



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

December 2025 Sunflower MLS Statistics

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Sunflower MLS, Inc.

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

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



Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Fell in December

Total home sales in the Sunflower multiple listing service fell last month to 274 units, compared to 280 units in December 2024. Total sales volume was \$67.9 million, up from a year earlier.

The median sale price in December was \$227,475, up from \$190,000 a year earlier. Homes that sold in December were typically on the market for 18 days and sold for 98.5% of their list prices.

Sunflower MLS Active Listings Up at End of December

The total number of active listings in the Sunflower multiple listing service at the end of December was 519 units, up from 407 at the same point in 2024. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$225,000.

During December, a total of 147 contracts were written down from 260 in December 2024. At the end of the month, there were 168 contracts still pending.

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Contact Information

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



Entire MLS System Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		274	280	235	3,704	3,679	3,597
Change from prior year		-2.1%	19.1%	-10.6%	0.7%	2.3%	-9.5%
Active Listings		519	407	348	N/A	N/A	N/A
Change from prior year		27.5%	17.0%	16.0%			
Months' Supply		1.7	1.3	1.2	N/A	N/A	N/A
Change from prior year		30.8%	8.3%	33.3%			
New Listings		165	285	199	4,266	4,449	4,181
Change from prior year		-42.1%	43.2%	-2.0%	-4.1%	6.4%	-6.0%
Contracts Written		147	260	220	3,576	3,717	3,599
Change from prior year		-43.5%	18.2%	4.3%	-3.8%	3.3%	-7.6%
Pending Contracts		168	219	205	N/A	N/A	N/A
Change from prior year		-23.3%	6.8%	-2.4%			
Sales Volume (1,000s)		67,881	63,633	49,608	887,561	861,641	767,800
Change from prior year		6.7%	28.3%	0.2%	3.0%	12.2%	-5.7%
Average	Sale Price	247,740	227,262	211,099	239,622	234,205	213,456
	Change from prior year	9.0%	7.7%	4.9%	2.3%	9.7%	3.8%
	List Price of Actives	279,586	255,190	281,246	N/A	N/A	N/A
	Change from prior year	9.6%	-9.3%	-22.7%			
	Days on Market	36	28	28	28	26	21
Change from prior year	28.6%	0.0%	12.0%	7.7%	23.8%	23.5%	
Percent of List	96.7%	97.8%	98.1%	98.0%	98.3%	98.5%	
Change from prior year	-1.1%	-0.3%	0.1%	-0.3%	-0.2%	-1.1%	
Percent of Original	93.4%	95.6%	94.6%	95.9%	96.5%	96.9%	
Change from prior year	-2.3%	1.1%	0.2%	-0.6%	-0.4%	-1.3%	
Median	Sale Price	227,475	190,000	195,000	215,000	200,000	182,500
	Change from prior year	19.7%	-2.6%	18.2%	7.5%	9.6%	4.3%
	List Price of Actives	225,000	219,500	222,450	N/A	N/A	N/A
	Change from prior year	2.5%	-1.3%	0.0%			
	Days on Market	18	10	14	8	7	6
Change from prior year	80.0%	-28.6%	75.0%	14.3%	16.7%	50.0%	
Percent of List	98.5%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-1.5%	0.0%	1.3%	0.0%	0.0%	0.0%	
Percent of Original	96.9%	98.7%	96.5%	98.5%	99.8%	100.0%	
Change from prior year	-1.8%	2.3%	-0.6%	-1.3%	-0.2%	0.0%	

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



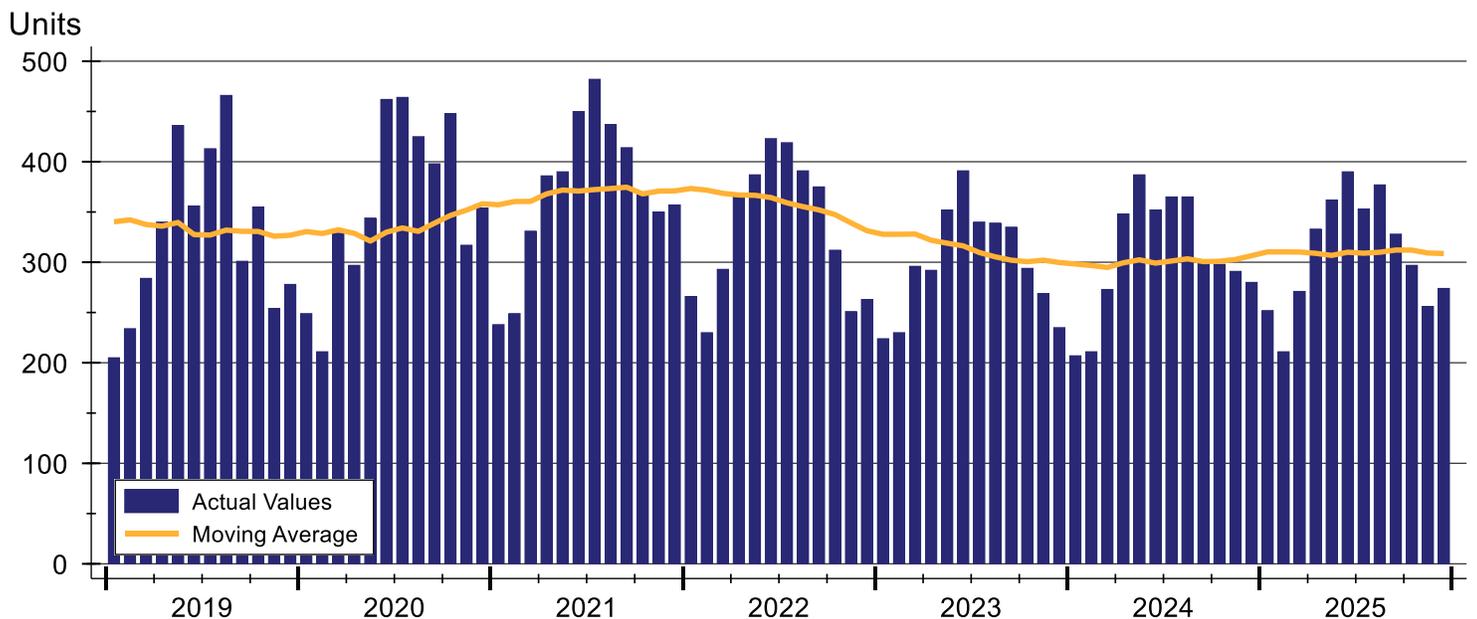
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		December 2024			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		274	280	-2.1%	3,704	3,679	0.7%
Volume (1,000s)		67,881	63,633	6.7%	887,561	861,641	3.0%
Months' Supply		1.7	1.3	30.8%	N/A	N/A	N/A
Average	Sale Price	247,740	227,262	9.0%	239,622	234,205	2.3%
	Days on Market	36	28	28.6%	28	26	7.7%
	Percent of List	96.7%	97.8%	-1.1%	98.0%	98.3%	-0.3%
	Percent of Original	93.4%	95.6%	-2.3%	95.9%	96.5%	-0.6%
Median	Sale Price	227,475	190,000	19.7%	215,000	200,000	7.5%
	Days on Market	18	10	80.0%	8	7	14.3%
	Percent of List	98.5%	100.0%	-1.5%	100.0%	100.0%	0.0%
	Percent of Original	96.9%	98.7%	-1.8%	98.5%	99.8%	-1.3%

A total of 274 homes sold in the Sunflower multiple listing service in December, down from 280 units in December 2024. Total sales volume rose to \$67.9 million compared to \$63.6 million in the previous year.

The median sales price in December was \$227,475, up 19.7% compared to the prior year. Median days on market was 18 days, up from 17 days in November, and up from 10 in December 2024.

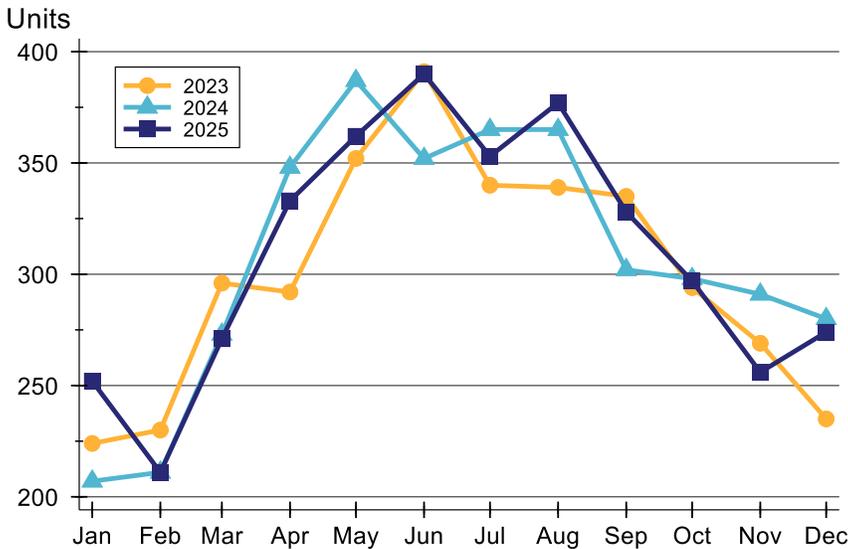
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	224	207	252
February	230	211	211
March	296	273	271
April	292	348	333
May	352	387	362
June	391	352	390
July	340	365	353
August	339	365	377
September	335	302	328
October	294	298	297
November	269	291	256
December	235	280	274

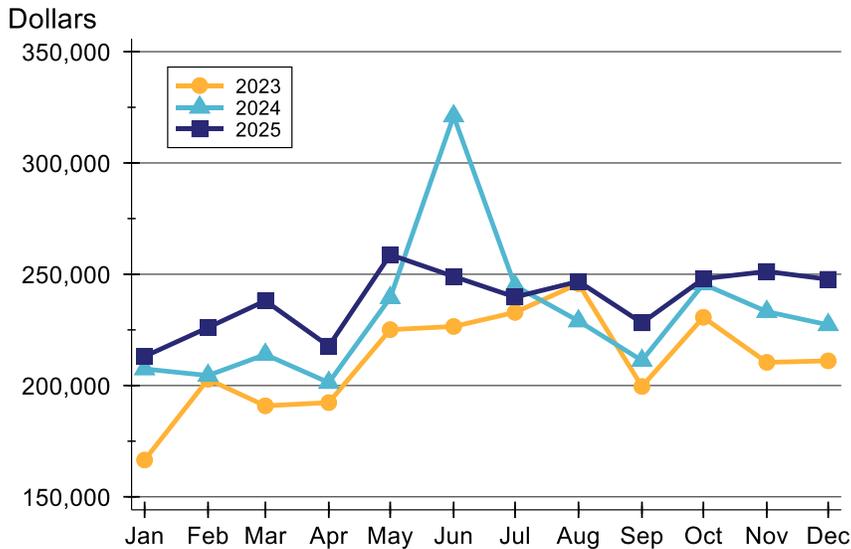
Closed Listings by Price Range

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	5	1.8%	1.4	18,450	20,000	20	6	53.5%	33.3%	50.4%	33.3%
\$25,000-\$49,999	7	2.6%	0.9	39,357	41,000	30	25	87.1%	87.4%	79.9%	81.9%
\$50,000-\$99,999	29	10.6%	2.0	77,680	81,000	56	33	93.5%	94.1%	82.9%	85.1%
\$100,000-\$124,999	15	5.5%	1.6	113,973	115,000	45	14	100.1%	99.5%	96.0%	98.4%
\$125,000-\$149,999	12	4.4%	1.9	133,042	131,250	34	16	98.2%	98.7%	94.0%	95.9%
\$150,000-\$174,999	26	9.5%	1.3	159,538	160,000	26	20	99.4%	100.0%	97.5%	99.9%
\$175,000-\$199,999	19	6.9%	1.5	184,777	185,000	12	10	98.4%	100.0%	97.5%	100.0%
\$200,000-\$249,999	47	17.2%	1.3	226,029	225,000	30	11	98.0%	98.8%	95.5%	96.7%
\$250,000-\$299,999	30	10.9%	1.5	273,529	273,500	29	8	99.4%	100.0%	97.6%	99.7%
\$300,000-\$399,999	48	17.5%	1.9	343,681	343,700	42	24	96.6%	97.4%	94.1%	95.1%
\$400,000-\$499,999	18	6.6%	2.1	451,322	466,000	39	31	99.1%	100.0%	97.8%	98.9%
\$500,000-\$749,999	17	6.2%	2.0	579,165	545,000	47	36	99.2%	98.1%	97.0%	96.3%
\$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	1	0.4%	9.6	1,000,000	1,000,000	98	98	83.3%	83.3%	72.5%	72.5%



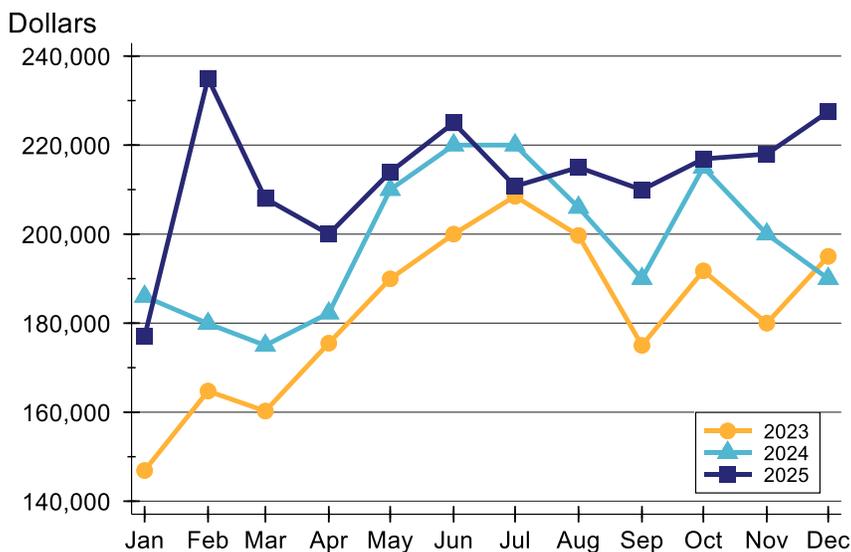
Entire MLS System Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	166,530	207,464	213,074
February	202,820	204,512	226,050
March	190,888	213,945	238,071
April	192,340	201,336	217,711
May	225,106	239,407	258,809
June	226,539	321,065	249,011
July	232,873	244,799	239,744
August	245,756	228,985	246,774
September	199,570	211,235	228,156
October	230,659	245,591	247,975
November	210,419	233,207	251,261
December	211,099	227,262	247,740

Median Price

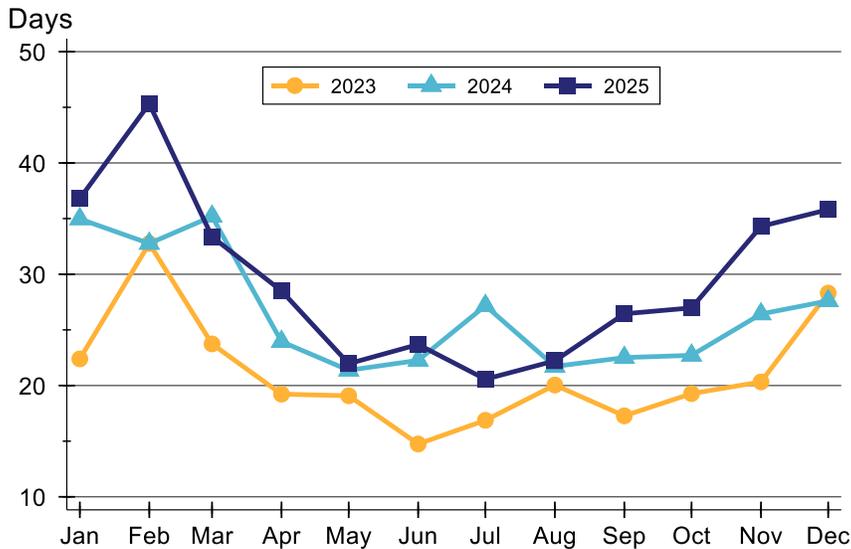


Month	2023	2024	2025
January	146,900	186,000	177,000
February	164,750	179,900	235,000
March	160,250	175,000	208,000
April	175,500	182,250	200,000
May	189,950	210,000	213,950
June	200,000	220,000	225,000
July	208,500	220,000	210,750
August	199,700	206,000	215,000
September	175,000	190,000	209,950
October	191,750	215,000	216,900
November	180,000	200,000	218,000
December	195,000	190,000	227,475



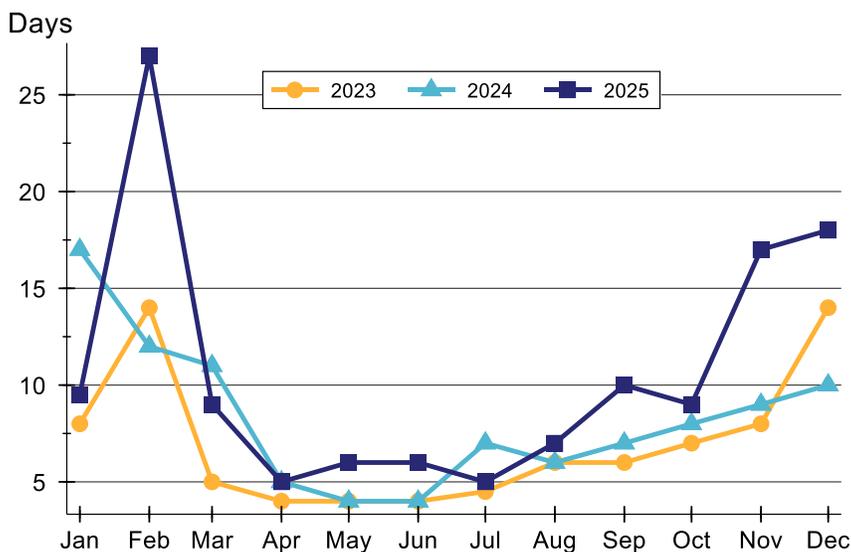
Entire MLS System Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	22	35	37
February	33	33	45
March	24	35	33
April	19	24	29
May	19	21	22
June	15	22	24
July	17	27	21
August	20	22	22
September	17	23	26
October	19	23	27
November	20	26	34
December	28	28	36

Median DOM



Month	2023	2024	2025
January	8	17	10
February	14	12	27
March	5	11	9
April	4	5	5
May	4	4	6
June	4	4	6
July	5	7	5
August	6	6	7
September	6	7	10
October	7	8	9
November	8	9	17
December	14	10	18



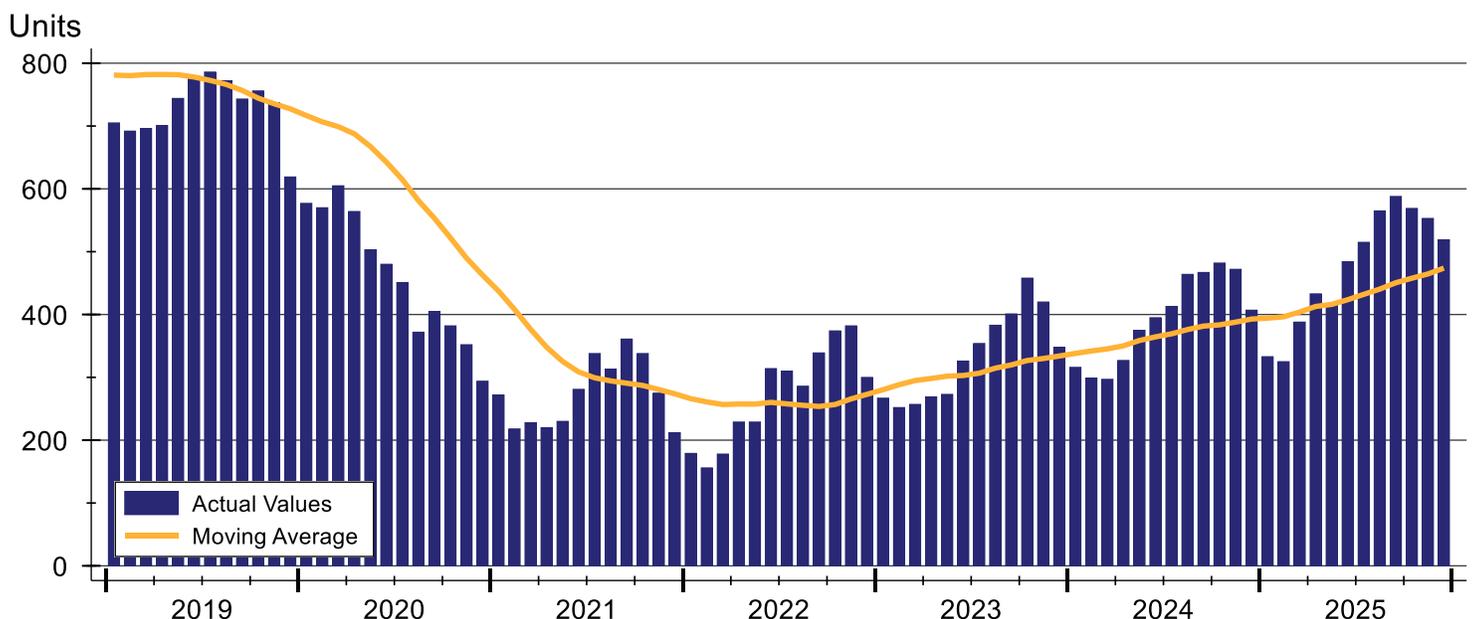
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		519	407	27.5%
Volume (1,000s)		145,105	103,862	39.7%
Months' Supply		1.7	1.3	30.8%
Average	List Price	279,586	255,190	9.6%
	Days on Market	53	67	-20.9%
	Percent of Original	95.0%	96.4%	-1.5%
Median	List Price	225,000	219,500	2.5%
	Days on Market	30	51	-41.2%
	Percent of Original	99.4%	100.0%	-0.6%

A total of 519 homes were available for sale in the Sunflower multiple listing service at the end of December. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of December was \$225,000, up 2.5% from 2024. The typical time on market for active listings was 30 days, down from 51 days a year earlier.

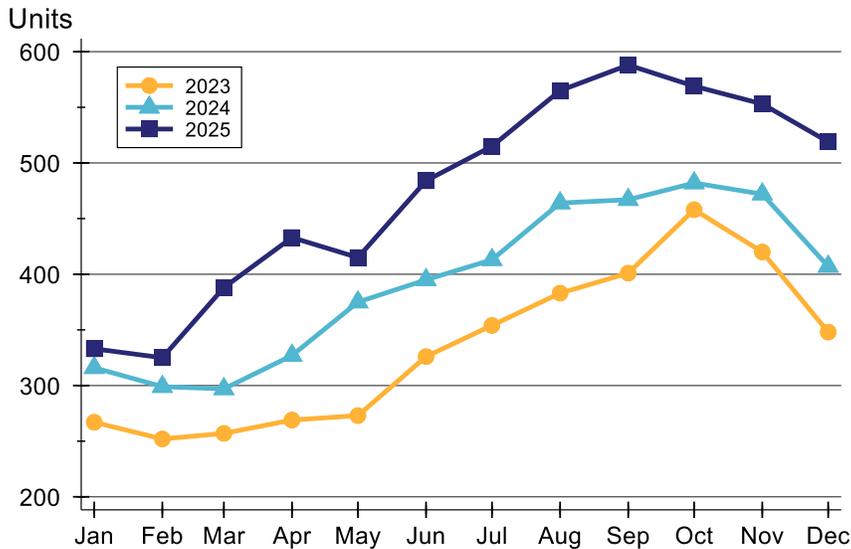
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	267	316	333
February	252	299	325
March	257	297	388
April	269	327	433
May	273	375	415
June	326	395	484
July	354	413	515
August	383	464	565
September	401	467	588
October	458	482	569
November	420	472	553
December	348	407	519

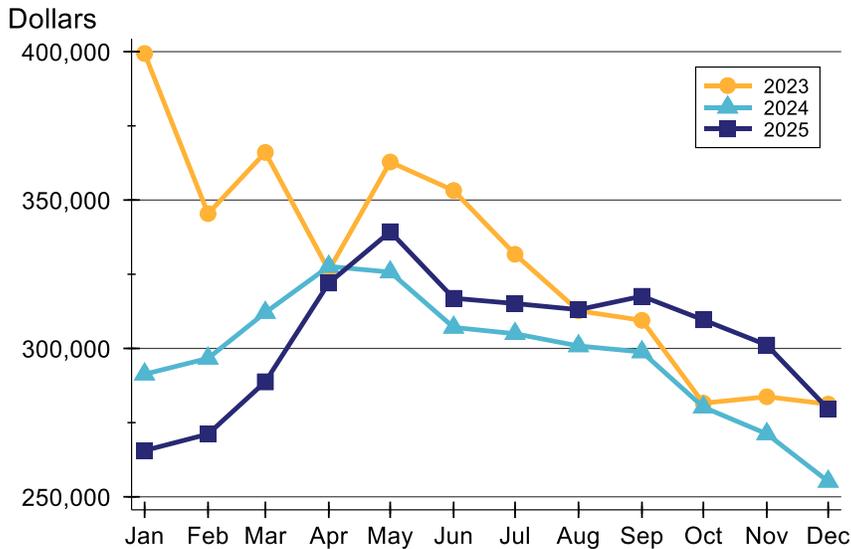
Active Listings by Price Range

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	4	0.8%	1.4	14,713	17,950	19	14	91.3%	91.8%
\$25,000-\$49,999	11	2.1%	0.9	37,300	37,000	90	70	86.5%	89.8%
\$50,000-\$99,999	68	13.2%	2.0	78,612	81,250	51	21	94.2%	100.0%
\$100,000-\$124,999	29	5.6%	1.6	114,512	118,000	100	51	85.0%	92.0%
\$125,000-\$149,999	44	8.5%	1.9	137,555	137,500	45	22	94.3%	96.5%
\$150,000-\$174,999	32	6.2%	1.3	162,022	160,000	64	38	96.6%	99.7%
\$175,000-\$199,999	39	7.6%	1.5	186,940	185,000	81	33	94.4%	97.5%
\$200,000-\$249,999	61	11.8%	1.3	226,343	225,000	43	31	94.1%	97.6%
\$250,000-\$299,999	58	11.3%	1.5	278,222	279,250	37	22	96.4%	99.5%
\$300,000-\$399,999	84	16.3%	1.9	354,412	350,000	42	22	97.5%	100.0%
\$400,000-\$499,999	41	8.0%	2.1	447,832	449,000	39	24	98.1%	100.0%
\$500,000-\$749,999	28	5.4%	2.0	609,434	599,500	64	49	97.6%	99.2%
\$750,000-\$999,999	8	1.6%	N/A	856,866	840,000	75	51	95.5%	98.0%
\$1,000,000 and up	8	1.6%	9.6	1,791,124	1,624,500	91	71	94.1%	100.0%



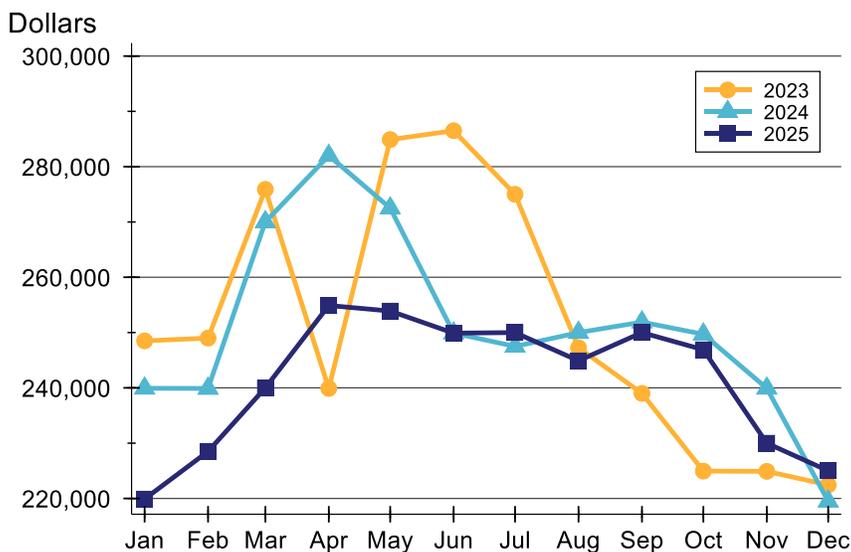
Entire MLS System Active Listings Analysis

Average Price



Month	2023	2024	2025
January	399,379	291,332	265,592
February	345,417	296,672	271,138
March	366,058	312,090	288,755
April	326,297	327,637	322,012
May	362,831	325,721	339,355
June	353,210	307,088	316,919
July	331,716	304,959	315,131
August	312,668	300,848	313,069
September	309,475	298,819	317,597
October	281,555	280,219	309,625
November	283,725	271,210	301,156
December	281,246	255,190	279,586

Median Price

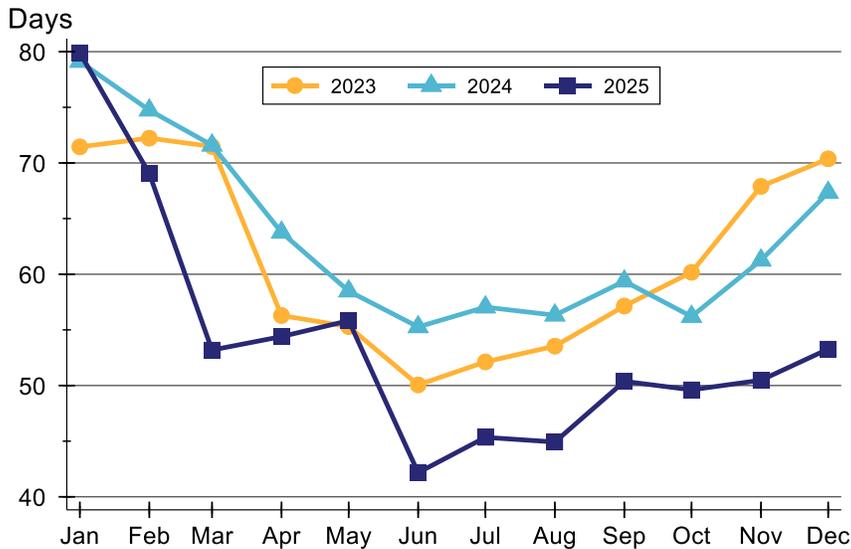


Month	2023	2024	2025
January	248,500	239,925	219,900
February	249,000	239,900	228,500
March	275,900	270,000	240,000
April	239,900	282,000	254,900
May	284,900	272,500	253,900
June	286,500	249,900	249,900
July	275,000	247,500	250,000
August	247,250	250,000	244,900
September	239,000	251,900	250,000
October	224,950	249,700	246,900
November	224,900	239,925	230,000
December	222,450	219,500	225,000



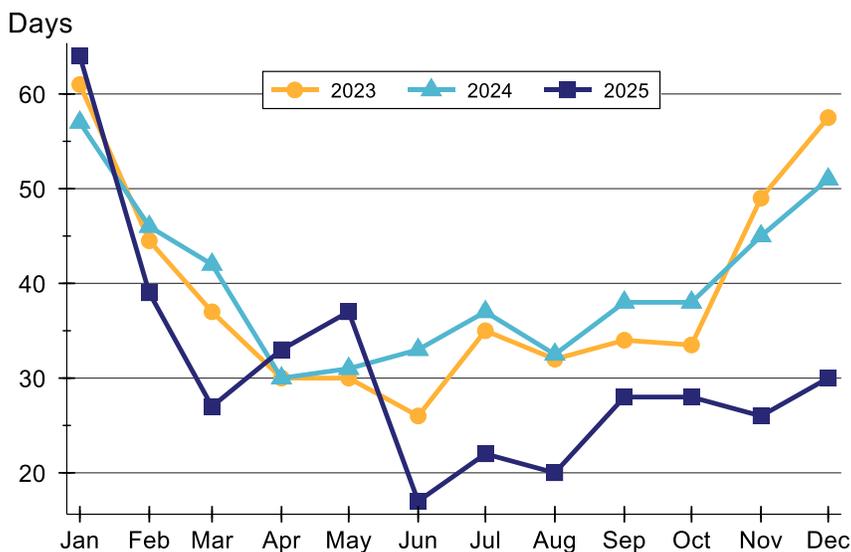
Entire MLS System Active Listings Analysis

Average DOM



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

Median DOM

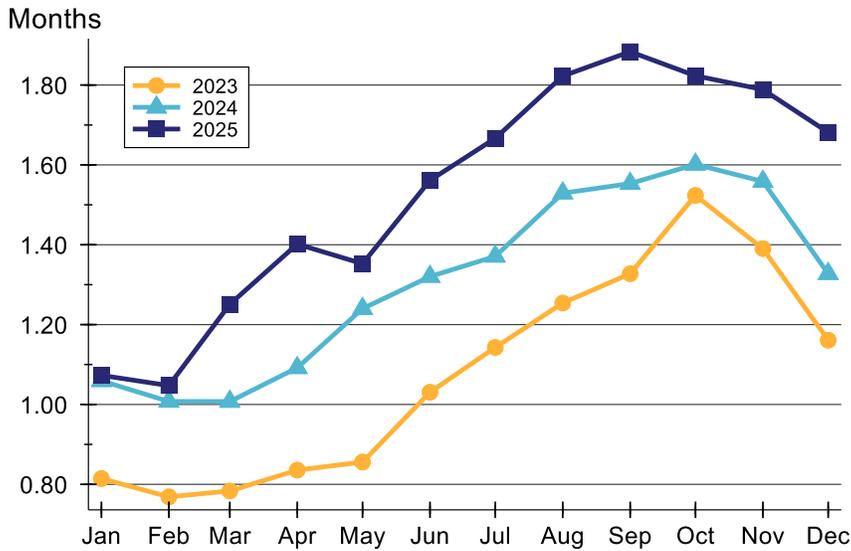


Month	2023	2024	2025
January	61	57	64
February	45	46	39
March	37	42	27
April	30	30	33
May	30	31	37
June	26	33	17
July	35	37	22
August	32	33	20
September	34	38	28
October	34	38	28
November	49	45	26
December	58	51	30



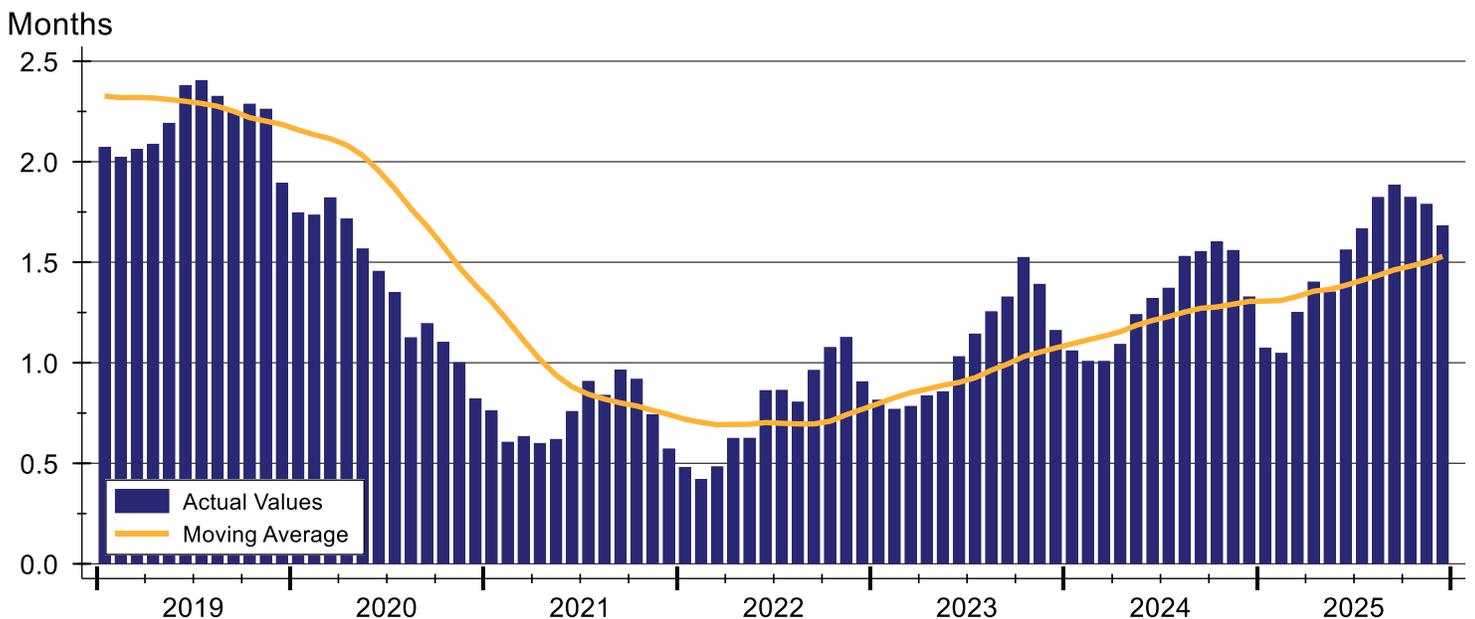
Entire MLS System Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





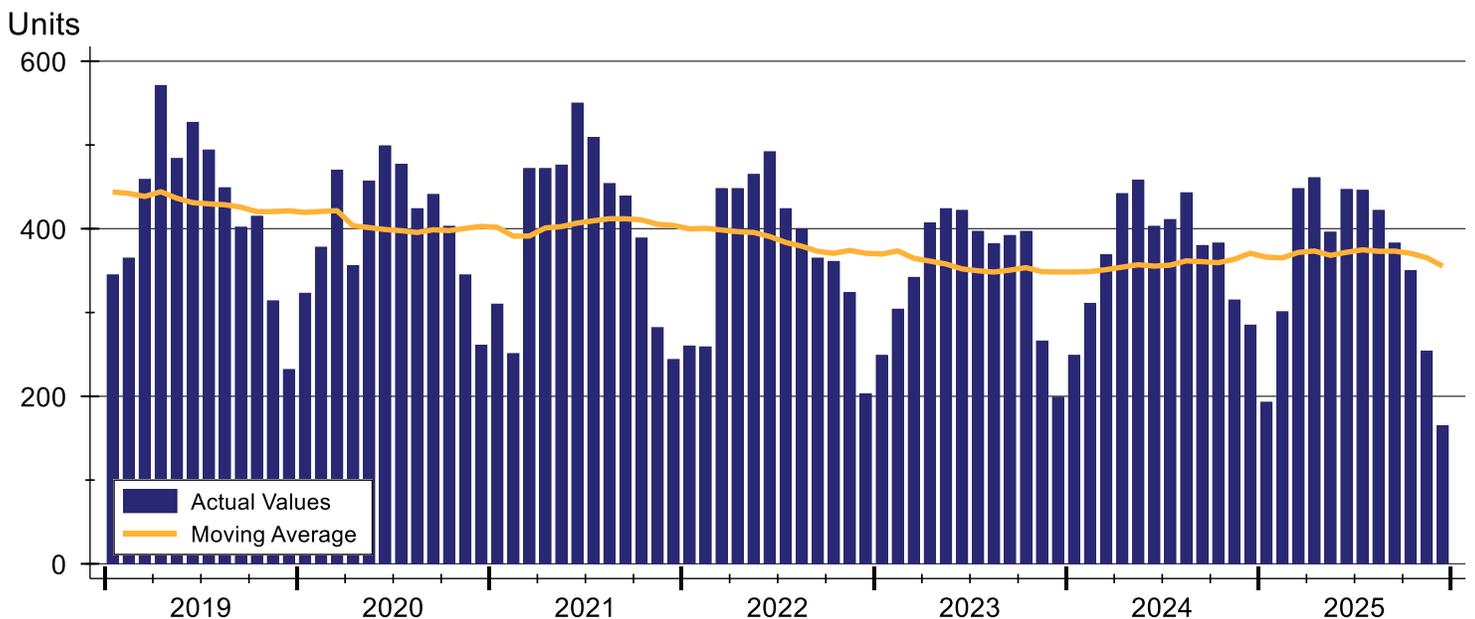
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	165	285	-42.1%
	Volume (1,000s)	42,291	54,485	-22.4%
	Average List Price	256,311	191,174	34.1%
	Median List Price	227,000	169,900	33.6%
Year-to-Date	New Listings	4,266	4,449	-4.1%
	Volume (1,000s)	1,097,040	1,081,756	1.4%
	Average List Price	257,159	243,146	5.8%
	Median List Price	219,900	200,000	9.9%

A total of 165 new listings were added in the Sunflower multiple listing service during December, down 42.1% from the same month in 2024. Year-to-date the Sunflower multiple listing service has seen 4,266 new listings.

The median list price of these homes was \$227,000 up from \$169,900 in 2024.

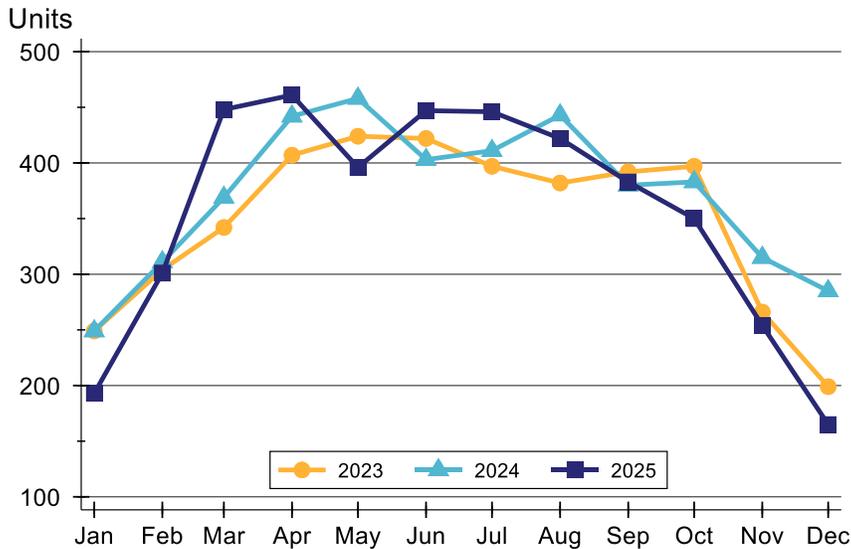
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	249	249	193
February	304	311	301
March	342	369	448
April	407	442	461
May	424	458	396
June	422	403	447
July	397	411	446
August	382	443	422
September	392	380	383
October	397	383	350
November	266	315	254
December	199	285	165

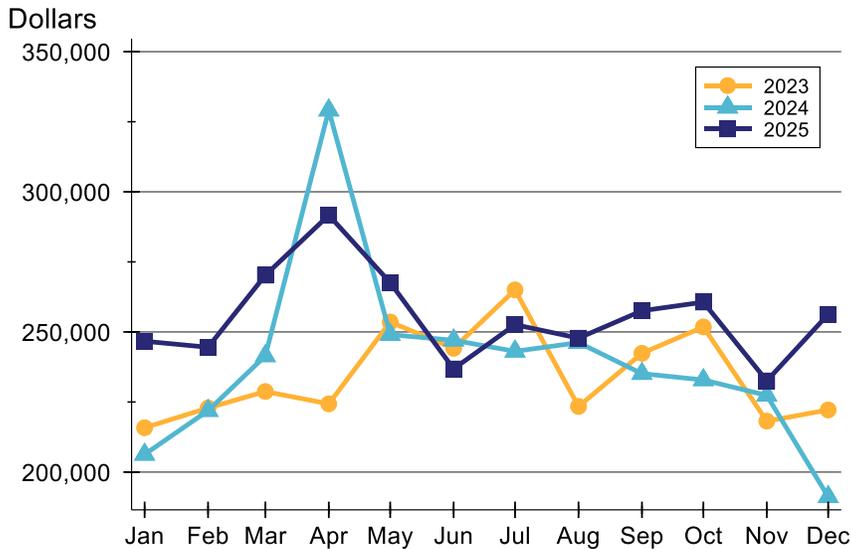
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	15,000	15,000	5	5	100.0%	100.0%
\$25,000-\$49,999	6	3.7%	35,583	37,250	12	10	84.2%	85.6%
\$50,000-\$99,999	22	13.6%	79,877	85,000	12	8	96.6%	100.0%
\$100,000-\$124,999	5	3.1%	108,960	109,900	13	15	95.1%	95.8%
\$125,000-\$149,999	10	6.2%	136,930	137,450	17	20	97.5%	100.0%
\$150,000-\$174,999	8	4.9%	161,656	162,250	9	4	100.0%	100.0%
\$175,000-\$199,999	14	8.6%	187,020	185,000	14	13	98.9%	100.0%
\$200,000-\$249,999	25	15.4%	224,623	220,000	11	8	99.7%	100.0%
\$250,000-\$299,999	25	15.4%	275,664	279,000	10	6	99.7%	100.0%
\$300,000-\$399,999	25	15.4%	355,082	350,000	12	6	99.6%	100.0%
\$400,000-\$499,999	15	9.3%	443,145	425,000	10	4	99.6%	100.0%
\$500,000-\$749,999	4	2.5%	569,890	569,780	10	5	99.4%	99.8%
\$750,000-\$999,999	1	0.6%	900,000	900,000	7	7	100.0%	100.0%
\$1,000,000 and up	1	0.6%	2,500,000	2,500,000	33	33	100.0%	100.0%



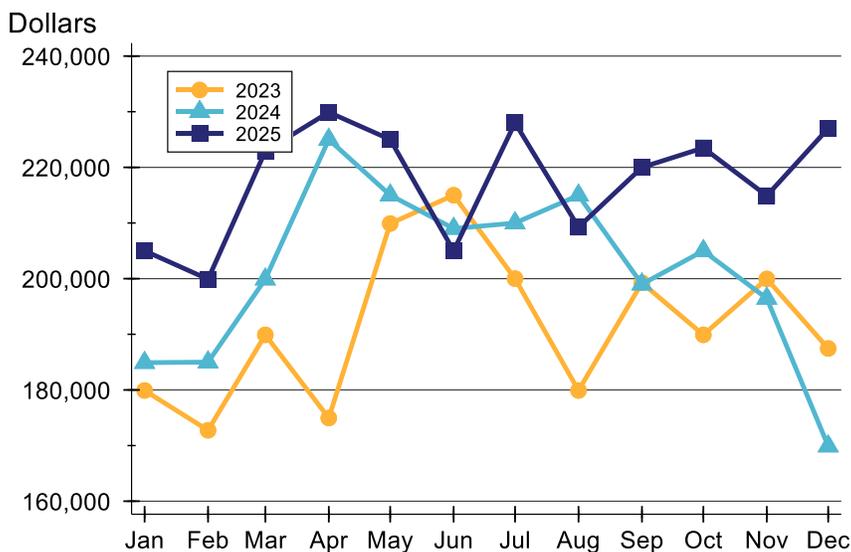
Entire MLS System New Listings Analysis

Average Price



Month	2023	2024	2025
January	215,829	206,292	246,693
February	222,874	221,926	244,541
March	228,749	241,451	270,241
April	224,355	329,104	291,663
May	253,563	249,033	267,583
June	244,169	247,042	236,828
July	265,005	243,082	252,592
August	223,422	246,206	247,798
September	242,380	235,134	257,555
October	251,788	232,885	260,635
November	218,168	227,368	232,561
December	222,184	191,174	256,311

Median Price



Month	2023	2024	2025
January	179,900	184,900	205,000
February	172,750	185,000	199,900
March	189,900	199,900	222,900
April	174,950	225,000	229,900
May	209,900	215,000	225,000
June	215,000	209,000	205,000
July	200,000	210,000	228,000
August	179,900	214,975	209,250
September	199,250	199,000	220,000
October	189,900	205,000	223,500
November	199,950	196,450	214,900
December	187,450	169,900	227,000



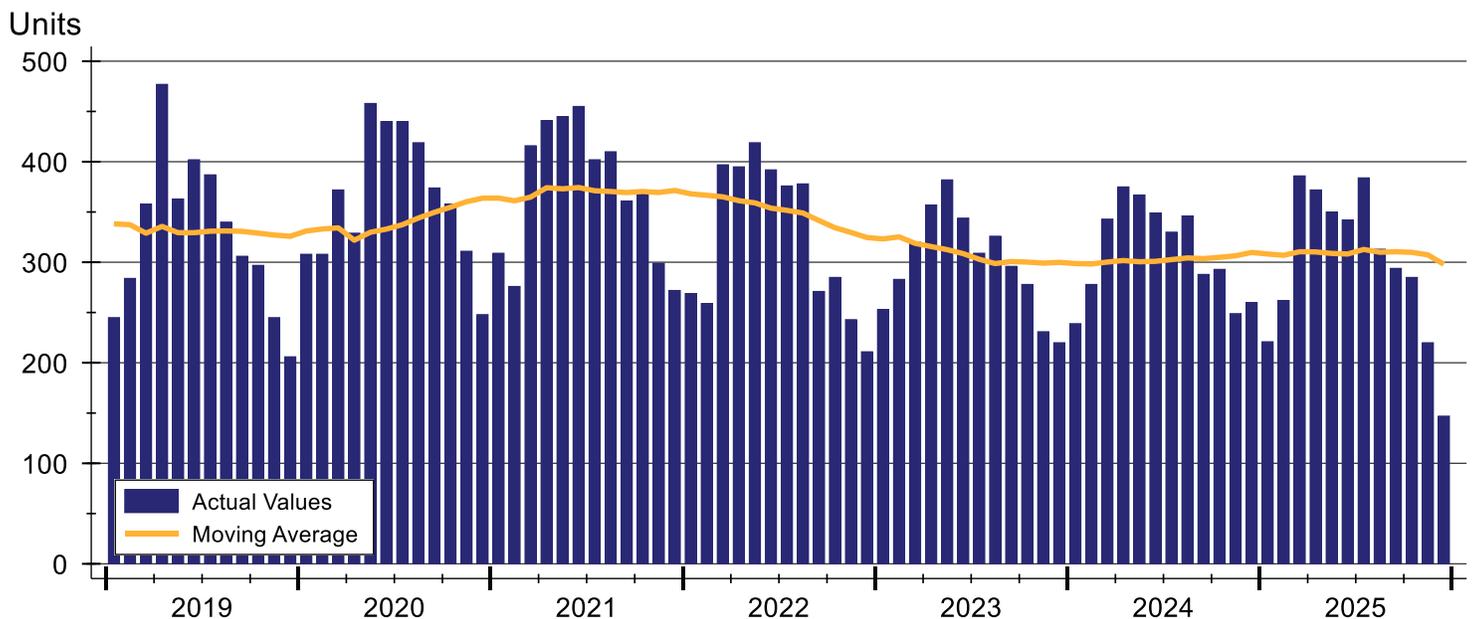
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		147	260	-43.5%	3,576	3,717	-3.8%
Volume (1,000s)		34,520	52,805	-34.6%	873,024	888,872	-1.8%
Average	Sale Price	234,831	203,095	15.6%	244,134	239,137	2.1%
	Days on Market	46	37	24.3%	29	26	11.5%
	Percent of Original	95.1%	95.5%	-0.4%	96.0%	96.4%	-0.4%
Median	Sale Price	224,900	174,900	28.6%	216,000	199,900	8.1%
	Days on Market	26	10	160.0%	9	7	28.6%
	Percent of Original	100.0%	98.4%	1.6%	98.7%	99.8%	-1.1%

A total of 147 contracts for sale were written in the Sunflower multiple listing service during the month of December, down from 260 in 2024. The median list price of these homes was \$224,900, up from \$174,900 the prior year.

Half of the homes that went under contract in December were on the market less than 26 days, compared to 10 days in December 2024.

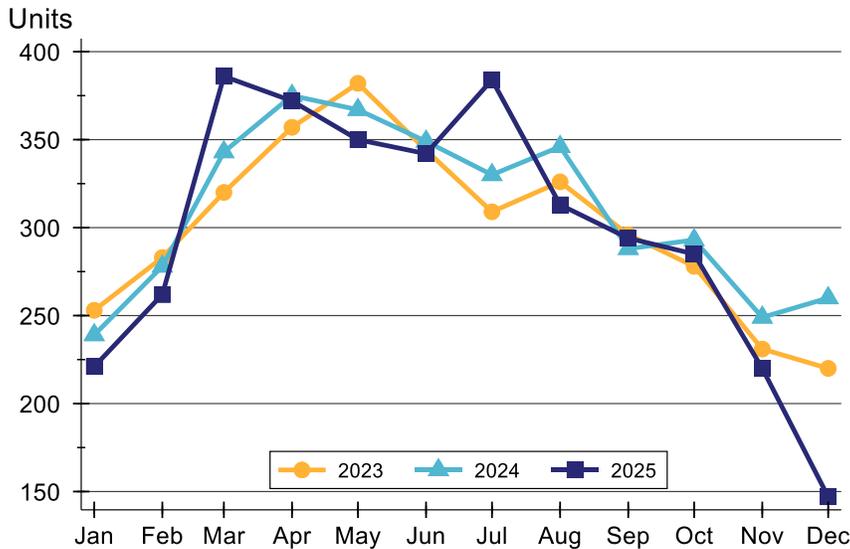
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	253	239	221
February	283	278	262
March	320	343	386
April	357	375	372
May	382	367	350
June	344	349	342
July	309	330	384
August	326	346	313
September	296	288	294
October	278	293	285
November	231	249	220
December	220	260	147

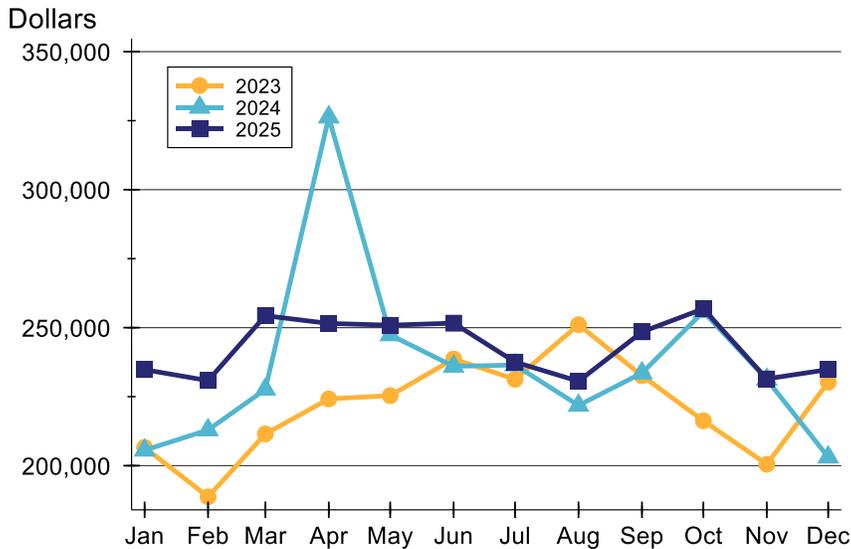
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	7	4.8%	40,629	45,000	22	22	87.6%	88.9%
\$50,000-\$99,999	16	10.9%	80,231	88,000	59	28	85.7%	88.2%
\$100,000-\$124,999	7	4.8%	115,471	119,000	61	54	93.2%	92.4%
\$125,000-\$149,999	10	6.8%	140,650	140,000	32	25	96.9%	96.3%
\$150,000-\$174,999	15	10.2%	160,240	157,000	29	27	98.3%	100.0%
\$175,000-\$199,999	8	5.4%	192,660	194,450	51	17	99.1%	100.0%
\$200,000-\$249,999	25	17.0%	228,331	225,000	35	23	96.6%	100.0%
\$250,000-\$299,999	29	19.7%	274,993	275,000	41	22	96.5%	100.0%
\$300,000-\$399,999	16	10.9%	349,385	344,500	81	37	97.5%	98.5%
\$400,000-\$499,999	10	6.8%	445,465	449,500	52	46	97.2%	99.8%
\$500,000-\$749,999	3	2.0%	621,500	625,000	39	41	96.0%	99.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.7%	1,200,000	1,200,000	98	98	72.5%	72.5%



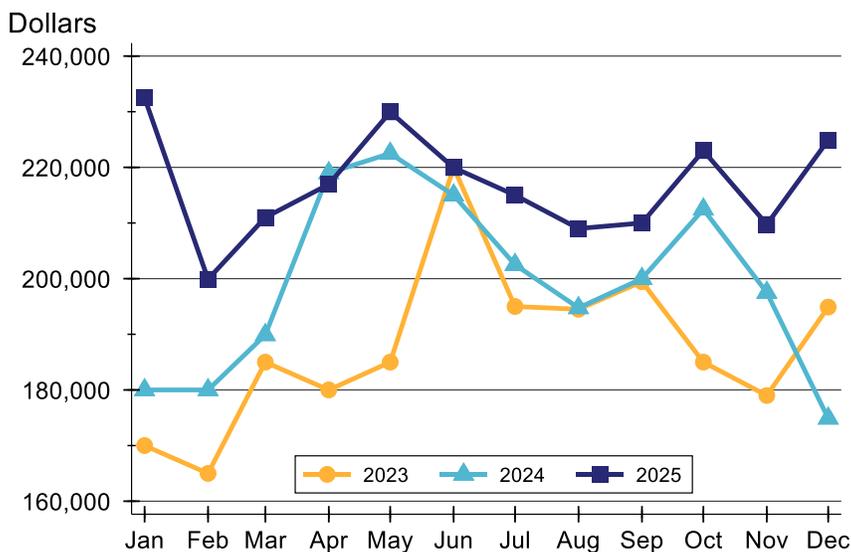
Entire MLS System Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	206,614	205,603	234,793
February	188,713	212,928	230,823
March	211,491	227,655	254,337
April	224,200	326,283	251,541
May	225,387	247,370	250,903
June	238,659	235,989	251,634
July	231,305	236,478	237,553
August	251,077	221,829	230,600
September	232,621	233,566	248,458
October	216,282	255,798	256,849
November	200,496	231,235	231,457
December	230,255	203,095	234,831

Median Price

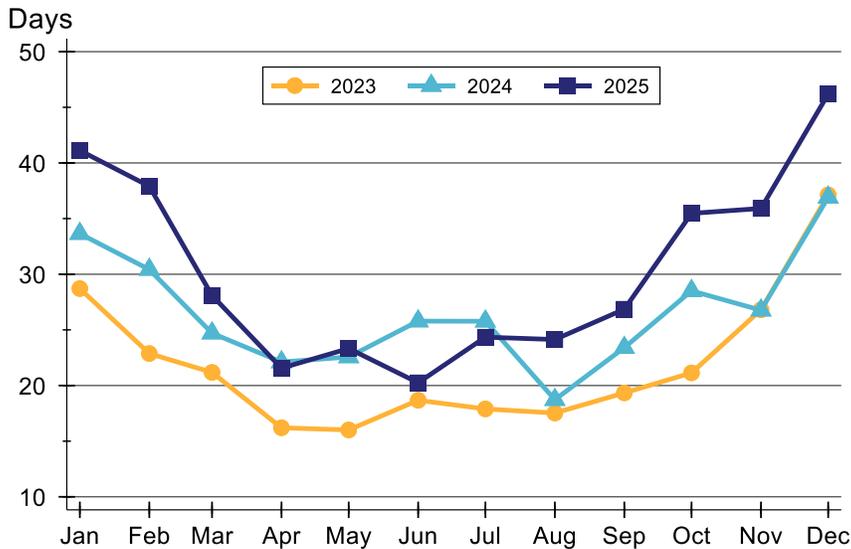


Month	2023	2024	2025
January	170,000	180,000	232,500
February	165,000	180,000	199,900
March	185,000	189,900	211,000
April	180,000	219,000	216,950
May	185,000	222,500	229,950
June	220,000	215,000	219,950
July	195,000	202,500	215,000
August	194,500	194,750	209,000
September	199,450	200,000	210,000
October	185,000	212,475	223,000
November	179,000	197,500	209,750
December	194,900	174,900	224,900



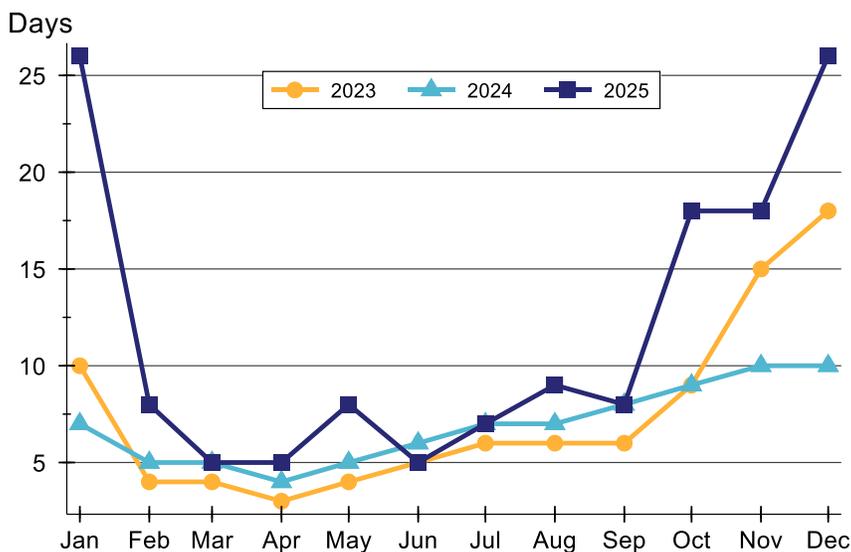
Entire MLS System Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	34	41
February	23	30	38
March	21	25	28
April	16	22	22
May	16	23	23
June	19	26	20
July	18	26	24
August	18	19	24
September	19	23	27
October	21	29	35
November	27	27	36
December	37	37	46

Median DOM



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



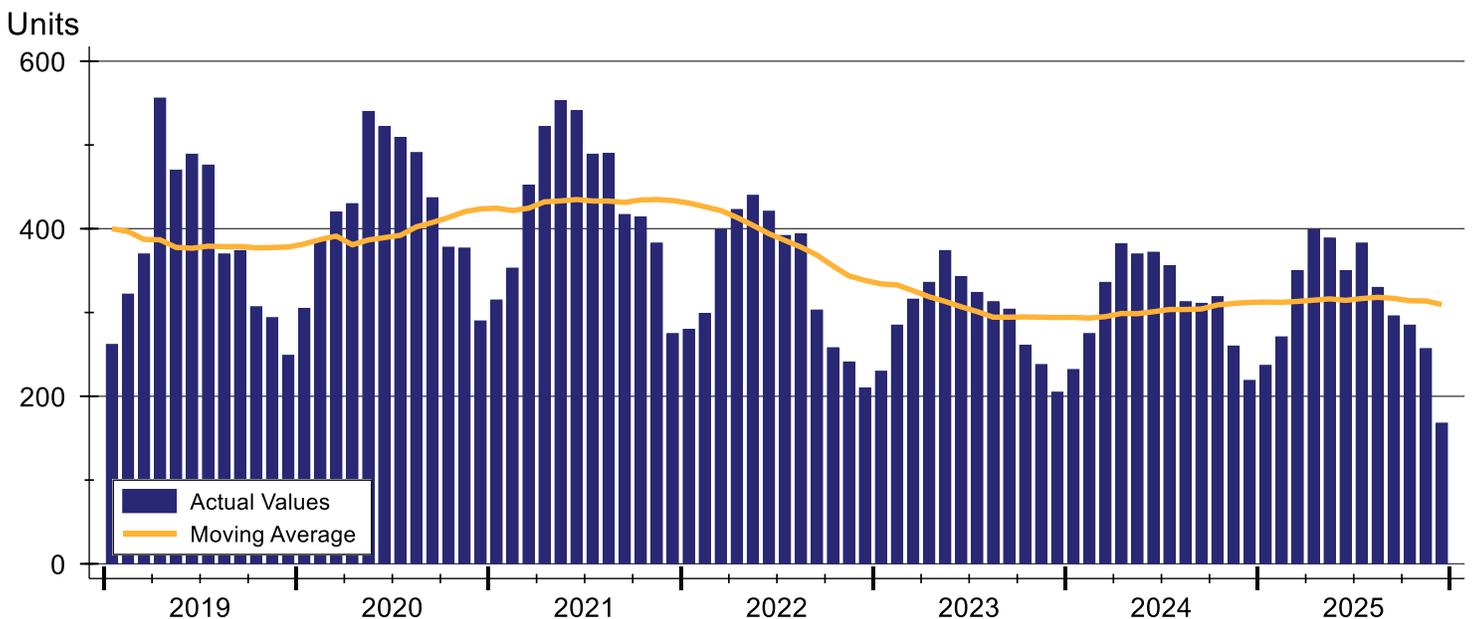
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		168	219	-23.3%
Volume (1,000s)		37,954	57,967	-34.5%
Average	List Price	225,916	264,687	-14.6%
	Days on Market	45	35	28.6%
	Percent of Original	96.8%	97.3%	-0.5%
Median	List Price	199,839	225,000	-11.2%
	Days on Market	26	20	30.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 168 listings in the Sunflower multiple listing service had contracts pending at the end of December, down from 219 contracts pending at the end of December 2024.

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

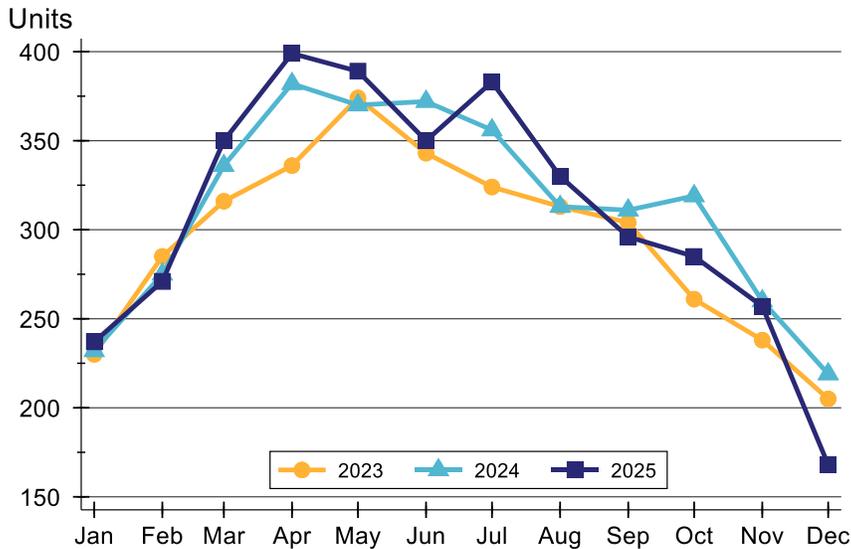
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	230	232	237
February	285	275	271
March	316	336	350
April	336	382	399
May	374	370	389
June	343	372	350
July	324	356	383
August	313	313	330
September	304	311	296
October	261	319	285
November	238	260	257
December	205	219	168

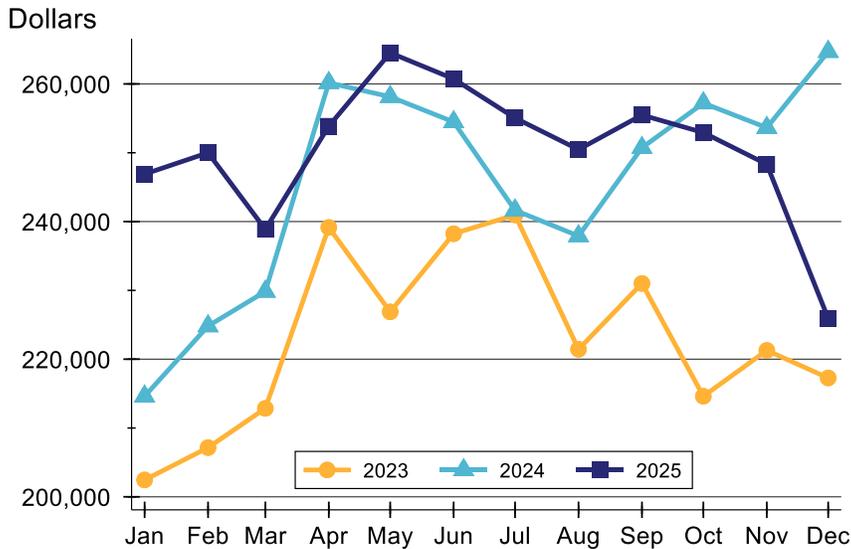
Pending Contracts by Price Range

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	5	3.0%	41,690	45,500	32	15	88.1%	100.0%
\$50,000-\$99,999	13	7.7%	82,654	89,000	40	9	95.0%	100.0%
\$100,000-\$124,999	10	6.0%	114,860	115,200	52	49	96.0%	98.0%
\$125,000-\$149,999	18	10.7%	138,094	139,450	61	20	95.9%	100.0%
\$150,000-\$174,999	27	16.1%	162,341	160,000	37	27	97.5%	100.0%
\$175,000-\$199,999	11	6.5%	188,527	186,000	27	26	98.6%	100.0%
\$200,000-\$249,999	22	13.1%	224,956	224,950	31	19	96.2%	100.0%
\$250,000-\$299,999	27	16.1%	274,233	275,000	45	26	97.3%	100.0%
\$300,000-\$399,999	19	11.3%	350,319	354,000	73	40	98.4%	100.0%
\$400,000-\$499,999	10	6.0%	442,965	444,450	43	33	97.5%	100.0%
\$500,000-\$749,999	5	3.0%	624,821	625,000	46	41	98.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



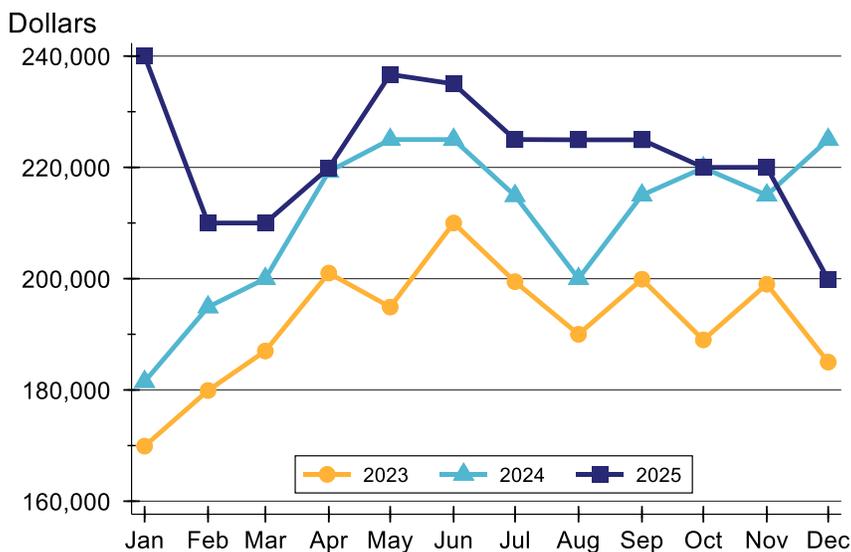
Entire MLS System Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,450	214,610	246,895
February	207,150	224,817	250,001
March	212,853	229,833	238,866
April	239,144	260,158	253,859
May	226,876	258,133	264,517
June	238,228	254,478	260,730
July	240,969	241,646	255,052
August	221,444	237,901	250,469
September	231,005	250,722	255,481
October	214,614	257,211	252,931
November	221,280	253,642	248,324
December	217,278	264,687	225,916

Median Price

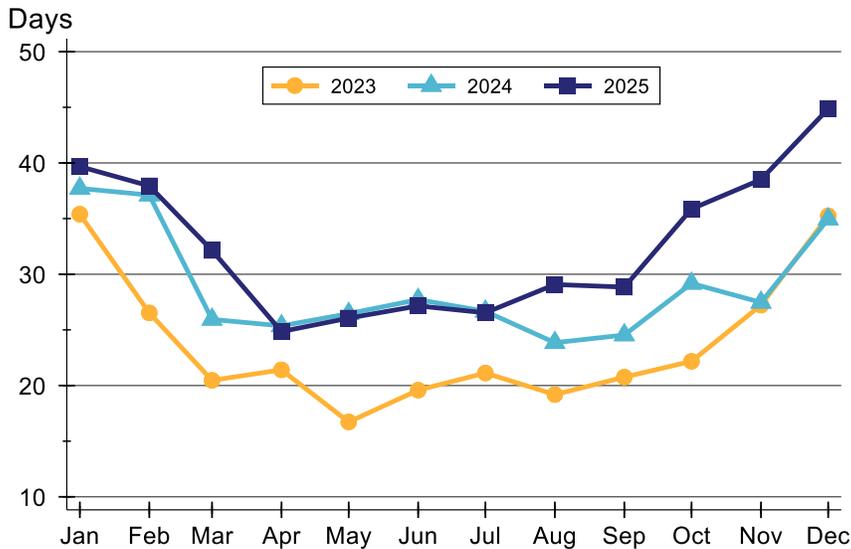


Month	2023	2024	2025
January	169,900	181,490	240,000
February	179,900	194,900	210,000
March	187,000	200,000	210,000
April	201,000	219,250	219,900
May	194,900	225,000	236,700
June	210,000	225,000	235,000
July	199,450	214,900	225,000
August	190,000	200,000	224,950
September	199,900	215,000	224,950
October	189,000	219,900	220,000
November	199,000	215,000	220,000
December	185,000	225,000	199,839



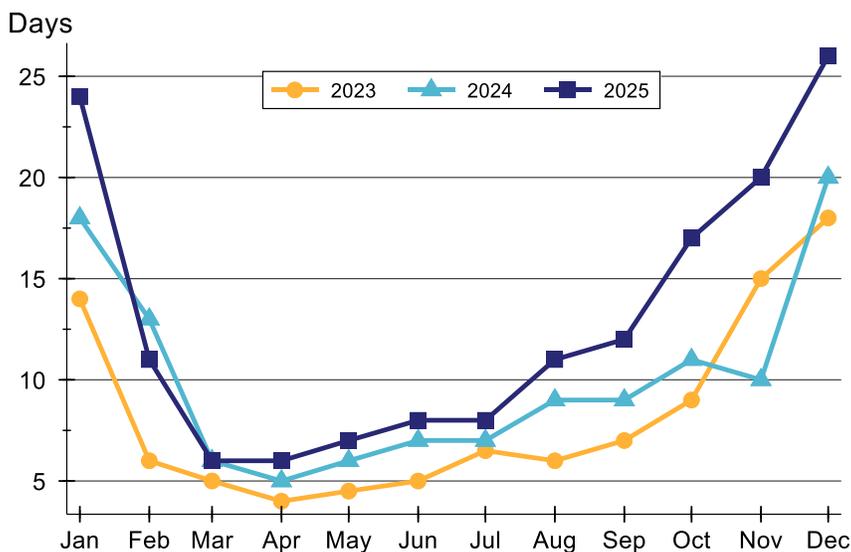
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	38	40
February	27	37	38
March	20	26	32
April	21	25	25
May	17	26	26
June	20	28	27
July	21	27	27
August	19	24	29
September	21	25	29
October	22	29	36
November	27	27	39
December	35	35	45

Median DOM



Month	2023	2024	2025
January	14	18	24
February	6	13	11
March	5	6	6
April	4	5	6
May	5	6	7
June	5	7	8
July	7	7	8
August	6	9	11
September	7	9	12
October	9	11	17
November	15	10	20
December	18	20	26



Coffey County Housing Report



Market Overview

Coffey County Home Sales Rose in December

Total home sales in Coffey County rose by 33.3% last month to 4 units, compared to 3 units in December 2024. Total sales volume was \$1.1 million, up 20.3% from a year earlier.

The median sale price in December was \$156,000, down from \$208,300 a year earlier. Homes that sold in December were typically on the market for 57 days and sold for 94.2% of their list prices.

Coffey County Active Listings Remain the Same at End of December

The total number of active listings in Coffey County at the end of December was 11 units, the same as in December 2024. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$220,000.

There were 2 contracts written in December 2025 and 2024, showing no change over the year. At the end of the month, there were 3 contracts still pending.

Report Contents

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

Contact Information

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



Coffey County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		4 33.3%	3 50.0%	2 -50.0%	41 -28.1%	57 5.6%	54 -12.9%
Active Listings Change from prior year		11 0.0%	11 -15.4%	13 30.0%	N/A	N/A	N/A
Months' Supply Change from prior year		3.2 39.1%	2.3 -20.7%	2.9 52.6%	N/A	N/A	N/A
New Listings Change from prior year		1 -80.0%	5 66.7%	3 -50.0%	51 -33.8%	77 18.5%	65 -15.6%
Contracts Written Change from prior year		2 0.0%	2 -33.3%	3 -50.0%	42 -25.0%	56 9.8%	51 -20.3%
Pending Contracts Change from prior year		3 200.0%	1 -50.0%	2 -60.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,119 20.3%	930 241.9%	272 -74.3%	9,228 -24.9%	12,283 36.4%	9,007 -17.2%
Average	Sale Price Change from prior year	279,738 -9.8%	310,100 128.1%	135,950 -48.5%	225,084 4.5%	215,487 29.2%	166,803 -5.0%
	List Price of Actives Change from prior year	251,727 -6.8%	270,182 8.6%	248,846 49.6%	N/A	N/A	N/A
	Days on Market Change from prior year	76 322.2%	18 -18.2%	22 57.1%	58 23.4%	47 27.0%	37 -24.5%
	Percent of List Change from prior year	93.7% 1.0%	92.8% 3.1%	90.0% -6.2%	93.8% -0.7%	94.5% 0.1%	94.4% -1.7%
	Percent of Original Change from prior year	89.5% -3.6%	92.8% 3.1%	90.0% -4.8%	89.9% -3.2%	92.9% 1.3%	91.7% -2.4%
Median	Sale Price Change from prior year	156,000 -25.1%	208,300 53.2%	135,950 -35.0%	208,000 4.0%	200,000 39.4%	143,500 -12.5%
	List Price of Actives Change from prior year	220,000 -25.4%	295,000 43.9%	205,000 19.2%	N/A	N/A	N/A
	Days on Market Change from prior year	57 470.0%	10 -54.5%	22 57.1%	24 20.0%	20 53.8%	13 -45.8%
	Percent of List Change from prior year	94.2% -3.2%	97.3% 8.1%	90.0% -10.0%	94.6% -2.0%	96.5% 0.6%	95.9% -1.9%
	Percent of Original Change from prior year	91.8% -5.7%	97.3% 8.1%	90.0% -10.0%	92.3% -2.8%	95.0% -0.1%	95.1% -2.0%

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



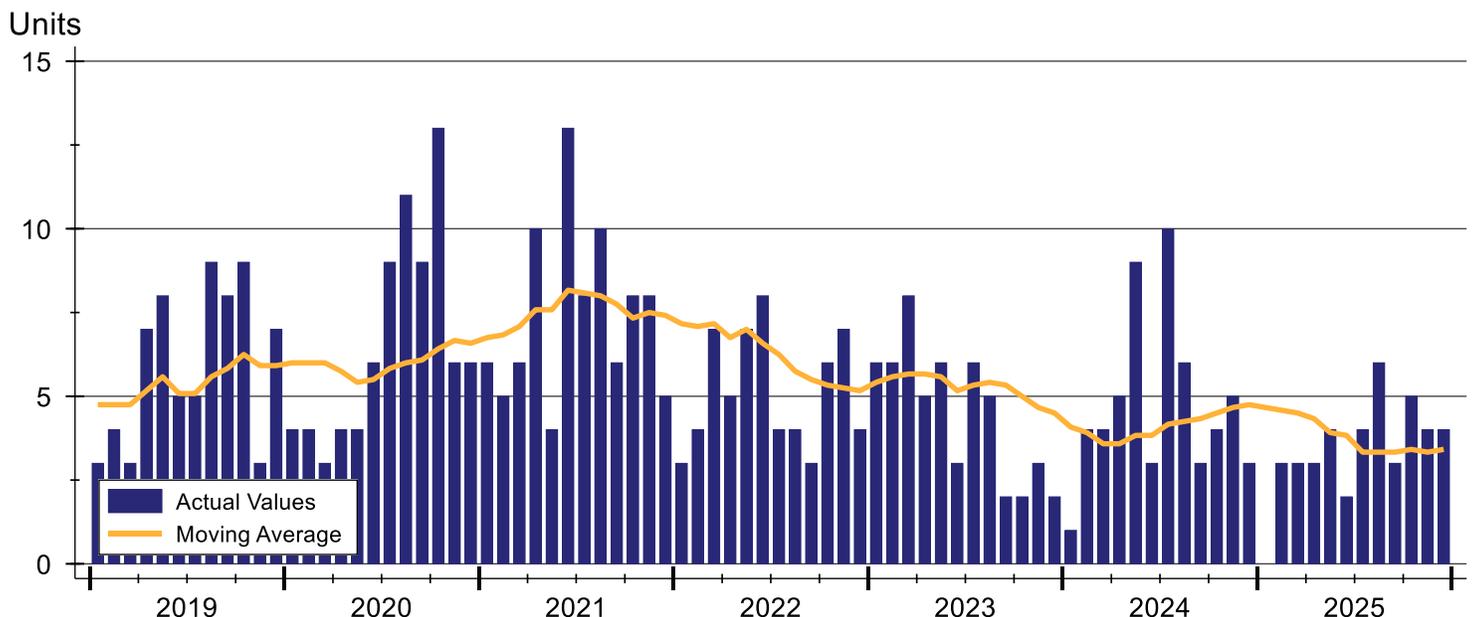
Coffey County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		4	3	33.3%	41	57	-28.1%
Volume (1,000s)		1,119	930	20.3%	9,228	12,283	-24.9%
Months' Supply		3.2	2.3	39.1%	N/A	N/A	N/A
Average	Sale Price	279,738	310,100	-9.8%	225,084	215,487	4.5%
	Days on Market	76	18	322.2%	58	47	23.4%
	Percent of List	93.7%	92.8%	1.0%	93.8%	94.5%	-0.7%
	Percent of Original	89.5%	92.8%	-3.6%	89.9%	92.9%	-3.2%
Median	Sale Price	156,000	208,300	-25.1%	208,000	200,000	4.0%
	Days on Market	57	10	470.0%	24	20	20.0%
	Percent of List	94.2%	97.3%	-3.2%	94.6%	96.5%	-2.0%
	Percent of Original	91.8%	97.3%	-5.7%	92.3%	95.0%	-2.8%

A total of 4 homes sold in Coffey County in December, up from 3 units in December 2024. Total sales volume rose to \$1.1 million compared to \$0.9 million in the previous year.

The median sales price in December was \$156,000, down 25.1% compared to the prior year. Median days on market was 57 days, up from 36 days in November, and up from 10 in December 2024.

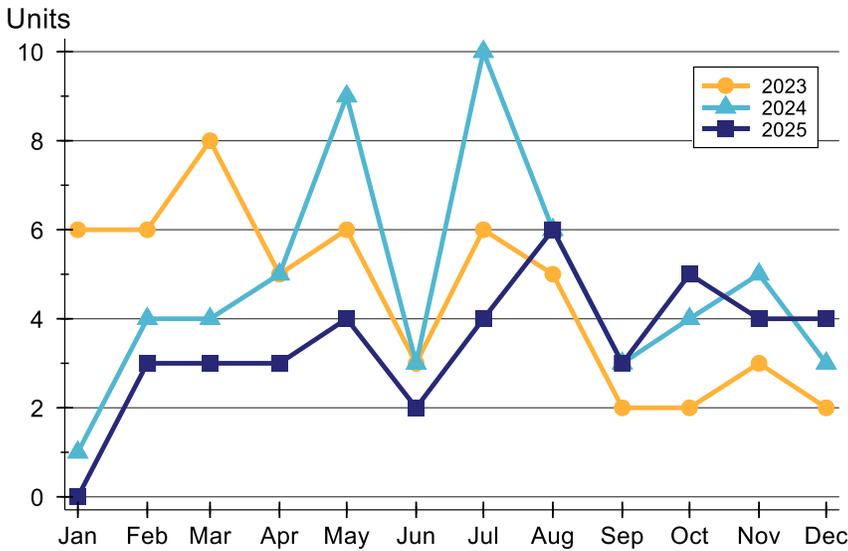
History of Closed Listings





Coffey County Closed Listings Analysis

Closed Listings by Month



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

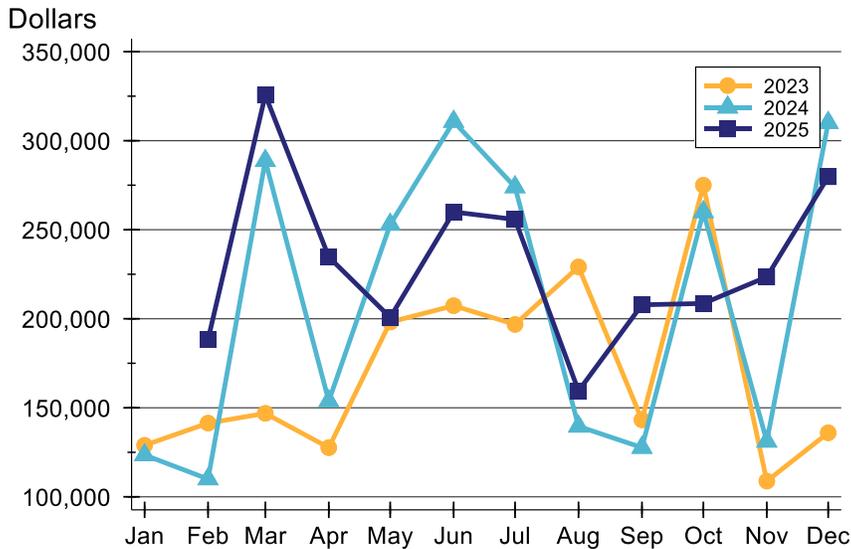
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	50.0%	0.0	133,750	133,750	95	95	94.2%	94.2%	87.1%	87.1%
\$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	25.0%	12.0	177,000	177,000	41	41	95.2%	95.2%	95.2%	95.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	25.0%	0.0	674,450	674,450	73	73	91.1%	91.1%	88.9%	88.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



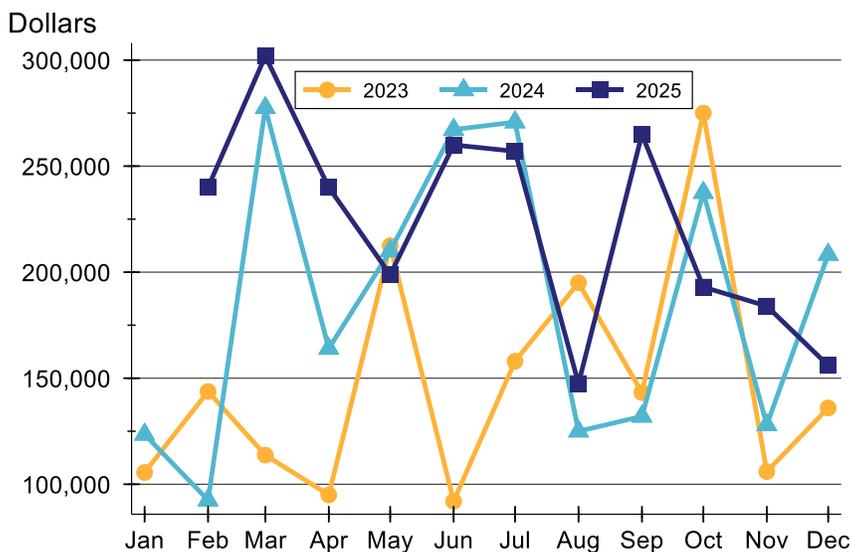
Coffey County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	128,938	123,500	N/A
February	141,400	110,000	188,333
March	146,881	288,750	325,633
April	127,600	153,800	234,696
May	198,150	252,944	200,750
June	207,333	310,750	260,000
July	196,833	273,990	255,750
August	229,100	139,583	159,500
September	143,250	127,667	207,833
October	275,000	260,000	208,600
November	108,833	131,160	223,500
December	135,950	310,100	279,738

Median Price

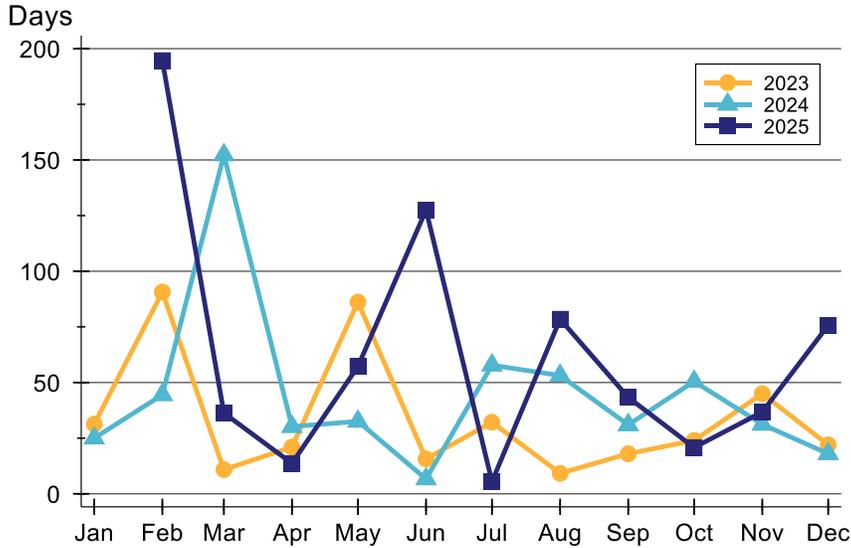


Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	240,000
March	113,750	277,500	301,900
April	95,000	164,000	239,950
May	212,500	210,000	198,750
June	92,000	267,250	260,000
July	158,000	270,750	257,000
August	195,000	125,000	147,500
September	143,250	132,000	265,000
October	275,000	237,500	193,000
November	106,000	128,000	184,000
December	135,950	208,300	156,000



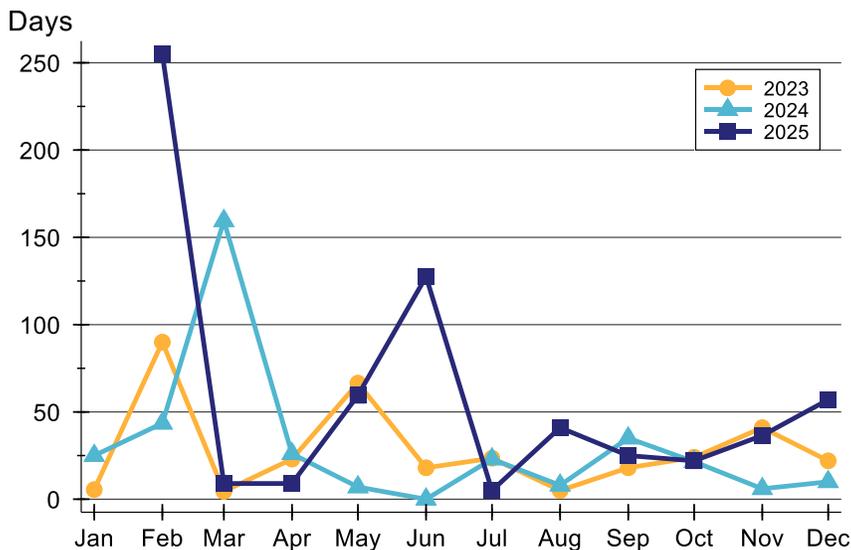
Coffey County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	25	N/A
February	91	45	195
March	11	152	36
April	21	30	14
May	86	33	57
June	16	7	128
July	32	58	6
August	9	53	79
September	18	31	43
October	24	51	21
November	45	31	37
December	22	18	76

Median DOM



Month	2023	2024	2025
January	6	25	N/A
February	90	44	255
March	5	160	9
April	23	26	9
May	67	7	60
June	18	N/A	128
July	24	23	5
August	5	8	41
September	18	35	25
October	24	22	22
November	41	6	37
December	22	10	57



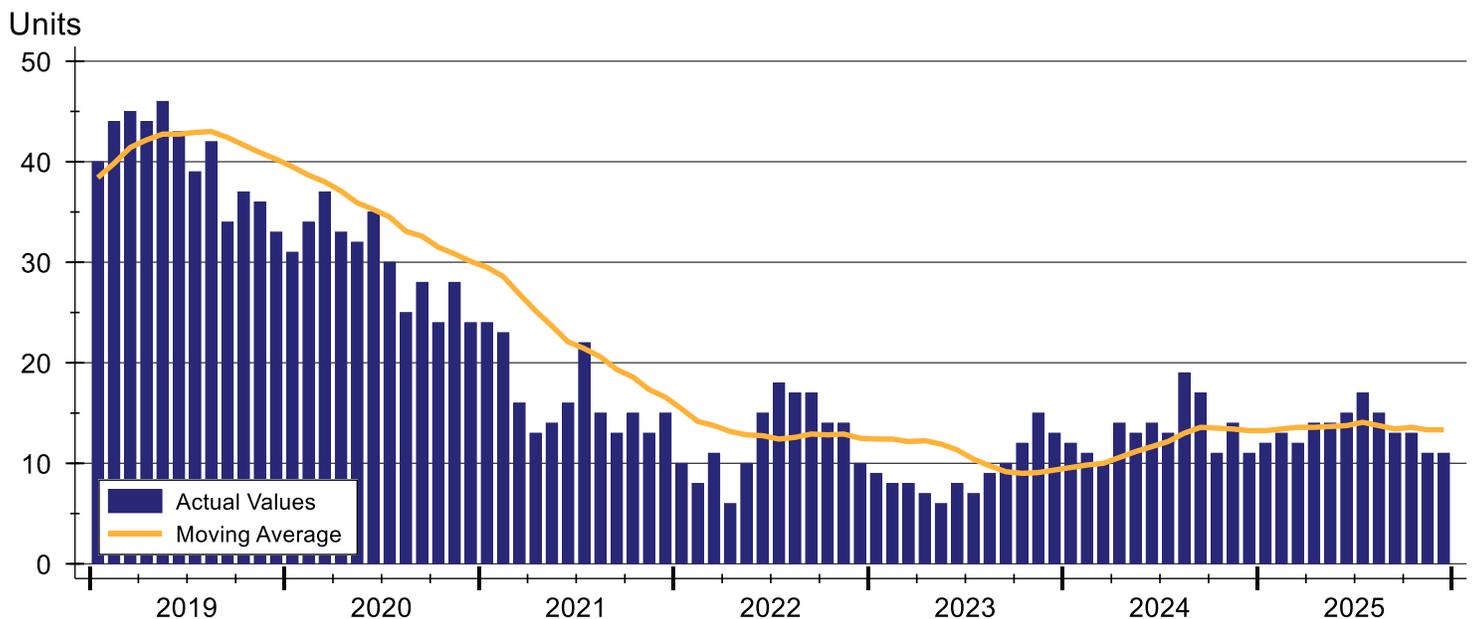
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	End of December Change
Active Listings		11	11	0.0%
Volume (1,000s)		2,769	2,972	-6.8%
Months' Supply		3.2	2.3	39.1%
Average	List Price	251,727	270,182	-6.8%
	Days on Market	93	96	-3.1%
	Percent of Original	94.4%	96.6%	-2.3%
Median	List Price	220,000	295,000	-25.4%
	Days on Market	42	80	-47.5%
	Percent of Original	97.6%	100.0%	-2.4%

A total of 11 homes were available for sale in Coffey County at the end of December. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$220,000, down 25.4% from 2024. The typical time on market for active listings was 42 days, down from 80 days a year earlier.

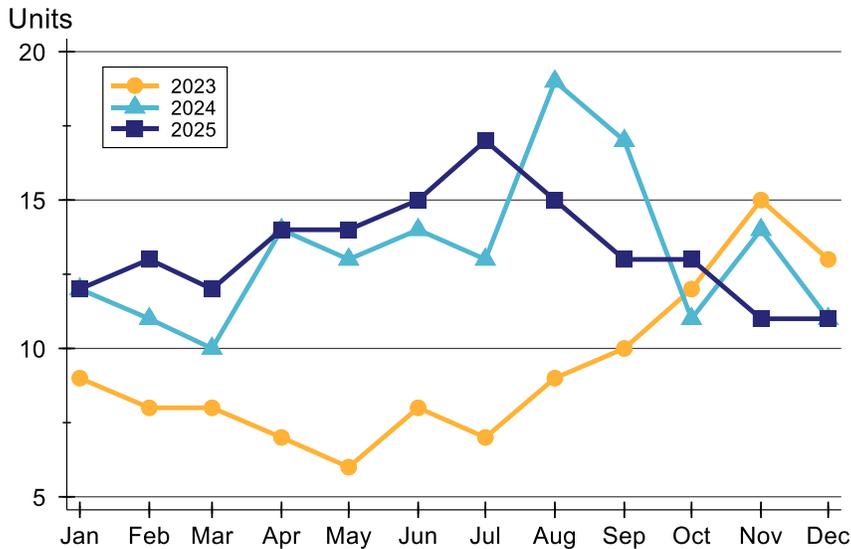
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



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

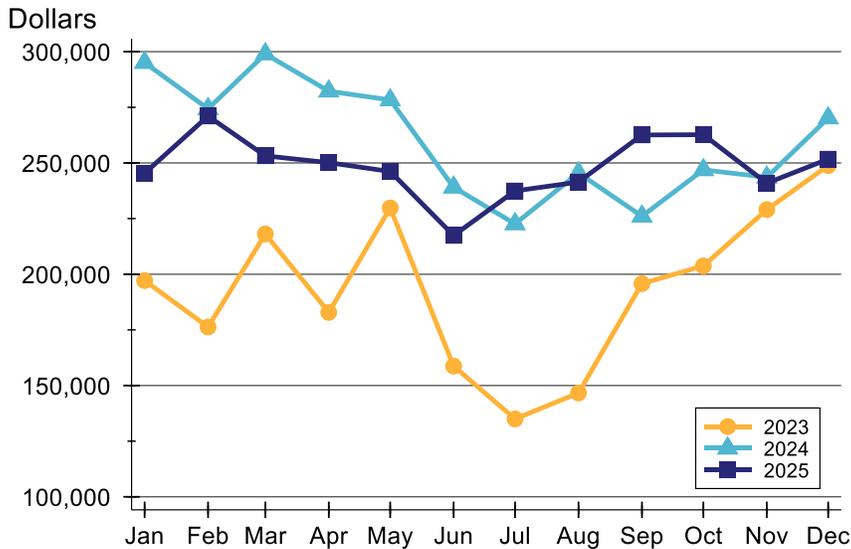
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	36.4%	12.0	185,050	185,200	85	75	92.8%	97.6%
\$200,000-\$249,999	2	18.2%	N/A	219,950	219,950	261	261	92.9%	92.9%
\$250,000-\$299,999	3	27.3%	N/A	275,000	275,000	43	42	94.5%	93.0%
\$300,000-\$399,999	1	9.1%	N/A	349,000	349,000	7	7	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	N/A	414,900	414,900	32	32	97.6%	97.6%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



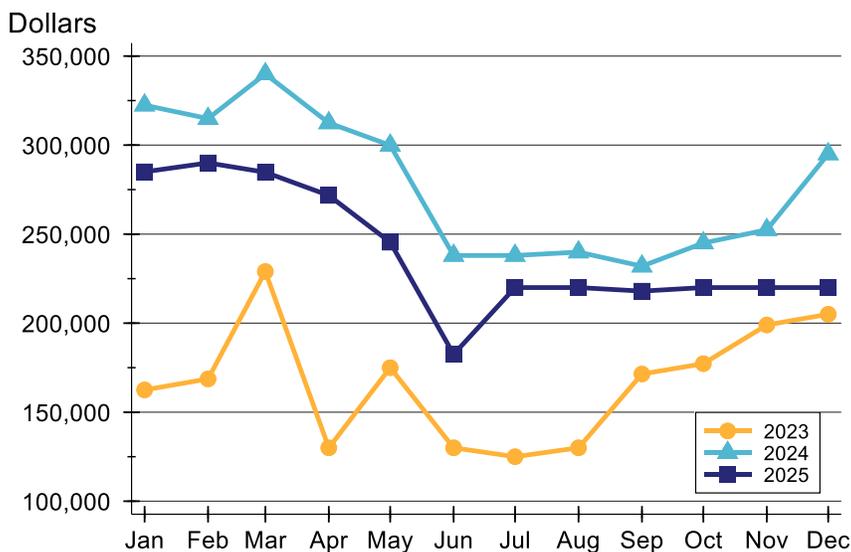
Coffey County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	197,167	295,108	245,358
February	176,300	274,345	271,061
March	218,113	298,980	253,200
April	182,857	282,236	250,129
May	229,817	278,292	246,179
June	158,738	239,093	217,407
July	134,986	222,631	237,445
August	146,644	245,511	241,437
September	195,780	226,065	262,562
October	203,750	246,918	262,708
November	229,060	243,571	240,909
December	248,846	270,182	251,727

Median Price

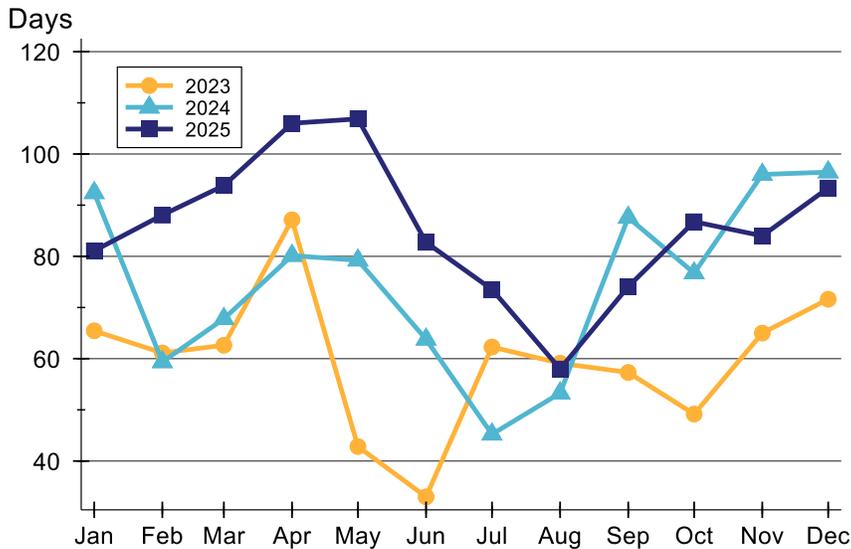


Month	2023	2024	2025
January	162,500	322,400	285,000
February	168,700	314,900	290,000
March	229,000	339,950	284,750
April	130,000	312,450	271,750
May	175,000	299,900	245,450
June	130,000	238,000	182,500
July	125,000	238,000	220,000
August	130,000	239,900	220,000
September	171,450	232,000	218,000
October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



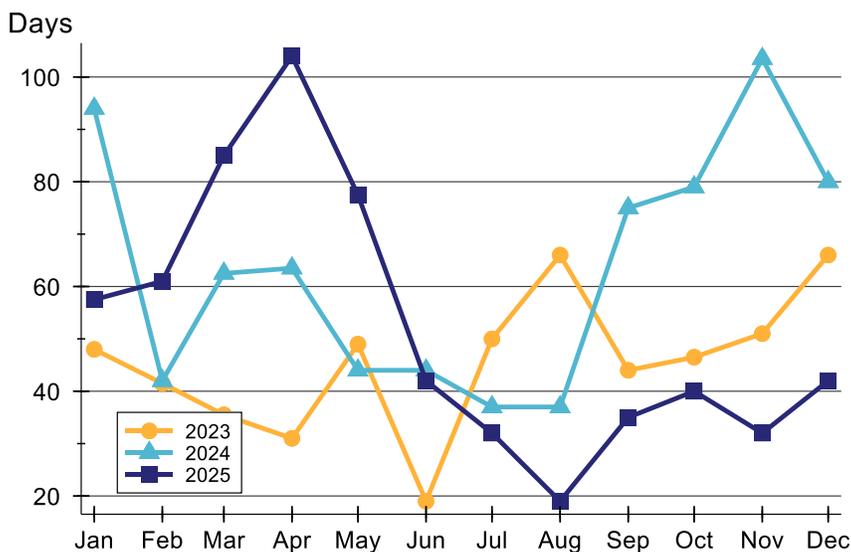
Coffey County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	65	92	81
February	61	59	88
March	63	68	94
April	87	80	106
May	43	79	107
June	33	64	83
July	62	45	74
August	59	53	58
September	57	88	74
October	49	77	87
November	65	96	84
December	72	96	93

Median DOM

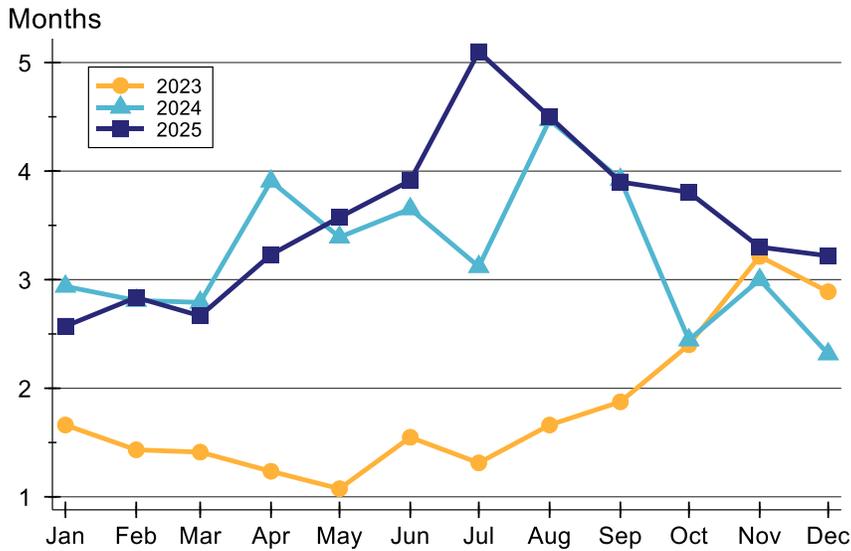


Month	2023	2024	2025
January	48	94	58
February	42	42	61
March	36	63	85
April	31	64	104
May	49	44	78
June	19	44	42
July	50	37	32
August	66	37	19
September	44	75	35
October	47	79	40
November	51	104	32
December	66	80	42



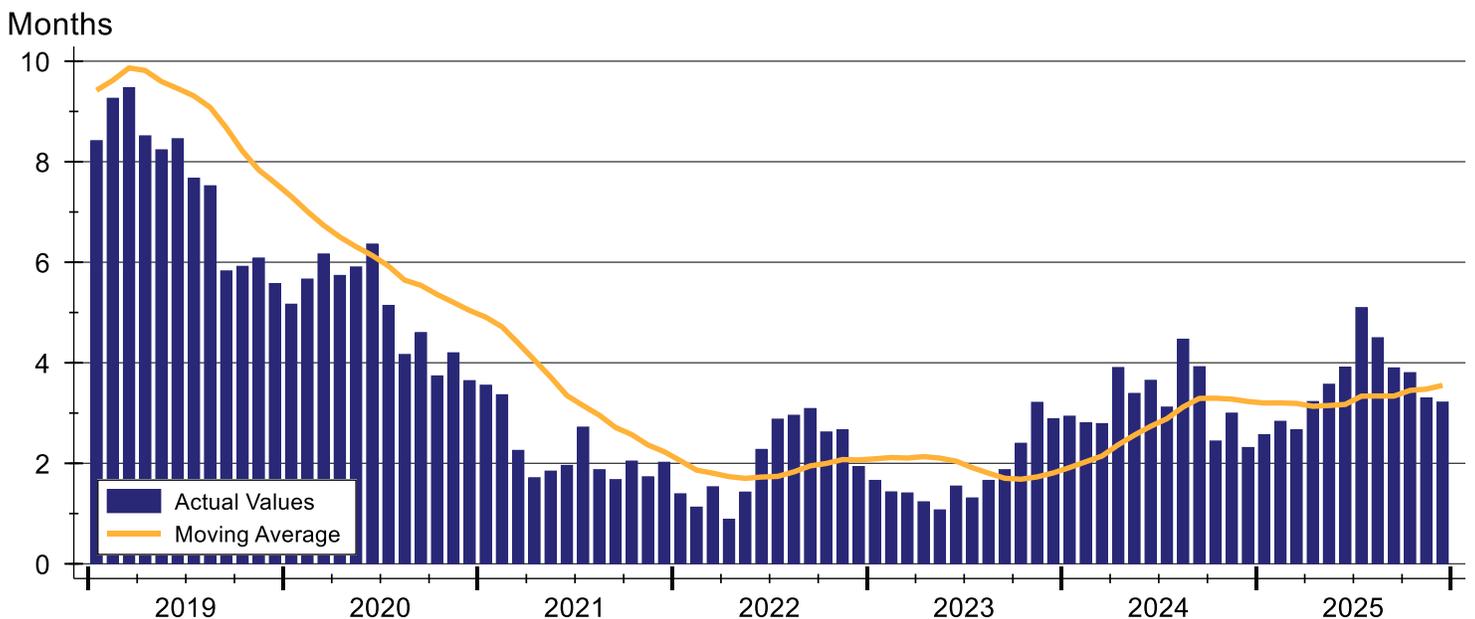
Coffey County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





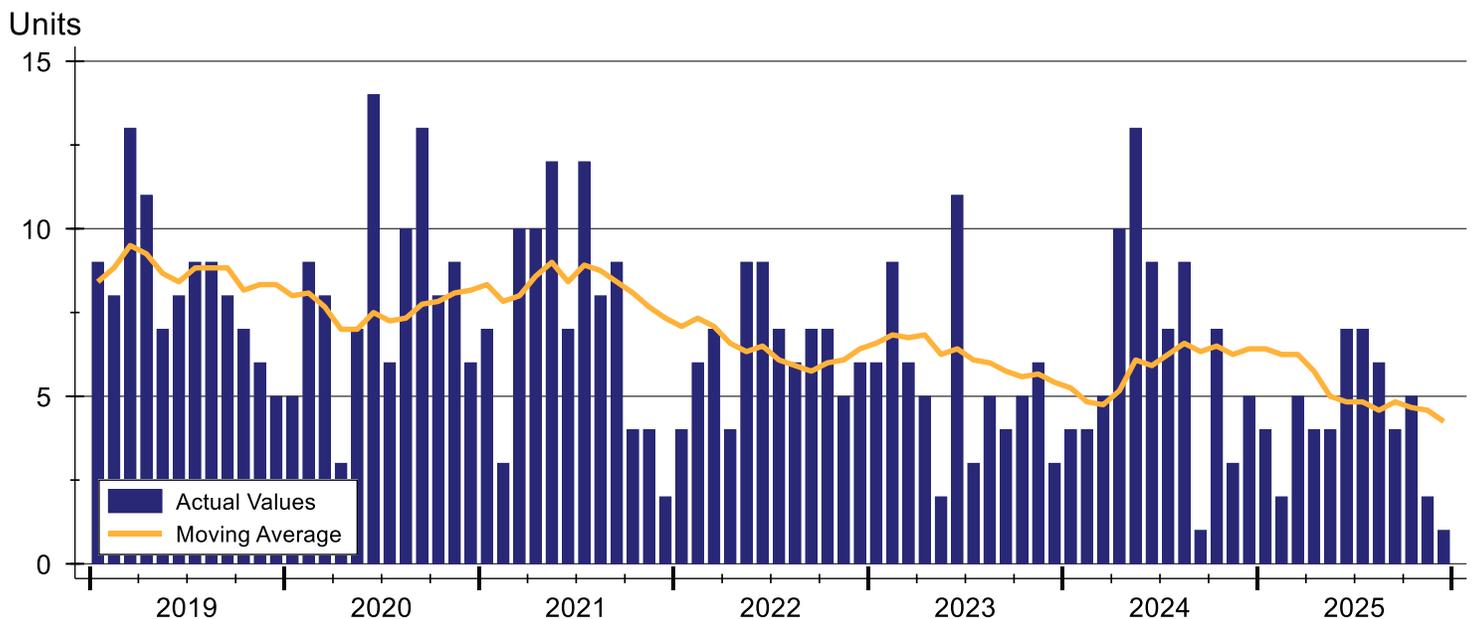
Coffey County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	1	5	-80.0%
	Volume (1,000s)	349	1,520	-77.0%
	Average List Price	349,000	303,960	14.8%
	Median List Price	349,000	294,900	18.3%
Year-to-Date	New Listings	51	77	-33.8%
	Volume (1,000s)	12,261	18,986	-35.4%
	Average List Price	240,417	246,568	-2.5%
	Median List Price	218,000	232,000	-6.0%

A total of 1 new listing was added in Coffey County during December, down 80.0% from the same month in 2024. Year-to-date Coffey County has seen 51 new listings.

The median list price of these homes was \$349,000 up from \$294,900 in 2024.

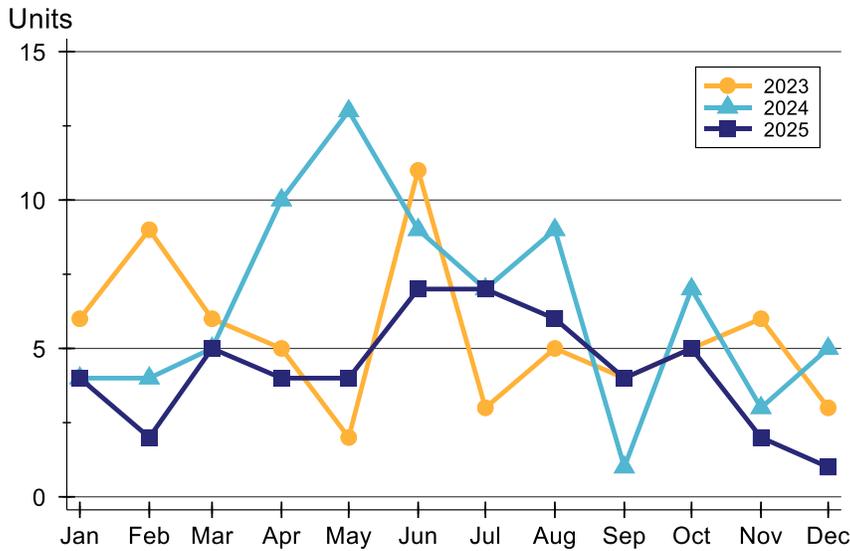
History of New Listings





Coffey County New Listings Analysis

New Listings by Month



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

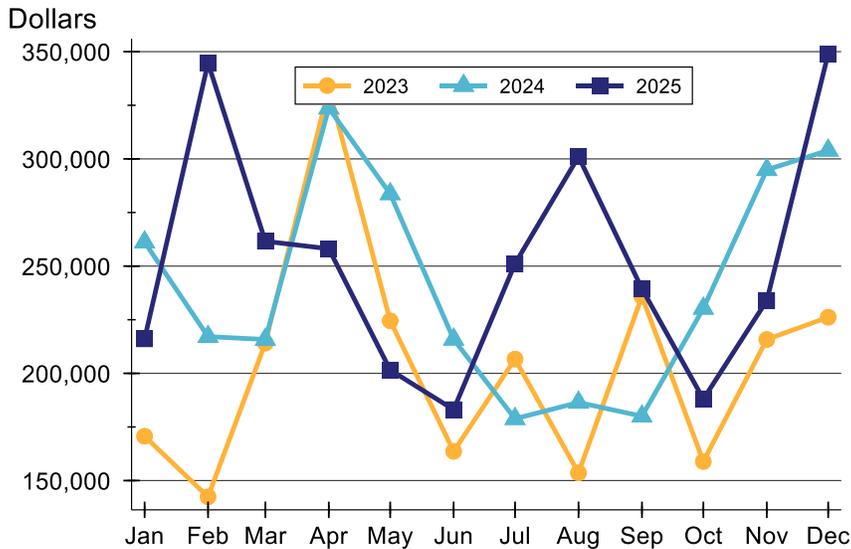
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	100.0%	349,000	349,000	7	7	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



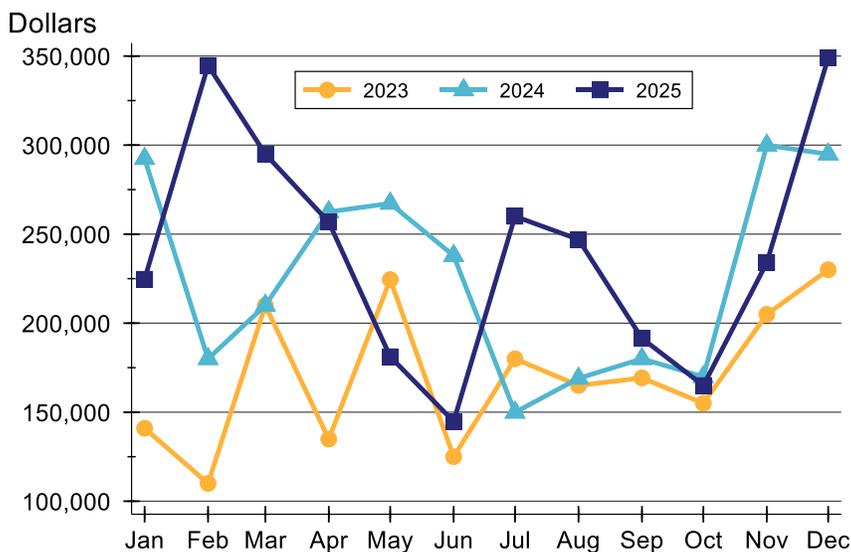
Coffey County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,667	261,175	216,050
February	142,422	217,125	344,745
March	214,083	215,800	261,580
April	332,960	323,670	258,100
May	224,500	283,681	201,575
June	163,627	215,867	183,086
July	206,667	178,829	251,151
August	153,580	186,433	301,083
September	235,875	180,000	239,475
October	158,900	230,271	188,000
November	215,817	294,933	233,950
December	226,167	303,960	349,000

Median Price



Month	2023	2024	2025
January	141,000	292,400	224,700
February	110,000	180,000	344,745
March	210,000	210,000	295,000
April	134,900	262,500	256,750
May	224,500	267,250	181,200
June	125,000	237,900	144,800
July	180,000	149,900	260,000
August	165,000	169,000	247,000
September	169,250	180,000	191,500
October	155,000	169,900	165,000
November	204,950	299,900	233,950
December	230,000	294,900	349,000



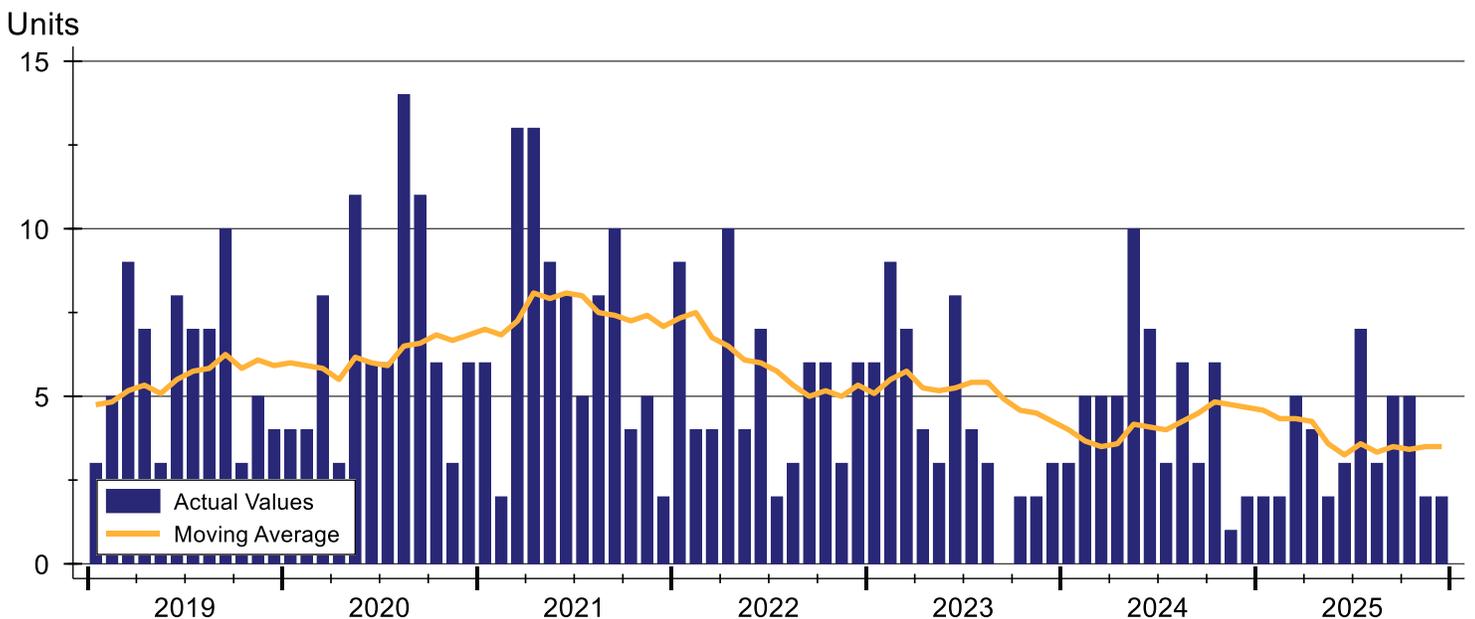
Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	2	0.0%	42	56	-25.0%
Volume (1,000s)		360	313	15.0%	9,961	12,877	-22.6%
Average	Sale Price	180,000	156,500	15.0%	237,177	229,940	3.1%
	Days on Market	28	41	-31.7%	58	47	23.4%
	Percent of Original	97.3%	87.6%	11.1%	90.3%	93.1%	-3.0%
Median	Sale Price	180,000	156,500	15.0%	208,500	210,000	-0.7%
	Days on Market	28	41	-31.7%	24	19	26.3%
	Percent of Original	97.3%	87.6%	11.1%	92.7%	95.0%	-2.4%

A total of 2 contracts for sale were written in Coffey County during the month of December, the same as in 2024. The median list price of these homes was \$180,000, up from \$156,500 the prior year.

Half of the homes that went under contract in December were on the market less than 28 days, compared to 41 days in December 2024.

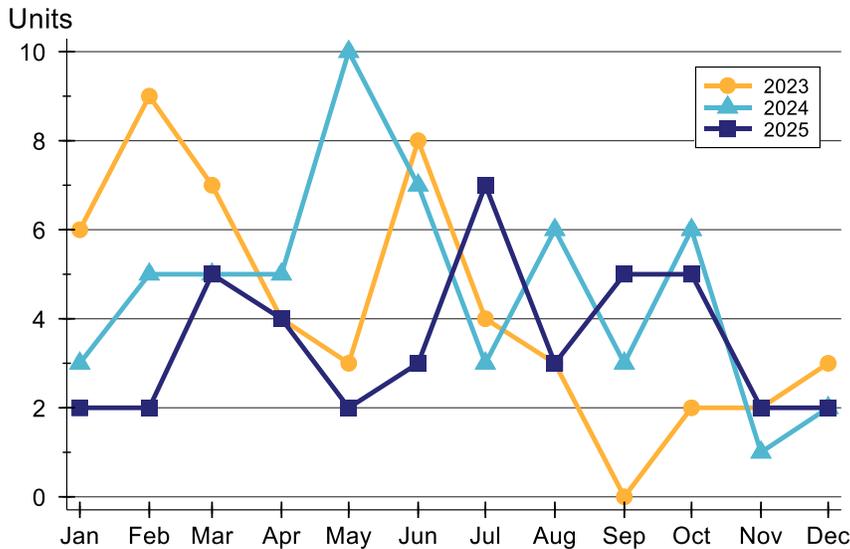
History of Contracts Written





Coffey County Contracts Written Analysis

Contracts Written by Month



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

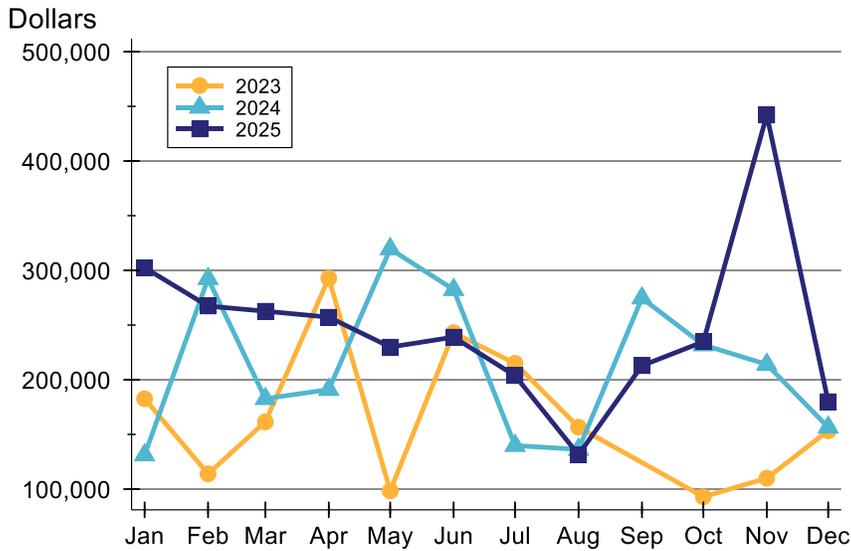
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	140,000	140,000	0	0	94.6%	94.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	220,000	220,000	55	55	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



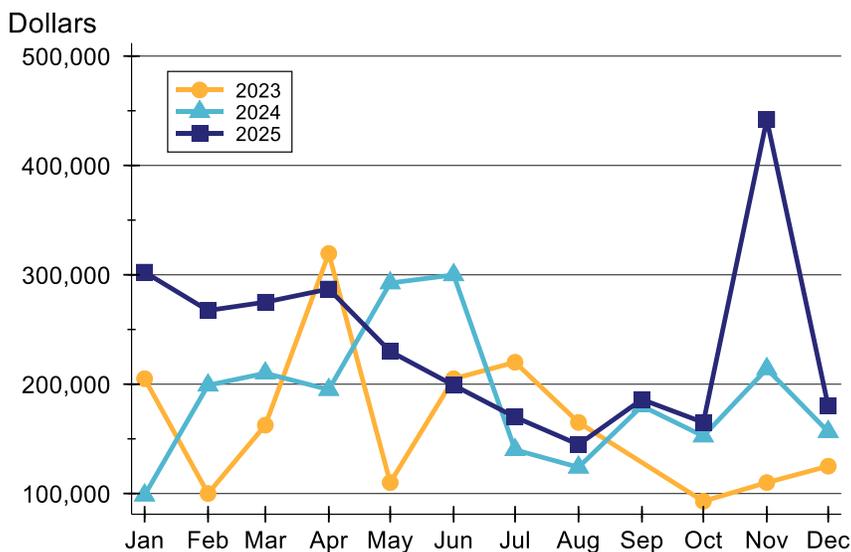
Coffey County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	182,650	131,133	302,450
February	113,989	292,400	267,350
March	161,486	182,700	262,698
April	292,950	191,000	257,225
May	98,333	319,665	229,900
June	242,975	282,414	239,000
July	215,000	139,833	203,743
August	156,667	136,283	131,433
September	N/A	274,667	212,852
October	92,950	231,833	234,780
November	110,000	214,000	442,000
December	153,300	156,500	180,000

Median Price

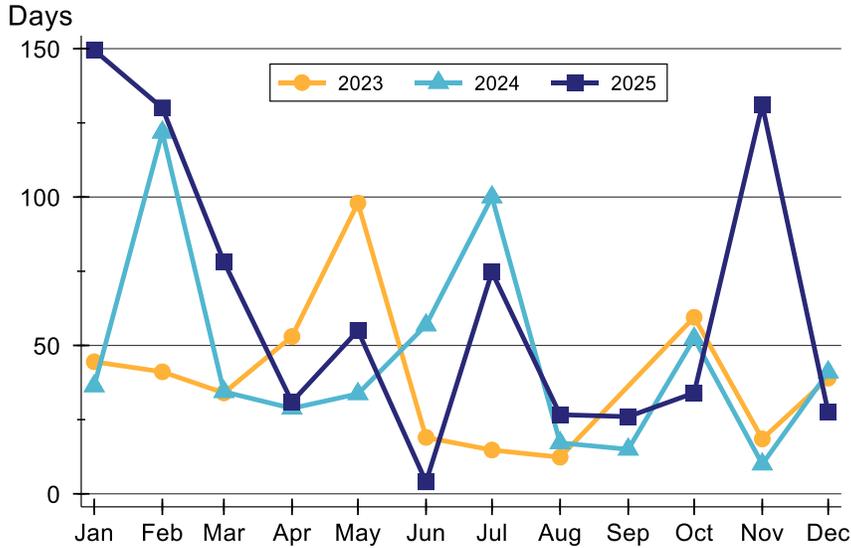


Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	267,350
March	162,500	210,000	275,000
April	319,450	195,000	287,000
May	110,000	292,500	229,900
June	204,950	299,900	199,000
July	220,000	140,000	169,900
August	165,000	124,000	144,800
September	N/A	180,000	186,000
October	92,950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



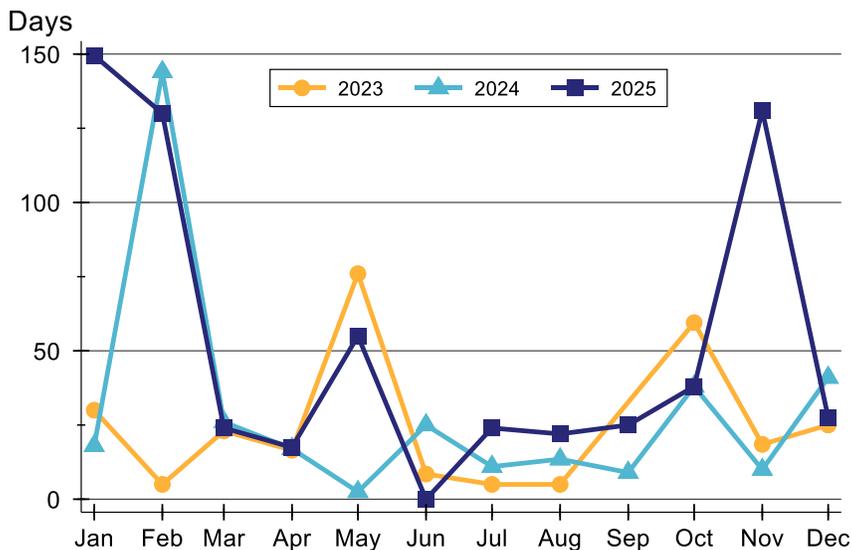
Coffey County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	45	36	150
February	41	122	130
March	34	34	78
April	53	29	31
May	98	34	55
June	19	57	4
July	15	100	75
August	12	17	27
September	N/A	15	26
October	60	52	34
November	19	10	131
December	39	41	28

Median DOM



Month	2023	2024	2025
January	30	18	150
February	5	144	130
March	23	26	24
April	17	17	18
May	76	3	55
June	9	25	N/A
July	5	11	24
August	5	14	22
September	N/A	9	25
October	60	38	38
November	19	10	131
December	25	41	28



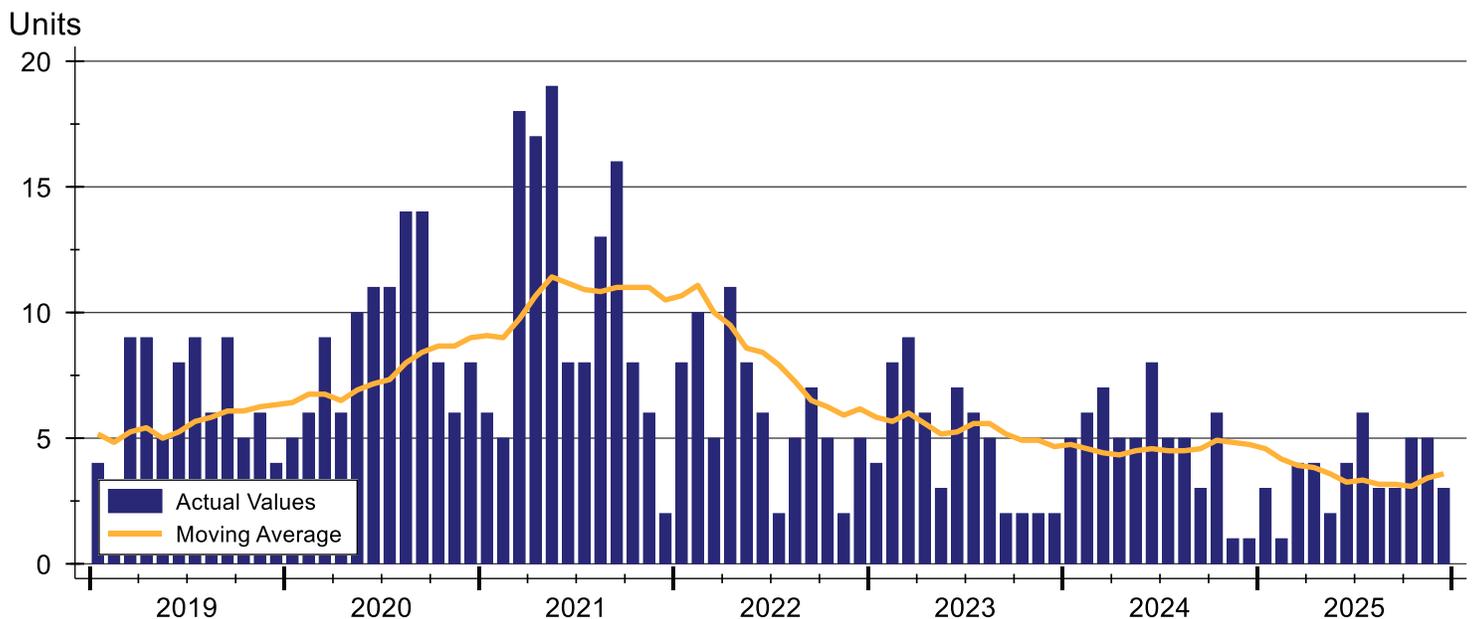
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		3	1	200.0%
Volume (1,000s)		546	255	114.1%
Average	List Price	182,000	255,000	-28.6%
	Days on Market	34	39	-12.8%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	186,000	255,000	-27.1%
	Days on Market	41	39	5.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Coffey County had contracts pending at the end of December, up from 1 contract pending at the end of December 2024.

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

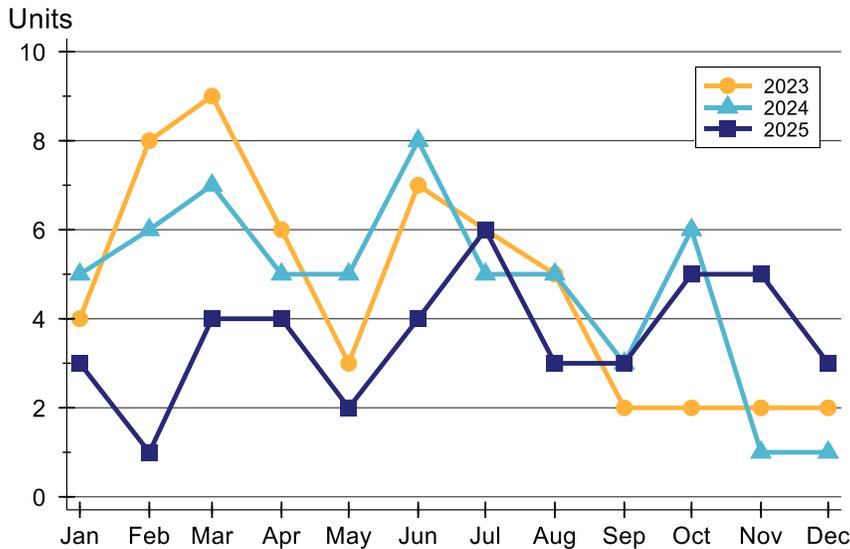
History of Pending Contracts





Coffey County Pending Contracts Analysis

Pending Contracts by Month



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

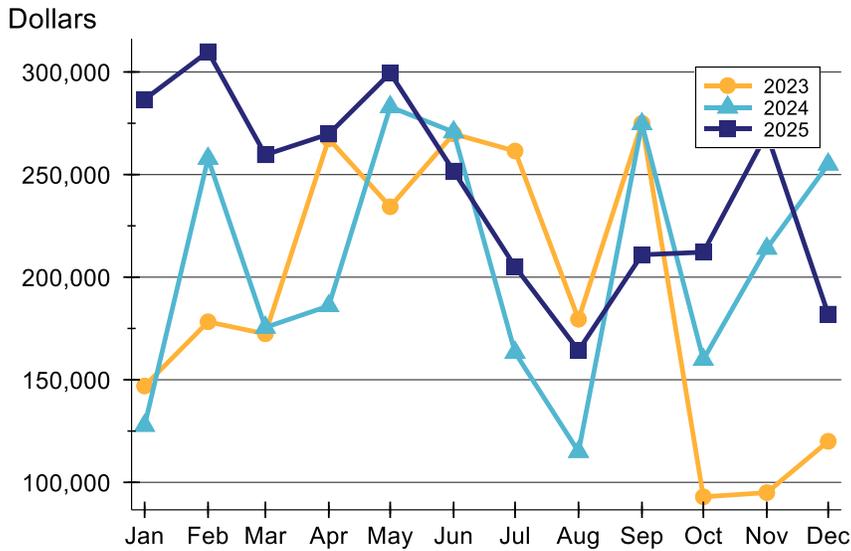
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	140,000	140,000	5	5	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	33.3%	186,000	186,000	41	41	100.0%	100.0%
\$200,000-\$249,999	1	33.3%	220,000	220,000	55	55	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



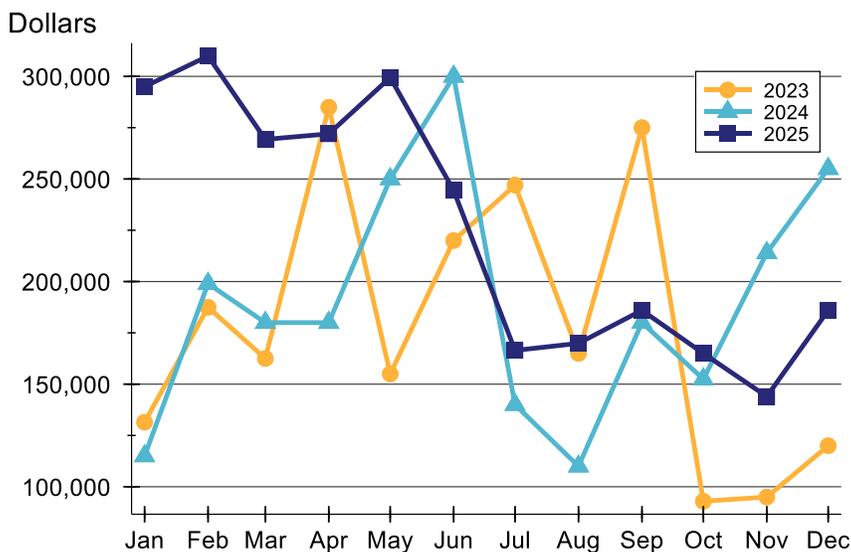
Coffey County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	146,975	127,680	286,633
February	178,238	257,833	309,900
March	172,378	175,500	259,623
April	267,383	186,000	269,750
May	234,333	283,000	299,450
June	269,829	270,738	251,725
July	261,500	163,300	205,133
August	179,500	114,960	164,300
September	275,000	274,667	210,920
October	92,950	159,833	212,180
November	95,000	214,000	270,000
December	120,000	255,000	182,000

Median Price

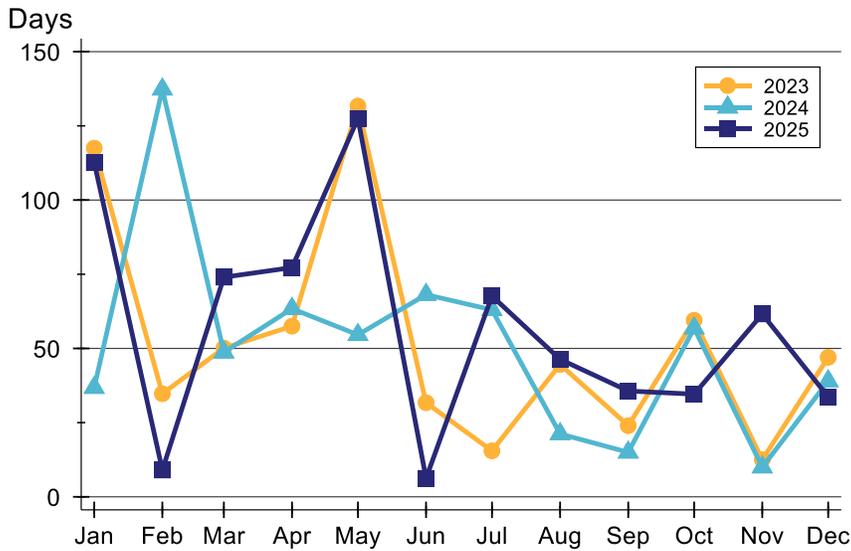


Month	2023	2024	2025
January	131,450	115,000	295,000
February	187,500	199,000	309,900
March	162,500	180,000	269,295
April	284,950	180,000	272,000
May	155,000	250,000	299,450
June	220,000	299,950	244,450
July	247,000	140,000	166,450
August	165,000	110,000	169,900
September	275,000	180,000	186,000
October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



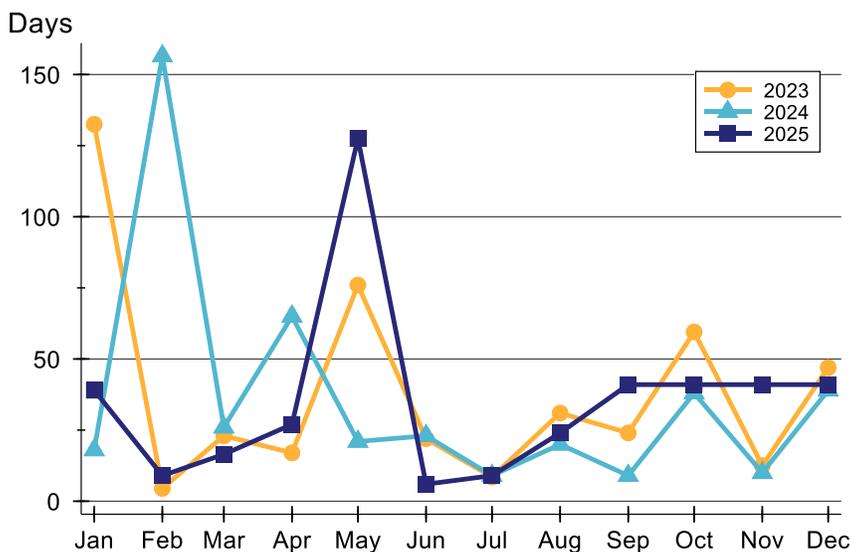
Coffey County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	118	37	113
February	35	137	9
March	50	49	74
April	58	63	77
May	132	55	128
June	32	68	6
July	16	63	68
August	45	21	46
September	24	15	36
October	60	57	35
November	13	10	62
December	47	39	34

Median DOM



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



Douglas County Housing Report



Market Overview

Douglas County Home Sales Fell in December

Total home sales in Douglas County fell last month to 14 units, compared to 22 units in December 2024. Total sales volume was \$4.8 million, down from a year earlier.

The median sale price in December was \$300,000, down from \$320,600 a year earlier. Homes that sold in December were typically on the market for 18 days and sold for 98.2% of their list prices.

Douglas County Active Listings Up at End of December

The total number of active listings in Douglas County at the end of December was 25 units, up from 11 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$385,000.

During December, a total of 4 contracts were written down from 14 in December 2024. At the end of the month, there were 2 contracts still pending.

Report Contents

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

Contact Information

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



Douglas County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		14	22	7	143	167	152
Change from prior year		-36.4%	214.3%	-22.2%	-14.4%	9.9%	-9.5%
Active Listings		25	11	15	N/A	N/A	N/A
Change from prior year		127.3%	-26.7%	-11.8%			
Months' Supply		2.1	0.8	1.2	N/A	N/A	N/A
Change from prior year		162.5%	-33.3%	0.0%			
New Listings		6	8	4	164	205	182
Change from prior year		-25.0%	100.0%	-60.0%	-20.0%	12.6%	-12.5%
Contracts Written		4	14	12	127	172	150
Change from prior year		-71.4%	16.7%	0.0%	-26.2%	14.7%	-13.8%
Pending Contracts		2	13	9	N/A	N/A	N/A
Change from prior year		-84.6%	44.4%	28.6%			
Sales Volume (1,000s)		4,771	7,078	2,059	54,044	54,098	51,836
Change from prior year		-32.6%	243.8%	-16.5%	-0.1%	4.4%	-6.0%
Average	Sale Price	340,814	321,725	294,200	377,929	323,943	341,028
	Change from prior year	5.9%	9.4%	7.3%	16.7%	-5.0%	3.9%
	List Price of Actives	459,658	318,314	420,437	N/A	N/A	N/A
	Change from prior year	44.4%	-24.3%	6.1%			
	Days on Market	38	39	39	22	28	23
Change from prior year	-2.6%	0.0%	62.5%	-21.4%	21.7%	35.3%	
Percent of List	96.9%	95.6%	99.1%	98.9%	98.2%	98.7%	
Change from prior year	1.4%	-3.5%	0.6%	0.7%	-0.5%	-2.4%	
Percent of Original	95.6%	94.5%	96.3%	97.7%	97.4%	97.6%	
Change from prior year	1.2%	-1.9%	-0.4%	0.3%	-0.2%	-2.3%	
Median	Sale Price	300,000	320,600	275,000	307,875	300,000	325,110
	Change from prior year	-6.4%	16.6%	27.9%	2.6%	-7.7%	15.4%
	List Price of Actives	385,000	299,000	369,900	N/A	N/A	N/A
	Change from prior year	28.8%	-19.2%	8.8%			
	Days on Market	19	27	15	6	9	6
Change from prior year	-29.6%	80.0%	114.3%	-33.3%	50.0%	0.0%	
Percent of List	98.2%	98.9%	99.5%	100.0%	99.6%	100.0%	
Change from prior year	-0.7%	-0.6%	-0.5%	0.4%	-0.4%	0.0%	
Percent of Original	97.7%	98.1%	99.5%	99.2%	98.6%	99.8%	
Change from prior year	-0.4%	-1.4%	-0.5%	0.6%	-1.2%	-0.2%	

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



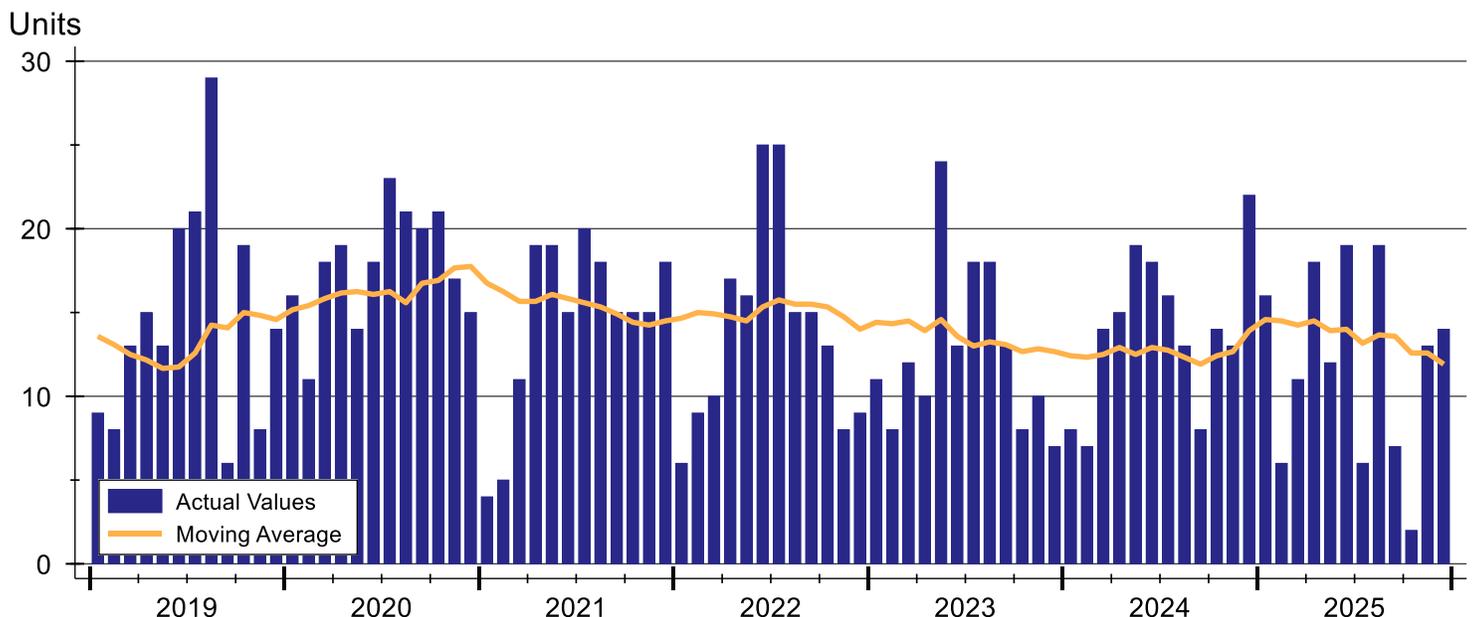
Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		14	22	-36.4%	143	167	-14.4%
Volume (1,000s)		4,771	7,078	-32.6%	54,044	54,098	-0.1%
Months' Supply		2.1	0.8	162.5%	N/A	N/A	N/A
Average	Sale Price	340,814	321,725	5.9%	377,929	323,943	16.7%
	Days on Market	38	39	-2.6%	22	28	-21.4%
	Percent of List	96.9%	95.6%	1.4%	98.9%	98.2%	0.7%
	Percent of Original	95.6%	94.5%	1.2%	97.7%	97.4%	0.3%
Median	Sale Price	300,000	320,600	-6.4%	307,875	300,000	2.6%
	Days on Market	19	27	-29.6%	6	9	-33.3%
	Percent of List	98.2%	98.9%	-0.7%	100.0%	99.6%	0.4%
	Percent of Original	97.7%	98.1%	-0.4%	99.2%	98.6%	0.6%

A total of 14 homes sold in Douglas County in December, down from 22 units in December 2024. Total sales volume fell to \$4.8 million compared to \$7.1 million in the previous year.

The median sales price in December was \$300,000, down 6.4% compared to the prior year. Median days on market was 18 days, down from 24 days in November, and down from 26 in December 2024.

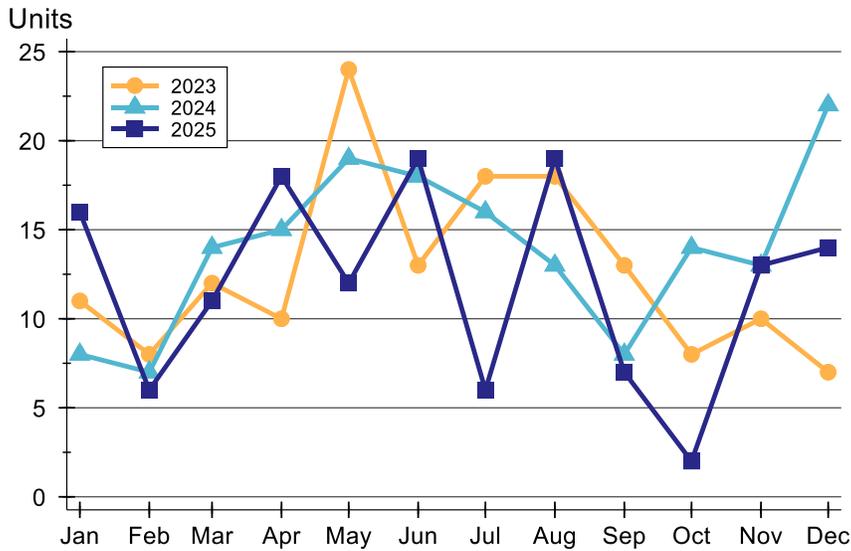
History of Closed Listings





Douglas County Closed Listings Analysis

Closed Listings by Month



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

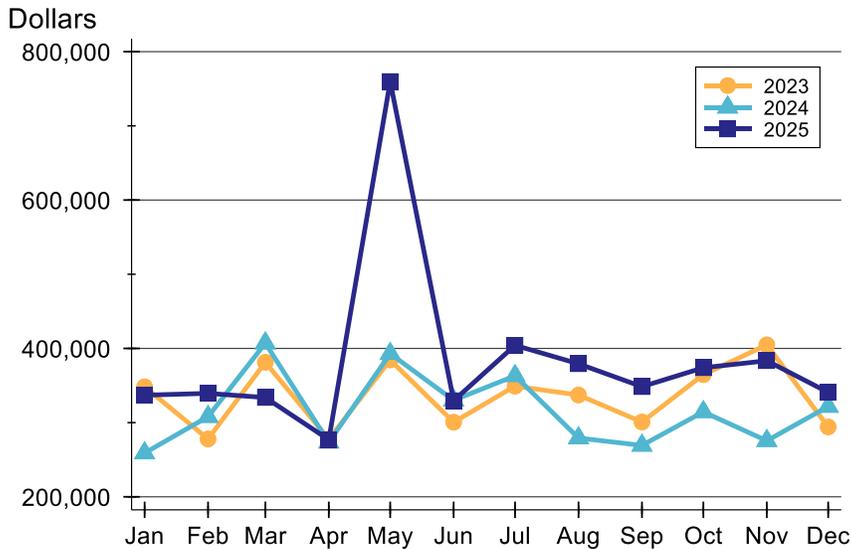
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	7.1%	0.0	160,000	160,000	0	0	98.5%	98.5%	98.5%	98.5%
\$175,000-\$199,999	1	7.1%	2.4	175,000	175,000	16	16	87.5%	87.5%	83.4%	83.4%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	4	28.6%	1.5	275,500	276,000	20	10	100.0%	100.0%	99.5%	100.0%
\$300,000-\$399,999	5	35.7%	2.5	346,700	349,500	63	36	94.7%	92.3%	92.8%	92.3%
\$400,000-\$499,999	1	7.1%	2.6	483,900	483,900	0	0	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	2	14.3%	3.5	558,500	558,500	59	59	98.5%	98.5%	97.2%	97.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



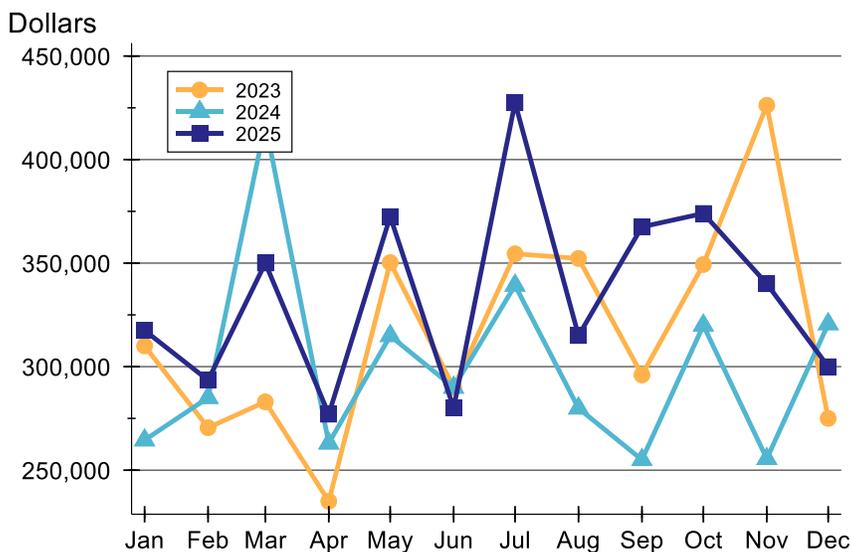
Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	348,309	258,988	337,025
February	278,000	308,036	339,467
March	381,375	407,118	333,845
April	277,700	273,490	277,028
May	384,543	393,011	759,808
June	300,569	330,131	329,553
July	349,181	363,116	404,250
August	337,211	279,269	379,336
September	300,827	269,300	348,486
October	364,631	314,554	374,000
November	404,865	275,562	383,454
December	294,200	321,725	340,814

Median Price

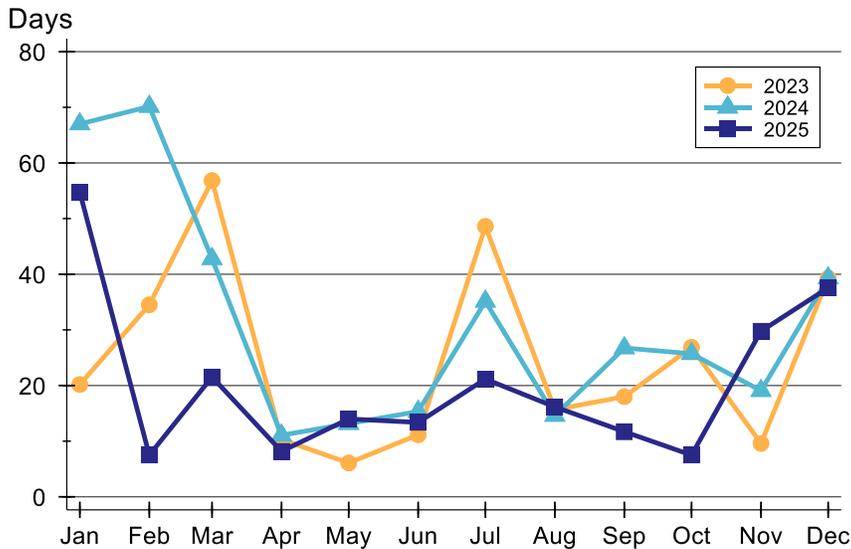


Month	2023	2024	2025
January	310,000	264,500	317,500
February	270,500	285,000	293,450
March	283,000	417,500	350,000
April	235,000	263,000	277,000
May	350,250	314,900	372,500
June	290,000	289,950	280,000
July	354,500	339,250	427,500
August	352,250	279,900	315,000
September	296,000	255,000	367,500
October	349,325	319,950	374,000
November	426,250	255,500	340,000
December	275,000	320,600	300,000



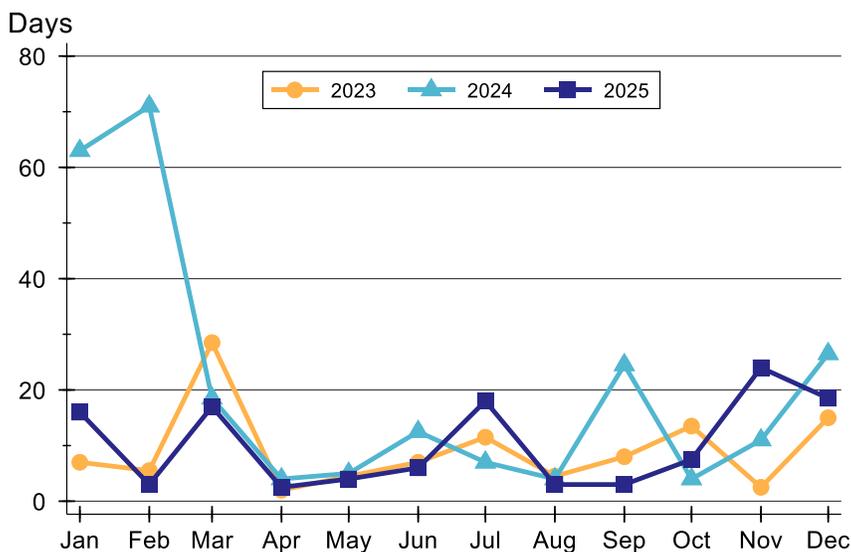
Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	20	67	55
February	35	70	8
March	57	43	22
April	10	11	8
May	6	13	14
June	11	15	13
July	49	35	21
August	16	15	16
September	18	27	12
October	27	26	8
November	10	19	30
December	39	39	38

Median DOM



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



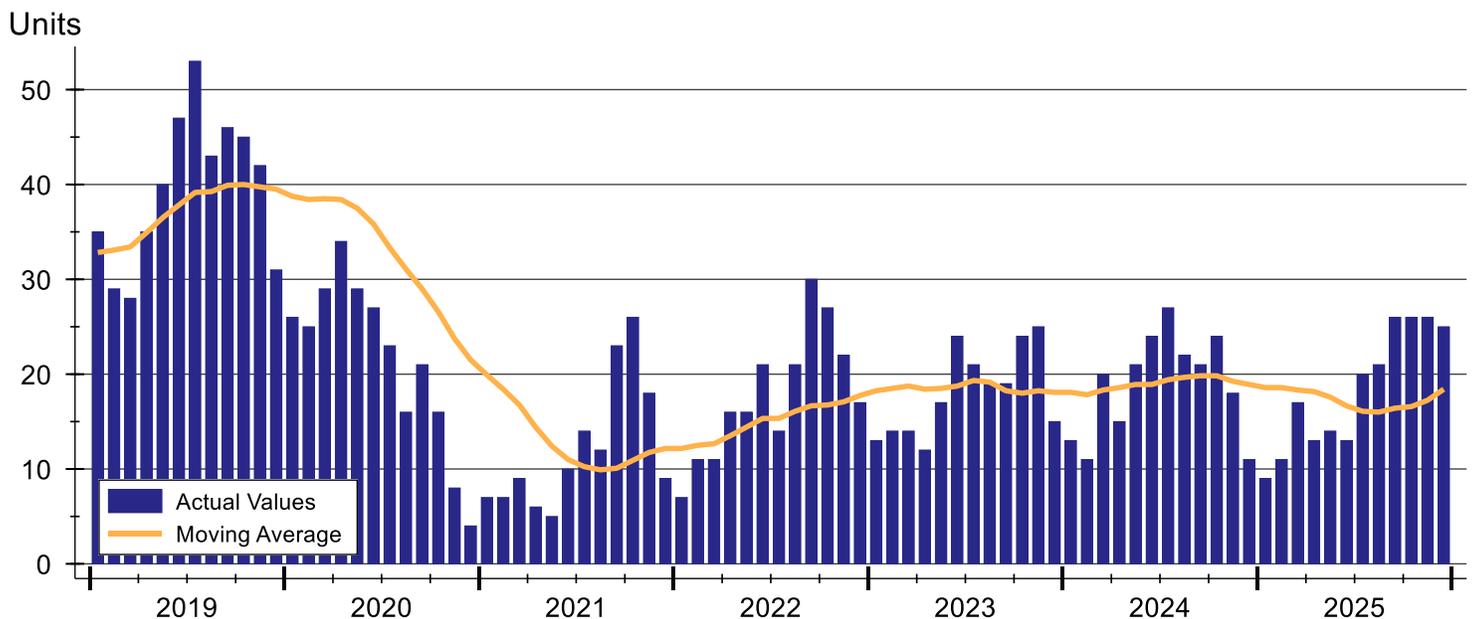
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		25	11	127.3%
Volume (1,000s)		11,491	3,501	228.2%
Months' Supply		2.1	0.8	162.5%
Average	List Price	459,658	318,314	44.4%
	Days on Market	73	74	-1.4%
	Percent of Original	96.1%	97.2%	-1.1%
Median	List Price	385,000	299,000	28.8%
	Days on Market	35	16	118.8%
	Percent of Original	98.1%	100.0%	-1.9%

A total of 25 homes were available for sale in Douglas County at the end of December. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$385,000, up 28.8% from 2024. The typical time on market for active listings was 35 days, up from 16 days a year earlier.

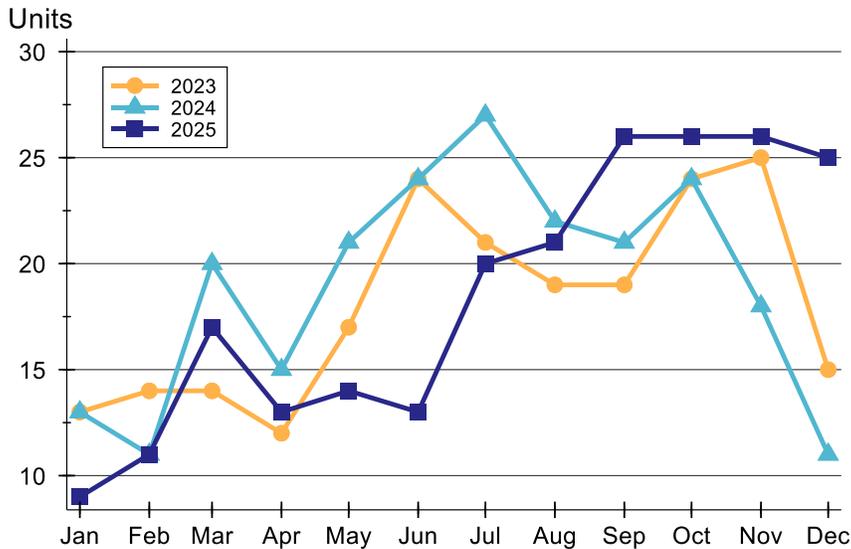
History of Active Listings





Douglas County Active Listings Analysis

Active Listings by Month



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

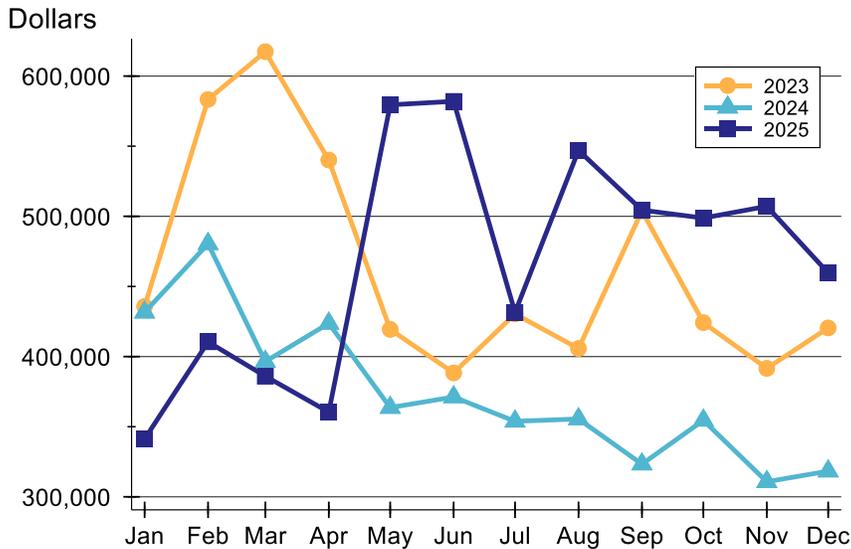
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.0%	N/A	65,000	65,000	53	53	92.9%	92.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	4.0%	2.4	179,950	179,950	610	610	75.0%	75.0%
\$200,000-\$249,999	1	4.0%	N/A	239,900	239,900	116	116	96.3%	96.3%
\$250,000-\$299,999	4	16.0%	1.5	276,725	272,250	31	26	98.9%	99.1%
\$300,000-\$399,999	9	36.0%	2.5	371,533	385,000	15	7	99.0%	100.0%
\$400,000-\$499,999	3	12.0%	2.6	463,000	470,000	30	42	98.7%	100.0%
\$500,000-\$749,999	5	20.0%	3.5	634,380	599,000	105	67	96.6%	95.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	4.0%	N/A	1,995,000	1,995,000	181	181	71.2%	71.2%



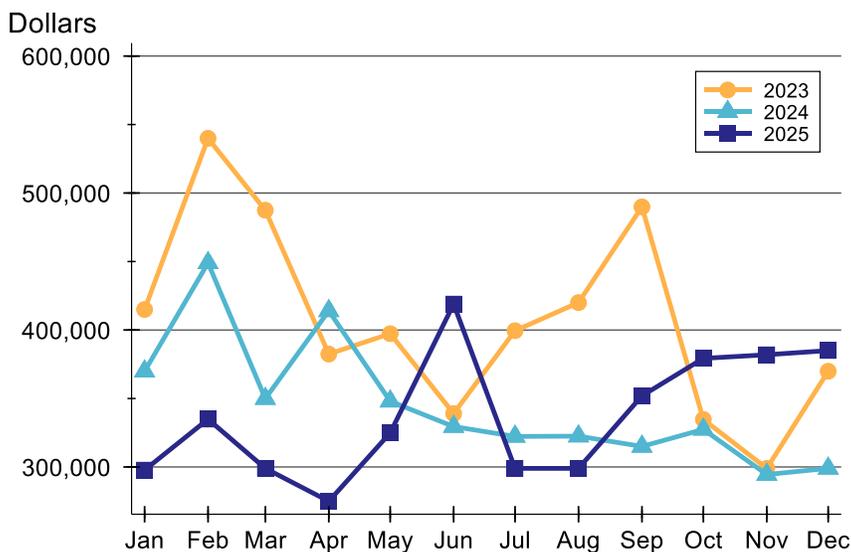
Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	435,738	431,604	341,270
February	583,329	480,427	410,477
March	617,400	396,468	386,024
April	540,133	423,697	360,431
May	419,378	363,640	579,468
June	388,364	371,185	581,992
July	430,408	353,846	431,473
August	405,745	355,529	547,014
September	503,907	323,316	504,431
October	424,216	354,547	498,765
November	391,598	310,764	507,145
December	420,437	318,314	459,658

Median Price

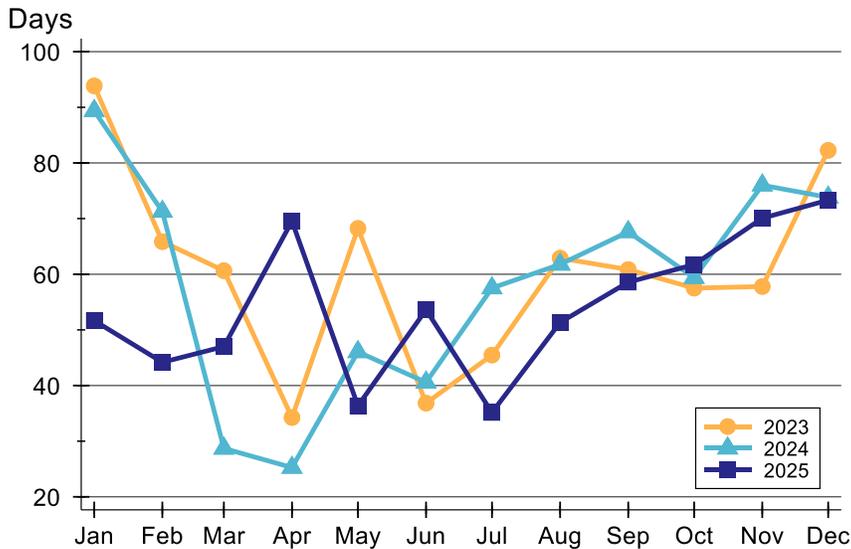


Month	2023	2024	2025
January	415,000	369,900	297,777
February	539,950	449,000	334,900
March	487,450	349,900	299,000
April	382,450	414,000	275,000
May	397,300	348,000	324,900
June	339,000	329,500	419,000
July	399,500	322,300	299,000
August	420,000	322,500	299,000
September	489,900	315,000	351,950
October	334,700	327,450	379,300
November	299,000	294,500	381,950
December	369,900	299,000	385,000



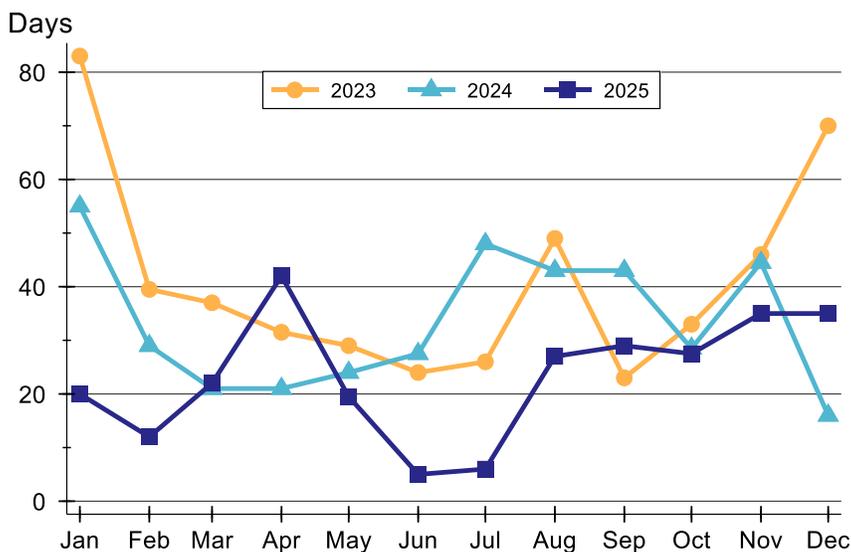
Douglas County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	89	52
February	66	71	44
March	61	29	47
April	34	25	70
May	68	46	36
June	37	41	54
July	45	58	35
August	63	62	51
September	61	68	59
October	58	59	62
November	58	76	70
December	82	74	73

Median DOM

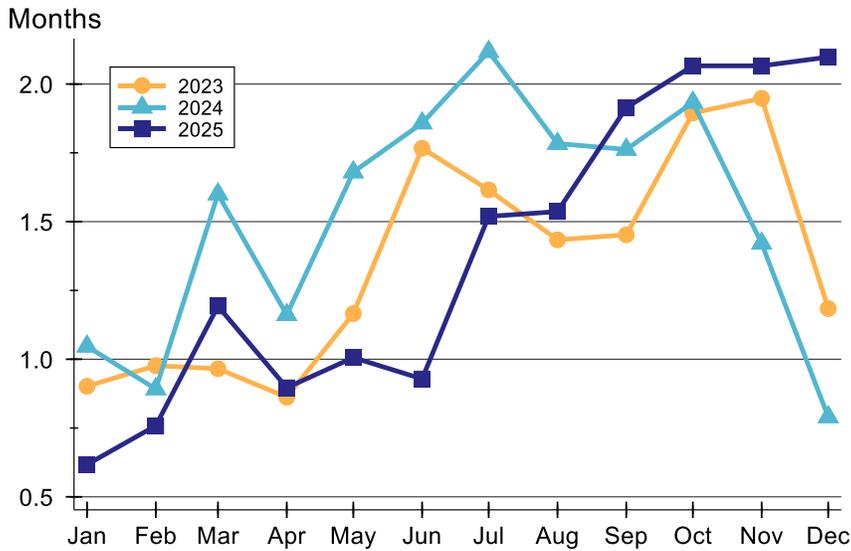


Month	2023	2024	2025
January	83	55	20
February	40	29	12
March	37	21	22
April	32	21	42
May	29	24	20
June	24	28	5
July	26	48	6
August	49	43	27
September	23	43	29
October	33	29	28
November	46	45	35
December	70	16	35



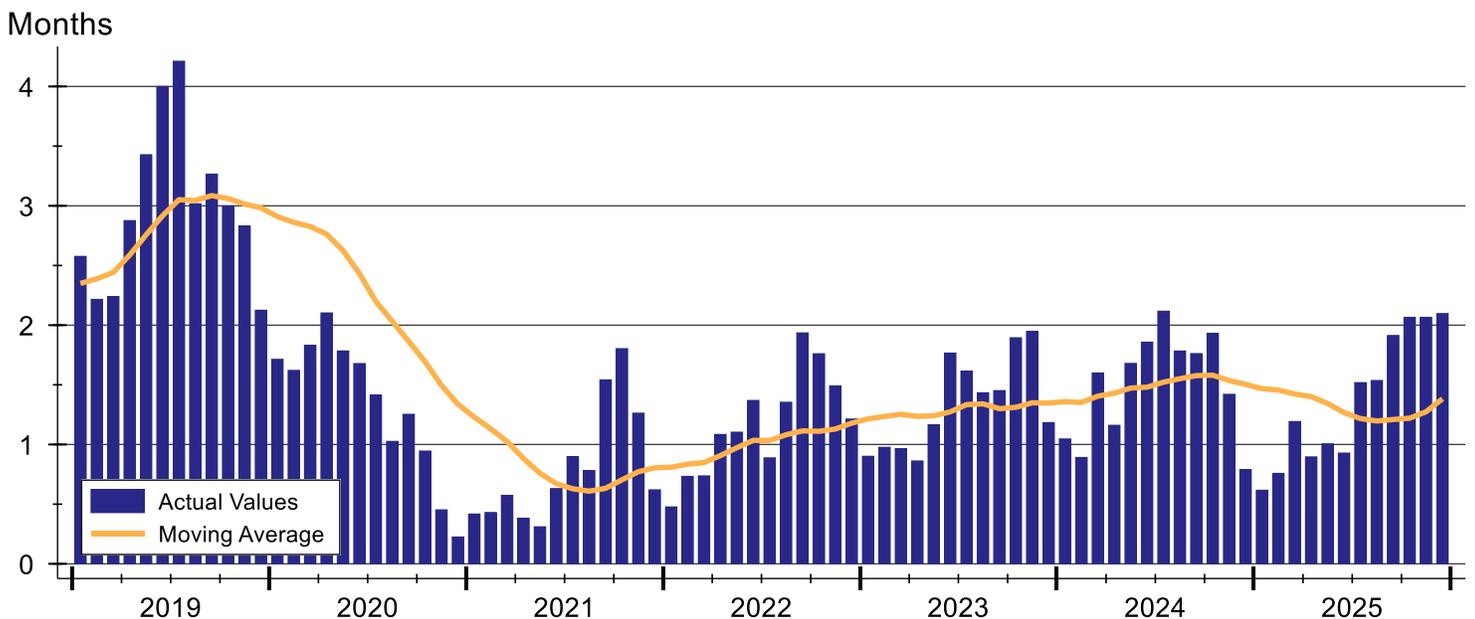
Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





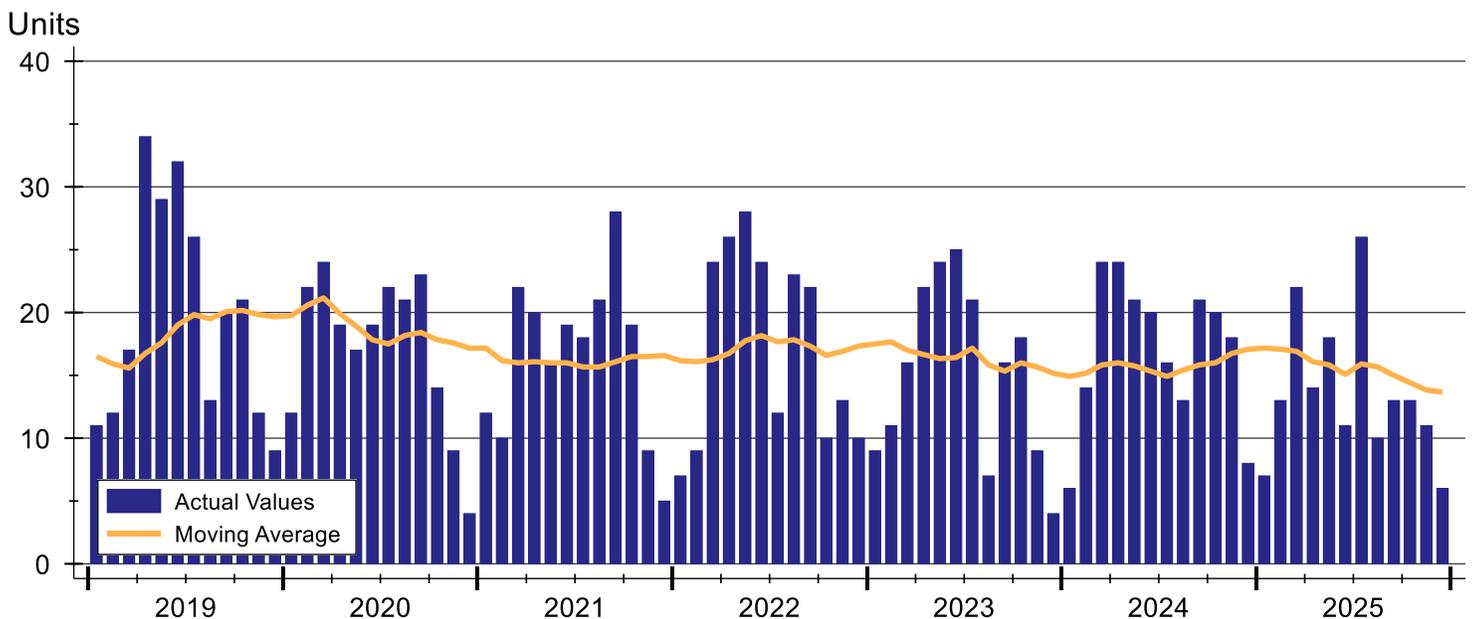
Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	6	8	-25.0%
	Volume (1,000s)	2,520	2,211	14.0%
	Average List Price	420,000	276,325	52.0%
	Median List Price	422,500	286,950	47.2%
Year-to-Date	New Listings	164	205	-20.0%
	Volume (1,000s)	67,418	69,176	-2.5%
	Average List Price	411,087	337,442	21.8%
	Median List Price	339,000	315,000	7.6%

A total of 6 new listings were added in Douglas County during December, down 25.0% from the same month in 2024. Year-to-date Douglas County has seen 164 new listings.

The median list price of these homes was \$422,500 up from \$286,950 in 2024.

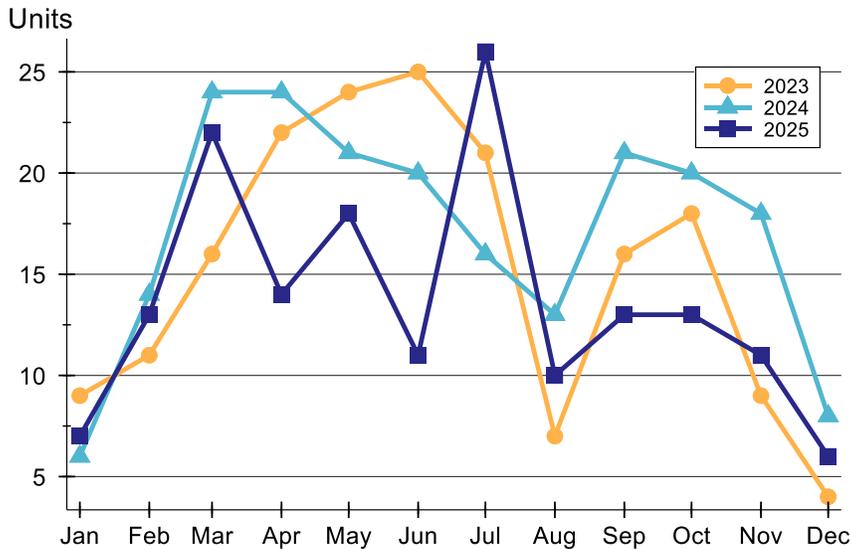
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	9	6	7
February	11	14	13
March	16	24	22
April	22	24	14
May	24	21	18
June	25	20	11
July	21	16	26
August	7	13	10
September	16	21	13
October	18	20	13
November	9	18	11
December	4	8	6

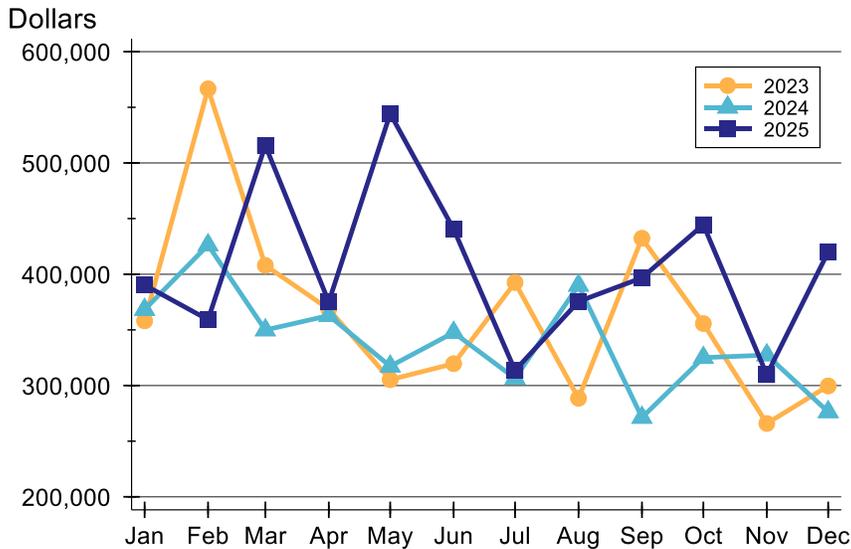
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	50.0%	366,667	385,000	12	6	100.0%	100.0%
\$400,000-\$499,999	3	50.0%	473,333	470,000	6	4	98.9%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



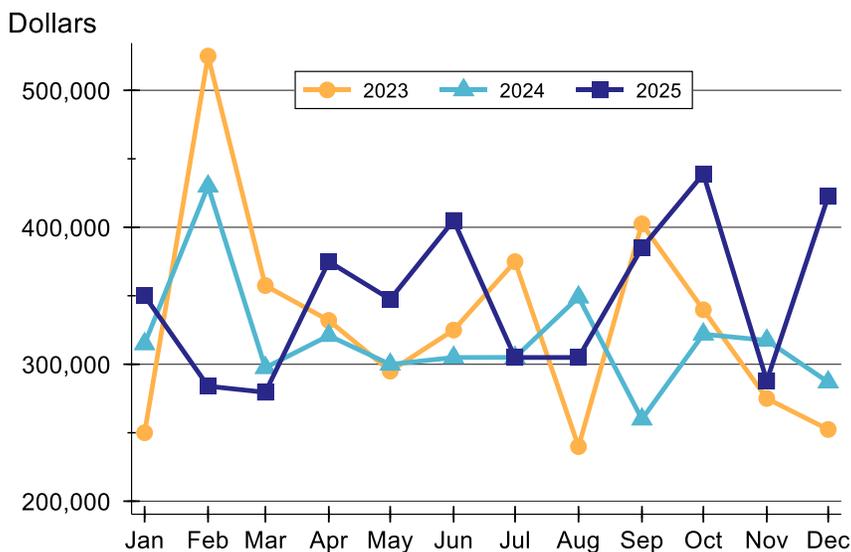
Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	358,089	368,250	390,354
February	566,618	426,271	359,169
March	407,981	349,873	515,761
April	368,714	362,858	375,175
May	305,255	317,326	544,283
June	319,638	347,625	440,536
July	392,532	306,500	313,660
August	288,557	390,025	375,470
September	432,319	271,284	396,792
October	355,683	325,080	444,490
November	265,911	327,386	309,800
December	299,663	276,325	420,000

Median Price



Month	2023	2024	2025
January	250,000	314,900	350,000
February	525,000	430,000	284,000
March	357,450	297,500	279,500
April	332,000	320,900	374,950
May	294,950	299,900	347,450
June	325,000	304,950	405,000
July	374,900	305,000	304,950
August	239,900	349,000	304,950
September	402,500	259,900	385,000
October	339,750	321,950	439,000
November	275,000	317,450	288,000
December	252,400	286,950	422,500



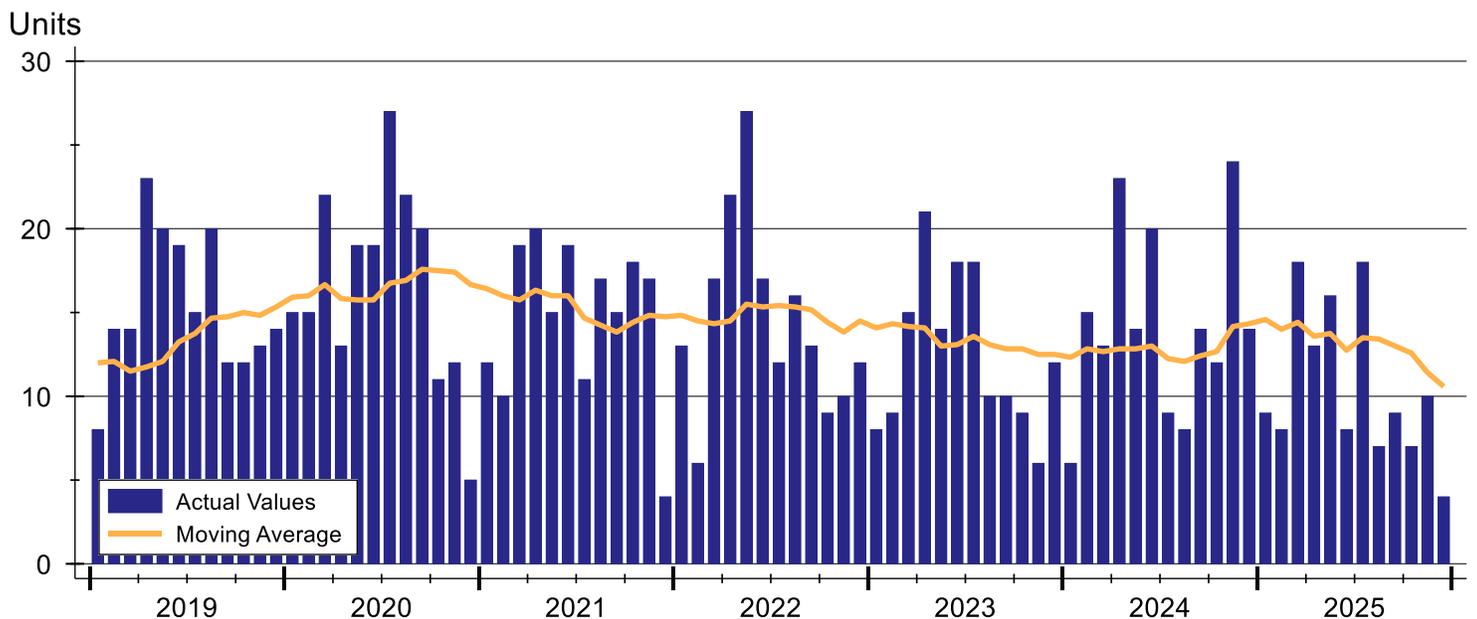
Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		4	14	-71.4%	127	172	-26.2%
Volume (1,000s)		1,265	4,291	-70.5%	49,412	57,220	-13.6%
Average	Sale Price	316,250	306,511	3.2%	389,068	332,672	17.0%
	Days on Market	20	44	-54.5%	20	26	-23.1%
	Percent of Original	100.0%	96.0%	4.2%	97.9%	97.6%	0.3%
Median	Sale Price	275,000	285,000	-3.5%	313,950	310,000	1.3%
	Days on Market	10	30	-66.7%	7	7	0.0%
	Percent of Original	100.0%	97.1%	3.0%	100.0%	98.7%	1.3%

A total of 4 contracts for sale were written in Douglas County during the month of December, down from 14 in 2024. The median list price of these homes was \$275,000, down from \$285,000 the prior year.

Half of the homes that went under contract in December were on the market less than 10 days, compared to 30 days in December 2024.

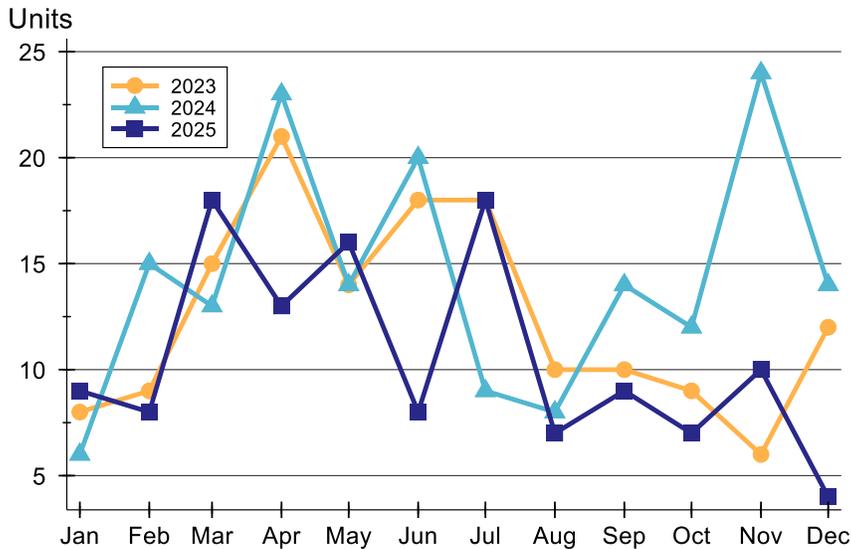
History of Contracts Written





Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	8	6	9
February	9	15	8
March	15	13	18
April	21	23	13
May	14	14	16
June	18	20	8
July	18	9	18
August	10	8	7
September	10	14	9
October	9	12	7
November	6	24	10
December	12	14	4

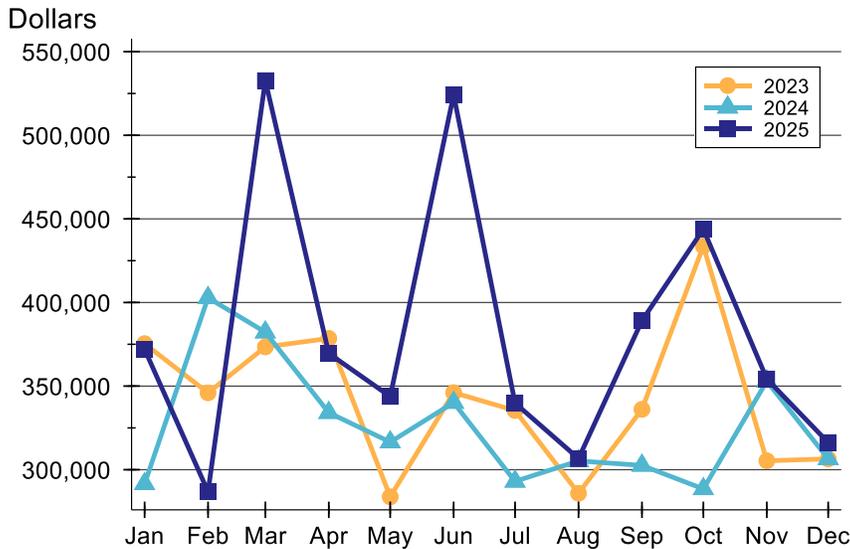
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	75.0%	271,667	265,000	26	15	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	25.0%	450,000	450,000	2	2	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



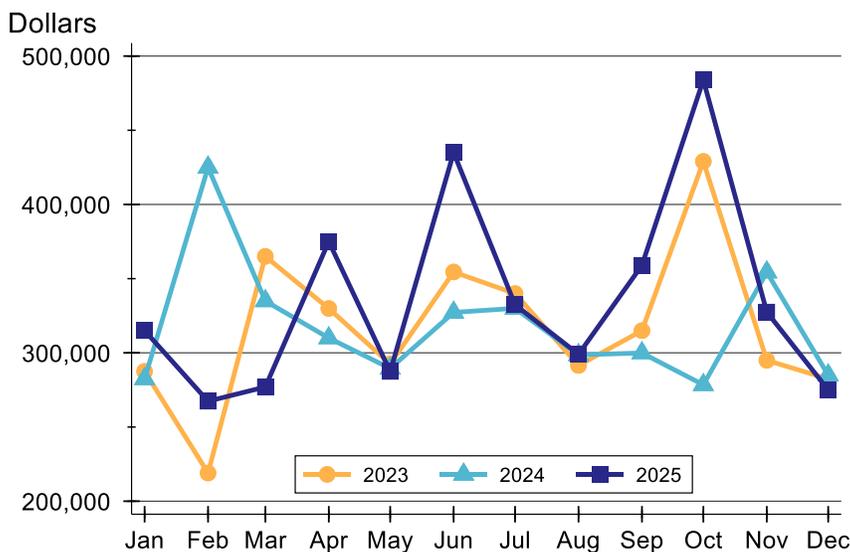
Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	375,375	291,533	372,044
February	345,967	402,837	286,847
March	373,447	382,246	532,694
April	378,505	334,122	369,573
May	283,786	316,529	343,769
June	346,106	340,155	524,213
July	335,397	293,022	339,861
August	285,900	305,263	306,693
September	336,080	302,562	389,100
October	433,761	288,521	443,886
November	305,346	352,948	354,310
December	306,475	306,511	316,250

Median Price

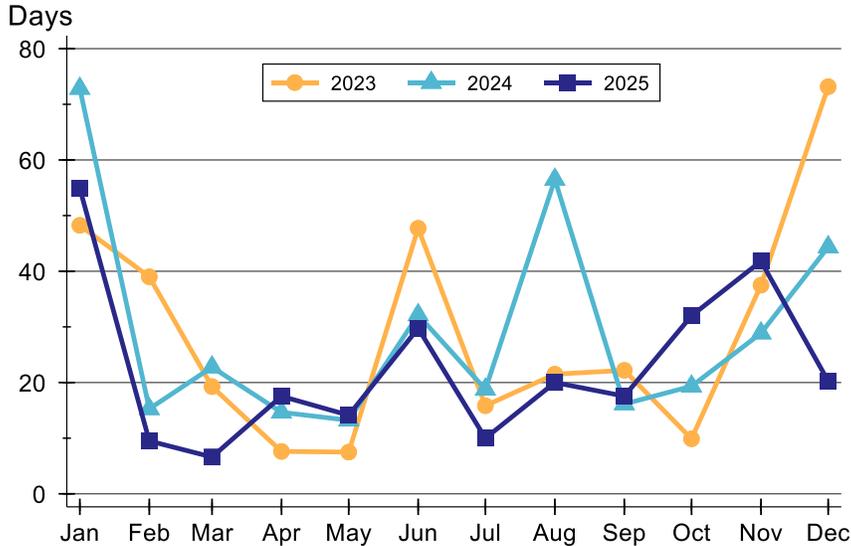


Month	2023	2024	2025
January	287,500	282,450	315,000
February	219,000	425,000	267,389
March	365,000	335,000	277,000
April	329,900	310,000	375,000
May	292,450	289,500	287,450
June	354,500	327,250	434,950
July	339,950	330,000	332,450
August	291,500	298,650	299,000
September	314,950	299,900	359,000
October	429,000	278,450	483,900
November	294,950	354,375	327,500
December	282,450	285,000	275,000



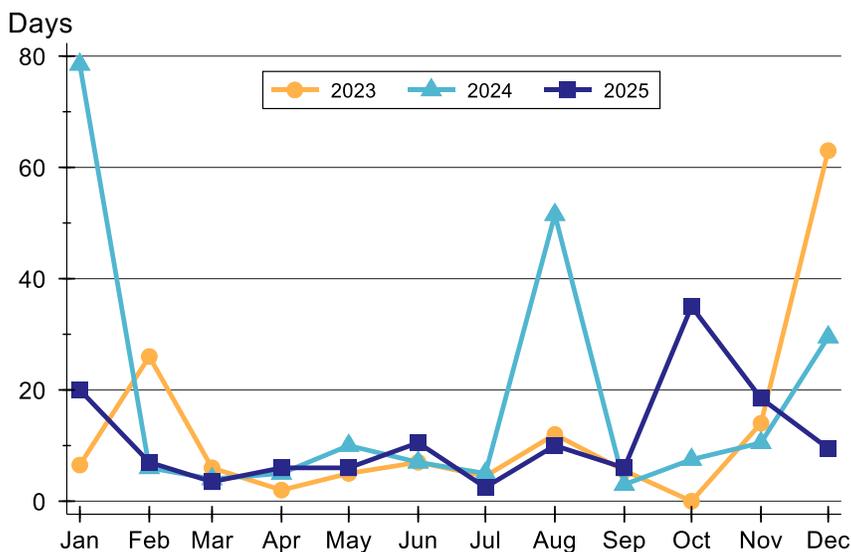
Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	48	73	55
February	39	15	10
March	19	23	7
April	8	15	18
May	8	13	14
June	48	32	30
July	16	19	10
August	22	57	20
September	22	16	18
October	10	19	32
November	38	29	42
December	73	44	20

Median DOM



Month	2023	2024	2025
January	7	79	20
February	26	6	7
March	6	4	4
April	2	5	6
May	5	10	6
June	7	7	11
July	5	5	3
August	12	52	10
September	6	3	6
October	N/A	8	35
November	14	11	19
December	63	30	10



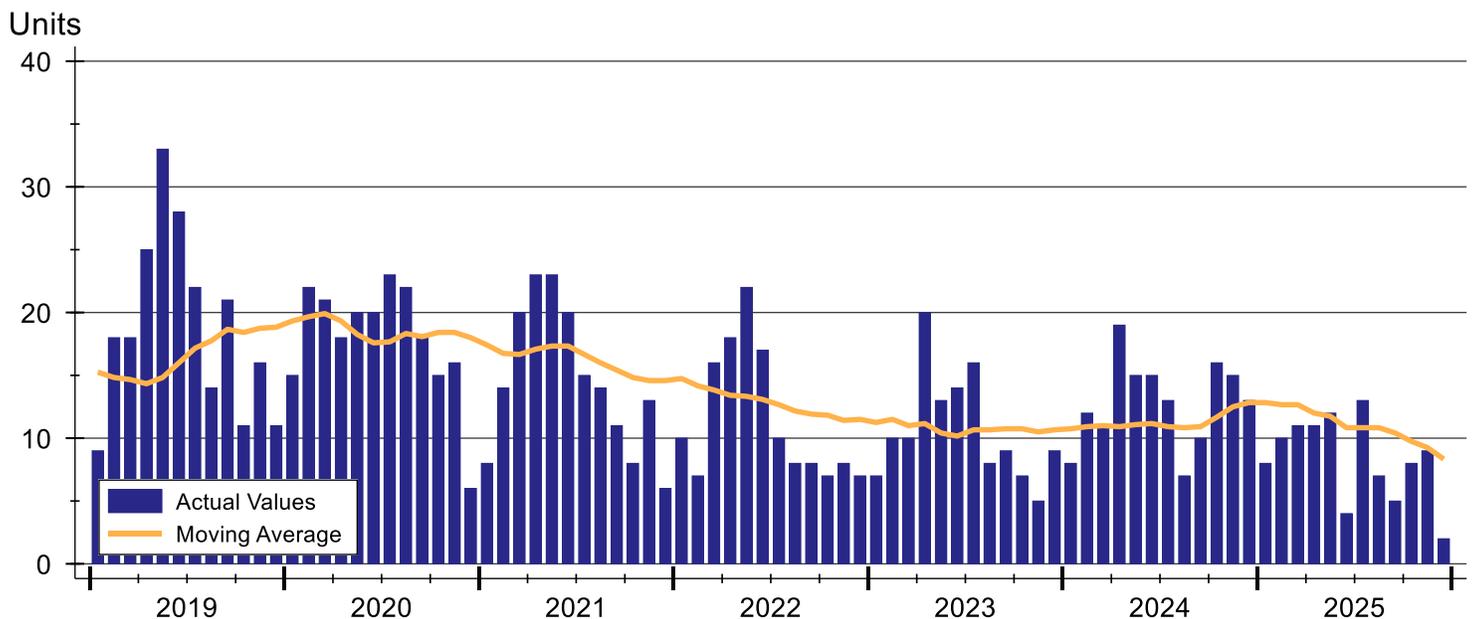
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		2	13	-84.6%
Volume (1,000s)		715	4,148	-82.8%
Average	List Price	357,500	319,104	12.0%
	Days on Market	3	41	-92.7%
	Percent of Original	100.0%	97.8%	2.2%
Median	List Price	357,500	285,000	25.4%
	Days on Market	3	25	-88.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 2 listings in Douglas County had contracts pending at the end of December, down from 13 contracts pending at the end of December 2024.

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

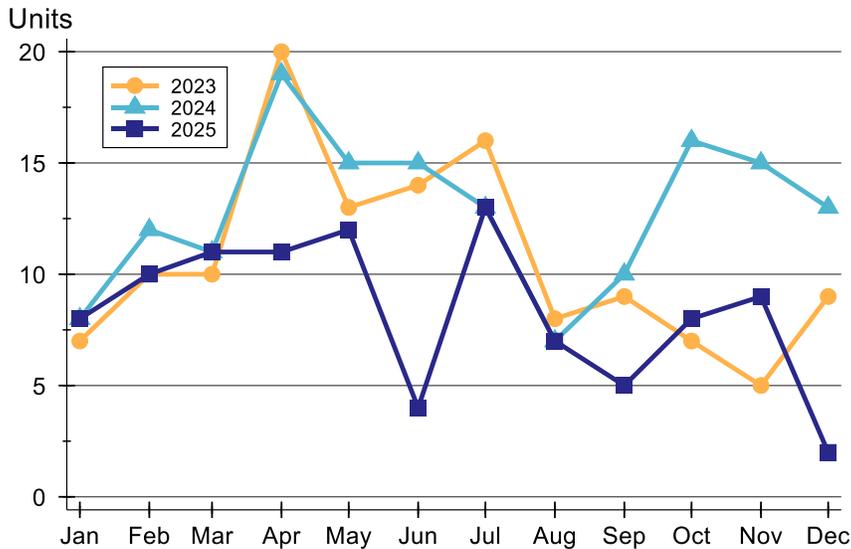
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	7	8	8
February	10	12	10
March	10	11	11
April	20	19	11
May	13	15	12
June	14	15	4
July	16	13	13
August	8	7	7
September	9	10	5
October	7	16	8
November	5	15	9
December	9	13	2

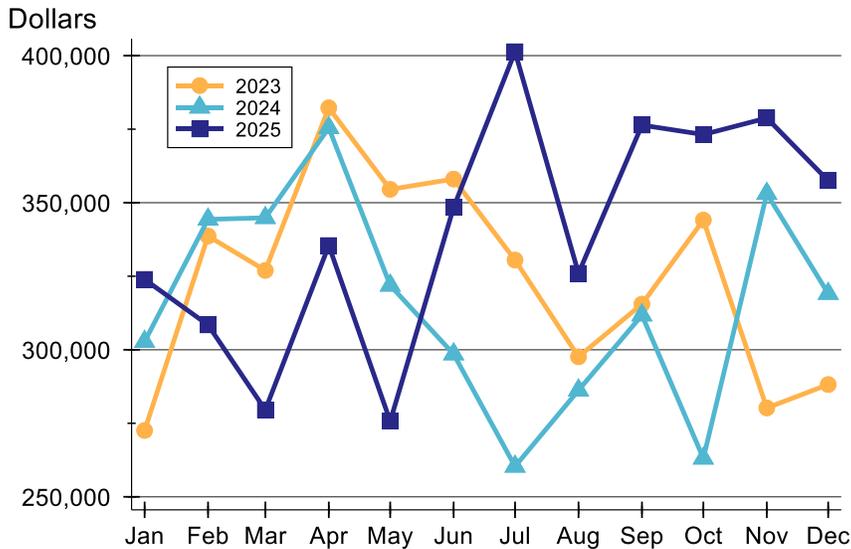
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	265,000	265,000	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	1	50.0%	450,000	450,000	2	2	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



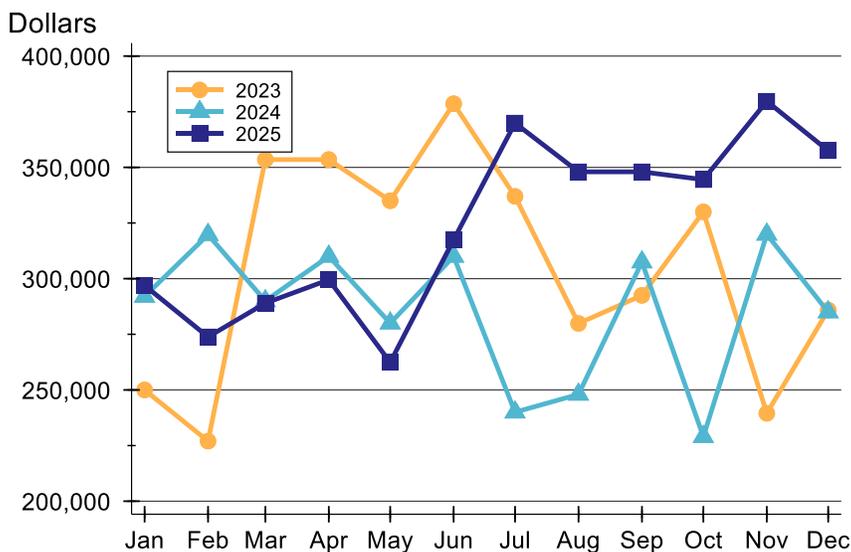
Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	272,557	302,775	323,938
February	338,670	344,338	308,438
March	326,980	344,882	279,562
April	382,265	375,463	335,455
May	354,538	321,893	275,708
June	358,050	298,527	348,450
July	330,508	260,338	401,354
August	297,616	286,243	325,986
September	315,522	311,760	376,380
October	344,100	263,097	373,188
November	280,215	353,103	378,789
December	288,172	319,104	357,500

Median Price

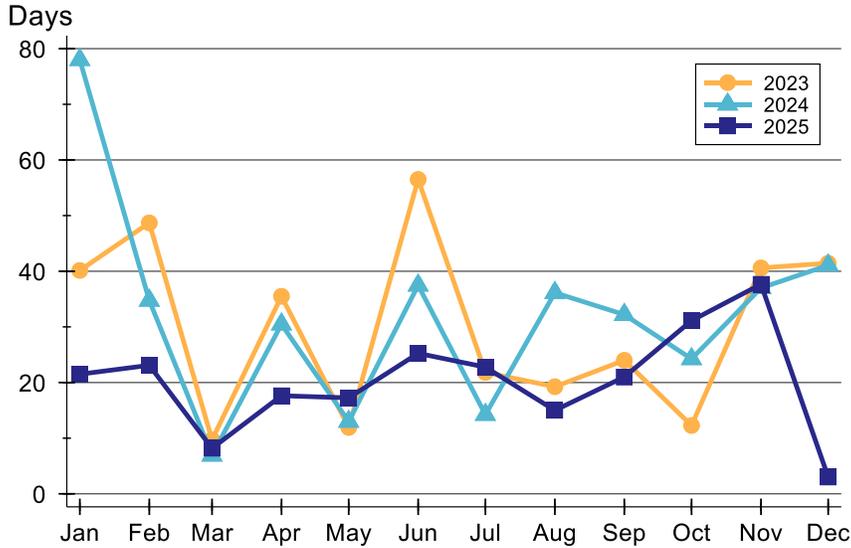


Month	2023	2024	2025
January	250,000	292,000	296,950
February	227,000	319,750	273,839
March	353,500	290,000	289,000
April	353,500	310,000	299,500
May	335,000	280,000	262,400
June	378,600	310,000	317,450
July	336,950	240,000	369,900
August	279,875	248,000	348,000
September	292,500	307,450	348,000
October	330,000	229,000	344,500
November	239,500	319,900	379,700
December	285,900	285,000	357,500



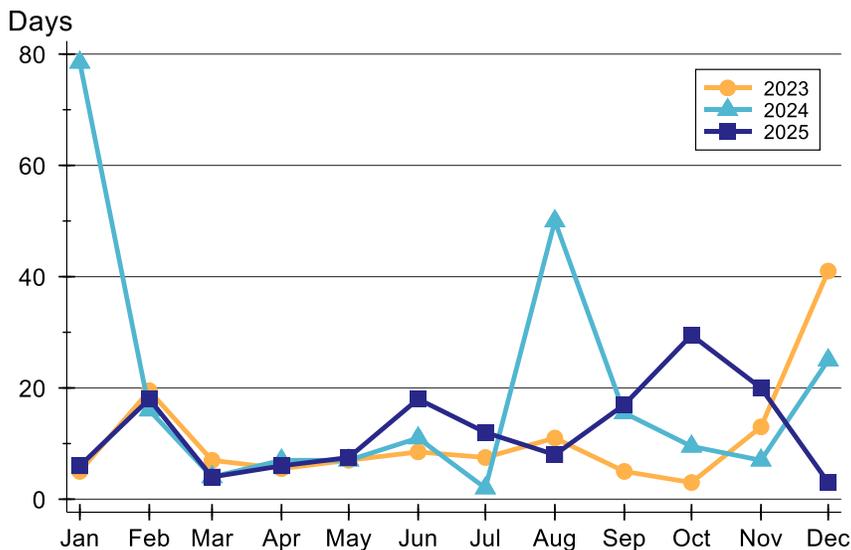
Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	40	78	22
February	49	35	23
March	10	7	8
April	36	30	18
May	12	13	17
June	57	37	25
July	22	14	23
August	19	36	15
September	24	32	21
October	12	24	31
November	41	37	38
December	41	41	3

Median DOM



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



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Rose in December

Total home sales in the Emporia area rose by 36.0% last month to 34 units, compared to 25 units in December 2024. Total sales volume was \$7.2 million, up 37.2% from a year earlier.

The median sale price in December was \$189,432, up from \$181,000 a year earlier. Homes that sold in December were typically on the market for 29 days and sold for 95.8% of their list prices.

Emporia Area Active Listings Up at End of December

The total number of active listings in the Emporia area at the end of December was 80 units, up from 54 at the same point in 2024. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$206,000.

During December, a total of 21 contracts were written up from 14 in December 2024. At the end of the month, there were 25 contracts still pending.

Report Contents

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

Contact Information

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



Emporia Area Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		34	25	25	382	387	416
Change from prior year		36.0%	0.0%	-21.9%	-1.3%	-7.0%	-16.0%
Active Listings		80	54	36	N/A	N/A	N/A
Change from prior year		48.1%	50.0%	20.0%			
Months' Supply		2.5	1.7	1.0	N/A	N/A	N/A
Change from prior year		47.1%	70.0%	42.9%			
New Listings		14	27	15	516	482	485
Change from prior year		-48.1%	80.0%	-42.3%	7.1%	-0.6%	-6.9%
Contracts Written		21	14	17	388	383	415
Change from prior year		50.0%	-17.6%	-22.7%	1.3%	-7.7%	-11.7%
Pending Contracts		25	19	23	N/A	N/A	N/A
Change from prior year		31.6%	-17.4%	-8.0%			
Sales Volume (1,000s)		7,223	5,266	6,577	76,794	75,246	82,268
Change from prior year		37.2%	-19.9%	7.3%	2.1%	-8.5%	-4.9%
Average	Sale Price	212,438	210,632	263,088	201,032	194,434	197,759
	Change from prior year	0.9%	-19.9%	37.4%	3.4%	-1.7%	13.2%
	List Price of Actives	221,149	263,035	235,333	N/A	N/A	N/A
	Change from prior year	-15.9%	11.8%	32.3%			
	Days on Market	69	44	13	45	28	22
Change from prior year	56.8%	238.5%	-50.0%	60.7%	27.3%	0.0%	
Percent of List	94.7%	95.8%	97.7%	95.7%	96.6%	97.1%	
Change from prior year	-1.1%	-1.9%	2.4%	-0.9%	-0.5%	0.6%	
Percent of Original	88.0%	92.8%	96.0%	92.2%	94.9%	95.4%	
Change from prior year	-5.2%	-3.3%	4.3%	-2.8%	-0.5%	0.5%	
Median	Sale Price	189,433	181,000	185,000	179,000	174,000	165,000
	Change from prior year	4.7%	-2.2%	27.1%	2.9%	5.5%	12.2%
	List Price of Actives	206,000	226,500	199,500	N/A	N/A	N/A
	Change from prior year	-9.1%	13.5%	16.0%			
	Days on Market	29	30	4	17	8	6
Change from prior year	-3.3%	650.0%	-60.0%	112.5%	33.3%	-14.3%	
Percent of List	95.8%	97.5%	100.0%	97.5%	98.6%	98.8%	
Change from prior year	-1.7%	-2.5%	1.3%	-1.1%	-0.2%	0.0%	
Percent of Original	92.0%	94.3%	100.0%	94.9%	97.7%	97.8%	
Change from prior year	-2.4%	-5.7%	4.5%	-2.9%	-0.1%	-0.2%	

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



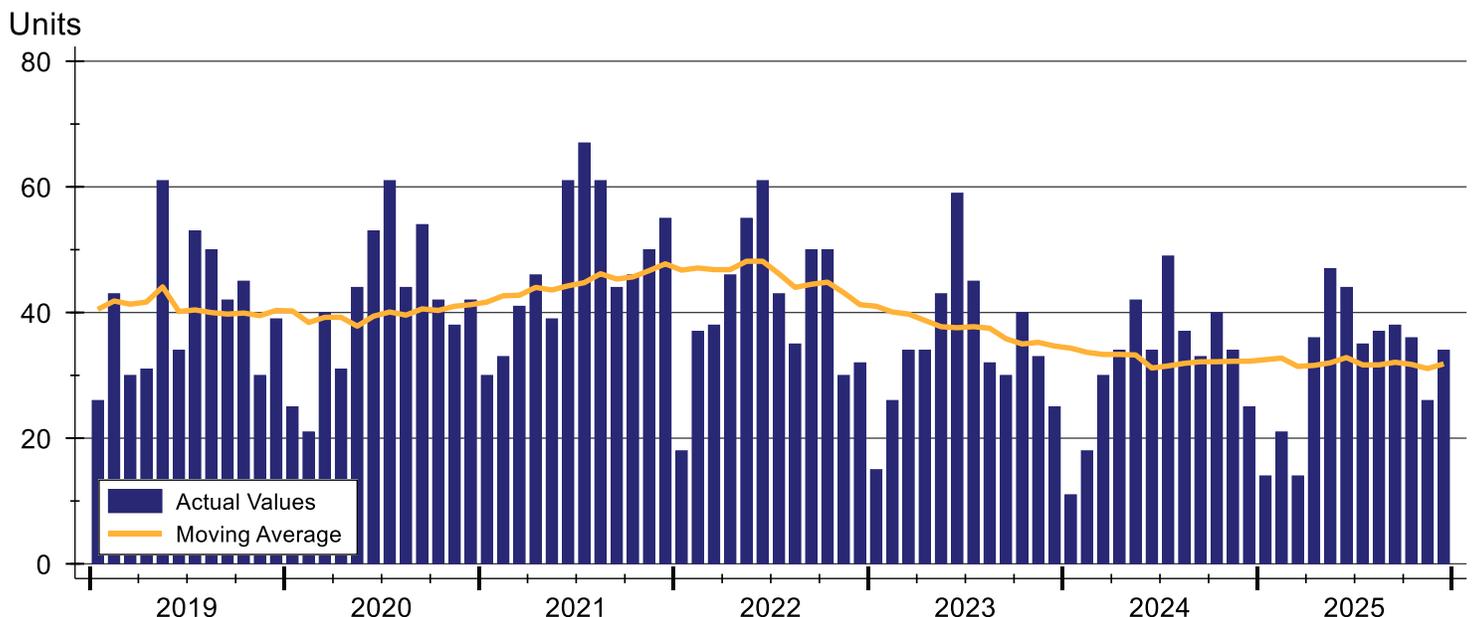
Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		December 2024			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Closed Listings		34	25	36.0%	382	387	-1.3%
Volume (1,000s)		7,223	5,266	37.2%	76,794	75,246	2.1%
Months' Supply		2.5	1.7	47.1%	N/A	N/A	N/A
Average	Sale Price	212,438	210,632	0.9%	201,032	194,434	3.4%
	Days on Market	69	44	56.8%	45	28	60.7%
	Percent of List	94.7%	95.8%	-1.1%	95.7%	96.6%	-0.9%
	Percent of Original	88.0%	92.8%	-5.2%	92.2%	94.9%	-2.8%
Median	Sale Price	189,433	181,000	4.7%	179,000	174,000	2.9%
	Days on Market	29	30	-3.3%	17	8	112.5%
	Percent of List	95.8%	97.5%	-1.7%	97.5%	98.6%	-1.1%
	Percent of Original	92.0%	94.3%	-2.4%	94.9%	97.7%	-2.9%

A total of 34 homes sold in the Emporia area in December, up from 25 units in December 2024. Total sales volume rose to \$7.2 million compared to \$5.3 million in the previous year.

The median sales price in December was \$189,432, up 4.7% compared to the prior year. Median days on market was 29 days, down from 54 days in November, and down from 30 in December 2024.

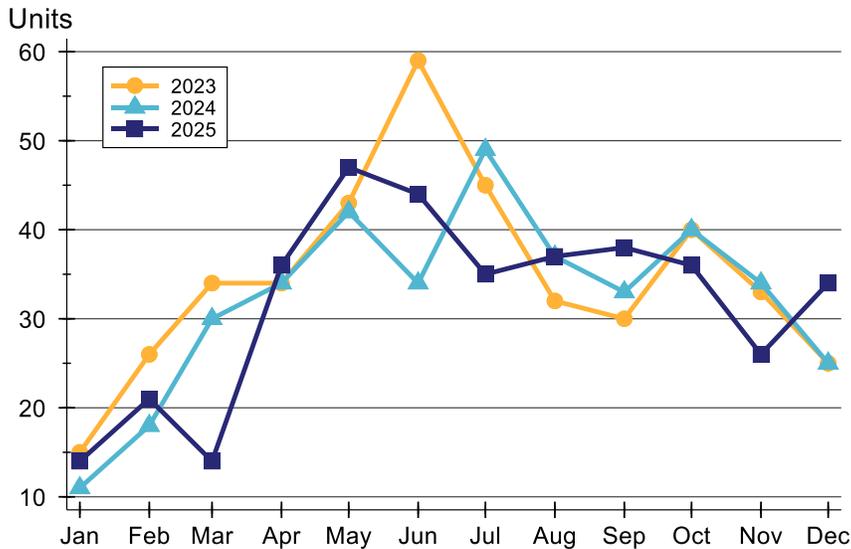
History of Closed Listings





Emporia Area Closed Listings Analysis

Closed Listings by Month



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

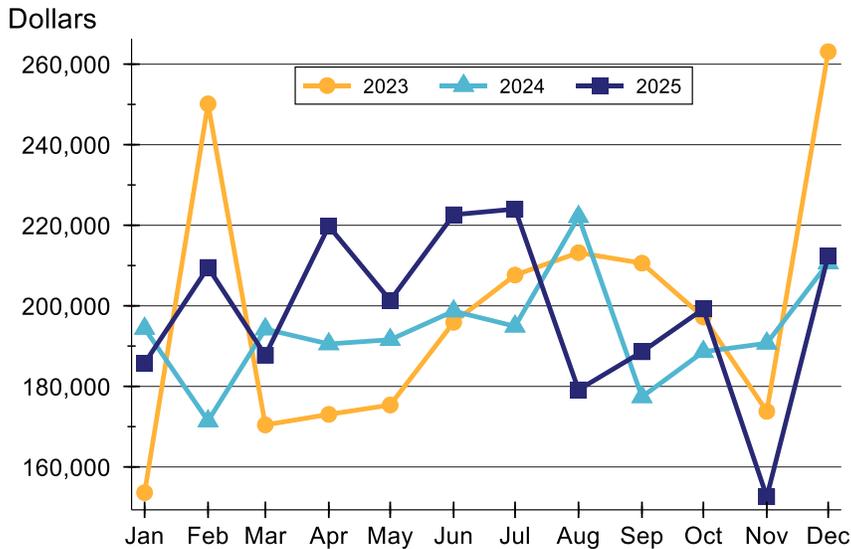
Closed Listings by Price Range

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	3	8.8%	0.7	41,000	41,000	37	25	84.3%	87.4%	76.3%	87.4%
\$50,000-\$99,999	5	14.7%	2.3	80,660	87,500	119	130	91.3%	91.4%	72.4%	70.2%
\$100,000-\$124,999	2	5.9%	3.0	117,450	117,450	175	175	96.2%	96.2%	77.6%	77.6%
\$125,000-\$149,999	2	5.9%	1.7	133,750	133,750	95	95	94.2%	94.2%	87.1%	87.1%
\$150,000-\$174,999	3	8.8%	1.0	161,000	160,000	12	4	97.2%	100.0%	97.2%	100.0%
\$175,000-\$199,999	3	8.8%	3.4	185,288	185,000	24	19	97.3%	97.4%	95.7%	95.2%
\$200,000-\$249,999	7	20.6%	3.4	227,769	235,000	51	20	96.9%	98.8%	93.5%	93.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	6	17.6%	2.3	329,583	325,000	91	80	95.9%	96.2%	91.5%	92.8%
\$400,000-\$499,999	2	5.9%	5.0	454,500	454,500	3	3	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	1	2.9%	4.8	674,450	674,450	73	73	91.1%	91.1%	88.9%	88.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



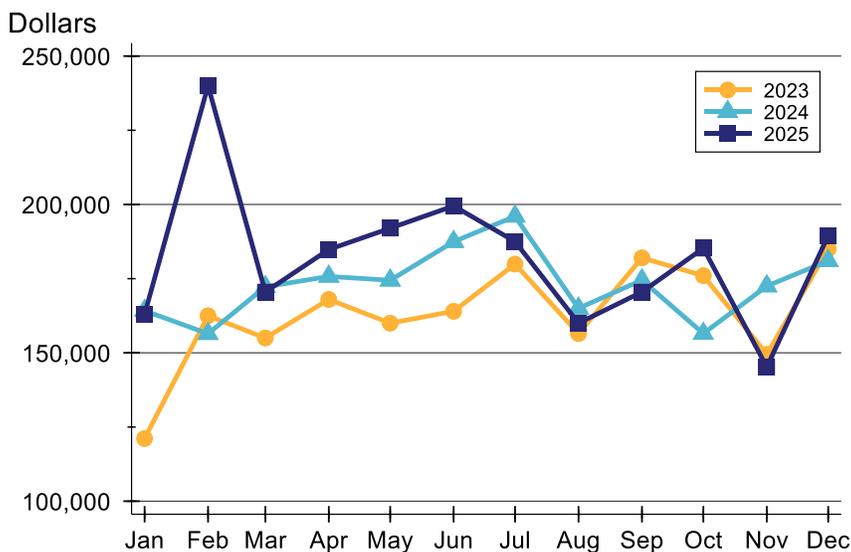
Emporia Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	153,608	194,373	185,765
February	250,131	171,404	209,538
March	170,425	194,223	187,707
April	173,044	190,532	219,758
May	175,369	191,586	201,343
June	195,905	198,674	222,616
July	207,624	194,912	224,011
August	213,187	222,109	179,149
September	210,587	177,390	188,571
October	197,204	188,603	199,206
November	173,785	190,697	152,577
December	263,088	210,632	212,438

Median Price

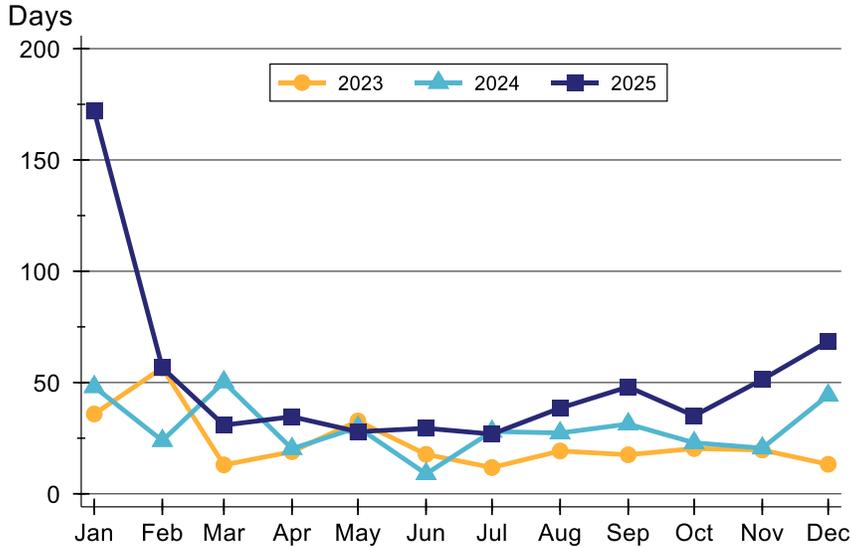


Month	2023	2024	2025
January	121,125	164,200	162,979
February	162,500	156,450	240,000
March	155,000	172,250	170,500
April	168,000	175,750	184,825
May	160,000	174,450	192,000
June	164,000	187,450	199,500
July	179,900	196,000	187,500
August	156,500	165,000	160,000
September	182,000	174,500	170,500
October	176,000	156,500	185,250
November	149,500	172,500	145,250
December	185,000	181,000	189,433



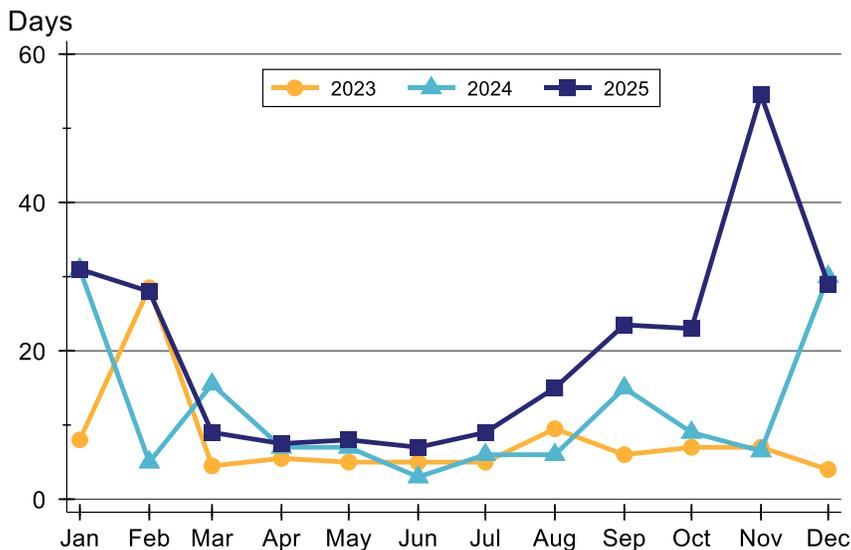
Emporia Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	36	48	172
February	57	24	57
March	13	50	31
April	19	20	35
May	33	30	28
June	18	9	29
July	12	28	27
August	19	27	39
September	18	31	48
October	20	23	35
November	20	21	51
December	13	44	69

Median DOM



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



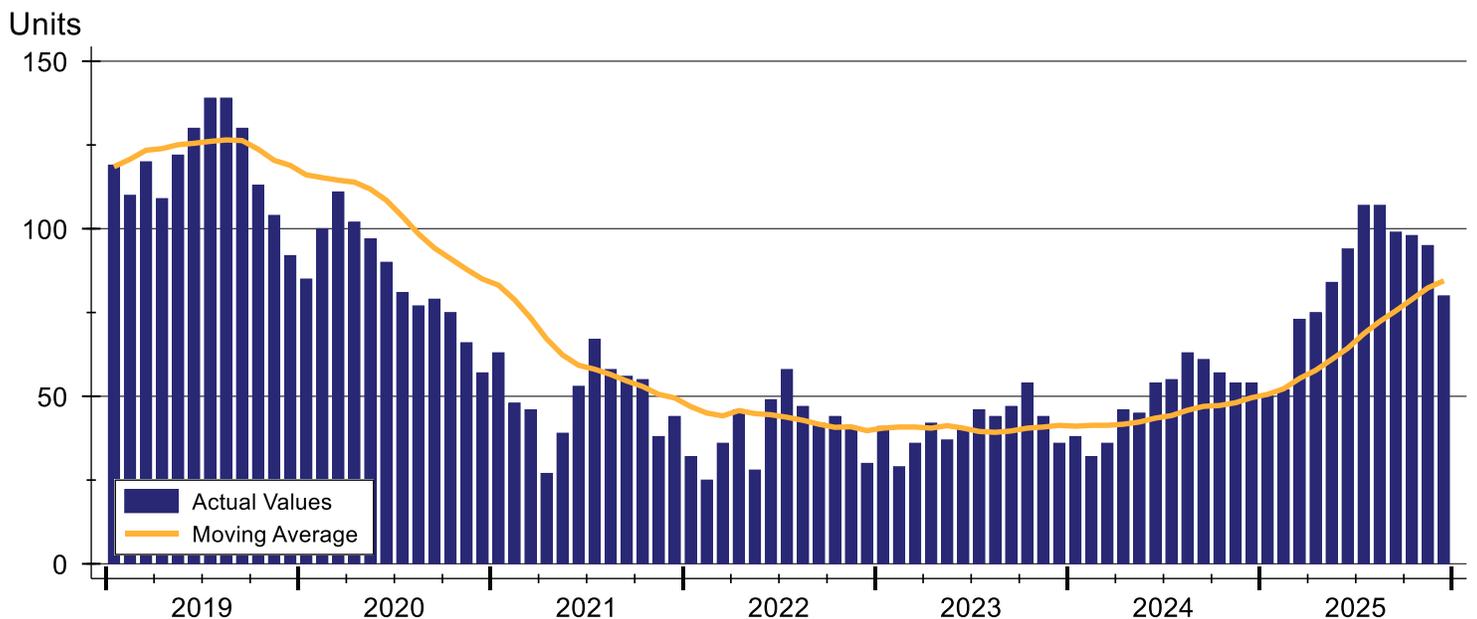
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		80	54	48.1%
Volume (1,000s)		17,692	14,204	24.6%
Months' Supply		2.5	1.7	47.1%
Average	List Price	221,149	263,035	-15.9%
	Days on Market	77	68	13.2%
	Percent of Original	94.3%	95.8%	-1.6%
Median	List Price	206,000	226,500	-9.1%
	Days on Market	39	65	-40.0%
	Percent of Original	96.7%	100.0%	-3.3%

A total of 80 homes were available for sale in the Emporia area at the end of December. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$206,000, down 9.1% from 2024. The typical time on market for active listings was 39 days, down from 64 days a year earlier.

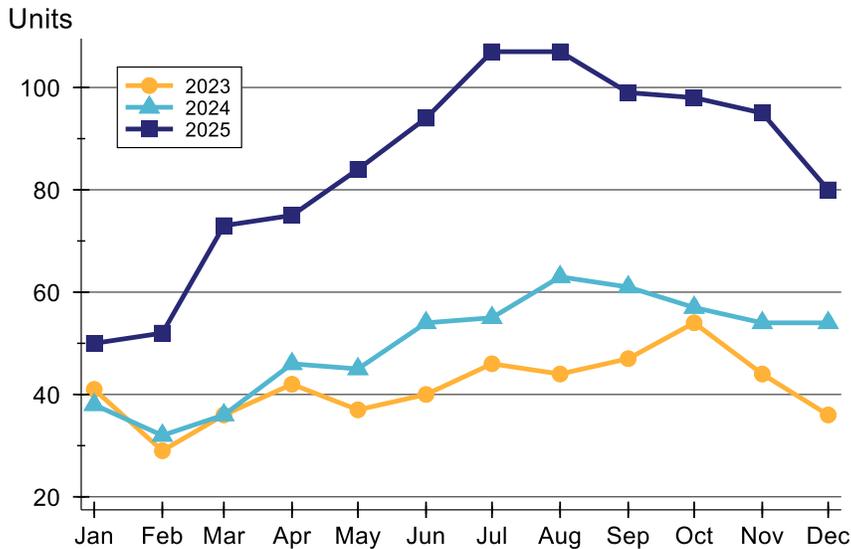
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	41	38	50
February	29	32	52
March	36	36	73
April	42	46	75
May	37	45	84
June	40	54	94
July	46	55	107
August	44	63	107
September	47	61	99
October	54	57	98
November	44	54	95
December	36	54	80

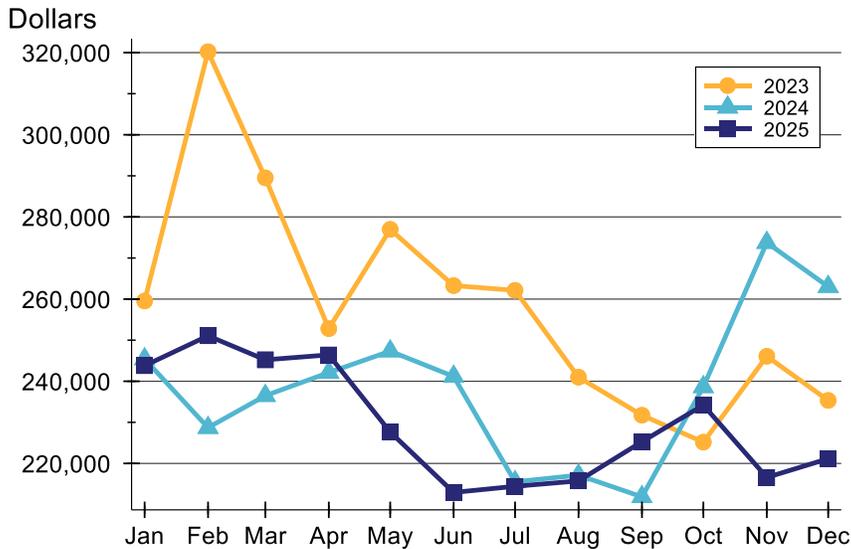
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	1.3%	N/A	950	950	6	6	100.0%	100.0%
\$25,000-\$49,999	1	1.3%	0.7	44,900	44,900	94	94	75.0%	75.0%
\$50,000-\$99,999	10	12.5%	2.3	81,930	86,900	62	22	95.6%	100.0%
\$100,000-\$124,999	6	7.5%	3.0	115,650	119,950	217	160	81.7%	83.2%
\$125,000-\$149,999	5	6.3%	1.7	135,240	129,900	92	78	90.1%	92.9%
\$150,000-\$174,999	4	5.0%	1.0	156,600	156,000	49	45	96.7%	98.4%
\$175,000-\$199,999	12	15.0%	3.4	187,104	186,400	82	31	94.2%	99.3%
\$200,000-\$249,999	15	18.8%	3.4	225,640	219,900	77	40	95.6%	96.1%
\$250,000-\$299,999	11	13.8%	N/A	271,473	275,000	44	31	96.5%	96.7%
\$300,000-\$399,999	8	10.0%	2.3	346,975	349,450	44	27	98.2%	100.0%
\$400,000-\$499,999	5	6.3%	5.0	441,720	429,900	28	25	97.5%	97.6%
\$500,000-\$749,999	2	2.5%	4.8	614,900	614,900	174	174	95.0%	95.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



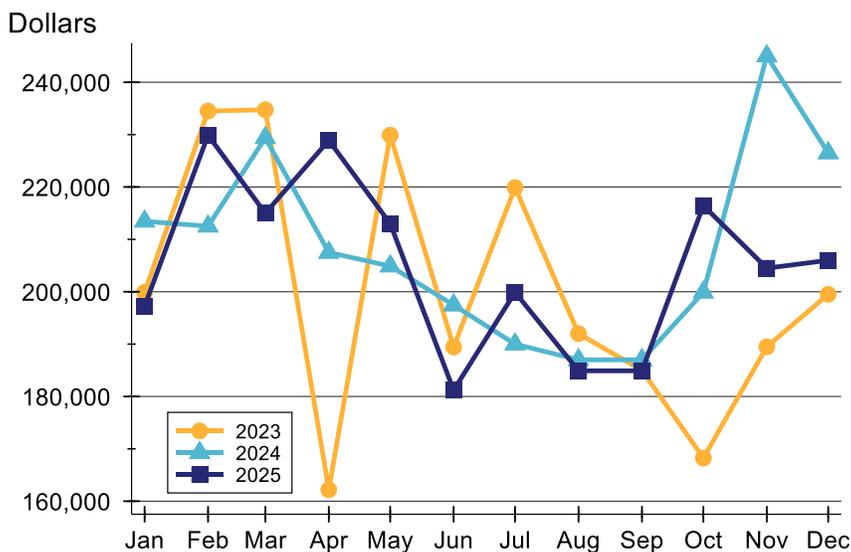
Emporia Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	259,538	245,424	243,778
February	320,231	228,702	251,065
March	289,508	236,489	245,222
April	252,814	242,116	246,426
May	276,970	247,332	227,643
June	263,288	241,171	212,933
July	262,126	215,529	214,432
August	240,991	217,145	215,740
September	231,733	211,868	225,279
October	225,176	238,630	234,192
November	246,093	273,748	216,590
December	235,333	263,035	221,149

Median Price

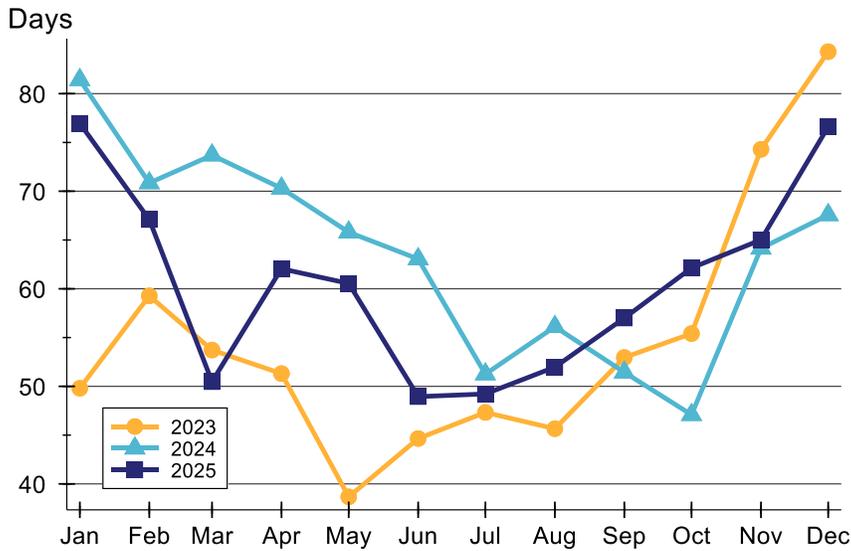


Month	2023	2024	2025
January	199,900	213,450	197,250
February	234,500	212,500	229,900
March	234,750	229,400	215,000
April	162,200	207,500	228,900
May	229,900	204,900	213,000
June	189,450	197,450	181,200
July	219,900	189,999	199,900
August	192,000	187,000	184,900
September	185,000	187,000	184,900
October	168,250	199,900	216,450
November	189,500	245,000	204,500
December	199,500	226,500	206,000



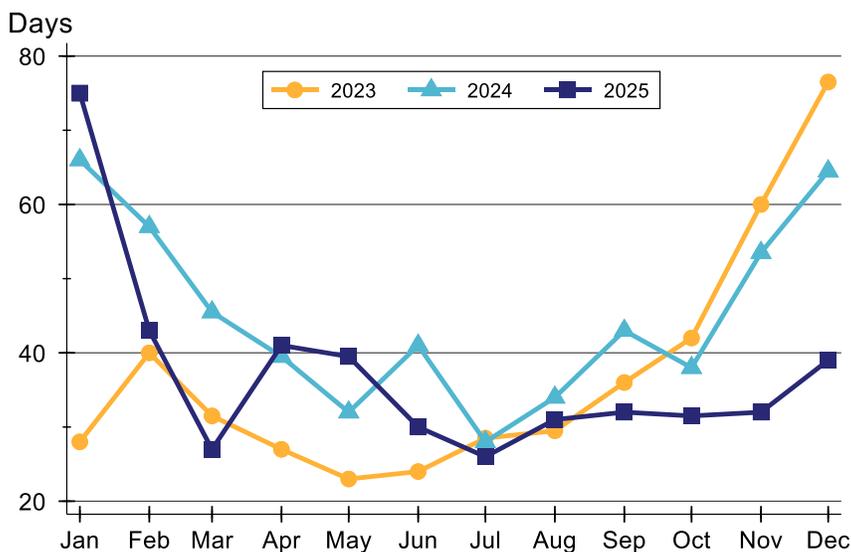
Emporia Area Active Listings Analysis

Average DOM



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

Median DOM

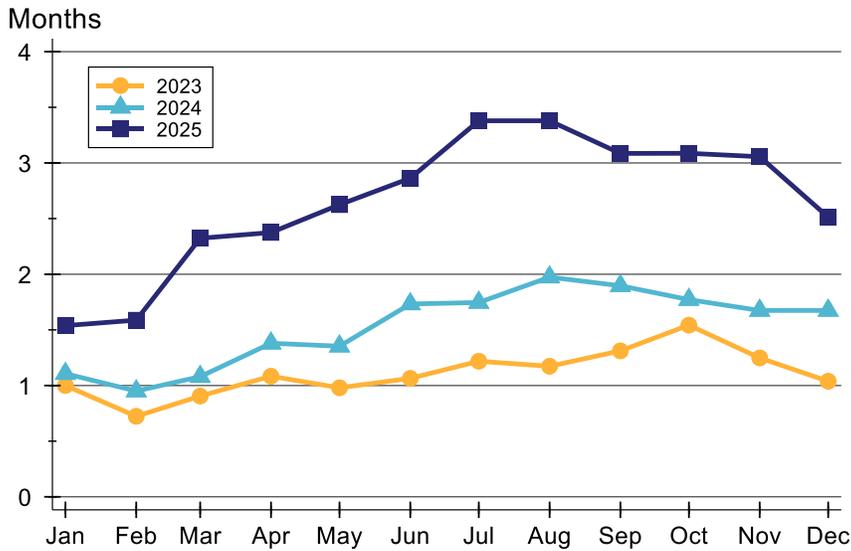


Month	2023	2024	2025
January	28	66	75
February	40	57	43
March	32	46	27
April	27	40	41
May	23	32	40
June	24	41	30
July	29	28	26
August	30	34	31
September	36	43	32
October	42	38	32
November	60	54	32
December	77	65	39



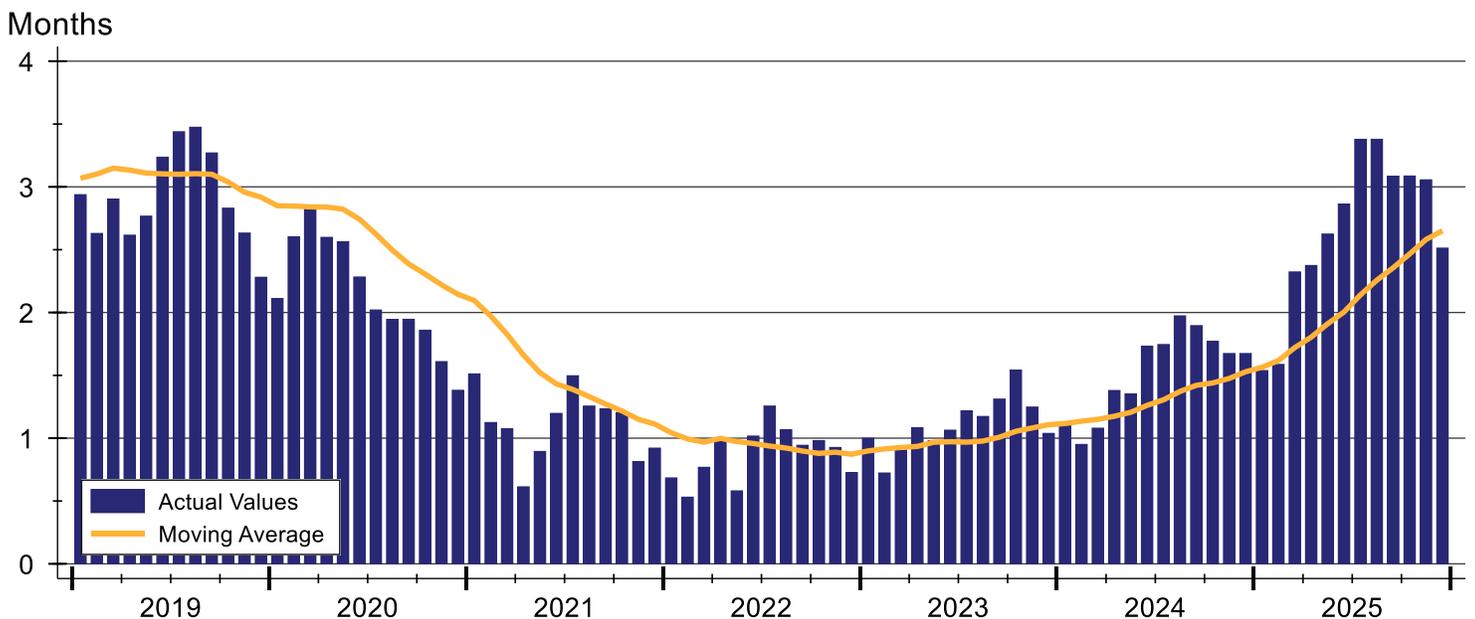
Emporia Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.0	1.1	1.5
February	0.7	1.0	1.6
March	0.9	1.1	2.3
April	1.1	1.4	2.4
May	1.0	1.4	2.6
June	1.1	1.7	2.9
July	1.2	1.7	3.4
August	1.2	2.0	3.4
September	1.3	1.9	3.1
October	1.5	1.8	3.1
November	1.2	1.7	3.1
December	1.0	1.7	2.5

History of Month's Supply





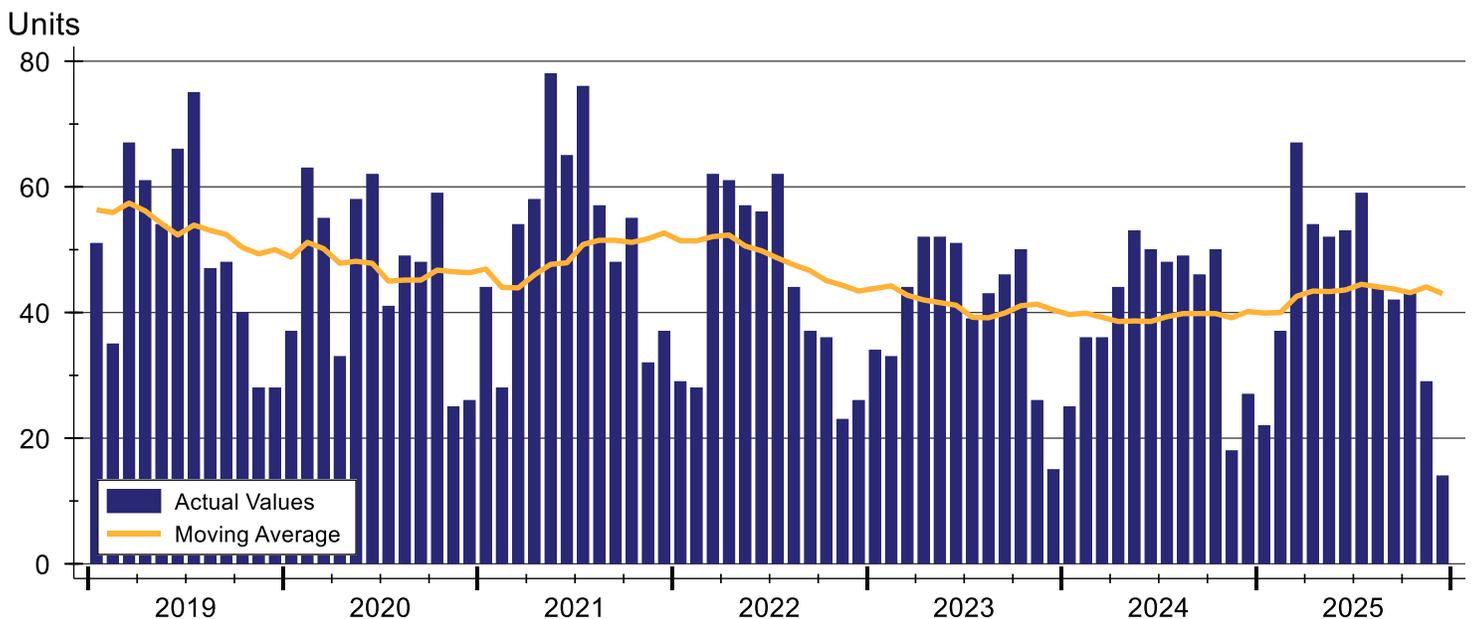
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	14	27	-48.1%
	Volume (1,000s)	2,622	5,340	-50.9%
	Average List Price	187,286	197,783	-5.3%
	Median List Price	157,200	174,000	-9.7%
Year-to-Date	New Listings	516	482	7.1%
	Volume (1,000s)	107,995	101,080	6.8%
	Average List Price	209,294	209,710	-0.2%
	Median List Price	189,500	180,000	5.3%

A total of 14 new listings were added in the Emporia area during December, down 48.1% from the same month in 2024. Year-to-date the Emporia area has seen 516 new listings.

The median list price of these homes was \$157,200 down from \$174,000 in 2024.

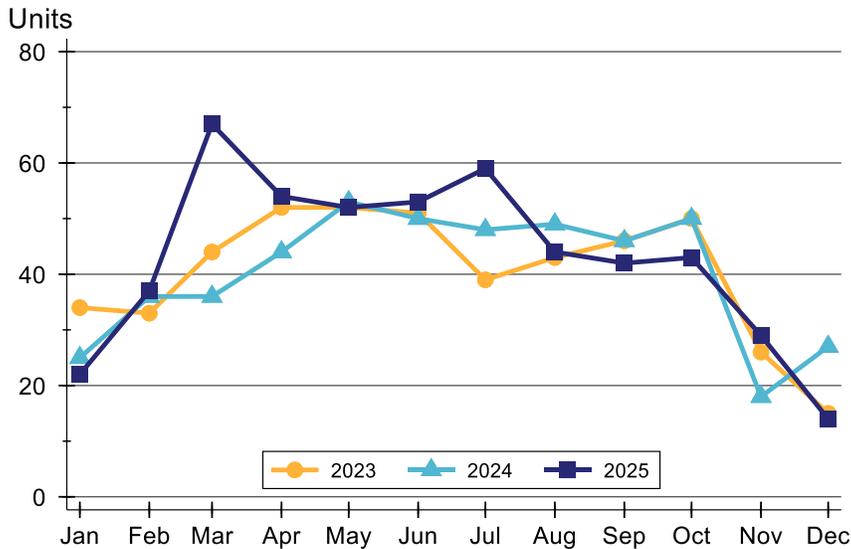
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	34	25	22
February	33	36	37
March	44	36	67
April	52	44	54
May	52	53	52
June	51	50	53
July	39	48	59
August	43	49	44
September	46	46	42
October	50	50	43
November	26	18	29
December	15	27	14

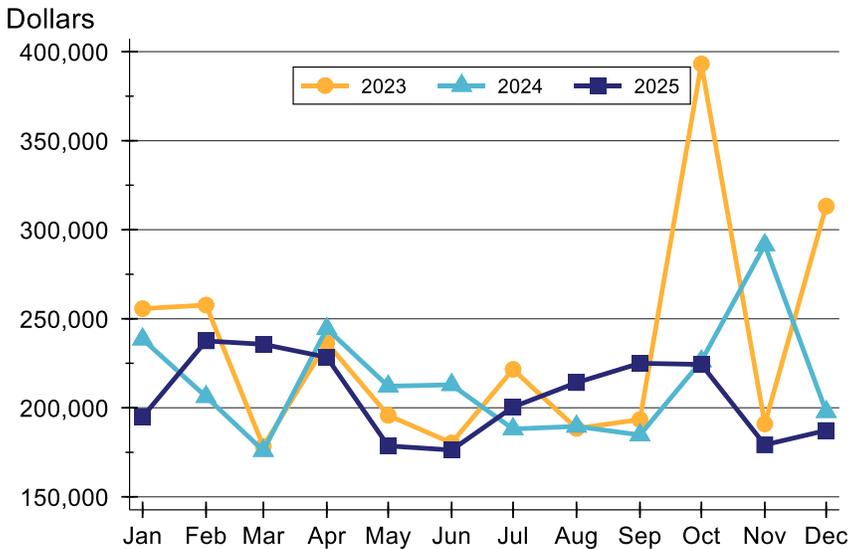
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.1%	25,000	25,000	15	15	64.1%	64.1%
\$50,000-\$99,999	2	14.3%	72,450	72,450	13	13	97.3%	97.3%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	21.4%	135,967	139,900	10	5	97.4%	100.0%
\$150,000-\$174,999	2	14.3%	157,200	157,200	3	3	100.0%	100.0%
\$175,000-\$199,999	2	14.3%	193,900	193,900	10	10	98.8%	98.8%
\$200,000-\$249,999	1	7.1%	239,500	239,500	2	2	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	14.3%	343,750	343,750	19	19	100.0%	100.0%
\$400,000-\$499,999	1	7.1%	415,000	415,000	4	4	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



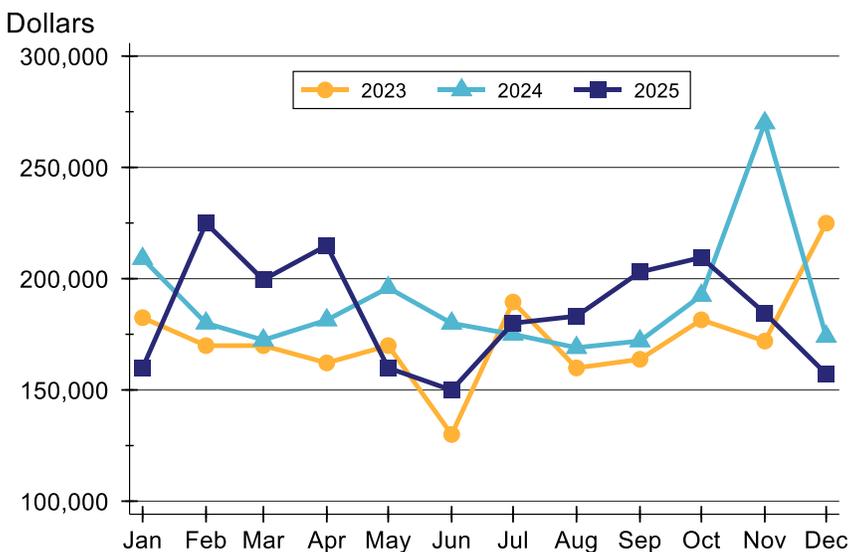
Emporia Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	255,681	238,544	194,877
February	257,694	206,228	237,548
March	178,327	175,949	235,678
April	236,440	244,442	228,389
May	195,738	212,133	178,593
June	180,267	212,926	176,289
July	221,597	188,119	200,460
August	188,419	189,567	214,120
September	193,379	184,739	224,998
October	393,143	226,222	224,369
November	190,950	291,433	179,212
December	313,233	197,783	187,286

Median Price



Month	2023	2024	2025
January	182,450	209,000	159,900
February	169,900	180,000	224,900
March	169,900	172,400	199,500
April	162,150	181,400	214,900
May	169,900	195,900	159,900
June	130,000	179,950	149,900
July	189,500	175,000	180,000
August	159,900	169,000	183,150
September	163,750	172,000	202,950
October	181,500	192,450	209,500
November	171,950	269,950	184,500
December	224,900	174,000	157,200



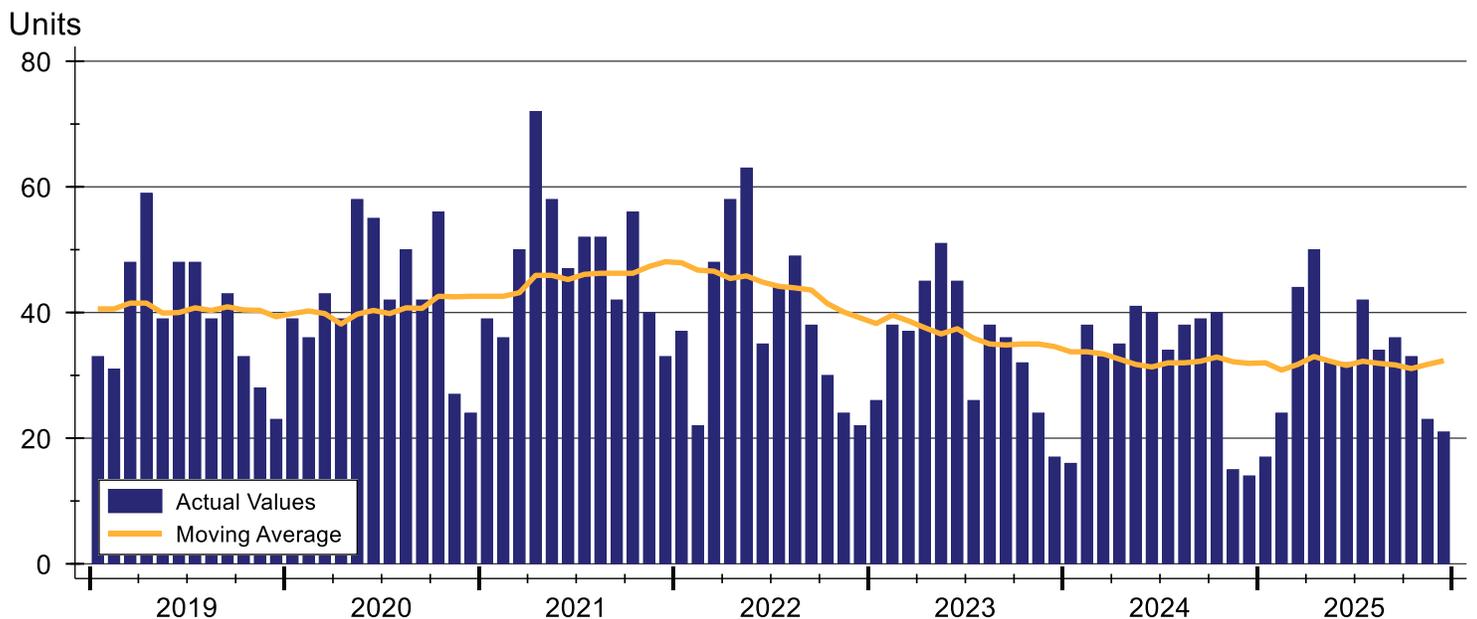
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		21	14	50.0%	388	383	1.3%
Volume (1,000s)		3,482	2,413	44.3%	81,086	78,891	2.8%
Average	Sale Price	165,799	172,386	-3.8%	208,985	205,982	1.5%
	Days on Market	53	182	-70.9%	40	33	21.2%
	Percent of Original	90.4%	87.2%	3.7%	92.6%	94.7%	-2.2%
Median	Sale Price	154,900	162,500	-4.7%	185,000	179,900	2.8%
	Days on Market	25	43	-41.9%	17	8	112.5%
	Percent of Original	97.0%	90.5%	7.2%	95.4%	97.5%	-2.2%

A total of 21 contracts for sale were written in the Emporia area during the month of December, up from 14 in 2024. The median list price of these homes was \$154,900, down from \$162,500 the prior year.

Half of the homes that went under contract in December were on the market less than 25 days, compared to 42 days in December 2024.

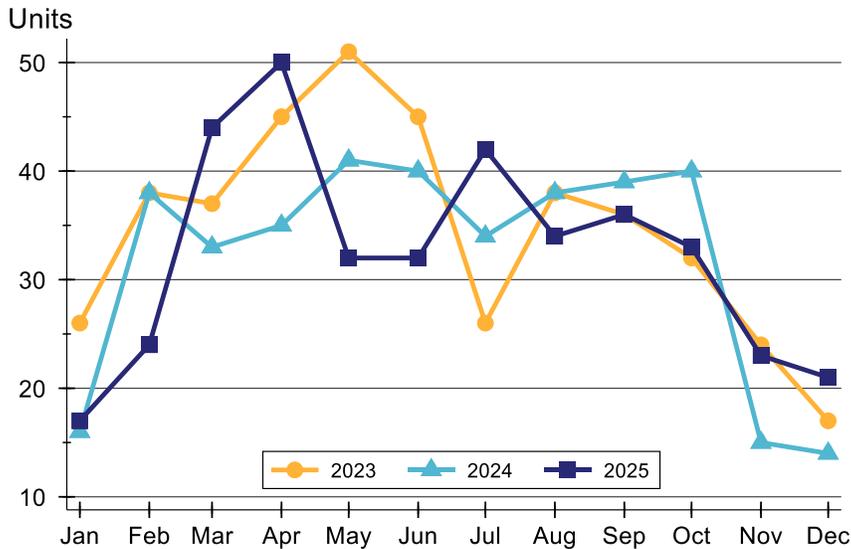
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	26	16	17
February	38	38	24
March	37	33	44
April	45	35	50
May	51	41	32
June	45	40	32
July	26	34	42
August	38	38	34
September	36	39	36
October	32	40	33
November	24	15	23
December	17	14	21

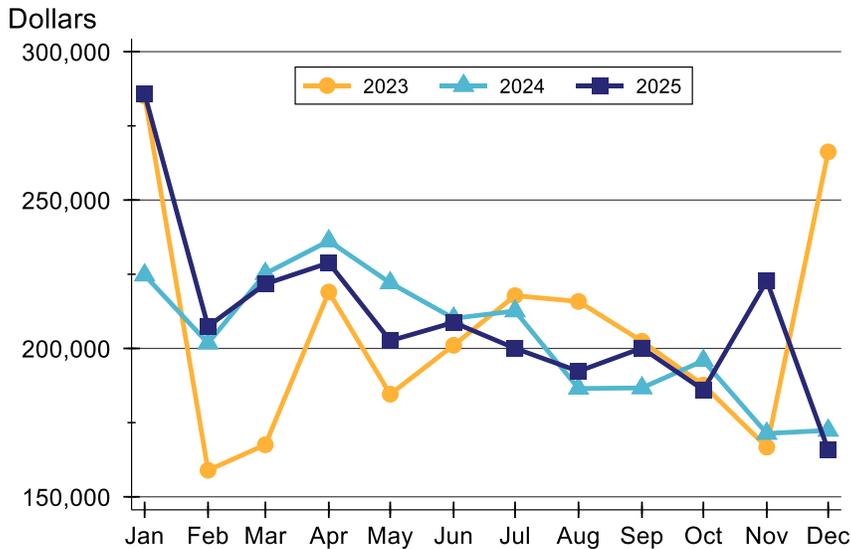
Contracts Written by Price Range

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	14.3%	38,967	45,000	21	22	80.1%	87.4%
\$50,000-\$99,999	3	14.3%	76,567	79,900	138	165	64.8%	55.6%
\$100,000-\$124,999	1	4.8%	119,000	119,000	54	54	96.0%	96.0%
\$125,000-\$149,999	3	14.3%	133,267	129,900	10	14	97.0%	96.2%
\$150,000-\$174,999	3	14.3%	158,267	155,000	43	28	100.1%	100.0%
\$175,000-\$199,999	2	9.5%	193,900	193,900	10	10	98.8%	98.8%
\$200,000-\$249,999	3	14.3%	228,133	224,900	25	19	100.0%	100.0%
\$250,000-\$299,999	1	4.8%	259,900	259,900	222	222	81.1%	81.1%
\$300,000-\$399,999	1	4.8%	319,900	319,900	57	57	97.0%	97.0%
\$400,000-\$499,999	1	4.8%	489,580	489,580	56	56	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



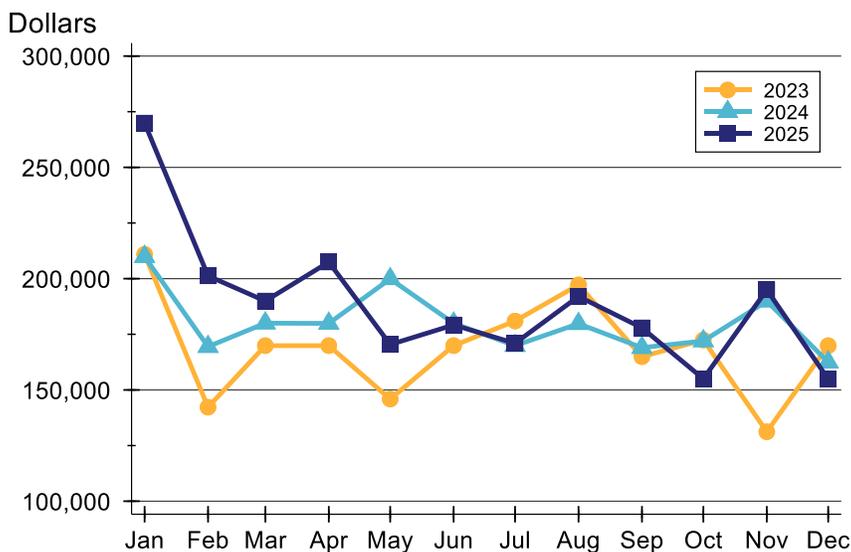
Emporia Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	285,077	224,700	285,788
February	158,949	201,782	207,425
March	167,535	225,224	221,717
April	219,007	236,216	228,832
May	184,567	222,084	202,606
June	201,069	210,151	208,751
July	217,796	212,612	200,034
August	215,824	186,521	192,306
September	202,414	186,700	200,127
October	187,672	195,883	186,033
November	166,738	171,353	222,774
December	266,229	172,386	165,799

Median Price

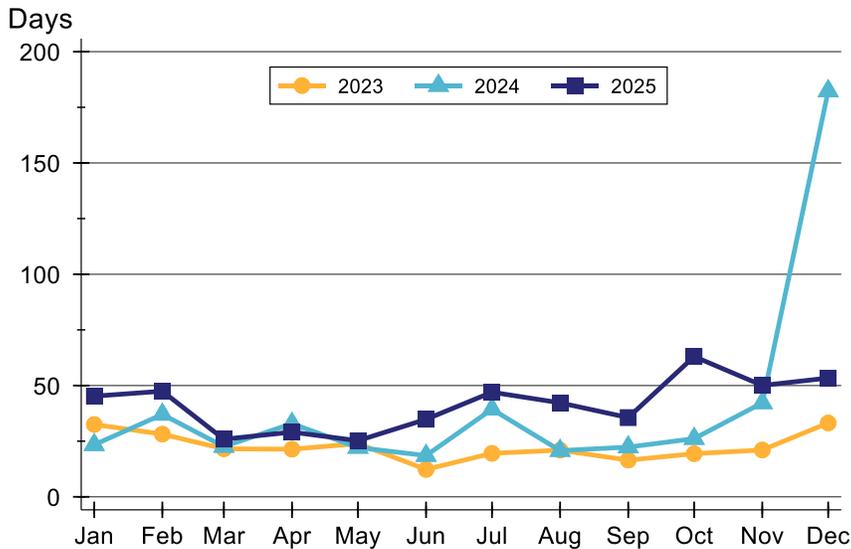


Month	2023	2024	2025
January	210,950	209,900	269,900
February	142,250	169,450	201,250
March	169,900	180,000	189,950
April	169,900	179,900	207,450
May	145,900	199,900	170,400
June	169,900	179,950	179,200
July	180,950	169,900	170,950
August	197,200	179,750	192,000
September	164,950	169,000	177,900
October	172,450	172,000	154,999
November	131,200	189,900	195,000
December	169,900	162,500	154,900



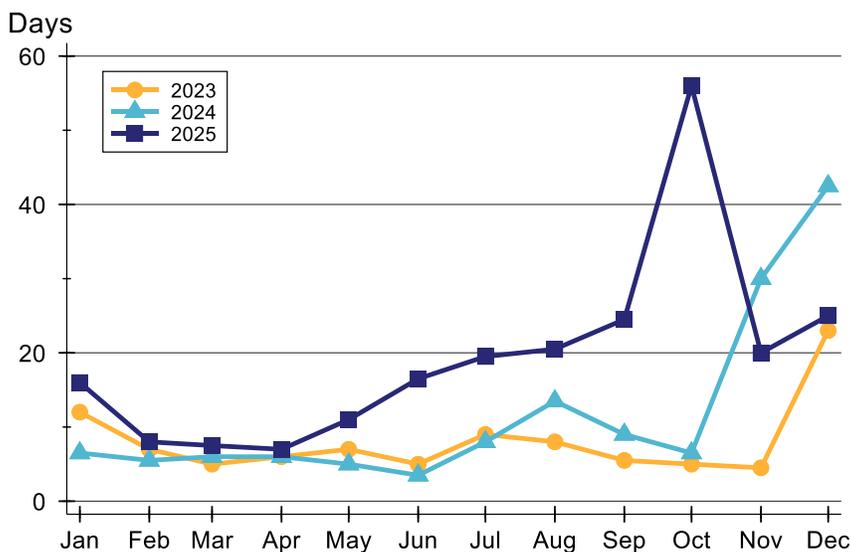
Emporia Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	33	23	45
February	28	37	47
March	22	23	26
April	21	33	29
May	24	22	25
June	12	19	35
July	20	39	47
August	21	21	42
September	16	22	36
October	19	26	63
November	21	42	50
December	33	182	53

Median DOM



Month	2023	2024	2025
January	12	7	16
February	7	6	8
March	5	6	8
April	6	6	7
May	7	5	11
June	5	4	17
July	9	8	20
August	8	14	21
September	6	9	25
October	5	7	56
November	5	30	20
December	23	43	25



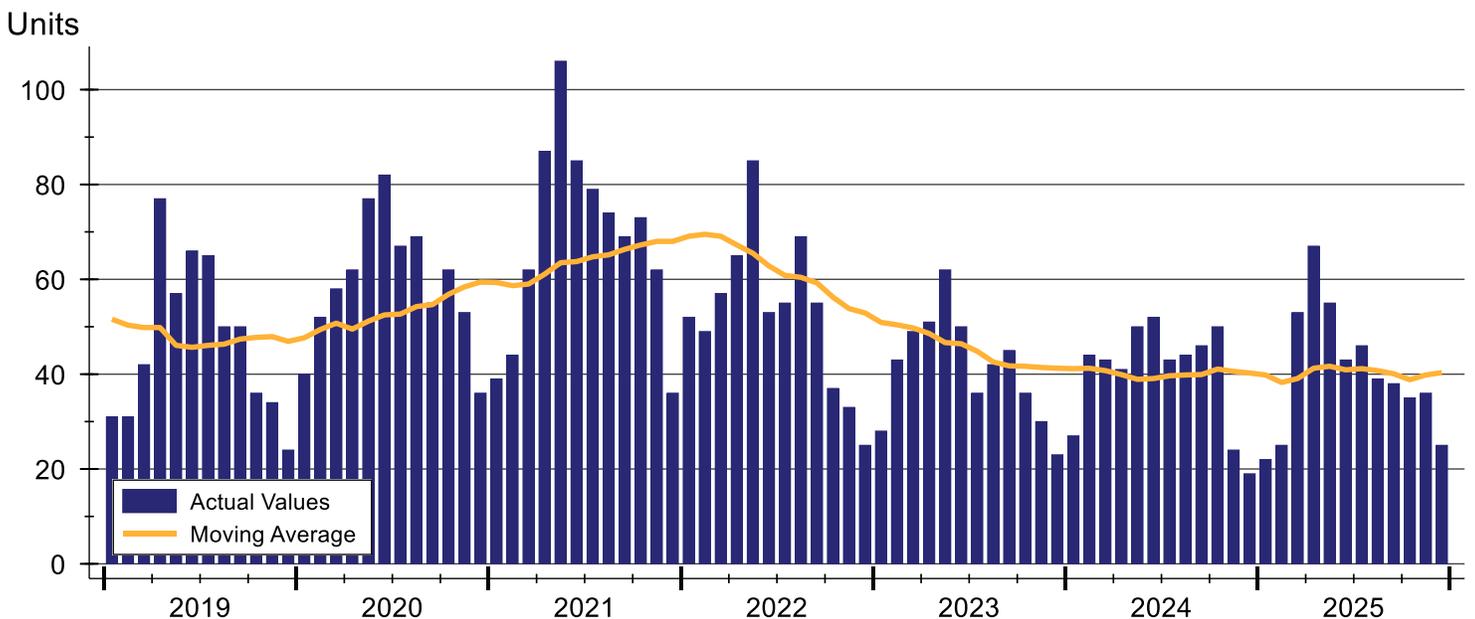
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		25	19	31.6%
Volume (1,000s)		4,591	3,684	24.6%
Average	List Price	183,659	193,879	-5.3%
	Days on Market	57	27	111.1%
	Percent of Original	94.6%	97.0%	-2.5%
Median	List Price	155,000	155,000	0.0%
	Days on Market	52	12	333.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 25 listings in the Emporia area had contracts pending at the end of December, up from 19 contracts pending at the end of December 2024.

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

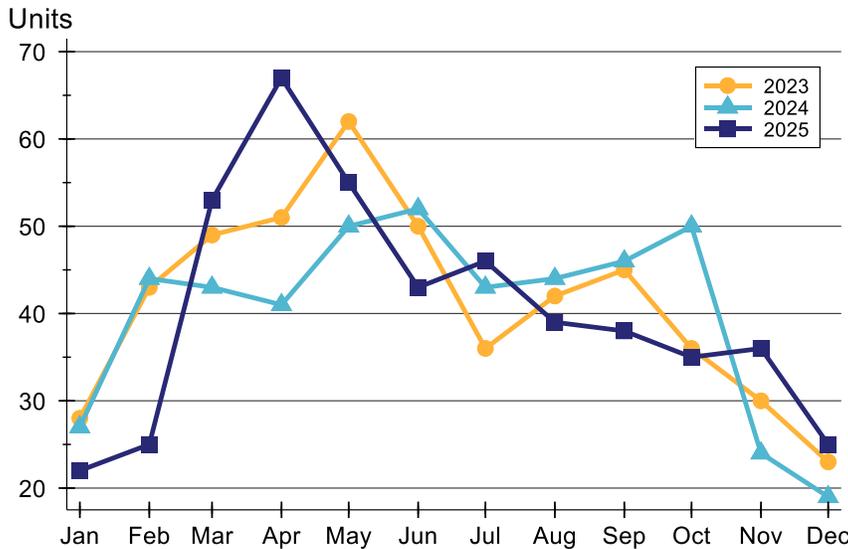
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



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

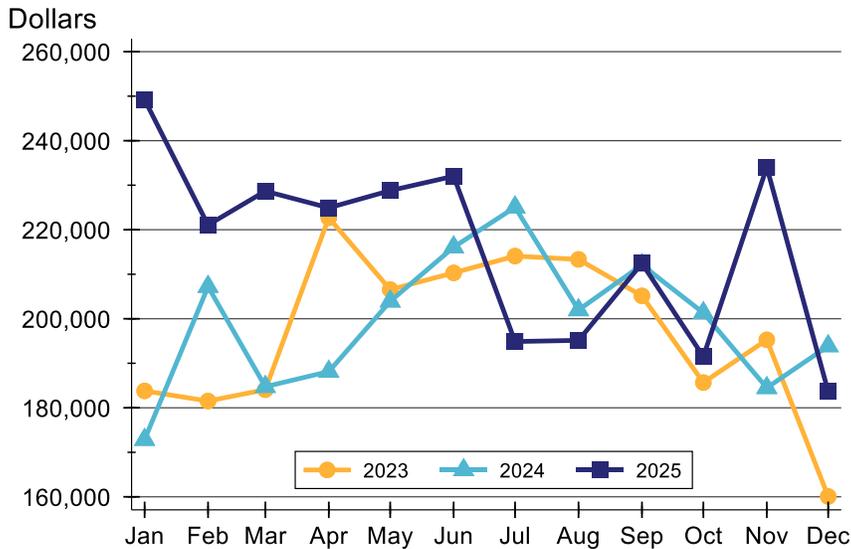
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.0%	25,000	25,000	15	15	64.1%	64.1%
\$50,000-\$99,999	1	4.0%	79,900	79,900	186	186	63.7%	63.7%
\$100,000-\$124,999	2	8.0%	116,950	116,950	53	53	98.0%	98.0%
\$125,000-\$149,999	6	24.0%	134,183	129,900	57	15	94.2%	100.0%
\$150,000-\$174,999	4	16.0%	156,200	154,950	50	49	100.1%	100.0%
\$175,000-\$199,999	2	8.0%	180,500	180,500	37	37	94.9%	94.9%
\$200,000-\$249,999	5	20.0%	223,580	224,000	34	19	97.9%	100.0%
\$250,000-\$299,999	2	8.0%	267,200	267,200	109	109	99.1%	99.1%
\$300,000-\$399,999	1	4.0%	319,900	319,900	57	57	97.0%	97.0%
\$400,000-\$499,999	1	4.0%	489,580	489,580	56	56	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



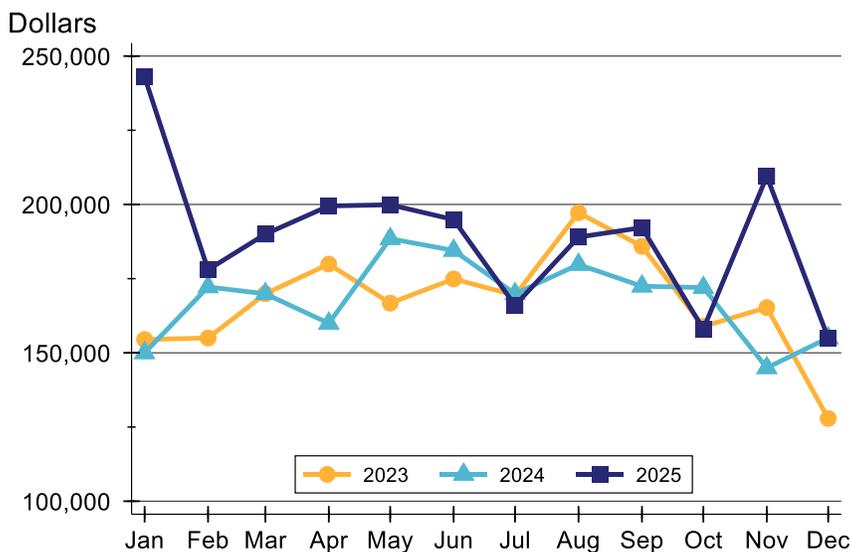
Emporia Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	183,800	172,848	249,214
February	181,521	207,211	221,064
March	184,071	184,742	228,671
April	222,690	188,143	224,919
May	206,548	203,924	228,789
June	210,310	216,086	232,019
July	214,081	225,065	194,883
August	213,333	201,970	195,149
September	205,142	212,089	212,449
October	185,671	201,312	191,500
November	195,270	184,488	234,039
December	160,087	193,879	183,659

Median Price

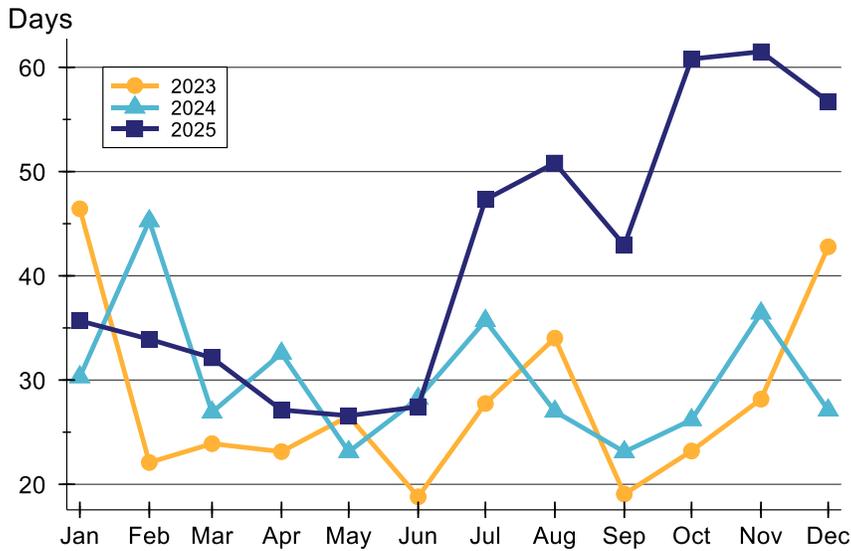


Month	2023	2024	2025
January	154,500	150,000	242,950
February	155,000	172,200	178,000
March	169,900	169,900	190,000
April	179,900	159,950	199,500
May	166,750	188,450	199,900
June	174,900	184,500	194,900
July	169,400	169,900	166,000
August	197,200	179,750	189,000
September	185,900	172,450	192,200
October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



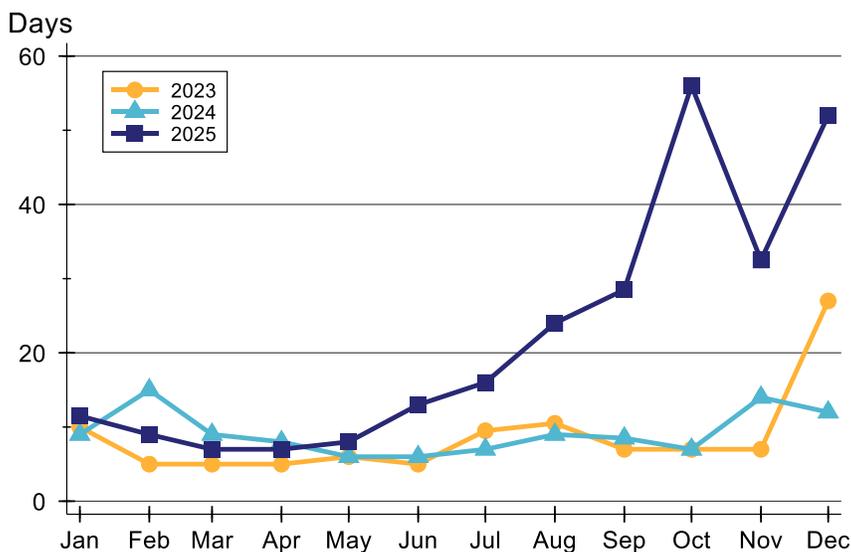
Emporia Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	30	36
February	22	45	34
March	24	27	32
April	23	33	27
May	27	23	27
June	19	28	27
July	28	36	47
August	34	27	51
September	19	23	43
October	23	26	61
November	28	36	62
December	43	27	57

Median DOM



Month	2023	2024	2025
January	10	9	12
February	5	15	9
March	5	9	7
April	5	8	7
May	6	6	8
June	5	6	13
July	10	7	16
August	11	9	24
September	7	9	29
October	7	7	56
November	7	14	33
December	27	12	52



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Rose in December

Total home sales in Greenwood County rose last month to 1 unit, compared to 0 units in December 2024. Total sales volume was \$0.1 million, essentially the same as home sales volume from a year earlier.

The median sale price in December was \$122,700. Homes that sold in December were typically on the market for 3 days and sold for 98.2% of their list prices.

Greenwood County Active Listings Down at End of December

The total number of active listings in Greenwood County at the end of December was 1 units, down from 5 at the same point in 2024. This represents a 0.7 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$35,000.

During December, a total of 2 contracts were written up from 0 in December 2024. At the end of the month, there were 2 contracts still pending.

Report Contents

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

Contact Information

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



Greenwood County Summary Statistics

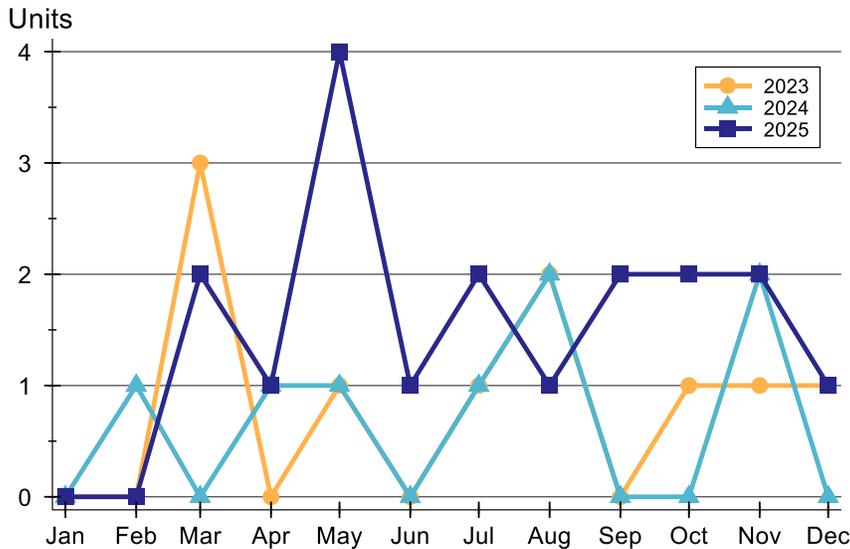
December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales	1	0	1	18	8	10	
Change from prior year	N/A	-100.0%	0.0%	125.0%	-20.0%	25.0%	
Active Listings	1	5	1	N/A	N/A	N/A	
Change from prior year	-80.0%	400.0%	-66.7%				
Months' Supply	0.7	7.5	1.2	N/A	N/A	N/A	
Change from prior year	-90.7%	525.0%	-73.3%				
New Listings	0	0	0	17	15	11	
Change from prior year	N/A	N/A	N/A	13.3%	36.4%	10.0%	
Contracts Written	2	0	0	20	8	10	
Change from prior year	N/A	N/A	N/A	150.0%	-20.0%	25.0%	
Pending Contracts	2	0	0	N/A	N/A	N/A	
Change from prior year	N/A	N/A	N/A				
Sales Volume (1,000s)	123	0	77	4,843	338	1,095	
Change from prior year	N/A	-100.0%	-15.4%	1332.8%	-69.1%	79.8%	
Average	Sale Price	122,700	N/A	77,000	269,039	42,213	109,490
	Change from prior year	N/A	N/A	-15.0%	537.3%	-61.4%	43.8%
	List Price of Actives	35,000	159,579	60,000	N/A	N/A	N/A
	Change from prior year	-78.1%	166.0%	-44.9%			
	Days on Market	3	N/A	0	56	11	22
Change from prior year	N/A	N/A	-100.0%	409.1%	-50.0%	-54.2%	
Percent of List	98.2%	N/A	96.4%	94.8%	88.6%	98.8%	
Change from prior year	N/A	N/A	-4.3%	7.0%	-10.3%	12.9%	
Percent of Original	98.2%	N/A	96.4%	94.0%	87.9%	97.0%	
Change from prior year	N/A	N/A	17.0%	6.9%	-9.4%	22.3%	
Median	Sale Price	122,700	N/A	77,000	133,000	39,000	110,500
	Change from prior year	N/A	N/A	-15.0%	241.0%	-64.7%	39.0%
	List Price of Actives	35,000	49,995	60,000	N/A	N/A	N/A
	Change from prior year	-30.0%	-16.7%	-43.9%			
	Days on Market	3	N/A	0	14	8	15
Change from prior year	N/A	N/A	-100.0%	75.0%	-46.7%	-50.0%	
Percent of List	98.2%	N/A	96.4%	98.6%	90.3%	100.0%	
Change from prior year	N/A	N/A	-4.3%	9.2%	-9.7%	9.4%	
Percent of Original	98.2%	N/A	96.4%	96.6%	90.3%	100.0%	
Change from prior year	N/A	N/A	17.0%	7.0%	-9.7%	24.5%	

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



Greenwood County Closed Listings Analysis

Closed Listings by Month



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

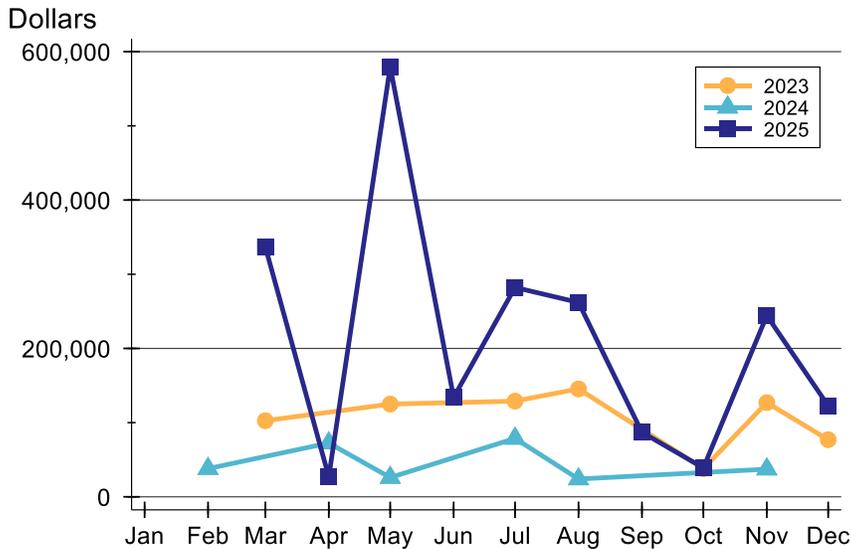
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	100.0%	0.0	122,700	122,700	3	3	98.2%	98.2%	98.2%	98.2%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



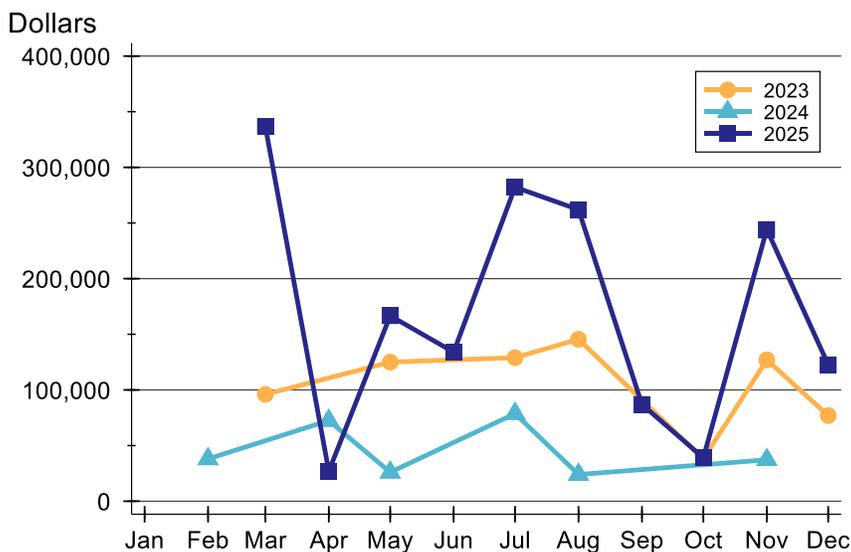
Greenwood County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	102,633	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	579,563
June	N/A	N/A	134,000
July	129,000	78,700	282,180
August	145,500	24,000	262,000
September	N/A	N/A	87,000
October	38,000	N/A	39,000
November	127,000	37,250	244,250
December	77,000	N/A	122,700

Median Price

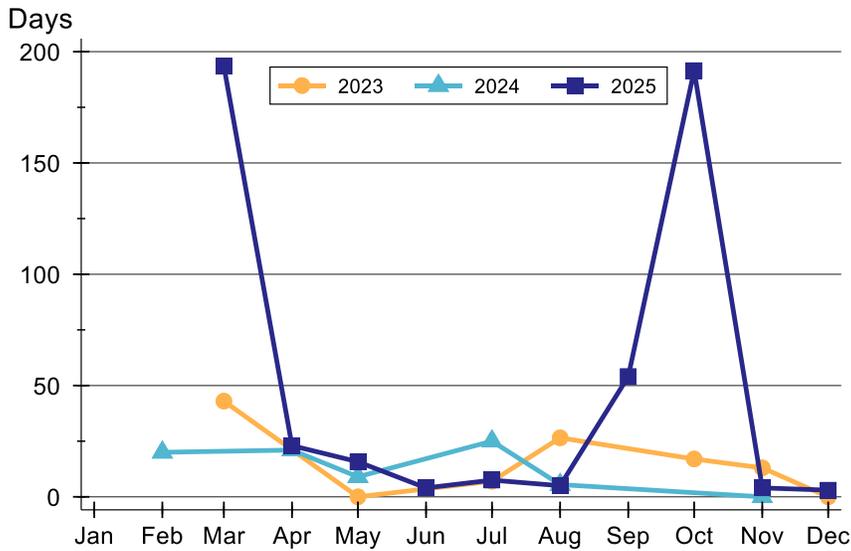


Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	166,625
June	N/A	N/A	134,000
July	129,000	78,700	282,180
August	145,500	24,000	262,000
September	N/A	N/A	87,000
October	38,000	N/A	39,000
November	127,000	37,250	244,250
December	77,000	N/A	122,700



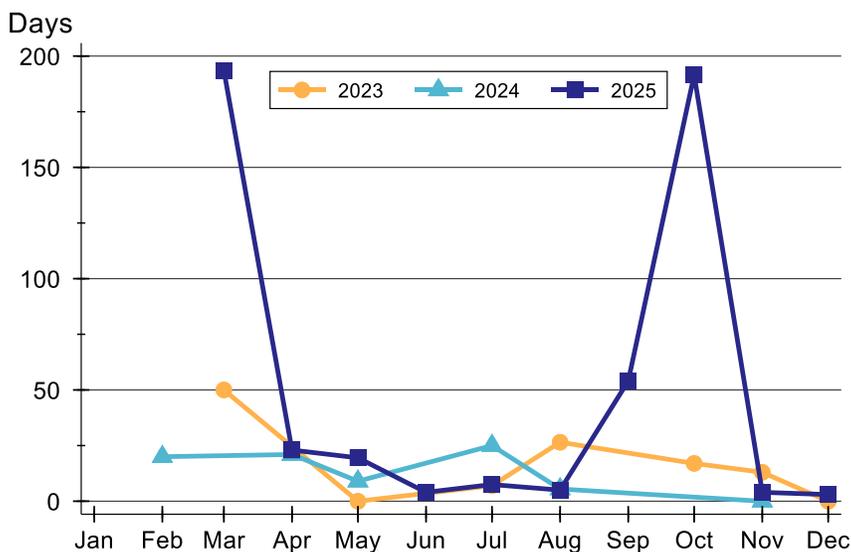
Greenwood County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	43	N/A	194
April	N/A	21	23
May	N/A	9	16
June	N/A	N/A	4
July	7	25	8
August	27	6	5
September	N/A	N/A	54
October	17	N/A	192
November	13	N/A	4
December	N/A	N/A	3

Median DOM



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	50	N/A	194
April	N/A	21	23
May	N/A	9	20
June	N/A	N/A	4
July	7	25	8
August	27	6	5
September	N/A	N/A	54
October	17	N/A	192
November	13	N/A	4
December	N/A	N/A	3



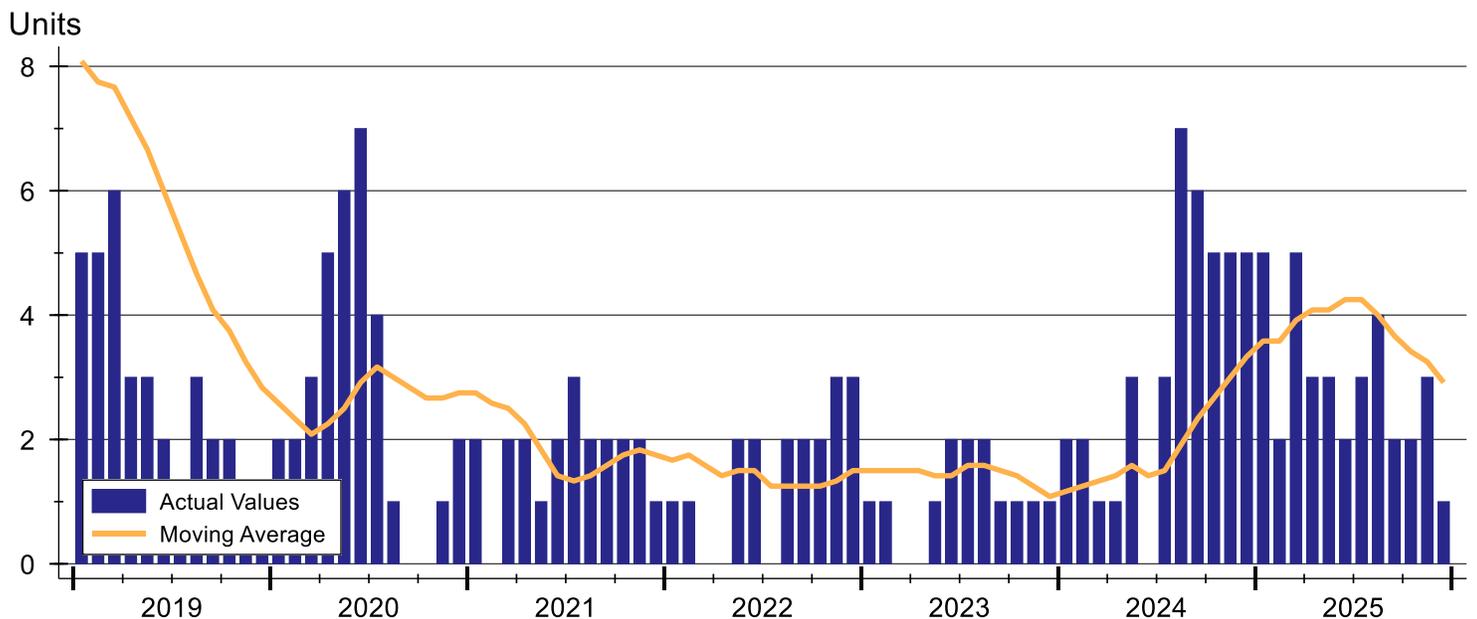
Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		1	5	-80.0%
Volume (1,000s)		35	798	-95.6%
Months' Supply		0.7	7.5	-90.7%
Average	List Price	35,000	159,579	-78.1%
	Days on Market	290	136	113.2%
	Percent of Original	100.0%	93.7%	6.7%
Median	List Price	35,000	49,995	-30.0%
	Days on Market	290	131	121.4%
	Percent of Original	100.0%	98.0%	2.0%

A total of 1 homes were available for sale in Greenwood County at the end of December. This represents a 0.7 months' supply of active listings.

The median list price of homes on the market at the end of December was \$35,000, down 30.0% from 2024. The typical time on market for active listings was 290 days, up from 131 days a year earlier.

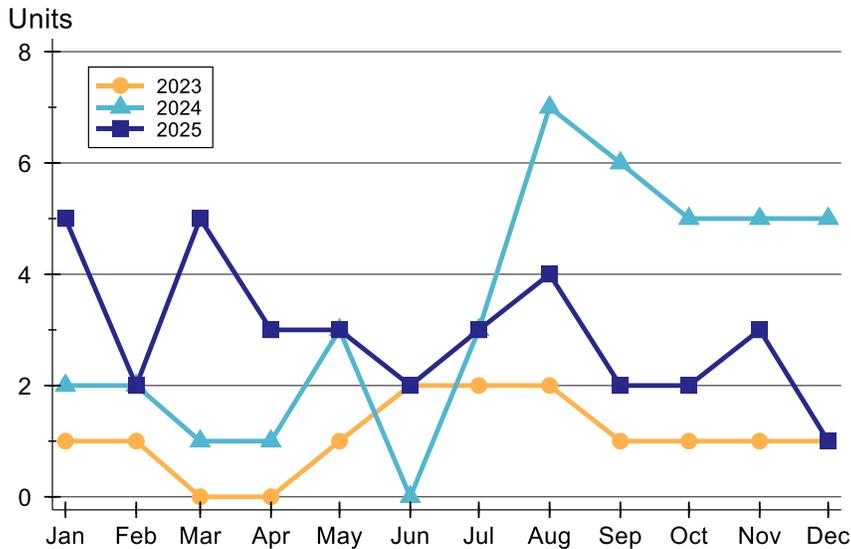
History of Active Listings





Greenwood County Active Listings Analysis

Active Listings by Month



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

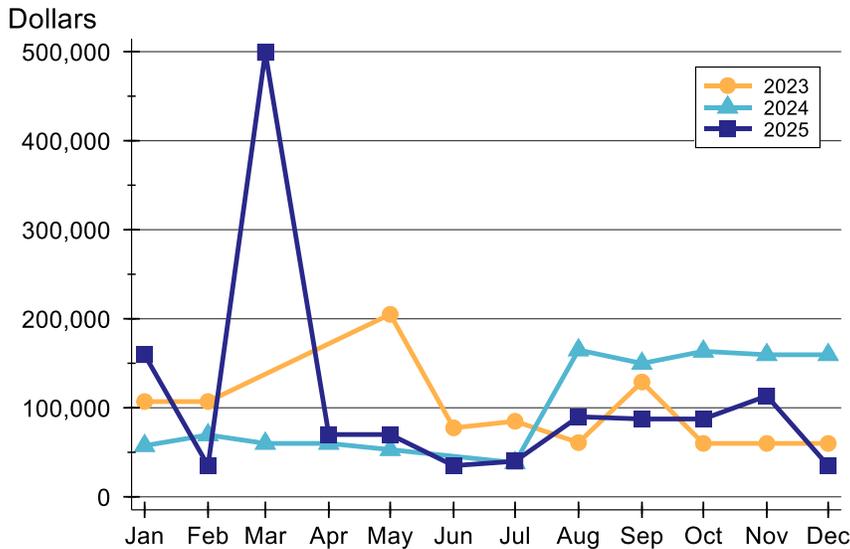
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	100.0%	N/A	35,000	35,000	290	290	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



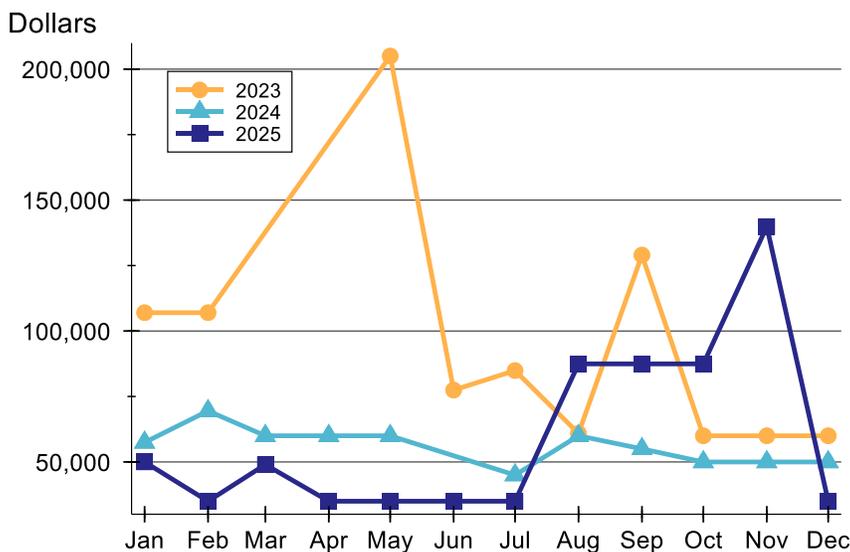
Greenwood County Active Listings Analysis

Average Price



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

Median Price

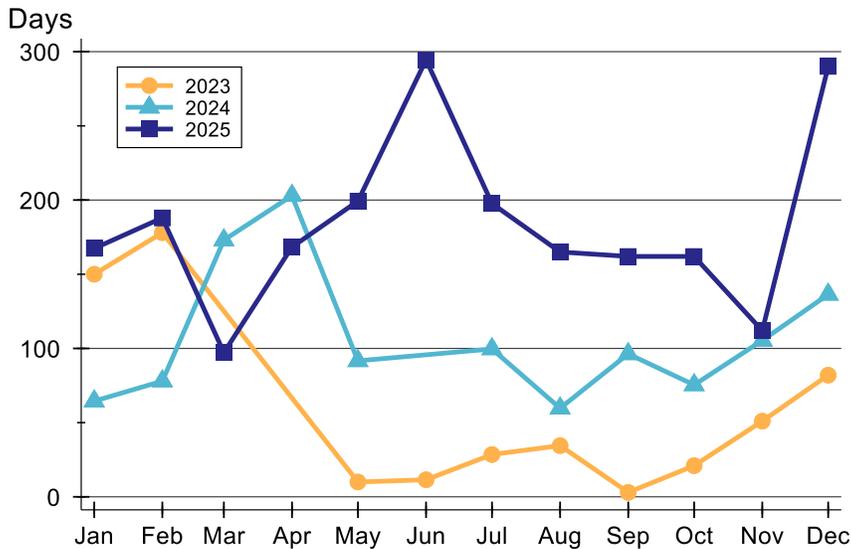


Month	2023	2024	2025
January	107,000	57,450	49,995
February	107,000	69,500	35,000
March	N/A	60,000	49,000
April	N/A	60,000	35,000
May	205,000	60,000	35,000
June	77,450	N/A	35,000
July	84,900	45,000	35,000
August	60,900	60,000	87,450
September	129,000	54,998	87,450
October	60,000	49,995	87,450
November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



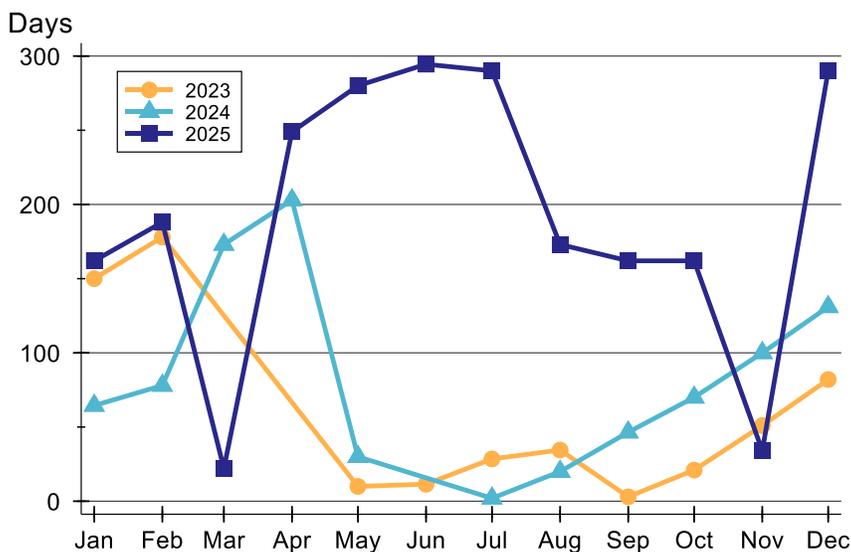
Greenwood County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	150	65	167
February	178	78	188
March	N/A	173	97
April	N/A	203	168
May	10	92	199
June	12	N/A	295
July	29	100	198
August	35	60	165
September	3	96	162
October	21	75	162
November	51	105	112
December	82	136	290

Median DOM

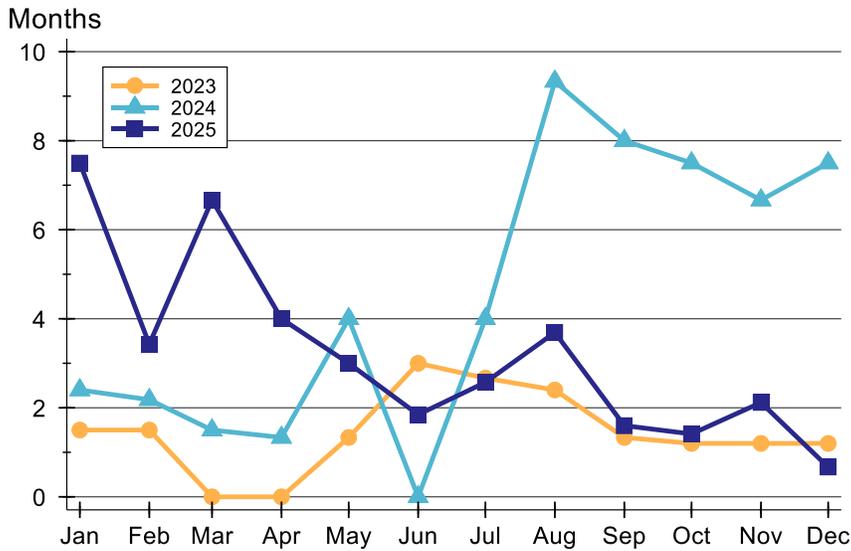


Month	2023	2024	2025
January	150	65	162
February	178	78	188
March	N/A	173	22
April	N/A	203	249
May	10	30	280
June	12	N/A	295
July	29	2	290
August	35	20	173
September	3	47	162
October	21	70	162
November	51	100	34
December	82	131	290



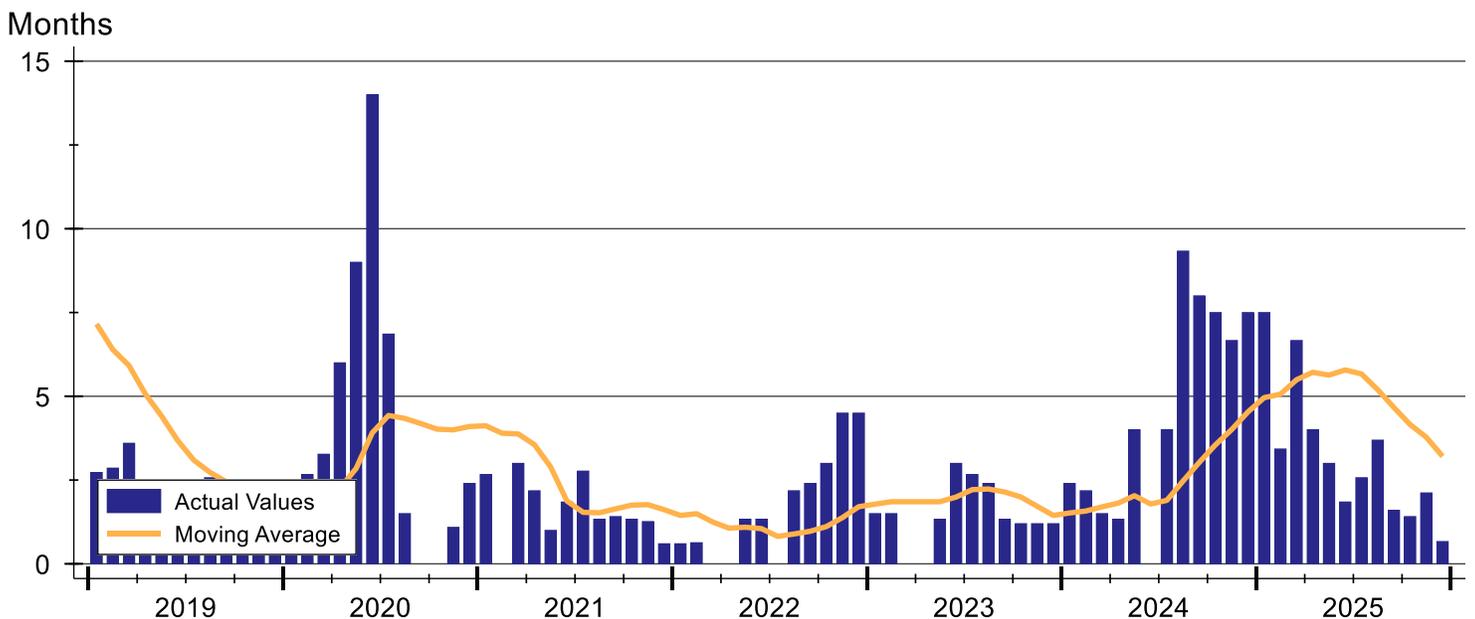
Greenwood County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.5	2.4	7.5
February	1.5	2.2	3.4
March	0.0	1.5	6.7
April	0.0	1.3	4.0
May	1.3	4.0	3.0
June	3.0	0.0	1.8
July	2.7	4.0	2.6
August	2.4	9.3	3.7
September	1.3	8.0	1.6
October	1.2	7.5	1.4
November	1.2	6.7	2.1
December	1.2	7.5	0.7

History of Month's Supply



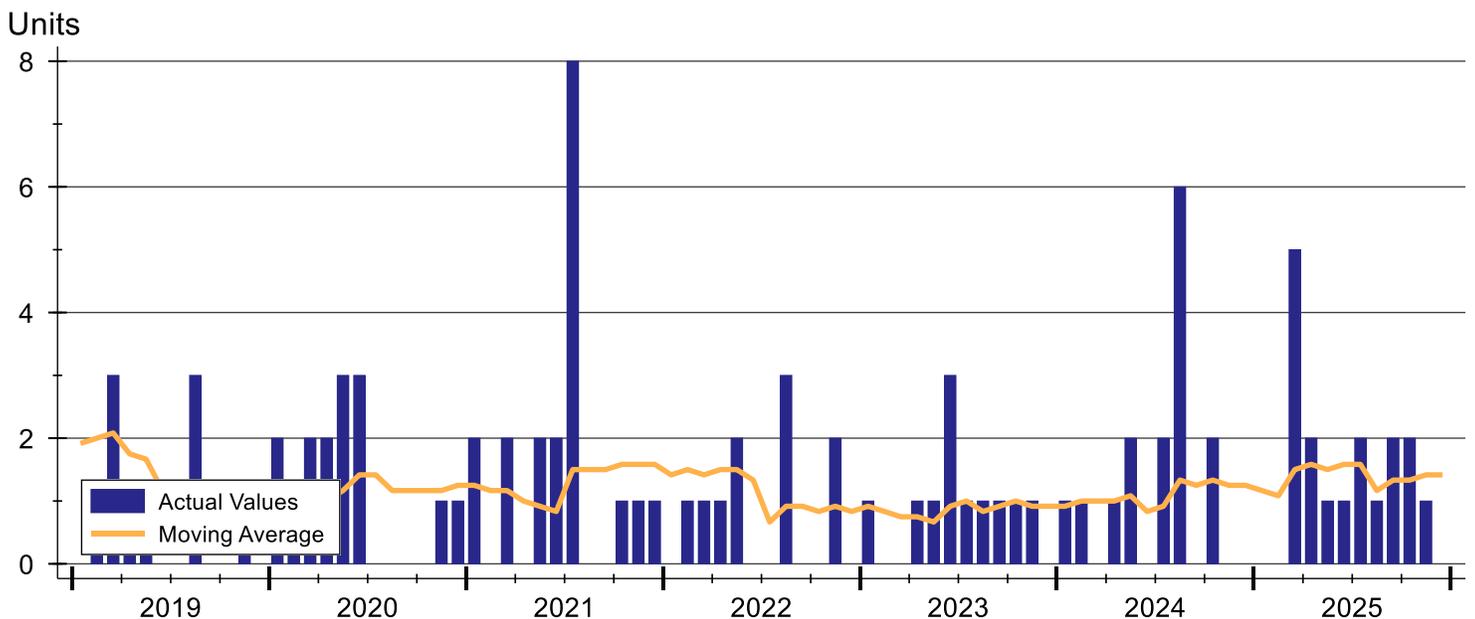


Greenwood County New Listings Analysis

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

No new listings were added in Greenwood County during December. In comparison, 0 new listings were added in December 2024. Year-to-date Greenwood County has seen 17 new listings.

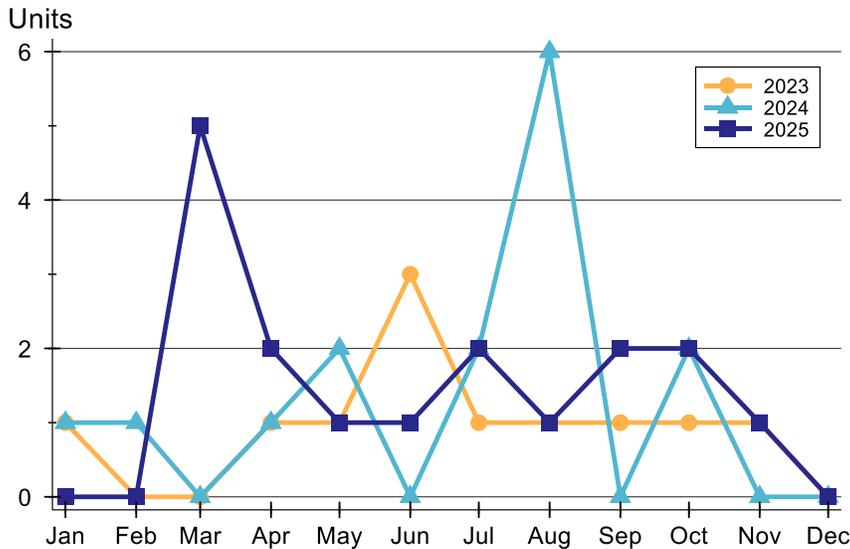
History of New Listings





Greenwood County New Listings Analysis

New Listings by Month



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

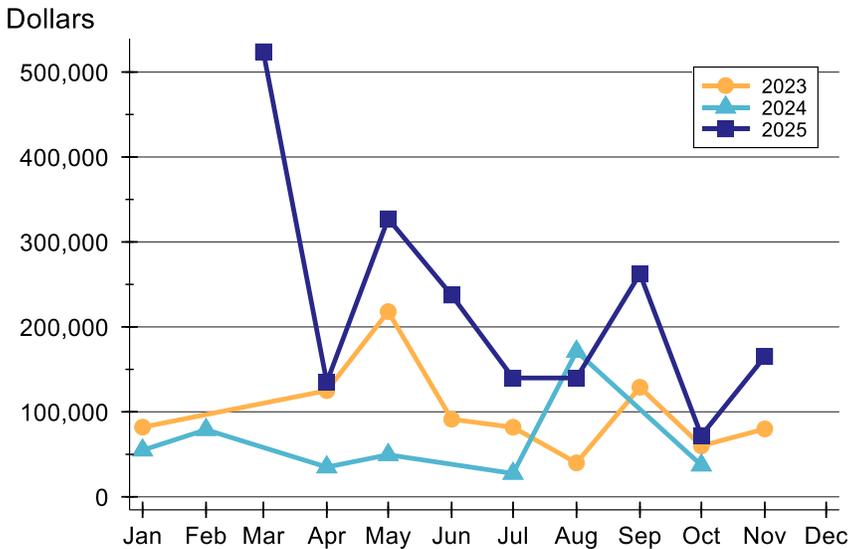
New Listings by Price Range

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



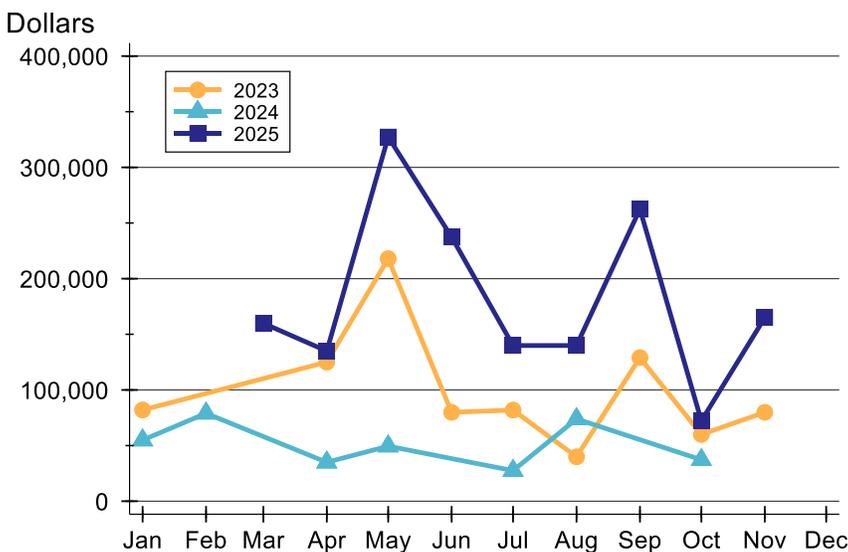
Greenwood County New Listings Analysis

Average Price



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

Median Price

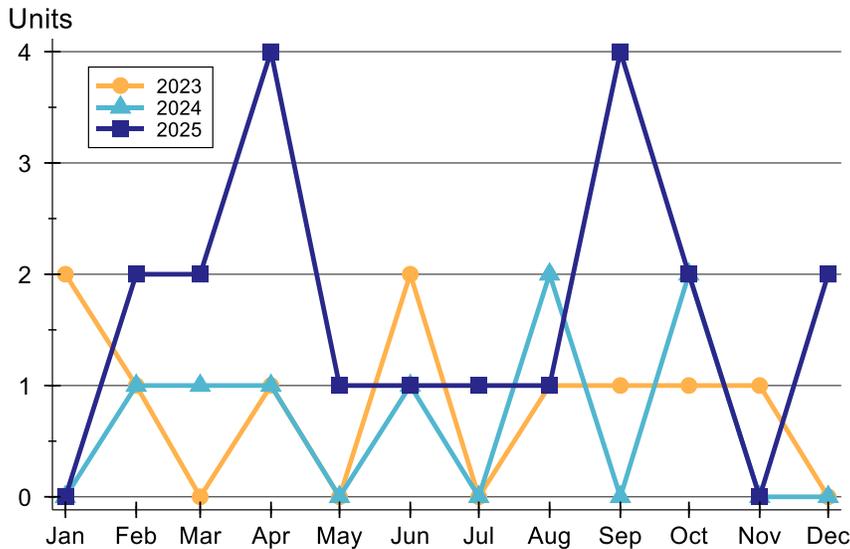


Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	159,900
April	125,000	35,000	134,950
May	218,000	49,500	327,360
June	79,900	N/A	237,360
July	81,900	27,500	139,900
August	39,900	73,948	139,900
September	129,000	N/A	262,500
October	60,000	37,250	72,200
November	79,900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



Greenwood County Contracts Written Analysis

Contracts Written by Month



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

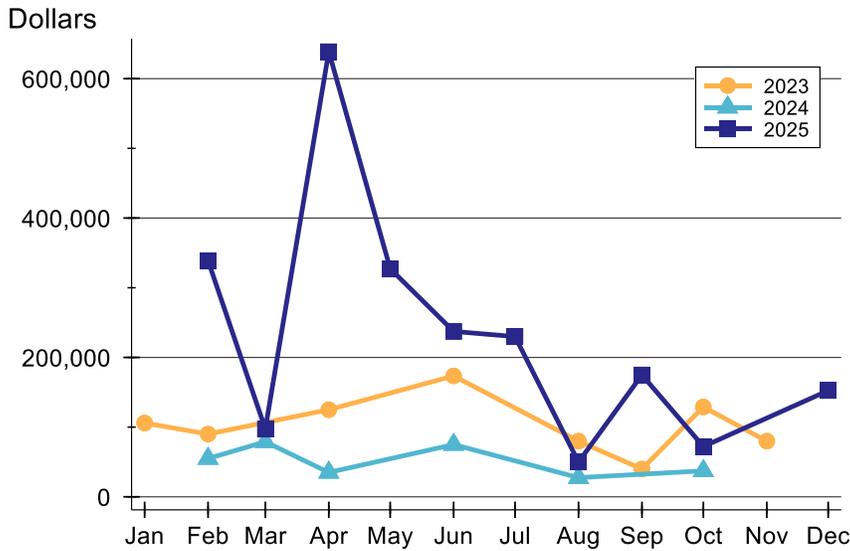
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	139,900	139,900	118	118	93.3%	93.3%
\$150,000-\$174,999	1	50.0%	165,000	165,000	23	23	95.9%	95.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



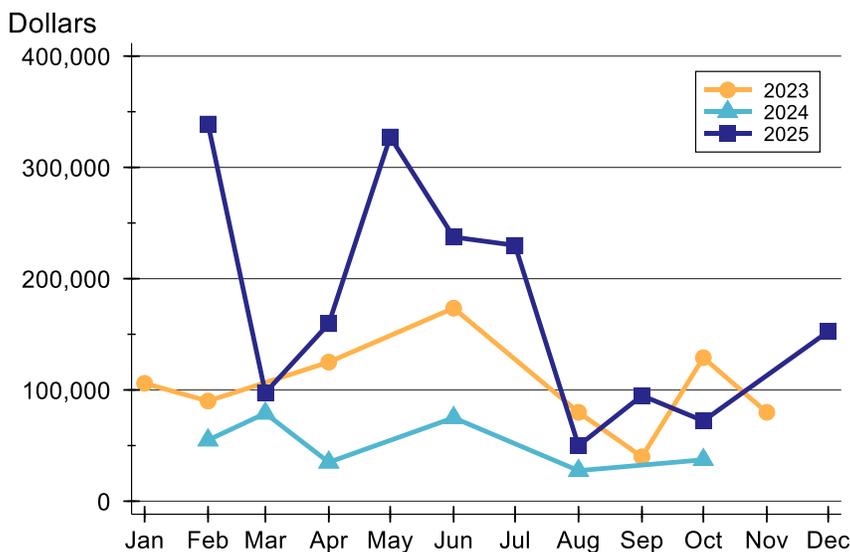
Greenwood County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	638,750
May	N/A	N/A	327,360
June	173,500	75,000	237,360
July	N/A	N/A	229,900
August	79,900	27,500	49,900
September	39,900	N/A	174,975
October	129,000	37,250	72,200
November	79,900	N/A	N/A
December	N/A	N/A	152,450

Median Price

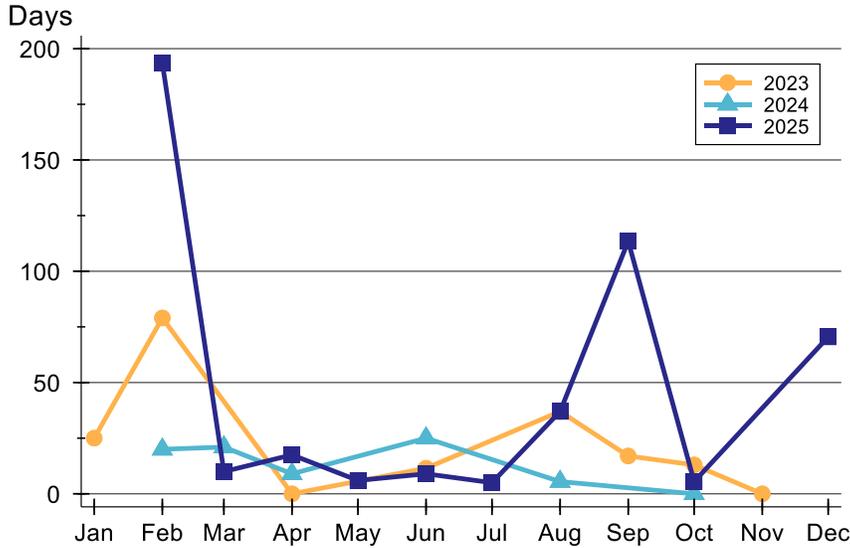


Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	159,500
May	N/A	N/A	327,360
June	173,500	75,000	237,360
July	N/A	N/A	229,900
August	79,900	27,500	49,900
September	39,900	N/A	94,950
October	129,000	37,250	72,200
November	79,900	N/A	N/A
December	N/A	N/A	152,450



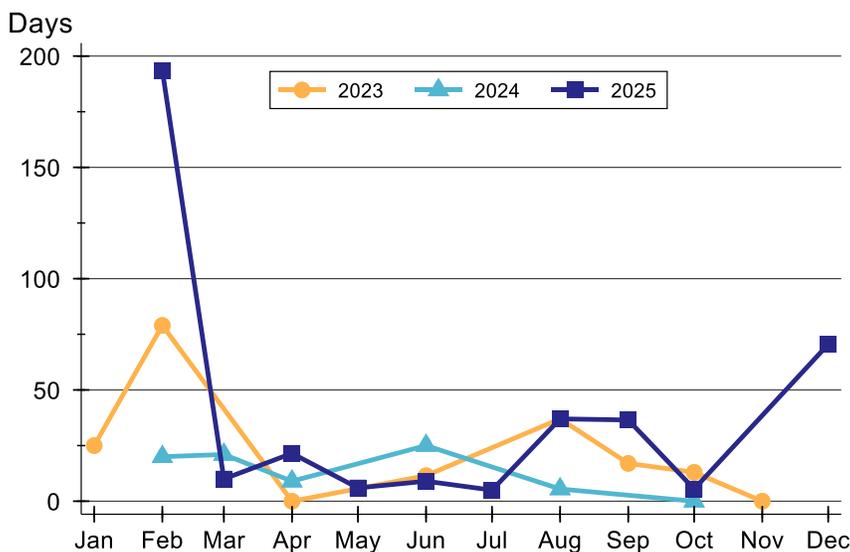
Greenwood County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	6
June	12	25	9
July	N/A	N/A	5
August	37	6	37
September	17	N/A	114
October	13	N/A	6
November	N/A	N/A	N/A
December	N/A	N/A	71

Median DOM



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	22
May	N/A	N/A	6
June	12	25	9
July	N/A	N/A	5
August	37	6	37
September	17	N/A	37
October	13	N/A	6
November	N/A	N/A	N/A
December	N/A	N/A	71



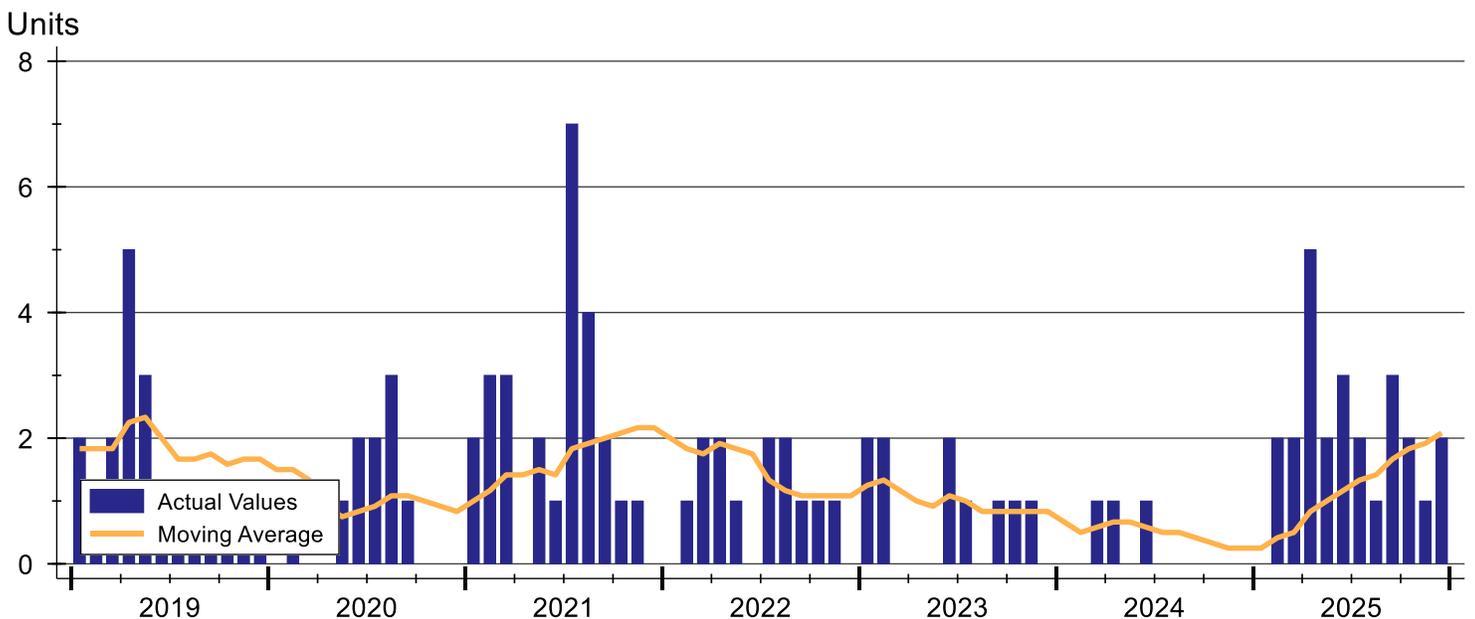
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		2	0	N/A
Volume (1,000s)		305	0	N/A
Average	List Price	152,450	N/A	N/A
	Days on Market	71	N/A	N/A
	Percent of Original	94.6%	N/A	N/A
Median	List Price	152,450	N/A	N/A
	Days on Market	71	N/A	N/A
	Percent of Original	94.6%	N/A	N/A

A total of 2 listings in Greenwood County had contracts pending at the end of December, up from 0 contracts pending at the end of December 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.

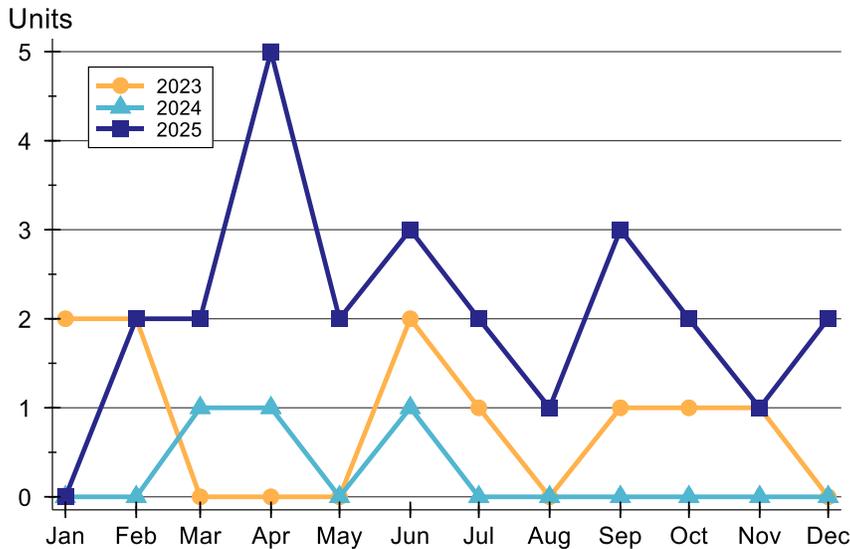
History of Pending Contracts





Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

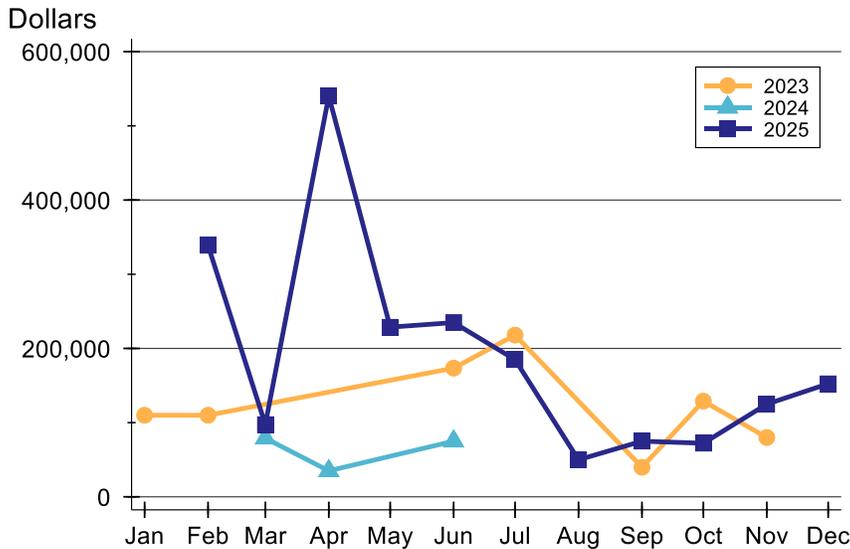
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	139,900	139,900	118	118	93.3%	93.3%
\$150,000-\$174,999	1	50.0%	165,000	165,000	23	23	95.9%	95.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



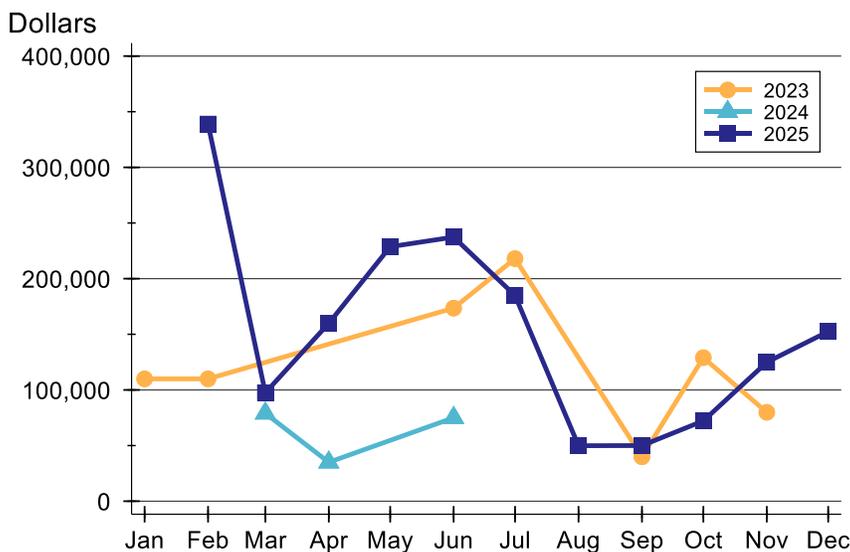
Greenwood County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	540,180
May	N/A	N/A	228,680
June	173,500	75,000	234,873
July	218,000	N/A	184,900
August	N/A	N/A	49,900
September	39,900	N/A	74,967
October	129,000	N/A	72,200
November	79,900	N/A	124,900
December	N/A	N/A	152,450

Median Price

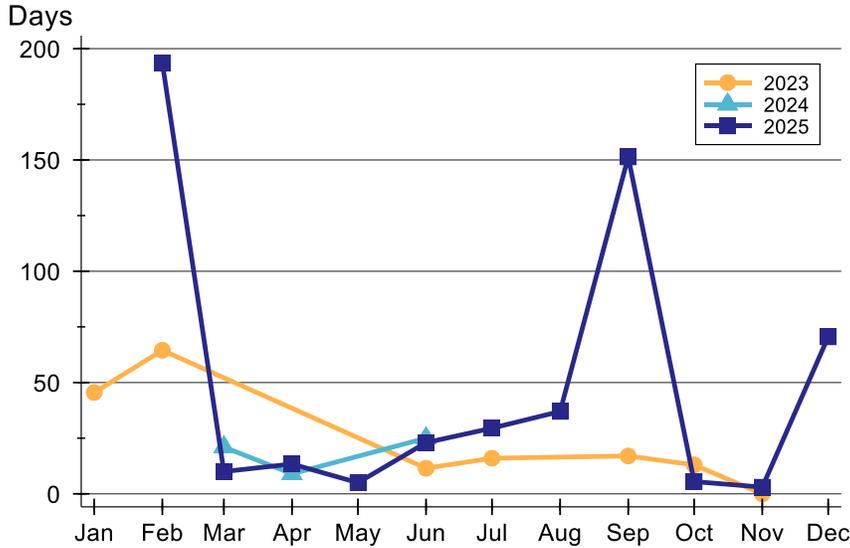


Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	159,900
May	N/A	N/A	228,680
June	173,500	75,000	237,360
July	218,000	N/A	184,900
August	N/A	N/A	49,900
September	39,900	N/A	50,000
October	129,000	N/A	72,200
November	79,900	N/A	124,900
December	N/A	N/A	152,450



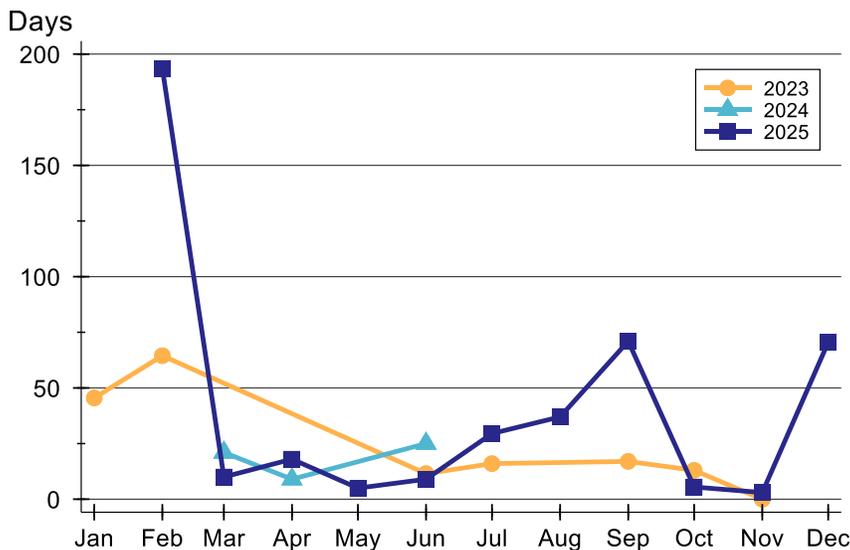
Greenwood County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	13
May	N/A	N/A	5
June	12	25	23
July	16	N/A	30
August	N/A	N/A	37
September	17	N/A	151
October	13	N/A	6
November	N/A	N/A	3
December	N/A	N/A	71

Median DOM



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



Jackson County Housing Report



Market Overview

Jackson County Home Sales Rose in December

Total home sales in Jackson County rose by 133.3% last month to 7 units, compared to 3 units in December 2024. Total sales volume was \$1.0 million, up 64.8% from a year earlier.

The median sale price in December was \$75,000, down from \$159,950 a year earlier. Homes that sold in December were typically on the market for 58 days and sold for 93.9% of their list prices.

Jackson County Active Listings Up at End of December

The total number of active listings in Jackson County at the end of December was 21 units, up from 14 at the same point in 2024. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$261,250.

There were 3 contracts written in December 2025 and 2024, showing no change over the year. At the end of the month, there were 6 contracts still pending.

Report Contents

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Contact Information

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



Jackson County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		7 133.3%	3 -57.1%	7 16.7%	112 20.4%	93 2.2%	91 -39.3%
Active Listings Change from prior year		21 50.0%	14 -41.7%	24 166.7%	N/A	N/A	N/A
Months' Supply Change from prior year		2.3 27.8%	1.8 -43.8%	3.2 357.1%	N/A	N/A	N/A
New Listings Change from prior year		5 66.7%	3 -66.7%	9 200.0%	128 28.0%	100 -13.0%	115 -27.7%
Contracts Written Change from prior year		3 0.0%	3 200.0%	1 -80.0%	112 15.5%	97 14.1%	85 -41.4%
Pending Contracts Change from prior year		6 0.0%	6 200.0%	2 -75.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		981 64.9%	595 -47.0%	1,123 -46.5%	27,662 38.2%	20,022 3.9%	19,268 -39.5%
Average	Sale Price Change from prior year	140,071 -29.4%	198,317 23.6%	160,414 -54.1%	246,979 14.7%	215,288 1.7%	211,739 -0.4%
	List Price of Actives Change from prior year	287,635 1.6%	283,082 12.7%	251,167 -36.0%	N/A	N/A	N/A
	Days on Market Change from prior year	65 8.3%	60 81.8%	33 83.3%	49 -2.0%	50 78.6%	28 27.3%
	Percent of List Change from prior year	90.3% -8.4%	98.6% 5.0%	93.9% -6.8%	96.4% -1.0%	97.4% -0.3%	97.7% 0.0%
	Percent of Original Change from prior year	78.8% -17.4%	95.4% 10.5%	86.3% -11.9%	92.9% -2.1%	94.9% 0.9%	94.1% -2.2%
Median	Sale Price Change from prior year	75,000 -53.1%	159,950 10.3%	145,000 -43.9%	213,500 14.2%	186,900 -1.6%	190,000 -0.3%
	List Price of Actives Change from prior year	261,250 4.8%	249,200 29.5%	192,500 -50.6%	N/A	N/A	N/A
	Days on Market Change from prior year	58 70.6%	34 54.5%	22 69.2%	23 35.3%	17 88.9%	9 50.0%
	Percent of List Change from prior year	93.9% -6.1%	100.0% 2.7%	97.4% -1.9%	98.0% -1.6%	99.6% -0.4%	100.0% 0.0%
	Percent of Original Change from prior year	78.7% -21.3%	100.0% 10.4%	90.6% -7.3%	96.2% -1.8%	98.0% 0.6%	97.4% -2.3%

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



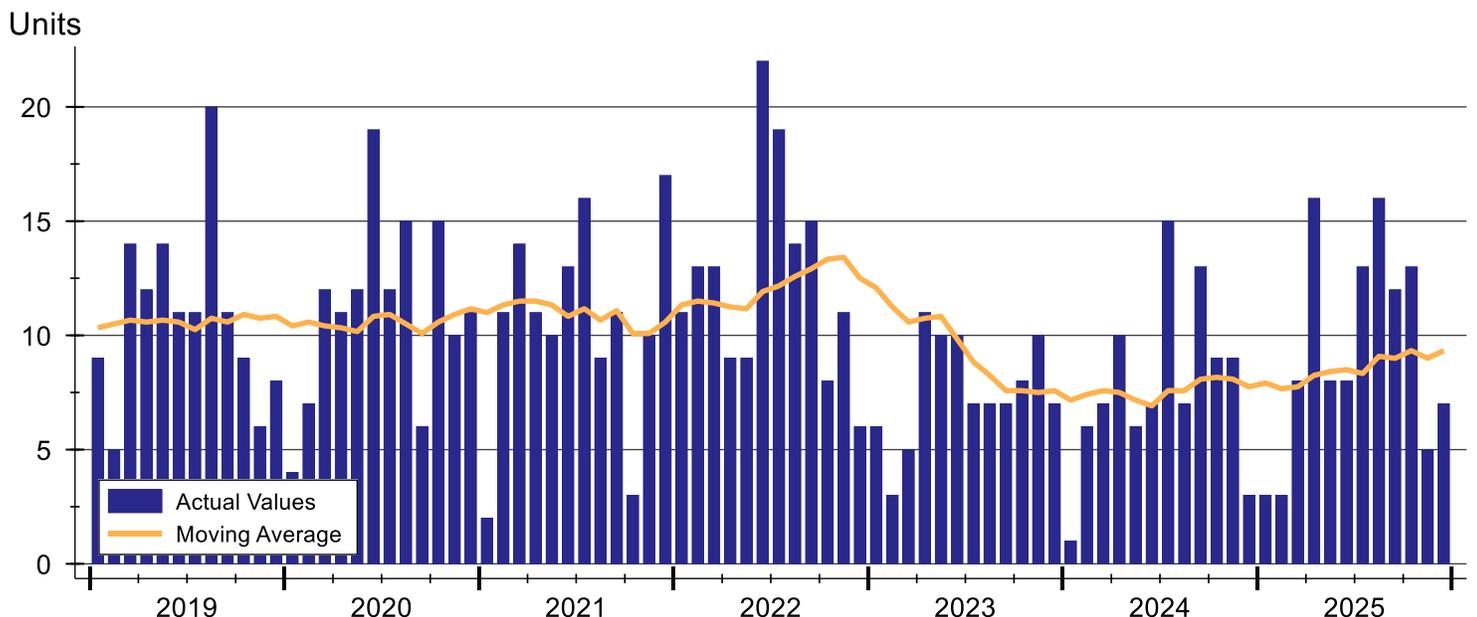
Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		7	3	133.3%	112	93	20.4%
Volume (1,000s)		981	595	64.9%	27,662	20,022	38.2%
Months' Supply		2.3	1.8	27.8%	N/A	N/A	N/A
Average	Sale Price	140,071	198,317	-29.4%	246,979	215,288	14.7%
	Days on Market	65	60	8.3%	49	50	-2.0%
	Percent of List	90.3%	98.6%	-8.4%	96.4%	97.4%	-1.0%
	Percent of Original	78.8%	95.4%	-17.4%	92.9%	94.9%	-2.1%
Median	Sale Price	75,000	159,950	-53.1%	213,500	186,900	14.2%
	Days on Market	58	34	70.6%	23	17	35.3%
	Percent of List	93.9%	100.0%	-6.1%	98.0%	99.6%	-1.6%
	Percent of Original	78.7%	100.0%	-21.3%	96.2%	98.0%	-1.8%

A total of 7 homes sold in Jackson County in December, up from 3 units in December 2024. Total sales volume rose to \$1.0 million compared to \$0.6 million in the previous year.

The median sales price in December was \$75,000, down 53.1% compared to the prior year. Median days on market was 58 days, up from 55 days in November, and up from 34 in December 2024.

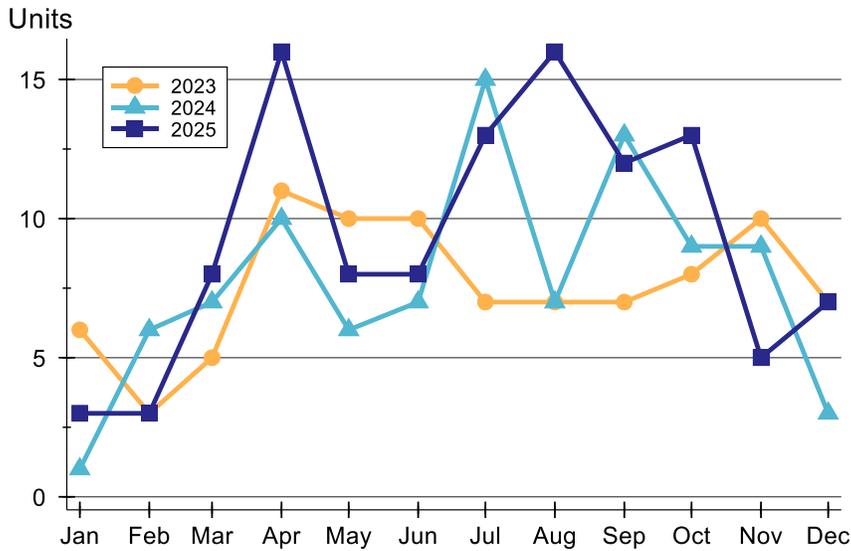
History of Closed Listings





Jackson County Closed Listings Analysis

Closed Listings by Month



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

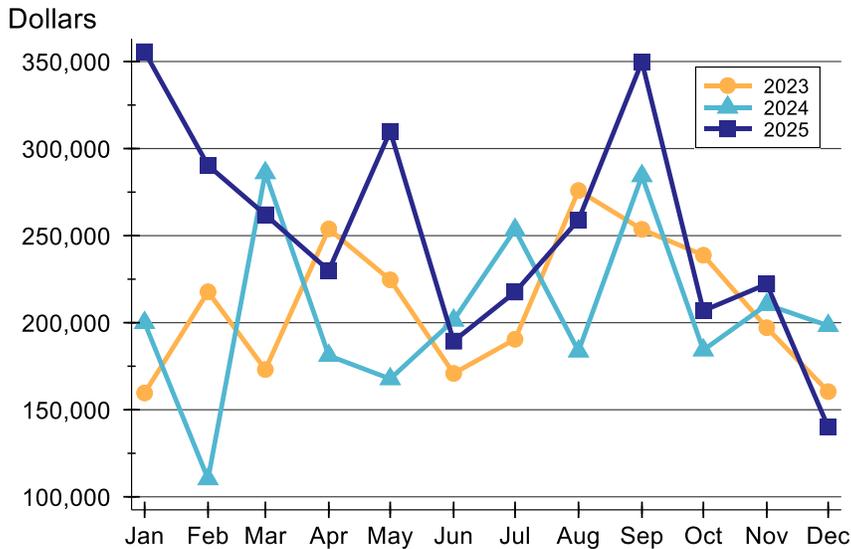
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	57.1%	1.4	63,250	61,500	110	109	85.3%	86.3%	65.2%	63.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	2.4	228,750	228,750	8	8	97.3%	97.3%	97.3%	97.3%
\$250,000-\$299,999	1	14.3%	1.8	270,000	270,000	0	0	96.5%	96.5%	96.5%	96.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



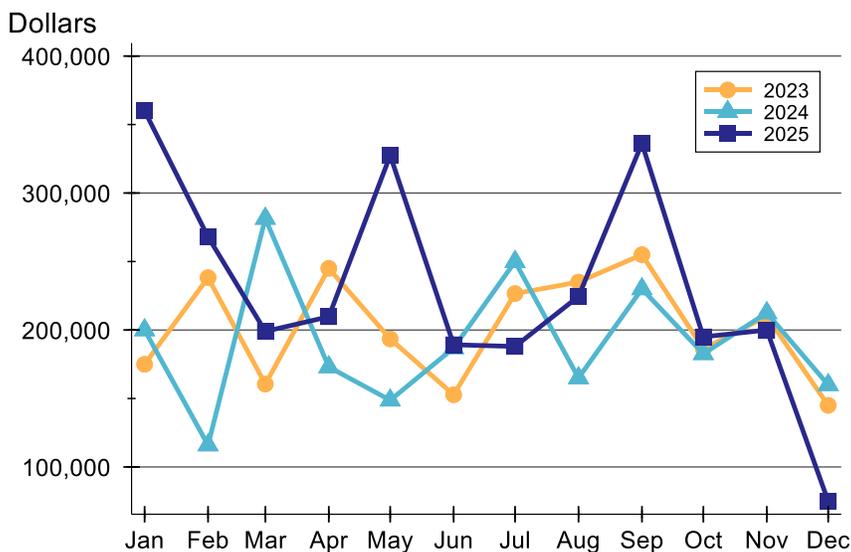
Jackson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	159,650	200,000	355,667
February	217,742	110,250	290,333
March	173,090	286,057	262,050
April	253,864	181,100	230,024
May	224,630	167,750	309,938
June	170,850	201,386	189,438
July	190,514	253,460	217,569
August	275,929	183,637	259,044
September	253,600	284,342	349,833
October	238,768	184,276	206,869
November	197,100	210,378	222,200
December	160,414	198,317	140,071

Median Price

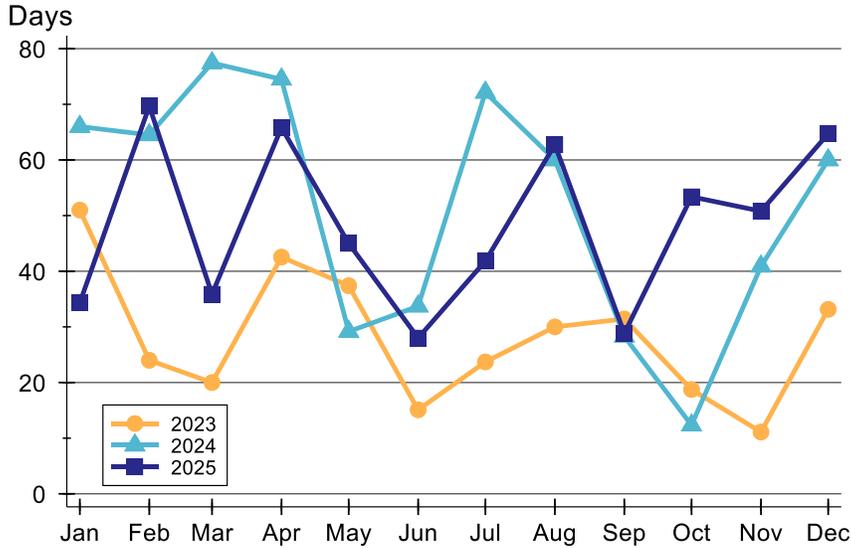


Month	2023	2024	2025
January	174,950	200,000	360,000
February	238,225	116,000	268,000
March	160,500	281,400	199,000
April	245,000	173,000	209,700
May	193,500	148,750	327,500
June	152,750	186,900	189,250
July	226,600	249,900	188,000
August	235,000	165,000	224,500
September	255,000	230,000	336,250
October	186,250	182,634	195,000
November	210,000	212,500	200,000
December	145,000	159,950	75,000



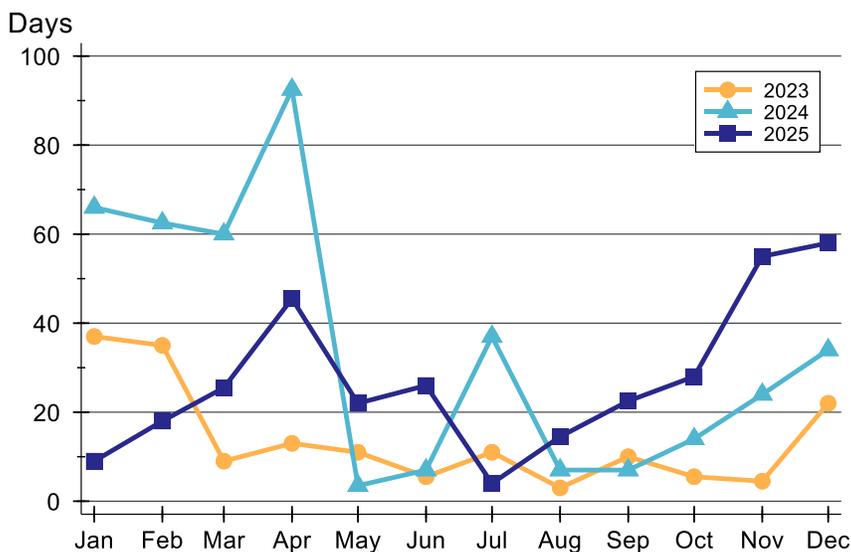
Jackson County Closed Listings Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	37	66	9
February	35	63	18
March	9	60	26
April	13	93	46
May	11	4	22
June	6	7	26
July	11	37	4
August	3	7	15
September	10	7	23
October	6	14	28
November	5	24	55
December	22	34	58



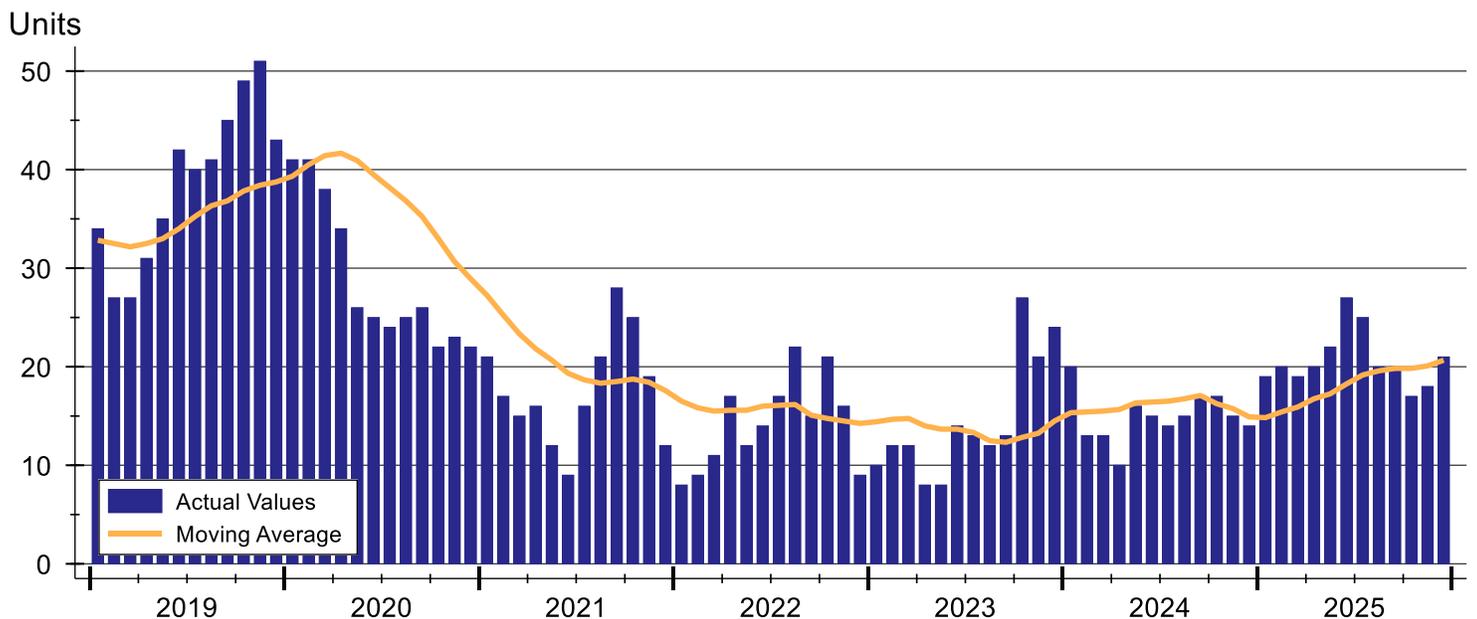
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		21	14	50.0%
Volume (1,000s)		6,040	3,963	52.4%
Months' Supply		2.3	1.8	27.8%
Average	List Price	287,635	283,082	1.6%
	Days on Market	72	96	-25.0%
	Percent of Original	92.7%	95.7%	-3.1%
Median	List Price	261,250	249,200	4.8%
	Days on Market	30	95	-68.4%
	Percent of Original	97.9%	97.7%	0.2%

A total of 21 homes were available for sale in Jackson County at the end of December. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$261,250, up 4.8% from 2024. The typical time on market for active listings was 30 days, down from 94 days a year earlier.

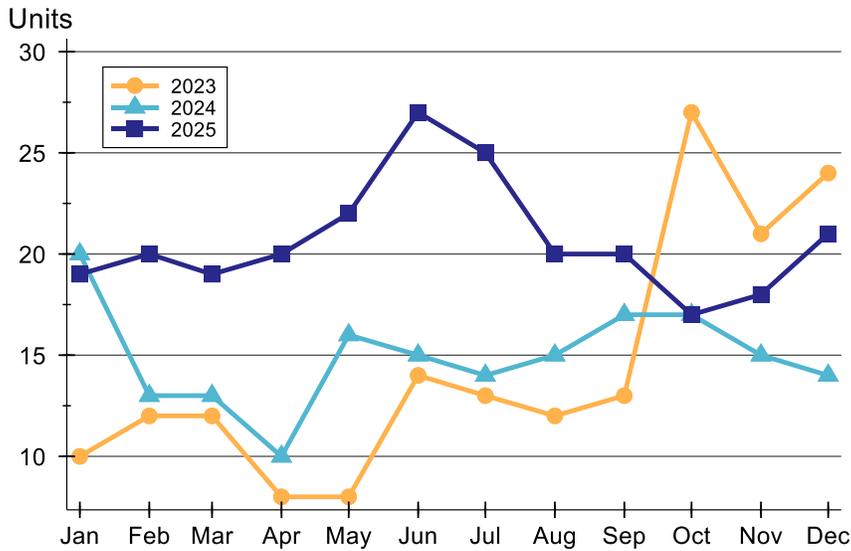
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



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

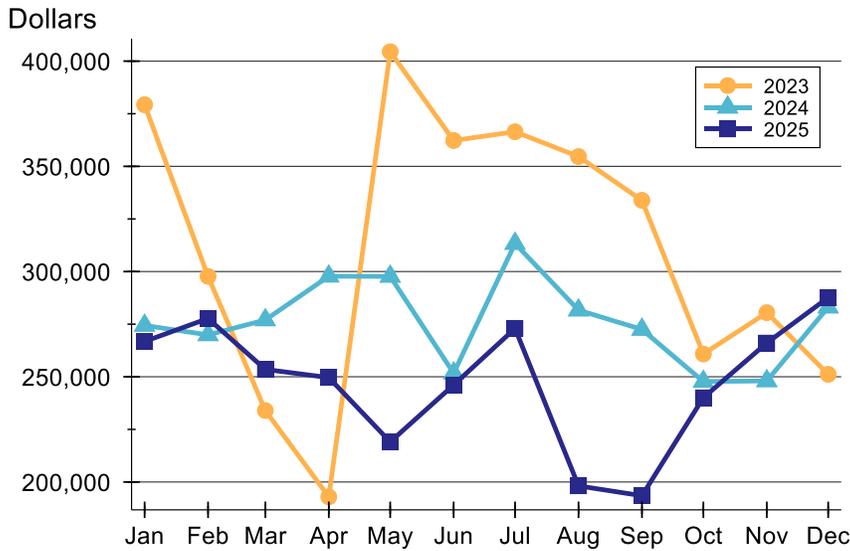
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.0%	N/A	30,000	30,000	202	202	60.1%	60.1%
\$50,000-\$99,999	2	10.0%	1.4	68,750	68,750	164	164	86.9%	86.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	15.0%	N/A	193,633	194,900	77	12	95.6%	100.0%
\$200,000-\$249,999	4	20.0%	2.4	229,125	229,500	51	51	96.5%	97.3%
\$250,000-\$299,999	2	10.0%	1.8	284,500	284,500	69	69	85.0%	85.0%
\$300,000-\$399,999	5	25.0%	N/A	349,760	349,900	67	30	96.0%	97.2%
\$400,000-\$499,999	2	10.0%	N/A	435,000	435,000	31	31	98.2%	98.2%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	5.0%	N/A	900,000	900,000	6	6	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



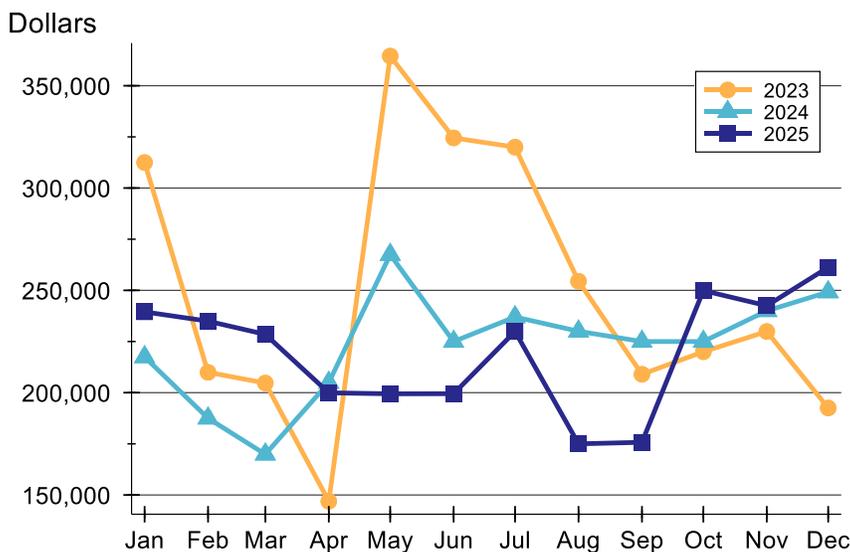
Jackson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	379,285	274,408	266,768
February	297,717	269,900	277,715
March	233,967	277,000	253,518
April	192,950	297,780	249,623
May	404,500	297,694	219,075
June	362,286	251,713	246,107
July	366,446	313,318	272,972
August	354,654	281,670	198,135
September	333,838	272,497	193,480
October	260,818	247,741	240,053
November	280,466	248,037	266,076
December	251,167	283,082	287,635

Median Price

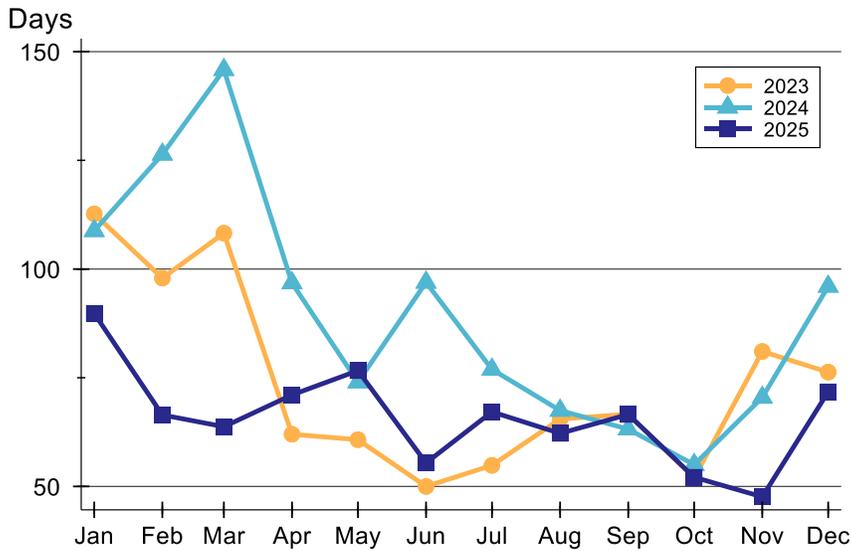


Month	2023	2024	2025
January	312,475	217,450	239,500
February	209,950	187,500	234,950
March	204,700	169,900	228,500
April	146,950	204,950	199,925
May	364,500	267,450	199,450
June	324,500	225,000	199,500
July	320,000	237,000	229,900
August	254,475	230,000	175,000
September	209,000	225,000	175,750
October	220,000	225,000	249,900
November	229,900	240,000	242,500
December	192,500	249,200	261,250



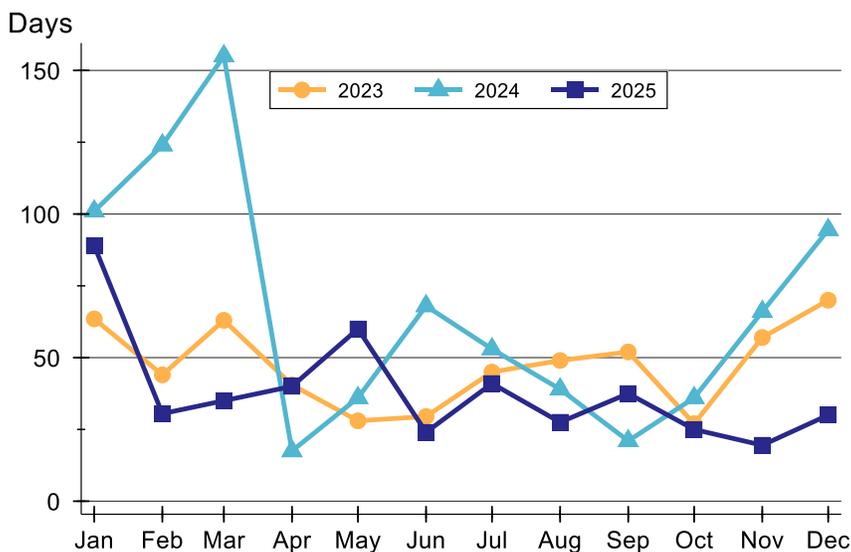
Jackson County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	113	109	90
February	98	126	66
March	108	146	64
April	62	97	71
May	61	74	77
June	50	97	55
July	55	77	67
August	66	67	62
September	67	63	67
October	52	55	52
November	81	70	48
December	76	96	72

Median DOM

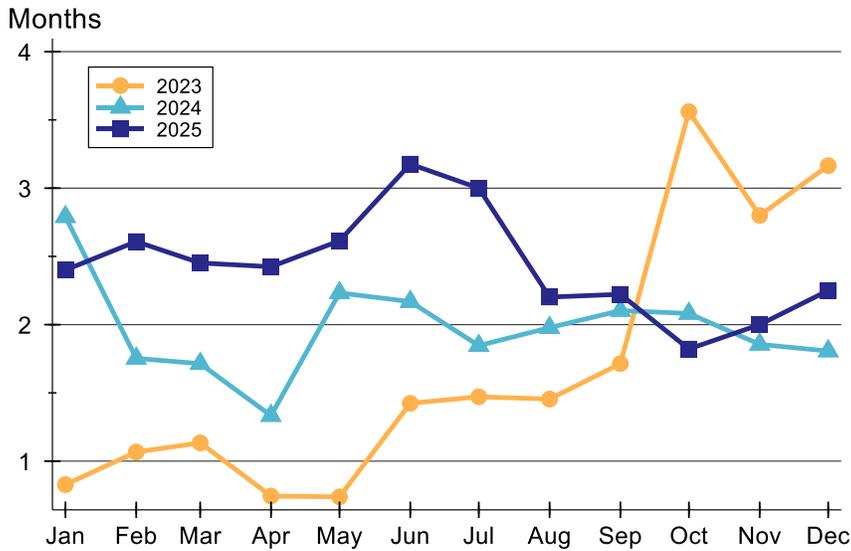


Month	2023	2024	2025
January	64	101	89
February	44	124	31
March	63	155	35
April	41	18	40
May	28	36	60
June	30	68	24
July	45	53	41
August	49	39	28
September	52	21	38
October	27	36	25
November	57	66	20
December	70	95	30



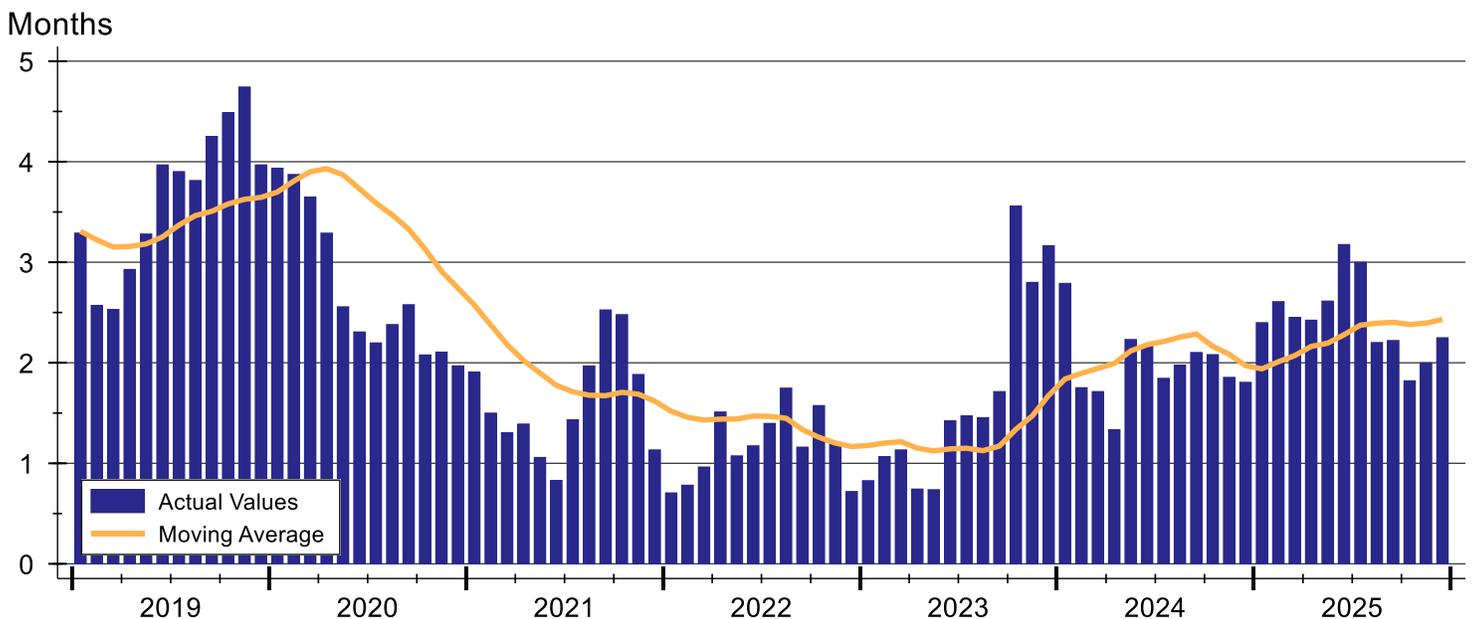
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.8	2.8	2.4
February	1.1	1.8	2.6
March	1.1	1.7	2.5
April	0.7	1.3	2.4
May	0.7	2.2	2.6
June	1.4	2.2	3.2
July	1.5	1.8	3.0
August	1.5	2.0	2.2
September	1.7	2.1	2.2
October	3.6	2.1	1.8
November	2.8	1.9	2.0
December	3.2	1.8	2.3

History of Month's Supply





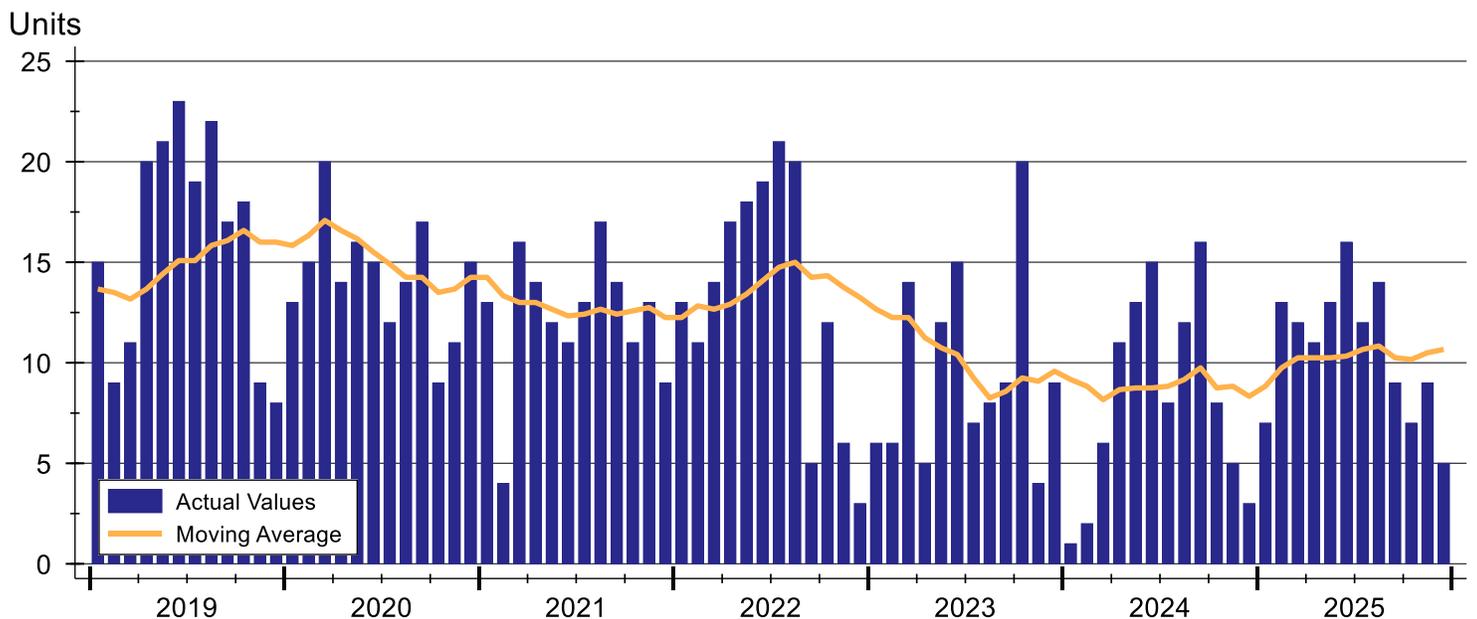
Jackson County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	5	3	66.7%
	Volume (1,000s)	1,894	1,099	72.3%
	Average List Price	378,880	366,167	3.5%
	Median List Price	250,000	360,000	-30.6%
Year-to-Date	New Listings	128	100	28.0%
	Volume (1,000s)	32,687	23,319	40.2%
	Average List Price	255,368	233,190	9.5%
	Median List Price	229,000	201,750	13.5%

A total of 5 new listings were added in Jackson County during December, up 66.7% from the same month in 2024. Year-to-date Jackson County has seen 128 new listings.

The median list price of these homes was \$250,000 down from \$360,000 in 2024.

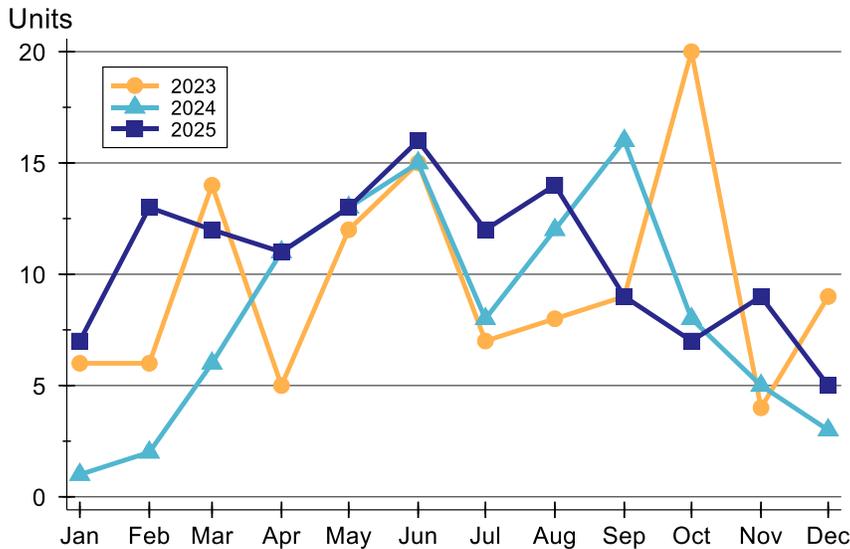
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



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

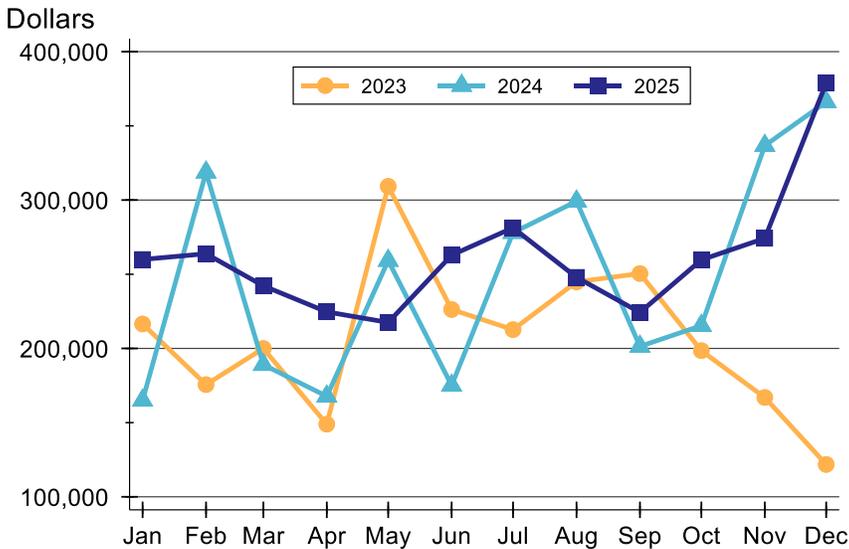
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	40.0%	197,200	197,200	22	22	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	20.0%	350,000	350,000	20	20	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	20.0%	900,000	900,000	7	7	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



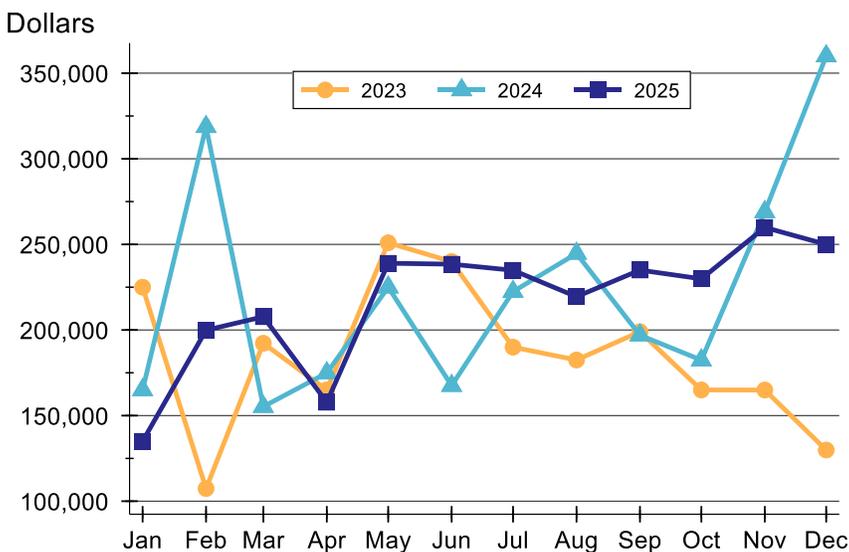
Jackson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	216,492	165,000	259,969
February	175,617	318,700	263,815
March	199,986	189,067	242,200
April	148,940	167,745	224,643
May	309,267	259,192	217,515
June	226,257	175,093	262,881
July	212,686	278,031	281,317
August	244,875	299,173	247,929
September	250,460	201,363	224,267
October	198,515	215,372	259,686
November	166,950	336,700	274,213
December	121,811	366,167	378,880

Median Price



Month	2023	2024	2025
January	225,000	165,000	135,000
February	107,400	318,700	199,900
March	192,250	155,250	207,750
April	165,000	174,900	157,777
May	250,950	225,000	239,000
June	239,950	167,500	238,450
July	190,000	222,450	234,900
August	182,500	244,700	219,450
September	199,000	197,000	235,000
October	165,000	182,425	229,900
November	164,950	269,000	259,900
December	129,900	360,000	250,000



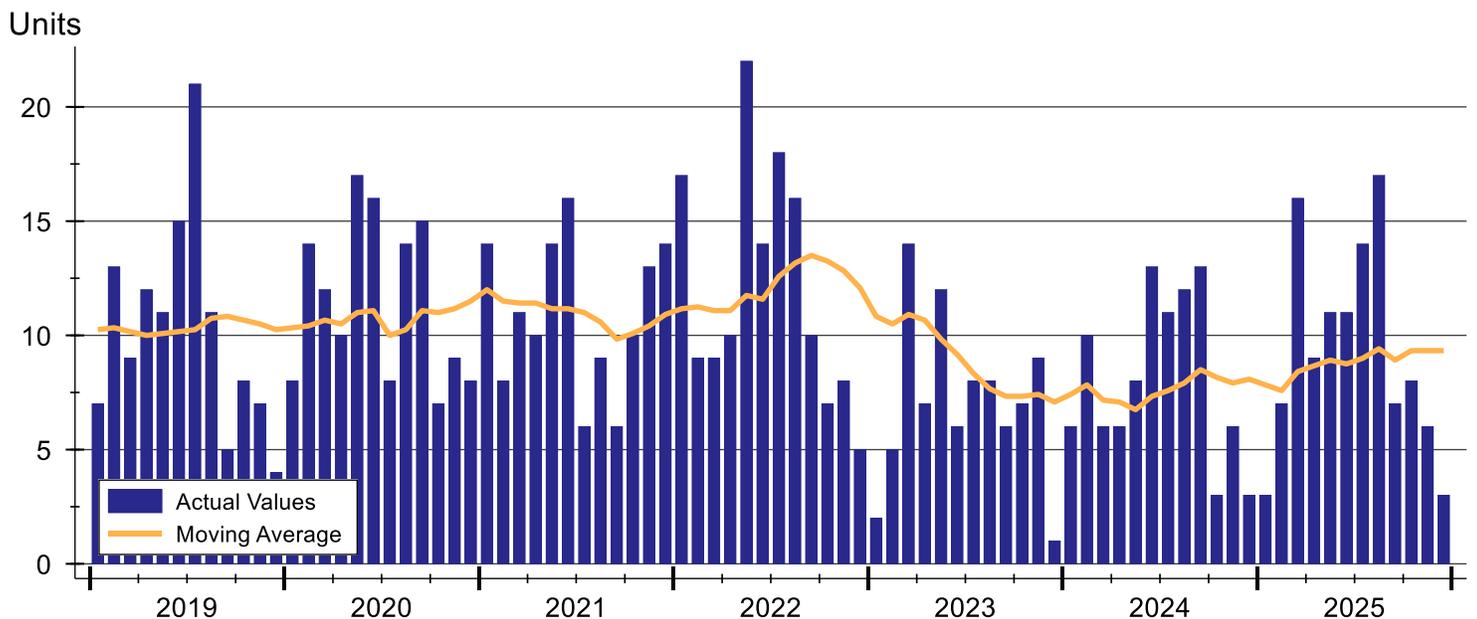
Jackson County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		3	3	0.0%	112	97	15.5%
Volume (1,000s)		610	694	-12.1%	28,372	21,776	30.3%
Average	Sale Price	203,333	231,300	-12.1%	253,323	224,498	12.8%
	Days on Market	11	38	-71.1%	49	49	0.0%
	Percent of Original	86.3%	95.7%	-9.8%	92.6%	95.1%	-2.6%
Median	Sale Price	200,000	249,000	-19.7%	219,750	189,900	15.7%
	Days on Market	8	21	-61.9%	23	17	35.3%
	Percent of Original	100.0%	96.4%	3.7%	95.9%	98.1%	-2.2%

A total of 3 contracts for sale were written in Jackson County during the month of December, the same as in 2024. The median list price of these homes was \$200,000, down from \$249,000 the prior year.

Half of the homes that went under contract in December were on the market less than 8 days, compared to 21 days in December 2024.

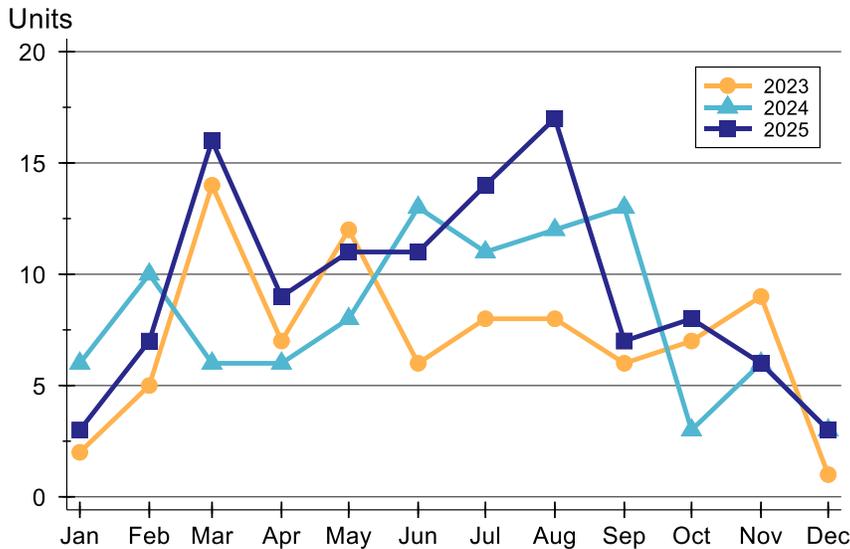
History of Contracts Written





Jackson County Contracts Written Analysis

Contracts Written by Month



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

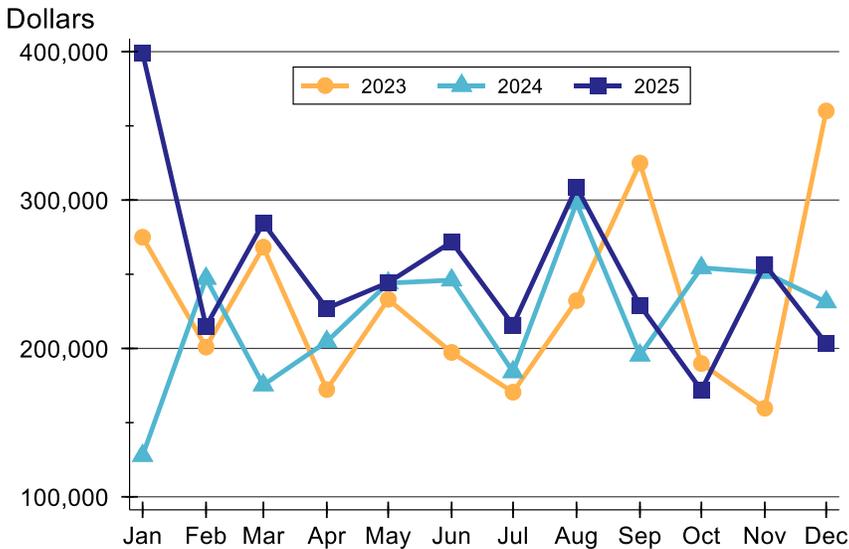
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	160,000	160,000	8	8	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	200,000	200,000	23	23	58.8%	58.8%
\$250,000-\$299,999	1	33.3%	250,000	250,000	3	3	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



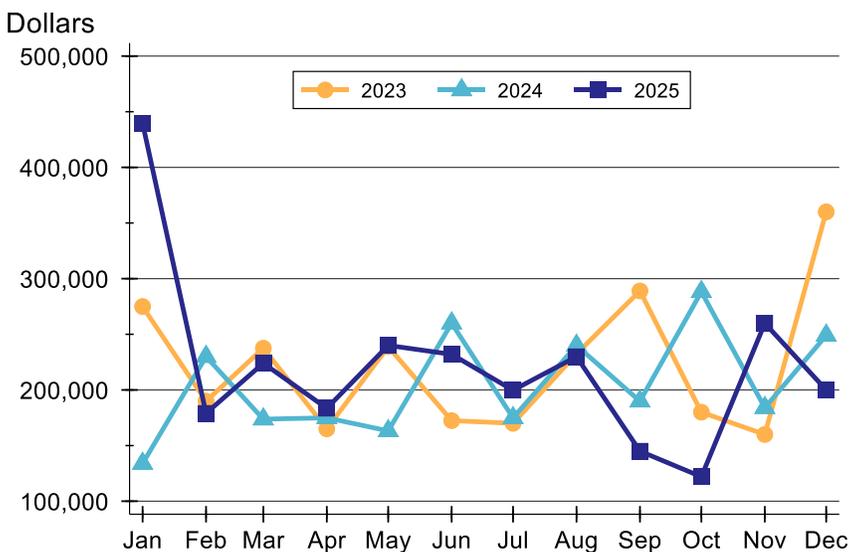
Jackson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	274,950	127,800	399,000
February	200,930	247,160	214,907
March	268,271	175,333	284,555
April	172,257	204,625	227,009
May	233,117	244,013	244,382
June	197,317	246,008	271,782
July	170,500	184,200	215,714
August	232,225	298,073	308,747
September	324,948	195,454	229,043
October	189,829	254,375	171,938
November	159,688	251,158	256,600
December	360,000	231,300	203,333

Median Price

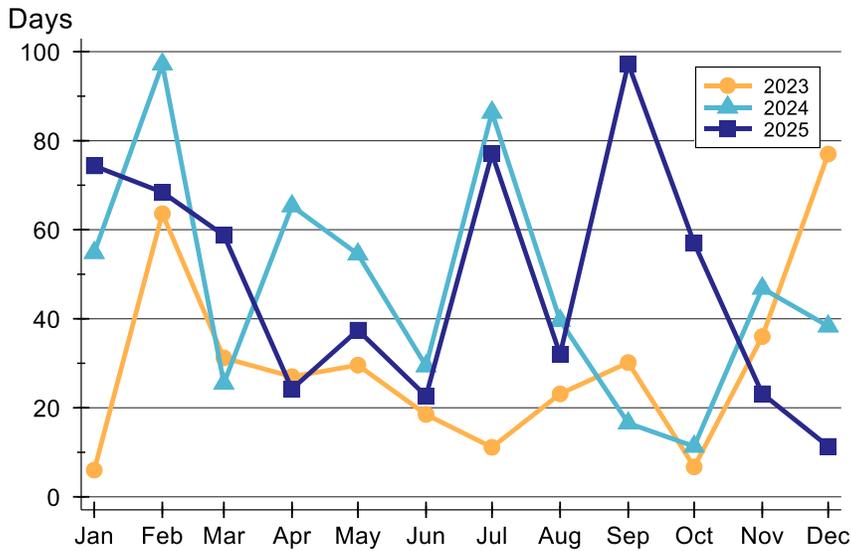


Month	2023	2024	2025
January	274,950	133,900	439,500
February	189,900	229,950	179,000
March	237,500	173,750	224,000
April	165,000	174,925	183,500
May	238,950	163,200	240,000
June	172,450	260,000	232,000
July	170,000	174,900	199,750
August	232,450	239,950	229,900
September	288,975	189,900	145,000
October	180,000	288,225	122,000
November	160,000	184,000	259,900
December	360,000	249,000	200,000



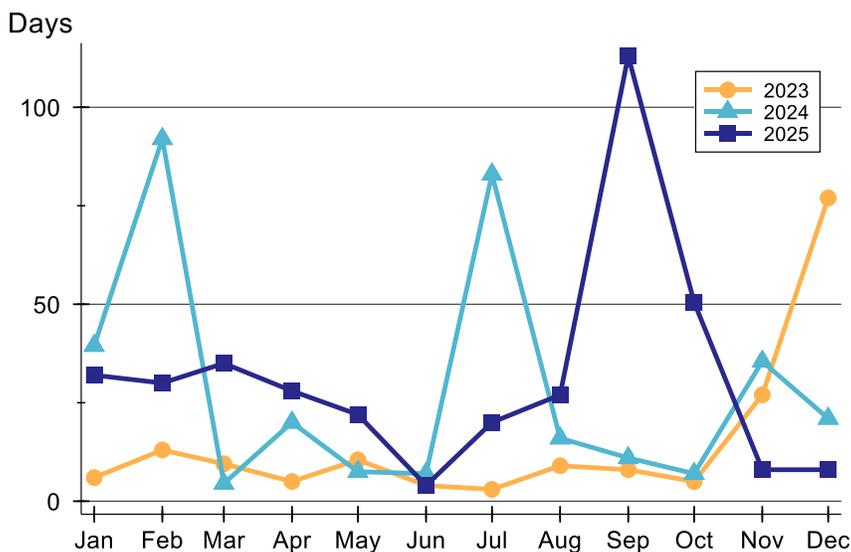
Jackson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	6	55	74
February	64	97	68
March	31	26	59
April	27	65	24
May	30	55	37
June	19	29	23
July	11	86	77
August	23	40	32
September	30	17	97
October	7	11	57
November	36	47	23
December	77	38	11

Median DOM



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



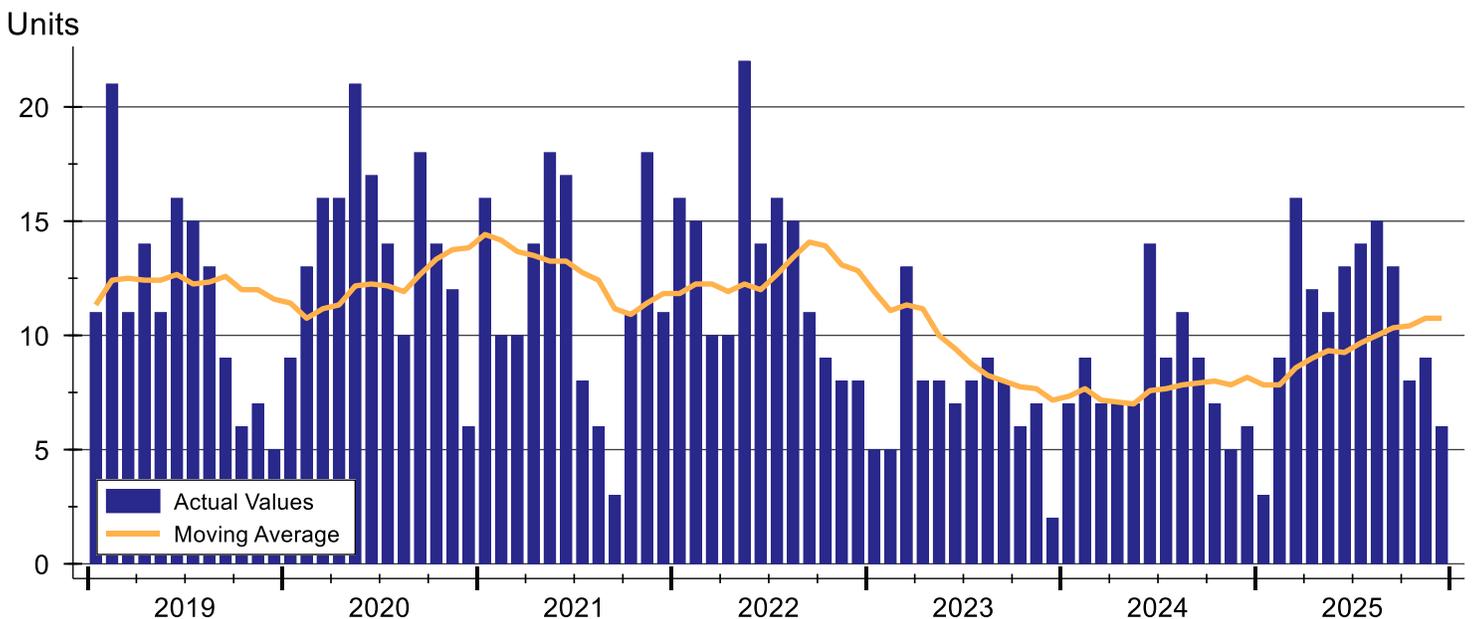
Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		6	6	0.0%
Volume (1,000s)		1,265	1,718	-26.4%
Average	List Price	210,817	286,317	-26.4%
	Days on Market	25	33	-24.2%
	Percent of Original	92.2%	100.0%	-7.8%
Median	List Price	187,450	224,000	-16.3%
	Days on Market	22	20	10.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Jackson County had contracts pending at the end of December, the same number of contracts pending at the end of December 2024.

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

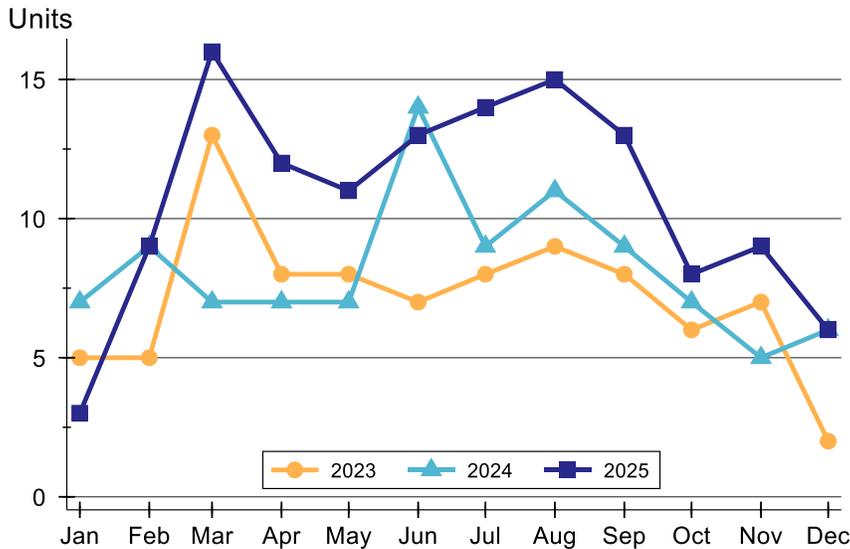
History of Pending Contracts





Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

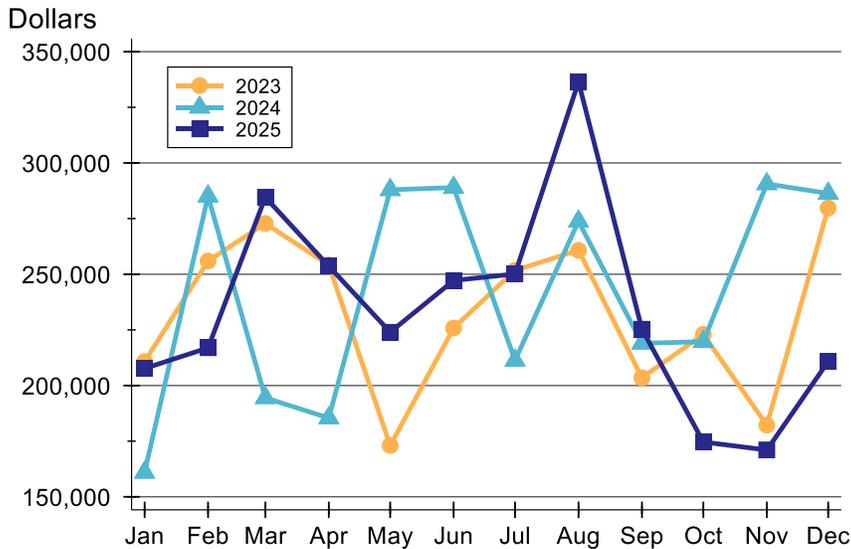
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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	3	50.0%	166,633	165,000	22	20	98.2%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	16.7%	200,000	200,000	23	23	58.8%	58.8%
\$250,000-\$299,999	1	16.7%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	16.7%	315,000	315,000	59	59	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



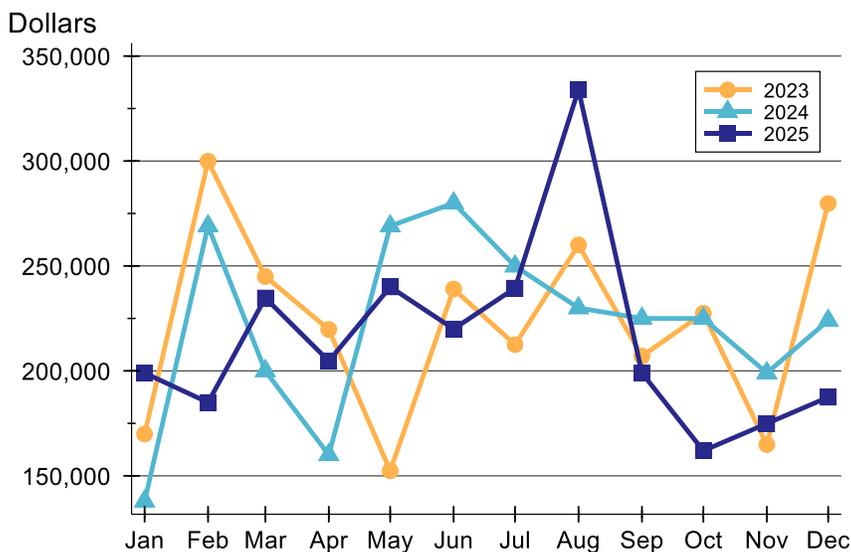
Jackson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	210,740	160,971	207,667
February	255,930	285,078	216,928
March	272,815	194,486	284,587
April	254,138	185,407	253,623
May	173,050	287,943	223,991
June	225,843	288,964	247,192
July	251,750	211,300	250,136
August	260,767	273,807	336,413
September	203,494	218,978	225,354
October	222,992	219,704	174,625
November	182,171	290,590	171,033
December	279,750	286,317	210,817

Median Price

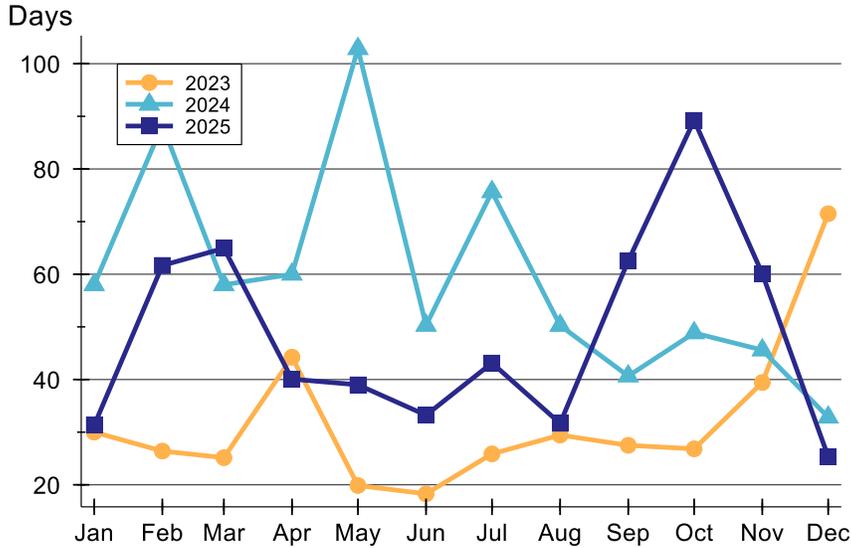


Month	2023	2024	2025
January	169,900	137,900	199,000
February	299,900	269,000	184,950
March	245,000	200,000	234,750
April	219,750	160,000	204,700
May	152,400	269,000	240,000
June	239,000	279,950	220,000
July	212,500	249,900	239,450
August	260,000	230,000	334,000
September	207,000	225,000	199,000
October	227,475	225,000	161,950
November	164,900	199,000	174,900
December	279,750	224,000	187,450



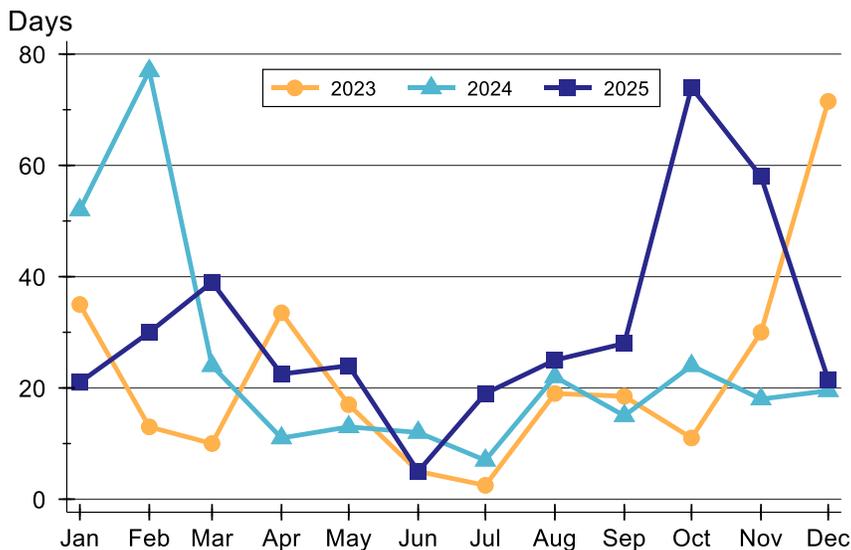
Jackson County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Fell in December

Total home sales in Jefferson County fell last month to 7 units, compared to 13 units in December 2024. Total sales volume was \$2.2 million, down from a year earlier.

The median sale price in December was \$300,000, up from \$165,000 a year earlier. Homes that sold in December were typically on the market for 7 days and sold for 99.3% of their list prices.

Jefferson County Active Listings Down at End of December

The total number of active listings in Jefferson County at the end of December was 24 units, down from 25 at the same point in 2024. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$382,475.

During December, a total of 3 contracts were written down from 11 in December 2024. At the end of the month, there were 5 contracts still pending.

Report Contents

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

Contact Information

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



Jefferson County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		7 -46.2%	13 160.0%	5 -54.5%	163 1.9%	160 11.9%	143 -20.1%
Active Listings Change from prior year		24 -4.0%	25 38.9%	18 20.0%	N/A	N/A	N/A
Months' Supply Change from prior year		1.8 -5.3%	1.9 26.7%	1.5 50.0%	N/A	N/A	N/A
New Listings Change from prior year		5 -58.3%	12 20.0%	10 42.9%	190 -6.9%	204 12.7%	181 -3.2%
Contracts Written Change from prior year		3 -72.7%	11 0.0%	11 37.5%	154 -3.1%	159 8.2%	147 -12.5%
Pending Contracts Change from prior year		5 -50.0%	10 -9.1%	11 10.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		2,192 -24.2%	2,893 149.0%	1,162 -57.0%	48,001 16.2%	41,314 16.0%	35,628 -11.6%
Average	Sale Price Change from prior year	313,079 40.7%	222,538 -4.2%	232,400 -5.3%	294,484 14.0%	258,210 3.6%	249,144 10.7%
	List Price of Actives Change from prior year	466,783 55.3%	300,636 -1.3%	304,466 36.6%	N/A	N/A	N/A
	Days on Market Change from prior year	48 166.7%	18 -45.5%	33 73.7%	42 20.0%	35 34.6%	26 52.9%
	Percent of List Change from prior year	96.9% -2.0%	98.9% 5.7%	93.6% -3.2%	98.8% 1.5%	97.3% -1.3%	98.6% -1.7%
	Percent of Original Change from prior year	96.6% -0.2%	96.8% 8.8%	89.0% -7.3%	97.9% 3.7%	94.4% -2.5%	96.8% -2.5%
Median	Sale Price Change from prior year	300,000 81.8%	165,000 -23.3%	215,000 -17.3%	273,000 12.6%	242,500 10.7%	219,000 4.3%
	List Price of Actives Change from prior year	382,475 41.9%	269,500 -3.6%	279,444 51.1%	N/A	N/A	N/A
	Days on Market Change from prior year	7 40.0%	5 -78.3%	23 155.6%	17 13.3%	15 87.5%	8 33.3%
	Percent of List Change from prior year	99.3% -0.7%	100.0% 1.8%	98.2% 0.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	99.3% 2.4%	97.0% 4.0%	93.3% -4.2%	98.4% 1.2%	97.2% -2.8%	100.0% 0.0%

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



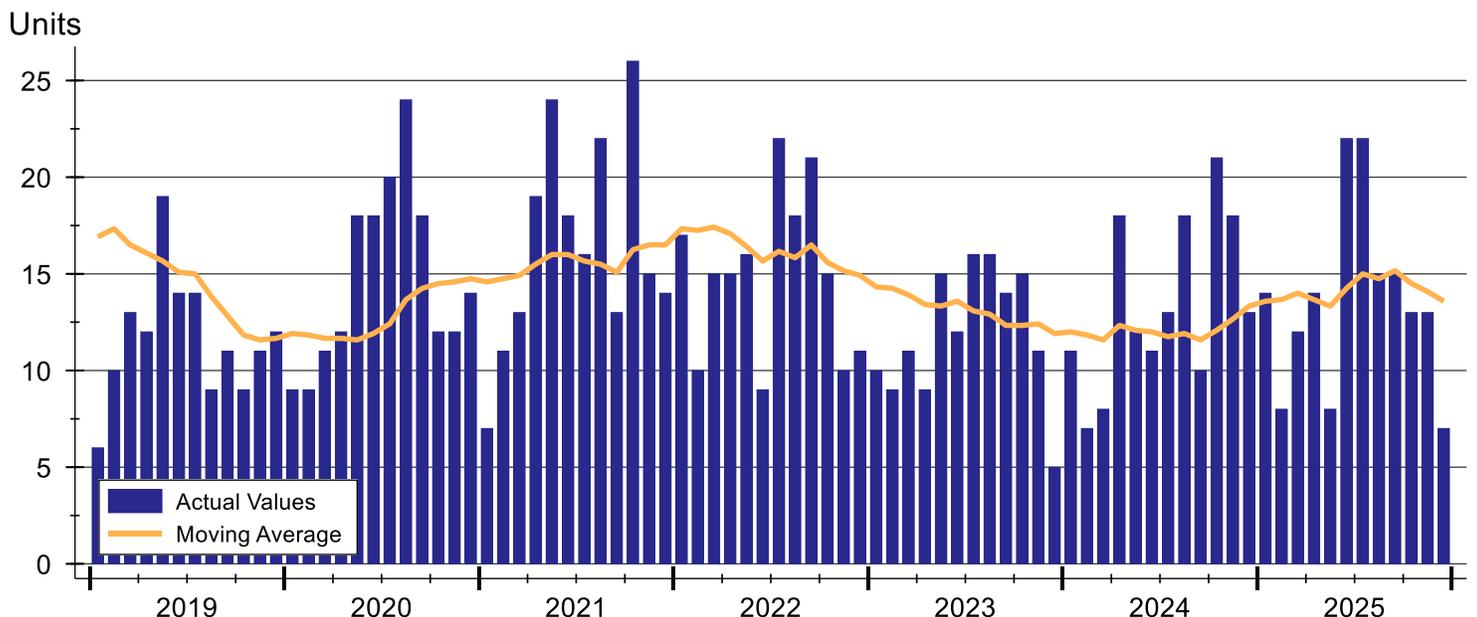
Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		7	13	-46.2%	163	160	1.9%
Volume (1,000s)		2,192	2,893	-24.2%	48,001	41,314	16.2%
Months' Supply		1.8	1.9	-5.3%	N/A	N/A	N/A
Average	Sale Price	313,079	222,538	40.7%	294,484	258,210	14.0%
	Days on Market	48	18	166.7%	42	35	20.0%
	Percent of List	96.9%	98.9%	-2.0%	98.8%	97.3%	1.5%
	Percent of Original	96.6%	96.8%	-0.2%	97.9%	94.4%	3.7%
Median	Sale Price	300,000	165,000	81.8%	273,000	242,500	12.6%
	Days on Market	7	5	40.0%	17	15	13.3%
	Percent of List	99.3%	100.0%	-0.7%	100.0%	100.0%	0.0%
	Percent of Original	99.3%	97.0%	2.4%	98.4%	97.2%	1.2%

A total of 7 homes sold in Jefferson County in December, down from 13 units in December 2024. Total sales volume fell to \$2.2 million compared to \$2.9 million in the previous year.

The median sales price in December was \$300,000, up 81.8% compared to the prior year. Median days on market was 7 days, down from 33 days in November, but up from 5 in December 2024.

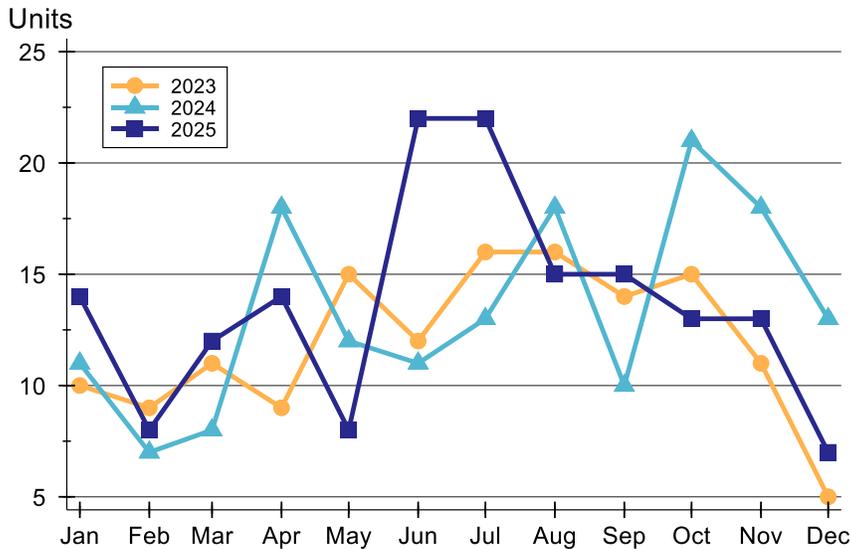
History of Closed Listings





Jefferson County Closed Listings Analysis

Closed Listings by Month



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

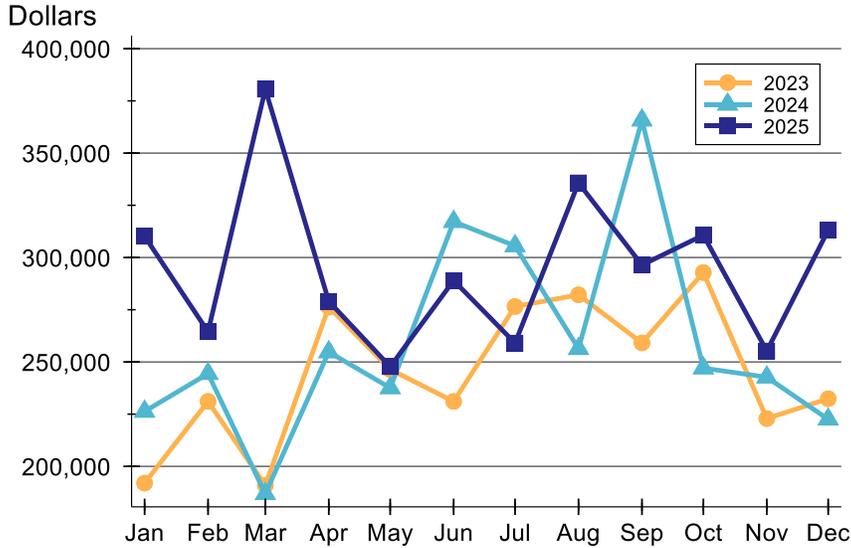
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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%	2.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	1.1	223,225	223,225	7	7	99.2%	99.2%	99.2%	99.2%
\$250,000-\$299,999	1	14.3%	1.2	297,000	297,000	3	3	99.3%	99.3%	99.3%	99.3%
\$300,000-\$399,999	3	42.9%	1.4	349,367	357,000	53	69	93.6%	97.8%	92.8%	97.8%
\$400,000-\$499,999	1	14.3%	3.0	400,000	400,000	162	162	100.0%	100.0%	100.0%	100.0%
\$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



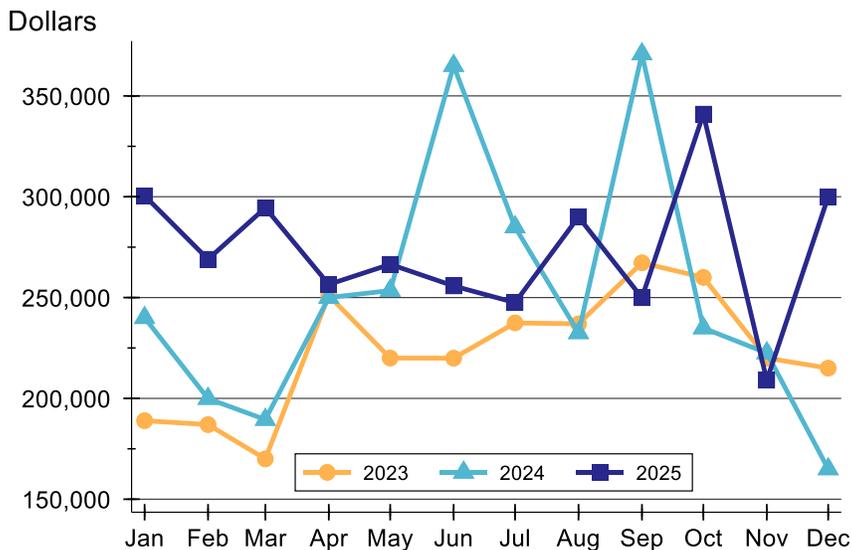
Jefferson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	191,980	226,291	310,169
February	231,111	244,400	264,438
March	190,909	186,850	380,583
April	276,311	254,769	278,996
May	246,400	237,575	247,725
June	231,075	317,182	288,981
July	276,540	305,565	259,045
August	282,138	256,319	335,753
September	259,107	365,750	296,410
October	292,800	247,048	310,731
November	222,889	242,694	255,246
December	232,400	222,538	313,079

Median Price

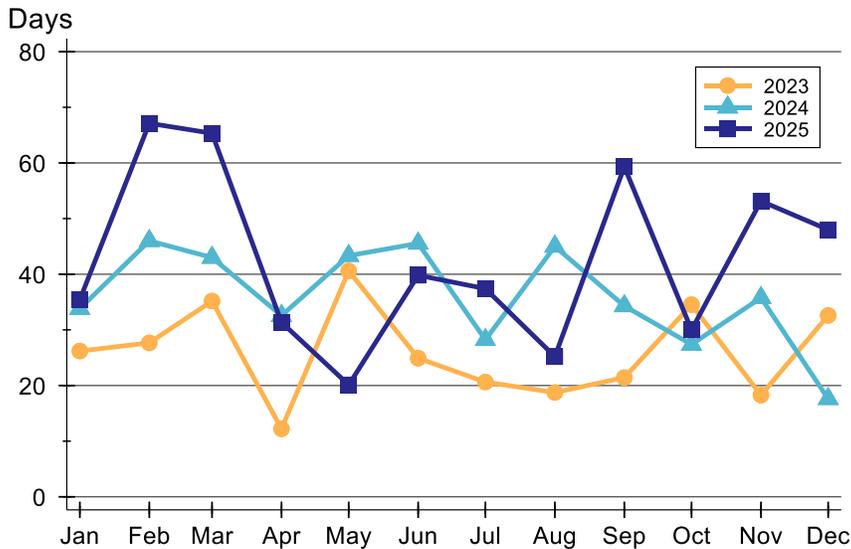


Month	2023	2024	2025
January	188,950	240,000	300,500
February	187,000	199,900	269,000
March	170,000	189,500	294,500
April	251,000	250,000	256,500
May	220,000	253,500	266,500
June	219,950	365,000	255,750
July	237,450	285,000	247,500
August	237,000	232,500	290,000
September	267,250	370,750	249,900
October	260,000	234,900	341,000
November	220,000	222,500	209,000
December	215,000	165,000	300,000



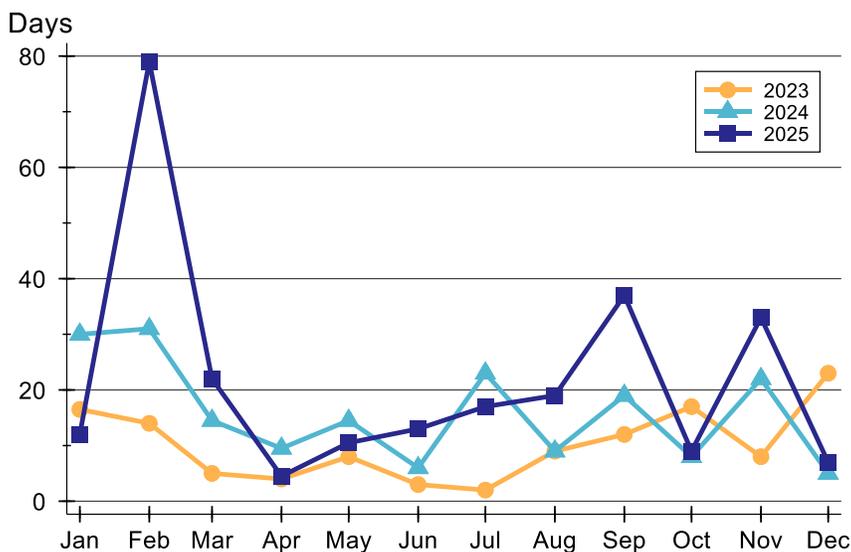
Jefferson County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	26	34	35
February	28	46	67
March	35	43	65
April	12	33	31
May	41	43	20
June	25	46	40
July	21	28	37
August	19	45	25
September	21	34	59
October	35	27	30
November	18	36	53
December	33	18	48

Median DOM



Month	2023	2024	2025
January	17	30	12
February	14	31	79
March	5	15	22
April	4	10	5
May	8	15	11
June	3	6	13
July	2	23	17
August	9	9	19
September	12	19	37
October	17	8	9
November	8	22	33
December	23	5	7



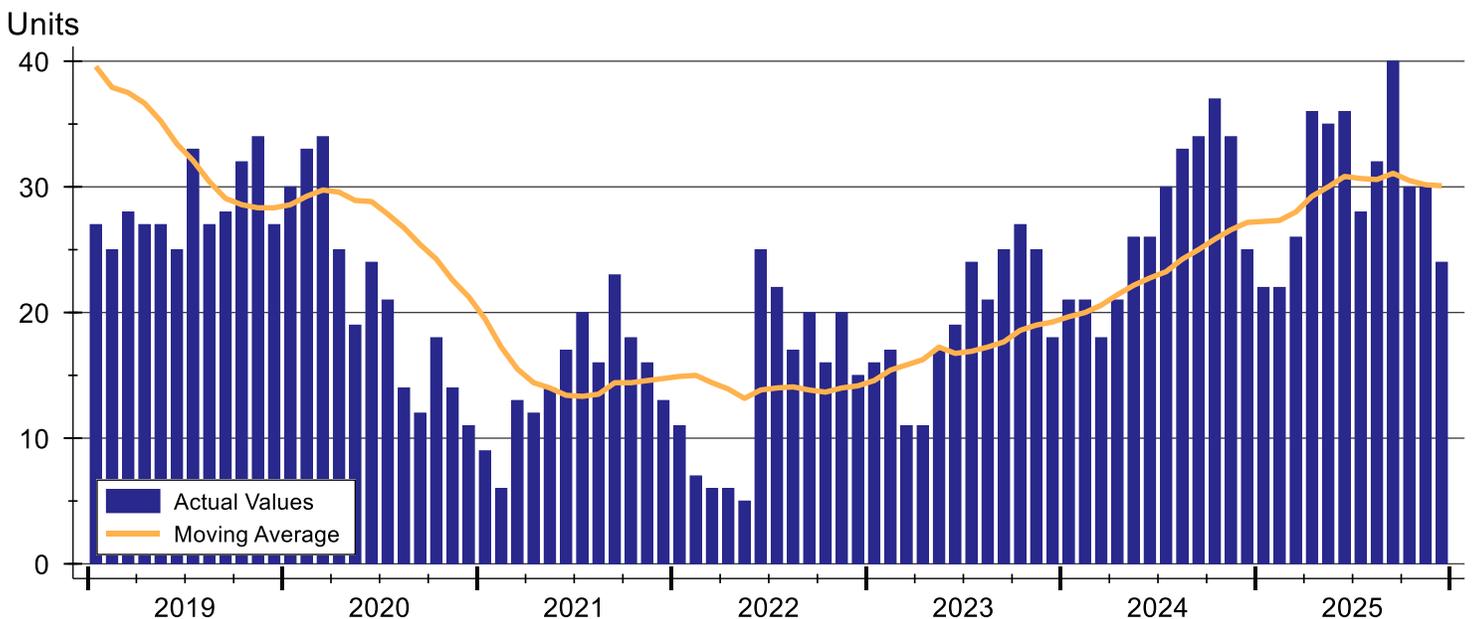
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2025	2024	Change
Active Listings		24	25	-4.0%
Volume (1,000s)		11,203	7,516	49.1%
Months' Supply		1.8	1.9	-5.3%
Average	List Price	466,783	300,636	55.3%
	Days on Market	59	63	-6.3%
	Percent of Original	97.1%	97.6%	-0.5%
Median	List Price	382,475	269,500	41.9%
	Days on Market	40	48	-16.7%
	Percent of Original	98.7%	100.0%	-1.3%

A total of 24 homes were available for sale in Jefferson County at the end of December. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of December was \$382,475, up 41.9% from 2024. The typical time on market for active listings was 40 days, down from 48 days a year earlier.

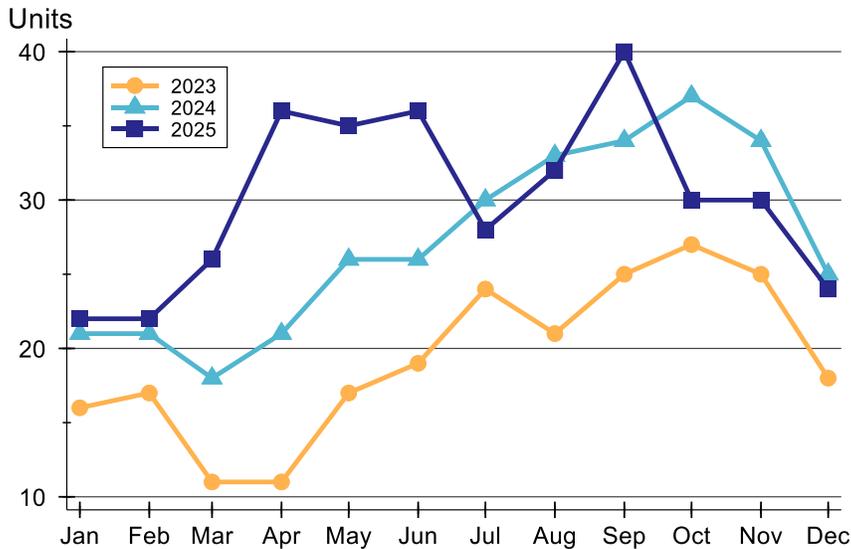
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



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

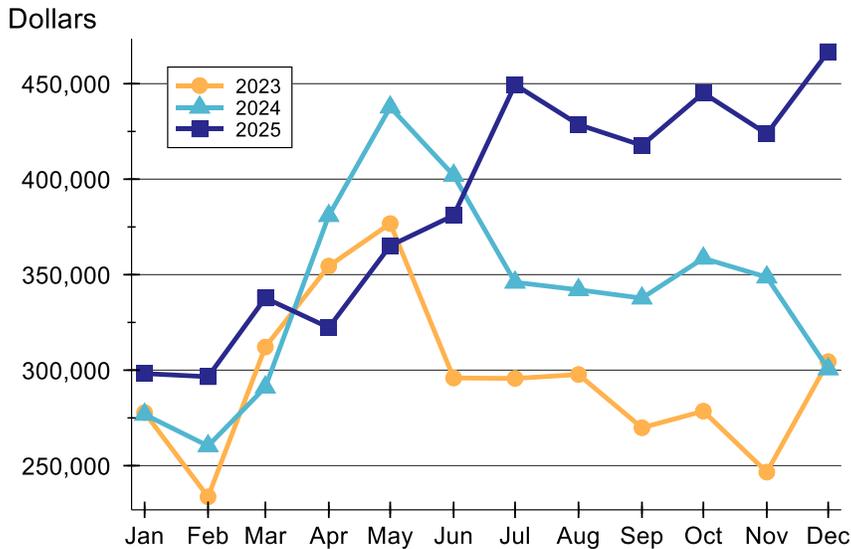
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	8.3%	N/A	70,950	70,950	37	37	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	8.3%	2.7	164,450	164,450	28	28	96.8%	96.8%
\$175,000-\$199,999	2	8.3%	N/A	193,750	193,750	25	25	97.3%	97.3%
\$200,000-\$249,999	2	8.3%	1.1	210,500	210,500	34	34	94.2%	94.2%
\$250,000-\$299,999	2	8.3%	1.2	287,500	287,500	63	63	97.0%	97.0%
\$300,000-\$399,999	4	16.7%	1.4	378,713	382,475	36	13	97.9%	98.7%
\$400,000-\$499,999	4	16.7%	3.0	446,188	432,450	77	73	96.9%	100.0%
\$500,000-\$749,999	2	8.3%	N/A	579,975	579,975	41	41	97.7%	97.7%
\$750,000-\$999,999	2	8.3%	N/A	819,975	819,975	114	114	92.4%	92.4%
\$1,000,000 and up	2	8.3%	N/A	1,624,500	1,624,500	141	141	100.0%	100.0%



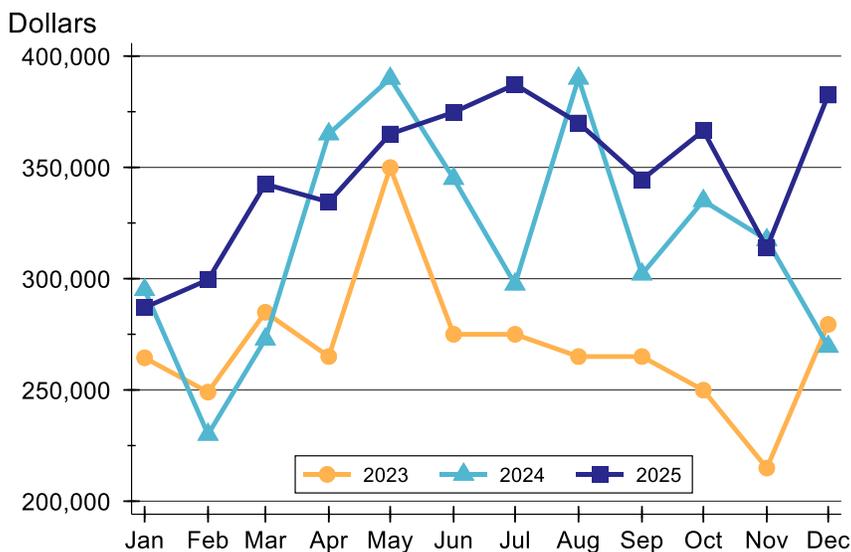
Jefferson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	277,778	276,829	298,250
February	233,685	260,340	296,568
March	312,145	291,064	337,781
April	354,509	380,924	322,319
May	376,765	437,700	365,169
June	295,921	401,990	381,050
July	295,677	346,012	449,495
August	297,738	342,080	428,617
September	269,860	337,709	417,711
October	278,540	358,588	445,126
November	246,606	348,703	423,744
December	304,466	300,636	466,783

Median Price

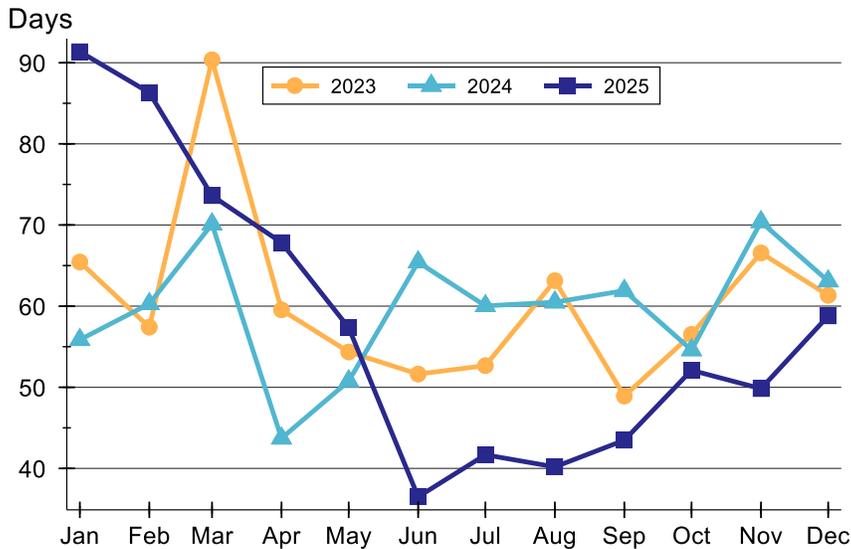


Month	2023	2024	2025
January	264,450	295,000	287,000
February	249,000	230,000	299,500
March	284,900	272,800	342,450
April	265,000	365,000	334,450
May	349,900	389,950	365,000
June	275,000	344,950	374,750
July	275,000	297,500	387,250
August	265,000	390,000	369,950
September	265,000	302,000	344,450
October	249,888	335,000	366,500
November	214,900	317,450	313,750
December	279,444	269,500	382,475



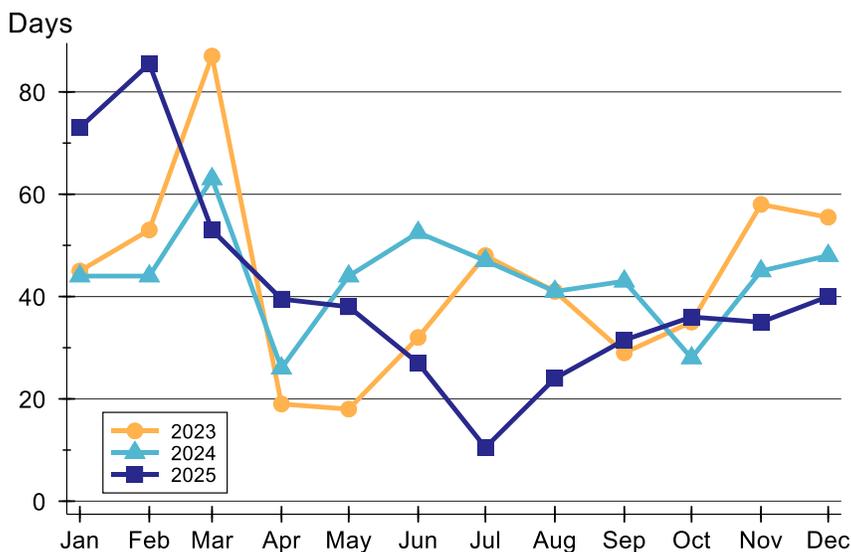
Jefferson County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	65	56	91
February	57	60	86
March	90	70	74
April	60	44	68
May	54	51	57
June	52	65	37
July	53	60	42
August	63	60	40
September	49	62	43
October	57	55	52
November	67	70	50
December	61	63	59

Median DOM

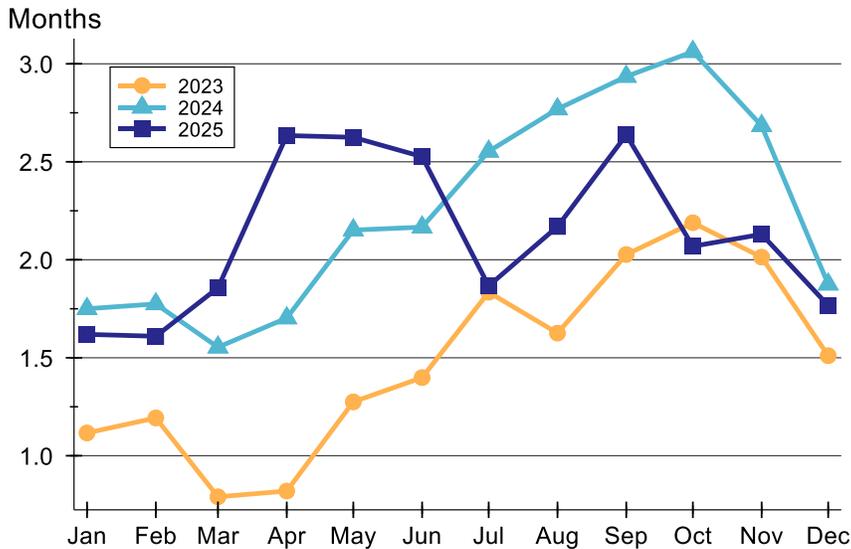


Month	2023	2024	2025
January	45	44	73
February	53	44	86
March	87	63	53
April	19	26	40
May	18	44	38
June	32	53	27
July	48	47	11
August	41	41	24
September	29	43	32
October	35	28	36
November	58	45	35
December	56	48	40



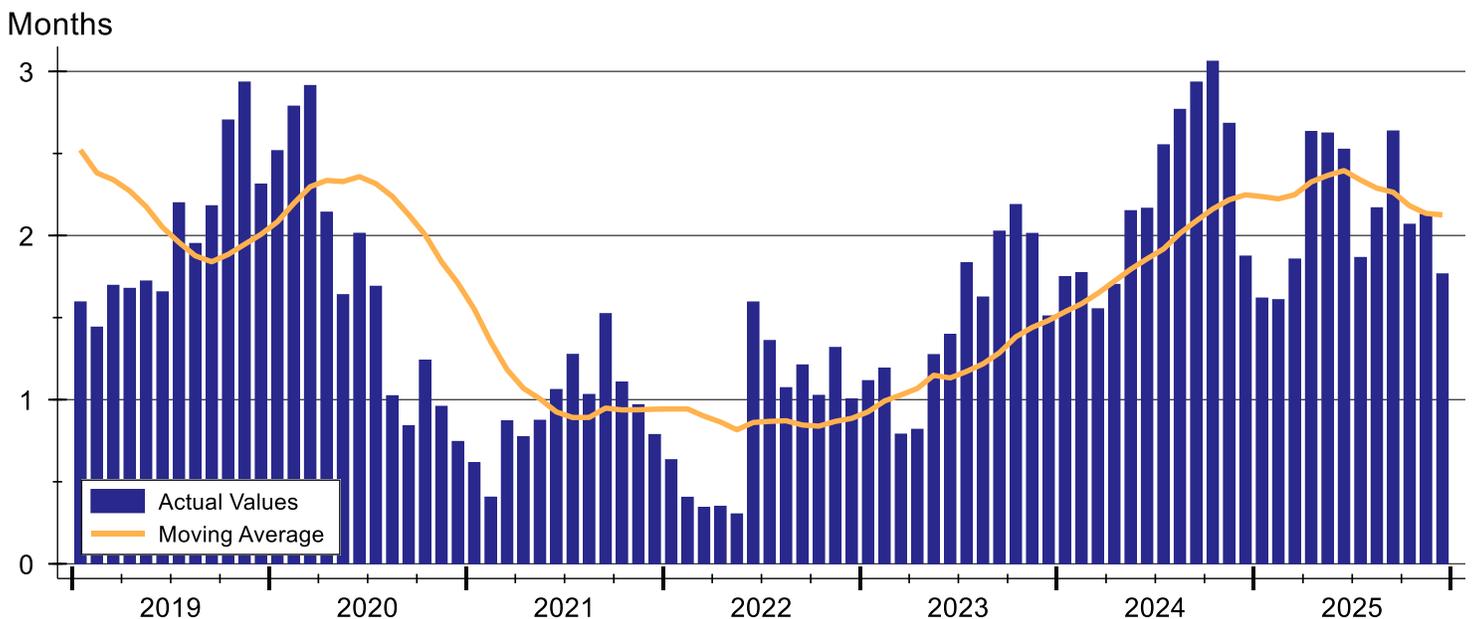
Jefferson County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





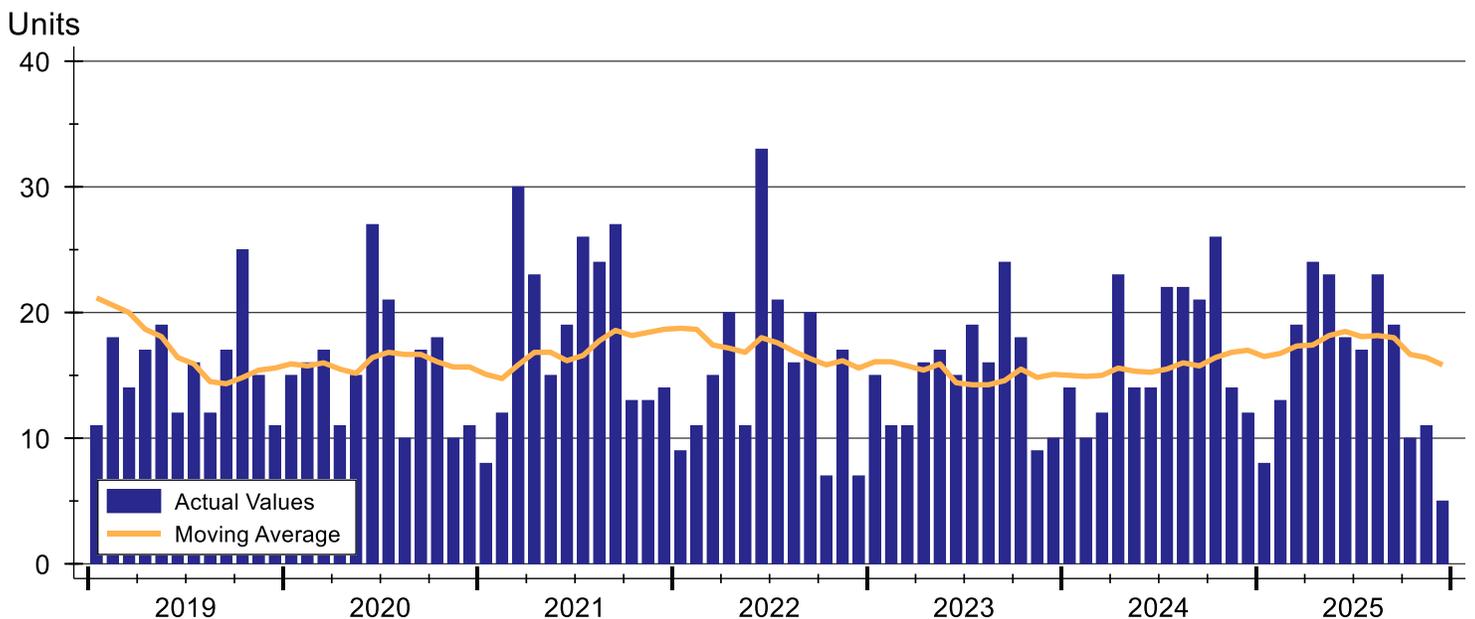
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	5	12	-58.3%
	Volume (1,000s)	1,543	3,431	-55.0%
	Average List Price	308,680	285,913	8.0%
	Median List Price	294,900	267,250	10.3%
Year-to-Date	New Listings	190	204	-6.9%
	Volume (1,000s)	60,077	58,974	1.9%
	Average List Price	316,195	289,089	9.4%
	Median List Price	276,450	267,250	3.4%

A total of 5 new listings were added in Jefferson County during December, down 58.3% from the same month in 2024. Year-to-date Jefferson County has seen 190 new listings.

The median list price of these homes was \$294,900 up from \$267,250 in 2024.

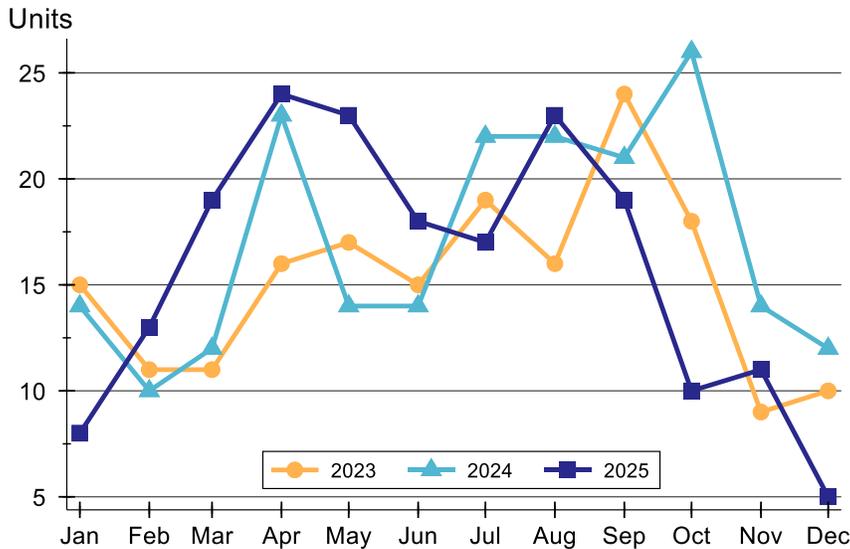
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	14	8
February	11	10	13
March	11	12	19
April	16	23	24
May	17	14	23
June	15	14	18
July	19	22	17
August	16	22	23
September	24	21	19
October	18	26	10
November	9	14	11
December	10	12	5

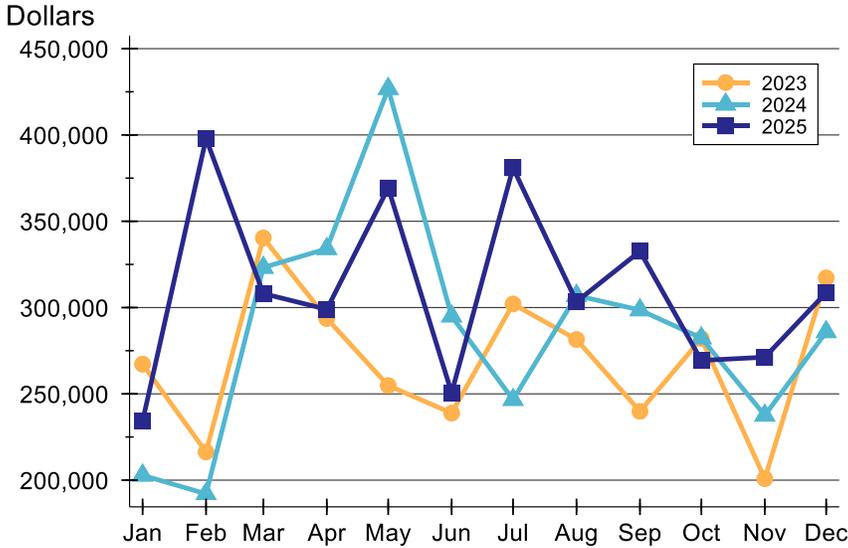
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	20.0%	198,500	198,500	22	22	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	215,000	215,000	7	7	100.0%	100.0%
\$250,000-\$299,999	1	20.0%	294,900	294,900	6	6	100.0%	100.0%
\$300,000-\$399,999	1	20.0%	350,000	350,000	5	5	100.0%	100.0%
\$400,000-\$499,999	1	20.0%	485,000	485,000	37	37	97.0%	97.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



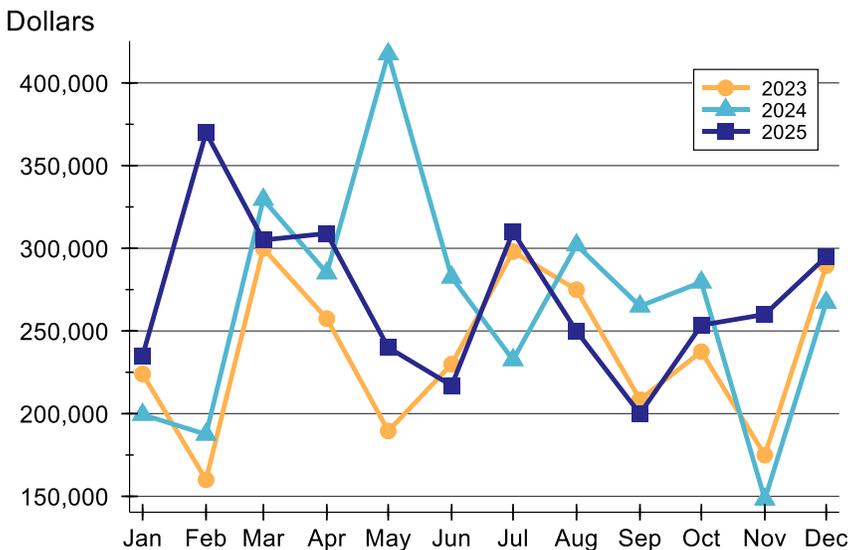
Jefferson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	267,227	202,818	234,238
February	216,336	192,085	397,954
March	340,336	323,200	308,089
April	293,669	334,061	298,992
May	254,818	426,807	369,324
June	238,847	295,021	250,628
July	302,084	246,648	380,959
August	281,506	306,959	303,387
September	239,873	298,567	332,608
October	282,036	282,335	269,358
November	200,878	237,543	271,245
December	317,170	285,913	308,680

Median Price



Month	2023	2024	2025
January	224,000	199,450	235,000
February	160,000	187,450	369,900
March	299,900	329,500	305,000
April	257,450	285,000	308,950
May	189,500	417,450	240,000
June	229,900	282,450	217,000
July	298,000	232,500	310,000
August	274,950	301,950	249,900
September	208,500	265,000	199,900
October	237,475	279,500	253,539
November	174,900	148,250	260,000
December	289,500	267,250	294,900



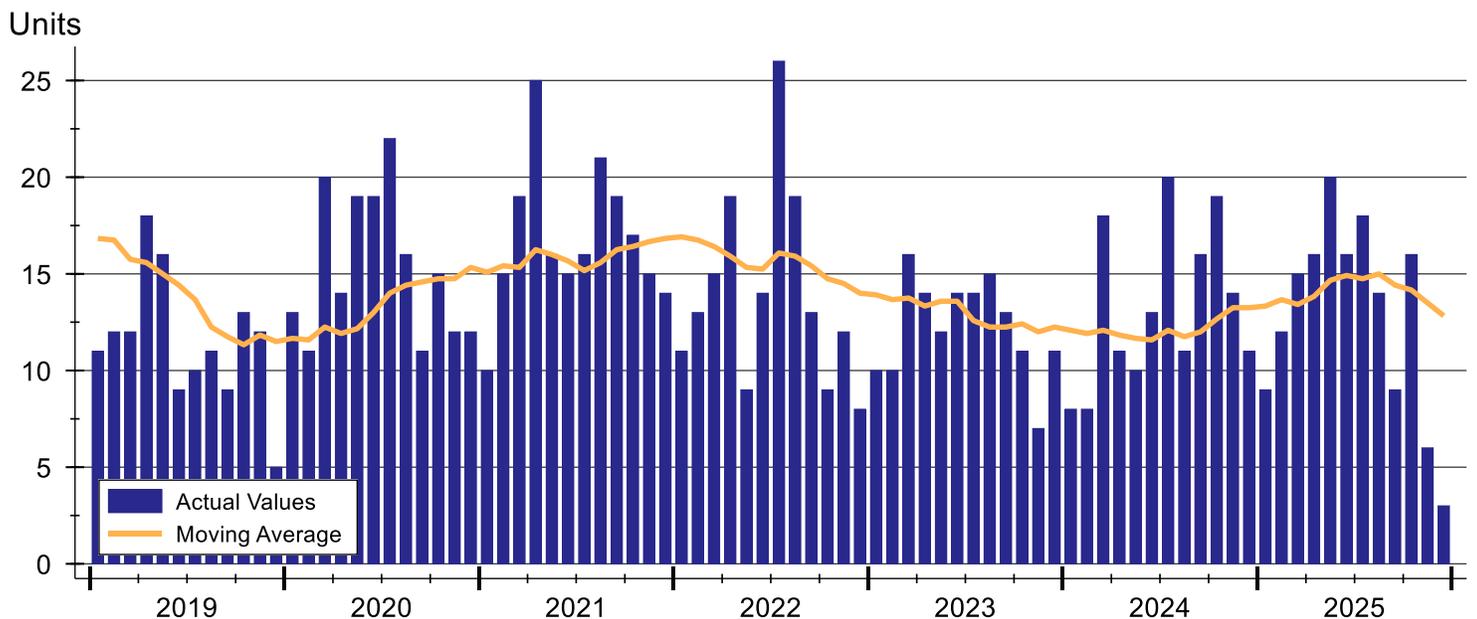
Jefferson County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		3	11	-72.7%	154	159	-3.1%
Volume (1,000s)		474	4,197	-88.7%	44,653	43,388	2.9%
Average	Sale Price	158,133	381,577	-58.6%	289,955	272,879	6.3%
	Days on Market	35	52	-32.7%	41	37	10.8%
	Percent of Original	100.4%	96.9%	3.6%	98.1%	94.1%	4.3%
Median	Sale Price	165,000	320,000	-48.4%	257,000	255,000	0.8%
	Days on Market	16	20	-20.0%	17	14	21.4%
	Percent of Original	100.0%	96.5%	3.6%	98.9%	96.4%	2.6%

A total of 3 contracts for sale were written in Jefferson County during the month of December, down from 11 in 2024. The median list price of these homes was \$165,000, down from \$320,000 the prior year.

Half of the homes that went under contract in December were on the market less than 16 days, compared to 20 days in December 2024.

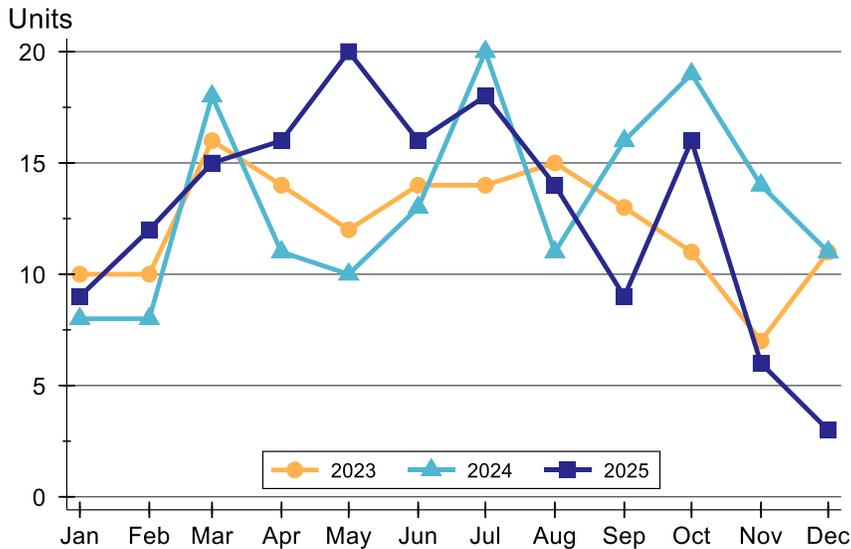
History of Contracts Written





Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	10	8	9
February	10	8	12
March	16	18	15
April	14	11	16
May	12	10	20
June	14	13	16
July	14	20	18
August	15	11	14
September	13	16	9
October	11	19	16
November	7	14	6
December	11	11	3

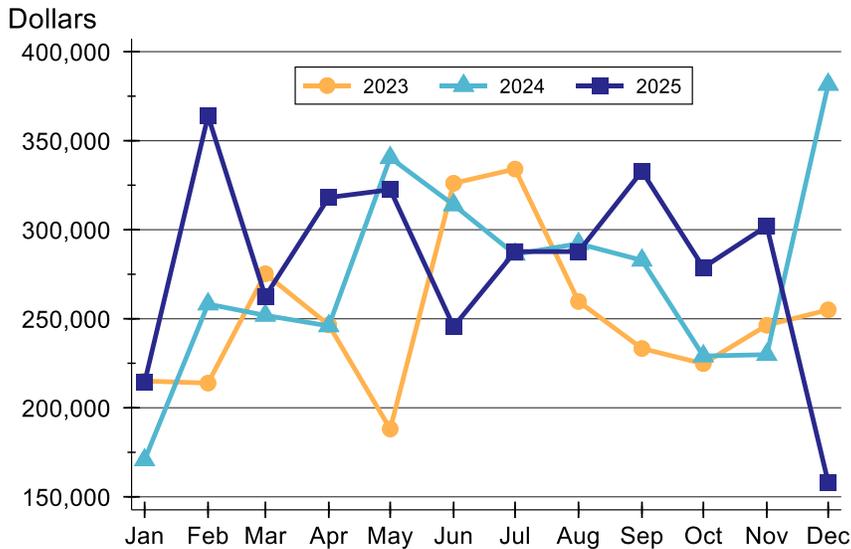
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	109,500	109,500	16	16	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	165,000	165,000	13	13	101.2%	101.2%
\$175,000-\$199,999	1	33.3%	199,900	199,900	76	76	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



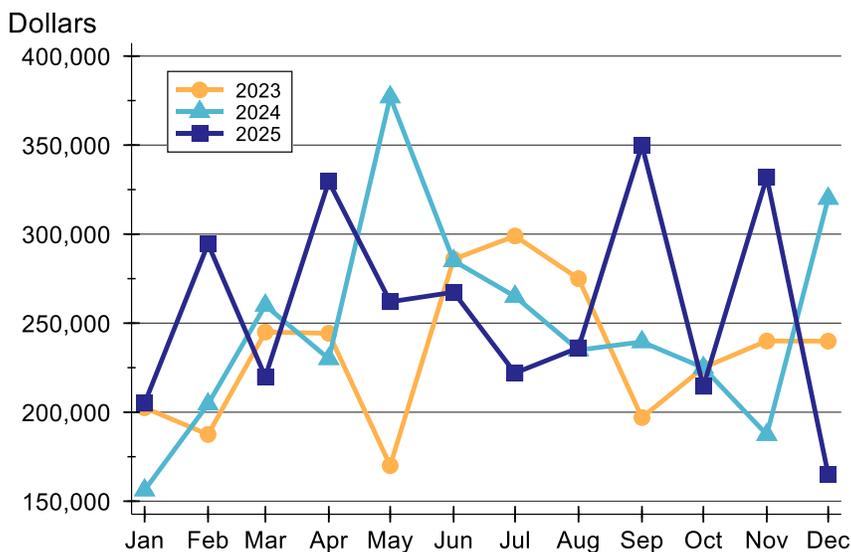
Jefferson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	215,040	170,675	214,256
February	213,880	258,238	363,892
March	275,290	251,914	262,567
April	246,529	245,977	318,119
May	188,117	340,440	322,505
June	326,114	313,935	245,575
July	334,093	286,168	287,725
August	259,717	292,182	287,714
September	233,300	282,838	332,867
October	224,809	229,089	278,797
November	246,363	229,850	302,067
December	255,014	381,577	158,133

Median Price

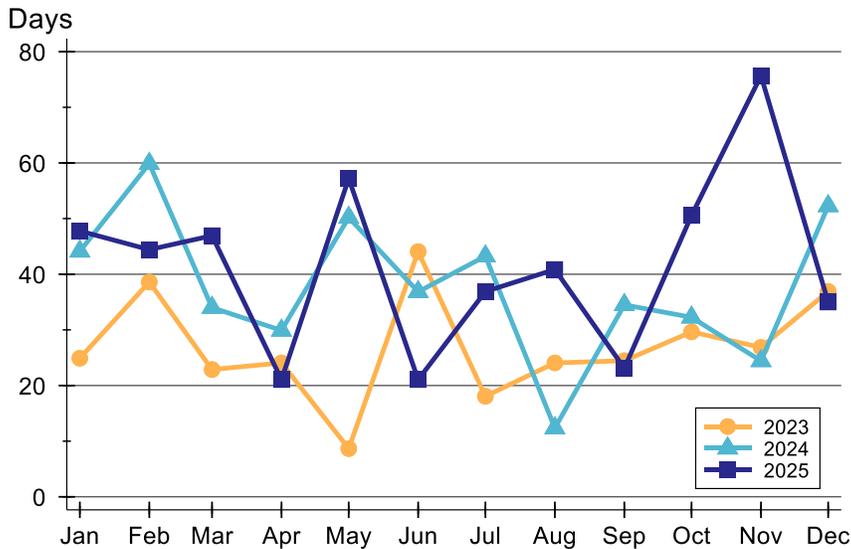


Month	2023	2024	2025
January	202,500	156,250	205,000
February	187,500	204,500	294,500
March	245,000	260,000	219,900
April	244,300	230,000	329,500
May	170,000	377,000	262,000
June	285,950	285,000	267,400
July	298,950	265,000	222,000
August	275,000	234,900	236,200
September	197,000	239,500	350,000
October	225,000	225,000	214,500
November	240,000	187,400	332,000
December	239,900	320,000	165,000



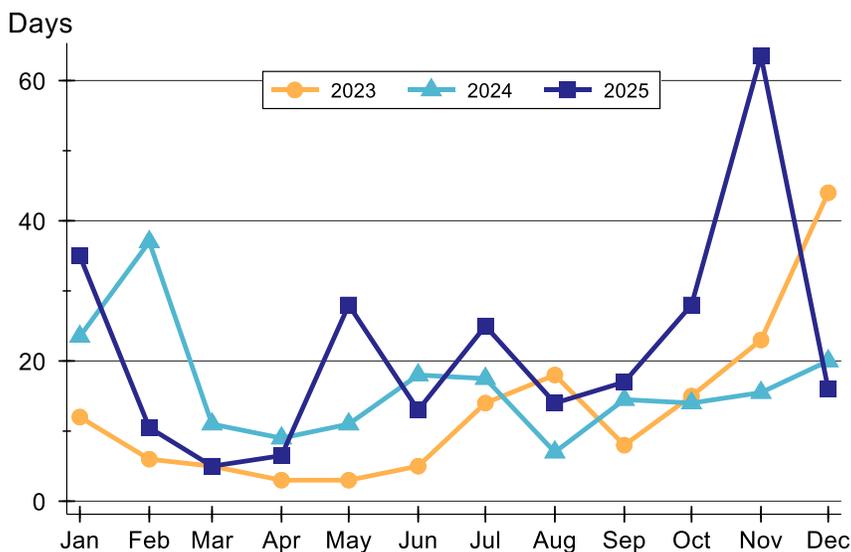
Jefferson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	44	48
February	39	60	44
March	23	34	47
April	24	30	21
May	9	50	57
June	44	37	21
July	18	43	37
August	24	12	41
September	24	35	23
October	30	32	51
November	27	24	76
December	37	52	35

Median DOM



Month	2023	2024	2025
January	12	24	35
February	6	37	11
March	5	11	5
April	3	9	7
May	3	11	28
June	5	18	13
July	14	18	25
August	18	7	14
September	8	15	17
October	15	14	28
November	23	16	64
December	44	20	16



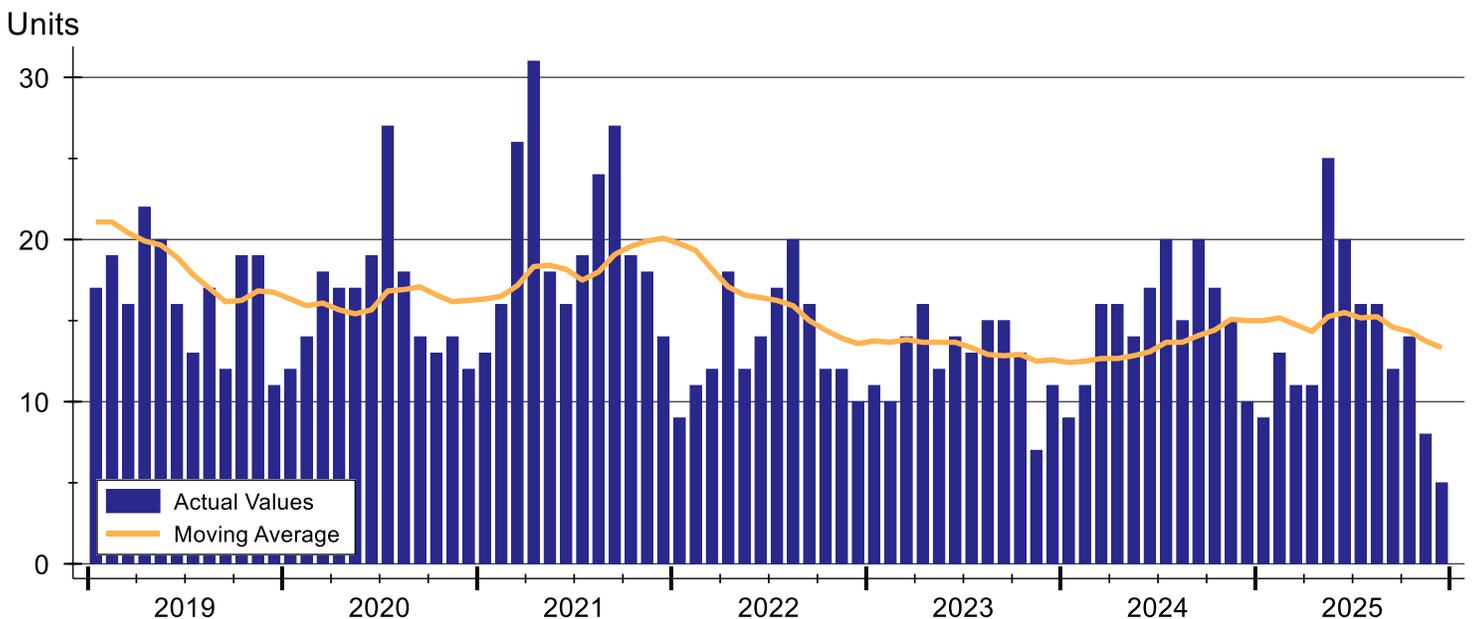
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		5	10	-50.0%
Volume (1,000s)		864	3,194	-72.9%
Average	List Price	172,870	319,390	-45.9%
	Days on Market	34	61	-44.3%
	Percent of Original	100.0%	98.5%	1.5%
Median	List Price	165,000	279,500	-41.0%
	Days on Market	16	26	-38.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Jefferson County had contracts pending at the end of December, down from 10 contracts pending at the end of December 2024.

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

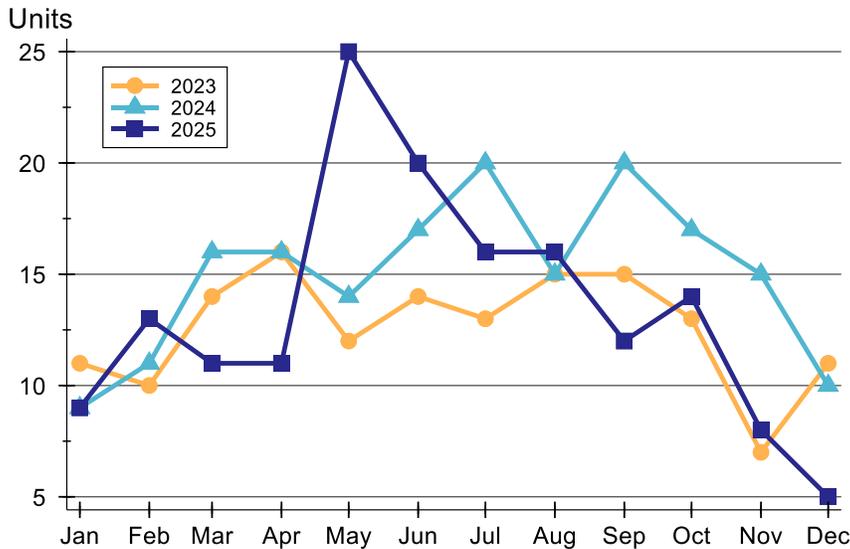
History of Pending Contracts





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	11	9	9
February	10	11	13
March	14	16	11
April	16	16	11
May	12	14	25
June	14	17	20
July	13	20	16
August	15	15	16
September	15	20	12
October	13	17	14
November	7	15	8
December	11	10	5

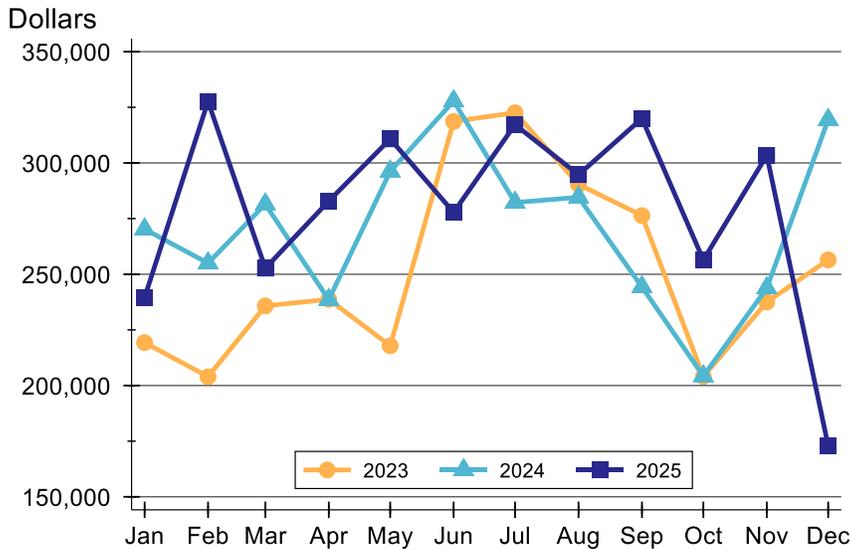
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	20.0%	109,500	109,500	16	16	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	129,950	129,950	58	58	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	165,000	165,000	13	13	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	199,900	199,900	76	76	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	260,000	260,000	9	9	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



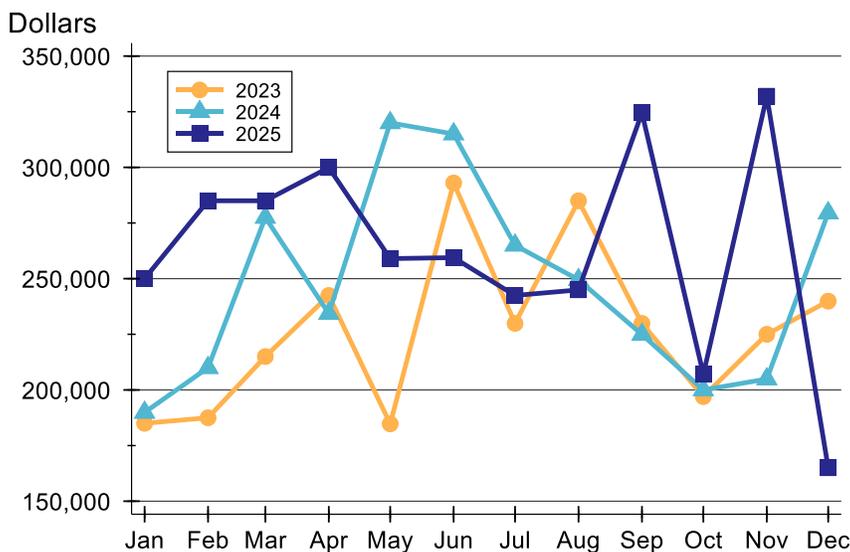
Jefferson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	219,300	270,255	239,544
February	203,970	254,982	327,669
March	235,767	281,484	252,700
April	238,727	238,597	282,882
May	217,850	296,236	310,772
June	318,657	327,832	277,805
July	322,577	282,240	317,222
August	290,397	284,573	294,694
September	276,373	244,295	319,983
October	204,062	204,247	256,414
November	237,507	243,780	303,431
December	256,459	319,390	172,870

Median Price

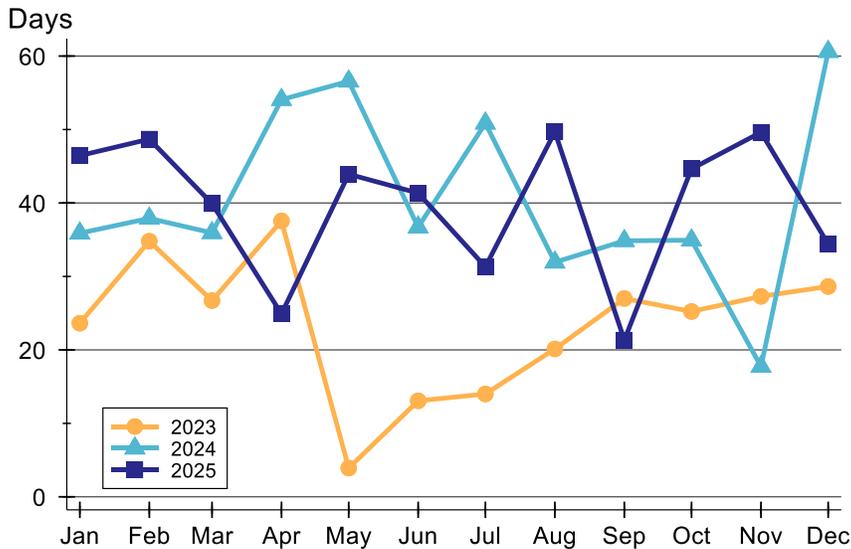


Month	2023	2024	2025
January	185,000	189,900	250,000
February	187,500	210,000	285,000
March	215,000	277,500	285,000
April	242,450	234,350	299,900
May	184,750	320,000	259,000
June	293,000	315,000	259,450
July	229,900	265,000	242,450
August	285,000	249,500	244,950
September	229,900	224,900	324,500
October	197,000	200,000	207,000
November	225,000	204,900	332,000
December	239,900	279,500	165,000



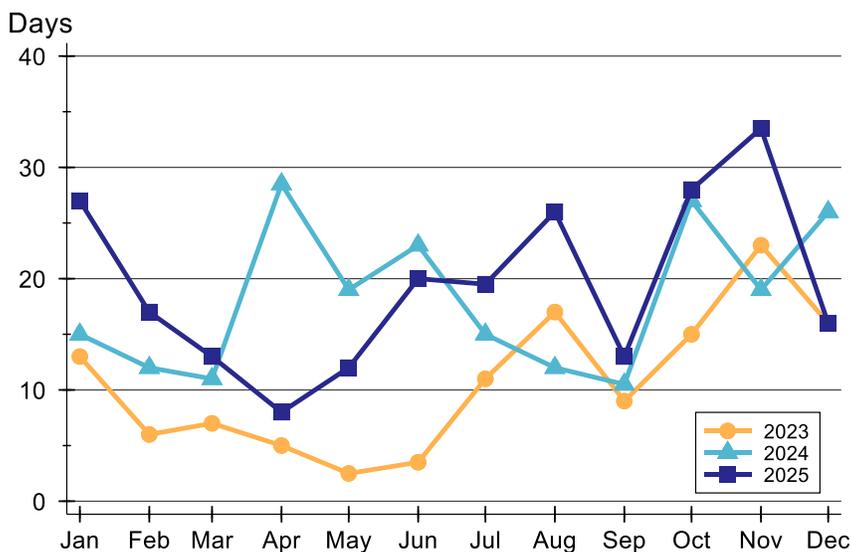
Jefferson County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	24	36	46
February	35	38	49
March	27	36	40
April	38	54	25
May	4	57	44
June	13	37	41
July	14	51	31
August	20	32	50
September	27	35	21
October	25	35	45
November	27	18	50
December	29	61	34

Median DOM



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



Lyon County Housing Report



Market Overview

Lyon County Home Sales Rose in December

Total home sales in Lyon County rose by 36.4% last month to 30 units, compared to 22 units in December 2024. Total sales volume was \$6.1 million, up 40.8% from a year earlier.

The median sale price in December was \$197,176, up from \$180,500 a year earlier. Homes that sold in December were typically on the market for 24 days and sold for 96.4% of their list prices.

Lyon County Active Listings Up at End of December

The total number of active listings in Lyon County at the end of December was 69 units, up from 43 at the same point in 2024. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$199,900.

During December, a total of 19 contracts were written up from 12 in December 2024. At the end of the month, there were 22 contracts still pending.

Report Contents

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

Contact Information

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



Lyon County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		30	22	23	341	330	362
Change from prior year		36.4%	-4.3%	-17.9%	3.3%	-8.8%	-16.4%
Active Listings		69	43	23	N/A	N/A	N/A
Change from prior year		60.5%	87.0%	15.0%			
Months' Supply		2.4	1.6	0.8	N/A	N/A	N/A
Change from prior year		50.0%	100.0%	33.3%			
New Listings		13	22	12	465	405	420
Change from prior year		-40.9%	83.3%	-40.0%	14.8%	-3.6%	-5.4%
Contracts Written		19	12	14	346	327	364
Change from prior year		58.3%	-14.3%	-12.5%	5.8%	-10.2%	-10.3%
Pending Contracts		22	18	21	N/A	N/A	N/A
Change from prior year		22.2%	-14.3%	5.0%			
Sales Volume (1,000s)		6,104	4,336	6,305	67,566	62,963	73,260
Change from prior year		40.8%	-31.2%	24.3%	7.3%	-14.1%	-3.1%
Average	Sale Price	203,465	197,068	274,143	198,140	190,797	202,377
	Change from prior year	3.2%	-28.1%	51.3%	3.8%	-5.7%	15.9%
	List Price of Actives	216,274	261,207	227,696	N/A	N/A	N/A
	Change from prior year	-17.2%	14.7%	24.1%			
	Days on Market	68	48	13	43	25	19
Change from prior year	41.7%	269.2%	-51.9%	72.0%	31.6%	0.0%	
Percent of List	94.8%	96.2%	98.3%	96.0%	97.0%	97.5%	
Change from prior year	-1.5%	-2.1%	3.0%	-1.0%	-0.5%	0.9%	
Percent of Original	87.8%	92.8%	96.6%	92.5%	95.3%	95.9%	
Change from prior year	-5.4%	-3.9%	5.2%	-2.9%	-0.6%	0.9%	
Median	Sale Price	197,176	180,500	185,000	177,000	172,750	168,500
	Change from prior year	9.2%	-2.4%	27.1%	2.5%	2.5%	17.8%
	List Price of Actives	199,900	189,900	189,500	N/A	N/A	N/A
	Change from prior year	5.3%	0.2%	0.6%			
	Days on Market	24	34	3	16	7	5
Change from prior year	-29.4%	1033.3%	-70.0%	128.6%	40.0%	-16.7%	
Percent of List	96.4%	97.7%	100.0%	97.6%	99.2%	99.3%	
Change from prior year	-1.3%	-2.3%	1.8%	-1.6%	-0.1%	0.1%	
Percent of Original	92.0%	94.3%	100.0%	95.3%	98.0%	98.0%	
Change from prior year	-2.4%	-5.7%	6.2%	-2.8%	0.0%	-0.3%	

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



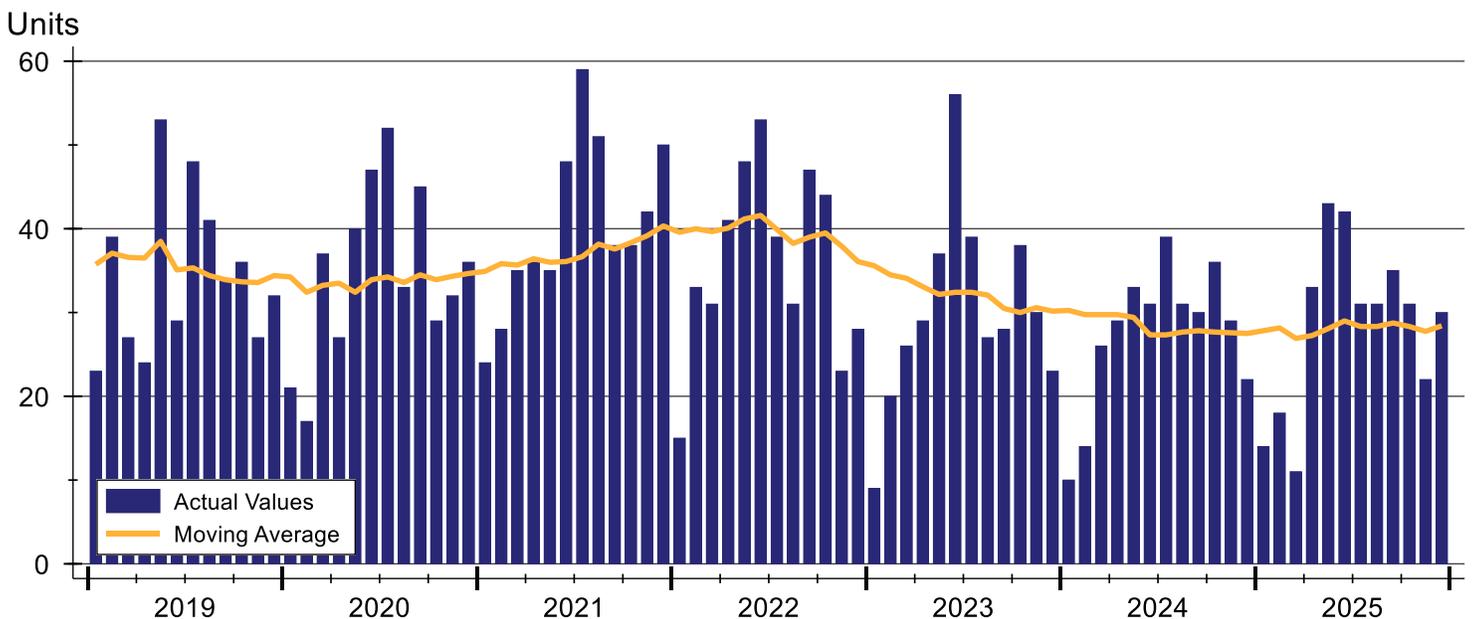
Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		30	22	36.4%	341	330	3.3%
Volume (1,000s)		6,104	4,336	40.8%	67,566	62,963	7.3%
Months' Supply		2.4	1.6	50.0%	N/A	N/A	N/A
Average	Sale Price	203,465	197,068	3.2%	198,140	190,797	3.8%
	Days on Market	68	48	41.7%	43	25	72.0%
	Percent of List	94.8%	96.2%	-1.5%	96.0%	97.0%	-1.0%
	Percent of Original	87.8%	92.8%	-5.4%	92.5%	95.3%	-2.9%
Median	Sale Price	197,176	180,500	9.2%	177,000	172,750	2.5%
	Days on Market	24	34	-29.4%	16	7	128.6%
	Percent of List	96.4%	97.7%	-1.3%	97.6%	99.2%	-1.6%
	Percent of Original	92.0%	94.3%	-2.4%	95.3%	98.0%	-2.8%

A total of 30 homes sold in Lyon County in December, up from 22 units in December 2024. Total sales volume rose to \$6.1 million compared to \$4.3 million in the previous year.

The median sales price in December was \$197,176, up 9.2% compared to the prior year. Median days on market was 24 days, down from 56 days in November, and down from 34 in December 2024.

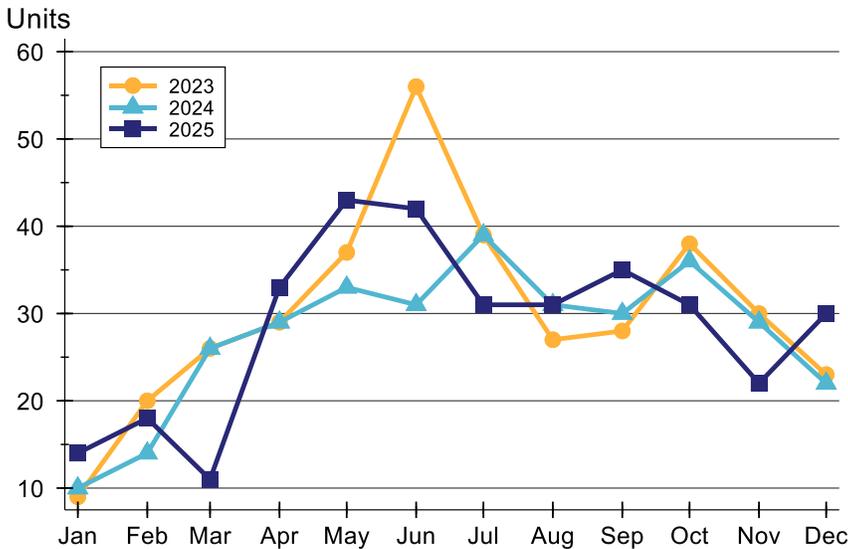
History of Closed Listings





Lyon County Closed Listings Analysis

Closed Listings by Month



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

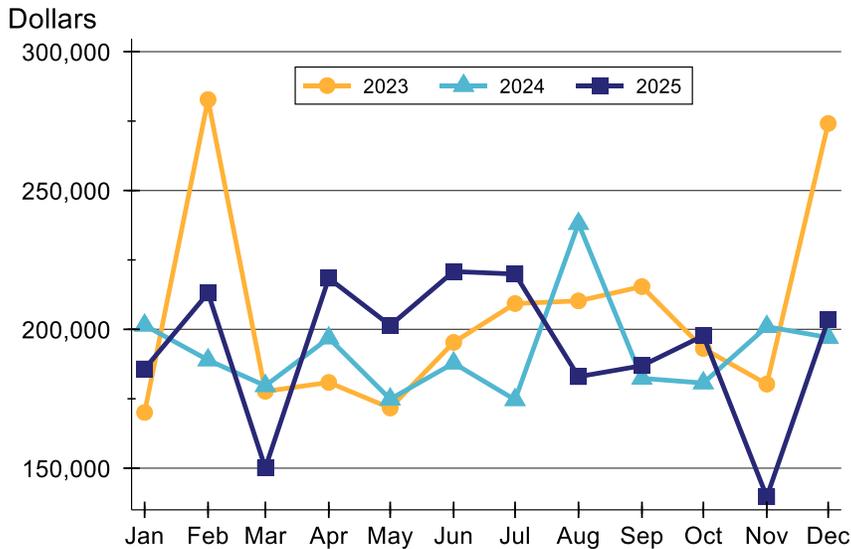
Closed Listings by Price Range

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	3	10.0%	0.7	41,000	41,000	37	25	84.3%	87.4%	76.3%	87.4%
\$50,000-\$99,999	5	16.7%	2.5	80,660	87,500	119	130	91.3%	91.4%	72.4%	70.2%
\$100,000-\$124,999	2	6.7%	3.3	117,450	117,450	175	175	96.2%	96.2%	77.6%	77.6%
\$125,000-\$149,999	0	0.0%	1.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	3	10.0%	1.2	161,000	160,000	12	4	97.2%	100.0%	97.2%	100.0%
\$175,000-\$199,999	2	6.7%	2.5	189,433	189,433	15	15	98.4%	98.4%	96.0%	96.0%
\$200,000-\$249,999	7	23.3%	3.3	227,769	235,000	51	20	96.9%	98.8%	93.5%	93.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	6	20.0%	2.3	329,583	325,000	91	80	95.9%	96.2%	91.5%	92.8%
\$400,000-\$499,999	2	6.7%	4.8	454,500	454,500	3	3	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



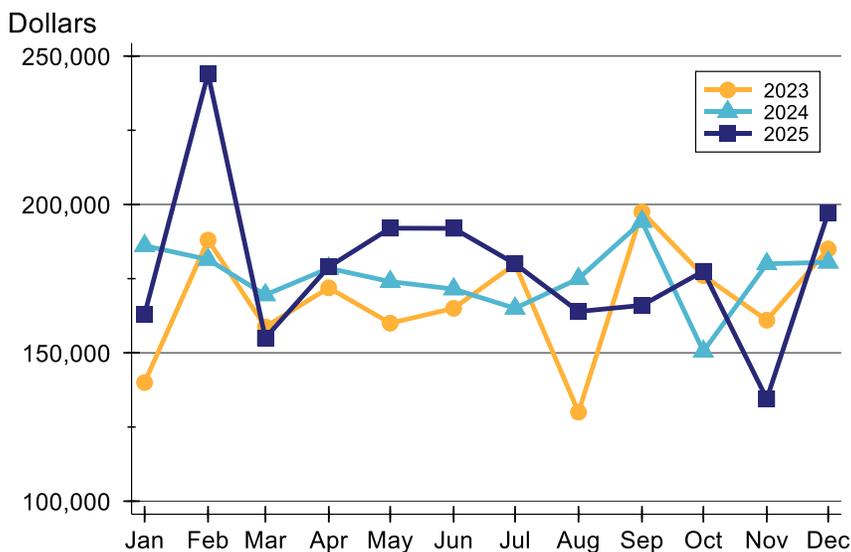
Lyon County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	170,056	201,460	185,765
February	282,750	188,947	213,072
March	177,669	179,681	150,091
April	180,879	196,866	218,400
May	171,674	174,852	201,398
June	195,293	187,827	220,836
July	209,285	174,636	219,916
August	210,241	238,082	182,952
September	215,396	182,362	186,920
October	193,110	180,669	197,690
November	180,280	200,962	139,682
December	274,143	197,068	203,465

Median Price

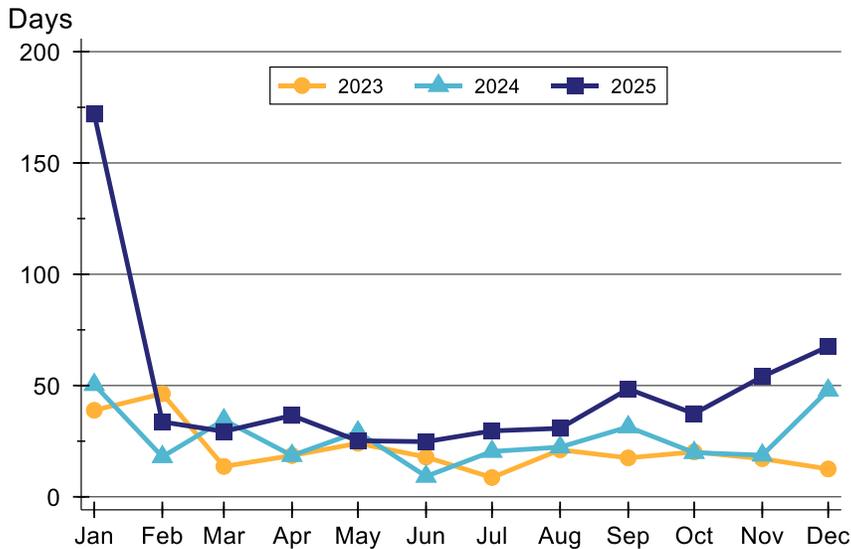


Month	2023	2024	2025
January	140,000	186,100	162,979
February	188,000	181,450	244,000
March	158,750	169,500	155,000
April	171,900	178,500	179,000
May	160,000	174,000	192,000
June	165,000	171,500	191,950
July	179,900	165,000	180,000
August	130,000	175,000	163,930
September	197,500	194,250	166,000
October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



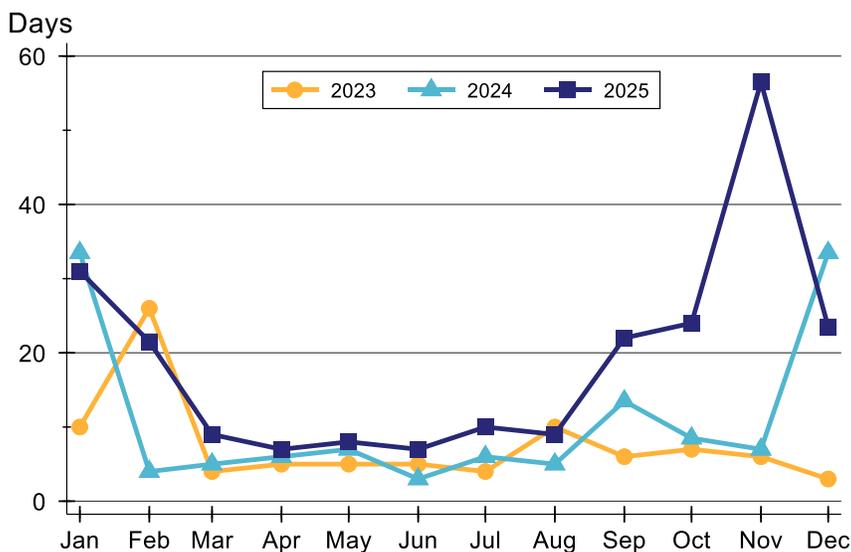
Lyon County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	39	50	172
February	46	18	34
March	14	35	29
April	19	19	37
May	24	29	25
June	18	9	25
July	9	20	30
August	21	22	31
September	18	31	48
October	20	20	37
November	17	19	54
December	13	48	68

Median DOM



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



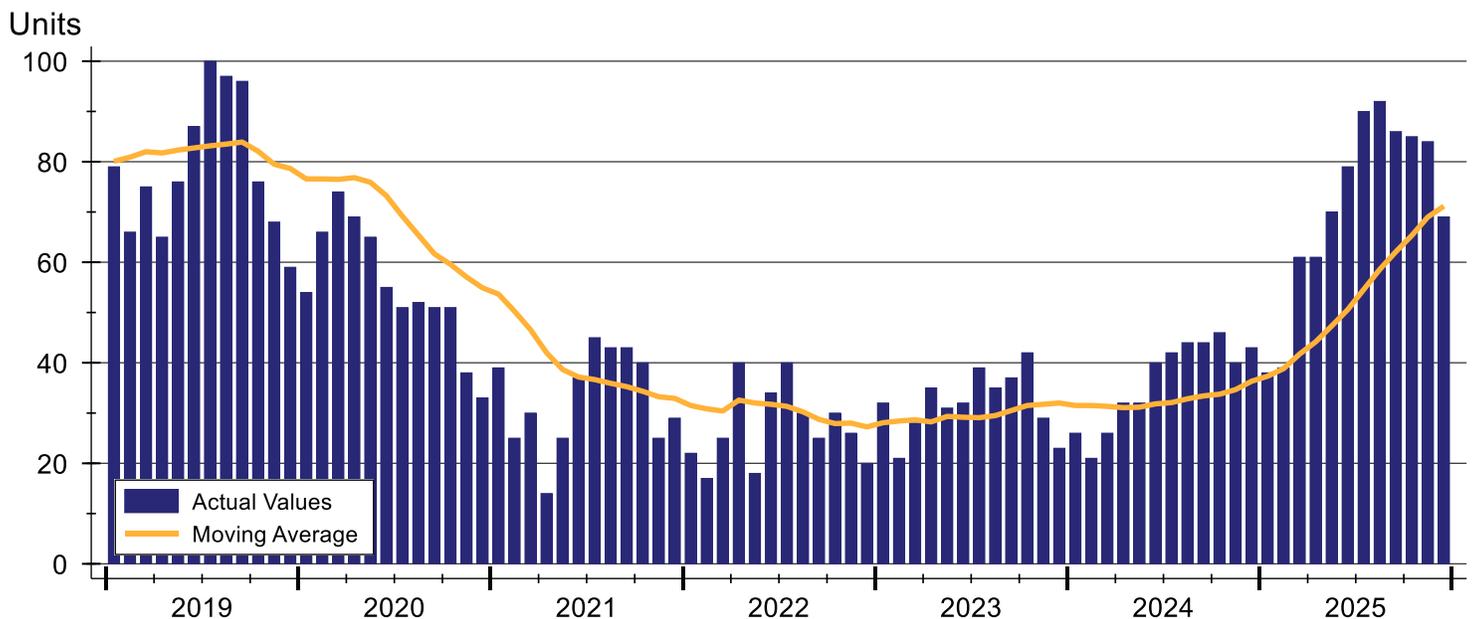
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2025	2024	Change
Active Listings		69	43	60.5%
Volume (1,000s)		14,923	11,232	32.9%
Months' Supply		2.4	1.6	50.0%
Average	List Price	216,274	261,207	-17.2%
	Days on Market	74	60	23.3%
	Percent of Original	94.3%	95.5%	-1.3%
Median	List Price	199,900	189,900	5.3%
	Days on Market	38	64	-40.6%
	Percent of Original	96.7%	98.9%	-2.2%

A total of 69 homes were available for sale in Lyon County at the end of December. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of December was \$199,900, up 5.3% from 2024. The typical time on market for active listings was 38 days, down from 64 days a year earlier.

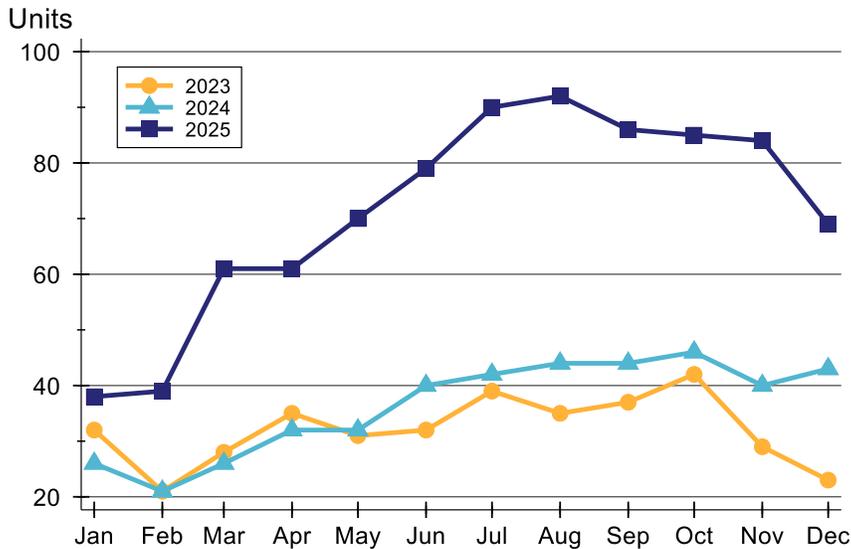
History of Active Listings





Lyon County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	32	26	38
February	21	21	39
March	28	26	61
April	35	32	61
May	31	32	70
June	32	40	79
July	39	42	90
August	35	44	92
September	37	44	86
October	42	46	85
November	29	40	84
December	23	43	69

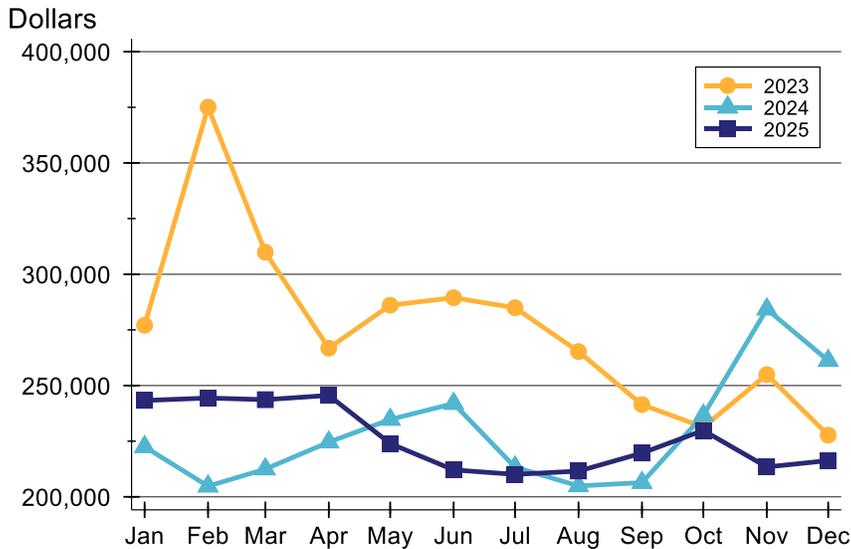
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	1.4%	N/A	950	950	6	6	100.0%	100.0%
\$25,000-\$49,999	1	1.4%	0.7	44,900	44,900	94	94	75.0%	75.0%
\$50,000-\$99,999	10	14.5%	2.5	81,930	86,900	62	22	95.6%	100.0%
\$100,000-\$124,999	6	8.7%	3.3	115,650	119,950	217	160	81.7%	83.2%
\$125,000-\$149,999	5	7.2%	1.9	135,240	129,900	92	78	90.1%	92.9%
\$150,000-\$174,999	4	5.8%	1.2	156,600	156,000	49	45	96.7%	98.4%
\$175,000-\$199,999	8	11.6%	2.5	188,131	186,400	80	31	94.9%	99.3%
\$200,000-\$249,999	13	18.8%	3.3	226,515	219,900	48	32	96.0%	96.1%
\$250,000-\$299,999	8	11.6%	N/A	270,150	267,500	44	24	97.2%	98.3%
\$300,000-\$399,999	7	10.1%	2.3	346,686	349,900	49	29	97.9%	100.0%
\$400,000-\$499,999	4	5.8%	4.8	448,425	439,900	27	24	97.5%	97.8%
\$500,000-\$749,999	2	2.9%	N/A	614,900	614,900	174	174	95.0%	95.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



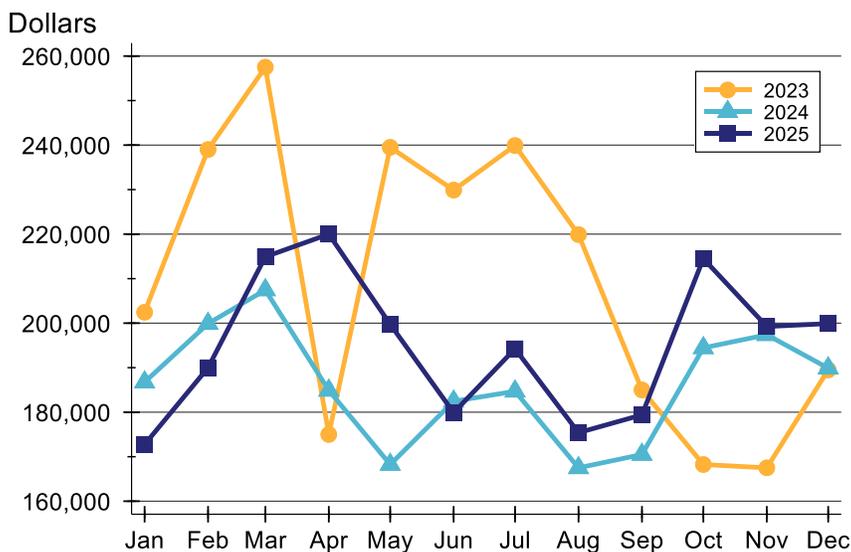
Lyon County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	277,080	222,492	243,279
February	375,062	204,793	244,399
March	309,907	212,454	243,653
April	266,806	224,564	245,576
May	286,097	234,755	223,936
June	289,425	241,898	212,083
July	284,946	213,331	210,086
August	265,251	204,896	211,550
September	241,450	206,382	219,644
October	231,298	236,648	229,831
November	254,903	284,310	213,406
December	227,696	261,207	216,274

Median Price

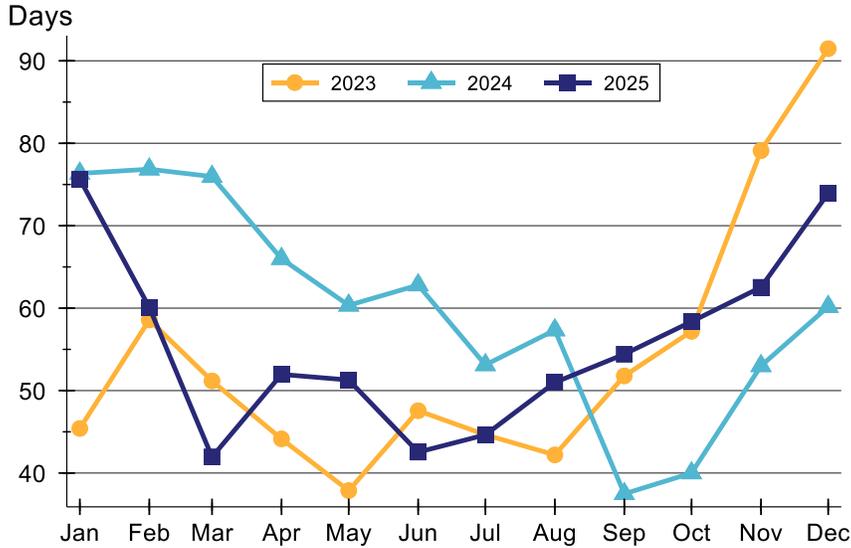


Month	2023	2024	2025
January	202,450	186,750	172,750
February	239,000	199,900	190,000
March	257,500	207,450	214,900
April	175,000	184,900	220,000
May	239,500	168,250	199,750
June	229,900	182,450	179,900
July	239,900	184,700	194,250
August	219,900	167,500	175,400
September	185,000	170,500	179,400
October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



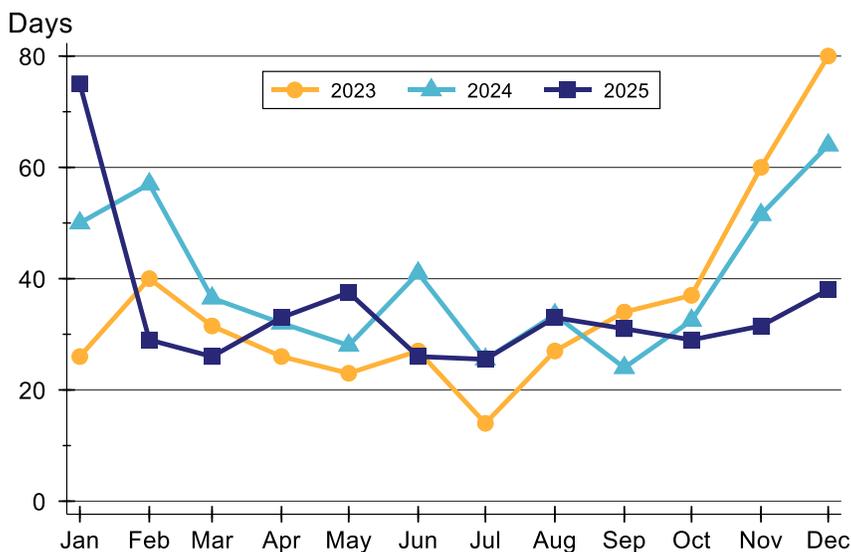
Lyon County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	45	76	76
February	59	77	60
March	51	76	42
April	44	66	52
May	38	60	51
June	48	63	43
July	45	53	45
August	42	57	51
September	52	37	54
October	57	40	58
November	79	53	63
December	91	60	74

Median DOM

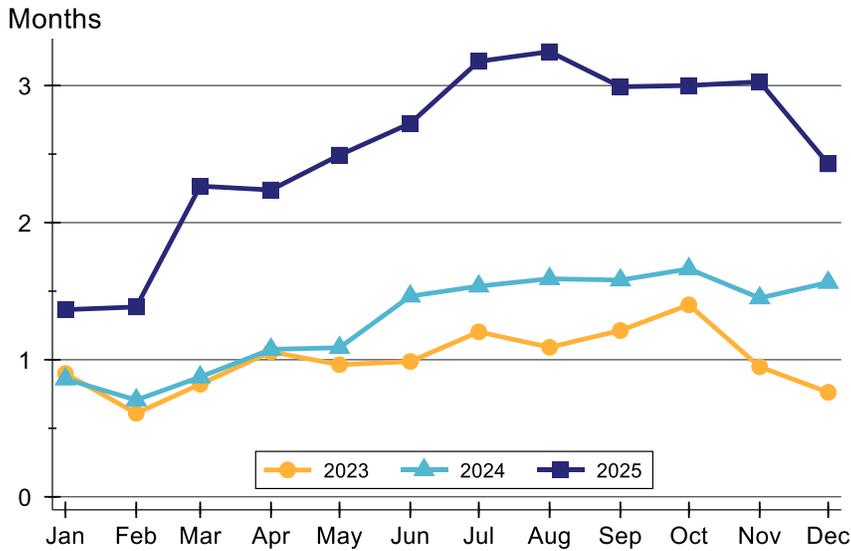


Month	2023	2024	2025
January	26	50	75
February	40	57	29
March	32	37	26
April	26	32	33
May	23	28	38
June	27	41	26
July	14	26	26
August	27	34	33
September	34	24	31
October	37	33	29
November	60	52	32
December	80	64	38



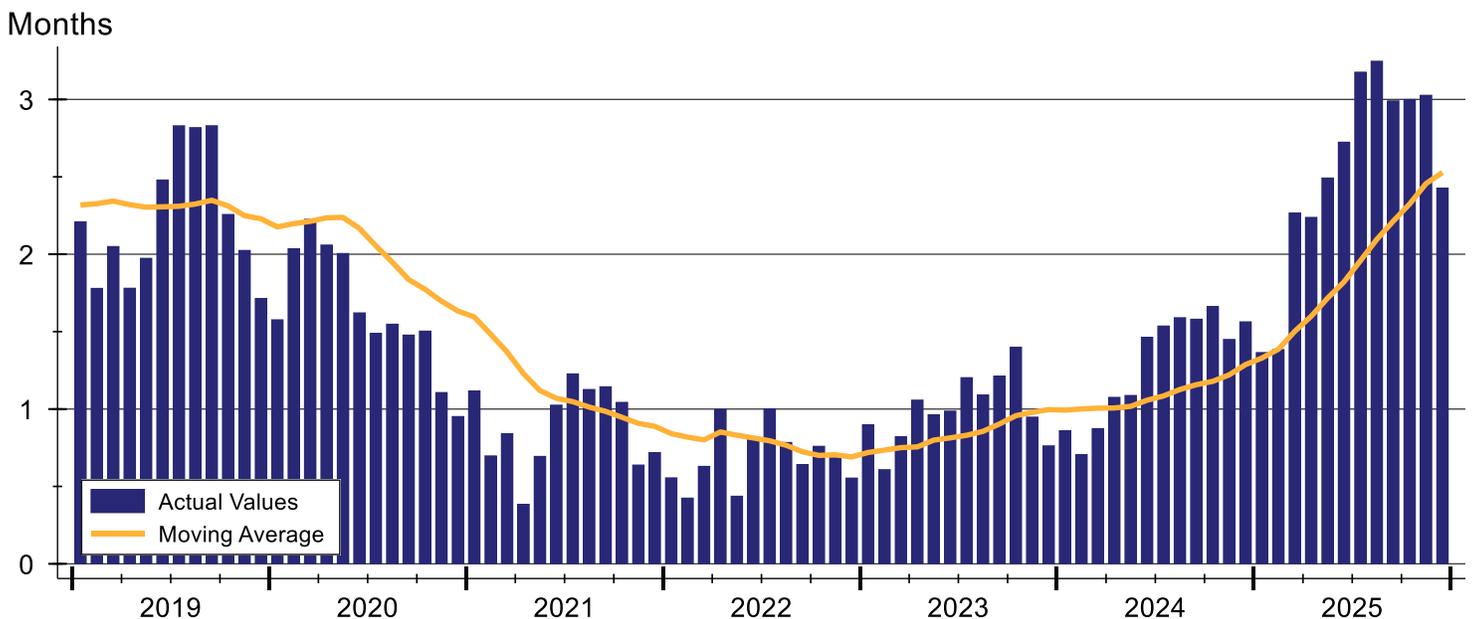
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	0.9	1.4
February	0.6	0.7	1.4
March	0.8	0.9	2.3
April	1.1	1.1	2.2
May	1.0	1.1	2.5
June	1.0	1.5	2.7
July	1.2	1.5	3.2
August	1.1	1.6	3.2
September	1.2	1.6	3.0
October	1.4	1.7	3.0
November	0.9	1.5	3.0
December	0.8	1.6	2.4

History of Month's Supply





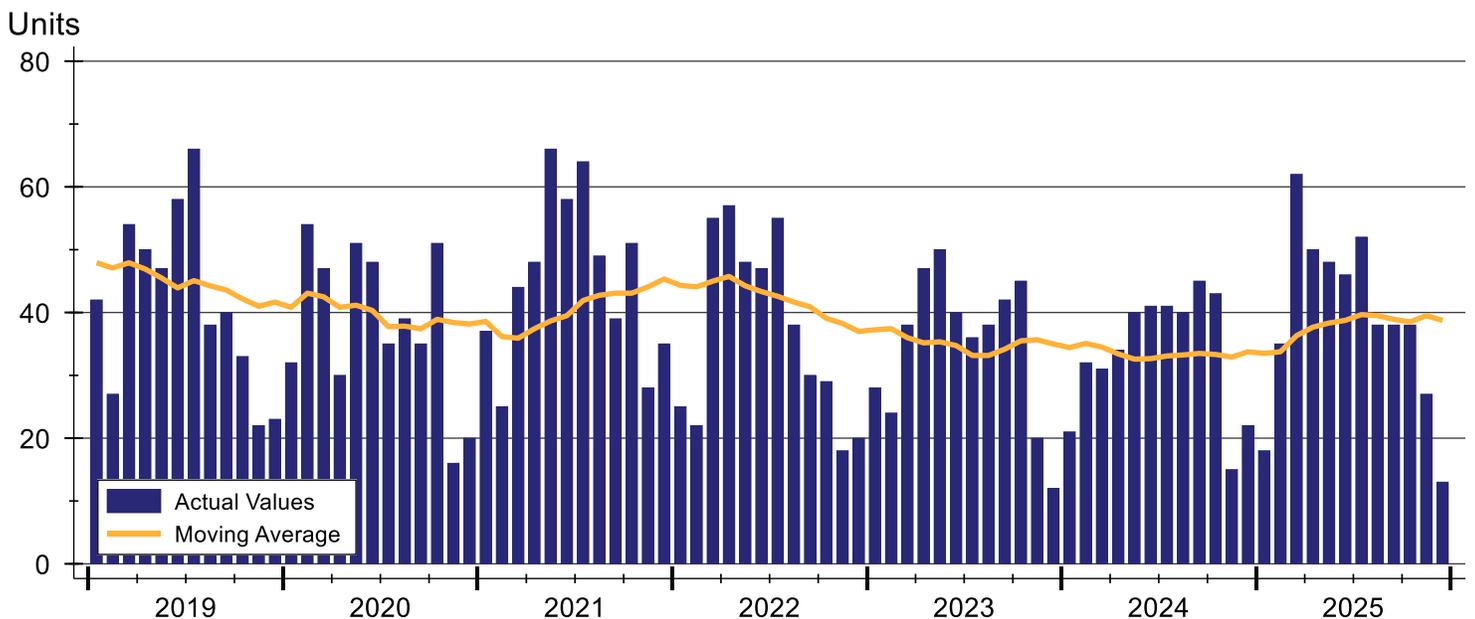
Lyon County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	13	22	-40.9%
	Volume (1,000s)	2,273	3,820	-40.5%
	Average List Price	174,846	173,652	0.7%
	Median List Price	154,900	157,000	-1.3%
Year-to-Date	New Listings	465	405	14.8%
	Volume (1,000s)	95,734	82,095	16.6%
	Average List Price	205,880	202,703	1.6%
	Median List Price	187,900	174,900	7.4%

A total of 13 new listings were added in Lyon County during December, down 40.9% from the same month in 2024. Year-to-date Lyon County has seen 465 new listings.

The median list price of these homes was \$154,900 down from \$157,000 in 2024.

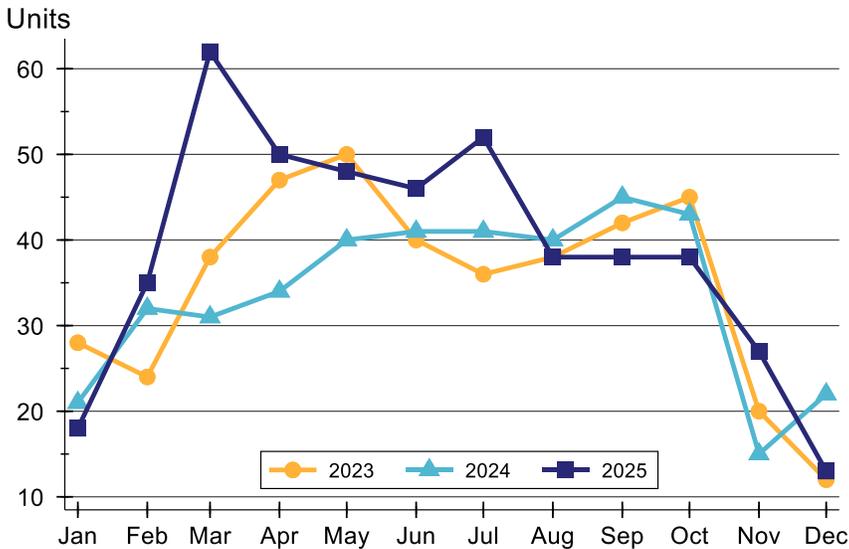
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	28	21	18
February	24	32	35
March	38	31	62
April	47	34	50
May	50	40	48
June	40	41	46
July	36	41	52
August	38	40	38
September	42	45	38
October	45	43	38
November	20	15	27
December	12	22	13

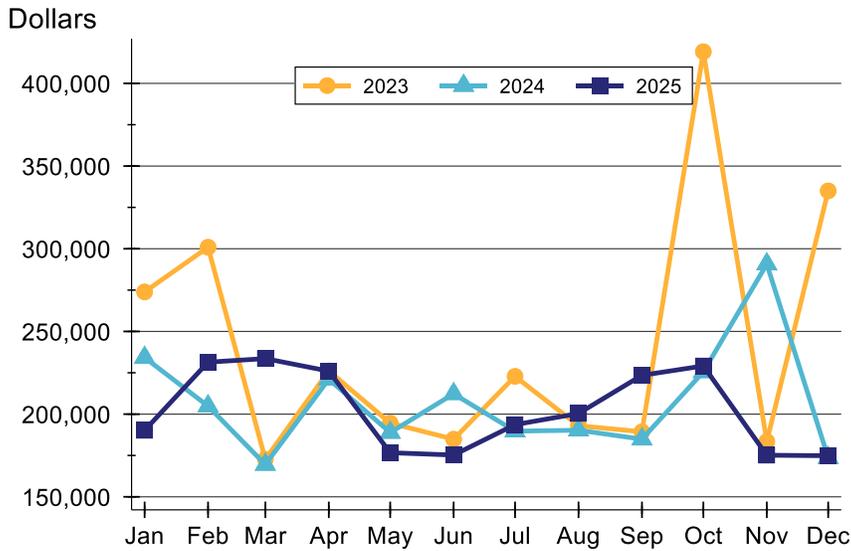
New Listings by Price Range

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	7.7%	25,000	25,000	15	15	64.1%	64.1%
\$50,000-\$99,999	2	15.4%	72,450	72,450	13	13	97.3%	97.3%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	23.1%	135,967	139,900	10	5	97.4%	100.0%
\$150,000-\$174,999	2	15.4%	157,200	157,200	3	3	100.0%	100.0%
\$175,000-\$199,999	2	15.4%	193,900	193,900	10	10	98.8%	98.8%
\$200,000-\$249,999	1	7.7%	239,500	239,500	2	2	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	7.7%	338,500	338,500	30	30	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	415,000	415,000	4	4	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



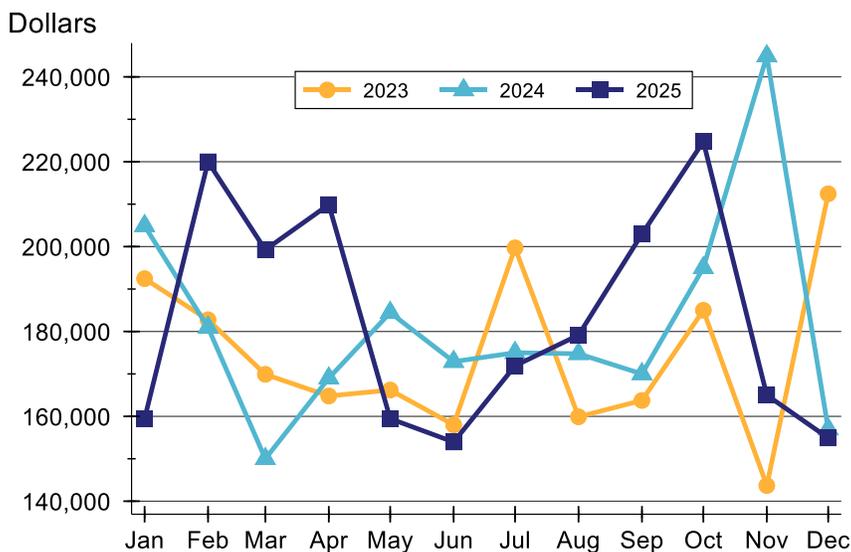
Lyon County New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,898	234,233	190,172
February	300,921	204,866	231,422
March	172,682	169,521	233,589
April	226,172	221,140	226,012
May	194,588	188,880	176,678
June	184,843	212,281	175,254
July	222,842	189,705	193,636
August	193,003	190,273	200,389
September	189,332	184,844	223,474
October	419,170	225,563	229,155
November	183,490	290,733	175,157
December	335,000	173,652	174,846

Median Price



Month	2023	2024	2025
January	192,450	204,900	159,450
February	182,750	180,950	220,000
March	169,900	150,000	199,250
April	164,800	169,000	209,900
May	166,200	184,450	159,450
June	158,000	172,900	153,950
July	199,700	175,000	171,915
August	159,900	174,750	179,150
September	163,750	170,000	202,950
October	185,000	195,000	224,750
November	143,700	244,900	165,000
December	212,450	157,000	154,900



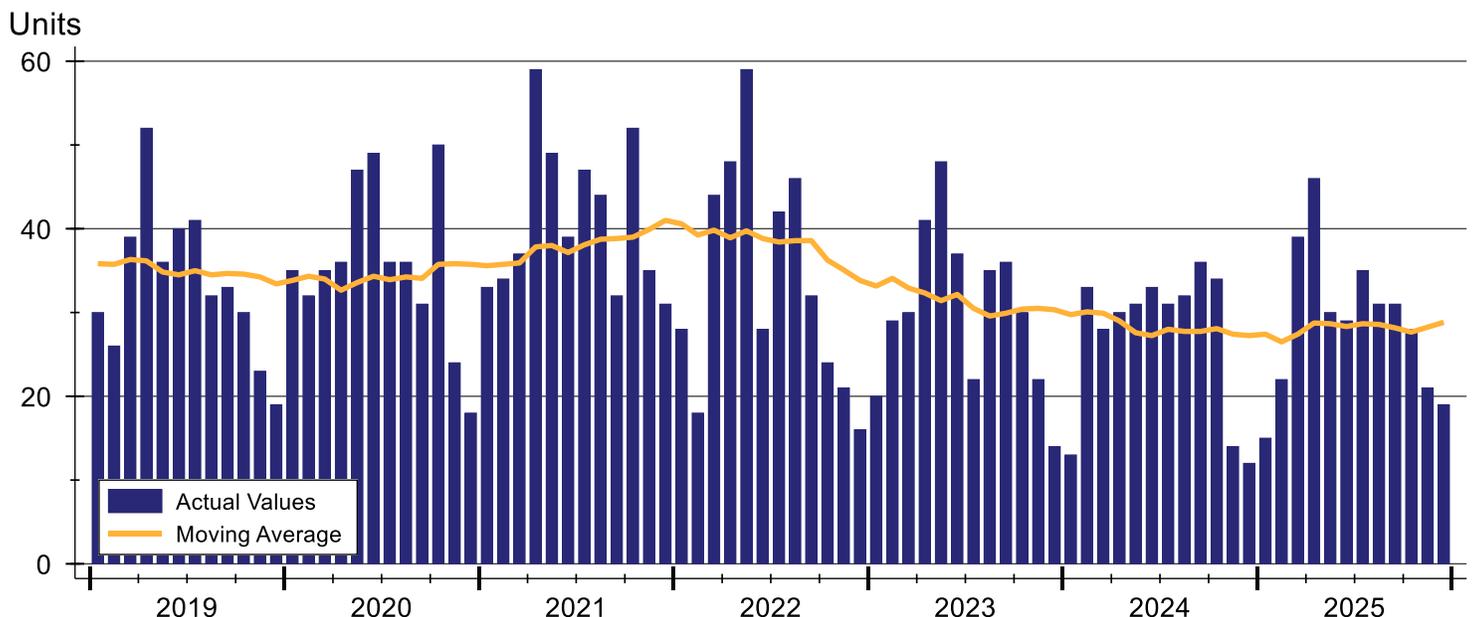
Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		19	12	58.3%	346	327	5.8%
Volume (1,000s)		3,122	2,100	48.7%	71,125	66,015	7.7%
Average	Sale Price	164,304	175,033	-6.1%	205,563	201,880	1.8%
	Days on Market	56	206	-72.8%	38	30	26.7%
	Percent of Original	89.6%	87.2%	2.8%	92.9%	95.0%	-2.2%
Median	Sale Price	154,900	162,500	-4.7%	180,000	174,500	3.2%
	Days on Market	25	48	-47.9%	16	7	128.6%
	Percent of Original	97.0%	90.5%	7.2%	95.8%	97.9%	-2.1%

A total of 19 contracts for sale were written in Lyon County during the month of December, up from 12 in 2024. The median list price of these homes was \$154,900, down from \$162,500 the prior year.

Half of the homes that went under contract in December were on the market less than 25 days, compared to 48 days in December 2024.

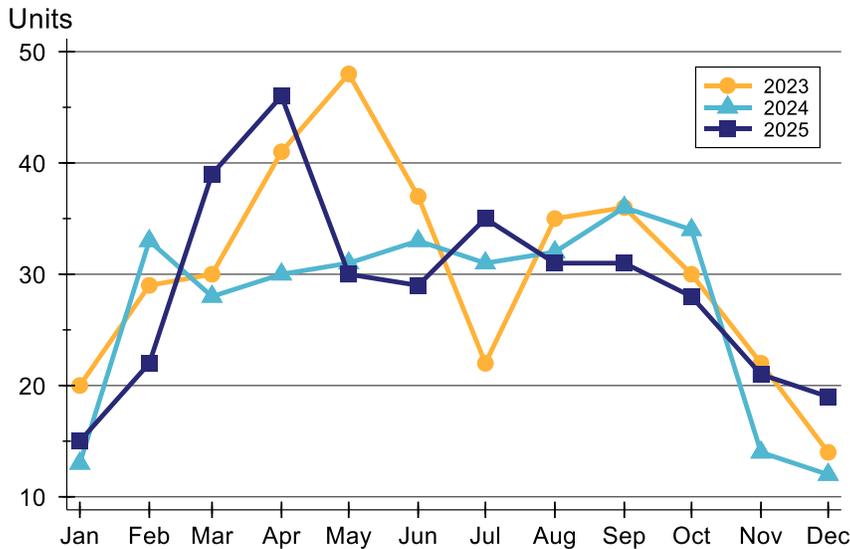
History of Contracts Written





Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	20	13	15
February	29	33	22
March	30	28	39
April	41	30	46
May	48	31	30
June	37	33	29
July	22	31	35
August	35	32	31
September	36	36	31
October	30	34	28
November	22	14	21
December	14	12	19

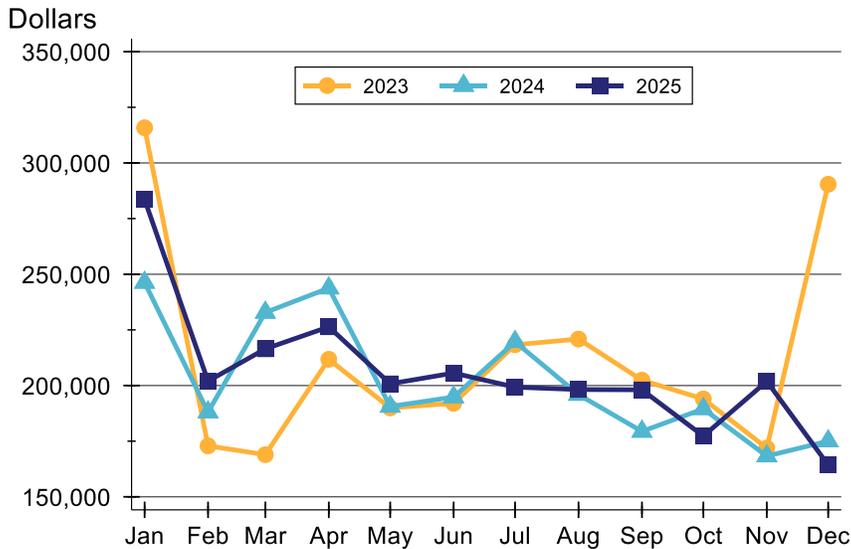
Contracts Written by Price Range

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	15.8%	38,967	45,000	21	22	80.1%	87.4%
\$50,000-\$99,999	3	15.8%	76,567	79,900	138	165	64.8%	55.6%
\$100,000-\$124,999	1	5.3%	119,000	119,000	54	54	96.0%	96.0%
\$125,000-\$149,999	2	10.5%	129,900	129,900	15	15	98.1%	98.1%
\$150,000-\$174,999	3	15.8%	158,267	155,000	43	28	100.1%	100.0%
\$175,000-\$199,999	2	10.5%	193,900	193,900	10	10	98.8%	98.8%
\$200,000-\$249,999	2	10.5%	232,200	232,200	11	11	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	259,900	259,900	222	222	81.1%	81.1%
\$300,000-\$399,999	1	5.3%	319,900	319,900	57	57	97.0%	97.0%
\$400,000-\$499,999	1	5.3%	489,580	489,580	56	56	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



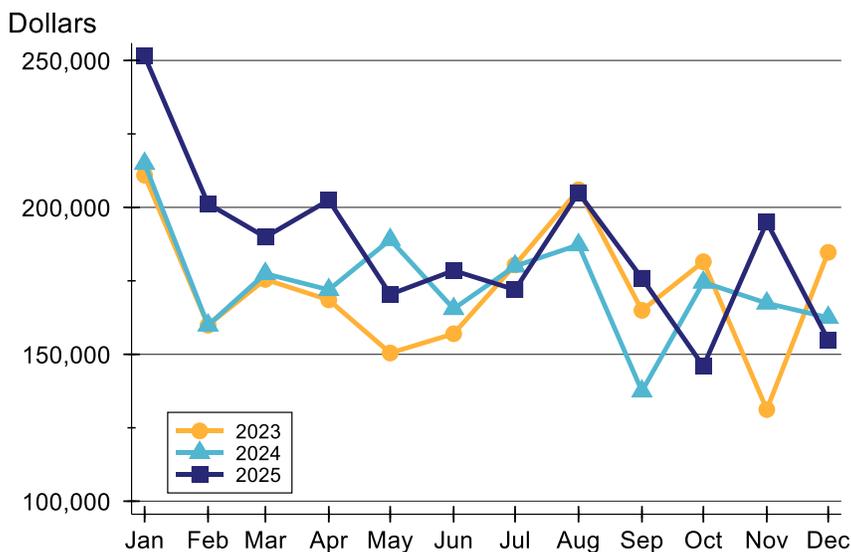
Lyon County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	315,805	246,292	283,567
February	172,902	188,052	201,977
March	168,947	232,818	216,463
April	211,793	243,752	226,363
May	189,956	190,606	200,787
June	192,008	194,823	205,621
July	218,305	219,655	199,292
August	220,894	195,941	198,197
September	202,414	179,369	198,074
October	193,987	189,538	177,329
November	171,895	168,307	201,895
December	290,429	175,033	164,304

Median Price

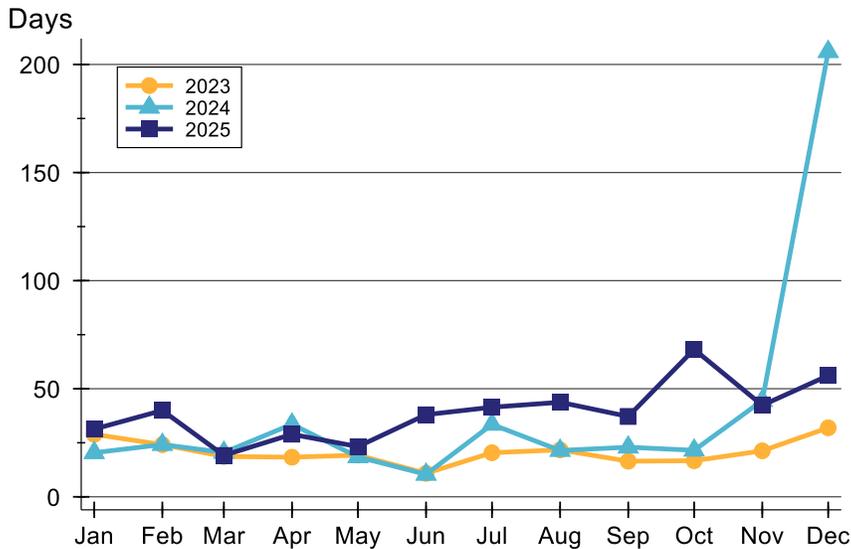


Month	2023	2024	2025
January	210,950	214,900	251,500
February	159,900	159,900	201,250
March	175,500	177,450	189,900
April	168,500	171,950	202,450
May	150,450	189,000	170,400
June	157,000	165,500	178,500
July	180,400	180,000	172,000
August	206,000	187,250	205,000
September	164,950	137,450	175,900
October	181,500	174,500	145,950
November	131,200	167,400	195,000
December	184,700	162,500	154,900



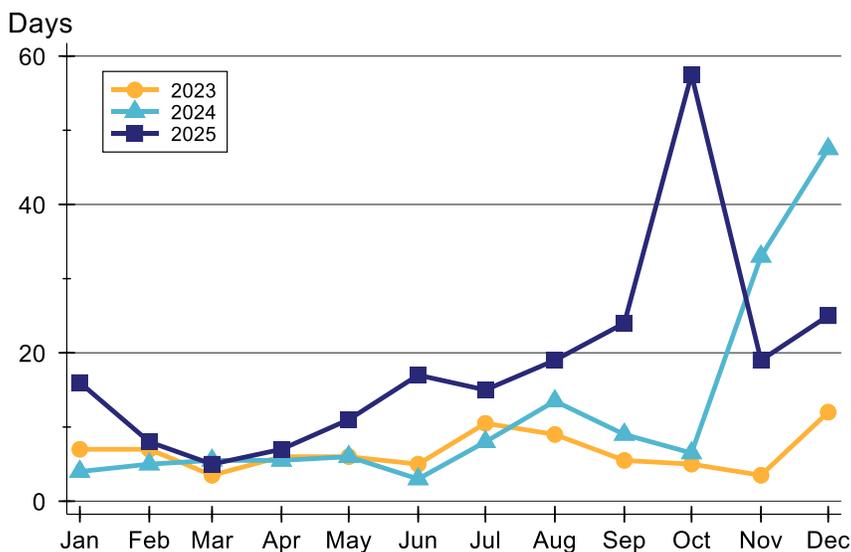
Lyon County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	20	31
February	24	24	40
March	19	21	19
April	18	34	29
May	19	18	23
June	11	10	38
July	20	34	41
August	22	21	44
September	16	23	37
October	17	22	68
November	21	45	42
December	32	206	56

Median DOM



Month	2023	2024	2025
January	7	4	16
February	7	5	8
March	4	6	5
April	6	6	7
May	6	6	11
June	5	3	17
July	11	8	15
August	9	14	19
September	6	9	24
October	5	7	58
November	4	33	19
December	12	48	25



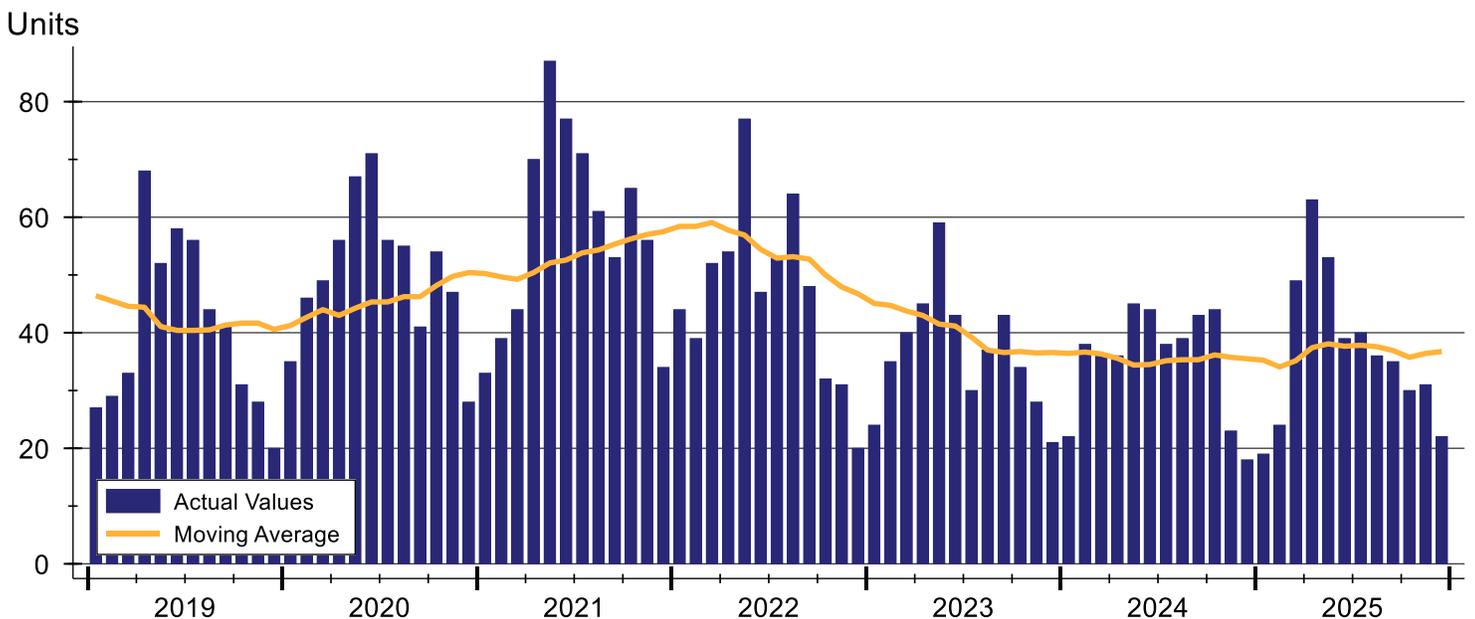
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		22	18	22.2%
Volume (1,000s)		4,045	3,429	18.0%
Average	List Price	183,885	190,483	-3.5%
	Days on Market	60	26	130.8%
	Percent of Original	93.8%	96.8%	-3.1%
Median	List Price	154,950	150,000	3.3%
	Days on Market	53	10	430.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 22 listings in Lyon County had contracts pending at the end of December, up from 18 contracts pending at the end of December 2024.

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

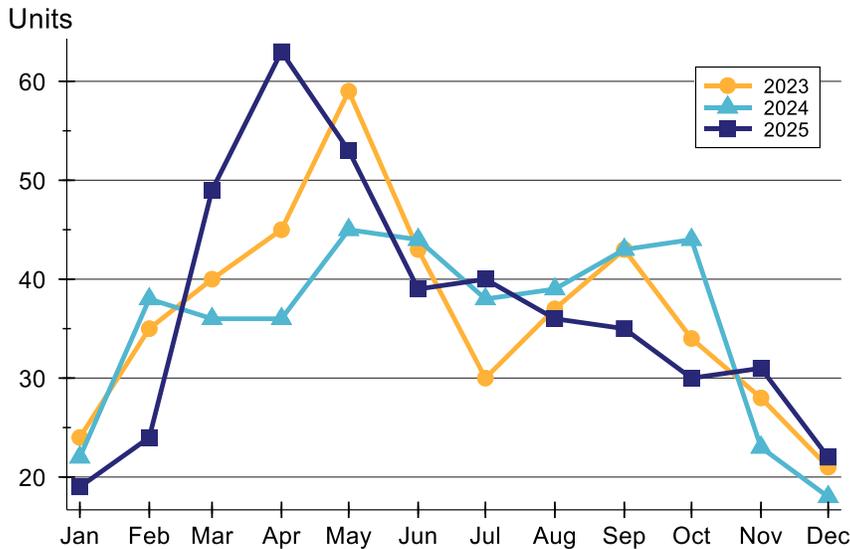
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



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

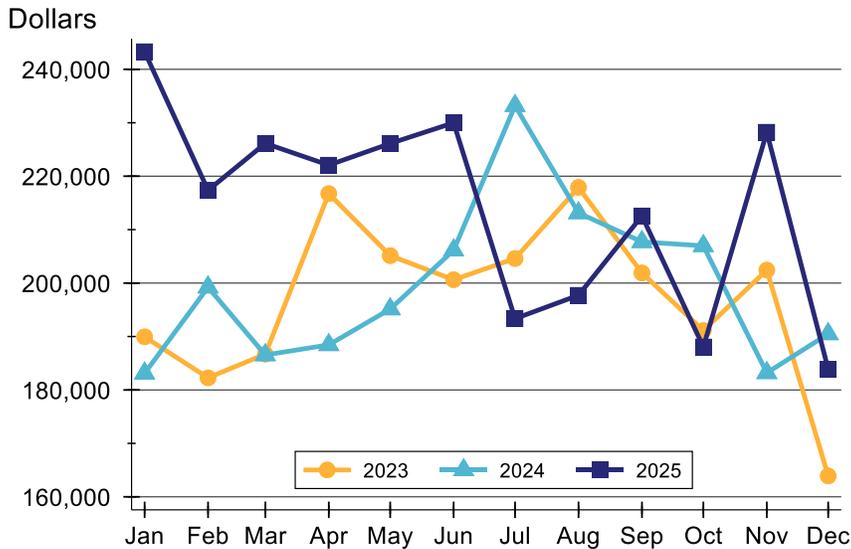
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.5%	25,000	25,000	15	15	64.1%	64.1%
\$50,000-\$99,999	1	4.5%	79,900	79,900	186	186	63.7%	63.7%
\$100,000-\$124,999	2	9.1%	116,950	116,950	53	53	98.0%	98.0%
\$125,000-\$149,999	5	22.7%	133,020	129,900	67	15	93.0%	100.0%
\$150,000-\$174,999	4	18.2%	156,200	154,950	50	49	100.1%	100.0%
\$175,000-\$199,999	1	4.5%	175,000	175,000	32	32	89.7%	89.7%
\$200,000-\$249,999	4	18.2%	224,475	224,450	28	17	97.4%	100.0%
\$250,000-\$299,999	2	9.1%	267,200	267,200	109	109	99.1%	99.1%
\$300,000-\$399,999	1	4.5%	319,900	319,900	57	57	97.0%	97.0%
\$400,000-\$499,999	1	4.5%	489,580	489,580	56	56	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



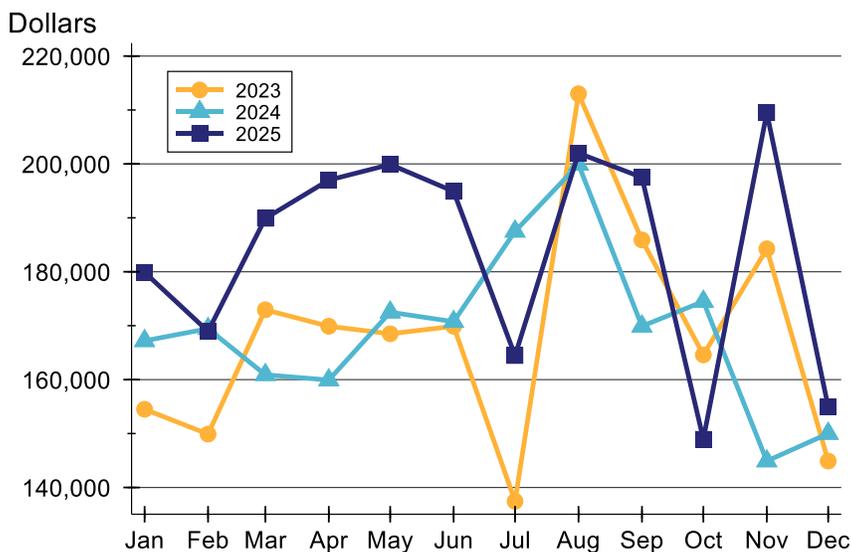
Lyon County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	189,938	183,114	243,305
February	182,271	199,218	217,363
March	186,702	186,539	226,144
April	216,731	188,440	222,073
May	205,136	195,138	226,123
June	200,621	206,149	229,998
July	204,597	233,192	193,345
August	217,905	213,126	197,719
September	201,893	207,723	212,580
October	191,125	206,968	188,053
November	202,432	183,204	228,239
December	163,905	190,483	183,885

Median Price

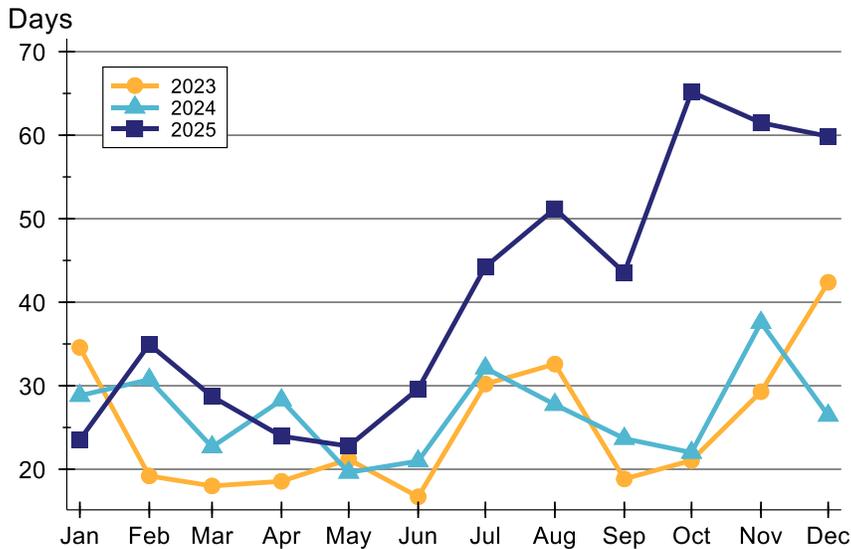


Month	2023	2024	2025
January	154,500	167,200	179,900
February	149,900	169,450	168,950
March	172,950	160,900	189,900
April	169,900	159,925	197,000
May	168,500	172,500	199,900
June	169,900	170,750	194,900
July	137,450	187,500	164,450
August	213,000	199,900	202,000
September	185,900	169,900	197,500
October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



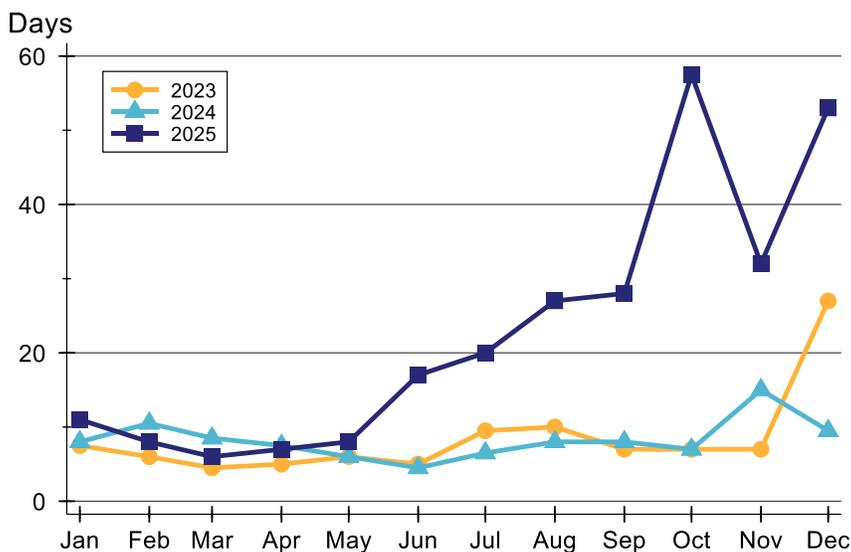
Lyon County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	29	24
February	19	31	35
March	18	23	29
April	19	28	24
May	21	20	23
June	17	21	30
July	30	32	44
August	33	28	51
September	19	24	44
October	21	22	65
November	29	38	61
December	42	26	60

Median DOM



Month	2023	2024	2025
January	8	8	11
February	6	11	8
March	5	9	6
April	5	8	7
May	6	6	8
June	5	5	17
July	10	7	20
August	10	8	27
September	7	8	28
October	7	7	58
November	7	15	32
December	27	10	53



Osage County Housing Report



Market Overview

Osage County Home Sales Rose in December

Total home sales in Osage County rose by 15.4% last month to 15 units, compared to 13 units in December 2024. Total sales volume was \$3.1 million, up 22.5% from a year earlier.

The median sale price in December was \$164,000, down from \$190,000 a year earlier. Homes that sold in December were typically on the market for 18 days and sold for 100.0% of their list prices.

Osage County Active Listings Up at End of December

The total number of active listings in Osage County at the end of December was 28 units, up from 26 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$225,000.

During December, a total of 7 contracts were written down from 12 in December 2024. At the end of the month, there were 14 contracts still pending.

Report Contents

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

Contact Information

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



Osage County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		15	13	14	158	179	172
Change from prior year		15.4%	-7.1%	7.7%	-11.7%	4.1%	-9.9%
Active Listings		28	26	18	N/A	N/A	N/A
Change from prior year		7.7%	44.4%	-21.7%			
Months' Supply		2.1	1.7	1.3	N/A	N/A	N/A
Change from prior year		23.5%	30.8%	-7.1%			
New Listings		9	12	10	198	227	194
Change from prior year		-25.0%	20.0%	-9.1%	-12.8%	17.0%	-9.8%
Contracts Written		7	12	7	156	183	165
Change from prior year		-41.7%	71.4%	-46.2%	-14.8%	10.9%	-11.3%
Pending Contracts		14	9	6	N/A	N/A	N/A
Change from prior year		55.6%	50.0%	-40.0%			
Sales Volume (1,000s)		3,098	2,529	2,448	35,544	37,465	31,869
Change from prior year		22.5%	3.3%	0.5%	-5.1%	17.6%	-0.9%
Average	Sale Price	206,527	194,552	174,857	224,963	209,304	185,282
	Change from prior year	6.2%	11.3%	-6.7%	7.5%	13.0%	10.0%
	List Price of Actives	242,554	316,462	261,222	N/A	N/A	N/A
	Change from prior year	-23.4%	21.1%	-61.1%			
	Days on Market	22	21	33	32	32	28
Change from prior year	4.8%	-36.4%	-5.7%	0.0%	14.3%	-12.5%	
Percent of List	97.2%	97.2%	96.4%	96.4%	97.3%	98.0%	
Change from prior year	0.0%	0.8%	0.5%	-0.9%	-0.7%	0.8%	
Percent of Original	96.3%	95.2%	92.9%	94.9%	95.0%	95.6%	
Change from prior year	1.2%	2.5%	0.5%	-0.1%	-0.6%	0.4%	
Median	Sale Price	164,000	190,000	175,000	196,250	185,000	154,500
	Change from prior year	-13.7%	8.6%	6.1%	6.1%	19.7%	10.4%
	List Price of Actives	225,000	222,450	226,000	N/A	N/A	N/A
	Change from prior year	1.1%	-1.6%	-5.8%			
	Days on Market	18	11	17	15	14	9
Change from prior year	63.6%	-35.3%	-51.4%	7.1%	55.6%	-25.0%	
Percent of List	100.0%	100.0%	100.0%	99.4%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	5.0%	-0.6%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	95.4%	98.5%	99.6%	98.2%	
Change from prior year	0.0%	4.8%	0.5%	-1.1%	1.4%	-0.1%	

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



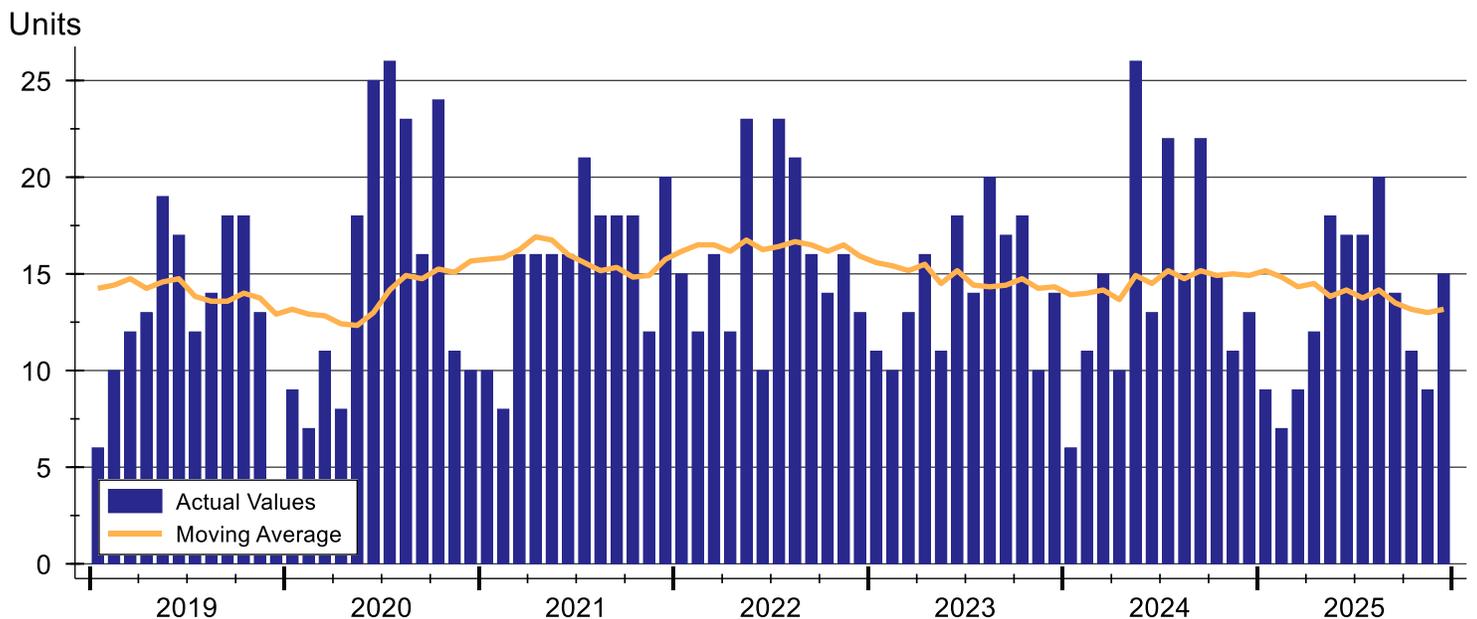
Osage County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		15	13	15.4%	158	179	-11.7%
Volume (1,000s)		3,098	2,529	22.5%	35,544	37,465	-5.1%
Months' Supply		2.1	1.7	23.5%	N/A	N/A	N/A
Average	Sale Price	206,527	194,552	6.2%	224,963	209,304	7.5%
	Days on Market	22	21	4.8%	32	32	0.0%
	Percent of List	97.2%	97.2%	0.0%	96.4%	97.3%	-0.9%
	Percent of Original	96.3%	95.2%	1.2%	94.9%	95.0%	-0.1%
Median	Sale Price	164,000	190,000	-13.7%	196,250	185,000	6.1%
	Days on Market	18	11	63.6%	15	14	7.1%
	Percent of List	100.0%	100.0%	0.0%	99.4%	100.0%	-0.6%
	Percent of Original	100.0%	100.0%	0.0%	98.5%	99.6%	-1.1%

A total of 15 homes sold in Osage County in December, up from 13 units in December 2024. Total sales volume rose to \$3.1 million compared to \$2.5 million in the previous year.

The median sales price in December was \$164,000, down 13.7% compared to the prior year. Median days on market was 18 days, up from 12 days in November, and up from 11 in December 2024.

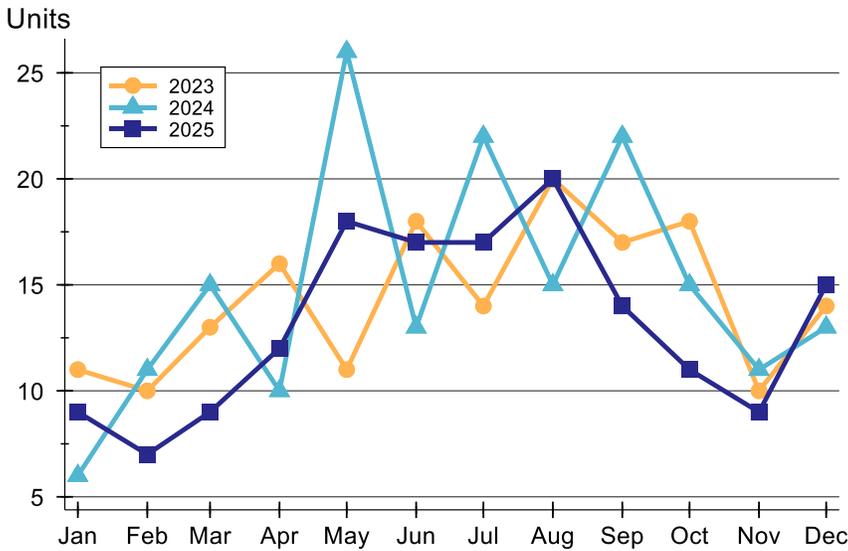
History of Closed Listings





Osage County Closed Listings Analysis

Closed Listings by Month



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

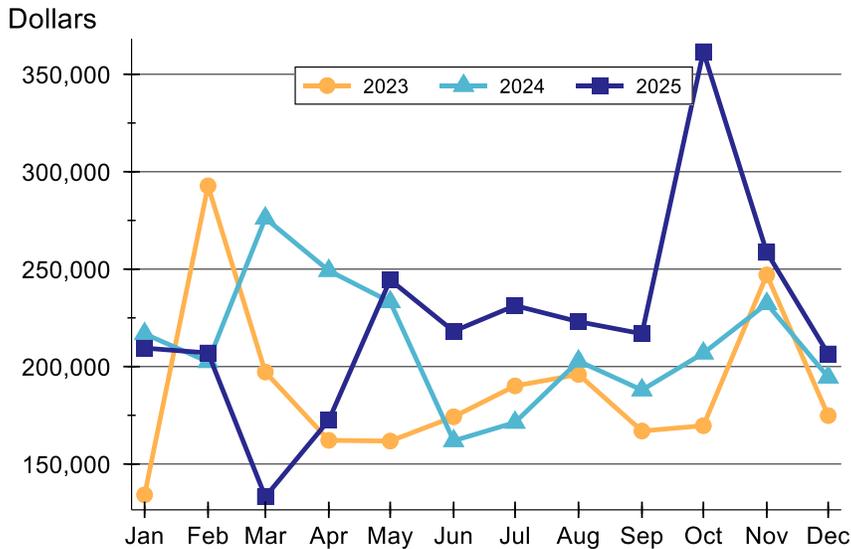
Closed Listings by Price Range

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	6.7%	1.9	96,500	96,500	26	26	83.9%	83.9%	77.2%	77.2%
\$100,000-\$124,999	2	13.3%	0.7	118,450	118,450	14	14	100.7%	100.7%	100.7%	100.7%
\$125,000-\$149,999	1	6.7%	1.7	125,000	125,000	7	7	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	5	33.3%	3.5	160,700	161,500	27	25	97.8%	100.0%	97.3%	100.0%
\$175,000-\$199,999	2	13.3%	0.7	183,500	183,500	13	13	100.7%	100.7%	100.7%	100.7%
\$200,000-\$249,999	1	6.7%	1.9	225,000	225,000	27	27	91.9%	91.9%	91.9%	91.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	13.3%	2.8	310,500	310,500	43	43	95.2%	95.2%	93.3%	93.3%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	6.7%	1.7	623,000	623,000	0	0	99.7%	99.7%	99.7%	99.7%
\$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



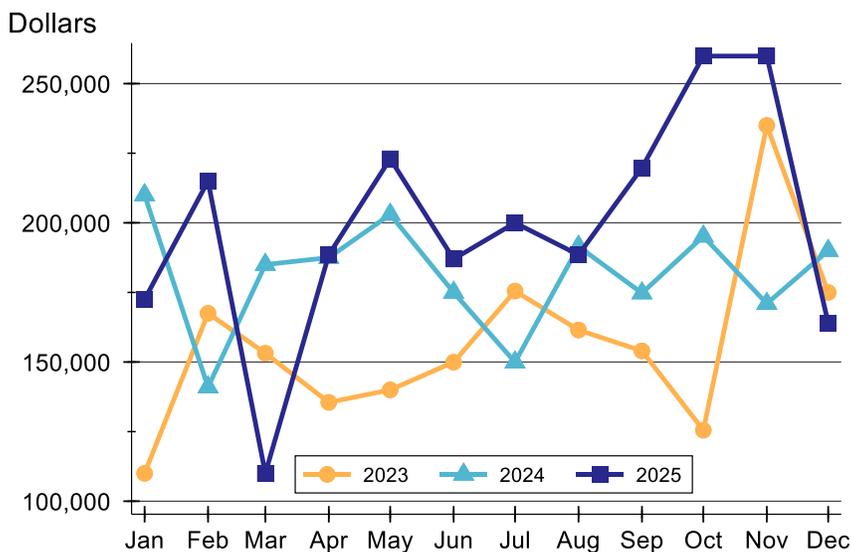
Osage County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	134,177	216,833	209,500
February	292,750	202,482	207,000
March	197,213	276,167	133,167
April	162,156	249,250	172,479
May	161,773	233,179	244,500
June	174,242	161,913	218,147
July	190,093	171,339	231,303
August	195,960	202,827	223,035
September	166,939	187,971	216,857
October	169,672	206,883	361,612
November	247,040	232,264	258,600
December	174,857	194,552	206,527

Median Price

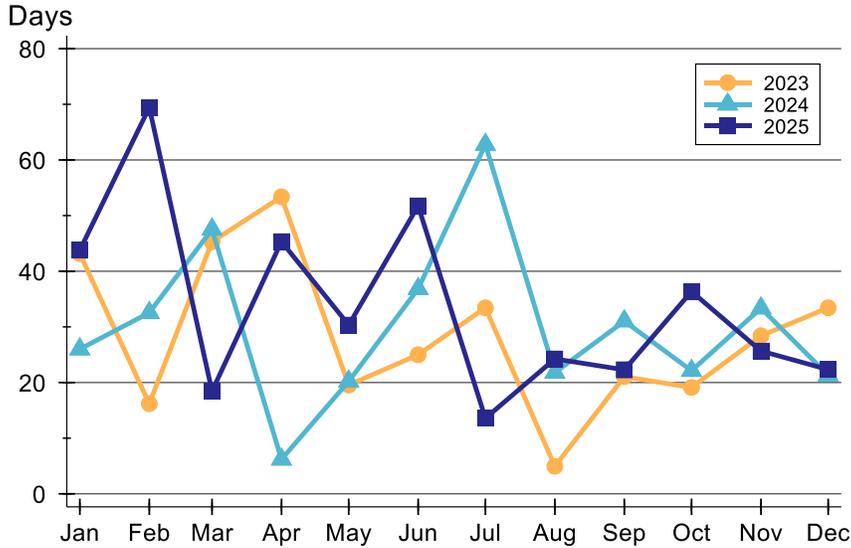


Month	2023	2024	2025
January	110,000	210,000	172,500
February	167,500	141,000	215,000
March	153,175	185,000	110,000
April	135,500	187,500	188,500
May	140,000	203,000	223,000
June	149,950	175,000	187,000
July	175,500	149,950	200,000
August	161,500	191,500	188,500
September	154,000	174,750	219,750
October	125,500	195,151	259,900
November	235,000	171,000	259,900
December	175,000	190,000	164,000



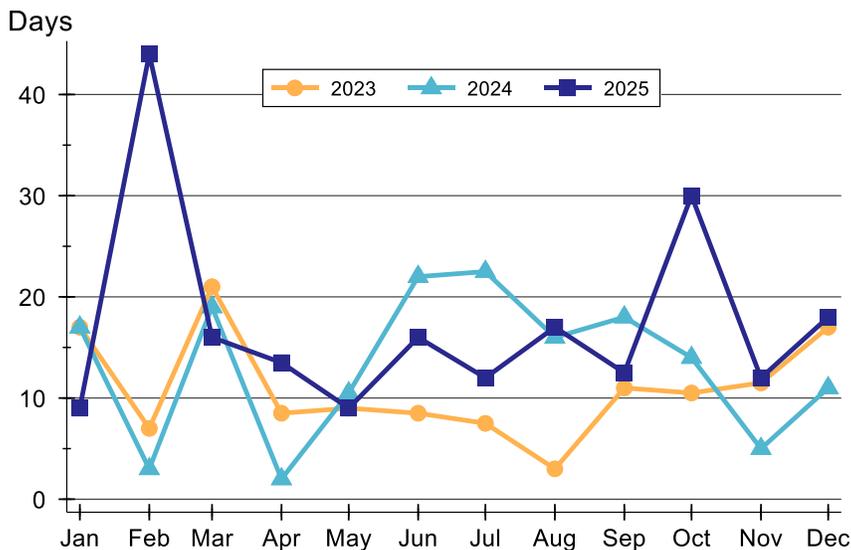
Osage County Closed Listings Analysis

Average DOM



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

Median DOM



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



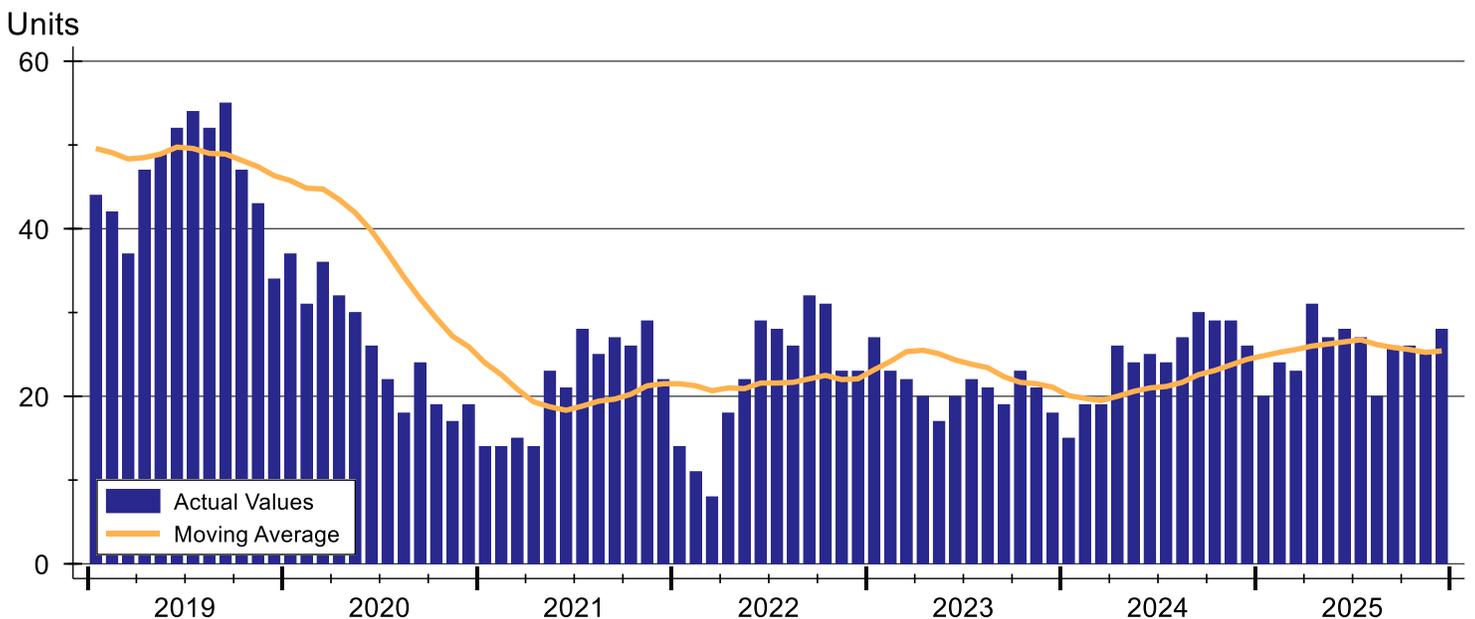
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	End of December Change
Active Listings		28	26	7.7%
Volume (1,000s)		6,792	8,228	-17.5%
Months' Supply		2.1	1.7	23.5%
Average	List Price	242,554	316,462	-23.4%
	Days on Market	44	72	-38.9%
	Percent of Original	94.7%	97.7%	-3.1%
Median	List Price	225,000	222,450	1.1%
	Days on Market	32	55	-41.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 28 homes were available for sale in Osage County at the end of December. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$225,000, up 1.1% from 2024. The typical time on market for active listings was 32 days, down from 54 days a year earlier.

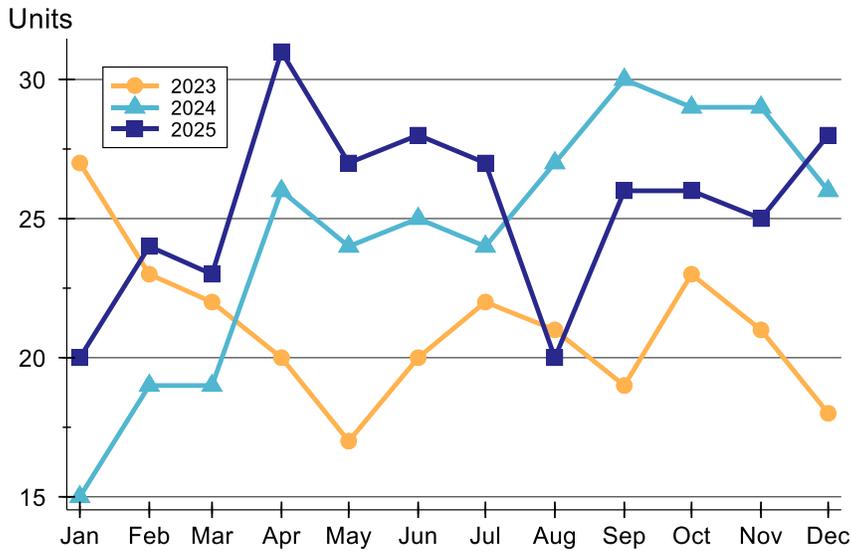
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



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

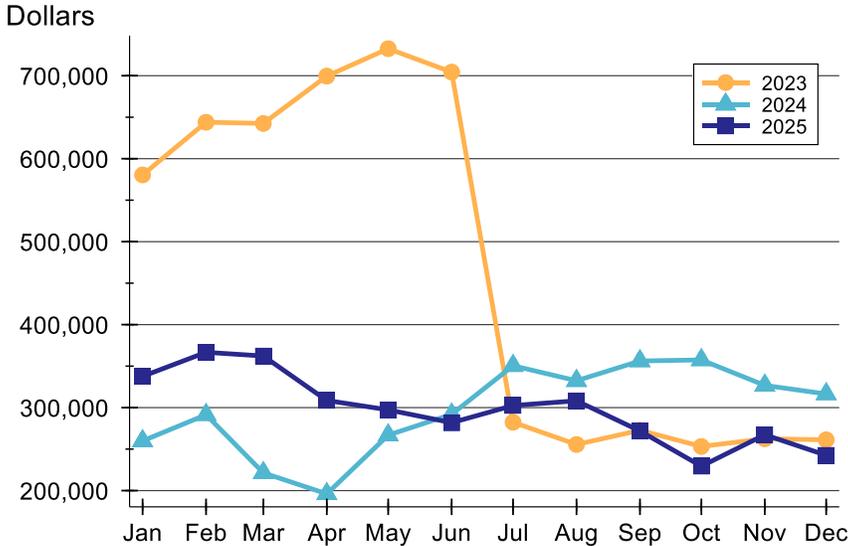
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	3.7%	N/A	22,000	22,000	41	41	81.5%	81.5%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	11.1%	1.9	85,967	93,000	6	4	100.0%	100.0%
\$100,000-\$124,999	1	3.7%	0.7	105,000	105,000	4	4	100.0%	100.0%
\$125,000-\$149,999	1	3.7%	1.7	125,000	125,000	90	90	69.8%	69.8%
\$150,000-\$174,999	5	18.5%	3.5	160,850	160,000	89	67	94.4%	93.9%
\$175,000-\$199,999	1	3.7%	0.7	175,000	175,000	1	1	100.0%	100.0%
\$200,000-\$249,999	4	14.8%	1.9	232,250	232,500	37	39	96.9%	96.0%
\$250,000-\$299,999	3	11.1%	N/A	273,967	265,000	27	32	99.7%	100.0%
\$300,000-\$399,999	4	14.8%	2.8	359,750	367,500	49	54	91.6%	93.7%
\$400,000-\$499,999	3	11.1%	N/A	436,667	425,000	61	49	93.9%	100.0%
\$500,000-\$749,999	1	3.7%	1.7	559,900	559,900	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



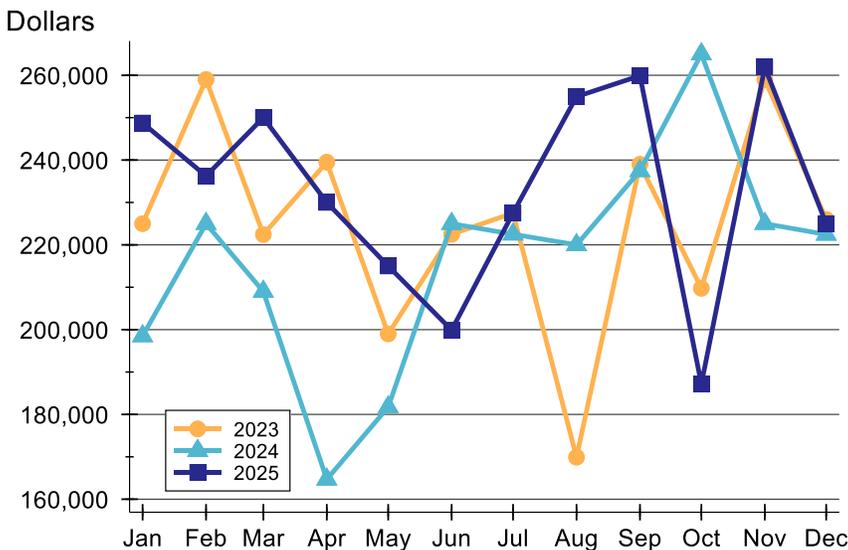
Osage County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	580,496	259,840	337,716
February	643,939	291,418	366,675
March	642,477	221,384	362,251
April	699,530	196,113	308,665
May	732,603	266,875	297,306
June	704,368	291,904	281,850
July	282,352	350,509	302,545
August	255,591	332,422	308,243
September	272,673	356,240	271,858
October	253,219	357,511	229,397
November	262,485	326,842	267,318
December	261,222	316,462	242,554

Median Price

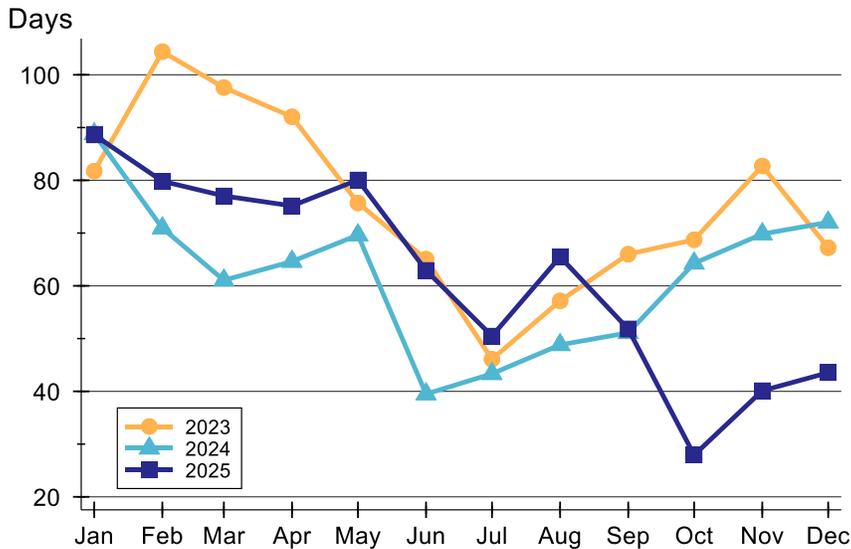


Month	2023	2024	2025
January	225,000	198,500	248,750
February	259,000	225,000	236,250
March	222,450	209,000	250,000
April	239,495	164,700	230,000
May	199,000	181,750	215,000
June	222,500	225,000	199,900
July	227,500	222,500	227,500
August	169,910	220,000	254,950
September	239,000	237,450	259,900
October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



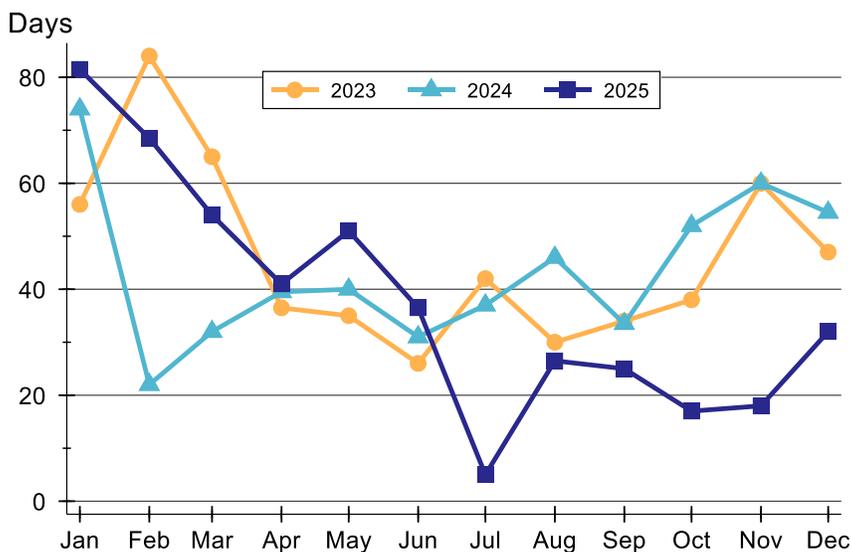
Osage County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	82	89	89
February	104	71	80
March	98	61	77
April	92	65	75
May	76	70	80
June	65	39	63
July	46	43	50
August	57	49	66
September	66	51	52
October	69	64	28
November	83	70	40
December	67	72	44

Median DOM

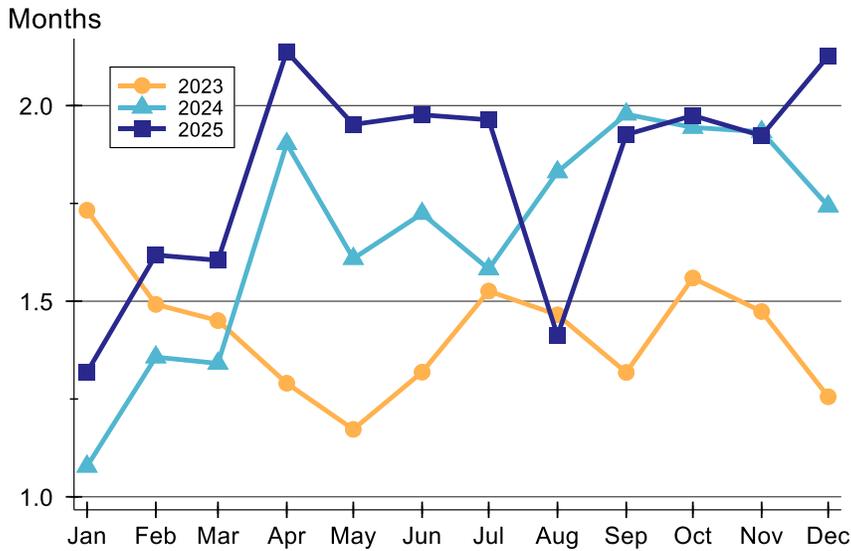


Month	2023	2024	2025
January	56	74	82
February	84	22	69
March	65	32	54
April	37	40	41
May	35	40	51
June	26	31	37
July	42	37	5
August	30	46	27
September	34	34	25
October	38	52	17
November	60	60	18
December	47	55	32



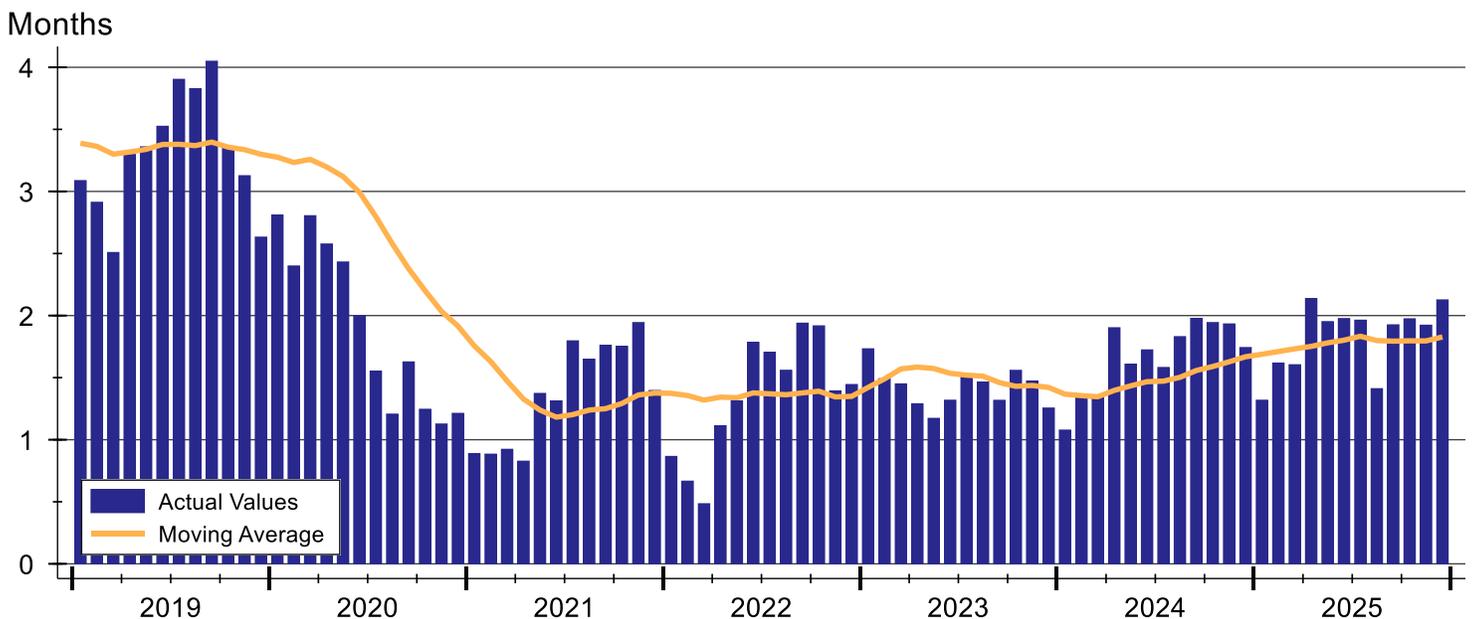
Osage County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





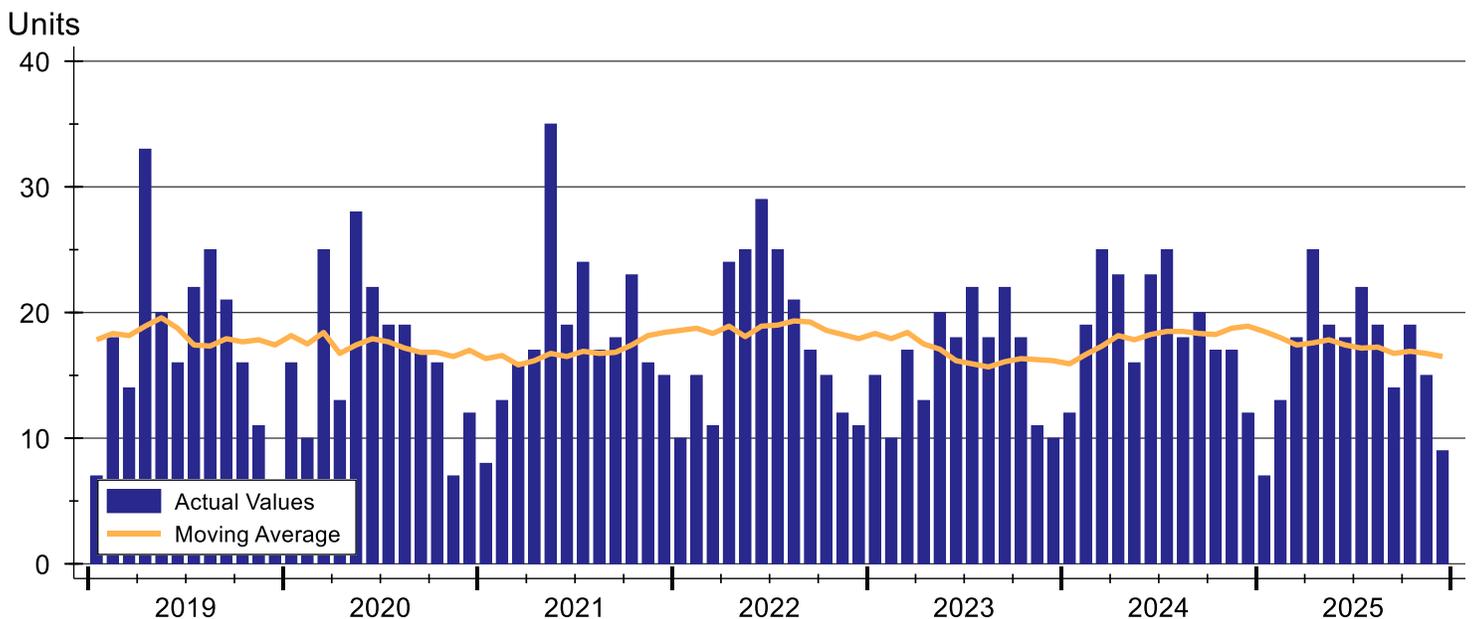
Osage County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	9	12	-25.0%
	Volume (1,000s)	1,945	3,115	-37.6%
	Average List Price	216,113	259,605	-16.8%
	Median List Price	192,000	212,500	-9.6%
Year-to-Date	New Listings	198	227	-12.8%
	Volume (1,000s)	48,764	51,848	-5.9%
	Average List Price	246,282	228,404	7.8%
	Median List Price	198,000	186,500	6.2%

A total of 9 new listings were added in Osage County during December, down 25.0% from the same month in 2024. Year-to-date Osage County has seen 198 new listings.

The median list price of these homes was \$192,000 down from \$212,500 in 2024.

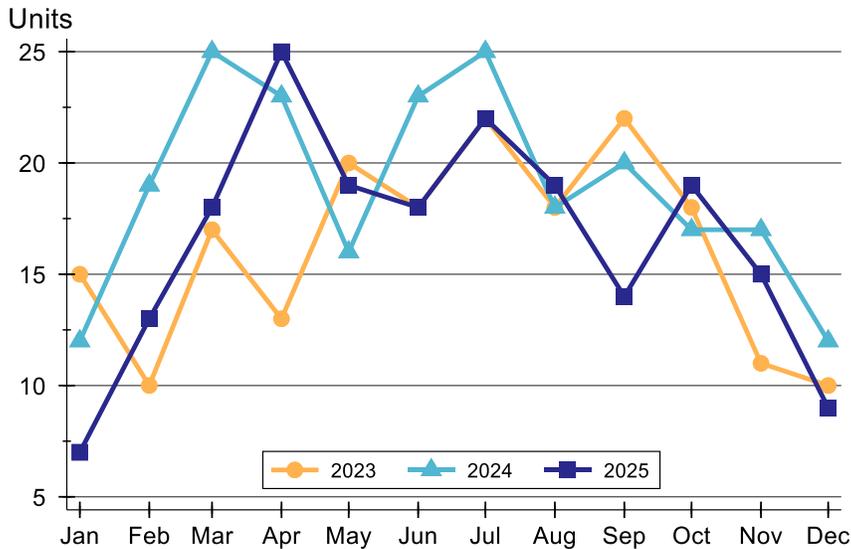
History of New Listings





Osage County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	12	7
February	10	19	13
March	17	25	18
April	13	23	25
May	20	16	19
June	18	23	18
July	22	25	22
August	18	18	19
September	22	20	14
October	18	17	19
November	11	17	15
December	10	12	9

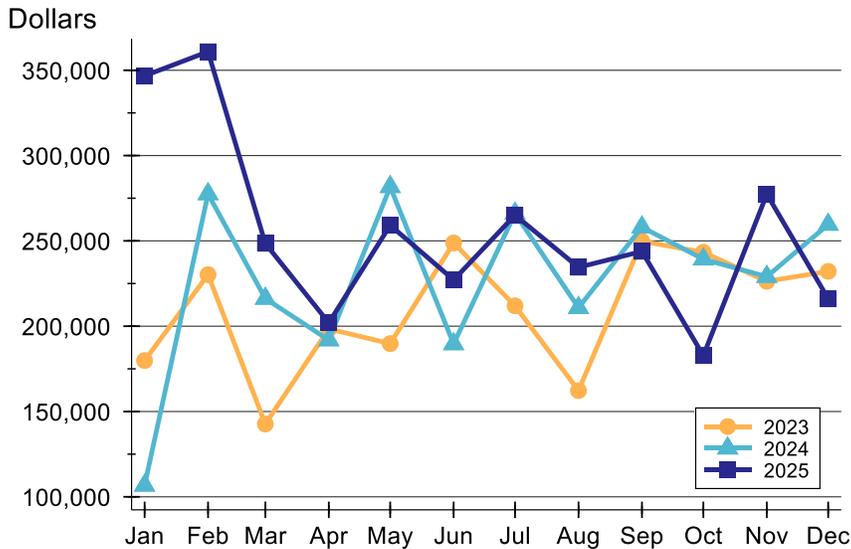
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	25.0%	82,450	82,450	11	11	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	105,000	105,000	4	4	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	12.5%	175,000	175,000	4	4	100.0%	100.0%
\$200,000-\$249,999	3	37.5%	219,667	225,000	10	9	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	12.5%	625,000	625,000	0	0	99.7%	99.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



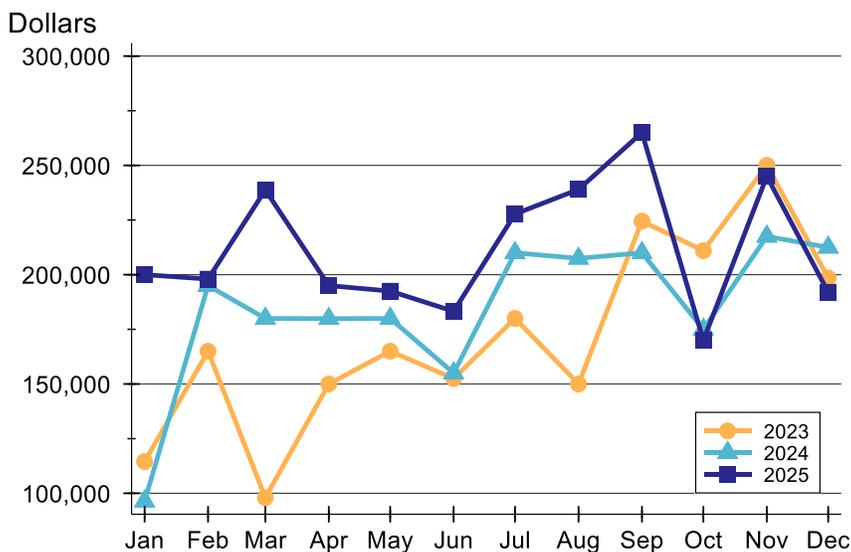
Osage County New Listings Analysis

Average Price



Month	2023	2024	2025
January	179,867	106,679	346,757
February	230,240	277,497	360,906
March	142,694	216,239	248,517
April	198,423	191,870	202,005
May	189,803	281,694	259,181
June	248,789	189,592	227,125
July	211,936	266,123	265,109
August	162,253	210,833	234,511
September	249,786	258,063	243,846
October	243,340	239,276	182,770
November	226,309	229,060	277,357
December	232,140	259,605	216,113

Median Price



Month	2023	2024	2025
January	114,500	96,375	200,000
February	165,000	195,000	198,000
March	98,000	180,000	238,750
April	150,000	179,900	195,000
May	165,000	180,000	192,500
June	152,500	155,000	183,250
July	180,000	210,000	227,750
August	150,000	207,450	239,000
September	224,500	210,000	265,000
October	210,961	175,000	170,000
November	250,000	217,500	245,000
December	198,500	212,500	192,000



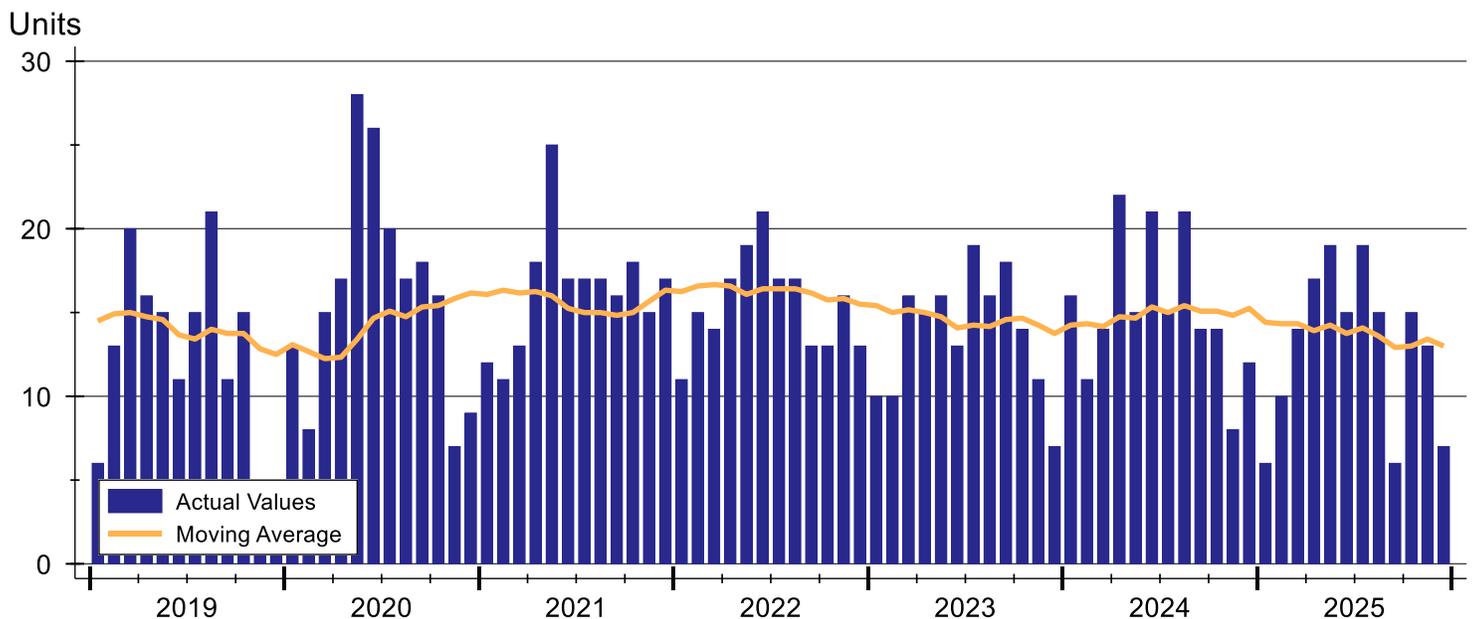
Osage County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		7	12	-41.7%	156	183	-14.8%
Volume (1,000s)		1,941	2,587	-25.0%	36,118	38,755	-6.8%
Average	Sale Price	277,271	215,616	28.6%	231,526	211,775	9.3%
	Days on Market	20	40	-50.0%	34	32	6.3%
	Percent of Original	98.8%	94.2%	4.9%	95.1%	94.8%	0.3%
Median	Sale Price	225,000	180,700	24.5%	199,900	185,000	8.1%
	Days on Market	19	14	35.7%	17	13	30.8%
	Percent of Original	100.0%	98.6%	1.4%	98.7%	99.5%	-0.8%

A total of 7 contracts for sale were written in Osage County during the month of December, down from 12 in 2024. The median list price of these homes was \$225,000, up from \$180,700 the prior year.

Half of the homes that went under contract in December were on the market less than 19 days, compared to 14 days in December 2024.

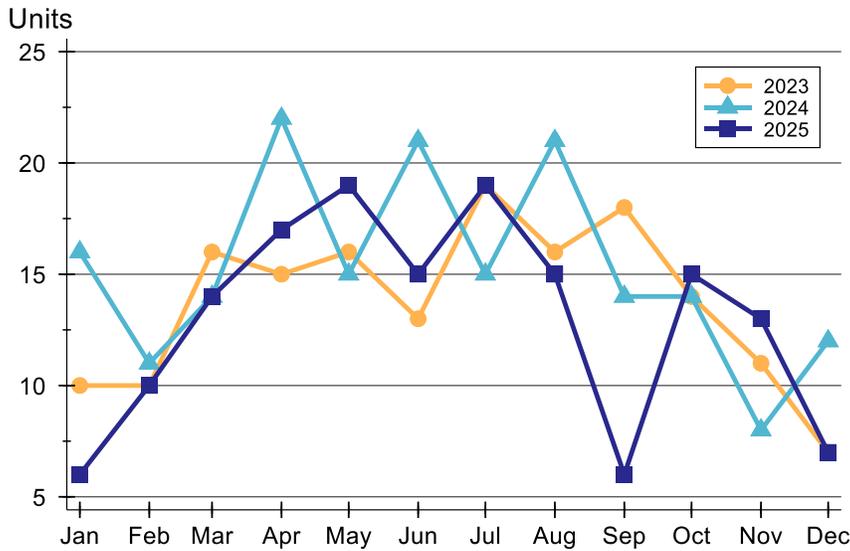
History of Contracts Written





Osage County Contracts Written Analysis

Contracts Written by Month



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

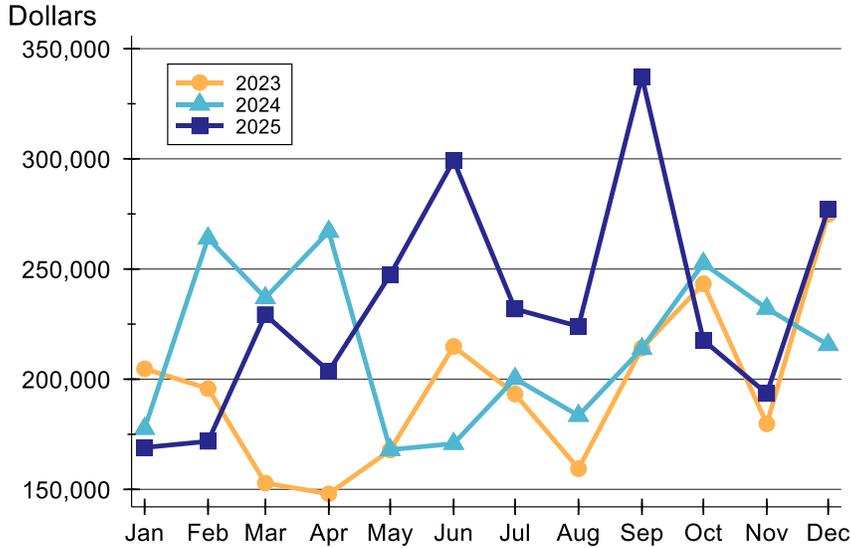
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	149,999	149,999	25	25	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	57.1%	226,000	225,000	23	14	98.0%	98.0%
\$250,000-\$299,999	1	14.3%	261,900	261,900	26	26	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	14.3%	625,000	625,000	0	0	99.7%	99.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



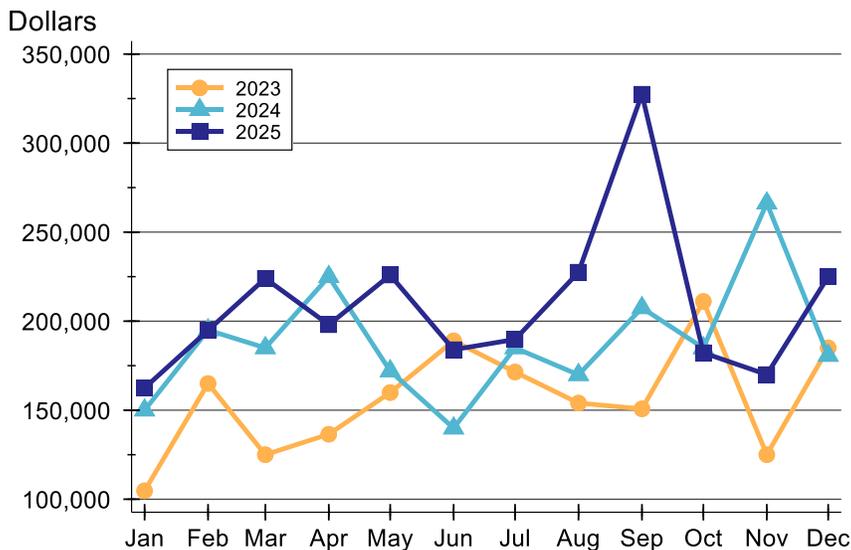
Osage County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	204,740	177,584	169,000
February	195,750	263,945	171,798
March	152,863	236,893	229,227
April	147,980	267,011	203,659
May	167,806	167,987	247,360
June	214,854	170,757	299,234
July	193,269	200,267	231,856
August	159,364	183,480	223,990
September	214,122	213,832	337,317
October	243,319	252,542	217,704
November	179,750	232,100	193,471
December	274,857	215,616	277,271

Median Price

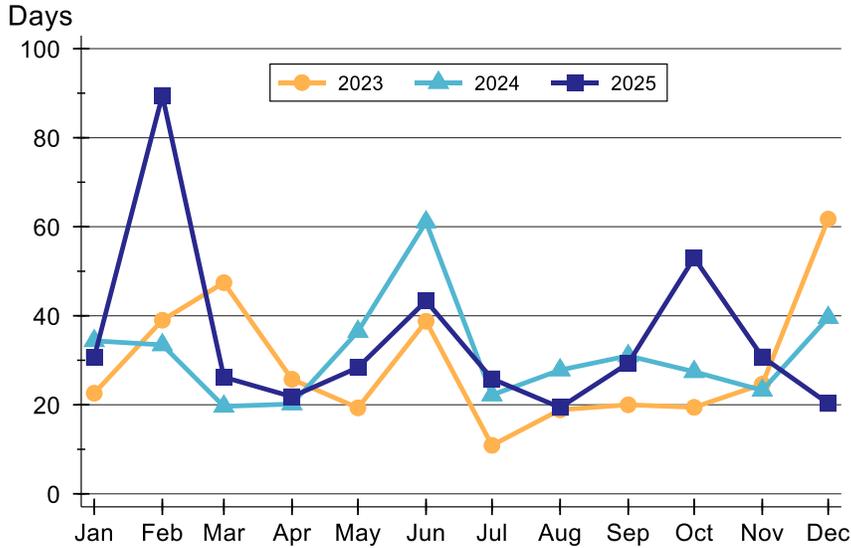


Month	2023	2024	2025
January	104,750	150,000	162,500
February	165,000	195,000	194,839
March	125,000	185,000	224,000
April	136,500	224,960	198,000
May	159,900	172,000	225,900
June	188,950	139,900	184,000
July	171,454	185,000	189,750
August	154,000	169,900	227,500
September	150,750	207,500	327,450
October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



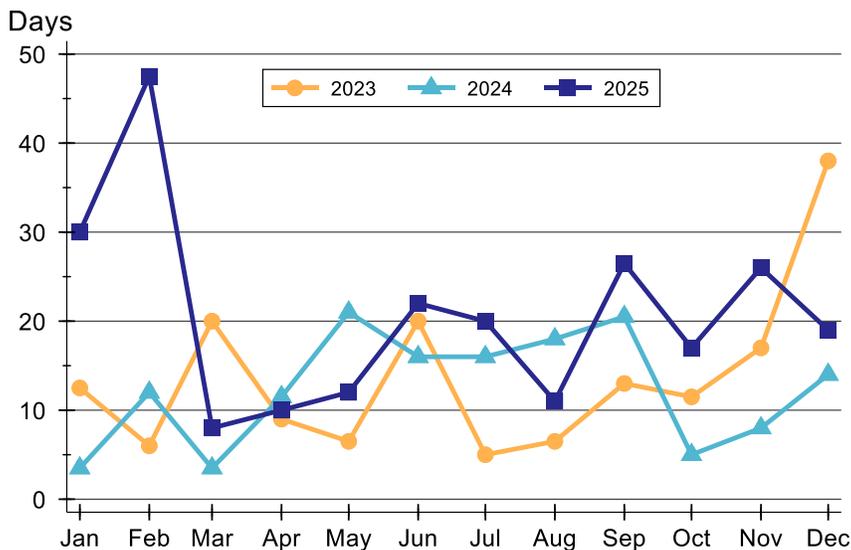
Osage County Contracts Written Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	13	4	30
February	6	12	48
March	20	4	8
April	9	12	10
May	7	21	12
June	20	16	22
July	5	16	20
August	7	18	11
September	13	21	27
October	12	5	17
November	17	8	26
December	38	14	19



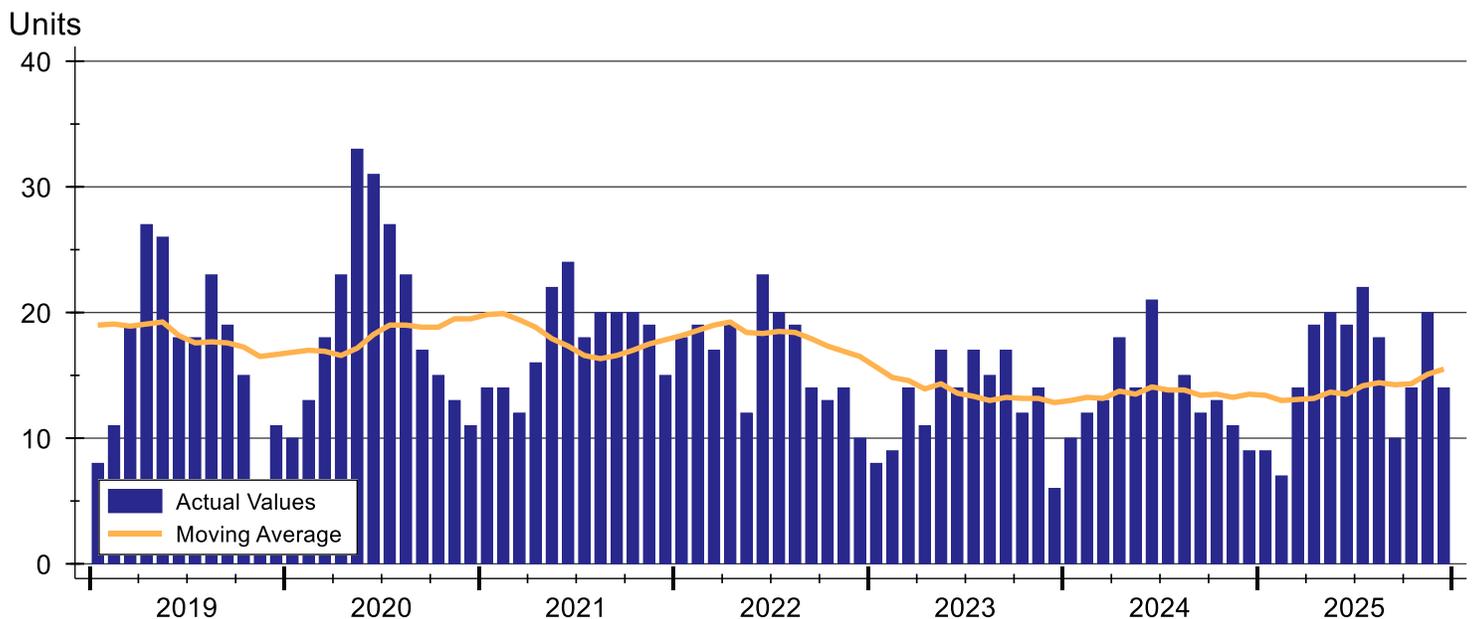
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		14	9	55.6%
Volume (1,000s)		3,090	1,966	57.2%
Average	List Price	220,748	218,462	1.0%
	Days on Market	51	48	6.3%
	Percent of Original	98.1%	95.0%	3.3%
Median	List Price	184,613	186,500	-1.0%
	Days on Market	22	13	69.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in Osage County had contracts pending at the end of December, up from 9 contracts pending at the end of December 2024.

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

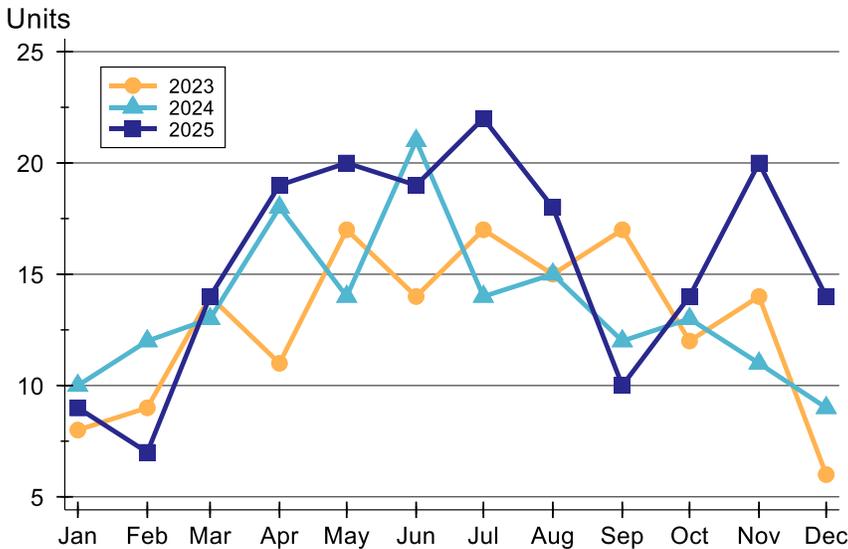
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



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

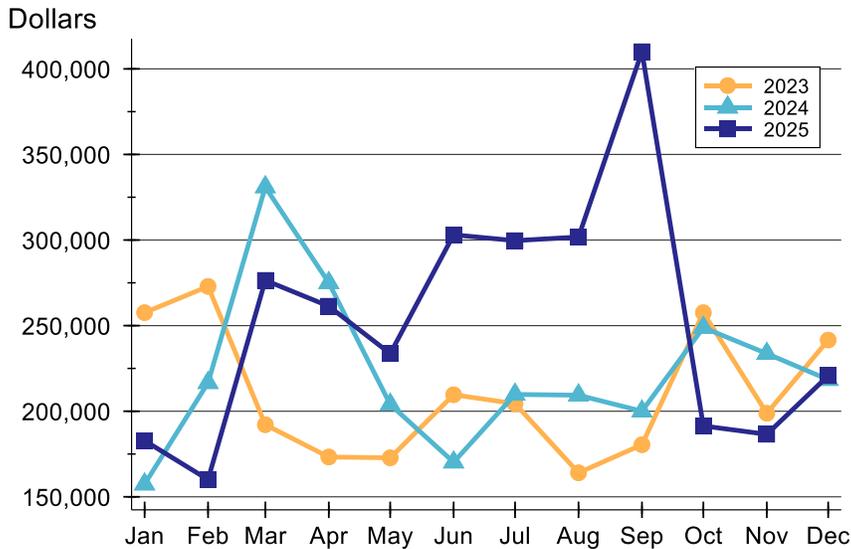
Pending Contracts by Price Range

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%	115,500	115,500	12	12	100.0%	100.0%
\$125,000-\$149,999	2	14.3%	149,975	149,975	216	216	92.9%	92.9%
\$150,000-\$174,999	3	21.4%	166,667	170,000	38	24	98.0%	100.0%
\$175,000-\$199,999	2	14.3%	184,613	184,613	15	15	100.0%	100.0%
\$200,000-\$249,999	3	21.4%	219,667	225,000	11	9	98.6%	100.0%
\$250,000-\$299,999	2	14.3%	260,900	260,900	47	47	99.0%	99.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	7.1%	625,000	625,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



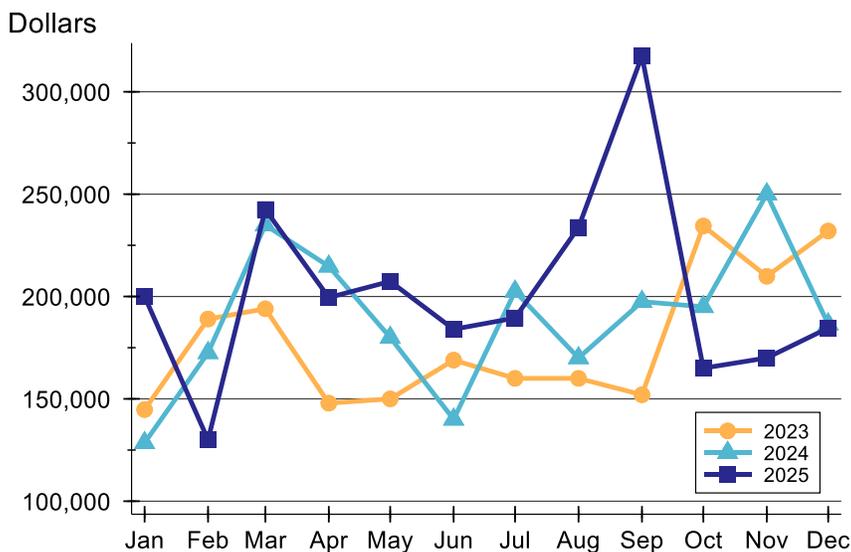
Osage County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	257,600	157,380	182,818
February	272,922	216,650	160,057
March	192,136	330,969	276,481
April	173,264	275,048	261,367
May	172,788	203,974	233,651
June	209,643	170,233	303,080
July	204,430	209,821	299,658
August	164,022	209,374	301,770
September	180,447	200,025	410,052
October	257,581	248,884	191,411
November	198,816	233,681	186,519
December	241,583	218,462	220,748

Median Price

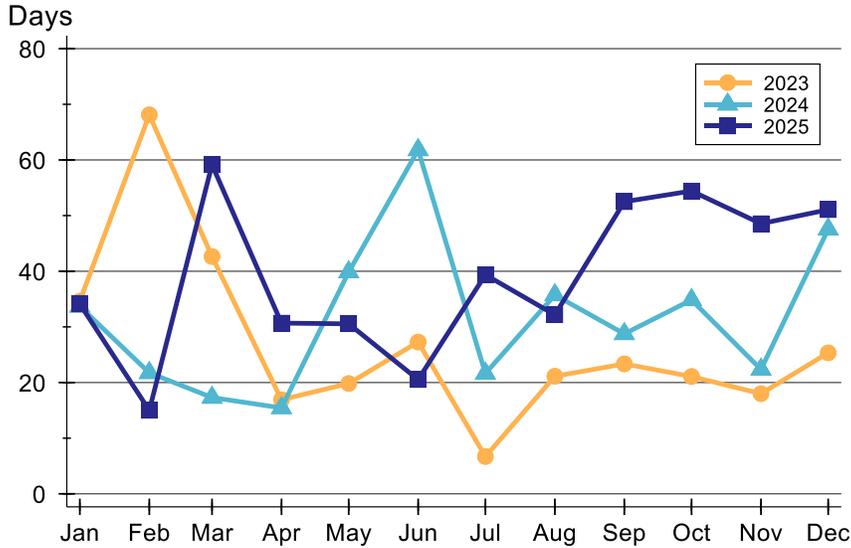


Month	2023	2024	2025
January	144,750	128,500	200,000
February	189,000	172,500	130,000
March	194,003	234,900	242,500
April	147,900	214,750	199,500
May	150,000	180,000	207,388
June	168,950	140,000	184,000
July	160,000	202,500	189,500
August	160,000	170,000	233,750
September	152,000	197,500	317,450
October	234,450	195,000	165,000
November	209,875	250,000	170,000
December	232,000	186,500	184,613



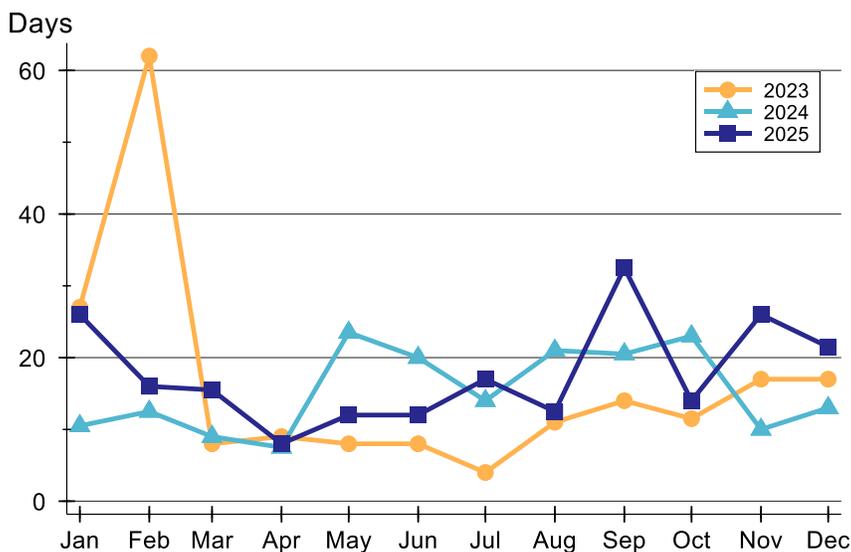
Osage County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	34	34
February	68	22	15
March	43	17	59
April	17	15	31
May	20	40	31
June	27	62	21
July	7	22	39
August	21	36	32
September	23	29	53
October	21	35	54
November	18	22	49
December	25	48	51

Median DOM



Month	2023	2024	2025
January	27	11	26
February	62	13	16
March	8	9	16
April	9	8	8
May	8	24	12
June	8	20	12
July	4	14	17
August	11	21	13
September	14	21	33
October	12	23	14
November	17	10	26
December	17	13	22



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Rose in December

Total home sales in other counties in the Sunflower MLS rose by 8.3% last month to 13 units, compared to 12 units in December 2024. Total sales volume was \$2.8 million, up 1.4% from a year earlier.

The median sale price in December was \$237,250, up from \$172,000 a year earlier. Homes that sold in December were typically on the market for 32 days and sold for 96.6% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of December

The total number of active listings in other counties in the Sunflower MLS at the end of December was 49 units, up from 40 at the same point in 2024. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$250,000.

During December, a total of 9 contracts were written down from 20 in December 2024. At the end of the month, there were 9 contracts still pending.

Report Contents

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

Contact Information

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



Other Sunflower MLS Counties Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		13	12	8	241	199	183
Change from prior year		8.3%	50.0%	0.0%	21.1%	8.7%	5.8%
Active Listings		49	40	37	N/A	N/A	N/A
Change from prior year		22.5%	8.1%	42.3%			
Months' Supply		2.4	2.4	2.4	N/A	N/A	N/A
Change from prior year		0.0%	0.0%	33.3%			
New Listings		10	29	15	287	249	228
Change from prior year		-65.5%	93.3%	36.4%	15.3%	9.2%	9.1%
Contracts Written		9	20	9	233	200	185
Change from prior year		-55.0%	122.2%	-10.0%	16.5%	8.1%	5.1%
Pending Contracts		9	12	6	N/A	N/A	N/A
Change from prior year		-25.0%	100.0%	-50.0%			
Sales Volume (1,000s)		2,830	2,791	2,112	60,560	74,210	42,751
Change from prior year		1.4%	32.1%	22.9%	-18.4%	73.6%	10.7%
Average	Sale Price	217,688	232,567	264,000	251,286	372,917	233,610
	Change from prior year	-6.4%	-11.9%	22.9%	-32.6%	59.6%	4.7%
	List Price of Actives	278,175	327,546	252,154	N/A	N/A	N/A
	Change from prior year	-15.1%	29.9%	35.1%			
	Days on Market	39	18	49	42	39	32
Change from prior year	116.7%	-63.3%	-30.0%	7.7%	21.9%	6.7%	
Percent of List	93.8%	96.2%	96.8%	97.3%	97.4%	96.1%	
Change from prior year	-2.5%	-0.6%	2.8%	-0.1%	1.4%	-1.4%	
Percent of Original	91.2%	95.4%	95.2%	94.8%	95.3%	95.0%	
Change from prior year	-4.4%	0.2%	9.9%	-0.5%	0.3%	-0.6%	
Median	Sale Price	237,250	172,000	285,500	222,600	203,700	180,000
	Change from prior year	37.9%	-39.8%	201.3%	9.3%	13.2%	-5.3%
	List Price of Actives	250,000	235,000	245,000	N/A	N/A	N/A
	Change from prior year	6.4%	-4.1%	63.4%			
	Days on Market	32	11	24	15	9	8
Change from prior year	190.9%	-54.2%	-70.4%	66.7%	12.5%	-20.0%	
Percent of List	96.6%	98.5%	97.3%	98.8%	100.0%	98.8%	
Change from prior year	-1.9%	1.2%	3.5%	-1.2%	1.2%	-0.5%	
Percent of Original	94.7%	96.2%	93.4%	97.7%	98.7%	97.6%	
Change from prior year	-1.6%	3.0%	5.5%	-1.0%	1.1%	-1.0%	

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



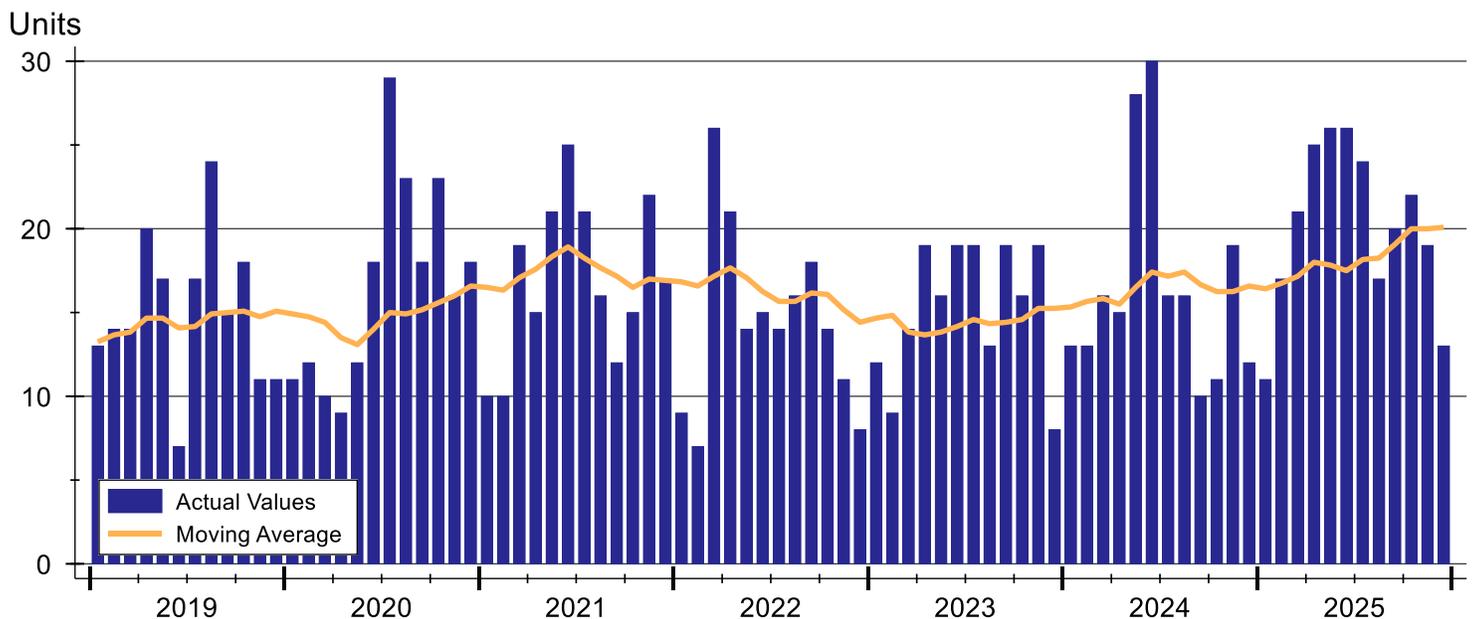
Other Sunflower MLS Counties Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		13	12	8.3%	241	199	21.1%
Volume (1,000s)		2,830	2,791	1.4%	60,560	74,210	-18.4%
Months' Supply		2.4	2.4	0.0%	N/A	N/A	N/A
Average	Sale Price	217,688	232,567	-6.4%	251,286	372,917	-32.6%
	Days on Market	39	18	116.7%	42	39	7.7%
	Percent of List	93.8%	96.2%	-2.5%	97.3%	97.4%	-0.1%
	Percent of Original	91.2%	95.4%	-4.4%	94.8%	95.3%	-0.5%
Median	Sale Price	237,250	172,000	37.9%	222,600	203,700	9.3%
	Days on Market	32	11	190.9%	15	9	66.7%
	Percent of List	96.6%	98.5%	-1.9%	98.8%	100.0%	-1.2%
	Percent of Original	94.7%	96.2%	-1.6%	97.7%	98.7%	-1.0%

A total of 13 homes sold in other counties in the Sunflower MLS in December, up from 12 units in December 2024. Total sales volume was essentially unchanged from the previous year's figure of \$2.8 million.

The median sales price in December was \$237,250, up 37.9% compared to the prior year. Median days on market was 32 days, up from 17 days in November, and up from 10 in December 2024.

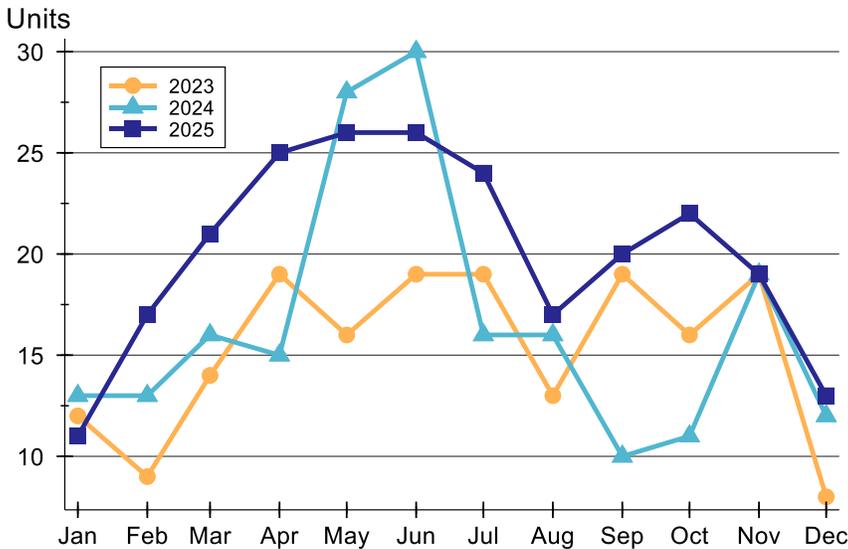
History of Closed Listings





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



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

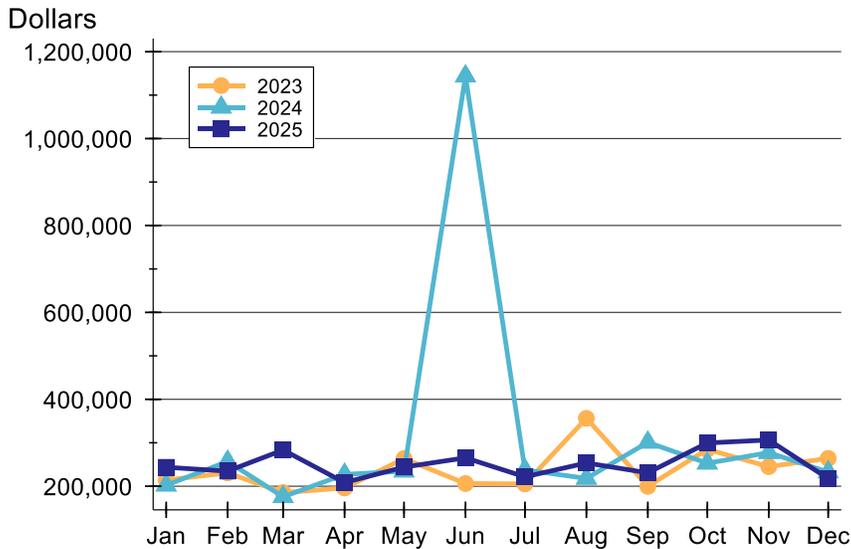
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	7.7%	0.0	15,500	15,500	56	56	67.5%	67.5%	51.8%	51.8%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	2.4	79,250	79,250	17	17	88.0%	88.0%	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	2	15.4%	1.2	155,000	155,000	23	23	100.5%	100.5%	100.5%	100.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	23.1%	0.8	237,083	237,250	14	1	98.2%	98.9%	97.0%	98.9%
\$250,000-\$299,999	4	30.8%	2.6	260,750	259,000	76	69	96.4%	98.0%	93.9%	95.3%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	7.7%	2.4	591,700	591,700	32	32	94.7%	94.7%	94.7%	94.7%
\$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



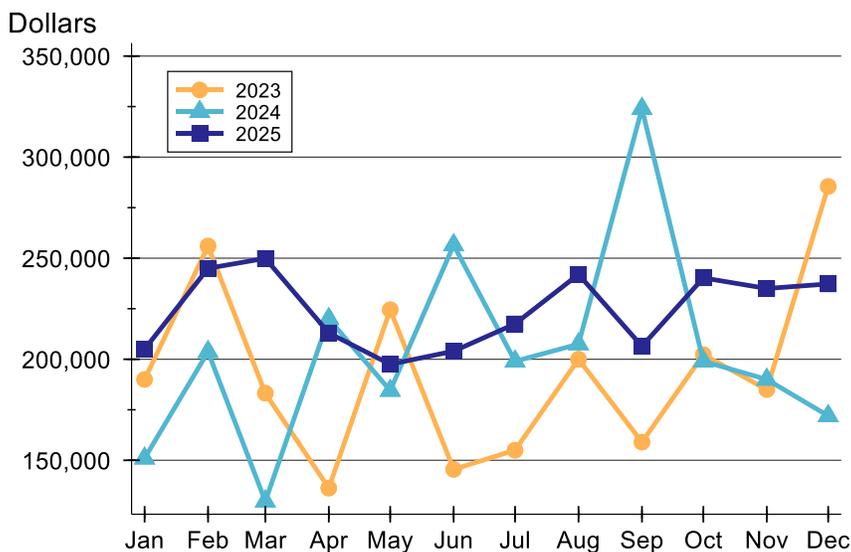
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	214,200	202,292	243,686
February	230,550	257,038	234,638
March	185,379	175,592	283,426
April	195,918	227,156	208,432
May	263,578	234,544	243,984
June	206,174	1,143,885	265,367
July	205,261	237,600	221,575
August	356,262	217,963	253,518
September	199,734	300,950	230,741
October	284,888	252,850	299,582
November	245,074	277,259	306,395
December	264,000	232,567	217,688

Median Price

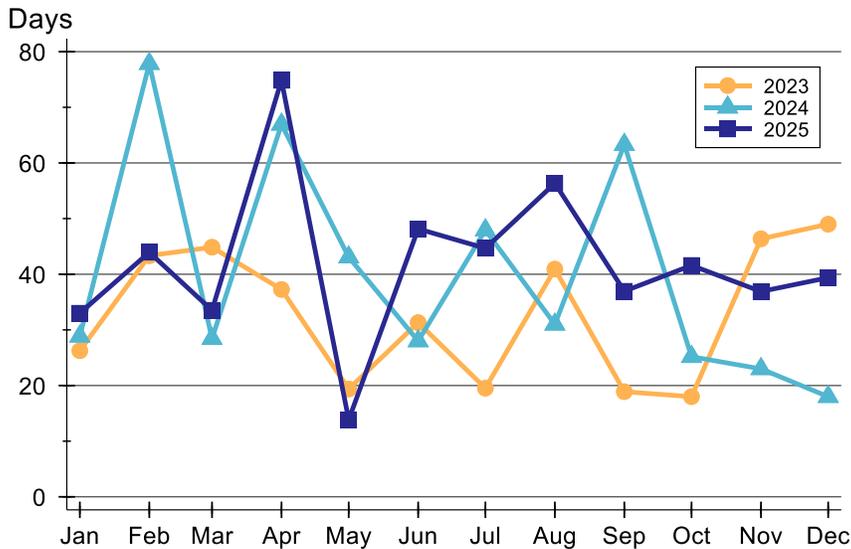


Month	2023	2024	2025
January	190,000	151,000	205,000
February	256,000	203,700	245,000
March	183,200	129,750	249,900
April	136,250	219,999	213,000
May	224,500	184,500	197,500
June	145,500	256,500	204,000
July	155,000	199,000	217,500
August	200,000	207,500	242,000
September	159,000	324,000	206,450
October	202,250	199,000	240,250
November	185,000	190,000	235,000
December	285,500	172,000	237,250



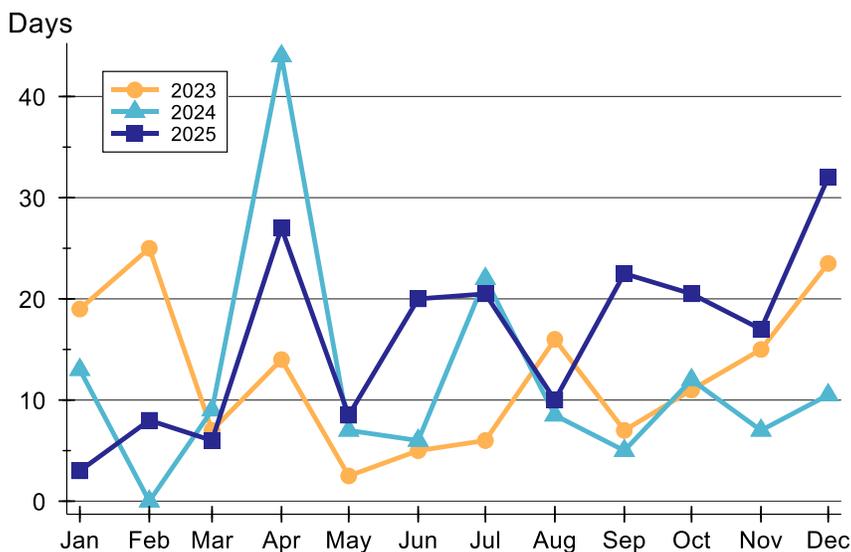
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	26	29	33
February	43	78	44
March	45	28	34
April	37	67	75
May	19	43	14
June	31	28	48
July	20	48	45
August	41	31	56
September	19	63	37
October	18	25	42
November	46	23	37
December	49	18	39

Median DOM



Month	2023	2024	2025
January	19	13	3
February	25	N/A	8
March	7	9	6
April	14	44	27
May	3	7	9
June	5	6	20
July	6	22	21
August	16	9	10
September	7	5	23
October	11	12	21
November	15	7	17
December	24	11	32



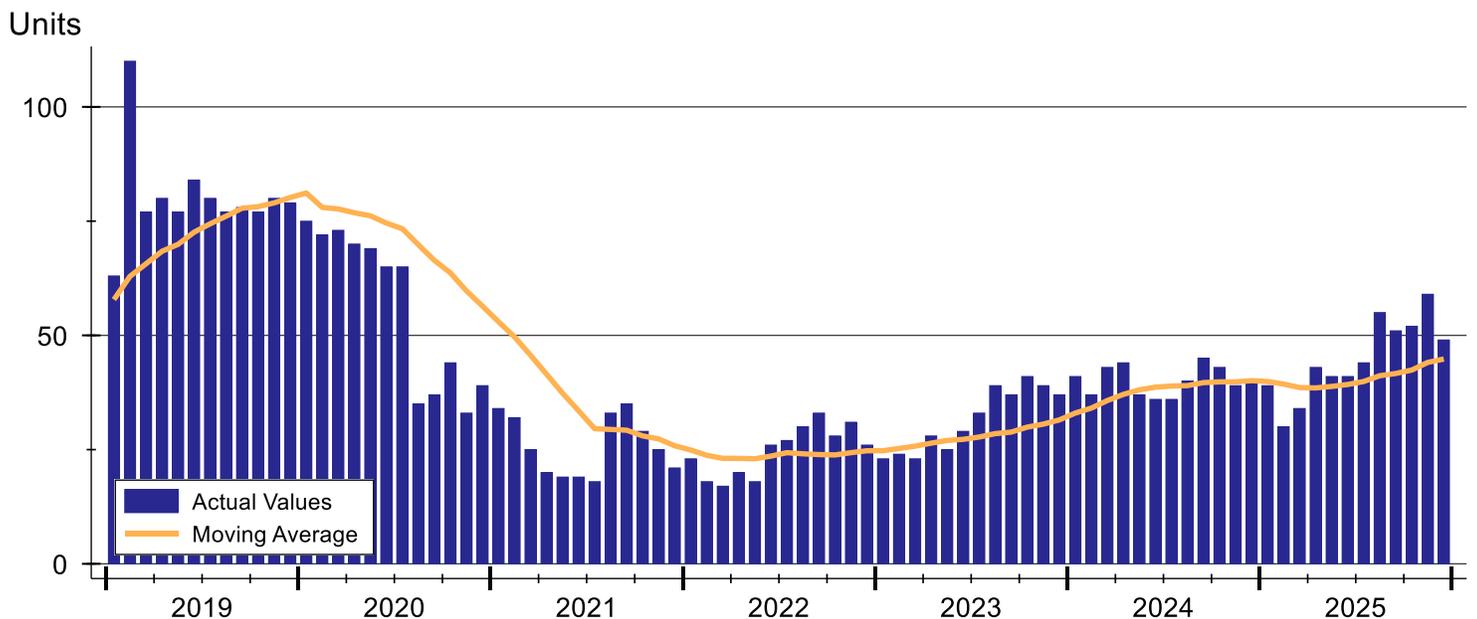
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2025	2024	Change
Active Listings		49	40	22.5%
Volume (1,000s)		13,631	13,102	4.0%
Months' Supply		2.4	2.4	0.0%
Average	List Price	278,175	327,546	-15.1%
	Days on Market	68	99	-31.3%
	Percent of Original	94.3%	94.3%	0.0%
Median	List Price	250,000	235,000	6.4%
	Days on Market	43	60	-28.3%
	Percent of Original	96.8%	96.3%	0.5%

A total of 49 homes were available for sale in other counties in the Sunflower MLS at the end of December. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of December was \$250,000, up 6.4% from 2024. The typical time on market for active listings was 43 days, down from 60 days a year earlier.

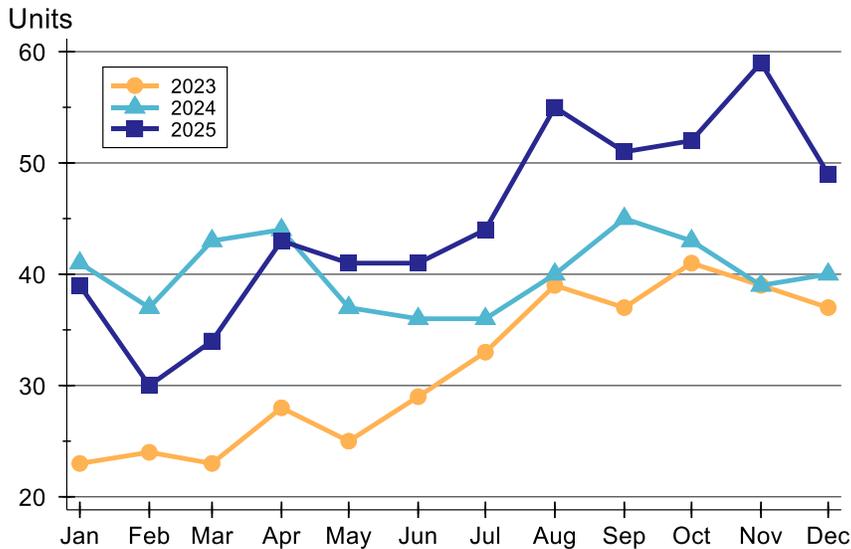
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	23	41	39
February	24	37	30
March	23	43	34
April	28	44	43
May	25	37	41
June	29	36	41
July	33	36	44
August	39	40	55
September	37	45	51
October	41	43	52
November	39	39	59
December	37	40	49

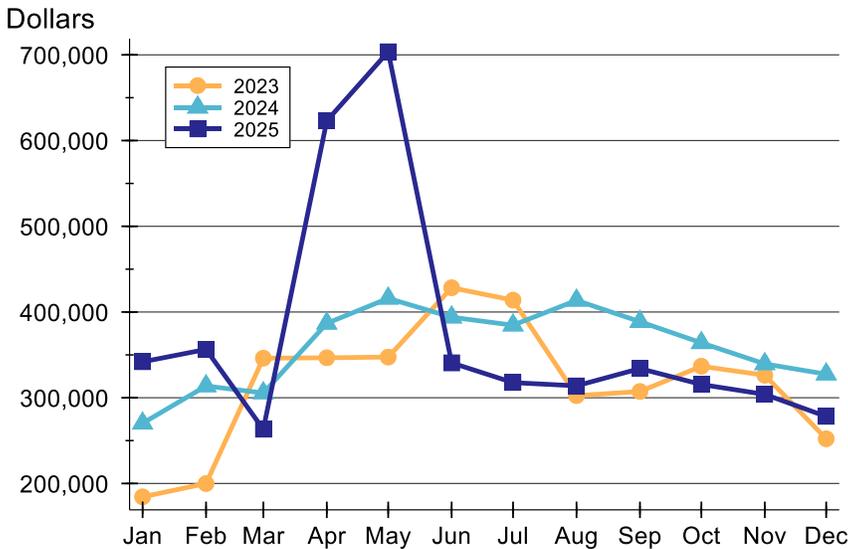
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	10.2%	2.4	74,780	74,000	97	126	86.1%	85.0%
\$100,000-\$124,999	4	8.2%	N/A	108,725	107,500	130	98	90.1%	92.6%
\$125,000-\$149,999	8	16.3%	N/A	141,613	142,000	29	6	96.0%	100.0%
\$150,000-\$174,999	2	4.1%	1.2	163,950	163,950	141	141	94.1%	94.1%
\$175,000-\$199,999	2	4.1%	N/A	189,925	189,925	182	182	85.4%	85.4%
\$200,000-\$249,999	3	6.1%	0.8	225,967	226,000	35	40	94.9%	94.4%
\$250,000-\$299,999	6	12.2%	2.6	283,125	287,000	35	14	98.2%	100.0%
\$300,000-\$399,999	12	24.5%	N/A	350,492	349,500	56	46	96.2%	97.1%
\$400,000-\$499,999	3	6.1%	N/A	425,000	410,000	72	75	97.1%	96.5%
\$500,000-\$749,999	3	6.1%	2.4	657,853	624,560	25	5	98.9%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.0%	N/A	1,150,000	1,150,000	183	183	88.5%	88.5%



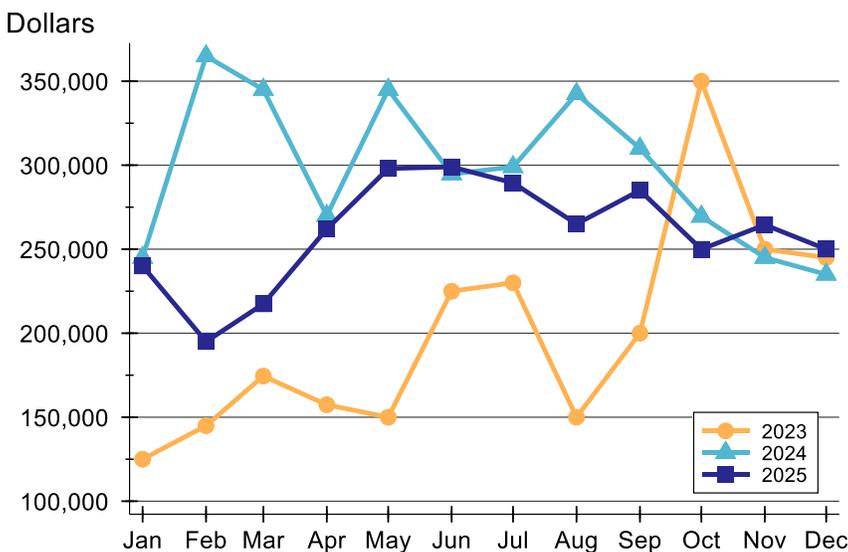
Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2023	2024	2025
January	184,428	270,194	341,942
February	199,913	313,731	356,391
March	346,191	305,555	263,179
April	346,646	386,806	623,022
May	347,468	415,954	703,723
June	428,307	393,965	340,710
July	413,864	384,649	317,689
August	302,486	413,592	313,927
September	307,308	388,749	334,063
October	336,764	364,095	315,507
November	326,275	339,518	303,963
December	252,154	327,546	278,175

Median Price

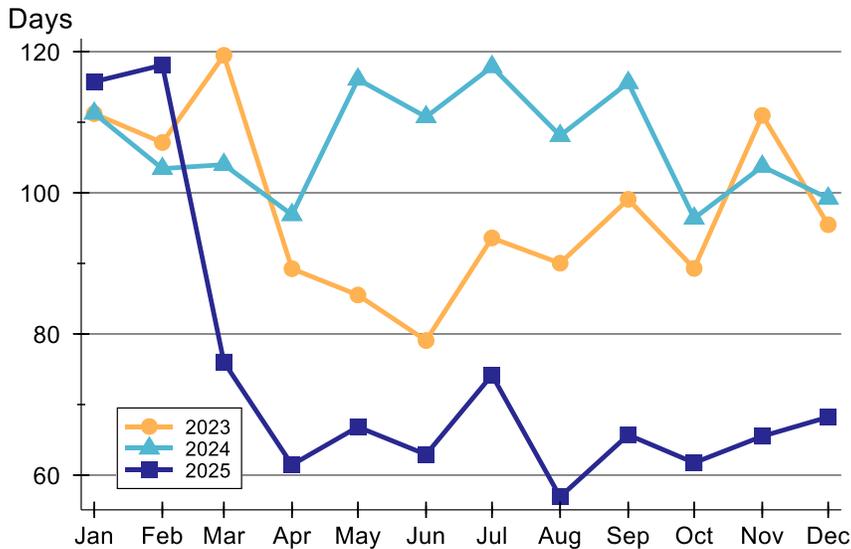


Month	2023	2024	2025
January	125,000	245,000	240,000
February	144,950	364,950	195,000
March	174,500	345,000	217,450
April	157,400	270,000	262,000
May	150,000	345,000	298,000
June	225,000	294,700	299,000
July	230,000	298,995	289,500
August	150,000	342,450	265,000
September	200,000	310,000	285,000
October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



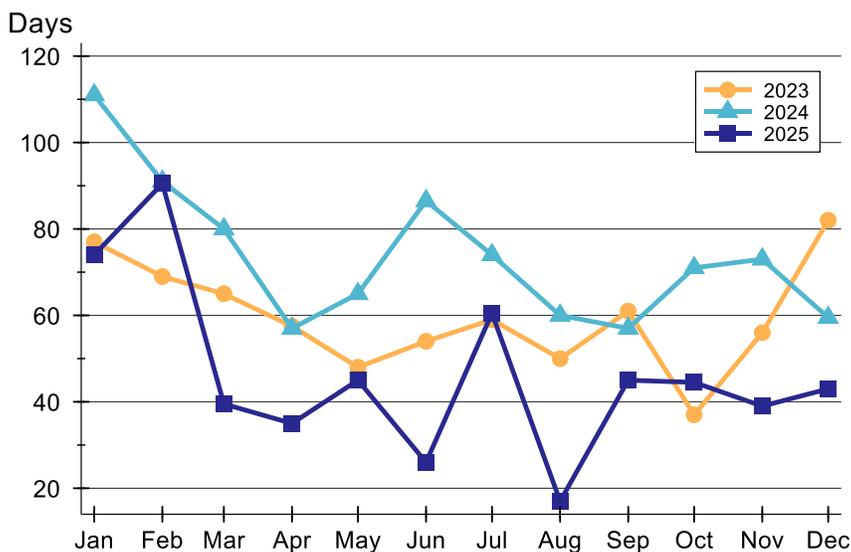
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	111	111	116
February	107	103	118
March	119	104	76
April	89	97	61
May	86	116	67
June	79	111	63
July	94	118	74
August	90	108	57
September	99	116	66
October	89	96	62
November	111	104	66
December	95	99	68

Median DOM

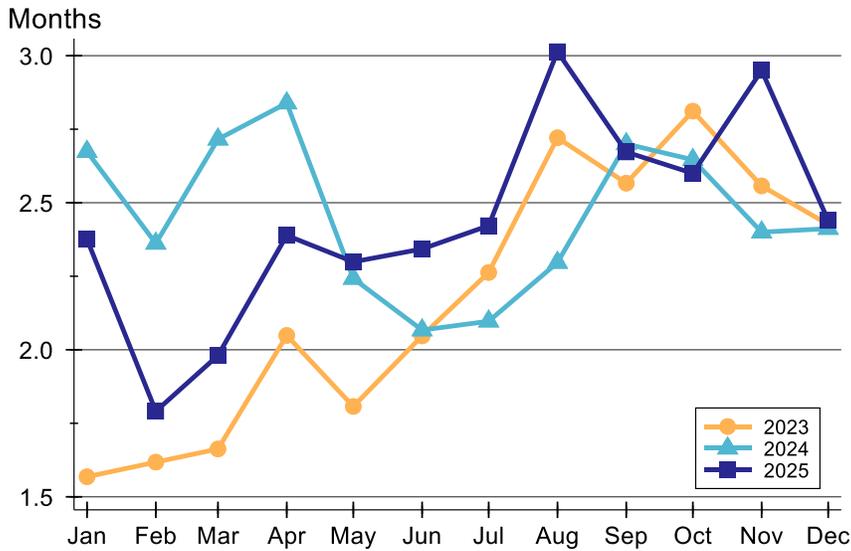


Month	2023	2024	2025
January	77	111	74
February	69	91	91
March	65	80	40
April	58	57	35
May	48	65	45
June	54	87	26
July	59	74	61
August	50	60	17
September	61	57	45
October	37	71	45
November	56	73	39
December	82	60	43



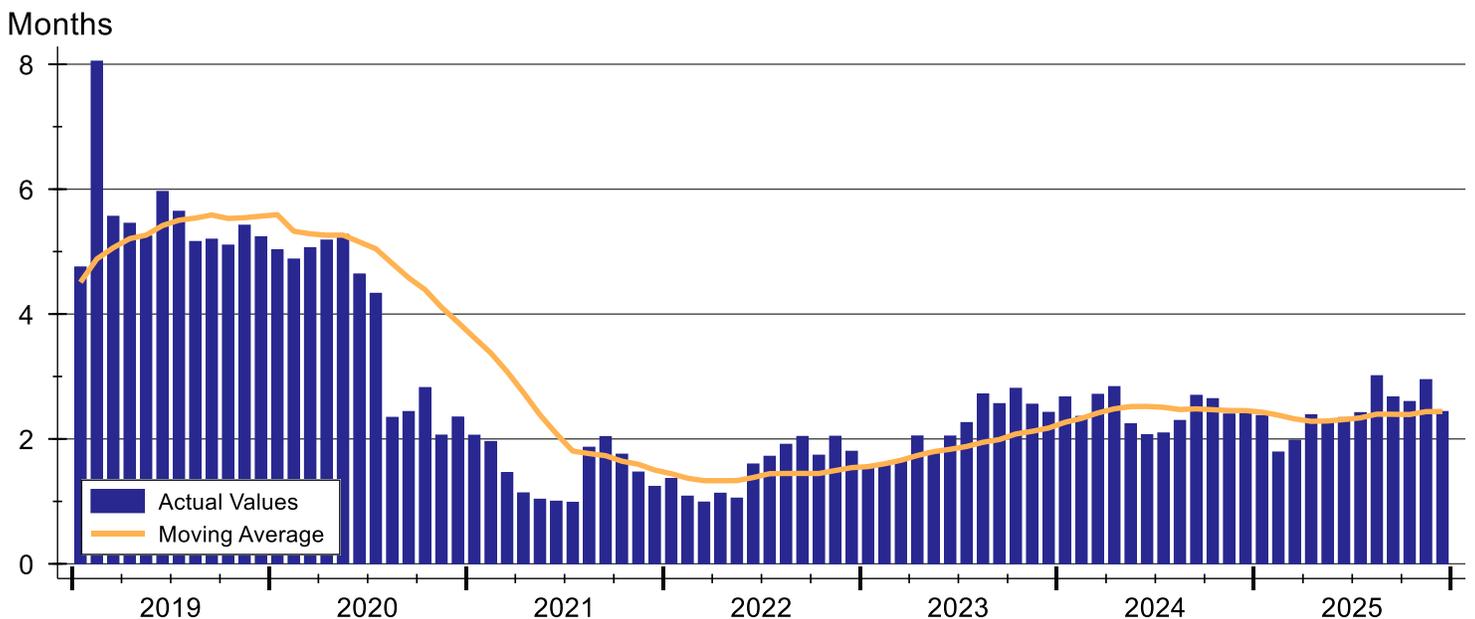
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





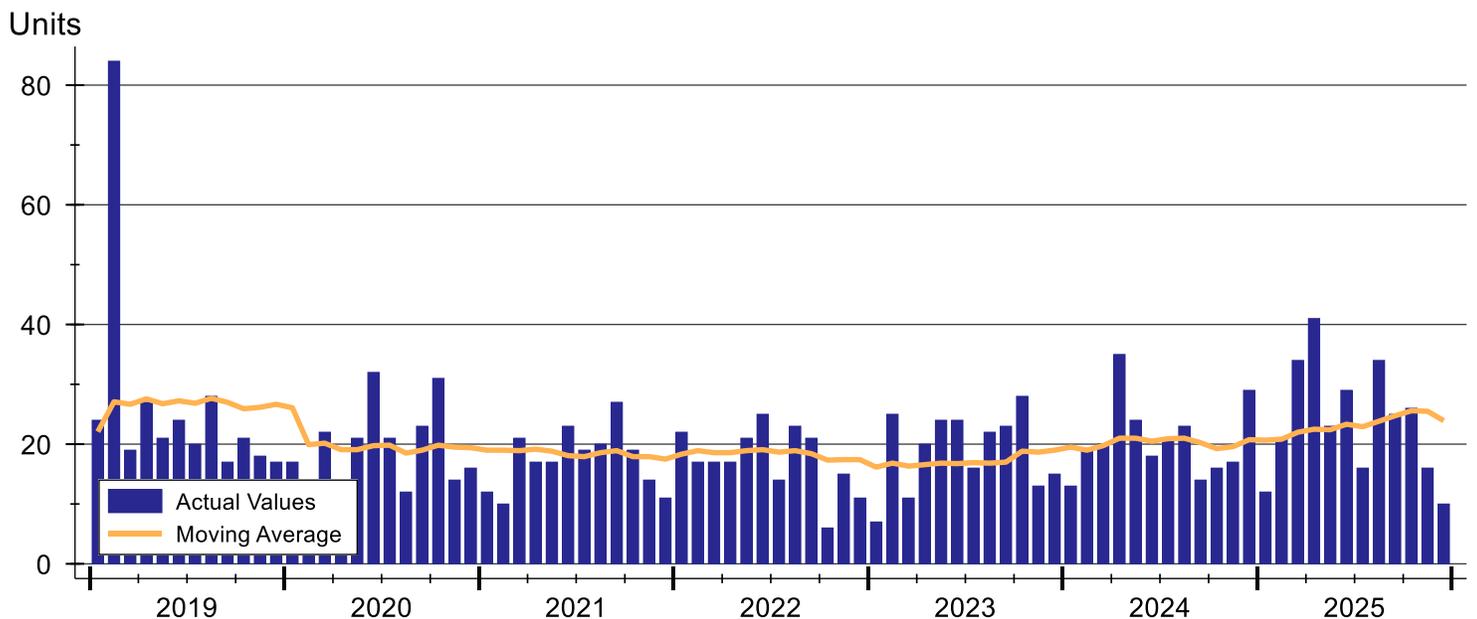
Other Sunflower MLS Counties New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	10	29	-65.5%
	Volume (1,000s)	2,417	6,971	-65.3%
	Average List Price	241,686	240,387	0.5%
	Median List Price	182,200	245,000	-25.6%
Year-to-Date	New Listings	287	249	15.3%
	Volume (1,000s)	96,336	93,457	3.1%
	Average List Price	335,667	375,328	-10.6%
	Median List Price	240,000	222,450	7.9%

A total of 10 new listings were added in other counties in the Sunflower MLS during December, down 65.5% from the same month in 2024. Year-to-date other counties in the Sunflower MLS has seen 287 new listings.

The median list price of these homes was \$182,200 down from \$245,000 in 2024.

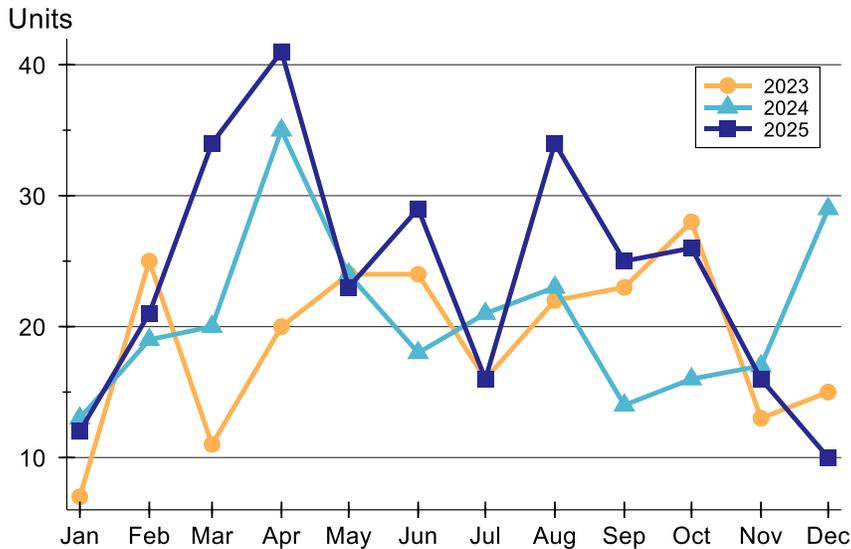
History of New Listings





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	7	13	12
February	25	19	21
March	11	20	34
April	20	35	41
May	24	24	23
June	24	18	29
July	16	21	16
August	22	23	34
September	23	14	25
October	28	16	26
November	13	17	16
December	15	29	10

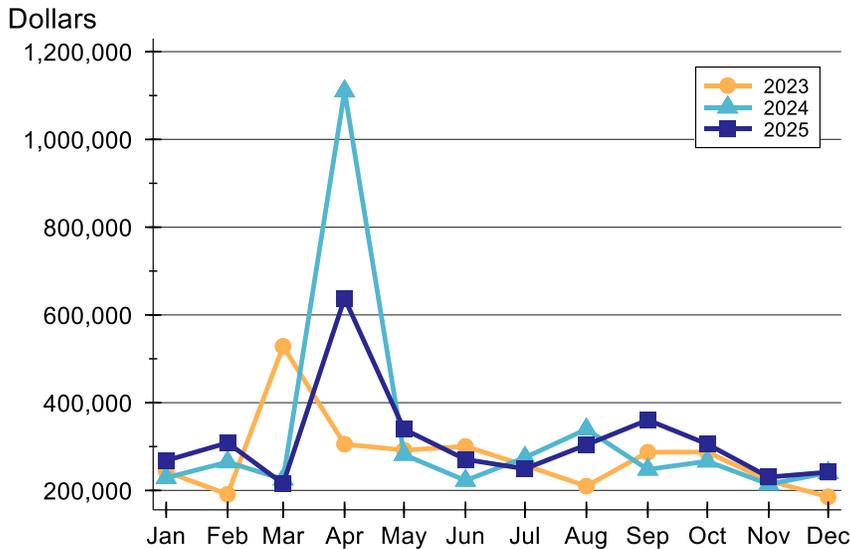
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	10.0%	29,000	29,000	4	4	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	1	10.0%	105,000	105,000	4	4	100.0%	100.0%
\$125,000-\$149,999	3	30.0%	138,800	135,000	12	4	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	10.0%	216,900	216,900	12	12	100.0%	100.0%
\$250,000-\$299,999	1	10.0%	285,000	285,000	4	4	100.0%	100.0%
\$300,000-\$399,999	2	20.0%	370,000	370,000	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	10.0%	624,560	624,560	4	4	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



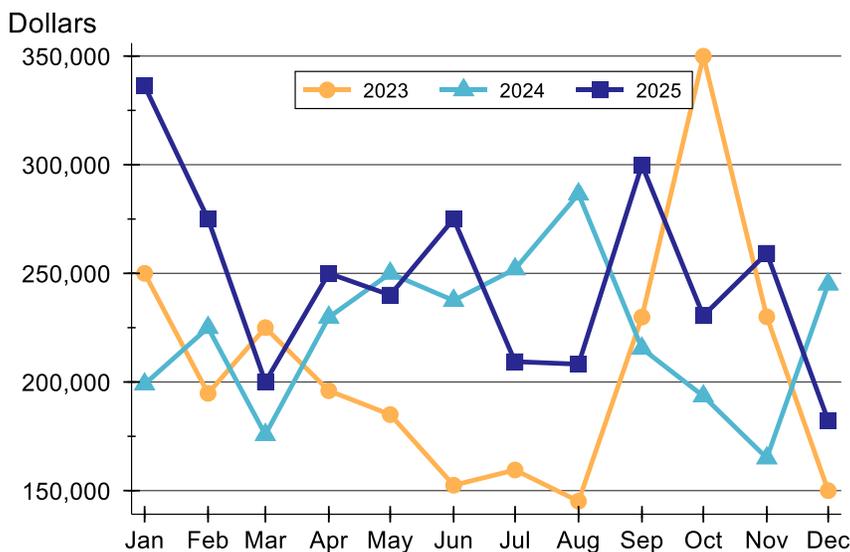
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2023	2024	2025
January	242,479	228,888	268,092
February	191,260	264,737	308,594
March	528,527	225,560	215,344
April	305,345	1,110,079	637,776
May	291,871	281,578	339,533
June	300,375	222,627	270,597
July	257,413	274,895	249,366
August	209,748	339,486	303,964
September	287,145	247,836	360,610
October	287,455	266,484	305,697
November	222,217	214,200	230,419
December	185,447	240,387	241,686

Median Price



Month	2023	2024	2025
January	250,000	199,000	336,250
February	194,750	225,000	275,000
March	225,000	175,750	200,000
April	196,000	229,750	250,000
May	185,000	250,000	240,000
June	152,500	237,500	275,000
July	159,500	252,000	209,375
August	145,125	286,500	208,200
September	229,900	215,450	299,900
October	349,925	193,500	230,500
November	230,000	165,000	259,250
December	150,000	245,000	182,200



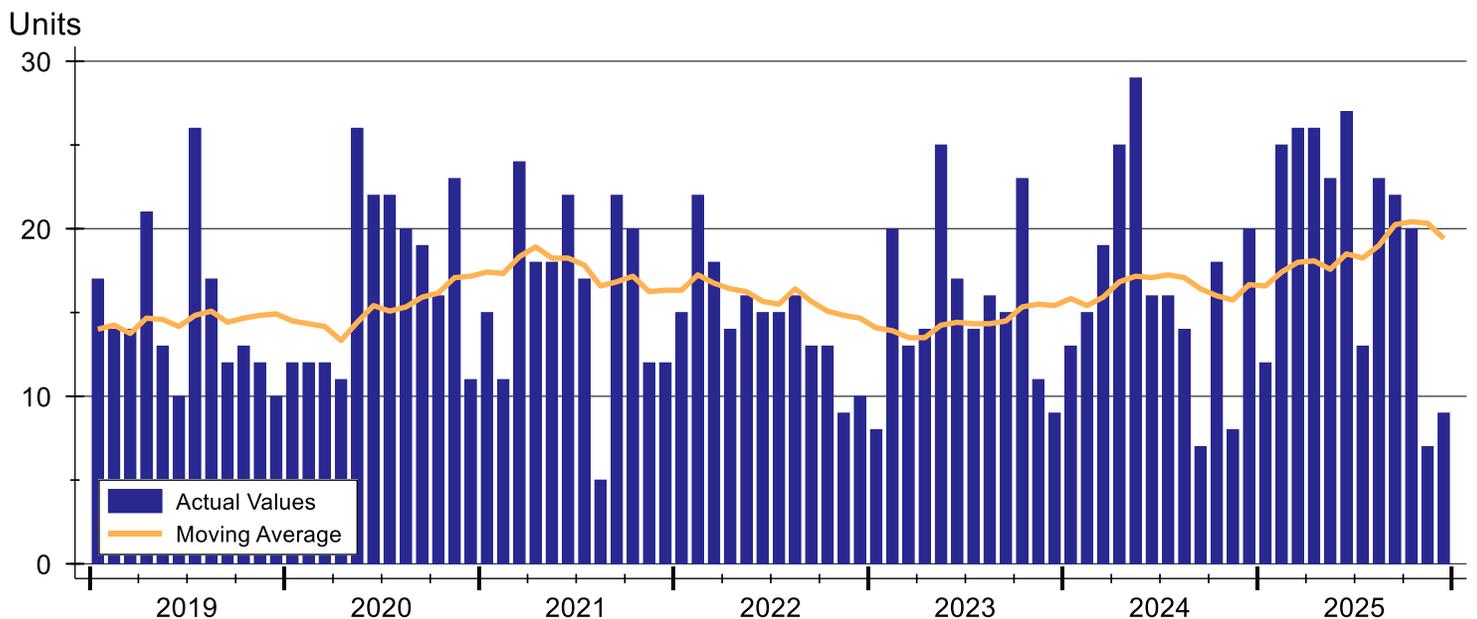
Other Sunflower MLS Counties Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		9	20	-55.0%	233	200	16.5%
Volume (1,000s)		2,004	4,348	-53.9%	60,177	76,437	-21.3%
Average	Sale Price	222,689	217,415	2.4%	258,271	382,187	-32.4%
	Days on Market	91	32	184.4%	45	39	15.4%
	Percent of Original	94.2%	95.5%	-1.4%	94.8%	95.1%	-0.3%
Median	Sale Price	216,900	221,500	-2.1%	224,950	214,900	4.7%
	Days on Market	67	3	2133.3%	18	9	100.0%
	Percent of Original	96.5%	98.9%	-2.4%	97.7%	98.2%	-0.5%

A total of 9 contracts for sale were written in other counties in the Sunflower MLS during the month of December, down from 20 in 2024. The median list price of these homes was \$216,900, down from \$221,500 the prior year.

Half of the homes that went under contract in December were on the market less than 67 days, compared to 3 days in December 2024.

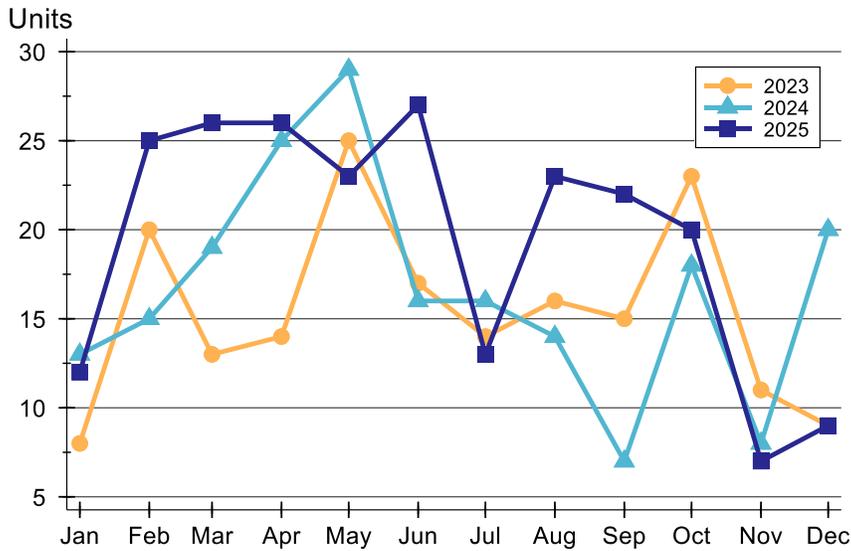
History of Contracts Written





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



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

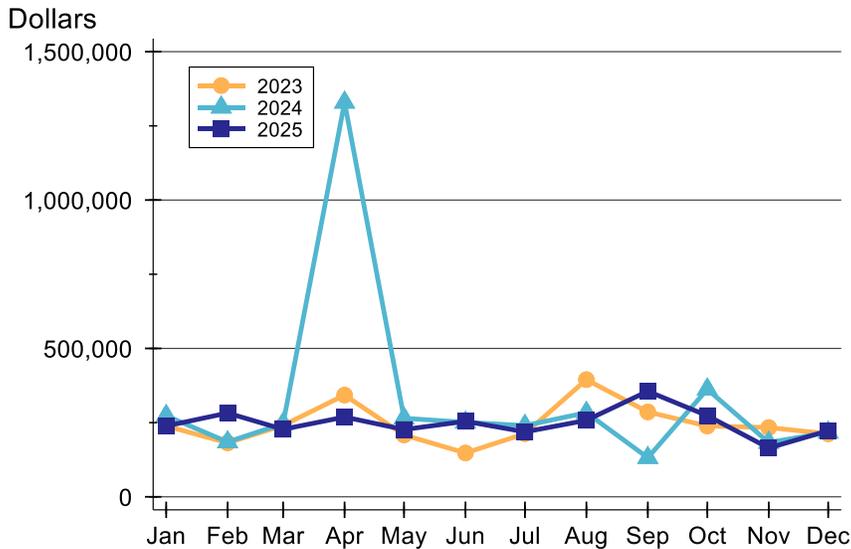
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	89,000	89,000	141	141	74.8%	74.8%
\$100,000-\$124,999	2	22.2%	110,450	110,450	55	55	90.0%	90.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	11.1%	152,500	152,500	27	27	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	22.2%	233,400	233,400	69	69	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	285,000	285,000	25	25	100.0%	100.0%
\$300,000-\$399,999	1	11.1%	385,000	385,000	315	315	96.2%	96.2%
\$400,000-\$499,999	1	11.1%	405,000	405,000	67	67	96.5%	96.5%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



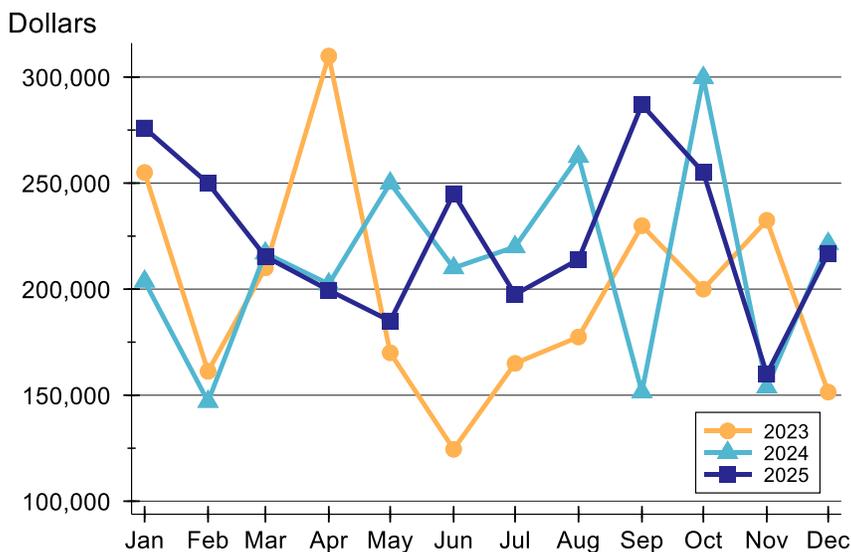
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	238,744	273,018	238,622
February	181,775	184,687	282,352
March	240,669	246,797	227,583
April	342,821	1,329,058	268,924
May	208,348	264,717	226,766
June	147,841	251,140	254,501
July	212,693	240,095	218,742
August	394,841	283,620	257,790
September	285,947	131,833	355,802
October	238,682	362,502	273,526
November	233,515	183,038	164,550
December	212,350	217,415	222,689

Median Price

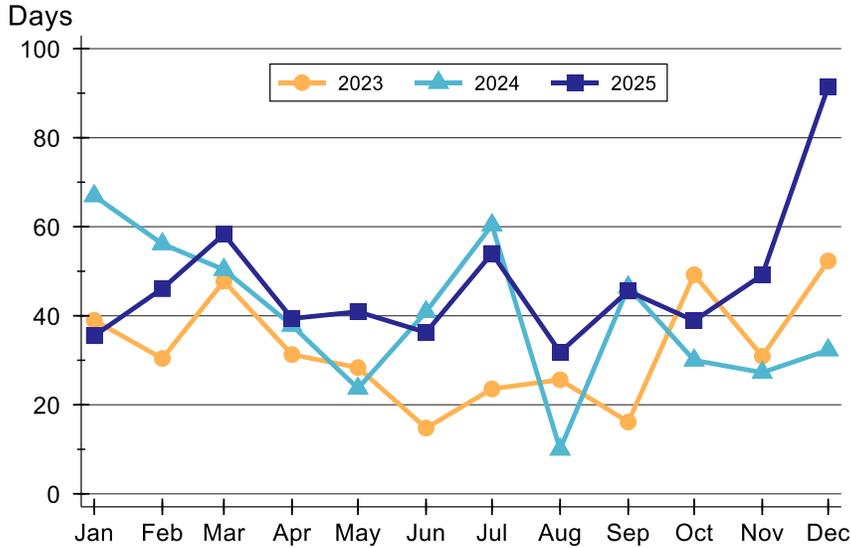


Month	2023	2024	2025
January	255,000	203,700	276,000
February	161,250	147,000	249,900
March	210,000	216,999	215,400
April	309,900	202,400	199,500
May	170,000	250,000	185,000
June	124,500	210,000	245,000
July	165,000	219,950	197,500
August	177,450	262,500	214,000
September	229,900	151,500	287,000
October	200,000	299,700	254,975
November	232,450	153,750	160,000
December	151,450	221,500	216,900



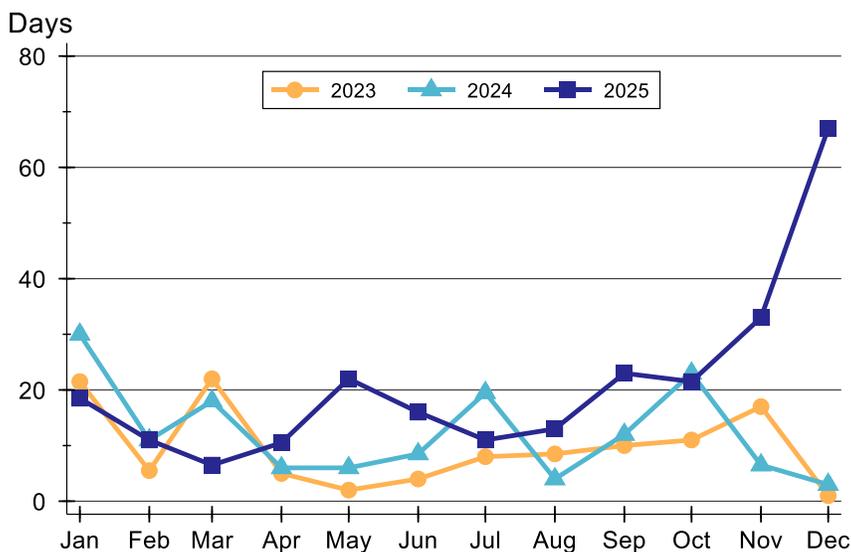
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	39	67	36
February	30	56	46
March	48	50	58
April	31	38	39
May	28	24	41
June	15	41	36
July	24	60	54
August	26	10	32
September	16	46	46
October	49	30	39
November	31	27	49
December	52	32	91

Median DOM



Month	2023	2024	2025
January	22	30	19
February	6	11	11
March	22	18	7
April	5	6	11
May	2	6	22
June	4	9	16
July	8	20	11
August	9	4	13
September	10	12	23
October	11	23	22
November	17	7	33
December	1	3	67



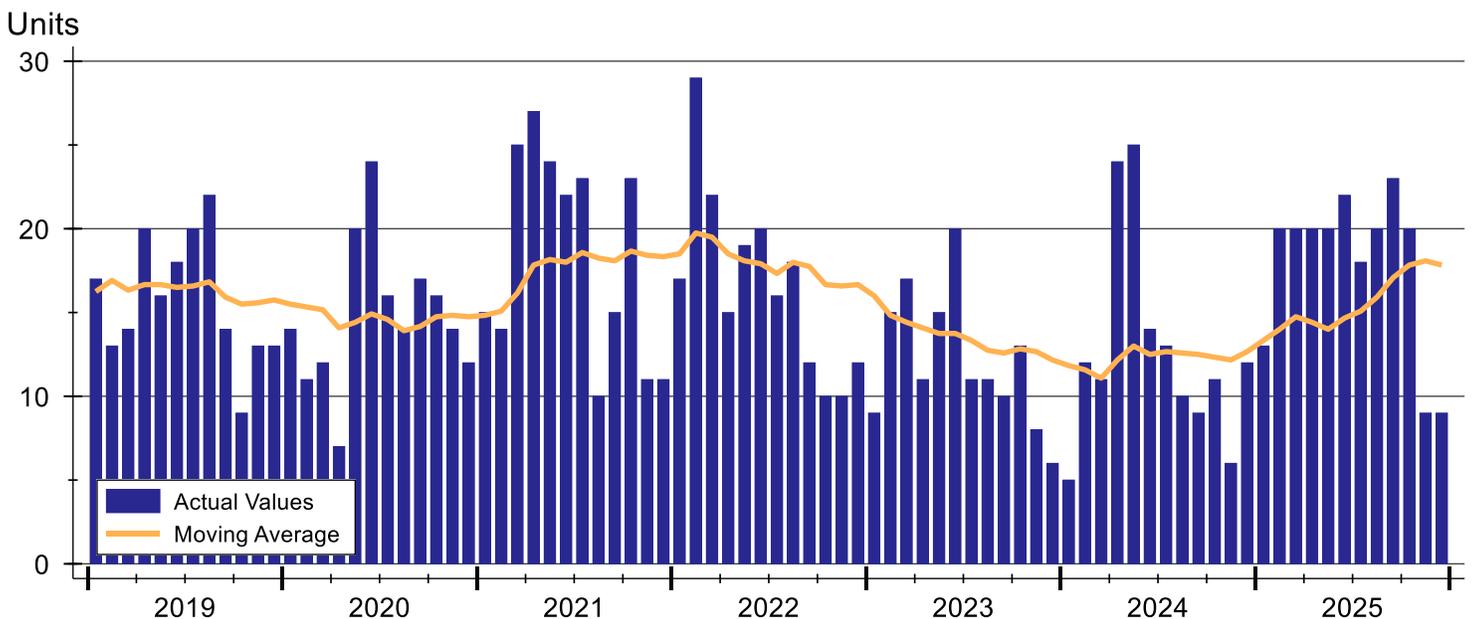
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		9	12	-25.0%
Volume (1,000s)		2,253	2,703	-16.6%
Average	List Price	250,323	225,283	11.1%
	Days on Market	96	39	146.2%
	Percent of Original	93.6%	96.2%	-2.7%
Median	List Price	169,000	242,500	-30.3%
	Days on Market	77	19	305.3%
	Percent of Original	96.2%	98.5%	-2.3%

A total of 9 listings in other counties in the Sunflower MLS had contracts pending at the end of December, down from 12 contracts pending at the end of December 2024.

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

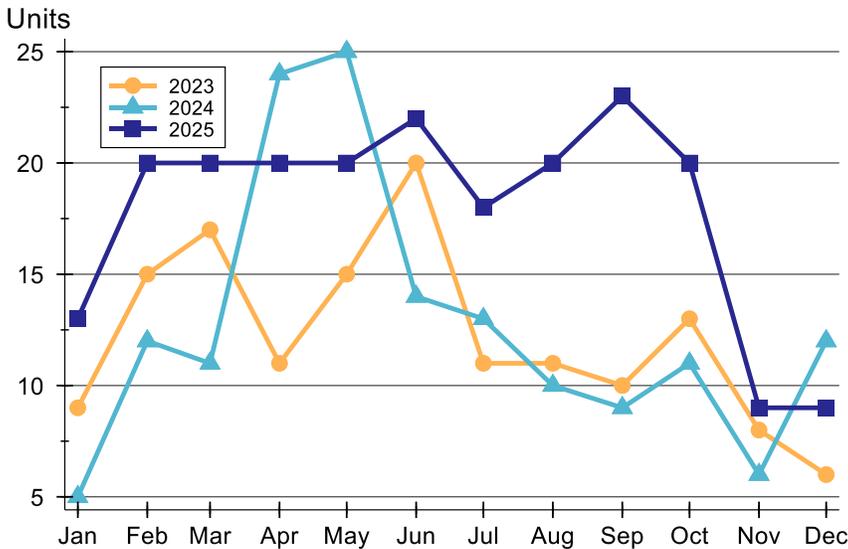
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



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

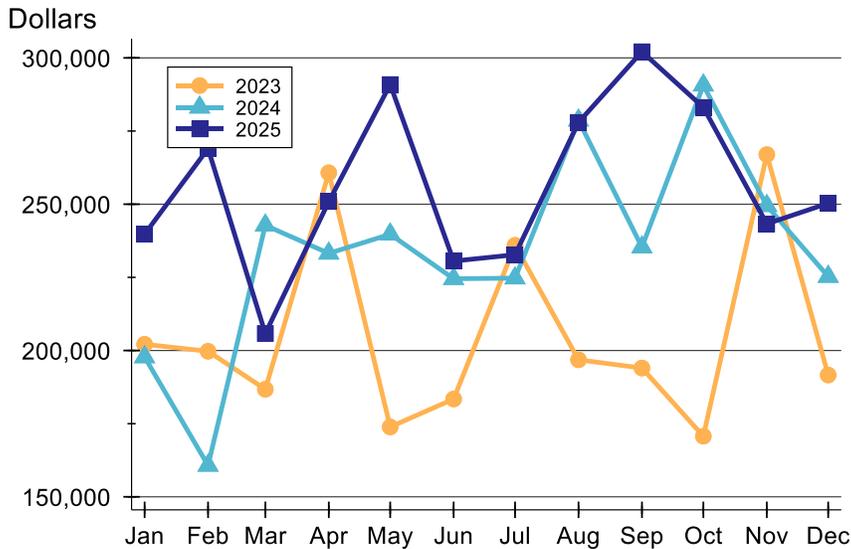
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	89,000	89,000	141	141	74.8%	74.8%
\$100,000-\$124,999	2	22.2%	110,450	110,450	55	55	90.0%	90.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	22.2%	160,750	160,750	82	82	95.7%	95.7%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	11.1%	216,900	216,900	77	77	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	285,000	285,000	25	25	100.0%	100.0%
\$300,000-\$399,999	1	11.1%	385,000	385,000	315	315	96.2%	96.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	734,604	734,604	28	28	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



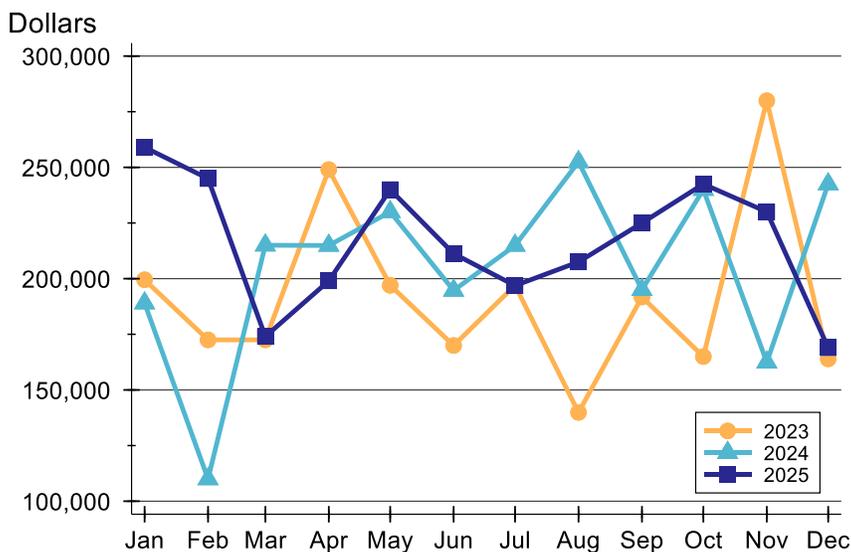
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,144	197,790	239,754
February	199,740	160,721	269,015
March	186,759	242,800	205,805
April	260,745	233,200	250,892
May	173,873	239,724	290,926
June	183,425	224,521	230,565
July	235,955	224,732	232,744
August	196,827	278,668	277,955
September	194,010	235,321	302,127
October	170,715	290,654	283,091
November	266,963	249,467	243,297
December	191,633	225,283	250,323

Median Price

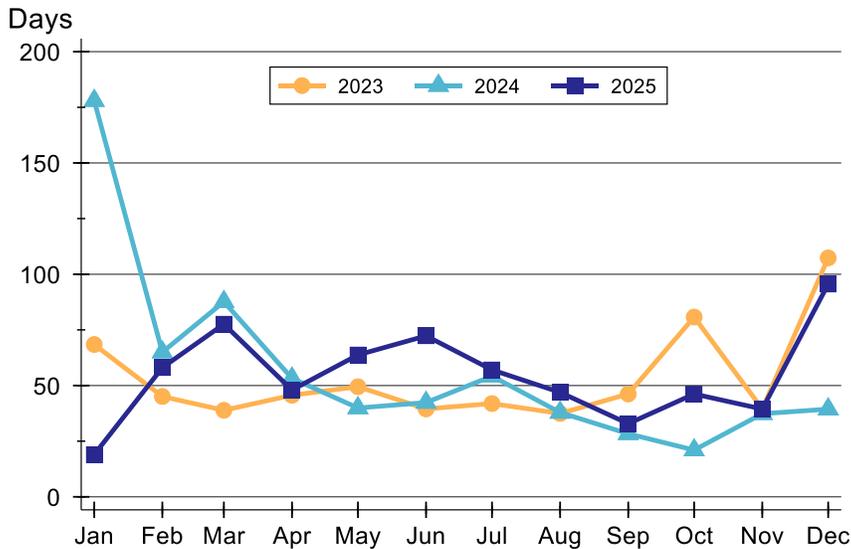


Month	2023	2024	2025
January	199,500	189,000	259,000
February	172,500	110,000	244,950
March	172,500	215,000	174,000
April	249,000	214,900	199,000
May	197,000	230,000	240,000
June	169,950	194,700	211,250
July	197,000	214,900	196,875
August	139,900	252,500	207,500
September	191,750	195,000	225,000
October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



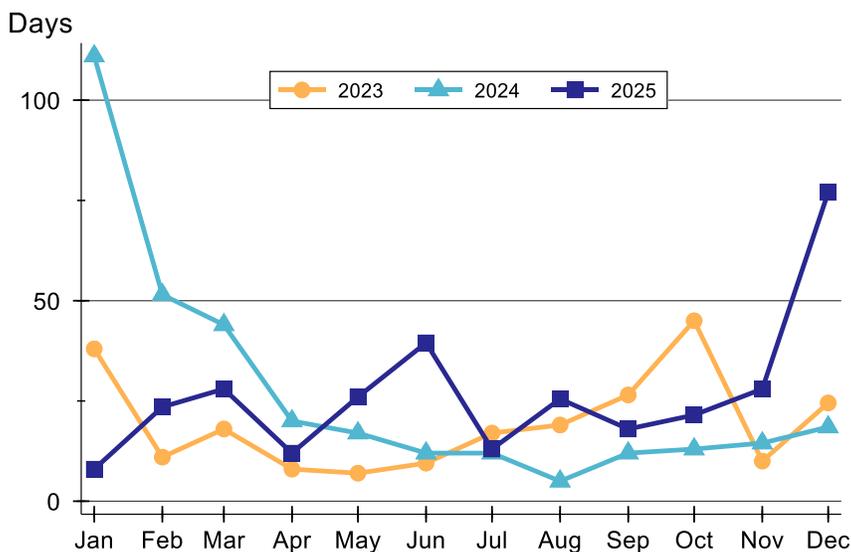
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	68	178	19
February	45	65	58
March	39	88	78
April	46	53	48
May	49	40	64
June	40	42	72
July	42	54	57
August	37	38	47
September	46	28	33
October	81	21	46
November	40	37	39
December	107	39	96

Median DOM



Month	2023	2024	2025
January	38	111	8
February	11	52	24
March	18	44	28
April	8	20	12
May	7	17	26
June	10	12	40
July	17	12	13
August	19	5	26
September	27	12	18
October	45	13	22
November	10	15	28
December	25	19	77



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Remained Constant in December

Total home sales in Pottawatomie County remained at 3 units last month, the same as in December 2024. Total sales volume was \$0.8 million, up from a year earlier.

The median sale price in December was \$325,000, up from \$173,000 a year earlier. Homes that sold in December were typically on the market for 101 days and sold for 99.0% of their list prices.

Pottawatomie County Active Listings Up at End of December

The total number of active listings in Pottawatomie County at the end of December was 8 units, up from 7 at the same point in 2024. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$261,500.

There were 3 contracts written in December 2025 and 2024, showing no change over the year. At the end of the month, there were 3 contracts still pending.

Report Contents

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

Contact Information

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



Pottawatomie County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		3	3	5	44	45	42
Change from prior year		0.0%	-40.0%	150.0%	-2.2%	7.1%	55.6%
Active Listings		8	7	9	N/A	N/A	N/A
Change from prior year		14.3%	-22.2%	28.6%			
Months' Supply		2.2	1.9	2.6	N/A	N/A	N/A
Change from prior year		15.8%	-26.9%	-16.1%			
New Listings		3	3	6	55	57	59
Change from prior year		0.0%	-50.0%	50.0%	-3.5%	-3.4%	37.2%
Contracts Written		3	3	3	42	44	44
Change from prior year		0.0%	0.0%	50.0%	-4.5%	0.0%	69.2%
Pending Contracts		3	3	6	N/A	N/A	N/A
Change from prior year		0.0%	-50.0%	50.0%			
Sales Volume (1,000s)		849	578	1,061	14,655	10,717	9,500
Change from prior year		46.9%	-45.5%	142.8%	36.7%	12.8%	43.2%
Average	Sale Price	283,000	192,667	212,200	333,061	238,145	226,180
	Change from prior year	46.9%	-9.2%	-2.9%	39.9%	5.3%	-7.9%
	List Price of Actives	304,600	247,764	430,889	N/A	N/A	N/A
	Change from prior year	22.9%	-42.5%	86.4%			
	Days on Market	83	11	12	35	41	46
Change from prior year	654.5%	-8.3%	-91.2%	-14.6%	-10.9%	35.3%	
Percent of List	97.2%	95.2%	99.7%	96.6%	97.2%	94.9%	
Change from prior year	2.1%	-4.5%	4.4%	-0.6%	2.4%	-2.5%	
Percent of Original	94.0%	95.2%	99.7%	95.1%	95.0%	92.3%	
Change from prior year	-1.3%	-4.5%	22.6%	0.1%	2.9%	-3.9%	
Median	Sale Price	325,000	173,000	225,000	280,000	210,000	199,000
	Change from prior year	87.9%	-23.1%	3.0%	33.3%	5.5%	-5.2%
	List Price of Actives	261,500	195,000	165,000	N/A	N/A	N/A
	Change from prior year	34.1%	18.2%	-26.7%			
	Days on Market	101	9	5	12	19	25
Change from prior year	1022.2%	80.0%	-96.4%	-36.8%	-24.0%	212.5%	
Percent of List	99.0%	100.0%	100.0%	97.9%	99.1%	97.6%	
Change from prior year	-1.0%	0.0%	4.7%	-1.2%	1.5%	-2.4%	
Percent of Original	92.4%	100.0%	100.0%	97.1%	98.2%	95.9%	
Change from prior year	-7.6%	0.0%	23.0%	-1.1%	2.4%	-4.1%	

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



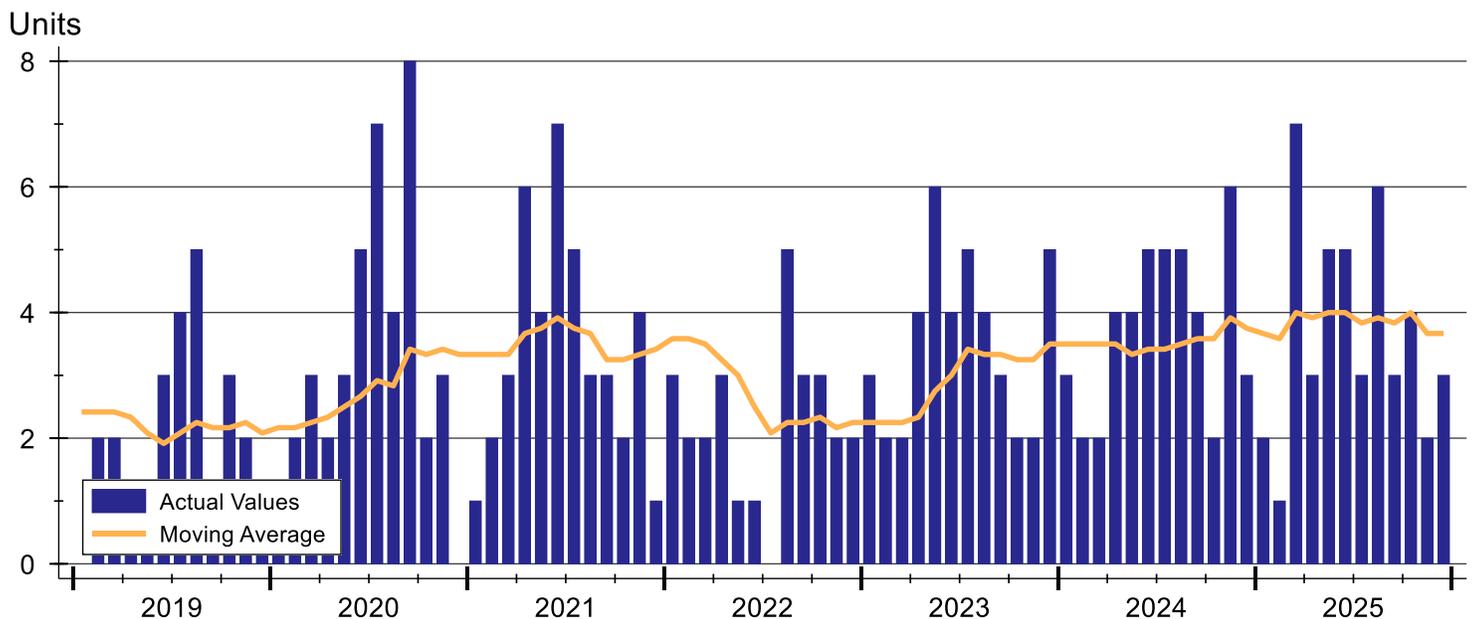
Pottawatomie County Closed Listings Analysis

Summary Statistics for Closed Listings		December 2024			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Closed Listings		3	3	0.0%	44	45	-2.2%
Volume (1,000s)		849	578	46.9%	14,655	10,717	36.7%
Months' Supply		2.2	1.9	15.8%	N/A	N/A	N/A
Average	Sale Price	283,000	192,667	46.9%	333,061	238,145	39.9%
	Days on Market	83	11	654.5%	35	41	-14.6%
	Percent of List	97.2%	95.2%	2.1%	96.6%	97.2%	-0.6%
	Percent of Original	94.0%	95.2%	-1.3%	95.1%	95.0%	0.1%
Median	Sale Price	325,000	173,000	87.9%	280,000	210,000	33.3%
	Days on Market	101	9	1022.2%	12	19	-36.8%
	Percent of List	99.0%	100.0%	-1.0%	97.9%	99.1%	-1.2%
	Percent of Original	92.4%	100.0%	-7.6%	97.1%	98.2%	-1.1%

A total of 3 homes sold in Pottawatomie County in December, showing no change from December 2024. Total sales volume rose to \$0.8 million compared to \$0.6 million in the previous year.

The median sales price in December was \$325,000, up 87.9% compared to the prior year. Median days on market was 101 days, up from 44 days in November, and up from 9 in December 2024.

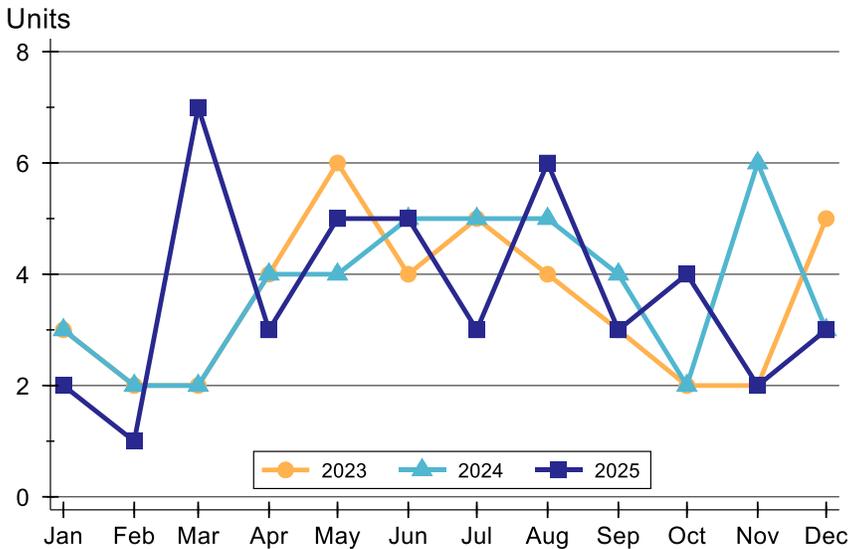
History of Closed Listings





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

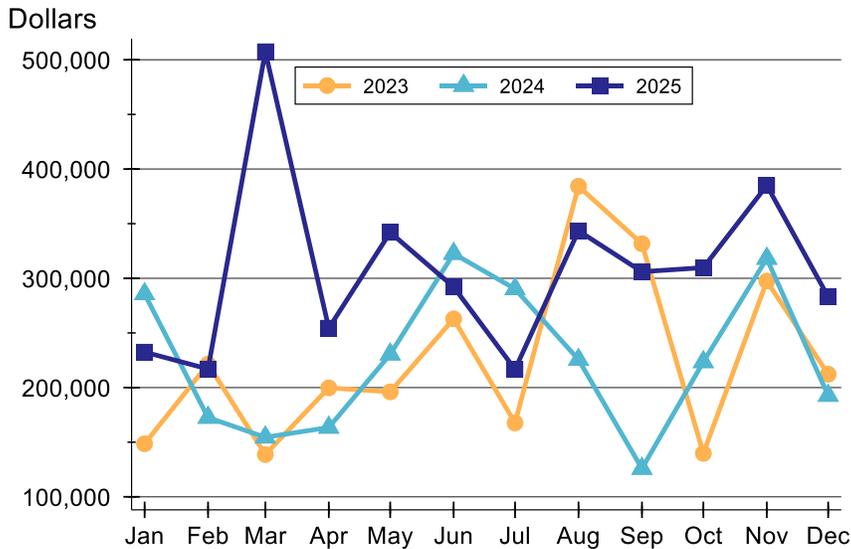
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	0.0	110,000	110,000	144	144	92.4%	92.4%	92.4%	92.4%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	1.5	325,000	325,000	3	3	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	1	33.3%	0.0	414,000	414,000	101	101	99.0%	99.0%	89.4%	89.4%
\$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



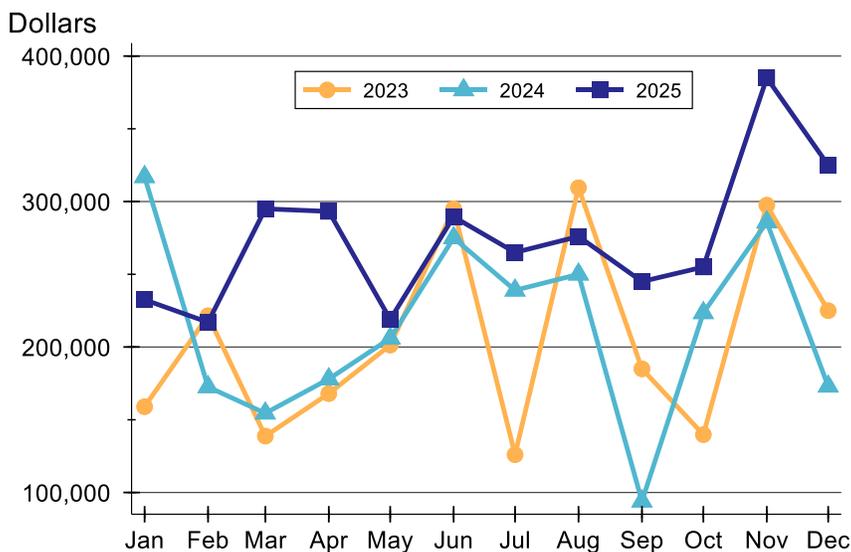
Pottawatomie County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	148,590	285,667	232,500
February	221,500	172,575	217,000
March	138,750	154,500	507,429
April	199,750	163,500	254,400
May	196,117	230,500	342,000
June	262,875	322,600	292,100
July	167,700	290,300	216,667
August	384,250	225,550	343,500
September	331,667	125,875	306,000
October	139,799	223,500	309,750
November	297,500	318,106	385,000
December	212,200	192,667	283,000

Median Price

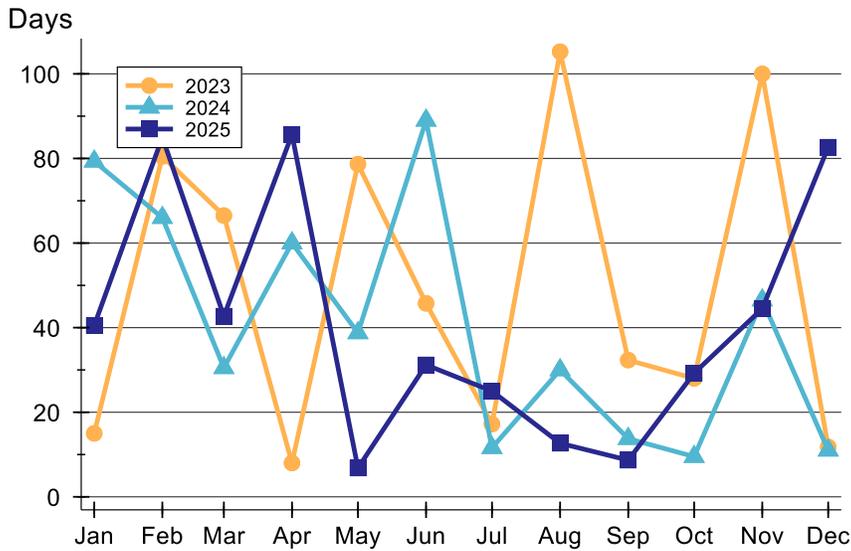


Month	2023	2024	2025
January	159,000	317,000	232,500
February	221,500	172,575	217,000
March	138,750	154,500	295,000
April	168,000	178,000	293,200
May	201,350	206,000	219,000
June	295,000	275,000	289,500
July	126,000	239,000	265,000
August	309,500	250,000	276,000
September	185,000	94,000	245,000
October	139,799	223,500	255,000
November	297,500	285,818	385,000
December	225,000	173,000	325,000



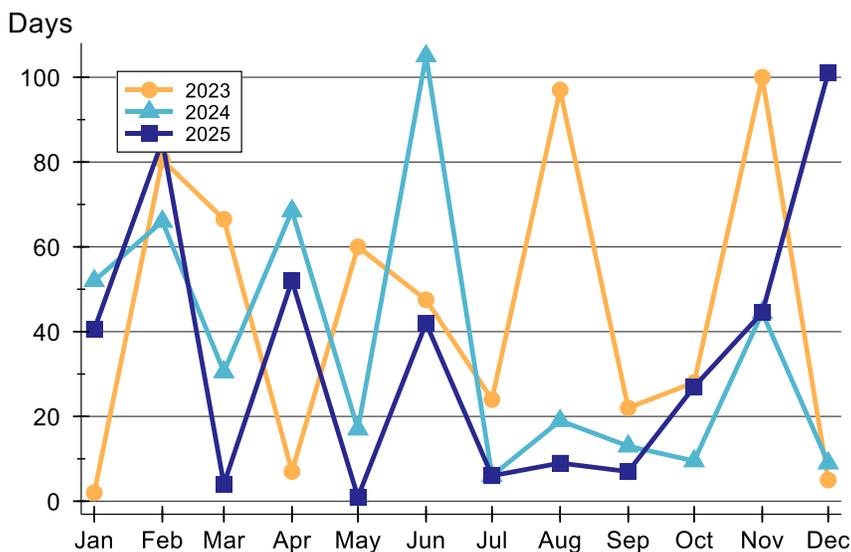
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	15	79	41
February	81	66	85
March	67	31	43
April	8	60	86
May	79	39	7
June	46	89	31
July	17	12	25
August	105	30	13
September	32	14	9
October	28	10	29
November	100	47	45
December	12	11	83

Median DOM



Month	2023	2024	2025
January	2	52	41
February	81	66	85
March	67	31	4
April	7	69	52
May	60	17	1
June	48	105	42
July	24	6	6
August	97	19	9
September	22	13	7
October	28	10	27
November	100	45	45
December	5	9	101



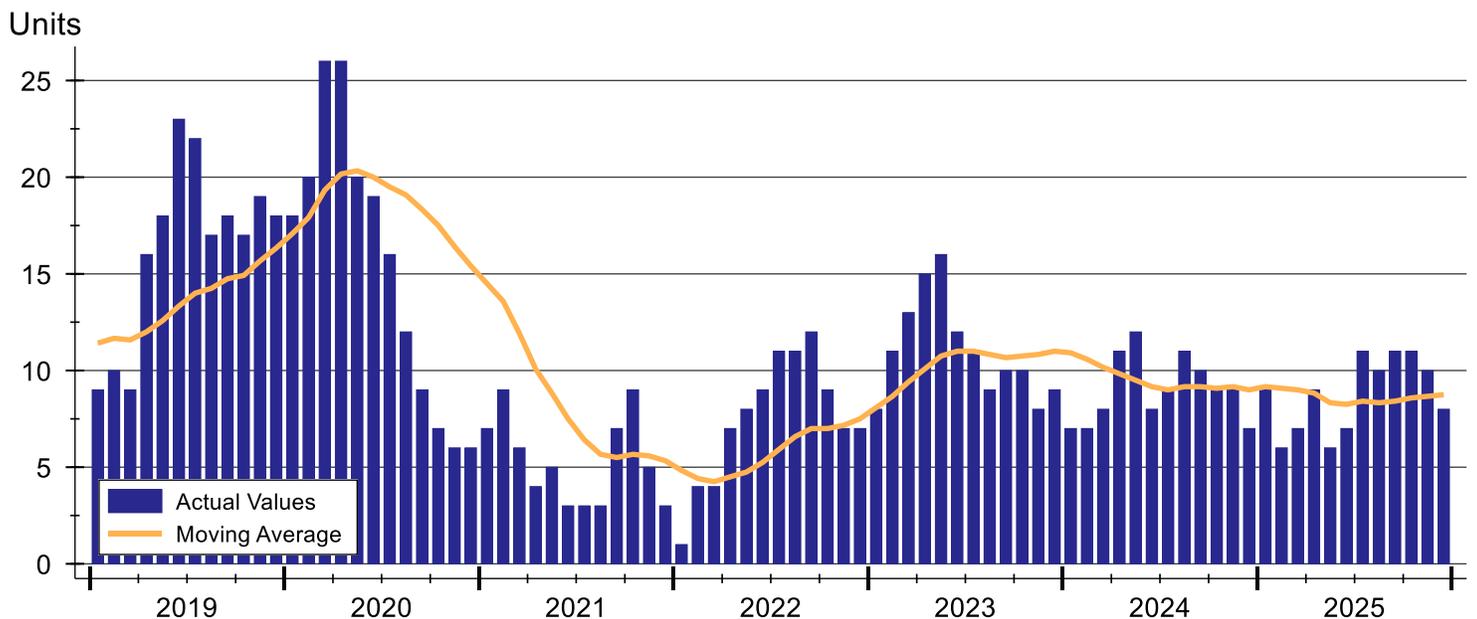
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		8	7	14.3%
Volume (1,000s)		2,437	1,734	40.5%
Months' Supply		2.2	1.9	15.8%
Average	List Price	304,600	247,764	22.9%
	Days on Market	26	72	-63.9%
	Percent of Original	99.6%	96.5%	3.2%
Median	List Price	261,500	195,000	34.1%
	Days on Market	14	75	-81.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 homes were available for sale in Pottawatomie County at the end of December. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$261,500, up 34.1% from 2024. The typical time on market for active listings was 14 days, down from 75 days a year earlier.

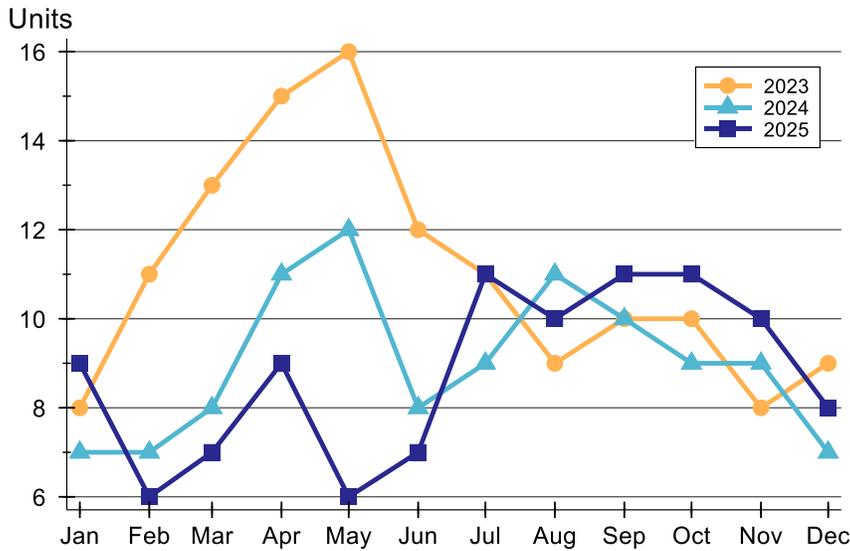
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



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

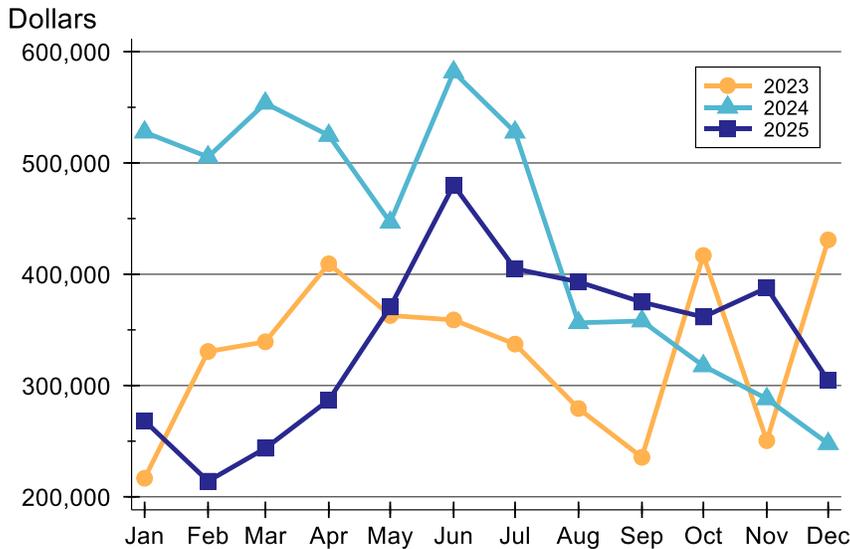
Active Listings by Price Range

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	1	12.5%	N/A	74,000	74,000	4	4	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	25.0%	N/A	167,450	167,450	52	52	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	N/A	225,000	225,000	13	13	100.0%	100.0%
\$250,000-\$299,999	1	12.5%	N/A	298,000	298,000	4	4	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	1.5	374,900	374,900	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	25.0%	N/A	565,000	565,000	39	39	98.6%	98.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



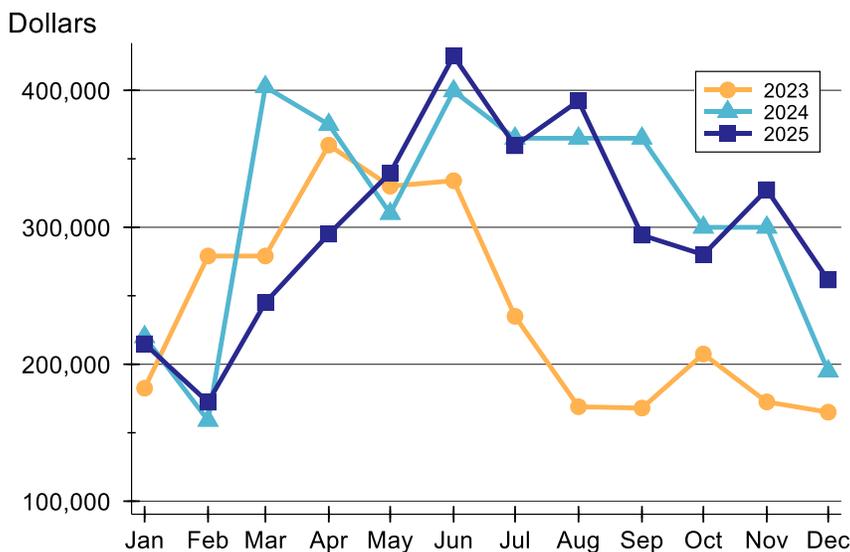
Pottawatomie County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	216,675	527,700	268,261
February	330,602	505,414	214,067
March	339,271	553,624	243,600
April	409,368	524,709	286,994
May	362,933	446,650	370,575
June	358,948	581,738	480,071
July	337,270	527,667	404,864
August	279,333	356,364	393,150
September	235,490	357,990	374,950
October	416,860	317,706	361,545
November	250,450	288,083	387,790
December	430,889	247,764	304,600

Median Price

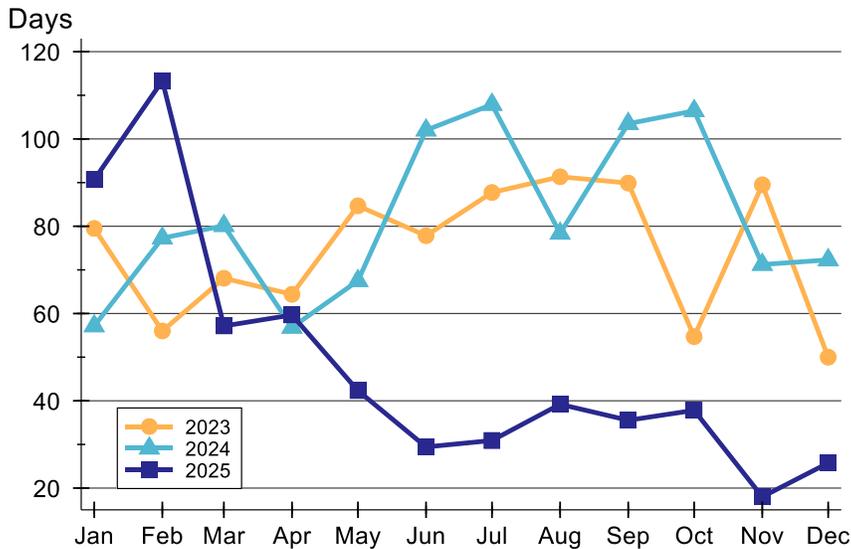


Month	2023	2024	2025
January	182,500	220,000	215,000
February	279,000	159,000	172,250
March	279,000	402,500	245,000
April	360,000	375,000	295,000
May	330,000	310,000	339,725
June	334,000	399,500	425,000
July	235,000	365,000	359,500
August	169,000	365,000	392,250
September	168,000	365,000	294,250
October	207,500	299,950	280,000
November	172,500	299,950	327,450
December	165,000	195,000	261,500



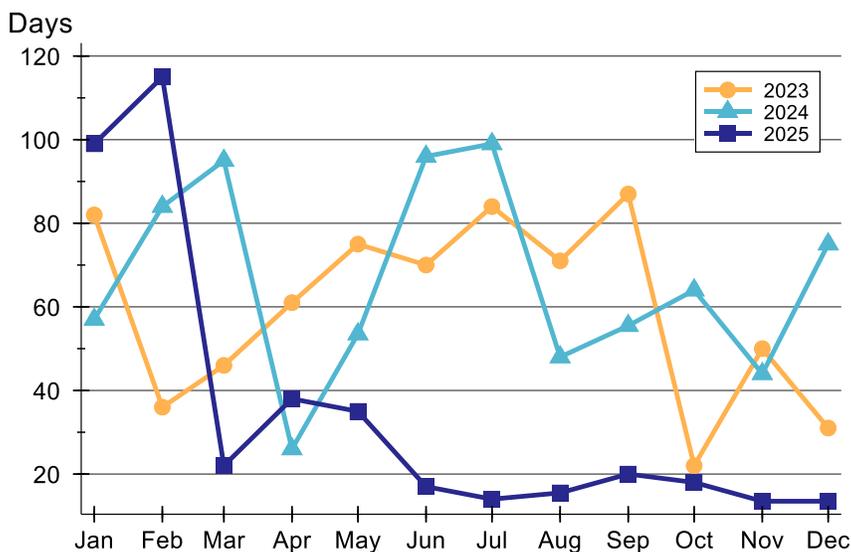
Pottawatomie County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	80	57	91
February	56	77	113
March	68	80	57
April	64	57	60
May	85	68	42
June	78	102	29
July	88	108	31
August	91	78	39
September	90	104	36
October	55	106	38
November	90	71	18
December	50	72	26

Median DOM

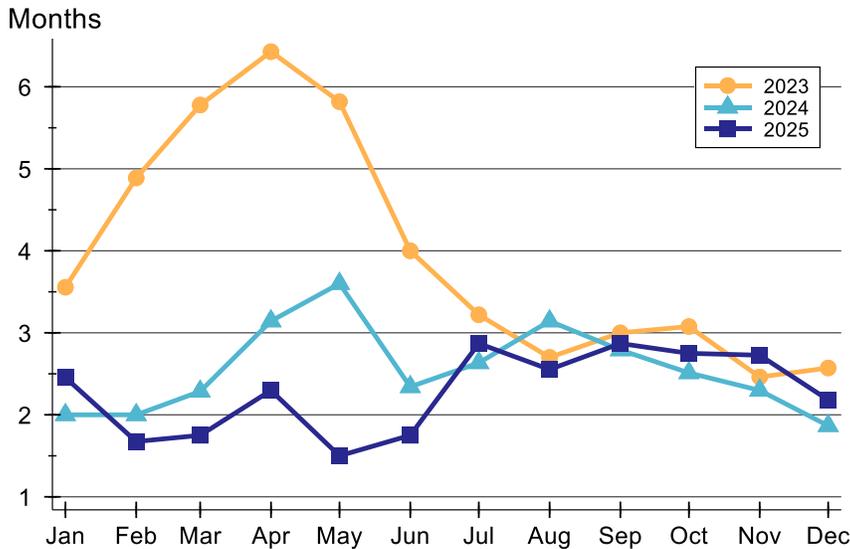


Month	2023	2024	2025
January	82	57	99
February	36	84	115
March	46	95	22
April	61	26	38
May	75	54	35
June	70	96	17
July	84	99	14
August	71	48	16
September	87	56	20
October	22	64	18
November	50	44	14
December	31	75	14



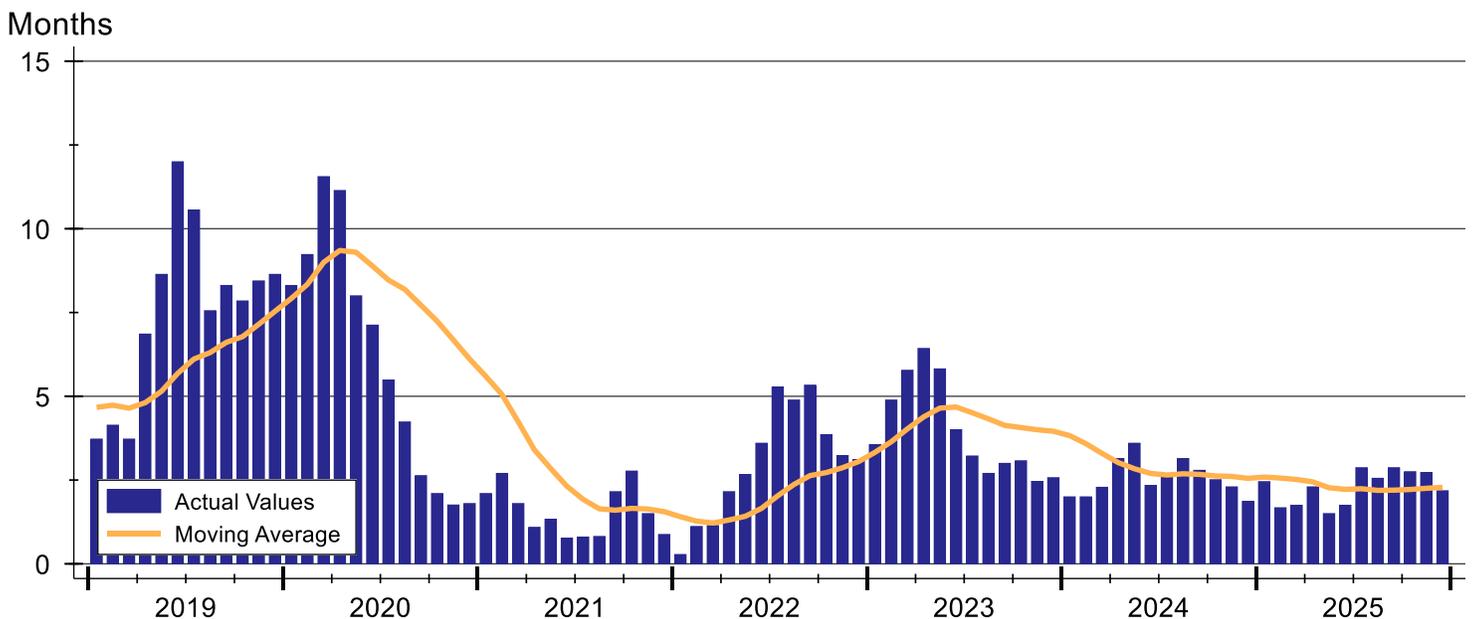
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	3.6	2.0	2.5
February	4.9	2.0	1.7
March	5.8	2.3	1.8
April	6.4	3.1	2.3
May	5.8	3.6	1.5
June	4.0	2.3	1.8
July	3.2	2.6	2.9
August	2.7	3.1	2.6
September	3.0	2.8	2.9
October	3.1	2.5	2.8
November	2.5	2.3	2.7
December	2.6	1.9	2.2

History of Month's Supply





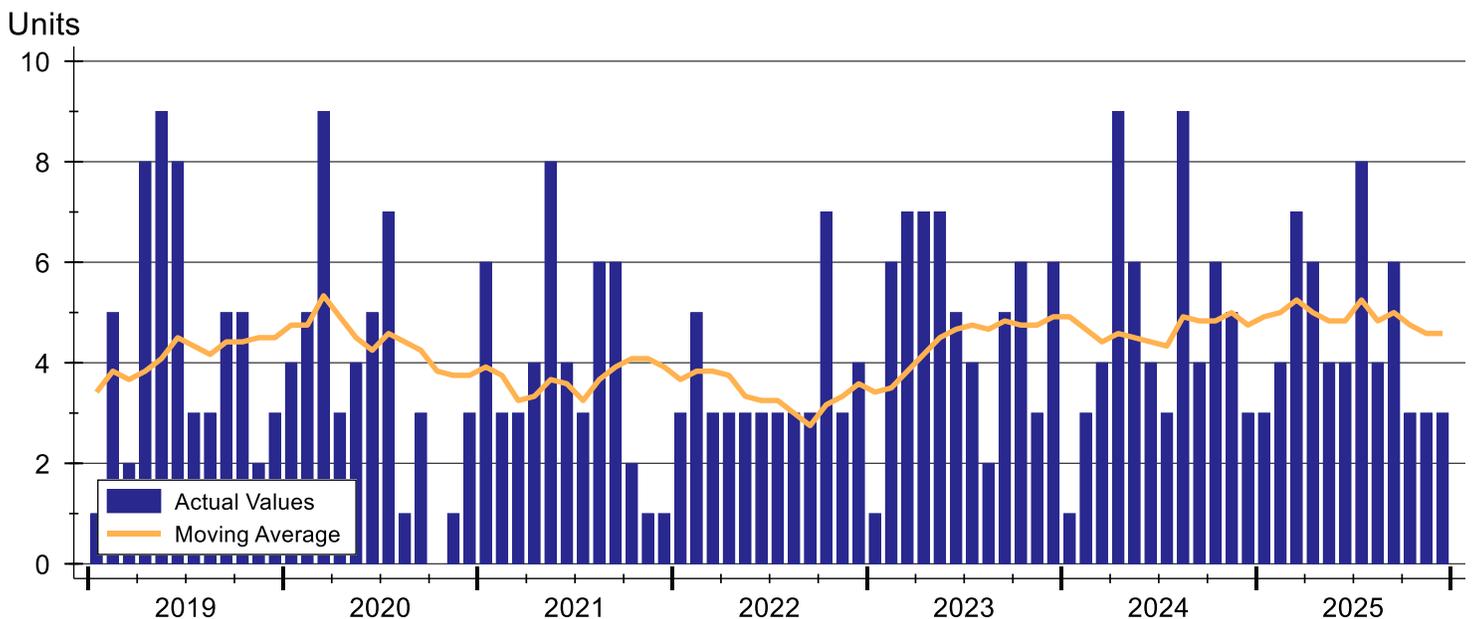
Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	3	3	0.0%
	Volume (1,000s)	648	509	27.3%
	Average List Price	215,967	169,817	27.2%
	Median List Price	175,000	195,000	-10.3%
Year-to-Date	New Listings	55	57	-3.5%
	Volume (1,000s)	17,670	16,690	5.9%
	Average List Price	321,269	292,808	9.7%
	Median List Price	289,700	239,000	21.2%

A total of 3 new listings were added in Pottawatomie County during December, the same figure as reported in 2024. Year-to-date Pottawatomie County has seen 55 new listings.

The median list price of these homes was \$175,000 down from \$195,000 in 2024.

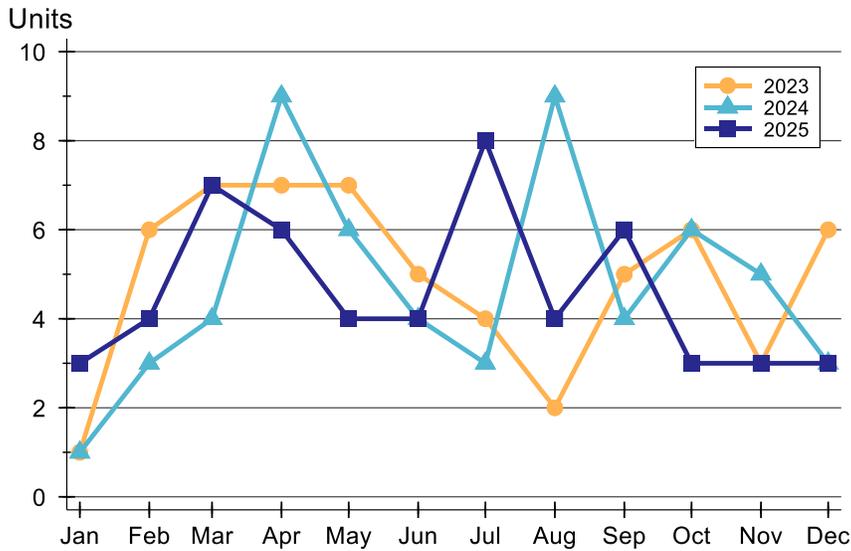
History of New Listings





Pottawatomie County New Listings Analysis

New Listings by Month



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

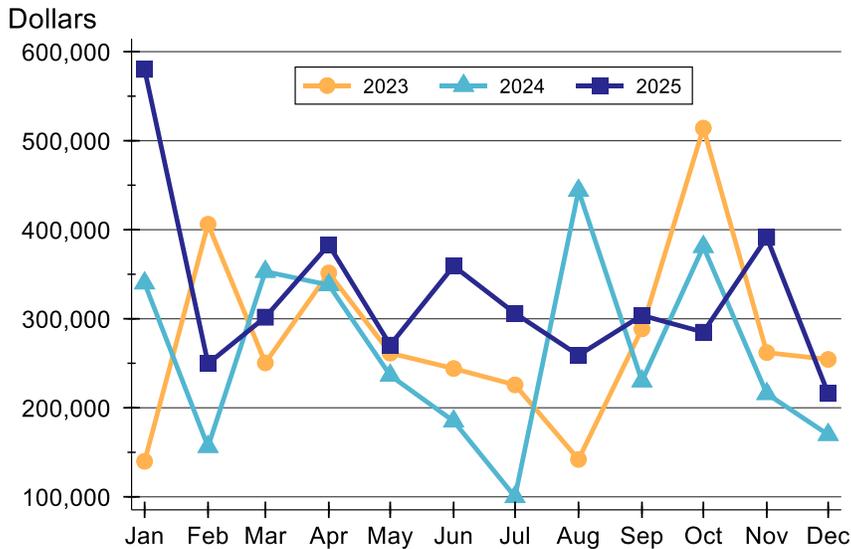
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	174,900	174,900	38	38	100.0%	100.0%
\$175,000-\$199,999	1	33.3%	175,000	175,000	18	18	94.6%	94.6%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	298,000	298,000	0	0	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



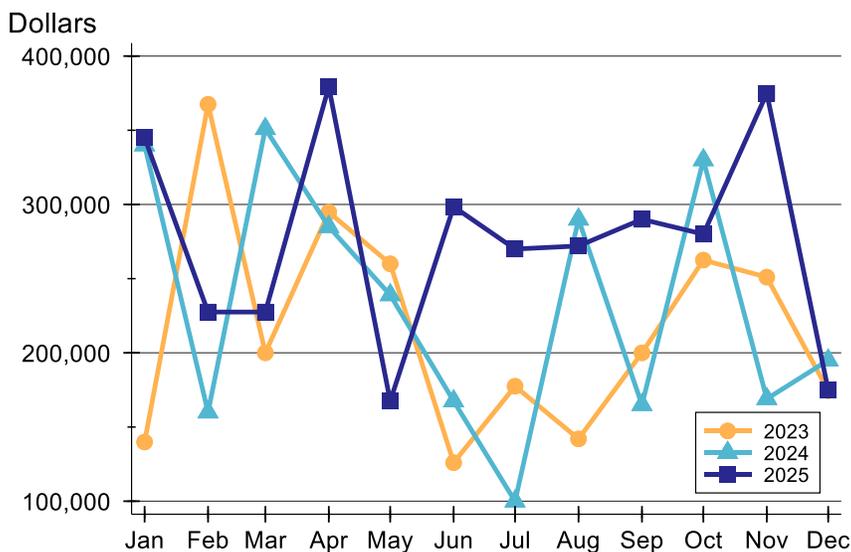
Pottawatomie County New Listings Analysis

Average Price



Month	2023	2024	2025
January	139,900	340,000	580,000
February	406,188	156,333	249,625
March	250,429	353,000	301,779
April	351,417	337,963	383,000
May	261,380	236,400	270,500
June	244,095	185,000	359,238
July	225,750	100,000	306,113
August	142,000	444,050	259,000
September	288,600	229,967	303,780
October	514,116	380,900	285,000
November	262,000	215,800	391,300
December	254,333	169,817	215,967

Median Price



Month	2023	2024	2025
January	139,900	340,000	345,000
February	367,500	160,000	227,500
March	200,000	351,000	227,500
April	294,750	284,950	379,250
May	260,000	239,000	167,500
June	126,000	167,500	298,500
July	177,500	100,000	269,950
August	142,000	290,000	272,000
September	200,000	165,000	290,000
October	262,500	330,000	280,000
November	251,000	169,000	374,900
December	174,500	195,000	175,000



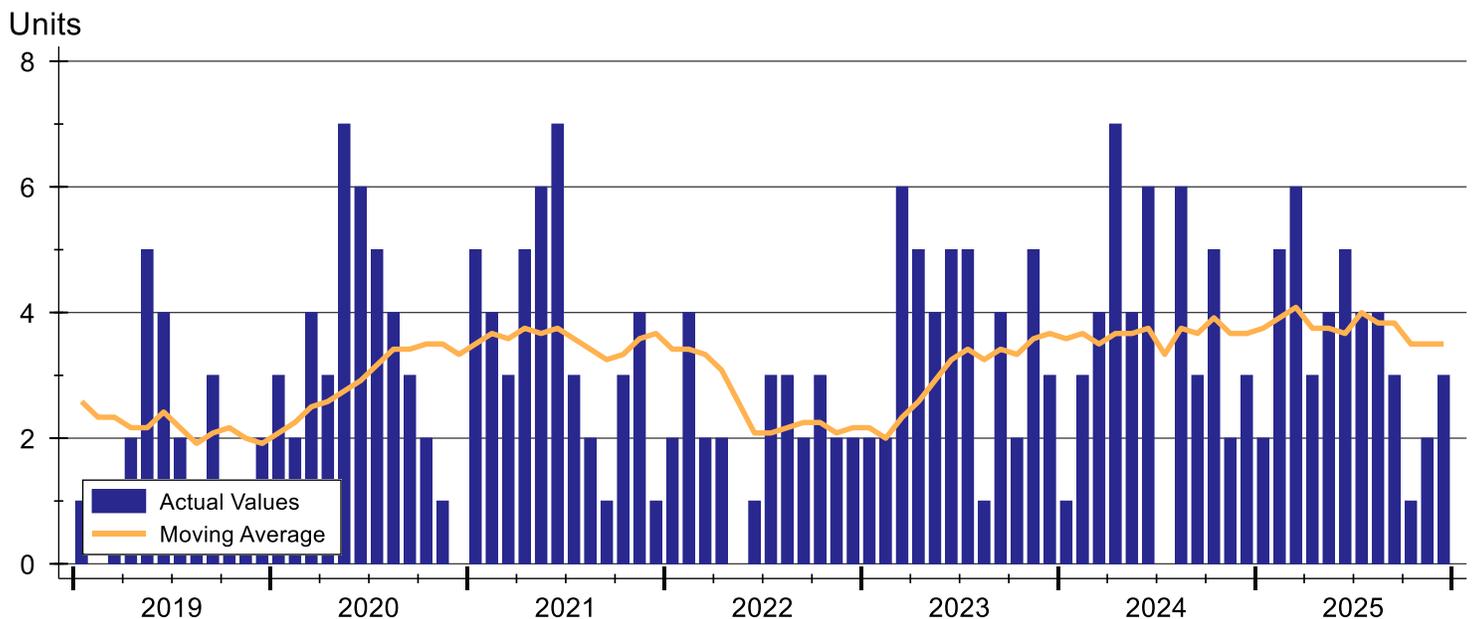
Pottawatomie County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		3	3	0.0%	42	44	-4.5%
Volume (1,000s)		697	704	-1.0%	12,984	12,434	4.4%
Average	Sale Price	232,333	234,817	-1.1%	309,154	282,588	9.4%
	Days on Market	70	33	112.1%	36	37	-2.7%
	Percent of Original	95.5%	92.6%	3.1%	96.0%	94.2%	1.9%
Median	Sale Price	280,000	224,500	24.7%	289,500	227,200	27.4%
	Days on Market	66	18	266.7%	16	15	6.7%
	Percent of Original	94.0%	97.1%	-3.2%	97.1%	97.5%	-0.4%

A total of 3 contracts for sale were written in Pottawatomie County during the month of December, the same as in 2024. The median list price of these homes was \$280,000, up from \$224,500 the prior year.

Half of the homes that went under contract in December were on the market less than 66 days, compared to 18 days in December 2024.

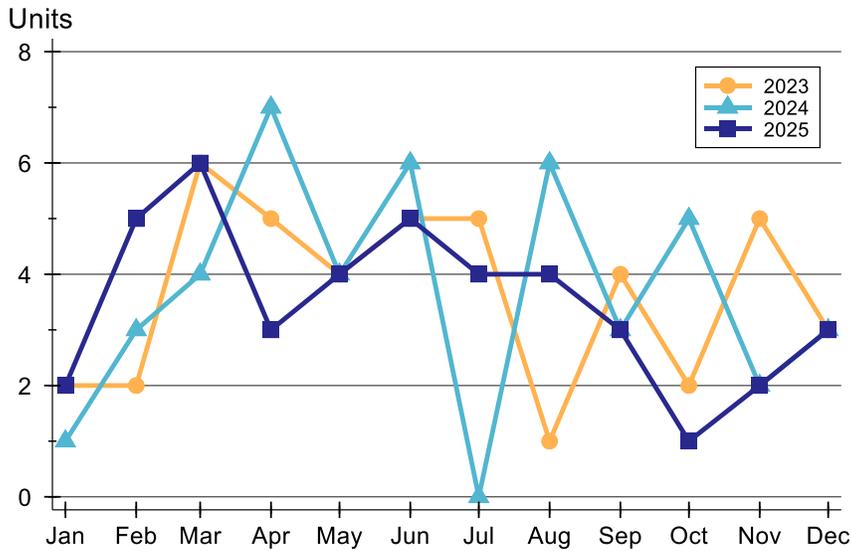
History of Contracts Written





Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

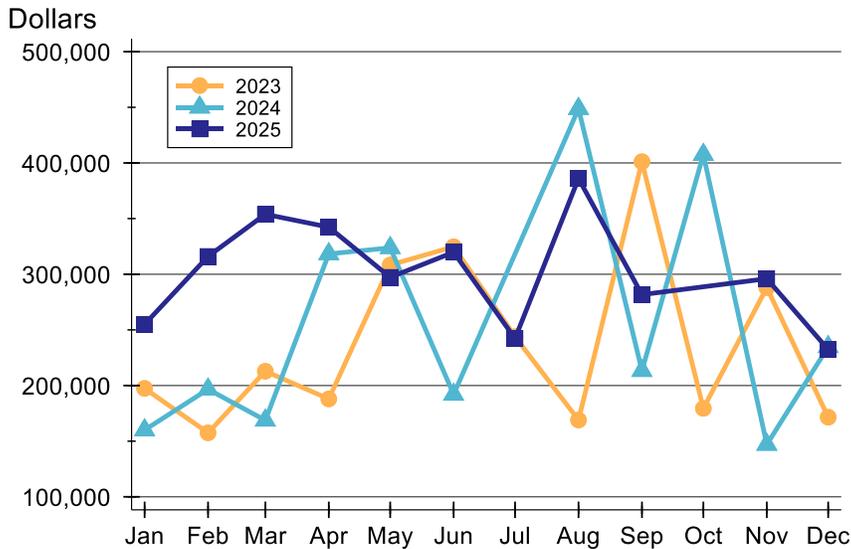
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	119,000	119,000	144	144	92.4%	92.4%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	66.7%	289,000	289,000	33	33	97.0%	97.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



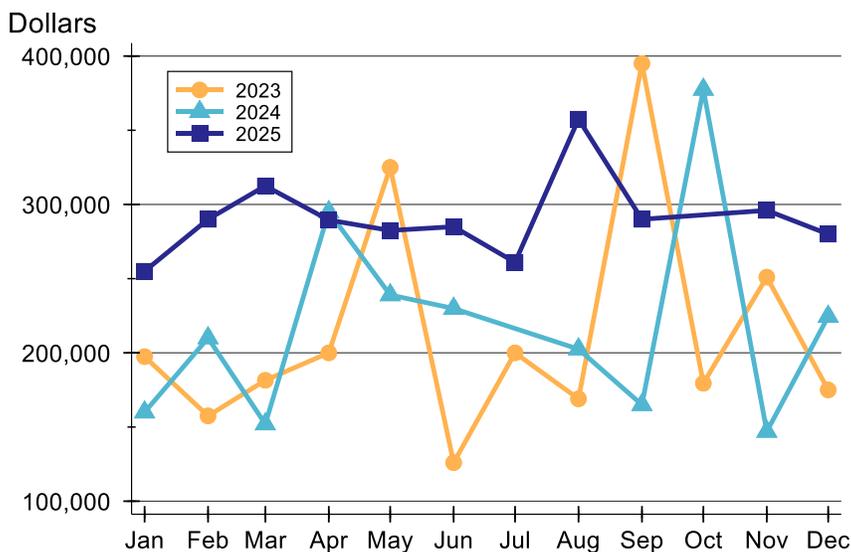
Pottawatomie County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	196,667	316,000
March	212,833	168,750	353,917
April	187,980	318,271	342,333
May	308,333	323,750	297,238
June	324,708	191,980	319,790
July	243,900	N/A	242,225
August	169,000	448,750	386,000
September	401,119	213,333	281,667
October	179,500	407,488	N/A
November	288,000	147,000	296,000
December	171,566	234,817	232,333

Median Price

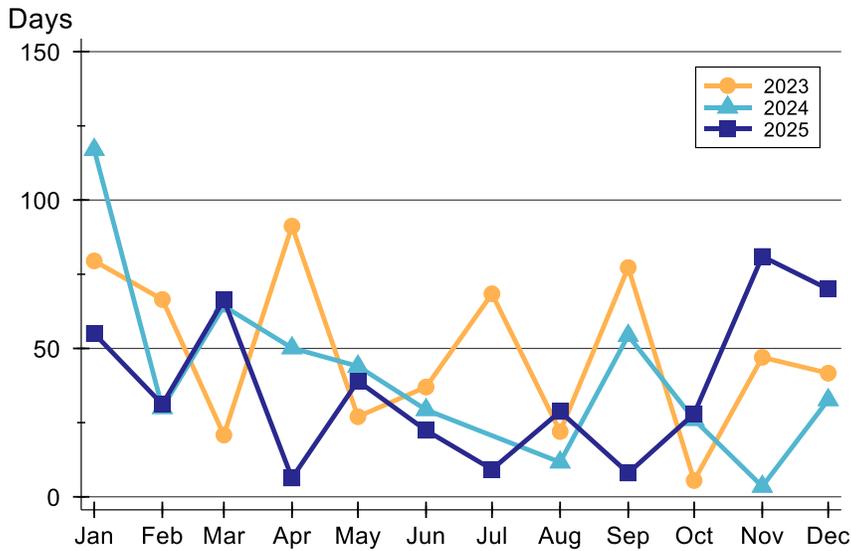


Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	210,000	290,000
March	181,500	152,000	312,500
April	200,000	295,000	289,500
May	325,000	239,000	282,475
June	126,000	229,900	285,000
July	200,000	N/A	261,000
August	169,000	202,500	357,500
September	395,000	165,000	290,000
October	179,500	377,500	N/A
November	251,000	147,000	296,000
December	175,000	224,500	280,000



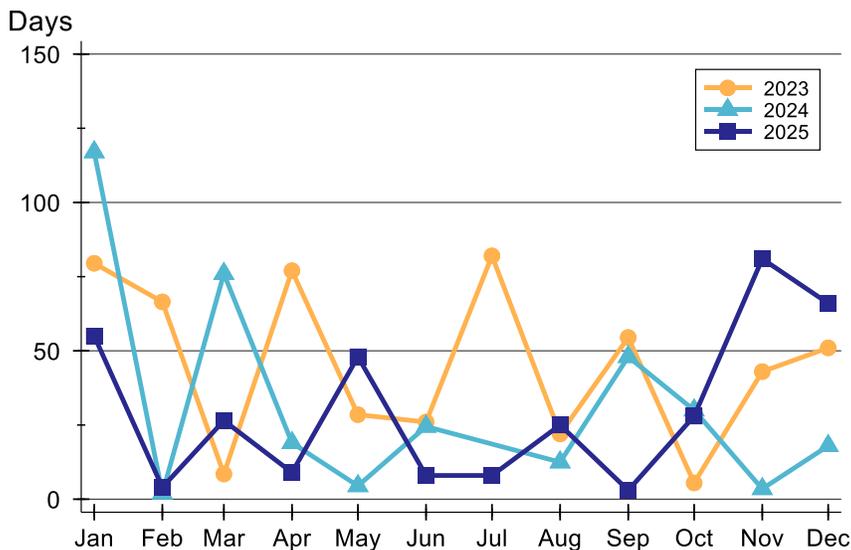
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	80	117	55
February	67	30	31
March	21	64	66
April	91	50	6
May	27	44	39
June	37	29	22
July	68	N/A	9
August	22	12	29
September	77	54	8
October	6	26	28
November	47	4	81
December	42	33	70

Median DOM



Month	2023	2024	2025
January	80	117	55
February	67	2	4
March	9	76	27
April	77	19	9
May	29	5	48
June	26	25	8
July	82	N/A	8
August	22	13	25
September	55	48	3
October	6	30	28
November	43	4	81
December	51	18	66



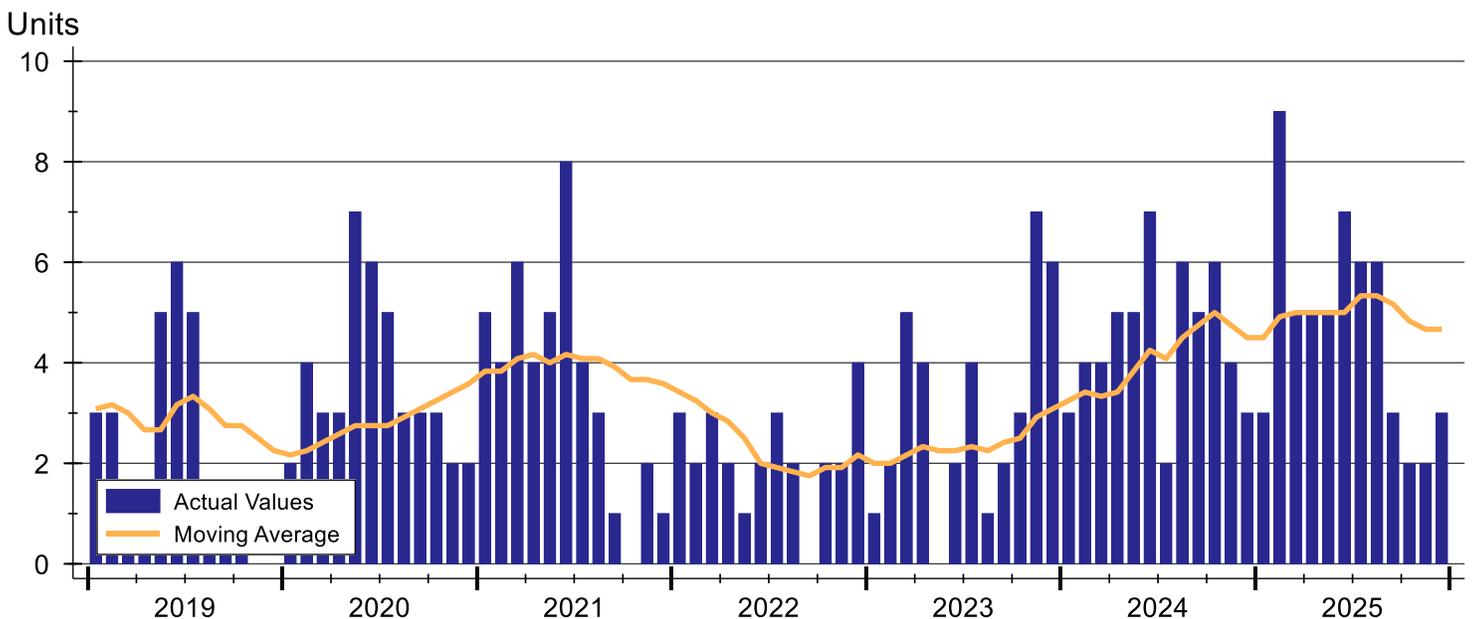
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		3	3	0.0%
Volume (1,000s)		584	2,370	-75.4%
Average	List Price	194,667	790,000	-75.4%
	Days on Market	74	11	572.7%
	Percent of Original	98.0%	97.8%	0.2%
Median	List Price	185,000	345,000	-46.4%
	Days on Market	66	1	6500.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Pottawatomie County had contracts pending at the end of December, the same number of contracts pending at the end of December 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.

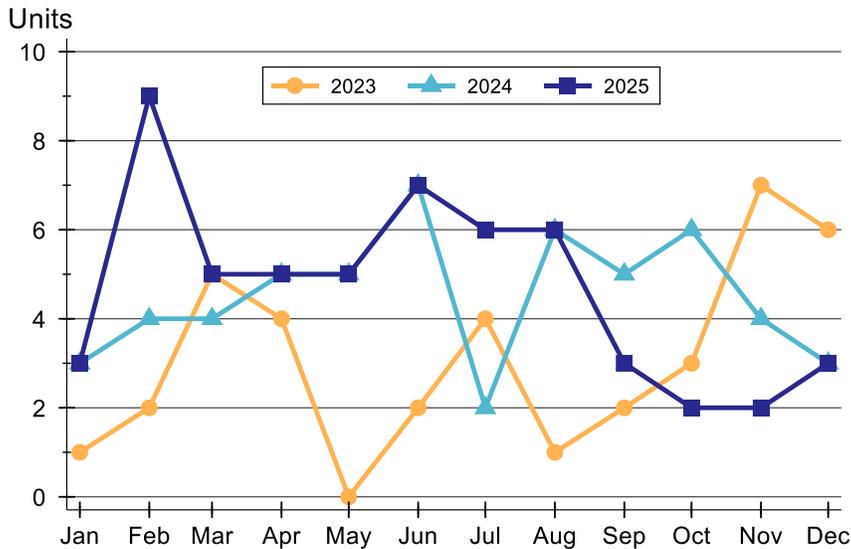
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



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

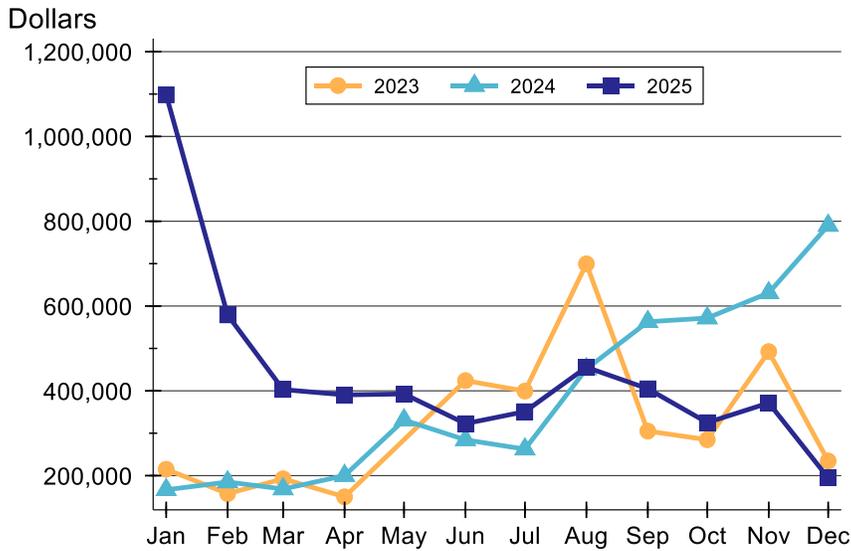
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	119,000	119,000	144	144	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	185,000	185,000	12	12	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	280,000	280,000	66	66	94.0%	94.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



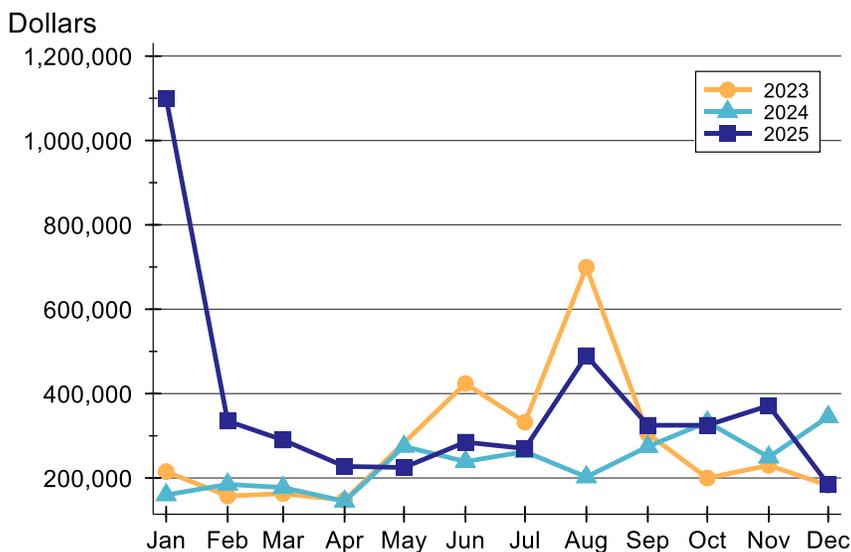
Pottawatomie County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	215,000	166,566	1,098,333
February	157,500	184,925	578,889
March	192,600	168,500	403,000
April	150,000	199,980	390,500
May	N/A	331,180	392,700
June	424,063	284,414	322,636
July	399,406	262,450	350,975
August	699,475	451,583	455,667
September	305,000	562,900	405,000
October	284,667	571,658	325,000
November	492,571	631,000	371,500
December	234,616	790,000	194,667

Median Price

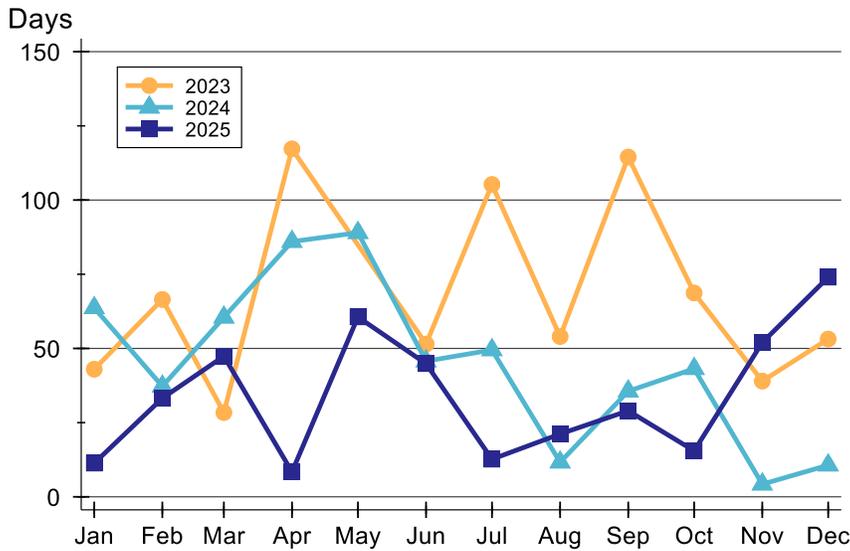


Month	2023	2024	2025
January	215,000	160,000	1,100,000
February	157,500	185,000	335,000
March	163,000	177,500	290,000
April	147,500	145,000	227,500
May	N/A	274,900	225,000
June	424,063	239,000	285,000
July	332,250	262,450	269,950
August	699,475	202,500	490,000
September	305,000	274,500	325,000
October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



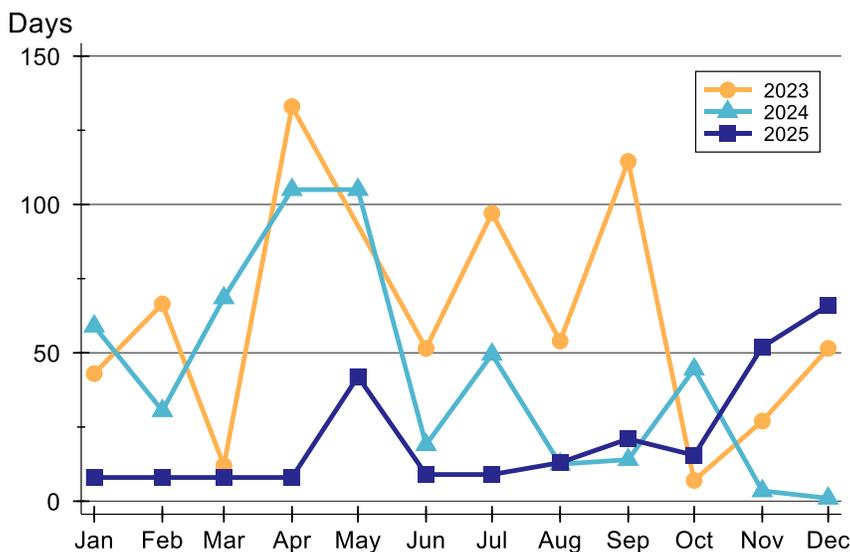
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	43	64	11
February	67	37	33
March	28	61	47
April	117	86	8
May	N/A	89	61
June	52	46	45
July	105	50	13
August	54	12	21
September	115	36	29
October	69	43	16
November	39	4	52
December	53	11	74

Median DOM



Month	2023	2024	2025
January	43	59	8
February	67	31	8
March	12	69	8
April	133	105	8
May	N/A	105	42
June	52	19	9
July	97	50	9
August	54	13	13
September	115	14	21
October	7	45	16
November	27	4	52
December	52	1	66



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Fell in December

Total home sales in Shawnee County fell last month to 176 units, compared to 181 units in December 2024. Total sales volume was \$45.3 million, up from a year earlier.

The median sale price in December was \$235,000, up from \$185,000 a year earlier. Homes that sold in December were typically on the market for 16 days and sold for 99.0% of their list prices.

Shawnee County Active Listings Up at End of December

The total number of active listings in Shawnee County at the end of December was 276 units, up from 219 at the same point in 2024. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$206,950.

During December, a total of 93 contracts were written down from 177 in December 2024. At the end of the month, there were 99 contracts still pending.

Report Contents

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

Contact Information

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



Shawnee County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		176	181	161	2,393	2,394	2,351
Change from prior year		-2.8%	12.4%	-10.1%	0.0%	1.8%	-7.8%
Active Listings		276	219	187	N/A	N/A	N/A
Change from prior year		26.0%	17.1%	12.0%			
Months' Supply		1.4	1.1	1.0	N/A	N/A	N/A
Change from prior year		27.3%	10.0%	25.0%			
New Listings		108	186	130	2,660	2,844	2,687
Change from prior year		-41.9%	43.1%	1.6%	-6.5%	5.8%	-5.8%
Contracts Written		93	177	158	2,299	2,420	2,362
Change from prior year		-47.5%	12.0%	15.3%	-5.0%	2.5%	-5.7%
Pending Contracts		99	143	139	N/A	N/A	N/A
Change from prior year		-30.8%	2.9%	5.3%			
Sales Volume (1,000s)		45,263	39,747	32,879	553,379	535,405	483,443
Change from prior year		13.9%	20.9%	7.5%	3.4%	10.7%	-5.7%
Average	Sale Price	257,179	219,595	204,217	231,249	223,645	205,633
	Change from prior year	17.1%	7.5%	8.2%	3.4%	8.8%	1.6%
	List Price of Actives	261,359	225,353	278,599	N/A	N/A	N/A
	Change from prior year	16.0%	-19.1%	-30.6%			
	Days on Market	29	24	29	22	22	18
Change from prior year	20.8%	-17.2%	45.0%	0.0%	22.2%	38.5%	
Percent of List	97.3%	98.3%	98.7%	98.5%	98.8%	99.1%	
Change from prior year	-1.0%	-0.4%	-0.2%	-0.3%	-0.3%	-1.6%	
Percent of Original	94.4%	96.1%	94.9%	96.7%	97.2%	97.6%	
Change from prior year	-1.8%	1.3%	-0.4%	-0.5%	-0.4%	-1.7%	
Median	Sale Price	235,000	185,000	191,750	207,000	195,000	178,000
	Change from prior year	27.0%	-3.5%	25.7%	6.2%	9.6%	3.5%
	List Price of Actives	206,950	200,000	217,500	N/A	N/A	N/A
	Change from prior year	3.5%	-8.0%	-6.7%			
	Days on Market	16	9	15	6	6	5
Change from prior year	77.8%	-40.0%	150.0%	0.0%	20.0%	66.7%	
Percent of List	99.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-1.0%	0.0%	1.0%	0.0%	0.0%	0.0%	
Percent of Original	97.1%	99.3%	96.4%	99.7%	100.0%	100.0%	
Change from prior year	-2.2%	3.0%	-1.1%	-0.3%	0.0%	0.0%	

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



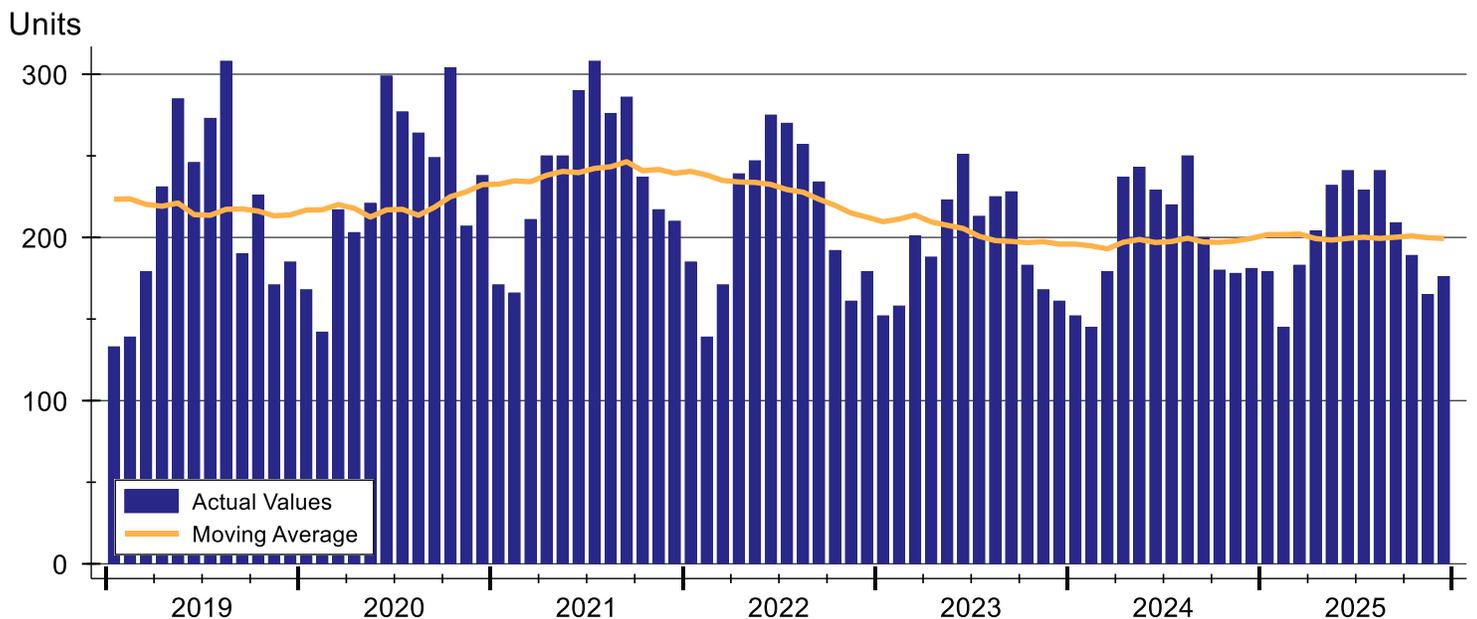
Shawnee County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		176	181	-2.8%	2,393	2,394	0.0%
Volume (1,000s)		45,263	39,747	13.9%	553,379	535,405	3.4%
Months' Supply		1.4	1.1	27.3%	N/A	N/A	N/A
Average	Sale Price	257,179	219,595	17.1%	231,249	223,645	3.4%
	Days on Market	29	24	20.8%	22	22	0.0%
	Percent of List	97.3%	98.3%	-1.0%	98.5%	98.8%	-0.3%
	Percent of Original	94.4%	96.1%	-1.8%	96.7%	97.2%	-0.5%
Median	Sale Price	235,000	185,000	27.0%	207,000	195,000	6.2%
	Days on Market	16	9	77.8%	6	6	0.0%
	Percent of List	99.0%	100.0%	-1.0%	100.0%	100.0%	0.0%
	Percent of Original	97.1%	99.3%	-2.2%	99.7%	100.0%	-0.3%

A total of 176 homes sold in Shawnee County in December, down from 181 units in December 2024. Total sales volume rose to \$45.3 million compared to \$39.7 million in the previous year.

The median sales price in December was \$235,000, up 27.0% compared to the prior year. Median days on market was 16 days, up from 13 days in November, and up from 9 in December 2024.

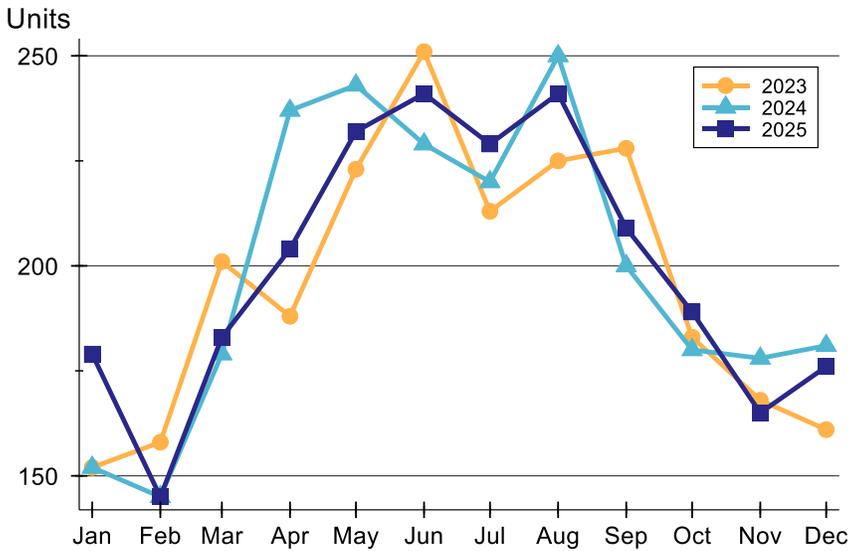
History of Closed Listings





Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	152	152	179
February	158	145	145
March	201	179	183
April	188	237	204
May	223	243	232
June	251	229	241
July	213	220	229
August	225	250	241
September	228	200	209
October	183	180	189
November	168	178	165
December	161	181	176

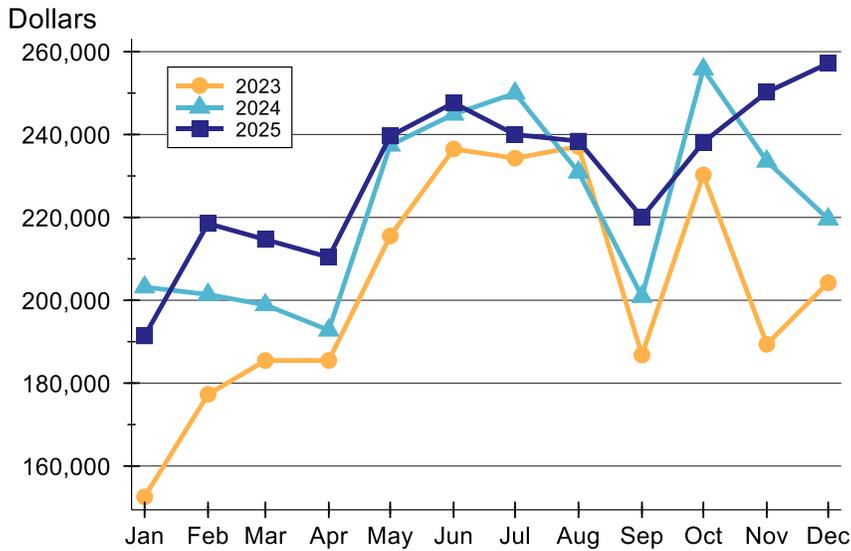
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	2.3%	1.0	19,188	20,000	11	6	50.0%	33.3%	50.0%	33.3%
\$25,000-\$49,999	4	2.3%	0.8	38,125	40,000	25	19	89.3%	91.7%	82.6%	79.1%
\$50,000-\$99,999	16	9.1%	1.9	78,683	81,500	32	20	96.4%	94.9%	89.0%	91.5%
\$100,000-\$124,999	9	5.1%	1.5	111,676	112,000	17	10	102.0%	100.1%	99.3%	100.1%
\$125,000-\$149,999	8	4.5%	1.9	133,750	130,000	26	17	98.3%	98.7%	93.9%	95.9%
\$150,000-\$174,999	14	8.0%	1.1	159,393	160,000	32	29	100.3%	100.0%	97.0%	98.4%
\$175,000-\$199,999	12	6.8%	0.9	186,492	185,000	10	6	98.9%	100.0%	98.3%	100.0%
\$200,000-\$249,999	32	18.2%	1.0	224,650	224,500	31	16	98.4%	98.4%	95.5%	96.2%
\$250,000-\$299,999	20	11.4%	1.1	274,694	275,000	24	5	100.0%	100.0%	98.0%	100.0%
\$300,000-\$399,999	31	17.6%	1.4	348,115	350,000	29	22	97.3%	98.1%	94.8%	96.3%
\$400,000-\$499,999	13	7.4%	1.7	455,146	467,000	34	31	98.8%	99.5%	97.8%	97.3%
\$500,000-\$749,999	12	6.8%	1.6	569,971	541,375	48	47	100.3%	99.0%	97.6%	96.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.6%	7.2	1,000,000	1,000,000	98	98	83.3%	83.3%	72.5%	72.5%



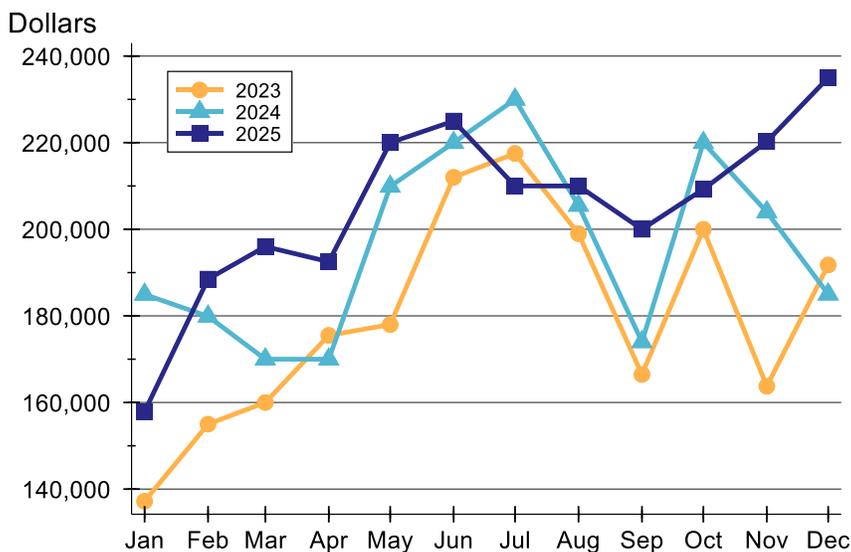
Shawnee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,562	203,177	191,383
February	177,282	201,388	218,515
March	185,458	198,874	214,665
April	185,465	192,780	210,384
May	215,513	237,424	239,628
June	236,507	244,889	247,648
July	234,303	249,965	239,989
August	237,110	230,912	238,421
September	186,792	200,908	220,020
October	230,249	255,762	238,140
November	189,385	233,565	250,209
December	204,217	219,595	257,179

Median Price

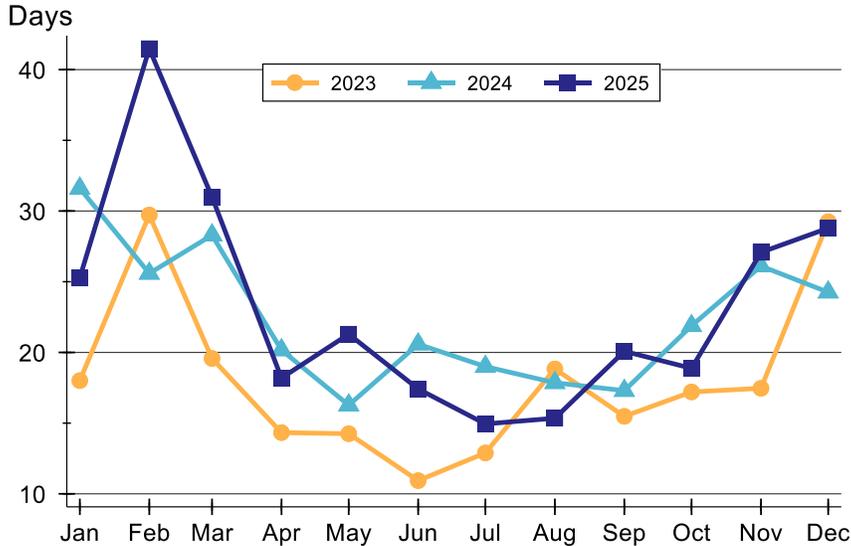


Month	2023	2024	2025
January	137,200	184,950	157,900
February	155,000	179,900	188,500
March	160,000	170,000	196,000
April	175,500	170,000	192,500
May	178,000	209,900	220,000
June	212,000	220,000	225,000
July	217,500	230,000	210,000
August	199,000	205,500	210,000
September	166,475	174,000	200,000
October	200,000	220,000	209,240
November	163,750	204,000	220,250
December	191,750	185,000	235,000



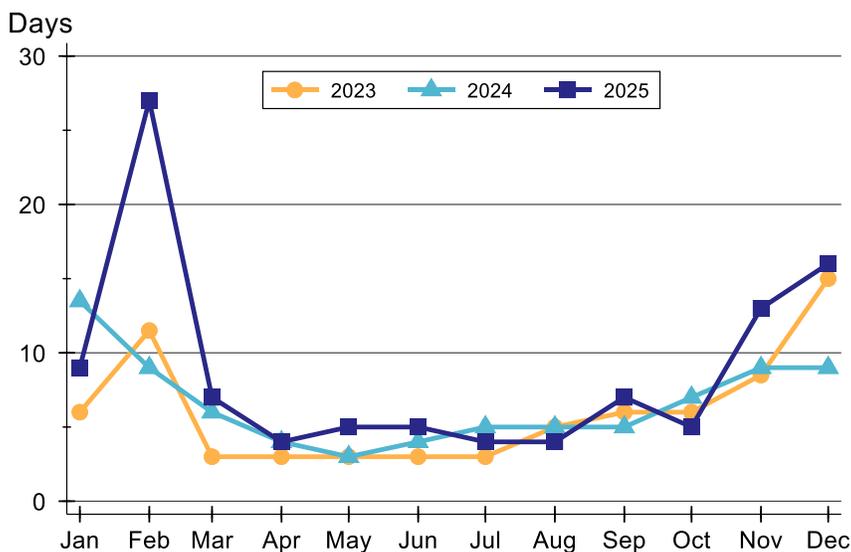
Shawnee County Closed Listings Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	6	14	9
February	12	9	27
March	3	6	7
April	3	4	4
May	3	3	5
June	3	4	5
July	3	5	4
August	5	5	4
September	6	5	7
October	6	7	5
November	9	9	13
December	15	9	16



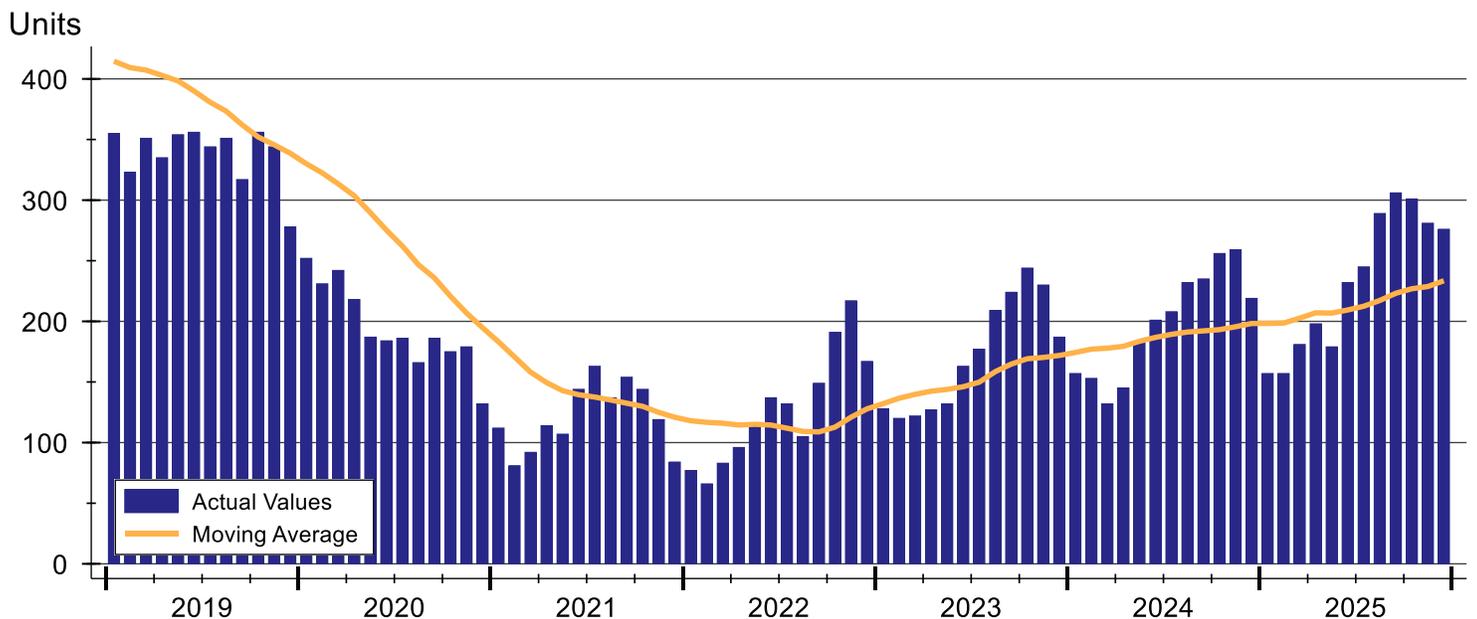
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		276	219	26.0%
Volume (1,000s)		72,135	49,352	46.2%
Months' Supply		1.4	1.1	27.3%
Average	List Price	261,359	225,353	16.0%
	Days on Market	42	57	-26.3%
	Percent of Original	95.0%	96.8%	-1.9%
Median	List Price	206,950	200,000	3.5%
	Days on Market	22	47	-53.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 276 homes were available for sale in Shawnee County at the end of December. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of December was \$206,950, up 3.5% from 2024. The typical time on market for active listings was 22 days, down from 47 days a year earlier.

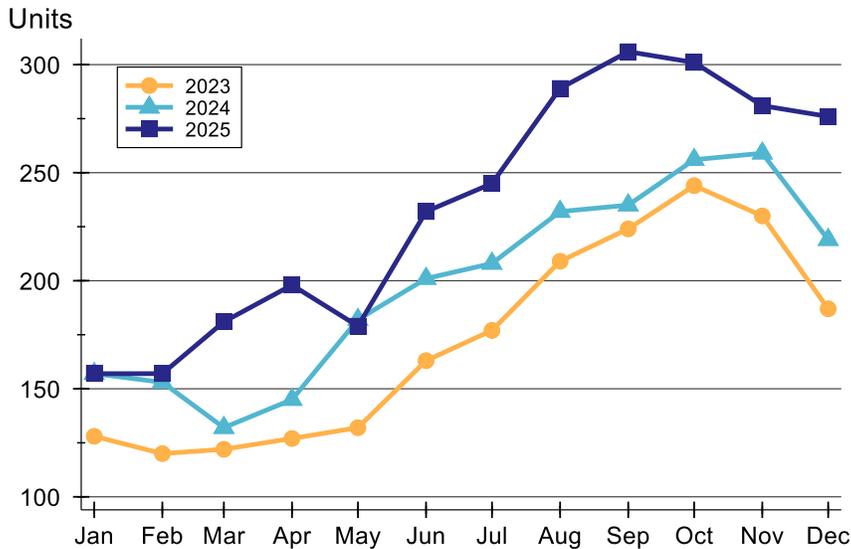
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	128	157	157
February	120	153	157
March	122	132	181
April	127	145	198
May	132	182	179
June	163	201	232
July	177	208	245
August	209	232	289
September	224	235	306
October	244	256	301
November	230	259	281
December	187	219	276

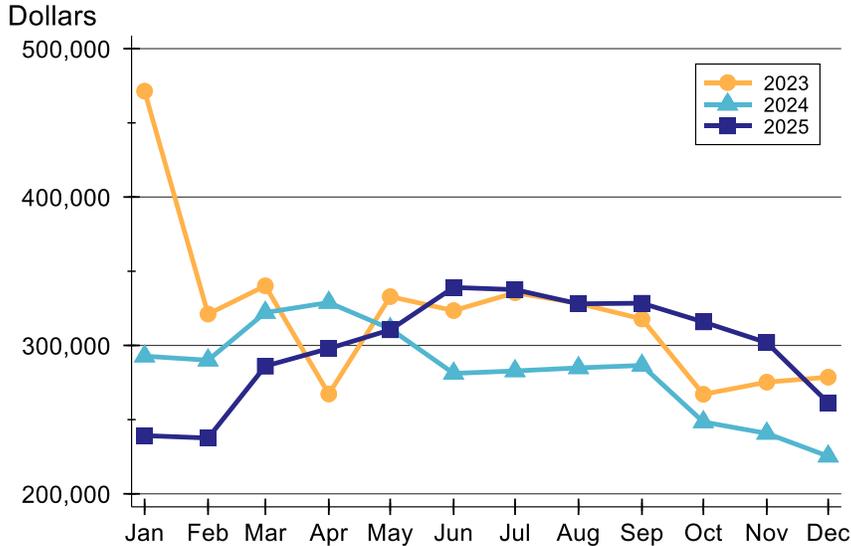
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	2	0.7%	1.0	17,950	17,950	14	14	91.8%	91.8%
\$25,000-\$49,999	7	2.6%	0.8	38,643	40,000	48	39	90.1%	92.5%
\$50,000-\$99,999	43	15.7%	1.9	78,979	82,500	44	31	94.6%	100.0%
\$100,000-\$124,999	18	6.6%	1.5	115,947	118,750	60	44	84.1%	96.2%
\$125,000-\$149,999	30	10.9%	1.9	137,277	137,500	40	22	95.4%	96.6%
\$150,000-\$174,999	17	6.2%	1.1	162,491	160,000	57	20	97.0%	100.0%
\$175,000-\$199,999	16	5.8%	0.9	185,763	184,700	54	33	96.0%	97.2%
\$200,000-\$249,999	30	10.9%	1.0	225,600	226,500	26	13	92.1%	100.0%
\$250,000-\$299,999	29	10.6%	1.1	278,660	279,000	34	20	95.9%	98.4%
\$300,000-\$399,999	40	14.6%	1.4	350,202	347,500	41	15	98.1%	100.0%
\$400,000-\$499,999	21	7.7%	1.7	453,513	450,000	29	11	99.1%	100.0%
\$500,000-\$749,999	13	4.7%	1.6	603,004	579,900	52	48	97.7%	100.0%
\$750,000-\$999,999	5	1.8%	N/A	862,995	840,000	74	14	95.8%	100.0%
\$1,000,000 and up	3	1.1%	7.2	1,811,665	1,185,000	23	14	97.8%	100.0%



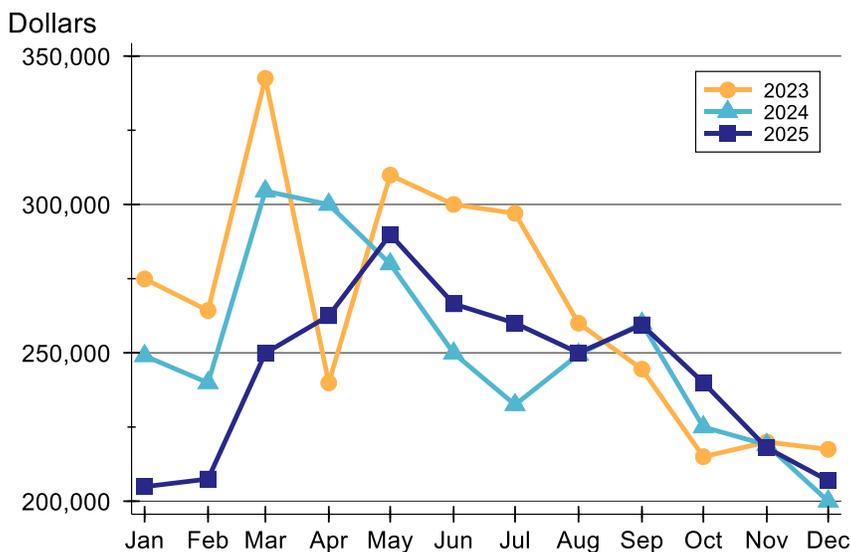
Shawnee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	471,371	292,789	239,241
February	321,120	290,058	237,606
March	340,144	322,171	286,081
April	267,273	328,914	297,906
May	332,899	311,226	310,492
June	323,468	281,161	339,077
July	335,537	282,830	337,602
August	328,376	284,902	328,065
September	317,818	286,533	328,467
October	267,090	248,443	315,824
November	275,269	240,732	301,866
December	278,599	225,353	261,359

Median Price

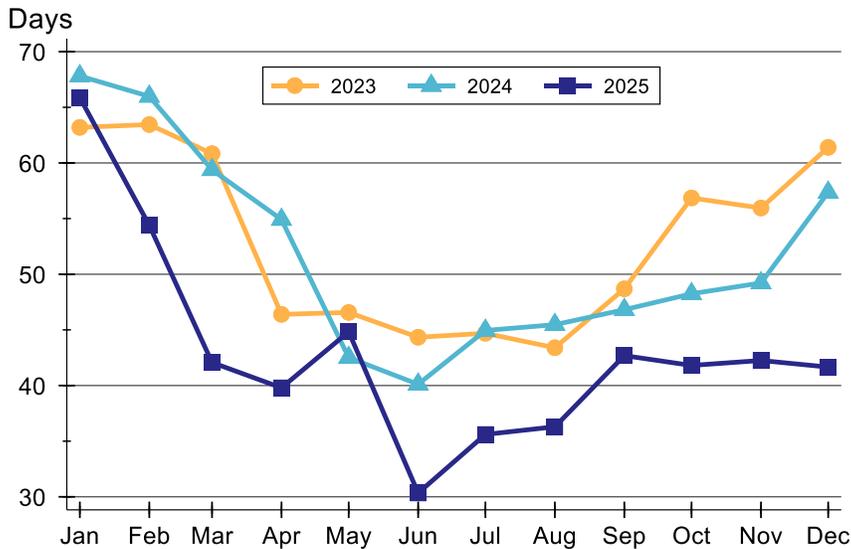


Month	2023	2024	2025
January	274,900	249,000	204,900
February	264,250	239,900	207,500
March	342,500	304,500	249,900
April	239,900	300,000	262,500
May	309,888	279,950	289,900
June	300,000	249,900	266,500
July	297,000	232,500	260,000
August	260,000	249,450	250,000
September	244,500	259,900	259,450
October	215,000	225,000	239,950
November	219,950	219,000	218,000
December	217,500	200,000	206,950



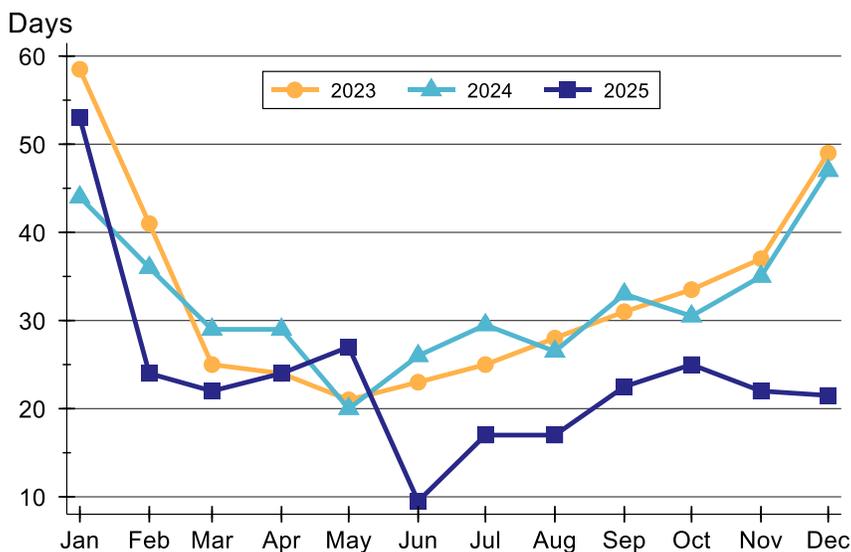
Shawnee County Active Listings Analysis

Average DOM



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

Median DOM

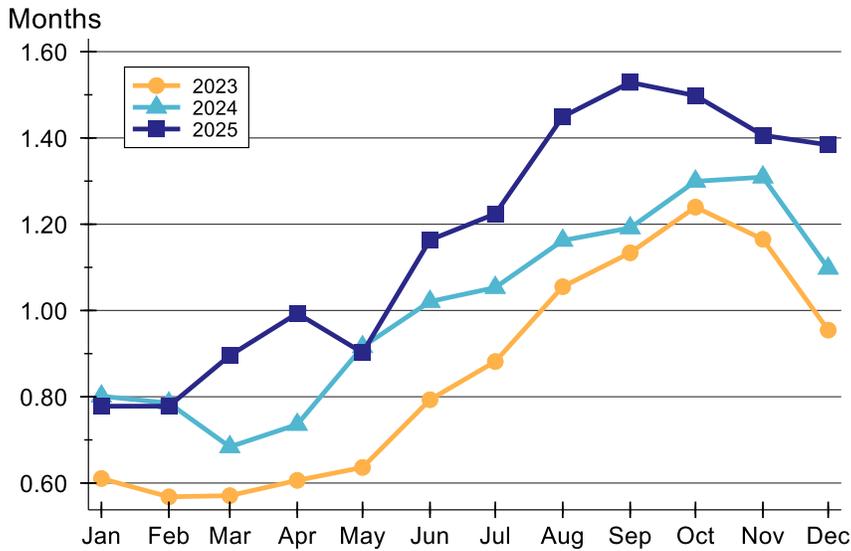


Month	2023	2024	2025
January	59	44	53
February	41	36	24
March	25	29	22
April	24	29	24
May	21	20	27
June	23	26	10
July	25	30	17
August	28	27	17
September	31	33	23
October	34	31	25
November	37	35	22
December	49	47	22



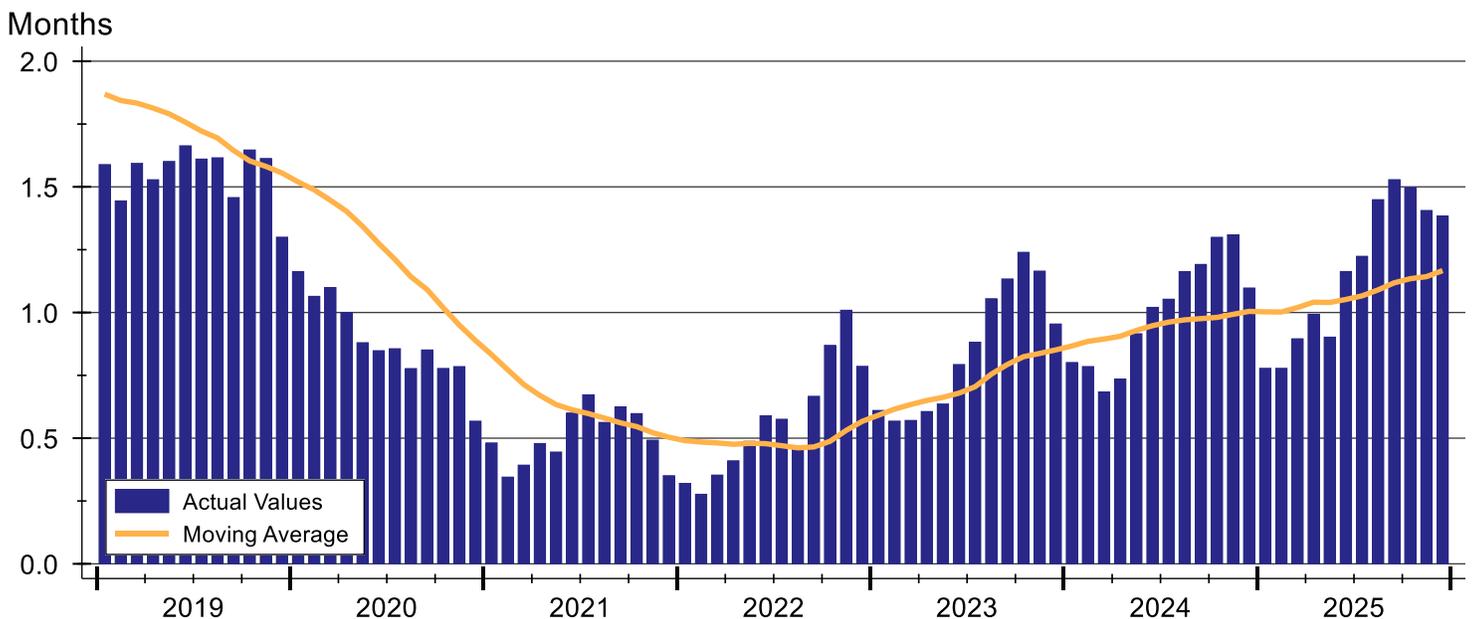
Shawnee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





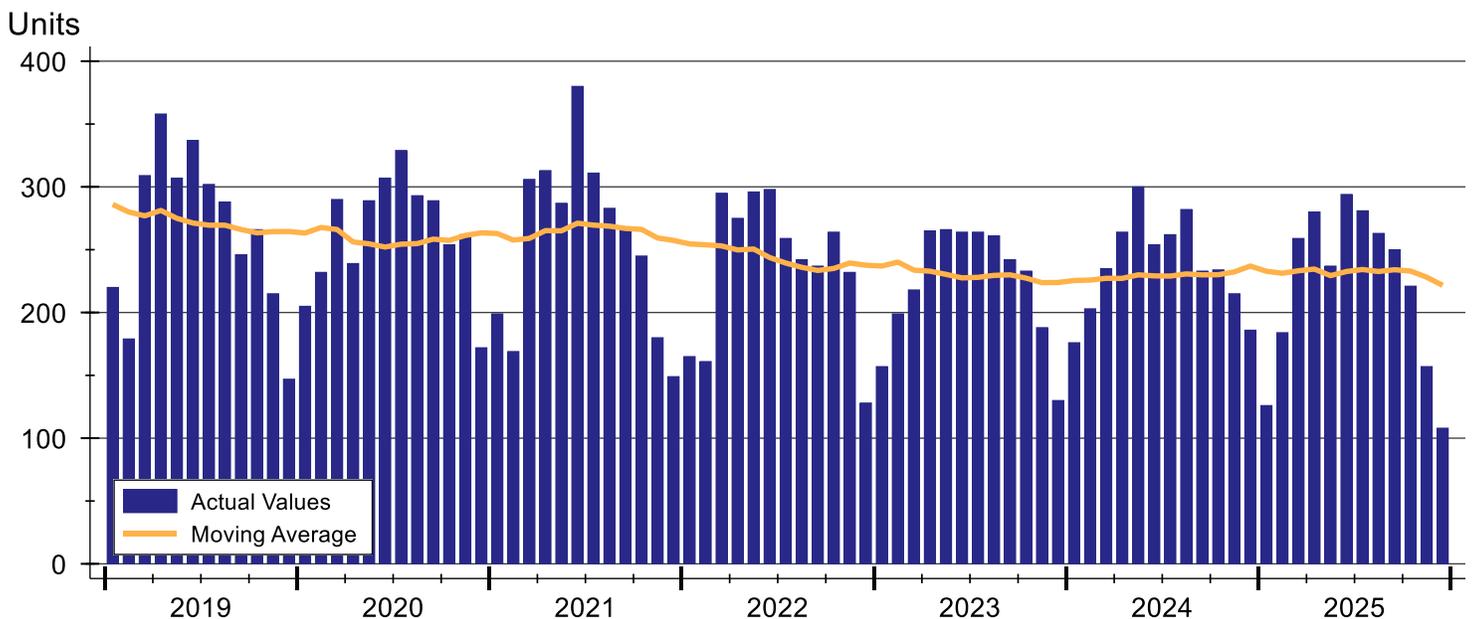
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	108	186	-41.9%
	Volume (1,000s)	25,430	30,532	-16.7%
	Average List Price	235,461	164,149	43.4%
	Median List Price	237,000	144,950	63.5%
Year-to-Date	New Listings	2,660	2,844	-6.5%
	Volume (1,000s)	646,663	647,389	-0.1%
	Average List Price	243,106	227,633	6.8%
	Median List Price	214,700	195,000	10.1%

A total of 108 new listings were added in Shawnee County during December, down 41.9% from the same month in 2024. Year-to-date Shawnee County has seen 2,660 new listings.

The median list price of these homes was \$237,000 up from \$144,950 in 2024.

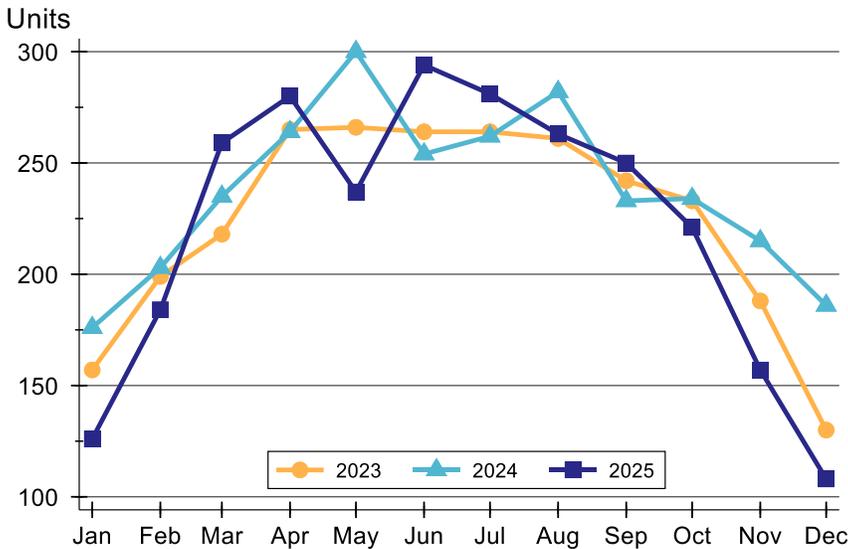
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	157	176	126
February	199	203	184
March	218	235	259
April	265	264	280
May	266	300	237
June	264	254	294
July	264	262	281
August	261	282	263
September	242	233	250
October	233	234	221
November	188	215	157
December	130	186	108

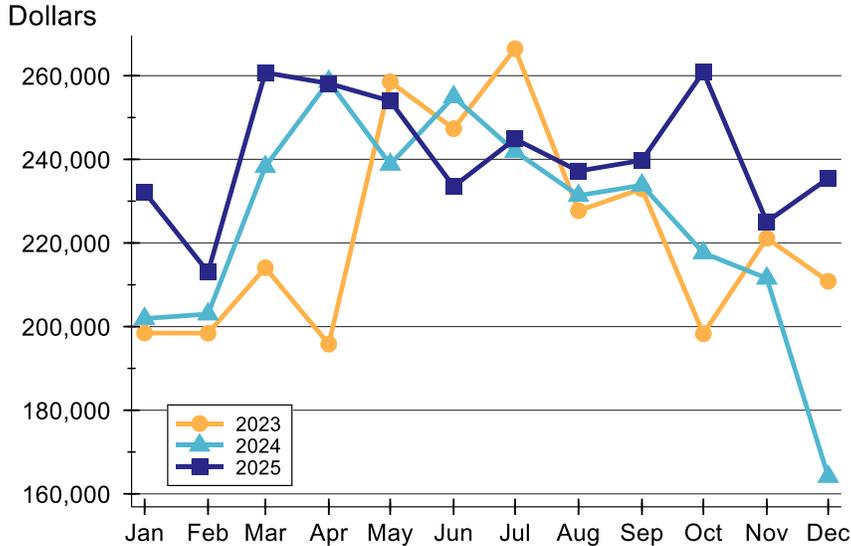
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.9%	15,000	15,000	5	5	100.0%	100.0%
\$25,000-\$49,999	4	3.8%	39,875	39,750	13	12	85.3%	85.6%
\$50,000-\$99,999	17	16.0%	80,440	87,000	11	6	96.8%	100.0%
\$100,000-\$124,999	3	2.8%	111,600	110,000	19	19	91.8%	91.6%
\$125,000-\$149,999	4	3.8%	136,250	137,500	26	24	95.7%	97.6%
\$150,000-\$174,999	5	4.7%	160,790	165,000	6	4	100.0%	100.0%
\$175,000-\$199,999	5	4.7%	184,515	179,900	11	4	98.6%	100.0%
\$200,000-\$249,999	18	17.0%	224,454	220,000	11	8	99.6%	100.0%
\$250,000-\$299,999	21	19.8%	274,462	275,000	11	7	99.6%	100.0%
\$300,000-\$399,999	16	15.1%	353,097	342,000	13	6	99.4%	100.0%
\$400,000-\$499,999	10	9.4%	432,718	424,998	10	5	100.0%	100.0%
\$500,000-\$749,999	2	1.9%	515,000	515,000	18	18	99.0%	99.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



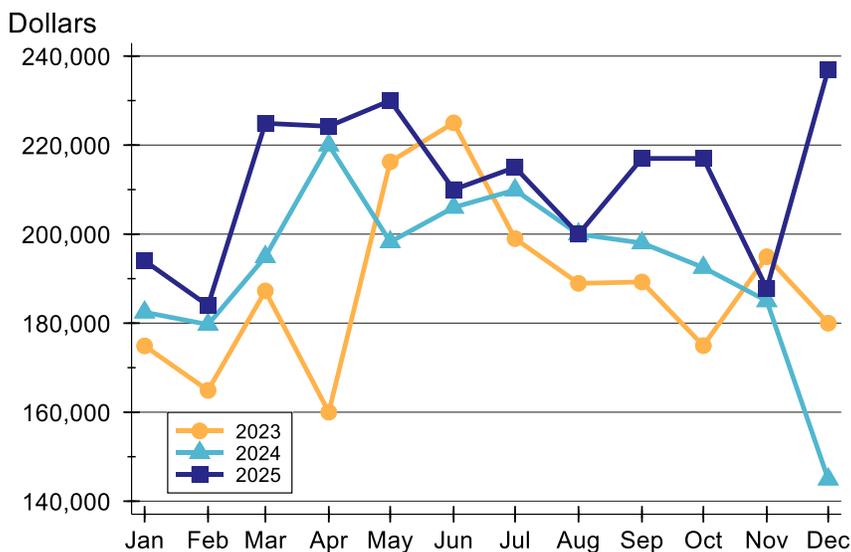
Shawnee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	198,471	201,923	232,174
February	198,421	203,001	213,029
March	214,083	238,254	260,745
April	195,806	258,643	258,157
May	258,558	238,789	253,972
June	247,335	254,943	233,524
July	266,478	241,904	244,868
August	227,725	231,350	237,212
September	232,969	233,832	239,773
October	198,279	217,633	260,923
November	221,138	211,556	225,083
December	210,838	164,149	235,461

Median Price



Month	2023	2024	2025
January	174,900	182,450	194,000
February	164,900	179,700	183,950
March	187,250	194,900	224,900
April	160,000	220,000	224,225
May	216,250	198,250	230,000
June	225,000	206,000	210,000
July	199,000	209,900	215,000
August	188,950	200,000	200,000
September	189,250	198,000	217,000
October	174,950	192,500	217,000
November	194,925	185,000	187,777
December	180,000	144,950	237,000



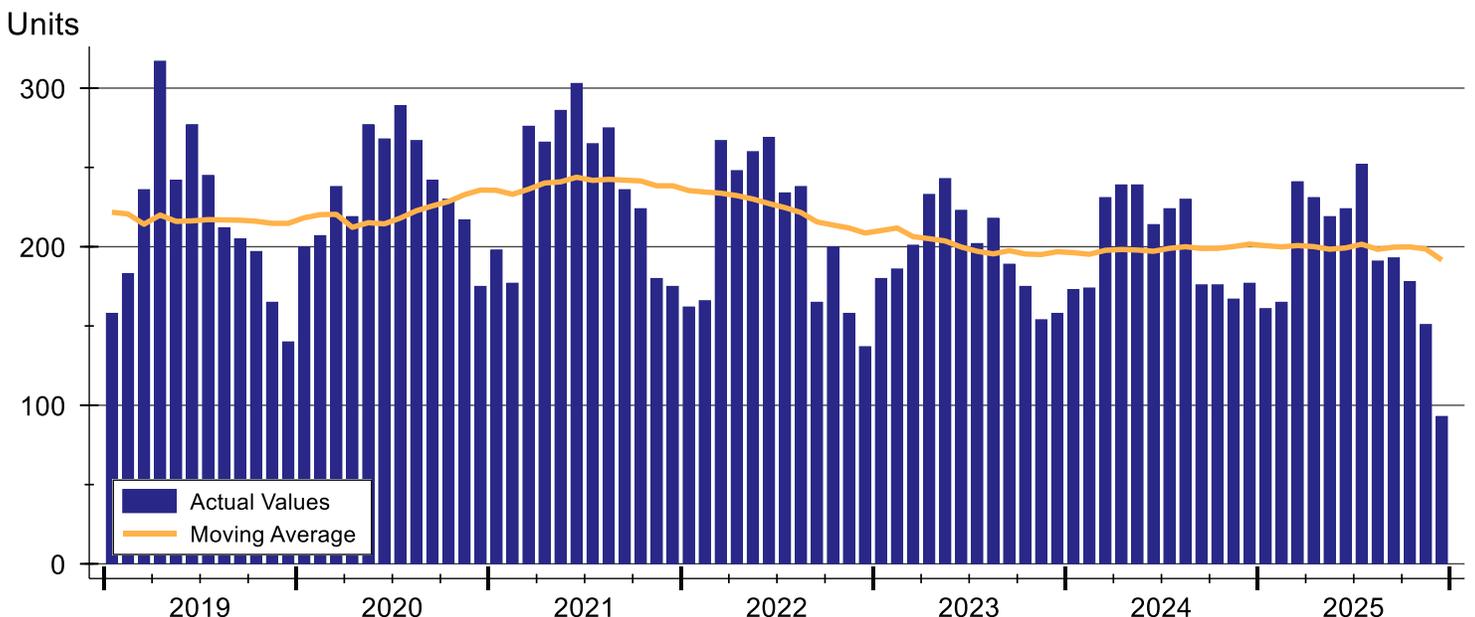
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		93	177	-47.5%	2,299	2,420	-5.0%
Volume (1,000s)		23,290	32,015	-27.3%	543,748	545,267	-0.3%
Average	Sale Price	250,430	180,878	38.5%	236,515	225,317	5.0%
	Days on Market	42	24	75.0%	23	22	4.5%
	Percent of Original	95.9%	96.1%	-0.2%	96.8%	97.1%	-0.3%
Median	Sale Price	242,000	155,000	56.1%	210,000	195,000	7.7%
	Days on Market	26	8	225.0%	6	5	20.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 93 contracts for sale were written in Shawnee County during the month of December, down from 177 in 2024. The median list price of these homes was \$242,000, up from \$155,000 the prior year.

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

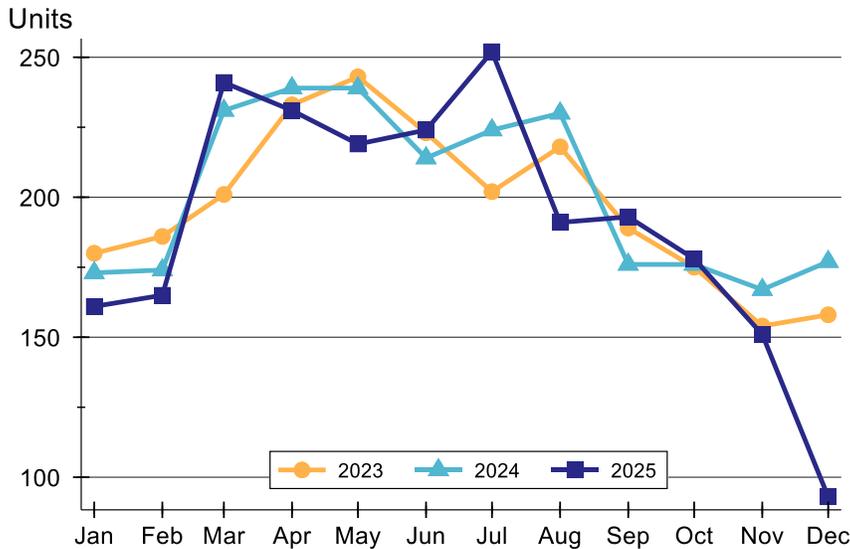
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	180	173	161
February	186	174	165
March	201	231	241
April	233	239	231
May	243	239	219
June	223	214	224
July	202	224	252
August	218	230	191
September	189	176	193
October	175	176	178
November	154	167	151
December	158	177	93

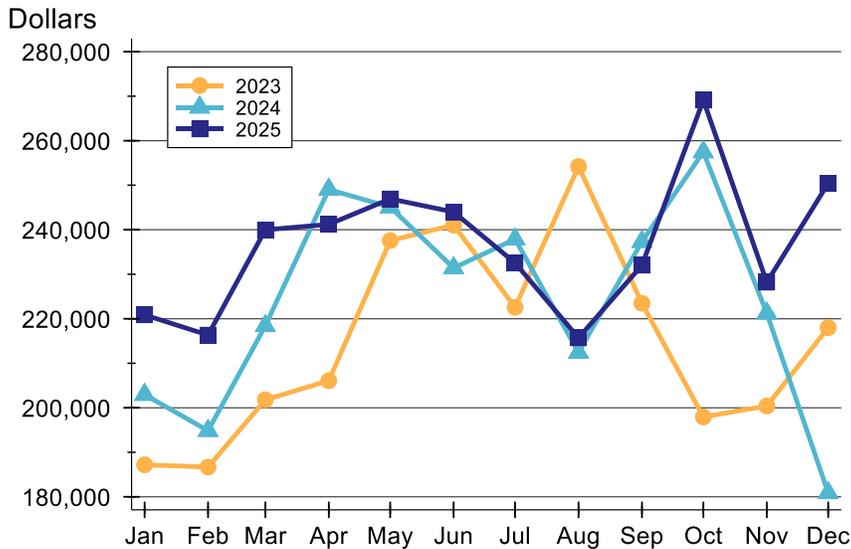
Contracts Written by Price Range

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	4	4.3%	41,875	42,250	23	15	93.3%	95.6%
\$50,000-\$99,999	11	11.8%	80,455	89,950	33	8	92.5%	90.9%
\$100,000-\$124,999	2	2.2%	119,950	119,950	53	53	92.0%	92.0%
\$125,000-\$149,999	5	5.4%	143,360	145,000	29	25	97.0%	96.4%
\$150,000-\$174,999	8	8.6%	160,788	156,250	30	33	97.1%	97.7%
\$175,000-\$199,999	5	5.4%	190,715	189,900	62	21	99.1%	100.0%
\$200,000-\$249,999	15	16.1%	230,205	233,572	36	26	97.6%	100.0%
\$250,000-\$299,999	20	21.5%	276,250	275,000	39	19	96.1%	100.0%
\$300,000-\$399,999	13	14.0%	347,174	335,000	54	27	97.4%	98.5%
\$400,000-\$499,999	7	7.5%	444,296	449,000	56	36	96.6%	99.5%
\$500,000-\$749,999	2	2.2%	619,750	619,750	58	58	94.2%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	1.1%	1,200,000	1,200,000	98	98	72.5%	72.5%



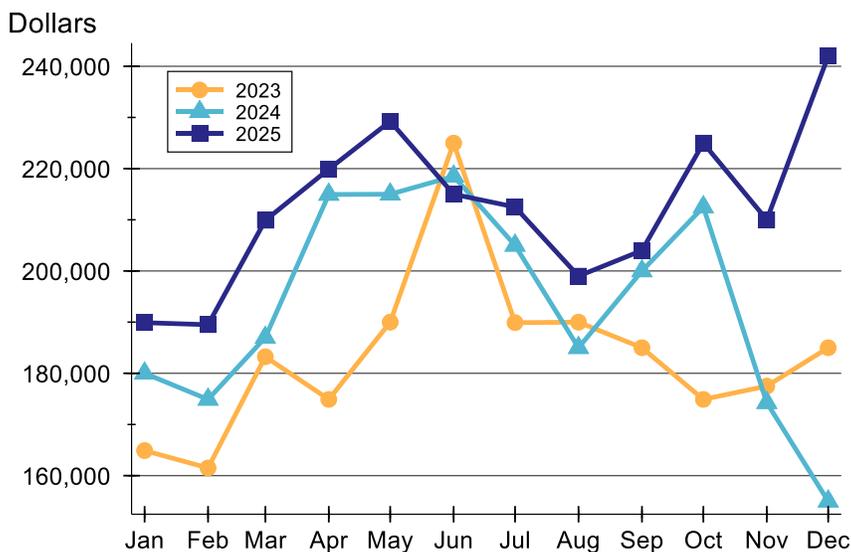
Shawnee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	187,197	202,959	220,868
February	186,680	194,860	216,346
March	201,803	218,412	239,978
April	206,094	249,046	241,197
May	237,560	245,081	246,936
June	241,051	231,398	243,989
July	222,575	237,887	232,546
August	254,216	212,436	215,706
September	223,491	237,312	232,024
October	197,944	257,469	269,118
November	200,423	221,244	228,196
December	218,004	180,878	250,430

Median Price

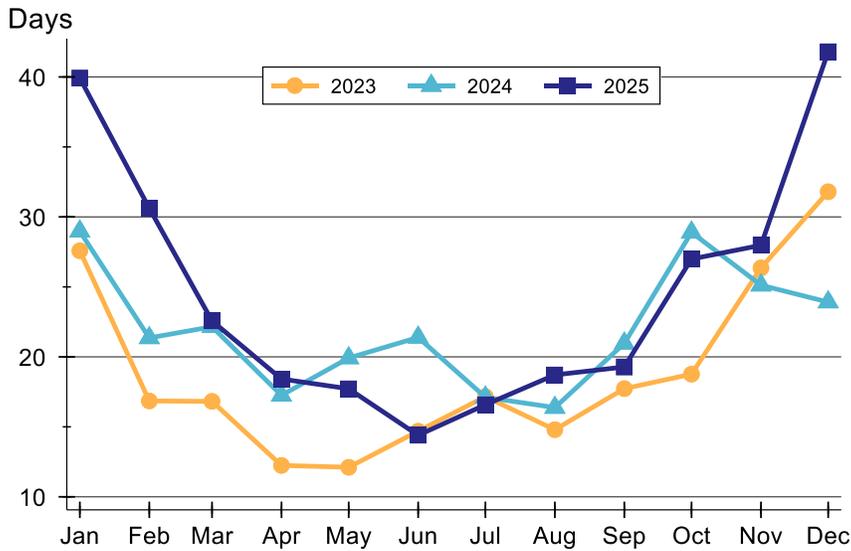


Month	2023	2024	2025
January	164,900	180,000	189,900
February	161,500	174,900	189,500
March	183,250	187,000	209,900
April	174,900	214,950	219,900
May	190,000	215,000	229,250
June	225,000	218,500	215,000
July	189,900	205,000	212,500
August	190,000	185,000	199,000
September	185,000	200,000	204,000
October	174,900	212,500	225,000
November	177,500	174,250	210,000
December	185,000	155,000	242,000



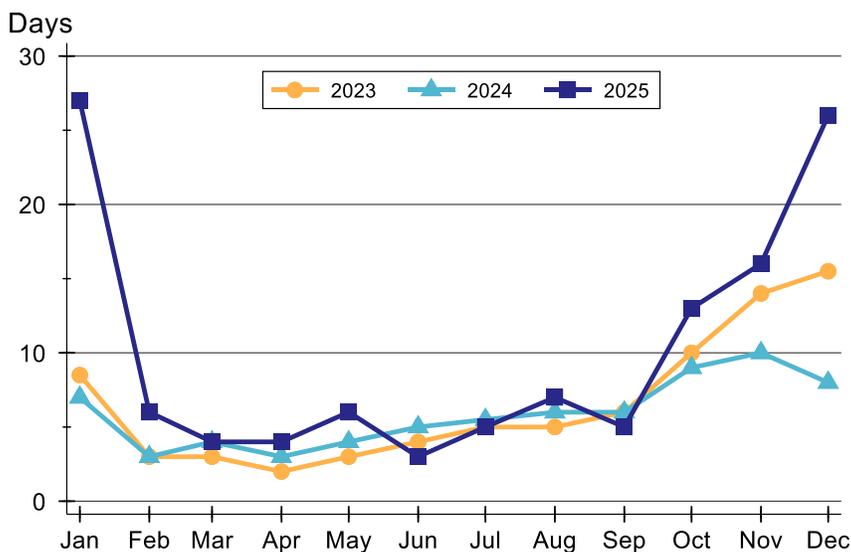
Shawnee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	29	40
February	17	21	31
March	17	22	23
April	12	17	18
May	12	20	18
June	15	21	14
July	17	17	17
August	15	16	19
September	18	21	19
October	19	29	27
November	26	25	28
December	32	24	42

Median DOM



Month	2023	2024	2025
January	9	7	27
February	3	3	6
March	3	4	4
April	2	3	4
May	3	4	6
June	4	5	3
July	5	6	5
August	5	6	7
September	6	6	5
October	10	9	13
November	14	10	16
December	16	8	26



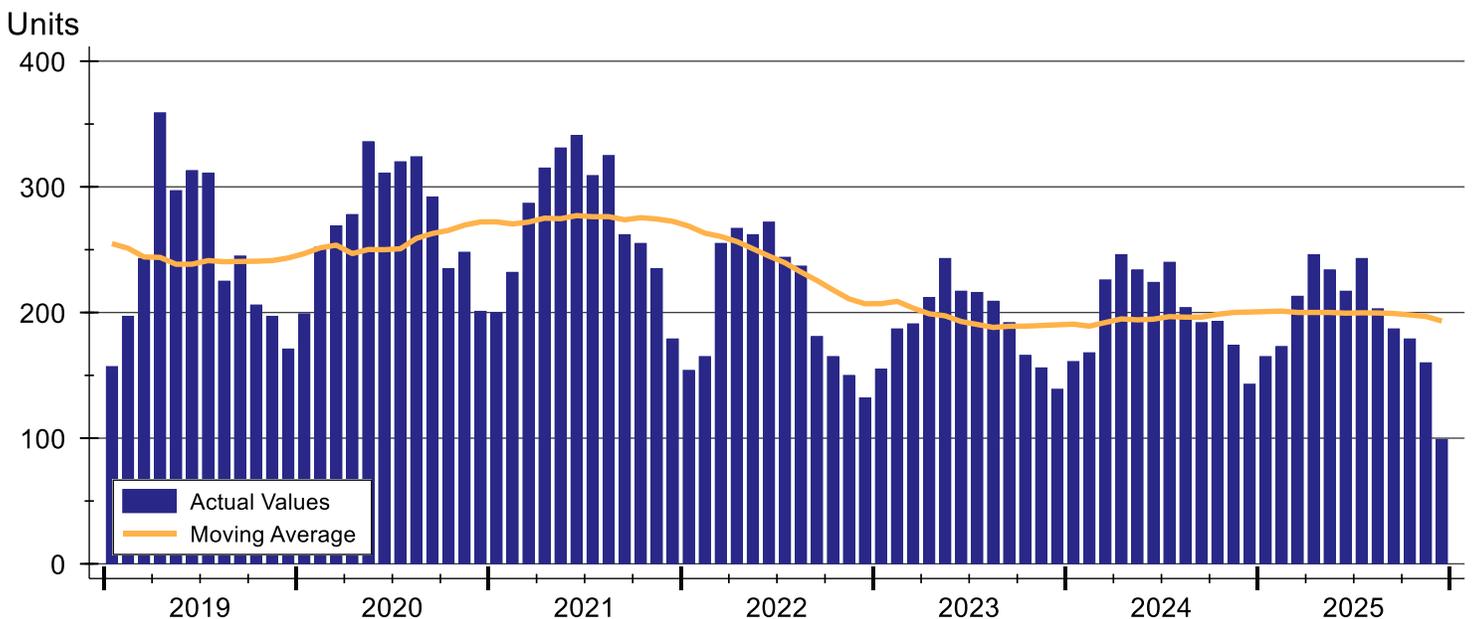
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		99	143	-30.8%
Volume (1,000s)		23,667	36,905	-35.9%
Average	List Price	239,059	258,075	-7.4%
	Days on Market	37	33	12.1%
	Percent of Original	97.4%	97.2%	0.2%
Median	List Price	233,572	214,000	9.1%
	Days on Market	26	21	23.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 99 listings in Shawnee County had contracts pending at the end of December, down from 143 contracts pending at the end of December 2024.

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

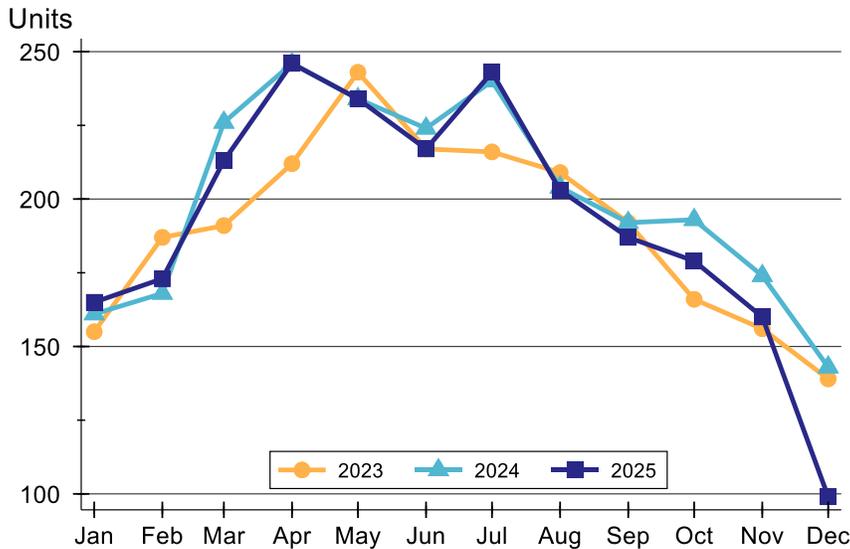
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	155	161	165
February	187	168	173
March	191	226	213
April	212	246	246
May	243	234	234
June	217	224	217
July	216	240	243
August	209	204	203
September	192	192	187
October	166	193	179
November	156	174	160
December	139	143	99

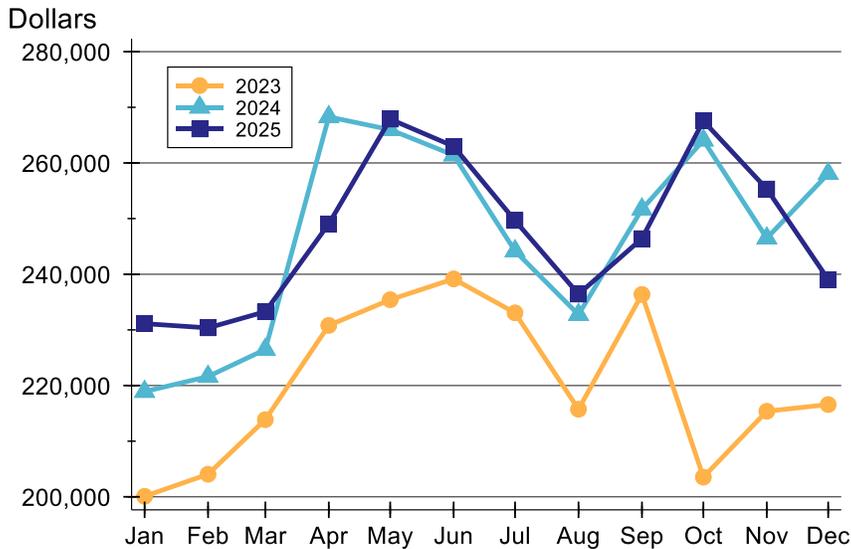
Pending Contracts by Price Range

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	1.0%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	4.0%	45,863	47,000	36	21	94.1%	100.0%
\$50,000-\$99,999	10	10.1%	83,060	92,450	19	8	99.7%	100.0%
\$100,000-\$124,999	3	3.0%	116,600	119,900	44	46	94.7%	92.3%
\$125,000-\$149,999	8	8.1%	138,850	139,500	18	10	97.9%	100.0%
\$150,000-\$174,999	12	12.1%	161,250	159,400	35	33	96.3%	100.0%
\$175,000-\$199,999	5	5.1%	191,735	195,000	22	2	98.9%	100.0%
\$200,000-\$249,999	12	12.1%	229,602	231,736	33	25	97.7%	99.0%
\$250,000-\$299,999	18	18.2%	278,228	279,950	44	22	96.6%	100.0%
\$300,000-\$399,999	15	15.2%	350,944	354,000	49	33	98.5%	100.0%
\$400,000-\$499,999	8	8.1%	436,259	437,450	47	33	96.8%	100.0%
\$500,000-\$749,999	3	3.0%	588,167	589,500	67	75	97.3%	96.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



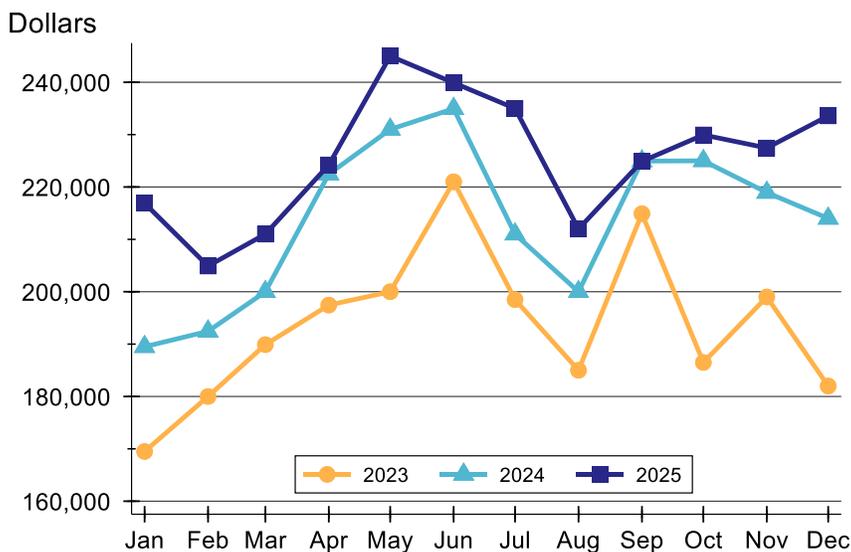
Shawnee County Pending Contracts Analysis

Average Price



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

Median Price

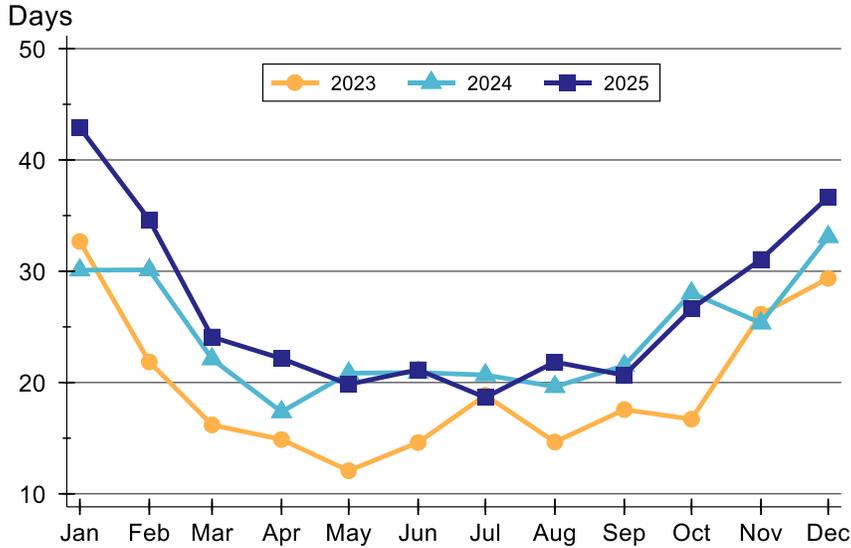


Month	2023	2024	2025
January	169,500	189,500	216,900
February	180,000	192,450	204,900
March	189,900	200,000	211,000
April	197,450	222,450	224,225
May	200,000	231,000	245,000
June	221,000	234,950	239,900
July	198,500	210,994	235,000
August	185,000	200,000	212,000
September	214,900	224,950	224,900
October	186,500	225,000	229,950
November	199,000	218,950	227,450
December	182,000	214,000	233,572



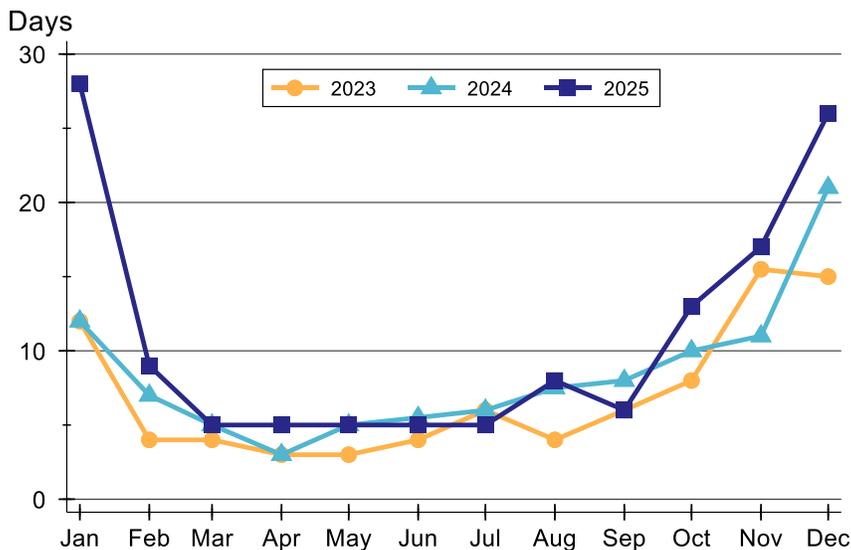
Shawnee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	33	30	43
February	22	30	35
March	16	22	24
April	15	17	22
May	12	21	20
June	15	21	21
July	19	21	19
August	15	20	22
September	18	22	21
October	17	28	27
November	26	25	31
December	29	33	37

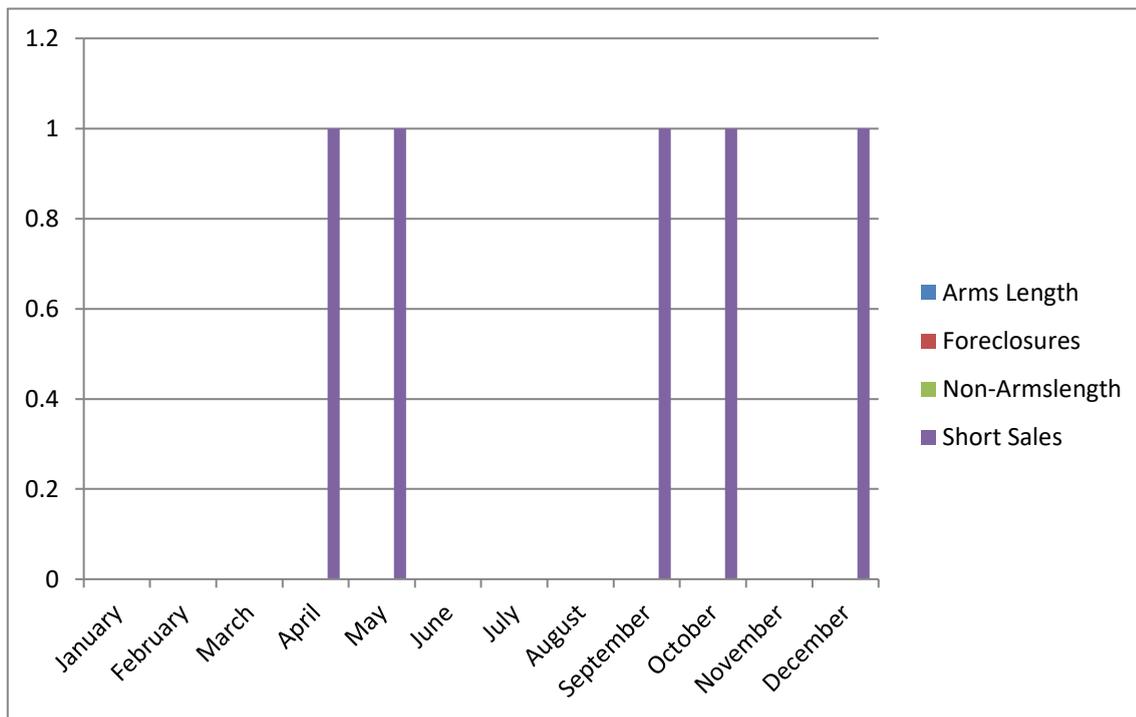
Median DOM



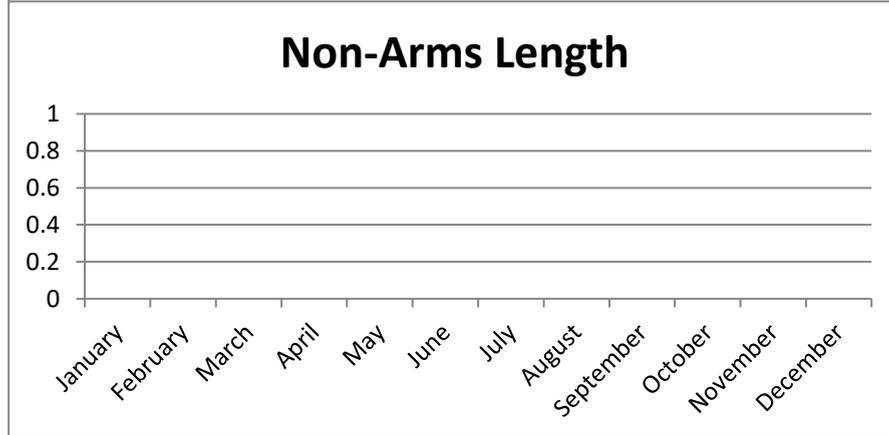
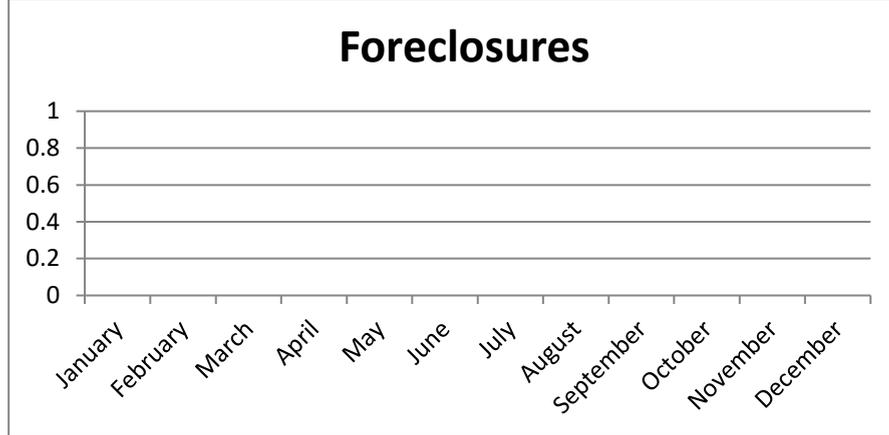
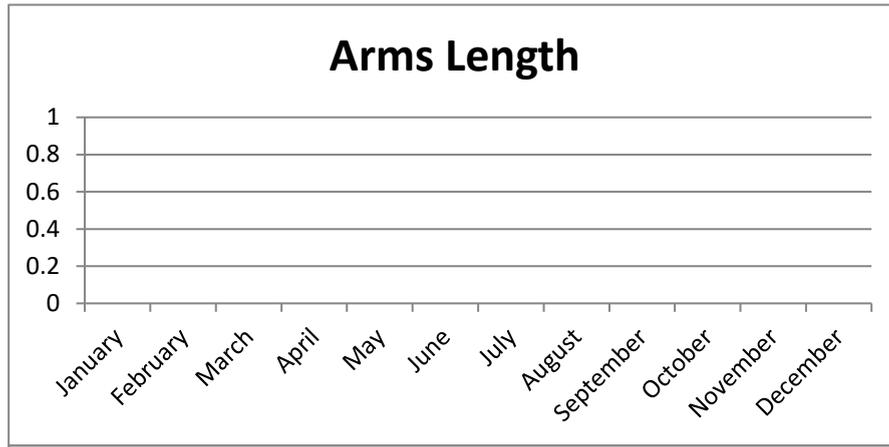
Month	2023	2024	2025
January	12	12	28
February	4	7	9
March	4	5	5
April	3	3	5
May	3	5	5
June	4	6	5
July	6	6	5
August	4	8	8
September	6	8	6
October	8	10	13
November	16	11	17
December	15	21	26

Sunflower Multiple Listing Service December 2025 Distressed Sales Report

	<i>Total Sales</i>	<i>Arms Length</i>	<i>Foreclosures</i>	<i>Non-Armslength</i>	<i>Short Sales</i>	<i>Distressed Sales</i>	<i>Distressed as % of Total Sales</i>
January	0	0	0	0	0	0	
February	0	0	0	0	0	0	
March	0	0	0	0	0	0	
April	1	0	0	0	1	1	100%
May	1	0	0	0	1	1	100%
June	0	0	0	0	0	0	
July	0	0	0	0	0	0	
August	0	0	0	0	0	0	
September	1	0	0	0	1	1	100%
October	1	0	0	0	1	1	100%
November	0	0	0	0	0	0	
December	1	0	0	0	1	1	100%
YTD Totals	5	0	0	0	5	5	100%



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



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

December 2025																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022	
\$1-\$29,999	39	3	3	8	4	3	7	0	5	3	7	6	88	52	72	88	
\$30,000-\$39,999	4	1	4	4	2	4	1	6	2	2	3	1	34	49	65	63	
\$40,000-\$49,999	3	4	1	10	5	6	9	4	8	4	2	5	61	57	82	72	
\$50,000-\$59,999	6	7	2	8	7	11	7	4	1	4	2	5	64	66	96	96	
\$60,000-\$69,999	3	4	4	6	7	7	5	5	2	6	6	4	59	88	108	141	
\$70,000-\$79,999	8	10	17	10	6	7	6	7	11	5	6	4	97	79	97	135	
\$80,000-\$89,999	6	9	13	8	6	10	11	7	10	9	6	8	103	128	99	142	
\$90,000-\$99,999	2	2	6	9	15	3	15	7	7	7	2	8	83	88	128	118	
\$100,000-\$119,999	10	9	11	16	15	17	13	17	23	8	12	12	163	155	216	239	
\$120,000-\$139,999	15	14	15	18	20	18	17	26	26	18	11	13	211	244	254	343	
\$140,000-\$159,999	18	10	14	23	30	23	27	24	19	23	16	12	239	285	274	311	
\$160,000-\$179,999	13	8	19	23	20	28	25	28	17	21	18	23	243	289	265	268	
\$180,000-\$199,999	12	13	17	23	31	24	19	36	20	21	20	12	248	258	217	264	
\$200,000-\$249,999	26	23	48	50	46	64	50	54	62	45	40	47	555	535	504	532	
\$250,000-\$299,999	22	45	28	43	42	56	53	51	34	41	30	30	475	446	374	409	
\$300,000-\$399,999	35	28	37	44	59	53	45	61	48	42	44	48	544	474	418	397	
\$400,000-\$499,999	15	14	14	20	27	26	25	19	21	21	13	18	233	202	177	193	
\$500,000 or more	15	7	18	10	20	30	18	21	12	17	18	18	204	184	153	148	
TOTALS	252	211	271	333	362	390	353	377	328	297	256	274	3704	3679	3599	3959	



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Fell in December

Total home sales in the Topeka MSA & Douglas County fell last month to 223 units, compared to 240 units in December 2024. Total sales volume was \$56.9 million, up from a year earlier.

The median sale price in December was \$232,000, up from \$202,500 a year earlier. Homes that sold in December were typically on the market for 16 days and sold for 99.1% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of December was 381 units, up from 301 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 December was \$230,000.

During December, a total of 112 contracts were written down from 223 in December 2024. At the end of the month, there were 129 contracts still pending.

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

Contact Information

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



Topeka MSA & Douglas County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		223	240	196	3,019	3,040	2,946
Change from prior year		-7.1%	22.4%	-10.9%	-0.7%	3.2%	-10.0%
Active Listings		381	301	265	N/A	N/A	N/A
Change from prior year		26.6%	13.6%	13.2%			
Months' Supply		1.5	1.2	1.1	N/A	N/A	N/A
Change from prior year		25.0%	9.1%	22.2%			
New Listings		138	226	163	3,391	3,646	3,398
Change from prior year		-38.9%	38.7%	0.6%	-7.0%	7.3%	-7.3%
Contracts Written		112	223	191	2,893	3,082	2,945
Change from prior year		-49.8%	16.8%	7.9%	-6.1%	4.7%	-8.4%
Pending Contracts		129	185	170	N/A	N/A	N/A
Change from prior year		-30.3%	8.8%	0.6%			
Sales Volume (1,000s)		56,856	54,999	39,781	730,709	701,131	632,188
Change from prior year		3.4%	38.3%	-3.2%	4.2%	10.9%	-7.3%
Average	Sale Price	254,961	229,162	202,965	242,037	230,635	214,592
	Change from prior year	11.3%	12.9%	0.2%	4.9%	7.5%	2.4%
	List Price of Actives	292,288	245,927	287,298	N/A	N/A	N/A
	Change from prior year	18.9%	-14.4%	-30.7%			
	Days on Market	30	27	30	25	25	19
Change from prior year	11.1%	-10.0%	42.9%	0.0%	31.6%	26.7%	
Percent of List	97.2%	98.1%	98.1%	98.4%	98.6%	98.9%	
Change from prior year	-0.9%	0.0%	-0.5%	-0.2%	-0.3%	-1.4%	
Percent of Original	94.3%	95.9%	94.2%	96.5%	96.8%	97.3%	
Change from prior year	-1.7%	1.8%	-1.2%	-0.3%	-0.5%	-1.6%	
Median	Sale Price	232,000	202,500	196,750	216,000	203,000	185,000
	Change from prior year	14.6%	2.9%	19.2%	6.4%	9.7%	2.8%
	List Price of Actives	230,000	219,500	229,900	N/A	N/A	N/A
	Change from prior year	4.8%	-4.5%	-4.2%			
	Days on Market	16	10	17	7	6	5
Change from prior year	60.0%	-41.2%	142.9%	16.7%	20.0%	25.0%	
Percent of List	99.1%	100.0%	99.7%	100.0%	100.0%	100.0%	
Change from prior year	-0.9%	0.3%	0.8%	0.0%	0.0%	0.0%	
Percent of Original	97.4%	99.1%	96.0%	99.3%	100.0%	100.0%	
Change from prior year	-1.7%	3.2%	-1.4%	-0.7%	0.0%	0.0%	

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



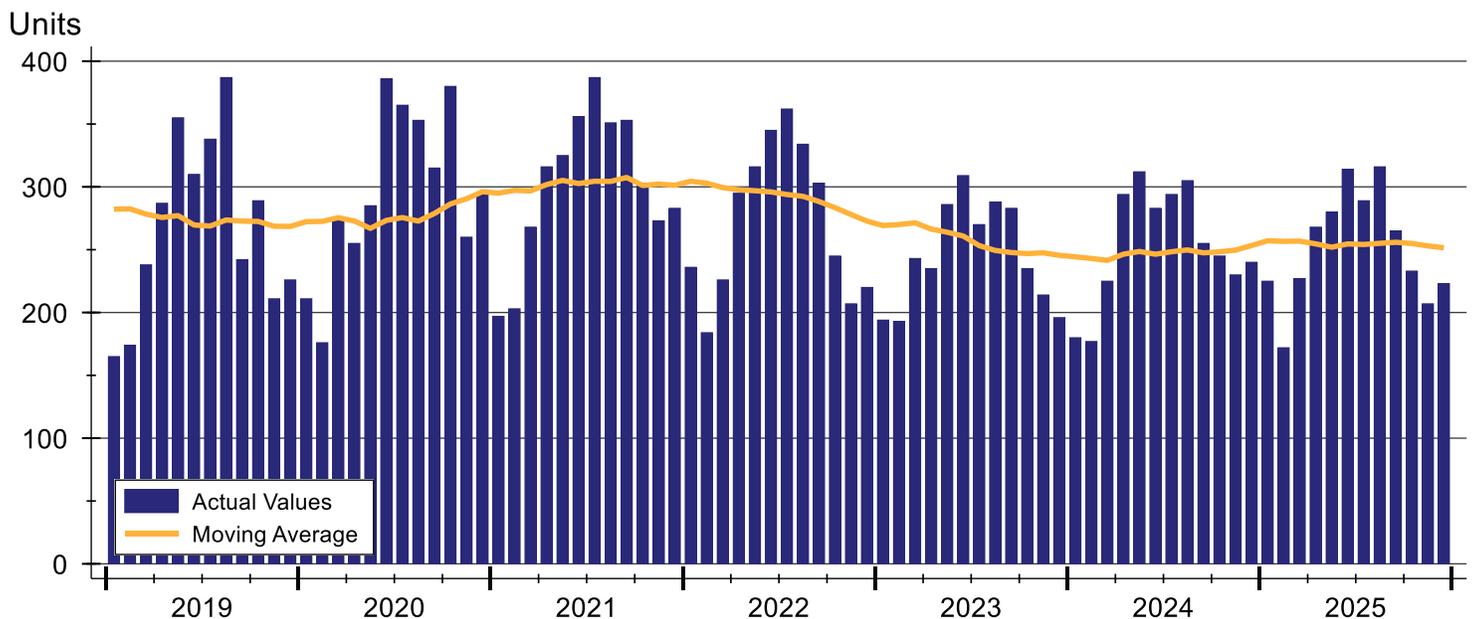
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		223	240	-7.1%	3,019	3,040	-0.7%
Volume (1,000s)		56,856	54,999	3.4%	730,709	701,131	4.2%
Months' Supply		1.5	1.2	25.0%	N/A	N/A	N/A
Average	Sale Price	254,961	229,162	11.3%	242,037	230,635	4.9%
	Days on Market	30	27	11.1%	25	25	0.0%
	Percent of List	97.2%	98.1%	-0.9%	98.4%	98.6%	-0.2%
	Percent of Original	94.3%	95.9%	-1.7%	96.5%	96.8%	-0.3%
Median	Sale Price	232,000	202,500	14.6%	216,000	203,000	6.4%
	Days on Market	16	10	60.0%	7	6	16.7%
	Percent of List	99.1%	100.0%	-0.9%	100.0%	100.0%	0.0%
	Percent of Original	97.4%	99.1%	-1.7%	99.3%	100.0%	-0.7%

A total of 223 homes sold in the Topeka MSA & Douglas County in December, down from 240 units in December 2024. Total sales volume rose to \$56.9 million compared to \$55.0 million in the previous year.

The median sales price in December was \$232,000, up 14.6% compared to the prior year. Median days on market was 16 days, up from 14 days in November, and up from 10 in December 2024.

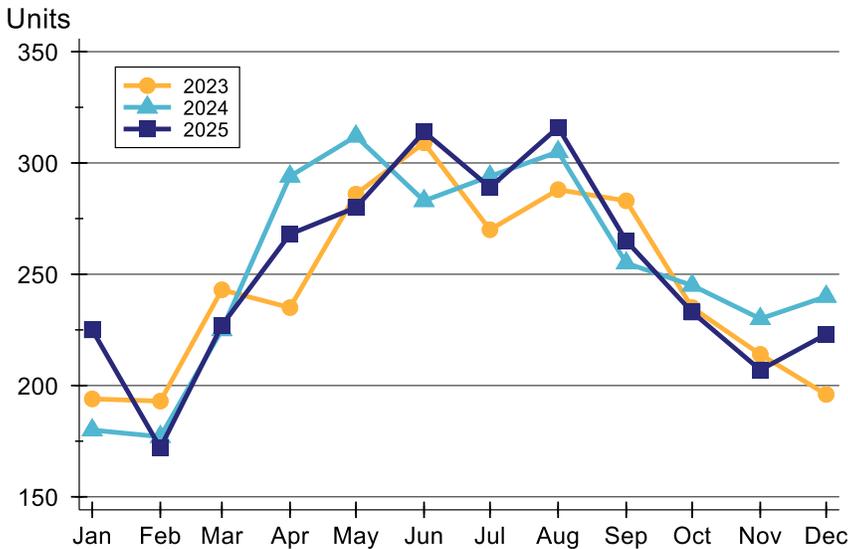
History of Closed Listings





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	194	180	225
February	193	177	172
March	243	225	227
April	235	294	268
May	286	312	280
June	309	283	314
July	270	294	289
August	288	305	316
September	283	255	265
October	235	245	233
November	214	230	207
December	196	240	223

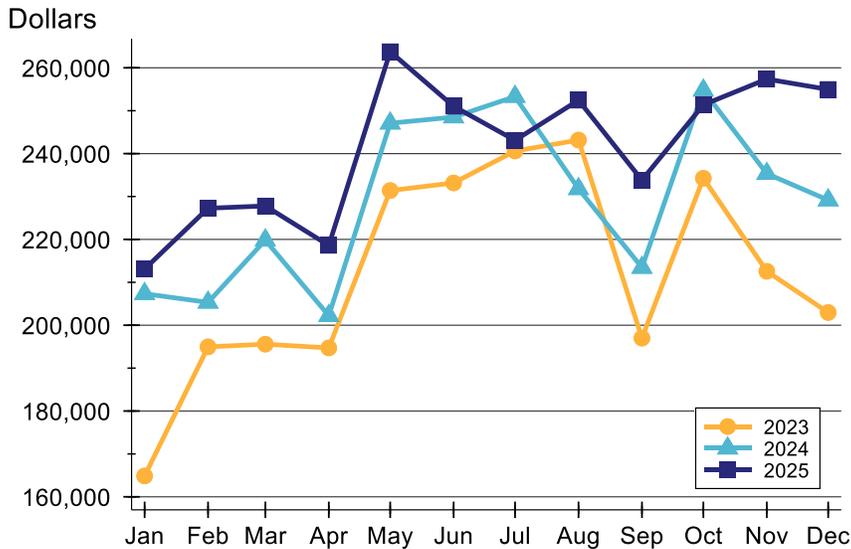
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.8%	1.3	19,188	20,000	11	6	50.0%	33.3%	50.0%	33.3%
\$25,000-\$49,999	4	1.8%	0.9	38,125	40,000	25	19	89.3%	91.7%	82.6%	79.1%
\$50,000-\$99,999	22	9.9%	1.9	76,860	80,500	45	28	94.4%	94.5%	85.1%	90.3%
\$100,000-\$124,999	11	4.9%	1.3	112,908	115,000	17	12	101.7%	100.1%	99.5%	100.1%
\$125,000-\$149,999	10	4.5%	1.7	132,900	130,000	21	16	98.9%	99.4%	95.4%	96.7%
\$150,000-\$174,999	21	9.4%	1.3	159,762	160,000	28	19	99.6%	100.0%	97.3%	99.9%
\$175,000-\$199,999	16	7.2%	1.1	184,681	185,000	10	6	98.6%	100.0%	97.9%	100.0%
\$200,000-\$249,999	37	16.6%	1.1	224,804	225,000	28	11	98.2%	98.4%	95.7%	96.7%
\$250,000-\$299,999	26	11.7%	1.2	275,495	275,000	21	4	99.8%	100.0%	98.2%	100.0%
\$300,000-\$399,999	41	18.4%	1.6	346,200	350,000	36	25	96.6%	97.7%	94.4%	96.3%
\$400,000-\$499,999	15	6.7%	2.0	453,387	467,000	40	31	99.0%	100.0%	98.1%	98.3%
\$500,000-\$749,999	15	6.7%	1.8	571,977	545,000	46	36	100.0%	99.1%	97.6%	97.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.4%	10.5	1,000,000	1,000,000	98	98	83.3%	83.3%	72.5%	72.5%



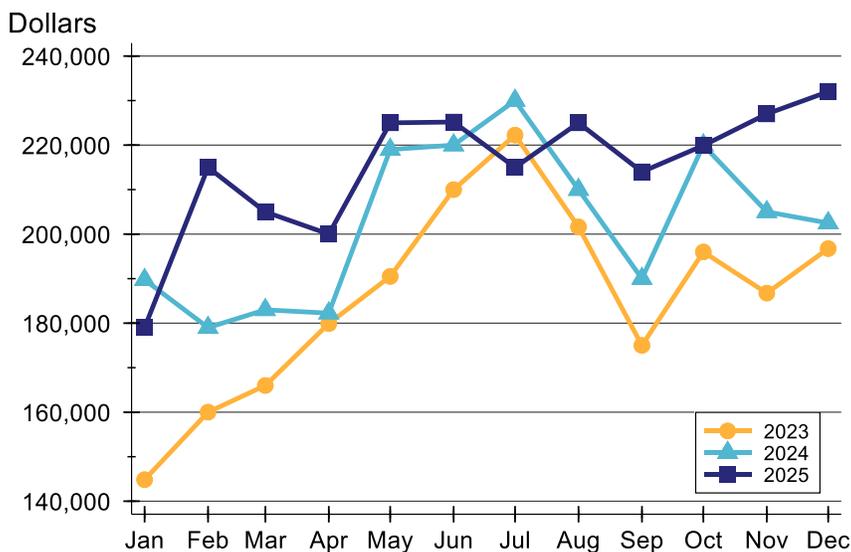
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	164,858	207,334	213,104
February	194,960	205,322	227,270
March	195,587	219,830	227,803
April	194,716	202,221	218,603
May	231,390	247,079	263,763
June	233,170	248,518	251,036
July	240,616	253,297	243,104
August	243,160	231,797	252,444
September	196,990	213,436	233,822
October	234,255	254,750	251,371
November	212,567	235,342	257,372
December	202,965	229,162	254,961

Median Price

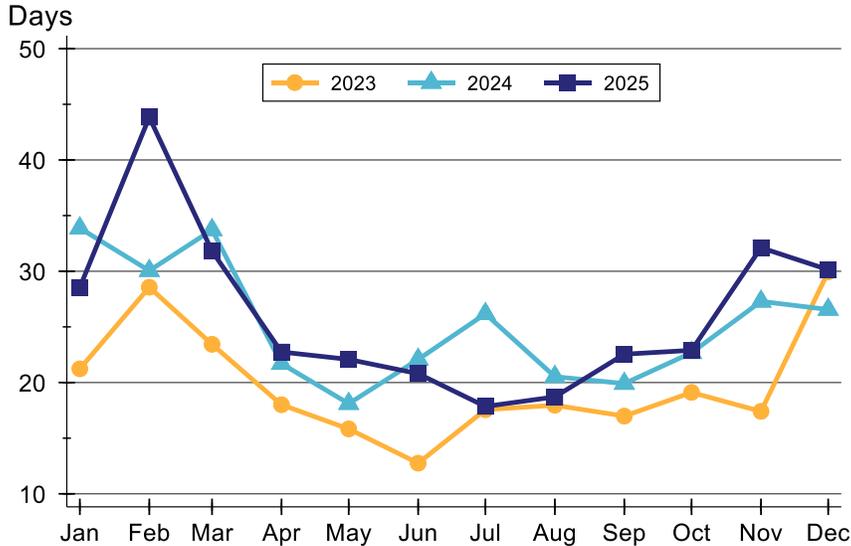


Month	2023	2024	2025
January	144,835	189,750	179,000
February	160,000	179,000	215,000
March	166,000	183,000	205,000
April	179,900	182,250	200,000
May	190,500	219,000	225,000
June	210,000	220,000	225,185
July	222,250	230,000	215,000
August	201,629	210,000	225,000
September	175,000	190,000	214,000
October	196,000	220,000	219,900
November	186,750	205,000	227,000
December	196,750	202,500	232,000



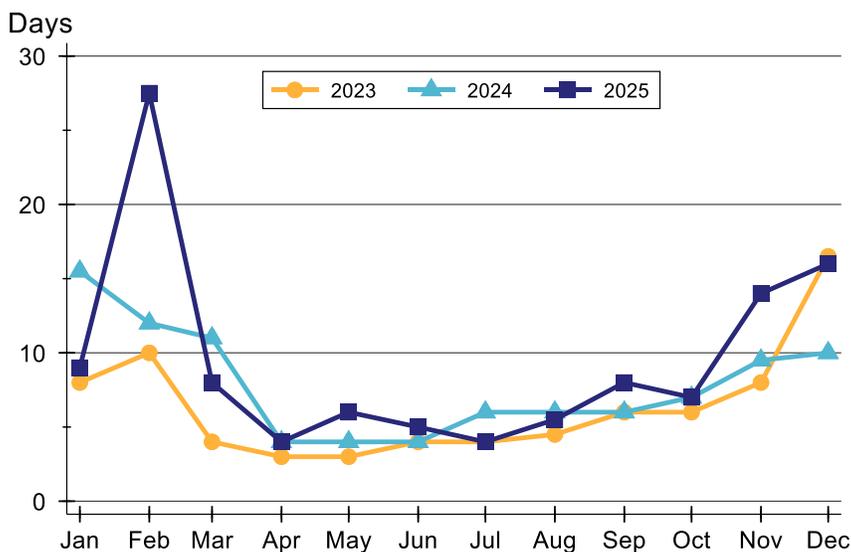
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



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

Median DOM



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



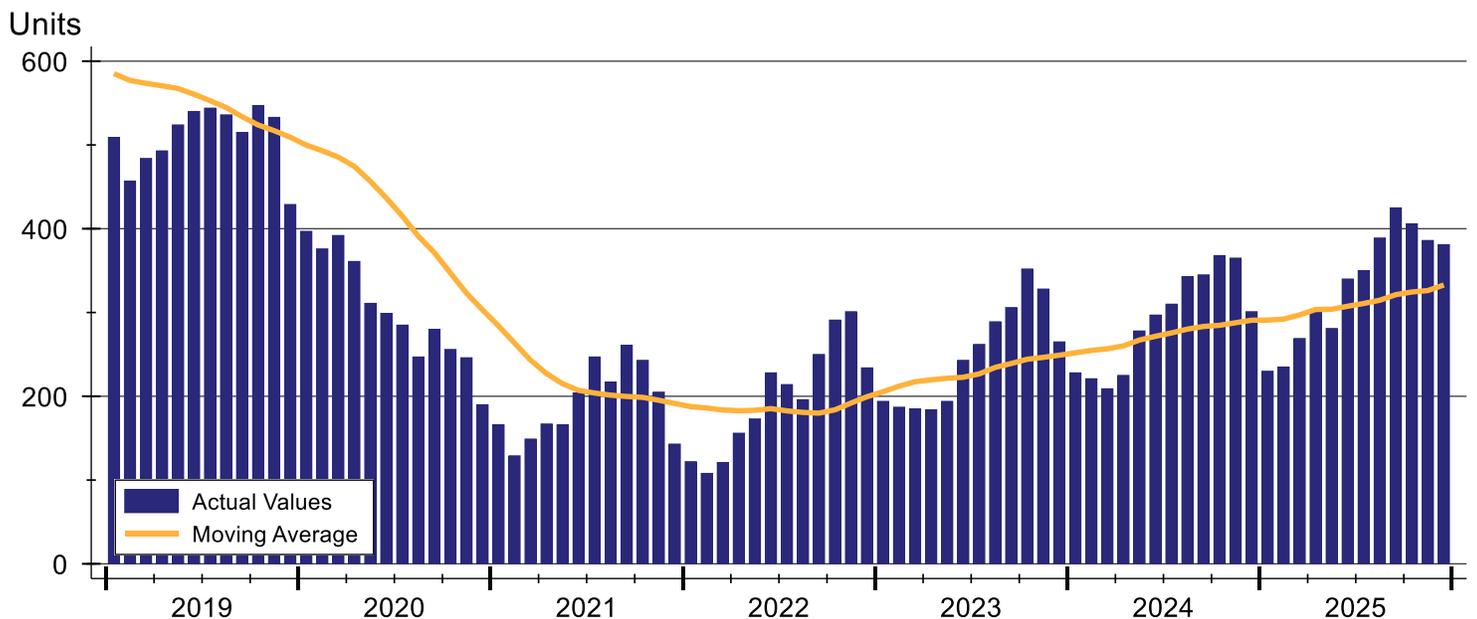
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2025	2024	Change
Active Listings		381	301	26.6%
Volume (1,000s)		111,362	74,024	50.4%
Months' Supply		1.5	1.2	25.0%
Average	List Price	292,288	245,927	18.9%
	Days on Market	46	62	-25.8%
	Percent of Original	95.1%	96.9%	-1.9%
Median	List Price	230,000	219,500	4.8%
	Days on Market	25	48	-47.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 381 homes were available for sale in the Topeka MSA & Douglas County at the end of December. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$230,000, up 4.8% from 2024. The typical time on market for active listings was 25 days, down from 48 days a year earlier.

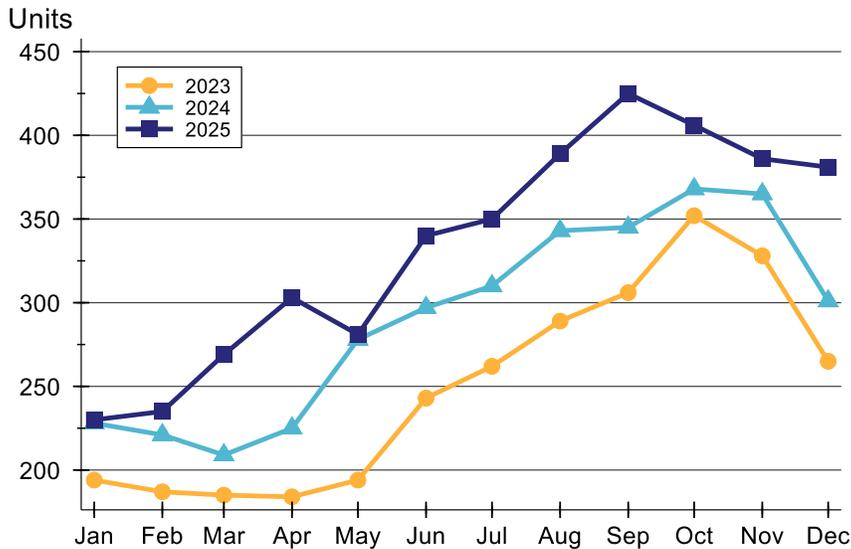
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	194	228	230
February	187	221	235
March	185	209	269
April	184	225	303
May	194	278	281
June	243	297	340
July	262	310	350
August	289	343	389
September	306	345	425
October	352	368	406
November	328	365	386
December	265	301	381

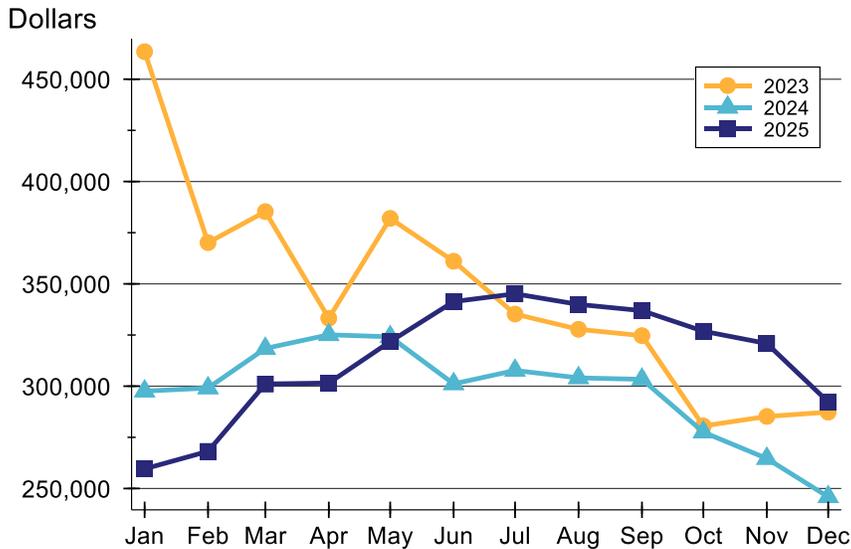
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	3	0.8%	1.3	19,300	20,900	23	22	88.4%	83.6%
\$25,000-\$49,999	9	2.4%	0.9	36,711	37,000	68	40	86.3%	89.8%
\$50,000-\$99,999	52	13.8%	1.9	78,431	80,000	46	21	94.6%	100.0%
\$100,000-\$124,999	19	5.0%	1.3	115,371	118,000	57	43	84.9%	96.8%
\$125,000-\$149,999	31	8.2%	1.7	136,881	137,500	41	24	94.6%	96.5%
\$150,000-\$174,999	24	6.4%	1.3	162,312	160,000	61	36	96.5%	98.6%
\$175,000-\$199,999	25	6.6%	1.1	186,622	185,000	73	32	95.3%	97.5%
\$200,000-\$249,999	42	11.1%	1.1	226,652	226,500	32	18	93.4%	99.3%
\$250,000-\$299,999	40	10.6%	1.2	278,849	278,500	37	27	96.0%	98.7%
\$300,000-\$399,999	63	16.7%	1.6	355,779	350,000	39	17	97.7%	100.0%
\$400,000-\$499,999	33	8.8%	2.0	450,834	450,000	38	18	98.2%	100.0%
\$500,000-\$749,999	21	5.6%	1.8	606,229	599,000	62	48	97.5%	100.0%
\$750,000-\$999,999	8	2.1%	N/A	856,866	840,000	75	51	95.5%	98.0%
\$1,000,000 and up	7	1.9%	10.5	1,882,714	1,649,000	77	50	94.9%	100.0%



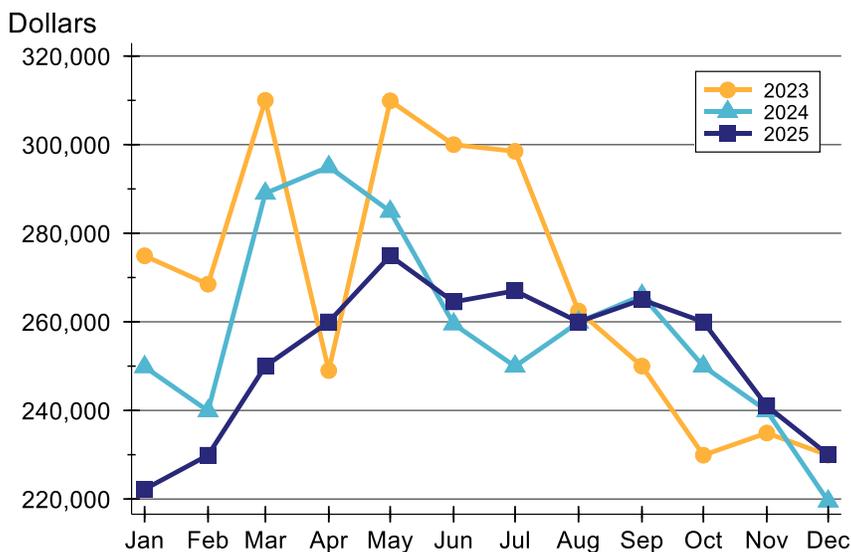
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	463,458	297,579	259,588
February	370,144	299,101	268,163
March	385,307	318,418	301,069
April	333,201	325,105	301,539
May	381,991	324,123	321,794
June	361,036	301,144	341,314
July	335,238	307,686	345,133
August	327,788	304,068	339,955
September	324,685	303,338	336,904
October	280,559	277,529	326,852
November	285,207	264,650	320,857
December	287,298	245,927	292,288

Median Price

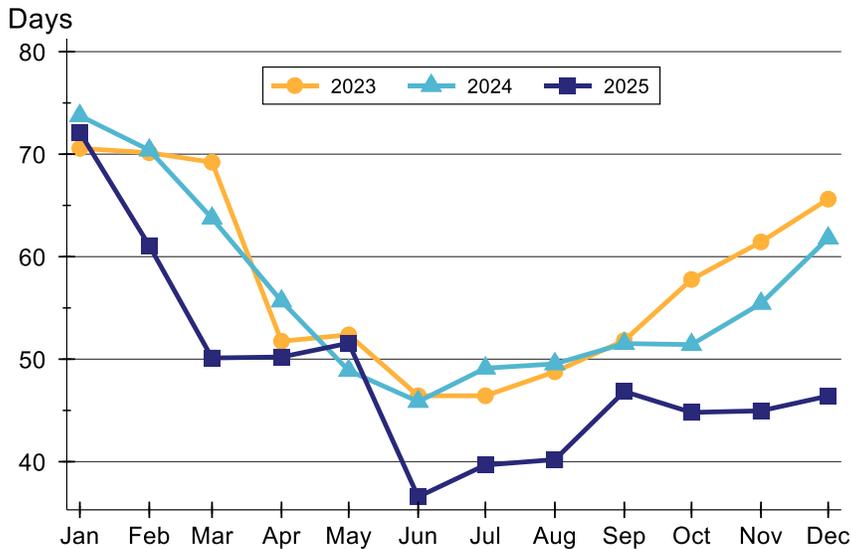


Month	2023	2024	2025
January	274,900	249,839	222,200
February	268,500	239,900	229,900
March	310,000	289,000	250,000
April	249,000	295,000	260,000
May	309,888	284,925	274,900
June	300,000	259,500	264,500
July	298,500	249,950	267,000
August	262,450	259,900	260,000
September	250,000	265,950	265,000
October	229,900	249,975	260,000
November	234,900	239,900	241,000
December	229,900	219,500	230,000



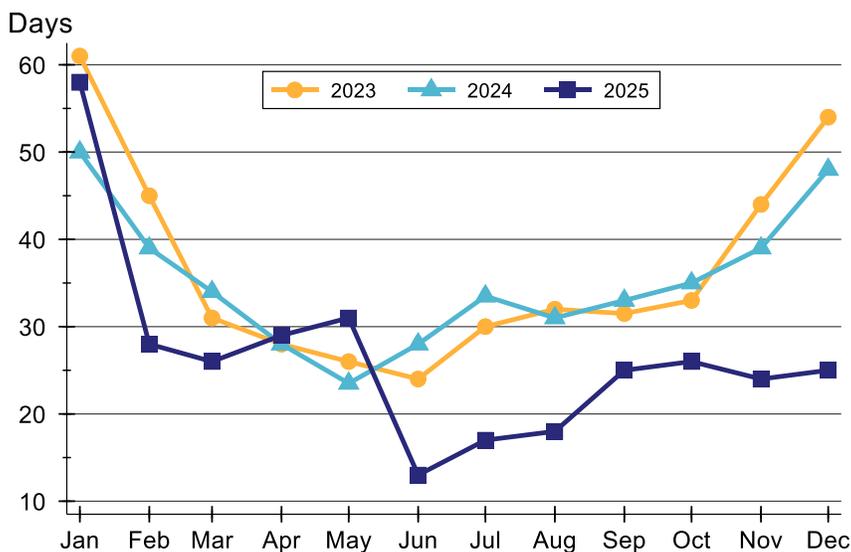
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



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

Median DOM

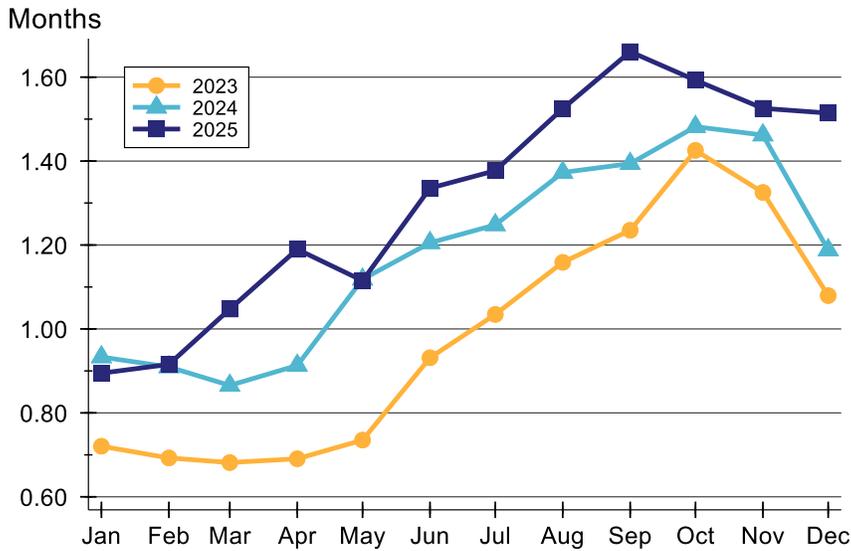


Month	2023	2024	2025
January	61	50	58
February	45	39	28
March	31	34	26
April	28	28	29
May	26	24	31
June	24	28	13
July	30	34	17
August	32	31	18
September	32	33	25
October	33	35	26
November	44	39	24
December	54	48	25



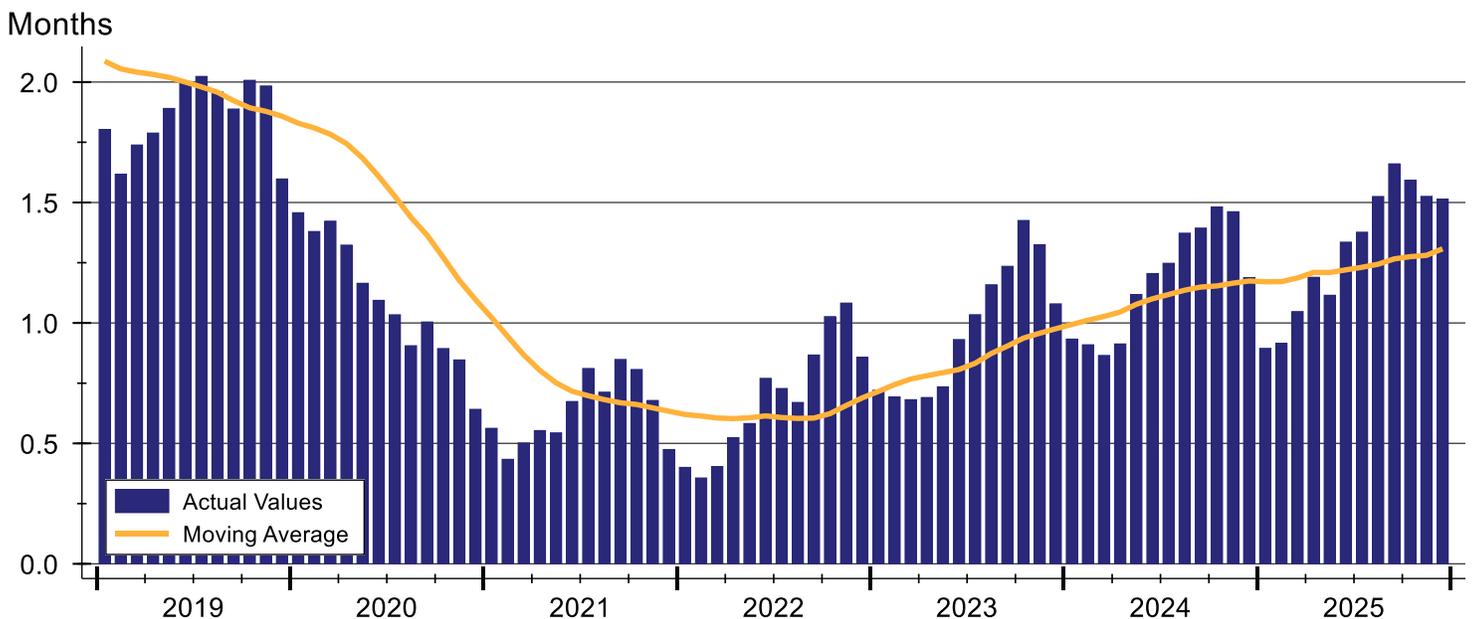
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





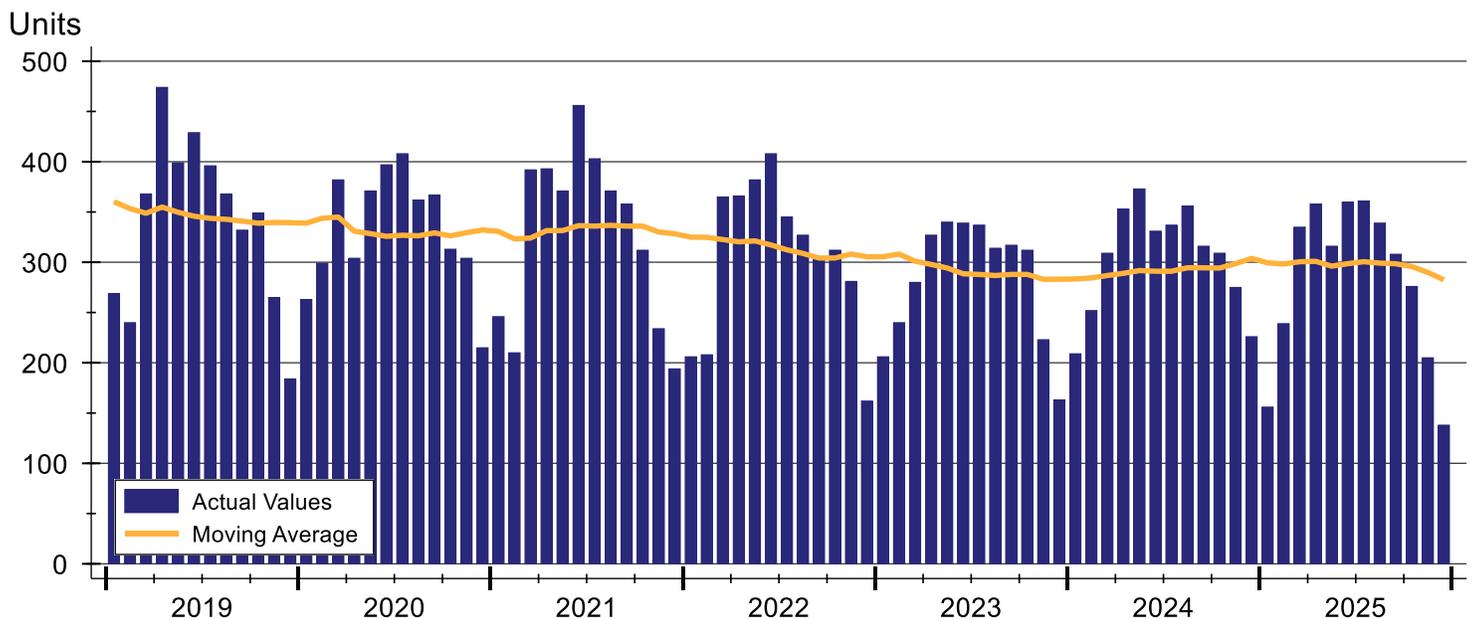
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	138	226	-38.9%
	Volume (1,000s)	36,632	41,664	-12.1%
	Average List Price	265,449	184,353	44.0%
	Median List Price	239,000	159,925	49.4%
Year-to-Date	New Listings	3,391	3,646	-7.0%
	Volume (1,000s)	870,465	869,652	0.1%
	Average List Price	256,699	238,522	7.6%
	Median List Price	223,000	205,000	8.8%

A total of 138 new listings were added in the Topeka MSA & Douglas County during December, down 38.9% from the same month in 2024. Year-to-date the Topeka MSA & Douglas County has seen 3,391 new listings.

The median list price of these homes was \$239,000 up from \$159,925 in 2024.

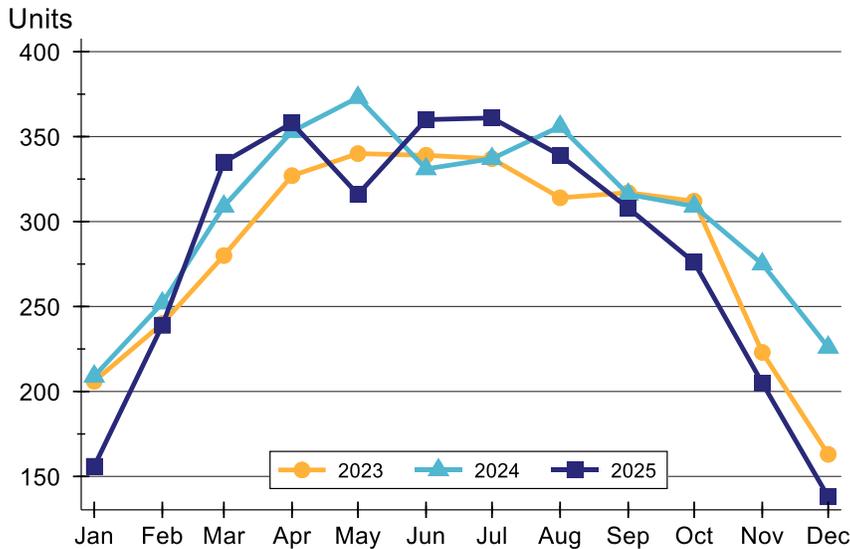
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	206	209	156
February	240	252	239
March	280	309	335
April	327	353	358
May	340	373	316
June	339	331	360
July	337	337	361
August	314	356	339
September	317	316	308
October	312	309	276
November	223	275	205
December	163	226	138

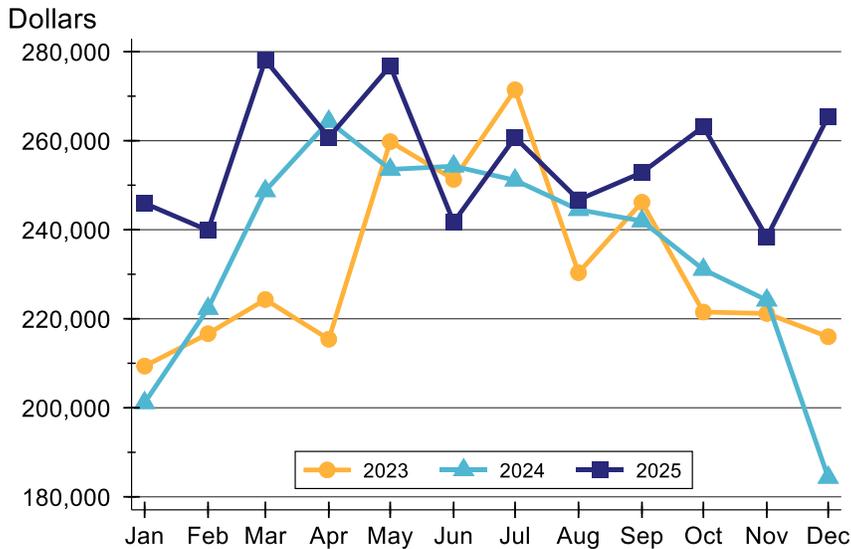
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	15,000	15,000	5	5	100.0%	100.0%
\$25,000-\$49,999	4	3.0%	39,875	39,750	13	12	85.3%	85.6%
\$50,000-\$99,999	20	14.8%	80,619	86,000	12	8	96.5%	100.0%
\$100,000-\$124,999	4	3.0%	109,950	109,950	16	17	93.9%	93.7%
\$125,000-\$149,999	4	3.0%	136,250	137,500	26	24	95.7%	97.6%
\$150,000-\$174,999	5	3.7%	160,790	165,000	6	4	100.0%	100.0%
\$175,000-\$199,999	11	8.1%	186,861	185,000	14	12	99.4%	100.0%
\$200,000-\$249,999	23	17.0%	224,312	220,000	12	8	99.7%	100.0%
\$250,000-\$299,999	23	17.0%	274,287	275,000	11	6	99.6%	100.0%
\$300,000-\$399,999	21	15.6%	354,740	350,000	13	6	99.5%	100.0%
\$400,000-\$499,999	14	10.4%	445,155	437,000	11	5	99.6%	100.0%
\$500,000-\$749,999	3	2.2%	551,667	515,000	12	6	99.3%	99.7%
\$750,000-\$999,999	1	0.7%	900,000	900,000	7	7	100.0%	100.0%
\$1,000,000 and up	1	0.7%	2,500,000	2,500,000	33	33	100.0%	100.0%



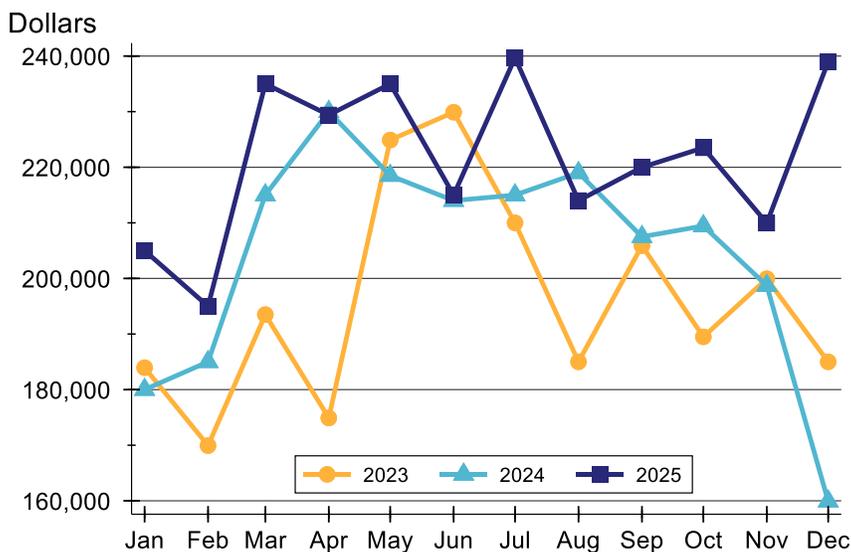
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	209,364	201,113	245,944
February	216,641	222,290	239,871
March	224,322	248,737	278,115
April	215,398	264,334	260,740
May	259,784	253,557	276,793
June	251,304	254,273	241,700
July	271,436	251,129	260,715
August	230,343	244,500	246,723
September	246,177	241,956	252,832
October	221,504	231,078	263,159
November	221,181	224,164	238,309
December	215,964	184,353	265,449

Median Price



Month	2023	2024	2025
January	183,950	180,000	205,000
February	169,925	185,000	195,000
March	193,500	215,000	235,000
April	174,900	230,000	229,400
May	224,900	218,500	235,000
June	229,900	214,000	215,000
July	210,000	215,000	239,700
August	185,000	219,000	214,000
September	205,900	207,500	220,000
October	189,500	209,450	223,500
November	199,950	198,700	209,950
December	185,000	159,925	239,000



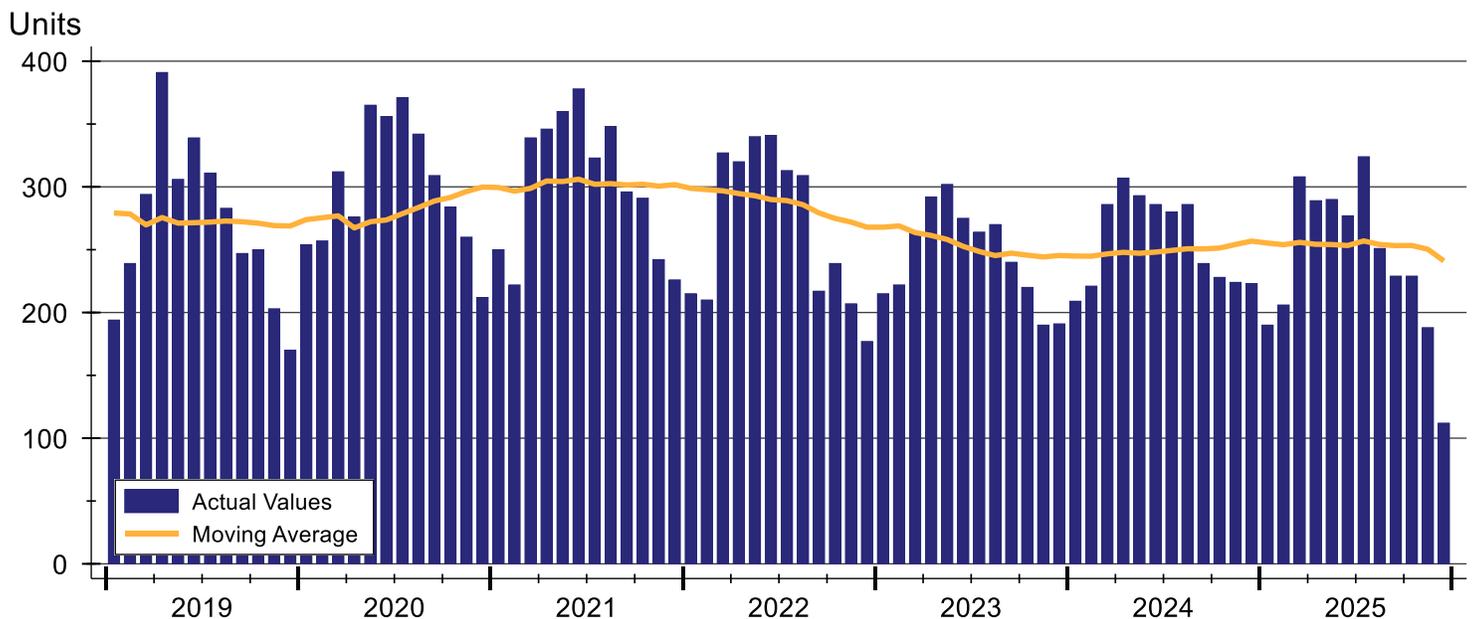
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		112	223	-49.8%	2,893	3,082	-6.1%
Volume (1,000s)		28,032	45,339	-38.2%	713,451	721,165	-1.1%
Average	Sale Price	250,288	203,315	23.1%	246,613	233,992	5.4%
	Days on Market	40	28	42.9%	26	24	8.3%
	Percent of Original	96.1%	96.1%	0.0%	96.6%	96.8%	-0.2%
Median	Sale Price	241,000	174,900	37.8%	220,000	204,000	7.8%
	Days on Market	25	10	150.0%	7	6	16.7%
	Percent of Original	100.0%	98.8%	1.2%	99.5%	100.0%	-0.5%

A total of 112 contracts for sale were written in the Topeka MSA & Douglas County during the month of December, down from 223 in 2024. The median list price of these homes was \$241,000, up from \$174,900 the prior year.

Half of the homes that went under contract in December were on the market less than 25 days, compared to 10 days in December 2024.

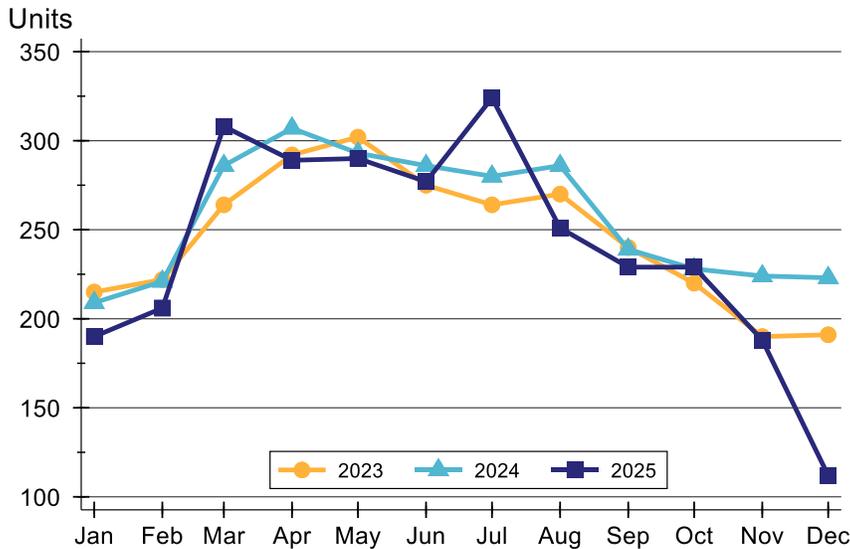
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	215	209	190
February	222	221	206
March	264	286	308
April	292	307	289
May	302	293	290
June	275	286	277
July	264	280	324
August	270	286	251
September	240	239	229
October	220	228	229
November	190	224	188
December	191	223	112

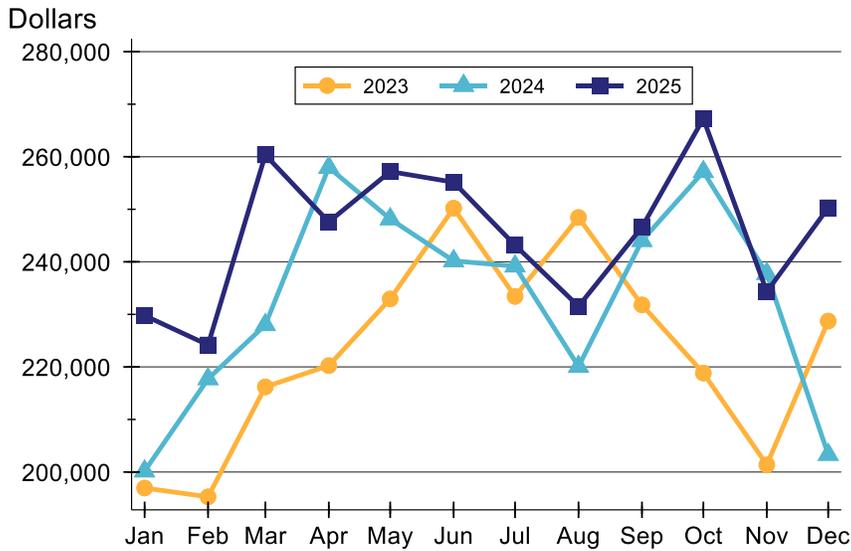
Contracts Written by Price Range

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	4	3.6%	41,875	42,250	23	15	93.3%	95.6%
\$50,000-\$99,999	12	10.7%	80,417	88,475	33	9	91.8%	90.7%
\$100,000-\$124,999	3	2.7%	116,467	119,900	40	46	94.7%	92.3%
\$125,000-\$149,999	6	5.4%	144,467	146,450	29	25	97.5%	98.2%
\$150,000-\$174,999	10	8.9%	161,130	158,500	26	24	97.8%	100.0%
\$175,000-\$199,999	6	5.4%	192,246	194,450	65	24	99.3%	100.0%
\$200,000-\$249,999	20	17.9%	227,854	227,000	33	21	95.8%	100.0%
\$250,000-\$299,999	25	22.3%	274,076	269,900	35	15	96.9%	100.0%
\$300,000-\$399,999	14	12.5%	348,947	344,500	66	30	97.6%	99.3%
\$400,000-\$499,999	8	7.1%	445,009	449,500	49	33	97.0%	99.8%
\$500,000-\$749,999	3	2.7%	621,500	625,000	39	41	96.0%	99.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.9%	1,200,000	1,200,000	98	98	72.5%	72.5%



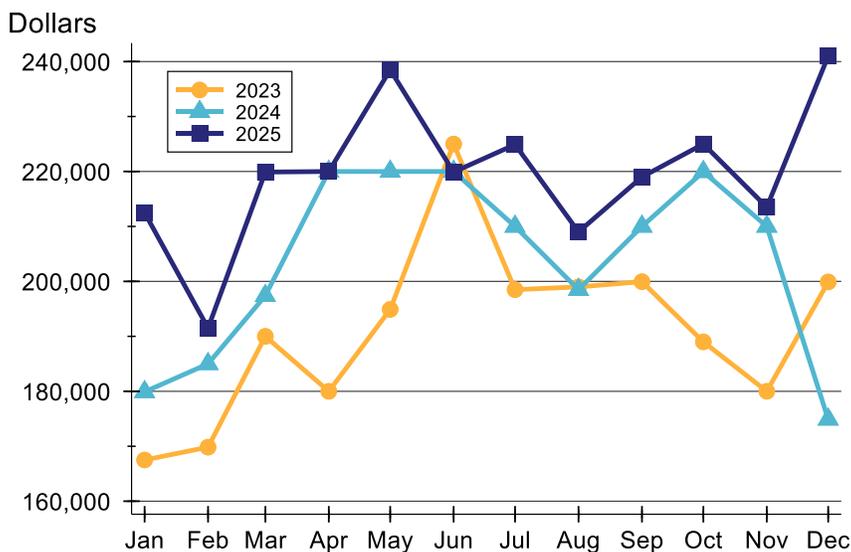
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	196,952	200,166	229,776
February	195,277	217,719	224,178
March	216,202	228,008	260,354
April	220,245	257,955	247,604
May	232,941	248,151	257,183
June	250,211	240,185	255,155
July	233,415	239,169	243,172
August	248,447	220,082	231,539
September	231,807	244,021	246,592
October	218,833	257,141	267,256
November	201,368	237,748	234,324
December	228,725	203,315	250,288

Median Price

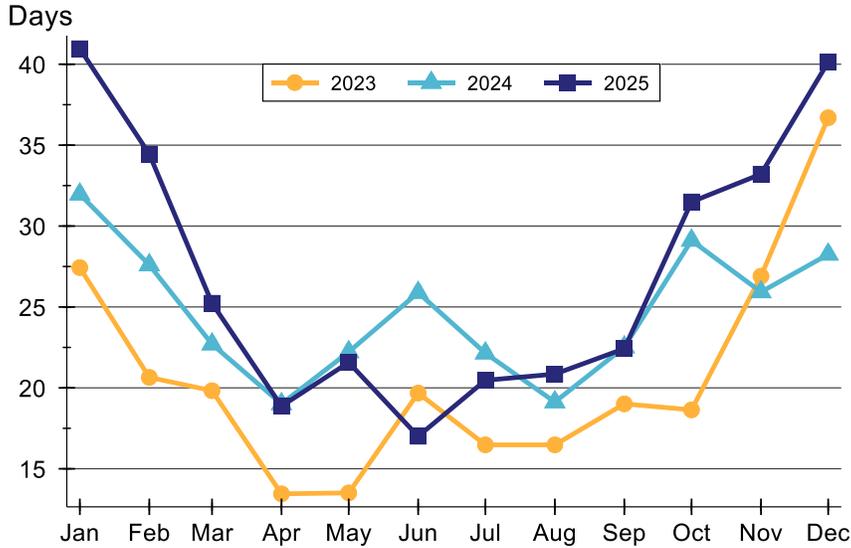


Month	2023	2024	2025
January	167,500	179,900	212,500
February	169,839	185,000	191,500
March	190,000	197,400	219,900
April	180,000	220,000	220,000
May	194,900	220,000	238,500
June	225,000	220,000	219,900
July	198,500	210,000	224,900
August	199,000	198,500	209,000
September	199,950	210,000	219,000
October	189,000	219,950	225,000
November	180,000	210,000	213,500
December	199,900	174,900	241,000



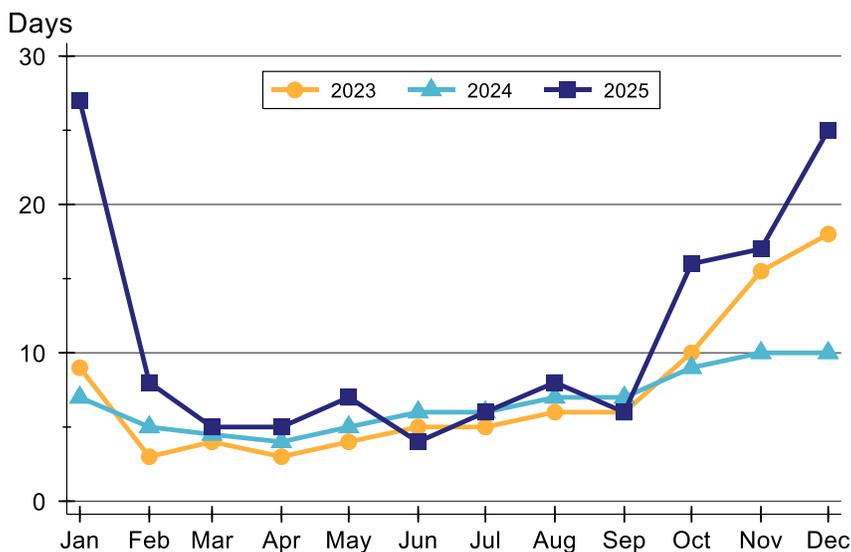
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	27	32	41
February	21	28	34
March	20	23	25
April	13	19	19
May	14	22	22
June	20	26	17
July	16	22	20
August	16	19	21
September	19	23	22
October	19	29	31
November	27	26	33
December	37	28	40

Median DOM



Month	2023	2024	2025
January	9	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	7
June	5	6	4
July	5	6	6
August	6	7	8
September	6	7	6
October	10	9	16
November	16	10	17
December	18	10	25



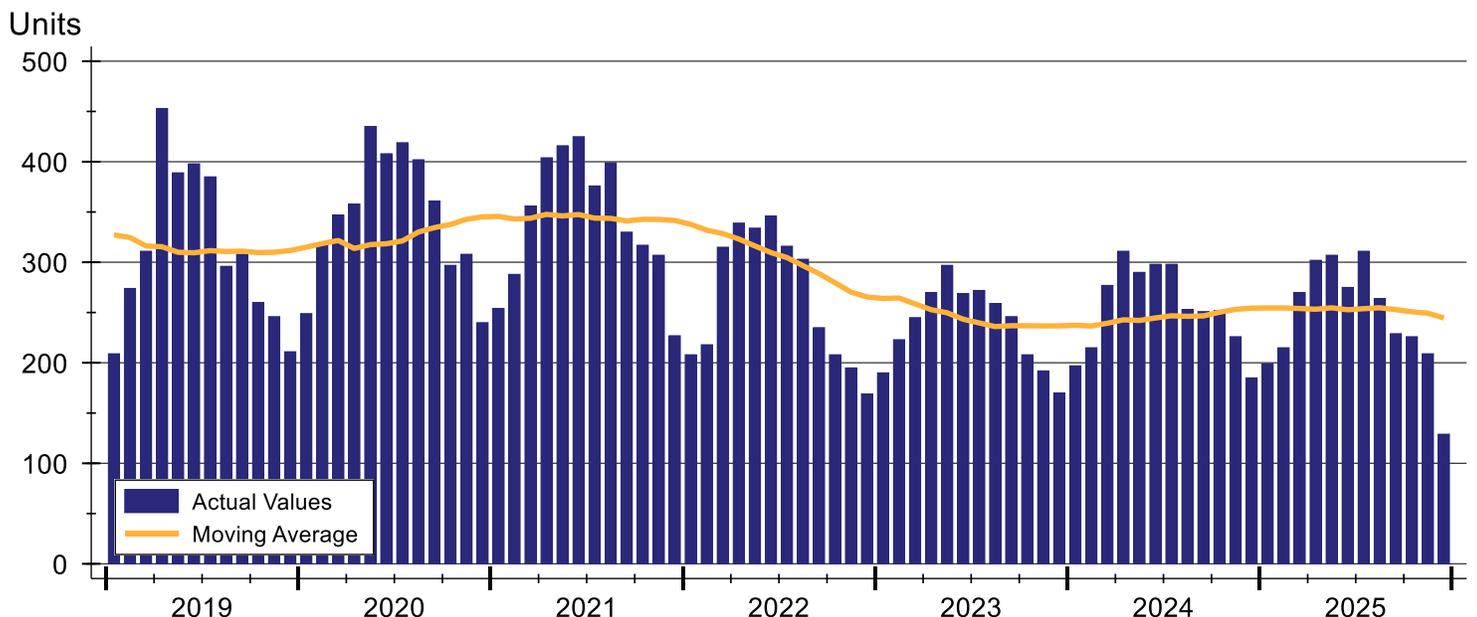
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		129	185	-30.3%
Volume (1,000s)		30,221	49,209	-38.6%
Average	List Price	234,268	265,997	-11.9%
	Days on Market	38	36	5.6%
	Percent of Original	97.4%	97.4%	0.0%
Median	List Price	219,900	229,000	-4.0%
	Days on Market	20	21	-4.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 129 listings in the Topeka MSA & Douglas County had contracts pending at the end of December, down from 185 contracts pending at the end of December 2024.

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

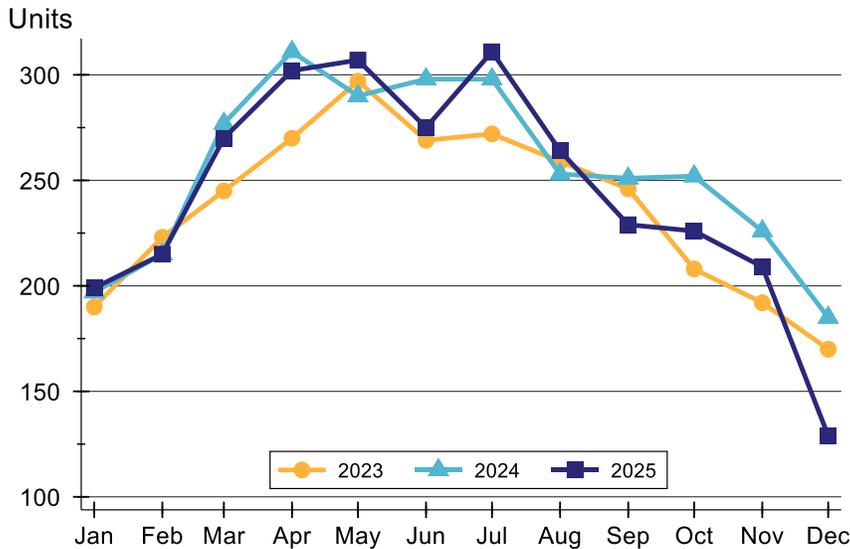
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	190	197	199
February	223	215	215
March	245	277	270
April	270	311	302
May	297	290	307
June	269	298	275
July	272	298	311
August	259	253	264
September	246	251	229
October	208	252	226
November	192	226	209
December	170	185	129

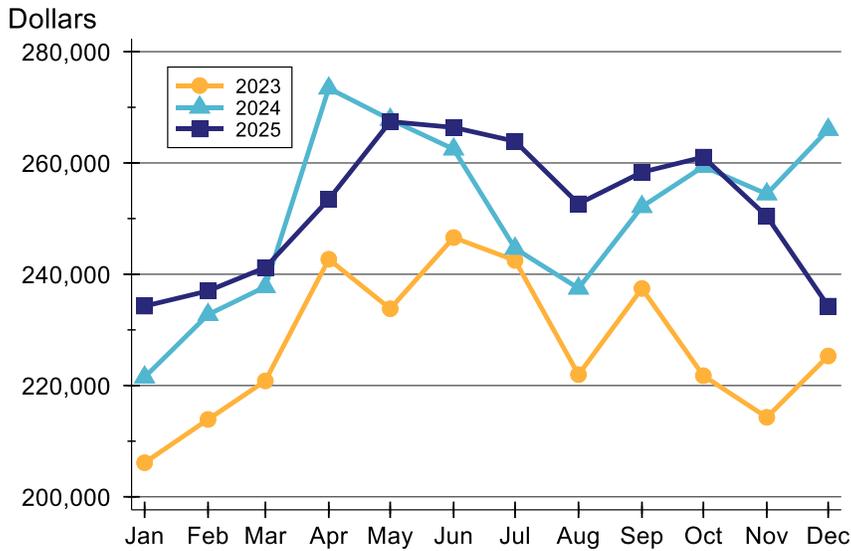
Pending Contracts by Price Range

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	0.8%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	3.1%	45,863	47,000	36	21	94.1%	100.0%
\$50,000-\$99,999	11	8.5%	82,327	89,900	17	7	99.7%	100.0%
\$100,000-\$124,999	5	3.9%	114,960	115,500	32	27	96.8%	100.0%
\$125,000-\$149,999	11	8.5%	140,064	140,000	58	25	97.1%	100.0%
\$150,000-\$174,999	20	15.5%	163,595	162,450	31	22	97.2%	100.0%
\$175,000-\$199,999	8	6.2%	190,975	192,163	27	15	99.3%	100.0%
\$200,000-\$249,999	16	12.4%	225,889	227,000	28	18	95.4%	99.0%
\$250,000-\$299,999	23	17.8%	274,126	275,000	39	17	97.2%	100.0%
\$300,000-\$399,999	17	13.2%	350,068	354,000	60	38	98.7%	100.0%
\$400,000-\$499,999	9	7.0%	437,786	439,900	42	30	97.2%	100.0%
\$500,000-\$749,999	4	3.1%	597,375	607,250	51	58	98.0%	98.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



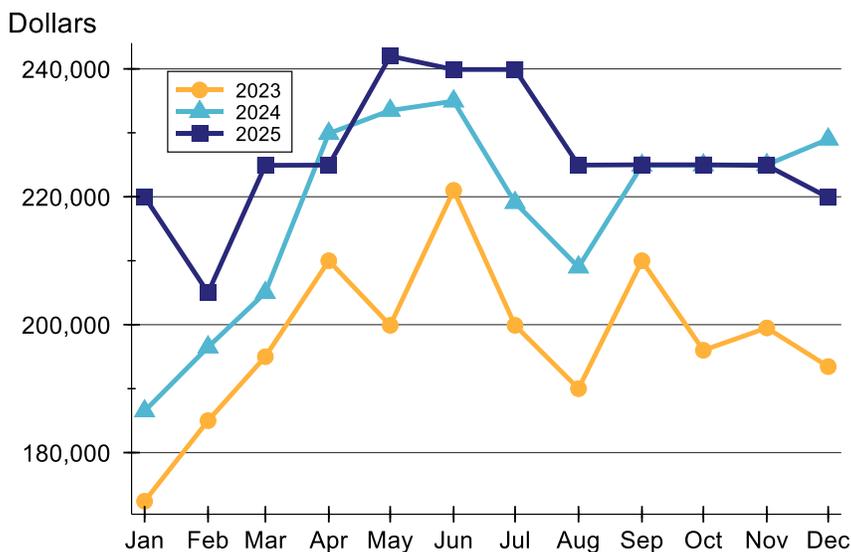
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,120	221,493	234,270
February	213,908	232,740	237,002
March	220,833	237,747	241,202
April	242,693	273,424	253,464
May	233,797	267,807	267,429
June	246,591	262,483	266,380
July	242,485	244,637	263,900
August	221,959	237,471	252,655
September	237,441	252,136	258,343
October	221,769	259,355	261,056
November	214,286	254,418	250,412
December	225,309	265,997	234,268

Median Price

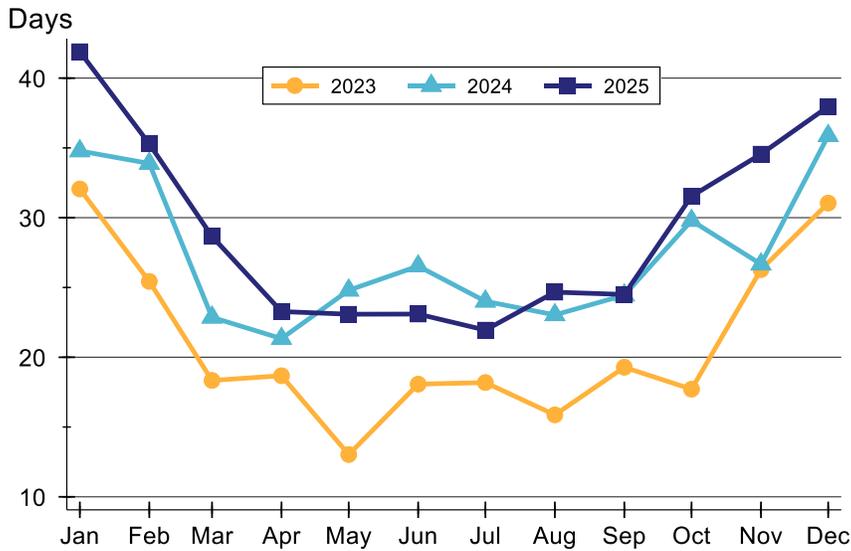


Month	2023	2024	2025
January	172,400	186,500	220,000
February	185,000	196,500	205,000
March	195,000	205,000	224,925
April	210,000	229,900	224,950
May	199,900	233,500	242,000
June	221,000	234,950	239,900
July	199,900	219,089	239,900
August	190,000	209,000	224,950
September	210,000	224,900	225,000
October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



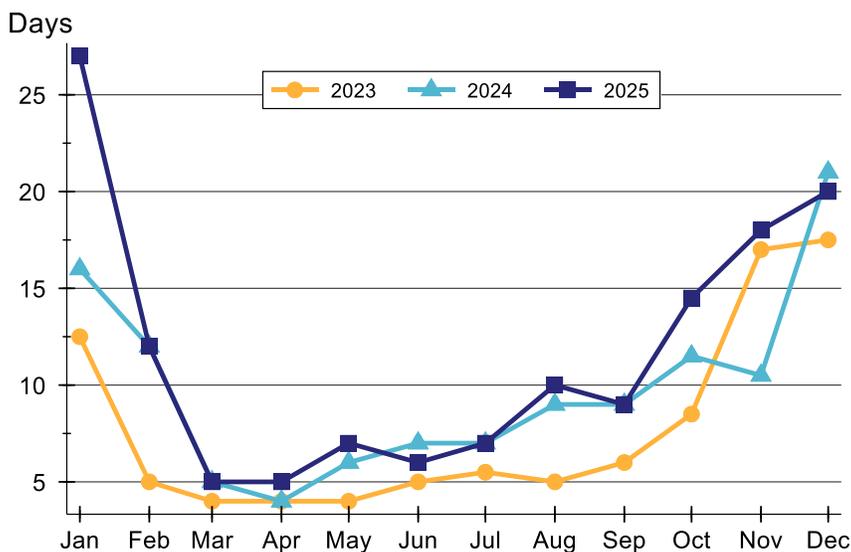
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	35	42
February	25	34	35
March	18	23	29
April	19	21	23
May	13	25	23
June	18	27	23
July	18	24	22
August	16	23	25
September	19	24	24
October	18	30	32
November	26	27	35
December	31	36	38

Median DOM



Month	2023	2024	2025
January	13	16	27
February	5	12	12
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	6
July	6	7	7
August	5	9	10
September	6	9	9
October	9	12	15
November	17	11	18
December	18	21	20



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Fell in December

Total home sales in the Topeka MSA fell last month to 209 units, compared to 218 units in December 2024. Total sales volume was \$52.1 million, up from a year earlier.

The median sale price in December was \$225,000, up from \$185,000 a year earlier. Homes that sold in December were typically on the market for 16 days and sold for 99.3% of their list prices.

Topeka MSA Active Listings Up at End of December

The total number of active listings in the Topeka MSA at the end of December was 356 units, up from 290 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 December was \$220,000.

During December, a total of 108 contracts were written down from 209 in December 2024. At the end of the month, there were 127 contracts still pending.

Report Contents

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

Contact Information

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



Topeka Metropolitan Area Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		209	218	189	2,876	2,873	2,794
Change from prior year		-4.1%	15.3%	-10.4%	0.1%	2.8%	-10.0%
Active Listings		356	290	250	N/A	N/A	N/A
Change from prior year		22.8%	16.0%	15.2%			
Months' Supply		1.5	1.2	1.1	N/A	N/A	N/A
Change from prior year		25.0%	9.1%	37.5%			
New Listings		132	218	159	3,227	3,441	3,216
Change from prior year		-39.4%	37.1%	4.6%	-6.2%	7.0%	-7.0%
Contracts Written		108	209	179	2,766	2,910	2,795
Change from prior year		-48.3%	16.8%	8.5%	-4.9%	4.1%	-8.1%
Pending Contracts		127	172	161	N/A	N/A	N/A
Change from prior year		-26.2%	6.8%	-0.6%			
Sales Volume (1,000s)		52,085	47,921	37,722	676,665	647,032	580,352
Change from prior year		8.7%	27.0%	-2.4%	4.6%	11.5%	-7.4%
Average	Sale Price	249,210	219,820	199,586	235,280	225,211	207,714
	Change from prior year	13.4%	10.1%	0.2%	4.5%	8.4%	2.3%
	List Price of Actives	280,401	243,182	279,310	N/A	N/A	N/A
	Change from prior year	15.3%	-12.9%	-32.8%			
	Days on Market	30	25	30	25	24	19
Change from prior year	20.0%	-16.7%	42.9%	4.2%	26.3%	26.7%	
Percent of List	97.2%	98.3%	98.1%	98.3%	98.6%	98.9%	
Change from prior year	-1.1%	0.2%	-0.5%	-0.3%	-0.3%	-1.3%	
Percent of Original	94.2%	96.0%	94.2%	96.5%	96.8%	97.3%	
Change from prior year	-1.9%	1.9%	-1.1%	-0.3%	-0.5%	-1.5%	
Median	Sale Price	225,000	185,000	189,500	210,000	197,000	180,000
	Change from prior year	21.6%	-2.4%	15.6%	6.6%	9.4%	3.4%
	List Price of Actives	220,000	217,700	219,150	N/A	N/A	N/A
	Change from prior year	1.1%	-0.7%	-8.3%			
	Days on Market	16	9	17	7	6	5
Change from prior year	77.8%	-47.1%	142.9%	16.7%	20.0%	25.0%	
Percent of List	99.3%	100.0%	99.7%	100.0%	100.0%	100.0%	
Change from prior year	-0.7%	0.3%	0.8%	0.0%	0.0%	0.0%	
Percent of Original	97.4%	99.4%	96.0%	99.3%	100.0%	100.0%	
Change from prior year	-2.0%	3.5%	-1.4%	-0.7%	0.0%	0.0%	

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



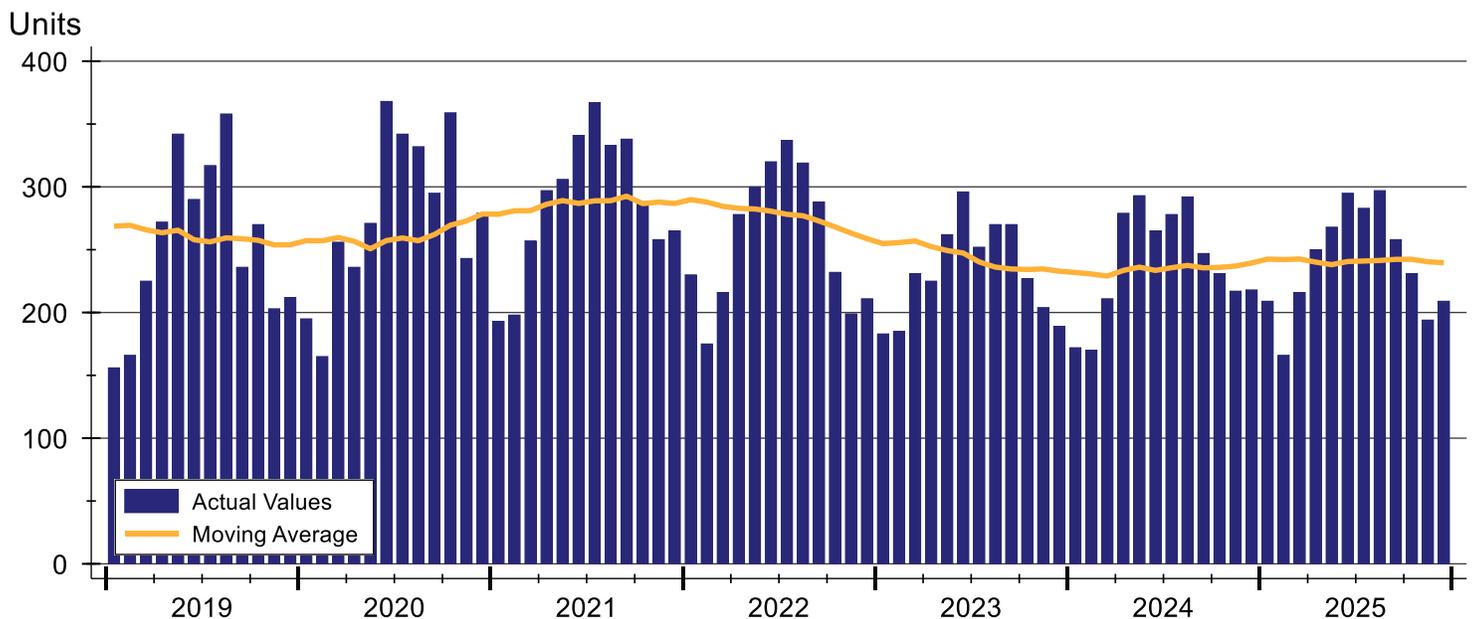
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		209	218	-4.1%	2,876	2,873	0.1%
Volume (1,000s)		52,085	47,921	8.7%	676,665	647,032	4.6%
Months' Supply		1.5	1.2	25.0%	N/A	N/A	N/A
Average	Sale Price	249,210	219,820	13.4%	235,280	225,211	4.5%
	Days on Market	30	25	20.0%	25	24	4.2%
	Percent of List	97.2%	98.3%	-1.1%	98.3%	98.6%	-0.3%
	Percent of Original	94.2%	96.0%	-1.9%	96.5%	96.8%	-0.3%
Median	Sale Price	225,000	185,000	21.6%	210,000	197,000	6.6%
	Days on Market	16	9	77.8%	7	6	16.7%
	Percent of List	99.3%	100.0%	-0.7%	100.0%	100.0%	0.0%
	Percent of Original	97.4%	99.4%	-2.0%	99.3%	100.0%	-0.7%

A total of 209 homes sold in the Topeka MSA in December, down from 218 units in December 2024. Total sales volume rose to \$52.1 million compared to \$47.9 million in the previous year.

The median sales price in December was \$225,000, up 21.6% compared to the prior year. Median days on market was 16 days, up from 14 days in November, and up from 9 in December 2024.

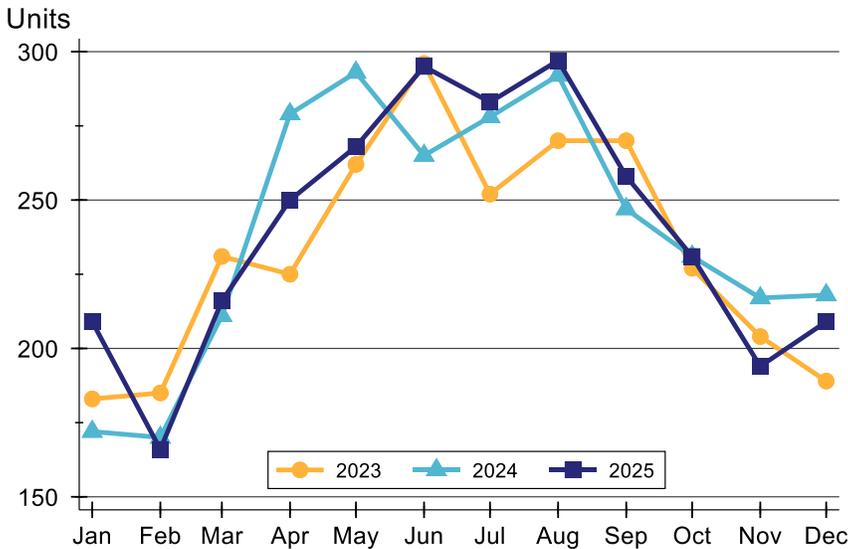
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	183	172	209
February	185	170	166
March	231	211	216
April	225	279	250
May	262	293	268
June	296	265	295
July	252	278	283
August	270	292	297
September	270	247	258
October	227	231	231
November	204	217	194
December	189	218	209

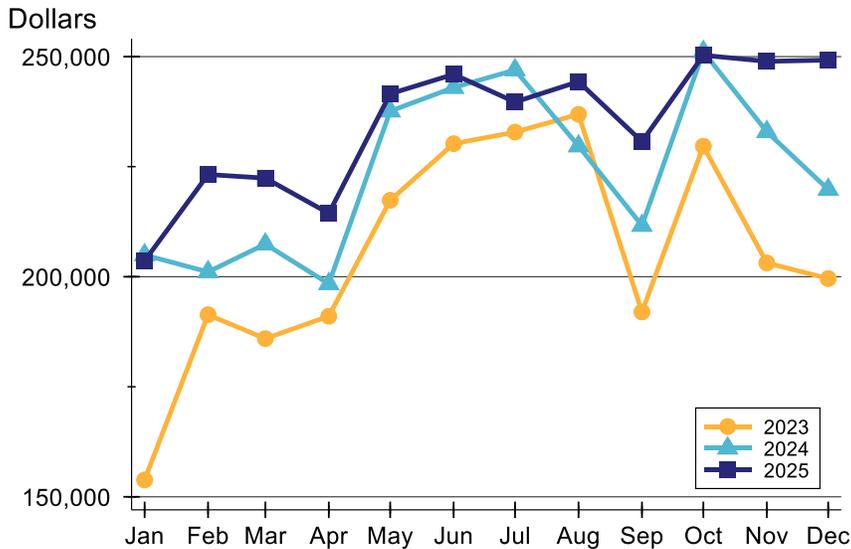
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.9%	1.3	19,188	20,000	11	6	50.0%	33.3%	50.0%	33.3%
\$25,000-\$49,999	4	1.9%	0.9	38,125	40,000	25	19	89.3%	91.7%	82.6%	79.1%
\$50,000-\$99,999	22	10.5%	1.9	76,860	80,500	45	28	94.4%	94.5%	85.1%	90.3%
\$100,000-\$124,999	11	5.3%	1.3	112,908	115,000	17	12	101.7%	100.1%	99.5%	100.1%
\$125,000-\$149,999	10	4.8%	1.7	132,900	130,000	21	16	98.9%	99.4%	95.4%	96.7%
\$150,000-\$174,999	20	9.6%	1.3	159,750	160,000	29	22	99.7%	100.0%	97.2%	99.9%
\$175,000-\$199,999	15	7.2%	1.1	185,327	185,000	10	4	99.3%	100.0%	98.8%	100.0%
\$200,000-\$249,999	37	17.7%	1.2	224,804	225,000	28	11	98.2%	98.4%	95.7%	96.7%
\$250,000-\$299,999	22	10.5%	1.2	275,494	275,000	22	4	99.8%	100.0%	98.0%	99.7%
\$300,000-\$399,999	36	17.2%	1.6	346,130	350,000	32	23	96.9%	97.9%	94.6%	96.6%
\$400,000-\$499,999	14	6.7%	1.9	451,207	466,000	43	34	98.9%	99.8%	97.9%	97.8%
\$500,000-\$749,999	13	6.2%	1.5	574,050	542,750	44	36	100.2%	99.7%	97.7%	97.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.5%	10.3	1,000,000	1,000,000	98	98	83.3%	83.3%	72.5%	72.5%



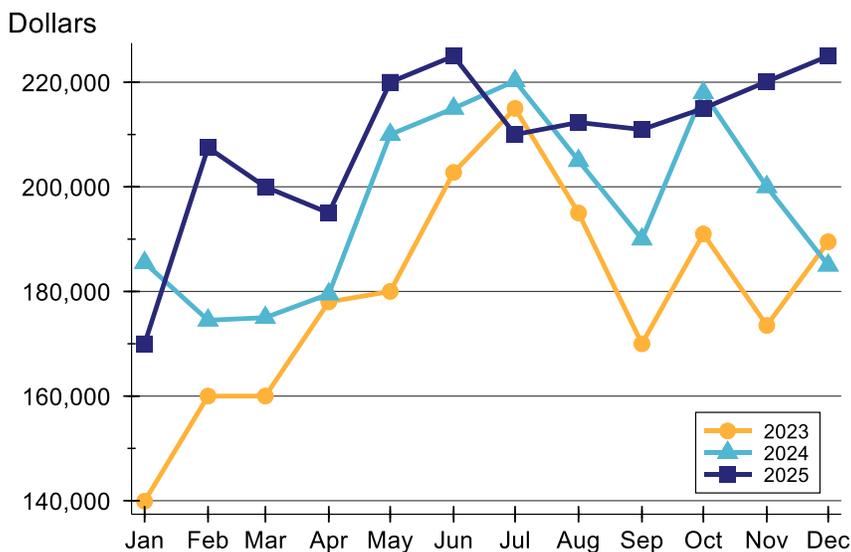
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	153,831	204,931	203,617
February	191,370	201,093	223,215
March	185,936	207,404	222,403
April	191,028	198,390	214,396
May	217,361	237,615	241,553
June	230,210	242,974	245,979
July	232,861	246,976	239,688
August	236,890	229,684	244,327
September	191,991	211,627	230,711
October	229,660	251,125	250,309
November	203,141	232,932	248,923
December	199,586	219,820	249,210

Median Price

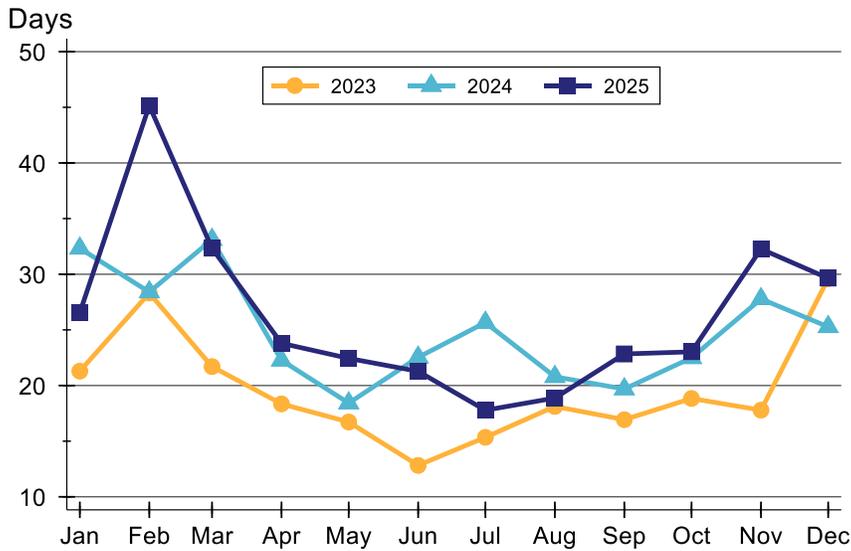


Month	2023	2024	2025
January	139,900	185,500	170,000
February	160,000	174,500	207,500
March	160,000	175,000	200,000
April	178,000	179,500	195,000
May	180,000	210,000	220,000
June	202,750	215,000	225,000
July	215,000	220,250	210,000
August	195,000	205,000	212,313
September	170,000	190,000	210,950
October	191,000	218,000	215,000
November	173,500	200,000	220,125
December	189,500	185,000	225,000



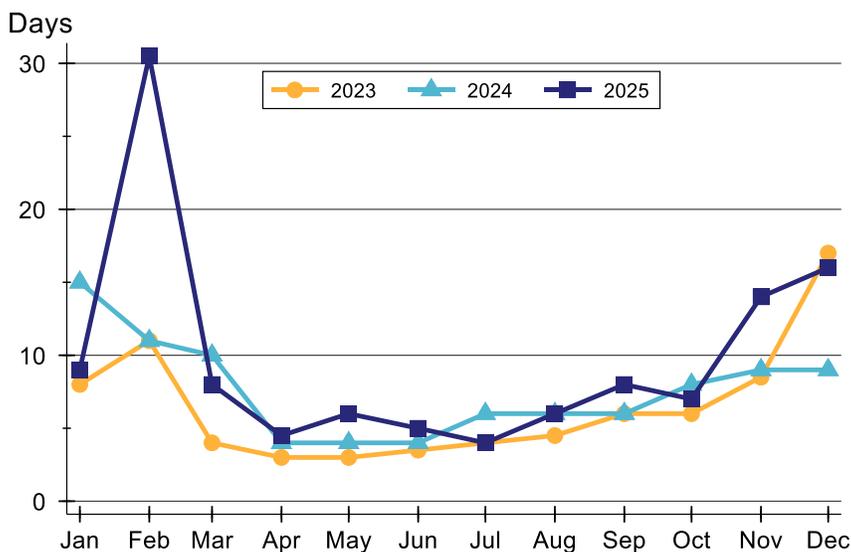
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	8	15	9
February	11	11	31
March	4	10	8
April	3	4	5
May	3	4	6
June	4	4	5
July	4	6	4
August	5	6	6
September	6	6	8
October	6	8	7
November	9	9	14
December	17	9	16



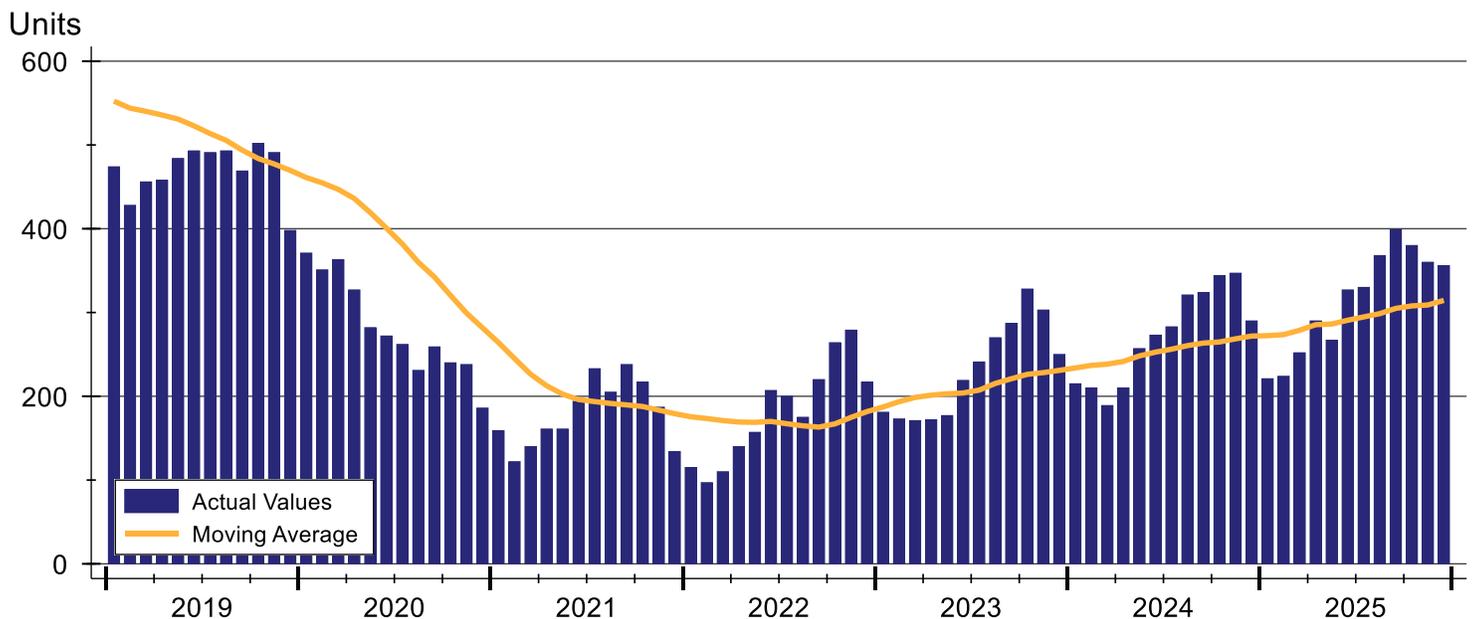
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		356	290	22.8%
Volume (1,000s)		99,823	70,523	41.5%
Months' Supply		1.5	1.2	25.0%
Average	List Price	280,401	243,182	15.3%
	Days on Market	45	61	-26.2%
	Percent of Original	95.0%	96.8%	-1.9%
Median	List Price	220,000	217,700	1.1%
	Days on Market	25	48	-47.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 356 homes were available for sale in the Topeka MSA at the end of December. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$220,000, up 1.1% from 2024. The typical time on market for active listings was 24 days, down from 48 days a year earlier.

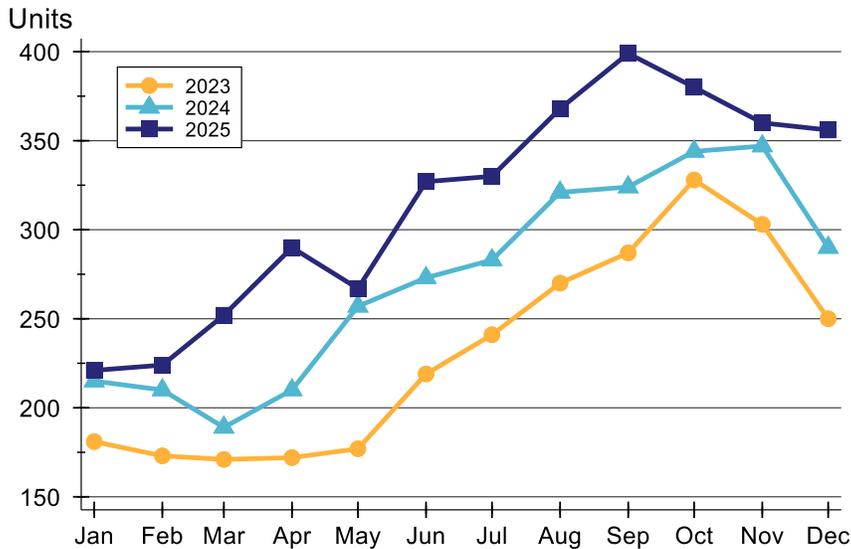
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	181	215	221
February	173	210	224
March	171	189	252
April	172	210	290
May	177	257	267
June	219	273	327
July	241	283	330
August	270	321	368
September	287	324	399
October	328	344	380
November	303	347	360
December	250	290	356

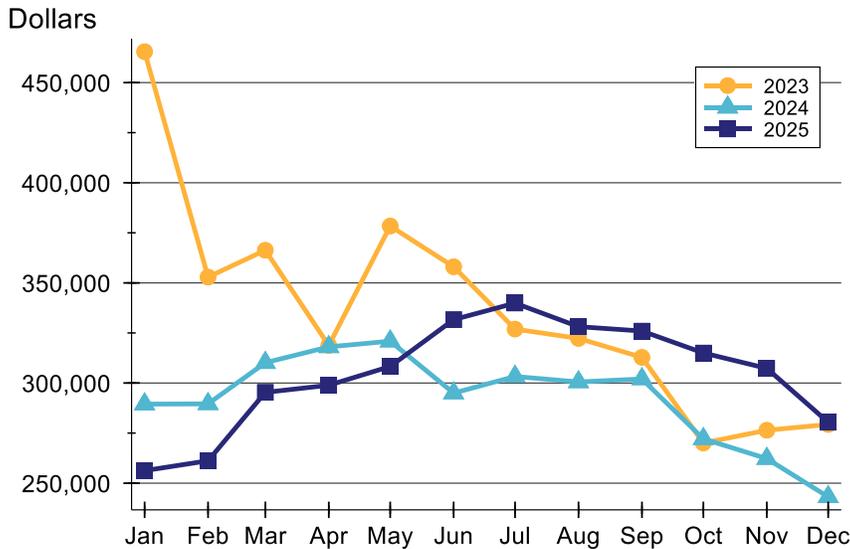
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	3	0.9%	1.3	19,300	20,900	23	22	88.4%	83.6%
\$25,000-\$49,999	9	2.6%	0.9	36,711	37,000	68	40	86.3%	89.8%
\$50,000-\$99,999	51	14.5%	1.9	78,694	80,000	45	20	94.6%	100.0%
\$100,000-\$124,999	19	5.4%	1.3	115,371	118,000	57	43	84.9%	96.8%
\$125,000-\$149,999	31	8.8%	1.7	136,881	137,500	41	24	94.6%	96.5%
\$150,000-\$174,999	24	6.8%	1.3	162,312	160,000	61	36	96.5%	98.6%
\$175,000-\$199,999	24	6.8%	1.1	186,900	185,750	51	31	96.1%	97.6%
\$200,000-\$249,999	41	11.6%	1.2	226,329	225,000	30	17	93.3%	100.0%
\$250,000-\$299,999	36	10.2%	1.2	279,085	279,250	37	27	95.7%	98.7%
\$300,000-\$399,999	54	15.3%	1.6	353,153	350,000	43	21	97.4%	100.0%
\$400,000-\$499,999	30	8.5%	1.9	449,618	449,500	39	17	98.2%	100.0%
\$500,000-\$749,999	16	4.5%	1.5	597,431	577,450	48	46	97.8%	100.0%
\$750,000-\$999,999	8	2.3%	N/A	856,866	840,000	75	51	95.5%	98.0%
\$1,000,000 and up	6	1.7%	10.3	1,863,999	1,624,500	60	32	98.9%	100.0%



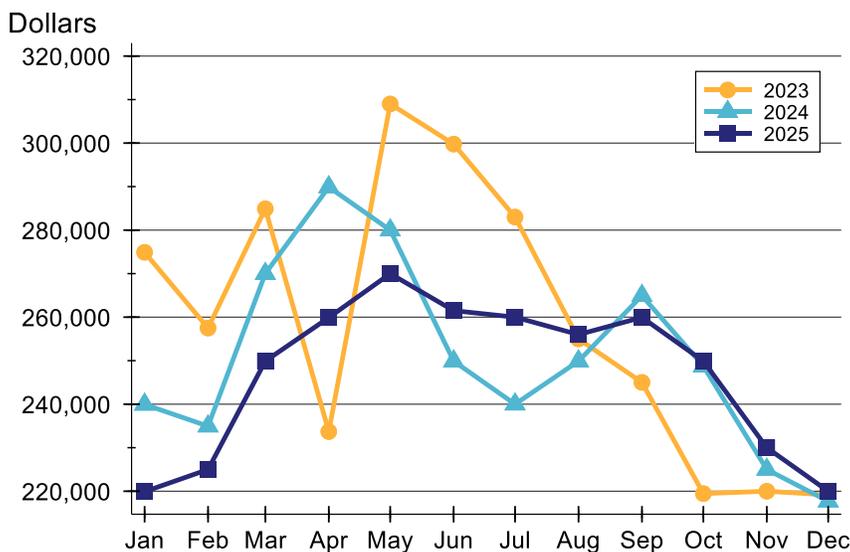
Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	465,449	289,475	256,261
February	352,892	289,603	261,174
March	366,305	310,159	295,338
April	318,764	318,063	298,899
May	378,400	320,894	308,283
June	358,041	294,987	331,657
July	326,945	303,282	339,901
August	322,282	300,541	328,139
September	312,820	302,043	325,961
October	270,048	272,156	315,027
November	276,429	262,257	307,328
December	279,310	243,182	280,401

Median Price

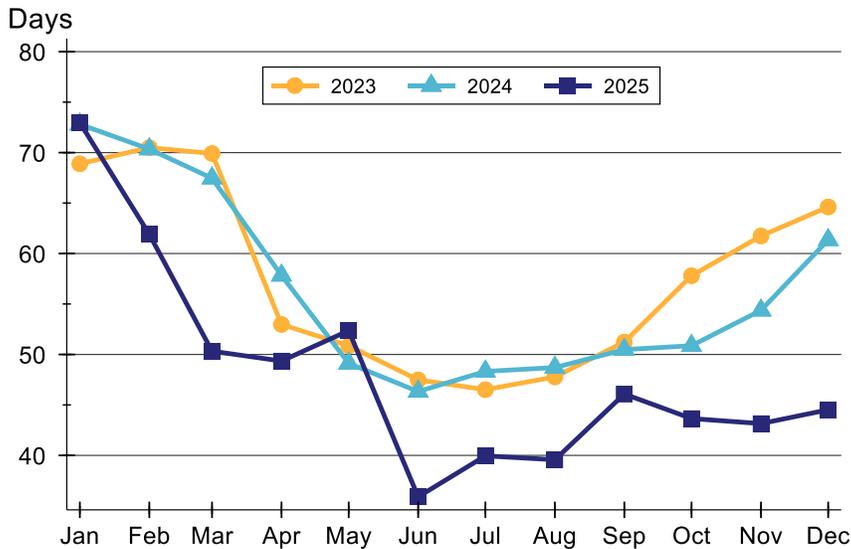


Month	2023	2024	2025
January	274,900	239,950	219,900
February	257,500	234,950	225,000
March	284,900	270,000	249,900
April	233,700	289,900	259,900
May	309,000	280,000	270,000
June	299,777	249,900	261,500
July	283,000	240,000	260,000
August	255,000	249,900	256,000
September	245,000	264,950	259,950
October	219,450	248,750	249,900
November	220,000	225,000	230,000
December	219,150	217,700	220,000



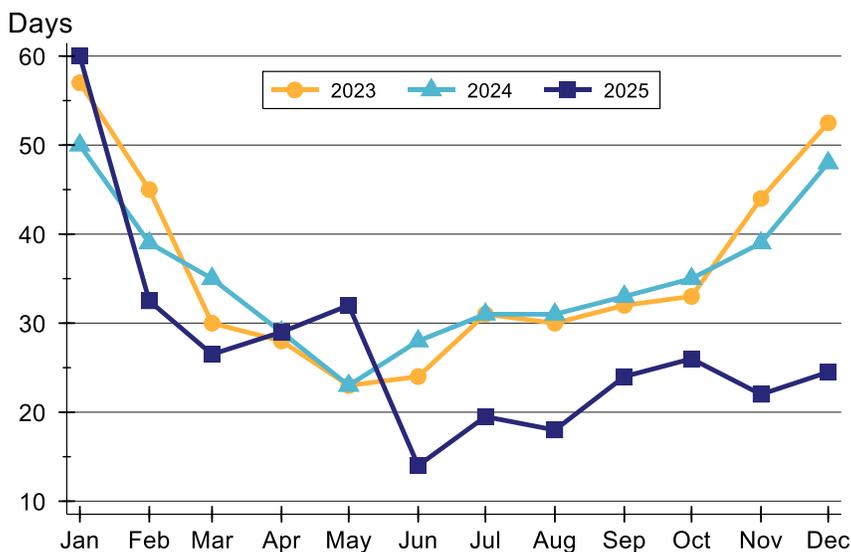
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	69	73	73
February	70	70	62
March	70	67	50
April	53	58	49
May	51	49	52
June	47	46	36
July	47	48	40
August	48	49	40
September	51	50	46
October	58	51	44
November	62	54	43
December	65	61	45

Median DOM

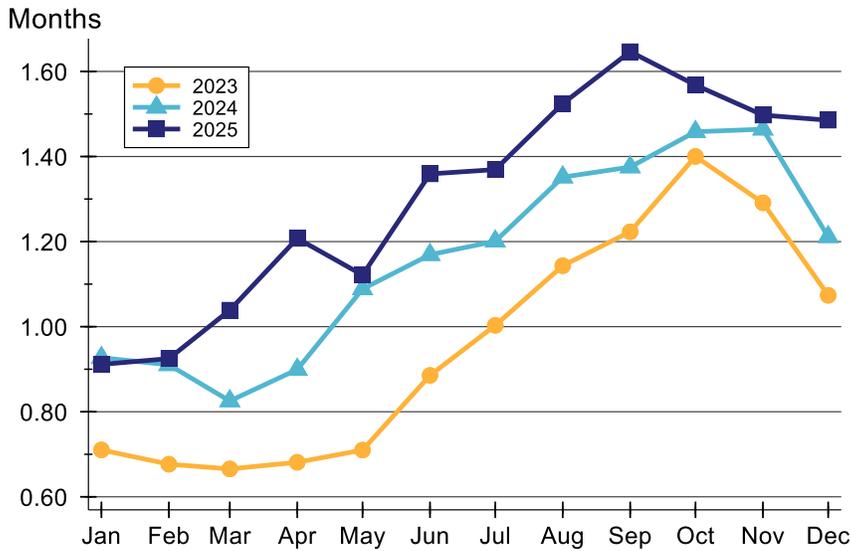


Month	2023	2024	2025
January	57	50	60
February	45	39	33
March	30	35	27
April	28	29	29
May	23	23	32
June	24	28	14
July	31	31	20
August	30	31	18
September	32	33	24
October	33	35	26
November	44	39	22
December	53	48	25



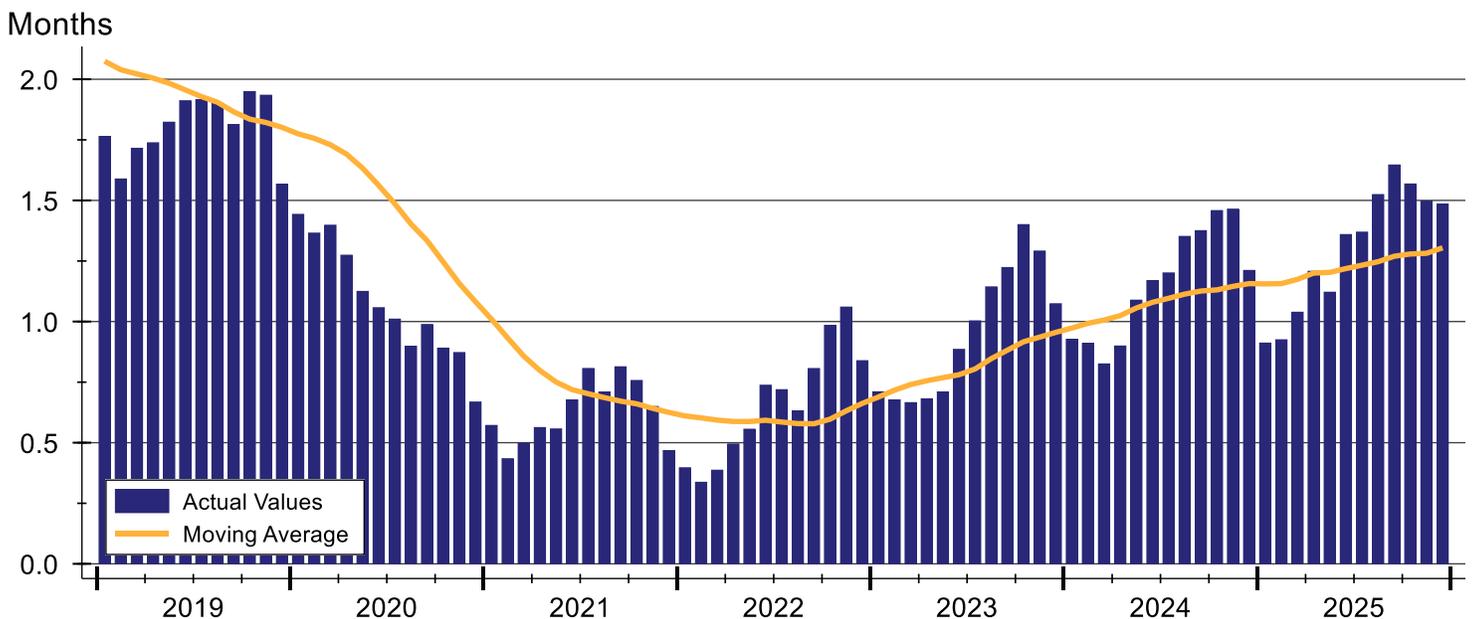
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





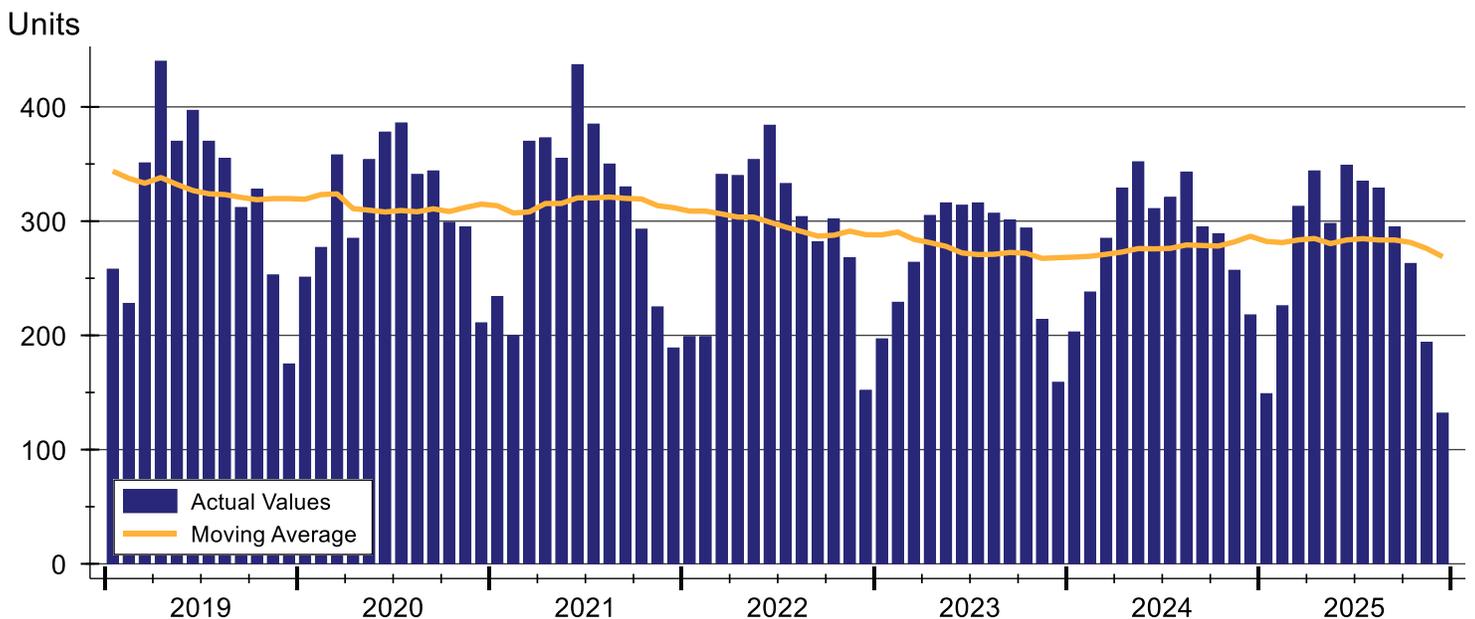
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	132	218	-39.4%
	Volume (1,000s)	34,090	39,453	-13.6%
	Average List Price	258,261	180,978	42.7%
	Median List Price	232,900	156,450	48.9%
Year-to-Date	New Listings	3,227	3,441	-6.2%
	Volume (1,000s)	802,921	800,352	0.3%
	Average List Price	248,813	232,593	7.0%
	Median List Price	215,000	199,000	8.0%

A total of 132 new listings were added in the Topeka MSA during December, down 39.4% from the same month in 2024. Year-to-date the Topeka MSA has seen 3,227 new listings.

The median list price of these homes was \$232,900 up from \$156,450 in 2024.

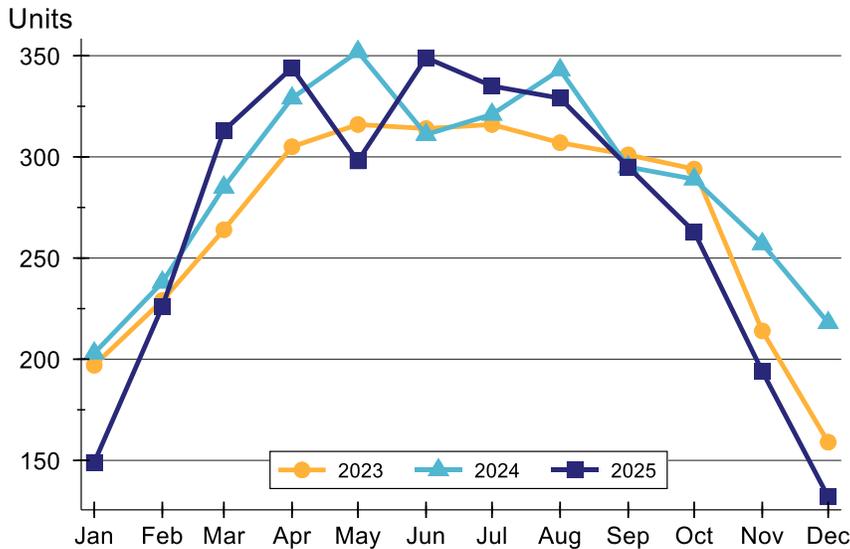
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	197	203	149
February	229	238	226
March	264	285	313
April	305	329	344
May	316	352	298
June	314	311	349
July	316	321	335
August	307	343	329
September	301	295	295
October	294	289	263
November	214	257	194
December	159	218	132

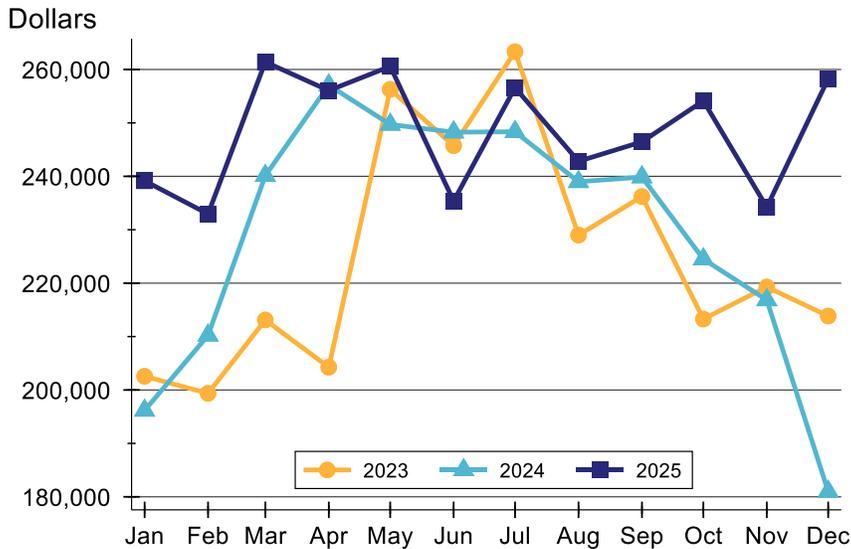
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.8%	15,000	15,000	5	5	100.0%	100.0%
\$25,000-\$49,999	4	3.1%	39,875	39,750	13	12	85.3%	85.6%
\$50,000-\$99,999	20	15.5%	80,619	86,000	12	8	96.5%	100.0%
\$100,000-\$124,999	4	3.1%	109,950	109,950	16	17	93.9%	93.7%
\$125,000-\$149,999	4	3.1%	136,250	137,500	26	24	95.7%	97.6%
\$150,000-\$174,999	5	3.9%	160,790	165,000	6	4	100.0%	100.0%
\$175,000-\$199,999	11	8.5%	186,861	185,000	14	12	99.4%	100.0%
\$200,000-\$249,999	23	17.8%	224,312	220,000	12	8	99.7%	100.0%
\$250,000-\$299,999	23	17.8%	274,287	275,000	11	6	99.6%	100.0%
\$300,000-\$399,999	18	14.0%	352,753	347,500	13	6	99.4%	100.0%
\$400,000-\$499,999	11	8.5%	437,470	425,000	12	6	99.7%	100.0%
\$500,000-\$749,999	3	2.3%	551,667	515,000	12	6	99.3%	99.7%
\$750,000-\$999,999	1	0.8%	900,000	900,000	7	7	100.0%	100.0%
\$1,000,000 and up	1	0.8%	2,500,000	2,500,000	33	33	100.0%	100.0%



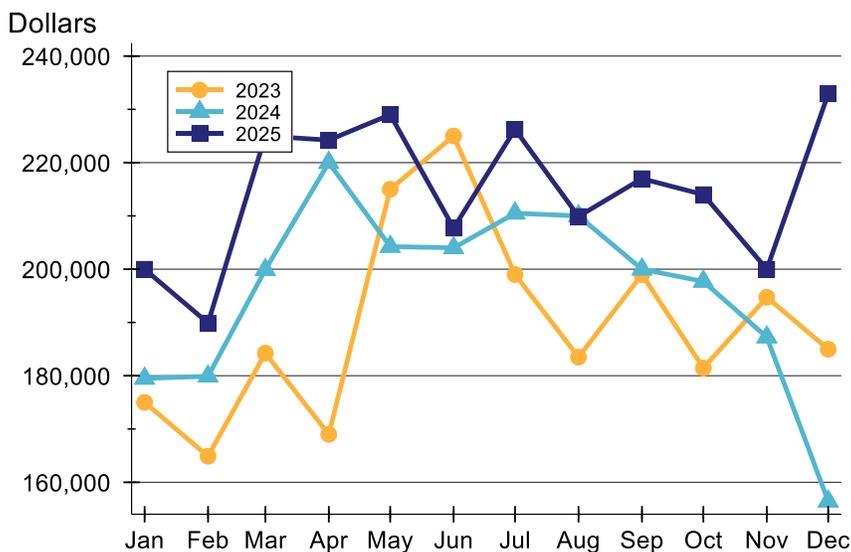
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	202,570	196,173	239,160
February	199,377	210,240	232,948
March	213,106	240,130	261,412
April	204,266	257,058	256,056
May	256,275	249,709	260,582
June	245,740	248,270	235,378
July	263,338	248,343	256,594
August	229,002	238,984	242,809
September	236,216	239,868	246,466
October	213,289	224,504	254,127
November	219,282	216,849	234,235
December	213,845	180,978	258,261

Median Price



Month	2023	2024	2025
January	175,000	179,500	200,000
February	164,900	179,900	189,900
March	184,250	199,900	225,000
April	169,000	220,000	224,225
May	215,000	204,250	229,000
June	225,000	204,000	207,700
July	199,000	210,494	226,250
August	183,500	210,000	209,900
September	199,000	200,000	217,000
October	181,450	197,700	214,000
November	194,725	187,250	200,000
December	185,000	156,450	232,900



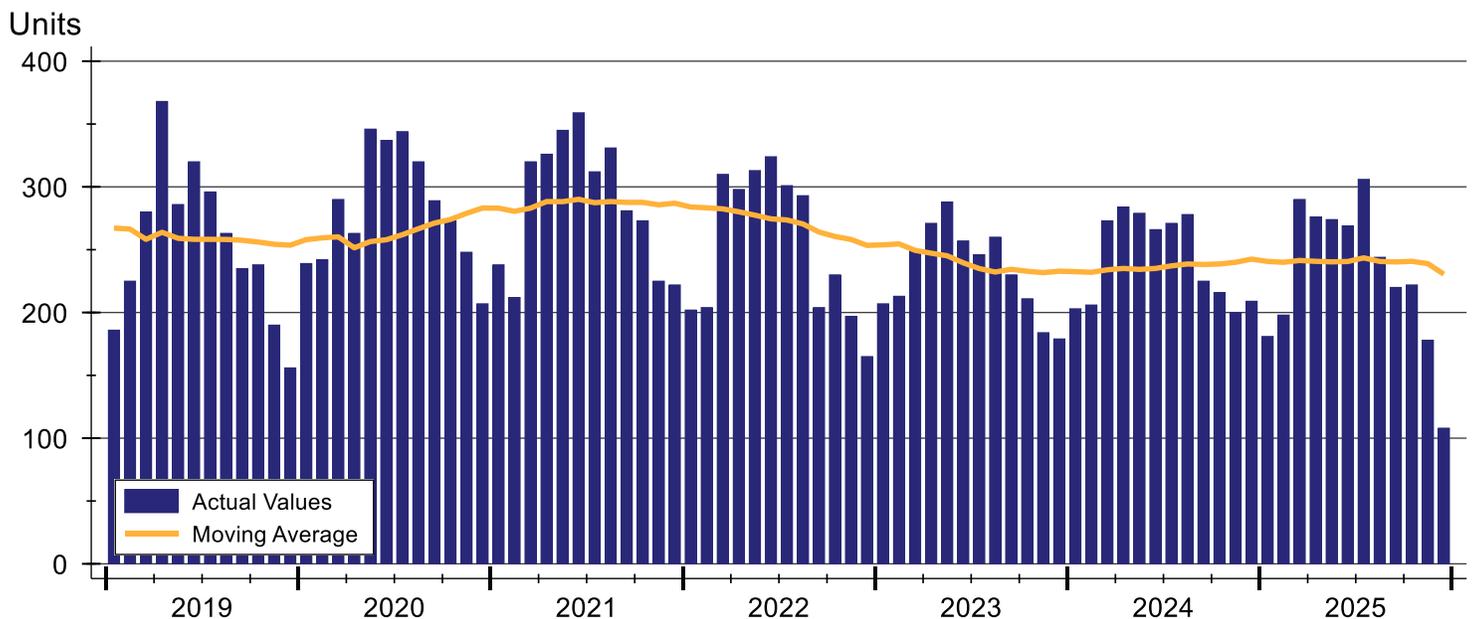
Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		108	209	-48.3%	2,766	2,910	-4.9%
Volume (1,000s)		26,767	41,027	-34.8%	663,993	663,846	0.0%
Average	Sale Price	247,845	196,302	26.3%	240,055	228,126	5.2%
	Days on Market	41	27	51.9%	26	24	8.3%
	Percent of Original	95.9%	96.1%	-0.2%	96.5%	96.7%	-0.2%
Median	Sale Price	237,000	171,950	37.8%	214,900	199,000	8.0%
	Days on Market	25	10	150.0%	8	6	33.3%
	Percent of Original	100.0%	99.2%	0.8%	99.5%	100.0%	-0.5%

A total of 108 contracts for sale were written in the Topeka MSA during the month of December, down from 209 in 2024. The median list price of these homes was \$237,000, up from \$171,950 the prior year.

Half of the homes that went under contract in December were on the market less than 25 days, compared to 10 days in December 2024.

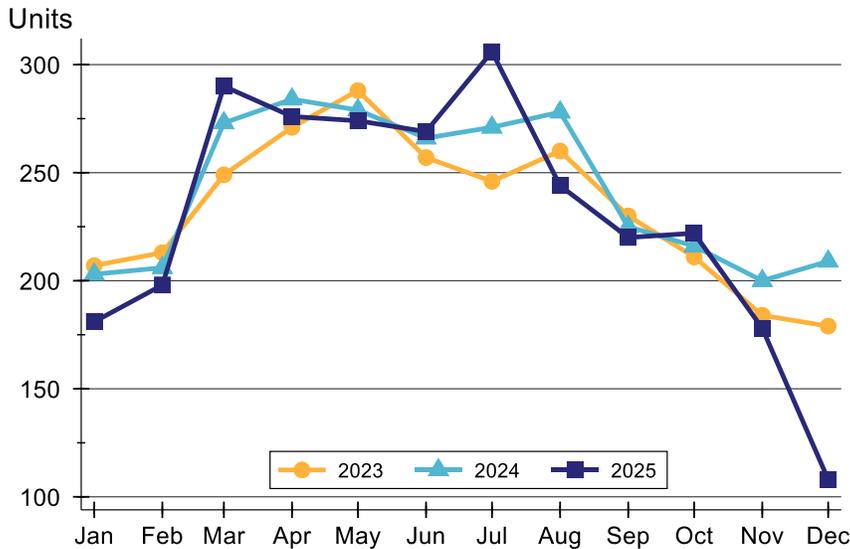
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	207	203	181
February	213	206	198
March	249	273	290
April	271	284	276
May	288	279	274
June	257	266	269
July	246	271	306
August	260	278	244
September	230	225	220
October	211	216	222
November	184	200	178
December	179	209	108

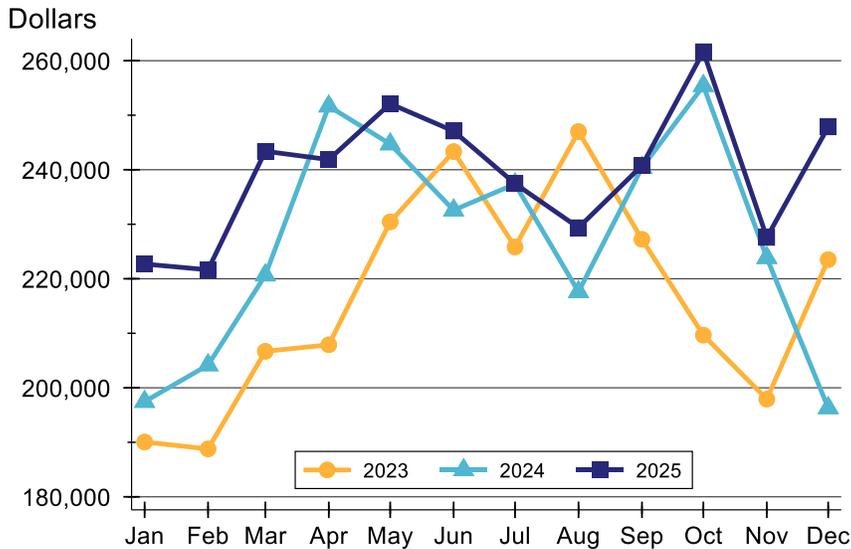
Contracts Written by Price Range

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	4	3.7%	41,875	42,250	23	15	93.3%	95.6%
\$50,000-\$99,999	12	11.1%	80,417	88,475	33	9	91.8%	90.7%
\$100,000-\$124,999	3	2.8%	116,467	119,900	40	46	94.7%	92.3%
\$125,000-\$149,999	6	5.6%	144,467	146,450	29	25	97.5%	98.2%
\$150,000-\$174,999	10	9.3%	161,130	158,500	26	24	97.8%	100.0%
\$175,000-\$199,999	6	5.6%	192,246	194,450	65	24	99.3%	100.0%
\$200,000-\$249,999	20	18.5%	227,854	227,000	33	21	95.8%	100.0%
\$250,000-\$299,999	22	20.4%	274,405	272,450	37	19	96.5%	100.0%
\$300,000-\$399,999	14	13.0%	348,947	344,500	66	30	97.6%	99.3%
\$400,000-\$499,999	7	6.5%	444,296	449,000	56	36	96.6%	99.5%
\$500,000-\$749,999	3	2.8%	621,500	625,000	39	41	96.0%	99.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.9%	1,200,000	1,200,000	98	98	72.5%	72.5%



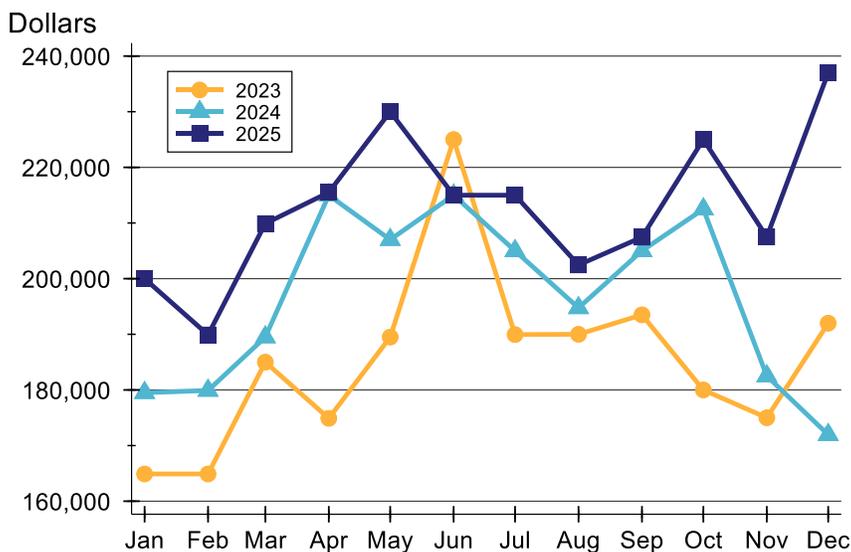
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	190,057	197,465	222,702
February	188,788	204,174	221,646
March	206,691	220,663	243,391
April	207,891	251,653	241,859
May	230,444	244,707	252,108
June	243,334	232,583	247,093
July	225,830	237,381	237,447
August	247,001	217,613	229,383
September	227,234	240,379	240,762
October	209,665	255,398	261,661
November	197,921	223,854	227,583
December	223,513	196,302	247,845

Median Price

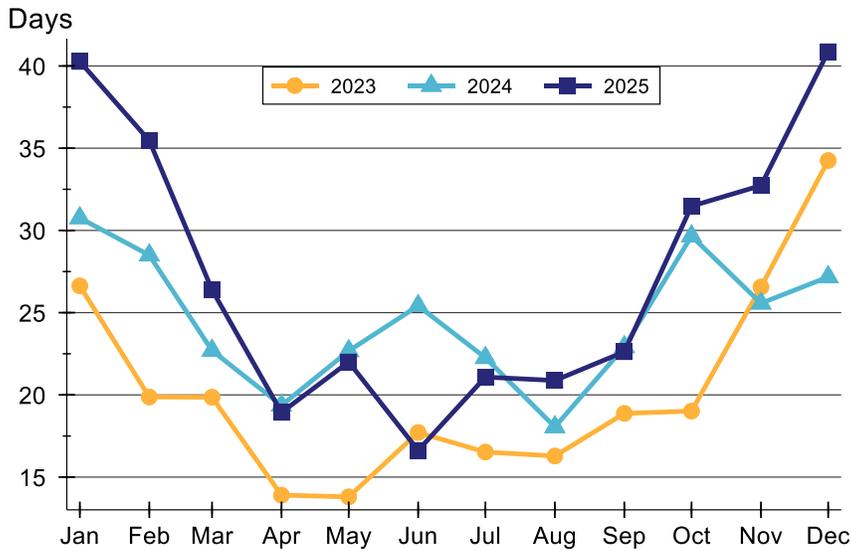


Month	2023	2024	2025
January	164,900	179,500	200,000
February	164,900	179,900	189,900
March	185,000	189,500	209,900
April	174,900	215,000	215,500
May	189,500	207,000	230,000
June	225,000	215,000	215,000
July	189,950	205,000	215,000
August	190,000	194,750	202,450
September	193,500	205,000	207,450
October	180,000	212,500	225,000
November	175,000	182,500	207,500
December	192,000	171,950	237,000



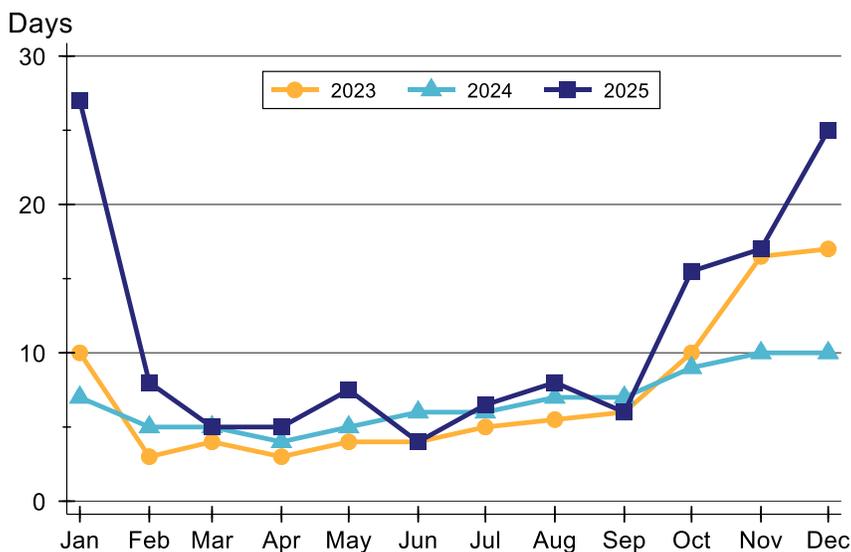
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	27	31	40
February	20	28	35
March	20	23	26
April	14	19	19
May	14	23	22
June	18	25	17
July	17	22	21
August	16	18	21
September	19	23	23
October	19	30	31
November	27	26	33
December	34	27	41

Median DOM



Month	2023	2024	2025
January	10	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	8
June	4	6	4
July	5	6	7
August	6	7	8
September	6	7	6
October	10	9	16
November	17	10	17
December	17	10	25



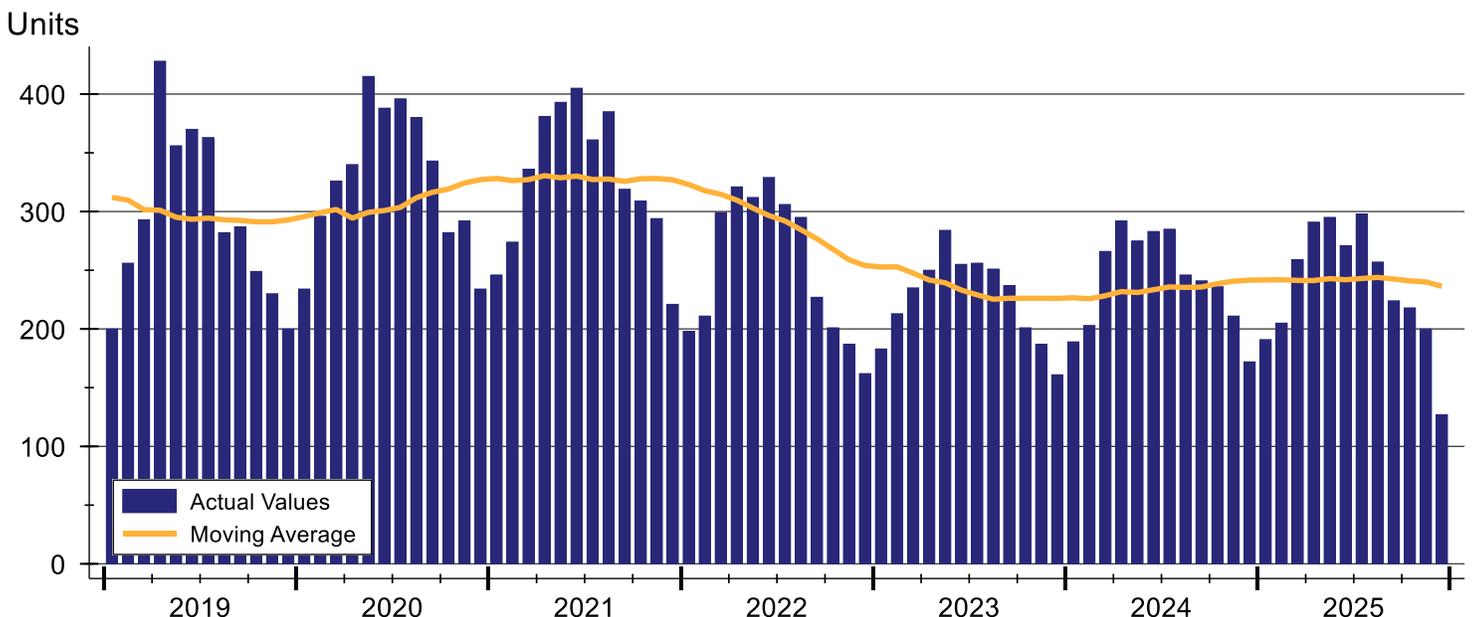
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		127	172	-26.2%
Volume (1,000s)		29,506	45,061	-34.5%
Average	List Price	232,328	261,983	-11.3%
	Days on Market	39	35	11.4%
	Percent of Original	97.4%	97.4%	0.0%
Median	List Price	215,000	222,400	-3.3%
	Days on Market	23	21	9.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 127 listings in the Topeka MSA had contracts pending at the end of December, down from 172 contracts pending at the end of December 2024.

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

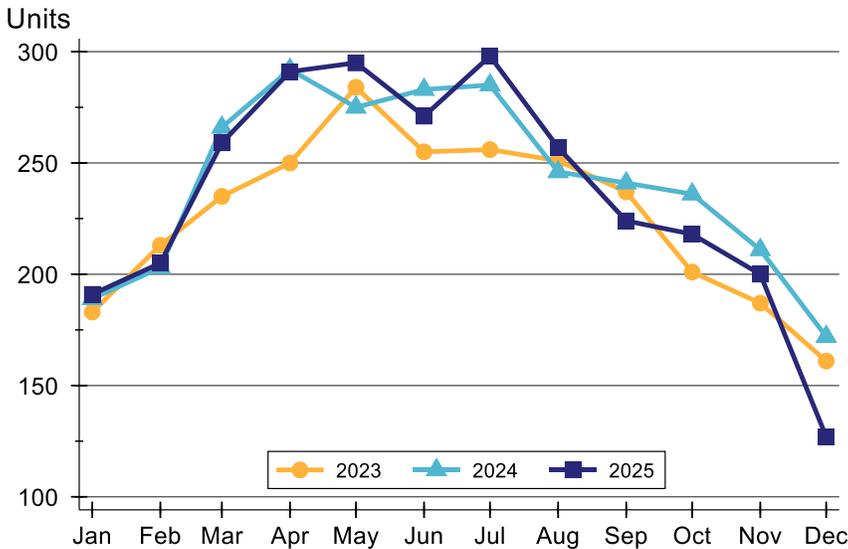
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	183	189	191
February	213	203	205
March	235	266	259
April	250	292	291
May	284	275	295
June	255	283	271
July	256	285	298
August	251	246	257
September	237	241	224
October	201	236	218
November	187	211	200
December	161	172	127

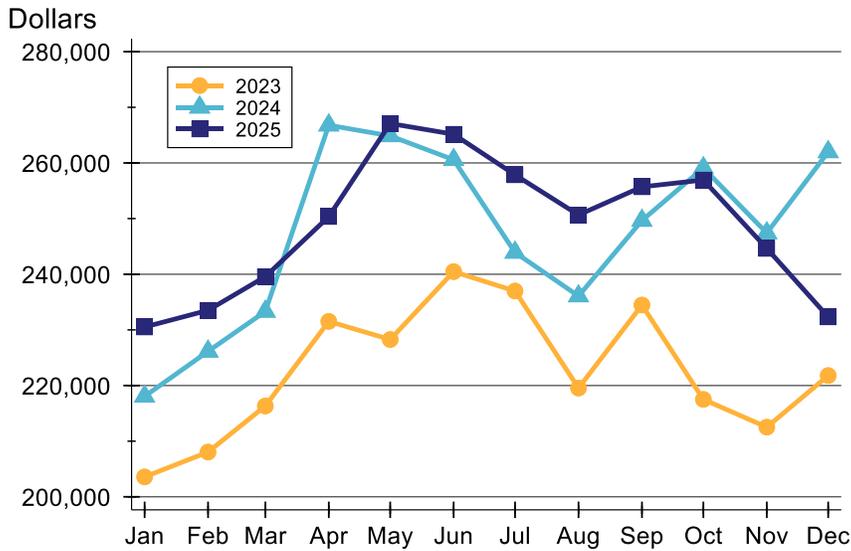
Pending Contracts by Price Range

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	0.8%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	3.1%	45,863	47,000	36	21	94.1%	100.0%
\$50,000-\$99,999	11	8.7%	82,327	89,900	17	7	99.7%	100.0%
\$100,000-\$124,999	5	3.9%	114,960	115,500	32	27	96.8%	100.0%
\$125,000-\$149,999	11	8.7%	140,064	140,000	58	25	97.1%	100.0%
\$150,000-\$174,999	20	15.7%	163,595	162,450	31	22	97.2%	100.0%
\$175,000-\$199,999	8	6.3%	190,975	192,163	27	15	99.3%	100.0%
\$200,000-\$249,999	16	12.6%	225,889	227,000	28	18	95.4%	99.0%
\$250,000-\$299,999	22	17.3%	274,541	275,000	41	22	97.1%	100.0%
\$300,000-\$399,999	17	13.4%	350,068	354,000	60	38	98.7%	100.0%
\$400,000-\$499,999	8	6.3%	436,259	437,450	47	33	96.8%	100.0%
\$500,000-\$749,999	4	3.1%	597,375	607,250	51	58	98.0%	98.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



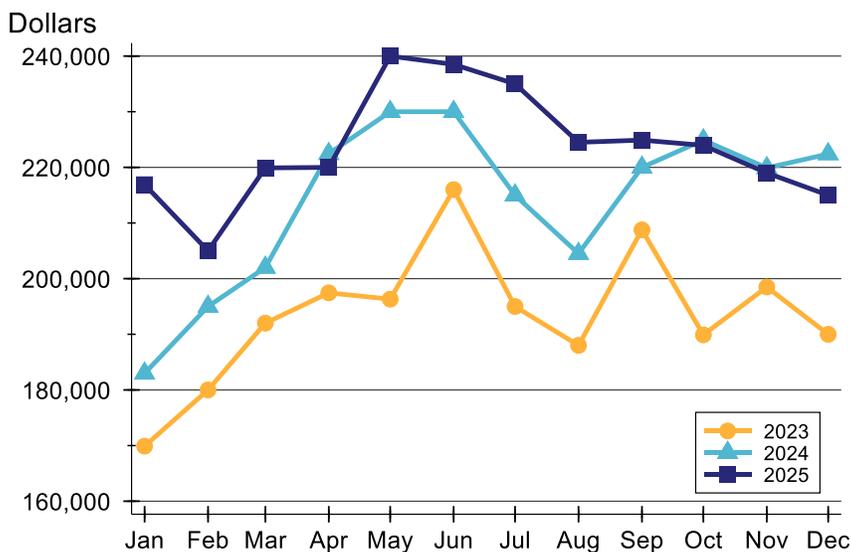
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	203,579	218,052	230,514
February	208,050	226,143	233,518
March	216,317	233,317	239,573
April	231,527	266,784	250,364
May	228,270	264,857	267,093
June	240,471	260,573	265,160
July	236,984	243,920	257,863
August	219,548	236,083	250,657
September	234,464	249,662	255,708
October	217,509	259,102	256,941
November	212,523	247,402	244,635
December	221,795	261,983	232,328

Median Price

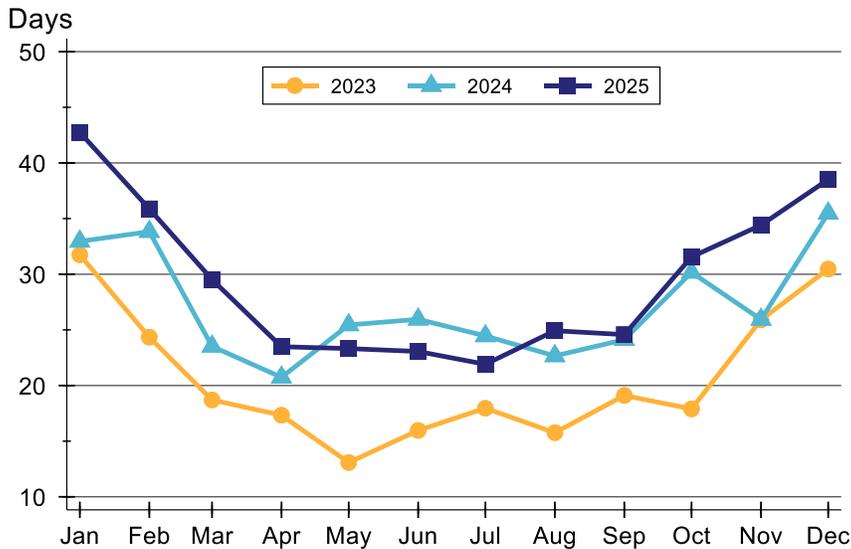


Month	2023	2024	2025
January	169,900	182,980	216,900
February	180,000	195,000	205,000
March	192,000	202,000	219,900
April	197,450	222,450	220,000
May	196,320	230,000	240,000
June	216,000	230,000	238,500
July	195,000	215,000	235,000
August	188,000	204,500	224,500
September	208,777	220,000	224,900
October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



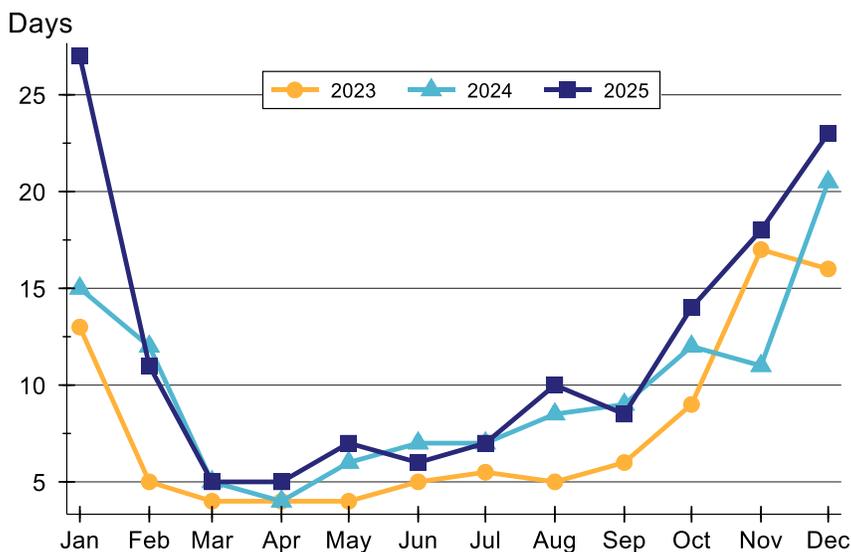
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	33	43
February	24	34	36
March	19	24	30
April	17	21	23
May	13	25	23
June	16	26	23
July	18	24	22
August	16	23	25
September	19	24	25
October	18	30	32
November	26	26	34
December	30	35	39

Median DOM



Month	2023	2024	2025
January	13	15	27
February	5	12	11
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	6
July	6	7	7
August	5	9	10
September	6	9	9
October	9	12	14
November	17	11	18
December	16	21	23

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

December 2025																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022	
\$1-\$29,999	39	2	3	6	3	1	7	0	3	2	5	5	76	37	58	69	
\$30,000-\$39,999	4	1	3	4	1	2	1	4	1	0	0	1	22	43	48	52	
\$40,000-\$49,999	3	3	1	8	5	6	6	4	7	3	1	2	49	46	72	55	
\$50,000-\$59,999	4	6	2	5	5	10	7	3	0	2	2	5	51	52	81	81	
\$60,000-\$69,999	3	3	4	5	5	5	4	5	1	6	5	1	47	75	89	117	
\$70,000-\$79,999	7	9	14	8	4	4	5	7	8	4	6	4	80	61	75	104	
\$80,000-\$89,999	3	9	11	7	4	10	8	7	8	7	4	7	85	114	88	106	
\$90,000-\$99,999	2	1	5	5	12	2	12	7	4	7	0	5	62	74	104	90	
\$100,000-\$119,999	9	7	8	14	12	12	10	12	19	5	12	10	130	126	162	180	
\$120,000-\$139,999	12	12	14	13	13	14	13	20	23	15	7	9	165	190	191	279	
\$140,000-\$159,999	16	8	12	20	23	17	24	16	14	17	13	9	189	224	229	263	
\$160,000-\$179,999	11	7	17	17	16	21	20	21	13	15	14	20	192	225	214	224	
\$180,000-\$199,999	11	13	15	21	18	21	14	32	18	16	16	10	205	212	178	213	
\$200,000-\$249,999	23	15	40	38	37	51	41	45	48	38	32	37	445	444	405	430	
\$250,000-\$299,999	19	35	22	33	34	49	44	45	26	31	28	26	392	386	320	358	
\$300,000-\$399,999	31	21	33	39	49	44	36	52	44	33	37	41	460	394	351	339	
\$400,000-\$499,999	14	13	11	18	23	22	21	17	18	19	11	15	202	180	157	169	
\$500,000 or more	14	7	12	7	16	23	16	19	10	13	14	16	167	157	125	127	
TOTALS	225	172	227	268	280	314	289	316	265	233	207	223	3019	3040	2947	3256	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Fell in December

Total home sales in Wabaunsee County fell last month to 4 units, compared to 8 units in December 2024. Total sales volume was \$0.6 million, down from a year earlier.

The median sale price in December was \$147,000, down from \$243,925 a year earlier. Homes that sold in December were typically on the market for 0 days and sold for 102.4% of their list prices.

Wabaunsee County Active Listings Up at End of December

The total number of active listings in Wabaunsee County at the end of December was 7 units, up from 6 at the same point in 2024. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$190,000.

During December, a total of 2 contracts were written down from 6 in December 2024. At the end of the month, there were 3 contracts still pending.

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

Contact Information

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



Wabaunsee County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		4	8	2	50	47	37
Change from prior year		-50.0%	300.0%	0.0%	6.4%	27.0%	2.8%
Active Listings		7	6	3	N/A	N/A	N/A
Change from prior year		16.7%	100.0%	0.0%			
Months' Supply		1.7	1.5	1.0	N/A	N/A	N/A
Change from prior year		13.3%	50.0%	0.0%			
New Listings		5	5	0	51	66	39
Change from prior year		0.0%	N/A	-100.0%	-22.7%	69.2%	-13.3%
Contracts Written		2	6	2	45	51	36
Change from prior year		-66.7%	200.0%	0.0%	-11.8%	41.7%	-5.3%
Pending Contracts		3	4	3	N/A	N/A	N/A
Change from prior year		-25.0%	33.3%	50.0%			
Sales Volume (1,000s)		552	2,157	110	12,080	12,826	10,144
Change from prior year		-74.4%	1860.9%	-86.8%	-5.8%	26.4%	2.0%
Average	Sale Price	137,875	269,631	54,875	241,595	272,900	274,159
	Change from prior year	-48.9%	391.4%	-86.9%	-11.5%	-0.5%	-0.8%
	List Price of Actives	512,057	243,900	506,333	N/A	N/A	N/A
	Change from prior year	109.9%	-51.8%	67.4%			
	Days on Market	1	54	12	35	36	25
Change from prior year	-98.1%	350.0%	-7.7%	-2.8%	44.0%	0.0%	
Percent of List	103.7%	99.4%	86.7%	97.3%	98.8%	96.8%	
Change from prior year	4.3%	14.6%	-10.2%	-1.5%	2.1%	-0.3%	
Percent of Original	103.7%	96.1%	81.0%	94.5%	95.3%	94.2%	
Change from prior year	7.9%	18.6%	-16.1%	-0.8%	1.2%	-1.8%	
Median	Sale Price	147,000	243,925	54,875	200,500	253,000	170,000
	Change from prior year	-39.7%	344.5%	-86.9%	-20.8%	48.8%	-20.9%
	List Price of Actives	190,000	232,450	449,000	N/A	N/A	N/A
	Change from prior year	-18.3%	-48.2%	142.7%			
	Days on Market	1	12	12	5	12	16
Change from prior year	-91.7%	0.0%	-7.7%	-58.3%	-25.0%	60.0%	
Percent of List	102.4%	99.6%	86.7%	100.0%	100.0%	99.1%	
Change from prior year	2.8%	14.9%	-10.2%	0.0%	0.9%	0.0%	
Percent of Original	102.4%	98.6%	81.0%	100.0%	98.7%	96.5%	
Change from prior year	3.9%	21.7%	-16.1%	1.3%	2.3%	-1.7%	

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



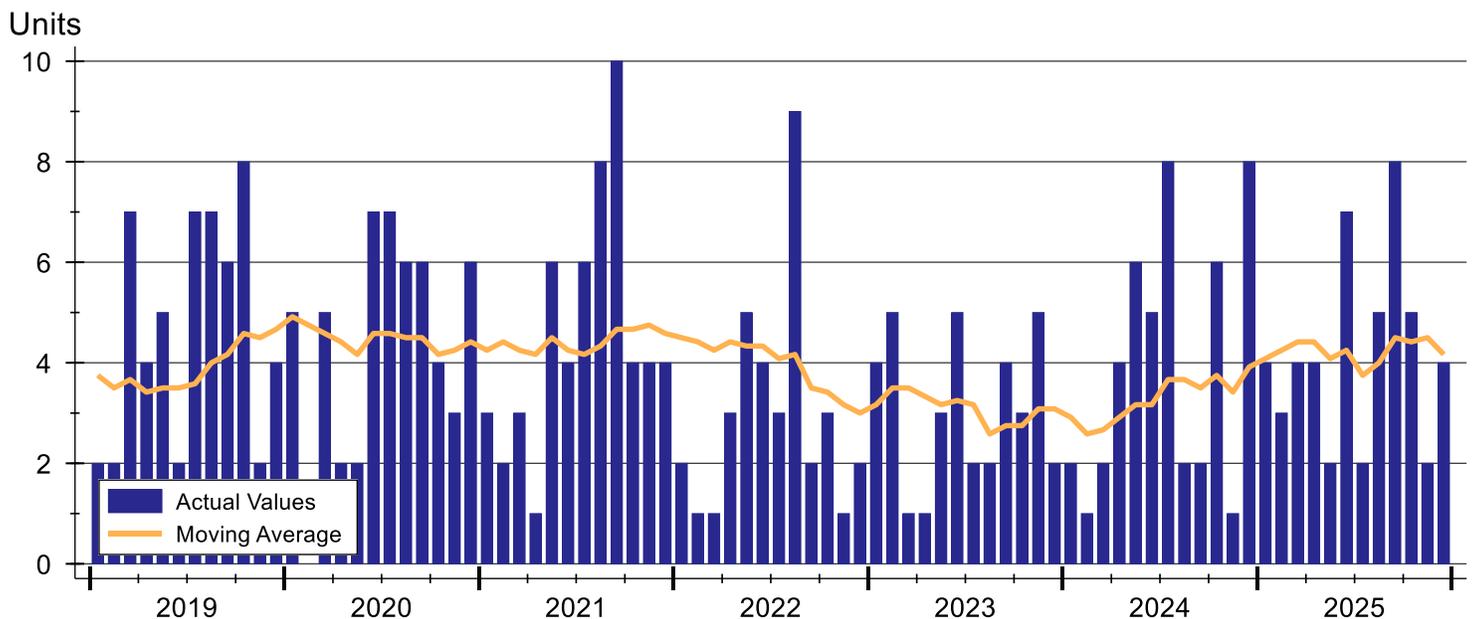
Wabaunsee County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		4	8	-50.0%	50	47	6.4%
Volume (1,000s)		552	2,157	-74.4%	12,080	12,826	-5.8%
Months' Supply		1.7	1.5	13.3%	N/A	N/A	N/A
Average	Sale Price	137,875	269,631	-48.9%	241,595	272,900	-11.5%
	Days on Market	1	54	-98.1%	35	36	-2.8%
	Percent of List	103.7%	99.4%	4.3%	97.3%	98.8%	-1.5%
	Percent of Original	103.7%	96.1%	7.9%	94.5%	95.3%	-0.8%
Median	Sale Price	147,000	243,925	-39.7%	200,500	253,000	-20.8%
	Days on Market	1	12	-91.7%	5	12	-58.3%
	Percent of List	102.4%	99.6%	2.8%	100.0%	100.0%	0.0%
	Percent of Original	102.4%	98.6%	3.9%	100.0%	98.7%	1.3%

A total of 4 homes sold in Wabaunsee County in December, down from 8 units in December 2024. Total sales volume fell to \$0.6 million compared to \$2.2 million in the previous year.

The median sales price in December was \$147,000, down 39.7% compared to the prior year. Median days on market was 0 days, down from 308 days in November, and down from 12 in December 2024.

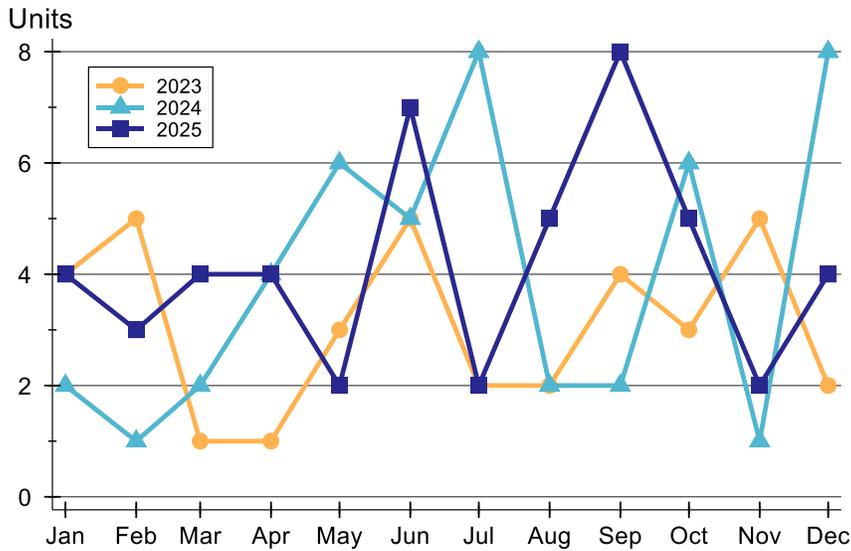
History of Closed Listings





Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

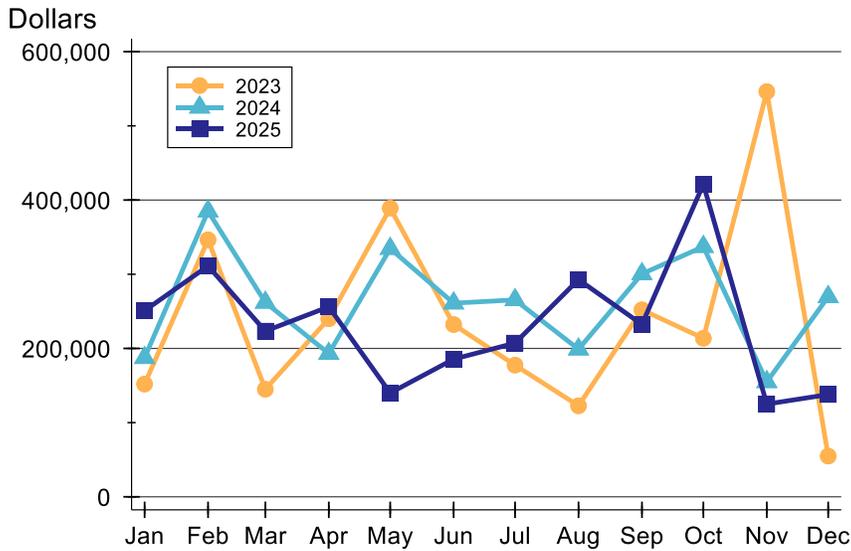
Closed Listings by Price Range

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	25.0%	4.0	82,500	82,500	3	3	110.0%	110.0%	110.0%	110.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	0.0	134,000	134,000	0	0	103.1%	103.1%	103.1%	103.1%
\$150,000-\$174,999	1	25.0%	0.0	160,000	160,000	0	0	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	1	25.0%	4.8	175,000	175,000	1	1	101.7%	101.7%	101.7%	101.7%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



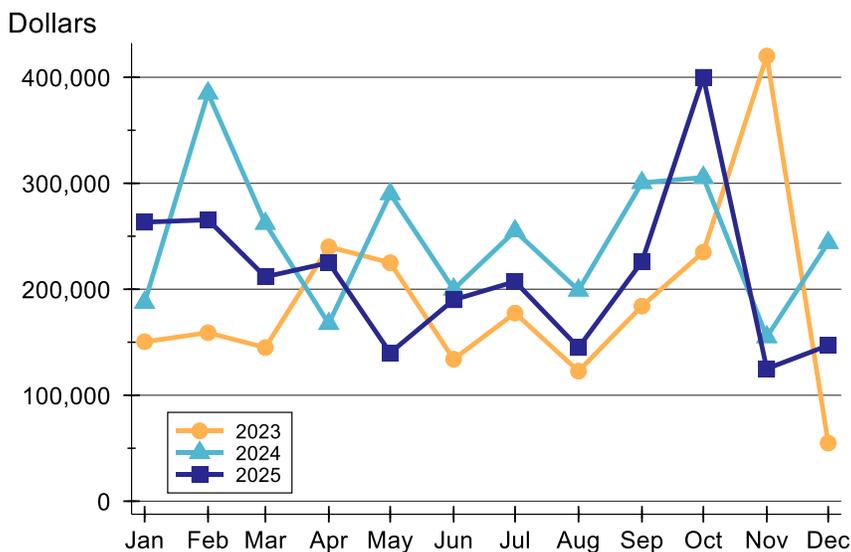
Wabaunsee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,000	187,500	250,900
February	346,400	385,000	311,167
March	145,000	262,000	223,375
April	240,000	193,125	256,175
May	389,167	334,558	140,000
June	232,200	261,000	185,571
July	177,500	265,425	207,250
August	122,725	199,000	292,800
September	252,048	300,500	232,369
October	213,667	337,167	421,300
November	546,200	155,000	125,000
December	54,875	269,631	137,875

Median Price

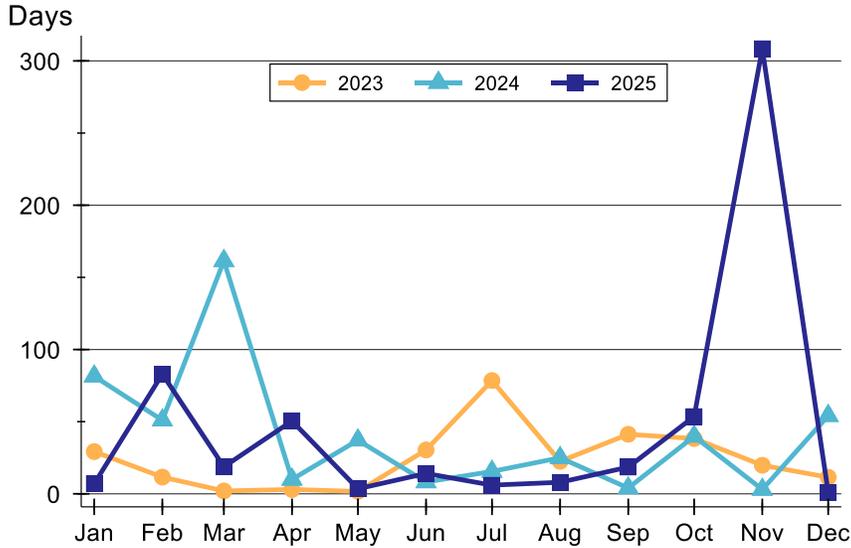


Month	2023	2024	2025
January	150,500	187,500	263,250
February	159,000	385,000	265,500
March	145,000	262,000	211,750
April	240,000	167,500	225,000
May	225,000	290,000	140,000
June	134,000	200,000	190,000
July	177,500	254,950	207,250
August	122,725	199,000	145,000
September	184,095	300,500	226,000
October	235,000	305,500	400,000
November	420,000	155,000	125,000
December	54,875	243,925	147,000



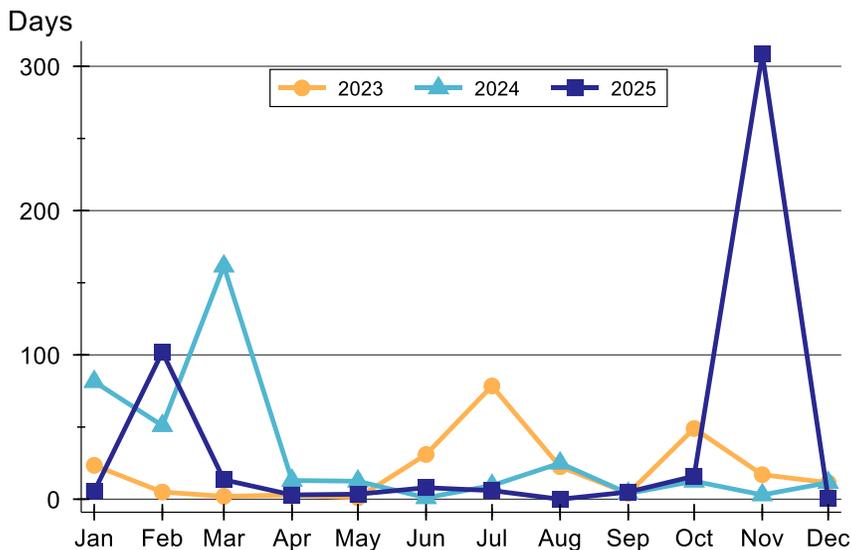
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	29	82	7
February	12	51	83
March	2	162	19
April	3	10	51
May	2	37	4
June	30	8	14
July	79	16	6
August	23	25	8
September	41	4	19
October	38	40	54
November	20	3	309
December	12	54	1

Median DOM



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



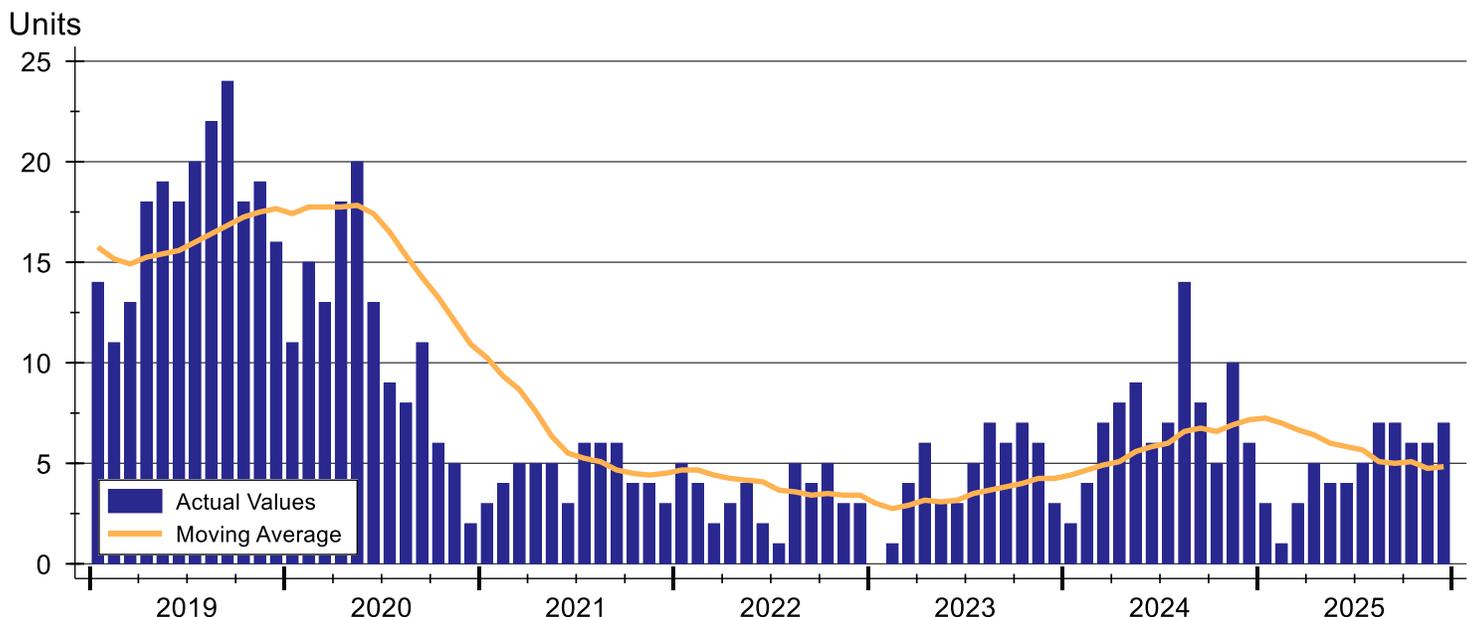
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	End of December Change
Active Listings		7	6	16.7%
Volume (1,000s)		3,584	1,463	145.0%
Months' Supply		1.7	1.5	13.3%
Average	List Price	512,057	243,900	109.9%
	Days on Market	31	73	-57.5%
	Percent of Original	94.2%	95.9%	-1.8%
Median	List Price	190,000	232,450	-18.3%
	Days on Market	12	55	-78.2%
	Percent of Original	100.0%	97.3%	2.8%

A total of 7 homes were available for sale in Wabaunsee County at the end of December. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of December was \$190,000, down 18.3% from 2024. The typical time on market for active listings was 12 days, down from 54 days a year earlier.

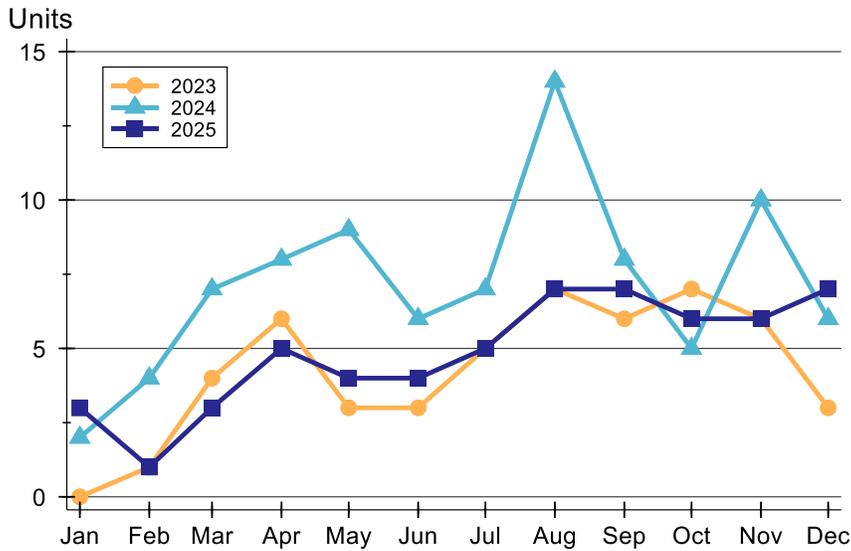
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



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

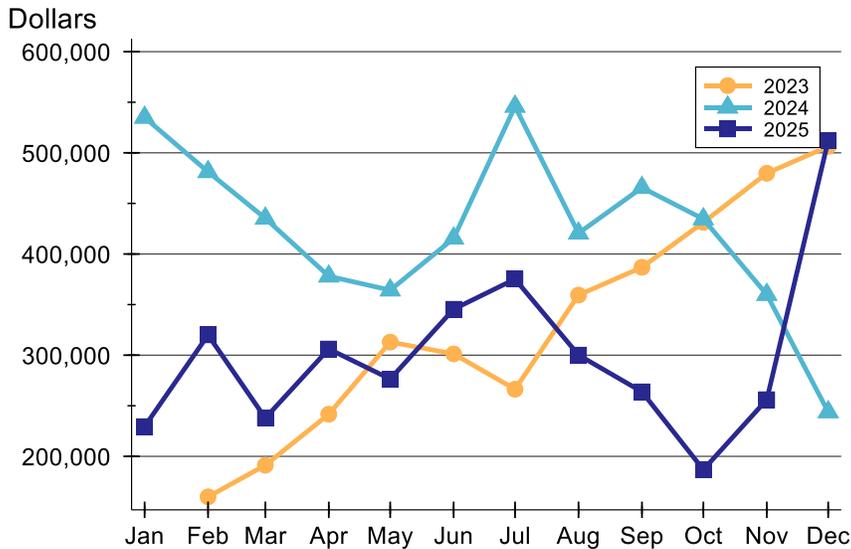
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	14.3%	N/A	29,900	29,900	70	70	85.4%	85.4%
\$50,000-\$99,999	1	14.3%	4.0	80,000	80,000	12	12	84.2%	84.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	28.6%	4.8	185,000	185,000	38	38	94.8%	94.8%
\$200,000-\$249,999	1	14.3%	N/A	245,000	245,000	10	10	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	14.3%	N/A	359,500	359,500	37	37	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	14.3%	N/A	2,500,000	2,500,000	9	9	100.0%	100.0%



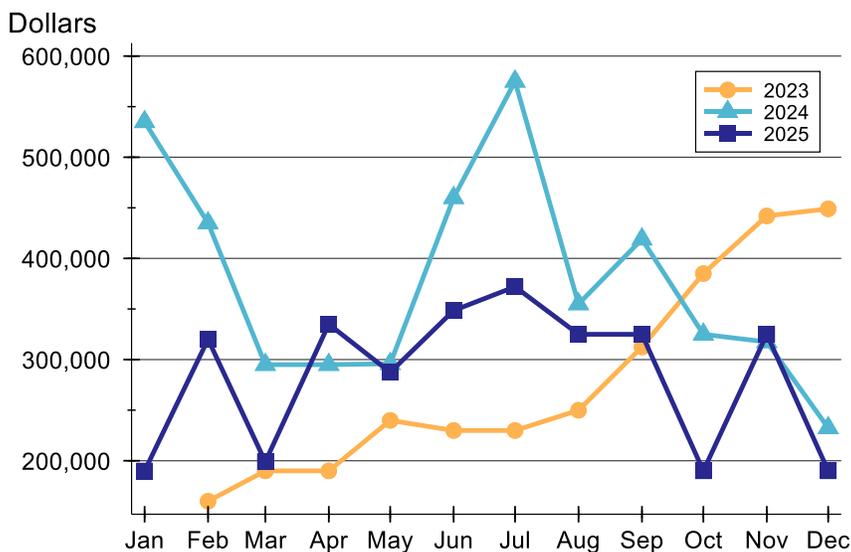
Wabaunsee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	535,000	229,467
February	160,000	481,250	320,000
March	191,225	435,286	237,833
April	241,667	378,063	306,170
May	312,967	364,272	276,450
June	301,300	415,508	345,475
July	266,360	545,879	375,200
August	359,414	420,536	300,143
September	386,833	465,644	263,857
October	431,271	434,600	186,800
November	479,833	359,890	256,100
December	506,333	243,900	512,057

Median Price

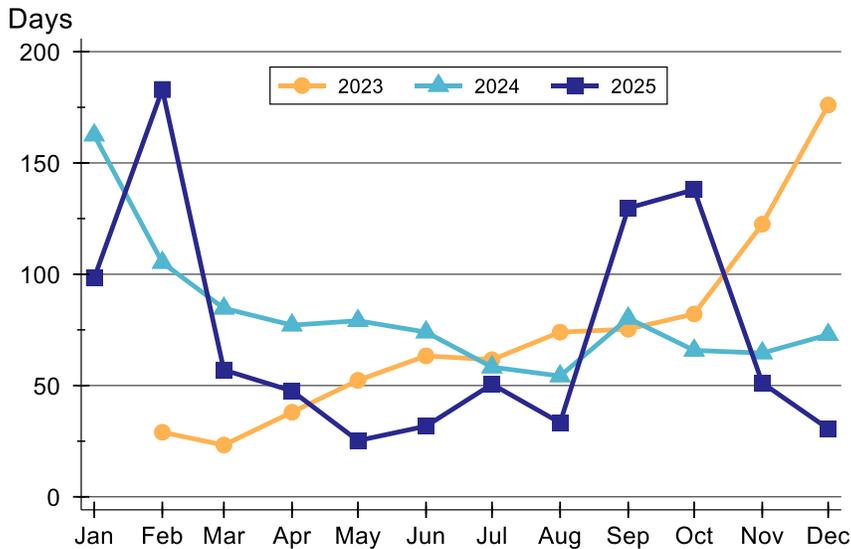


Month	2023	2024	2025
January	N/A	535,000	189,900
February	160,000	435,000	320,000
March	190,000	295,000	199,000
April	190,000	295,000	335,000
May	239,900	295,900	287,450
June	229,900	459,950	348,500
July	229,900	575,000	372,000
August	249,900	354,950	325,000
September	312,500	419,000	325,000
October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



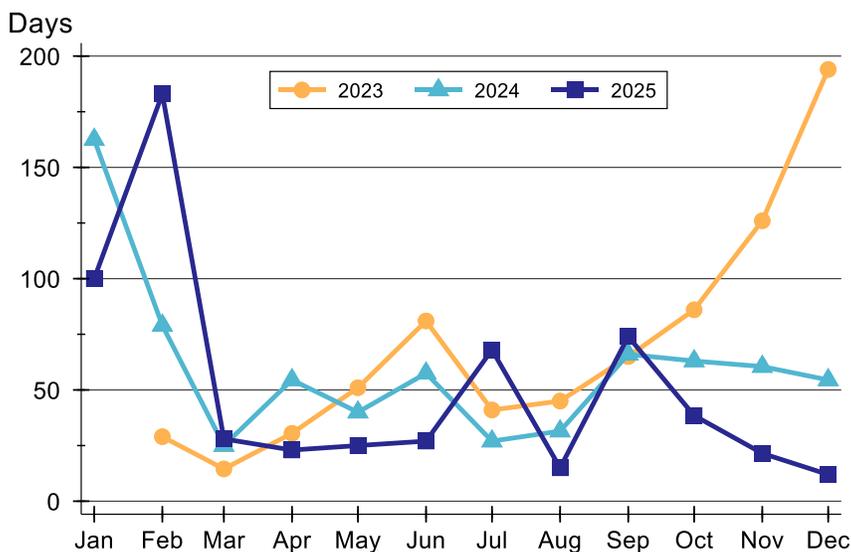
Wabaunsee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	163	98
February	29	105	183
March	23	85	57
April	38	77	48
May	52	79	25
June	63	74	32
July	62	58	51
August	74	54	33
September	75	80	130
October	82	66	138
November	123	65	51
December	176	73	31

Median DOM

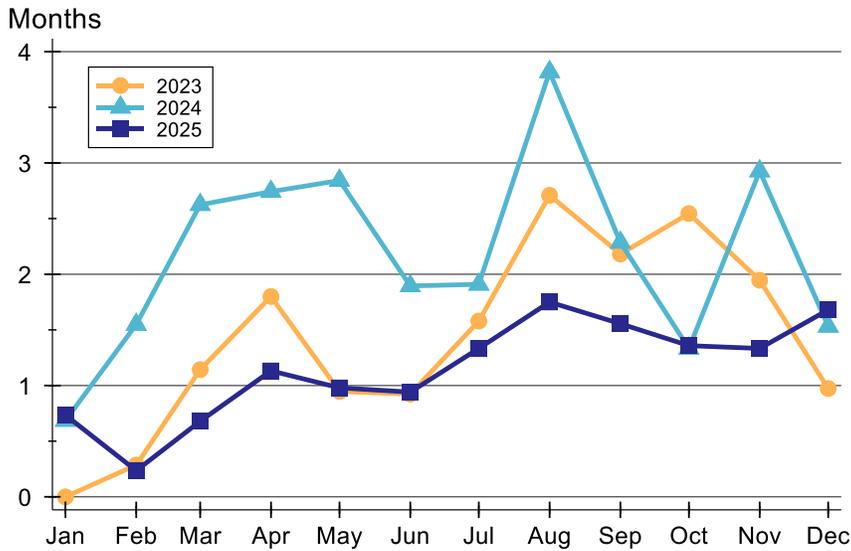


Month	2023	2024	2025
January	N/A	163	100
February	29	79	183
March	15	25	28
April	31	55	23
May	51	40	25
June	81	58	27
July	41	27	68
August	45	32	15
September	65	66	74
October	86	63	39
November	126	61	22
December	194	55	12



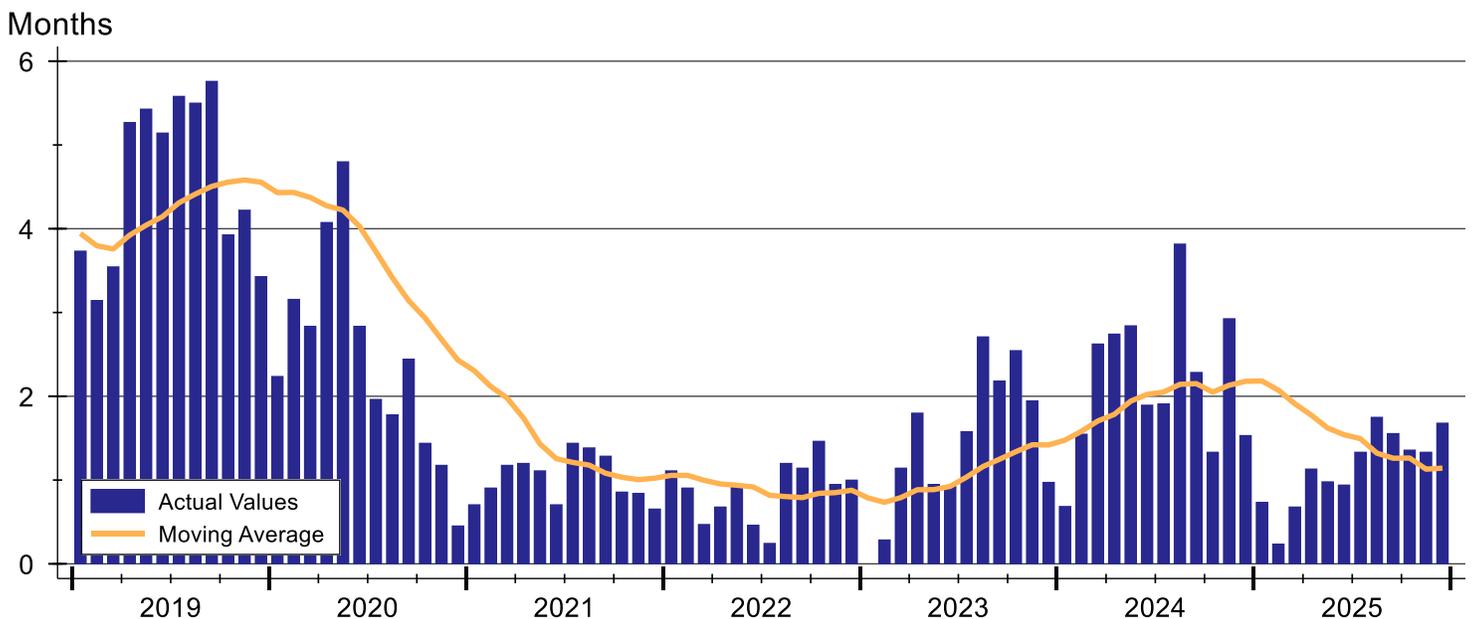
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.0	0.7	0.7
February	0.3	1.5	0.2
March	1.1	2.6	0.7
April	1.8	2.7	1.1
May	0.9	2.8	1.0
June	0.9	1.9	0.9
July	1.6	1.9	1.3
August	2.7	3.8	1.8
September	2.2	2.3	1.6
October	2.5	1.3	1.4
November	1.9	2.9	1.3
December	1.0	1.5	1.7

History of Month's Supply





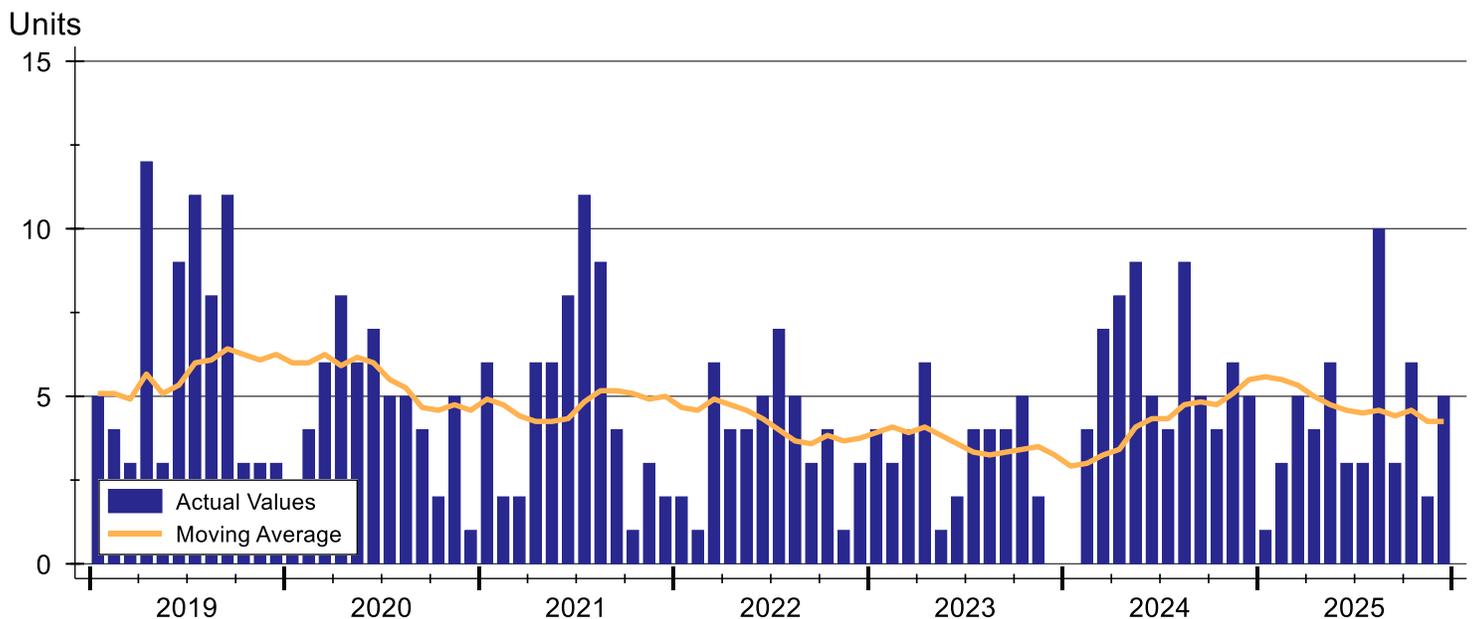
Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	5	5	0.0%
	Volume (1,000s)	3,190	1,277	149.8%
	Average List Price	638,000	255,360	149.8%
	Median List Price	185,000	224,900	-17.7%
Year-to-Date	New Listings	51	66	-22.7%
	Volume (1,000s)	14,766	18,781	-21.4%
	Average List Price	289,533	284,565	1.7%
	Median List Price	199,000	265,000	-24.9%

A total of 5 new listings were added in Wabaunsee County during December, the same figure as reported in 2024. Year-to-date Wabaunsee County has seen 51 new listings.

The median list price of these homes was \$185,000 down from \$224,900 in 2024.

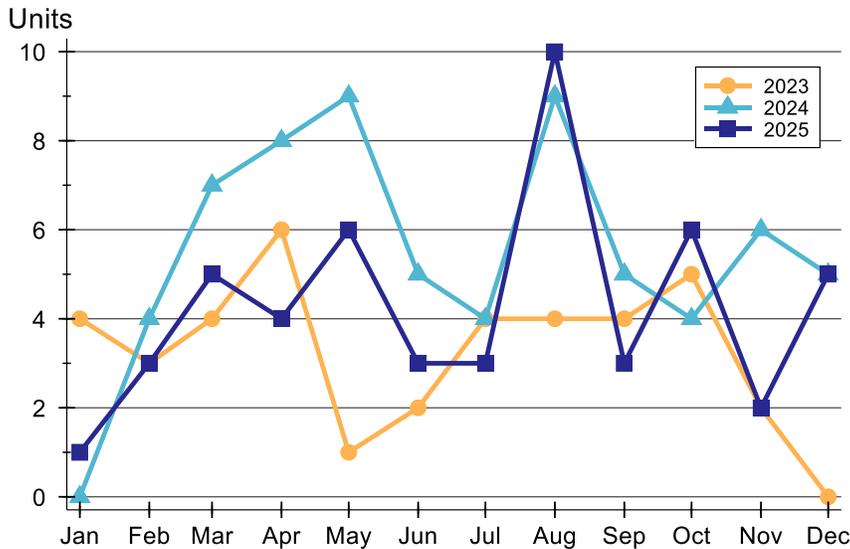
History of New Listings





Wabaunsee County New Listings Analysis

New Listings by Month



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

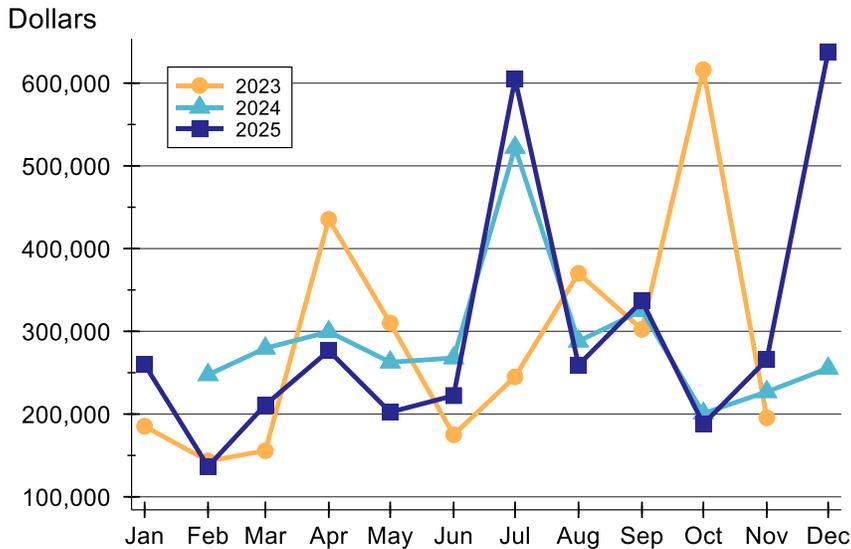
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	80,000	80,000	27	27	84.2%	84.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	40.0%	182,500	182,500	13	13	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	245,000	245,000	24	24	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	20.0%	2,500,000	2,500,000	33	33	100.0%	100.0%



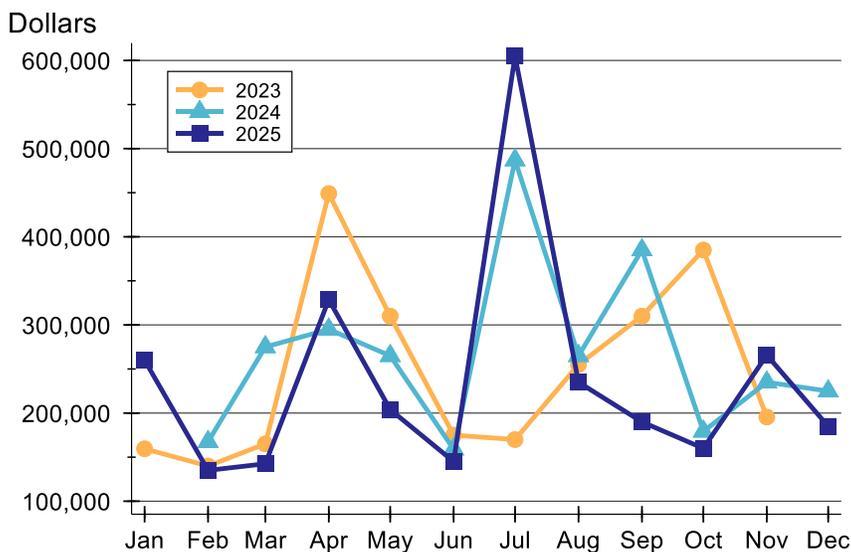
Wabaunsee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	185,250	N/A	260,000
February	143,333	247,500	136,667
March	155,625	279,557	211,100
April	435,380	299,500	276,588
May	310,000	262,783	202,317
June	175,000	267,800	222,333
July	244,975	522,250	605,000
August	370,000	288,094	259,295
September	302,450	325,080	336,633
October	616,180	200,875	188,000
November	195,500	226,958	265,750
December	N/A	255,360	638,000

Median Price



Month	2023	2024	2025
January	159,500	N/A	260,000
February	140,000	167,500	135,000
March	165,000	275,000	142,500
April	449,000	295,000	328,675
May	310,000	265,000	204,000
June	175,000	159,000	145,000
July	169,950	487,000	605,000
August	255,000	265,000	235,000
September	310,000	385,000	190,000
October	385,000	179,250	160,000
November	195,500	235,000	265,750
December	N/A	224,900	185,000



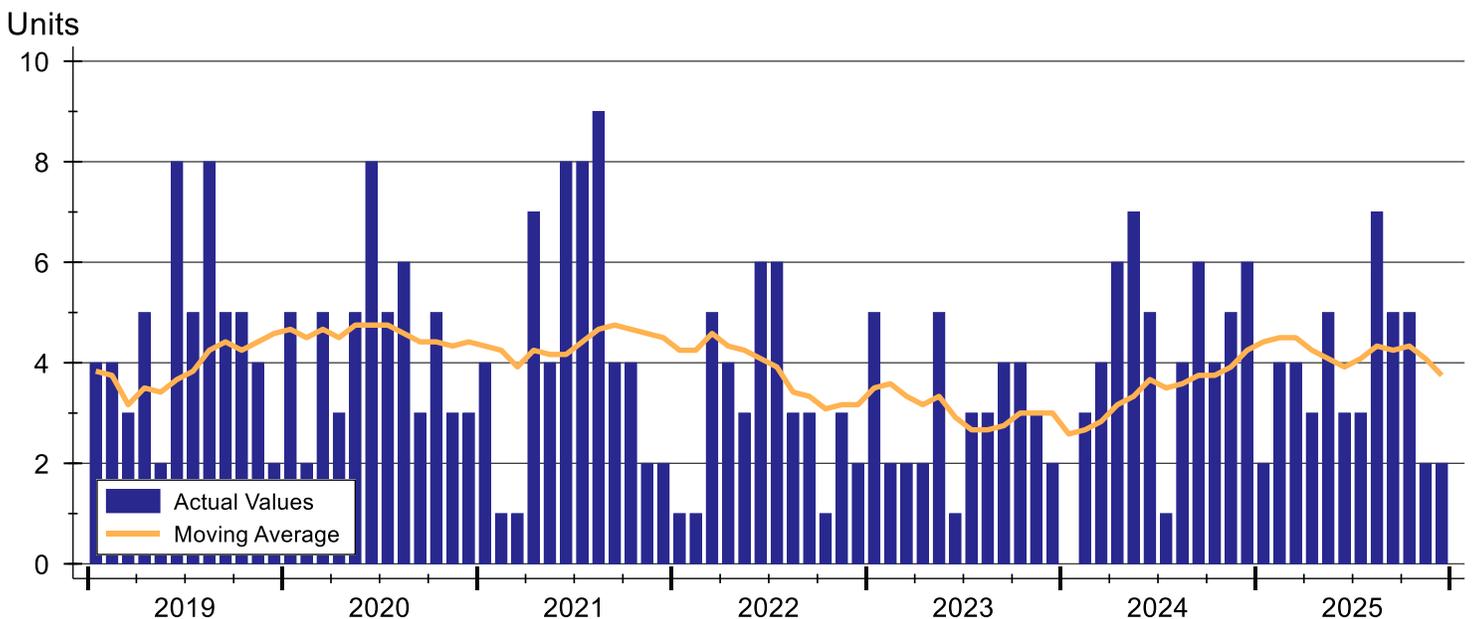
Wabaunsee County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	6	-66.7%	45	51	-11.8%
Volume (1,000s)		452	1,556	-71.0%	11,072	14,577	-24.0%
Average	Sale Price	226,000	259,383	-12.9%	246,036	285,827	-13.9%
	Days on Market	123	47	161.7%	38	34	11.8%
	Percent of Original	92.1%	97.8%	-5.8%	93.6%	96.6%	-3.1%
Median	Sale Price	226,000	232,450	-2.8%	194,450	270,000	-28.0%
	Days on Market	123	15	720.0%	6	11	-45.5%
	Percent of Original	92.1%	98.4%	-6.4%	100.0%	99.5%	0.5%

A total of 2 contracts for sale were written in Wabaunsee County during the month of December, down from 6 in 2024. The median list price of these homes was \$226,000, down from \$232,450 the prior year.

Half of the homes that went under contract in December were on the market less than 122 days, compared to 14 days in December 2024.

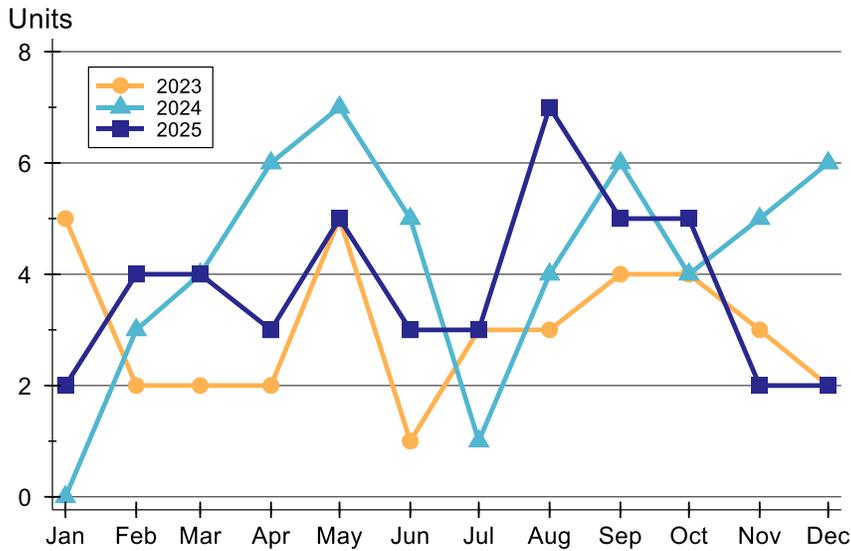
History of Contracts Written





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

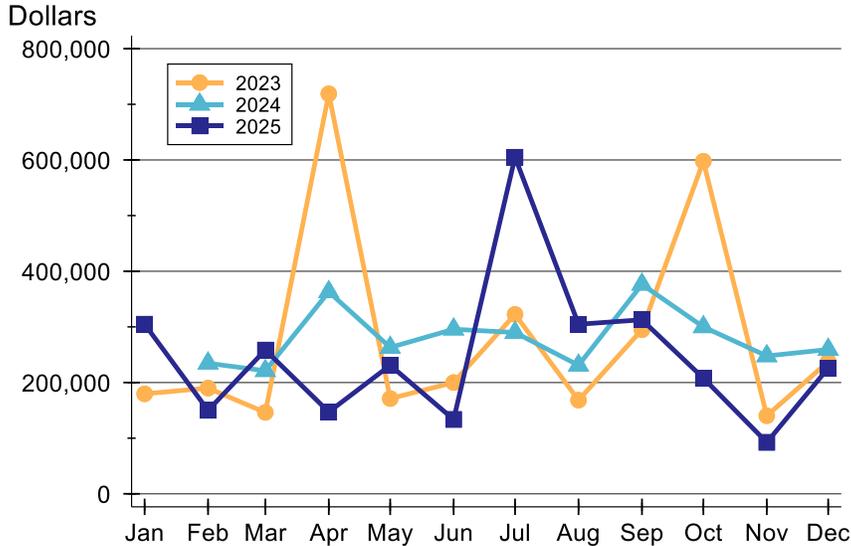
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	80,000	80,000	27	27	84.2%	84.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	50.0%	372,000	372,000	218	218	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



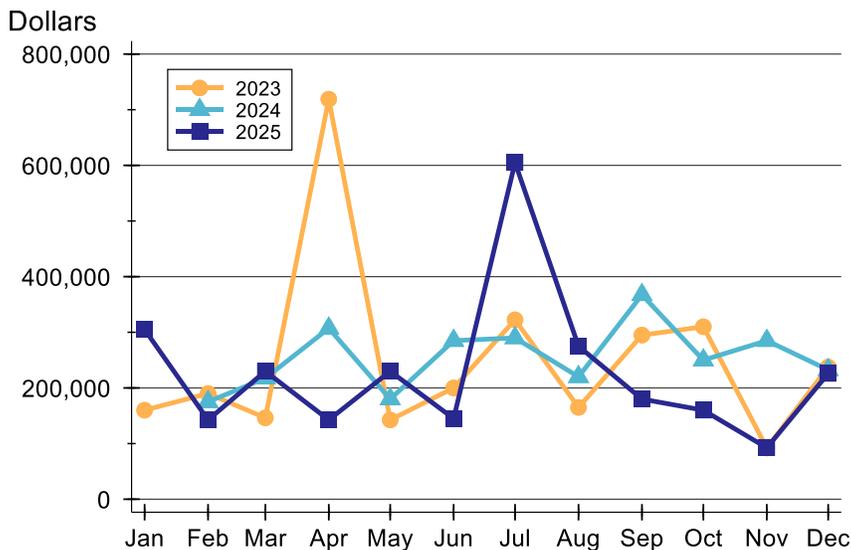
Wabaunsee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	179,700	N/A	305,000
February	190,000	234,667	149,975
March	146,250	221,225	258,500
April	719,000	363,000	147,167
May	171,225	263,000	231,070
June	200,000	295,800	133,633
July	322,500	289,900	605,000
August	168,333	231,000	304,707
September	294,925	376,400	312,800
October	597,750	300,000	208,000
November	140,300	247,770	92,500
December	237,500	259,383	226,000

Median Price

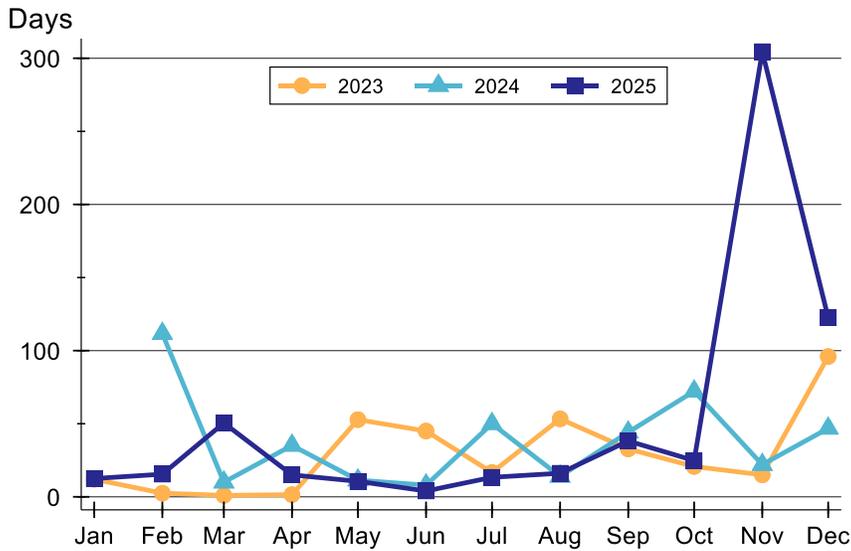


Month	2023	2024	2025
January	160,000	N/A	305,000
February	190,000	175,000	142,500
March	146,250	217,500	230,000
April	719,000	307,250	142,500
May	142,500	180,000	230,000
June	200,000	285,000	145,000
July	322,500	289,900	605,000
August	165,000	220,000	275,000
September	294,950	367,450	180,000
October	310,000	250,000	160,000
November	92,000	285,000	92,500
December	237,500	232,450	226,000



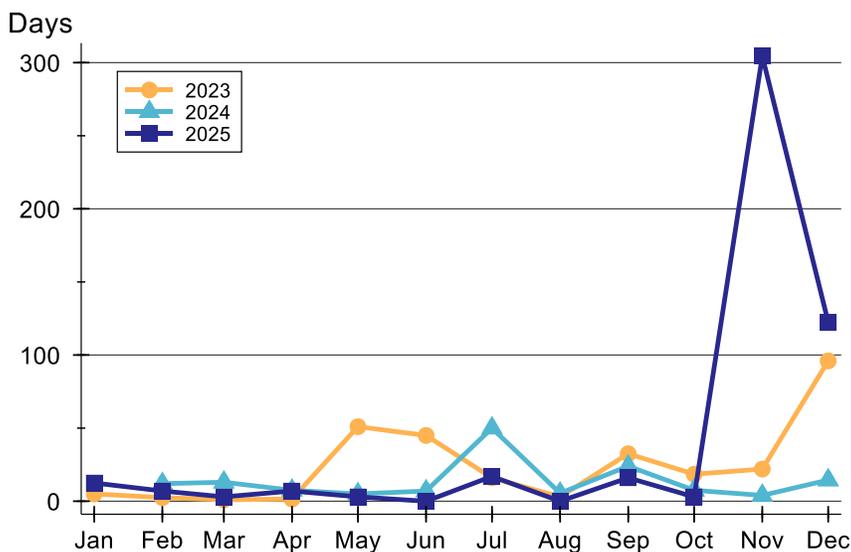
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	12	N/A	13
February	3	112	16
March	1	10	51
April	2	35	15
May	53	11	11
June	45	8	4
July	17	50	13
August	53	14	16
September	33	44	38
October	21	72	25
November	15	22	305
December	96	47	123

Median DOM



Month	2023	2024	2025
January	5	N/A	13
February	3	12	7
March	1	13	3
April	2	8	7
May	51	5	3
June	45	7	N/A
July	16	50	17
August	3	6	N/A
September	33	24	16
October	19	8	3
November	22	4	305
December	96	15	123



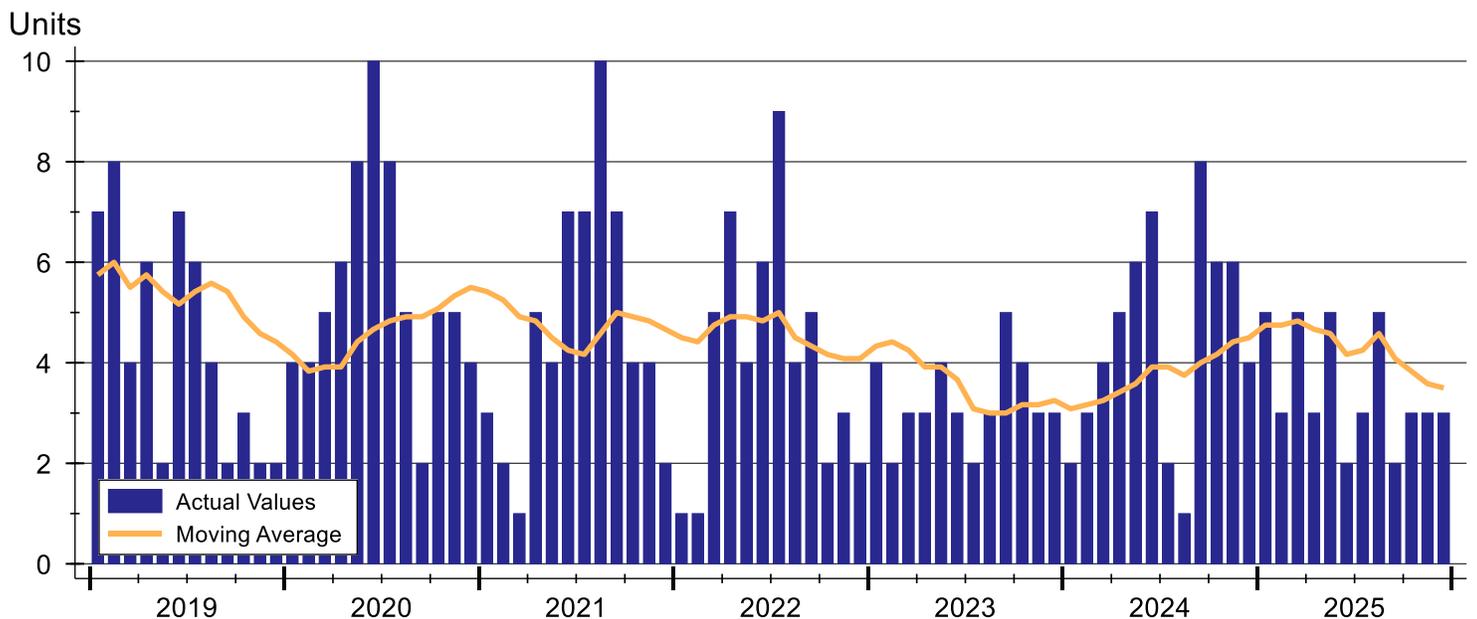
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		3	4	-25.0%
Volume (1,000s)		619	1,278	-51.6%
Average	List Price	206,333	319,600	-35.4%
	Days on Market	74	34	117.6%
	Percent of Original	100.0%	99.5%	0.5%
Median	List Price	172,000	340,950	-49.6%
	Days on Market	3	18	-83.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Wabaunsee County had contracts pending at the end of December, down from 4 contracts pending at the end of December 2024.

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

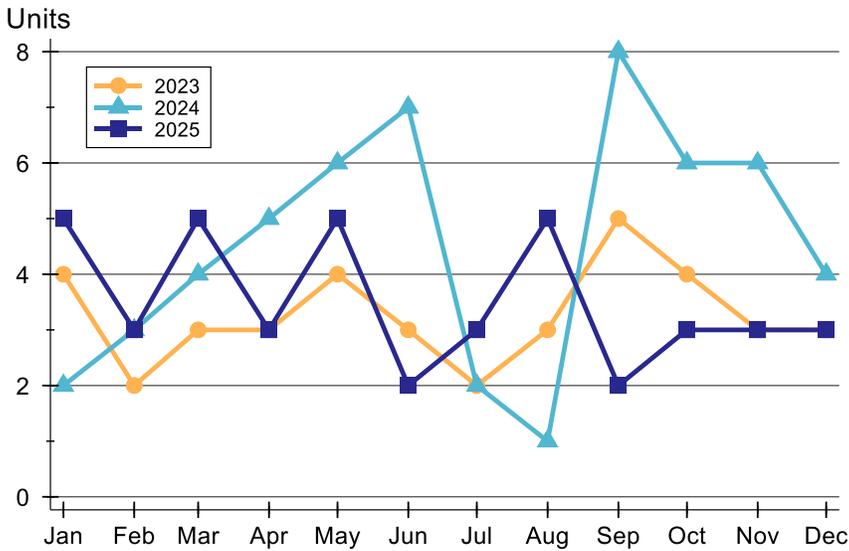
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

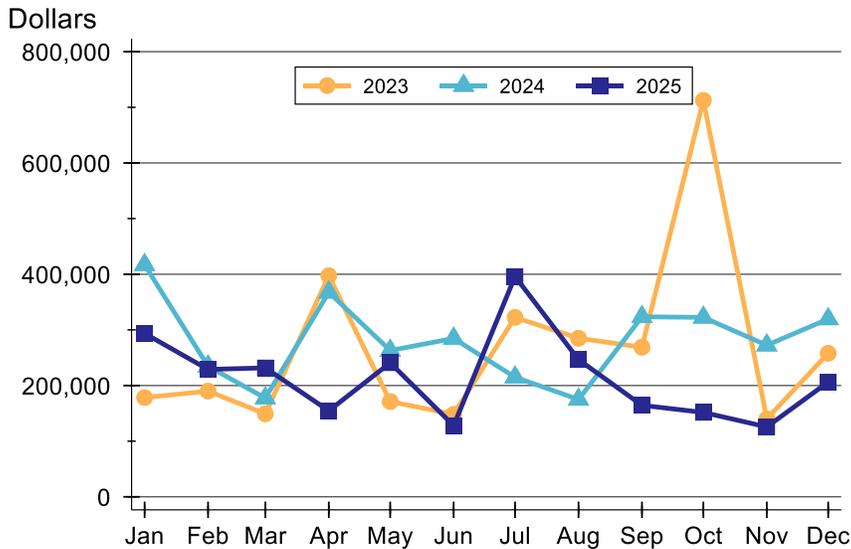
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	75,000	75,000	3	3	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	172,000	172,000	1	1	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	372,000	372,000	218	218	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



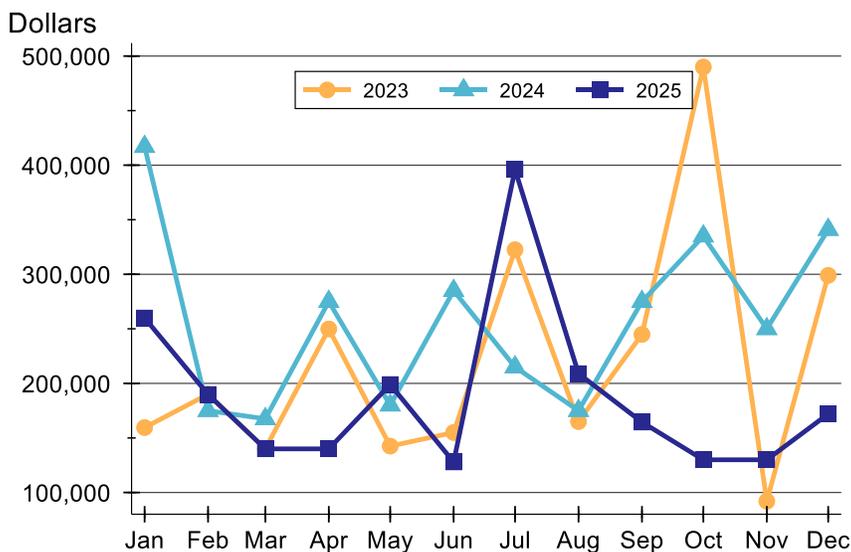
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	178,375	417,000	293,700
February	190,000	234,667	228,967
March	149,167	177,475	231,800
April	397,467	367,600	154,667
May	171,225	263,000	240,870
June	148,300	284,714	127,950
July	322,500	215,000	396,000
August	285,000	175,000	246,600
September	268,940	323,538	164,500
October	712,475	322,483	151,667
November	140,300	272,458	125,667
December	258,000	319,600	206,333

Median Price

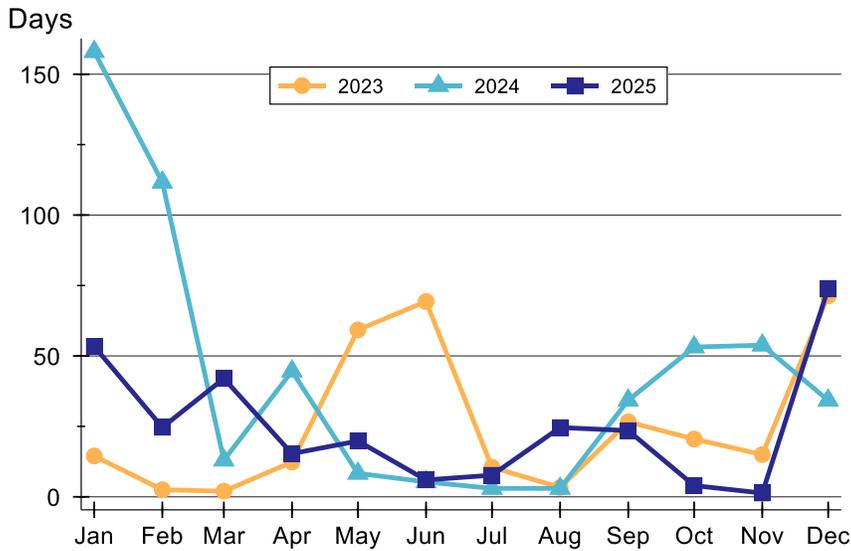


Month	2023	2024	2025
January	159,500	417,000	260,000
February	190,000	175,000	189,900
March	140,000	167,500	140,000
April	249,900	275,000	140,000
May	142,500	180,000	199,000
June	155,000	285,000	127,950
July	322,500	215,000	396,000
August	165,000	175,000	209,000
September	244,900	274,950	164,500
October	489,950	334,950	130,000
November	92,000	250,000	130,000
December	299,000	340,950	172,000



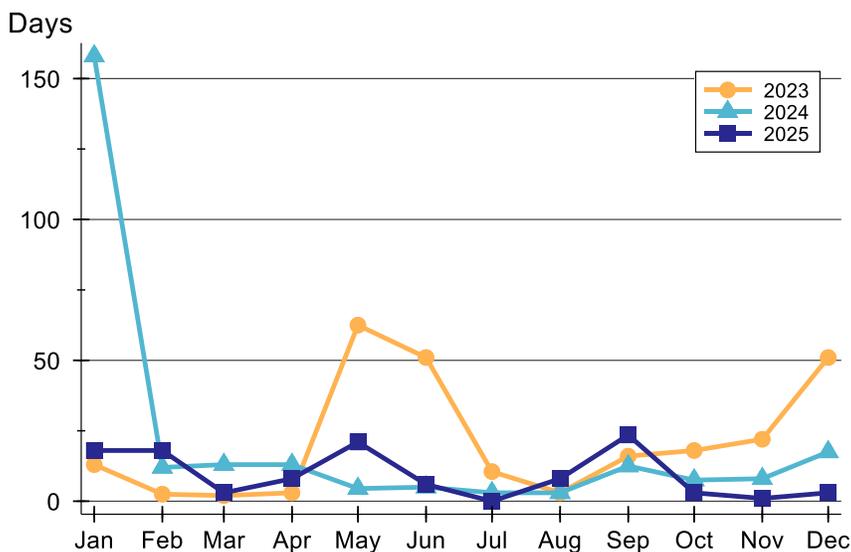
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	15	158	53
February	3	112	25
March	2	13	42
April	12	45	15
May	59	8	20
June	69	5	6
July	11	3	8
August	3	3	25
September	27	34	24
October	21	53	4
November	15	54	1
December	71	34	74

Median DOM



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