



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

February 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*)

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Central Region Housing Report



Market Overview

Central Region Home Sales Fell in February

Total home sales in Central Region fell last month to 151 units, compared to 152 units in February 2024. Total sales volume was \$32.9 million, up from a year earlier.

The median sale price in February was \$190,000, up from \$179,450 a year earlier. Homes that sold in February were typically on the market for 30 days and sold for 99.0% of their list prices.

Central Region Active Listings Up at End of February

The total number of active listings in Central Region at the end of February was 178 units, up from 170 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 February was \$219,950.

During February, a total of 160 contracts were written up from 159 in February 2024. At the end of the month, there were 180 contracts still pending.

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Central Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		151	152	155	300	304	296
Change from prior year		-0.7%	-1.9%	5.4%	-1.3%	2.7%	-12.9%
Active Listings		178	170	123	N/A	N/A	N/A
Change from prior year		4.7%	38.2%	61.8%			
Months' Supply		0.9	0.9	0.6	N/A	N/A	N/A
Change from prior year		0.0%	50.0%	100.0%			
New Listings		167	193	186	295	364	337
Change from prior year		-13.5%	3.8%	9.4%	-19.0%	8.0%	0.9%
Contracts Written		160	159	177	324	337	353
Change from prior year		0.6%	-10.2%	0.0%	-3.9%	-4.5%	3.2%
Pending Contracts		180	180	193	N/A	N/A	N/A
Change from prior year		0.0%	-6.7%	4.9%			
Sales Volume (1,000s)		32,862	30,852	29,392	68,300	61,400	52,961
Change from prior year		6.5%	5.0%	19.3%	11.2%	15.9%	-8.7%
Average	Sale Price	217,629	202,971	189,627	227,667	201,974	178,922
	Change from prior year	7.2%	7.0%	13.1%	12.7%	12.9%	4.9%
	List Price of Actives	257,215	288,851	349,073	N/A	N/A	N/A
	Change from prior year	-11.0%	-17.3%	33.1%			
	Days on Market	43	26	29	38	28	25
Change from prior year	65.4%	-10.3%	45.0%	35.7%	12.0%	19.0%	
Percent of List	97.3%	98.5%	98.7%	97.2%	98.1%	98.2%	
Change from prior year	-1.2%	-0.2%	-1.5%	-0.9%	-0.1%	-1.2%	
Percent of Original	94.1%	96.5%	96.4%	94.3%	96.2%	96.0%	
Change from prior year	-2.5%	0.1%	-2.3%	-2.0%	0.2%	-1.8%	
Median	Sale Price	190,000	179,450	160,000	190,132	179,900	155,000
	Change from prior year	5.9%	12.2%	12.8%	5.7%	16.1%	8.1%
	List Price of Actives	219,950	238,950	249,500	N/A	N/A	N/A
	Change from prior year	-8.0%	-4.2%	22.0%			
	Days on Market	30	9	10	23	11	10
Change from prior year	233.3%	-10.0%	150.0%	109.1%	10.0%	100.0%	
Percent of List	99.0%	100.0%	100.0%	98.8%	100.0%	100.0%	
Change from prior year	-1.0%	0.0%	0.0%	-1.2%	0.0%	0.0%	
Percent of Original	96.6%	98.6%	98.3%	96.4%	97.7%	98.0%	
Change from prior year	-2.0%	0.3%	-1.7%	-1.3%	-0.3%	-2.0%	

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



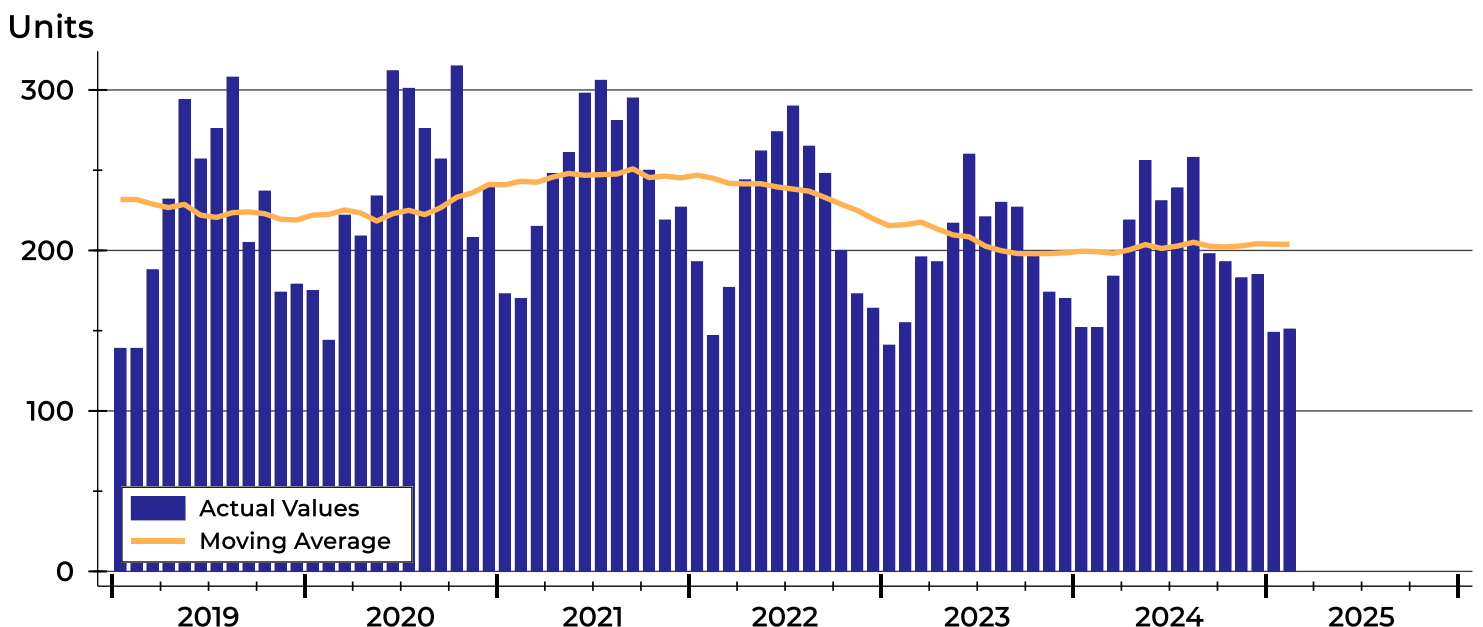
Central Region Closed Listings Analysis

Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		151	152	-0.7%	300	304	-1.3%
Volume (1,000s)		32,862	30,852	6.5%	68,300	61,400	11.2%
Months' Supply		0.9	0.9	0.0%	N/A	N/A	N/A
Average	Sale Price	217,629	202,971	7.2%	227,667	201,974	12.7%
	Days on Market	43	26	65.4%	38	28	35.7%
	Percent of List	97.3%	98.5%	-1.2%	97.2%	98.1%	-0.9%
	Percent of Original	94.1%	96.5%	-2.5%	94.3%	96.2%	-2.0%
Median	Sale Price	190,000	179,450	5.9%	190,132	179,900	5.7%
	Days on Market	30	9	233.3%	23	11	109.1%
	Percent of List	99.0%	100.0%	-1.0%	98.8%	100.0%	-1.2%
	Percent of Original	96.6%	98.6%	-2.0%	96.4%	97.7%	-1.3%

A total of 151 homes sold in Central Region in February, down from 152 units in February 2024. Total sales volume rose to \$32.9 million compared to \$30.9 million in the previous year.

The median sales price in February was \$190,000, up 5.9% compared to the prior year. Median days on market was 30 days, up from 19 days in January, and up from 9 in February 2024.

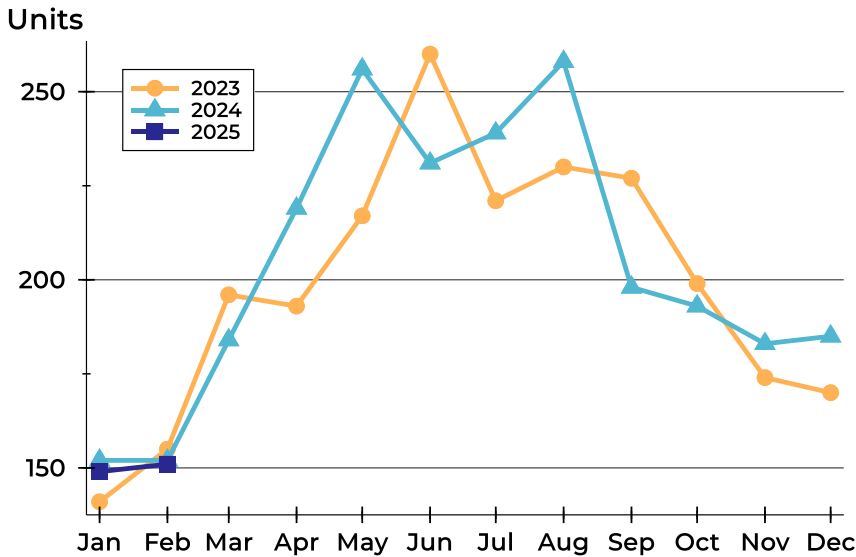
History of Closed Listings





Central Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	141	152	149
February	155	152	151
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	

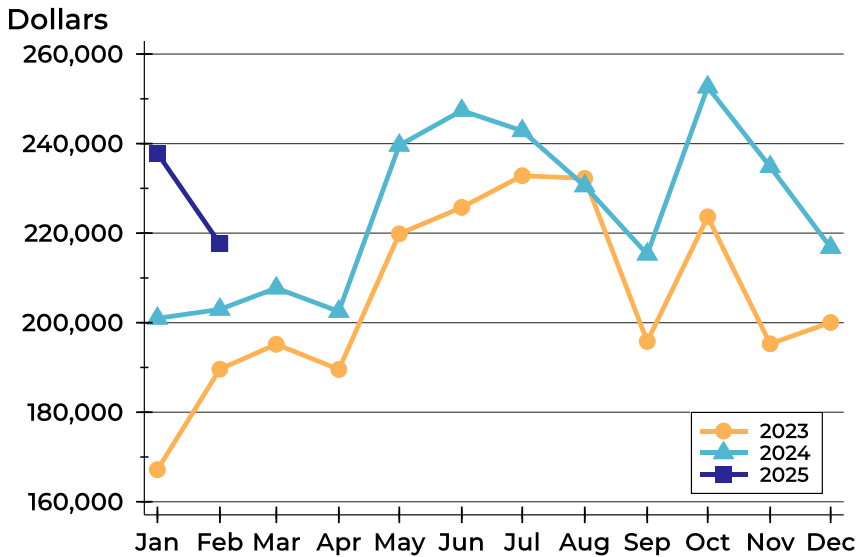
Closed Listings by Price Range

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	2	1.3%	0.0	19,000	19,000	1	1	98.1%	98.1%	98.1%	98.1%
\$25,000-\$49,999	4	2.6%	0.5	39,000	40,500	38	43	86.2%	91.6%	72.3%	68.3%
\$50,000-\$99,999	27	17.9%	0.8	73,311	77,500	43	37	91.5%	91.8%	87.1%	85.9%
\$100,000-\$124,999	8	5.3%	1.1	109,494	107,500	57	20	98.7%	99.1%	93.0%	93.6%
\$125,000-\$149,999	15	9.9%	1.1	134,140	131,000	41	27	100.2%	100.0%	97.5%	100.0%
\$150,000-\$174,999	8	5.3%	0.6	159,919	159,450	13	17	98.5%	99.3%	97.8%	98.3%
\$175,000-\$199,999	15	9.9%	0.8	186,744	187,500	30	19	97.7%	99.5%	95.3%	98.9%
\$200,000-\$249,999	12	7.9%	0.6	229,317	233,000	74	52	99.1%	100.0%	95.4%	96.5%
\$250,000-\$299,999	27	17.9%	0.9	272,557	268,900	40	41	99.0%	100.0%	97.3%	98.1%
\$300,000-\$399,999	17	11.3%	1.1	335,871	340,000	37	24	98.8%	99.0%	96.0%	96.3%
\$400,000-\$499,999	10	6.6%	1.0	440,458	442,450	64	49	99.6%	100.0%	96.1%	98.3%
\$500,000-\$749,999	6	4.0%	1.1	582,467	580,900	53	10	98.4%	98.7%	97.0%	98.7%
\$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



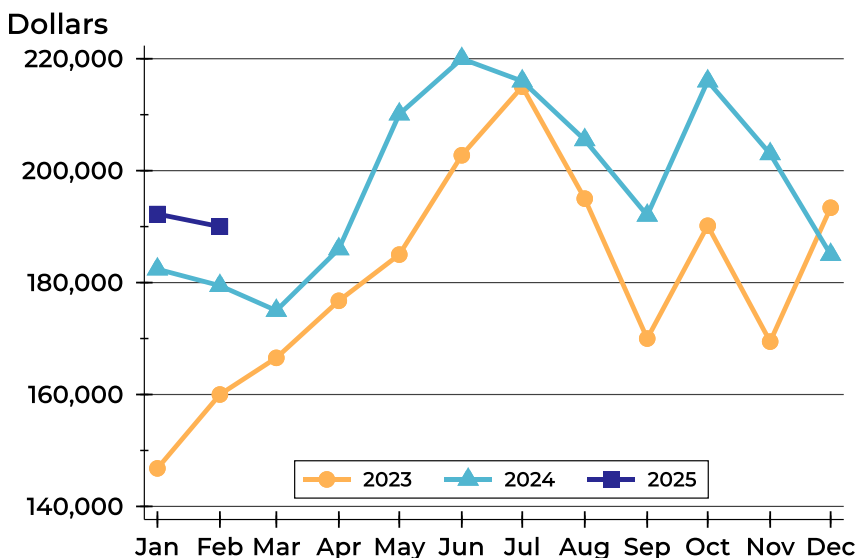
Central Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	167,154	200,977	237,839
February	189,627	202,971	217,629
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

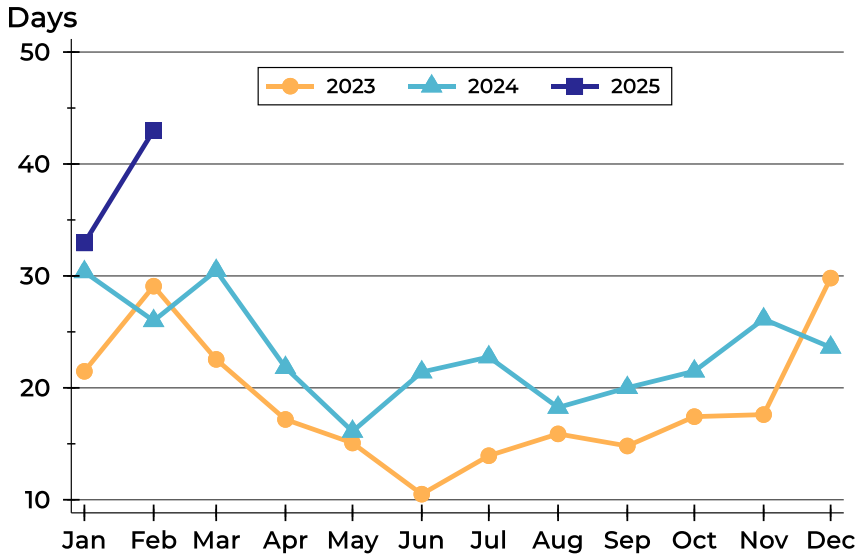


Month	2023	2024	2025
January	146,800	182,400	192,250
February	160,000	179,450	190,000
March	166,550	175,000	
April	176,750	186,000	
May	185,000	210,100	
June	202,750	220,000	
July	215,000	216,000	
August	195,000	205,500	
September	170,000	192,000	
October	190,155	216,000	
November	169,450	203,000	
December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



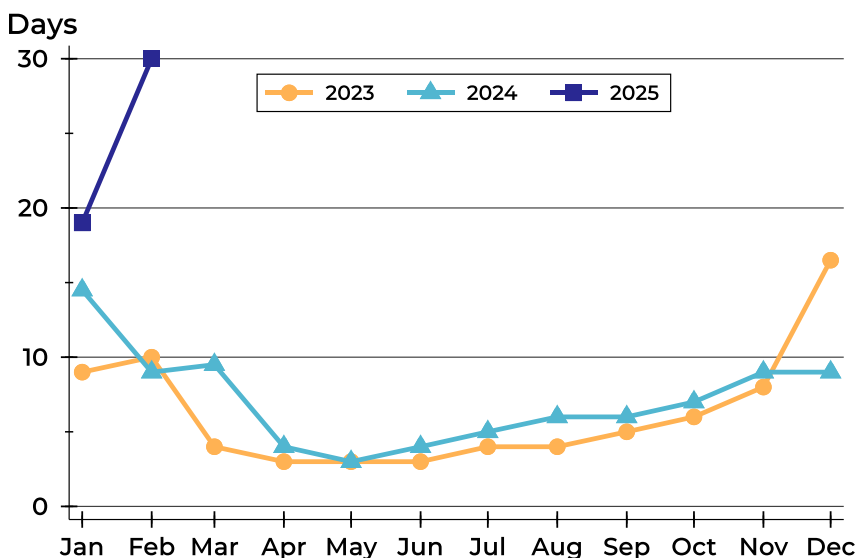
Central Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	30	33
February	29	26	43
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	30
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	



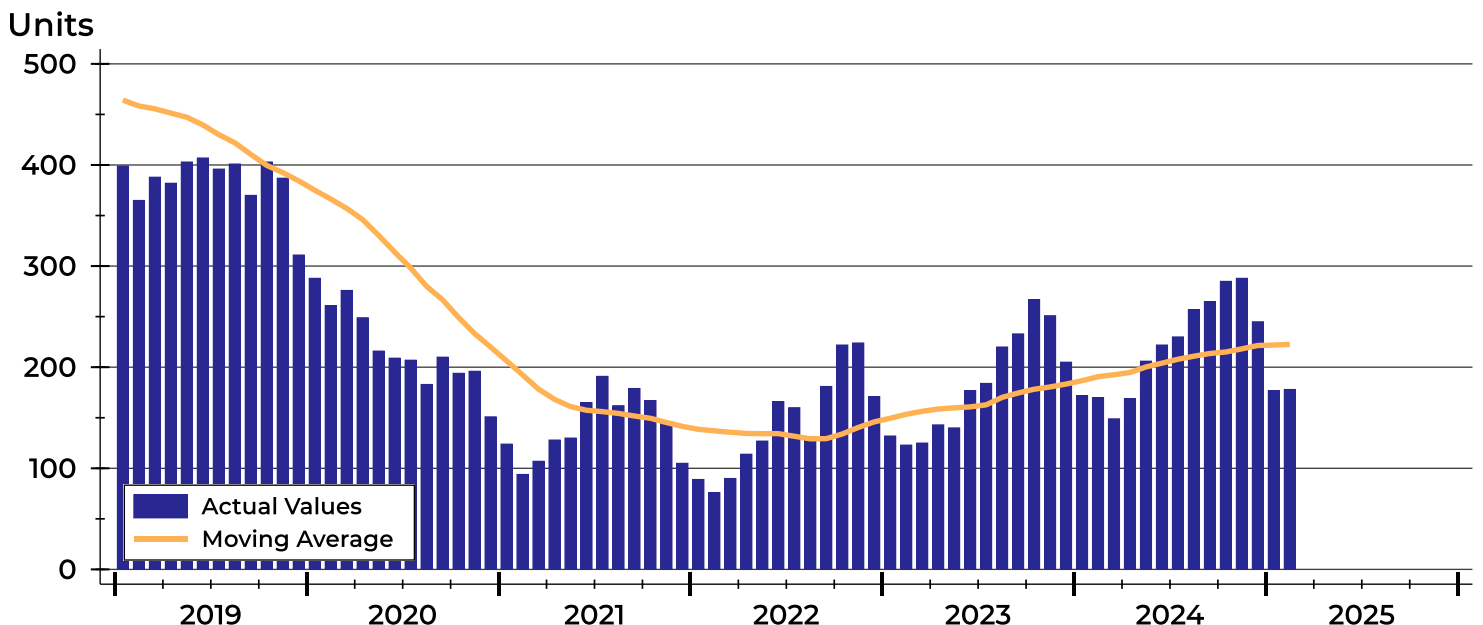
Central Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		178	170	4.7%
Volume (1,000s)		45,784	49,105	-6.8%
Months' Supply		0.9	0.9	0.0%
Average	List Price	257,215	288,851	-11.0%
	Days on Market	59	67	-11.9%
	Percent of Original	97.3%	96.3%	1.0%
Median	List Price	219,950	238,950	-8.0%
	Days on Market	26	36	-27.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 178 homes were available for sale in Central Region at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$219,950, down 8.0% from 2024. The typical time on market for active listings was 26 days, down from 36 days a year earlier.

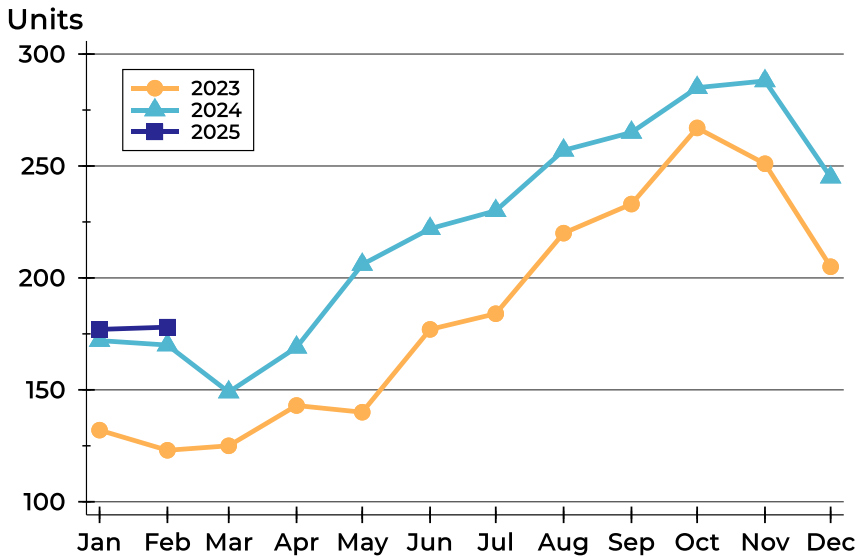
History of Active Listings





Central Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	132	172	177
February	123	170	178
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	

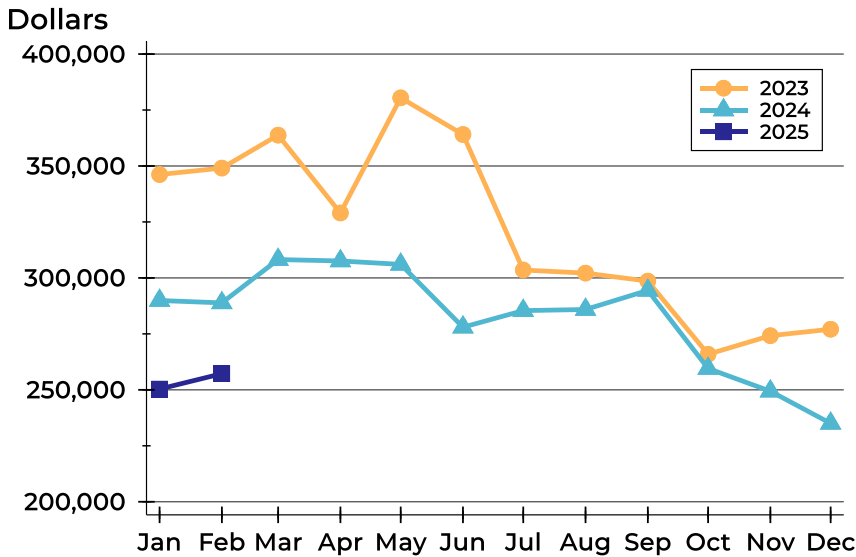
Active Listings by Price Range

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	3	1.7%	0.5	36,000	35,000	78	99	89.4%	90.5%
\$50,000-\$99,999	21	11.8%	0.8	79,505	79,500	54	23	97.0%	100.0%
\$100,000-\$124,999	13	7.3%	1.1	113,658	114,900	50	23	97.3%	100.0%
\$125,000-\$149,999	20	11.2%	1.1	138,325	138,500	66	59	97.8%	100.0%
\$150,000-\$174,999	12	6.7%	0.6	164,467	164,950	41	16	98.6%	100.0%
\$175,000-\$199,999	15	8.4%	0.8	188,312	189,777	88	83	91.4%	97.5%
\$200,000-\$249,999	18	10.1%	0.6	225,541	227,000	41	23	97.5%	100.0%
\$250,000-\$299,999	23	12.9%	0.9	272,261	265,000	61	39	97.4%	98.7%
\$300,000-\$399,999	27	15.2%	1.1	346,423	345,000	47	24	99.4%	100.0%
\$400,000-\$499,999	12	6.7%	1.0	439,200	432,000	78	55	97.3%	100.0%
\$500,000-\$749,999	9	5.1%	1.1	593,856	575,000	89	73	99.4%	100.0%
\$750,000-\$999,999	3	1.7%	N/A	783,333	775,000	12	2	100.0%	100.0%
\$1,000,000 and up	2	1.1%	N/A	1,162,059	1,162,059	35	35	100.0%	100.0%



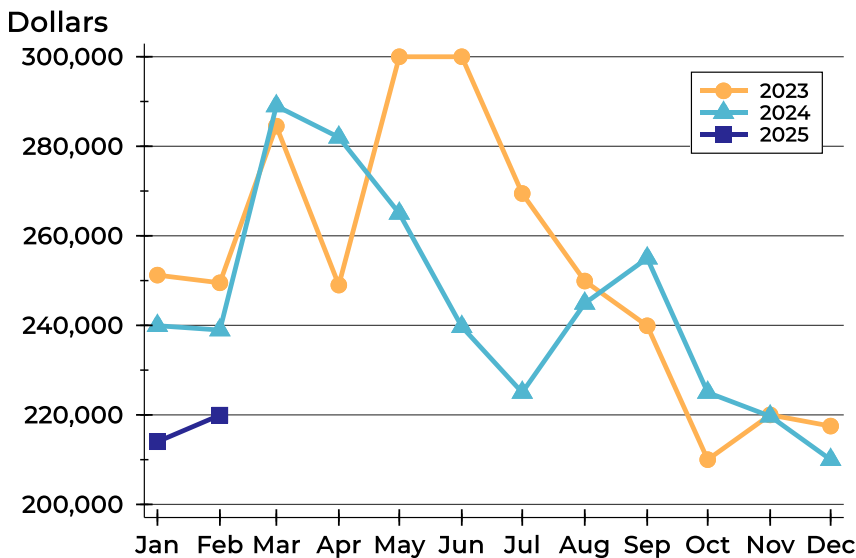
Central Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	346,174	289,916	250,369
February	349,073	288,851	257,215
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

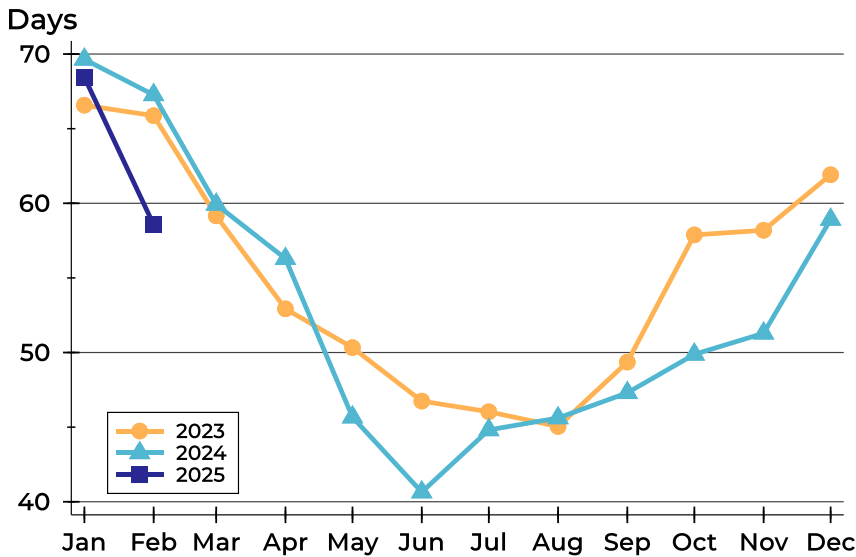


Month	2023	2024	2025
January	251,225	239,925	214,000
February	249,500	238,950	219,950
March	284,500	289,000	
April	249,000	282,000	
May	300,000	265,000	
June	299,999	239,700	
July	269,450	225,000	
August	249,900	244,900	
September	239,900	255,000	
October	210,000	225,000	
November	220,000	219,700	
December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



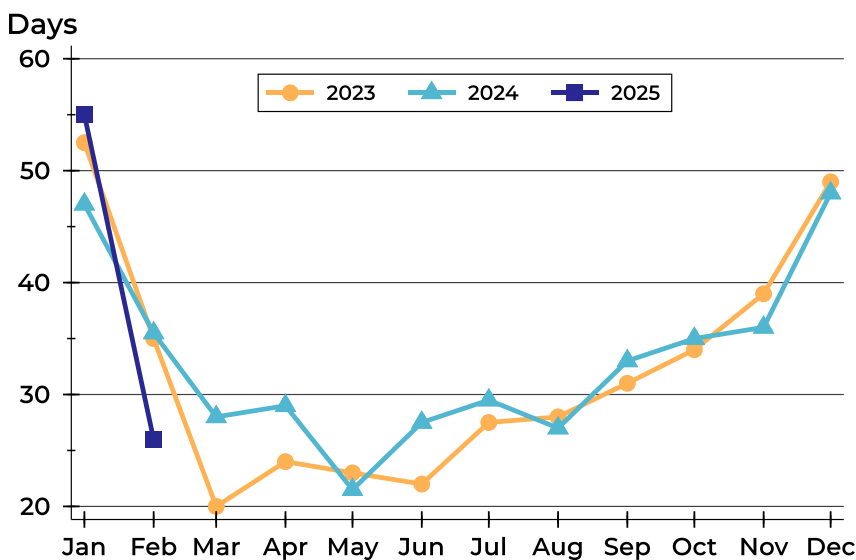
Central Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	67	70	68
February	66	67	59
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

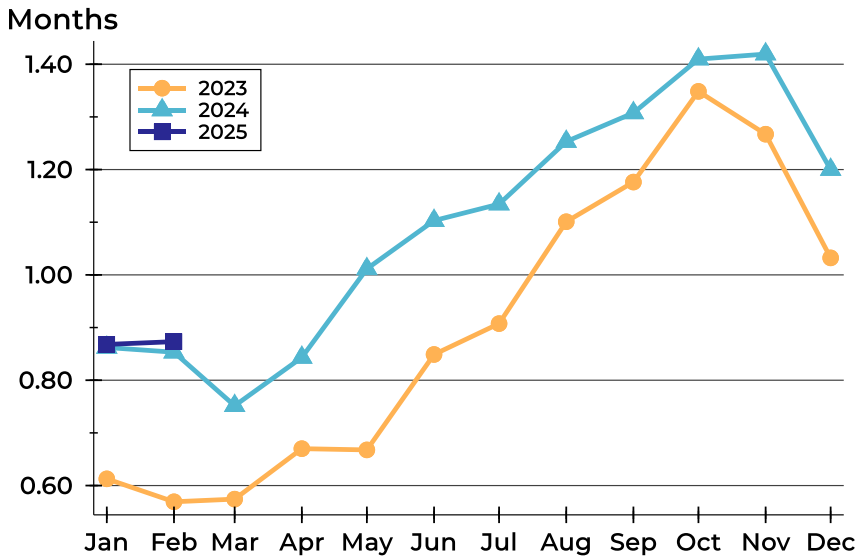


Month	2023	2024	2025
January	53	47	55
February	35	36	26
March	20	28	
April	24	29	
May	23	22	
June	22	28	
July	28	30	
August	28	27	
September	31	33	
October	34	35	
November	39	36	
December	49	48	



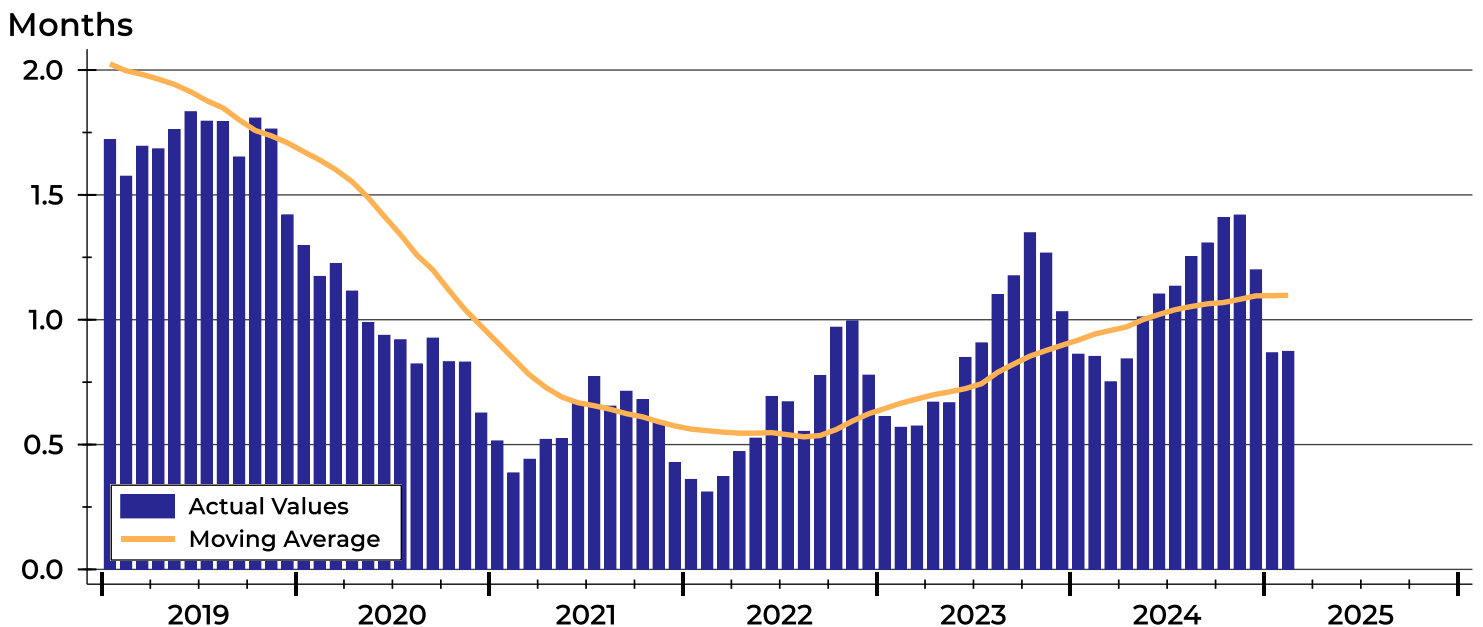
Central Region Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.6	0.9	0.9
February	0.6	0.9	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





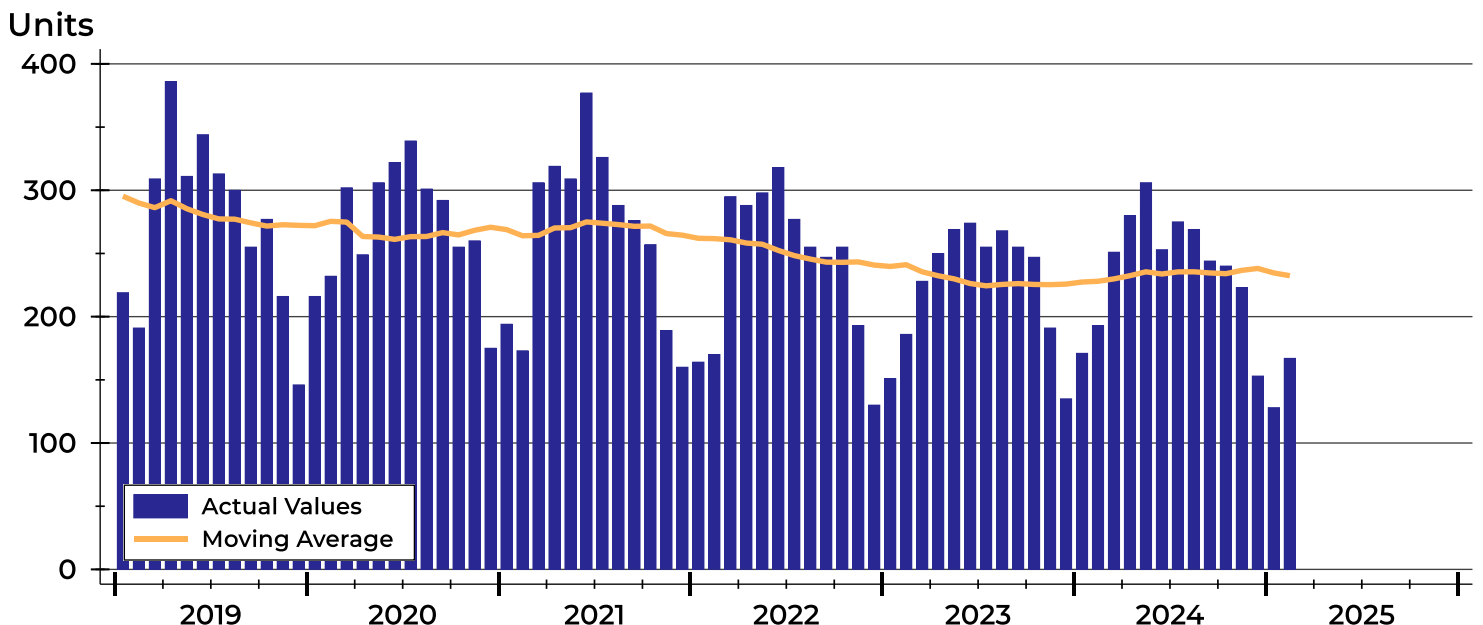
Central Region New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	167	193	-13.5%
	Volume (1,000s)	38,301	41,800	-8.4%
	Average List Price	229,346	216,582	5.9%
	Median List Price	195,000	185,000	5.4%
Year-to-Date	New Listings	295	364	-19.0%
	Volume (1,000s)	69,234	76,358	-9.3%
	Average List Price	234,692	209,775	11.9%
	Median List Price	195,000	185,000	5.4%

A total of 167 new listings were added in Central Region during February, down 13.5% from the same month in 2024. Year-to-date Central Region has seen 295 new listings.

The median list price of these homes was \$195,000 up from \$185,000 in 2024.

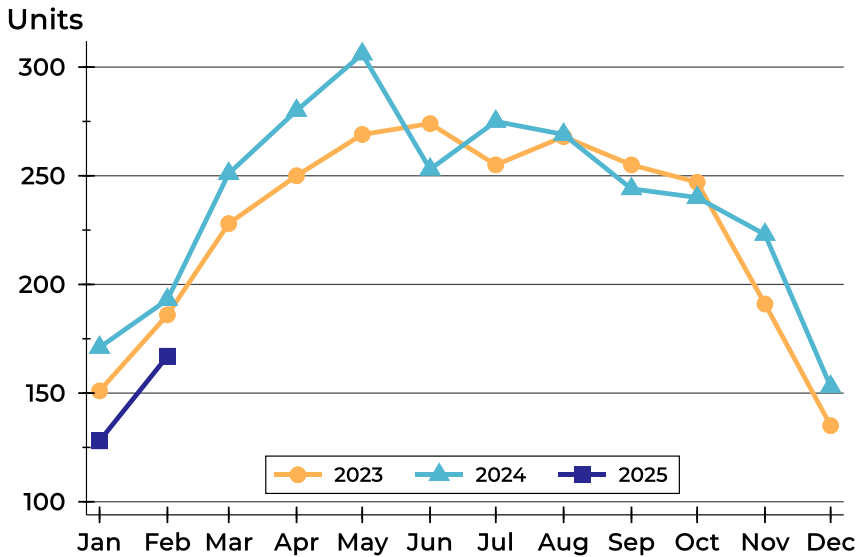
History of New Listings





Central Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	151	171	128
February	186	193	167
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	

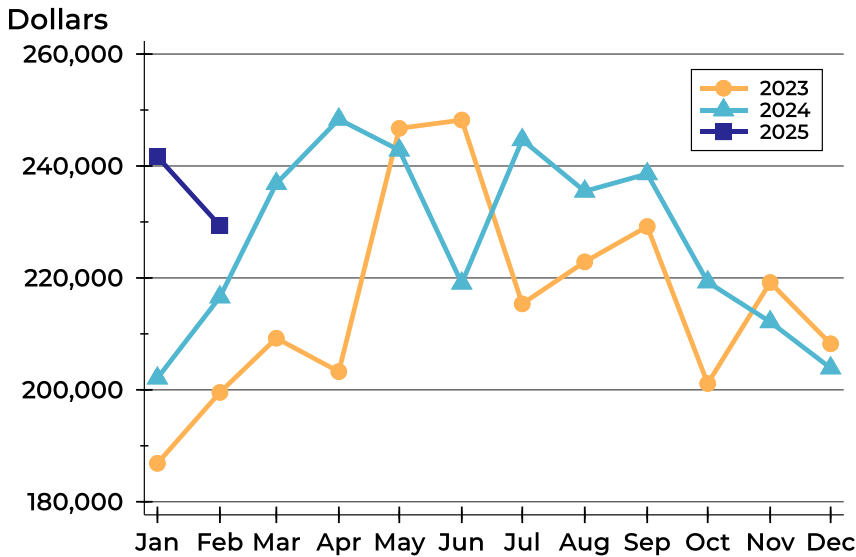
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.8%	33,333	35,000	7	0	88.6%	100.0%
\$50,000-\$99,999	26	15.6%	80,827	79,450	11	7	99.4%	100.0%
\$100,000-\$124,999	9	5.4%	112,506	109,950	10	8	100.0%	100.0%
\$125,000-\$149,999	18	10.8%	139,728	140,000	8	6	99.5%	100.0%
\$150,000-\$174,999	14	8.4%	161,907	161,200	8	5	99.6%	100.0%
\$175,000-\$199,999	16	9.6%	184,725	183,950	6	4	99.7%	100.0%
\$200,000-\$249,999	28	16.8%	225,351	225,000	9	4	99.8%	100.0%
\$250,000-\$299,999	15	9.0%	272,423	270,000	12	8	99.2%	100.0%
\$300,000-\$399,999	21	12.6%	340,910	339,900	12	8	99.1%	100.0%
\$400,000-\$499,999	8	4.8%	440,793	436,250	15	11	99.7%	100.0%
\$500,000-\$749,999	6	3.6%	591,430	589,839	7	4	99.4%	100.0%
\$750,000-\$999,999	2	1.2%	795,000	795,000	8	8	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1,129,117	1,129,117	29	29	0.0%	0.0%



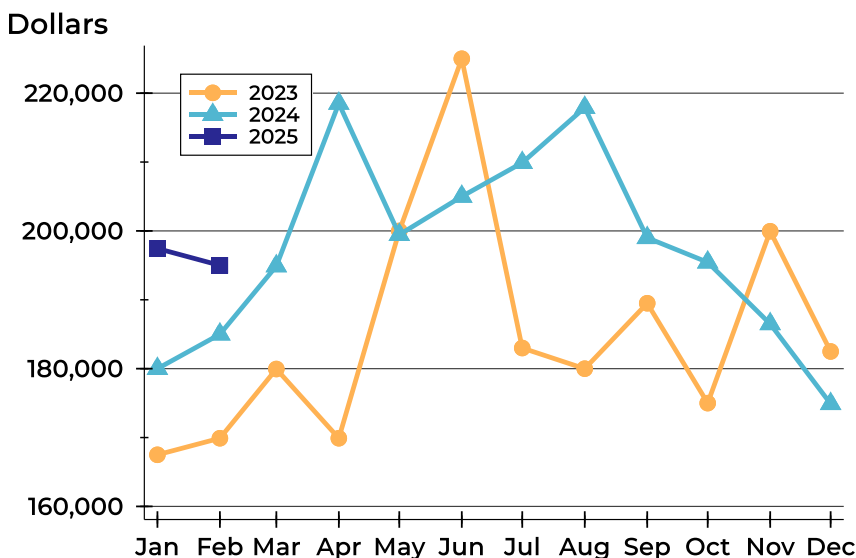
Central Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	186,864	202,092	241,667
February	199,536	216,582	229,346
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	235,483	
September	229,188	238,594	
October	201,126	219,265	
November	219,179	212,141	
December	208,230	203,892	

Median Price



Month	2023	2024	2025
January	167,500	180,000	197,450
February	169,900	185,000	195,000
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	186,500	
December	182,500	174,900	



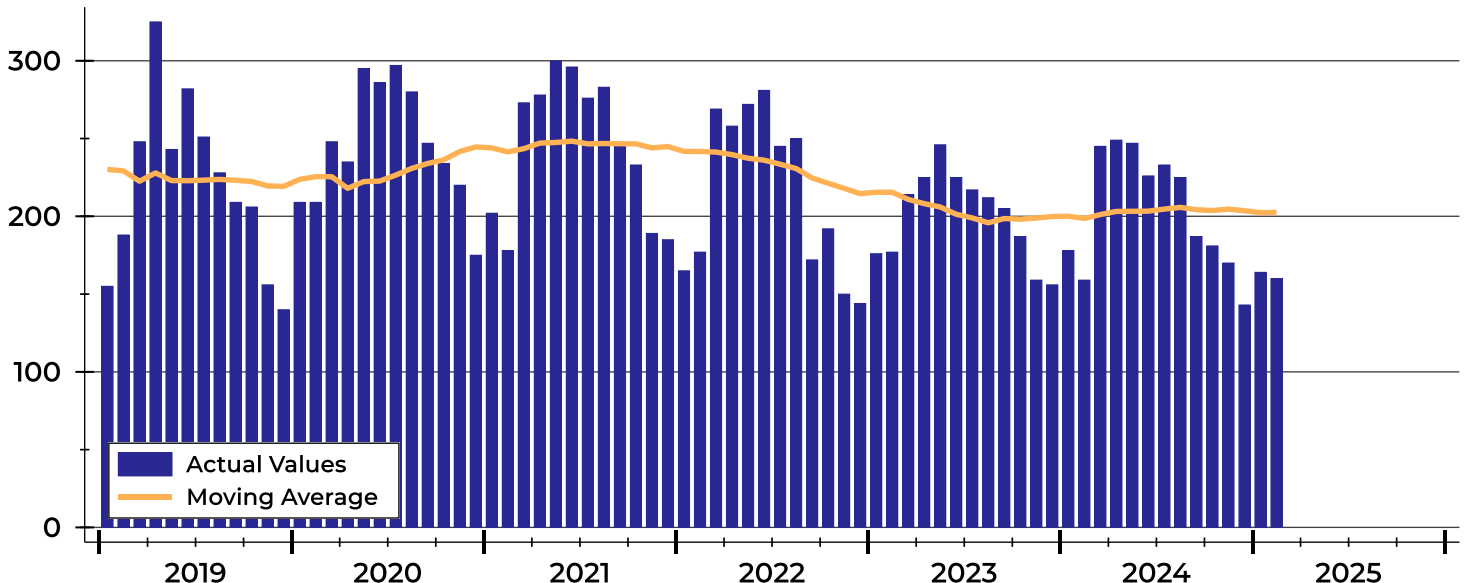
Central Region Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		160	159	0.6%	324	337	-3.9%
Volume (1,000s)		34,807	32,822	6.0%	70,411	69,510	1.3%
Average	Sale Price	217,546	206,429	5.4%	217,318	206,262	5.4%
	Days on Market	36	25	44.0%	38	28	35.7%
	Percent of Original	97.4%	97.4%	0.0%	96.1%	96.7%	-0.6%
Median	Sale Price	189,950	185,000	2.7%	189,900	184,900	2.7%
	Days on Market	8	5	60.0%	17	6	183.3%
	Percent of Original	100.0%	98.8%	1.2%	100.0%	98.9%	1.1%

A total of 160 contracts for sale were written in Central Region during the month of February, up from 159 in 2024. The median list price of these homes was \$189,950, up from \$185,000 the prior year. Half of the homes that went under contract in February were on the market less than 8 days, compared to 5 days in February 2024.

History of Contracts Written

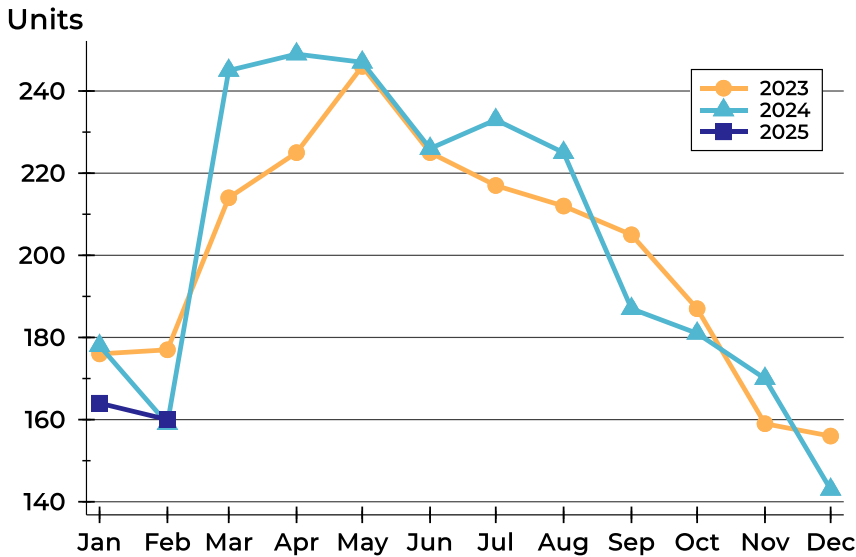
Units





Central Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	176	178	164
February	177	159	160
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	

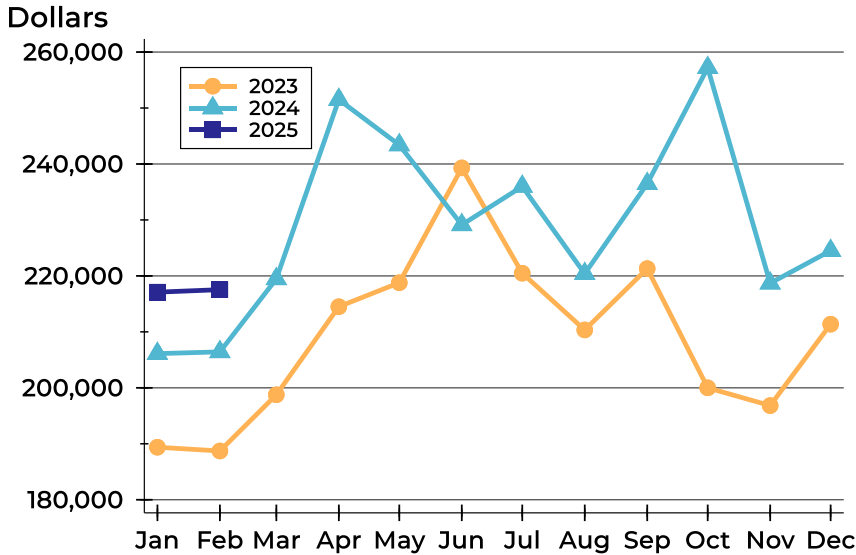
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.9%	36,633	35,000	19	0	72.8%	65.7%
\$50,000-\$99,999	24	15.0%	81,431	81,700	20	5	95.7%	100.0%
\$100,000-\$124,999	9	5.6%	117,389	119,900	33	25	98.3%	100.0%
\$125,000-\$149,999	18	11.3%	140,632	141,250	38	16	97.2%	100.0%
\$150,000-\$174,999	16	10.0%	160,569	157,500	20	4	98.9%	100.0%
\$175,000-\$199,999	15	9.4%	187,232	186,500	33	6	99.2%	100.0%
\$200,000-\$249,999	29	18.1%	221,547	220,000	43	6	99.2%	100.0%
\$250,000-\$299,999	17	10.6%	278,706	280,000	41	20	97.1%	100.0%
\$300,000-\$399,999	11	6.9%	348,850	344,950	46	18	99.2%	100.0%
\$400,000-\$499,999	12	7.5%	449,004	444,450	64	29	96.4%	99.0%
\$500,000-\$749,999	6	3.8%	564,909	577,777	29	4	97.3%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



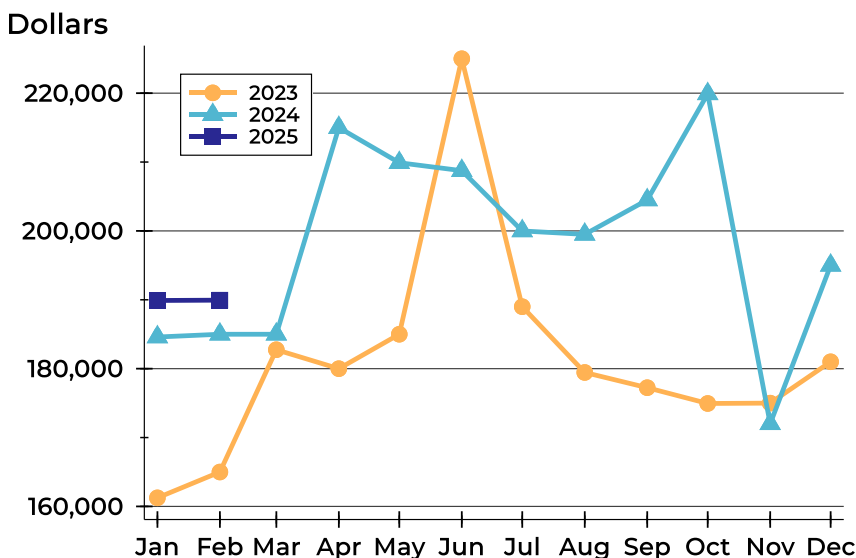
Central Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	189,390	206,114	217,096
February	188,721	206,429	217,546
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

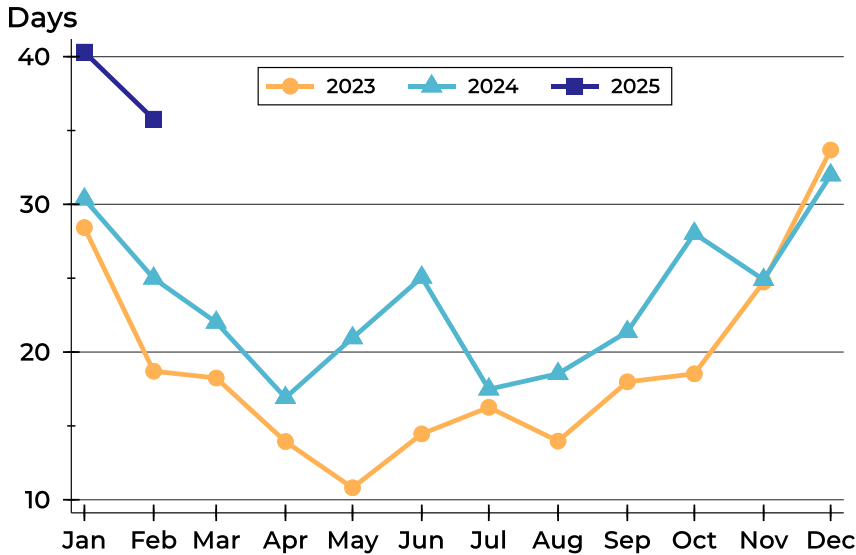


Month	2023	2024	2025
January	161,250	184,600	189,900
February	165,000	185,000	189,950
March	182,750	185,000	
April	180,000	215,000	
May	185,000	209,900	
June	225,000	208,750	
July	189,000	200,000	
August	179,450	199,500	
September	177,240	204,500	
October	174,950	219,900	
November	175,000	172,000	
December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



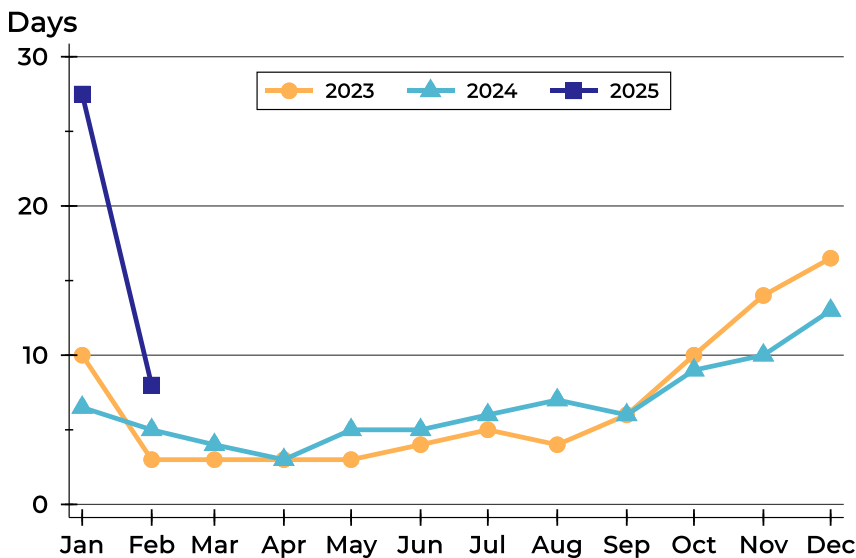
Central Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	30	40
February	19	25	36
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	8
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	



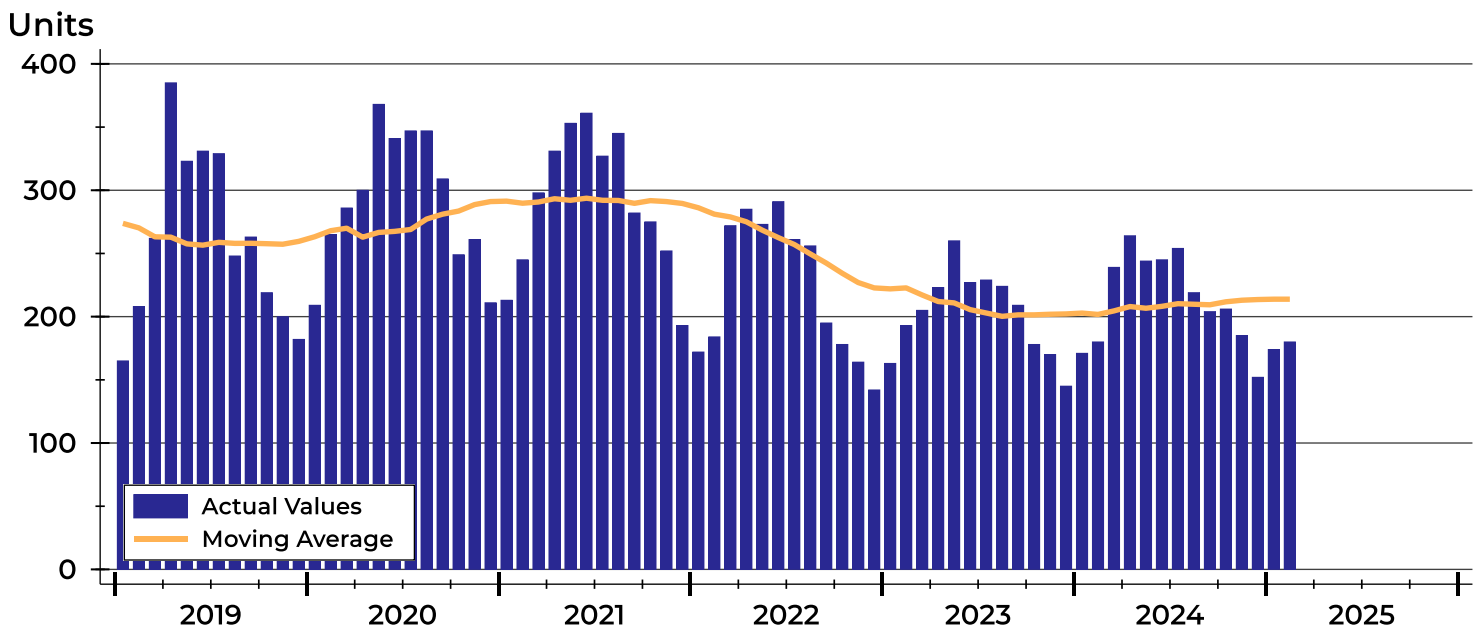
Central Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		180	180	0.0%
Volume (1,000s)		40,972	39,832	2.9%
Average	List Price	227,623	221,291	2.9%
	Days on Market	34	30	13.3%
	Percent of Original	98.1%	98.2%	-0.1%
Median	List Price	202,450	190,000	6.6%
	Days on Market	9	9	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 180 listings in Central Region had contracts pending at the end of February, the same number of contracts pending at the end of February 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.

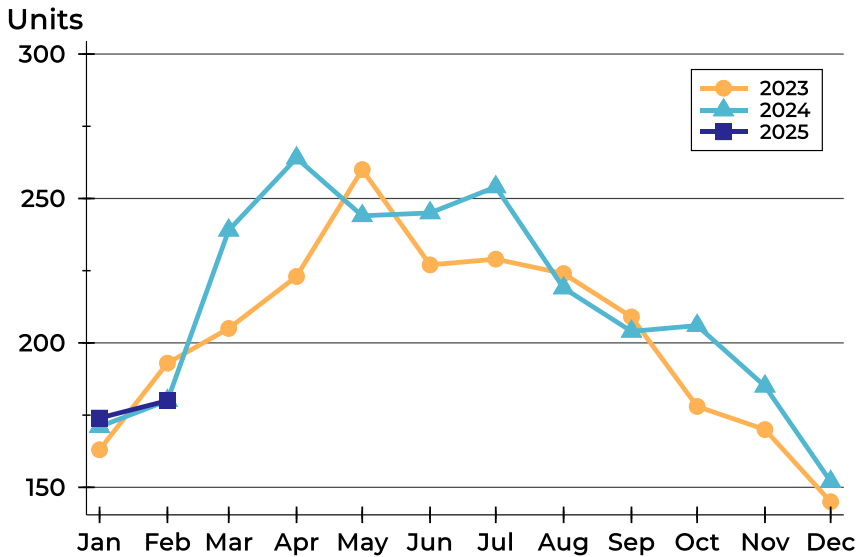
History of Pending Contracts





Central Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	163	171	174
February	193	180	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	

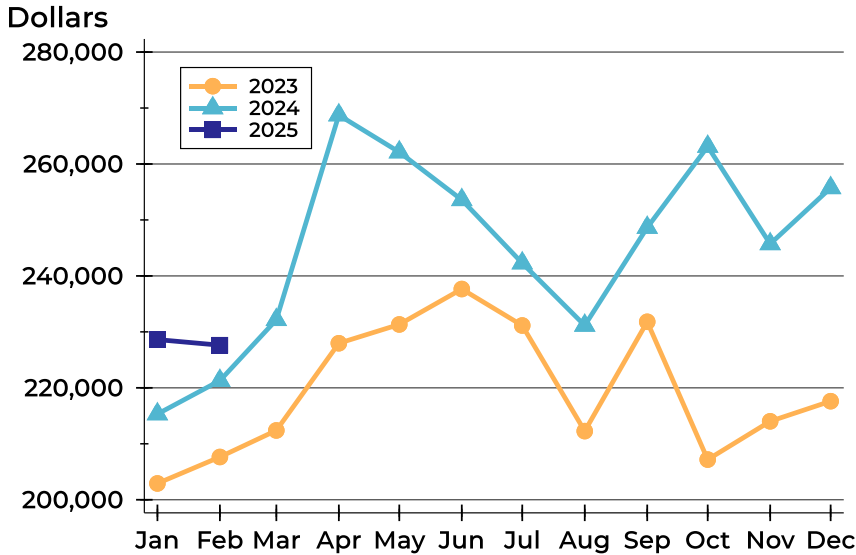
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	1	0.6%	38,000	38,000	2	2	100.0%	100.0%
\$50,000-\$99,999	22	12.2%	81,452	83,750	23	5	97.5%	100.0%
\$100,000-\$124,999	13	7.2%	116,569	119,900	33	25	97.6%	100.0%
\$125,000-\$149,999	18	10.0%	141,410	143,000	45	19	96.9%	100.0%
\$150,000-\$174,999	19	10.6%	160,479	155,000	19	3	99.3%	100.0%
\$175,000-\$199,999	14	7.8%	187,379	187,000	20	10	99.2%	100.0%
\$200,000-\$249,999	31	17.2%	223,347	224,900	30	6	99.1%	100.0%
\$250,000-\$299,999	22	12.2%	279,109	284,200	40	26	97.0%	100.0%
\$300,000-\$399,999	20	11.1%	356,121	352,450	55	24	98.3%	100.0%
\$400,000-\$499,999	13	7.2%	450,427	449,000	48	18	97.6%	100.0%
\$500,000-\$749,999	6	3.3%	558,409	565,389	30	5	97.3%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



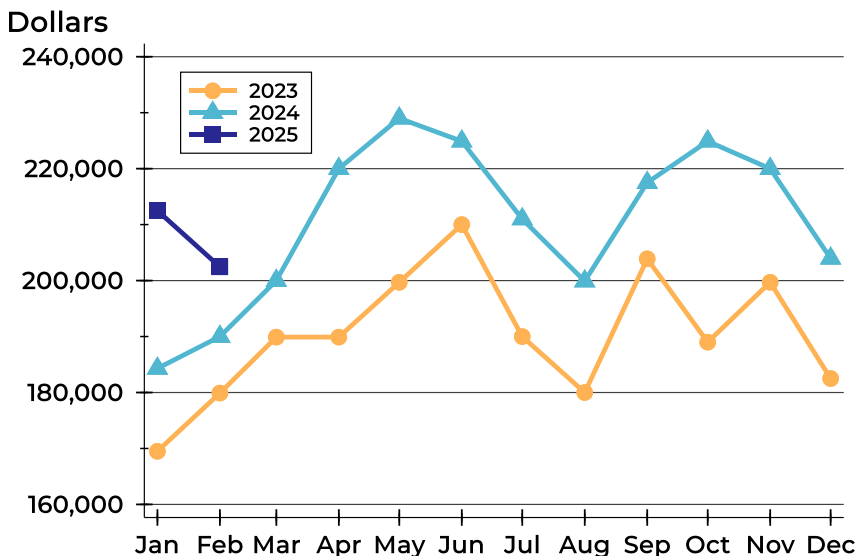
Central Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,917	215,315	228,625
February	207,644	221,291	227,623
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

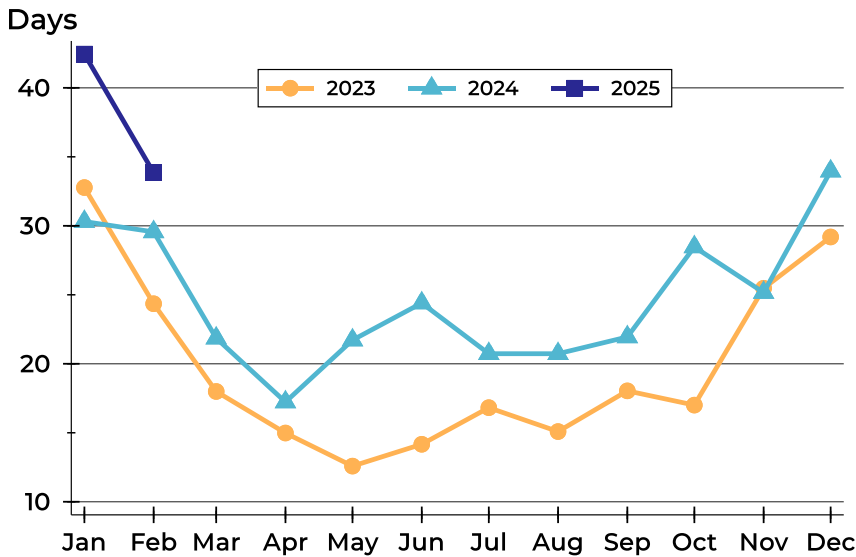


Month	2023	2024	2025
January	169,500	184,300	212,500
February	179,900	190,000	202,450
March	189,900	200,000	
April	189,900	220,000	
May	199,700	229,000	
June	210,000	224,900	
July	190,000	210,994	
August	180,000	199,900	
September	203,889	217,500	
October	189,000	224,900	
November	199,700	220,000	
December	182,500	203,975	



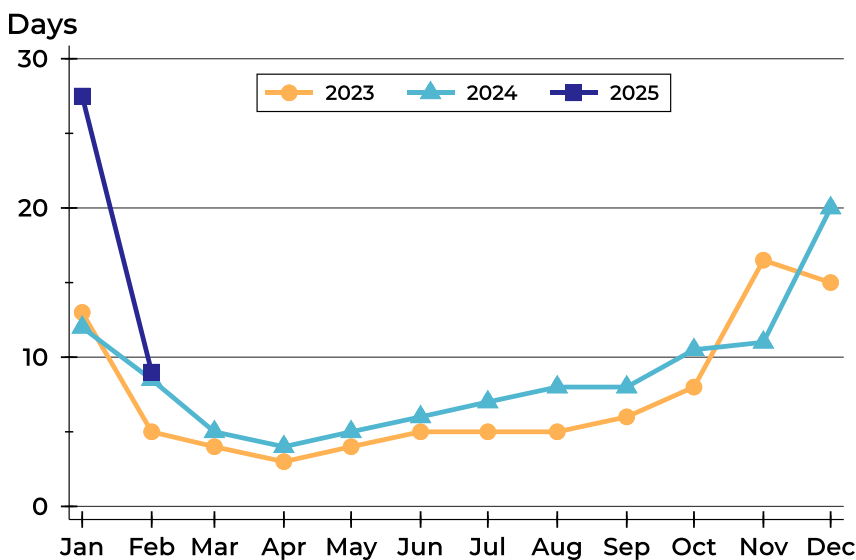
Central Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	33	30	42
February	24	30	34
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	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 Fell in February

Total home sales in North Region fell last month to 13 units, compared to 14 units in February 2024. Total sales volume was \$3.5 million, up from a year earlier.

The median sale price in February was \$265,000, up from \$132,750 a year earlier. Homes that sold in February were typically on the market for 21 days and sold for 97.9% of their list prices.

North Region Active Listings Remain the Same at End of February

The total number of active listings in North Region at the end of February was 45 units, the same as in February 2024. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$242,500.

There were 21 contracts written in February 2025 and 2024, showing no change over the year. At the end of the month, there were 27 contracts still pending.

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

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North Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		13 -7.1%	14 7.7%	13 -43.5%	31 14.8%	27 -18.2%	33 -35.3%
Active Listings Change from prior year		45 0.0%	45 18.4%	38 123.5%	N/A	N/A	N/A
Months' Supply Change from prior year		1.8 -10.0%	2.0 53.8%	1.3 160.0%	N/A	N/A	N/A
New Listings Change from prior year		22 37.5%	16 -23.8%	21 0.0%	38 8.6%	35 -16.7%	42 -10.6%
Contracts Written Change from prior year		21 0.0%	21 16.7%	18 -21.7%	33 -10.8%	37 19.4%	31 -42.6%
Pending Contracts Change from prior year		27 12.5%	24 33.3%	18 -43.8%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		3,477 44.9%	2,400 -12.7%	2,749 -39.8%	8,941 70.6%	5,240 -21.2%	6,647 -37.9%
Average	Sale Price Change from prior year	267,423 56.0%	171,443 -18.9%	211,479 6.5%	288,415 48.6%	194,089 -3.6%	201,422 -4.0%
	List Price of Actives Change from prior year	279,960 11.4%	251,370 10.3%	227,835 -8.5%	N/A	N/A	N/A
	Days on Market Change from prior year	59 11.3%	53 89.3%	28 -6.7%	49 8.9%	45 50.0%	30 -11.8%
	Percent of List Change from prior year	98.3% 4.9%	93.7% 1.7%	92.1% -8.4%	97.7% 0.6%	97.1% 2.8%	94.5% -4.4%
	Percent of Original Change from prior year	95.8% 5.7%	90.6% 0.7%	90.0% -8.8%	96.2% 1.5%	94.8% 3.7%	91.4% -5.2%
Median	Sale Price Change from prior year	265,000 99.6%	132,750 -29.0%	187,000 6.9%	268,000 49.7%	179,000 -4.7%	187,900 1.6%
	List Price of Actives Change from prior year	242,500 21.3%	200,000 14.6%	174,450 -20.5%	N/A	N/A	N/A
	Days on Market Change from prior year	21 -50.0%	42 20.0%	35 191.7%	19 -38.7%	31 93.8%	16 0.0%
	Percent of List Change from prior year	97.9% 2.0%	96.0% -1.3%	97.3% -2.7%	98.7% -1.3%	100.0% 3.0%	97.1% -2.9%
	Percent of Original Change from prior year	95.3% -0.7%	96.0% 2.9%	93.3% -5.6%	97.5% -0.3%	97.8% 4.6%	93.5% -5.2%

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



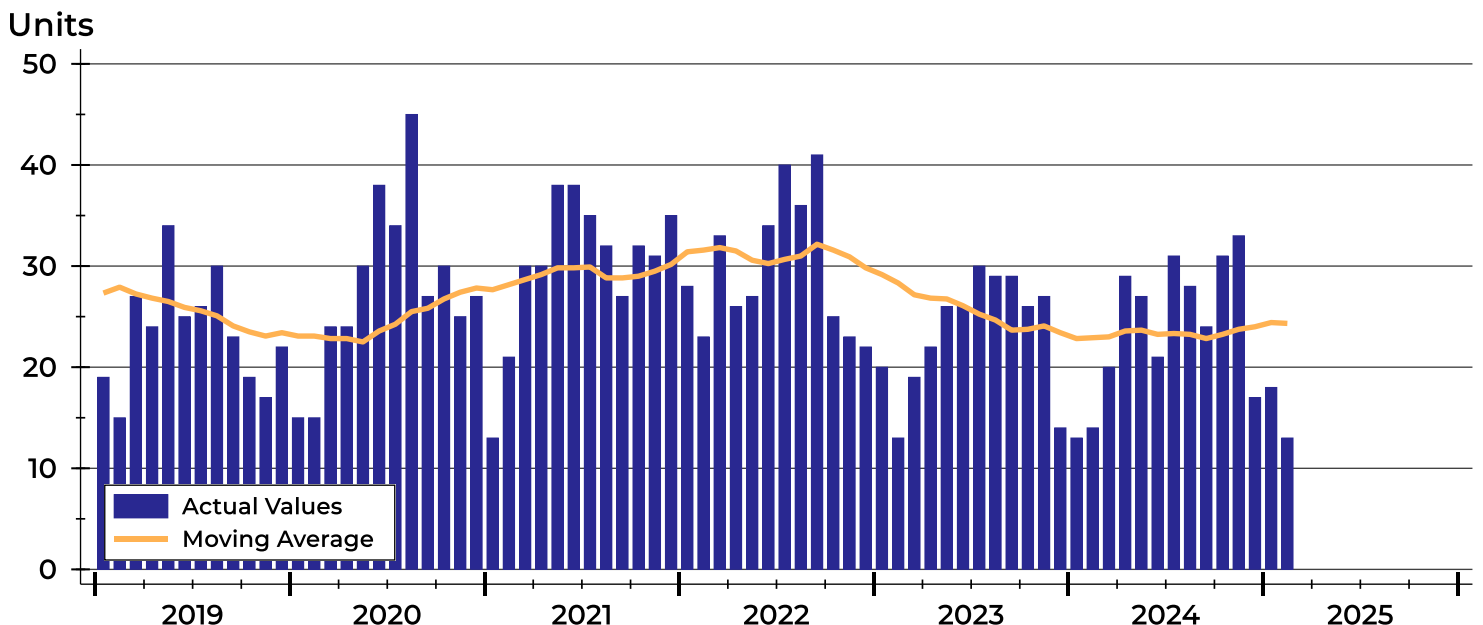
North Region Closed Listings Analysis

Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		13	14	-7.1%	31	27	14.8%
Volume (1,000s)		3,477	2,400	44.9%	8,941	5,240	70.6%
Months' Supply		1.8	2.0	-10.0%	N/A	N/A	N/A
Average	Sale Price	267,423	171,443	56.0%	288,415	194,089	48.6%
	Days on Market	59	53	11.3%	49	45	8.9%
	Percent of List	98.3%	93.7%	4.9%	97.7%	97.1%	0.6%
	Percent of Original	95.8%	90.6%	5.7%	96.2%	94.8%	1.5%
Median	Sale Price	265,000	132,750	99.6%	268,000	179,000	49.7%
	Days on Market	21	42	-50.0%	19	31	-38.7%
	Percent of List	97.9%	96.0%	2.0%	98.7%	100.0%	-1.3%
	Percent of Original	95.3%	96.0%	-0.7%	97.5%	97.8%	-0.3%

A total of 13 homes sold in North Region in February, down from 14 units in February 2024. Total sales volume rose to \$3.5 million compared to \$2.4 million in the previous year.

The median sales price in February was \$265,000, up 99.6% compared to the prior year. Median days on market was 21 days, up from 12 days in January, but down from 42 in February 2024.

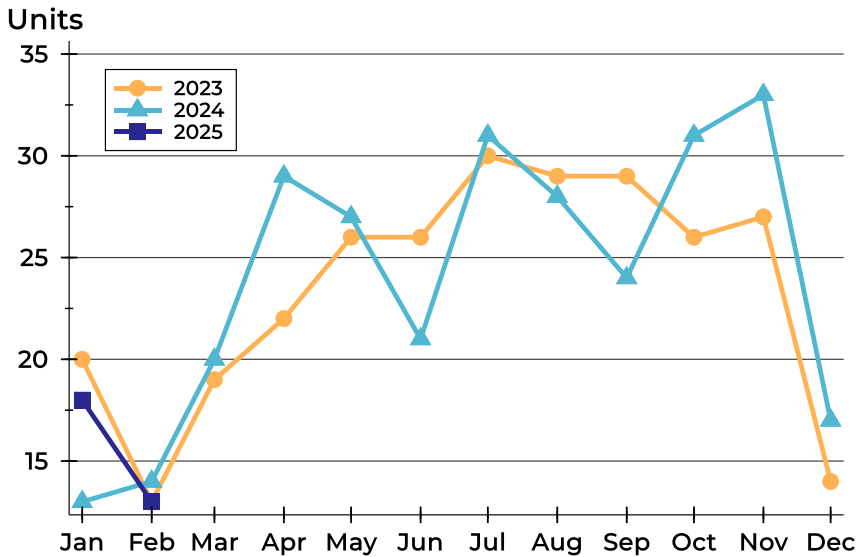
History of Closed Listings





North Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	20	13	18
February	13	14	13
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	

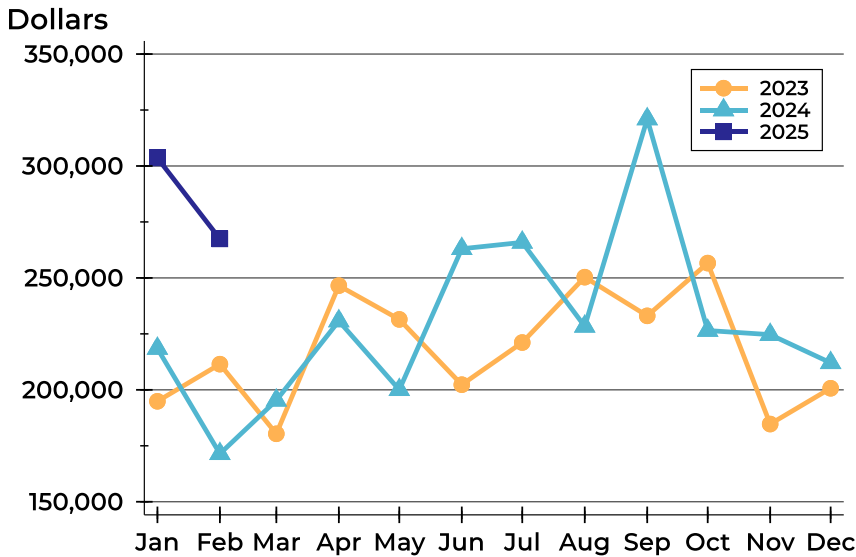
Closed Listings by Price Range

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	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	7.7%	2.1	78,000	78,000	1	1	97.5%	97.5%	97.5%	97.5%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.7%	0.0	175,000	175,000	18	18	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	4	30.8%	2.2	223,750	225,000	33	20	98.2%	98.8%	97.6%	97.7%
\$250,000-\$299,999	3	23.1%	0.9	268,667	268,000	49	8	98.6%	100.0%	98.6%	100.0%
\$300,000-\$399,999	2	15.4%	1.3	310,000	310,000	79	79	98.4%	98.4%	94.8%	94.8%
\$400,000-\$499,999	2	15.4%	1.8	451,250	451,250	156	156	97.6%	97.6%	86.2%	86.2%
\$500,000-\$749,999	0	0.0%	8.0	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



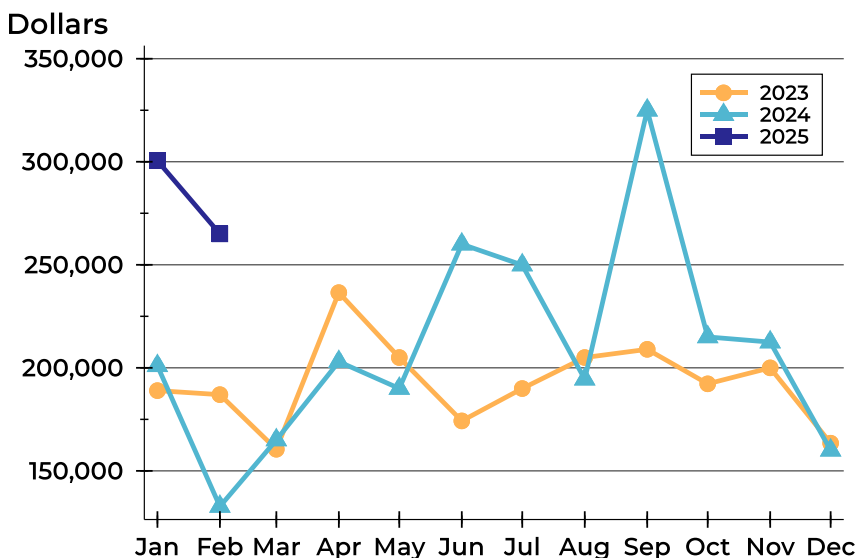
North Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	194,885	218,477	303,576
February	211,479	171,443	267,423
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

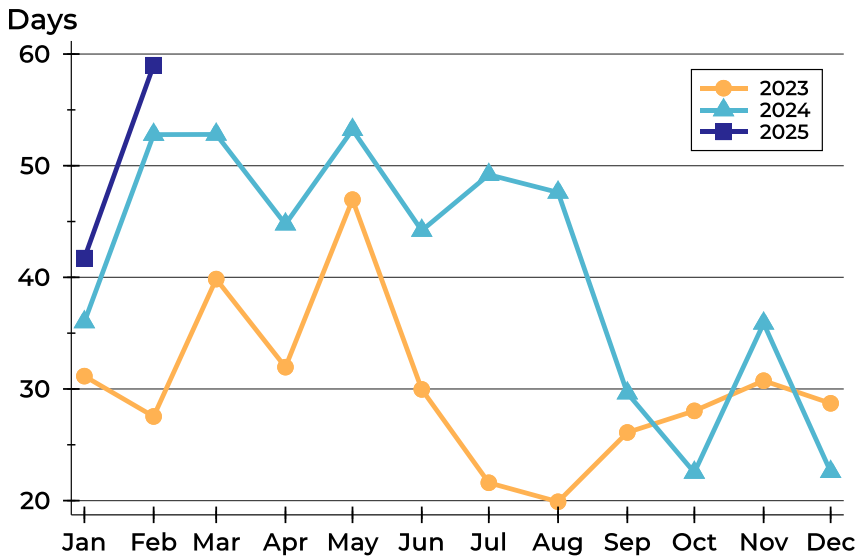


Month	2023	2024	2025
January	188,950	201,000	300,500
February	187,000	132,750	265,000
March	160,500	165,000	
April	236,500	203,000	
May	205,000	190,000	
June	174,250	260,000	
July	189,950	249,900	
August	205,000	194,500	
September	209,000	325,000	
October	192,250	215,000	
November	200,000	212,500	
December	163,450	160,000	



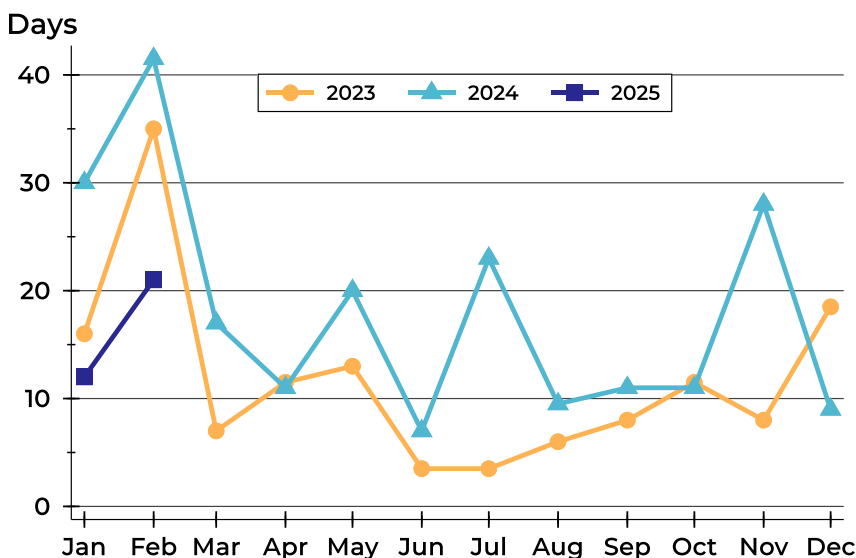
North Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	36	42
February	28	53	59
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	21
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	



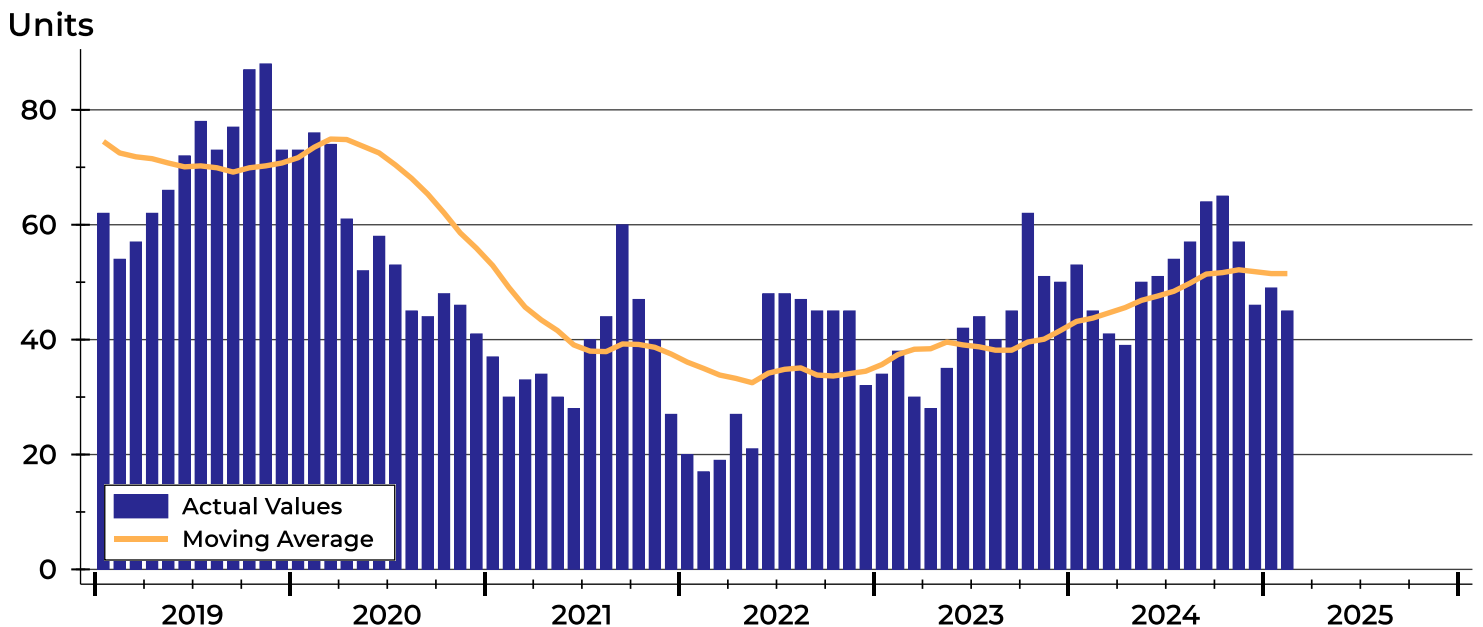
North Region Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		45	45	0.0%
Volume (1,000s)		12,598	11,312	11.4%
Months' Supply		1.8	2.0	-10.0%
Average	List Price	279,960	251,370	11.4%
	Days on Market	88	85	3.5%
	Percent of Original	96.0%	97.5%	-1.5%
Median	List Price	242,500	200,000	21.3%
	Days on Market	67	72	-6.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 45 homes were available for sale in North Region at the end of February. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$242,500, up 21.2% from 2024. The typical time on market for active listings was 67 days, down from 72 days a year earlier.

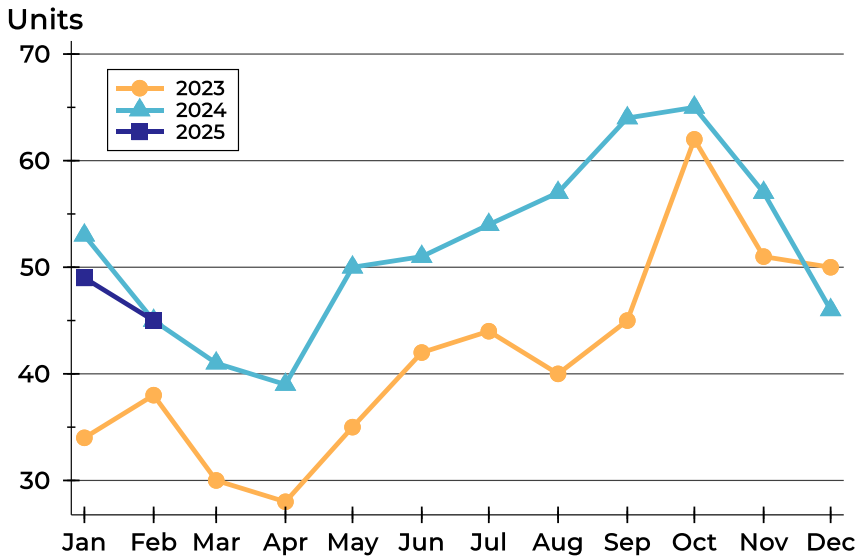
History of Active Listings





North Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	34	53	49
February	38	45	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	

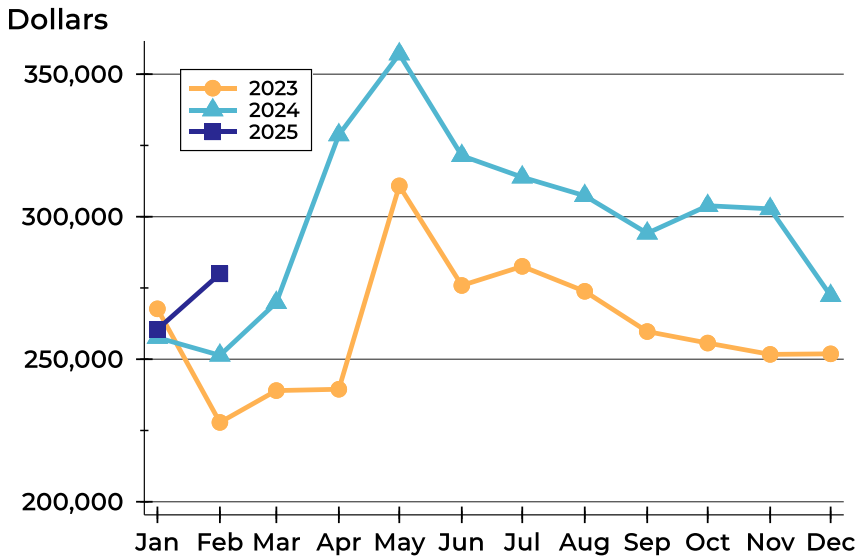
Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	11.1%	2.1	73,560	78,000	49	51	97.2%	100.0%
\$100,000-\$124,999	5	11.1%	N/A	115,160	117,000	66	85	88.4%	92.0%
\$125,000-\$149,999	5	11.1%	N/A	138,660	137,000	150	134	97.0%	97.3%
\$150,000-\$174,999	3	6.7%	N/A	166,600	164,900	25	22	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	7	15.6%	2.2	232,757	229,900	150	170	94.9%	97.6%
\$250,000-\$299,999	3	6.7%	0.9	271,167	265,000	154	115	92.3%	96.7%
\$300,000-\$399,999	5	11.1%	1.3	340,960	344,900	55	27	98.0%	100.0%
\$400,000-\$499,999	4	8.9%	1.8	453,225	446,750	78	75	96.7%	96.4%
\$500,000-\$749,999	8	17.8%	8.0	562,625	547,950	60	30	98.7%	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



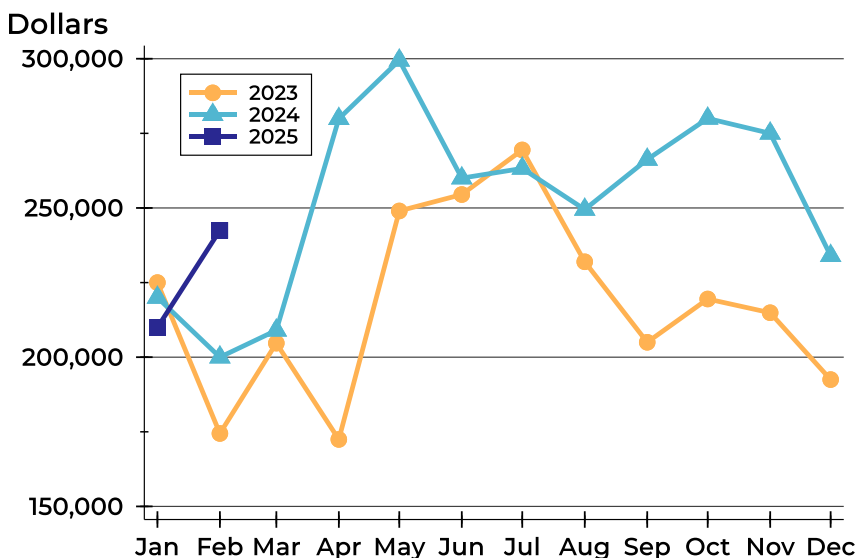
North Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	267,685	257,603	260,473
February	227,835	251,370	279,960
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

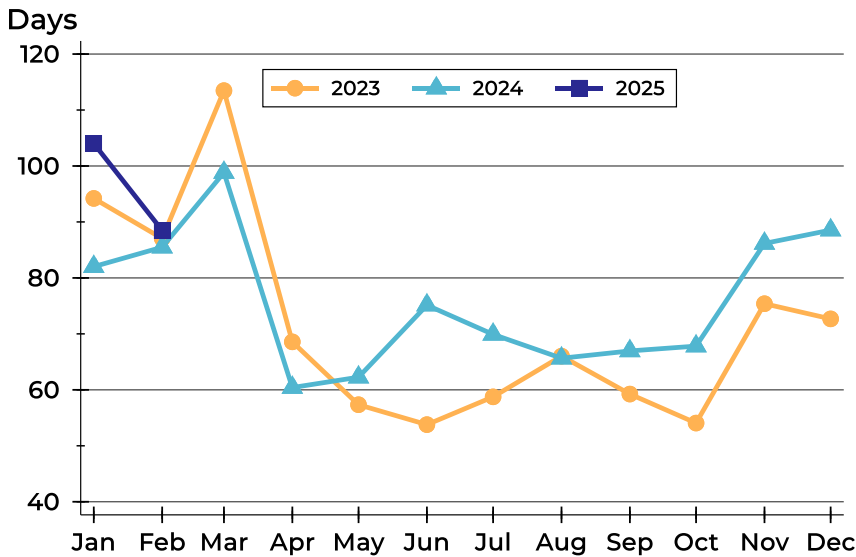


Month	2023	2024	2025
January	225,000	220,000	209,950
February	174,450	200,000	242,500
March	204,700	209,000	
April	172,450	279,900	
May	249,000	299,450	
June	254,500	260,000	
July	269,450	263,250	
August	231,975	249,500	
September	205,000	266,250	
October	219,500	280,000	
November	214,900	275,000	
December	192,500	234,000	



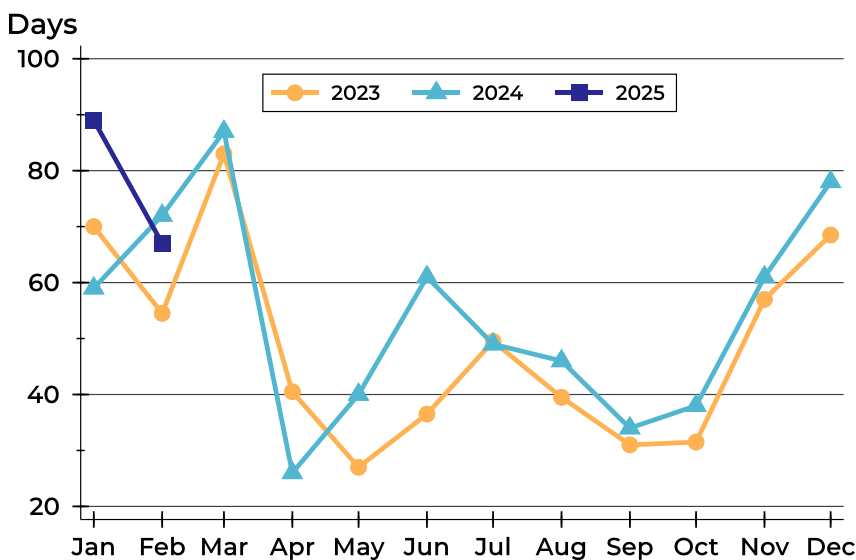
North Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	82	104
February	87	85	88
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

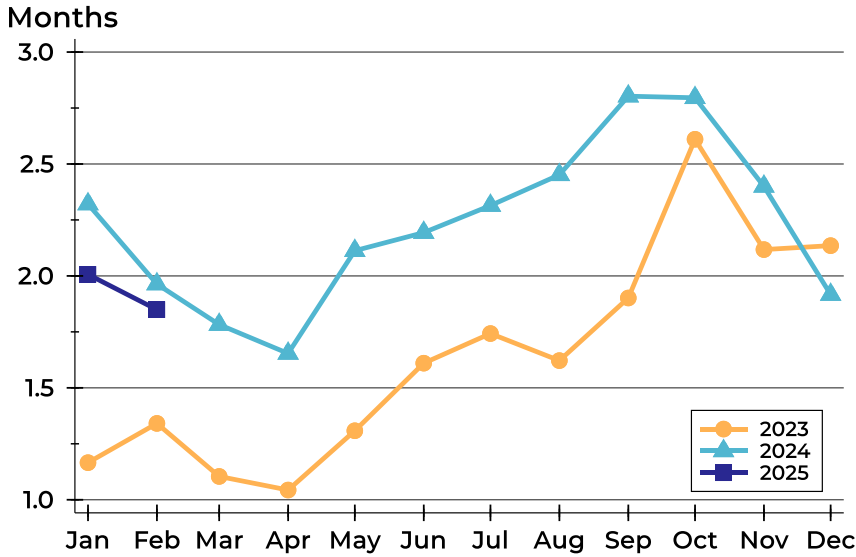


Month	2023	2024	2025
January	70	59	89
February	55	72	67
March	83	87	
April	41	26	
May	27	40	
June	37	61	
July	50	49	
August	40	46	
September	31	34	
October	32	38	
November	57	61	
December	69	78	



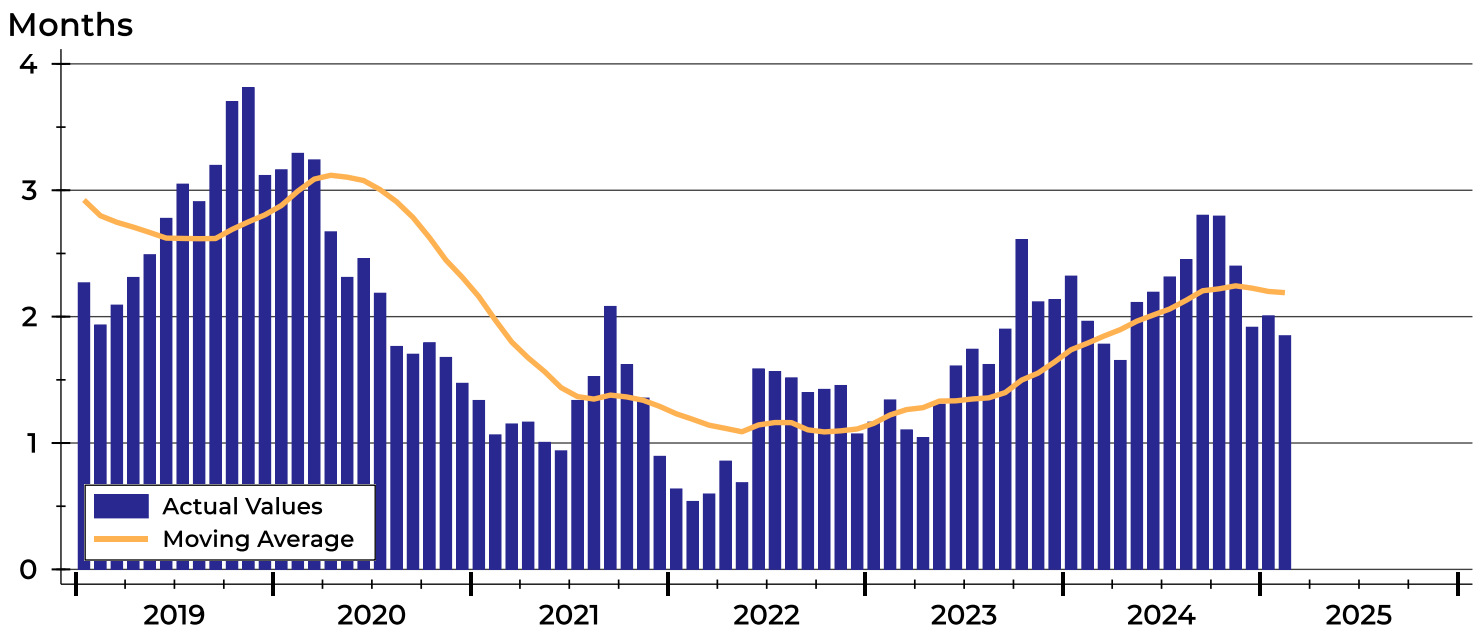
North Region Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.2	2.3	2.0
February	1.3	2.0	1.8
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





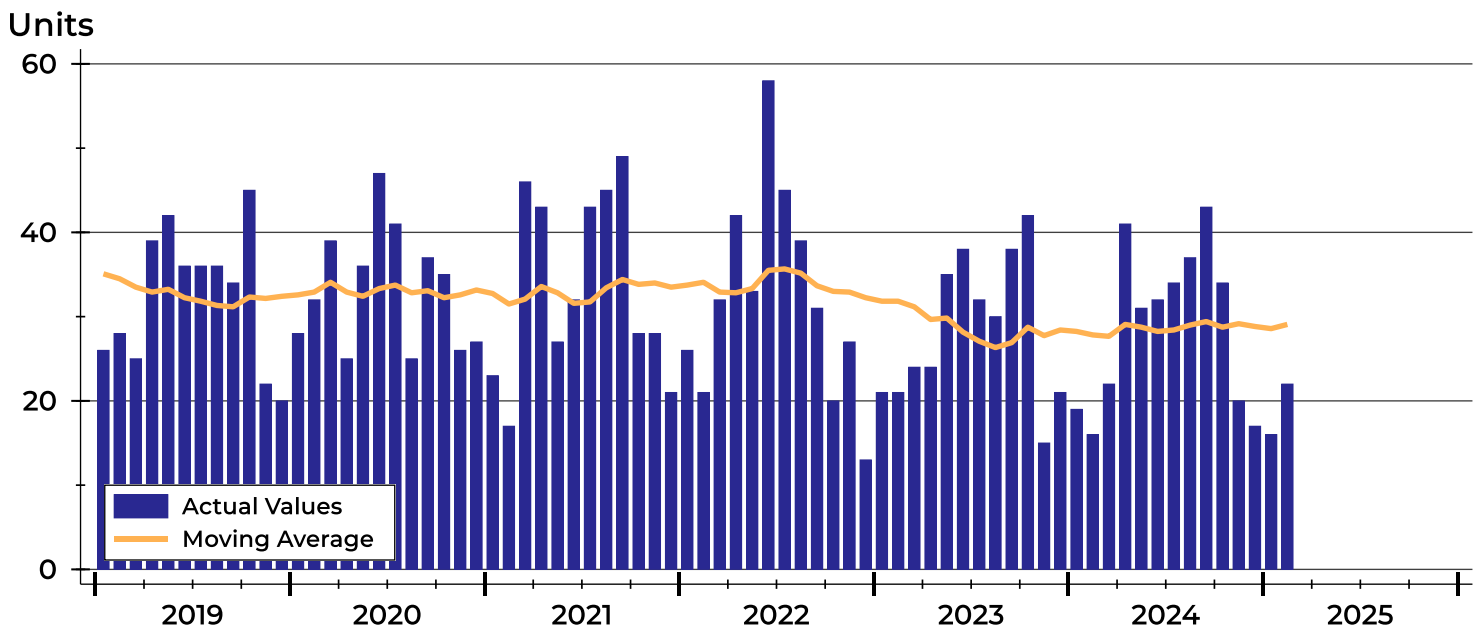
North Region New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	22	16	37.5%
	Volume (1,000s)	7,054	3,198	120.6%
	Average List Price	320,645	199,853	60.4%
	Median List Price	277,250	183,700	50.9%
Year-to-Date	New Listings	38	35	8.6%
	Volume (1,000s)	10,891	7,382	47.5%
	Average List Price	286,613	210,917	35.9%
	Median List Price	244,700	189,900	28.9%

A total of 22 new listings were added in North Region during February, up 37.5% from the same month in 2024. Year-to-date North Region has seen 38 new listings.

The median list price of these homes was \$277,250 up from \$183,700 in 2024.

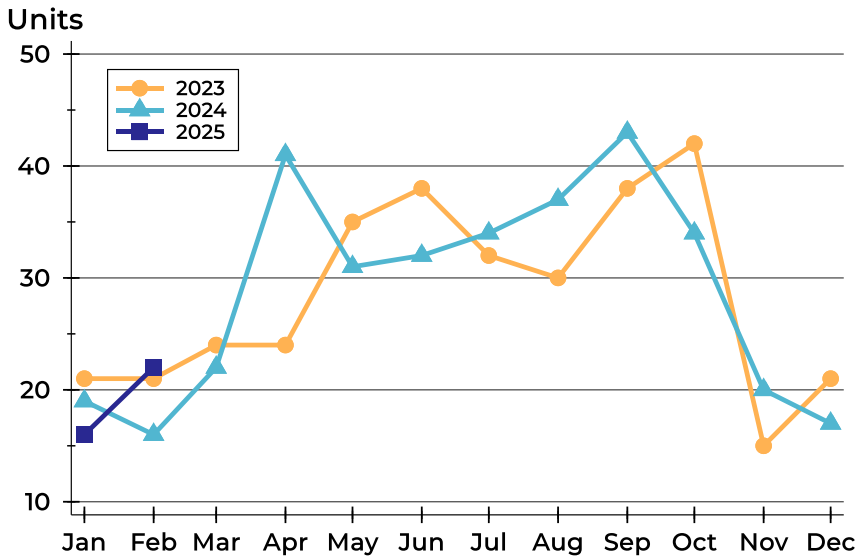
History of New Listings





North Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	21	19	16
February	21	16	22
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	

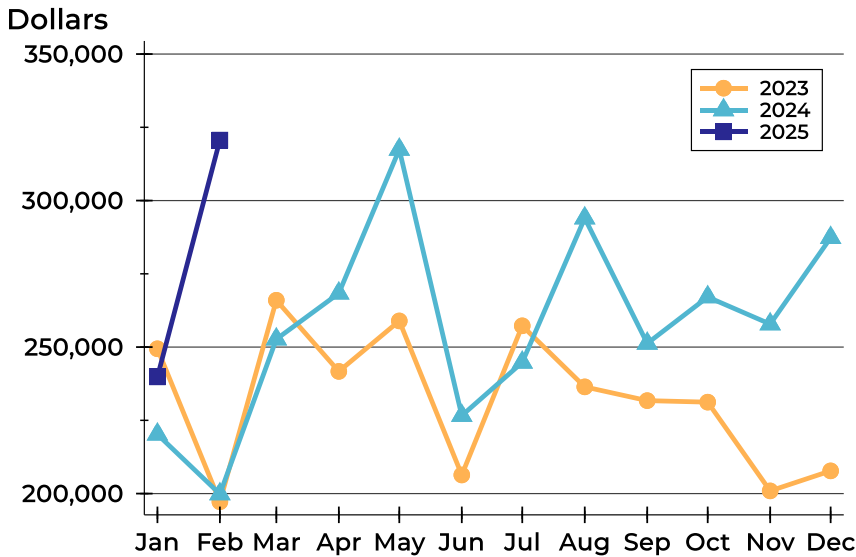
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.1%	79,950	79,950	6	6	98.8%	98.8%
\$100,000-\$124,999	1	4.5%	123,900	123,900	9	9	100.0%	100.0%
\$125,000-\$149,999	1	4.5%	135,500	135,500	9	9	100.0%	100.0%
\$150,000-\$174,999	2	9.1%	167,450	167,450	17	17	100.0%	100.0%
\$175,000-\$199,999	1	4.5%	179,000	179,000	19	19	100.0%	100.0%
\$200,000-\$249,999	4	18.2%	237,300	234,900	17	18	98.2%	99.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	18.2%	341,200	344,950	17	14	100.0%	100.0%
\$400,000-\$499,999	1	4.5%	429,900	429,900	32	32	100.0%	100.0%
\$500,000-\$749,999	6	27.3%	562,850	558,900	20	23	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



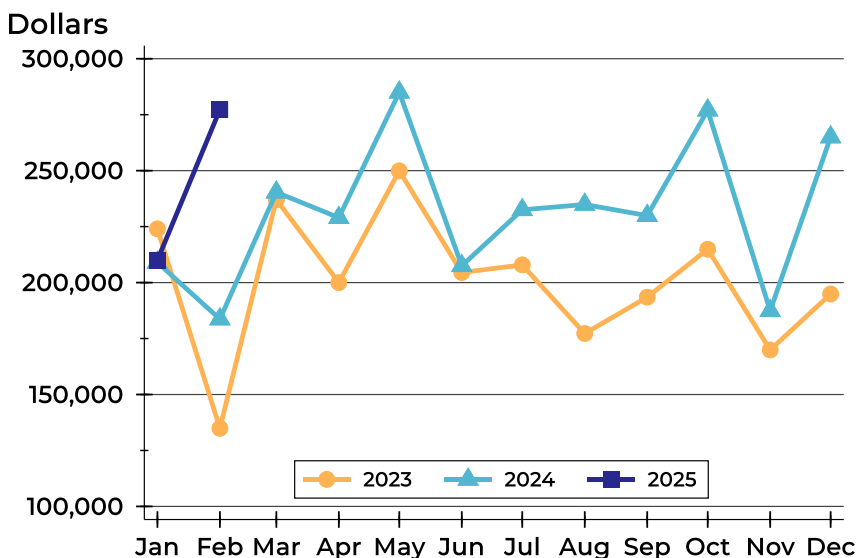
North Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	249,421	220,234	239,819
February	197,210	199,853	320,645
March	265,979	252,695	
April	241,704	268,363	
May	258,931	317,439	
June	206,364	226,613	
July	257,259	244,776	
August	236,425	294,002	
September	231,726	251,247	
October	231,208	267,093	
November	200,913	257,848	
December	207,757	287,315	

Median Price



Month	2023	2024	2025
January	224,000	209,000	210,000
February	134,900	183,700	277,250
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	229,900	
October	214,900	277,000	
November	169,900	187,400	
December	194,900	265,000	

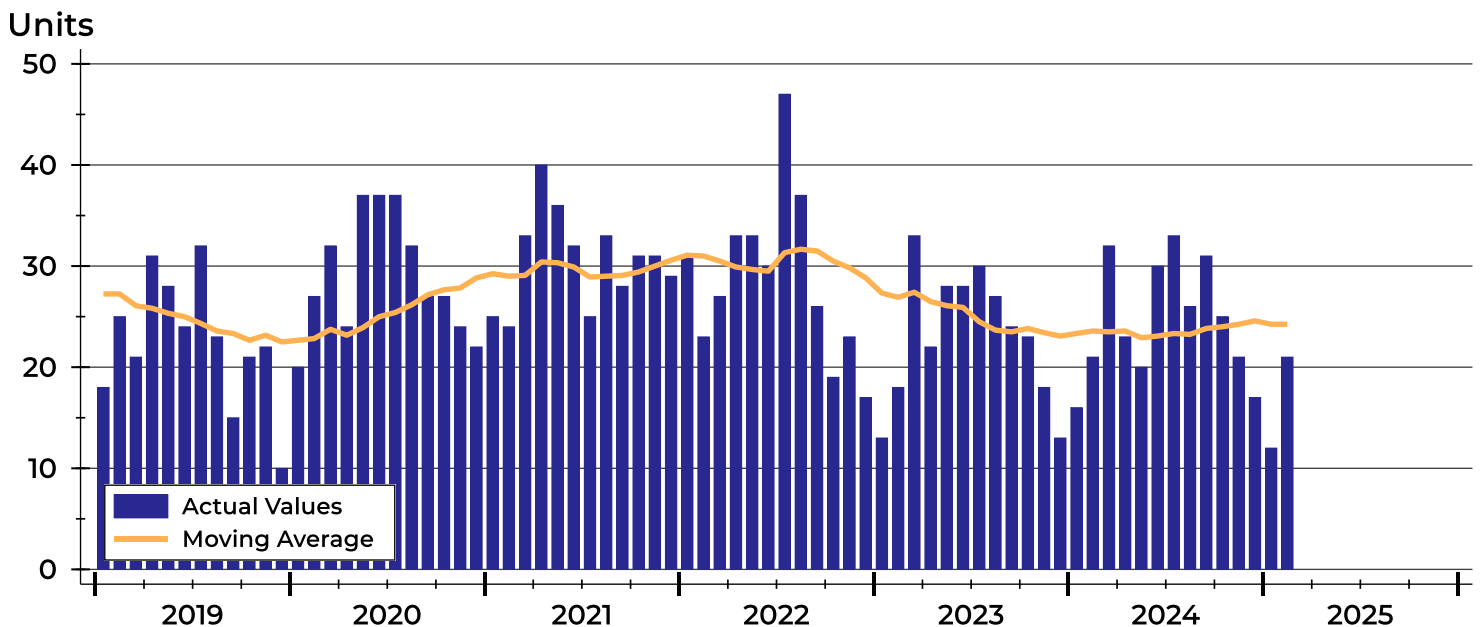


North Region Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		21	21	0.0%	33	37	-10.8%
Volume (1,000s)		5,562	4,828	15.2%	8,687	7,350	18.2%
Average	Sale Price	264,845	229,881	15.2%	263,244	198,640	32.5%
	Days on Market	83	76	9.2%	72	62	16.1%
	Percent of Original	92.8%	94.1%	-1.4%	93.9%	92.5%	1.5%
Median	Sale Price	239,900	199,000	20.6%	239,900	155,000	54.8%
	Days on Market	32	68	-52.9%	32	57	-43.9%
	Percent of Original	100.0%	97.6%	2.5%	100.0%	96.3%	3.8%

A total of 21 contracts for sale were written in North Region during the month of February, the same as in 2024. The median list price of these homes was \$239,900, up from \$199,000 the prior year. Half of the homes that went under contract in February were on the market less than 32 days, compared to 68 days in February 2024.

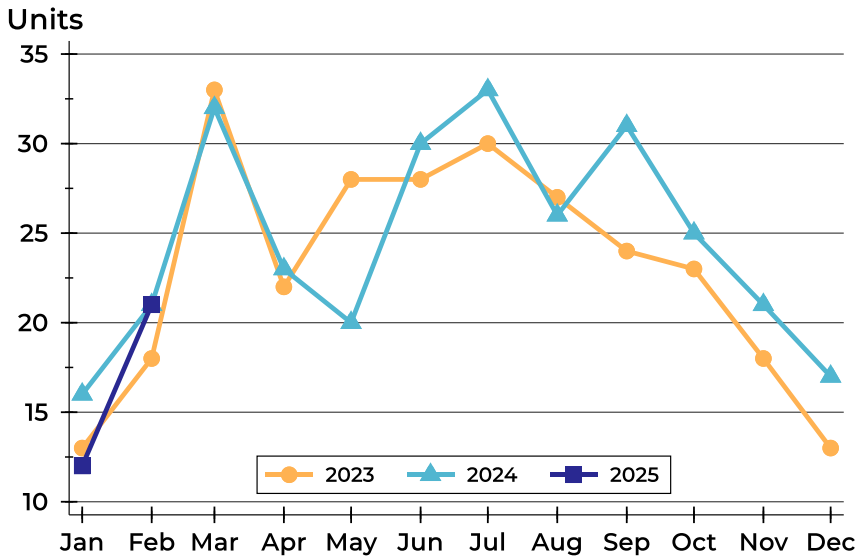
History of Contracts Written





North Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	13	16	12
February	18	21	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	

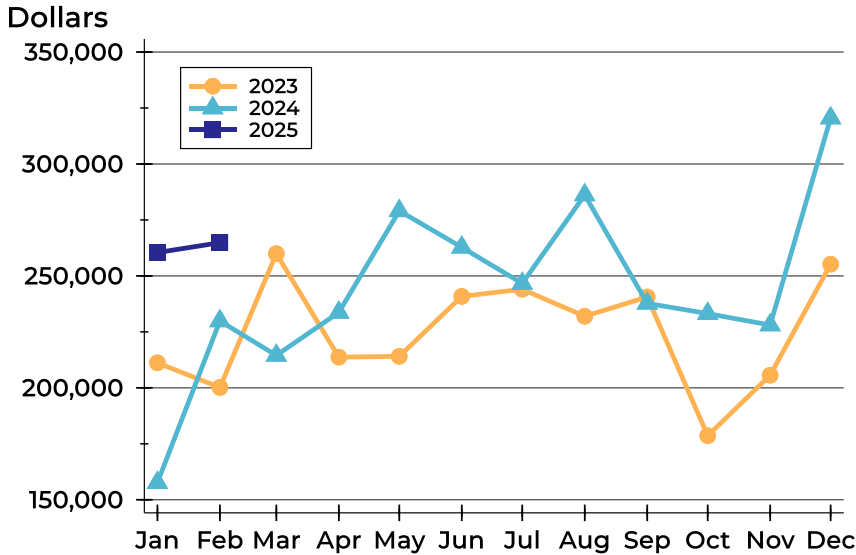
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	23.8%	80,160	81,000	128	132	77.0%	88.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	4.8%	135,000	135,000	30	30	100.0%	100.0%
\$150,000-\$174,999	2	9.5%	171,950	171,950	113	113	90.5%	90.5%
\$175,000-\$199,999	2	9.5%	181,975	181,975	68	68	96.5%	96.5%
\$200,000-\$249,999	1	4.8%	239,900	239,900	3	3	100.0%	100.0%
\$250,000-\$299,999	4	19.0%	269,750	270,000	58	27	97.8%	100.0%
\$300,000-\$399,999	1	4.8%	339,900	339,900	17	17	100.0%	100.0%
\$400,000-\$499,999	1	4.8%	425,000	425,000	32	32	100.0%	100.0%
\$500,000-\$749,999	4	19.0%	558,575	559,950	106	36	99.4%	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



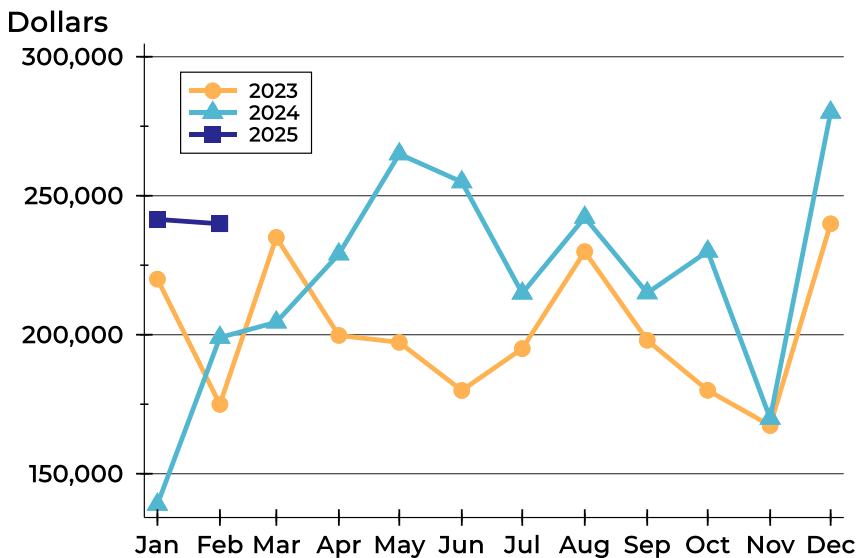
North Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	211,177	157,637	260,442
February	200,164	229,881	264,845
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

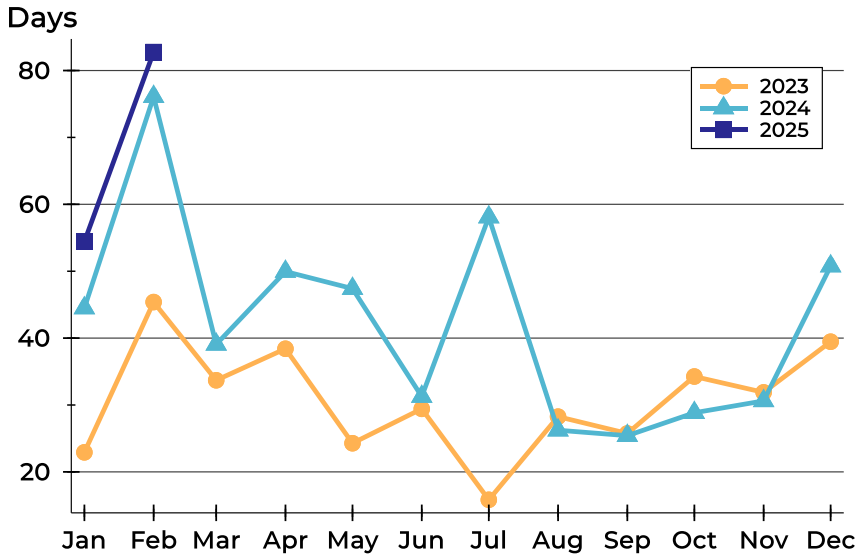


Month	2023	2024	2025
January	220,000	138,950	241,500
February	174,950	199,000	239,900
March	235,000	204,500	
April	199,750	229,000	
May	197,250	265,000	
June	179,950	254,950	
July	195,000	214,900	
August	229,900	242,200	
September	198,000	215,000	
October	180,000	230,000	
November	167,325	169,900	
December	239,900	280,000	



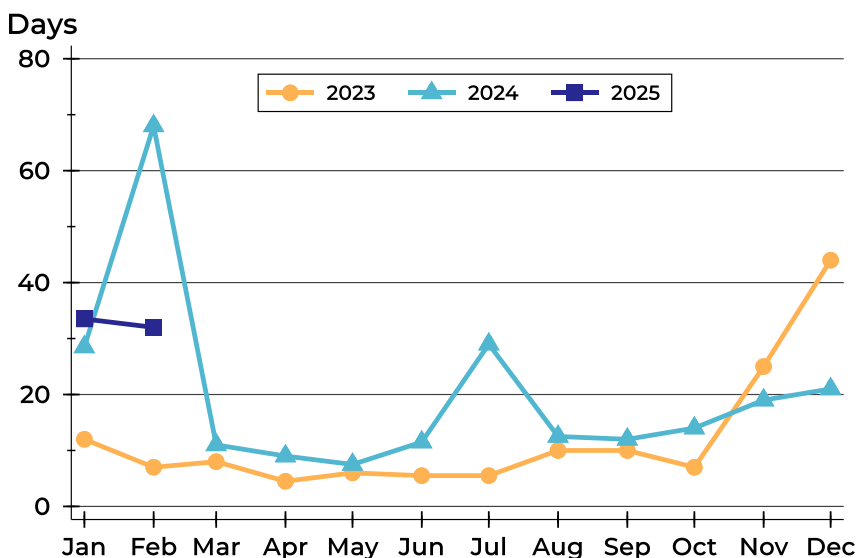
North Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	23	45	54
February	45	76	83
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	34
February	7	68	32
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	



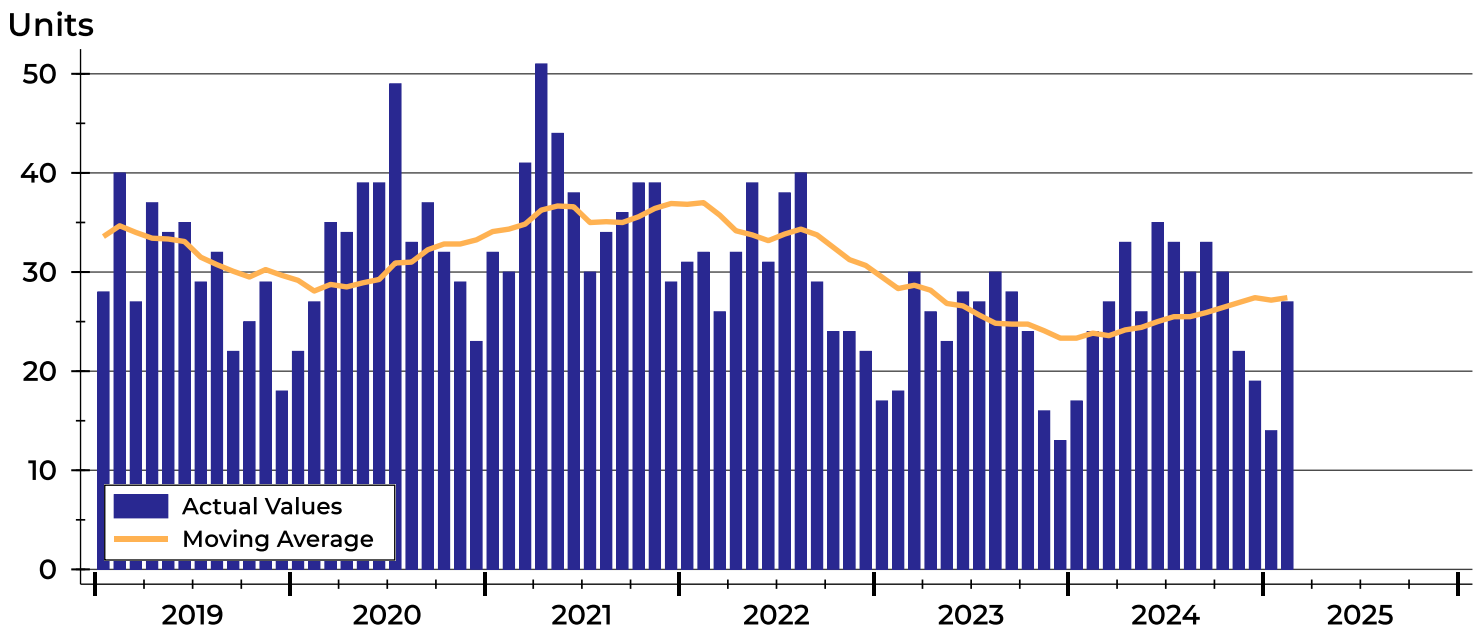
North Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		27	24	12.5%
Volume (1,000s)		6,951	5,871	18.4%
Average	List Price	257,435	244,604	5.2%
	Days on Market	71	60	18.3%
	Percent of Original	94.1%	96.8%	-2.8%
Median	List Price	240,000	212,450	13.0%
	Days on Market	30	59	-49.2%
	Percent of Original	100.0%	97.8%	2.2%

A total of 27 listings in North Region had contracts pending at the end of February, up from 24 contracts pending at the end of February 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.

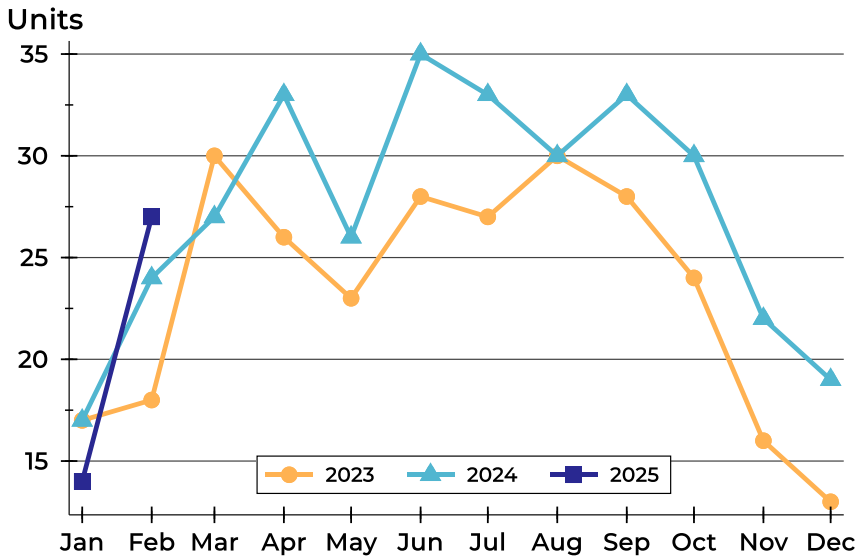
History of Pending Contracts





North Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	17	17	14
February	18	24	27
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	

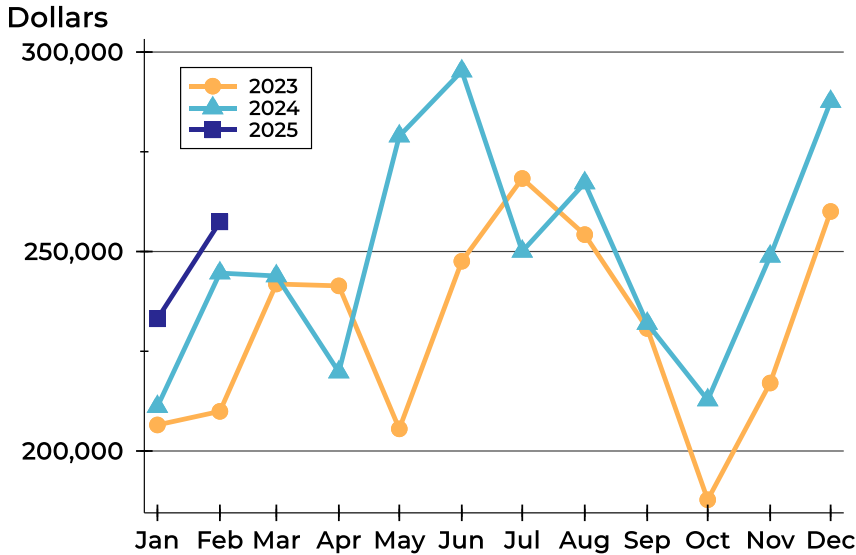
Pending Contracts by Price Range

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	4	14.8%	80,200	83,000	160	182	71.8%	73.7%
\$100,000-\$124,999	1	3.7%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	2	7.4%	137,000	137,000	48	48	95.4%	95.4%
\$150,000-\$174,999	2	7.4%	171,950	171,950	113	113	90.5%	90.5%
\$175,000-\$199,999	3	11.1%	187,650	184,950	64	55	97.7%	100.0%
\$200,000-\$249,999	4	14.8%	244,600	244,500	13	12	99.1%	100.0%
\$250,000-\$299,999	5	18.5%	269,700	269,500	48	12	98.3%	100.0%
\$300,000-\$399,999	1	3.7%	339,900	339,900	17	17	100.0%	100.0%
\$400,000-\$499,999	1	3.7%	425,000	425,000	32	32	100.0%	100.0%
\$500,000-\$749,999	4	14.8%	558,575	559,950	106	36	100.1%	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



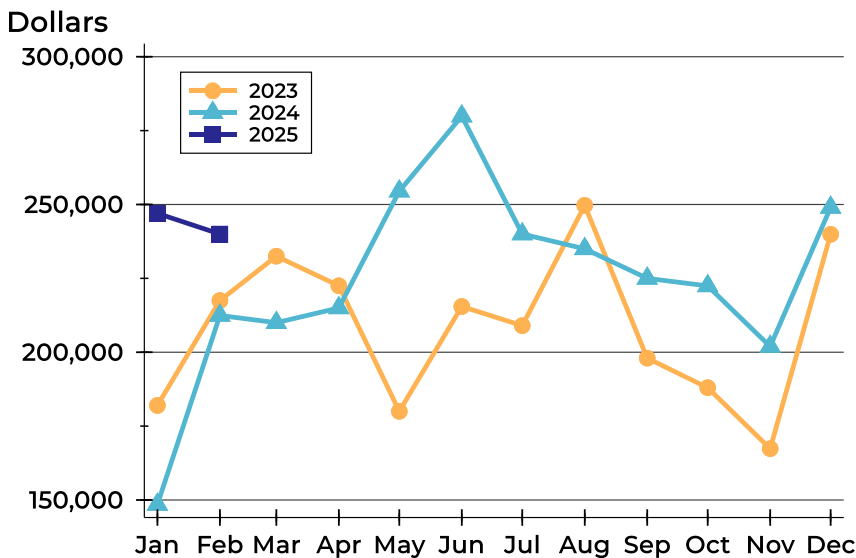
North Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,529	211,123	233,136
February	209,936	244,604	257,435
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

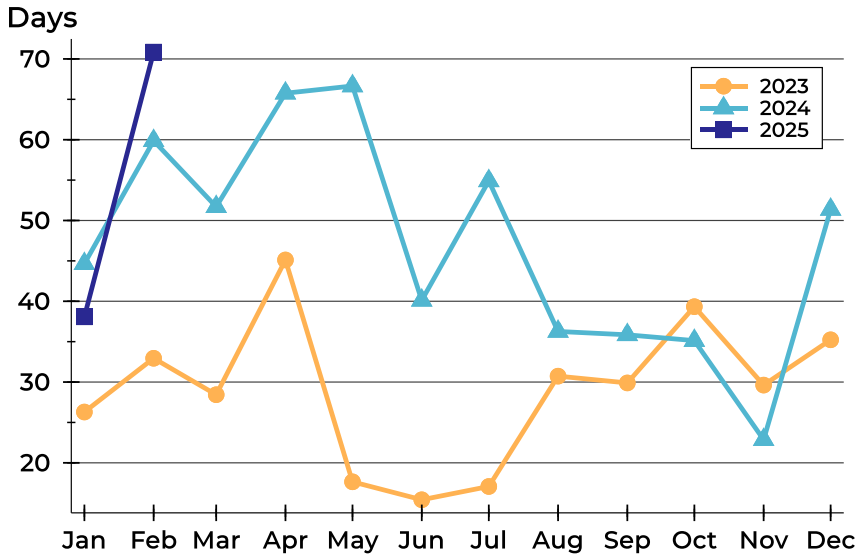


Month	2023	2024	2025
January	182,000	148,500	247,000
February	217,500	212,450	240,000
March	232,500	210,000	
April	222,500	215,000	
May	180,000	254,500	
June	215,500	279,900	
July	209,000	240,000	
August	249,700	235,000	
September	198,000	225,000	
October	188,000	222,450	
November	167,375	201,950	
December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



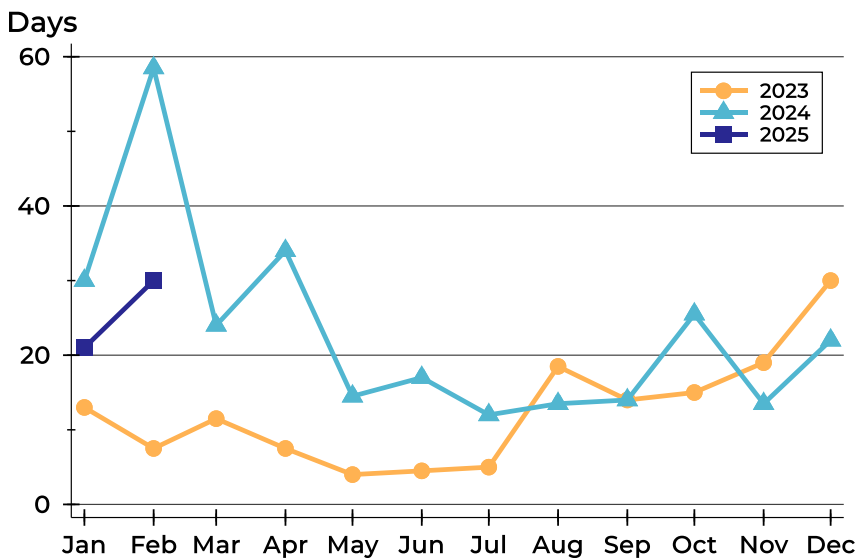
North Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	26	45	38
February	33	60	71
March	28	52	
April	45	66	
May	18	67	
June	15	40	
July	40	55	
August	17	36	
September	31	36	
October	30	35	
November	39	23	
December	30	51	

Median DOM



Month	2023	2024	2025
January	13	30	21
February	8	59	30
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 February

Total home sales in South Region rose by 13.3% last month to 17 units, compared to 15 units in February 2024. Total sales volume was \$3.8 million, up 40.8% from a year earlier.

The median sale price in February was \$250,000, up from \$159,900 a year earlier. Homes that sold in February were typically on the market for 16 days and sold for 96.2% of their list prices.

South Region Active Listings Up at End of February

The total number of active listings in South Region at the end of February was 41 units, up from 23 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 February was \$183,000.

During February, a total of 23 contracts were written down from 32 in February 2024. At the end of the month, there were 26 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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South Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	17 13.3%	15 -21.1%	19 -40.6%	30 20.0%	25 -10.7%	28 -39.1%	
Active Listings Change from prior year	41 78.3%	23 4.5%	22 22.2%	N/A	N/A	N/A	
Months' Supply Change from prior year	1.5 87.5%	0.8 14.3%	0.7 40.0%	N/A	N/A	N/A	
New Listings Change from prior year	32 6.7%	30 30.4%	23 0.0%	47 -9.6%	52 0.0%	52 8.3%	
Contracts Written Change from prior year	23 -28.1%	32 6.7%	30 57.9%	38 -15.6%	45 -11.8%	51 8.5%	
Pending Contracts Change from prior year	26 -31.6%	38 2.7%	37 -7.5%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	3,777 40.8%	2,683 -15.0%	3,155 -40.7%	6,298 34.1%	4,698 0.3%	4,686 -32.0%	
Average	Sale Price Change from prior year	222,194 24.2%	178,884 7.7%	166,053 -0.1%	209,934 11.7%	187,915 12.3%	167,339 11.6%
	List Price of Actives Change from prior year	234,185 21.3%	193,028 -46.8%	362,877 180.8%	N/A	N/A	N/A
	Days on Market Change from prior year	33 83.3%	18 -63.3%	49 157.9%	98 216.1%	31 -32.6%	46 142.1%
	Percent of List Change from prior year	94.8% -2.6%	97.3% -0.2%	97.5% -0.1%	95.7% -0.7%	96.4% 0.5%	95.9% -1.1%
	Percent of Original Change from prior year	91.7% -4.9%	96.4% 1.2%	95.3% -1.5%	92.1% -2.8%	94.8% 1.6%	93.3% -2.5%
Median	Sale Price Change from prior year	250,000 56.3%	159,900 -11.2%	180,000 35.1%	215,000 30.9%	164,200 -4.8%	172,500 44.4%
	List Price of Actives Change from prior year	183,000 -8.5%	199,900 -15.6%	236,750 163.3%	N/A	N/A	N/A
	Days on Market Change from prior year	16 300.0%	4 -85.2%	27 237.5%	21 61.5%	13 -50.0%	26 136.4%
	Percent of List Change from prior year	96.2% -3.8%	100.0% 3.3%	96.8% -1.5%	97.3% -2.3%	99.6% 3.8%	96.0% -1.9%
	Percent of Original Change from prior year	95.5% -4.5%	100.0% 5.0%	95.2% -3.2%	94.5% -3.4%	97.8% 4.5%	93.6% -4.2%

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



South Region Closed Listings Analysis

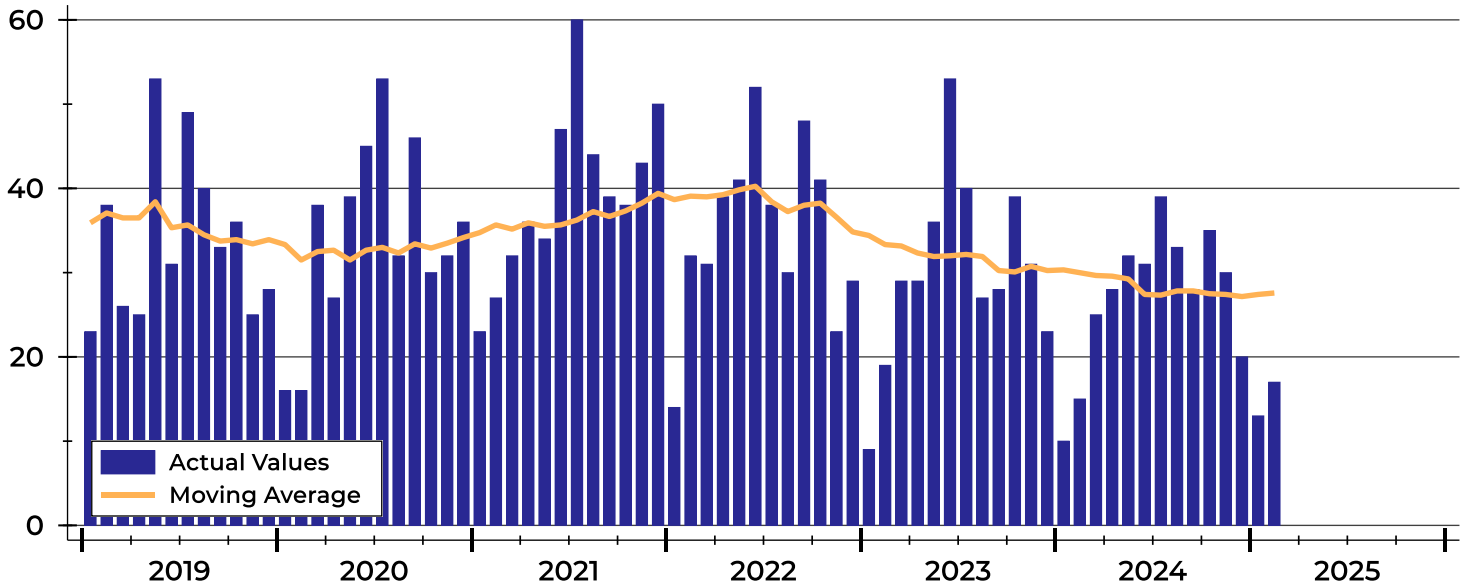
Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		17	15	13.3%	30	25	20.0%
Volume (1,000s)		3,777	2,683	40.8%	6,298	4,698	34.1%
Months' Supply		1.5	0.8	87.5%	N/A	N/A	N/A
Average	Sale Price	222,194	178,884	24.2%	209,934	187,915	11.7%
	Days on Market	33	18	83.3%	98	31	216.1%
	Percent of List	94.8%	97.3%	-2.6%	95.7%	96.4%	-0.7%
	Percent of Original	91.7%	96.4%	-4.9%	92.1%	94.8%	-2.8%
Median	Sale Price	250,000	159,900	56.3%	215,000	164,200	30.9%
	Days on Market	16	4	300.0%	21	13	61.5%
	Percent of List	96.2%	100.0%	-3.8%	97.3%	99.6%	-2.3%
	Percent of Original	95.5%	100.0%	-4.5%	94.5%	97.8%	-3.4%

A total of 17 homes sold in South Region in February, up from 15 units in February 2024. Total sales volume rose to \$3.8 million compared to \$2.7 million in the previous year.

The median sales price in February was \$250,000, up 56.3% compared to the prior year. Median days on market was 16 days, down from 26 days in January, but up from 4 in February 2024.

History of Closed Listings

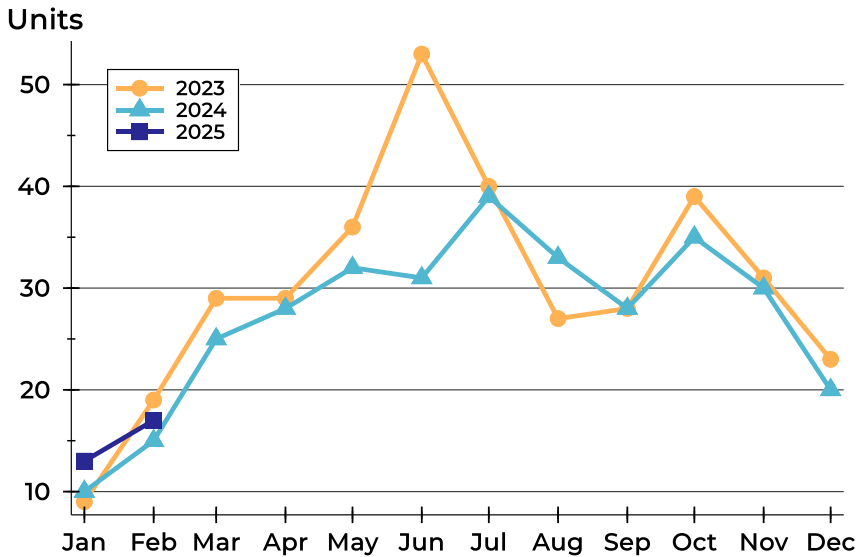
Units





South Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	9	10	13
February	19	15	17
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	

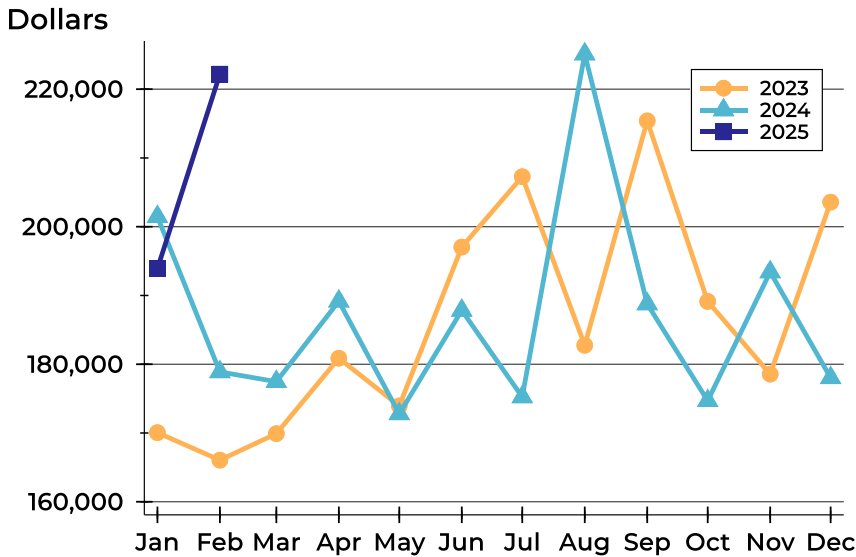
Closed Listings by Price Range

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	1	5.9%	2.0	27,000	27,000	36	36	71.2%	71.2%	71.2%	71.2%
\$50,000-\$99,999	2	11.8%	2.6	81,500	81,500	51	51	90.3%	90.3%	85.6%	85.6%
\$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	3	17.6%	1.2	161,300	159,000	17	16	95.4%	100.0%	92.6%	96.0%
\$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	2	11.8%	1.0	231,500	231,500	49	49	96.3%	96.3%	93.5%	93.5%
\$250,000-\$299,999	6	35.3%	1.9	269,567	265,250	29	9	98.2%	99.1%	95.5%	99.1%
\$300,000-\$399,999	3	17.6%	1.9	341,000	329,000	35	6	97.2%	96.2%	93.1%	96.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



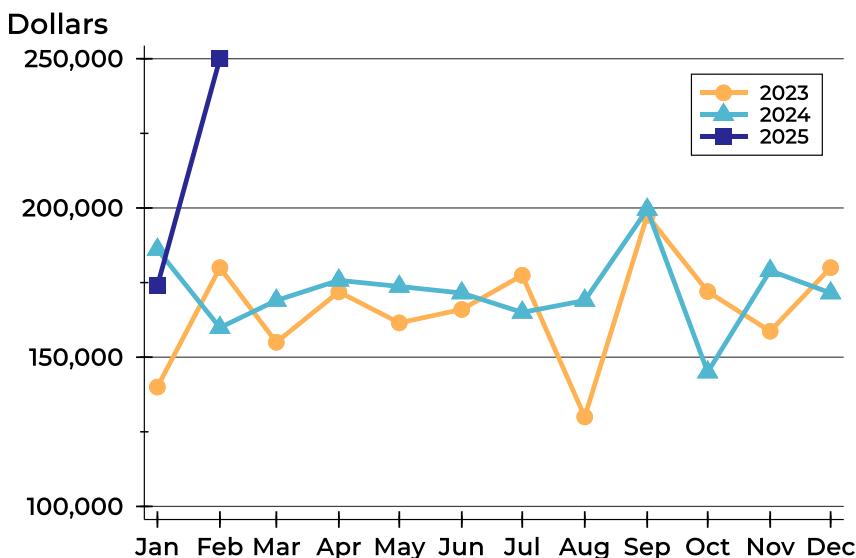
South Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	170,056	201,460	193,901
February	166,053	178,884	222,194
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

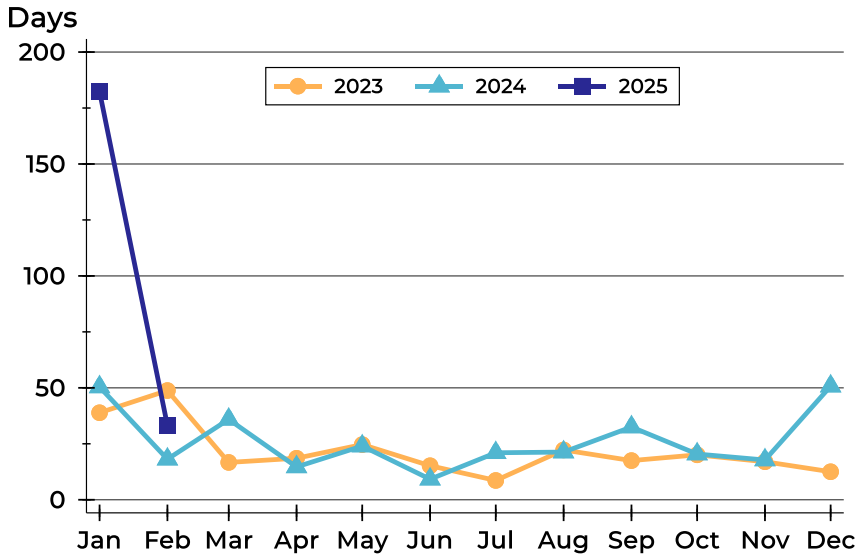


Month	2023	2024	2025
January	140,000	186,100	173,958
February	180,000	159,900	250,000
March	155,000	169,000	
April	171,900	175,750	
May	161,500	173,700	
June	166,000	171,500	
July	177,450	165,000	
August	130,000	169,000	
September	197,500	199,500	
October	172,000	145,000	
November	158,700	179,000	
December	180,000	171,500	



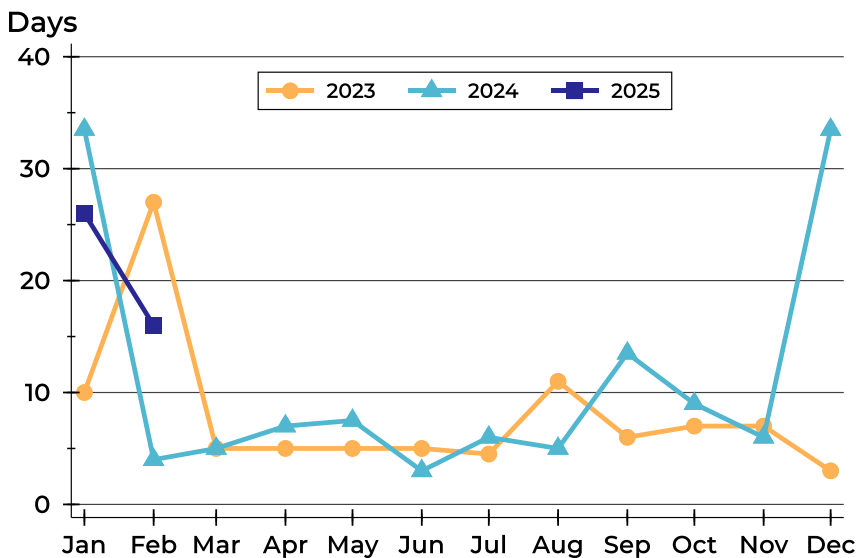
South Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	39	50	182
February	49	18	33
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	16
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	



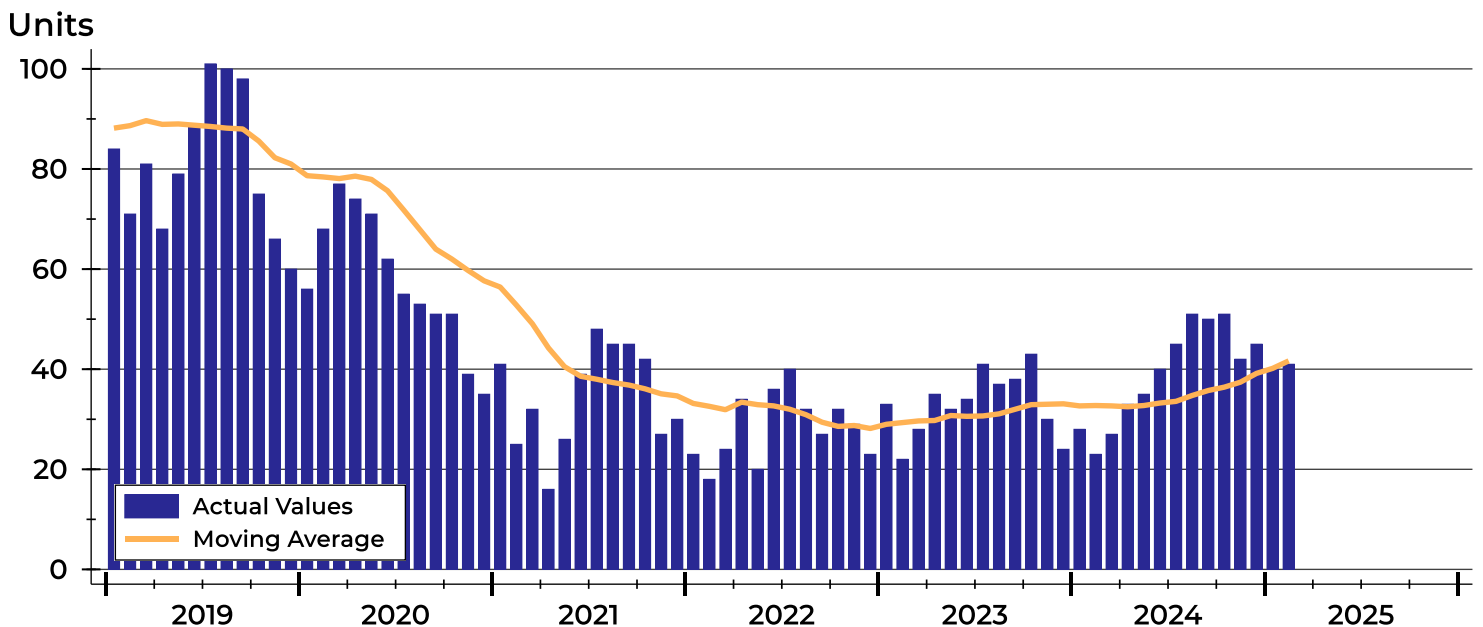
South Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		41	23	78.3%
Volume (1,000s)		9,602	4,440	116.3%
Months' Supply		1.5	0.8	87.5%
Average	List Price	234,185	193,028	21.3%
	Days on Market	66	77	-14.3%
	Percent of Original	97.4%	96.1%	1.4%
Median	List Price	183,000	199,900	-8.5%
	Days on Market	37	57	-35.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 41 homes were available for sale in South Region at the end of February. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of February was \$183,000, down 8.5% from 2024. The typical time on market for active listings was 37 days, down from 57 days a year earlier.

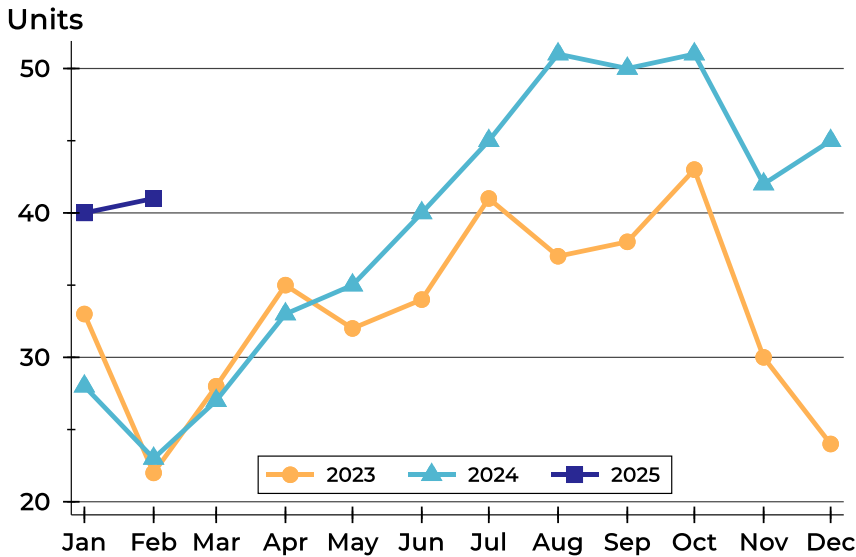
History of Active Listings





South Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	33	28	40
February	22	23	41
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	

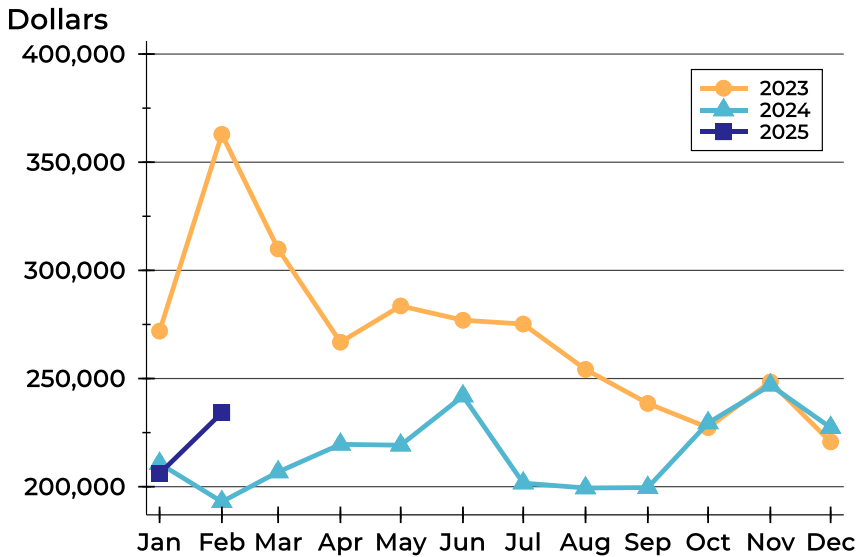
Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	4.9%	2.0	35,000	35,000	188	188	100.0%	100.0%
\$50,000-\$99,999	9	22.0%	2.6	81,400	79,900	77	45	93.2%	93.7%
\$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	3	7.3%	N/A	139,233	138,900	101	75	97.7%	99.3%
\$150,000-\$174,999	5	12.2%	1.2	167,480	167,500	65	2	98.3%	100.0%
\$175,000-\$199,999	3	7.3%	N/A	184,300	183,000	72	28	97.5%	97.3%
\$200,000-\$249,999	4	9.8%	1.0	223,700	229,900	11	7	100.0%	100.0%
\$250,000-\$299,999	5	12.2%	1.9	273,920	269,900	8	2	98.6%	100.0%
\$300,000-\$399,999	5	12.2%	1.9	351,060	339,000	43	25	97.9%	99.5%
\$400,000-\$499,999	2	4.9%	N/A	452,450	452,450	141	141	97.9%	97.9%
\$500,000-\$749,999	3	7.3%	N/A	688,789	717,468	76	43	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



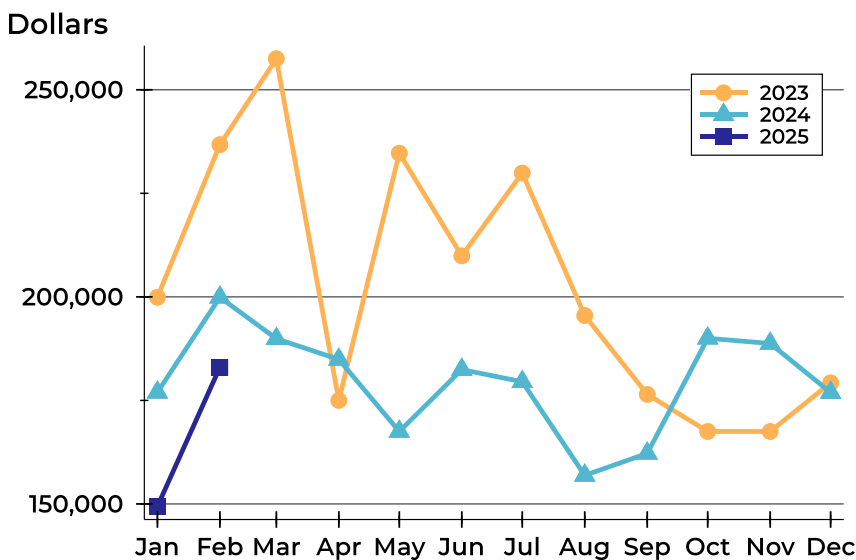
South Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	271,926	210,704	206,062
February	362,877	193,028	234,185
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

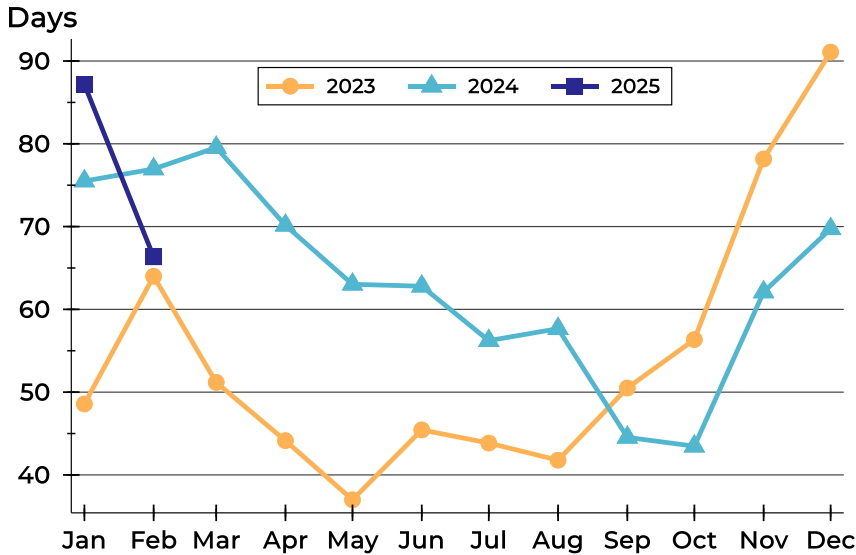


Month	2023	2024	2025
January	199,900	176,950	149,400
February	236,750	199,900	183,000
March	257,500	189,900	
April	175,000	184,900	
May	234,700	167,500	
June	209,900	182,450	
July	229,900	179,500	
August	195,500	156,900	
September	176,450	162,200	
October	167,500	190,000	
November	167,500	188,750	
December	179,250	176,900	



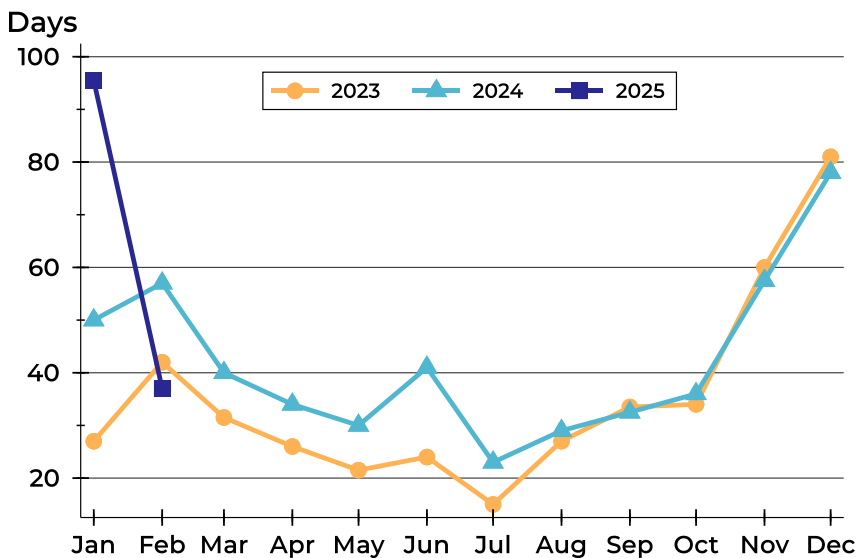
South Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	49	76	87
February	64	77	66
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

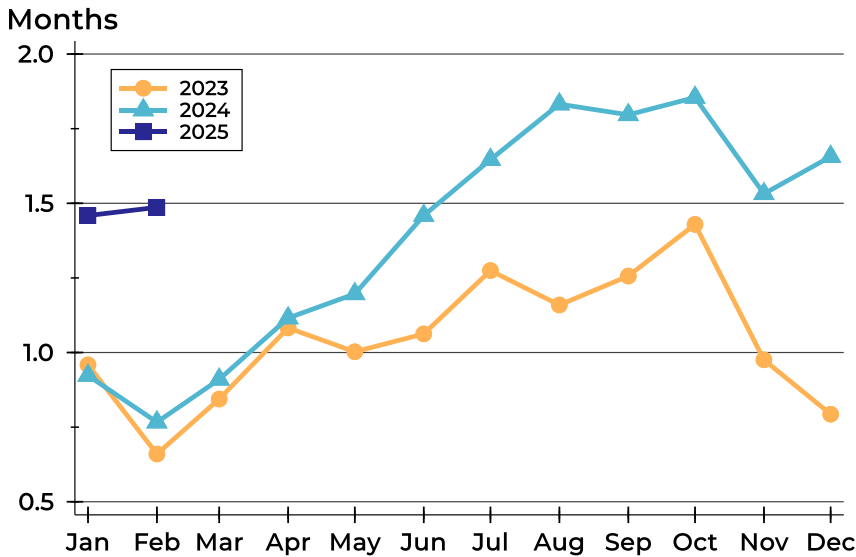


Month	2023	2024	2025
January	27	50	96
February	42	57	37
March	32	40	
April	26	34	
May	22	30	
June	24	41	
July	15	23	
August	27	29	
September	34	33	
October	34	36	
November	60	58	
December	81	78	



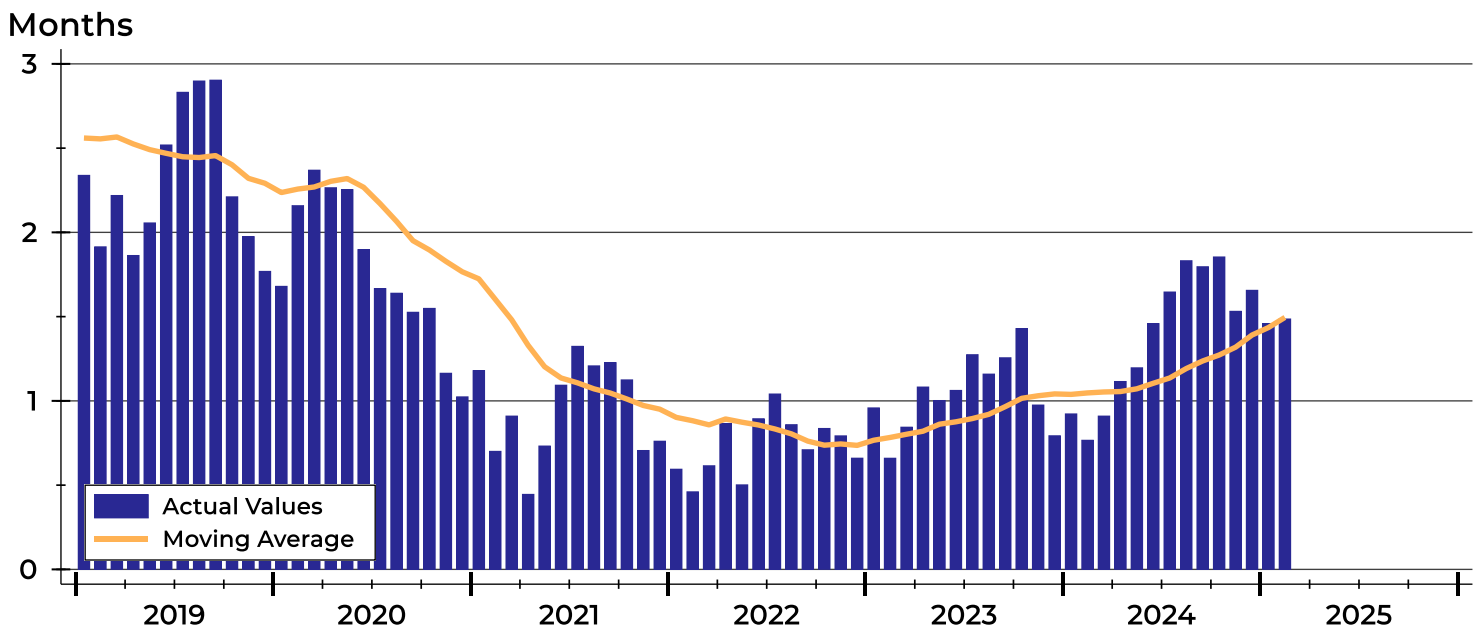
South Region Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





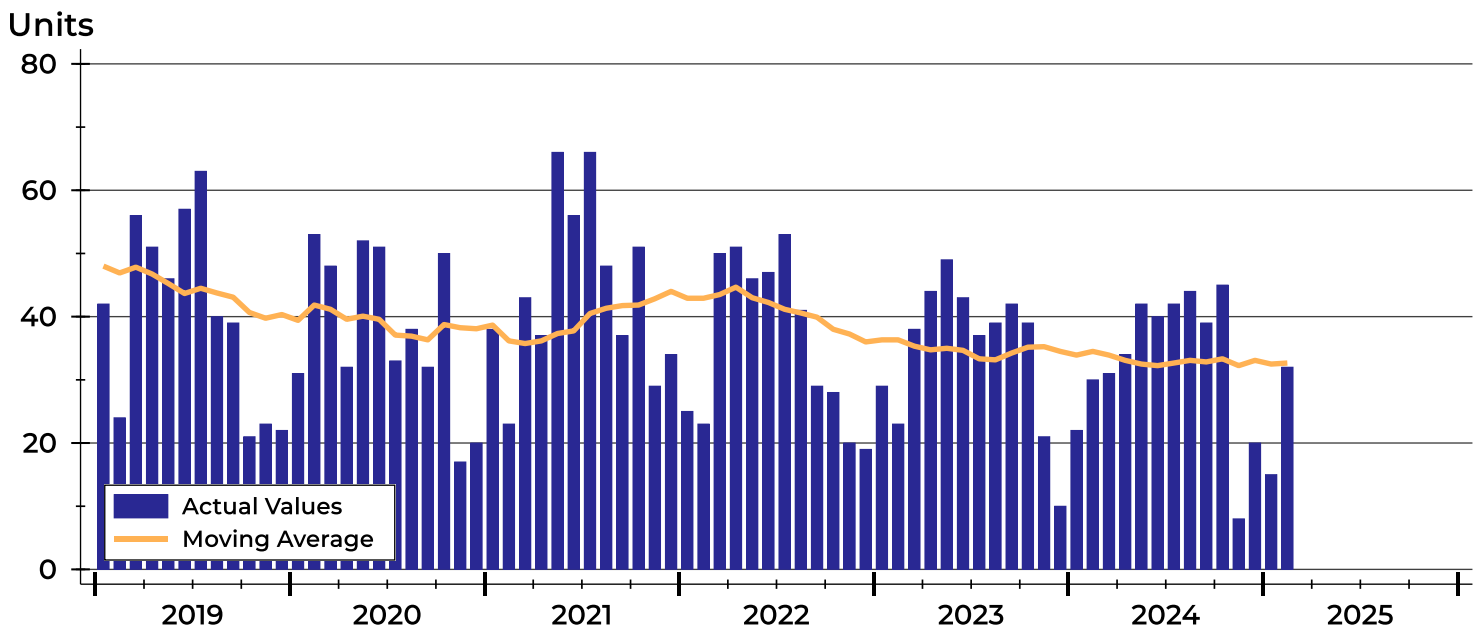
South Region New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	32	30	6.7%
	Volume (1,000s)	7,447	6,055	23.0%
	Average List Price	232,730	201,823	15.3%
	Median List Price	219,950	172,200	27.7%
Year-to-Date	New Listings	47	52	-9.6%
	Volume (1,000s)	10,530	11,029	-4.5%
	Average List Price	224,044	212,087	5.6%
	Median List Price	215,000	180,950	18.8%

A total of 32 new listings were added in South Region during February, up 6.7% from the same month in 2024. Year-to-date South Region has seen 47 new listings.

The median list price of these homes was \$219,950 up from \$172,200 in 2024.

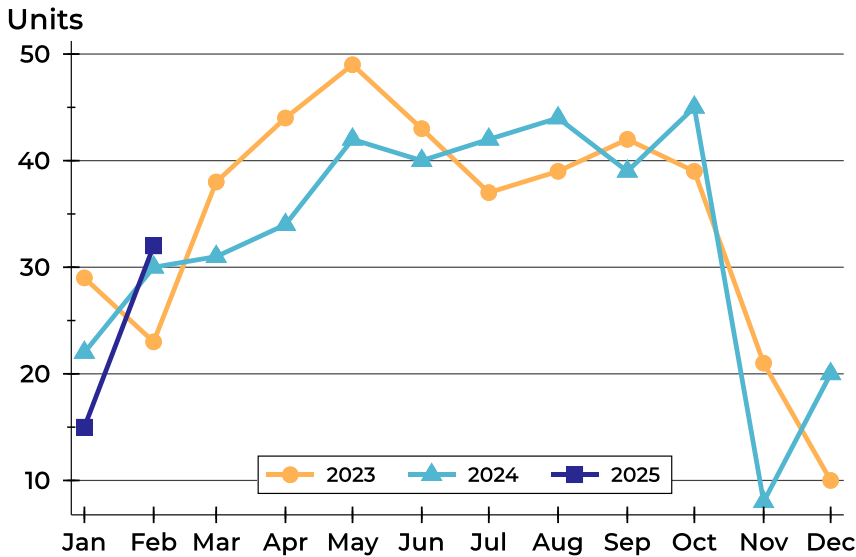
History of New Listings





South Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	29	22	15
February	23	30	32
March	38	31	
April	44	34	
May	49	42	
June	43	40	
July	37	42	
August	39	44	
September	42	39	
October	39	45	
November	21	8	
December	10	20	

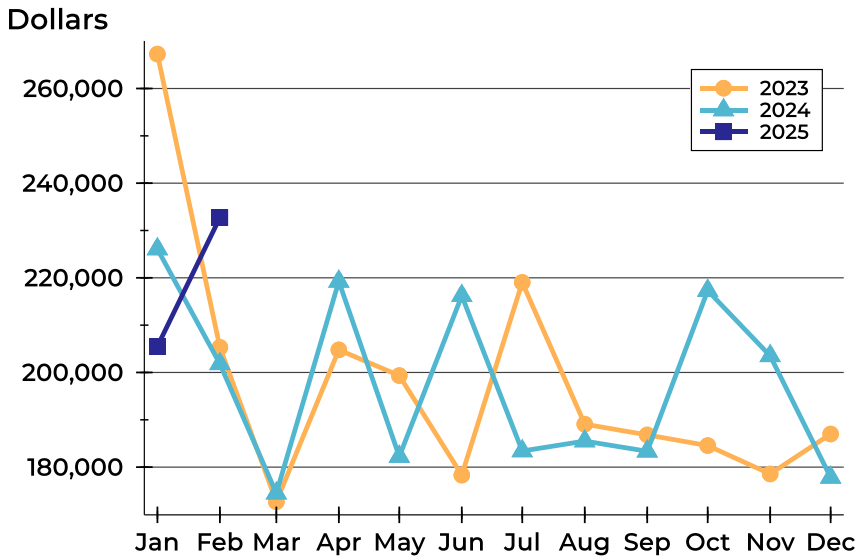
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	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	6.3%	85,000	85,000	21	21	100.0%	100.0%
\$100,000-\$124,999	1	3.1%	114,900	114,900	1	1	100.0%	100.0%
\$125,000-\$149,999	2	6.3%	141,200	141,200	4	4	100.0%	100.0%
\$150,000-\$174,999	4	12.5%	167,725	168,750	6	7	100.0%	100.0%
\$175,000-\$199,999	5	15.6%	184,860	183,000	15	11	99.5%	100.0%
\$200,000-\$249,999	7	21.9%	226,371	229,900	12	10	100.0%	100.0%
\$250,000-\$299,999	7	21.9%	280,057	284,900	6	7	99.5%	100.0%
\$300,000-\$399,999	3	9.4%	340,800	339,000	24	21	95.7%	96.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	3.1%	717,468	717,468	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



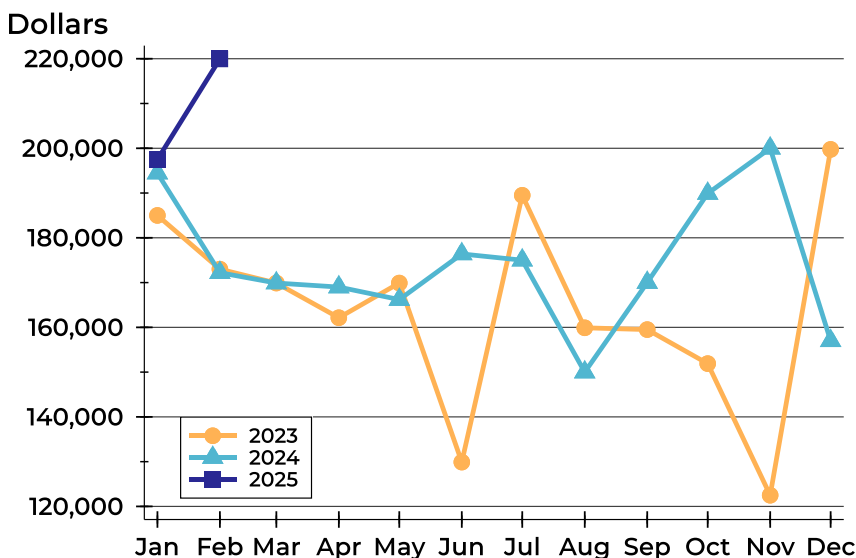
South Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	267,281	226,082	205,513
February	205,309	201,823	232,730
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	186,808	183,351	
October	184,555	217,304	
November	178,557	203,513	
December	187,000	177,825	

Median Price



Month	2023	2024	2025
January	185,000	194,450	197,500
February	173,000	172,200	219,950
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	159,500	170,000	
October	151,900	189,900	
November	122,500	200,000	
December	199,750	157,000	



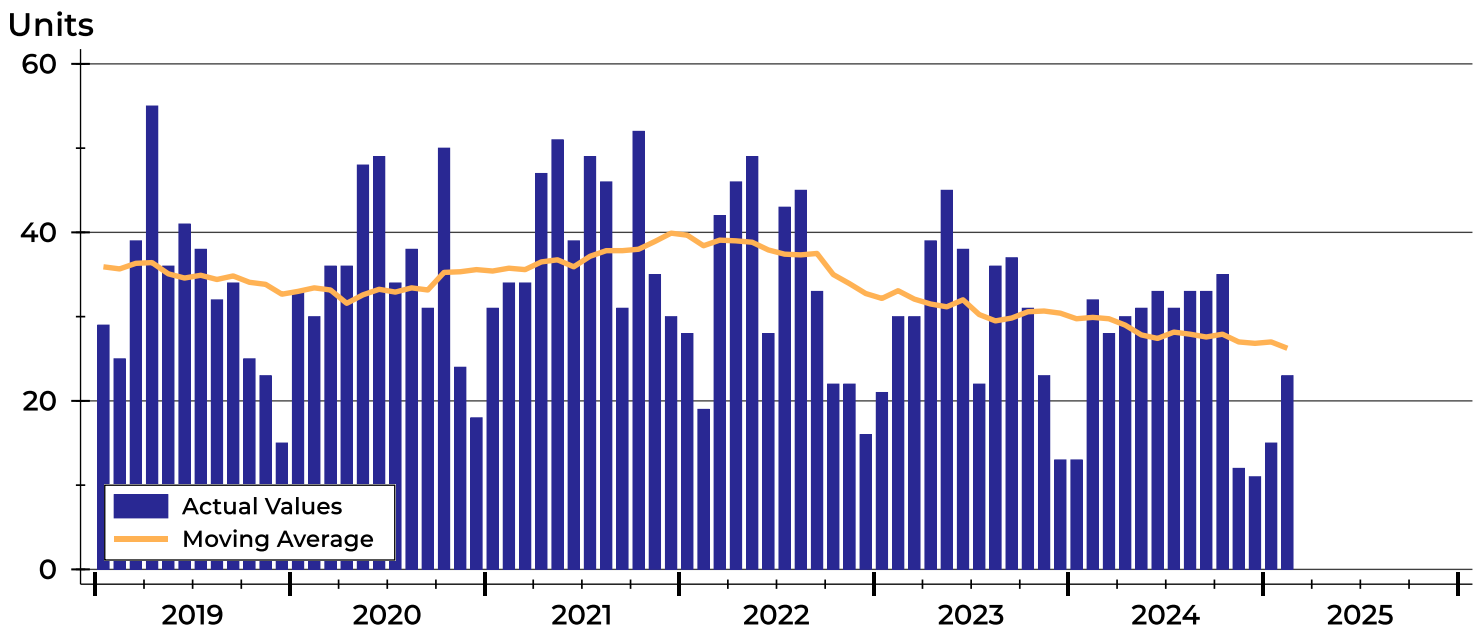
South Region Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		23	32	-28.1%	38	45	-15.6%
Volume (1,000s)		4,792	5,886	-18.6%	9,045	9,087	-0.5%
Average	Sale Price	208,326	183,925	13.3%	238,026	201,942	17.9%
	Days on Market	54	26	107.7%	45	24	87.5%
	Percent of Original	95.8%	96.2%	-0.4%	94.9%	96.7%	-1.9%
Median	Sale Price	187,500	155,900	20.3%	219,950	169,000	30.1%
	Days on Market	11	6	83.3%	15	5	200.0%
	Percent of Original	100.0%	97.7%	2.4%	98.1%	98.7%	-0.6%

A total of 23 contracts for sale were written in South Region during the month of February, down from 32 in 2024. The median list price of these homes was \$187,500, up from \$155,900 the prior year.

Half of the homes that went under contract in February were on the market less than 11 days, compared to 6 days in February 2024.

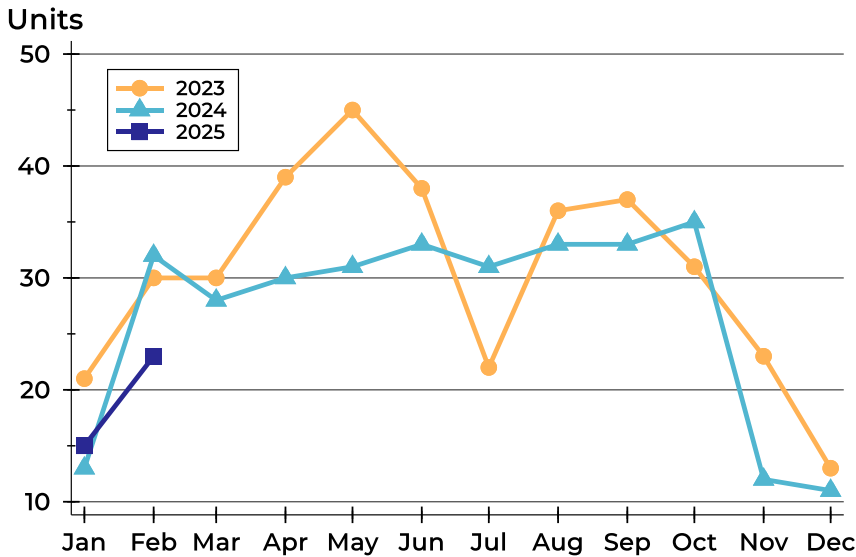
History of Contracts Written





South Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	21	13	15
February	30	32	23
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	11	

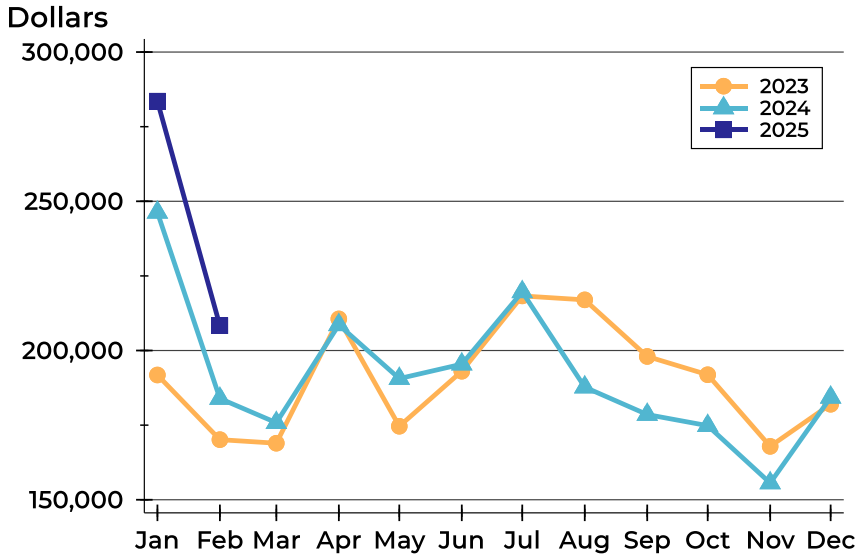
Contracts Written by Price Range

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	2	8.7%	95,400	95,400	186	186	91.3%	91.3%
\$100,000-\$124,999	3	13.0%	114,900	114,900	57	51	94.7%	92.3%
\$125,000-\$149,999	3	13.0%	139,100	137,500	31	20	97.6%	100.0%
\$150,000-\$174,999	1	4.3%	159,900	159,900	3	3	100.0%	100.0%
\$175,000-\$199,999	4	17.4%	184,850	183,250	34	10	97.3%	100.0%
\$200,000-\$249,999	5	21.7%	235,940	244,900	26	9	98.3%	100.0%
\$250,000-\$299,999	3	13.0%	286,900	295,900	3	3	100.0%	100.0%
\$300,000-\$399,999	1	4.3%	319,000	319,000	122	122	75.8%	75.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	4.3%	580,000	580,000	193	193	87.3%	87.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



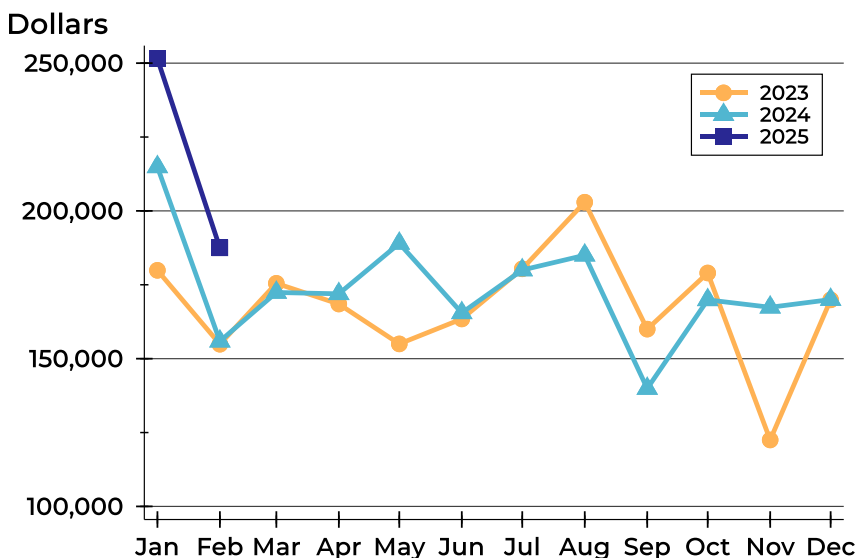
South Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	191,810	246,292	283,567
February	170,138	183,925	208,326
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	184,309	

Median Price

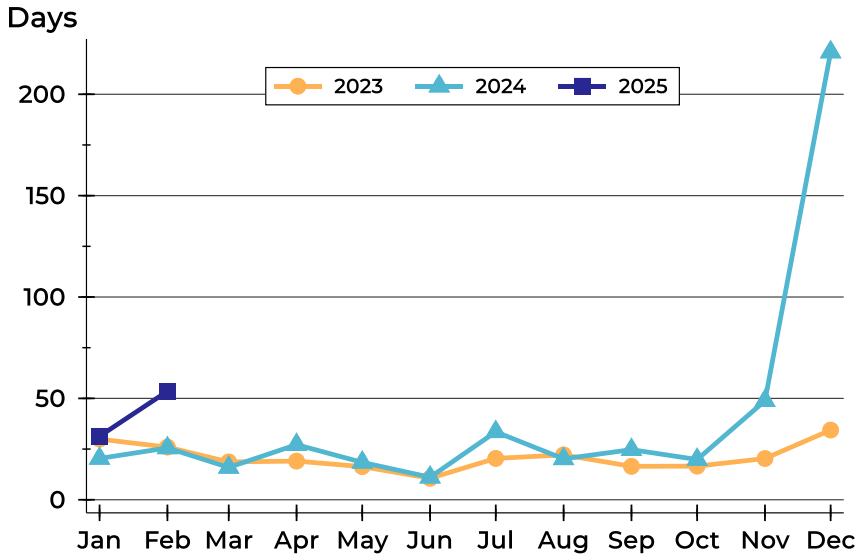


Month	2023	2024	2025
January	179,900	214,900	251,500
February	154,900	155,900	187,500
March	175,500	172,400	
April	168,500	171,950	
May	155,000	189,000	
June	163,450	165,500	
July	180,400	180,000	
August	202,950	185,000	
September	160,000	139,900	
October	179,000	169,900	
November	122,500	167,400	
December	169,900	170,000	



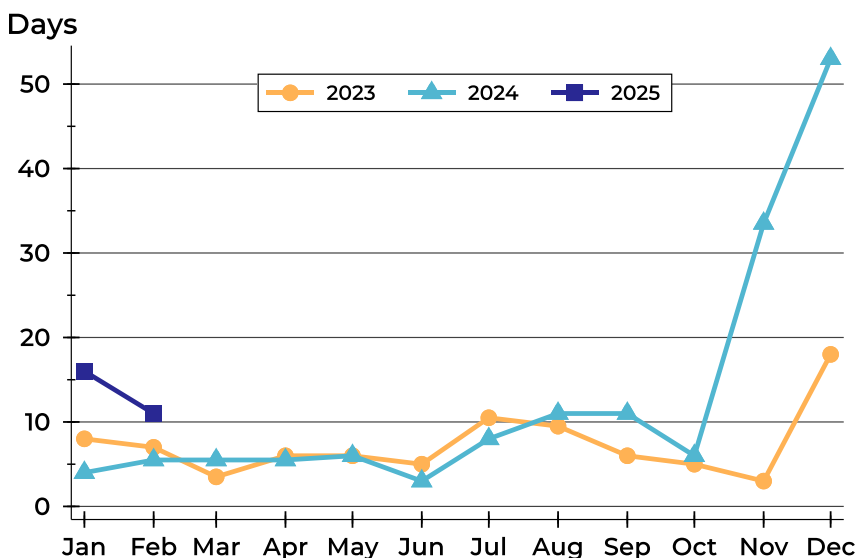
South Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	30	20	31
February	26	26	54
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	221	

Median DOM



Month	2023	2024	2025
January	8	4	16
February	7	6	11
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	53	



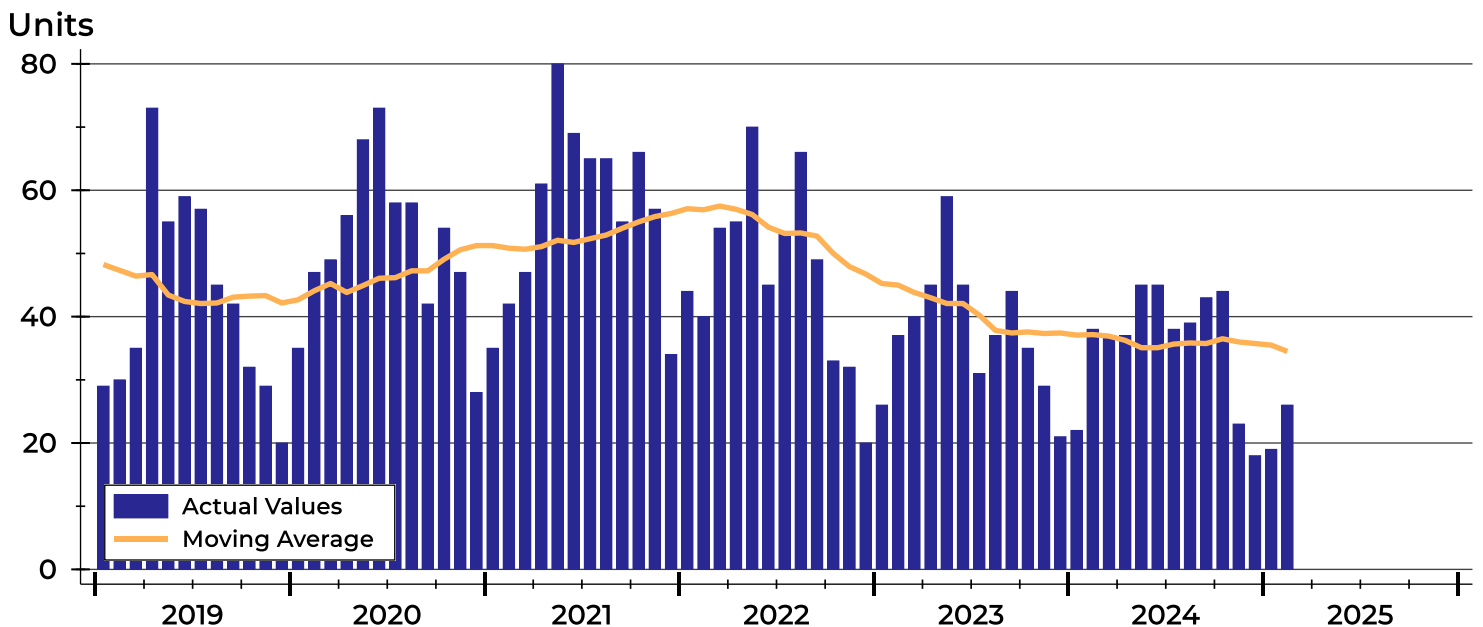
South Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		26	38	-31.6%
Volume (1,000s)		5,895	7,570	-22.1%
Average	List Price	226,715	199,218	13.8%
	Days on Market	47	31	51.6%
	Percent of Original	97.3%	100.3%	-3.0%
Median	List Price	168,950	169,450	-0.3%
	Days on Market	9	11	-18.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 26 listings in South Region had contracts pending at the end of February, down from 38 contracts pending at the end of February 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.

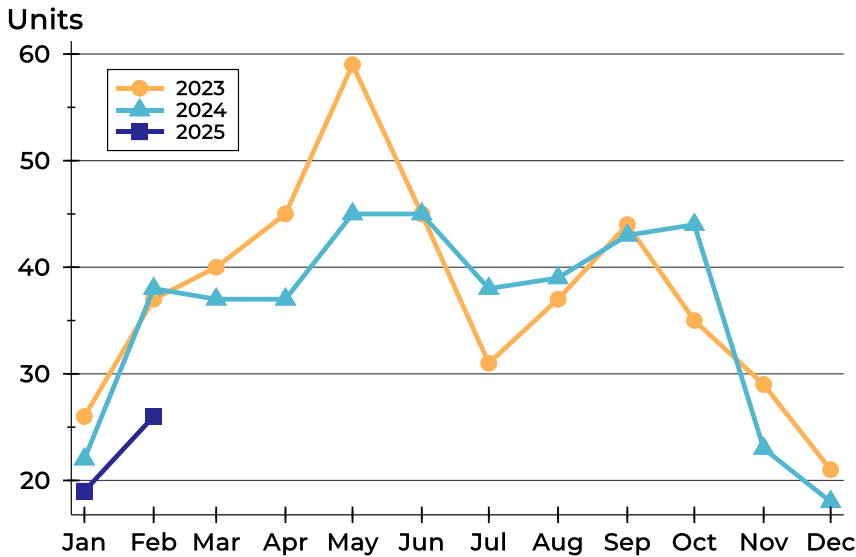
History of Pending Contracts





South Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	26	22	19
February	37	38	26
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	

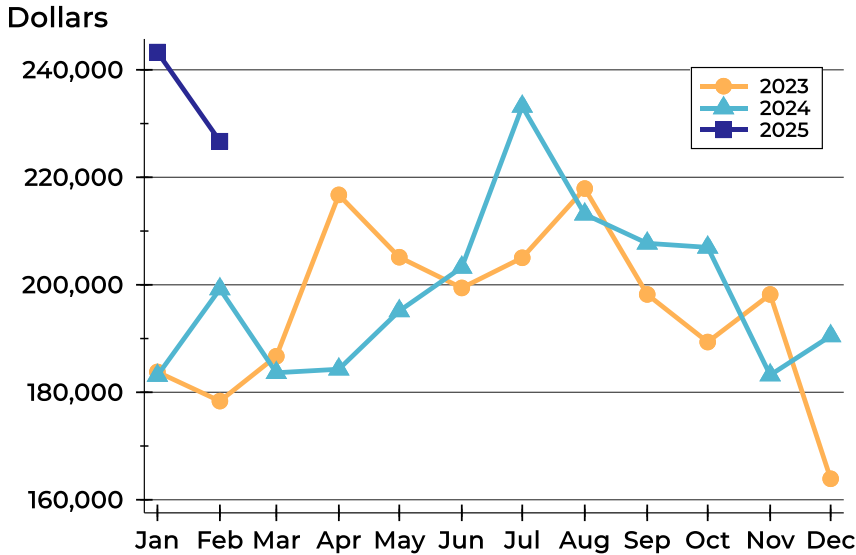
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	15.4%	81,300	81,150	119	142	95.5%	98.6%
\$100,000-\$124,999	4	15.4%	115,800	116,700	45	29	96.0%	96.2%
\$125,000-\$149,999	4	15.4%	140,575	141,250	23	12	98.2%	100.0%
\$150,000-\$174,999	1	3.8%	159,900	159,900	3	3	100.0%	100.0%
\$175,000-\$199,999	4	15.4%	184,850	183,250	34	10	97.3%	100.0%
\$200,000-\$249,999	4	15.4%	233,700	234,950	12	8	100.0%	100.0%
\$250,000-\$299,999	2	7.7%	297,900	297,900	4	4	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	2	7.7%	632,500	632,500	97	97	93.7%	93.7%
\$750,000-\$999,999	1	3.8%	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



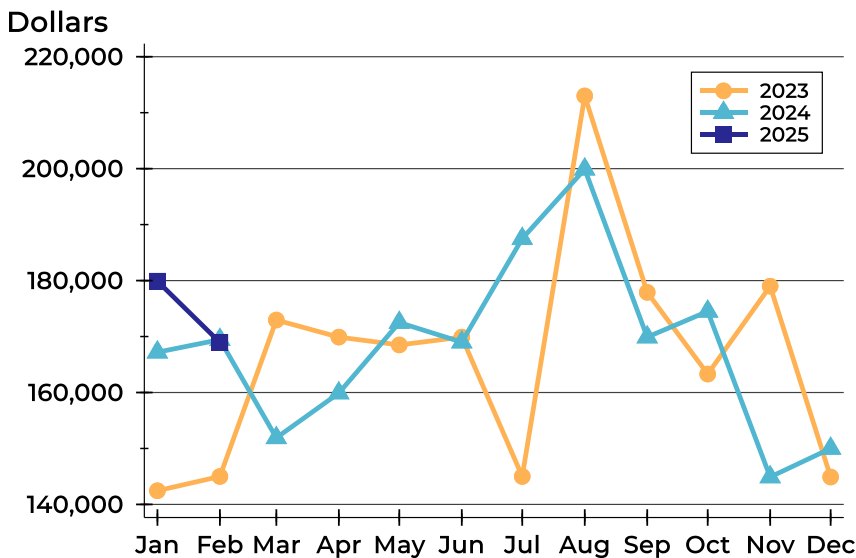
South Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	183,785	183,114	243,305
February	178,362	199,218	226,715
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

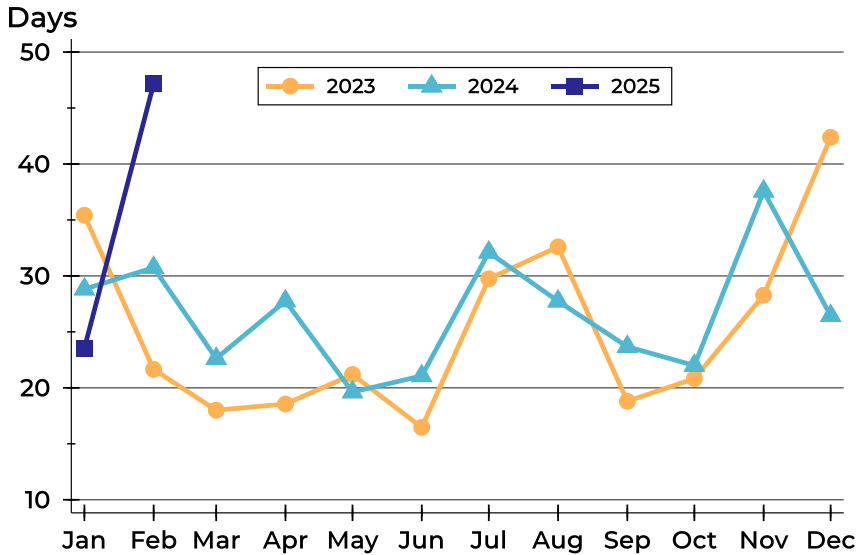


Month	2023	2024	2025
January	142,450	167,200	179,900
February	145,000	169,450	168,950
March	172,950	151,900	
April	169,900	159,900	
May	168,500	172,500	
June	169,900	169,000	
July	145,000	187,500	
August	213,000	199,900	
September	177,900	169,900	
October	163,300	174,500	
November	179,000	144,900	
December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



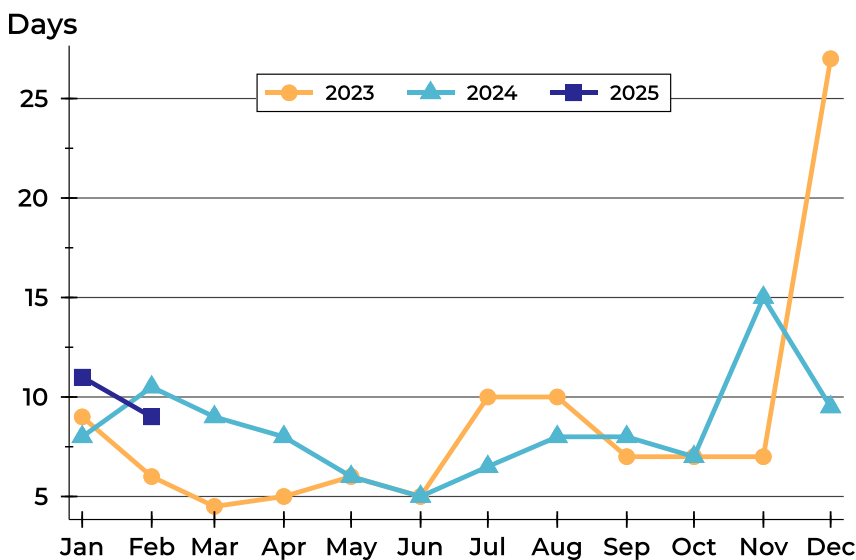
South Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	29	24
February	22	31	47
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	9
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	