



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

January 2025 Region Total Statistics

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

Sunflower MLS, Inc.

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

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



Central Region Housing Report



Market Overview

Central Region Home Sales Fell in January

Total home sales in Central Region fell last month to 149 units, compared to 152 units in January 2024. Total sales volume was \$35.4 million, up from a year earlier.

The median sale price in January was \$192,250, up from \$182,400 a year earlier. Homes that sold in January were typically on the market for 19 days and sold for 98.4% of their list prices.

Central Region Active Listings Up at End of January

The total number of active listings in Central Region at the end of January was 177 units, up from 172 at the same point in 2024. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$214,000.

During January, a total of 163 contracts were written down from 178 in January 2024. At the end of the month, there were 174 contracts still pending.

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Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3245
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Central Region Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		149 -2.0%	152 7.8%	141 -26.9%	149 -2.0%	152 7.8%	141 -26.9%
Active Listings Change from prior year		177 2.9%	172 30.3%	132 48.3%	N/A	N/A	N/A
Months' Supply Change from prior year		0.9 0.0%	0.9 50.0%	0.6 50.0%	N/A	N/A	N/A
New Listings Change from prior year		123 -28.1%	171 13.2%	151 -7.9%	123 -28.1%	171 13.2%	151 -7.9%
Contracts Written Change from prior year		163 -8.4%	178 1.1%	176 6.7%	163 -8.4%	178 1.1%	176 6.7%
Pending Contracts Change from prior year		174 1.8%	171 4.9%	163 -5.2%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		35,438 16.0%	30,548 29.6%	23,569 -29.3%	35,438 16.0%	30,548 29.6%	23,569 -29.3%
Average	Sale Price Change from prior year	237,839 18.3%	200,977 20.2%	167,154 -3.3%	237,839 18.3%	200,977 20.2%	167,154 -3.3%
	List Price of Actives Change from prior year	250,369 -13.6%	289,916 -16.3%	346,174 46.6%	N/A	N/A	N/A
	Days on Market Change from prior year	33 10.0%	30 42.9%	21 0.0%	33 10.0%	30 42.9%	21 0.0%
	Percent of List Change from prior year	97.1% -0.7%	97.8% 0.1%	97.7% -1.2%	97.1% -0.7%	97.8% 0.1%	97.7% -1.2%
	Percent of Original Change from prior year	94.6% -1.3%	95.8% 0.3%	95.5% -1.5%	94.6% -1.3%	95.8% 0.3%	95.5% -1.5%
Median	Sale Price Change from prior year	192,250 5.4%	182,400 24.3%	146,800 -2.1%	192,250 5.4%	182,400 24.3%	146,800 -2.1%
	List Price of Actives Change from prior year	214,000 -10.8%	239,925 -4.5%	251,225 35.8%	N/A	N/A	N/A
	Days on Market Change from prior year	19 26.7%	15 66.7%	9 80.0%	19 26.7%	15 66.7%	9 80.0%
	Percent of List Change from prior year	98.4% -1.6%	100.0% 0.0%	100.0% 0.0%	98.4% -1.6%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	96.1% -1.2%	97.3% -0.6%	97.9% -2.1%	96.1% -1.2%	97.3% -0.6%	97.9% -2.1%

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



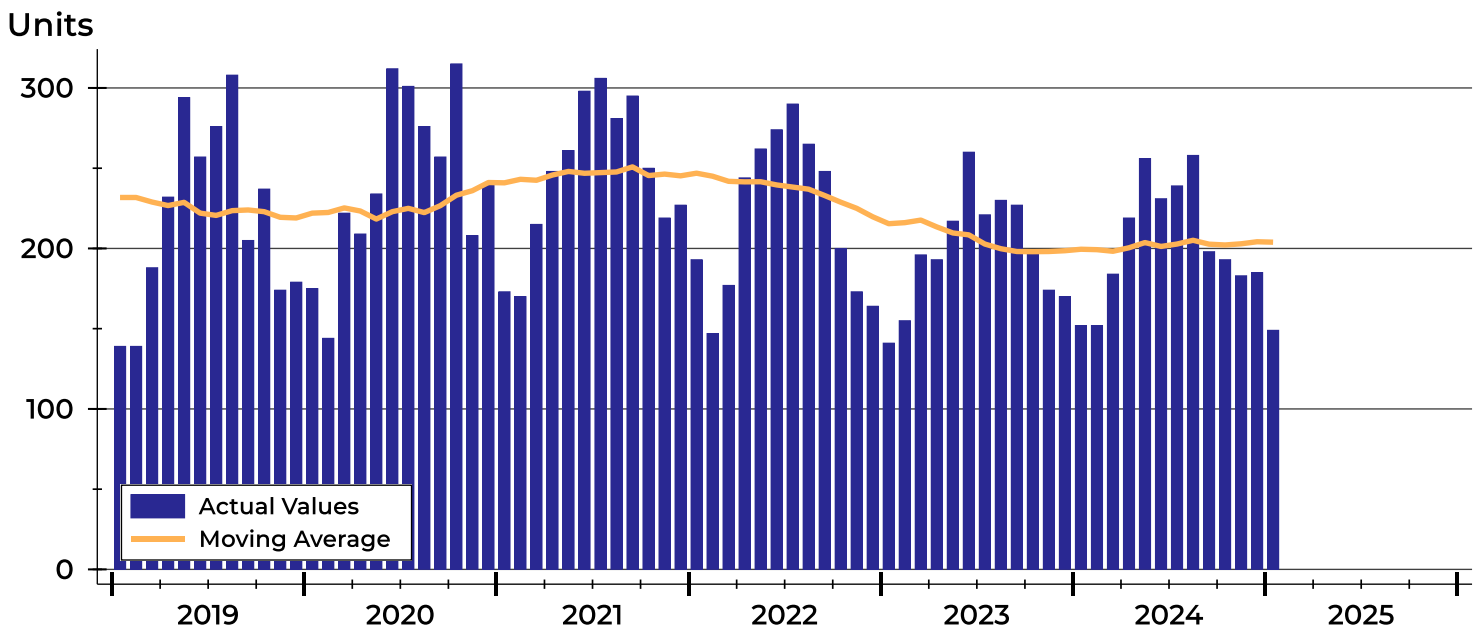
Central Region Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		149	152	-2.0%	149	152	-2.0%
Volume (1,000s)		35,438	30,548	16.0%	35,438	30,548	16.0%
Months' Supply		0.9	0.9	0.0%	N/A	N/A	N/A
Average	Sale Price	237,839	200,977	18.3%	237,839	200,977	18.3%
	Days on Market	33	30	10.0%	33	30	10.0%
	Percent of List	97.1%	97.8%	-0.7%	97.1%	97.8%	-0.7%
	Percent of Original	94.6%	95.8%	-1.3%	94.6%	95.8%	-1.3%
Median	Sale Price	192,250	182,400	5.4%	192,250	182,400	5.4%
	Days on Market	19	15	26.7%	19	15	26.7%
	Percent of List	98.4%	100.0%	-1.6%	98.4%	100.0%	-1.6%
	Percent of Original	96.1%	97.3%	-1.2%	96.1%	97.3%	-1.2%

A total of 149 homes sold in Central Region in January, down from 152 units in January 2024. Total sales volume rose to \$35.4 million compared to \$30.5 million in the previous year.

The median sales price in January was \$192,250, up 5.4% compared to the prior year. Median days on market was 19 days, up from 9 days in December, and up from 15 in January 2024.

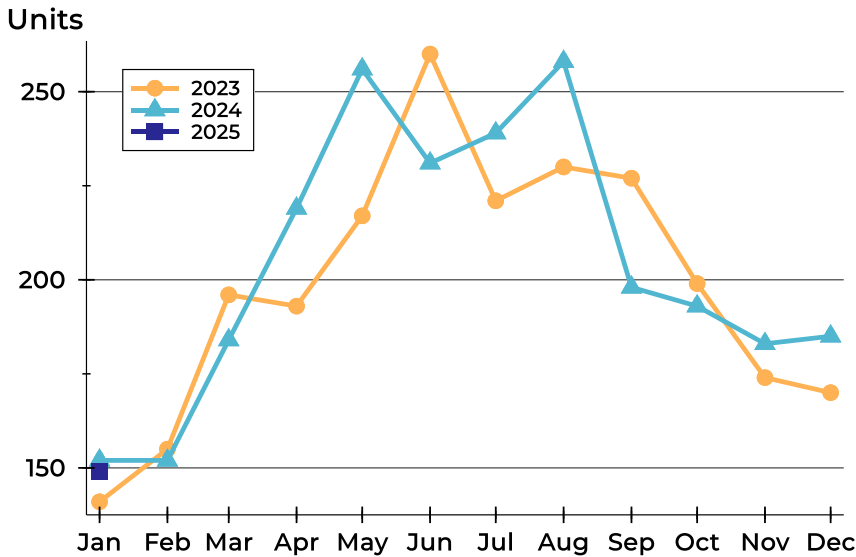
History of Closed Listings





Central Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	141	152	149
February	155	152	
March	196	184	
April	193	219	
May	217	256	
June	260	231	
July	221	239	
August	230	258	
September	227	198	
October	199	193	
November	174	183	
December	170	185	

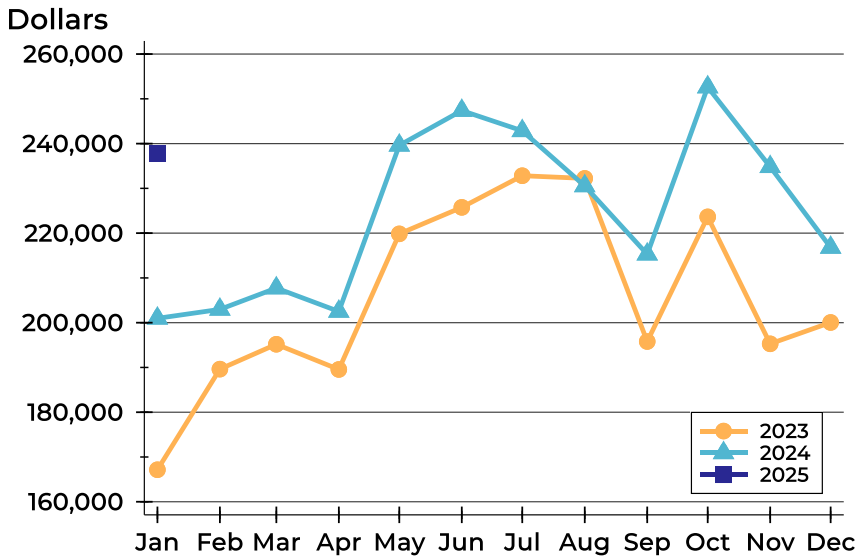
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	0.0	21,000	21,000	0	0	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	6	4.0%	0.3	37,692	37,950	15	3	88.5%	90.1%	88.5%	90.1%
\$50,000-\$99,999	17	11.4%	0.9	73,500	74,000	56	42	94.5%	93.8%	89.4%	92.3%
\$100,000-\$124,999	10	6.7%	0.9	114,195	116,000	14	9	97.8%	98.4%	97.9%	98.3%
\$125,000-\$149,999	14	9.4%	1.1	135,957	138,450	17	13	98.9%	100.0%	97.1%	96.9%
\$150,000-\$174,999	16	10.7%	0.7	160,585	157,950	24	20	97.6%	100.0%	95.6%	97.5%
\$175,000-\$199,999	14	9.4%	0.8	186,189	185,500	28	25	98.2%	99.2%	95.2%	96.3%
\$200,000-\$249,999	20	13.4%	0.7	223,815	224,000	33	22	98.7%	98.4%	96.2%	95.8%
\$250,000-\$299,999	11	7.4%	1.0	275,635	275,000	25	2	97.9%	100.0%	96.8%	100.0%
\$300,000-\$399,999	18	12.1%	0.8	338,427	327,000	29	19	96.8%	98.2%	94.2%	95.0%
\$400,000-\$499,999	13	8.7%	1.3	440,062	440,000	63	24	97.5%	99.8%	95.7%	98.8%
\$500,000-\$749,999	6	4.0%	1.2	567,500	572,500	31	16	98.8%	97.7%	93.2%	96.2%
\$750,000-\$999,999	2	1.3%	0.7	834,639	834,639	94	94	95.8%	95.8%	83.4%	83.4%
\$1,000,000 and up	1	0.7%	1.7	1,325,000	1,325,000	67	67	89.7%	89.7%	89.7%	89.7%



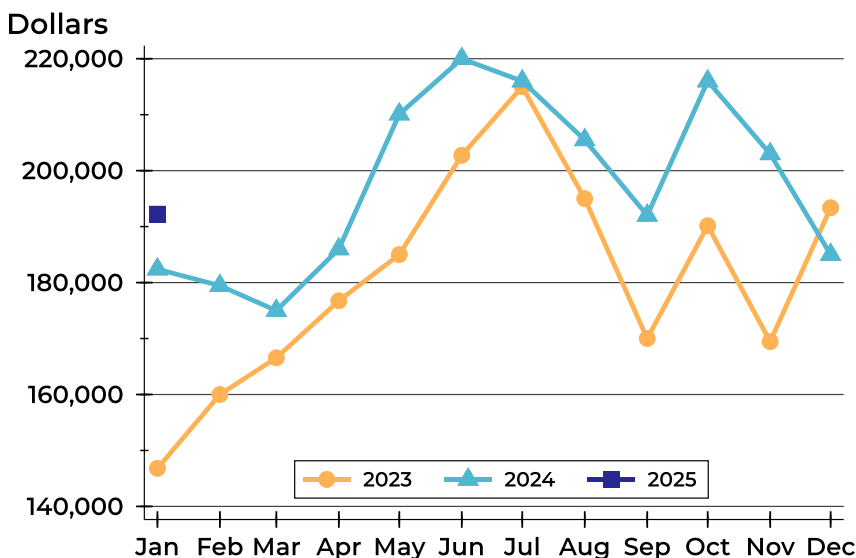
Central Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	167,154	200,977	237,839
February	189,627	202,971	
March	195,182	207,728	
April	189,557	202,514	
May	219,842	239,612	
June	225,758	247,377	
July	232,828	242,852	
August	232,231	230,539	
September	195,798	215,287	
October	223,639	252,624	
November	195,282	234,827	
December	200,047	216,800	

Median Price

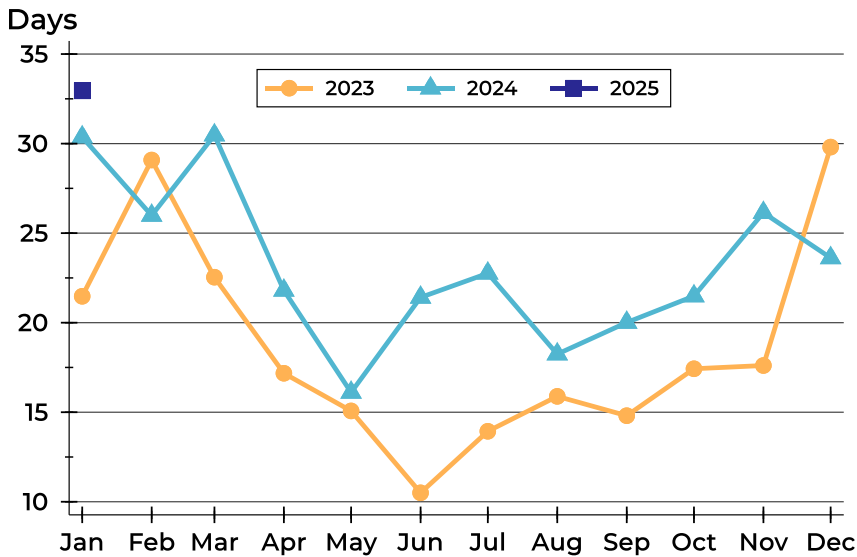


Month	2023	2024	2025
January	146,800	182,400	192,250
February	160,000	179,450	
March	166,550	175,000	
April	176,750	186,000	
May	185,000	210,100	
June	202,750	220,000	
July	215,000	216,000	
August	195,000	205,500	
September	170,000	192,000	
October	190,155	216,000	
November	169,450	203,000	
December	193,375	185,000	



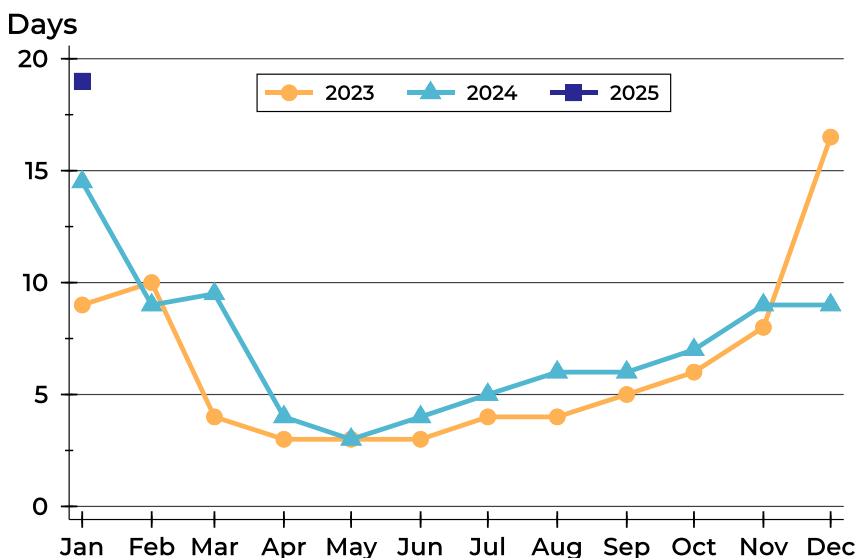
Central Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	30	33
February	29	26	
March	23	30	
April	17	22	
May	15	16	
June	11	21	
July	14	23	
August	16	18	
September	15	20	
October	17	21	
November	18	26	
December	30	24	

Median DOM



Month	2023	2024	2025
January	9	15	19
February	10	9	
March	4	10	
April	3	4	
May	3	3	
June	3	4	
July	4	5	
August	4	6	
September	5	6	
October	6	7	
November	8	9	
December	17	9	



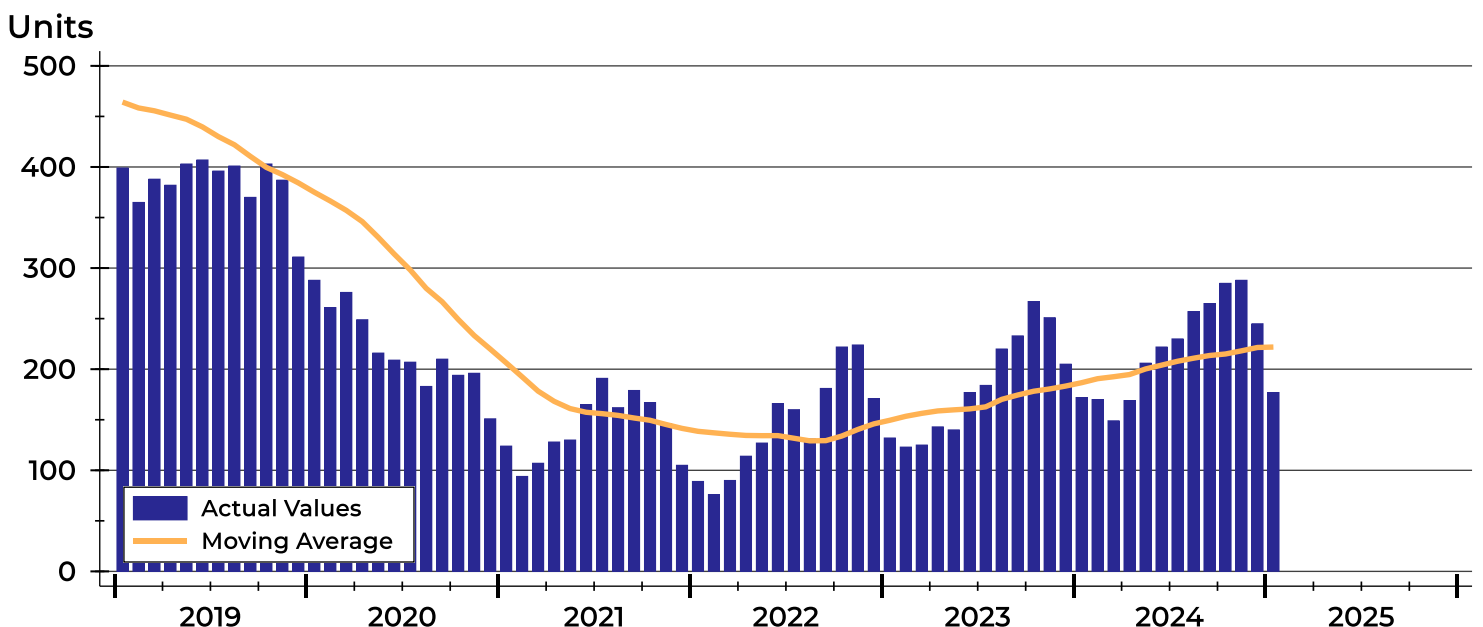
Central Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		177	172	2.9%
Volume (1,000s)		44,315	49,866	-11.1%
Months' Supply		0.9	0.9	0.0%
Average	List Price	250,369	289,916	-13.6%
	Days on Market	68	70	-2.9%
	Percent of Original	96.3%	96.0%	0.3%
Median	List Price	214,000	239,925	-10.8%
	Days on Market	55	47	17.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 177 homes were available for sale in Central Region at the end of January. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of January was \$214,000, down 10.8% from 2024. The typical time on market for active listings was 55 days, up from 47 days a year earlier.

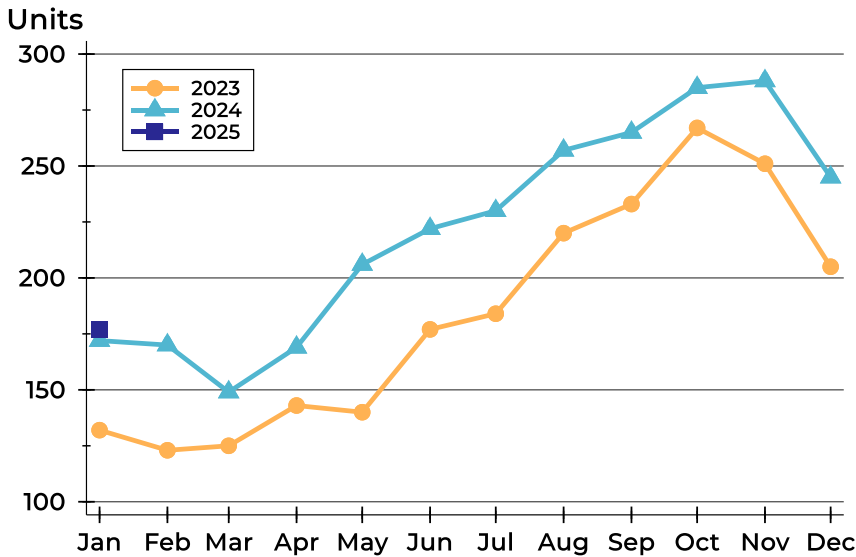
History of Active Listings





Central Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	132	172	177
February	123	170	
March	125	149	
April	143	169	
May	140	206	
June	177	222	
July	184	230	
August	220	257	
September	233	265	
October	267	285	
November	251	288	
December	205	245	

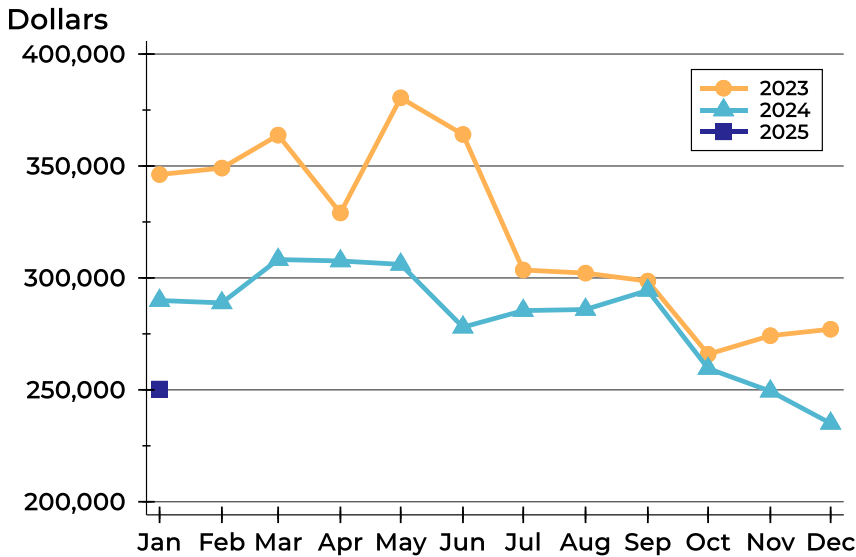
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	1.1%	0.3	42,450	42,450	83	83	97.5%	97.5%
\$50,000-\$99,999	21	11.9%	0.9	77,374	79,500	56	46	94.6%	100.0%
\$100,000-\$124,999	11	6.2%	0.9	117,036	117,000	51	51	96.2%	96.8%
\$125,000-\$149,999	19	10.7%	1.1	137,682	138,000	75	59	95.6%	97.8%
\$150,000-\$174,999	15	8.5%	0.7	162,343	165,650	38	15	98.8%	100.0%
\$175,000-\$199,999	14	7.9%	0.8	190,606	191,000	119	69	90.2%	97.4%
\$200,000-\$249,999	22	12.4%	0.7	224,530	224,700	70	73	96.9%	100.0%
\$250,000-\$299,999	25	14.1%	1.0	276,788	271,000	63	57	96.5%	98.3%
\$300,000-\$399,999	20	11.3%	0.8	349,328	347,225	68	55	98.7%	100.0%
\$400,000-\$499,999	16	9.0%	1.3	443,819	437,450	81	79	96.9%	97.9%
\$500,000-\$749,999	10	5.6%	1.2	569,648	560,389	77	67	98.4%	100.0%
\$750,000-\$999,999	1	0.6%	0.7	760,000	760,000	3	3	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1.7	1,195,000	1,195,000	18	18	100.0%	100.0%



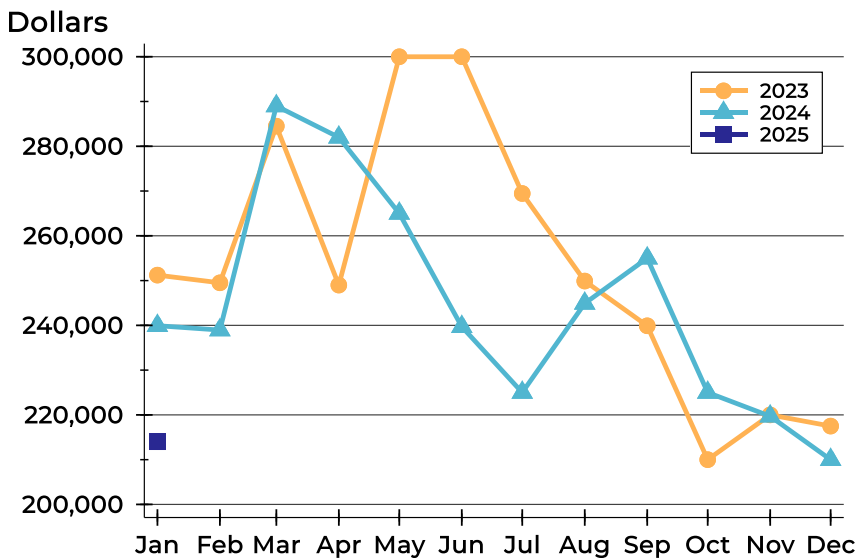
Central Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	346,174	289,916	250,369
February	349,073	288,851	
March	363,785	308,199	
April	329,023	307,575	
May	380,449	306,059	
June	364,083	277,986	
July	303,543	285,403	
August	302,144	285,893	
September	298,592	294,424	
October	265,896	259,542	
November	274,200	249,403	
December	277,073	235,021	

Median Price

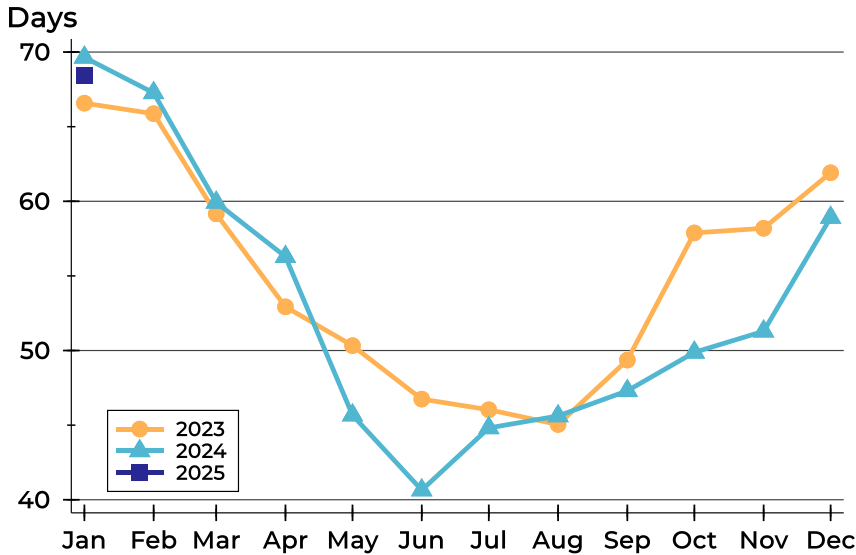


Month	2023	2024	2025
January	251,225	239,925	214,000
February	249,500	238,950	
March	284,500	289,000	
April	249,000	282,000	
May	300,000	265,000	
June	299,999	239,700	
July	269,450	225,000	
August	249,900	244,900	
September	239,900	255,000	
October	210,000	225,000	
November	220,000	219,700	
December	217,500	210,000	



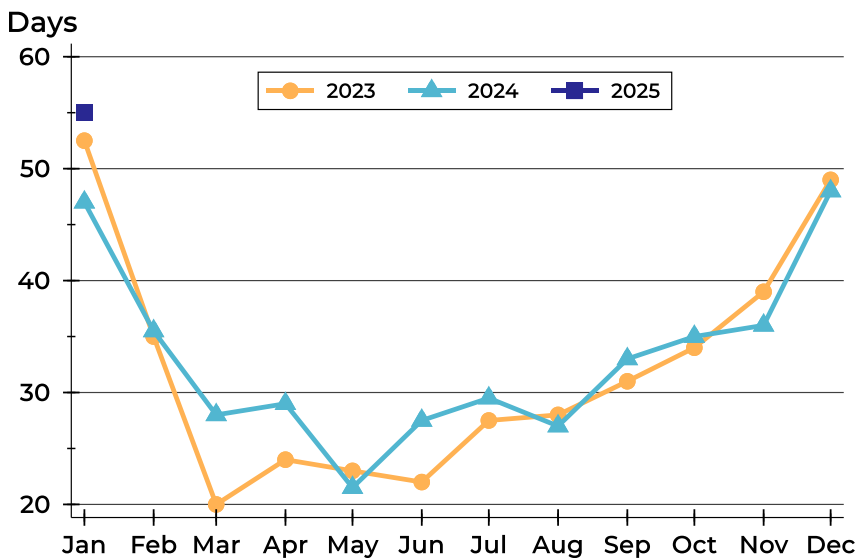
Central Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	67	70	68
February	66	67	
March	59	60	
April	53	56	
May	50	46	
June	47	41	
July	46	45	
August	45	46	
September	49	47	
October	58	50	
November	58	51	
December	62	59	

Median DOM



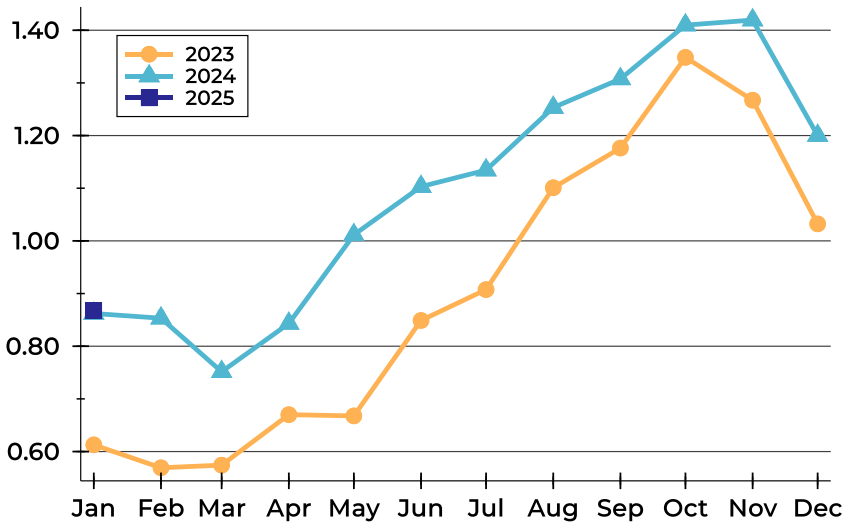
Month	2023	2024	2025
January	53	47	55
February	35	36	
March	20	28	
April	24	29	
May	23	22	
June	22	28	
July	28	30	
August	28	27	
September	31	33	
October	34	35	
November	39	36	
December	49	48	



Central Region Months' Supply Analysis

Months' Supply by Month

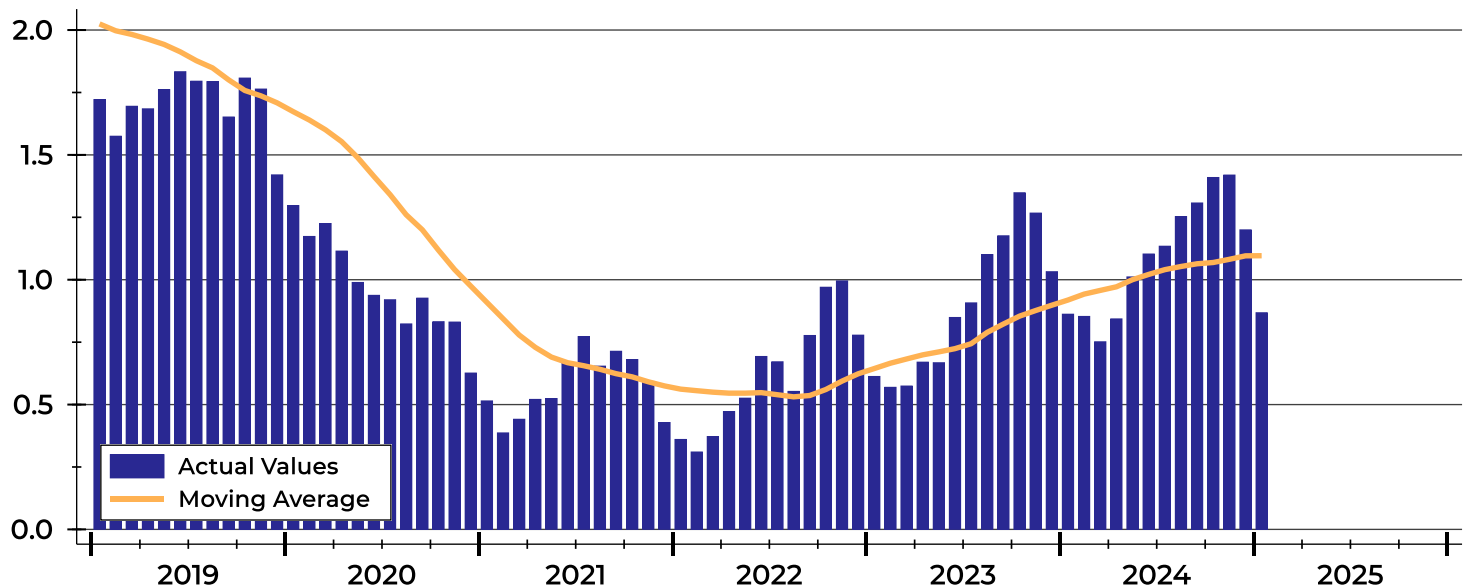
Months



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

History of Month's Supply

Months





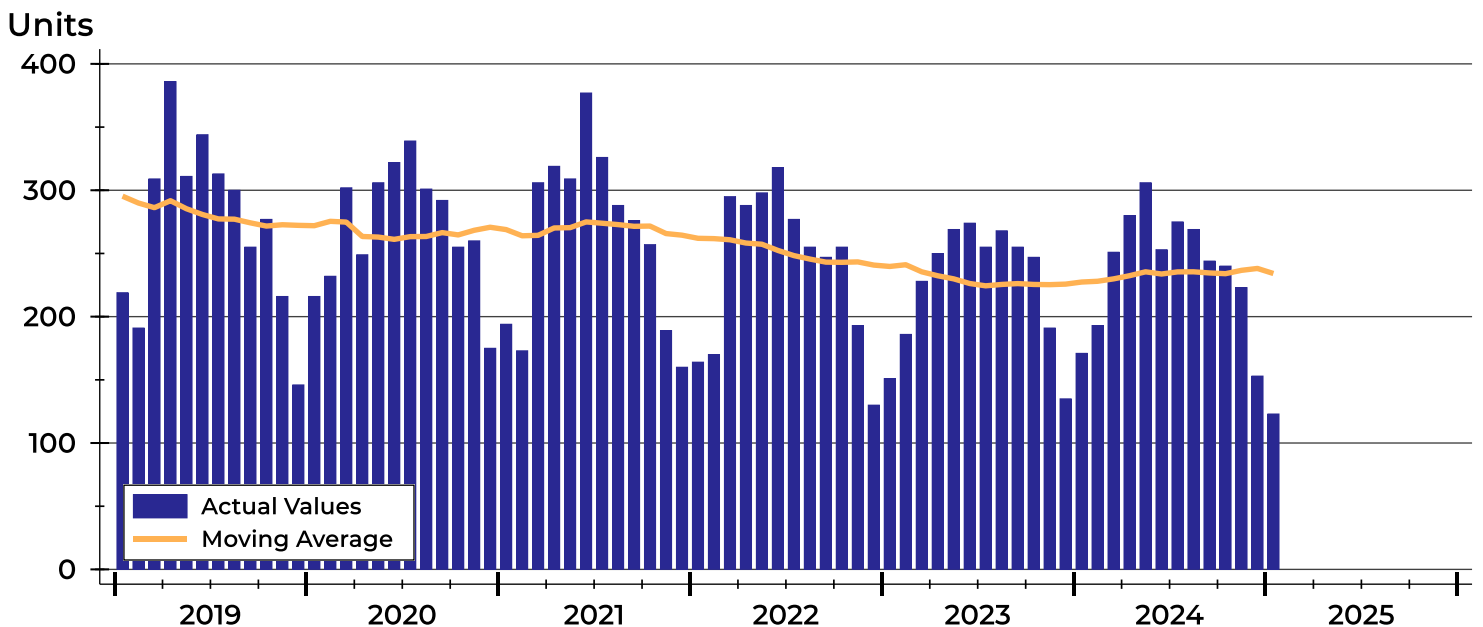
Central Region New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	123	171	-28.1%
	Volume (1,000s)	29,984	34,558	-13.2%
	Average List Price	243,773	202,092	20.6%
	Median List Price	190,000	180,000	5.6%
Year-to-Date	New Listings	123	171	-28.1%
	Volume (1,000s)	29,984	34,558	-13.2%
	Average List Price	243,773	202,092	20.6%
	Median List Price	190,000	180,000	5.6%

A total of 123 new listings were added in Central Region during January, down 28.1% from the same month in 2024.

The median list price of these homes was \$190,000 up from \$180,000 in 2024.

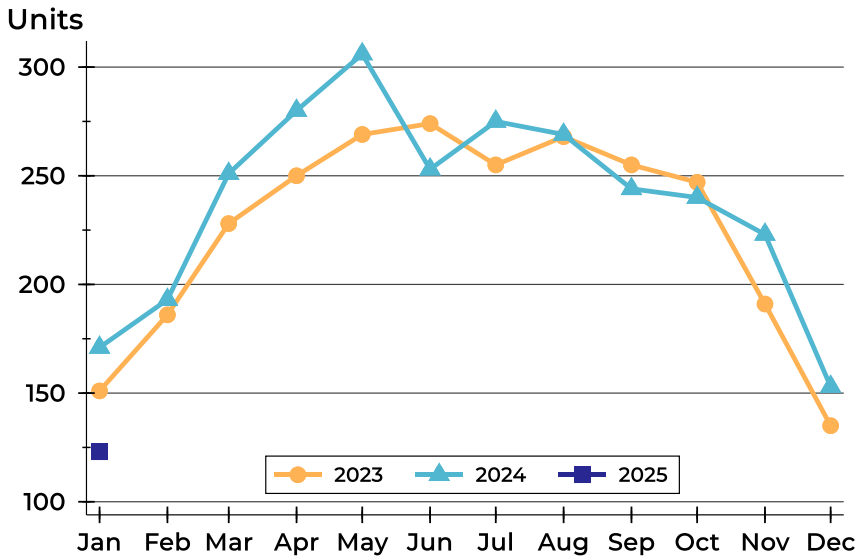
History of New Listings





Central Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	151	171	123
February	186	193	
March	228	251	
April	250	280	
May	269	306	
June	274	253	
July	255	275	
August	268	269	
September	255	244	
October	247	240	
November	191	223	
December	135	153	

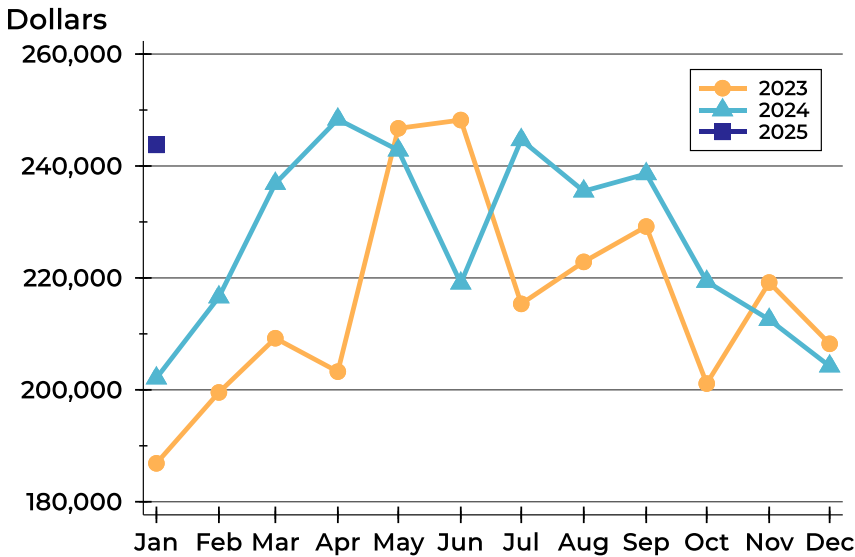
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.6%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	3	2.4%	44,167	45,000	2	2	104.0%	100.0%
\$50,000-\$99,999	15	12.2%	82,100	86,000	9	4	98.5%	100.0%
\$100,000-\$124,999	9	7.3%	114,250	117,500	12	14	96.8%	100.0%
\$125,000-\$149,999	12	9.8%	139,419	135,000	16	12	99.2%	100.0%
\$150,000-\$174,999	12	9.8%	161,299	160,000	13	13	99.8%	100.0%
\$175,000-\$199,999	9	7.3%	184,567	185,000	7	4	98.9%	100.0%
\$200,000-\$249,999	12	9.8%	219,883	219,900	15	14	98.1%	100.0%
\$250,000-\$299,999	16	13.0%	273,100	272,450	8	6	99.8%	100.0%
\$300,000-\$399,999	15	12.2%	342,676	349,763	11	9	99.5%	100.0%
\$400,000-\$499,999	8	6.5%	455,803	463,500	15	15	99.9%	100.0%
\$500,000-\$749,999	8	6.5%	567,488	570,000	12	9	100.0%	100.0%
\$750,000-\$999,999	1	0.8%	760,000	760,000	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.8%	1,195,000	1,195,000	25	25	100.0%	100.0%



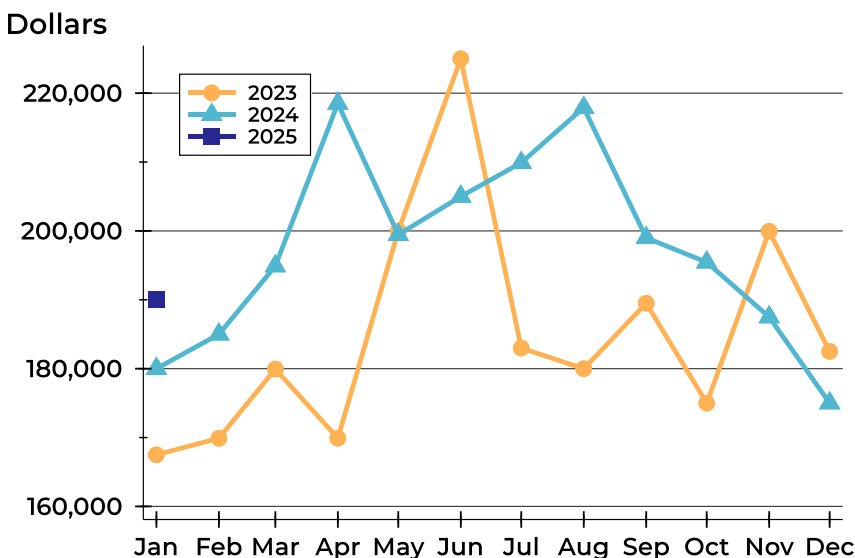
Central Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	186,864	202,092	243,773
February	199,536	216,582	
March	209,227	236,861	
April	203,250	248,346	
May	246,729	242,823	
June	248,214	219,046	
July	215,365	244,675	
August	222,864	235,501	
September	229,188	238,593	
October	201,126	219,352	
November	219,179	212,552	
December	208,230	204,233	

Median Price



Month	2023	2024	2025
January	167,500	180,000	190,000
February	169,900	185,000	
March	179,950	194,900	
April	169,900	218,500	
May	200,000	199,450	
June	225,000	205,000	
July	183,000	209,900	
August	180,000	217,900	
September	189,500	199,000	
October	175,000	195,450	
November	199,950	187,500	
December	182,500	175,000	



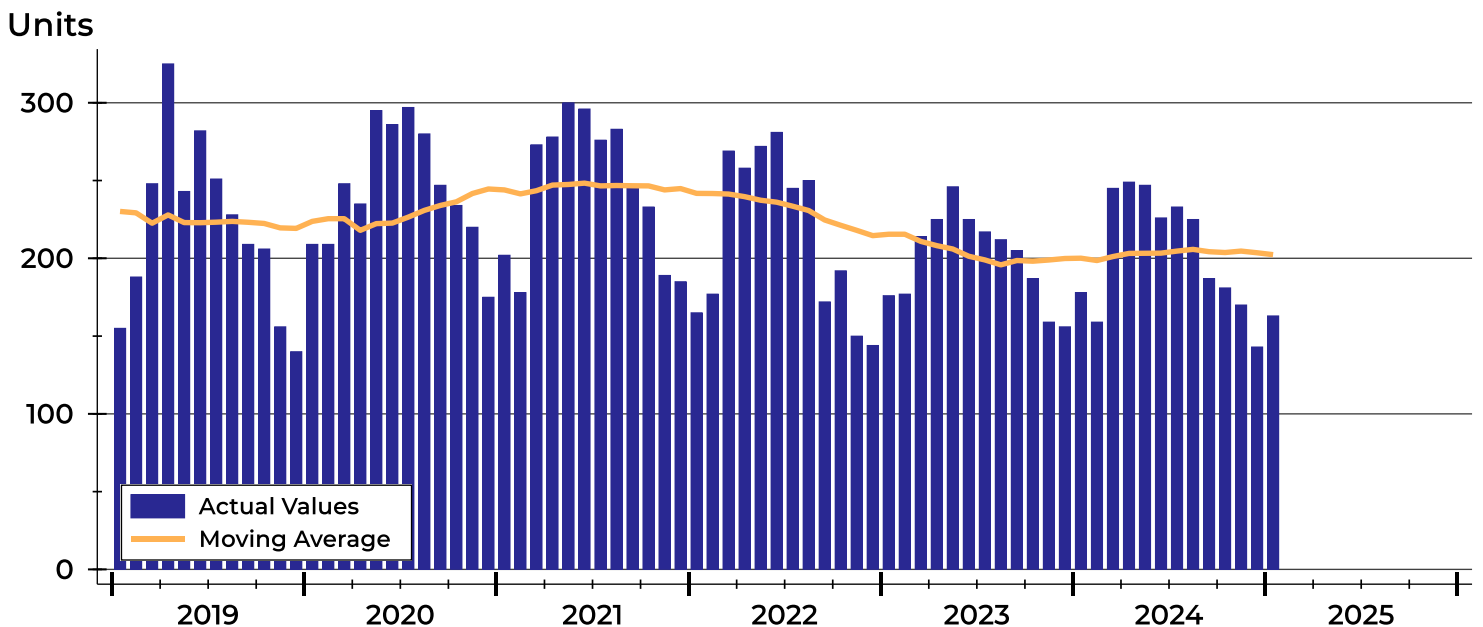
Central Region Contracts Written Analysis

Summary Statistics for Contracts Written		January 2024			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		163	178	-8.4%	163	178	-8.4%
Volume (1,000s)		35,419	36,688	-3.5%	35,419	36,688	-3.5%
Average	Sale Price	217,294	206,114	5.4%	217,294	206,114	5.4%
	Days on Market	41	30	36.7%	41	30	36.7%
	Percent of Original	96.7%	96.0%	0.7%	96.7%	96.0%	0.7%
Median	Sale Price	189,900	184,600	2.9%	189,900	184,600	2.9%
	Days on Market	28	7	300.0%	28	7	300.0%
	Percent of Original	100.0%	99.7%	0.3%	100.0%	99.7%	0.3%

A total of 163 contracts for sale were written in Central Region during the month of January, down from 178 in 2024. The median list price of these homes was \$189,900, up from \$184,600 the prior year.

Half of the homes that went under contract in January were on the market less than 28 days, compared to 7 days in January 2024.

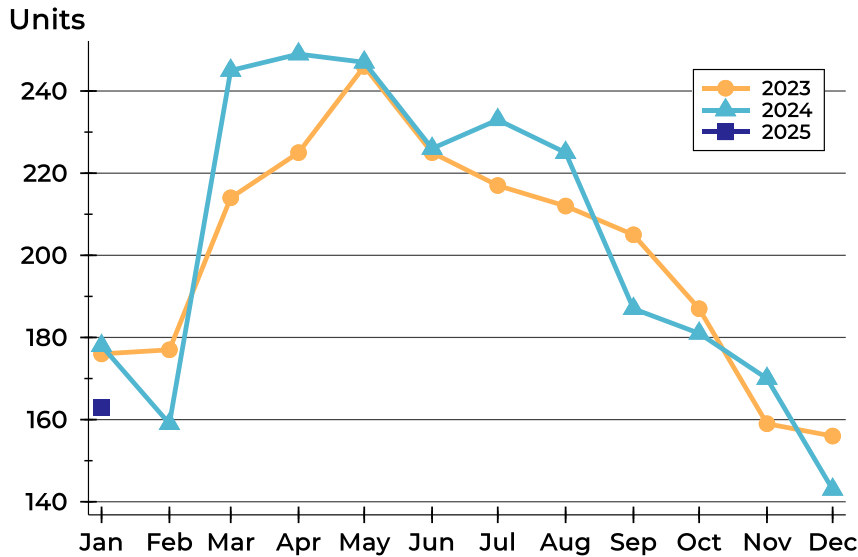
History of Contracts Written





Central Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	176	178	163
February	177	159	
March	214	245	
April	225	249	
May	246	247	
June	225	226	
July	217	233	
August	212	225	
September	205	187	
October	187	181	
November	159	170	
December	156	143	

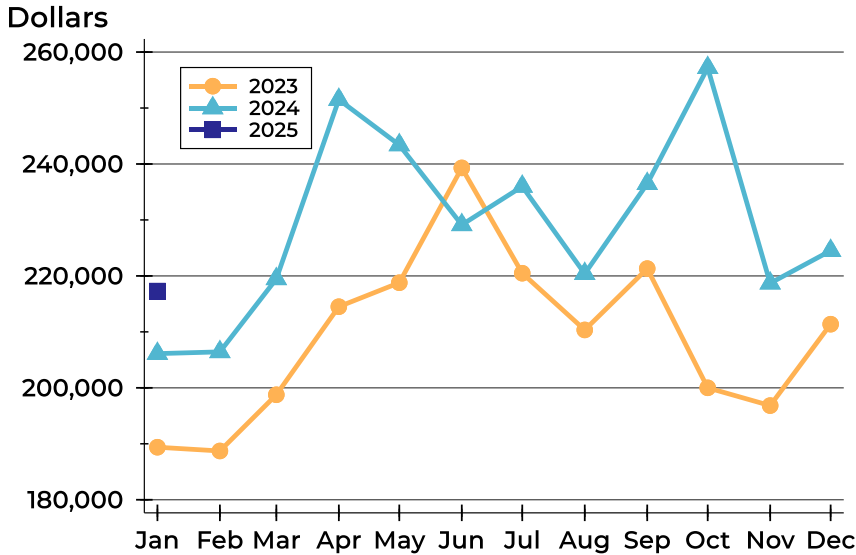
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	5	3.1%	43,300	45,000	14	4	95.9%	100.0%
\$50,000-\$99,999	29	17.8%	81,007	80,000	48	51	94.4%	100.0%
\$100,000-\$124,999	12	7.4%	113,779	116,250	34	24	96.4%	100.0%
\$125,000-\$149,999	16	9.8%	138,034	135,000	40	35	96.5%	98.3%
\$150,000-\$174,999	7	4.3%	157,999	158,000	28	17	98.9%	100.0%
\$175,000-\$199,999	15	9.2%	186,247	187,000	19	12	96.7%	100.0%
\$200,000-\$249,999	15	9.2%	224,753	219,900	57	34	94.3%	95.5%
\$250,000-\$299,999	27	16.6%	275,564	275,000	41	36	98.1%	100.0%
\$300,000-\$399,999	21	12.9%	348,804	349,900	43	24	97.5%	98.8%
\$400,000-\$499,999	8	4.9%	462,094	454,000	68	71	95.9%	98.3%
\$500,000-\$749,999	6	3.7%	585,667	592,500	53	10	98.6%	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



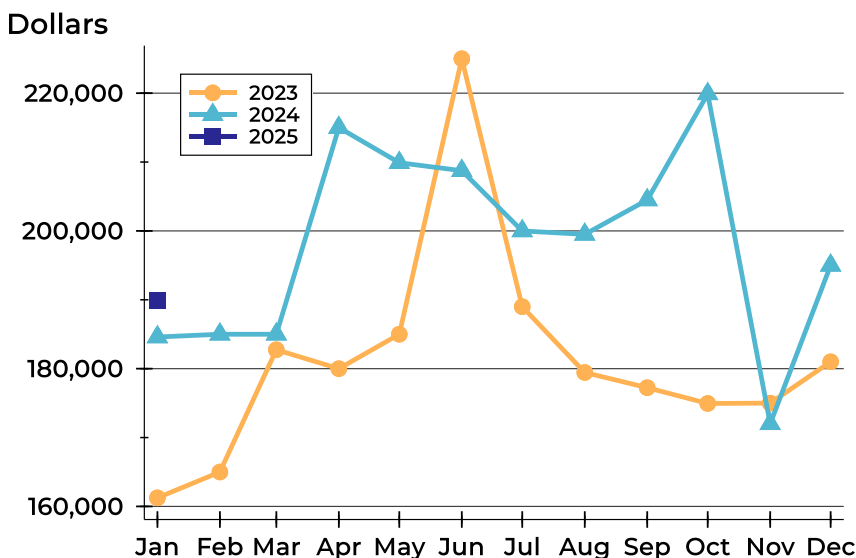
Central Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	189,390	206,114	217,294
February	188,721	206,429	
March	198,761	219,468	
April	214,501	251,510	
May	218,786	243,397	
June	239,304	229,120	
July	220,486	235,986	
August	210,348	220,395	
September	221,309	236,474	
October	200,003	257,201	
November	196,831	218,694	
December	211,374	224,508	

Median Price

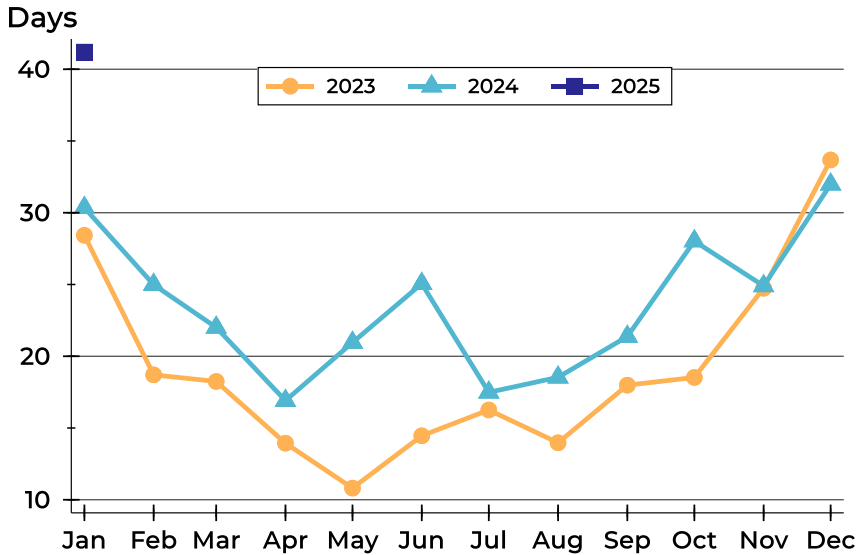


Month	2023	2024	2025
January	161,250	184,600	189,900
February	165,000	185,000	
March	182,750	185,000	
April	180,000	215,000	
May	185,000	209,900	
June	225,000	208,750	
July	189,000	200,000	
August	179,450	199,500	
September	177,240	204,500	
October	174,950	219,900	
November	175,000	172,000	
December	181,000	195,000	



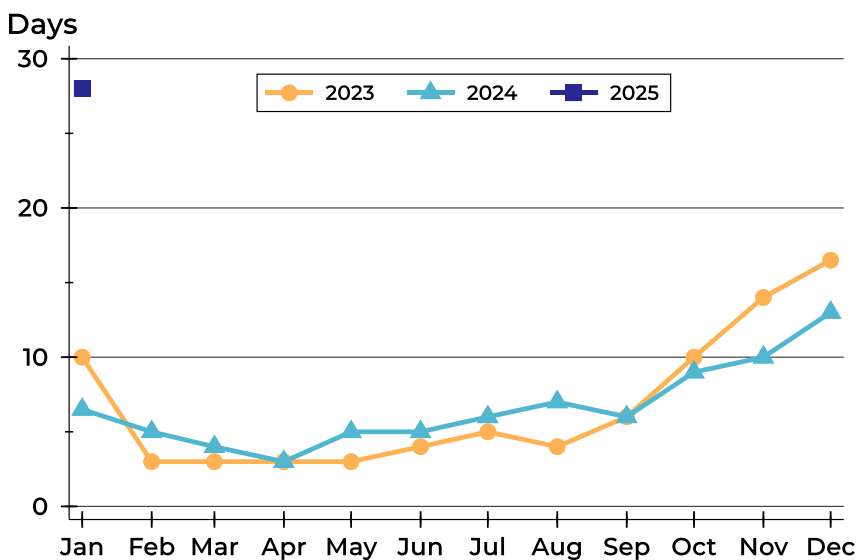
Central Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	30	41
February	19	25	
March	18	22	
April	14	17	
May	11	21	
June	14	25	
July	16	17	
August	14	19	
September	18	21	
October	19	28	
November	25	25	
December	34	32	

Median DOM



Month	2023	2024	2025
January	10	7	28
February	3	5	
March	3	4	
April	3	3	
May	3	5	
June	4	5	
July	5	6	
August	4	7	
September	6	6	
October	10	9	
November	14	10	
December	17	13	



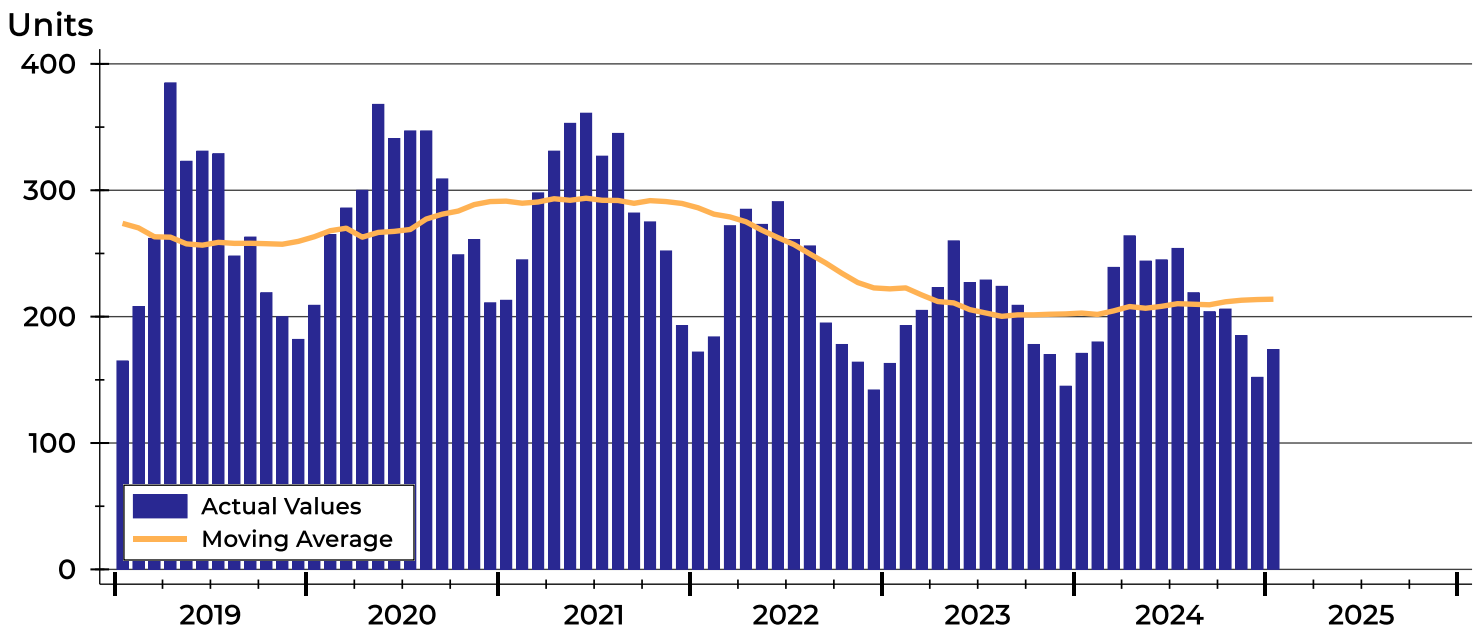
Central Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		174	171	1.8%
Volume (1,000s)		39,781	36,819	8.0%
Average	List Price	228,625	215,315	6.2%
	Days on Market	42	30	40.0%
	Percent of Original	97.0%	97.9%	-0.9%
Median	List Price	212,500	184,300	15.3%
	Days on Market	28	12	133.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 174 listings in Central Region had contracts pending at the end of January, up from 171 contracts pending at the end of January 2024.

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

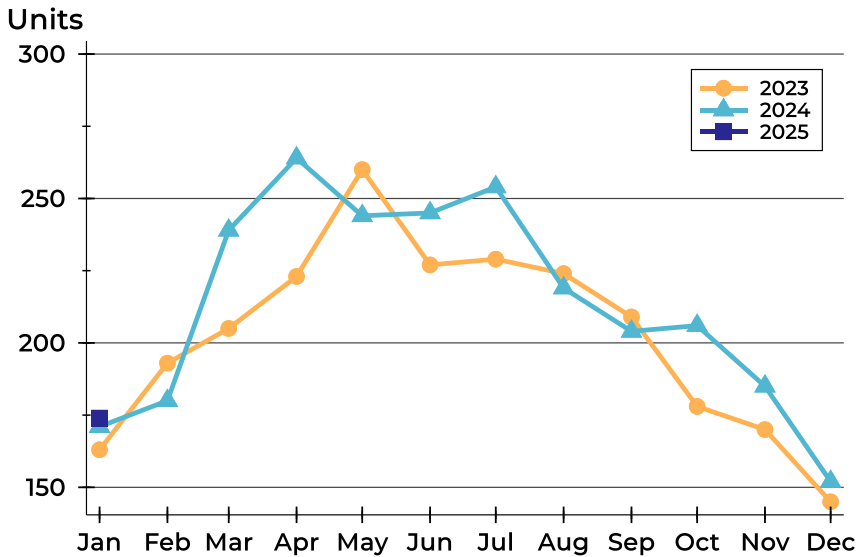
History of Pending Contracts





Central Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	163	171	174
February	193	180	
March	205	239	
April	223	264	
May	260	244	
June	227	245	
July	229	254	
August	224	219	
September	209	204	
October	178	206	
November	170	185	
December	145	152	

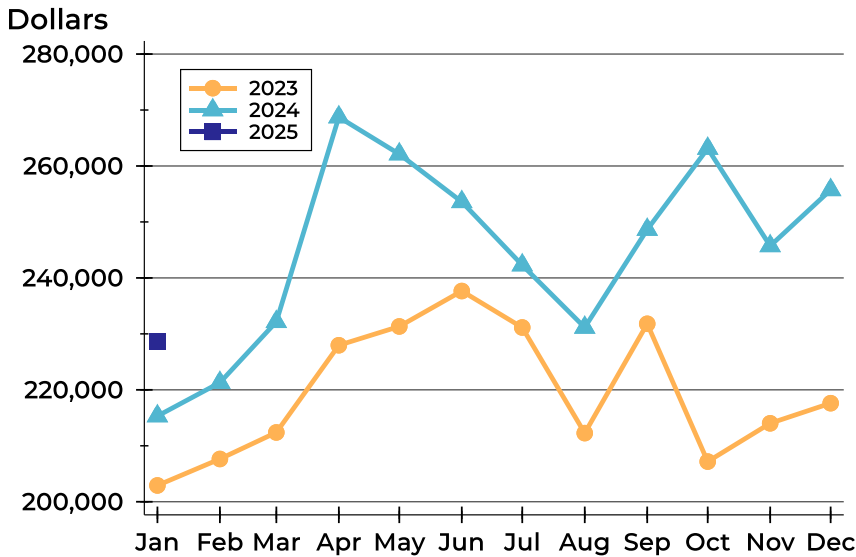
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.1%	14,000	14,000	1	1	100.0%	100.0%
\$25,000-\$49,999	2	1.1%	43,500	43,500	15	15	90.9%	90.9%
\$50,000-\$99,999	27	15.5%	81,870	84,950	44	37	96.1%	100.0%
\$100,000-\$124,999	14	8.0%	114,954	119,000	45	22	96.3%	100.0%
\$125,000-\$149,999	15	8.6%	138,243	135,000	40	27	97.6%	100.0%
\$150,000-\$174,999	10	5.7%	160,489	159,500	13	10	99.3%	100.0%
\$175,000-\$199,999	12	6.9%	186,567	186,000	19	9	97.9%	100.0%
\$200,000-\$249,999	19	10.9%	225,268	219,900	54	34	95.4%	96.2%
\$250,000-\$299,999	31	17.8%	276,048	275,000	42	36	98.0%	100.0%
\$300,000-\$399,999	25	14.4%	344,351	345,000	49	35	97.1%	98.1%
\$400,000-\$499,999	11	6.3%	451,659	449,950	65	65	95.6%	100.0%
\$500,000-\$749,999	6	3.4%	585,667	592,500	53	10	98.6%	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



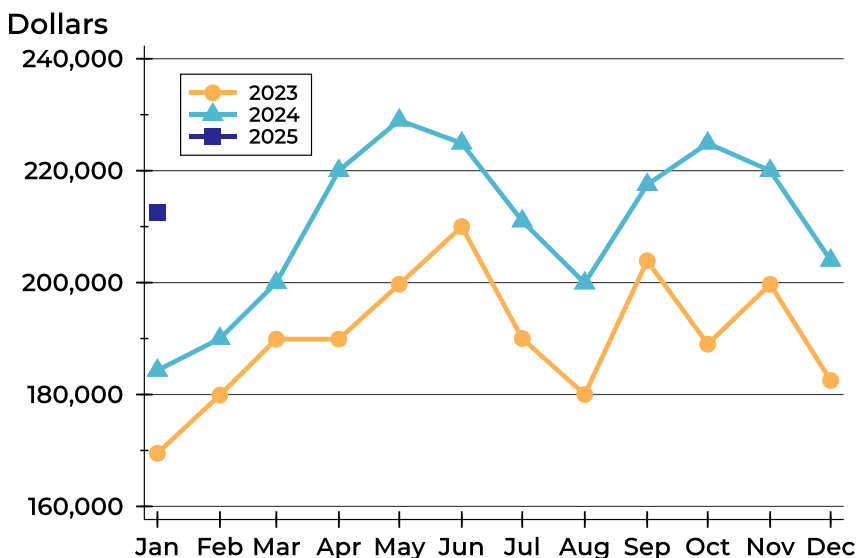
Central Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,917	215,315	228,625
February	207,644	221,291	
March	212,388	232,164	
April	227,967	268,741	
May	231,327	262,125	
June	237,662	253,594	
July	231,141	242,287	
August	212,271	231,146	
September	231,804	248,645	
October	207,183	263,121	
November	214,019	245,716	
December	217,617	255,729	

Median Price

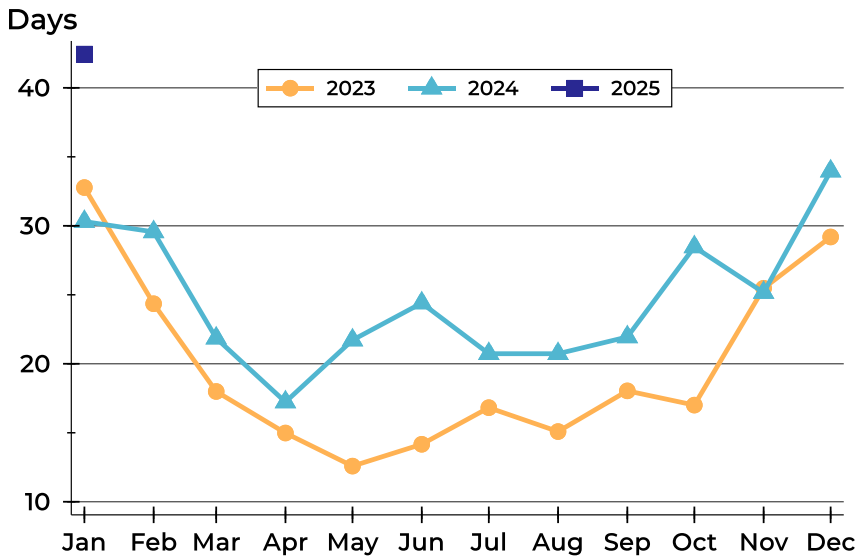


Month	2023	2024	2025
January	169,500	184,300	212,500
February	179,900	190,000	
March	189,900	200,000	
April	189,900	220,000	
May	199,700	229,000	
June	210,000	224,900	
July	190,000	210,994	
August	180,000	199,900	
September	203,889	217,500	
October	189,000	224,900	
November	199,700	220,000	
December	182,500	203,975	



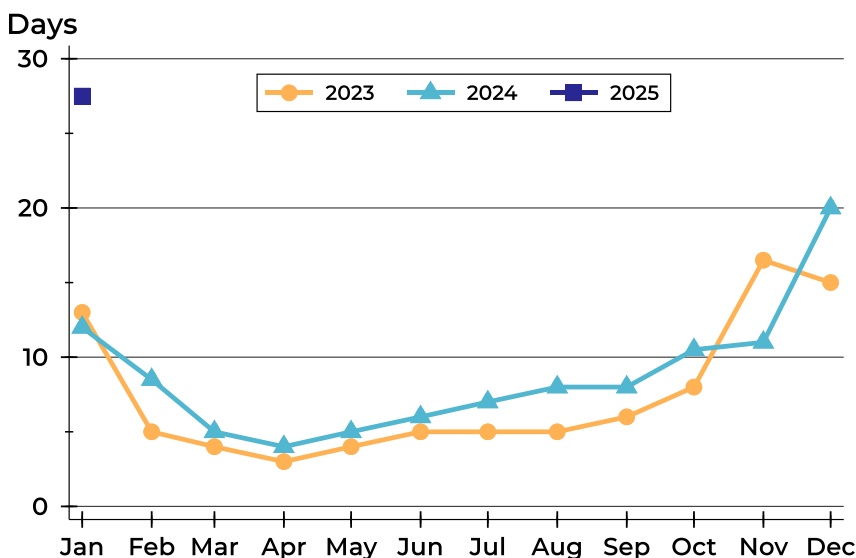
Central Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	33	30	42
February	24	30	
March	18	22	
April	15	17	
May	13	22	
June	14	24	
July	17	21	
August	15	21	
September	18	22	
October	17	28	
November	25	25	
December	29	34	

Median DOM



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



North Region Housing Report



Market Overview

North Region Home Sales Rose in January

Total home sales in North Region rose by 38.5% last month to 18 units, compared to 13 units in January 2024. Total sales volume was \$5.5 million, up 92.4% from a year earlier.

The median sale price in January was \$300,500, up from \$201,000 a year earlier. Homes that sold in January were typically on the market for 12 days and sold for 98.7% of their list prices.

North Region Active Listings Down at End of January

The total number of active listings in North Region at the end of January was 49 units, down from 53 at the same point in 2024. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$209,950.

During January, a total of 9 contracts were written down from 16 in January 2024. At the end of the month, there were 14 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3244
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



North Region Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	18 38.5%	13 -35.0%	20 -28.6%	18 38.5%	13 -35.0%	20 -28.6%	
Active Listings Change from prior year	49 -7.5%	53 55.9%	34 70.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.0 -13.0%	2.3 91.7%	1.2 100.0%	N/A	N/A	N/A	
New Listings Change from prior year	15 -21.1%	19 -9.5%	21 -19.2%	15 -21.1%	19 -9.5%	21 -19.2%	
Contracts Written Change from prior year	9 -43.8%	16 23.1%	13 -58.1%	9 -43.8%	16 23.1%	13 -58.1%	
Pending Contracts Change from prior year	14 -17.6%	17 0.0%	17 -45.2%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	5,464 92.4%	2,840 -27.1%	3,898 -36.5%	5,464 92.4%	2,840 -27.1%	3,898 -36.5%	
Average	Sale Price Change from prior year	303,576 39.0%	218,477 12.1%	194,885 -11.1%	303,576 39.0%	218,477 12.1%	194,885 -11.1%
	List Price of Actives Change from prior year	260,473 1.1%	257,603 -3.8%	267,685 0.7%	N/A	N/A	N/A
	Days on Market Change from prior year	42 16.7%	36 16.1%	31 -16.2%	42 16.7%	36 16.1%	31 -16.2%
	Percent of List Change from prior year	97.3% -3.4%	100.7% 4.9%	96.0% -1.2%	97.3% -3.4%	100.7% 4.9%	96.0% -1.2%
	Percent of Original Change from prior year	96.5% -2.9%	99.4% 7.6%	92.4% -2.1%	96.5% -2.9%	99.4% 7.6%	92.4% -2.1%
Median	Sale Price Change from prior year	300,500 49.5%	201,000 6.4%	188,950 -1.6%	300,500 49.5%	201,000 6.4%	188,950 -1.6%
	List Price of Actives Change from prior year	209,950 -4.6%	220,000 -2.2%	225,000 4.8%	N/A	N/A	N/A
	Days on Market Change from prior year	12 -60.0%	30 87.5%	16 -5.9%	12 -60.0%	30 87.5%	16 -5.9%
	Percent of List Change from prior year	98.7% -1.3%	100.0% 3.3%	96.8% -3.2%	98.7% -1.3%	100.0% 3.3%	96.8% -3.2%
	Percent of Original Change from prior year	98.6% -1.1%	99.7% 5.6%	94.4% -3.5%	98.6% -1.1%	99.7% 5.6%	94.4% -3.5%

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



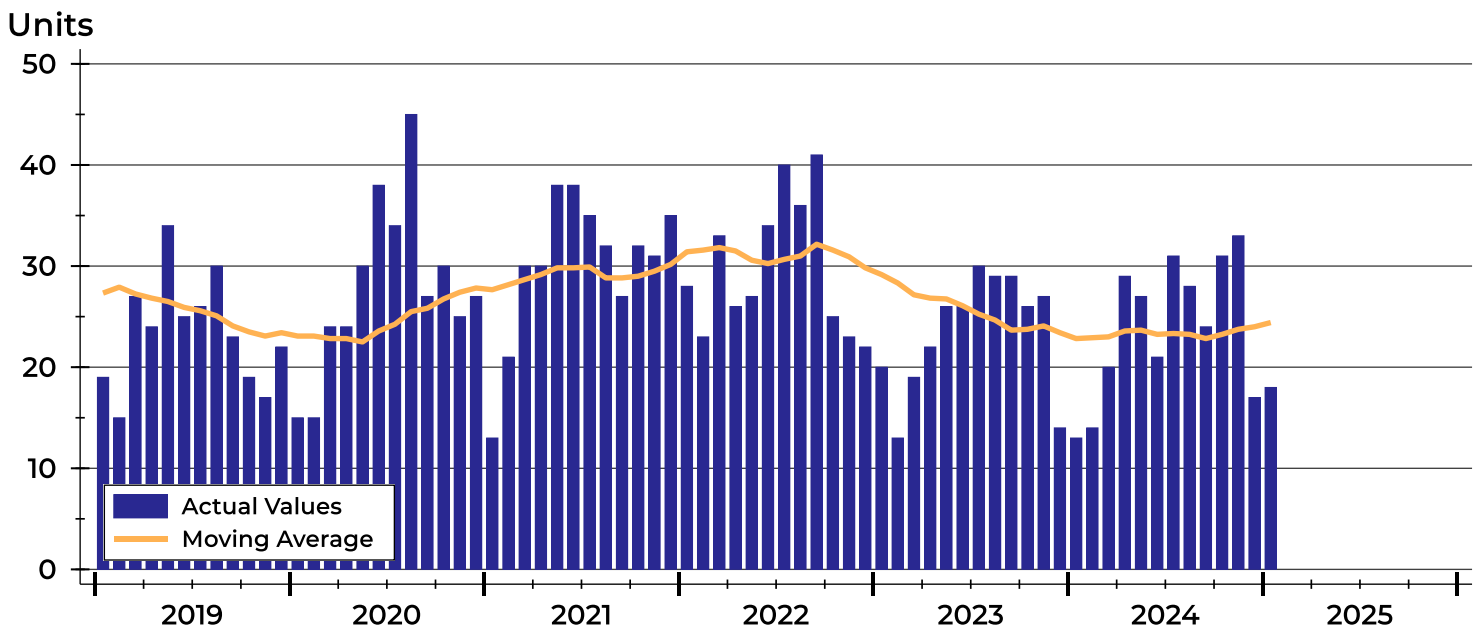
North Region Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		18	13	38.5%	18	13	38.5%
Volume (1,000s)		5,464	2,840	92.4%	5,464	2,840	92.4%
Months' Supply		2.0	2.3	-13.0%	N/A	N/A	N/A
Average	Sale Price	303,576	218,477	39.0%	303,576	218,477	39.0%
	Days on Market	42	36	16.7%	42	36	16.7%
	Percent of List	97.3%	100.7%	-3.4%	97.3%	100.7%	-3.4%
	Percent of Original	96.5%	99.4%	-2.9%	96.5%	99.4%	-2.9%
Median	Sale Price	300,500	201,000	49.5%	300,500	201,000	49.5%
	Days on Market	12	30	-60.0%	12	30	-60.0%
	Percent of List	98.7%	100.0%	-1.3%	98.7%	100.0%	-1.3%
	Percent of Original	98.6%	99.7%	-1.1%	98.6%	99.7%	-1.1%

A total of 18 homes sold in North Region in January, up from 13 units in January 2024. Total sales volume rose to \$5.5 million compared to \$2.8 million in the previous year.

The median sales price in January was \$300,500, up 49.5% compared to the prior year. Median days on market was 12 days, up from 9 days in December, but down from 30 in January 2024.

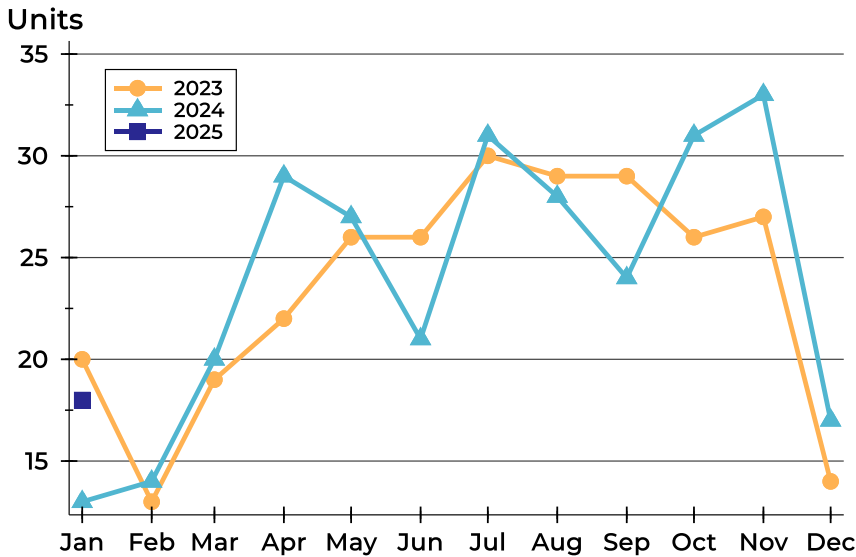
History of Closed Listings





North Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	20	13	18
February	13	14	
March	19	20	
April	22	29	
May	26	27	
June	26	21	
July	30	31	
August	29	28	
September	29	24	
October	26	31	
November	27	33	
December	14	17	

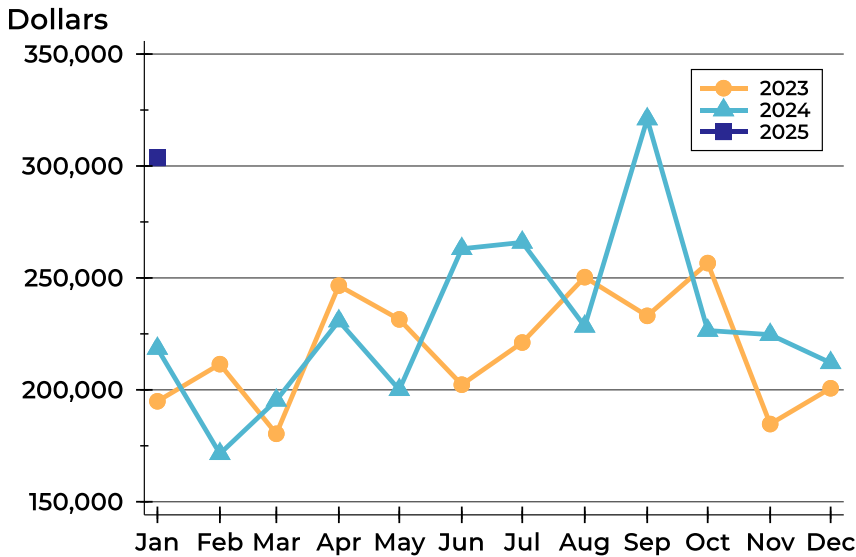
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.6%	0.0	38,000	38,000	4	4	108.6%	108.6%	108.6%	108.6%
\$50,000-\$99,999	3	16.7%	2.8	65,667	65,000	93	93	90.7%	90.7%	88.0%	90.7%
\$100,000-\$124,999	1	5.6%	3.4	117,360	117,360	22	22	98.7%	98.7%	98.7%	98.7%
\$125,000-\$149,999	1	5.6%	4.0	130,000	130,000	83	83	93.5%	93.5%	93.5%	93.5%
\$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%	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	5.6%	2.5	205,000	205,000	0	0	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	2	11.1%	1.5	270,000	270,000	19	19	99.3%	99.3%	99.3%	99.3%
\$300,000-\$399,999	5	27.8%	0.8	363,400	360,000	7	1	97.6%	98.8%	97.6%	98.8%
\$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	4	22.2%	5.5	605,000	615,000	73	11	97.7%	97.8%	96.4%	96.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



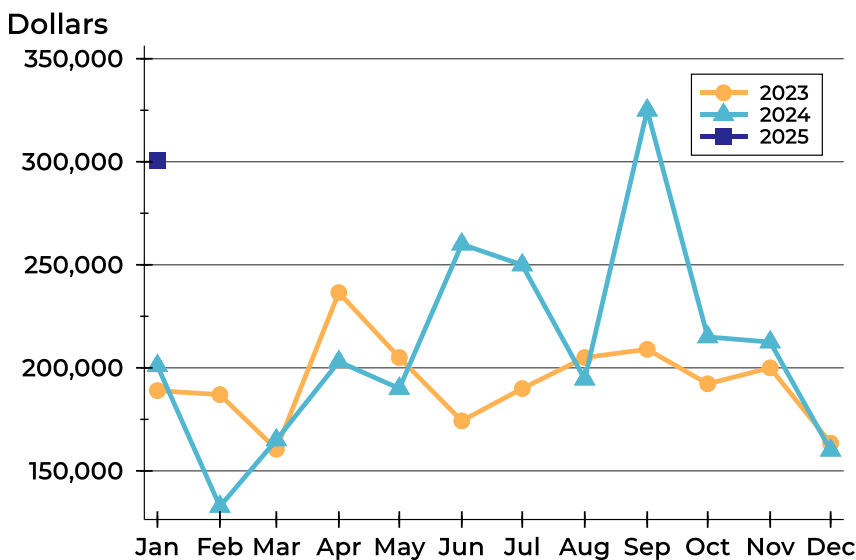
North Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	194,885	218,477	303,576
February	211,479	171,443	
March	180,366	195,316	
April	246,559	230,753	
May	231,473	200,041	
June	202,304	263,033	
July	221,141	265,879	
August	250,331	228,361	
September	233,062	320,998	
October	256,621	226,499	
November	184,714	224,664	
December	200,707	212,085	

Median Price

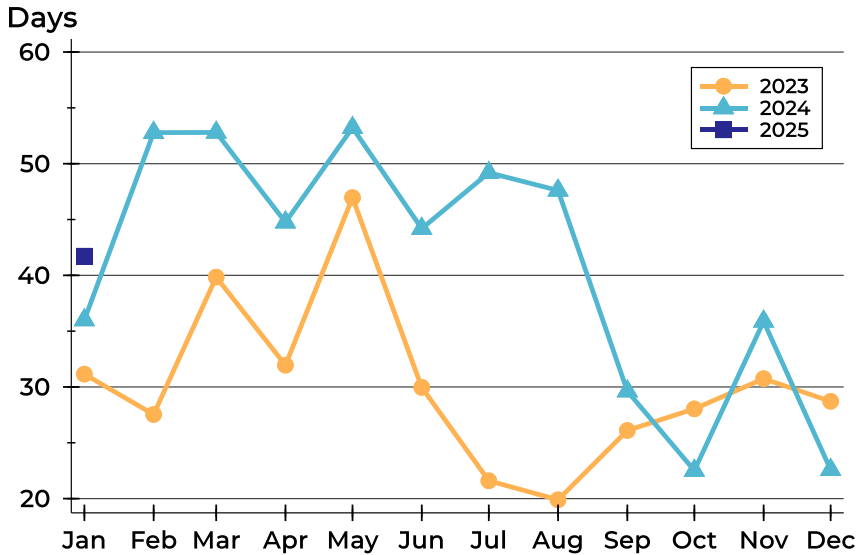


Month	2023	2024	2025
January	188,950	201,000	300,500
February	187,000	132,750	
March	160,500	165,000	
April	236,500	203,000	
May	205,000	190,000	
June	174,250	260,000	
July	189,950	249,900	
August	205,000	194,500	
September	209,000	325,000	
October	192,250	215,000	
November	200,000	212,500	
December	163,450	160,000	



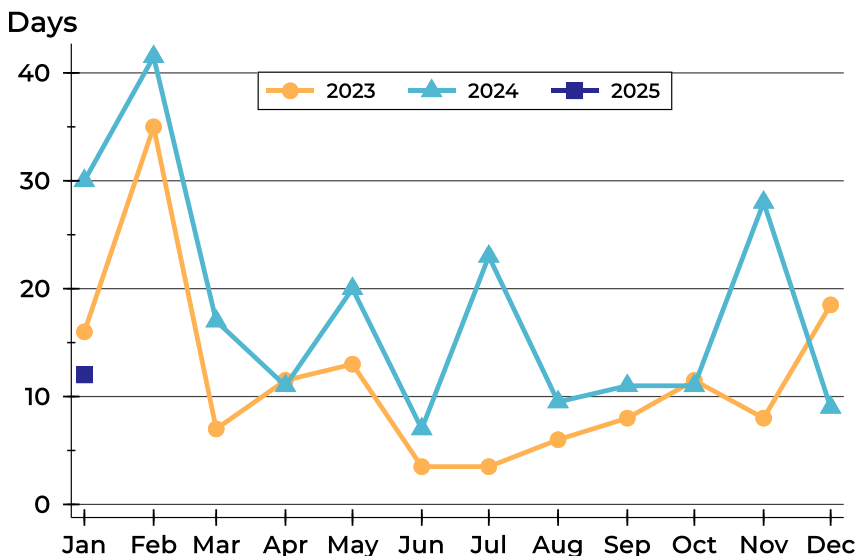
North Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	36	42
February	28	53	
March	40	53	
April	32	45	
May	47	53	
June	30	44	
July	22	49	
August	20	48	
September	26	30	
October	28	23	
November	31	36	
December	29	23	

Median DOM



Month	2023	2024	2025
January	16	30	12
February	35	42	
March	7	17	
April	12	11	
May	13	20	
June	4	7	
July	4	23	
August	6	10	
September	8	11	
October	12	11	
November	8	28	
December	19	9	



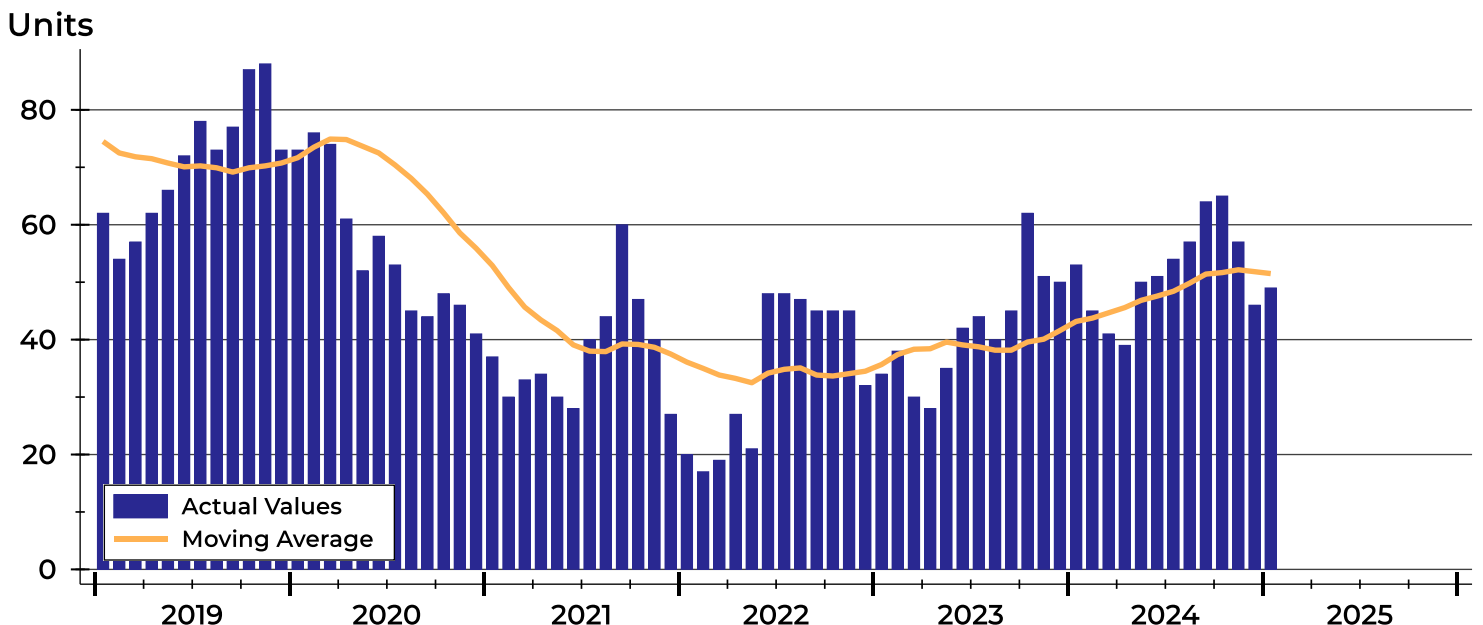
North Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		49	53	-7.5%
Volume (1,000s)		12,763	13,653	-6.5%
Months' Supply		2.0	2.3	-13.0%
Average	List Price	260,473	257,603	1.1%
	Days on Market	104	82	26.8%
	Percent of Original	94.9%	97.3%	-2.5%
Median	List Price	209,950	220,000	-4.6%
	Days on Market	89	59	50.8%
	Percent of Original	97.5%	100.0%	-2.5%

A total of 49 homes were available for sale in North Region at the end of January. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$209,950, down 4.6% from 2024. The typical time on market for active listings was 89 days, up from 59 days a year earlier.

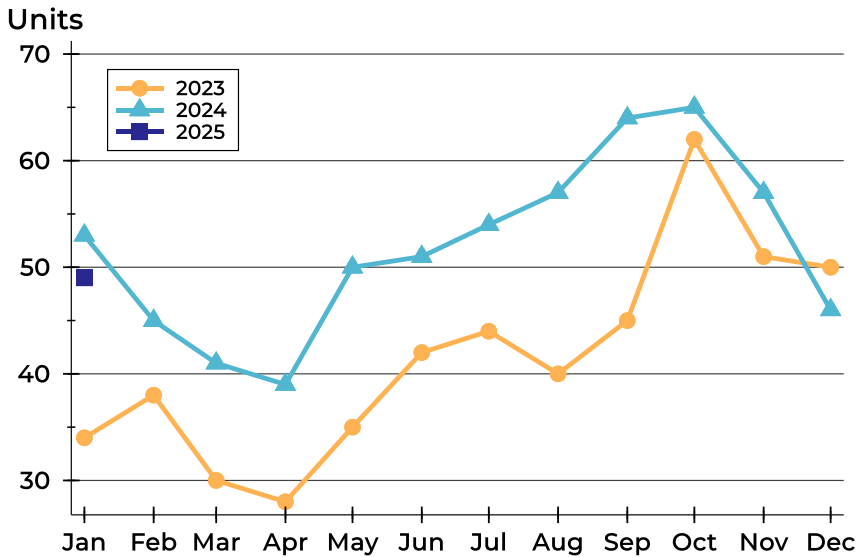
History of Active Listings





North Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	34	53	49
February	38	45	
March	30	41	
April	28	39	
May	35	50	
June	42	51	
July	44	54	
August	40	57	
September	45	64	
October	62	65	
November	51	57	
December	50	46	

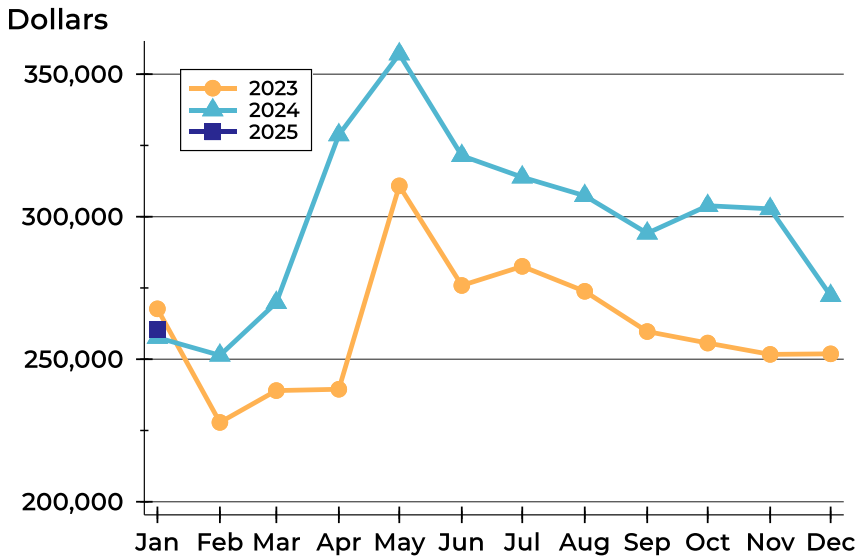
Active Listings by Price Range

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	14.3%	2.8	73,786	79,500	43	40	97.9%	100.0%
\$100,000-\$124,999	4	8.2%	3.4	112,425	112,450	134	131	82.7%	82.7%
\$125,000-\$149,999	7	14.3%	4.0	138,829	137,000	114	79	96.9%	97.3%
\$150,000-\$174,999	3	6.1%	N/A	169,600	169,900	73	75	93.6%	100.0%
\$175,000-\$199,999	1	2.0%	0.5	184,950	184,950	113	113	93.0%	93.0%
\$200,000-\$249,999	7	14.3%	2.5	226,121	219,500	153	142	94.8%	97.6%
\$250,000-\$299,999	5	10.2%	1.5	276,600	285,000	110	87	93.3%	96.7%
\$300,000-\$399,999	3	6.1%	0.8	345,000	345,000	100	99	97.7%	97.3%
\$400,000-\$499,999	6	12.2%	N/A	456,233	449,250	90	82	94.1%	95.8%
\$500,000-\$749,999	6	12.2%	5.5	565,533	545,400	111	79	99.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



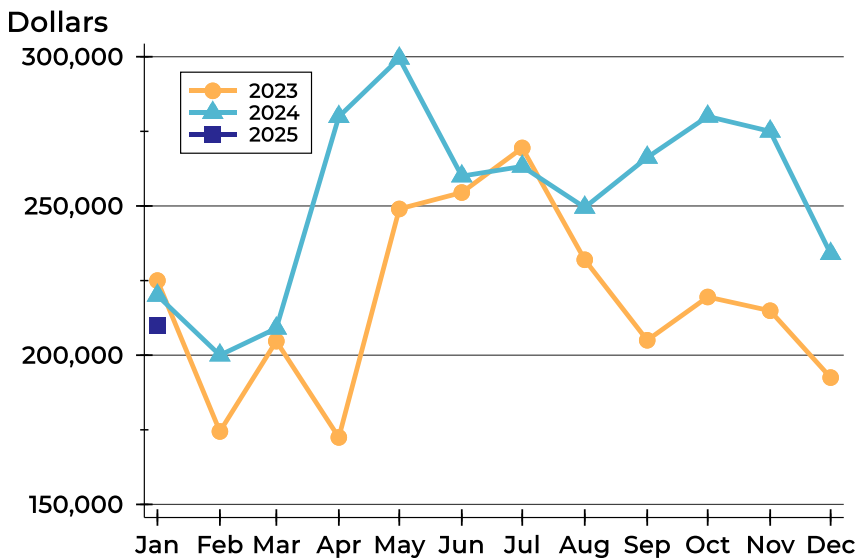
North Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	267,685	257,603	260,473
February	227,835	251,370	
March	239,003	269,865	
April	239,464	328,692	
May	310,831	357,058	
June	275,879	321,401	
July	282,590	313,869	
August	273,833	307,360	
September	259,720	294,195	
October	255,678	303,850	
November	251,704	302,766	
December	251,898	272,288	

Median Price

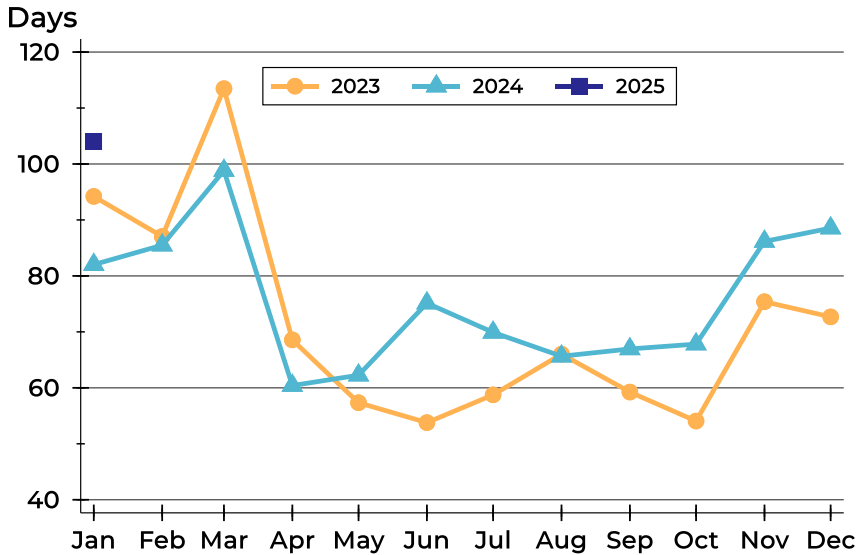


Month	2023	2024	2025
January	225,000	220,000	209,950
February	174,450	200,000	
March	204,700	209,000	
April	172,450	279,900	
May	249,000	299,450	
June	254,500	260,000	
July	269,450	263,250	
August	231,975	249,500	
September	205,000	266,250	
October	219,500	280,000	
November	214,900	275,000	
December	192,500	234,000	



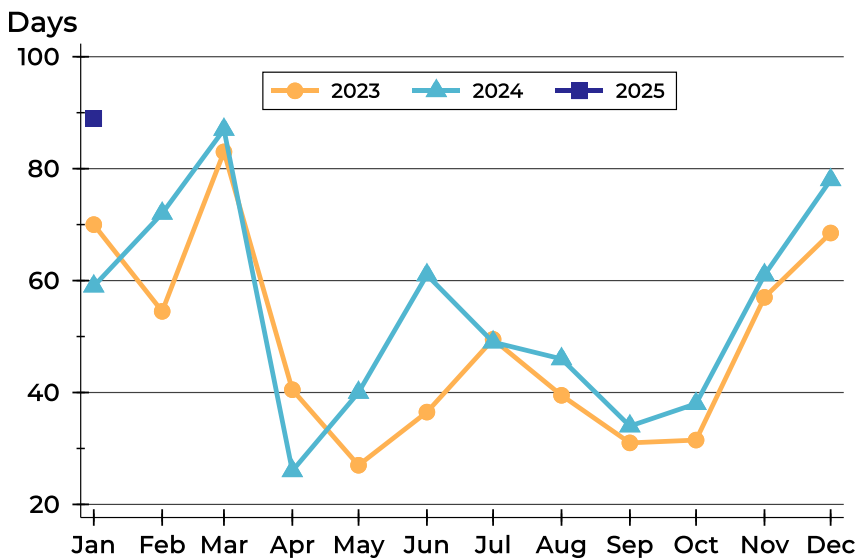
North Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	82	104
February	87	85	
March	113	99	
April	69	60	
May	57	62	
June	54	75	
July	59	70	
August	66	66	
September	59	67	
October	54	68	
November	75	86	
December	73	89	

Median DOM

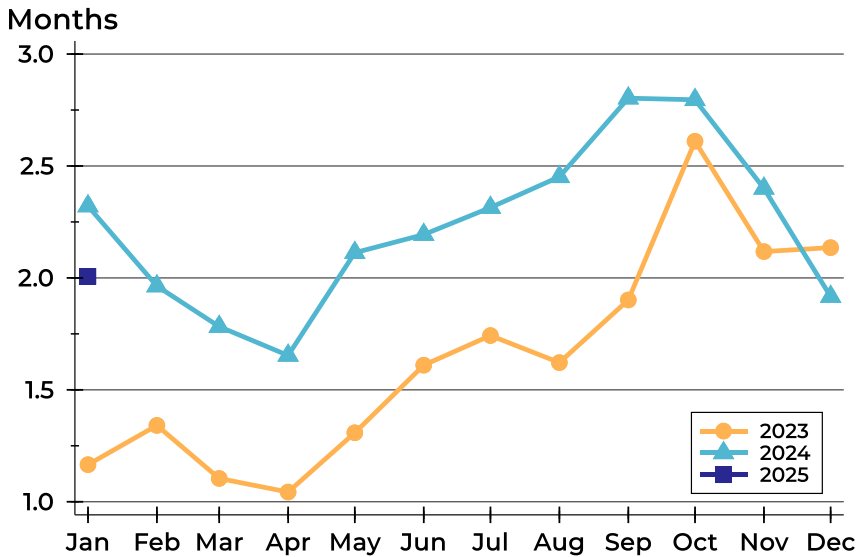


Month	2023	2024	2025
January	70	59	89
February	55	72	
March	83	87	
April	41	26	
May	27	40	
June	37	61	
July	50	49	
August	40	46	
September	31	34	
October	32	38	
November	57	61	
December	69	78	



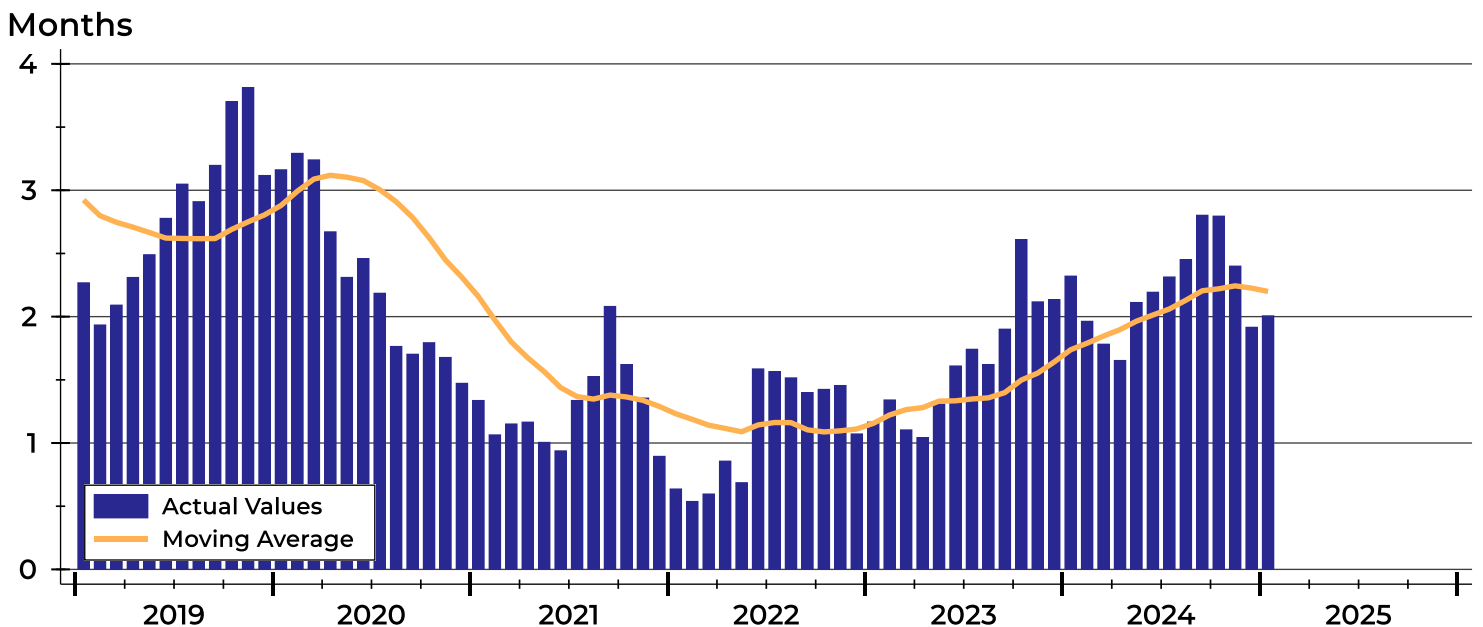
North Region Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.2	2.3	2.0
February	1.3	2.0	
March	1.1	1.8	
April	1.0	1.7	
May	1.3	2.1	
June	1.6	2.2	
July	1.7	2.3	
August	1.6	2.5	
September	1.9	2.8	
October	2.6	2.8	
November	2.1	2.4	
December	2.1	1.9	

History of Month's Supply





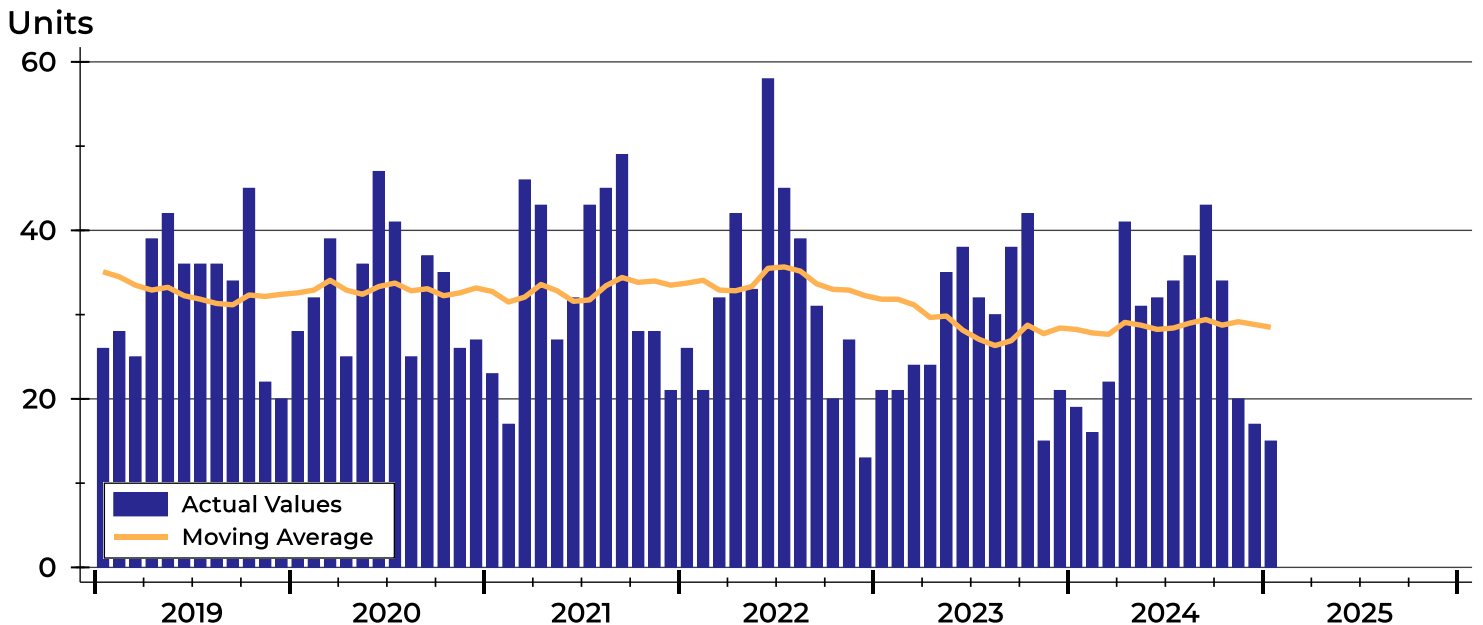
North Region New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	15	19	-21.1%
	Volume (1,000s)	3,564	4,184	-14.8%
	Average List Price	237,606	220,234	7.9%
	Median List Price	205,000	209,000	-1.9%
Year-to-Date	New Listings	15	19	-21.1%
	Volume (1,000s)	3,564	4,184	-14.8%
	Average List Price	237,606	220,234	7.9%
	Median List Price	205,000	209,000	-1.9%

A total of 15 new listings were added in North Region during January, down 21.1% from the same month in 2024.

The median list price of these homes was \$205,000 down from \$209,000 in 2024.

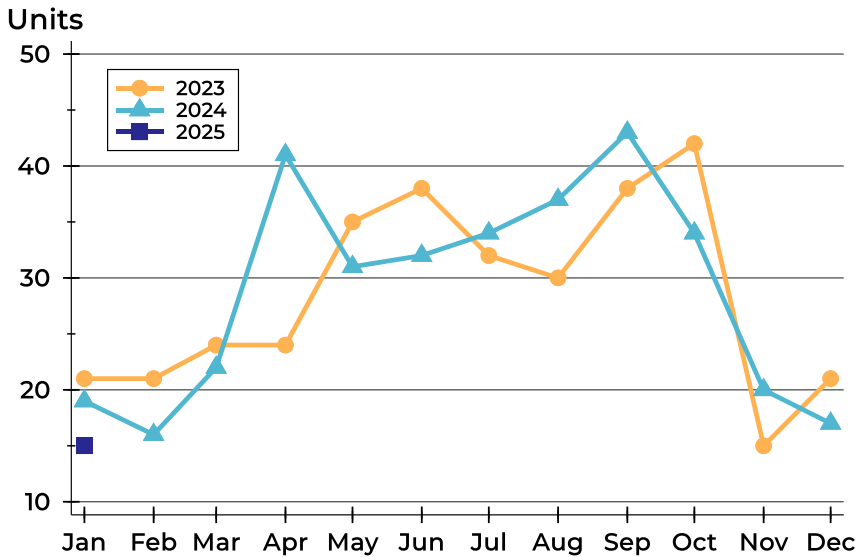
History of New Listings





North Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	21	19	15
February	21	16	
March	24	22	
April	24	41	
May	35	31	
June	38	32	
July	32	34	
August	30	37	
September	38	43	
October	42	34	
November	15	20	
December	21	17	

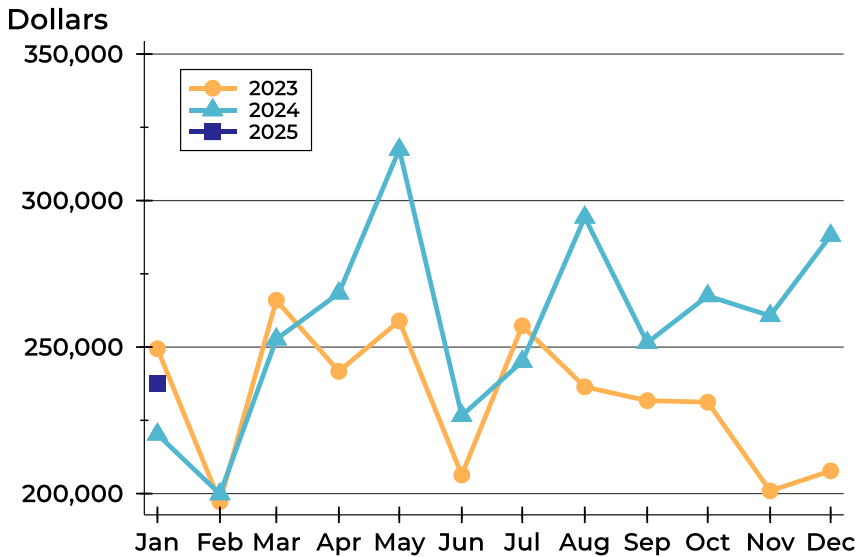
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	6.7%	35,000	35,000	4	4	108.6%	108.6%
\$50,000-\$99,999	3	20.0%	82,000	83,000	15	8	100.0%	100.0%
\$100,000-\$124,999	1	6.7%	119,900	119,900	19	19	100.0%	100.0%
\$125,000-\$149,999	1	6.7%	135,000	135,000	24	24	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	164,900	164,900	29	29	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	13.3%	210,000	210,000	10	10	100.0%	100.0%
\$250,000-\$299,999	3	20.0%	274,667	285,000	8	8	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	1	6.7%	425,000	425,000	21	21	100.0%	100.0%
\$500,000-\$749,999	2	13.3%	597,148	597,148	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



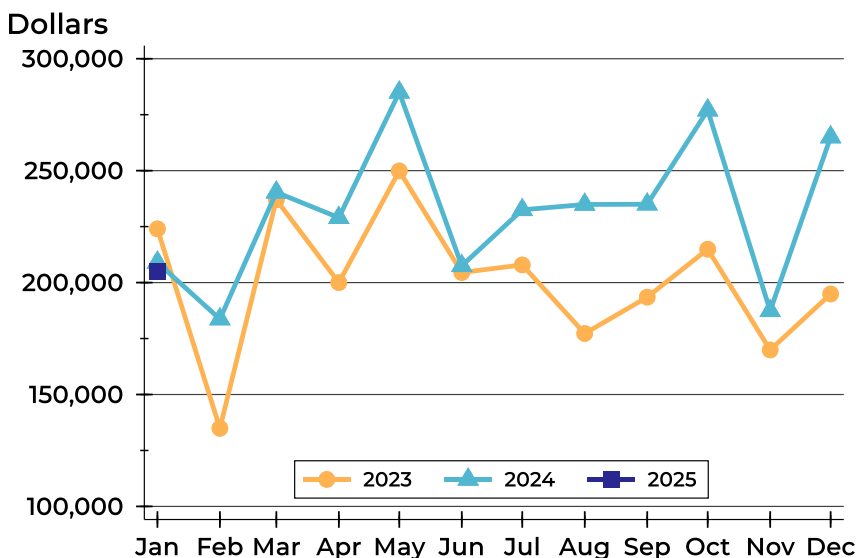
North Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	249,421	220,234	237,606
February	197,210	199,853	
March	265,979	252,695	
April	241,704	268,363	
May	258,931	317,439	
June	206,364	226,613	
July	257,259	245,070	
August	236,425	294,272	
September	231,726	251,502	
October	231,208	267,461	
November	200,913	260,678	
December	207,757	288,079	

Median Price



Month	2023	2024	2025
January	224,000	209,000	205,000
February	134,900	183,700	
March	237,000	240,350	
April	200,000	229,000	
May	249,900	285,000	
June	204,500	207,500	
July	207,900	232,500	
August	177,250	234,900	
September	193,500	235,000	
October	214,900	277,000	
November	169,900	187,400	
December	194,900	265,000	

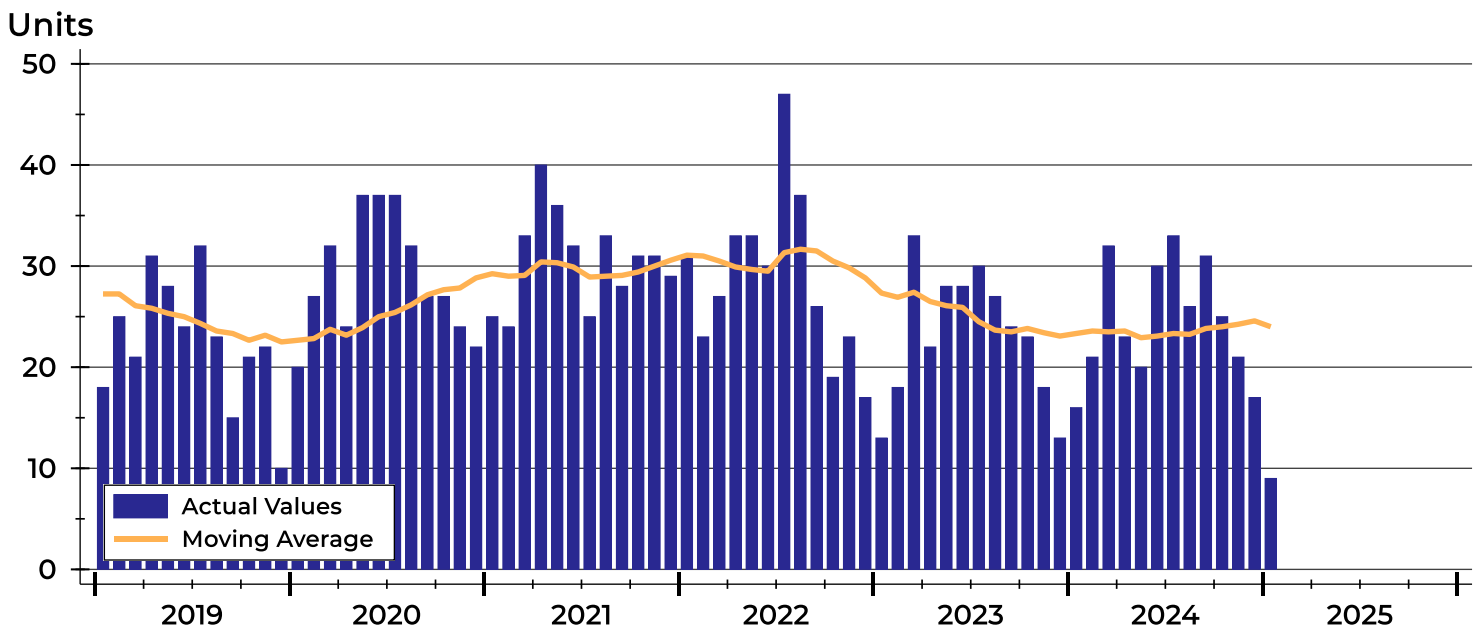


North Region Contracts Written Analysis

Summary Statistics for Contracts Written		January 2024			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		9	16	-43.8%	9	16	-43.8%
Volume (1,000s)		1,928	2,522	-23.6%	1,928	2,522	-23.6%
Average	Sale Price	214,211	157,637	35.9%	214,211	157,637	35.9%
	Days on Market	46	45	2.2%	46	45	2.2%
	Percent of Original	99.3%	90.3%	10.0%	99.3%	90.3%	10.0%
Median	Sale Price	215,000	138,950	54.7%	215,000	138,950	54.7%
	Days on Market	19	29	-34.5%	19	29	-34.5%
	Percent of Original	100.0%	95.4%	4.8%	100.0%	95.4%	4.8%

A total of 9 contracts for sale were written in North Region during the month of January, down from 16 in 2024. The median list price of these homes was \$215,000, up from \$138,950 the prior year. Half of the homes that went under contract in January were on the market less than 19 days, compared to 29 days in January 2024.

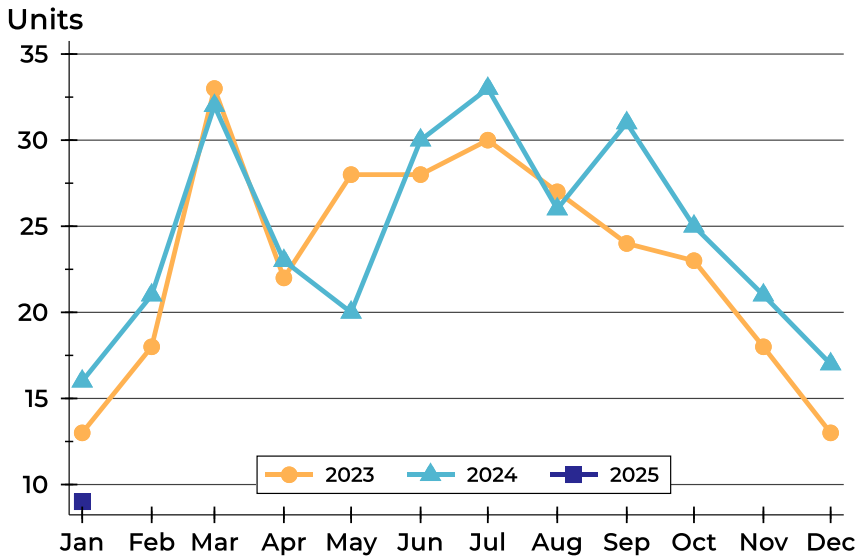
History of Contracts Written





North Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	13	16	9
February	18	21	
March	33	32	
April	22	23	
May	28	20	
June	28	30	
July	30	33	
August	27	26	
September	24	31	
October	23	25	
November	18	21	
December	13	17	

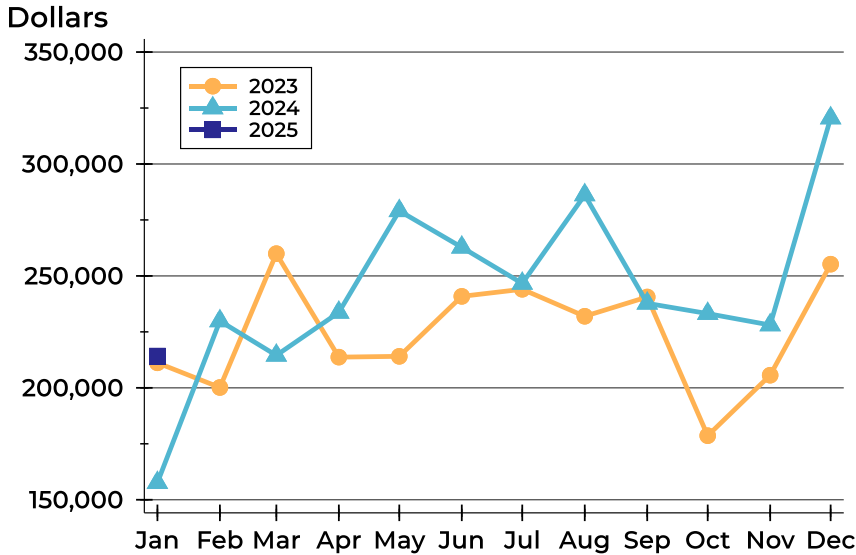
Contracts Written by Price Range

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	11.1%	35,000	35,000	4	4	108.6%	108.6%
\$50,000-\$99,999	1	11.1%	65,000	65,000	35	35	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	139,000	139,000	65	65	90.8%	90.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	22.2%	210,000	210,000	10	10	100.0%	100.0%
\$250,000-\$299,999	2	22.2%	259,750	259,750	6	6	100.0%	100.0%
\$300,000-\$399,999	1	11.1%	309,900	309,900	86	86	98.4%	98.4%
\$400,000-\$499,999	1	11.1%	439,500	439,500	191	191	95.6%	95.6%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



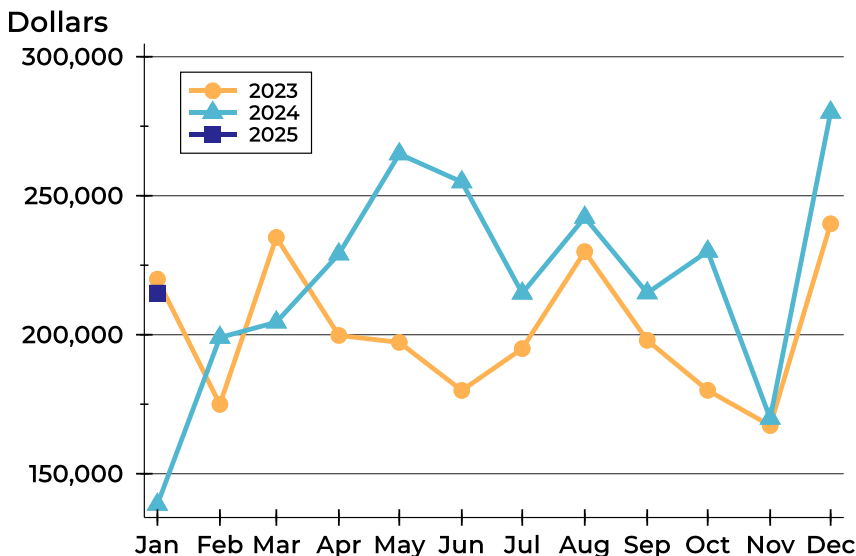
North Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	211,177	157,637	214,211
February	200,164	229,881	
March	259,953	214,511	
April	213,714	233,696	
May	214,082	279,075	
June	240,868	262,788	
July	244,043	246,650	
August	231,974	286,168	
September	240,583	237,752	
October	178,630	233,169	
November	205,652	228,064	
December	255,242	320,515	

Median Price

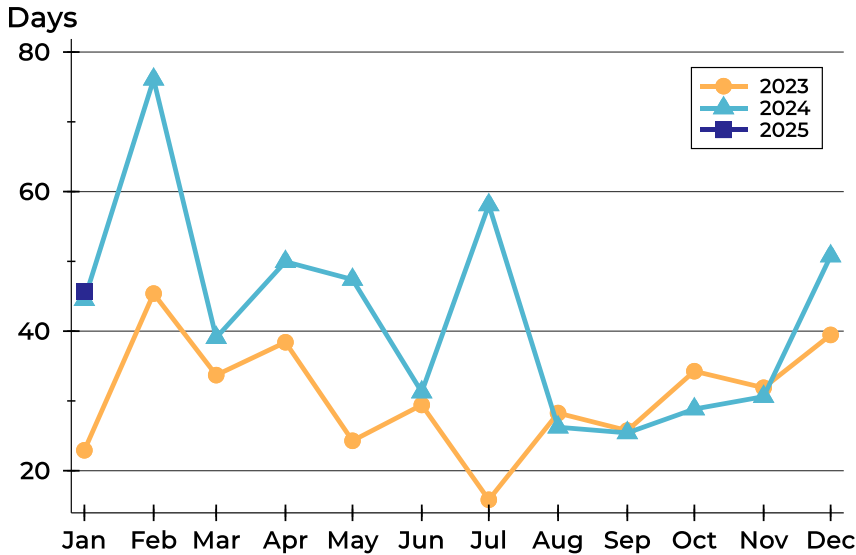


Month	2023	2024	2025
January	220,000	138,950	215,000
February	174,950	199,000	
March	235,000	204,500	
April	199,750	229,000	
May	197,250	265,000	
June	179,950	254,950	
July	195,000	214,900	
August	229,900	242,200	
September	198,000	215,000	
October	180,000	230,000	
November	167,325	169,900	
December	239,900	280,000	



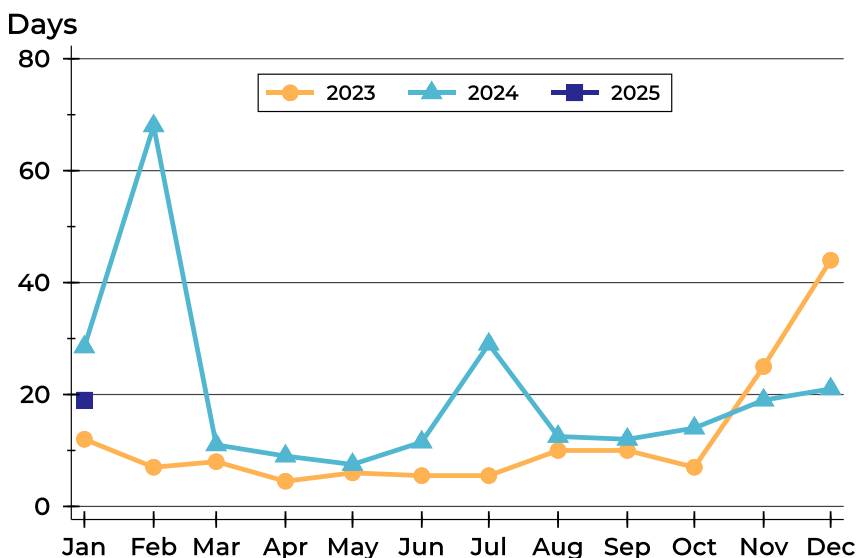
North Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	23	45	46
February	45	76	
March	34	39	
April	38	50	
May	24	47	
June	29	31	
July	16	58	
August	28	26	
September	26	25	
October	34	29	
November	32	31	
December	39	51	

Median DOM



Month	2023	2024	2025
January	12	29	19
February	7	68	
March	8	11	
April	5	9	
May	6	8	
June	6	12	
July	6	29	
August	10	13	
September	10	12	
October	7	14	
November	25	19	
December	44	21	



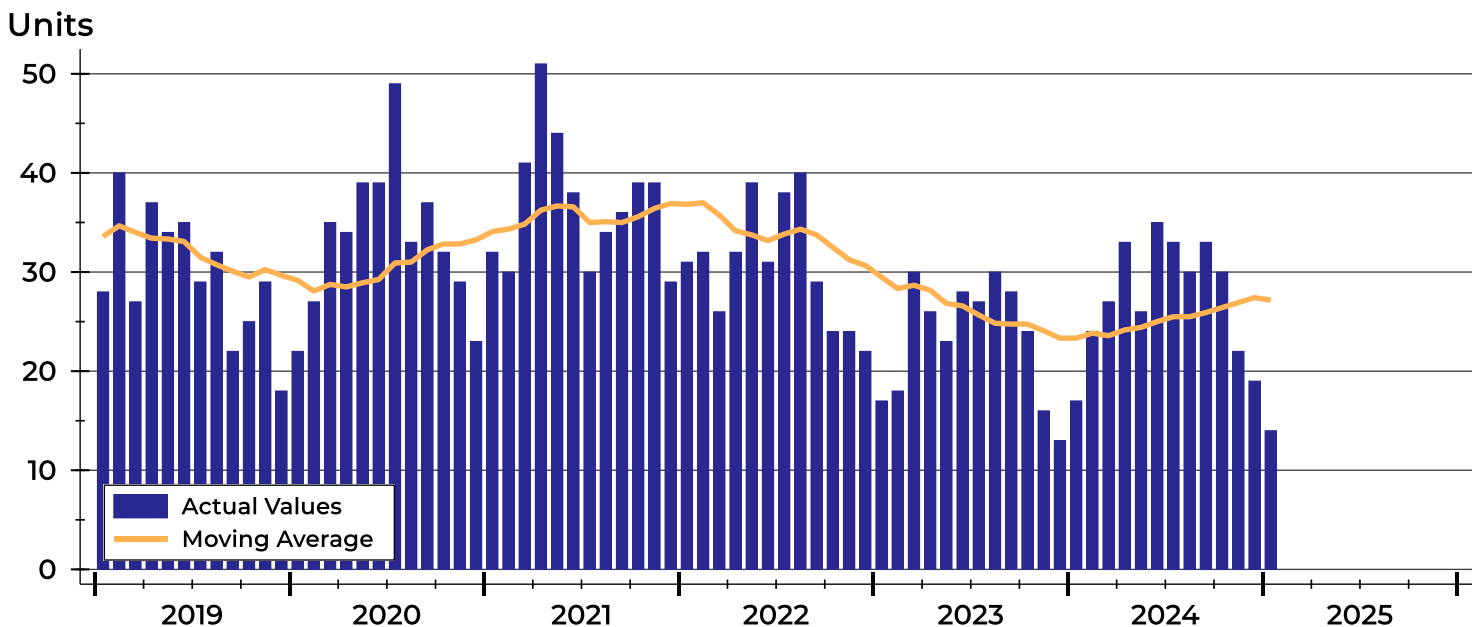
North Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		14	17	-17.6%
Volume (1,000s)		3,264	3,589	-9.1%
Average	List Price	233,136	211,123	10.4%
	Days on Market	38	45	-15.6%
	Percent of Original	98.6%	96.2%	2.5%
Median	List Price	247,000	148,500	66.3%
	Days on Market	21	30	-30.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in North Region had contracts pending at the end of January, down from 17 contracts pending at the end of January 2024.

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

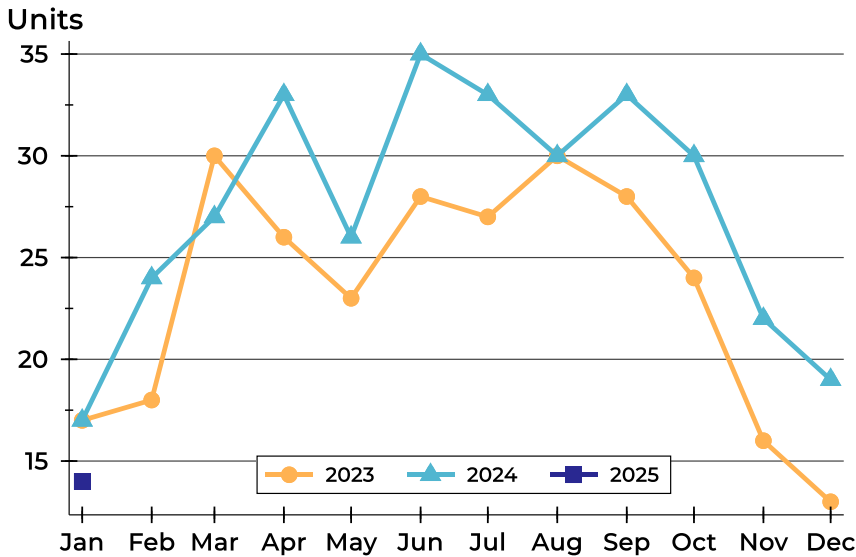
History of Pending Contracts





North Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	17	17	14
February	18	24	
March	30	27	
April	26	33	
May	23	26	
June	28	35	
July	27	33	
August	30	30	
September	28	33	
October	24	30	
November	16	22	
December	13	19	

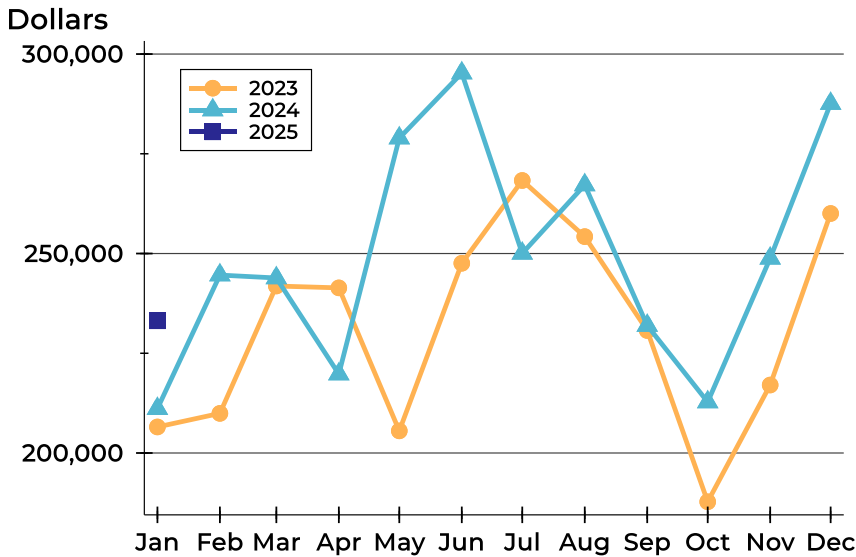
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.1%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	1	7.1%	139,000	139,000	65	65	90.8%	90.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	14.3%	187,000	187,000	37	37	100.0%	100.0%
\$200,000-\$249,999	5	35.7%	239,700	245,000	18	21	99.3%	100.0%
\$250,000-\$299,999	3	21.4%	266,500	269,500	50	8	100.0%	100.0%
\$300,000-\$399,999	2	14.3%	314,950	314,950	79	79	96.4%	96.4%
\$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



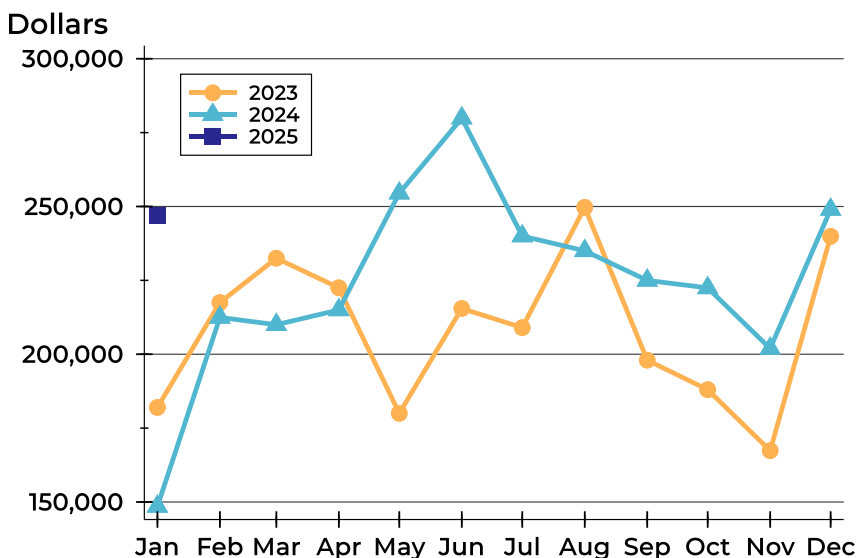
North Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,529	211,123	233,136
February	209,936	244,604	
March	241,861	243,876	
April	241,394	219,782	
May	205,548	278,938	
June	247,564	295,233	
July	268,311	250,042	
August	254,242	267,183	
September	230,713	231,961	
October	187,777	212,784	
November	217,041	248,802	
December	260,042	287,595	

Median Price

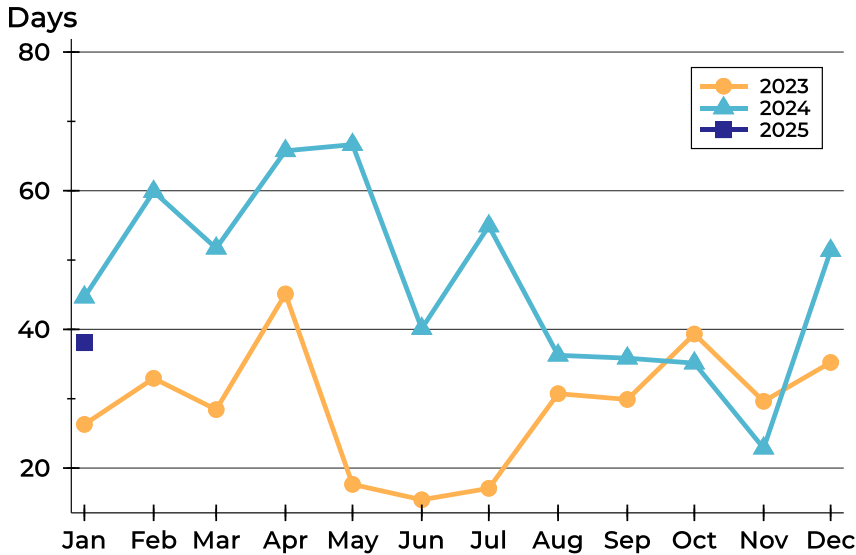


Month	2023	2024	2025
January	182,000	148,500	247,000
February	217,500	212,450	
March	232,500	210,000	
April	222,500	215,000	
May	180,000	254,500	
June	215,500	279,900	
July	209,000	240,000	
August	249,700	235,000	
September	198,000	225,000	
October	188,000	222,450	
November	167,375	201,950	
December	239,900	249,000	



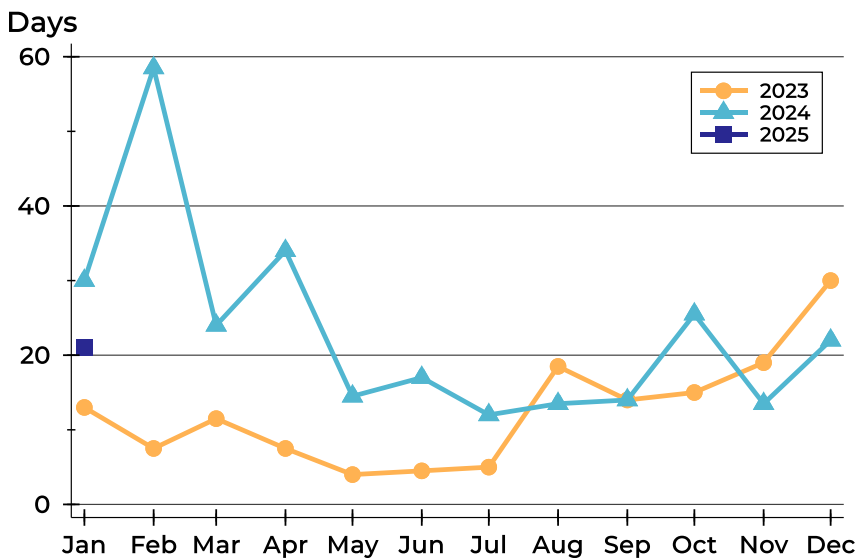
North Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	26	45	38
February	33	60	
March	28	52	
April	45	66	
May	18	67	
June	15	40	
July	17	55	
August	31	36	
September	30	36	
October	39	35	
November	30	23	
December	35	51	

Median DOM



Month	2023	2024	2025
January	13	30	21
February	8	59	
March	12	24	
April	8	34	
May	4	15	
June	5	17	
July	5	12	
August	19	14	
September	14	14	
October	15	26	
November	19	14	
December	30	22	



South Region Housing Report



Market Overview

South Region Home Sales Rose in January

Total home sales in South Region rose by 30.0% last month to 13 units, compared to 10 units in January 2024. Total sales volume was \$2.5 million, up 25.1% from a year earlier.

The median sale price in January was \$173,958, down from \$186,100 a year earlier. Homes that sold in January were typically on the market for 26 days and sold for 97.5% of their list prices.

South Region Active Listings Up at End of January

The total number of active listings in South Region at the end of January was 40 units, up from 28 at the same point in 2024. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$149,400.

There were 13 contracts written in January 2025 and 2024, showing no change over the year. At the end of the month, there were 19 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3246
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



South Region Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		13	10	9	13	10	9
Change from prior year		30.0%	11.1%	-35.7%	30.0%	11.1%	-35.7%
Active Listings		40	28	33	N/A	N/A	N/A
Change from prior year		42.9%	-15.2%	43.5%			
Months' Supply		1.5	0.9	1.0	N/A	N/A	N/A
Change from prior year		66.7%	-10.0%	66.7%			
New Listings		15	22	29	15	22	29
Change from prior year		-31.8%	-24.1%	16.0%	-31.8%	-24.1%	16.0%
Contracts Written		13	13	21	13	13	21
Change from prior year		0.0%	-38.1%	-25.0%	0.0%	-38.1%	-25.0%
Pending Contracts		19	22	26	N/A	N/A	N/A
Change from prior year		-13.6%	-15.4%	-40.9%			
Sales Volume (1,000s)		2,521	2,015	1,531	2,521	2,015	1,531
Change from prior year		25.1%	31.6%	-3.0%	25.1%	31.6%	-3.0%
Average	Sale Price	193,901	201,460	170,056	193,901	201,460	170,056
	Change from prior year	-3.8%	18.5%	50.8%	-3.8%	18.5%	50.8%
	List Price of Actives	206,062	210,704	271,926	N/A	N/A	N/A
	Change from prior year	-2.2%	-22.5%	46.8%			
	Days on Market	182	50	39	182	50	39
Change from prior year	264.0%	28.2%	85.7%	264.0%	28.2%	85.7%	
Percent of List	96.8%	95.2%	92.7%	96.8%	95.2%	92.7%	
Change from prior year	1.7%	2.7%	-2.8%	1.7%	2.7%	-2.8%	
Percent of Original	92.5%	92.6%	89.1%	92.5%	92.6%	89.1%	
Change from prior year	-0.1%	3.9%	-4.5%	-0.1%	3.9%	-4.5%	
Median	Sale Price	173,958	186,100	140,000	173,958	186,100	140,000
	Change from prior year	-6.5%	32.9%	24.3%	-6.5%	32.9%	24.3%
	List Price of Actives	149,400	176,950	199,900	N/A	N/A	N/A
	Change from prior year	-15.6%	-11.5%	53.9%			
	Days on Market	26	34	10	26	34	10
Change from prior year	-23.5%	240.0%	-33.3%	-23.5%	240.0%	-33.3%	
Percent of List	97.5%	97.3%	95.3%	97.5%	97.3%	95.3%	
Change from prior year	0.2%	2.1%	-2.0%	0.2%	2.1%	-2.0%	
Percent of Original	92.9%	96.1%	90.0%	92.9%	96.1%	90.0%	
Change from prior year	-3.3%	6.8%	-6.1%	-3.3%	6.8%	-6.1%	

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



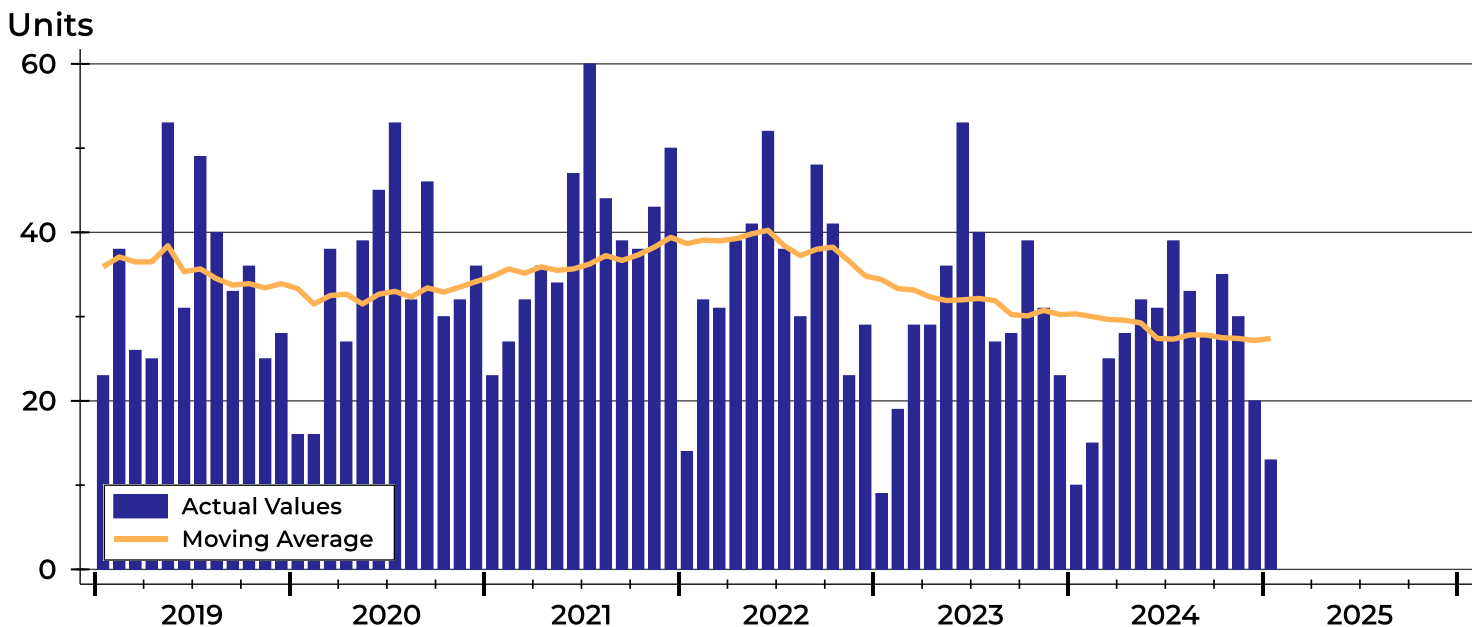
South Region Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		13	10	30.0%	13	10	30.0%
Volume (1,000s)		2,521	2,015	25.1%	2,521	2,015	25.1%
Months' Supply		1.5	0.9	66.7%	N/A	N/A	N/A
Average	Sale Price	193,901	201,460	-3.8%	193,901	201,460	-3.8%
	Days on Market	182	50	264.0%	182	50	264.0%
	Percent of List	96.8%	95.2%	1.7%	96.8%	95.2%	1.7%
	Percent of Original	92.5%	92.6%	-0.1%	92.5%	92.6%	-0.1%
Median	Sale Price	173,958	186,100	-6.5%	173,958	186,100	-6.5%
	Days on Market	26	34	-23.5%	26	34	-23.5%
	Percent of List	97.5%	97.3%	0.2%	97.5%	97.3%	0.2%
	Percent of Original	92.9%	96.1%	-3.3%	92.9%	96.1%	-3.3%

A total of 13 homes sold in South Region in January, up from 10 units in January 2024. Total sales volume rose to \$2.5 million compared to \$2.0 million in the previous year.

The median sales price in January was \$173,958, down 6.5% compared to the prior year. Median days on market was 26 days, down from 34 days in December, and down from 34 in January 2024.

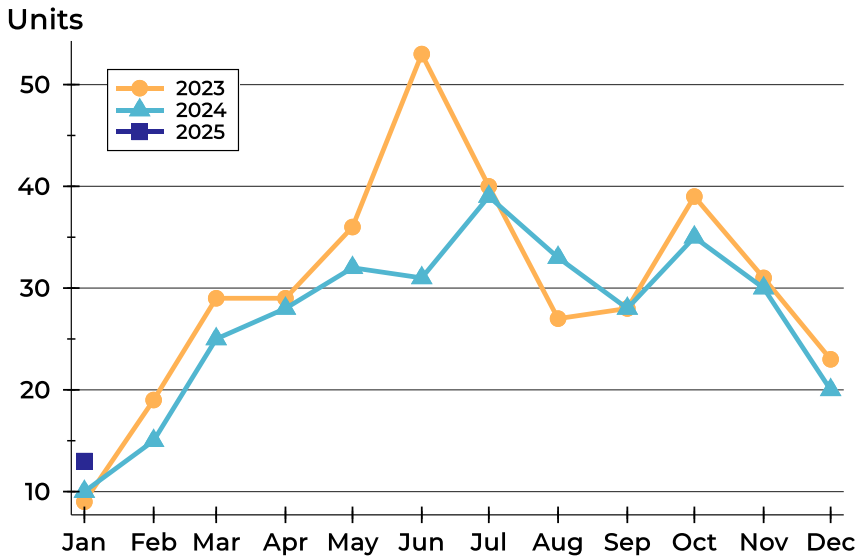
History of Closed Listings





South Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	9	10	13
February	19	15	
March	29	25	
April	29	28	
May	36	32	
June	53	31	
July	40	39	
August	27	33	
September	28	28	
October	39	35	
November	31	30	
December	23	20	

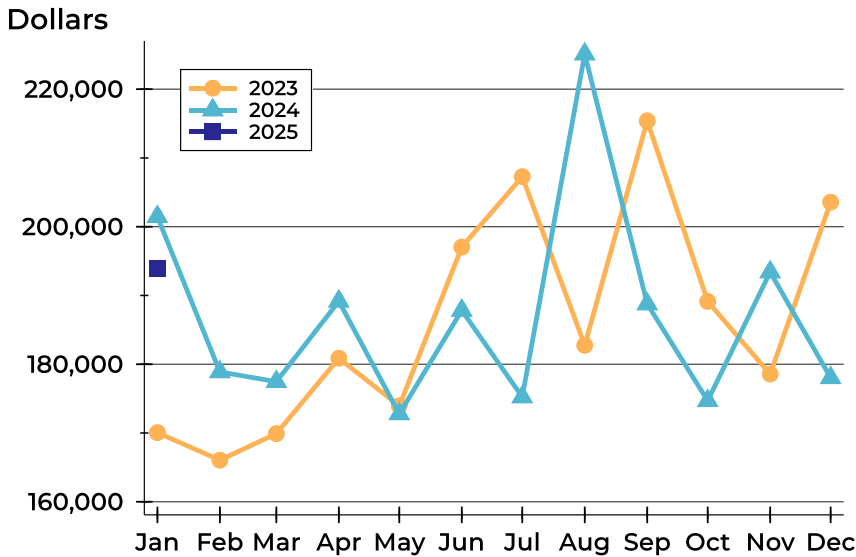
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	3.0	81,175	81,175	1,009	1,009	99.3%	99.3%	90.1%	90.1%
\$100,000-\$124,999	1	7.7%	0.5	120,000	120,000	53	53	96.1%	96.1%	89.0%	89.0%
\$125,000-\$149,999	2	15.4%	1.6	132,450	132,450	34	34	89.7%	89.7%	80.2%	80.2%
\$150,000-\$174,999	2	15.4%	0.5	162,979	162,979	2	2	99.0%	99.0%	99.0%	99.0%
\$175,000-\$199,999	1	7.7%	1.4	185,000	185,000	53	53	97.4%	97.4%	92.5%	92.5%
\$200,000-\$249,999	2	15.4%	0.7	217,500	217,500	35	35	95.7%	95.7%	94.4%	94.4%
\$250,000-\$299,999	1	7.7%	0.5	251,500	251,500	5	5	96.8%	96.8%	96.8%	96.8%
\$300,000-\$399,999	2	15.4%	1.5	388,000	388,000	50	50	100.4%	100.4%	98.5%	98.5%
\$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



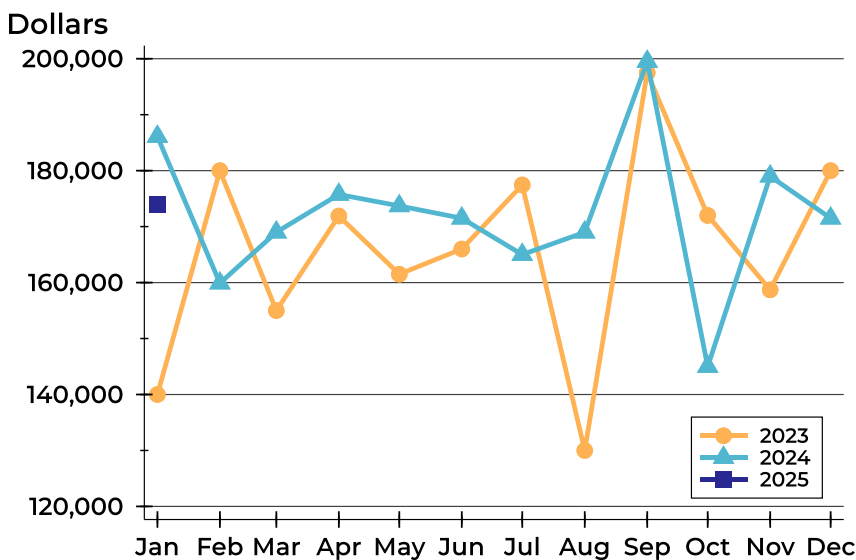
South Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	170,056	201,460	193,901
February	166,053	178,884	
March	169,907	177,468	
April	180,879	189,164	
May	173,943	172,784	
June	197,045	187,827	
July	207,278	175,244	
August	182,759	225,108	
September	215,396	188,762	
October	189,132	174,689	
November	178,562	193,413	
December	203,578	178,025	

Median Price

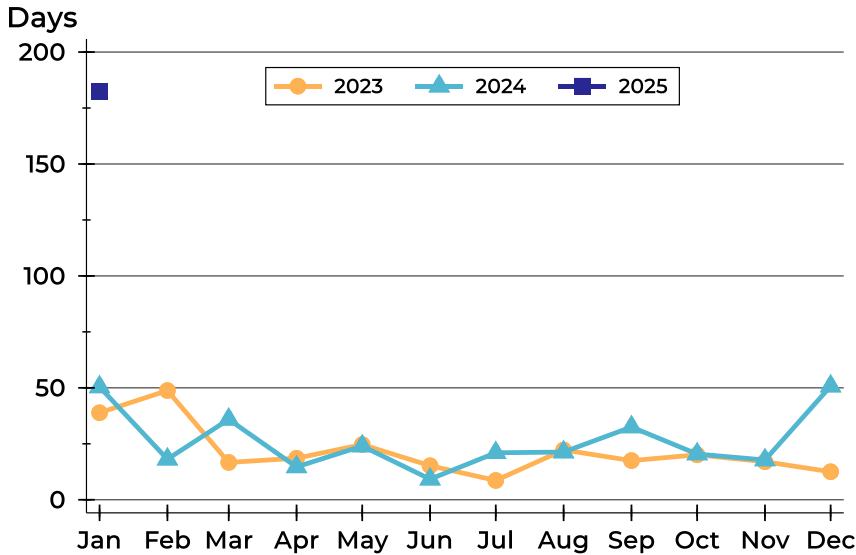


Month	2023	2024	2025
January	140,000	186,100	173,958
February	180,000	159,900	
March	155,000	169,000	
April	171,900	175,750	
May	161,500	173,700	
June	166,000	171,500	
July	177,450	165,000	
August	130,000	169,000	
September	197,500	199,500	
October	172,000	145,000	
November	158,700	179,000	
December	180,000	171,500	



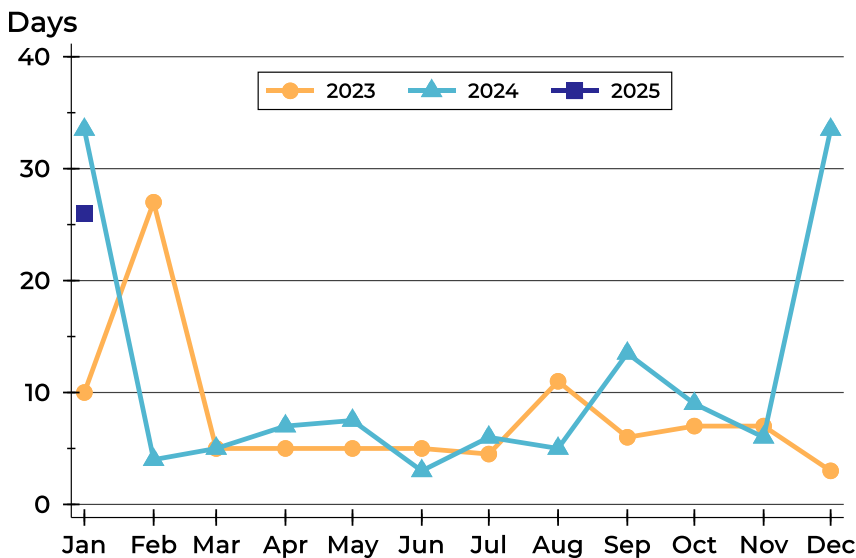
South Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	39	50	182
February	49	18	
March	17	36	
April	19	15	
May	25	24	
June	15	9	
July	9	21	
August	22	21	
September	18	33	
October	20	20	
November	17	18	
December	13	51	

Median DOM



Month	2023	2024	2025
January	10	34	26
February	27	4	
March	5	5	
April	5	7	
May	5	8	
June	5	3	
July	5	6	
August	11	5	
September	6	14	
October	7	9	
November	7	6	
December	3	34	



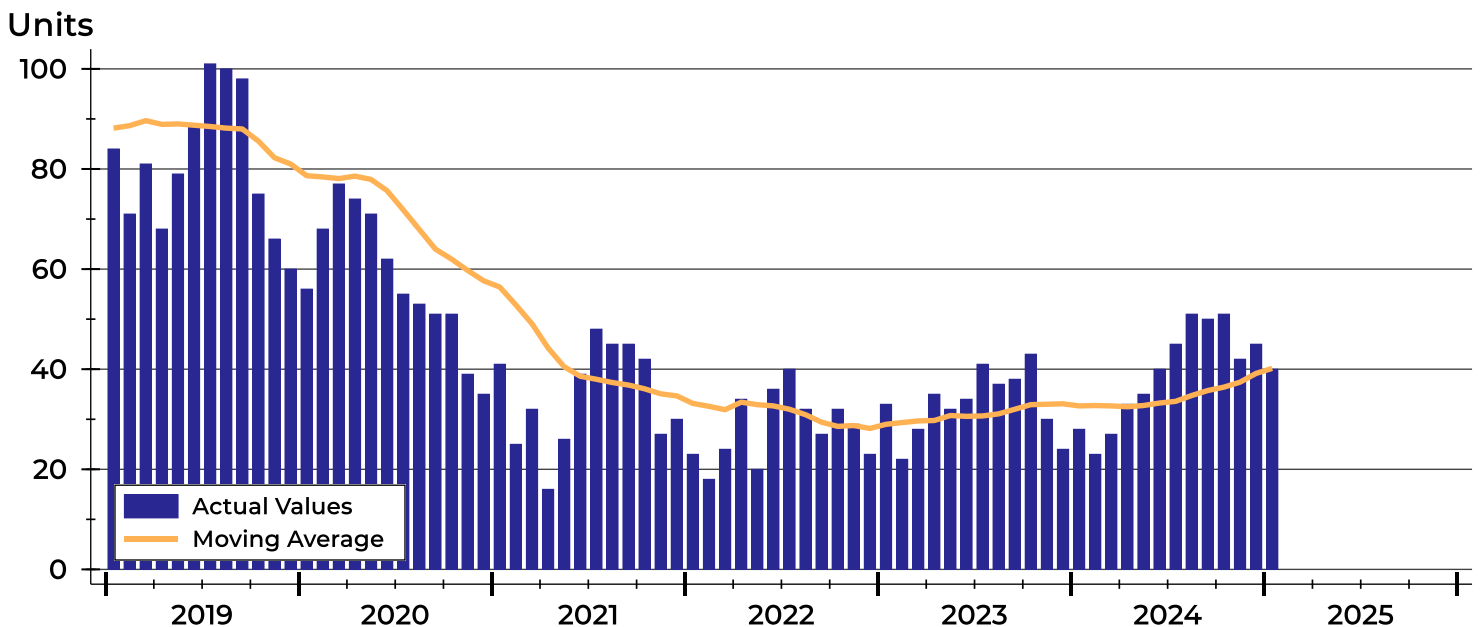
South Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		40	28	42.9%
Volume (1,000s)		8,242	5,900	39.7%
Months' Supply		1.5	0.9	66.7%
Average	List Price	206,062	210,704	-2.2%
	Days on Market	87	76	14.5%
	Percent of Original	95.5%	96.7%	-1.2%
Median	List Price	149,400	176,950	-15.6%
	Days on Market	96	50	92.0%
	Percent of Original	99.4%	100.0%	-0.6%

A total of 40 homes were available for sale in South Region at the end of January. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of January was \$149,400, down 15.6% from 2024. The typical time on market for active listings was 96 days, up from 50 days a year earlier.

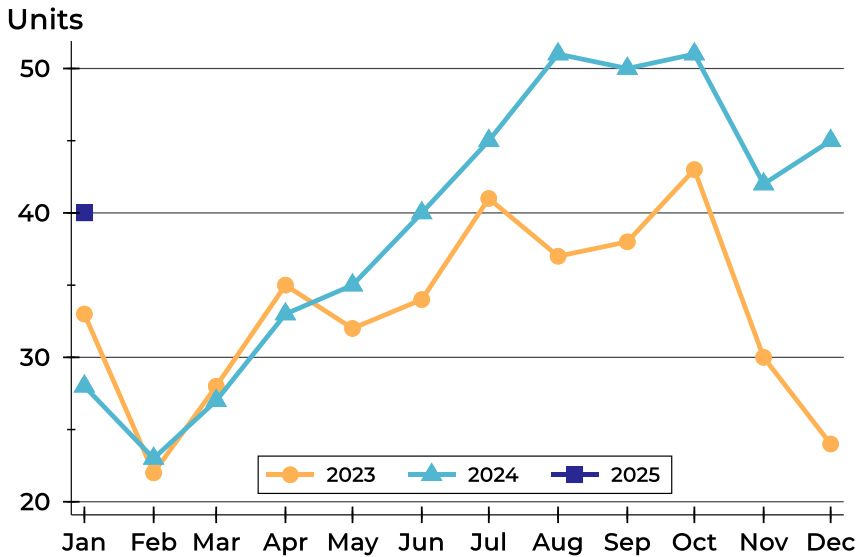
History of Active Listings





South Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	33	28	40
February	22	23	
March	28	27	
April	35	33	
May	32	35	
June	34	40	
July	41	45	
August	37	51	
September	38	50	
October	43	51	
November	30	42	
December	24	45	

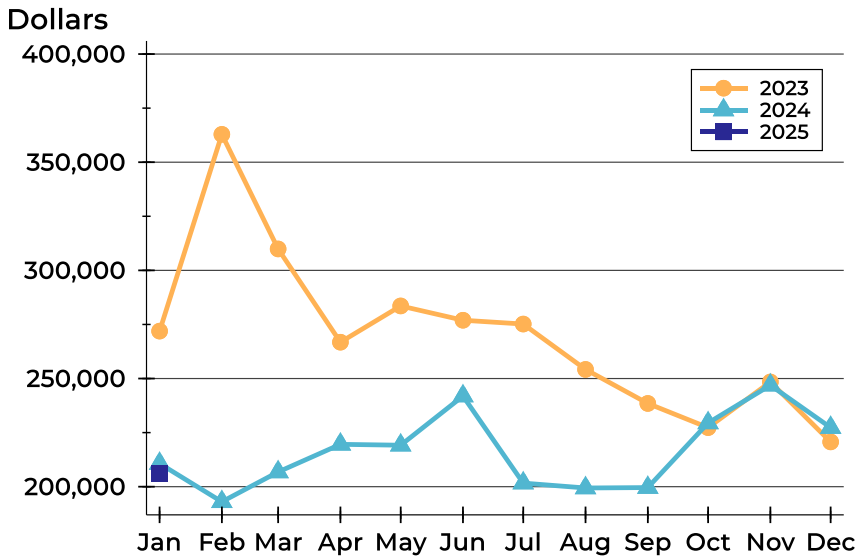
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	2.5%	N/A	1,300	1,300	4	4	100.0%	100.0%
\$25,000-\$49,999	3	7.5%	N/A	39,998	35,000	161	160	94.4%	100.0%
\$50,000-\$99,999	10	25.0%	3.0	87,150	89,450	87	73	94.2%	99.0%
\$100,000-\$124,999	1	2.5%	0.5	109,900	109,900	109	109	91.7%	91.7%
\$125,000-\$149,999	6	15.0%	1.6	138,733	136,900	53	44	98.3%	99.6%
\$150,000-\$174,999	2	5.0%	0.5	163,700	163,700	133	133	95.9%	95.9%
\$175,000-\$199,999	4	10.0%	1.4	190,625	193,500	80	73	96.1%	97.6%
\$200,000-\$249,999	3	7.5%	0.7	239,300	244,900	75	79	95.2%	94.2%
\$250,000-\$299,999	1	2.5%	0.5	279,900	279,900	1	1	100.0%	100.0%
\$300,000-\$399,999	4	10.0%	1.5	346,475	334,500	85	102	92.4%	93.3%
\$400,000-\$499,999	2	5.0%	N/A	452,450	452,450	113	113	97.9%	97.9%
\$500,000-\$749,999	3	7.5%	N/A	642,967	599,900	112	142	95.8%	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



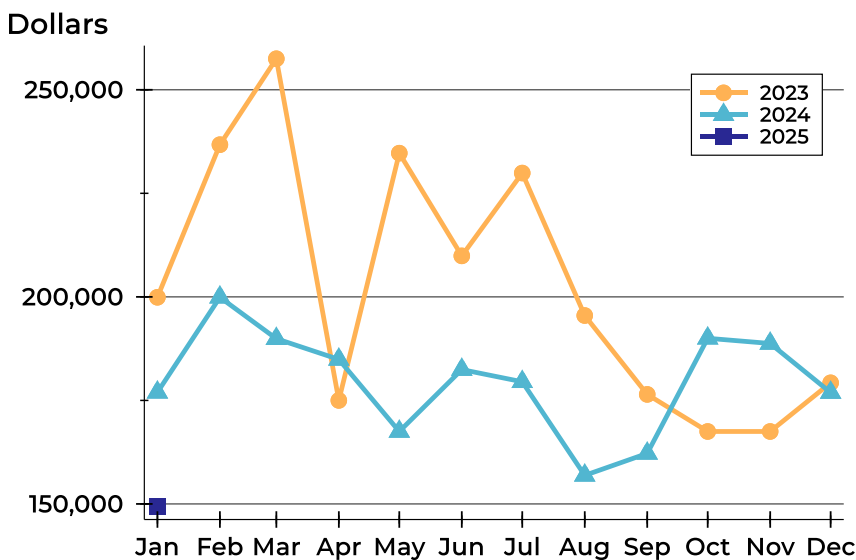
South Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	271,926	210,704	206,062
February	362,877	193,028	
March	309,907	206,807	
April	266,806	219,577	
May	283,563	219,176	
June	276,956	241,898	
July	275,188	201,665	
August	254,205	199,405	
September	238,491	199,601	
October	227,314	229,471	
November	248,407	246,912	
December	220,708	227,329	

Median Price

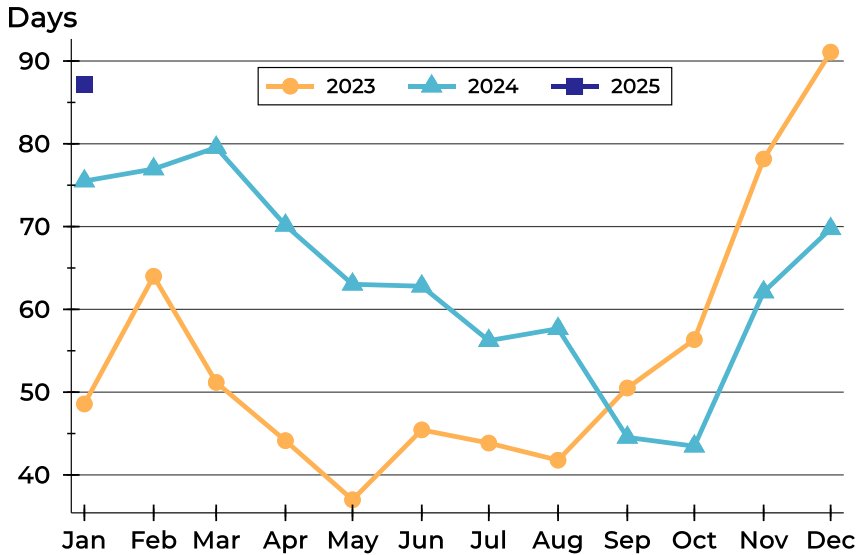


Month	2023	2024	2025
January	199,900	176,950	149,400
February	236,750	199,900	
March	257,500	189,900	
April	175,000	184,900	
May	234,700	167,500	
June	209,900	182,450	
July	229,900	179,500	
August	195,500	156,900	
September	176,450	162,200	
October	167,500	190,000	
November	167,500	188,750	
December	179,250	176,900	



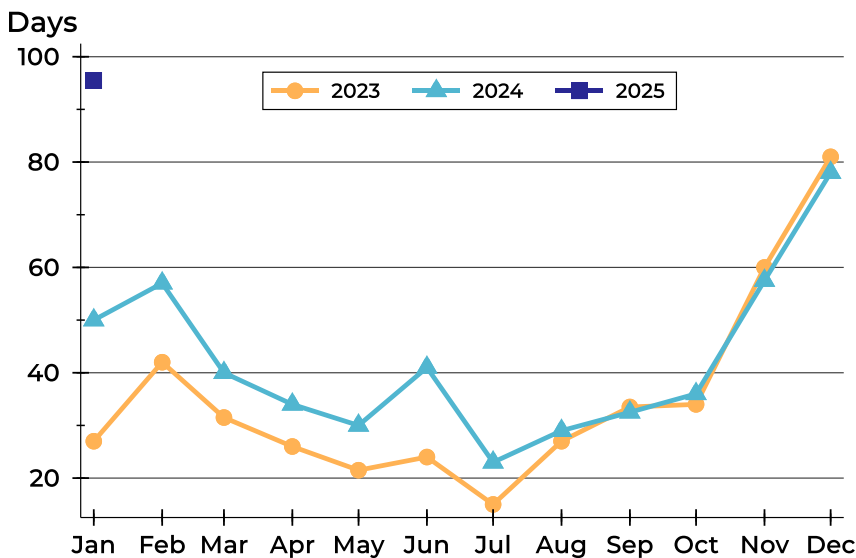
South Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	49	76	87
February	64	77	
March	51	80	
April	44	70	
May	37	63	
June	45	63	
July	44	56	
August	42	58	
September	51	45	
October	56	43	
November	78	62	
December	91	70	

Median DOM

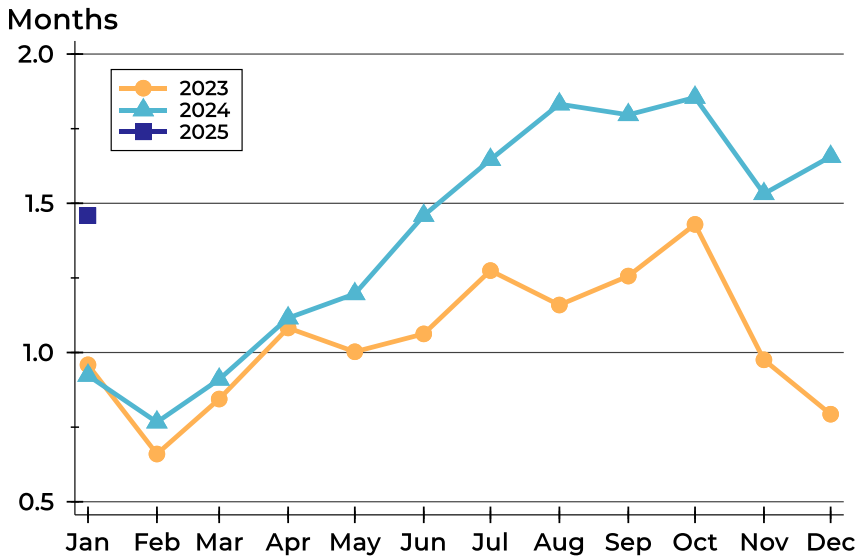


Month	2023	2024	2025
January	27	50	96
February	42	57	
March	32	40	
April	26	34	
May	22	30	
June	24	41	
July	15	23	
August	27	29	
September	34	33	
October	34	36	
November	60	58	
December	81	78	



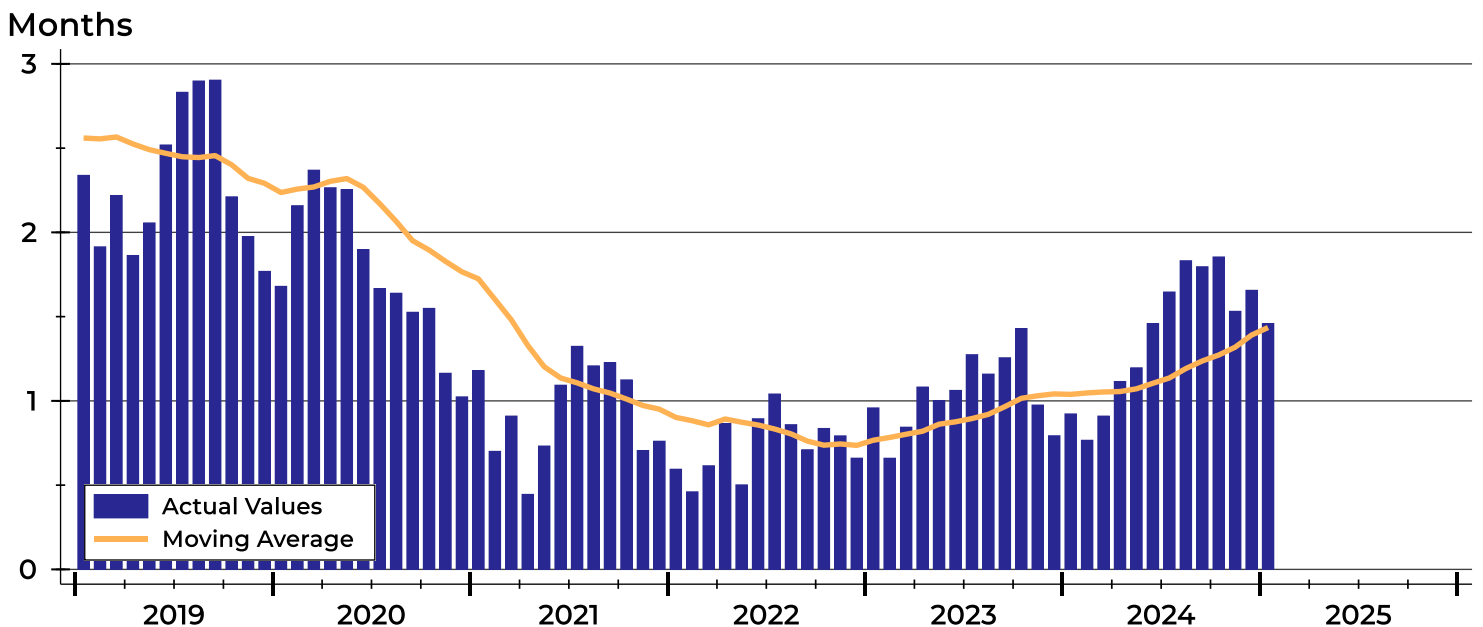
South Region Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.0	0.9	1.5
February	0.7	0.8	
March	0.8	0.9	
April	1.1	1.1	
May	1.0	1.2	
June	1.1	1.5	
July	1.3	1.6	
August	1.2	1.8	
September	1.3	1.8	
October	1.4	1.9	
November	1.0	1.5	
December	0.8	1.7	

History of Month's Supply





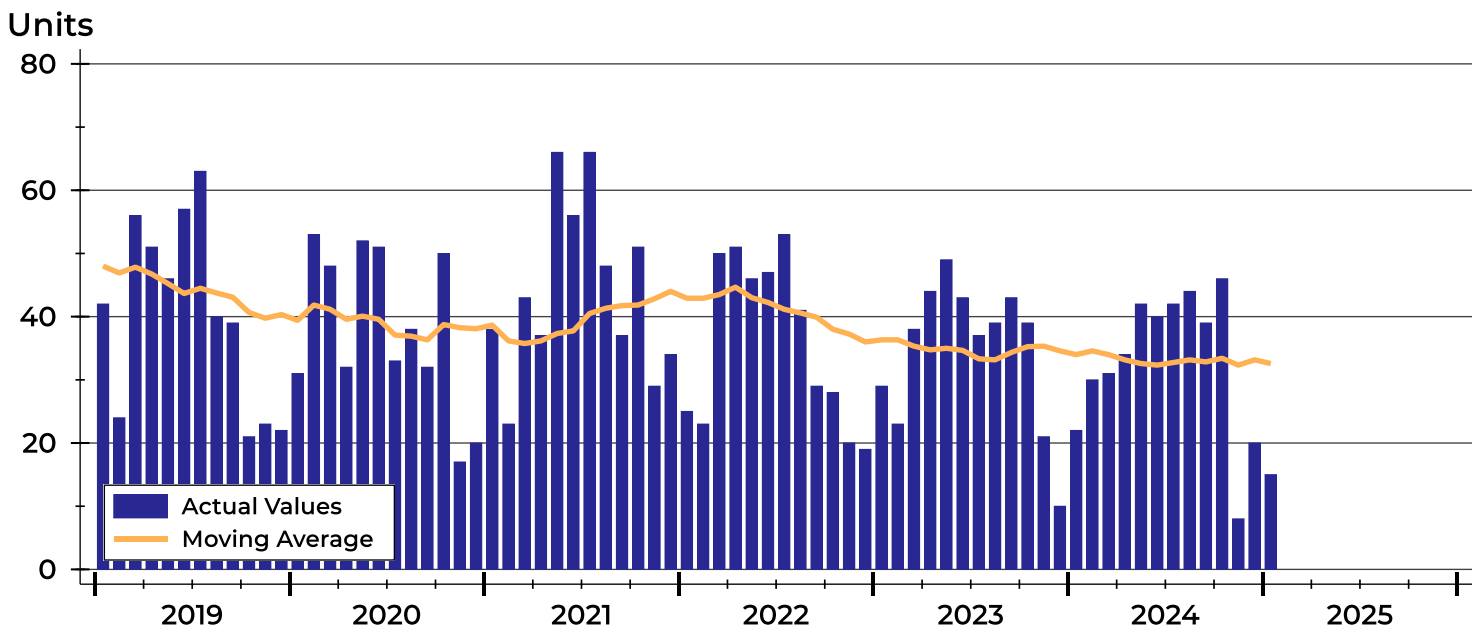
South Region New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	15	22	-31.8%
	Volume (1,000s)	3,104	4,974	-37.6%
	Average List Price	206,913	226,082	-8.5%
	Median List Price	197,500	194,450	1.6%
Year-to-Date	New Listings	15	22	-31.8%
	Volume (1,000s)	3,104	4,974	-37.6%
	Average List Price	206,913	226,082	-8.5%
	Median List Price	197,500	194,450	1.6%

A total of 15 new listings were added in South Region during January, down 31.8% from the same month in 2024.

The median list price of these homes was \$197,500 up from \$194,450 in 2024.

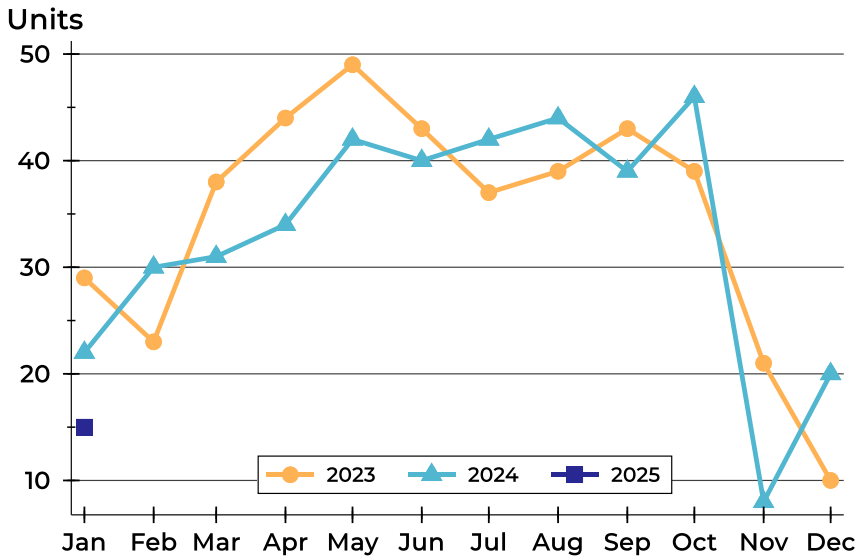
History of New Listings





South Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	29	22	15
February	23	30	
March	38	31	
April	44	34	
May	49	42	
June	43	40	
July	37	42	
August	39	44	
September	43	39	
October	39	46	
November	21	8	
December	10	20	

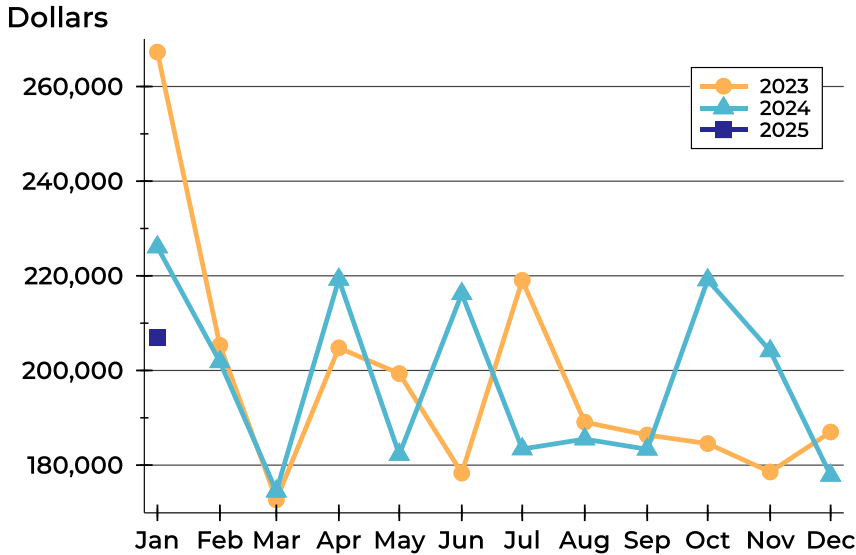
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	6.7%	1,300	1,300	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	20.0%	79,300	76,000	21	22	98.7%	100.0%
\$100,000-\$124,999	1	6.7%	118,000	118,000	5	5	100.0%	100.0%
\$125,000-\$149,999	2	13.3%	149,400	149,400	18	18	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	6.7%	197,500	197,500	29	29	100.0%	100.0%
\$200,000-\$249,999	2	13.3%	247,450	247,450	20	20	100.0%	100.0%
\$250,000-\$299,999	3	20.0%	276,800	279,900	6	7	100.0%	100.0%
\$300,000-\$399,999	1	6.7%	325,000	325,000	24	24	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	6.7%	599,900	599,900	22	22	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



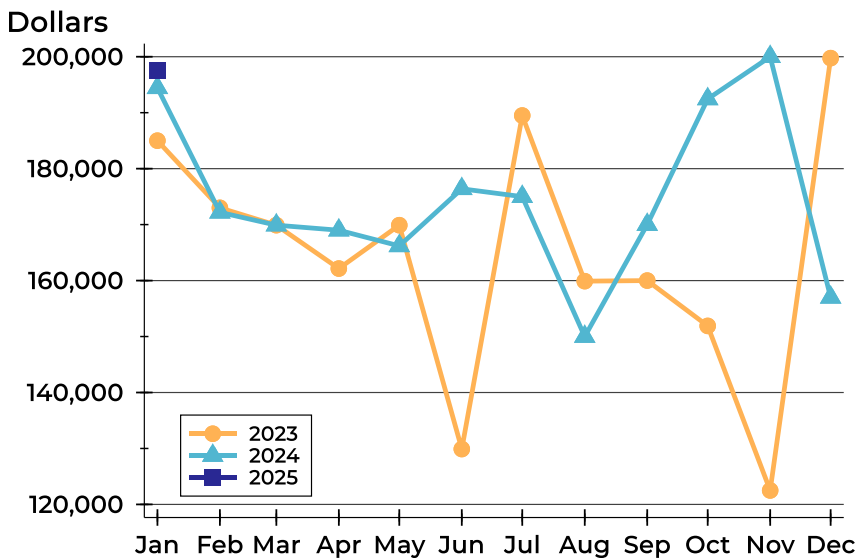
South Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	267,281	226,082	206,913
February	205,309	201,823	
March	172,682	174,489	
April	204,777	219,243	
May	199,347	182,243	
June	178,316	216,213	
July	219,032	183,405	
August	189,077	185,504	
September	186,359	183,351	
October	184,555	219,126	
November	178,557	204,138	
December	187,000	177,825	

Median Price



Month	2023	2024	2025
January	185,000	194,450	197,500
February	173,000	172,200	
March	169,900	169,900	
April	162,150	169,000	
May	169,900	166,200	
June	129,900	176,400	
July	189,500	175,000	
August	159,900	150,000	
September	160,000	170,000	
October	151,900	192,450	
November	122,500	200,000	
December	199,750	157,000	

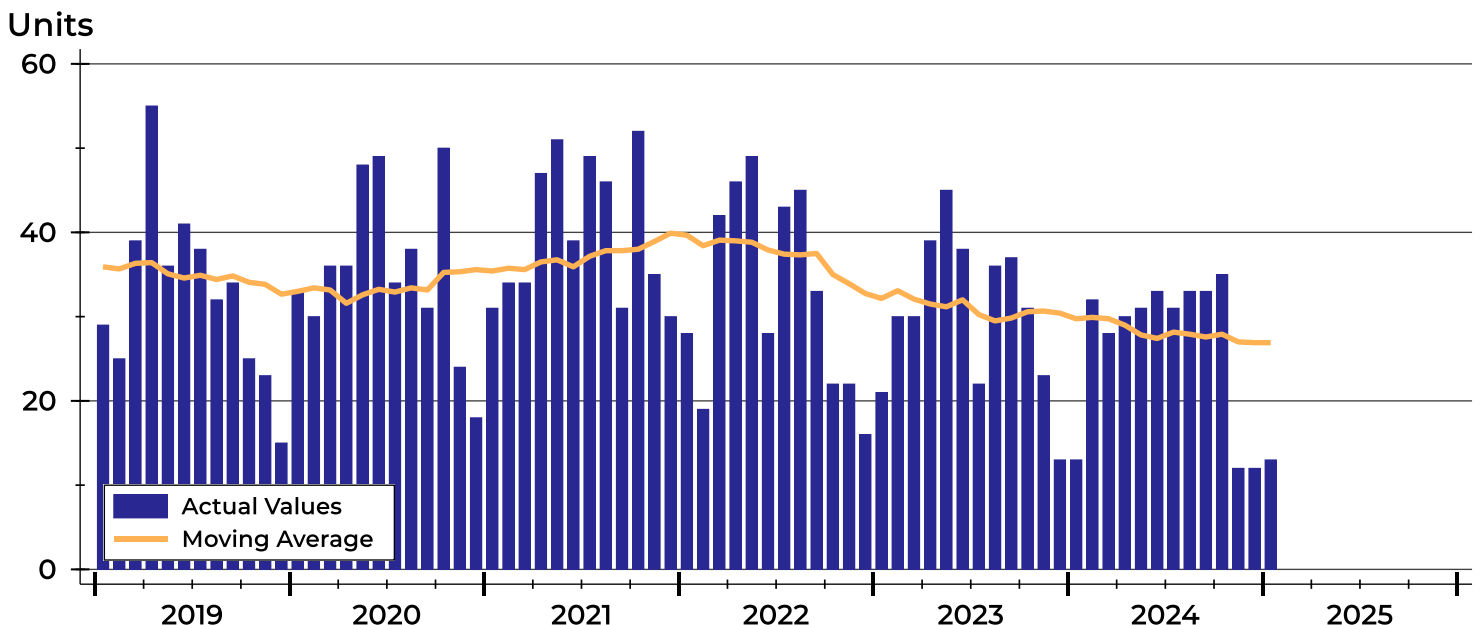


South Region Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		13	13	0.0%	13	13	0.0%
Volume (1,000s)		3,810	3,202	19.0%	3,810	3,202	19.0%
Average	Sale Price	293,077	246,292	19.0%	293,077	246,292	19.0%
	Days on Market	27	20	35.0%	27	20	35.0%
	Percent of Original	98.4%	97.8%	0.6%	98.4%	97.8%	0.6%
Median	Sale Price	251,500	214,900	17.0%	251,500	214,900	17.0%
	Days on Market	13	4	225.0%	13	4	225.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 13 contracts for sale were written in South Region during the month of January, the same as in 2024. The median list price of these homes was \$251,500, up from \$214,900 the prior year. Half of the homes that went under contract in January were on the market less than 13 days, compared to 4 days in January 2024.

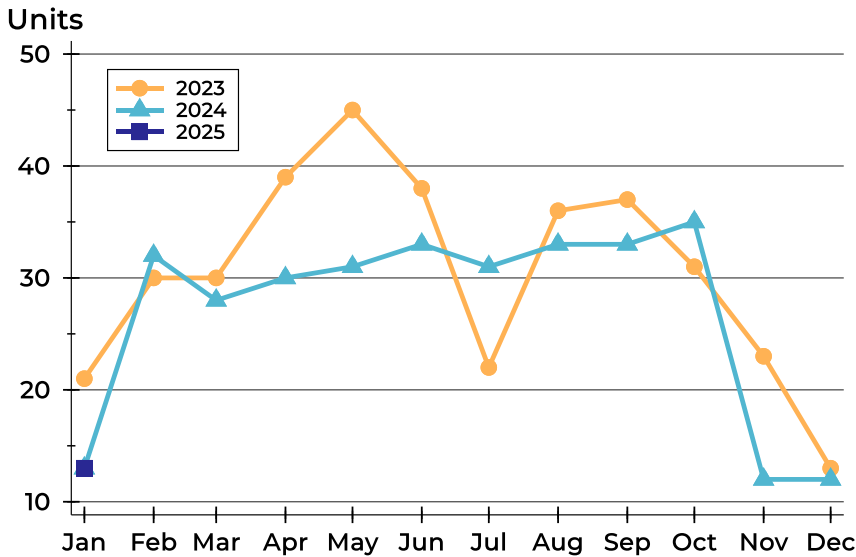
History of Contracts Written





South Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	21	13	13
February	30	32	
March	30	28	
April	39	30	
May	45	31	
June	38	33	
July	22	31	
August	36	33	
September	37	33	
October	31	35	
November	23	12	
December	13	12	

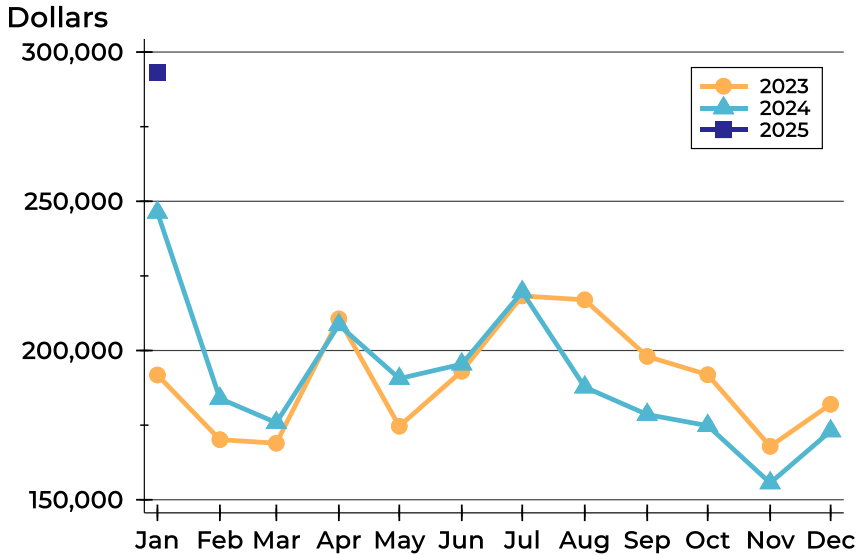
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.7%	37,900	37,900	36	36	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	15.4%	164,450	164,450	9	9	98.0%	98.0%
\$175,000-\$199,999	1	7.7%	179,900	179,900	32	32	94.7%	94.7%
\$200,000-\$249,999	2	15.4%	242,950	242,950	12	12	100.0%	100.0%
\$250,000-\$299,999	3	23.1%	273,467	269,900	13	7	100.0%	100.0%
\$300,000-\$399,999	3	23.1%	369,333	379,500	36	6	97.9%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	7.7%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



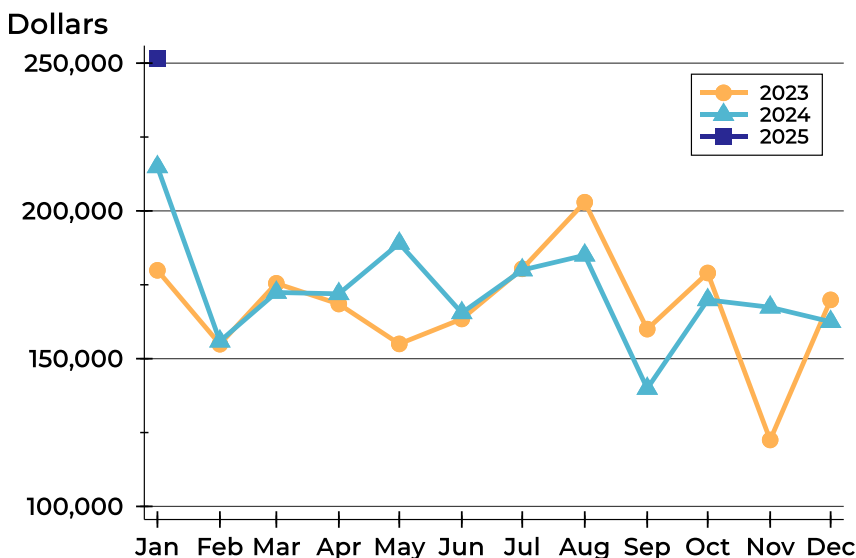
South Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	191,810	246,292	293,077
February	170,138	183,925	
March	168,947	175,818	
April	210,605	208,602	
May	174,631	190,606	
June	193,063	195,429	
July	218,305	219,655	
August	216,978	187,733	
September	198,022	178,555	
October	191,890	174,826	
November	167,896	155,617	
December	182,000	173,033	

Median Price

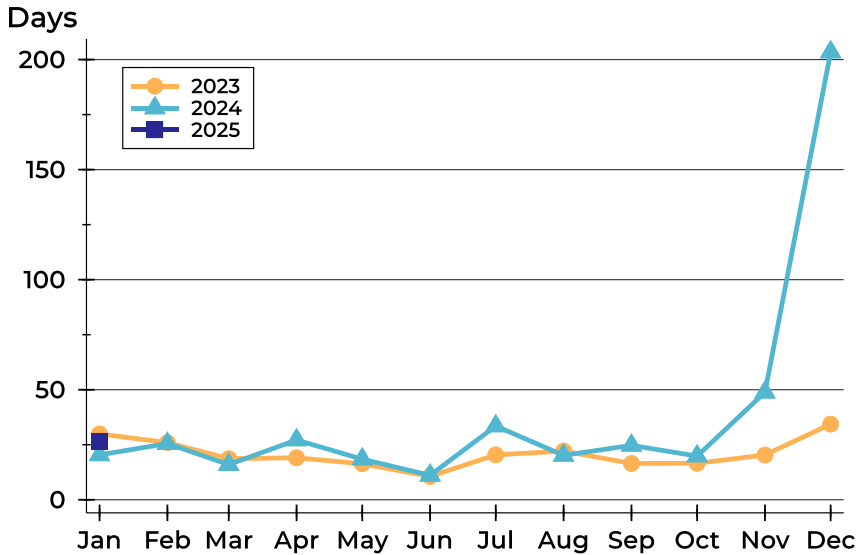


Month	2023	2024	2025
January	179,900	214,900	251,500
February	154,900	155,900	
March	175,500	172,400	
April	168,500	171,950	
May	155,000	189,000	
June	163,450	165,500	
July	180,400	180,000	
August	202,950	185,000	
September	160,000	139,900	
October	179,000	169,900	
November	122,500	167,400	
December	169,900	162,500	



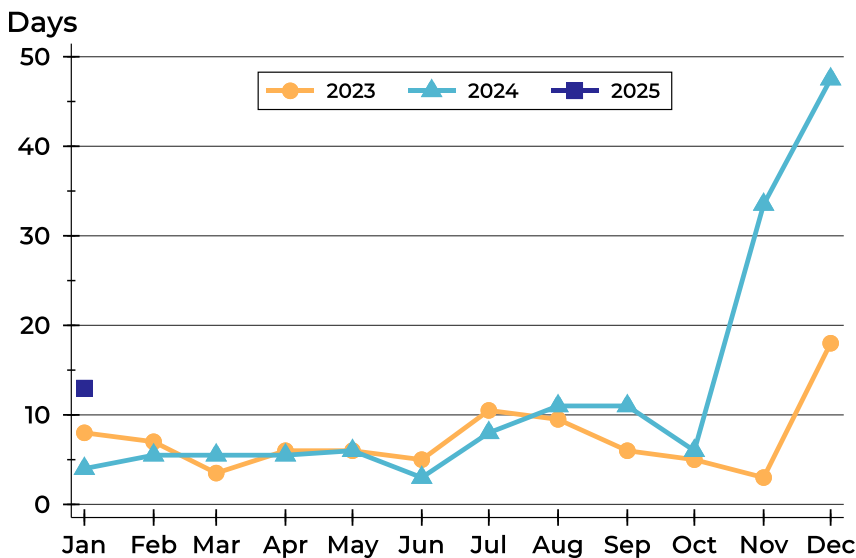
South Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	30	20	27
February	26	26	
March	19	16	
April	19	27	
May	16	18	
June	11	11	
July	20	34	
August	22	20	
September	16	25	
October	17	20	
November	20	49	
December	34	203	

Median DOM



Month	2023	2024	2025
January	8	4	13
February	7	6	
March	4	6	
April	6	6	
May	6	6	
June	5	3	
July	11	8	
August	10	11	
September	6	11	
October	5	6	
November	3	34	
December	18	48	



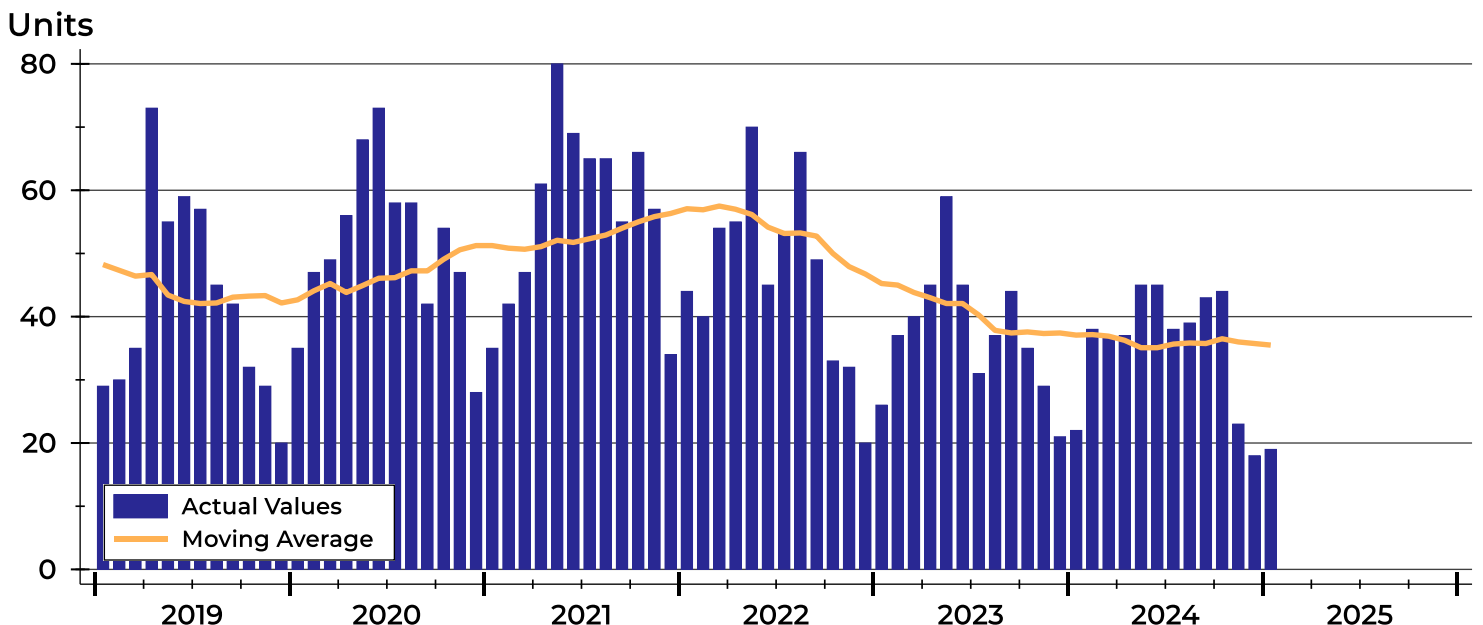
South Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		19	22	-13.6%
Volume (1,000s)		4,623	4,029	14.7%
Average	List Price	243,305	183,114	32.9%
	Days on Market	24	29	-17.2%
	Percent of Original	98.6%	99.3%	-0.7%
Median	List Price	179,900	167,200	7.6%
	Days on Market	11	8	37.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in South Region had contracts pending at the end of January, down from 22 contracts pending at the end of January 2024.

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

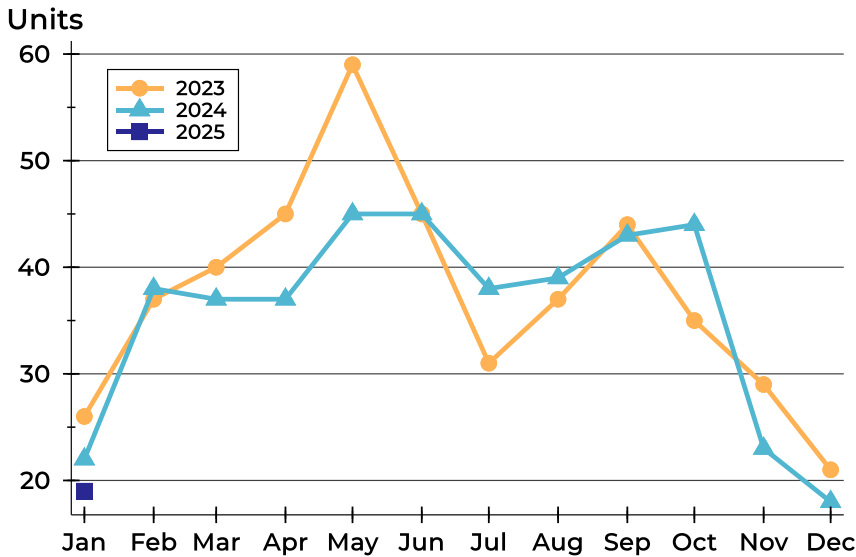
History of Pending Contracts





South Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	26	22	19
February	37	38	
March	40	37	
April	45	37	
May	59	45	
June	45	45	
July	31	38	
August	37	39	
September	44	43	
October	35	44	
November	29	23	
December	21	18	

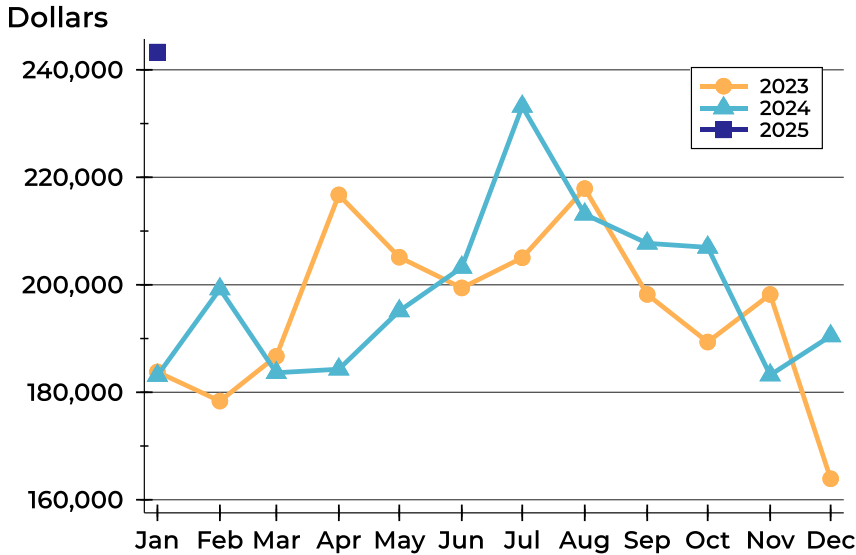
Pending Contracts by Price Range

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	2	10.5%	43,450	43,450	24	24	100.0%	100.0%
\$50,000-\$99,999	3	15.8%	71,433	69,400	60	74	96.1%	99.3%
\$100,000-\$124,999	1	5.3%	118,500	118,500	7	7	100.0%	100.0%
\$125,000-\$149,999	1	5.3%	145,000	145,000	0	0	100.0%	100.0%
\$150,000-\$174,999	2	10.5%	164,450	164,450	9	9	98.0%	98.0%
\$175,000-\$199,999	1	5.3%	179,900	179,900	32	32	94.7%	94.7%
\$200,000-\$249,999	2	10.5%	242,950	242,950	12	12	100.0%	100.0%
\$250,000-\$299,999	3	15.8%	273,467	269,900	13	7	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	354,500	354,500	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	5.3%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	1	5.3%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



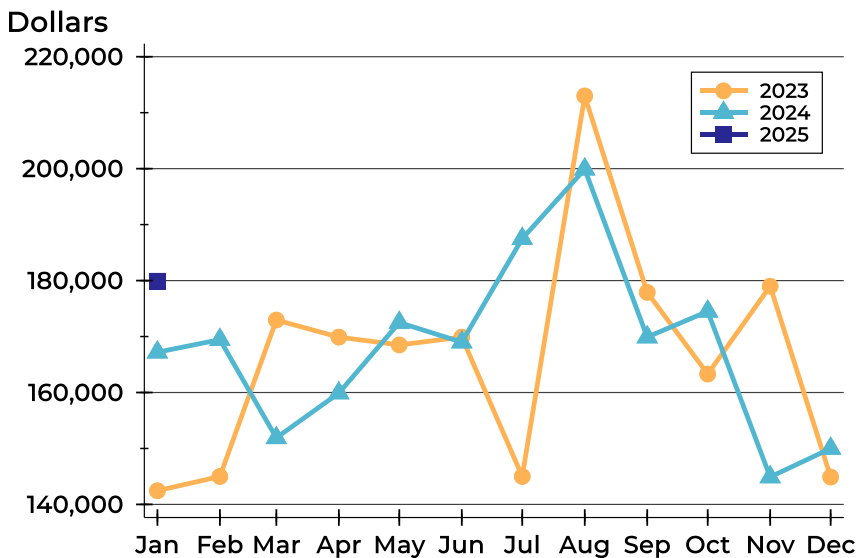
South Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	183,785	183,114	243,305
February	178,362	199,218	
March	186,702	183,632	
April	216,731	184,293	
May	205,136	195,138	
June	199,416	203,234	
July	205,029	233,192	
August	217,905	213,126	
September	198,211	207,723	
October	189,350	206,968	
November	198,207	183,204	
December	163,905	190,483	

Median Price

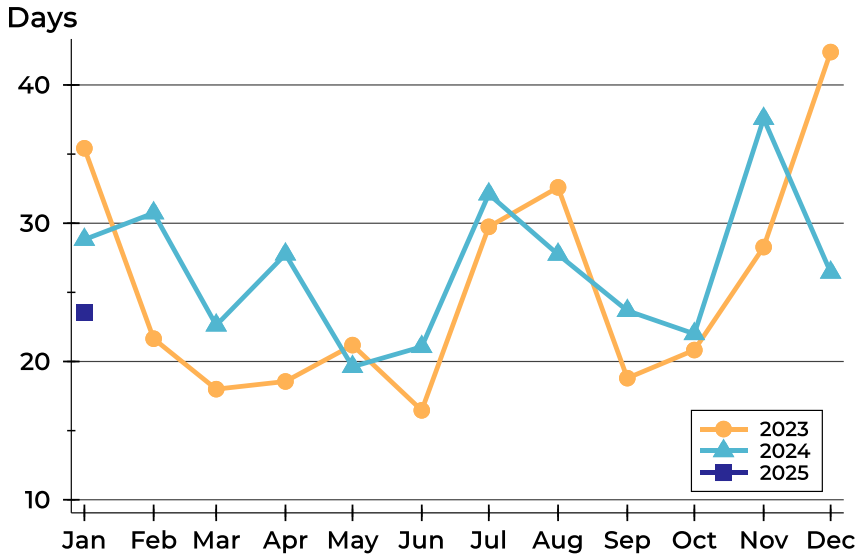


Month	2023	2024	2025
January	142,450	167,200	179,900
February	145,000	169,450	
March	172,950	151,900	
April	169,900	159,900	
May	168,500	172,500	
June	169,900	169,000	
July	145,000	187,500	
August	213,000	199,900	
September	177,900	169,900	
October	163,300	174,500	
November	179,000	144,900	
December	144,900	150,000	



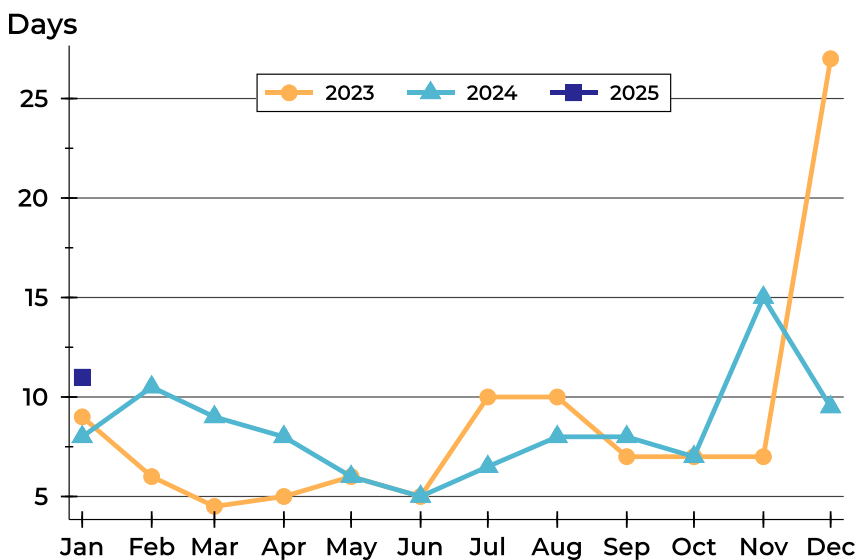
South Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	29	24
February	22	31	
March	18	23	
April	19	28	
May	21	20	
June	16	21	
July	30	32	
August	33	28	
September	19	24	
October	21	22	
November	28	38	
December	42	26	

Median DOM



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