



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

August 2023 Sunflower MLS Statistics

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Fell in August

Total home sales in the Sunflower multiple listing service fell last month to 321 units, compared to 375 units in August 2022. Total sales volume was \$78.3 million, up from a year earlier.

The median sale price in August was \$200,000, up from \$183,000 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of August

The total number of active listings in the Sunflower multiple listing service at the end of August was 372 units, up from 286 at the same point in 2022. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$241,000.

During August, a total of 288 contracts were written down from 371 in August 2022. At the end of the month, there were 313 contracts still pending.

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Entire MLS System Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		321	375	407	2,332	2,672	2,828
Change from prior year		-14.4%	-7.9%	-0.7%	-12.7%	-5.5%	4.4%
Active Listings		372	286	313	N/A	N/A	N/A
Change from prior year		30.1%	-8.6%	-15.6%			
Months' Supply		1.3	0.8	0.9	N/A	N/A	N/A
Change from prior year		62.5%	-11.1%	-25.0%			
New Listings		357	391	439	2,732	3,076	3,336
Change from prior year		-8.7%	-10.9%	7.6%	-11.2%	-7.8%	1.5%
Contracts Written		288	371	399	2,418	2,792	3,019
Change from prior year		-22.4%	-7.0%	-3.2%	-13.4%	-7.5%	0.7%
Pending Contracts		313	394	490	N/A	N/A	N/A
Change from prior year		-20.6%	-19.6%	-0.2%			
Sales Volume (1,000s)		78,265	76,789	80,368	503,380	549,783	526,265
Change from prior year		1.9%	-4.5%	20.4%	-8.4%	4.5%	19.7%
Average	Sale Price	243,817	204,770	197,463	215,858	205,757	186,091
	Change from prior year	19.1%	3.7%	21.3%	4.9%	10.6%	14.6%
	List Price of Actives	300,836	295,109	234,703	N/A	N/A	N/A
	Change from prior year	1.9%	25.7%	12.2%			
	Days on Market	19	14	14	20	15	20
Change from prior year	35.7%	0.0%	-50.0%	33.3%	-25.0%	-42.9%	
	Percent of List	99.2%	99.4%	99.8%	99.3%	100.6%	100.1%
Change from prior year		-0.2%	-0.4%	1.6%	-1.3%	0.5%	2.2%
	Percent of Original	97.9%	97.9%	99.0%	97.9%	99.5%	99.3%
Change from prior year		0.0%	-1.1%	1.6%	-1.6%	0.2%	3.0%
Median	Sale Price	200,000	183,000	185,000	185,000	178,500	165,000
	Change from prior year	9.3%	-1.1%	30.3%	3.6%	8.2%	17.9%
	List Price of Actives	241,000	217,450	179,900	N/A	N/A	N/A
	Change from prior year	10.8%	20.9%	20.0%			
	Days on Market	5	5	4	5	4	3
Change from prior year	0.0%	25.0%	-20.0%	25.0%	33.3%	-66.7%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year		0.0%	0.0%	0.0%	0.0%	0.0%	0.3%
	Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year		0.0%	0.0%	0.0%	0.0%	0.0%	1.4%

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



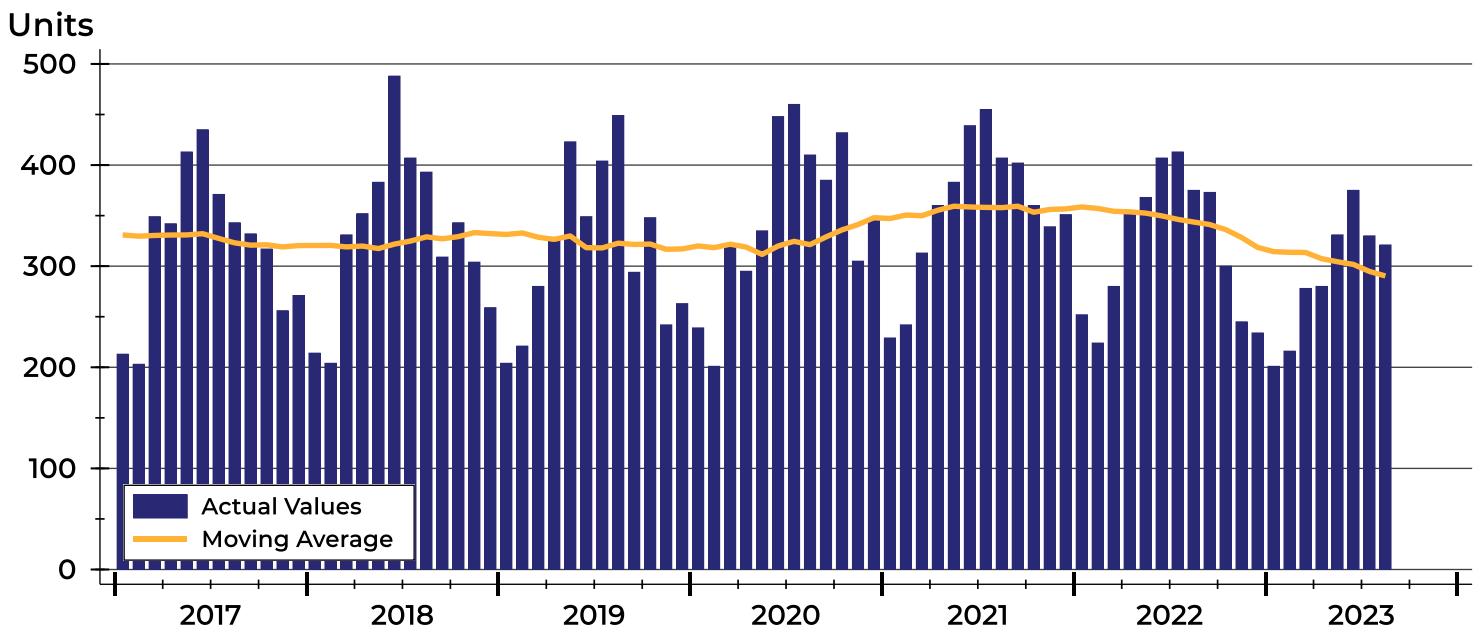
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		321	375	-14.4%	2,332	2,672	-12.7%
Volume (1,000s)		78,265	76,789	1.9%	503,380	549,783	-8.4%
Months' Supply		1.3	0.8	62.5%	N/A	N/A	N/A
Average	Sale Price	243,817	204,770	19.1%	215,858	205,757	4.9%
	Days on Market	19	14	35.7%	20	15	33.3%
	Percent of List	99.2%	99.4%	-0.2%	99.3%	100.6%	-1.3%
	Percent of Original	97.9%	97.9%	0.0%	97.9%	99.5%	-1.6%
Median	Sale Price	200,000	183,000	9.3%	185,000	178,500	3.6%
	Days on Market	5	5	0.0%	5	4	25.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 321 homes sold in the Sunflower multiple listing service in August, down from 375 units in August 2022. Total sales volume rose to \$78.3 million compared to \$76.8 million in the previous year.

The median sales price in August was \$200,000, up 9.3% compared to the prior year. Median days on market was 5 days, up from 4 days in July, but similar to August 2022.

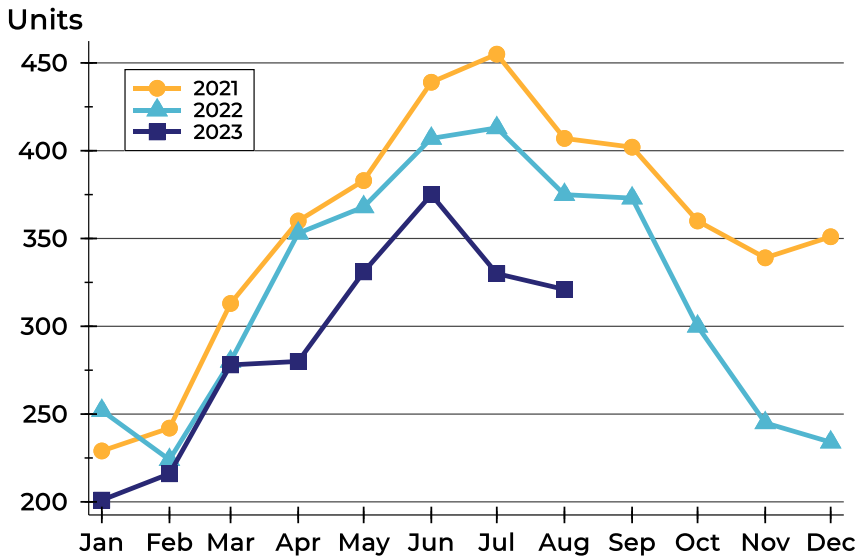
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	229	252	201
February	242	224	216
March	313	280	278
April	360	353	280
May	383	368	331
June	439	407	375
July	455	413	330
August	407	375	321
September	402	373	
October	360	300	
November	339	245	
December	351	234	

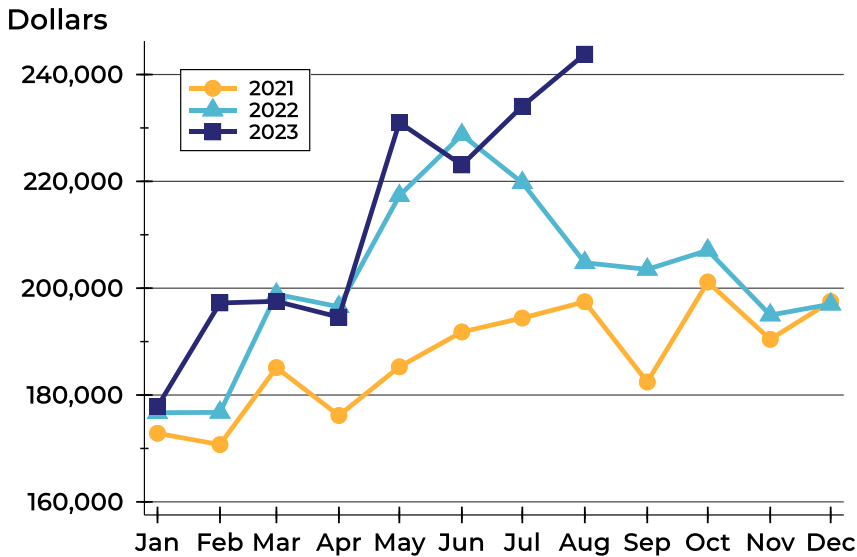
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.6%	0.5	18,750	18,750	0	0	90.0%	90.0%	90.0%	90.0%
\$25,000-\$49,999	8	2.5%	1.6	41,081	42,500	15	3	93.5%	98.0%	93.5%	98.0%
\$50,000-\$99,999	42	13.1%	1.1	76,964	80,000	10	6	97.6%	99.0%	97.3%	98.5%
\$100,000-\$124,999	24	7.5%	0.8	113,963	112,750	10	4	99.2%	100.0%	98.3%	100.0%
\$125,000-\$149,999	30	9.3%	0.9	135,563	135,000	9	4	101.6%	101.1%	100.1%	100.1%
\$150,000-\$174,999	25	7.8%	1.1	161,080	160,000	12	6	101.0%	100.0%	100.3%	100.0%
\$175,000-\$199,999	28	8.7%	0.5	187,364	187,000	15	4	101.2%	101.2%	100.4%	101.3%
\$200,000-\$249,999	41	12.8%	1.1	222,887	220,000	21	7	99.4%	100.0%	97.7%	98.0%
\$250,000-\$299,999	30	9.3%	1.2	270,552	270,000	12	3	100.3%	100.0%	99.0%	100.0%
\$300,000-\$399,999	48	15.0%	1.3	343,892	350,000	18	7	99.1%	100.0%	97.9%	100.0%
\$400,000-\$499,999	21	6.5%	2.7	437,452	435,000	50	5	99.2%	98.9%	97.9%	97.9%
\$500,000-\$749,999	19	5.9%	4.1	596,754	550,000	55	12	96.5%	98.5%	90.7%	97.3%
\$750,000-\$999,999	1	0.3%	6.4	755,000	755,000	34	34	97.4%	97.4%	97.4%	97.4%
\$1,000,000 and up	2	0.6%	12.0	1,775,000	1,775,000	38	38	90.4%	90.4%	90.4%	90.4%



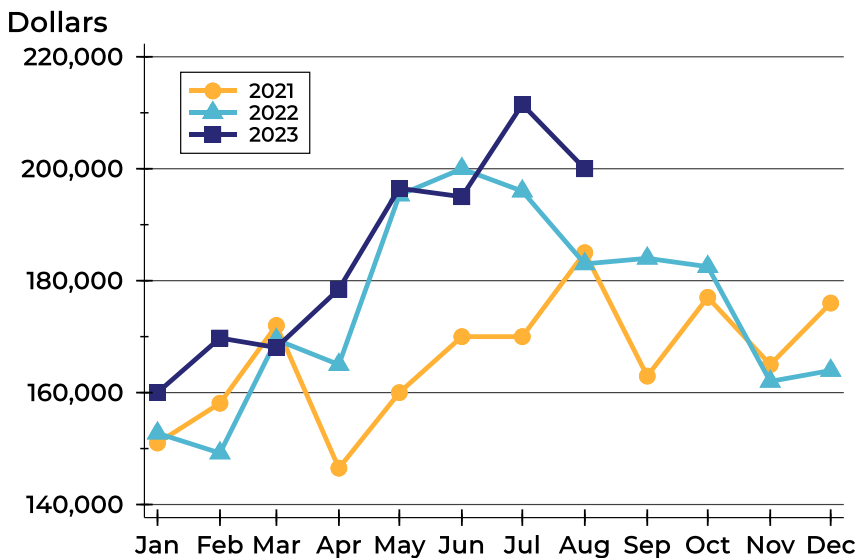
Entire MLS System Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	172,842	176,696	177,842
February	170,718	176,753	197,235
March	185,141	198,872	197,546
April	176,171	196,526	194,592
May	185,290	217,312	231,025
June	191,814	228,721	223,072
July	194,417	219,747	234,063
August	197,463	204,770	243,817
September	182,444	203,529	
October	201,167	207,098	
November	190,428	194,969	
December	197,504	197,001	

Median Price

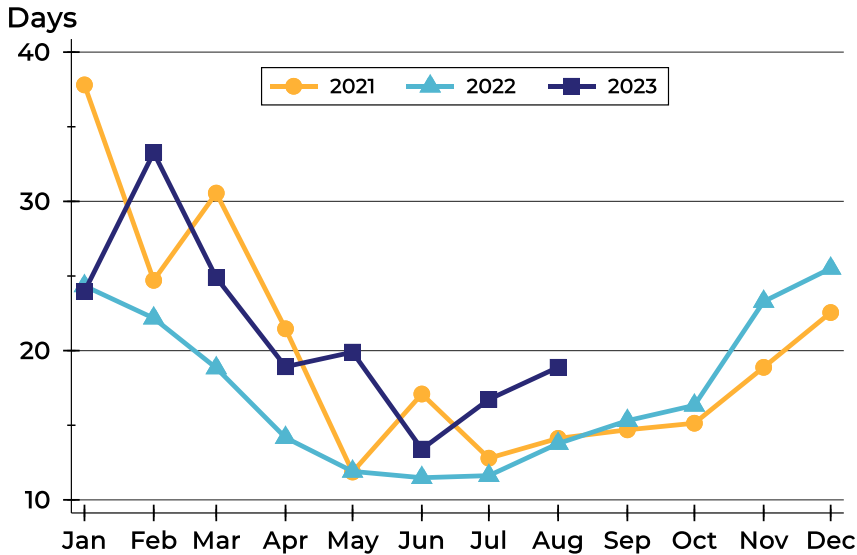


Month	2021	2022	2023
January	151,000	152,750	160,000
February	158,100	149,200	169,750
March	172,000	169,450	168,050
April	146,501	165,000	178,500
May	160,000	195,300	196,500
June	170,000	200,000	195,000
July	170,000	196,000	211,500
August	185,000	183,000	200,000
September	162,950	184,000	
October	177,025	182,500	
November	165,000	162,000	
December	176,000	163,950	



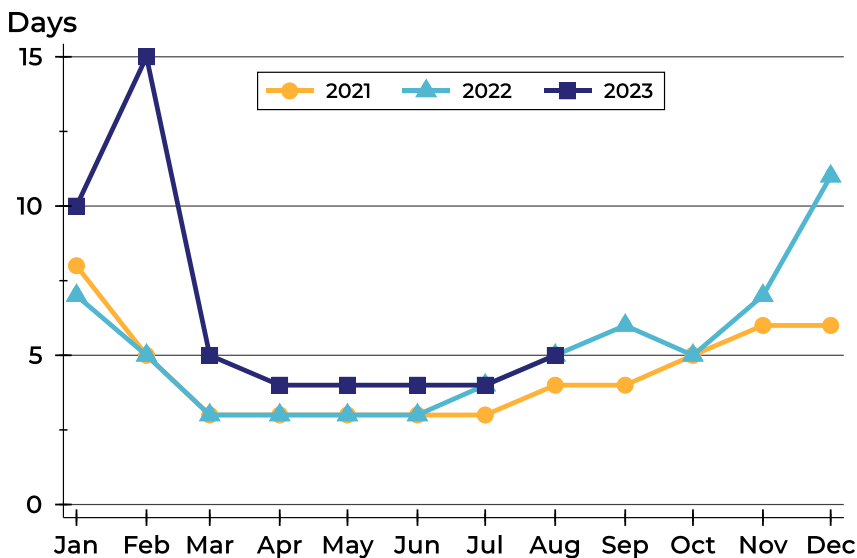
Entire MLS System Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	38	24	24
February	25	22	33
March	31	19	25
April	21	14	19
May	12	12	20
June	17	11	13
July	13	12	17
August	14	14	19
September	15	15	
October	15	16	
November	19	23	
December	23	26	

Median DOM



Month	2021	2022	2023
January	8	7	10
February	5	5	15
March	3	3	5
April	3	3	4
May	3	3	4
June	3	3	4
July	3	4	4
August	4	5	5
September	4	6	
October	5	5	
November	6	7	
December	6	11	



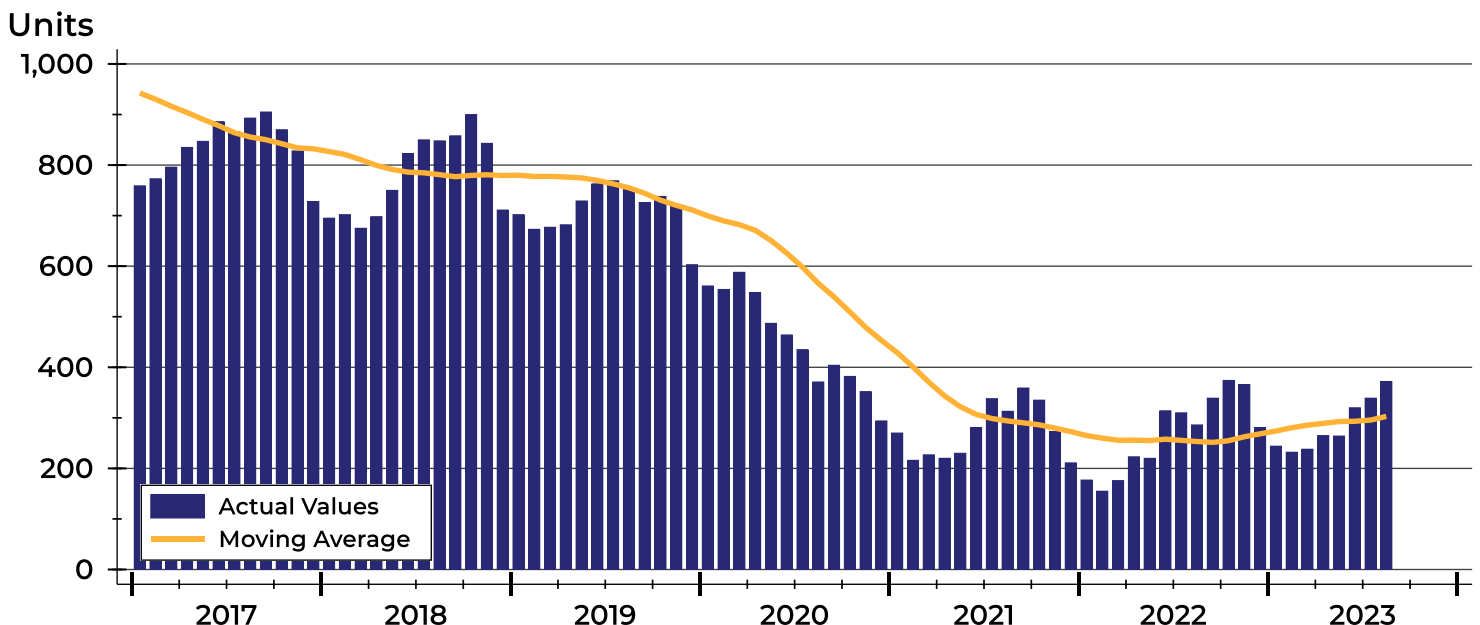
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		372	286	30.1%
Volume (1,000s)		111,911	84,401	32.6%
Months' Supply		1.3	0.8	62.5%
Average	List Price	300,836	295,109	1.9%
	Days on Market	54	52	3.8%
	Percent of Original	96.9%	96.8%	0.1%
Median	List Price	241,000	217,450	10.8%
	Days on Market	32	29	10.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 372 homes were available for sale in the Sunflower multiple listing service at the end of August. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$241,000, up 10.8% from 2022. The typical time on market for active listings was 32 days, up from 29 days a year earlier.

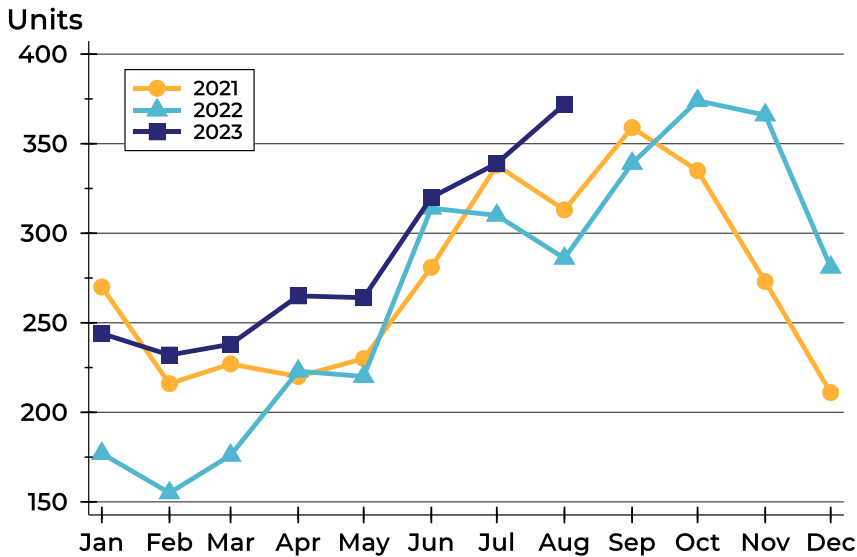
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	270	177	244
February	216	155	232
March	227	176	238
April	220	223	265
May	230	220	264
June	281	314	320
July	338	310	339
August	313	286	372
September	359	339	
October	335	374	
November	273	366	
December	211	281	

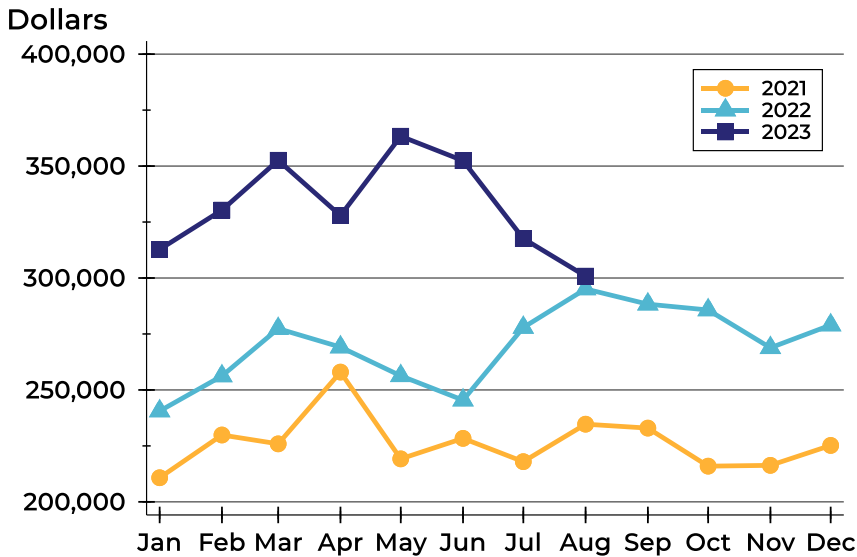
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	2	0.5%	0.5	3,050	3,050	61	61	92.4%	92.4%
\$25,000-\$49,999	15	4.0%	1.6	41,990	42,000	73	32	90.8%	100.0%
\$50,000-\$99,999	48	12.9%	1.1	76,762	75,000	37	32	94.4%	100.0%
\$100,000-\$124,999	19	5.1%	0.8	115,016	115,000	31	28	97.2%	100.0%
\$125,000-\$149,999	27	7.3%	0.9	138,429	139,900	53	22	97.5%	100.0%
\$150,000-\$174,999	31	8.4%	1.1	162,093	160,000	33	22	97.4%	100.0%
\$175,000-\$199,999	13	3.5%	0.5	185,862	184,000	62	44	96.5%	97.8%
\$200,000-\$249,999	44	11.9%	1.1	229,761	228,950	46	28	95.9%	100.0%
\$250,000-\$299,999	37	10.0%	1.2	272,086	268,000	45	21	97.5%	100.0%
\$300,000-\$399,999	46	12.4%	1.3	350,493	349,900	42	29	98.1%	100.0%
\$400,000-\$499,999	35	9.4%	2.7	454,251	449,900	99	74	96.0%	97.9%
\$500,000-\$749,999	39	10.5%	4.1	598,853	574,000	82	66	95.9%	97.3%
\$750,000-\$999,999	9	2.4%	6.4	909,475	925,000	55	25	99.0%	100.0%
\$1,000,000 and up	6	1.6%	12.0	1,697,833	1,570,000	82	91	133.3%	100.0%



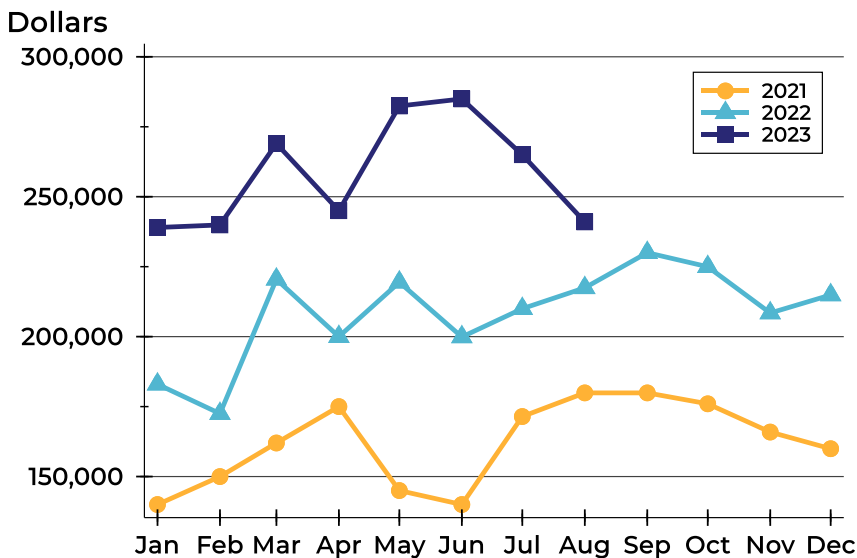
Entire MLS System Active Listings Analysis

Average Price



Month	2021	2022	2023
January	210,777	240,586	312,787
February	229,869	256,235	330,328
March	225,919	277,392	352,597
April	257,975	269,139	327,886
May	219,212	256,311	363,329
June	228,369	245,447	352,426
July	217,968	277,893	317,632
August	234,703	295,109	300,836
September	232,958	288,305	
October	215,958	285,721	
November	216,313	268,840	
December	225,212	278,974	

Median Price

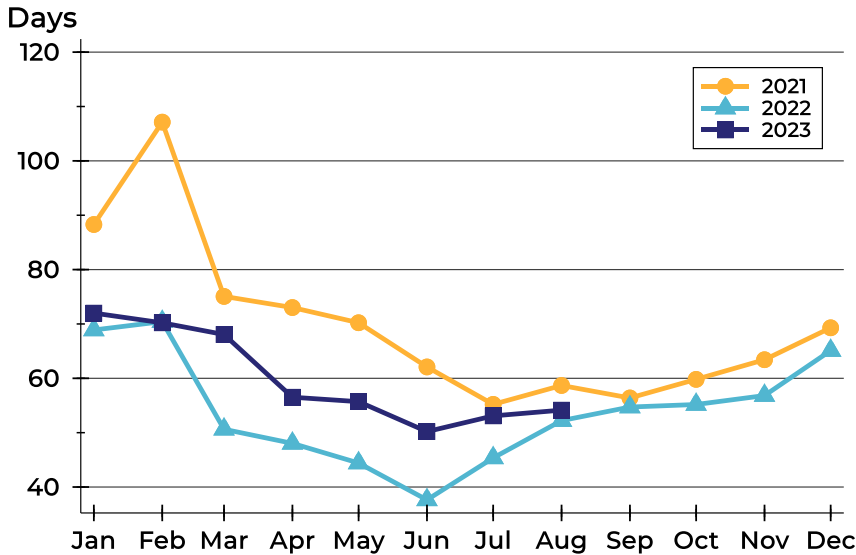


Month	2021	2022	2023
January	140,000	183,000	239,000
February	150,000	172,500	239,925
March	162,000	220,500	269,000
April	175,000	200,000	245,000
May	145,000	219,450	282,425
June	140,000	199,900	284,950
July	171,450	210,000	265,000
August	179,900	217,450	241,000
September	179,900	230,000	
October	176,000	224,975	
November	165,900	208,450	
December	159,950	214,900	



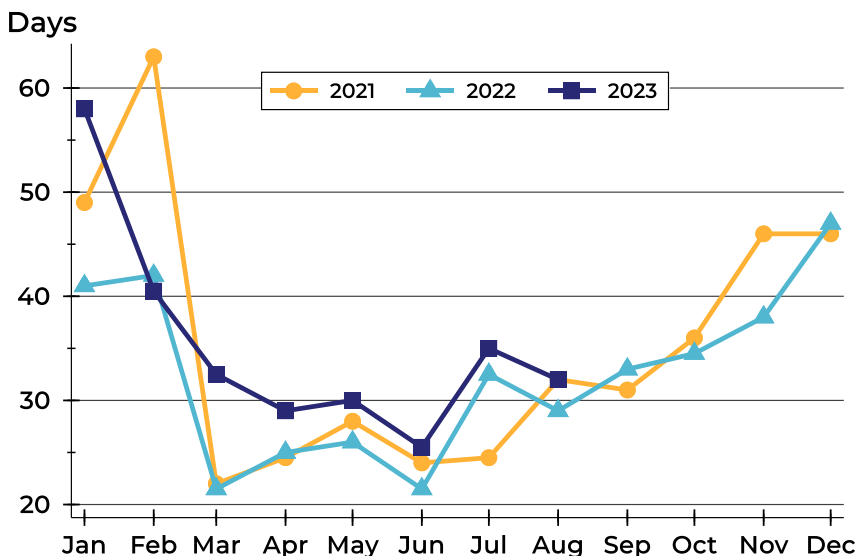
Entire MLS System Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	88	69	72
February	107	70	70
March	75	51	68
April	73	48	57
May	70	44	56
June	62	38	50
July	55	45	53
August	59	52	54
September	56	55	
October	60	55	
November	63	57	
December	69	65	

Median DOM

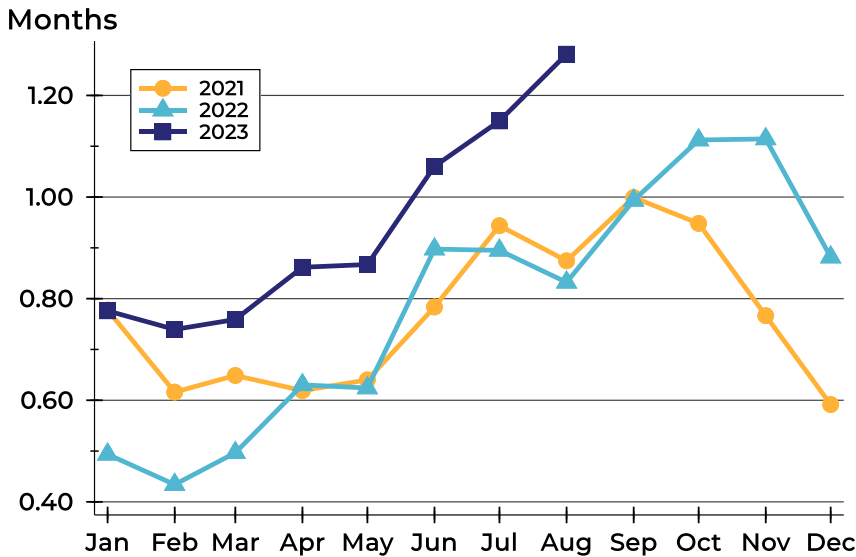


Month	2021	2022	2023
January	49	41	58
February	63	42	41
March	22	22	33
April	25	25	29
May	28	26	30
June	24	22	26
July	25	33	35
August	32	29	32
September	31	33	
October	36	35	
November	46	38	
December	46	47	



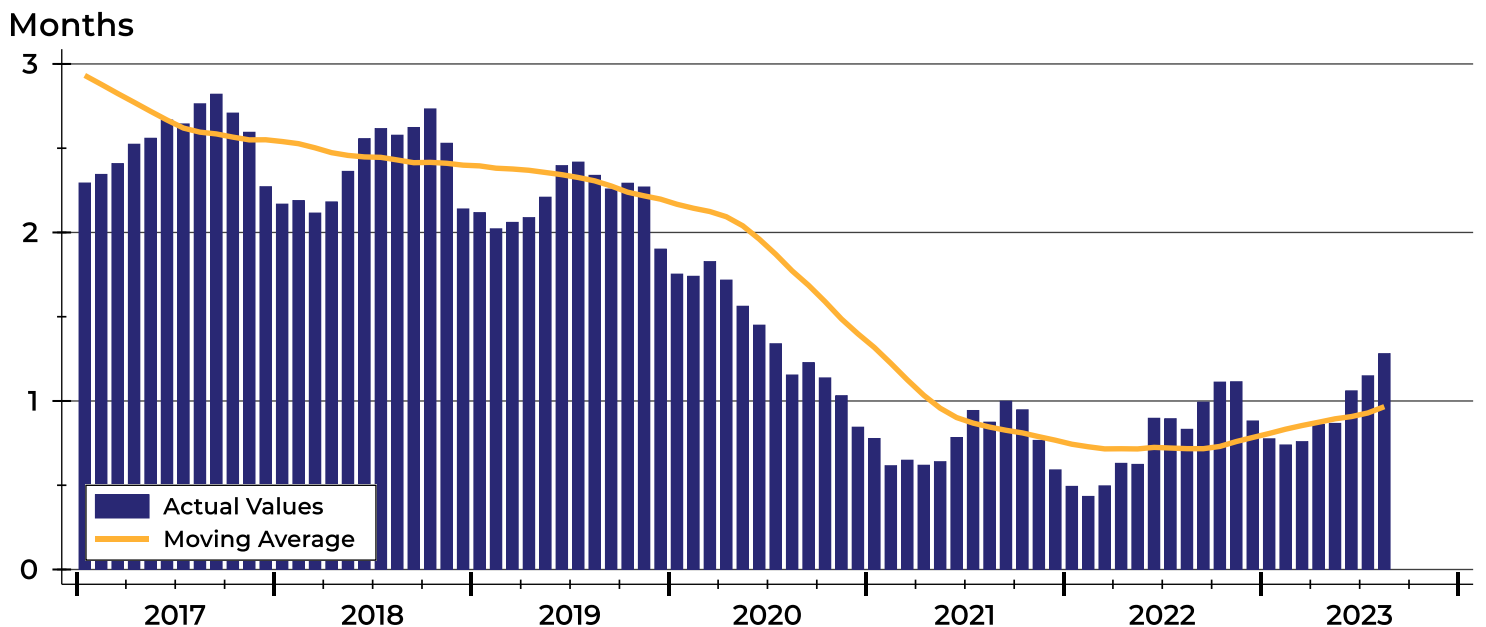
Entire MLS System Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.8	0.5	0.8
February	0.6	0.4	0.7
March	0.6	0.5	0.8
April	0.6	0.6	0.9
May	0.6	0.6	0.9
June	0.8	0.9	1.1
July	0.9	0.9	1.1
August	0.9	0.8	1.3
September	1.0	1.0	
October	0.9	1.1	
November	0.8	1.1	
December	0.6	0.9	

History of Month's Supply





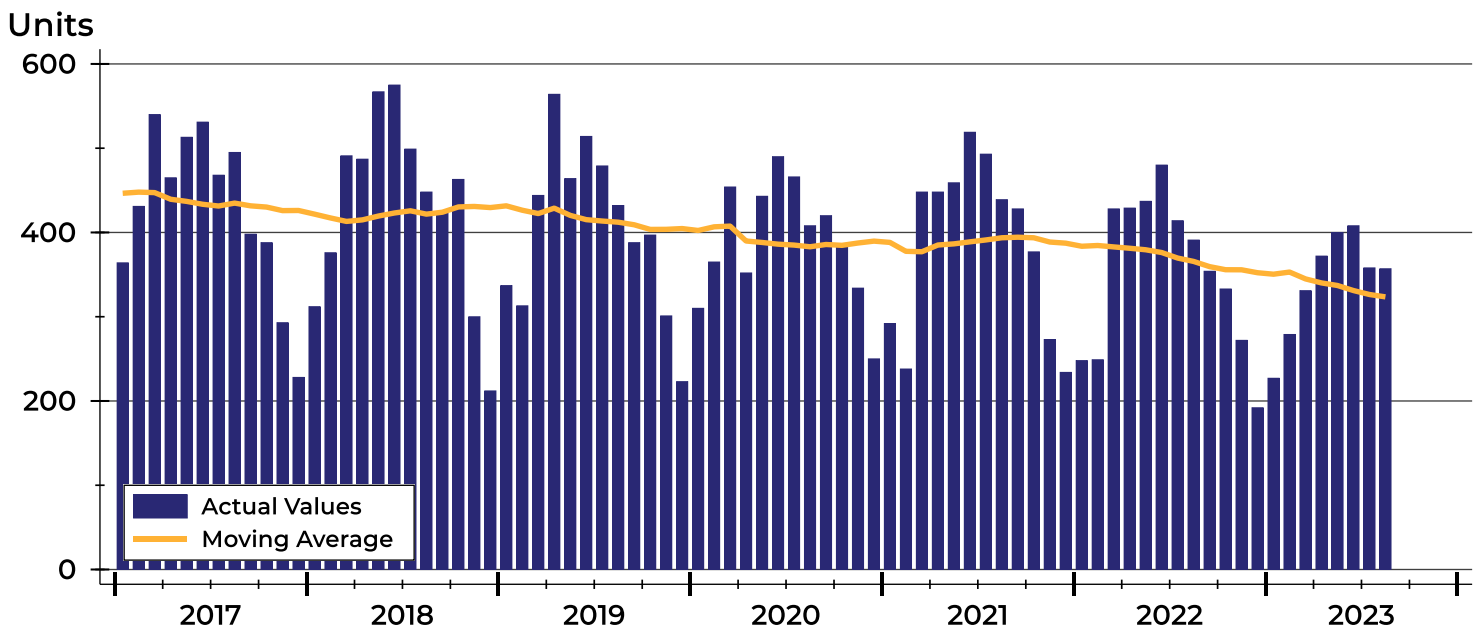
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	357	391	-8.7%
	Volume (1,000s)	81,223	85,236	-4.7%
	Average List Price	227,515	217,996	4.4%
	Median List Price	179,900	179,900	0.0%
Year-to-Date	New Listings	2,732	3,076	-11.2%
	Volume (1,000s)	634,312	665,964	-4.8%
	Average List Price	232,179	216,503	7.2%
	Median List Price	190,000	180,000	5.6%

A total of 357 new listings were added in the Sunflower multiple listing service during August, down 8.7% from the same month in 2022. Year-to-date the Sunflower multiple listing service has seen 2,732 new listings.

The median list price of these homes was \$179,900 showing no change from 2022.

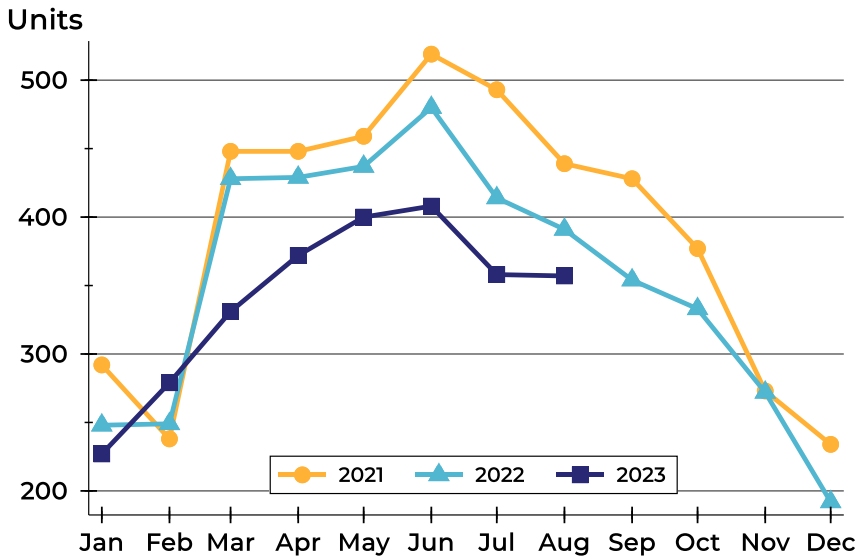
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	292	248	227
February	238	249	279
March	448	428	331
April	448	429	372
May	459	437	400
June	519	480	408
July	493	414	358
August	439	391	357
September	428	354	
October	377	333	
November	273	272	
December	234	192	

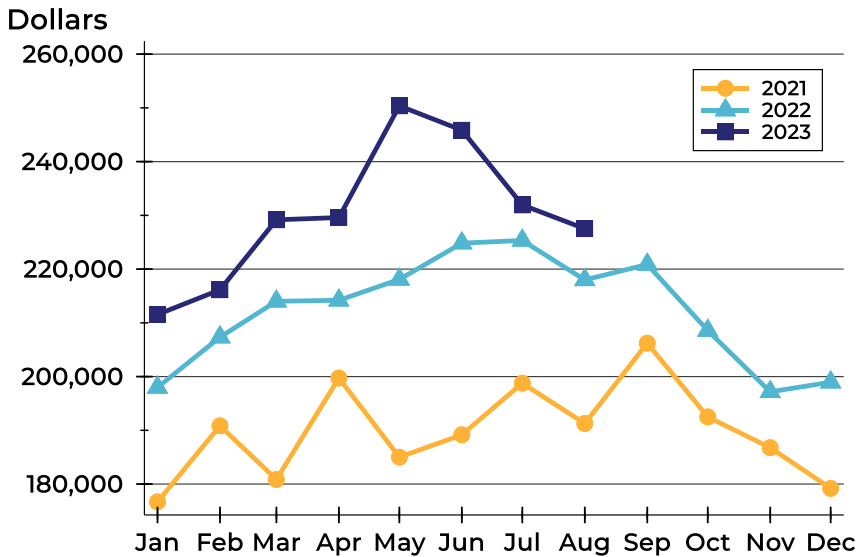
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	5	1.4%	14,210	20,000	11	2	93.9%	100.0%
\$25,000-\$49,999	13	3.7%	40,973	40,000	10	9	98.6%	100.0%
\$50,000-\$99,999	51	14.3%	77,743	80,000	10	7	97.6%	100.0%
\$100,000-\$124,999	31	8.7%	115,387	117,000	8	3	99.8%	100.0%
\$125,000-\$149,999	35	9.8%	137,680	139,000	12	6	100.1%	100.0%
\$150,000-\$174,999	39	11.0%	161,772	160,000	11	6	99.1%	100.0%
\$175,000-\$199,999	20	5.6%	187,110	184,950	9	6	99.0%	100.0%
\$200,000-\$249,999	44	12.4%	226,334	224,900	13	10	98.7%	100.0%
\$250,000-\$299,999	40	11.2%	273,150	269,900	11	7	99.4%	100.0%
\$300,000-\$399,999	40	11.2%	347,508	345,250	13	10	100.8%	100.0%
\$400,000-\$499,999	20	5.6%	447,219	444,450	15	12	98.9%	100.0%
\$500,000-\$749,999	12	3.4%	577,742	550,000	20	19	99.9%	100.0%
\$750,000-\$999,999	5	1.4%	913,500	958,500	20	21	98.2%	100.0%
\$1,000,000 and up	1	0.3%	2,750,000	2,750,000	10	10	100.0%	100.0%



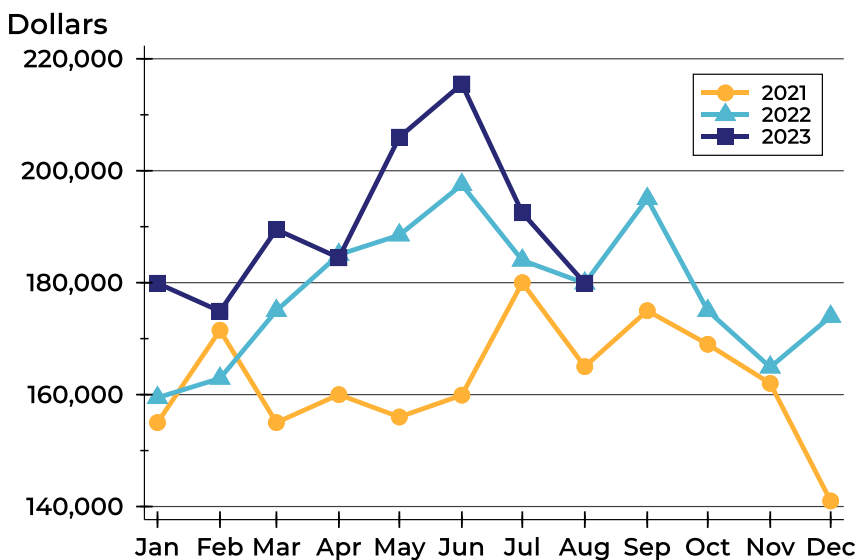
Entire MLS System New Listings Analysis

Average Price



Month	2021	2022	2023
January	176,687	197,975	211,549
February	190,848	207,340	216,149
March	180,851	214,014	229,174
April	199,732	214,200	229,592
May	185,007	218,085	250,379
June	189,174	224,830	245,851
July	198,777	225,340	231,938
August	191,272	217,996	227,515
September	206,221	220,862	
October	192,498	208,577	
November	186,773	197,172	
December	179,184	198,959	

Median Price



Month	2021	2022	2023
January	155,000	159,450	179,900
February	171,500	162,900	174,900
March	155,000	175,000	189,500
April	160,000	185,000	184,450
May	156,000	188,500	206,000
June	159,900	197,500	215,500
July	180,000	184,000	192,500
August	165,000	179,900	179,900
September	175,000	195,000	
October	169,000	175,000	
November	162,000	164,900	
December	141,000	173,950	



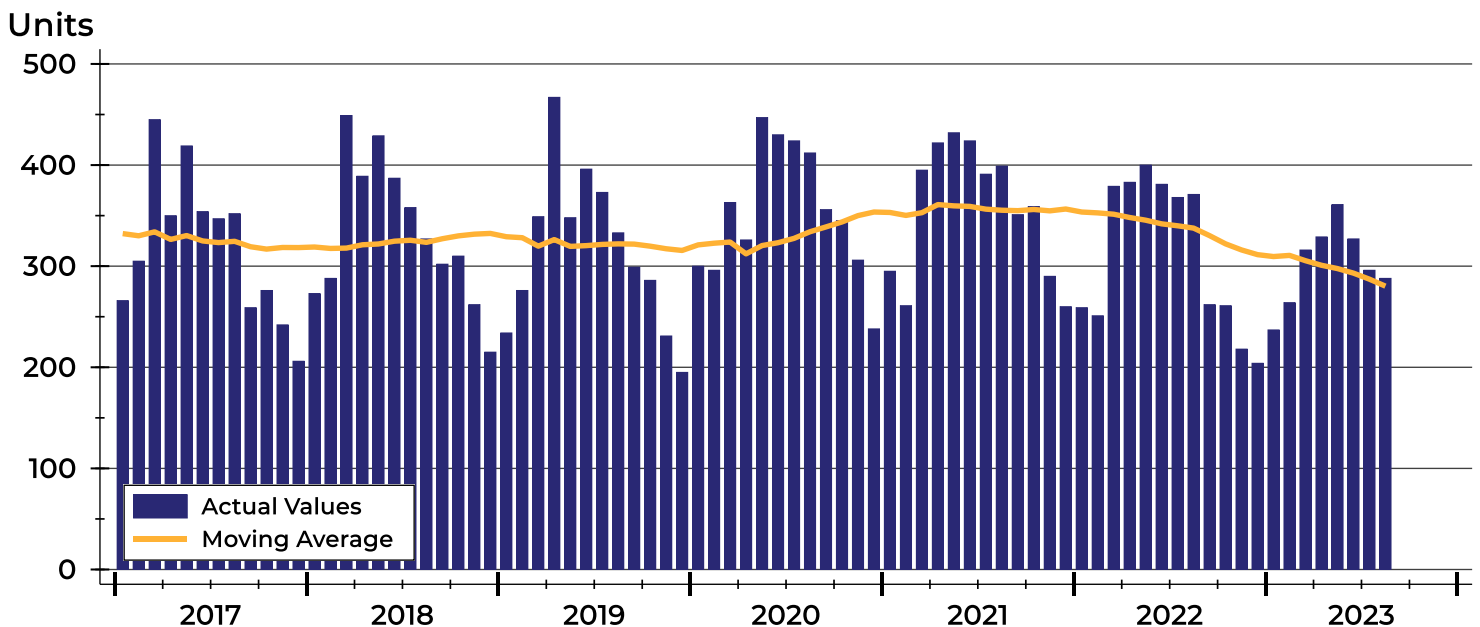
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		288	371	-22.4%	2,418	2,792	-13.4%
Volume (1,000s)		63,502	79,812	-20.4%	527,418	579,946	-9.1%
Average	Sale Price	220,491	215,127	2.5%	218,122	207,717	5.0%
	Days on Market	19	16	18.8%	20	14	42.9%
	Percent of Original	97.4%	96.9%	0.5%	98.2%	99.5%	-1.3%
Median	Sale Price	180,000	187,777	-4.1%	185,000	179,900	2.8%
	Days on Market	6	6	0.0%	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 288 contracts for sale were written in the Sunflower multiple listing service during the month of August, down from 371 in 2022. The median list price of these homes was \$180,000, down from \$187,777 the prior year.

Half of the homes that went under contract in August were on the market less than 6 days, compared to 6 days in August 2022.

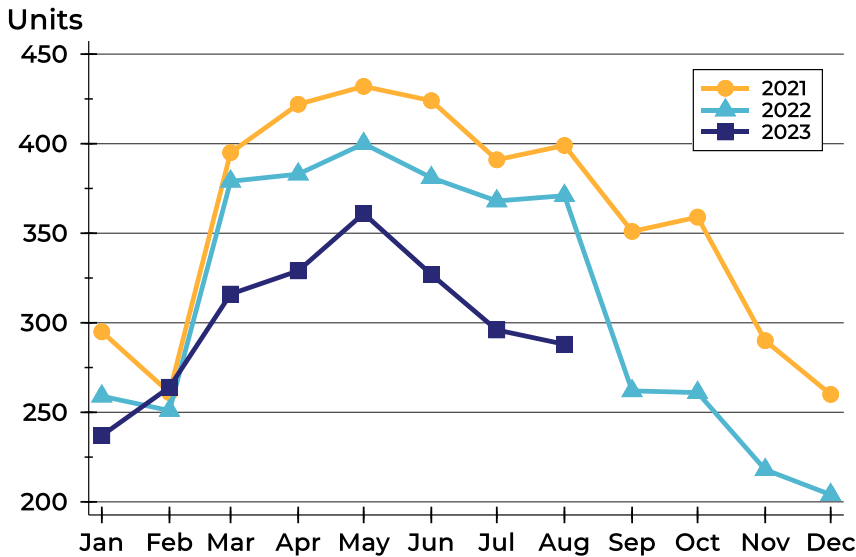
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	295	259	237
February	261	251	264
March	395	379	316
April	422	383	329
May	432	400	361
June	424	381	327
July	391	368	296
August	399	371	288
September	351	262	
October	359	261	
November	290	218	
December	260	204	

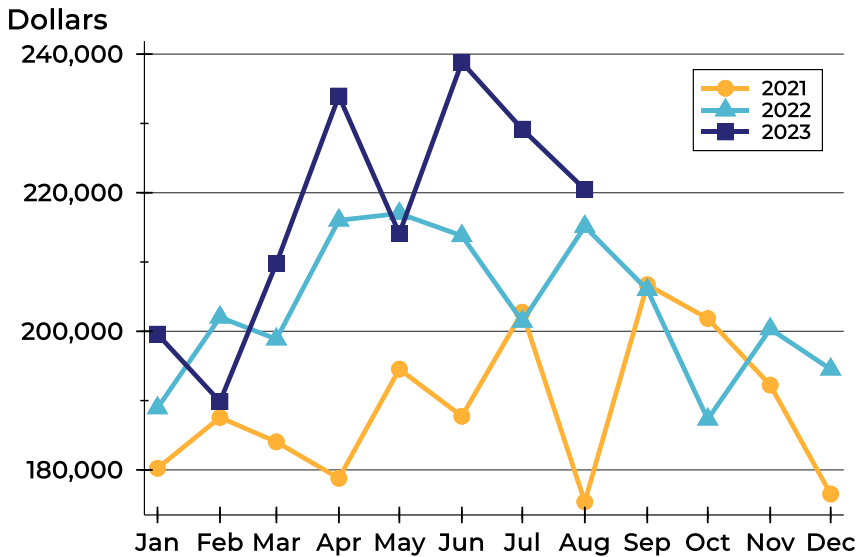
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.0%	22,133	21,500	1	0	93.3%	100.0%
\$25,000-\$49,999	10	3.5%	40,575	39,950	25	7	97.9%	100.0%
\$50,000-\$99,999	35	12.2%	73,943	71,499	15	6	95.3%	100.0%
\$100,000-\$124,999	31	10.8%	114,171	115,000	18	3	97.9%	100.0%
\$125,000-\$149,999	28	9.7%	139,054	139,900	12	4	99.9%	100.0%
\$150,000-\$174,999	30	10.4%	161,093	160,000	10	3	98.3%	100.0%
\$175,000-\$199,999	23	8.0%	186,647	184,900	17	7	95.7%	100.0%
\$200,000-\$249,999	32	11.1%	226,015	224,950	13	7	98.0%	100.0%
\$250,000-\$299,999	37	12.8%	276,793	275,000	21	7	97.2%	100.0%
\$300,000-\$399,999	37	12.8%	352,700	349,000	25	17	98.5%	100.0%
\$400,000-\$499,999	13	4.5%	457,983	465,000	37	5	98.6%	100.0%
\$500,000-\$749,999	8	2.8%	603,547	599,500	45	23	91.7%	94.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.3%	2,577,000	2,577,000	69	69	87.3%	87.3%



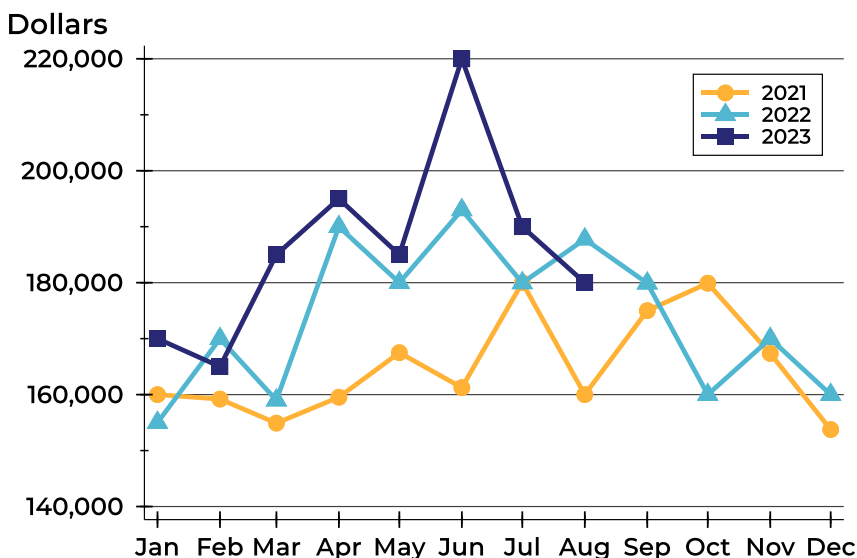
Entire MLS System Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	180,237	188,936	199,592
February	187,565	202,031	189,853
March	184,047	198,870	209,791
April	178,785	216,026	233,959
May	194,547	217,002	214,103
June	187,744	213,787	238,836
July	202,761	201,430	229,173
August	175,386	215,127	220,491
September	206,718	206,001	
October	201,849	187,308	
November	192,241	200,349	
December	176,519	194,526	

Median Price

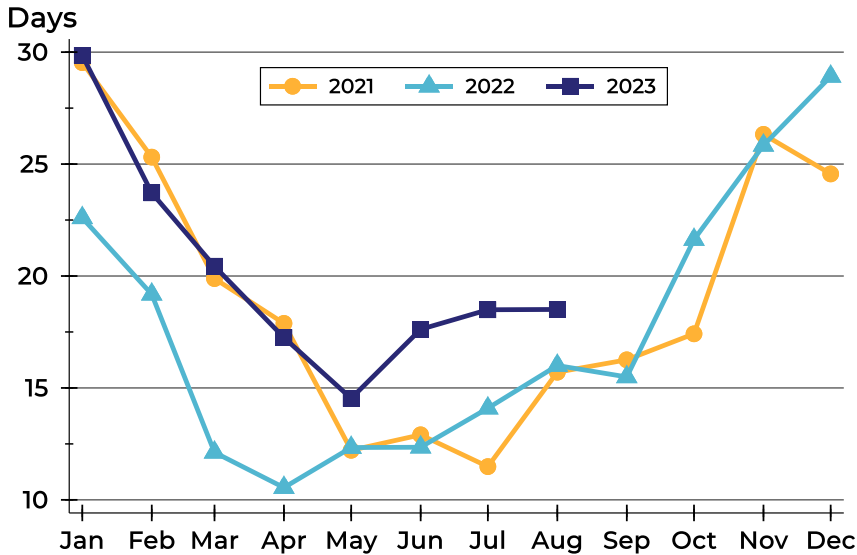


Month	2021	2022	2023
January	160,000	155,000	170,000
February	159,200	170,000	165,000
March	154,900	159,000	185,000
April	159,535	190,000	195,000
May	167,500	180,000	185,000
June	161,250	193,000	220,000
July	180,000	179,950	190,000
August	160,000	187,777	180,000
September	175,000	179,900	
October	179,900	160,000	
November	167,364	170,000	
December	153,750	160,000	



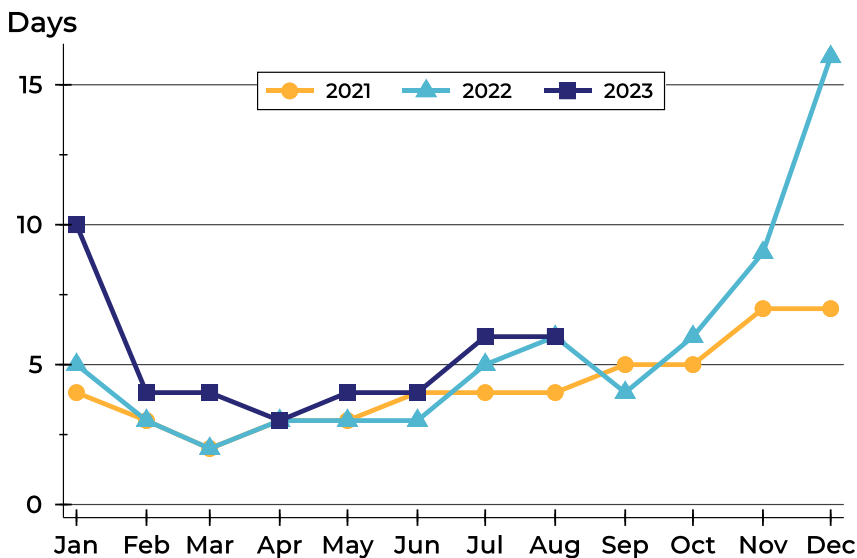
Entire MLS System Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	30	23	30
February	25	19	24
March	20	12	20
April	18	11	17
May	12	12	15
June	13	12	18
July	11	14	18
August	16	16	19
September	16	15	
October	17	22	
November	26	26	
December	25	29	

Median DOM



Month	2021	2022	2023
January	4	5	10
February	3	3	4
March	2	2	4
April	3	3	3
May	3	3	4
June	4	3	4
July	4	5	6
August	4	6	6
September	5	4	
October	5	6	
November	7	9	
December	7	16	



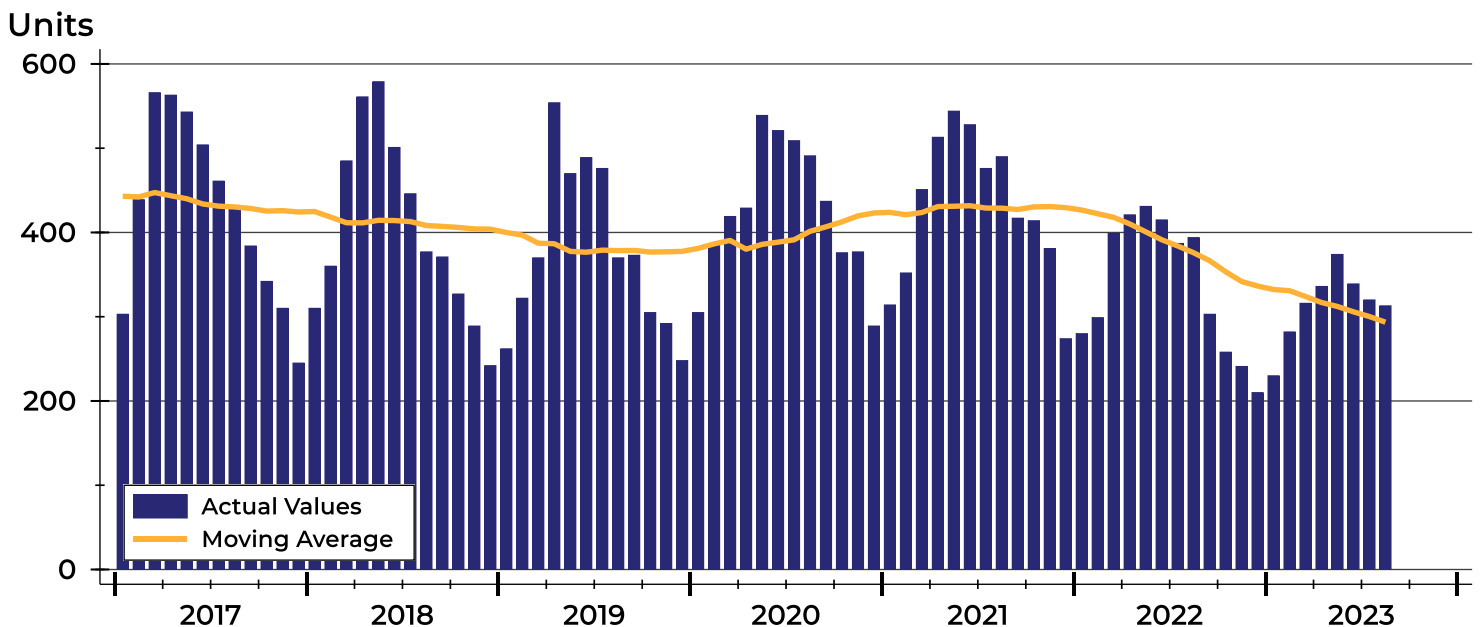
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		Change
		2023	2022	
Pending Contracts		313	394	-20.6%
Volume (1,000s)		69,312	85,007	-18.5%
Average	List Price	221,444	215,755	2.6%
	Days on Market	19	17	11.8%
	Percent of Original	98.3%	97.9%	0.4%
Median	List Price	190,000	187,639	1.3%
	Days on Market	6	6	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 313 listings in the Sunflower multiple listing service had contracts pending at the end of August, down from 394 contracts pending at the end of August 2022.

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.

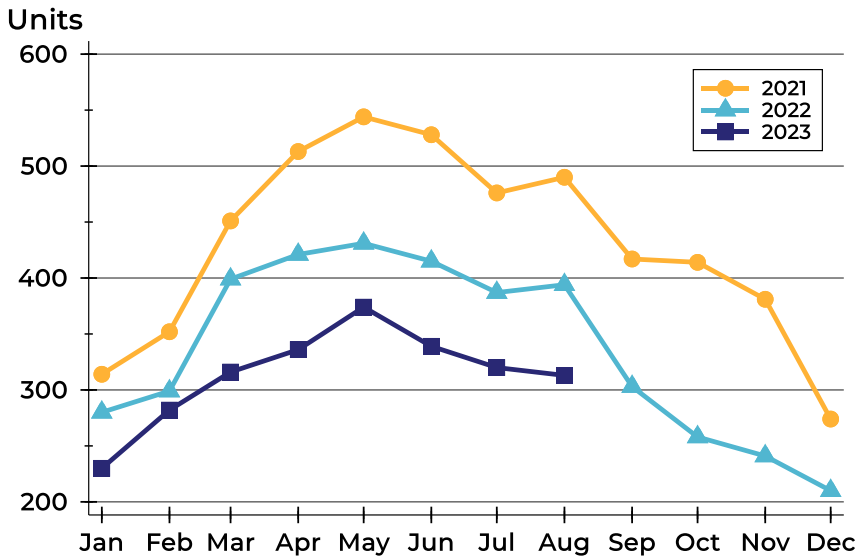
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	314	280	230
February	352	299	282
March	451	399	316
April	513	421	336
May	544	431	374
June	528	415	339
July	476	387	320
August	490	394	313
September	417	303	
October	414	258	
November	381	241	
December	274	210	

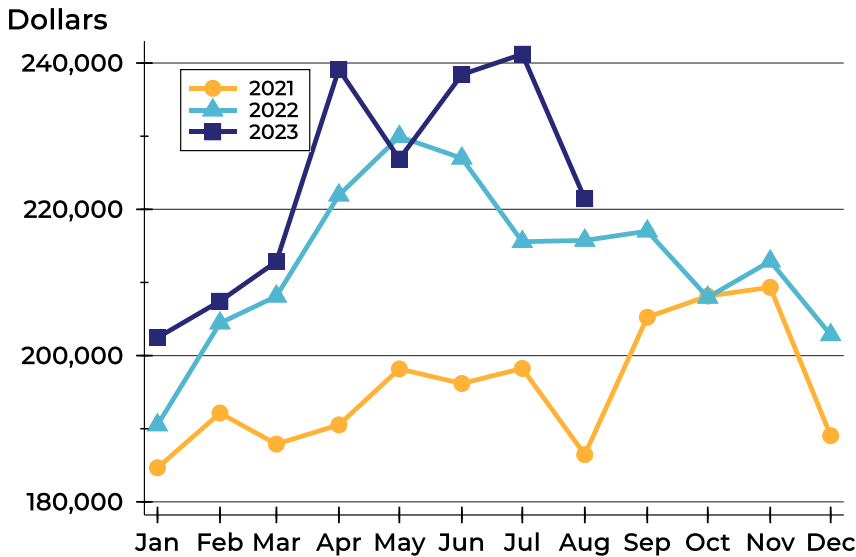
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.6%	22,450	22,450	1	1	100.0%	100.0%
\$25,000-\$49,999	9	2.9%	41,250	40,000	43	9	96.6%	100.0%
\$50,000-\$99,999	34	10.9%	74,782	69,950	20	7	97.5%	100.0%
\$100,000-\$124,999	29	9.3%	115,236	115,000	17	3	99.3%	100.0%
\$125,000-\$149,999	29	9.3%	138,617	139,900	12	4	99.0%	100.0%
\$150,000-\$174,999	37	11.8%	161,630	162,000	17	3	99.5%	100.0%
\$175,000-\$199,999	27	8.6%	187,300	185,000	14	6	96.3%	100.0%
\$200,000-\$249,999	35	11.2%	226,123	229,900	12	8	98.7%	100.0%
\$250,000-\$299,999	42	13.4%	278,633	279,900	22	7	98.2%	100.0%
\$300,000-\$399,999	44	14.1%	352,784	349,000	25	15	98.1%	100.0%
\$400,000-\$499,999	14	4.5%	454,176	449,990	30	10	98.2%	100.0%
\$500,000-\$749,999	11	3.5%	586,936	550,000	16	17	98.2%	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



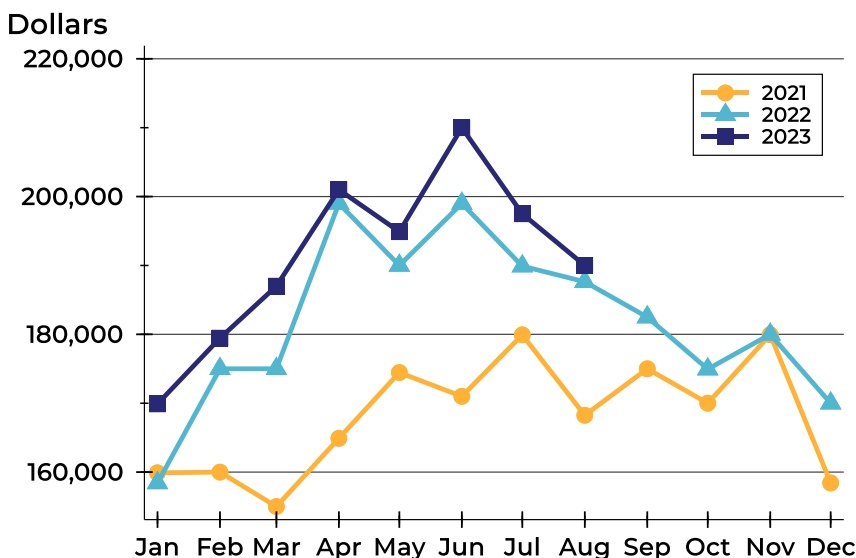
Entire MLS System Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	184,659	190,513	202,450
February	192,143	204,443	207,439
March	187,901	208,113	212,853
April	190,530	221,932	239,144
May	198,180	229,938	226,876
June	196,188	226,987	238,431
July	198,247	215,573	241,219
August	186,463	215,755	221,444
September	205,251	217,017	
October	208,138	207,962	
November	209,336	212,909	
December	189,049	202,836	

Median Price

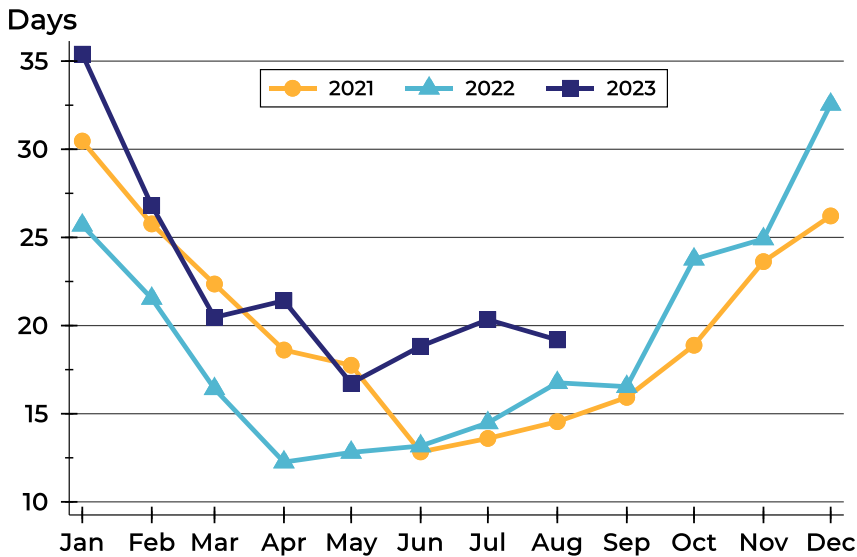


Month	2021	2022	2023
January	159,900	158,425	169,900
February	160,000	175,000	179,450
March	155,000	175,000	187,000
April	164,900	199,000	201,000
May	174,450	190,000	194,900
June	171,000	199,000	210,000
July	179,925	189,900	197,500
August	168,250	187,639	190,000
September	175,000	182,500	
October	170,000	174,950	
November	179,950	180,000	
December	158,425	170,000	



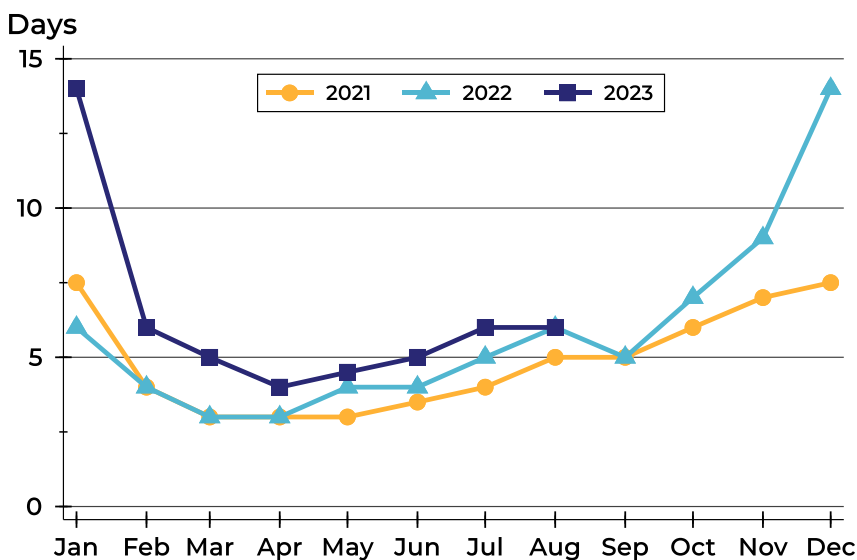
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	30	26	35
February	26	22	27
March	22	16	20
April	19	12	21
May	18	13	17
June	13	13	19
July	14	14	20
August	15	17	19
September	16	17	
October	19	24	
November	24	25	
December	26	33	

Median DOM



Month	2021	2022	2023
January	8	6	14
February	4	4	6
March	3	3	5
April	3	3	4
May	3	4	5
June	4	4	5
July	4	5	6
August	5	6	6
September	5	5	
October	6	7	
November	7	9	
December	8	14	



**August
2023**

Sunflower MLS Statistics



Coffey County Housing Report



Market Overview

Coffey County Home Sales Rose in August

Total home sales in Coffey County rose by 25.0% last month to 5 units, compared to 4 units in August 2022. Total sales volume was \$1.1 million, up 32.3% from a year earlier.

The median sale price in August was \$195,000, down from \$225,000 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 97.4% of their list prices.

Coffey County Active Listings Down at End of August

The total number of active listings in Coffey County at the end of August was 9 units, down from 17 at the same point in 2022. 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 August was \$130,000.

There were 3 contracts written in August 2023 and 2022, showing no change over the year. At the end of the month, there were 5 contracts still pending.

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

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Coffey County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		5	4	7	45	40	56
Change from prior year		25.0%	-42.9%	-36.4%	12.5%	-28.6%	27.3%
Active Listings		9	17	15	N/A	N/A	N/A
Change from prior year		-47.1%	13.3%	-40.0%			
Months' Supply		1.7	3.0	2.0	N/A	N/A	N/A
Change from prior year		-43.3%	50.0%	-53.5%			
New Listings		6	6	8	48	51	65
Change from prior year		0.0%	-25.0%	-20.0%	-5.9%	-21.5%	6.6%
Contracts Written		3	3	8	44	41	58
Change from prior year		0.0%	-62.5%	-42.9%	7.3%	-29.3%	5.5%
Pending Contracts		5	5	13	N/A	N/A	N/A
Change from prior year		0.0%	-61.5%	-7.1%			
Sales Volume (1,000s)		1,146	866	1,118	7,572	6,945	7,825
Change from prior year		32.3%	-22.5%	-14.4%	9.0%	-11.2%	39.9%
Average	Sale Price	229,100	216,500	159,728	168,277	173,624	139,730
	Change from prior year	5.8%	35.5%	34.5%	-3.1%	24.3%	9.9%
	List Price of Actives	146,644	223,253	129,293	N/A	N/A	N/A
	Change from prior year	-34.3%	72.7%	-26.9%			
	Days on Market	9	17	64	38	58	87
Change from prior year	-47.1%	-73.4%	33.3%	-34.5%	-33.3%	13.0%	
Percent of List	96.4%	97.5%	94.6%	94.3%	96.3%	94.4%	
Change from prior year	-1.1%	3.1%	-0.8%	-2.1%	2.0%	-1.2%	
Percent of Original	96.4%	96.3%	92.6%	91.9%	94.1%	91.3%	
Change from prior year	0.1%	4.0%	-1.4%	-2.3%	3.1%	-1.1%	
Median	Sale Price	195,000	225,000	152,000	137,500	167,500	123,500
	Change from prior year	-13.3%	48.0%	32.2%	-17.9%	35.6%	10.1%
	List Price of Actives	130,000	225,000	127,500	N/A	N/A	N/A
	Change from prior year	-42.2%	76.5%	2.0%			
	Days on Market	5	16	55	10	26	33
Change from prior year	-68.8%	-70.9%	223.5%	-61.5%	-21.2%	-19.5%	
Percent of List	97.4%	98.8%	97.9%	95.9%	97.8%	97.9%	
Change from prior year	-1.4%	0.9%	1.9%	-1.9%	-0.1%	2.2%	
Percent of Original	97.4%	96.5%	96.5%	94.8%	97.0%	96.2%	
Change from prior year	0.9%	0.0%	0.4%	-2.3%	0.8%	1.3%	

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



Coffey County Closed Listings Analysis

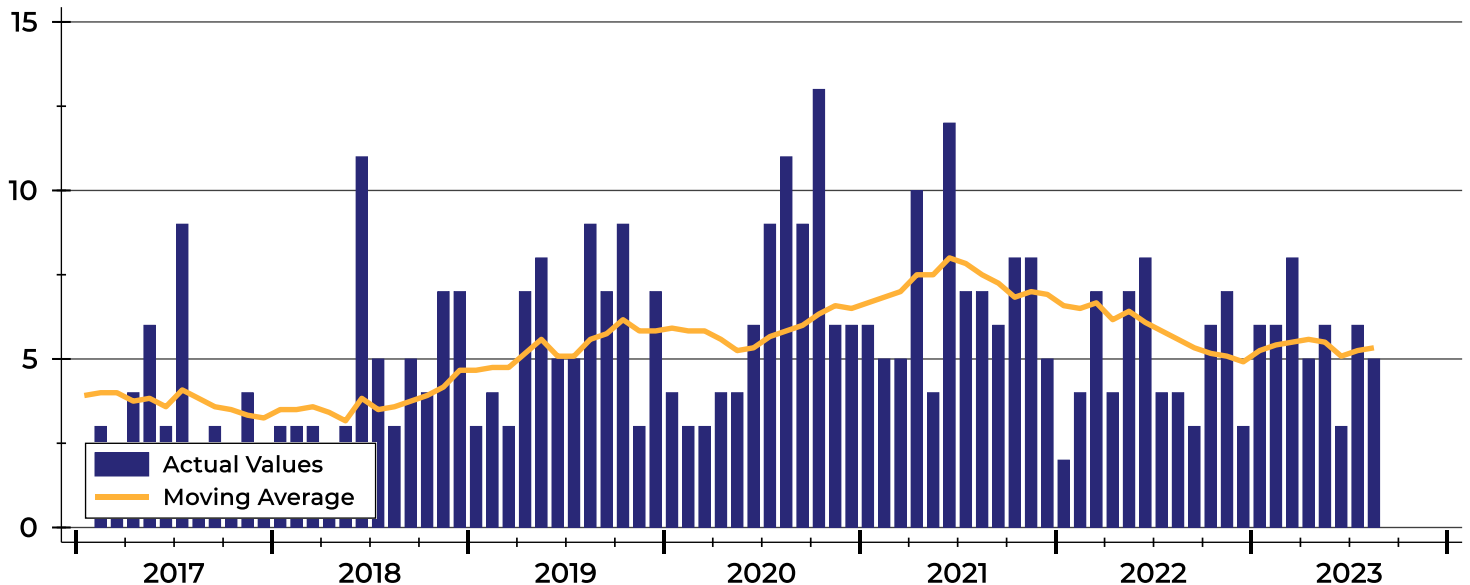
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		5	4	25.0%	45	40	12.5%
Volume (1,000s)		1,146	866	32.3%	7,572	6,945	9.0%
Months' Supply		1.7	3.0	-43.3%	N/A	N/A	N/A
Average	Sale Price	229,100	216,500	5.8%	168,277	173,624	-3.1%
	Days on Market	9	17	-47.1%	38	58	-34.5%
	Percent of List	96.4%	97.5%	-1.1%	94.3%	96.3%	-2.1%
	Percent of Original	96.4%	96.3%	0.1%	91.9%	94.1%	-2.3%
Median	Sale Price	195,000	225,000	-13.3%	137,500	167,500	-17.9%
	Days on Market	5	16	-68.8%	10	26	-61.5%
	Percent of List	97.4%	98.8%	-1.4%	95.9%	97.8%	-1.9%
	Percent of Original	97.4%	96.5%	0.9%	94.8%	97.0%	-2.3%

A total of 5 homes sold in Coffey County in August, up from 4 units in August 2022. Total sales volume rose to \$1.1 million compared to \$0.9 million in the previous year.

The median sales price in August was \$195,000, down 13.3% compared to the prior year. Median days on market was 5 days, down from 24 days in July, and down from 16 in August 2022.

History of Closed Listings

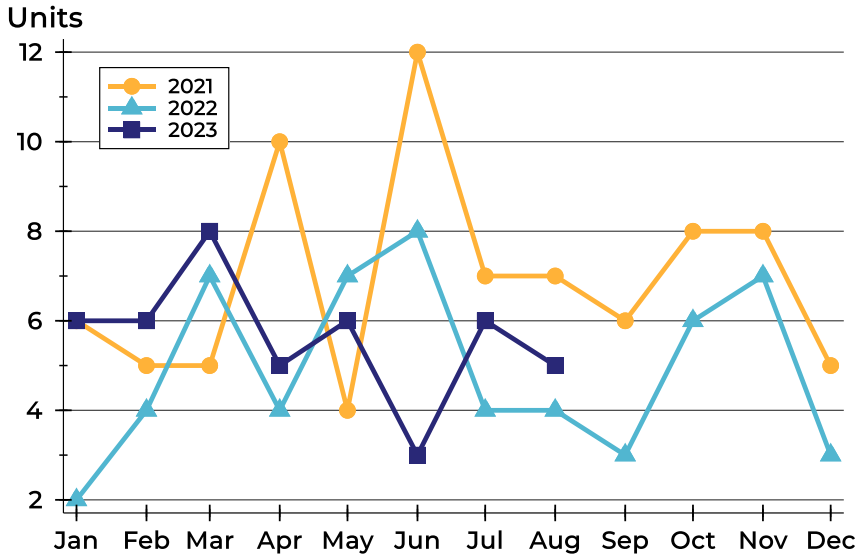
Units





Coffey County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	6	2	6
February	5	4	6
March	5	7	8
April	10	4	5
May	4	7	6
June	12	8	3
July	7	4	6
August	7	4	5
September	6	3	
October	8	6	
November	8	7	
December	5	3	

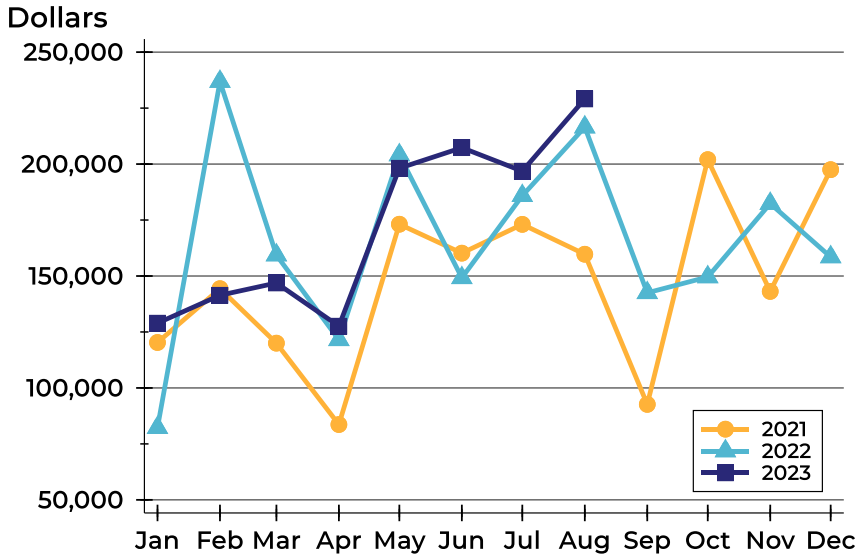
Closed Listings by Price Range

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	20.0%	2.0	120,000	120,000	5	5	92.3%	92.3%	92.3%	92.3%
\$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	2	40.0%	1.7	187,750	187,750	12	12	94.1%	94.1%	94.1%	94.1%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	0.0	275,000	275,000	5	5	103.8%	103.8%	103.8%	103.8%
\$300,000-\$399,999	1	20.0%	0.0	375,000	375,000	12	12	97.4%	97.4%	97.4%	97.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



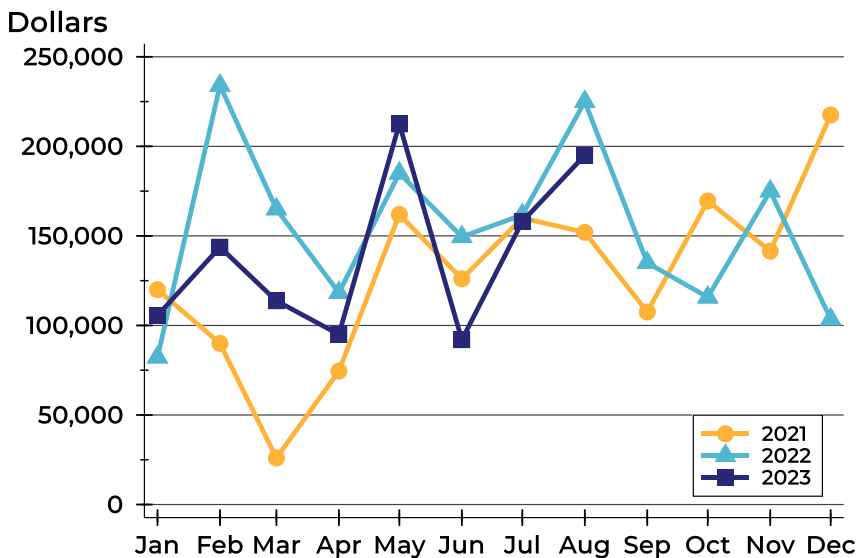
Coffey County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	120,311	82,250	128,938
February	144,350	236,875	141,400
March	120,000	159,357	146,881
April	83,661	121,500	127,600
May	173,144	204,064	198,150
June	160,208	149,188	207,333
July	173,071	185,875	196,833
August	159,728	216,500	229,100
September	92,667	142,500	
October	201,988	149,567	
November	143,125	182,359	
December	197,500	158,505	

Median Price

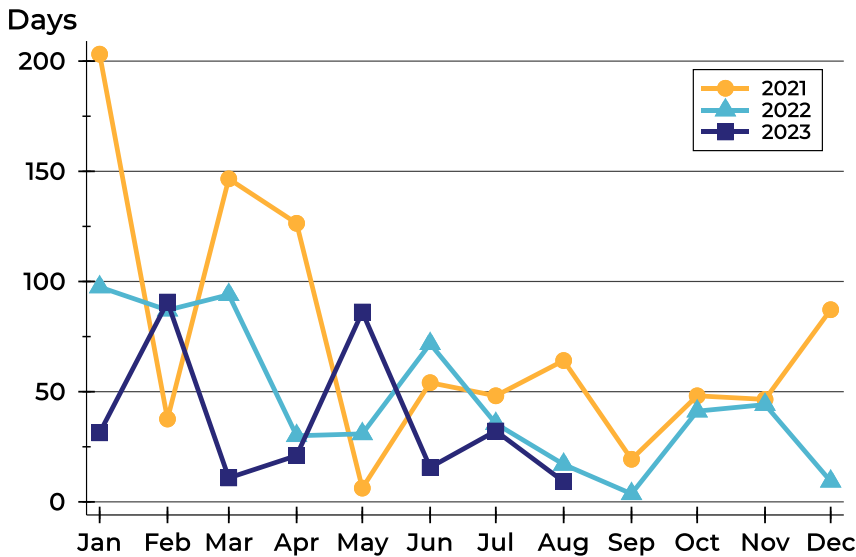


Month	2021	2022	2023
January	120,000	82,250	105,563
February	90,000	234,000	143,750
March	26,000	165,000	113,750
April	74,500	118,250	95,000
May	162,000	185,000	212,500
June	126,000	149,500	92,000
July	160,000	161,750	158,000
August	152,000	225,000	195,000
September	107,500	135,000	
October	169,500	115,750	
November	141,500	175,000	
December	217,500	103,516	



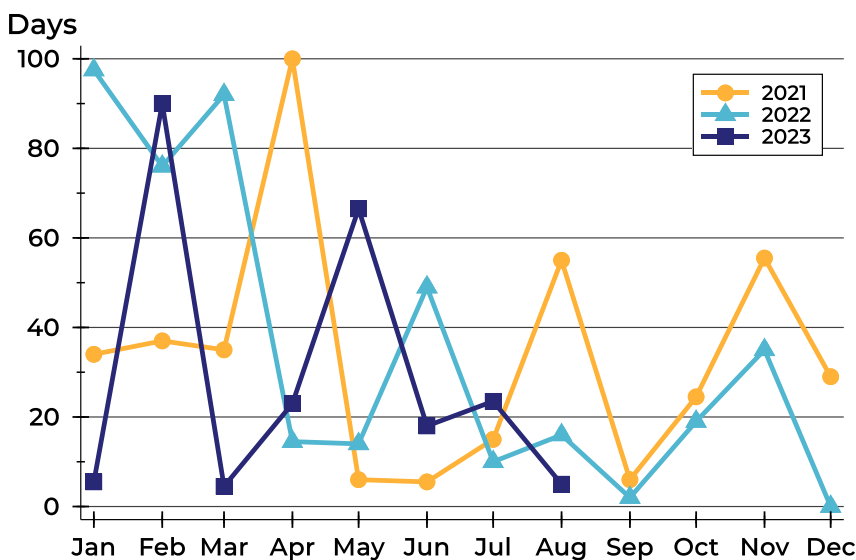
Coffey County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	203	98	31
February	38	87	91
March	147	94	11
April	126	30	21
May	6	31	86
June	54	72	16
July	48	36	32
August	64	17	9
September	19	4	
October	48	41	
November	47	44	
December	87	9	

Median DOM



Month	2021	2022	2023
January	34	98	6
February	37	76	90
March	35	92	5
April	100	15	23
May	6	14	67
June	6	49	18
July	15	10	24
August	55	16	5
September	6	2	
October	25	19	
November	56	35	
December	29	N/A	



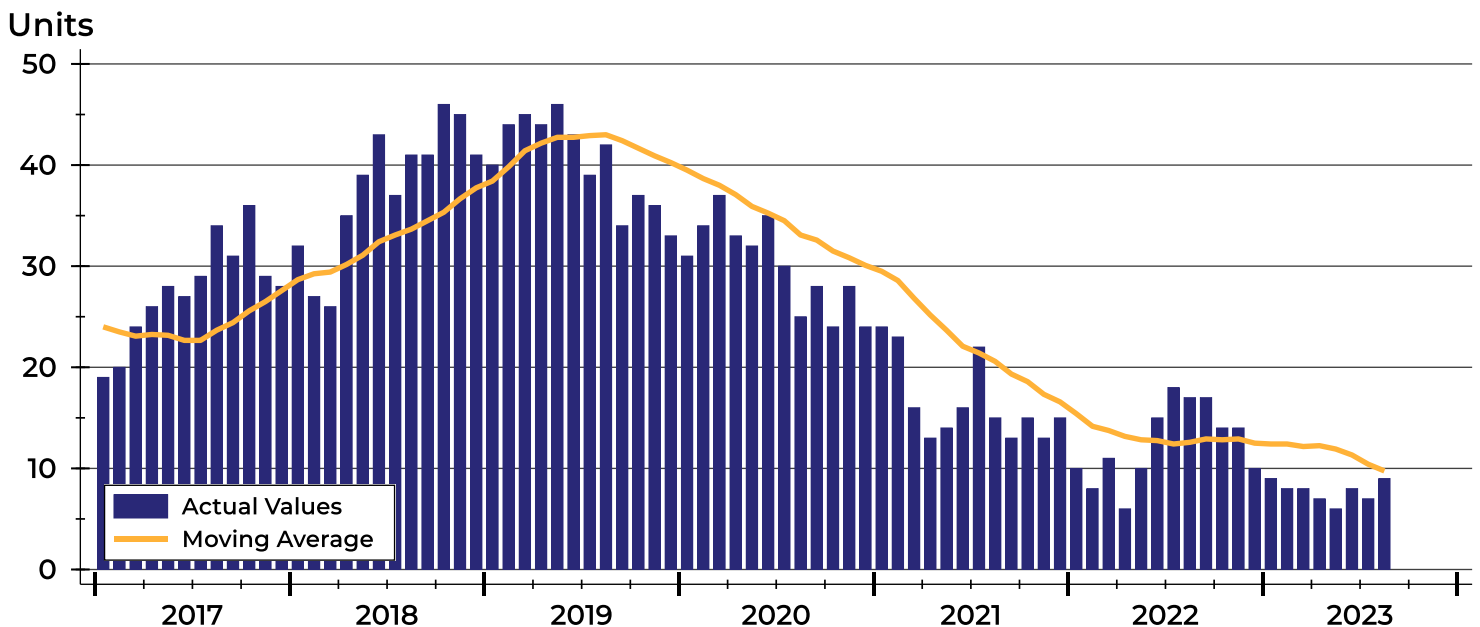
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		9	17	-47.1%
Volume (1,000s)		1,320	3,795	-65.2%
Months' Supply		1.7	3.0	-43.3%
Average	List Price	146,644	223,253	-34.3%
	Days on Market	59	59	0.0%
	Percent of Original	95.3%	96.8%	-1.5%
Median	List Price	130,000	225,000	-42.2%
	Days on Market	66	56	17.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 homes were available for sale in Coffey County at the end of August. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of August was \$130,000, down 42.2% from 2022. The typical time on market for active listings was 66 days, up from 56 days a year earlier.

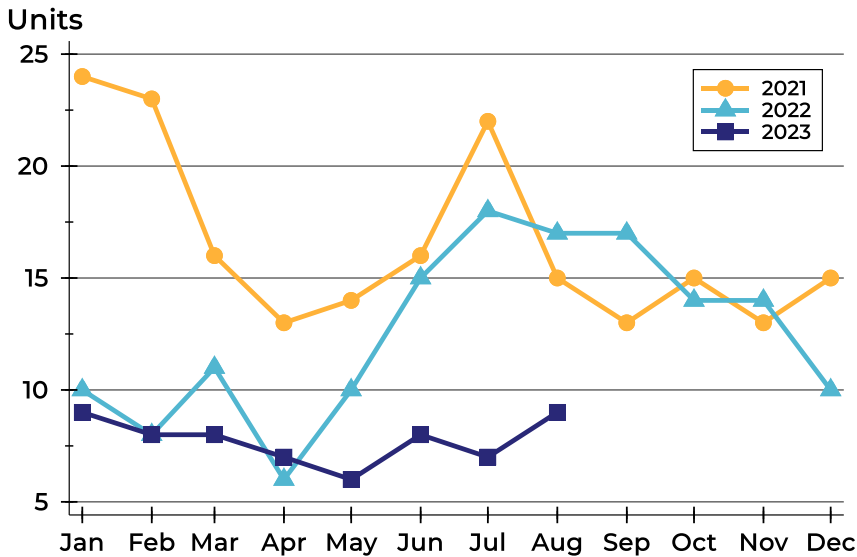
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	24	10	9
February	23	8	8
March	16	11	8
April	13	6	7
May	14	10	6
June	16	15	8
July	22	18	7
August	15	17	9
September	13	17	
October	15	14	
November	13	14	
December	15	10	

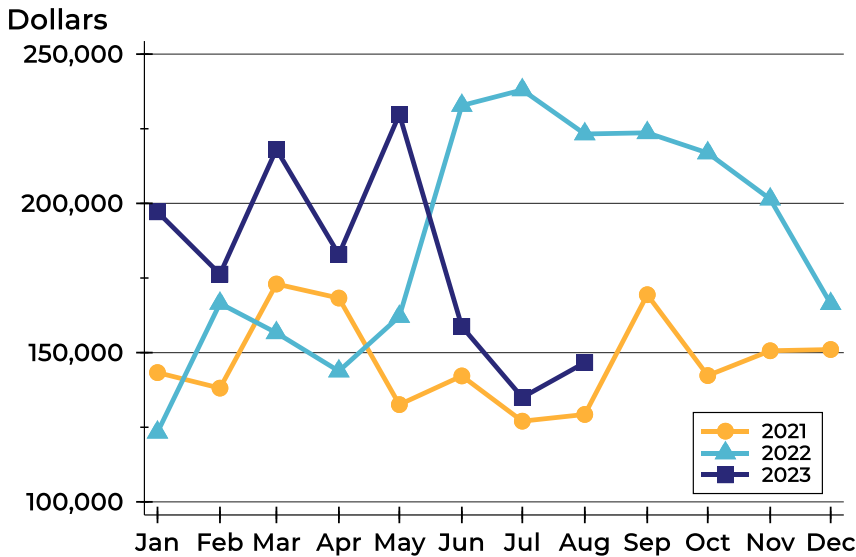
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	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	22.2%	N/A	87,450	87,450	56	56	95.0%	95.0%
\$100,000-\$124,999	1	11.1%	2.0	120,000	120,000	66	66	77.4%	77.4%
\$125,000-\$149,999	3	33.3%	N/A	130,000	130,000	76	66	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	11.1%	1.7	195,000	195,000	88	88	92.9%	92.9%
\$200,000-\$249,999	2	22.2%	N/A	219,950	219,950	19	19	98.9%	98.9%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	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



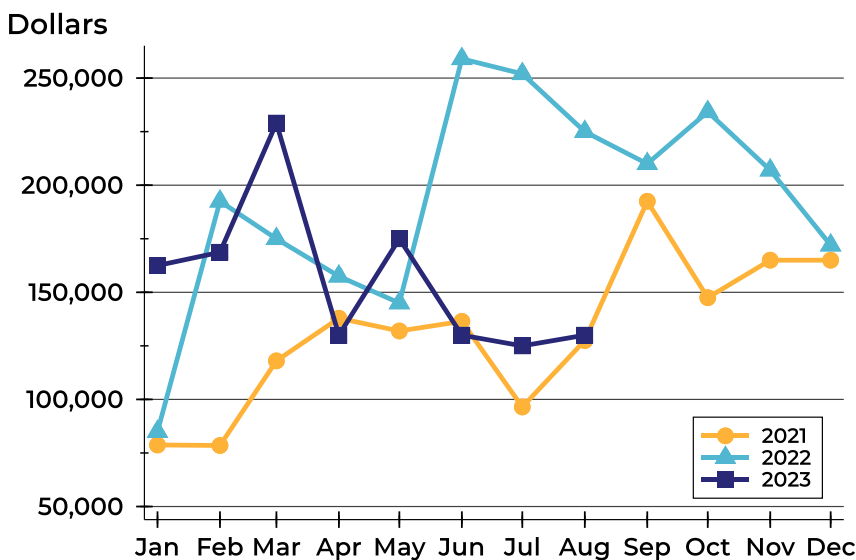
Coffey County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	143,315	123,309	197,167
February	138,107	166,488	176,300
March	172,984	156,627	218,113
April	168,285	143,817	182,857
May	132,582	162,080	229,817
June	142,197	232,787	158,738
July	127,036	238,017	134,986
August	129,293	223,253	146,644
September	169,400	223,641	
October	142,313	216,886	
November	150,630	201,421	
December	151,046	166,380	

Median Price

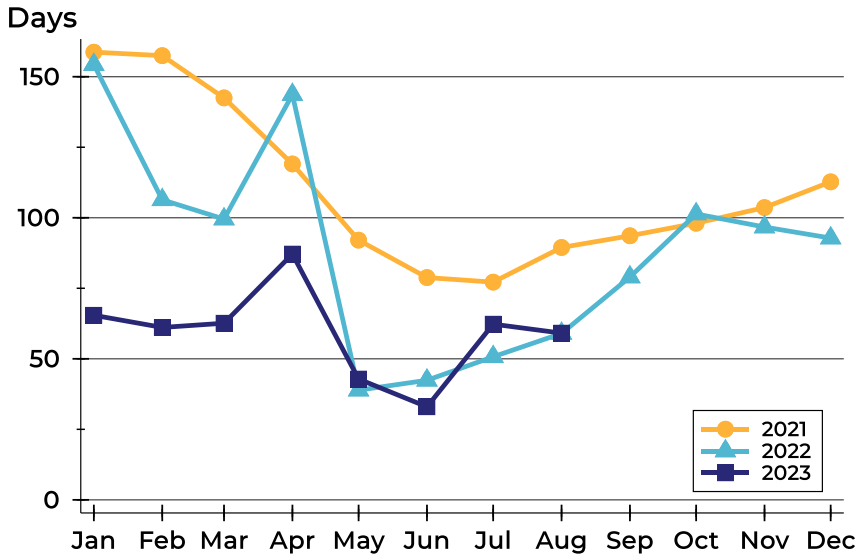


Month	2021	2022	2023
January	78,750	84,950	162,500
February	78,500	192,500	168,700
March	118,000	175,000	229,000
April	137,900	157,500	130,000
May	131,950	145,000	175,000
June	136,450	259,000	130,000
July	96,500	252,000	125,000
August	127,500	225,000	130,000
September	192,500	210,000	
October	147,500	234,250	
November	165,000	207,000	
December	165,000	172,000	



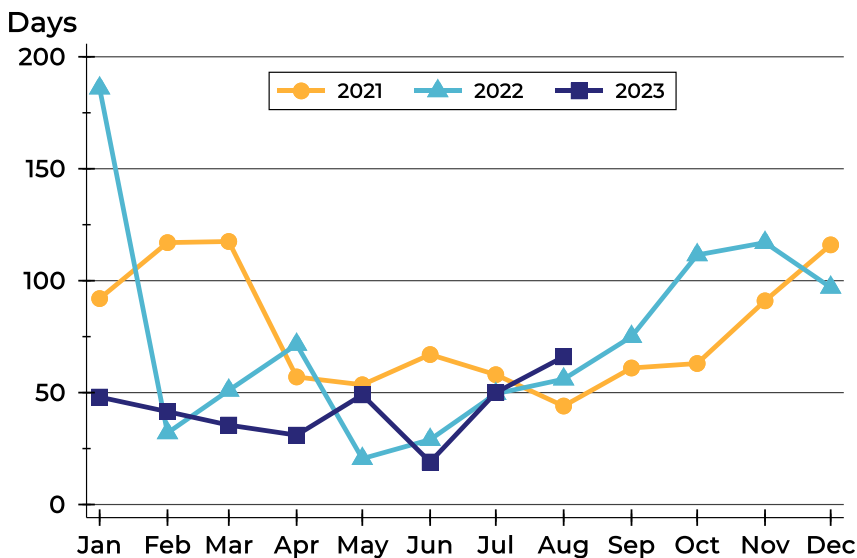
Coffey County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	159	154	65
February	157	106	61
March	143	100	63
April	119	144	87
May	92	39	43
June	79	42	33
July	77	51	62
August	89	59	59
September	94	79	
October	98	101	
November	104	97	
December	113	93	

Median DOM

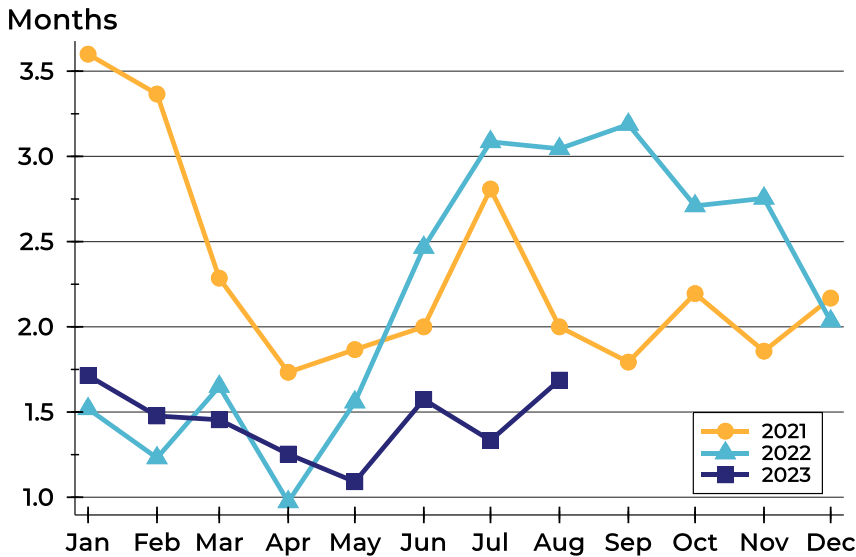


Month	2021	2022	2023
January	92	186	48
February	117	32	42
March	118	51	36
April	57	72	31
May	54	21	49
June	67	29	19
July	58	50	50
August	44	56	66
September	61	75	
October	63	112	
November	91	117	
December	116	97	



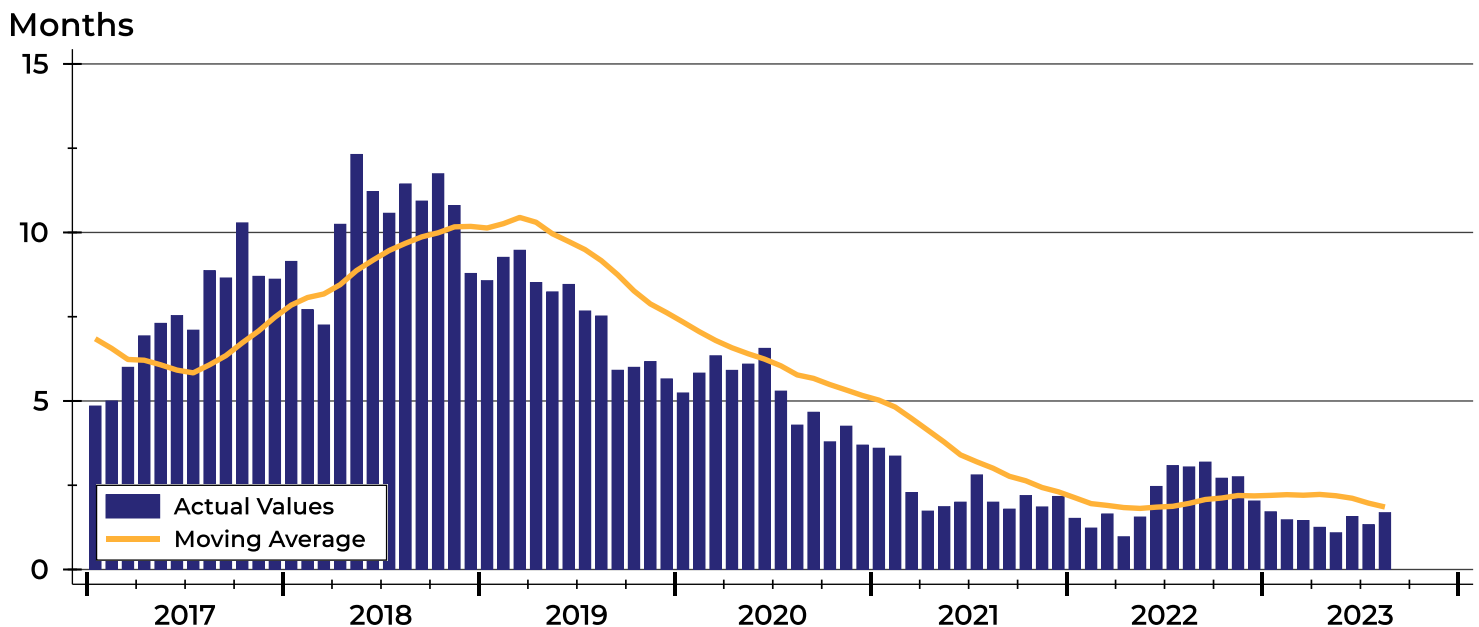
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	3.6	1.5	1.7
February	3.4	1.2	1.5
March	2.3	1.7	1.5
April	1.7	1.0	1.3
May	1.9	1.6	1.1
June	2.0	2.5	1.6
July	2.8	3.1	1.3
August	2.0	3.0	1.7
September	1.8	3.2	
October	2.2	2.7	
November	1.9	2.8	
December	2.2	2.0	

History of Month's Supply





Coffey County New Listings Analysis

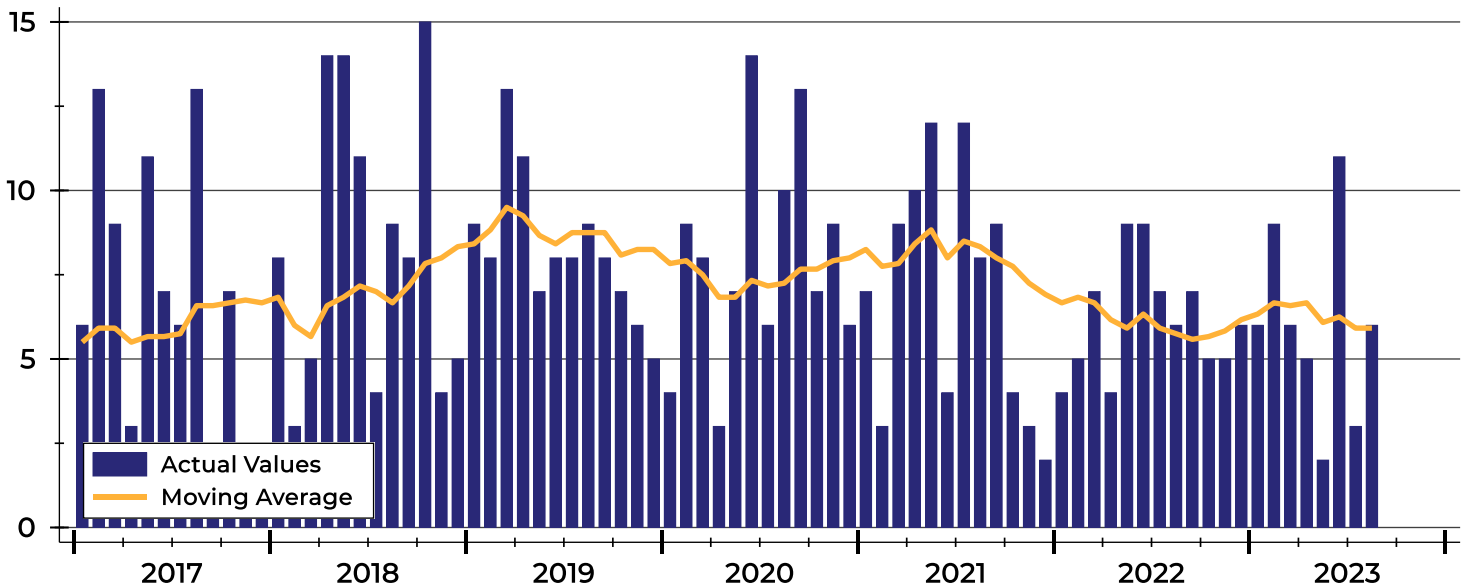
Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	6	6	0.0%
	Volume (1,000s)	955	1,240	-23.0%
	Average List Price	159,133	206,650	-23.0%
	Median List Price	150,000	190,000	-21.1%
Year-to-Date	New Listings	48	51	-5.9%
	Volume (1,000s)	9,079	10,162	-10.7%
	Average List Price	189,142	199,249	-5.1%
	Median List Price	147,500	179,000	-17.6%

A total of 6 new listings were added in Coffey County during August, the same figure as reported in 2022. Year-to-date Coffey County has seen 48 new listings.

The median list price of these homes was \$150,000 down from \$190,000 in 2022.

History of New Listings

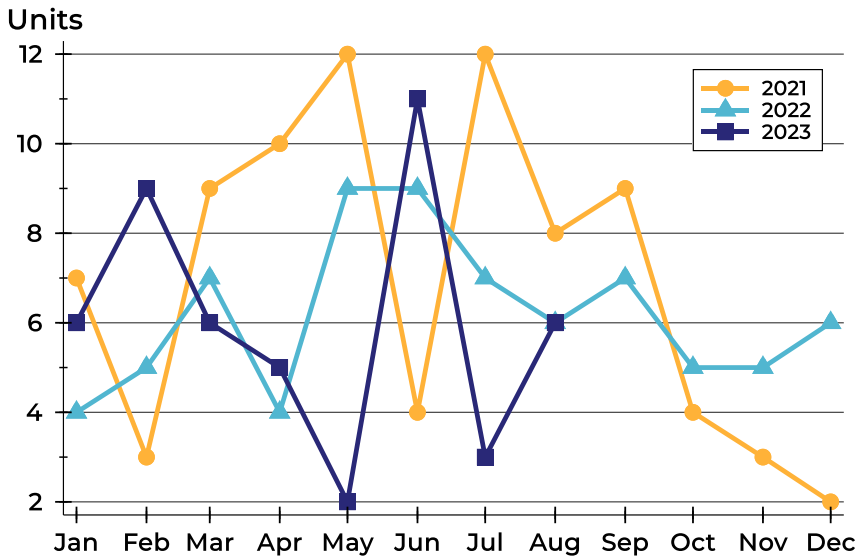
Units





Coffey County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	7	4	6
February	3	5	9
March	9	7	6
April	10	4	5
May	12	9	2
June	4	9	11
July	12	7	3
August	8	6	6
September	9	7	6
October	4	5	6
November	3	5	6
December	2	6	6

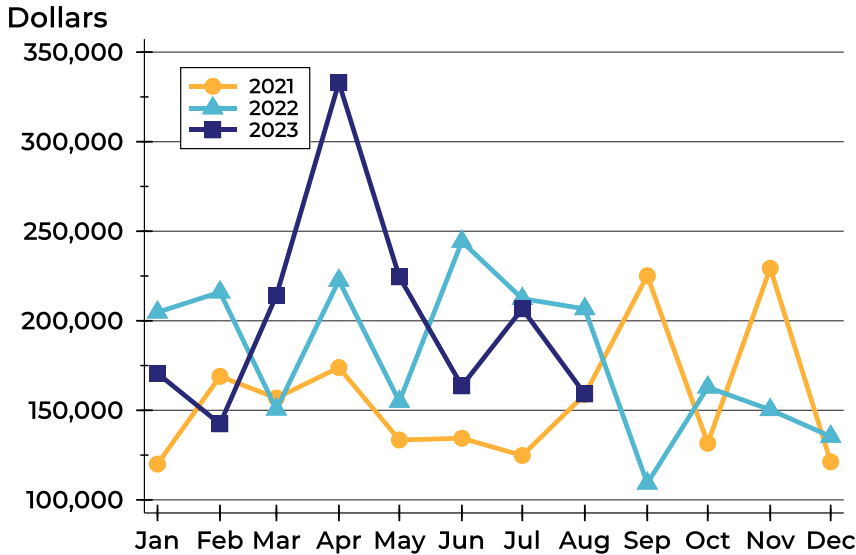
New Listings by Price Range

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	1	16.7%	89,900	89,900	37	37	90.0%	90.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	33.3%	130,000	130,000	13	13	100.0%	100.0%
\$150,000-\$174,999	1	16.7%	165,000	165,000	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	2	33.3%	219,950	219,950	25	25	98.9%	98.9%
\$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



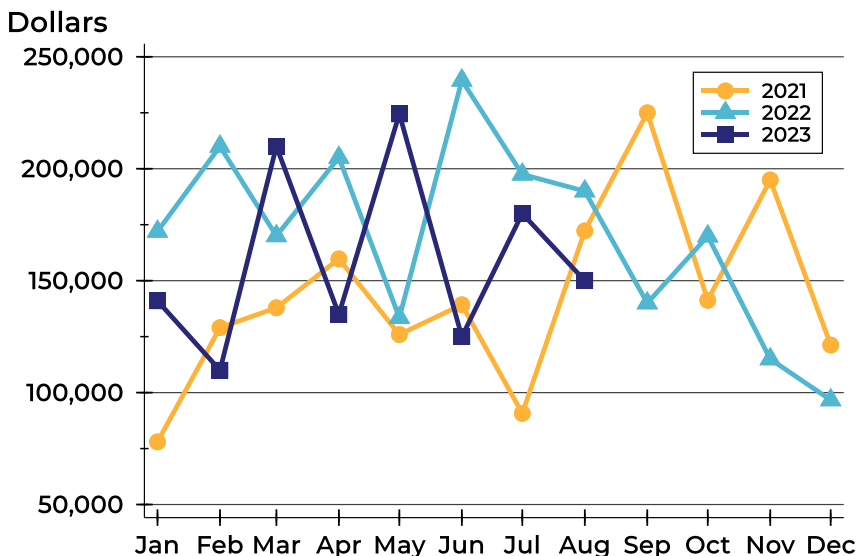
Coffey County New Listings Analysis

Average Price



Month	2021	2022	2023
January	120,000	204,750	170,667
February	169,000	215,980	142,422
March	156,856	150,557	214,083
April	173,890	222,500	332,960
May	133,450	154,922	224,500
June	134,425	244,256	163,627
July	124,783	212,343	206,667
August	158,875	206,650	159,133
September	225,167	109,257	
October	131,625	162,860	
November	229,333	150,300	
December	121,250	135,400	

Median Price



Month	2021	2022	2023
January	78,000	172,000	141,000
February	129,000	210,000	110,000
March	137,900	170,000	210,000
April	159,750	205,000	134,900
May	125,950	133,500	224,500
June	139,250	239,500	125,000
July	90,750	197,500	180,000
August	172,250	190,000	150,000
September	225,000	140,000	
October	141,250	169,900	
November	195,000	115,000	
December	121,250	96,700	



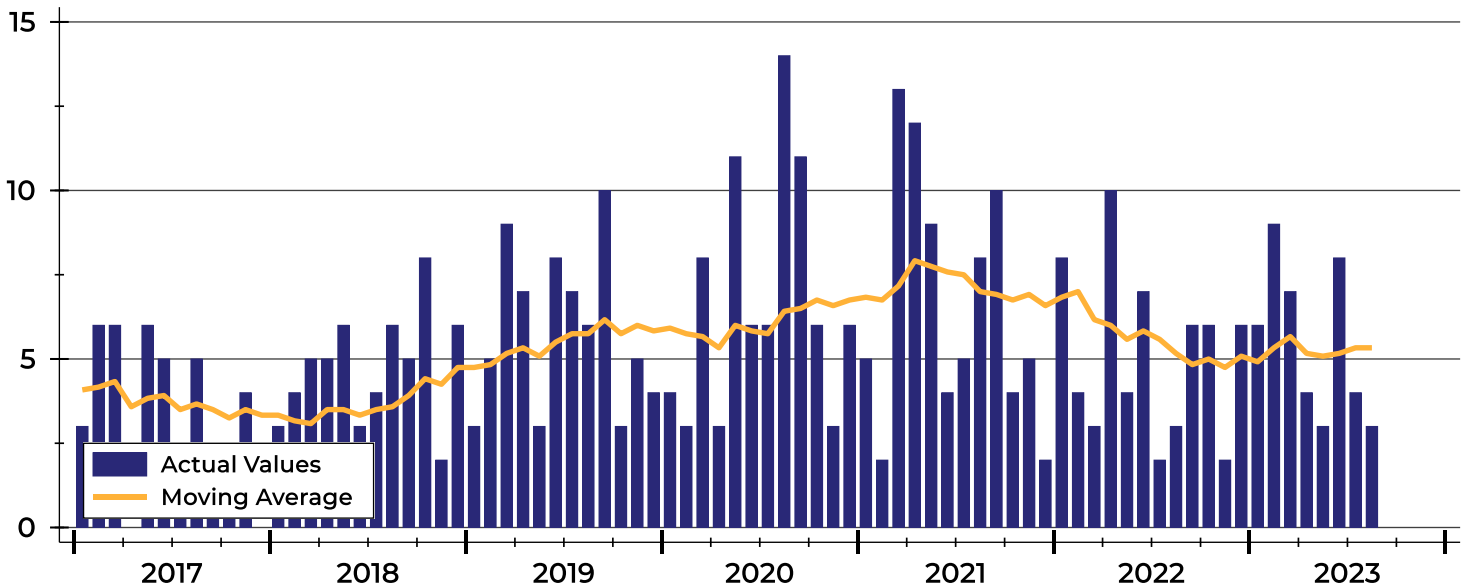
Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		3	3	0.0%	44	41	7.3%
Volume (1,000s)		470	693	-32.2%	7,993	7,393	8.1%
Average	Sale Price	156,667	230,833	-32.1%	181,655	180,314	0.7%
	Days on Market	12	7	71.4%	37	56	-33.9%
	Percent of Original	93.3%	99.8%	-6.5%	92.0%	96.3%	-4.5%
Median	Sale Price	165,000	197,500	-16.5%	156,250	175,000	-10.7%
	Days on Market	5	9	-44.4%	11	17	-35.3%
	Percent of Original	100.0%	100.0%	0.0%	94.8%	97.8%	-3.1%

A total of 3 contracts for sale were written in Coffey County during the month of August, the same as in 2022. The median list price of these homes was \$165,000, down from \$197,500 the prior year. Half of the homes that went under contract in August were on the market less than 5 days, compared to 9 days in August 2022.

History of Contracts Written

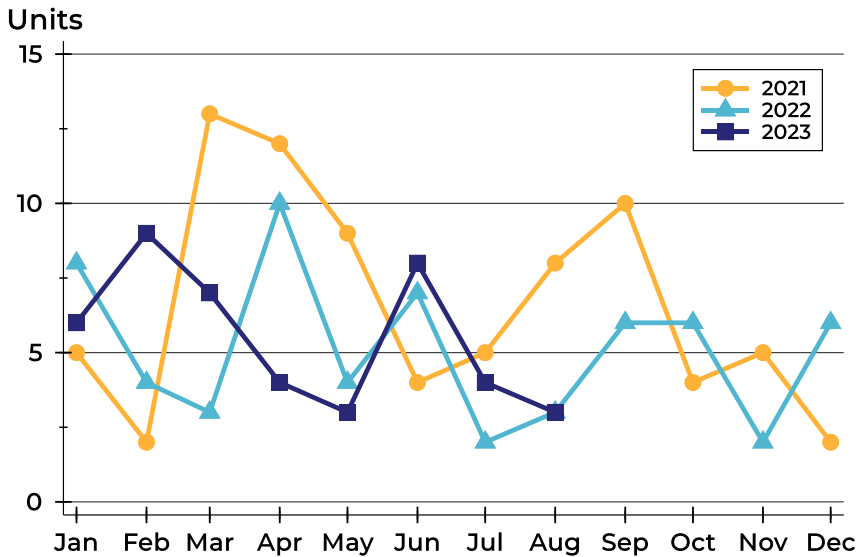
Units





Coffey County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	5	8	6
February	2	4	9
March	13	3	7
April	12	10	4
May	9	4	3
June	4	7	8
July	5	2	4
August	8	3	3
September	10	6	
October	4	6	
November	5	2	
December	2	6	

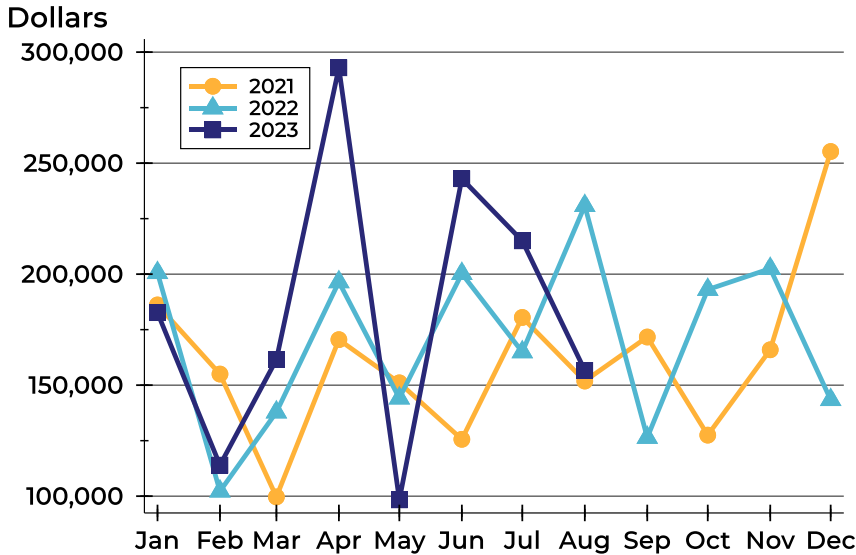
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	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%	125,000	125,000	5	5	100.0%	100.0%
\$150,000-\$174,999	1	33.3%	165,000	165,000	1	1	100.0%	100.0%
\$175,000-\$199,999	1	33.3%	180,000	180,000	31	31	80.0%	80.0%
\$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



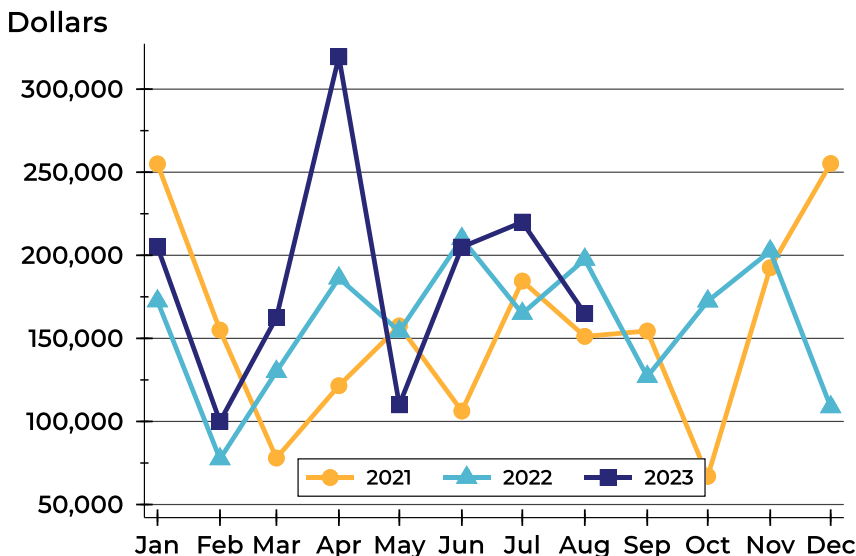
Coffey County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	186,130	200,625	182,650
February	155,000	102,223	113,989
March	99,677	137,833	161,486
April	170,500	196,490	292,950
May	151,056	144,125	98,333
June	125,625	200,243	242,975
July	180,500	164,950	215,000
August	151,863	230,833	156,667
September	171,690	126,400	
October	127,500	193,050	
November	165,940	202,500	
December	255,250	143,417	

Median Price

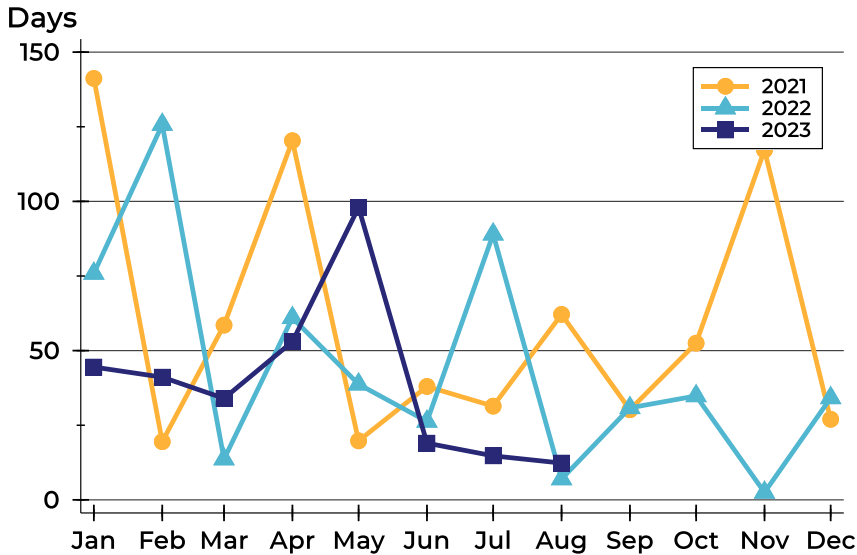


Month	2021	2022	2023
January	255,000	172,500	205,000
February	155,000	77,450	100,000
March	78,000	130,000	162,500
April	121,500	186,250	319,450
May	157,500	154,250	110,000
June	106,250	210,000	204,950
July	184,500	164,950	220,000
August	151,200	197,500	165,000
September	154,450	127,000	
October	67,000	172,400	
November	192,500	202,500	
December	255,250	108,750	



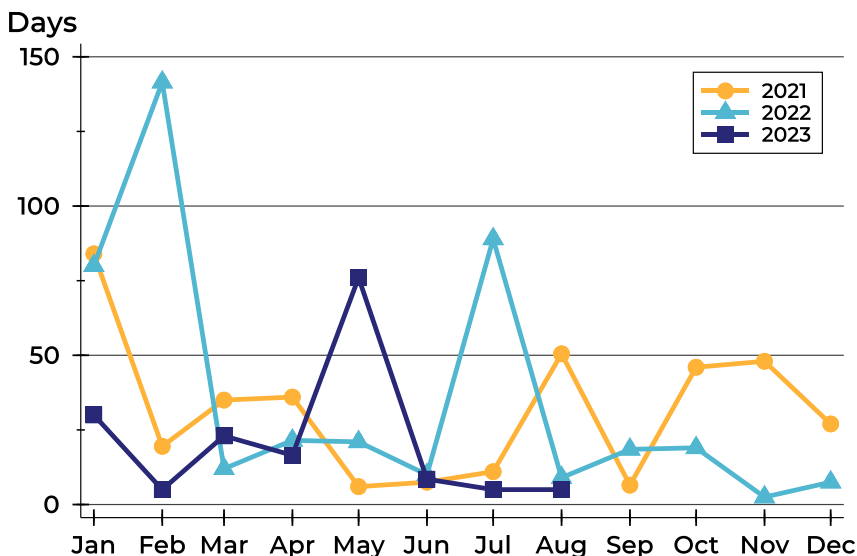
Coffey County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	141	76	45
February	20	126	41
March	59	14	34
April	120	61	53
May	20	39	98
June	38	26	19
July	31	89	15
August	62	7	12
September	30	31	
October	53	35	
November	117	3	
December	27	34	

Median DOM

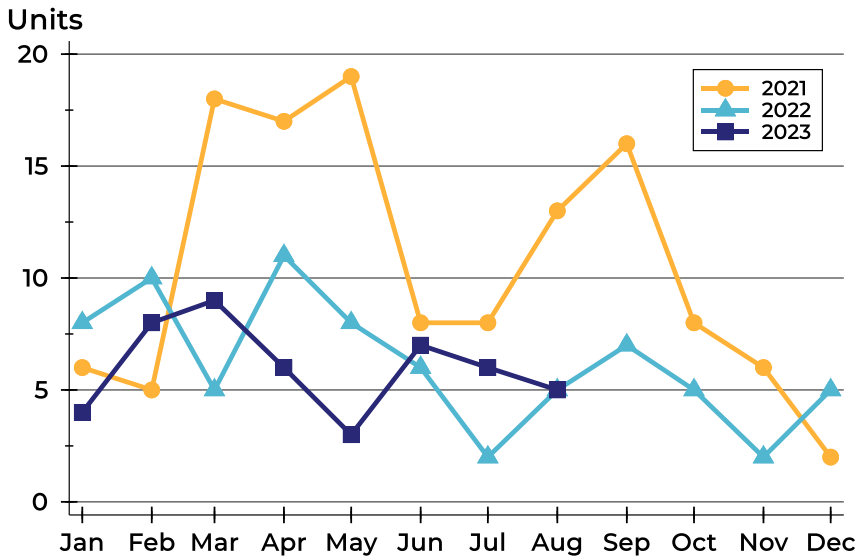


Month	2021	2022	2023
January	84	80	30
February	20	142	5
March	35	12	23
April	36	22	17
May	6	21	76
June	8	10	9
July	11	89	5
August	51	9	5
September	7	19	
October	46	19	
November	48	3	
December	27	8	



Coffey County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	6	8	4
February	5	10	8
March	18	5	9
April	17	11	6
May	19	8	3
June	8	6	7
July	8	2	6
August	13	5	5
September	16	7	
October	8	5	
November	6	2	
December	2	5	

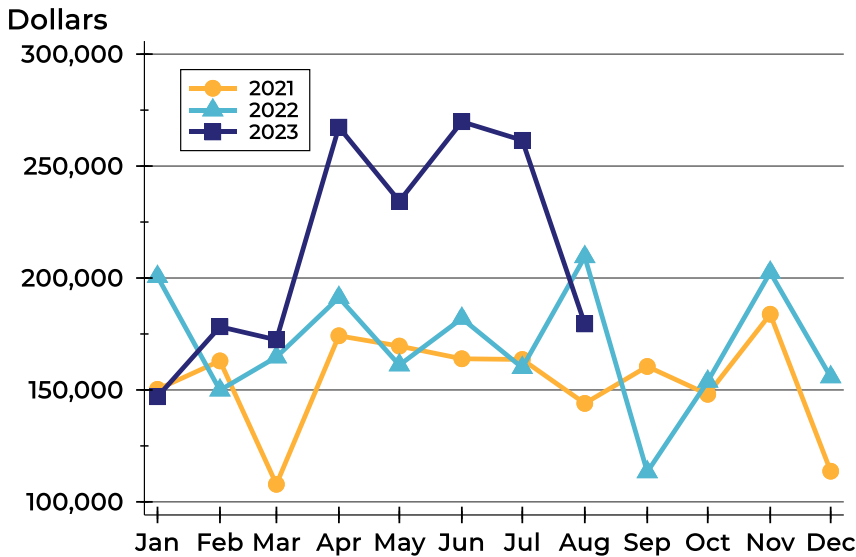
Pending Contracts by Price Range

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	1	20.0%	42,500	42,500	139	139	85.0%	85.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	125,000	125,000	5	5	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	165,000	165,000	1	1	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	180,000	180,000	31	31	80.0%	80.0%
\$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	1	20.0%	385,000	385,000	47	47	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



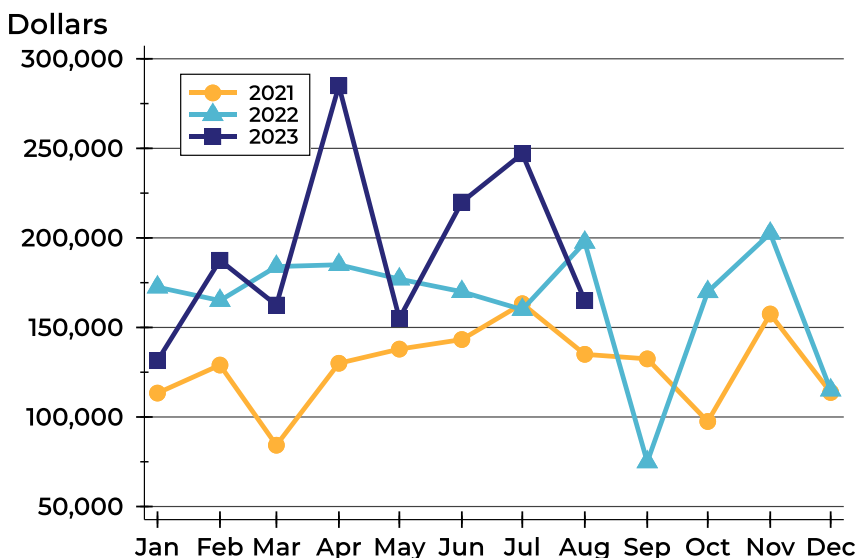
Coffey County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	150,267	200,625	146,975
February	162,980	149,889	178,238
March	107,844	164,680	172,378
April	174,200	191,264	267,383
May	169,595	161,113	234,333
June	163,925	181,950	269,829
July	163,613	159,950	261,500
August	143,985	209,460	179,500
September	160,488	113,371	
October	148,050	153,840	
November	183,817	202,500	
December	113,700	155,800	

Median Price

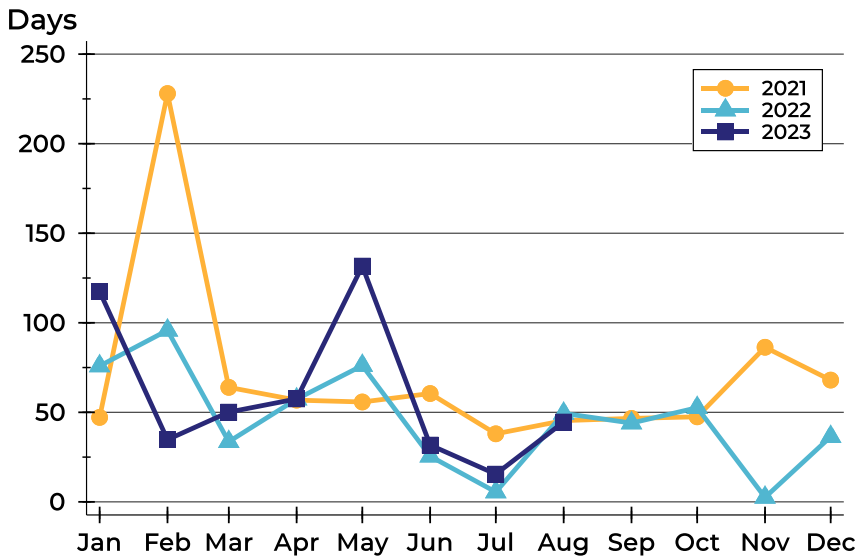


Month	2021	2022	2023
January	113,350	172,500	131,450
February	129,000	165,000	187,500
March	84,250	184,000	162,500
April	130,000	185,000	284,950
May	137,900	177,000	155,000
June	143,250	169,950	220,000
July	163,250	159,950	247,000
August	135,000	197,500	165,000
September	132,450	74,900	
October	97,500	169,900	
November	157,500	202,500	
December	113,700	115,000	



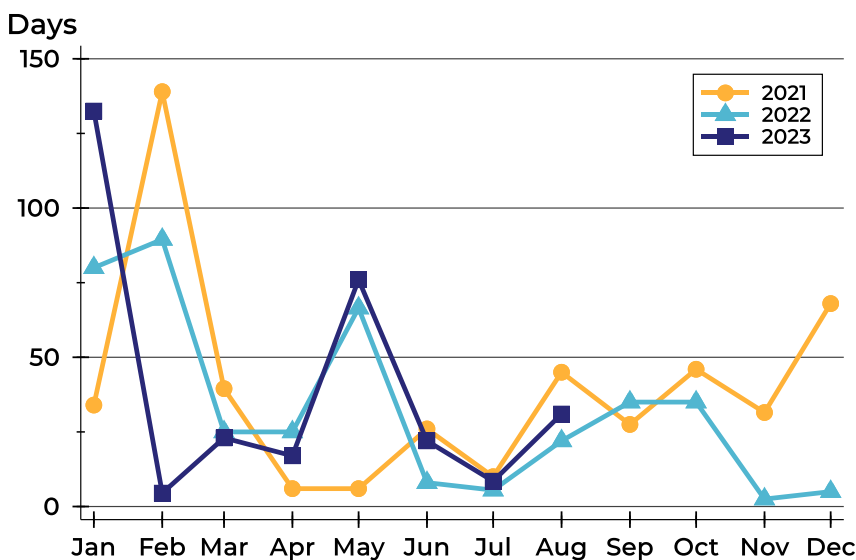
Coffey County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	47	76	118
February	228	96	35
March	64	34	50
April	57	57	58
May	56	76	132
June	61	26	32
July	38	6	16
August	45	49	45
September	47	44	
October	48	53	
November	86	3	
December	68	36	

Median DOM



Month	2021	2022	2023
January	34	80	133
February	139	90	5
March	40	25	23
April	6	25	17
May	6	67	76
June	26	8	22
July	10	6	9
August	45	22	31
September	28	35	
October	46	35	
November	32	3	
December	68	5	



Douglas County Housing Report



Market Overview

Douglas County Home Sales Rose in August

Total home sales in Douglas County rose by 28.6% last month to 18 units, compared to 14 units in August 2022. Total sales volume was \$6.1 million, up 54.3% from a year earlier.

The median sale price in August was \$352,250, up from \$243,900 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 99.9% of their list prices.

Douglas County Active Listings Down at End of August

The total number of active listings in Douglas County at the end of August was 19 units, down from 21 at the same point in 2022. 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 August was \$420,000.

During August, a total of 4 contracts were written down from 16 in August 2022. At the end of the month, there were 8 contracts still pending.

Report Contents

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

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**August
2023**

Sunflower MLS Statistics



Douglas County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		18	14	18	111	119	109
Change from prior year		28.6%	-22.2%	-14.3%	-6.7%	9.2%	-19.9%
Active Listings		19	21	12	N/A	N/A	N/A
Change from prior year		-9.5%	75.0%	-25.0%			
Months' Supply		1.5	1.4	0.8	N/A	N/A	N/A
Change from prior year		7.1%	75.0%	-20.0%			
New Listings		6	23	21	127	150	136
Change from prior year		-73.9%	9.5%	16.7%	-15.3%	10.3%	-9.9%
Contracts Written		4	16	17	105	127	121
Change from prior year		-75.0%	-5.9%	-19.0%	-17.3%	5.0%	-17.7%
Pending Contracts		8	8	14	N/A	N/A	N/A
Change from prior year		0.0%	-42.9%	-36.4%			
Sales Volume (1,000s)		6,070	3,934	5,987	37,881	39,024	32,939
Change from prior year		54.3%	-34.3%	-0.8%	-2.9%	18.5%	-8.4%
Average	Sale Price	337,211	281,029	332,592	341,266	327,933	302,191
	Change from prior year	20.0%	-15.5%	15.7%	4.1%	8.5%	14.3%
	List Price of Actives	405,745	385,476	277,058	N/A	N/A	N/A
	Change from prior year	5.3%	39.1%	-21.0%			
	Days on Market	16	11	9	24	14	11
Change from prior year	45.5%	22.2%	-67.9%	71.4%	27.3%	-76.6%	
Percent of List	97.4%	97.5%	101.2%	98.5%	102.2%	101.6%	
Change from prior year	-0.1%	-3.7%	1.0%	-3.6%	0.6%	2.3%	
Percent of Original	96.1%	97.0%	100.9%	97.3%	101.3%	101.4%	
Change from prior year	-0.9%	-3.9%	1.3%	-3.9%	-0.1%	3.7%	
Median	Sale Price	352,250	243,900	297,000	329,000	282,000	270,000
	Change from prior year	44.4%	-17.9%	21.2%	16.7%	4.4%	19.3%
	List Price of Actives	420,000	374,900	256,500	N/A	N/A	N/A
	Change from prior year	12.0%	46.2%	-10.6%			
	Days on Market	5	11	4	6	5	3
Change from prior year	-54.5%	175.0%	-66.7%	20.0%	66.7%	-80.0%	
Percent of List	99.9%	97.2%	100.0%	100.0%	100.0%	101.0%	
Change from prior year	2.8%	-2.8%	0.0%	0.0%	-1.0%	1.3%	
Percent of Original	99.2%	97.0%	100.0%	100.0%	100.0%	101.0%	
Change from prior year	2.3%	-3.0%	0.0%	0.0%	-1.0%	2.4%	

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



Douglas County Closed Listings Analysis

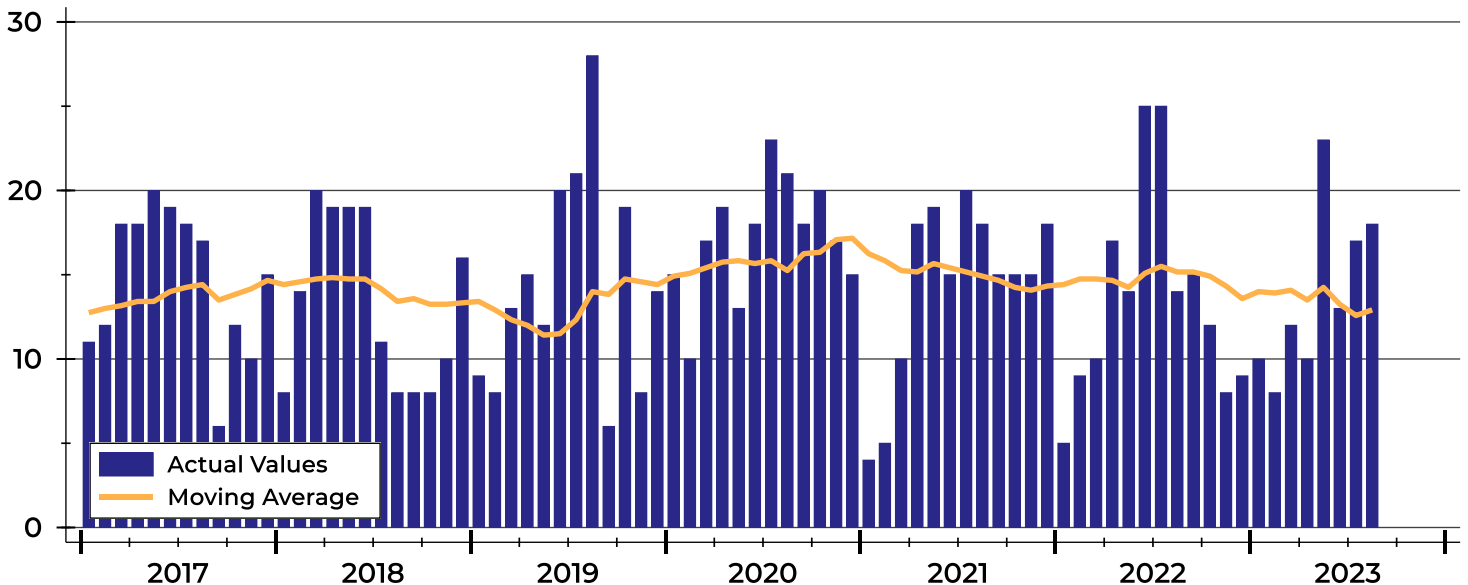
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		18	14	28.6%	111	119	-6.7%
Volume (1,000s)		6,070	3,934	54.3%	37,881	39,024	-2.9%
Months' Supply		1.5	1.4	7.1%	N/A	N/A	N/A
Average	Sale Price	337,211	281,029	20.0%	341,266	327,933	4.1%
	Days on Market	16	11	45.5%	24	14	71.4%
	Percent of List	97.4%	97.5%	-0.1%	98.5%	102.2%	-3.6%
	Percent of Original	96.1%	97.0%	-0.9%	97.3%	101.3%	-3.9%
Median	Sale Price	352,250	243,900	44.4%	329,000	282,000	16.7%
	Days on Market	5	11	-54.5%	6	5	20.0%
	Percent of List	99.9%	97.2%	2.8%	100.0%	100.0%	0.0%
	Percent of Original	99.2%	97.0%	2.3%	100.0%	100.0%	0.0%

A total of 18 homes sold in Douglas County in August, up from 14 units in August 2022. Total sales volume rose to \$6.1 million compared to \$3.9 million in the previous year.

The median sales price in August was \$352,250, up 44.4% compared to the prior year. Median days on market was 5 days, down from 13 days in July, and down from 11 in August 2022.

History of Closed Listings

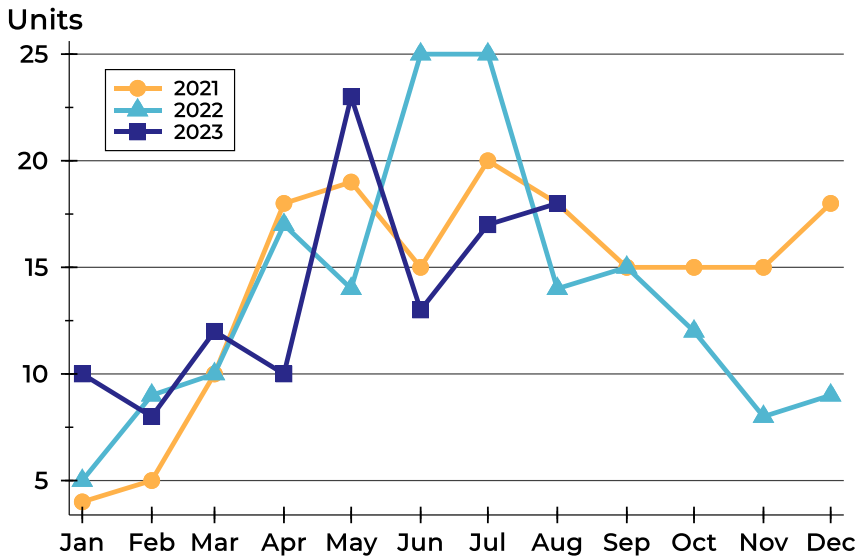
Units





Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	4	5	10
February	5	9	8
March	10	10	12
April	18	17	10
May	19	14	23
June	15	25	13
July	20	25	17
August	18	14	18
September	15	15	15
October	15	12	15
November	15	8	15
December	18	9	18

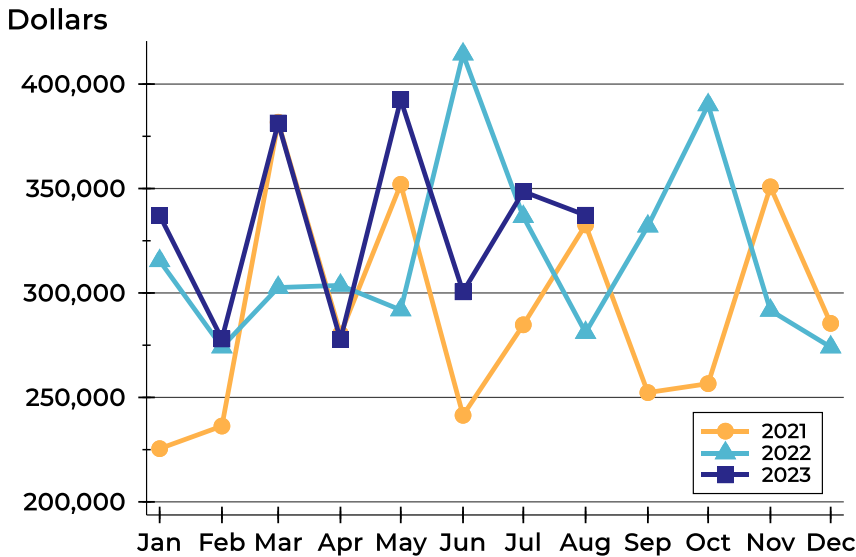
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	11.1%	4.0	113,250	113,250	17	17	93.4%	93.4%	93.4%	93.4%
\$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	1	5.6%	2.0	155,000	155,000	71	71	86.1%	86.1%	77.5%	77.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	11.1%	0.6	265,000	265,000	30	30	97.0%	97.0%	93.3%	93.3%
\$300,000-\$399,999	10	55.6%	0.5	351,940	354,700	8	5	99.0%	100.0%	98.5%	100.0%
\$400,000-\$499,999	1	5.6%	2.5	459,900	459,900	34	34	100.0%	100.0%	97.9%	97.9%
\$500,000-\$749,999	2	11.1%	3.2	589,500	589,500	1	1	97.8%	97.8%	97.8%	97.8%
\$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



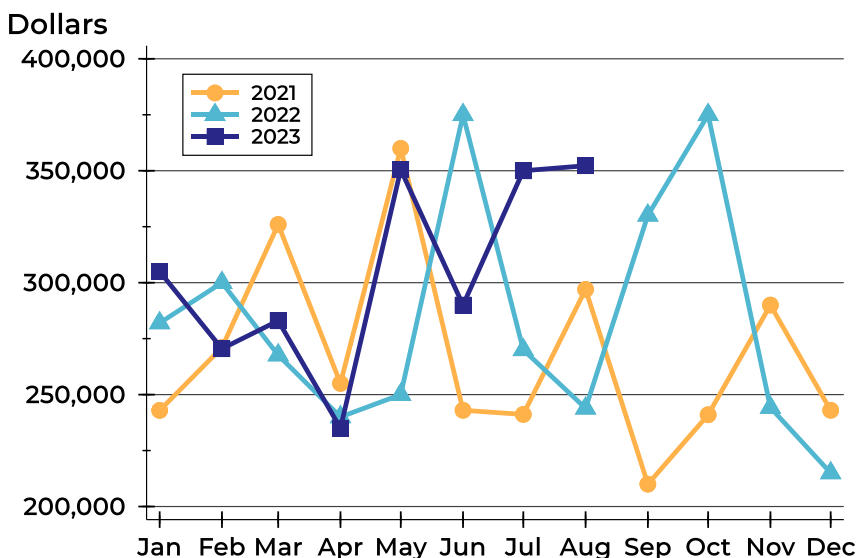
Douglas County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	225,475	315,400	337,150
February	236,300	274,111	278,000
March	381,740	302,610	381,375
April	280,328	303,650	277,700
May	352,028	291,857	392,566
June	241,440	414,334	300,569
July	284,769	336,523	348,550
August	332,592	281,029	337,211
September	252,320	331,973	
October	256,602	390,042	
November	350,817	291,657	
December	285,444	274,100	

Median Price

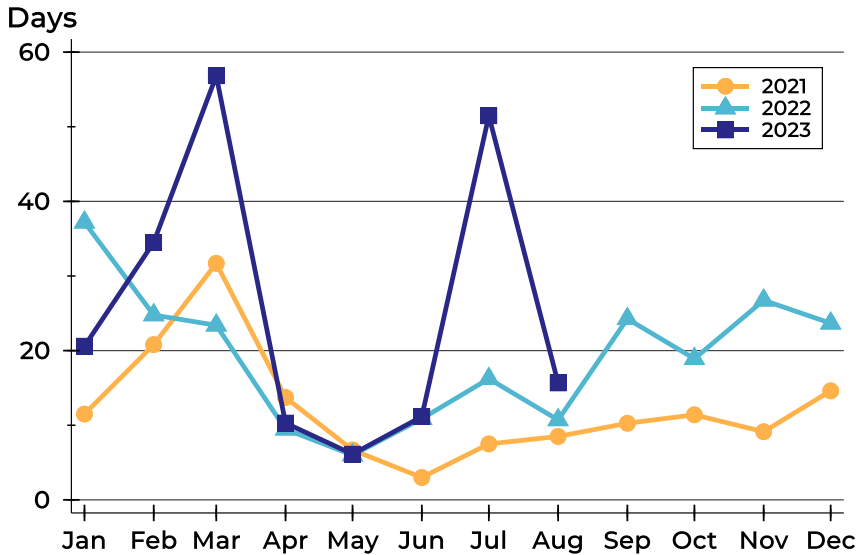


Month	2021	2022	2023
January	242,950	282,000	305,000
February	271,000	300,000	270,500
March	326,000	267,648	283,000
April	255,000	240,000	235,000
May	360,000	250,000	350,500
June	243,000	375,000	290,000
July	241,150	270,000	350,000
August	297,000	243,900	352,250
September	210,000	330,100	
October	241,000	375,000	
November	290,000	244,226	
December	243,000	215,000	



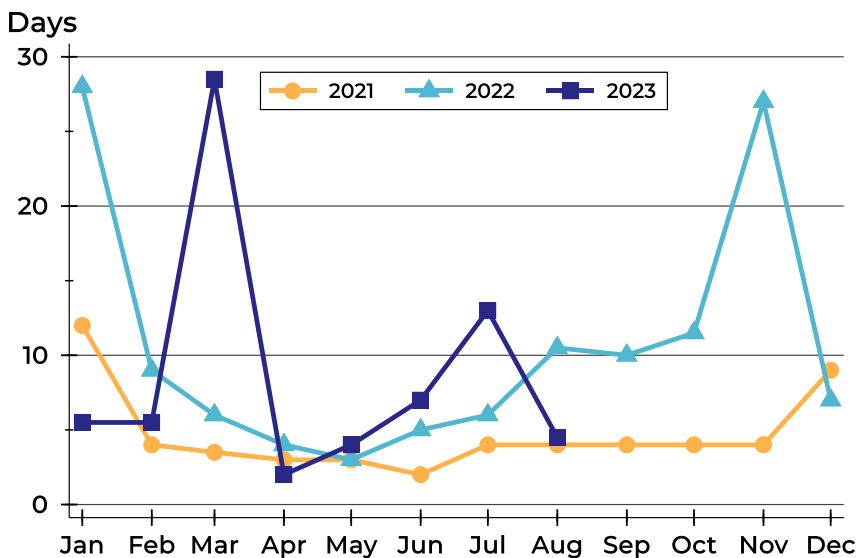
Douglas County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	12	37	21
February	21	25	35
March	32	23	57
April	14	9	10
May	7	6	6
June	3	11	11
July	8	16	51
August	9	11	16
September	10	24	
October	11	19	
November	9	27	
December	15	24	

Median DOM



Month	2021	2022	2023
January	12	28	6
February	4	9	6
March	4	6	29
April	3	4	2
May	3	3	4
June	2	5	7
July	4	6	13
August	4	11	5
September	4	10	
October	4	12	
November	4	27	
December	9	7	



Douglas County Active Listings Analysis

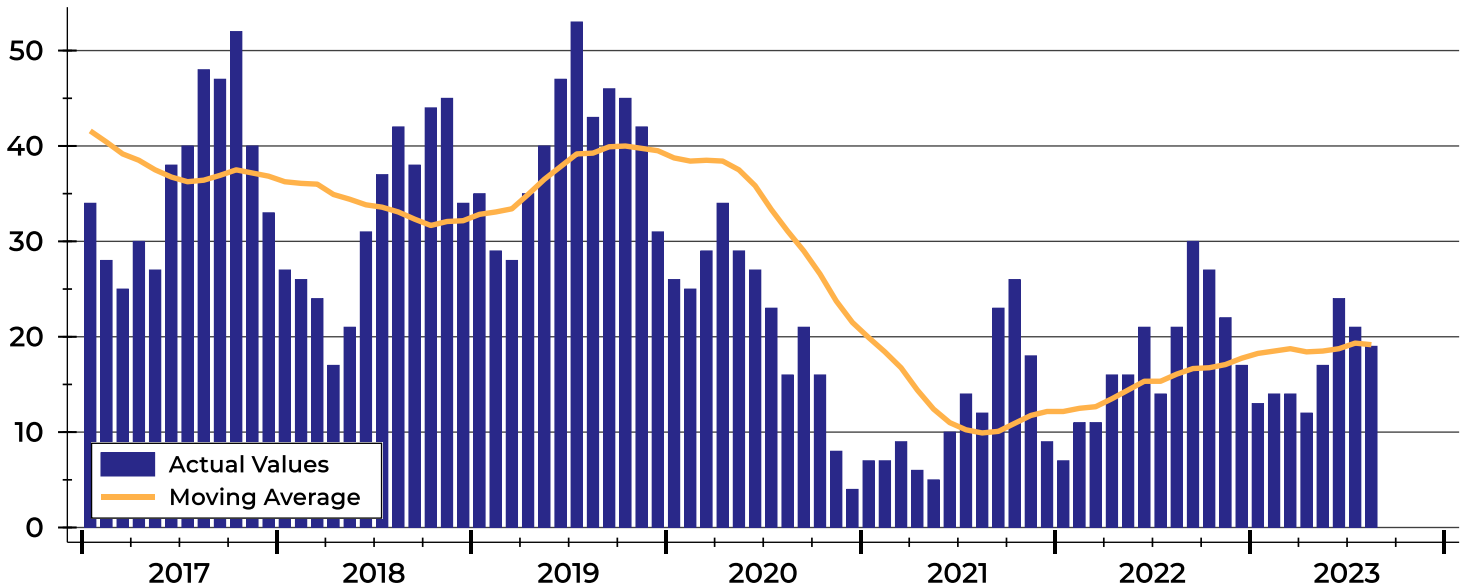
Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		19	21	-9.5%
Volume (1,000s)		7,709	8,095	-4.8%
Months' Supply		1.5	1.4	7.1%
Average	List Price	405,745	385,476	5.3%
	Days on Market	63	30	110.0%
	Percent of Original	97.1%	98.4%	-1.3%
Median	List Price	420,000	374,900	12.0%
	Days on Market	49	20	145.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 homes were available for sale in Douglas County at the end of August. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$420,000, up 12.0% from 2022. The typical time on market for active listings was 49 days, up from 20 days a year earlier.

History of Active Listings

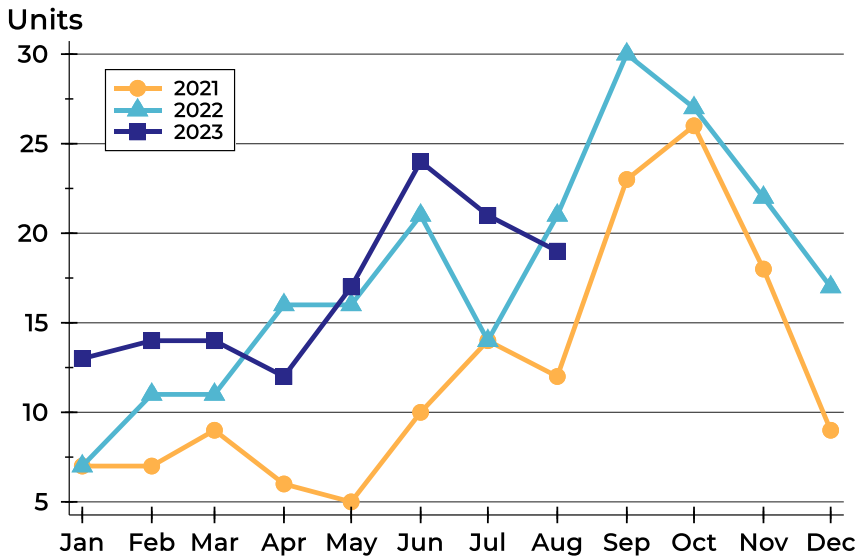
Units





Douglas County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	7	7	13
February	7	11	14
March	9	11	14
April	6	16	12
May	5	16	17
June	10	21	24
July	14	14	21
August	12	21	19
September	23	30	
October	26	27	
November	18	22	
December	9	17	

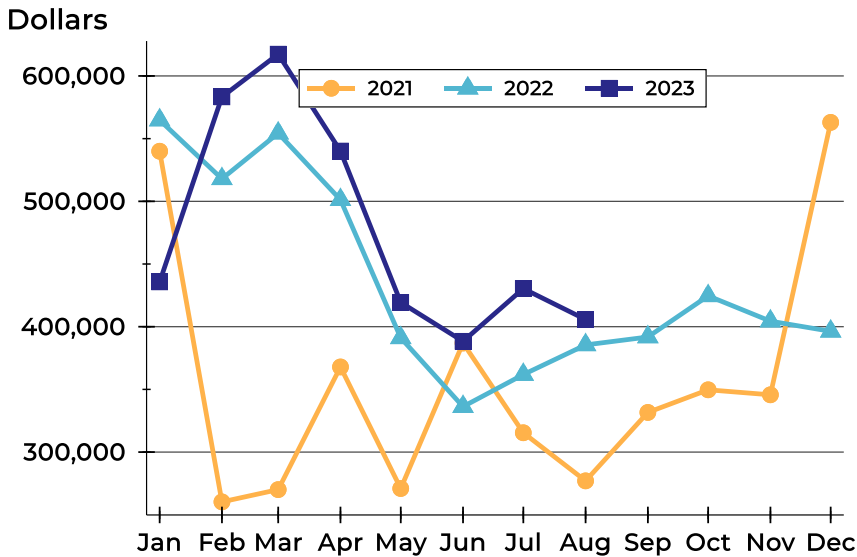
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	1	5.3%	N/A	2,800	2,800	97	97	84.8%	84.8%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.3%	4.0	114,000	114,000	76	76	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	5.3%	2.0	158,500	158,500	71	71	88.8%	88.8%
\$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	3	15.8%	N/A	221,667	210,000	15	15	98.5%	100.0%
\$250,000-\$299,999	1	5.3%	0.6	265,000	265,000	4	4	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	0.5	349,750	349,750	36	36	100.0%	100.0%
\$400,000-\$499,999	4	21.1%	2.5	440,000	435,000	65	56	97.8%	98.9%
\$500,000-\$749,999	5	26.3%	3.2	609,870	599,350	75	57	97.1%	97.1%
\$750,000-\$999,999	1	5.3%	N/A	995,000	995,000	196	196	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



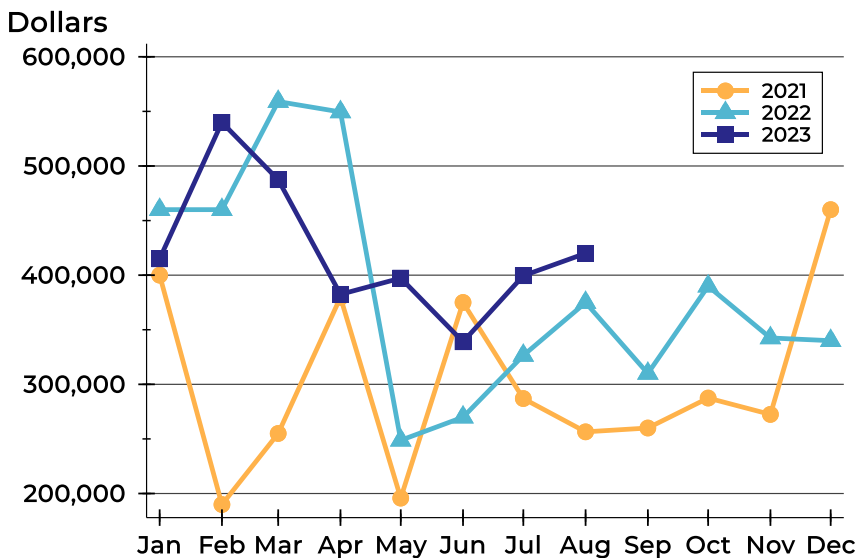
Douglas County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	539,971	564,814	435,738
February	260,286	517,973	583,329
March	270,078	554,341	617,400
April	367,900	501,256	540,133
May	270,955	391,125	419,378
June	386,980	336,252	388,364
July	315,414	361,820	430,408
August	277,058	385,476	405,745
September	331,626	391,790	
October	349,685	424,604	
November	345,689	404,441	
December	562,967	396,341	

Median Price

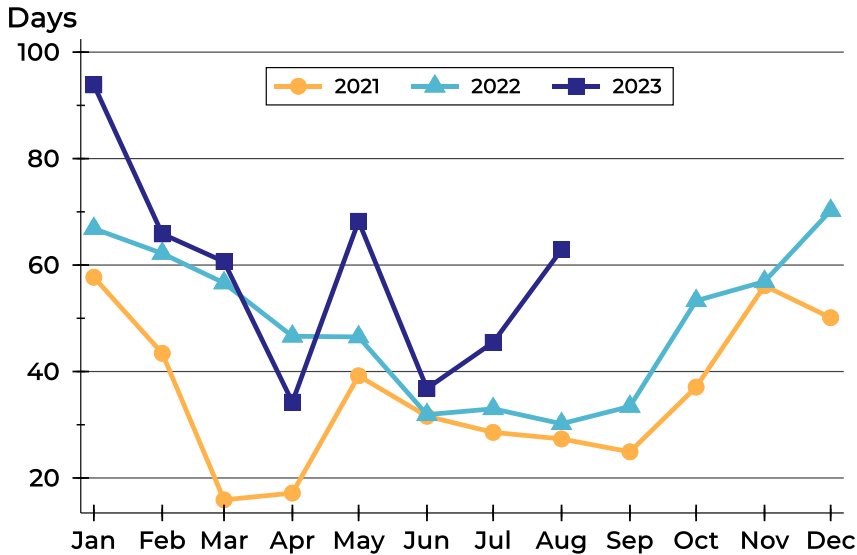


Month	2021	2022	2023
January	400,000	460,000	415,000
February	189,900	460,000	539,950
March	255,000	559,000	487,450
April	379,700	549,500	382,450
May	195,777	248,750	397,300
June	375,000	269,900	339,000
July	287,000	326,450	399,500
August	256,500	374,900	420,000
September	260,000	310,000	
October	287,450	389,900	
November	272,450	342,500	
December	460,000	340,000	



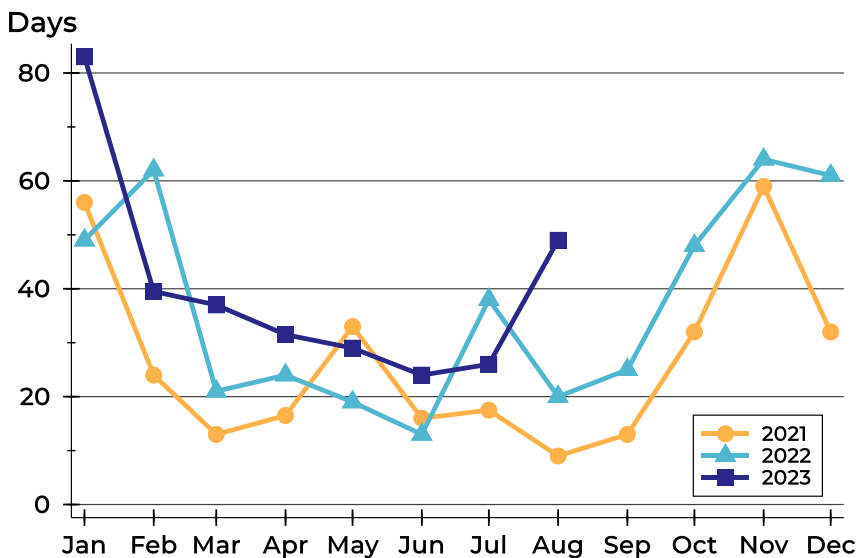
Douglas County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	58	67	94
February	43	62	66
March	16	57	61
April	17	47	34
May	39	47	68
June	32	32	37
July	29	33	45
August	27	30	63
September	25	33	
October	37	53	
November	56	57	
December	50	70	

Median DOM

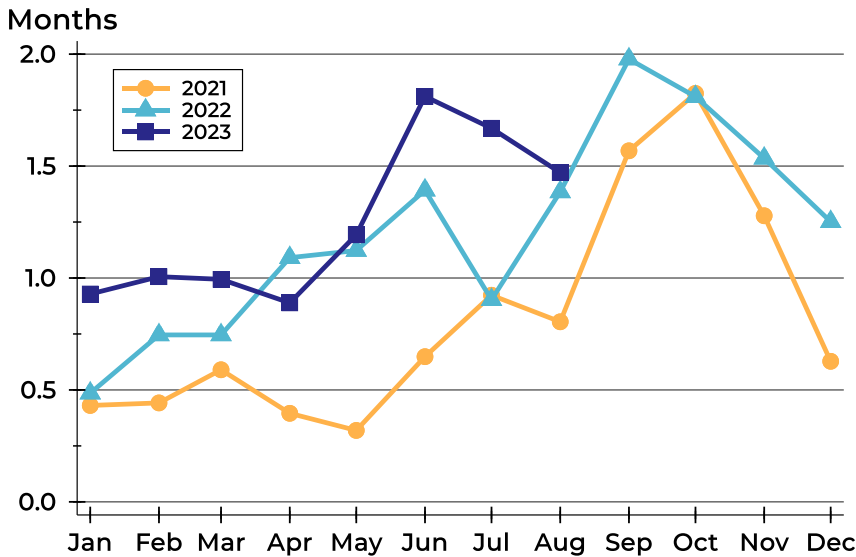


Month	2021	2022	2023
January	56	49	83
February	24	62	40
March	13	21	37
April	17	24	32
May	33	19	29
June	16	13	24
July	18	38	26
August	9	20	49
September	13	25	
October	32	48	
November	59	64	
December	32	61	



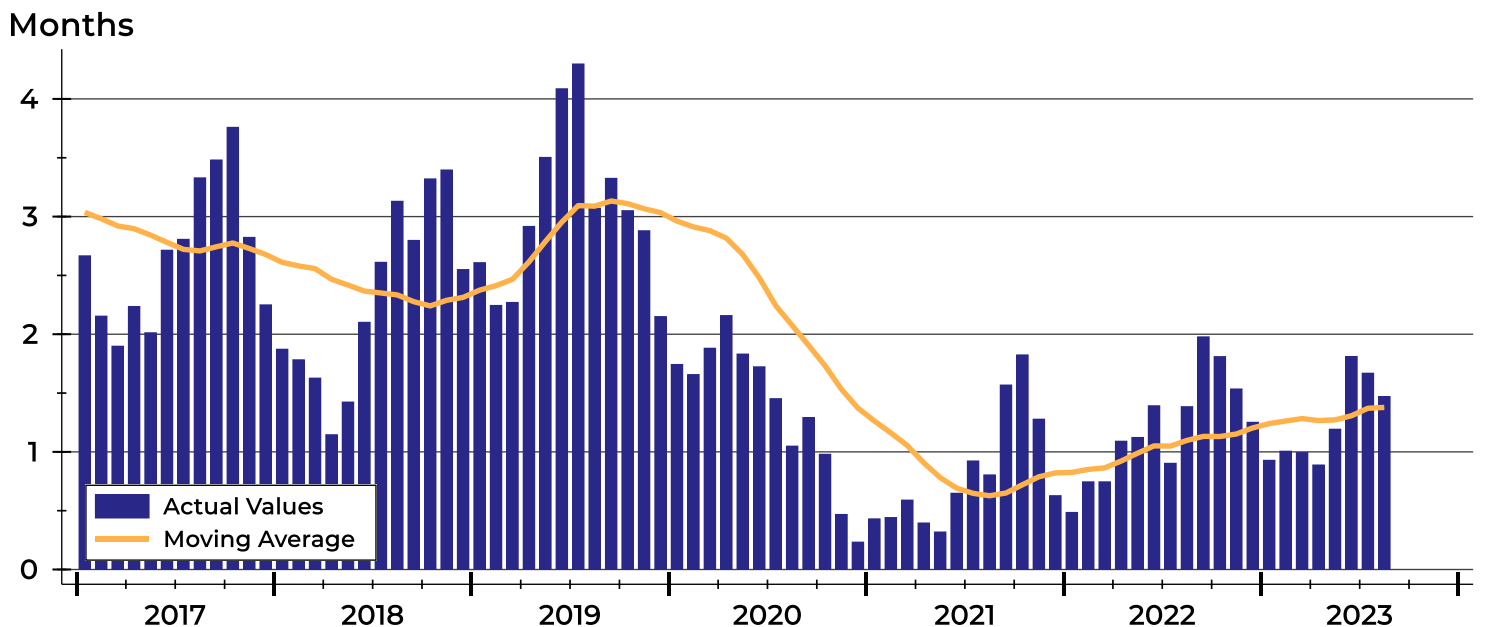
Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.4	0.5	0.9
February	0.4	0.7	1.0
March	0.6	0.7	1.0
April	0.4	1.1	0.9
May	0.3	1.1	1.2
June	0.6	1.4	1.8
July	0.9	0.9	1.7
August	0.8	1.4	1.5
September	1.6	2.0	
October	1.8	1.8	
November	1.3	1.5	
December	0.6	1.3	

History of Month's Supply





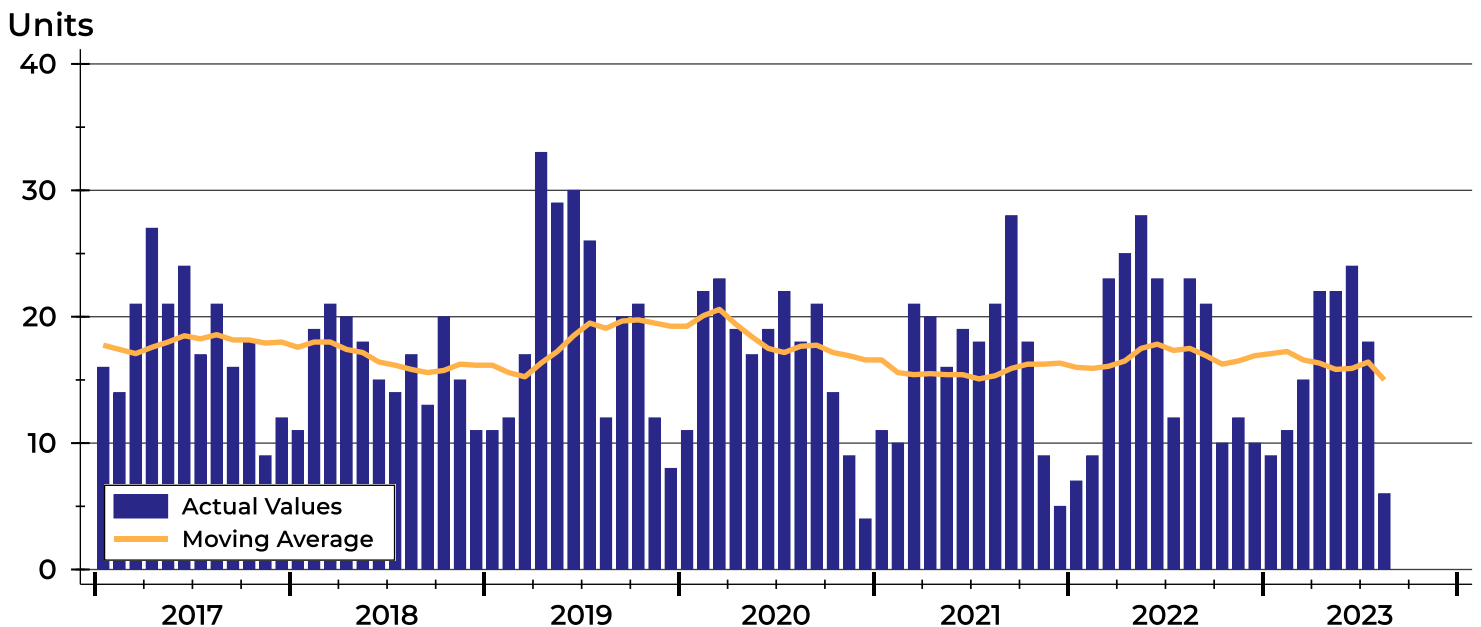
Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	6	23	-73.9%
	Volume (1,000s)	1,740	7,885	-77.9%
	Average List Price	290,000	342,817	-15.4%
	Median List Price	227,500	300,000	-24.2%
Year-to-Date	New Listings	127	150	-15.3%
	Volume (1,000s)	46,904	49,545	-5.3%
	Average List Price	369,326	330,297	11.8%
	Median List Price	342,000	288,500	18.5%

A total of 6 new listings were added in Douglas County during August, down 73.9% from the same month in 2022. Year-to-date Douglas County has seen 127 new listings.

The median list price of these homes was \$227,500 down from \$300,000 in 2022.

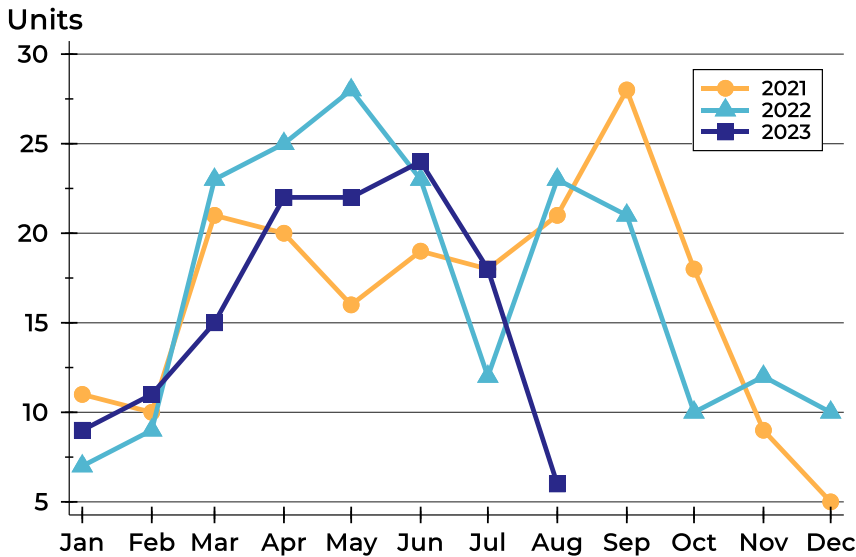
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	11	7	9
February	10	9	11
March	21	23	15
April	20	25	22
May	16	28	22
June	19	23	24
July	18	12	18
August	21	23	6
September	28	21	
October	18	10	
November	9	12	
December	5	10	

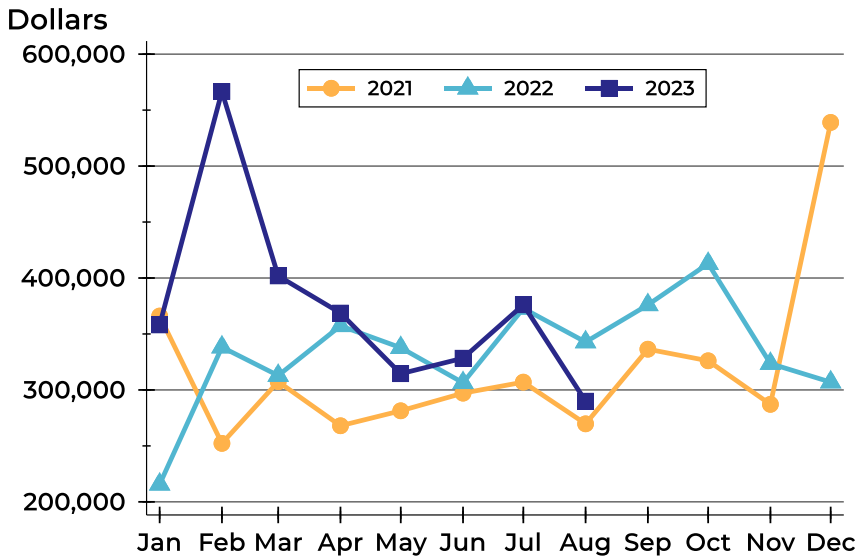
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	16.7%	105,000	105,000	0	0	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	50.0%	221,667	210,000	21	21	98.5%	100.0%
\$250,000-\$299,999	1	16.7%	295,000	295,000	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	1	16.7%	675,000	675,000	37	37	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



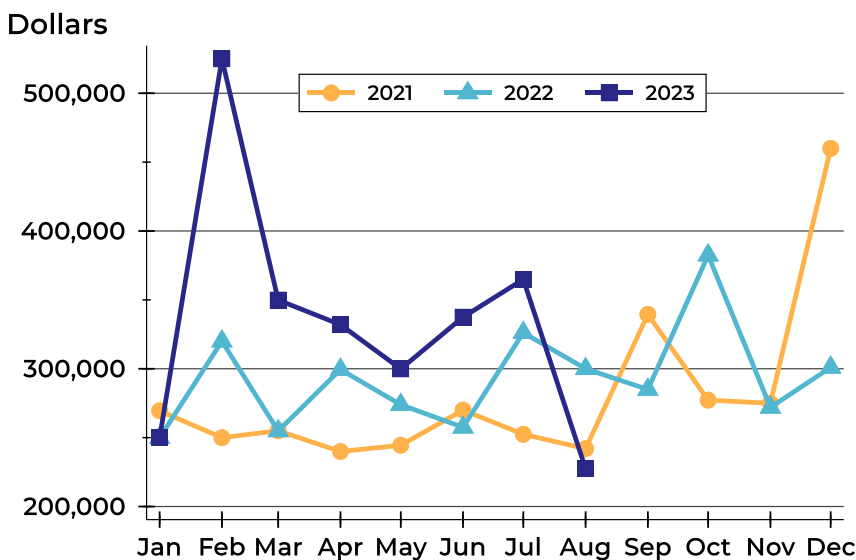
Douglas County New Listings Analysis

Average Price



Month	2021	2022	2023
January	366,032	215,700	358,089
February	252,280	338,233	566,618
March	307,405	312,877	401,847
April	268,000	357,280	368,714
May	281,361	337,738	314,506
June	297,145	306,378	328,375
July	306,967	372,849	376,070
August	269,733	342,817	290,000
September	336,400	376,000	
October	326,061	412,880	
November	287,144	323,550	
December	538,980	306,970	

Median Price



Month	2021	2022	2023
January	269,500	249,900	250,000
February	250,000	320,000	525,000
March	255,000	254,900	349,900
April	239,950	299,500	332,000
May	244,500	273,930	299,900
June	270,000	257,500	337,500
July	252,450	326,200	364,900
August	242,000	300,000	227,500
September	339,500	285,000	
October	277,250	382,450	
November	275,000	272,000	
December	460,000	301,000	



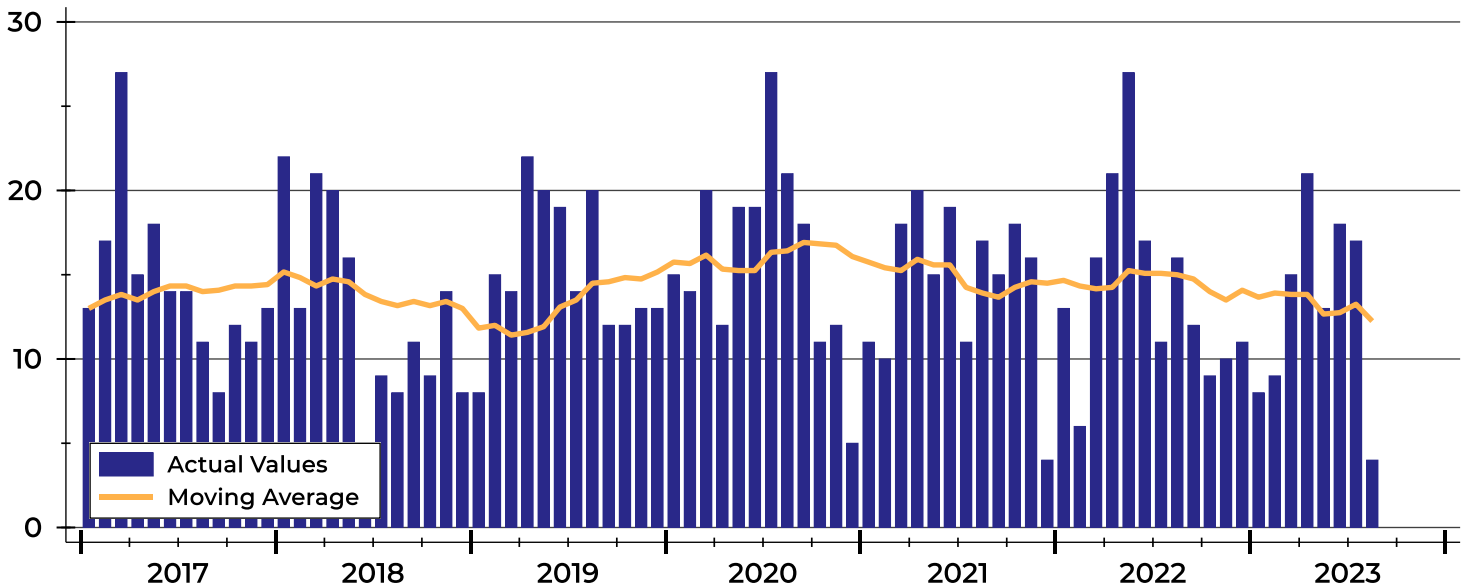
Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		4	16	-75.0%	105	127	-17.3%
Volume (1,000s)		943	5,273	-82.1%	36,249	41,293	-12.2%
Average	Sale Price	235,625	329,549	-28.5%	345,225	325,140	6.2%
	Days on Market	18	24	-25.0%	24	15	60.0%
	Percent of Original	102.9%	94.8%	8.5%	98.0%	100.8%	-2.8%
Median	Sale Price	256,250	316,450	-19.0%	325,000	288,000	12.8%
	Days on Market	17	21	-19.0%	6	5	20.0%
	Percent of Original	100.0%	96.4%	3.7%	100.0%	100.0%	0.0%

A total of 4 contracts for sale were written in Douglas County during the month of August, down from 16 in 2022. The median list price of these homes was \$256,250, down from \$316,450 the prior year. Half of the homes that went under contract in August were on the market less than 17 days, compared to 21 days in August 2022.

History of Contracts Written

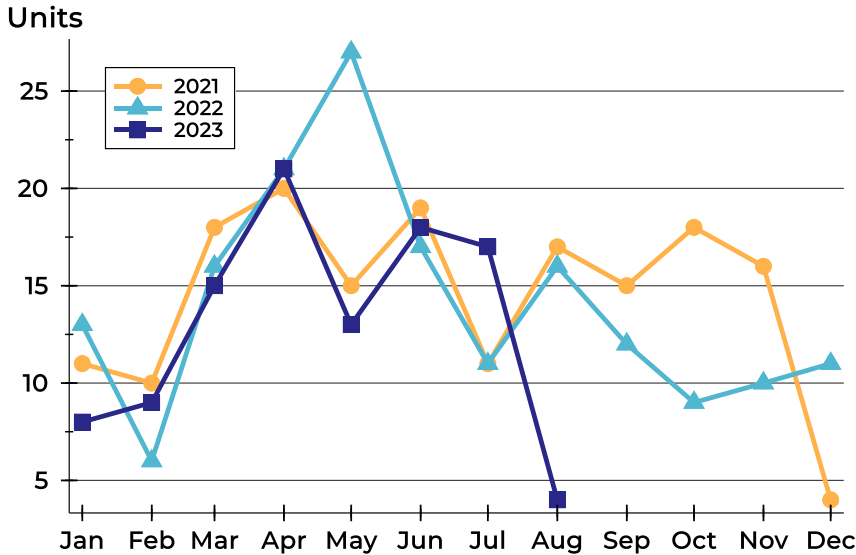
Units





Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	11	13	8
February	10	6	9
March	18	16	15
April	20	21	21
May	15	27	13
June	19	17	18
July	11	11	17
August	17	16	4
September	15	12	
October	18	9	
November	16	10	
December	4	11	

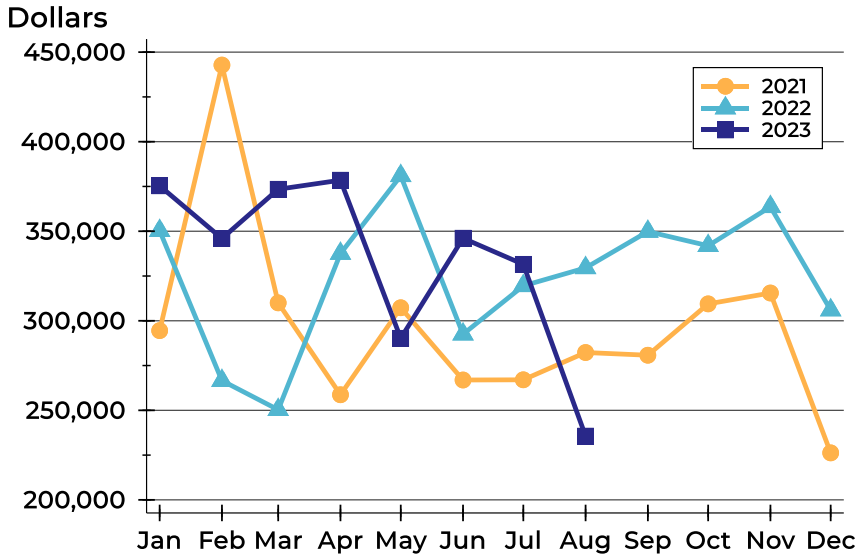
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	25.0%	105,000	105,000	0	0	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	217,500	217,500	31	31	96.7%	96.7%
\$250,000-\$299,999	1	25.0%	295,000	295,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	325,000	325,000	38	38	115.0%	115.0%
\$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



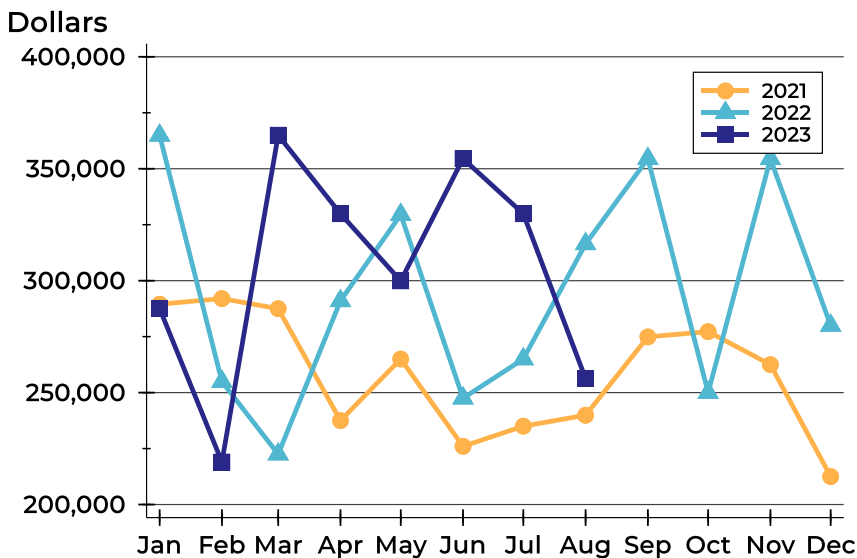
Douglas County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	294,523	350,285	375,375
February	442,780	266,583	345,967
March	310,017	250,336	373,447
April	258,690	337,552	378,505
May	307,267	380,954	290,231
June	266,933	292,494	346,106
July	267,045	319,518	331,544
August	282,276	329,549	235,625
September	280,767	349,833	
October	309,439	341,911	
November	315,513	363,650	
December	226,250	305,973	

Median Price

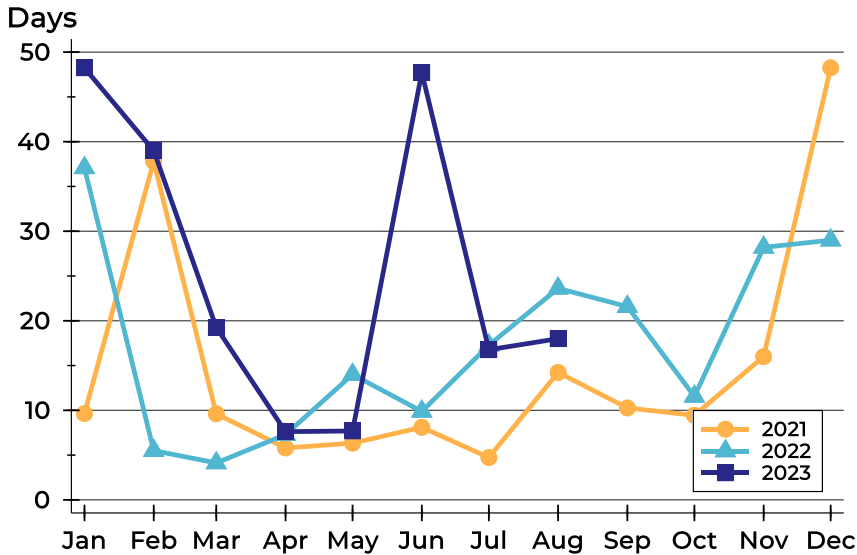


Month	2021	2022	2023
January	289,500	364,900	287,500
February	292,000	254,900	219,000
March	287,500	222,500	365,000
April	237,500	291,000	329,900
May	265,000	329,500	299,900
June	226,000	247,500	354,500
July	235,000	265,000	329,900
August	239,900	316,450	256,250
September	274,900	354,500	
October	277,250	250,000	
November	262,500	354,450	
December	212,500	280,000	



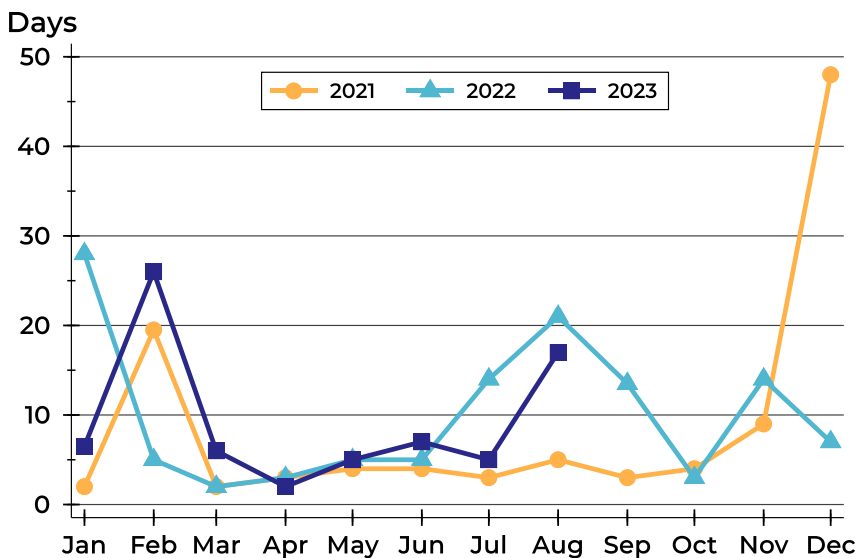
Douglas County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	10	37	48
February	38	6	39
March	10	4	19
April	6	7	8
May	6	14	8
June	8	10	48
July	5	17	17
August	14	24	18
September	10	22	
October	9	12	
November	16	28	
December	48	29	

Median DOM



Month	2021	2022	2023
January	2	28	7
February	20	5	26
March	2	2	6
April	3	3	2
May	4	5	5
June	4	5	7
July	3	14	5
August	5	21	17
September	3	14	
October	4	3	
November	9	14	
December	48	7	



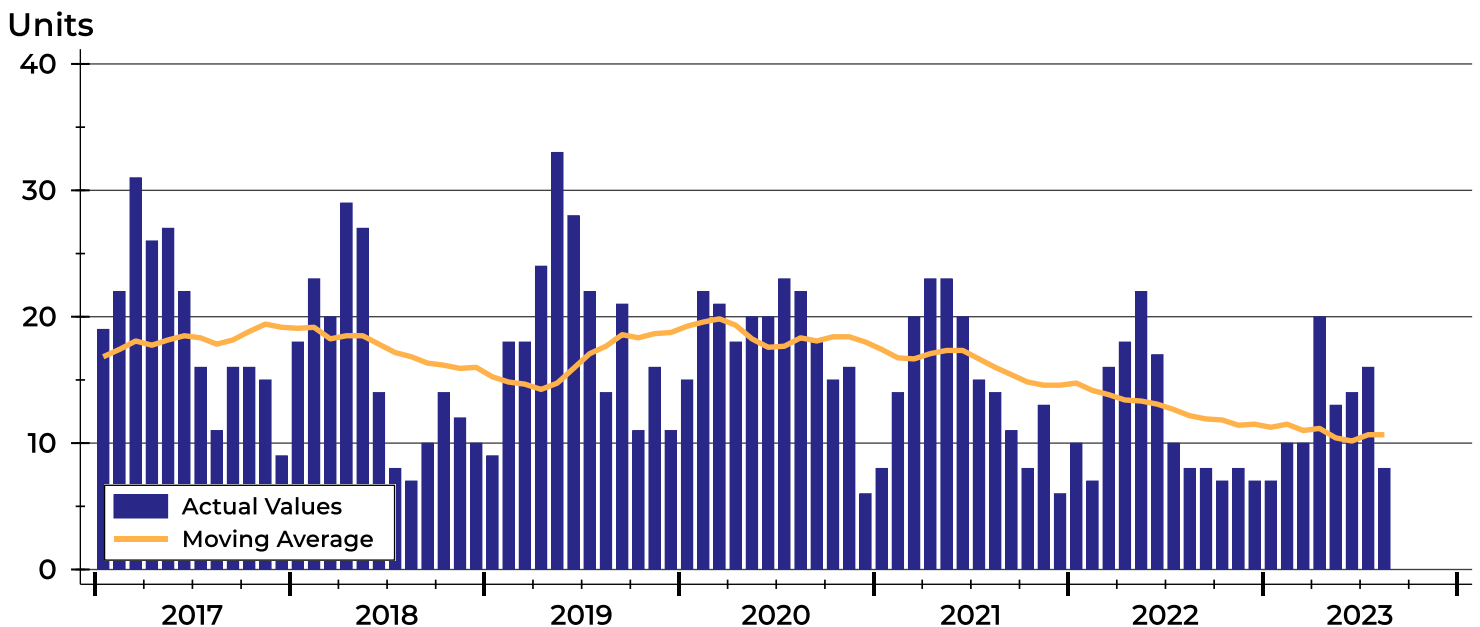
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		8	8	0.0%
Volume (1,000s)		2,381	2,159	10.3%
Average	List Price	297,616	269,863	10.3%
	Days on Market	19	23	-17.4%
	Percent of Original	100.4%	97.0%	3.5%
Median	List Price	279,875	275,000	1.8%
	Days on Market	11	15	-26.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Douglas County had contracts pending at the end of August, the same number of contracts pending at the end of August 2022.

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.

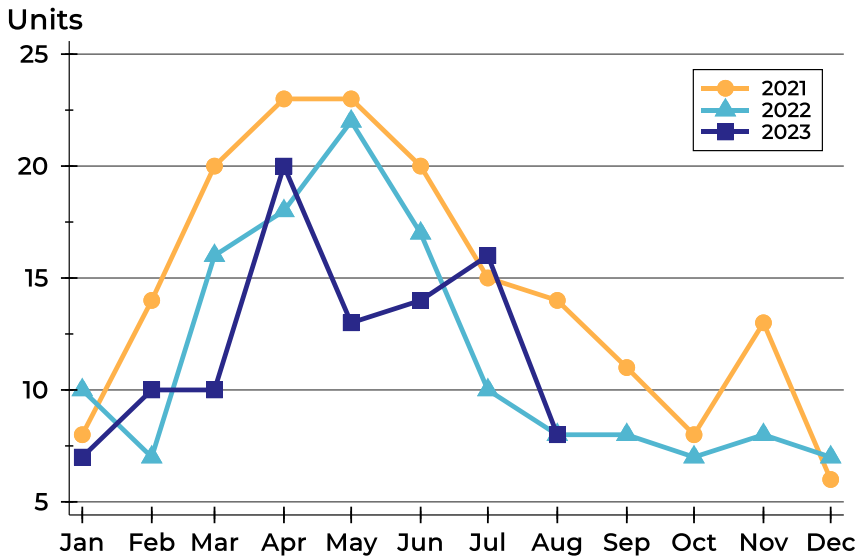
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	8	10	7
February	14	7	10
March	20	16	10
April	23	18	20
May	23	22	13
June	20	17	14
July	15	10	16
August	14	8	8
September	11	8	
October	8	7	
November	13	8	
December	6	7	

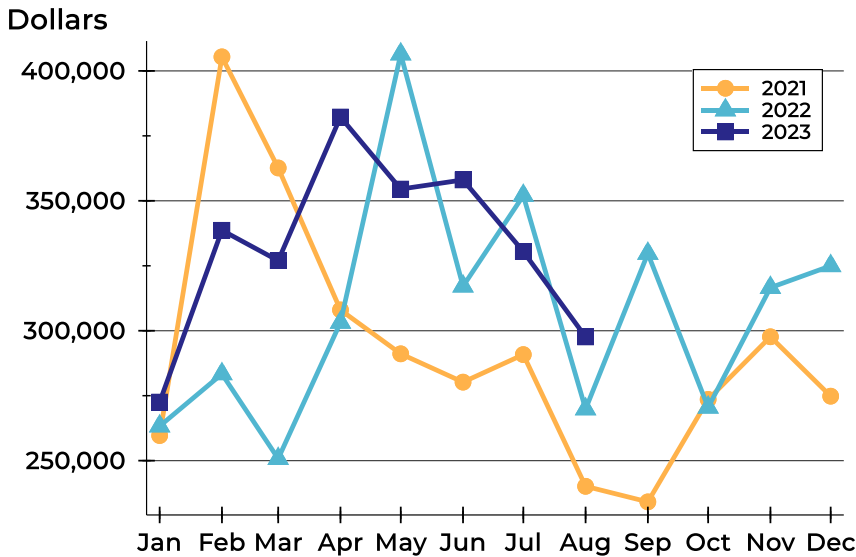
Pending Contracts by Price Range

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	12.5%	105,000	105,000	0	0	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	12.5%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	217,500	217,500	31	31	96.7%	96.7%
\$250,000-\$299,999	2	25.0%	279,875	279,875	2	2	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	325,000	325,000	38	38	108.3%	108.3%
\$400,000-\$499,999	1	12.5%	489,777	489,777	63	63	98.0%	98.0%
\$500,000-\$749,999	1	12.5%	525,000	525,000	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



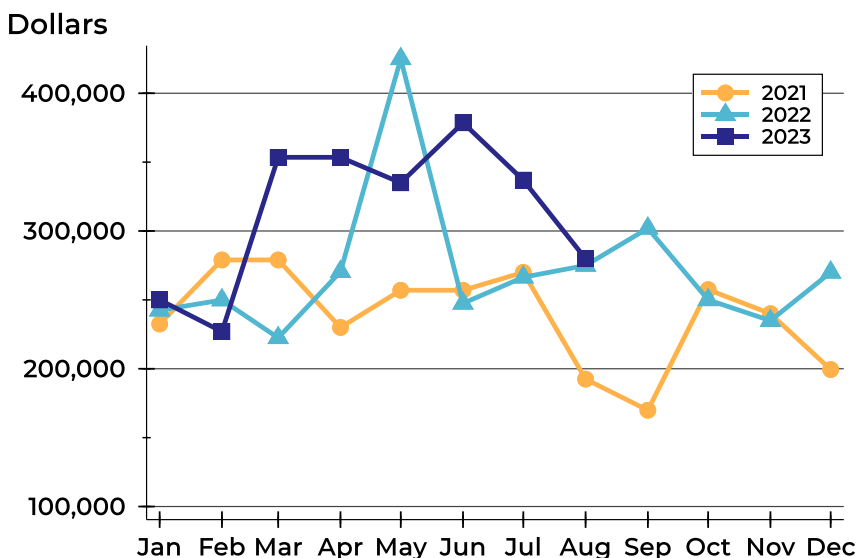
Douglas County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	259,669	263,280	272,557
February	405,407	283,371	338,670
March	362,660	250,774	326,980
April	308,013	303,178	382,265
May	291,113	406,453	354,538
June	280,216	317,118	358,050
July	290,823	352,020	330,508
August	240,136	269,863	297,616
September	234,136	329,713	
October	273,575	270,514	
November	297,677	316,588	
December	274,817	324,971	

Median Price

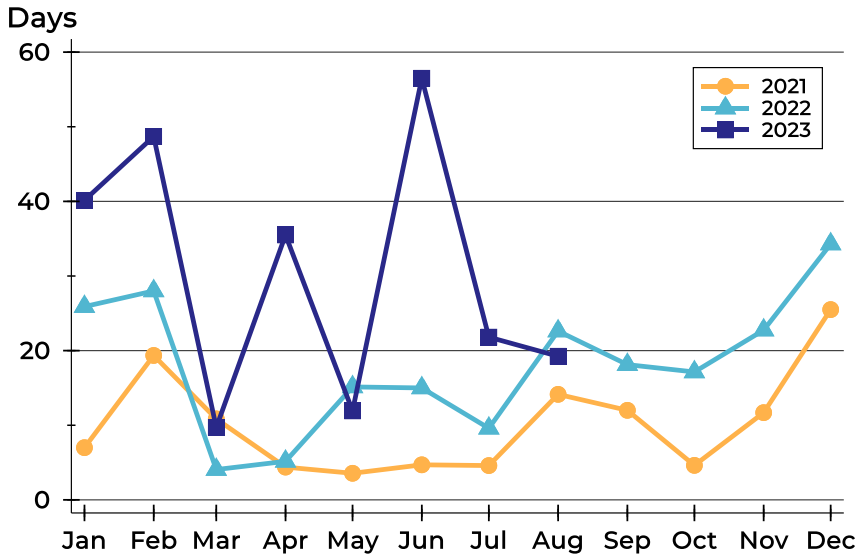


Month	2021	2022	2023
January	232,500	242,500	250,000
February	279,000	249,900	227,000
March	279,000	222,500	353,500
April	230,000	270,450	353,500
May	257,000	425,000	335,000
June	257,000	247,500	378,600
July	270,000	266,450	336,950
August	192,500	275,000	279,875
September	169,900	301,950	
October	257,450	250,000	
November	240,000	234,950	
December	199,450	270,000	



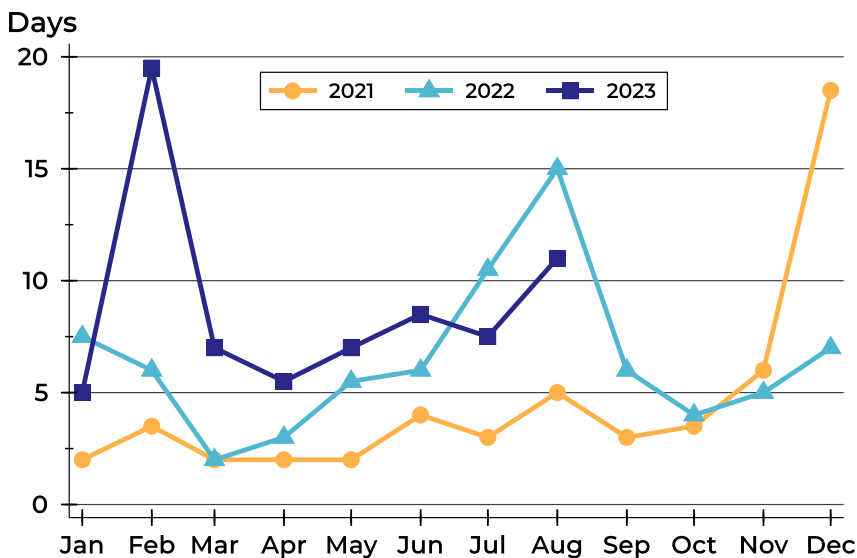
Douglas County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	7	26	40
February	19	28	49
March	11	4	10
April	4	5	36
May	4	15	12
June	5	15	57
July	5	10	22
August	14	23	19
September	12	18	
October	5	17	
November	12	23	
December	26	34	

Median DOM



Month	2021	2022	2023
January	2	8	5
February	4	6	20
March	2	2	7
April	2	3	6
May	2	6	7
June	4	6	9
July	3	11	8
August	5	15	11
September	3	6	
October	4	4	
November	6	5	
December	19	7	



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Fell in August

Total home sales in the Emporia area fell last month to 30 units, compared to 33 units in August 2022. Total sales volume was \$5.8 million, down from a year earlier.

The median sale price in August was \$156,500, down from \$195,000 a year earlier. Homes that sold in August were typically on the market for 10 days and sold for 97.5% of their list prices.

Emporia Area Active Listings Down at End of August

The total number of active listings in the Emporia area at the end of August was 44 units, down from 47 at the same point in 2022. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$192,000.

During August, a total of 36 contracts were written down from 47 in August 2022. At the end of the month, there were 42 contracts still pending.

Report Contents

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

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**August
2023**

Sunflower MLS Statistics



Emporia Area Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		30	33	49	280	312	349
Change from prior year		-9.1%	-32.7%	16.7%	-10.3%	-10.6%	14.8%
Active Listings		44	47	58	N/A	N/A	N/A
Change from prior year		-6.4%	-19.0%	-24.7%			
Months' Supply		1.2	1.1	1.3	N/A	N/A	N/A
Change from prior year		9.1%	-15.4%	-38.1%			
New Listings		42	44	56	338	379	430
Change from prior year		-4.5%	-21.4%	16.7%	-10.8%	-11.9%	11.1%
Contracts Written		36	47	51	296	335	376
Change from prior year		-23.4%	-7.8%	4.1%	-11.6%	-10.9%	7.1%
Pending Contracts		42	69	74	N/A	N/A	N/A
Change from prior year		-39.1%	-6.8%	7.2%			
Sales Volume (1,000s)		5,789	6,136	6,881	51,509	54,264	53,934
Change from prior year		-5.7%	-10.8%	14.6%	-5.1%	0.6%	27.3%
Average	Sale Price	192,967	185,948	140,422	183,960	173,922	154,539
	Change from prior year	3.8%	32.4%	-1.7%	5.8%	12.5%	10.9%
	List Price of Actives	240,991	221,258	156,467	N/A	N/A	N/A
	Change from prior year	8.9%	41.4%	-0.7%			
	Days on Market	20	17	25	23	23	35
Change from prior year	17.6%	-32.0%	-50.0%	0.0%	-34.3%	-27.1%	
Percent of List	96.5%	97.5%	96.5%	97.2%	97.9%	96.5%	
Change from prior year	-1.0%	1.0%	0.3%	-0.7%	1.5%	0.6%	
Percent of Original	95.2%	96.3%	95.2%	95.5%	96.5%	95.1%	
Change from prior year	-1.1%	1.2%	1.0%	-1.0%	1.5%	1.3%	
Median	Sale Price	156,500	195,000	135,000	163,500	148,000	138,000
	Change from prior year	-19.7%	44.4%	16.1%	10.5%	7.2%	6.7%
	List Price of Actives	192,000	199,900	137,400	N/A	N/A	N/A
	Change from prior year	-4.0%	45.5%	1.9%			
	Days on Market	10	4	8	6	7	6
Change from prior year	150.0%	-50.0%	-38.5%	-14.3%	16.7%	-57.1%	
Percent of List	97.5%	99.6%	98.9%	98.8%	99.1%	98.5%	
Change from prior year	-2.1%	0.7%	2.0%	-0.3%	0.6%	1.2%	
Percent of Original	95.9%	98.8%	96.5%	97.9%	98.3%	97.9%	
Change from prior year	-2.9%	2.4%	-0.1%	-0.4%	0.4%	1.5%	

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



Emporia Area Closed Listings Analysis

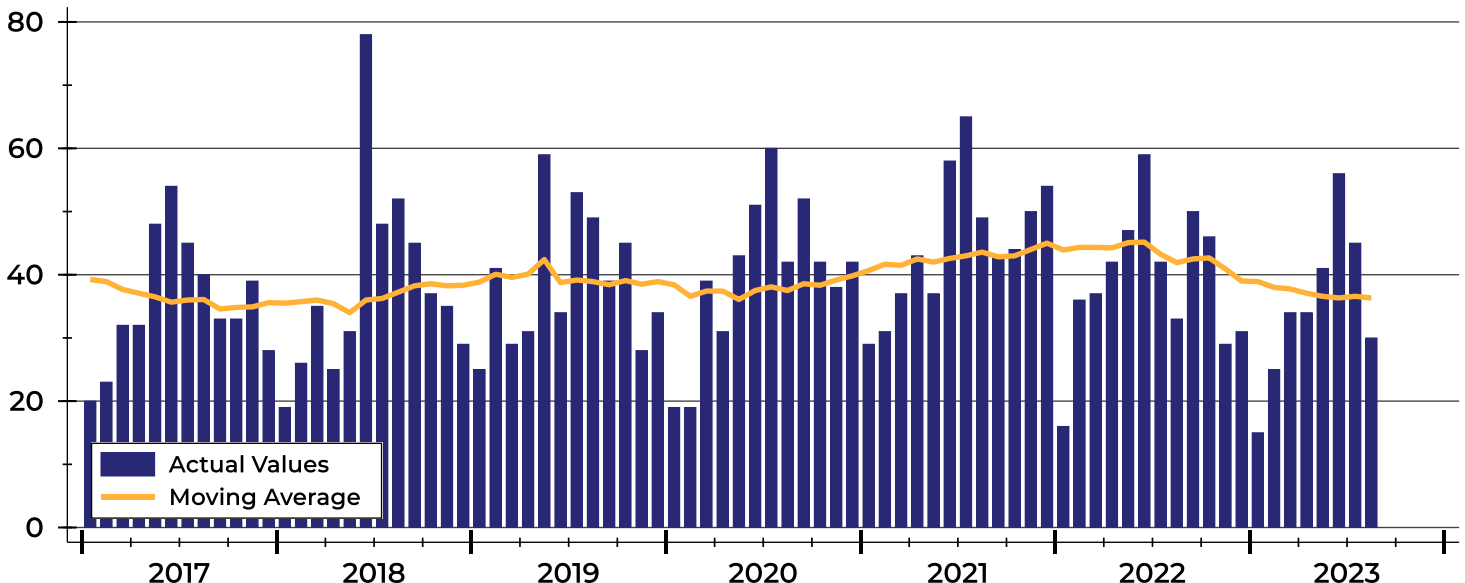
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		30	33	-9.1%	280	312	-10.3%
Volume (1,000s)		5,789	6,136	-5.7%	51,509	54,264	-5.1%
Months' Supply		1.2	1.1	9.1%	N/A	N/A	N/A
Average	Sale Price	192,967	185,948	3.8%	183,960	173,922	5.8%
	Days on Market	20	17	17.6%	23	23	0.0%
	Percent of List	96.5%	97.5%	-1.0%	97.2%	97.9%	-0.7%
	Percent of Original	95.2%	96.3%	-1.1%	95.5%	96.5%	-1.0%
Median	Sale Price	156,500	195,000	-19.7%	163,500	148,000	10.5%
	Days on Market	10	4	150.0%	6	7	-14.3%
	Percent of List	97.5%	99.6%	-2.1%	98.8%	99.1%	-0.3%
	Percent of Original	95.9%	98.8%	-2.9%	97.9%	98.3%	-0.4%

A total of 30 homes sold in the Emporia area in August, down from 33 units in August 2022. Total sales volume fell to \$5.8 million compared to \$6.1 million in the previous year.

The median sales price in August was \$156,500, down 19.7% compared to the prior year. Median days on market was 10 days, up from 5 days in July, and up from 4 in August 2022.

History of Closed Listings

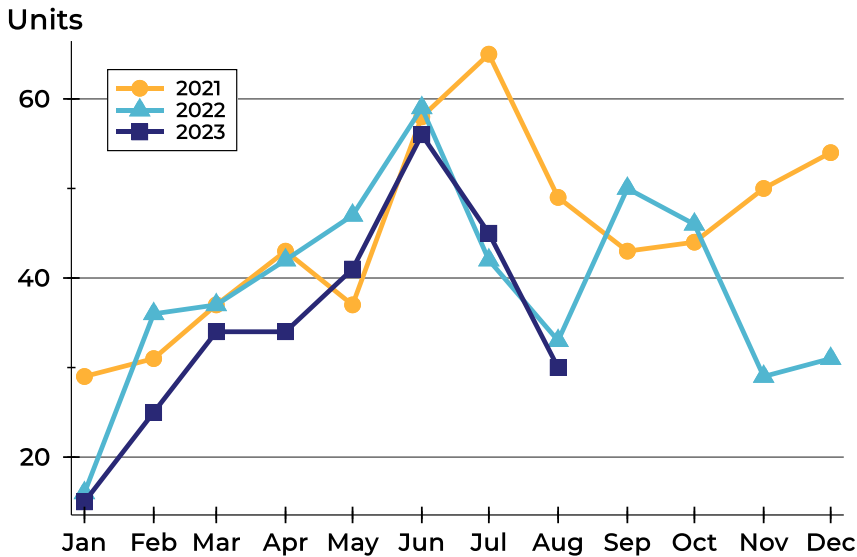
Units





Emporia Area Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	29	16	15
February	31	36	25
March	37	37	34
April	43	42	34
May	37	47	41
June	58	59	56
July	65	42	45
August	49	33	30
September	43	50	
October	44	46	
November	50	29	
December	54	31	

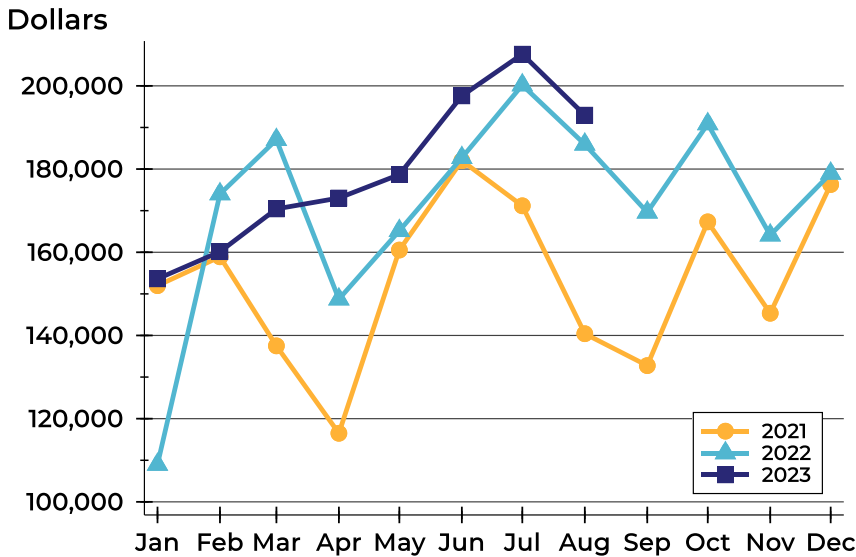
Closed Listings by Price Range

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	2	6.7%	0.7	33,250	33,250	4	4	97.3%	97.3%	97.3%	97.3%
\$50,000-\$99,999	4	13.3%	0.9	75,225	72,450	10	10	91.9%	90.8%	91.9%	90.8%
\$100,000-\$124,999	5	16.7%	1.1	114,980	119,900	5	5	97.4%	98.1%	95.9%	94.5%
\$125,000-\$149,999	4	13.3%	1.3	132,975	129,450	10	8	99.8%	99.9%	101.4%	102.7%
\$150,000-\$174,999	1	3.3%	0.9	165,000	165,000	42	42	94.9%	94.9%	93.8%	93.8%
\$175,000-\$199,999	3	10.0%	1.3	188,165	188,995	34	22	96.5%	101.1%	94.3%	94.7%
\$200,000-\$249,999	5	16.7%	1.1	216,200	215,000	15	9	97.0%	97.7%	95.4%	94.0%
\$250,000-\$299,999	1	3.3%	1.4	275,000	275,000	5	5	103.8%	103.8%	103.8%	103.8%
\$300,000-\$399,999	3	10.0%	1.8	343,133	339,900	11	11	97.2%	97.1%	96.7%	97.1%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	6.7%	1.7	599,950	599,950	114	114	90.7%	90.7%	80.6%	80.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



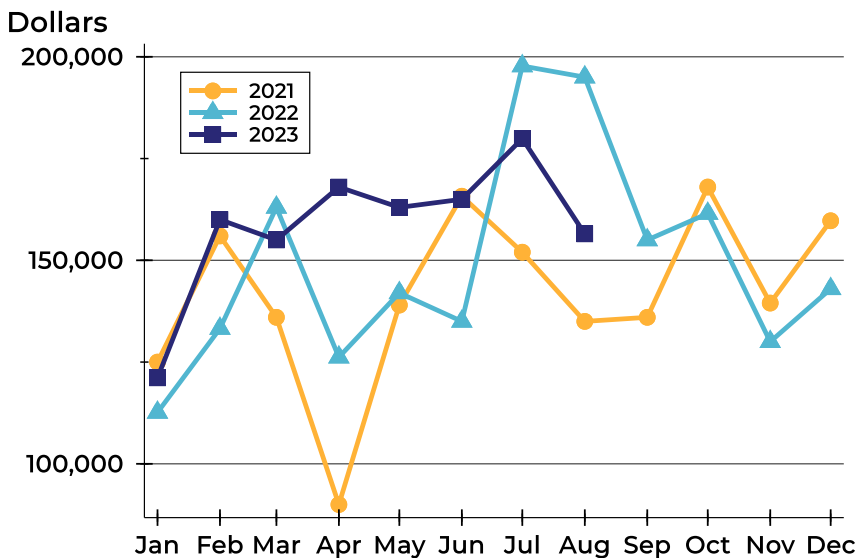
Emporia Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	151,975	108,978	153,608
February	158,916	174,009	160,136
March	137,505	187,054	170,425
April	116,497	148,729	173,044
May	160,530	165,169	178,679
June	182,016	182,726	197,596
July	171,170	200,190	207,624
August	140,422	185,948	192,967
September	132,756	169,608	
October	167,314	190,841	
November	145,343	164,098	
December	176,288	178,955	

Median Price

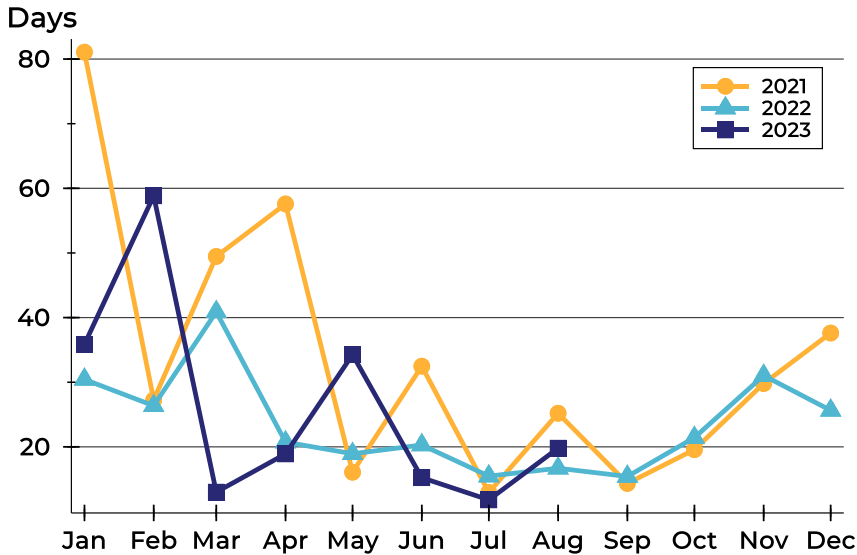


Month	2021	2022	2023
January	125,000	112,625	121,125
February	156,000	133,250	160,000
March	136,000	163,000	155,000
April	90,000	126,200	168,000
May	139,000	142,000	163,000
June	165,750	135,000	165,000
July	152,000	197,750	179,900
August	135,000	195,000	156,500
September	136,000	155,000	
October	168,000	161,500	
November	139,500	130,000	
December	159,721	143,000	



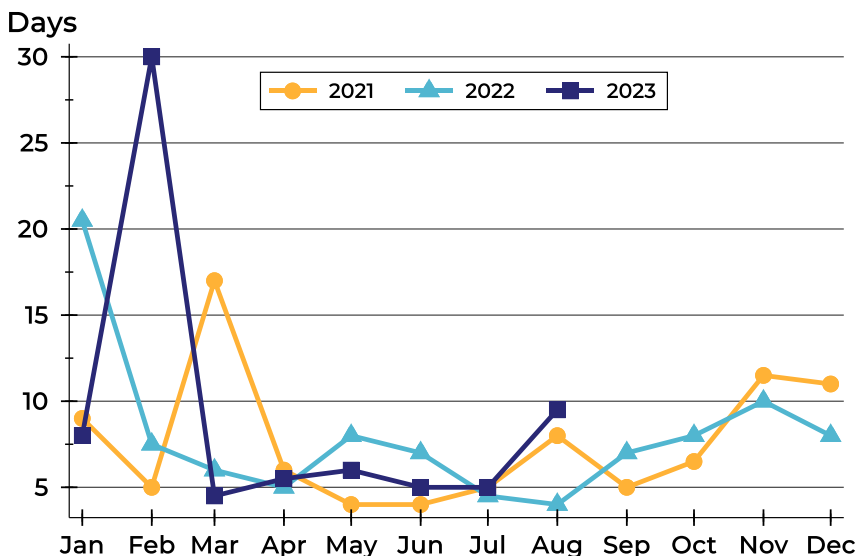
Emporia Area Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	81	30	36
February	27	26	59
March	49	41	13
April	58	21	19
May	16	19	34
June	32	20	15
July	13	15	12
August	25	17	20
September	14	15	
October	20	21	
November	30	31	
December	38	26	

Median DOM



Month	2021	2022	2023
January	9	21	8
February	5	8	30
March	17	6	5
April	6	5	6
May	4	8	6
June	4	7	5
July	5	5	5
August	8	4	10
September	5	7	
October	7	8	
November	12	10	
December	11	8	



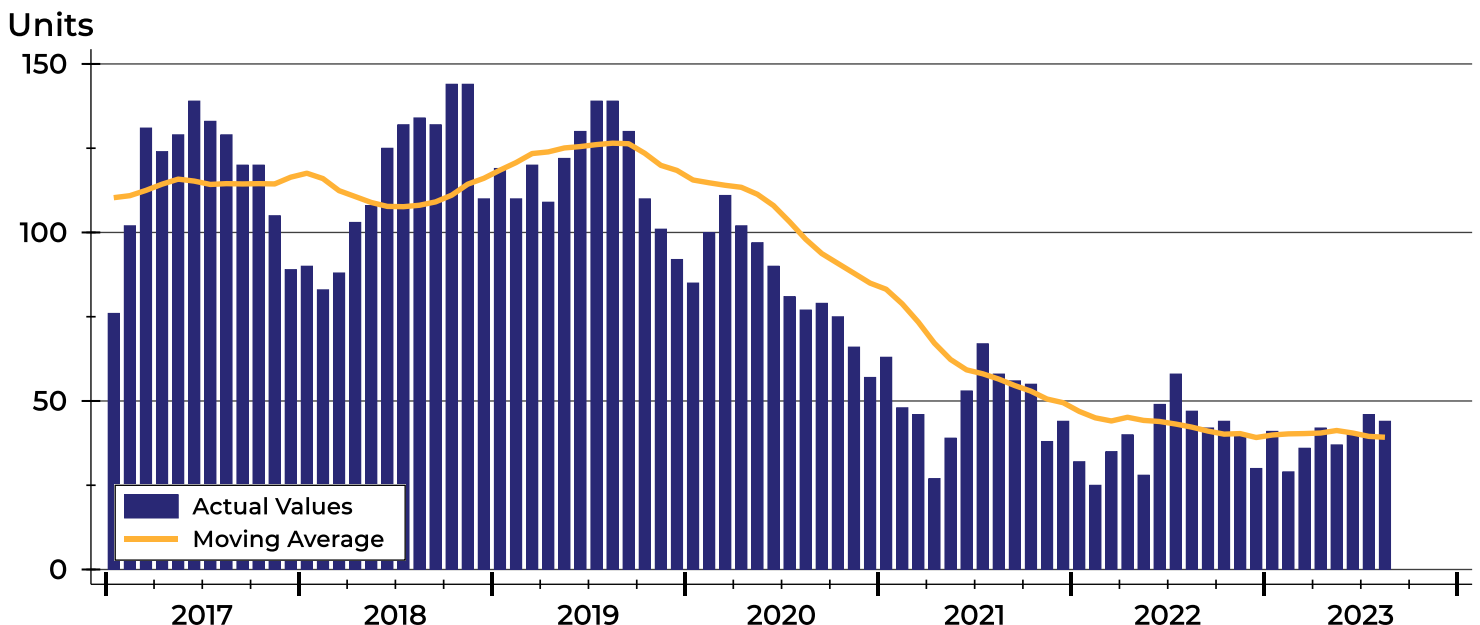
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		44	47	-6.4%
Volume (1,000s)		10,604	10,399	2.0%
Months' Supply		1.2	1.1	9.1%
Average	List Price	240,991	221,258	8.9%
	Days on Market	46	55	-16.4%
	Percent of Original	96.2%	96.2%	0.0%
Median	List Price	192,000	199,900	-4.0%
	Days on Market	30	55	-45.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 44 homes were available for sale in the Emporia area at the end of August. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$192,000, down 4.0% from 2022. The typical time on market for active listings was 30 days, down from 55 days a year earlier.

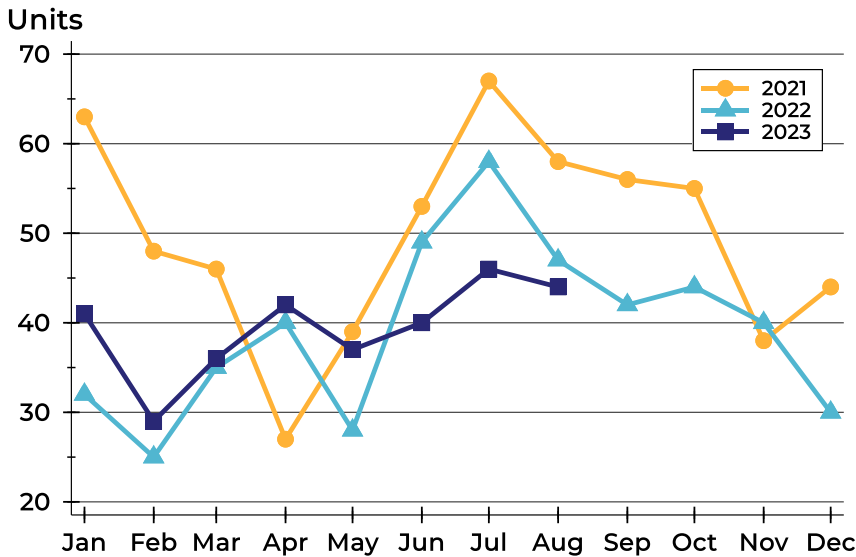
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	63	32	41
February	48	25	29
March	46	35	36
April	27	40	42
May	39	28	37
June	53	49	40
July	67	58	46
August	58	47	44
September	56	42	
October	55	44	
November	38	40	
December	44	30	

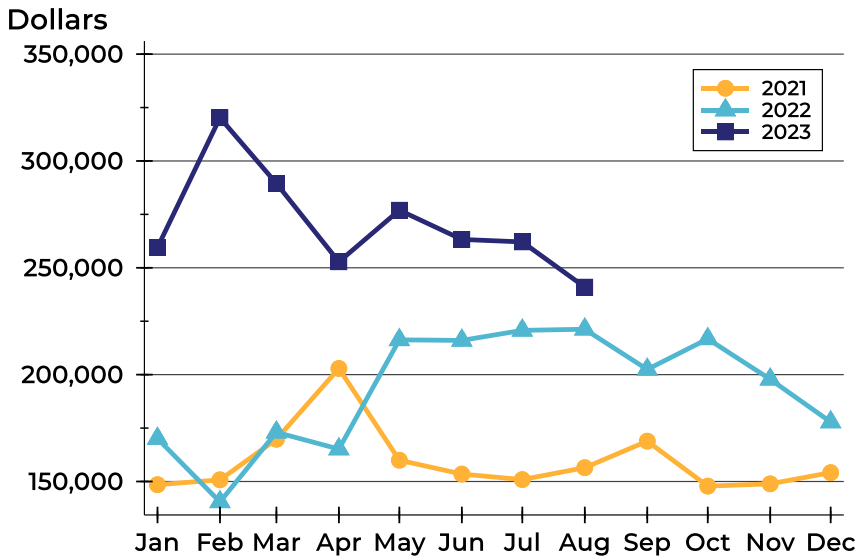
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.3%	0.7	39,900	39,900	6	6	100.0%	100.0%
\$50,000-\$99,999	5	11.4%	0.9	92,040	89,900	38	31	93.8%	95.9%
\$100,000-\$124,999	5	11.4%	1.1	114,920	119,900	29	23	91.0%	91.7%
\$125,000-\$149,999	6	13.6%	1.3	134,967	132,500	48	28	99.4%	100.0%
\$150,000-\$174,999	3	6.8%	0.9	158,267	159,000	30	16	93.2%	100.0%
\$175,000-\$199,999	4	9.1%	1.3	189,850	192,000	64	66	95.2%	95.4%
\$200,000-\$249,999	6	13.6%	1.1	229,083	224,950	34	21	96.6%	98.9%
\$250,000-\$299,999	4	9.1%	1.4	273,950	271,500	55	59	96.6%	98.1%
\$300,000-\$399,999	5	11.4%	1.8	349,960	349,000	41	10	100.0%	100.0%
\$400,000-\$499,999	3	6.8%	N/A	445,967	439,900	26	23	99.9%	100.0%
\$500,000-\$749,999	1	2.3%	1.7	529,900	529,900	228	228	84.8%	84.8%
\$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	2.3%	N/A	1,397,000	1,397,000	107	107	100.0%	100.0%



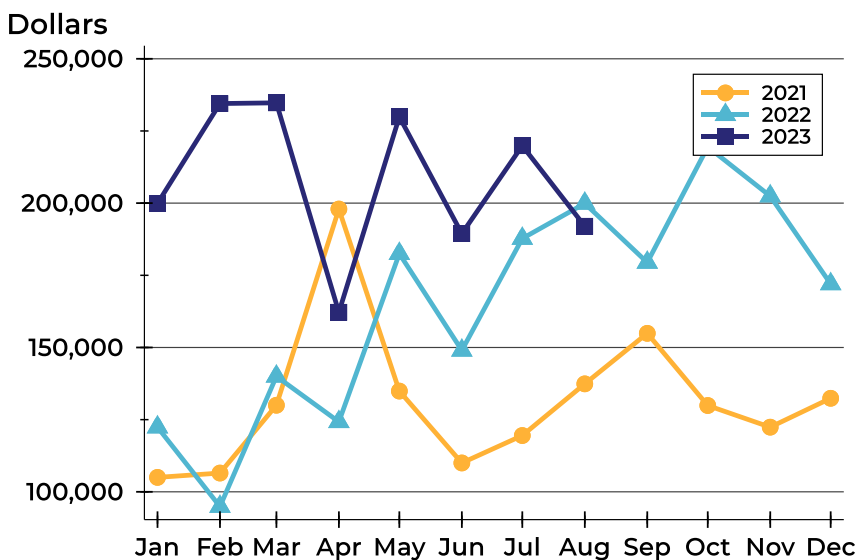
Emporia Area Active Listings Analysis

Average Price



Month	2021	2022	2023
January	148,507	170,090	259,538
February	150,776	140,460	320,231
March	169,781	173,041	289,508
April	202,906	165,172	252,814
May	159,958	216,288	276,970
June	153,479	216,044	263,288
July	150,890	220,734	262,126
August	156,467	221,258	240,991
September	168,879	202,443	
October	147,832	216,745	
November	148,897	197,828	
December	154,141	177,827	

Median Price

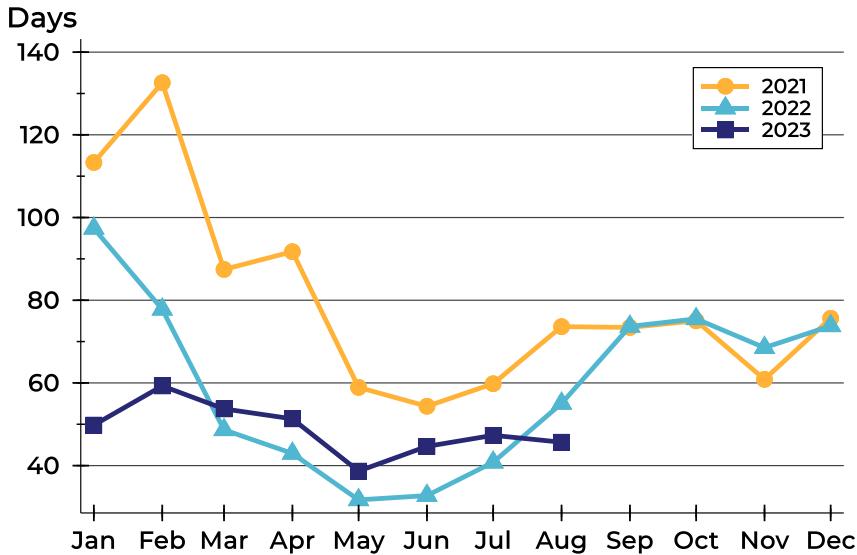


Month	2021	2022	2023
January	105,000	122,400	199,900
February	106,500	94,900	234,500
March	129,998	140,000	234,750
April	197,950	124,250	162,200
May	134,900	182,500	229,900
June	110,000	149,000	189,450
July	119,500	187,750	219,900
August	137,400	199,900	192,000
September	154,900	179,450	
October	129,900	219,500	
November	122,400	202,450	
December	132,400	172,000	



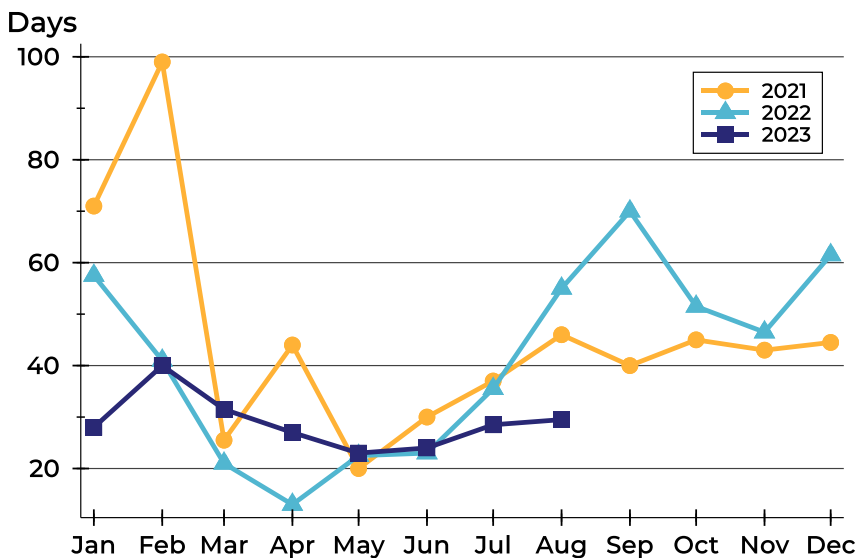
Emporia Area Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	113	97	50
February	133	78	59
March	87	49	54
April	92	43	51
May	59	32	39
June	54	33	45
July	60	41	47
August	74	55	46
September	73	74	
October	75	76	
November	61	69	
December	76	74	

Median DOM

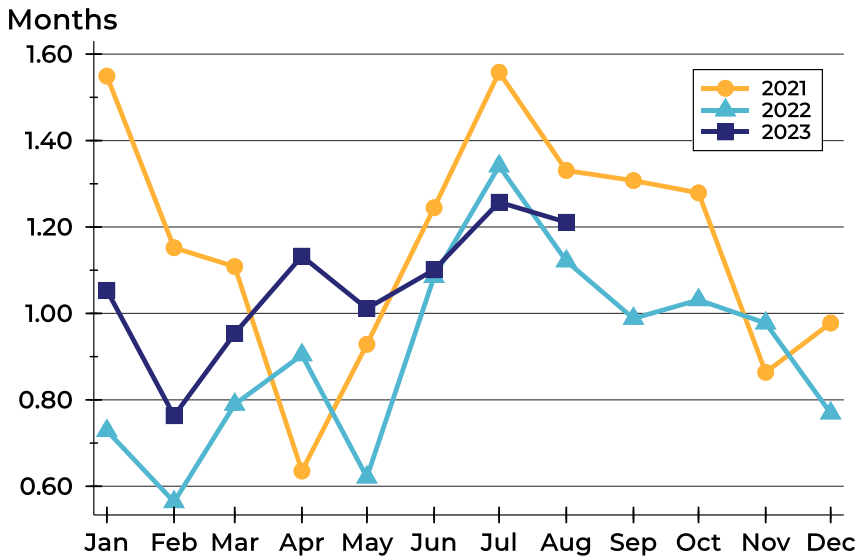


Month	2021	2022	2023
January	71	58	28
February	99	41	40
March	26	21	32
April	44	13	27
May	20	23	23
June	30	23	24
July	37	36	29
August	46	55	30
September	40	70	
October	45	52	
November	43	47	
December	45	62	



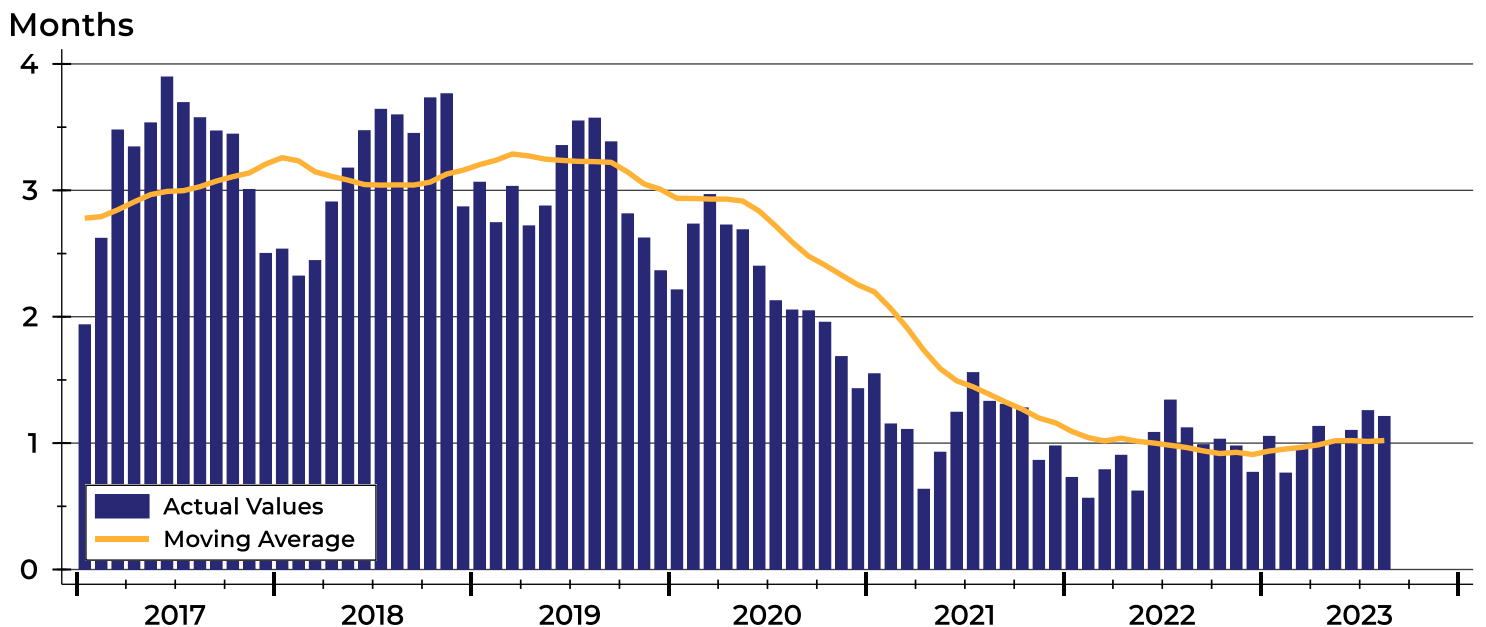
Emporia Area Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.5	0.7	1.1
February	1.2	0.6	0.8
March	1.1	0.8	1.0
April	0.6	0.9	1.1
May	0.9	0.6	1.0
June	1.2	1.1	1.1
July	1.6	1.3	1.3
August	1.3	1.1	1.2
September	1.3	1.0	
October	1.3	1.0	
November	0.9	1.0	
December	1.0	0.8	

History of Month's Supply





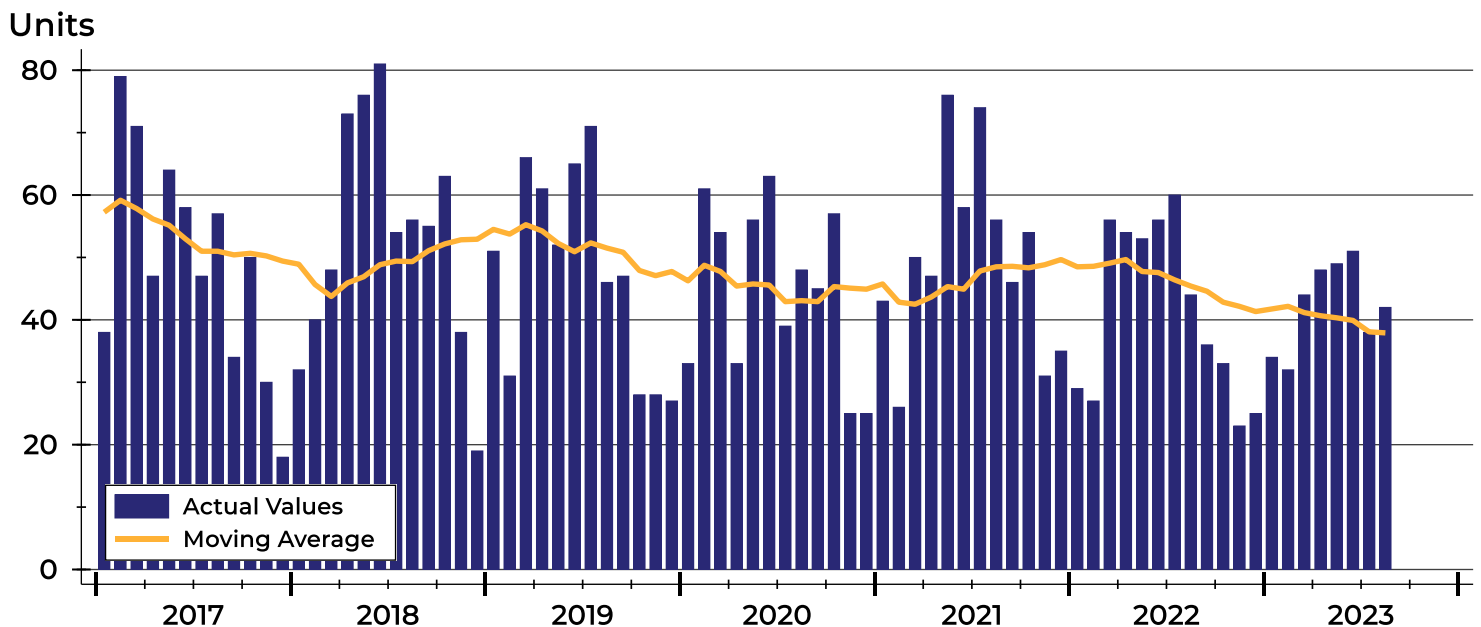
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	42	44	-4.5%
	Volume (1,000s)	8,128	8,379	-3.0%
	Average List Price	193,531	190,442	1.6%
	Median List Price	162,450	172,450	-5.8%
Year-to-Date	New Listings	338	379	-10.8%
	Volume (1,000s)	68,893	70,236	-1.9%
	Average List Price	203,824	185,318	10.0%
	Median List Price	169,900	164,500	3.3%

A total of 42 new listings were added in the Emporia area during August, down 4.5% from the same month in 2022. Year-to-date the Emporia area has seen 338 new listings.

The median list price of these homes was \$162,450 down from \$172,450 in 2022.

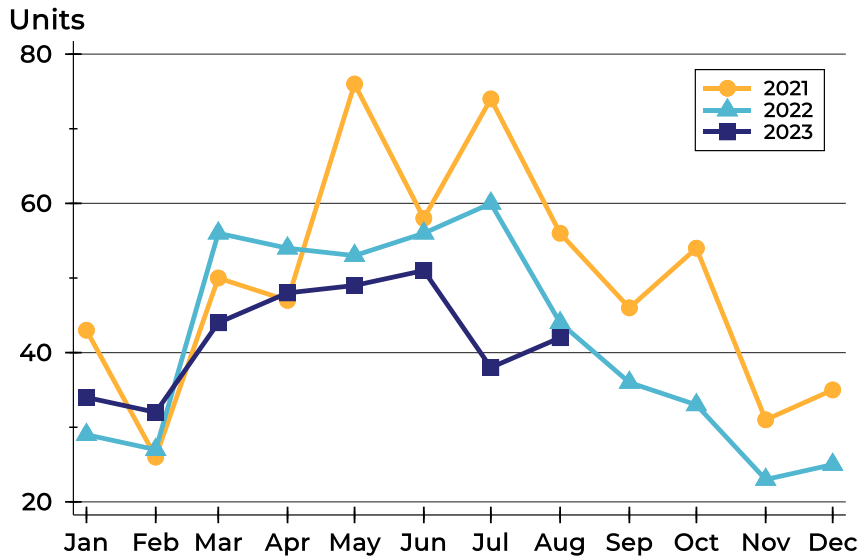
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	43	29	34
February	26	27	32
March	50	56	44
April	47	54	48
May	76	53	49
June	58	56	51
July	74	60	38
August	56	44	42
September	46	36	
October	54	33	
November	31	23	
December	35	25	

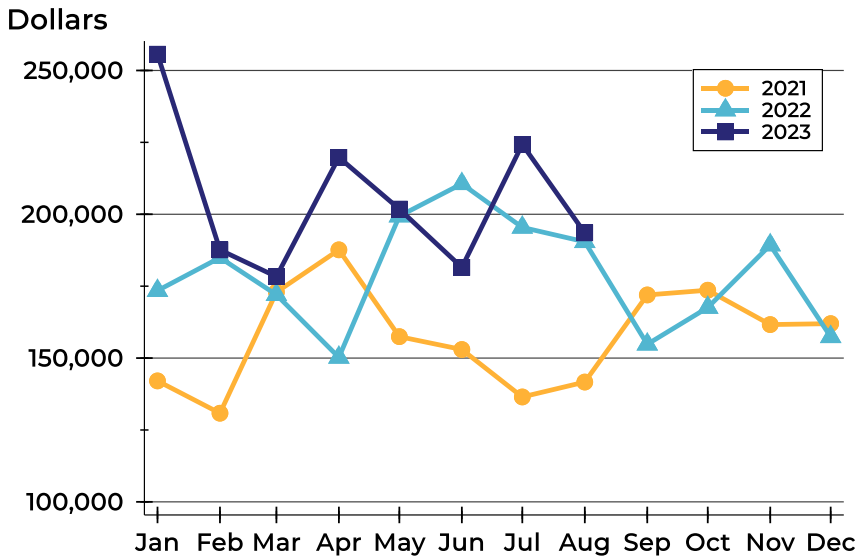
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	7.1%	35,967	39,900	6	7	98.2%	100.0%
\$50,000-\$99,999	3	7.1%	91,900	89,900	20	13	95.3%	95.9%
\$100,000-\$124,999	6	14.3%	114,433	116,000	10	5	98.6%	100.0%
\$125,000-\$149,999	6	14.3%	135,800	135,000	20	21	99.4%	100.0%
\$150,000-\$174,999	4	9.5%	159,100	158,450	9	7	99.8%	100.0%
\$175,000-\$199,999	3	7.1%	191,433	194,500	8	6	98.4%	100.0%
\$200,000-\$249,999	8	19.0%	225,938	224,950	12	9	99.2%	100.0%
\$250,000-\$299,999	2	4.8%	291,400	291,400	19	19	100.0%	100.0%
\$300,000-\$399,999	4	9.5%	340,850	347,250	9	10	100.0%	100.0%
\$400,000-\$499,999	3	7.1%	426,300	424,000	19	22	99.9%	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



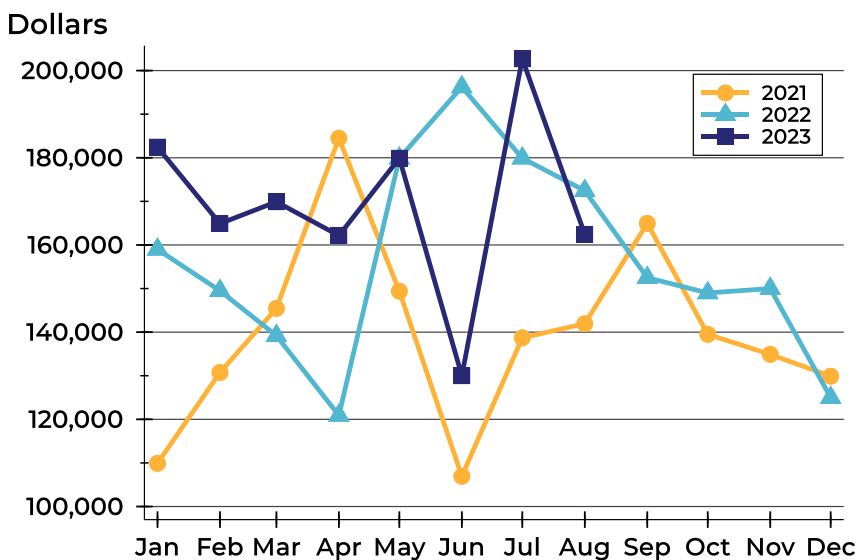
Emporia Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	142,071	173,452	255,681
February	130,829	184,924	187,622
March	172,920	172,033	178,327
April	187,638	150,236	219,792
May	157,453	199,364	201,816
June	152,972	210,593	181,541
July	136,485	195,452	224,297
August	141,668	190,442	193,531
September	171,949	154,800	
October	173,602	167,576	
November	161,645	189,300	
December	161,977	157,392	

Median Price



Month	2021	2022	2023
January	109,900	159,000	182,450
February	130,750	149,500	164,900
March	145,450	139,200	169,900
April	184,500	120,900	162,150
May	149,400	179,900	179,900
June	106,950	196,250	130,000
July	138,700	179,900	202,700
August	141,950	172,450	162,450
September	164,950	152,500	
October	139,500	149,000	
November	134,900	150,000	
December	129,900	125,000	



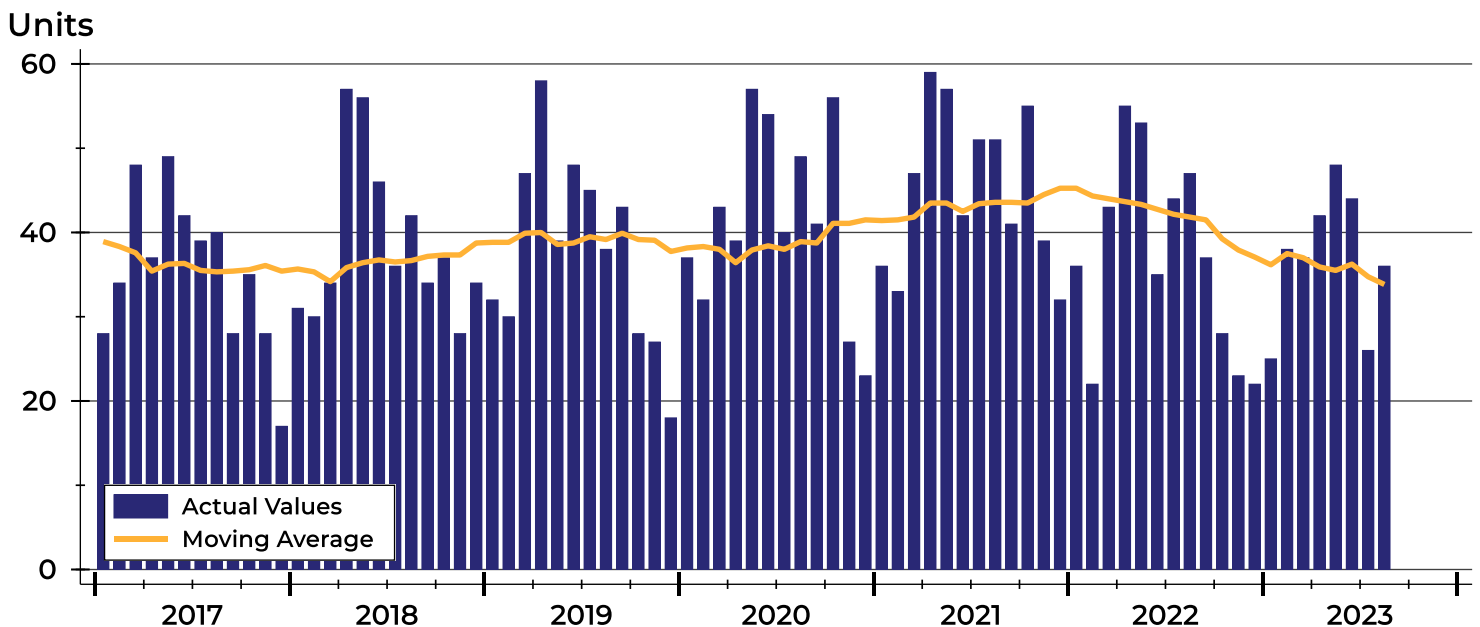
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		36	47	-23.4%	296	335	-11.6%
Volume (1,000s)		7,740	9,188	-15.8%	56,912	60,389	-5.8%
Average	Sale Price	215,008	195,481	10.0%	192,269	180,265	6.7%
	Days on Market	24	18	33.3%	23	22	4.5%
	Percent of Original	96.2%	95.3%	0.9%	96.0%	96.8%	-0.8%
Median	Sale Price	197,200	179,900	9.6%	169,900	159,900	6.3%
	Days on Market	10	7	42.9%	7	6	16.7%
	Percent of Original	100.0%	98.3%	1.7%	98.6%	98.5%	0.1%

A total of 36 contracts for sale were written in the Emporia area during the month of August, down from 47 in 2022. The median list price of these homes was \$197,200, up from \$179,900 the prior year.

Half of the homes that went under contract in August were on the market less than 10 days, compared to 7 days in August 2022.

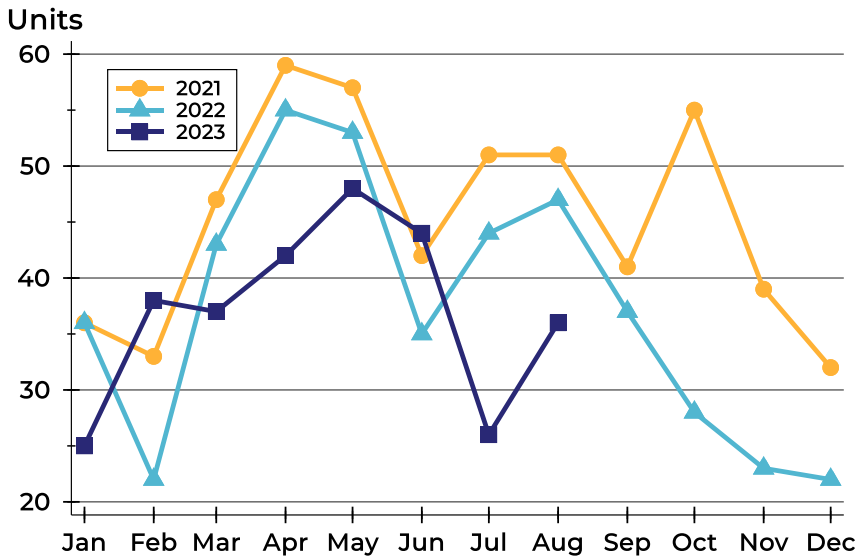
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	36	36	25
February	33	22	38
March	47	43	37
April	59	55	42
May	57	53	48
June	42	35	44
July	51	44	26
August	51	47	36
September	41	37	
October	55	28	
November	39	23	
December	32	22	

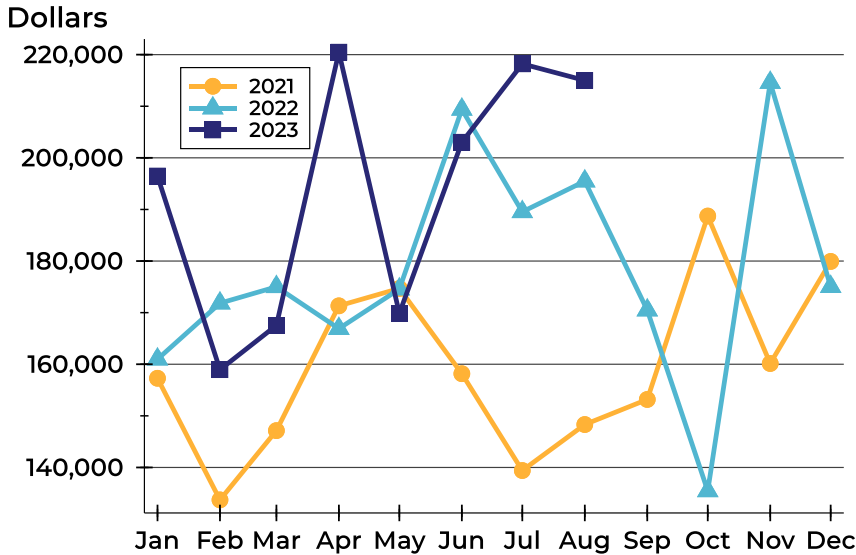
Contracts Written by Price Range

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	2	5.6%	34,000	34,000	4	4	97.3%	97.3%
\$50,000-\$99,999	1	2.8%	69,900	69,900	16	16	85.8%	85.8%
\$100,000-\$124,999	5	13.9%	114,360	115,000	28	6	98.4%	100.0%
\$125,000-\$149,999	4	11.1%	138,100	139,250	21	17	99.1%	100.0%
\$150,000-\$174,999	3	8.3%	163,967	165,000	5	6	100.2%	100.0%
\$175,000-\$199,999	4	11.1%	188,575	187,250	14	12	93.8%	97.6%
\$200,000-\$249,999	6	16.7%	219,600	219,900	5	6	99.2%	100.0%
\$250,000-\$299,999	4	11.1%	272,800	270,700	35	29	94.9%	98.4%
\$300,000-\$399,999	6	16.7%	358,033	357,700	30	20	97.0%	97.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	2.8%	675,000	675,000	215	215	61.2%	61.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



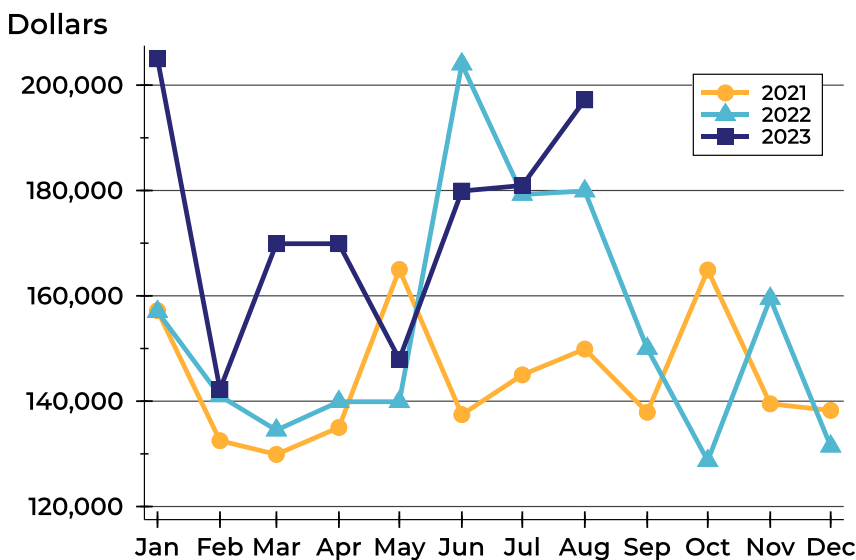
Emporia Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	157,288	160,978	196,480
February	133,718	171,836	158,949
March	147,138	175,007	167,535
April	171,322	166,905	220,486
May	174,690	174,564	169,863
June	158,171	209,397	203,027
July	139,408	189,539	218,215
August	148,322	195,481	215,008
September	153,183	170,488	
October	188,725	135,454	
November	160,150	214,591	
December	179,928	175,032	

Median Price

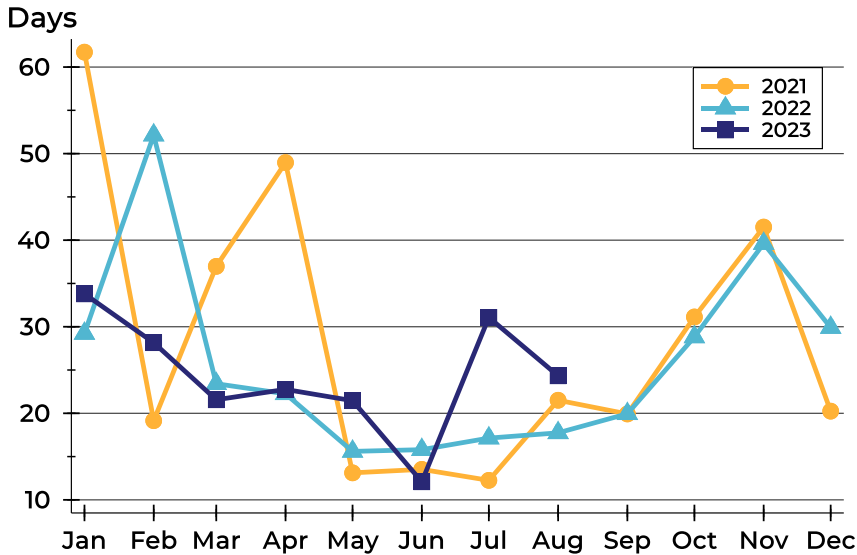


Month	2021	2022	2023
January	157,200	157,000	205,000
February	132,500	141,000	142,250
March	129,900	134,500	169,900
April	135,000	139,900	169,900
May	165,000	139,900	147,950
June	137,450	204,000	179,900
July	145,000	179,250	180,950
August	149,900	179,900	197,200
September	137,900	150,000	
October	164,900	128,700	
November	139,500	159,500	
December	138,250	131,450	



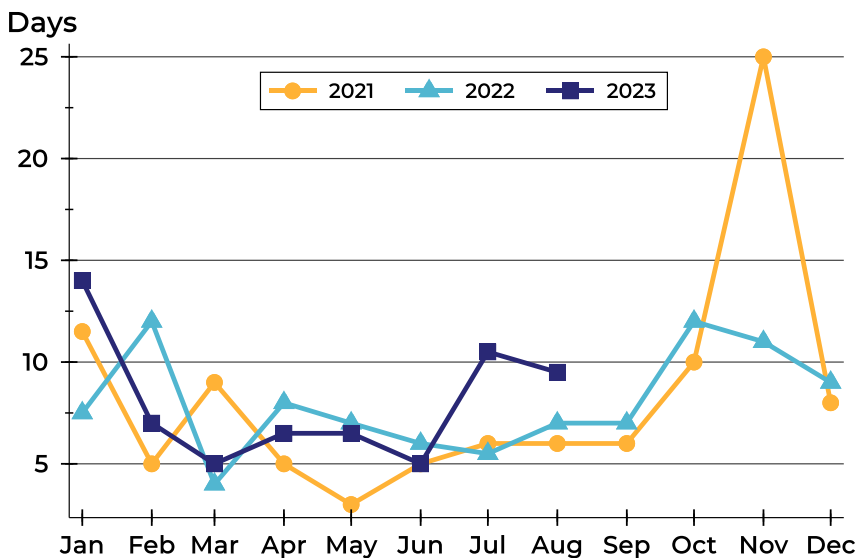
Emporia Area Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	62	29	34
February	19	52	28
March	37	23	22
April	49	22	23
May	13	16	21
June	14	16	12
July	12	17	31
August	22	18	24
September	20	20	
October	31	29	
November	42	40	
December	20	30	

Median DOM



Month	2021	2022	2023
January	12	8	14
February	5	12	7
March	9	4	5
April	5	8	7
May	3	7	7
June	5	6	5
July	6	6	11
August	6	7	10
September	6	7	
October	10	12	
November	25	11	
December	8	9	



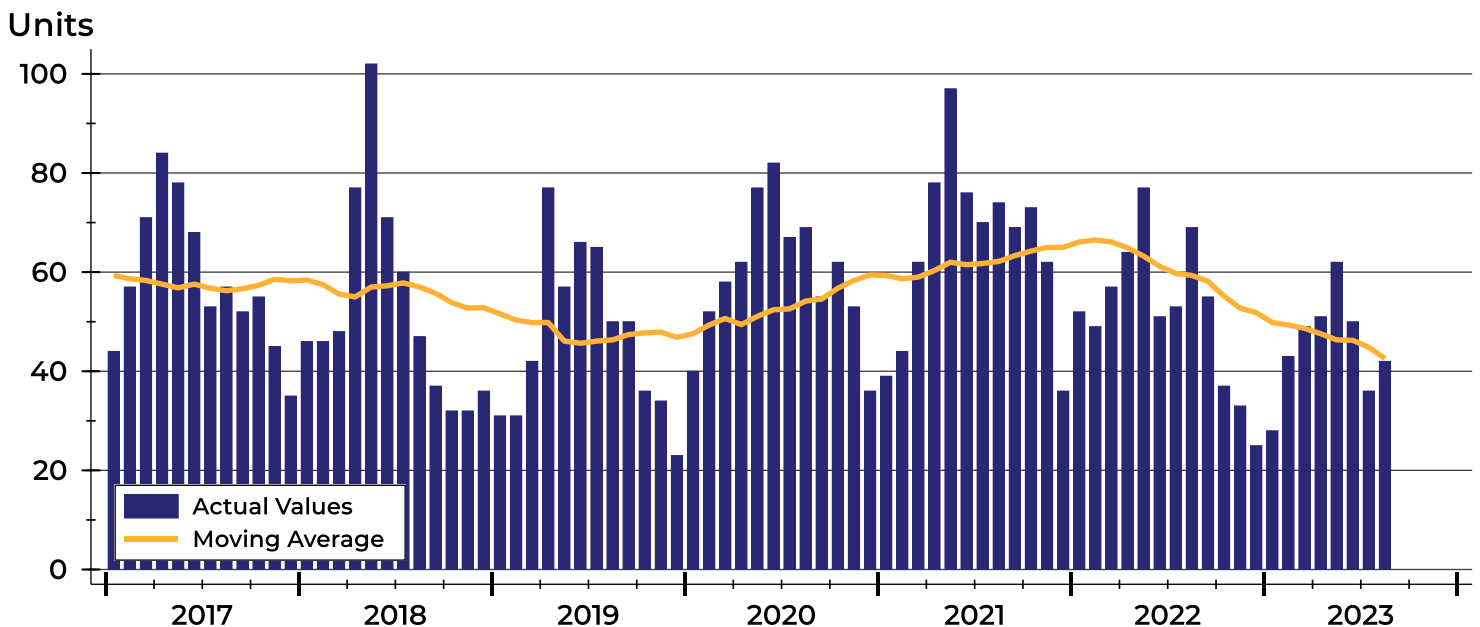
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		42	69	-39.1%
Volume (1,000s)		8,960	13,978	-35.9%
Average	List Price	213,333	202,583	5.3%
	Days on Market	34	18	88.9%
	Percent of Original	97.6%	97.8%	-0.2%
Median	List Price	197,200	179,900	9.6%
	Days on Market	11	7	57.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 42 listings in the Emporia area had contracts pending at the end of August, down from 69 contracts pending at the end of August 2022.

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.

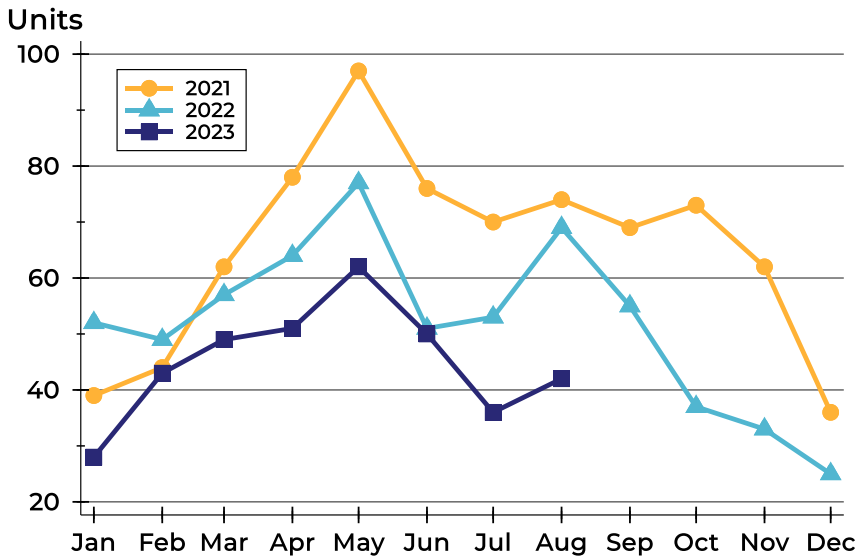
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	39	52	28
February	44	49	43
March	62	57	49
April	78	64	51
May	97	77	62
June	76	51	50
July	70	53	36
August	74	69	42
September	69	55	
October	73	37	
November	62	33	
December	36	25	

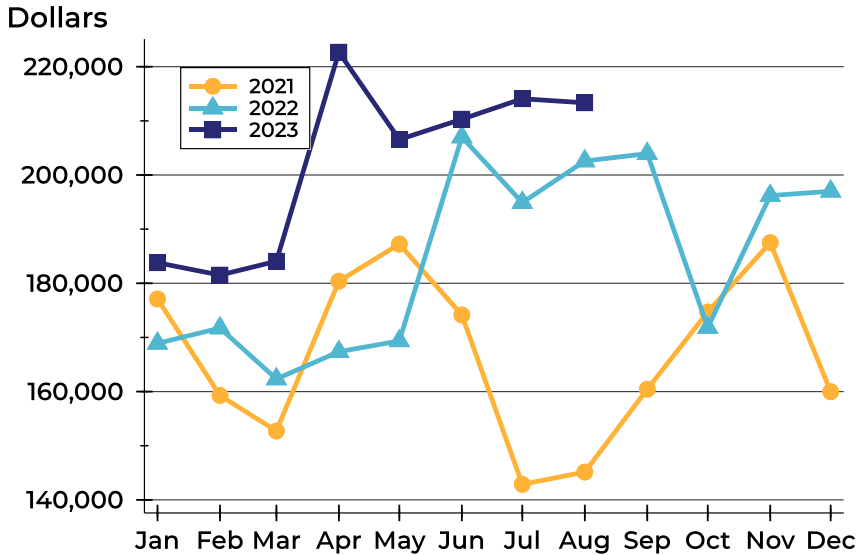
Pending Contracts by Price Range

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	2.4%	42,500	42,500	139	139	85.0%	85.0%
\$50,000-\$99,999	2	4.8%	67,200	67,200	53	53	99.6%	99.6%
\$100,000-\$124,999	7	16.7%	116,457	118,500	22	7	98.9%	100.0%
\$125,000-\$149,999	4	9.5%	137,125	139,250	17	13	98.5%	100.0%
\$150,000-\$174,999	4	9.5%	164,200	164,950	79	7	100.1%	100.0%
\$175,000-\$199,999	4	9.5%	188,575	187,250	14	12	93.8%	97.6%
\$200,000-\$249,999	6	14.3%	227,367	222,400	8	7	100.0%	100.0%
\$250,000-\$299,999	6	14.3%	277,667	276,200	52	29	93.9%	98.4%
\$300,000-\$399,999	7	16.7%	365,457	369,900	31	28	98.6%	100.0%
\$400,000-\$499,999	1	2.4%	419,900	419,900	15	15	98.8%	98.8%
\$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



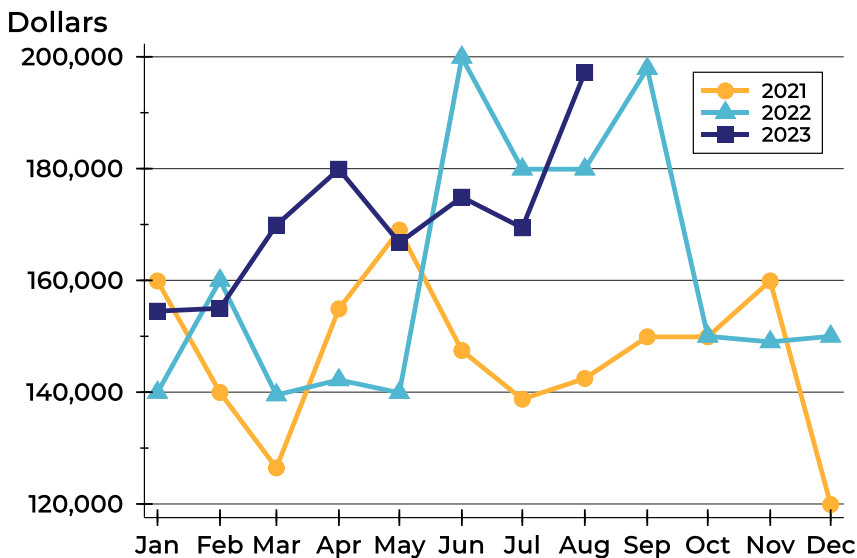
Emporia Area Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	177,100	168,904	183,800
February	159,286	171,734	181,521
March	152,719	162,322	184,071
April	180,399	167,365	222,690
May	187,243	169,369	206,548
June	174,154	207,006	210,310
July	142,871	194,911	214,081
August	145,141	202,583	213,333
September	160,443	203,950	
October	174,700	171,833	
November	187,504	196,197	
December	159,969	196,996	

Median Price

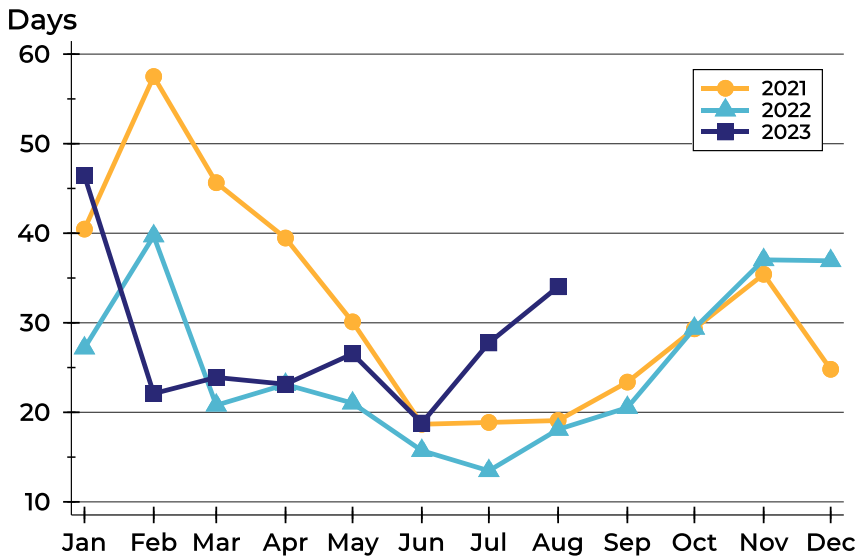


Month	2021	2022	2023
January	159,900	139,950	154,500
February	139,950	160,000	155,000
March	126,450	139,500	169,900
April	154,900	142,200	179,900
May	169,000	139,900	166,750
June	147,450	199,900	174,900
July	138,750	179,900	169,400
August	142,450	179,900	197,200
September	149,900	197,900	
October	149,900	150,000	
November	159,900	149,000	
December	119,900	150,000	



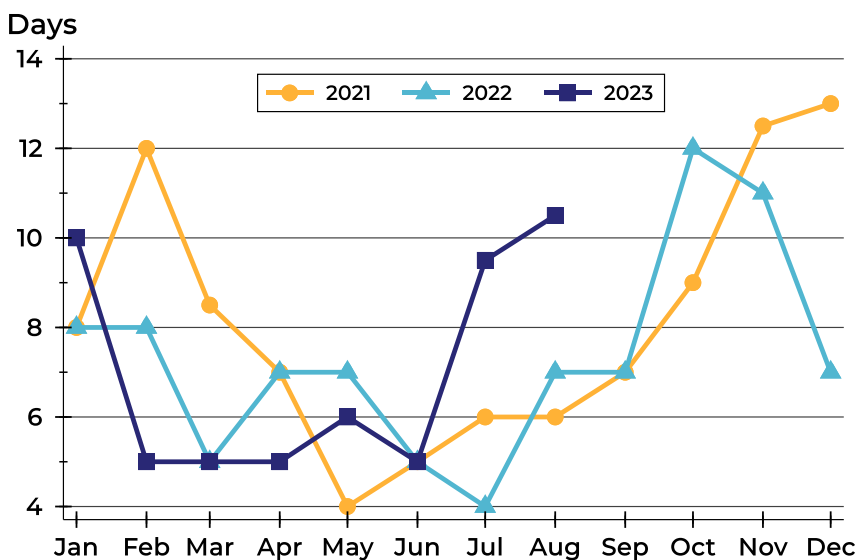
Emporia Area Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	40	27	46
February	58	40	22
March	46	21	24
April	39	23	23
May	30	21	27
June	19	16	19
July	19	13	28
August	19	18	34
September	23	21	
October	29	29	
November	35	37	
December	25	37	

Median DOM



Month	2021	2022	2023
January	8	8	10
February	12	8	5
March	9	5	5
April	7	7	5
May	4	7	6
June	5	5	5
July	6	4	10
August	6	7	11
September	7	7	
October	9	12	
November	13	11	
December	13	7	



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Rose in August

Total home sales in Greenwood County rose by 100.0% last month to 2 units, compared to 1 unit in August 2022. Total sales volume was \$0.3 million, up 438.9% from a year earlier.

The median sale price in August was \$145,500, up from \$54,000 a year earlier. Homes that sold in August were typically on the market for 27 days and sold for 95.7% of their list prices.

Greenwood County Active Listings Remain the Same at End of August

The total number of active listings in Greenwood County at the end of August was 2 units, the same as in August 2022. 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 August was \$60,900.

There was 1 contract written in August 2023 and 2022, showing no change over the year. At the end of the month, there were 0 contracts still pending.

Report Contents

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

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Greenwood County Summary Statistics

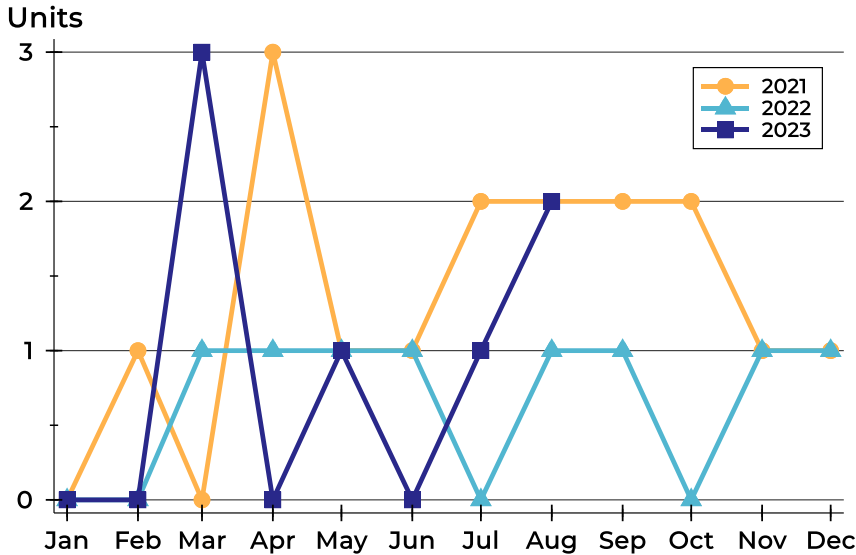
August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		2	1	2	7	5	10
Change from prior year		100.0%	-50.0%	100.0%	40.0%	-50.0%	66.7%
Active Listings		2	2	2	N/A	N/A	N/A
Change from prior year		0.0%	0.0%	100.0%			
Months' Supply		2.4	2.2	1.7	N/A	N/A	N/A
Change from prior year		9.1%	29.4%	13.3%			
New Listings		1	3	0	8	8	12
Change from prior year		-66.7%	N/A	N/A	0.0%	-33.3%	-7.7%
Contracts Written		1	1	3	7	6	13
Change from prior year		0.0%	-66.7%	0.0%	16.7%	-53.8%	62.5%
Pending Contracts		0	2	4	N/A	N/A	N/A
Change from prior year		-100.0%	-50.0%	33.3%			
Sales Volume (1,000s)		291	54	195	853	327	827
Change from prior year		438.9%	-72.3%	95.0%	160.9%	-60.5%	28.8%
Average	Sale Price	145,500	54,000	97,500	121,843	65,400	82,695
	Change from prior year	169.4%	-44.6%	-2.4%	86.3%	-20.9%	-22.7%
	List Price of Actives	60,900	126,250	102,450	N/A	N/A	N/A
	Change from prior year	-51.8%	23.2%	295.6%			
	Days on Market	27	60	16	27	31	35
Change from prior year	-55.0%	275.0%	700.0%	-12.9%	-11.4%	-59.8%	
Percent of List	95.7%	83.2%	93.5%	99.7%	81.7%	94.8%	
Change from prior year	15.0%	-11.0%	-6.5%	22.0%	-13.8%	-2.0%	
Percent of Original	92.8%	77.3%	89.5%	98.9%	73.4%	97.4%	
Change from prior year	20.1%	-13.6%	-10.5%	34.7%	-24.6%	3.7%	
Median	Sale Price	145,500	54,000	97,500	125,000	54,000	53,475
	Change from prior year	169.4%	-44.6%	-2.4%	131.5%	1.0%	-39.0%
	List Price of Actives	60,900	126,250	102,450	N/A	N/A	N/A
	Change from prior year	-51.8%	23.2%	295.6%			
	Days on Market	27	60	16	16	21	27
Change from prior year	-55.0%	275.0%	700.0%	-23.8%	-22.2%	28.6%	
Percent of List	95.7%	83.2%	93.5%	100.0%	86.7%	93.8%	
Change from prior year	15.0%	-11.0%	-6.5%	15.3%	-7.6%	-5.4%	
Percent of Original	92.8%	77.3%	89.5%	100.0%	77.3%	92.2%	
Change from prior year	20.1%	-13.6%	-10.5%	29.4%	-16.2%	-5.2%	

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	2021	2022	2023
January	0	0	0
February	1	0	0
March	0	1	3
April	3	1	0
May	1	1	1
June	1	1	0
July	2	0	1
August	2	1	2
September	2	1	
October	2	0	
November	1	1	
December	1	1	

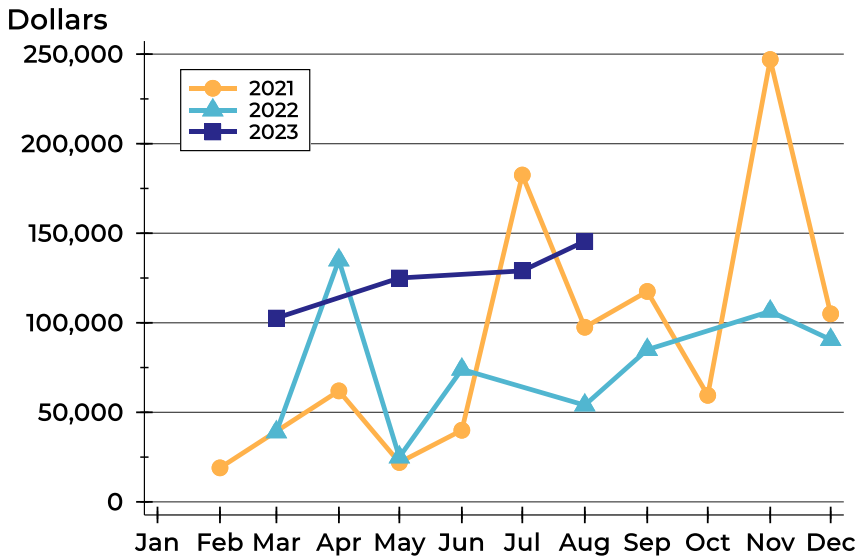
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	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	50.0%	2.4	73,000	73,000	37	37	91.4%	91.4%	81.2%	81.2%
\$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	1	50.0%	0.0	218,000	218,000	16	16	100.0%	100.0%	104.3%	104.3%
\$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



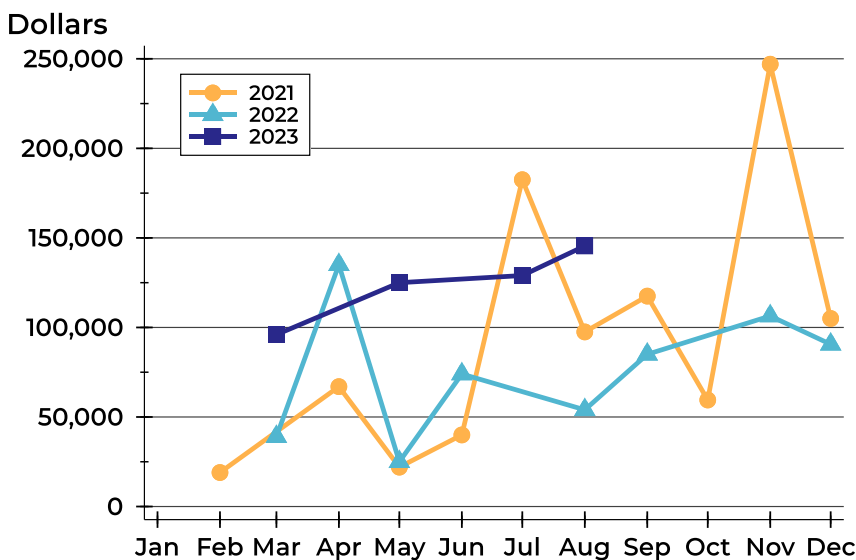
Greenwood County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	102,633
April	61,983	135,000	N/A
May	22,000	25,000	125,000
June	40,000	74,000	N/A
July	182,500	N/A	129,000
August	97,500	54,000	145,500
September	117,500	85,000	
October	59,500	N/A	
November	247,000	106,400	
December	105,000	90,591	

Median Price

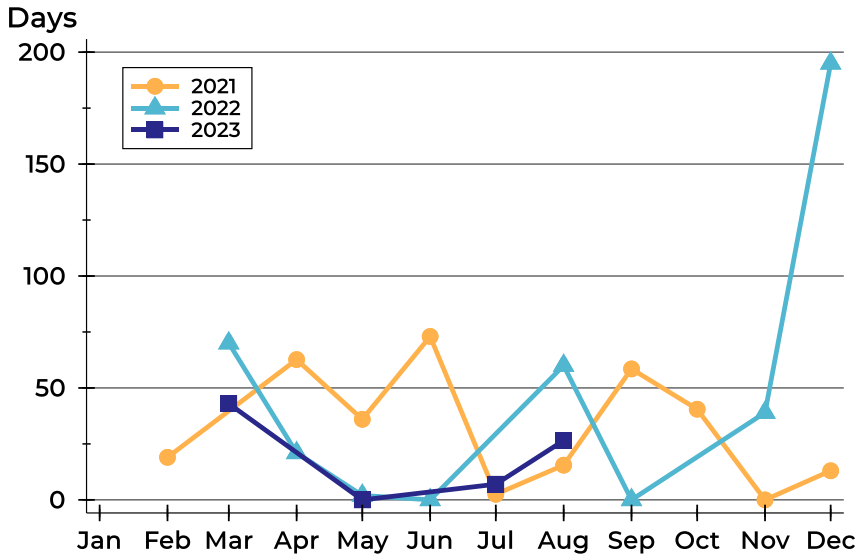


Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	96,000
April	66,950	135,000	N/A
May	22,000	25,000	125,000
June	40,000	74,000	N/A
July	182,500	N/A	129,000
August	97,500	54,000	145,500
September	117,500	85,000	
October	59,500	N/A	
November	247,000	106,400	
December	105,000	90,591	



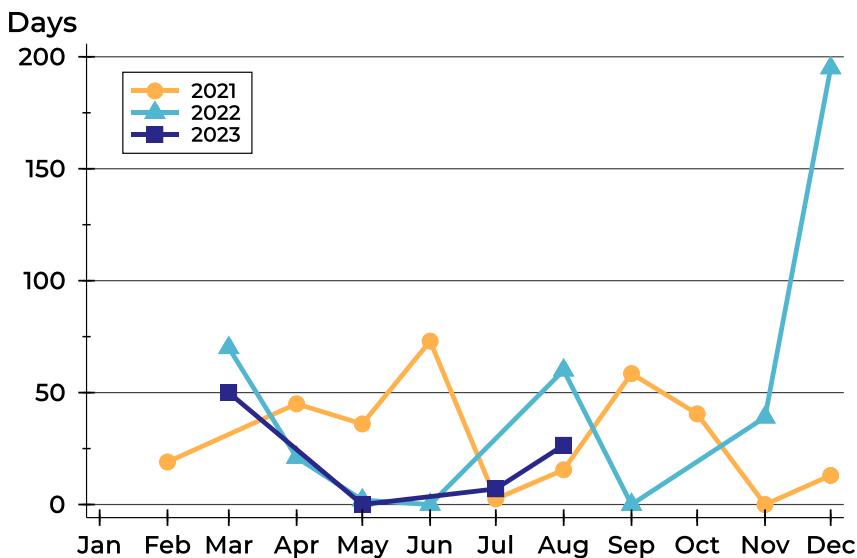
Greenwood County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19	N/A	N/A
March	N/A	70	43
April	63	21	N/A
May	36	2	N/A
June	73	N/A	N/A
July	3	N/A	7
August	16	60	27
September	59	N/A	
October	41	N/A	
November	N/A	39	
December	13	195	

Median DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19	N/A	N/A
March	N/A	70	50
April	45	21	N/A
May	36	2	N/A
June	73	N/A	N/A
July	3	N/A	7
August	16	60	27
September	59	N/A	
October	41	N/A	
November	N/A	39	
December	13	195	



Greenwood County Active Listings Analysis

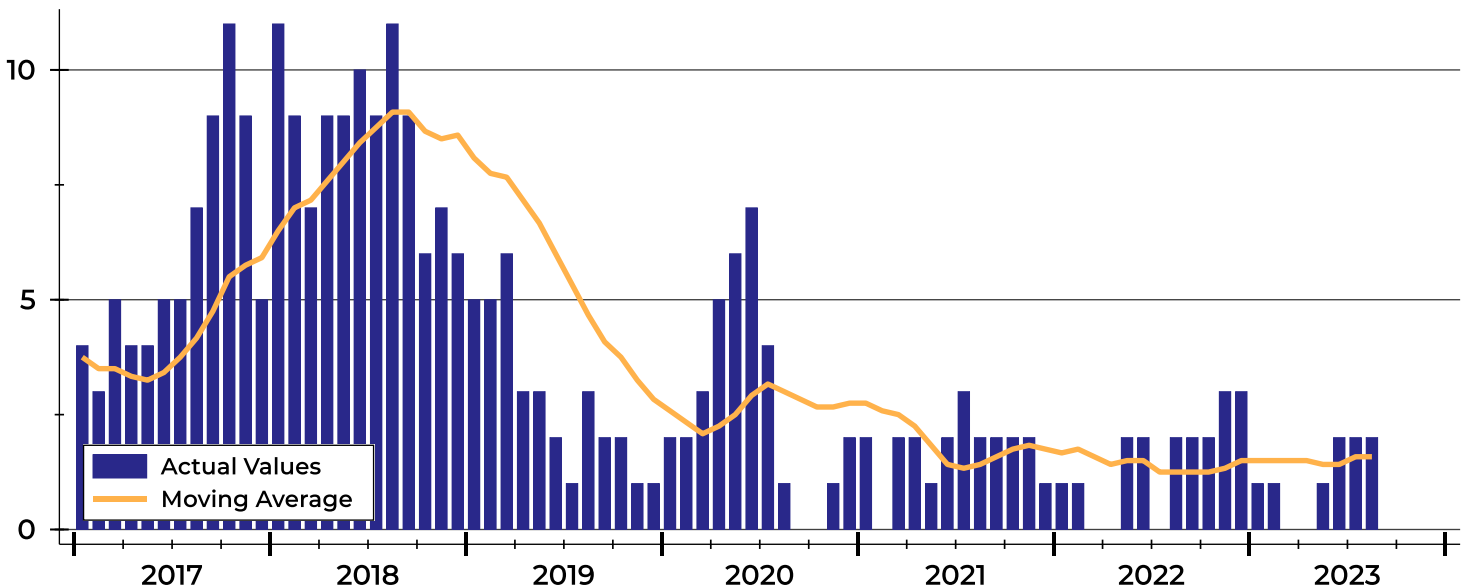
Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		2	2	0.0%
Volume (1,000s)		122	253	-51.8%
Months' Supply		2.4	2.2	9.1%
Average	List Price	60,900	126,250	-51.8%
	Days on Market	35	5	600.0%
	Percent of Original	89.0%	100.0%	-11.0%
Median	List Price	60,900	126,250	-51.8%
	Days on Market	35	5	600.0%
	Percent of Original	89.0%	100.0%	-11.0%

A total of 2 homes were available for sale in Greenwood County at the end of August. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$60,900, down 51.8% from 2022. The typical time on market for active listings was 35 days, up from 5 days a year earlier.

History of Active Listings

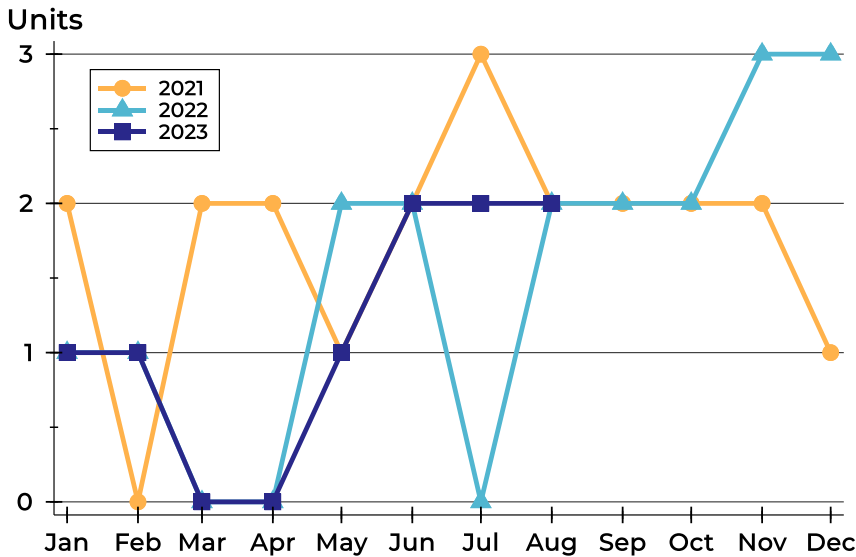
Units





Greenwood County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	2	1	1
February	0	1	1
March	2	0	0
April	2	0	0
May	1	2	1
June	2	2	2
July	3	0	2
August	2	2	2
September	2	2	
October	2	2	
November	2	3	
December	1	3	

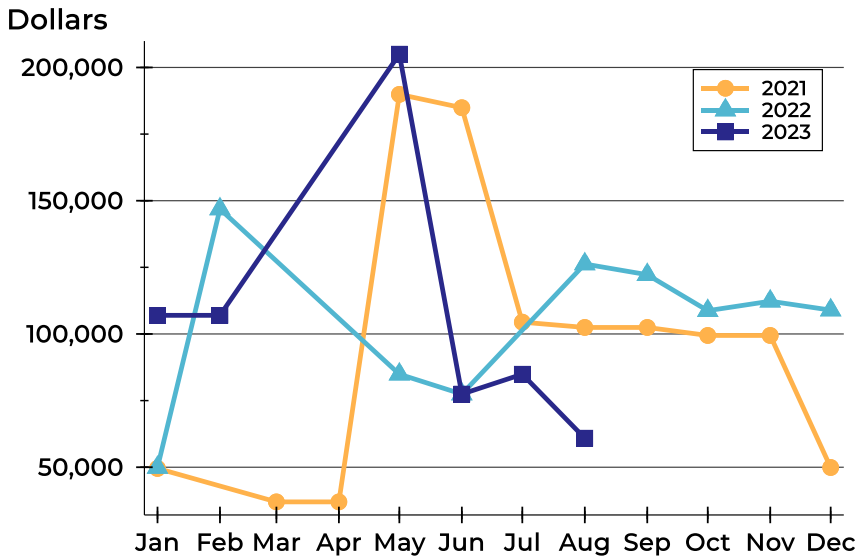
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	50.0%	N/A	39,900	39,900	17	17	86.9%	86.9%
\$50,000-\$99,999	1	50.0%	2.4	81,900	81,900	52	52	91.1%	91.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	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



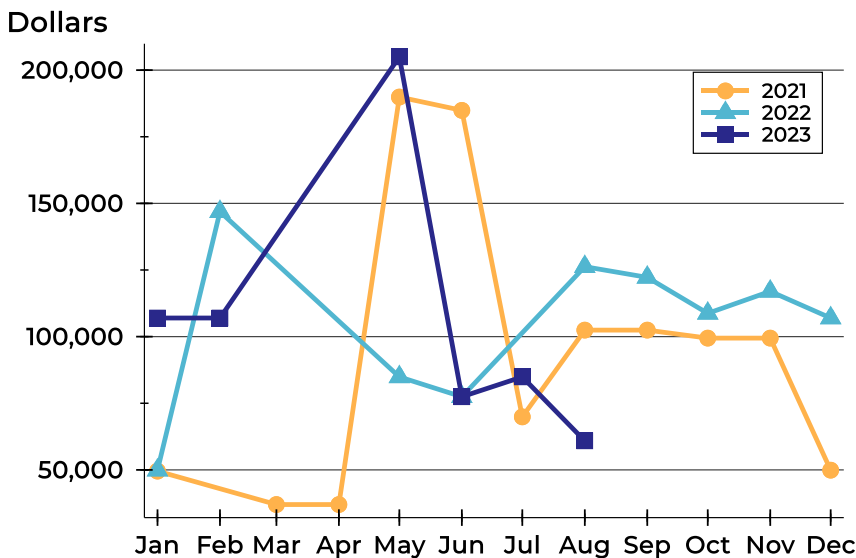
Greenwood County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	49,550	49,900	107,000
February	N/A	146,900	107,000
March	37,000	N/A	N/A
April	37,000	N/A	N/A
May	189,900	84,900	205,000
June	184,900	77,450	77,450
July	104,433	N/A	84,900
August	102,450	126,250	60,900
September	102,450	122,250	
October	99,450	108,750	
November	99,450	112,300	
December	49,900	108,967	

Median Price

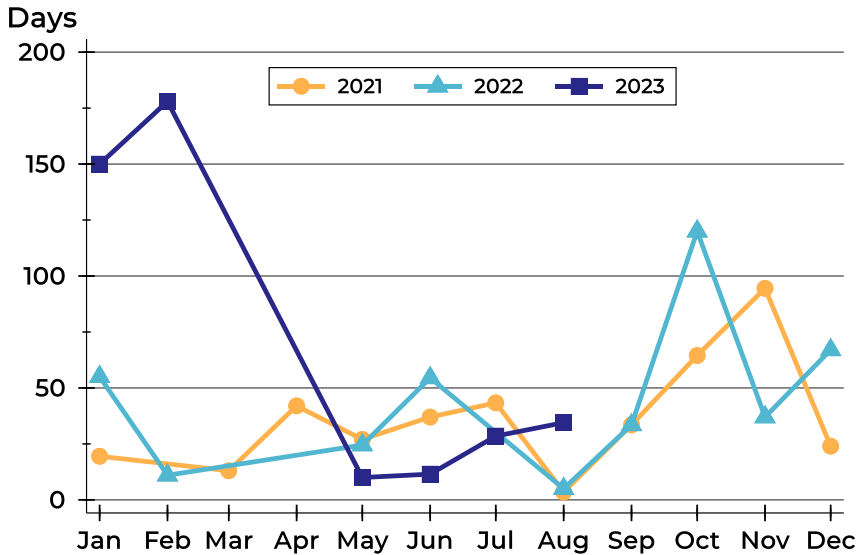


Month	2021	2022	2023
January	49,550	49,900	107,000
February	N/A	146,900	107,000
March	37,000	N/A	N/A
April	37,000	N/A	N/A
May	189,900	84,900	205,000
June	184,900	77,450	77,450
July	69,900	N/A	84,900
August	102,450	126,250	60,900
September	102,450	122,250	
October	99,450	108,750	
November	99,450	117,000	
December	49,900	107,000	



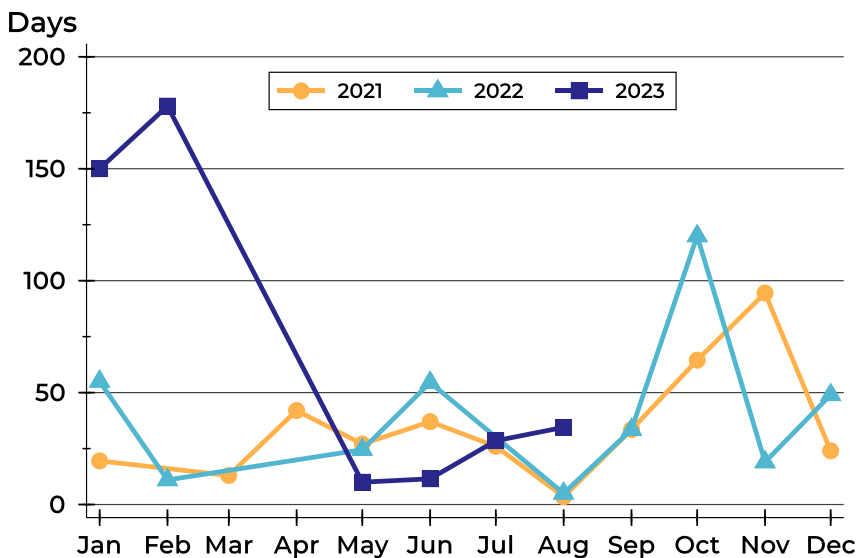
Greenwood County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	20	55	150
February	N/A	11	178
March	13	N/A	N/A
April	42	N/A	N/A
May	27	25	10
June	37	55	12
July	43	N/A	29
August	4	5	35
September	34	34	
October	65	120	
November	95	37	
December	24	67	

Median DOM

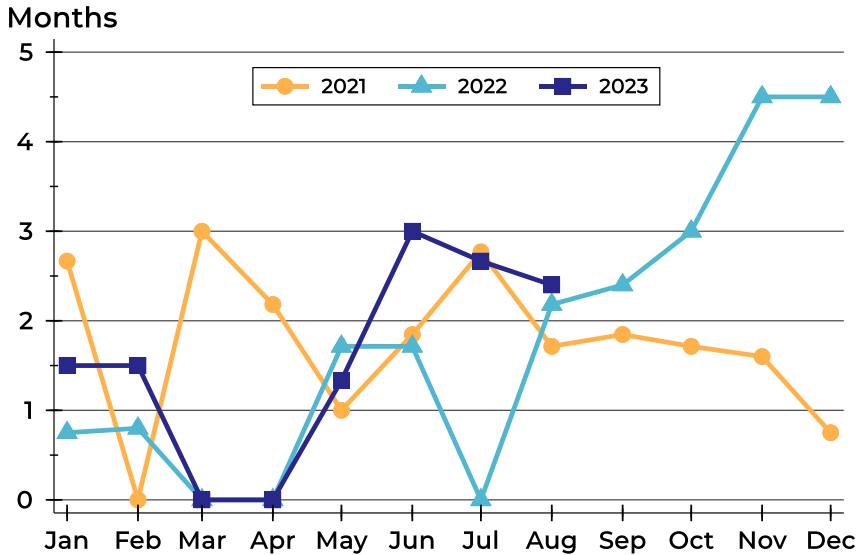


Month	2021	2022	2023
January	20	55	150
February	N/A	11	178
March	13	N/A	N/A
April	42	N/A	N/A
May	27	25	10
June	37	55	12
July	26	N/A	29
August	4	5	35
September	34	34	
October	65	120	
November	95	19	
December	24	49	



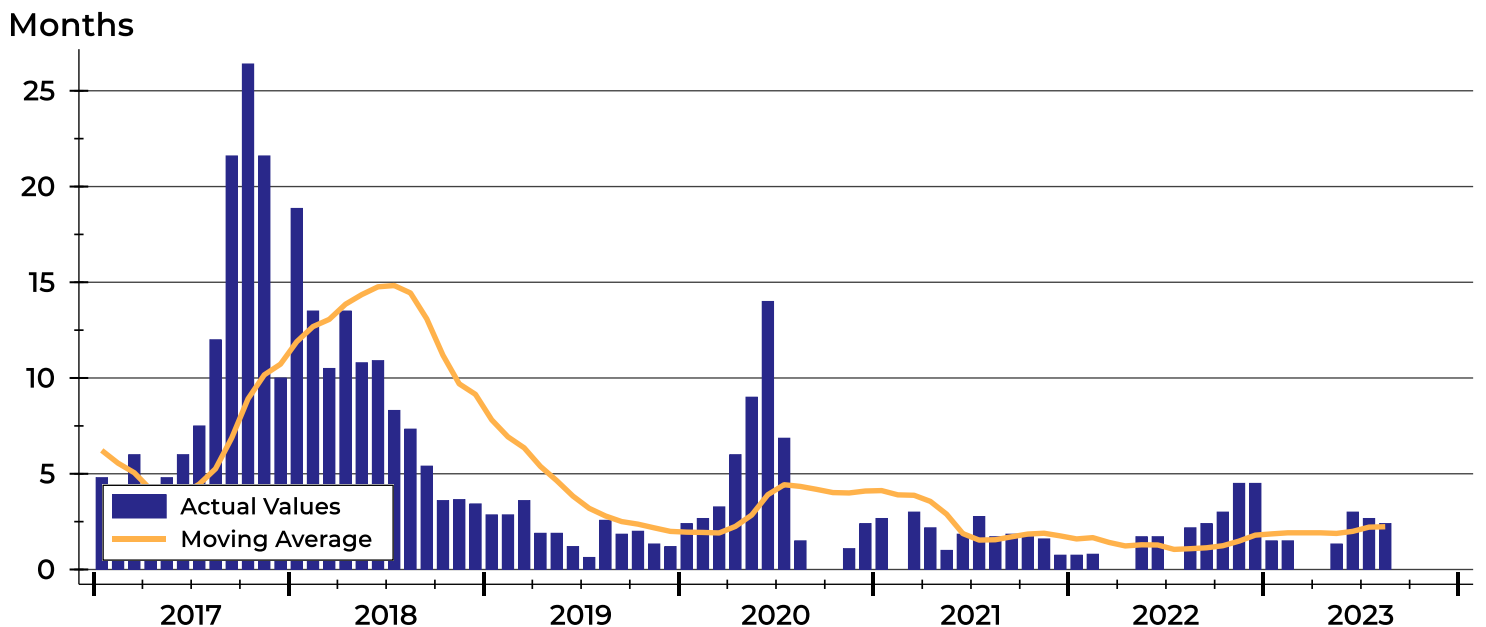
Greenwood County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.7	0.8	1.5
February	0.0	0.8	1.5
March	3.0	0.0	0.0
April	2.2	0.0	0.0
May	1.0	1.7	1.3
June	1.8	1.7	3.0
July	2.8	0.0	2.7
August	1.7	2.2	2.4
September	1.8	2.4	
October	1.7	3.0	
November	1.6	4.5	
December	0.8	4.5	

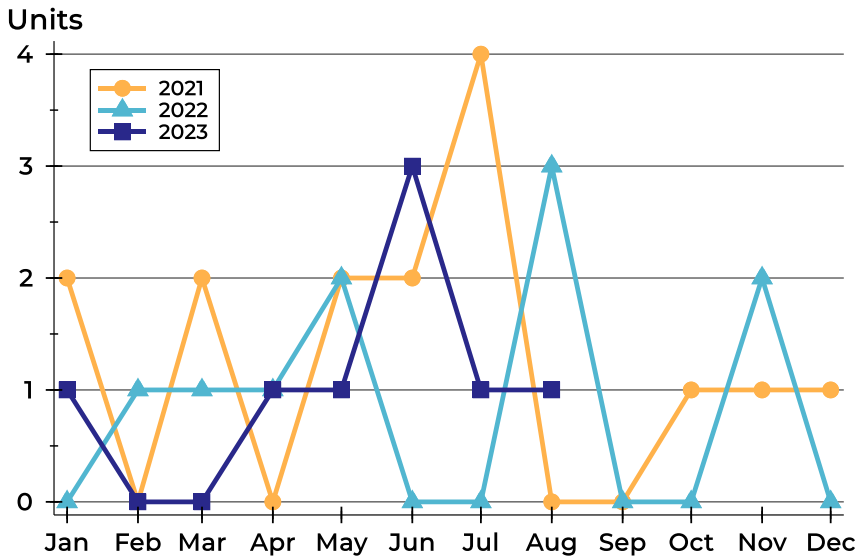
History of Month's Supply





Greenwood County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	2	0	1
February	0	1	0
March	2	1	0
April	0	1	1
May	2	2	1
June	2	0	3
July	4	0	1
August	0	3	1
September	0	0	0
October	1	0	0
November	1	2	0
December	1	0	0

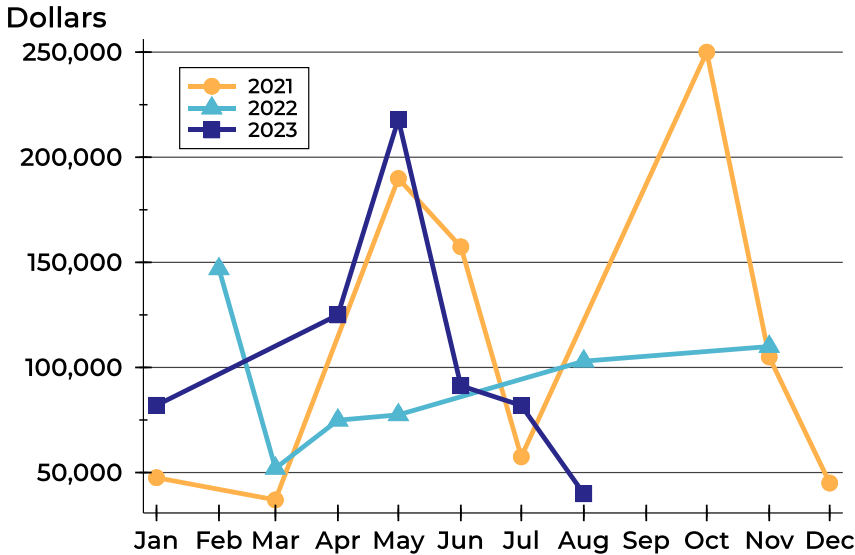
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	100.0%	39,900	39,900	17	17	86.9%	86.9%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



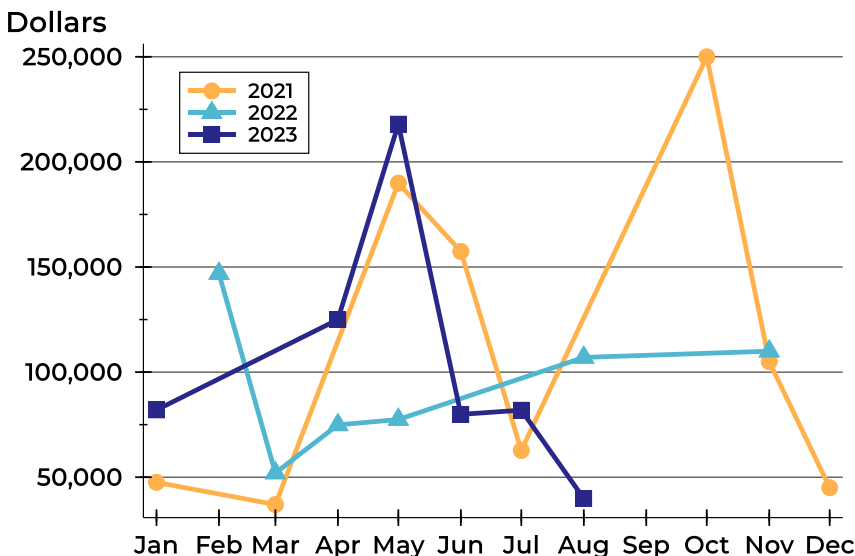
Greenwood County New Listings Analysis

Average Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	91,300
July	57,475	N/A	81,900
August	N/A	103,000	39,900
September	N/A	N/A	
October	250,000	N/A	
November	105,000	109,950	
December	45,000	N/A	

Median Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	79,900
July	62,750	N/A	81,900
August	N/A	107,000	39,900
September	N/A	N/A	
October	250,000	N/A	
November	105,000	109,950	
December	45,000	N/A	



Greenwood County Contracts Written Analysis

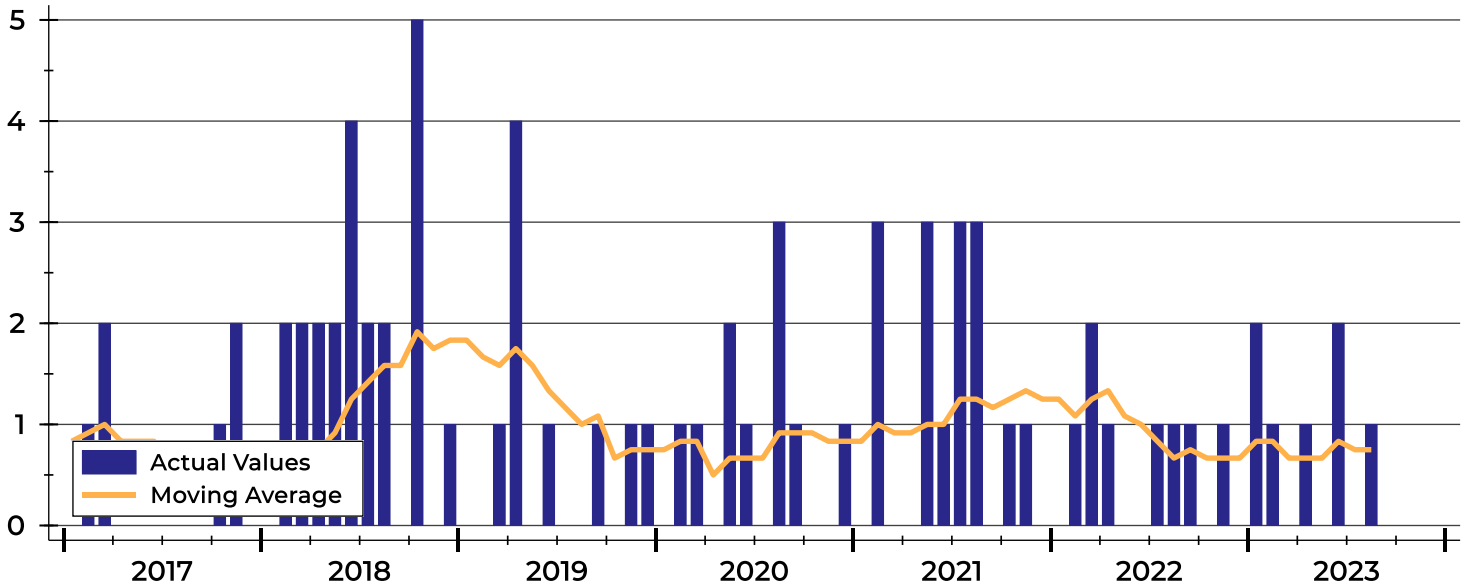
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		1	1	0.0%	7	6	16.7%
Volume (1,000s)		80	85	-5.9%	854	469	82.1%
Average	Sale Price	79,900	85,000	-6.0%	121,971	78,117	56.1%
	Days on Market	37	0	N/A	27	26	3.8%
	Percent of Original	81.2%	100.0%	-18.8%	98.9%	77.9%	27.0%
Median	Sale Price	79,900	85,000	-6.0%	125,000	69,900	78.8%
	Days on Market	37	0	N/A	16	12	33.3%
	Percent of Original	81.2%	100.0%	-18.8%	100.0%	77.7%	28.7%

A total of 1 contract for sale was written in Greenwood County during the month of August, the same as in 2022. The median list price of this home was \$79,900, down from \$85,000 the prior year.

Half of the homes that went under contract in August were on the market less than 37 days, compared to 0 days in August 2022.

History of Contracts Written

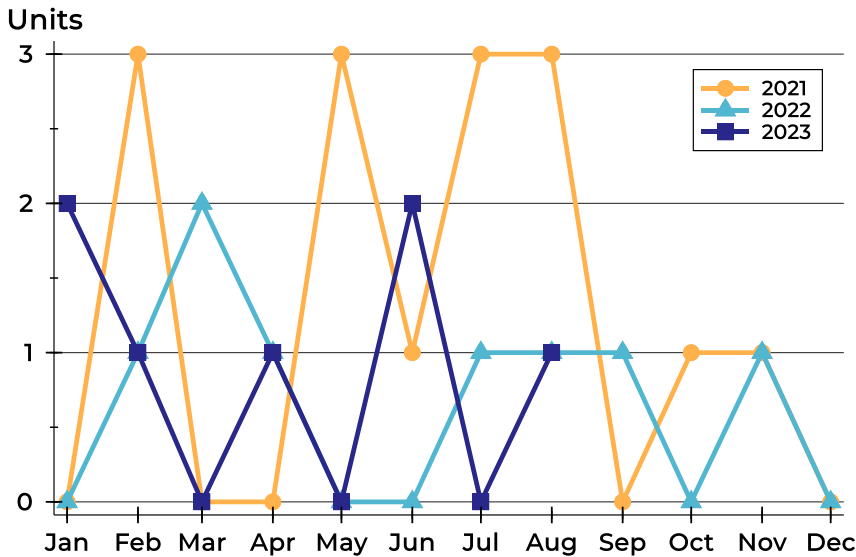
Units





Greenwood County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	N/A	N/A	2
February	3	1	1
March	N/A	2	N/A
April	N/A	1	1
May	3	N/A	N/A
June	1	N/A	2
July	3	1	N/A
August	3	1	1
September	N/A	1	
October	1	N/A	
November	1	1	
December	N/A	N/A	

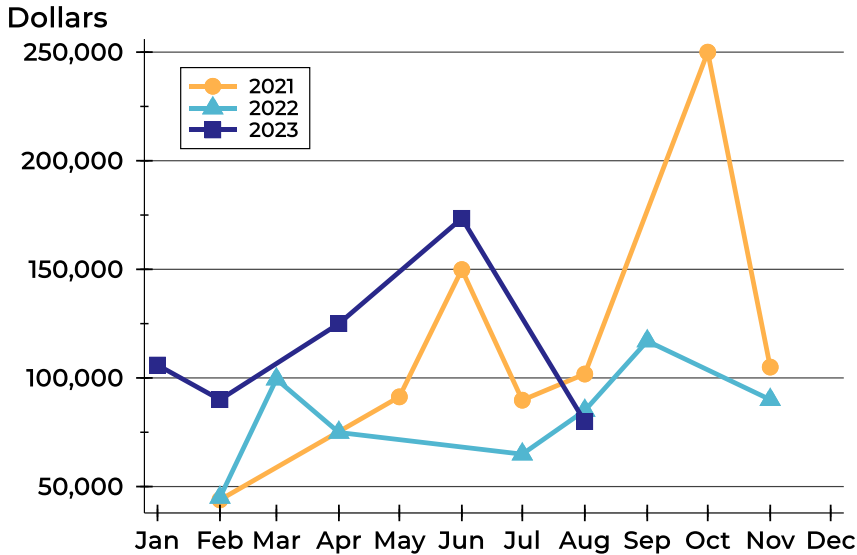
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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	100.0%	79,900	79,900	37	37	81.2%	81.2%
\$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	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



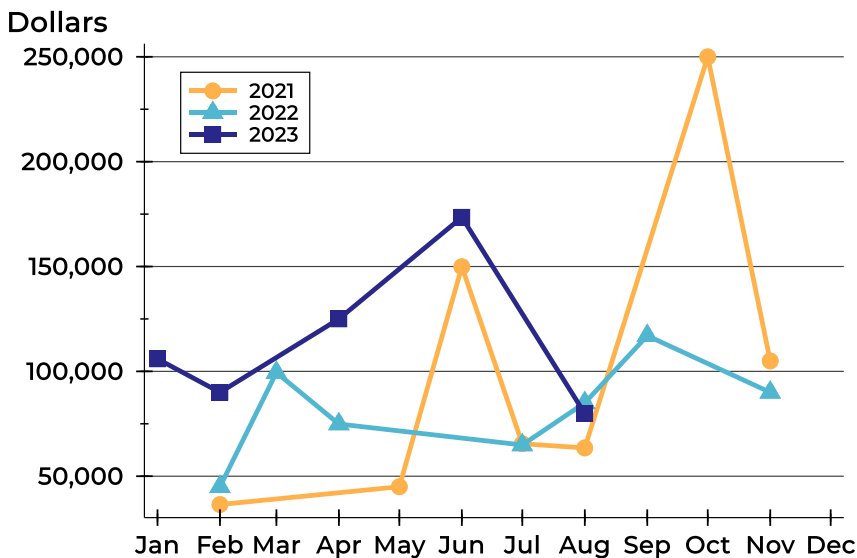
Greenwood County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	N/A	N/A	105,950
February	43,867	45,000	90,000
March	N/A	99,450	N/A
April	N/A	74,900	125,000
May	91,300	N/A	N/A
June	149,900	N/A	173,500
July	89,767	64,900	N/A
August	101,800	85,000	79,900
September	N/A	117,000	
October	250,000	N/A	
November	105,000	90,000	
December	N/A	N/A	

Median Price

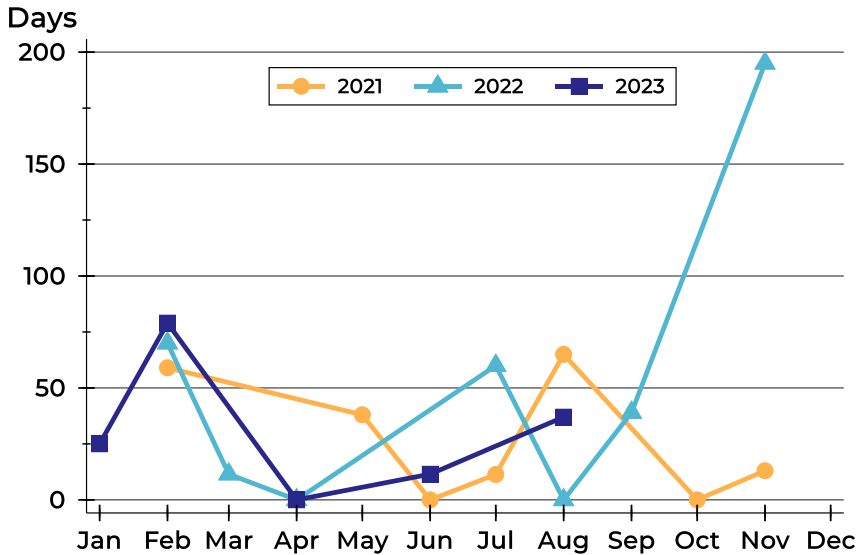


Month	2021	2022	2023
January	N/A	N/A	105,950
February	36,500	45,000	90,000
March	N/A	99,450	N/A
April	N/A	74,900	125,000
May	45,000	N/A	N/A
June	149,900	N/A	173,500
July	65,500	64,900	N/A
August	63,500	85,000	79,900
September	N/A	117,000	
October	250,000	N/A	
November	105,000	90,000	
December	N/A	N/A	



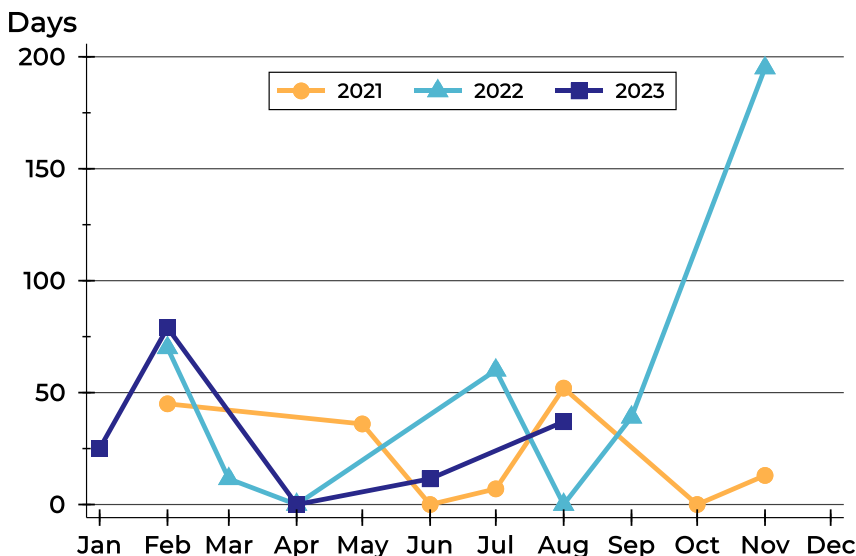
Greenwood County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	N/A	N/A	25
February	59	70	79
March	N/A	12	N/A
April	N/A	N/A	N/A
May	38	N/A	N/A
June	N/A	N/A	12
July	11	60	N/A
August	65	N/A	37
September	N/A	39	
October	N/A	N/A	
November	13	195	
December	N/A	N/A	

Median DOM



Month	2021	2022	2023
January	N/A	N/A	25
February	45	70	79
March	N/A	12	N/A
April	N/A	N/A	N/A
May	36	N/A	N/A
June	N/A	N/A	12
July	7	60	N/A
August	52	N/A	37
September	N/A	39	
October	N/A	N/A	
November	13	195	
December	N/A	N/A	



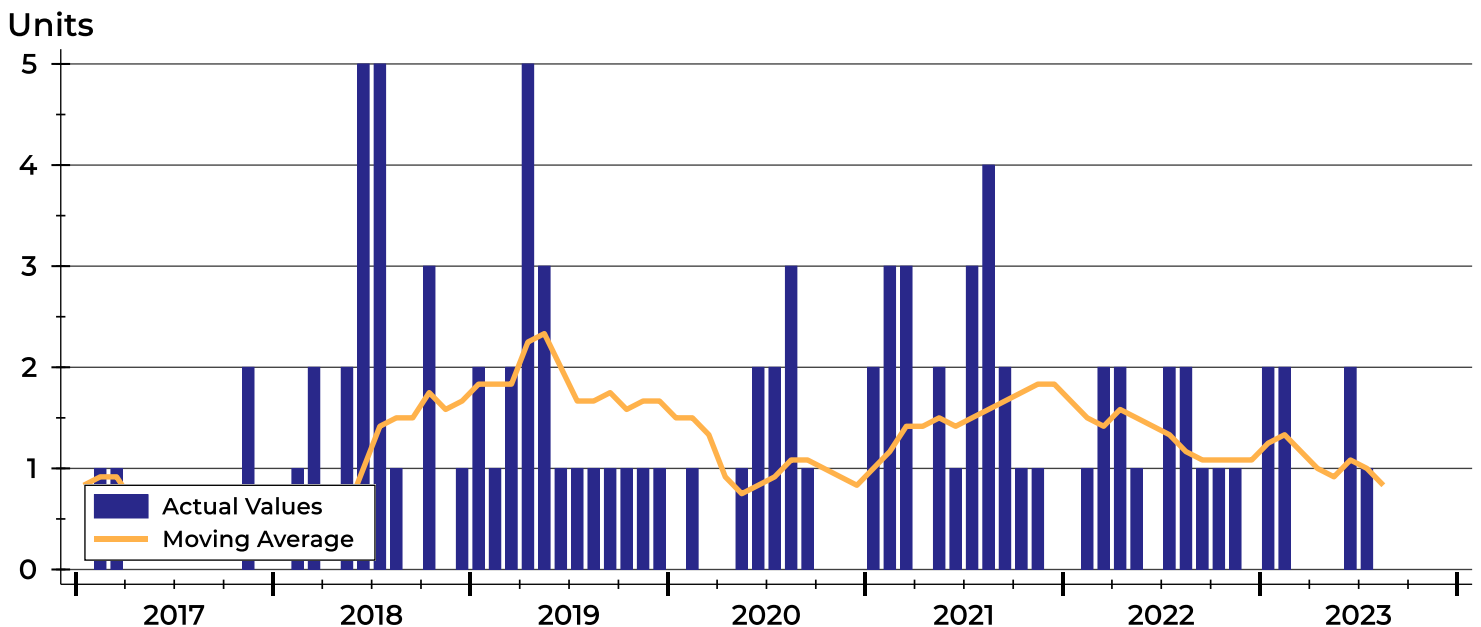
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		0	2	-100.0%
Volume (1,000s)		0	175	-100.0%
Average	List Price	N/A	87,500	N/A
	Days on Market	N/A	33	N/A
	Percent of Original	N/A	90.9%	N/A
Median	List Price	N/A	87,500	N/A
	Days on Market	N/A	33	N/A
	Percent of Original	N/A	90.9%	N/A

A total of 0 listings in Greenwood County had contracts pending at the end of August, down from 2 contracts pending at the end of August 2022.

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.

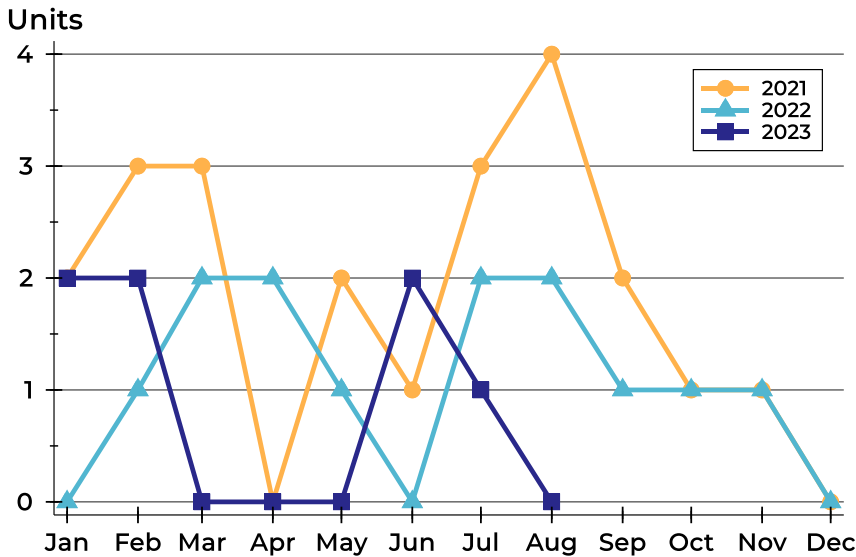
History of Pending Contracts





Greenwood County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	2	0	2
February	3	1	2
March	3	2	0
April	0	2	0
May	2	1	0
June	1	0	2
July	3	2	1
August	4	2	0
September	2	1	0
October	1	1	0
November	1	1	0
December	0	0	0

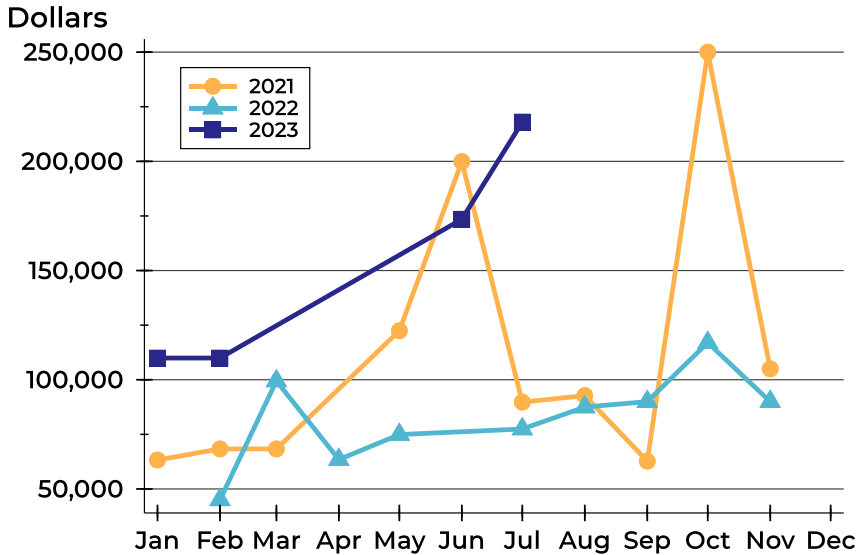
Pending Contracts by Price Range

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



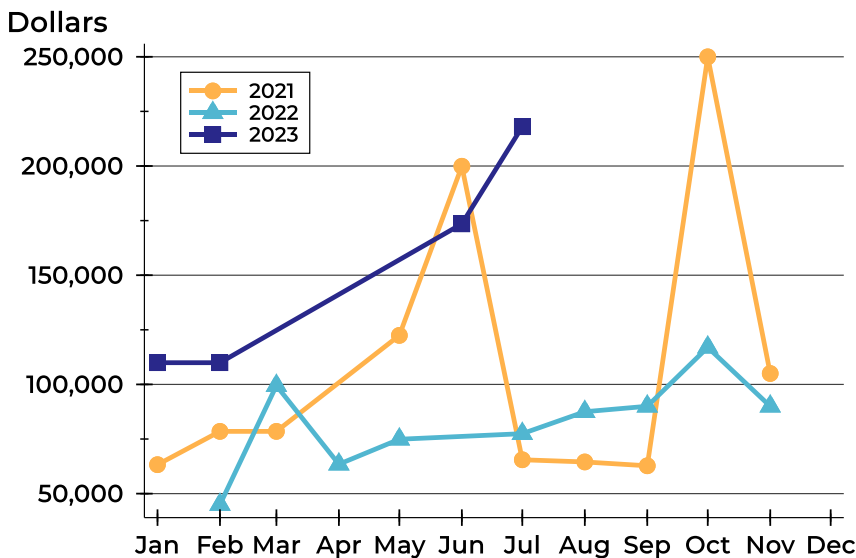
Greenwood County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	63,250	N/A	109,950
February	68,333	45,000	109,950
March	68,333	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	173,500
July	89,767	77,450	218,000
August	92,725	87,500	N/A
September	62,750	90,000	
October	250,000	117,000	
November	105,000	90,000	
December	N/A	N/A	

Median Price

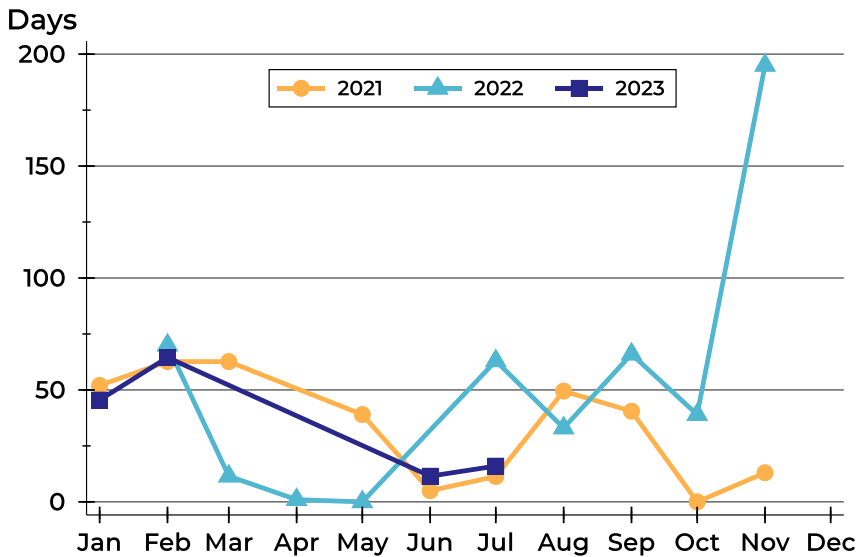


Month	2021	2022	2023
January	63,250	N/A	109,950
February	78,500	45,000	109,950
March	78,500	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	173,500
July	65,500	77,450	218,000
August	64,500	87,500	N/A
September	62,750	90,000	
October	250,000	117,000	
November	105,000	90,000	
December	N/A	N/A	



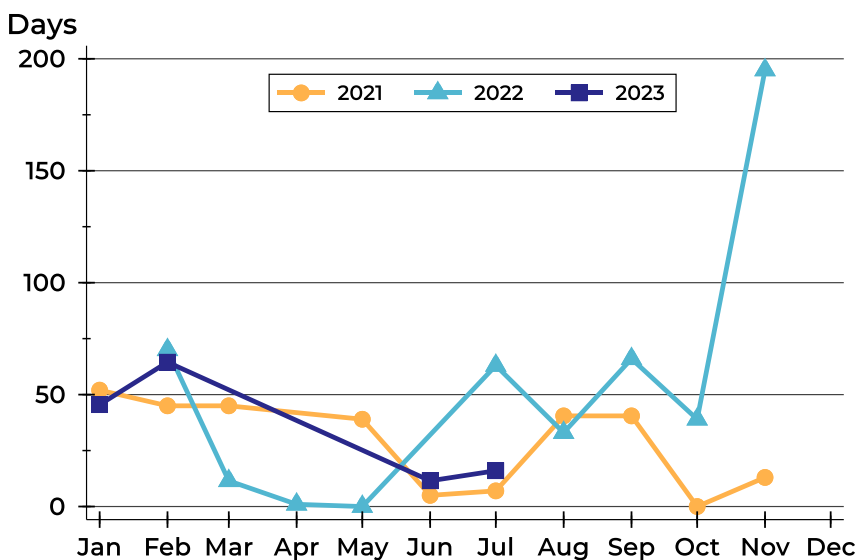
Greenwood County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	52	N/A	46
February	63	70	65
March	63	12	N/A
April	N/A	1	N/A
May	39	N/A	N/A
June	5	N/A	12
July	11	63	16
August	50	33	N/A
September	41	66	
October	N/A	39	
November	13	195	
December	N/A	N/A	

Median DOM



Month	2021	2022	2023
January	52	N/A	46
February	45	70	65
March	45	12	N/A
April	N/A	1	N/A
May	39	N/A	N/A
June	5	N/A	12
July	7	63	16
August	41	33	N/A
September	41	66	
October	N/A	39	
November	13	195	
December	N/A	N/A	



Jackson County Housing Report



Market Overview

Jackson County Home Sales Fell in August

Total home sales in Jackson County fell last month to 7 units, compared to 14 units in August 2022. Total sales volume was \$1.9 million, down from a year earlier.

The median sale price in August was \$235,000, up from \$163,750 a year earlier. Homes that sold in August were typically on the market for 3 days and sold for 100.0% of their list prices.

Jackson County Active Listings Down at End of August

The total number of active listings in Jackson County at the end of August was 12 units, down from 22 at the same point in 2022. 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 August was \$254,475.

During August, a total of 7 contracts were written down from 16 in August 2022. At the end of the month, there were 9 contracts still pending.

Report Contents

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

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Jackson County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		7	14	9	58	105	84
Change from prior year		-50.0%	55.6%	-40.0%	-44.8%	25.0%	-7.7%
Active Listings		12	22	21	N/A	N/A	N/A
Change from prior year		-45.5%	4.8%	-16.0%			
Months' Supply		1.5	1.8	2.0	N/A	N/A	N/A
Change from prior year		-16.7%	-10.0%	-16.7%			
New Listings		7	20	16	68	128	97
Change from prior year		-65.0%	25.0%	14.3%	-46.9%	32.0%	-18.5%
Contracts Written		7	16	9	59	110	86
Change from prior year		-56.3%	77.8%	-35.7%	-46.4%	27.9%	-12.2%
Pending Contracts		9	15	6	N/A	N/A	N/A
Change from prior year		-40.0%	150.0%	-40.0%			
Sales Volume (1,000s)		1,932	2,657	2,478	12,389	21,957	15,433
Change from prior year		-27.3%	7.2%	26.6%	-43.6%	42.3%	8.3%
Average	Sale Price	275,929	189,771	275,329	213,603	209,119	183,731
	Change from prior year	45.4%	-31.1%	111.0%	2.1%	13.8%	17.3%
	List Price of Actives	354,654	253,373	230,698	N/A	N/A	N/A
	Change from prior year	40.0%	9.8%	34.1%			
	Days on Market	30	6	11	32	19	37
Change from prior year	400.0%	-45.5%	-76.1%	68.4%	-48.6%	-35.1%	
	Percent of List	99.2%	101.3%	97.9%	98.4%	98.2%	97.1%
Change from prior year	-2.1%	3.5%	-0.7%	0.2%	1.1%	1.0%	
	Percent of Original	91.7%	100.4%	97.5%	94.6%	97.3%	95.1%
Change from prior year	-8.7%	3.0%	1.8%	-2.8%	2.3%	1.4%	
Median	Sale Price	235,000	163,750	259,900	206,000	184,000	169,950
	Change from prior year	43.5%	-37.0%	146.4%	12.0%	8.3%	26.2%
	List Price of Actives	254,475	204,000	189,900	N/A	N/A	N/A
	Change from prior year	24.7%	7.4%	72.6%			
	Days on Market	3	4	6	10	5	6
Change from prior year	-25.0%	-33.3%	-80.6%	100.0%	-16.7%	-81.3%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	
	Percent of Original	100.0%	100.0%	100.0%	99.4%	100.0%	100.0%
Change from prior year	0.0%	0.0%	2.7%	-0.6%	0.0%	3.4%	

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



Jackson County Closed Listings Analysis

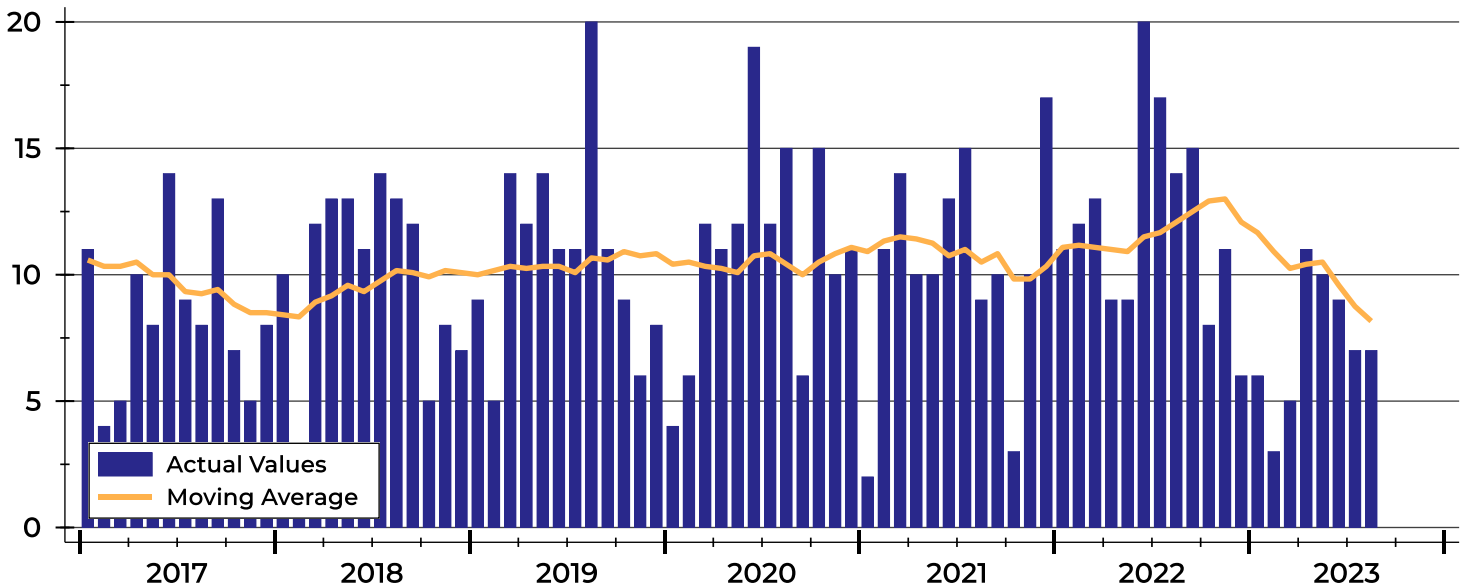
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		7	14	-50.0%	58	105	-44.8%
Volume (1,000s)		1,932	2,657	-27.3%	12,389	21,957	-43.6%
Months' Supply		1.5	1.8	-16.7%	N/A	N/A	N/A
Average	Sale Price	275,929	189,771	45.4%	213,603	209,119	2.1%
	Days on Market	30	6	400.0%	32	19	68.4%
	Percent of List	99.2%	101.3%	-2.1%	98.4%	98.2%	0.2%
	Percent of Original	91.7%	100.4%	-8.7%	94.6%	97.3%	-2.8%
Median	Sale Price	235,000	163,750	43.5%	206,000	184,000	12.0%
	Days on Market	3	4	-25.0%	10	5	100.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.4%	100.0%	-0.6%

A total of 7 homes sold in Jackson County in August, down from 14 units in August 2022. Total sales volume fell to \$1.9 million compared to \$2.7 million in the previous year.

The median sales price in August was \$235,000, up 43.5% compared to the prior year. Median days on market was 3 days, down from 11 days in July, and down from 4 in August 2022.

History of Closed Listings

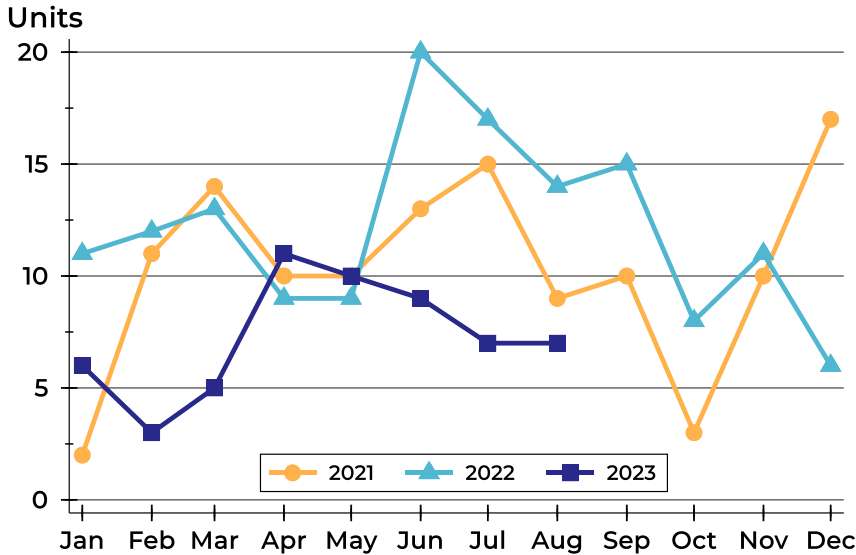
Units





Jackson County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	2	11	6
February	11	12	3
March	14	13	5
April	10	9	11
May	10	9	10
June	13	20	9
July	15	17	7
August	9	14	7
September	10	15	
October	3	8	
November	10	11	
December	17	6	

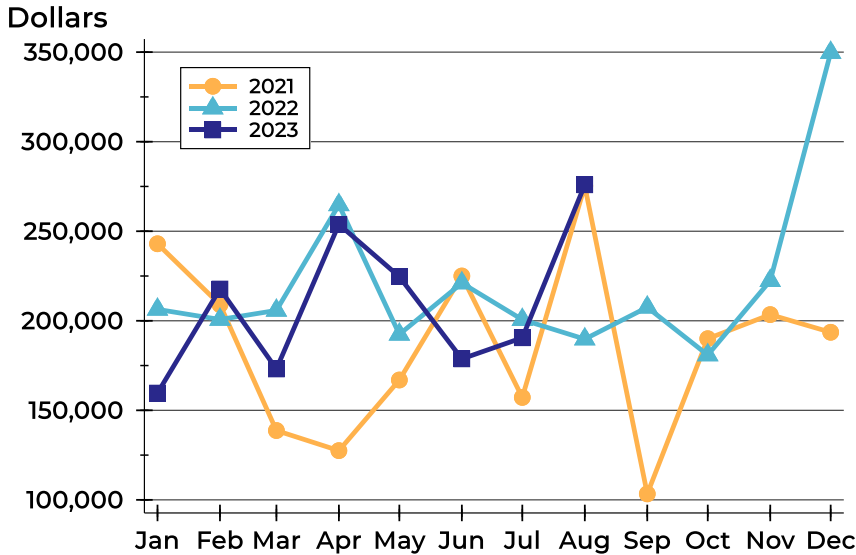
Closed Listings by Price Range

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	14.3%	0.0	110,000	110,000	2	2	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	1	14.3%	0.0	145,000	145,000	3	3	100.0%	100.0%	90.6%	90.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	1.5	190,000	190,000	4	4	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	1	14.3%	1.2	235,000	235,000	1	1	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	0.9	289,000	289,000	3	3	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	0.0	350,000	350,000	3	3	100.0%	100.0%	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	N/A	N/A
\$500,000-\$749,999	1	14.3%	12.0	612,500	612,500	194	194	94.2%	94.2%	51.0%	51.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



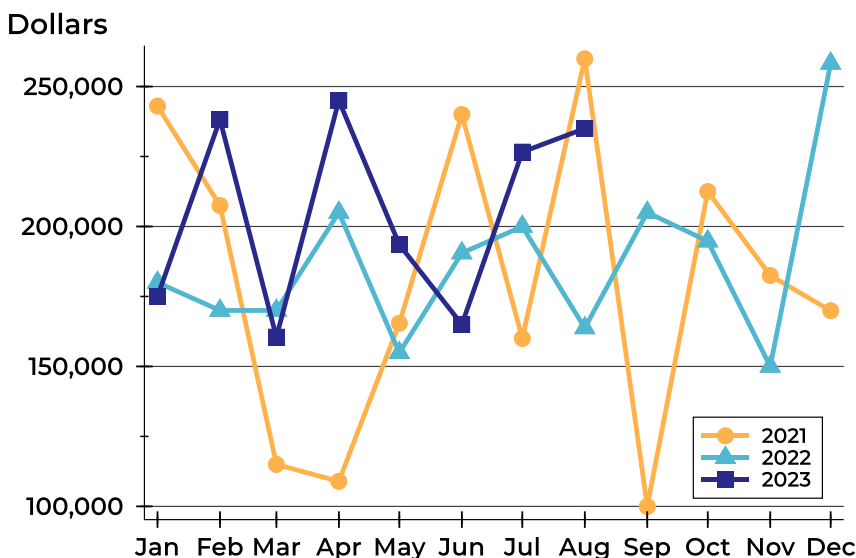
Jackson County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	243,000	206,357	159,650
February	209,045	200,723	217,742
March	138,737	205,800	173,090
April	127,500	264,722	253,864
May	166,940	192,422	224,630
June	225,000	221,075	178,722
July	157,217	200,641	190,514
August	275,329	189,771	275,929
September	103,355	207,533	
October	190,000	180,875	
November	203,450	222,404	
December	193,589	349,750	

Median Price

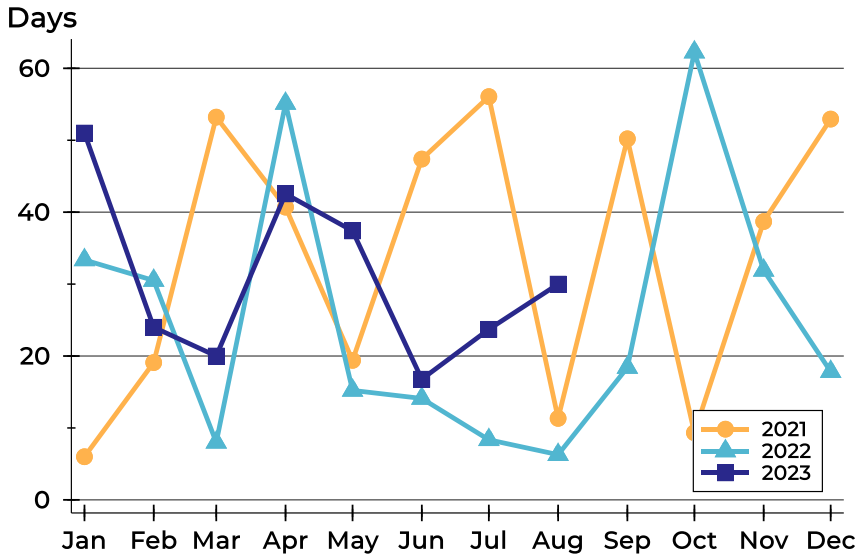


Month	2021	2022	2023
January	243,000	180,000	174,950
February	207,500	170,000	238,225
March	115,000	170,000	160,500
April	108,950	205,000	245,000
May	165,450	154,900	193,500
June	240,000	190,500	165,000
July	160,000	200,000	226,600
August	259,900	163,750	235,000
September	99,950	205,000	
October	212,500	194,750	
November	182,500	150,000	
December	169,900	258,250	



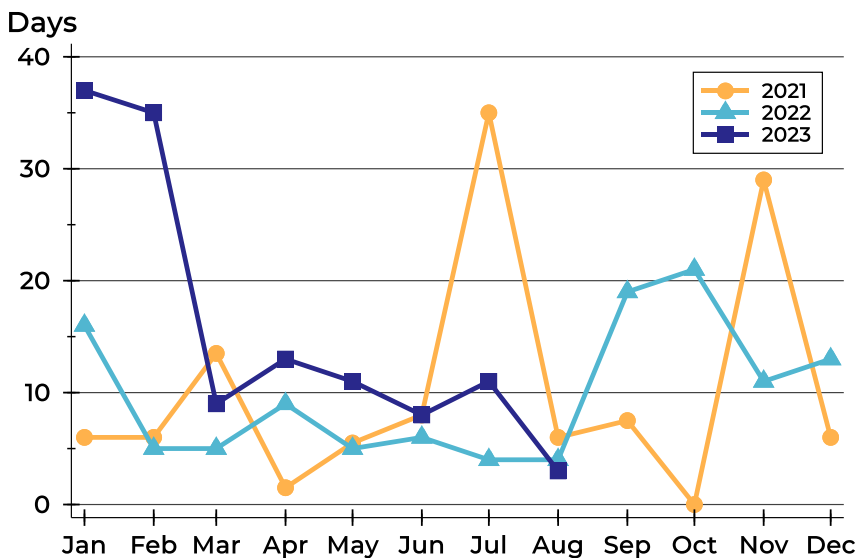
Jackson County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	6	33	51
February	19	31	24
March	53	8	20
April	41	55	43
May	19	15	37
June	47	14	17
July	56	8	24
August	11	6	30
September	50	18	
October	9	62	
November	39	32	
December	53	18	

Median DOM



Month	2021	2022	2023
January	6	16	37
February	6	5	35
March	14	5	9
April	2	9	13
May	6	5	11
June	8	6	8
July	35	4	11
August	6	4	3
September	8	19	
October	N/A	21	
November	29	11	
December	6	13	



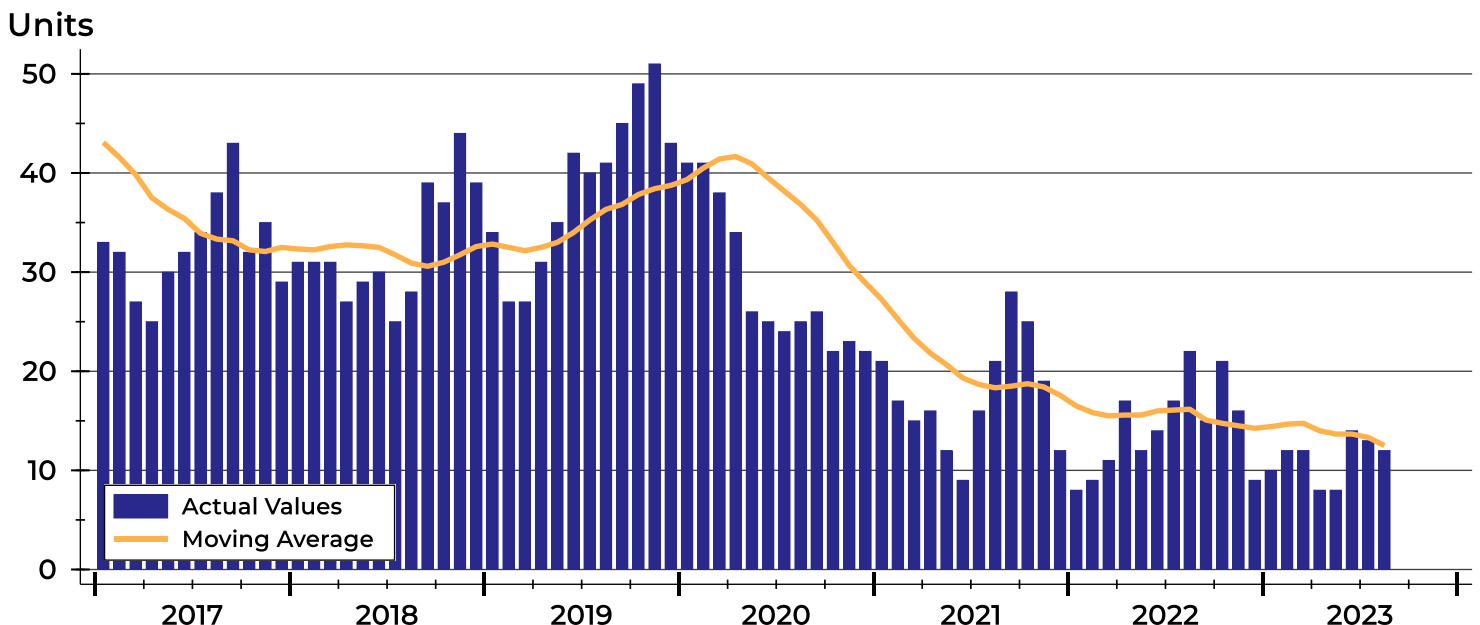
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		12	22	-45.5%
Volume (1,000s)		4,256	5,574	-23.6%
Months' Supply		1.5	1.8	-16.7%
Average	List Price	354,654	253,373	40.0%
	Days on Market	66	61	8.2%
	Percent of Original	98.6%	97.6%	1.0%
Median	List Price	254,475	204,000	24.7%
	Days on Market	49	29	69.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 homes were available for sale in Jackson County at the end of August. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$254,475, up 24.7% from 2022. The typical time on market for active listings was 49 days, up from 29 days a year earlier.

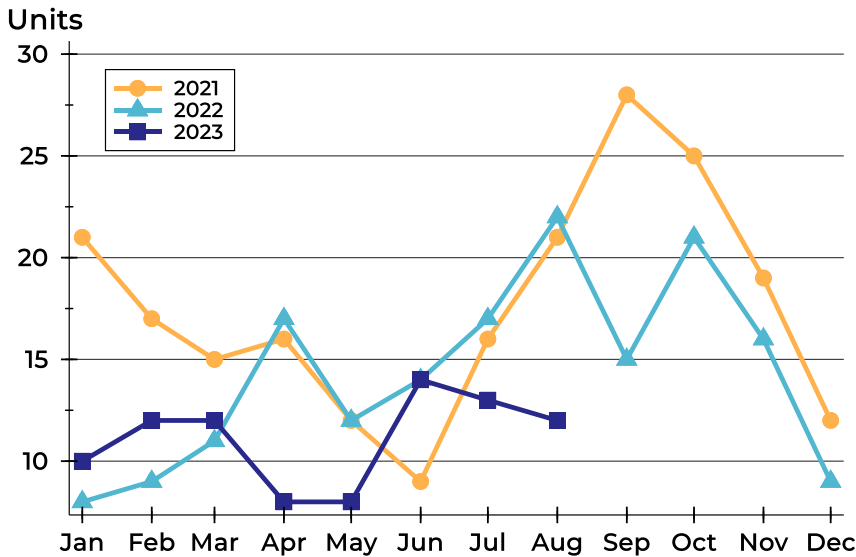
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	21	8	10
February	17	9	12
March	15	11	12
April	16	17	8
May	12	12	8
June	9	14	14
July	16	17	13
August	21	22	12
September	28	15	
October	25	21	
November	19	16	
December	12	9	

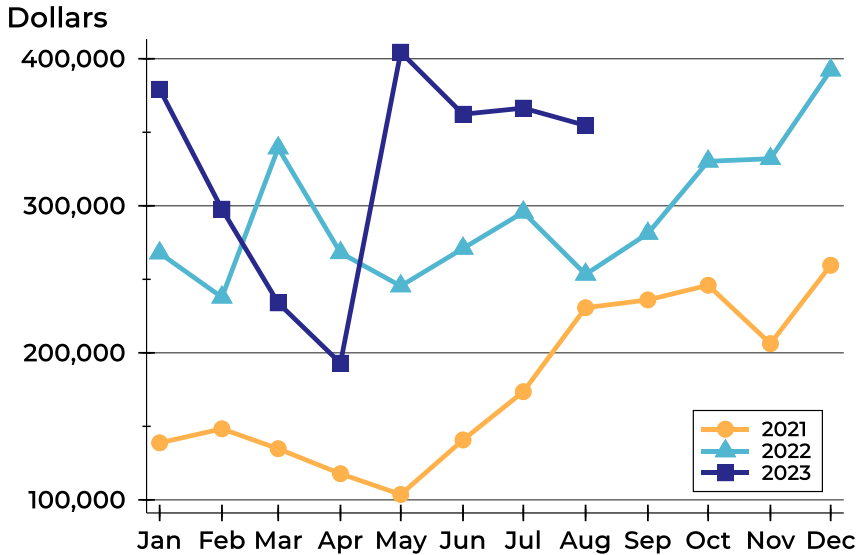
Active Listings by Price Range

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	1	8.3%	N/A	45,000	45,000	183	183	100.0%	100.0%
\$50,000-\$99,999	2	16.7%	N/A	87,000	87,000	27	27	97.2%	97.2%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	8.3%	1.5	179,900	179,900	35	35	100.0%	100.0%
\$200,000-\$249,999	2	16.7%	1.2	222,475	222,475	42	42	99.0%	99.0%
\$250,000-\$299,999	1	8.3%	0.9	269,000	269,000	76	76	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	8.3%	N/A	495,000	495,000	121	121	100.0%	100.0%
\$500,000-\$749,999	3	25.0%	12.0	599,333	550,000	38	29	97.2%	100.0%
\$750,000-\$999,999	1	8.3%	N/A	850,000	850,000	119	119	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



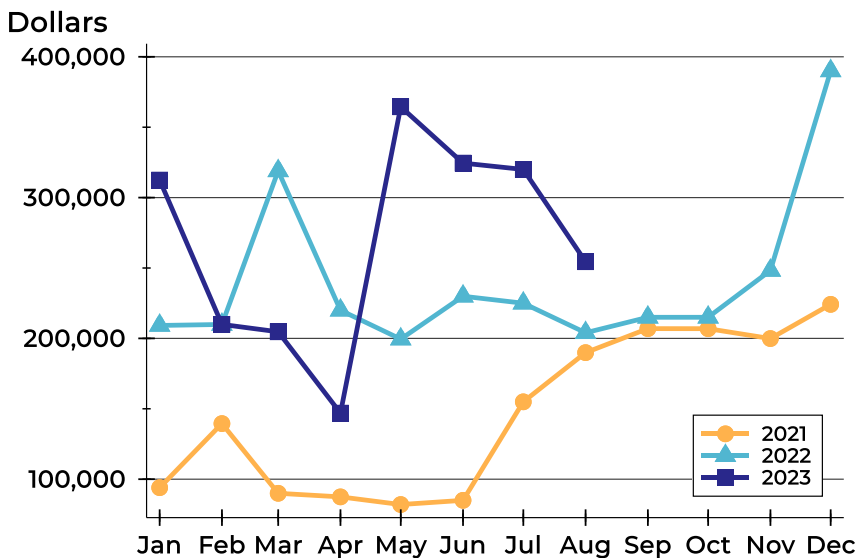
Jackson County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	138,791	267,850	379,285
February	148,312	237,789	297,717
March	134,793	339,282	233,967
April	117,781	268,035	192,950
May	103,667	245,450	404,500
June	140,756	271,021	362,286
July	173,559	295,600	366,446
August	230,698	253,373	354,654
September	235,988	281,178	
October	245,990	330,275	
November	206,242	332,016	
December	259,579	392,256	

Median Price

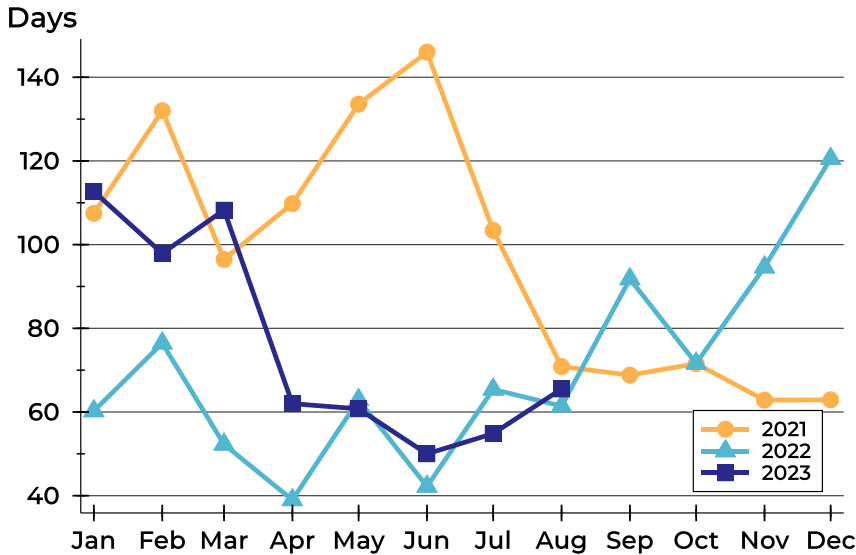


Month	2021	2022	2023
January	94,000	209,200	312,475
February	139,500	209,900	209,950
March	90,000	319,000	204,700
April	87,450	220,000	146,950
May	82,000	199,499	364,500
June	85,000	229,950	324,500
July	154,950	225,000	320,000
August	189,900	204,000	254,475
September	206,950	215,000	
October	206,900	215,000	
November	199,900	248,250	
December	224,200	390,000	



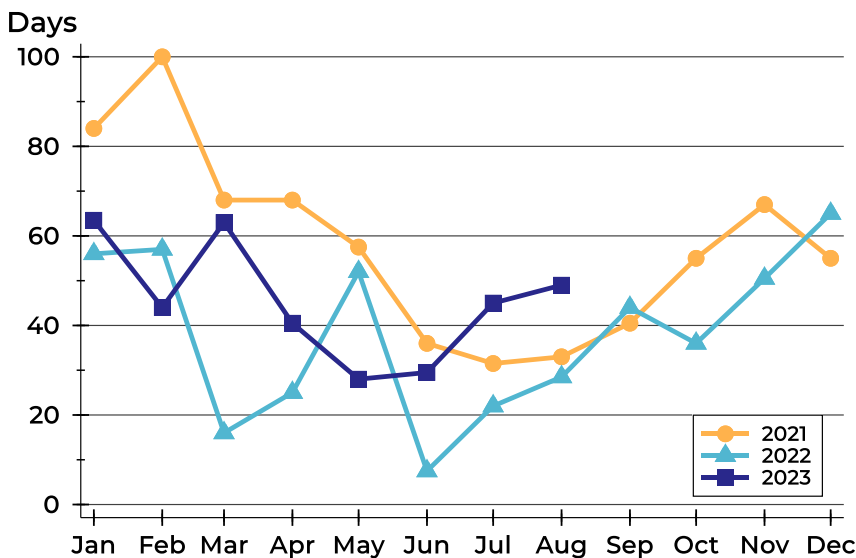
Jackson County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	107	60	113
February	132	76	98
March	96	52	108
April	110	39	62
May	134	63	61
June	146	42	50
July	103	65	55
August	71	61	66
September	69	92	
October	72	72	
November	63	95	
December	63	121	

Median DOM

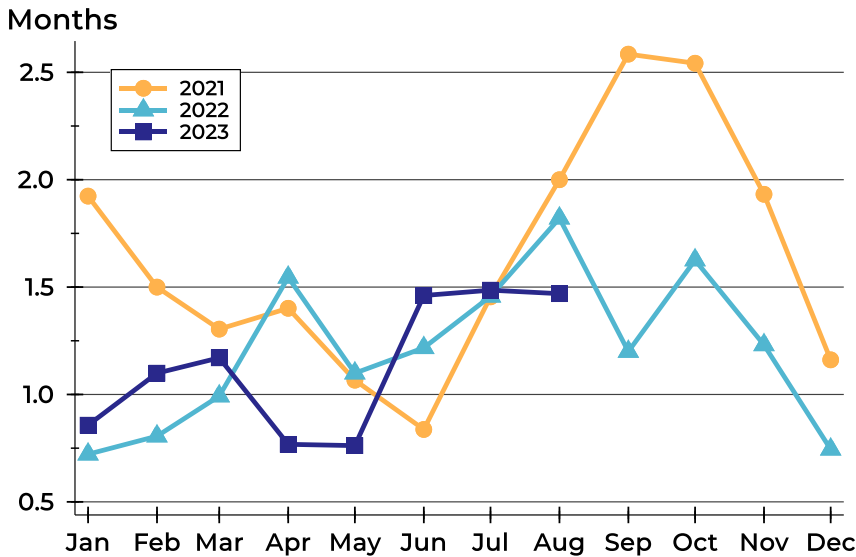


Month	2021	2022	2023
January	84	56	64
February	100	57	44
March	68	16	63
April	68	25	41
May	58	52	28
June	36	8	30
July	32	22	45
August	33	29	49
September	41	44	
October	55	36	
November	67	51	
December	55	65	



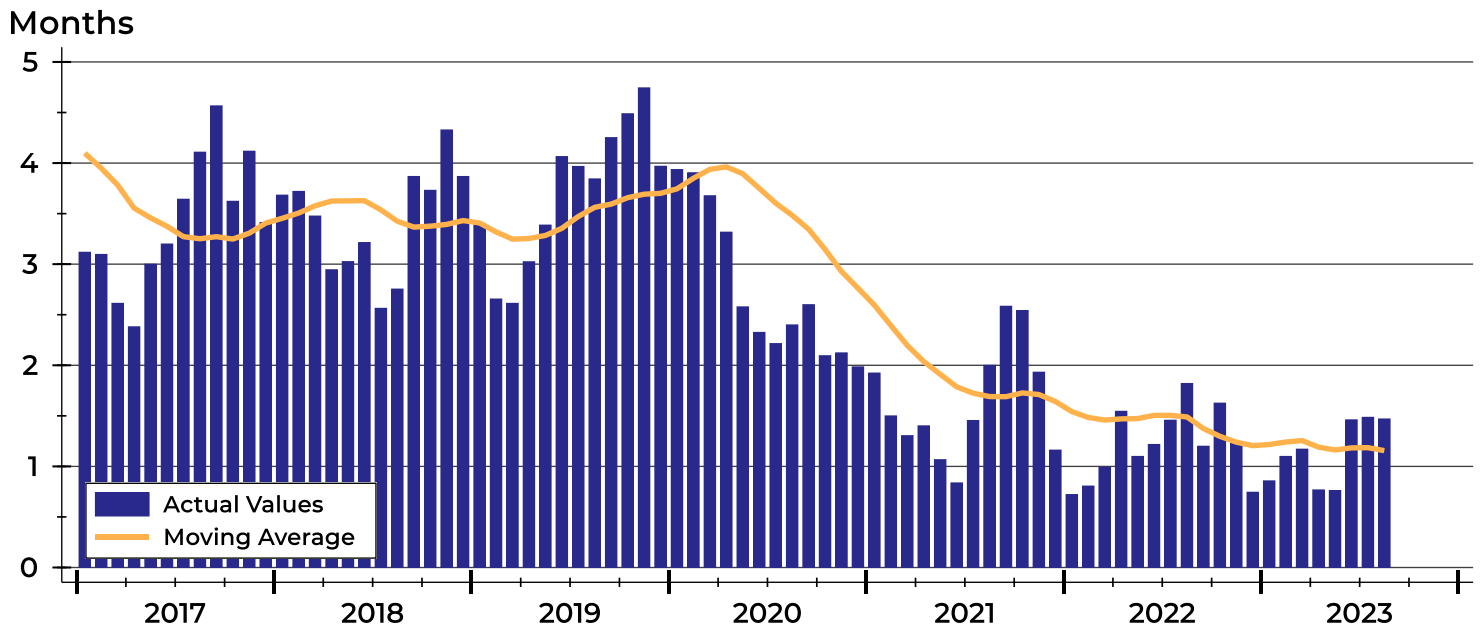
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.9	0.7	0.9
February	1.5	0.8	1.1
March	1.3	1.0	1.2
April	1.4	1.5	0.8
May	1.1	1.1	0.8
June	0.8	1.2	1.5
July	1.5	1.5	1.5
August	2.0	1.8	1.5
September	2.6	1.2	
October	2.5	1.6	
November	1.9	1.2	
December	1.2	0.7	

History of Month's Supply





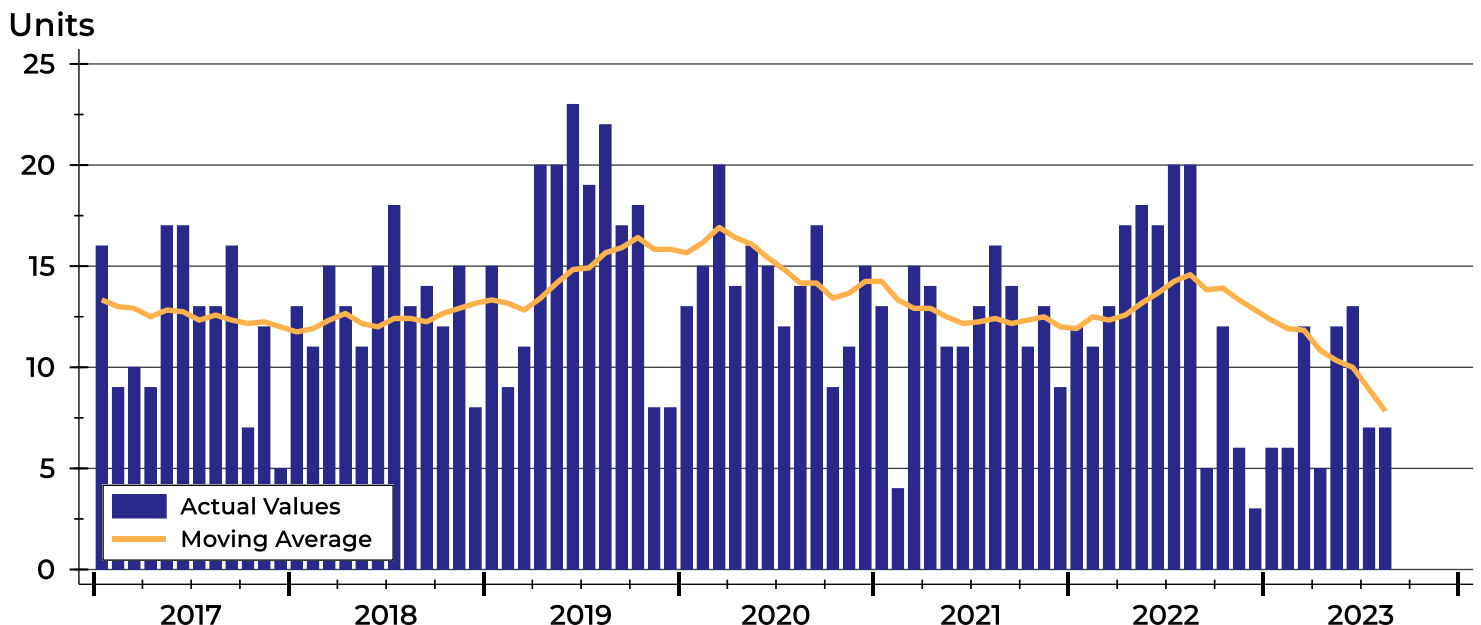
Jackson County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	7	20	-65.0%
	Volume (1,000s)	1,999	3,793	-47.3%
	Average List Price	285,571	189,645	50.6%
	Median List Price	205,000	179,450	14.2%
Year-to-Date	New Listings	68	128	-46.9%
	Volume (1,000s)	15,731	27,478	-42.8%
	Average List Price	231,338	214,673	7.8%
	Median List Price	219,750	191,950	14.5%

A total of 7 new listings were added in Jackson County during August, down 65.0% from the same month in 2022. Year-to-date Jackson County has seen 68 new listings.

The median list price of these homes was \$205,000 up from \$179,450 in 2022.

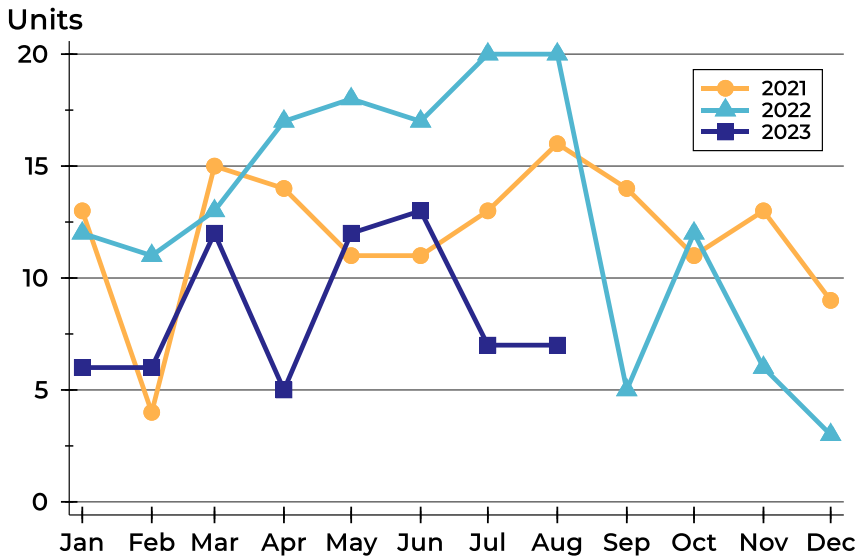
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	13	12	6
February	4	11	6
March	15	13	12
April	14	17	5
May	11	18	12
June	11	17	13
July	13	20	7
August	16	20	7
September	14	5	
October	11	12	
November	13	6	
December	9	3	

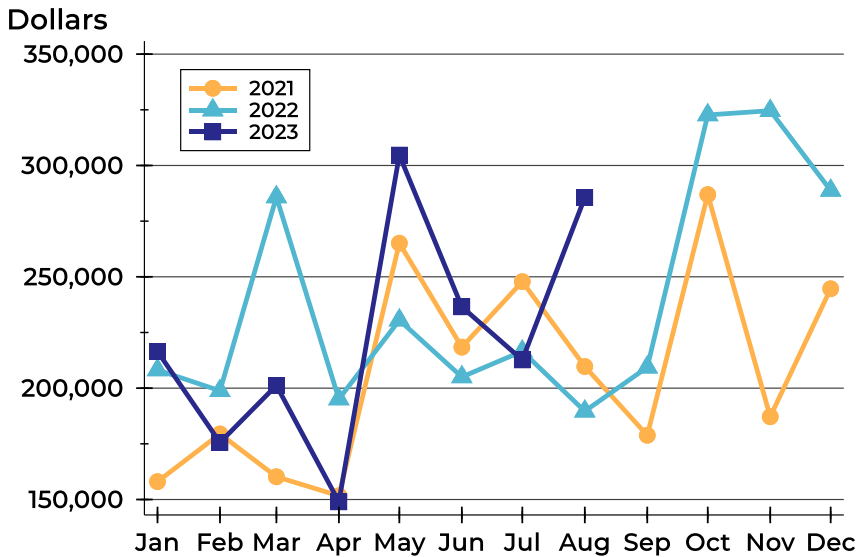
New Listings by Price Range

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	2	28.6%	85,000	85,000	30	30	95.1%	95.1%
\$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	14.3%	160,000	160,000	2	2	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	28.6%	210,000	210,000	9	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	2	28.6%	624,500	624,500	32	32	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



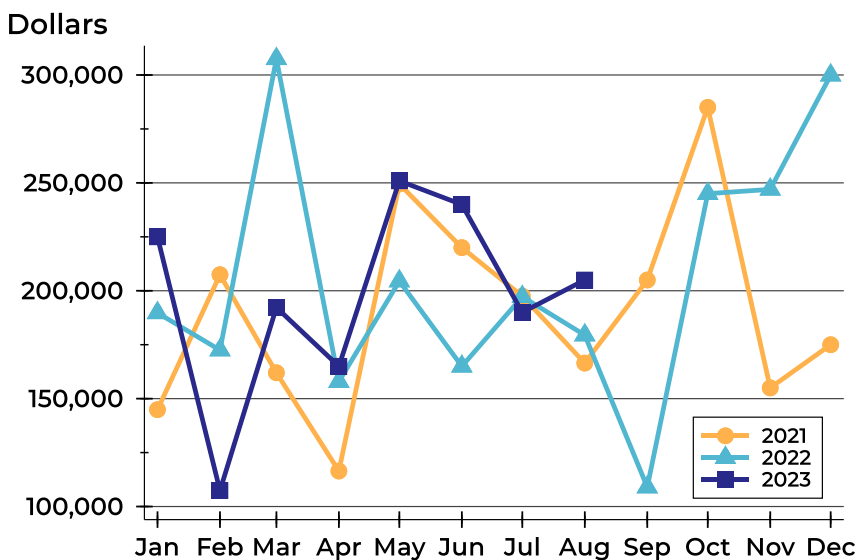
Jackson County New Listings Analysis

Average Price



Month	2021	2022	2023
January	158,029	208,175	216,492
February	179,450	198,832	175,617
March	160,220	285,862	201,233
April	151,686	195,112	148,940
May	265,105	230,539	304,683
June	218,427	205,038	236,527
July	247,854	216,580	212,686
August	209,725	189,645	285,571
September	178,843	209,400	
October	286,936	322,683	
November	187,173	324,617	
December	244,644	288,800	

Median Price



Month	2021	2022	2023
January	144,900	189,750	225,000
February	207,450	172,500	107,400
March	162,000	307,500	192,250
April	116,450	157,900	165,000
May	249,500	204,499	250,950
June	220,000	165,000	239,950
July	197,500	197,250	190,000
August	166,475	179,450	205,000
September	205,000	109,000	
October	285,000	245,000	
November	155,000	247,000	
December	175,000	299,900	



Jackson County Contracts Written Analysis

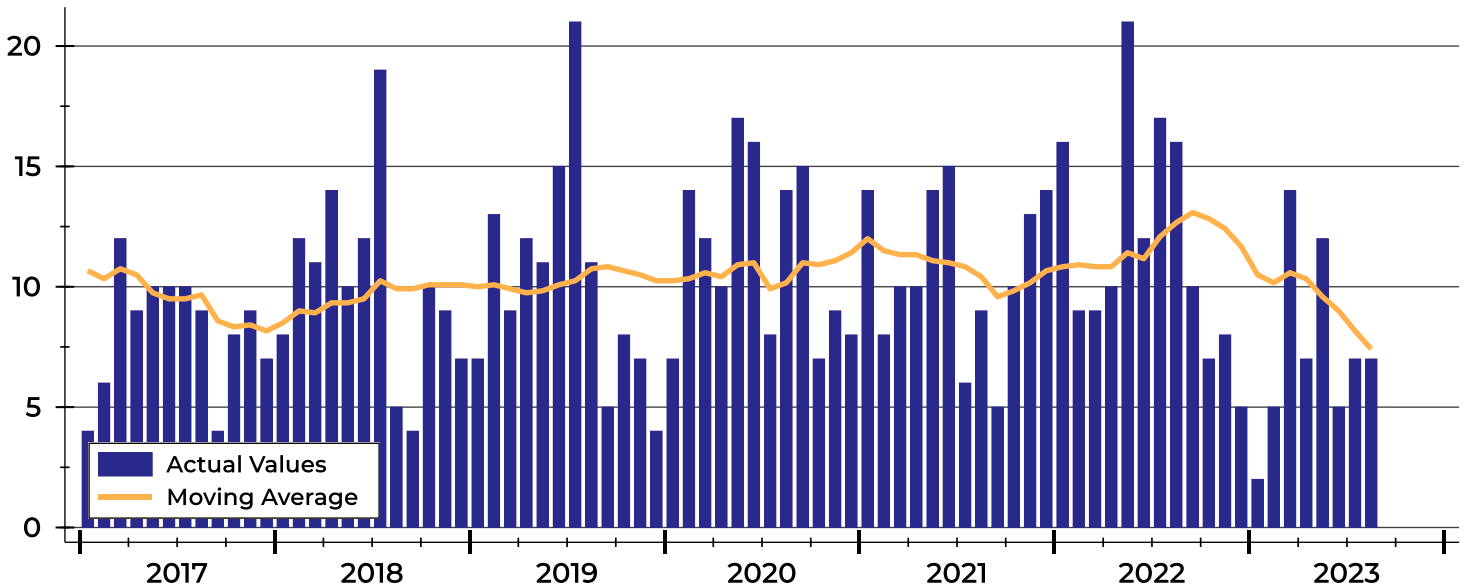
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		7	16	-56.3%	59	110	-46.4%
Volume (1,000s)		1,937	3,546	-45.4%	13,493	23,623	-42.9%
Average	Sale Price	276,700	221,638	24.8%	228,701	214,756	6.5%
	Days on Market	32	17	88.2%	29	17	70.6%
	Percent of Original	94.8%	94.2%	0.6%	95.8%	96.7%	-0.9%
Median	Sale Price	299,000	204,950	45.9%	225,000	196,750	14.4%
	Days on Market	19	14	35.7%	9	6	50.0%
	Percent of Original	100.0%	95.9%	4.3%	100.0%	100.0%	0.0%

A total of 7 contracts for sale were written in Jackson County during the month of August, down from 16 in 2022. The median list price of these homes was \$299,000, up from \$204,950 the prior year.

Half of the homes that went under contract in August were on the market less than 19 days, compared to 14 days in August 2022.

History of Contracts Written

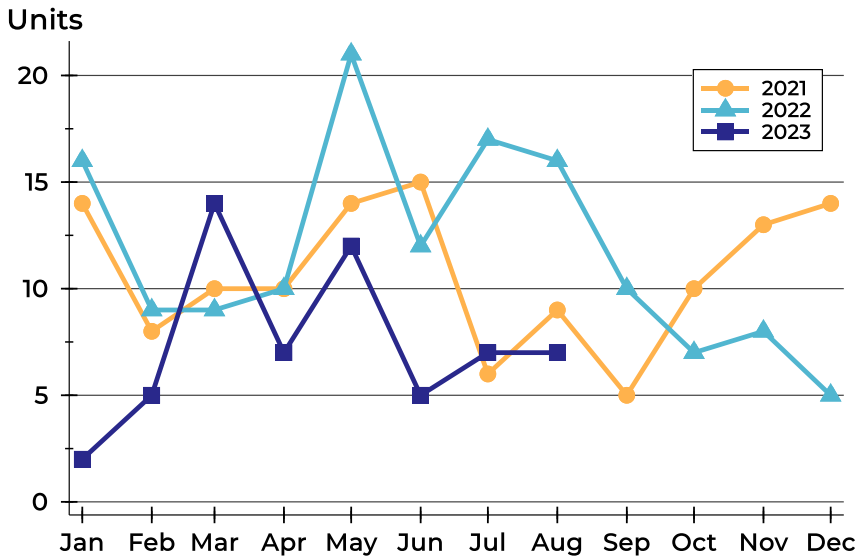
Units





Jackson County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	14	16	2
February	8	9	5
March	10	9	14
April	10	10	7
May	14	21	12
June	15	12	5
July	6	17	7
August	9	16	7
September	5	10	
October	10	7	
November	13	8	
December	14	5	

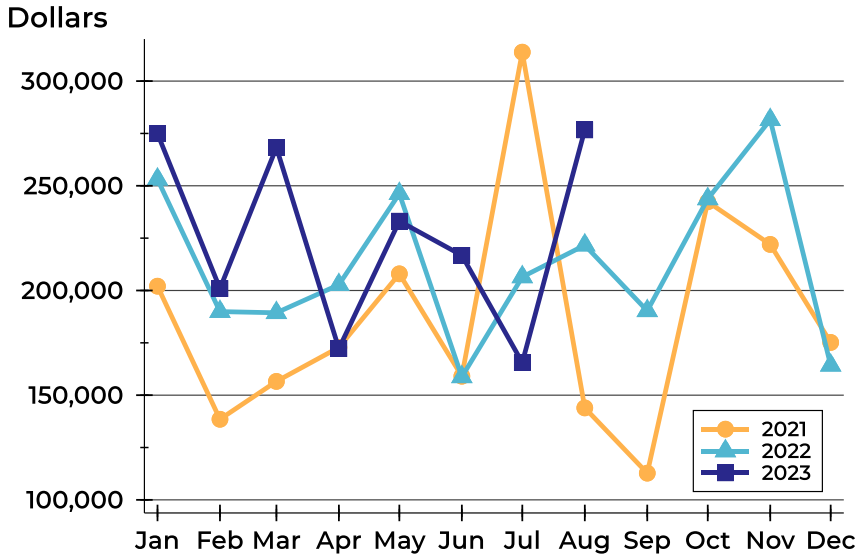
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	14.3%	160,000	160,000	2	2	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	28.6%	232,450	232,450	8	8	101.0%	101.0%
\$250,000-\$299,999	1	14.3%	299,000	299,000	49	49	100.0%	100.0%
\$300,000-\$399,999	3	42.9%	337,667	338,000	52	48	87.2%	93.7%
\$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



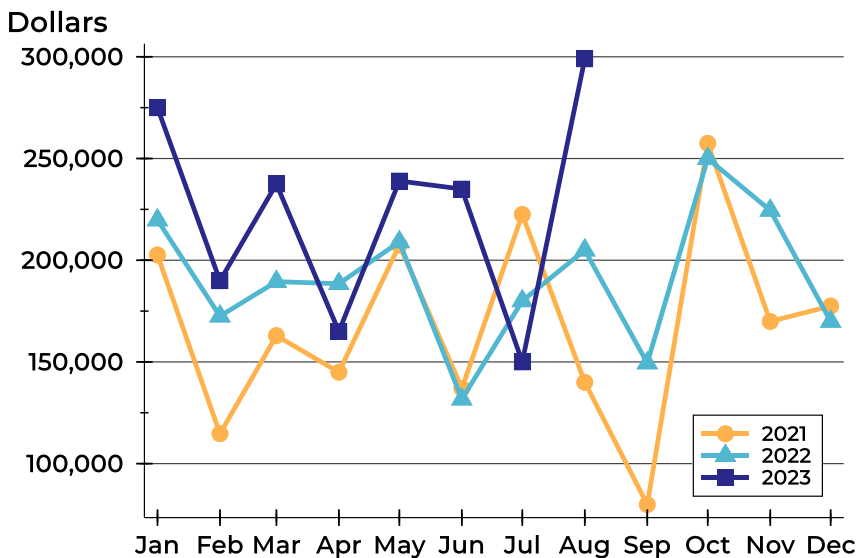
Jackson County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	202,055	253,125	274,950
February	138,500	189,917	200,930
March	156,580	189,356	268,271
April	172,820	202,750	172,257
May	207,968	246,243	233,117
June	159,073	158,737	216,780
July	313,833	206,476	165,571
August	143,933	221,638	276,700
September	112,770	190,290	
October	242,380	243,743	
November	222,011	281,550	
December	175,186	164,260	

Median Price

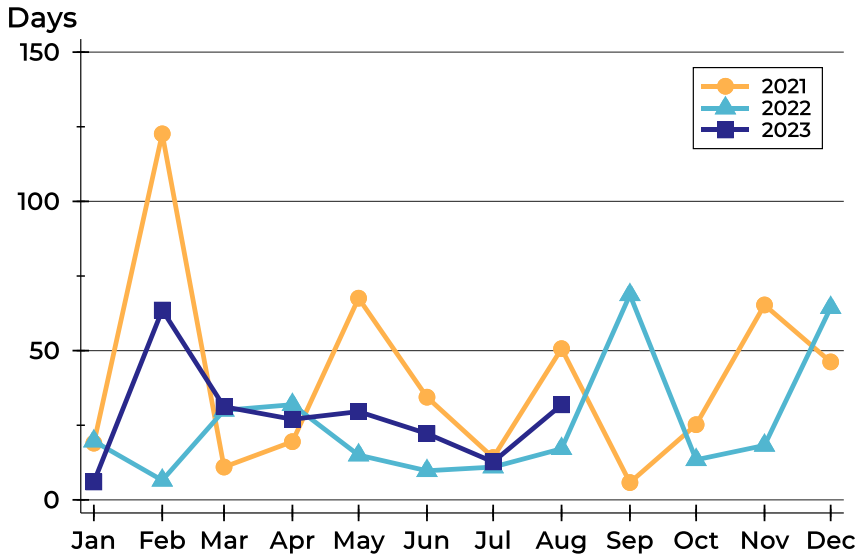


Month	2021	2022	2023
January	202,613	219,750	274,950
February	114,700	172,500	189,900
March	162,950	189,500	237,500
April	144,950	188,450	165,000
May	207,450	209,000	238,950
June	137,000	131,700	235,000
July	222,500	180,000	150,000
August	140,000	204,950	299,000
September	79,900	149,450	
October	257,450	250,000	
November	169,900	224,500	
December	177,500	169,900	



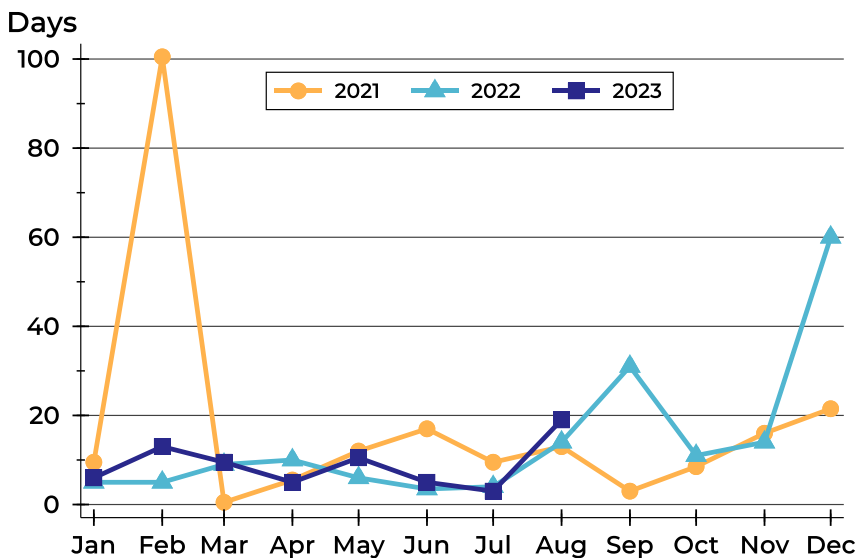
Jackson County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	19	20	6
February	123	7	64
March	11	30	31
April	20	32	27
May	68	15	30
June	34	10	22
July	14	11	13
August	51	17	32
September	6	69	
October	25	13	
November	65	18	
December	46	64	

Median DOM



Month	2021	2022	2023
January	10	5	6
February	101	5	13
March	1	9	10
April	6	10	5
May	12	6	11
June	17	4	5
July	10	4	3
August	13	14	19
September	3	31	
October	9	11	
November	16	14	
December	22	60	



Jackson County Pending Contracts Analysis

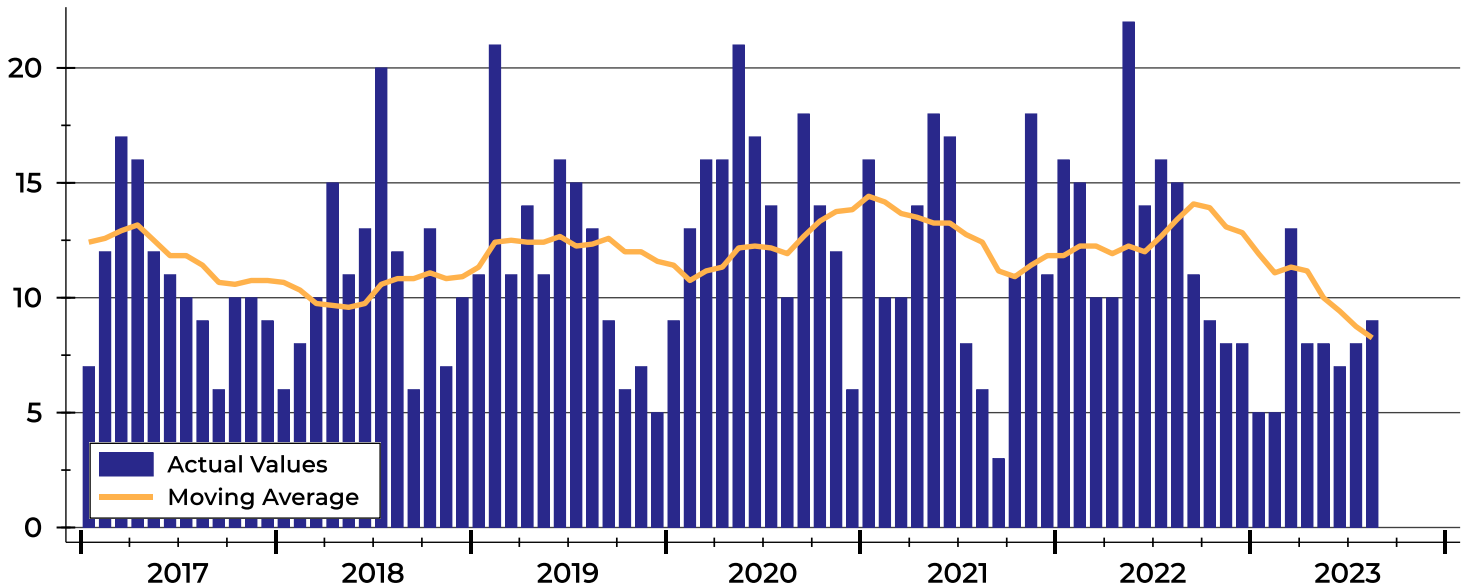
Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		9	15	-40.0%
Volume (1,000s)		2,347	3,469	-32.3%
Average	List Price	260,767	231,287	12.7%
	Days on Market	29	20	45.0%
	Percent of Original	95.7%	96.9%	-1.2%
Median	List Price	260,000	229,000	13.5%
	Days on Market	19	19	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Jackson County had contracts pending at the end of August, down from 15 contracts pending at the end of August 2022.

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

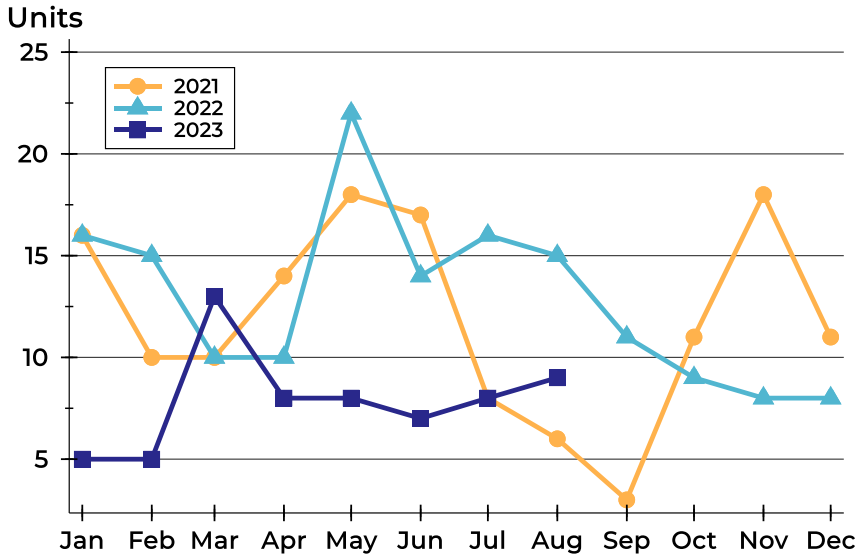
Units





Jackson County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	16	16	5
February	10	15	5
March	10	10	13
April	14	10	8
May	18	22	8
June	17	14	7
July	8	16	8
August	6	15	9
September	3	11	
October	11	9	
November	18	8	
December	11	8	

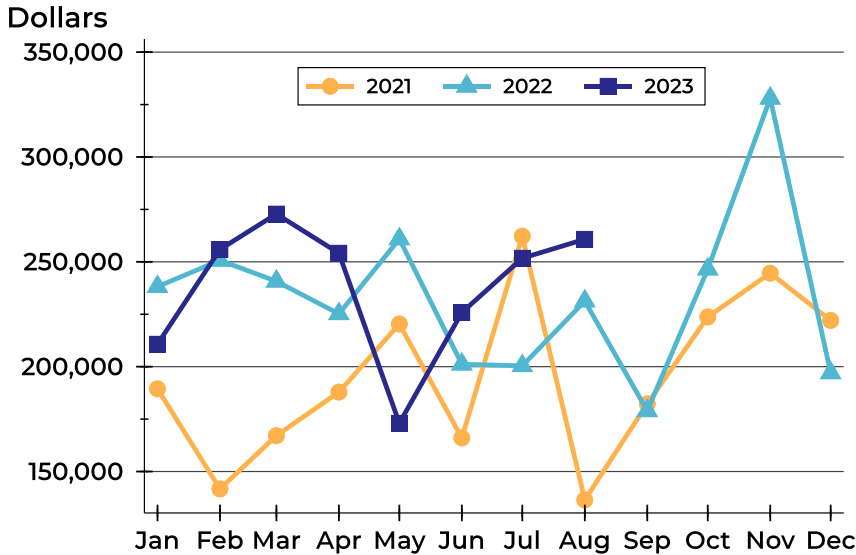
Pending Contracts by Price Range

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	2	22.2%	155,000	155,000	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	2	22.2%	232,450	232,450	8	8	100.0%	100.0%
\$250,000-\$299,999	2	22.2%	279,500	279,500	46	46	100.0%	100.0%
\$300,000-\$399,999	3	33.3%	337,667	338,000	52	48	87.2%	93.7%
\$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



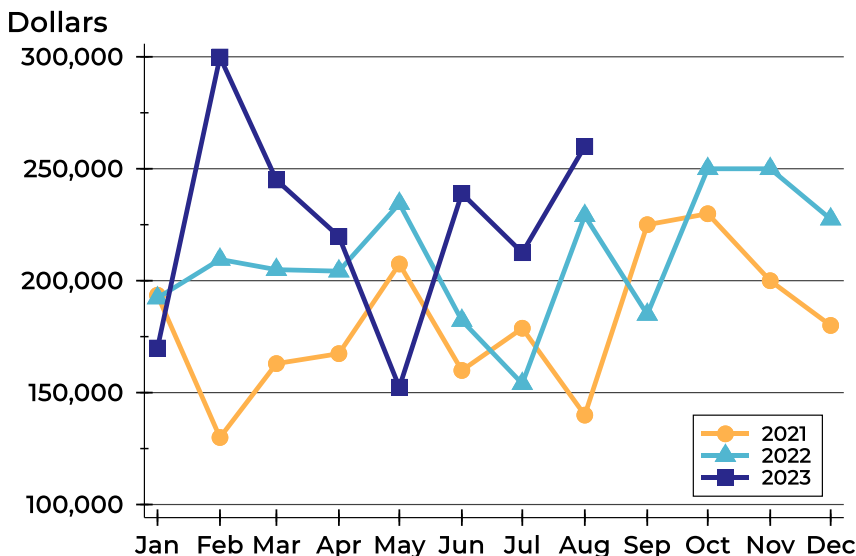
Jackson County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	189,445	238,169	210,740
February	141,700	250,723	255,930
March	167,120	240,725	272,815
April	187,879	225,210	254,138
May	220,358	260,918	173,050
June	166,029	201,161	225,843
July	262,263	200,419	251,750
August	136,483	231,287	260,767
September	182,300	178,927	
October	223,700	246,511	
November	244,611	327,999	
December	222,059	197,038	

Median Price

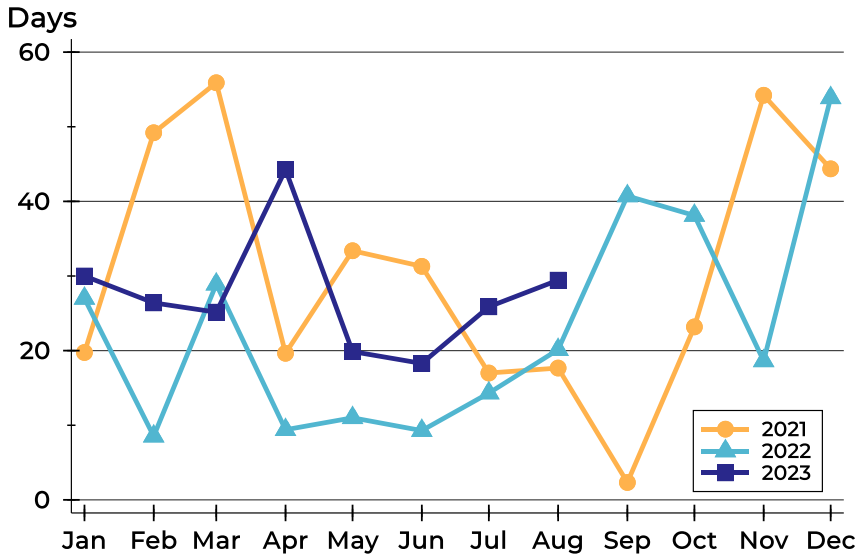


Month	2021	2022	2023
January	193,500	192,250	169,900
February	129,950	209,500	299,900
March	162,950	204,925	245,000
April	167,400	204,250	219,750
May	207,450	234,450	152,400
June	159,900	182,200	239,000
July	178,750	154,000	212,500
August	139,950	229,000	260,000
September	225,000	184,900	
October	229,900	250,000	
November	199,975	250,000	
December	180,000	227,500	



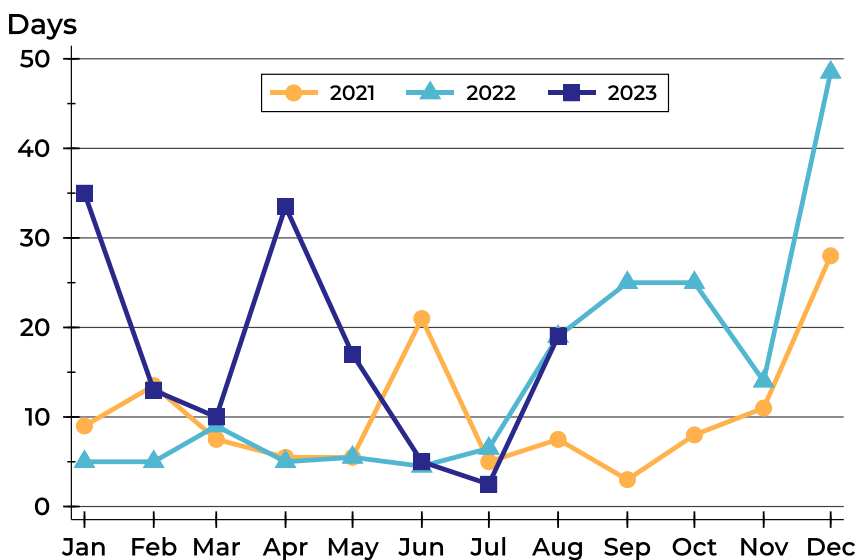
Jackson County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	20	27	30
February	49	9	26
March	56	29	25
April	20	9	44
May	33	11	20
June	31	9	18
July	17	14	26
August	18	20	29
September	2	41	
October	23	38	
November	54	19	
December	44	54	

Median DOM



Month	2021	2022	2023
January	9	5	35
February	14	5	13
March	8	9	10
April	6	5	34
May	6	6	17
June	21	5	5
July	5	7	3
August	8	19	19
September	3	25	
October	8	25	
November	11	14	
December	28	49	



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Fell in August

Total home sales in Jefferson County fell last month to 16 units, compared to 18 units in August 2022. Total sales volume was \$4.5 million, up from a year earlier.

The median sale price in August was \$237,000, up from \$193,250 a year earlier. Homes that sold in August were typically on the market for 9 days and sold for 100.0% of their list prices.

Jefferson County Active Listings Up at End of August

The total number of active listings in Jefferson County at the end of August was 20 units, up from 17 at the same point in 2022. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$265,000.

During August, a total of 15 contracts were written down from 19 in August 2022. At the end of the month, there were 15 contracts still pending.

Report Contents

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

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**August
2023**

Sunflower MLS Statistics



Jefferson County Summary Statistics

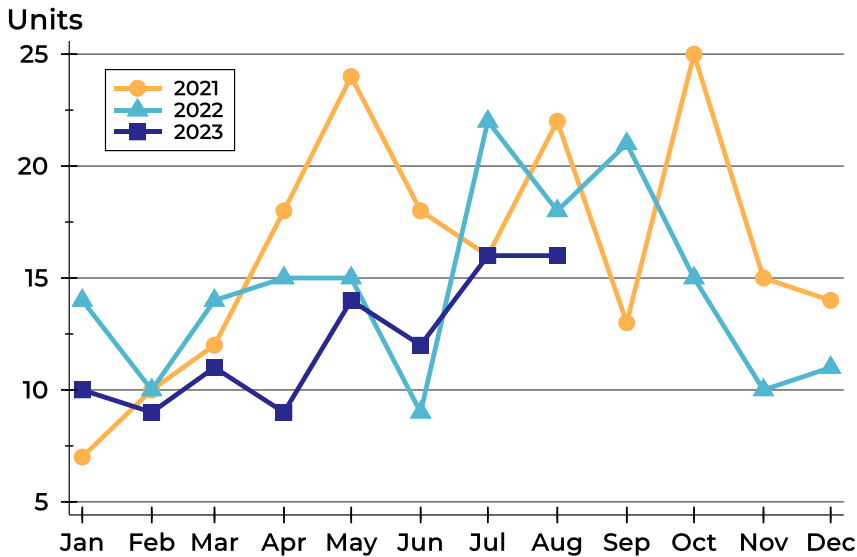
August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		16	18	22	97	117	127
Change from prior year		-11.1%	-18.2%	-8.3%	-17.1%	-7.9%	7.6%
Active Listings		20	17	16	N/A	N/A	N/A
Change from prior year		17.6%	6.3%	14.3%			
Months' Supply		1.6	1.1	1.0	N/A	N/A	N/A
Change from prior year		45.5%	10.0%	0.0%			
New Listings		15	16	24	117	134	154
Change from prior year		-6.3%	-33.3%	140.0%	-12.7%	-13.0%	18.5%
Contracts Written		15	19	21	102	124	135
Change from prior year		-21.1%	-9.5%	31.3%	-17.7%	-8.1%	3.8%
Pending Contracts		15	20	24	N/A	N/A	N/A
Change from prior year		-25.0%	-16.7%	33.3%			
Sales Volume (1,000s)		4,514	3,799	3,687	23,774	26,138	23,985
Change from prior year		18.8%	3.0%	-5.5%	-9.0%	9.0%	24.2%
Average	Sale Price	282,138	211,039	167,578	245,096	223,405	188,858
	Change from prior year	33.7%	25.9%	3.1%	9.7%	18.3%	15.4%
	List Price of Actives	296,175	280,318	234,578	N/A	N/A	N/A
	Change from prior year	5.7%	19.5%	-2.1%			
	Days on Market	19	8	14	26	18	16
Change from prior year	137.5%	-42.9%	-53.3%	44.4%	12.5%	-52.9%	
Percent of List	100.2%	99.3%	100.7%	98.9%	100.9%	101.2%	
Change from prior year	0.9%	-1.4%	3.1%	-2.0%	-0.3%	3.6%	
Percent of Original	98.3%	99.0%	99.5%	97.2%	100.4%	100.1%	
Change from prior year	-0.7%	-0.5%	2.7%	-3.2%	0.3%	4.7%	
Median	Sale Price	237,000	193,250	161,150	201,000	199,000	177,500
	Change from prior year	22.6%	19.9%	8.2%	1.0%	12.1%	17.2%
	List Price of Actives	265,000	240,000	204,950	N/A	N/A	N/A
	Change from prior year	10.4%	17.1%	-4.7%			
	Days on Market	9	6	4	6	6	4
Change from prior year	50.0%	50.0%	-75.0%	0.0%	50.0%	-75.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.5%	0.0%	0.0%	0.6%	
Percent of Original	98.8%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-1.2%	0.0%	2.1%	0.0%	0.0%	2.5%	

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



Jefferson County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	7	14	10
February	10	10	9
March	12	14	11
April	18	15	9
May	24	15	14
June	18	9	12
July	16	22	16
August	22	18	16
September	13	21	
October	25	15	
November	15	10	
December	14	11	

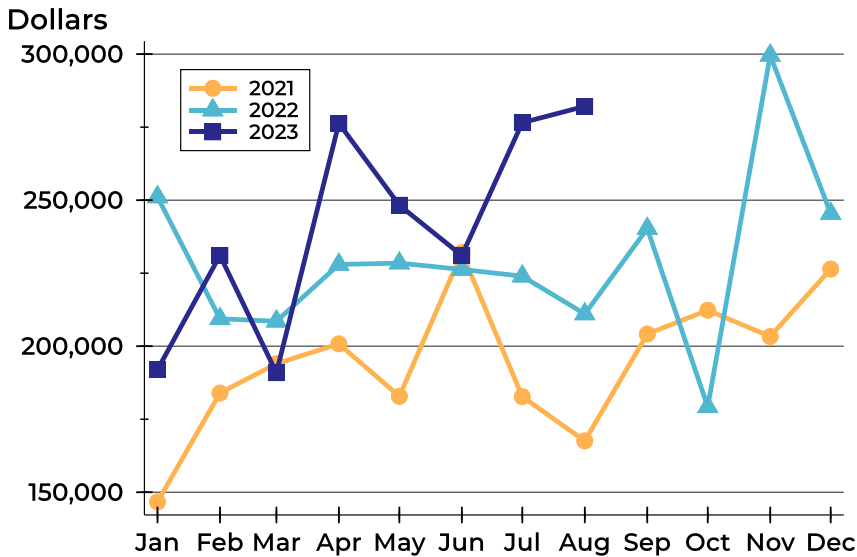
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.3%	2.6	80,800	80,800	0	0	101.0%	101.0%	101.0%	101.0%
\$100,000-\$124,999	1	6.3%	0.0	123,000	123,000	0	0	104.2%	104.2%	104.2%	104.2%
\$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	2	12.5%	1.5	173,250	173,250	17	17	97.9%	97.9%	97.9%	97.9%
\$175,000-\$199,999	2	12.5%	0.0	180,000	180,000	4	4	110.9%	110.9%	110.9%	110.9%
\$200,000-\$249,999	2	12.5%	0.6	213,000	213,000	21	21	100.2%	100.2%	100.2%	100.2%
\$250,000-\$299,999	2	12.5%	3.6	276,500	276,500	32	32	96.4%	96.4%	86.6%	86.6%
\$300,000-\$399,999	3	18.8%	0.8	321,967	329,900	27	18	100.3%	100.0%	98.4%	94.3%
\$400,000-\$499,999	1	6.3%	1.7	415,000	415,000	7	7	97.6%	97.6%	97.6%	97.6%
\$500,000-\$749,999	2	12.5%	4.8	622,000	622,000	33	33	94.0%	94.0%	91.5%	91.5%
\$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



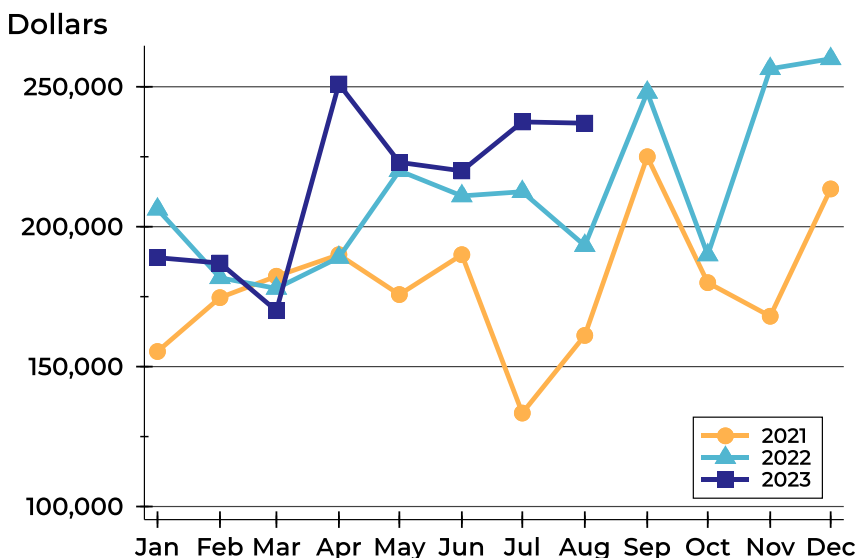
Jefferson County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	146,700	251,111	191,980
February	183,970	209,400	231,111
March	194,023	208,539	190,909
April	200,800	227,993	276,311
May	182,850	228,443	248,286
June	232,050	226,278	231,075
July	182,725	223,977	276,540
August	167,578	211,039	282,138
September	204,181	240,283	
October	212,322	179,240	
November	203,333	299,590	
December	226,429	245,447	

Median Price

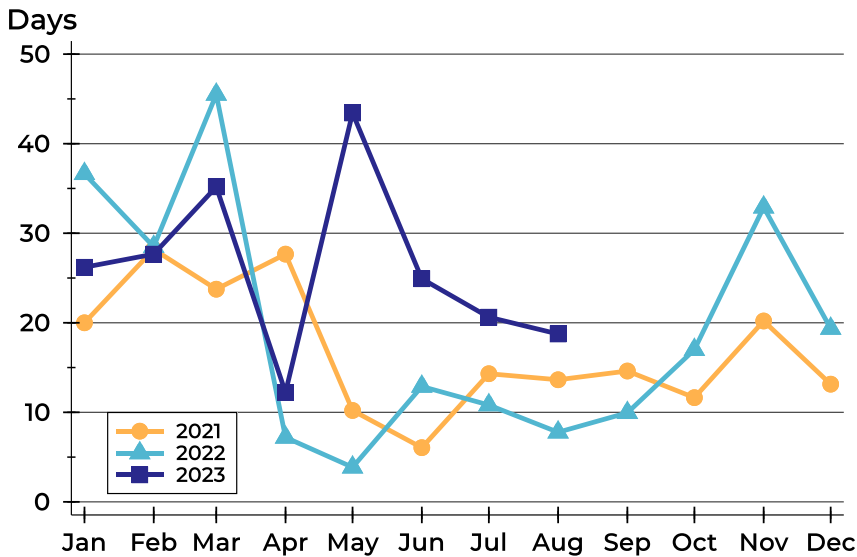


Month	2021	2022	2023
January	155,400	206,250	188,950
February	174,650	181,750	187,000
March	182,300	177,950	170,000
April	190,000	189,000	251,000
May	175,750	220,000	223,000
June	190,000	211,000	219,950
July	133,400	212,500	237,450
August	161,150	193,250	237,000
September	225,000	248,000	
October	180,000	189,900	
November	168,000	256,450	
December	213,500	260,000	



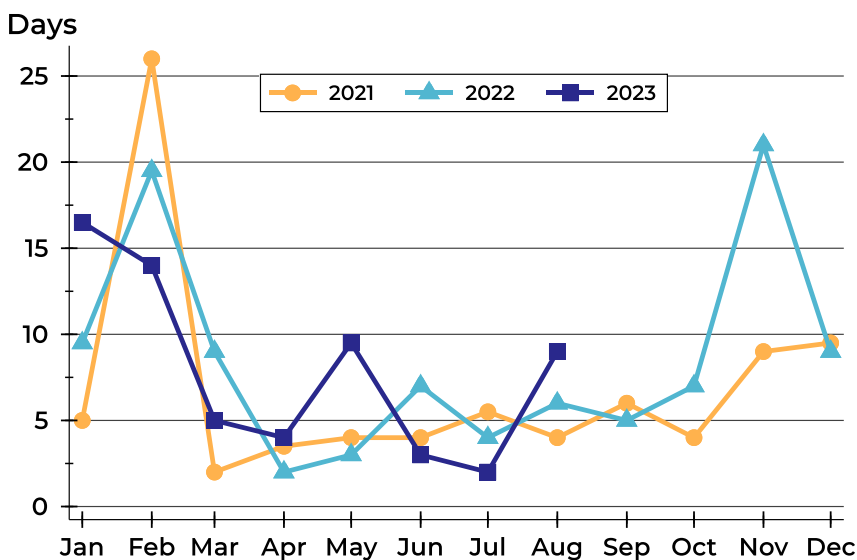
Jefferson County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	20	37	26
February	28	29	28
March	24	46	35
April	28	7	12
May	10	4	43
June	6	13	25
July	14	11	21
August	14	8	19
September	15	10	
October	12	17	
November	20	33	
December	13	19	

Median DOM



Month	2021	2022	2023
January	5	10	17
February	26	20	14
March	2	9	5
April	4	2	4
May	4	3	10
June	4	7	3
July	6	4	2
August	4	6	9
September	6	5	
October	4	7	
November	9	21	
December	10	9	



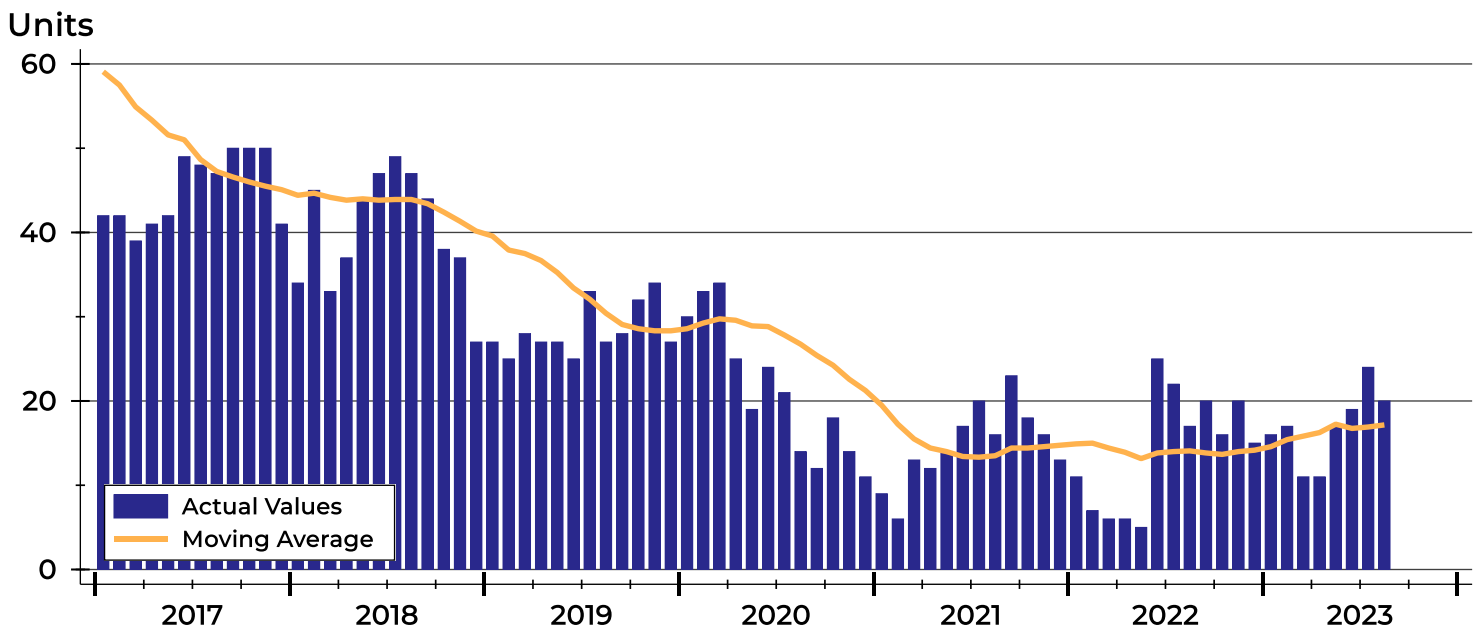
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		20	17	17.6%
Volume (1,000s)		5,924	4,765	24.3%
Months' Supply		1.6	1.1	45.5%
Average	List Price	296,175	280,318	5.7%
	Days on Market	66	50	32.0%
	Percent of Original	95.1%	95.3%	-0.2%
Median	List Price	265,000	240,000	10.4%
	Days on Market	50	34	47.1%
	Percent of Original	99.1%	96.0%	3.2%

A total of 20 homes were available for sale in Jefferson County at the end of August. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of August was \$265,000, up 10.4% from 2022. The typical time on market for active listings was 50 days, up from 34 days a year earlier.

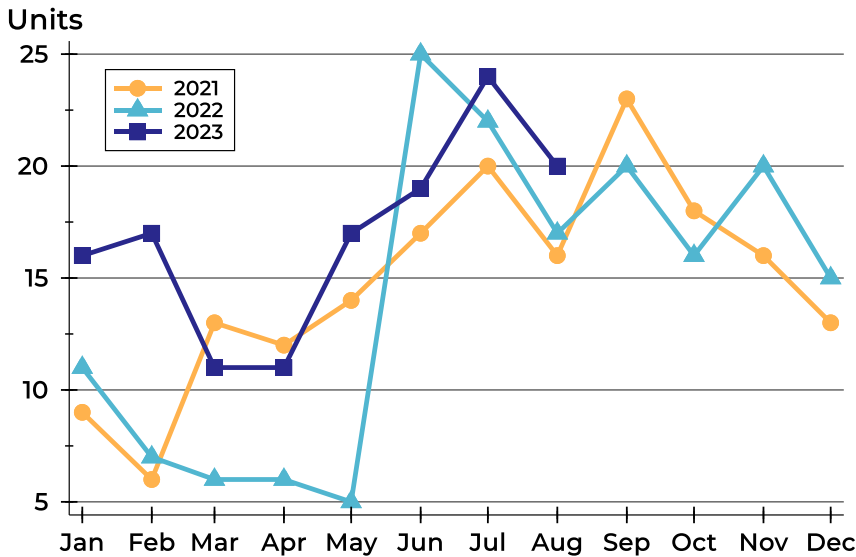
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	9	11	16
February	6	7	17
March	13	6	11
April	12	6	11
May	14	5	17
June	17	25	19
July	20	22	24
August	16	17	20
September	23	20	
October	18	16	
November	16	20	
December	13	15	

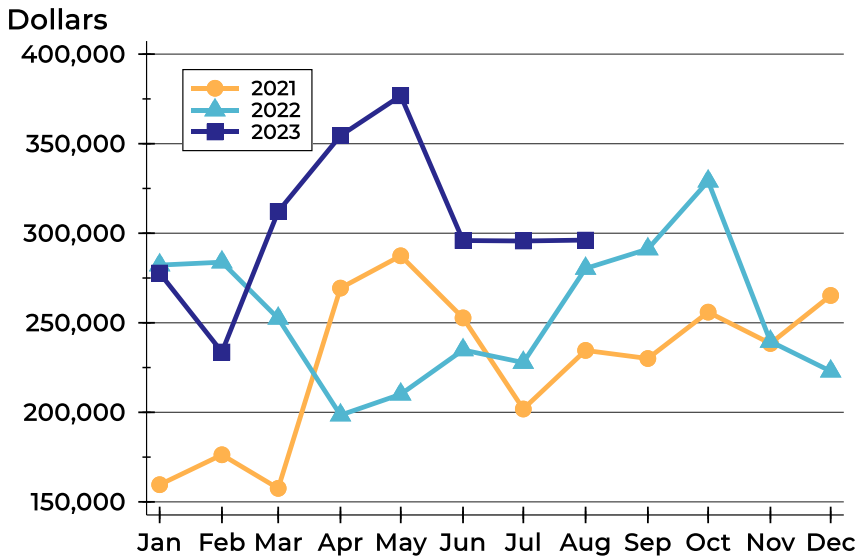
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	15.0%	2.6	65,000	65,000	73	99	92.2%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	10.0%	N/A	149,250	149,250	24	24	91.6%	91.6%
\$150,000-\$174,999	2	10.0%	1.5	164,500	164,500	22	22	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	5.0%	0.6	224,000	224,000	240	240	90.0%	90.0%
\$250,000-\$299,999	6	30.0%	3.6	272,467	265,000	48	47	97.0%	99.1%
\$300,000-\$399,999	2	10.0%	0.8	342,450	342,450	40	40	98.4%	98.4%
\$400,000-\$499,999	1	5.0%	1.7	424,900	424,900	113	113	94.6%	94.6%
\$500,000-\$749,999	2	10.0%	4.8	586,950	586,950	147	147	89.7%	89.7%
\$750,000-\$999,999	1	5.0%	N/A	958,500	958,500	2	2	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



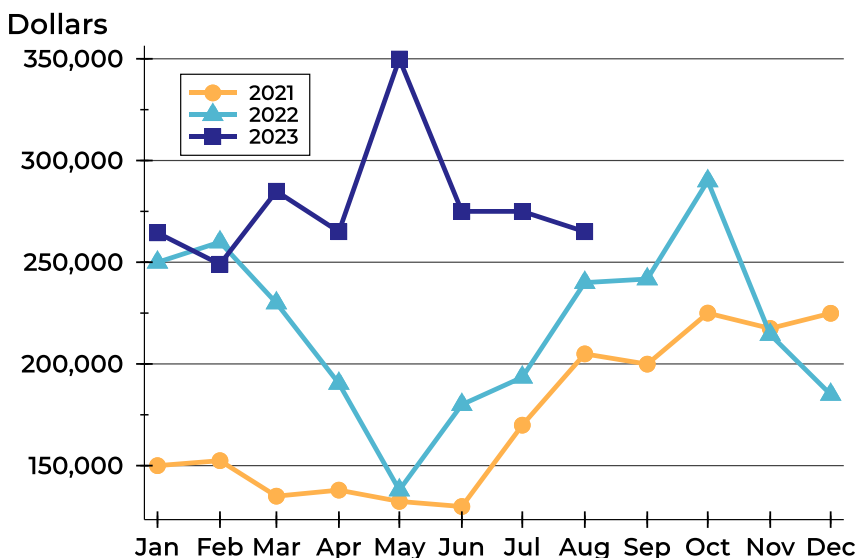
Jefferson County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	159,589	282,223	277,778
February	176,300	283,843	233,685
March	157,554	252,467	312,145
April	269,371	198,433	354,509
May	287,411	210,080	376,765
June	252,723	234,824	295,921
July	201,852	227,791	295,677
August	234,578	280,318	296,175
September	230,057	291,175	
October	255,944	329,038	
November	238,444	239,568	
December	265,250	222,940	

Median Price

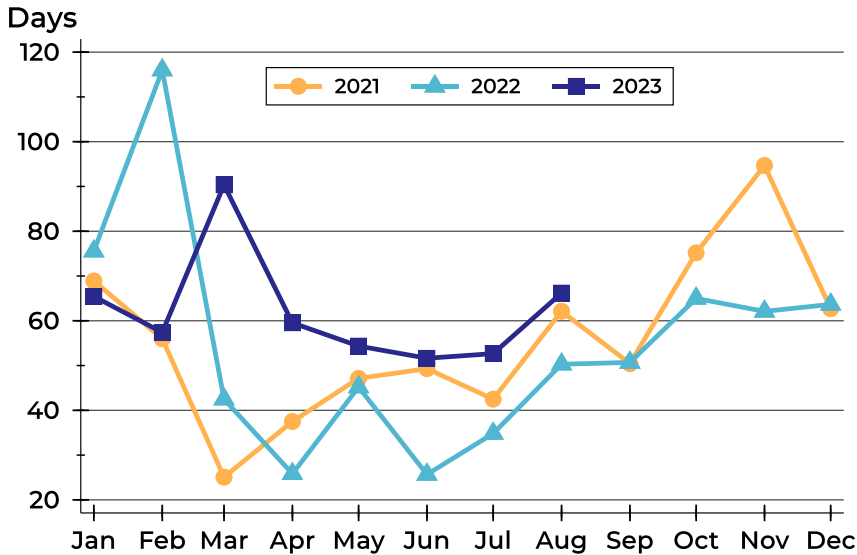


Month	2021	2022	2023
January	150,000	249,950	264,450
February	152,450	259,900	249,000
March	135,000	229,950	284,900
April	137,975	190,400	265,000
May	132,425	138,000	349,900
June	129,900	180,000	275,000
July	169,900	193,450	275,000
August	204,950	240,000	265,000
September	199,900	241,750	
October	225,000	289,950	
November	217,450	214,450	
December	224,900	185,000	



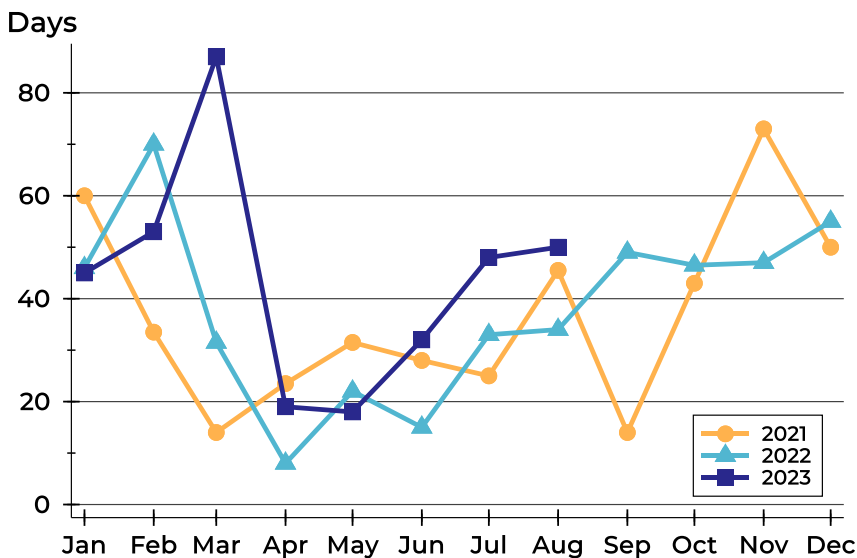
Jefferson County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	69	76	65
February	56	116	57
March	25	43	90
April	38	26	60
May	47	45	54
June	49	26	52
July	43	35	53
August	62	50	66
September	50	51	
October	75	65	
November	95	62	
December	63	64	

Median DOM

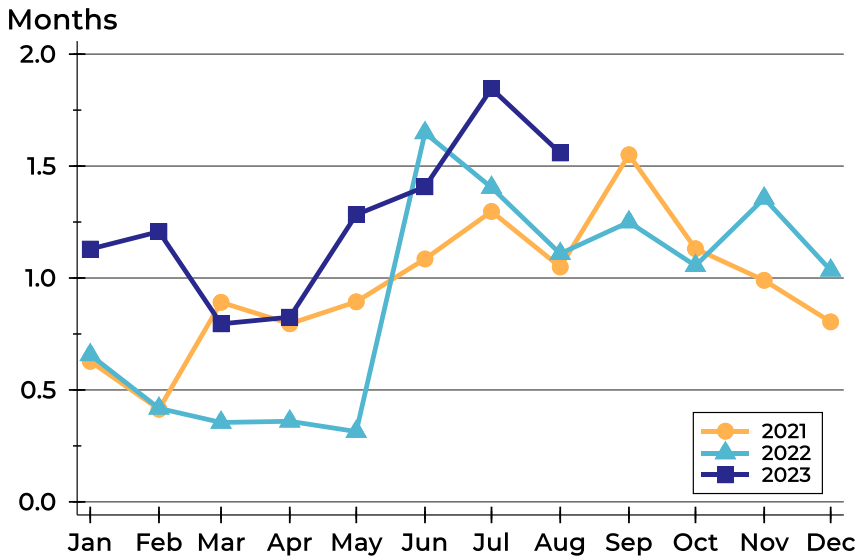


Month	2021	2022	2023
January	60	46	45
February	34	70	53
March	14	32	87
April	24	8	19
May	32	22	18
June	28	15	32
July	25	33	48
August	46	34	50
September	14	49	
October	43	47	
November	73	47	
December	50	55	



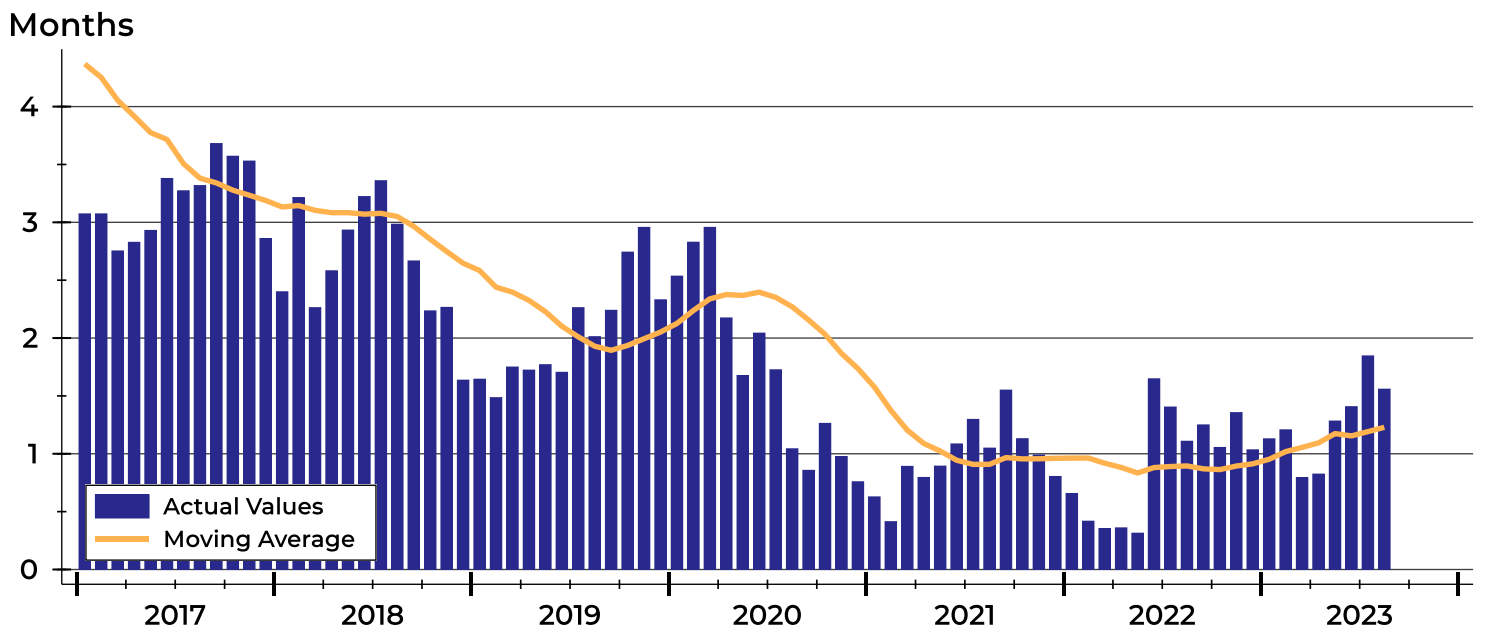
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.7	1.1
February	0.4	0.4	1.2
March	0.9	0.4	0.8
April	0.8	0.4	0.8
May	0.9	0.3	1.3
June	1.1	1.6	1.4
July	1.3	1.4	1.8
August	1.0	1.1	1.6
September	1.6	1.3	
October	1.1	1.1	
November	1.0	1.4	
December	0.8	1.0	

History of Month's Supply





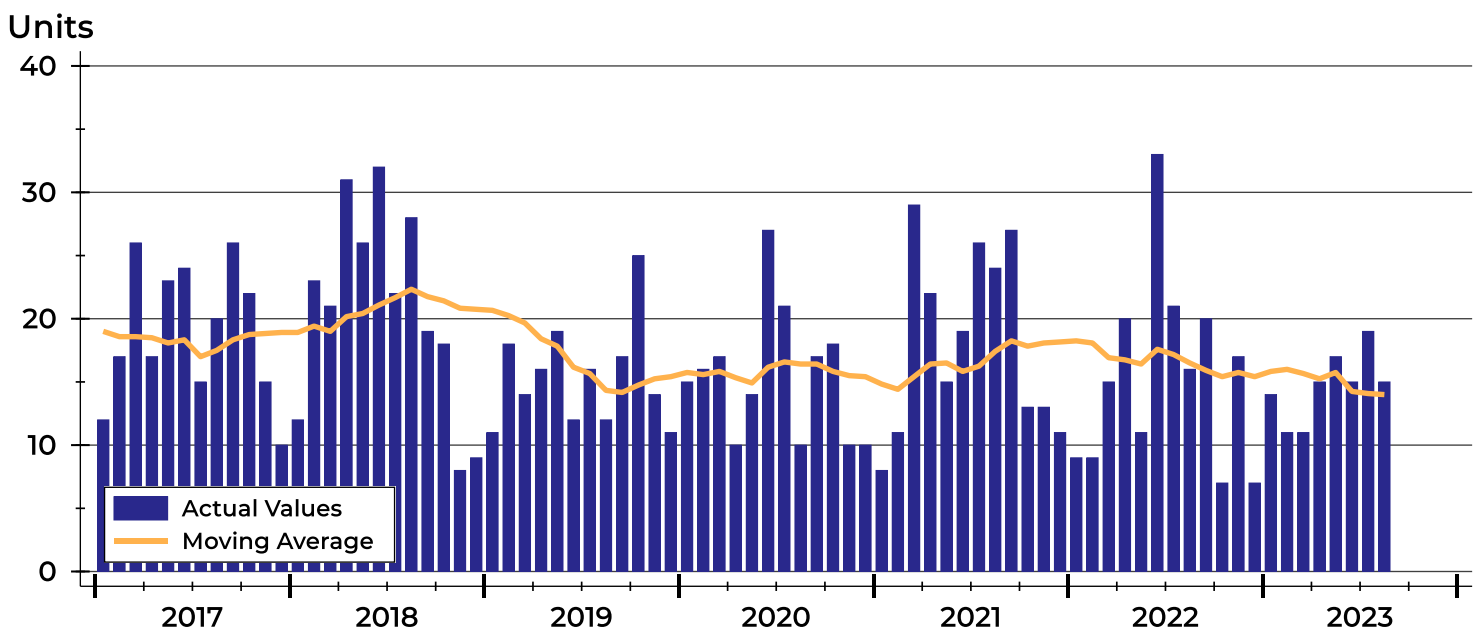
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	15	16	-6.3%
	Volume (1,000s)	4,355	4,283	1.7%
	Average List Price	290,300	267,700	8.4%
	Median List Price	265,000	227,500	16.5%
Year-to-Date	New Listings	117	134	-12.7%
	Volume (1,000s)	32,505	30,342	7.1%
	Average List Price	277,818	226,436	22.7%
	Median List Price	249,900	212,500	17.6%

A total of 15 new listings were added in Jefferson County during August, down 6.3% from the same month in 2022. Year-to-date Jefferson County has seen 117 new listings.

The median list price of these homes was \$265,000 up from \$227,500 in 2022.

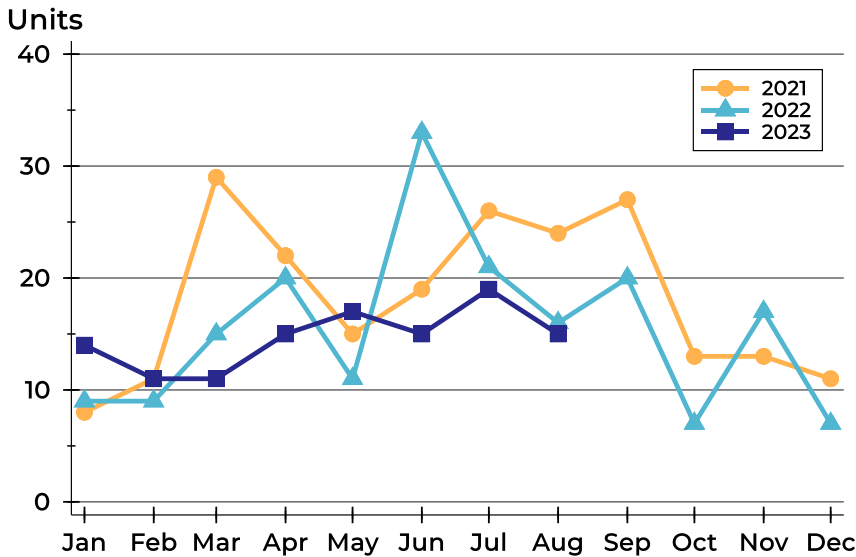
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	8	9	14
February	11	9	11
March	29	15	11
April	22	20	15
May	15	11	17
June	19	33	15
July	26	21	19
August	24	16	15
September	27	20	
October	13	7	
November	13	17	
December	11	7	

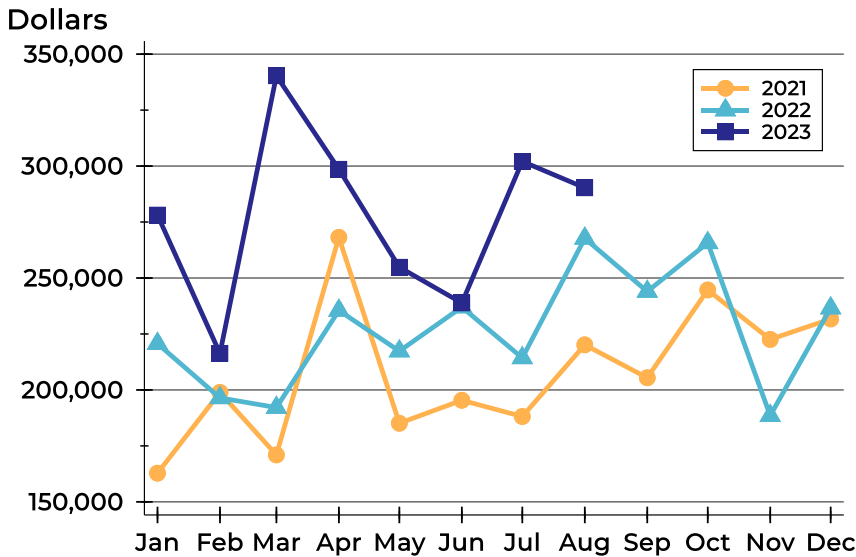
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	20.0%	86,000	80,000	10	6	100.3%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	13.3%	147,250	147,250	9	9	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	159,000	159,000	9	9	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	4	26.7%	272,475	274,950	12	10	100.0%	100.0%
\$300,000-\$399,999	3	20.0%	364,900	374,900	11	4	100.0%	100.0%
\$400,000-\$499,999	1	6.7%	499,900	499,900	5	5	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	6.7%	958,500	958,500	8	8	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



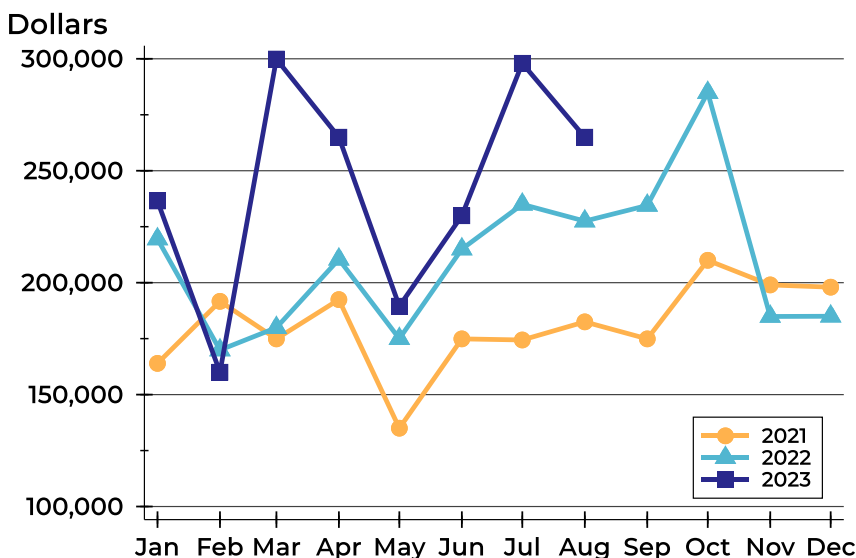
Jefferson County New Listings Analysis

Average Price



Month	2021	2022	2023
January	162,825	220,689	278,136
February	198,893	196,450	216,336
March	170,976	192,133	340,336
April	268,161	235,508	298,580
May	185,127	217,345	254,818
June	195,386	237,012	238,847
July	188,135	214,314	302,084
August	220,154	267,700	290,300
September	205,450	243,980	
October	244,662	265,700	
November	222,569	188,535	
December	231,714	236,543	

Median Price



Month	2021	2022	2023
January	163,950	219,500	236,500
February	191,675	169,900	160,000
March	174,900	179,900	299,900
April	192,450	210,450	265,000
May	135,000	175,000	189,500
June	174,900	215,000	229,900
July	174,400	235,000	298,000
August	182,500	227,500	265,000
September	174,900	234,500	
October	210,000	284,900	
November	199,000	184,900	
December	198,000	185,000	



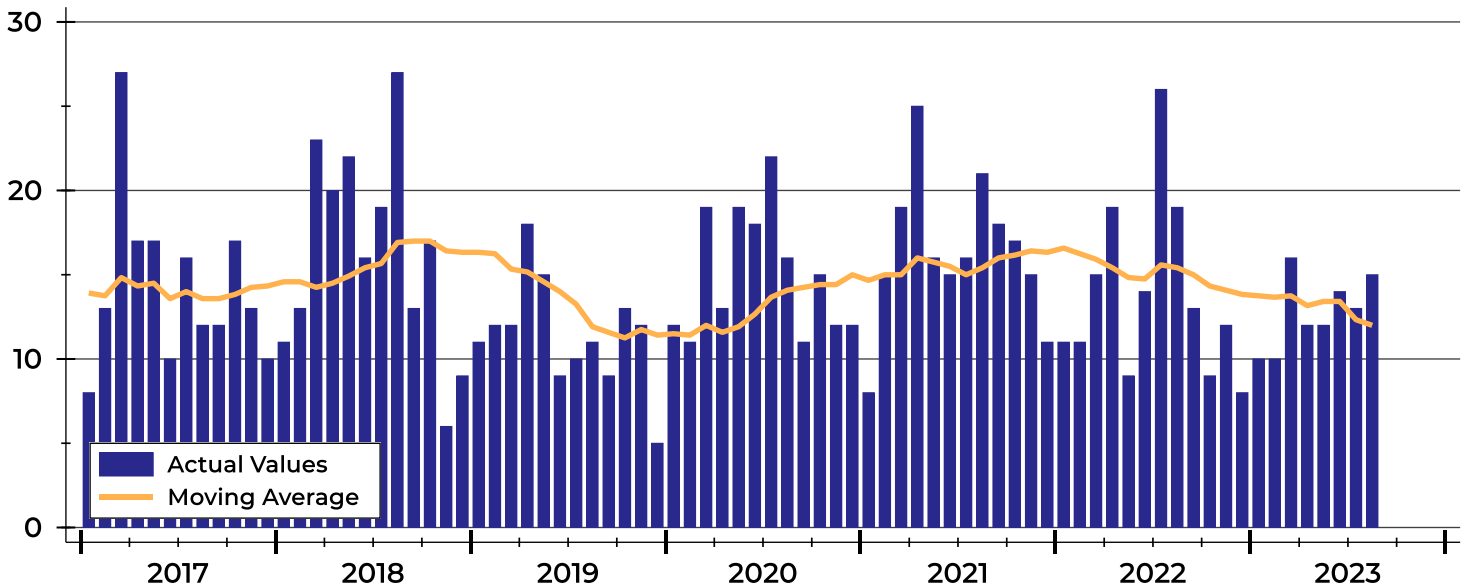
Jefferson County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		15	19	-21.1%	102	124	-17.7%
Volume (1,000s)		3,896	4,502	-13.5%	26,221	27,856	-5.9%
Average	Sale Price	259,717	236,932	9.6%	257,066	224,643	14.4%
	Days on Market	24	16	50.0%	26	14	85.7%
	Percent of Original	96.2%	96.1%	0.1%	97.7%	100.4%	-2.7%
Median	Sale Price	275,000	215,000	27.9%	227,850	207,500	9.8%
	Days on Market	18	7	157.1%	6	5	20.0%
	Percent of Original	100.0%	99.9%	0.1%	100.0%	100.0%	0.0%

A total of 15 contracts for sale were written in Jefferson County during the month of August, down from 19 in 2022. The median list price of these homes was \$275,000, up from \$215,000 the prior year. Half of the homes that went under contract in August were on the market less than 18 days, compared to 7 days in August 2022.

History of Contracts Written

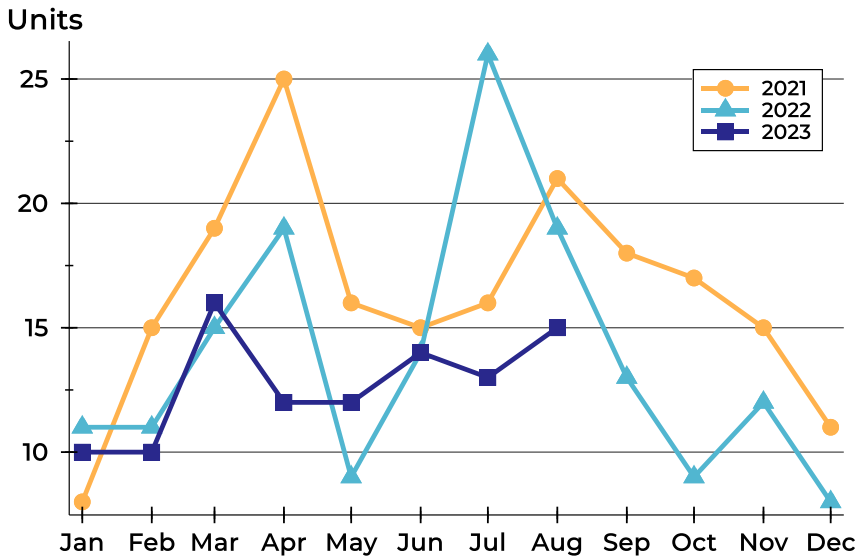
Units





Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	8	11	10
February	15	11	10
March	19	15	16
April	25	19	12
May	16	9	12
June	15	14	14
July	16	26	13
August	21	19	15
September	18	13	
October	17	9	
November	15	12	
December	11	8	

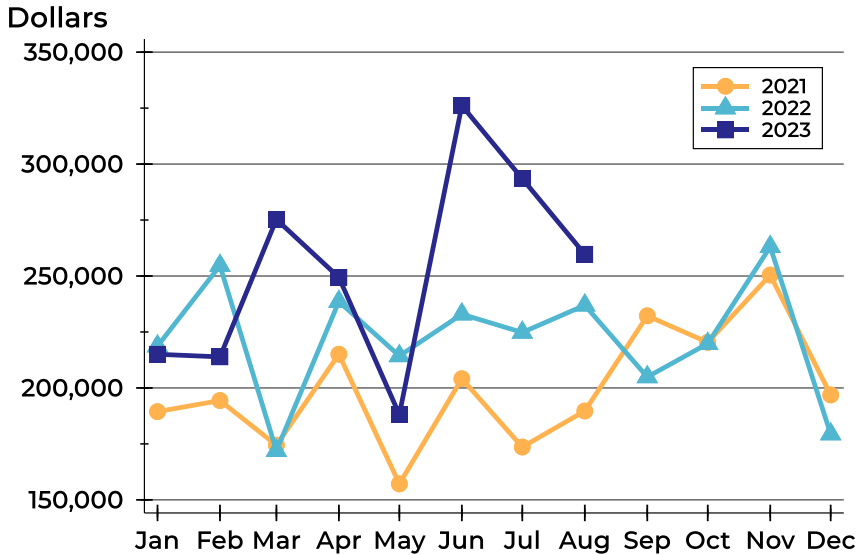
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	13.3%	89,000	89,000	3	3	100.5%	100.5%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.7%	145,000	145,000	2	2	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	170,000	170,000	18	18	100.0%	100.0%
\$175,000-\$199,999	1	6.7%	184,700	184,700	22	22	94.2%	94.2%
\$200,000-\$249,999	2	13.3%	239,700	239,700	47	47	98.1%	98.1%
\$250,000-\$299,999	3	20.0%	286,633	285,000	43	57	86.5%	86.4%
\$300,000-\$399,999	4	26.7%	353,438	349,475	22	11	97.9%	98.6%
\$400,000-\$499,999	1	6.7%	465,000	465,000	5	5	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



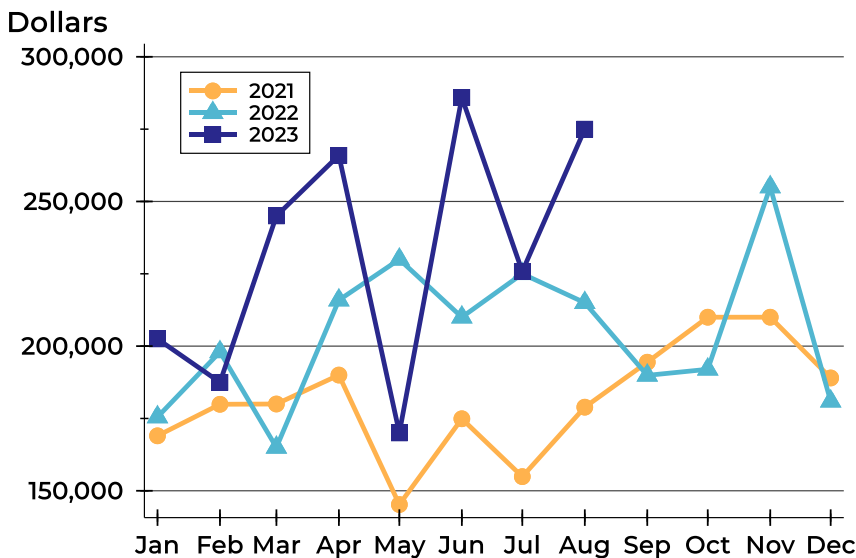
Jefferson County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	189,413	218,691	215,040
February	194,378	254,668	213,880
March	174,437	171,967	275,290
April	215,066	238,592	249,392
May	157,144	214,311	188,117
June	204,103	232,943	326,114
July	173,613	224,781	293,492
August	189,710	236,932	259,717
September	232,219	204,908	
October	220,365	219,811	
November	250,440	263,063	
December	196,886	179,388	

Median Price

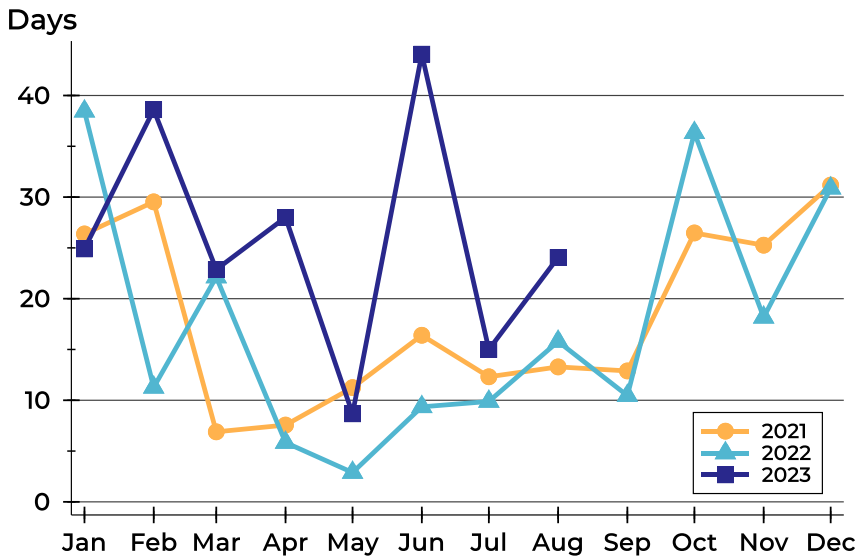


Month	2021	2022	2023
January	169,000	175,500	202,500
February	179,900	198,000	187,500
March	180,000	165,000	245,000
April	190,000	215,900	265,950
May	145,250	230,000	170,000
June	174,900	210,000	285,950
July	154,900	225,000	225,800
August	178,900	215,000	275,000
September	194,450	189,900	
October	210,000	192,000	
November	210,000	255,000	
December	189,000	180,950	



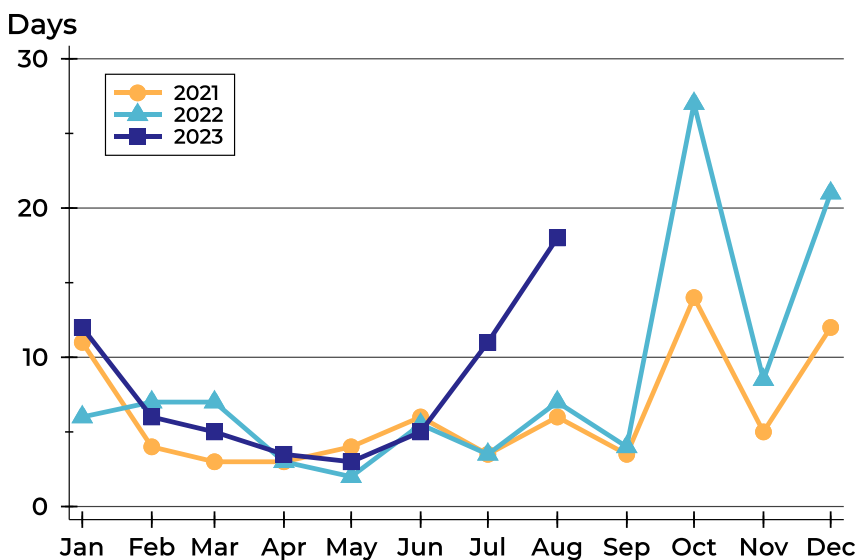
Jefferson County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	26	38	25
February	30	11	39
March	7	22	23
April	8	6	28
May	11	3	9
June	16	9	44
July	12	10	15
August	13	16	24
September	13	10	
October	26	36	
November	25	18	
December	31	31	

Median DOM



Month	2021	2022	2023
January	11	6	12
February	4	7	6
March	3	7	5
April	3	3	4
May	4	2	3
June	6	6	5
July	4	4	11
August	6	7	18
September	4	4	
October	14	27	
November	5	9	
December	12	21	



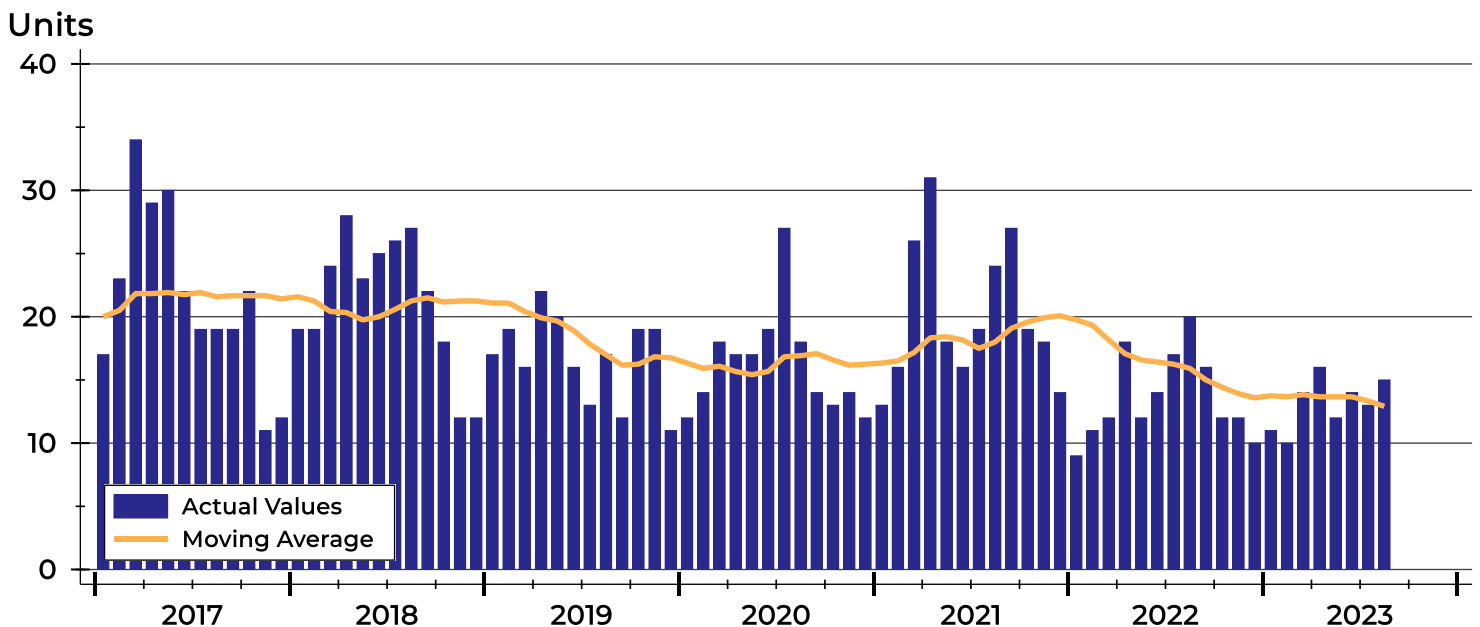
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		15	20	-25.0%
Volume (1,000s)		4,356	4,586	-5.0%
Average	List Price	290,397	229,295	26.6%
	Days on Market	20	16	25.0%
	Percent of Original	99.4%	97.5%	1.9%
Median	List Price	285,000	242,000	17.8%
	Days on Market	17	7	142.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Jefferson County had contracts pending at the end of August, down from 20 contracts pending at the end of August 2022.

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.

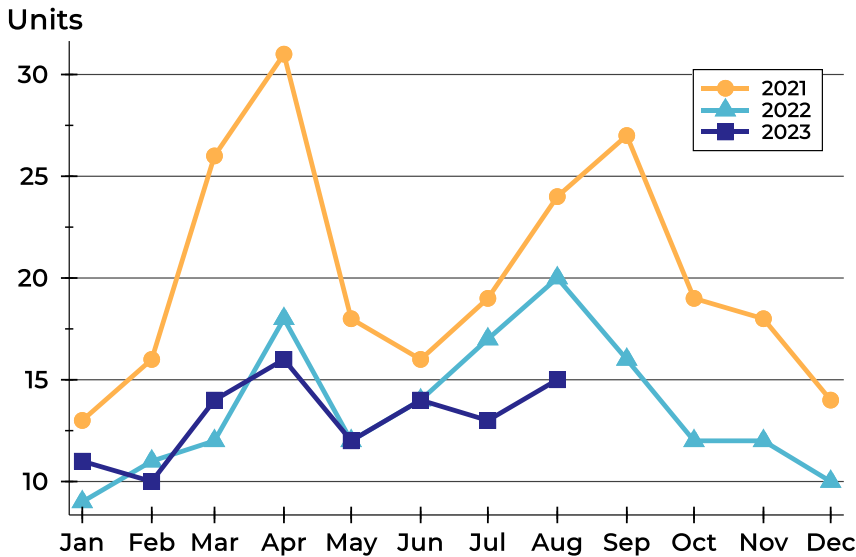
History of Pending Contracts





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	13	9	11
February	16	11	10
March	26	12	14
April	31	18	16
May	18	12	12
June	16	14	14
July	19	17	13
August	24	20	15
September	27	16	
October	19	12	
November	18	12	
December	14	10	

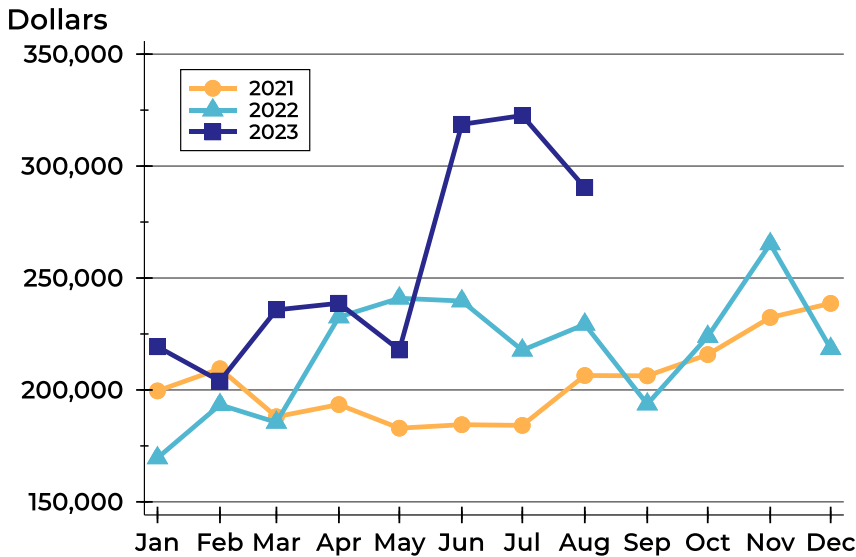
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	98,000	98,000	6	6	100.0%	100.0%
\$100,000-\$124,999	1	6.7%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	2	13.3%	142,450	142,450	23	23	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	3	20.0%	229,467	229,900	38	28	97.8%	97.2%
\$250,000-\$299,999	2	13.3%	292,450	292,450	13	13	100.0%	100.0%
\$300,000-\$399,999	4	26.7%	353,438	349,475	22	11	99.3%	100.0%
\$400,000-\$499,999	1	6.7%	465,000	465,000	5	5	100.0%	100.0%
\$500,000-\$749,999	1	6.7%	698,000	698,000	17	17	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



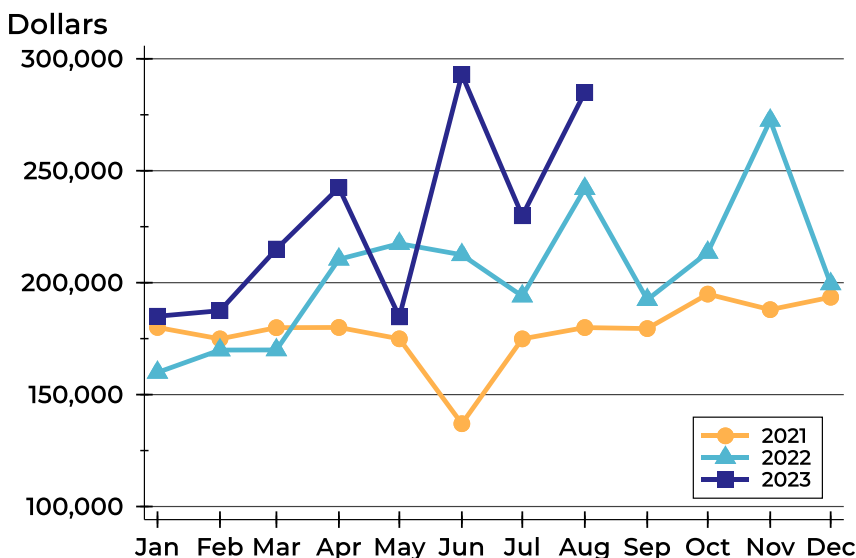
Jefferson County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	199,573	169,622	219,300
February	209,481	193,368	203,970
March	188,029	185,508	235,767
April	193,466	232,581	238,727
May	182,914	240,958	217,850
June	184,478	239,721	318,657
July	184,168	217,724	322,577
August	206,448	229,295	290,397
September	206,306	193,663	
October	215,800	223,850	
November	232,372	265,233	
December	238,664	218,450	

Median Price

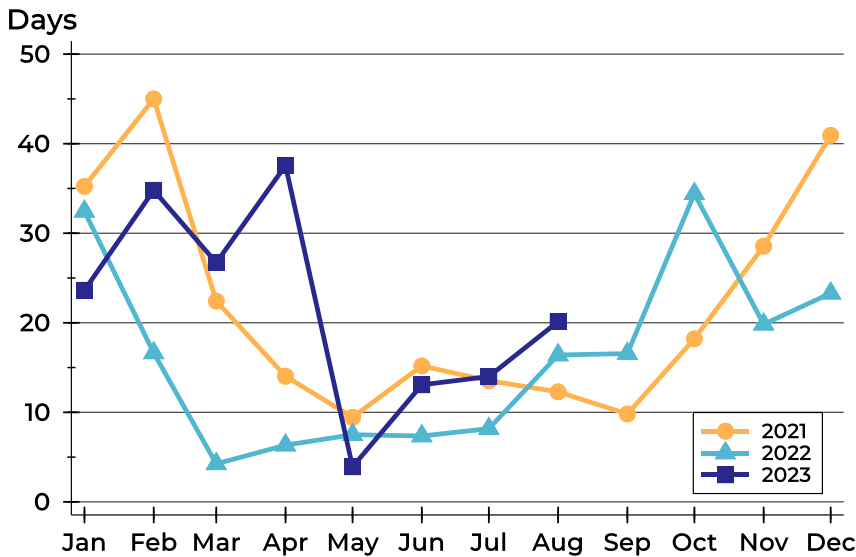


Month	2021	2022	2023
January	180,000	159,900	185,000
February	174,900	169,900	187,500
March	179,900	169,950	215,000
April	180,000	210,450	242,450
May	174,925	217,450	184,750
June	137,000	212,450	293,000
July	174,900	194,000	229,900
August	179,950	242,000	285,000
September	179,500	192,400	
October	194,900	213,500	
November	187,950	272,500	
December	193,500	199,450	



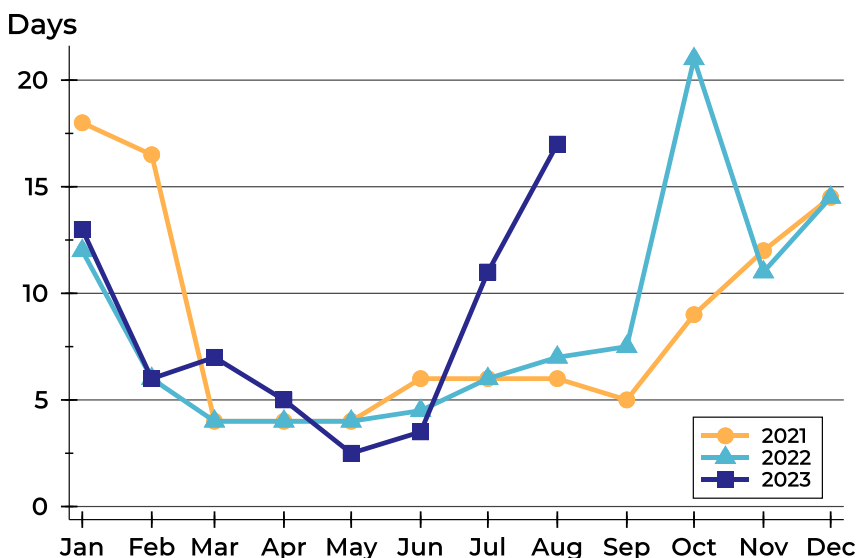
Jefferson County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	35	32	24
February	45	17	35
March	22	4	27
April	14	6	38
May	9	8	4
June	15	7	13
July	14	8	14
August	12	16	20
September	10	17	
October	18	34	
November	29	20	
December	41	23	

Median DOM



Month	2021	2022	2023
January	18	12	13
February	17	6	6
March	4	4	7
April	4	4	5
May	4	4	3
June	6	5	4
July	6	6	11
August	6	7	17
September	5	8	
October	9	21	
November	12	11	
December	15	15	



Lyon County Housing Report



Market Overview

Lyon County Home Sales Fell in August

Total home sales in Lyon County fell last month to 25 units, compared to 29 units in August 2022. Total sales volume was \$4.6 million, down from a year earlier.

The median sale price in August was \$130,000, down from \$186,000 a year earlier. Homes that sold in August were typically on the market for 10 days and sold for 97.7% of their list prices.

Lyon County Active Listings Up at End of August

The total number of active listings in Lyon County at the end of August was 35 units, up from 30 at the same point in 2022. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$219,900.

During August, a total of 33 contracts were written down from 44 in August 2022. At the end of the month, there were 37 contracts still pending.

Report Contents

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

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Lyon County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	25 -13.8%	29 -31.0%	42 35.5%	235 -13.6%	272 -7.2%	293 12.7%	
Active Listings Change from prior year	35 16.7%	30 -30.2%	43 -17.3%	N/A	N/A	N/A	
Months' Supply Change from prior year	1.1 37.5%	0.8 -33.3%	1.2 -25.0%	N/A	N/A	N/A	
New Listings Change from prior year	36 -5.3%	38 -20.8%	48 26.3%	290 -11.6%	328 -10.1%	365 12.0%	
Contracts Written Change from prior year	33 -25.0%	44 2.3%	43 22.9%	252 -14.3%	294 -7.5%	318 7.4%	
Pending Contracts Change from prior year	37 -42.2%	64 4.9%	61 10.9%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	4,643 -11.9%	5,270 -8.6%	5,763 22.7%	43,936 -7.1%	47,319 2.6%	46,109 25.4%	
Average	Sale Price Change from prior year	185,740 2.2%	181,734 32.5%	137,205 -9.4%	186,963 7.5%	173,966 10.5%	157,369 11.3%
	List Price of Actives Change from prior year	265,251 20.5%	220,128 32.6%	165,947 11.9%	N/A	N/A	N/A
	Days on Market Change from prior year	22 29.4%	17 -10.5%	19 -62.7%	20 11.1%	18 -28.0%	25 -41.9%
	Percent of List Change from prior year	96.5% -1.0%	97.5% 0.7%	96.8% 0.2%	97.8% -0.3%	98.1% 1.2%	96.9% 0.9%
	Percent of Original Change from prior year	95.0% -1.3%	96.3% 0.6%	95.7% 1.4%	96.2% -0.7%	96.9% 1.1%	95.8% 1.7%
Median	Sale Price Change from prior year	130,000 -30.1%	186,000 37.8%	135,000 13.4%	165,000 16.2%	141,950 0.0%	142,000 6.8%
	List Price of Actives Change from prior year	219,900 22.5%	179,450 20.5%	148,900 8.4%	N/A	N/A	N/A
	Days on Market Change from prior year	10 233.3%	3 -40.0%	5 -58.3%	5 -16.7%	6 20.0%	5 -58.3%
	Percent of List Change from prior year	97.7% -2.3%	100.0% 1.1%	98.9% 1.6%	99.2% -0.1%	99.3% 0.6%	98.7% 1.2%
	Percent of Original Change from prior year	95.6% -3.2%	98.8% 2.0%	96.9% -0.1%	98.4% -0.2%	98.6% 0.6%	98.0% 1.0%

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



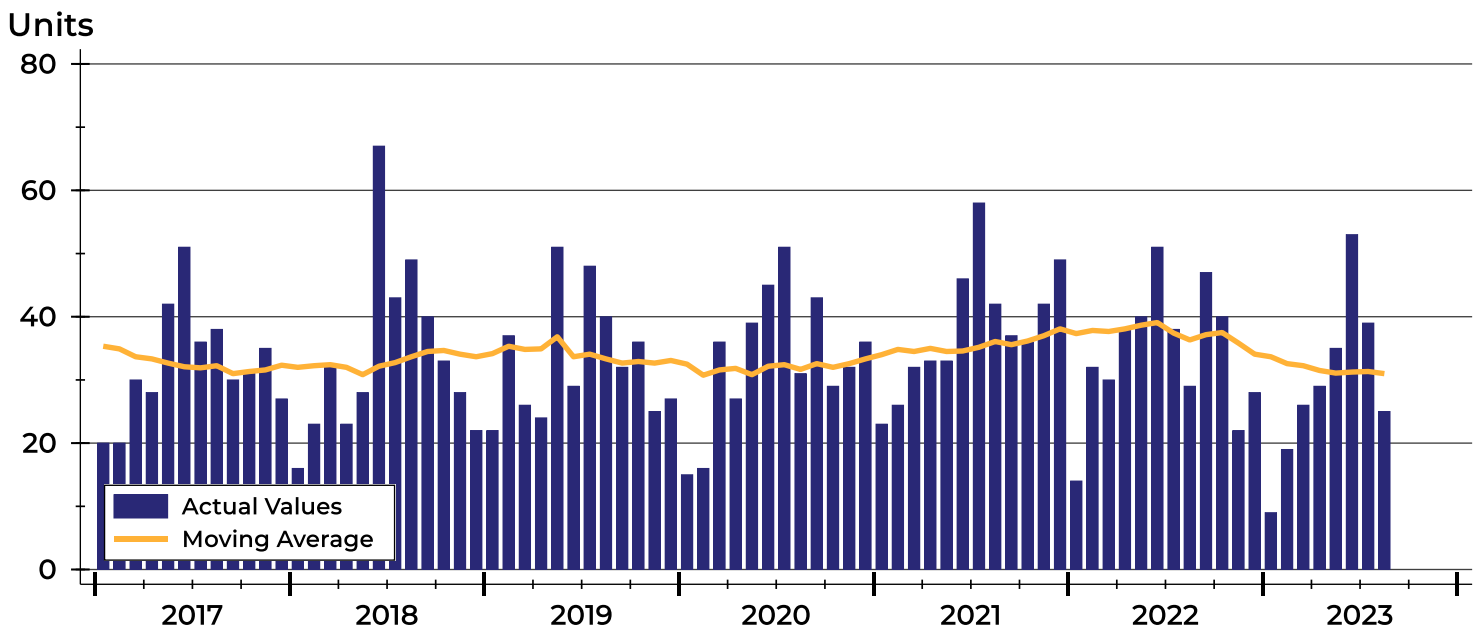
Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		August 2022			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		25	29	-13.8%	235	272	-13.6%
Volume (1,000s)		4,643	5,270	-11.9%	43,936	47,319	-7.1%
Months' Supply		1.1	0.8	37.5%	N/A	N/A	N/A
Average	Sale Price	185,740	181,734	2.2%	186,963	173,966	7.5%
	Days on Market	22	17	29.4%	20	18	11.1%
	Percent of List	96.5%	97.5%	-1.0%	97.8%	98.1%	-0.3%
	Percent of Original	95.0%	96.3%	-1.3%	96.2%	96.9%	-0.7%
Median	Sale Price	130,000	186,000	-30.1%	165,000	141,950	16.2%
	Days on Market	10	3	233.3%	5	6	-16.7%
	Percent of List	97.7%	100.0%	-2.3%	99.2%	99.3%	-0.1%
	Percent of Original	95.6%	98.8%	-3.2%	98.4%	98.6%	-0.2%

A total of 25 homes sold in Lyon County in August, down from 29 units in August 2022. Total sales volume fell to \$4.6 million compared to \$5.3 million in the previous year.

The median sales price in August was \$130,000, down 30.1% compared to the prior year. Median days on market was 10 days, up from 4 days in July, and up from 3 in August 2022.

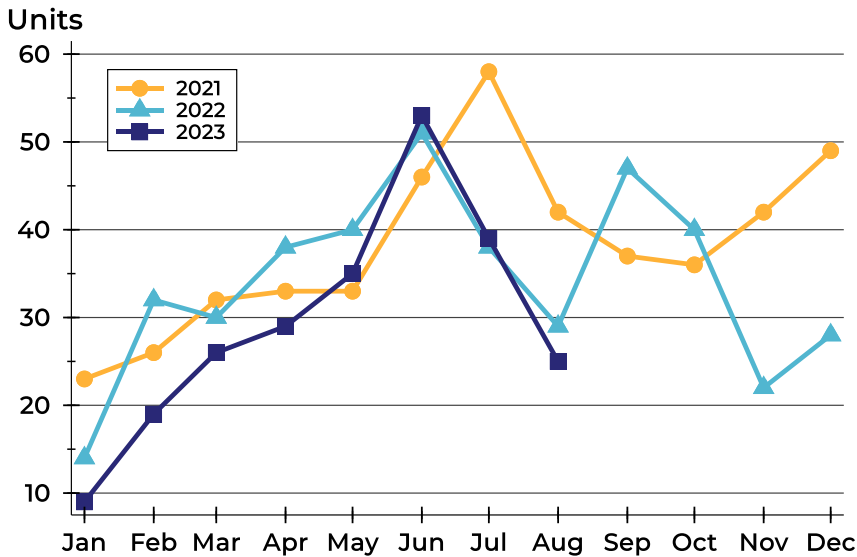
History of Closed Listings





Lyon County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	23	14	9
February	26	32	19
March	32	30	26
April	33	38	29
May	33	40	35
June	46	51	53
July	58	38	39
August	42	29	25
September	37	47	
October	36	40	
November	42	22	
December	49	28	

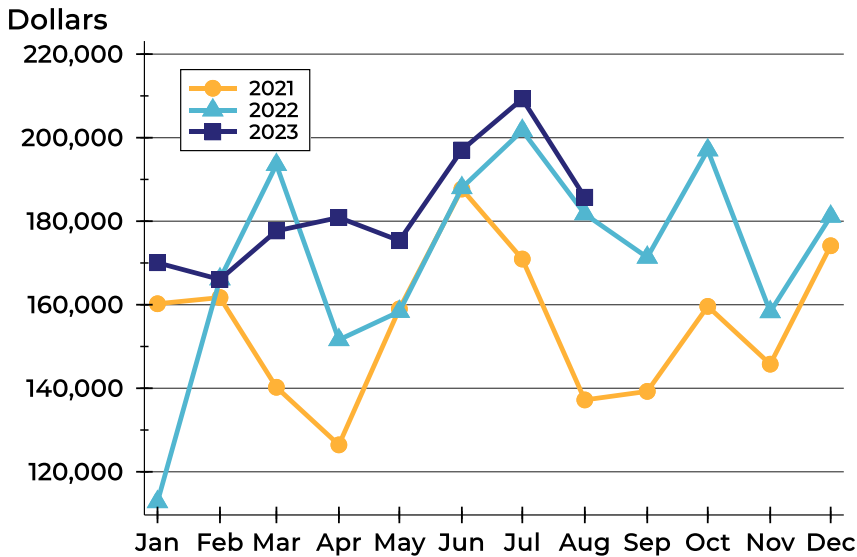
Closed Listings by Price Range

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	2	8.0%	1.0	33,250	33,250	4	4	97.3%	97.3%	97.3%	97.3%
\$50,000-\$99,999	4	16.0%	0.7	75,225	72,450	10	10	91.9%	90.8%	91.9%	90.8%
\$100,000-\$124,999	4	16.0%	1.0	113,725	115,450	6	6	98.7%	99.1%	96.8%	97.3%
\$125,000-\$149,999	4	16.0%	0.8	132,975	129,450	10	8	99.8%	99.9%	101.4%	102.7%
\$150,000-\$174,999	1	4.0%	1.1	165,000	165,000	42	42	94.9%	94.9%	93.8%	93.8%
\$175,000-\$199,999	1	4.0%	1.2	188,995	188,995	77	77	101.1%	101.1%	94.7%	94.7%
\$200,000-\$249,999	5	20.0%	0.8	216,200	215,000	15	9	97.0%	97.7%	95.4%	94.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	8.0%	2.0	327,200	327,200	10	10	97.1%	97.1%	96.4%	96.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	8.0%	2.0	599,950	599,950	114	114	90.7%	90.7%	80.6%	80.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



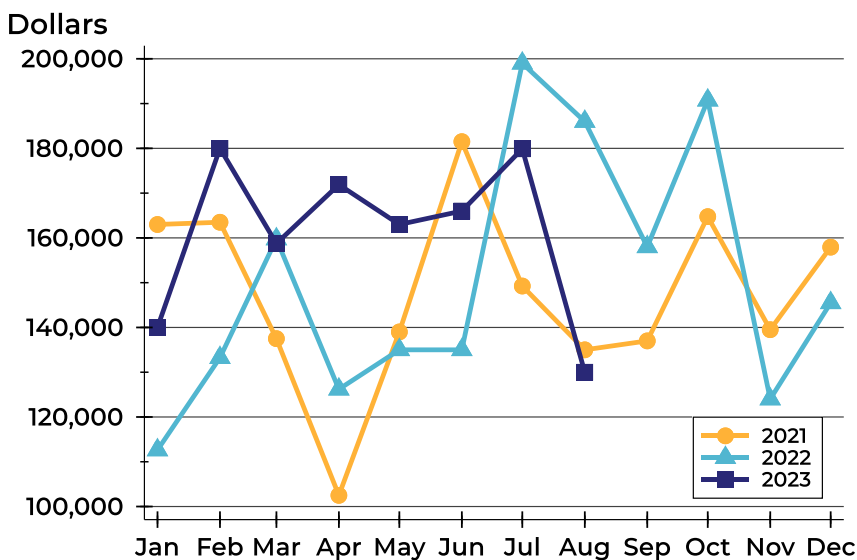
Lyon County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	160,235	112,796	170,056
February	161,717	166,151	166,053
March	140,241	193,517	177,669
April	126,447	151,595	180,879
May	159,001	158,363	175,341
June	187,704	187,987	197,045
July	170,941	201,697	209,285
August	137,205	181,734	185,740
September	139,257	171,338	
October	159,608	197,033	
November	145,765	158,288	
December	174,124	181,146	

Median Price

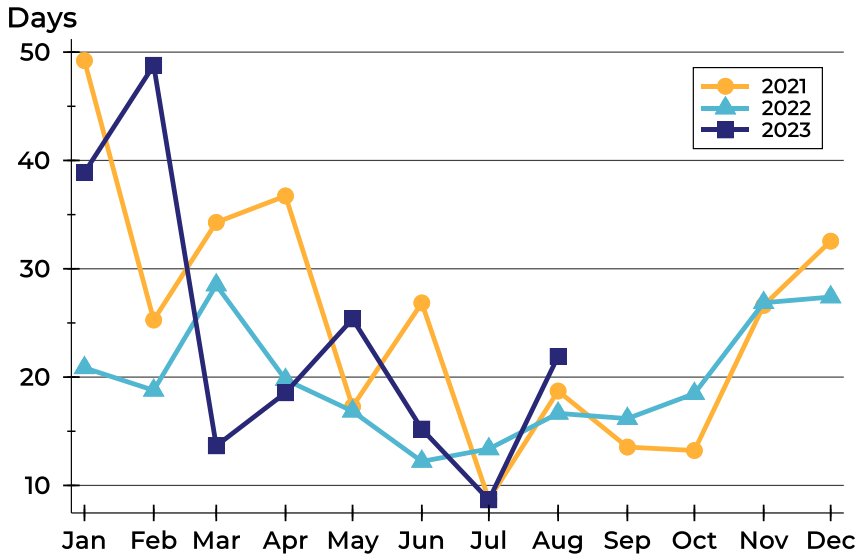


Month	2021	2022	2023
January	163,000	112,625	140,000
February	163,500	133,250	180,000
March	137,500	159,750	158,750
April	102,500	126,200	171,900
May	139,000	135,000	163,000
June	181,500	135,000	166,000
July	149,250	199,000	179,900
August	135,000	186,000	130,000
September	137,000	158,000	
October	164,750	190,750	
November	139,500	124,000	
December	157,941	145,500	



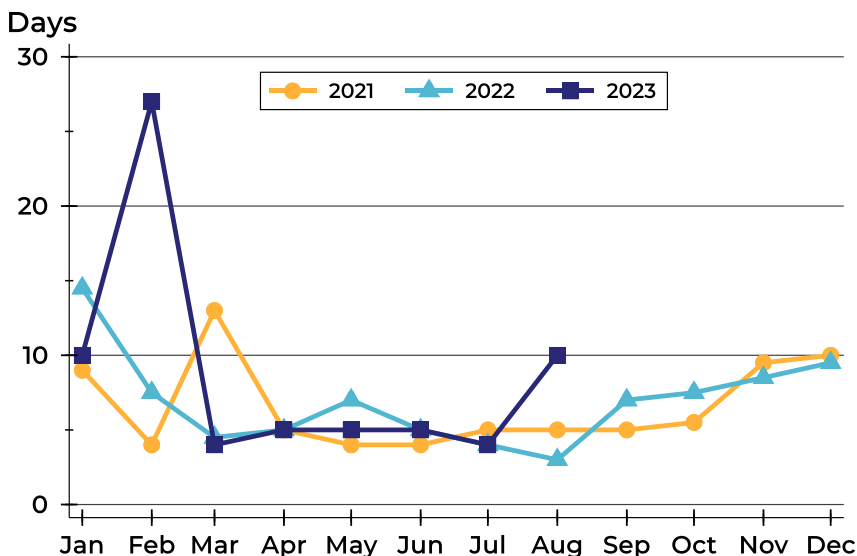
Lyon County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	49	21	39
February	25	19	49
March	34	29	14
April	37	20	19
May	17	17	25
June	27	12	15
July	9	13	9
August	19	17	22
September	14	16	
October	13	18	
November	27	27	
December	33	27	

Median DOM



Month	2021	2022	2023
January	9	15	10
February	4	8	27
March	13	5	4
April	5	5	5
May	4	7	5
June	4	5	5
July	5	4	4
August	5	3	10
September	5	7	
October	6	8	
November	10	9	
December	10	10	



Lyon County Active Listings Analysis

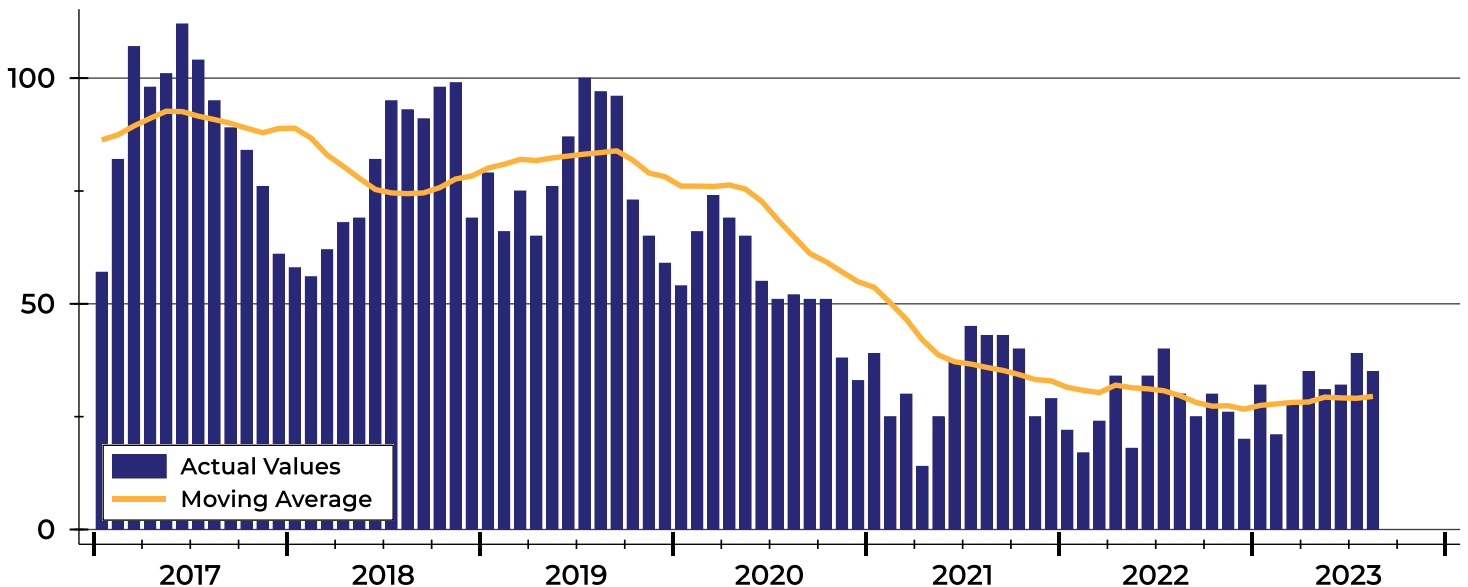
Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		35	30	16.7%
Volume (1,000s)		9,284	6,604	40.6%
Months' Supply		1.1	0.8	37.5%
Average	List Price	265,251	220,128	20.5%
	Days on Market	42	53	-20.8%
	Percent of Original	96.4%	95.8%	0.6%
Median	List Price	219,900	179,450	22.5%
	Days on Market	27	42	-35.7%
	Percent of Original	100.0%	99.0%	1.0%

A total of 35 homes were available for sale in Lyon County at the end of August. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of August was \$219,900, up 22.5% from 2022. The typical time on market for active listings was 27 days, down from 42 days a year earlier.

History of Active Listings

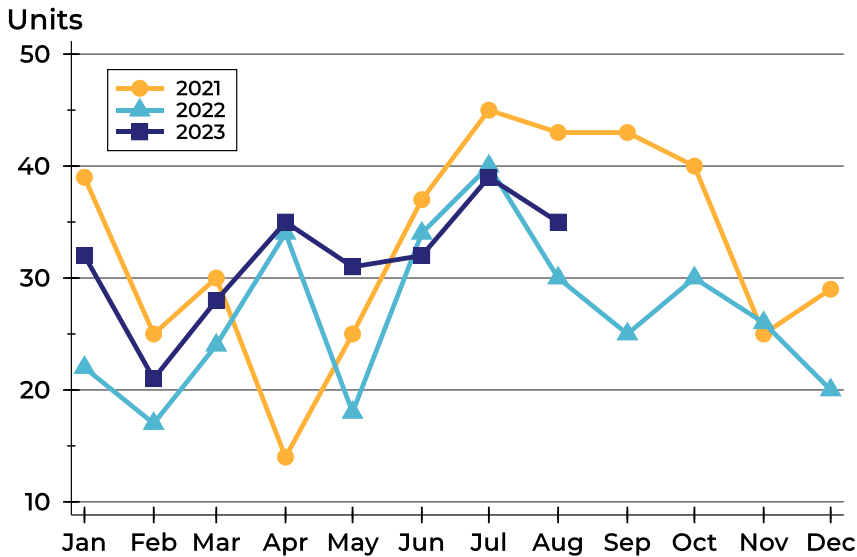
Units





Lyon County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	39	22	32
February	25	17	21
March	30	24	28
April	14	34	35
May	25	18	31
June	37	34	32
July	45	40	39
August	43	30	35
September	43	25	
October	40	30	
November	25	26	
December	29	20	

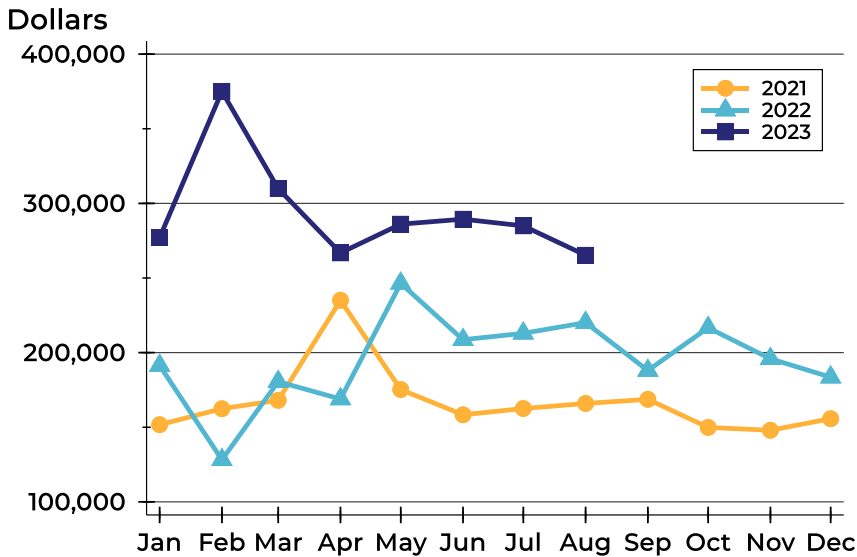
Active Listings by Price Range

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	2.9%	1.0	39,900	39,900	6	6	100.0%	100.0%
\$50,000-\$99,999	3	8.6%	0.7	95,100	95,900	25	7	93.0%	95.9%
\$100,000-\$124,999	4	11.4%	1.0	113,650	114,900	19	17	94.3%	95.8%
\$125,000-\$149,999	3	8.6%	0.8	139,933	144,900	19	27	98.9%	100.0%
\$150,000-\$174,999	3	8.6%	1.1	158,267	159,000	30	16	93.2%	100.0%
\$175,000-\$199,999	3	8.6%	1.2	188,133	189,000	56	44	95.9%	97.8%
\$200,000-\$249,999	4	11.4%	0.8	233,650	232,400	42	26	95.4%	96.9%
\$250,000-\$299,999	4	11.4%	N/A	273,950	271,500	55	59	96.6%	98.1%
\$300,000-\$399,999	5	14.3%	2.0	349,960	349,000	41	10	100.0%	100.0%
\$400,000-\$499,999	3	8.6%	N/A	445,967	439,900	26	23	99.9%	100.0%
\$500,000-\$749,999	1	2.9%	2.0	529,900	529,900	228	228	84.8%	84.8%
\$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	2.9%	N/A	1,397,000	1,397,000	107	107	100.0%	100.0%



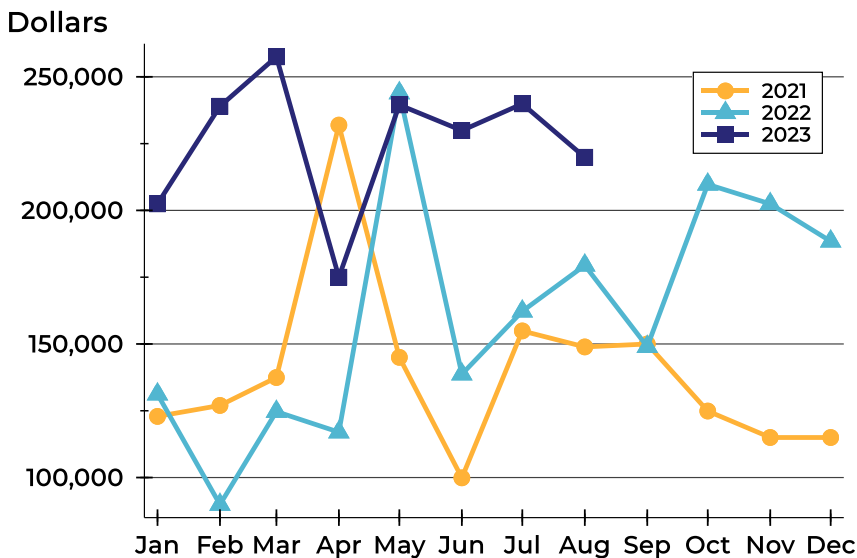
Lyon County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	151,703	191,355	277,080
February	162,432	128,212	375,062
March	168,073	180,565	309,907
April	235,054	168,941	266,806
May	175,288	246,403	286,097
June	158,358	208,657	289,425
July	162,551	212,957	284,946
August	165,947	220,128	265,251
September	168,722	188,028	
October	149,901	216,680	
November	147,996	195,892	
December	155,741	183,550	

Median Price

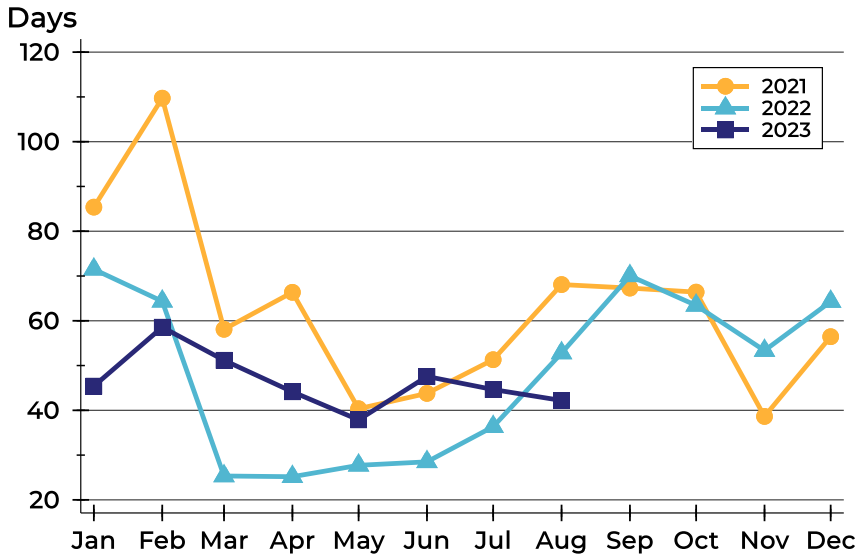


Month	2021	2022	2023
January	122,900	131,200	202,450
February	127,000	89,900	239,000
March	137,448	124,700	257,500
April	231,950	117,000	175,000
May	145,000	243,950	239,500
June	99,900	138,700	229,900
July	154,900	162,250	239,900
August	148,900	179,450	219,900
September	149,999	149,000	
October	124,900	209,750	
November	115,000	202,450	
December	115,000	188,450	



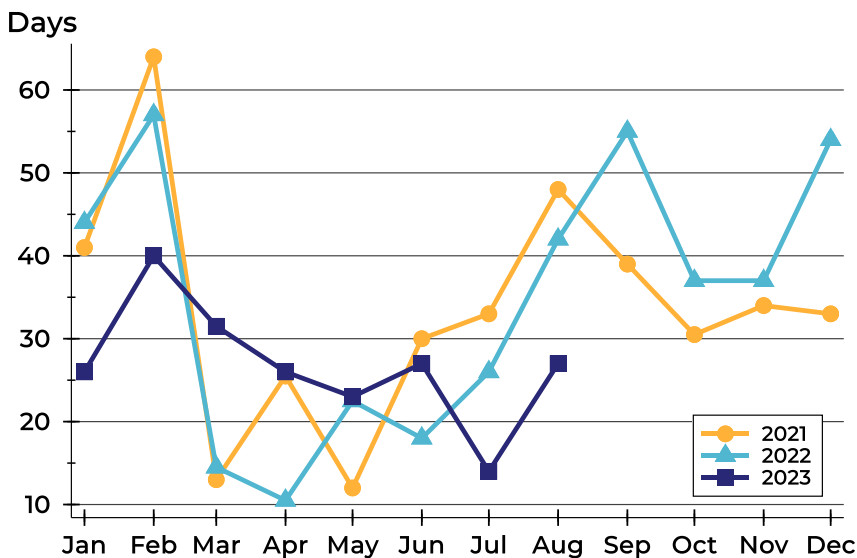
Lyon County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	85	72	45
February	110	64	59
March	58	25	51
April	66	25	44
May	40	28	38
June	44	29	48
July	51	36	45
August	68	53	42
September	67	70	
October	66	63	
November	39	53	
December	56	64	

Median DOM

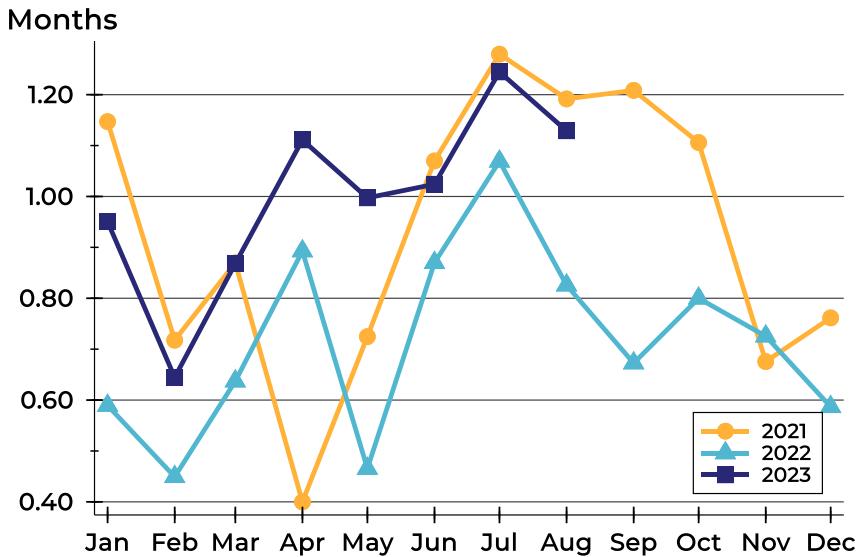


Month	2021	2022	2023
January	41	44	26
February	64	57	40
March	13	15	32
April	26	11	26
May	12	23	23
June	30	18	27
July	33	26	14
August	48	42	27
September	39	55	
October	31	37	
November	34	37	
December	33	54	



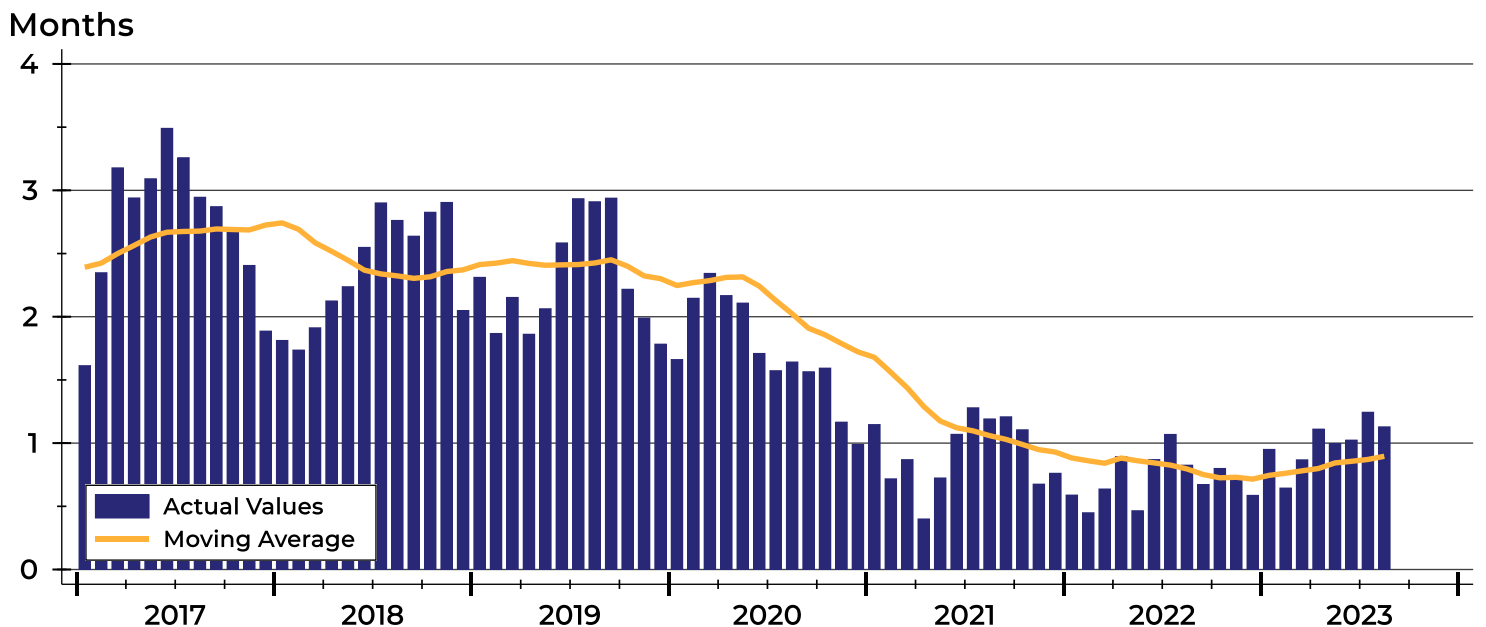
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.1	0.6	1.0
February	0.7	0.4	0.6
March	0.9	0.6	0.9
April	0.4	0.9	1.1
May	0.7	0.5	1.0
June	1.1	0.9	1.0
July	1.3	1.1	1.2
August	1.2	0.8	1.1
September	1.2	0.7	
October	1.1	0.8	
November	0.7	0.7	
December	0.8	0.6	

History of Month's Supply





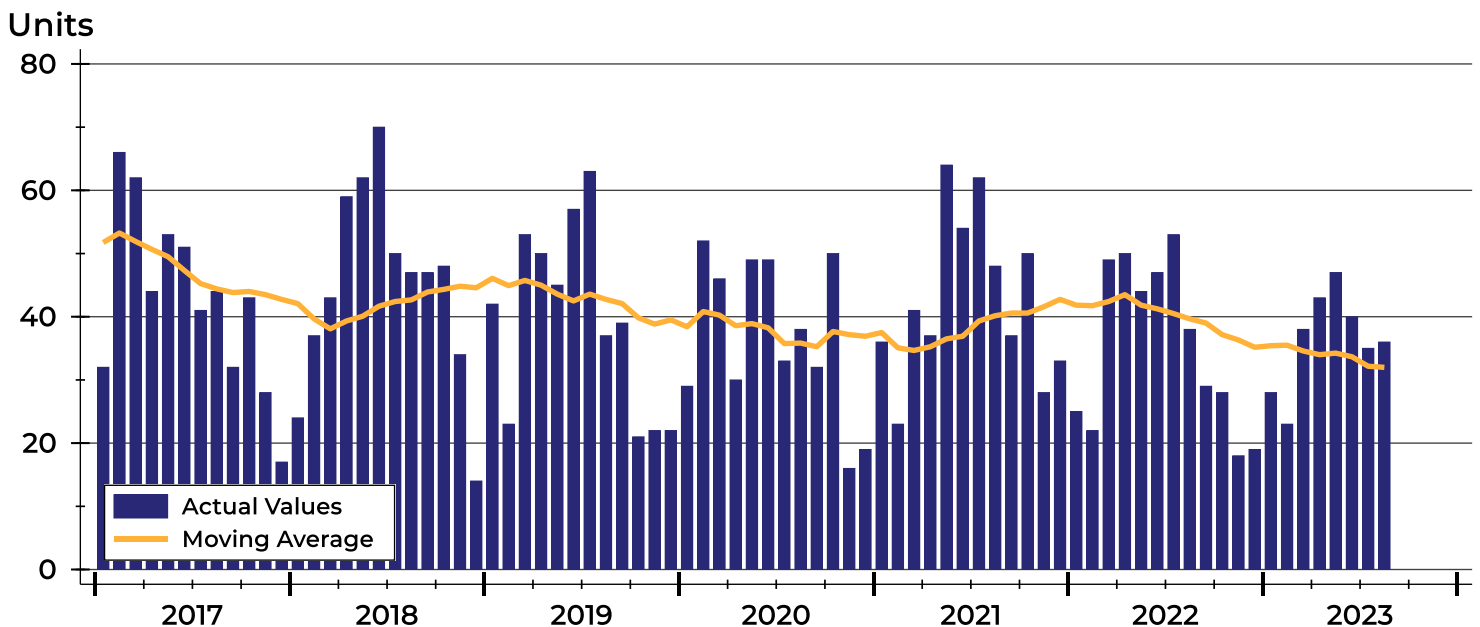
Lyon County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	36	38	-5.3%
	Volume (1,000s)	7,174	7,140	0.5%
	Average List Price	199,264	187,883	6.1%
	Median List Price	169,900	172,450	-1.5%
Year-to-Date	New Listings	290	328	-11.6%
	Volume (1,000s)	59,814	60,074	-0.4%
	Average List Price	206,255	183,152	12.6%
	Median List Price	173,450	155,000	11.9%

A total of 36 new listings were added in Lyon County during August, down 5.3% from the same month in 2022. Year-to-date Lyon County has seen 290 new listings.

The median list price of these homes was \$169,900 down from \$172,450 in 2022.

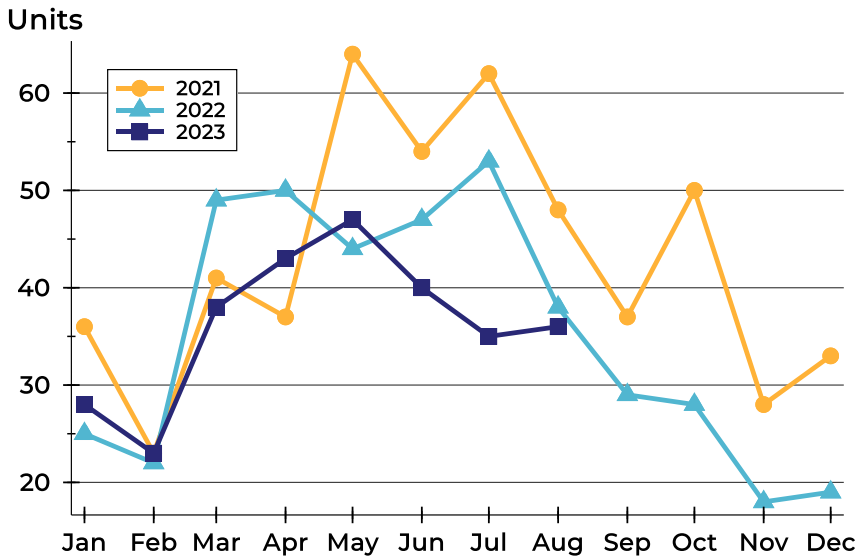
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	36	25	28
February	23	22	23
March	41	49	38
April	37	50	43
May	64	44	47
June	54	47	40
July	62	53	35
August	48	38	36
September	37	29	
October	50	28	
November	28	18	
December	33	19	

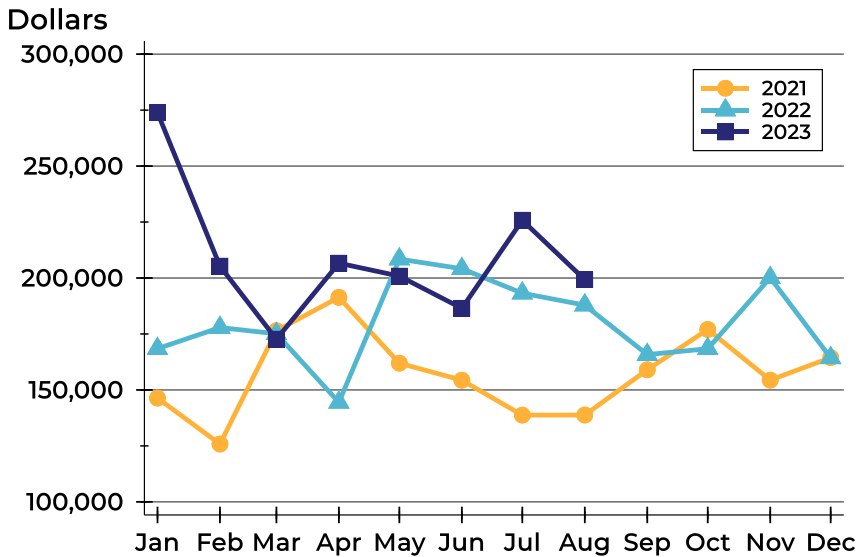
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	8.3%	35,967	39,900	6	7	98.2%	100.0%
\$50,000-\$99,999	2	5.6%	92,900	92,900	11	11	98.0%	98.0%
\$100,000-\$124,999	6	16.7%	114,433	116,000	10	5	98.6%	100.0%
\$125,000-\$149,999	4	11.1%	138,700	139,950	24	27	99.2%	100.0%
\$150,000-\$174,999	3	8.3%	157,133	157,000	12	7	99.7%	100.0%
\$175,000-\$199,999	3	8.3%	191,433	194,500	8	6	98.4%	100.0%
\$200,000-\$249,999	6	16.7%	227,933	227,400	8	6	99.3%	100.0%
\$250,000-\$299,999	2	5.6%	291,400	291,400	19	19	100.0%	100.0%
\$300,000-\$399,999	4	11.1%	340,850	347,250	9	10	100.0%	100.0%
\$400,000-\$499,999	3	8.3%	426,300	424,000	19	22	99.9%	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



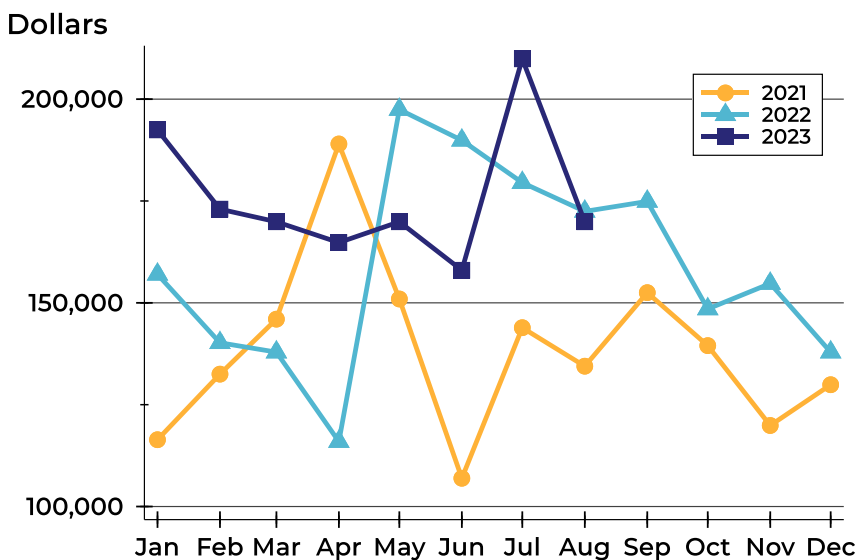
Lyon County New Listings Analysis

Average Price



Month	2021	2022	2023
January	146,363	168,444	273,898
February	125,850	177,866	205,309
March	176,446	175,101	172,682
April	191,354	144,455	206,633
May	161,953	208,455	200,851
June	154,346	204,147	186,468
July	138,750	193,221	225,809
August	138,800	187,883	199,264
September	159,004	165,793	
October	177,029	168,418	
November	154,393	200,133	
December	164,445	164,337	

Median Price



Month	2021	2022	2023
January	116,400	157,000	192,450
February	132,500	140,200	173,000
March	146,000	137,900	169,900
April	189,000	115,950	164,800
May	150,950	197,450	169,900
June	106,950	189,900	158,000
July	143,900	179,500	209,900
August	134,450	172,450	169,900
September	152,500	174,900	
October	139,500	148,500	
November	119,900	154,750	
December	129,900	137,900	



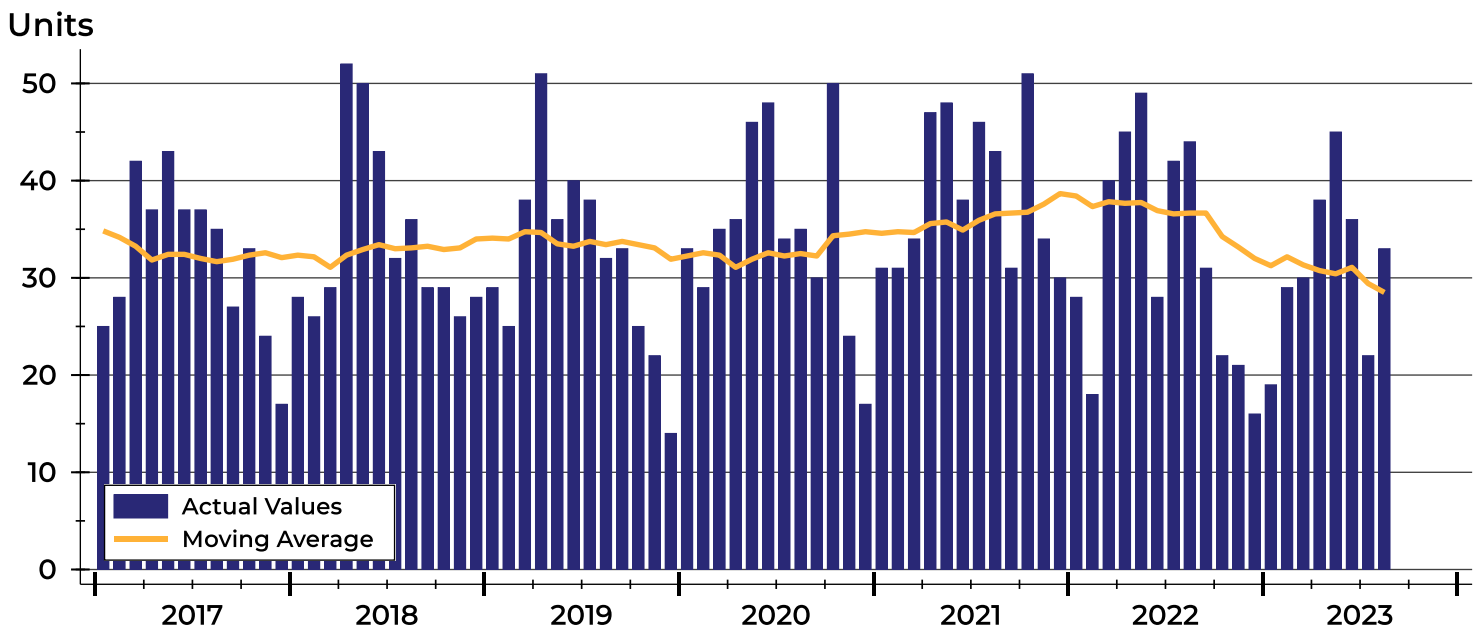
Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		August 2022			Year-to-Date 2022		
		2023	2022	Change	2023	2022	Change
Contracts Written		33	44	-25.0%	252	294	-14.3%
Volume (1,000s)		7,270	8,495	-14.4%	48,919	52,996	-7.7%
Average	Sale Price	220,312	193,070	14.1%	194,123	180,258	7.7%
	Days on Market	25	18	38.9%	21	17	23.5%
	Percent of Original	96.5%	95.0%	1.6%	96.7%	96.9%	-0.2%
Median	Sale Price	206,000	174,700	17.9%	171,450	152,500	12.4%
	Days on Market	10	7	42.9%	6	6	0.0%
	Percent of Original	100.0%	98.0%	2.0%	98.8%	98.7%	0.1%

A total of 33 contracts for sale were written in Lyon County during the month of August, down from 44 in 2022. The median list price of these homes was \$206,000, up from \$174,700 the prior year.

Half of the homes that went under contract in August were on the market less than 10 days, compared to 7 days in August 2022.

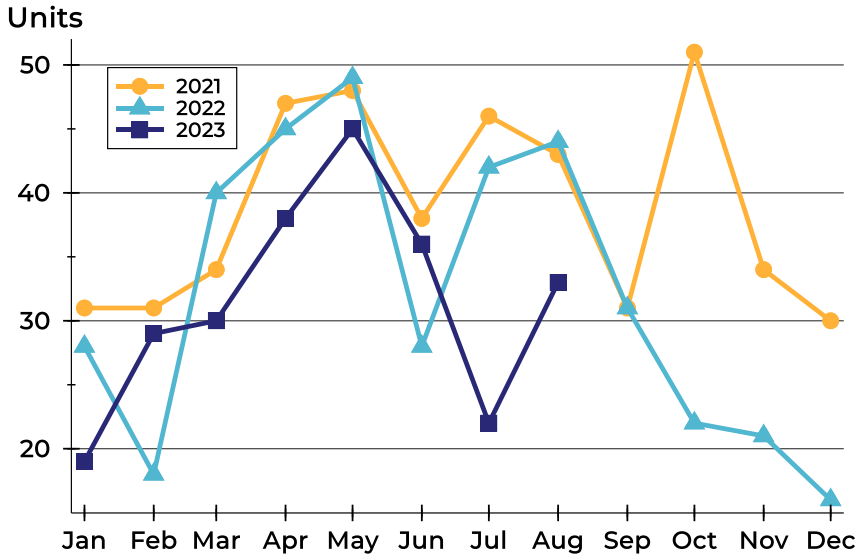
History of Contracts Written





Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	31	28	19
February	31	18	29
March	34	40	30
April	47	45	38
May	48	49	45
June	38	28	36
July	46	42	22
August	43	44	33
September	31	31	
October	51	22	
November	34	21	
December	30	16	

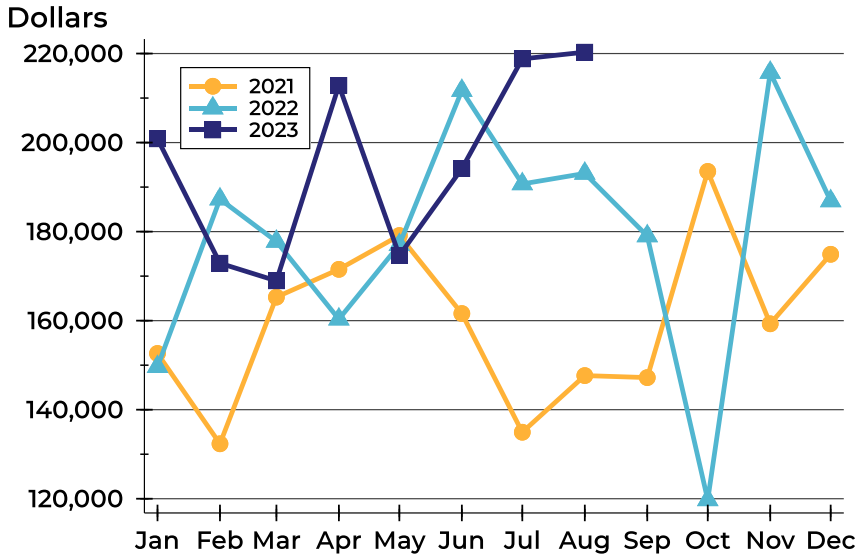
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.1%	34,000	34,000	4	4	97.3%	97.3%
\$50,000-\$99,999	1	3.0%	69,900	69,900	16	16	85.8%	85.8%
\$100,000-\$124,999	5	15.2%	114,360	115,000	28	6	98.4%	100.0%
\$125,000-\$149,999	3	9.1%	142,467	143,500	26	20	98.7%	100.0%
\$150,000-\$174,999	2	6.1%	163,450	163,450	7	7	100.3%	100.3%
\$175,000-\$199,999	3	9.1%	191,433	194,500	8	6	98.4%	100.0%
\$200,000-\$249,999	6	18.2%	219,600	219,900	5	6	99.2%	100.0%
\$250,000-\$299,999	4	12.1%	272,800	270,700	35	29	94.9%	98.4%
\$300,000-\$399,999	6	18.2%	358,033	357,700	30	20	97.0%	97.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	3.0%	675,000	675,000	215	215	61.2%	61.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



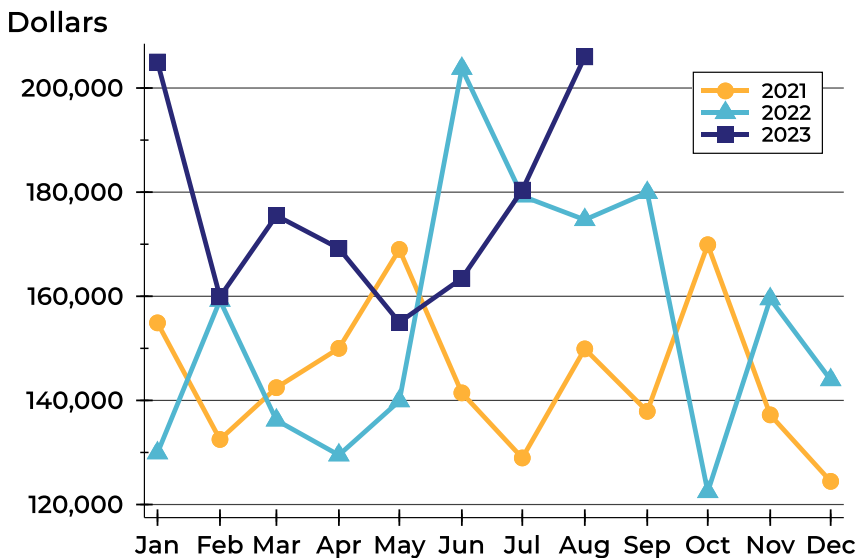
Lyon County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	152,635	149,650	200,847
February	132,345	187,306	172,902
March	165,285	177,795	168,947
April	171,532	160,330	212,858
May	179,122	177,049	174,631
June	161,597	211,686	194,150
July	134,941	190,710	218,800
August	147,663	193,070	220,312
September	147,213	179,021	
October	193,527	119,745	
November	159,299	215,743	
December	174,907	186,888	

Median Price

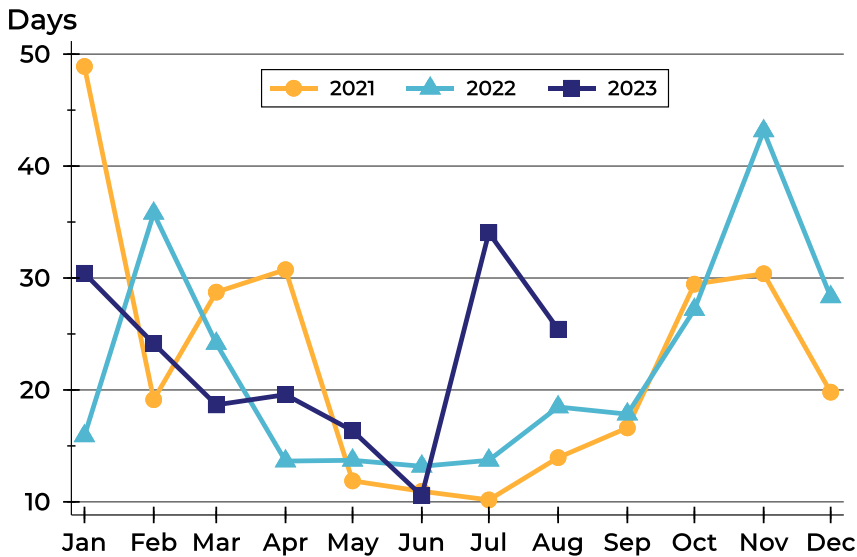


Month	2021	2022	2023
January	154,900	129,900	205,000
February	132,500	159,200	159,900
March	142,450	136,200	175,500
April	150,000	129,500	169,200
May	169,000	139,900	155,000
June	141,450	203,750	163,450
July	128,950	179,250	180,400
August	149,900	174,700	206,000
September	137,900	179,900	
October	169,900	122,450	
November	137,225	159,500	
December	124,450	143,950	



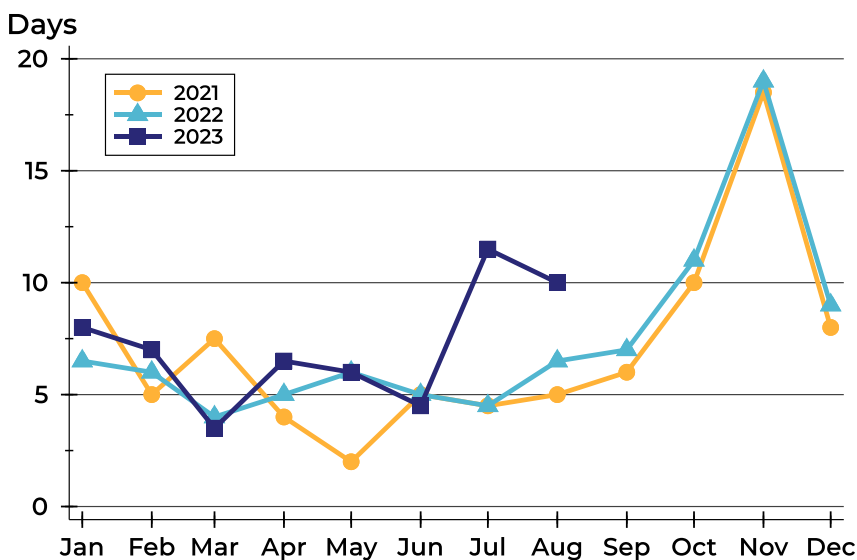
Lyon County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	49	16	30
February	19	36	24
March	29	24	19
April	31	14	20
May	12	14	16
June	11	13	11
July	10	14	34
August	14	18	25
September	17	18	
October	29	27	
November	30	43	
December	20	28	

Median DOM



Month	2021	2022	2023
January	10	7	8
February	5	6	7
March	8	4	4
April	4	5	7
May	2	6	6
June	5	5	5
July	5	5	12
August	5	7	10
September	6	7	
October	10	11	
November	19	19	
December	8	9	



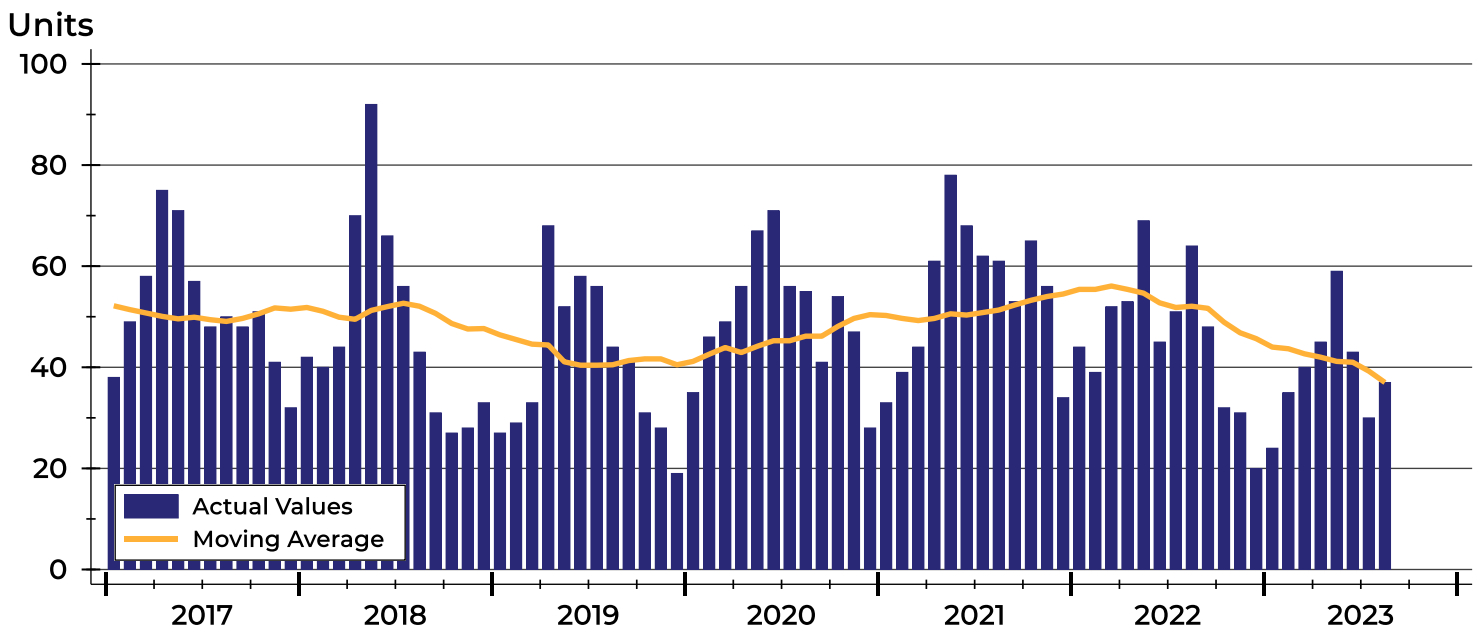
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		37	64	-42.2%
Volume (1,000s)		8,063	12,931	-37.6%
Average	List Price	217,905	202,045	7.8%
	Days on Market	33	16	106.3%
	Percent of Original	98.2%	97.8%	0.4%
Median	List Price	213,000	179,900	18.4%
	Days on Market	10	6	66.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 37 listings in Lyon County had contracts pending at the end of August, down from 64 contracts pending at the end of August 2022.

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.

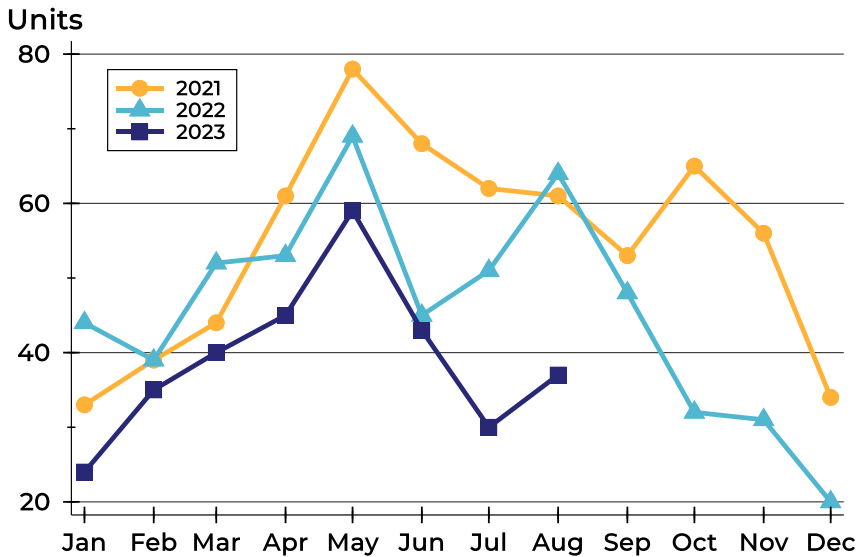
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	33	44	24
February	39	39	35
March	44	52	40
April	61	53	45
May	78	69	59
June	68	45	43
July	62	51	30
August	61	64	37
September	53	48	
October	65	32	
November	56	31	
December	34	20	

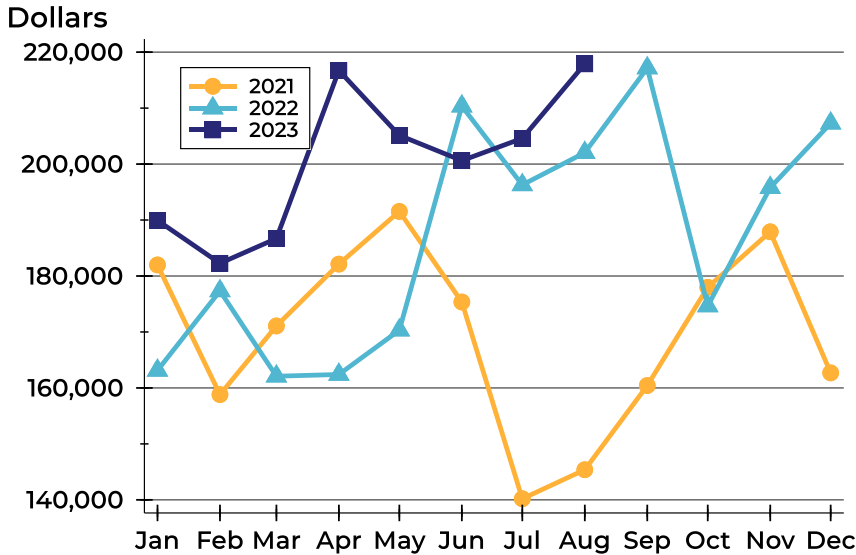
Pending Contracts by Price Range

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	2	5.4%	67,200	67,200	53	53	99.6%	99.6%
\$100,000-\$124,999	7	18.9%	116,457	118,500	22	7	98.9%	100.0%
\$125,000-\$149,999	3	8.1%	141,167	143,500	21	20	98.0%	100.0%
\$150,000-\$174,999	3	8.1%	163,933	164,900	105	8	100.2%	100.0%
\$175,000-\$199,999	3	8.1%	191,433	194,500	8	6	98.4%	100.0%
\$200,000-\$249,999	6	16.2%	227,367	222,400	8	7	100.0%	100.0%
\$250,000-\$299,999	6	16.2%	277,667	276,200	52	29	93.9%	98.4%
\$300,000-\$399,999	6	16.2%	362,200	359,450	28	20	98.4%	100.0%
\$400,000-\$499,999	1	2.7%	419,900	419,900	15	15	98.8%	98.8%
\$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



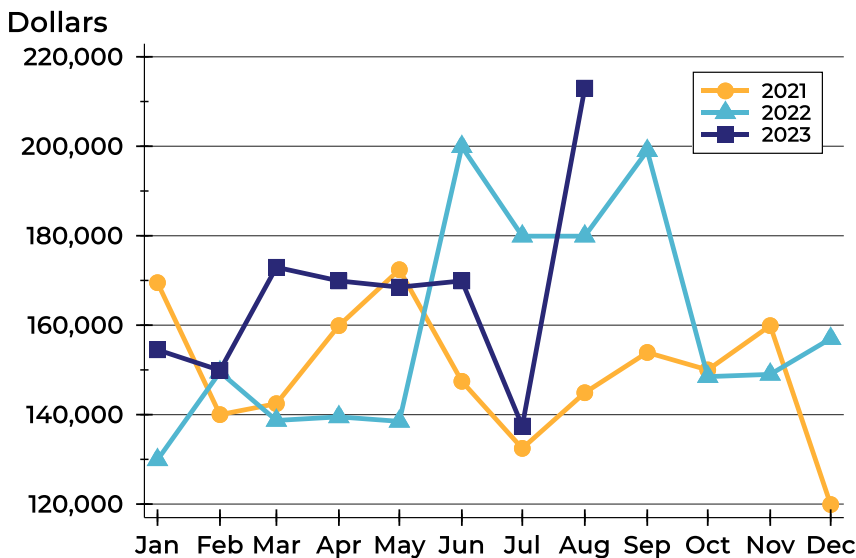
Lyon County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	181,979	163,136	189,938
February	158,813	177,336	182,271
March	171,077	162,095	186,702
April	182,126	162,405	216,731
May	191,542	170,326	205,136
June	175,357	210,347	200,621
July	140,195	196,282	204,597
August	145,387	202,045	217,905
September	160,430	217,159	
October	177,980	174,645	
November	187,899	195,790	
December	162,691	207,295	

Median Price

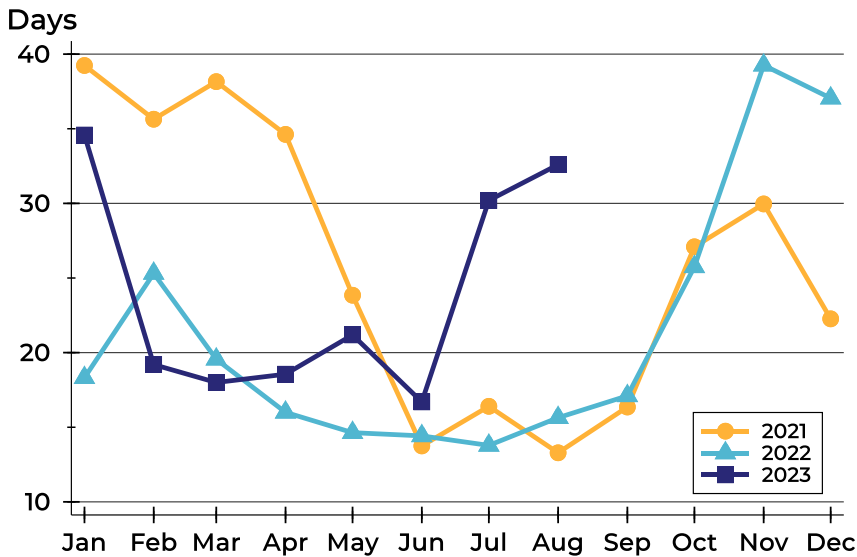


Month	2021	2022	2023
January	169,500	129,900	154,500
February	140,000	149,500	149,900
March	142,450	138,700	172,950
April	159,900	139,500	169,900
May	172,400	138,500	168,500
June	147,450	199,900	169,900
July	132,450	179,900	137,450
August	144,900	179,900	213,000
September	153,900	199,000	
October	149,999	148,500	
November	159,900	149,000	
December	119,900	157,000	



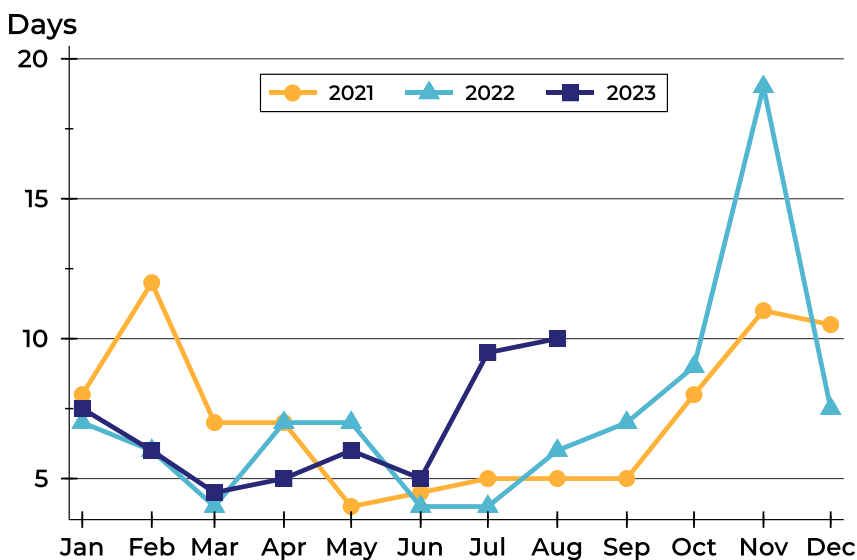
Lyon County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	39	18	35
February	36	25	19
March	38	20	18
April	35	16	19
May	24	15	21
June	14	14	17
July	16	14	30
August	13	16	33
September	16	17	
October	27	26	
November	30	39	
December	22	37	

Median DOM



Month	2021	2022	2023
January	8	7	8
February	12	6	6
March	7	4	5
April	7	7	5
May	4	7	6
June	5	4	5
July	5	4	10
August	5	6	10
September	5	7	
October	8	9	
November	11	19	
December	11	8	



Osage County Housing Report



Market Overview

Osage County Home Sales Fell in August

Total home sales in Osage County fell last month to 20 units, compared to 21 units in August 2022. Total sales volume was \$3.9 million, up from a year earlier.

The median sale price in August was \$161,500, up from \$139,900 a year earlier. Homes that sold in August were typically on the market for 3 days and sold for 100.3% of their list prices.

Osage County Active Listings Down at End of August

The total number of active listings in Osage County at the end of August was 21 units, down from 26 at the same point in 2022. 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 August was \$169,910.

During August, a total of 15 contracts were written down from 17 in August 2022. At the end of the month, there were 15 contracts still pending.

Report Contents

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

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Osage County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		20	21	16	110	131	116
Change from prior year		-4.8%	31.3%	-30.4%	-16.0%	12.9%	-7.9%
Active Listings		21	26	25	N/A	N/A	N/A
Change from prior year		-19.2%	4.0%	38.9%			
Months' Supply		1.5	1.6	1.7	N/A	N/A	N/A
Change from prior year		-6.3%	-5.9%	41.7%			
New Listings		19	20	16	132	157	143
Change from prior year		-5.0%	25.0%	-5.9%	-15.9%	9.8%	-3.4%
Contracts Written		15	17	16	113	131	125
Change from prior year		-11.8%	6.3%	-5.9%	-13.7%	4.8%	-12.0%
Pending Contracts		15	19	20	N/A	N/A	N/A
Change from prior year		-21.1%	-5.0%	-13.0%			
Sales Volume (1,000s)		3,919	2,896	2,656	20,618	23,262	18,310
Change from prior year		35.3%	9.0%	-17.1%	-11.4%	27.0%	18.8%
Average	Sale Price	195,960	137,903	166,025	187,437	177,574	157,841
	Change from prior year	42.1%	-16.9%	19.3%	5.6%	12.5%	29.0%
	List Price of Actives	255,591	613,177	227,264	N/A	N/A	N/A
	Change from prior year	-58.3%	169.8%	31.4%			
	Days on Market	5	17	26	28	31	37
Change from prior year	-70.6%	-34.6%	-39.5%	-9.7%	-16.2%	-17.8%	
Percent of List	100.8%	96.6%	98.1%	98.8%	98.2%	98.7%	
Change from prior year	4.3%	-1.5%	2.9%	0.6%	-0.5%	1.8%	
Percent of Original	101.0%	94.6%	97.7%	96.7%	96.5%	98.2%	
Change from prior year	6.8%	-3.2%	3.6%	0.2%	-1.7%	3.7%	
Median	Sale Price	161,500	139,900	134,000	154,088	145,000	136,613
	Change from prior year	15.4%	4.4%	7.2%	6.3%	6.1%	39.4%
	List Price of Actives	169,910	174,900	155,000	N/A	N/A	N/A
	Change from prior year	-2.9%	12.8%	8.6%			
	Days on Market	3	7	6	8	6	6
Change from prior year	-57.1%	16.7%	-25.0%	33.3%	0.0%	-50.0%	
Percent of List	100.3%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.3%	0.0%	1.7%	0.0%	0.0%	2.1%	
Percent of Original	101.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	1.0%	0.0%	1.7%	0.0%	0.0%	2.7%	

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



Osage County Closed Listings Analysis

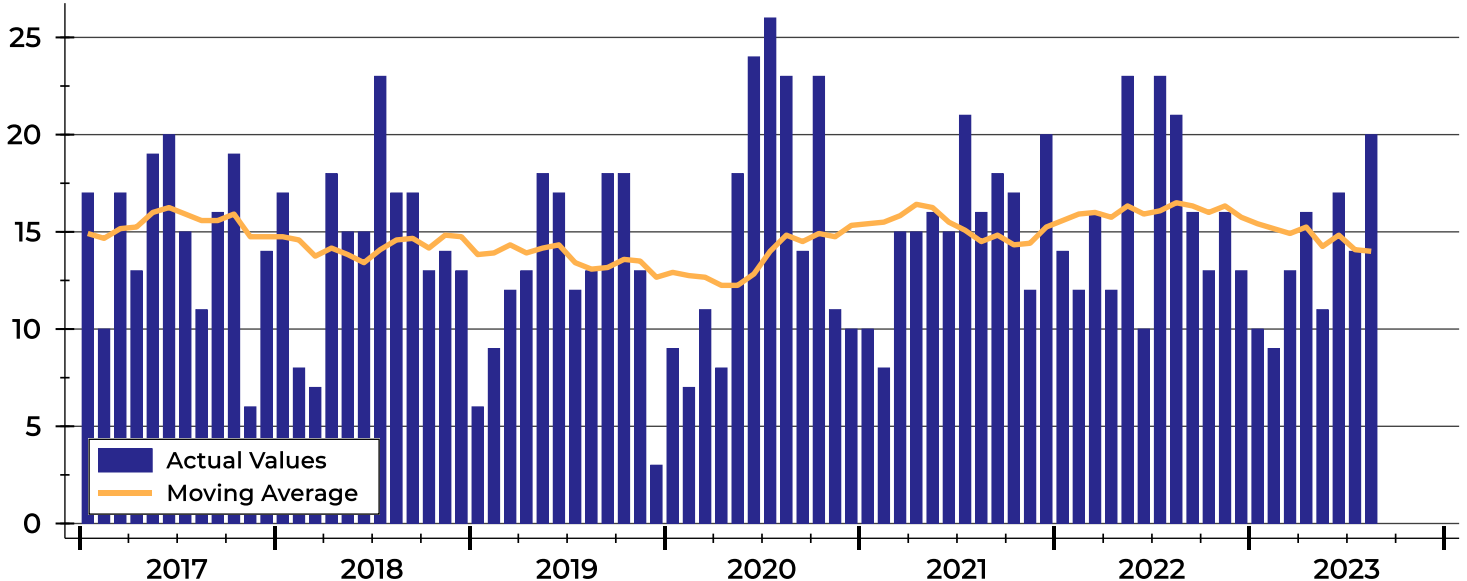
Summary Statistics for Closed Listings		August 2022			Year-to-Date 2022		
		2023	2022	Change	2023	2022	Change
Closed Listings		20	21	-4.8%	110	131	-16.0%
Volume (1,000s)		3,919	2,896	35.3%	20,618	23,262	-11.4%
Months' Supply		1.5	1.6	-6.3%	N/A	N/A	N/A
Average	Sale Price	195,960	137,903	42.1%	187,437	177,574	5.6%
	Days on Market	5	17	-70.6%	28	31	-9.7%
	Percent of List	100.8%	96.6%	4.3%	98.8%	98.2%	0.6%
	Percent of Original	101.0%	94.6%	6.8%	96.7%	96.5%	0.2%
Median	Sale Price	161,500	139,900	15.4%	154,088	145,000	6.3%
	Days on Market	3	7	-57.1%	8	6	33.3%
	Percent of List	100.3%	100.0%	0.3%	100.0%	100.0%	0.0%
	Percent of Original	101.0%	100.0%	1.0%	100.0%	100.0%	0.0%

A total of 20 homes sold in Osage County in August, down from 21 units in August 2022. Total sales volume rose to \$3.9 million compared to \$2.9 million in the previous year.

The median sales price in August was \$161,500, up 15.4% compared to the prior year. Median days on market was 3 days, down from 8 days in July, and down from 7 in August 2022.

History of Closed Listings

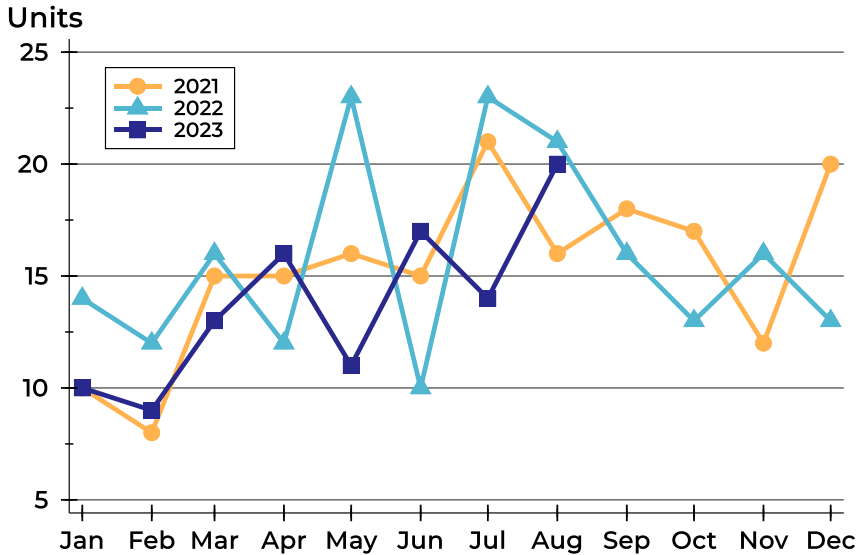
Units





Osage County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	10	14	10
February	8	12	9
March	15	16	13
April	15	12	16
May	16	23	11
June	15	10	17
July	21	23	14
August	16	21	20
September	18	16	16
October	17	13	13
November	12	16	16
December	20	13	13

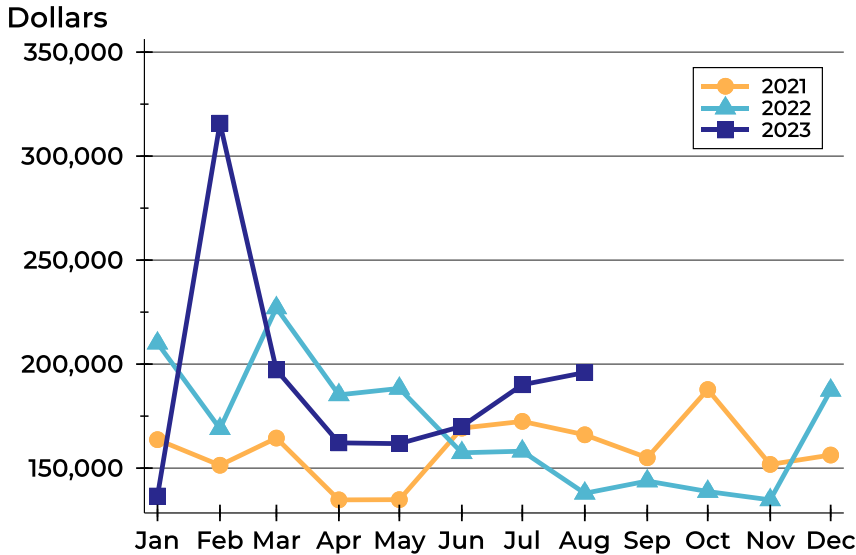
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	10.0%	0.3	92,500	92,500	2	2	90.9%	90.9%	90.9%	90.9%
\$100,000-\$124,999	3	15.0%	1.7	110,733	110,000	11	10	105.9%	104.8%	105.9%	104.8%
\$125,000-\$149,999	3	15.0%	1.6	137,333	140,000	2	2	103.0%	101.4%	103.0%	101.4%
\$150,000-\$174,999	3	15.0%	3.7	158,000	158,000	4	2	103.6%	100.7%	103.6%	100.7%
\$175,000-\$199,999	3	15.0%	0.9	179,333	180,000	2	3	100.7%	100.0%	102.2%	102.1%
\$200,000-\$249,999	2	10.0%	0.7	229,500	229,500	11	11	103.6%	103.6%	103.6%	103.6%
\$250,000-\$299,999	1	5.0%	1.1	270,000	270,000	2	2	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	5.0%	2.8	315,000	315,000	9	9	96.9%	96.9%	96.9%	96.9%
\$400,000-\$499,999	1	5.0%	6.0	405,000	405,000	5	5	90.0%	90.0%	90.0%	90.0%
\$500,000-\$749,999	1	5.0%	6.0	529,000	529,000	1	1	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



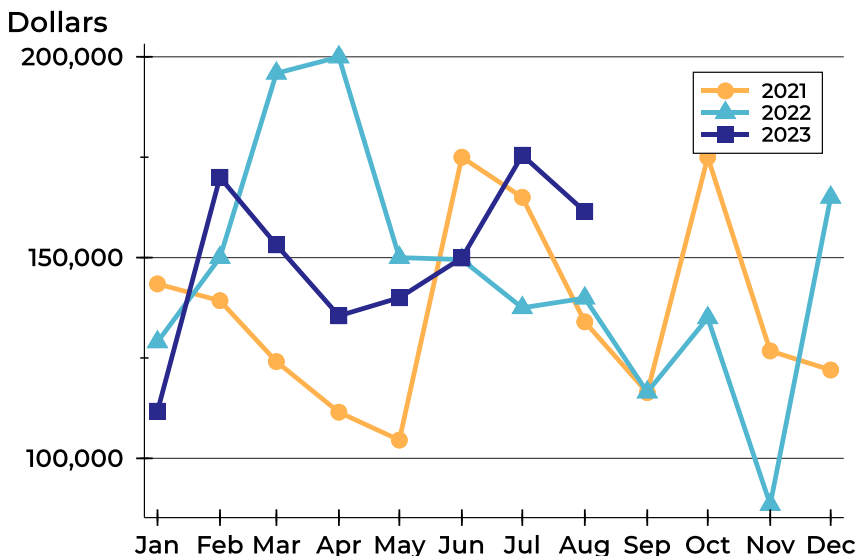
Osage County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	163,685	210,071	136,595
February	151,379	168,960	315,833
March	164,448	227,041	197,213
April	134,733	185,215	162,156
May	134,834	188,326	161,773
June	169,227	157,371	170,079
July	172,469	158,142	190,093
August	166,025	137,903	195,960
September	155,008	143,794	
October	187,782	138,754	
November	151,783	134,734	
December	156,295	187,385	

Median Price

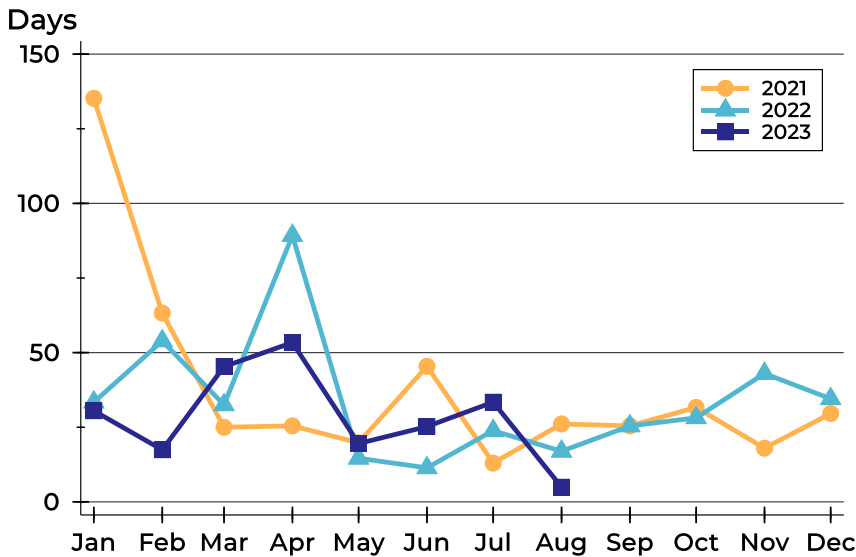


Month	2021	2022	2023
January	143,450	129,000	111,750
February	139,268	150,000	170,000
March	124,100	195,900	153,175
April	111,500	199,950	135,500
May	104,550	150,000	140,000
June	175,000	149,500	149,900
July	165,000	137,500	175,500
August	134,000	139,900	161,500
September	116,375	116,500	
October	175,000	135,000	
November	126,750	88,500	
December	122,000	165,000	



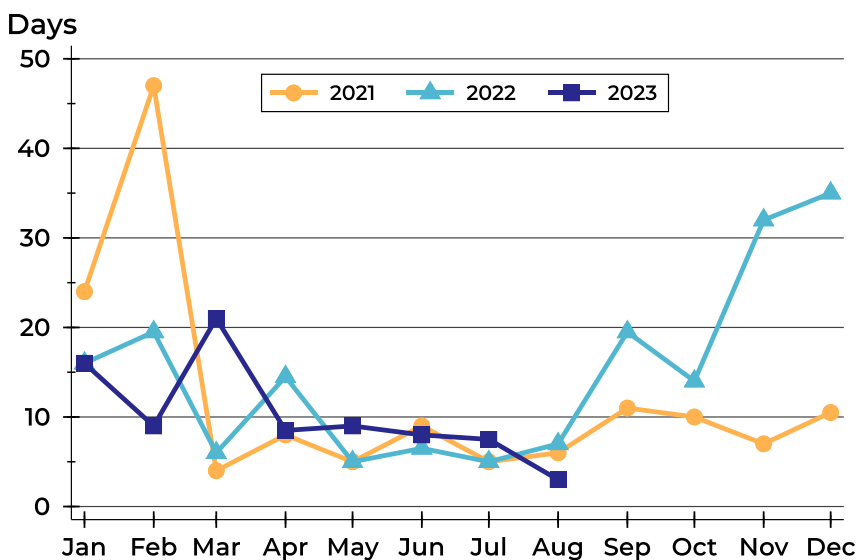
Osage County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	135	33	31
February	63	54	17
March	25	33	45
April	25	89	53
May	20	15	20
June	45	11	25
July	13	24	33
August	26	17	5
September	25	25	
October	32	28	
November	18	43	
December	30	35	

Median DOM



Month	2021	2022	2023
January	24	16	16
February	47	20	9
March	4	6	21
April	8	15	9
May	5	5	9
June	9	7	8
July	5	5	8
August	6	7	3
September	11	20	
October	10	14	
November	7	32	
December	11	35	



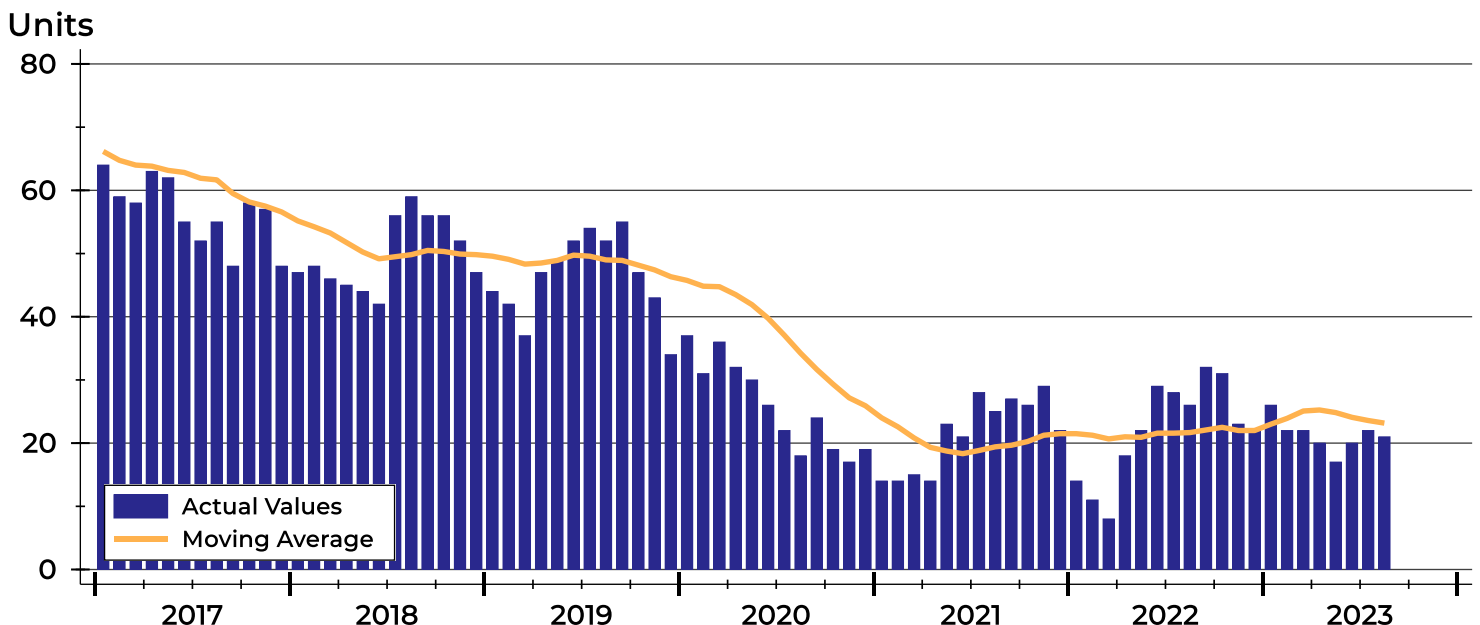
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		21	26	-19.2%
Volume (1,000s)		5,367	15,943	-66.3%
Months' Supply		1.5	1.6	-6.3%
Average	List Price	255,591	613,177	-58.3%
	Days on Market	57	47	21.3%
	Percent of Original	96.8%	98.4%	-1.6%
Median	List Price	169,910	174,900	-2.9%
	Days on Market	30	37	-18.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 homes were available for sale in Osage County at the end of August. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$169,910, down 2.9% from 2022. The typical time on market for active listings was 30 days, down from 37 days a year earlier.

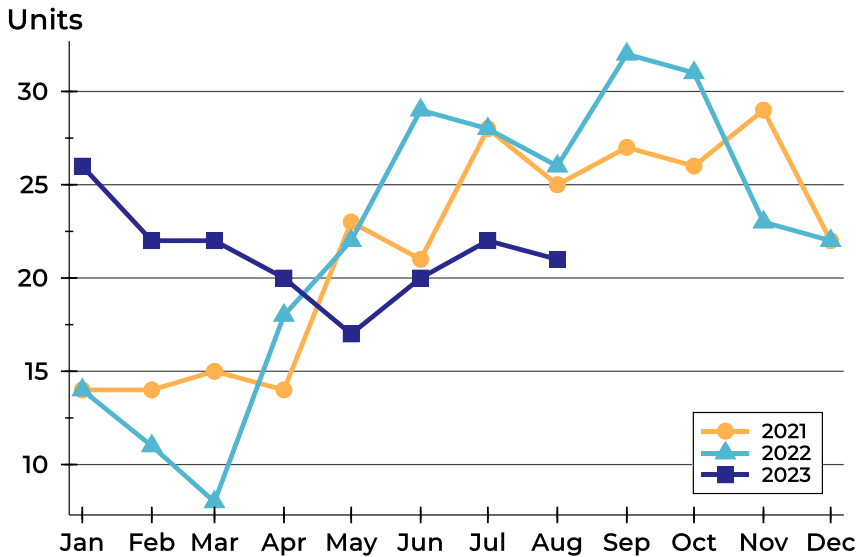
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	14	14	26
February	14	11	22
March	15	8	22
April	14	18	20
May	23	22	17
June	21	29	20
July	28	28	22
August	25	26	21
September	27	32	
October	26	31	
November	29	23	
December	22	22	

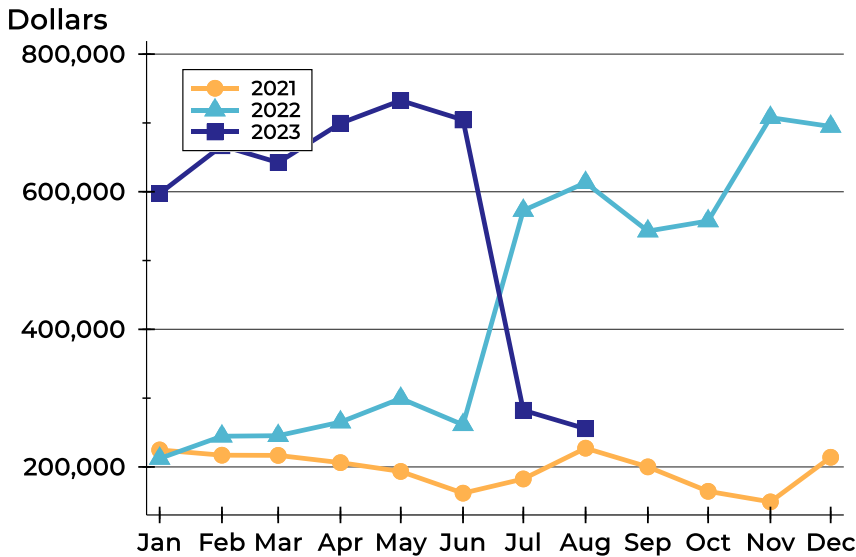
Active Listings by Price Range

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	4.8%	0.3	99,000	99,000	80	80	100.0%	100.0%
\$100,000-\$124,999	2	9.5%	1.7	108,750	108,750	54	54	95.6%	95.6%
\$125,000-\$149,999	3	14.3%	1.6	140,267	139,900	23	22	97.8%	100.0%
\$150,000-\$174,999	5	23.8%	3.7	160,282	160,000	19	21	99.4%	100.0%
\$175,000-\$199,999	1	4.8%	0.9	184,000	184,000	127	127	92.5%	92.5%
\$200,000-\$249,999	1	4.8%	0.7	225,000	225,000	218	218	82.1%	82.1%
\$250,000-\$299,999	1	4.8%	1.1	264,900	264,900	13	13	100.0%	100.0%
\$300,000-\$399,999	3	14.3%	2.8	351,667	365,000	44	25	98.5%	98.7%
\$400,000-\$499,999	3	14.3%	6.0	466,633	485,000	81	79	98.1%	97.2%
\$500,000-\$749,999	1	4.8%	6.0	699,900	699,900	115	115	87.5%	87.5%
\$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



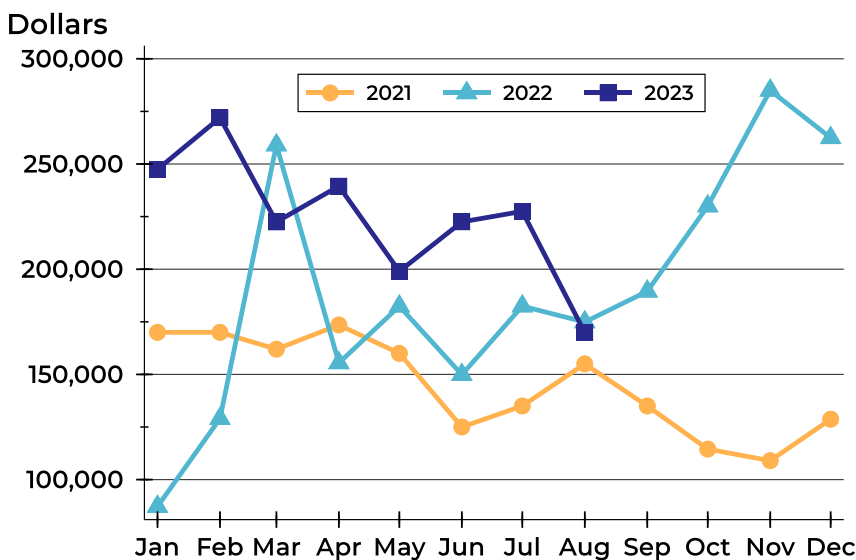
Osage County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	224,736	212,281	597,438
February	217,064	244,655	666,846
March	216,793	245,425	642,477
April	206,236	265,206	699,530
May	193,437	299,541	732,603
June	161,893	261,248	704,368
July	182,550	572,721	282,352
August	227,264	613,177	255,591
September	200,093	542,797	
October	164,588	557,571	
November	149,220	707,765	
December	214,046	694,918	

Median Price

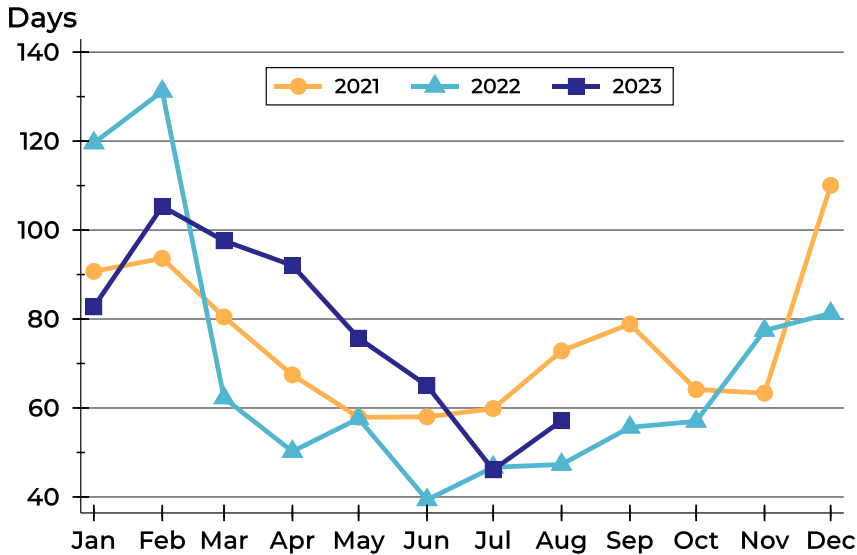


Month	2021	2022	2023
January	170,000	87,200	247,450
February	170,000	129,000	272,000
March	162,000	259,000	222,450
April	173,500	155,450	239,495
May	160,000	182,400	199,000
June	125,000	149,900	222,500
July	135,000	182,450	227,500
August	155,000	174,900	169,910
September	135,000	189,500	
October	114,500	230,000	
November	109,000	285,000	
December	128,713	262,450	



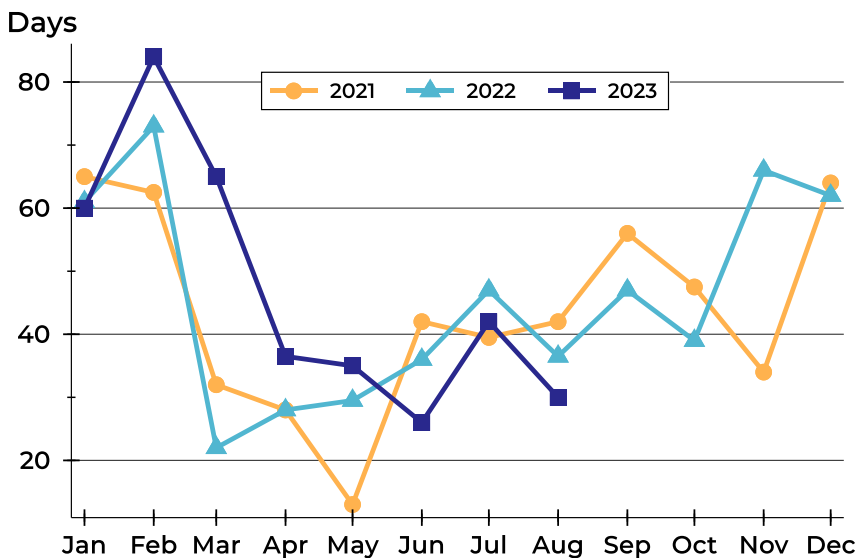
Osage County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	91	120	83
February	94	131	105
March	80	62	98
April	67	50	92
May	58	58	76
June	58	39	65
July	60	47	46
August	73	47	57
September	79	56	
October	64	57	
November	63	77	
December	110	81	

Median DOM

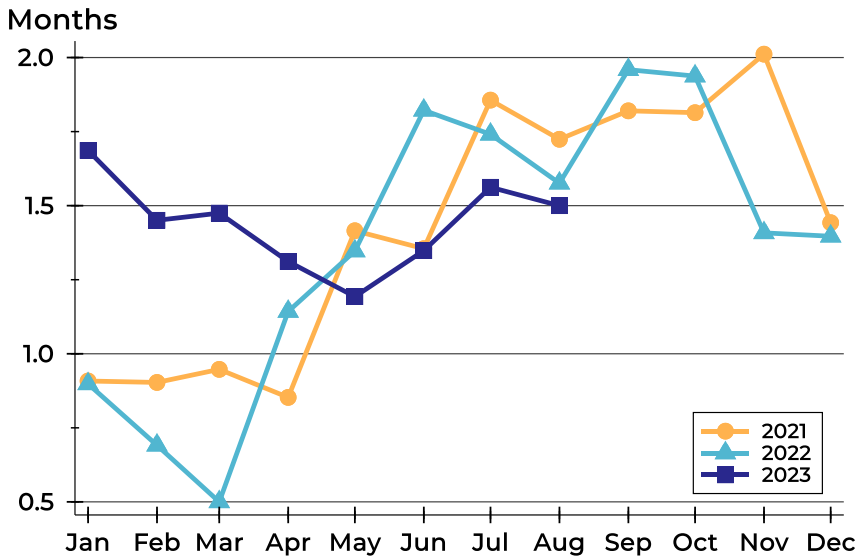


Month	2021	2022	2023
January	65	61	60
February	63	73	84
March	32	22	65
April	28	28	37
May	13	30	35
June	42	36	26
July	40	47	42
August	42	37	30
September	56	47	
October	48	39	
November	34	66	
December	64	62	



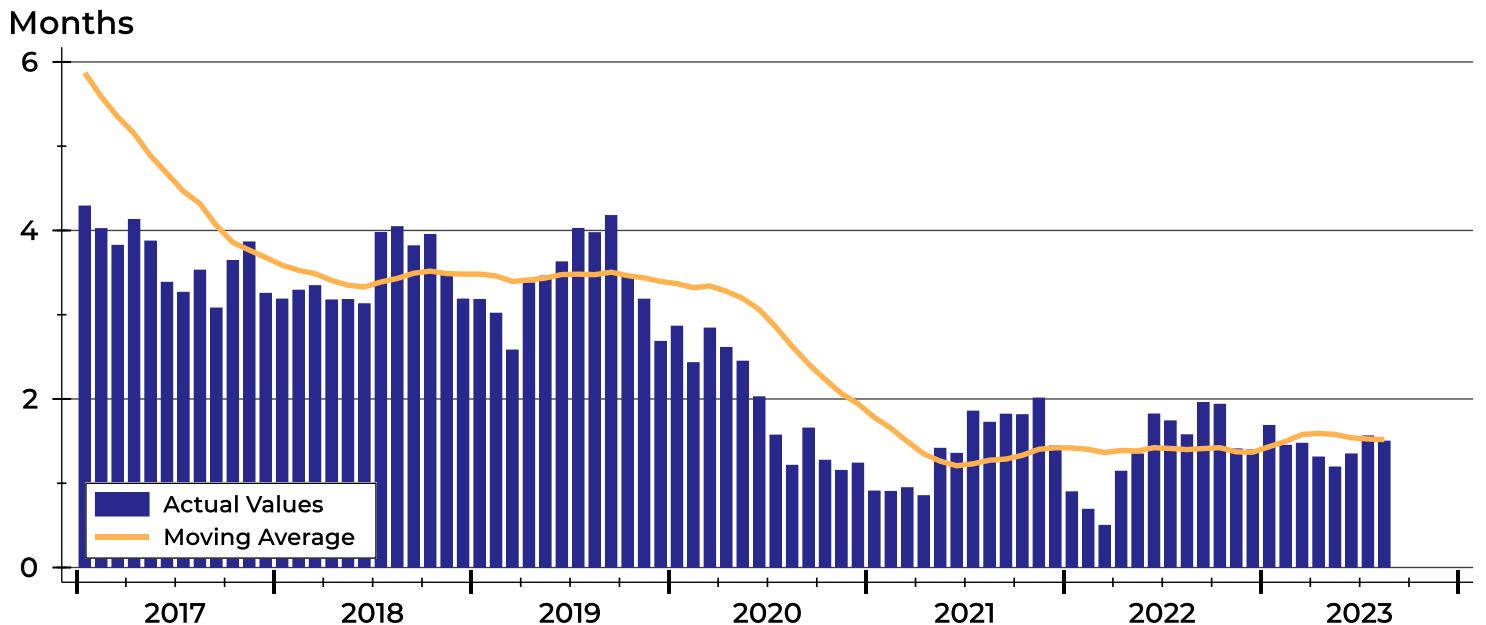
Osage County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.9	0.9	1.7
February	0.9	0.7	1.5
March	0.9	0.5	1.5
April	0.9	1.1	1.3
May	1.4	1.3	1.2
June	1.4	1.8	1.3
July	1.9	1.7	1.6
August	1.7	1.6	1.5
September	1.8	2.0	
October	1.8	1.9	
November	2.0	1.4	
December	1.4	1.4	

History of Month's Supply





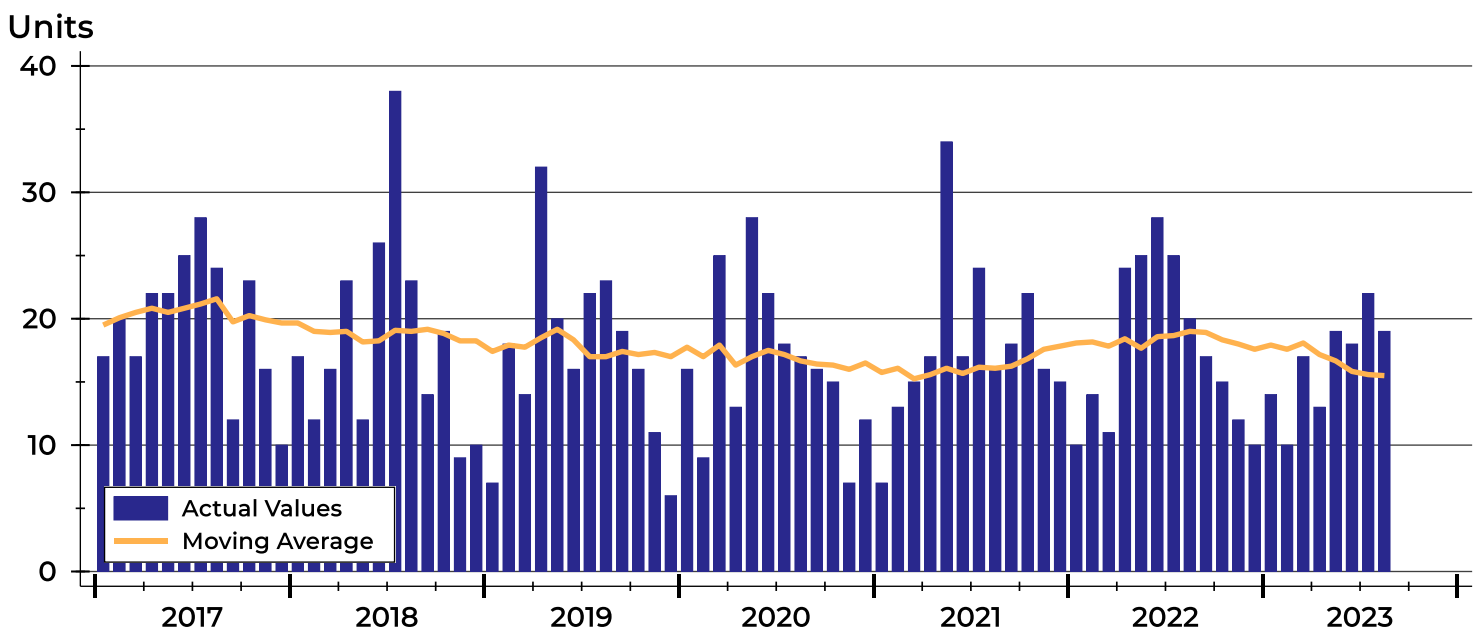
Osage County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	19	20	-5.0%
	Volume (1,000s)	3,028	3,386	-10.6%
	Average List Price	159,366	169,275	-5.9%
	Median List Price	150,000	117,450	27.7%
Year-to-Date	New Listings	132	157	-15.9%
	Volume (1,000s)	25,923	38,065	-31.9%
	Average List Price	196,388	242,454	-19.0%
	Median List Price	159,000	145,000	9.7%

A total of 19 new listings were added in Osage County during August, down 5.0% from the same month in 2022. Year-to-date Osage County has seen 132 new listings.

The median list price of these homes was \$150,000 up from \$117,450 in 2022.

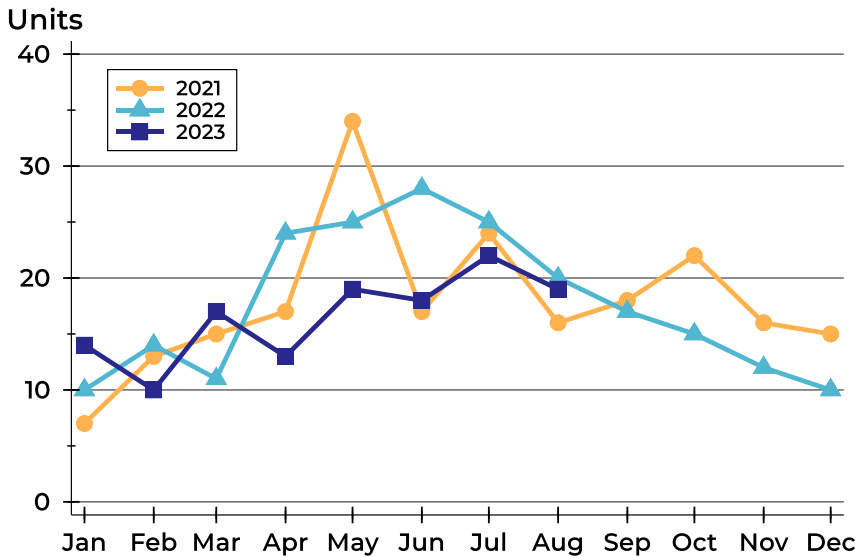
History of New Listings





Osage County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	7	10	14
February	13	14	10
March	15	11	17
April	17	24	13
May	34	25	19
June	17	28	18
July	24	25	22
August	16	20	19
September	18	17	
October	22	15	
November	16	12	
December	15	10	

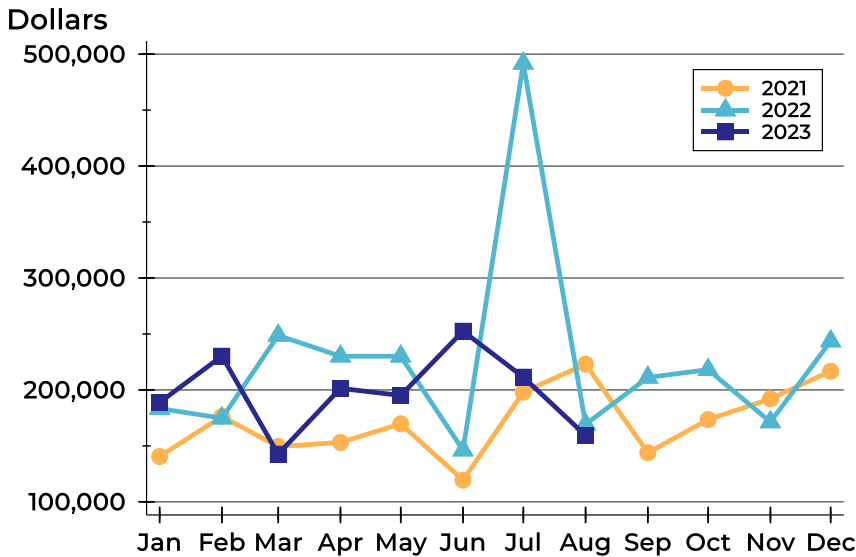
New Listings by Price Range

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	5.3%	44,000	44,000	2	2	100.0%	100.0%
\$50,000-\$99,999	2	10.5%	77,000	77,000	6	6	97.4%	97.4%
\$100,000-\$124,999	2	10.5%	114,970	114,970	5	5	100.0%	100.0%
\$125,000-\$149,999	4	21.1%	136,425	135,450	23	27	96.6%	96.6%
\$150,000-\$174,999	7	36.8%	158,487	158,000	20	22	99.1%	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	1	5.3%	264,900	264,900	13	13	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	340,000	340,000	21	21	98.5%	98.5%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



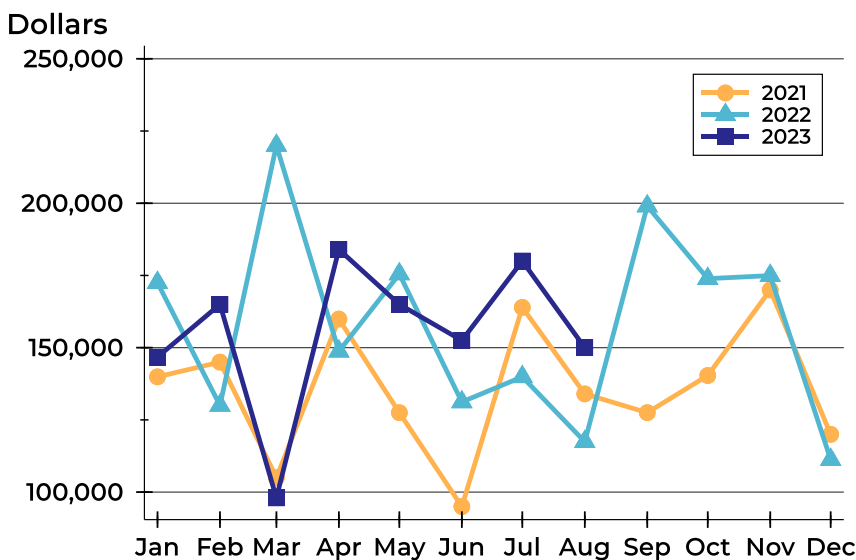
Osage County New Listings Analysis

Average Price



Month	2021	2022	2023
January	140,550	183,420	188,857
February	176,408	174,814	230,240
March	149,393	248,700	142,694
April	153,141	230,113	201,423
May	169,679	230,080	195,066
June	119,471	146,211	252,539
July	198,033	491,756	211,481
August	223,025	169,275	159,366
September	143,872	211,147	
October	173,518	218,120	
November	192,084	171,354	
December	216,733	243,600	

Median Price



Month	2021	2022	2023
January	139,900	172,500	146,750
February	145,000	130,000	165,000
March	105,000	220,000	98,000
April	159,900	148,750	184,000
May	127,500	175,500	165,000
June	95,000	131,200	152,500
July	163,950	139,900	180,000
August	134,000	117,450	150,000
September	127,500	199,005	
October	140,361	173,900	
November	170,000	174,950	
December	120,000	111,250	



Osage County Contracts Written Analysis

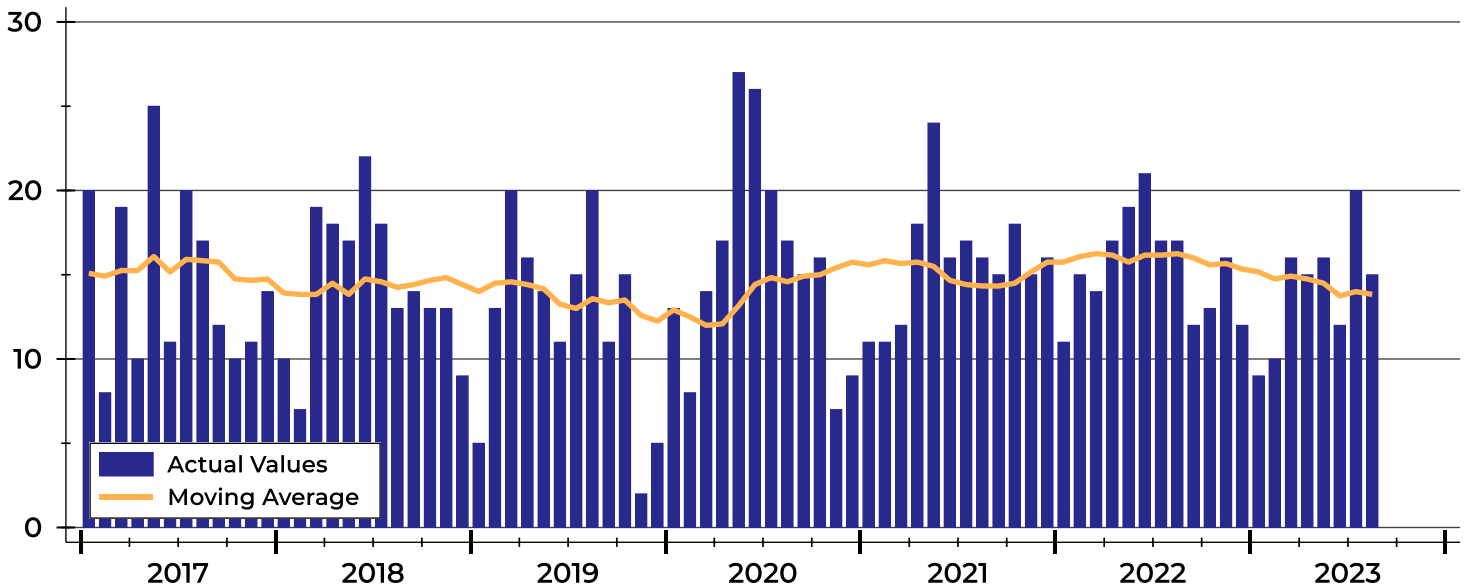
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		15	17	-11.8%	113	131	-13.7%
Volume (1,000s)		2,235	2,573	-13.1%	19,910	22,034	-9.6%
Average	Sale Price	148,989	151,324	-1.5%	176,199	168,196	4.8%
	Days on Market	19	30	-36.7%	27	30	-10.0%
	Percent of Original	97.7%	94.0%	3.9%	97.3%	96.4%	0.9%
Median	Sale Price	150,000	115,000	30.4%	150,000	140,000	7.1%
	Days on Market	5	13	-61.5%	7	7	0.0%
	Percent of Original	100.0%	95.8%	4.4%	100.0%	100.0%	0.0%

A total of 15 contracts for sale were written in Osage County during the month of August, down from 17 in 2022. The median list price of these homes was \$150,000, up from \$115,000 the prior year.

Half of the homes that went under contract in August were on the market less than 5 days, compared to 13 days in August 2022.

History of Contracts Written

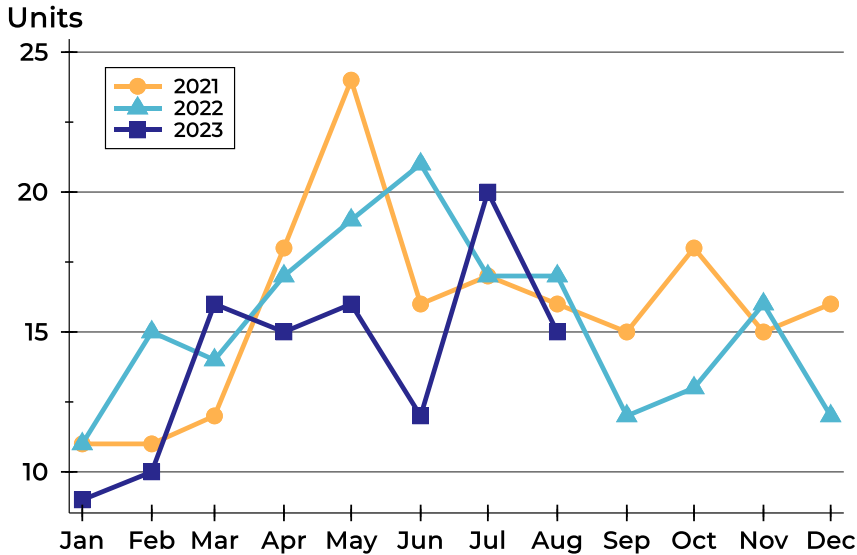
Units





Osage County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	11	11	9
February	11	15	10
March	12	14	16
April	18	17	15
May	24	19	16
June	16	21	12
July	17	17	20
August	16	17	15
September	15	12	
October	18	13	
November	15	16	
December	16	12	

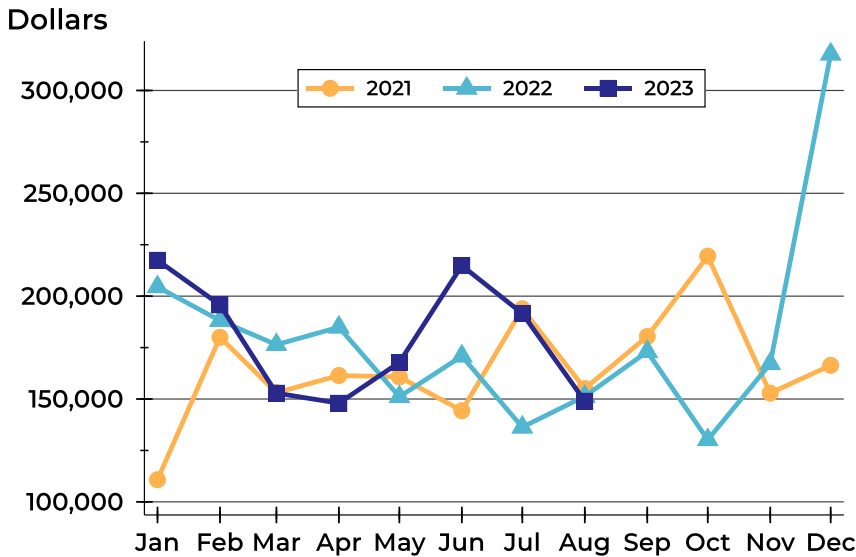
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	13.3%	41,000	41,000	55	55	92.2%	92.2%
\$50,000-\$99,999	1	6.7%	95,000	95,000	4	4	94.7%	94.7%
\$100,000-\$124,999	2	13.3%	114,970	114,970	5	5	100.0%	100.0%
\$125,000-\$149,999	1	6.7%	134,900	134,900	4	4	100.0%	100.0%
\$150,000-\$174,999	4	26.7%	154,500	154,000	25	12	97.6%	98.4%
\$175,000-\$199,999	2	13.3%	179,994	179,994	13	13	100.0%	100.0%
\$200,000-\$249,999	2	13.3%	220,000	220,000	16	16	97.9%	97.9%
\$250,000-\$299,999	1	6.7%	275,000	275,000	2	2	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



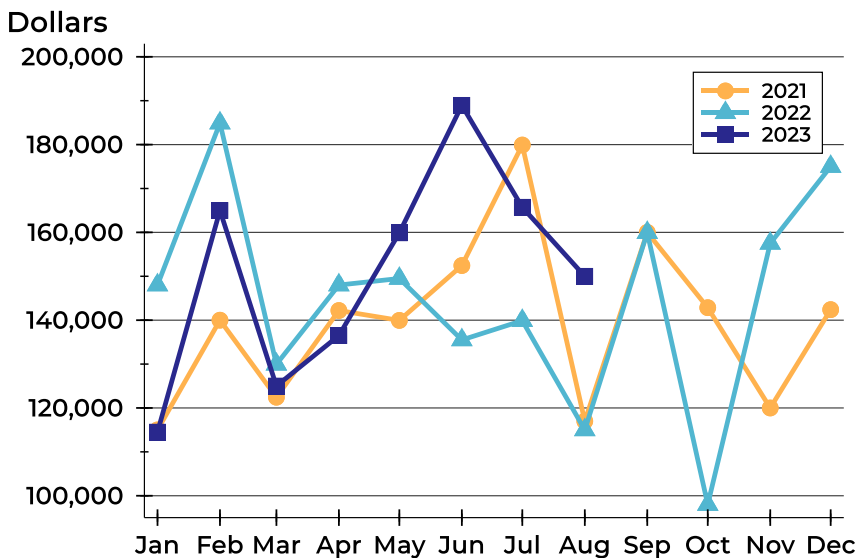
Osage County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	110,759	204,523	217,489
February	180,027	188,153	195,750
March	153,075	176,407	152,863
April	161,450	184,918	147,980
May	160,767	151,085	167,806
June	144,300	170,855	214,854
July	193,829	136,309	191,605
August	155,069	151,324	148,989
September	180,420	173,017	
October	219,476	130,177	
November	152,853	167,184	
December	166,381	317,658	

Median Price

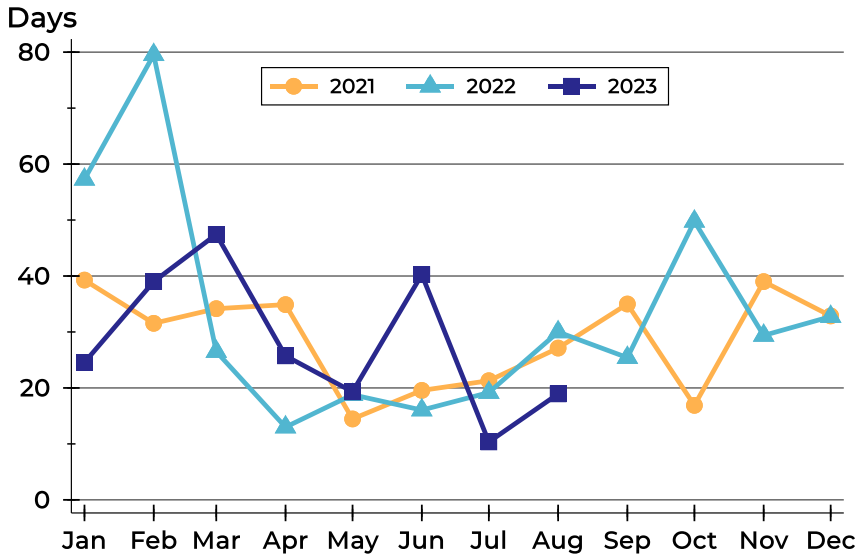


Month	2021	2022	2023
January	115,000	148,000	114,500
February	140,000	184,900	165,000
March	122,450	129,950	125,000
April	142,200	148,000	136,500
May	139,950	149,500	159,900
June	152,450	135,500	188,950
July	179,900	139,900	165,727
August	117,000	115,000	150,000
September	160,000	159,950	
October	142,848	98,000	
November	120,000	157,500	
December	142,400	175,000	



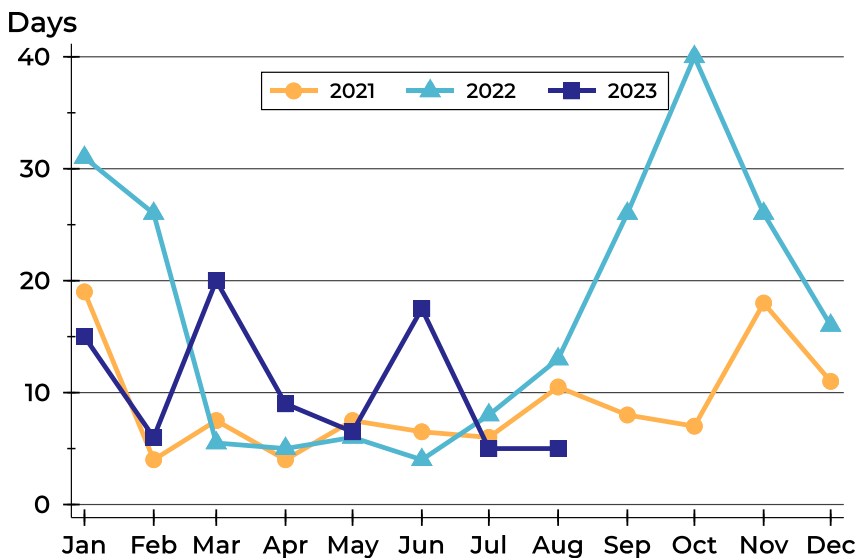
Osage County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	39	57	25
February	32	80	39
March	34	27	47
April	35	13	26
May	14	19	19
June	20	16	40
July	21	19	10
August	27	30	19
September	35	25	
October	17	50	
November	39	29	
December	33	33	

Median DOM



Month	2021	2022	2023
January	19	31	15
February	4	26	6
March	8	6	20
April	4	5	9
May	8	6	7
June	7	4	18
July	6	8	5
August	11	13	5
September	8	26	
October	7	40	
November	18	26	
December	11	16	



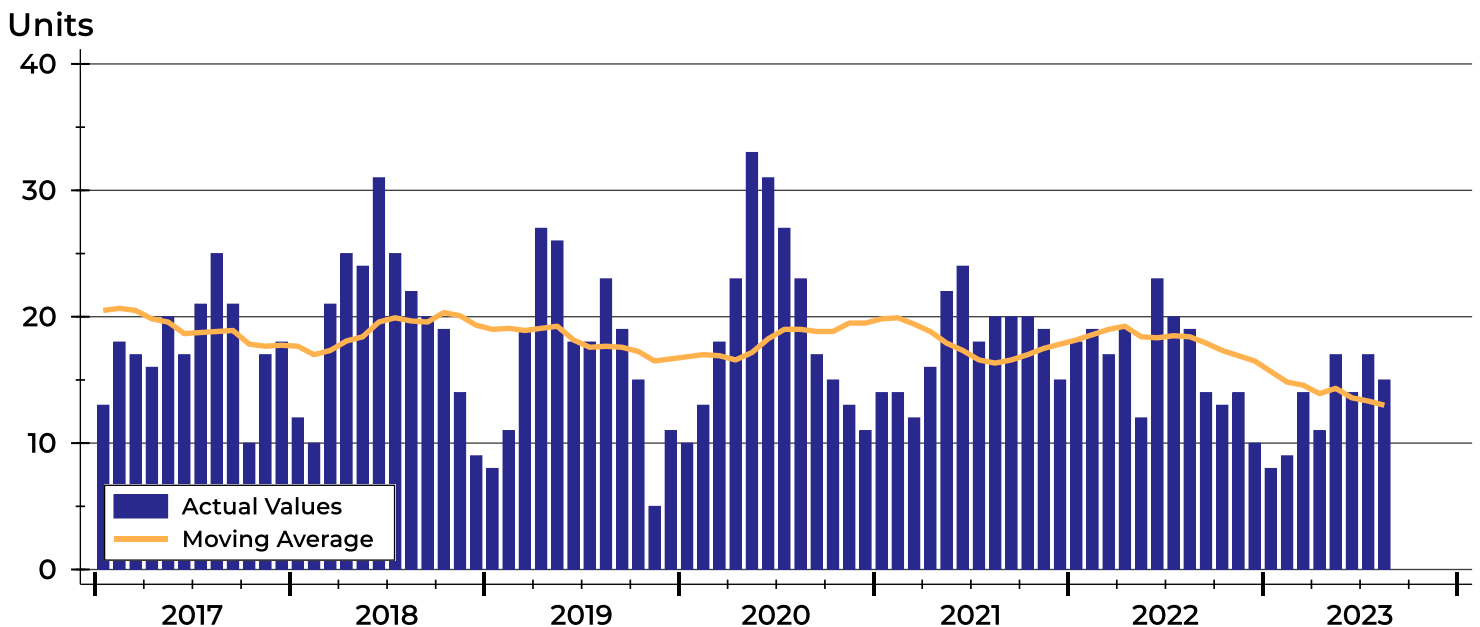
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		15	19	-21.1%
Volume (1,000s)		2,460	2,722	-9.6%
Average	List Price	164,022	143,279	14.5%
	Days on Market	21	27	-22.2%
	Percent of Original	98.1%	97.5%	0.6%
Median	List Price	160,000	115,000	39.1%
	Days on Market	11	14	-21.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Osage County had contracts pending at the end of August, down from 19 contracts pending at the end of August 2022.

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.

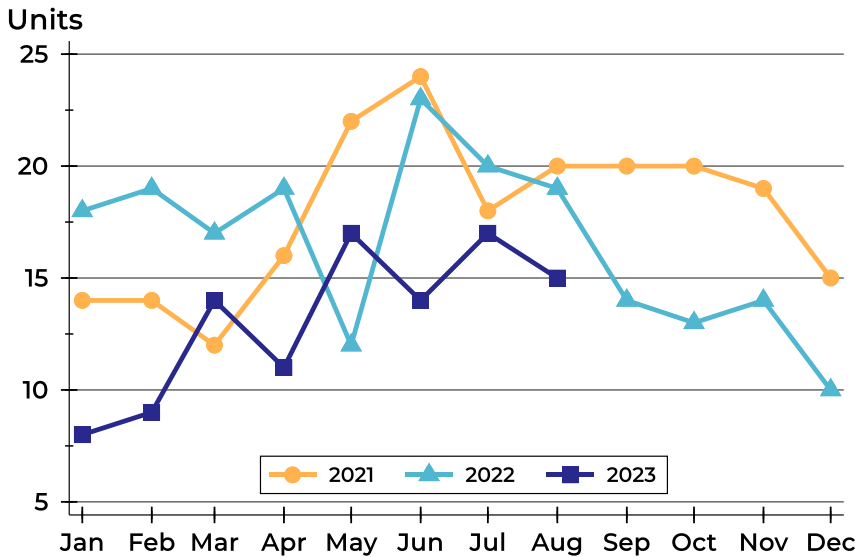
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	14	18	8
February	14	19	9
March	12	17	14
April	16	19	11
May	22	12	17
June	24	23	14
July	18	20	17
August	20	19	15
September	20	14	
October	20	13	
November	19	14	
December	15	10	

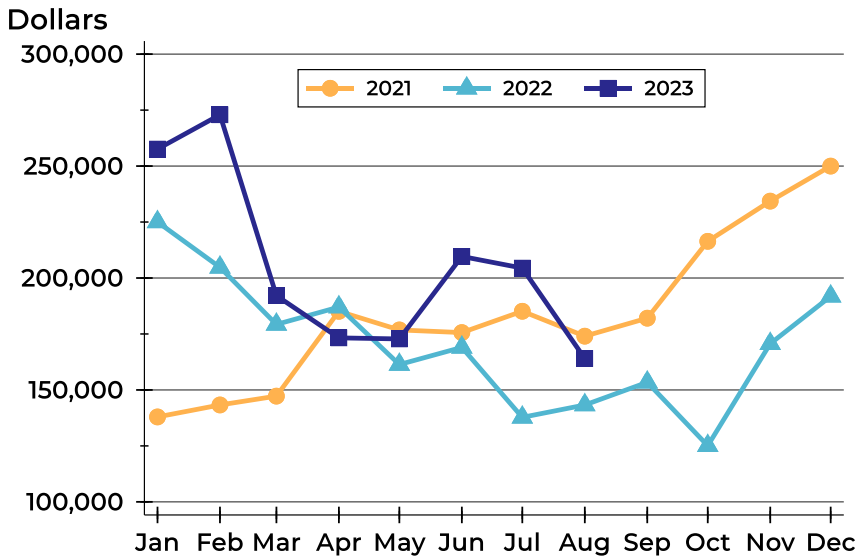
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	13.3%	41,000	41,000	55	55	92.2%	92.2%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	13.3%	114,970	114,970	5	5	100.0%	100.0%
\$125,000-\$149,999	1	6.7%	134,900	134,900	4	4	100.0%	100.0%
\$150,000-\$174,999	3	20.0%	153,333	150,000	32	21	96.8%	96.8%
\$175,000-\$199,999	3	20.0%	179,663	179,988	12	11	100.0%	100.0%
\$200,000-\$249,999	2	13.3%	220,000	220,000	16	16	97.9%	97.9%
\$250,000-\$299,999	2	13.3%	287,250	287,250	16	16	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



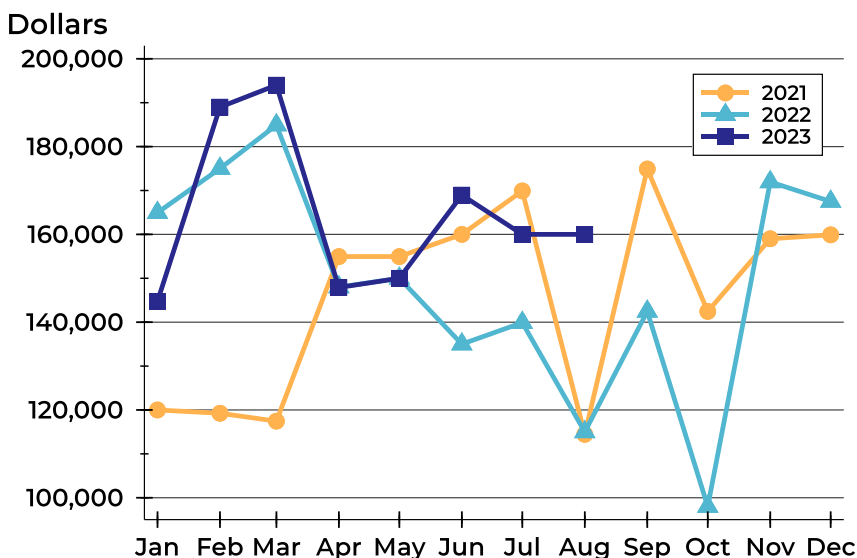
Osage County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	137,946	225,058	257,600
February	143,296	204,761	272,922
March	147,238	179,271	192,136
April	185,131	187,026	173,264
May	176,814	161,350	172,788
June	175,629	169,024	209,643
July	185,150	137,757	204,430
August	174,025	143,279	164,022
September	182,055	153,414	
October	216,394	125,092	
November	234,342	170,661	
December	249,993	191,845	

Median Price

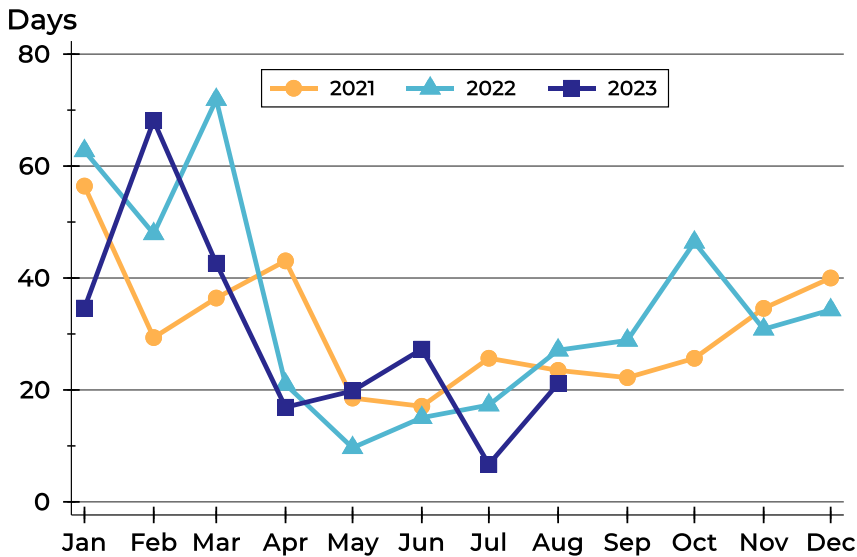


Month	2021	2022	2023
January	120,000	164,950	144,750
February	119,250	175,000	189,000
March	117,450	184,900	194,003
April	154,950	148,000	147,900
May	154,950	150,000	150,000
June	160,000	135,000	168,950
July	169,900	139,900	160,000
August	114,450	115,000	160,000
September	174,900	142,450	
October	142,450	98,000	
November	159,000	171,950	
December	159,900	167,500	



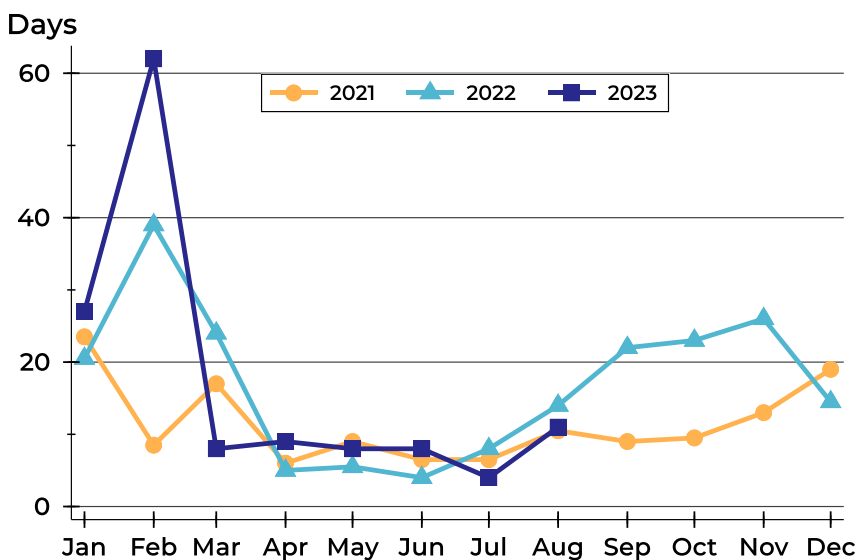
Osage County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	56	63	35
February	29	48	68
March	36	72	43
April	43	21	17
May	19	10	20
June	17	15	27
July	26	17	7
August	24	27	21
September	22	29	
October	26	46	
November	35	31	
December	40	34	

Median DOM



Month	2021	2022	2023
January	24	21	27
February	9	39	62
March	17	24	8
April	6	5	9
May	9	6	8
June	7	4	8
July	7	8	4
August	11	14	11
September	9	22	
October	10	23	
November	13	26	
December	19	15	



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Fell in August

Total home sales in other counties in the Sunflower MLS fell last month to 13 units, compared to 16 units in August 2022. Total sales volume was \$4.6 million, up from a year earlier.

The median sale price in August was \$200,000, down from \$215,000 a year earlier. Homes that sold in August were typically on the market for 16 days and sold for 96.8% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of August

The total number of active listings in other counties in the Sunflower MLS at the end of August was 39 units, up from 30 at the same point in 2022. This represents a 2.8 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$150,000.

During August, a total of 10 contracts were written down from 16 in August 2022. At the end of the month, there were 11 contracts still pending.

Report Contents

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

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Other Sunflower MLS Counties Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		13	16	15	119	118	134
Change from prior year		-18.8%	6.7%	-28.6%	0.8%	-11.9%	10.7%
Active Listings		39	30	33	N/A	N/A	N/A
Change from prior year		30.0%	-9.1%	-5.7%			
Months' Supply		2.8	2.0	1.9	N/A	N/A	N/A
Change from prior year		40.0%	5.3%	-20.8%			
New Listings		16	22	19	138	153	131
Change from prior year		-27.3%	15.8%	72.7%	-9.8%	16.8%	-7.1%
Contracts Written		10	16	5	115	128	127
Change from prior year		-37.5%	220.0%	-73.7%	-10.2%	0.8%	-4.5%
Pending Contracts		11	18	10	N/A	N/A	N/A
Change from prior year		-38.9%	80.0%	-28.6%			
Sales Volume (1,000s)		4,631	3,395	4,875	26,659	25,761	29,359
Change from prior year		36.4%	-30.4%	37.3%	3.5%	-12.3%	41.9%
Average	Sale Price	356,262	212,156	325,020	224,025	218,310	219,094
	Change from prior year	67.9%	-34.7%	92.3%	2.6%	-0.4%	28.1%
	List Price of Actives	302,486	236,167	345,389	N/A	N/A	N/A
	Change from prior year	28.1%	-31.6%	4.7%			
	Days on Market	41	26	18	32	24	53
Change from prior year	57.7%	44.4%	-73.5%	33.3%	-54.7%	-29.3%	
Percent of List	95.7%	96.1%	101.8%	96.2%	98.0%	98.4%	
Change from prior year	-0.4%	-5.6%	6.7%	-1.8%	-0.4%	1.0%	
Percent of Original	94.9%	95.3%	100.8%	94.5%	96.7%	96.9%	
Change from prior year	-0.4%	-5.5%	6.7%	-2.3%	-0.2%	2.0%	
Median	Sale Price	200,000	215,000	329,900	174,000	187,500	180,000
	Change from prior year	-7.0%	-34.8%	163.9%	-7.2%	4.2%	30.4%
	List Price of Actives	150,000	158,078	220,000	N/A	N/A	N/A
	Change from prior year	-5.1%	-28.1%	4.8%			
	Days on Market	16	16	12	8	9	11
Change from prior year	0.0%	33.3%	-45.5%	-11.1%	-18.2%	-56.0%	
Percent of List	96.8%	98.1%	100.0%	98.7%	100.0%	100.0%	
Change from prior year	-1.3%	-1.9%	1.4%	-1.3%	0.0%	2.4%	
Percent of Original	96.7%	97.7%	100.0%	97.6%	98.9%	99.9%	
Change from prior year	-1.0%	-2.3%	3.4%	-1.3%	-1.0%	3.8%	

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



Other Sunflower MLS Counties Closed Listings Analysis

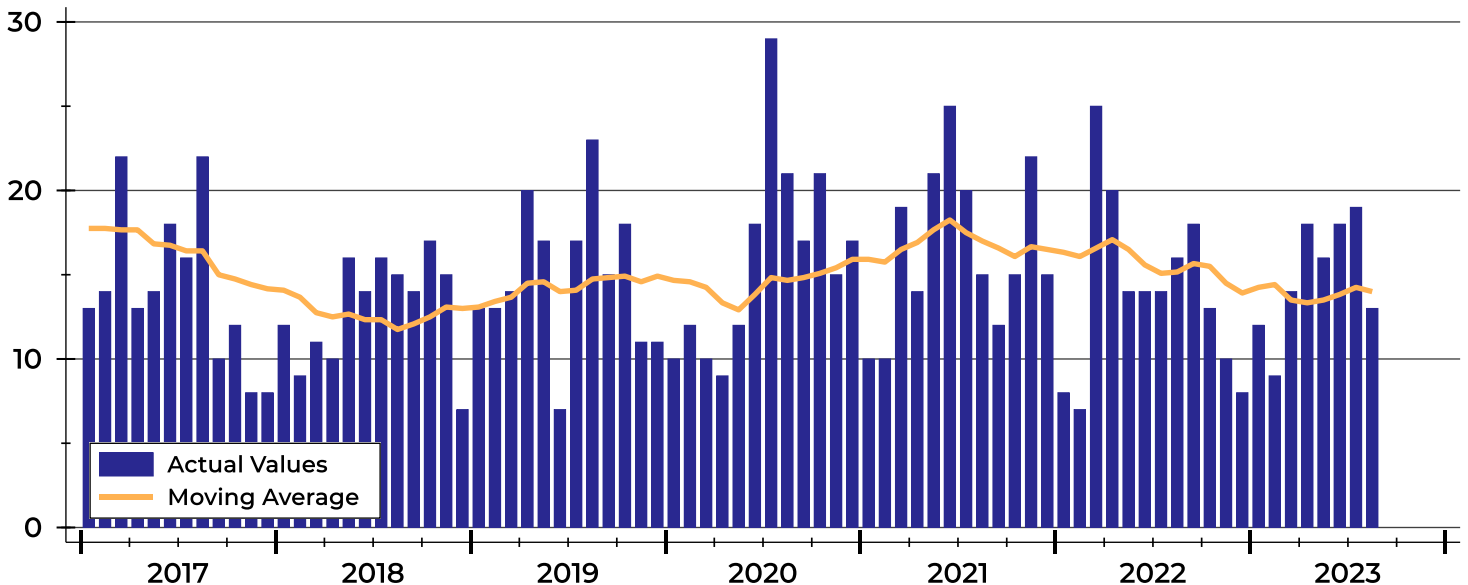
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		13	16	-18.8%	119	118	0.8%
Volume (1,000s)		4,631	3,395	36.4%	26,659	25,761	3.5%
Months' Supply		2.8	2.0	40.0%	N/A	N/A	N/A
Average	Sale Price	356,262	212,156	67.9%	224,025	218,310	2.6%
	Days on Market	41	26	57.7%	32	24	33.3%
	Percent of List	95.7%	96.1%	-0.4%	96.2%	98.0%	-1.8%
	Percent of Original	94.9%	95.3%	-0.4%	94.5%	96.7%	-2.3%
Median	Sale Price	200,000	215,000	-7.0%	174,000	187,500	-7.2%
	Days on Market	16	16	0.0%	8	9	-11.1%
	Percent of List	96.8%	98.1%	-1.3%	98.7%	100.0%	-1.3%
	Percent of Original	96.7%	97.7%	-1.0%	97.6%	98.9%	-1.3%

A total of 13 homes sold in other counties in the Sunflower MLS in August, down from 16 units in August 2022. Total sales volume rose to \$4.6 million compared to \$3.4 million in the previous year.

The median sales price in August was \$200,000, down 7.0% compared to the prior year. Median days on market was 16 days, up from 6 days in July, but similar to August 2022.

History of Closed Listings

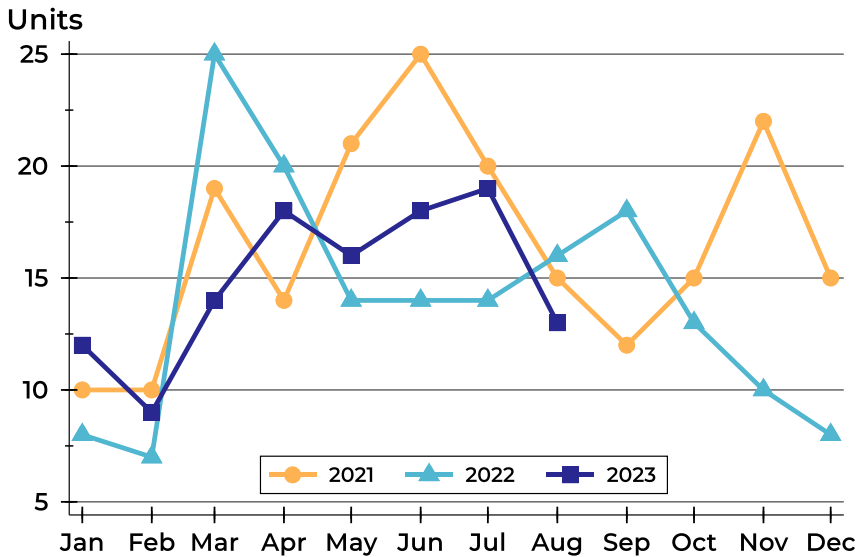
Units





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	10	8	12
February	10	7	9
March	19	25	14
April	14	20	18
May	21	14	16
June	25	14	18
July	20	14	19
August	15	16	13
September	12	18	
October	15	13	
November	22	10	
December	15	8	

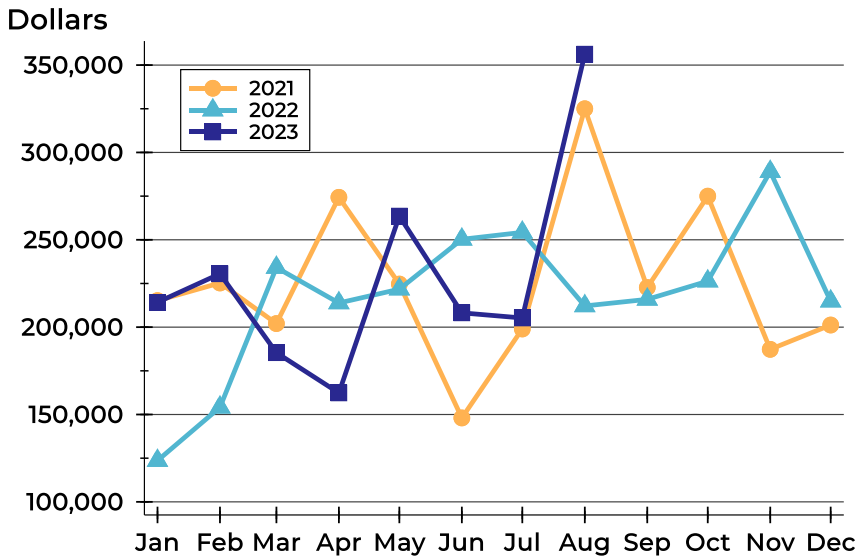
Closed Listings by Price Range

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	3	23.1%	2.3	72,467	72,500	16	16	94.5%	92.8%	94.5%	92.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	3	23.1%	1.1	154,667	154,000	12	7	100.3%	100.0%	100.3%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	23.1%	1.1	213,333	205,000	111	111	98.7%	98.0%	96.2%	96.7%
\$250,000-\$299,999	1	7.7%	3.5	270,000	270,000	7	7	96.8%	96.8%	96.8%	96.8%
\$300,000-\$399,999	1	7.7%	0.6	300,000	300,000	32	32	76.9%	76.9%	75.0%	75.0%
\$400,000-\$499,999	1	7.7%	4.8	490,000	490,000	4	4	102.1%	102.1%	102.1%	102.1%
\$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	1	7.7%	18.0	2,250,000	2,250,000	69	69	87.3%	87.3%	87.3%	87.3%



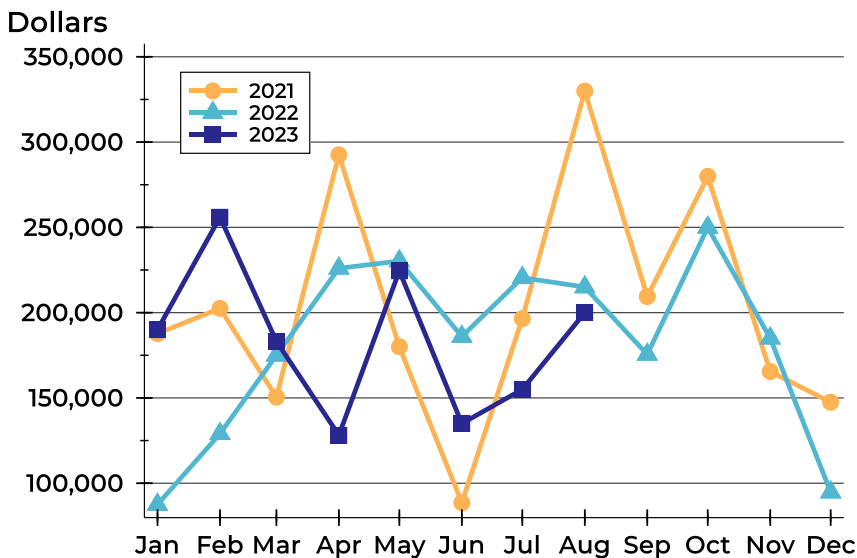
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	215,190	123,625	214,200
February	225,290	154,129	230,550
March	202,063	234,131	185,379
April	274,321	213,845	162,358
May	224,670	221,750	263,578
June	148,048	250,279	208,183
July	198,975	254,254	205,261
August	325,020	212,156	356,262
September	222,692	215,906	
October	274,987	226,338	
November	187,314	289,037	
December	201,220	214,863	

Median Price

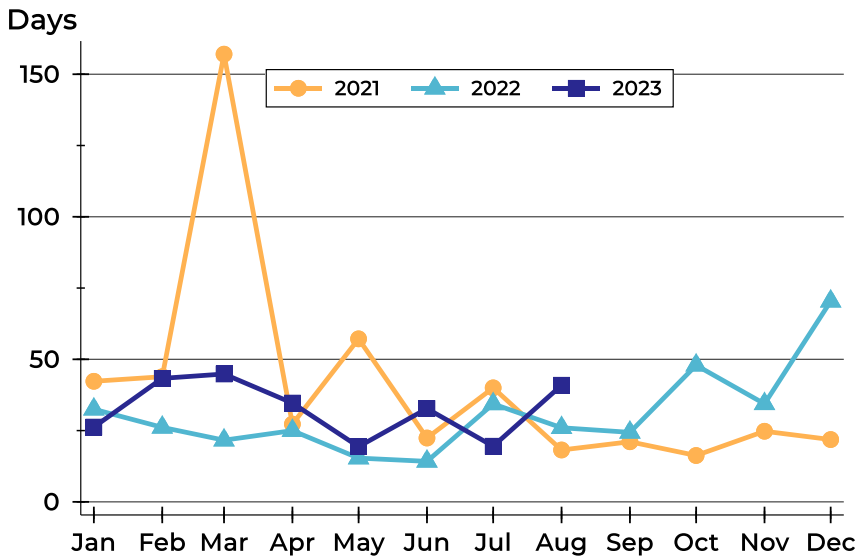


Month	2021	2022	2023
January	187,750	87,500	190,000
February	202,500	129,000	256,000
March	150,500	175,000	183,200
April	292,500	226,000	128,125
May	180,000	230,250	224,500
June	88,500	186,000	135,000
July	196,500	220,500	155,000
August	329,900	215,000	200,000
September	209,450	175,500	
October	279,900	250,000	
November	165,500	185,000	
December	147,500	94,750	



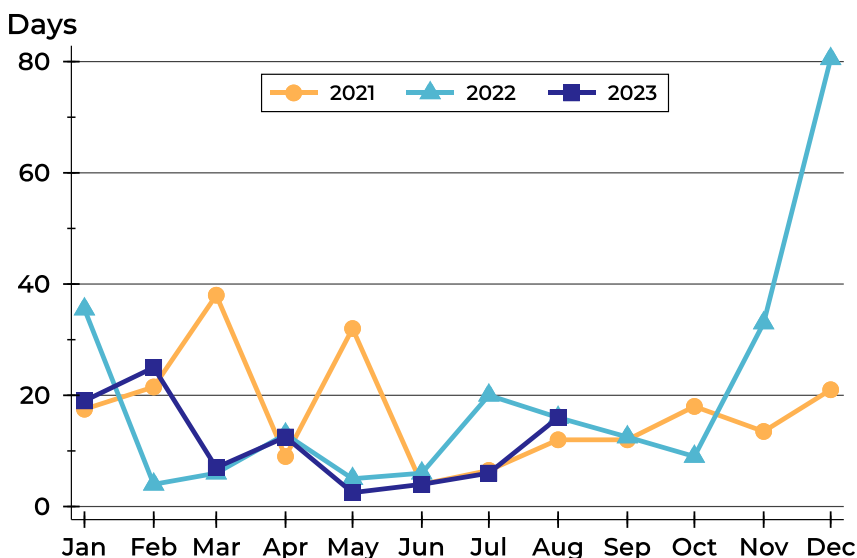
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	42	33	26
February	44	26	43
March	157	22	45
April	27	25	35
May	57	15	19
June	22	14	33
July	40	34	20
August	18	26	41
September	21	24	
October	16	48	
November	25	34	
December	22	70	

Median DOM



Month	2021	2022	2023
January	18	36	19
February	22	4	25
March	38	6	7
April	9	13	13
May	32	5	3
June	4	6	4
July	7	20	6
August	12	16	16
September	12	13	
October	18	9	
November	14	33	
December	21	81	



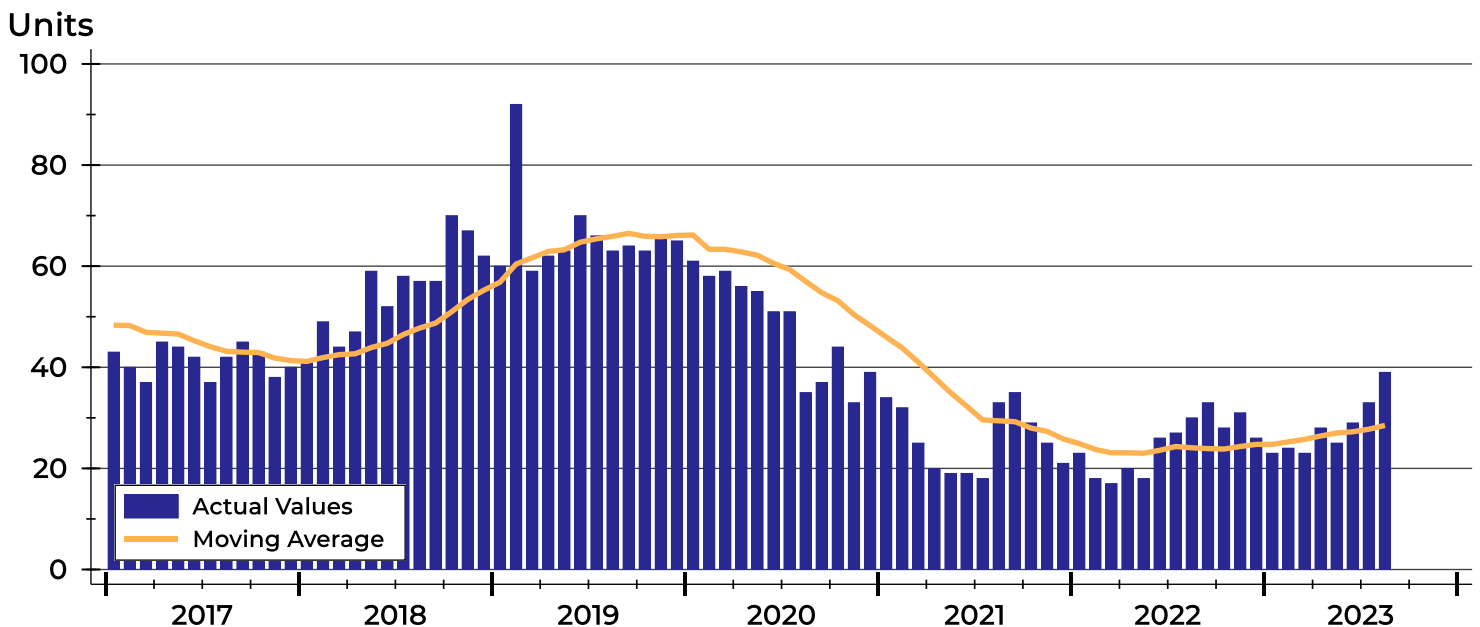
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		39	30	30.0%
Volume (1,000s)		11,797	7,085	66.5%
Months' Supply		2.8	2.0	40.0%
Average	List Price	302,486	236,167	28.1%
	Days on Market	90	62	45.2%
	Percent of Original	98.8%	95.7%	3.2%
Median	List Price	150,000	158,078	-5.1%
	Days on Market	50	33	51.5%
	Percent of Original	100.0%	98.9%	1.1%

A total of 39 homes were available for sale in other counties in the Sunflower MLS at the end of August. This represents a 2.8 months' supply of active listings.

The median list price of homes on the market at the end of August was \$150,000, down 5.1% from 2022. The typical time on market for active listings was 50 days, up from 33 days a year earlier.

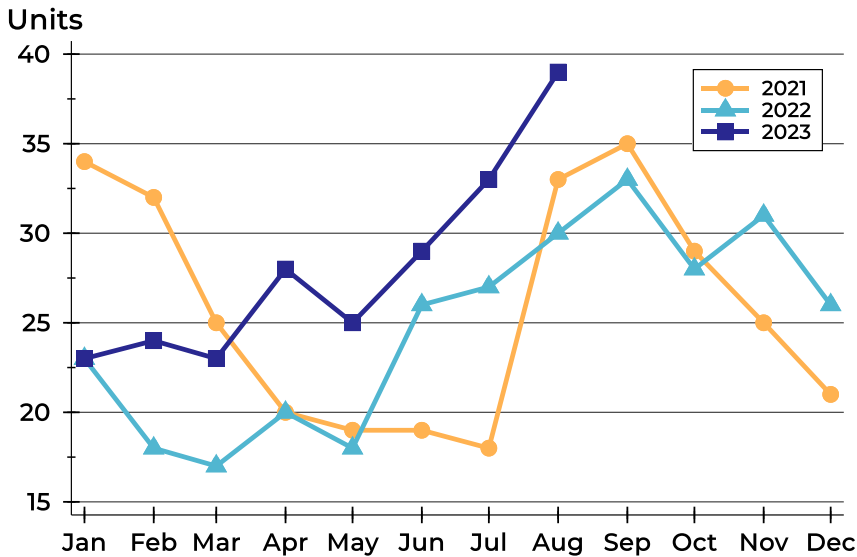
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	34	23	23
February	32	18	24
March	25	17	23
April	20	20	28
May	19	18	25
June	19	26	29
July	18	27	33
August	33	30	39
September	35	33	
October	29	28	
November	25	31	
December	21	26	

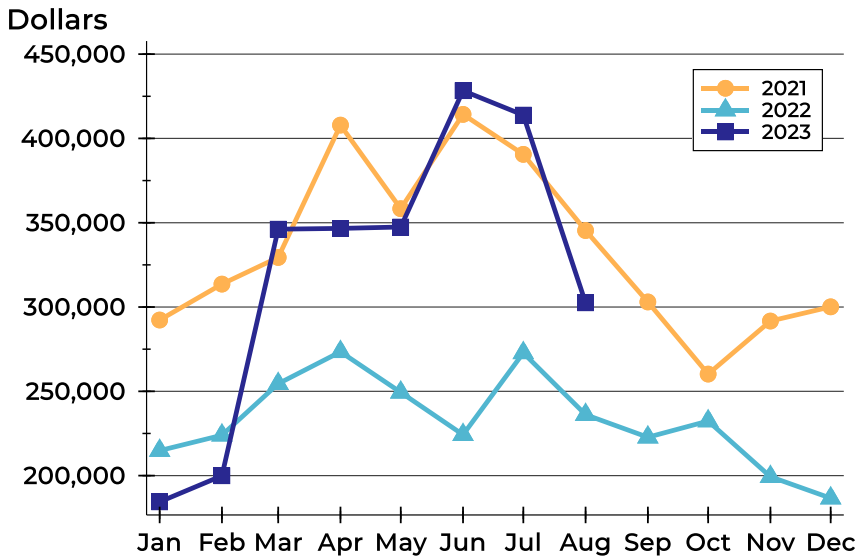
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	7	17.9%	N/A	41,436	42,500	116	116	82.2%	83.1%
\$50,000-\$99,999	7	17.9%	2.3	69,029	65,000	19	16	97.9%	100.0%
\$100,000-\$124,999	2	5.1%	N/A	110,000	110,000	33	33	100.0%	100.0%
\$125,000-\$149,999	3	7.7%	N/A	141,467	139,900	244	21	94.8%	100.0%
\$150,000-\$174,999	2	5.1%	1.1	154,500	154,500	89	89	87.5%	87.5%
\$175,000-\$199,999	1	2.6%	N/A	189,000	189,000	205	205	95.0%	95.0%
\$200,000-\$249,999	2	5.1%	1.1	210,000	210,000	120	120	84.2%	84.2%
\$250,000-\$299,999	5	12.8%	3.5	268,300	260,000	102	31	96.8%	100.0%
\$300,000-\$399,999	1	2.6%	0.6	360,000	360,000	60	60	90.0%	90.0%
\$400,000-\$499,999	2	5.1%	4.8	442,450	442,450	19	19	100.0%	100.0%
\$500,000-\$749,999	3	7.7%	N/A	533,300	549,900	64	66	99.1%	100.0%
\$750,000-\$999,999	1	2.6%	N/A	925,000	925,000	67	67	100.0%	100.0%
\$1,000,000 and up	3	7.7%	18.0	1,450,000	1,450,000	93	80	166.7%	100.0%



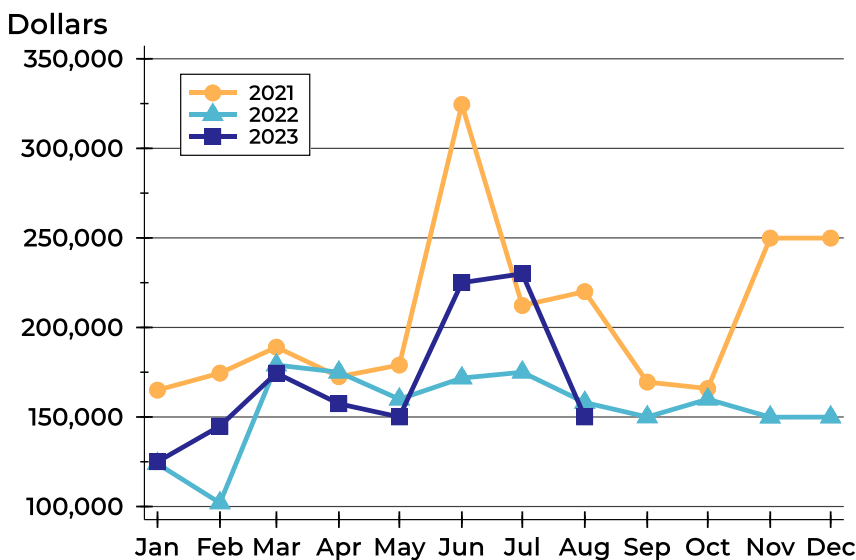
Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2021	2022	2023
January	292,297	214,843	184,428
February	313,600	223,958	199,913
March	329,412	254,500	346,191
April	407,905	273,461	346,646
May	358,335	249,394	347,468
June	414,280	224,254	428,307
July	390,579	272,802	413,864
August	345,389	236,167	302,486
September	303,016	222,776	
October	260,232	232,386	
November	291,684	199,360	
December	300,114	186,629	

Median Price

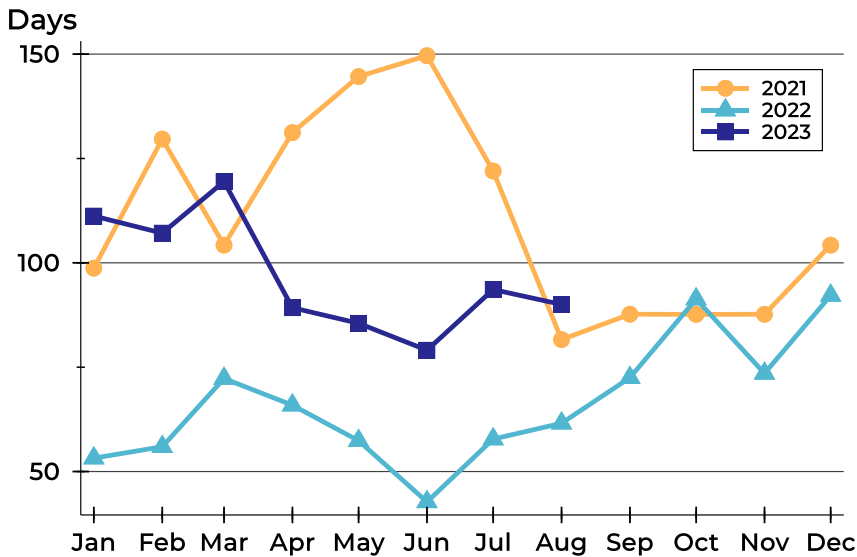


Month	2021	2022	2023
January	165,000	123,900	125,000
February	174,500	102,000	144,950
March	189,000	179,000	174,500
April	172,500	175,000	157,400
May	179,000	159,950	150,000
June	324,500	171,750	225,000
July	212,248	175,000	230,000
August	220,000	158,078	150,000
September	169,500	150,000	
October	165,900	159,950	
November	249,900	149,900	
December	249,900	149,950	



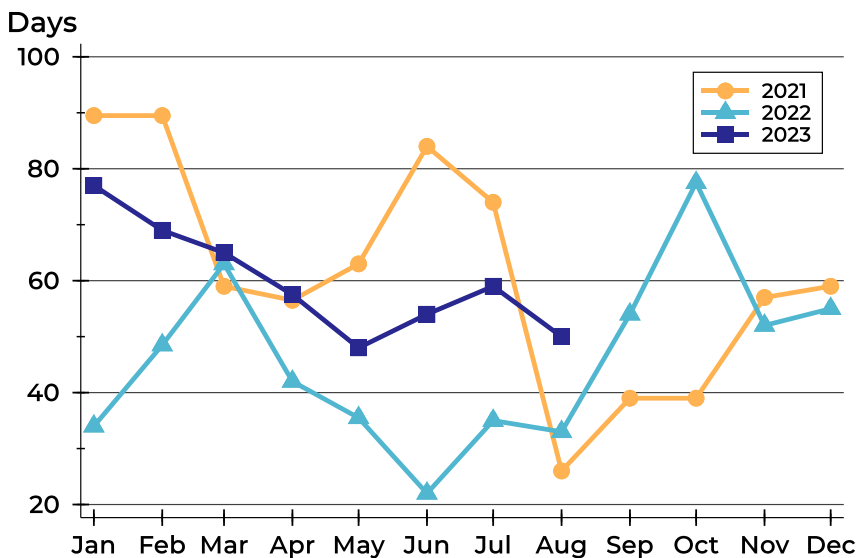
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	99	53	111
February	130	56	107
March	104	72	119
April	131	66	89
May	145	57	86
June	150	43	79
July	122	58	94
August	82	62	90
September	88	72	
October	88	91	
November	88	74	
December	104	92	

Median DOM

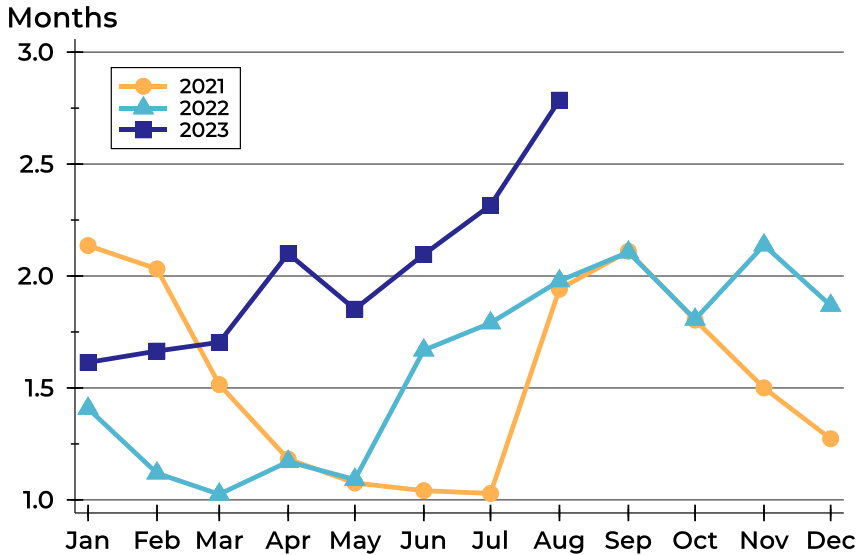


Month	2021	2022	2023
January	90	34	77
February	90	49	69
March	59	63	65
April	57	42	58
May	63	36	48
June	84	22	54
July	74	35	59
August	26	33	50
September	39	54	
October	39	78	
November	57	52	
December	59	55	



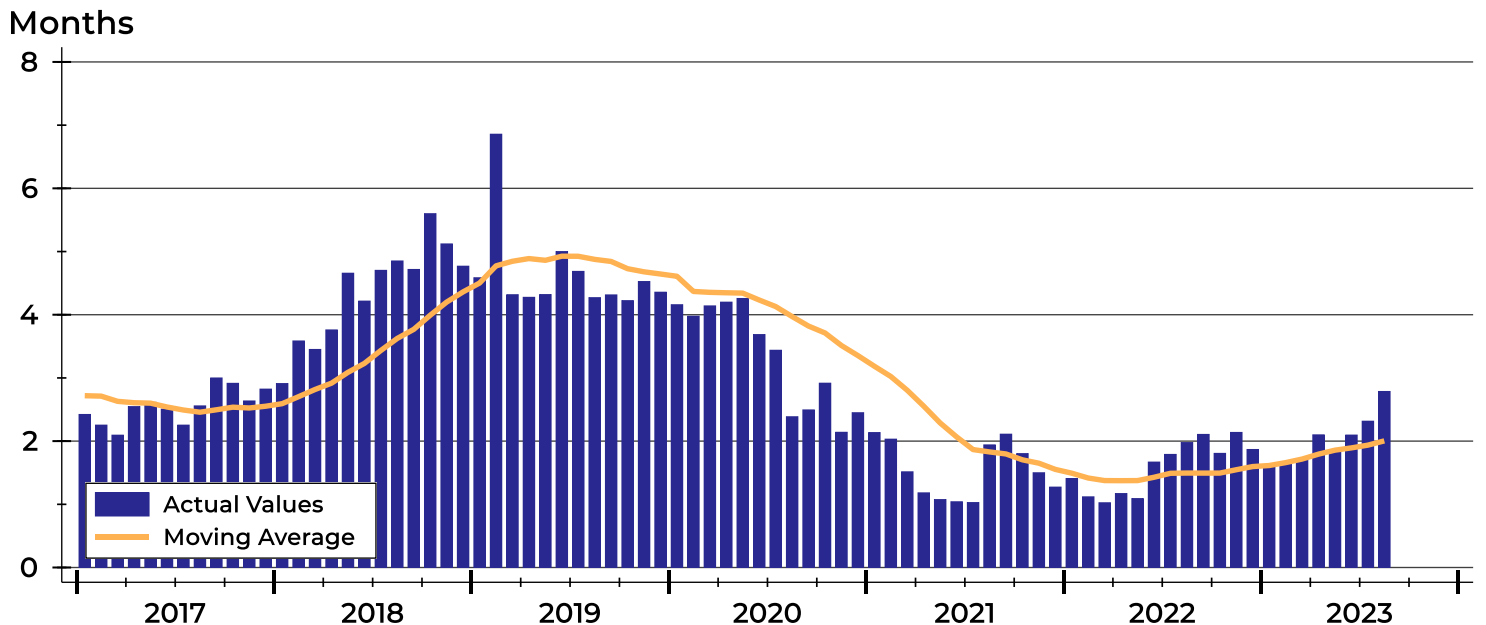
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.1	1.4	1.6
February	2.0	1.1	1.7
March	1.5	1.0	1.7
April	1.2	1.2	2.1
May	1.1	1.1	1.9
June	1.0	1.7	2.1
July	1.0	1.8	2.3
August	1.9	2.0	2.8
September	2.1	2.1	
October	1.8	1.8	
November	1.5	2.1	
December	1.3	1.9	

History of Month's Supply





Other Sunflower MLS Counties New Listings Analysis

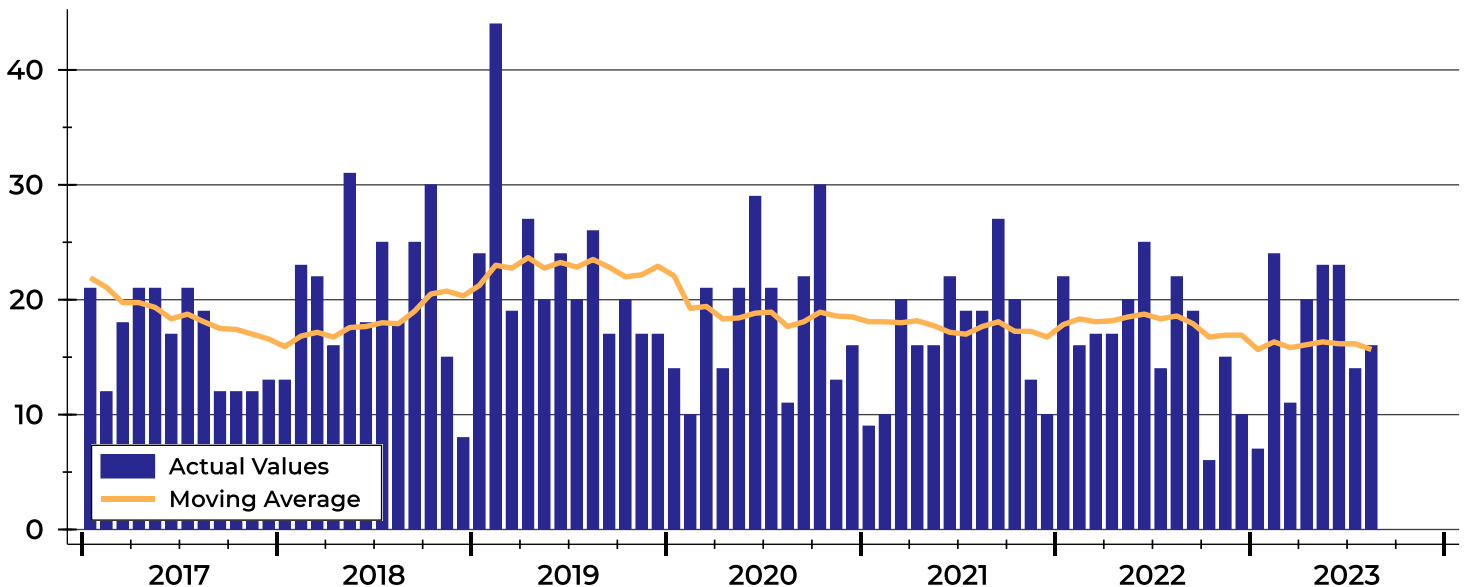
Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	16	22	-27.3%
	Volume (1,000s)	2,820	4,881	-42.2%
	Average List Price	176,225	221,862	-20.6%
	Median List Price	137,450	169,950	-19.1%
Year-to-Date	New Listings	138	153	-9.8%
	Volume (1,000s)	39,107	36,354	7.6%
	Average List Price	283,386	237,608	19.3%
	Median List Price	194,625	180,000	8.1%

A total of 16 new listings were added in other counties in the Sunflower MLS during August, down 27.3% from the same month in 2022. Year-to-date other counties in the Sunflower MLS has seen 138 new listings.

The median list price of these homes was \$137,450 down from \$169,950 in 2022.

History of New Listings

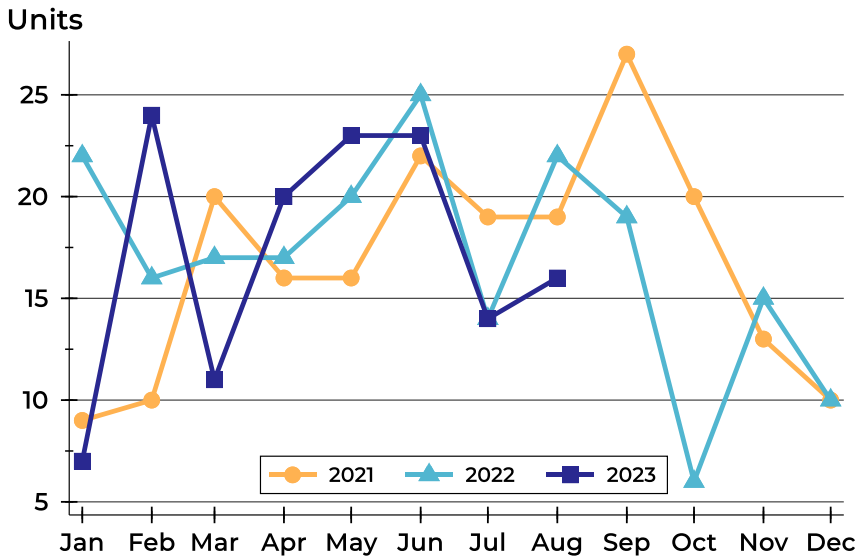
Units





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	9	22	7
February	10	16	24
March	20	17	11
April	16	17	20
May	16	20	23
June	22	25	23
July	19	14	14
August	19	22	16
September	27	19	
October	20	6	
November	13	15	
December	10	10	

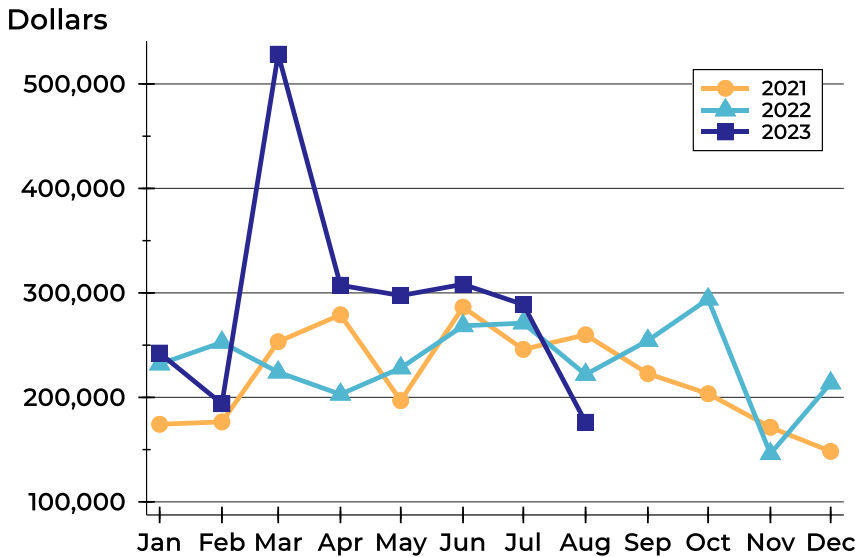
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	6.3%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	31.3%	67,680	65,000	19	15	97.1%	100.0%
\$100,000-\$124,999	1	6.3%	120,000	120,000	21	21	100.0%	100.0%
\$125,000-\$149,999	3	18.8%	141,467	139,900	18	27	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	6.3%	194,500	194,500	7	7	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	3	18.8%	277,500	275,000	20	13	97.2%	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	2	12.5%	442,450	442,450	25	25	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



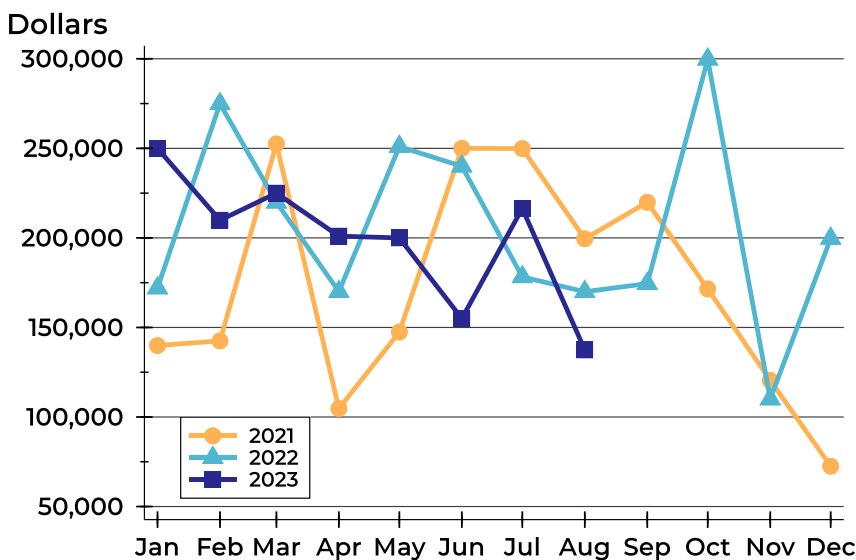
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2021	2022	2023
January	174,311	231,859	242,479
February	176,530	252,629	193,938
March	253,330	224,124	528,527
April	279,050	202,936	307,345
May	196,888	228,105	297,481
June	286,409	268,488	308,239
July	245,987	271,132	288,829
August	259,900	221,862	176,225
September	222,730	254,405	
October	203,515	294,050	
November	171,369	146,017	
December	148,330	213,690	

Median Price



Month	2021	2022	2023
January	139,900	172,000	250,000
February	142,500	274,900	209,875
March	252,500	219,900	225,000
April	104,750	170,000	201,000
May	147,450	251,000	200,000
June	250,000	240,000	155,000
July	249,900	178,250	216,500
August	199,500	169,950	137,450
September	219,900	174,500	
October	171,500	299,750	
November	120,500	110,000	
December	72,500	199,700	



Other Sunflower MLS Counties Contracts Written Analysis

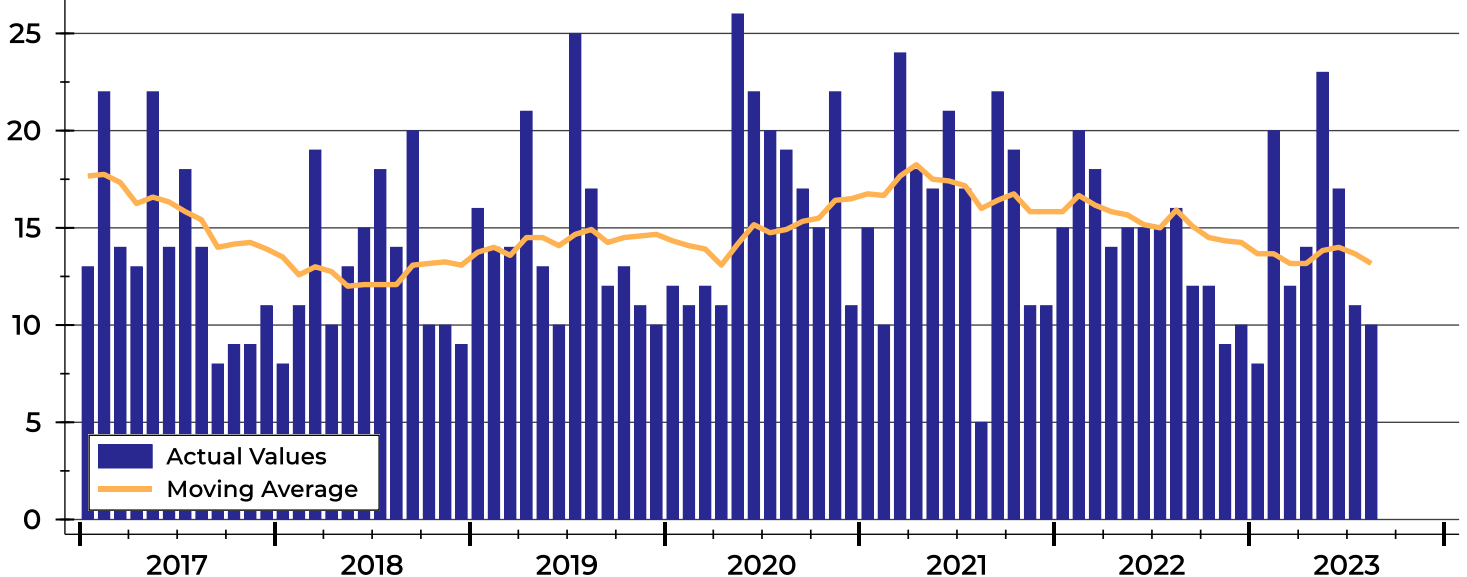
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		10	16	-37.5%	115	128	-10.2%
Volume (1,000s)		4,002	3,701	8.1%	26,491	29,282	-9.5%
Average	Sale Price	400,220	231,319	73.0%	230,353	228,765	0.7%
	Days on Market	46	26	76.9%	31	24	29.2%
	Percent of Original	91.2%	97.5%	-6.5%	94.4%	97.4%	-3.1%
Median	Sale Price	139,700	188,500	-25.9%	165,000	196,000	-15.8%
	Days on Market	27	13	107.7%	7	10	-30.0%
	Percent of Original	100.0%	100.0%	0.0%	99.3%	99.6%	-0.3%

A total of 10 contracts for sale were written in other counties in the Sunflower MLS during the month of August, down from 16 in 2022. The median list price of these homes was \$139,700, down from \$188,500 the prior year.

Half of the homes that went under contract in August were on the market less than 27 days, compared to 13 days in August 2022.

History of Contracts Written

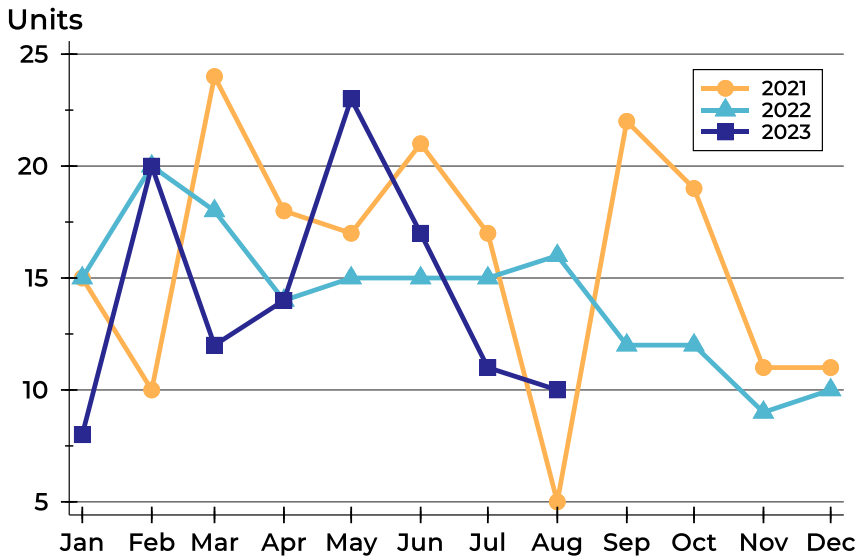
Units





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	15	15	8
February	10	20	20
March	24	18	12
April	18	14	14
May	17	15	23
June	21	15	17
July	17	15	11
August	5	16	10
September	22	12	
October	19	12	
November	11	9	
December	11	10	

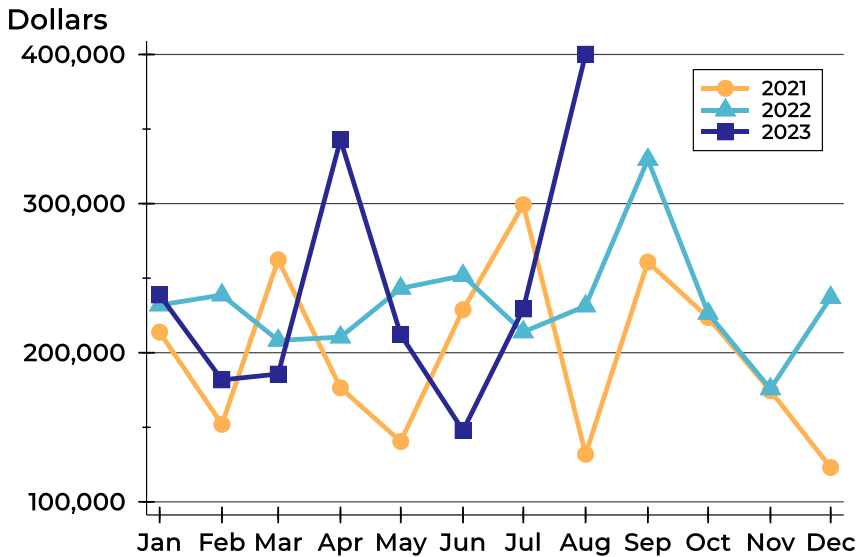
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	10.0%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	2	20.0%	40,950	40,950	56	56	100.0%	100.0%
\$50,000-\$99,999	1	10.0%	55,000	55,000	7	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	20.0%	139,700	139,700	51	51	92.3%	92.3%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	10.0%	195,000	195,000	115	115	65.2%	65.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	20.0%	394,500	394,500	27	27	87.5%	87.5%
\$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	10.0%	2,577,000	2,577,000	69	69	87.3%	87.3%



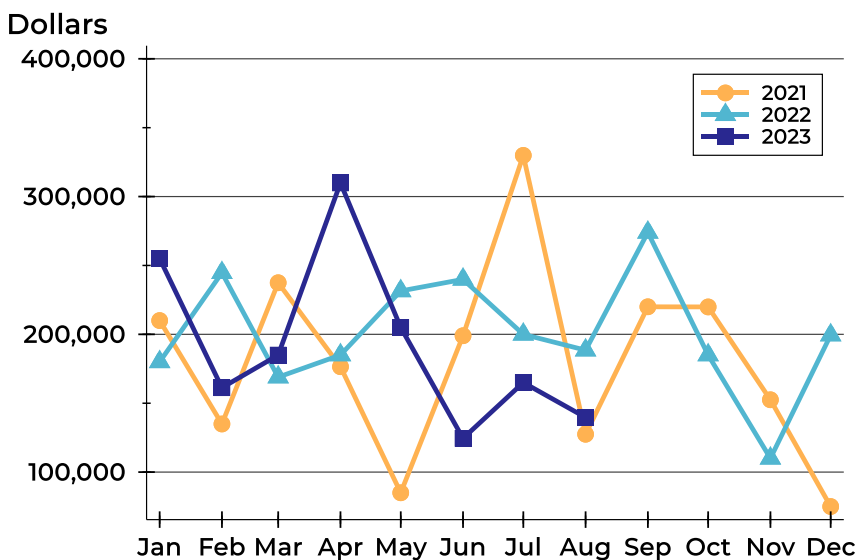
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	213,840	231,987	238,744
February	151,970	238,700	181,775
March	262,350	208,275	185,725
April	176,483	210,464	342,821
May	140,453	243,174	212,117
June	228,843	251,680	147,841
July	299,271	213,920	229,336
August	131,899	231,319	400,220
September	260,823	329,542	
October	223,611	226,425	
November	174,564	175,744	
December	123,018	237,040	

Median Price

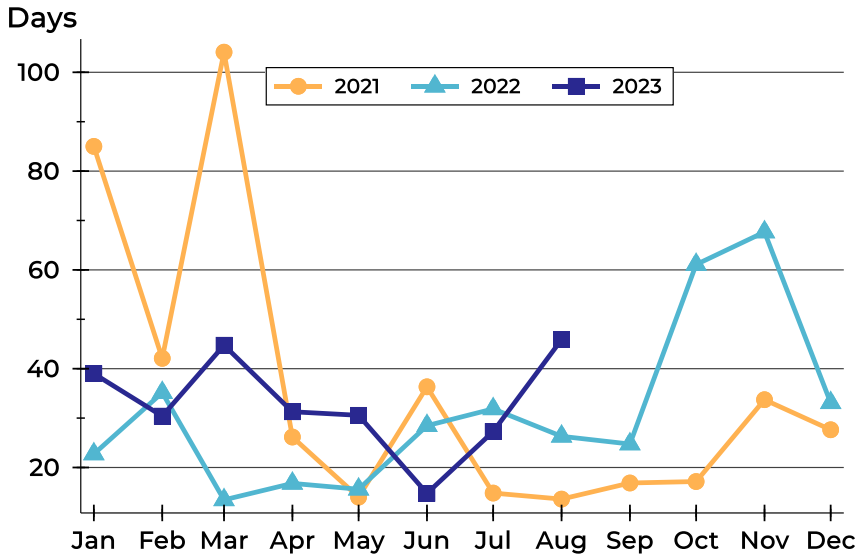


Month	2021	2022	2023
January	210,000	180,000	255,000
February	134,950	244,700	161,250
March	237,450	168,950	184,950
April	176,500	185,000	309,900
May	85,000	231,500	205,000
June	199,000	239,900	124,500
July	329,900	200,000	165,000
August	127,500	188,500	139,700
September	220,000	274,000	
October	219,900	185,000	
November	152,500	110,000	
December	75,000	199,450	



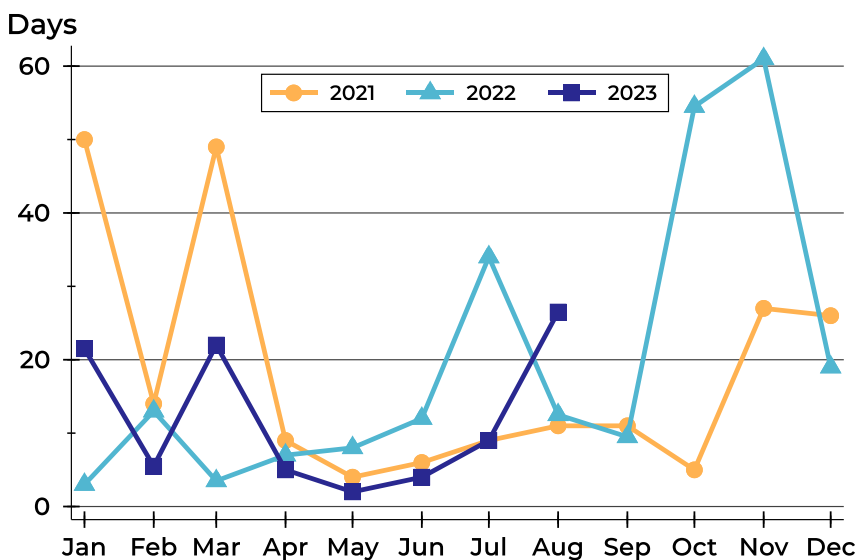
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	85	23	39
February	42	35	30
March	104	13	45
April	26	17	31
May	14	16	31
June	36	28	15
July	15	32	27
August	14	26	46
September	17	25	
October	17	61	
November	34	68	
December	28	33	

Median DOM



Month	2021	2022	2023
January	50	3	22
February	14	13	6
March	49	4	22
April	9	7	5
May	4	8	2
June	6	12	4
July	9	34	9
August	11	13	27
September	11	10	
October	5	55	
November	27	61	
December	26	19	



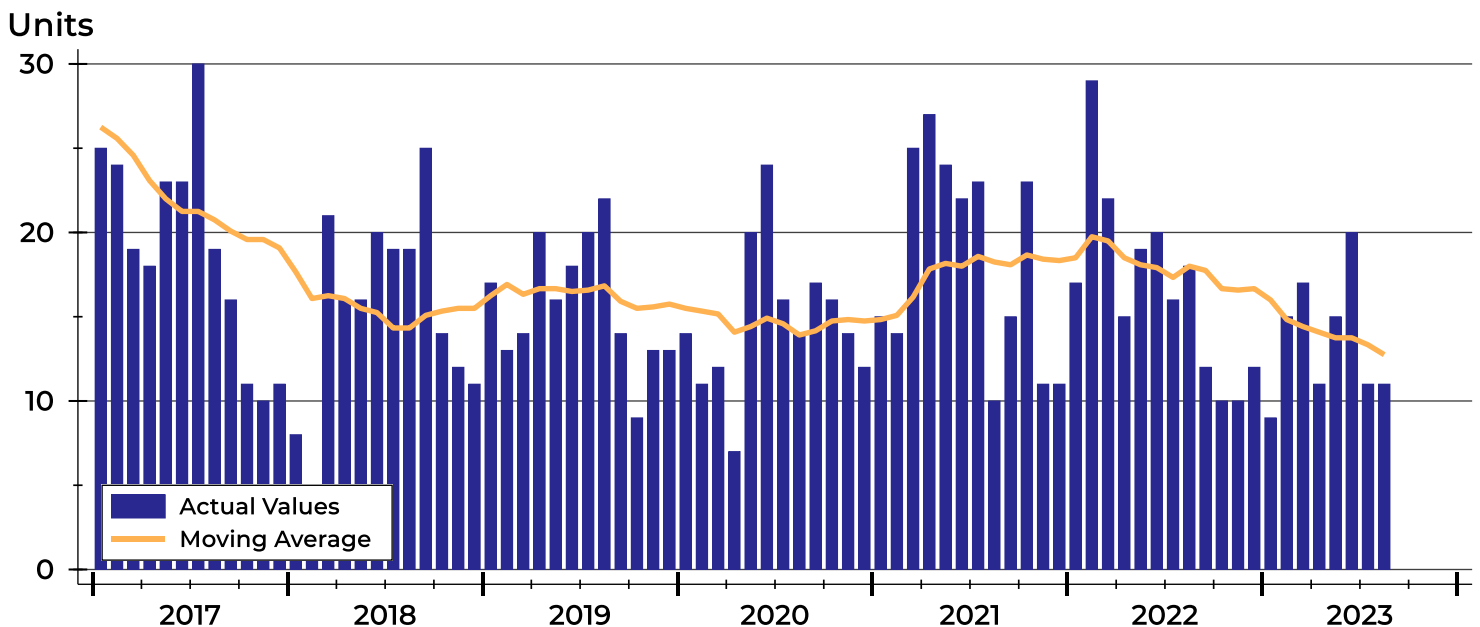
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		11	18	-38.9%
Volume (1,000s)		2,165	4,047	-46.5%
Average	List Price	196,827	224,806	-12.4%
	Days on Market	37	28	32.1%
	Percent of Original	95.4%	97.5%	-2.2%
Median	List Price	139,900	166,500	-16.0%
	Days on Market	19	13	46.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in other counties in the Sunflower MLS had contracts pending at the end of August, down from 18 contracts pending at the end of August 2022.

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.

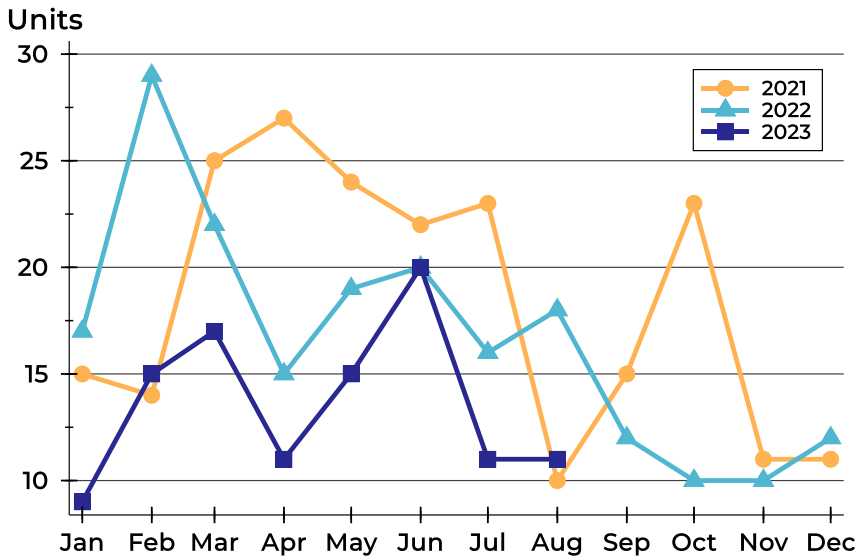
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	15	17	9
February	14	29	15
March	25	22	17
April	27	15	11
May	24	19	15
June	22	20	20
July	23	16	11
August	10	18	11
September	15	12	
October	23	10	
November	11	10	
December	11	12	

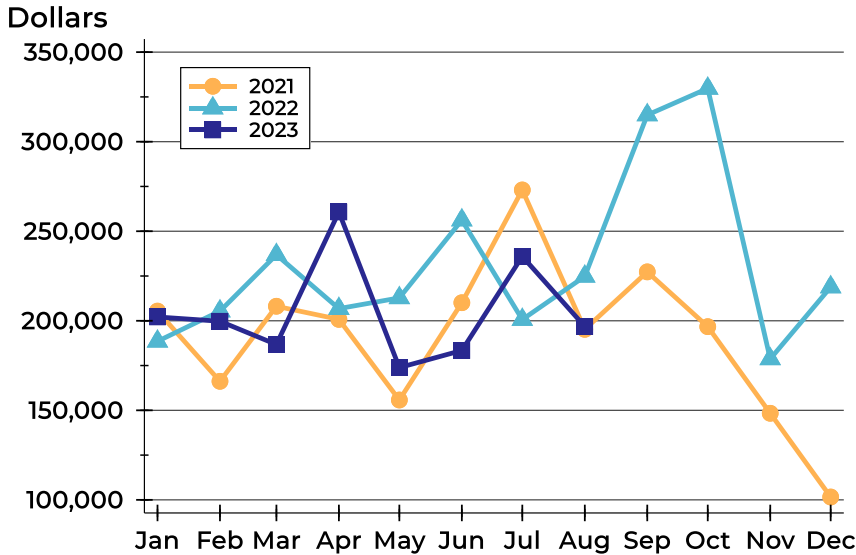
Pending Contracts by Price Range

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	9.1%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	2	18.2%	40,950	40,950	56	56	100.0%	100.0%
\$50,000-\$99,999	1	9.1%	55,000	55,000	7	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	18.2%	139,700	139,700	51	51	92.3%	92.3%
\$150,000-\$174,999	1	9.1%	165,000	165,000	30	30	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	195,000	195,000	115	115	65.2%	65.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	18.2%	382,000	382,000	13	13	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	9.1%	599,900	599,900	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



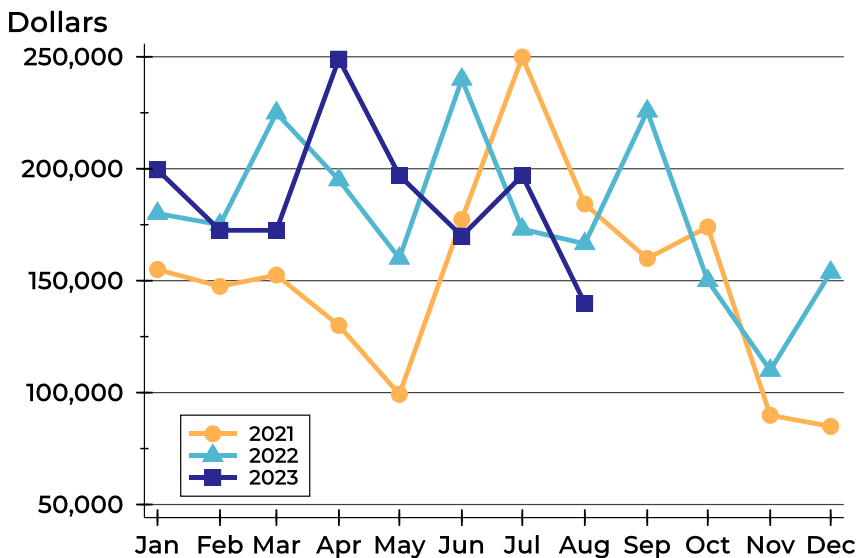
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	205,413	188,541	202,144
February	166,214	205,390	199,740
March	208,124	236,875	186,759
April	200,781	206,793	260,745
May	155,771	212,785	173,873
June	210,091	256,226	183,425
July	273,059	200,675	235,955
August	195,240	224,806	196,827
September	227,313	314,917	
October	196,713	329,760	
November	148,364	178,710	
December	101,600	218,850	

Median Price

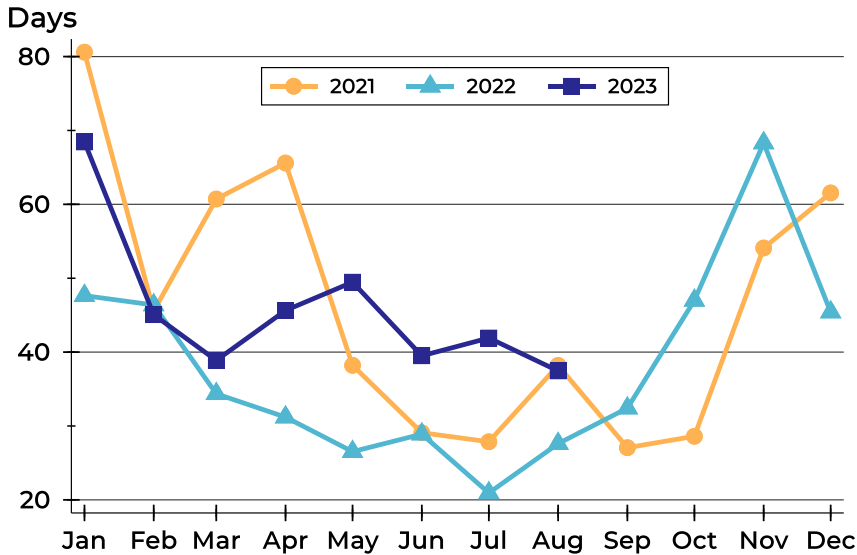


Month	2021	2022	2023
January	155,000	180,000	199,500
February	147,450	175,000	172,500
March	152,500	224,900	172,500
April	130,000	195,000	249,000
May	99,250	160,000	197,000
June	177,400	239,950	169,950
July	249,900	173,000	197,000
August	184,250	166,500	139,900
September	159,900	225,750	
October	174,000	150,000	
November	89,900	109,950	
December	84,900	153,750	



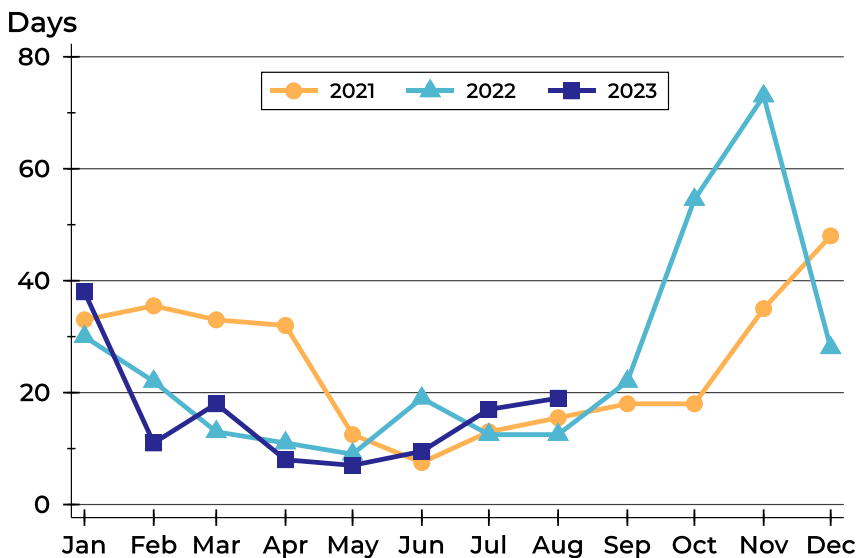
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	81	48	68
February	46	46	45
March	61	34	39
April	66	31	46
May	38	27	49
June	29	29	40
July	28	21	42
August	38	28	37
September	27	32	
October	29	47	
November	54	68	
December	62	45	

Median DOM



Month	2021	2022	2023
January	33	30	38
February	36	22	11
March	33	13	18
April	32	11	8
May	13	9	7
June	8	19	10
July	13	13	17
August	16	13	19
September	18	22	
October	18	55	
November	35	73	
December	48	28	



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Fell in August

Total home sales in Pottawatomie County fell last month to 4 units, compared to 5 units in August 2022. Total sales volume was \$1.5 million, up from a year earlier.

The median sale price in August was \$309,500, up from \$193,300 a year earlier. Homes that sold in August were typically on the market for 97 days and sold for 96.4% of their list prices.

Pottawatomie County Active Listings Down at End of August

The total number of active listings in Pottawatomie County at the end of August was 9 units, down from 11 at the same point in 2022. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$169,000.

During August, a total of 1 contract was written down from 3 in August 2022. At the end of the month, there was 1 contract still pending.

Report Contents

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

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**August
2023**

Sunflower MLS Statistics



Pottawatomie County Summary Statistics

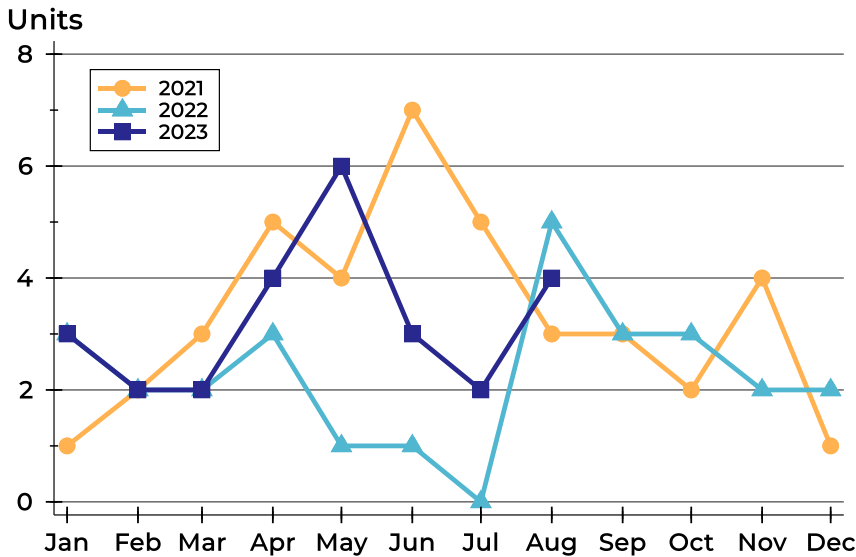
August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		4	5	3	26	17	30
Change from prior year		-20.0%	66.7%	-25.0%	52.9%	-43.3%	15.4%
Active Listings		9	11	3	N/A	N/A	N/A
Change from prior year		-18.2%	266.7%	-75.0%			
Months' Supply		3.0	4.9	0.9	N/A	N/A	N/A
Change from prior year		-38.8%	444.4%	-79.5%			
New Listings		2	3	6	33	26	36
Change from prior year		-33.3%	-50.0%	500.0%	26.9%	-27.8%	-2.7%
Contracts Written		1	3	2	25	17	34
Change from prior year		-66.7%	50.0%	-50.0%	47.1%	-50.0%	3.0%
Pending Contracts		1	2	3	N/A	N/A	N/A
Change from prior year		-50.0%	-33.3%	0.0%			
Sales Volume (1,000s)		1,537	1,316	638	5,830	3,943	7,455
Change from prior year		16.8%	106.3%	0.5%	47.9%	-47.1%	55.8%
Average	Sale Price	384,250	263,255	212,500	224,249	231,957	248,509
	Change from prior year	46.0%	23.9%	33.9%	-3.3%	-6.7%	35.0%
	List Price of Actives	279,333	344,073	243,967	N/A	N/A	N/A
	Change from prior year	-18.8%	41.0%	10.2%			
	Days on Market	105	13	42	54	21	63
Change from prior year	707.7%	-69.0%	-28.8%	157.1%	-66.7%	-12.5%	
Percent of List	95.6%	99.4%	95.8%	94.7%	98.1%	97.0%	
Change from prior year	-3.8%	3.8%	-1.8%	-3.5%	1.1%	0.7%	
Percent of Original	90.2%	99.4%	95.1%	91.9%	98.2%	96.1%	
Change from prior year	-9.3%	4.5%	-2.6%	-6.4%	2.2%	2.2%	
Median	Sale Price	309,500	193,300	196,500	197,500	199,000	201,250
	Change from prior year	60.1%	-1.6%	19.1%	-0.8%	-1.1%	42.7%
	List Price of Actives	169,000	320,000	228,000	N/A	N/A	N/A
	Change from prior year	-47.2%	40.4%	49.5%			
	Days on Market	97	9	16	37	8	14
Change from prior year	977.8%	-43.8%	77.8%	362.5%	-42.9%	-78.5%	
Percent of List	96.4%	100.0%	95.9%	96.4%	100.0%	100.0%	
Change from prior year	-3.6%	4.3%	-0.9%	-3.6%	0.0%	4.8%	
Percent of Original	90.4%	100.0%	93.6%	94.4%	100.0%	100.0%	
Change from prior year	-9.6%	6.8%	-3.3%	-5.6%	0.0%	7.2%	

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



Pottawatomie County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	1	3	3
February	2	2	2
March	3	2	2
April	5	3	4
May	4	1	6
June	7	1	3
July	5	0	2
August	3	5	4
September	3	3	3
October	2	3	2
November	4	2	2
December	1	2	2

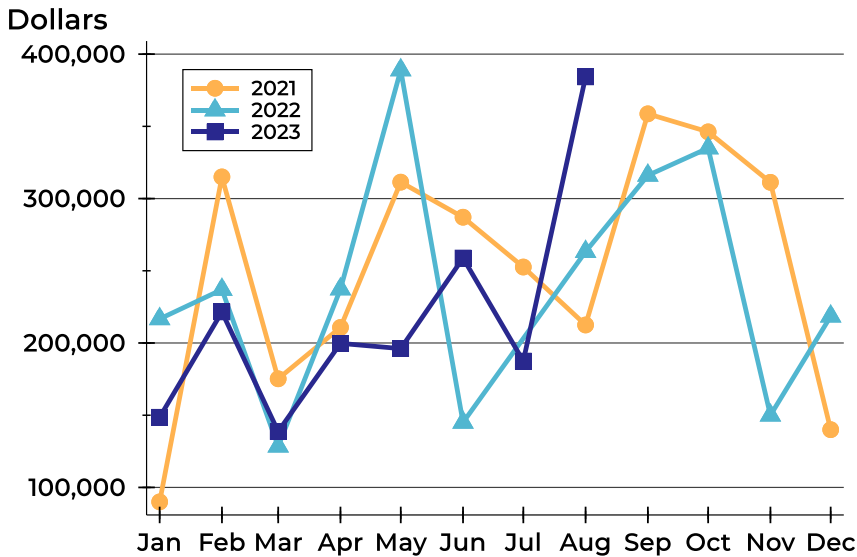
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	25.0%	3.0	190,000	190,000	93	93	95.0%	95.0%	90.5%	90.5%
\$200,000-\$249,999	1	25.0%	0.0	244,000	244,000	82	82	97.8%	97.8%	82.7%	82.7%
\$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	1	25.0%	0.0	375,000	375,000	145	145	90.4%	90.4%	90.4%	90.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	25.0%	6.0	728,000	728,000	101	101	99.3%	99.3%	97.3%	97.3%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



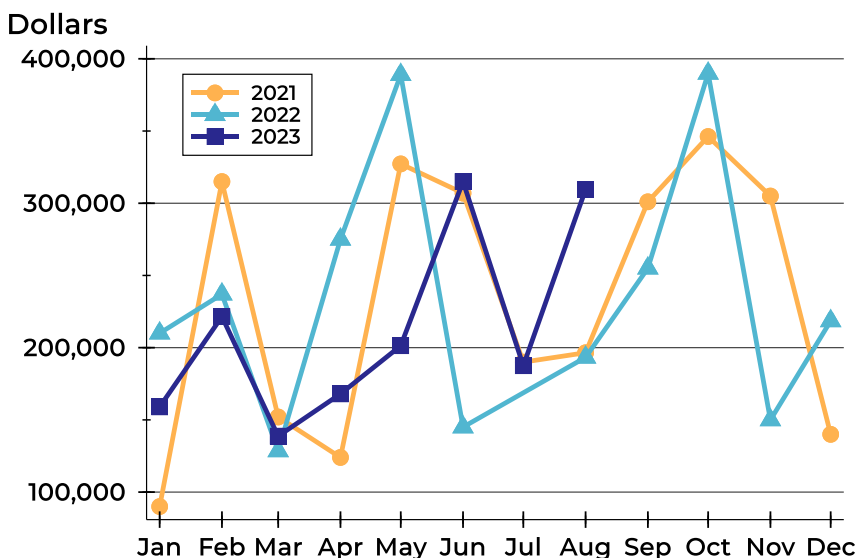
Pottawatomie County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	90,000	216,667	148,590
February	315,000	237,000	221,500
March	175,223	128,500	138,750
April	210,780	237,333	199,750
May	311,375	389,000	196,117
June	287,100	145,000	258,833
July	252,600	N/A	187,500
August	212,500	263,255	384,250
September	358,667	316,058	
October	346,200	334,967	
November	311,250	149,950	
December	140,000	218,500	

Median Price

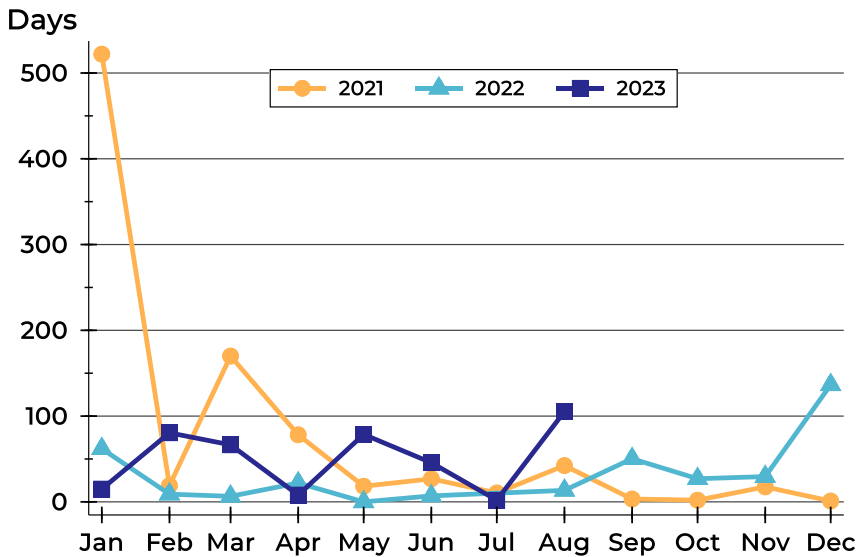


Month	2021	2022	2023
January	90,000	210,000	159,000
February	315,000	237,000	221,500
March	152,000	128,500	138,750
April	124,000	275,000	168,000
May	327,250	389,000	201,350
June	307,000	145,000	315,000
July	190,000	N/A	187,500
August	196,500	193,300	309,500
September	301,000	255,000	
October	346,200	389,900	
November	305,000	149,950	
December	140,000	218,500	



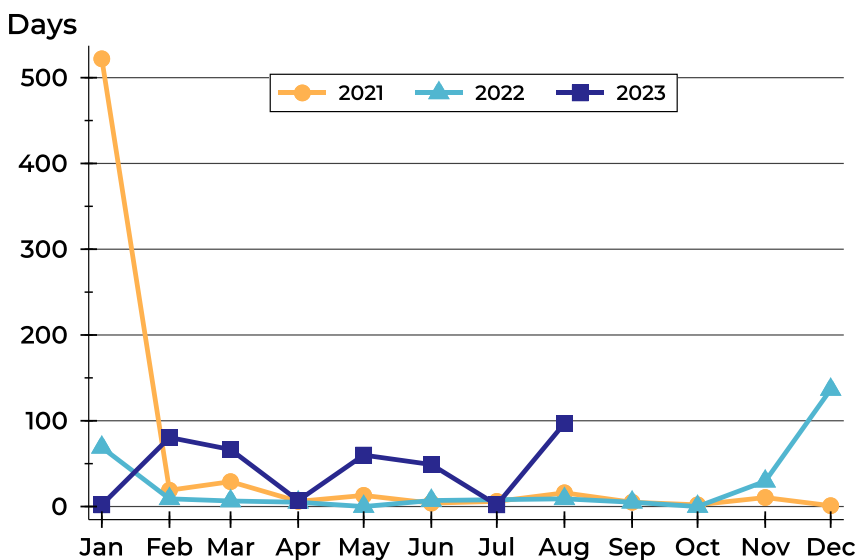
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	522	62	15
February	19	9	81
March	170	7	67
April	78	22	8
May	18	N/A	79
June	27	7	46
July	10	N/A	2
August	42	13	105
September	3	50	
October	2	27	
November	18	30	
December	1	137	

Median DOM



Month	2021	2022	2023
January	522	69	2
February	19	9	81
March	29	7	67
April	6	5	7
May	13	N/A	60
June	4	7	49
July	6	N/A	2
August	16	9	97
September	5	5	
October	2	N/A	
November	11	30	
December	1	137	



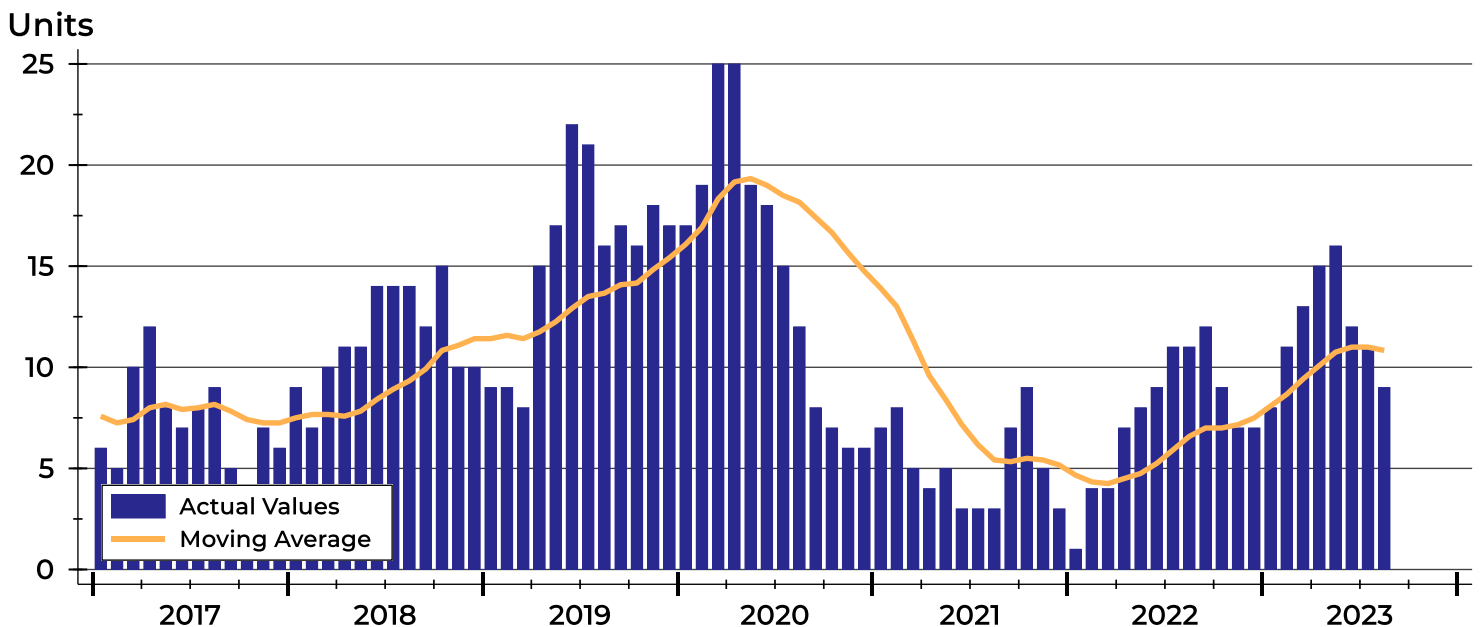
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		9	11	-18.2%
Volume (1,000s)		2,514	3,785	-33.6%
Months' Supply		3.0	4.9	-38.8%
Average	List Price	279,333	344,073	-18.8%
	Days on Market	91	93	-2.2%
	Percent of Original	91.0%	95.3%	-4.5%
Median	List Price	169,000	320,000	-47.2%
	Days on Market	71	104	-31.7%
	Percent of Original	94.4%	96.9%	-2.6%

A total of 9 homes were available for sale in Pottawatomie County at the end of August. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of August was \$169,000, down 47.2% from 2022. The typical time on market for active listings was 71 days, down from 104 days a year earlier.

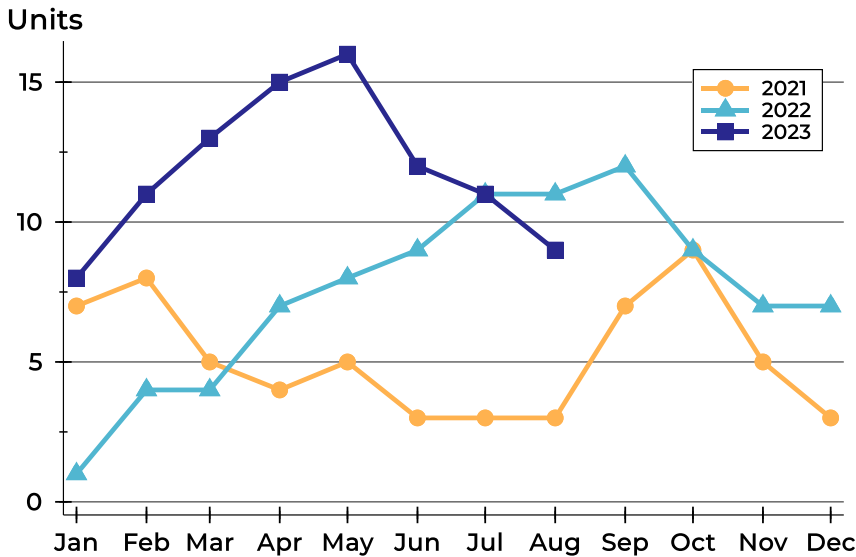
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	7	1	8
February	8	4	11
March	5	4	13
April	4	7	15
May	5	8	16
June	3	9	12
July	3	11	11
August	3	11	9
September	7	12	
October	9	9	
November	5	7	
December	3	7	

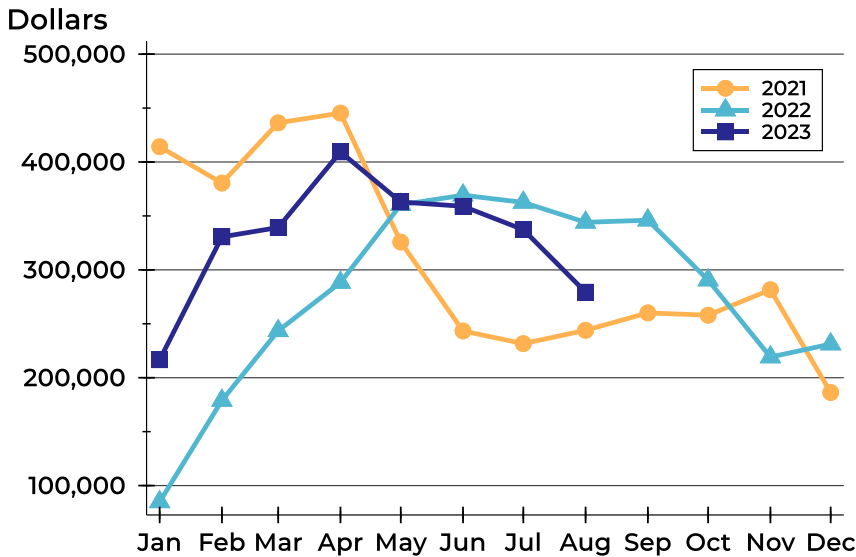
Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	N/A	75,000	75,000	71	71	65.2%	65.2%
\$100,000-\$124,999	1	11.1%	N/A	115,000	115,000	30	30	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	N/A	149,000	149,000	43	43	100.0%	100.0%
\$150,000-\$174,999	2	22.2%	4.0	168,000	168,000	77	77	97.2%	97.2%
\$175,000-\$199,999	1	11.1%	3.0	195,000	195,000	57	57	88.6%	88.6%
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	22.2%	N/A	457,500	457,500	159	159	89.6%	89.6%
\$500,000-\$749,999	1	11.1%	6.0	729,000	729,000	150	150	91.7%	91.7%
\$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



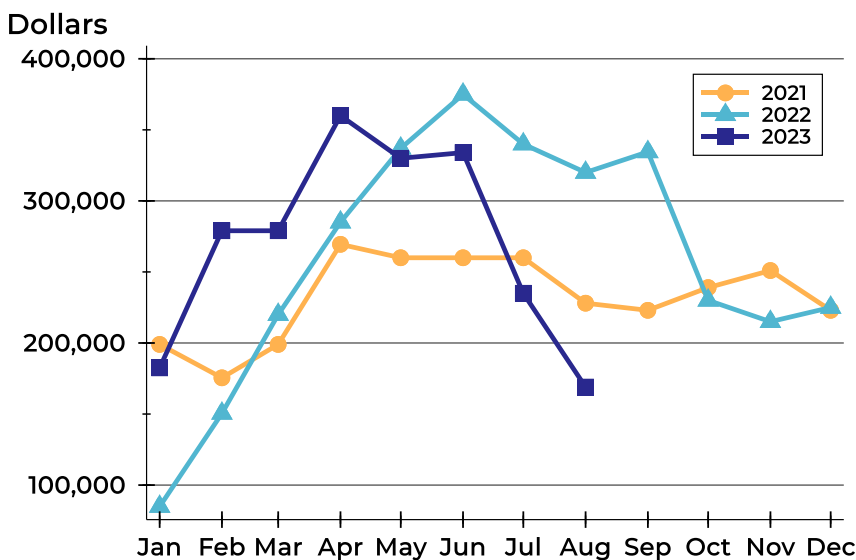
Pottawatomie County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	414,142	84,900	216,675
February	380,499	178,950	330,602
March	436,300	243,500	339,271
April	445,350	288,286	409,368
May	325,800	360,375	362,933
June	243,333	369,222	358,948
July	231,633	362,545	337,270
August	243,967	344,073	279,333
September	260,129	346,088	
October	257,978	290,506	
November	281,580	219,186	
December	186,300	231,186	

Median Price

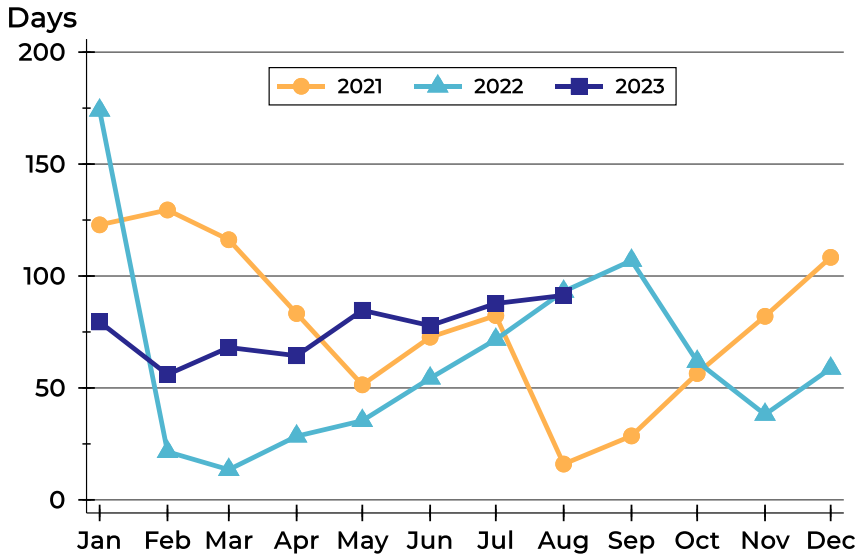


Month	2021	2022	2023
January	199,000	84,900	182,500
February	175,500	150,450	279,000
March	199,000	220,000	279,000
April	269,450	285,000	360,000
May	260,000	337,000	330,000
June	260,000	375,000	334,000
July	260,000	340,000	235,000
August	228,000	320,000	169,000
September	223,000	334,500	
October	239,000	230,000	
November	251,000	215,000	
December	223,000	225,000	



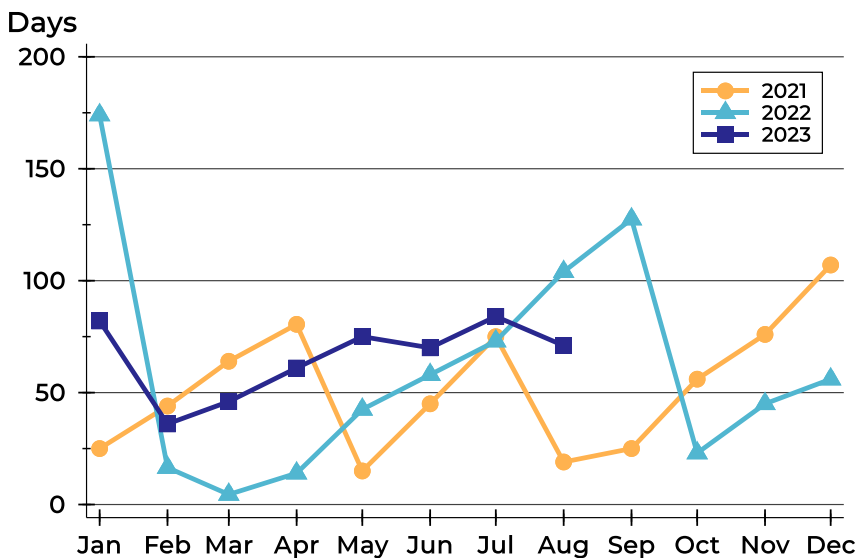
Pottawatomie County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	123	174	80
February	130	22	56
March	116	14	68
April	83	28	64
May	51	35	85
June	73	54	78
July	82	72	88
August	16	93	91
September	29	107	
October	56	62	
November	82	38	
December	108	59	

Median DOM

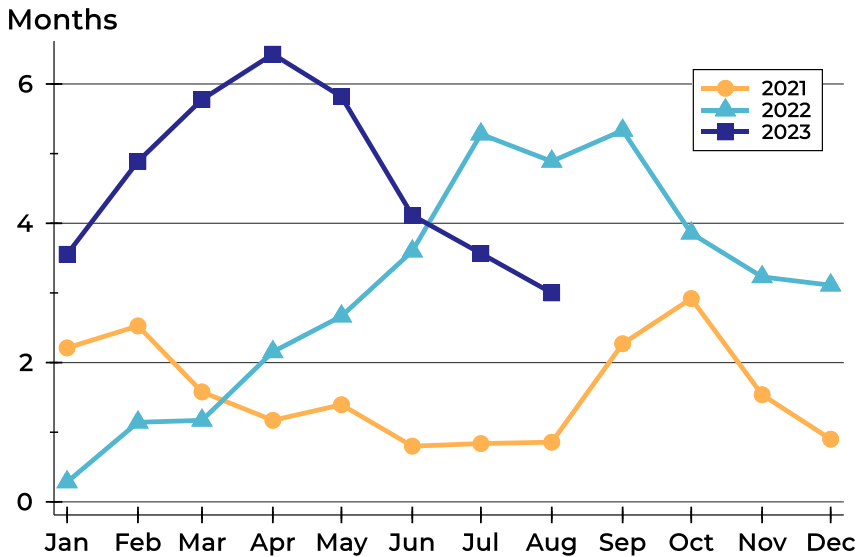


Month	2021	2022	2023
January	25	174	82
February	44	17	36
March	64	5	46
April	81	14	61
May	15	43	75
June	45	58	70
July	75	73	84
August	19	104	71
September	25	128	
October	56	23	
November	76	45	
December	107	56	



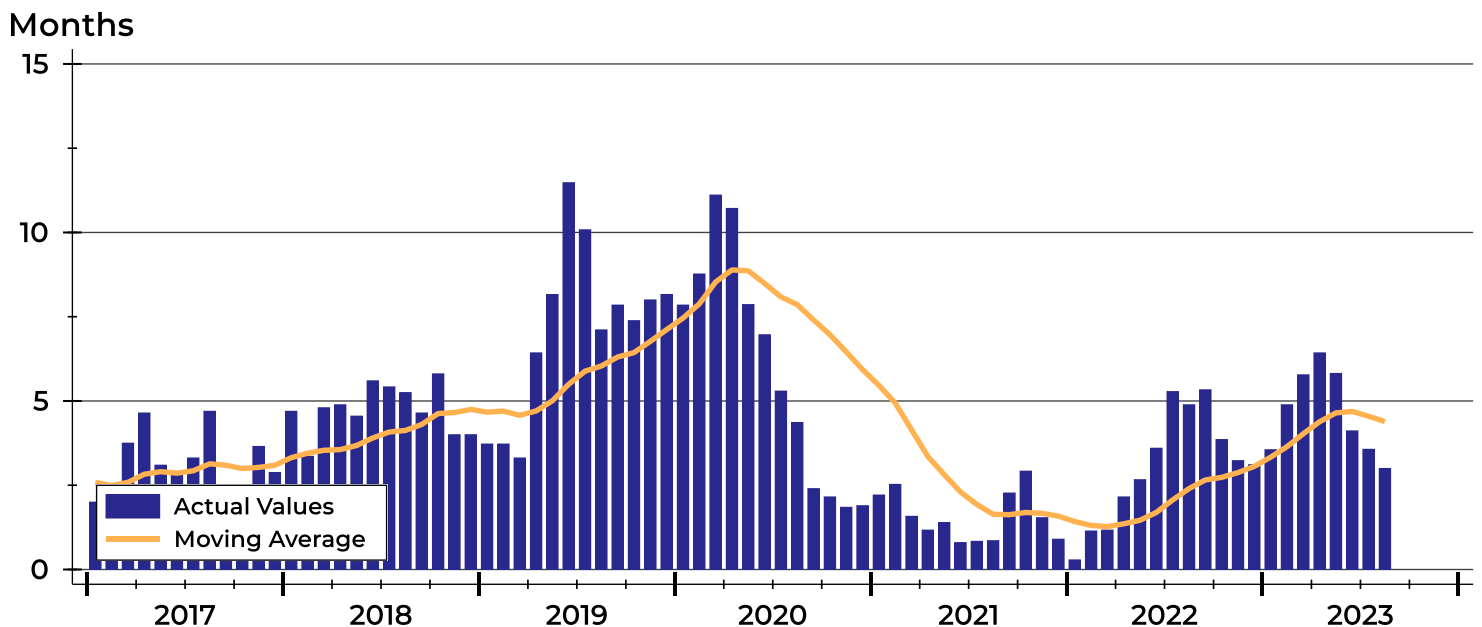
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.2	0.3	3.6
February	2.5	1.1	4.9
March	1.6	1.2	5.8
April	1.2	2.2	6.4
May	1.4	2.7	5.8
June	0.8	3.6	4.1
July	0.8	5.3	3.6
August	0.9	4.9	3.0
September	2.3	5.3	
October	2.9	3.9	
November	1.5	3.2	
December	0.9	3.1	

History of Month's Supply





Pottawatomie County New Listings Analysis

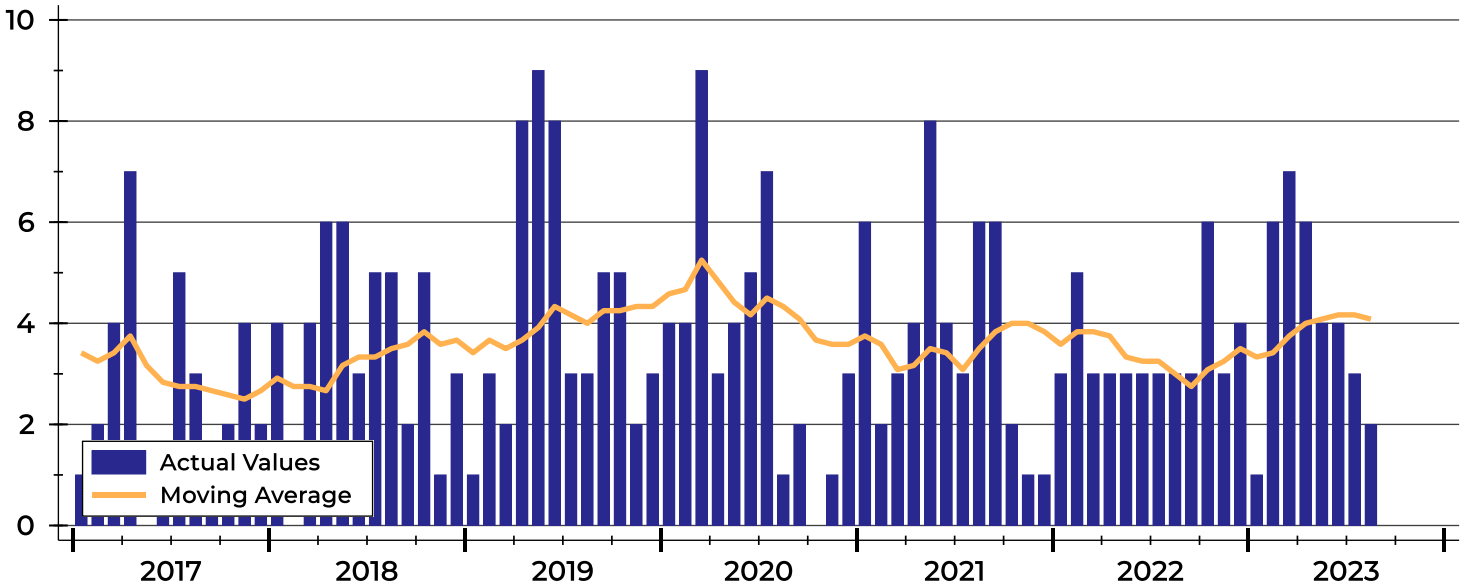
Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	2	3	-33.3%
	Volume (1,000s)	284	437	-35.0%
	Average List Price	142,000	145,617	-2.5%
	Median List Price	142,000	159,950	-11.2%
Year-to-Date	New Listings	33	26	26.9%
	Volume (1,000s)	9,131	6,974	30.9%
	Average List Price	276,682	268,213	3.2%
	Median List Price	205,000	255,000	-19.6%

A total of 2 new listings were added in Pottawatomie County during August, down 33.3% from the same month in 2022. Year-to-date Pottawatomie County has seen 33 new listings.

The median list price of these homes was \$142,000 down from \$159,950 in 2022.

History of New Listings

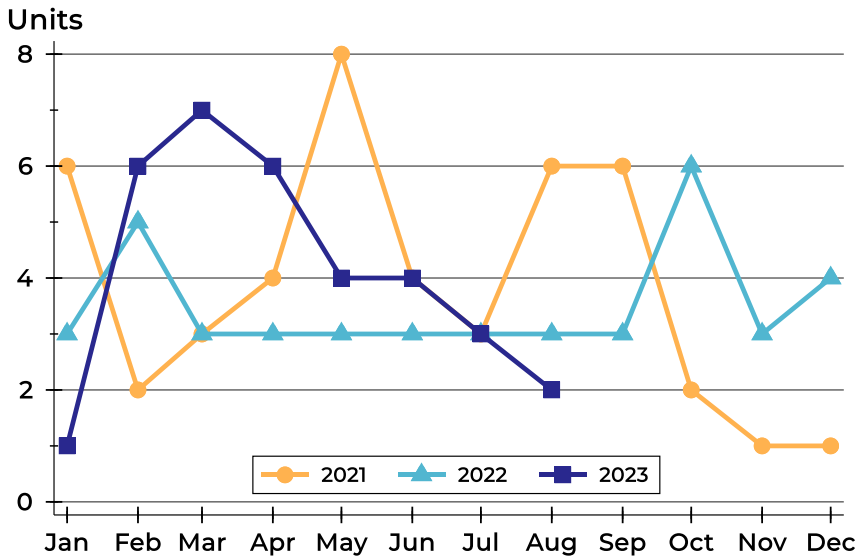
Units





Pottawatomie County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	6	3	1
February	2	5	6
March	3	3	7
April	4	3	6
May	8	3	4
June	4	3	4
July	3	3	3
August	6	3	2
September	6	3	2
October	2	6	2
November	1	3	2
December	1	4	2

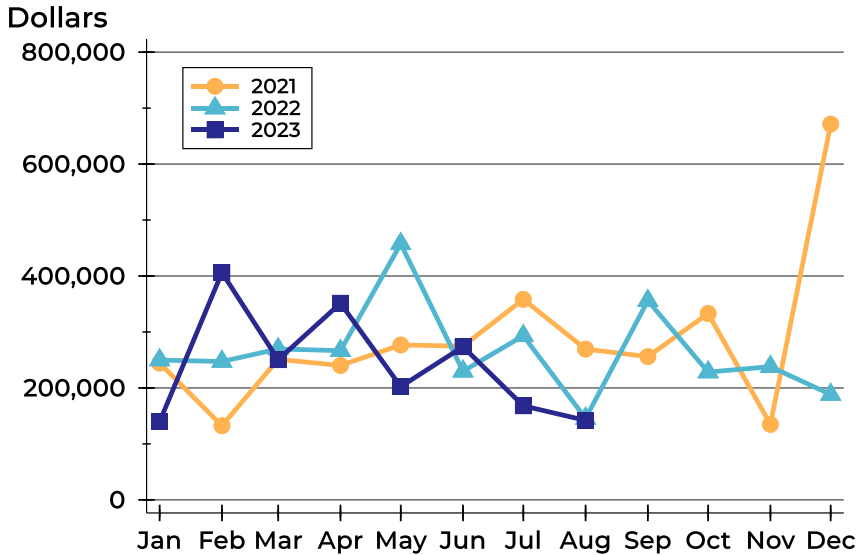
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	50.0%	115,000	115,000	34	34	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	50.0%	169,000	169,000	36	36	94.4%	94.4%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



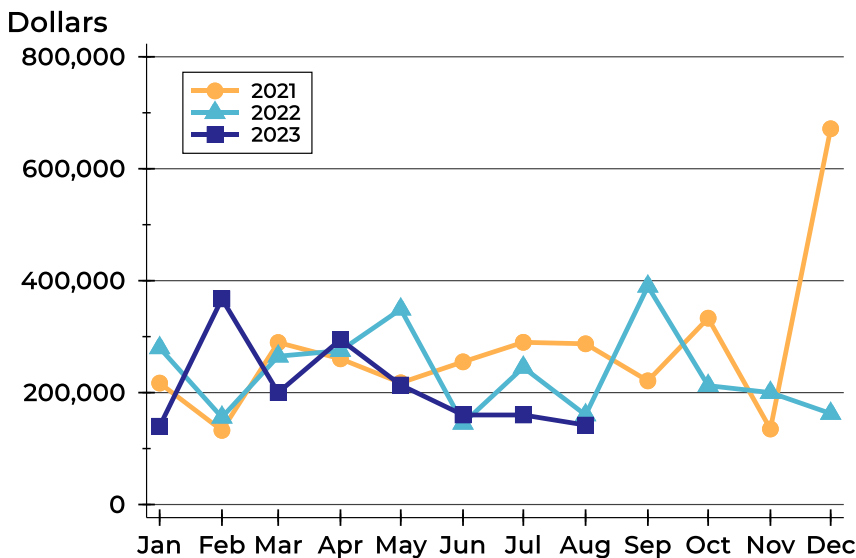
Pottawatomie County New Listings Analysis

Average Price



Month	2021	2022	2023
January	244,316	249,900	139,900
February	132,500	247,220	406,188
March	251,133	269,667	250,429
April	240,175	266,633	351,417
May	276,750	457,667	202,375
June	274,675	229,833	273,619
July	358,300	293,167	168,000
August	269,377	145,617	142,000
September	256,000	355,933	
October	333,000	228,333	
November	135,000	238,000	
December	671,474	188,313	

Median Price

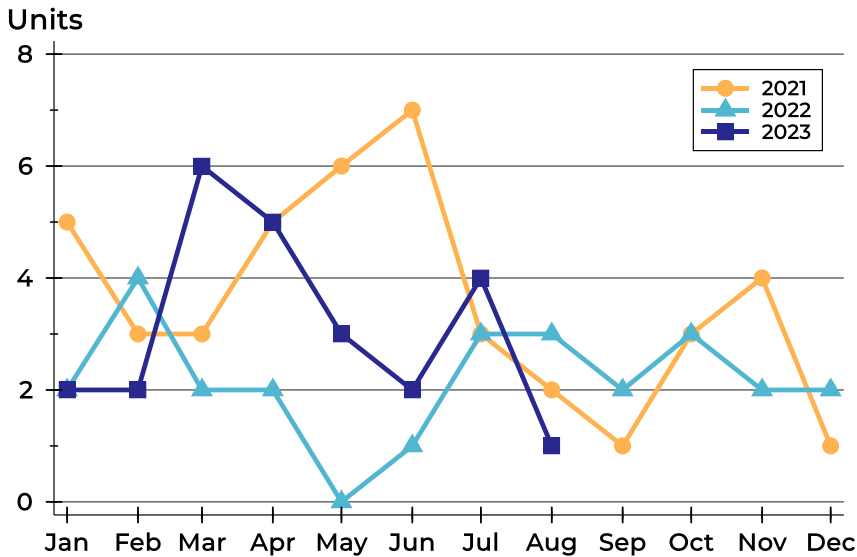


Month	2021	2022	2023
January	217,000	279,900	139,900
February	132,500	155,900	367,500
March	289,500	265,000	200,000
April	260,400	275,000	294,750
May	217,500	349,000	213,500
June	254,950	145,000	160,000
July	289,900	245,000	160,000
August	287,230	159,950	142,000
September	221,000	389,900	
October	333,000	212,500	
November	135,000	200,000	
December	671,474	162,625	



Pottawatomie County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	5	2	2
February	3	4	2
March	3	2	6
April	5	2	5
May	6	N/A	3
June	7	1	2
July	3	3	4
August	2	3	1
September	1	2	
October	3	3	
November	4	2	
December	1	2	

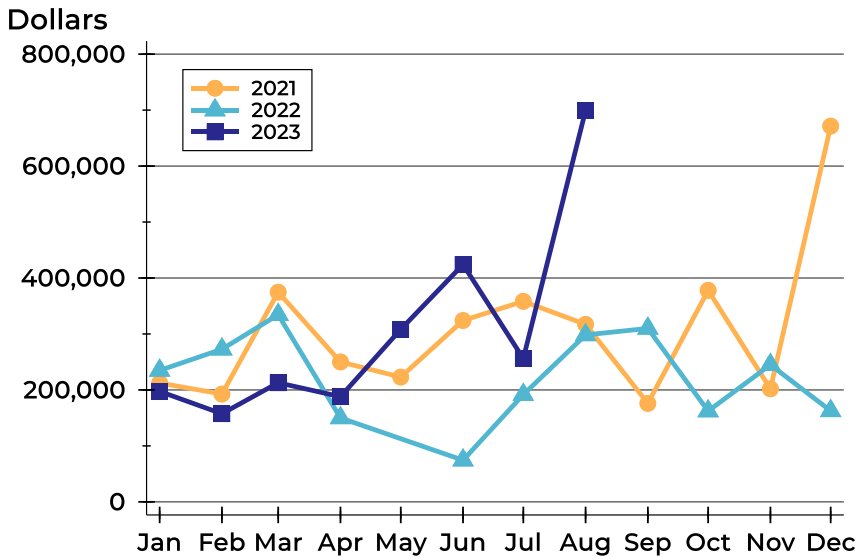
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	100.0%	699,475	699,475	54	54	93.5%	93.5%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



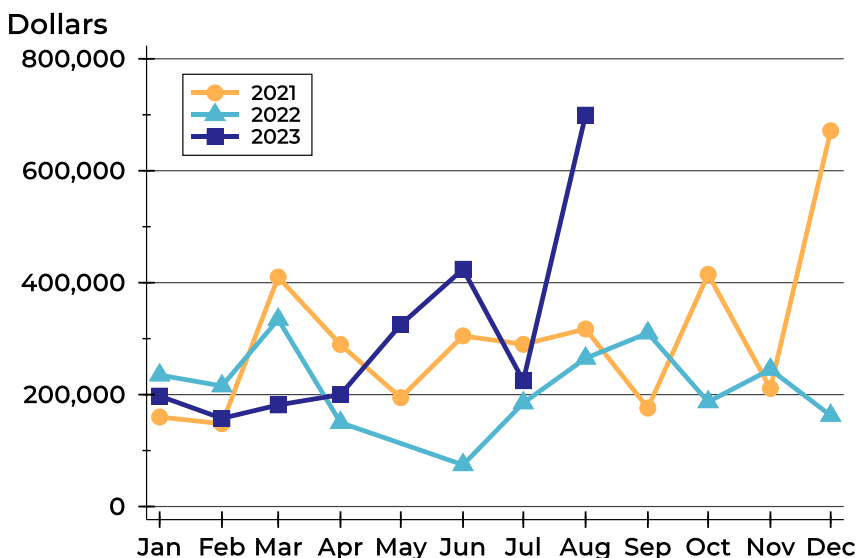
Pottawatomie County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	212,360	234,900	197,450
February	192,667	272,775	157,500
March	374,665	334,450	212,833
April	250,040	150,000	187,980
May	222,983	N/A	308,333
June	324,100	74,500	424,063
July	358,300	191,667	256,125
August	317,230	298,317	699,475
September	176,000	309,950	
October	378,000	162,300	
November	202,000	245,000	
December	671,474	162,625	

Median Price

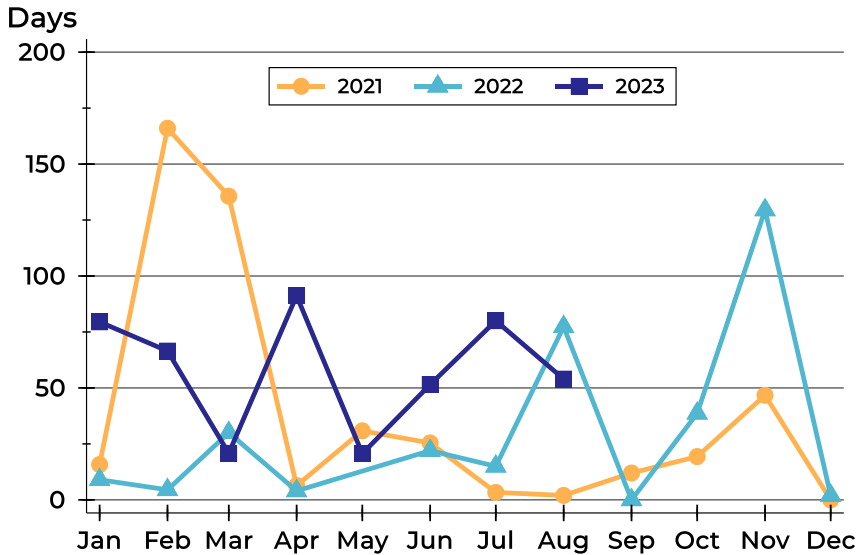


Month	2021	2022	2023
January	159,900	234,900	197,450
February	148,000	215,450	157,500
March	409,995	334,450	181,500
April	289,500	150,000	200,000
May	194,500	N/A	325,000
June	304,900	74,500	424,063
July	289,900	185,000	224,750
August	317,230	265,000	699,475
September	176,000	309,950	
October	415,000	187,000	
November	211,000	245,000	
December	671,474	162,625	



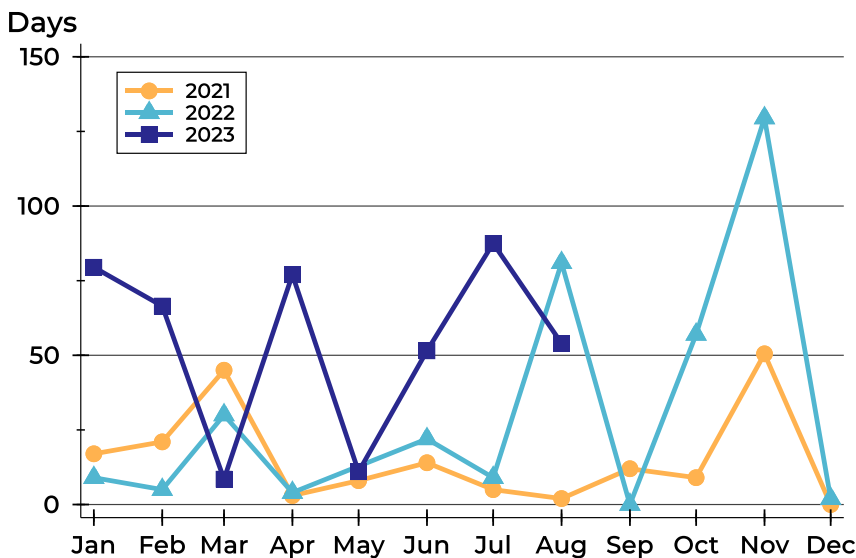
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	16	9	80
February	166	5	67
March	136	30	21
April	6	4	91
May	31	N/A	21
June	25	22	52
July	3	15	80
August	2	77	54
September	12	N/A	
October	19	39	
November	47	130	
December	N/A	2	

Median DOM



Month	2021	2022	2023
January	17	9	80
February	21	5	67
March	45	30	9
April	3	4	77
May	8	N/A	11
June	14	22	52
July	5	9	88
August	2	81	54
September	12	N/A	
October	9	57	
November	51	130	
December	N/A	2	



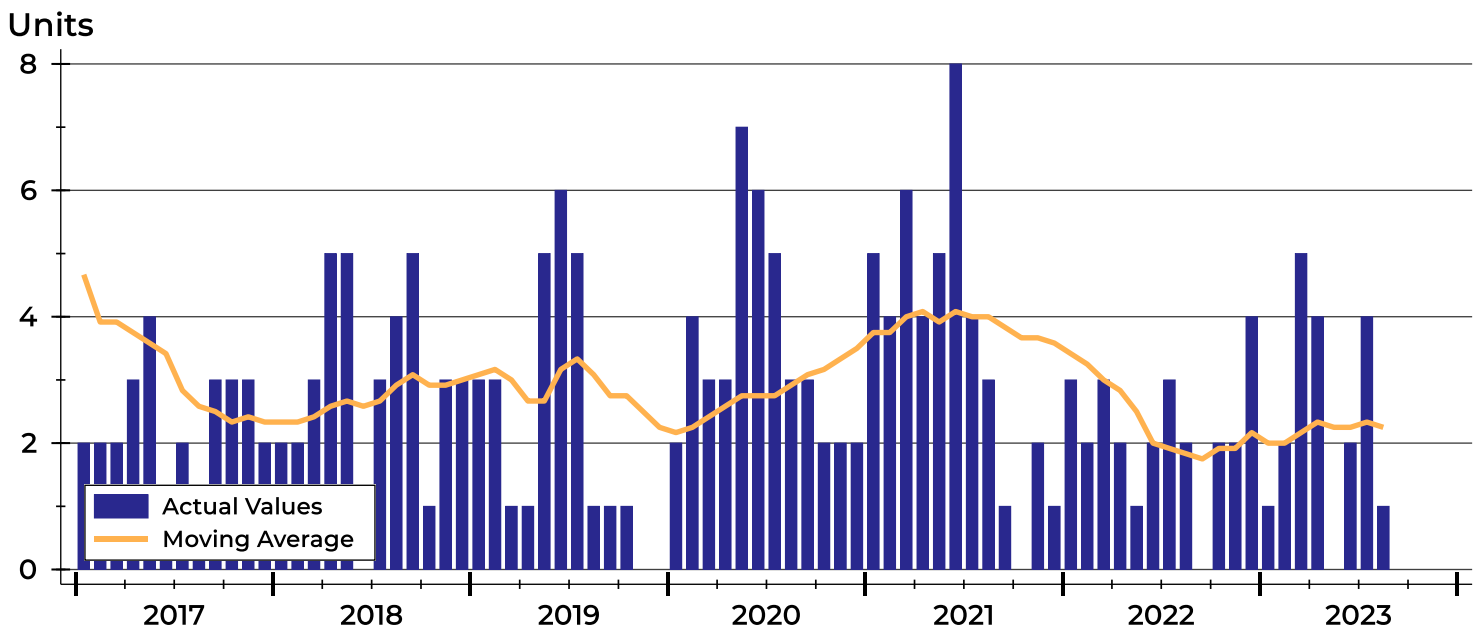
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		1	2	-50.0%
Volume (1,000s)		699	685	2.0%
Average	List Price	699,475	342,575	104.2%
	Days on Market	54	3	1700.0%
	Percent of Original	93.5%	100.0%	-6.5%
Median	List Price	699,475	342,575	104.2%
	Days on Market	54	3	1700.0%
	Percent of Original	93.5%	100.0%	-6.5%

A total of 1 listing in Pottawatomie County had a contract pending at the end of August, down from 2 contracts pending at the end of August 2022.

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.

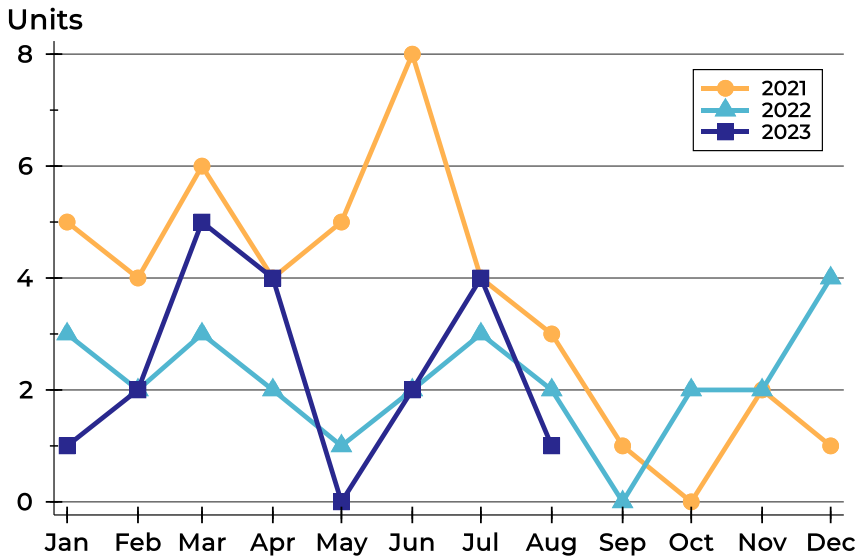
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	5	3	1
February	4	2	2
March	6	3	5
April	4	2	4
May	5	1	0
June	8	2	2
July	4	3	4
August	3	2	1
September	1	0	0
October	0	2	0
November	2	2	0
December	1	4	0

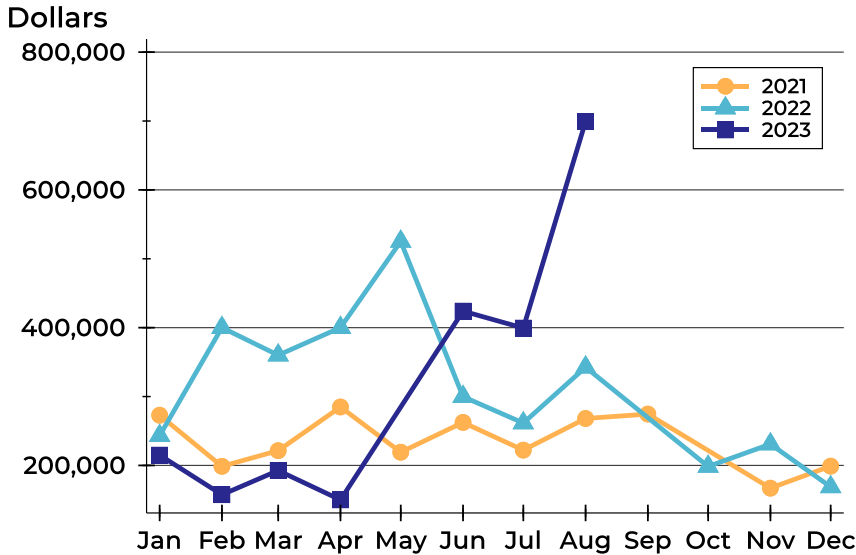
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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	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	100.0%	699,475	699,475	54	54	93.5%	93.5%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



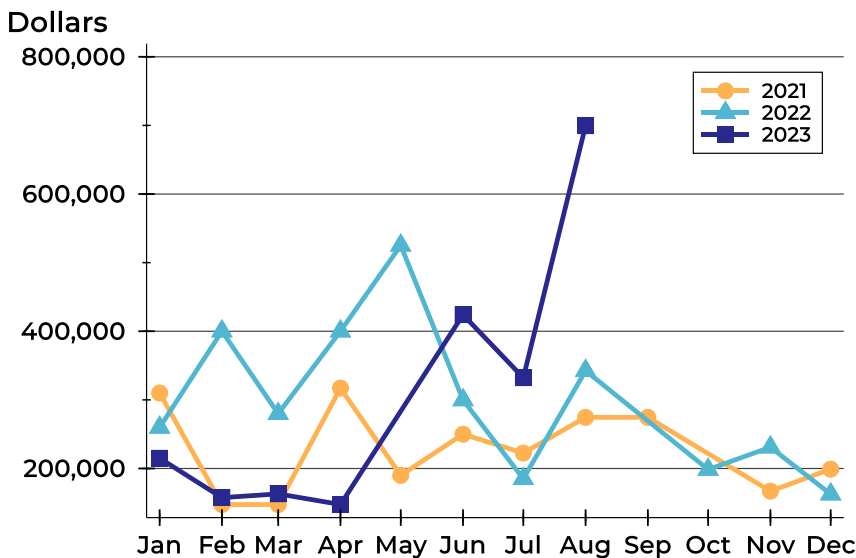
Pottawatomie County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	272,940	243,233	215,000
February	198,700	400,100	157,500
March	221,466	360,033	192,600
April	284,849	400,100	150,000
May	219,180	525,200	N/A
June	262,450	299,850	424,063
July	222,200	261,567	399,406
August	268,153	342,575	699,475
September	274,559	N/A	
October	N/A	198,500	
November	167,000	231,000	
December	199,000	168,813	

Median Price

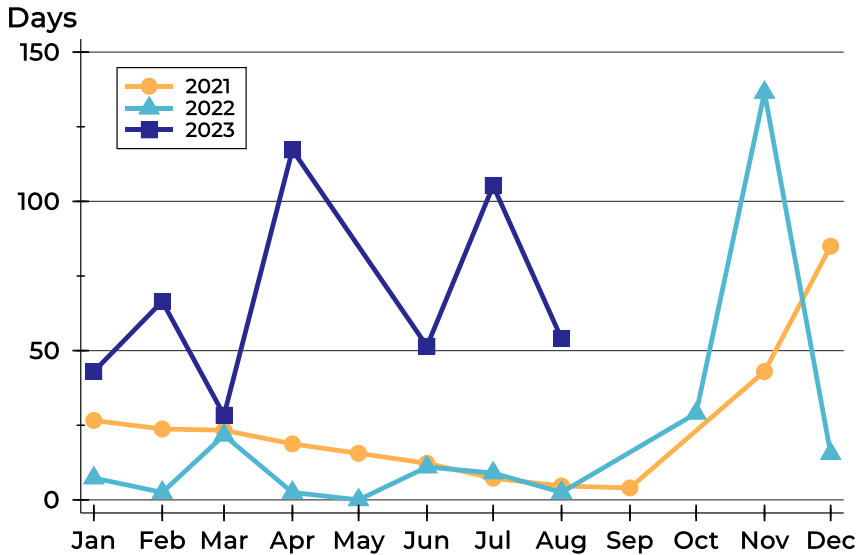


Month	2021	2022	2023
January	310,000	259,900	215,000
February	147,450	400,100	157,500
March	147,450	279,900	163,000
April	317,200	400,100	147,500
May	190,000	525,200	N/A
June	250,000	299,850	424,063
July	222,500	185,000	332,250
August	274,559	342,575	699,475
September	274,559	N/A	
October	N/A	198,500	
November	167,000	231,000	
December	199,000	162,625	



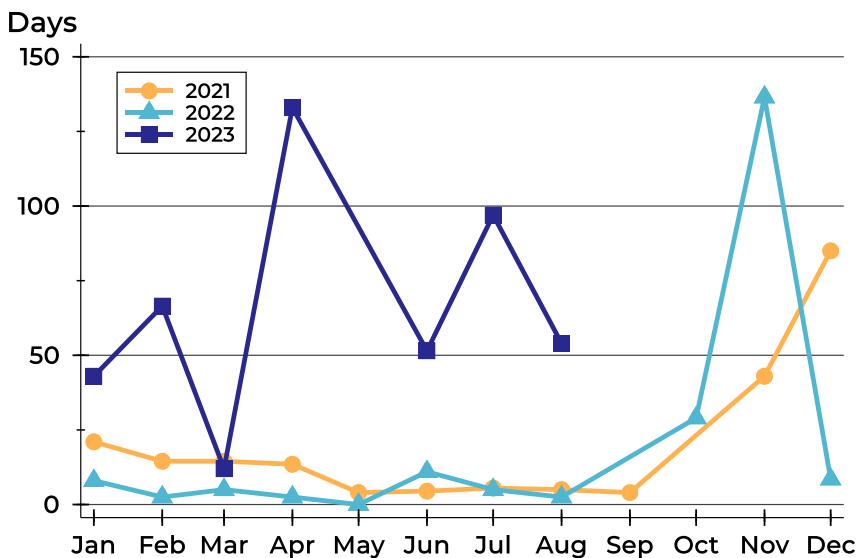
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	27	7	43
February	24	3	67
March	23	22	28
April	19	3	117
May	16	N/A	N/A
June	12	11	52
July	7	9	105
August	5	3	54
September	4	N/A	
October	N/A	29	
November	43	137	
December	85	16	

Median DOM



Month	2021	2022	2023
January	21	8	43
February	15	3	67
March	15	5	12
April	14	3	133
May	4	N/A	N/A
June	5	11	52
July	6	5	97
August	5	3	54
September	4	N/A	
October	N/A	29	
November	43	137	
December	85	9	



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Fell in August

Total home sales in Shawnee County fell last month to 210 units, compared to 244 units in August 2022. Total sales volume was \$49.5 million, up from a year earlier.

The median sale price in August was \$199,850, up from \$180,000 a year earlier. Homes that sold in August were typically on the market for 4 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of August

The total number of active listings in Shawnee County at the end of August was 199 units, up from 105 at the same point in 2022. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$249,925.

During August, a total of 197 contracts were written down from 233 in August 2022. At the end of the month, there were 209 contracts still pending.

Report Contents

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

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**August
2023**

Sunflower MLS Statistics



Shawnee County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		210	244	265	1,503	1,721	1,836
Change from prior year		-13.9%	-7.9%	4.7%	-12.7%	-6.3%	5.1%
Active Listings		199	105	137	N/A	N/A	N/A
Change from prior year		89.5%	-23.4%	-17.0%			
Months' Supply		1.1	0.5	0.6	N/A	N/A	N/A
Change from prior year		120.0%	-16.7%	-25.0%			
New Listings		245	235	272	1,745	1,908	2,149
Change from prior year		4.3%	-13.6%	-4.2%	-8.5%	-11.2%	1.4%
Contracts Written		197	233	267	1,576	1,786	1,961
Change from prior year		-15.5%	-12.7%	1.5%	-11.8%	-8.9%	2.3%
Pending Contracts		209	237	325	N/A	N/A	N/A
Change from prior year		-11.8%	-27.1%	0.3%			
Sales Volume (1,000s)		49,494	49,274	51,830	318,454	347,237	337,687
Change from prior year		0.4%	-4.9%	29.1%	-8.3%	2.8%	20.2%
Average	Sale Price	235,685	201,942	195,584	211,879	201,765	183,926
	Change from prior year	16.7%	3.3%	23.3%	5.0%	9.7%	14.3%
	List Price of Actives	307,081	254,672	233,840	N/A	N/A	N/A
	Change from prior year	20.6%	8.9%	14.2%			
	Days on Market	17	13	11	17	11	12
Change from prior year	30.8%	18.2%	-35.3%	54.5%	-8.3%	-52.0%	
Percent of List	99.9%	100.2%	100.6%	100.2%	101.5%	101.1%	
Change from prior year	-0.3%	-0.4%	1.7%	-1.3%	0.4%	2.7%	
Percent of Original	98.7%	98.6%	99.8%	99.0%	100.5%	100.4%	
Change from prior year	0.1%	-1.2%	1.4%	-1.5%	0.1%	3.3%	
Median	Sale Price	199,850	180,000	190,000	185,000	175,000	165,000
	Change from prior year	11.0%	-5.3%	33.8%	5.7%	6.1%	16.6%
	List Price of Actives	249,925	200,000	179,990	N/A	N/A	N/A
	Change from prior year	25.0%	11.1%	44.0%			
	Days on Market	4	4	3	4	3	3
Change from prior year	0.0%	33.3%	0.0%	33.3%	0.0%	-50.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	

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



Shawnee County Closed Listings Analysis

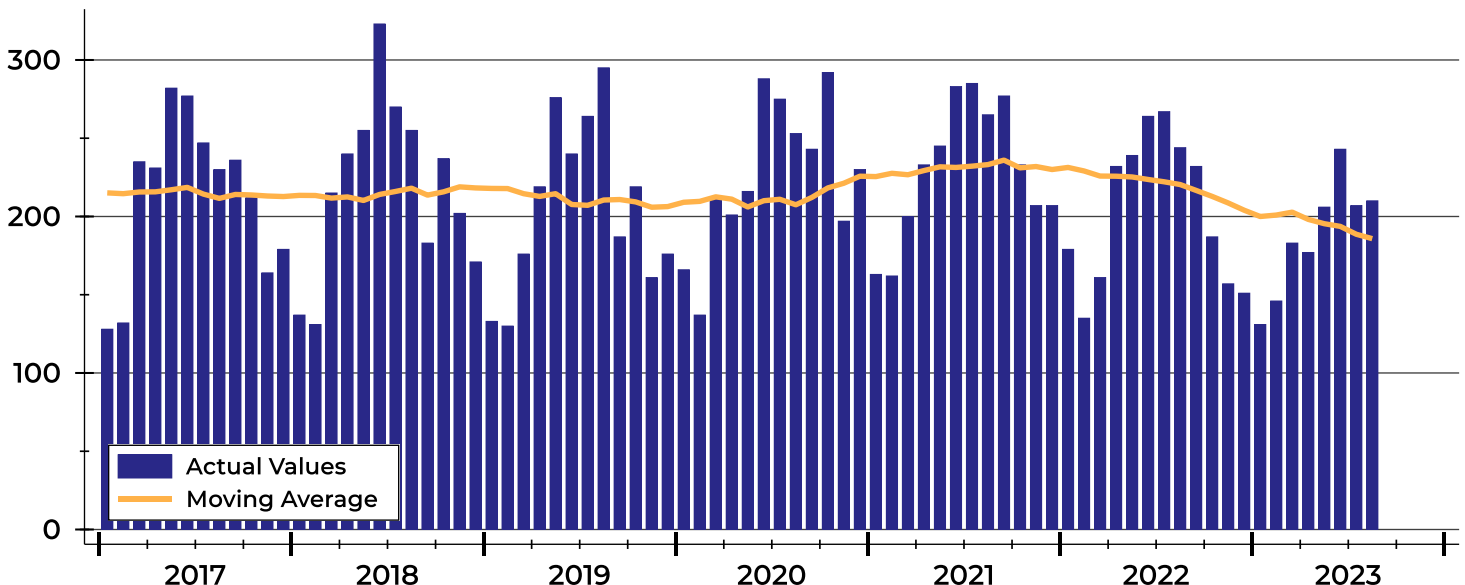
Summary Statistics for Closed Listings		August 2022			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		210	244	-13.9%	1,503	1,721	-12.7%
Volume (1,000s)		49,494	49,274	0.4%	318,454	347,237	-8.3%
Months' Supply		1.1	0.5	120.0%	N/A	N/A	N/A
Average	Sale Price	235,685	201,942	16.7%	211,879	201,765	5.0%
	Days on Market	17	13	30.8%	17	11	54.5%
	Percent of List	99.9%	100.2%	-0.3%	100.2%	101.5%	-1.3%
	Percent of Original	98.7%	98.6%	0.1%	99.0%	100.5%	-1.5%
Median	Sale Price	199,850	180,000	11.0%	185,000	175,000	5.7%
	Days on Market	4	4	0.0%	4	3	33.3%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 210 homes sold in Shawnee County in August, down from 244 units in August 2022. Total sales volume rose to \$49.5 million compared to \$49.3 million in the previous year.

The median sales price in August was \$199,850, up 11.0% compared to the prior year. Median days on market was 4 days, up from 3 days in July, but similar to August 2022.

History of Closed Listings

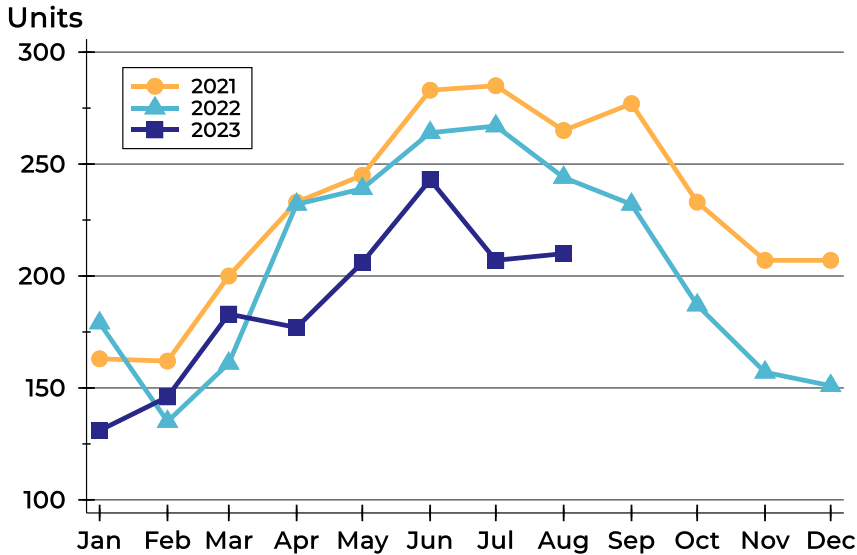
Units





Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	163	179	131
February	162	135	146
March	200	161	183
April	233	232	177
May	245	239	206
June	283	264	243
July	285	267	207
August	265	244	210
September	277	232	
October	233	187	
November	207	157	
December	207	151	

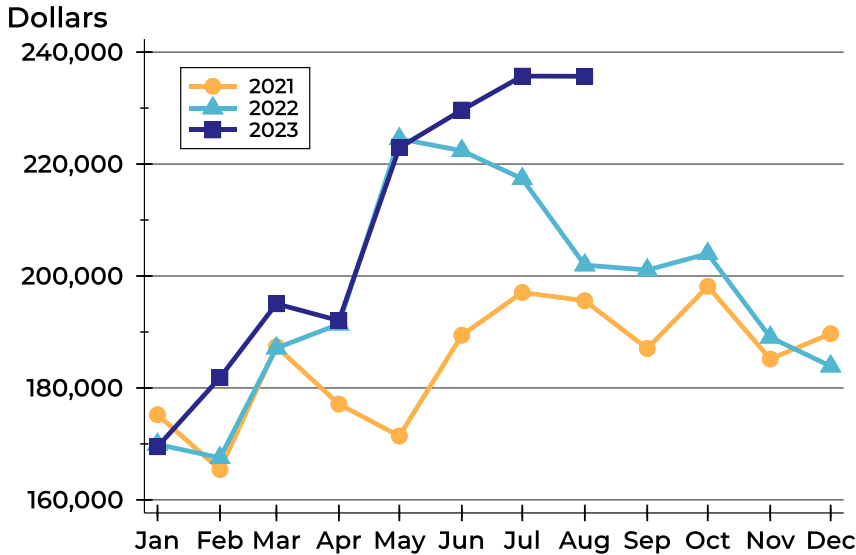
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	0.5	18,750	18,750	0	0	90.0%	90.0%	90.0%	90.0%
\$25,000-\$49,999	6	2.9%	0.7	43,692	45,075	18	3	92.2%	98.0%	92.2%	98.0%
\$50,000-\$99,999	30	14.3%	1.0	76,231	80,000	9	5	99.3%	100.0%	99.3%	100.0%
\$100,000-\$124,999	12	5.7%	0.6	114,042	114,000	12	4	98.7%	99.1%	97.6%	99.1%
\$125,000-\$149,999	22	10.5%	0.6	135,364	135,000	11	7	101.8%	101.6%	99.9%	100.0%
\$150,000-\$174,999	15	7.1%	0.9	161,500	160,000	7	3	102.5%	101.8%	101.9%	101.8%
\$175,000-\$199,999	18	8.6%	0.2	189,094	189,000	11	4	101.3%	101.7%	100.5%	101.3%
\$200,000-\$249,999	26	12.4%	1.1	224,437	229,000	11	6	99.5%	100.0%	97.9%	99.0%
\$250,000-\$299,999	22	10.5%	1.0	269,525	269,450	10	2	101.0%	100.0%	100.4%	100.0%
\$300,000-\$399,999	28	13.3%	1.5	344,718	350,000	17	7	100.3%	100.0%	98.7%	100.0%
\$400,000-\$499,999	17	8.1%	2.1	436,271	435,000	59	4	99.6%	98.9%	98.2%	98.8%
\$500,000-\$749,999	10	4.8%	4.5	584,593	533,500	46	8	97.5%	98.8%	93.6%	98.8%
\$750,000-\$999,999	1	0.5%	4.4	755,000	755,000	34	34	97.4%	97.4%	97.4%	97.4%
\$1,000,000 and up	1	0.5%	12.0	1,300,000	1,300,000	6	6	93.5%	93.5%	93.5%	93.5%



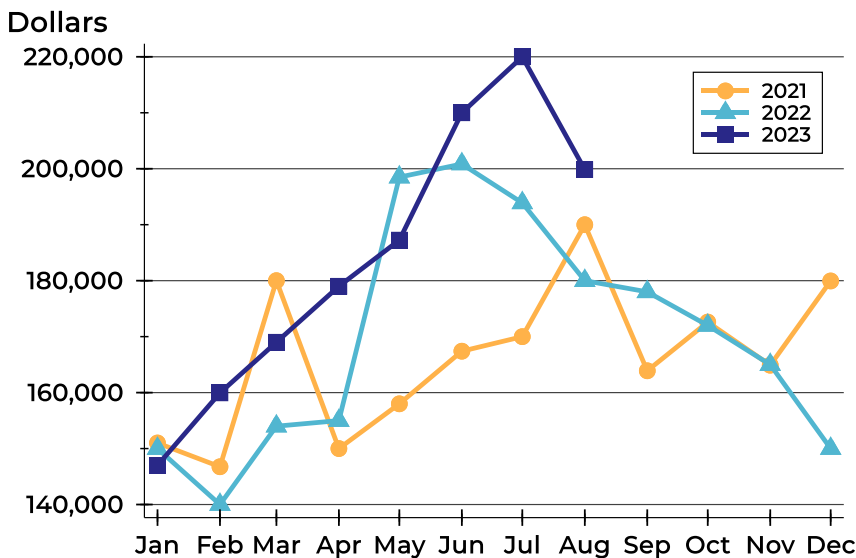
Shawnee County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	175,212	169,920	169,487
February	165,412	167,521	181,847
March	187,367	187,113	195,038
April	177,106	191,385	192,034
May	171,408	224,517	222,943
June	189,421	222,383	229,653
July	197,056	217,368	235,718
August	195,584	201,942	235,685
September	187,043	201,066	
October	198,149	203,992	
November	185,161	189,048	
December	189,692	183,885	

Median Price

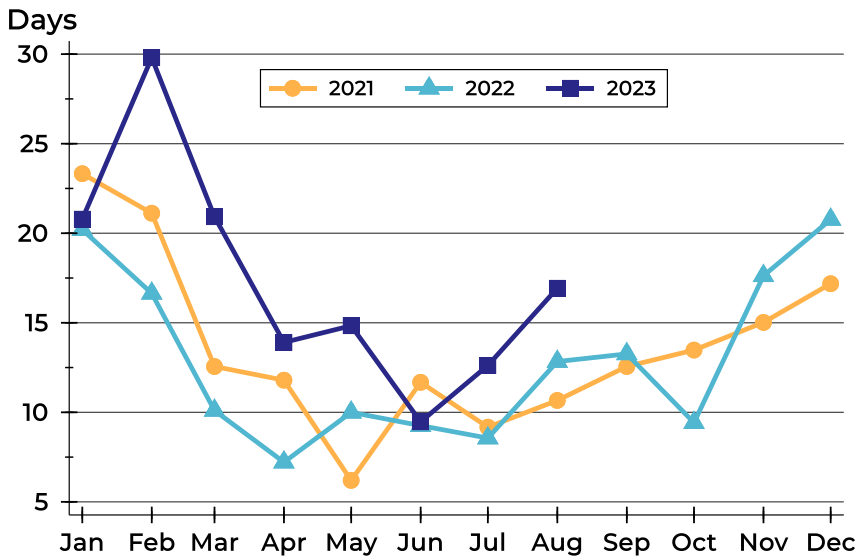


Month	2021	2022	2023
January	151,000	150,000	147,000
February	146,755	140,000	159,950
March	180,000	154,000	169,000
April	150,000	155,000	179,000
May	158,000	198,500	187,250
June	167,400	200,850	210,000
July	170,000	193,900	220,000
August	190,000	180,000	199,850
September	163,900	178,006	
October	172,600	172,000	
November	164,900	165,000	
December	179,950	150,000	



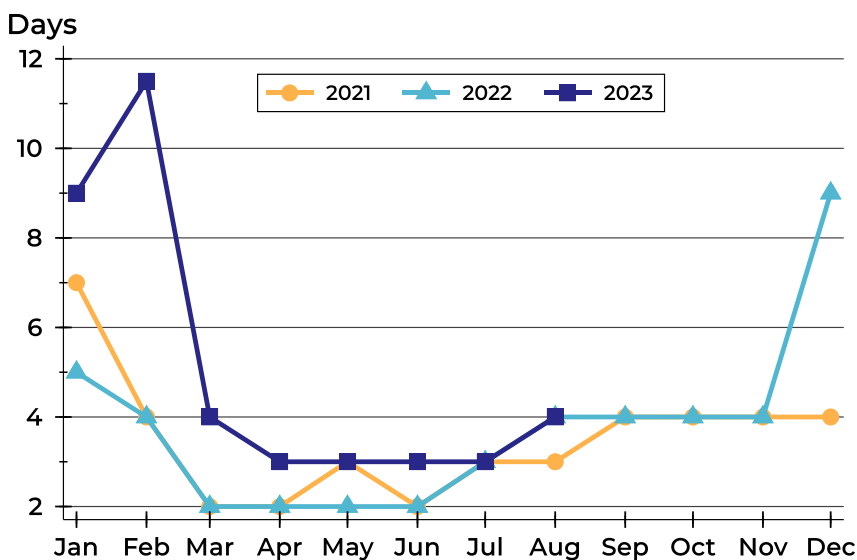
Shawnee County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	23	20	21
February	21	17	30
March	13	10	21
April	12	7	14
May	6	10	15
June	12	9	9
July	9	9	13
August	11	13	17
September	13	13	
October	13	9	
November	15	18	
December	17	21	

Median DOM



Month	2021	2022	2023
January	7	5	9
February	4	4	12
March	2	2	4
April	2	2	3
May	3	2	3
June	2	2	3
July	3	3	3
August	3	4	4
September	4	4	
October	4	4	
November	4	4	
December	4	9	



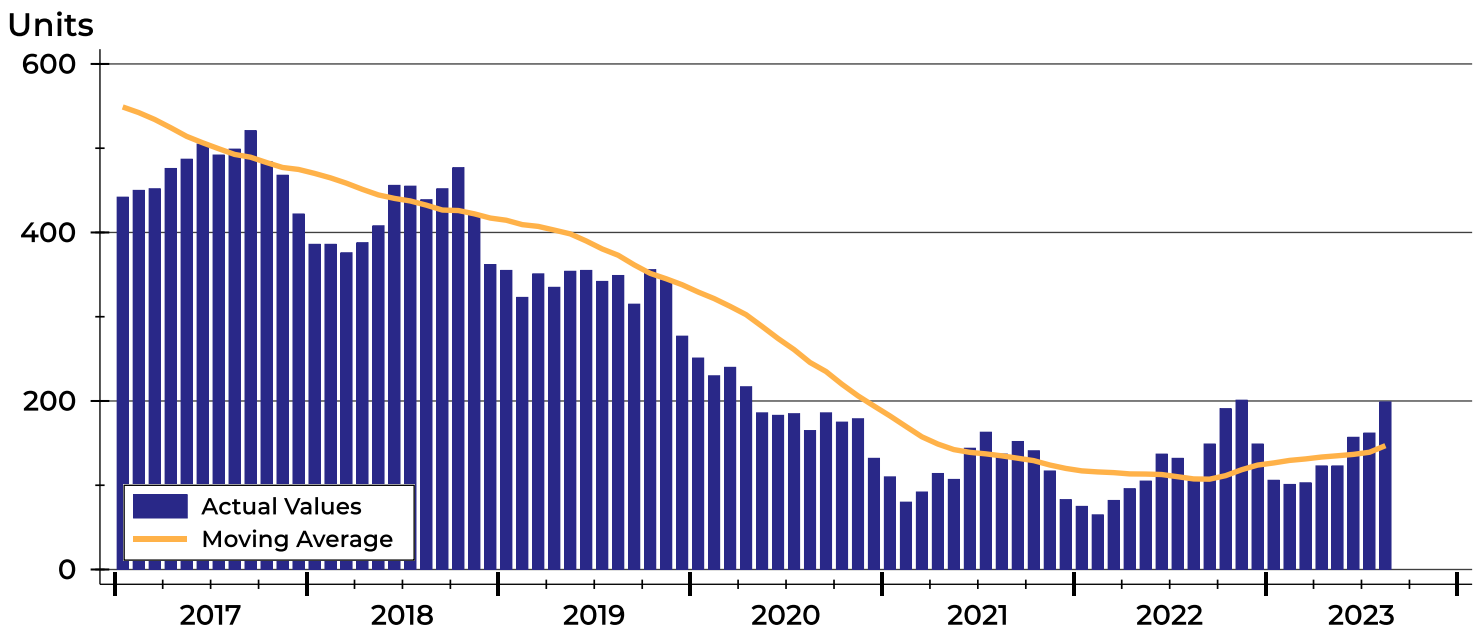
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		199	105	89.5%
Volume (1,000s)		61,109	26,741	128.5%
Months' Supply		1.1	0.5	120.0%
Average	List Price	307,081	254,672	20.6%
	Days on Market	44	51	-13.7%
	Percent of Original	97.3%	96.8%	0.5%
Median	List Price	249,925	200,000	25.0%
	Days on Market	27	20	35.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 199 homes were available for sale in Shawnee County at the end of August. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,925, up 25.0% from 2022. The typical time on market for active listings was 27 days, up from 20 days a year earlier.

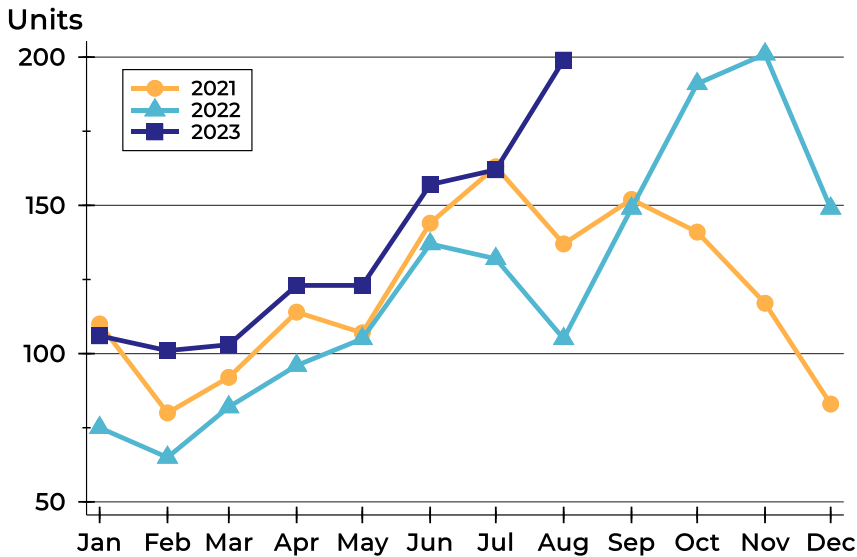
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	110	75	106
February	80	65	101
March	92	82	103
April	114	96	123
May	107	105	123
June	144	137	157
July	163	132	162
August	137	105	199
September	152	149	
October	141	191	
November	117	201	
December	83	149	

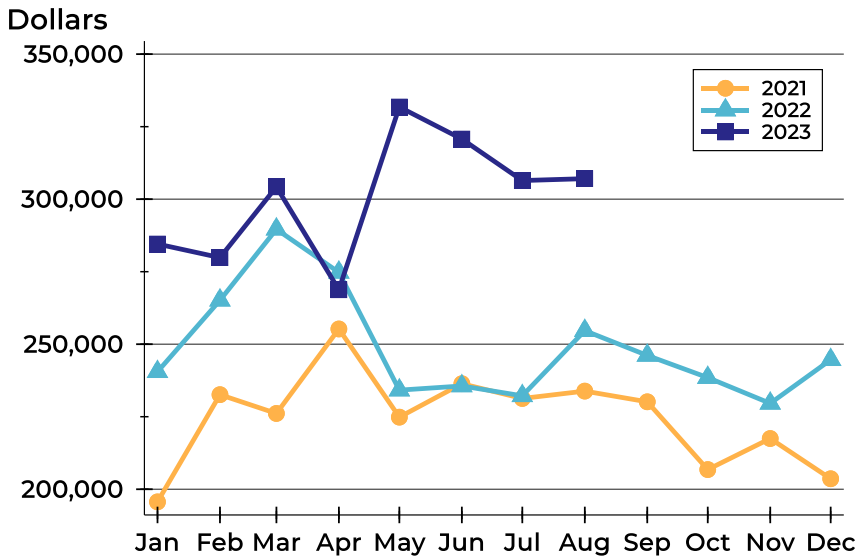
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.5%	0.5	3,300	3,300	25	25	100.0%	100.0%
\$25,000-\$49,999	5	2.5%	0.7	43,000	42,000	17	11	100.0%	100.0%
\$50,000-\$99,999	28	14.1%	1.0	75,582	75,000	35	32	94.6%	100.0%
\$100,000-\$124,999	8	4.0%	0.6	118,025	119,700	21	15	100.0%	100.0%
\$125,000-\$149,999	11	5.6%	0.6	135,190	134,900	19	10	98.2%	100.0%
\$150,000-\$174,999	16	8.1%	0.9	163,511	164,950	25	20	99.1%	100.0%
\$175,000-\$199,999	4	2.0%	0.2	183,475	179,950	14	15	99.4%	100.0%
\$200,000-\$249,999	27	13.6%	1.1	233,561	239,900	29	27	97.5%	100.0%
\$250,000-\$299,999	19	9.6%	1.0	273,484	269,900	30	11	97.6%	100.0%
\$300,000-\$399,999	32	16.2%	1.5	350,890	349,950	42	29	97.8%	100.0%
\$400,000-\$499,999	18	9.1%	2.1	454,567	454,900	120	78	95.4%	97.8%
\$500,000-\$749,999	23	11.6%	4.5	598,927	567,777	75	63	96.6%	97.9%
\$750,000-\$999,999	4	2.0%	4.4	889,444	906,389	21	19	100.0%	100.0%
\$1,000,000 and up	2	1.0%	12.0	2,220,000	2,220,000	53	53	100.0%	100.0%



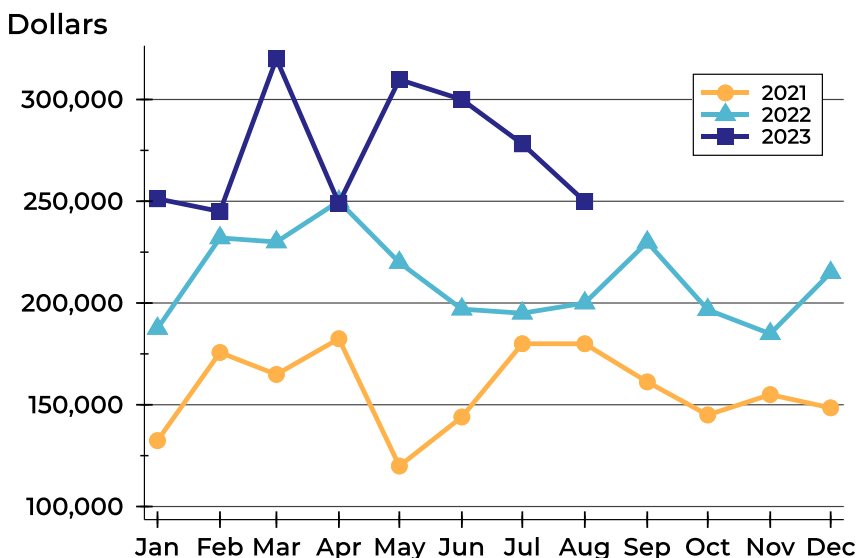
Shawnee County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	195,646	240,503	284,543
February	232,611	265,156	279,856
March	226,127	289,648	304,258
April	255,258	274,781	268,778
May	224,860	234,169	331,778
June	236,386	235,608	320,734
July	231,293	232,214	306,421
August	233,840	254,672	307,081
September	230,142	246,136	
October	206,780	238,490	
November	217,484	229,617	
December	203,619	244,641	

Median Price

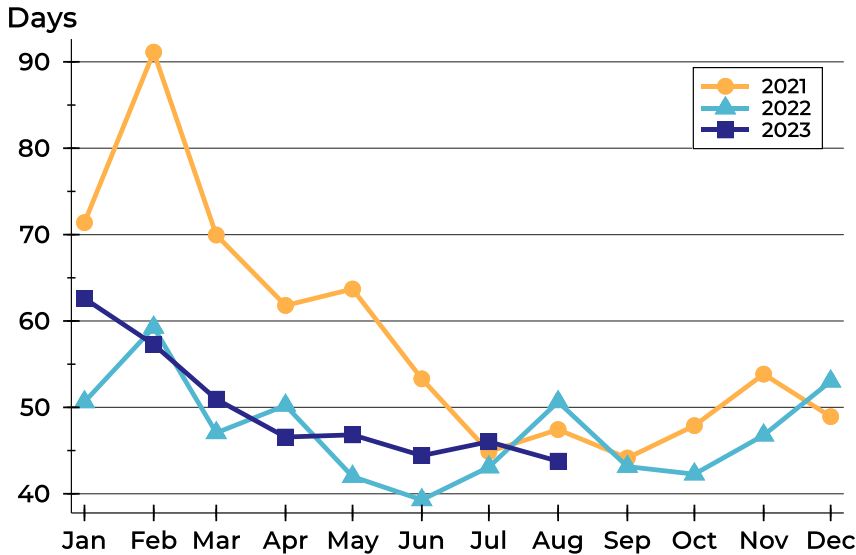


Month	2021	2022	2023
January	132,400	187,500	251,225
February	175,700	232,000	245,000
March	164,900	230,000	320,000
April	182,450	249,950	249,000
May	119,900	219,900	309,777
June	144,000	197,000	300,000
July	180,000	195,000	278,200
August	179,990	200,000	249,925
September	161,250	229,900	
October	145,000	196,700	
November	155,000	184,900	
December	148,500	214,900	



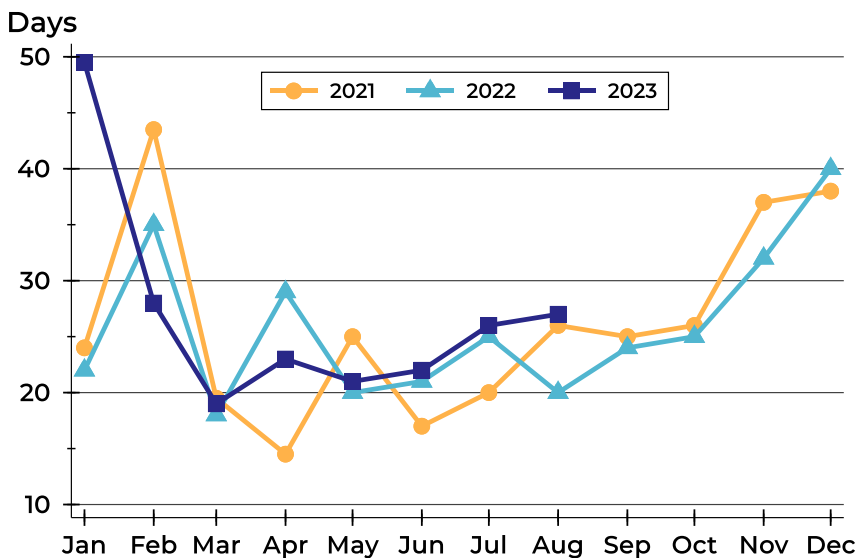
Shawnee County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	71	51	63
February	91	59	57
March	70	47	51
April	62	50	47
May	64	42	47
June	53	39	44
July	45	43	46
August	47	51	44
September	44	43	
October	48	42	
November	54	47	
December	49	53	

Median DOM



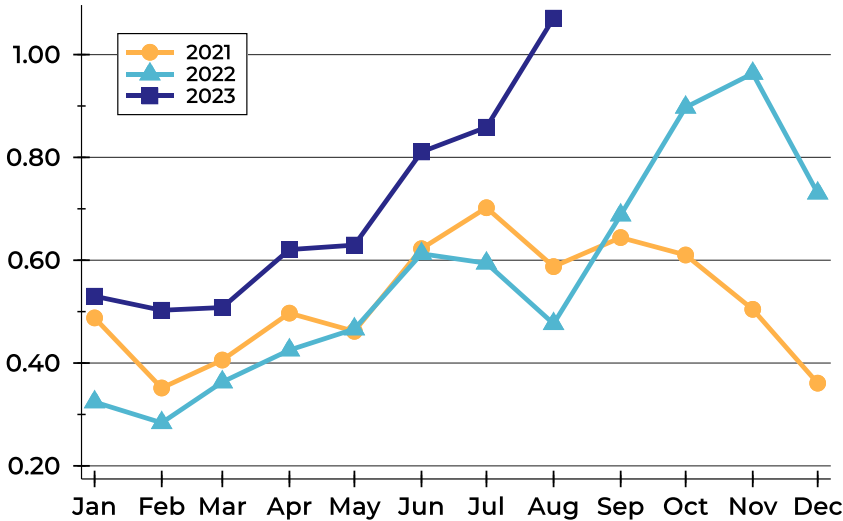
Month	2021	2022	2023
January	24	22	50
February	44	35	28
March	20	18	19
April	15	29	23
May	25	20	21
June	17	21	22
July	20	25	26
August	26	20	27
September	25	24	
October	26	25	
November	37	32	
December	38	40	



Shawnee County Months' Supply Analysis

Months' Supply by Month

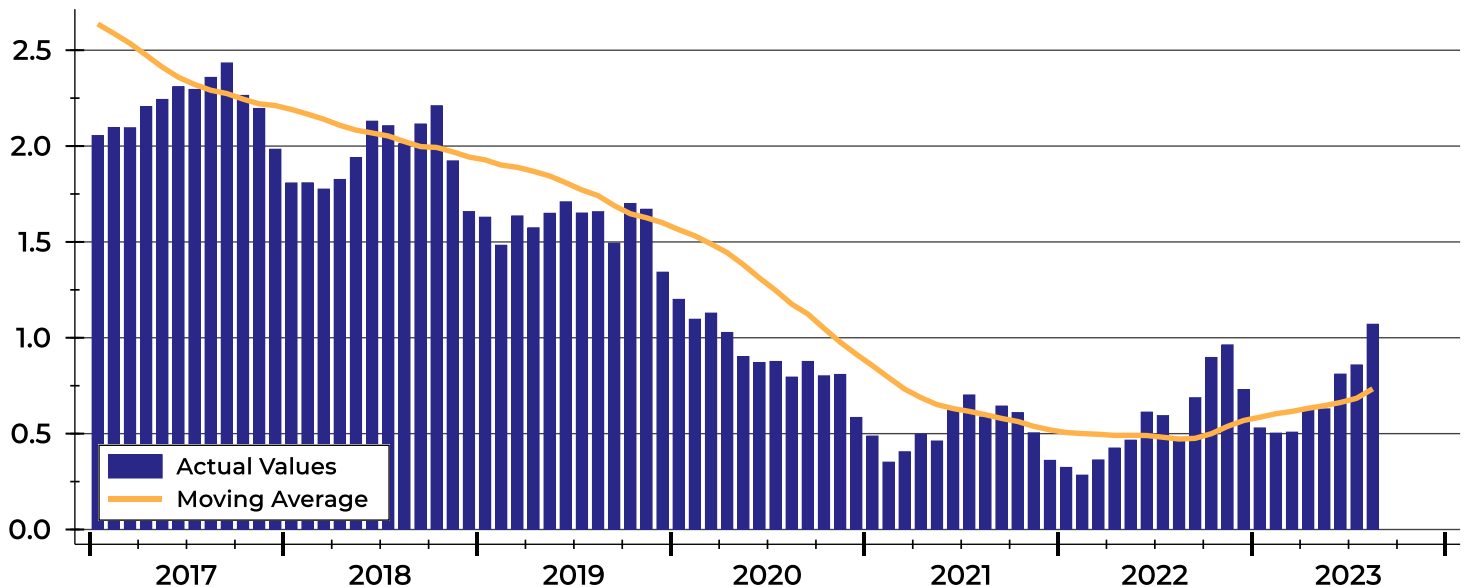
Months



Month	2021	2022	2023
January	0.5	0.3	0.5
February	0.4	0.3	0.5
March	0.4	0.4	0.5
April	0.5	0.4	0.6
May	0.5	0.5	0.6
June	0.6	0.6	0.8
July	0.7	0.6	0.9
August	0.6	0.5	1.1
September	0.6	0.7	
October	0.6	0.9	
November	0.5	1.0	
December	0.4	0.7	

History of Month's Supply

Months





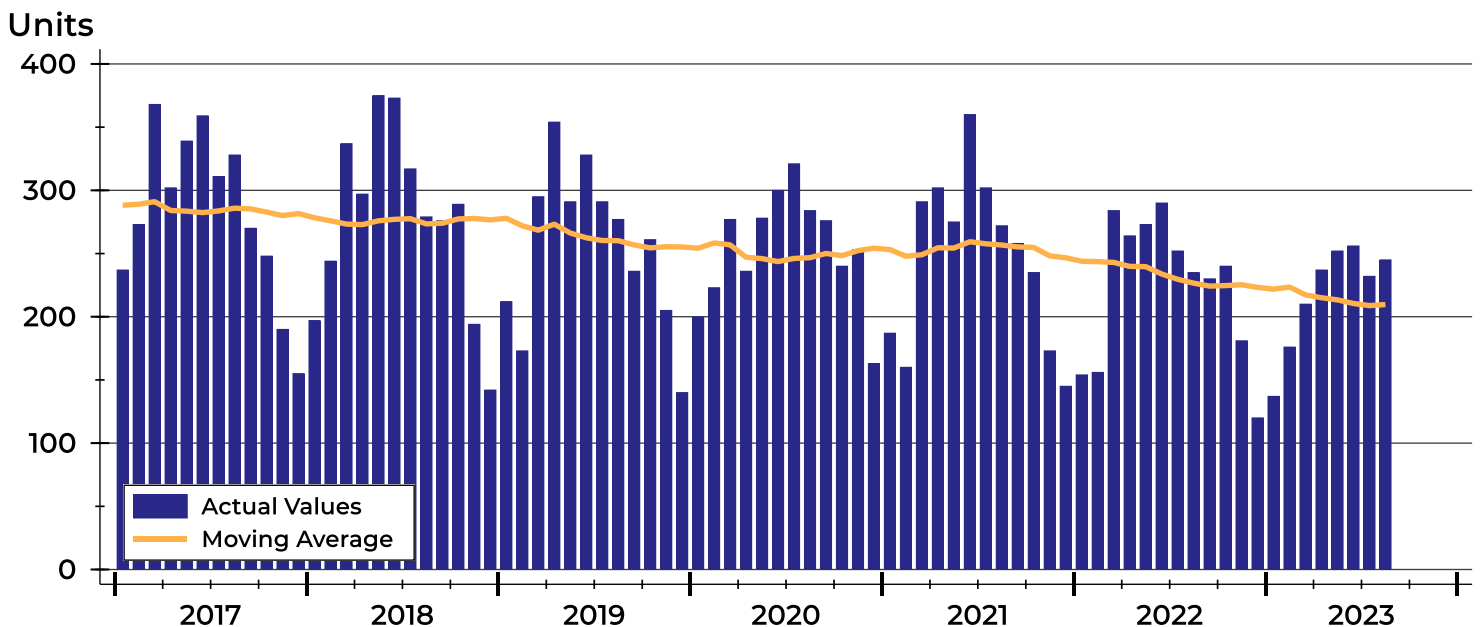
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	245	235	4.3%
	Volume (1,000s)	57,287	50,252	14.0%
	Average List Price	233,825	213,837	9.3%
	Median List Price	189,000	169,900	11.2%
Year-to-Date	New Listings	1,745	1,908	-8.5%
	Volume (1,000s)	388,191	395,498	-1.8%
	Average List Price	222,459	207,284	7.3%
	Median List Price	188,500	175,000	7.7%

A total of 245 new listings were added in Shawnee County during August, up 4.3% from the same month in 2022. Year-to-date Shawnee County has seen 1,745 new listings.

The median list price of these homes was \$189,000 up from \$169,900 in 2022.

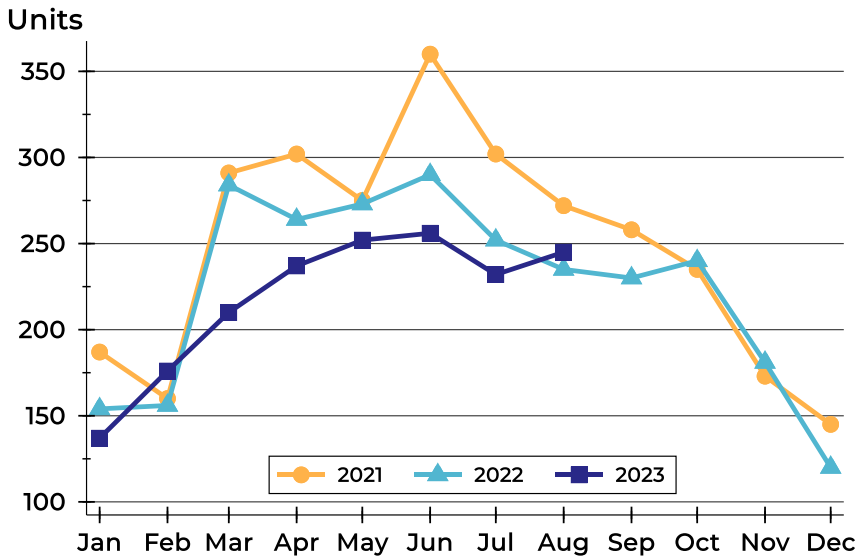
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	187	154	137
February	160	156	176
March	291	284	210
April	302	264	237
May	275	273	252
June	360	290	256
July	302	252	232
August	272	235	245
September	258	230	
October	235	240	
November	173	181	
December	145	120	

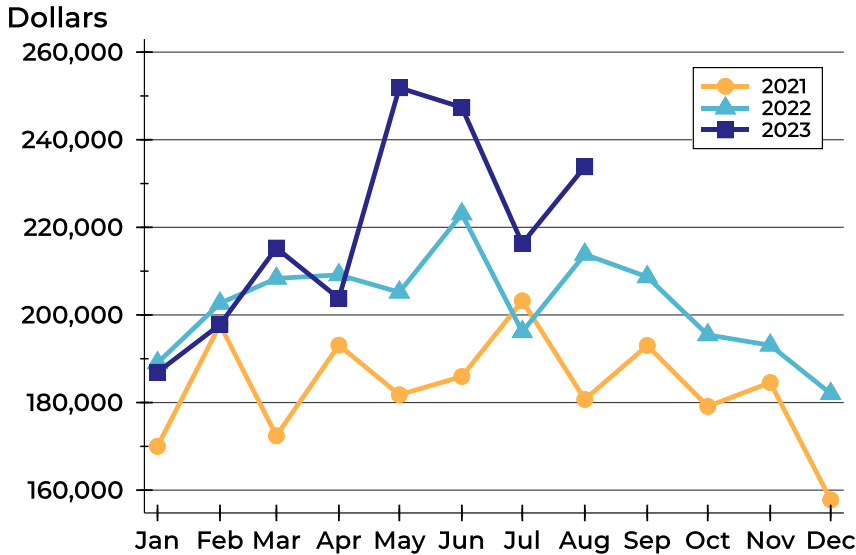
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.6%	11,538	11,475	14	12	92.3%	94.7%
\$25,000-\$49,999	8	3.3%	42,606	41,000	11	11	100.0%	100.0%
\$50,000-\$99,999	36	14.8%	76,911	79,000	8	6	97.8%	100.0%
\$100,000-\$124,999	20	8.2%	116,023	118,250	7	3	100.1%	100.0%
\$125,000-\$149,999	19	7.8%	136,810	139,000	7	4	101.2%	100.0%
\$150,000-\$174,999	24	9.8%	162,929	164,950	8	3	99.1%	100.0%
\$175,000-\$199,999	16	6.6%	185,838	184,700	9	5	99.1%	100.0%
\$200,000-\$249,999	31	12.7%	227,941	228,000	12	8	98.4%	100.0%
\$250,000-\$299,999	29	11.9%	271,065	268,900	9	6	99.4%	100.0%
\$300,000-\$399,999	30	12.3%	347,241	339,500	12	10	101.1%	100.0%
\$400,000-\$499,999	14	5.7%	448,620	449,450	14	7	98.5%	100.0%
\$500,000-\$749,999	9	3.7%	556,544	539,000	16	15	99.8%	100.0%
\$750,000-\$999,999	3	1.2%	903,333	965,000	20	21	100.0%	100.0%
\$1,000,000 and up	1	0.4%	2,750,000	2,750,000	10	10	100.0%	100.0%



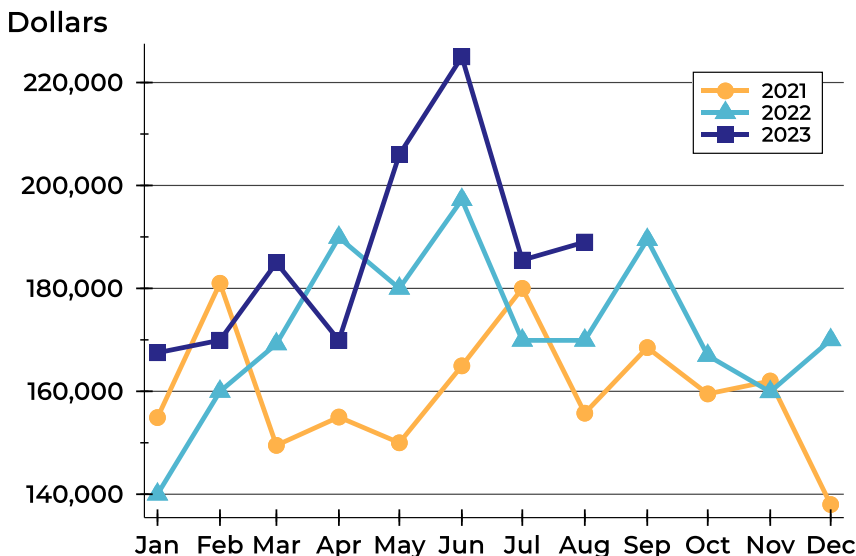
Shawnee County New Listings Analysis

Average Price



Month	2021	2022	2023
January	170,008	189,050	186,924
February	197,790	202,646	197,792
March	172,417	208,360	215,281
April	193,112	209,143	203,786
May	181,778	205,180	251,864
June	185,946	223,059	247,388
July	203,238	196,153	216,327
August	180,717	213,837	233,825
September	193,031	208,690	
October	179,121	195,443	
November	184,578	193,089	
December	157,783	182,040	

Median Price



Month	2021	2022	2023
January	154,900	140,000	167,500
February	181,000	159,975	169,925
March	149,500	169,200	185,000
April	155,000	189,900	169,900
May	150,000	180,000	206,000
June	164,950	197,250	225,000
July	180,000	169,900	185,500
August	155,750	169,900	189,000
September	168,500	189,475	
October	159,500	166,950	
November	162,000	159,900	
December	138,000	170,000	



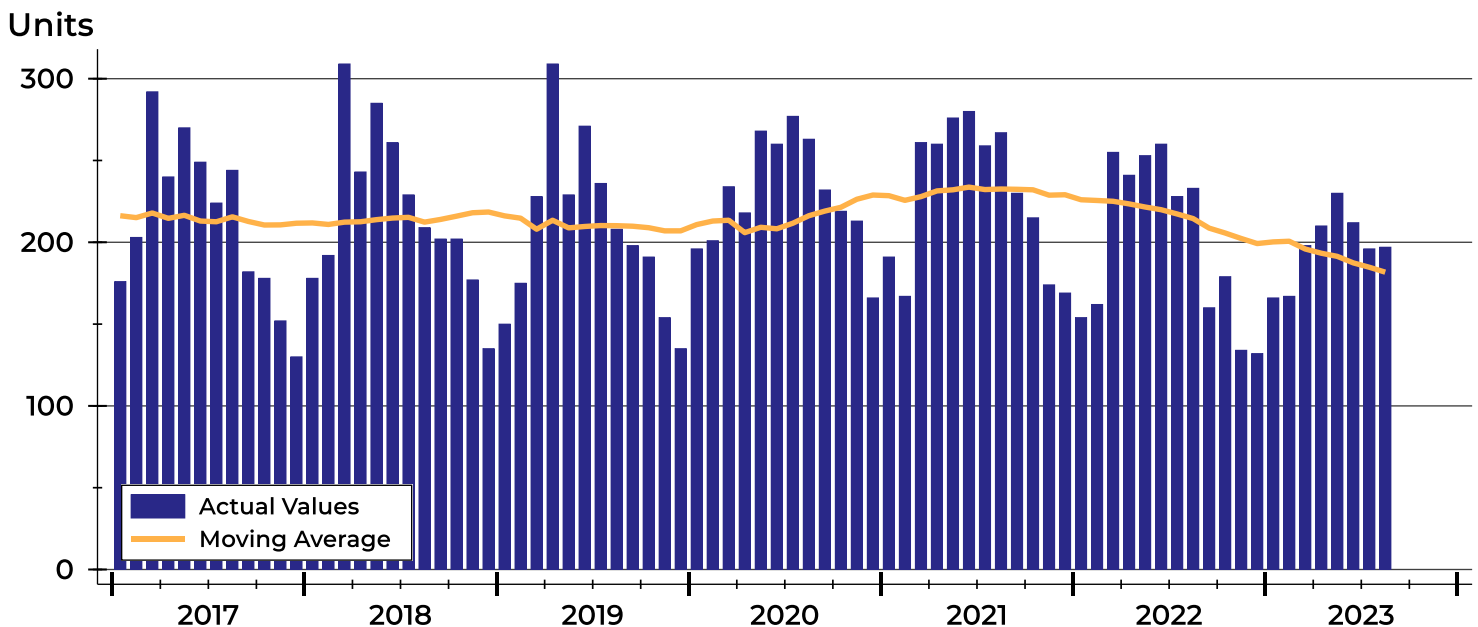
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		August 2022			Year-to-Date 2022		
		2023	2022	Change	2023	2022	Change
Contracts Written		197	233	-15.5%	1,576	1,786	-11.8%
Volume (1,000s)		41,665	49,394	-15.6%	336,021	362,737	-7.4%
Average	Sale Price	211,496	211,991	-0.2%	213,211	203,100	5.0%
	Days on Market	15	13	15.4%	16	11	45.5%
	Percent of Original	98.1%	97.9%	0.2%	99.2%	100.5%	-1.3%
Median	Sale Price	179,000	179,900	-0.5%	184,200	175,000	5.3%
	Days on Market	4	4	0.0%	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 197 contracts for sale were written in Shawnee County during the month of August, down from 233 in 2022. The median list price of these homes was \$179,000, down from \$179,900 the prior year.

Half of the homes that went under contract in August were on the market less than 4 days, compared to 4 days in August 2022.

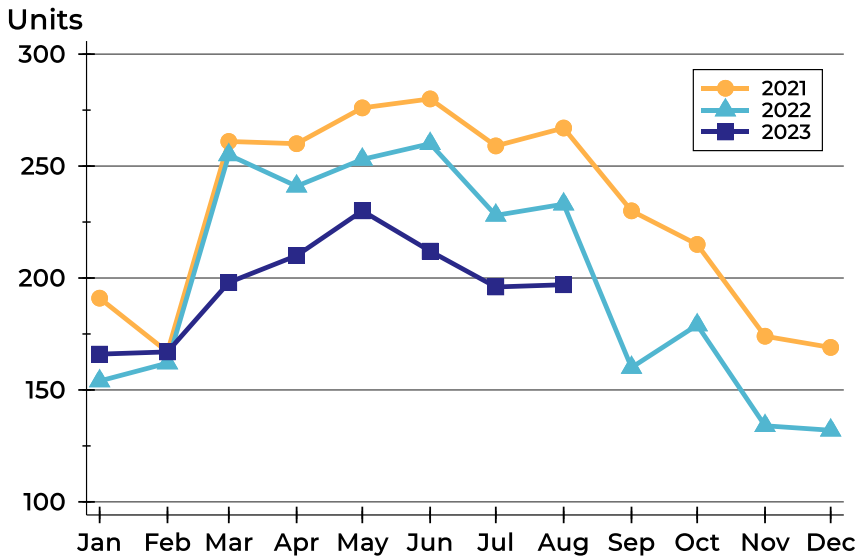
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	191	154	166
February	167	162	167
March	261	255	198
April	260	241	210
May	276	253	230
June	280	260	212
July	259	228	196
August	267	233	197
September	230	160	
October	215	179	
November	174	134	
December	169	132	

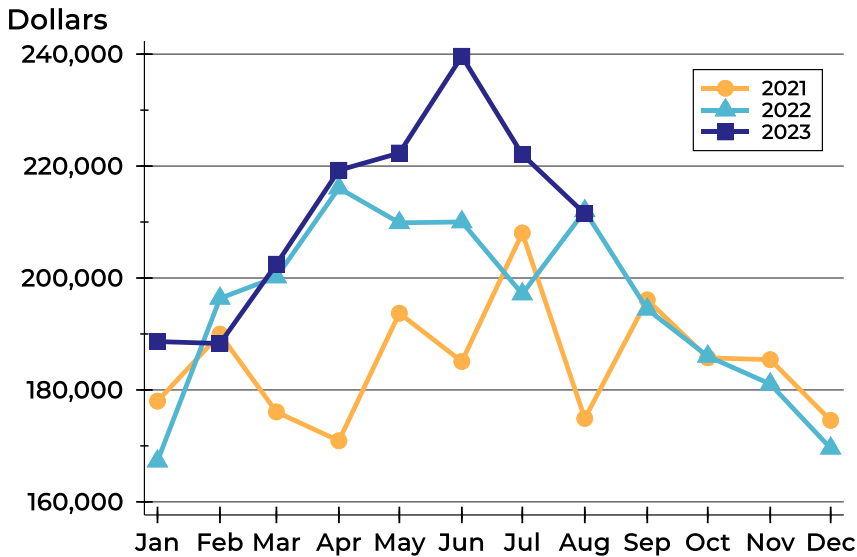
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	20,750	20,750	0	0	90.0%	90.0%
\$25,000-\$49,999	4	2.0%	43,463	44,450	6	5	100.0%	100.0%
\$50,000-\$99,999	29	14.7%	72,765	70,000	15	6	95.6%	100.0%
\$100,000-\$124,999	23	11.7%	114,459	115,000	18	3	97.5%	100.0%
\$125,000-\$149,999	19	9.6%	139,042	139,900	7	3	100.8%	100.0%
\$150,000-\$174,999	20	10.2%	161,395	160,000	8	3	97.9%	100.0%
\$175,000-\$199,999	15	7.6%	186,593	185,000	11	4	97.7%	100.0%
\$200,000-\$249,999	19	9.6%	227,004	229,900	11	6	97.4%	100.0%
\$250,000-\$299,999	27	13.7%	274,861	269,900	17	5	98.4%	100.0%
\$300,000-\$399,999	21	10.7%	350,521	349,000	20	10	100.9%	100.0%
\$400,000-\$499,999	12	6.1%	457,398	460,000	40	5	98.5%	100.0%
\$500,000-\$749,999	6	3.0%	575,650	550,000	15	12	96.5%	97.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



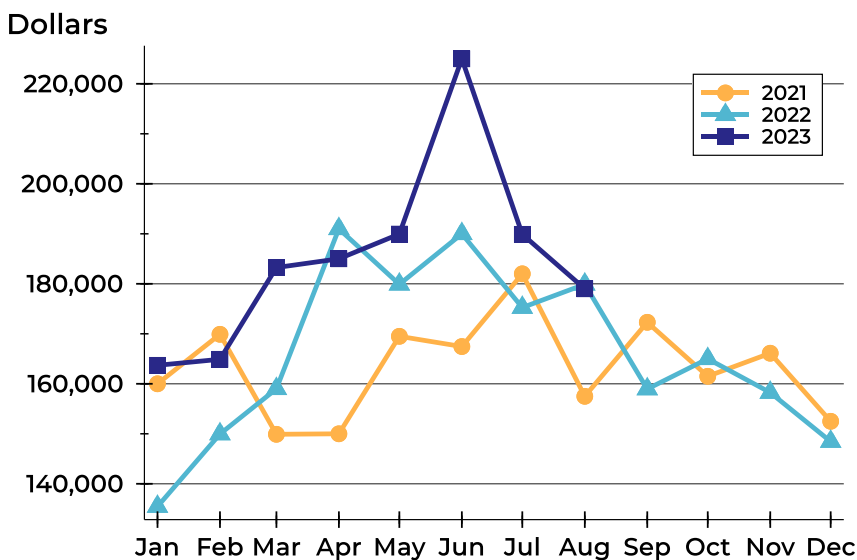
Shawnee County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	177,997	167,282	188,646
February	189,975	196,370	188,300
March	176,074	200,181	202,470
April	170,909	216,074	219,252
May	193,713	209,866	222,332
June	185,079	210,019	239,624
July	208,049	197,143	222,074
August	174,911	211,991	211,496
September	196,089	194,419	
October	185,733	186,015	
November	185,415	181,053	
December	174,565	169,583	

Median Price

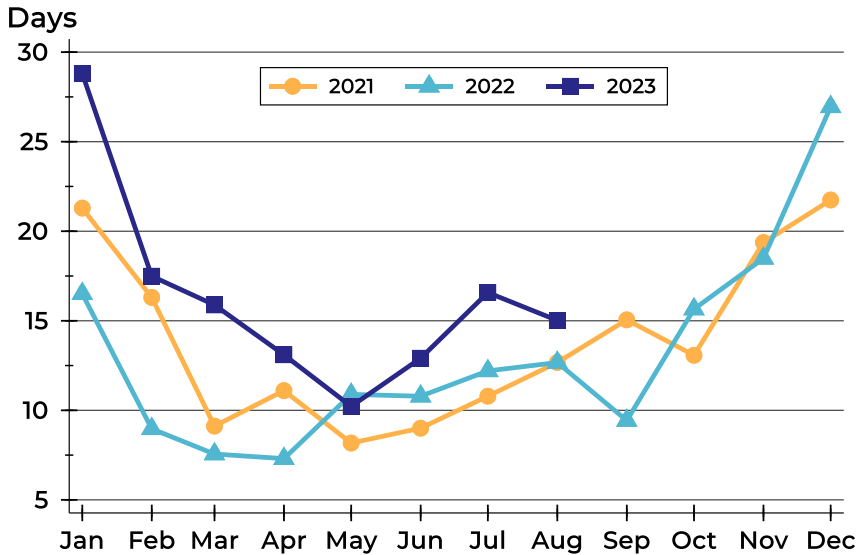


Month	2021	2022	2023
January	160,000	135,450	163,700
February	169,900	149,950	164,900
March	149,900	159,000	183,250
April	150,000	191,000	185,000
May	169,500	179,900	189,950
June	167,450	190,000	225,000
July	182,000	175,250	189,900
August	157,500	179,900	179,000
September	172,300	158,950	
October	161,500	165,000	
November	166,114	158,250	
December	152,500	148,450	



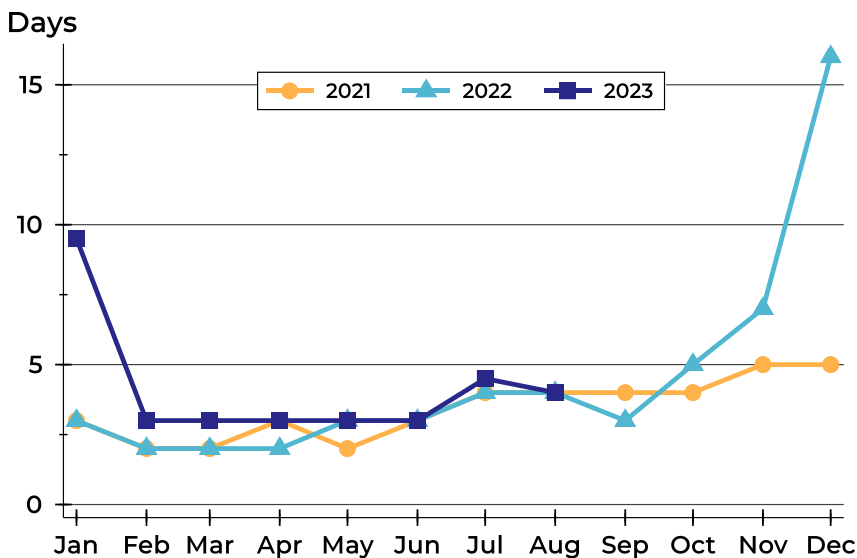
Shawnee County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	21	17	29
February	16	9	17
March	9	8	16
April	11	7	13
May	8	11	10
June	9	11	13
July	11	12	17
August	13	13	15
September	15	9	
October	13	16	
November	19	18	
December	22	27	

Median DOM



Month	2021	2022	2023
January	3	3	10
February	2	2	3
March	2	2	3
April	3	2	3
May	2	3	3
June	3	3	3
July	4	4	5
August	4	4	4
September	4	3	
October	4	5	
November	5	7	
December	5	16	



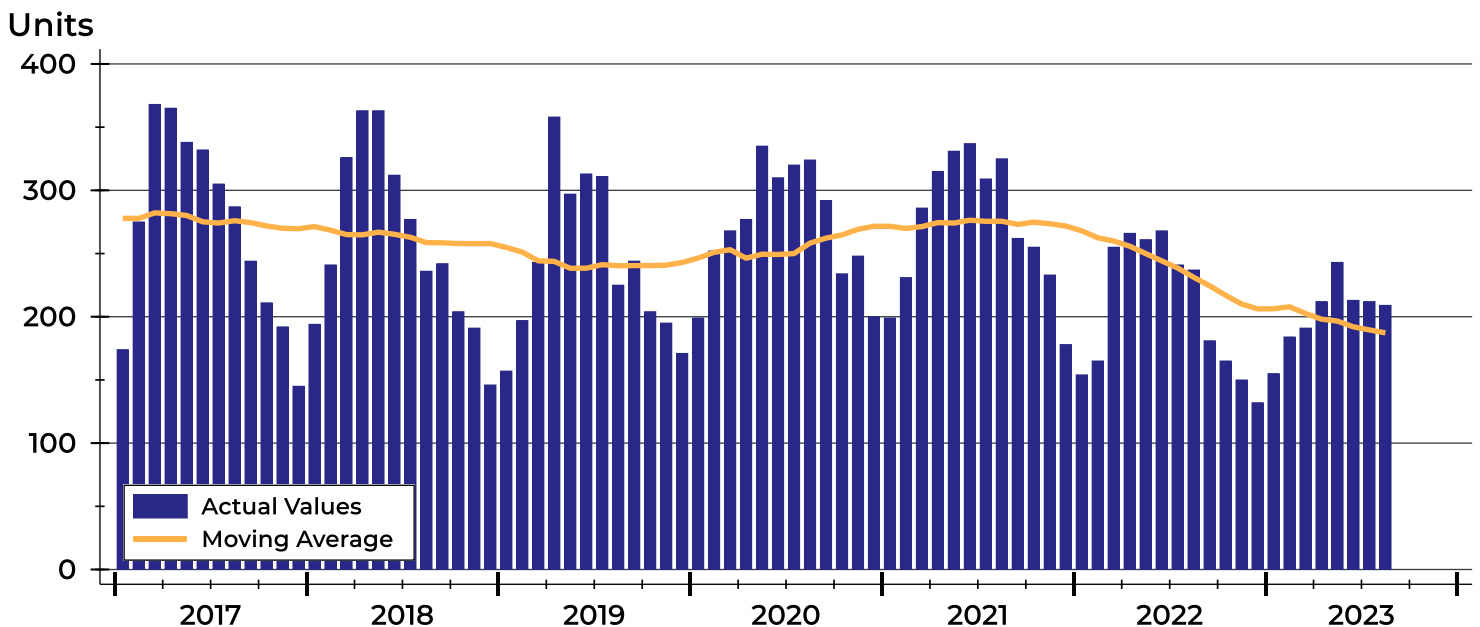
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		Change
		2023	2022	
Pending Contracts		209	237	-11.8%
Volume (1,000s)		45,088	52,322	-13.8%
Average	List Price	215,734	220,766	-2.3%
	Days on Market	15	14	7.1%
	Percent of Original	98.6%	98.1%	0.5%
Median	List Price	185,000	187,500	-1.3%
	Days on Market	4	5	-20.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 209 listings in Shawnee County had contracts pending at the end of August, down from 237 contracts pending at the end of August 2022.

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.

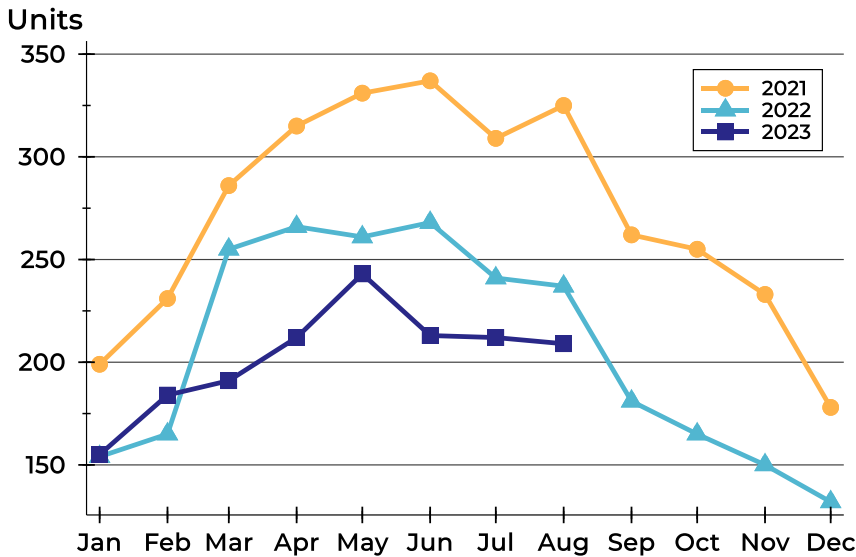
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	199	154	155
February	231	165	184
March	286	255	191
April	315	266	212
May	331	261	243
June	337	268	213
July	309	241	212
August	325	237	209
September	262	181	
October	255	165	
November	233	150	
December	178	132	

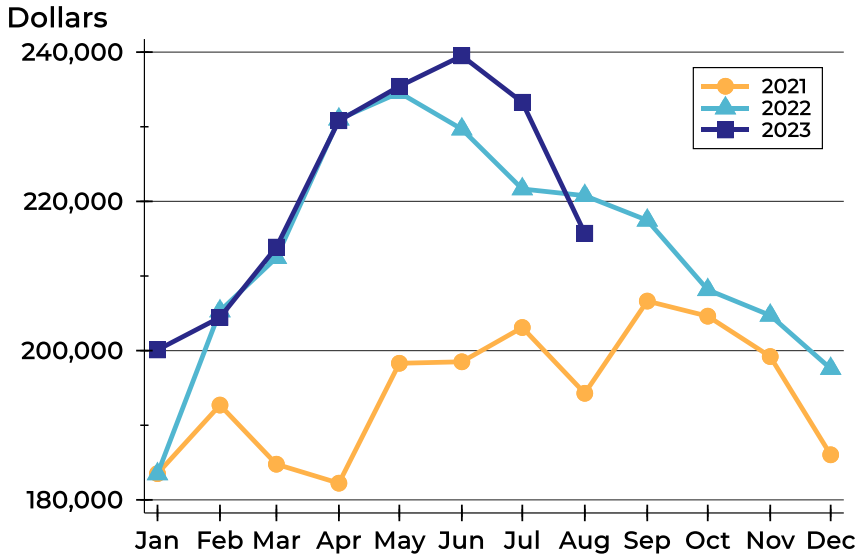
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	20,000	20,000	0	0	100.0%	100.0%
\$25,000-\$49,999	4	1.9%	41,213	39,950	7	7	100.0%	100.0%
\$50,000-\$99,999	30	14.4%	75,173	70,000	19	7	97.2%	100.0%
\$100,000-\$124,999	18	8.6%	114,928	115,000	18	3	99.3%	100.0%
\$125,000-\$149,999	19	9.1%	138,537	139,900	7	3	99.6%	100.0%
\$150,000-\$174,999	25	12.0%	162,584	164,500	8	3	99.6%	100.0%
\$175,000-\$199,999	19	9.1%	187,832	188,000	10	4	97.9%	100.0%
\$200,000-\$249,999	21	10.0%	225,681	230,000	9	6	98.4%	100.0%
\$250,000-\$299,999	28	13.4%	277,087	279,900	16	5	98.7%	100.0%
\$300,000-\$399,999	27	12.9%	349,946	349,000	21	10	98.5%	100.0%
\$400,000-\$499,999	11	5.3%	453,071	449,980	31	5	97.9%	100.0%
\$500,000-\$749,999	6	2.9%	563,988	550,000	10	3	97.7%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



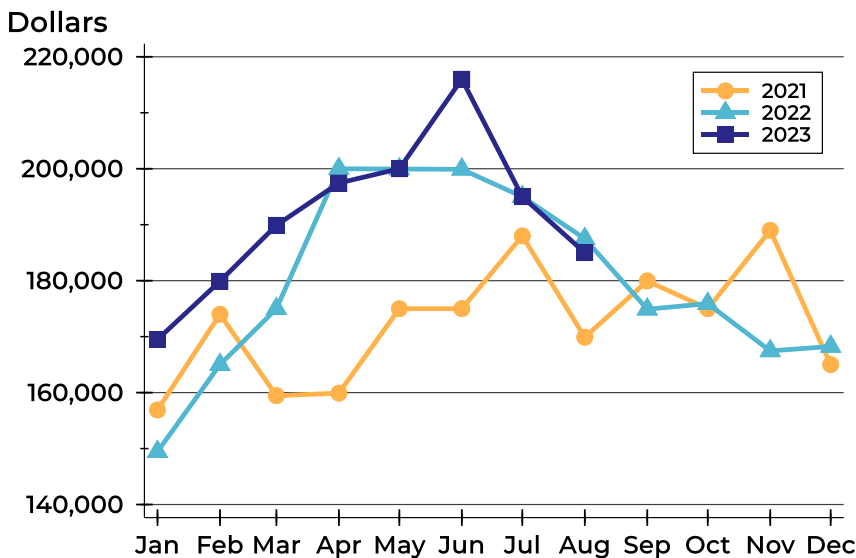
Shawnee County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	183,519	183,471	200,095
February	192,703	205,304	204,451
March	184,782	212,455	213,872
April	182,238	231,014	230,805
May	198,304	234,579	235,423
June	198,506	229,679	239,503
July	203,098	221,662	233,283
August	194,284	220,766	215,734
September	206,639	217,463	
October	204,619	208,152	
November	199,208	204,725	
December	186,043	197,592	

Median Price

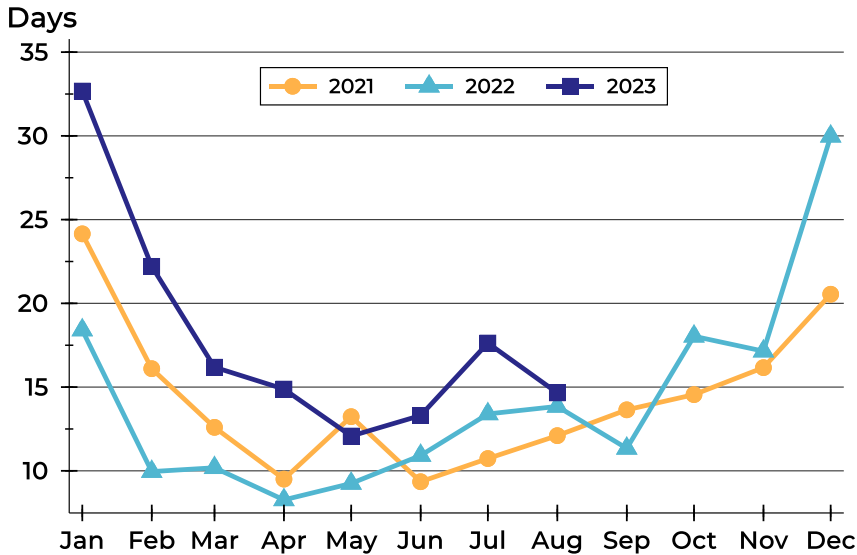


Month	2021	2022	2023
January	156,900	149,450	169,500
February	174,000	165,000	179,900
March	159,450	174,999	189,900
April	159,900	200,000	197,450
May	175,000	199,950	200,000
June	175,000	199,900	216,000
July	188,000	195,000	195,000
August	169,900	187,500	185,000
September	179,950	174,900	
October	175,000	175,900	
November	189,000	167,450	
December	165,000	168,250	



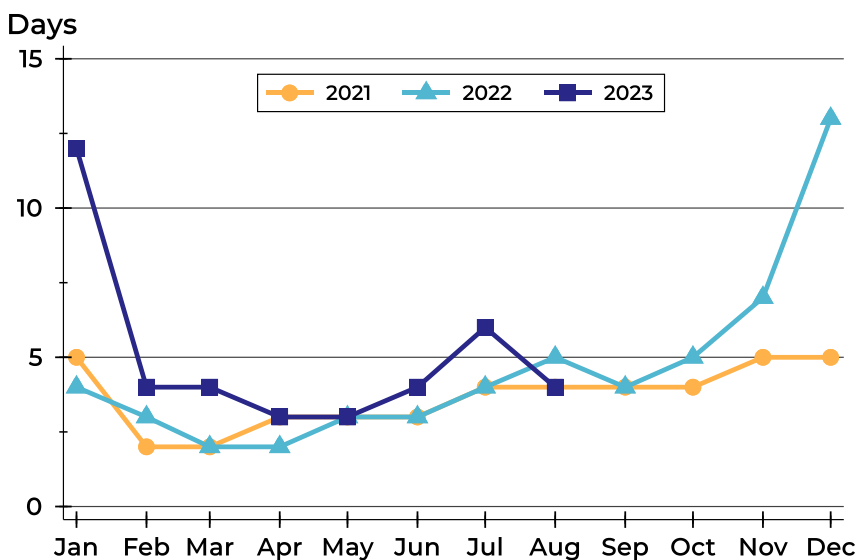
Shawnee County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	24	18	33
February	16	10	22
March	13	10	16
April	10	8	15
May	13	9	12
June	9	11	13
July	11	13	18
August	12	14	15
September	14	11	
October	15	18	
November	16	17	
December	21	30	

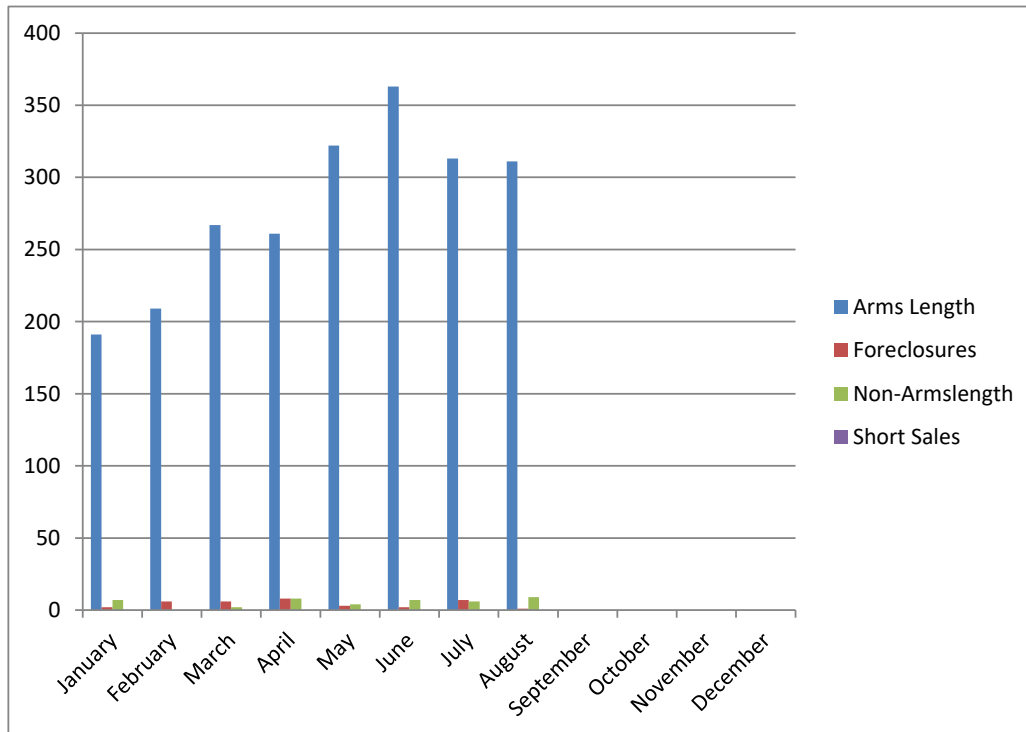
Median DOM



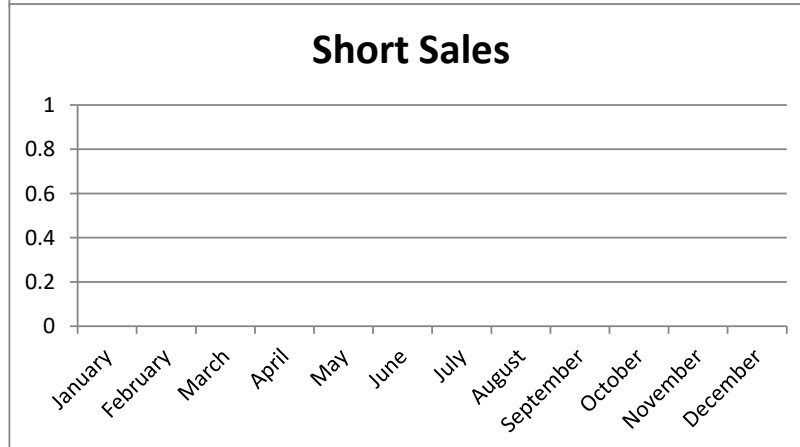
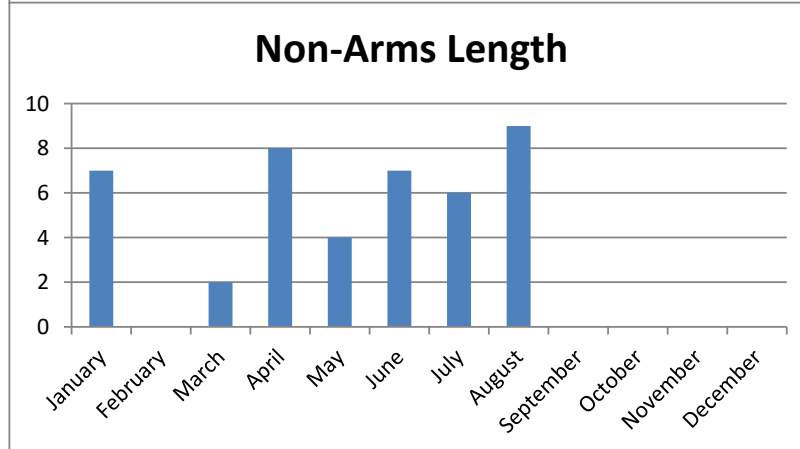
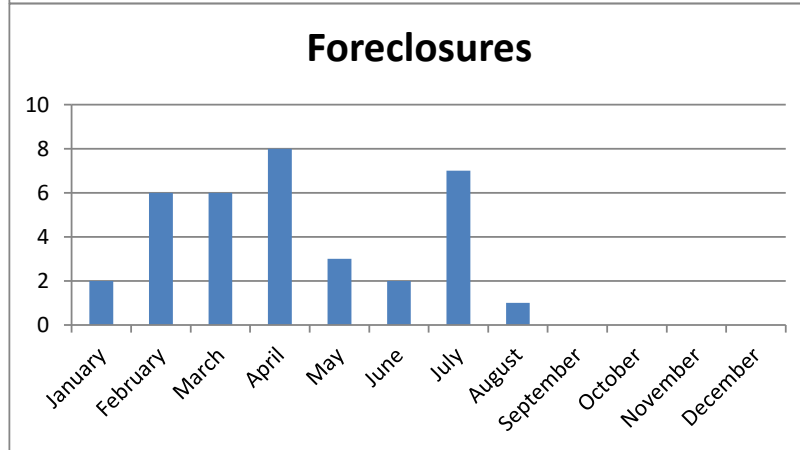
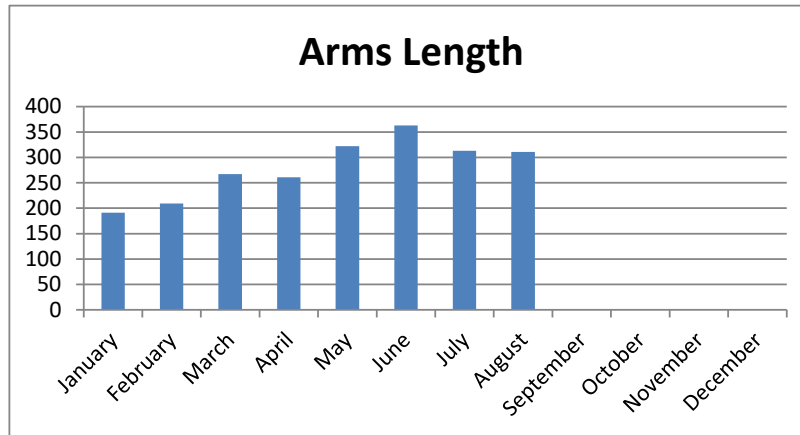
Month	2021	2022	2023
January	5	4	12
February	2	3	4
March	2	2	4
April	3	2	3
May	3	3	3
June	3	3	4
July	4	4	6
August	4	5	4
September	4	4	
October	4	5	
November	5	7	
December	5	13	

Sunflower Multiple Listing Service August 2023 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	200	191	2	7	0	2	1%
February	215	209	6	0	0	6	3%
March	275	267	6	2	0	6	2%
April	277	261	8	8	0	8	3%
May	329	322	3	4	0	3	1%
June	372	363	2	7	0	2	1%
July	326	313	7	6	0	7	2%
August	321	311	1	9	0	1	0%
September							
October							
November							
December							
YTD Totals	2315	2237	35	43	0	35	2%



**Sunflower Multiple Listing Service
August 2023 Distressed Sales Report**



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

August 2023																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020
\$1-\$29,999	10	4	6	3	8	5	5	3					44	68	85	92
\$30,000-\$39,999	7	5	6	5	2	6	4	2					37	40	52	77
\$40,000-\$49,999	12	5	2	9	3	4	1	6					42	44	71	91
\$50,000-\$59,999	8	7	11	13	7	13	5	6					70	68	78	97
\$60,000-\$69,999	6	11	13	15	13	8	4	10					80	101	90	124
\$70,000-\$79,999	6	5	7	9	16	6	10	4					63	85	93	118
\$80,000-\$89,999	5	9	9	10	7	11	8	10					69	100	123	122
\$90,000-\$99,999	14	12	15	11	12	9	5	12					90	81	119	115
\$100,000-\$119,999	9	18	19	13	18	23	18	17					135	156	203	210
\$120,000-\$139,999	21	13	20	18	27	23	32	24					178	232	232	300
\$140,000-\$159,999	16	13	26	19	26	33	17	28					178	204	225	202
\$160,000-\$179,999	15	18	23	27	19	26	30	17					175	180	221	220
\$180,000-\$199,999	16	16	14	18	22	21	18	24					149	181	208	177
\$200,000-\$249,999	27	20	48	43	50	50	50	41					329	366	385	314
\$250,000-\$299,999	14	31	22	32	32	45	34	30					240	279	255	184
\$300,000-\$399,999	20	19	23	28	44	55	49	48					286	264	264	179
\$400,000-\$499,999	6	10	8	12	15	22	22	21					116	143	92	65
\$500,000 or more	3	5	12	4	22	15	18	23					102	99	56	30
TOTALS	215	221	284	289	343	375	330	326	0	0	0	0	2383	2691	2852	2717



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Fell in August

Total home sales in the Topeka MSA & Douglas County fell last month to 272 units, compared to 320 units in August 2022. Total sales volume was \$66.0 million, up from a year earlier.

The median sale price in August was \$205,000, up from \$180,000 a year earlier. Homes that sold in August were typically on the market for 4 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of August was 278 units, up from 196 at the same point in 2022. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$250,000.

During August, a total of 240 contracts were written down from 304 in August 2022. At the end of the month, there were 259 contracts still pending.

Report Contents

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

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**August
2023**

Sunflower MLS Statistics



Topeka MSA & Douglas County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		272	320	338	1,900	2,220	2,305
Change from prior year		-15.0%	-5.3%	-1.2%	-14.4%	-3.7%	2.4%
Active Listings		278	196	217	N/A	N/A	N/A
Change from prior year		41.8%	-9.7%	-11.8%			
Months' Supply		1.2	0.7	0.7	N/A	N/A	N/A
Change from prior year		71.4%	0.0%	-22.2%			
New Listings		296	319	358	2,215	2,510	2,727
Change from prior year		-7.2%	-10.9%	2.9%	-11.8%	-8.0%	0.6%
Contracts Written		240	304	338	1,975	2,306	2,469
Change from prior year		-21.1%	-10.1%	0.3%	-14.4%	-6.6%	-0.2%
Pending Contracts		259	303	399	N/A	N/A	N/A
Change from prior year		-14.5%	-24.1%	-0.7%			
Sales Volume (1,000s)		66,017	65,888	67,779	418,529	465,488	434,690
Change from prior year		0.2%	-2.8%	20.1%	-10.1%	7.1%	17.1%
Average	Sale Price	242,709	205,899	200,530	220,278	209,679	188,586
	Change from prior year	17.9%	2.7%	21.5%	5.1%	11.2%	14.4%
	List Price of Actives	312,541	320,814	239,872	N/A	N/A	N/A
	Change from prior year	-2.6%	33.7%	15.2%			
	Days on Market	16	13	12	19	14	15
Change from prior year	23.1%	8.3%	-45.5%	35.7%	-6.7%	-50.0%	
	Percent of List	99.8%	99.8%	100.3%	99.9%	101.2%	100.8%
Change from prior year	0.0%	-0.5%	1.6%	-1.3%	0.4%	2.6%	
	Percent of Original	98.5%	98.3%	99.5%	98.5%	100.1%	100.1%
Change from prior year	0.2%	-1.2%	1.5%	-1.6%	0.0%	3.4%	
Median	Sale Price	205,000	180,000	191,000	189,500	181,950	168,000
	Change from prior year	13.9%	-5.8%	27.3%	4.1%	8.3%	16.7%
	List Price of Actives	250,000	225,000	190,000	N/A	N/A	N/A
	Change from prior year	11.1%	18.4%	28.9%			
	Days on Market	4	4	4	4	3	3
Change from prior year	0.0%	0.0%	0.0%	33.3%	0.0%	-62.5%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	

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



Topeka MSA & Douglas County Closed Listings Analysis

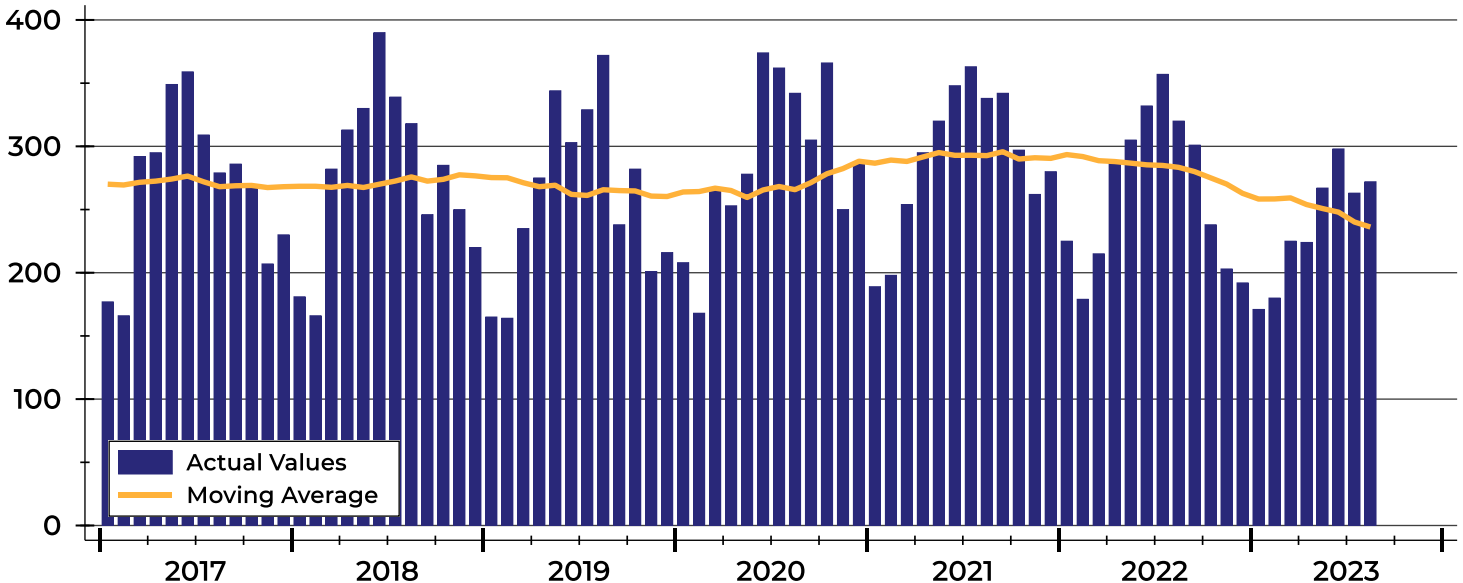
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		272	320	-15.0%	1,900	2,220	-14.4%
Volume (1,000s)		66,017	65,888	0.2%	418,529	465,488	-10.1%
Months' Supply		1.2	0.7	71.4%	N/A	N/A	N/A
Average	Sale Price	242,709	205,899	17.9%	220,278	209,679	5.1%
	Days on Market	16	13	23.1%	19	14	35.7%
	Percent of List	99.8%	99.8%	0.0%	99.9%	101.2%	-1.3%
	Percent of Original	98.5%	98.3%	0.2%	98.5%	100.1%	-1.6%
Median	Sale Price	205,000	180,000	13.9%	189,500	181,950	4.1%
	Days on Market	4	4	0.0%	4	3	33.3%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 272 homes sold in the Topeka MSA & Douglas County in August, down from 320 units in August 2022. Total sales volume rose to \$66.0 million compared to \$65.9 million in the previous year.

The median sales price in August was \$205,000, up 13.9% compared to the prior year. Median days on market was 4 days, the same as July, and as August 2022.

History of Closed Listings

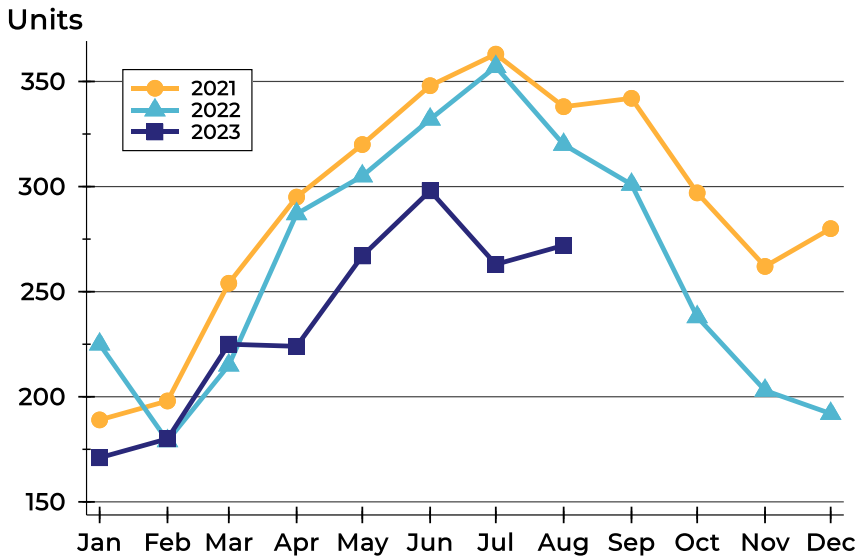
Units





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	189	225	171
February	198	179	180
March	254	215	225
April	295	287	224
May	320	305	267
June	348	332	298
July	363	357	263
August	338	320	272
September	342	301	
October	297	238	
November	262	203	
December	280	192	

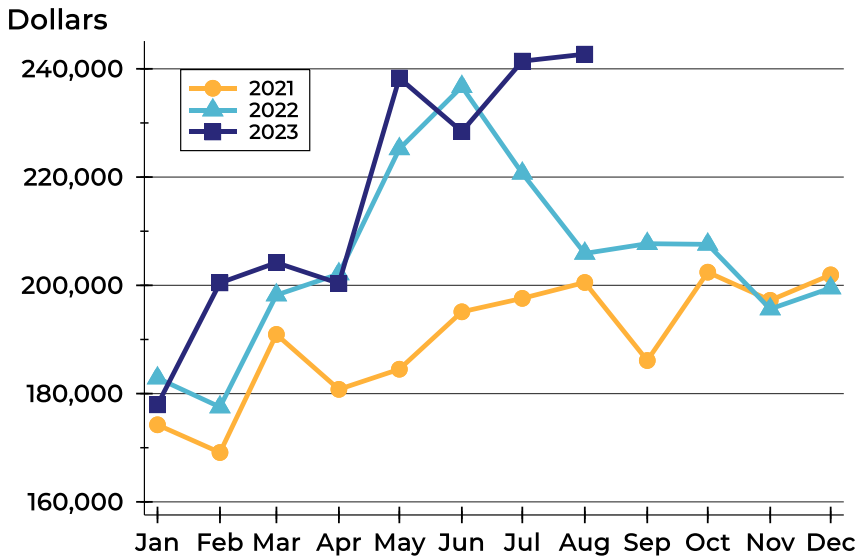
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.7%	0.8	18,750	18,750	0	0	90.0%	90.0%	90.0%	90.0%
\$25,000-\$49,999	6	2.2%	0.8	43,692	45,075	18	3	92.2%	98.0%	92.2%	98.0%
\$50,000-\$99,999	34	12.5%	1.0	77,682	81,275	9	4	98.7%	100.0%	98.6%	99.5%
\$100,000-\$124,999	19	7.0%	0.7	113,695	112,500	11	3	99.6%	100.0%	98.9%	100.0%
\$125,000-\$149,999	26	9.6%	0.7	135,962	136,000	9	4	101.9%	101.5%	99.9%	100.0%
\$150,000-\$174,999	21	7.7%	1.1	161,810	160,000	11	5	101.4%	100.7%	100.6%	100.7%
\$175,000-\$199,999	24	8.8%	0.3	187,154	186,000	9	4	102.0%	101.7%	101.6%	102.1%
\$200,000-\$249,999	31	11.4%	1.1	224,367	228,000	11	6	99.8%	100.0%	98.5%	100.0%
\$250,000-\$299,999	28	10.3%	1.1	270,413	269,950	13	3	100.3%	100.0%	98.9%	100.0%
\$300,000-\$399,999	43	15.8%	1.4	344,242	350,000	15	6	99.9%	100.0%	98.6%	100.0%
\$400,000-\$499,999	20	7.4%	2.4	434,825	434,000	53	6	99.0%	98.8%	97.7%	97.8%
\$500,000-\$749,999	16	5.9%	4.4	588,152	542,500	45	3	97.1%	98.4%	91.6%	97.1%
\$750,000-\$999,999	1	0.4%	6.0	755,000	755,000	34	34	97.4%	97.4%	97.4%	97.4%
\$1,000,000 and up	1	0.4%	6.0	1,300,000	1,300,000	6	6	93.5%	93.5%	93.5%	93.5%



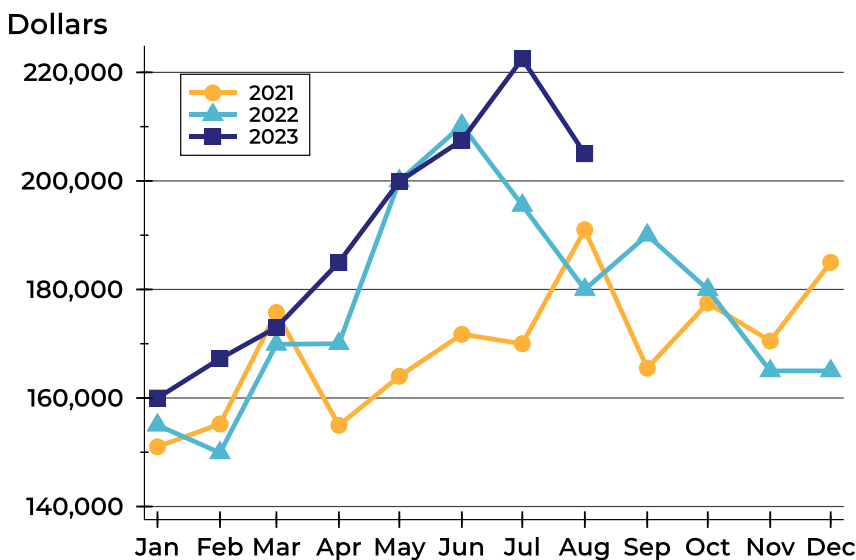
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	174,242	182,865	177,930
February	169,118	177,517	200,452
March	190,932	198,204	204,189
April	180,786	202,102	200,361
May	184,503	225,211	238,294
June	195,111	236,704	228,399
July	197,593	220,695	241,421
August	200,530	205,899	242,709
September	186,114	207,696	
October	202,431	207,577	
November	197,233	195,625	
December	201,933	199,500	

Median Price

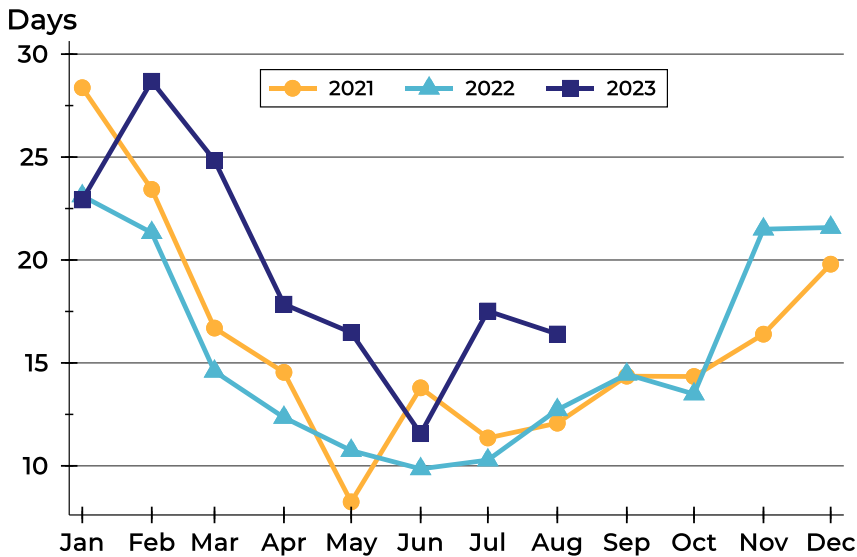


Month	2021	2022	2023
January	151,000	155,000	160,000
February	155,213	149,900	167,250
March	175,750	169,900	173,000
April	154,960	170,001	185,000
May	164,000	200,000	199,900
June	171,750	210,250	207,500
July	170,000	195,500	222,500
August	191,000	180,000	205,000
September	165,500	190,000	
October	177,500	180,000	
November	170,500	165,000	
December	185,000	165,000	



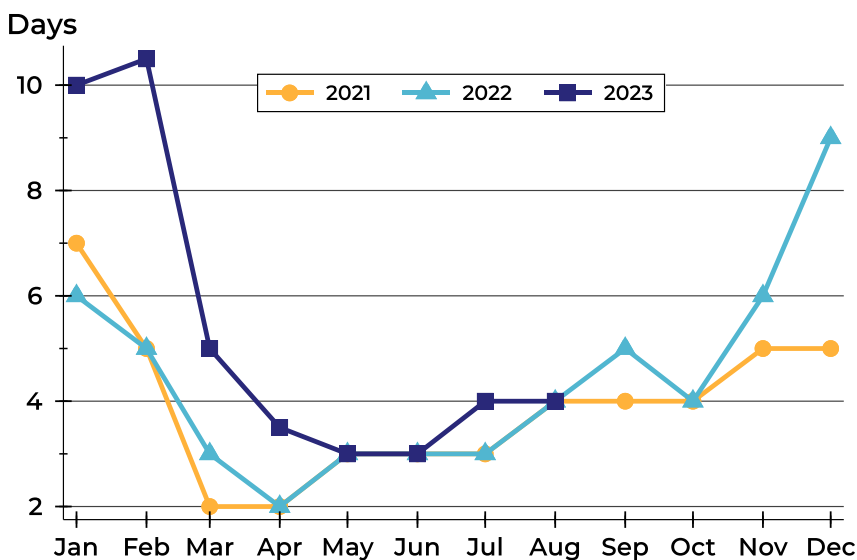
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	28	23	23
February	23	21	29
March	17	15	25
April	15	12	18
May	8	11	16
June	14	10	12
July	11	10	18
August	12	13	16
September	14	14	
October	14	13	
November	16	21	
December	20	22	

Median DOM



Month	2021	2022	2023
January	7	6	10
February	5	5	11
March	2	3	5
April	2	2	4
May	3	3	3
June	3	3	3
July	3	3	4
August	4	4	4
September	4	5	
October	4	4	
November	5	6	
December	5	9	



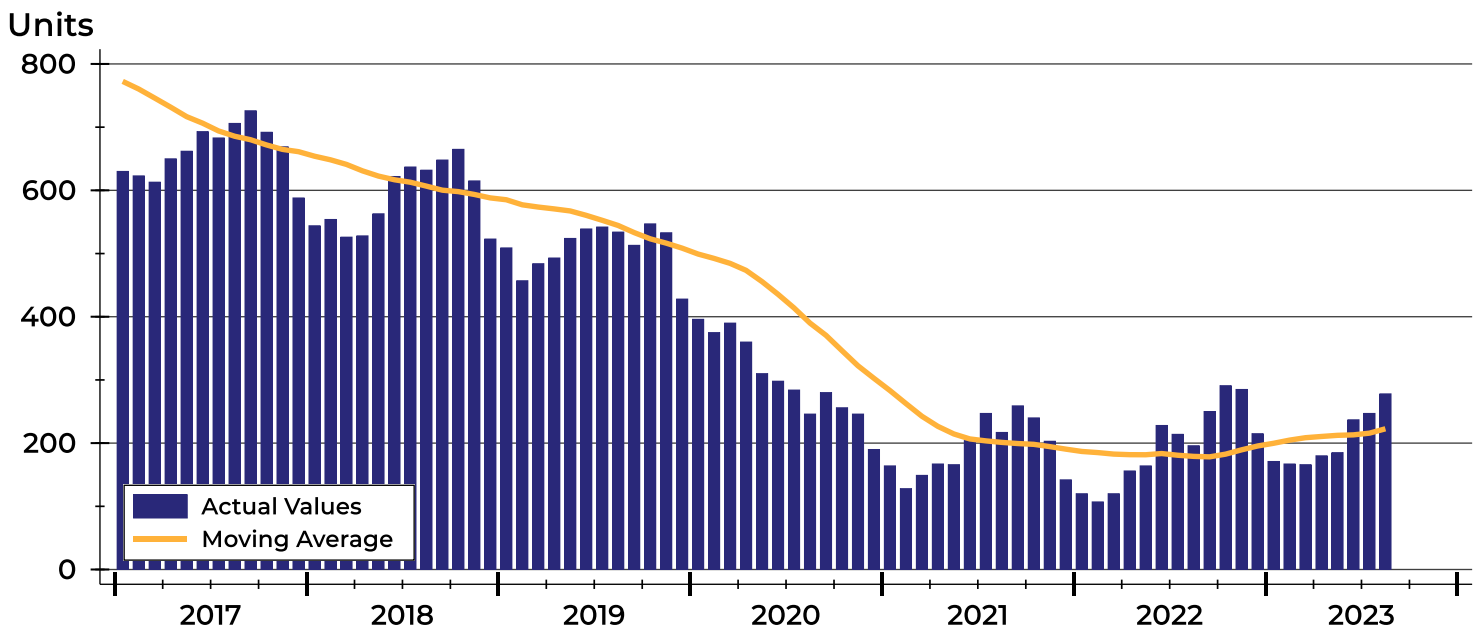
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		278	196	41.8%
Volume (1,000s)		86,886	62,880	38.2%
Months' Supply		1.2	0.7	71.4%
Average	List Price	312,541	320,814	-2.6%
	Days on Market	49	48	2.1%
	Percent of Original	97.0%	97.2%	-0.2%
Median	List Price	250,000	225,000	11.1%
	Days on Market	31	23	34.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 278 homes were available for sale in the Topeka MSA & Douglas County at the end of August. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$250,000, up 11.1% from 2022. The typical time on market for active listings was 31 days, up from 23 days a year earlier.

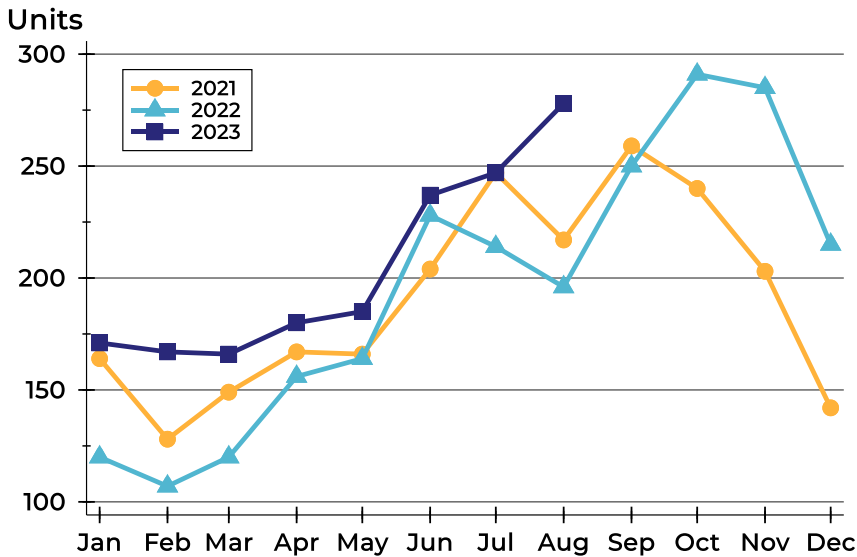
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	164	120	171
February	128	107	167
March	149	120	166
April	167	156	180
May	166	164	185
June	204	228	237
July	247	214	247
August	217	196	278
September	259	250	
October	240	291	
November	203	285	
December	142	215	

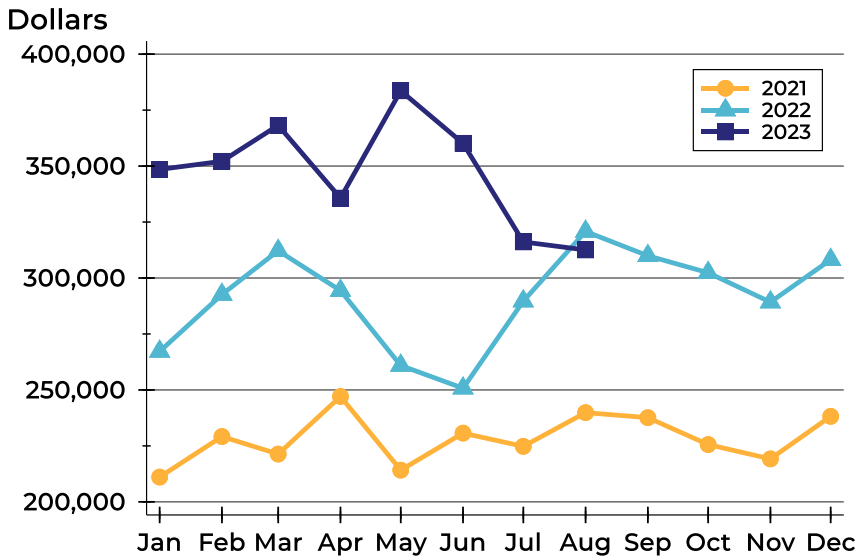
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	2	0.7%	0.8	3,050	3,050	61	61	92.4%	92.4%
\$25,000-\$49,999	6	2.2%	0.8	43,333	43,500	44	12	100.0%	100.0%
\$50,000-\$99,999	34	12.3%	1.0	76,009	75,000	39	32	94.7%	100.0%
\$100,000-\$124,999	11	4.0%	0.7	115,973	115,000	32	28	99.2%	100.0%
\$125,000-\$149,999	17	6.1%	0.7	138,494	139,900	22	20	97.1%	100.0%
\$150,000-\$174,999	24	8.7%	1.1	162,712	162,450	25	22	98.8%	100.0%
\$175,000-\$199,999	7	2.5%	0.3	181,829	179,900	41	24	98.6%	100.0%
\$200,000-\$249,999	36	13.0%	1.1	230,972	234,950	44	28	96.4%	100.0%
\$250,000-\$299,999	28	10.1%	1.1	272,496	267,000	34	15	97.7%	100.0%
\$300,000-\$399,999	40	14.4%	1.4	350,322	349,950	42	29	98.0%	100.0%
\$400,000-\$499,999	28	10.1%	2.4	455,750	454,900	108	80	95.8%	97.8%
\$500,000-\$749,999	34	12.3%	4.4	602,838	592,500	77	63	96.0%	97.3%
\$750,000-\$999,999	8	2.9%	6.0	907,535	928,750	53	24	98.9%	100.0%
\$1,000,000 and up	2	0.7%	6.0	2,220,000	2,220,000	53	53	100.0%	100.0%



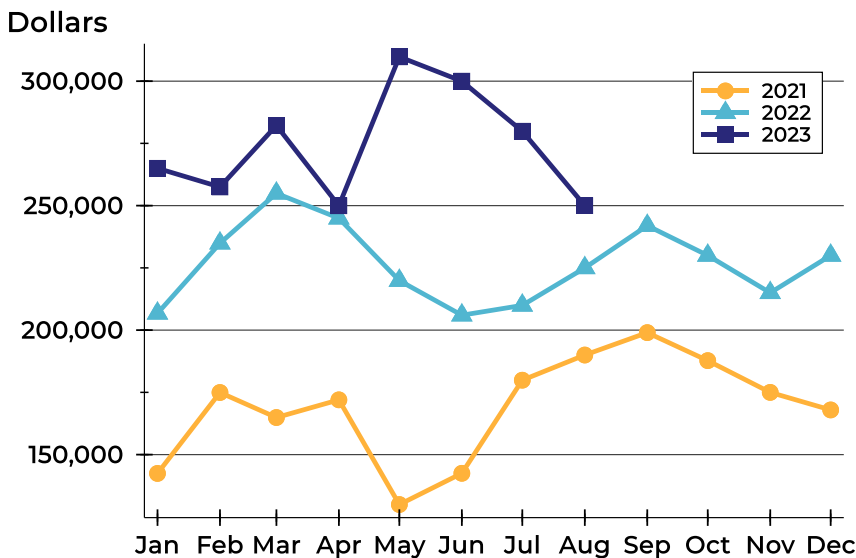
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	211,083	267,205	348,519
February	229,182	292,627	352,143
March	221,362	312,200	368,210
April	247,081	294,384	335,695
May	214,175	260,918	383,634
June	230,717	250,771	360,176
July	224,797	289,675	316,123
August	239,872	320,814	312,541
September	237,619	309,934	
October	225,615	302,351	
November	219,195	289,231	
December	238,213	308,183	

Median Price

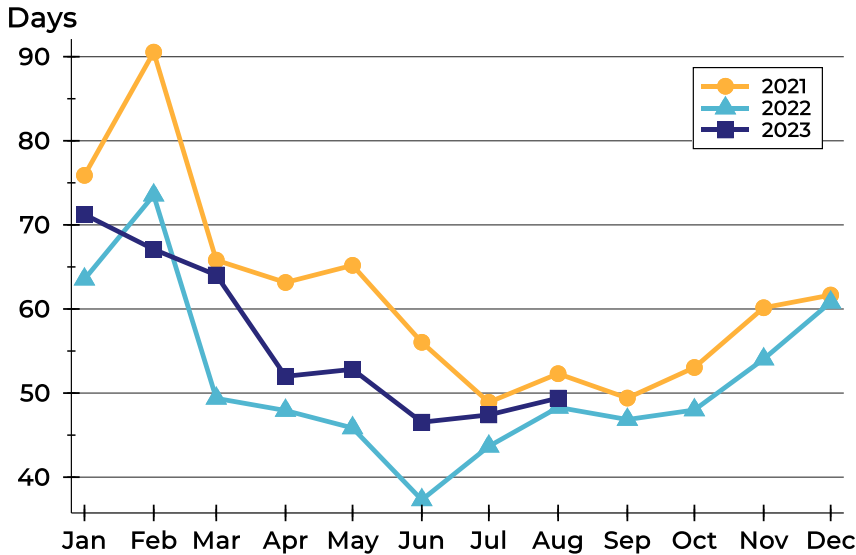


Month	2021	2022	2023
January	142,450	206,750	265,000
February	174,950	234,900	257,500
March	164,900	254,950	282,200
April	172,000	244,950	249,950
May	129,950	219,900	309,777
June	142,500	206,000	300,000
July	179,900	209,950	279,900
August	190,000	225,000	250,000
September	199,000	241,985	
October	187,750	230,000	
November	175,000	215,000	
December	167,950	230,000	



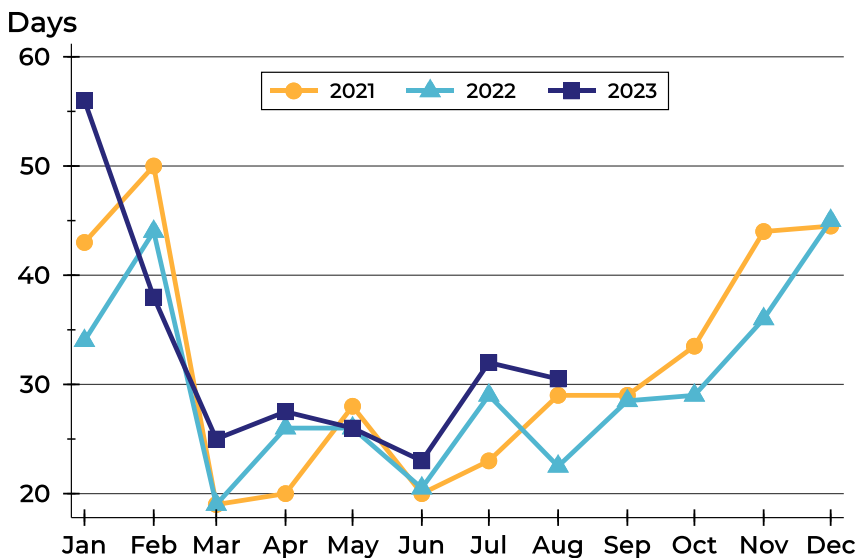
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	76	64	71
February	91	74	67
March	66	49	64
April	63	48	52
May	65	46	53
June	56	37	47
July	49	44	47
August	52	48	49
September	49	47	
October	53	48	
November	60	54	
December	62	61	

Median DOM

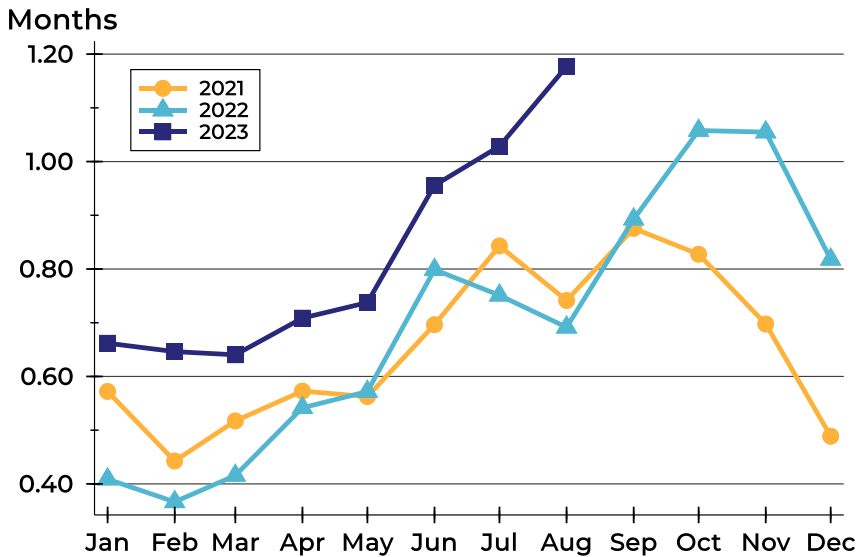


Month	2021	2022	2023
January	43	34	56
February	50	44	38
March	19	19	25
April	20	26	28
May	28	26	26
June	20	21	23
July	23	29	32
August	29	23	31
September	29	29	
October	34	29	
November	44	36	
December	45	45	



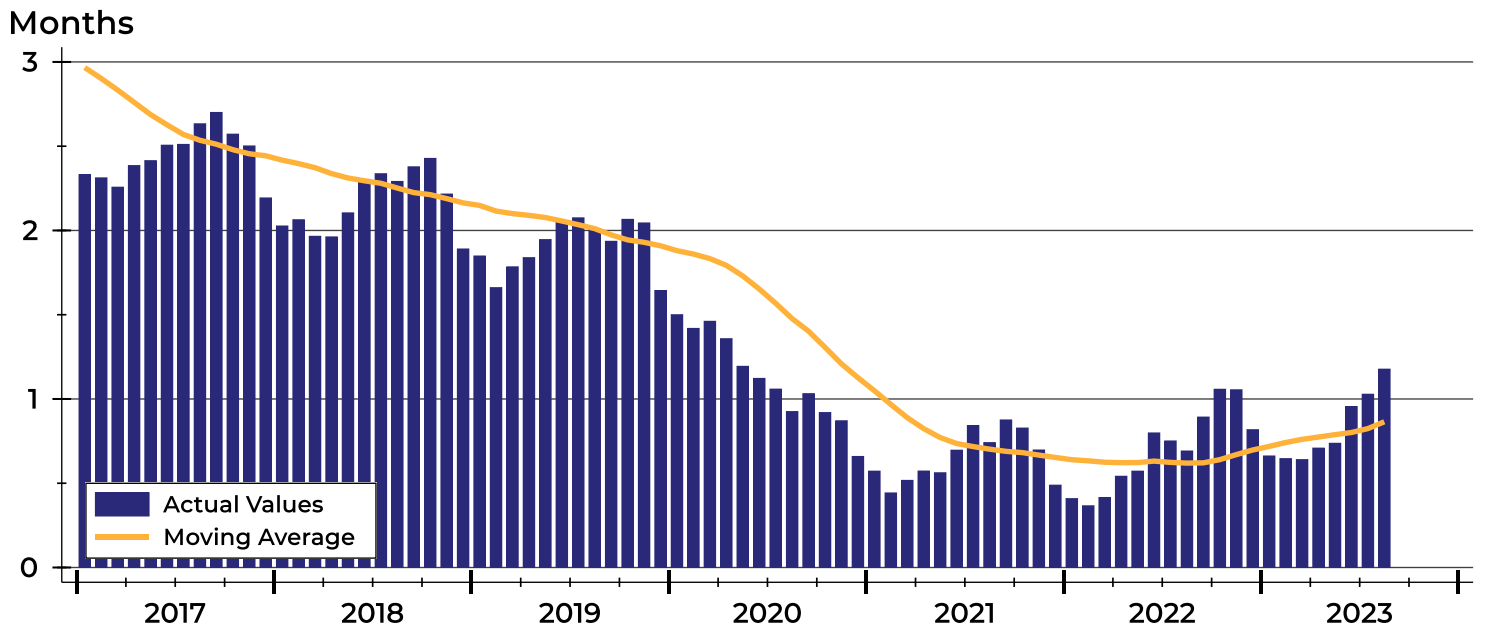
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	0.7
February	0.4	0.4	0.6
March	0.5	0.4	0.6
April	0.6	0.5	0.7
May	0.6	0.6	0.7
June	0.7	0.8	1.0
July	0.8	0.8	1.0
August	0.7	0.7	1.2
September	0.9	0.9	
October	0.8	1.1	
November	0.7	1.1	
December	0.5	0.8	

History of Month's Supply





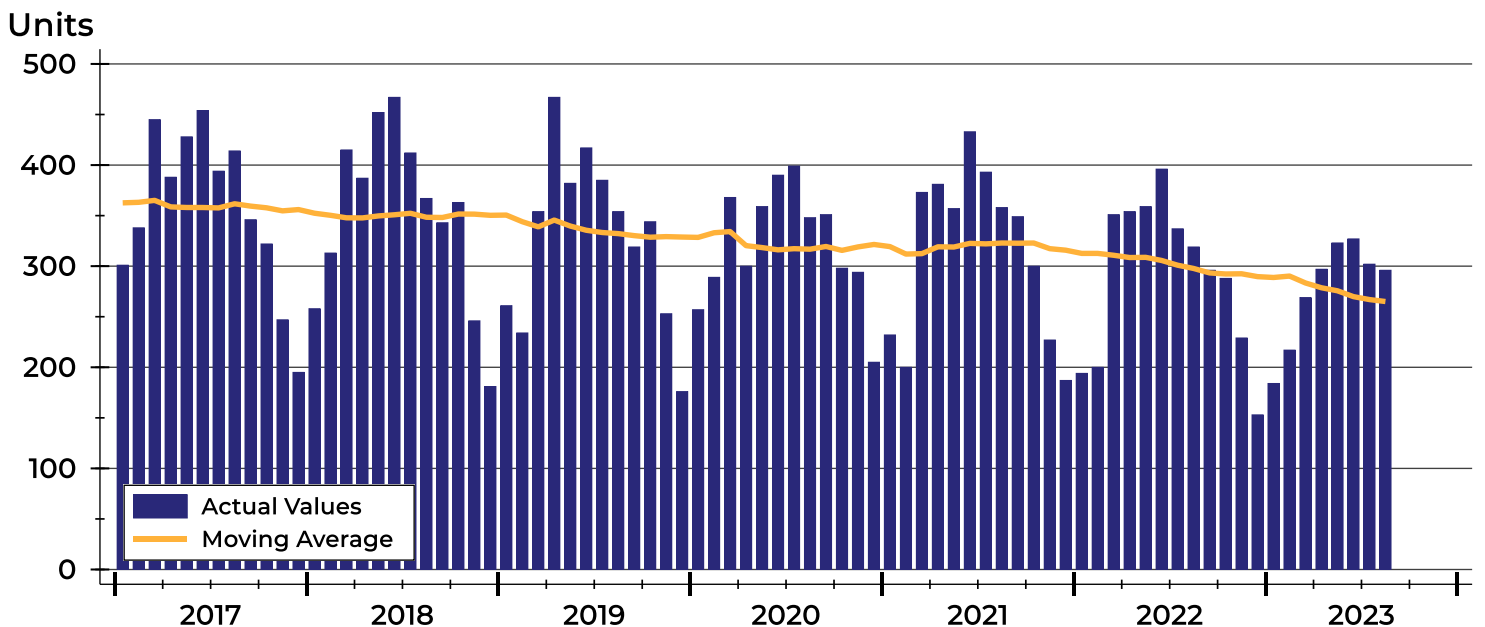
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	296	319	-7.2%
	Volume (1,000s)	69,960	71,230	-1.8%
	Average List Price	236,351	223,292	5.8%
	Median List Price	184,900	179,900	2.8%
Year-to-Date	New Listings	2,215	2,510	-11.8%
	Volume (1,000s)	516,362	551,663	-6.4%
	Average List Price	233,120	219,786	6.1%
	Median List Price	196,320	185,000	6.1%

A total of 296 new listings were added in the Topeka MSA & Douglas County during August, down 7.2% from the same month in 2022. Year-to-date the Topeka MSA & Douglas County has seen 2,215 new listings.

The median list price of these homes was \$184,900 up from \$179,900 in 2022.

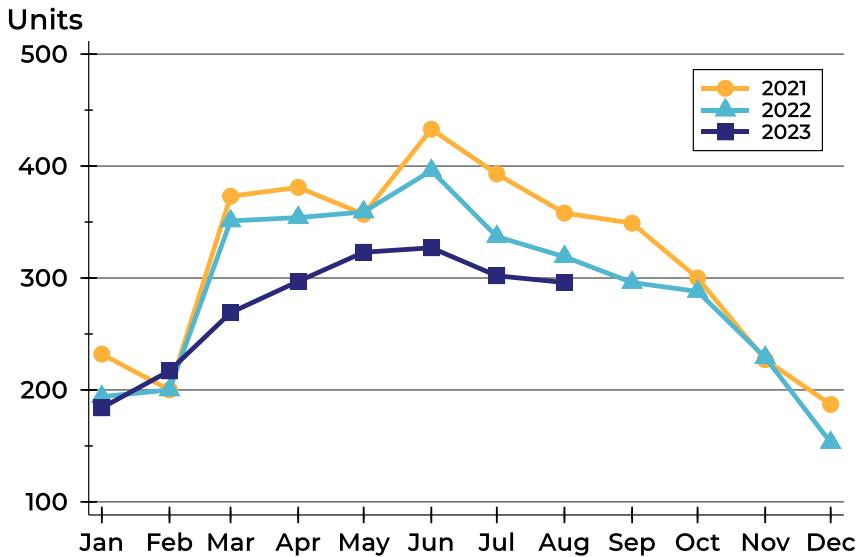
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	232	194	184
February	200	200	217
March	373	351	269
April	381	354	297
May	357	359	323
June	433	396	327
July	393	337	302
August	358	319	296
September	349	296	
October	300	288	
November	227	229	
December	187	153	

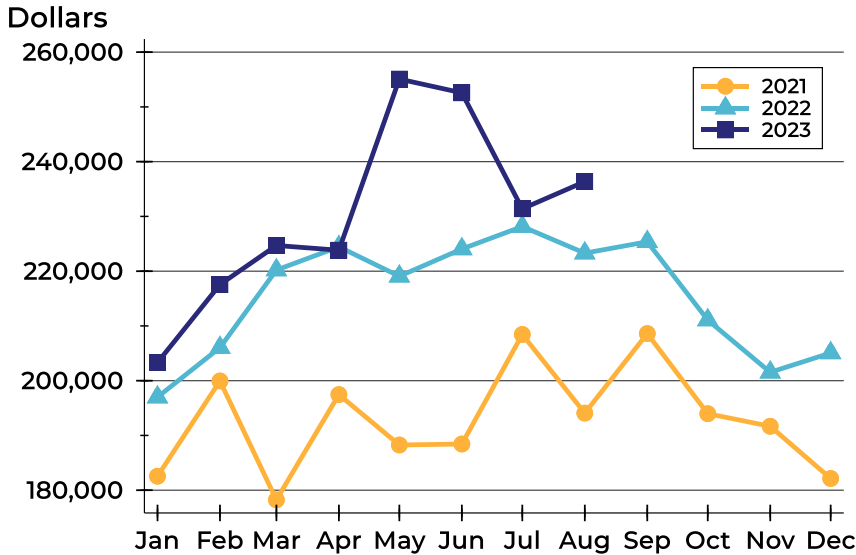
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.4%	11,538	11,475	14	12	92.3%	94.7%
\$25,000-\$49,999	9	3.1%	42,761	42,000	10	9	100.0%	100.0%
\$50,000-\$99,999	43	14.6%	77,926	80,000	9	6	97.8%	100.0%
\$100,000-\$124,999	23	7.8%	115,452	117,000	6	3	100.1%	100.0%
\$125,000-\$149,999	26	8.8%	137,677	139,250	9	4	100.3%	100.0%
\$150,000-\$174,999	34	11.5%	161,874	162,250	10	4	99.2%	100.0%
\$175,000-\$199,999	16	5.4%	185,838	184,700	9	5	99.1%	100.0%
\$200,000-\$249,999	36	12.2%	226,422	224,900	13	10	98.5%	100.0%
\$250,000-\$299,999	35	11.9%	271,734	268,900	9	7	99.5%	100.0%
\$300,000-\$399,999	36	12.2%	348,248	342,500	13	10	100.8%	100.0%
\$400,000-\$499,999	15	5.1%	452,039	449,900	13	5	98.6%	100.0%
\$500,000-\$749,999	12	4.1%	577,742	550,000	20	19	99.9%	100.0%
\$750,000-\$999,999	5	1.7%	913,500	958,500	20	21	98.2%	100.0%
\$1,000,000 and up	1	0.3%	2,750,000	2,750,000	10	10	100.0%	100.0%



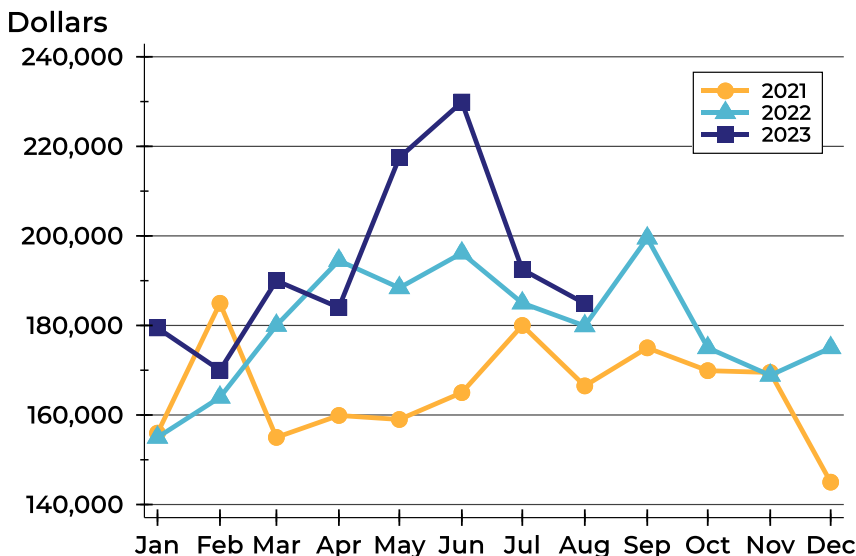
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2021	2022	2023
January	182,559	196,996	203,311
February	199,950	206,048	217,557
March	178,234	220,208	224,697
April	197,469	224,448	223,831
May	188,257	219,072	255,087
June	188,439	224,050	252,571
July	208,445	228,155	231,394
August	194,080	223,292	236,351
September	208,605	225,374	
October	193,974	211,083	
November	191,675	201,540	
December	182,140	205,067	

Median Price



Month	2021	2022	2023
January	155,950	155,000	179,450
February	184,950	163,950	170,000
March	155,000	180,000	190,000
April	159,900	194,500	184,000
May	159,000	188,400	217,500
June	165,000	196,150	229,900
July	180,000	185,000	192,500
August	166,500	179,900	184,900
September	175,000	199,500	
October	169,900	175,000	
November	169,500	168,850	
December	145,000	175,000	



Topeka MSA & Douglas County Contracts Written Analysis

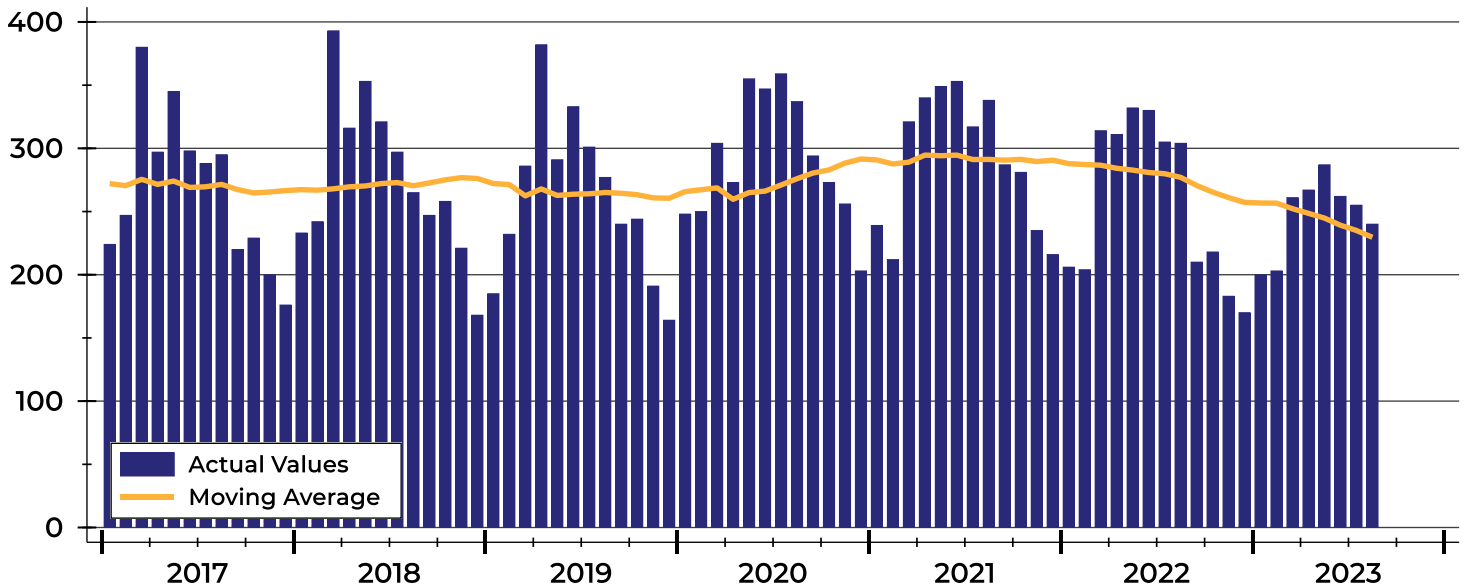
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		240	304	-21.1%	1,975	2,306	-14.4%
Volume (1,000s)		50,980	65,943	-22.7%	436,738	485,733	-10.1%
Average	Sale Price	212,415	216,919	-2.1%	221,133	210,639	5.0%
	Days on Market	16	15	6.7%	18	13	38.5%
	Percent of Original	97.9%	97.2%	0.7%	98.8%	100.0%	-1.2%
Median	Sale Price	180,000	189,975	-5.3%	189,900	180,000	5.5%
	Days on Market	5	6	-16.7%	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 240 contracts for sale were written in the Topeka MSA & Douglas County during the month of August, down from 304 in 2022. The median list price of these homes was \$180,000, down from \$189,975 the prior year.

Half of the homes that went under contract in August were on the market less than 5 days, compared to 6 days in August 2022.

History of Contracts Written

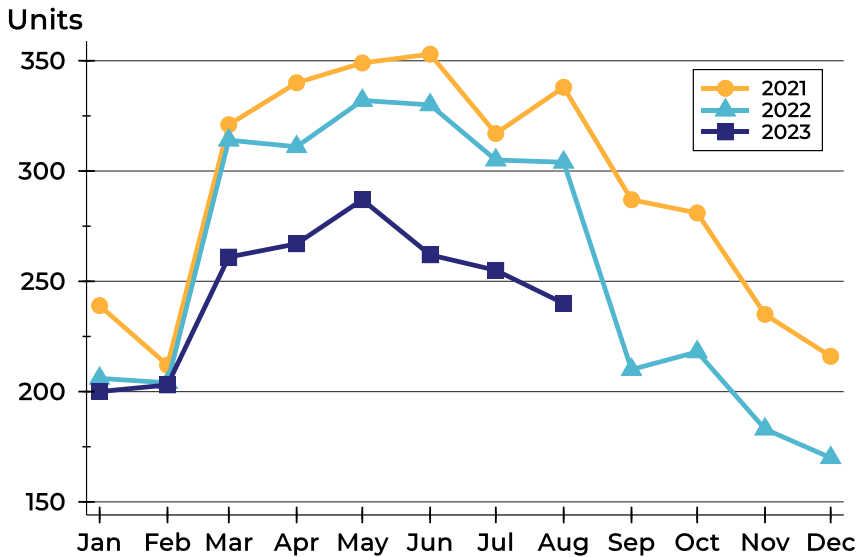
Units





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	239	206	200
February	212	204	203
March	321	314	261
April	340	311	267
May	349	332	287
June	353	330	262
July	317	305	255
August	338	304	240
September	287	210	
October	281	218	
November	235	183	
December	216	170	

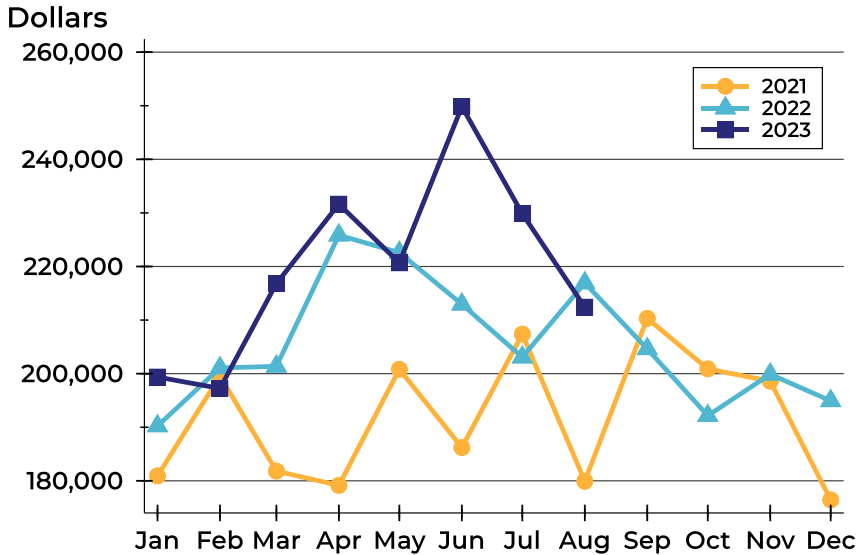
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	20,750	20,750	0	0	90.0%	90.0%
\$25,000-\$49,999	6	2.5%	42,642	41,950	22	5	97.4%	100.0%
\$50,000-\$99,999	32	13.3%	74,475	75,250	14	6	95.9%	100.0%
\$100,000-\$124,999	26	10.8%	114,134	115,000	16	3	97.8%	100.0%
\$125,000-\$149,999	22	9.2%	139,168	139,900	6	3	100.7%	100.0%
\$150,000-\$174,999	27	11.3%	160,774	160,000	10	3	98.1%	100.0%
\$175,000-\$199,999	18	7.5%	185,755	184,800	12	7	97.8%	100.0%
\$200,000-\$249,999	26	10.8%	227,495	229,900	14	8	97.7%	100.0%
\$250,000-\$299,999	33	13.8%	277,277	275,000	19	5	97.4%	100.0%
\$300,000-\$399,999	29	12.1%	348,714	349,000	24	13	99.5%	100.0%
\$400,000-\$499,999	13	5.4%	457,983	465,000	37	5	98.6%	100.0%
\$500,000-\$749,999	6	2.5%	575,650	550,000	15	12	96.5%	97.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



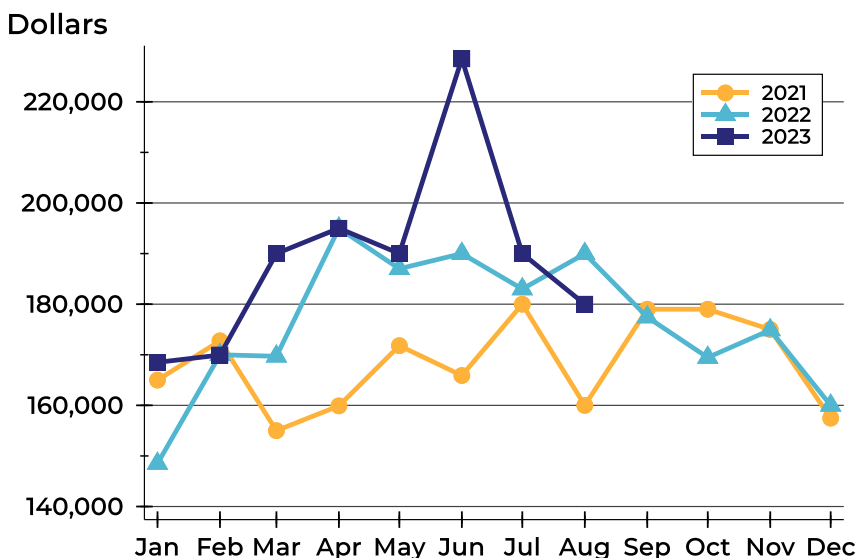
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	180,913	190,241	199,372
February	199,587	201,076	197,245
March	181,815	201,369	216,818
April	179,154	225,842	231,640
May	200,824	222,595	220,676
June	186,220	212,952	249,839
July	207,376	203,075	229,860
August	179,926	216,919	212,415
September	210,326	204,632	
October	200,894	192,159	
November	198,600	199,883	
December	176,447	194,924	

Median Price

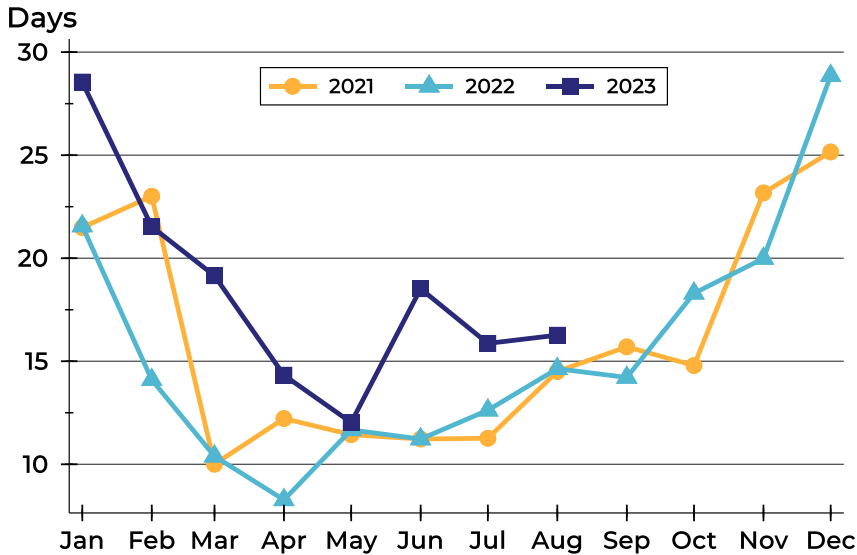


Month	2021	2022	2023
January	164,995	148,500	168,500
February	172,750	170,000	169,950
March	155,000	169,700	190,000
April	159,900	195,000	195,000
May	171,800	187,000	190,000
June	165,900	190,000	228,500
July	180,000	183,000	190,000
August	160,000	189,975	180,000
September	179,000	177,450	
October	179,000	169,450	
November	175,000	174,900	
December	157,475	160,000	



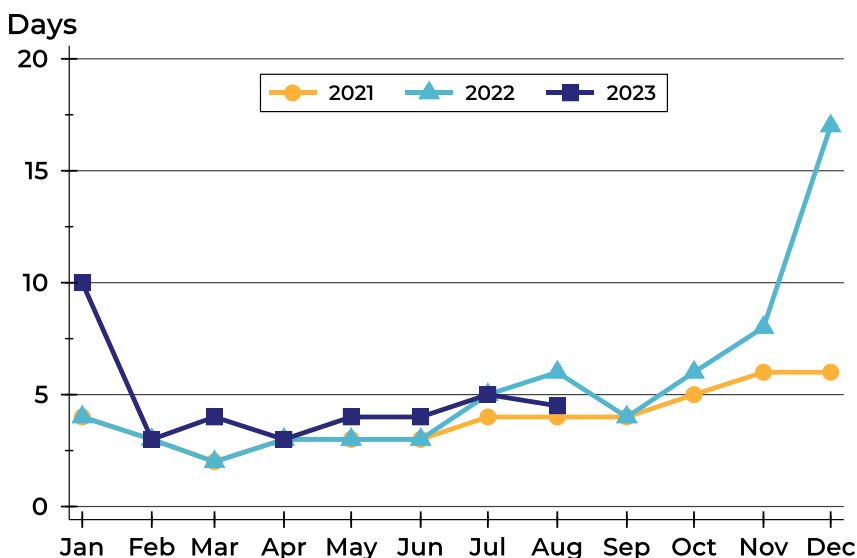
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	21	22	29
February	23	14	22
March	10	10	19
April	12	8	14
May	11	12	12
June	11	11	19
July	11	13	16
August	15	15	16
September	16	14	
October	15	18	
November	23	20	
December	25	29	

Median DOM



Month	2021	2022	2023
January	4	4	10
February	3	3	3
March	2	2	4
April	3	3	3
May	3	3	4
June	3	3	4
July	4	5	5
August	4	6	5
September	4	4	
October	5	6	
November	6	8	
December	6	17	



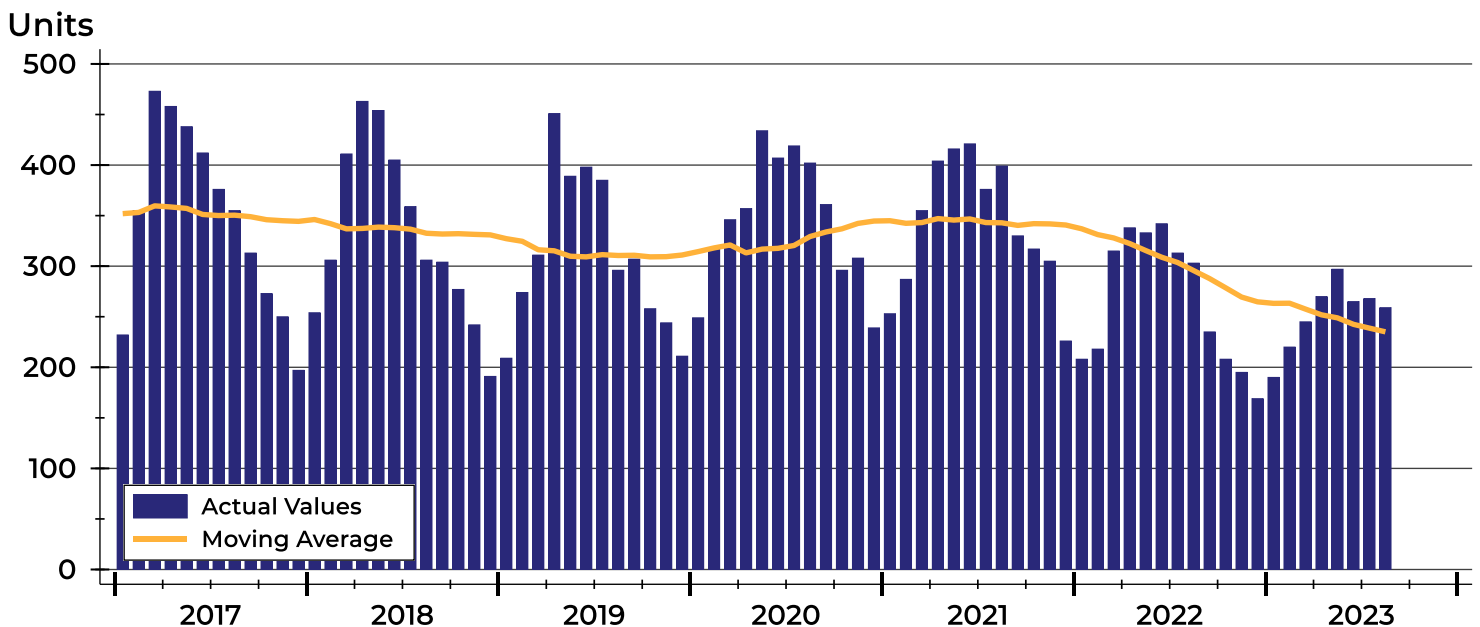
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		259	303	-14.5%
Volume (1,000s)		57,487	66,122	-13.1%
Average	List Price	221,959	218,226	1.7%
	Days on Market	16	16	0.0%
	Percent of Original	98.6%	97.9%	0.7%
Median	List Price	190,000	190,000	0.0%
	Days on Market	5	6	-16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 259 listings in the Topeka MSA & Douglas County had contracts pending at the end of August, down from 303 contracts pending at the end of August 2022.

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.

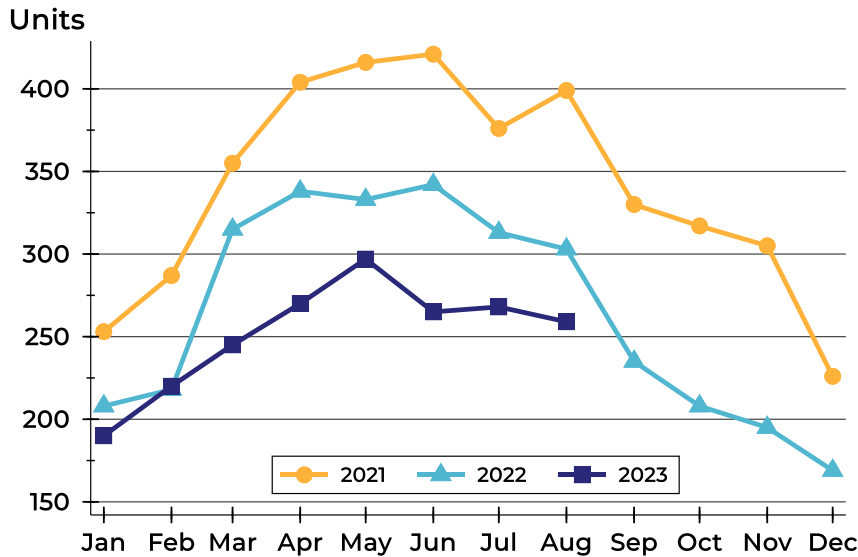
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	253	208	190
February	287	218	220
March	355	315	245
April	404	338	270
May	416	333	297
June	421	342	265
July	376	313	268
August	399	303	259
September	330	235	
October	317	208	
November	305	195	
December	226	169	

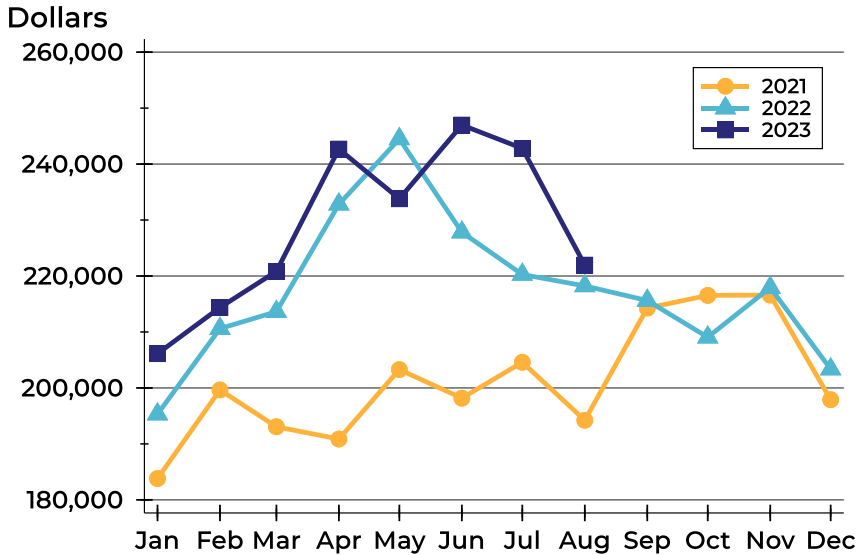
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	20,000	20,000	0	0	100.0%	100.0%
\$25,000-\$49,999	6	2.3%	41,142	39,950	23	7	97.4%	100.0%
\$50,000-\$99,999	31	12.0%	75,909	70,000	19	7	97.3%	100.0%
\$100,000-\$124,999	22	8.5%	114,847	115,000	15	3	99.4%	100.0%
\$125,000-\$149,999	23	8.9%	138,783	139,900	8	3	99.7%	100.0%
\$150,000-\$174,999	32	12.4%	161,203	160,000	9	3	99.4%	100.0%
\$175,000-\$199,999	22	8.5%	186,718	185,000	10	6	98.2%	100.0%
\$200,000-\$249,999	29	11.2%	225,865	229,900	13	8	98.4%	100.0%
\$250,000-\$299,999	36	13.9%	278,794	279,900	17	5	99.0%	100.0%
\$300,000-\$399,999	35	13.5%	348,580	349,000	24	13	97.9%	100.0%
\$400,000-\$499,999	13	5.0%	456,812	450,000	31	5	98.1%	100.0%
\$500,000-\$749,999	9	3.5%	572,992	550,000	11	5	98.5%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



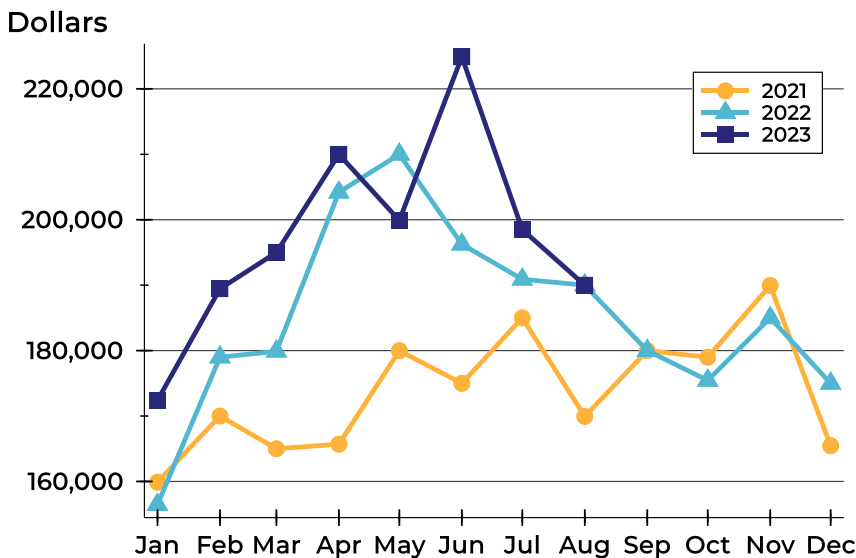
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	183,808	195,316	206,120
February	199,648	210,606	214,370
March	193,064	213,633	220,833
April	190,868	232,819	242,693
May	203,289	244,501	233,797
June	198,171	227,830	246,977
July	204,591	220,275	242,806
August	194,233	218,226	221,959
September	214,271	215,617	
October	216,535	209,061	
November	216,593	217,936	
December	197,893	203,368	

Median Price

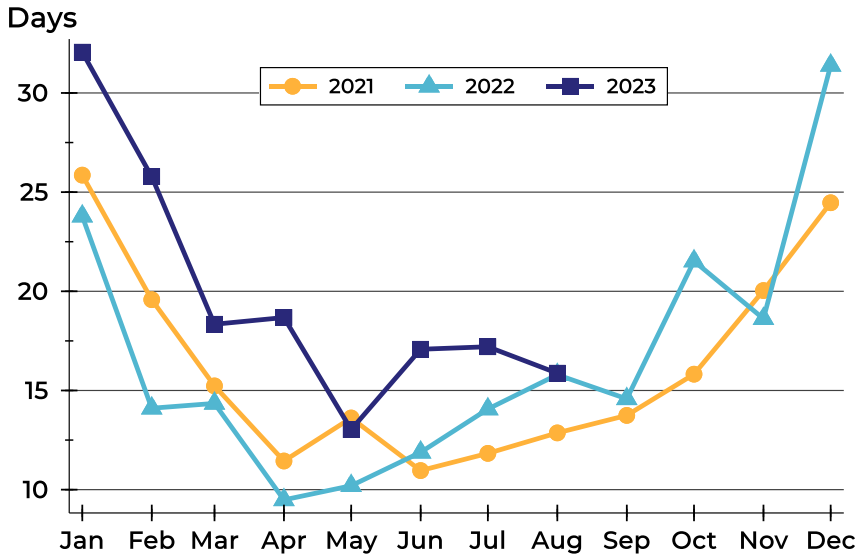


Month	2021	2022	2023
January	159,900	156,475	172,400
February	170,000	179,000	189,450
March	165,000	179,900	195,000
April	165,700	204,200	210,000
May	179,993	210,000	199,900
June	175,000	196,250	224,900
July	185,000	190,900	198,500
August	169,950	190,000	190,000
September	180,000	180,000	
October	179,000	175,450	
November	189,950	185,000	
December	165,450	175,000	



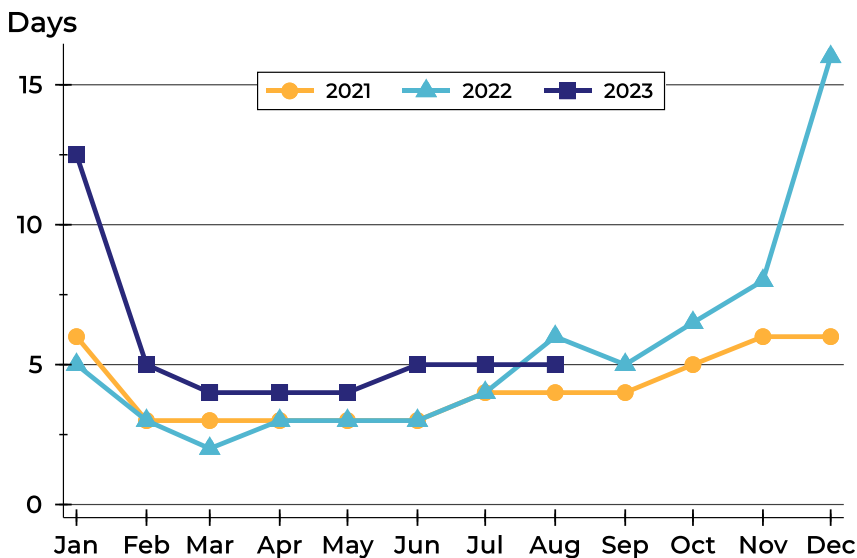
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	26	24	32
February	20	14	26
March	15	14	18
April	11	9	19
May	14	10	13
June	11	12	17
July	12	14	17
August	13	16	16
September	14	15	
October	16	22	
November	20	19	
December	24	31	

Median DOM



Month	2021	2022	2023
January	6	5	13
February	3	3	5
March	3	2	4
April	3	3	4
May	3	3	4
June	3	3	5
July	4	4	5
August	4	6	5
September	4	5	
October	5	7	
November	6	8	
December	6	16	



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Fell in August

Total home sales in the Topeka MSA fell last month to 254 units, compared to 306 units in August 2022. Total sales volume was \$59.9 million, down from a year earlier.

The median sale price in August was \$199,000, up from \$177,200 a year earlier. Homes that sold in August were typically on the market for 4 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of August

The total number of active listings in the Topeka MSA at the end of August was 259 units, up from 175 at the same point in 2022. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$249,900.

During August, a total of 236 contracts were written down from 288 in August 2022. At the end of the month, there were 251 contracts still pending.

Report Contents

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

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**August
2023**

Sunflower MLS Statistics



Topeka Metropolitan Area Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		254	306	320	1,789	2,101	2,196
Change from prior year		-17.0%	-4.4%	-0.3%	-14.9%	-4.3%	3.8%
Active Listings		259	175	205	N/A	N/A	N/A
Change from prior year		48.0%	-14.6%	-10.9%			
Months' Supply		1.2	0.7	0.7	N/A	N/A	N/A
Change from prior year		71.4%	0.0%	-22.2%			
New Listings		290	296	337	2,088	2,360	2,591
Change from prior year		-2.0%	-12.2%	2.1%	-11.5%	-8.9%	1.3%
Contracts Written		236	288	321	1,870	2,179	2,348
Change from prior year		-18.1%	-10.3%	1.6%	-14.2%	-7.2%	0.9%
Pending Contracts		251	295	385	N/A	N/A	N/A
Change from prior year		-14.9%	-23.4%	1.3%			
Sales Volume (1,000s)		59,947	61,953	61,792	380,648	426,464	401,751
Change from prior year		-3.2%	0.3%	22.6%	-10.7%	6.2%	19.8%
Average	Sale Price	236,013	202,462	193,101	212,771	202,982	182,947
	Change from prior year	16.6%	4.8%	23.0%	4.8%	11.0%	15.4%
	List Price of Actives	305,677	313,055	237,695	N/A	N/A	N/A
	Change from prior year	-2.4%	31.7%	19.9%			
	Days on Market	16	13	12	18	13	15
Change from prior year	23.1%	8.3%	-45.5%	38.5%	-13.3%	-48.3%	
Percent of List	99.9%	99.9%	100.2%	100.0%	101.1%	100.7%	
Change from prior year	0.0%	-0.3%	1.6%	-1.1%	0.4%	2.7%	
Percent of Original	98.7%	98.4%	99.4%	98.6%	100.0%	100.0%	
Change from prior year	0.3%	-1.0%	1.5%	-1.4%	0.0%	3.4%	
Median	Sale Price	199,000	177,200	185,250	183,000	175,000	164,000
	Change from prior year	12.3%	-4.3%	34.7%	4.6%	6.7%	17.2%
	List Price of Actives	249,900	209,000	179,990	N/A	N/A	N/A
	Change from prior year	19.6%	16.1%	38.5%			
	Days on Market	4	4	4	4	3	3
Change from prior year	0.0%	0.0%	0.0%	33.3%	0.0%	-57.1%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	

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



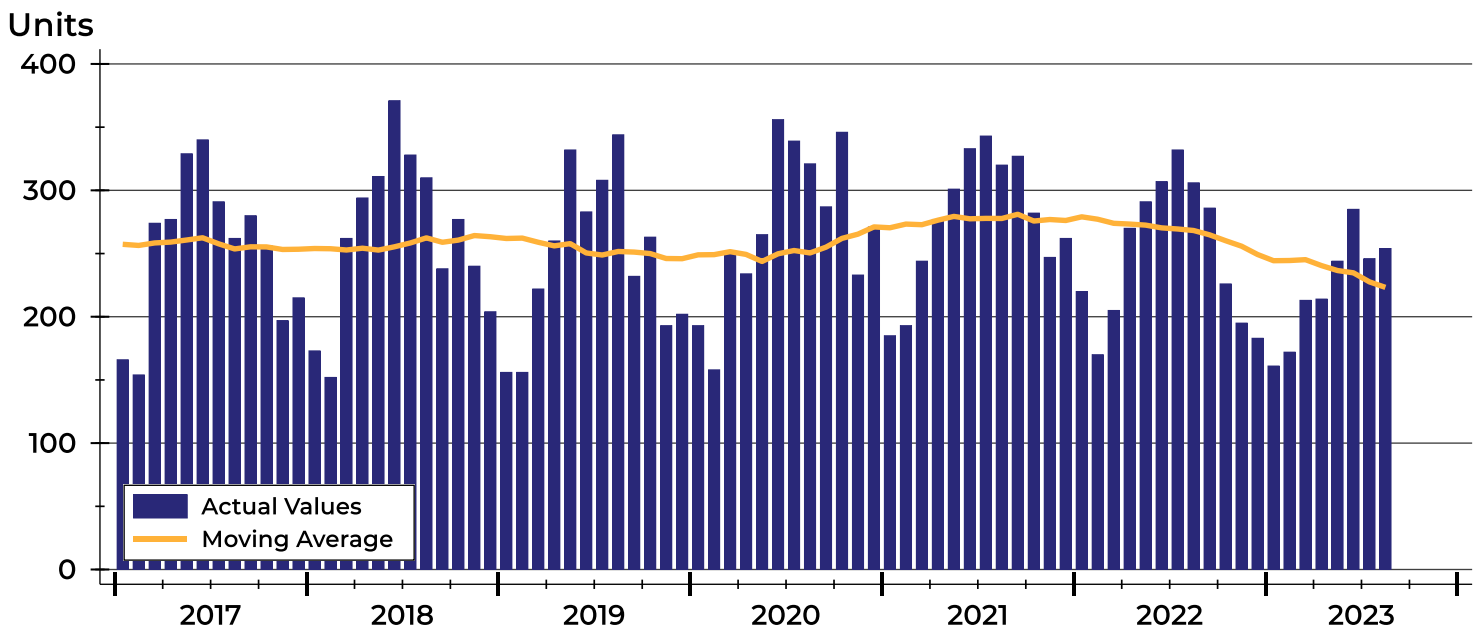
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		254	306	-17.0%	1,789	2,101	-14.9%
Volume (1,000s)		59,947	61,953	-3.2%	380,648	426,464	-10.7%
Months' Supply		1.2	0.7	71.4%	N/A	N/A	N/A
Average	Sale Price	236,013	202,462	16.6%	212,771	202,982	4.8%
	Days on Market	16	13	23.1%	18	13	38.5%
	Percent of List	99.9%	99.9%	0.0%	100.0%	101.1%	-1.1%
	Percent of Original	98.7%	98.4%	0.3%	98.6%	100.0%	-1.4%
Median	Sale Price	199,000	177,200	12.3%	183,000	175,000	4.6%
	Days on Market	4	4	0.0%	4	3	33.3%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 254 homes sold in the Topeka MSA in August, down from 306 units in August 2022. Total sales volume fell to \$59.9 million compared to \$62.0 million in the previous year.

The median sales price in August was \$199,000, up 12.3% compared to the prior year. Median days on market was 4 days, the same as July, and as August 2022.

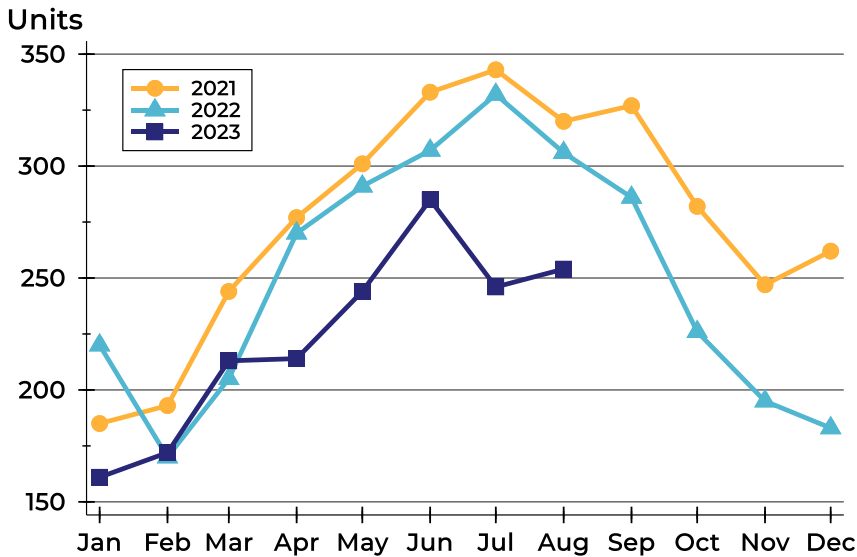
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	185	220	161
February	193	170	172
March	244	205	213
April	277	270	214
May	301	291	244
June	333	307	285
July	343	332	246
August	320	306	254
September	327	286	
October	282	226	
November	247	195	
December	262	183	

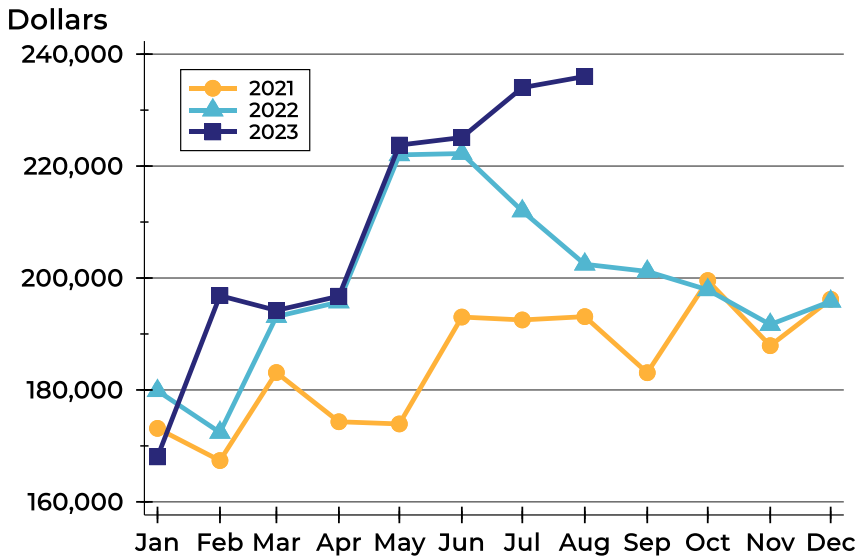
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	0.4	18,750	18,750	0	0	90.0%	90.0%	90.0%	90.0%
\$25,000-\$49,999	6	2.4%	0.8	43,692	45,075	18	3	92.2%	98.0%	92.2%	98.0%
\$50,000-\$99,999	34	13.4%	1.0	77,682	81,275	9	4	98.7%	100.0%	98.6%	99.5%
\$100,000-\$124,999	17	6.7%	0.6	113,747	112,500	11	3	100.4%	100.0%	99.6%	100.0%
\$125,000-\$149,999	26	10.2%	0.7	135,962	136,000	9	4	101.9%	101.5%	99.9%	100.0%
\$150,000-\$174,999	20	7.9%	1.1	162,150	160,750	8	4	102.2%	101.1%	101.8%	101.1%
\$175,000-\$199,999	24	9.4%	0.3	187,154	186,000	9	4	102.0%	101.7%	101.6%	102.1%
\$200,000-\$249,999	31	12.2%	1.1	224,367	228,000	11	6	99.8%	100.0%	98.5%	100.0%
\$250,000-\$299,999	26	10.2%	1.1	270,829	269,950	11	3	100.6%	100.0%	99.3%	100.0%
\$300,000-\$399,999	33	13.0%	1.5	341,909	330,000	17	7	100.2%	100.0%	98.7%	100.0%
\$400,000-\$499,999	19	7.5%	2.4	433,505	433,000	53	5	99.0%	98.8%	97.7%	97.6%
\$500,000-\$749,999	14	5.5%	4.7	587,959	533,500	51	8	97.0%	98.4%	90.7%	96.5%
\$750,000-\$999,999	1	0.4%	6.0	755,000	755,000	34	34	97.4%	97.4%	97.4%	97.4%
\$1,000,000 and up	1	0.4%	6.0	1,300,000	1,300,000	6	6	93.5%	93.5%	93.5%	93.5%



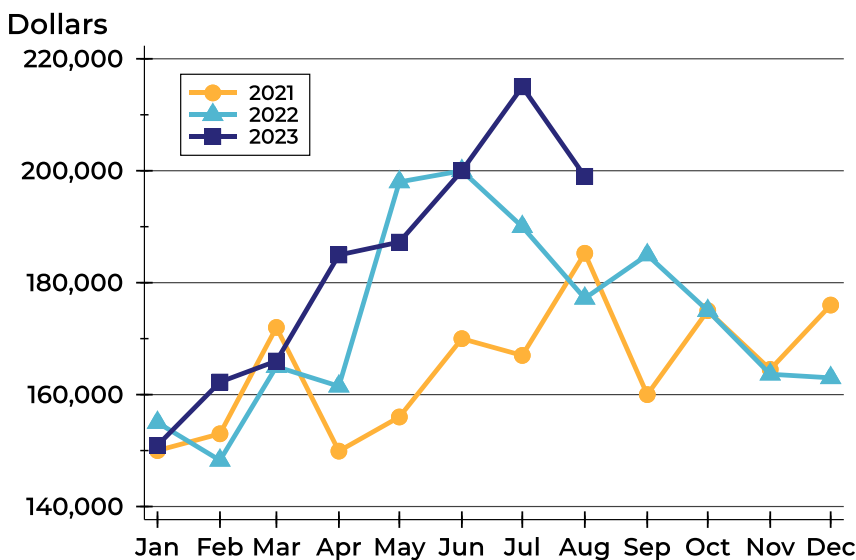
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	173,134	179,853	168,040
February	167,378	172,403	196,845
March	183,112	193,111	194,207
April	174,318	195,708	196,747
May	173,928	222,005	223,752
June	193,024	222,239	225,107
July	192,509	211,973	234,017
August	193,101	202,462	236,013
September	183,077	201,178	
October	199,550	197,888	
November	187,906	191,686	
December	196,195	195,832	

Median Price

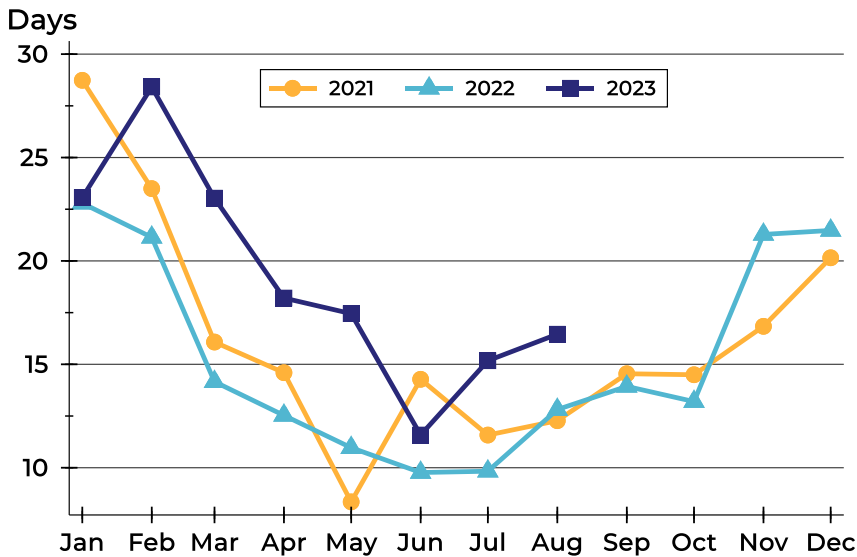


Month	2021	2022	2023
January	150,000	155,000	150,927
February	153,000	148,250	162,250
March	172,000	165,000	166,000
April	149,900	161,500	184,950
May	156,000	198,000	187,250
June	170,000	200,000	200,000
July	167,000	190,000	215,000
August	185,250	177,200	199,000
September	160,000	184,950	
October	175,000	175,000	
November	164,500	163,645	
December	176,000	163,000	



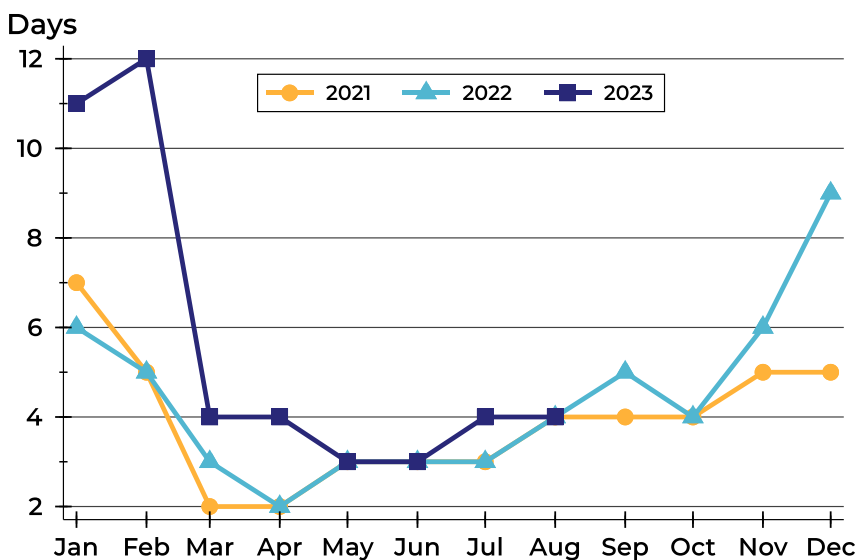
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	29	23	23
February	23	21	28
March	16	14	23
April	15	13	18
May	8	11	17
June	14	10	12
July	12	10	15
August	12	13	16
September	15	14	
October	14	13	
November	17	21	
December	20	21	

Median DOM



Month	2021	2022	2023
January	7	6	11
February	5	5	12
March	2	3	4
April	2	2	4
May	3	3	3
June	3	3	3
July	3	3	4
August	4	4	4
September	4	5	
October	4	4	
November	5	6	
December	5	9	



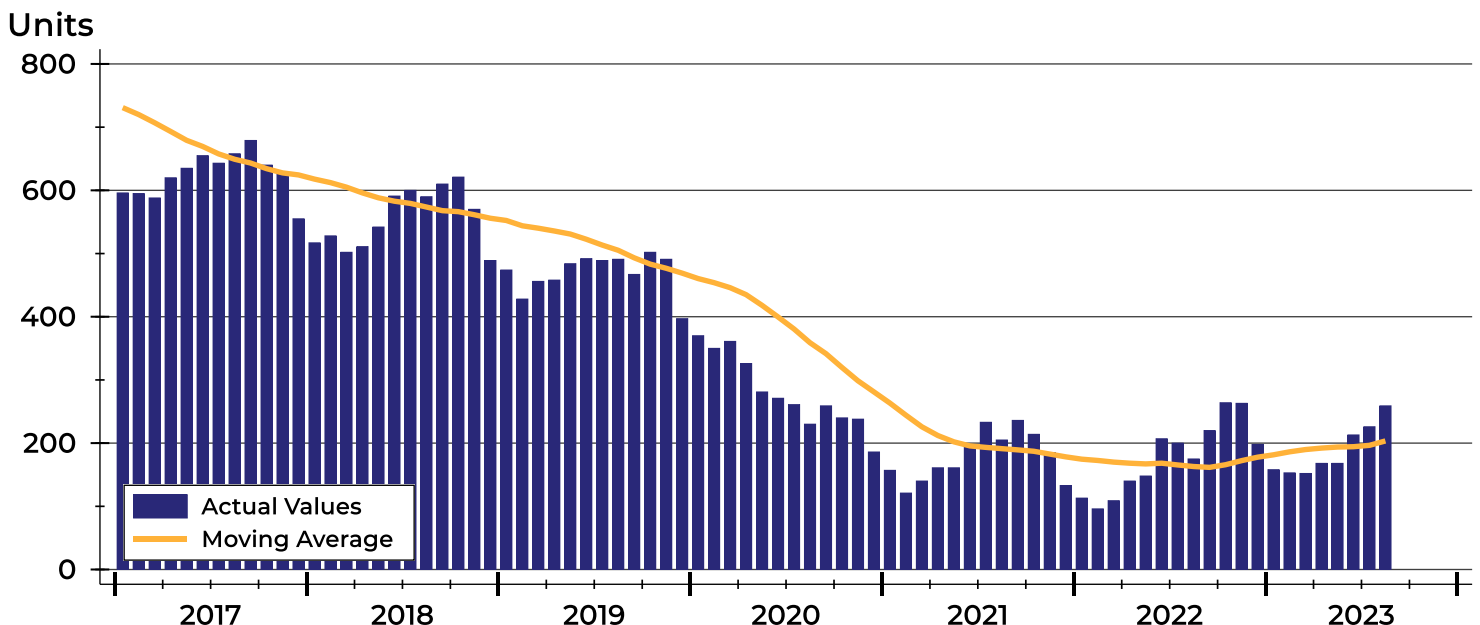
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		259	175	48.0%
Volume (1,000s)		79,170	54,785	44.5%
Months' Supply		1.2	0.7	71.4%
Average	List Price	305,677	313,055	-2.4%
	Days on Market	48	50	-4.0%
	Percent of Original	97.0%	97.0%	0.0%
Median	List Price	249,900	209,000	19.6%
	Days on Market	29	23	26.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 259 homes were available for sale in the Topeka MSA at the end of August. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,900, up 19.6% from 2022. The typical time on market for active listings was 29 days, up from 23 days a year earlier.

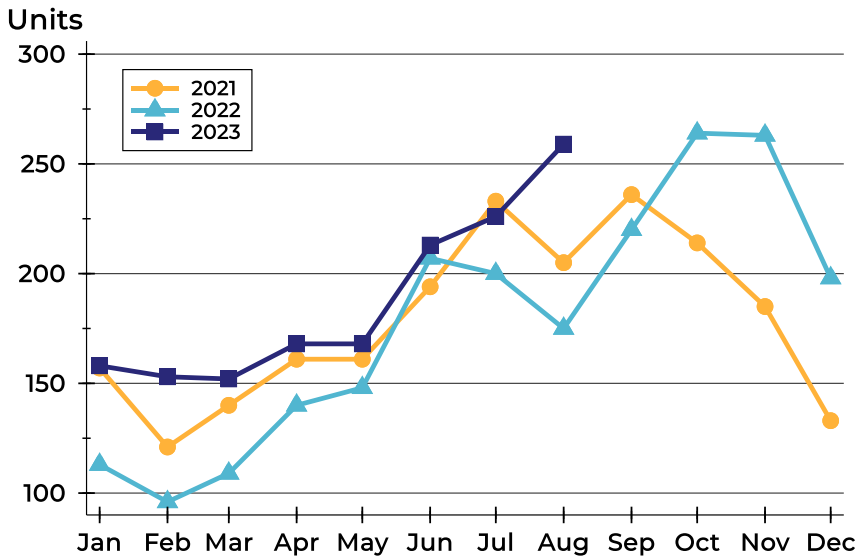
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	157	113	158
February	121	96	153
March	140	109	152
April	161	140	168
May	161	148	168
June	194	207	213
July	233	200	226
August	205	175	259
September	236	220	
October	214	264	
November	185	263	
December	133	198	

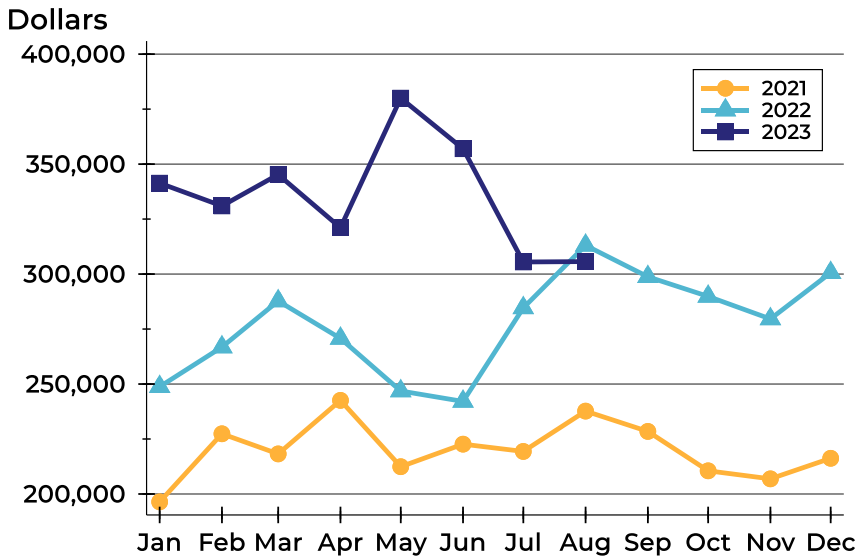
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	0.4	3,300	3,300	25	25	100.0%	100.0%
\$25,000-\$49,999	6	2.3%	0.8	43,333	43,500	44	12	100.0%	100.0%
\$50,000-\$99,999	34	13.2%	1.0	76,009	75,000	39	32	94.7%	100.0%
\$100,000-\$124,999	10	3.9%	0.6	116,170	117,250	28	22	99.1%	100.0%
\$125,000-\$149,999	17	6.6%	0.7	138,494	139,900	22	20	97.1%	100.0%
\$150,000-\$174,999	23	8.9%	1.1	162,895	164,900	23	21	99.2%	100.0%
\$175,000-\$199,999	7	2.7%	0.3	181,829	179,900	41	24	98.6%	100.0%
\$200,000-\$249,999	33	12.8%	1.1	231,818	235,000	46	29	96.2%	100.0%
\$250,000-\$299,999	27	10.5%	1.1	272,774	269,000	35	16	97.6%	100.0%
\$300,000-\$399,999	38	14.7%	1.5	350,352	349,950	42	29	97.9%	100.0%
\$400,000-\$499,999	24	9.3%	2.4	458,375	460,950	116	86	95.4%	97.7%
\$500,000-\$749,999	29	11.2%	4.7	601,625	574,000	78	63	95.8%	97.4%
\$750,000-\$999,999	7	2.7%	6.0	895,040	899,000	33	23	98.7%	100.0%
\$1,000,000 and up	2	0.8%	6.0	2,220,000	2,220,000	53	53	100.0%	100.0%



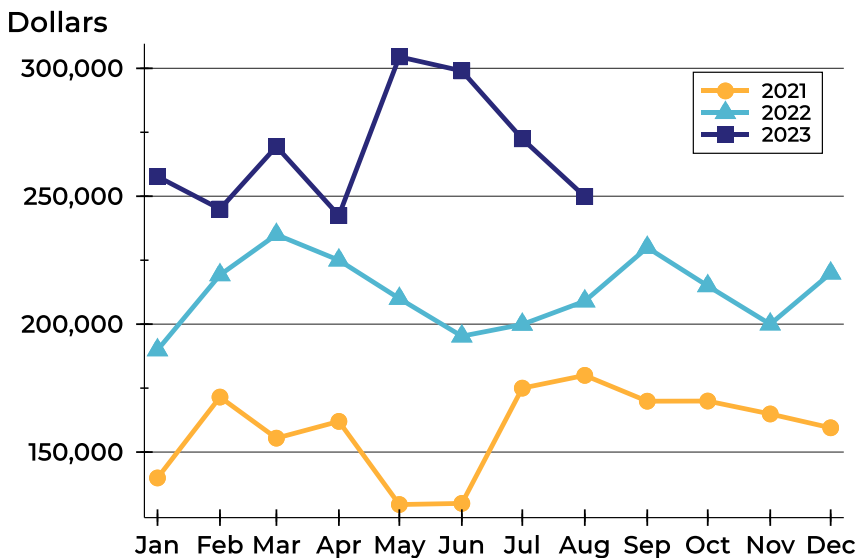
Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2021	2022	2023
January	196,419	248,769	341,343
February	227,383	266,806	330,989
March	218,230	287,764	345,258
April	242,578	270,742	321,092
May	212,412	246,841	380,017
June	222,662	242,098	357,000
July	219,353	284,625	305,503
August	237,695	313,055	305,677
September	228,457	298,772	
October	210,541	289,847	
November	206,887	279,594	
December	216,238	300,614	

Median Price

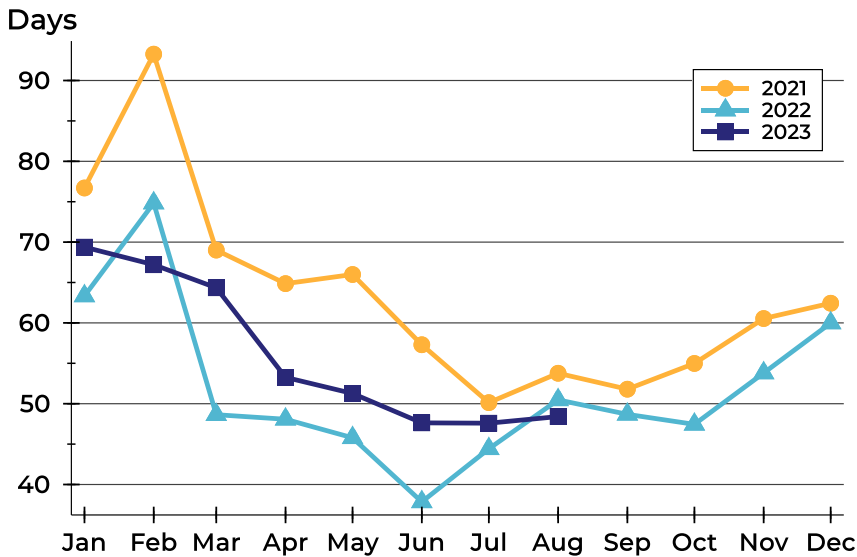


Month	2021	2022	2023
January	139,900	189,900	257,700
February	171,500	219,250	245,000
March	155,450	235,000	269,450
April	162,000	225,000	242,450
May	129,500	210,000	304,500
June	129,950	195,300	299,000
July	175,000	199,900	272,450
August	179,990	209,000	249,900
September	169,900	229,950	
October	169,950	214,950	
November	164,900	200,000	
December	159,500	219,900	



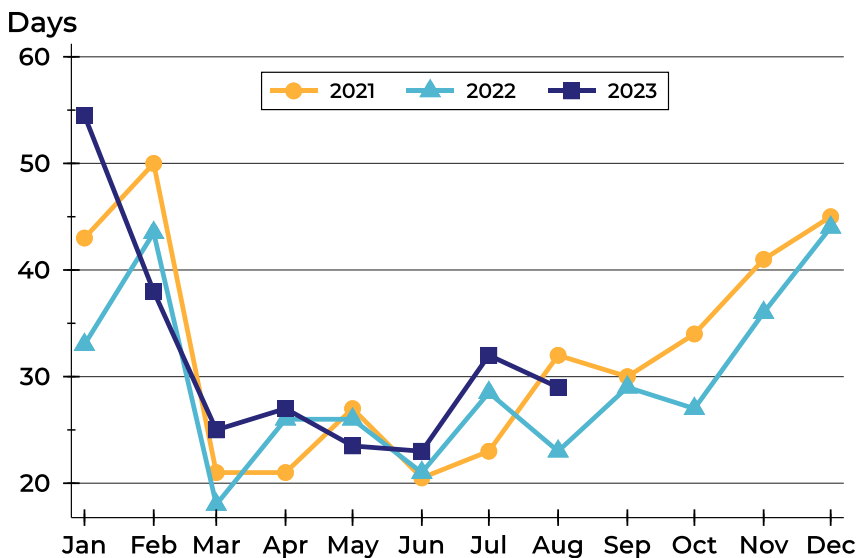
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	77	63	69
February	93	75	67
March	69	49	64
April	65	48	53
May	66	46	51
June	57	38	48
July	50	44	48
August	54	50	48
September	52	49	
October	55	47	
November	61	54	
December	62	60	

Median DOM

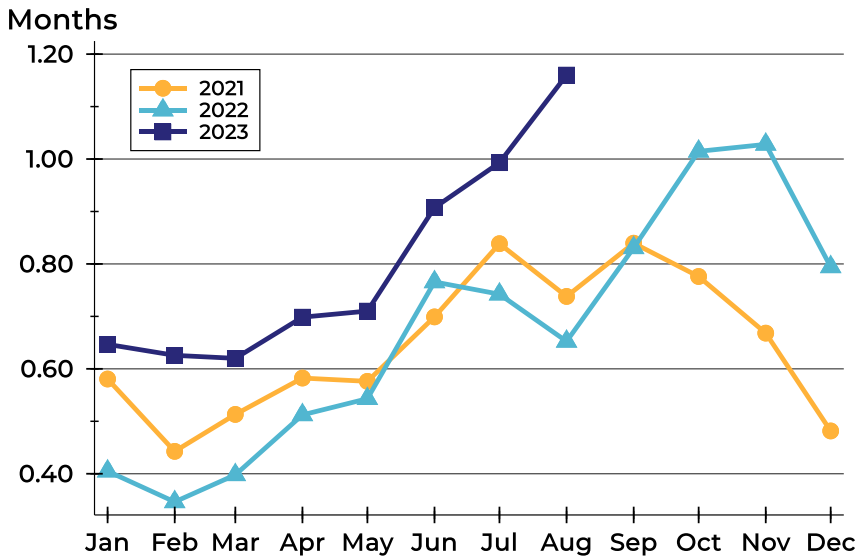


Month	2021	2022	2023
January	43	33	55
February	50	44	38
March	21	18	25
April	21	26	27
May	27	26	24
June	21	21	23
July	23	29	32
August	32	23	29
September	30	29	
October	34	27	
November	41	36	
December	45	44	



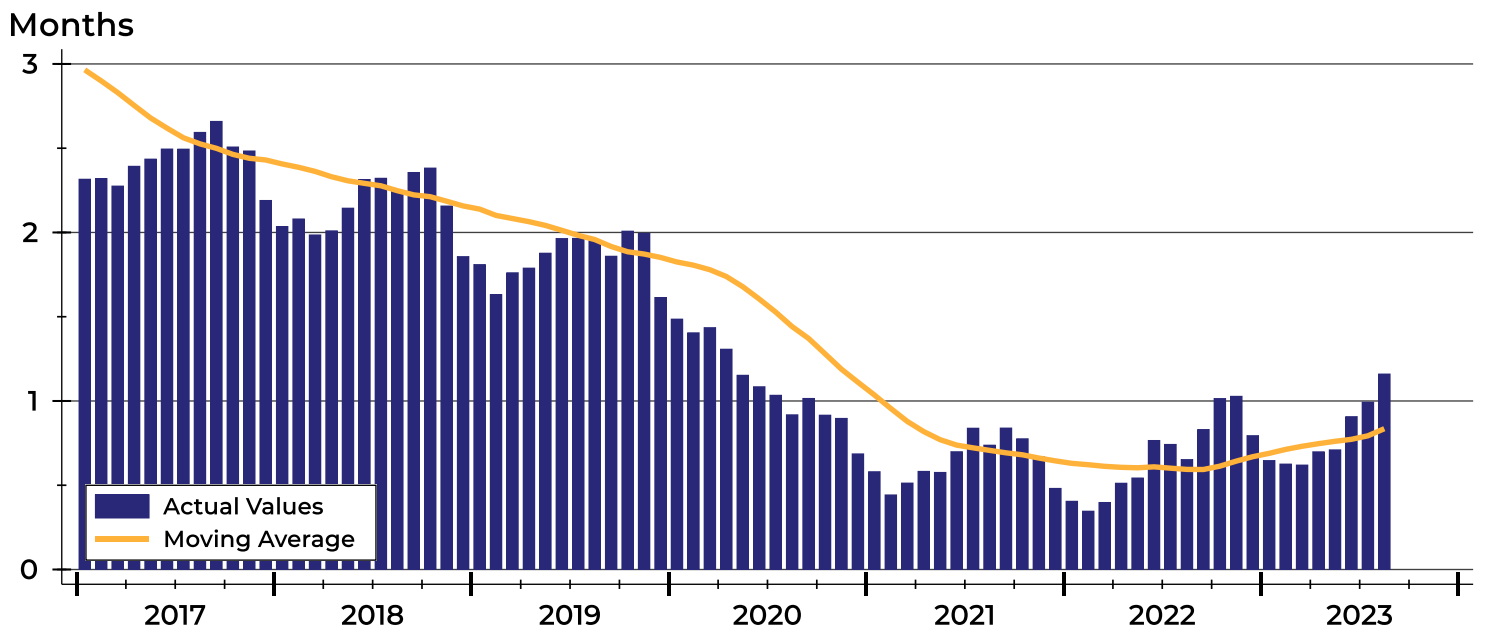
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	0.6
February	0.4	0.3	0.6
March	0.5	0.4	0.6
April	0.6	0.5	0.7
May	0.6	0.5	0.7
June	0.7	0.8	0.9
July	0.8	0.7	1.0
August	0.7	0.7	1.2
September	0.8	0.8	
October	0.8	1.0	
November	0.7	1.0	
December	0.5	0.8	

History of Month's Supply





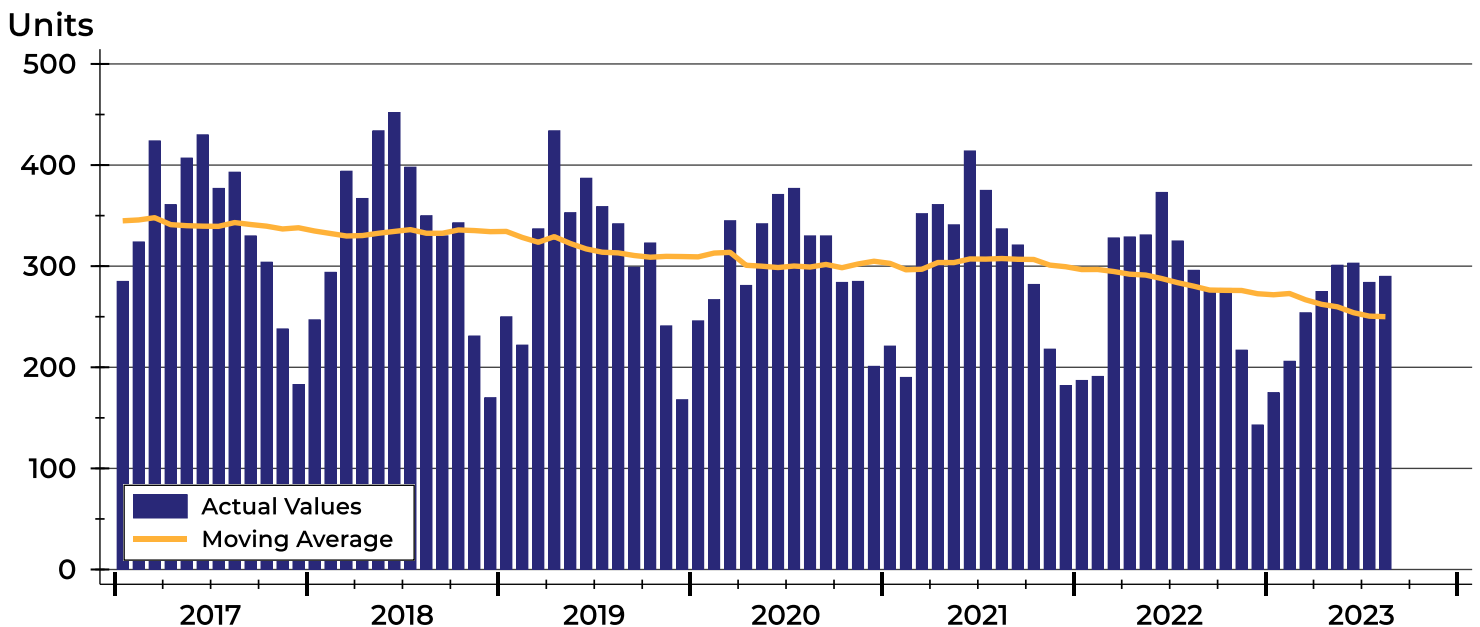
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	290	296	-2.0%
	Volume (1,000s)	68,219	63,345	7.7%
	Average List Price	235,238	214,004	9.9%
	Median List Price	182,500	174,950	4.3%
Year-to-Date	New Listings	2,088	2,360	-11.5%
	Volume (1,000s)	469,449	502,119	-6.5%
	Average List Price	224,832	212,762	5.7%
	Median List Price	187,000	178,950	4.5%

A total of 290 new listings were added in the Topeka MSA during August, down 2.0% from the same month in 2022. Year-to-date the Topeka MSA has seen 2,088 new listings.

The median list price of these homes was \$182,500 up from \$174,950 in 2022.

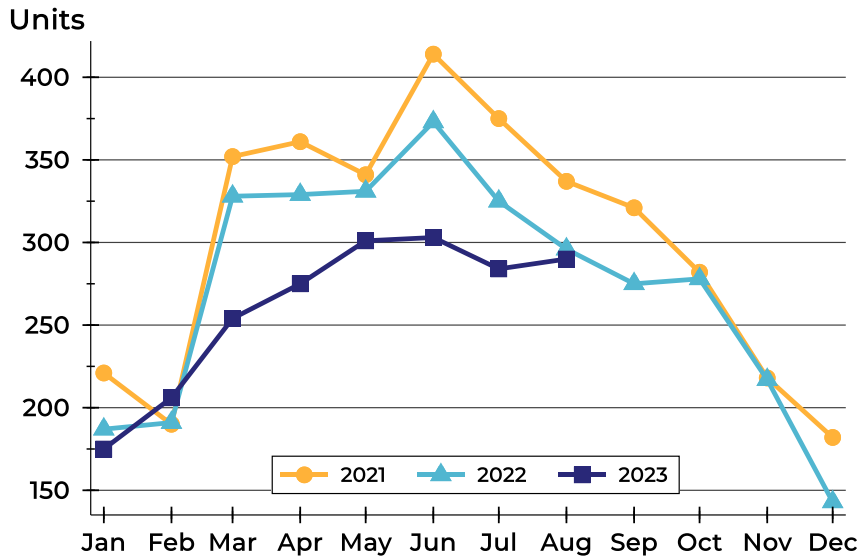
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	221	187	175
February	190	191	206
March	352	328	254
April	361	329	275
May	341	331	301
June	414	373	303
July	375	325	284
August	337	296	290
September	321	275	
October	282	278	
November	218	217	
December	182	143	

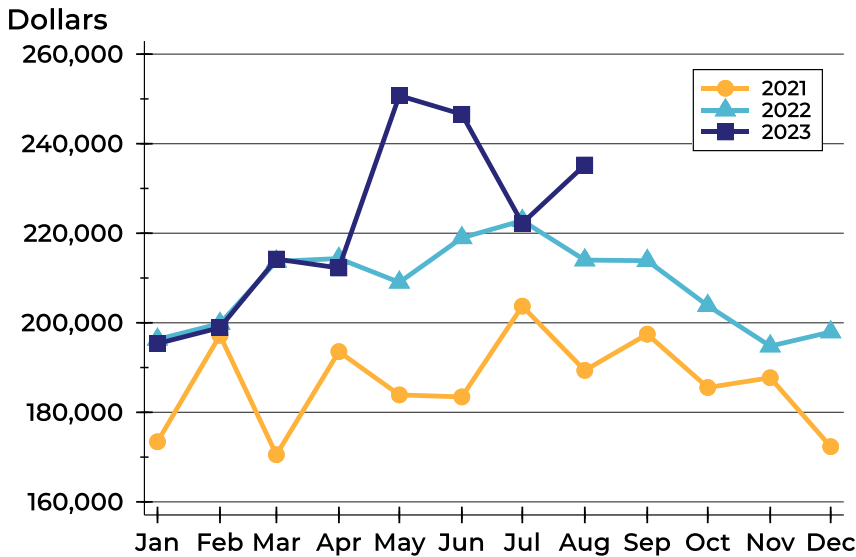
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.4%	11,538	11,475	14	12	92.3%	94.7%
\$25,000-\$49,999	9	3.1%	42,761	42,000	10	9	100.0%	100.0%
\$50,000-\$99,999	43	14.9%	77,926	80,000	9	6	97.8%	100.0%
\$100,000-\$124,999	22	7.6%	115,927	118,250	6	3	100.1%	100.0%
\$125,000-\$149,999	26	9.0%	137,677	139,250	9	4	100.3%	100.0%
\$150,000-\$174,999	34	11.8%	161,874	162,250	10	4	99.2%	100.0%
\$175,000-\$199,999	16	5.5%	185,838	184,700	9	5	99.1%	100.0%
\$200,000-\$249,999	33	11.4%	226,854	224,900	12	8	98.5%	100.0%
\$250,000-\$299,999	34	11.8%	271,050	266,950	10	7	99.5%	100.0%
\$300,000-\$399,999	36	12.5%	348,248	342,500	13	10	100.8%	100.0%
\$400,000-\$499,999	15	5.2%	452,039	449,900	13	5	98.6%	100.0%
\$500,000-\$749,999	11	3.8%	568,900	550,000	19	17	99.8%	100.0%
\$750,000-\$999,999	5	1.7%	913,500	958,500	20	21	98.2%	100.0%
\$1,000,000 and up	1	0.3%	2,750,000	2,750,000	10	10	100.0%	100.0%



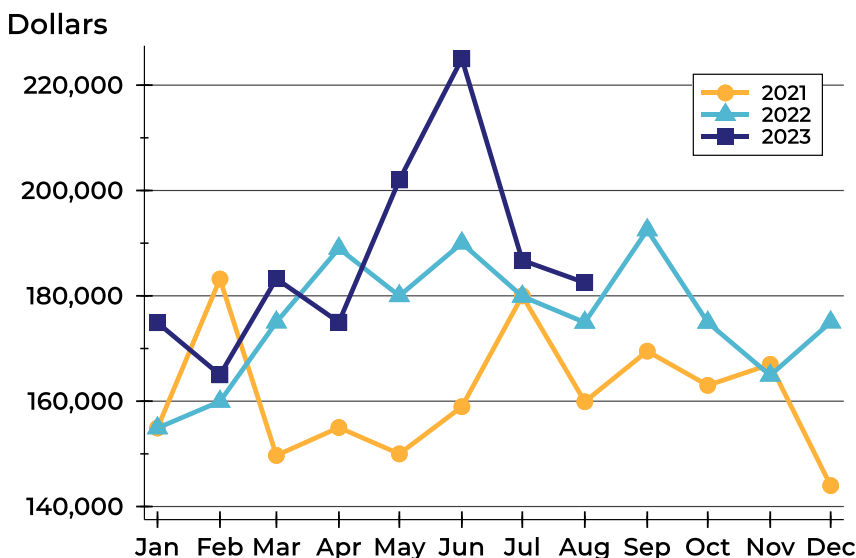
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	173,427	196,296	195,351
February	197,196	199,819	198,918
March	170,528	213,710	214,235
April	193,561	214,354	212,240
May	183,889	209,033	250,744
June	183,450	218,973	246,566
July	203,716	222,812	222,224
August	189,366	214,004	235,238
September	197,458	213,872	
October	185,543	203,824	
November	187,734	194,793	
December	172,336	197,941	

Median Price



Month	2021	2022	2023
January	154,900	154,900	174,900
February	183,200	159,950	165,000
March	149,700	175,000	183,250
April	155,000	189,000	175,000
May	150,000	180,000	202,000
June	158,950	190,000	225,000
July	180,000	179,900	186,750
August	159,900	174,950	182,500
September	169,500	192,500	
October	163,000	174,950	
November	167,000	164,900	
December	143,975	175,000	



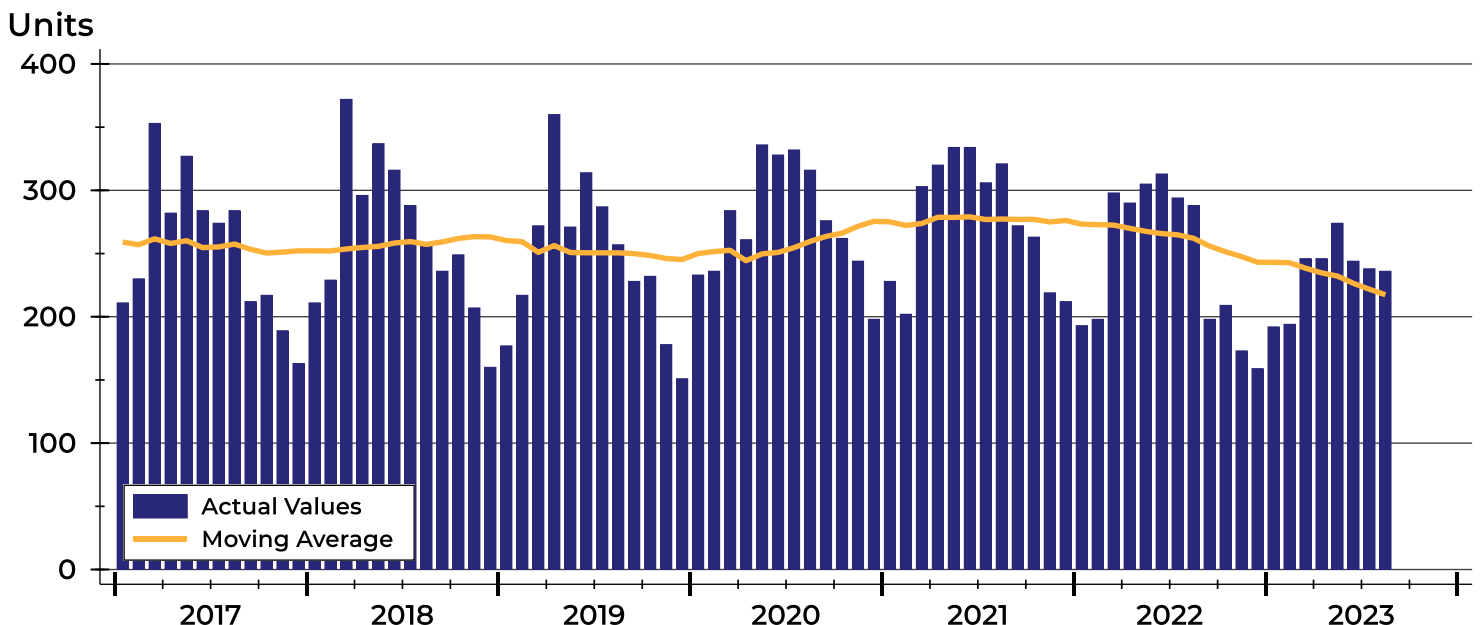
Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		236	288	-18.1%	1,870	2,179	-14.2%
Volume (1,000s)		50,037	60,671	-17.5%	400,490	444,440	-9.9%
Average	Sale Price	212,022	210,662	0.6%	214,166	203,965	5.0%
	Days on Market	16	14	14.3%	17	12	41.7%
	Percent of Original	97.8%	97.3%	0.5%	98.9%	100.0%	-1.1%
Median	Sale Price	179,994	182,450	-1.3%	182,500	175,000	4.3%
	Days on Market	5	6	-16.7%	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 236 contracts for sale were written in the Topeka MSA during the month of August, down from 288 in 2022. The median list price of these homes was \$179,994, down from \$182,450 the prior year.

Half of the homes that went under contract in August were on the market less than 5 days, compared to 6 days in August 2022.

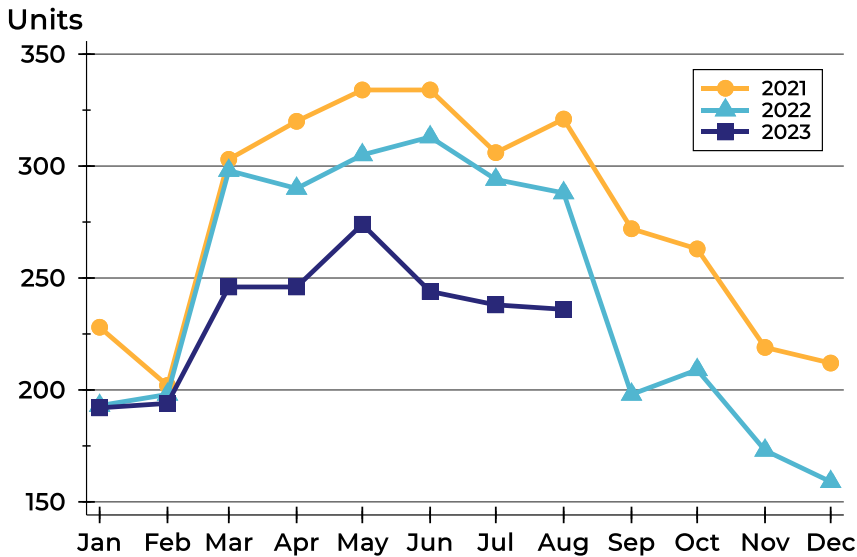
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	228	193	192
February	202	198	194
March	303	298	246
April	320	290	246
May	334	305	274
June	334	313	244
July	306	294	238
August	321	288	236
September	272	198	
October	263	209	
November	219	173	
December	212	159	

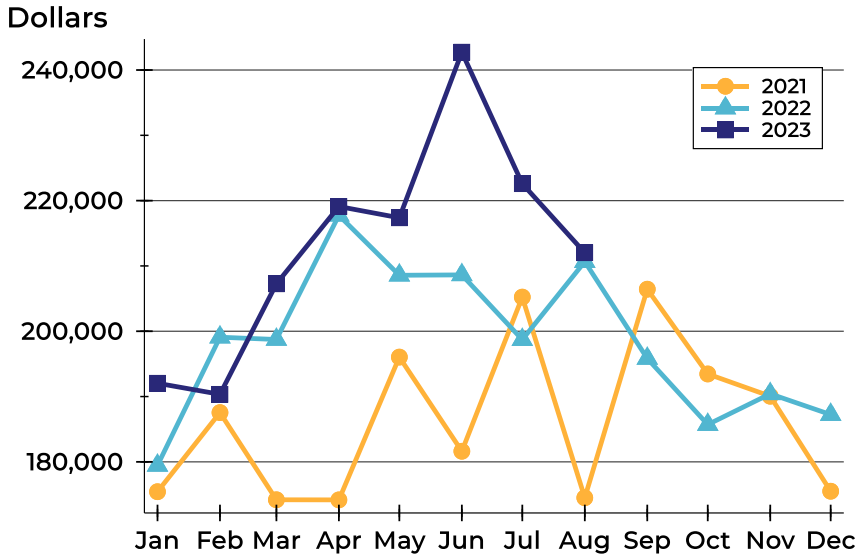
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	20,750	20,750	0	0	90.0%	90.0%
\$25,000-\$49,999	6	2.5%	42,642	41,950	22	5	97.4%	100.0%
\$50,000-\$99,999	32	13.6%	74,475	75,250	14	6	95.9%	100.0%
\$100,000-\$124,999	25	10.6%	114,500	115,000	17	3	97.7%	100.0%
\$125,000-\$149,999	22	9.3%	139,168	139,900	6	3	100.7%	100.0%
\$150,000-\$174,999	27	11.4%	160,774	160,000	10	3	98.1%	100.0%
\$175,000-\$199,999	18	7.6%	185,755	184,800	12	7	97.8%	100.0%
\$200,000-\$249,999	25	10.6%	227,895	229,900	14	8	97.8%	100.0%
\$250,000-\$299,999	32	13.6%	276,723	275,000	20	6	97.4%	100.0%
\$300,000-\$399,999	28	11.9%	349,561	349,000	24	12	99.0%	100.0%
\$400,000-\$499,999	13	5.5%	457,983	465,000	37	5	98.6%	100.0%
\$500,000-\$749,999	6	2.5%	575,650	550,000	15	12	96.5%	97.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



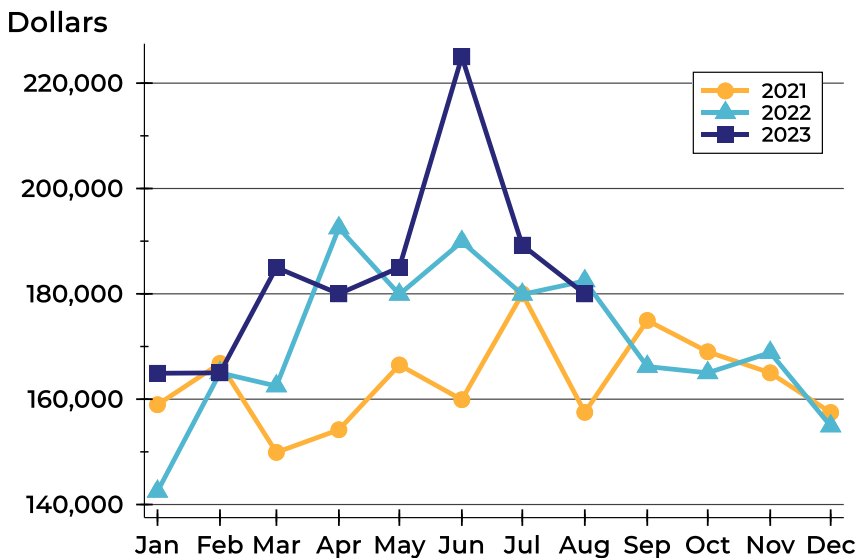
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	175,432	179,460	192,039
February	187,548	199,090	190,345
March	174,199	198,740	207,268
April	174,183	217,752	219,102
May	196,043	208,576	217,376
June	181,629	208,632	242,737
July	205,231	198,718	222,597
August	174,506	210,662	212,022
September	206,441	195,832	
October	193,465	185,711	
November	190,058	190,417	
December	175,507	187,241	

Median Price

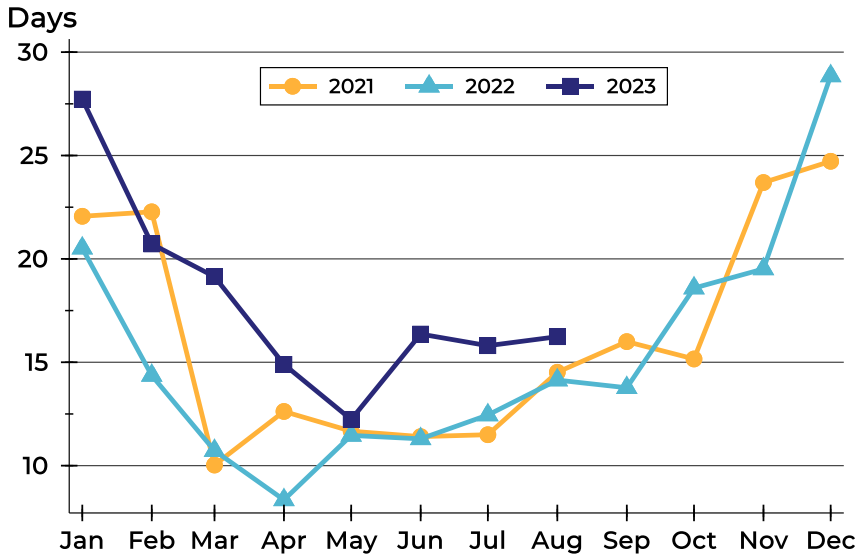


Month	2021	2022	2023
January	158,950	142,500	164,925
February	166,800	165,000	165,000
March	149,900	162,500	185,000
April	154,200	192,500	180,000
May	166,500	179,900	185,000
June	159,900	189,900	225,000
July	180,000	179,900	189,250
August	157,500	182,450	179,994
September	174,950	166,200	
October	169,000	165,000	
November	165,000	168,850	
December	157,475	154,900	



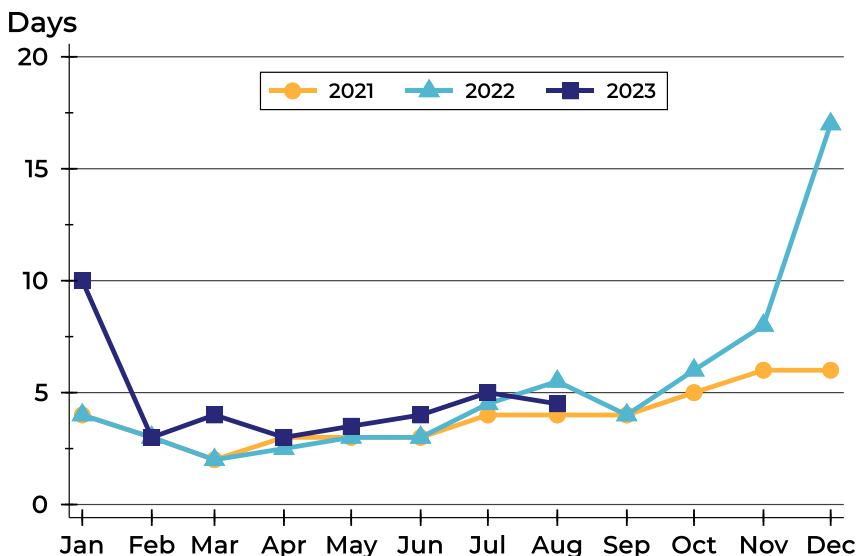
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	22	21	28
February	22	14	21
March	10	11	19
April	13	8	15
May	12	11	12
June	11	11	16
July	11	12	16
August	15	14	16
September	16	14	
October	15	19	
November	24	20	
December	25	29	

Median DOM



Month	2021	2022	2023
January	4	4	10
February	3	3	3
March	2	2	4
April	3	3	3
May	3	3	4
June	3	3	4
July	4	5	5
August	4	6	5
September	4	4	
October	5	6	
November	6	8	
December	6	17	



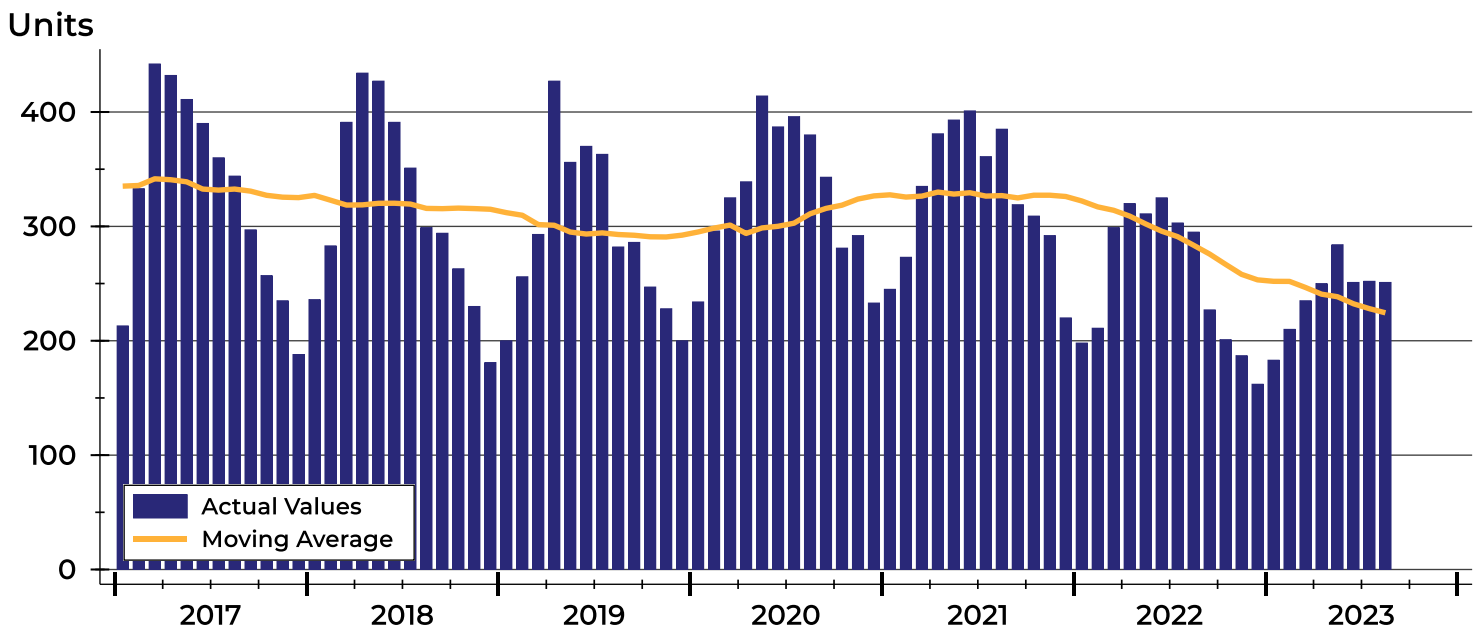
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		251	295	-14.9%
Volume (1,000s)		55,106	63,964	-13.8%
Average	List Price	219,548	216,826	1.3%
	Days on Market	16	16	0.0%
	Percent of Original	98.5%	97.9%	0.6%
Median	List Price	188,000	189,950	-1.0%
	Days on Market	5	6	-16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 251 listings in the Topeka MSA had contracts pending at the end of August, down from 295 contracts pending at the end of August 2022.

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.

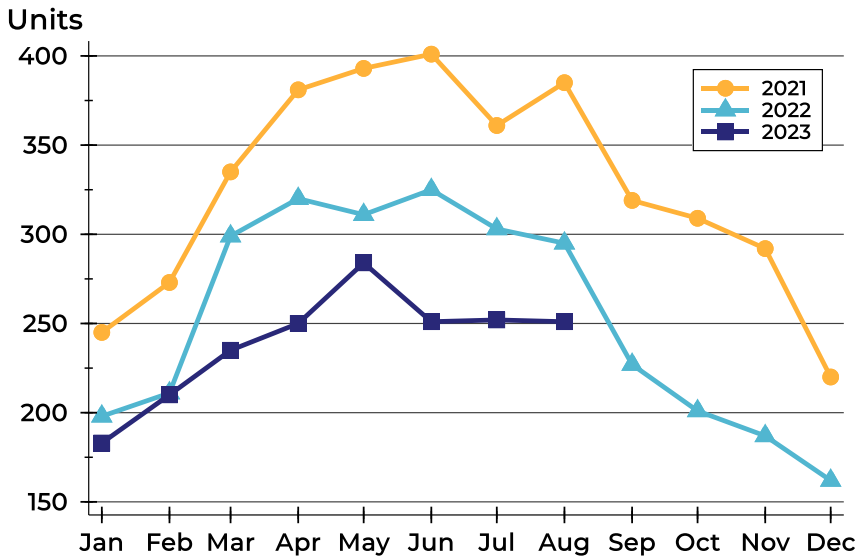
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	245	198	183
February	273	211	210
March	335	299	235
April	381	320	250
May	393	311	284
June	401	325	251
July	361	303	252
August	385	295	251
September	319	227	
October	309	201	
November	292	187	
December	220	162	

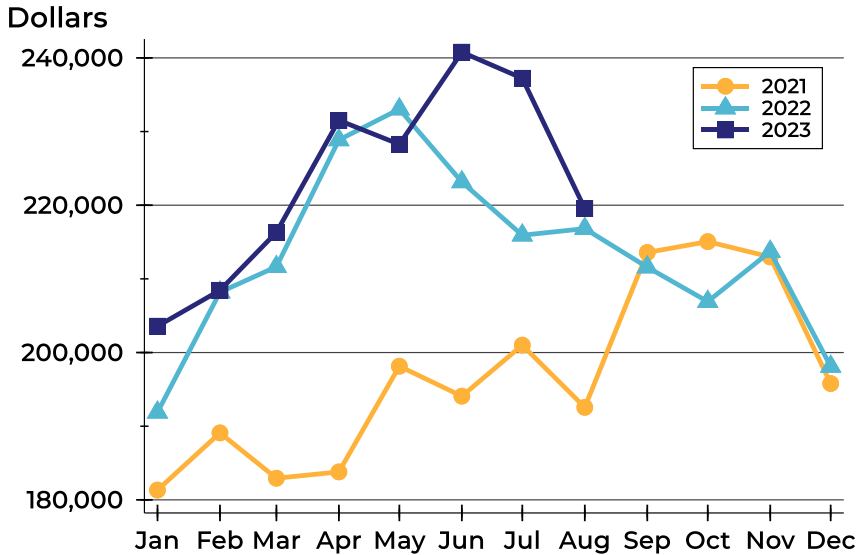
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	20,000	20,000	0	0	100.0%	100.0%
\$25,000-\$49,999	6	2.4%	41,142	39,950	23	7	97.4%	100.0%
\$50,000-\$99,999	31	12.4%	75,909	70,000	19	7	97.3%	100.0%
\$100,000-\$124,999	21	8.4%	115,316	115,000	16	3	99.4%	100.0%
\$125,000-\$149,999	23	9.2%	138,783	139,900	8	3	99.7%	100.0%
\$150,000-\$174,999	31	12.4%	161,277	160,000	10	3	99.4%	100.0%
\$175,000-\$199,999	22	8.8%	186,718	185,000	10	6	98.2%	100.0%
\$200,000-\$249,999	28	11.2%	226,164	229,950	13	8	98.4%	100.0%
\$250,000-\$299,999	34	13.5%	278,730	279,900	18	6	98.9%	100.0%
\$300,000-\$399,999	34	13.5%	349,274	349,000	24	12	97.6%	100.0%
\$400,000-\$499,999	12	4.8%	454,065	449,990	29	5	98.1%	100.0%
\$500,000-\$749,999	8	3.2%	578,991	550,000	10	5	98.3%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



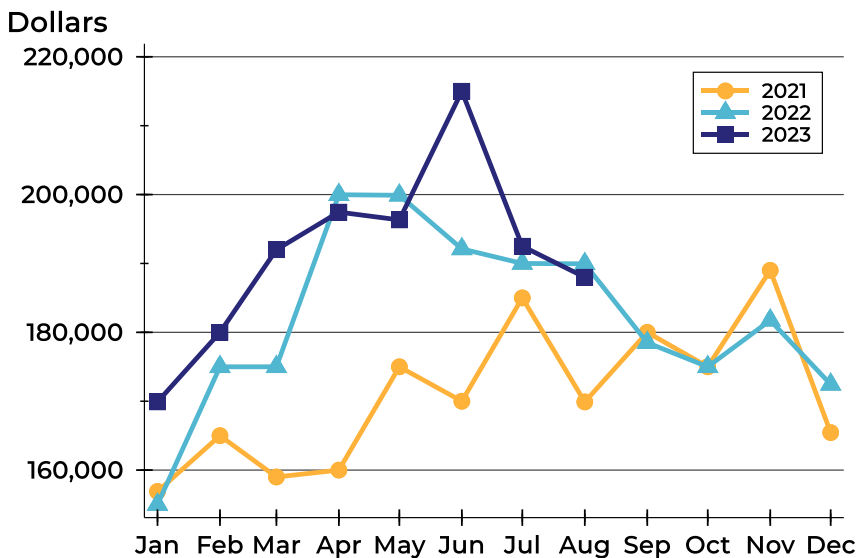
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	181,331	191,884	203,579
February	189,096	208,192	208,451
March	182,939	211,646	216,317
April	183,796	228,862	231,527
May	198,149	233,045	228,270
June	194,079	223,160	240,782
July	201,008	215,927	237,237
August	192,564	216,826	219,548
September	213,586	211,596	
October	215,058	206,921	
November	212,983	213,715	
December	195,795	198,114	

Median Price

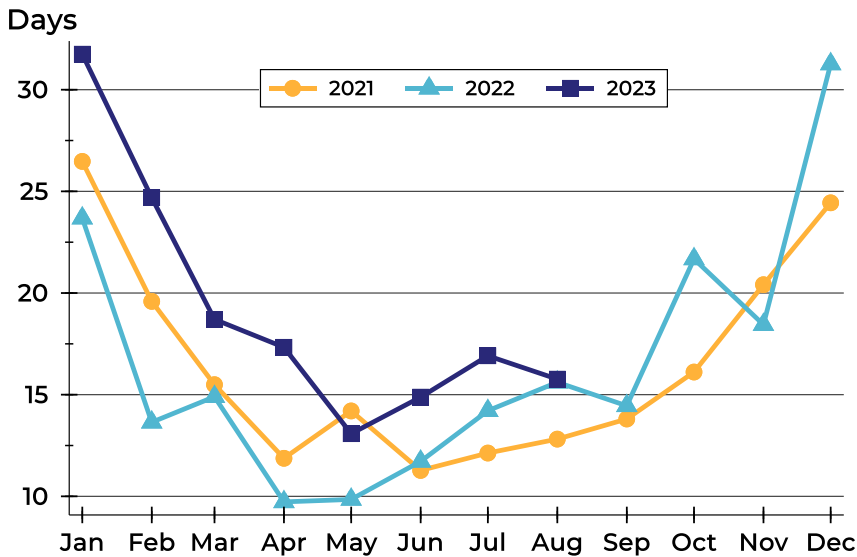


Month	2021	2022	2023
January	156,900	155,000	169,900
February	165,000	175,000	180,000
March	159,000	175,000	192,000
April	160,000	199,975	197,450
May	175,000	199,900	196,320
June	170,000	192,110	215,000
July	185,000	190,000	192,500
August	169,900	189,950	188,000
September	180,000	178,500	
October	175,000	175,000	
November	189,000	181,750	
December	165,450	172,450	



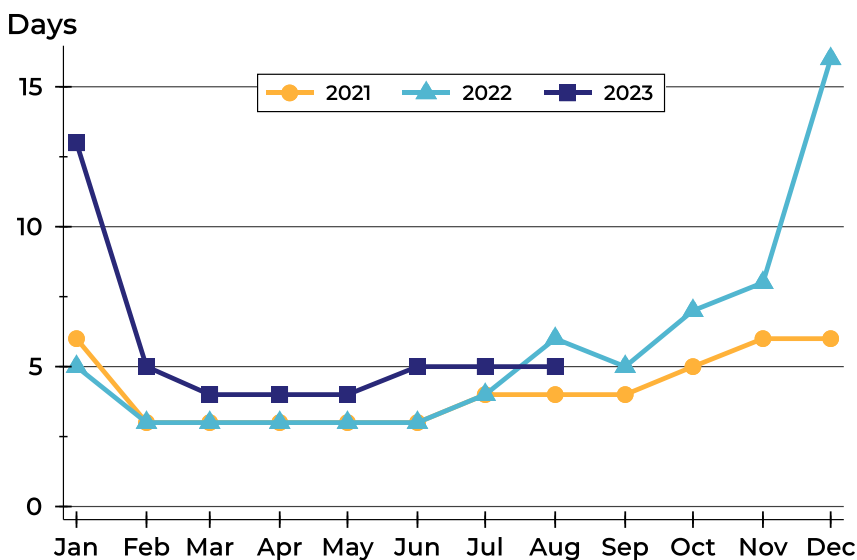
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	26	24	32
February	20	14	25
March	15	15	19
April	12	10	17
May	14	10	13
June	11	12	15
July	12	14	17
August	13	16	16
September	14	14	
October	16	22	
November	20	18	
December	24	31	

Median DOM



Month	2021	2022	2023
January	6	5	13
February	3	3	5
March	3	3	4
April	3	3	4
May	3	3	4
June	3	3	5
July	4	4	5
August	4	6	5
September	4	5	
October	5	7	
November	6	8	
December	6	16	

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

August 2023																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020	
\$1-\$29,999	8	2	5	3	5	4	3	2					32	55	57	76	
\$30,000-\$39,999	7	4	4	5	1	5	1	2					29	34	38	60	
\$40,000-\$49,999	12	5	2	7	2	4	0	5					37	30	52	74	
\$50,000-\$59,999	8	6	8	12	7	11	4	6					62	59	67	78	
\$60,000-\$69,999	6	9	12	13	11	5	1	7					64	85	75	100	
\$70,000-\$79,999	6	3	4	5	14	4	8	1					45	66	73	86	
\$80,000-\$89,999	5	8	8	9	6	8	7	9					60	74	97	94	
\$90,000-\$99,999	11	11	12	5	11	6	5	11					72	61	83	97	
\$100,000-\$119,999	4	15	15	11	15	16	13	14					103	118	161	176	
\$120,000-\$139,999	19	12	14	11	18	14	23	19					130	186	189	249	
\$140,000-\$159,999	13	12	21	19	22	26	13	24					150	180	181	160	
\$160,000-\$179,999	13	16	20	18	15	21	24	16					143	150	195	198	
\$180,000-\$199,999	13	14	12	15	18	19	16	20					127	148	166	154	
\$200,000-\$249,999	23	12	41	32	38	38	40	31					255	294	328	264	
\$250,000-\$299,999	11	26	16	30	25	41	27	28					204	248	219	157	
\$300,000-\$399,999	18	18	18	23	36	44	46	43					246	227	209	153	
\$400,000-\$499,999	6	8	7	11	13	21	19	20					105	127	78	58	
\$500,000 or more	2	4	12	4	21	11	13	19					86	88	46	25	
TOTALS	185	185	231	233	278	298	263	277	0	0	0	0	1950	2230	2314	2259	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Fell in August

Total home sales in Wabaunsee County fell last month to 1 unit, compared to 9 units in August 2022. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in August was \$88,450, down from \$285,000 a year earlier. Homes that sold in August were typically on the market for 16 days and sold for 93.1% of their list prices.

Wabaunsee County Active Listings Up at End of August

The total number of active listings in Wabaunsee County at the end of August was 7 units, up from 5 at the same point in 2022. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$249,900.

During August, a total of 2 contracts were written down from 3 in August 2022. At the end of the month, there were 3 contracts still pending.

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

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Wabaunsee County Summary Statistics

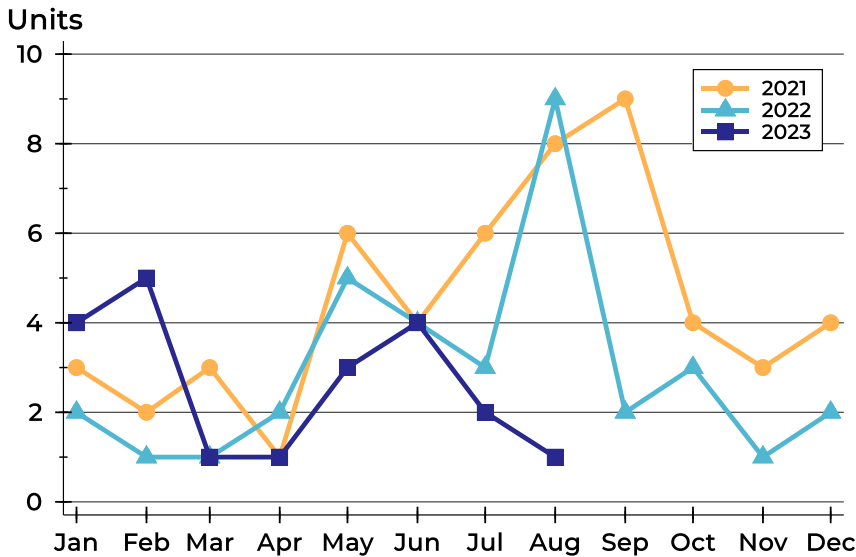
August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		1	9	8	21	27	33
Change from prior year		-88.9%	12.5%	33.3%	-22.2%	-18.2%	-2.9%
Active Listings		7	5	6	N/A	N/A	N/A
Change from prior year		40.0%	-16.7%	-25.0%			
Months' Supply		2.9	1.3	1.4	N/A	N/A	N/A
Change from prior year		123.1%	-7.1%	-22.2%			
New Listings		4	5	9	26	33	48
Change from prior year		-20.0%	-44.4%	80.0%	-21.2%	-31.3%	11.6%
Contracts Written		2	3	8	20	28	41
Change from prior year		-33.3%	-62.5%	33.3%	-28.6%	-31.7%	5.1%
Pending Contracts		3	4	10	N/A	N/A	N/A
Change from prior year		-25.0%	-60.0%	100.0%			
Sales Volume (1,000s)		88	3,328	1,142	5,413	7,869	6,336
Change from prior year		-97.4%	191.4%	-4.8%	-31.2%	24.2%	17.3%
Average	Sale Price	88,450	369,778	142,688	257,760	291,444	192,009
	Change from prior year	-76.1%	159.2%	-28.7%	-11.6%	51.8%	20.9%
	List Price of Actives	359,414	352,360	402,000	N/A	N/A	N/A
	Change from prior year	2.0%	-12.3%	203.4%			
	Days on Market	16	23	35	23	27	22
Change from prior year	-30.4%	-34.3%	-27.1%	-14.8%	22.7%	-63.3%	
Percent of List	93.1%	98.4%	93.7%	97.8%	99.0%	95.7%	
Change from prior year	-5.4%	5.0%	-7.0%	-1.2%	3.4%	-0.2%	
Percent of Original	93.1%	96.9%	92.2%	95.8%	97.9%	95.2%	
Change from prior year	-3.9%	5.1%	-8.4%	-2.1%	2.8%	1.4%	
Median	Sale Price	88,450	285,000	81,750	159,000	216,500	141,000
	Change from prior year	-69.0%	248.6%	-46.4%	-26.6%	53.5%	13.3%
	List Price of Actives	249,900	330,000	379,000	N/A	N/A	N/A
	Change from prior year	-24.3%	-12.9%	252.7%			
	Days on Market	16	5	17	5	7	8
Change from prior year	220.0%	-70.6%	-50.0%	-28.6%	-12.5%	-68.0%	
Percent of List	93.1%	98.2%	99.4%	100.0%	100.0%	100.0%	
Change from prior year	-5.2%	-1.2%	1.1%	0.0%	0.0%	2.2%	
Percent of Original	93.1%	98.2%	99.4%	98.0%	100.0%	100.0%	
Change from prior year	-5.2%	-1.2%	1.1%	-2.0%	0.0%	4.9%	

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



Wabaunsee County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	3	2	4
February	2	1	5
March	3	1	1
April	1	2	1
May	6	5	3
June	4	4	4
July	6	3	2
August	8	9	1
September	9	2	
October	4	3	
November	3	1	
December	4	2	

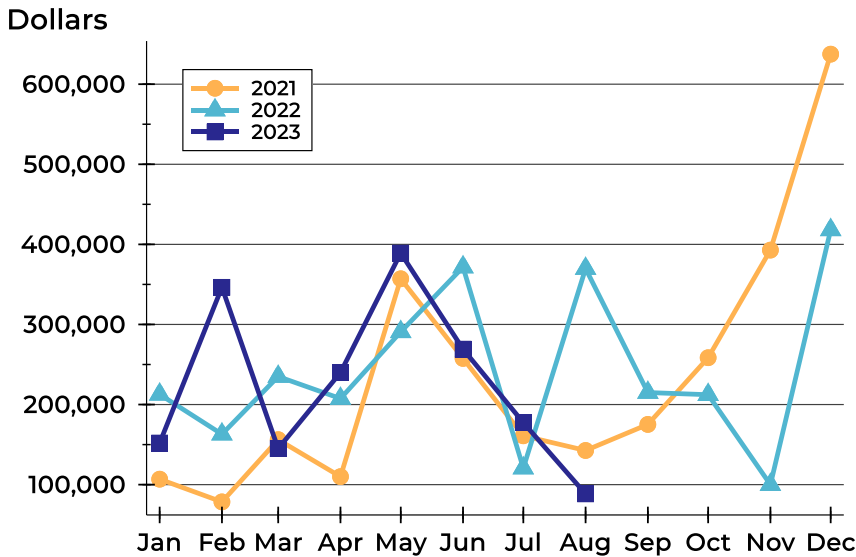
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	0.0	88,450	88,450	16	16	93.1%	93.1%	93.1%	93.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



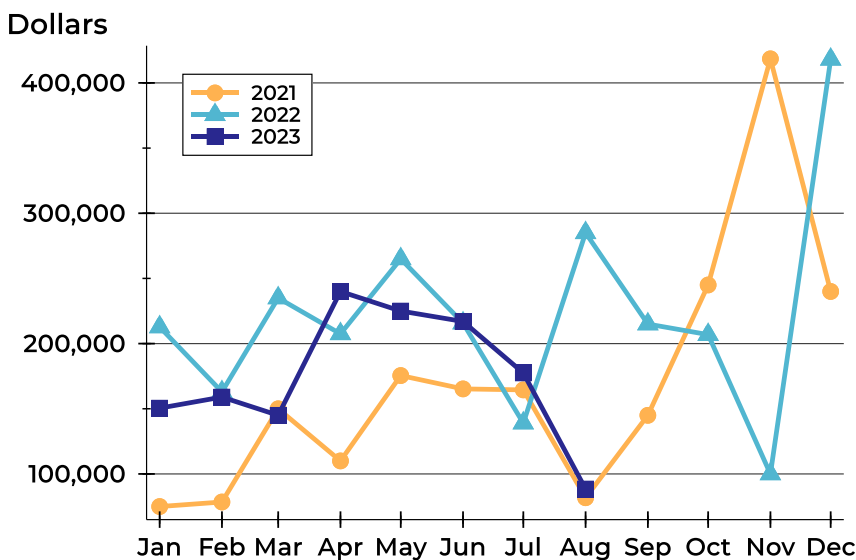
Wabaunsee County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	106,833	212,750	152,000
February	78,500	163,000	346,400
March	156,167	235,000	145,000
April	110,000	207,500	240,000
May	357,050	290,800	389,167
June	257,625	371,625	269,250
July	161,000	120,667	177,500
August	142,688	369,778	88,450
September	175,222	215,000	
October	258,500	212,300	
November	392,833	100,000	
December	637,500	418,085	

Median Price

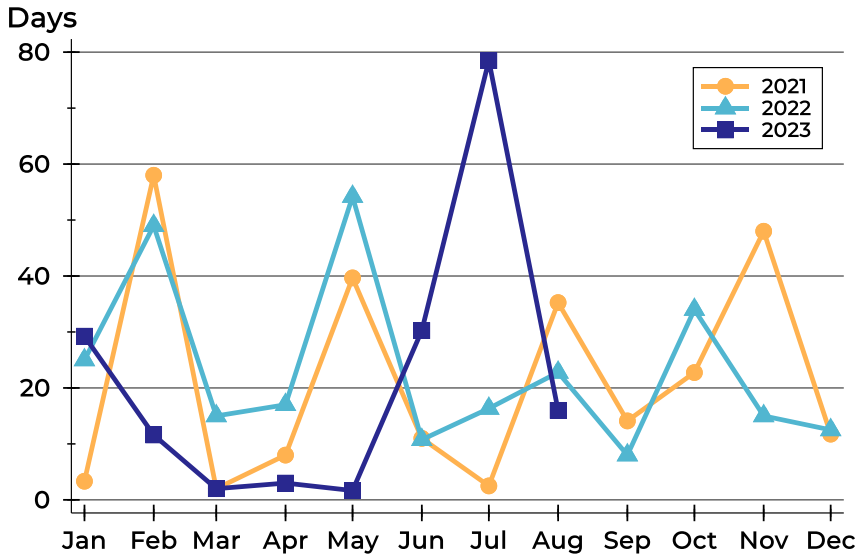


Month	2021	2022	2023
January	75,000	212,750	150,500
February	78,500	163,000	159,000
March	150,000	235,000	145,000
April	110,000	207,500	240,000
May	175,500	265,000	225,000
June	165,250	215,750	217,000
July	164,500	139,000	177,500
August	81,750	285,000	88,450
September	145,000	215,000	
October	245,000	206,900	
November	418,500	100,000	
December	240,000	418,085	



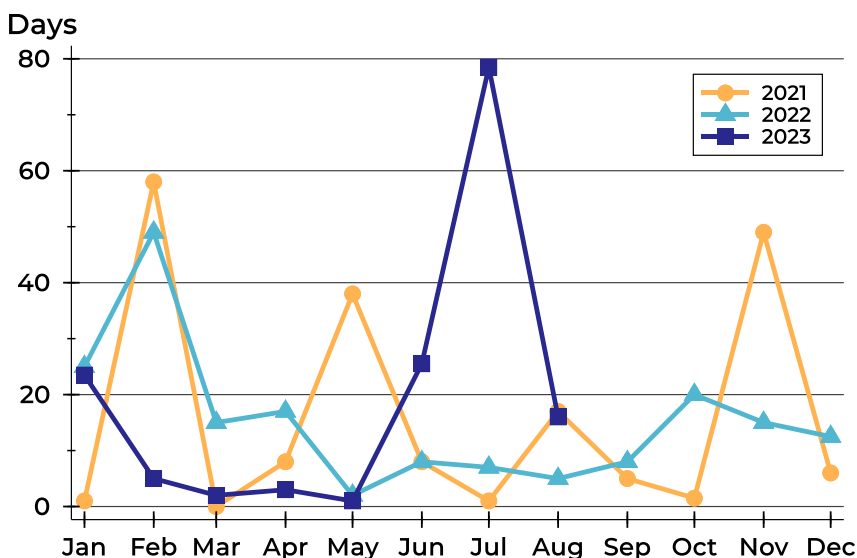
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	3	25	29
February	58	49	12
March	2	15	2
April	8	17	3
May	40	54	2
June	11	11	30
July	3	16	79
August	35	23	16
September	14	8	
October	23	34	
November	48	15	
December	12	13	

Median DOM



Month	2021	2022	2023
January	1	25	24
February	58	49	5
March	N/A	15	2
April	8	17	3
May	38	2	1
June	8	8	26
July	1	7	79
August	17	5	16
September	5	8	
October	2	20	
November	49	15	
December	6	13	



Wabaunsee County Active Listings Analysis

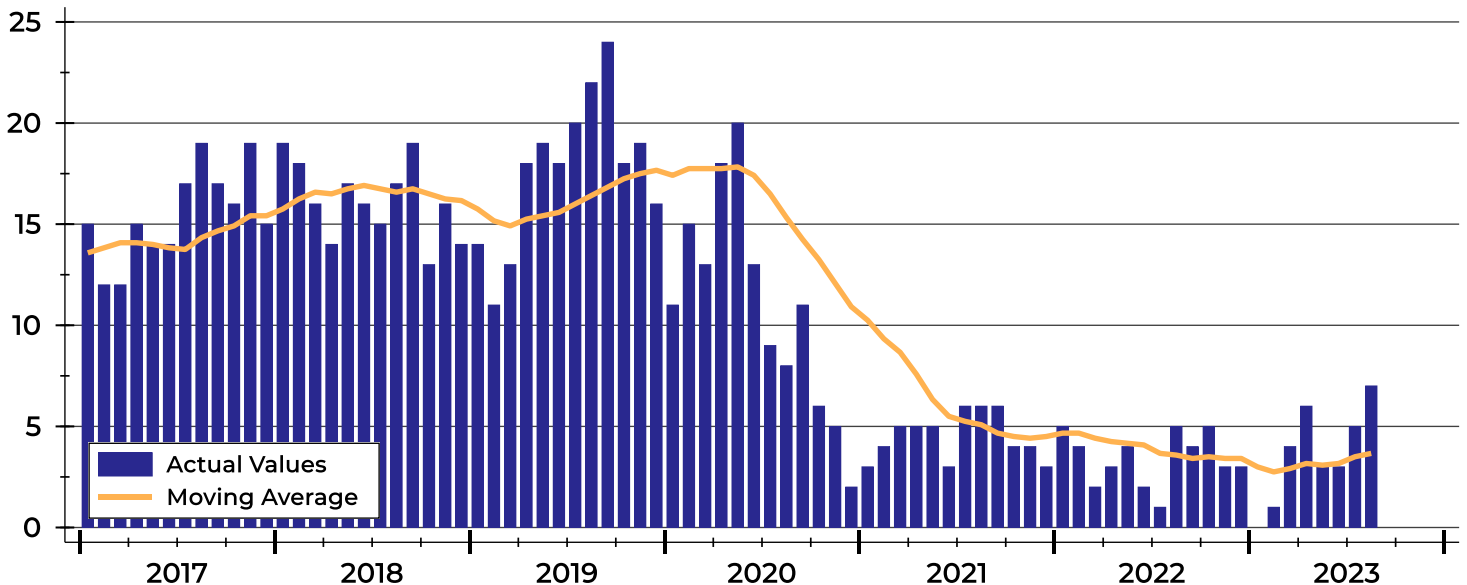
Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		7	5	40.0%
Volume (1,000s)		2,516	1,762	42.8%
Months' Supply		2.9	1.3	123.1%
Average	List Price	359,414	352,360	2.0%
	Days on Market	74	16	362.5%
	Percent of Original	91.6%	98.0%	-6.5%
Median	List Price	249,900	330,000	-24.3%
	Days on Market	45	10	350.0%
	Percent of Original	92.6%	100.0%	-7.4%

A total of 7 homes were available for sale in Wabaunsee County at the end of August. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,900, down 24.3% from 2022. The typical time on market for active listings was 45 days, up from 10 days a year earlier.

History of Active Listings

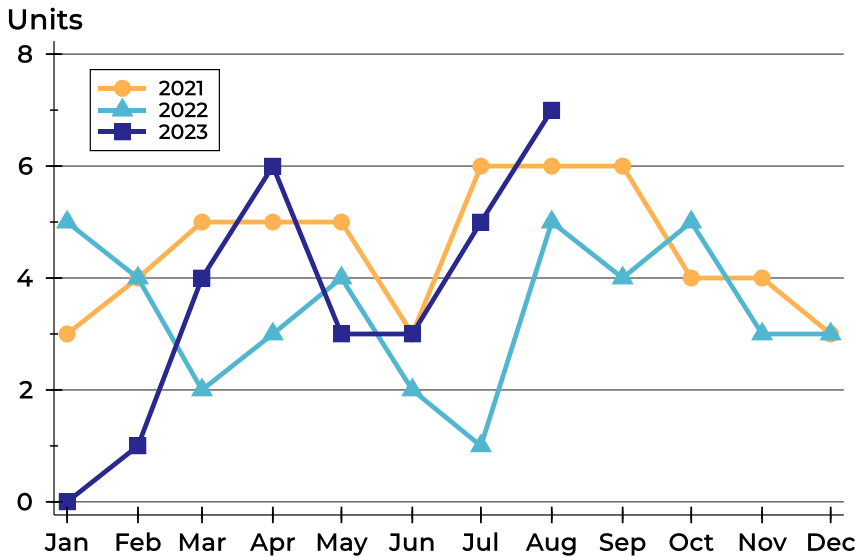
Units





Wabaunsee County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	3	5	0
February	4	4	1
March	5	2	4
April	5	3	6
May	5	4	3
June	3	2	3
July	6	1	5
August	6	5	7
September	6	4	
October	4	5	
November	4	3	
December	3	3	

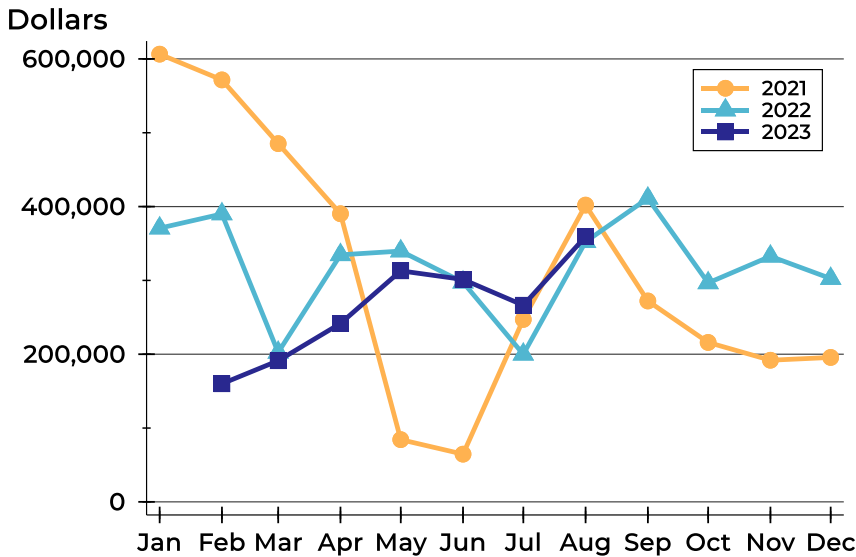
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	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	N/A
\$125,000-\$149,999	1	14.3%	N/A	148,000	148,000	45	45	93.7%	93.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	N/A	175,000	175,000	72	72	100.0%	100.0%
\$200,000-\$249,999	2	28.6%	N/A	224,950	224,950	102	102	86.3%	86.3%
\$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	345,000	345,000	30	30	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	N/A	499,000	499,000	143	143	83.9%	83.9%
\$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	1	14.3%	N/A	899,000	899,000	25	25	90.8%	90.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



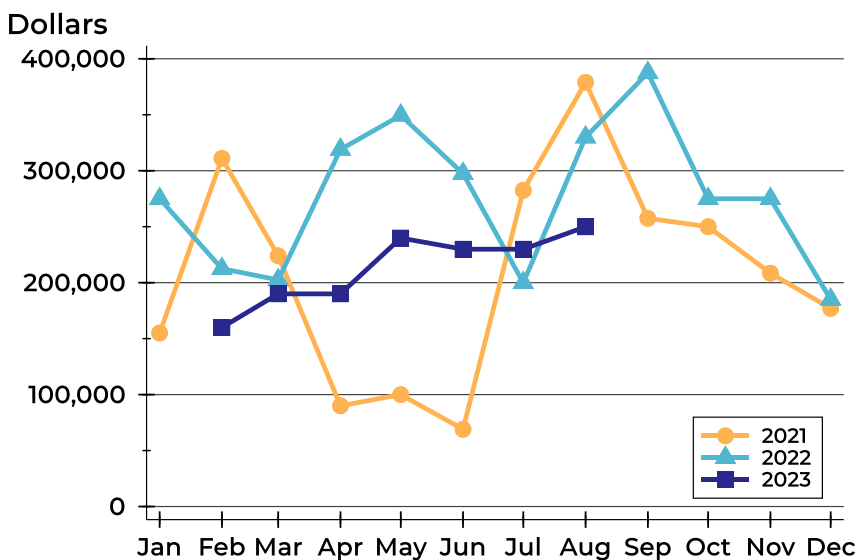
Wabaunsee County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	606,492	370,800	N/A
February	571,619	390,000	160,000
March	485,295	202,450	191,225
April	390,295	334,667	241,667
May	84,300	339,750	312,967
June	64,667	297,500	301,300
July	247,167	199,900	266,360
August	402,000	352,360	359,414
September	272,150	411,250	
October	215,975	296,600	
November	191,875	332,667	
December	195,667	302,500	

Median Price

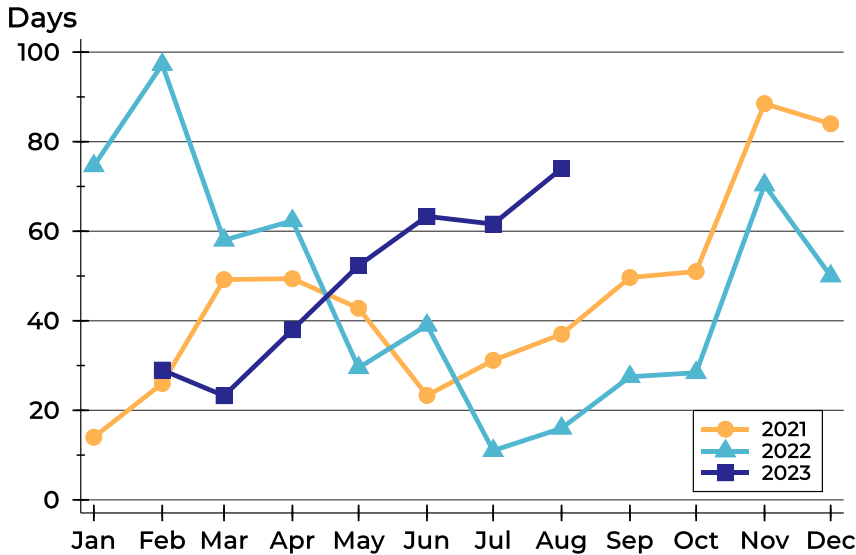


Month	2021	2022	2023
January	155,000	275,000	N/A
February	311,000	212,500	160,000
March	224,000	202,450	190,000
April	90,000	319,000	190,000
May	100,000	349,500	239,900
June	69,000	297,500	229,900
July	282,500	199,900	229,900
August	379,000	330,000	249,900
September	257,500	387,500	
October	250,000	275,000	
November	208,500	275,000	
December	177,000	185,000	



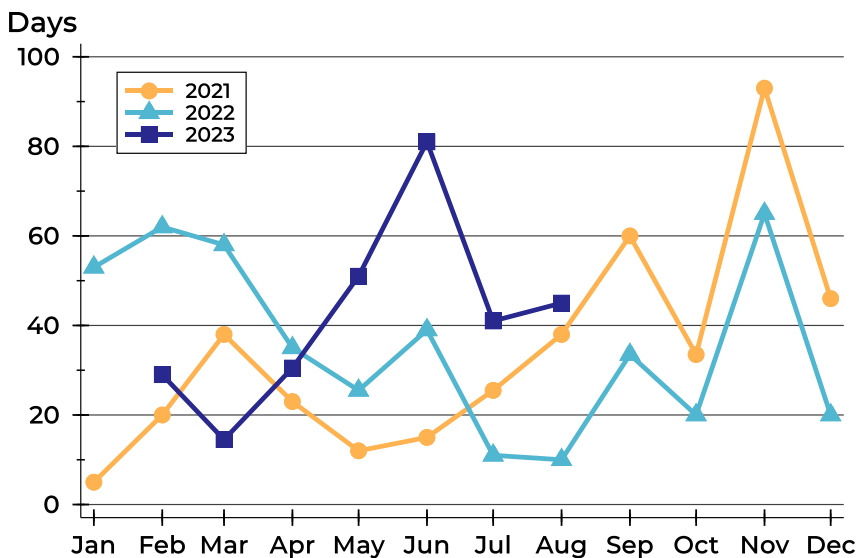
Wabaunsee County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	14	75	N/A
February	26	97	29
March	49	58	23
April	49	62	38
May	43	30	52
June	23	39	63
July	31	11	62
August	37	16	74
September	50	28	
October	51	28	
November	89	70	
December	84	50	

Median DOM

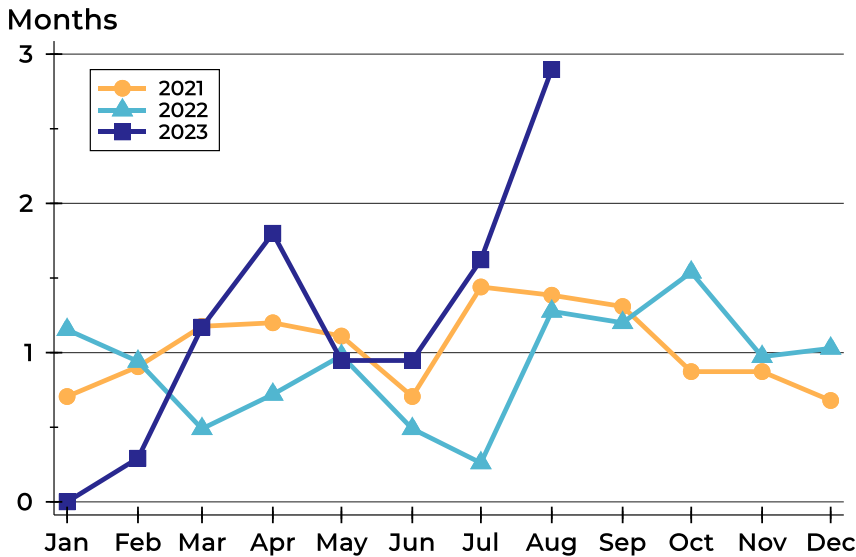


Month	2021	2022	2023
January	5	53	N/A
February	20	62	29
March	38	58	15
April	23	35	31
May	12	26	51
June	15	39	81
July	26	11	41
August	38	10	45
September	60	34	
October	34	20	
November	93	65	
December	46	20	



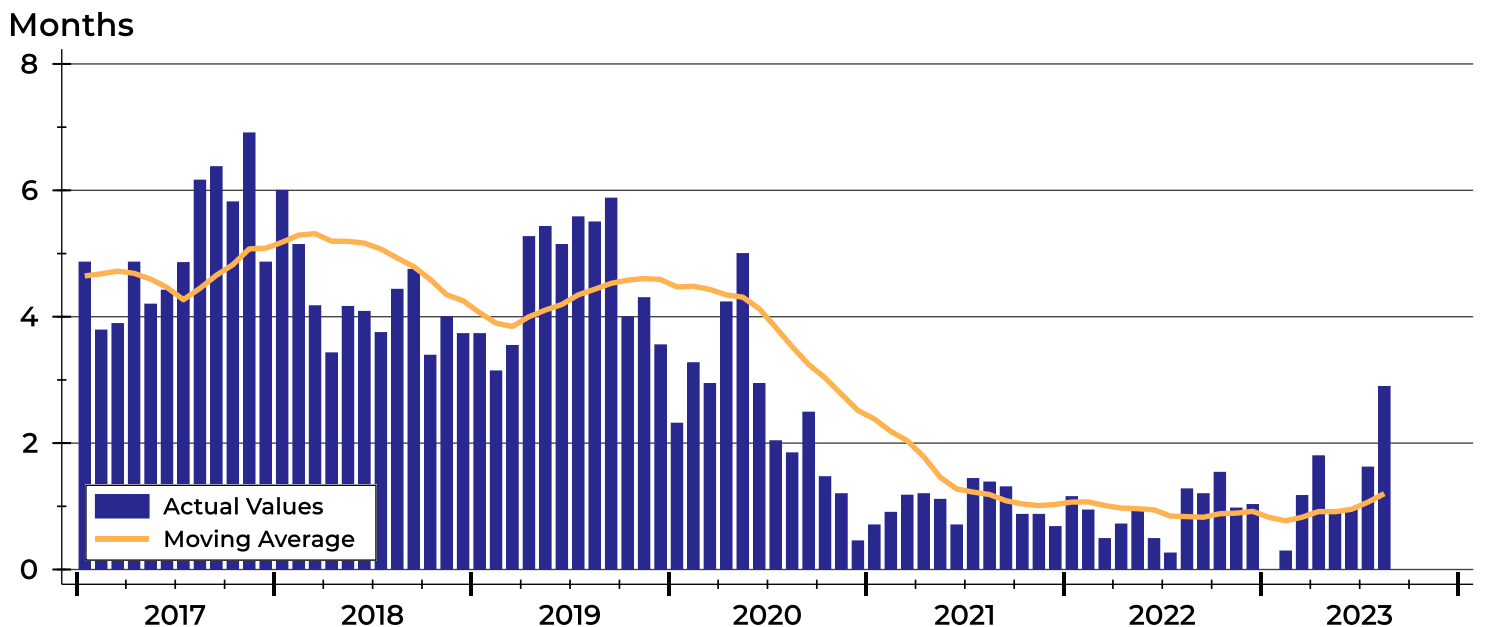
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.7	1.2	0.0
February	0.9	0.9	0.3
March	1.2	0.5	1.2
April	1.2	0.7	1.8
May	1.1	1.0	0.9
June	0.7	0.5	0.9
July	1.4	0.3	1.6
August	1.4	1.3	2.9
September	1.3	1.2	
October	0.9	1.5	
November	0.9	1.0	
December	0.7	1.0	

History of Month's Supply





Wabaunsee County New Listings Analysis

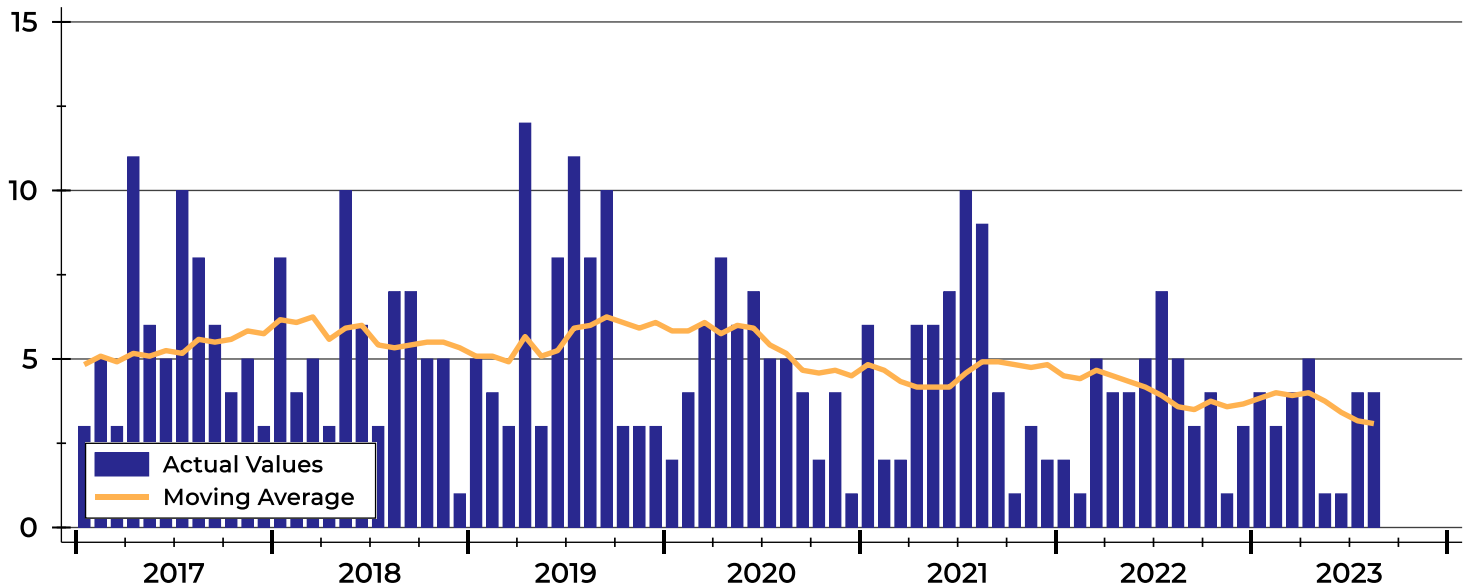
Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	4	5	-20.0%
	Volume (1,000s)	1,549	1,632	-5.1%
	Average List Price	387,250	326,380	18.7%
	Median List Price	255,000	280,000	-8.9%
Year-to-Date	New Listings	26	33	-21.2%
	Volume (1,000s)	7,097	10,735	-33.9%
	Average List Price	272,973	325,290	-16.1%
	Median List Price	187,500	229,999	-18.5%

A total of 4 new listings were added in Wabaunsee County during August, down 20.0% from the same month in 2022. Year-to-date Wabaunsee County has seen 26 new listings.

The median list price of these homes was \$255,000 down from \$280,000 in 2022.

History of New Listings

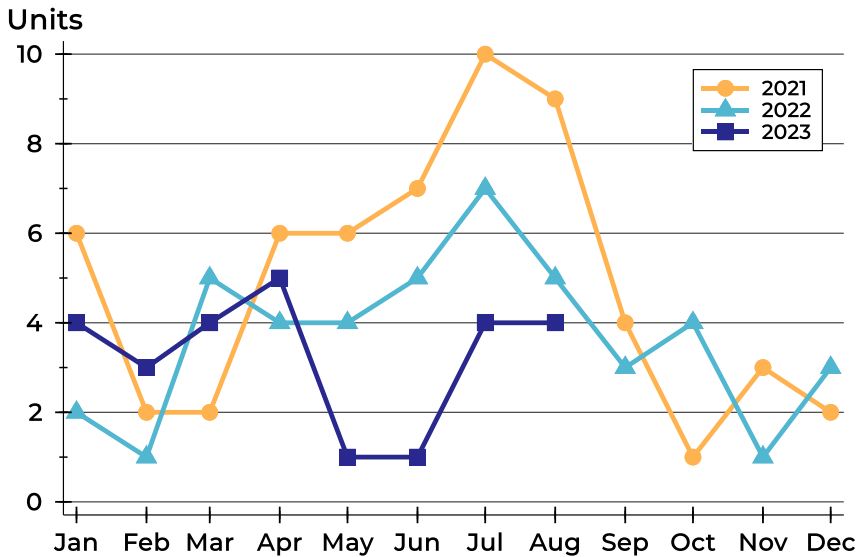
Units





Wabaunsee County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	6	2	4
February	2	1	3
March	2	5	4
April	6	4	5
May	6	4	1
June	7	5	1
July	10	7	4
August	9	5	4
September	4	3	4
October	1	4	4
November	3	1	4
December	2	3	4

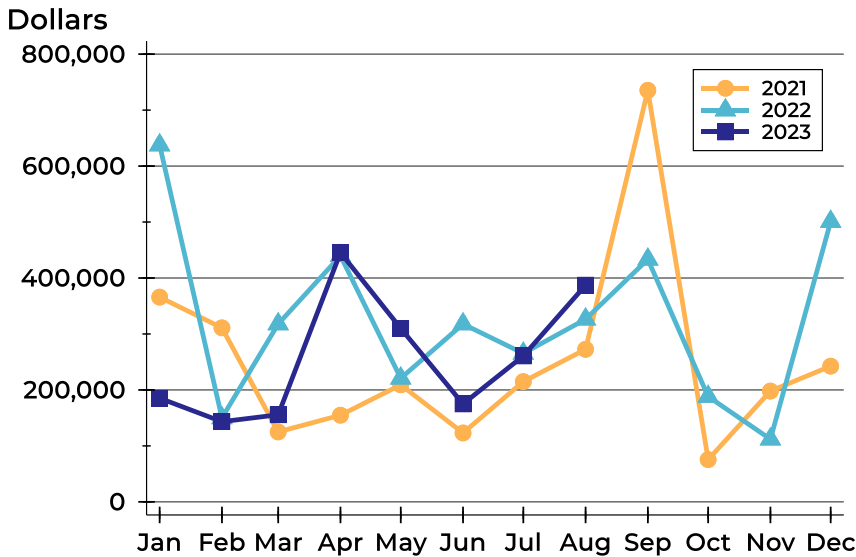
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	140,000	140,000	3	3	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	165,000	165,000	2	2	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	345,000	345,000	36	36	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	25.0%	899,000	899,000	31	31	90.8%	90.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



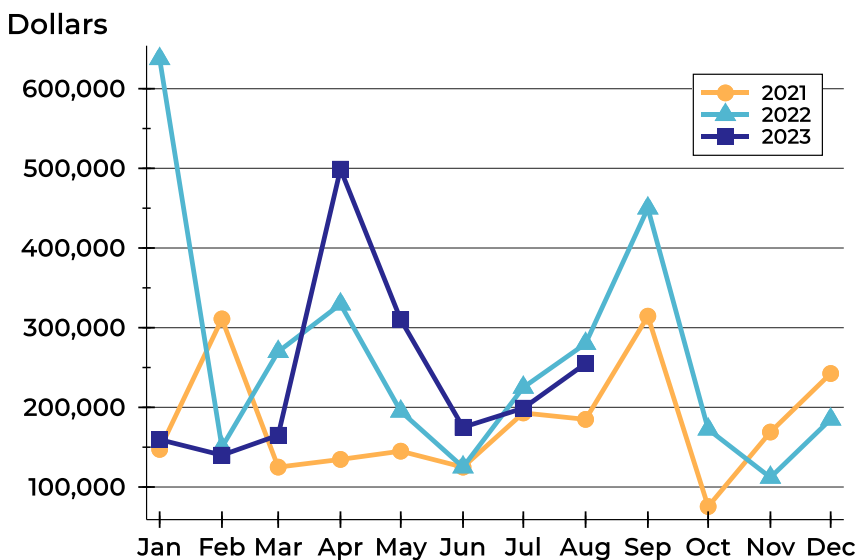
Wabaunsee County New Listings Analysis

Average Price



Month	2021	2022	2023
January	365,829	637,500	185,250
February	311,000	150,000	143,333
March	125,000	317,780	155,625
April	154,883	439,750	445,380
May	209,167	220,841	310,000
June	123,143	317,800	175,000
July	214,900	265,343	260,725
August	272,633	326,380	387,250
September	735,350	433,333	
October	75,500	188,250	
November	197,967	112,000	
December	242,500	500,833	

Median Price



Month	2021	2022	2023
January	147,250	637,500	159,500
February	311,000	150,000	140,000
March	125,000	269,900	165,000
April	134,650	329,500	499,000
May	145,000	195,000	310,000
June	125,000	125,000	175,000
July	193,000	225,000	198,950
August	184,900	280,000	255,000
September	314,450	450,000	
October	75,500	172,500	
November	169,000	112,000	
December	242,500	185,000	



Wabaunsee County Contracts Written Analysis

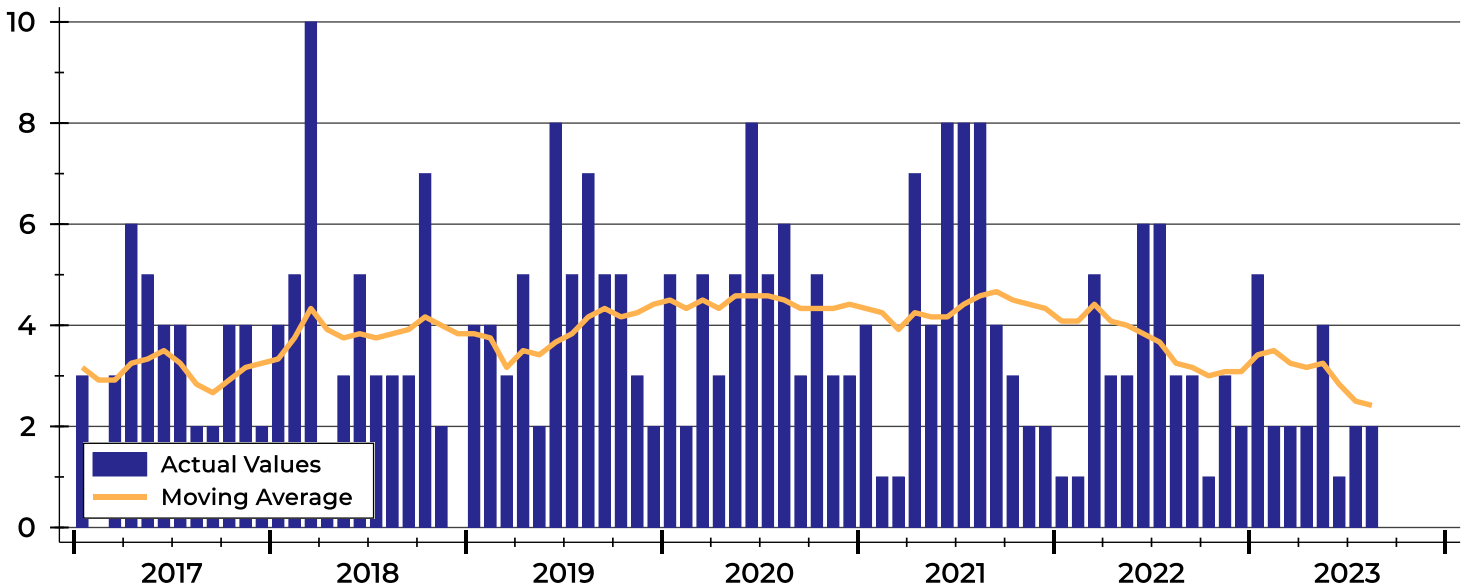
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		2	3	-33.3%	20	28	-28.6%
Volume (1,000s)		305	656	-53.5%	4,844	8,190	-40.9%
Average	Sale Price	152,500	218,800	-30.3%	242,195	292,511	-17.2%
	Days on Market	3	12	-75.0%	19	25	-24.0%
	Percent of Original	100.0%	97.1%	3.0%	96.4%	98.1%	-1.7%
Median	Sale Price	152,500	224,500	-32.1%	162,500	224,750	-27.7%
	Days on Market	3	14	-78.6%	3	7	-57.1%
	Percent of Original	100.0%	95.8%	4.4%	99.6%	100.0%	-0.4%

A total of 2 contracts for sale were written in Wabaunsee County during the month of August, down from 3 in 2022. The median list price of these homes was \$152,500, down from \$224,500 the prior year.

Half of the homes that went under contract in August were on the market less than 3 days, compared to 14 days in August 2022.

History of Contracts Written

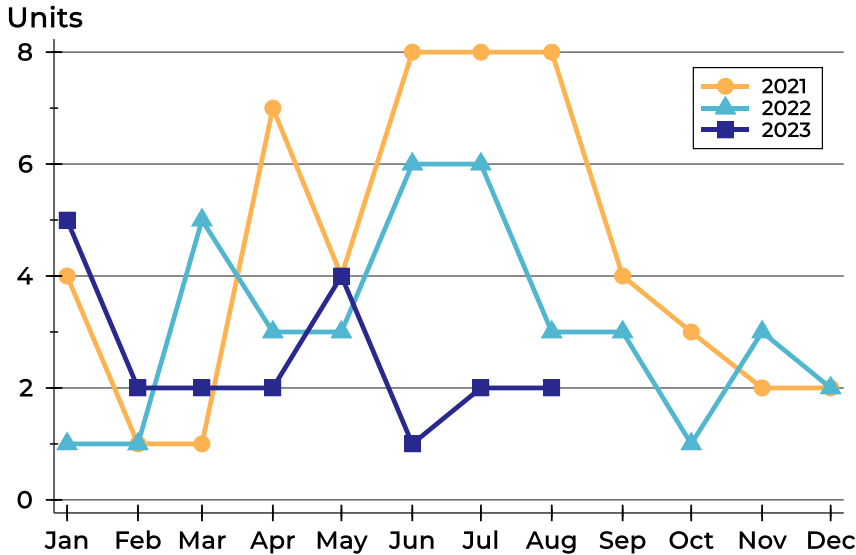
Units





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	4	1	5
February	1	1	2
March	1	5	2
April	7	3	2
May	4	3	4
June	8	6	1
July	8	6	2
August	8	3	2
September	4	3	
October	3	1	
November	2	3	
December	2	2	

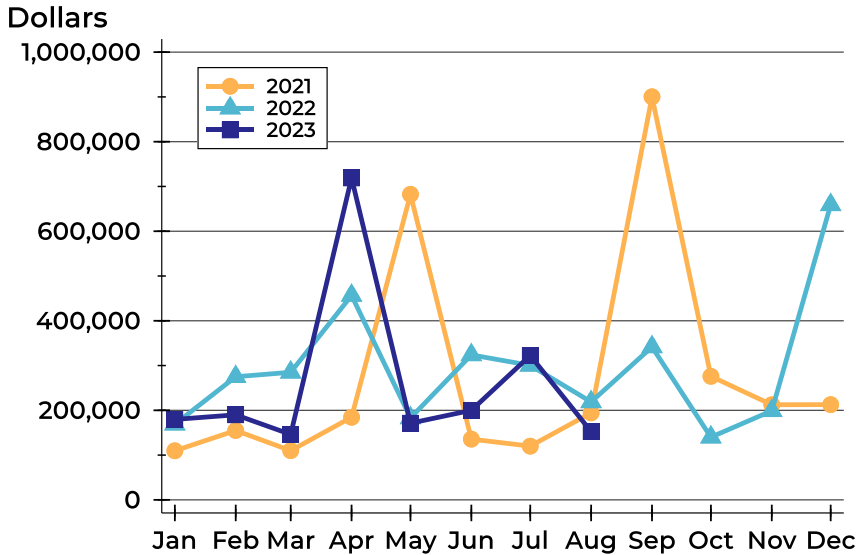
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	3	3	100.0%	100.0%
\$150,000-\$174,999	1	50.0%	165,000	165,000	2	2	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



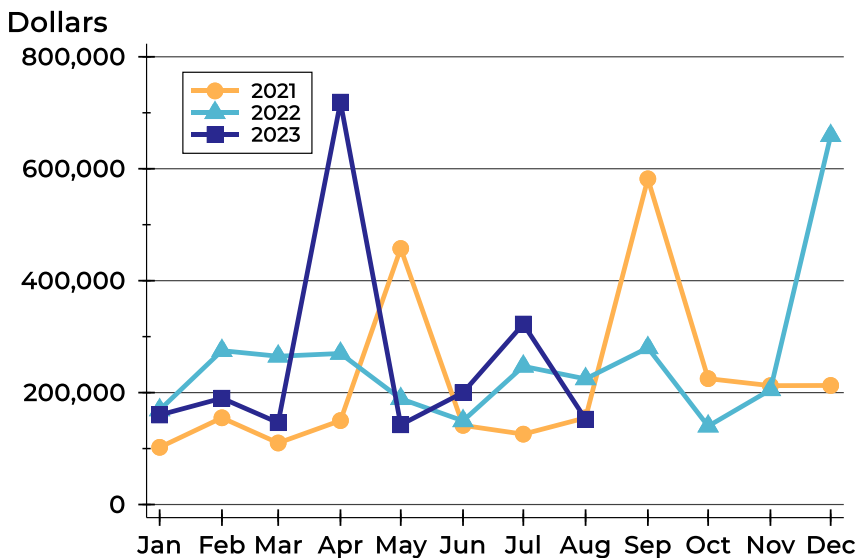
Wabaunsee County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	109,625	169,000	179,700
February	155,000	275,000	190,000
March	110,000	285,000	146,250
April	184,471	456,633	719,000
May	682,369	183,000	171,225
June	135,687	323,833	200,000
July	120,000	300,500	322,500
August	194,338	218,800	152,500
September	900,350	341,633	
October	276,000	140,000	
November	212,450	199,000	
December	212,750	659,000	

Median Price

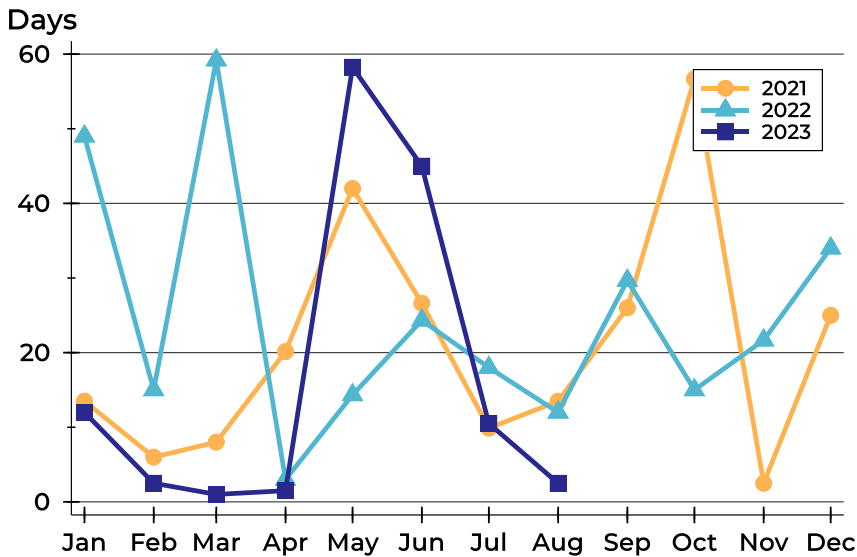


Month	2021	2022	2023
January	102,250	169,000	160,000
February	155,000	275,000	190,000
March	110,000	265,000	146,250
April	150,000	269,900	719,000
May	457,500	189,000	142,500
June	141,500	149,500	200,000
July	125,750	247,000	322,500
August	154,950	224,500	152,500
September	582,000	280,000	
October	225,000	140,000	
November	212,450	205,000	
December	212,750	659,000	



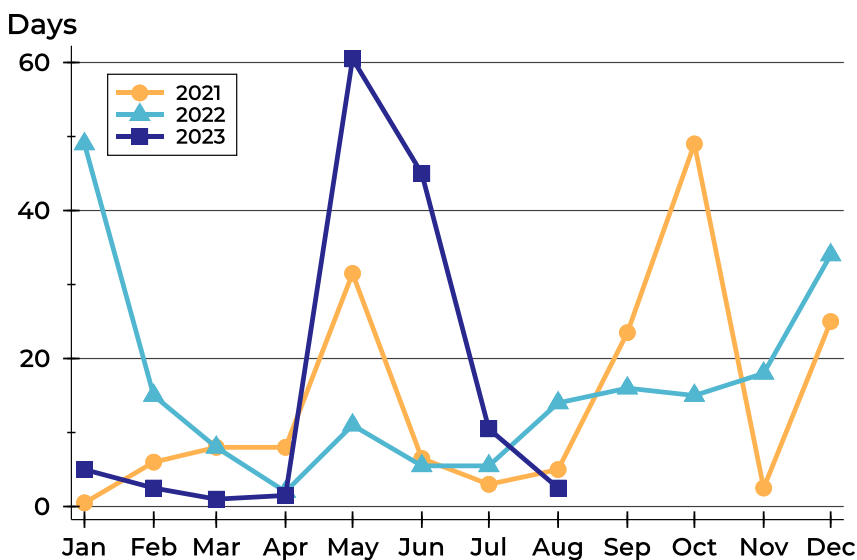
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	14	49	12
February	6	15	3
March	8	59	1
April	20	3	2
May	42	14	58
June	27	24	45
July	10	18	11
August	14	12	3
September	26	30	
October	57	15	
November	3	22	
December	25	34	

Median DOM



Month	2021	2022	2023
January	1	49	5
February	6	15	3
March	8	8	1
April	8	2	2
May	32	11	61
June	7	6	45
July	3	6	11
August	5	14	3
September	24	16	
October	49	15	
November	3	18	
December	25	34	



Wabaunsee County Pending Contracts Analysis

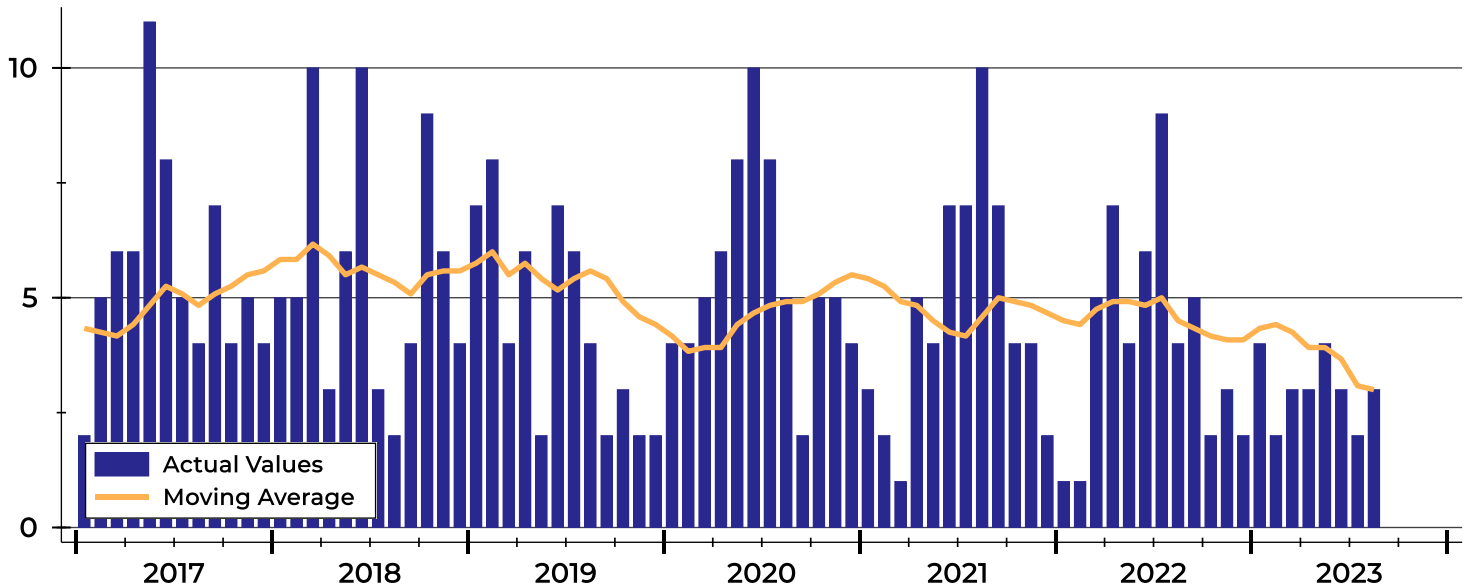
Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		3	4	-25.0%
Volume (1,000s)		855	865	-1.2%
Average	List Price	285,000	216,125	31.9%
	Days on Market	3	45	-93.3%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	165,000	224,750	-26.6%
	Days on Market	3	9	-66.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Wabaunsee County had contracts pending at the end of August, down from 4 contracts pending at the end of August 2022.

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

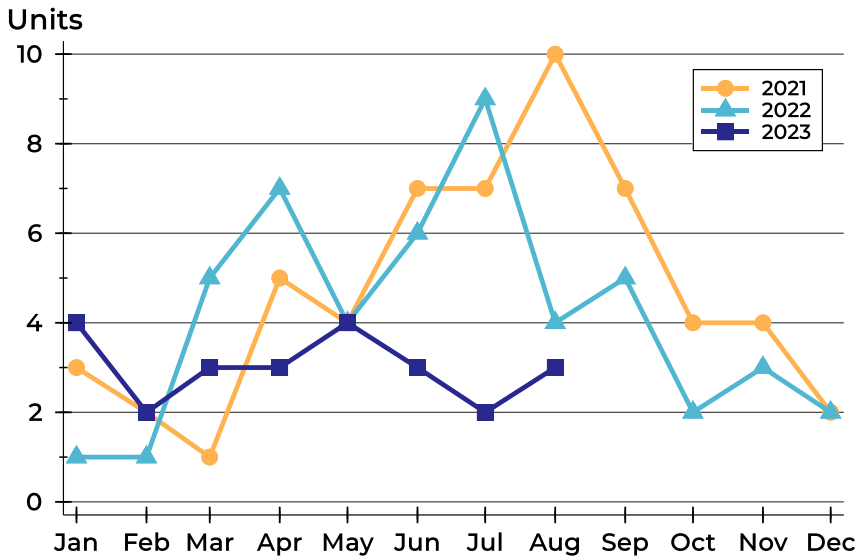
Units





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	3	1	4
February	2	1	2
March	1	5	3
April	5	7	3
May	4	4	4
June	7	6	3
July	7	9	2
August	10	4	3
September	7	5	
October	4	2	
November	4	3	
December	2	2	

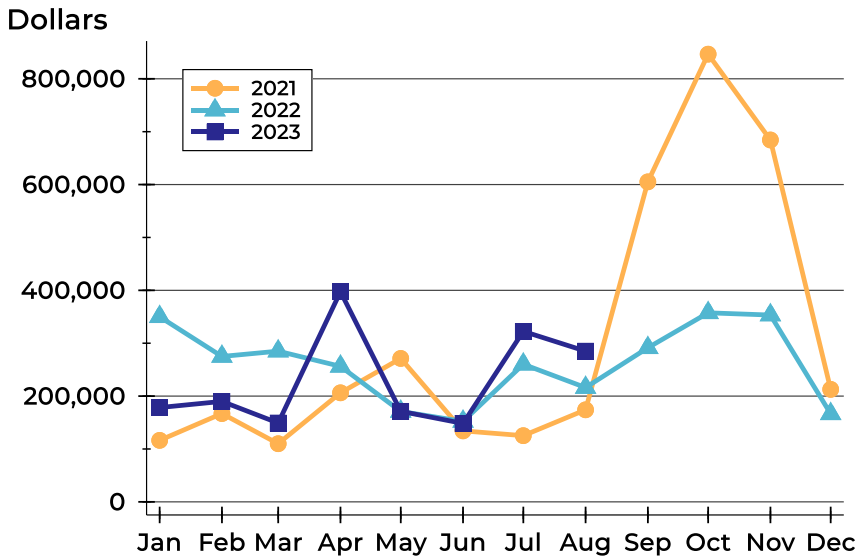
Pending Contracts by Price Range

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	33.3%	140,000	140,000	3	3	100.0%	100.0%
\$150,000-\$174,999	1	33.3%	165,000	165,000	2	2	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	33.3%	550,000	550,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



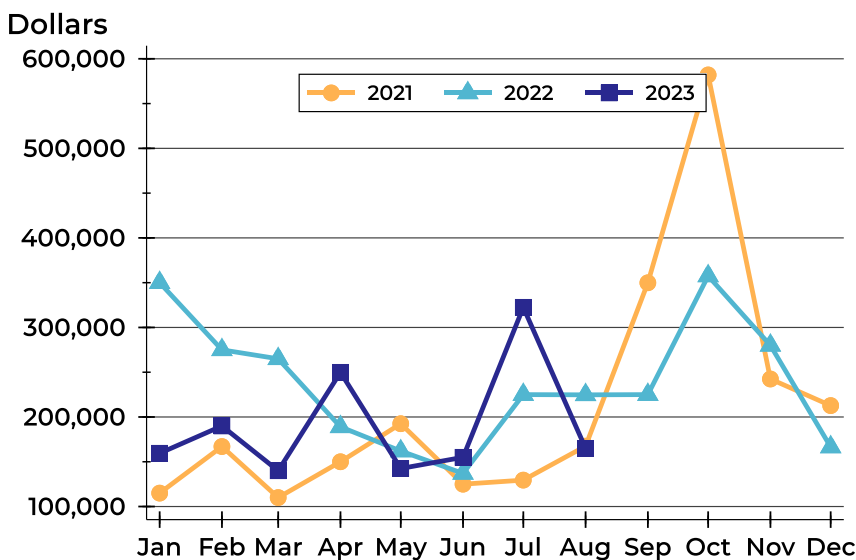
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	116,333	350,000	178,375
February	167,000	275,000	190,000
March	110,000	285,000	149,167
April	206,260	256,271	397,467
May	271,250	171,000	171,225
June	134,286	152,167	148,300
July	125,214	260,222	322,500
August	174,070	216,125	285,000
September	605,171	291,360	
October	846,625	357,500	
November	684,350	353,333	
December	212,750	166,500	

Median Price

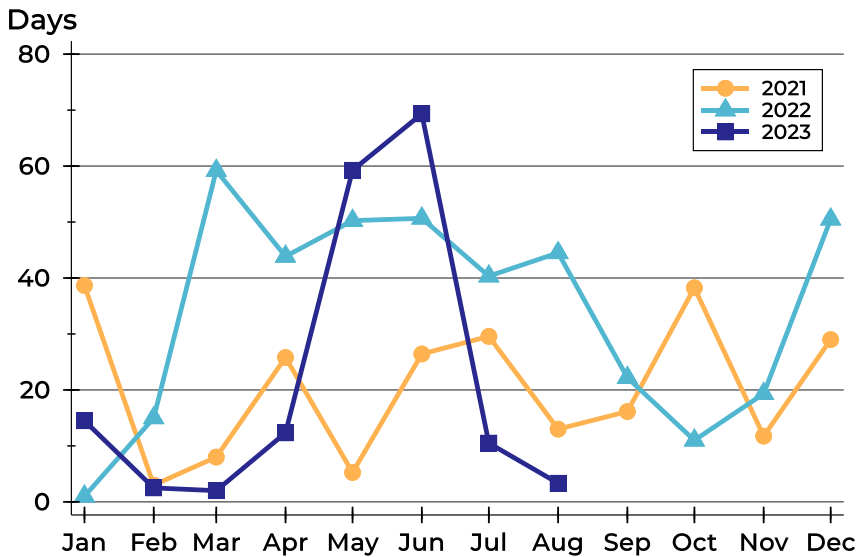


Month	2021	2022	2023
January	115,000	350,000	159,500
February	167,000	275,000	190,000
March	110,000	265,000	140,000
April	150,000	189,000	249,900
May	192,500	162,000	142,500
June	125,000	137,000	155,000
July	129,500	225,000	322,500
August	167,450	224,750	165,000
September	349,900	225,000	
October	582,000	357,500	
November	242,450	280,000	
December	212,750	166,500	



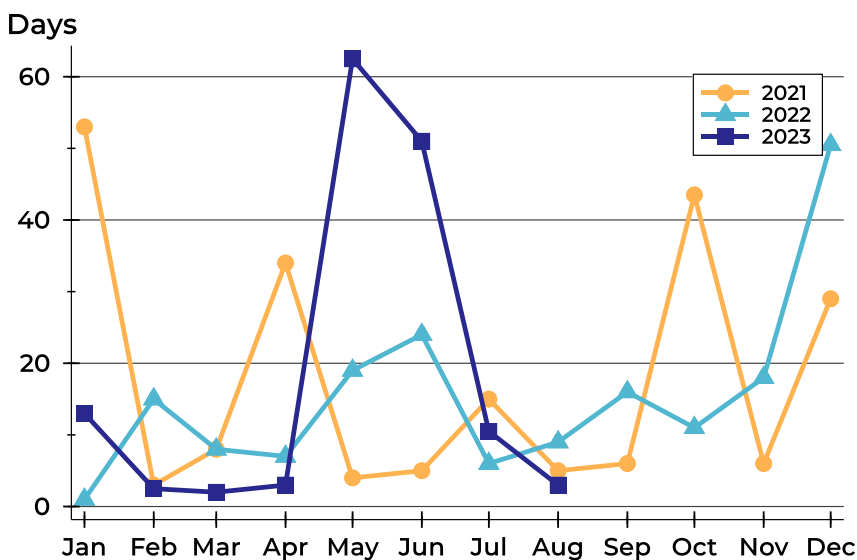
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	39	1	15
February	3	15	3
March	8	59	2
April	26	44	12
May	5	50	59
June	26	51	69
July	30	40	11
August	13	45	3
September	16	22	
October	38	11	
November	12	19	
December	29	51	

Median DOM



Month	2021	2022	2023
January	53	1	13
February	3	15	3
March	8	8	2
April	34	7	3
May	4	19	63
June	5	24	51
July	15	6	11
August	5	9	3
September	6	16	
October	44	11	
November	6	18	
December	29	51	