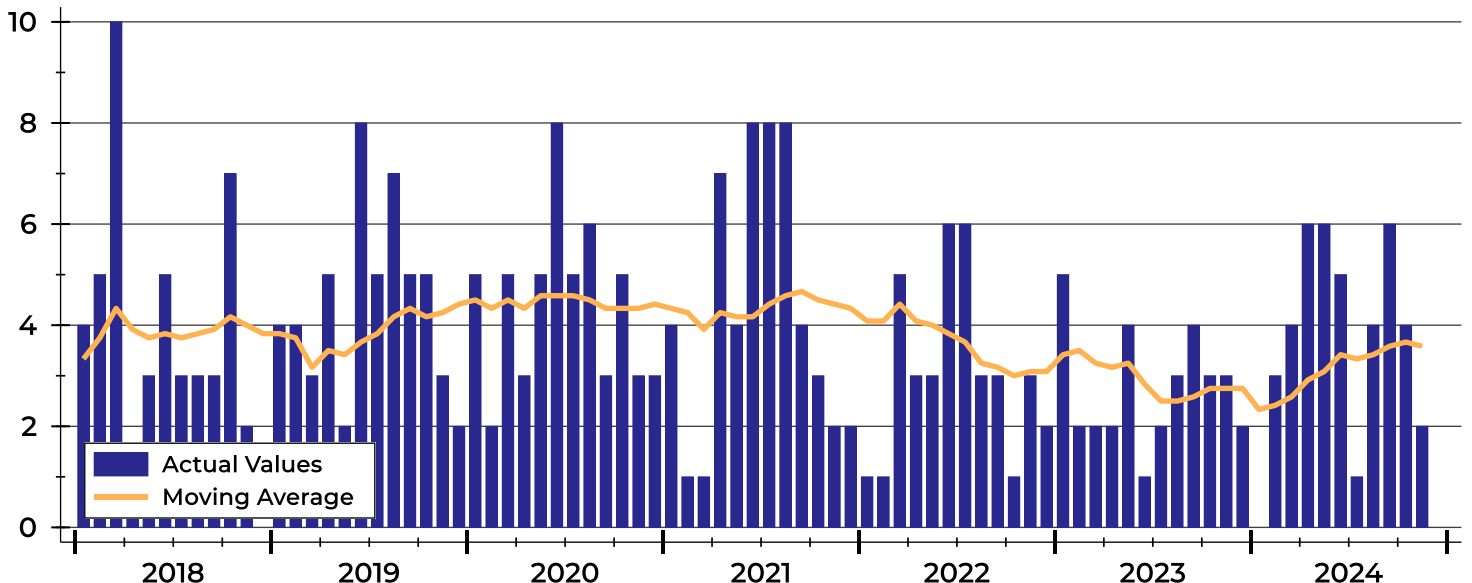
Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		2	3	-33.3%	41	31	32.3%
Volume (1,000s)		210	421	-50.1%	11,706	8,965	30.6%
Average	Sale Price	104,925	140,300	-25.2%	285,513	289,177	-1.3%
	Days on Market	4	15	-73.3%	33	25	32.0%
	Percent of Original	100.0%	85.8%	16.6%	96.8%	94.3%	2.7%
Median	Sale Price	104,925	92,000	14.0%	265,000	185,000	43.2%
	Days on Market	4	22	-81.8%	8	7	14.3%
	Percent of Original	100.0%	93.2%	7.3%	100.0%	96.8%	3.3%

A total of 2 contracts for sale were written in Wabaunsee County during the month of November, down from 3 in 2023. The median list price of these homes was \$104,925, up from \$92,000 the prior year.

Half of the homes that went under contract in November were on the market less than 4 days, compared to 22 days in November 2023.

History of Contracts Written

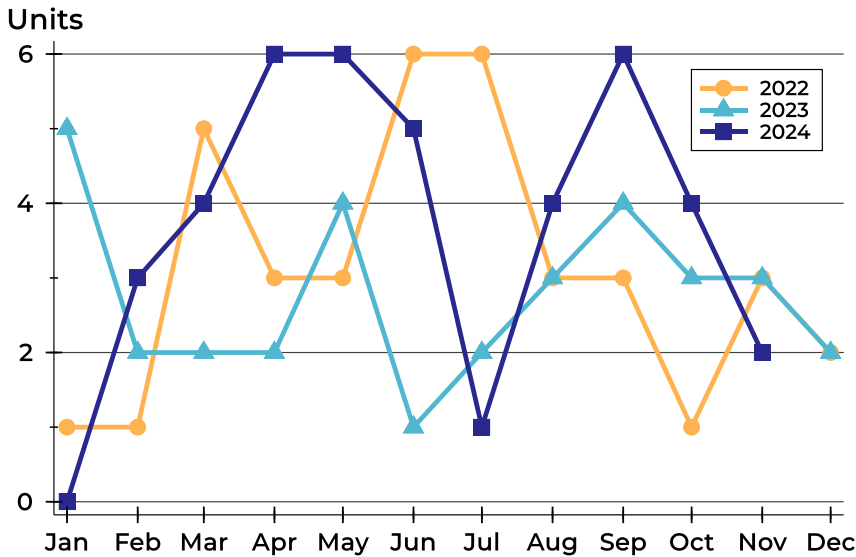
Units





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

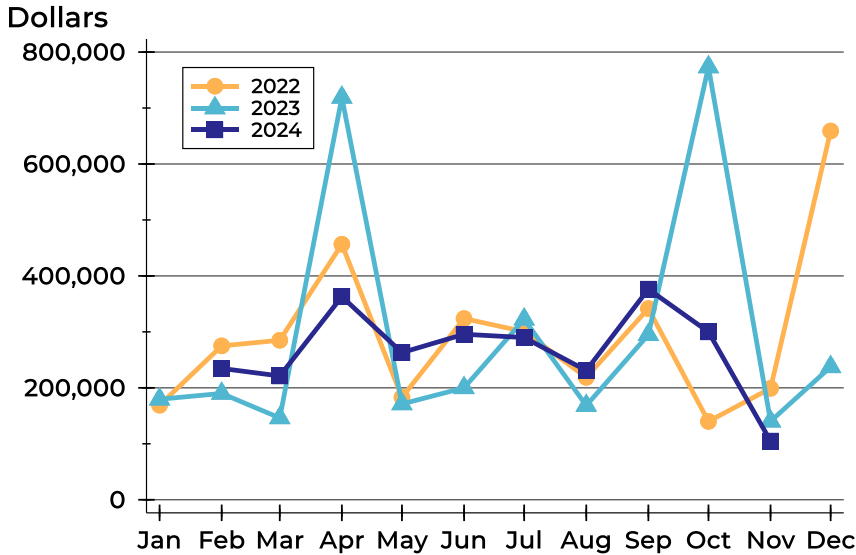
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	50.0%	44,850	44,850	5	5	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	50.0%	165,000	165,000	3	3	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



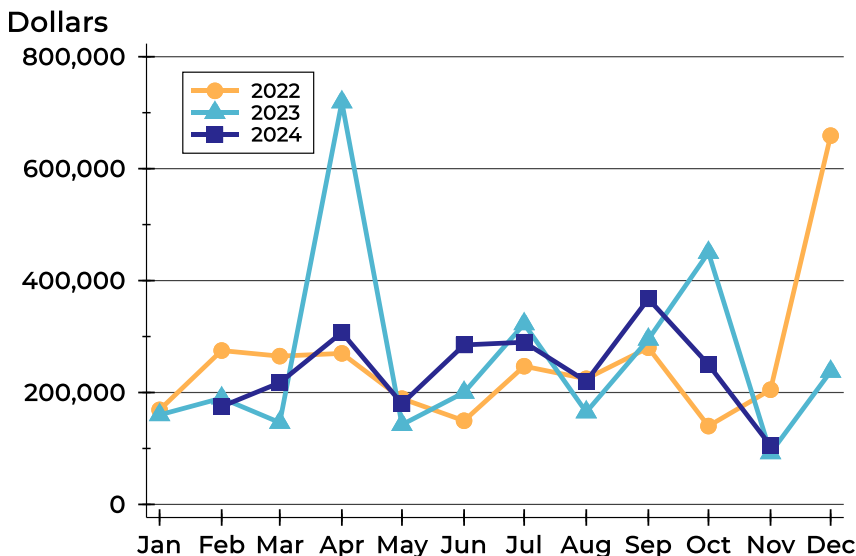
Wabaunsee County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	169,000	179,700	N/A
February	275,000	190,000	234,667
March	285,000	146,250	221,225
April	456,633	719,000	363,000
May	183,000	171,225	263,000
June	323,833	200,000	295,800
July	300,500	322,500	289,900
August	218,800	168,333	231,000
September	341,633	294,925	376,400
October	140,000	773,333	300,000
November	199,000	140,300	104,925
December	659,000	237,500	

Median Price

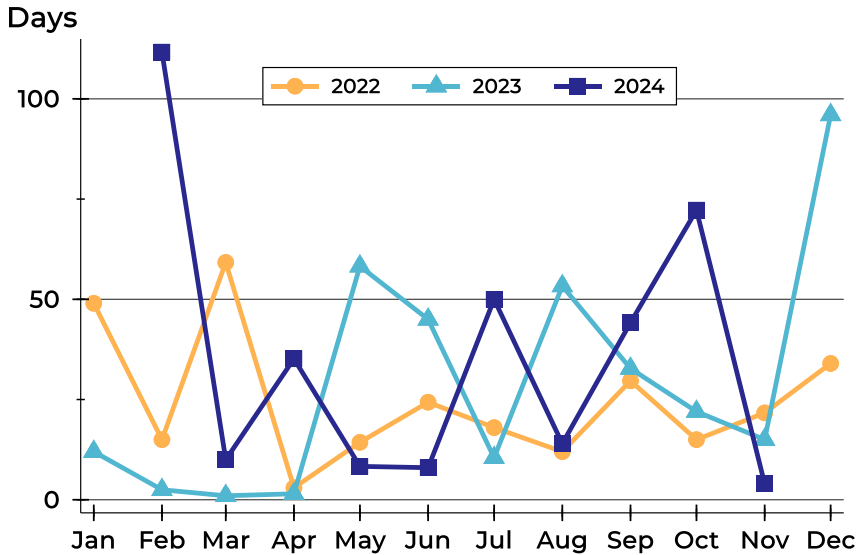


Month	2022	2023	2024
January	169,000	160,000	N/A
February	275,000	190,000	175,000
March	265,000	146,250	217,500
April	269,900	719,000	307,250
May	189,000	142,500	180,000
June	149,500	200,000	285,000
July	247,000	322,500	289,900
August	224,500	165,000	220,000
September	280,000	294,950	367,450
October	140,000	450,000	250,000
November	205,000	92,000	104,925
December	659,000	237,500	



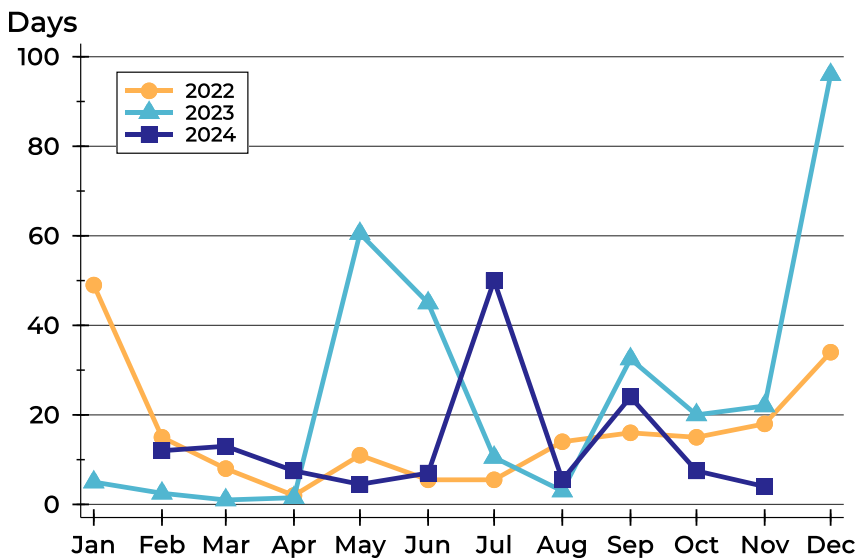
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	49	12	N/A
February	15	3	112
March	59	1	10
April	3	2	35
May	14	58	8
June	24	45	8
July	18	11	50
August	12	53	14
September	30	33	44
October	15	22	72
November	22	15	4
December	34	96	

Median DOM

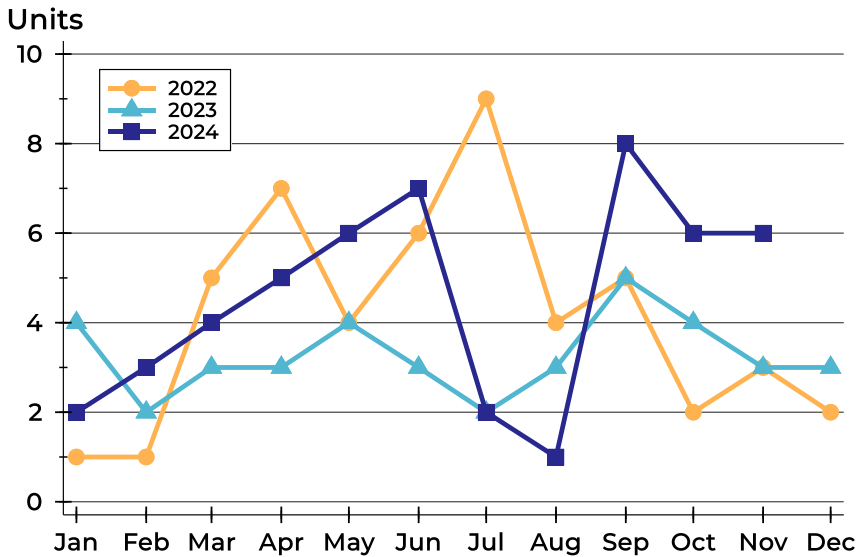


Month	2022	2023	2024
January	49	5	N/A
February	15	3	12
March	8	1	13
April	2	2	8
May	11	61	5
June	6	45	7
July	6	11	50
August	14	3	6
September	16	33	24
October	15	20	8
November	18	22	4
December	34	96	



Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

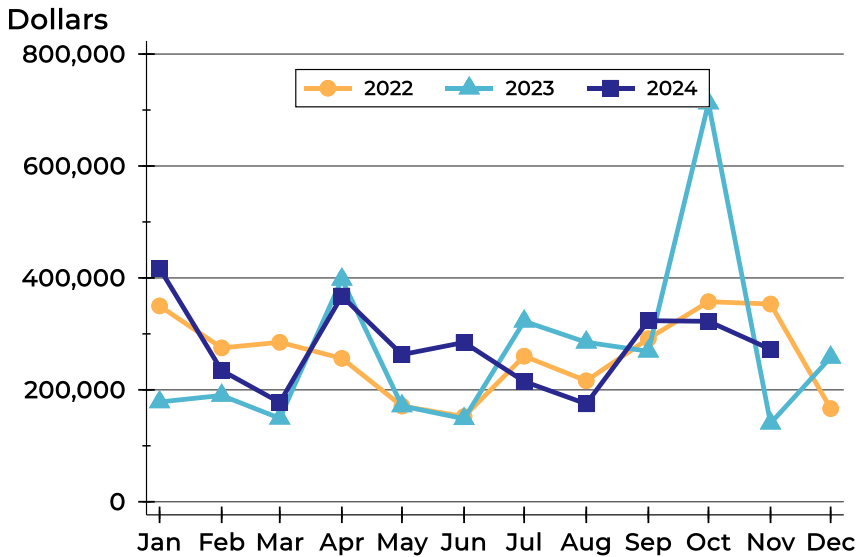
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	16.7%	44,850	44,850	5	5	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	165,000	165,000	3	3	100.0%	100.0%
\$175,000-\$199,999	1	16.7%	180,000	180,000	4	4	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	33.3%	334,950	334,950	20	20	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	575,000	575,000	271	271	72.9%	72.9%
\$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



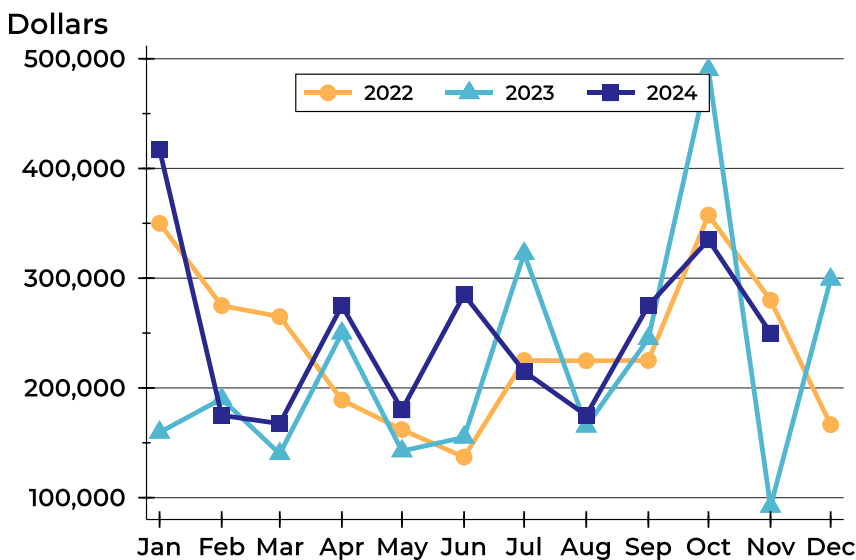
Wabaunsee County Pending Contracts Analysis

Average Price



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

Median Price

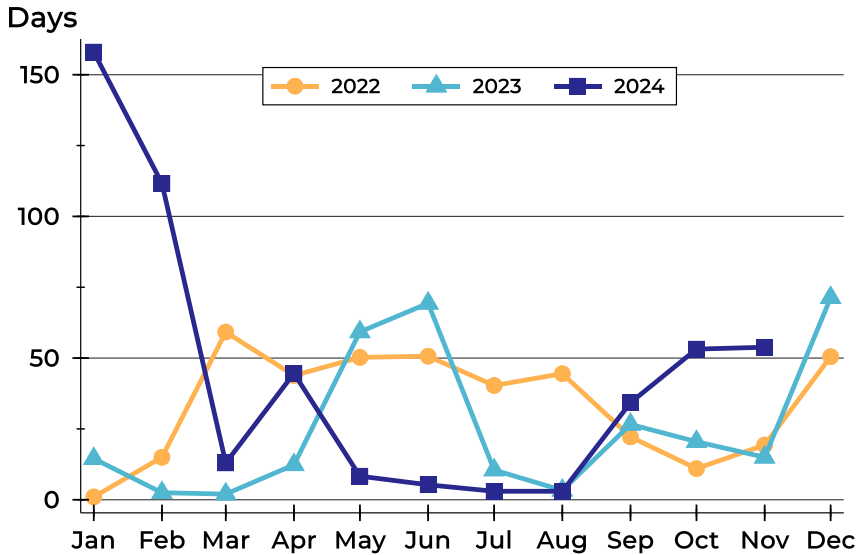


Month	2022	2023	2024
January	350,000	159,500	417,000
February	275,000	190,000	175,000
March	265,000	140,000	167,500
April	189,000	249,900	275,000
May	162,000	142,500	180,000
June	137,000	155,000	285,000
July	225,000	322,500	215,000
August	224,750	165,000	175,000
September	225,000	244,900	274,950
October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



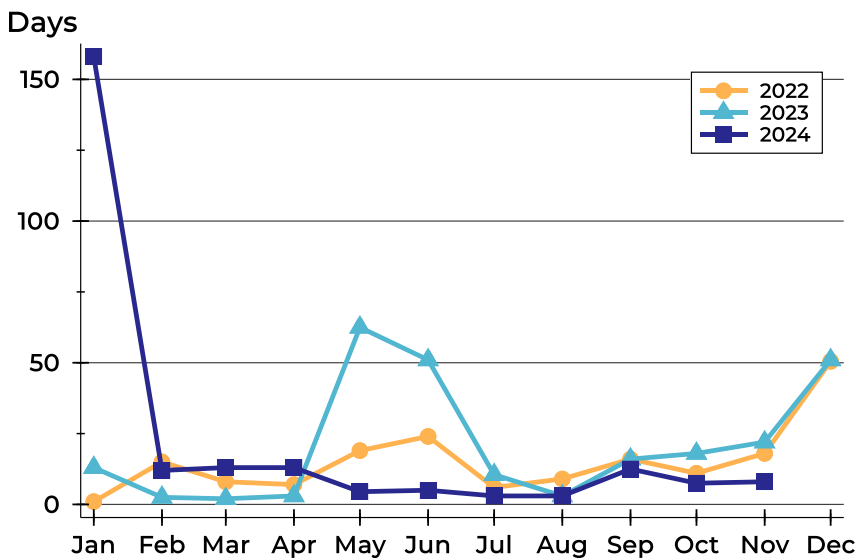
Wabaunsee County Pending Contracts Analysis

Average DOM



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

Median DOM



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