



**SUNFLOWER**  
ASSOCIATION OF REALTORS®, INC.

## January 2023 Sunflower MLS Statistics

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## Entire MLS System Housing Report



### Market Overview

#### Sunflower MLS Home Sales Fell in January

Total home sales in the Sunflower multiple listing service fell last month to 201 units, compared to 252 units in January 2022. Total sales volume was \$35.7 million, down from a year earlier.

The median sale price in January was \$160,000, up from \$152,750 a year earlier. Homes that sold in January were typically on the market for 10 days and sold for 99.2% of their list prices.

#### Sunflower MLS Active Listings Up at End of January

The total number of active listings in the Sunflower multiple listing service at the end of January was 245 units, up from 177 at the same point in 2022. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$239,000.

During January, a total of 220 contracts were written down from 259 in January 2022. At the end of the month, there were 230 contracts still pending.

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## Entire MLS System Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>201</b> -20.2%	<b>252</b> 10.0%	<b>229</b> -4.2%	<b>201</b> -20.2%	<b>252</b> 10.0%	<b>229</b> -4.2%
<b>Active Listings</b> Change from prior year		<b>245</b> 38.4%	<b>177</b> -34.4%	<b>270</b> -51.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>0.8</b> 60.0%	<b>0.5</b> -37.5%	<b>0.8</b> -55.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>209</b> -15.7%	<b>248</b> -15.1%	<b>292</b> -5.8%	<b>209</b> -15.7%	<b>248</b> -15.1%	<b>292</b> -5.8%
<b>Contracts Written</b> Change from prior year		<b>220</b> -15.1%	<b>259</b> -12.2%	<b>295</b> -1.7%	<b>220</b> -15.1%	<b>259</b> -12.2%	<b>295</b> -1.7%
<b>Pending Contracts</b> Change from prior year		<b>230</b> -17.9%	<b>280</b> -10.8%	<b>314</b> 3.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>35,746</b> -19.7%	<b>44,527</b> 12.5%	<b>39,581</b> 16.5%	<b>35,746</b> -19.7%	<b>44,527</b> 12.5%	<b>39,581</b> 16.5%
Average	<b>Sale Price</b> Change from prior year	<b>177,842</b> 0.6%	<b>176,696</b> 2.2%	<b>172,842</b> 21.6%	<b>177,842</b> 0.6%	<b>176,696</b> 2.2%	<b>172,842</b> 21.6%
	<b>List Price of Actives</b> Change from prior year	<b>312,837</b> 30.0%	<b>240,586</b> 14.1%	<b>210,777</b> 13.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>24</b> 0.0%	<b>24</b> -36.8%	<b>38</b> -17.4%	<b>24</b> 0.0%	<b>24</b> -36.8%	<b>38</b> -17.4%
	<b>Percent of List</b> Change from prior year	<b>97.0%</b> -1.2%	<b>98.2%</b> 0.6%	<b>97.6%</b> 2.7%	<b>97.0%</b> -1.2%	<b>98.2%</b> 0.6%	<b>97.6%</b> 2.7%
	<b>Percent of Original</b> Change from prior year	<b>94.8%</b> -1.3%	<b>96.0%</b> -0.3%	<b>96.3%</b> 4.1%	<b>94.8%</b> -1.3%	<b>96.0%</b> -0.3%	<b>96.3%</b> 4.1%
Median	<b>Sale Price</b> Change from prior year	<b>160,000</b> 4.7%	<b>152,750</b> 1.2%	<b>151,000</b> 20.8%	<b>160,000</b> 4.7%	<b>152,750</b> 1.2%	<b>151,000</b> 20.8%
	<b>List Price of Actives</b> Change from prior year	<b>239,000</b> 30.6%	<b>183,000</b> 30.7%	<b>140,000</b> 0.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>10</b> 42.9%	<b>7</b> -12.5%	<b>8</b> -66.7%	<b>10</b> 42.9%	<b>7</b> -12.5%	<b>8</b> -66.7%
	<b>Percent of List</b> Change from prior year	<b>99.2%</b> -0.8%	<b>100.0%</b> 0.0%	<b>100.0%</b> 3.3%	<b>99.2%</b> -0.8%	<b>100.0%</b> 0.0%	<b>100.0%</b> 3.3%
	<b>Percent of Original</b> Change from prior year	<b>97.0%</b> -3.0%	<b>100.0%</b> 1.4%	<b>98.6%</b> 3.9%	<b>97.0%</b> -3.0%	<b>100.0%</b> 1.4%	<b>98.6%</b> 3.9%

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



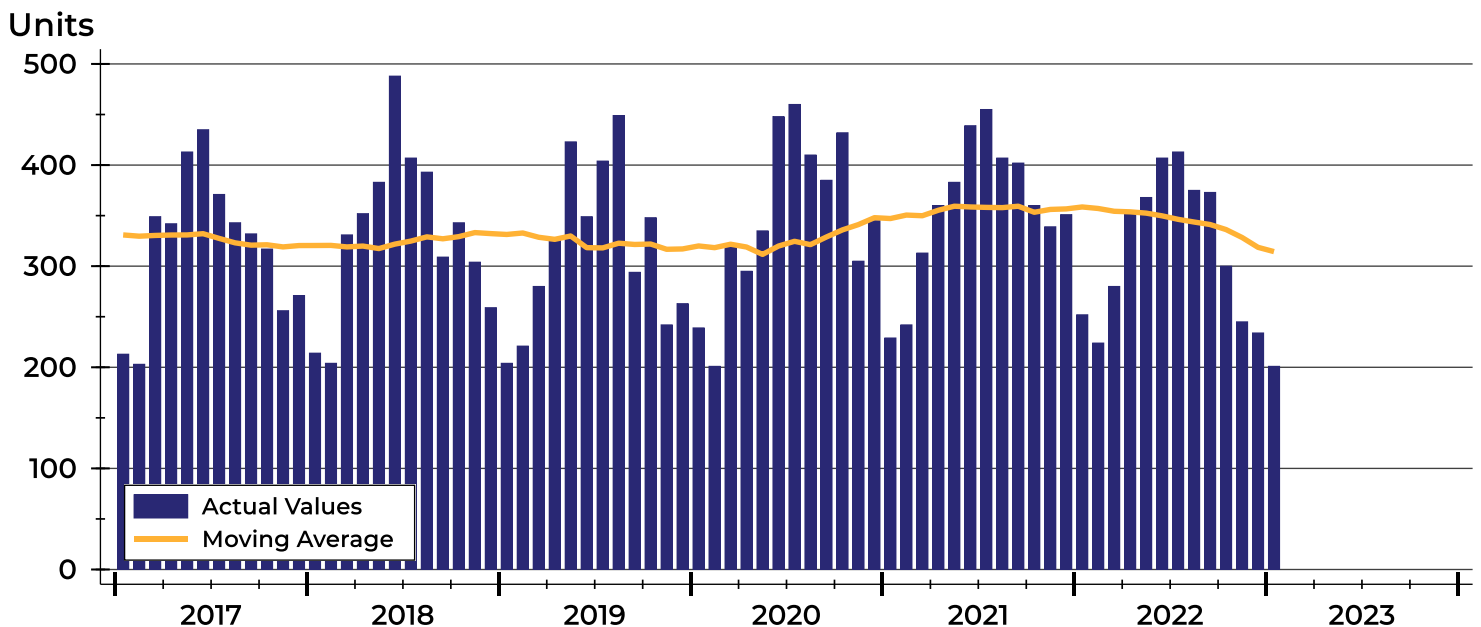
## Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		201	252	-20.2%	201	252	-20.2%
Volume (1,000s)		35,746	44,527	-19.7%	35,746	44,527	-19.7%
Months' Supply		0.8	0.5	60.0%	N/A	N/A	N/A
Average	Sale Price	177,842	176,696	0.6%	177,842	176,696	0.6%
	Days on Market	24	24	0.0%	24	24	0.0%
	Percent of List	97.0%	98.2%	-1.2%	97.0%	98.2%	-1.2%
	Percent of Original	94.8%	96.0%	-1.3%	94.8%	96.0%	-1.3%
Median	Sale Price	160,000	152,750	4.7%	160,000	152,750	4.7%
	Days on Market	10	7	42.9%	10	7	42.9%
	Percent of List	99.2%	100.0%	-0.8%	99.2%	100.0%	-0.8%
	Percent of Original	97.0%	100.0%	-3.0%	97.0%	100.0%	-3.0%

A total of 201 homes sold in the Sunflower multiple listing service in January, down from 252 units in January 2022. Total sales volume fell to \$35.7 million compared to \$44.5 million in the previous year.

The median sales price in January was \$160,000, up 4.7% compared to the prior year. Median days on market was 10 days, down from 11 days in December, but up from 7 in January 2022.

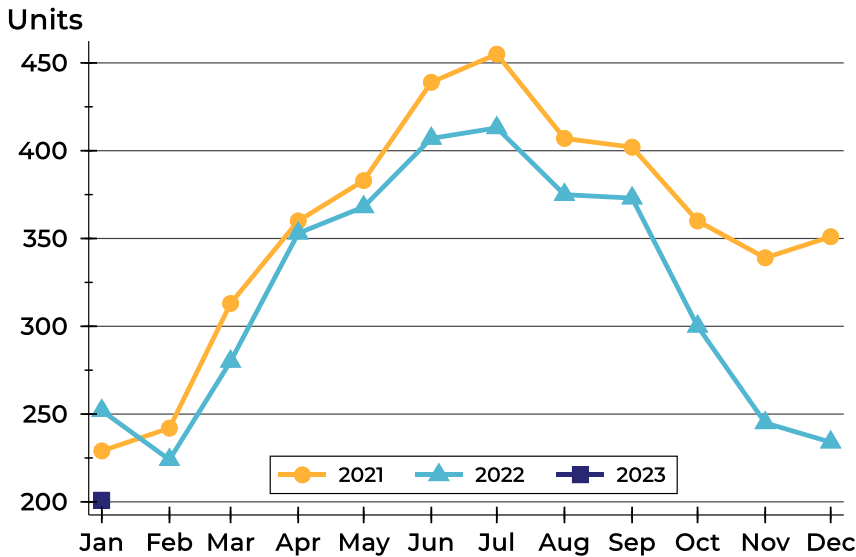
## History of Closed Listings





## Entire MLS System Closed Listings Analysis

### Closed Listings by Month



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

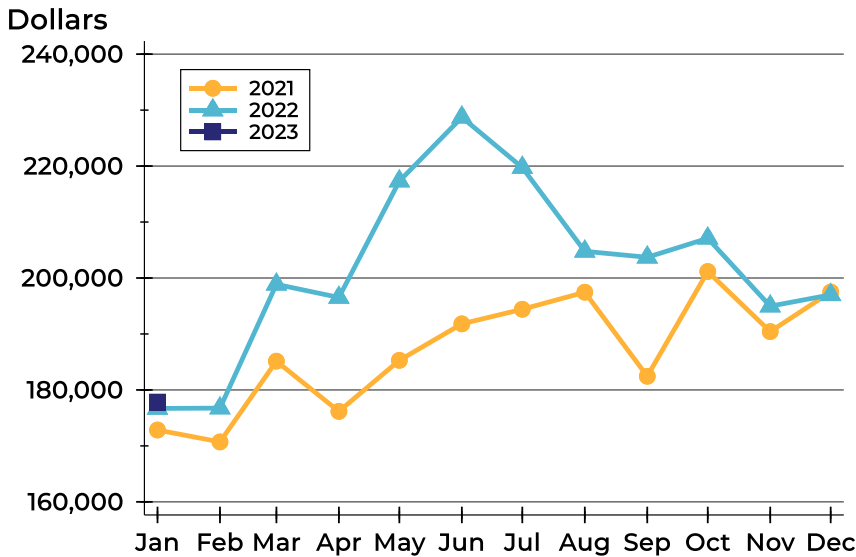
### Closed Listings by Price Range

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	7	3.5%	0.7	16,714	16,000	25	9	78.2%	77.8%	68.7%	77.8%
\$25,000-\$49,999	10	5.0%	0.7	35,550	35,000	15	12	88.8%	91.2%	85.6%	89.5%
\$50,000-\$99,999	37	18.4%	0.7	78,105	80,000	18	7	95.8%	98.9%	93.6%	97.0%
\$100,000-\$124,999	15	7.5%	0.4	113,880	112,500	27	14	96.9%	97.6%	95.7%	95.3%
\$125,000-\$149,999	25	12.4%	0.3	137,098	138,400	34	17	100.2%	100.0%	97.0%	96.2%
\$150,000-\$174,999	19	9.5%	0.5	163,011	164,500	14	7	99.8%	100.0%	99.3%	100.0%
\$175,000-\$199,999	18	9.0%	0.8	185,417	185,000	24	18	96.2%	97.6%	94.8%	97.2%
\$200,000-\$249,999	27	13.4%	0.9	218,012	216,000	21	8	98.6%	100.0%	97.1%	96.7%
\$250,000-\$299,999	14	7.0%	0.7	271,993	274,950	19	7	99.4%	99.5%	98.0%	97.5%
\$300,000-\$399,999	20	10.0%	1.0	336,795	327,750	35	14	98.6%	100.0%	95.2%	97.1%
\$400,000-\$499,999	6	3.0%	1.5	450,400	440,000	39	2	97.8%	98.7%	98.1%	98.7%
\$500,000-\$749,999	3	1.5%	2.0	560,333	540,000	38	9	104.1%	100.0%	103.1%	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%	9.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



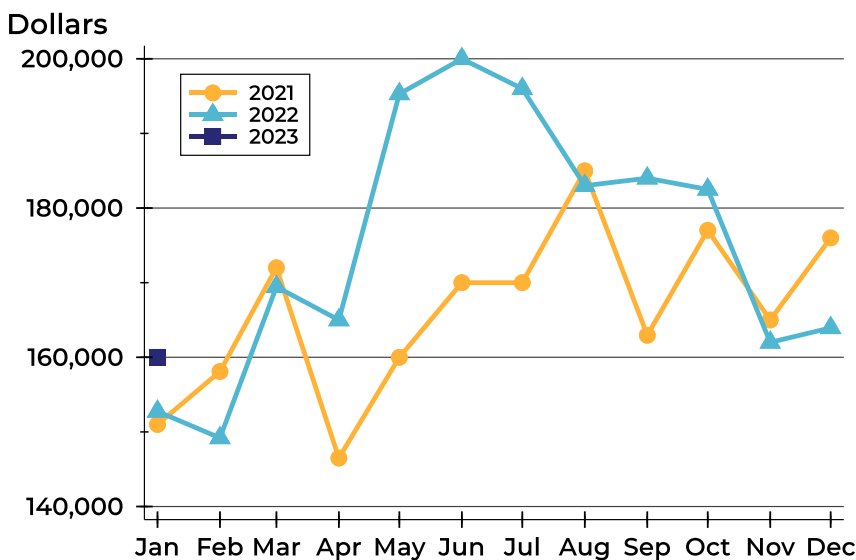
## Entire MLS System Closed Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	172,842	176,696	<b>177,842</b>
February	170,718	176,753	
March	185,141	198,872	
April	176,171	196,526	
May	185,290	217,312	
June	191,814	228,721	
July	194,417	219,747	
August	197,463	204,770	
September	182,444	203,706	
October	201,167	207,098	
November	190,428	194,969	
December	197,504	197,001	

### Median Price

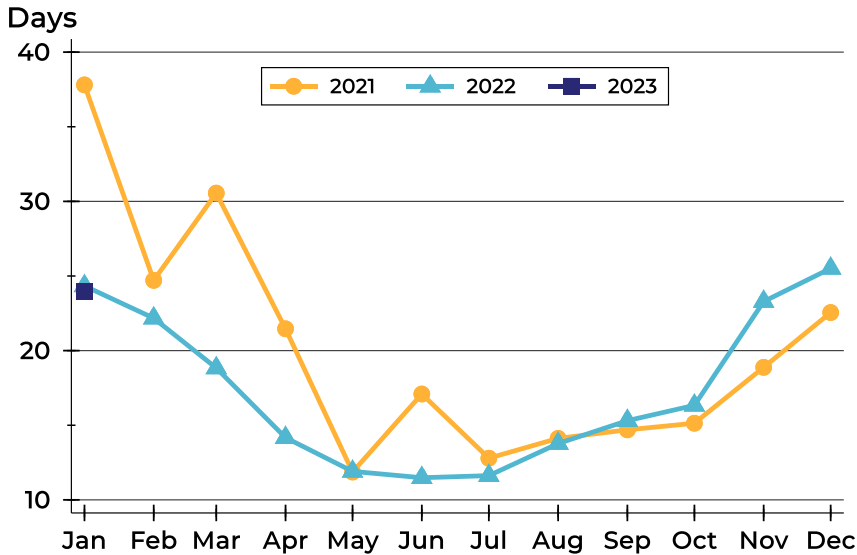


Month	2021	2022	2023
<b>January</b>	151,000	152,750	<b>160,000</b>
February	158,100	149,200	
March	172,000	169,450	
April	146,501	165,000	
May	160,000	195,300	
June	170,000	200,000	
July	170,000	196,000	
August	185,000	183,000	
September	162,950	184,000	
October	177,025	182,500	
November	165,000	162,000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



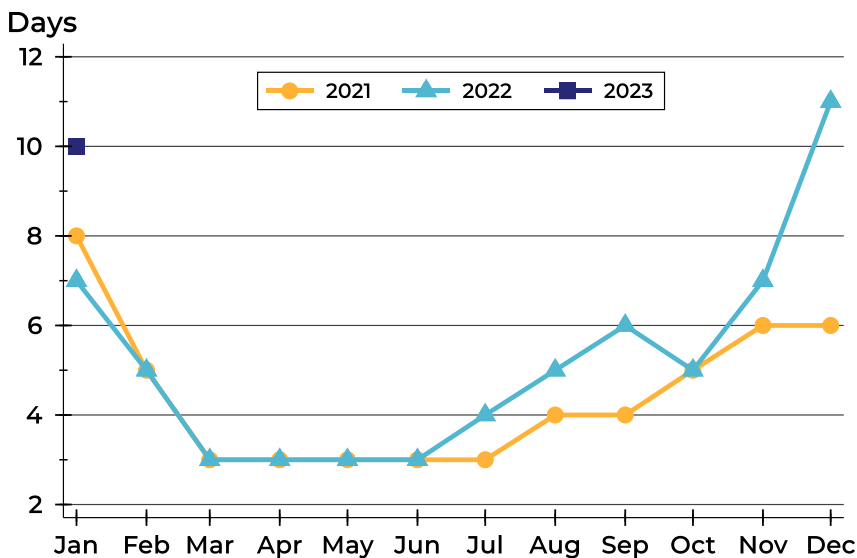
## Entire MLS System Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	38	24	24
February	25	22	
March	31	19	
April	21	14	
May	12	12	
June	17	11	
July	13	12	
August	14	14	
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	
March	3	3	
April	3	3	
May	3	3	
June	3	3	
July	3	4	
August	4	5	
September	4	6	
October	5	5	
November	6	7	
December	6	11	



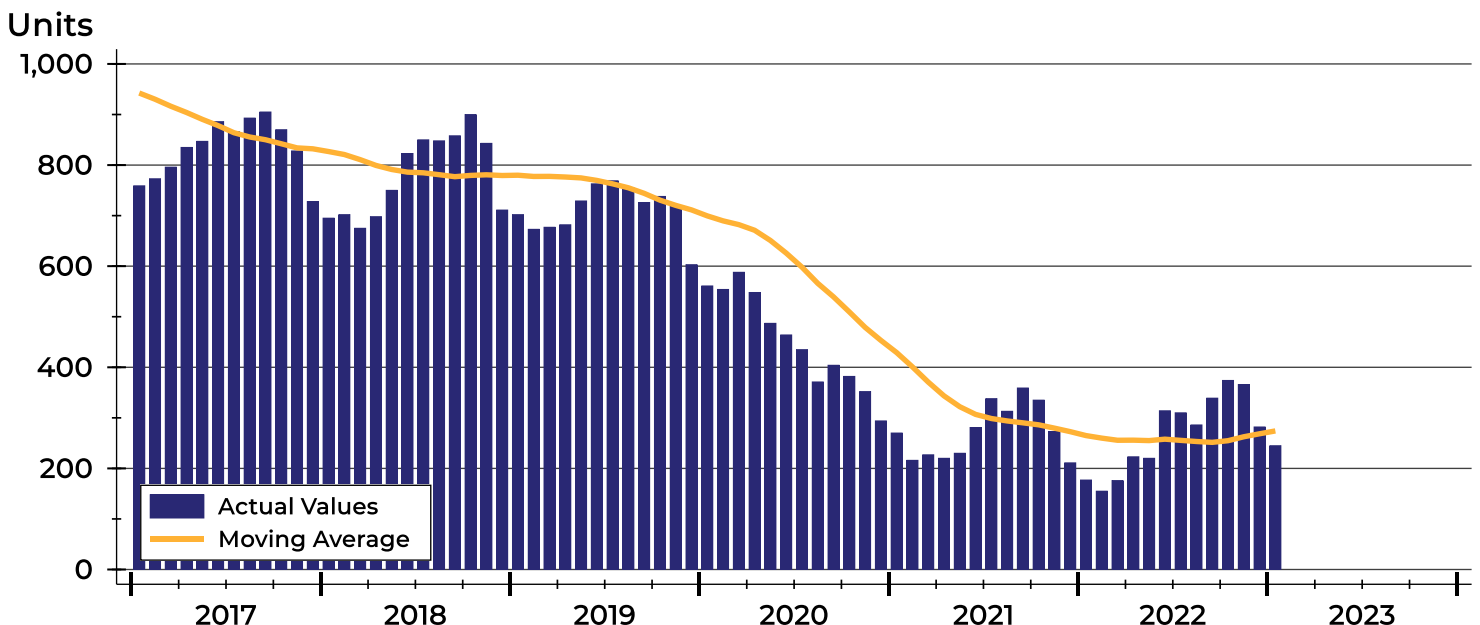
# Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		245	177	38.4%
Volume (1,000s)		76,645	42,584	80.0%
Months' Supply		0.8	0.5	60.0%
Average	List Price	312,837	240,586	30.0%
	Days on Market	72	69	4.3%
	Percent of Original	96.8%	97.3%	-0.5%
Median	List Price	239,000	183,000	30.6%
	Days on Market	57	41	39.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 245 homes were available for sale in the Sunflower multiple listing service at the end of January. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$239,000, up 30.6% from 2022. The typical time on market for active listings was 57 days, up from 41 days a year earlier.

## History of Active Listings

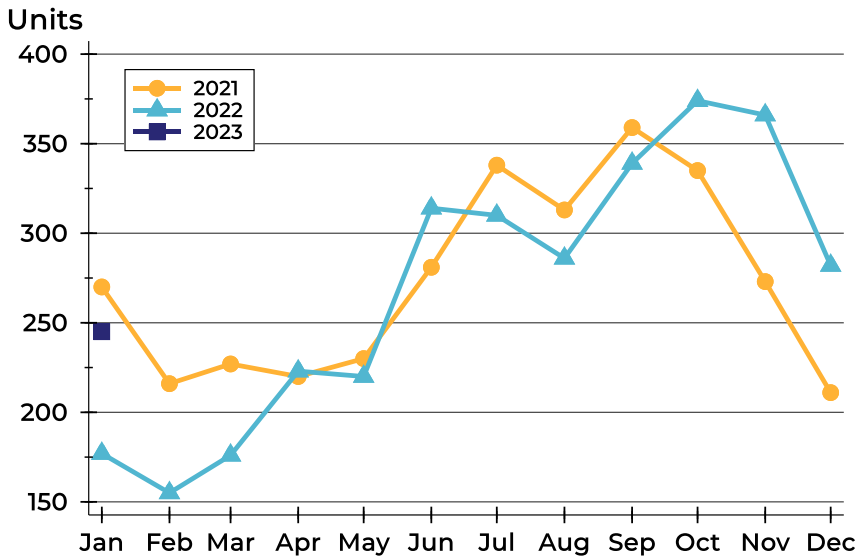






## Entire MLS System Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	270	177	245
February	216	155	
March	227	176	
April	220	223	
May	230	220	
June	281	314	
July	338	310	
August	313	286	
September	359	339	
October	335	374	
November	273	366	
December	211	282	

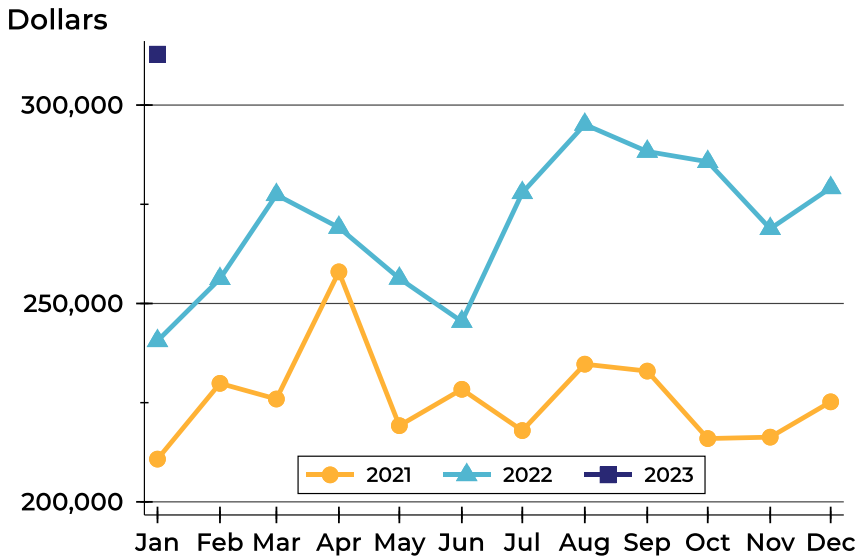
### Active Listings by Price Range

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	3	1.2%	0.7	7,400	1,500	30	20	100.0%	100.0%
\$25,000-\$49,999	9	3.7%	0.7	38,648	39,900	32	18	98.8%	100.0%
\$50,000-\$99,999	32	13.1%	0.7	75,445	75,000	61	58	96.0%	100.0%
\$100,000-\$124,999	11	4.5%	0.4	114,350	114,750	80	65	96.2%	100.0%
\$125,000-\$149,999	11	4.5%	0.3	138,964	139,900	106	36	97.4%	100.0%
\$150,000-\$174,999	15	6.1%	0.5	159,803	160,000	89	68	96.3%	100.0%
\$175,000-\$199,999	21	8.6%	0.8	190,176	190,000	58	55	95.1%	97.4%
\$200,000-\$249,999	37	15.1%	0.9	232,149	237,250	59	50	96.2%	97.8%
\$250,000-\$299,999	24	9.8%	0.7	278,767	275,450	65	60	98.3%	100.0%
\$300,000-\$399,999	31	12.7%	1.0	352,121	349,900	69	54	96.7%	100.0%
\$400,000-\$499,999	24	9.8%	1.5	459,133	467,250	99	63	97.4%	100.0%
\$500,000-\$749,999	18	7.3%	2.0	602,100	590,000	86	72	96.9%	100.0%
\$750,000-\$999,999	6	2.4%	N/A	814,000	795,000	90	85	97.2%	100.0%
\$1,000,000 and up	3	1.2%	9.0	3,915,667	1,597,000	101	109	100.0%	100.0%



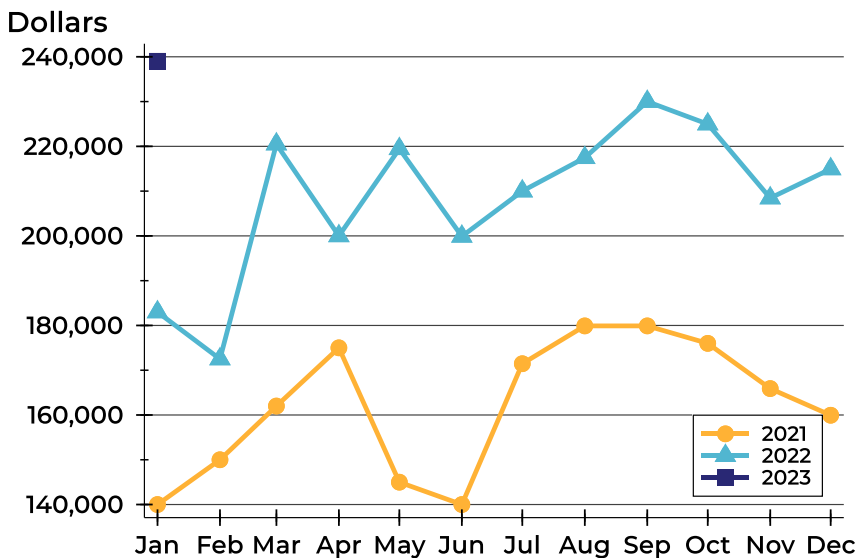
## Entire MLS System Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	210,777	240,586	312,837
February	229,869	256,235	
March	225,919	277,392	
April	257,975	269,139	
May	219,212	256,311	
June	228,369	245,447	
July	217,968	277,893	
August	234,703	295,109	
September	232,958	288,305	
October	215,958	285,721	
November	216,313	268,840	
December	225,212	279,138	

### Median Price

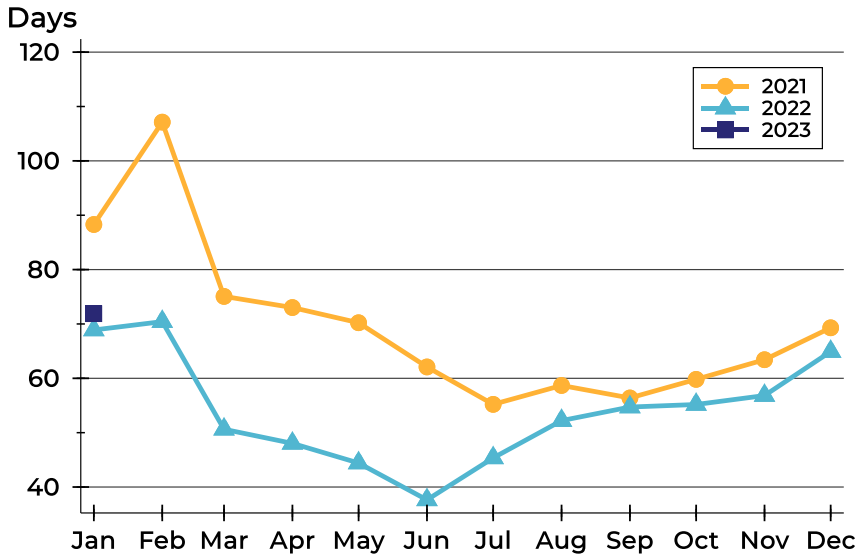


Month	2021	2022	2023
January	140,000	183,000	239,000
February	150,000	172,500	
March	162,000	220,500	
April	175,000	200,000	
May	145,000	219,450	
June	140,000	199,900	
July	171,450	210,000	
August	179,900	217,450	
September	179,900	230,000	
October	176,000	224,975	
November	165,900	208,450	
December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



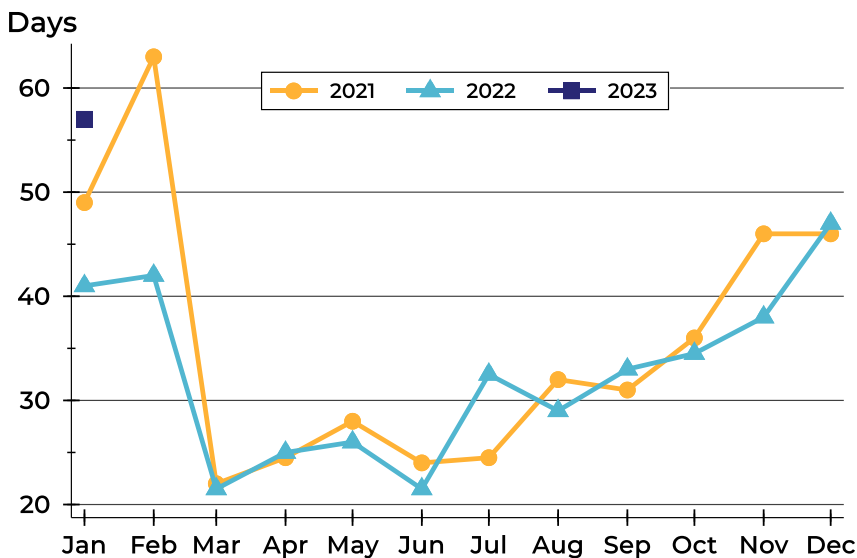
## Entire MLS System Active Listings Analysis

### Average DOM



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

### Median DOM

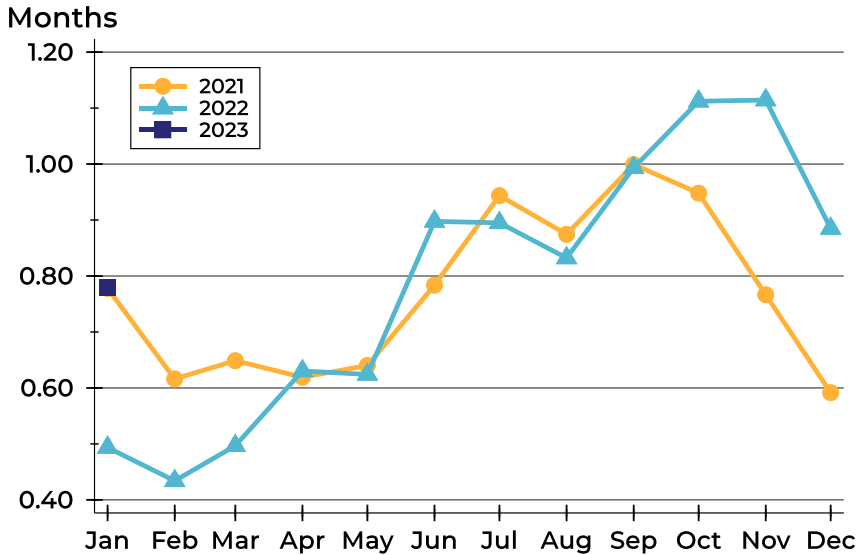


Month	2021	2022	2023
January	49	41	<b>57</b>
February	63	42	
March	22	22	
April	25	25	
May	28	26	
June	24	22	
July	25	33	
August	32	29	
September	31	33	
October	36	35	
November	46	38	
December	46	47	



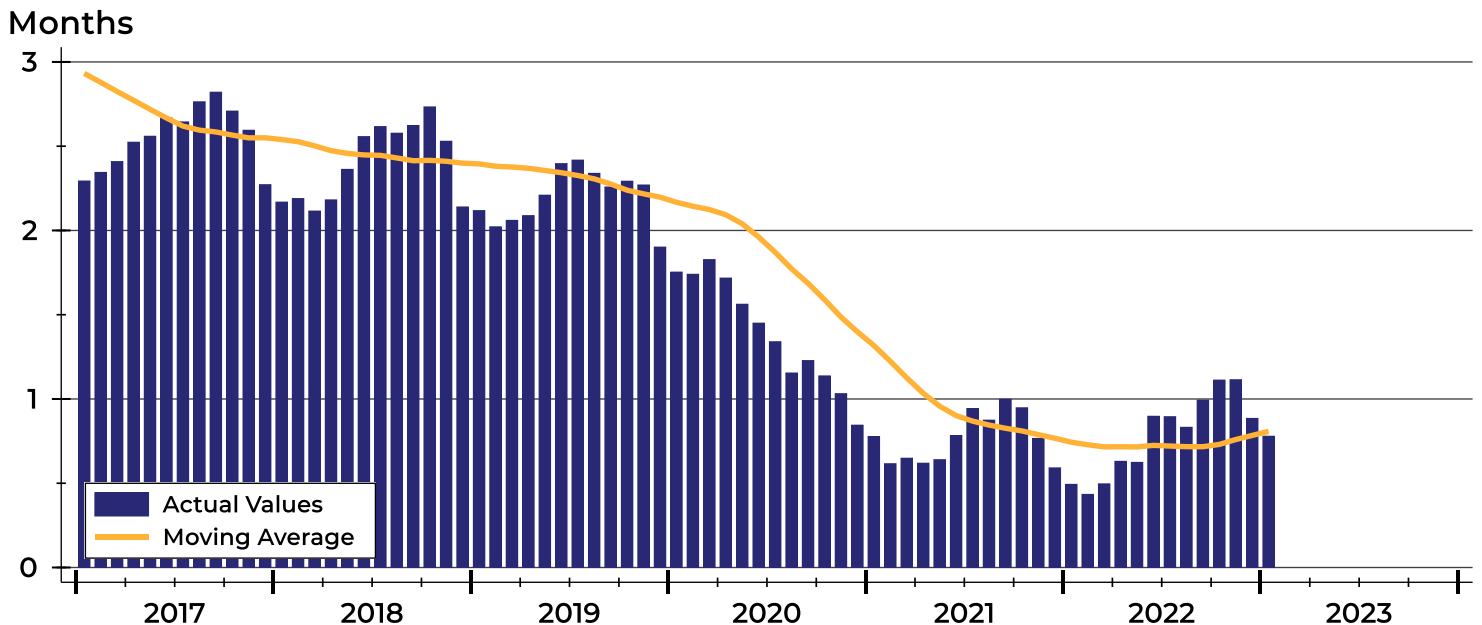
# Entire MLS System Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.8	0.5	<b>0.8</b>
February	0.6	0.4	
March	0.6	0.5	
April	0.6	0.6	
May	0.6	0.6	
June	0.8	0.9	
July	0.9	0.9	
August	0.9	0.8	
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





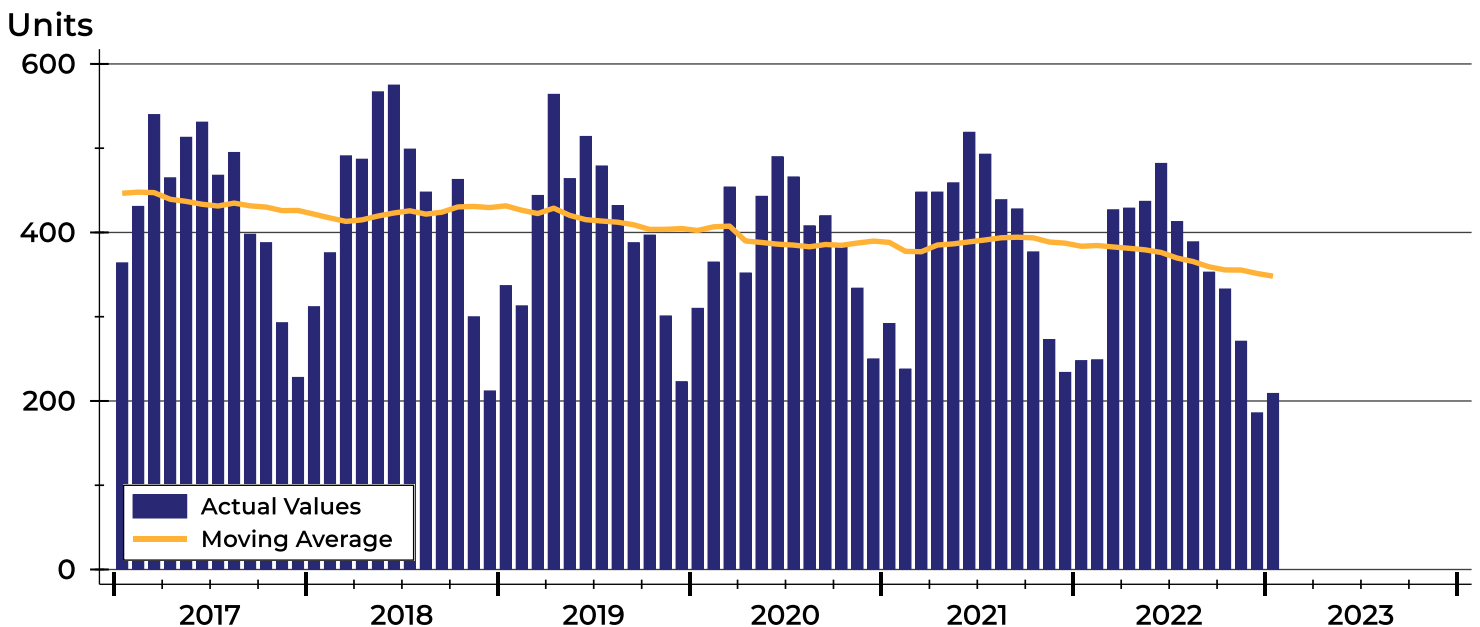
# Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	209	248	-15.7%
	Volume (1,000s)	44,166	49,098	-10.0%
	Average List Price	211,321	197,975	6.7%
	Median List Price	175,000	159,450	9.8%
Year-to-Date	New Listings	209	248	-15.7%
	Volume (1,000s)	44,166	49,098	-10.0%
	Average List Price	211,321	197,975	6.7%
	Median List Price	175,000	159,450	9.8%

A total of 209 new listings were added in the Sunflower multiple listing service during January, down 15.7% from the same month in 2022.

The median list price of these homes was \$175,000 up from \$159,450 in 2022.

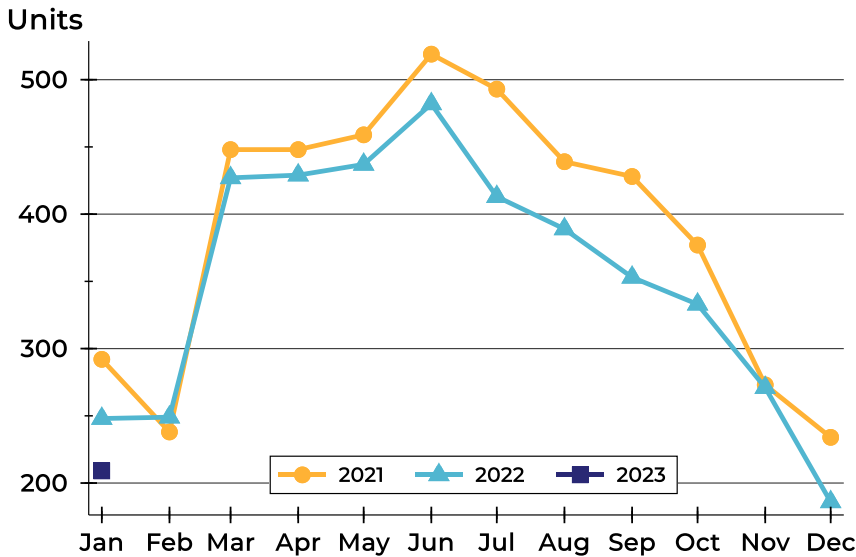
## History of New Listings





## Entire MLS System New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	292	248	<b>209</b>
February	238	249	
March	448	427	
April	448	429	
May	459	437	
June	519	482	
July	493	413	
August	439	389	
September	428	353	
October	377	333	
November	273	271	
December	234	186	

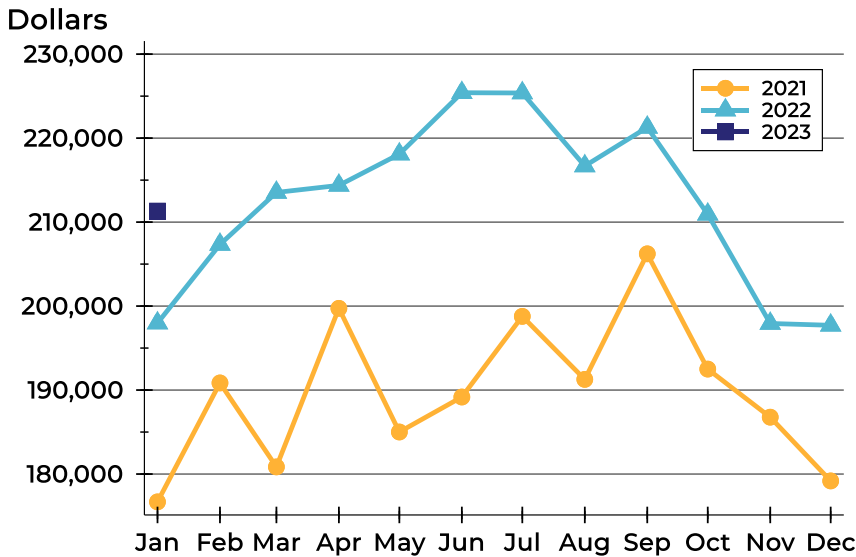
### New Listings by Price Range

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	1.9%	6,625	1,350	17	18	100.0%	100.0%
\$25,000-\$49,999	11	5.3%	39,975	40,000	16	17	94.4%	100.0%
\$50,000-\$99,999	33	15.8%	79,512	80,000	11	4	99.0%	100.0%
\$100,000-\$124,999	17	8.1%	113,006	114,500	10	8	97.7%	100.0%
\$125,000-\$149,999	18	8.6%	137,444	136,000	6	5	99.2%	100.0%
\$150,000-\$174,999	19	9.1%	162,083	162,500	13	10	99.0%	100.0%
\$175,000-\$199,999	18	8.6%	186,022	186,500	9	7	99.0%	100.0%
\$200,000-\$249,999	32	15.3%	228,994	227,000	15	12	99.9%	100.0%
\$250,000-\$299,999	21	10.0%	275,219	275,000	10	6	99.8%	100.0%
\$300,000-\$399,999	19	9.1%	342,134	329,000	9	5	99.1%	100.0%
\$400,000-\$499,999	7	3.3%	446,771	440,000	21	22	97.6%	97.8%
\$500,000-\$749,999	7	3.3%	603,786	590,000	13	13	99.9%	100.0%
\$750,000-\$999,999	2	1.0%	847,000	847,000	24	24	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,597,000	1,597,000	14	14	100.0%	100.0%



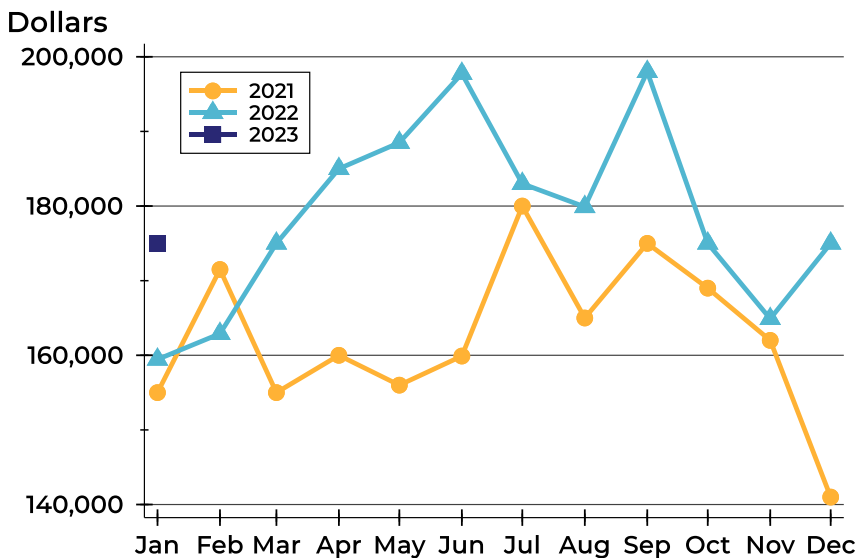
## Entire MLS System New Listings Analysis

### Average Price



Month	2021	2022	2023
January	176,687	197,975	211,321
February	190,848	207,340	
March	180,851	213,532	
April	199,732	214,375	
May	185,007	218,097	
June	189,174	225,406	
July	198,777	225,377	
August	191,272	216,684	
September	206,221	221,279	
October	192,498	210,932	
November	186,773	197,930	
December	179,184	197,715	

### Median Price



Month	2021	2022	2023
January	155,000	159,450	175,000
February	171,500	162,900	
March	155,000	175,000	
April	160,000	185,000	
May	156,000	188,500	
June	159,900	197,750	
July	180,000	183,000	
August	165,000	179,900	
September	175,000	198,000	
October	169,000	175,000	
November	162,000	164,900	
December	141,000	175,000	



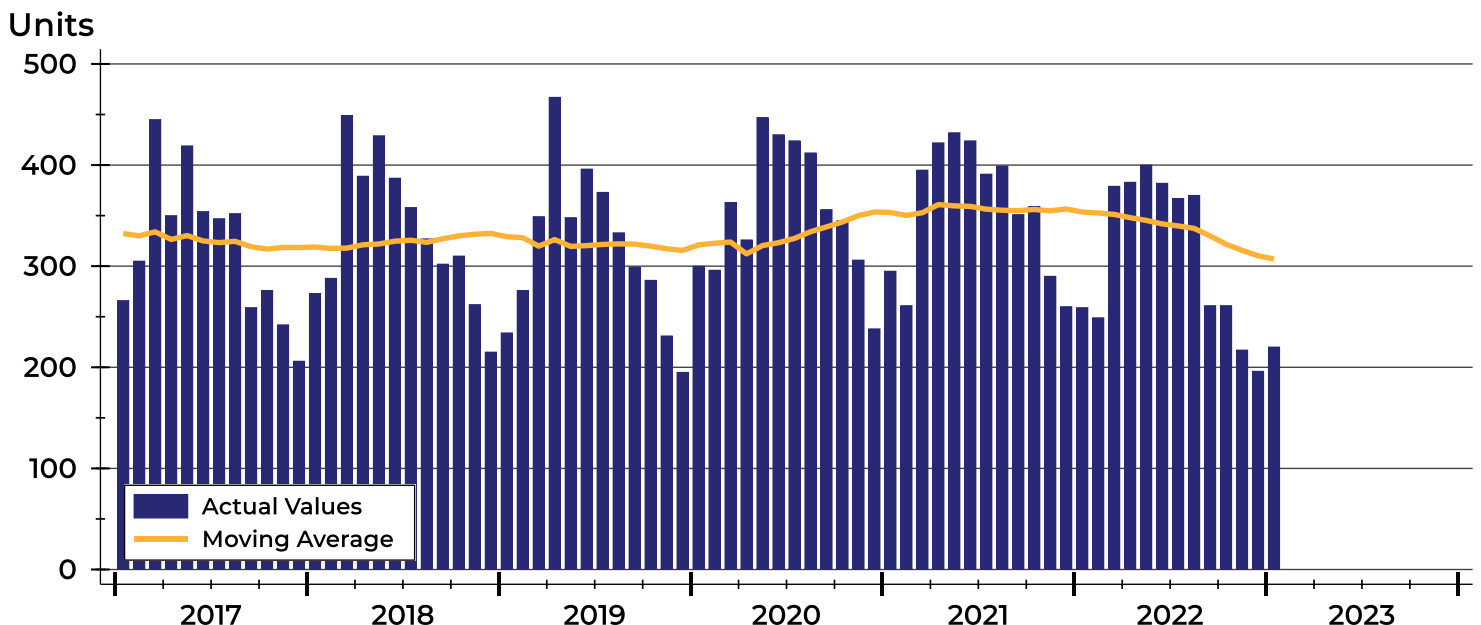
## Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		January 2023			Year-to-Date 2023		
		2023	2022	Change	2023	2022	Change
Contracts Written		220	259	-15.1%	220	259	-15.1%
Volume (1,000s)		40,297	48,934	-17.7%	40,297	48,934	-17.7%
Average	Sale Price	183,167	188,936	-3.1%	183,167	188,936	-3.1%
	Days on Market	31	23	34.8%	31	23	34.8%
	Percent of Original	96.6%	98.0%	-1.4%	96.6%	98.0%	-1.4%
Median	Sale Price	159,950	155,000	3.2%	159,950	155,000	3.2%
	Days on Market	13	5	160.0%	13	5	160.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 220 contracts for sale were written in the Sunflower multiple listing service during the month of January, down from 259 in 2022. The median list price of these homes was \$159,950, up from \$155,000 the prior year.

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

## History of Contracts Written

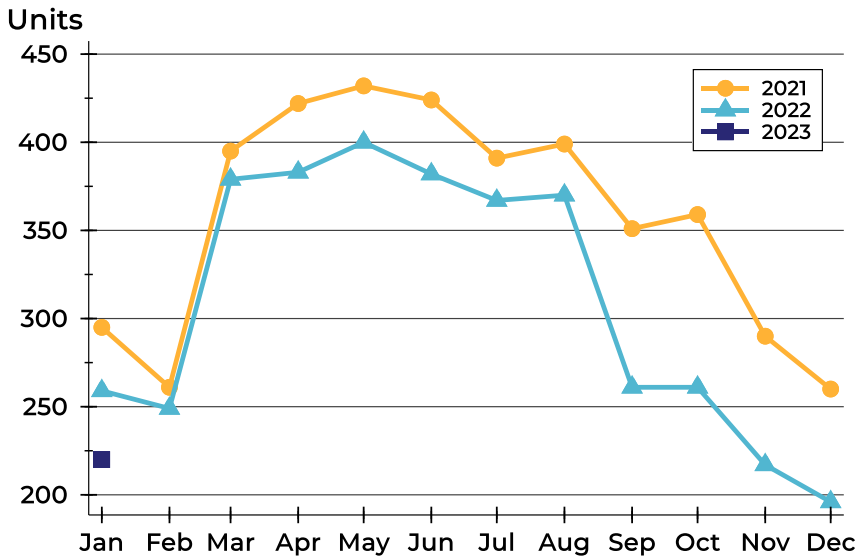






## Entire MLS System Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	295	259	<b>220</b>
February	261	249	
March	395	379	
April	422	383	
May	432	400	
June	424	382	
July	391	367	
August	399	370	
September	351	261	
October	359	261	
November	290	217	
December	260	196	

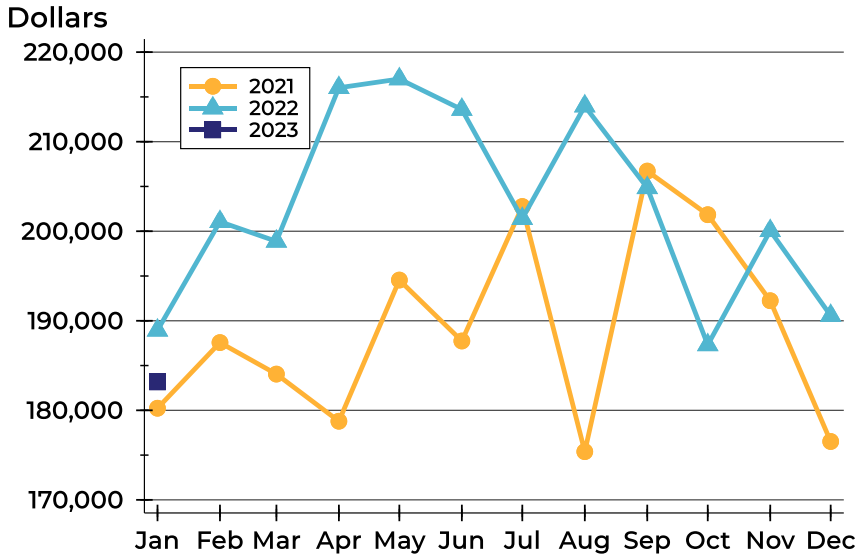
### Contracts Written by Price Range

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	1.4%	17,833	15,500	10	10	90.1%	90.0%
\$25,000-\$49,999	9	4.1%	39,967	40,000	37	37	87.5%	100.0%
\$50,000-\$99,999	46	20.9%	81,912	85,000	28	13	95.8%	100.0%
\$100,000-\$124,999	20	9.1%	113,685	114,500	21	11	96.1%	100.0%
\$125,000-\$149,999	22	10.0%	134,836	134,900	23	7	98.3%	100.0%
\$150,000-\$174,999	23	10.5%	161,663	160,000	36	21	96.3%	100.0%
\$175,000-\$199,999	21	9.5%	185,990	188,000	18	7	97.5%	100.0%
\$200,000-\$249,999	23	10.5%	225,987	224,950	37	6	99.2%	100.0%
\$250,000-\$299,999	25	11.4%	276,480	275,000	41	15	97.2%	100.0%
\$300,000-\$399,999	19	8.6%	341,579	325,500	34	8	97.3%	100.0%
\$400,000-\$499,999	7	3.2%	473,471	479,500	56	44	97.4%	97.9%
\$500,000-\$749,999	1	0.5%	512,500	512,500	0	0	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



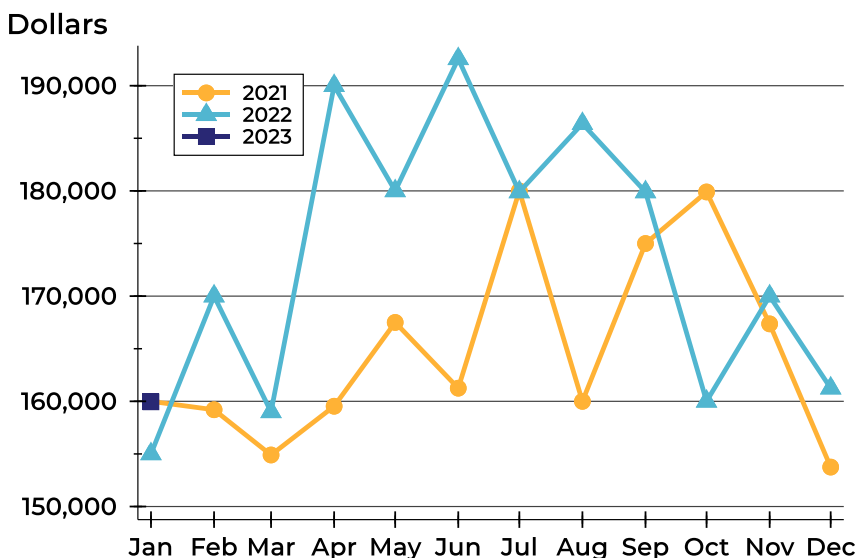
## Entire MLS System Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	180,237	188,936	<b>183,167</b>
February	187,565	201,064	
March	184,047	198,870	
April	178,785	216,026	
May	194,547	217,002	
June	187,744	213,594	
July	202,761	201,407	
August	175,386	213,975	
September	206,718	204,848	
October	201,849	187,308	
November	192,241	200,051	
December	176,519	190,578	

### Median Price

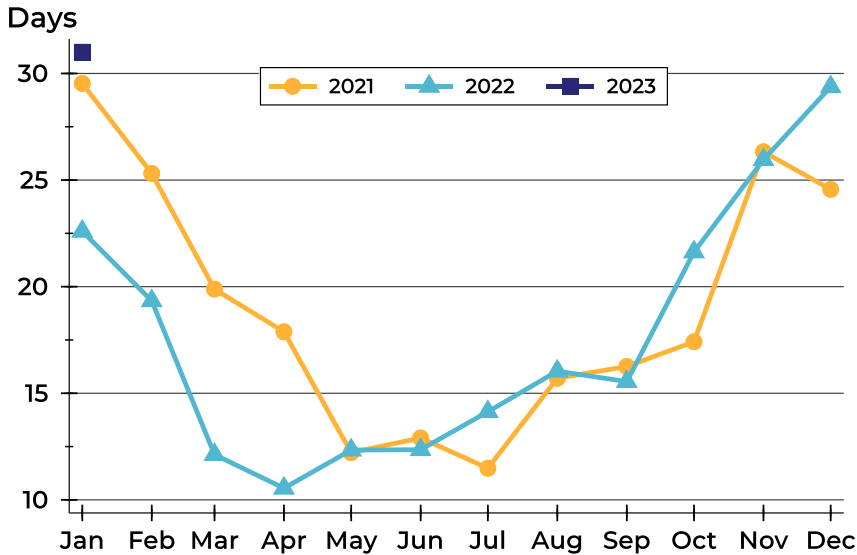


Month	2021	2022	2023
January	160,000	155,000	<b>159,950</b>
February	159,200	170,000	
March	154,900	159,000	
April	159,535	190,000	
May	167,500	180,000	
June	161,250	192,555	
July	180,000	179,900	
August	160,000	186,389	
September	175,000	179,900	
October	179,900	160,000	
November	167,364	170,000	
December	153,750	161,250	



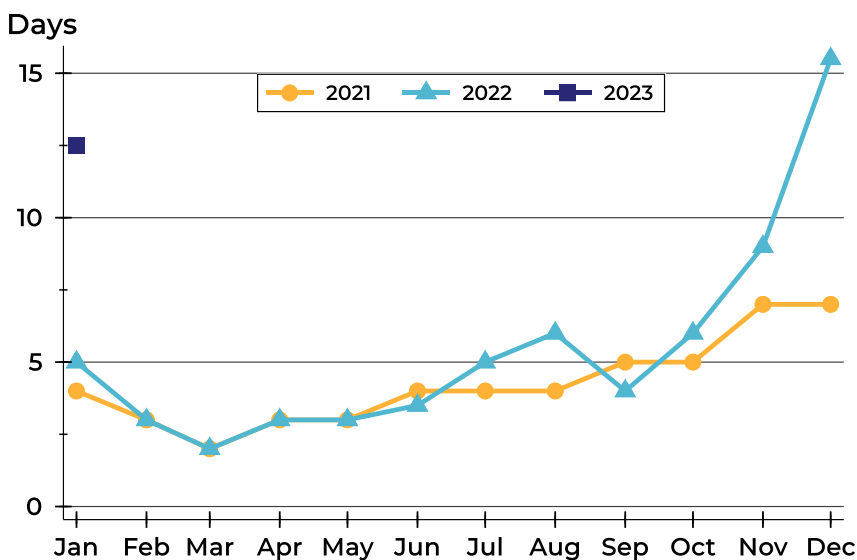
## Entire MLS System Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	30	23	31
February	25	19	
March	20	12	
April	18	11	
May	12	12	
June	13	12	
July	11	14	
August	16	16	
September	16	16	
October	17	22	
November	26	26	
December	25	29	

### Median DOM



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



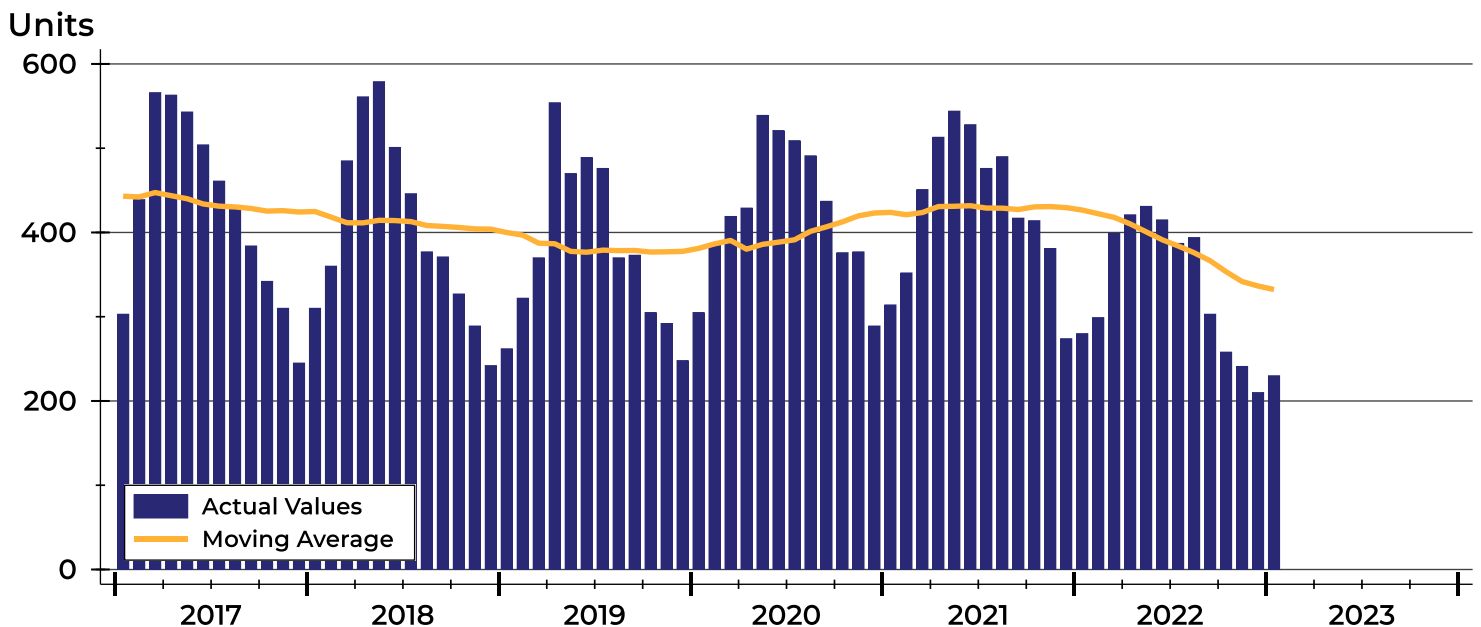
## Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		230	280	-17.9%
Volume (1,000s)		46,563	53,344	-12.7%
Average	List Price	202,450	190,513	6.3%
	Days on Market	35	26	34.6%
	Percent of Original	97.5%	98.7%	-1.2%
Median	List Price	169,900	158,425	7.2%
	Days on Market	14	6	133.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 230 listings in the Sunflower multiple listing service had contracts pending at the end of January, down from 280 contracts pending at the end of January 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.

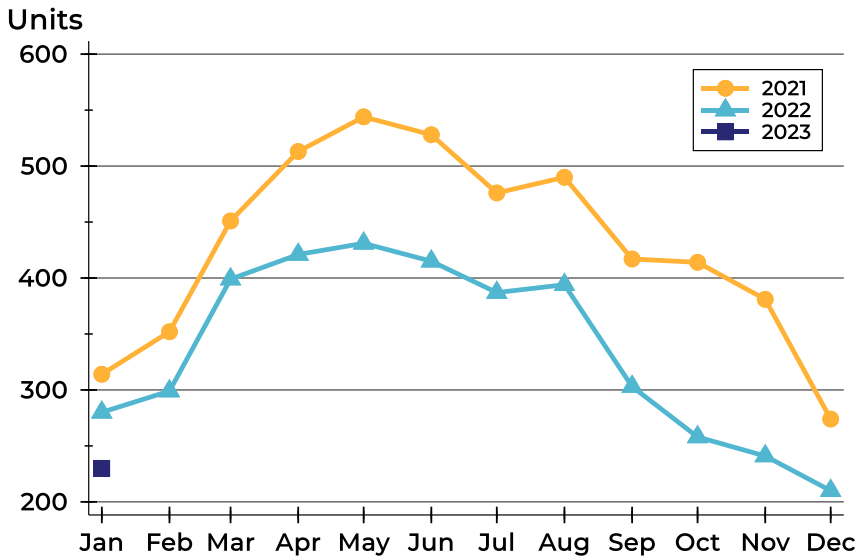
## History of Pending Contracts





## Entire MLS System Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	314	280	<b>230</b>
February	352	299	
March	451	399	
April	513	421	
May	544	431	
June	528	415	
July	476	387	
August	490	394	
September	417	303	
October	414	258	
November	381	241	
December	274	210	

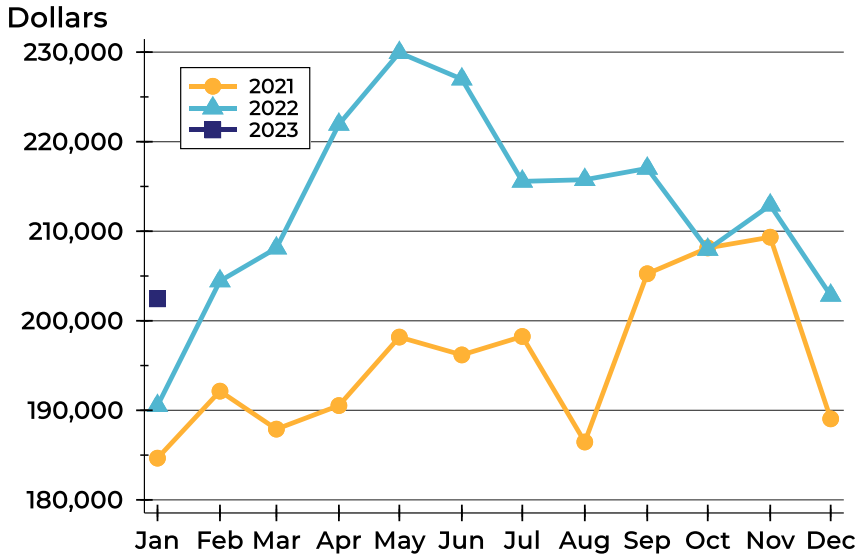
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	23,000	23,000	10	10	100.0%	100.0%
\$25,000-\$49,999	8	3.5%	40,600	39,950	54	54	93.2%	100.0%
\$50,000-\$99,999	36	15.7%	82,169	85,000	47	28	96.3%	100.0%
\$100,000-\$124,999	24	10.4%	113,833	114,700	29	11	97.0%	100.0%
\$125,000-\$149,999	21	9.1%	136,729	138,000	24	8	99.1%	100.0%
\$150,000-\$174,999	29	12.6%	161,891	160,000	31	11	97.6%	100.0%
\$175,000-\$199,999	22	9.6%	186,632	188,500	20	14	97.8%	100.0%
\$200,000-\$249,999	23	10.0%	227,163	229,000	39	21	98.5%	100.0%
\$250,000-\$299,999	28	12.2%	277,004	275,000	45	23	97.3%	100.0%
\$300,000-\$399,999	20	8.7%	345,420	337,000	36	7	97.4%	100.0%
\$400,000-\$499,999	12	5.2%	445,492	448,750	40	25	99.3%	100.0%
\$500,000-\$749,999	5	2.2%	558,680	545,000	3	0	100.0%	100.0%
\$750,000-\$999,999	1	0.4%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



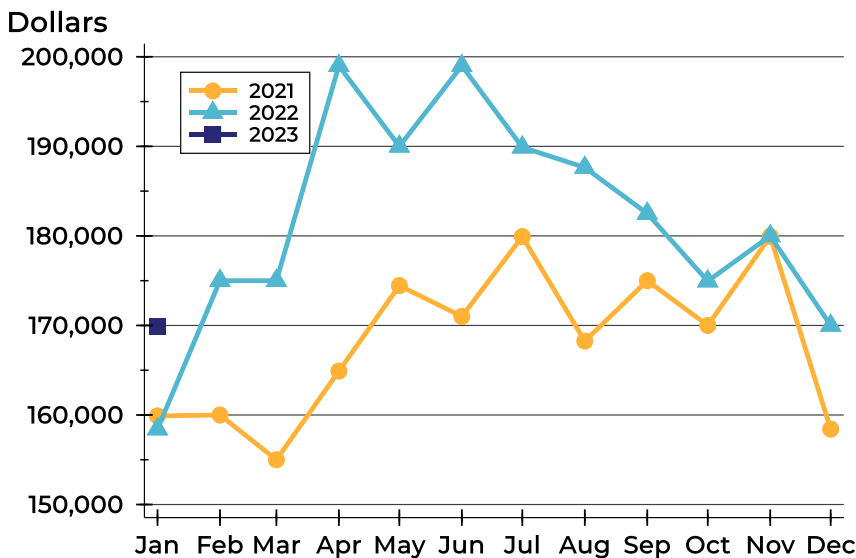
## Entire MLS System Pending Contracts Analysis

### Average Price



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

### Median Price

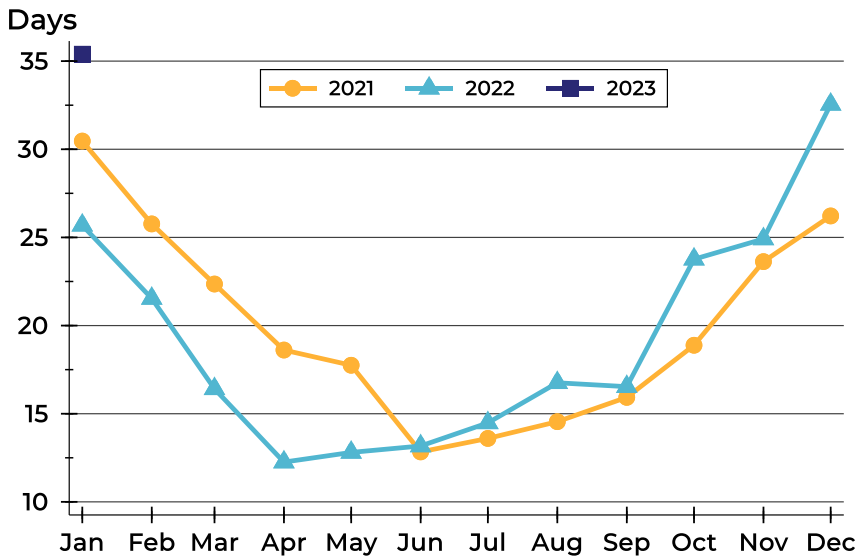


Month	2021	2022	2023
January	159,900	158,425	169,900
February	160,000	175,000	
March	155,000	175,000	
April	164,900	199,000	
May	174,450	190,000	
June	171,000	199,000	
July	179,925	189,900	
August	168,250	187,639	
September	175,000	182,500	
October	170,000	174,950	
November	179,950	180,000	
December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



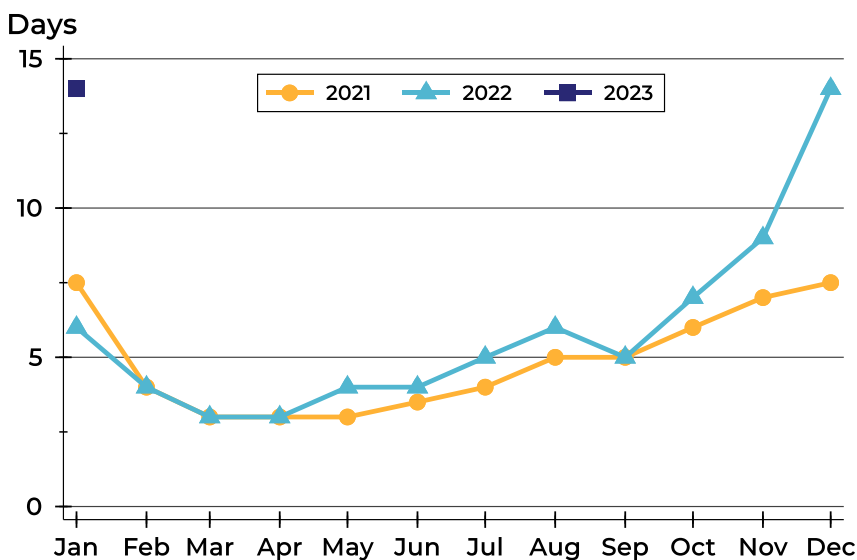
## Entire MLS System Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



## Coffey County Housing Report



### Market Overview

#### Coffey County Home Sales Rose in January

Total home sales in Coffey County rose by 200.0% last month to 6 units, compared to 2 units in January 2022. Total sales volume was \$0.8 million, up 370.3% from a year earlier.

The median sale price in January was \$105,563, up from \$82,250 a year earlier. Homes that sold in January were typically on the market for 6 days and sold for 98.0% of their list prices.

#### Coffey County Active Listings Down at End of January

The total number of active listings in Coffey County at the end of January was 9 units, down from 10 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 January was \$162,500.

During January, a total of 7 contracts were written down from 8 in January 2022. At the end of the month, there were 4 contracts still pending.

### Report Contents

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

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## Coffey County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>6</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>6</b>
Change from prior year		200.0%	-66.7%	50.0%	200.0%	-66.7%	50.0%
<b>Active Listings</b>		<b>9</b>	<b>10</b>	<b>24</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-10.0%	-58.3%	-22.6%			
<b>Months' Supply</b>		<b>1.7</b>	<b>1.5</b>	<b>3.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		13.3%	-58.3%	-30.8%			
<b>New Listings</b>		<b>5</b>	<b>4</b>	<b>7</b>	<b>5</b>	<b>4</b>	<b>7</b>
Change from prior year		25.0%	-42.9%	75.0%	25.0%	-42.9%	75.0%
<b>Contracts Written</b>		<b>7</b>	<b>8</b>	<b>5</b>	<b>7</b>	<b>8</b>	<b>5</b>
Change from prior year		-12.5%	60.0%	25.0%	-12.5%	60.0%	25.0%
<b>Pending Contracts</b>		<b>4</b>	<b>8</b>	<b>6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-50.0%	33.3%	20.0%			
<b>Sales Volume (1,000s)</b>		<b>774</b>	<b>165</b>	<b>722</b>	<b>774</b>	<b>165</b>	<b>722</b>
Change from prior year		369.1%	-77.1%	68.3%	369.1%	-77.1%	68.3%
Average	<b>Sale Price</b>	<b>128,938</b>	<b>82,250</b>	<b>120,311</b>	<b>128,938</b>	<b>82,250</b>	<b>120,311</b>
	Change from prior year	56.8%	-31.6%	12.2%	56.8%	-31.6%	12.2%
	<b>List Price of Actives</b>	<b>197,167</b>	<b>123,309</b>	<b>143,315</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	59.9%	-14.0%	16.3%			
	<b>Days on Market</b>	<b>31</b>	<b>98</b>	<b>203</b>	<b>31</b>	<b>98</b>	<b>203</b>
Change from prior year	-68.4%	-51.7%	65.0%	-68.4%	-51.7%	65.0%	
<b>Percent of List</b>	<b>92.6%</b>	<b>88.1%</b>	<b>95.7%</b>	<b>92.6%</b>	<b>88.1%</b>	<b>95.7%</b>	
Change from prior year	5.1%	-7.9%	8.0%	5.1%	-7.9%	8.0%	
<b>Percent of Original</b>	<b>92.6%</b>	<b>63.9%</b>	<b>91.8%</b>	<b>92.6%</b>	<b>63.9%</b>	<b>91.8%</b>	
Change from prior year	44.9%	-30.4%	5.3%	44.9%	-30.4%	5.3%	
Median	<b>Sale Price</b>	<b>105,563</b>	<b>82,250</b>	<b>120,000</b>	<b>105,563</b>	<b>82,250</b>	<b>120,000</b>
	Change from prior year	28.3%	-31.5%	52.9%	28.3%	-31.5%	52.9%
	<b>List Price of Actives</b>	<b>162,500</b>	<b>84,950</b>	<b>78,750</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	91.3%	7.9%	-17.1%			
	<b>Days on Market</b>	<b>6</b>	<b>98</b>	<b>34</b>	<b>6</b>	<b>98</b>	<b>34</b>
Change from prior year	-93.9%	188.2%	-67.6%	-93.9%	188.2%	-67.6%	
<b>Percent of List</b>	<b>98.0%</b>	<b>88.1%</b>	<b>95.7%</b>	<b>98.0%</b>	<b>88.1%</b>	<b>95.7%</b>	
Change from prior year	11.2%	-7.9%	7.9%	11.2%	-7.9%	7.9%	
<b>Percent of Original</b>	<b>98.0%</b>	<b>63.9%</b>	<b>93.2%</b>	<b>98.0%</b>	<b>63.9%</b>	<b>93.2%</b>	
Change from prior year	53.4%	-31.4%	5.1%	53.4%	-31.4%	5.1%	

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



## Coffey County Closed Listings Analysis

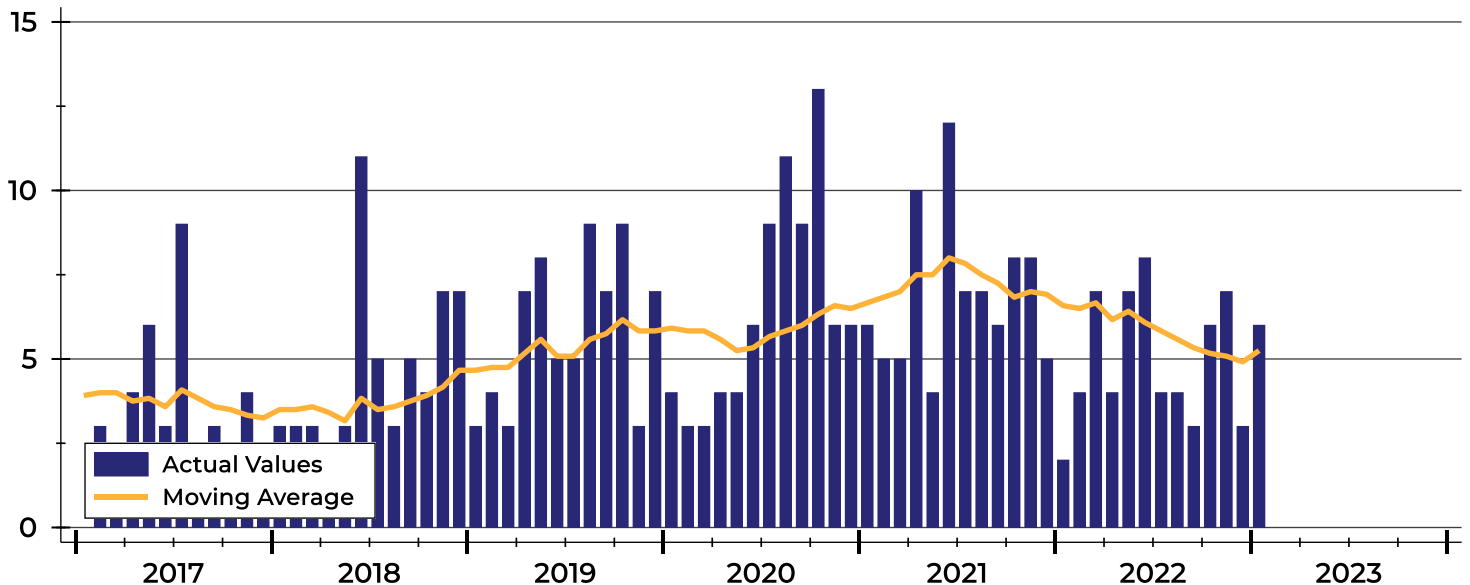
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		6	2	200.0%	6	2	200.0%
Volume (1,000s)		774	165	369.1%	774	165	369.1%
Months' Supply		1.7	1.5	13.3%	N/A	N/A	N/A
Average	Sale Price	128,938	82,250	56.8%	128,938	82,250	56.8%
	Days on Market	31	98	-68.4%	31	98	-68.4%
	Percent of List	92.6%	88.1%	5.1%	92.6%	88.1%	5.1%
	Percent of Original	92.6%	63.9%	44.9%	92.6%	63.9%	44.9%
Median	Sale Price	105,563	82,250	28.3%	105,563	82,250	28.3%
	Days on Market	6	98	-93.9%	6	98	-93.9%
	Percent of List	98.0%	88.1%	11.2%	98.0%	88.1%	11.2%
	Percent of Original	98.0%	63.9%	53.4%	98.0%	63.9%	53.4%

A total of 6 homes sold in Coffey County in January, up from 2 units in January 2022. Total sales volume rose to \$0.8 million compared to \$0.2 million in the previous year.

The median sales price in January was \$105,563, up 28.3% compared to the prior year. Median days on market was 6 days, up from 0 days in December, but down from 98 in January 2022.

## History of Closed Listings

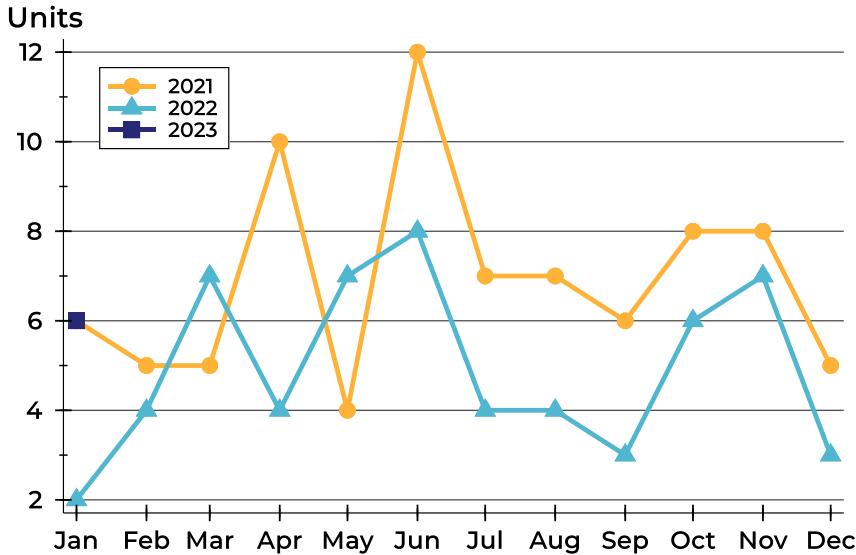
Units





## Coffey County Closed Listings Analysis

### Closed Listings by Month



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

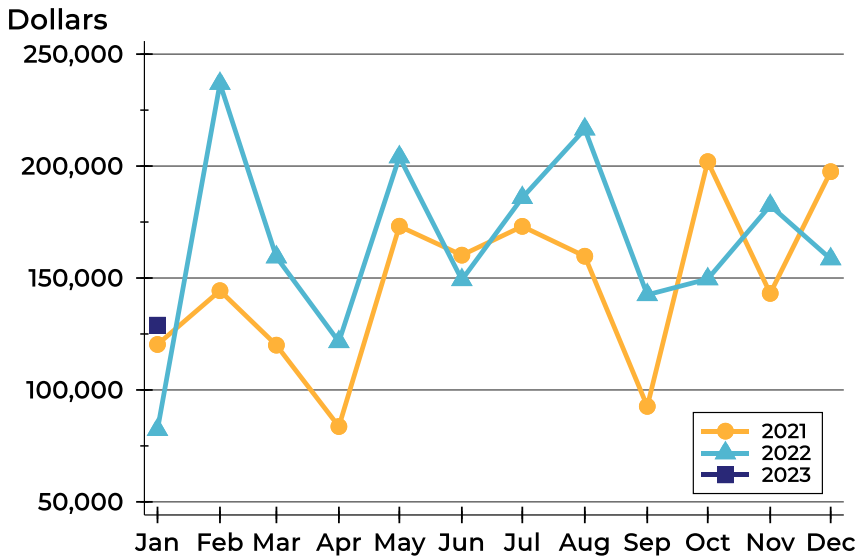
### Closed Listings by Price Range

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	1	16.7%	0.0	13,500	13,500	6	6	90.0%	90.0%	90.0%	90.0%
\$25,000-\$49,999	1	16.7%	0.0	27,000	27,000	10	10	64.3%	64.3%	64.3%	64.3%
\$50,000-\$99,999	1	16.7%	1.0	90,000	90,000	5	5	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	1	16.7%	0.0	121,125	121,125	5	5	105.3%	105.3%	105.3%	105.3%
\$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	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	16.7%	1.5	235,000	235,000	158	158	95.9%	95.9%	95.9%	95.9%
\$250,000-\$299,999	1	16.7%	24.0	287,000	287,000	4	4	100.0%	100.0%	100.0%	100.0%
\$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



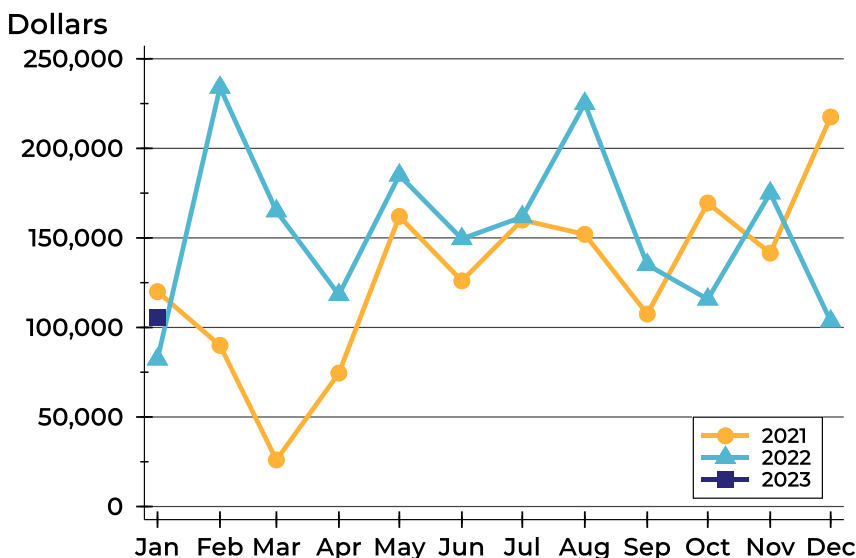
## Coffey County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	120,311	82,250	<b>128,938</b>
February	144,350	236,875	
March	120,000	159,357	
April	83,661	121,500	
May	173,144	204,064	
June	160,208	149,188	
July	173,071	185,875	
August	159,728	216,500	
September	92,667	142,500	
October	201,988	149,567	
November	143,125	182,359	
December	197,500	158,505	

### Median Price

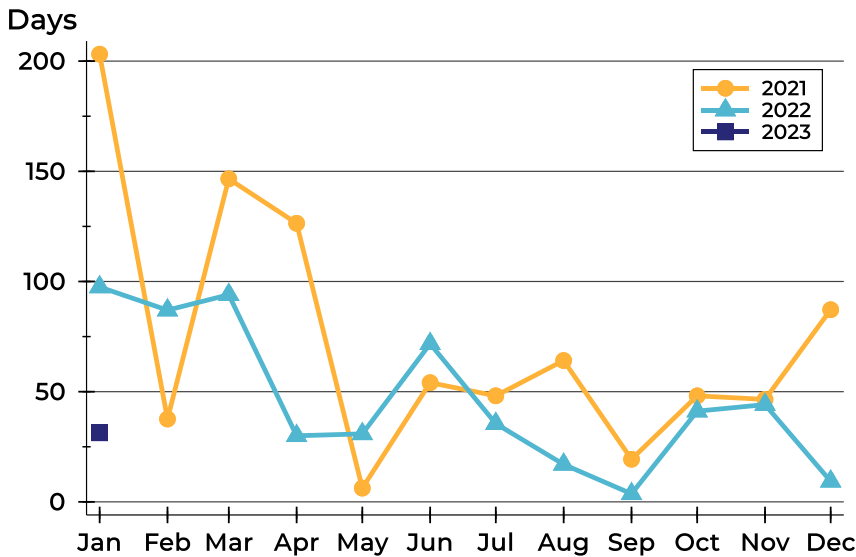


Month	2021	2022	2023
January	120,000	82,250	<b>105,563</b>
February	90,000	234,000	
March	26,000	165,000	
April	74,500	118,250	
May	162,000	185,000	
June	126,000	149,500	
July	160,000	161,750	
August	152,000	225,000	
September	107,500	135,000	
October	169,500	115,750	
November	141,500	175,000	
December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



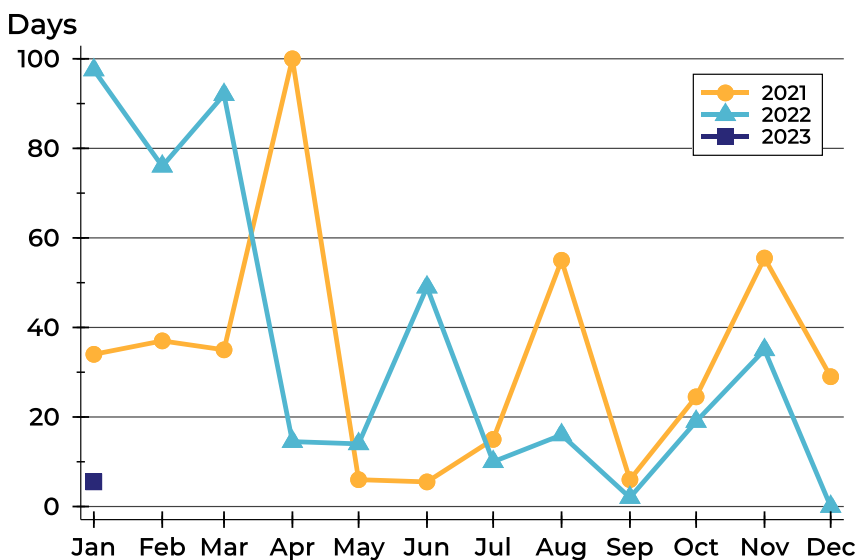
## Coffey County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	203	98	31
February	38	87	
March	147	94	
April	126	30	
May	6	31	
June	54	72	
July	48	36	
August	64	17	
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	
March	35	92	
April	100	15	
May	6	14	
June	6	49	
July	15	10	
August	55	16	
September	6	2	
October	25	19	
November	56	35	
December	29	N/A	



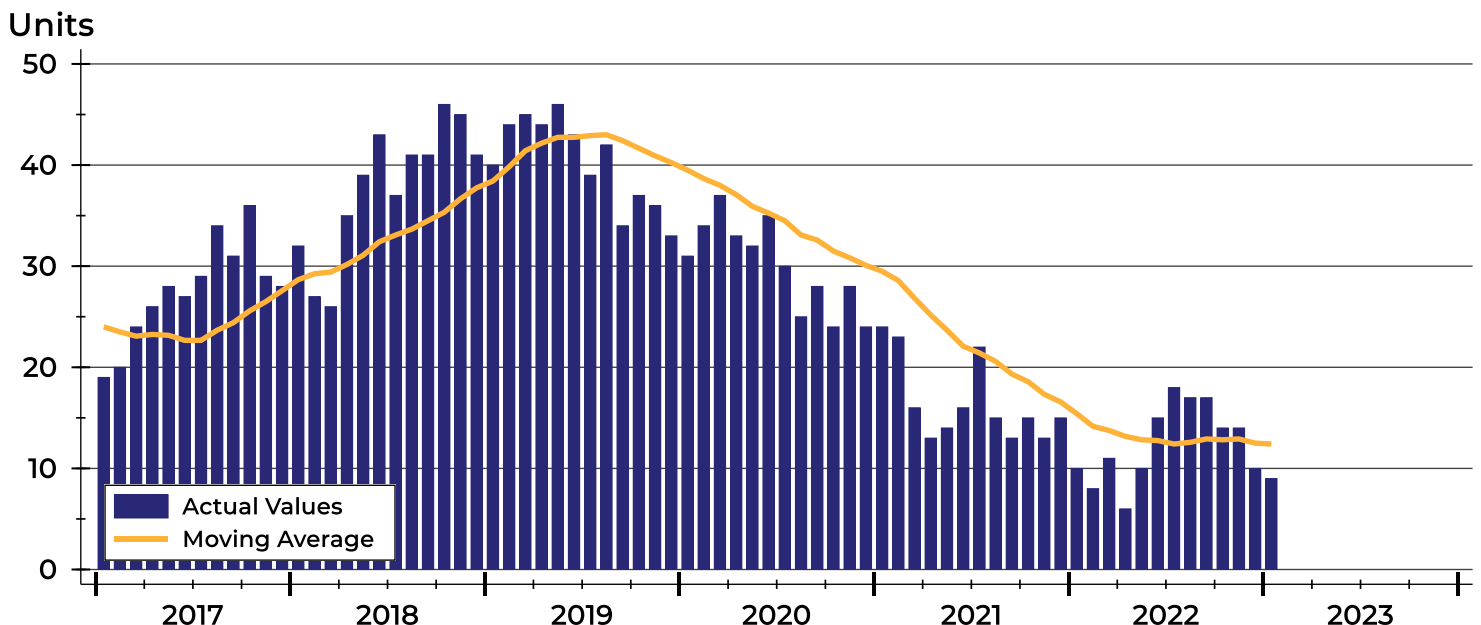
## Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		9	10	-10.0%
Volume (1,000s)		1,775	1,233	44.0%
Months' Supply		1.7	1.5	13.3%
Average	List Price	197,167	123,309	59.9%
	Days on Market	65	154	-57.8%
	Percent of Original	98.6%	91.2%	8.1%
Median	List Price	162,500	84,950	91.3%
	Days on Market	48	186	-74.2%
	Percent of Original	100.0%	98.4%	1.6%

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

The median list price of homes on the market at the end of January was \$162,500, up 91.3% from 2022. The typical time on market for active listings was 48 days, down from 186 days a year earlier.

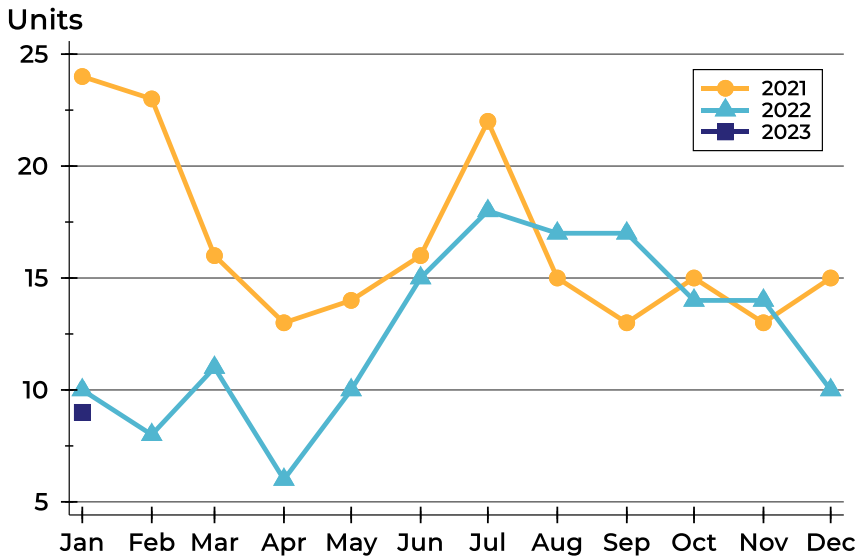
## History of Active Listings





## Coffey County Active Listings Analysis

### Active Listings by Month



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

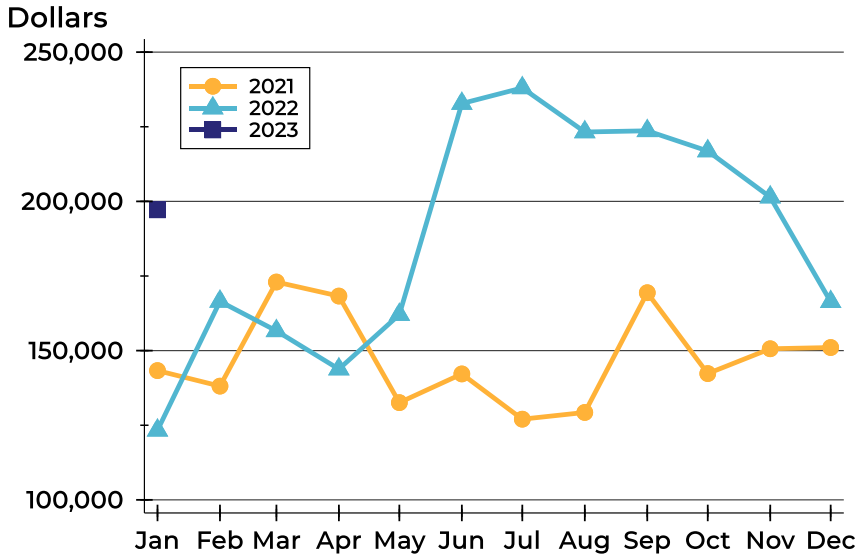
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	1.0	50,000	50,000	100	100	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	22.2%	N/A	136,000	136,000	10	10	100.0%	100.0%
\$150,000-\$174,999	2	22.2%	N/A	158,750	158,750	127	127	97.0%	97.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	11.1%	1.5	245,000	245,000	27	27	100.0%	100.0%
\$250,000-\$299,999	2	22.2%	24.0	282,500	282,500	38	38	96.6%	96.6%
\$300,000-\$399,999	1	11.1%	N/A	325,000	325,000	112	112	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



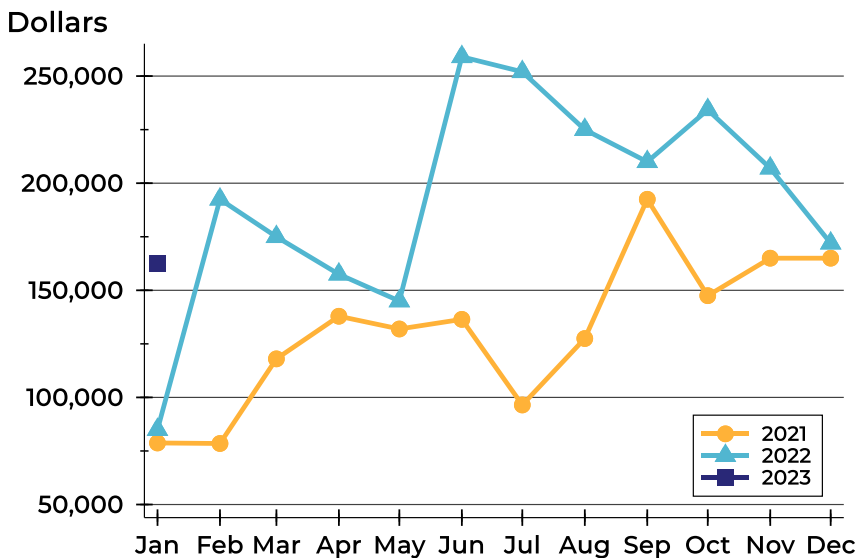
## Coffey County Active Listings Analysis

### Average Price



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

### Median Price



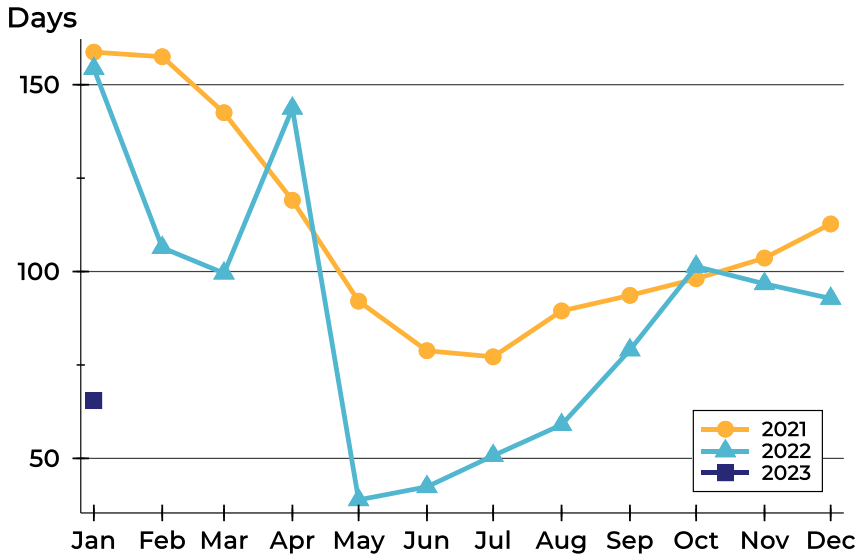
Month	2021	2022	2023
January	78,750	84,950	162,500
February	78,500	192,500	
March	118,000	175,000	
April	137,900	157,500	
May	131,950	145,000	
June	136,450	259,000	
July	96,500	252,000	
August	127,500	225,000	
September	192,500	210,000	
October	147,500	234,250	
November	165,000	207,000	
December	165,000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





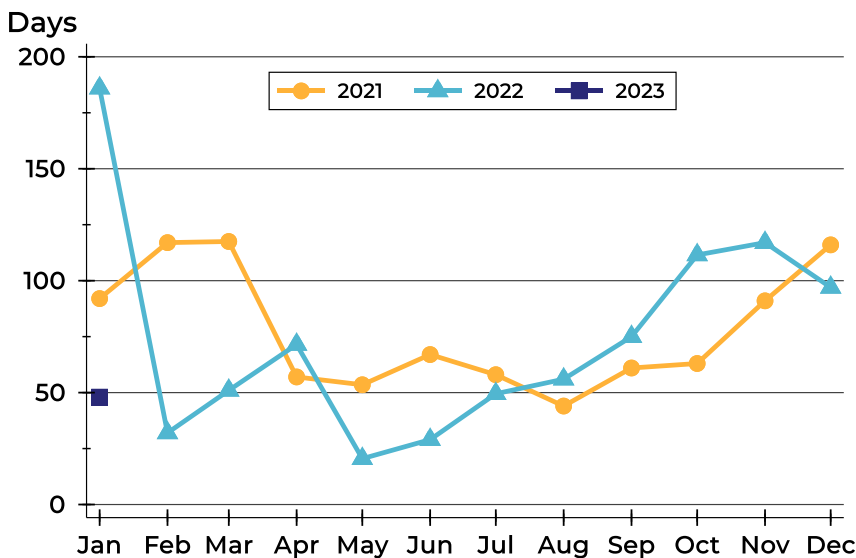
## Coffey County Active Listings Analysis

### Average DOM



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

### Median DOM

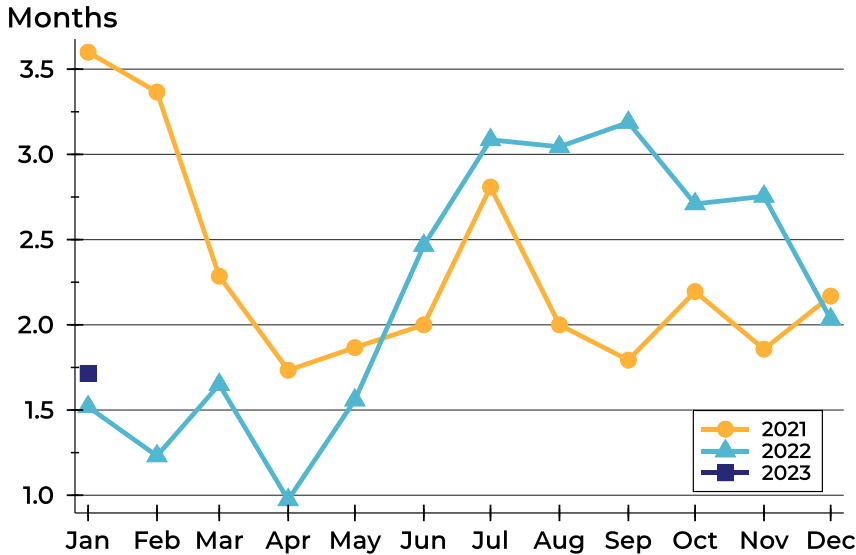


Month	2021	2022	2023
January	92	186	<b>48</b>
February	117	32	
March	118	51	
April	57	72	
May	54	21	
June	67	29	
July	58	50	
August	44	56	
September	61	75	
October	63	112	
November	91	117	
December	116	97	



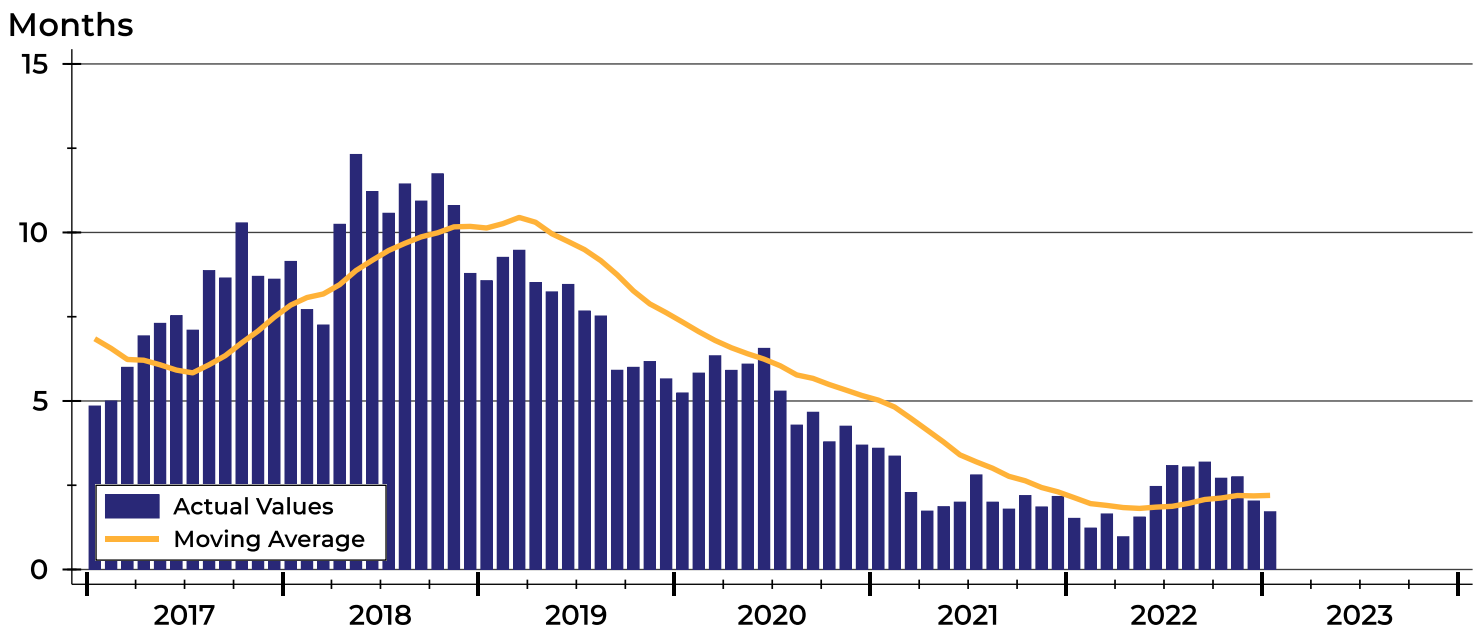
# Coffey County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	3.6	1.5	1.7
February	3.4	1.2	
March	2.3	1.7	
April	1.7	1.0	
May	1.9	1.6	
June	2.0	2.5	
July	2.8	3.1	
August	2.0	3.0	
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

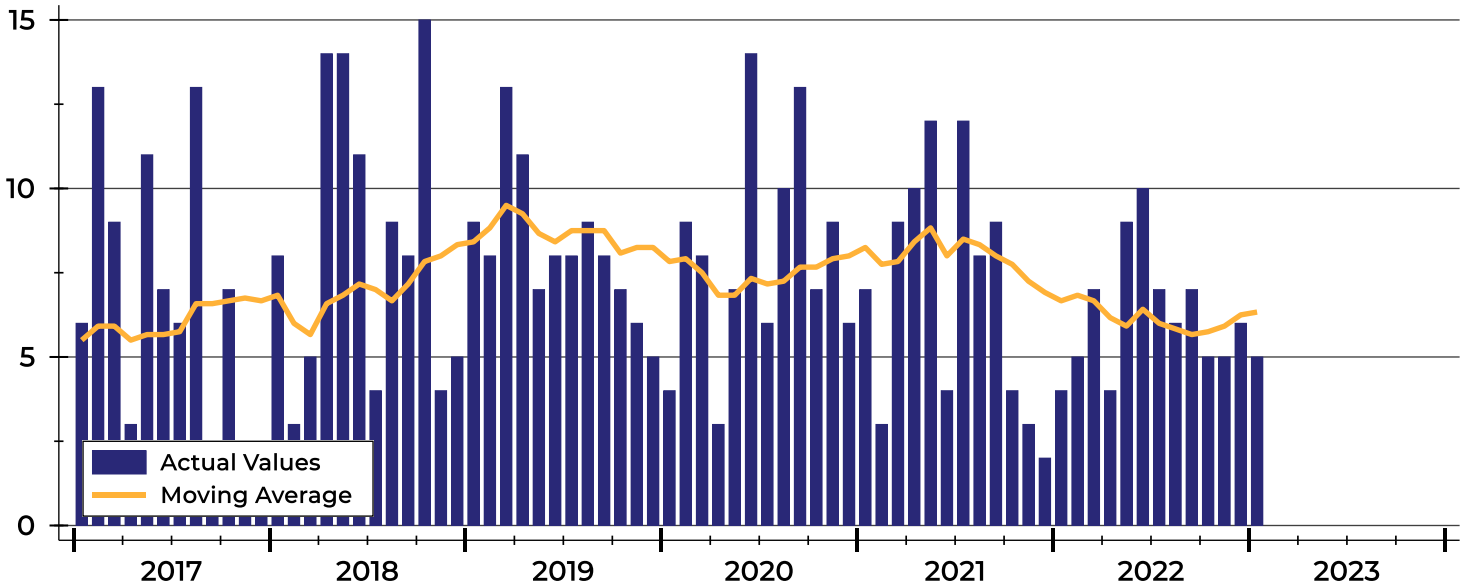
Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	5	4	25.0%
	Volume (1,000s)	952	819	16.2%
	Average List Price	190,400	204,750	-7.0%
	Median List Price	145,000	172,000	-15.7%
Year-to-Date	New Listings	5	4	25.0%
	Volume (1,000s)	952	819	16.2%
	Average List Price	190,400	204,750	-7.0%
	Median List Price	145,000	172,000	-15.7%

A total of 5 new listings were added in Coffey County during January, up 25.0% from the same month in 2022.

The median list price of these homes was \$145,000 down from \$172,000 in 2022.

## History of New Listings

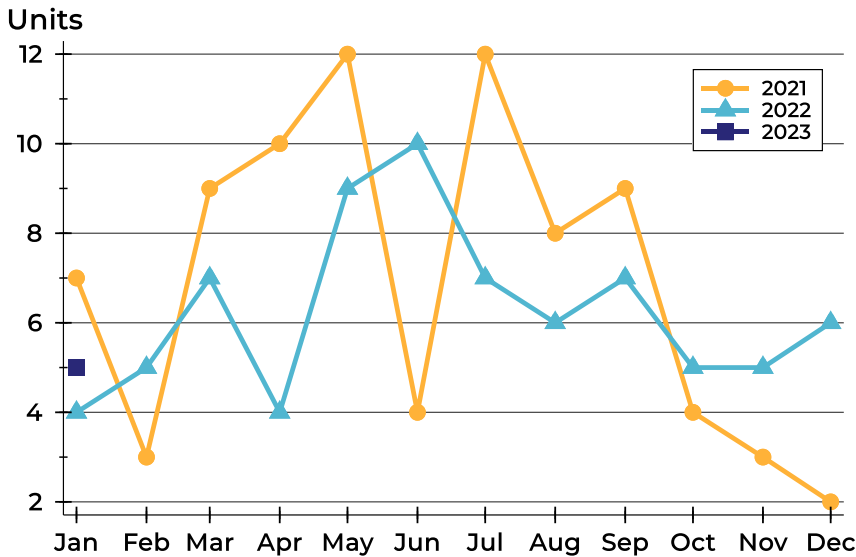
Units





## Coffey County New Listings Analysis

### New Listings by Month



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

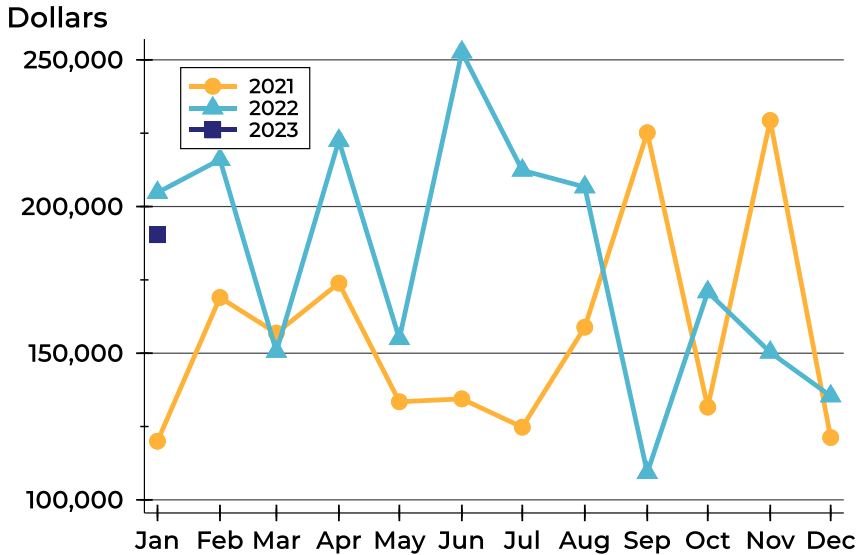
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	60.0%	139,000	137,000	9	7	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	20.0%	245,000	245,000	34	34	100.0%	100.0%
\$250,000-\$299,999	1	20.0%	290,000	290,000	27	27	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



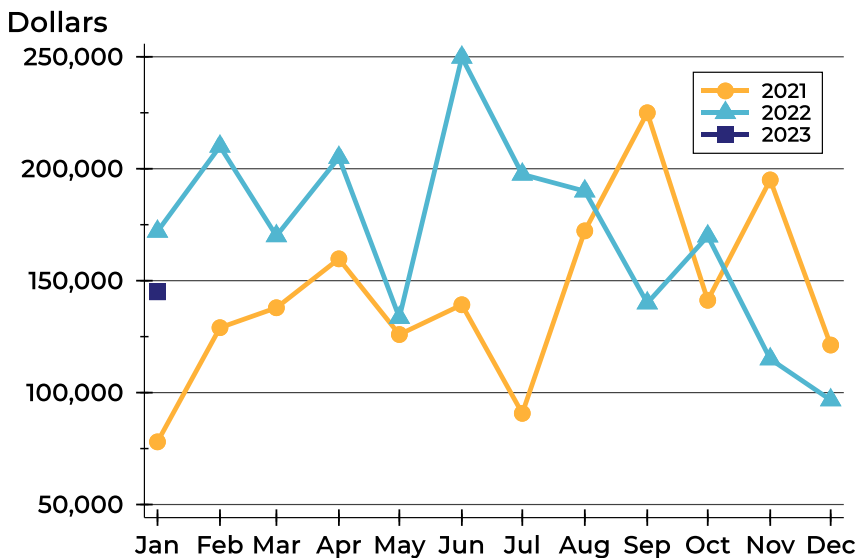
## Coffey County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	120,000	204,750	190,400
February	169,000	215,980	
March	156,856	150,557	
April	173,890	222,500	
May	133,450	154,922	
June	134,425	252,630	
July	124,783	212,343	
August	158,875	206,650	
September	225,167	109,257	
October	131,625	170,880	
November	229,333	150,300	
December	121,250	135,400	

### Median Price



Month	2021	2022	2023
January	78,000	172,000	145,000
February	129,000	210,000	
March	137,900	170,000	
April	159,750	205,000	
May	125,950	133,500	
June	139,250	249,750	
July	90,750	197,500	
August	172,250	190,000	
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

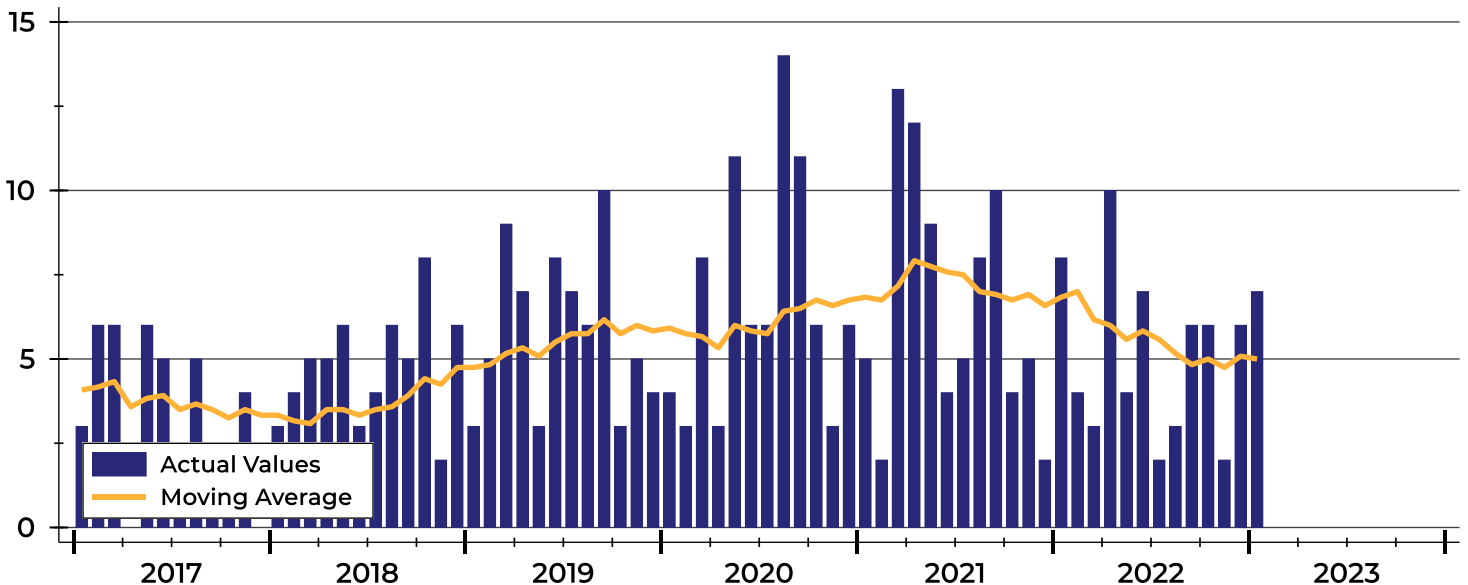
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		7	8	-12.5%	7	8	-12.5%
Volume (1,000s)		1,268	1,605	-21.0%	1,268	1,605	-21.0%
Average	Sale Price	181,129	200,625	-9.7%	181,129	200,625	-9.7%
	Days on Market	63	76	-17.1%	63	76	-17.1%
	Percent of Original	92.8%	96.4%	-3.7%	92.8%	96.4%	-3.7%
Median	Sale Price	172,000	172,500	-0.3%	172,000	172,500	-0.3%
	Days on Market	33	80	-58.8%	33	80	-58.8%
	Percent of Original	94.8%	98.3%	-3.6%	94.8%	98.3%	-3.6%

A total of 7 contracts for sale were written in Coffey County during the month of January, down from 8 in 2022. The median list price of these homes was \$172,000, down from \$172,500 the prior year.

Half of the homes that went under contract in January were on the market less than 33 days, compared to 80 days in January 2022.

## History of Contracts Written

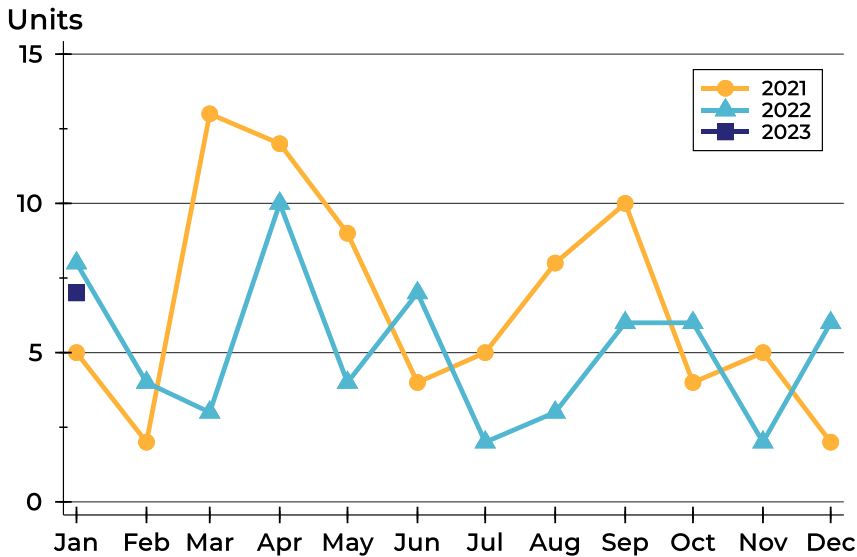
Units





## Coffey County Contracts Written Analysis

### Contracts Written by Month



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

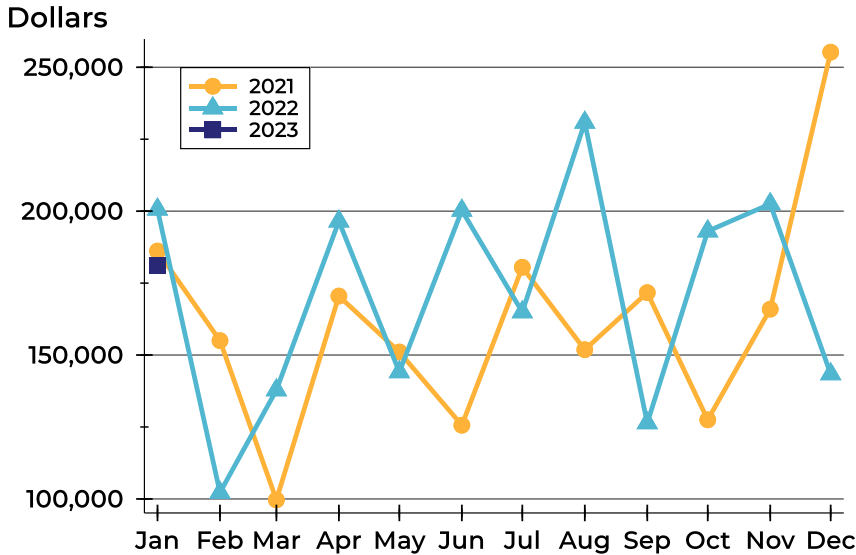
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	14.3%	15,000	15,000	6	6	90.0%	90.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	90,900	90,900	33	33	94.8%	94.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	135,000	135,000	14	14	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	172,000	172,000	172	172	74.8%	74.8%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	42.9%	285,000	290,000	71	40	96.6%	96.6%
\$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



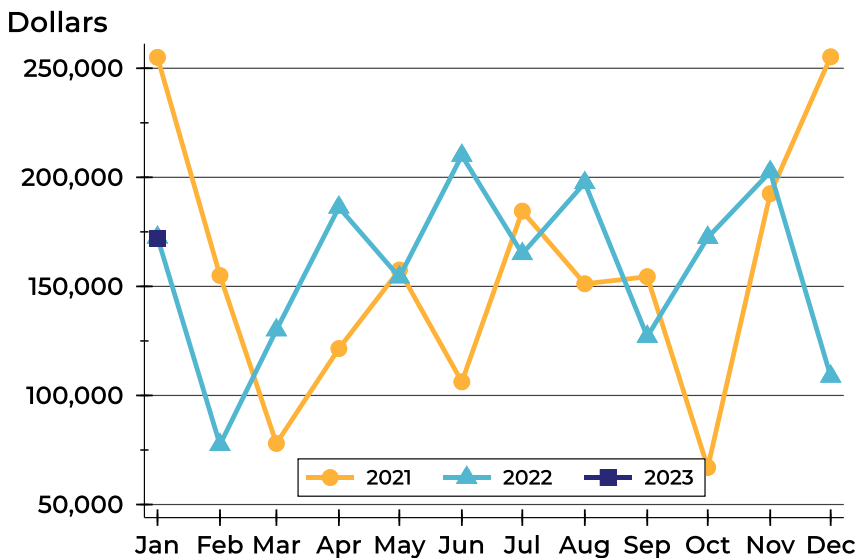
## Coffey County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	186,130	200,625	181,129
February	155,000	102,223	
March	99,677	137,833	
April	170,500	196,490	
May	151,056	144,125	
June	125,625	200,243	
July	180,500	164,950	
August	151,863	230,833	
September	171,690	126,400	
October	127,500	193,050	
November	165,940	202,500	
December	255,250	143,417	

### Median Price



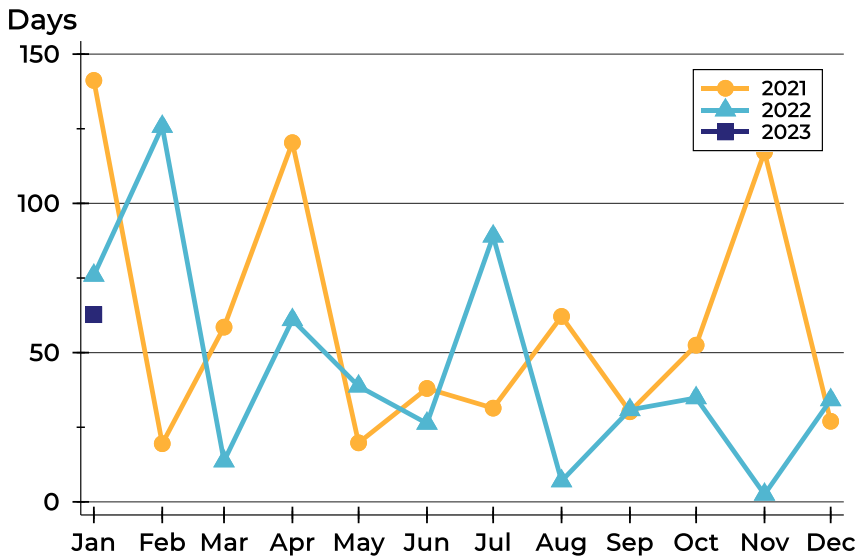
Month	2021	2022	2023
January	255,000	172,500	172,000
February	155,000	77,450	
March	78,000	130,000	
April	121,500	186,250	
May	157,500	154,250	
June	106,250	210,000	
July	184,500	164,950	
August	151,200	197,500	
September	154,450	127,000	
October	67,000	172,400	
November	192,500	202,500	
December	255,250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





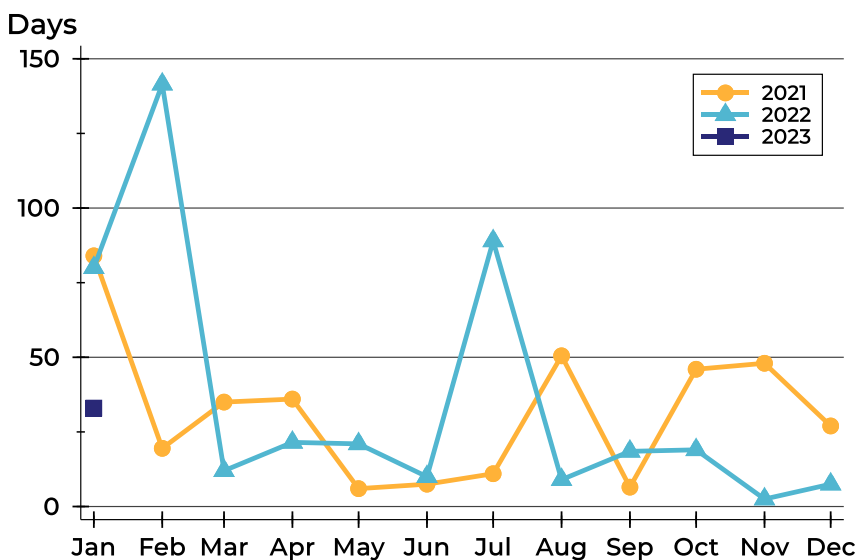
## Coffey County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	141	76	<b>63</b>
February	20	126	
March	59	14	
April	120	61	
May	20	39	
June	38	26	
July	31	89	
August	62	7	
September	30	31	
October	53	35	
November	117	3	
December	27	34	

### Median DOM



Month	2021	2022	2023
January	84	80	<b>33</b>
February	20	142	
March	35	12	
April	36	22	
May	6	21	
June	8	10	
July	11	89	
August	51	9	
September	7	19	
October	46	19	
November	48	3	
December	27	8	



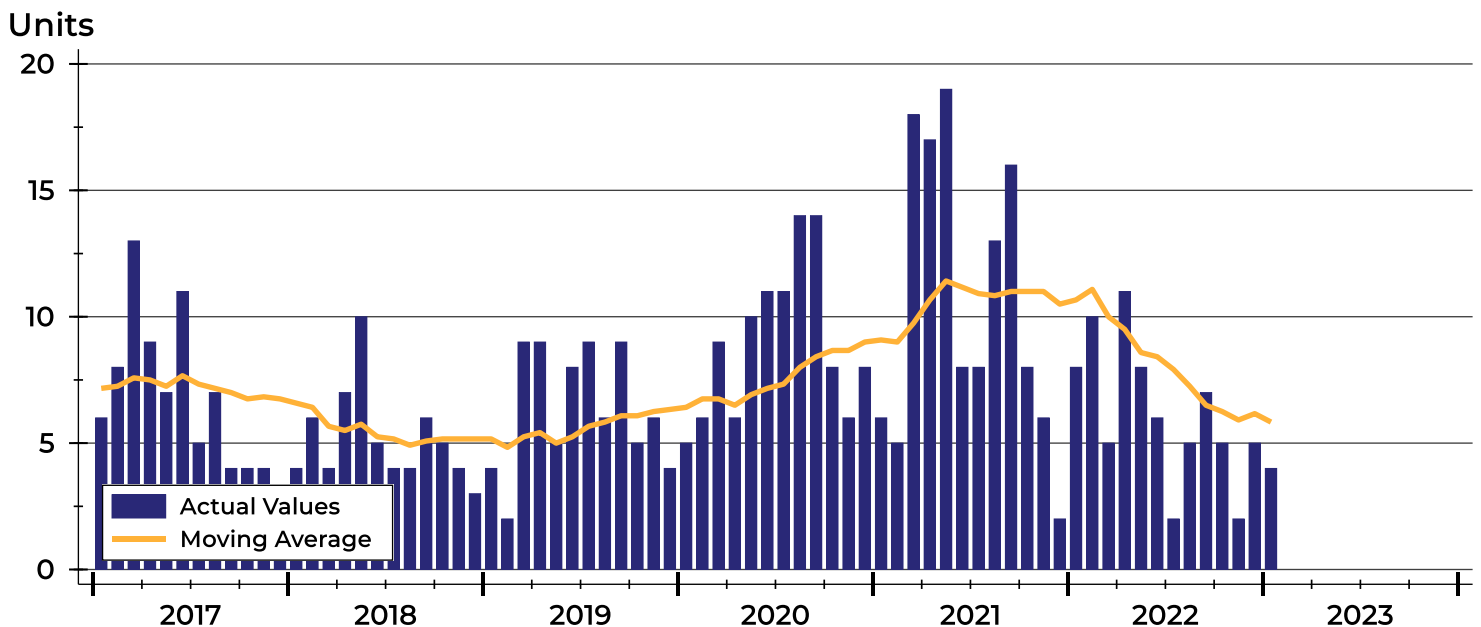
## Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		4	8	-50.0%
Volume (1,000s)		588	1,605	-63.4%
Average	List Price	146,975	200,625	-26.7%
	Days on Market	118	76	55.3%
	Percent of Original	89.8%	99.5%	-9.7%
Median	List Price	131,450	172,500	-23.8%
	Days on Market	133	80	66.3%
	Percent of Original	92.3%	100.0%	-7.7%

A total of 4 listings in Coffey County had contracts pending at the end of January, down from 8 contracts pending at the end of January 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.

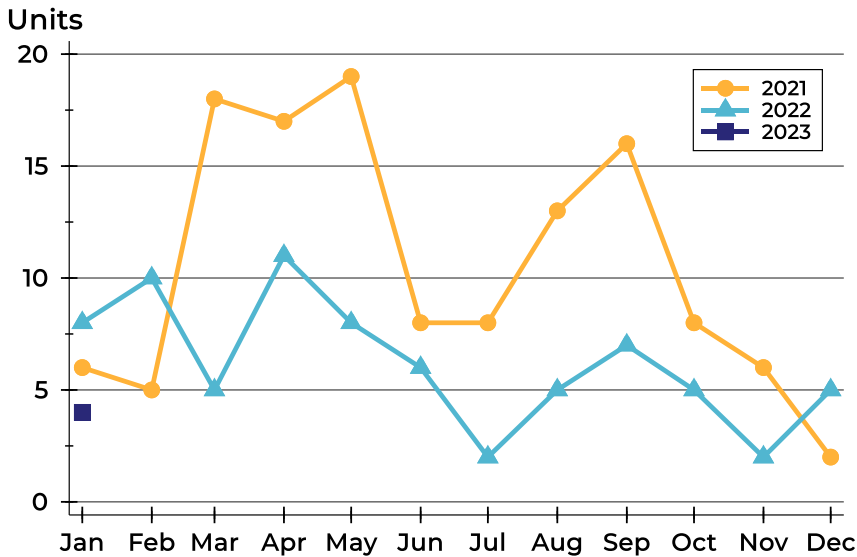
## History of Pending Contracts





## Coffey County Pending Contracts Analysis

### Pending Contracts by Month



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

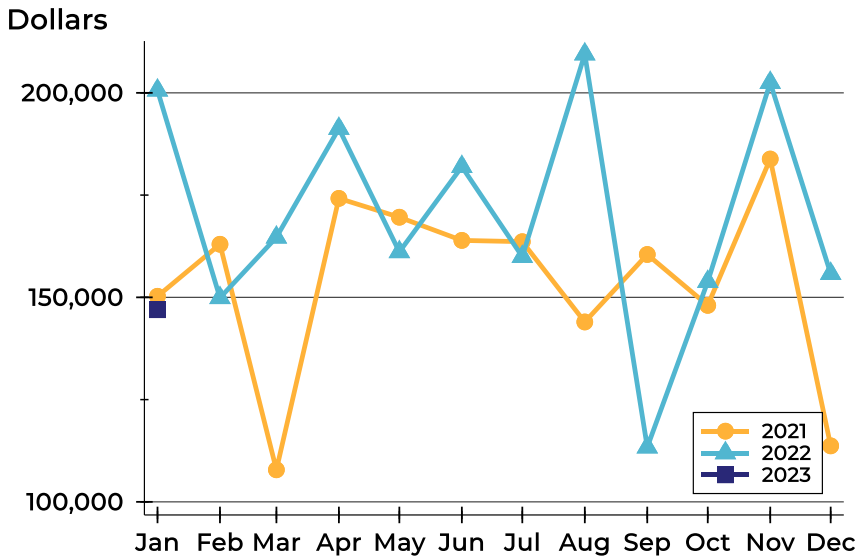
### Pending Contracts by Price Range

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	25.0%	35,000	35,000	118	118	89.7%	89.7%
\$50,000-\$99,999	1	25.0%	90,900	90,900	33	33	94.8%	94.8%
\$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	25.0%	172,000	172,000	172	172	74.8%	74.8%
\$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	25.0%	290,000	290,000	147	147	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



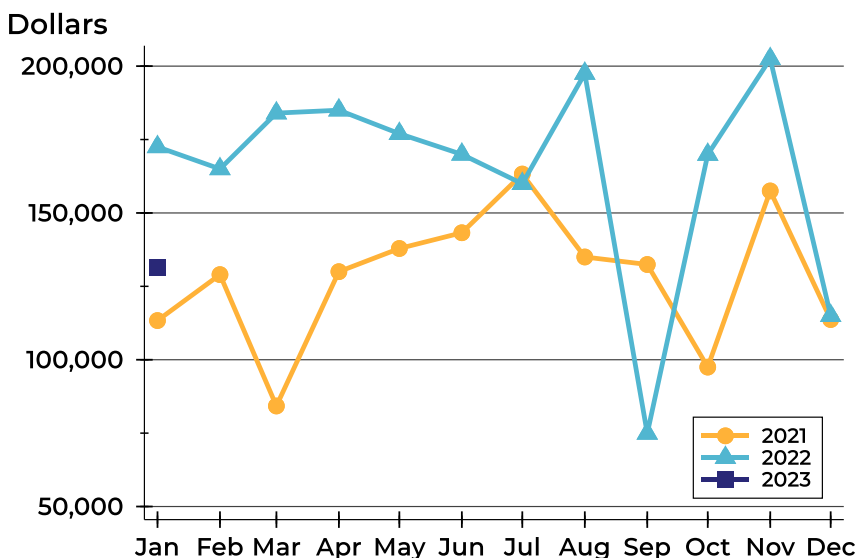
## Coffey County Pending Contracts Analysis

### Average Price



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

### Median Price

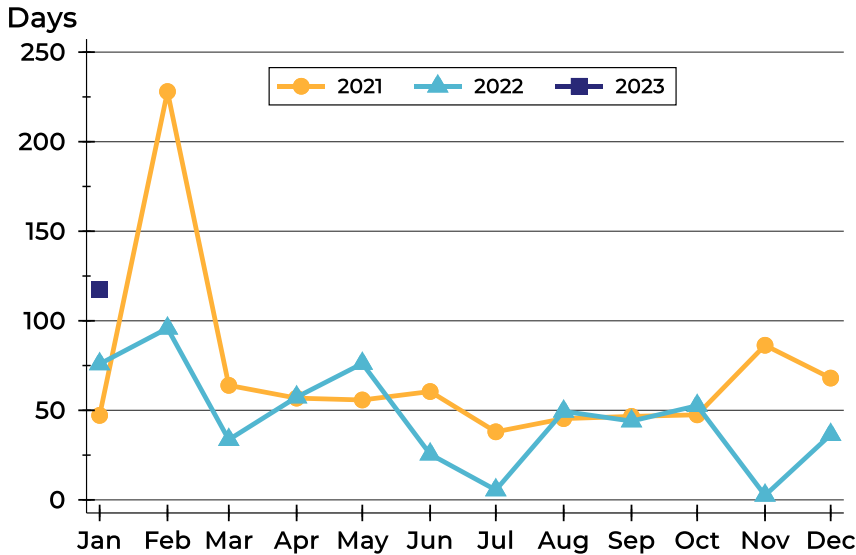


Month	2021	2022	2023
January	113,350	172,500	131,450
February	129,000	165,000	
March	84,250	184,000	
April	130,000	185,000	
May	137,900	177,000	
June	143,250	169,950	
July	163,250	159,950	
August	135,000	197,500	
September	132,450	74,900	
October	97,500	169,900	
November	157,500	202,500	
December	113,700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



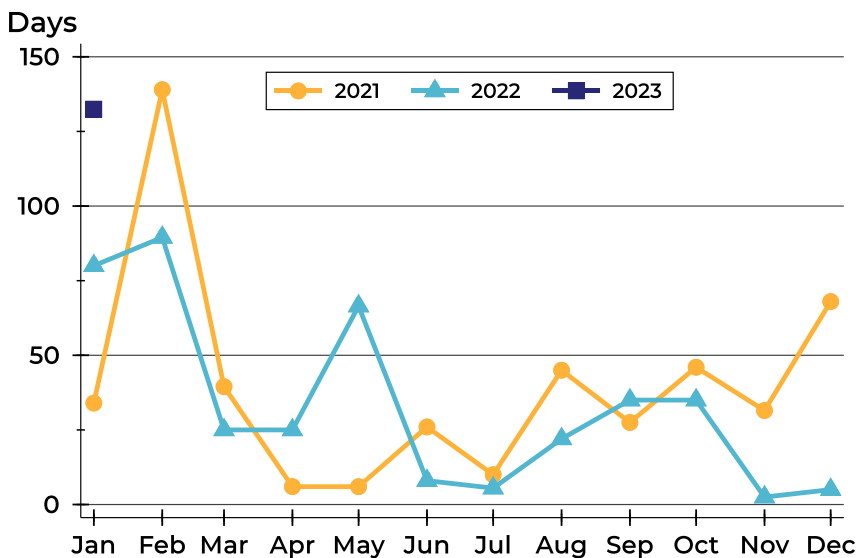
## Coffey County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	47	76	<b>118</b>
February	228	96	
March	64	34	
April	57	57	
May	56	76	
June	61	26	
July	38	6	
August	45	49	
September	47	44	
October	48	53	
November	86	3	
December	68	36	

### Median DOM



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



# Douglas County Housing Report



## Market Overview

### Douglas County Home Sales Rose in January

Total home sales in Douglas County rose by 100.0% last month to 10 units, compared to 5 units in January 2022. Total sales volume was \$3.4 million, up 113.8% from a year earlier.

The median sale price in January was \$305,000, up from \$282,000 a year earlier. Homes that sold in January were typically on the market for 6 days and sold for 96.4% of their list prices.

### Douglas County Active Listings Up at End of January

The total number of active listings in Douglas County at the end of January was 13 units, up from 7 at the same point in 2022. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$415,000.

During January, a total of 4 contracts were written down from 13 in January 2022. At the end of the month, there were 7 contracts still pending.

## Report Contents

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

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## Douglas County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>10</b> 100.0%	<b>5</b> 25.0%	<b>4</b> -73.3%	<b>10</b> 100.0%	<b>5</b> 25.0%	<b>4</b> -73.3%
<b>Active Listings</b> Change from prior year		<b>13</b> 85.7%	<b>7</b> 0.0%	<b>7</b> -73.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>0.9</b> 80.0%	<b>0.5</b> 25.0%	<b>0.4</b> -76.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>6</b> -14.3%	<b>7</b> -36.4%	<b>11</b> 0.0%	<b>6</b> -14.3%	<b>7</b> -36.4%	<b>11</b> 0.0%
<b>Contracts Written</b> Change from prior year		<b>4</b> -69.2%	<b>13</b> 18.2%	<b>11</b> -26.7%	<b>4</b> -69.2%	<b>13</b> 18.2%	<b>11</b> -26.7%
<b>Pending Contracts</b> Change from prior year		<b>7</b> -30.0%	<b>10</b> 25.0%	<b>8</b> -46.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>3,372</b> 113.8%	<b>1,577</b> 74.8%	<b>902</b> -71.8%	<b>3,372</b> 113.8%	<b>1,577</b> 74.8%	<b>902</b> -71.8%
Average	<b>Sale Price</b> Change from prior year	<b>337,150</b> 6.9%	<b>315,400</b> 39.9%	<b>225,475</b> 5.7%	<b>337,150</b> 6.9%	<b>315,400</b> 39.9%	<b>225,475</b> 5.7%
	<b>List Price of Actives</b> Change from prior year	<b>435,738</b> -22.9%	<b>564,814</b> 4.6%	<b>539,971</b> 54.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>21</b> -43.2%	<b>37</b> 208.3%	<b>12</b> -82.4%	<b>21</b> -43.2%	<b>37</b> 208.3%	<b>12</b> -82.4%
	<b>Percent of List</b> Change from prior year	<b>94.7%</b> -3.1%	<b>97.7%</b> -6.7%	<b>104.7%</b> 6.6%	<b>94.7%</b> -3.1%	<b>97.7%</b> -6.7%	<b>104.7%</b> 6.6%
	<b>Percent of Original</b> Change from prior year	<b>93.5%</b> -3.3%	<b>96.7%</b> -7.6%	<b>104.7%</b> 8.7%	<b>93.5%</b> -3.3%	<b>96.7%</b> -7.6%	<b>104.7%</b> 8.7%
Median	<b>Sale Price</b> Change from prior year	<b>305,000</b> 8.2%	<b>282,000</b> 16.1%	<b>242,950</b> 24.6%	<b>305,000</b> 8.2%	<b>282,000</b> 16.1%	<b>242,950</b> 24.6%
	<b>List Price of Actives</b> Change from prior year	<b>415,000</b> -9.8%	<b>460,000</b> 15.0%	<b>400,000</b> 24.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>6</b> -78.6%	<b>28</b> 133.3%	<b>12</b> -50.0%	<b>6</b> -78.6%	<b>28</b> 133.3%	<b>12</b> -50.0%
	<b>Percent of List</b> Change from prior year	<b>96.4%</b> -0.8%	<b>97.2%</b> -2.8%	<b>100.0%</b> 1.3%	<b>96.4%</b> -0.8%	<b>97.2%</b> -2.8%	<b>100.0%</b> 1.3%
	<b>Percent of Original</b> Change from prior year	<b>95.5%</b> -1.7%	<b>97.2%</b> -2.8%	<b>100.0%</b> 3.0%	<b>95.5%</b> -1.7%	<b>97.2%</b> -2.8%	<b>100.0%</b> 3.0%

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



## Douglas County Closed Listings Analysis

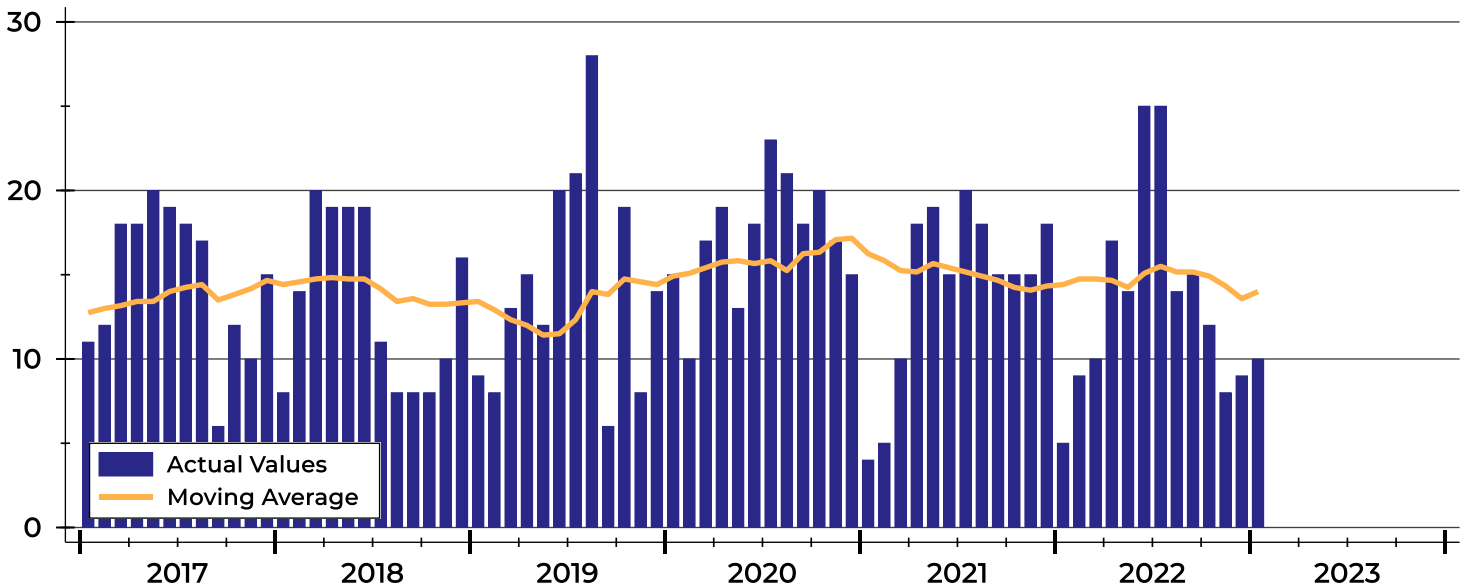
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		10	5	100.0%	10	5	100.0%
Volume (1,000s)		3,372	1,577	113.8%	3,372	1,577	113.8%
Months' Supply		0.9	0.5	80.0%	N/A	N/A	N/A
Average	Sale Price	337,150	315,400	6.9%	337,150	315,400	6.9%
	Days on Market	21	37	-43.2%	21	37	-43.2%
	Percent of List	94.7%	97.7%	-3.1%	94.7%	97.7%	-3.1%
	Percent of Original	93.5%	96.7%	-3.3%	93.5%	96.7%	-3.3%
Median	Sale Price	305,000	282,000	8.2%	305,000	282,000	8.2%
	Days on Market	6	28	-78.6%	6	28	-78.6%
	Percent of List	96.4%	97.2%	-0.8%	96.4%	97.2%	-0.8%
	Percent of Original	95.5%	97.2%	-1.7%	95.5%	97.2%	-1.7%

A total of 10 homes sold in Douglas County in January, up from 5 units in January 2022. Total sales volume rose to \$3.4 million compared to \$1.6 million in the previous year.

The median sales price in January was \$305,000, up 8.2% compared to the prior year. Median days on market was 6 days, down from 7 days in December, and down from 28 in January 2022.

## History of Closed Listings

Units

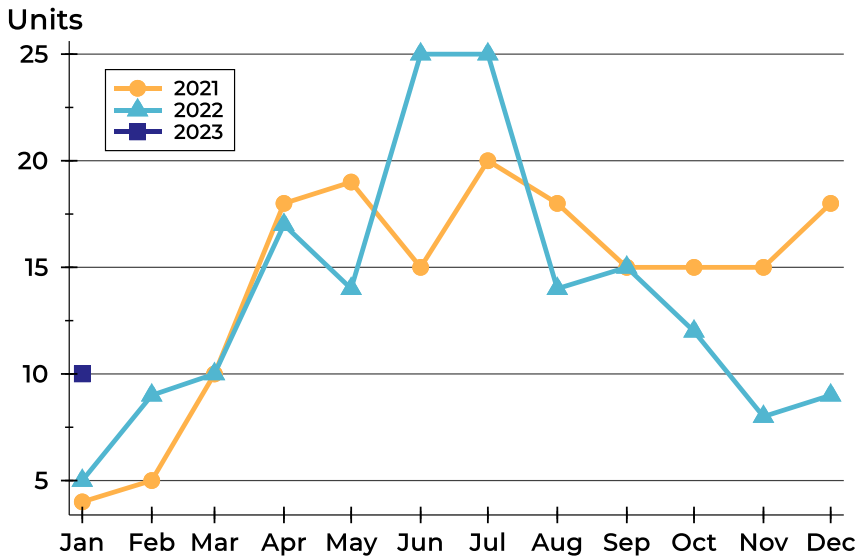






## Douglas County Closed Listings Analysis

### Closed Listings by Month



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

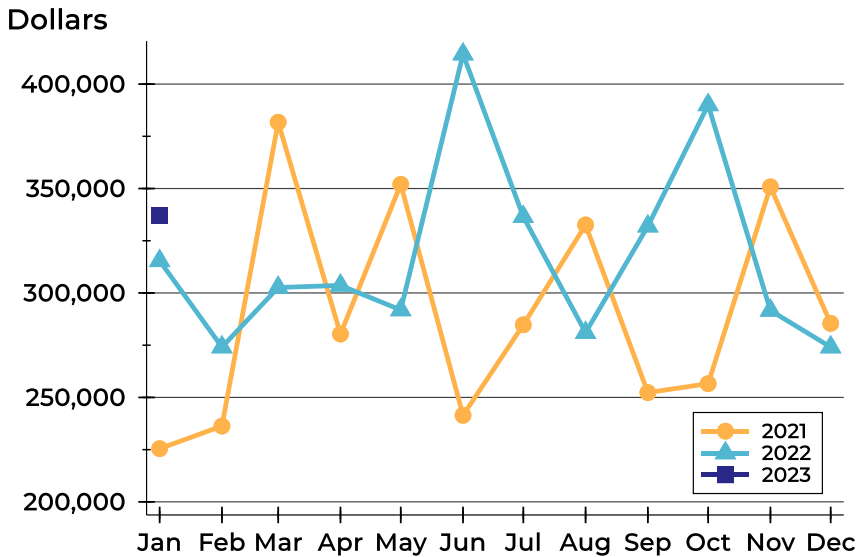
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	10.0%	0.0	143,000	143,000	7	7	92.3%	92.3%	92.3%	92.3%
\$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	10.0%	0.9	215,000	215,000	0	0	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	2	20.0%	0.0	261,250	261,250	27	27	96.4%	96.4%	95.5%	95.5%
\$300,000-\$399,999	3	30.0%	0.3	333,000	310,000	13	9	93.0%	96.9%	90.6%	96.9%
\$400,000-\$499,999	2	20.0%	1.1	436,000	436,000	0	0	93.1%	93.1%	93.1%	93.1%
\$500,000-\$749,999	1	10.0%	1.9	620,000	620,000	105	105	97.0%	97.0%	94.1%	94.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



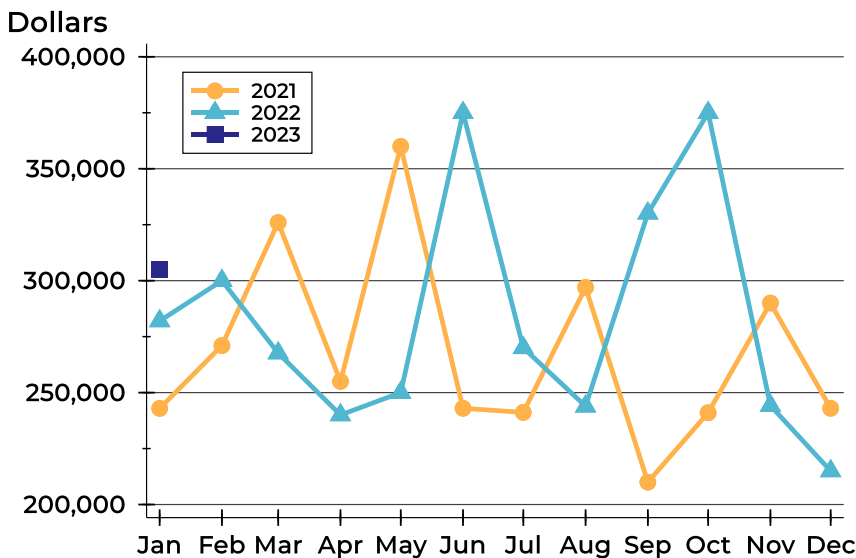
## Douglas County Closed Listings Analysis

### Average Price



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

### Median Price

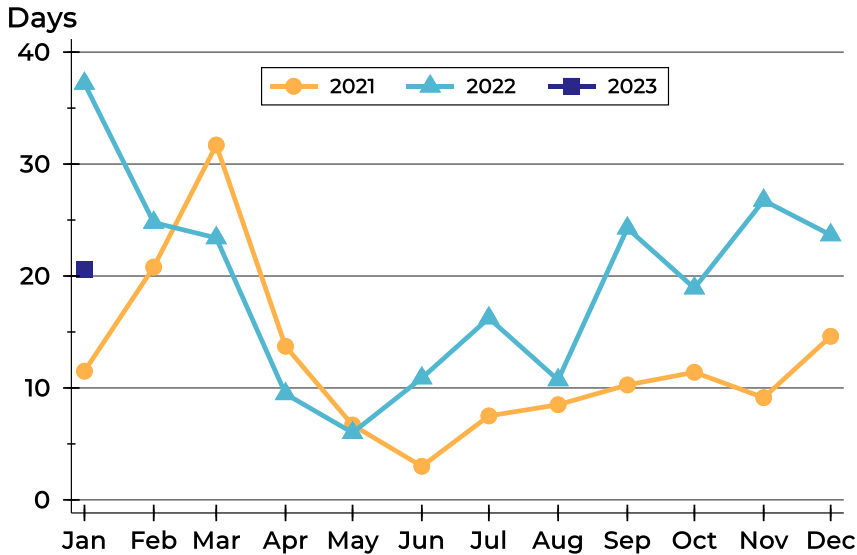


Month	2021	2022	2023
January	242,950	282,000	<b>305,000</b>
February	271,000	300,000	
March	326,000	267,648	
April	255,000	240,000	
May	360,000	250,000	
June	243,000	375,000	
July	241,150	270,000	
August	297,000	243,900	
September	210,000	330,100	
October	241,000	375,000	
November	290,000	244,226	
December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



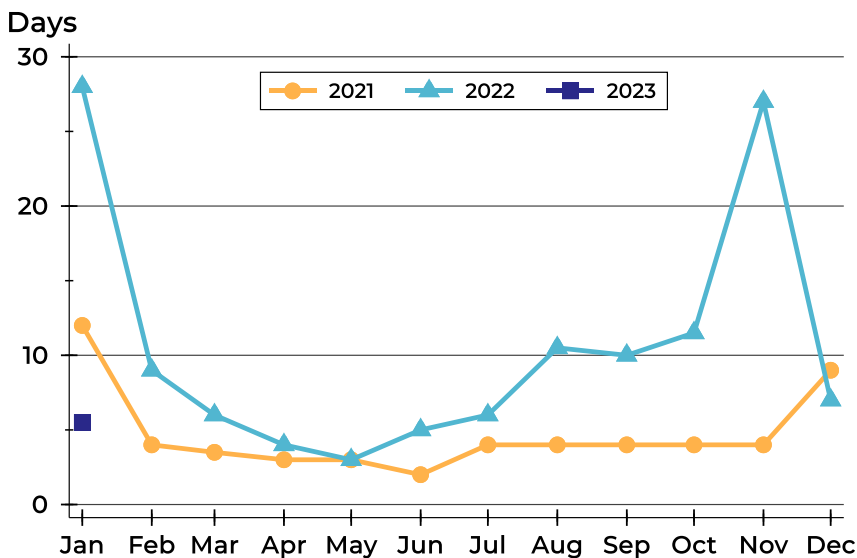
## Douglas County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	12	37	21
February	21	25	
March	32	23	
April	14	9	
May	7	6	
June	3	11	
July	8	16	
August	9	11	
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	
March	4	6	
April	3	4	
May	3	3	
June	2	5	
July	4	6	
August	4	11	
September	4	10	
October	4	12	
November	4	27	
December	9	7	



## Douglas County Active Listings Analysis

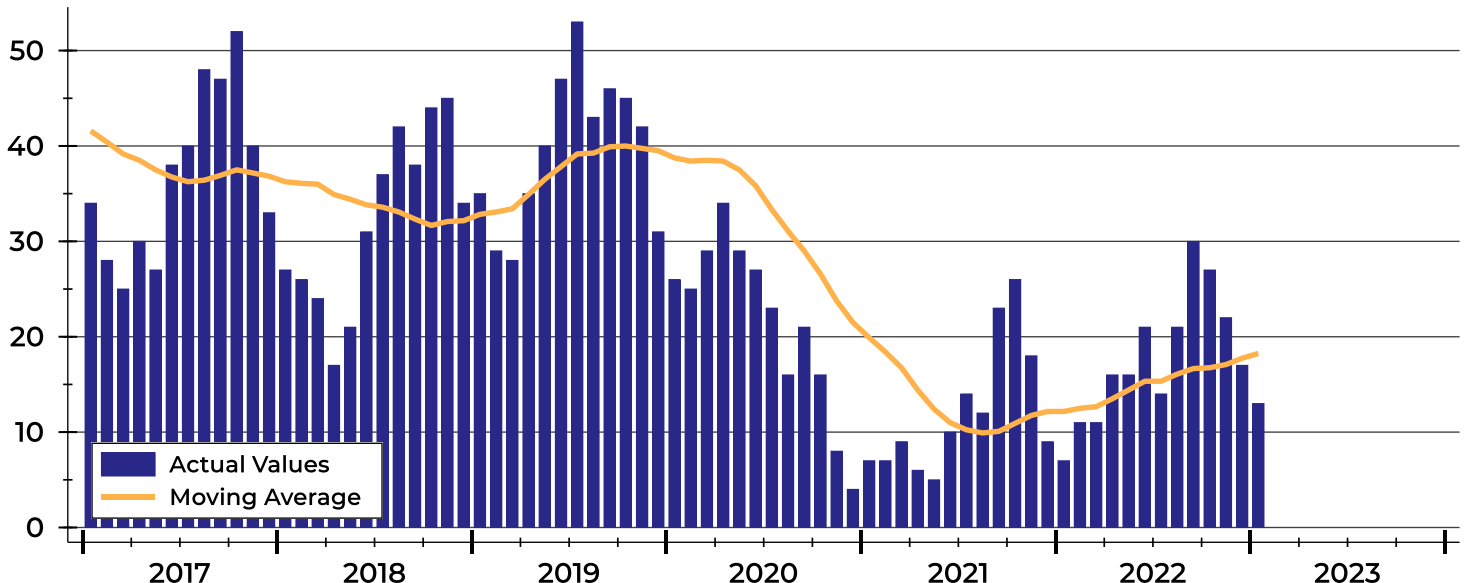
Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		13	7	85.7%
Volume (1,000s)		5,665	3,954	43.3%
Months' Supply		0.9	0.5	80.0%
Average	List Price	435,738	564,814	-22.9%
	Days on Market	94	67	40.3%
	Percent of Original	95.5%	98.4%	-2.9%
Median	List Price	415,000	460,000	-9.8%
	Days on Market	83	49	69.4%
	Percent of Original	98.1%	100.0%	-1.9%

A total of 13 homes were available for sale in Douglas County at the end of January. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of January was \$415,000, down 9.8% from 2022. The typical time on market for active listings was 83 days, up from 49 days a year earlier.

## History of Active Listings

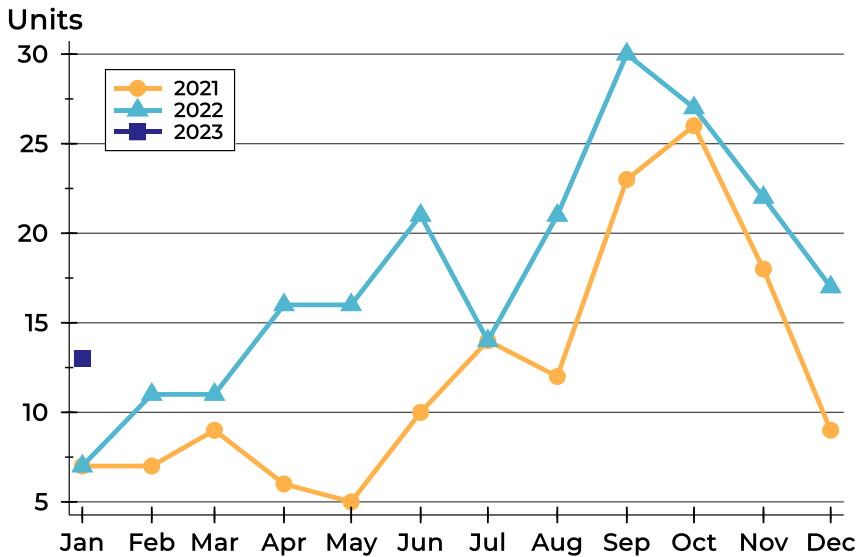
Units





## Douglas County Active Listings Analysis

### Active Listings by Month



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

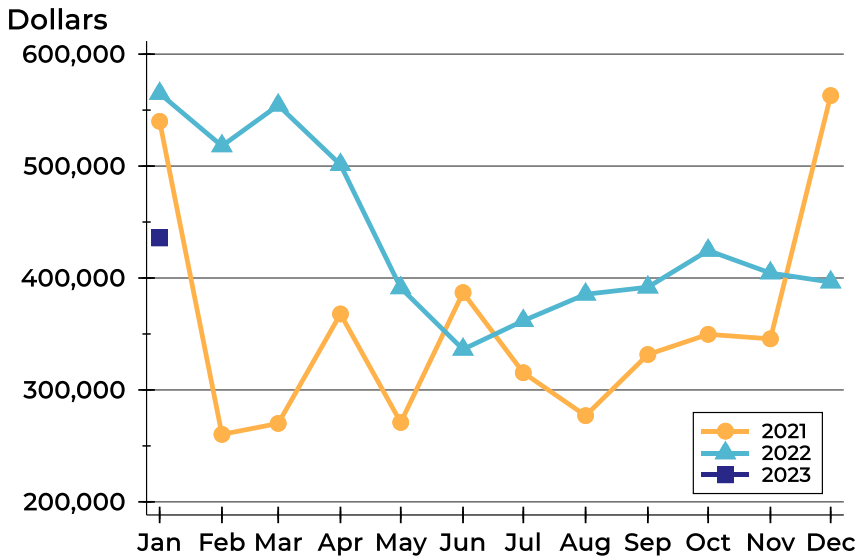
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	15.4%	N/A	199,900	199,900	37	37	95.5%	95.5%
\$200,000-\$249,999	3	23.1%	0.9	220,000	225,000	126	148	93.9%	100.0%
\$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	1	7.7%	0.3	320,000	320,000	140	140	89.1%	89.1%
\$400,000-\$499,999	2	15.4%	1.1	457,450	457,450	100	100	95.3%	95.3%
\$500,000-\$749,999	3	23.1%	1.9	593,300	550,000	93	83	99.4%	100.0%
\$750,000-\$999,999	2	15.4%	N/A	795,000	795,000	74	74	95.4%	95.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



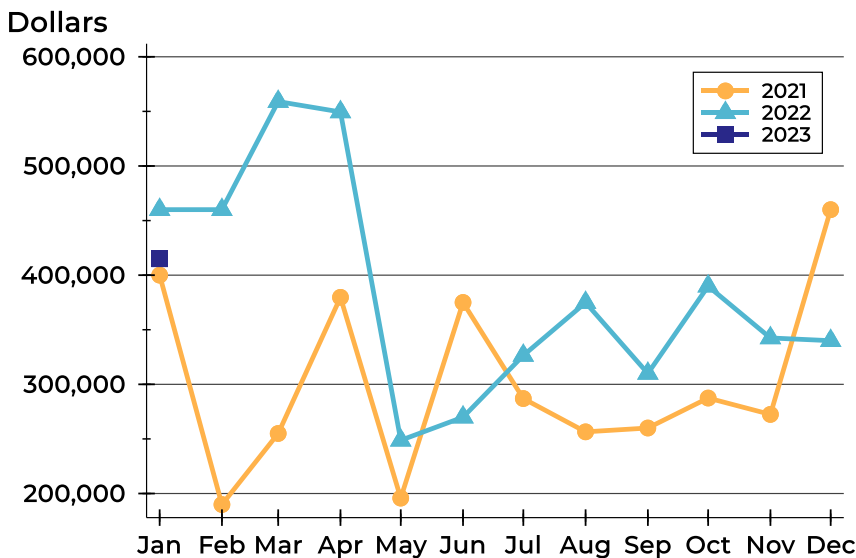
## Douglas County Active Listings Analysis

### Average Price



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

### Median Price

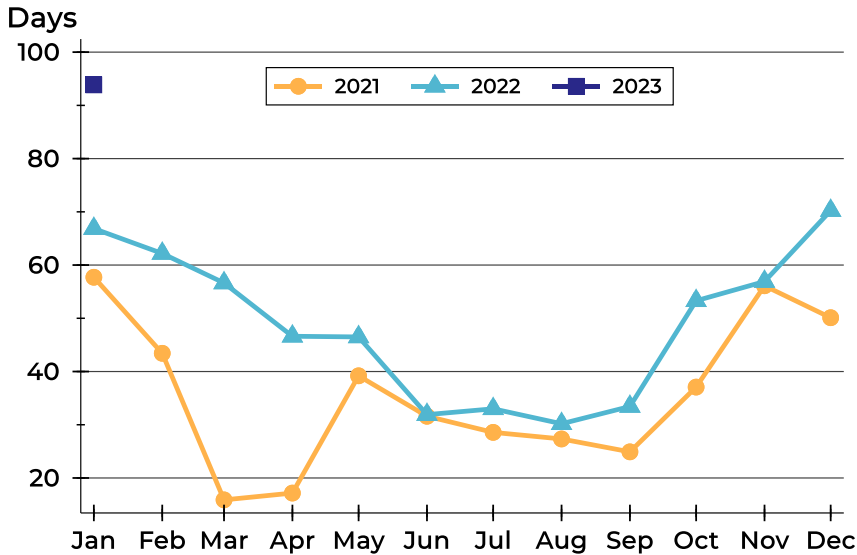


Month	2021	2022	2023
January	400,000	460,000	415,000
February	189,900	460,000	
March	255,000	559,000	
April	379,700	549,500	
May	195,777	248,750	
June	375,000	269,900	
July	287,000	326,450	
August	256,500	374,900	
September	260,000	310,000	
October	287,450	389,900	
November	272,450	342,500	
December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



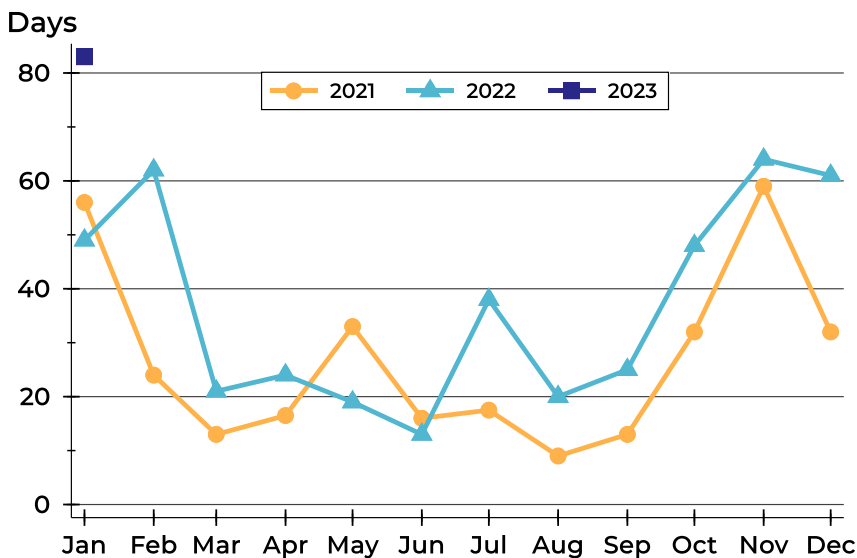
## Douglas County Active Listings Analysis

### Average DOM



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

### Median DOM

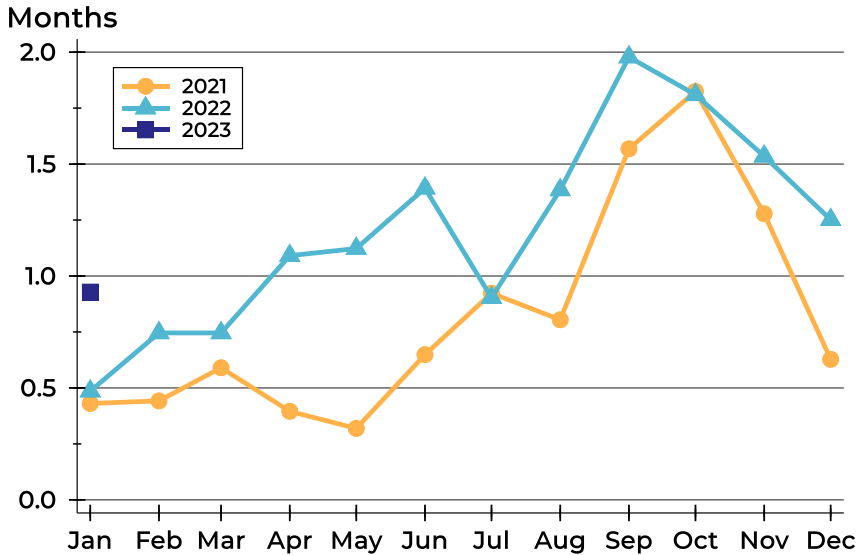


Month	2021	2022	2023
January	56	49	83
February	24	62	
March	13	21	
April	17	24	
May	33	19	
June	16	13	
July	18	38	
August	9	20	
September	13	25	
October	32	48	
November	59	64	
December	32	61	



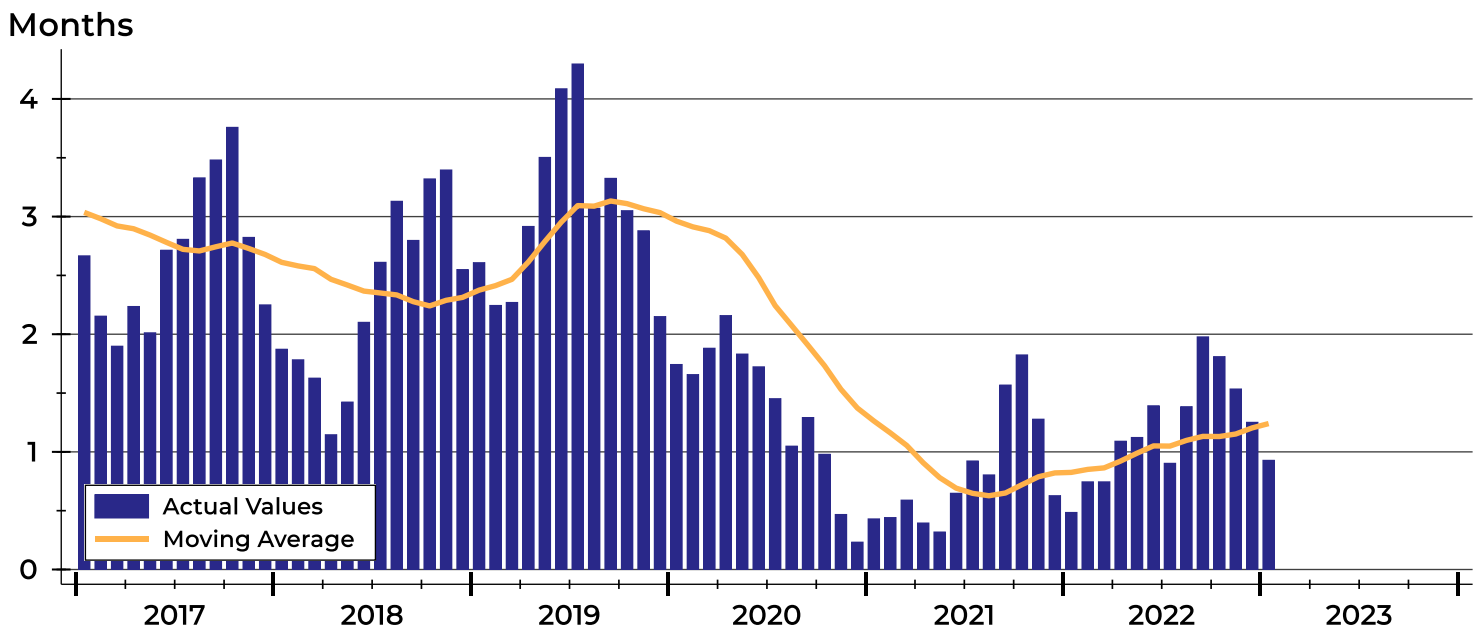
## Douglas County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.4	0.5	<b>0.9</b>
February	0.4	0.7	
March	0.6	0.7	
April	0.4	1.1	
May	0.3	1.1	
June	0.6	1.4	
July	0.9	0.9	
August	0.8	1.4	
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







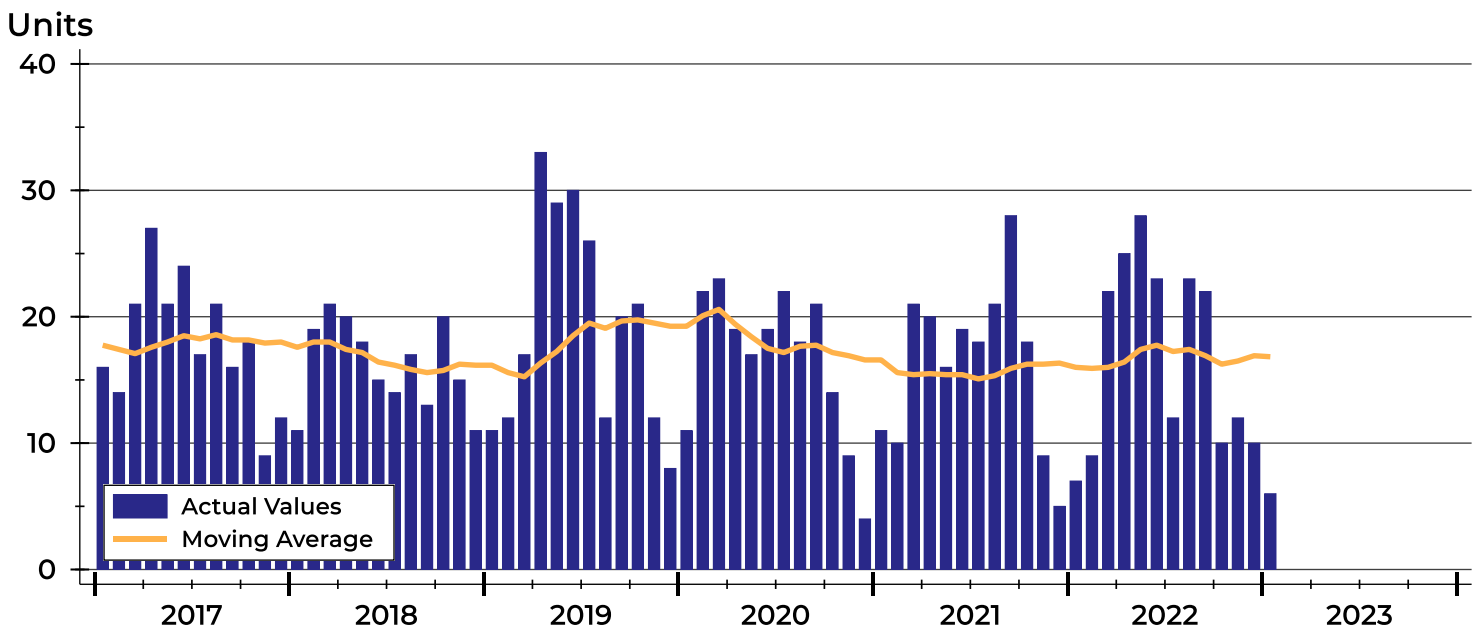
# Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	6	7	-14.3%
	Volume (1,000s)	2,079	1,510	37.7%
	Average List Price	346,467	215,700	60.6%
	Median List Price	239,500	249,900	-4.2%
Year-to-Date	New Listings	6	7	-14.3%
	Volume (1,000s)	2,079	1,510	37.7%
	Average List Price	346,467	215,700	60.6%
	Median List Price	239,500	249,900	-4.2%

A total of 6 new listings were added in Douglas County during January, down 14.3% from the same month in 2022.

The median list price of these homes was \$239,500 down from \$249,900 in 2022.

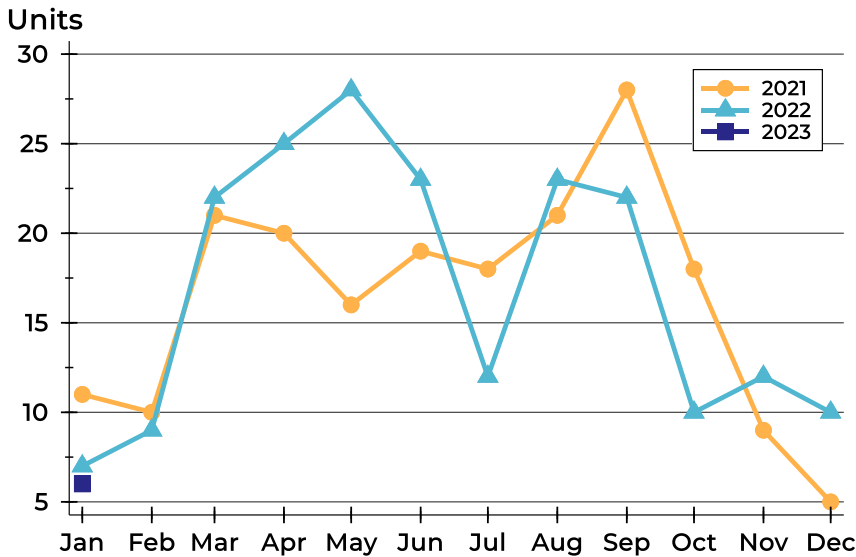
## History of New Listings





## Douglas County New Listings Analysis

### New Listings by Month



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

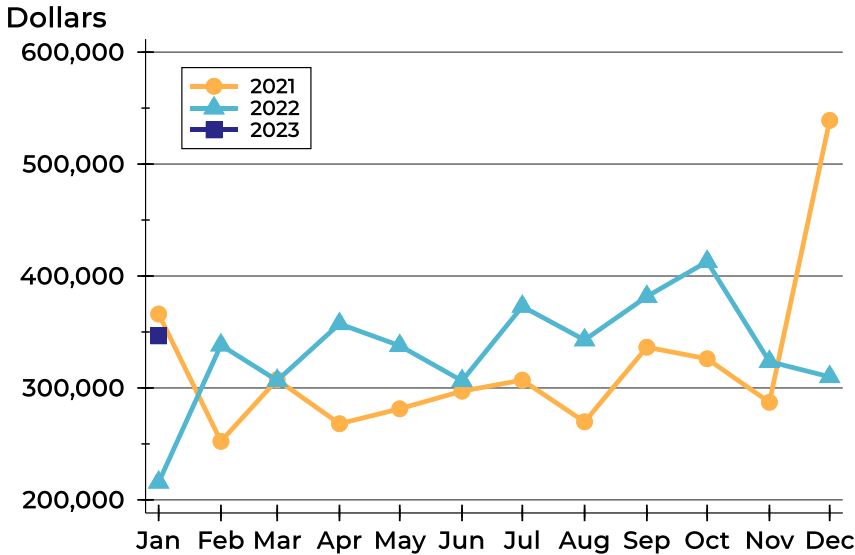
### New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	199,900	199,900	25	25	100.0%	100.0%
\$200,000-\$249,999	2	33.3%	219,450	219,450	18	18	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	16.7%	395,000	395,000	5	5	93.7%	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	1	16.7%	795,000	795,000	30	30	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



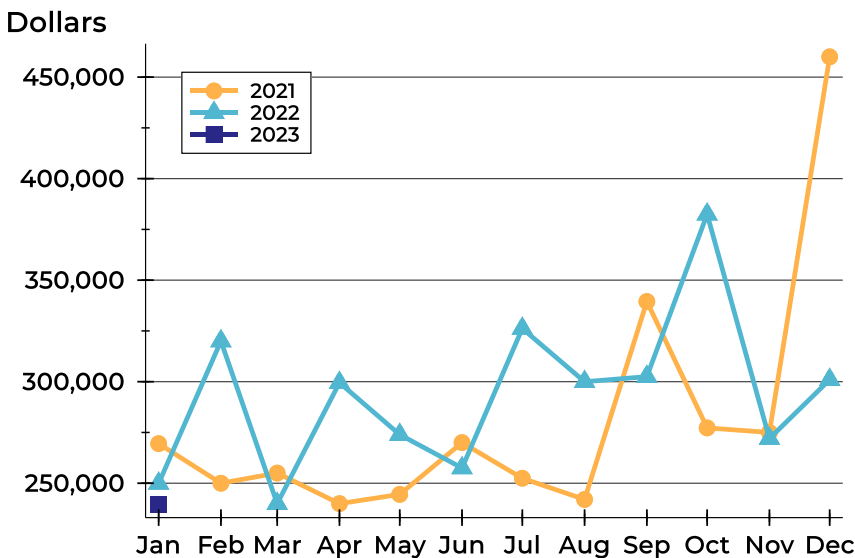
## Douglas County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	366,032	215,700	346,467
February	252,280	338,233	
March	307,405	306,649	
April	268,000	357,280	
May	281,361	337,738	
June	297,145	306,378	
July	306,967	372,849	
August	269,733	342,817	
September	336,400	381,632	
October	326,061	412,880	
November	287,144	323,550	
December	538,980	309,970	

### Median Price



Month	2021	2022	2023
January	269,500	249,900	239,500
February	250,000	320,000	
March	255,000	239,950	
April	239,950	299,500	
May	244,500	273,930	
June	270,000	257,500	
July	252,450	326,200	
August	242,000	300,000	
September	339,500	302,500	
October	277,250	382,450	
November	275,000	272,000	
December	460,000	301,000	



## Douglas County Contracts Written Analysis

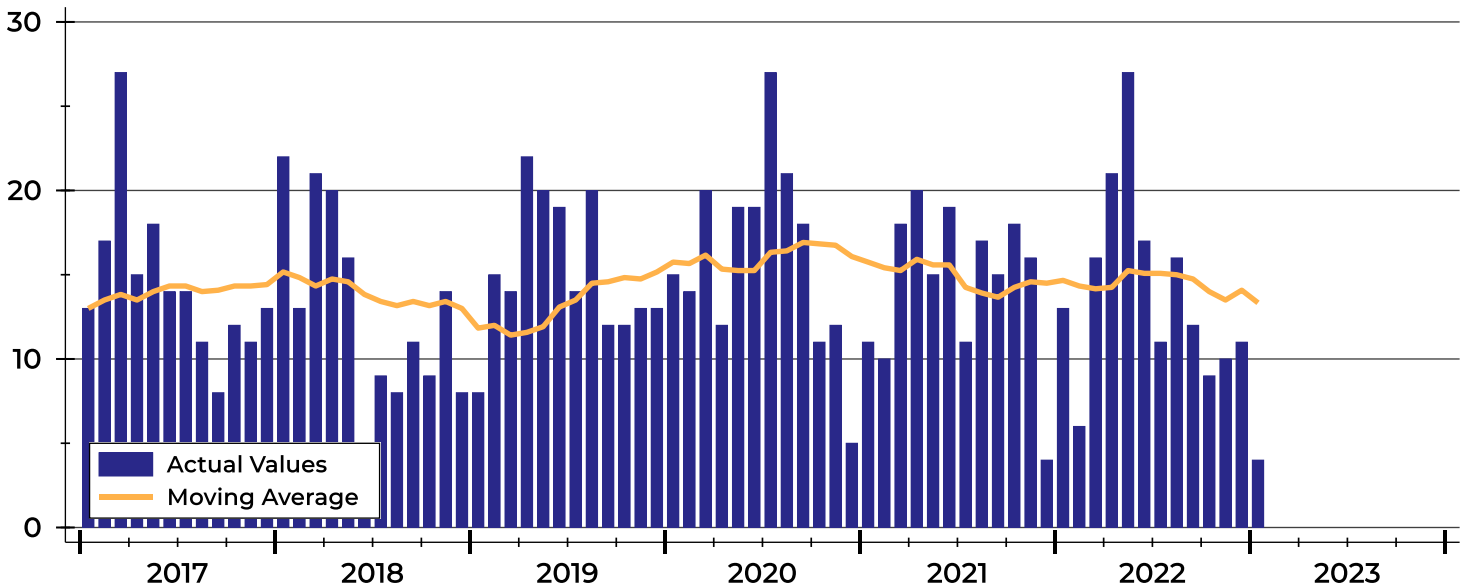
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		4	13	-69.2%	4	13	-69.2%
Volume (1,000s)		1,039	4,554	-77.2%	1,039	4,554	-77.2%
Average	Sale Price	259,750	350,285	-25.8%	259,750	350,285	-25.8%
	Days on Market	47	37	27.0%	47	37	27.0%
	Percent of Original	96.9%	98.5%	-1.6%	96.9%	98.5%	-1.6%
Median	Sale Price	242,500	364,900	-33.5%	242,500	364,900	-33.5%
	Days on Market	6	28	-78.6%	6	28	-78.6%
	Percent of Original	97.0%	100.0%	-3.0%	97.0%	100.0%	-3.0%

A total of 4 contracts for sale were written in Douglas County during the month of January, down from 13 in 2022. The median list price of these homes was \$242,500, down from \$364,900 the prior year.

Half of the homes that went under contract in January were on the market less than 6 days, compared to 28 days in January 2022.

## History of Contracts Written

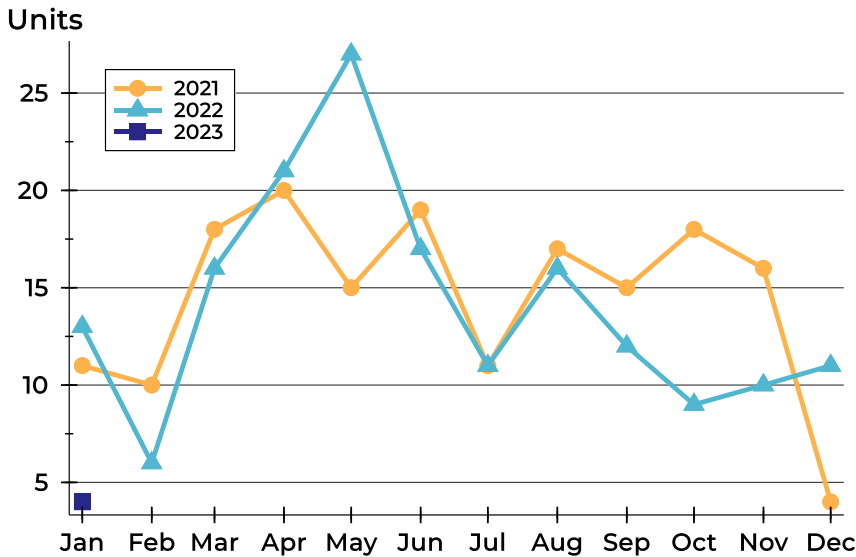
Units





## Douglas County Contracts Written Analysis

### Contracts Written by Month



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

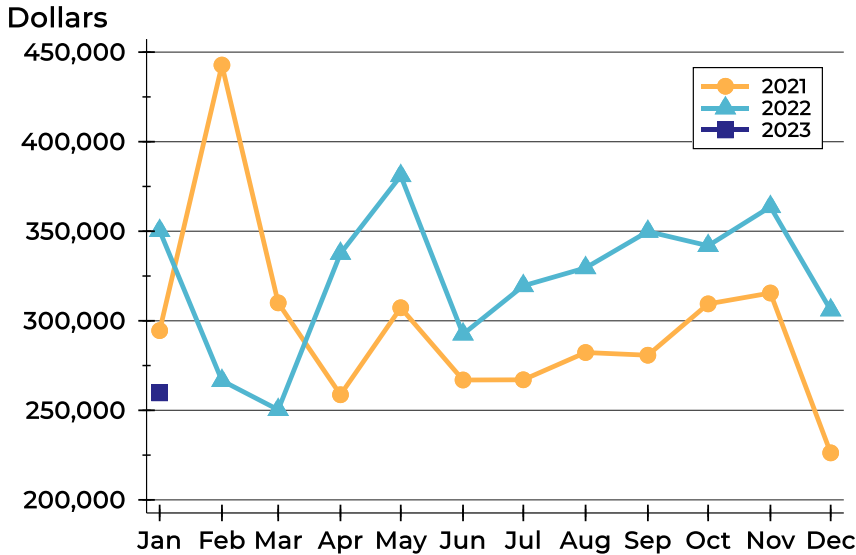
### Contracts Written by Price Range

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	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	25.0%	159,000	159,000	6	6	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	235,000	235,000	174	174	94.0%	94.0%
\$250,000-\$299,999	1	25.0%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	395,000	395,000	5	5	93.7%	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



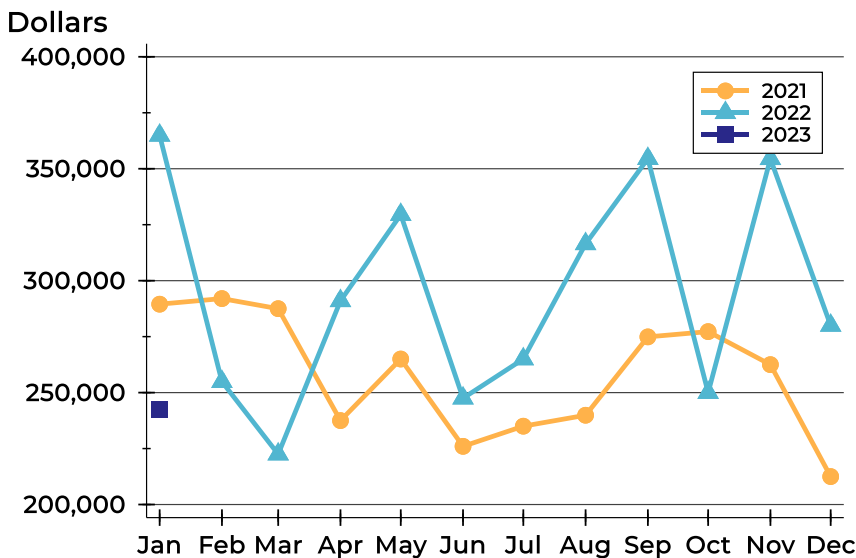
## Douglas County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	294,523	350,285	259,750
February	442,780	266,583	
March	310,017	250,336	
April	258,690	337,552	
May	307,267	380,954	
June	266,933	292,494	
July	267,045	319,518	
August	282,276	329,549	
September	280,767	349,833	
October	309,439	341,911	
November	315,513	363,650	
December	226,250	305,973	

### Median Price

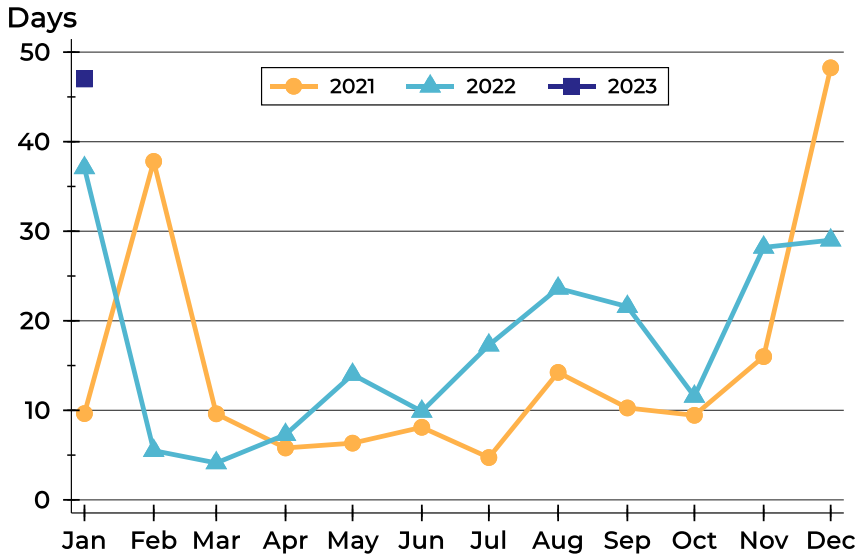


Month	2021	2022	2023
January	289,500	364,900	242,500
February	292,000	254,900	
March	287,500	222,500	
April	237,500	291,000	
May	265,000	329,500	
June	226,000	247,500	
July	235,000	265,000	
August	239,900	316,450	
September	274,900	354,500	
October	277,250	250,000	
November	262,500	354,450	
December	212,500	280,000	



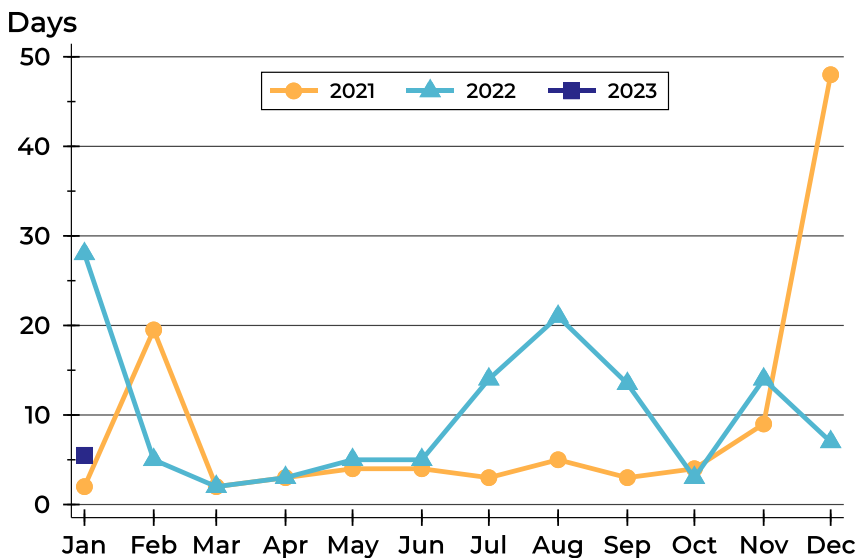
## Douglas County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	10	37	47
February	38	6	
March	10	4	
April	6	7	
May	6	14	
June	8	10	
July	5	17	
August	14	24	
September	10	22	
October	9	12	
November	16	28	
December	48	29	

### Median DOM



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



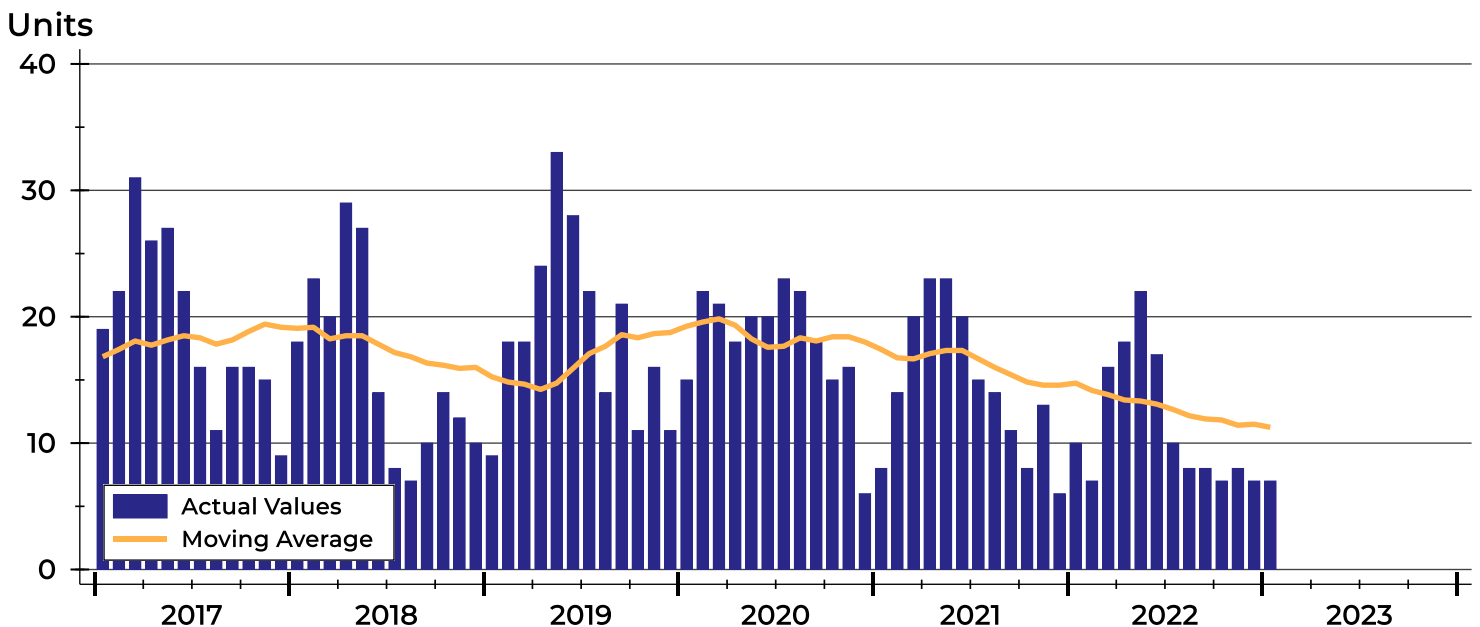
## Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		7	10	-30.0%
Volume (1,000s)		1,908	2,633	-27.5%
Average	List Price	272,557	263,280	3.5%
	Days on Market	40	26	53.8%
	Percent of Original	98.4%	99.0%	-0.6%
Median	List Price	250,000	242,500	3.1%
	Days on Market	5	8	-37.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in Douglas County had contracts pending at the end of January, down from 10 contracts pending at the end of January 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

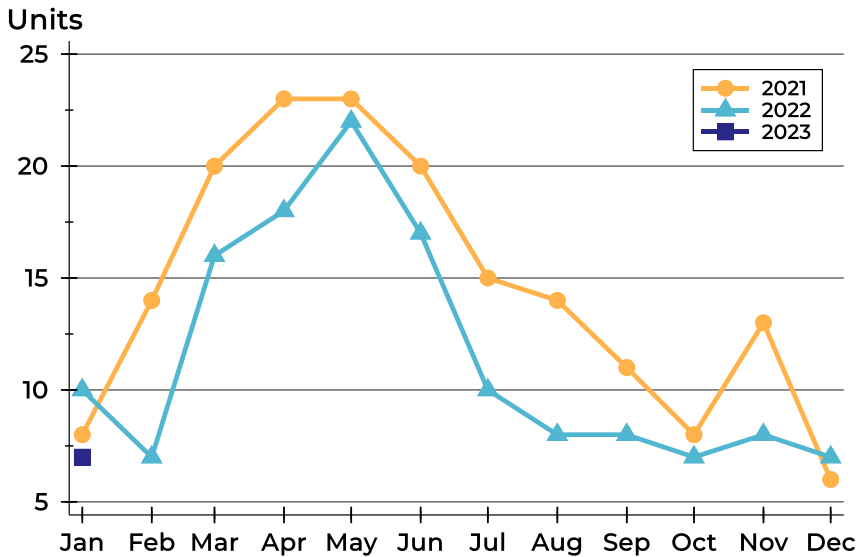






## Douglas County Pending Contracts Analysis

### Pending Contracts by Month



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

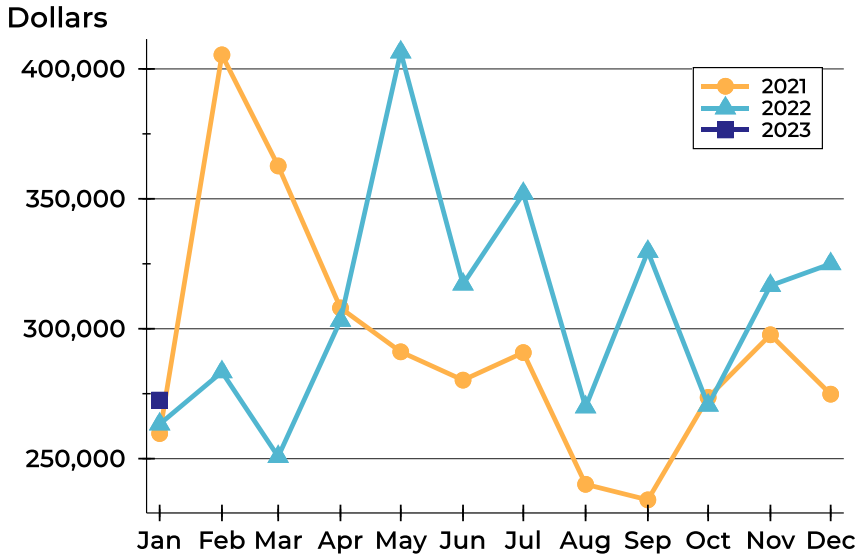
### Pending Contracts by Price Range

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	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	28.6%	158,950	158,950	3	3	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	235,000	235,000	174	174	94.0%	94.0%
\$250,000-\$299,999	2	28.6%	267,500	267,500	46	46	97.5%	97.5%
\$300,000-\$399,999	1	14.3%	395,000	395,000	5	5	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	425,000	425,000	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



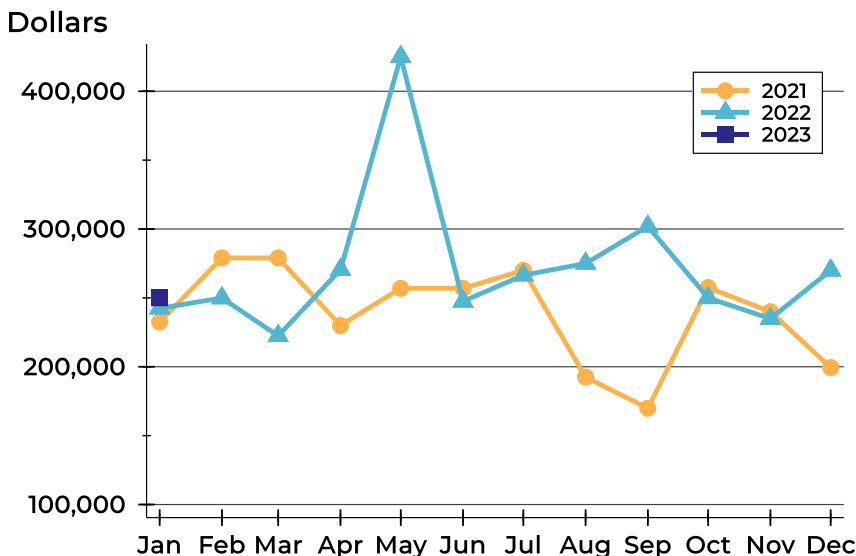
## Douglas County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	259,669	263,280	<b>272,557</b>
February	405,407	283,371	
March	362,660	250,774	
April	308,013	303,178	
May	291,113	406,453	
June	280,216	317,118	
July	290,823	352,020	
August	240,136	269,863	
September	234,136	329,713	
October	273,575	270,514	
November	297,677	316,588	
December	274,817	324,971	

### Median Price

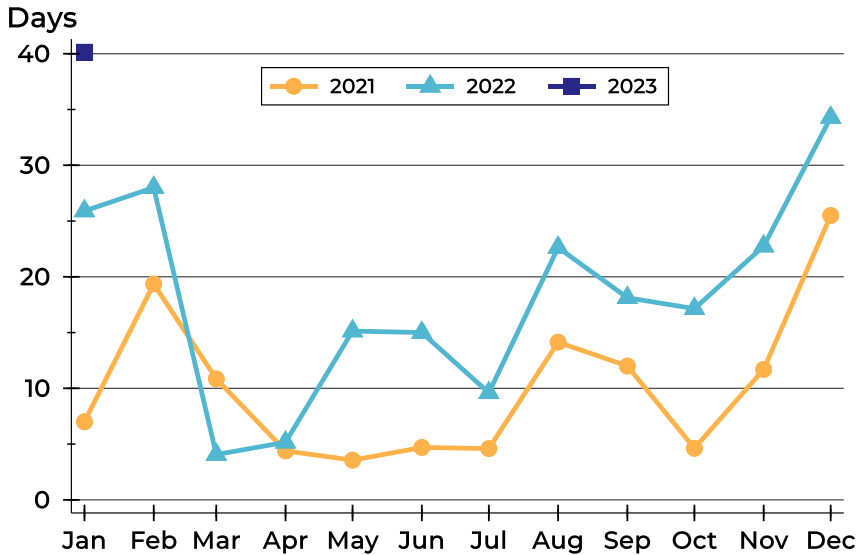


Month	2021	2022	2023
January	232,500	242,500	<b>250,000</b>
February	279,000	249,900	
March	279,000	222,500	
April	230,000	270,450	
May	257,000	425,000	
June	257,000	247,500	
July	270,000	266,450	
August	192,500	275,000	
September	169,900	301,950	
October	257,450	250,000	
November	240,000	234,950	
December	199,450	270,000	



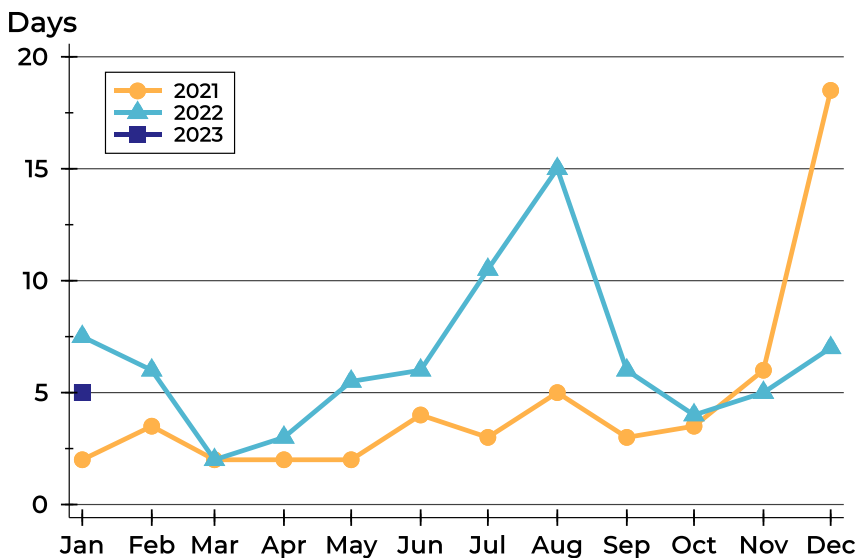
## Douglas County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	7	26	40
February	19	28	
March	11	4	
April	4	5	
May	4	15	
June	5	15	
July	5	10	
August	14	23	
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	
March	2	2	
April	2	3	
May	2	6	
June	4	6	
July	3	11	
August	5	15	
September	3	6	
October	4	4	
November	6	5	
December	19	7	



## Emporia Area Housing Report



### Market Overview

#### Emporia Area Home Sales Fell in January

Total home sales in the Emporia area fell last month to 15 units, compared to 16 units in January 2022. Total sales volume was \$2.3 million, up from a year earlier.

The median sale price in January was \$121,125, up from \$112,625 a year earlier. Homes that sold in January were typically on the market for 8 days and sold for 95.9% of their list prices.

#### Emporia Area Active Listings Up at End of January

The total number of active listings in the Emporia area at the end of January was 41 units, up from 32 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 January was \$199,900.

During January, a total of 23 contracts were written down from 36 in January 2022. At the end of the month, there were 28 contracts still pending.

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## Emporia Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>15</b>	<b>16</b>	<b>29</b>	<b>15</b>	<b>16</b>	<b>29</b>
Change from prior year		-6.3%	-44.8%	52.6%	-6.3%	-44.8%	52.6%
<b>Active Listings</b>		<b>41</b>	<b>32</b>	<b>63</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		28.1%	-49.2%	-25.9%			
<b>Months' Supply</b>		<b>1.1</b>	<b>0.7</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		57.1%	-53.3%	-31.8%			
<b>New Listings</b>		<b>31</b>	<b>29</b>	<b>43</b>	<b>31</b>	<b>29</b>	<b>43</b>
Change from prior year		6.9%	-32.6%	30.3%	6.9%	-32.6%	30.3%
<b>Contracts Written</b>		<b>23</b>	<b>36</b>	<b>36</b>	<b>23</b>	<b>36</b>	<b>36</b>
Change from prior year		-36.1%	0.0%	-2.7%	-36.1%	0.0%	-2.7%
<b>Pending Contracts</b>		<b>28</b>	<b>52</b>	<b>39</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-46.2%	33.3%	-2.5%			
<b>Sales Volume (1,000s)</b>		<b>2,304</b>	<b>1,744</b>	<b>4,407</b>	<b>2,304</b>	<b>1,744</b>	<b>4,407</b>
Change from prior year		32.1%	-60.4%	88.4%	32.1%	-60.4%	88.4%
<b>Average</b>	<b>Sale Price</b>	<b>153,608</b>	<b>108,978</b>	<b>151,975</b>	<b>153,608</b>	<b>108,978</b>	<b>151,975</b>
	Change from prior year	41.0%	-28.3%	23.5%	41.0%	-28.3%	23.5%
	<b>List Price of Actives</b>	<b>259,538</b>	<b>170,090</b>	<b>148,507</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	52.6%	14.5%	12.5%			
	<b>Days on Market</b>	<b>36</b>	<b>30</b>	<b>81</b>	<b>36</b>	<b>30</b>	<b>81</b>
Change from prior year	20.0%	-63.0%	14.1%	20.0%	-63.0%	14.1%	
<b>Percent of List</b>	<b>92.6%</b>	<b>94.5%</b>	<b>95.2%</b>	<b>92.6%</b>	<b>94.5%</b>	<b>95.2%</b>	
Change from prior year	-2.0%	-0.7%	1.9%	-2.0%	-0.7%	1.9%	
<b>Percent of Original</b>	<b>90.5%</b>	<b>89.7%</b>	<b>93.1%</b>	<b>90.5%</b>	<b>89.7%</b>	<b>93.1%</b>	
Change from prior year	0.9%	-3.7%	2.5%	0.9%	-3.7%	2.5%	
<b>Median</b>	<b>Sale Price</b>	<b>121,125</b>	<b>112,625</b>	<b>125,000</b>	<b>121,125</b>	<b>112,625</b>	<b>125,000</b>
	Change from prior year	7.5%	-9.9%	0.8%	7.5%	-9.9%	0.8%
	<b>List Price of Actives</b>	<b>199,900</b>	<b>122,400</b>	<b>105,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	63.3%	16.6%	10.5%			
	<b>Days on Market</b>	<b>8</b>	<b>21</b>	<b>9</b>	<b>8</b>	<b>21</b>	<b>9</b>
Change from prior year	-61.9%	133.3%	-84.2%	-61.9%	133.3%	-84.2%	
<b>Percent of List</b>	<b>95.9%</b>	<b>97.0%</b>	<b>97.4%</b>	<b>95.9%</b>	<b>97.0%</b>	<b>97.4%</b>	
Change from prior year	-1.1%	-0.4%	1.0%	-1.1%	-0.4%	1.0%	
<b>Percent of Original</b>	<b>90.4%</b>	<b>94.6%</b>	<b>97.0%</b>	<b>90.4%</b>	<b>94.6%</b>	<b>97.0%</b>	
Change from prior year	-4.4%	-2.5%	5.5%	-4.4%	-2.5%	5.5%	

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



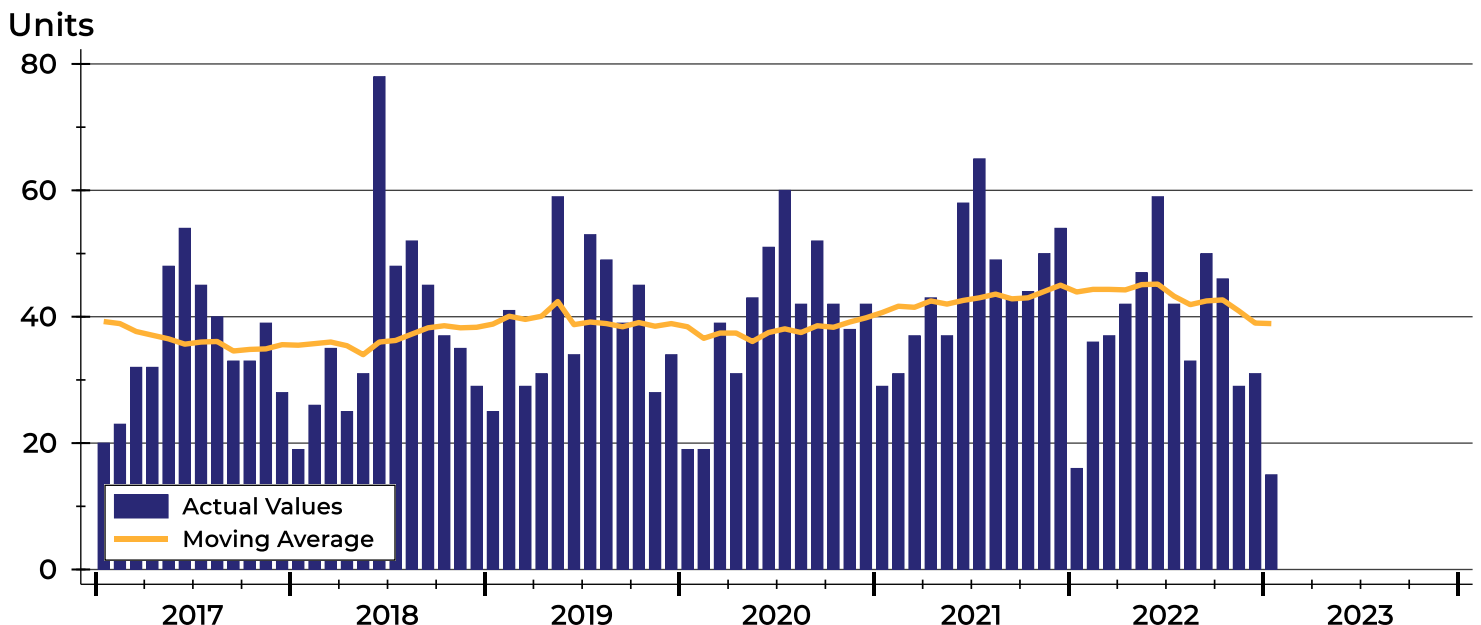
## Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		15	16	-6.3%	15	16	-6.3%
Volume (1,000s)		2,304	1,744	32.1%	2,304	1,744	32.1%
Months' Supply		1.1	0.7	57.1%	N/A	N/A	N/A
Average	Sale Price	153,608	108,978	41.0%	153,608	108,978	41.0%
	Days on Market	36	30	20.0%	36	30	20.0%
	Percent of List	92.6%	94.5%	-2.0%	92.6%	94.5%	-2.0%
	Percent of Original	90.5%	89.7%	0.9%	90.5%	89.7%	0.9%
Median	Sale Price	121,125	112,625	7.5%	121,125	112,625	7.5%
	Days on Market	8	21	-61.9%	8	21	-61.9%
	Percent of List	95.9%	97.0%	-1.1%	95.9%	97.0%	-1.1%
	Percent of Original	90.4%	94.6%	-4.4%	90.4%	94.6%	-4.4%

A total of 15 homes sold in the Emporia area in January, down from 16 units in January 2022. Total sales volume rose to \$2.3 million compared to \$1.7 million in the previous year.

The median sales price in January was \$121,125, up 7.5% compared to the prior year. Median days on market was 8 days, the same as December, and down from 21 in January 2022.

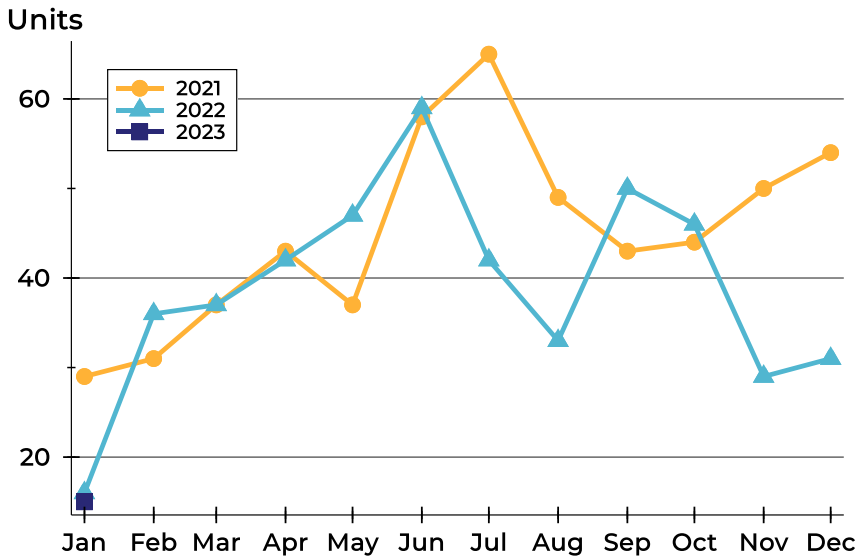
## History of Closed Listings





## Emporia Area Closed Listings Analysis

### Closed Listings by Month



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

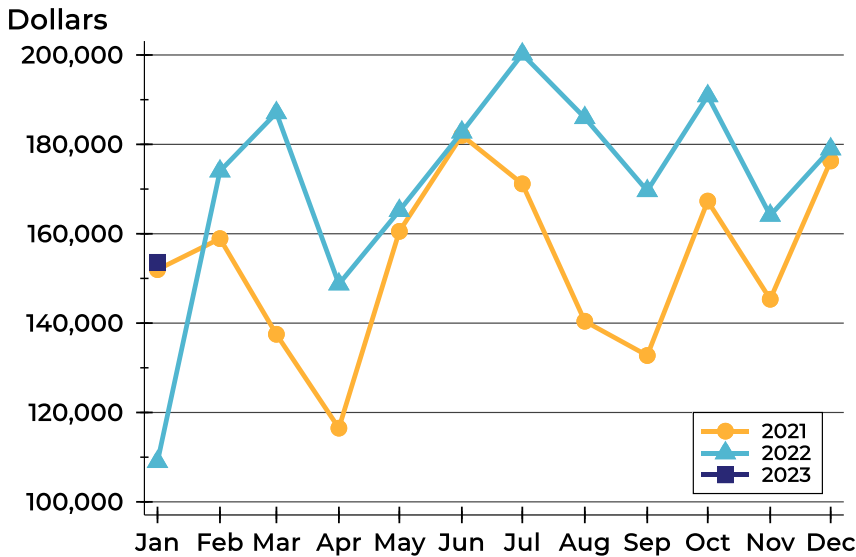
### Closed Listings by Price Range

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	1	6.7%	1.1	13,500	13,500	6	6	90.0%	90.0%	90.0%	90.0%
\$25,000-\$49,999	1	6.7%	0.5	27,000	27,000	10	10	64.3%	64.3%	64.3%	64.3%
\$50,000-\$99,999	3	20.0%	0.7	93,000	90,000	20	5	92.8%	100.0%	91.7%	100.0%
\$100,000-\$124,999	3	20.0%	0.4	115,208	112,500	5	5	92.8%	90.0%	92.8%	90.0%
\$125,000-\$149,999	1	6.7%	0.9	140,000	140,000	36	36	94.0%	94.0%	90.4%	90.4%
\$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	13.3%	1.1	191,500	191,500	27	27	98.5%	98.5%	93.8%	93.8%
\$200,000-\$249,999	1	6.7%	1.7	235,000	235,000	158	158	95.9%	95.9%	95.9%	95.9%
\$250,000-\$299,999	2	13.3%	0.9	288,000	288,000	6	6	98.3%	98.3%	98.3%	98.3%
\$300,000-\$399,999	1	6.7%	1.2	305,000	305,000	187	187	95.3%	95.3%	79.2%	79.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



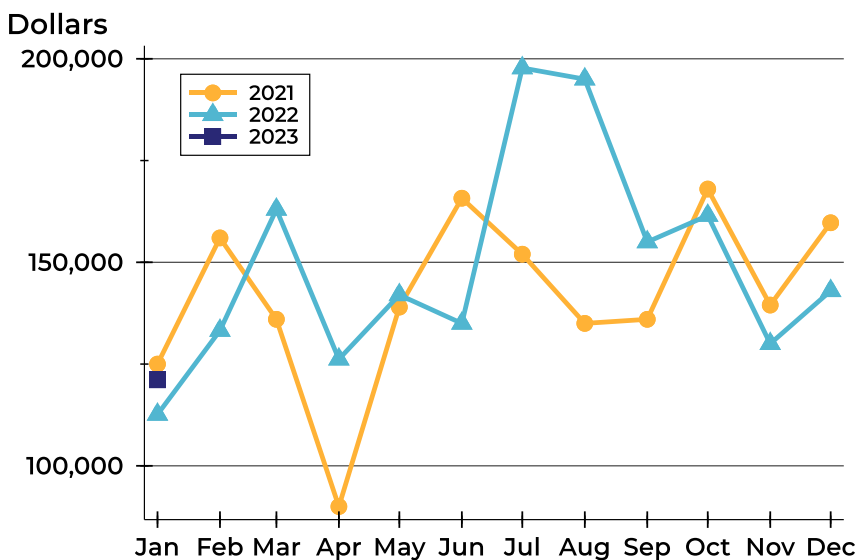
## Emporia Area Closed Listings Analysis

### Average Price



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

### Median Price



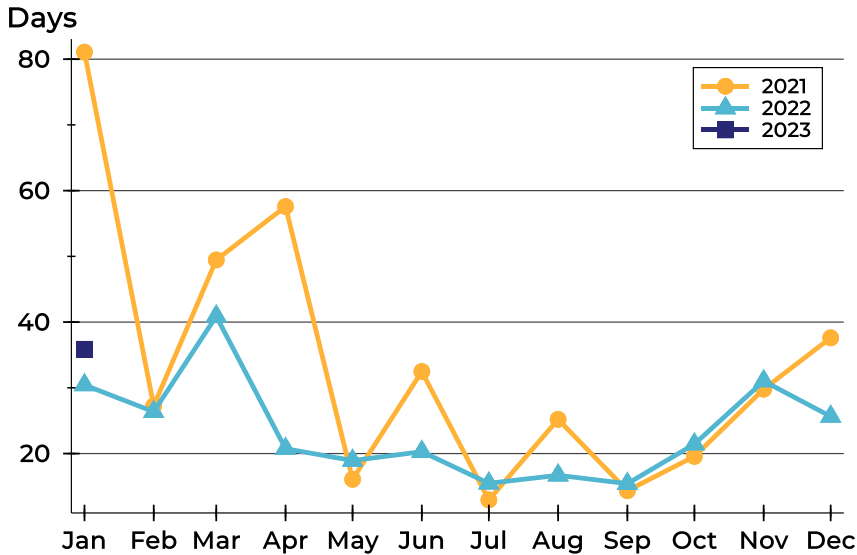
Month	2021	2022	2023
January	125,000	112,625	121,125
February	156,000	133,250	
March	136,000	163,000	
April	90,000	126,200	
May	139,000	142,000	
June	165,750	135,000	
July	152,000	197,750	
August	135,000	195,000	
September	136,000	155,000	
October	168,000	161,500	
November	139,500	130,000	
December	159,721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





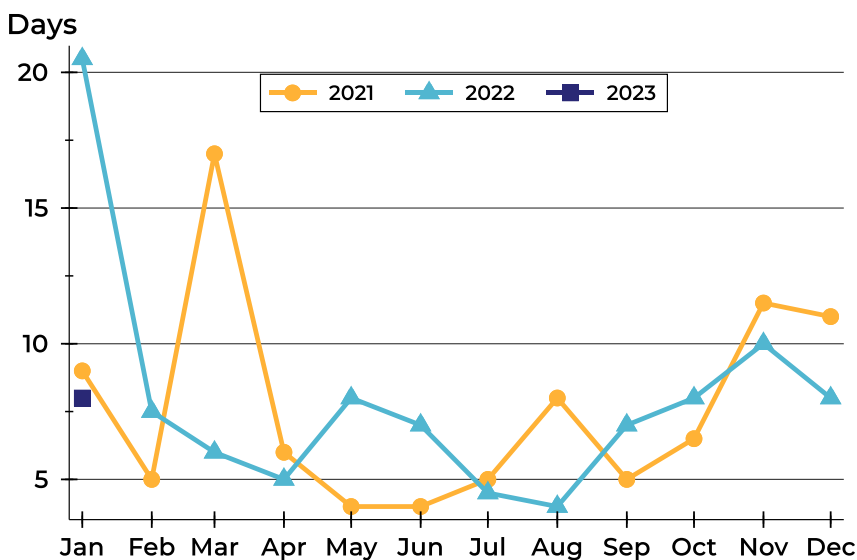
## Emporia Area Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	81	30	36
February	27	26	
March	49	41	
April	58	21	
May	16	19	
June	32	20	
July	13	15	
August	25	17	
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	
March	17	6	
April	6	5	
May	4	8	
June	4	7	
July	5	5	
August	8	4	
September	5	7	
October	7	8	
November	12	10	
December	11	8	



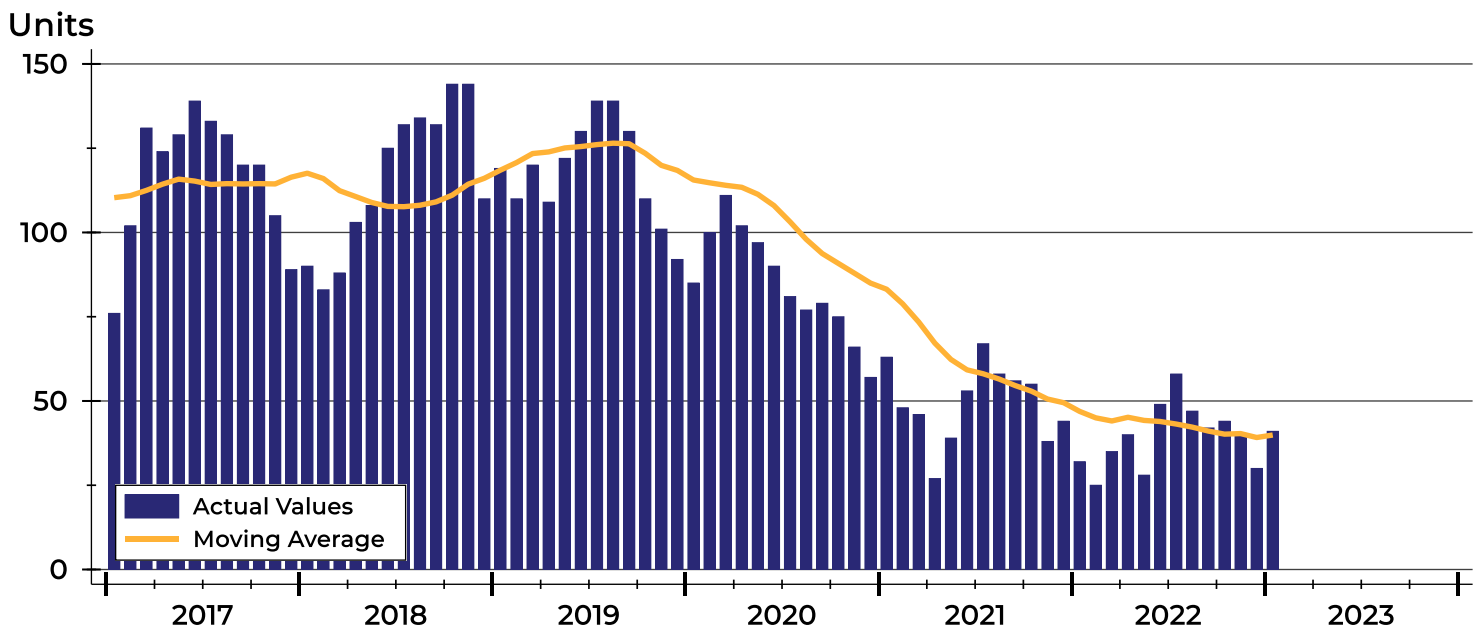
## Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		41	32	28.1%
Volume (1,000s)		10,641	5,443	95.5%
Months' Supply		1.1	0.7	57.1%
Average	List Price	259,538	170,090	52.6%
	Days on Market	50	97	-48.5%
	Percent of Original	97.7%	94.4%	3.5%
Median	List Price	199,900	122,400	63.3%
	Days on Market	28	58	-51.7%
	Percent of Original	100.0%	99.1%	0.9%

A total of 41 homes were available for sale in the Emporia area at the end of January. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$199,900, up 63.3% from 2022. The typical time on market for active listings was 28 days, down from 58 days a year earlier.

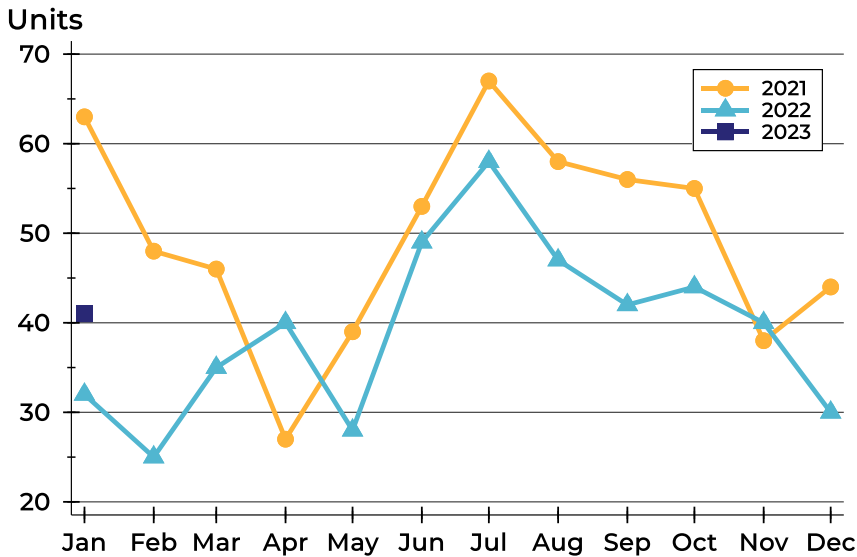
## History of Active Listings





## Emporia Area Active Listings Analysis

### Active Listings by Month



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

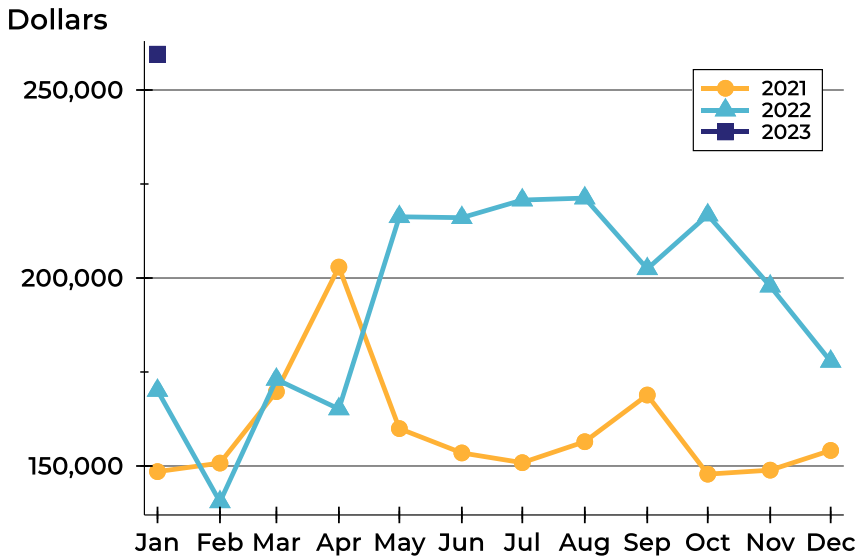
### Active Listings by Price Range

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	1	2.4%	1.1	800	800	19	19	100.0%	100.0%
\$25,000-\$49,999	1	2.4%	0.5	47,250	47,250	10	10	100.0%	100.0%
\$50,000-\$99,999	5	12.2%	0.7	74,460	79,900	58	59	97.4%	98.1%
\$100,000-\$124,999	2	4.9%	0.4	122,450	122,450	30	30	98.1%	98.1%
\$125,000-\$149,999	4	9.8%	0.9	140,450	138,450	16	12	100.9%	100.0%
\$150,000-\$174,999	4	9.8%	N/A	163,075	163,700	101	103	97.8%	98.6%
\$175,000-\$199,999	4	9.8%	1.1	185,950	182,450	33	15	99.4%	100.0%
\$200,000-\$249,999	10	24.4%	1.7	230,890	236,750	62	75	95.1%	97.1%
\$250,000-\$299,999	2	4.9%	0.9	282,500	282,500	38	38	96.6%	96.6%
\$300,000-\$399,999	3	7.3%	1.2	341,000	329,000	74	105	97.5%	100.0%
\$400,000-\$499,999	1	2.4%	N/A	410,000	410,000	97	97	93.4%	93.4%
\$500,000-\$749,999	2	4.9%	N/A	607,500	607,500	14	14	100.0%	100.0%
\$750,000-\$999,999	1	2.4%	N/A	899,000	899,000	11	11	100.0%	100.0%
\$1,000,000 and up	1	2.4%	N/A	1,597,000	1,597,000	7	7	100.0%	100.0%



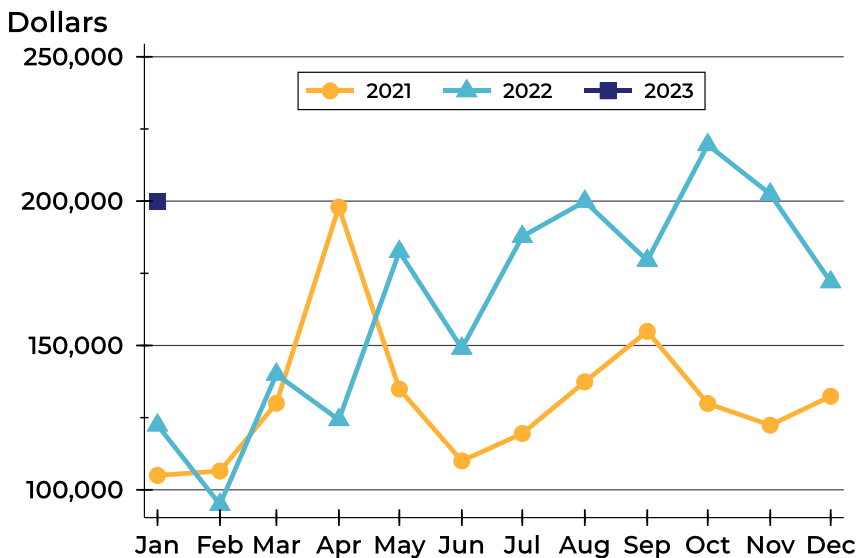
## Emporia Area Active Listings Analysis

### Average Price



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

### Median Price

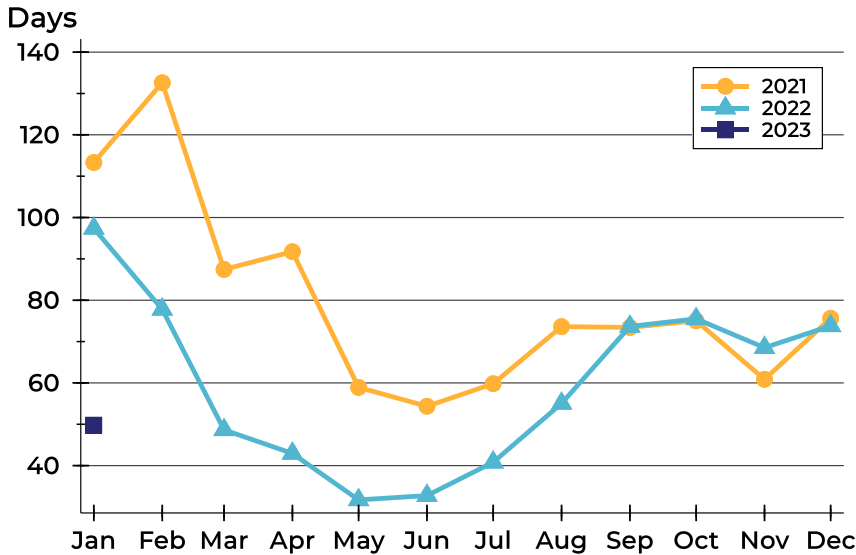


Month	2021	2022	2023
January	105,000	122,400	199,900
February	106,500	94,900	
March	129,998	140,000	
April	197,950	124,250	
May	134,900	182,500	
June	110,000	149,000	
July	119,500	187,750	
August	137,400	199,900	
September	154,900	179,450	
October	129,900	219,500	
November	122,400	202,450	
December	132,400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



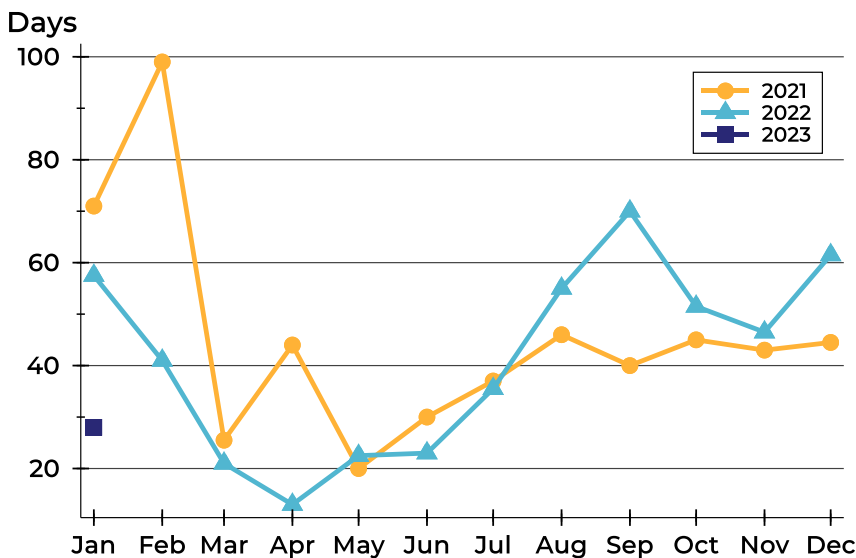
## Emporia Area Active Listings Analysis

### Average DOM



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

### Median DOM

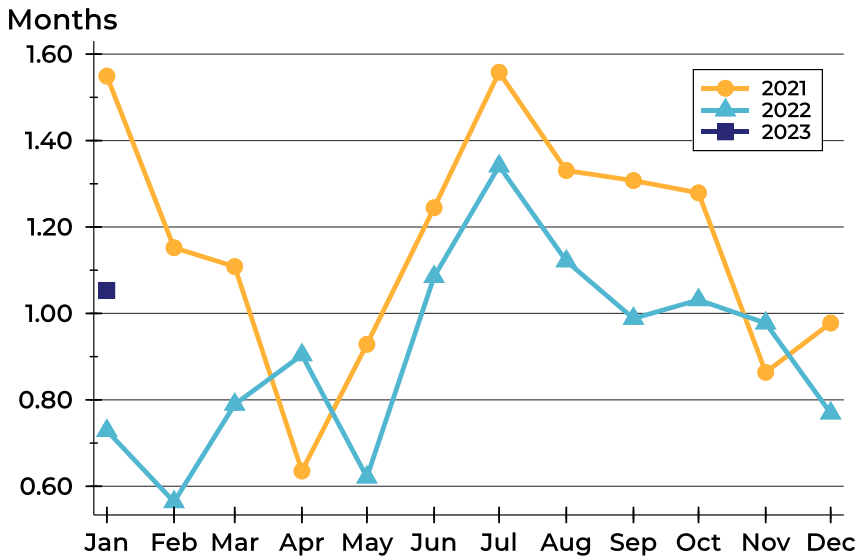


Month	2021	2022	2023
January	71	58	28
February	99	41	
March	26	21	
April	44	13	
May	20	23	
June	30	23	
July	37	36	
August	46	55	
September	40	70	
October	45	52	
November	43	47	
December	45	62	



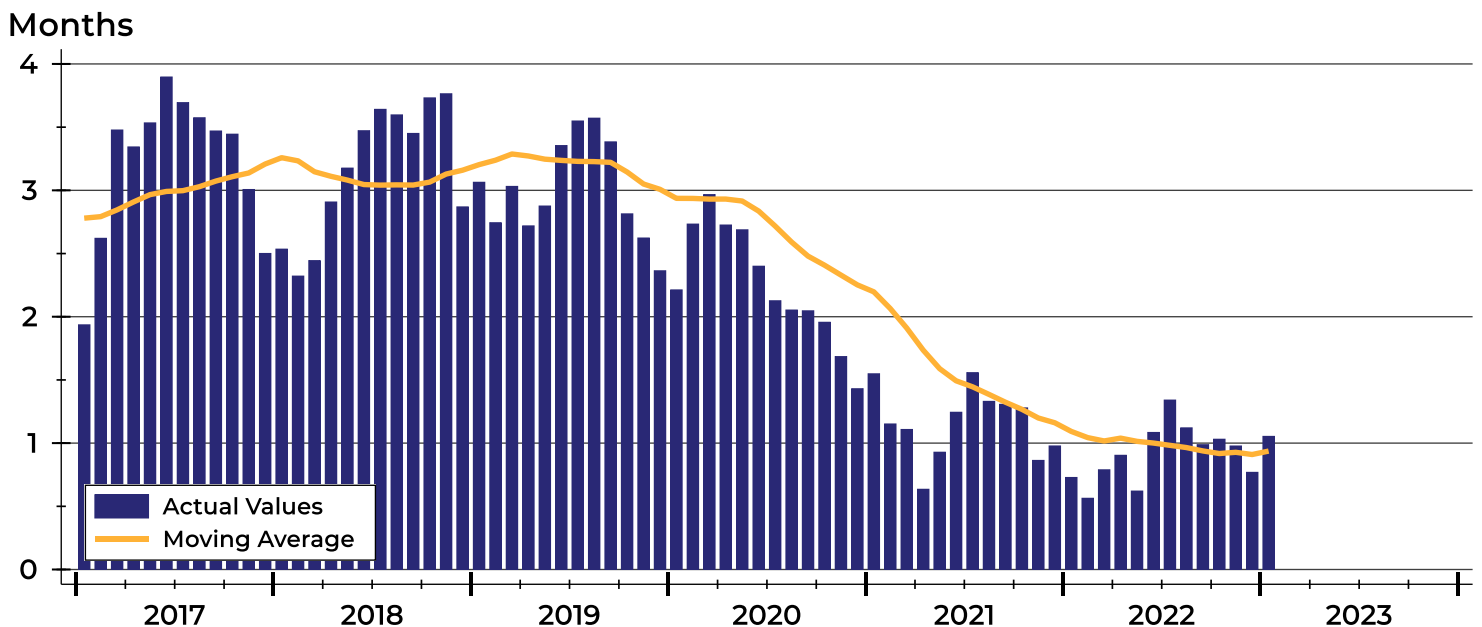
# Emporia Area Months' Supply Analysis

## Months' Supply by Month



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





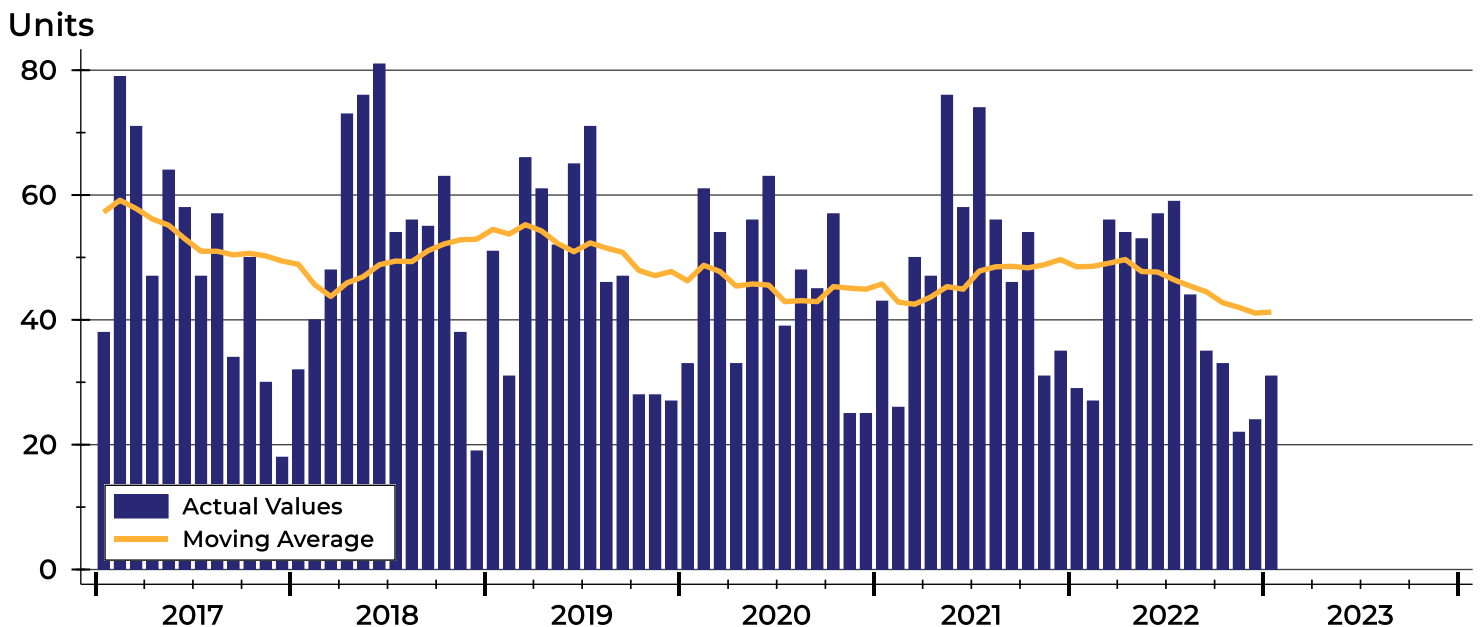
## Emporia Area New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	31	29	6.9%
	Volume (1,000s)	8,588	5,030	70.7%
	Average List Price	277,034	173,452	59.7%
	Median List Price	179,900	159,000	13.1%
Year-to-Date	New Listings	31	29	6.9%
	Volume (1,000s)	8,588	5,030	70.7%
	Average List Price	277,034	173,452	59.7%
	Median List Price	179,900	159,000	13.1%

A total of 31 new listings were added in the Emporia area during January, up 6.9% from the same month in 2022.

The median list price of these homes was \$179,900 up from \$159,000 in 2022.

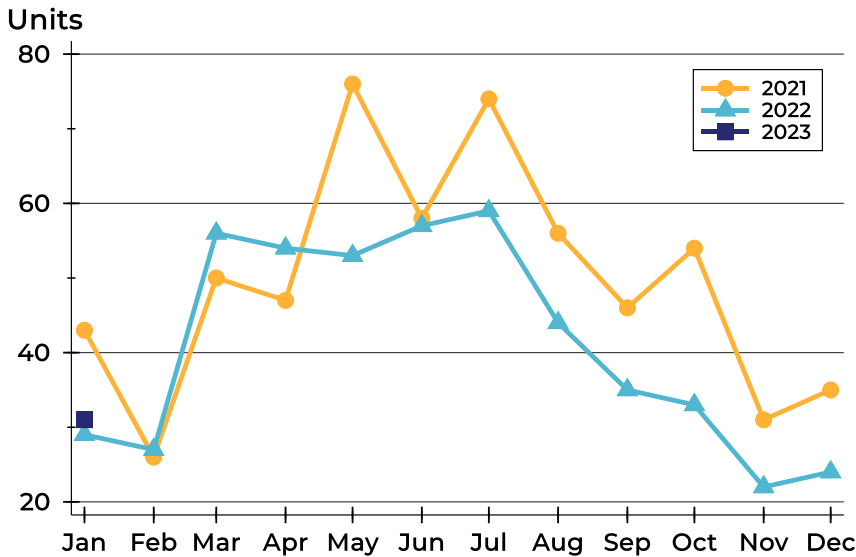
## History of New Listings





## Emporia Area New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	43	29	31
February	26	27	
March	50	56	
April	47	54	
May	76	53	
June	58	57	
July	74	59	
August	56	44	
September	46	35	
October	54	33	
November	31	22	
December	35	24	

### New Listings by Price Range

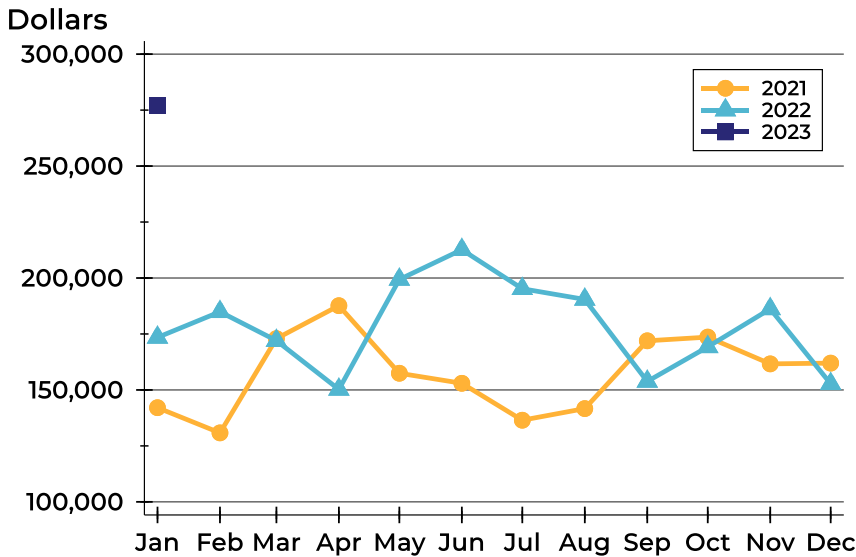
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	6.5%	11,900	11,900	18	18	100.0%	100.0%
\$25,000-\$49,999	1	3.2%	47,250	47,250	17	17	100.0%	100.0%
\$50,000-\$99,999	2	6.5%	79,450	79,450	24	24	94.4%	94.4%
\$100,000-\$124,999	1	3.2%	124,900	124,900	34	34	96.2%	96.2%
\$125,000-\$149,999	6	19.4%	140,300	138,450	8	7	97.2%	100.0%
\$150,000-\$174,999	1	3.2%	169,900	169,900	16	16	97.1%	97.1%
\$175,000-\$199,999	4	12.9%	180,950	179,900	12	13	100.0%	100.0%
\$200,000-\$249,999	5	16.1%	225,360	225,000	17	11	99.6%	100.0%
\$250,000-\$299,999	2	6.5%	290,000	290,000	16	16	100.0%	100.0%
\$300,000-\$399,999	2	6.5%	322,450	322,450	6	6	100.0%	100.0%
\$400,000-\$499,999	1	3.2%	435,000	435,000	8	8	96.8%	96.8%
\$500,000-\$749,999	2	6.5%	607,500	607,500	21	21	100.0%	100.0%
\$750,000-\$999,999	1	3.2%	899,000	899,000	18	18	100.0%	100.0%
\$1,000,000 and up	1	3.2%	1,597,000	1,597,000	14	14	100.0%	100.0%





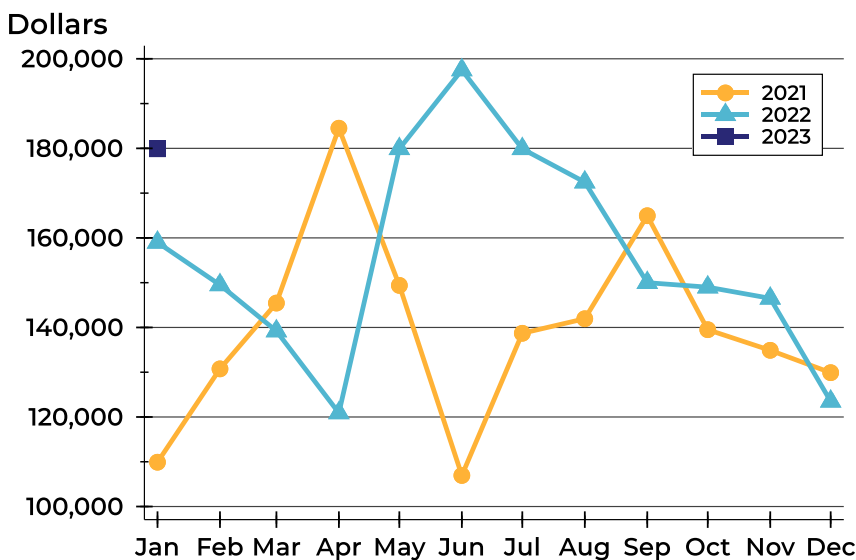
## Emporia Area New Listings Analysis

### Average Price



Month	2021	2022	2023
January	142,071	173,452	<b>277,034</b>
February	130,829	184,924	
March	172,920	172,033	
April	187,638	150,236	
May	157,453	199,364	
June	152,972	212,653	
July	136,485	195,205	
August	141,668	190,442	
September	171,949	153,797	
October	173,602	169,245	
November	161,645	186,200	
December	161,977	152,746	

### Median Price



Month	2021	2022	2023
January	109,900	159,000	<b>179,900</b>
February	130,750	149,500	
March	145,450	139,200	
April	184,500	120,900	
May	149,400	179,900	
June	106,950	197,500	
July	138,700	179,900	
August	141,950	172,450	
September	164,950	150,000	
October	139,500	149,000	
November	134,900	146,500	
December	129,900	123,500	



## Emporia Area Contracts Written Analysis

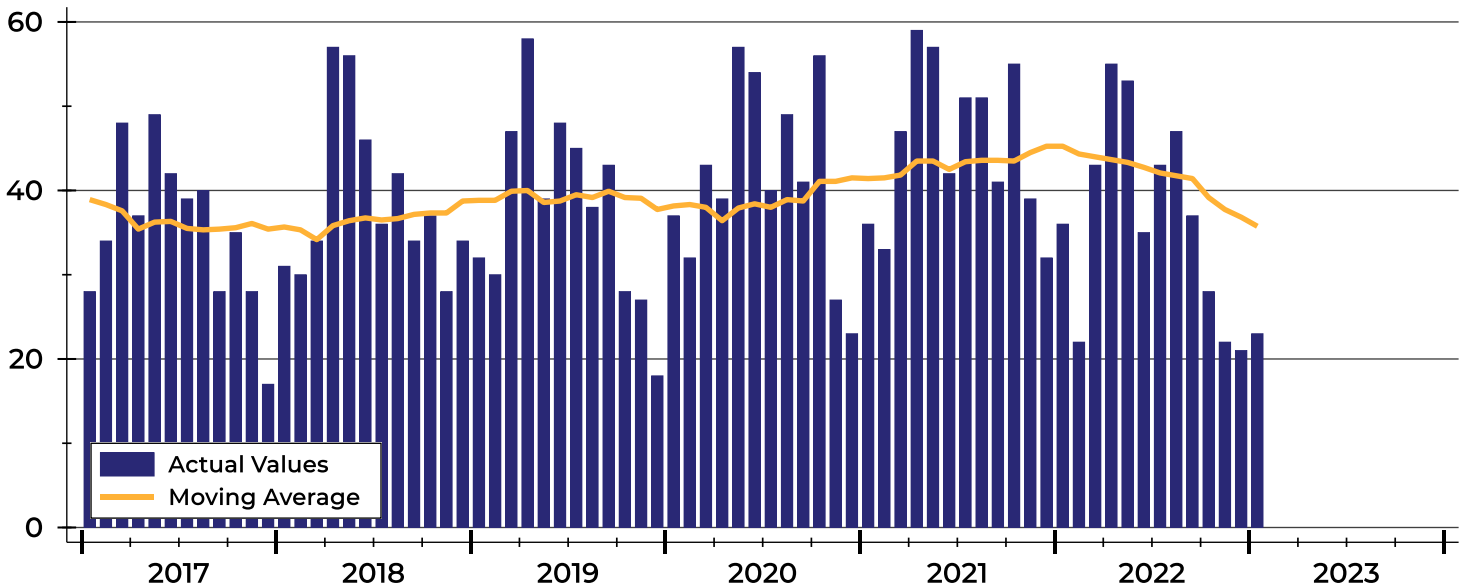
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		23	36	-36.1%	23	36	-36.1%
Volume (1,000s)		4,117	5,795	-29.0%	4,117	5,795	-29.0%
Average	Sale Price	178,983	160,978	11.2%	178,983	160,978	11.2%
	Days on Market	41	29	41.4%	41	29	41.4%
	Percent of Original	96.5%	97.7%	-1.2%	96.5%	97.7%	-1.2%
Median	Sale Price	172,000	157,000	9.6%	172,000	157,000	9.6%
	Days on Market	25	8	212.5%	25	8	212.5%
	Percent of Original	100.0%	98.7%	1.3%	100.0%	98.7%	1.3%

A total of 23 contracts for sale were written in the Emporia area during the month of January, down from 36 in 2022. The median list price of these homes was \$172,000, up from \$157,000 the prior year.

Half of the homes that went under contract in January were on the market less than 25 days, compared to 8 days in January 2022.

## History of Contracts Written

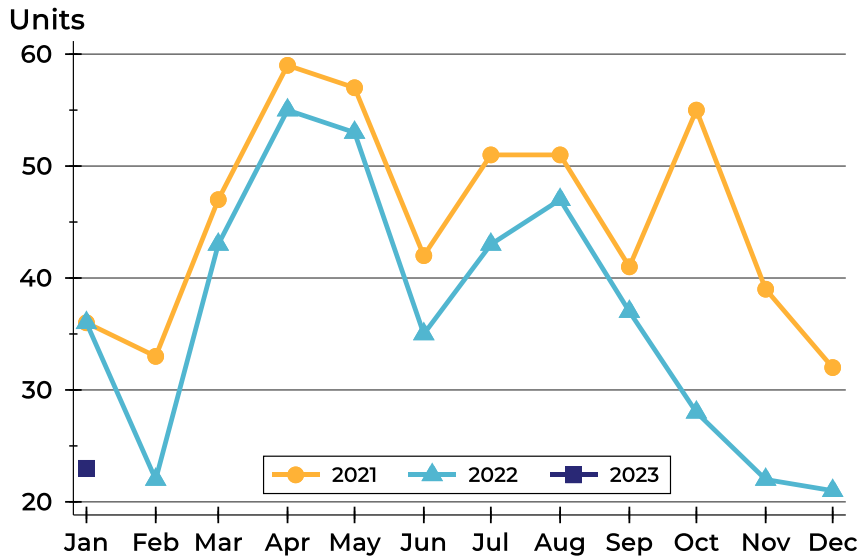
Units





## Emporia Area Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	36	36	23
February	33	22	
March	47	43	
April	59	55	
May	57	53	
June	42	35	
July	51	43	
August	51	47	
September	41	37	
October	55	28	
November	39	22	
December	32	21	

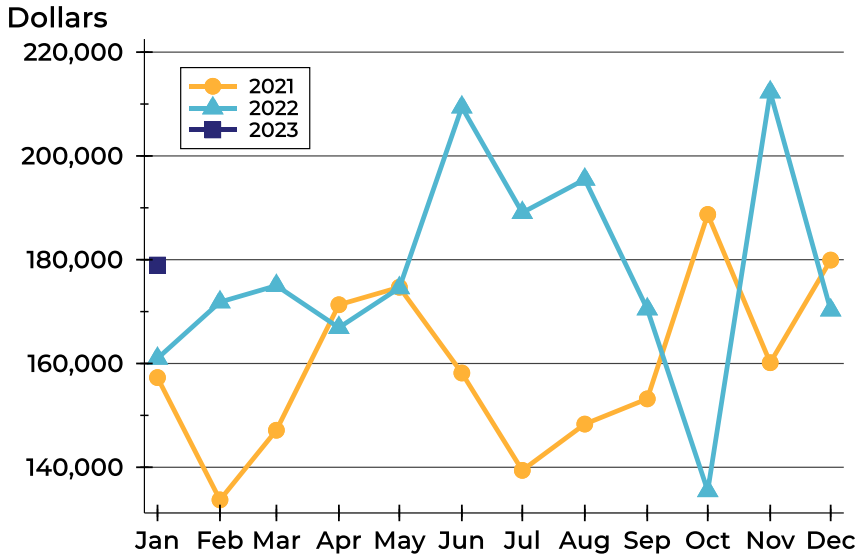
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	8.7%	19,000	19,000	8	8	95.0%	95.0%
\$25,000-\$49,999	1	4.3%	39,900	39,900	99	99	100.0%	100.0%
\$50,000-\$99,999	3	13.0%	87,600	89,900	54	33	98.3%	100.0%
\$100,000-\$124,999	2	8.7%	120,750	120,750	30	30	96.0%	96.0%
\$125,000-\$149,999	3	13.0%	136,633	135,000	7	6	94.3%	100.0%
\$150,000-\$174,999	1	4.3%	172,000	172,000	172	172	74.8%	74.8%
\$175,000-\$199,999	1	4.3%	179,900	179,900	3	3	100.0%	100.0%
\$200,000-\$249,999	4	17.4%	219,175	218,400	47	38	99.7%	100.0%
\$250,000-\$299,999	4	17.4%	286,250	290,000	55	34	97.4%	98.3%
\$300,000-\$399,999	1	4.3%	315,900	315,900	0	0	100.0%	100.0%
\$400,000-\$499,999	1	4.3%	435,000	435,000	8	8	96.8%	96.8%
\$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



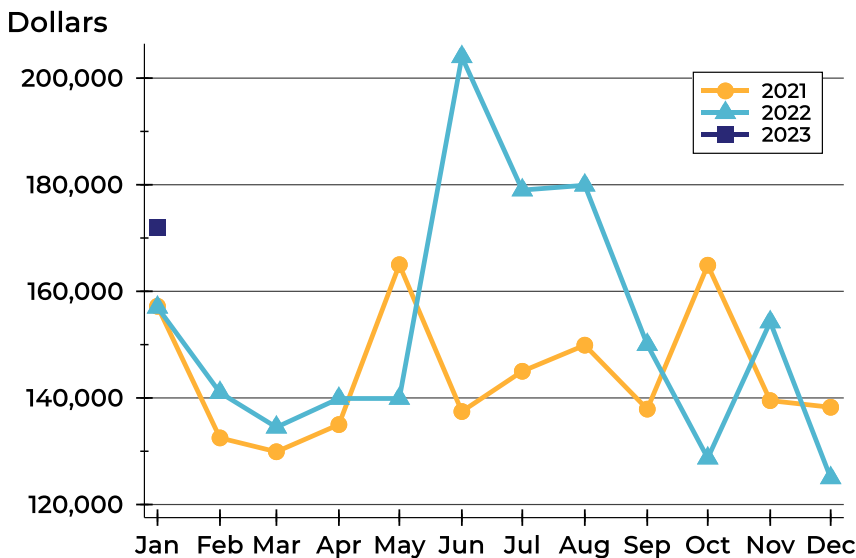
## Emporia Area Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	157,288	160,978	<b>178,983</b>
February	133,718	171,836	
March	147,138	175,007	
April	171,322	166,905	
May	174,690	174,564	
June	158,171	209,397	
July	139,408	189,063	
August	148,322	195,481	
September	153,183	170,488	
October	188,725	135,454	
November	160,150	212,300	
December	179,928	170,271	

### Median Price

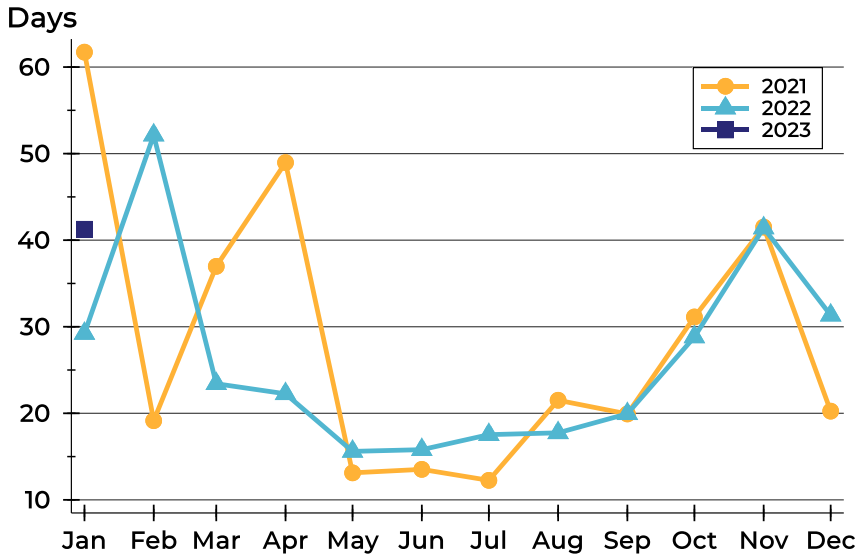


Month	2021	2022	2023
January	157,200	157,000	<b>172,000</b>
February	132,500	141,000	
March	129,900	134,500	
April	135,000	139,900	
May	165,000	139,900	
June	137,450	204,000	
July	145,000	179,000	
August	149,900	179,900	
September	137,900	150,000	
October	164,900	128,700	
November	139,500	154,250	
December	138,250	125,000	



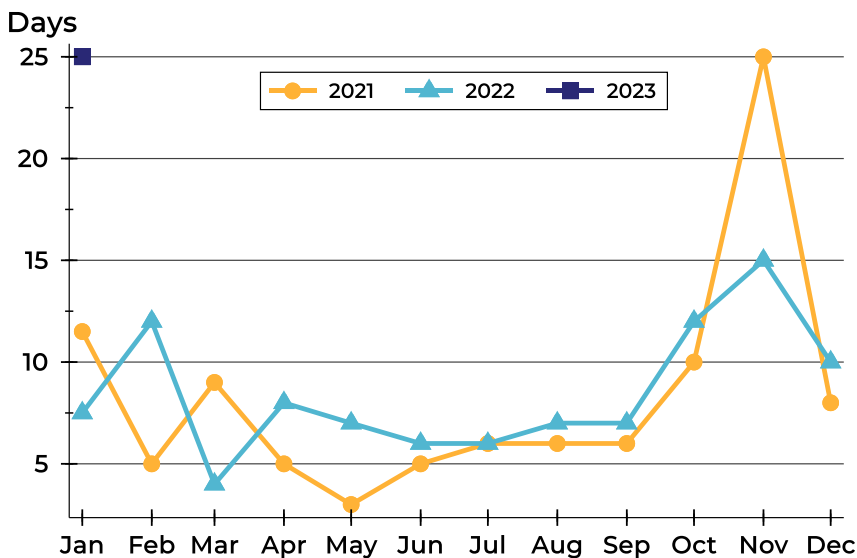
## Emporia Area Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	62	29	41
February	19	52	
March	37	23	
April	49	22	
May	13	16	
June	14	16	
July	12	18	
August	22	18	
September	20	20	
October	31	29	
November	42	41	
December	20	31	

### Median DOM



Month	2021	2022	2023
January	12	8	25
February	5	12	
March	9	4	
April	5	8	
May	3	7	
June	5	6	
July	6	6	
August	6	7	
September	6	7	
October	10	12	
November	25	15	
December	8	10	



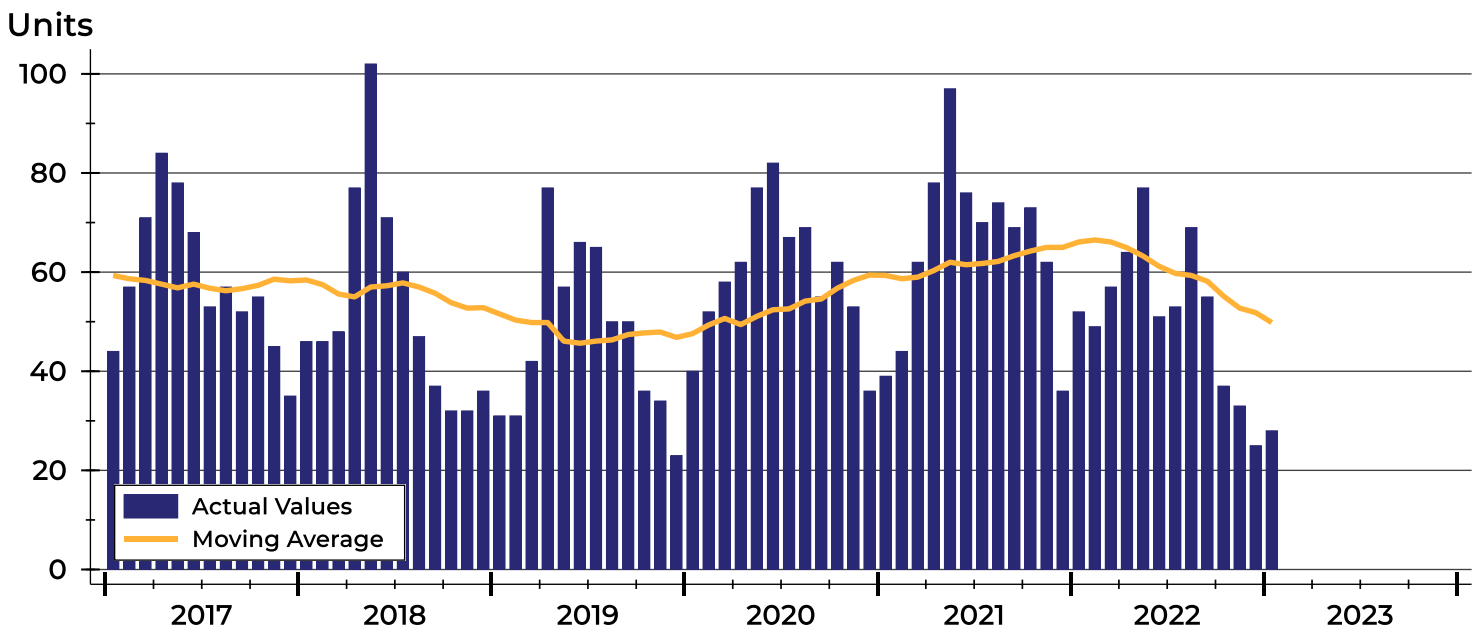
## Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		28	52	-46.2%
Volume (1,000s)		5,146	8,783	-41.4%
Average	List Price	183,800	168,904	8.8%
	Days on Market	46	27	70.4%
	Percent of Original	97.4%	99.4%	-2.0%
Median	List Price	154,500	139,950	10.4%
	Days on Market	10	8	25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 28 listings in the Emporia area had contracts pending at the end of January, down from 52 contracts pending at the end of January 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.

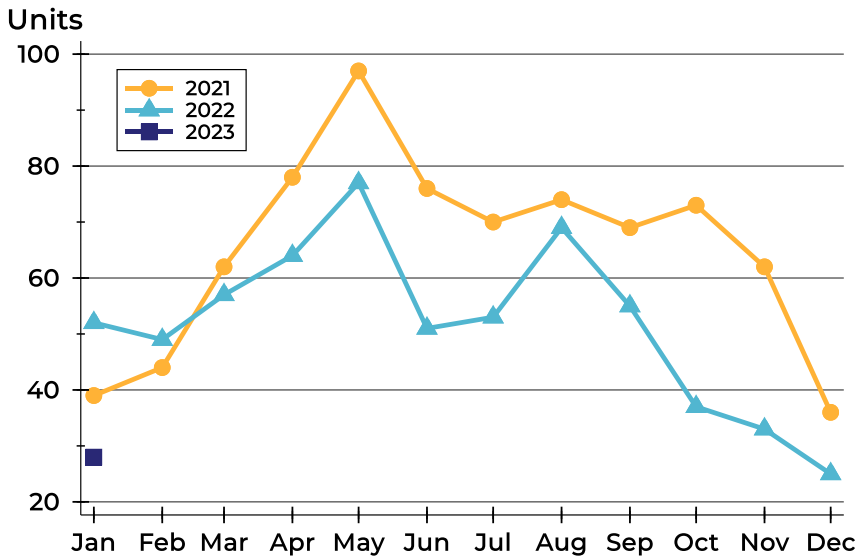
### History of Pending Contracts





## Emporia Area Pending Contracts Analysis

### Pending Contracts by Month



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

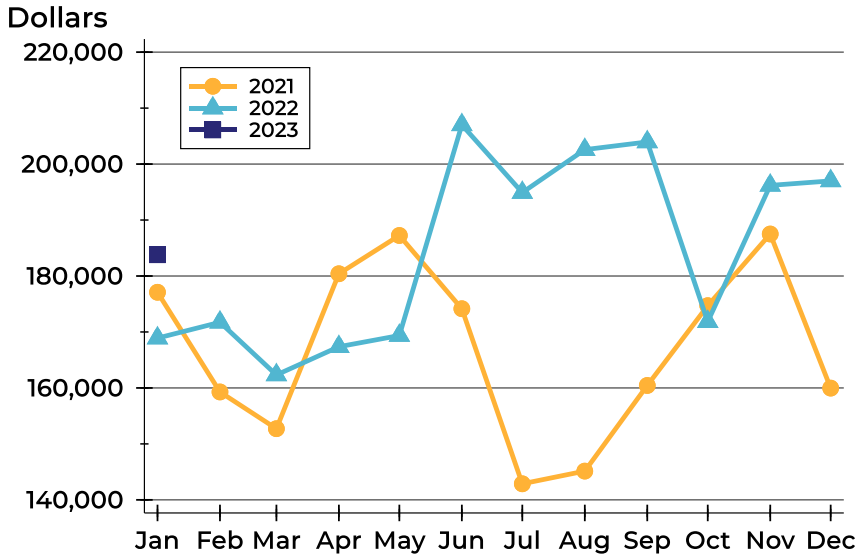
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	3.6%	23,000	23,000	10	10	100.0%	100.0%
\$25,000-\$49,999	2	7.1%	37,450	37,450	109	109	94.9%	94.9%
\$50,000-\$99,999	5	17.9%	79,440	82,000	54	33	98.8%	100.0%
\$100,000-\$124,999	4	14.3%	118,725	119,000	66	30	93.6%	96.0%
\$125,000-\$149,999	2	7.1%	142,450	142,450	3	3	100.0%	100.0%
\$150,000-\$174,999	2	7.1%	168,000	168,000	88	88	87.4%	87.4%
\$175,000-\$199,999	2	7.1%	188,950	188,950	2	2	100.0%	100.0%
\$200,000-\$249,999	4	14.3%	219,175	218,400	47	38	99.7%	100.0%
\$250,000-\$299,999	2	7.1%	290,000	290,000	76	76	100.0%	100.0%
\$300,000-\$399,999	1	3.6%	315,900	315,900	0	0	100.0%	100.0%
\$400,000-\$499,999	2	7.1%	430,000	430,000	9	9	98.4%	98.4%
\$500,000-\$749,999	1	3.6%	545,000	545,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



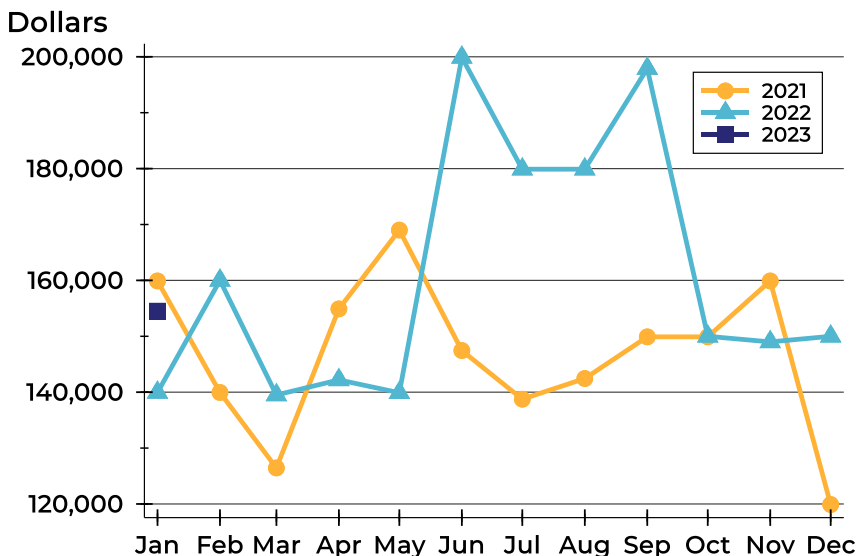
## Emporia Area Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	177,100	168,904	<b>183,800</b>
February	159,286	171,734	
March	152,719	162,322	
April	180,399	167,365	
May	187,243	169,369	
June	174,154	207,006	
July	142,871	194,911	
August	145,141	202,583	
September	160,443	203,950	
October	174,700	171,833	
November	187,504	196,197	
December	159,969	196,996	

### Median Price



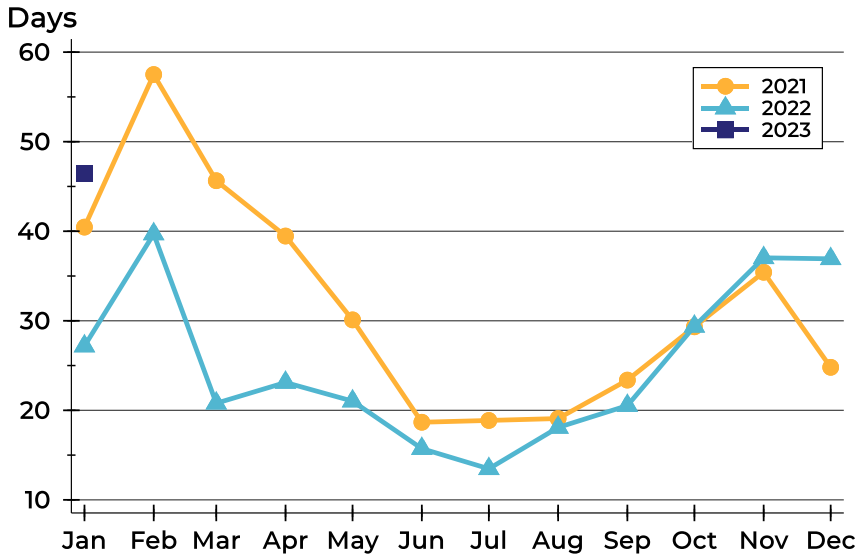
Month	2021	2022	2023
January	159,900	139,950	<b>154,500</b>
February	139,950	160,000	
March	126,450	139,500	
April	154,900	142,200	
May	169,000	139,900	
June	147,450	199,900	
July	138,750	179,900	
August	142,450	179,900	
September	149,900	197,900	
October	149,900	150,000	
November	159,900	149,000	
December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





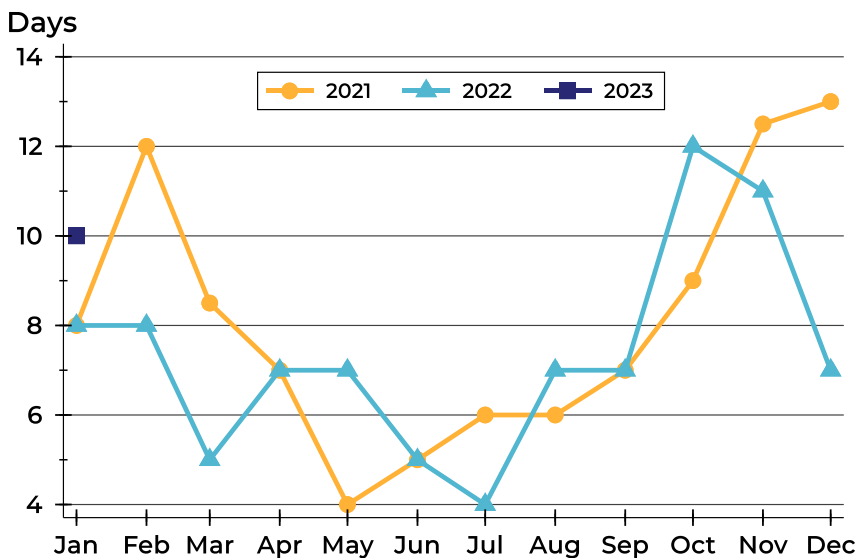
## Emporia Area Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	40	27	46
February	58	40	
March	46	21	
April	39	23	
May	30	21	
June	19	16	
July	19	13	
August	19	18	
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	
March	9	5	
April	7	7	
May	4	7	
June	5	5	
July	6	4	
August	6	7	
September	7	7	
October	9	12	
November	13	11	
December	13	7	



## Greenwood County Housing Report



### Market Overview

#### Greenwood County Home Sales Remained Constant in January

Total home sales in Greenwood County remained at 0 units last month, the same as in January 2022. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

Since there were no sales last month, the median sale price cannot be calculated.

#### Greenwood County Active Listings Remain the Same at End of January

The total number of active listings in Greenwood County at the end of January was 1 units, the same as in January 2022. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of January was \$107,000.

During January, a total of 2 contracts were written up from 0 in January 2022. At the end of the month, there were 2 contracts still pending.

### Report Contents

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

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## Greenwood County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>0</b> N/A	<b>0</b> N/A	<b>0</b> -100.0%	<b>0</b> N/A	<b>0</b> N/A	<b>0</b> -100.0%
<b>Active Listings</b> Change from prior year		<b>1</b> 0.0%	<b>1</b> -50.0%	<b>2</b> 0.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.5</b> 87.5%	<b>0.8</b> -70.4%	<b>2.7</b> 12.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>0</b> N/A	<b>0</b> -100.0%	<b>2</b> 0.0%	<b>0</b> N/A	<b>0</b> -100.0%	<b>2</b> 0.0%
<b>Contracts Written</b> Change from prior year		<b>2</b> N/A	<b>0</b> N/A	<b>0</b> N/A	<b>2</b> N/A	<b>0</b> N/A	<b>0</b> N/A
<b>Pending Contracts</b> Change from prior year		<b>2</b> N/A	<b>0</b> -100.0%	<b>2</b> N/A	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>0</b> N/A	<b>0</b> N/A	<b>0</b> -100.0%	<b>0</b> N/A	<b>0</b> N/A	<b>0</b> -100.0%
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A
	<b>List Price of Actives</b> Change from prior year	<b>107,000</b> 114.4%	<b>49,900</b> 0.7%	<b>49,550</b> -68.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A
	<b>Percent of List</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A
	<b>Percent of Original</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A
	<b>List Price of Actives</b> Change from prior year	<b>107,000</b> 114.4%	<b>49,900</b> 0.7%	<b>49,550</b> -68.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A
	<b>Percent of List</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A
	<b>Percent of Original</b> Change from prior year	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A

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



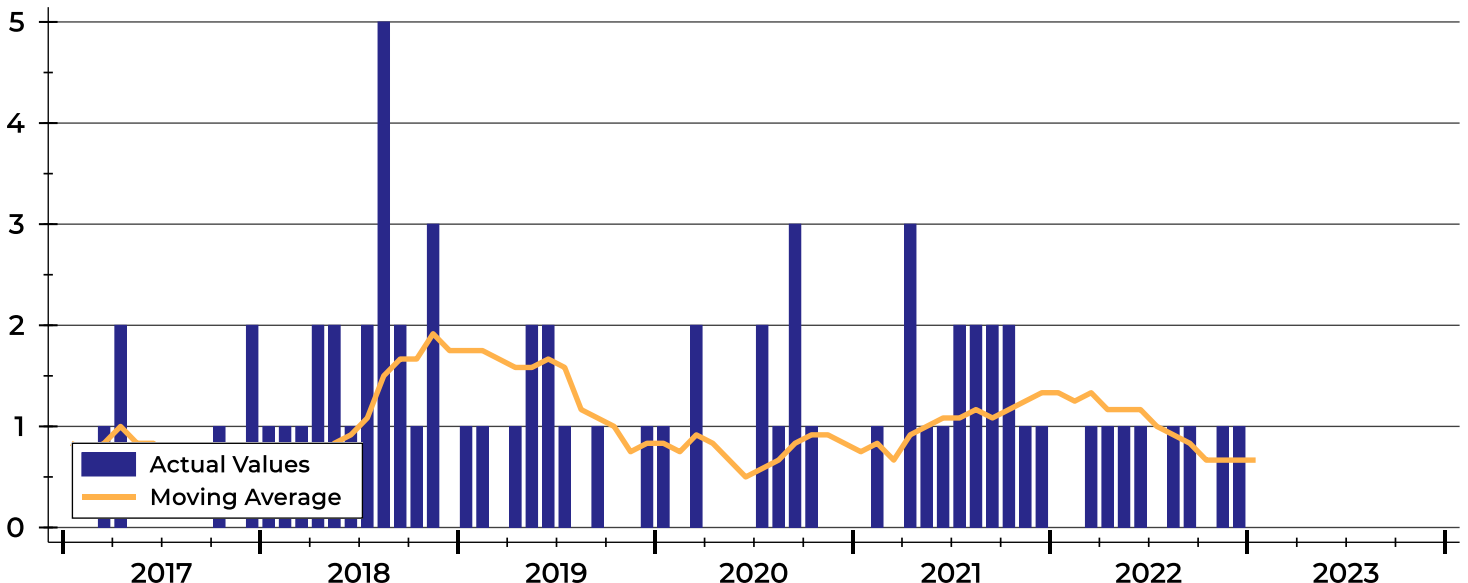
## Greenwood County Closed Listings Analysis

Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		0	0	N/A	0	0	N/A
Volume (1,000s)		0	0	N/A	0	0	N/A
Months' Supply		1.5	0.8	87.5%	N/A	N/A	N/A
Average	Sale Price	N/A	N/A	N/A	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of List	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A	N/A	N/A	N/A
Median	Sale Price	N/A	N/A	N/A	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of List	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A	N/A	N/A	N/A

A total of 0 homes sold in Greenwood County in January, showing no change from January 2022. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

## History of Closed Listings

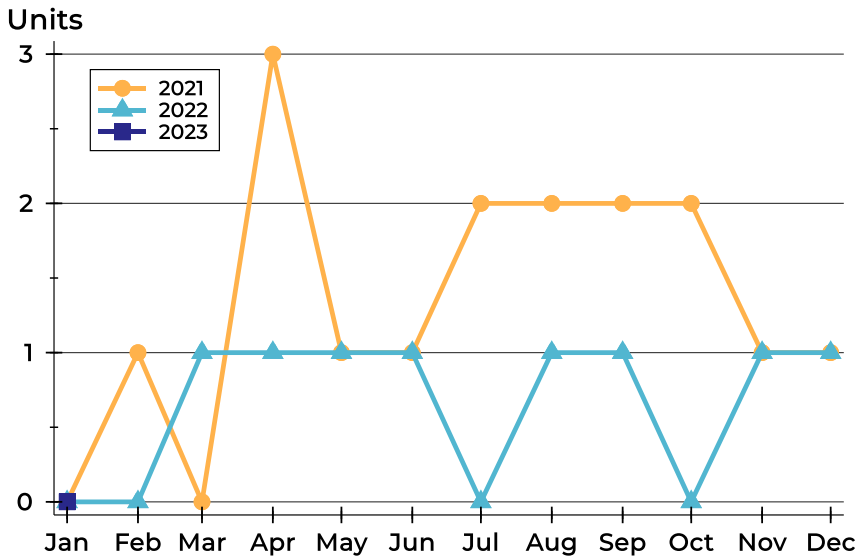
Units





## Greenwood County Closed Listings Analysis

### Closed Listings by Month



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

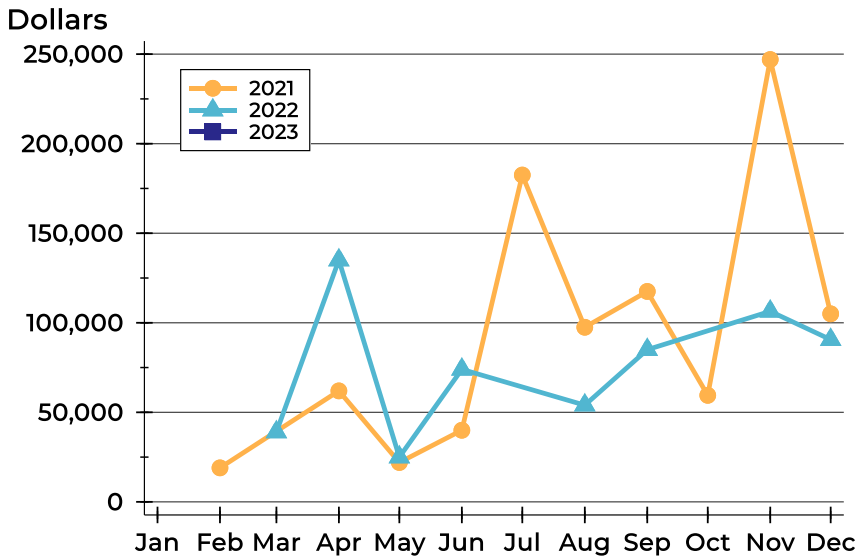
### Closed Listings by Price Range

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	N/A	N/A	N/A	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	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	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	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	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	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	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	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	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	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	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	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	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	N/A	N/A	N/A



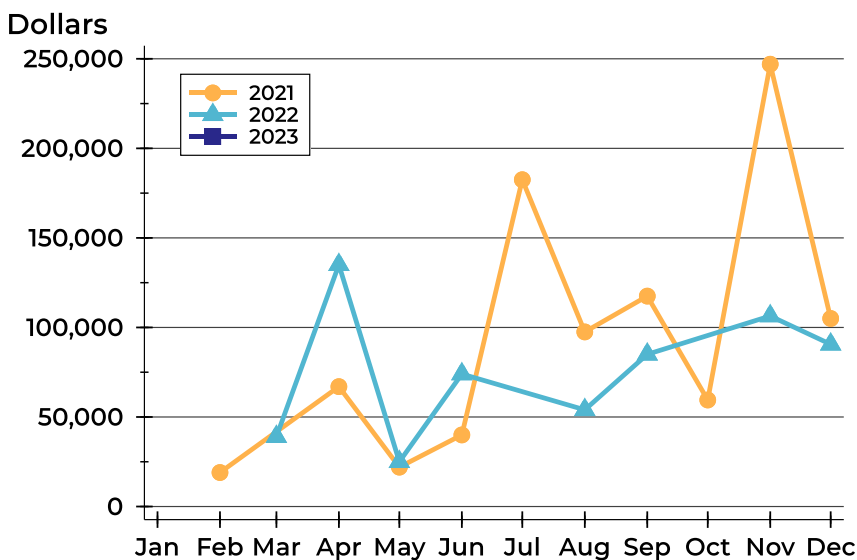
## Greenwood County Closed Listings Analysis

### Average Price



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

### Median Price

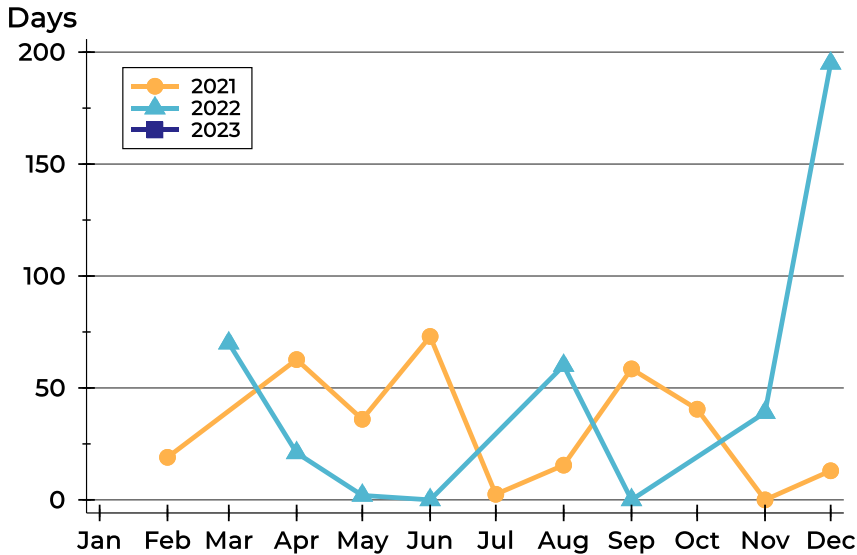


Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	
March	N/A	39,000	
April	66,950	135,000	
May	22,000	25,000	
June	40,000	74,000	
July	182,500	N/A	
August	97,500	54,000	
September	117,500	85,000	
October	59,500	N/A	
November	247,000	106,400	
December	105,000	90,591	



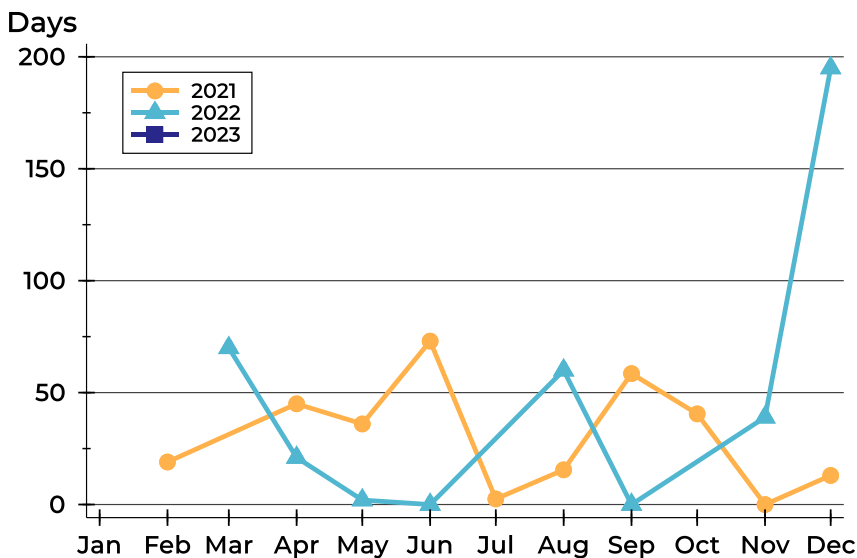
## Greenwood County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19	N/A	
March	N/A	70	
April	63	21	
May	36	2	
June	73	N/A	
July	3	N/A	
August	16	60	
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	
March	N/A	70	
April	45	21	
May	36	2	
June	73	N/A	
July	3	N/A	
August	16	60	
September	59	N/A	
October	41	N/A	
November	N/A	39	
December	13	195	



# Greenwood County Active Listings Analysis

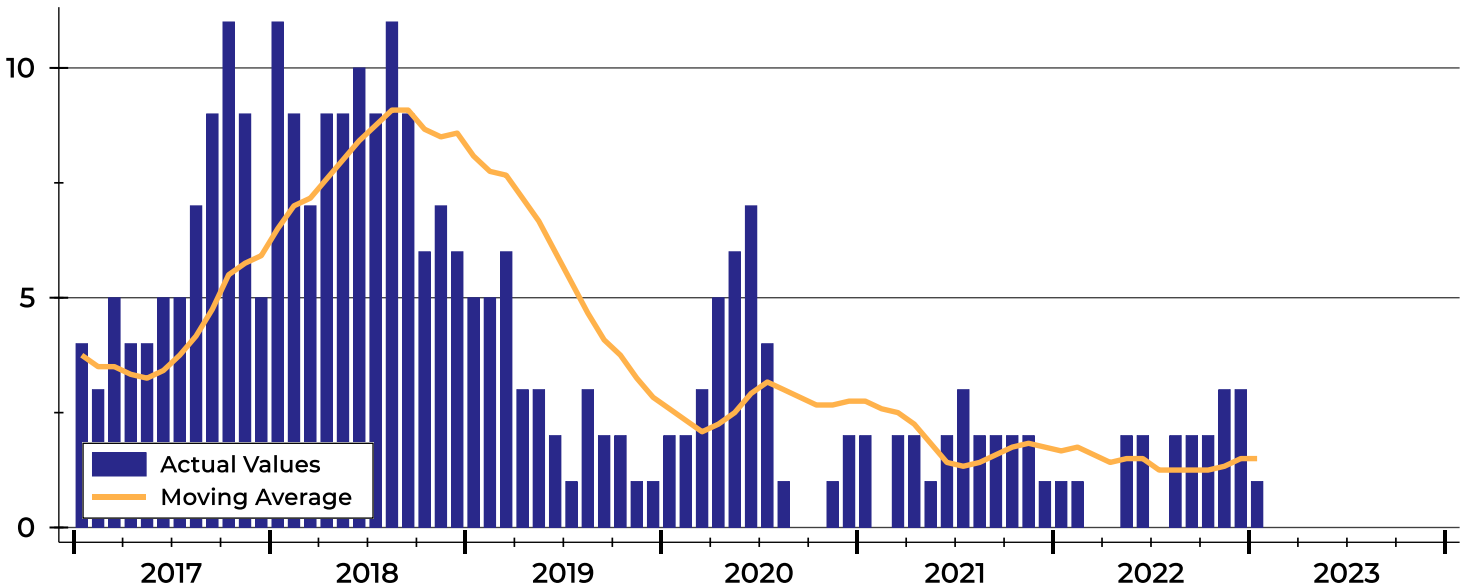
Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		1	1	0.0%
Volume (1,000s)		107	50	114.0%
Months' Supply		1.5	0.8	87.5%
Average	List Price	107,000	49,900	114.4%
	Days on Market	150	55	172.7%
	Percent of Original	83.9%	100.0%	-16.1%
Median	List Price	107,000	49,900	114.4%
	Days on Market	150	55	172.7%
	Percent of Original	83.9%	100.0%	-16.1%

A total of 1 homes were available for sale in Greenwood County at the end of January. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of January was \$107,000, up 114.4% from 2022. The typical time on market for active listings was 150 days, up from 55 days a year earlier.

## History of Active Listings

Units

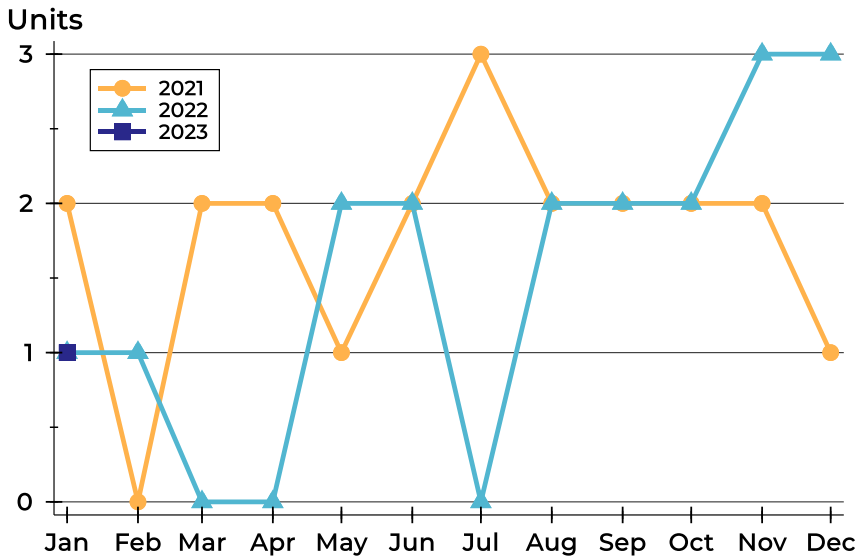






## Greenwood County Active Listings Analysis

### Active Listings by Month



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

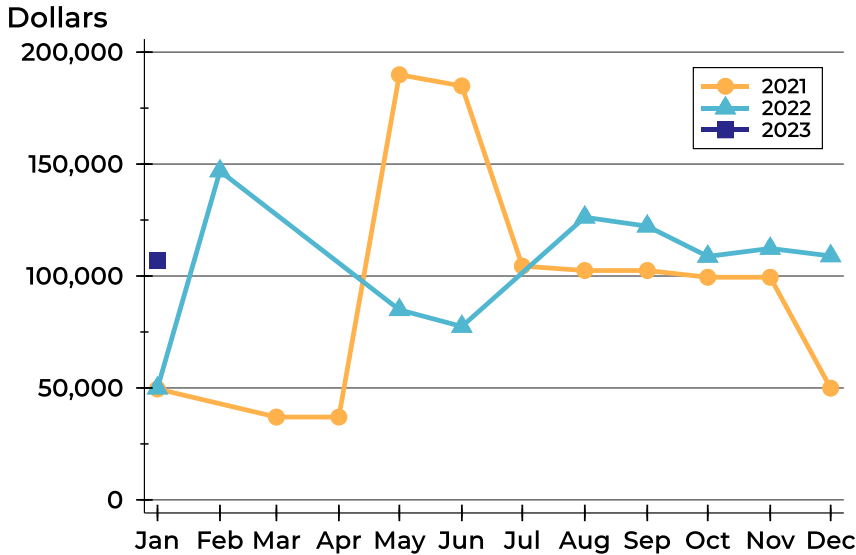
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	100.0%	N/A	107,000	107,000	150	150	83.9%	83.9%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



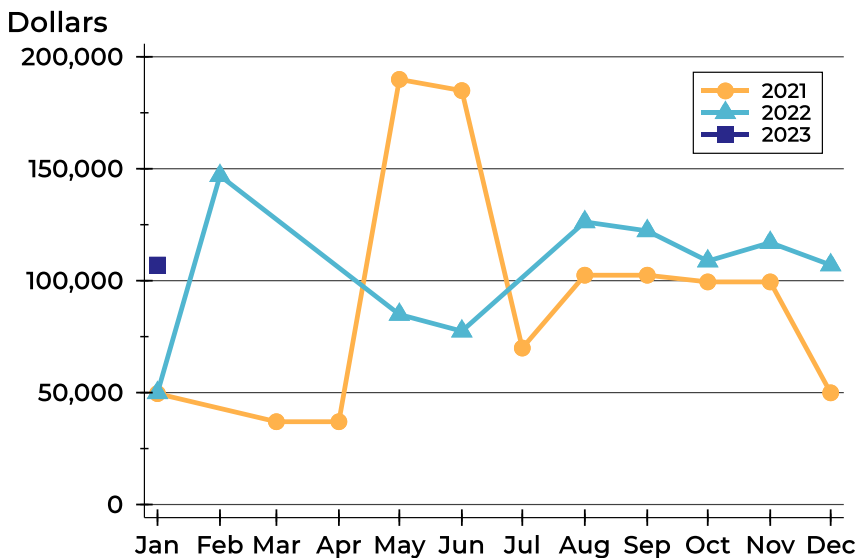
## Greenwood County Active Listings Analysis

### Average Price



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

### Median Price

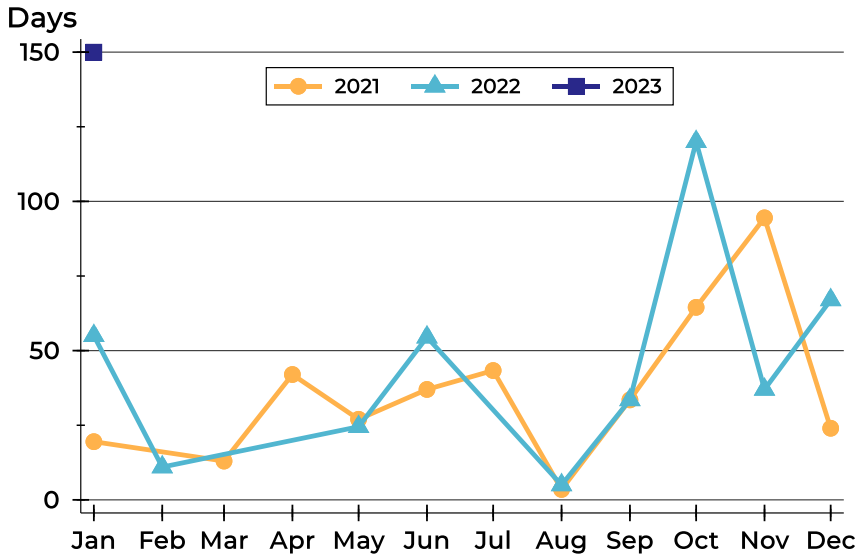


Month	2021	2022	2023
January	49,550	49,900	107,000
February	N/A	146,900	
March	37,000	N/A	
April	37,000	N/A	
May	189,900	84,900	
June	184,900	77,450	
July	69,900	N/A	
August	102,450	126,250	
September	102,450	122,250	
October	99,450	108,750	
November	99,450	117,000	
December	49,900	107,000	



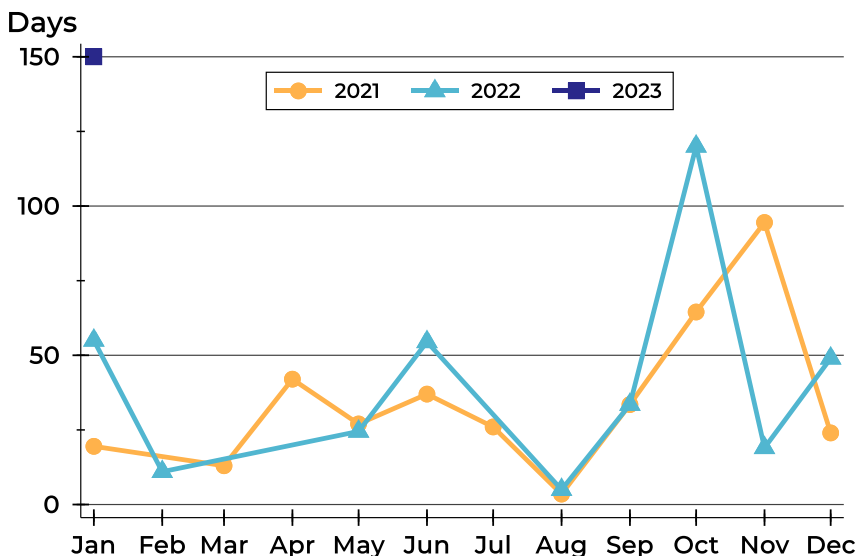
## Greenwood County Active Listings Analysis

### Average DOM



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

### Median DOM

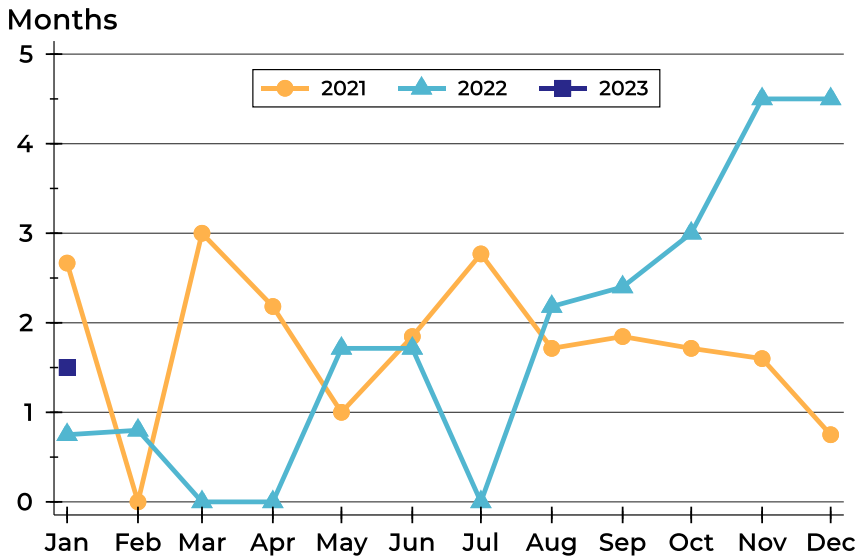


Month	2021	2022	2023
January	20	55	150
February	N/A	11	
March	13	N/A	
April	42	N/A	
May	27	25	
June	37	55	
July	26	N/A	
August	4	5	
September	34	34	
October	65	120	
November	95	19	
December	24	49	



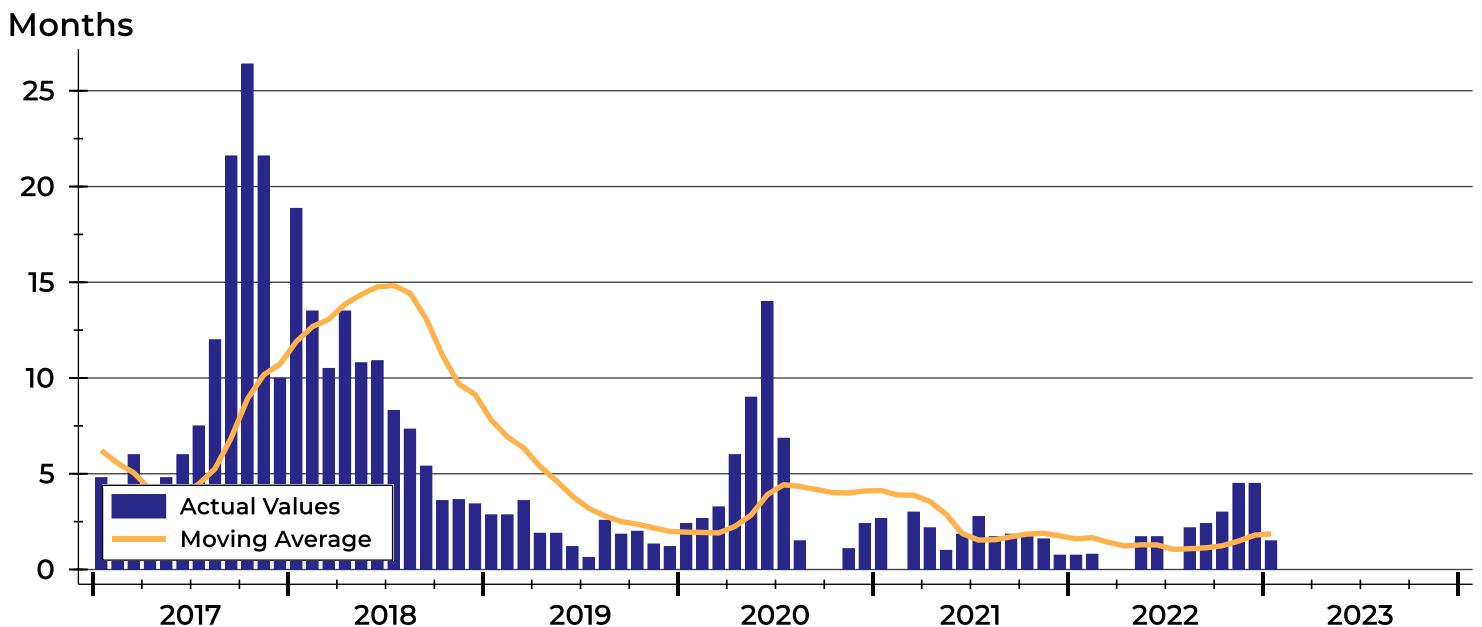
## Greenwood County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.7	0.8	1.5
February	0.0	0.8	
March	3.0	0.0	
April	2.2	0.0	
May	1.0	1.7	
June	1.8	1.7	
July	2.8	0.0	
August	1.7	2.2	
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





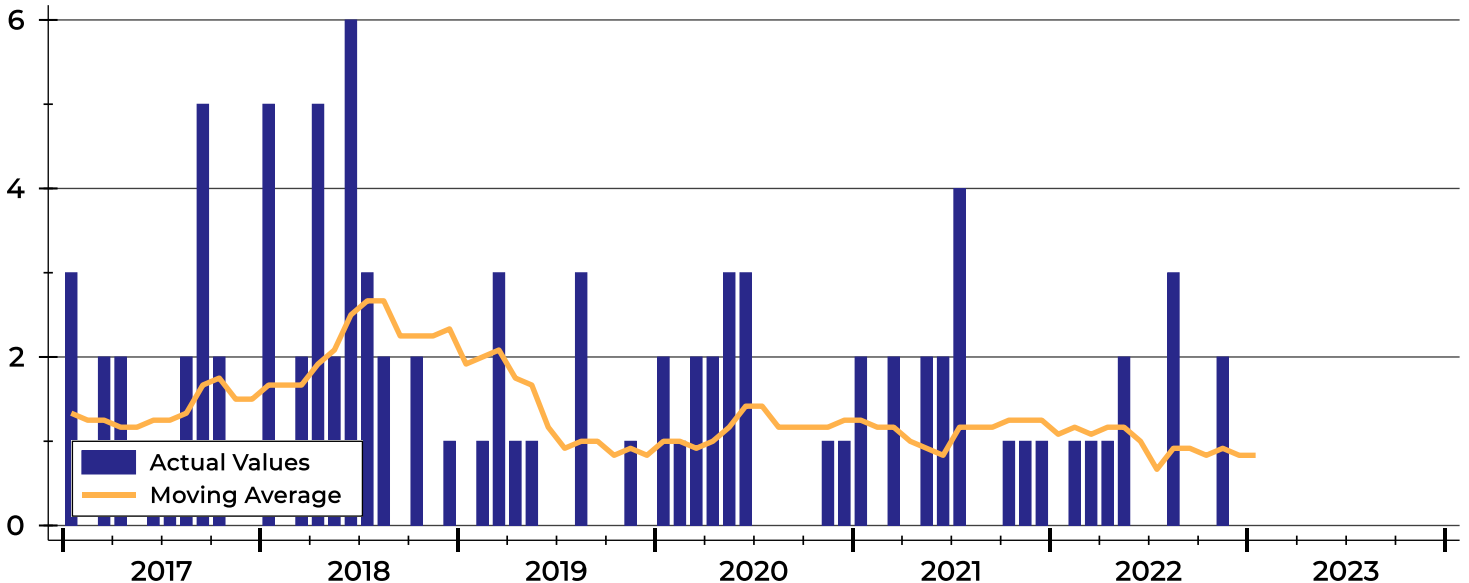
# Greenwood County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	0	0	N/A
	Volume (1,000s)	0	0	N/A
	Average List Price	N/A	N/A	N/A
	Median List Price	N/A	N/A	N/A
Year-to-Date	New Listings	0	0	N/A
	Volume (1,000s)	N/A	N/A	N/A
	Average List Price	N/A	N/A	N/A
	Median List Price	N/A	N/A	N/A

No new listings were added in Greenwood County during January. In comparison, 0 new listings were added in January 2022.

## History of New Listings

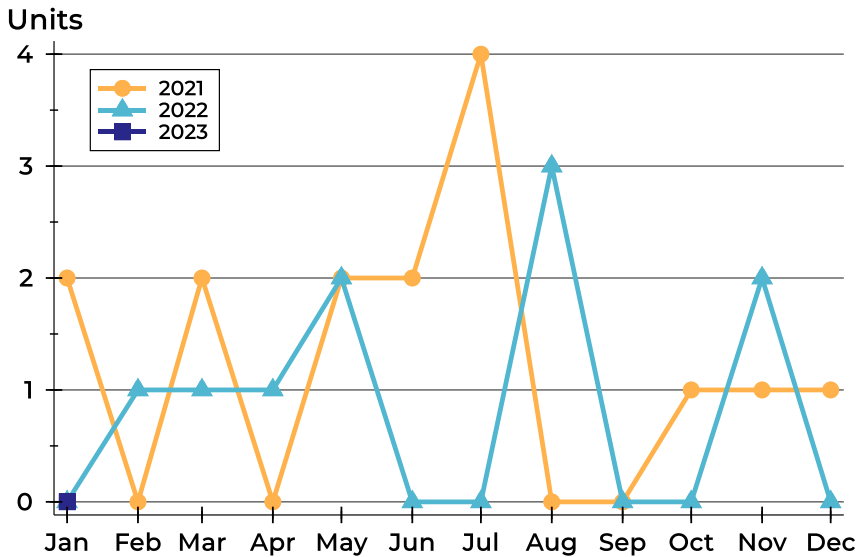
Units





## Greenwood County New Listings Analysis

### New Listings by Month



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

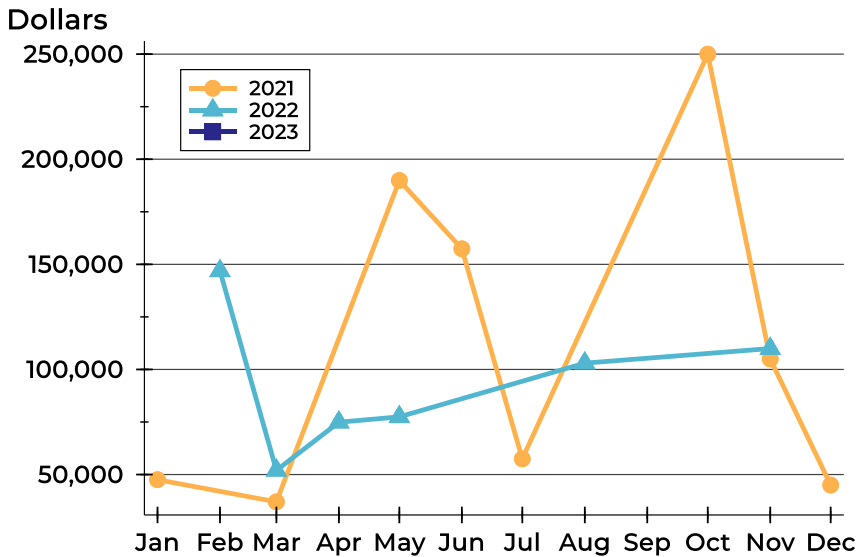
### New Listings by Price Range

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



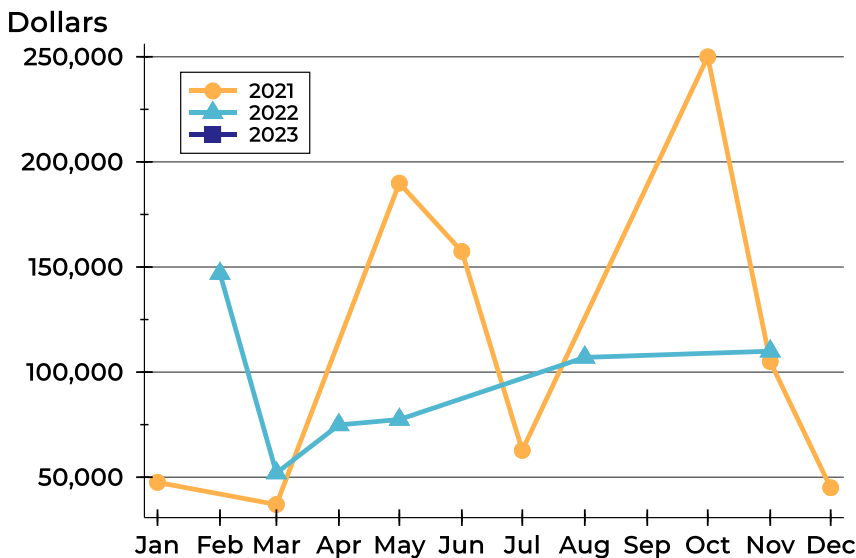
## Greenwood County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	47,550	N/A	N/A
February	N/A	146,900	
March	37,000	52,000	
April	N/A	74,900	
May	189,900	77,450	
June	157,400	N/A	
July	57,475	N/A	
August	N/A	103,000	
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	N/A
February	N/A	146,900	
March	37,000	52,000	
April	N/A	74,900	
May	189,900	77,450	
June	157,400	N/A	
July	62,750	N/A	
August	N/A	107,000	
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

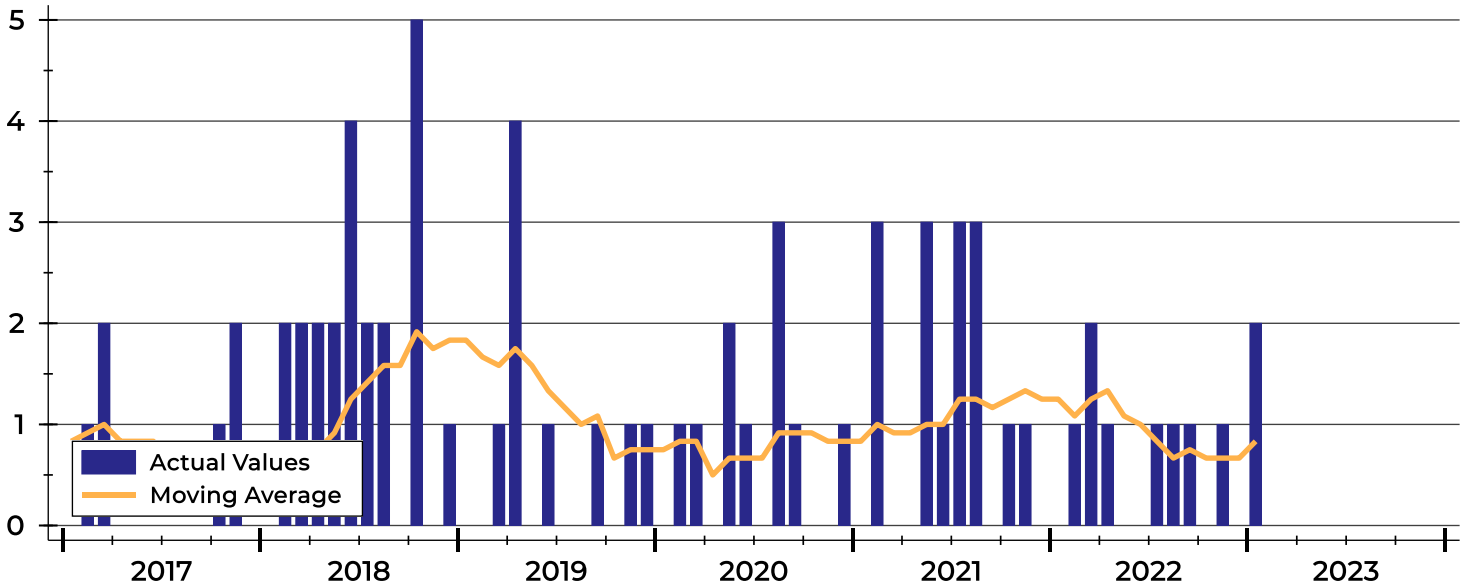
Summary Statistics for Contracts Written		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		2	0	N/A	2	0	N/A
Volume (1,000s)		220	0	N/A	220	0	N/A
Average	Sale Price	109,950	N/A	N/A	109,950	N/A	N/A
	Days on Market	46	N/A	N/A	46	N/A	N/A
	Percent of Original	100.0%	N/A	N/A	100.0%	N/A	N/A
Median	Sale Price	109,950	N/A	N/A	109,950	N/A	N/A
	Days on Market	46	N/A	N/A	46	N/A	N/A
	Percent of Original	100.0%	N/A	N/A	100.0%	N/A	N/A

A total of 2 contracts for sale were written in Greenwood County during the month of January, up from 0 in 2022. The list price of these homes was \$109,950.

Half of the homes that went under contract in January were on the market less than 46 days.

### History of Contracts Written

Units

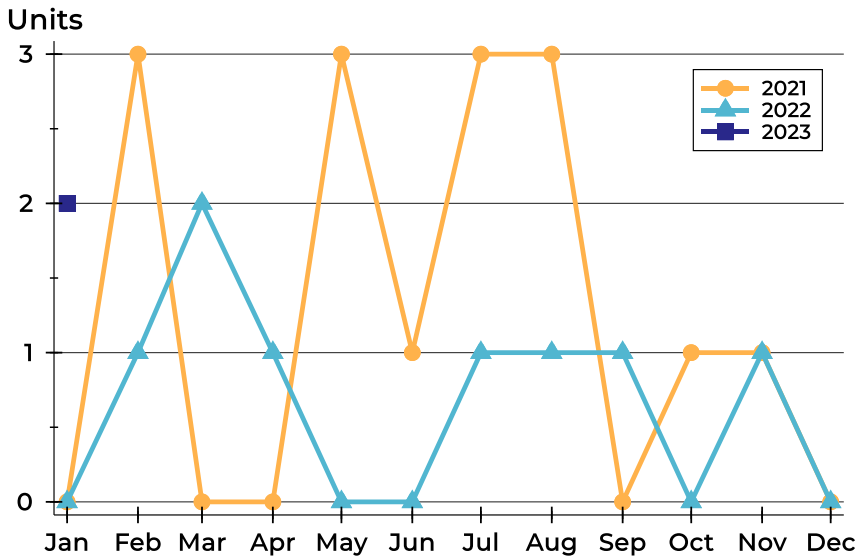






## Greenwood County Contracts Written Analysis

### Contracts Written by Month



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

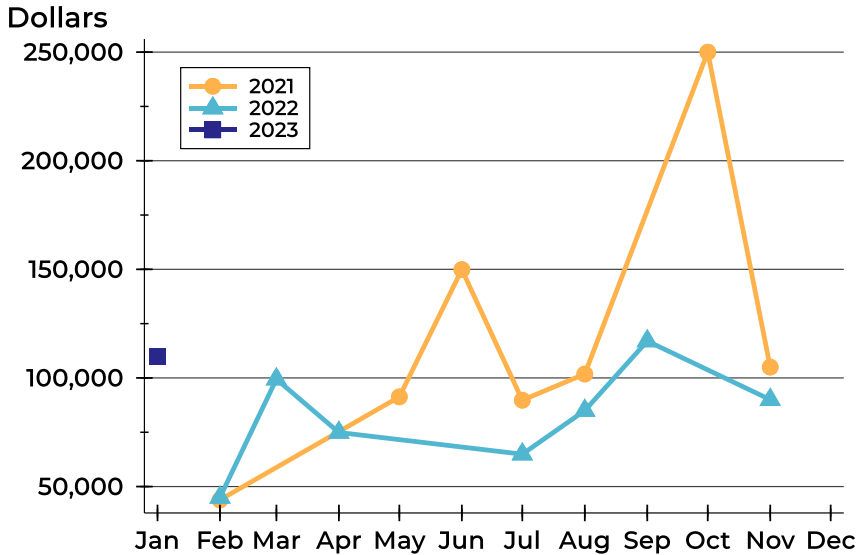
### Contracts Written by Price Range

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	50.0%	90,000	90,000	41	41	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	129,900	129,900	50	50	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	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



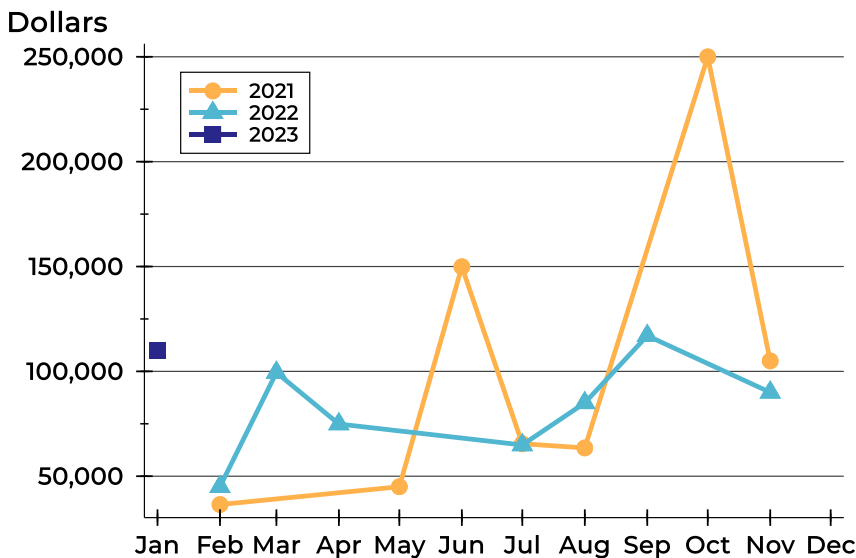
## Greenwood County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	N/A	N/A	109,950
February	43,867	45,000	
March	N/A	99,450	
April	N/A	74,900	
May	91,300	N/A	
June	149,900	N/A	
July	89,767	64,900	
August	101,800	85,000	
September	N/A	117,000	
October	250,000	N/A	
November	105,000	90,000	
December	N/A	N/A	

### Median Price

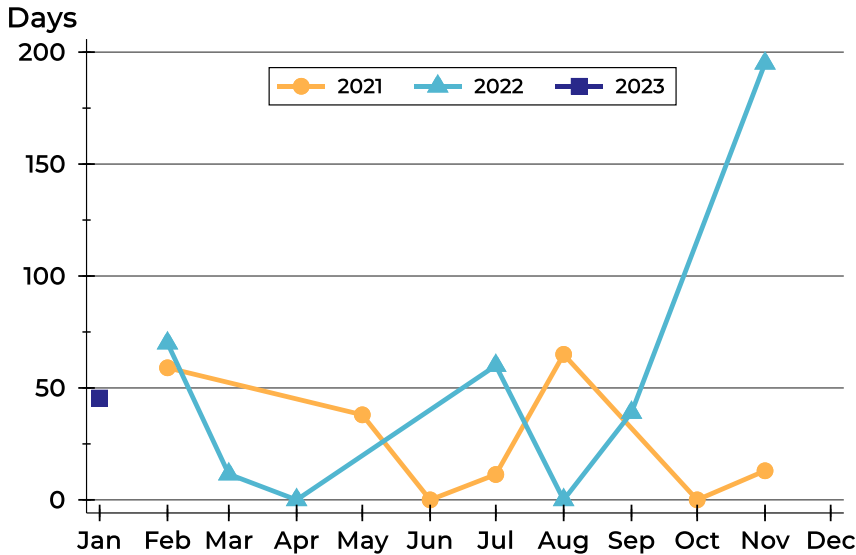


Month	2021	2022	2023
January	N/A	N/A	109,950
February	36,500	45,000	
March	N/A	99,450	
April	N/A	74,900	
May	45,000	N/A	
June	149,900	N/A	
July	65,500	64,900	
August	63,500	85,000	
September	N/A	117,000	
October	250,000	N/A	
November	105,000	90,000	
December	N/A	N/A	



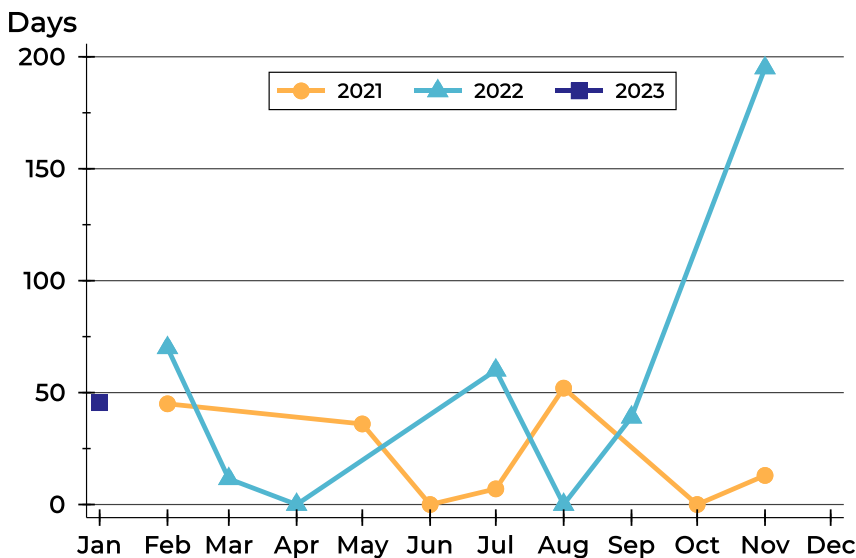
## Greenwood County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	N/A	N/A	<b>46</b>
February	59	70	
March	N/A	12	
April	N/A	N/A	
May	38	N/A	
June	N/A	N/A	
July	11	60	
August	65	N/A	
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	<b>46</b>
February	45	70	
March	N/A	12	
April	N/A	N/A	
May	36	N/A	
June	N/A	N/A	
July	7	60	
August	52	N/A	
September	N/A	39	
October	N/A	N/A	
November	13	195	
December	N/A	N/A	



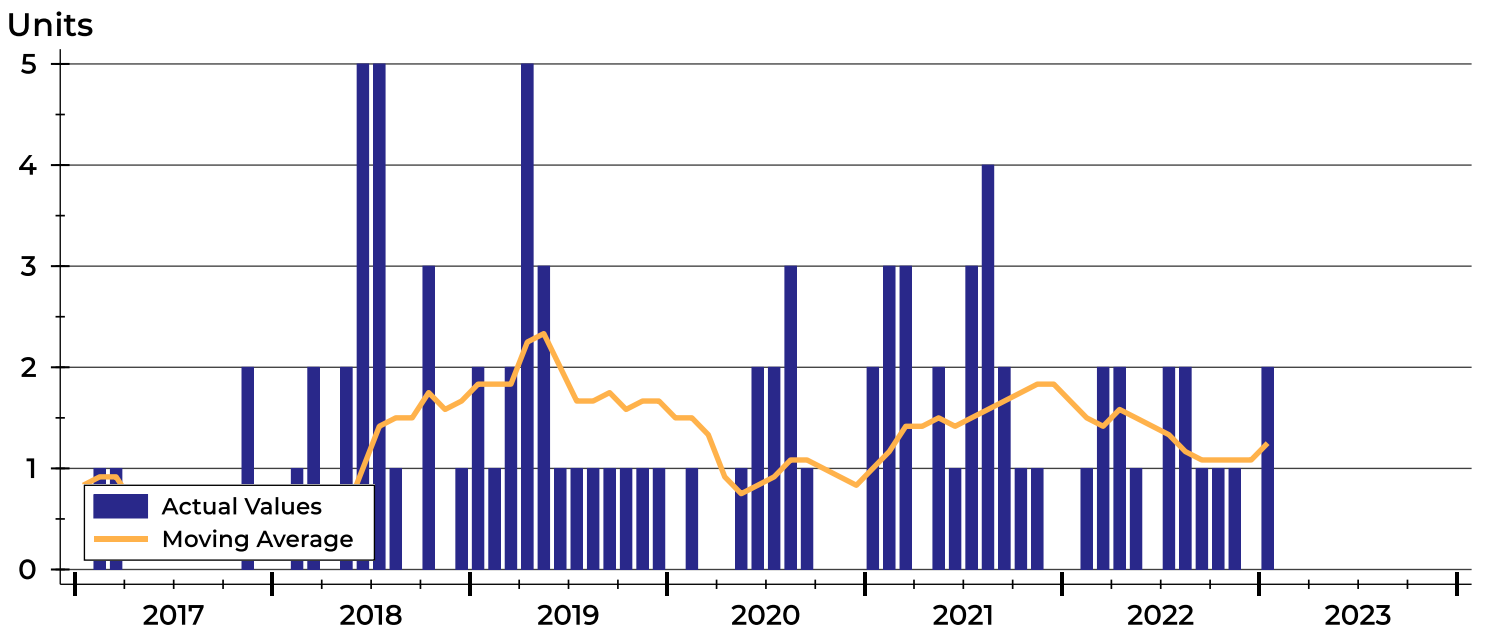
# Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		2	0	N/A
Volume (1,000s)		220	0	N/A
Average	List Price	109,950	N/A	N/A
	Days on Market	46	N/A	N/A
	Percent of Original	100.0%	N/A	N/A
Median	List Price	109,950	N/A	N/A
	Days on Market	46	N/A	N/A
	Percent of Original	100.0%	N/A	N/A

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

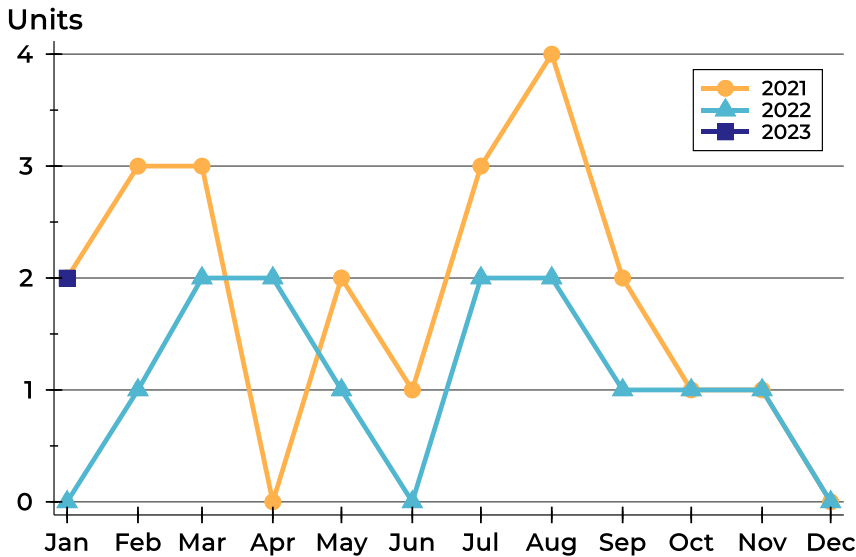
## History of Pending Contracts





## Greenwood County Pending Contracts Analysis

### Pending Contracts by Month



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

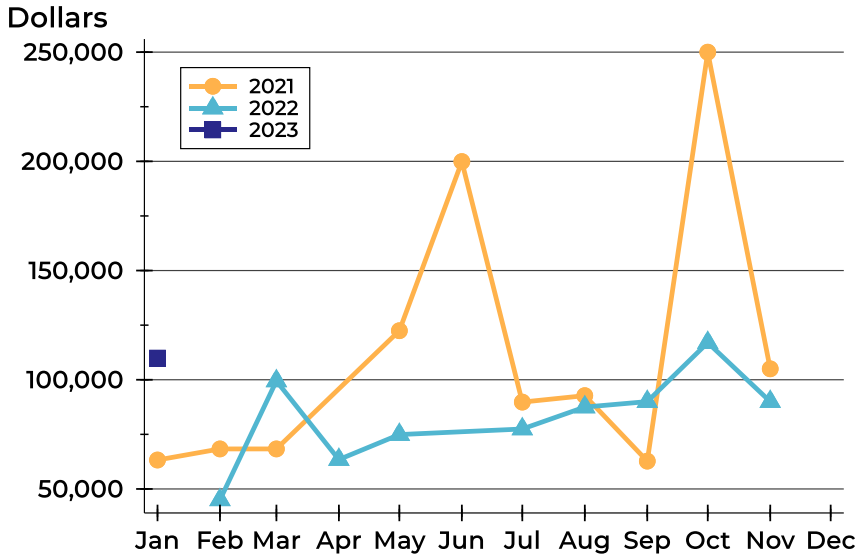
### Pending Contracts by Price Range

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	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	90,000	90,000	41	41	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	129,900	129,900	50	50	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



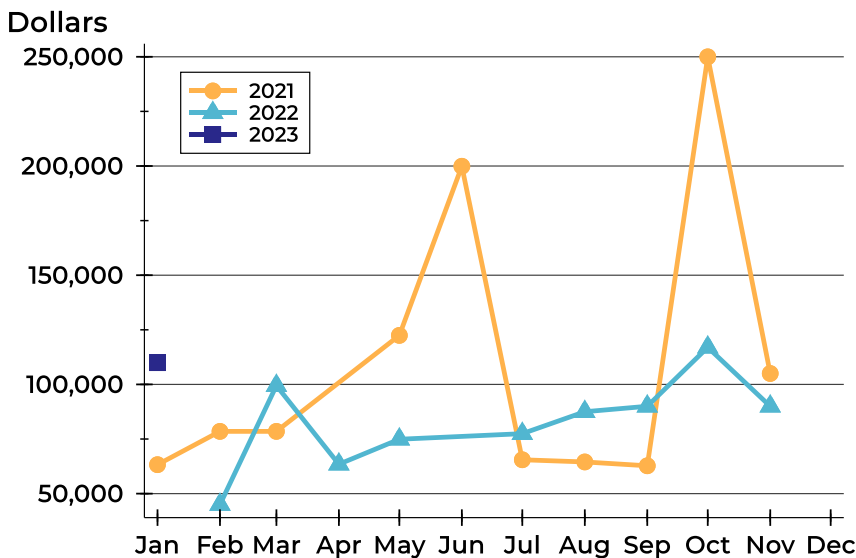
## Greenwood County Pending Contracts Analysis

### Average Price



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

### Median Price

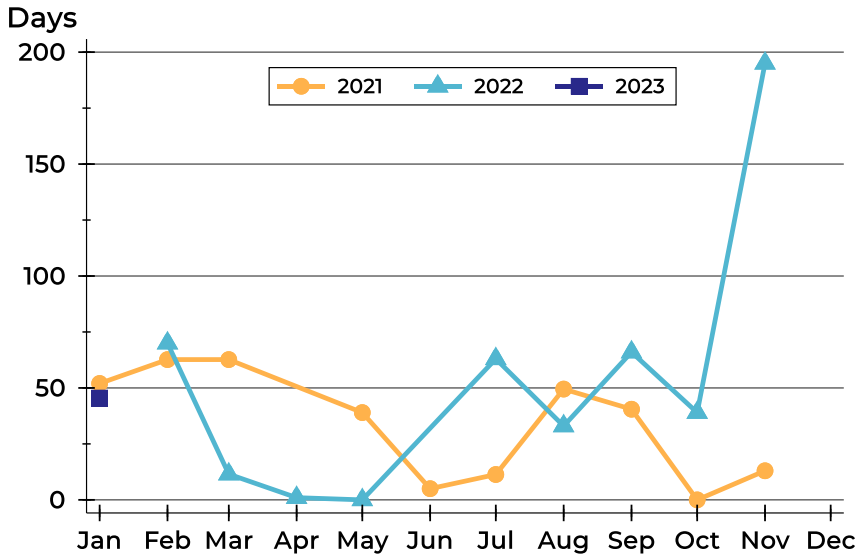


Month	2021	2022	2023
January	63,250	N/A	109,950
February	78,500	45,000	
March	78,500	99,450	
April	N/A	63,450	
May	122,450	74,900	
June	199,900	N/A	
July	65,500	77,450	
August	64,500	87,500	
September	62,750	90,000	
October	250,000	117,000	
November	105,000	90,000	
December	N/A	N/A	



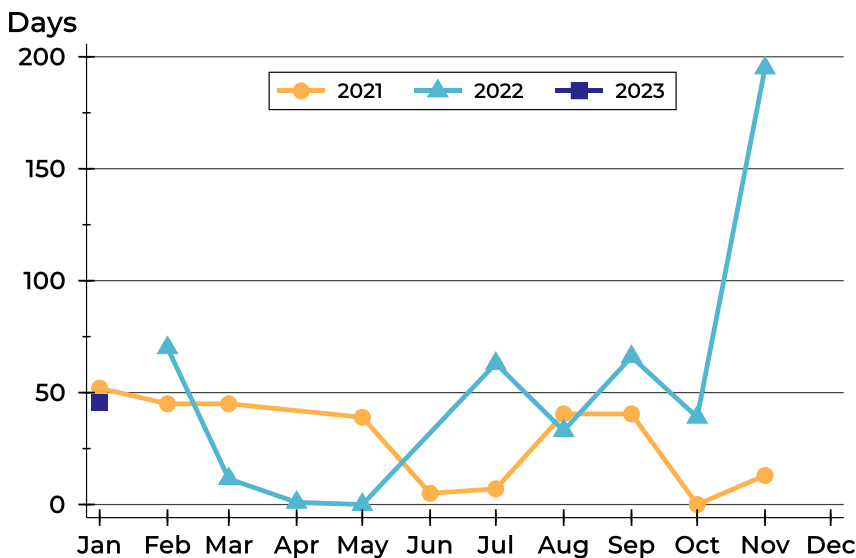
## Greenwood County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	52	N/A	<b>46</b>
February	63	70	
March	63	12	
April	N/A	1	
May	39	N/A	
June	5	N/A	
July	11	63	
August	50	33	
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	<b>46</b>
February	45	70	
March	45	12	
April	N/A	1	
May	39	N/A	
June	5	N/A	
July	7	63	
August	41	33	
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 January

Total home sales in Jackson County fell last month to 6 units, compared to 11 units in January 2022. Total sales volume was \$1.0 million, down from a year earlier.

The median sale price in January was \$174,950, down from \$180,000 a year earlier. Homes that sold in January were typically on the market for 37 days and sold for 95.0% of their list prices.

### Jackson County Active Listings Up at End of January

The total number of active listings in Jackson County at the end of January was 10 units, up from 8 at the same point in 2022. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$312,475.

During January, a total of 3 contracts were written down from 16 in January 2022. At the end of the month, there were 5 contracts still pending.

## Report Contents

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

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## Jackson County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>6</b>	<b>11</b>	<b>2</b>	<b>6</b>	<b>11</b>	<b>2</b>
Change from prior year		-45.5%	450.0%	-50.0%	-45.5%	450.0%	-50.0%
<b>Active Listings</b>		<b>10</b>	<b>8</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		25.0%	-61.9%	-48.8%			
<b>Months' Supply</b>		<b>0.9</b>	<b>0.7</b>	<b>1.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		28.6%	-63.2%	-51.3%			
<b>New Listings</b>		<b>6</b>	<b>12</b>	<b>13</b>	<b>6</b>	<b>12</b>	<b>13</b>
Change from prior year		-50.0%	-7.7%	0.0%	-50.0%	-7.7%	0.0%
<b>Contracts Written</b>		<b>3</b>	<b>16</b>	<b>14</b>	<b>3</b>	<b>16</b>	<b>14</b>
Change from prior year		-81.3%	14.3%	100.0%	-81.3%	14.3%	100.0%
<b>Pending Contracts</b>		<b>5</b>	<b>16</b>	<b>16</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-68.8%	0.0%	77.8%			
<b>Sales Volume (1,000s)</b>		<b>958</b>	<b>2,270</b>	<b>486</b>	<b>958</b>	<b>2,270</b>	<b>486</b>
Change from prior year		-57.8%	367.1%	-45.3%	-57.8%	367.1%	-45.3%
Average	<b>Sale Price</b>	<b>159,650</b>	<b>206,357</b>	<b>243,000</b>	<b>159,650</b>	<b>206,357</b>	<b>243,000</b>
	Change from prior year	-22.6%	-15.1%	9.5%	-22.6%	-15.1%	9.5%
	<b>List Price of Actives</b>	<b>379,285</b>	<b>267,850</b>	<b>138,791</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	41.6%	93.0%	-25.5%			
	<b>Days on Market</b>	<b>51</b>	<b>33</b>	<b>6</b>	<b>51</b>	<b>33</b>	<b>6</b>
Change from prior year	54.5%	450.0%	-85.0%	54.5%	450.0%	-85.0%	
<b>Percent of List</b>	<b>94.3%</b>	<b>97.3%</b>	<b>96.4%</b>	<b>94.3%</b>	<b>97.3%</b>	<b>96.4%</b>	
Change from prior year	-3.1%	0.9%	17.1%	-3.1%	0.9%	17.1%	
<b>Percent of Original</b>	<b>85.1%</b>	<b>96.2%</b>	<b>96.4%</b>	<b>85.1%</b>	<b>96.2%</b>	<b>96.4%</b>	
Change from prior year	-11.5%	-0.2%	19.0%	-11.5%	-0.2%	19.0%	
Median	<b>Sale Price</b>	<b>174,950</b>	<b>180,000</b>	<b>243,000</b>	<b>174,950</b>	<b>180,000</b>	<b>243,000</b>
	Change from prior year	-2.8%	-25.9%	21.5%	-2.8%	-25.9%	21.5%
	<b>List Price of Actives</b>	<b>312,475</b>	<b>209,200</b>	<b>94,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	49.4%	122.6%	-50.0%			
	<b>Days on Market</b>	<b>37</b>	<b>16</b>	<b>6</b>	<b>37</b>	<b>16</b>	<b>6</b>
Change from prior year	131.3%	166.7%	-79.3%	131.3%	166.7%	-79.3%	
<b>Percent of List</b>	<b>95.0%</b>	<b>100.0%</b>	<b>96.4%</b>	<b>95.0%</b>	<b>100.0%</b>	<b>96.4%</b>	
Change from prior year	-5.0%	3.7%	10.8%	-5.0%	3.7%	10.8%	
<b>Percent of Original</b>	<b>91.5%</b>	<b>100.0%</b>	<b>96.4%</b>	<b>91.5%</b>	<b>100.0%</b>	<b>96.4%</b>	
Change from prior year	-8.5%	3.7%	14.4%	-8.5%	3.7%	14.4%	

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



## Jackson County Closed Listings Analysis

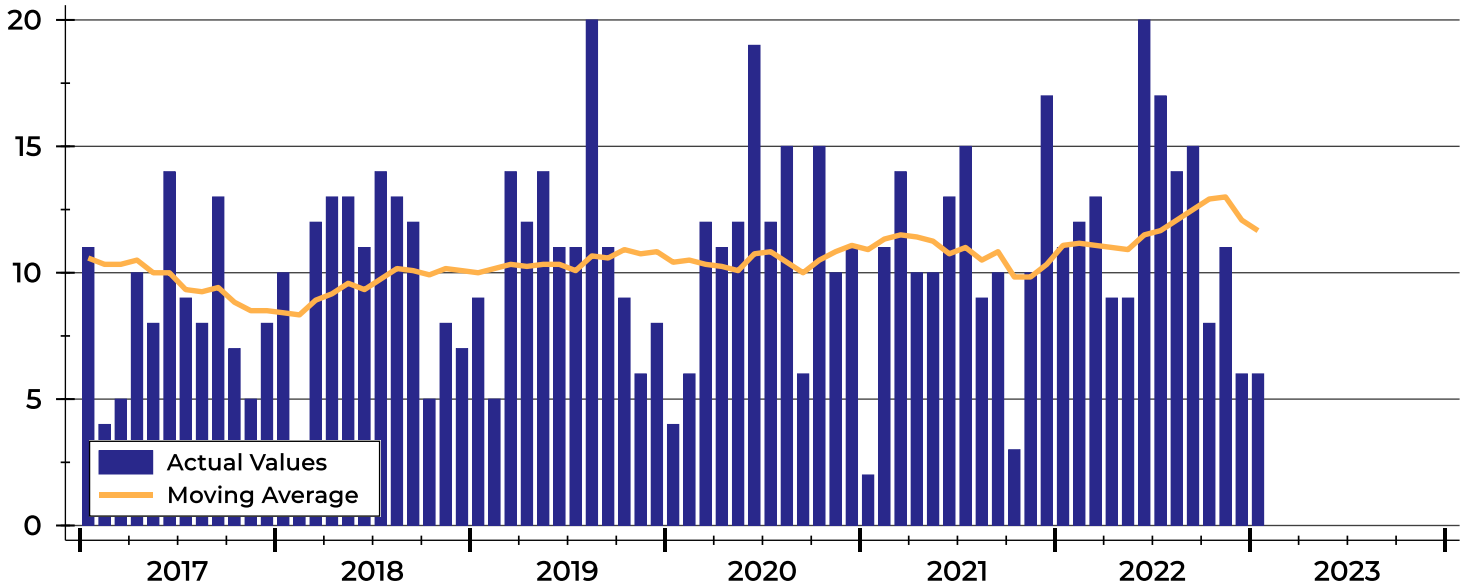
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		6	11	-45.5%	6	11	-45.5%
Volume (1,000s)		958	2,270	-57.8%	958	2,270	-57.8%
Months' Supply		0.9	0.7	28.6%	N/A	N/A	N/A
Average	Sale Price	159,650	206,357	-22.6%	159,650	206,357	-22.6%
	Days on Market	51	33	54.5%	51	33	54.5%
	Percent of List	94.3%	97.3%	-3.1%	94.3%	97.3%	-3.1%
	Percent of Original	85.1%	96.2%	-11.5%	85.1%	96.2%	-11.5%
Median	Sale Price	174,950	180,000	-2.8%	174,950	180,000	-2.8%
	Days on Market	37	16	131.3%	37	16	131.3%
	Percent of List	95.0%	100.0%	-5.0%	95.0%	100.0%	-5.0%
	Percent of Original	91.5%	100.0%	-8.5%	91.5%	100.0%	-8.5%

A total of 6 homes sold in Jackson County in January, down from 11 units in January 2022. Total sales volume fell to \$1.0 million compared to \$2.3 million in the previous year.

The median sales price in January was \$174,950, down 2.8% compared to the prior year. Median days on market was 37 days, up from 13 days in December, and up from 16 in January 2022.

## History of Closed Listings

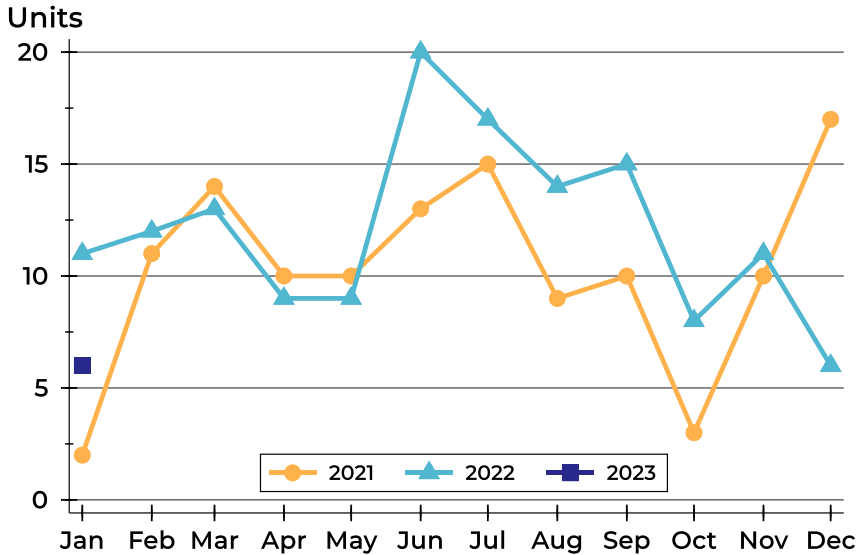
Units





## Jackson County Closed Listings Analysis

### Closed Listings by Month



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

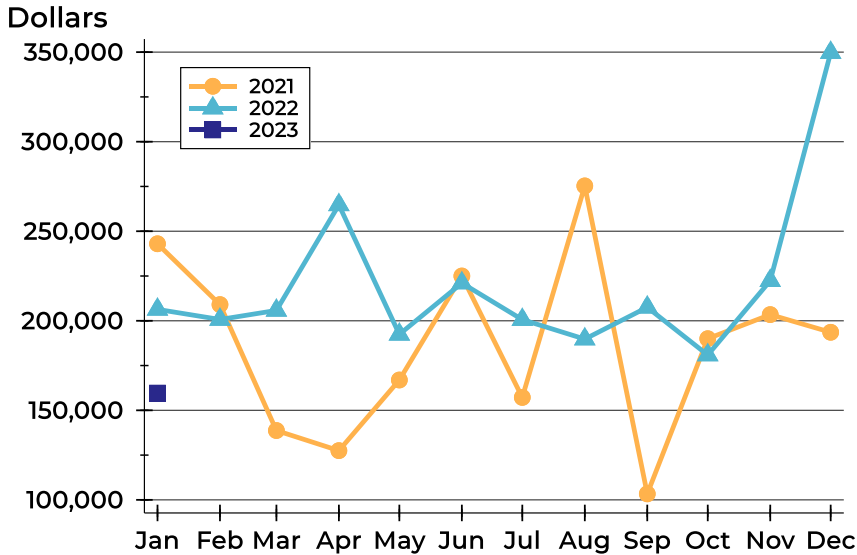
### Closed Listings by Price Range

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	1	16.7%	0.0	23,000	23,000	108	108	76.7%	76.7%	46.0%	46.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	0.0	80,000	80,000	14	14	97.0%	97.0%	97.0%	97.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	0.0	149,900	149,900	114	114	100.0%	100.0%	75.3%	75.3%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	33.3%	0.9	212,500	212,500	33	33	91.5%	91.5%	91.5%	91.5%
\$250,000-\$299,999	1	16.7%	1.2	280,000	280,000	5	5	109.2%	109.2%	109.2%	109.2%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



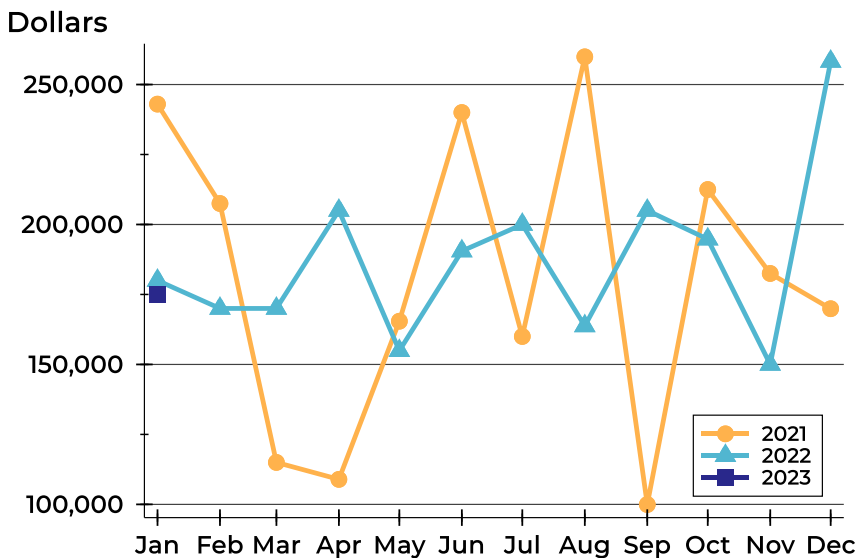
## Jackson County Closed Listings Analysis

### Average Price



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

### Median Price

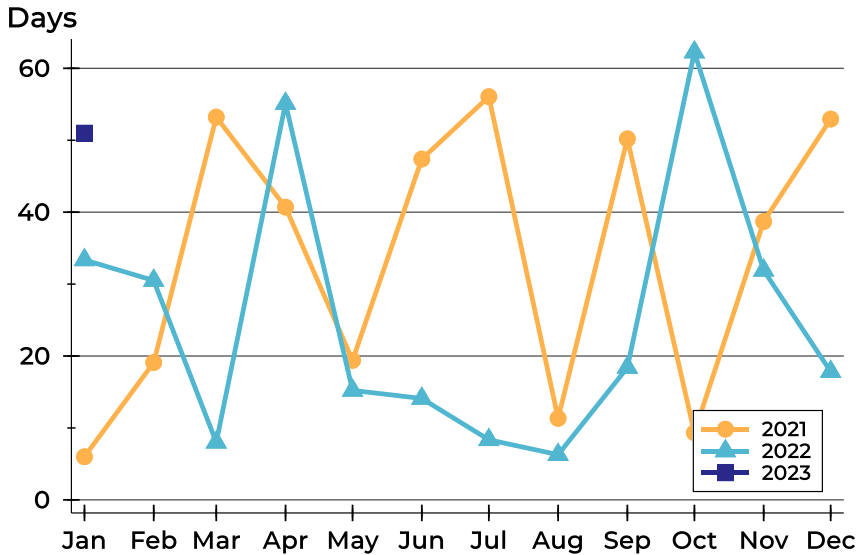


Month	2021	2022	2023
January	243,000	180,000	174,950
February	207,500	170,000	
March	115,000	170,000	
April	108,950	205,000	
May	165,450	154,900	
June	240,000	190,500	
July	160,000	200,000	
August	259,900	163,750	
September	99,950	205,000	
October	212,500	194,750	
November	182,500	150,000	
December	169,900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



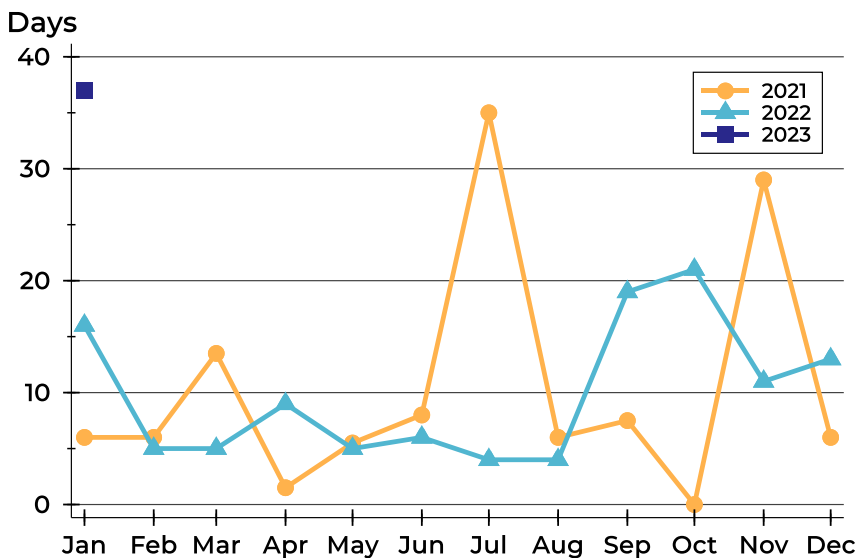
## Jackson County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	6	33	51
February	19	31	
March	53	8	
April	41	55	
May	19	15	
June	47	14	
July	56	8	
August	11	6	
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	
March	14	5	
April	2	9	
May	6	5	
June	8	6	
July	35	4	
August	6	4	
September	8	19	
October	N/A	21	
November	29	11	
December	6	13	



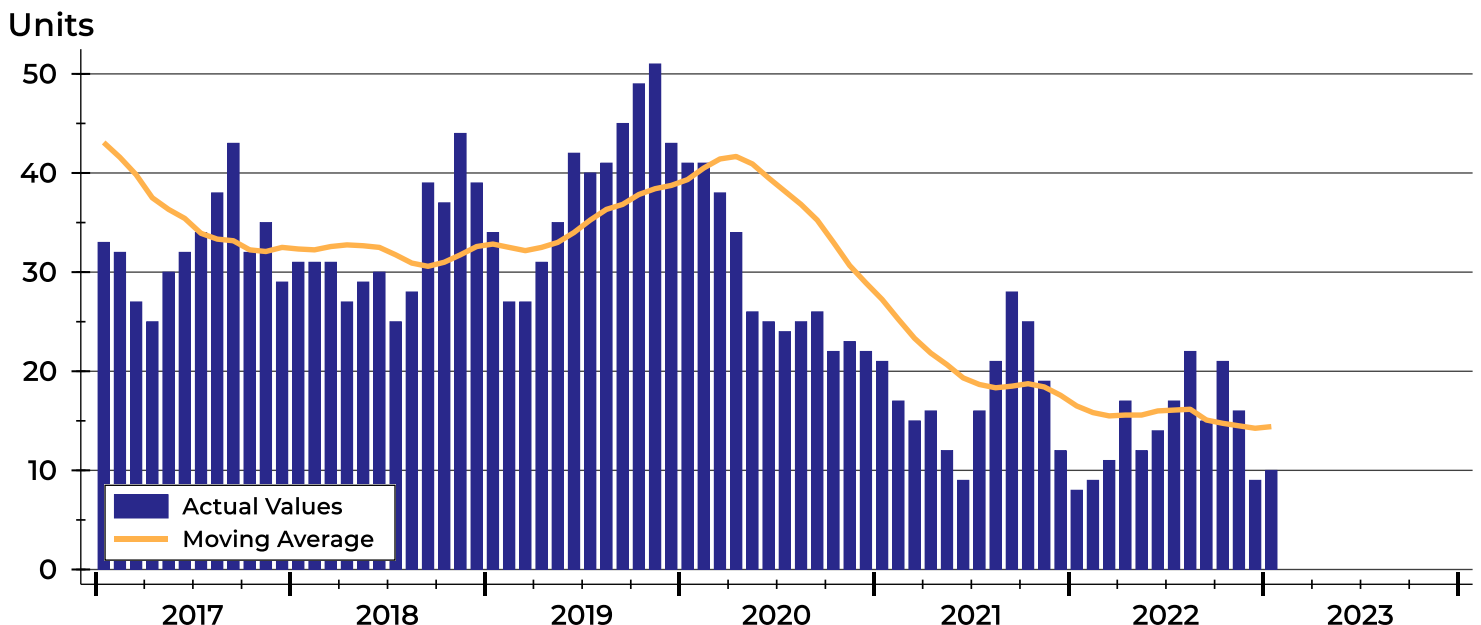
## Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		10	8	25.0%
Volume (1,000s)		3,793	2,143	77.0%
Months' Supply		0.9	0.7	28.6%
Average	List Price	379,285	267,850	41.6%
	Days on Market	113	60	88.3%
	Percent of Original	90.8%	95.1%	-4.5%
Median	List Price	312,475	209,200	49.4%
	Days on Market	64	56	14.3%
	Percent of Original	97.1%	97.7%	-0.6%

A total of 10 homes were available for sale in Jackson County at the end of January. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of January was \$312,475, up 49.4% from 2022. The typical time on market for active listings was 64 days, up from 56 days a year earlier.

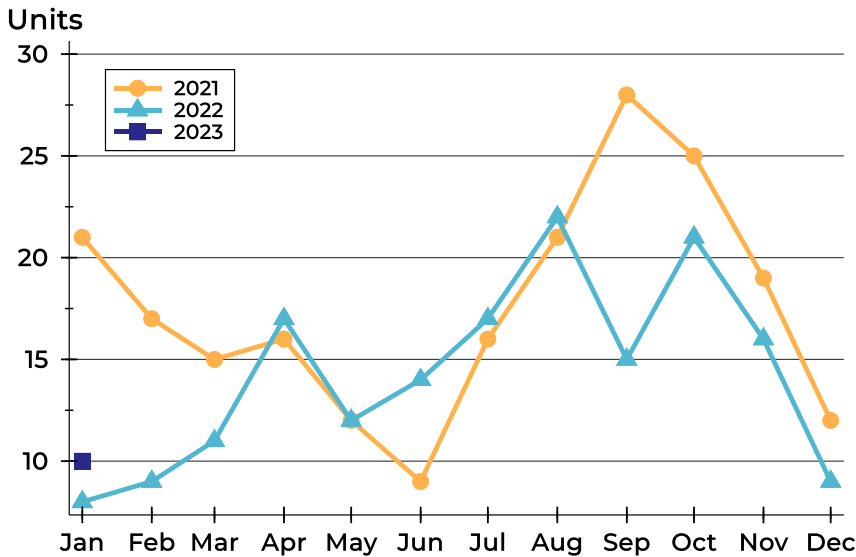
## History of Active Listings





## Jackson County Active Listings Analysis

### Active Listings by Month



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

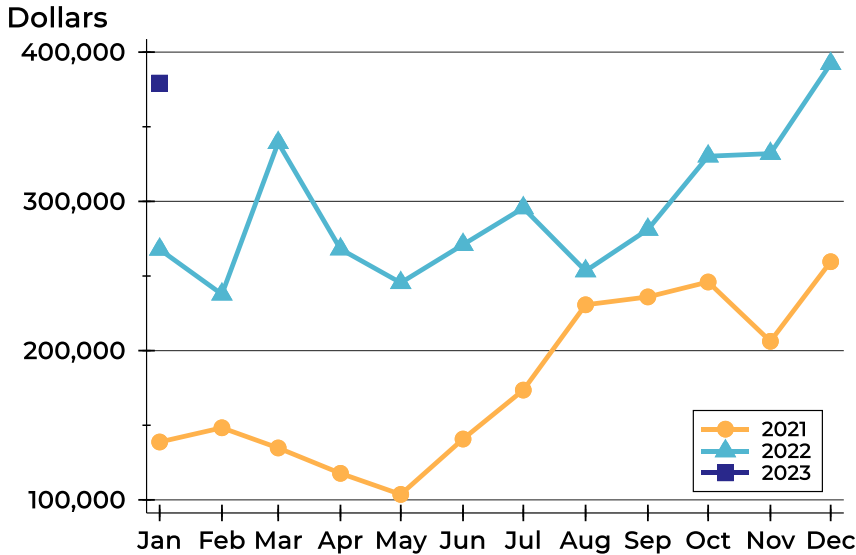
### Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	10.0%	N/A	160,000	160,000	12	12	100.0%	100.0%
\$175,000-\$199,999	1	10.0%	N/A	189,900	189,900	199	199	88.3%	88.3%
\$200,000-\$249,999	2	20.0%	0.9	225,000	225,000	12	12	100.0%	100.0%
\$250,000-\$299,999	1	10.0%	1.2	299,950	299,950	2	2	100.0%	100.0%
\$300,000-\$399,999	2	20.0%	N/A	362,000	362,000	136	136	88.0%	88.0%
\$400,000-\$499,999	1	10.0%	N/A	495,000	495,000	450	450	94.3%	94.3%
\$500,000-\$749,999	1	10.0%	N/A	689,000	689,000	96	96	57.4%	57.4%
\$750,000-\$999,999	1	10.0%	N/A	785,000	785,000	73	73	92.4%	92.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



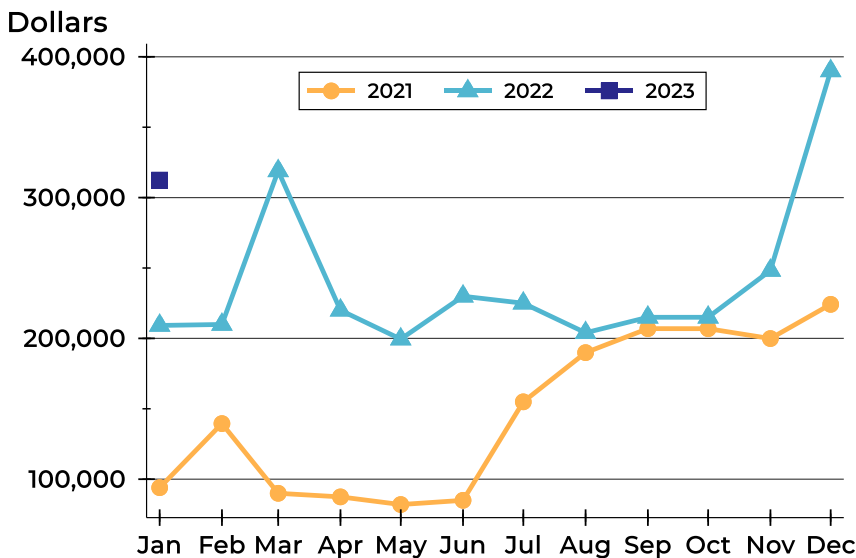
## Jackson County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	138,791	267,850	<b>379,285</b>
February	148,312	237,789	
March	134,793	339,282	
April	117,781	268,035	
May	103,667	245,450	
June	140,756	271,021	
July	173,559	295,600	
August	230,698	253,373	
September	235,988	281,178	
October	245,990	330,275	
November	206,242	332,016	
December	259,579	392,256	

### Median Price



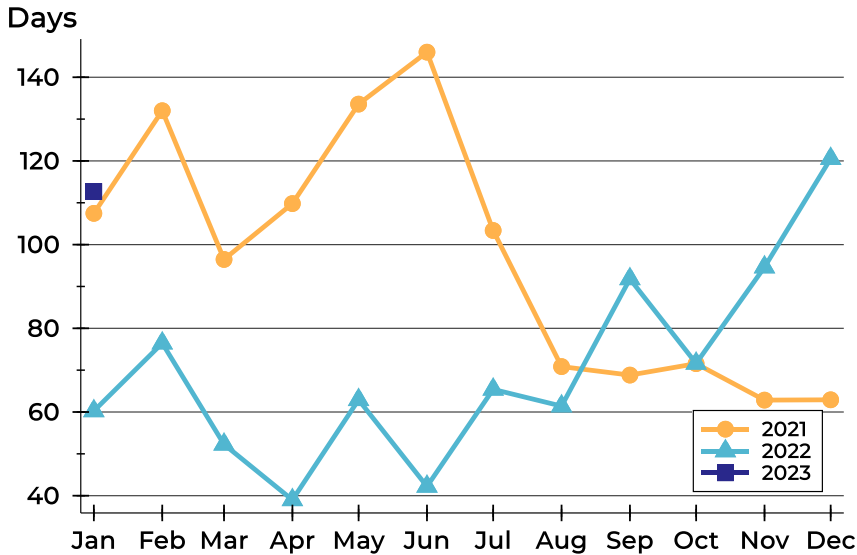
Month	2021	2022	2023
January	94,000	209,200	<b>312,475</b>
February	139,500	209,900	
March	90,000	319,000	
April	87,450	220,000	
May	82,000	199,499	
June	85,000	229,950	
July	154,950	225,000	
August	189,900	204,000	
September	206,950	215,000	
October	206,900	215,000	
November	199,900	248,250	
December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





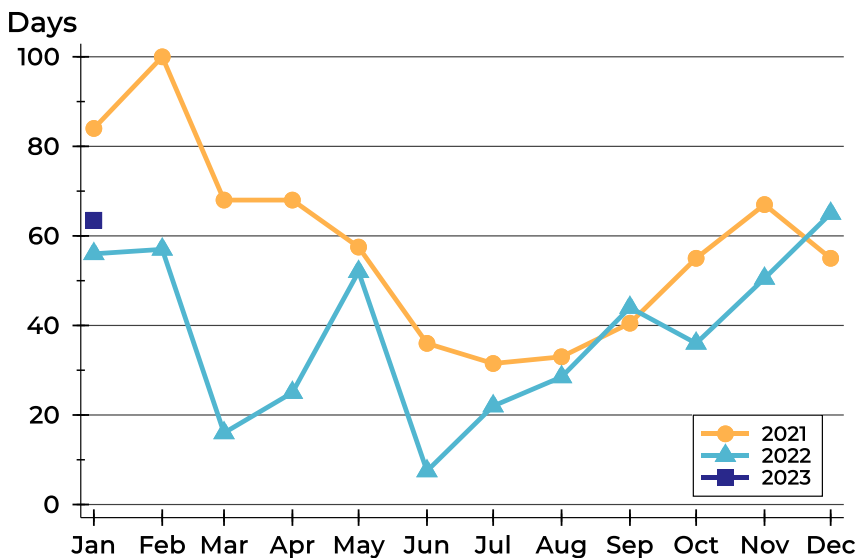
## Jackson County Active Listings Analysis

### Average DOM



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

### Median DOM

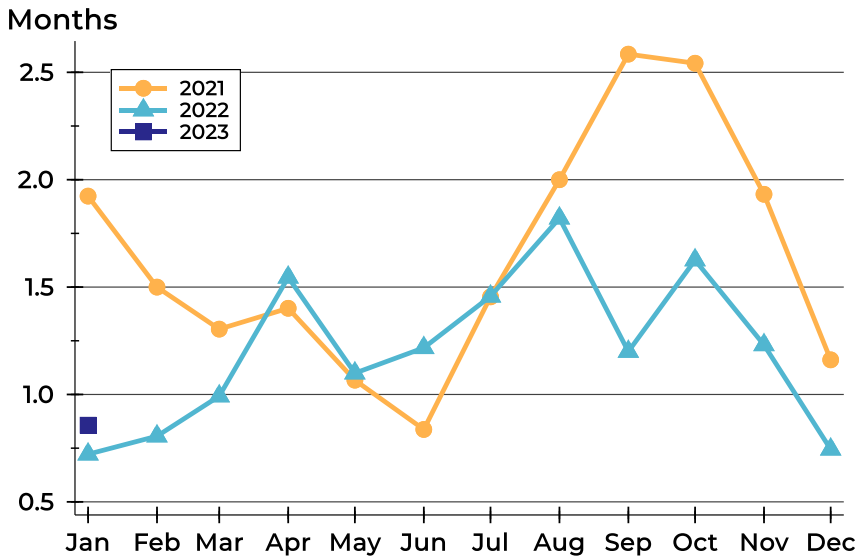


Month	2021	2022	2023
January	84	56	64
February	100	57	
March	68	16	
April	68	25	
May	58	52	
June	36	8	
July	32	22	
August	33	29	
September	41	44	
October	55	36	
November	67	51	
December	55	65	



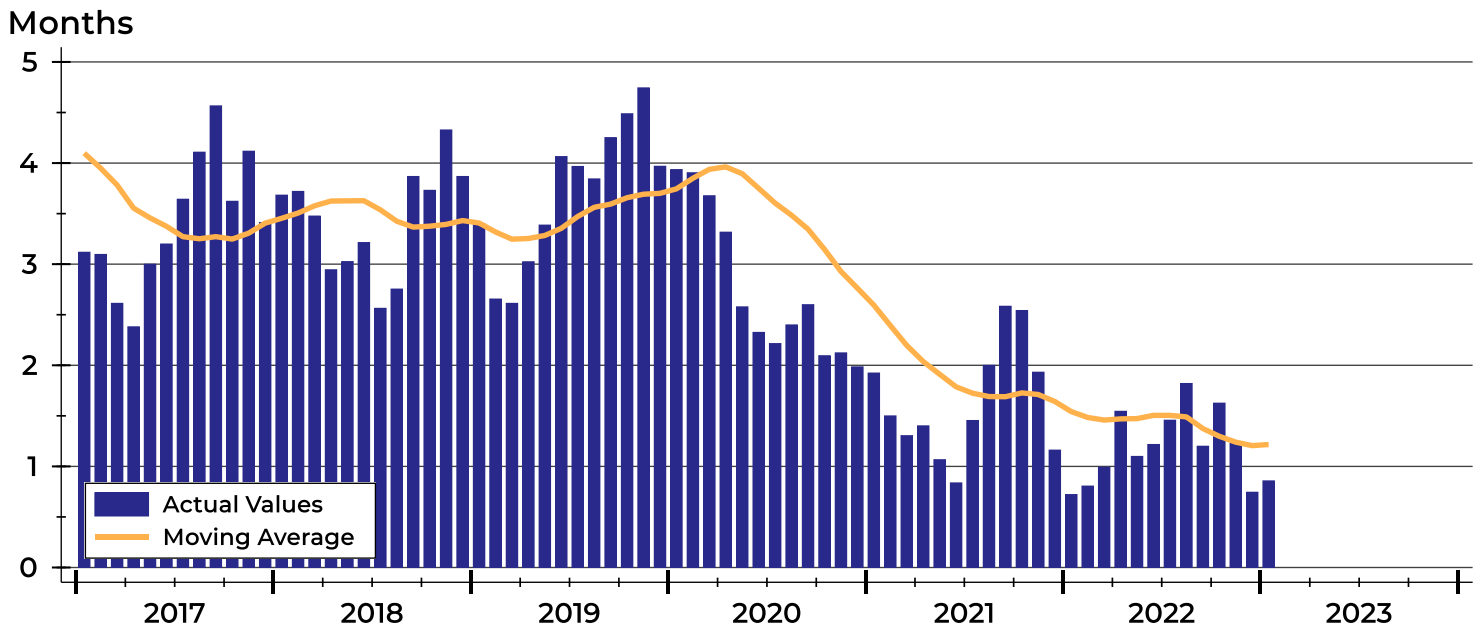
# Jackson County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	1.9	0.7	0.9
February	1.5	0.8	
March	1.3	1.0	
April	1.4	1.5	
May	1.1	1.1	
June	0.8	1.2	
July	1.5	1.5	
August	2.0	1.8	
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





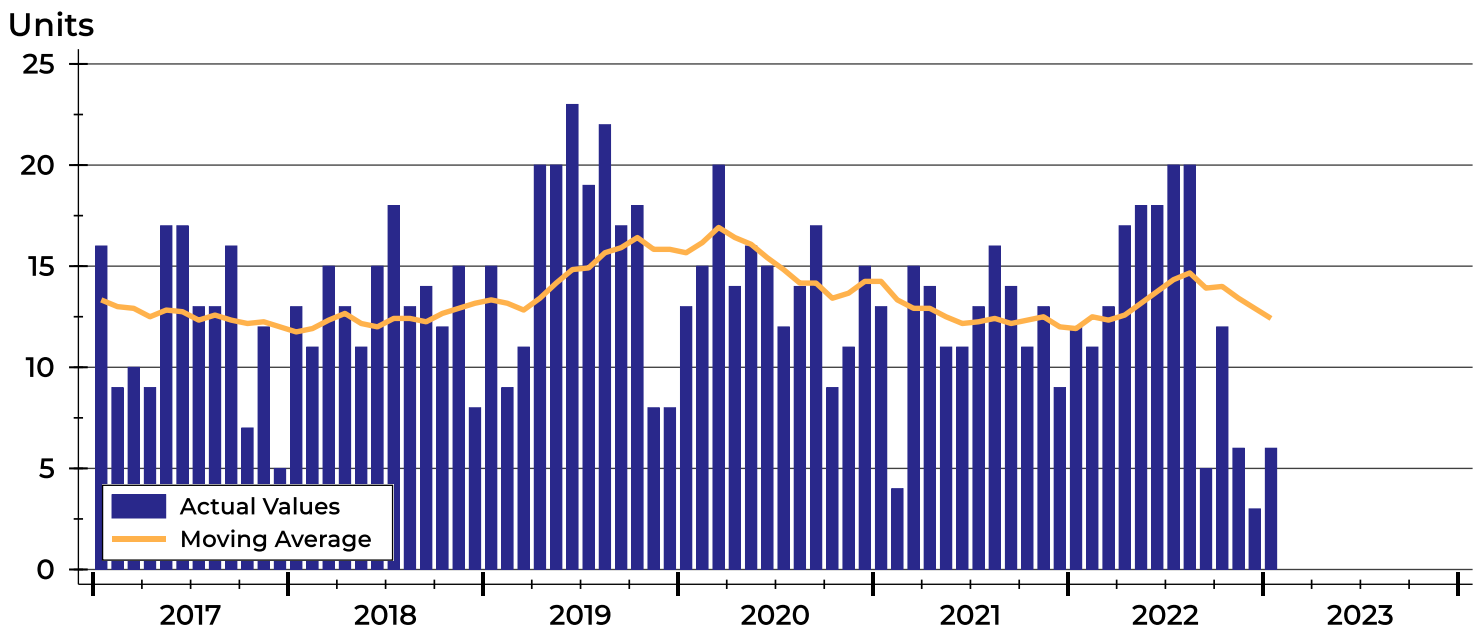
## Jackson County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	6	12	-50.0%
	Volume (1,000s)	1,309	2,498	-47.6%
	Average List Price	218,158	208,175	4.8%
	Median List Price	225,000	189,750	18.6%
Year-to-Date	New Listings	6	12	-50.0%
	Volume (1,000s)	1,309	2,498	-47.6%
	Average List Price	218,158	208,175	4.8%
	Median List Price	225,000	189,750	18.6%

A total of 6 new listings were added in Jackson County during January, down 50.0% from the same month in 2022.

The median list price of these homes was \$225,000 up from \$189,750 in 2022.

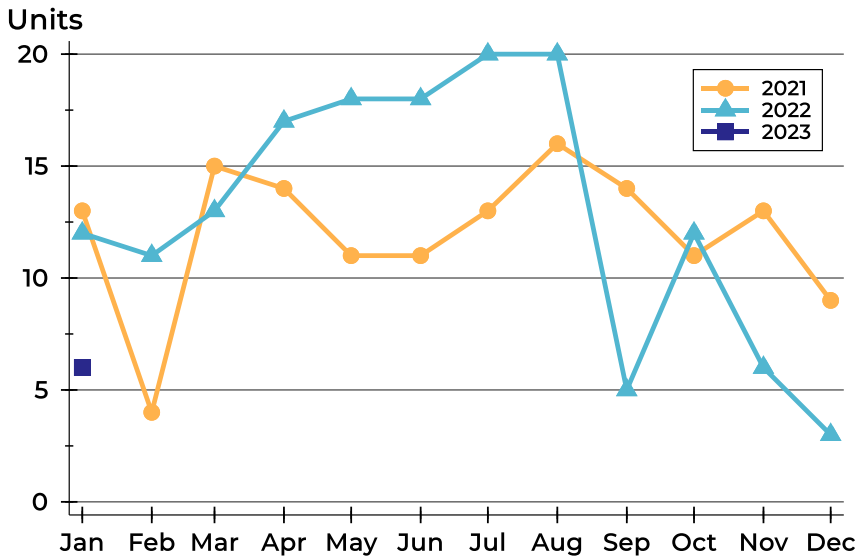
### History of New Listings





## Jackson County New Listings Analysis

### New Listings by Month



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

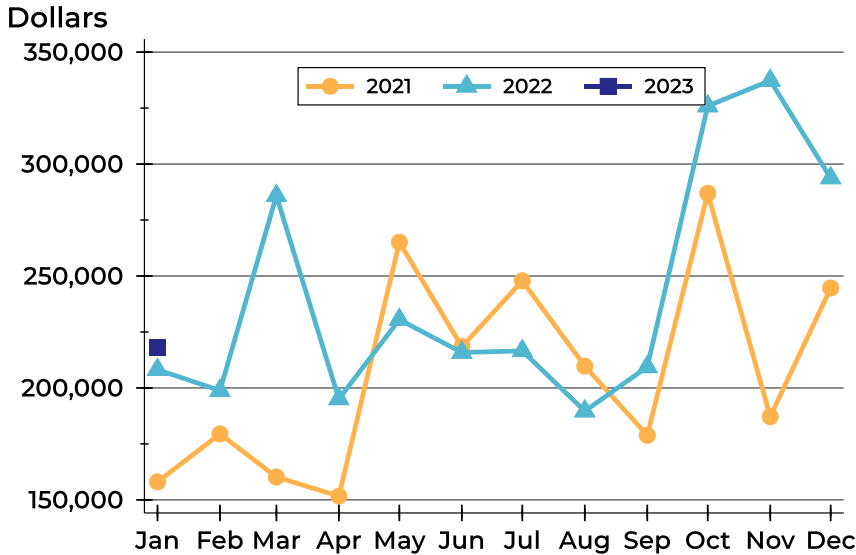
### New Listings by Price Range

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	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	33.3%	154,500	154,500	23	23	96.9%	96.9%
\$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%	225,000	225,000	19	19	100.0%	100.0%
\$250,000-\$299,999	2	33.3%	274,975	274,975	4	4	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



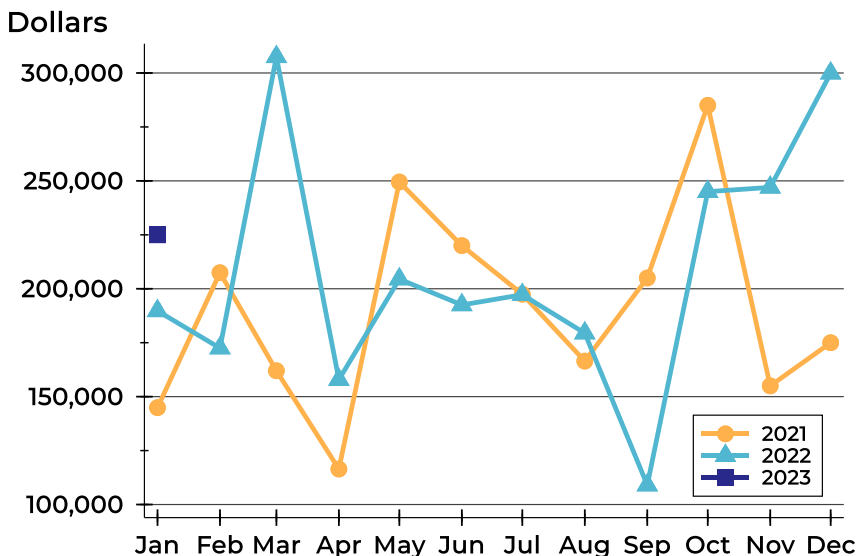
## Jackson County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	158,029	208,175	<b>218,158</b>
February	179,450	198,832	
March	160,220	285,862	
April	151,686	195,112	
May	265,105	230,539	
June	218,427	215,814	
July	247,854	216,580	
August	209,725	189,645	
September	178,843	209,400	
October	286,936	325,933	
November	187,173	337,300	
December	244,644	293,800	

### Median Price



Month	2021	2022	2023
January	144,900	189,750	<b>225,000</b>
February	207,450	172,500	
March	162,000	307,500	
April	116,450	157,900	
May	249,500	204,499	
June	220,000	192,500	
July	197,500	197,250	
August	166,475	179,450	
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

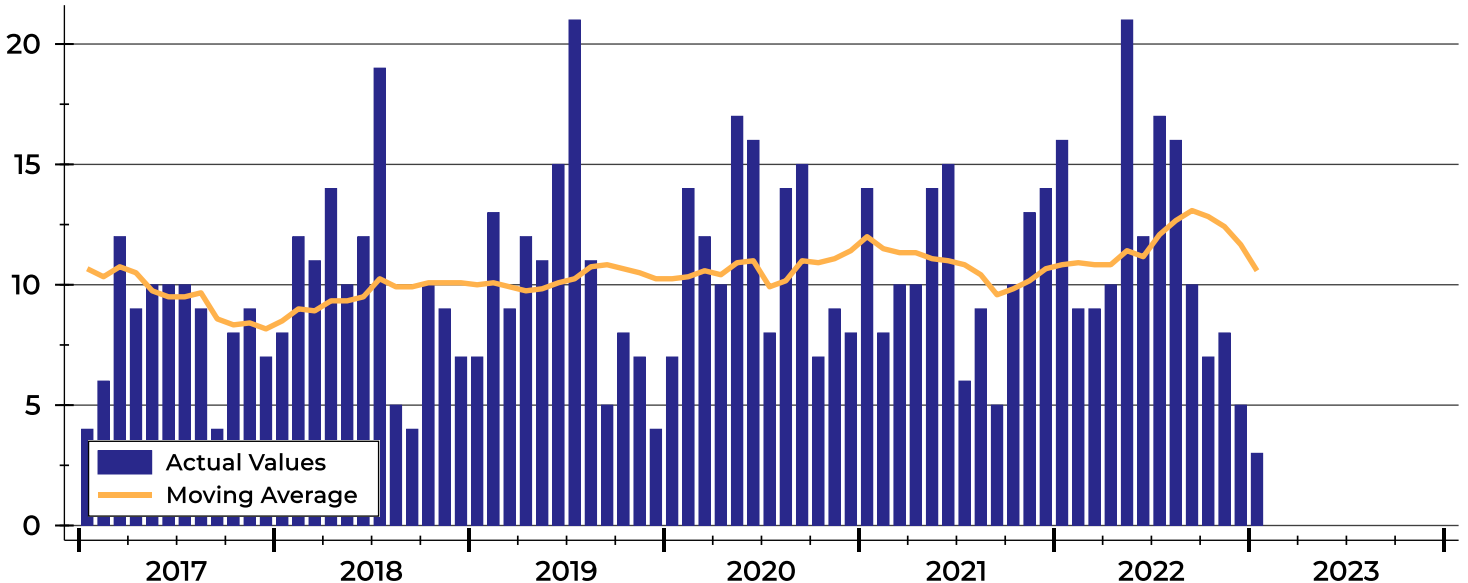
Summary Statistics for Contracts Written		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		3	16	-81.3%	3	16	-81.3%
Volume (1,000s)		710	4,050	-82.5%	710	4,050	-82.5%
Average	Sale Price	236,600	253,125	-6.5%	236,600	253,125	-6.5%
	Days on Market	22	20	10.0%	22	20	10.0%
	Percent of Original	97.1%	96.7%	0.4%	97.1%	96.7%	0.4%
Median	Sale Price	250,000	219,750	13.8%	250,000	219,750	13.8%
	Days on Market	12	5	140.0%	12	5	140.0%
	Percent of Original	100.0%	98.1%	1.9%	100.0%	98.1%	1.9%

A total of 3 contracts for sale were written in Jackson County during the month of January, down from 16 in 2022. The median list price of these homes was \$250,000, up from \$219,750 the prior year.

Half of the homes that went under contract in January were on the market less than 12 days, compared to 5 days in January 2022.

## History of Contracts Written

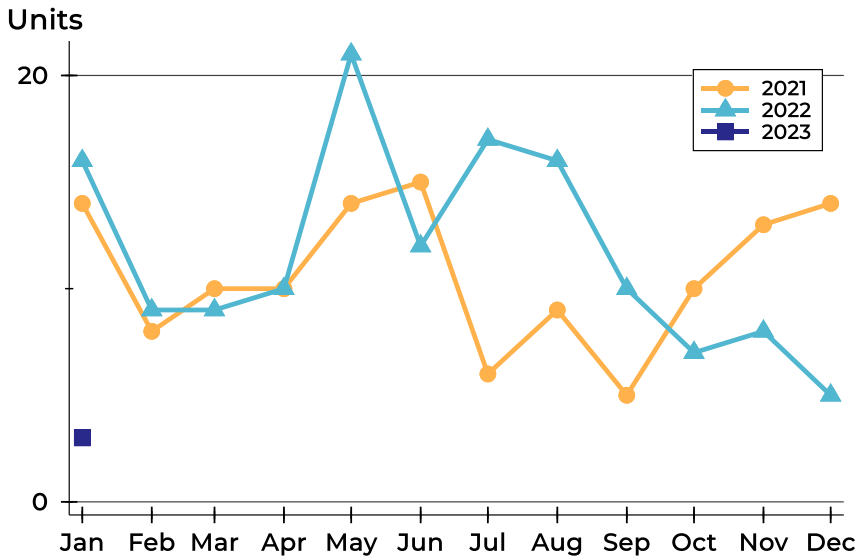
Units





## Jackson County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	14	16	3
February	8	9	
March	10	9	
April	10	10	
May	14	21	
June	15	12	
July	6	17	
August	9	16	
September	5	10	
October	10	7	
November	13	8	
December	14	5	

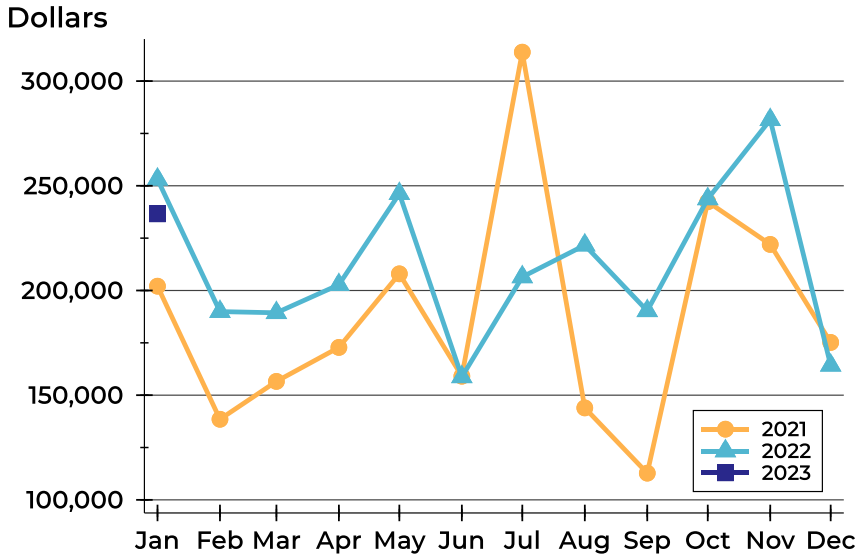
### Contracts Written by Price Range

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	33.3%	159,900	159,900	55	55	91.4%	91.4%
\$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	2	66.7%	274,950	274,950	6	6	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



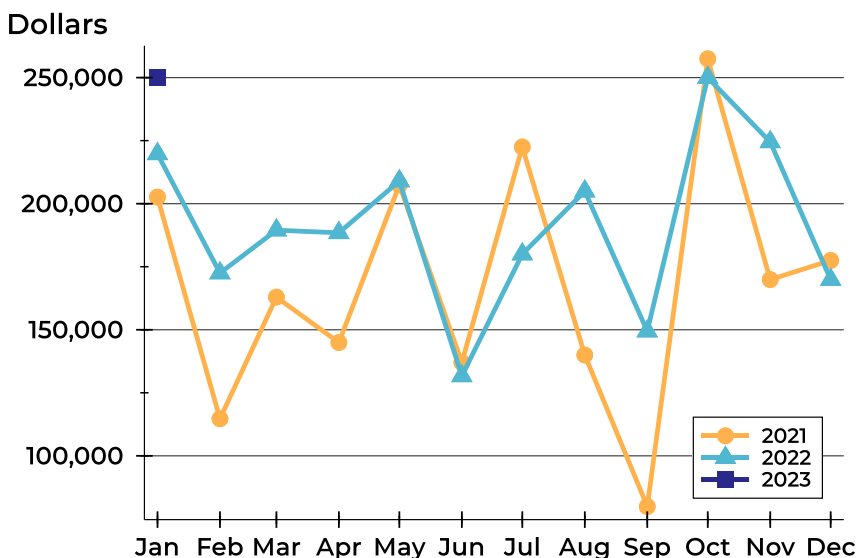
## Jackson County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	202,055	253,125	<b>236,600</b>
February	138,500	189,917	
March	156,580	189,356	
April	172,820	202,750	
May	207,968	246,243	
June	159,073	158,737	
July	313,833	206,476	
August	143,933	221,638	
September	112,770	190,290	
October	242,380	243,743	
November	222,011	281,550	
December	175,186	164,260	

### Median Price



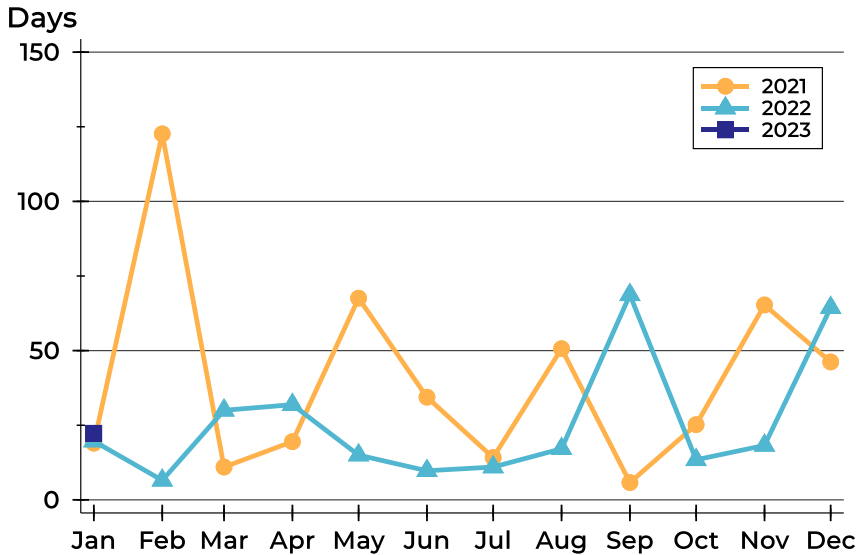
Month	2021	2022	2023
January	202,613	219,750	<b>250,000</b>
February	114,700	172,500	
March	162,950	189,500	
April	144,950	188,450	
May	207,450	209,000	
June	137,000	131,700	
July	222,500	180,000	
August	140,000	204,950	
September	79,900	149,450	
October	257,450	250,000	
November	169,900	224,500	
December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





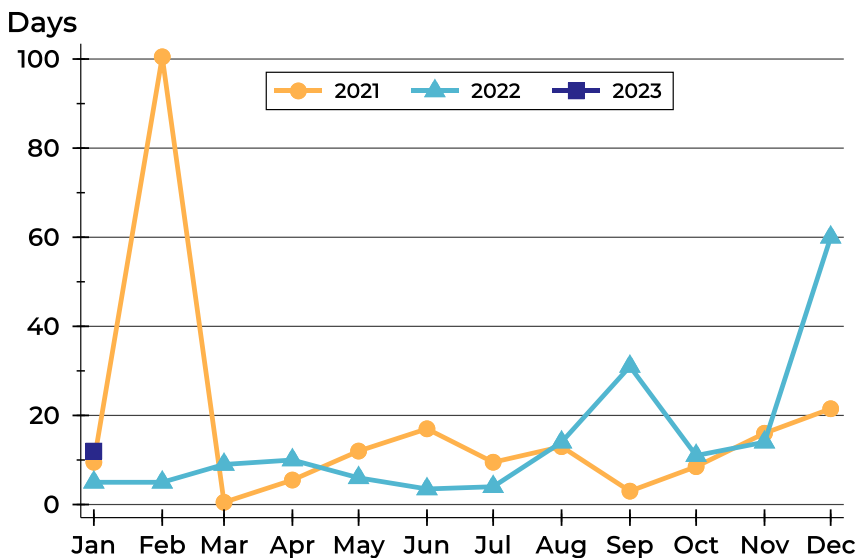
## Jackson County Contracts Written Analysis

### Average DOM



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

### Median DOM



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



## Jackson County Pending Contracts Analysis

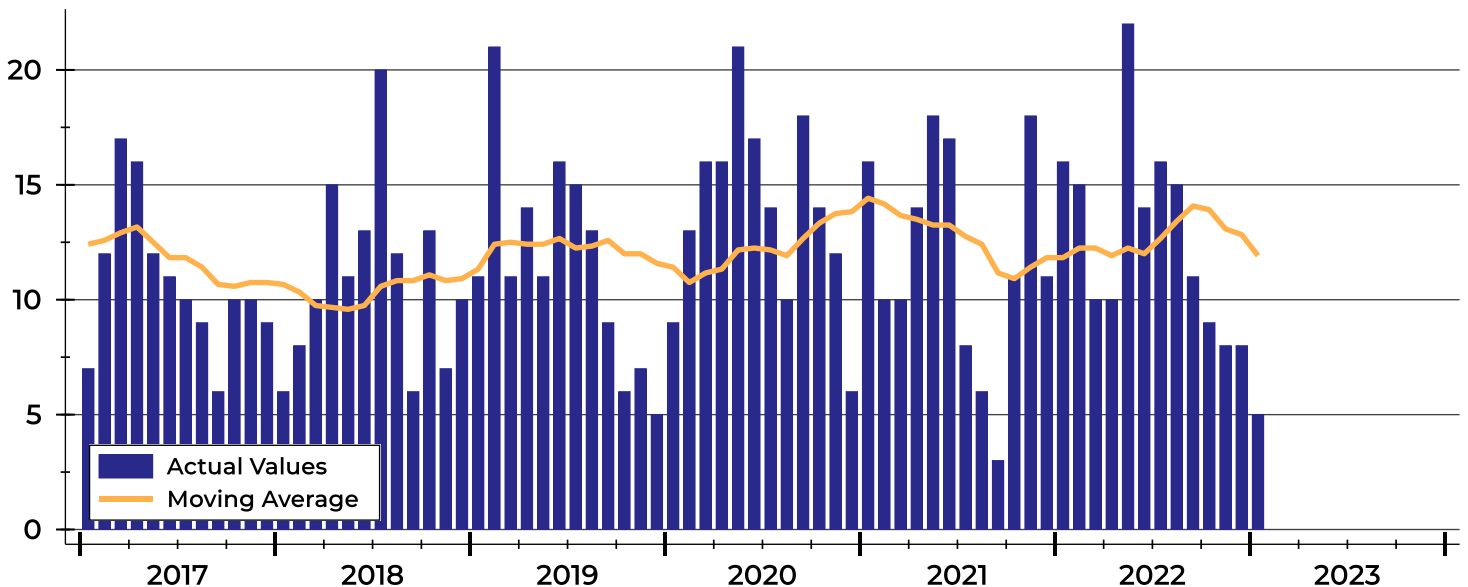
Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		5	16	-68.8%
Volume (1,000s)		1,054	3,811	-72.3%
Average	List Price	210,740	238,169	-11.5%
	Days on Market	30	27	11.1%
	Percent of Original	98.3%	98.8%	-0.5%
Median	List Price	169,900	192,250	-11.6%
	Days on Market	35	5	600.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Jackson County had contracts pending at the end of January, down from 16 contracts pending at the end of January 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

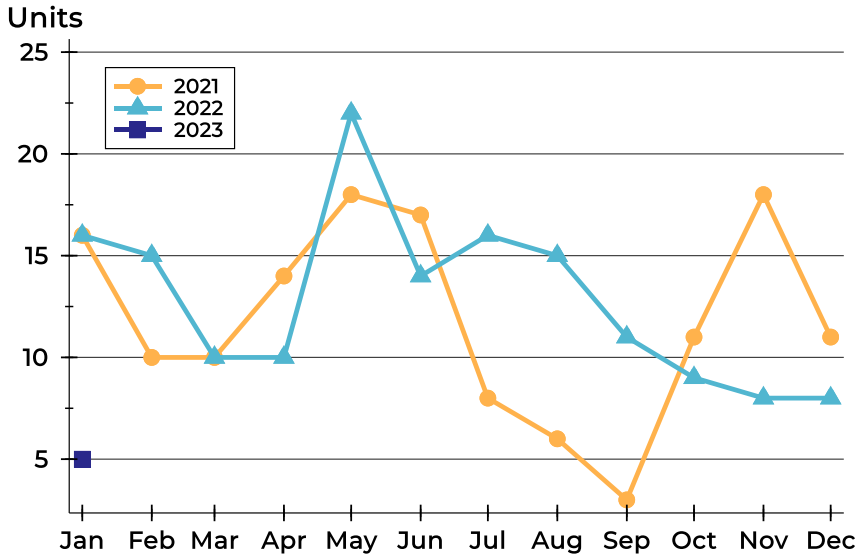
Units





## Jackson County Pending Contracts Analysis

### Pending Contracts by Month



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

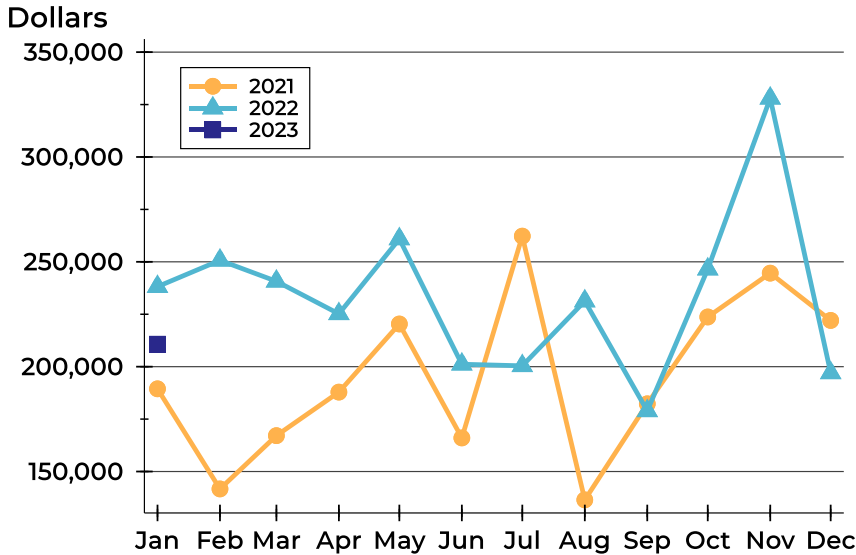
### Pending Contracts by Price Range

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	3	60.0%	162,933	159,900	34	35	97.1%	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	2	40.0%	282,450	282,450	25	25	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



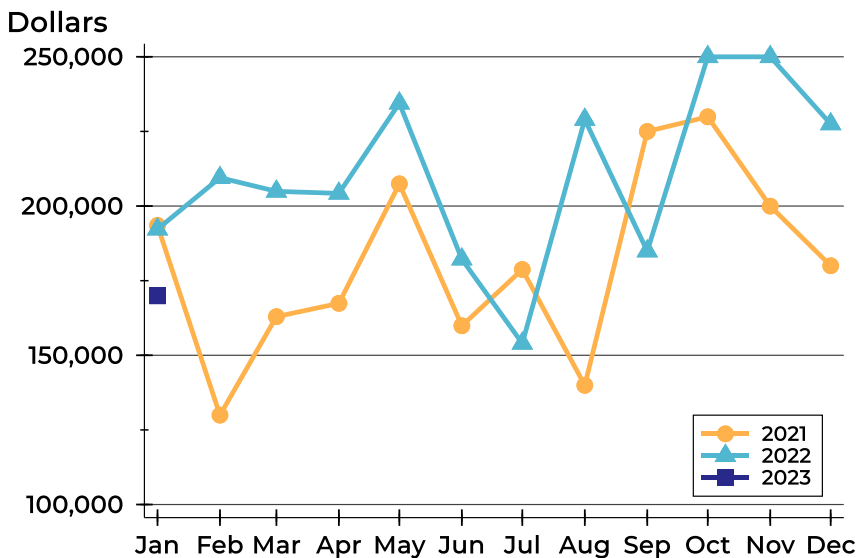
## Jackson County Pending Contracts Analysis

### Average Price



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

### Median Price

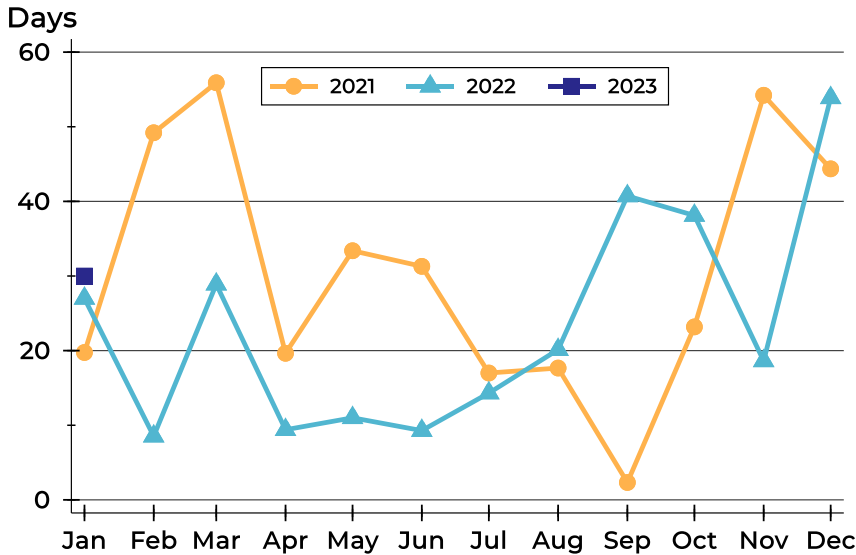


Month	2021	2022	2023
January	193,500	192,250	169,900
February	129,950	209,500	
March	162,950	204,925	
April	167,400	204,250	
May	207,450	234,450	
June	159,900	182,200	
July	178,750	154,000	
August	139,950	229,000	
September	225,000	184,900	
October	229,900	250,000	
November	199,975	250,000	
December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



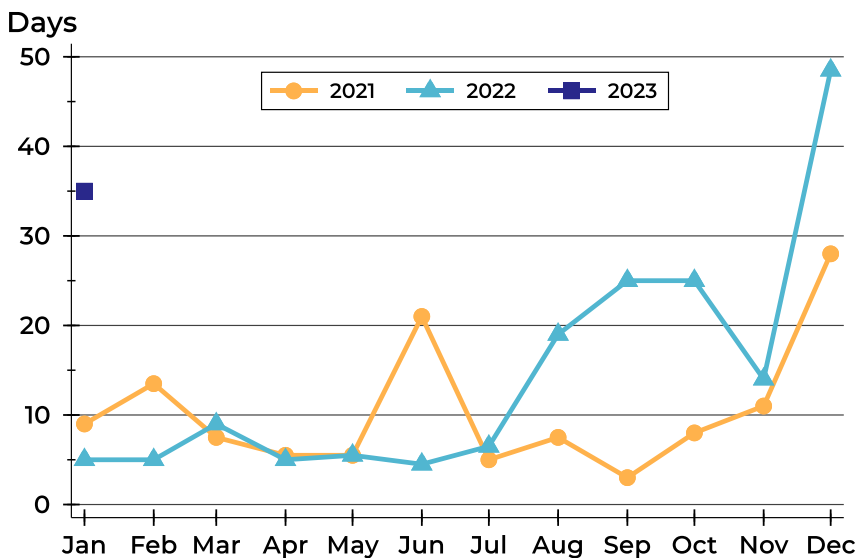
## Jackson County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	20	27	30
February	49	9	
March	56	29	
April	20	9	
May	33	11	
June	31	9	
July	17	14	
August	18	20	
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	
March	8	9	
April	6	5	
May	6	6	
June	21	5	
July	5	7	
August	8	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 January

Total home sales in Jefferson County fell last month to 10 units, compared to 14 units in January 2022. Total sales volume was \$1.9 million, down from a year earlier.

The median sale price in January was \$188,950, down from \$206,250 a year earlier. Homes that sold in January were typically on the market for 17 days and sold for 96.3% of their list prices.

#### Jefferson County Active Listings Up at End of January

The total number of active listings in Jefferson County at the end of January was 16 units, up from 11 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 January was \$264,450.

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

### Report Contents

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

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[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Jefferson County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>10</b> -28.6%	<b>14</b> 100.0%	<b>7</b> -22.2%	<b>10</b> -28.6%	<b>14</b> 100.0%	<b>7</b> -22.2%
<b>Active Listings</b> Change from prior year		<b>16</b> 45.5%	<b>11</b> 22.2%	<b>9</b> -70.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.1</b> 57.1%	<b>0.7</b> 16.7%	<b>0.6</b> -76.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>14</b> 55.6%	<b>9</b> 12.5%	<b>8</b> -46.7%	<b>14</b> 55.6%	<b>9</b> 12.5%	<b>8</b> -46.7%
<b>Contracts Written</b> Change from prior year		<b>10</b> -9.1%	<b>11</b> 37.5%	<b>8</b> -33.3%	<b>10</b> -9.1%	<b>11</b> 37.5%	<b>8</b> -33.3%
<b>Pending Contracts</b> Change from prior year		<b>11</b> 22.2%	<b>9</b> -30.8%	<b>13</b> 8.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>1,920</b> -45.4%	<b>3,516</b> 242.4%	<b>1,027</b> -41.4%	<b>1,920</b> -45.4%	<b>3,516</b> 242.4%	<b>1,027</b> -41.4%
Average	<b>Sale Price</b> Change from prior year	<b>191,980</b> -23.5%	<b>251,111</b> 71.2%	<b>146,700</b> -24.6%	<b>191,980</b> -23.5%	<b>251,111</b> 71.2%	<b>146,700</b> -24.6%
	<b>List Price of Actives</b> Change from prior year	<b>277,778</b> -1.6%	<b>282,223</b> 76.8%	<b>159,589</b> -13.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>26</b> -29.7%	<b>37</b> 85.0%	<b>20</b> -47.4%	<b>26</b> -29.7%	<b>37</b> 85.0%	<b>20</b> -47.4%
	<b>Percent of List</b> Change from prior year	<b>94.2%</b> -4.4%	<b>98.5%</b> -2.5%	<b>101.0%</b> 3.4%	<b>94.2%</b> -4.4%	<b>98.5%</b> -2.5%	<b>101.0%</b> 3.4%
	<b>Percent of Original</b> Change from prior year	<b>92.5%</b> -3.4%	<b>95.8%</b> -2.7%	<b>98.5%</b> 3.2%	<b>92.5%</b> -3.4%	<b>95.8%</b> -2.7%	<b>98.5%</b> 3.2%
Median	<b>Sale Price</b> Change from prior year	<b>188,950</b> -8.4%	<b>206,250</b> 32.7%	<b>155,400</b> -2.9%	<b>188,950</b> -8.4%	<b>206,250</b> 32.7%	<b>155,400</b> -2.9%
	<b>List Price of Actives</b> Change from prior year	<b>264,450</b> 5.8%	<b>249,950</b> 66.6%	<b>150,000</b> 16.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>17</b> 70.0%	<b>10</b> 100.0%	<b>5</b> -72.2%	<b>17</b> 70.0%	<b>10</b> 100.0%	<b>5</b> -72.2%
	<b>Percent of List</b> Change from prior year	<b>96.3%</b> -3.7%	<b>100.0%</b> -1.5%	<b>101.5%</b> 2.0%	<b>96.3%</b> -3.7%	<b>100.0%</b> -1.5%	<b>101.5%</b> 2.0%
	<b>Percent of Original</b> Change from prior year	<b>94.3%</b> -4.4%	<b>98.6%</b> -1.4%	<b>100.0%</b> 0.5%	<b>94.3%</b> -4.4%	<b>98.6%</b> -1.4%	<b>100.0%</b> 0.5%

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



## Jefferson County Closed Listings Analysis

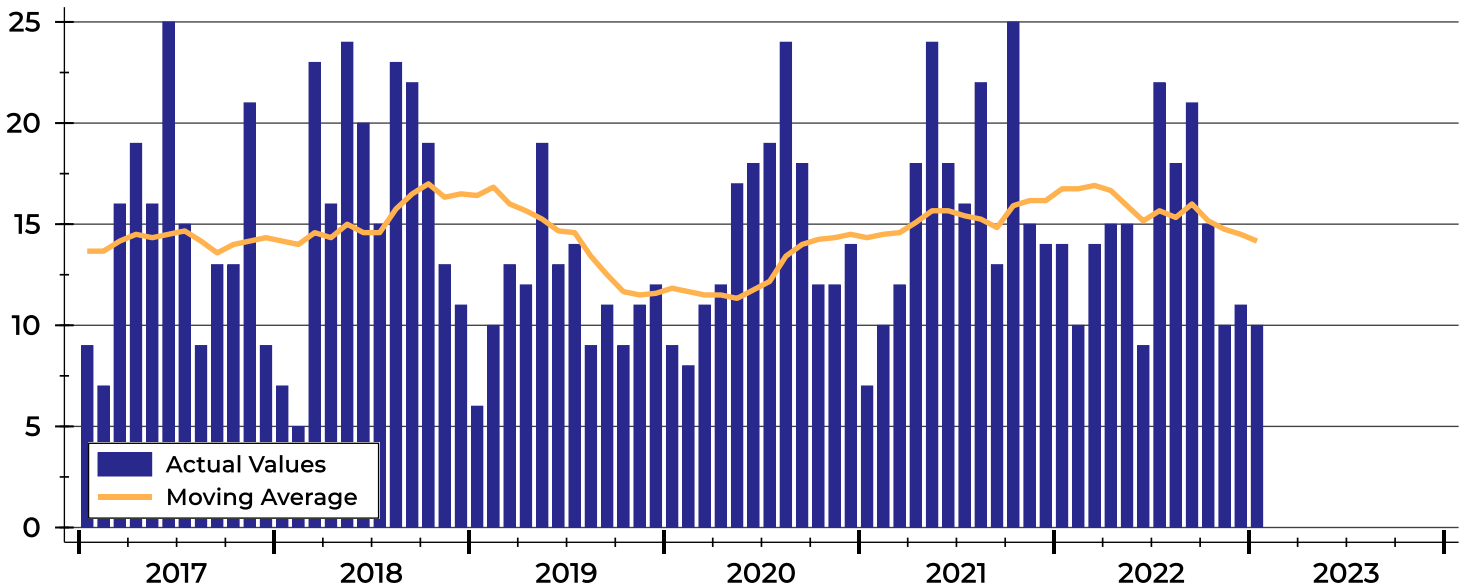
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		10	14	-28.6%	10	14	-28.6%
Volume (1,000s)		1,920	3,516	-45.4%	1,920	3,516	-45.4%
Months' Supply		1.1	0.7	57.1%	N/A	N/A	N/A
Average	Sale Price	191,980	251,111	-23.5%	191,980	251,111	-23.5%
	Days on Market	26	37	-29.7%	26	37	-29.7%
	Percent of List	94.2%	98.5%	-4.4%	94.2%	98.5%	-4.4%
	Percent of Original	92.5%	95.8%	-3.4%	92.5%	95.8%	-3.4%
Median	Sale Price	188,950	206,250	-8.4%	188,950	206,250	-8.4%
	Days on Market	17	10	70.0%	17	10	70.0%
	Percent of List	96.3%	100.0%	-3.7%	96.3%	100.0%	-3.7%
	Percent of Original	94.3%	98.6%	-4.4%	94.3%	98.6%	-4.4%

A total of 10 homes sold in Jefferson County in January, down from 14 units in January 2022. Total sales volume fell to \$1.9 million compared to \$3.5 million in the previous year.

The median sales price in January was \$188,950, down 8.4% compared to the prior year. Median days on market was 17 days, up from 9 days in December, and up from 10 in January 2022.

## History of Closed Listings

Units

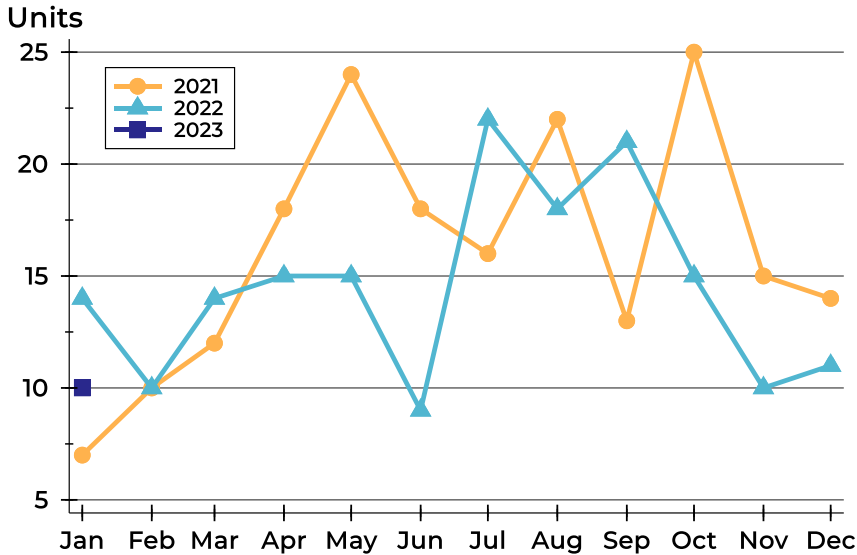






## Jefferson County Closed Listings Analysis

### Closed Listings by Month



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

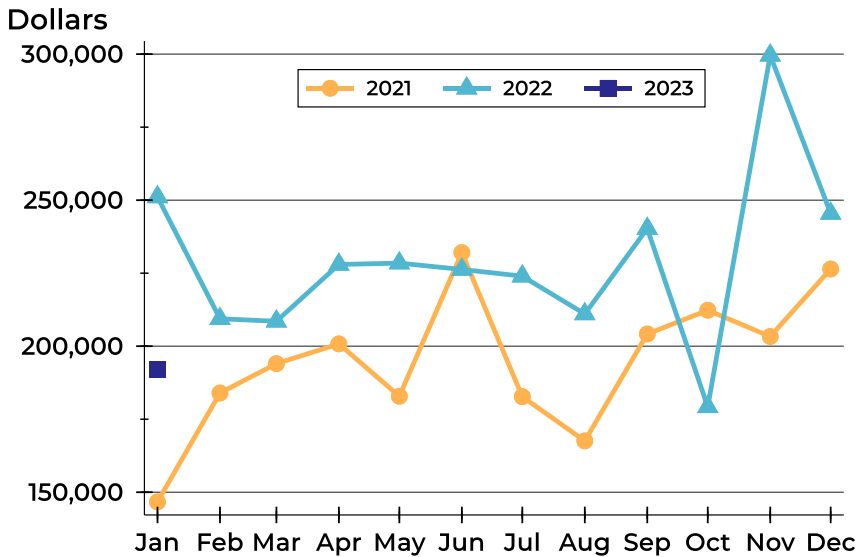
### Closed Listings by Price Range

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	10.0%	1.7	52,000	52,000	41	41	86.7%	86.7%	80.0%	80.0%
\$100,000-\$124,999	1	10.0%	1.5	100,000	100,000	40	40	95.3%	95.3%	95.3%	95.3%
\$125,000-\$149,999	1	10.0%	2.8	139,900	139,900	93	93	100.0%	100.0%	93.3%	93.3%
\$150,000-\$174,999	1	10.0%	0.0	165,000	165,000	10	10	91.7%	91.7%	91.7%	91.7%
\$175,000-\$199,999	2	20.0%	0.0	188,950	188,950	12	12	88.8%	88.8%	88.8%	88.8%
\$200,000-\$249,999	2	20.0%	1.2	207,500	207,500	21	21	96.8%	96.8%	94.7%	94.7%
\$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	2	20.0%	2.2	335,000	335,000	6	6	98.6%	98.6%	98.6%	98.6%
\$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



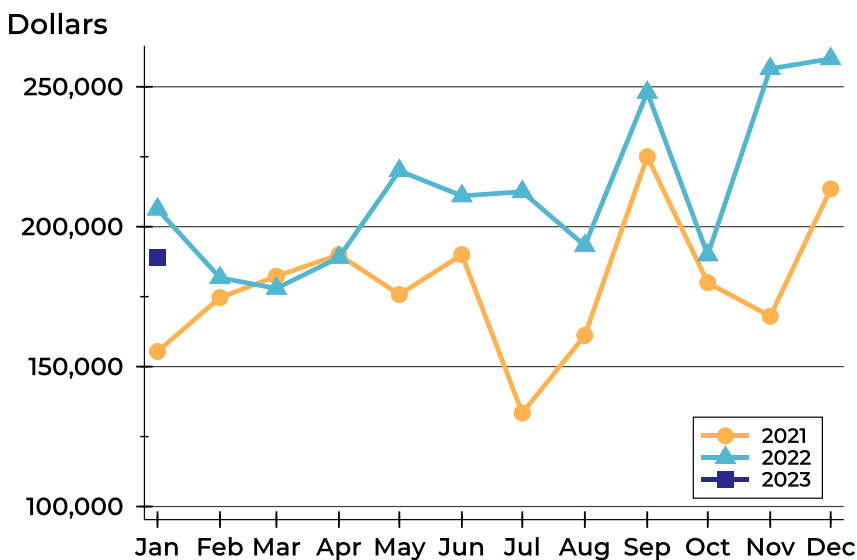
## Jefferson County Closed Listings Analysis

### Average Price



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

### Median Price

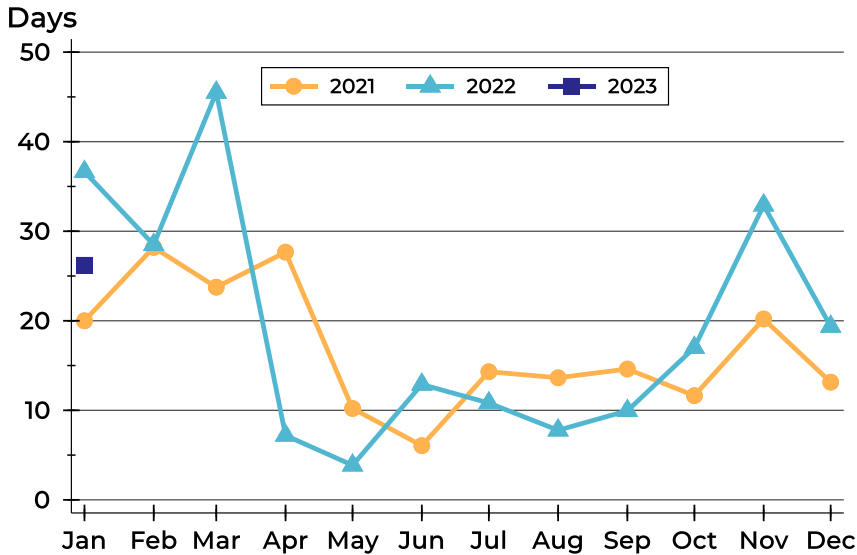


Month	2021	2022	2023
January	155,400	206,250	<b>188,950</b>
February	174,650	181,750	
March	182,300	177,950	
April	190,000	189,000	
May	175,750	220,000	
June	190,000	211,000	
July	133,400	212,500	
August	161,150	193,250	
September	225,000	248,000	
October	180,000	189,900	
November	168,000	256,450	
December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



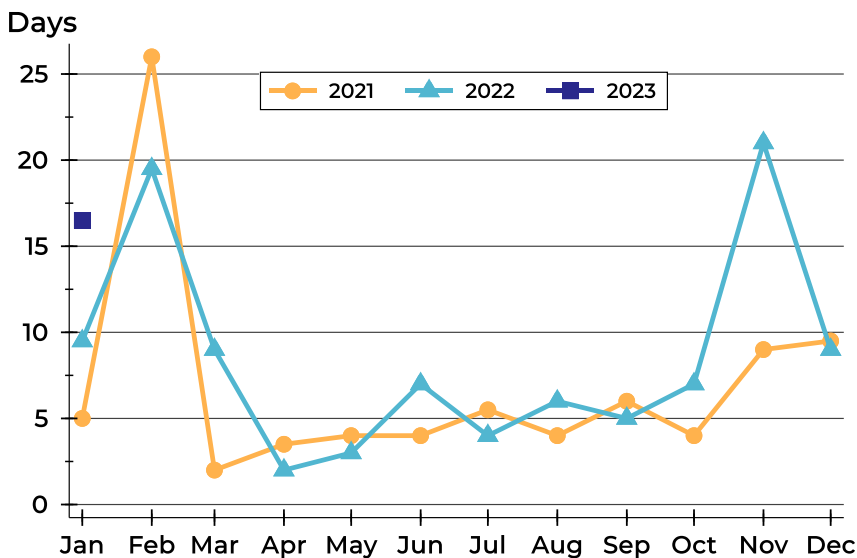
## Jefferson County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	20	37	26
February	28	29	
March	24	46	
April	28	7	
May	10	4	
June	6	13	
July	14	11	
August	14	8	
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	
March	2	9	
April	4	2	
May	4	3	
June	4	7	
July	6	4	
August	4	6	
September	6	5	
October	4	7	
November	9	21	
December	10	9	



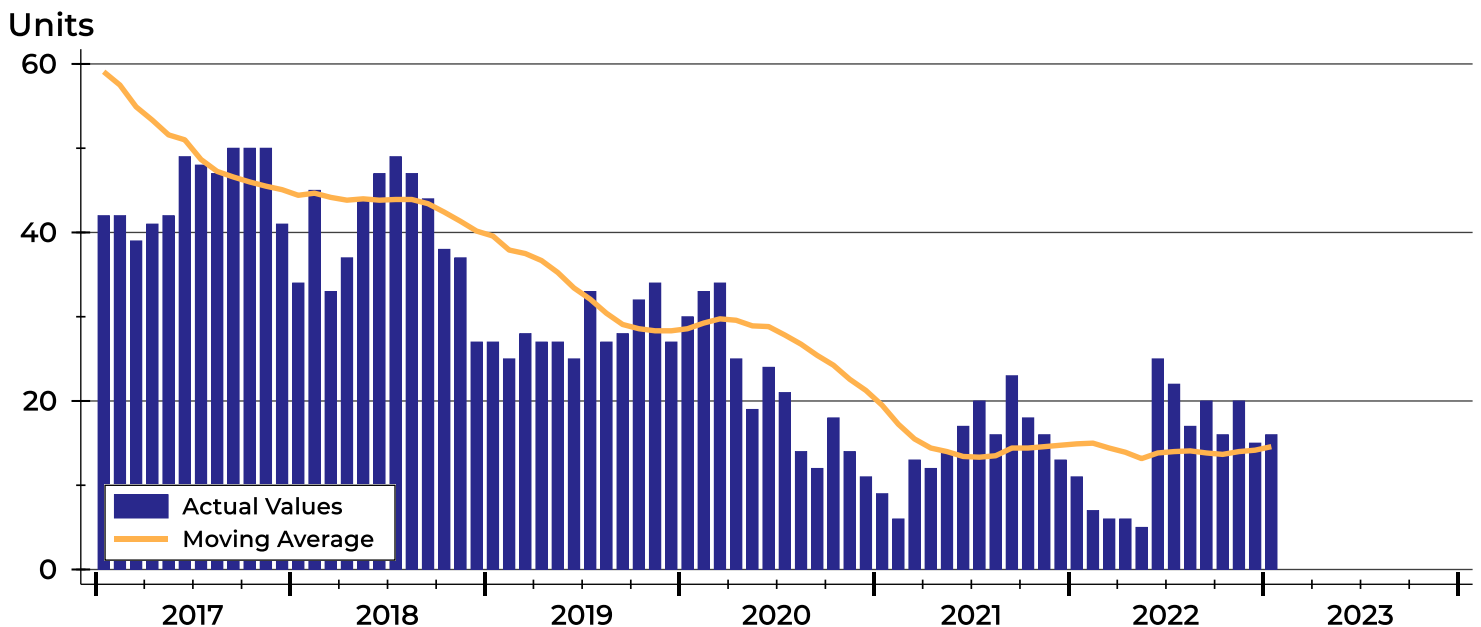
## Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		16	11	45.5%
Volume (1,000s)		4,444	3,104	43.2%
Months' Supply		1.1	0.7	57.1%
Average	List Price	277,778	282,223	-1.6%
	Days on Market	65	76	-14.5%
	Percent of Original	98.1%	102.8%	-4.6%
Median	List Price	264,450	249,950	5.8%
	Days on Market	45	46	-2.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 16 homes were available for sale in Jefferson County at the end of January. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$264,450, up 5.8% from 2022. The typical time on market for active listings was 45 days, down from 46 days a year earlier.

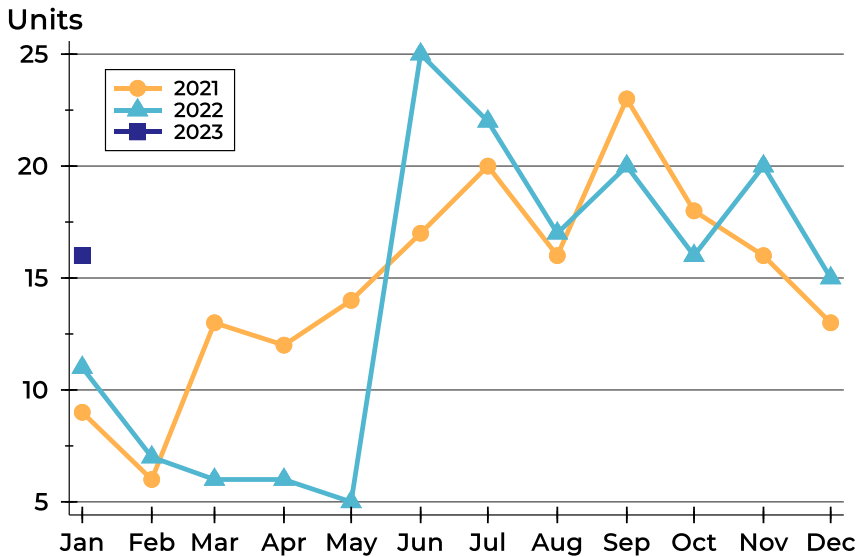
## History of Active Listings





## Jefferson County Active Listings Analysis

### Active Listings by Month



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

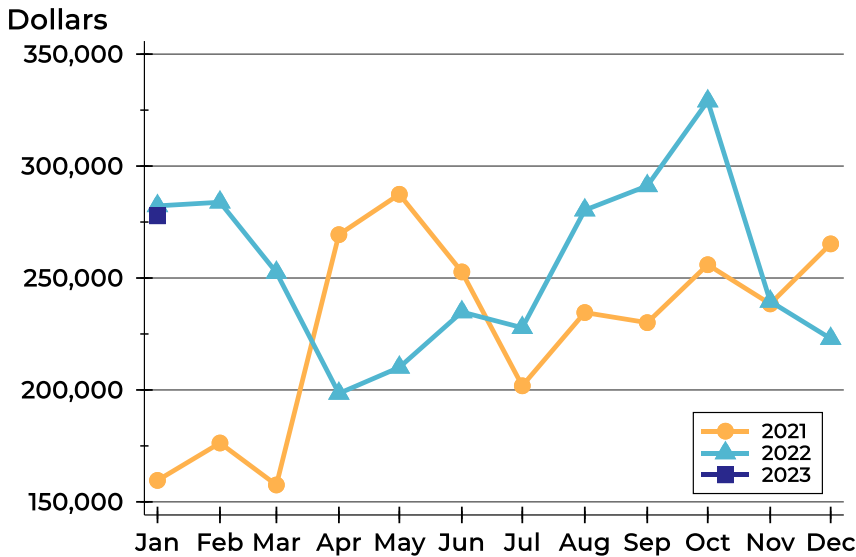
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.3%	1.7	59,000	59,000	70	70	100.0%	100.0%
\$100,000-\$124,999	1	6.3%	1.5	114,750	114,750	70	70	90.0%	90.0%
\$125,000-\$149,999	3	18.8%	2.8	145,633	148,000	130	89	96.5%	95.8%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	18.8%	1.2	237,667	249,000	24	25	100.0%	100.0%
\$250,000-\$299,999	2	12.5%	N/A	282,400	282,400	125	125	100.0%	100.0%
\$300,000-\$399,999	5	31.3%	2.2	372,200	379,000	38	12	97.9%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	6.3%	N/A	695,000	695,000	4	4	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



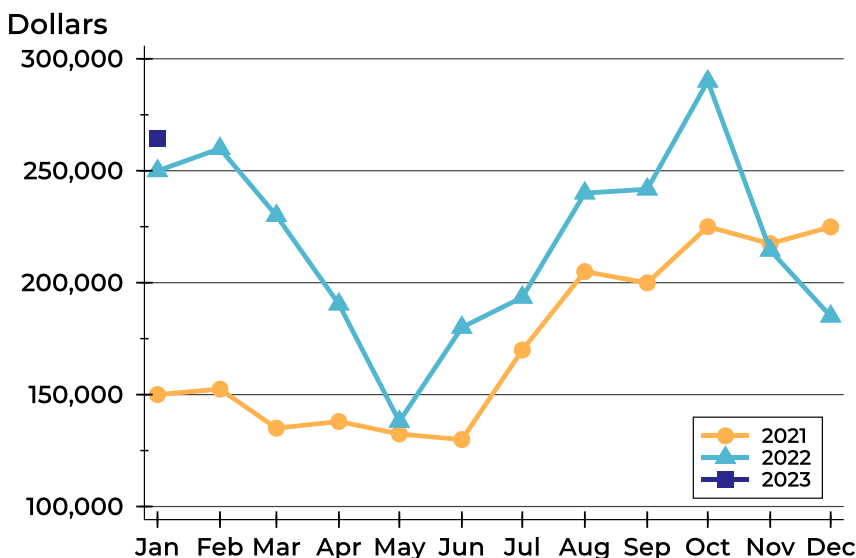
## Jefferson County Active Listings Analysis

### Average Price



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

### Median Price

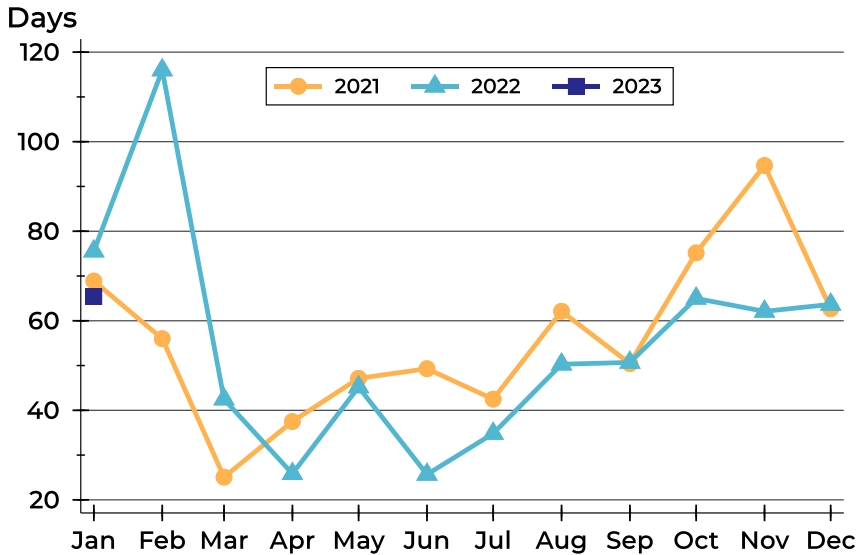


Month	2021	2022	2023
January	150,000	249,950	<b>264,450</b>
February	152,450	259,900	
March	135,000	229,950	
April	137,975	190,400	
May	132,425	138,000	
June	129,900	180,000	
July	169,900	193,450	
August	204,950	240,000	
September	199,900	241,750	
October	225,000	289,950	
November	217,450	214,450	
December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



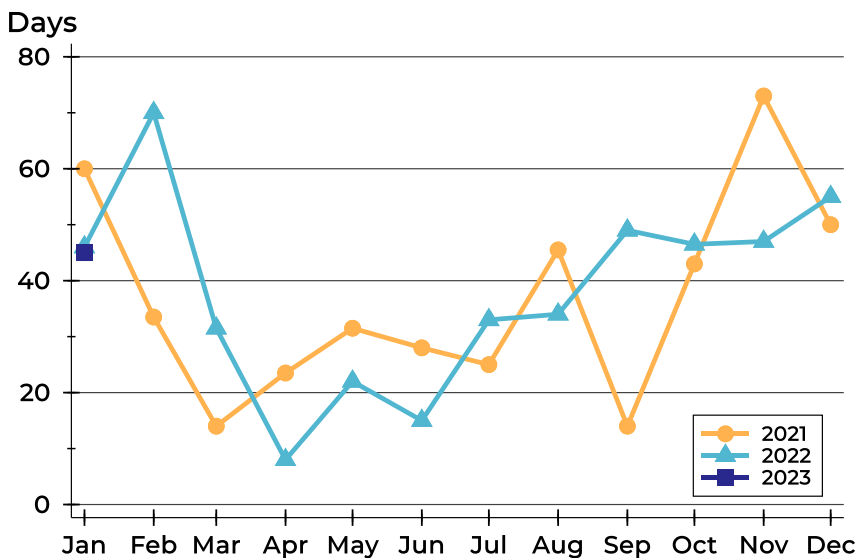
## Jefferson County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	69	76	<b>65</b>
February	56	116	
March	25	43	
April	38	26	
May	47	45	
June	49	26	
July	43	35	
August	62	50	
September	50	51	
October	75	65	
November	95	62	
December	63	64	

### Median DOM

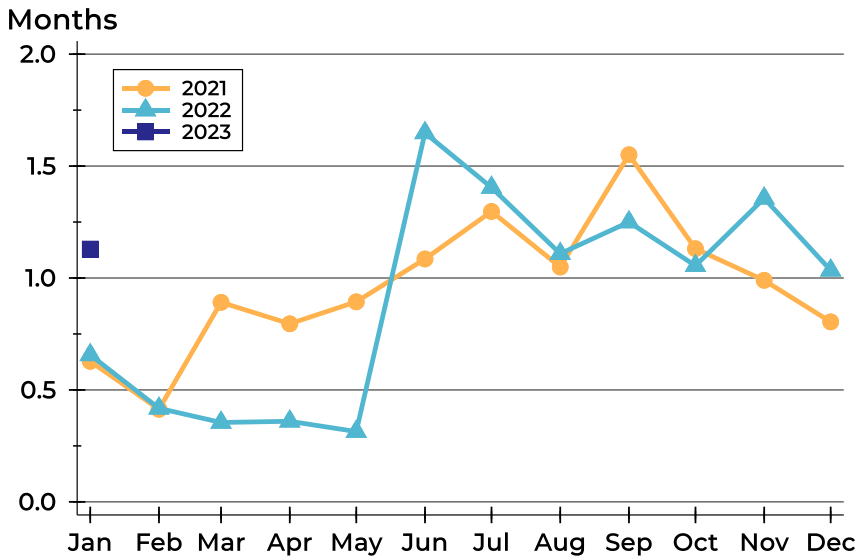


Month	2021	2022	2023
January	60	46	<b>45</b>
February	34	70	
March	14	32	
April	24	8	
May	32	22	
June	28	15	
July	25	33	
August	46	34	
September	14	49	
October	43	47	
November	73	47	
December	50	55	



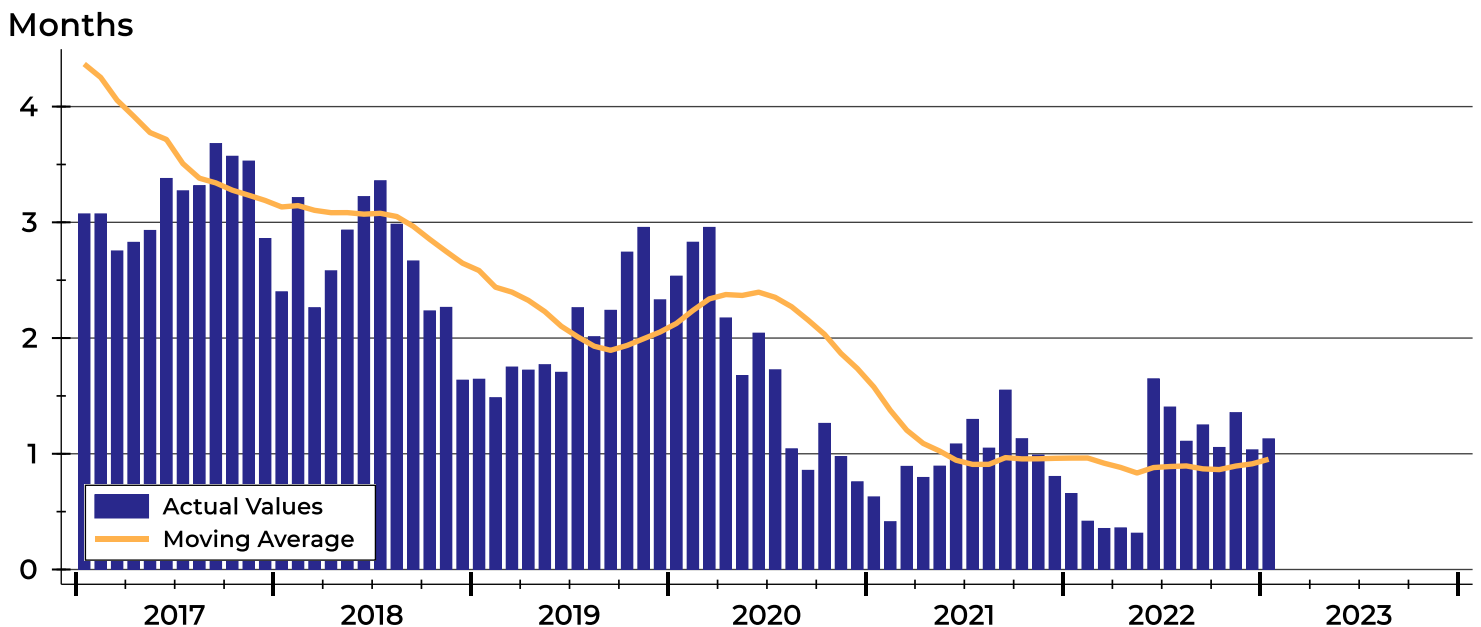
## Jefferson County Months' Supply Analysis

### Months' Supply by Month



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

### History of Month's Supply







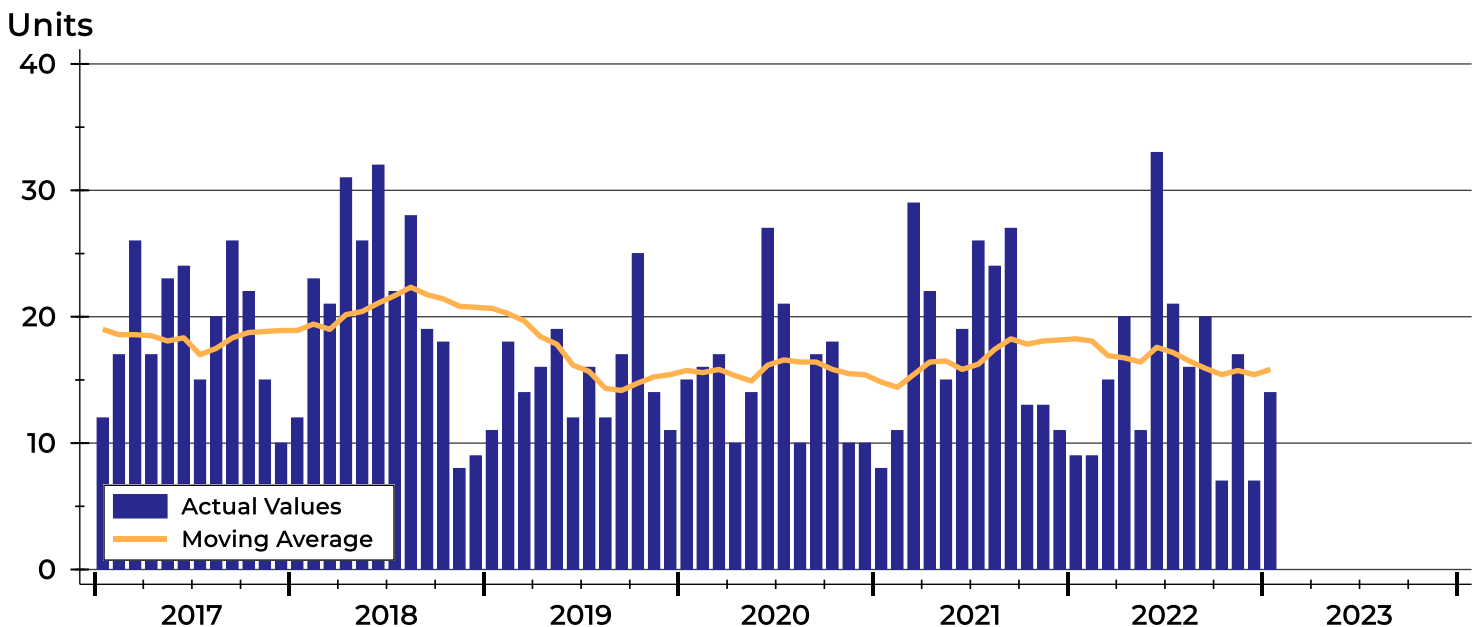
## Jefferson County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	14	9	55.6%
	Volume (1,000s)	3,929	1,986	97.8%
	Average List Price	280,636	220,689	27.2%
	Median List Price	249,000	219,500	13.4%
Year-to-Date	New Listings	14	9	55.6%
	Volume (1,000s)	3,929	1,986	97.8%
	Average List Price	280,636	220,689	27.2%
	Median List Price	249,000	219,500	13.4%

A total of 14 new listings were added in Jefferson County during January, up 55.6% from the same month in 2022.

The median list price of these homes was \$249,000 up from \$219,500 in 2022.

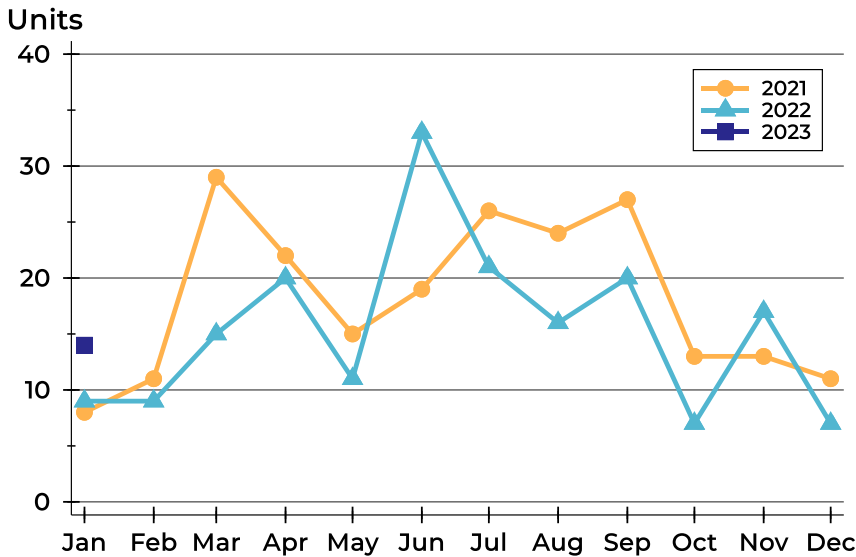
## History of New Listings





## Jefferson County New Listings Analysis

### New Listings by Month



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

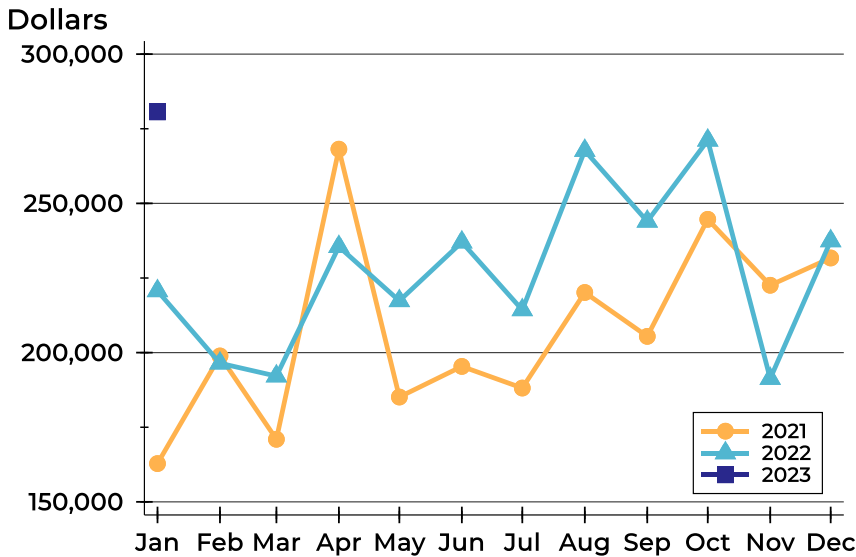
### New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.1%	112,500	112,500	11	11	93.3%	93.3%
\$125,000-\$149,999	2	14.3%	137,250	137,250	11	11	100.0%	100.0%
\$150,000-\$174,999	1	7.1%	169,900	169,900	8	8	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	28.6%	233,250	234,500	23	26	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	5	35.7%	348,800	350,000	9	8	98.4%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	7.1%	695,000	695,000	11	11	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



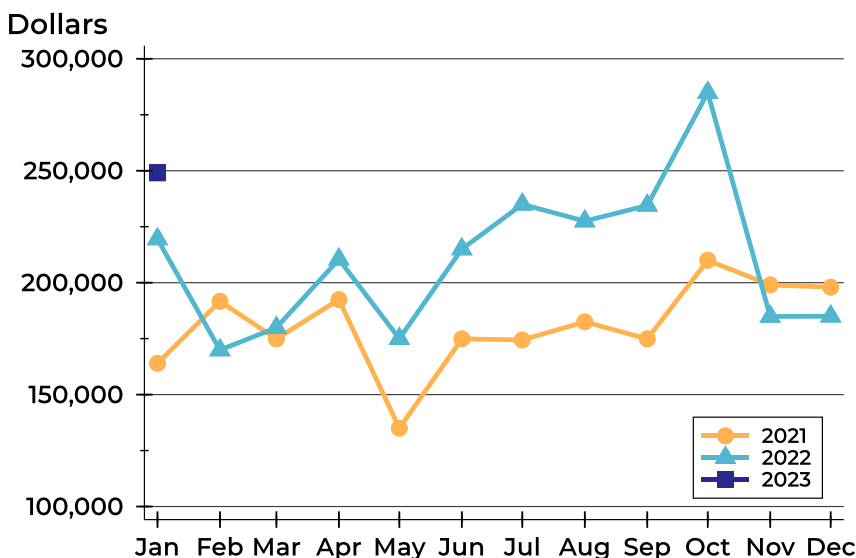
## Jefferson County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	162,825	220,689	<b>280,636</b>
February	198,893	196,450	
March	170,976	192,133	
April	268,161	235,508	
May	185,127	217,345	
June	195,386	237,012	
July	188,135	214,314	
August	220,154	267,700	
September	205,450	243,980	
October	244,662	271,129	
November	222,569	191,312	
December	231,714	237,414	

### Median Price



Month	2021	2022	2023
January	163,950	219,500	<b>249,000</b>
February	191,675	169,900	
March	174,900	179,900	
April	192,450	210,450	
May	135,000	175,000	
June	174,900	215,000	
July	174,400	235,000	
August	182,500	227,500	
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

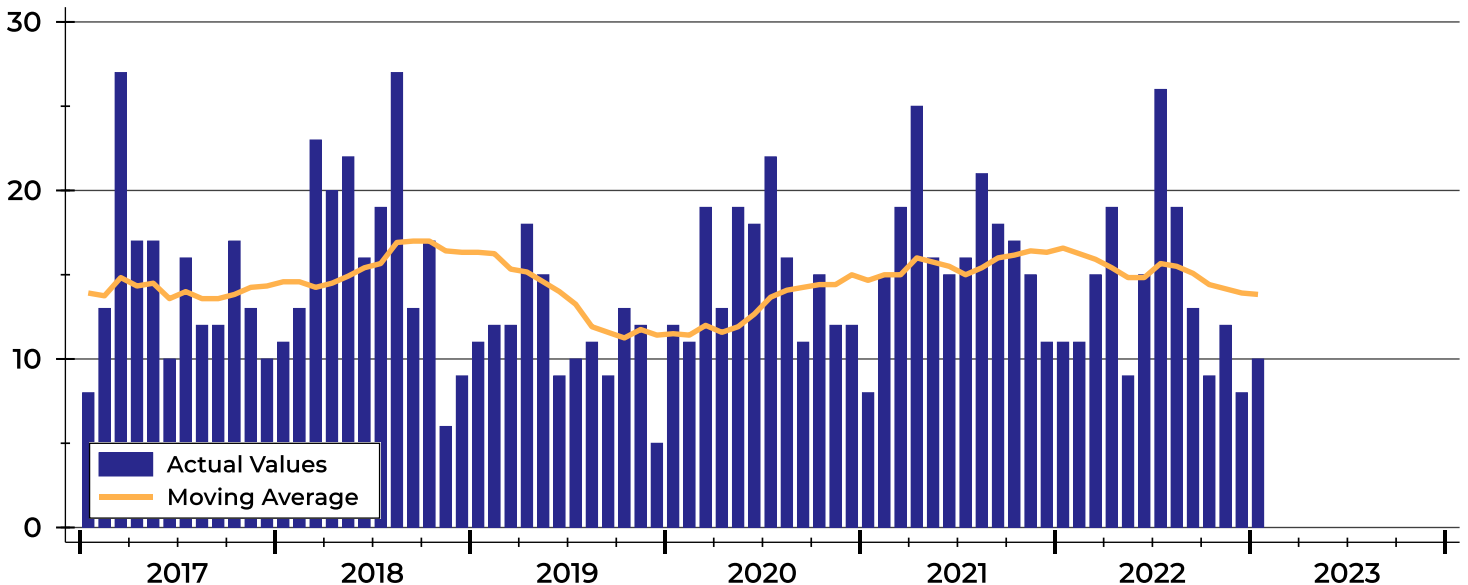
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		10	11	-9.1%	10	11	-9.1%
Volume (1,000s)		2,150	2,406	-10.6%	2,150	2,406	-10.6%
Average	Sale Price	215,040	218,691	-1.7%	215,040	218,691	-1.7%
	Days on Market	25	38	-34.2%	25	38	-34.2%
	Percent of Original	95.4%	101.3%	-5.8%	95.4%	101.3%	-5.8%
Median	Sale Price	202,500	175,500	15.4%	202,500	175,500	15.4%
	Days on Market	12	6	100.0%	12	6	100.0%
	Percent of Original	98.2%	100.0%	-1.8%	98.2%	100.0%	-1.8%

A total of 10 contracts for sale were written in Jefferson County during the month of January, down from 11 in 2022. The median list price of these homes was \$202,500, up from \$175,500 the prior year.

Half of the homes that went under contract in January were on the market less than 12 days, compared to 6 days in January 2022.

## History of Contracts Written

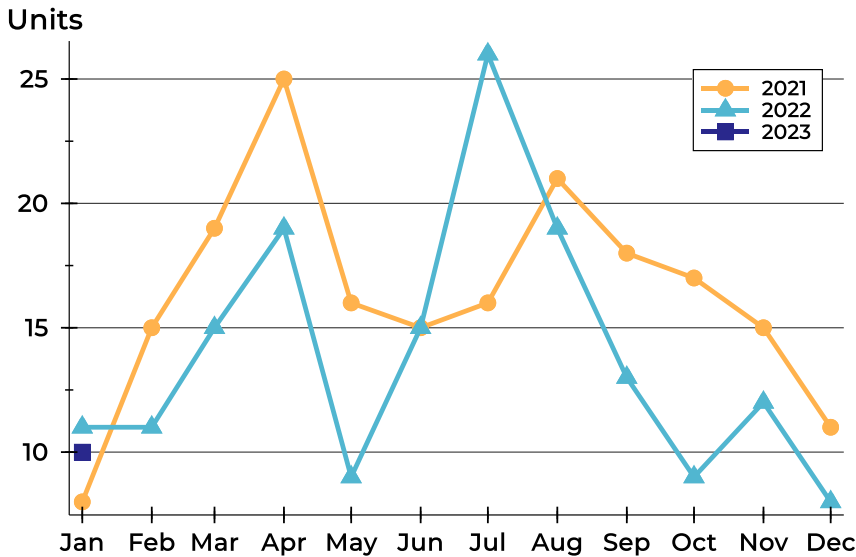
Units





## Jefferson County Contracts Written Analysis

### Contracts Written by Month



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

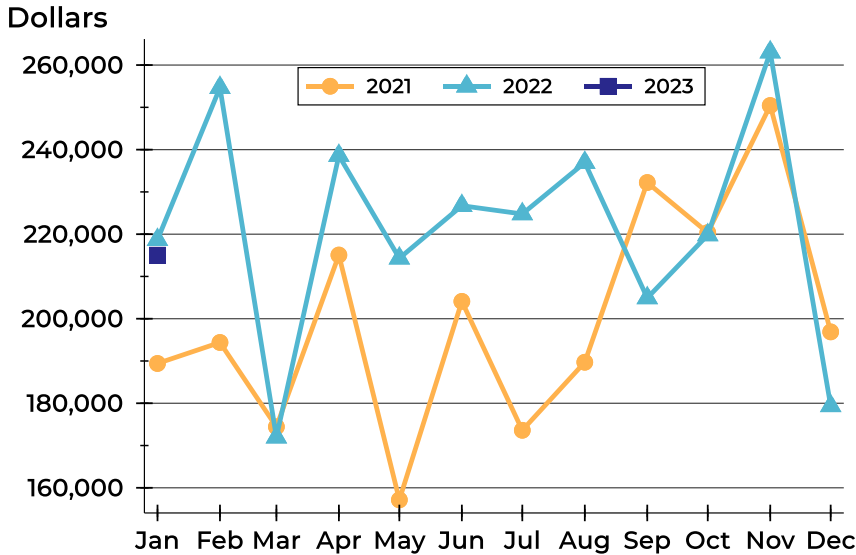
### Contracts Written by Price Range

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	1	10.0%	60,000	60,000	41	41	80.0%	80.0%
\$100,000-\$124,999	1	10.0%	112,500	112,500	11	11	93.3%	93.3%
\$125,000-\$149,999	1	10.0%	125,000	125,000	13	13	100.0%	100.0%
\$150,000-\$174,999	1	10.0%	169,900	169,900	8	8	100.0%	100.0%
\$175,000-\$199,999	1	10.0%	185,000	185,000	36	36	92.7%	92.7%
\$200,000-\$249,999	1	10.0%	220,000	220,000	4	4	100.0%	100.0%
\$250,000-\$299,999	1	10.0%	269,000	269,000	90	90	96.4%	96.4%
\$300,000-\$399,999	3	30.0%	336,333	315,000	15	8	97.2%	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



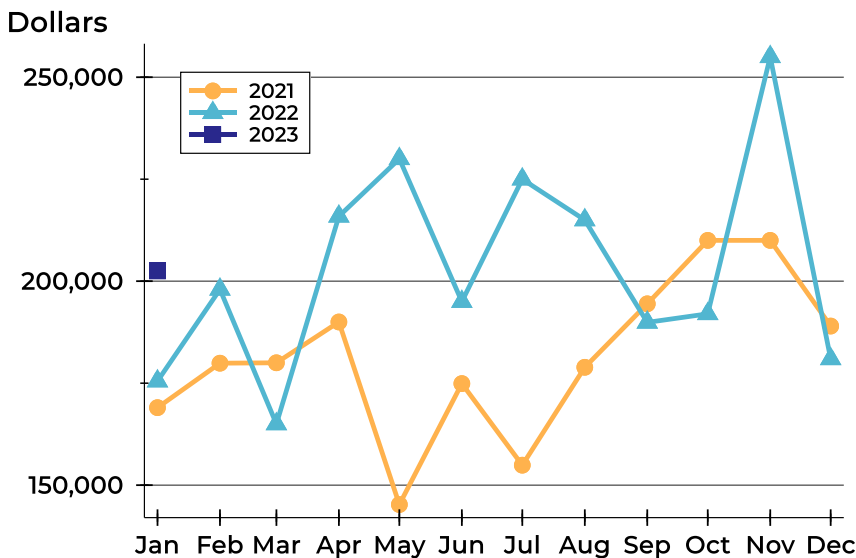
## Jefferson County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	189,413	218,691	<b>215,040</b>
February	194,378	254,668	
March	174,437	171,967	
April	215,066	238,592	
May	157,144	214,311	
June	204,103	226,740	
July	173,613	224,781	
August	189,710	236,932	
September	232,219	204,908	
October	220,365	219,811	
November	250,440	263,063	
December	196,886	179,388	

### Median Price

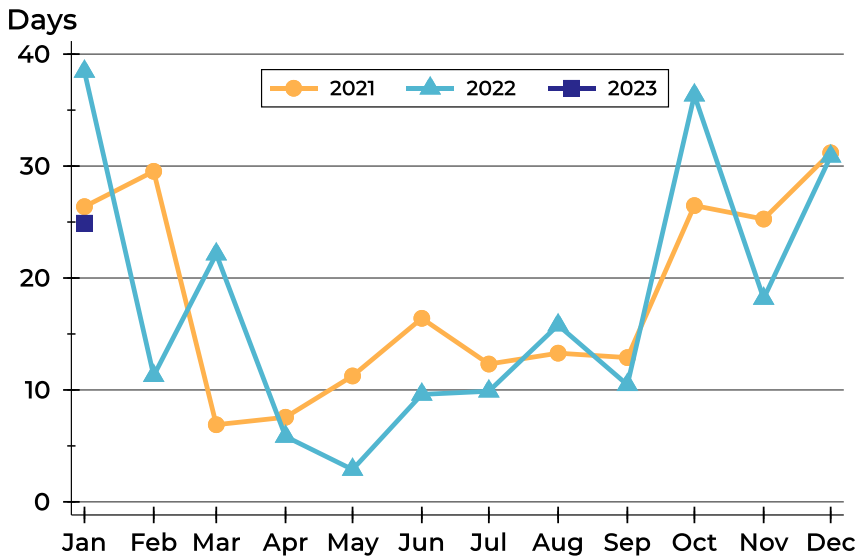


Month	2021	2022	2023
January	169,000	175,500	<b>202,500</b>
February	179,900	198,000	
March	180,000	165,000	
April	190,000	215,900	
May	145,250	230,000	
June	174,900	195,000	
July	154,900	225,000	
August	178,900	215,000	
September	194,450	189,900	
October	210,000	192,000	
November	210,000	255,000	
December	189,000	180,950	



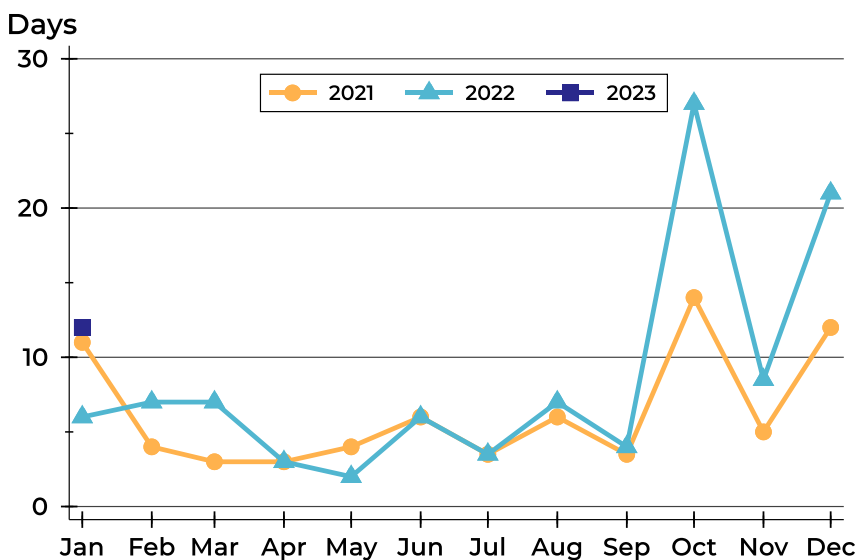
## Jefferson County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	26	38	25
February	30	11	
March	7	22	
April	8	6	
May	11	3	
June	16	10	
July	12	10	
August	13	16	
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	
March	3	7	
April	3	3	
May	4	2	
June	6	6	
July	4	4	
August	6	7	
September	4	4	
October	14	27	
November	5	9	
December	12	21	



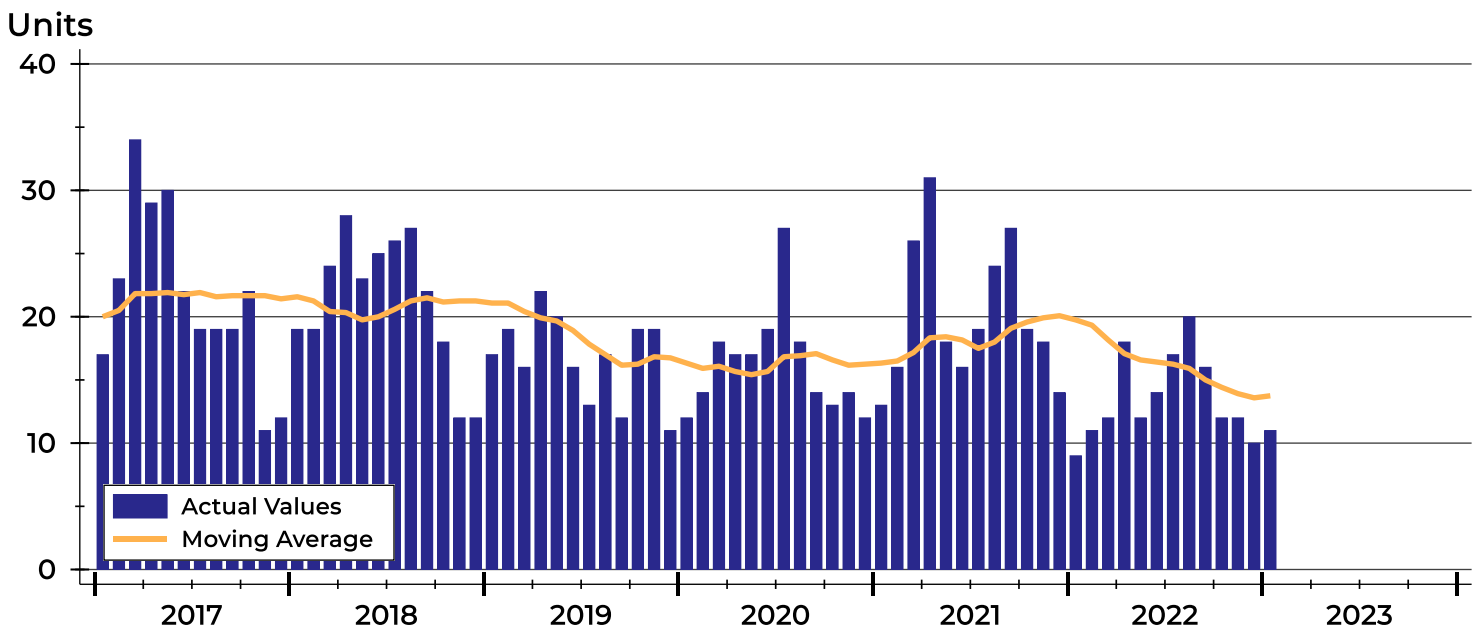
## Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		11	9	22.2%
Volume (1,000s)		2,412	1,527	58.0%
Average	List Price	219,300	169,622	29.3%
	Days on Market	24	32	-25.0%
	Percent of Original	97.5%	97.3%	0.2%
Median	List Price	185,000	159,900	15.7%
	Days on Market	13	12	8.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Jefferson County had contracts pending at the end of January, up from 9 contracts pending at the end of January 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

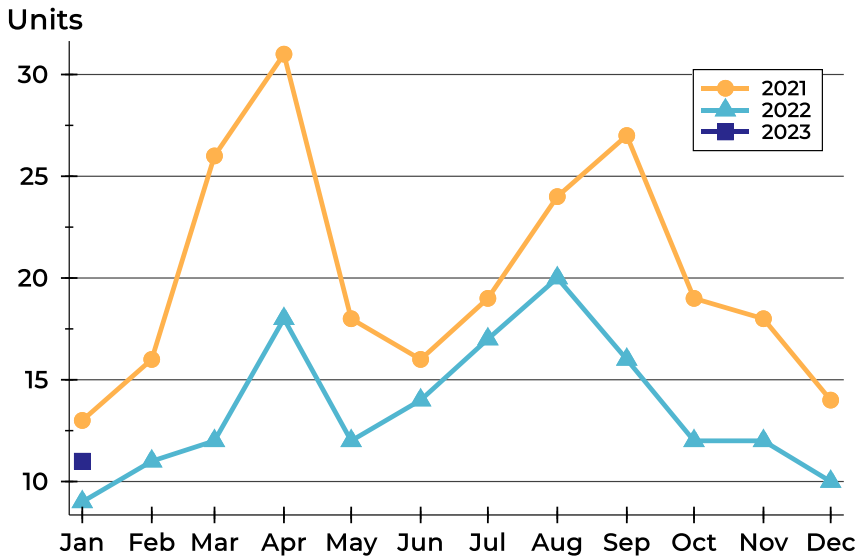






## Jefferson County Pending Contracts Analysis

### Pending Contracts by Month



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

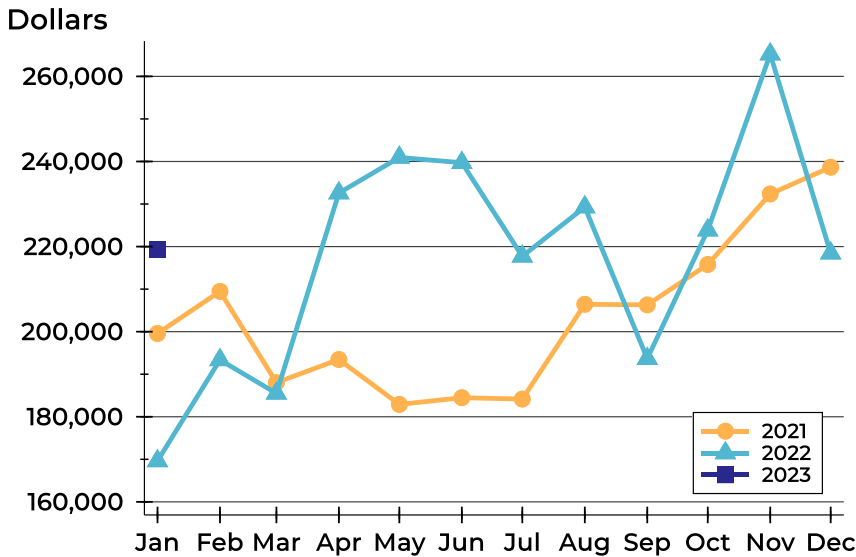
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	9.1%	112,500	112,500	11	11	100.0%	100.0%
\$125,000-\$149,999	2	18.2%	132,450	132,450	13	13	100.0%	100.0%
\$150,000-\$174,999	1	9.1%	169,900	169,900	8	8	100.0%	100.0%
\$175,000-\$199,999	2	18.2%	183,500	183,500	38	38	92.1%	92.1%
\$200,000-\$249,999	1	9.1%	220,000	220,000	4	4	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	269,000	269,000	90	90	96.4%	96.4%
\$300,000-\$399,999	3	27.3%	336,333	315,000	15	8	97.2%	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



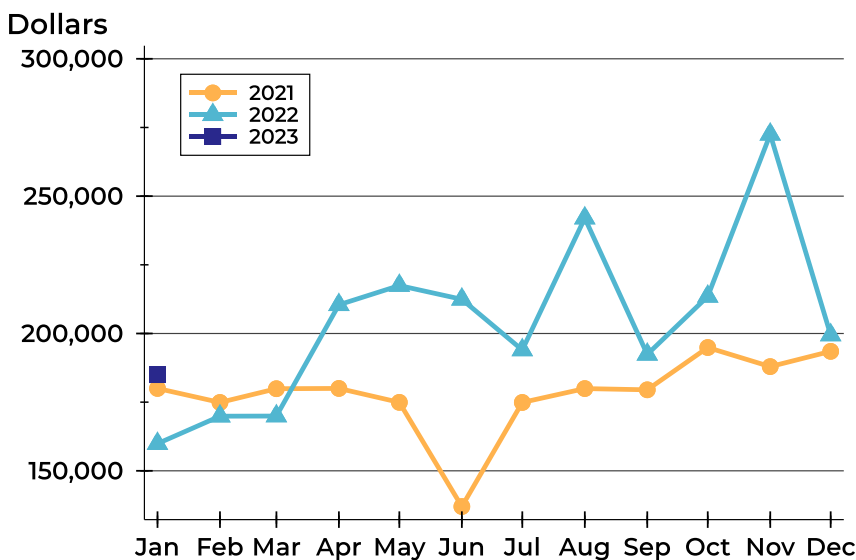
## Jefferson County Pending Contracts Analysis

### Average Price



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

### Median Price

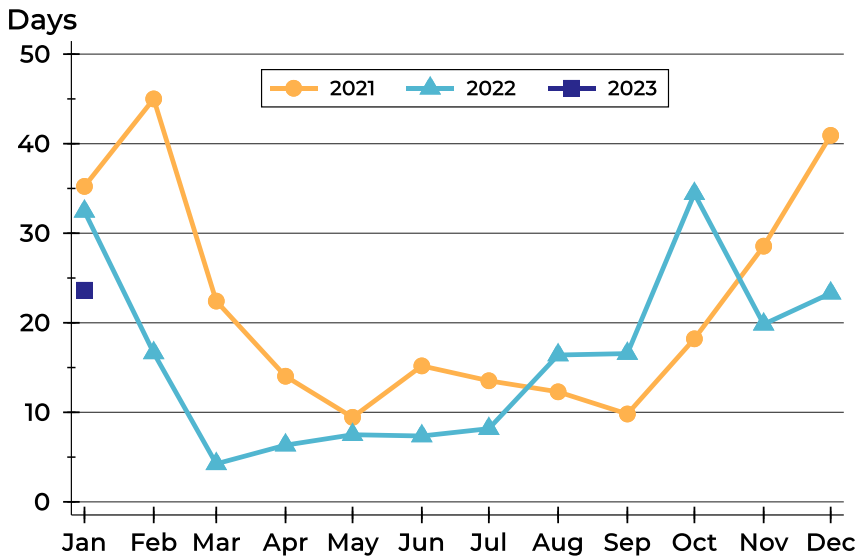


Month	2021	2022	2023
January	180,000	159,900	<b>185,000</b>
February	174,900	169,900	
March	179,900	169,950	
April	180,000	210,450	
May	174,925	217,450	
June	137,000	212,450	
July	174,900	194,000	
August	179,950	242,000	
September	179,500	192,400	
October	194,900	213,500	
November	187,950	272,500	
December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



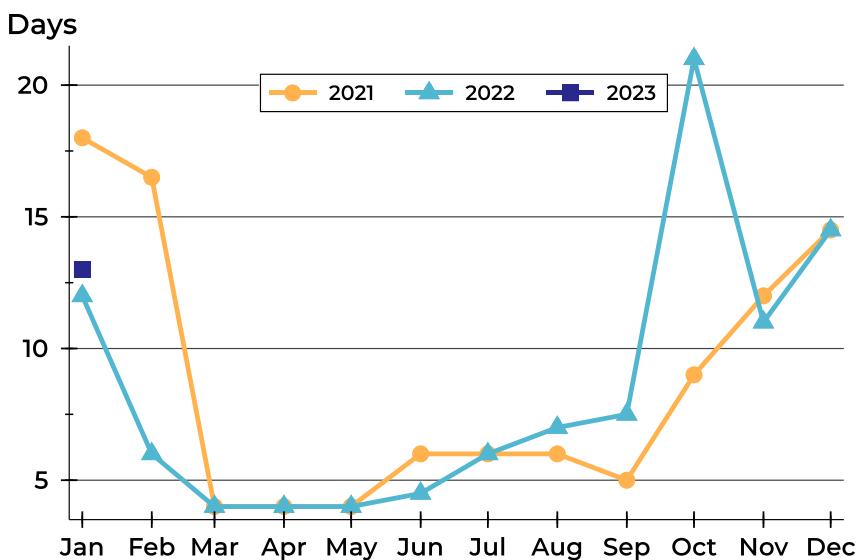
## Jefferson County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	35	32	24
February	45	17	
March	22	4	
April	14	6	
May	9	8	
June	15	7	
July	14	8	
August	12	16	
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	
March	4	4	
April	4	4	
May	4	4	
June	6	5	
July	6	6	
August	6	7	
September	5	8	
October	9	21	
November	12	11	
December	15	15	



# Lyon County Housing Report



## Market Overview

### Lyon County Home Sales Fell in January

Total home sales in Lyon County fell last month to 9 units, compared to 14 units in January 2022. Total sales volume was \$1.5 million, down from a year earlier.

The median sale price in January was \$140,000, up from \$112,625 a year earlier. Homes that sold in January were typically on the market for 10 days and sold for 95.3% of their list prices.

### Lyon County Active Listings Up at End of January

The total number of active listings in Lyon County at the end of January was 32 units, up from 22 at the same point in 2022. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$202,450.

During January, a total of 16 contracts were written down from 28 in January 2022. At the end of the month, there were 24 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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## Lyon County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>9</b>	<b>14</b>	<b>23</b>	<b>9</b>	<b>14</b>	<b>23</b>
Change from prior year		-35.7%	-39.1%	53.3%	-35.7%	-39.1%	53.3%
<b>Active Listings</b>		<b>32</b>	<b>22</b>	<b>39</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		45.5%	-43.6%	-27.8%			
<b>Months' Supply</b>		<b>1.0</b>	<b>0.6</b>	<b>1.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		66.7%	-45.5%	-35.3%			
<b>New Listings</b>		<b>26</b>	<b>25</b>	<b>36</b>	<b>26</b>	<b>25</b>	<b>36</b>
Change from prior year		4.0%	-30.6%	24.1%	4.0%	-30.6%	24.1%
<b>Contracts Written</b>		<b>16</b>	<b>28</b>	<b>31</b>	<b>16</b>	<b>28</b>	<b>31</b>
Change from prior year		-42.9%	-9.7%	-6.1%	-42.9%	-9.7%	-6.1%
<b>Pending Contracts</b>		<b>24</b>	<b>44</b>	<b>33</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-45.5%	33.3%	-5.7%			
<b>Sales Volume (1,000s)</b>		<b>1,531</b>	<b>1,579</b>	<b>3,685</b>	<b>1,531</b>	<b>1,579</b>	<b>3,685</b>
Change from prior year		-3.0%	-57.2%	92.9%	-3.0%	-57.2%	92.9%
<b>Average</b>	<b>Sale Price</b>	<b>170,056</b>	<b>112,796</b>	<b>160,235</b>	<b>170,056</b>	<b>112,796</b>	<b>160,235</b>
	Change from prior year	50.8%	-29.6%	25.8%	50.8%	-29.6%	25.8%
	<b>List Price of Actives</b>	<b>277,080</b>	<b>191,355</b>	<b>151,703</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	44.8%	26.1%	10.7%			
	<b>Days on Market</b>	<b>39</b>	<b>21</b>	<b>49</b>	<b>39</b>	<b>21</b>	<b>49</b>
Change from prior year	85.7%	-57.1%	-15.5%	85.7%	-57.1%	-15.5%	
<b>Percent of List</b>	<b>92.7%</b>	<b>95.4%</b>	<b>95.0%</b>	<b>92.7%</b>	<b>95.4%</b>	<b>95.0%</b>	
Change from prior year	-2.8%	0.4%	0.3%	-2.8%	0.4%	0.3%	
<b>Percent of Original</b>	<b>89.1%</b>	<b>93.3%</b>	<b>93.5%</b>	<b>89.1%</b>	<b>93.3%</b>	<b>93.5%</b>	
Change from prior year	-4.5%	-0.2%	1.9%	-4.5%	-0.2%	1.9%	
<b>Median</b>	<b>Sale Price</b>	<b>140,000</b>	<b>112,625</b>	<b>163,000</b>	<b>140,000</b>	<b>112,625</b>	<b>163,000</b>
	Change from prior year	24.3%	-30.9%	23.5%	24.3%	-30.9%	23.5%
	<b>List Price of Actives</b>	<b>202,450</b>	<b>131,200</b>	<b>122,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	54.3%	6.8%	32.9%			
	<b>Days on Market</b>	<b>10</b>	<b>15</b>	<b>9</b>	<b>10</b>	<b>15</b>	<b>9</b>
Change from prior year	-33.3%	66.7%	-67.9%	-33.3%	66.7%	-67.9%	
<b>Percent of List</b>	<b>95.3%</b>	<b>97.2%</b>	<b>97.9%</b>	<b>95.3%</b>	<b>97.2%</b>	<b>97.9%</b>	
Change from prior year	-2.0%	-0.7%	-0.6%	-2.0%	-0.7%	-0.6%	
<b>Percent of Original</b>	<b>90.0%</b>	<b>95.8%</b>	<b>97.4%</b>	<b>90.0%</b>	<b>95.8%</b>	<b>97.4%</b>	
Change from prior year	-6.1%	-1.6%	1.0%	-6.1%	-1.6%	1.0%	

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



## Lyon County Closed Listings Analysis

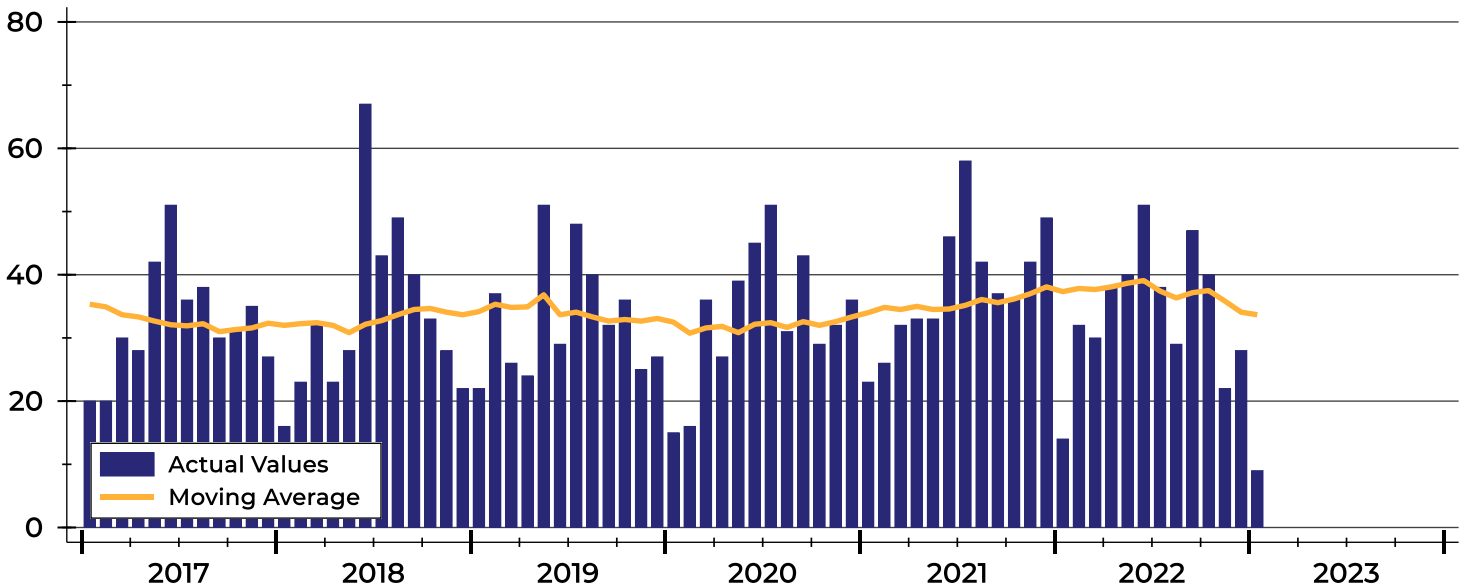
Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		9	14	-35.7%	9	14	-35.7%
Volume (1,000s)		1,531	1,579	-3.0%	1,531	1,579	-3.0%
Months' Supply		1.0	0.6	66.7%	N/A	N/A	N/A
Average	Sale Price	170,056	112,796	50.8%	170,056	112,796	50.8%
	Days on Market	39	21	85.7%	39	21	85.7%
	Percent of List	92.7%	95.4%	-2.8%	92.7%	95.4%	-2.8%
	Percent of Original	89.1%	93.3%	-4.5%	89.1%	93.3%	-4.5%
Median	Sale Price	140,000	112,625	24.3%	140,000	112,625	24.3%
	Days on Market	10	15	-33.3%	10	15	-33.3%
	Percent of List	95.3%	97.2%	-2.0%	95.3%	97.2%	-2.0%
	Percent of Original	90.0%	95.8%	-6.1%	90.0%	95.8%	-6.1%

A total of 9 homes sold in Lyon County in January, down from 14 units in January 2022. Total sales volume was essentially unchanged from the previous year's figure of \$1.6 million.

The median sales price in January was \$140,000, up 24.3% compared to the prior year. Median days on market was 10 days, up from 10 days in December, but down from 15 in January 2022.

## History of Closed Listings

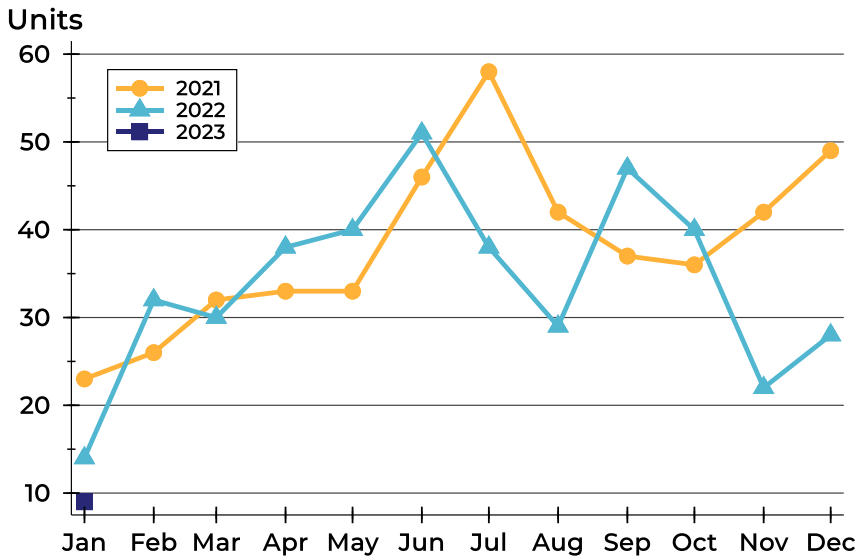
Units





## Lyon County Closed Listings Analysis

### Closed Listings by Month



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

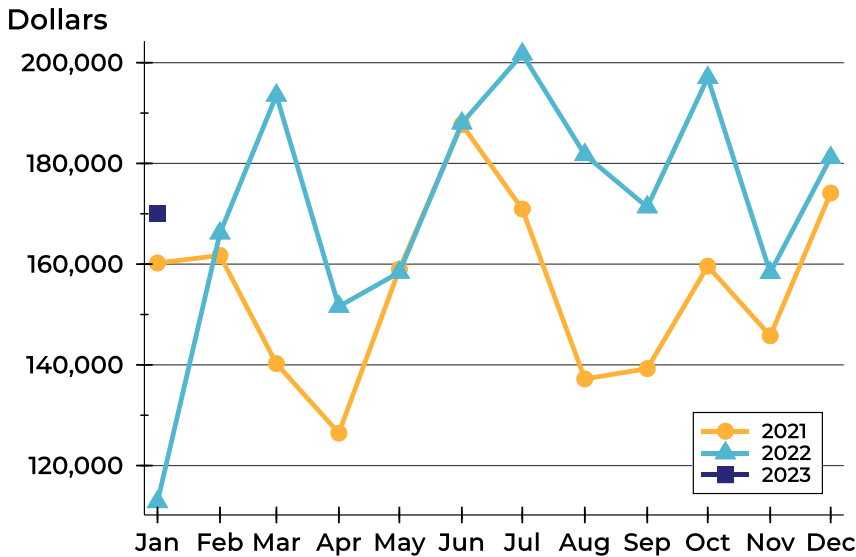
### Closed Listings by Price Range

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	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	22.2%	0.6	94,500	94,500	28	28	89.1%	89.1%	87.5%	87.5%
\$100,000-\$124,999	2	22.2%	0.5	112,250	112,250	6	6	86.5%	86.5%	86.5%	86.5%
\$125,000-\$149,999	1	11.1%	0.5	140,000	140,000	36	36	94.0%	94.0%	90.4%	90.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	22.2%	1.4	191,500	191,500	27	27	98.5%	98.5%	93.8%	93.8%
\$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	11.1%	0.0	289,000	289,000	8	8	96.7%	96.7%	96.7%	96.7%
\$300,000-\$399,999	1	11.1%	1.0	305,000	305,000	187	187	95.3%	95.3%	79.2%	79.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



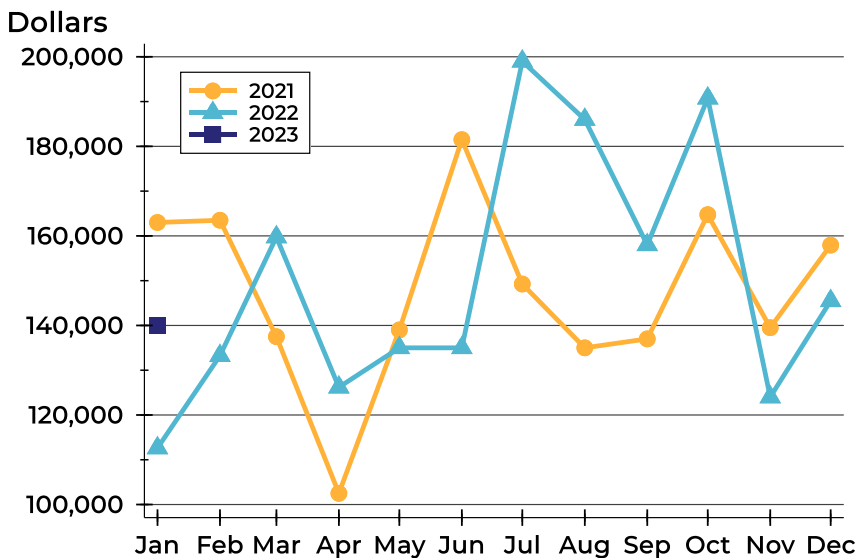
## Lyon County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	160,235	112,796	<b>170,056</b>
February	161,717	166,151	
March	140,241	193,517	
April	126,447	151,595	
May	159,001	158,363	
June	187,704	187,987	
July	170,941	201,697	
August	137,205	181,734	
September	139,257	171,338	
October	159,608	197,033	
November	145,765	158,288	
December	174,124	181,146	

### Median Price



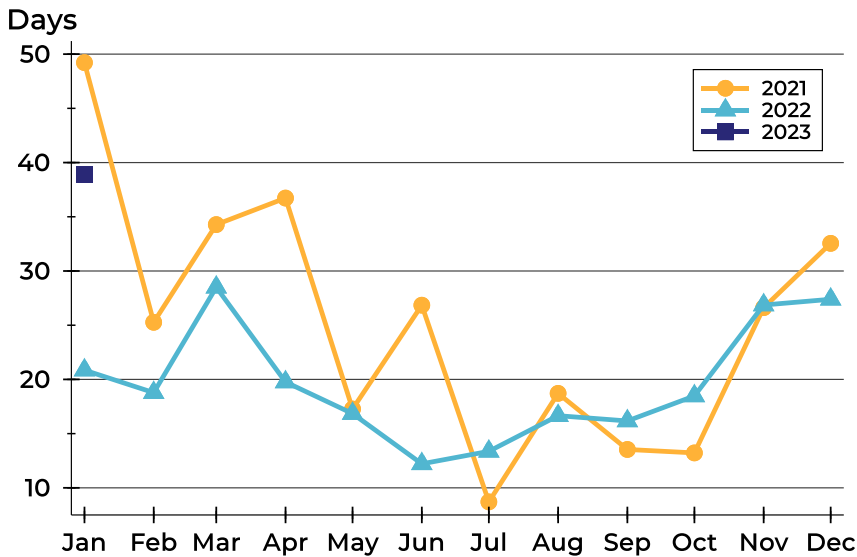
Month	2021	2022	2023
January	163,000	112,625	<b>140,000</b>
February	163,500	133,250	
March	137,500	159,750	
April	102,500	126,200	
May	139,000	135,000	
June	181,500	135,000	
July	149,250	199,000	
August	135,000	186,000	
September	137,000	158,000	
October	164,750	190,750	
November	139,500	124,000	
December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





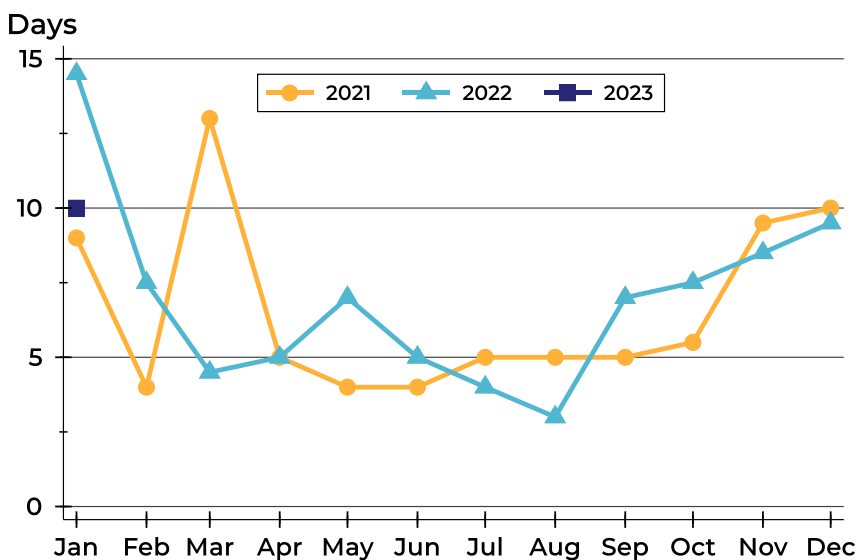
## Lyon County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	49	21	39
February	25	19	
March	34	29	
April	37	20	
May	17	17	
June	27	12	
July	9	13	
August	19	17	
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	
March	13	5	
April	5	5	
May	4	7	
June	4	5	
July	5	4	
August	5	3	
September	5	7	
October	6	8	
November	10	9	
December	10	10	



## Lyon County Active Listings Analysis

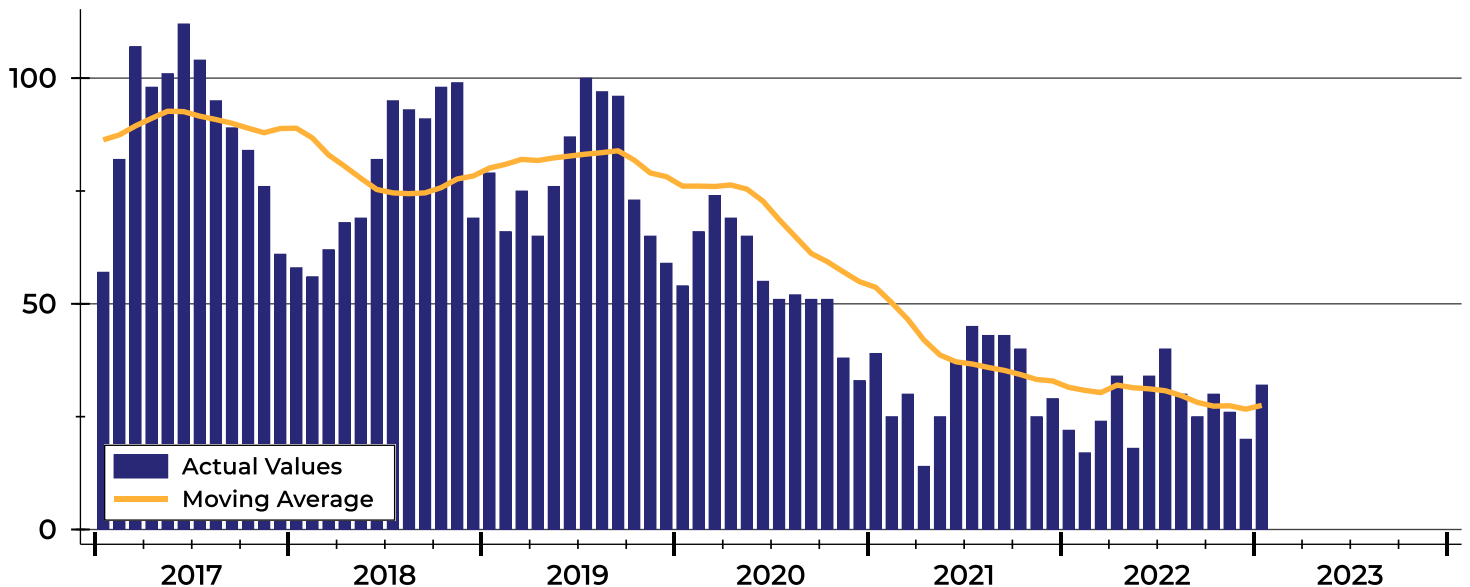
Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		32	22	45.5%
Volume (1,000s)		8,867	4,210	110.6%
Months' Supply		1.0	0.6	66.7%
Average	List Price	277,080	191,355	44.8%
	Days on Market	45	72	-37.5%
	Percent of Original	97.4%	95.8%	1.7%
Median	List Price	202,450	131,200	54.3%
	Days on Market	26	44	-40.9%
	Percent of Original	100.0%	99.1%	0.9%

A total of 32 homes were available for sale in Lyon County at the end of January. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$202,450, up 54.3% from 2022. The typical time on market for active listings was 26 days, down from 44 days a year earlier.

## History of Active Listings

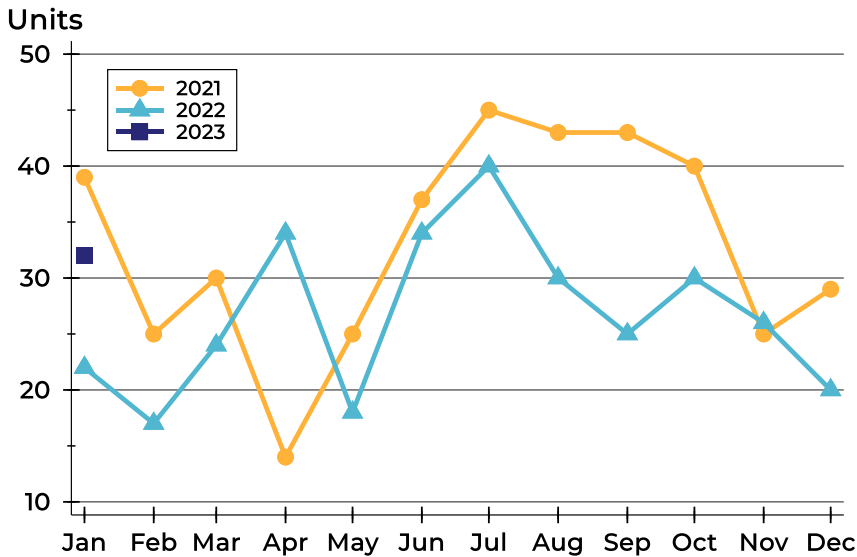
Units





## Lyon County Active Listings Analysis

### Active Listings by Month



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

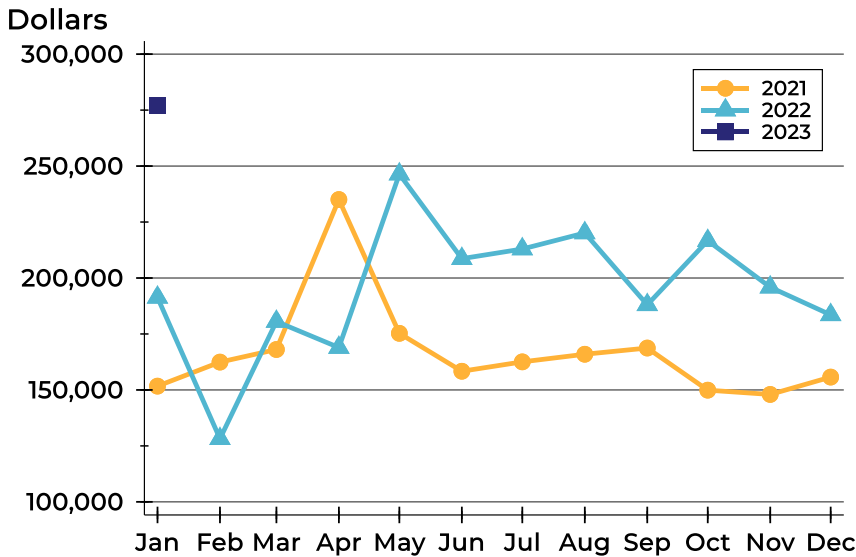
### Active Listings by Price Range

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	3.1%	N/A	800	800	19	19	100.0%	100.0%
\$25,000-\$49,999	1	3.1%	N/A	47,250	47,250	10	10	100.0%	100.0%
\$50,000-\$99,999	4	12.5%	0.6	80,575	81,900	48	42	96.7%	96.8%
\$100,000-\$124,999	2	6.3%	0.5	122,450	122,450	30	30	98.1%	98.1%
\$125,000-\$149,999	2	6.3%	0.5	144,900	144,900	23	23	101.9%	101.9%
\$150,000-\$174,999	2	6.3%	N/A	167,400	167,400	76	76	98.6%	98.6%
\$175,000-\$199,999	4	12.5%	1.4	185,950	182,450	33	15	99.4%	100.0%
\$200,000-\$249,999	9	28.1%	N/A	229,322	234,500	66	76	94.6%	96.9%
\$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	2	6.3%	1.0	349,000	349,000	55	55	96.2%	96.2%
\$400,000-\$499,999	1	3.1%	N/A	410,000	410,000	97	97	93.4%	93.4%
\$500,000-\$749,999	2	6.3%	N/A	607,500	607,500	14	14	100.0%	100.0%
\$750,000-\$999,999	1	3.1%	N/A	899,000	899,000	11	11	100.0%	100.0%
\$1,000,000 and up	1	3.1%	N/A	1,597,000	1,597,000	7	7	100.0%	100.0%



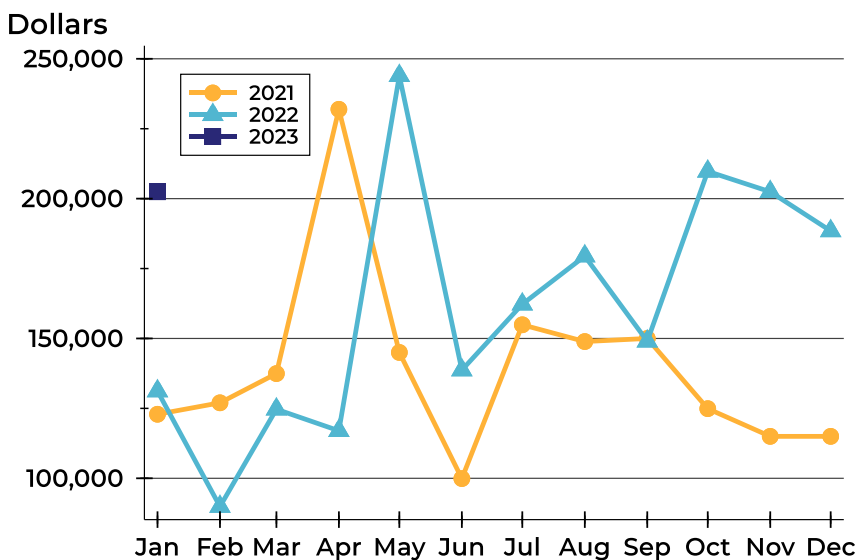
## Lyon County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	151,703	191,355	<b>277,080</b>
February	162,432	128,212	
March	168,073	180,565	
April	235,054	168,941	
May	175,288	246,403	
June	158,358	208,657	
July	162,551	212,957	
August	165,947	220,128	
September	168,722	188,028	
October	149,901	216,680	
November	147,996	195,892	
December	155,741	183,550	

### Median Price

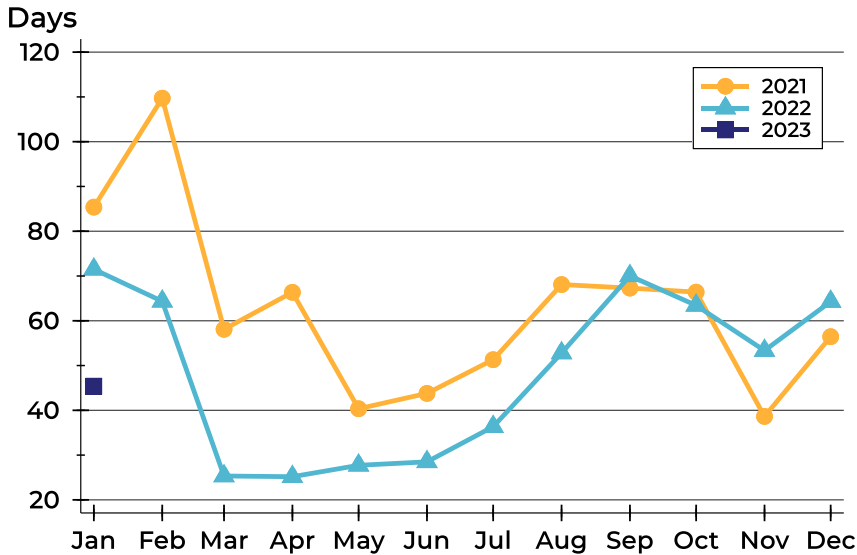


Month	2021	2022	2023
January	122,900	131,200	<b>202,450</b>
February	127,000	89,900	
March	137,448	124,700	
April	231,950	117,000	
May	145,000	243,950	
June	99,900	138,700	
July	154,900	162,250	
August	148,900	179,450	
September	149,999	149,000	
October	124,900	209,750	
November	115,000	202,450	
December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



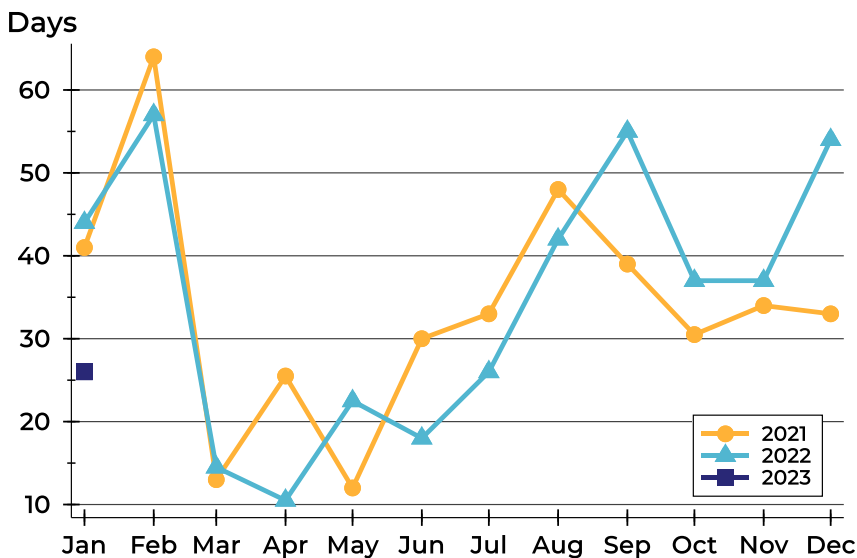
## Lyon County Active Listings Analysis

### Average DOM



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

### Median DOM

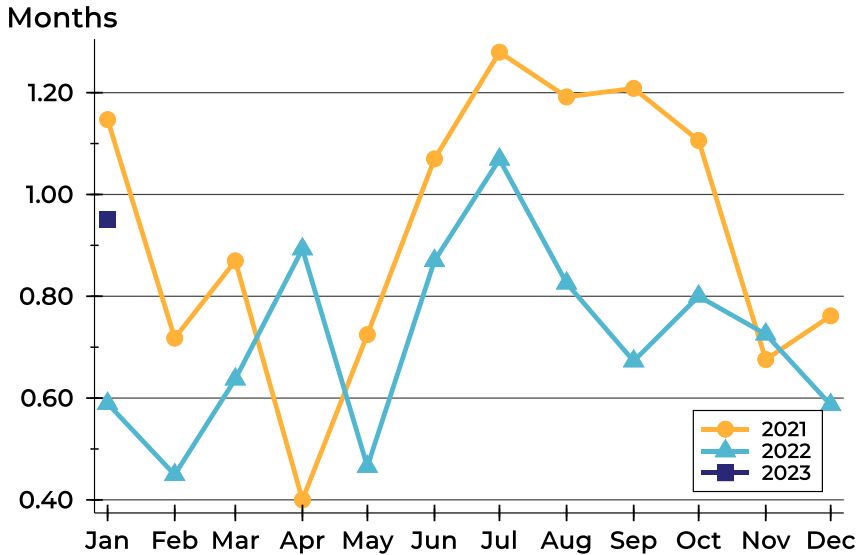


Month	2021	2022	2023
January	41	44	26
February	64	57	
March	13	15	
April	26	11	
May	12	23	
June	30	18	
July	33	26	
August	48	42	
September	39	55	
October	31	37	
November	34	37	
December	33	54	



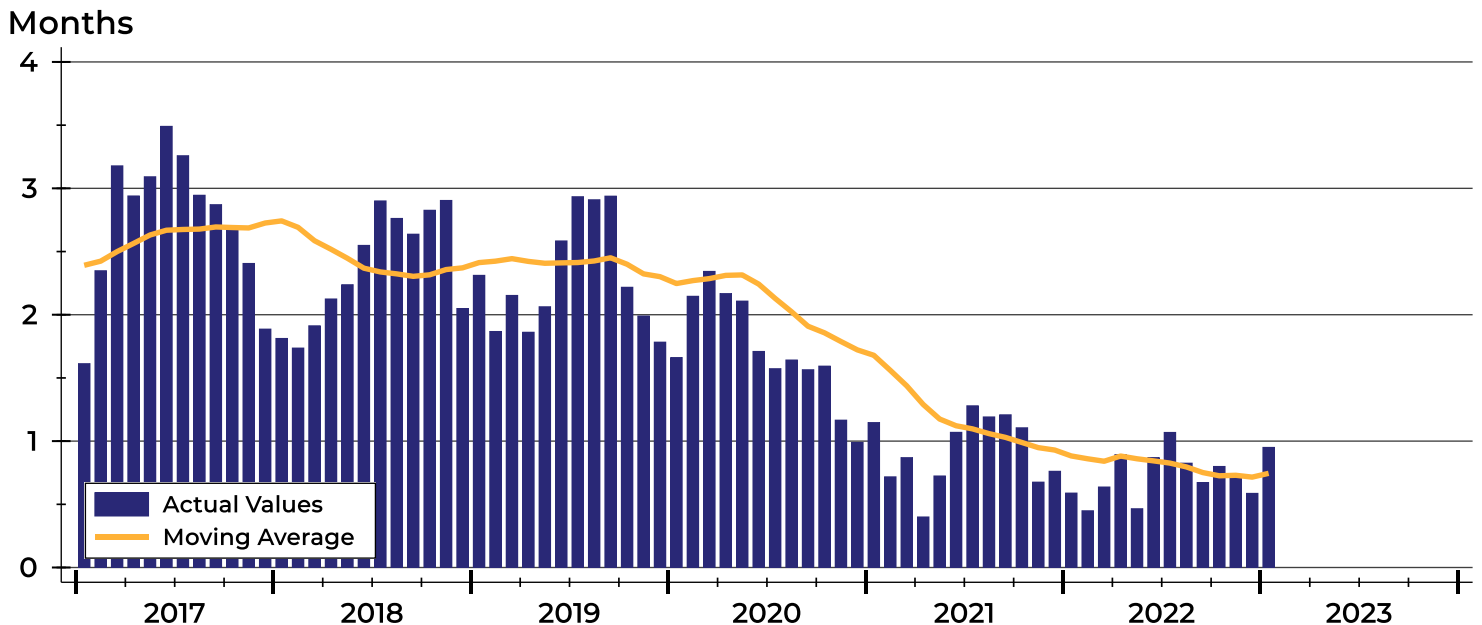
# Lyon County Months' Supply Analysis

## Months' Supply by Month



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





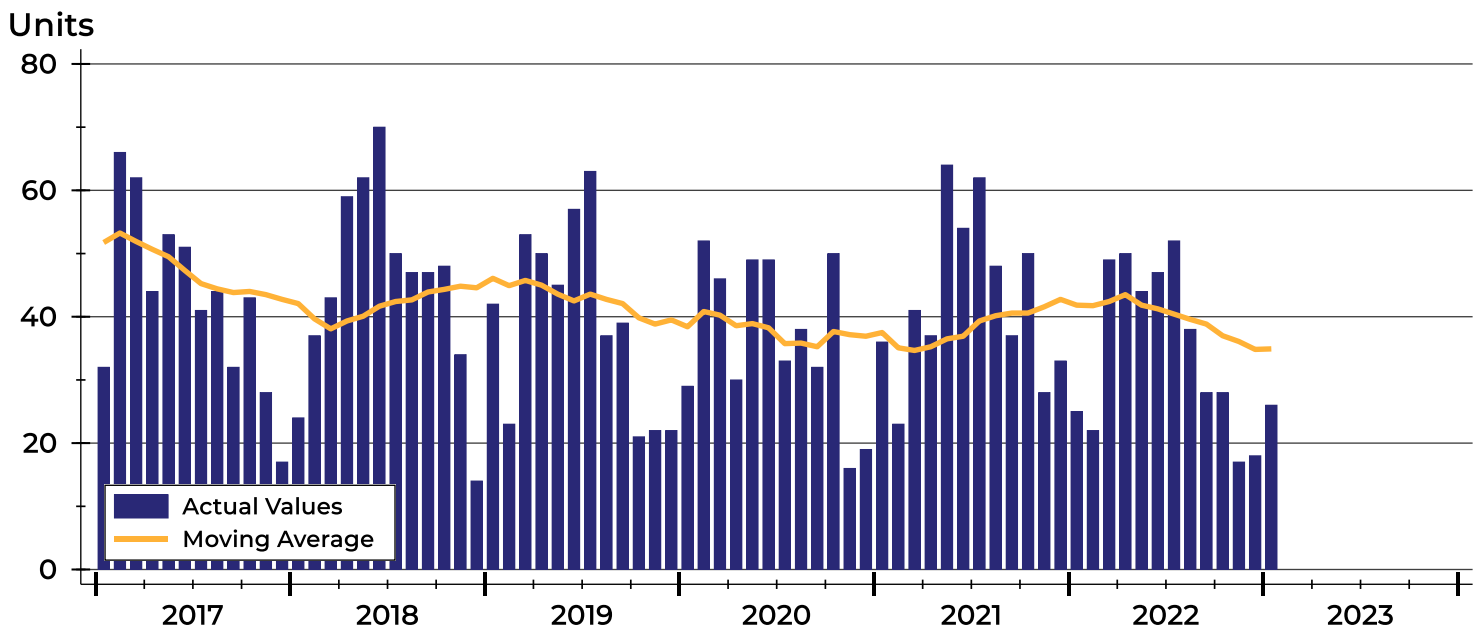
## Lyon County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	26	25	4.0%
	Volume (1,000s)	7,636	4,211	81.3%
	Average List Price	293,694	168,444	74.4%
	Median List Price	182,450	157,000	16.2%
Year-to-Date	New Listings	26	25	4.0%
	Volume (1,000s)	7,636	4,211	81.3%
	Average List Price	293,694	168,444	74.4%
	Median List Price	182,450	157,000	16.2%

A total of 26 new listings were added in Lyon County during January, up 4.0% from the same month in 2022.

The median list price of these homes was \$182,450 up from \$157,000 in 2022.

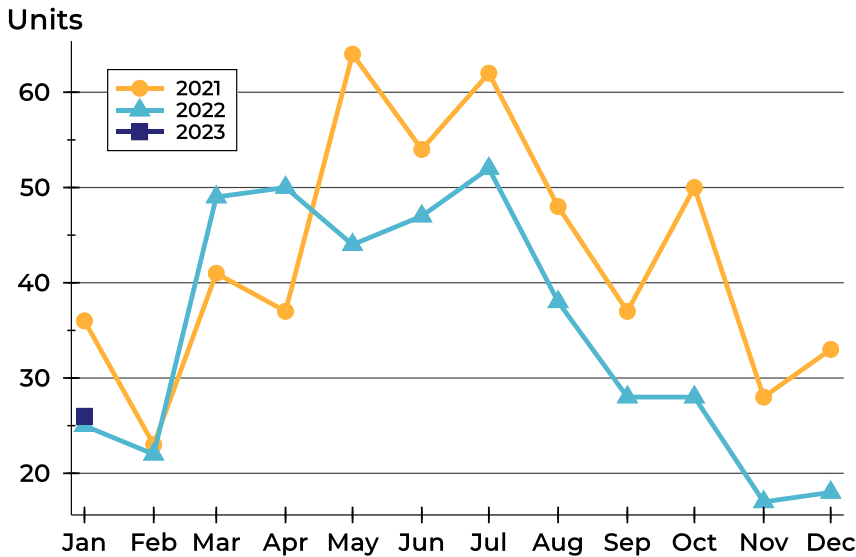
## History of New Listings





## Lyon County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	36	25	26
February	23	22	
March	41	49	
April	37	50	
May	64	44	
June	54	47	
July	62	52	
August	48	38	
September	37	28	
October	50	28	
November	28	17	
December	33	18	

### New Listings by Price Range

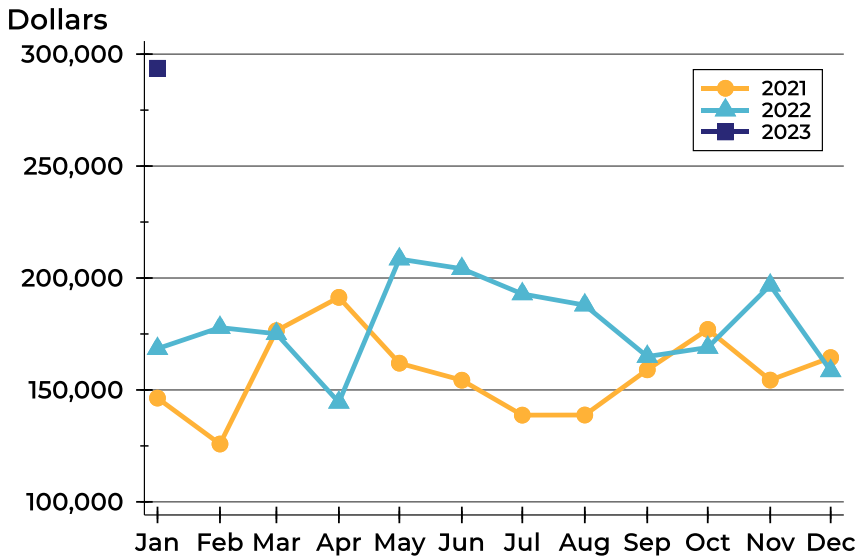
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	7.7%	11,900	11,900	18	18	100.0%	100.0%
\$25,000-\$49,999	1	3.8%	47,250	47,250	17	17	100.0%	100.0%
\$50,000-\$99,999	2	7.7%	79,450	79,450	24	24	94.4%	94.4%
\$100,000-\$124,999	1	3.8%	124,900	124,900	34	34	96.2%	96.2%
\$125,000-\$149,999	3	11.5%	141,600	139,900	8	6	94.3%	100.0%
\$150,000-\$174,999	1	3.8%	169,900	169,900	16	16	97.1%	97.1%
\$175,000-\$199,999	4	15.4%	180,950	179,900	12	13	100.0%	100.0%
\$200,000-\$249,999	4	15.4%	220,450	220,950	13	9	99.5%	100.0%
\$250,000-\$299,999	1	3.8%	290,000	290,000	5	5	100.0%	100.0%
\$300,000-\$399,999	2	7.7%	322,450	322,450	6	6	100.0%	100.0%
\$400,000-\$499,999	1	3.8%	435,000	435,000	8	8	96.8%	96.8%
\$500,000-\$749,999	2	7.7%	607,500	607,500	21	21	100.0%	100.0%
\$750,000-\$999,999	1	3.8%	899,000	899,000	18	18	100.0%	100.0%
\$1,000,000 and up	1	3.8%	1,597,000	1,597,000	14	14	100.0%	100.0%





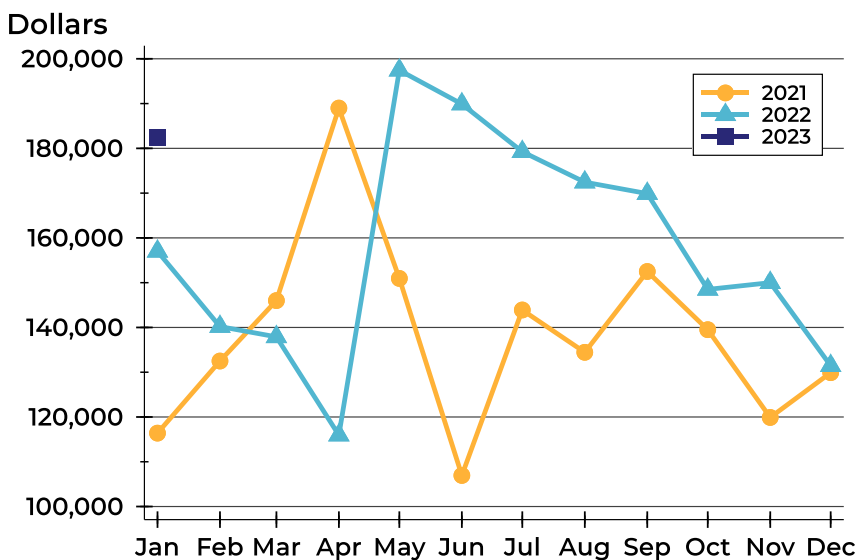
## Lyon County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	146,363	168,444	293,694
February	125,850	177,866	
March	176,446	175,101	
April	191,354	144,455	
May	161,953	208,455	
June	154,346	204,147	
July	138,750	192,898	
August	138,800	187,883	
September	159,004	164,932	
October	177,029	168,954	
November	154,393	196,759	
December	164,445	158,528	

### Median Price



Month	2021	2022	2023
January	116,400	157,000	182,450
February	132,500	140,200	
March	146,000	137,900	
April	189,000	115,950	
May	150,950	197,450	
June	106,950	189,900	
July	143,900	179,250	
August	134,450	172,450	
September	152,500	169,900	
October	139,500	148,500	
November	119,900	150,000	
December	129,900	131,450	



## Lyon County Contracts Written Analysis

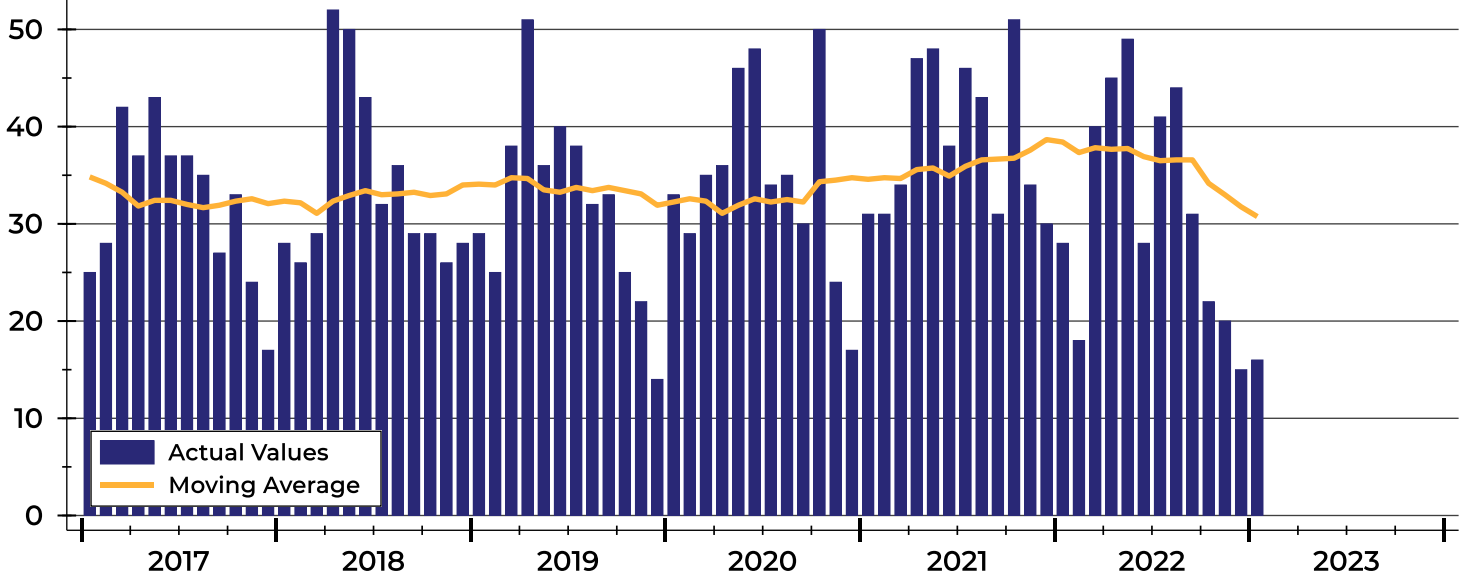
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		16	28	-42.9%	16	28	-42.9%
Volume (1,000s)		2,849	4,190	-32.0%	2,849	4,190	-32.0%
Average	Sale Price	178,044	149,650	19.0%	178,044	149,650	19.0%
	Days on Market	32	16	100.0%	32	16	100.0%
	Percent of Original	98.2%	98.0%	0.2%	98.2%	98.0%	0.2%
Median	Sale Price	159,900	129,900	23.1%	159,900	129,900	23.1%
	Days on Market	9	7	28.6%	9	7	28.6%
	Percent of Original	100.0%	98.7%	1.3%	100.0%	98.7%	1.3%

A total of 16 contracts for sale were written in Lyon County during the month of January, down from 28 in 2022. The median list price of these homes was \$159,900, up from \$129,900 the prior year.

Half of the homes that went under contract in January were on the market less than 9 days, compared to 7 days in January 2022.

## History of Contracts Written

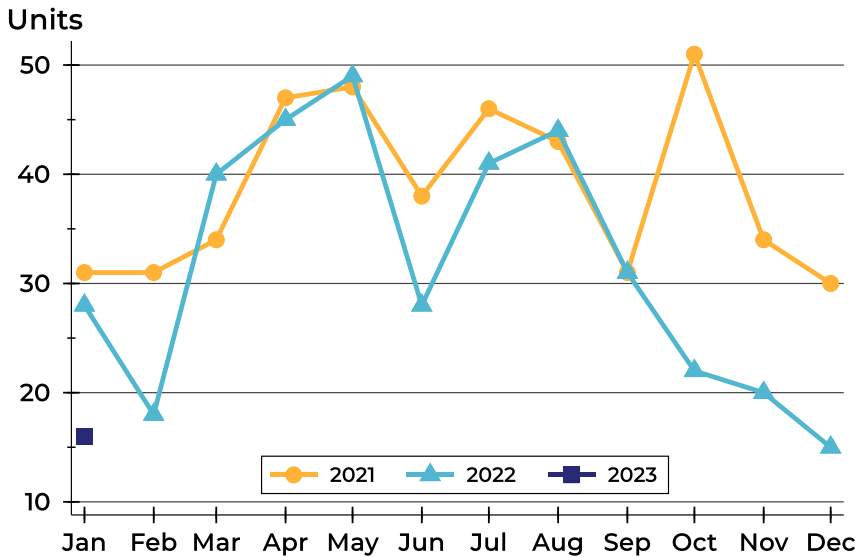
Units





## Lyon County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	31	28	16
February	31	18	
March	34	40	
April	47	45	
May	48	49	
June	38	28	
July	46	41	
August	43	44	
September	31	31	
October	51	22	
November	34	20	
December	30	15	

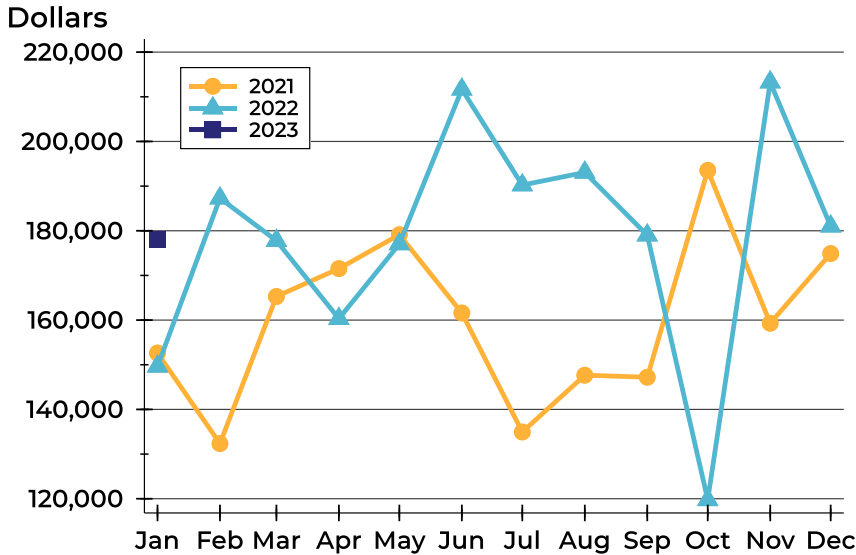
### Contracts Written by Price Range

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	6.3%	23,000	23,000	10	10	100.0%	100.0%
\$25,000-\$49,999	1	6.3%	39,900	39,900	99	99	100.0%	100.0%
\$50,000-\$99,999	2	12.5%	85,950	85,950	65	65	100.0%	100.0%
\$100,000-\$124,999	2	12.5%	120,750	120,750	30	30	96.0%	96.0%
\$125,000-\$149,999	2	12.5%	137,450	137,450	4	4	91.5%	91.5%
\$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%	179,900	179,900	3	3	100.0%	100.0%
\$200,000-\$249,999	4	25.0%	219,175	218,400	47	38	99.7%	100.0%
\$250,000-\$299,999	1	6.3%	290,000	290,000	5	5	100.0%	100.0%
\$300,000-\$399,999	1	6.3%	315,900	315,900	0	0	100.0%	100.0%
\$400,000-\$499,999	1	6.3%	435,000	435,000	8	8	96.8%	96.8%
\$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



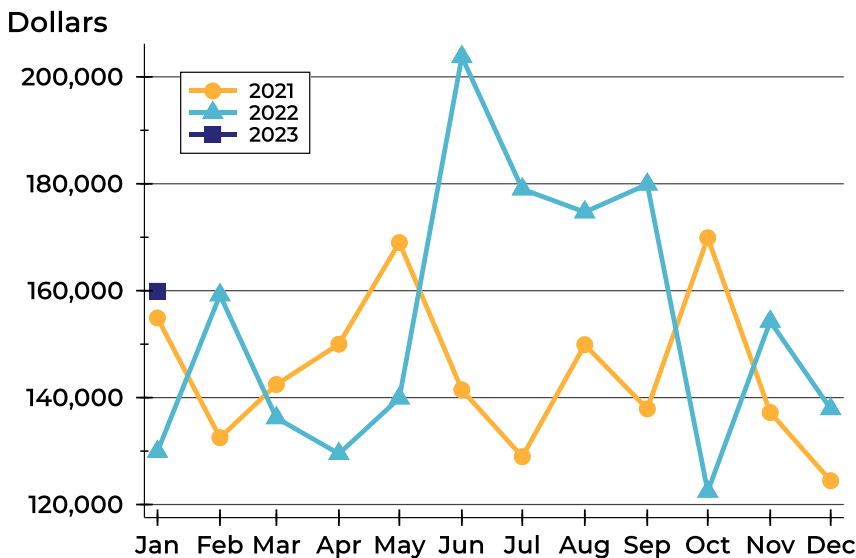
## Lyon County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	152,635	149,650	<b>178,044</b>
February	132,345	187,306	
March	165,285	177,795	
April	171,532	160,330	
May	179,122	177,049	
June	161,597	211,686	
July	134,941	190,239	
August	147,663	193,070	
September	147,213	179,021	
October	193,527	119,745	
November	159,299	213,280	
December	174,907	181,013	

### Median Price

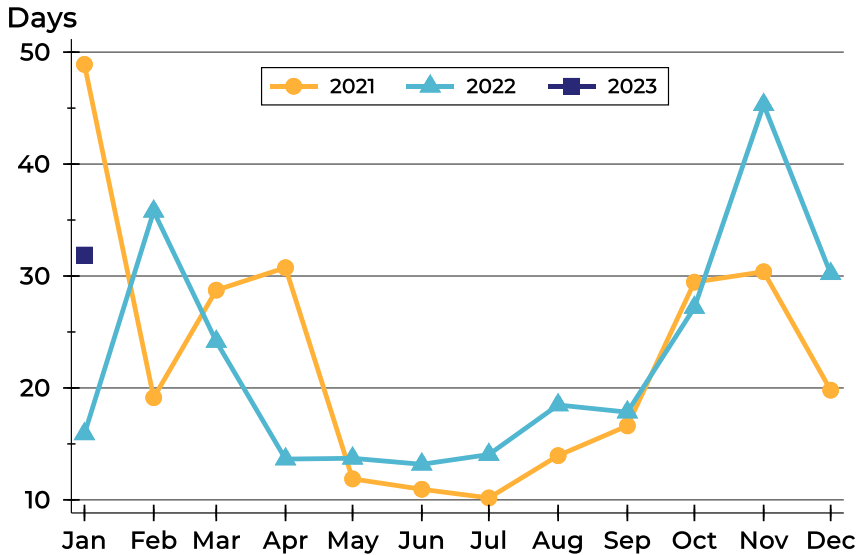


Month	2021	2022	2023
January	154,900	129,900	<b>159,900</b>
February	132,500	159,200	
March	142,450	136,200	
April	150,000	129,500	
May	169,000	139,900	
June	141,450	203,750	
July	128,950	179,000	
August	149,900	174,700	
September	137,900	179,900	
October	169,900	122,450	
November	137,225	154,250	
December	124,450	137,900	



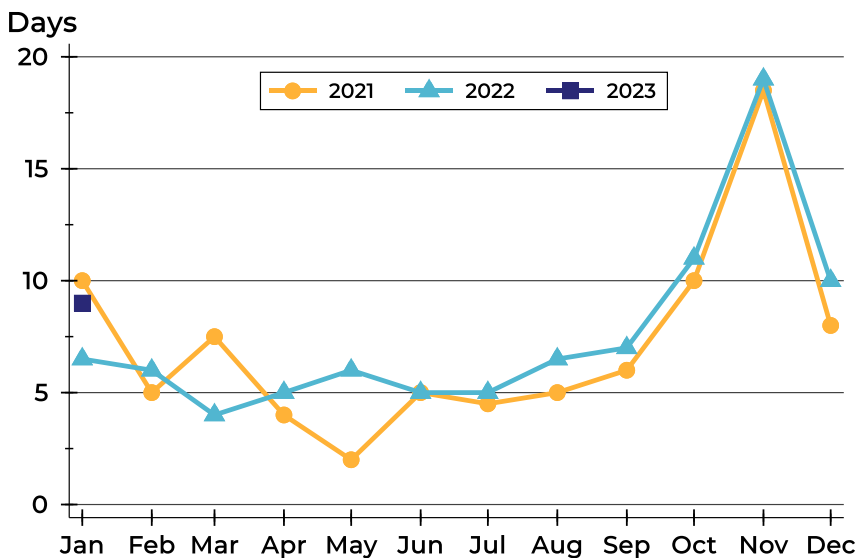
## Lyon County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	49	16	32
February	19	36	
March	29	24	
April	31	14	
May	12	14	
June	11	13	
July	10	14	
August	14	18	
September	17	18	
October	29	27	
November	30	45	
December	20	30	

### Median DOM



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



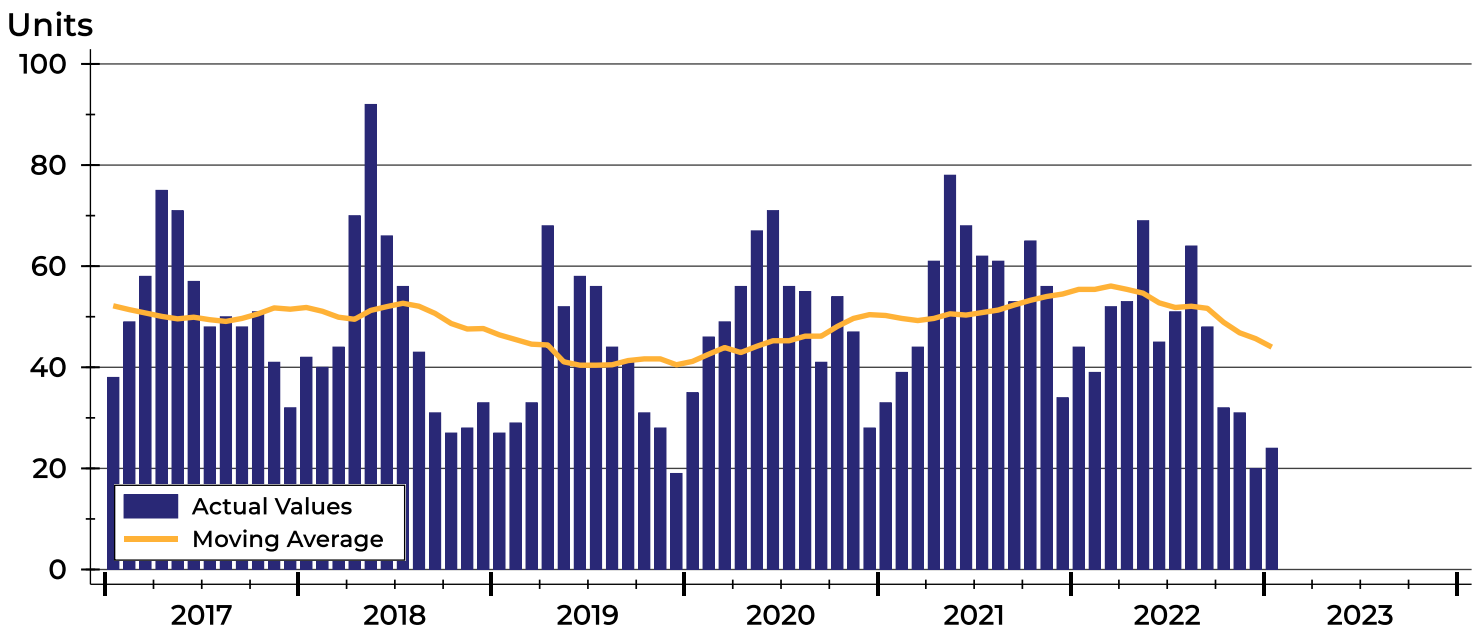
## Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		24	44	-45.5%
Volume (1,000s)		4,559	7,178	-36.5%
Average	List Price	189,938	163,136	16.4%
	Days on Market	35	18	94.4%
	Percent of Original	98.7%	99.3%	-0.6%
Median	List Price	154,500	129,900	18.9%
	Days on Market	8	7	14.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 24 listings in Lyon County had contracts pending at the end of January, down from 44 contracts pending at the end of January 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.

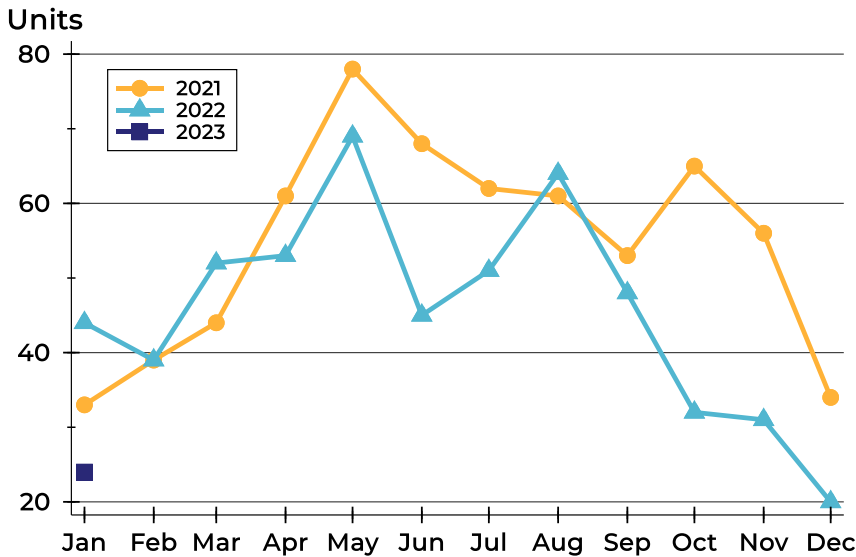
## History of Pending Contracts





## Lyon County Pending Contracts Analysis

### Pending Contracts by Month



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

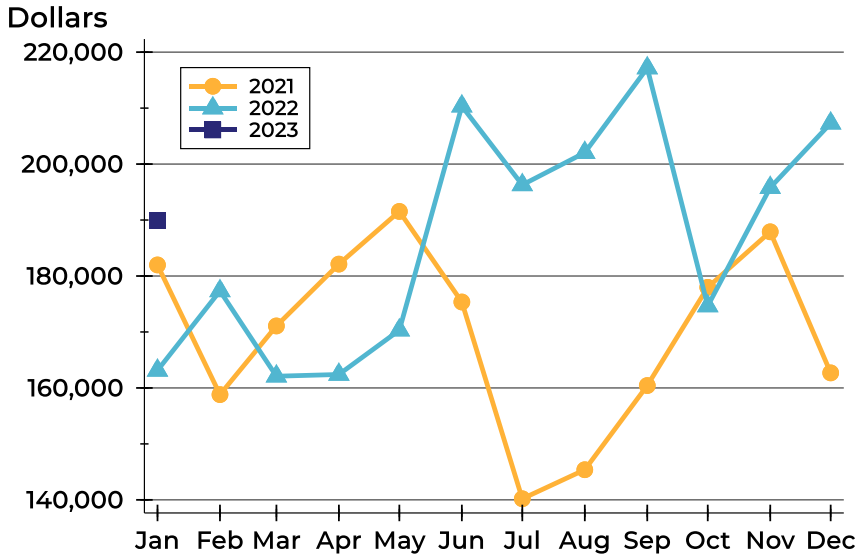
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	4.2%	23,000	23,000	10	10	100.0%	100.0%
\$25,000-\$49,999	1	4.2%	39,900	39,900	99	99	100.0%	100.0%
\$50,000-\$99,999	4	16.7%	76,575	75,700	59	65	99.8%	100.0%
\$100,000-\$124,999	4	16.7%	118,725	119,000	66	30	93.6%	96.0%
\$125,000-\$149,999	2	8.3%	142,450	142,450	3	3	100.0%	100.0%
\$150,000-\$174,999	1	4.2%	164,000	164,000	3	3	100.0%	100.0%
\$175,000-\$199,999	2	8.3%	188,950	188,950	2	2	100.0%	100.0%
\$200,000-\$249,999	4	16.7%	219,175	218,400	47	38	99.7%	100.0%
\$250,000-\$299,999	1	4.2%	290,000	290,000	5	5	100.0%	100.0%
\$300,000-\$399,999	1	4.2%	315,900	315,900	0	0	100.0%	100.0%
\$400,000-\$499,999	2	8.3%	430,000	430,000	9	9	98.4%	98.4%
\$500,000-\$749,999	1	4.2%	545,000	545,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



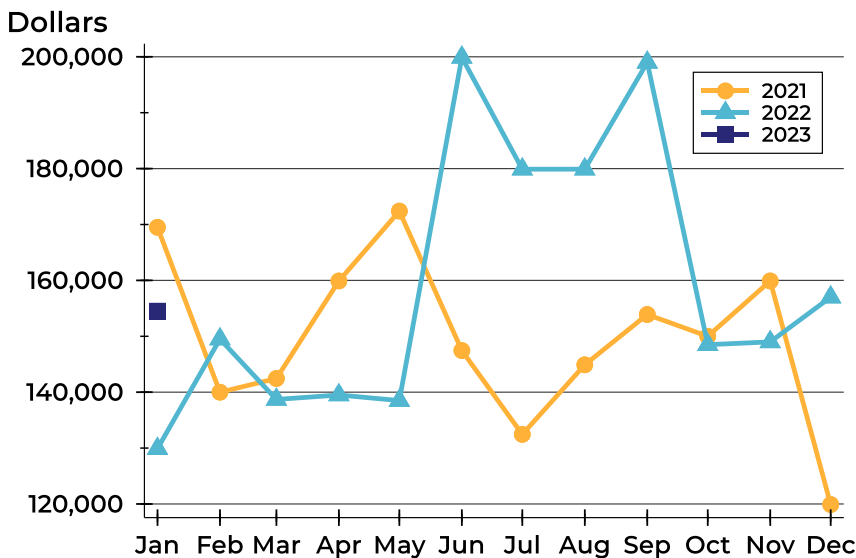
## Lyon County Pending Contracts Analysis

### Average Price



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

### Median Price



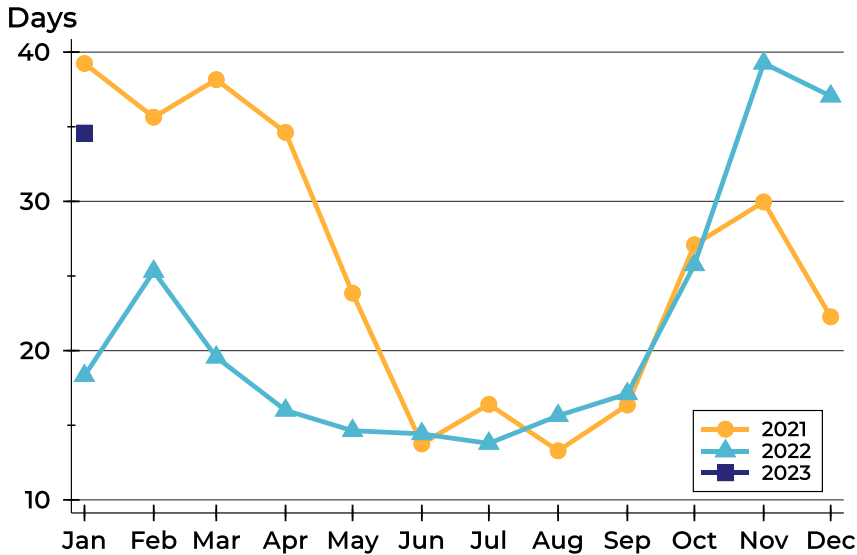
Month	2021	2022	2023
January	169,500	129,900	<b>154,500</b>
February	140,000	149,500	
March	142,450	138,700	
April	159,900	139,500	
May	172,400	138,500	
June	147,450	199,900	
July	132,450	179,900	
August	144,900	179,900	
September	153,900	199,000	
October	149,999	148,500	
November	159,900	149,000	
December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





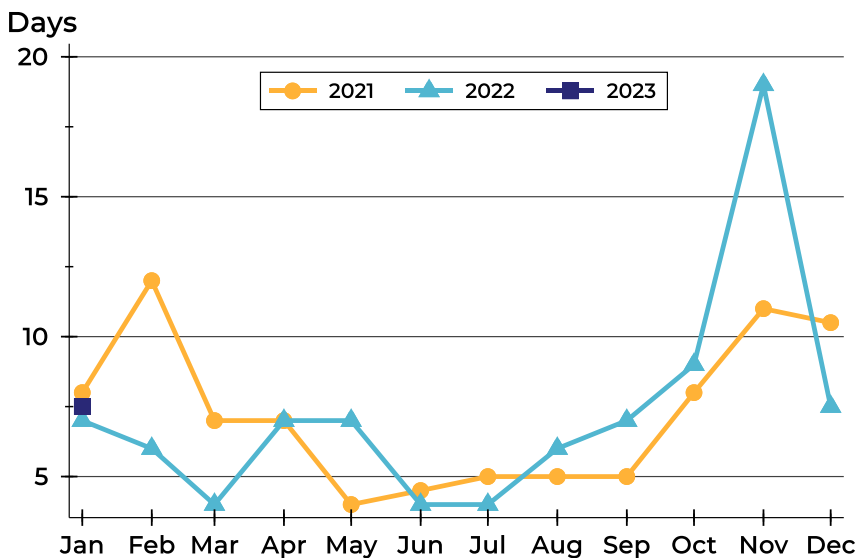
## Lyon County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



## Osage County Housing Report



### Market Overview

#### Osage County Home Sales Fell in January

Total home sales in Osage County fell last month to 10 units, compared to 14 units in January 2022. Total sales volume was \$1.4 million, down from a year earlier.

The median sale price in January was \$111,750, down from \$129,000 a year earlier. Homes that sold in January were typically on the market for 16 days and sold for 100.0% of their list prices.

#### Osage County Active Listings Up at End of January

The total number of active listings in Osage County at the end of January was 26 units, up from 14 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 January was \$247,450.

During January, a total of 8 contracts were written down from 11 in January 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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## Osage County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>10</b>	<b>14</b>	<b>10</b>	<b>10</b>	<b>14</b>	<b>10</b>
Change from prior year		-28.6%	40.0%	11.1%	-28.6%	40.0%	11.1%
<b>Active Listings</b>		<b>26</b>	<b>14</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		85.7%	0.0%	-62.2%			
<b>Months' Supply</b>		<b>1.7</b>	<b>0.9</b>	<b>0.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		88.9%	0.0%	-69.0%			
<b>New Listings</b>		<b>13</b>	<b>10</b>	<b>7</b>	<b>13</b>	<b>10</b>	<b>7</b>
Change from prior year		30.0%	42.9%	-56.3%	30.0%	42.9%	-56.3%
<b>Contracts Written</b>		<b>8</b>	<b>11</b>	<b>11</b>	<b>8</b>	<b>11</b>	<b>11</b>
Change from prior year		-27.3%	0.0%	-15.4%	-27.3%	0.0%	-15.4%
<b>Pending Contracts</b>		<b>8</b>	<b>18</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-55.6%	28.6%	40.0%			
<b>Sales Volume (1,000s)</b>		<b>1,366</b>	<b>2,941</b>	<b>1,637</b>	<b>1,366</b>	<b>2,941</b>	<b>1,637</b>
Change from prior year		-53.6%	79.7%	127.7%	-53.6%	79.7%	127.7%
Average	<b>Sale Price</b>	<b>136,595</b>	<b>210,071</b>	<b>163,685</b>	<b>136,595</b>	<b>210,071</b>	<b>163,685</b>
	Change from prior year	-35.0%	28.3%	104.8%	-35.0%	28.3%	104.8%
	<b>List Price of Actives</b>	<b>597,438</b>	<b>212,281</b>	<b>224,736</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	181.4%	-5.5%	28.6%			
	<b>Days on Market</b>	<b>31</b>	<b>33</b>	<b>135</b>	<b>31</b>	<b>33</b>	<b>135</b>
Change from prior year	-6.1%	-75.6%	46.7%	-6.1%	-75.6%	46.7%	
<b>Percent of List</b>	<b>97.2%</b>	<b>96.9%</b>	<b>98.4%</b>	<b>97.2%</b>	<b>96.9%</b>	<b>98.4%</b>	
Change from prior year	0.3%	-1.5%	1.5%	0.3%	-1.5%	1.5%	
<b>Percent of Original</b>	<b>93.2%</b>	<b>95.1%</b>	<b>96.1%</b>	<b>93.2%</b>	<b>95.1%</b>	<b>96.1%</b>	
Change from prior year	-2.0%	-1.0%	6.9%	-2.0%	-1.0%	6.9%	
Median	<b>Sale Price</b>	<b>111,750</b>	<b>129,000</b>	<b>143,450</b>	<b>111,750</b>	<b>129,000</b>	<b>143,450</b>
	Change from prior year	-13.4%	-10.1%	66.2%	-13.4%	-10.1%	66.2%
	<b>List Price of Actives</b>	<b>247,450</b>	<b>87,200</b>	<b>170,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	183.8%	-48.7%	57.4%			
	<b>Days on Market</b>	<b>16</b>	<b>16</b>	<b>24</b>	<b>16</b>	<b>16</b>	<b>24</b>
Change from prior year	0.0%	-33.3%	-60.0%	0.0%	-33.3%	-60.0%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	0.0%	3.7%	0.0%	0.0%	3.7%	
<b>Percent of Original</b>	<b>94.1%</b>	<b>100.0%</b>	<b>97.2%</b>	<b>94.1%</b>	<b>100.0%</b>	<b>97.2%</b>	
Change from prior year	-5.9%	2.9%	0.8%	-5.9%	2.9%	0.8%	

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



## Osage County Closed Listings Analysis

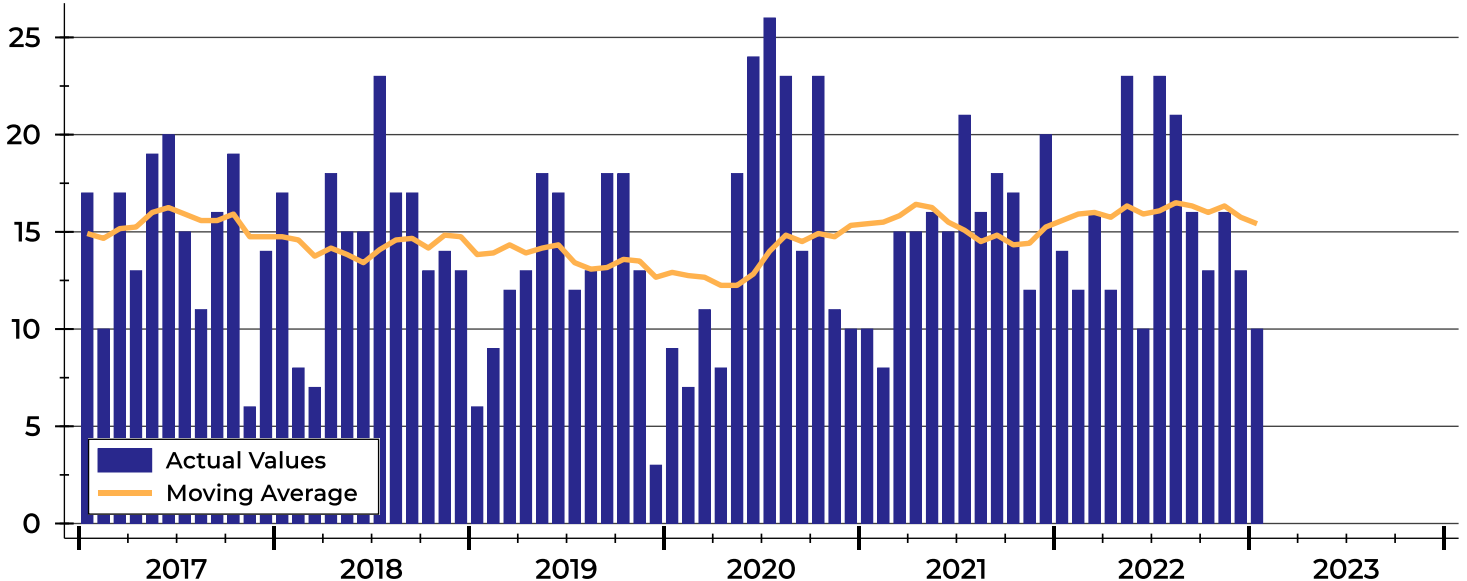
Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		10	14	-28.6%	10	14	-28.6%
Volume (1,000s)		1,366	2,941	-53.6%	1,366	2,941	-53.6%
Months' Supply		1.7	0.9	88.9%	N/A	N/A	N/A
Average	Sale Price	136,595	210,071	-35.0%	136,595	210,071	-35.0%
	Days on Market	31	33	-6.1%	31	33	-6.1%
	Percent of List	97.2%	96.9%	0.3%	97.2%	96.9%	0.3%
	Percent of Original	93.2%	95.1%	-2.0%	93.2%	95.1%	-2.0%
Median	Sale Price	111,750	129,000	-13.4%	111,750	129,000	-13.4%
	Days on Market	16	16	0.0%	16	16	0.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	94.1%	100.0%	-5.9%	94.1%	100.0%	-5.9%

A total of 10 homes sold in Osage County in January, down from 14 units in January 2022. Total sales volume fell to \$1.4 million compared to \$2.9 million in the previous year.

The median sales price in January was \$111,750, down 13.4% compared to the prior year. Median days on market was 16 days, down from 35 days in December, but similar to January 2022.

## History of Closed Listings

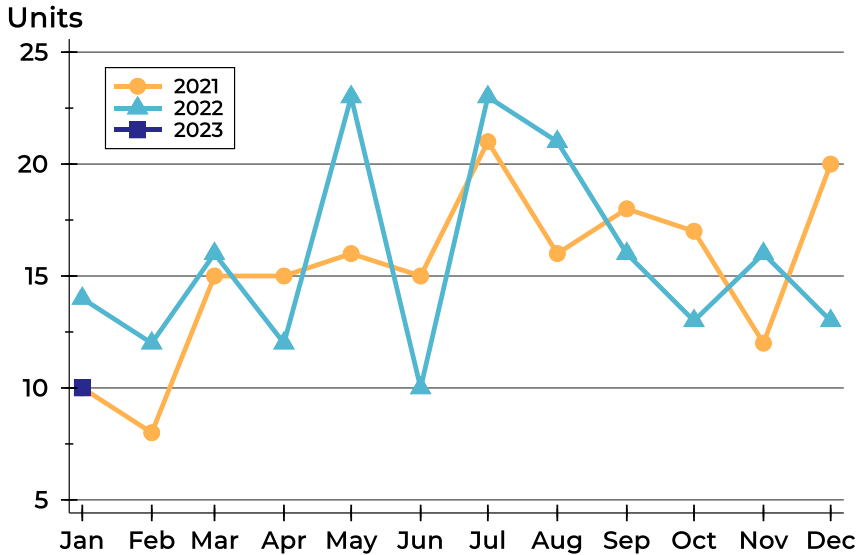
Units





## Osage County Closed Listings Analysis

### Closed Listings by Month



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

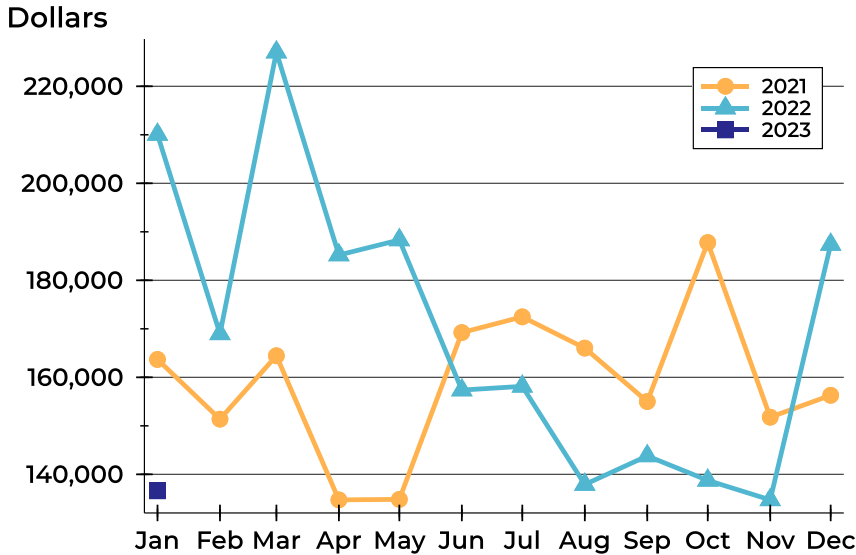
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	10.0%	0.0	16,000	16,000	15	15	103.2%	103.2%	80.4%	80.4%
\$25,000-\$49,999	1	10.0%	4.5	32,000	32,000	5	5	91.4%	91.4%	91.4%	91.4%
\$50,000-\$99,999	3	30.0%	1.0	71,483	68,000	17	17	93.7%	100.0%	93.7%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	10.0%	0.0	133,500	133,500	2	2	102.7%	102.7%	102.7%	102.7%
\$150,000-\$174,999	2	20.0%	0.6	157,500	157,500	44	44	100.0%	100.0%	97.1%	97.1%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	10.0%	4.3	280,000	280,000	49	49	94.1%	94.1%	94.1%	94.1%
\$300,000-\$399,999	1	10.0%	1.4	375,000	375,000	95	95	100.0%	100.0%	88.2%	88.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



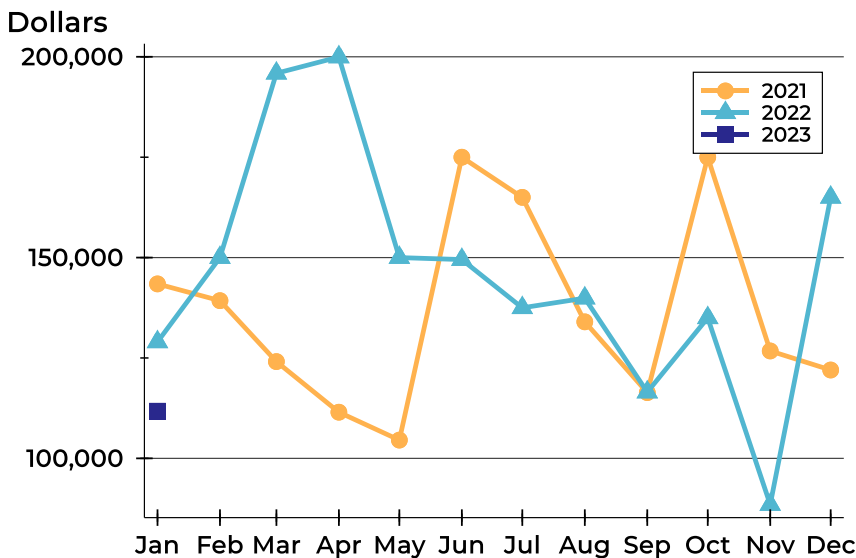
## Osage County Closed Listings Analysis

### Average Price



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

### Median Price

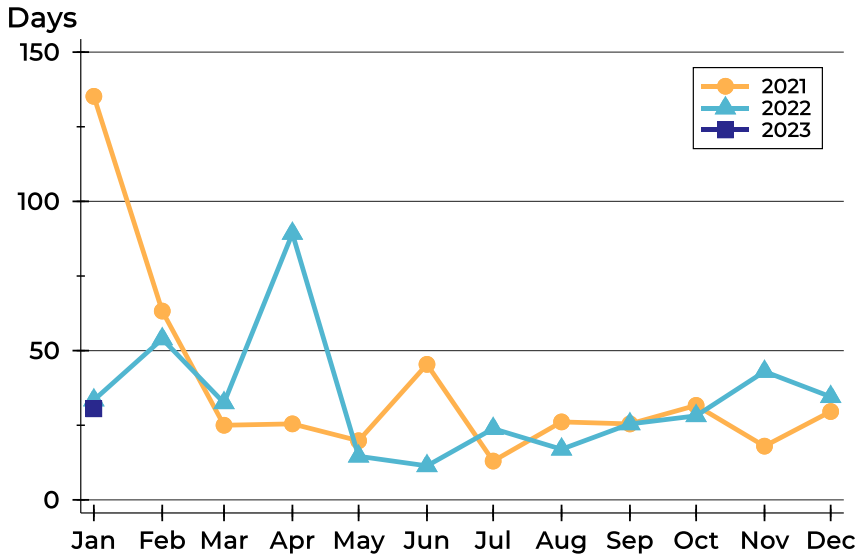


Month	2021	2022	2023
January	143,450	129,000	111,750
February	139,268	150,000	
March	124,100	195,900	
April	111,500	199,950	
May	104,550	150,000	
June	175,000	149,500	
July	165,000	137,500	
August	134,000	139,900	
September	116,375	116,500	
October	175,000	135,000	
November	126,750	88,500	
December	122,000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



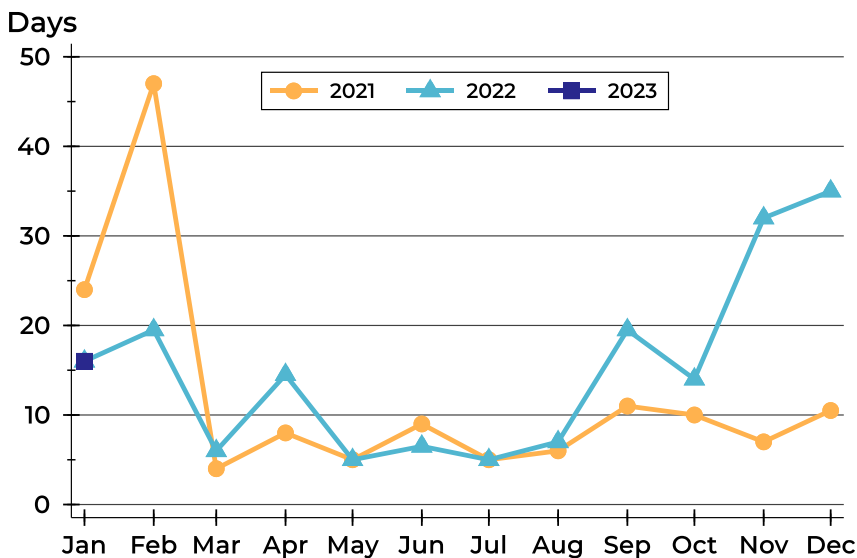
## Osage County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	135	33	31
February	63	54	
March	25	33	
April	25	89	
May	20	15	
June	45	11	
July	13	24	
August	26	17	
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	
March	4	6	
April	8	15	
May	5	5	
June	9	7	
July	5	5	
August	6	7	
September	11	20	
October	10	14	
November	7	32	
December	11	35	



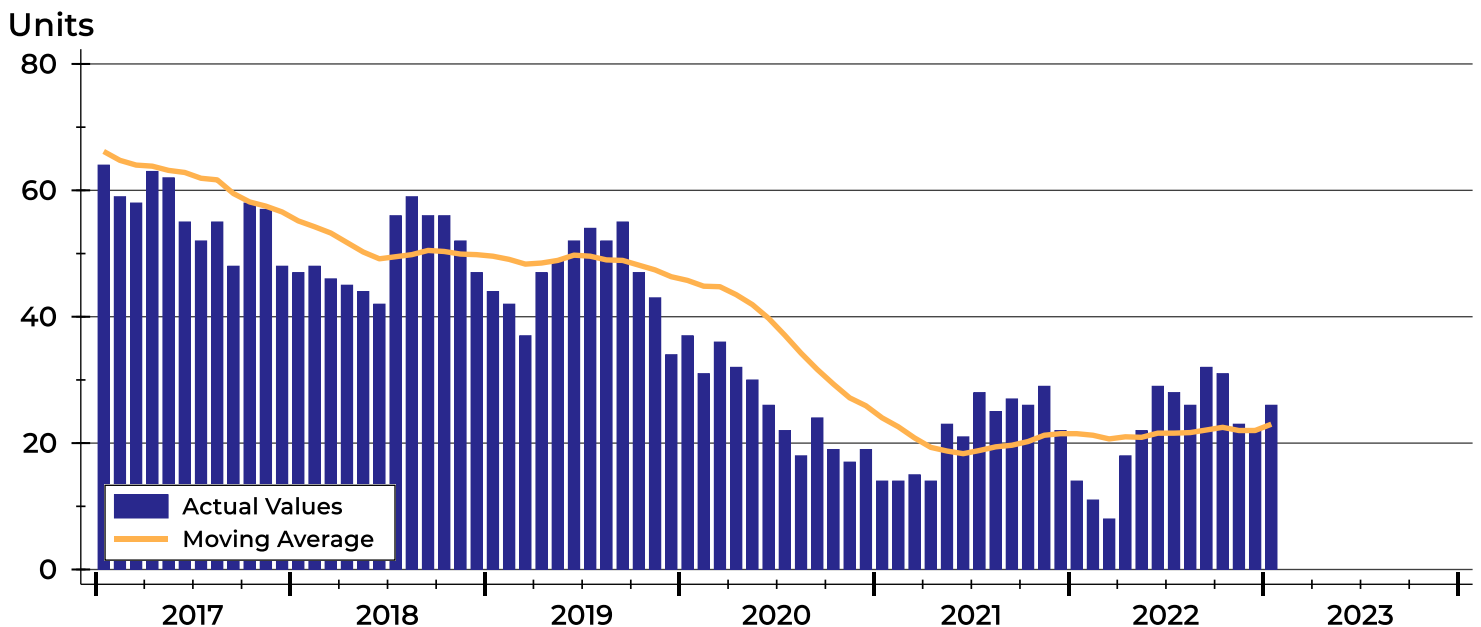
## Osage County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		26	14	85.7%
Volume (1,000s)		15,533	2,972	422.6%
Months' Supply		1.7	0.9	88.9%
Average	List Price	597,438	212,281	181.4%
	Days on Market	83	120	-30.8%
	Percent of Original	95.2%	95.2%	0.0%
Median	List Price	247,450	87,200	183.8%
	Days on Market	60	61	-1.6%
	Percent of Original	100.0%	99.0%	1.0%

A total of 26 homes were available for sale in Osage County at the end of January. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of January was \$247,450, up 183.8% from 2022. The typical time on market for active listings was 60 days, down from 61 days a year earlier.

## History of Active Listings

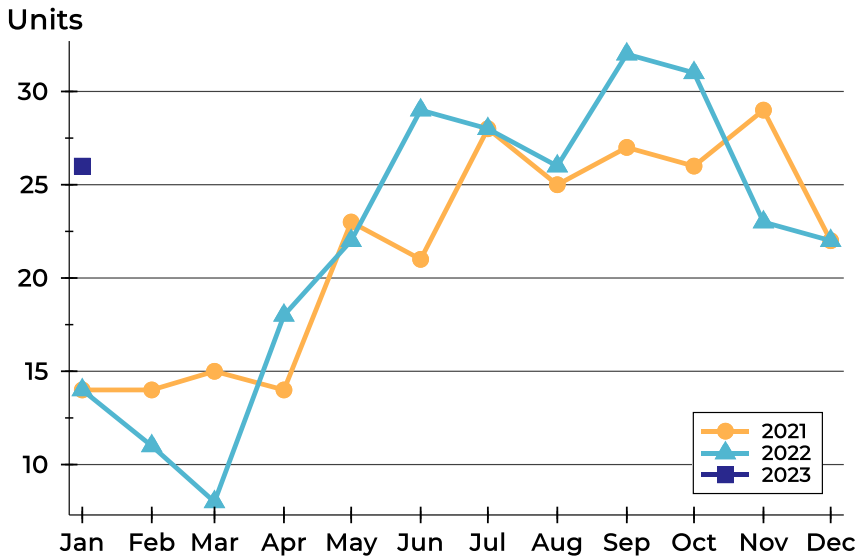






## Osage County Active Listings Analysis

### Active Listings by Month



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

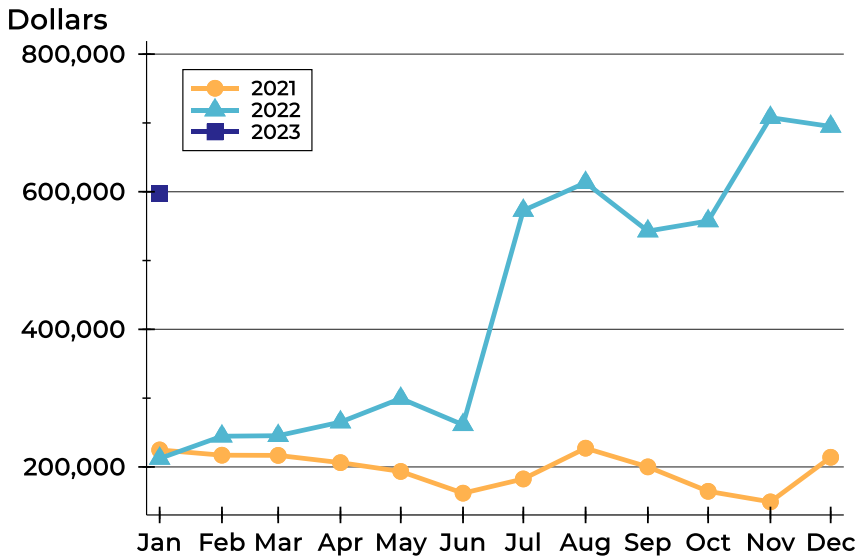
### Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	11.5%	4.5	33,193	30,000	55	21	96.3%	100.0%
\$50,000-\$99,999	4	15.4%	1.0	61,000	59,500	39	41	98.2%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	3.8%	0.6	165,000	165,000	103	103	91.7%	91.7%
\$175,000-\$199,999	3	11.5%	N/A	194,302	194,900	81	64	88.1%	90.7%
\$200,000-\$249,999	2	7.7%	N/A	225,000	225,000	84	84	98.9%	98.9%
\$250,000-\$299,999	5	19.2%	4.3	284,580	285,000	59	64	93.6%	94.7%
\$300,000-\$399,999	2	7.7%	1.4	395,000	395,000	85	85	89.6%	89.6%
\$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	5	19.2%	N/A	575,800	550,000	133	154	98.7%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	3.8%	N/A	8,900,000	8,900,000	187	187	100.0%	100.0%



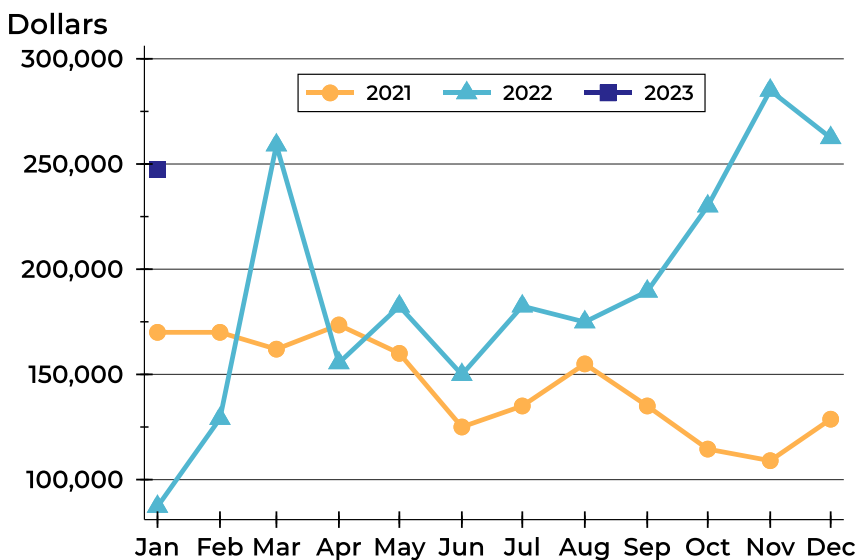
## Osage County Active Listings Analysis

### Average Price



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

### Median Price

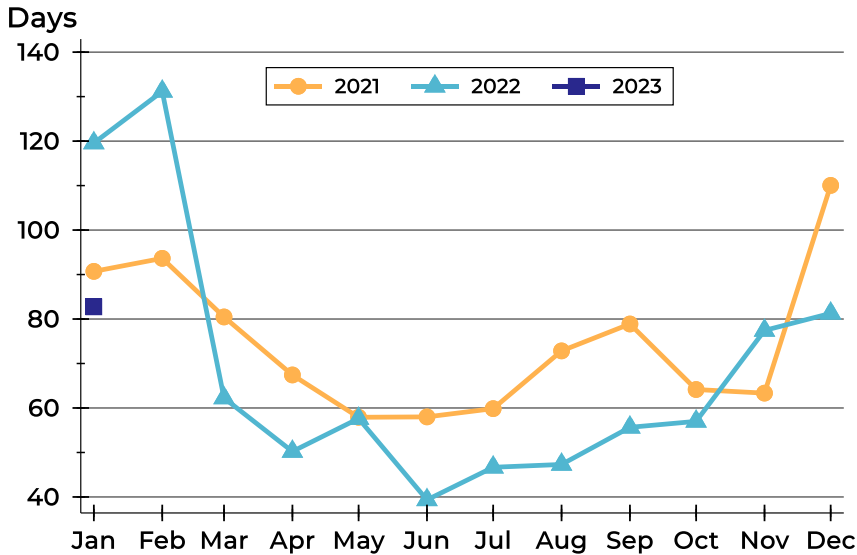


Month	2021	2022	2023
January	170,000	87,200	247,450
February	170,000	129,000	
March	162,000	259,000	
April	173,500	155,450	
May	160,000	182,400	
June	125,000	149,900	
July	135,000	182,450	
August	155,000	174,900	
September	135,000	189,500	
October	114,500	230,000	
November	109,000	285,000	
December	128,713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



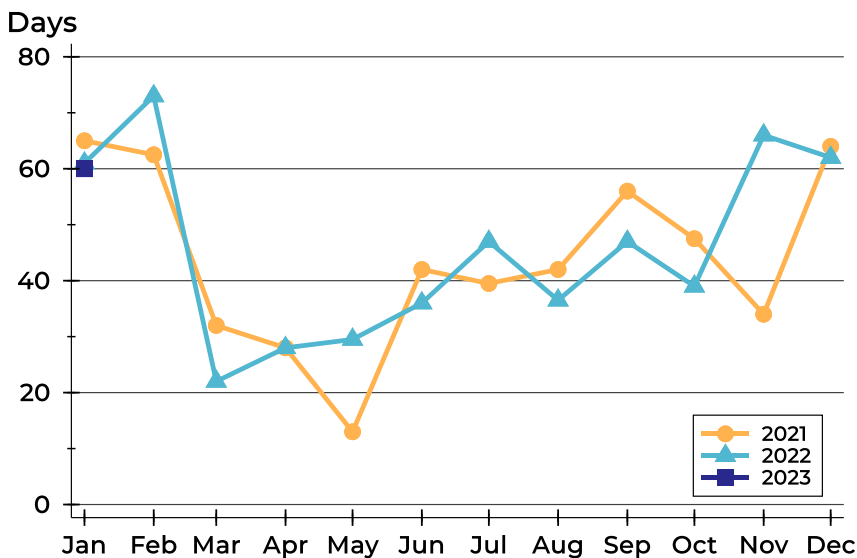
## Osage County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	91	120	<b>83</b>
February	94	131	
March	80	62	
April	67	50	
May	58	58	
June	58	39	
July	60	47	
August	73	47	
September	79	56	
October	64	57	
November	63	77	
December	110	81	

### Median DOM

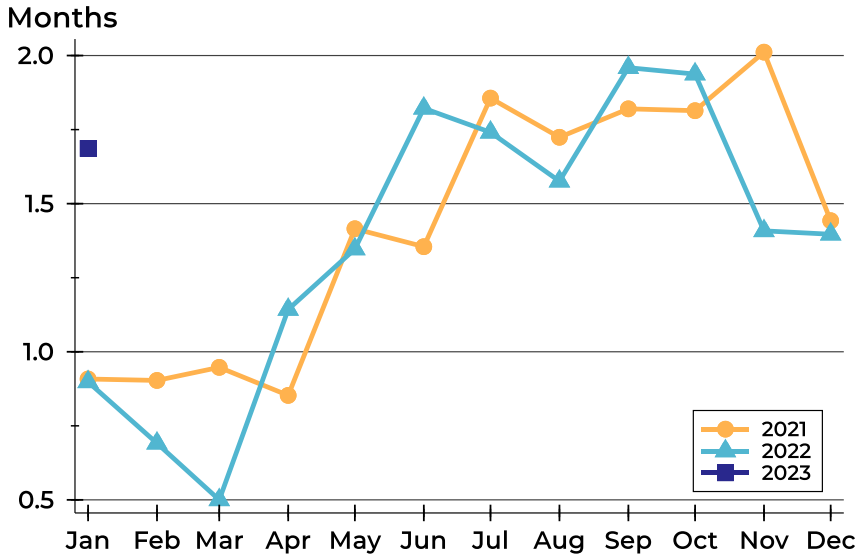


Month	2021	2022	2023
January	65	61	<b>60</b>
February	63	73	
March	32	22	
April	28	28	
May	13	30	
June	42	36	
July	40	47	
August	42	37	
September	56	47	
October	48	39	
November	34	66	
December	64	62	



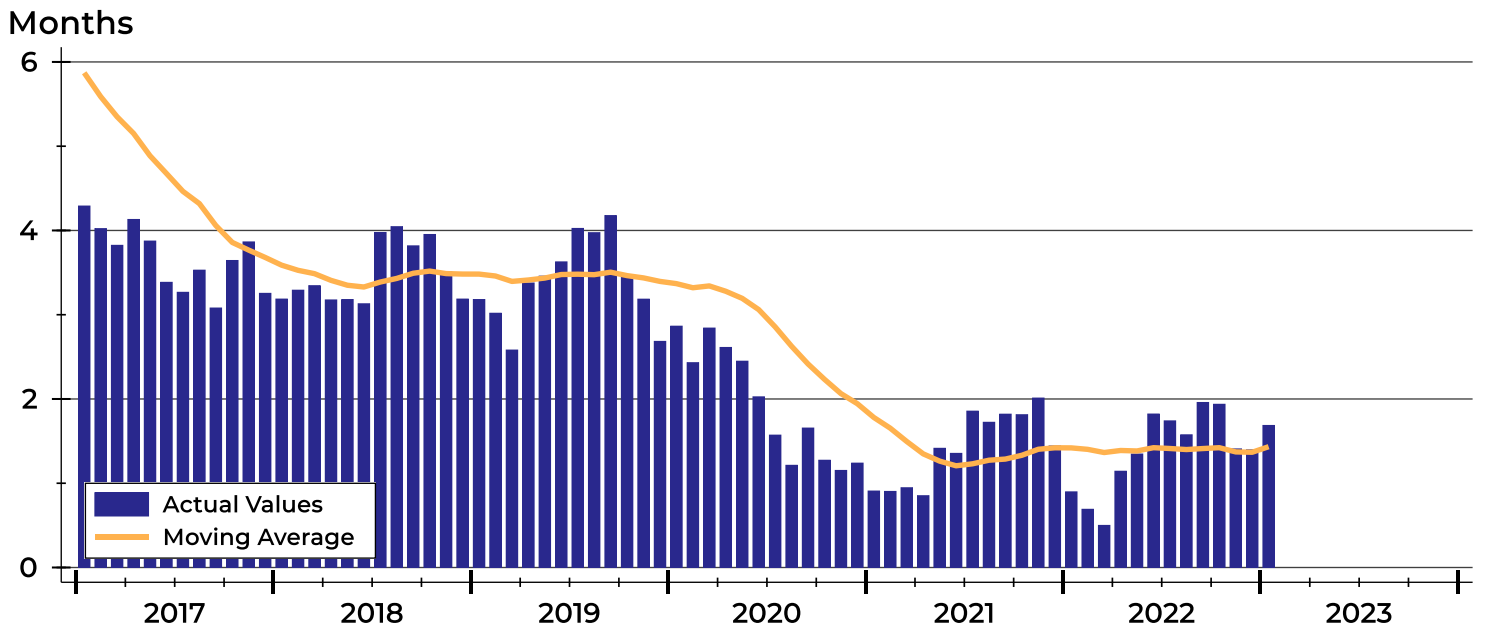
# Osage County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.9	0.9	1.7
February	0.9	0.7	
March	0.9	0.5	
April	0.9	1.1	
May	1.4	1.3	
June	1.4	1.8	
July	1.9	1.7	
August	1.7	1.6	
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





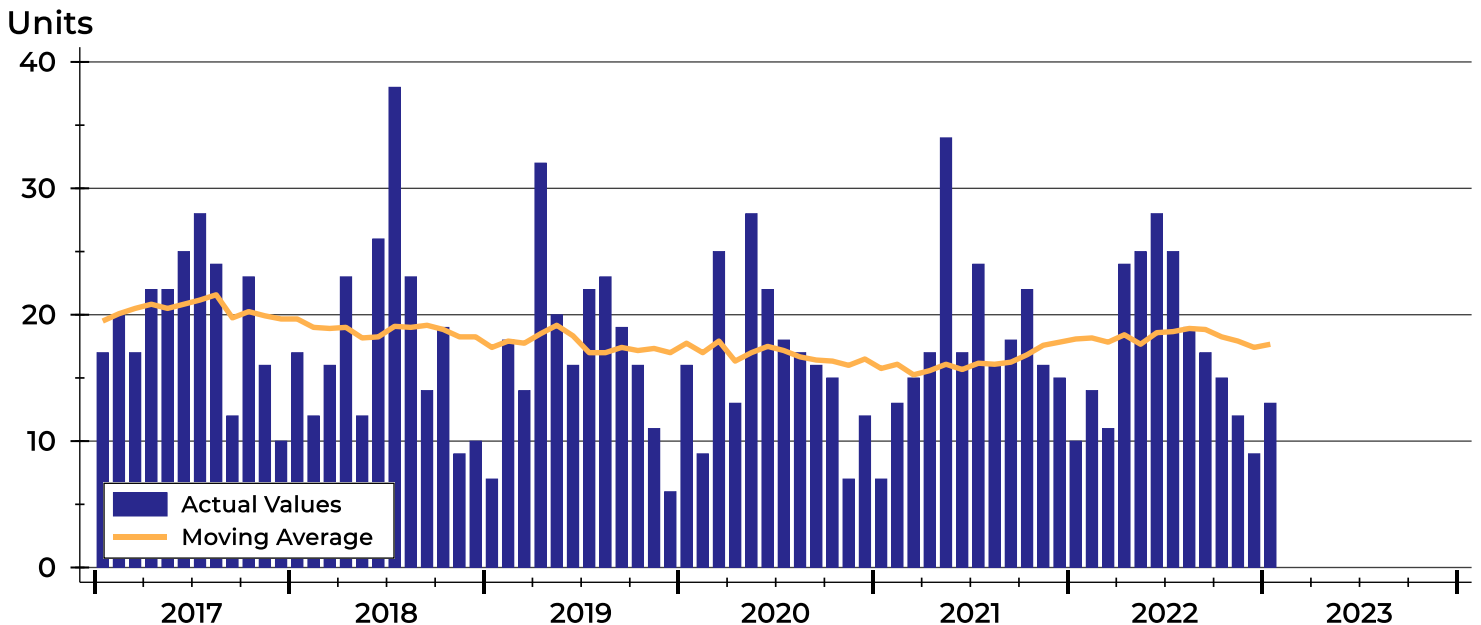
# Osage County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	13	10	30.0%
	Volume (1,000s)	2,536	1,834	38.3%
	Average List Price	195,083	183,420	6.4%
	Median List Price	114,500	172,500	-33.6%
Year-to-Date	New Listings	13	10	30.0%
	Volume (1,000s)	2,536	1,834	38.3%
	Average List Price	195,083	183,420	6.4%
	Median List Price	114,500	172,500	-33.6%

A total of 13 new listings were added in Osage County during January, up 30.0% from the same month in 2022.

The median list price of these homes was \$114,500 down from \$172,500 in 2022.

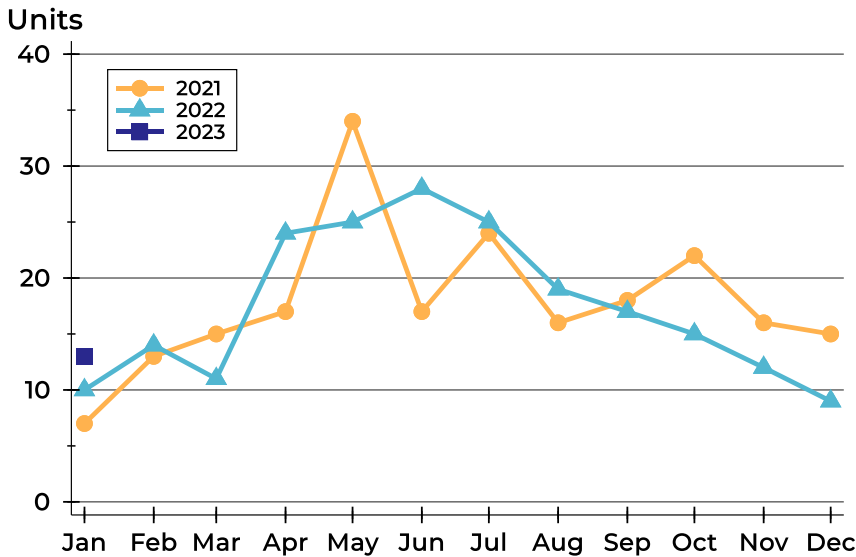
## History of New Listings





## Osage County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	7	10	13
February	13	14	
March	15	11	
April	17	24	
May	34	25	
June	17	28	
July	24	25	
August	16	19	
September	18	17	
October	22	15	
November	16	12	
December	15	9	

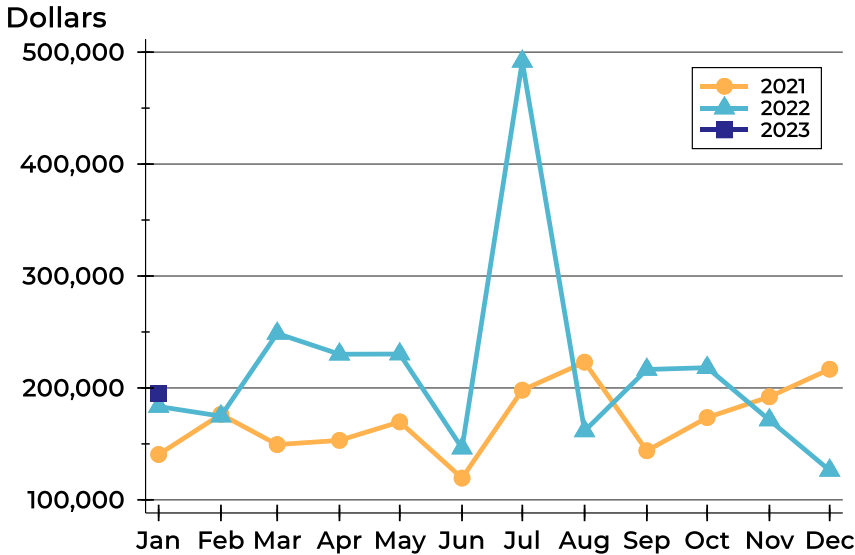
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	15.4%	29,840	29,840	27	27	100.0%	100.0%
\$50,000-\$99,999	4	30.8%	79,725	79,950	20	23	97.5%	98.7%
\$100,000-\$124,999	1	7.7%	114,500	114,500	10	10	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.7%	179,000	179,000	4	4	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	225,000	225,000	13	13	100.0%	100.0%
\$250,000-\$299,999	2	15.4%	277,000	277,000	17	17	97.3%	97.3%
\$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	15.4%	542,500	542,500	11	11	99.5%	99.5%
\$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



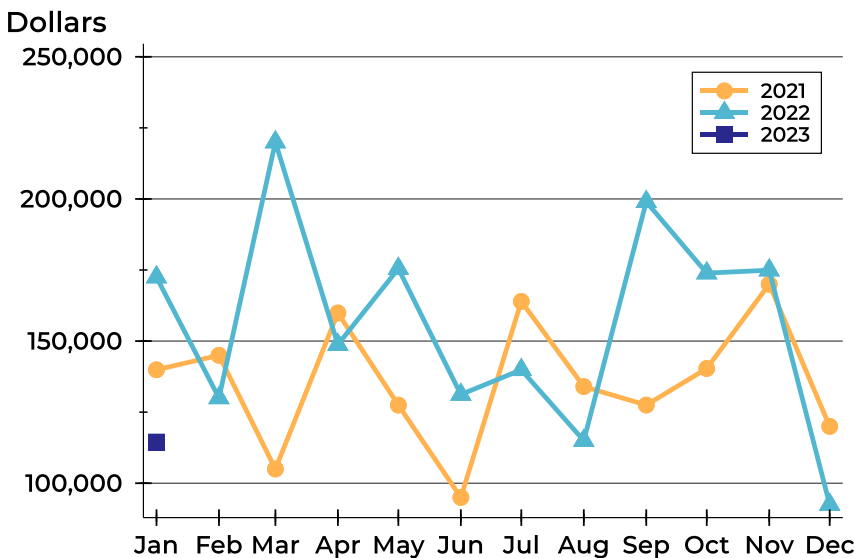
## Osage County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	140,550	183,420	195,083
February	176,408	174,814	
March	149,393	248,700	
April	153,141	230,113	
May	169,679	230,300	
June	119,471	146,211	
July	198,033	491,756	
August	223,025	161,605	
September	143,872	216,494	
October	173,518	218,120	
November	192,084	171,354	
December	216,733	126,333	

### Median Price



Month	2021	2022	2023
January	139,900	172,500	114,500
February	145,000	130,000	
March	105,000	220,000	
April	159,900	148,750	
May	127,500	175,500	
June	95,000	131,200	
July	163,950	139,900	
August	134,000	115,000	
September	127,500	199,005	
October	140,361	173,900	
November	170,000	174,950	
December	120,000	92,500	



## Osage County Contracts Written Analysis

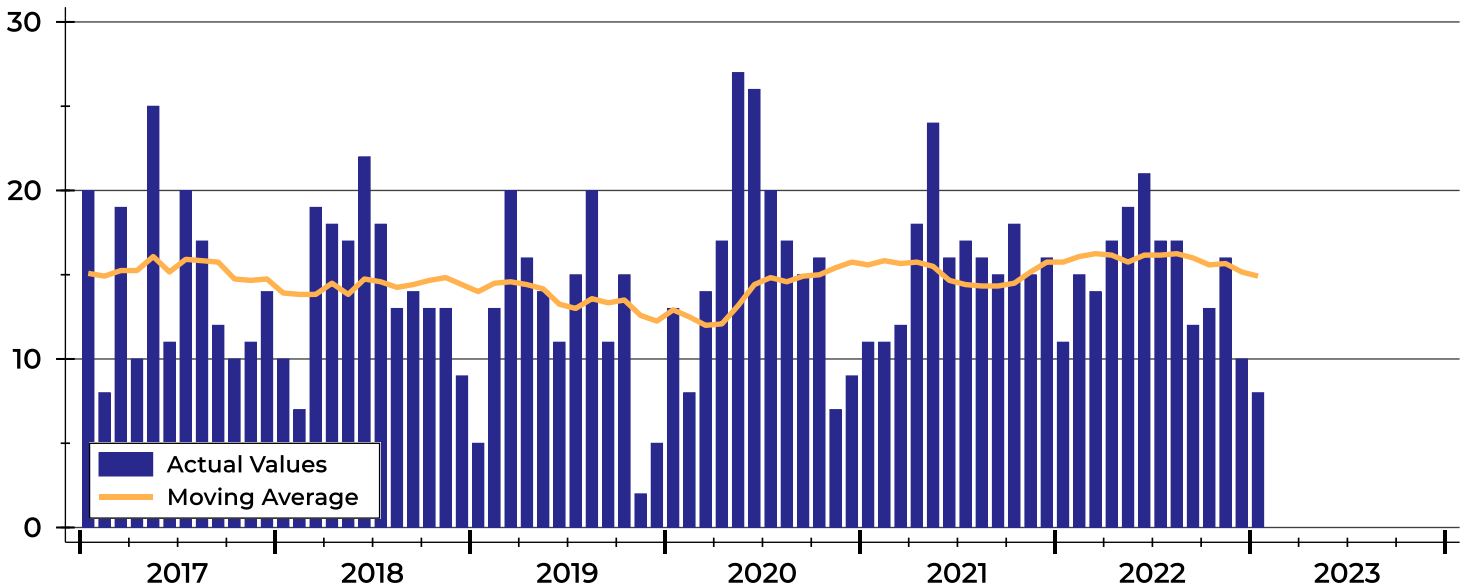
Summary Statistics for Contracts Written		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		8	11	-27.3%	8	11	-27.3%
Volume (1,000s)		1,752	2,250	-22.1%	1,752	2,250	-22.1%
Average	Sale Price	219,050	204,523	7.1%	219,050	204,523	7.1%
	Days on Market	28	57	-50.9%	28	57	-50.9%
	Percent of Original	97.2%	99.5%	-2.3%	97.2%	99.5%	-2.3%
Median	Sale Price	104,750	148,000	-29.2%	104,750	148,000	-29.2%
	Days on Market	18	31	-41.9%	18	31	-41.9%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 8 contracts for sale were written in Osage County during the month of January, down from 11 in 2022. The median list price of these homes was \$104,750, down from \$148,000 the prior year.

Half of the homes that went under contract in January were on the market less than 18 days, compared to 31 days in January 2022.

## History of Contracts Written

Units

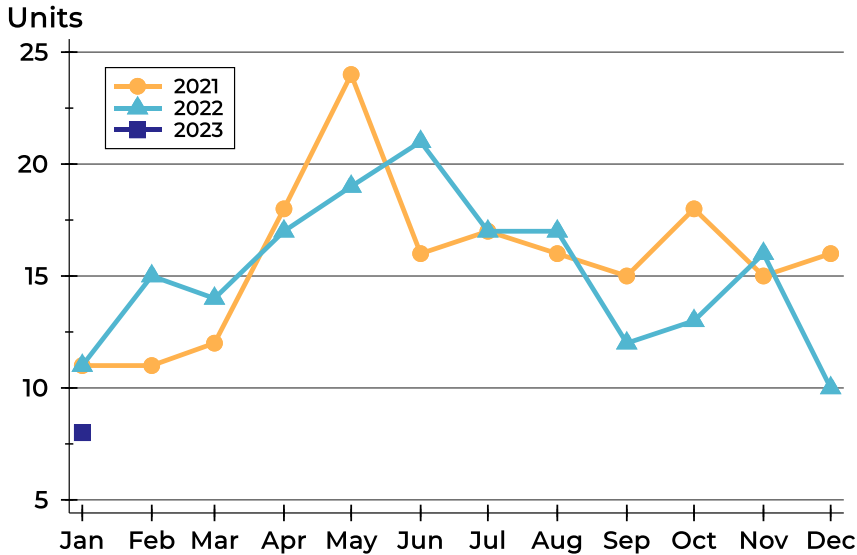






## Osage County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	11	11	<b>8</b>
February	11	15	
March	12	14	
April	18	17	
May	24	19	
June	16	21	
July	17	17	
August	16	17	
September	15	12	
October	18	13	
November	15	16	
December	16	10	

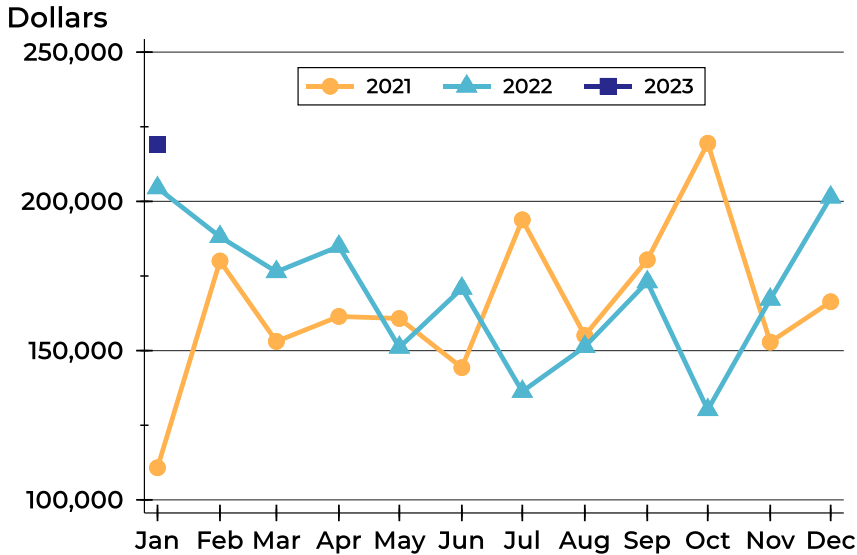
### Contracts Written by Price Range

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	12.5%	15,500	15,500	15	15	80.4%	80.4%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	37.5%	90,800	92,500	20	21	98.2%	97.4%
\$100,000-\$124,999	1	12.5%	114,500	114,500	10	10	100.0%	100.0%
\$125,000-\$149,999	1	12.5%	130,000	130,000	2	2	102.7%	102.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	12.5%	395,000	395,000	34	34	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	12.5%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



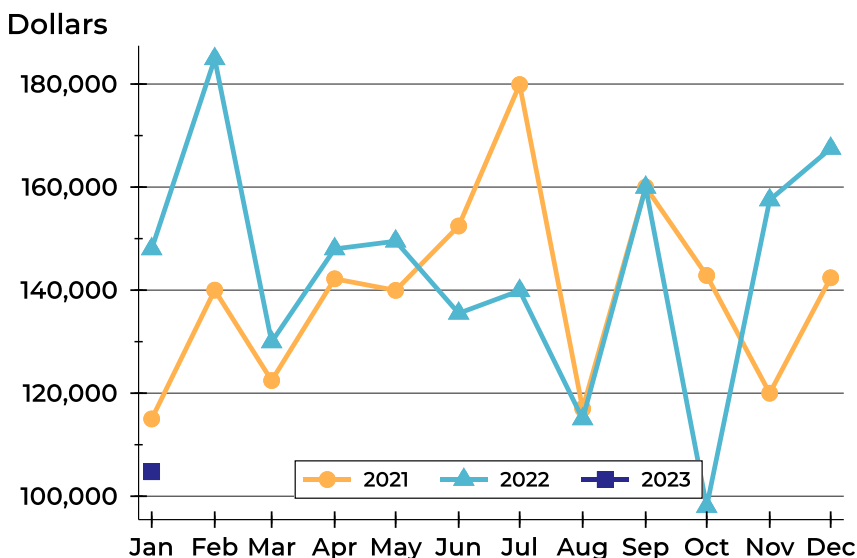
## Osage County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	110,759	204,523	219,050
February	180,027	188,153	
March	153,075	176,407	
April	161,450	184,918	
May	160,767	151,085	
June	144,300	170,855	
July	193,829	136,309	
August	155,069	151,324	
September	180,420	173,017	
October	219,476	130,177	
November	152,853	167,184	
December	166,381	201,390	

### Median Price

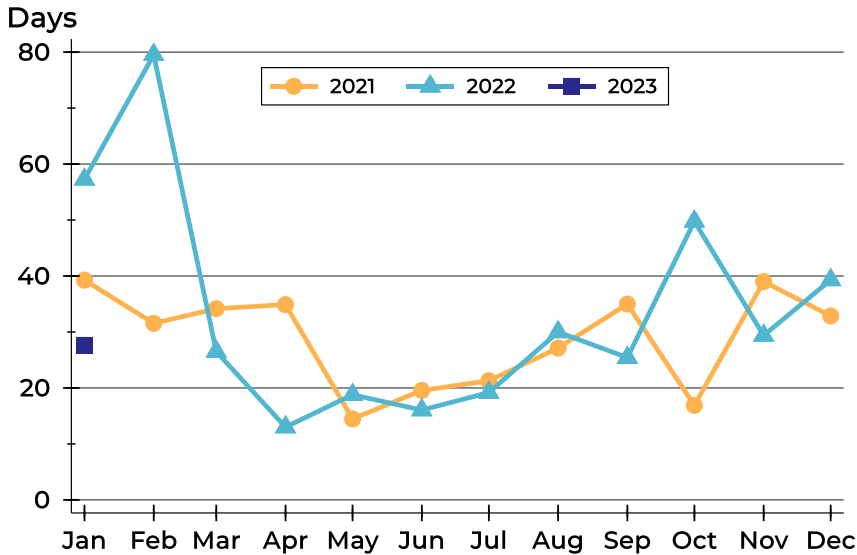


Month	2021	2022	2023
January	115,000	148,000	104,750
February	140,000	184,900	
March	122,450	129,950	
April	142,200	148,000	
May	139,950	149,500	
June	152,450	135,500	
July	179,900	139,900	
August	117,000	115,000	
September	160,000	159,950	
October	142,848	98,000	
November	120,000	157,500	
December	142,400	167,500	



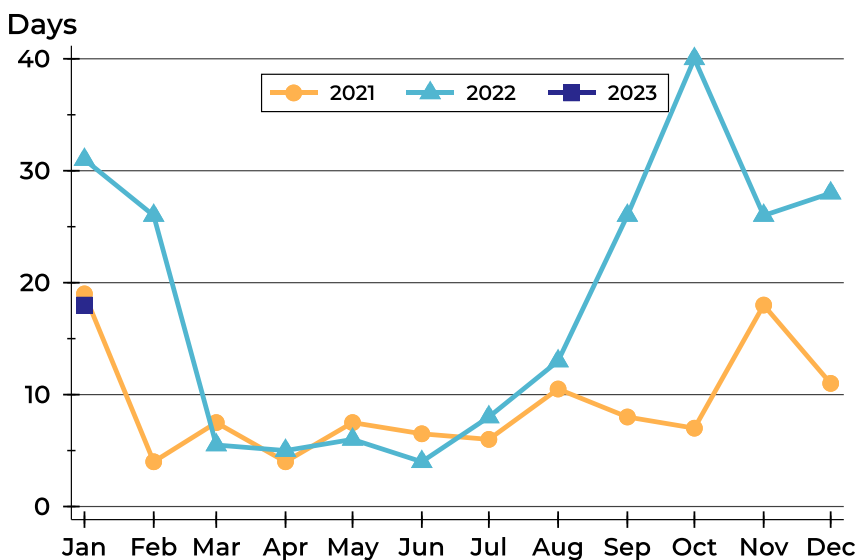
## Osage County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	39	57	<b>28</b>
February	32	80	
March	34	27	
April	35	13	
May	14	19	
June	20	16	
July	21	19	
August	27	30	
September	35	25	
October	17	50	
November	39	29	
December	33	39	

### Median DOM



Month	2021	2022	2023
January	19	31	<b>18</b>
February	4	26	
March	8	6	
April	4	5	
May	8	6	
June	7	4	
July	6	8	
August	11	13	
September	8	26	
October	7	40	
November	18	26	
December	11	28	



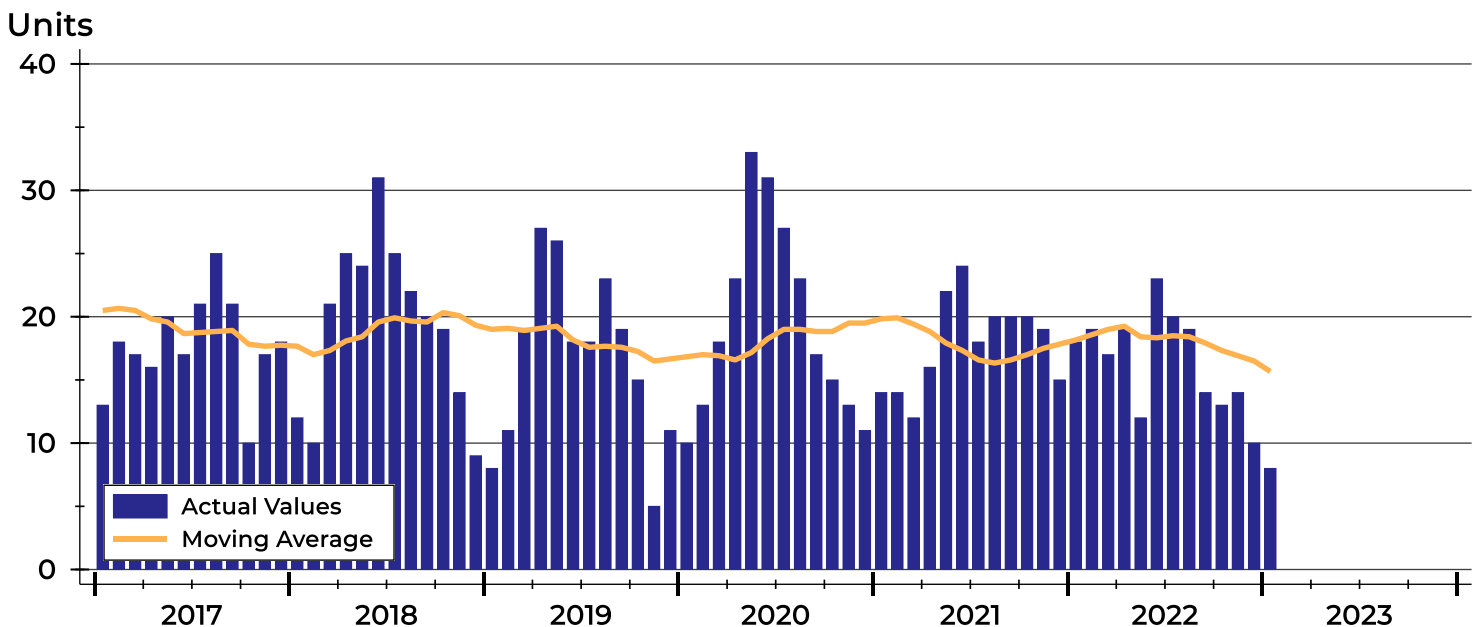
# Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		8	18	-55.6%
Volume (1,000s)		2,061	4,051	-49.1%
Average	List Price	257,600	225,058	14.5%
	Days on Market	35	63	-44.4%
	Percent of Original	98.9%	98.6%	0.3%
Median	List Price	144,750	164,950	-12.2%
	Days on Market	27	21	28.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Osage County had contracts pending at the end of January, down from 18 contracts pending at the end of January 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.

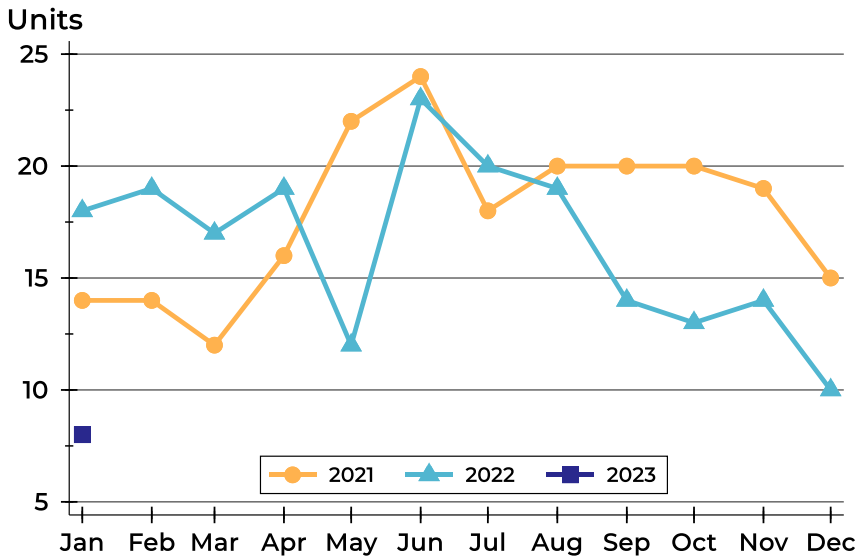
## History of Pending Contracts





## Osage County Pending Contracts Analysis

### Pending Contracts by Month



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

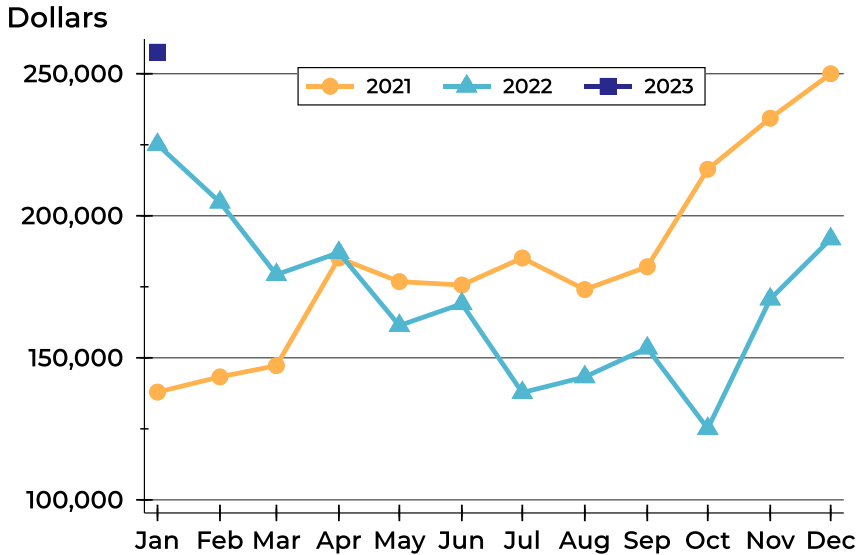
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	37.5%	90,800	92,500	20	21	99.1%	100.0%
\$100,000-\$124,999	1	12.5%	114,500	114,500	10	10	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	12.5%	175,000	175,000	9	9	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	12.5%	274,900	274,900	33	33	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	399,000	399,000	65	65	93.9%	93.9%
\$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	12.5%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



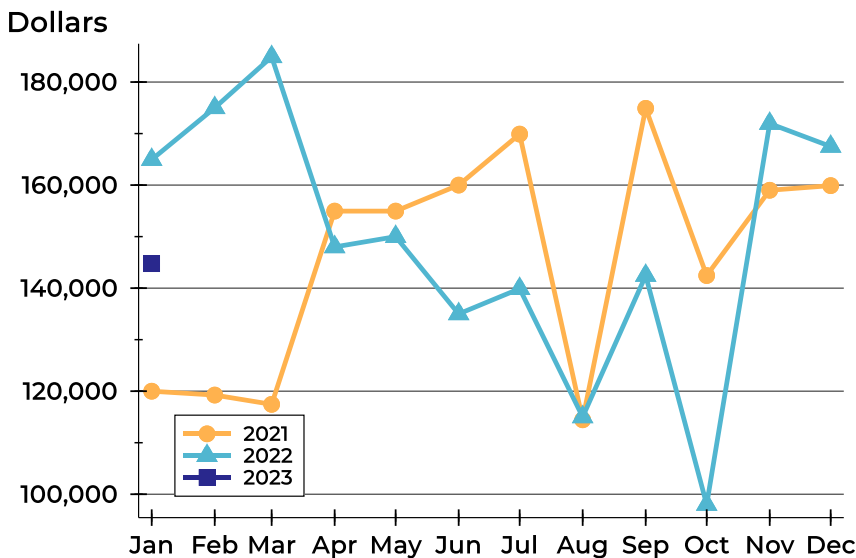
## Osage County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	137,946	225,058	<b>257,600</b>
February	143,296	204,761	
March	147,238	179,271	
April	185,131	187,026	
May	176,814	161,350	
June	175,629	169,024	
July	185,150	137,757	
August	174,025	143,279	
September	182,055	153,414	
October	216,394	125,092	
November	234,342	170,661	
December	249,993	191,845	

### Median Price

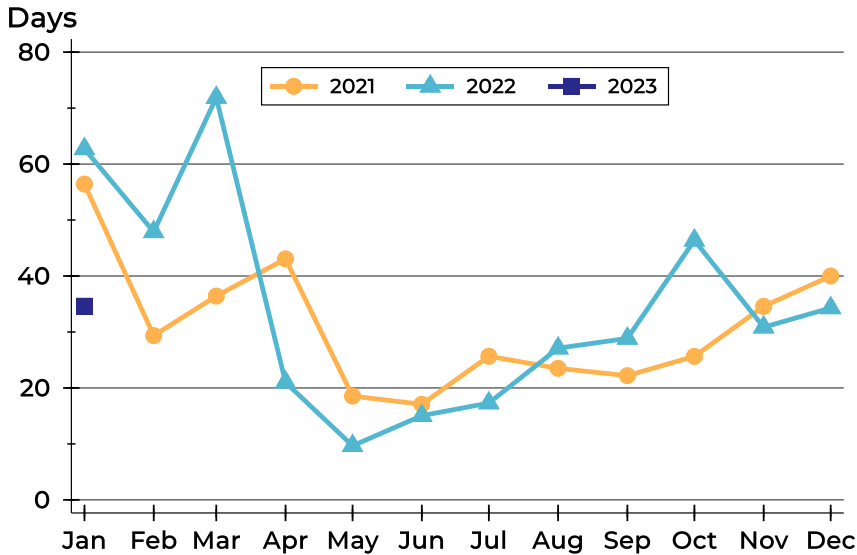


Month	2021	2022	2023
January	120,000	164,950	<b>144,750</b>
February	119,250	175,000	
March	117,450	184,900	
April	154,950	148,000	
May	154,950	150,000	
June	160,000	135,000	
July	169,900	139,900	
August	114,450	115,000	
September	174,900	142,450	
October	142,450	98,000	
November	159,000	171,950	
December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



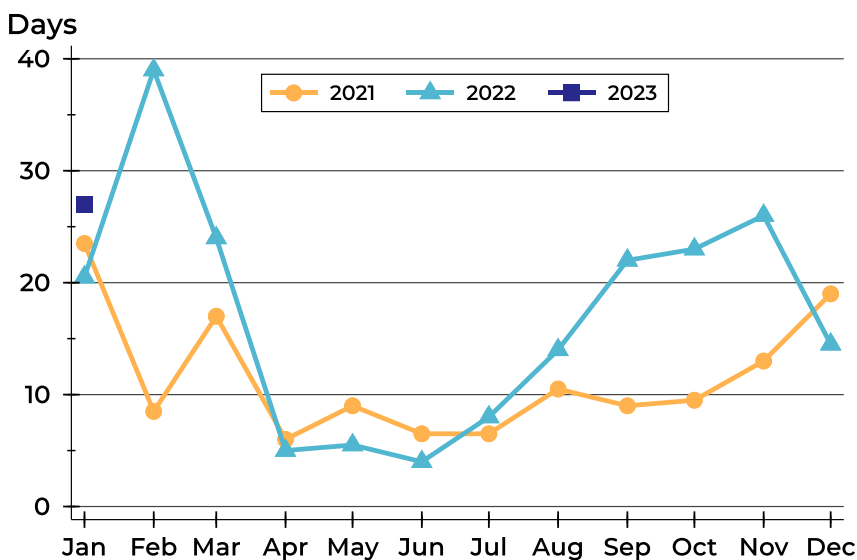
## Osage County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	24	21	<b>27</b>
February	9	39	
March	17	24	
April	6	5	
May	9	6	
June	7	4	
July	7	8	
August	11	14	
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 Rose in January

Total home sales in other counties in the Sunflower MLS rose by 50.0% last month to 12 units, compared to 8 units in January 2022. Total sales volume was \$2.6 million, up 159.9% from a year earlier.

The median sale price in January was \$190,000, up from \$87,500 a year earlier. Homes that sold in January were typically on the market for 19 days and sold for 98.3% of their list prices.

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

The total number of active listings in other counties in the Sunflower MLS at the end of January was 23 units, the same as in January 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 January was \$125,000.

During January, a total of 5 contracts were written down from 15 in January 2022. At the end of the month, there were 9 contracts still pending.

### Report Contents

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

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[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)





## Other Sunflower MLS Counties Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>12</b> 50.0%	<b>8</b> -20.0%	<b>10</b> 0.0%	<b>12</b> 50.0%	<b>8</b> -20.0%	<b>10</b> 0.0%
<b>Active Listings</b> Change from prior year		<b>23</b> 0.0%	<b>23</b> -32.4%	<b>34</b> -44.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.6</b> 14.3%	<b>1.4</b> -33.3%	<b>2.1</b> -50.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>4</b> -81.8%	<b>22</b> 144.4%	<b>9</b> -35.7%	<b>4</b> -81.8%	<b>22</b> 144.4%	<b>9</b> -35.7%
<b>Contracts Written</b> Change from prior year		<b>5</b> -66.7%	<b>15</b> 0.0%	<b>15</b> 25.0%	<b>5</b> -66.7%	<b>15</b> 0.0%	<b>15</b> 25.0%
<b>Pending Contracts</b> Change from prior year		<b>9</b> -47.1%	<b>17</b> 13.3%	<b>15</b> 7.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>2,570</b> 159.9%	<b>989</b> -54.0%	<b>2,152</b> 117.2%	<b>2,570</b> 159.9%	<b>989</b> -54.0%	<b>2,152</b> 117.2%
Average	<b>Sale Price</b> Change from prior year	<b>214,200</b> 73.3%	<b>123,625</b> -42.6%	<b>215,190</b> 117.2%	<b>214,200</b> 73.3%	<b>123,625</b> -42.6%	<b>215,190</b> 117.2%
	<b>List Price of Actives</b> Change from prior year	<b>184,428</b> -14.2%	<b>214,843</b> -26.5%	<b>292,297</b> 15.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>26</b> -21.2%	<b>33</b> -21.4%	<b>42</b> -8.7%	<b>26</b> -21.2%	<b>33</b> -21.4%	<b>42</b> -8.7%
	<b>Percent of List</b> Change from prior year	<b>99.2%</b> 10.7%	<b>89.6%</b> -5.5%	<b>94.8%</b> -1.7%	<b>99.2%</b> 10.7%	<b>89.6%</b> -5.5%	<b>94.8%</b> -1.7%
	<b>Percent of Original</b> Change from prior year	<b>98.1%</b> 16.5%	<b>84.2%</b> -9.7%	<b>93.2%</b> 1.6%	<b>98.1%</b> 16.5%	<b>84.2%</b> -9.7%	<b>93.2%</b> 1.6%
Median	<b>Sale Price</b> Change from prior year	<b>190,000</b> 117.1%	<b>87,500</b> -53.4%	<b>187,750</b> 198.0%	<b>190,000</b> 117.1%	<b>87,500</b> -53.4%	<b>187,750</b> 198.0%
	<b>List Price of Actives</b> Change from prior year	<b>125,000</b> 0.9%	<b>123,900</b> -24.9%	<b>165,000</b> 0.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>19</b> -47.2%	<b>36</b> 100.0%	<b>18</b> -14.3%	<b>19</b> -47.2%	<b>36</b> 100.0%	<b>18</b> -14.3%
	<b>Percent of List</b> Change from prior year	<b>98.3%</b> 4.6%	<b>94.0%</b> -2.1%	<b>96.0%</b> 0.3%	<b>98.3%</b> 4.6%	<b>94.0%</b> -2.1%	<b>96.0%</b> 0.3%
	<b>Percent of Original</b> Change from prior year	<b>96.4%</b> 12.7%	<b>85.5%</b> -8.6%	<b>93.5%</b> -0.5%	<b>96.4%</b> 12.7%	<b>85.5%</b> -8.6%	<b>93.5%</b> -0.5%

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



## Other Sunflower MLS Counties Closed Listings Analysis

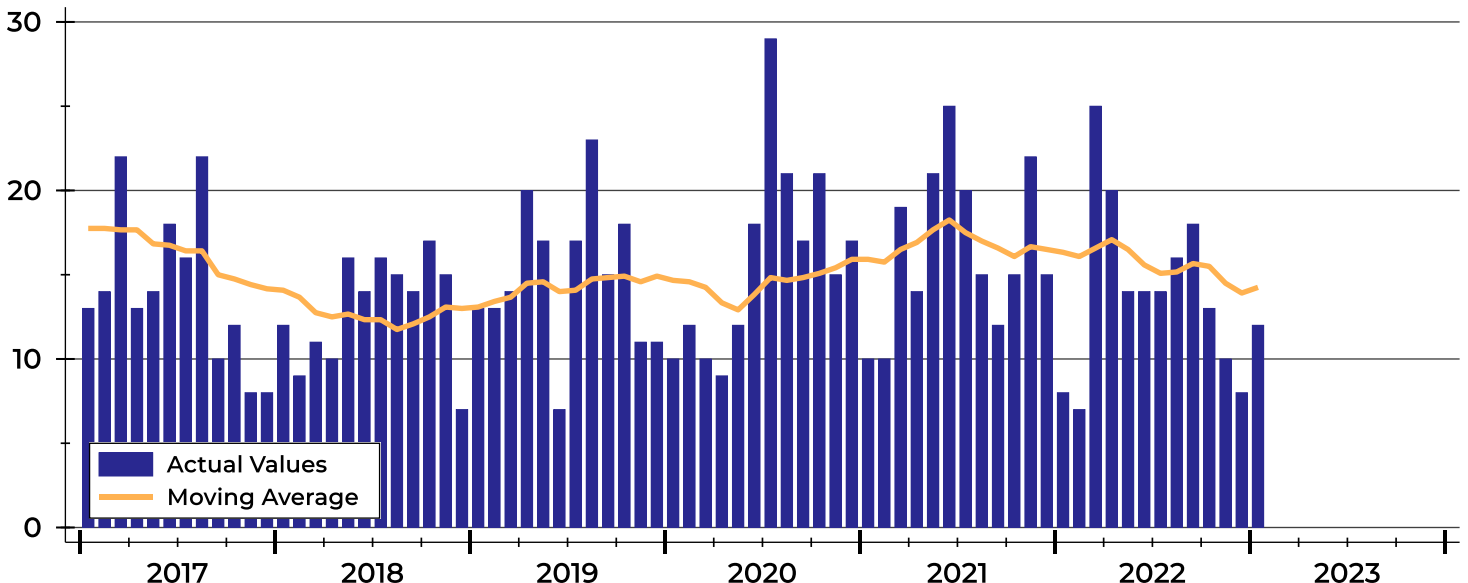
Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		12	8	50.0%	12	8	50.0%
Volume (1,000s)		2,570	989	159.9%	2,570	989	159.9%
Months' Supply		1.6	1.4	14.3%	N/A	N/A	N/A
Average	Sale Price	214,200	123,625	73.3%	214,200	123,625	73.3%
	Days on Market	26	33	-21.2%	26	33	-21.2%
	Percent of List	99.2%	89.6%	10.7%	99.2%	89.6%	10.7%
	Percent of Original	98.1%	84.2%	16.5%	98.1%	84.2%	16.5%
Median	Sale Price	190,000	87,500	117.1%	190,000	87,500	117.1%
	Days on Market	19	36	-47.2%	19	36	-47.2%
	Percent of List	98.3%	94.0%	4.6%	98.3%	94.0%	4.6%
	Percent of Original	96.4%	85.5%	12.7%	96.4%	85.5%	12.7%

A total of 12 homes sold in other counties in the Sunflower MLS in January, up from 8 units in January 2022. Total sales volume rose to \$2.6 million compared to \$1.0 million in the previous year.

The median sales price in January was \$190,000, up 117.1% compared to the prior year. Median days on market was 19 days, down from 81 days in December, and down from 36 in January 2022.

## History of Closed Listings

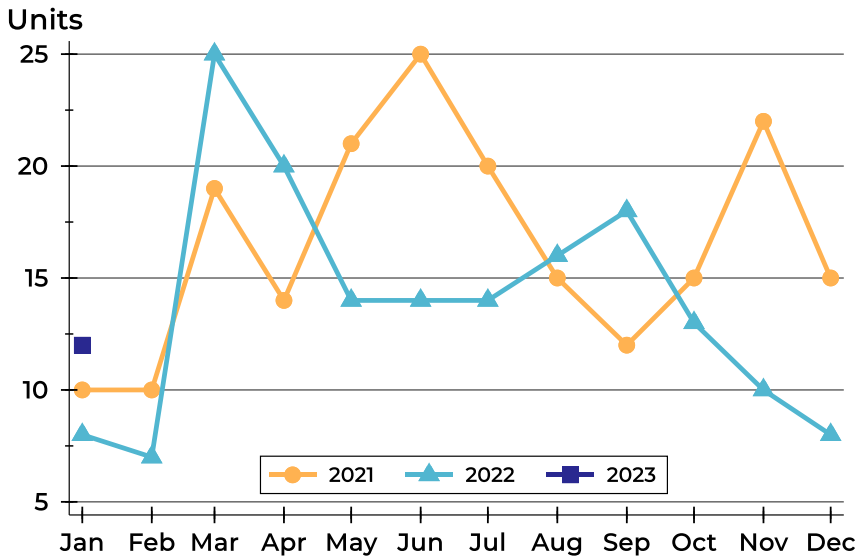
Units





## Other Sunflower MLS Counties Closed Listings Analysis

### Closed Listings by Month



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

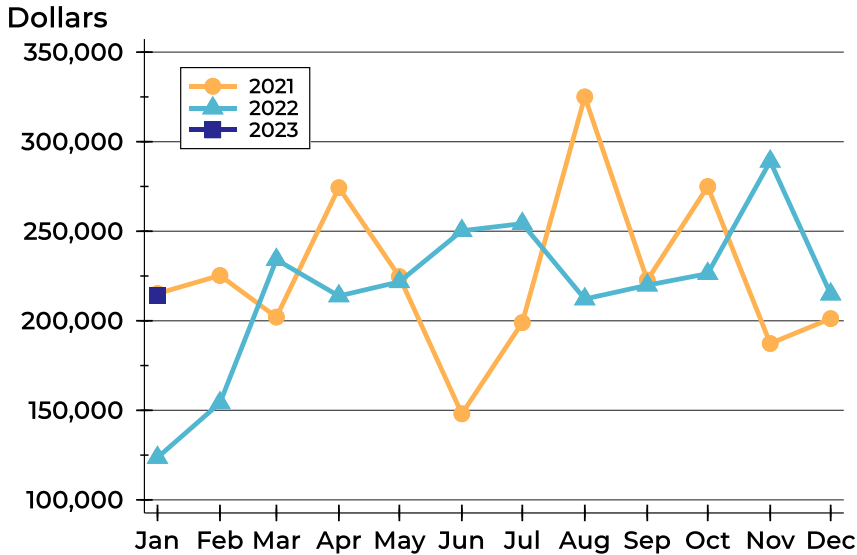
### Closed Listings by Price Range

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	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	3	25.0%	1.2	112,800	107,500	63	61	96.6%	96.5%	92.8%	93.5%
\$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	16.7%	2.5	159,750	159,750	9	9	104.1%	104.1%	104.1%	104.1%
\$175,000-\$199,999	1	8.3%	1.0	180,000	180,000	29	29	90.0%	90.0%	90.0%	90.0%
\$200,000-\$249,999	3	25.0%	0.6	205,833	200,000	3	0	97.5%	96.7%	97.5%	96.7%
\$250,000-\$299,999	1	8.3%	0.6	250,000	250,000	39	39	94.2%	94.2%	92.6%	92.6%
\$300,000-\$399,999	1	8.3%	0.0	325,000	325,000	22	22	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	8.3%	3.0	540,000	540,000	9	9	115.1%	115.1%	115.1%	115.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



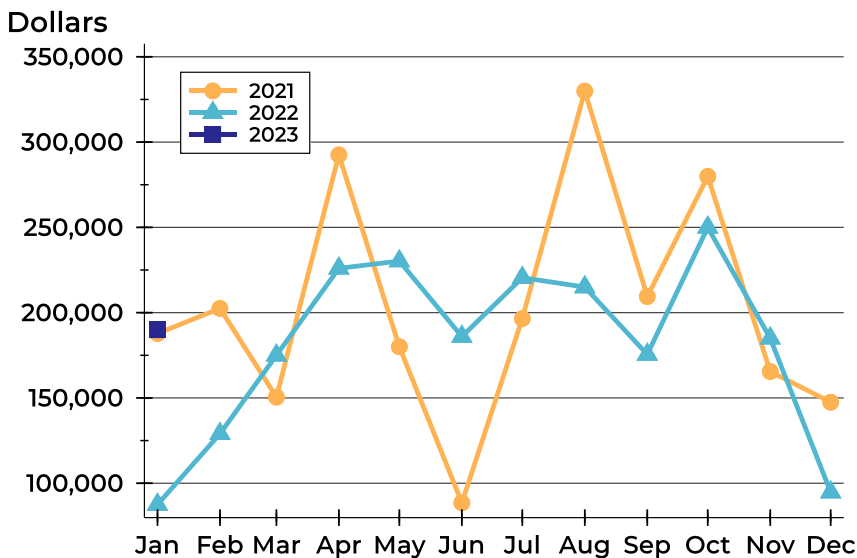
## Other Sunflower MLS Counties Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	215,190	123,625	214,200
February	225,290	154,129	
March	202,063	234,131	
April	274,321	213,845	
May	224,670	221,750	
June	148,048	250,279	
July	198,975	254,254	
August	325,020	212,156	
September	222,692	219,856	
October	274,987	226,338	
November	187,314	289,037	
December	201,220	214,863	

### Median Price

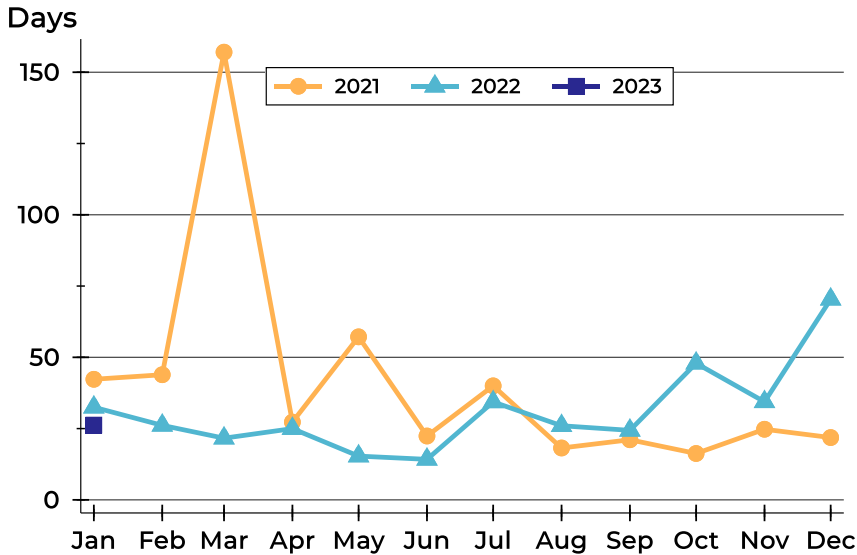


Month	2021	2022	2023
January	187,750	87,500	190,000
February	202,500	129,000	
March	150,500	175,000	
April	292,500	226,000	
May	180,000	230,250	
June	88,500	186,000	
July	196,500	220,500	
August	329,900	215,000	
September	209,450	175,500	
October	279,900	250,000	
November	165,500	185,000	
December	147,500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



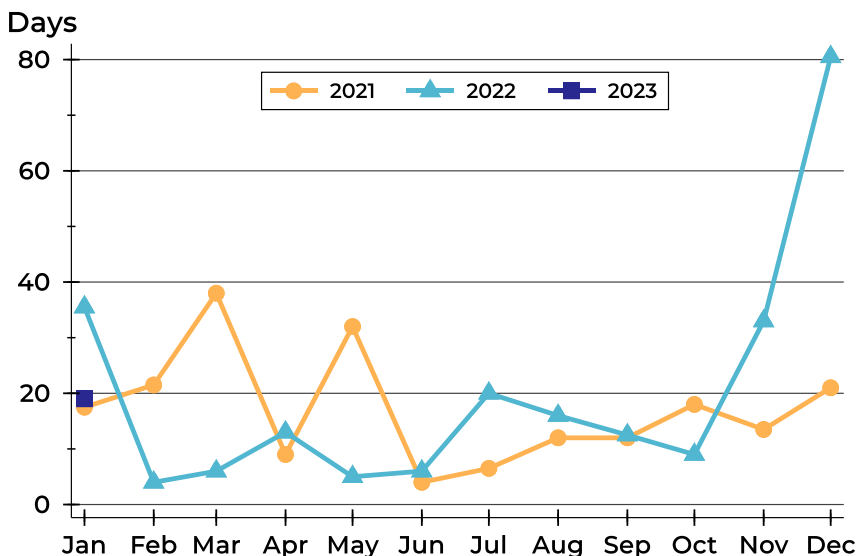
## Other Sunflower MLS Counties Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	42	33	26
February	44	26	
March	157	22	
April	27	25	
May	57	15	
June	22	14	
July	40	34	
August	18	26	
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	
March	38	6	
April	9	13	
May	32	5	
June	4	6	
July	7	20	
August	12	16	
September	12	13	
October	18	9	
November	14	33	
December	21	81	



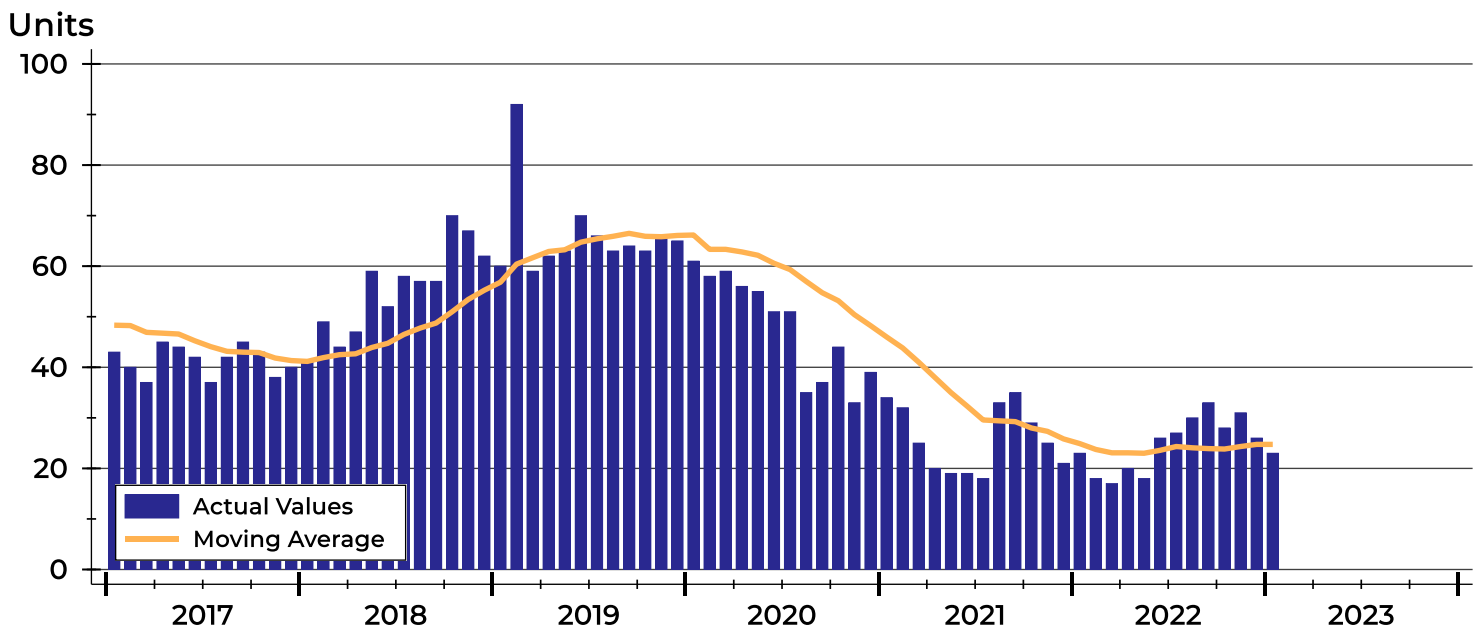
## Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		23	23	0.0%
Volume (1,000s)		4,242	4,941	-14.1%
Months' Supply		1.6	1.4	14.3%
Average	List Price	184,428	214,843	-14.2%
	Days on Market	111	53	109.4%
	Percent of Original	95.6%	98.5%	-2.9%
Median	List Price	125,000	123,900	0.9%
	Days on Market	77	34	126.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 23 homes were available for sale in other counties in the Sunflower MLS at the end of January. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of January was \$125,000, up 0.9% from 2022. The typical time on market for active listings was 77 days, up from 34 days a year earlier.

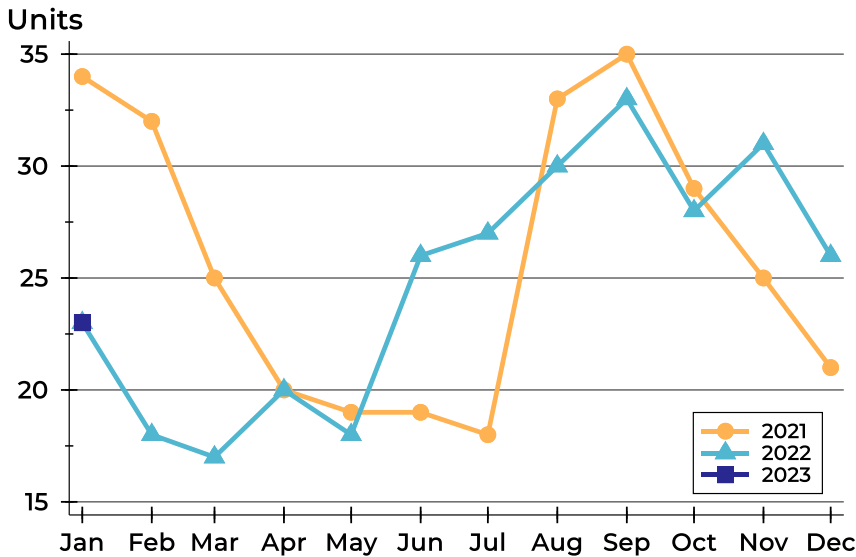
## History of Active Listings





## Other Sunflower MLS Counties Active Listings Analysis

### Active Listings by Month



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

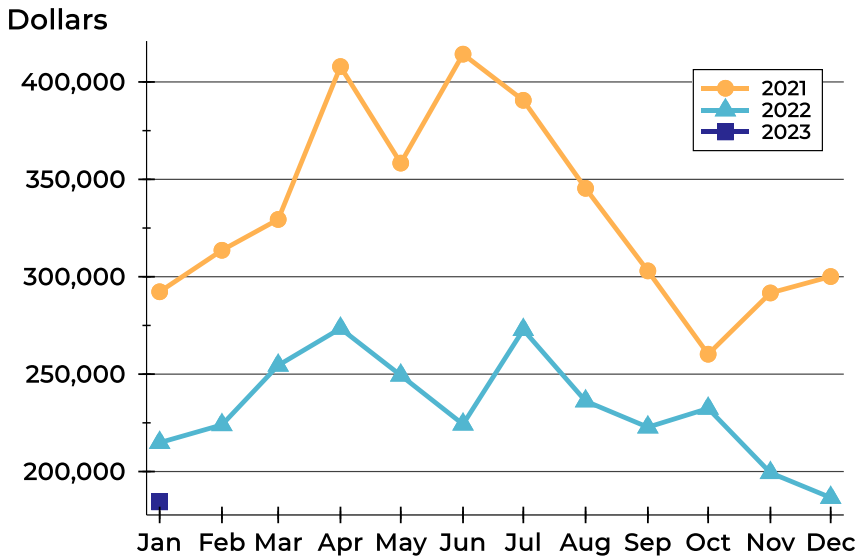
### Active Listings by Price Range

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	4.3%	N/A	45,000	45,000	16	16	100.0%	100.0%
\$50,000-\$99,999	9	39.1%	N/A	76,044	72,900	85	77	96.2%	100.0%
\$100,000-\$124,999	1	4.3%	1.2	109,900	109,900	65	65	100.0%	100.0%
\$125,000-\$149,999	2	8.7%	N/A	132,450	132,450	297	297	92.2%	92.2%
\$150,000-\$174,999	4	17.4%	2.5	157,463	154,950	132	119	91.8%	91.9%
\$175,000-\$199,999	1	4.3%	1.0	199,500	199,500	127	127	95.5%	95.5%
\$200,000-\$249,999	1	4.3%	0.6	249,900	249,900	113	113	96.2%	96.2%
\$250,000-\$299,999	1	4.3%	0.6	275,900	275,900	60	60	98.6%	98.6%
\$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	4.3%	N/A	422,500	422,500	23	23	90.9%	90.9%
\$500,000-\$749,999	1	4.3%	3.0	500,000	500,000	59	59	100.0%	100.0%
\$750,000-\$999,999	1	4.3%	N/A	860,000	860,000	210	210	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



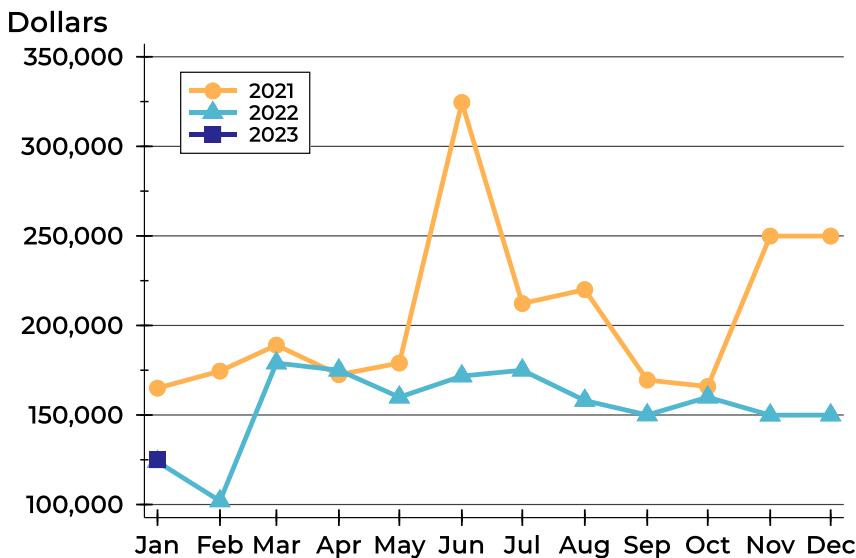
## Other Sunflower MLS Counties Active Listings Analysis

### Average Price



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

### Median Price



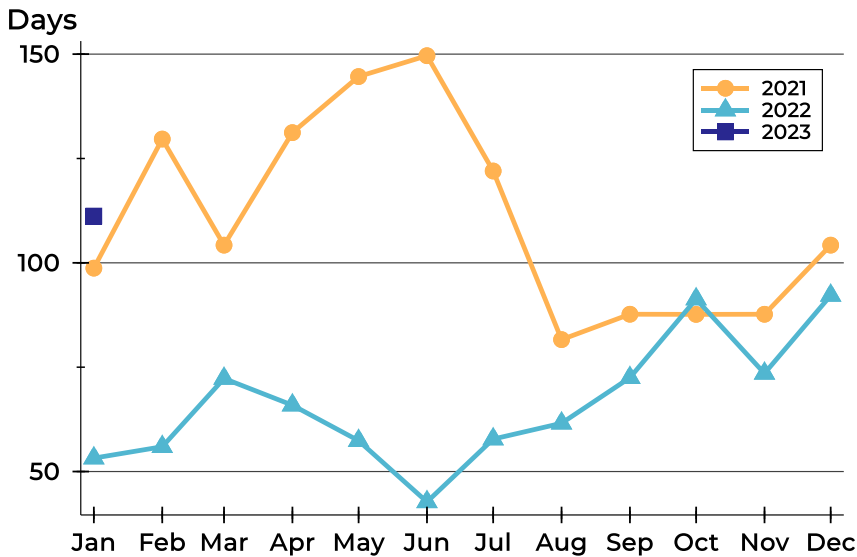
Month	2021	2022	2023
January	165,000	123,900	<b>125,000</b>
February	174,500	102,000	
March	189,000	179,000	
April	172,500	175,000	
May	179,000	159,950	
June	324,500	171,750	
July	212,248	175,000	
August	220,000	158,078	
September	169,500	150,000	
October	165,900	159,950	
November	249,900	149,900	
December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





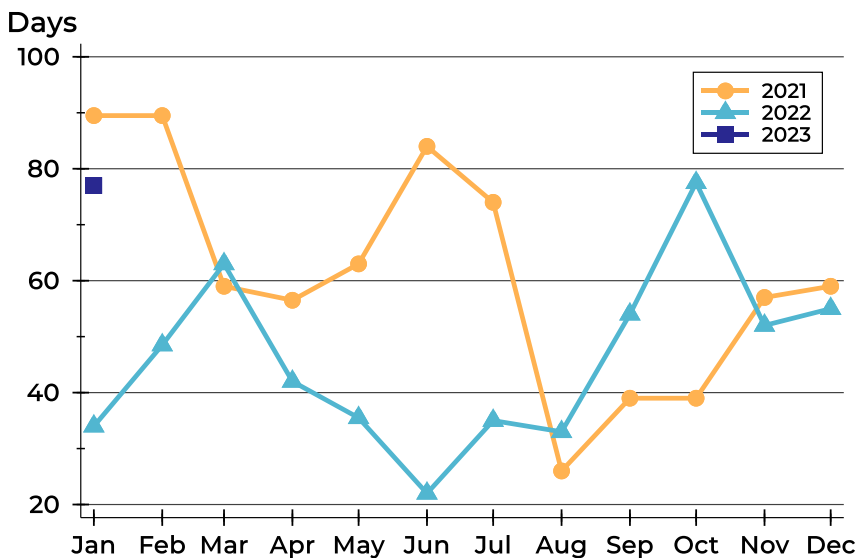
## Other Sunflower MLS Counties Active Listings Analysis

### Average DOM



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

### Median DOM

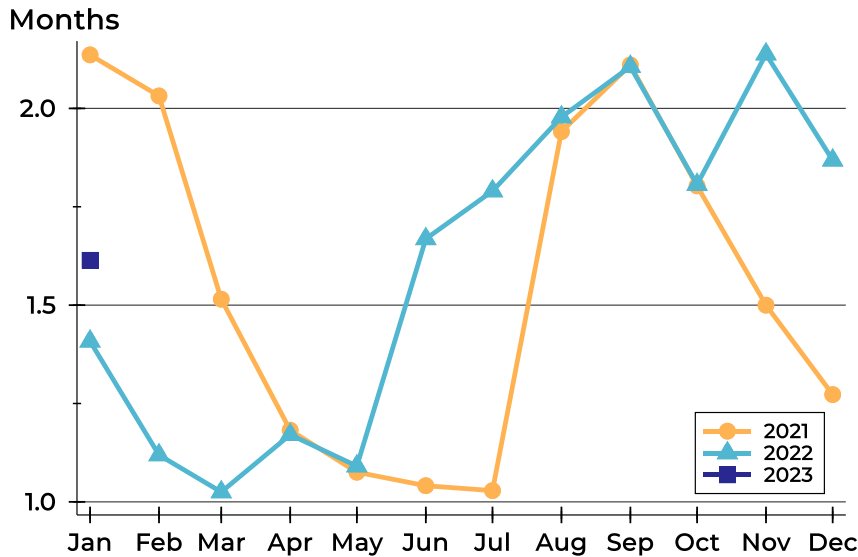


Month	2021	2022	2023
January	90	34	77
February	90	49	
March	59	63	
April	57	42	
May	63	36	
June	84	22	
July	74	35	
August	26	33	
September	39	54	
October	39	78	
November	57	52	
December	59	55	



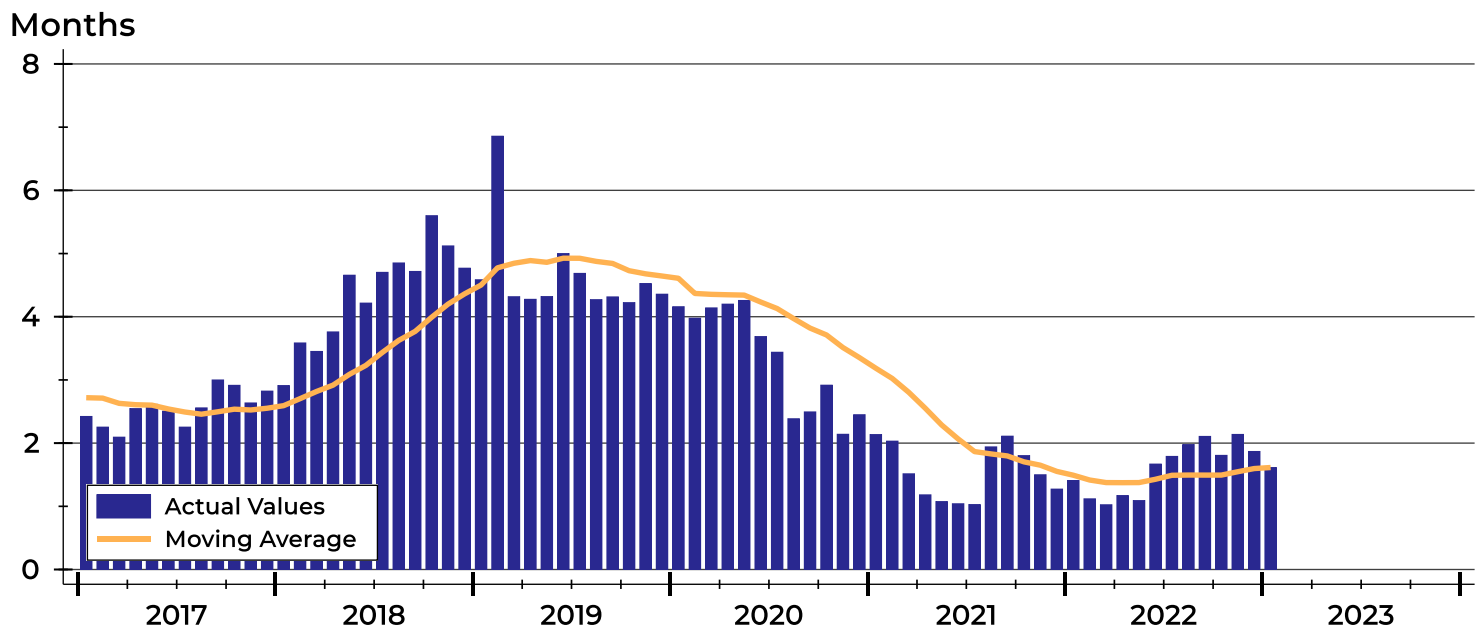
## Other Sunflower MLS Counties Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.1	1.4	<b>1.6</b>
February	2.0	1.1	
March	1.5	1.0	
April	1.2	1.2	
May	1.1	1.1	
June	1.0	1.7	
July	1.0	1.8	
August	1.9	2.0	
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

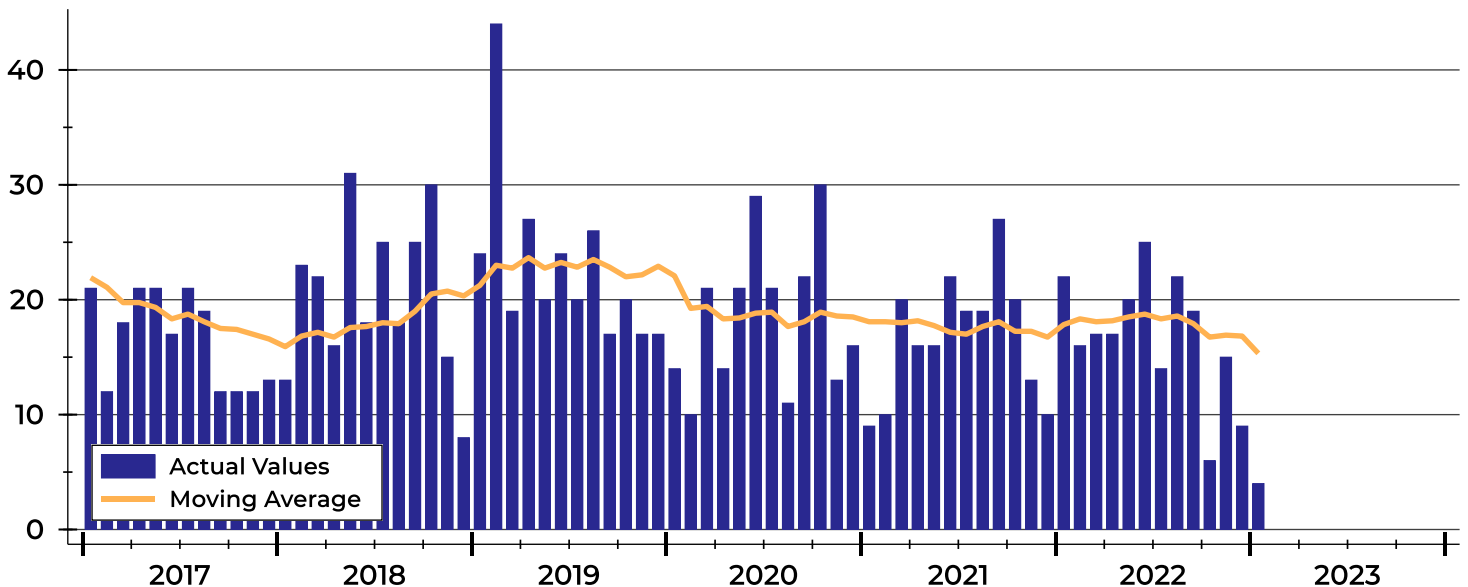
Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	4	22	-81.8%
	Volume (1,000s)	692	5,101	-86.4%
	Average List Price	173,100	231,859	-25.3%
	Median List Price	112,450	172,000	-34.6%
Year-to-Date	New Listings	4	22	-81.8%
	Volume (1,000s)	692	5,101	-86.4%
	Average List Price	173,100	231,859	-25.3%
	Median List Price	112,450	172,000	-34.6%

A total of 4 new listings were added in other counties in the Sunflower MLS during January, down 81.8% from the same month in 2022.

The median list price of these homes was \$112,450 down from \$172,000 in 2022.

## History of New Listings

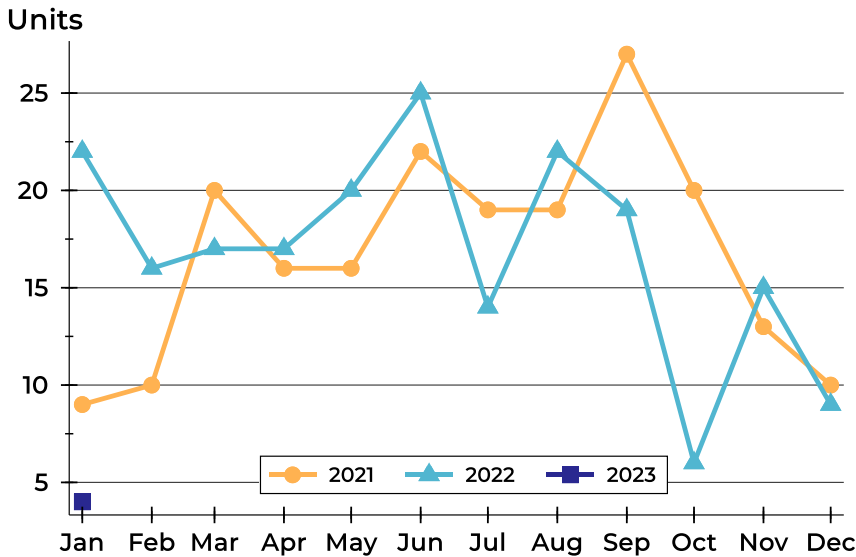
Units





## Other Sunflower MLS Counties New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	9	22	4
February	10	16	
March	20	17	
April	16	17	
May	16	20	
June	22	25	
July	19	14	
August	19	22	
September	27	19	
October	20	6	
November	13	15	
December	10	9	

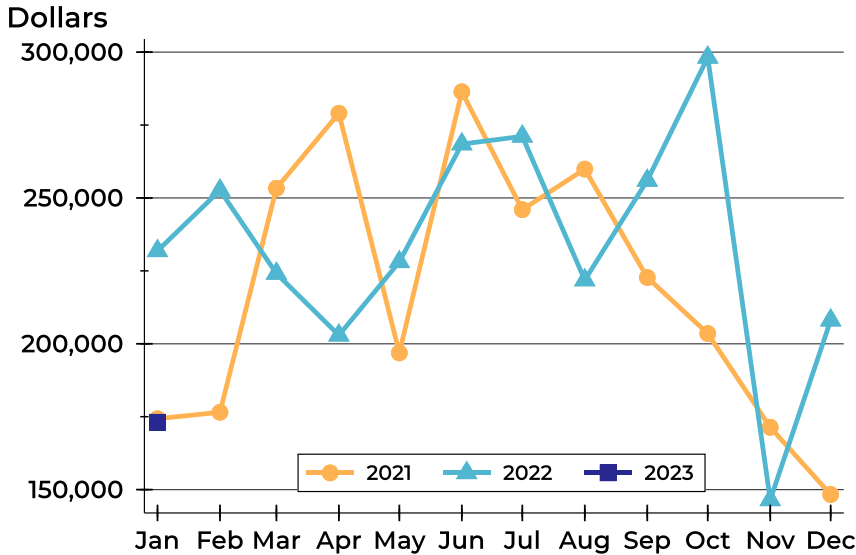
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	25.0%	45,000	45,000	23	23	100.0%	100.0%
\$50,000-\$99,999	1	25.0%	65,000	65,000	13	13	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	25.0%	159,900	159,900	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	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	1	25.0%	422,500	422,500	25	25	90.9%	90.9%
\$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



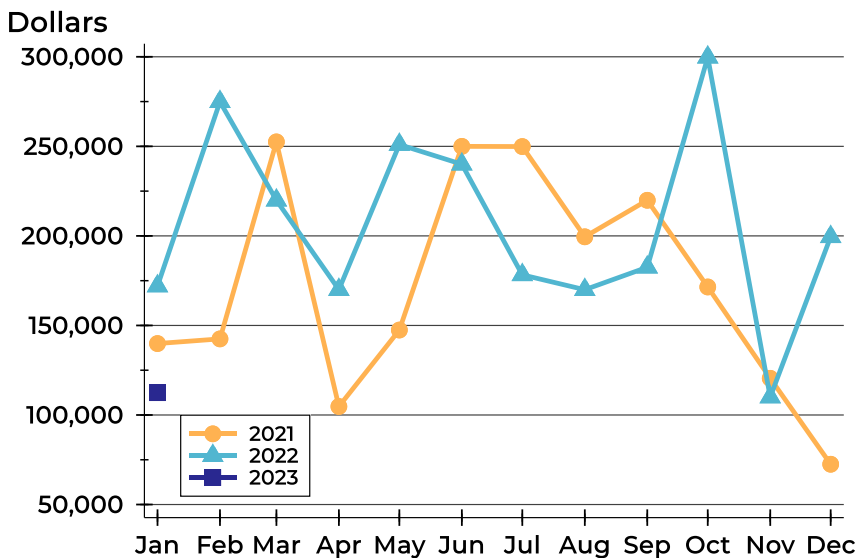
## Other Sunflower MLS Counties New Listings Analysis

### Average Price



Month	2021	2022	2023
January	174,311	231,859	173,100
February	176,530	252,629	
March	253,330	224,124	
April	279,050	202,936	
May	196,888	228,105	
June	286,409	268,488	
July	245,987	271,132	
August	259,900	221,862	
September	222,730	256,011	
October	203,515	298,217	
November	171,369	146,483	
December	148,330	208,089	

### Median Price



Month	2021	2022	2023
January	139,900	172,000	112,450
February	142,500	274,900	
March	252,500	219,900	
April	104,750	170,000	
May	147,450	251,000	
June	250,000	240,000	
July	249,900	178,250	
August	199,500	169,950	
September	219,900	182,500	
October	171,500	299,750	
November	120,500	110,000	
December	72,500	199,500	



## Other Sunflower MLS Counties Contracts Written Analysis

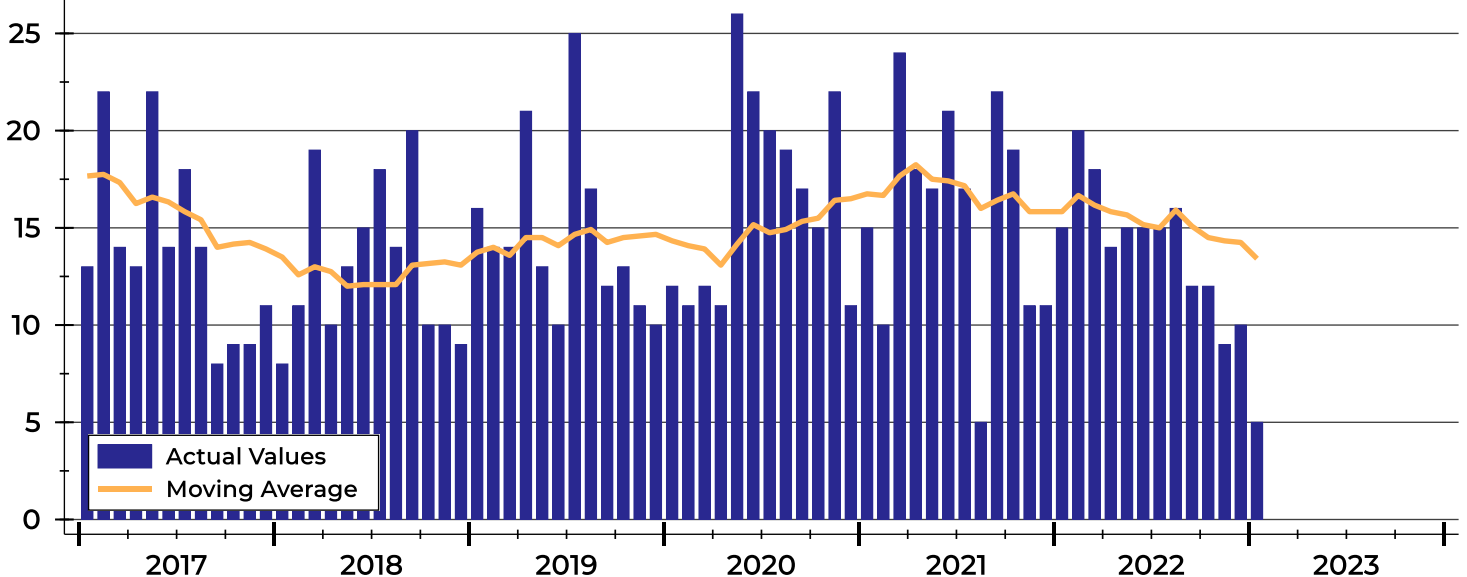
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		5	15	-66.7%	5	15	-66.7%
Volume (1,000s)		885	3,480	-74.6%	885	3,480	-74.6%
Average	Sale Price	177,000	231,987	-23.7%	177,000	231,987	-23.7%
	Days on Market	62	23	169.6%	62	23	169.6%
	Percent of Original	94.0%	96.3%	-2.4%	94.0%	96.3%	-2.4%
Median	Sale Price	199,500	180,000	10.8%	199,500	180,000	10.8%
	Days on Market	39	3	1200.0%	39	3	1200.0%
	Percent of Original	92.6%	96.8%	-4.3%	92.6%	96.8%	-4.3%

A total of 5 contracts for sale were written in other counties in the Sunflower MLS during the month of January, down from 15 in 2022. The median list price of these homes was \$199,500, up from \$180,000 the prior year.

Half of the homes that went under contract in January were on the market less than 39 days, compared to 3 days in January 2022.

## History of Contracts Written

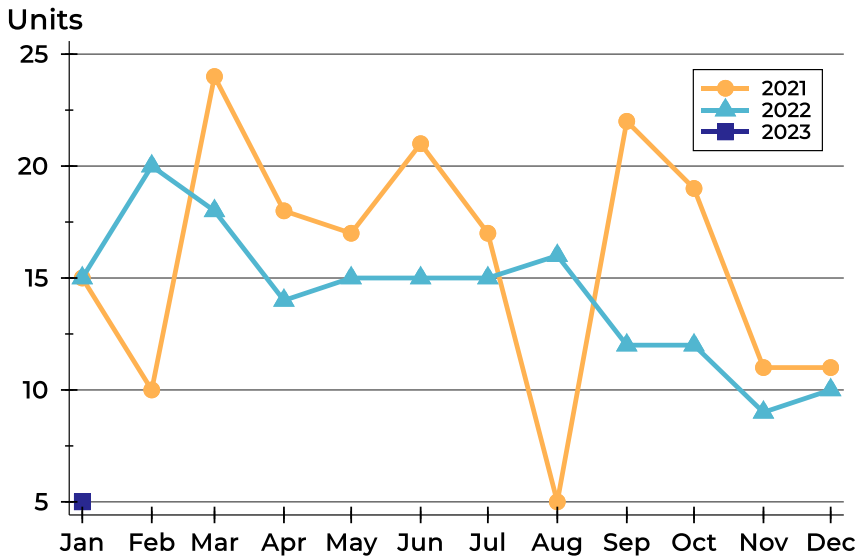
Units





## Other Sunflower MLS Counties Contracts Written Analysis

### Contracts Written by Month



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

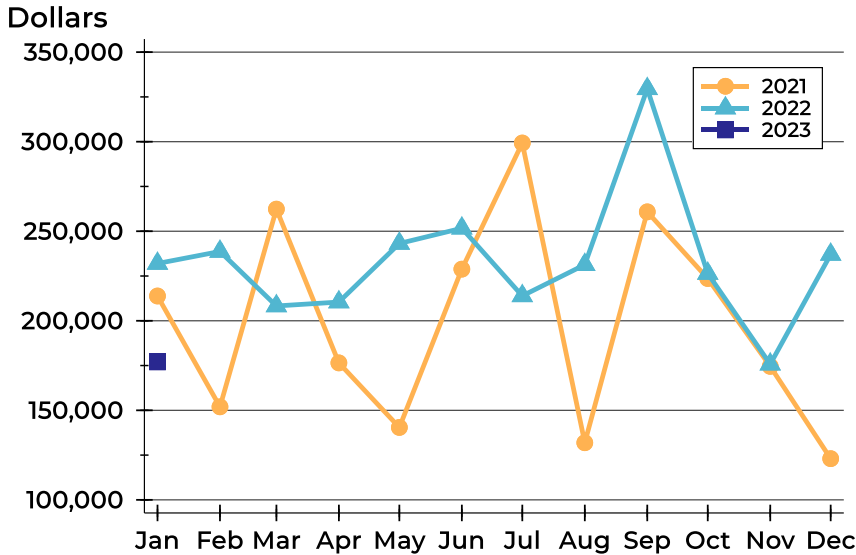
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	20.0%	45,000	45,000	37	37	100.0%	100.0%
\$50,000-\$99,999	1	20.0%	60,000	60,000	134	134	85.7%	85.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	20.0%	199,500	199,500	6	6	101.8%	101.8%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	265,500	265,500	39	39	92.6%	92.6%
\$300,000-\$399,999	1	20.0%	315,000	315,000	92	92	90.0%	90.0%
\$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



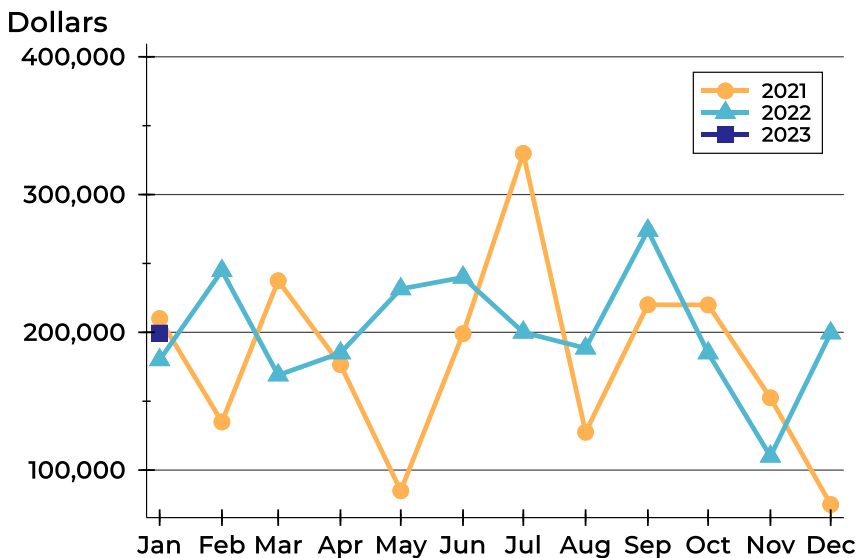
## Other Sunflower MLS Counties Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	213,840	231,987	177,000
February	151,970	238,700	
March	262,350	208,275	
April	176,483	210,464	
May	140,453	243,174	
June	228,843	251,680	
July	299,271	213,920	
August	131,899	231,319	
September	260,823	329,542	
October	223,611	226,425	
November	174,564	175,744	
December	123,018	237,040	

### Median Price



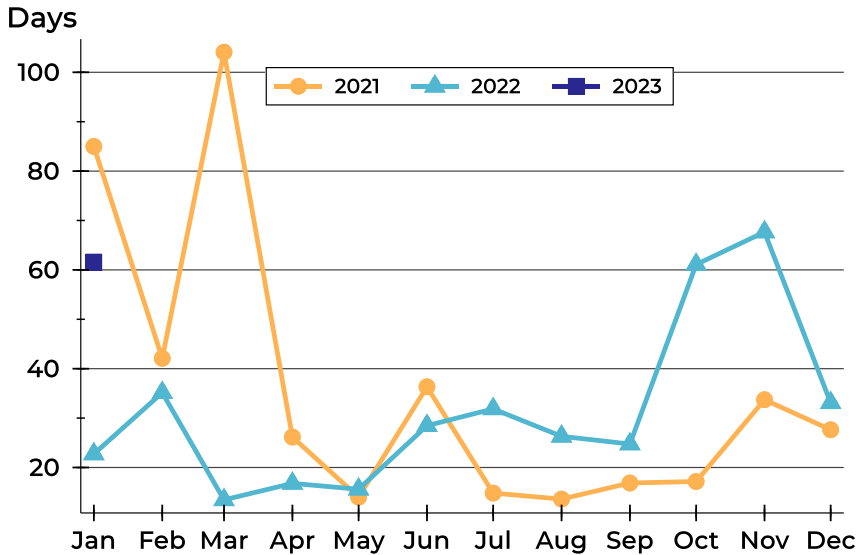
Month	2021	2022	2023
January	210,000	180,000	199,500
February	134,950	244,700	
March	237,450	168,950	
April	176,500	185,000	
May	85,000	231,500	
June	199,000	239,900	
July	329,900	200,000	
August	127,500	188,500	
September	220,000	274,000	
October	219,900	185,000	
November	152,500	110,000	
December	75,000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





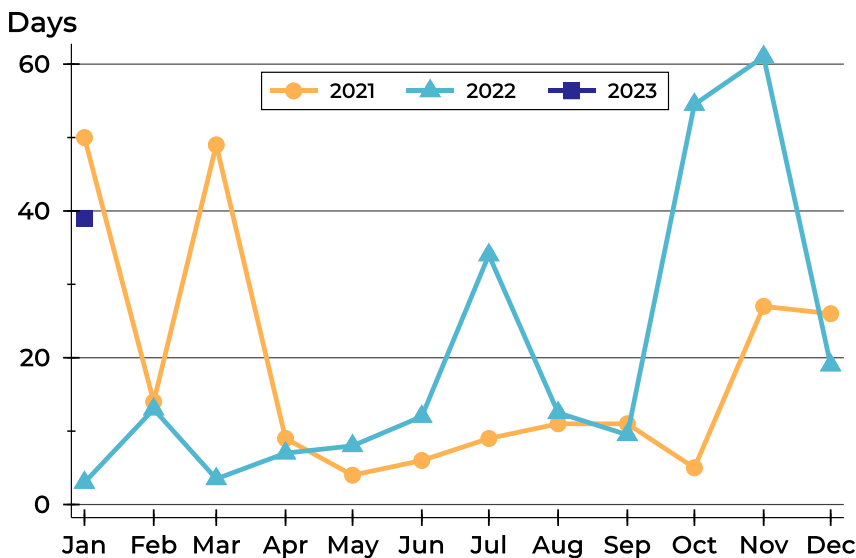
## Other Sunflower MLS Counties Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	85	23	<b>62</b>
February	42	35	
March	104	13	
April	26	17	
May	14	16	
June	36	28	
July	15	32	
August	14	26	
September	17	25	
October	17	61	
November	34	68	
December	28	33	

### Median DOM



Month	2021	2022	2023
January	50	3	<b>39</b>
February	14	13	
March	49	4	
April	9	7	
May	4	8	
June	6	12	
July	9	34	
August	11	13	
September	11	10	
October	5	55	
November	27	61	
December	26	19	



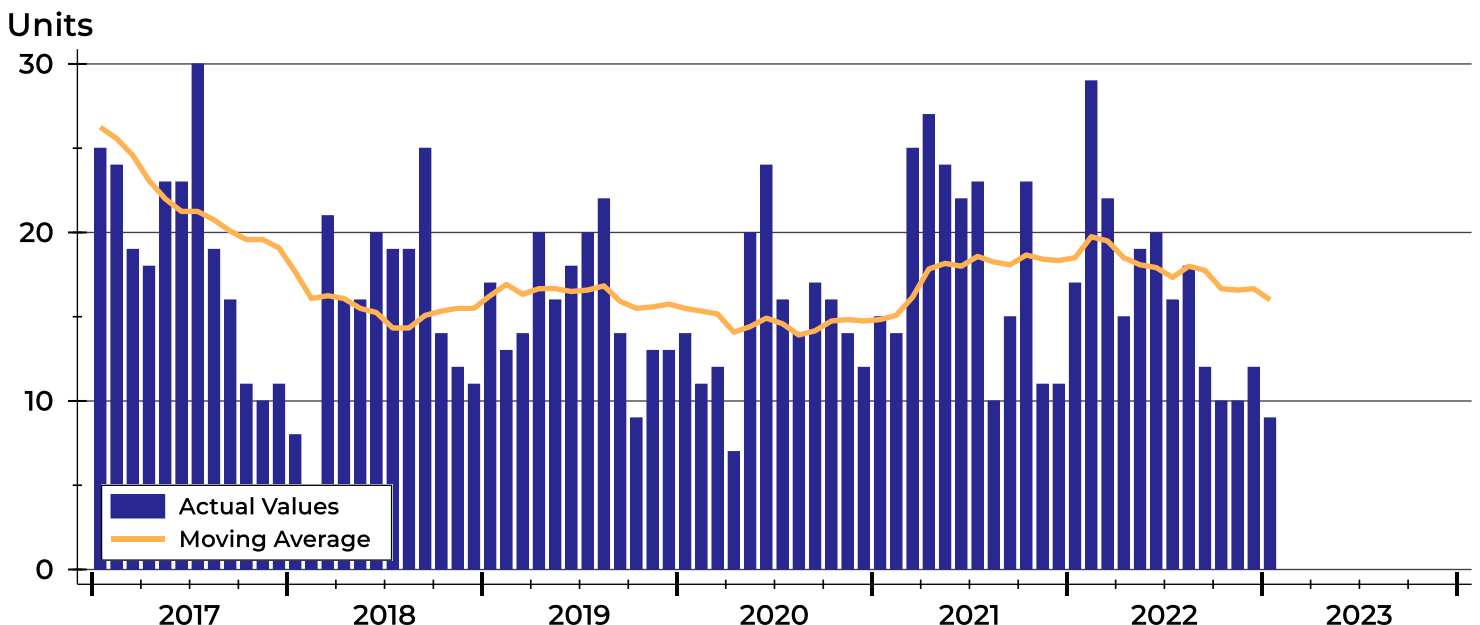
## Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		9	17	-47.1%
Volume (1,000s)		1,819	3,205	-43.2%
Average	List Price	202,144	188,541	7.2%
	Days on Market	68	48	41.7%
	Percent of Original	95.3%	98.6%	-3.3%
Median	List Price	199,500	180,000	10.8%
	Days on Market	38	30	26.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in other counties in the Sunflower MLS had contracts pending at the end of January, down from 17 contracts pending at the end of January 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.

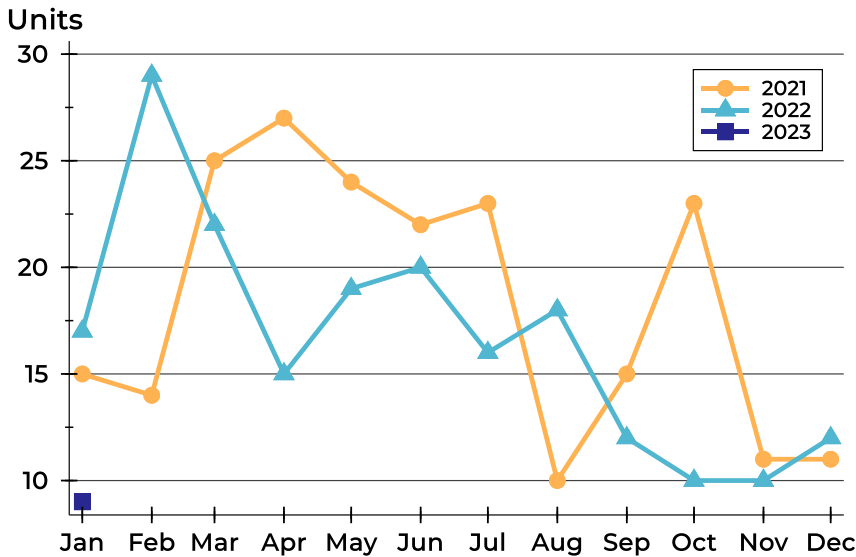
## History of Pending Contracts





## Other Sunflower MLS Counties Pending Contracts Analysis

### Pending Contracts by Month



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

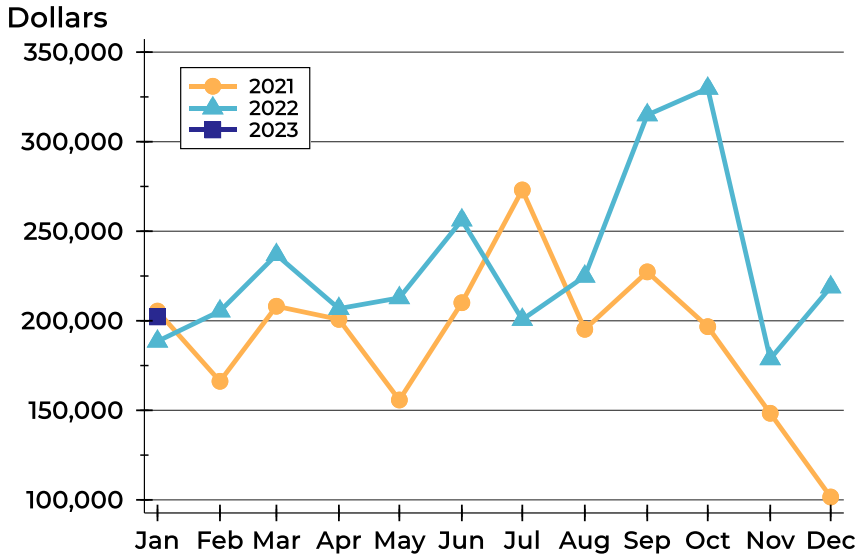
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	11.1%	45,000	45,000	37	37	100.0%	100.0%
\$50,000-\$99,999	2	22.2%	65,500	65,500	86	86	92.9%	92.9%
\$100,000-\$124,999	1	11.1%	124,900	124,900	61	61	96.2%	96.2%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	22.2%	199,700	199,700	18	18	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	22.2%	330,000	330,000	63	63	88.1%	88.1%
\$400,000-\$499,999	1	11.1%	459,000	459,000	185	185	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



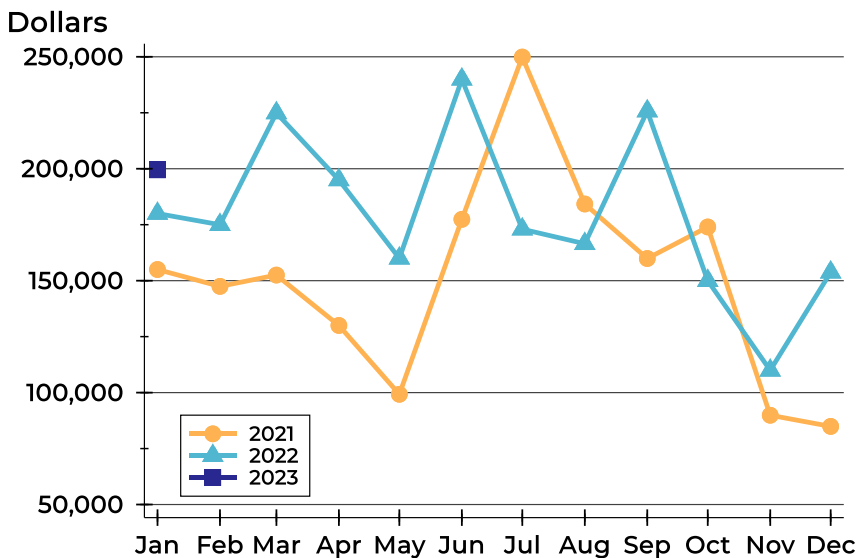
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	205,413	188,541	<b>202,144</b>
February	166,214	205,390	
March	208,124	236,875	
April	200,781	206,793	
May	155,771	212,785	
June	210,091	256,226	
July	273,059	200,675	
August	195,240	224,806	
September	227,313	314,917	
October	196,713	329,760	
November	148,364	178,710	
December	101,600	218,850	

### Median Price

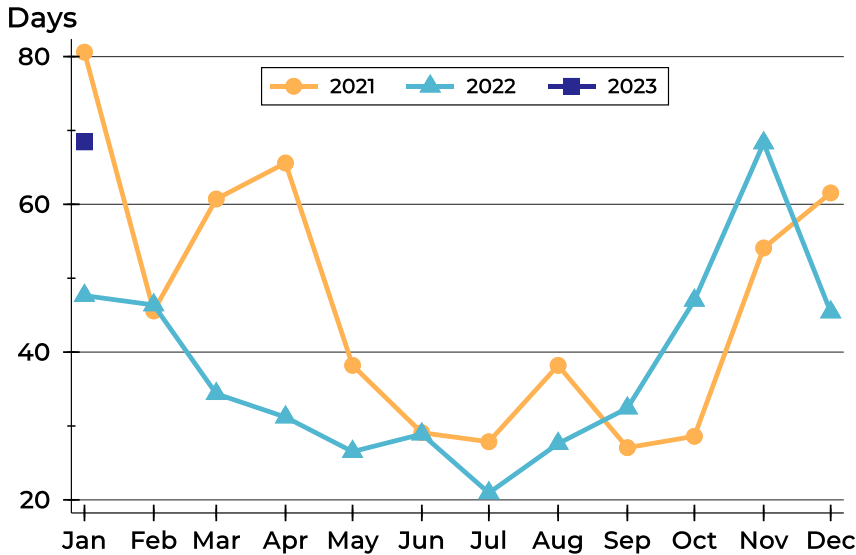


Month	2021	2022	2023
January	155,000	180,000	<b>199,500</b>
February	147,450	175,000	
March	152,500	224,900	
April	130,000	195,000	
May	99,250	160,000	
June	177,400	239,950	
July	249,900	173,000	
August	184,250	166,500	
September	159,900	225,750	
October	174,000	150,000	
November	89,900	109,950	
December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



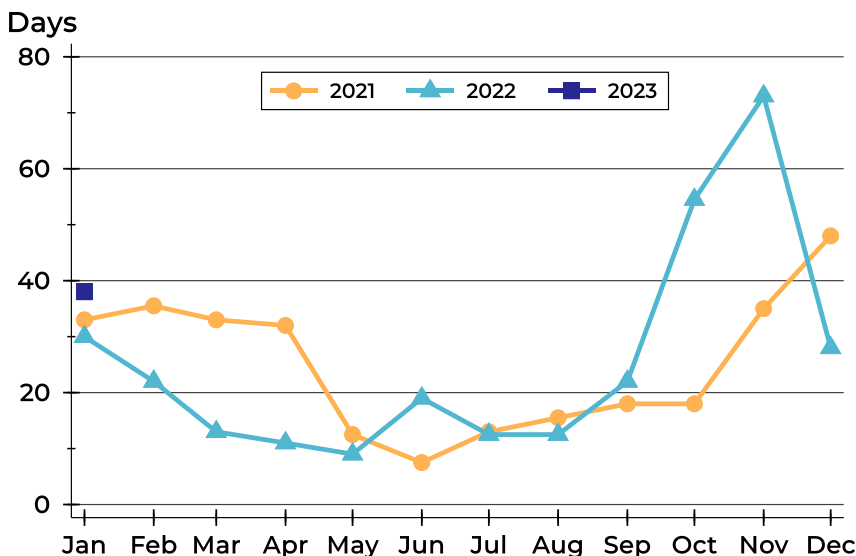
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	81	48	<b>68</b>
February	46	46	
March	61	34	
April	66	31	
May	38	27	
June	29	29	
July	28	21	
August	38	28	
September	27	32	
October	29	47	
November	54	68	
December	62	45	

### Median DOM



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



## Pottawatomie County Housing Report



### Market Overview

#### Pottawatomie County Home Sales Remained Constant in January

Total home sales in Pottawatomie County remained at 3 units last month, the same as in January 2022. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in January was \$159,000, down from \$210,000 a year earlier. Homes that sold in January were typically on the market for 2 days and sold for 98.6% of their list prices.

#### Pottawatomie County Active Listings Up at End of January

The total number of active listings in Pottawatomie County at the end of January was 8 units, up from 1 at the same point in 2022. This represents a 3.6 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$182,500.

During January, a total of 1 contract was written down from 2 in January 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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## Pottawatomie County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>3</b> 0.0%	<b>3</b> 200.0%	<b>1</b> 0.0%	<b>3</b> 0.0%	<b>3</b> 200.0%	<b>1</b> 0.0%
<b>Active Listings</b> Change from prior year		<b>8</b> 700.0%	<b>1</b> -85.7%	<b>7</b> -58.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>3.6</b> 1100.0%	<b>0.3</b> -86.4%	<b>2.2</b> -71.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>1</b> -66.7%	<b>3</b> -50.0%	<b>6</b> 50.0%	<b>1</b> -66.7%	<b>3</b> -50.0%	<b>6</b> 50.0%
<b>Contracts Written</b> Change from prior year		<b>1</b> -50.0%	<b>2</b> -60.0%	<b>5</b> 66.7%	<b>1</b> -50.0%	<b>2</b> -60.0%	<b>5</b> 66.7%
<b>Pending Contracts</b> Change from prior year		<b>1</b> -66.7%	<b>3</b> -40.0%	<b>5</b> 150.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>446</b> -31.4%	<b>650</b> 622.2%	<b>90</b> -1.1%	<b>446</b> -31.4%	<b>650</b> 622.2%	<b>90</b> -1.1%
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>148,590</b> -31.4%	<b>216,667</b> 140.7%	<b>90,000</b> -1.3%	<b>148,590</b> -31.4%	<b>216,667</b> 140.7%	<b>90,000</b> -1.3%
	<b>List Price of Actives</b> Change from prior year	<b>216,675</b> 155.2%	<b>84,900</b> -79.5%	<b>414,142</b> 133.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>15</b> -75.8%	<b>62</b> -88.1%	<b>522</b> 536.6%	<b>15</b> -75.8%	<b>62</b> -88.1%	<b>522</b> 536.6%
	<b>Percent of List</b> Change from prior year	<b>96.4%</b> 0.0%	<b>96.4%</b> 17.8%	<b>81.8%</b> -19.2%	<b>96.4%</b> 0.0%	<b>96.4%</b> 17.8%	<b>81.8%</b> -19.2%
	<b>Percent of Original</b> Change from prior year	<b>96.4%</b> 1.8%	<b>94.7%</b> 57.8%	<b>60.0%</b> -32.9%	<b>96.4%</b> 1.8%	<b>94.7%</b> 57.8%	<b>60.0%</b> -32.9%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>159,000</b> -24.3%	<b>210,000</b> 133.3%	<b>90,000</b> -1.3%	<b>159,000</b> -24.3%	<b>210,000</b> 133.3%	<b>90,000</b> -1.3%
	<b>List Price of Actives</b> Change from prior year	<b>182,500</b> 115.0%	<b>84,900</b> -57.3%	<b>199,000</b> 42.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>2</b> -97.1%	<b>69</b> -86.8%	<b>522</b> 536.6%	<b>2</b> -97.1%	<b>69</b> -86.8%	<b>522</b> 536.6%
	<b>Percent of List</b> Change from prior year	<b>98.6%</b> 3.8%	<b>95.0%</b> 16.1%	<b>81.8%</b> -19.2%	<b>98.6%</b> 3.8%	<b>95.0%</b> 16.1%	<b>81.8%</b> -19.2%
	<b>Percent of Original</b> Change from prior year	<b>98.6%</b> 4.7%	<b>94.2%</b> 57.0%	<b>60.0%</b> -32.9%	<b>98.6%</b> 4.7%	<b>94.2%</b> 57.0%	<b>60.0%</b> -32.9%

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



## Pottawatomie County Closed Listings Analysis

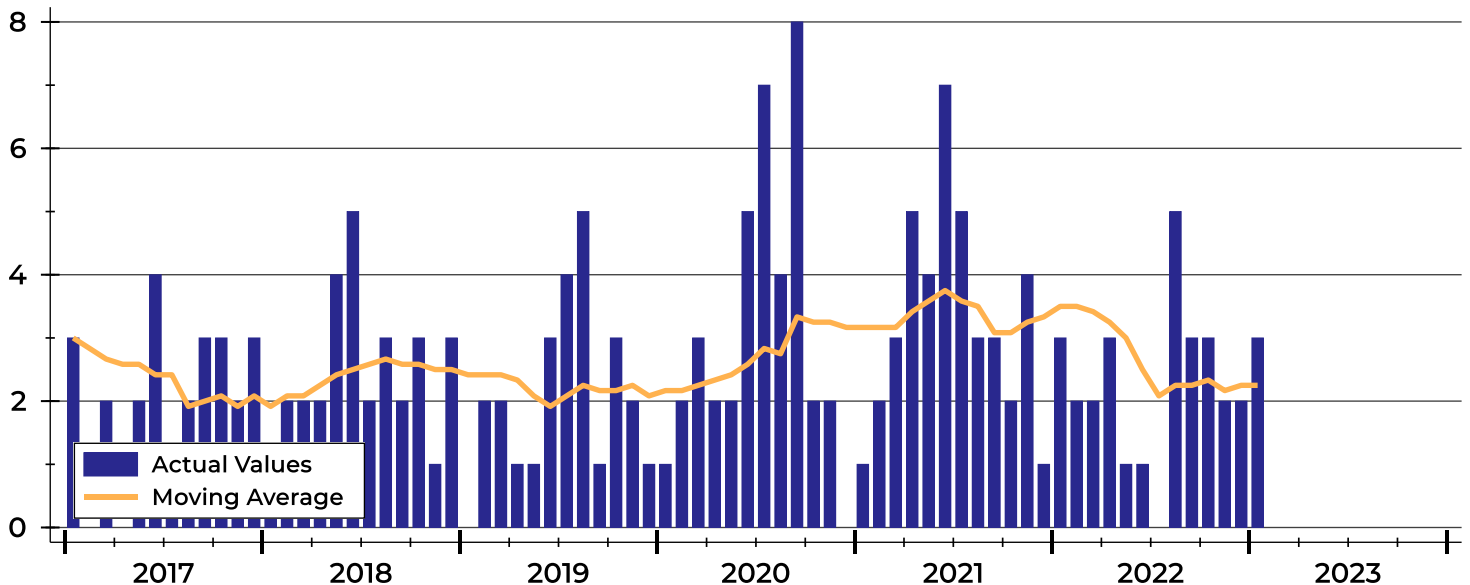
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		3	3	0.0%	3	3	0.0%
Volume (1,000s)		446	650	-31.4%	446	650	-31.4%
Months' Supply		3.6	0.3	1100.0%	N/A	N/A	N/A
Average	Sale Price	148,590	216,667	-31.4%	148,590	216,667	-31.4%
	Days on Market	15	62	-75.8%	15	62	-75.8%
	Percent of List	96.4%	96.4%	0.0%	96.4%	96.4%	0.0%
	Percent of Original	96.4%	94.7%	1.8%	96.4%	94.7%	1.8%
Median	Sale Price	159,000	210,000	-24.3%	159,000	210,000	-24.3%
	Days on Market	2	69	-97.1%	2	69	-97.1%
	Percent of List	98.6%	95.0%	3.8%	98.6%	95.0%	3.8%
	Percent of Original	98.6%	94.2%	4.7%	98.6%	94.2%	4.7%

A total of 3 homes sold in Pottawatomie County in January, showing no change from January 2022. Total sales volume fell to \$0.4 million compared to \$0.7 million in the previous year.

The median sales price in January was \$159,000, down 24.3% compared to the prior year. Median days on market was 2 days, down from 137 days in December, and down from 69 in January 2022.

## History of Closed Listings

Units

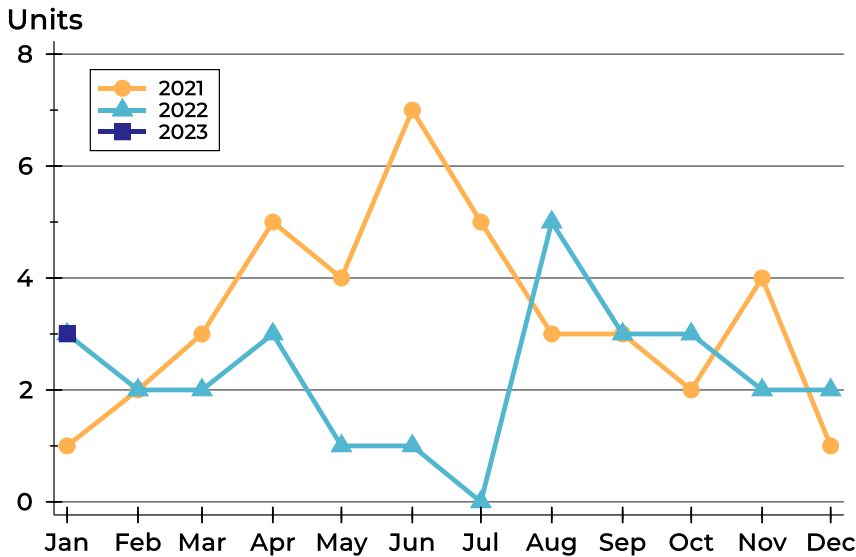






## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



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

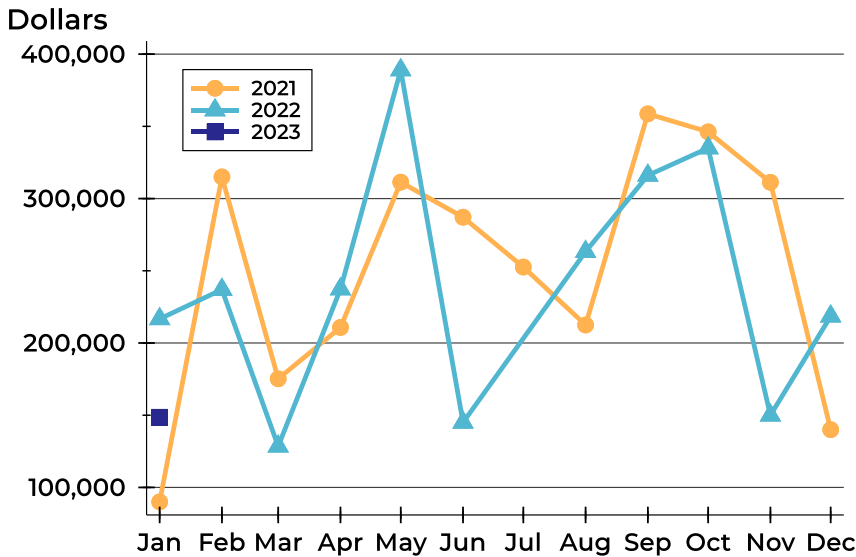
### Closed Listings by Price Range

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	1	33.3%	0.0	119,269	119,269	41	41	88.3%	88.3%	88.3%	88.3%
\$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	2	66.7%	4.8	163,250	163,250	2	2	100.5%	100.5%	100.5%	100.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



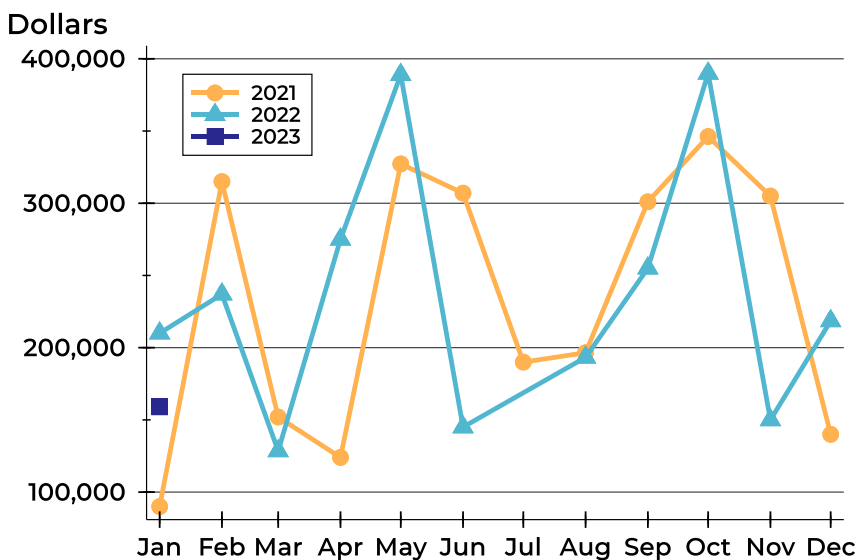
## Pottawatomie County Closed Listings Analysis

### Average Price



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

### Median Price

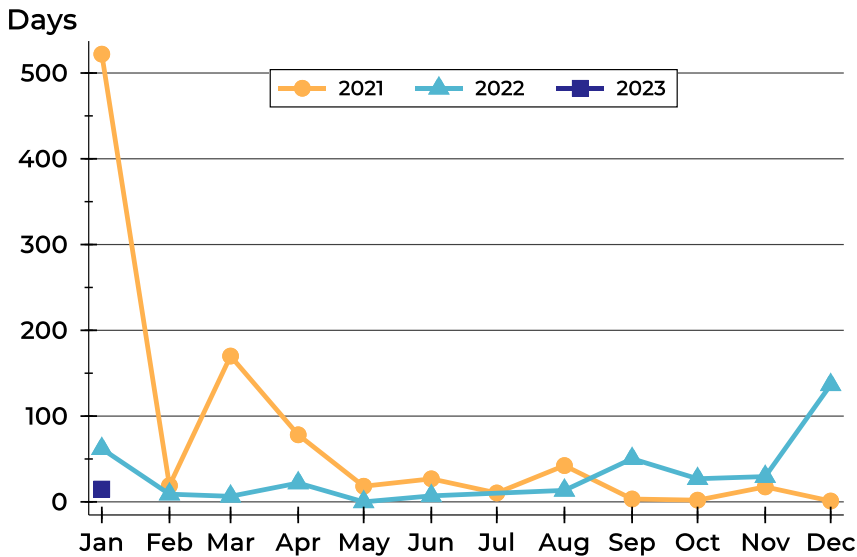


Month	2021	2022	2023
January	90,000	210,000	159,000
February	315,000	237,000	
March	152,000	128,500	
April	124,000	275,000	
May	327,250	389,000	
June	307,000	145,000	
July	190,000	N/A	
August	196,500	193,300	
September	301,000	255,000	
October	346,200	389,900	
November	305,000	149,950	
December	140,000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



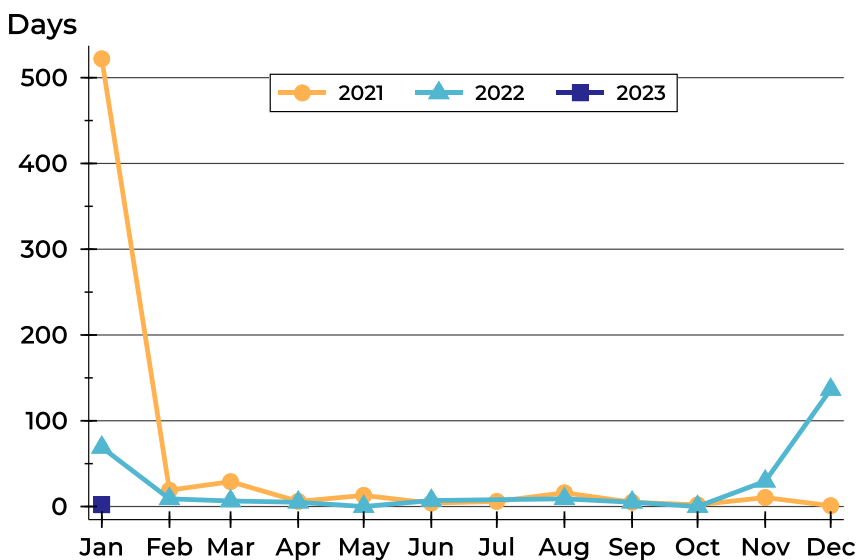
## Pottawatomie County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	522	62	15
February	19	9	
March	170	7	
April	78	22	
May	18	N/A	
June	27	7	
July	10	N/A	
August	42	13	
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	
March	29	7	
April	6	5	
May	13	N/A	
June	4	7	
July	6	N/A	
August	16	9	
September	5	5	
October	2	N/A	
November	11	30	
December	1	137	



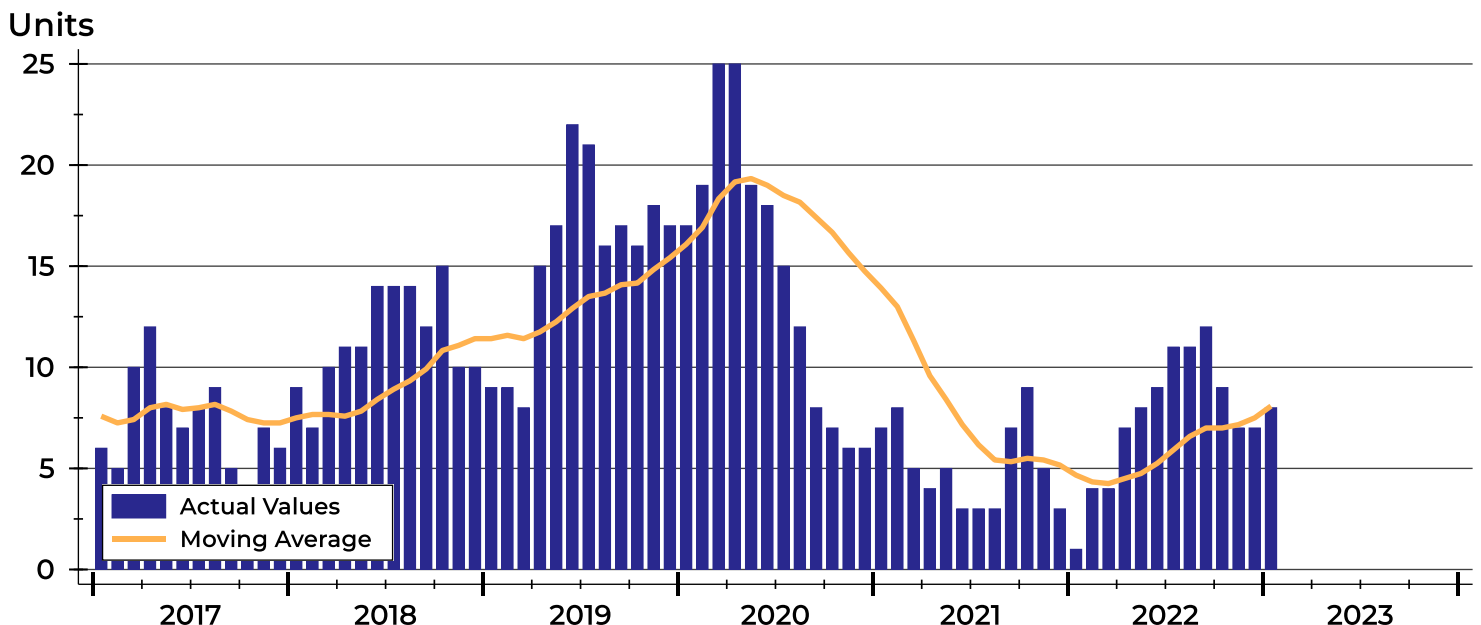
## Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		8	1	700.0%
Volume (1,000s)		1,733	85	1938.8%
Months' Supply		3.6	0.3	1100.0%
Average	List Price	216,675	84,900	155.2%
	Days on Market	80	174	-54.0%
	Percent of Original	94.2%	73.9%	27.5%
Median	List Price	182,500	84,900	115.0%
	Days on Market	82	174	-52.9%
	Percent of Original	98.2%	73.9%	32.9%

A total of 8 homes were available for sale in Pottawatomie County at the end of January. This represents a 3.6 months' supply of active listings.

The median list price of homes on the market at the end of January was \$182,500, up 115.0% from 2022. The typical time on market for active listings was 82 days, down from 174 days a year earlier.

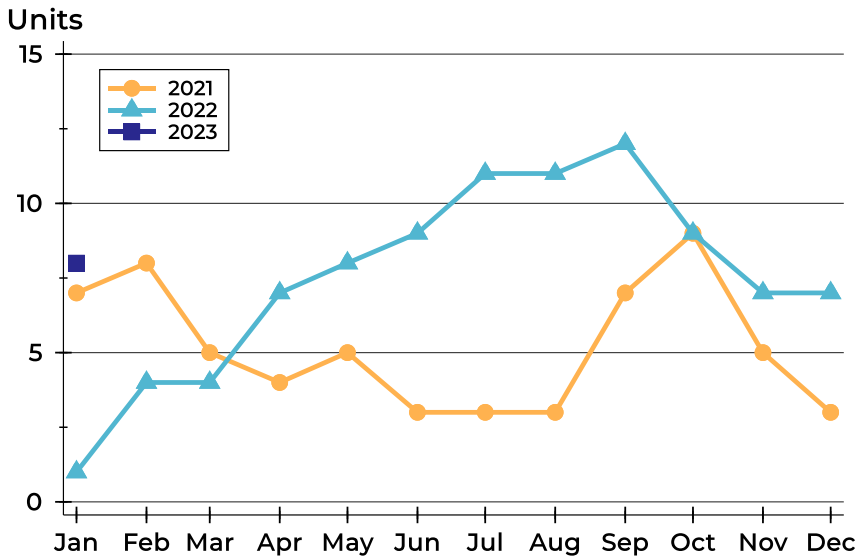
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



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

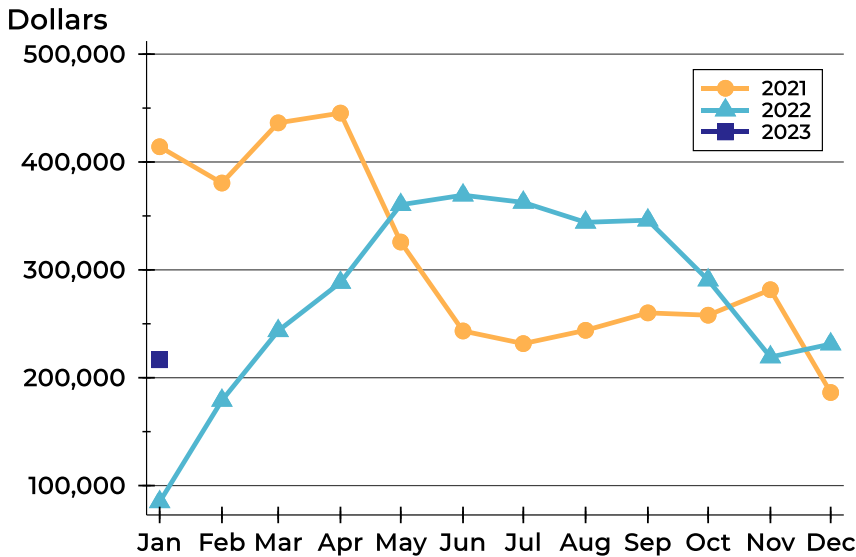
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	N/A	90,000	90,000	106	106	75.1%	75.1%
\$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	1	12.5%	N/A	140,000	140,000	106	106	93.3%	93.3%
\$150,000-\$174,999	2	25.0%	4.8	157,500	157,500	32	32	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	6.0	200,000	200,000	77	77	88.9%	88.9%
\$250,000-\$299,999	2	25.0%	N/A	269,450	269,450	99	99	98.2%	98.2%
\$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	1	12.5%	N/A	449,500	449,500	87	87	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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



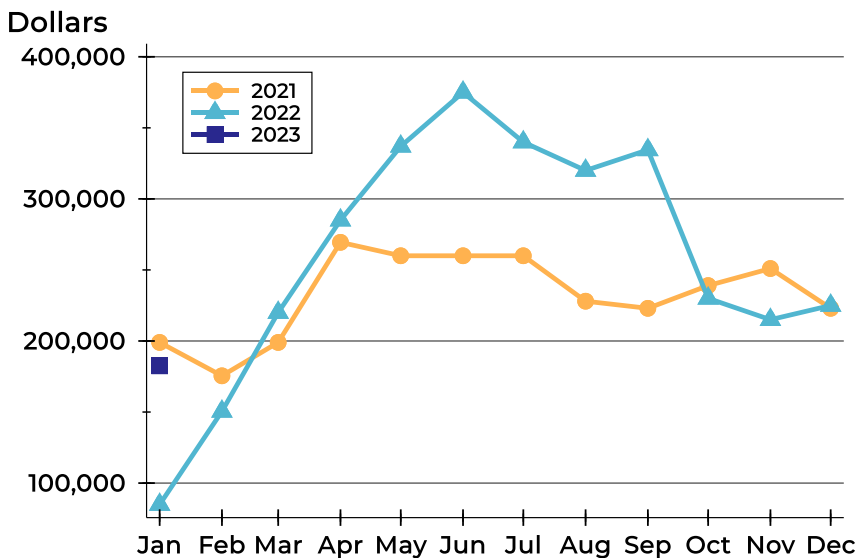
## Pottawatomie County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	414,142	84,900	<b>216,675</b>
February	380,499	178,950	
March	436,300	243,500	
April	445,350	288,286	
May	325,800	360,375	
June	243,333	369,222	
July	231,633	362,545	
August	243,967	344,073	
September	260,129	346,088	
October	257,978	290,506	
November	281,580	219,186	
December	186,300	231,186	

### Median Price

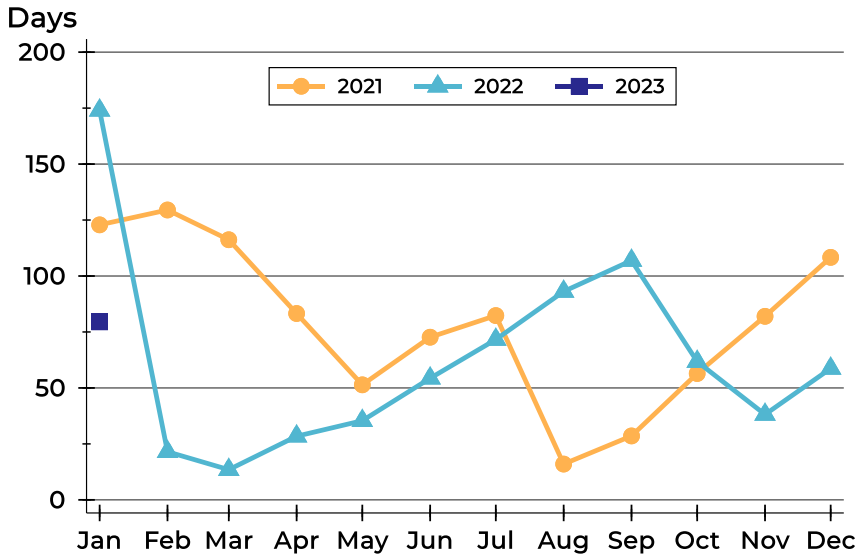


Month	2021	2022	2023
January	199,000	84,900	<b>182,500</b>
February	175,500	150,450	
March	199,000	220,000	
April	269,450	285,000	
May	260,000	337,000	
June	260,000	375,000	
July	260,000	340,000	
August	228,000	320,000	
September	223,000	334,500	
October	239,000	230,000	
November	251,000	215,000	
December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



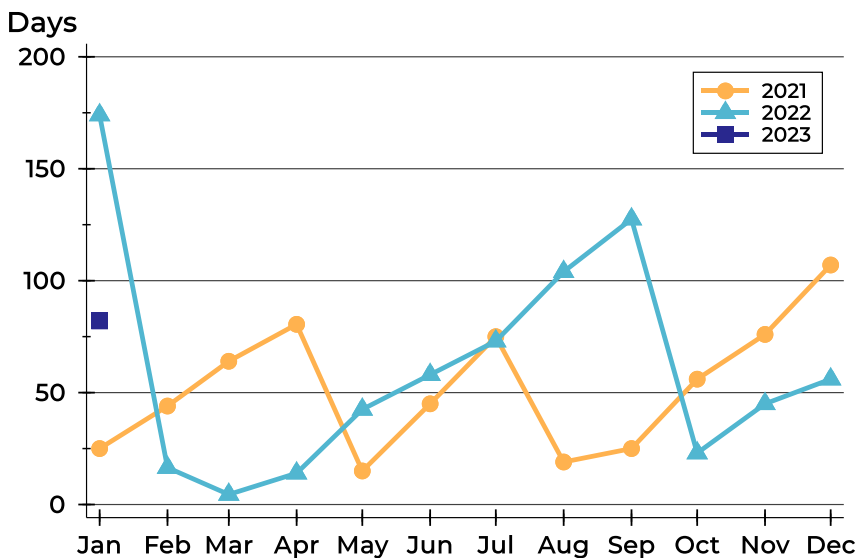
## Pottawatomie County Active Listings Analysis

### Average DOM



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

### Median DOM

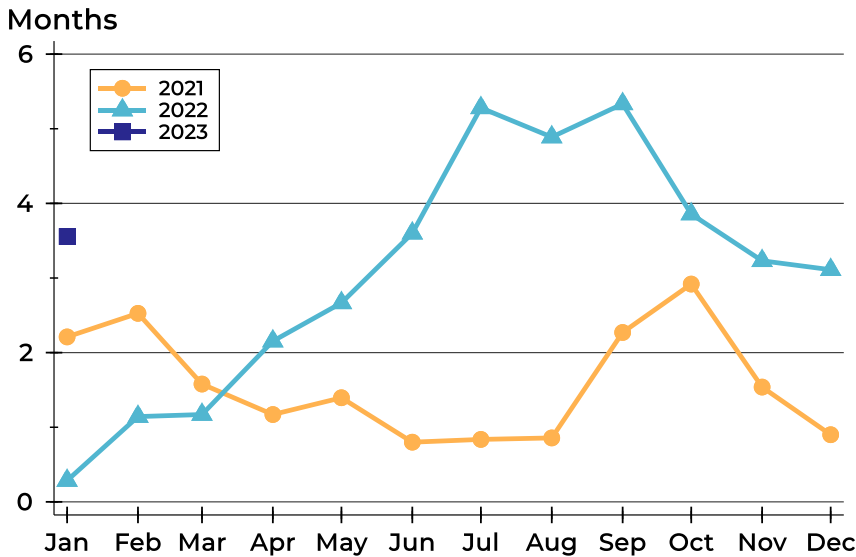


Month	2021	2022	2023
January	25	174	<b>82</b>
February	44	17	
March	64	5	
April	81	14	
May	15	43	
June	45	58	
July	75	73	
August	19	104	
September	25	128	
October	56	23	
November	76	45	
December	107	56	



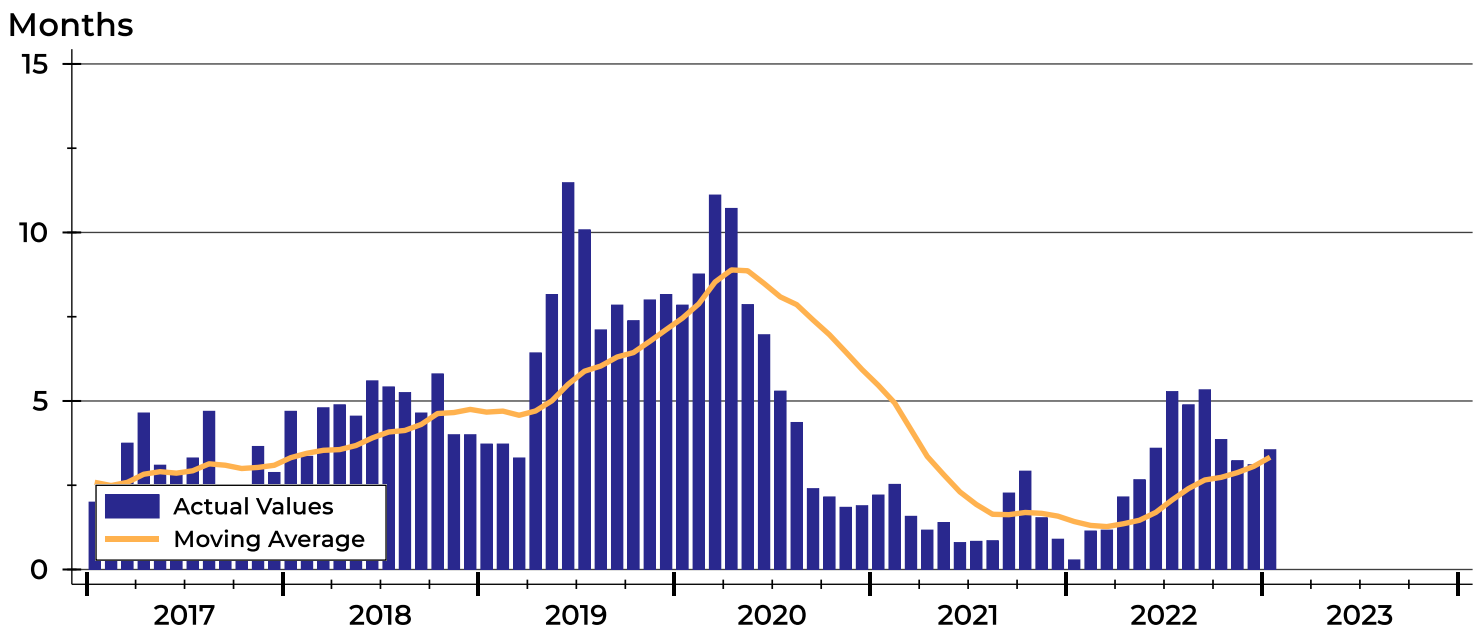
## Pottawatomie County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.2	0.3	3.6
February	2.5	1.1	
March	1.6	1.2	
April	1.2	2.2	
May	1.4	2.7	
June	0.8	3.6	
July	0.8	5.3	
August	0.9	4.9	
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







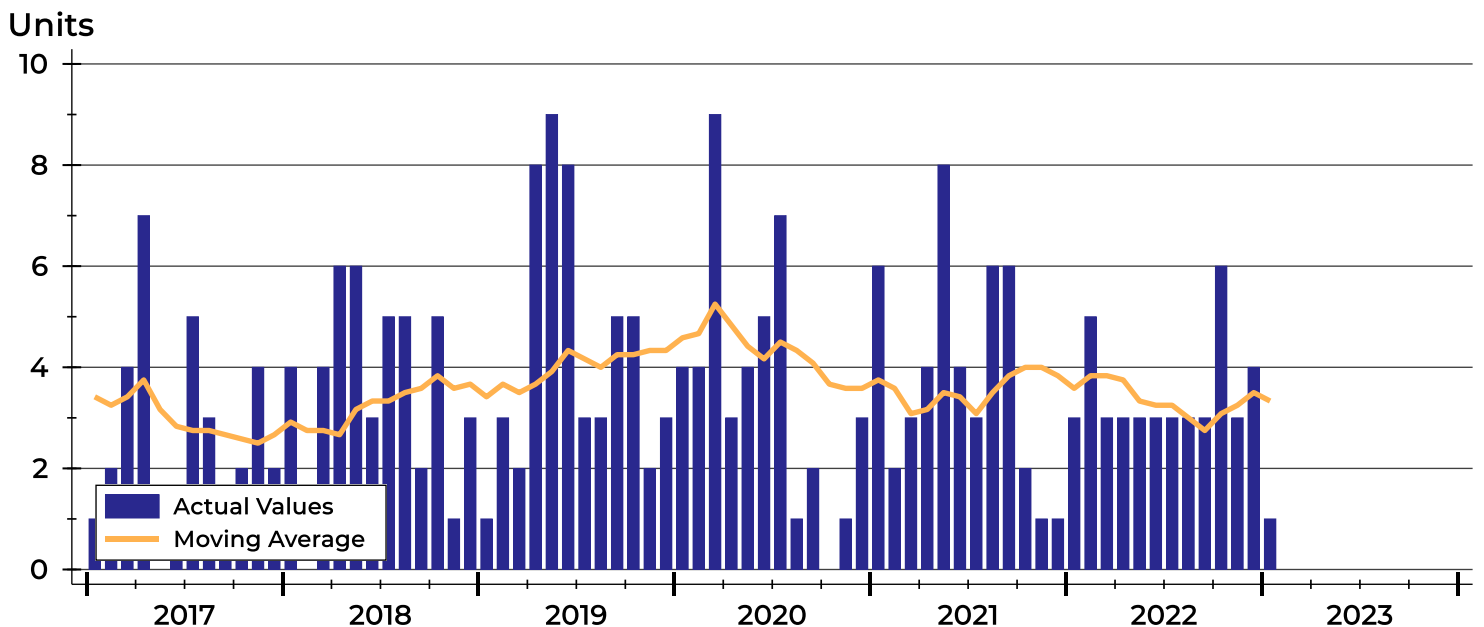
## Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	1	3	-66.7%
	Volume (1,000s)	150	750	-80.0%
	Average List Price	150,000	249,900	-40.0%
	Median List Price	150,000	279,900	-46.4%
Year-to-Date	New Listings	1	3	-66.7%
	Volume (1,000s)	150	750	-80.0%
	Average List Price	150,000	249,900	-40.0%
	Median List Price	150,000	279,900	-46.4%

A total of 1 new listing was added in Pottawatomie County during January, down 66.7% from the same month in 2022.

The median list price of these homes was \$150,000 down from \$279,900 in 2022.

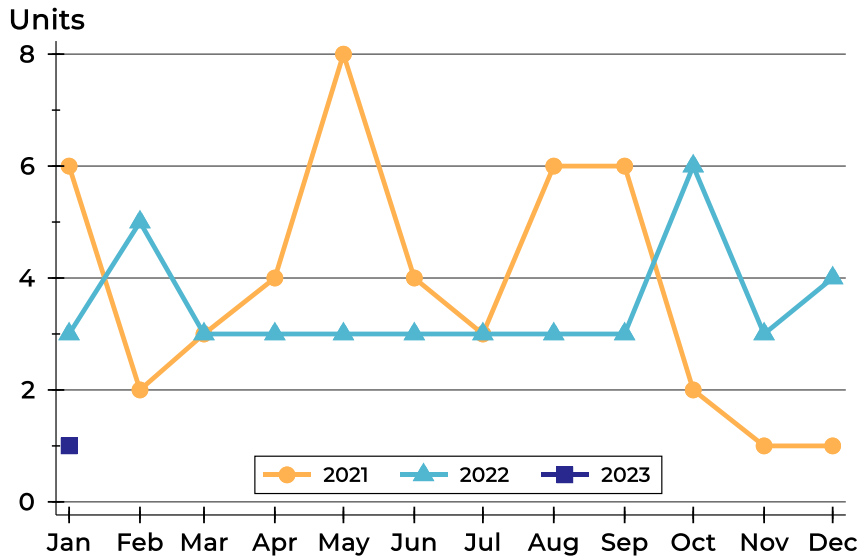
### History of New Listings





## Pottawatomie County New Listings Analysis

### New Listings by Month



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

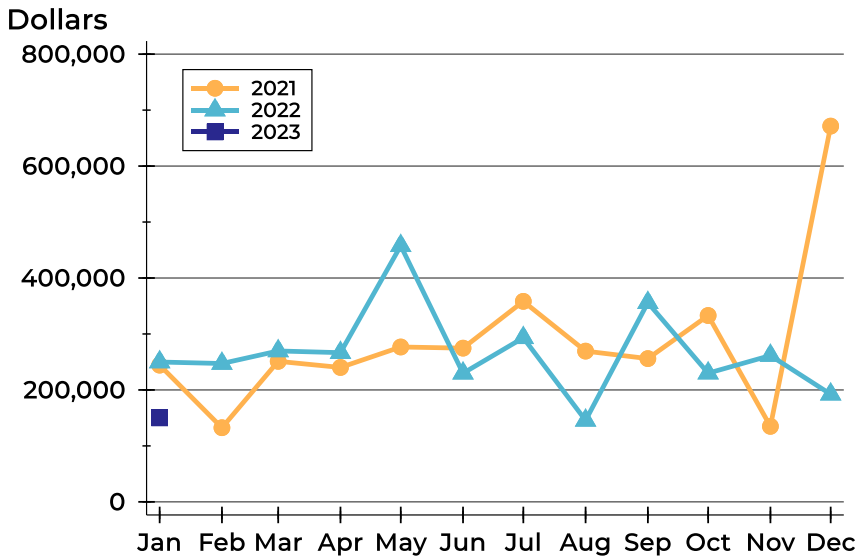
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	150,000	150,000	15	15	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



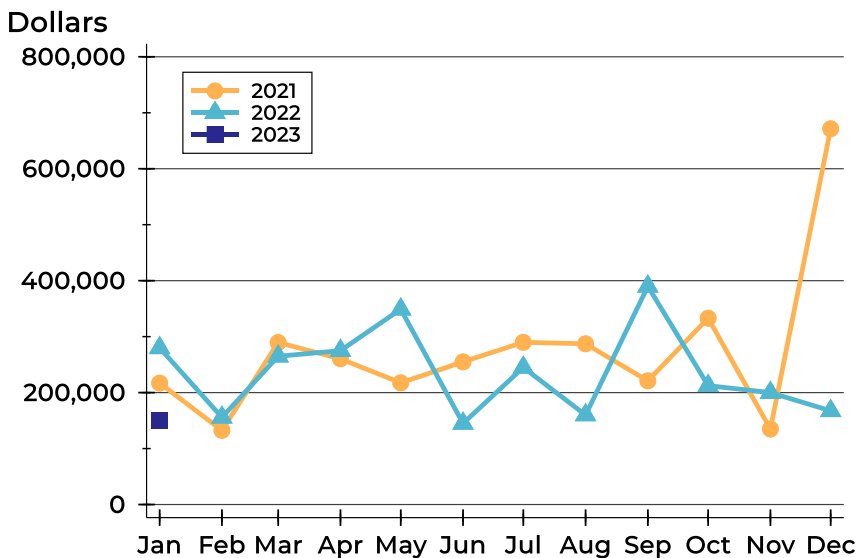
## Pottawatomie County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	244,316	249,900	150,000
February	132,500	247,220	
March	251,133	269,667	
April	240,175	266,633	
May	276,750	457,667	
June	274,675	229,833	
July	358,300	293,167	
August	269,377	145,617	
September	256,000	355,933	
October	333,000	230,000	
November	135,000	261,500	
December	671,474	192,313	

### Median Price



Month	2021	2022	2023
January	217,000	279,900	150,000
February	132,500	155,900	
March	289,500	265,000	
April	260,400	275,000	
May	217,500	349,000	
June	254,950	145,000	
July	289,900	245,000	
August	287,230	159,950	
September	221,000	389,900	
October	333,000	212,500	
November	135,000	200,000	
December	671,474	167,475	



## Pottawatomie County Contracts Written Analysis

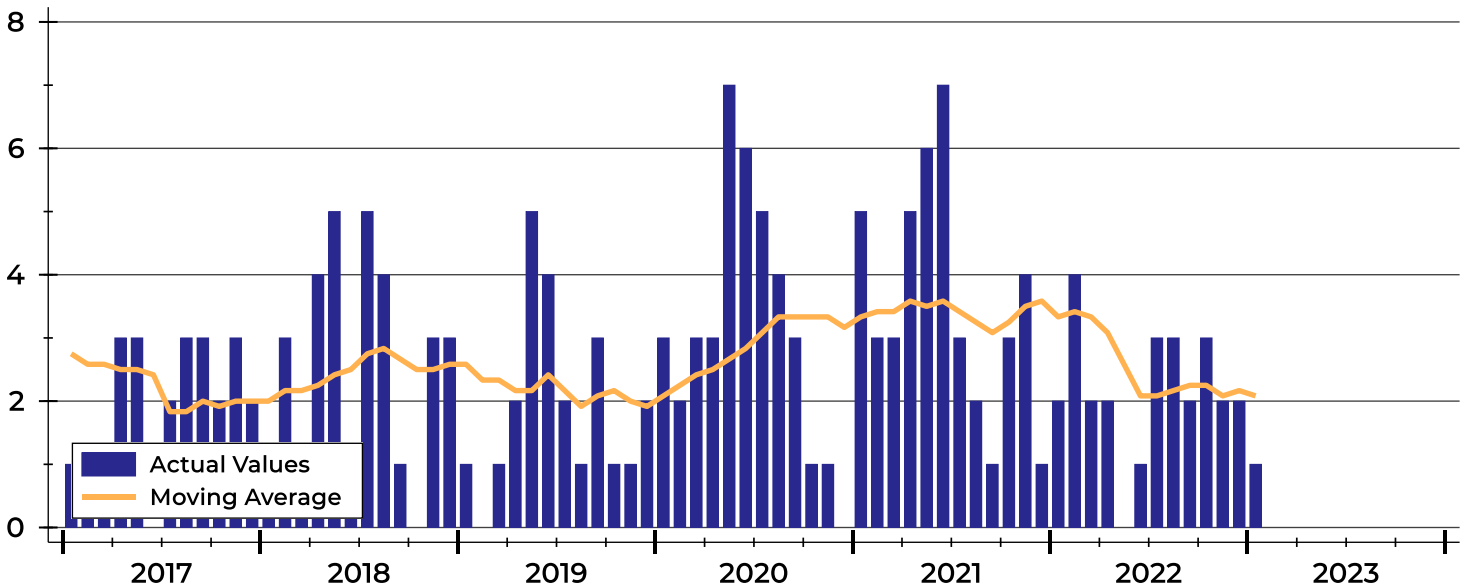
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		1	2	-50.0%	1	2	-50.0%
Volume (1,000s)		135	470	-71.3%	135	470	-71.3%
Average	Sale Price	135,000	234,900	-42.5%	135,000	234,900	-42.5%
	Days on Market	41	9	355.6%	41	9	355.6%
	Percent of Original	88.3%	101.5%	-13.0%	88.3%	101.5%	-13.0%
Median	Sale Price	135,000	234,900	-42.5%	135,000	234,900	-42.5%
	Days on Market	41	9	355.6%	41	9	355.6%
	Percent of Original	88.3%	101.5%	-13.0%	88.3%	101.5%	-13.0%

A total of 1 contract for sale was written in Pottawatomie County during the month of January, down from 2 in 2022. The median list price of this home was \$135,000, down from \$234,900 the prior year.

Half of the homes that went under contract in January were on the market less than 41 days, compared to 9 days in January 2022.

## History of Contracts Written

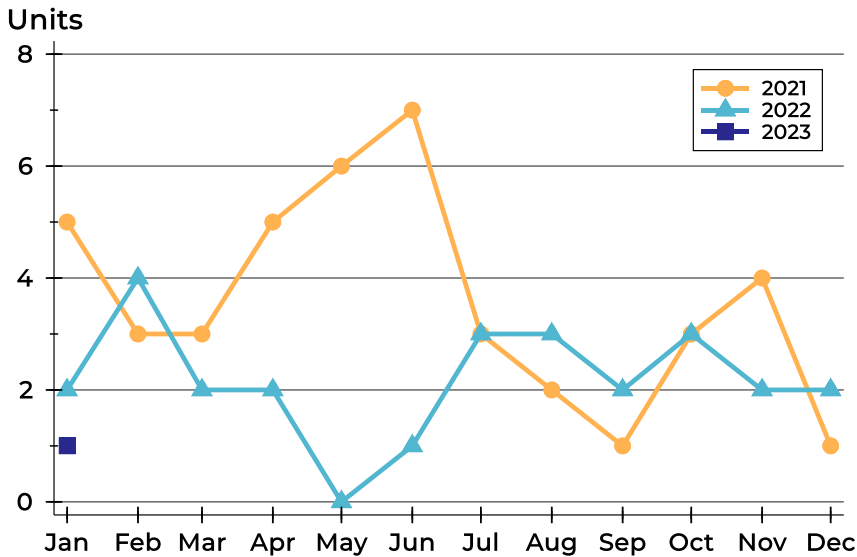
Units





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



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

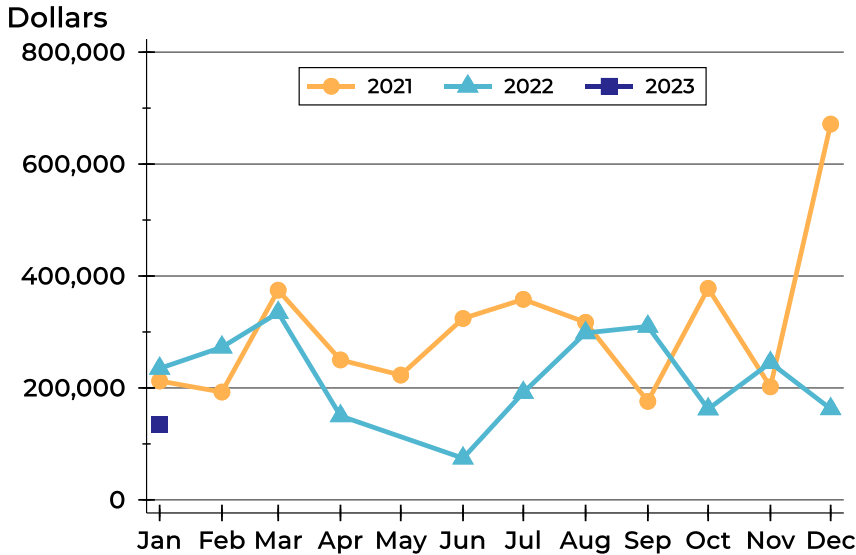
### Contracts Written by Price Range

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	1	100.0%	135,000	135,000	41	41	88.3%	88.3%
\$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



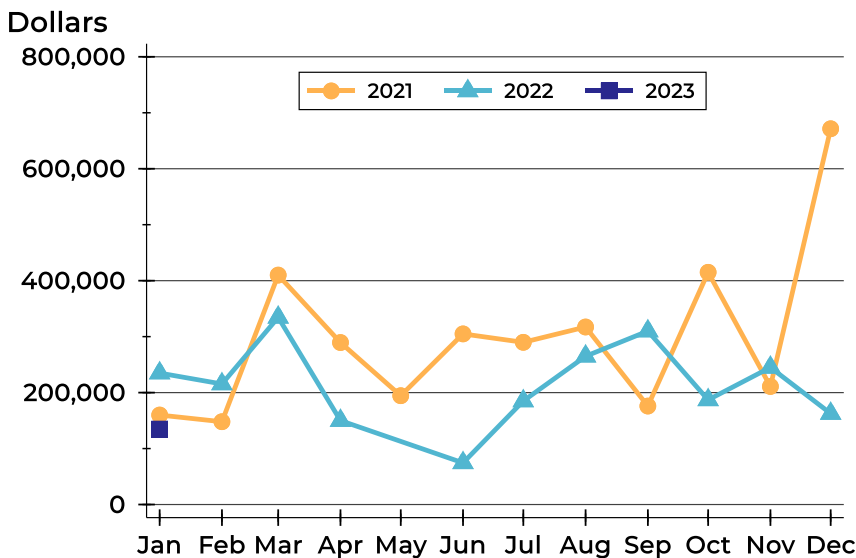
## Pottawatomie County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	212,360	234,900	135,000
February	192,667	272,775	
March	374,665	334,450	
April	250,040	150,000	
May	222,983	N/A	
June	324,100	74,500	
July	358,300	191,667	
August	317,230	298,317	
September	176,000	309,950	
October	378,000	162,300	
November	202,000	245,000	
December	671,474	162,625	

### Median Price

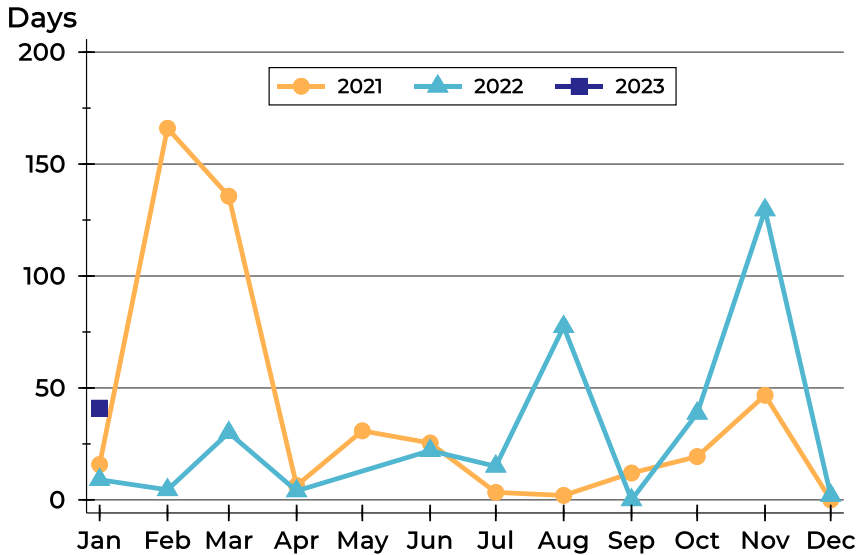


Month	2021	2022	2023
January	159,900	234,900	135,000
February	148,000	215,450	
March	409,995	334,450	
April	289,500	150,000	
May	194,500	N/A	
June	304,900	74,500	
July	289,900	185,000	
August	317,230	265,000	
September	176,000	309,950	
October	415,000	187,000	
November	211,000	245,000	
December	671,474	162,625	



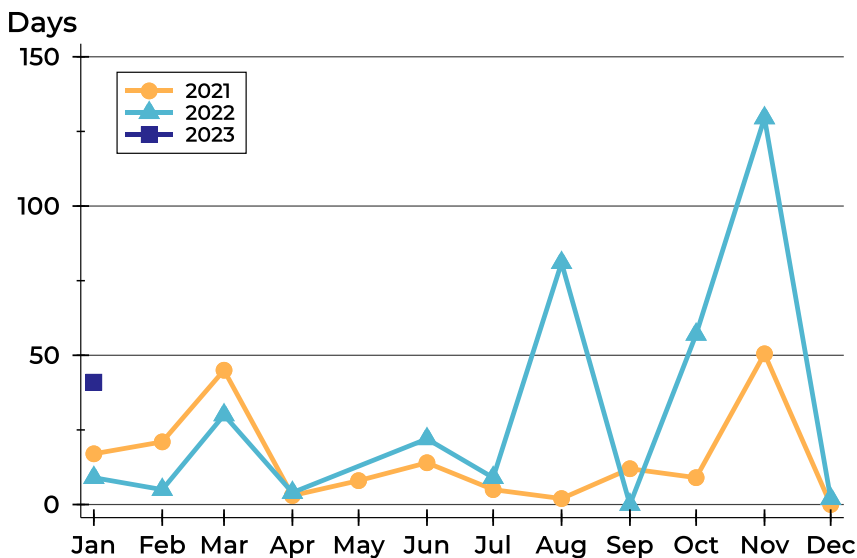
## Pottawatomie County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	16	9	41
February	166	5	
March	136	30	
April	6	4	
May	31	N/A	
June	25	22	
July	3	15	
August	2	77	
September	12	N/A	
October	19	39	
November	47	130	
December	N/A	2	

### Median DOM



Month	2021	2022	2023
January	17	9	41
February	21	5	
March	45	30	
April	3	4	
May	8	N/A	
June	14	22	
July	5	9	
August	2	81	
September	12	N/A	
October	9	57	
November	51	130	
December	N/A	2	

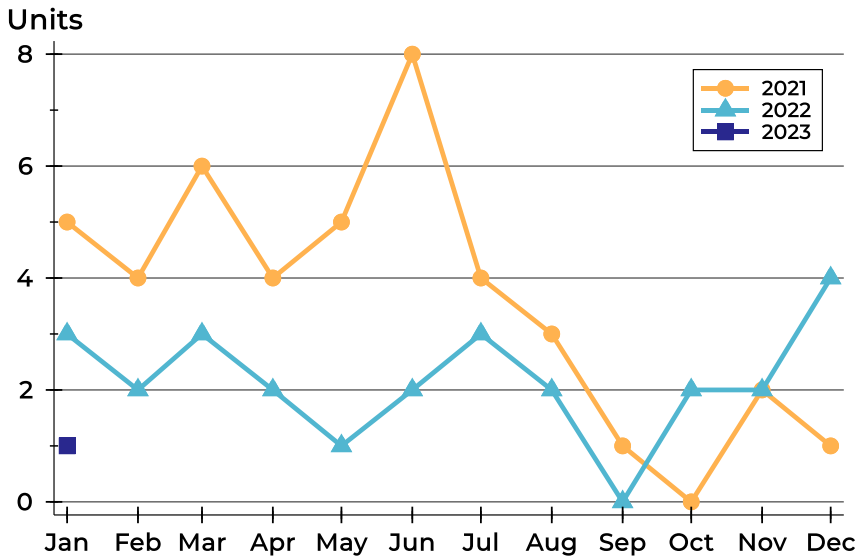






## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



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

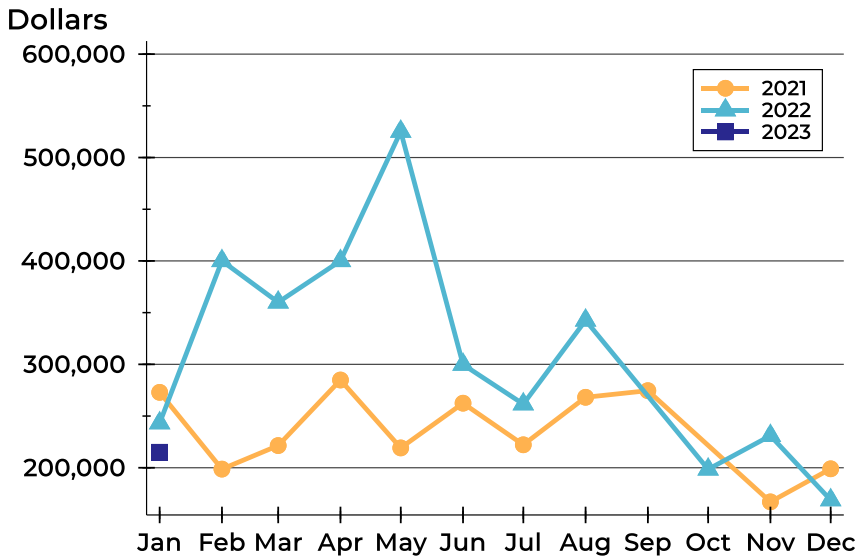
### Pending Contracts by Price Range

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	1	100.0%	215,000	215,000	43	43	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



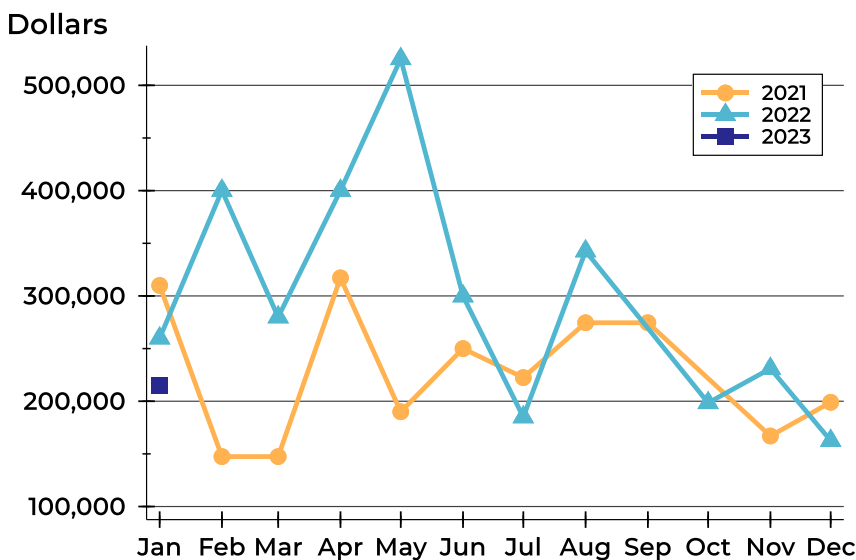
## Pottawatomie County Pending Contracts Analysis

### Average Price



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

### Median Price

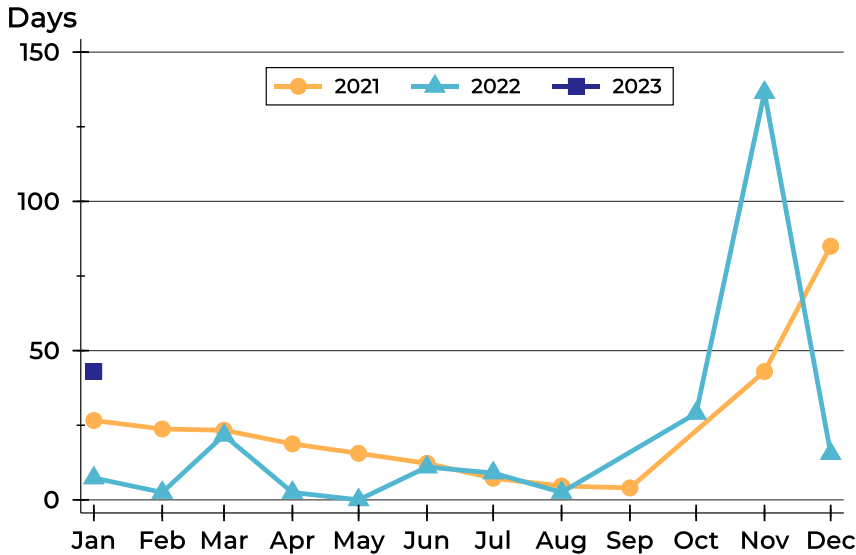


Month	2021	2022	2023
January	310,000	259,900	215,000
February	147,450	400,100	
March	147,450	279,900	
April	317,200	400,100	
May	190,000	525,200	
June	250,000	299,850	
July	222,500	185,000	
August	274,559	342,575	
September	274,559	N/A	
October	N/A	198,500	
November	167,000	231,000	
December	199,000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



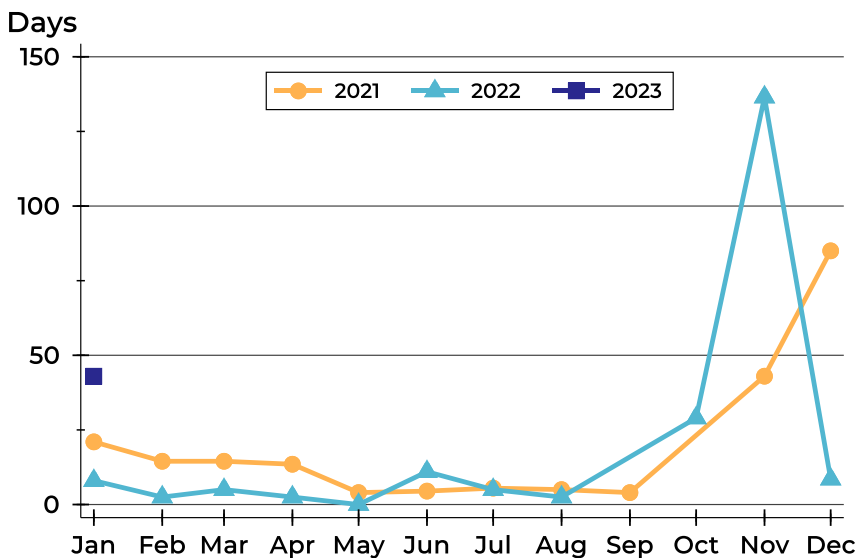
## Pottawatomie County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	27	7	43
February	24	3	
March	23	22	
April	19	3	
May	16	N/A	
June	12	11	
July	7	9	
August	5	3	
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	
March	15	5	
April	14	3	
May	4	N/A	
June	5	11	
July	6	5	
August	5	3	
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 January

Total home sales in Shawnee County fell last month to 131 units, compared to 179 units in January 2022. Total sales volume was \$22.2 million, down from a year earlier.

The median sale price in January was \$147,000, down from \$150,000 a year earlier. Homes that sold in January were typically on the market for 9 days and sold for 100.0% of their list prices.

#### Shawnee County Active Listings Up at End of January

The total number of active listings in Shawnee County at the end of January was 107 units, up from 75 at the same point in 2022. This represents a 0.5 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$252,500.

During January, a total of 159 contracts were written up from 154 in January 2022. At the end of the month, there were 155 contracts still pending.

### Report Contents

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

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## Shawnee County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>131</b>	<b>179</b>	<b>163</b>	<b>131</b>	<b>179</b>	<b>163</b>
Change from prior year		-26.8%	9.8%	-1.8%	-26.8%	9.8%	-1.8%
<b>Active Listings</b>		<b>107</b>	<b>75</b>	<b>110</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		42.7%	-31.8%	-56.2%			
<b>Months' Supply</b>		<b>0.5</b>	<b>0.3</b>	<b>0.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		66.7%	-40.0%	-58.3%			
<b>New Listings</b>		<b>131</b>	<b>154</b>	<b>187</b>	<b>131</b>	<b>154</b>	<b>187</b>
Change from prior year		-14.9%	-17.6%	-6.5%	-14.9%	-17.6%	-6.5%
<b>Contracts Written</b>		<b>159</b>	<b>154</b>	<b>191</b>	<b>159</b>	<b>154</b>	<b>191</b>
Change from prior year		3.2%	-19.4%	-2.6%	3.2%	-19.4%	-2.6%
<b>Pending Contracts</b>		<b>155</b>	<b>154</b>	<b>199</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.6%	-22.6%	0.0%			
<b>Sales Volume (1,000s)</b>		<b>22,203</b>	<b>30,416</b>	<b>28,560</b>	<b>22,203</b>	<b>30,416</b>	<b>28,560</b>
Change from prior year		-27.0%	6.5%	20.4%	-27.0%	6.5%	20.4%
Average	<b>Sale Price</b>	<b>169,487</b>	<b>169,920</b>	<b>175,212</b>	<b>169,487</b>	<b>169,920</b>	<b>175,212</b>
	Change from prior year	-0.3%	-3.0%	22.6%	-0.3%	-3.0%	22.6%
	<b>List Price of Actives</b>	<b>284,921</b>	<b>240,503</b>	<b>195,646</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	18.5%	22.9%	14.0%			
	<b>Days on Market</b>	<b>21</b>	<b>20</b>	<b>23</b>	<b>21</b>	<b>20</b>	<b>23</b>
Change from prior year	5.0%	-13.0%	-37.8%	5.0%	-13.0%	-37.8%	
<b>Percent of List</b>	<b>97.7%</b>	<b>99.0%</b>	<b>98.0%</b>	<b>97.7%</b>	<b>99.0%</b>	<b>98.0%</b>	
Change from prior year	-1.3%	1.0%	3.0%	-1.3%	1.0%	3.0%	
<b>Percent of Original</b>	<b>95.7%</b>	<b>97.2%</b>	<b>97.0%</b>	<b>95.7%</b>	<b>97.2%</b>	<b>97.0%</b>	
Change from prior year	-1.5%	0.2%	4.4%	-1.5%	0.2%	4.4%	
Median	<b>Sale Price</b>	<b>147,000</b>	<b>150,000</b>	<b>151,000</b>	<b>147,000</b>	<b>150,000</b>	<b>151,000</b>
	Change from prior year	-2.0%	-0.7%	18.9%	-2.0%	-0.7%	18.9%
	<b>List Price of Actives</b>	<b>252,500</b>	<b>187,500</b>	<b>132,400</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	34.7%	41.6%	-5.4%			
	<b>Days on Market</b>	<b>9</b>	<b>5</b>	<b>7</b>	<b>9</b>	<b>5</b>	<b>7</b>
Change from prior year	80.0%	-28.6%	-58.8%	80.0%	-28.6%	-58.8%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	0.0%	3.5%	0.0%	0.0%	3.5%	
<b>Percent of Original</b>	<b>97.9%</b>	<b>100.0%</b>	<b>99.4%</b>	<b>97.9%</b>	<b>100.0%</b>	<b>99.4%</b>	
Change from prior year	-2.1%	0.6%	4.6%	-2.1%	0.6%	4.6%	

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



## Shawnee County Closed Listings Analysis

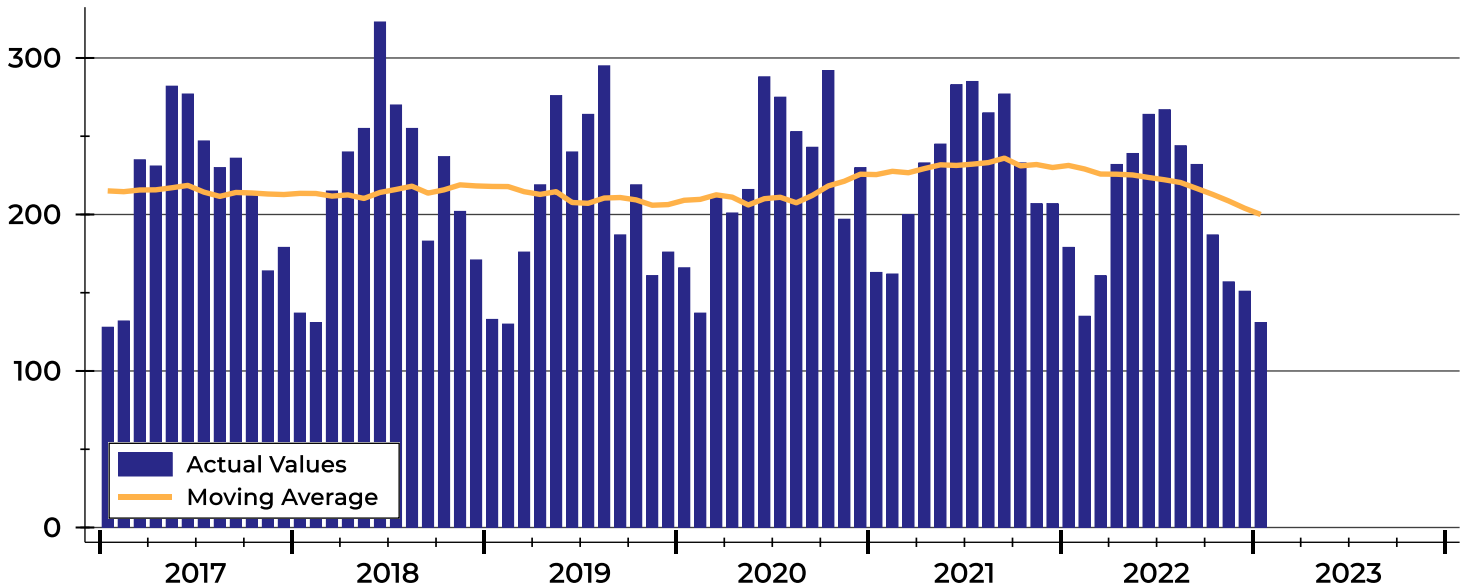
Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		131	179	-26.8%	131	179	-26.8%
Volume (1,000s)		22,203	30,416	-27.0%	22,203	30,416	-27.0%
Months' Supply		0.5	0.3	66.7%	N/A	N/A	N/A
Average	Sale Price	169,487	169,920	-0.3%	169,487	169,920	-0.3%
	Days on Market	21	20	5.0%	21	20	5.0%
	Percent of List	97.7%	99.0%	-1.3%	97.7%	99.0%	-1.3%
	Percent of Original	95.7%	97.2%	-1.5%	95.7%	97.2%	-1.5%
Median	Sale Price	147,000	150,000	-2.0%	147,000	150,000	-2.0%
	Days on Market	9	5	80.0%	9	5	80.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.9%	100.0%	-2.1%	97.9%	100.0%	-2.1%

A total of 131 homes sold in Shawnee County in January, down from 179 units in January 2022. Total sales volume fell to \$22.2 million compared to \$30.4 million in the previous year.

The median sales price in January was \$147,000, down 2.0% compared to the prior year. Median days on market was 9 days, the same as December, and up from 5 in January 2022.

## History of Closed Listings

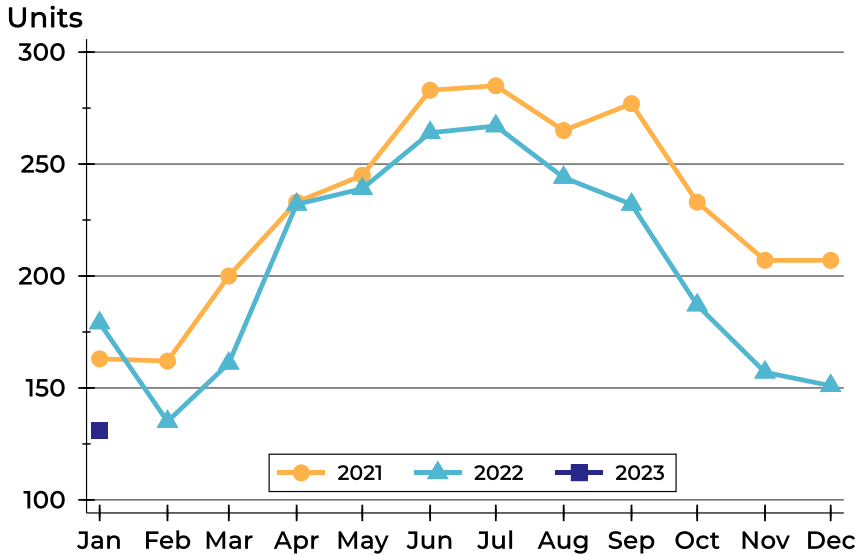
Units





## Shawnee County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	163	179	<b>131</b>
February	162	135	
March	200	161	
April	233	232	
May	245	239	
June	283	264	
July	285	267	
August	265	244	
September	277	232	
October	233	187	
November	207	157	
December	207	151	

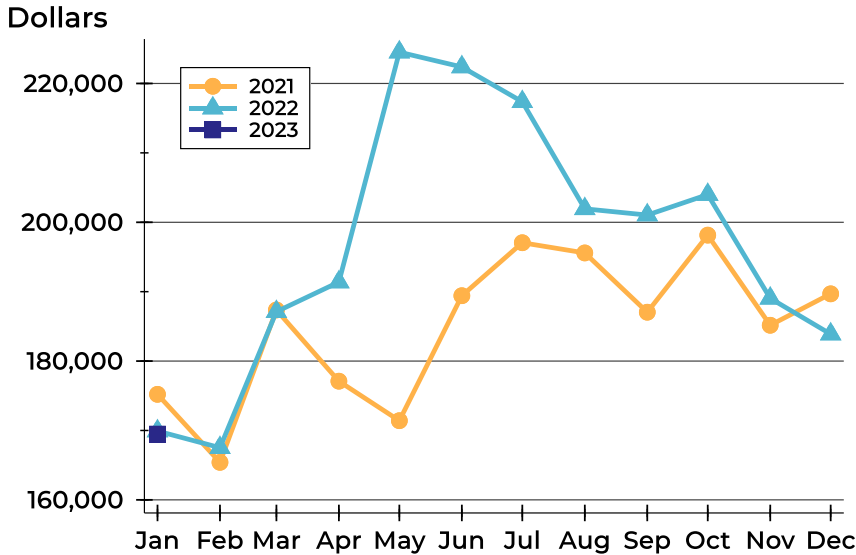
### Closed Listings by Price Range

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	4	3.1%	0.7	16,125	16,500	11	9	69.3%	73.9%	66.1%	73.9%
\$25,000-\$49,999	8	6.1%	0.5	37,063	37,500	17	17	91.5%	92.8%	87.5%	91.1%
\$50,000-\$99,999	29	22.1%	0.4	78,084	77,000	17	6	96.6%	98.9%	94.2%	96.4%
\$100,000-\$124,999	5	3.8%	0.4	114,380	122,000	7	3	101.5%	100.0%	100.0%	97.6%
\$125,000-\$149,999	20	15.3%	0.0	136,057	135,750	30	16	100.8%	101.3%	98.6%	97.1%
\$150,000-\$174,999	12	9.2%	0.2	164,267	166,500	13	7	99.6%	100.0%	99.4%	100.0%
\$175,000-\$199,999	11	8.4%	0.6	183,782	183,000	27	19	97.6%	99.2%	96.2%	97.3%
\$200,000-\$249,999	18	13.7%	0.6	221,046	221,500	17	9	99.8%	100.0%	97.8%	99.1%
\$250,000-\$299,999	7	5.3%	0.5	271,343	274,900	15	6	100.7%	100.0%	98.2%	100.0%
\$300,000-\$399,999	12	9.2%	0.9	338,492	330,000	28	13	99.9%	100.0%	97.2%	97.5%
\$400,000-\$499,999	4	3.1%	1.7	457,600	459,950	59	43	100.2%	100.0%	100.5%	100.6%
\$500,000-\$749,999	1	0.8%	0.9	521,000	521,000	0	0	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



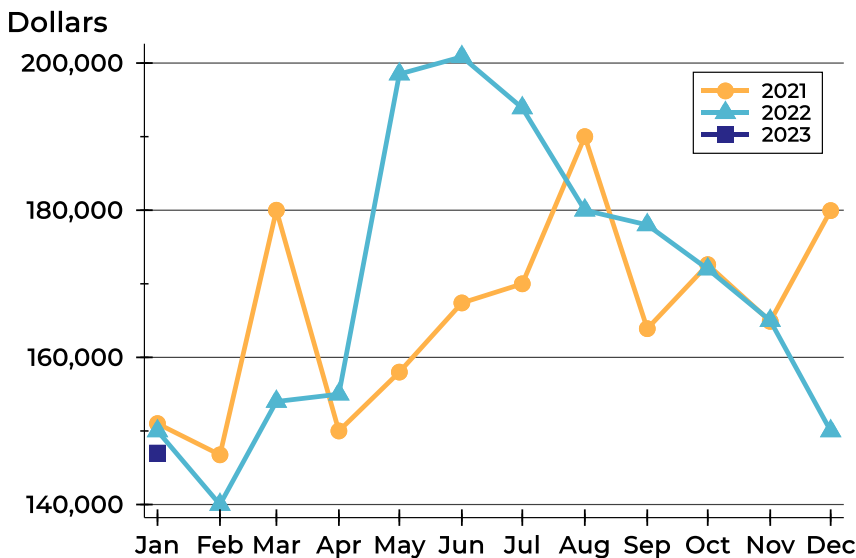
## Shawnee County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	175,212	169,920	<b>169,487</b>
February	165,412	167,521	
March	187,367	187,113	
April	177,106	191,385	
May	171,408	224,517	
June	189,421	222,383	
July	197,056	217,368	
August	195,584	201,942	
September	187,043	201,044	
October	198,149	203,992	
November	185,161	189,048	
December	189,692	183,885	

### Median Price



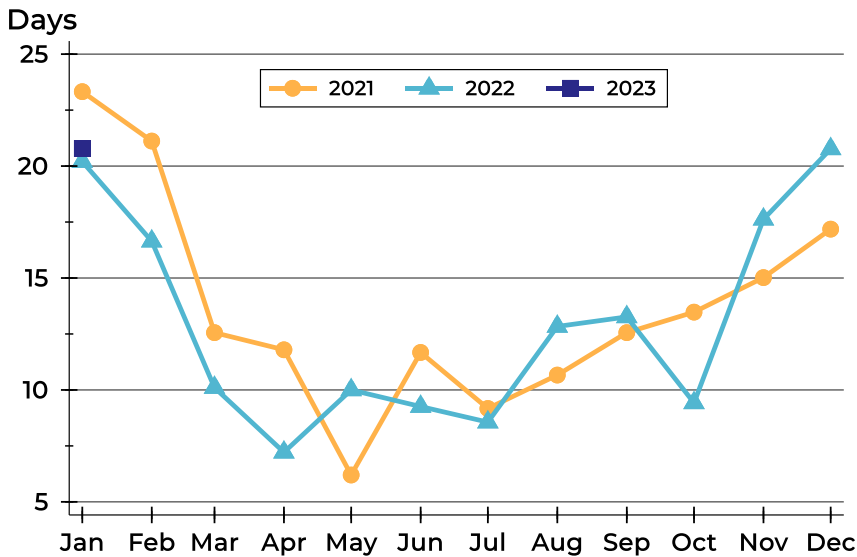
Month	2021	2022	2023
January	151,000	150,000	<b>147,000</b>
February	146,755	140,000	
March	180,000	154,000	
April	150,000	155,000	
May	158,000	198,500	
June	167,400	200,850	
July	170,000	193,900	
August	190,000	180,000	
September	163,900	178,006	
October	172,600	172,000	
November	164,900	165,000	
December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





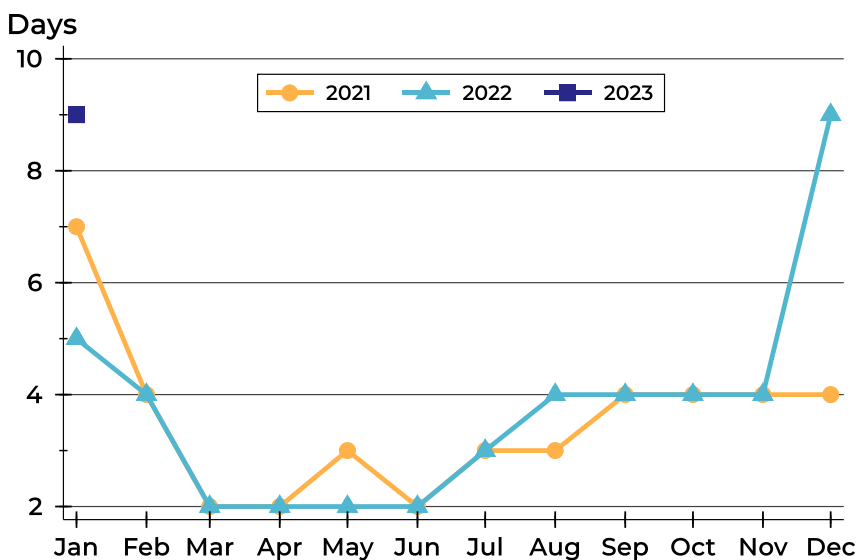
## Shawnee County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	23	20	21
February	21	17	
March	13	10	
April	12	7	
May	6	10	
June	12	9	
July	9	9	
August	11	13	
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	
March	2	2	
April	2	2	
May	3	2	
June	2	2	
July	3	3	
August	3	4	
September	4	4	
October	4	4	
November	4	4	
December	4	9	



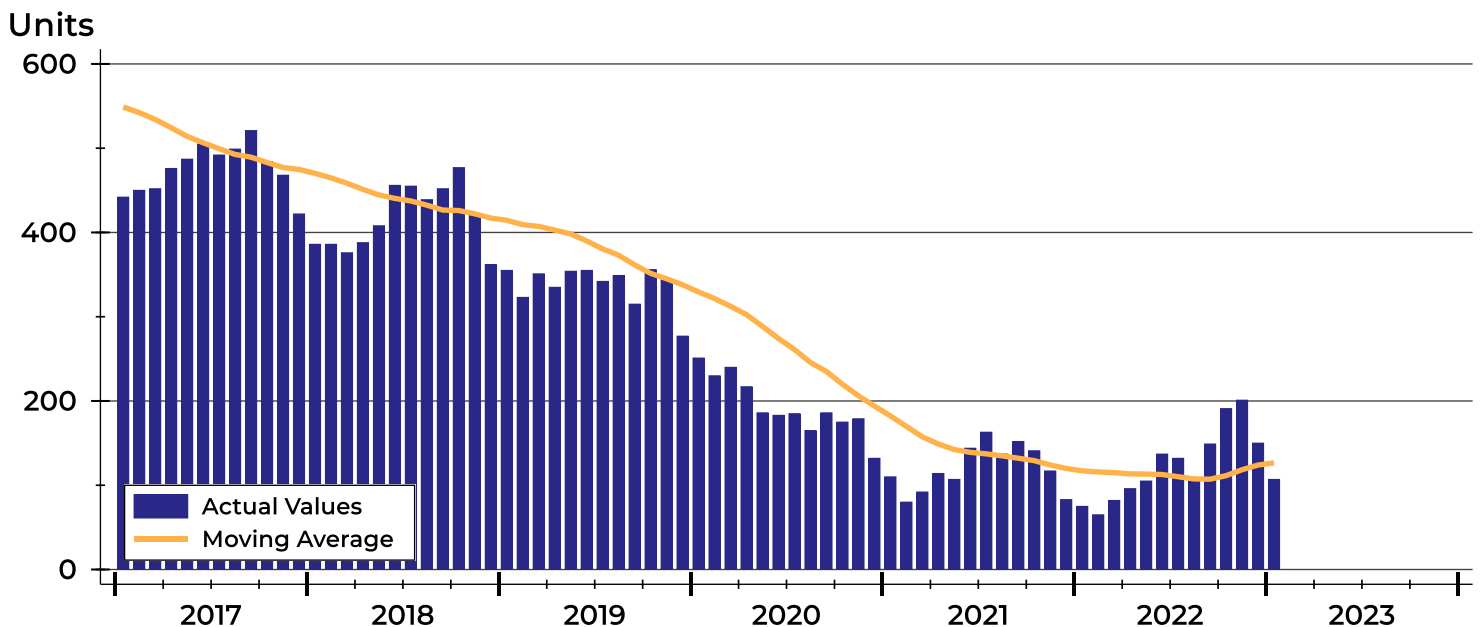
## Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		<b>107</b>	75	42.7%
Volume (1,000s)		<b>30,487</b>	18,038	69.0%
Months' Supply		<b>0.5</b>	0.3	66.7%
Average	List Price	<b>284,921</b>	240,503	18.5%
	Days on Market	<b>62</b>	51	21.6%
	Percent of Original	<b>97.9%</b>	98.1%	-0.2%
Median	List Price	<b>252,500</b>	187,500	34.7%
	Days on Market	<b>49</b>	22	122.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 107 homes were available for sale in Shawnee County at the end of January. This represents a 0.5 months' supply of active listings.

The median list price of homes on the market at the end of January was \$252,500, up 34.7% from 2022. The typical time on market for active listings was 49 days, up from 22 days a year earlier.

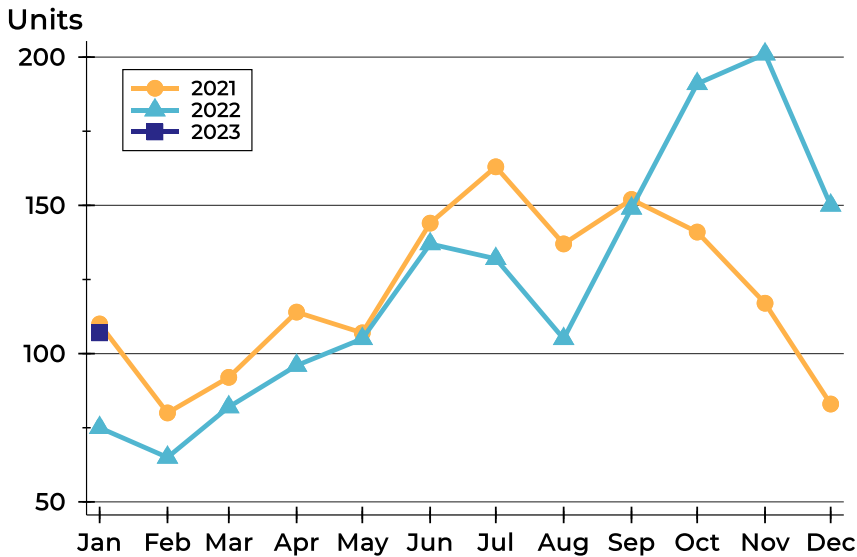
## History of Active Listings





## Shawnee County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	110	75	107
February	80	65	
March	92	82	
April	114	96	
May	107	105	
June	144	137	
July	163	132	
August	137	105	
September	152	149	
October	141	191	
November	117	201	
December	83	150	

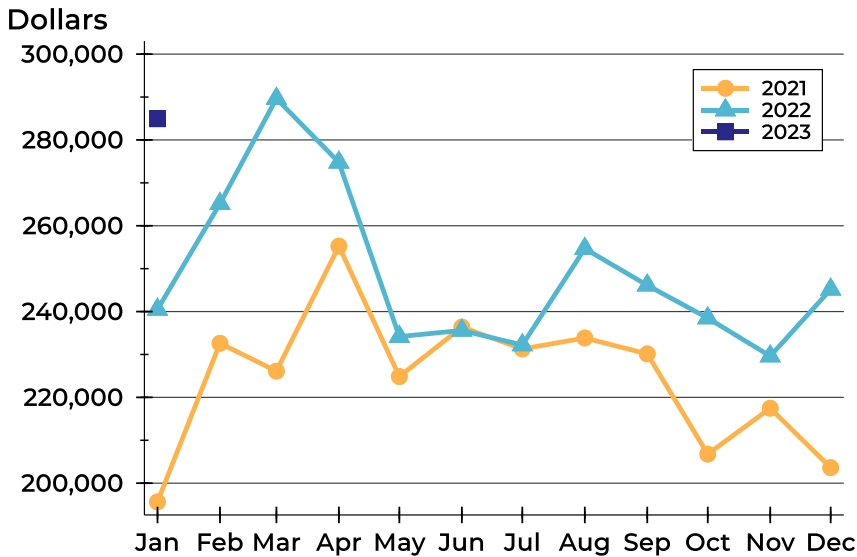
### Active Listings by Price Range

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	1.9%	0.7	10,700	10,700	35	35	100.0%	100.0%
\$25,000-\$49,999	4	3.7%	0.5	39,000	39,750	24	14	100.0%	100.0%
\$50,000-\$99,999	12	11.2%	0.4	80,379	78,500	48	27	95.9%	97.7%
\$100,000-\$124,999	6	5.6%	0.4	113,550	114,450	90	61	98.0%	100.0%
\$125,000-\$149,999	1	0.9%	0.0	125,000	125,000	9	9	100.0%	100.0%
\$150,000-\$174,999	3	2.8%	0.2	158,300	160,000	77	47	98.1%	100.0%
\$175,000-\$199,999	10	9.3%	0.6	187,780	189,950	43	49	96.1%	97.3%
\$200,000-\$249,999	15	14.0%	0.6	237,180	240,000	50	49	96.3%	96.8%
\$250,000-\$299,999	11	10.3%	0.5	274,814	274,900	62	60	100.4%	100.0%
\$300,000-\$399,999	18	16.8%	0.9	344,319	339,250	64	46	98.4%	100.0%
\$400,000-\$499,999	18	16.8%	1.7	462,628	469,000	85	59	98.3%	100.0%
\$500,000-\$749,999	5	4.7%	0.9	615,980	625,000	82	71	99.1%	100.0%
\$750,000-\$999,999	1	0.9%	N/A	750,000	750,000	96	96	100.0%	100.0%
\$1,000,000 and up	1	0.9%	N/A	1,250,000	1,250,000	109	109	100.0%	100.0%



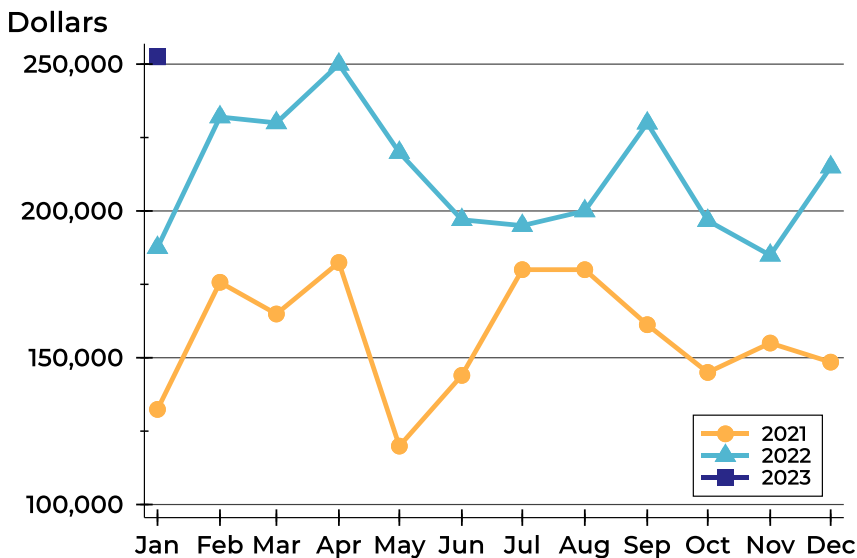
## Shawnee County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	195,646	240,503	284,921
February	232,611	265,156	
March	226,127	289,648	
April	255,258	274,781	
May	224,860	234,169	
June	236,386	235,608	
July	231,293	232,214	
August	233,840	254,672	
September	230,142	246,136	
October	206,780	238,490	
November	217,484	229,617	
December	203,619	245,177	

### Median Price

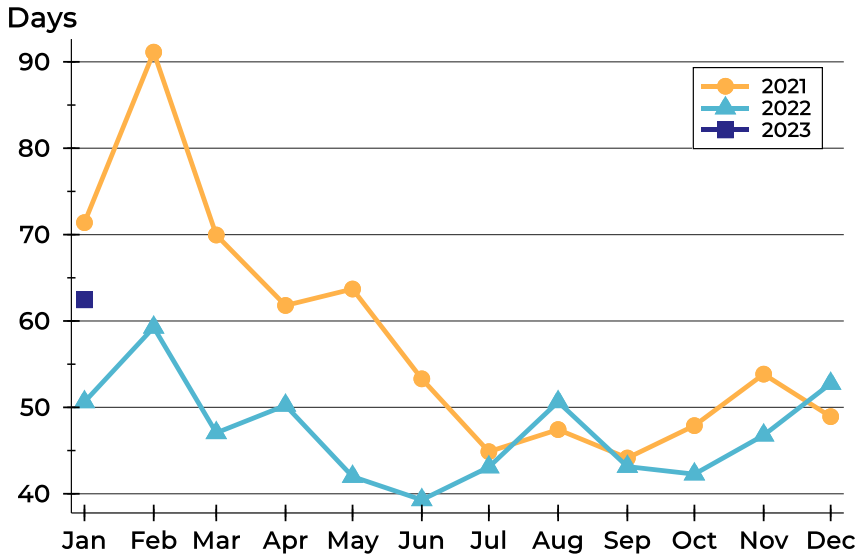


Month	2021	2022	2023
January	132,400	187,500	252,500
February	175,700	232,000	
March	164,900	230,000	
April	182,450	249,950	
May	119,900	219,900	
June	144,000	197,000	
July	180,000	195,000	
August	179,990	200,000	
September	161,250	229,900	
October	145,000	196,700	
November	155,000	184,900	
December	148,500	214,950	



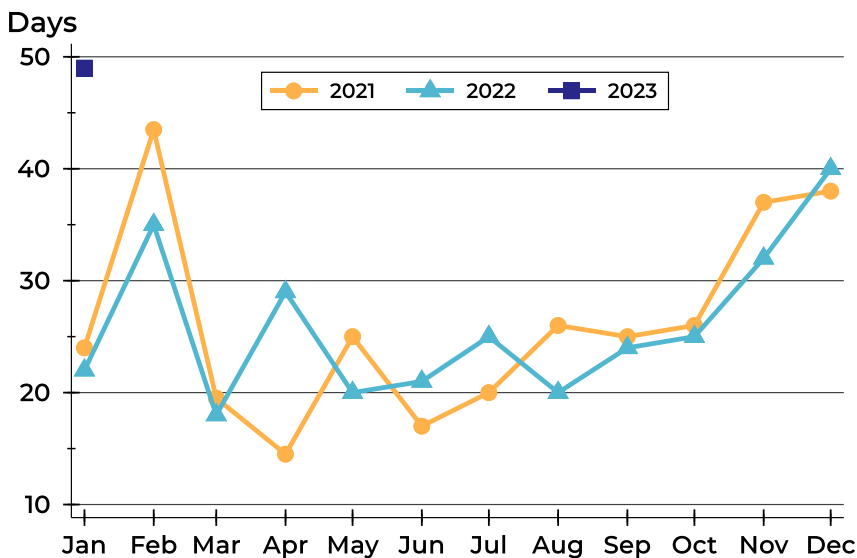
## Shawnee County Active Listings Analysis

### Average DOM



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

### Median DOM

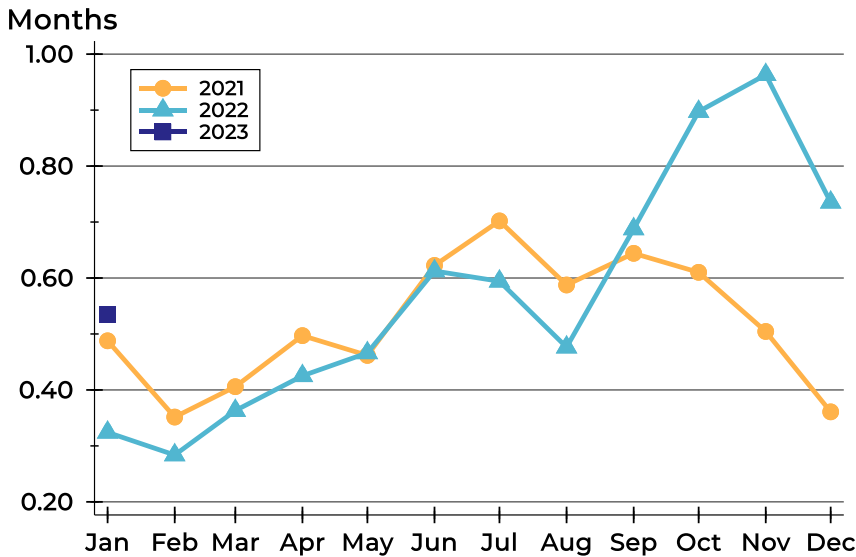


Month	2021	2022	2023
January	24	22	<b>49</b>
February	44	35	
March	20	18	
April	15	29	
May	25	20	
June	17	21	
July	20	25	
August	26	20	
September	25	24	
October	26	25	
November	37	32	
December	38	40	



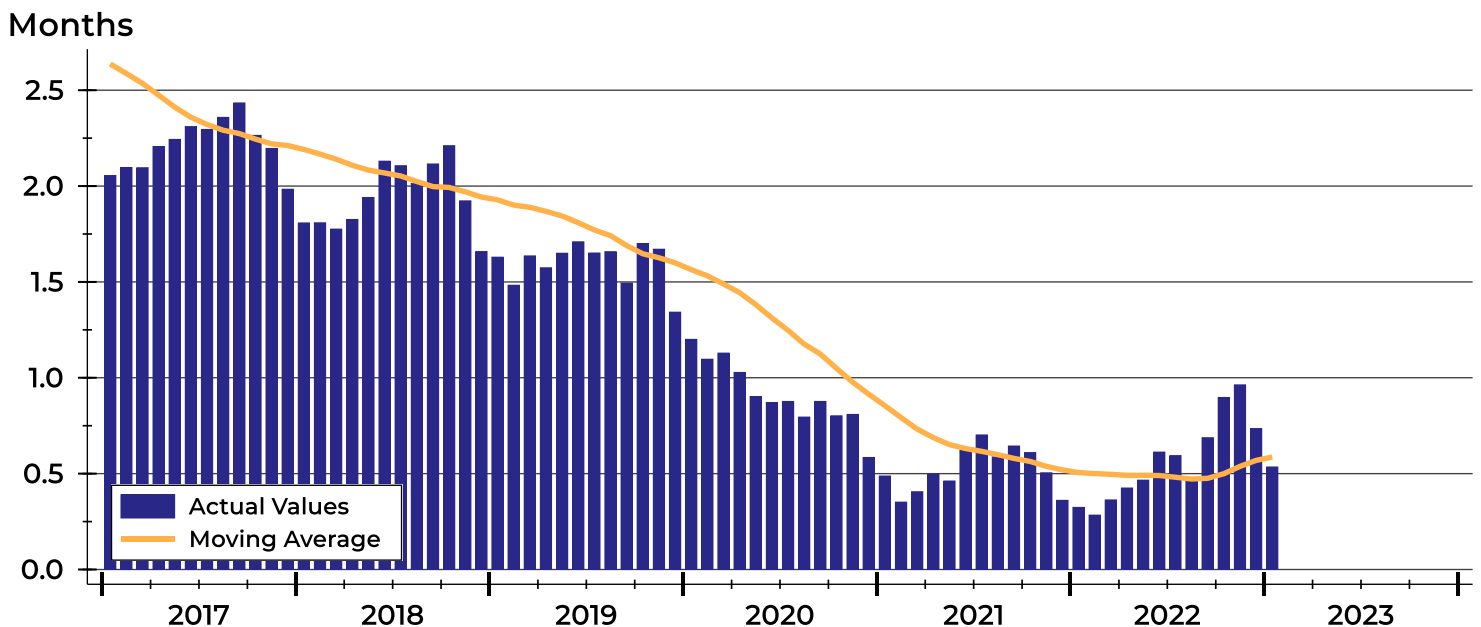
## Shawnee County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.5	0.3	<b>0.5</b>
February	0.4	0.3	
March	0.4	0.4	
April	0.5	0.4	
May	0.5	0.5	
June	0.6	0.6	
July	0.7	0.6	
August	0.6	0.5	
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





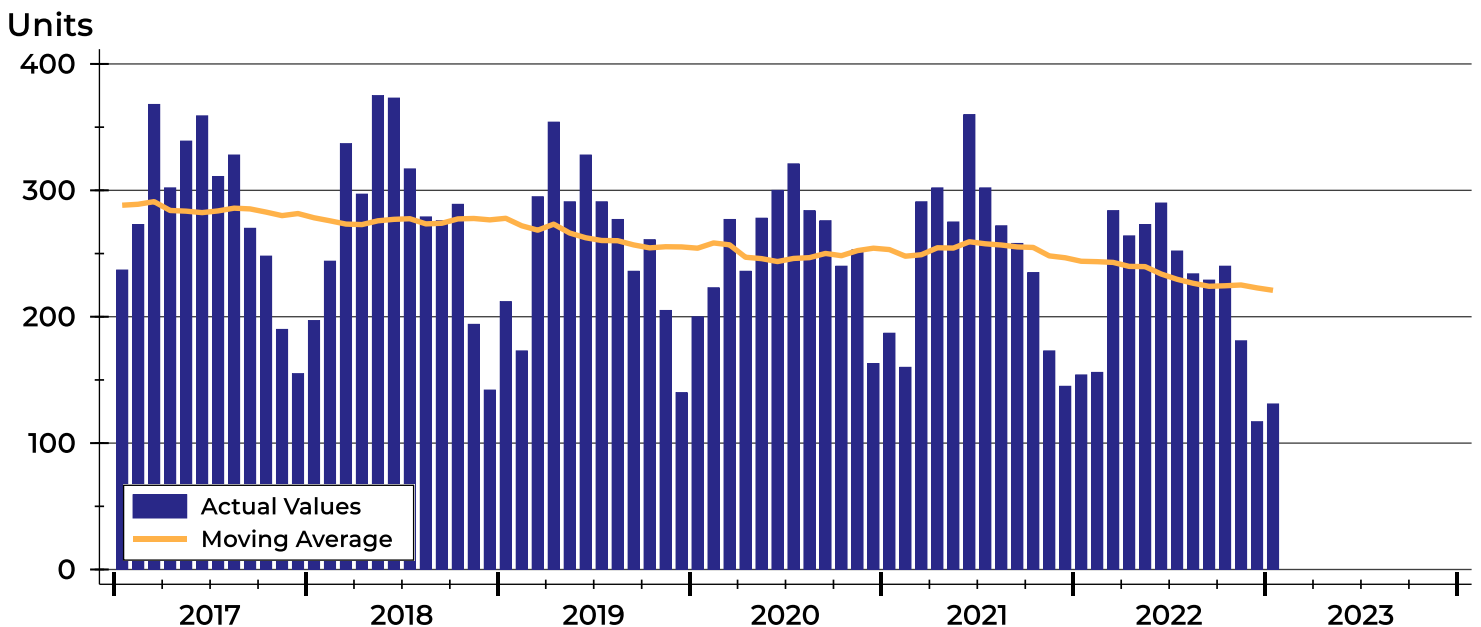
# Shawnee County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	131	154	-14.9%
	Volume (1,000s)	24,297	29,114	-16.5%
	Average List Price	185,472	189,050	-1.9%
	Median List Price	165,000	140,000	17.9%
Year-to-Date	New Listings	131	154	-14.9%
	Volume (1,000s)	24,297	29,114	-16.5%
	Average List Price	185,472	189,050	-1.9%
	Median List Price	165,000	140,000	17.9%

A total of 131 new listings were added in Shawnee County during January, down 14.9% from the same month in 2022.

The median list price of these homes was \$165,000 up from \$140,000 in 2022.

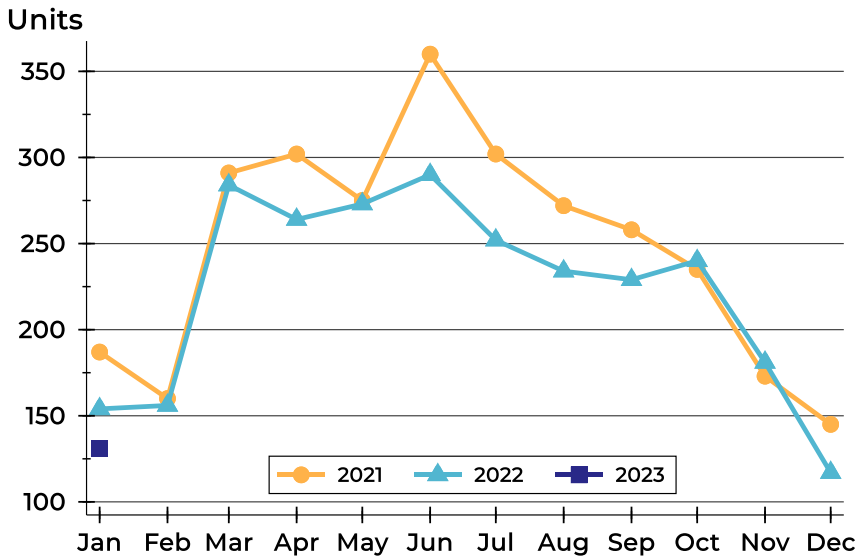
## History of New Listings





## Shawnee County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	187	154	<b>131</b>
February	160	156	
March	291	284	
April	302	264	
May	275	273	
June	360	290	
July	302	252	
August	272	234	
September	258	229	
October	235	240	
November	173	181	
December	145	117	

### New Listings by Price Range

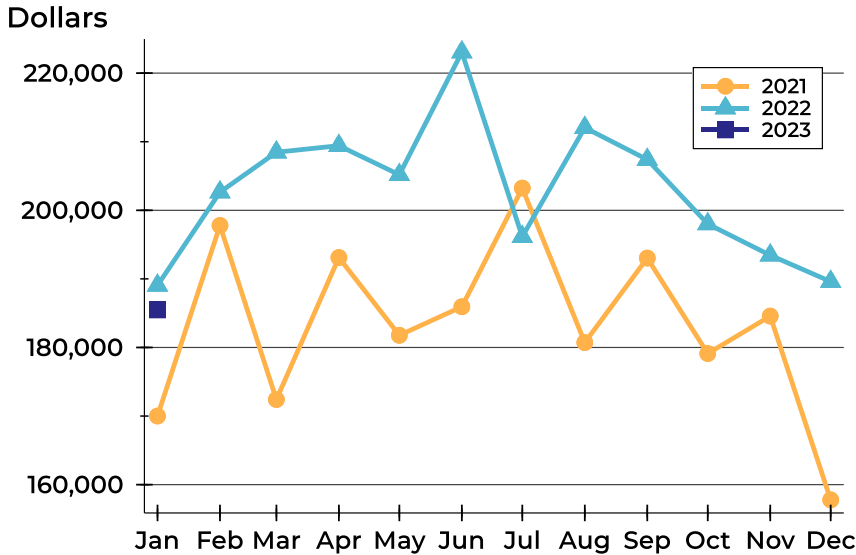
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.5%	1,350	1,350	16	16	100.0%	100.0%
\$25,000-\$49,999	7	5.3%	41,114	40,000	11	8	91.3%	100.0%
\$50,000-\$99,999	26	19.8%	80,042	82,475	9	3	99.5%	100.0%
\$100,000-\$124,999	14	10.7%	112,086	112,700	8	7	98.0%	100.0%
\$125,000-\$149,999	10	7.6%	135,770	134,450	5	4	100.2%	100.0%
\$150,000-\$174,999	11	8.4%	163,807	164,900	13	7	99.1%	100.0%
\$175,000-\$199,999	12	9.2%	187,142	189,450	7	7	98.5%	100.0%
\$200,000-\$249,999	18	13.7%	230,783	236,950	11	4	99.9%	100.0%
\$250,000-\$299,999	13	9.9%	275,281	275,000	10	6	100.1%	100.0%
\$300,000-\$399,999	11	8.4%	337,877	329,000	9	5	99.7%	100.0%
\$400,000-\$499,999	5	3.8%	453,980	459,900	23	22	99.1%	100.0%
\$500,000-\$749,999	2	1.5%	615,750	615,750	9	9	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





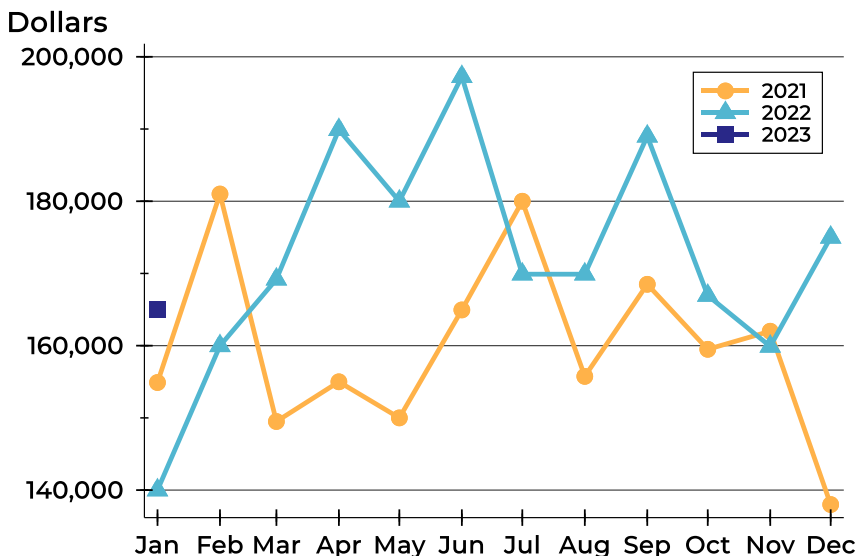
## Shawnee County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	170,008	189,050	185,472
February	197,790	202,646	
March	172,417	208,465	
April	193,112	209,427	
May	181,778	205,180	
June	185,946	223,059	
July	203,238	196,153	
August	180,717	212,054	
September	193,031	207,396	
October	179,121	198,013	
November	184,578	193,448	
December	157,783	189,611	

### Median Price



Month	2021	2022	2023
January	154,900	140,000	165,000
February	181,000	159,975	
March	149,500	169,200	
April	155,000	189,900	
May	150,000	180,000	
June	164,950	197,250	
July	180,000	169,900	
August	155,750	169,900	
September	168,500	189,000	
October	159,500	166,950	
November	162,000	159,900	
December	138,000	175,000	

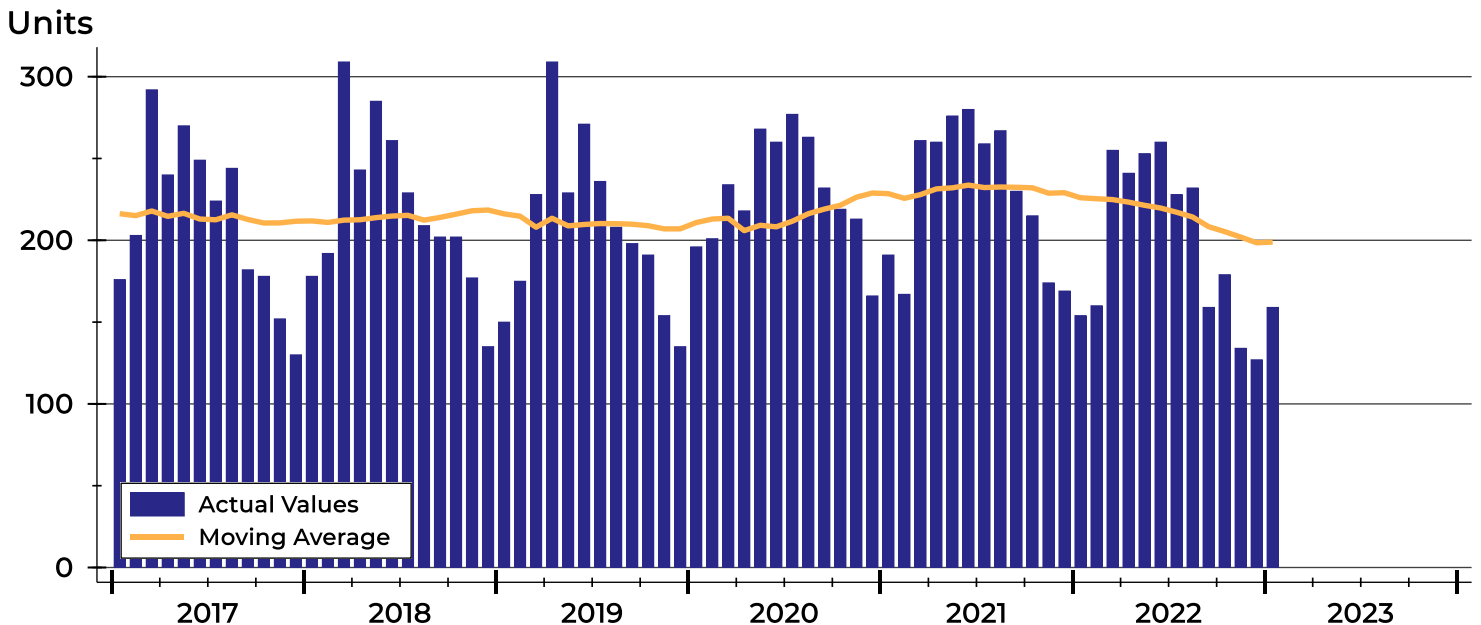


# Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		159	154	3.2%	159	154	3.2%
Volume (1,000s)		28,390	25,761	10.2%	28,390	25,761	10.2%
Average	Sale Price	178,555	167,282	6.7%	178,555	167,282	6.7%
	Days on Market	29	17	70.6%	29	17	70.6%
	Percent of Original	96.6%	98.0%	-1.4%	96.6%	98.0%	-1.4%
Median	Sale Price	159,900	135,450	18.1%	159,900	135,450	18.1%
	Days on Market	10	3	233.3%	10	3	233.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 159 contracts for sale were written in Shawnee County during the month of January, up from 154 in 2022. The median list price of these homes was \$159,900, up from \$135,450 the prior year. Half of the homes that went under contract in January were on the market less than 10 days, compared to 3 days in January 2022.

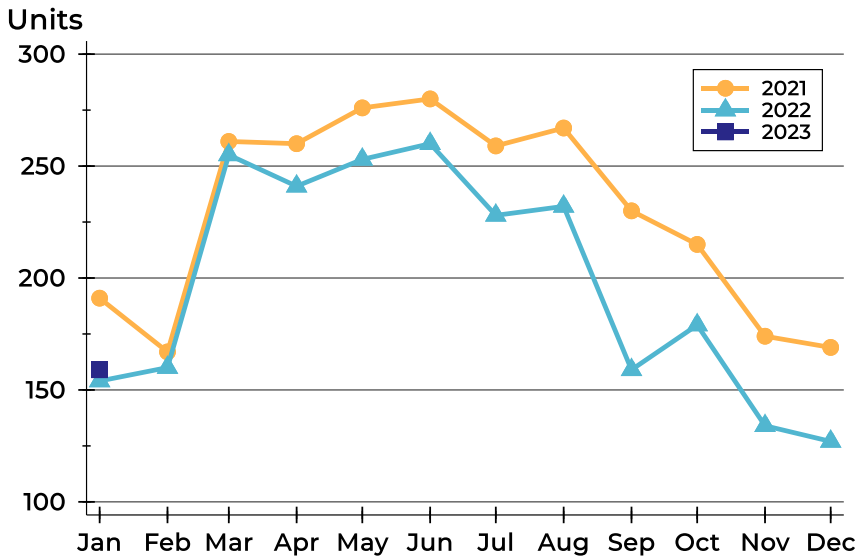
## History of Contracts Written





## Shawnee County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	191	154	159
February	167	160	
March	261	255	
April	260	241	
May	276	253	
June	280	260	
July	259	228	
August	267	232	
September	230	159	
October	215	179	
November	174	134	
December	169	127	

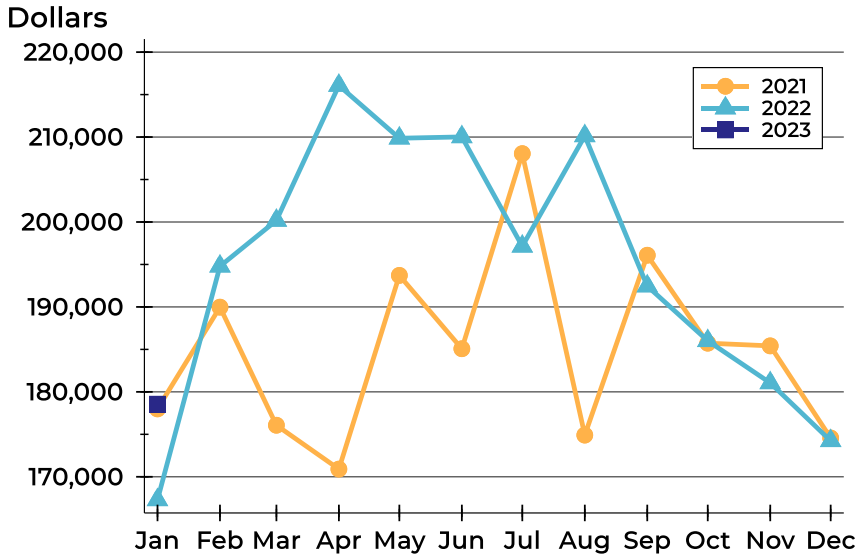
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	7	4.4%	39,257	40,000	28	19	84.0%	100.0%
\$50,000-\$99,999	37	23.3%	81,696	85,000	23	5	96.0%	100.0%
\$100,000-\$124,999	16	10.1%	112,825	113,250	22	8	96.0%	100.0%
\$125,000-\$149,999	14	8.8%	136,364	134,900	24	4	99.2%	100.0%
\$150,000-\$174,999	17	10.7%	161,085	162,500	34	24	97.0%	100.0%
\$175,000-\$199,999	17	10.7%	185,671	189,000	19	11	97.4%	100.0%
\$200,000-\$249,999	17	10.7%	227,412	229,000	29	4	99.3%	100.0%
\$250,000-\$299,999	15	9.4%	277,707	279,000	45	15	96.7%	100.0%
\$300,000-\$399,999	12	7.5%	338,342	327,250	39	18	97.7%	100.0%
\$400,000-\$499,999	6	3.8%	479,883	484,700	64	46	97.5%	98.9%
\$500,000-\$749,999	1	0.6%	512,500	512,500	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



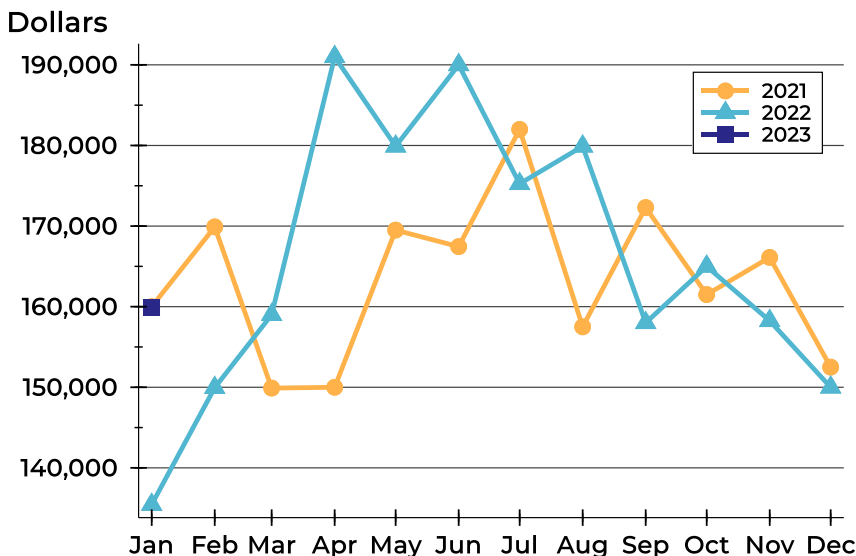
## Shawnee County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	177,997	167,282	<b>178,555</b>
February	189,975	194,794	
March	176,074	200,181	
April	170,909	216,074	
May	193,713	209,866	
June	185,079	210,019	
July	208,049	197,143	
August	174,911	210,141	
September	196,089	192,453	
October	185,733	186,015	
November	185,415	181,053	
December	174,565	174,236	

### Median Price

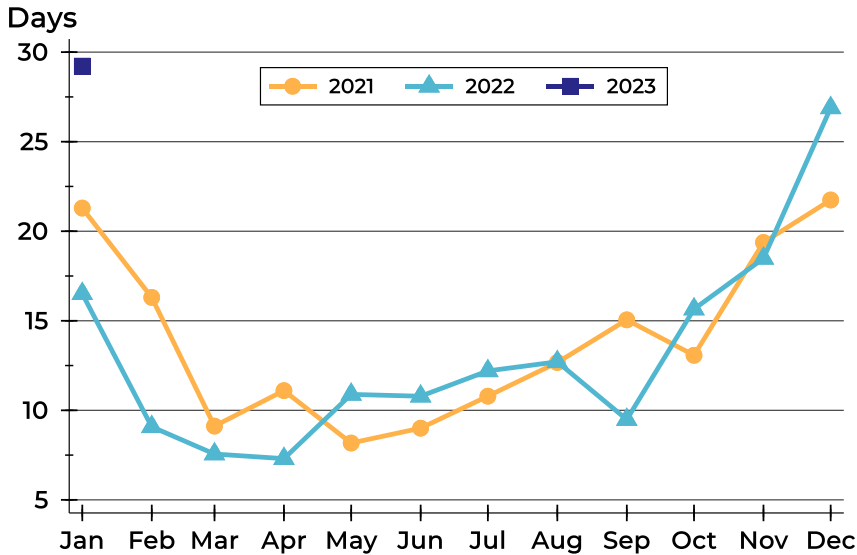


Month	2021	2022	2023
<b>January</b>	160,000	135,450	<b>159,900</b>
February	169,900	149,950	
March	149,900	159,000	
April	150,000	191,000	
May	169,500	179,900	
June	167,450	190,000	
July	182,000	175,250	
August	157,500	179,900	
September	172,300	158,000	
October	161,500	165,000	
November	166,114	158,250	
December	152,500	150,000	



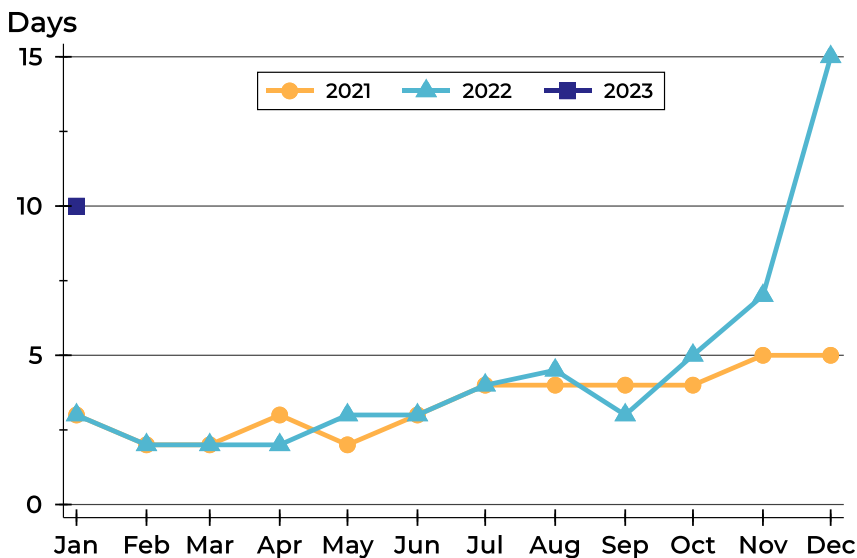
## Shawnee County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	21	17	29
February	16	9	
March	9	8	
April	11	7	
May	8	11	
June	9	11	
July	11	12	
August	13	13	
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	
March	2	2	
April	3	2	
May	2	3	
June	3	3	
July	4	4	
August	4	5	
September	4	3	
October	4	5	
November	5	7	
December	5	15	



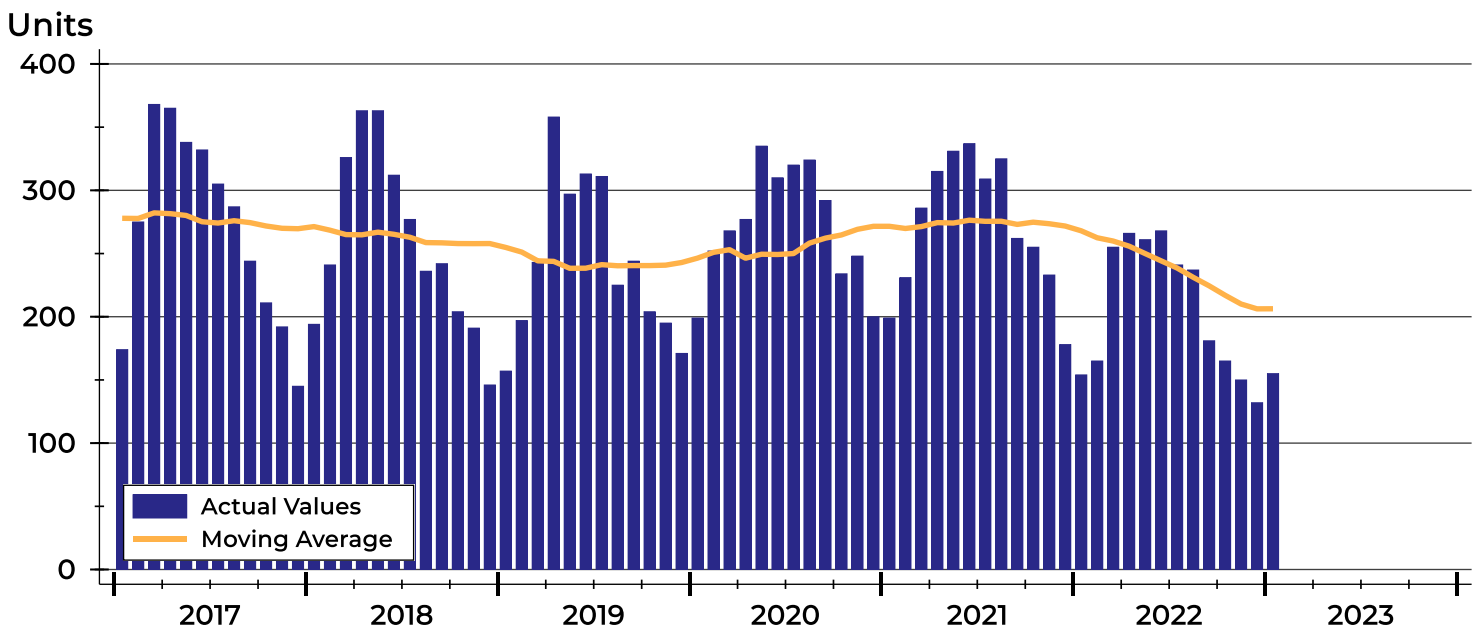
## Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		155	154	0.6%
Volume (1,000s)		31,015	28,255	9.8%
Average	List Price	200,095	183,471	9.1%
	Days on Market	33	18	83.3%
	Percent of Original	97.4%	98.4%	-1.0%
Median	List Price	169,500	149,450	13.4%
	Days on Market	12	4	200.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 155 listings in Shawnee County had contracts pending at the end of January, up from 154 contracts pending at the end of January 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.

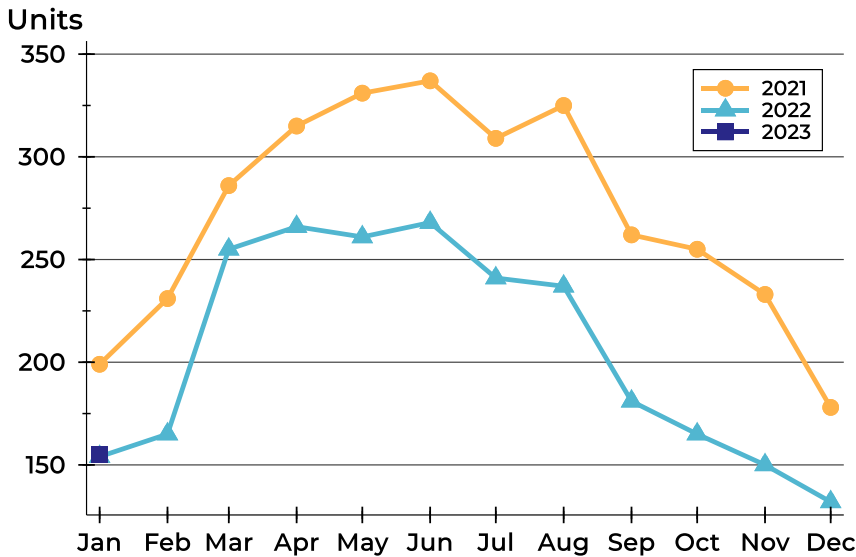
### History of Pending Contracts





## Shawnee County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	199	154	<b>155</b>
February	231	165	
March	286	255	
April	315	266	
May	331	261	
June	337	268	
July	309	241	
August	325	237	
September	262	181	
October	255	165	
November	233	150	
December	178	132	

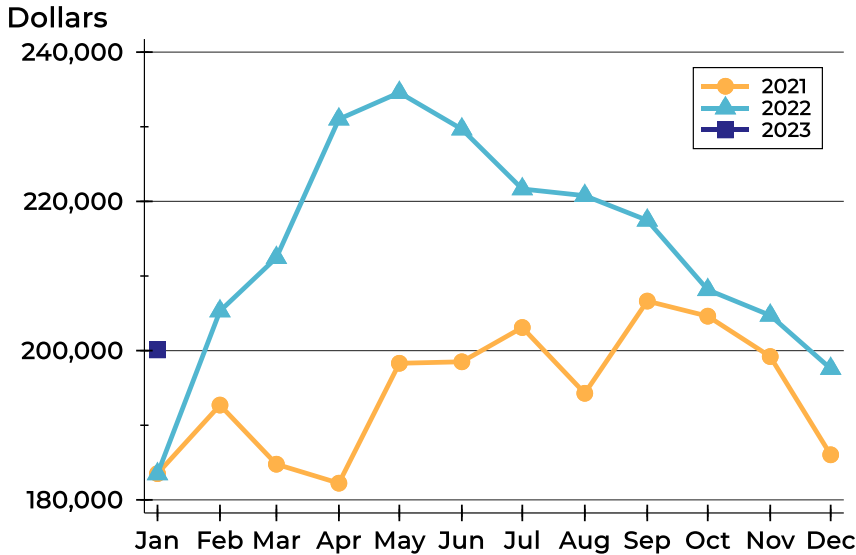
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	3.2%	40,980	40,000	35	49	91.1%	100.0%
\$50,000-\$99,999	25	16.1%	82,700	85,000	47	13	95.6%	100.0%
\$100,000-\$124,999	17	11.0%	112,071	112,000	20	7	97.4%	100.0%
\$125,000-\$149,999	15	9.7%	137,607	138,000	26	4	98.7%	100.0%
\$150,000-\$174,999	19	12.3%	161,222	162,500	30	17	98.2%	100.0%
\$175,000-\$199,999	15	9.7%	185,773	189,000	21	16	97.8%	100.0%
\$200,000-\$249,999	16	10.3%	229,878	229,950	31	15	98.3%	100.0%
\$250,000-\$299,999	19	12.3%	277,121	275,000	44	17	96.5%	100.0%
\$300,000-\$399,999	12	7.7%	344,125	339,450	39	5	98.8%	100.0%
\$400,000-\$499,999	8	5.2%	450,238	454,475	34	32	99.3%	100.0%
\$500,000-\$749,999	4	2.6%	562,100	560,450	4	2	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



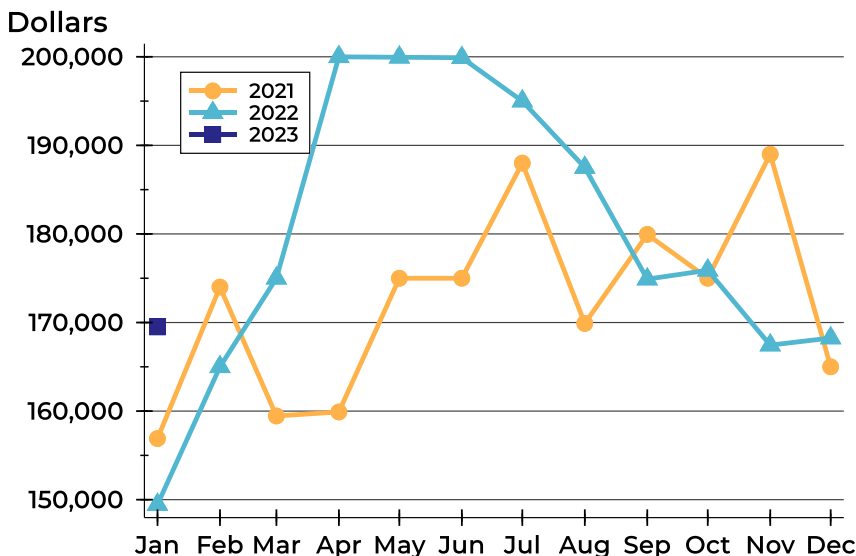
## Shawnee County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	183,519	183,471	<b>200,095</b>
February	192,703	205,304	
March	184,782	212,455	
April	182,238	231,014	
May	198,304	234,579	
June	198,506	229,679	
July	203,098	221,662	
August	194,284	220,766	
September	206,639	217,463	
October	204,619	208,152	
November	199,208	204,725	
December	186,043	197,592	

### Median Price



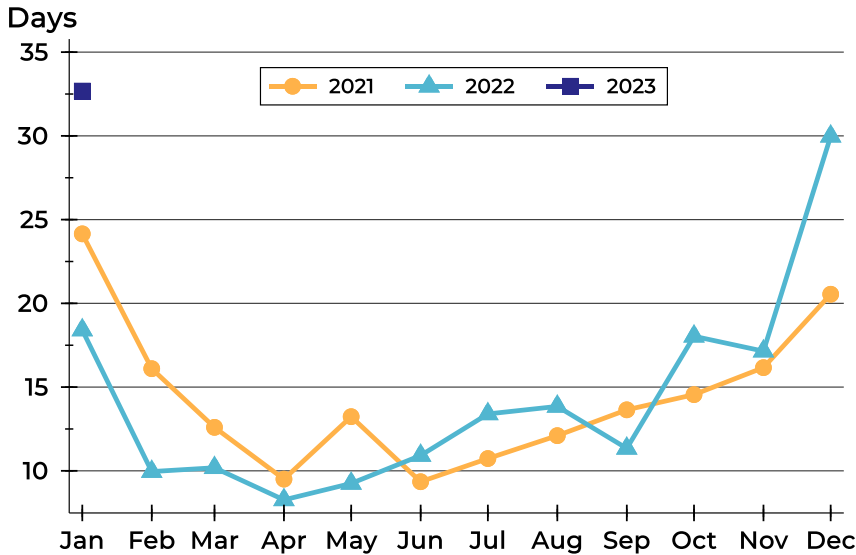
Month	2021	2022	2023
January	156,900	149,450	<b>169,500</b>
February	174,000	165,000	
March	159,450	174,999	
April	159,900	200,000	
May	175,000	199,950	
June	175,000	199,900	
July	188,000	195,000	
August	169,900	187,500	
September	179,950	174,900	
October	175,000	175,900	
November	189,000	167,450	
December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





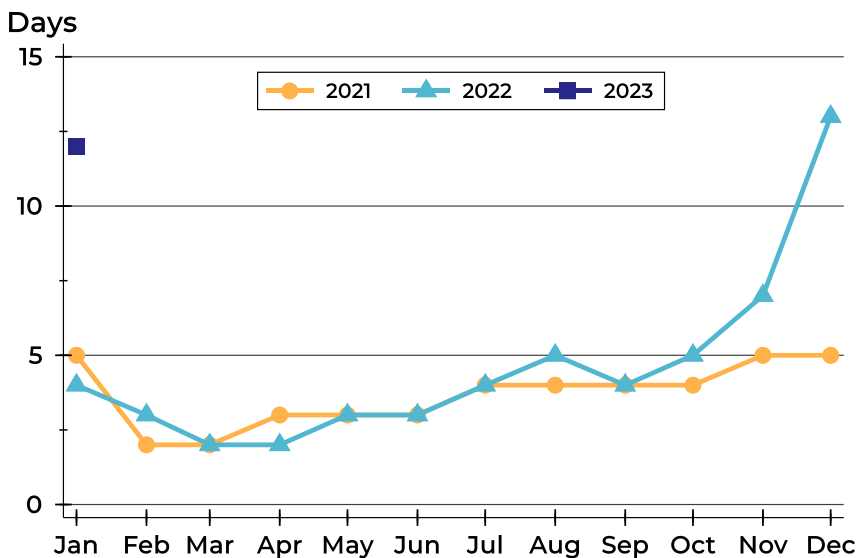
## Shawnee County Pending Contracts Analysis

### Average DOM



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

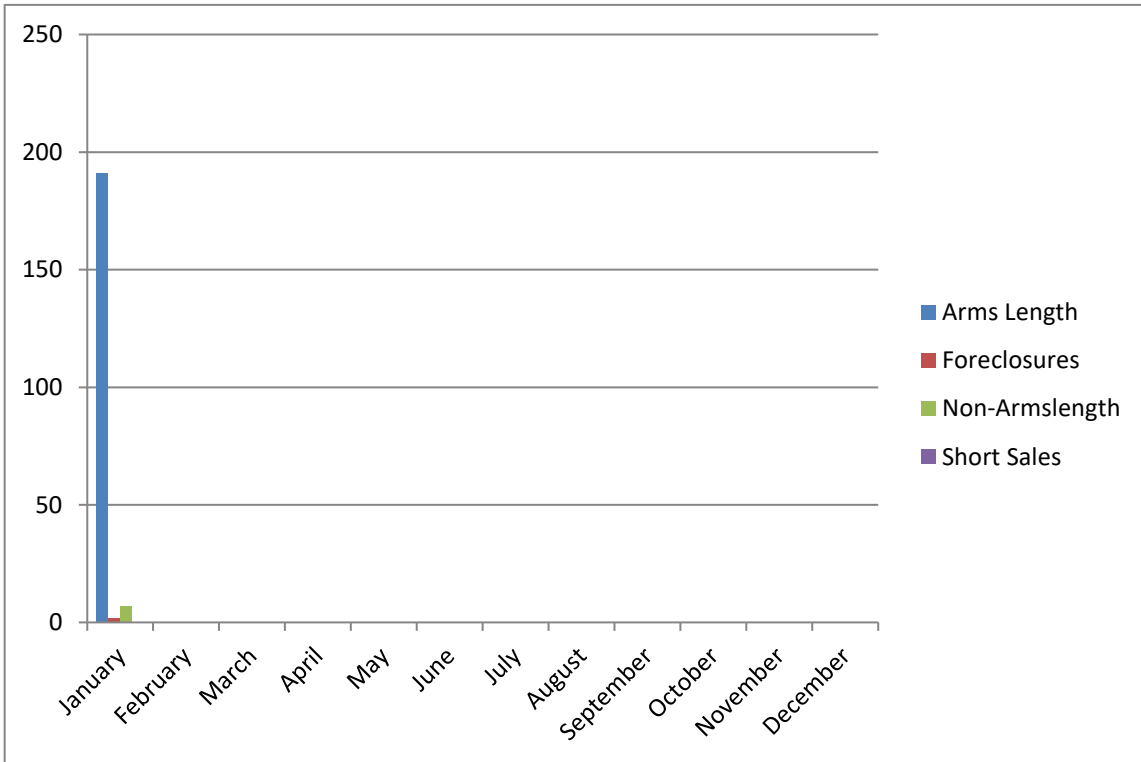
### Median DOM



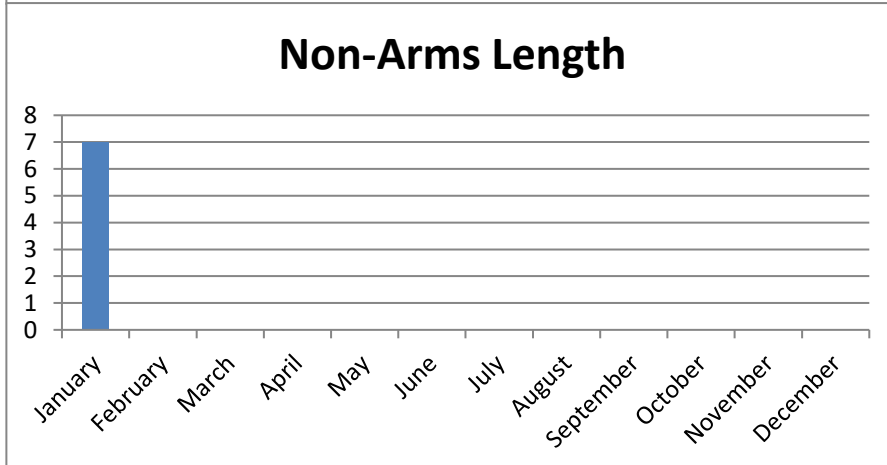
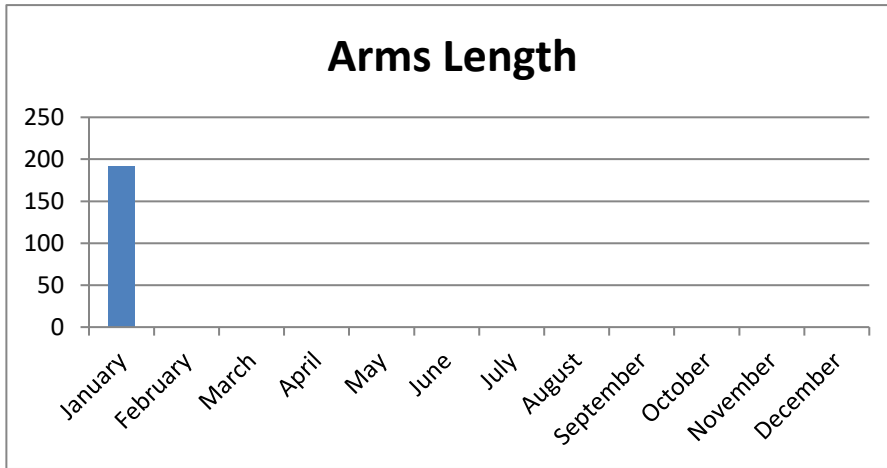
Month	2021	2022	2023
January	5	4	<b>12</b>
February	2	3	
March	2	2	
April	3	2	
May	3	3	
June	3	3	
July	4	4	
August	4	5	
September	4	4	
October	4	5	
November	5	7	
December	5	13	

# Sunflower Multiple Listing Service January 2023 Distressed Sales Report

	<i>Total Sales</i>	<i>Arms Length</i>	<i>Foreclosures</i>	<i>Non-Armslength</i>	<i>Short Sales</i>	<i>Distressed Sales</i>	<i>Distressed as % of Total Sales</i>
January	200	191	2	7	0	2	1%
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
<b>YTD Totals</b>	<b>200</b>	<b>191</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>2</b>	<b>1%</b>



# Sunflower Multiple Listing Service January 2023 Distressed Sales Report



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

January 2023																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020
\$1-\$29,999	10												10	10	6	17
\$30,000-\$39,999	7												7	3	7	12
\$40,000-\$49,999	12												12	4	10	12
\$50,000-\$59,999	8												8	13	13	15
\$60,000-\$69,999	6												6	11	5	13
\$70,000-\$79,999	6												6	11	12	12
\$80,000-\$89,999	5												5	17	6	11
\$90,000-\$99,999	14												14	5	8	9
\$100,000-\$119,999	9												9	21	19	10
\$120,000-\$139,999	21												21	28	15	29
\$140,000-\$159,999	16												16	19	25	12
\$160,000-\$179,999	15												15	15	22	15
\$180,000-\$199,999	16												16	18	17	14
\$200,000-\$249,999	27												27	26	25	25
\$250,000-\$299,999	14												14	25	13	18
\$300,000-\$399,999	20												20	19	15	10
\$400,000-\$499,999	6												6	4	6	4
\$500,000 or more	3												3	7	7	0
<b>TOTALS</b>	<b>215</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>215</b>	<b>256</b>	<b>231</b>	<b>238</b>



## Topeka MSA & Douglas County Housing Report



### Market Overview

#### Topeka MSA & Douglas County Home Sales Fell in January

Total home sales in the Topeka MSA & Douglas County fell last month to 171 units, compared to 225 units in January 2022. Total sales volume was \$30.4 million, down from a year earlier.

The median sale price in January was \$160,000, up from \$155,000 a year earlier. Homes that sold in January were typically on the market for 10 days and sold for 100.0% of their list prices.

#### Topeka MSA & Douglas County Active Listings Up at End of January

The total number of active listings in the Topeka MSA & Douglas County at the end of January was 172 units, up from 120 at the same point in 2022. This represents a 0.7 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$267,000.

During January, a total of 189 contracts were written down from 206 in January 2022. At the end of the month, there were 190 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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**January  
2023**

# Sunflower MLS Statistics



## Topeka MSA & Douglas County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>171</b> -24.0%	<b>225</b> 19.0%	<b>189</b> -9.1%	<b>171</b> -24.0%	<b>225</b> 19.0%	<b>189</b> -9.1%
<b>Active Listings</b> Change from prior year		<b>172</b> 43.3%	<b>120</b> -26.8%	<b>164</b> -58.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>0.7</b> 75.0%	<b>0.4</b> -33.3%	<b>0.6</b> -60.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>173</b> -10.8%	<b>194</b> -16.4%	<b>232</b> -9.7%	<b>173</b> -10.8%	<b>194</b> -16.4%	<b>232</b> -9.7%
<b>Contracts Written</b> Change from prior year		<b>189</b> -8.3%	<b>206</b> -13.8%	<b>239</b> -3.6%	<b>189</b> -8.3%	<b>206</b> -13.8%	<b>239</b> -3.6%
<b>Pending Contracts</b> Change from prior year		<b>190</b> -8.7%	<b>208</b> -17.8%	<b>253</b> 1.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>30,426</b> -26.1%	<b>41,145</b> 24.9%	<b>32,932</b> 8.0%	<b>30,426</b> -26.1%	<b>41,145</b> 24.9%	<b>32,932</b> 8.0%
Average	<b>Sale Price</b> Change from prior year	<b>177,930</b> -2.7%	<b>182,865</b> 4.9%	<b>174,242</b> 18.9%	<b>177,930</b> -2.7%	<b>182,865</b> 4.9%	<b>174,242</b> 18.9%
	<b>List Price of Actives</b> Change from prior year	<b>348,383</b> 30.4%	<b>267,205</b> 26.6%	<b>211,083</b> 12.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>23</b> 0.0%	<b>23</b> -17.9%	<b>28</b> -33.3%	<b>23</b> 0.0%	<b>23</b> -17.9%	<b>28</b> -33.3%
	<b>Percent of List</b> Change from prior year	<b>97.2%</b> -1.5%	<b>98.7%</b> 0.5%	<b>98.2%</b> 3.3%	<b>97.2%</b> -1.5%	<b>98.7%</b> 0.5%	<b>98.2%</b> 3.3%
	<b>Percent of Original</b> Change from prior year	<b>94.9%</b> -2.1%	<b>96.9%</b> -0.2%	<b>97.1%</b> 4.7%	<b>94.9%</b> -2.1%	<b>96.9%</b> -0.2%	<b>97.1%</b> 4.7%
Median	<b>Sale Price</b> Change from prior year	<b>160,000</b> 3.2%	<b>155,000</b> 2.6%	<b>151,000</b> 18.9%	<b>160,000</b> 3.2%	<b>155,000</b> 2.6%	<b>151,000</b> 18.9%
	<b>List Price of Actives</b> Change from prior year	<b>267,000</b> 29.1%	<b>206,750</b> 45.1%	<b>142,450</b> -3.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>10</b> 66.7%	<b>6</b> -14.3%	<b>7</b> -66.7%	<b>10</b> 66.7%	<b>6</b> -14.3%	<b>7</b> -66.7%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 3.2%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 3.2%
	<b>Percent of Original</b> Change from prior year	<b>97.1%</b> -2.9%	<b>100.0%</b> 0.0%	<b>100.0%</b> 4.7%	<b>97.1%</b> -2.9%	<b>100.0%</b> 0.0%	<b>100.0%</b> 4.7%

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



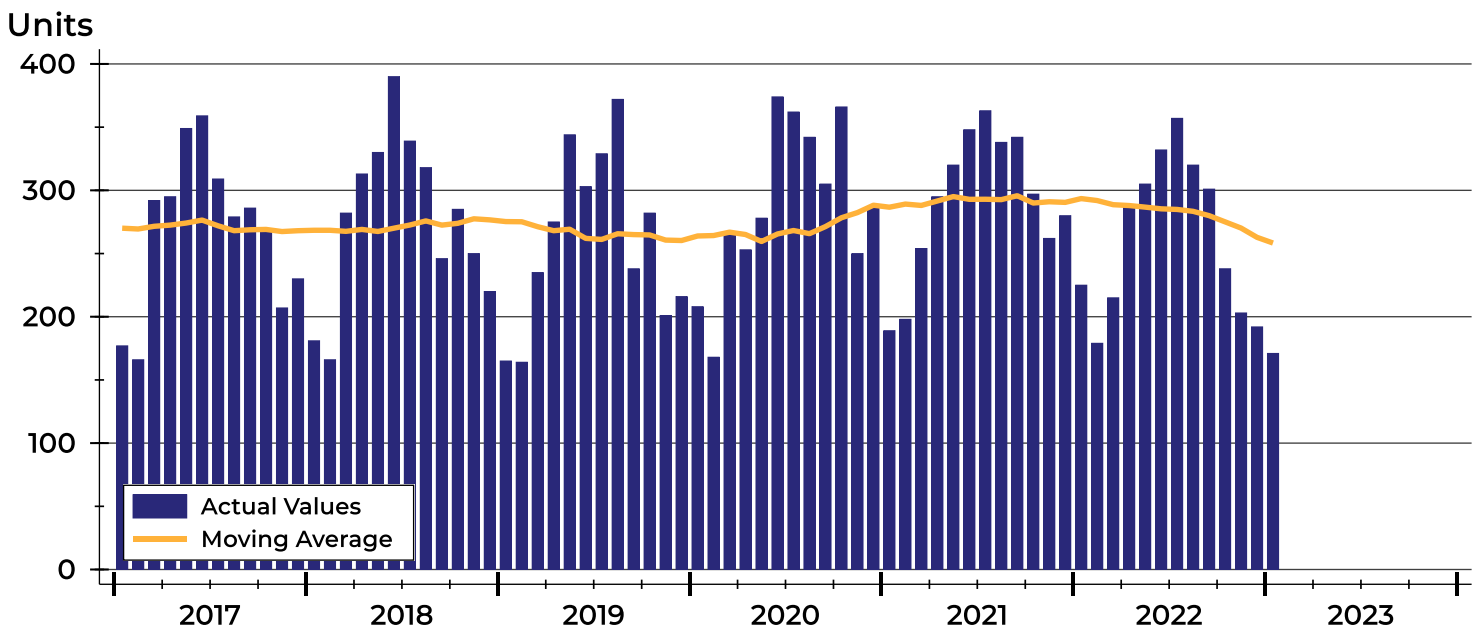
## Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		171	225	-24.0%	171	225	-24.0%
Volume (1,000s)		30,426	41,145	-26.1%	30,426	41,145	-26.1%
Months' Supply		0.7	0.4	75.0%	N/A	N/A	N/A
Average	Sale Price	177,930	182,865	-2.7%	177,930	182,865	-2.7%
	Days on Market	23	23	0.0%	23	23	0.0%
	Percent of List	97.2%	98.7%	-1.5%	97.2%	98.7%	-1.5%
	Percent of Original	94.9%	96.9%	-2.1%	94.9%	96.9%	-2.1%
Median	Sale Price	160,000	155,000	3.2%	160,000	155,000	3.2%
	Days on Market	10	6	66.7%	10	6	66.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.1%	100.0%	-2.9%	97.1%	100.0%	-2.9%

A total of 171 homes sold in the Topeka MSA & Douglas County in January, down from 225 units in January 2022. Total sales volume fell to \$30.4 million compared to \$41.1 million in the previous year.

The median sales price in January was \$160,000, up 3.2% compared to the prior year. Median days on market was 10 days, up from 9 days in December, and up from 6 in January 2022.

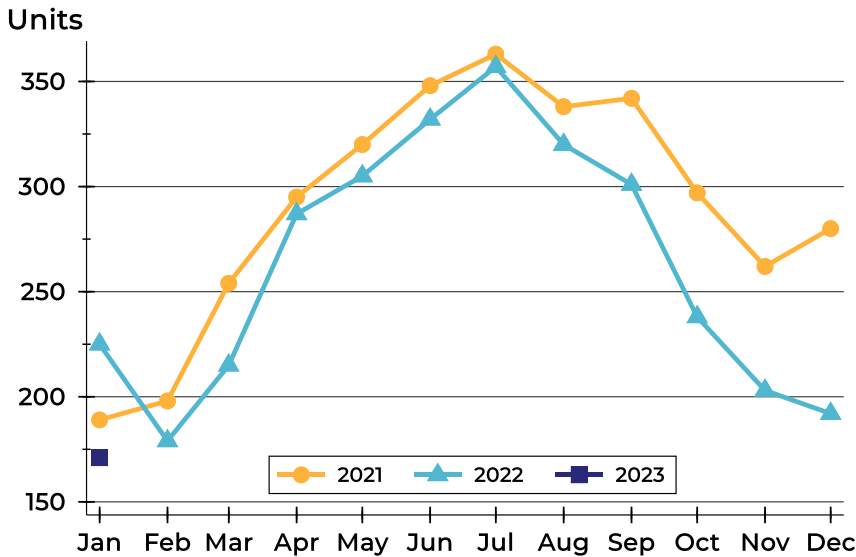
### History of Closed Listings





## Topeka MSA & Douglas County Closed Listings Analysis

### Closed Listings by Month



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

### Closed Listings by Price Range

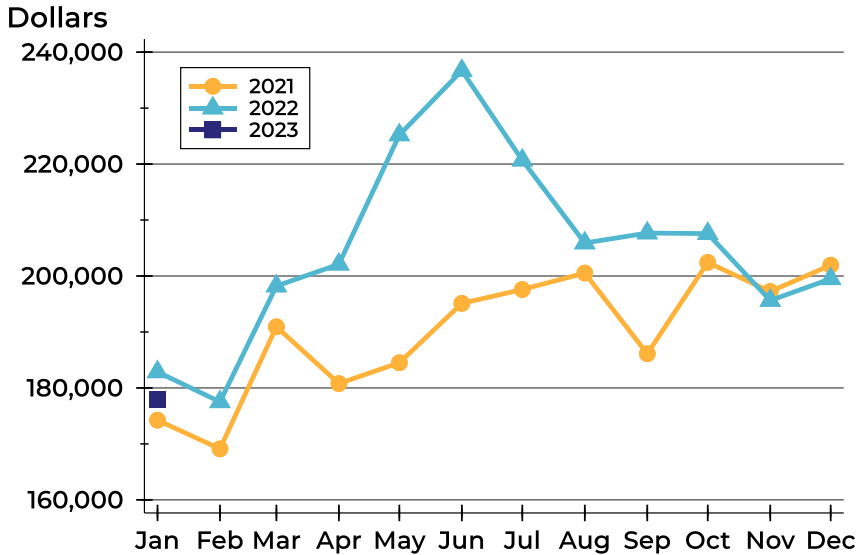
Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	6	3.5%	0.6	17,250	16,750	28	12	76.2%	77.2%	65.1%	73.9%
\$25,000-\$49,999	9	5.3%	0.7	36,500	35,000	15	13	91.5%	91.4%	87.9%	91.4%
\$50,000-\$99,999	34	19.9%	0.4	76,791	76,500	18	8	96.0%	98.3%	93.8%	96.7%
\$100,000-\$124,999	8	4.7%	0.4	113,113	116,500	19	11	99.7%	98.8%	98.7%	97.6%
\$125,000-\$149,999	24	14.0%	0.1	136,977	137,200	34	16	100.4%	100.0%	97.3%	96.3%
\$150,000-\$174,999	15	8.8%	0.2	163,414	165,000	17	7	99.1%	100.0%	98.5%	100.0%
\$175,000-\$199,999	15	8.8%	0.7	184,967	184,000	24	17	96.3%	97.3%	95.2%	97.3%
\$200,000-\$249,999	23	13.5%	0.7	218,862	216,000	18	10	98.8%	100.0%	97.1%	98.2%
\$250,000-\$299,999	11	6.4%	0.7	271,082	274,900	19	6	100.1%	100.0%	98.4%	98.1%
\$300,000-\$399,999	18	10.5%	1.0	339,217	330,000	27	9	98.7%	100.0%	95.8%	97.1%
\$400,000-\$499,999	6	3.5%	1.5	450,400	440,000	39	2	97.8%	98.7%	98.1%	98.7%
\$500,000-\$749,999	2	1.2%	1.9	570,500	570,500	53	53	98.5%	98.5%	97.0%	97.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	12.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





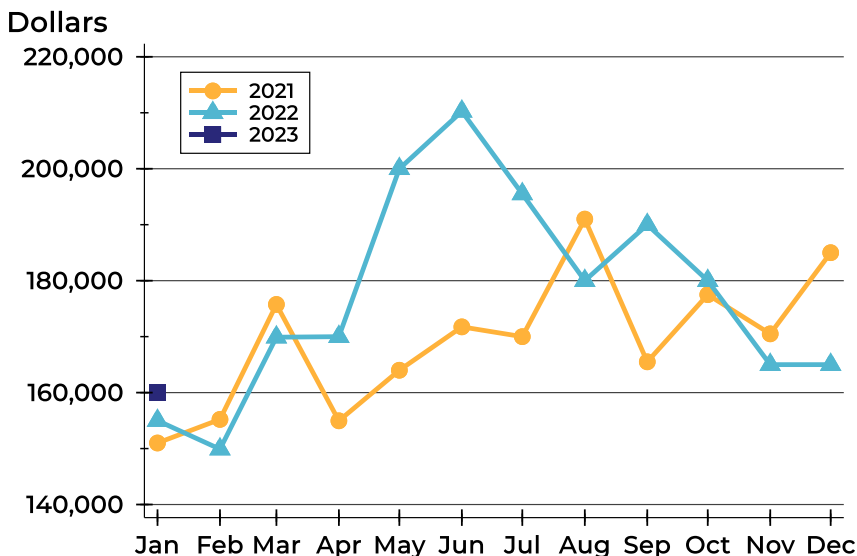
## Topeka MSA & Douglas County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	174,242	182,865	<b>177,930</b>
February	169,118	177,517	
March	190,932	198,204	
April	180,786	202,102	
May	184,503	225,211	
June	195,111	236,704	
July	197,593	220,695	
August	200,530	205,899	
September	186,114	207,679	
October	202,431	207,577	
November	197,233	195,625	
December	201,933	199,500	

### Median Price

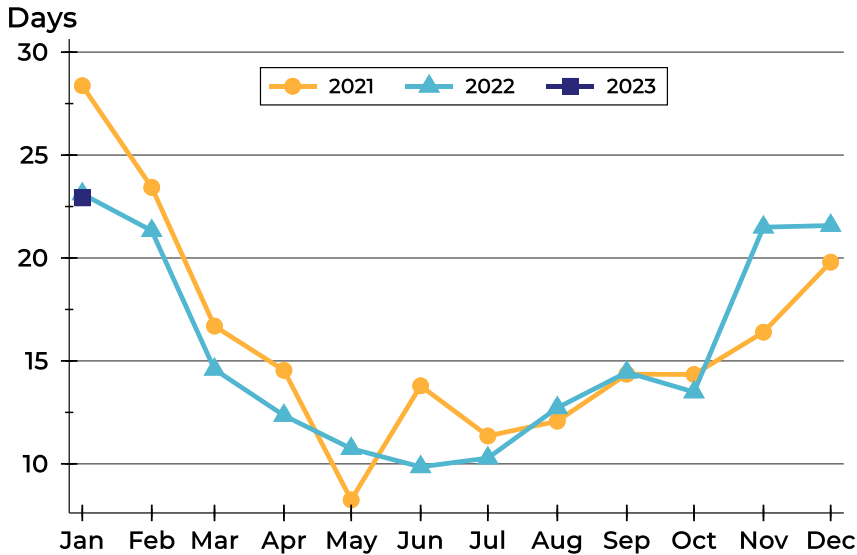


Month	2021	2022	2023
<b>January</b>	151,000	155,000	<b>160,000</b>
February	155,213	149,900	
March	175,750	169,900	
April	154,960	170,001	
May	164,000	200,000	
June	171,750	210,250	
July	170,000	195,500	
August	191,000	180,000	
September	165,500	190,000	
October	177,500	180,000	
November	170,500	165,000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



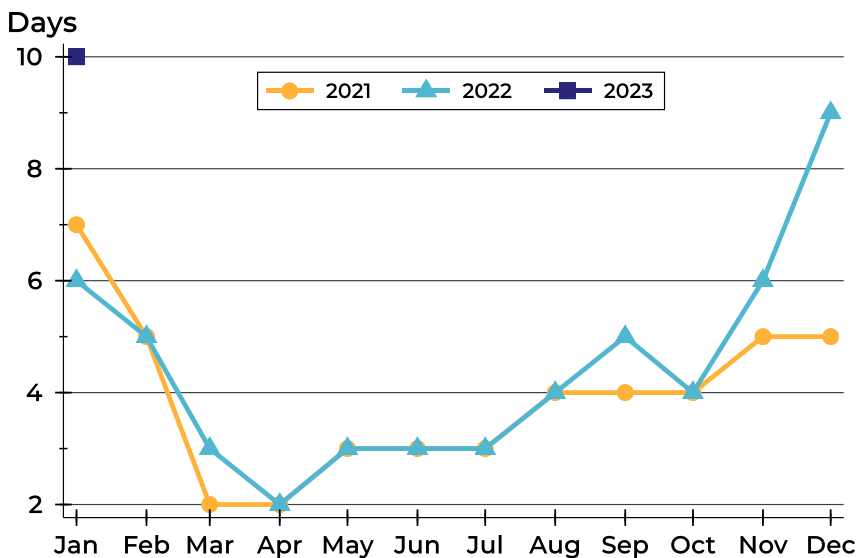
## Topeka MSA & Douglas County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



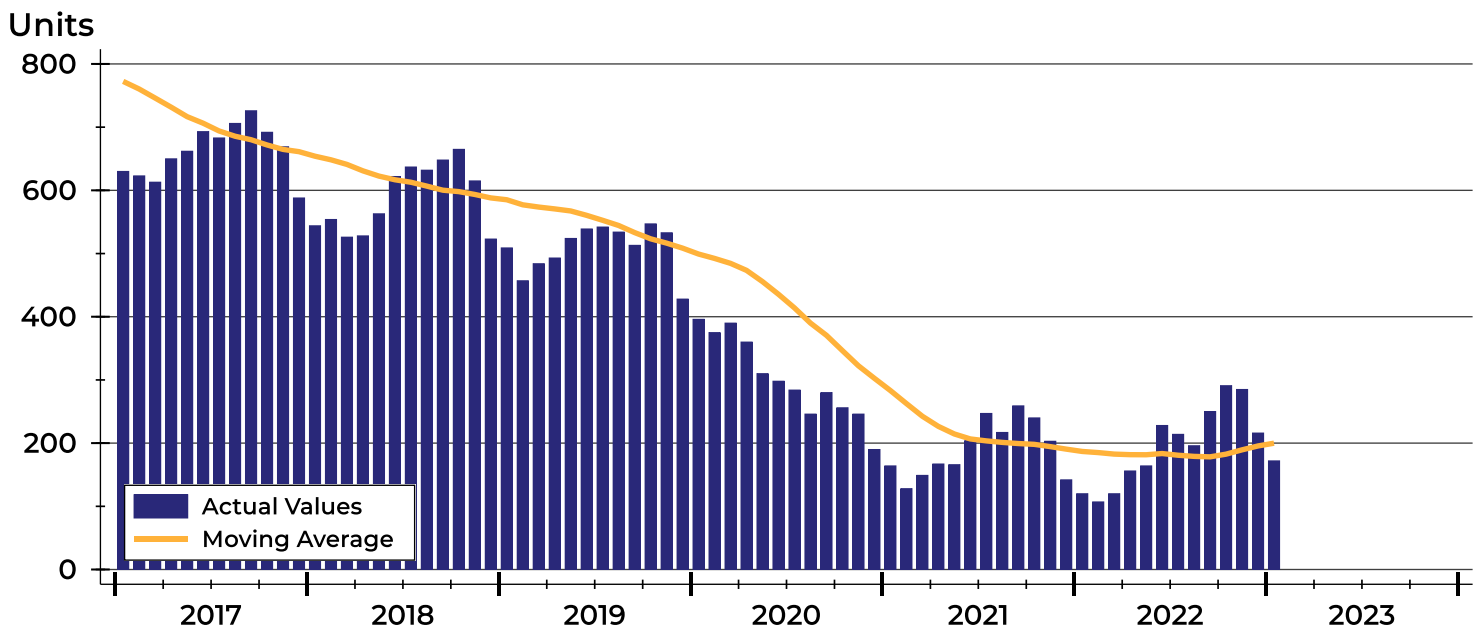
## Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		<b>172</b>	120	<b>43.3%</b>
Volume (1,000s)		<b>59,922</b>	32,065	<b>86.9%</b>
Months' Supply		<b>0.7</b>	0.4	<b>75.0%</b>
Average	List Price	<b>348,383</b>	267,205	<b>30.4%</b>
	Days on Market	<b>71</b>	64	<b>10.9%</b>
	Percent of Original	<b>96.9%</b>	98.1%	<b>-1.2%</b>
Median	List Price	<b>267,000</b>	206,750	<b>29.1%</b>
	Days on Market	<b>56</b>	34	<b>64.7%</b>
	Percent of Original	<b>100.0%</b>	100.0%	<b>0.0%</b>

A total of 172 homes were available for sale in the Topeka MSA & Douglas County at the end of January. This represents a 0.7 months' supply of active listings.

The median list price of homes on the market at the end of January was \$267,000, up 29.1% from 2022. The typical time on market for active listings was 56 days, up from 34 days a year earlier.

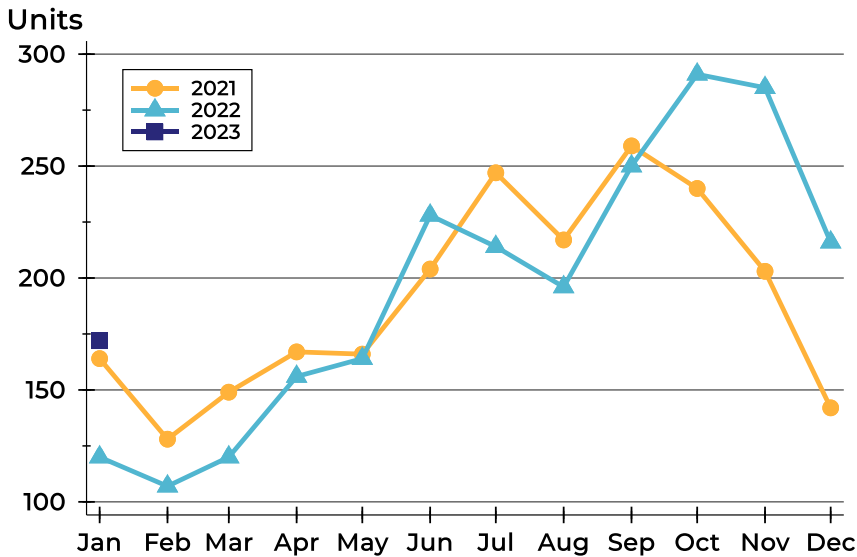
### History of Active Listings





## Topeka MSA & Douglas County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	164	120	172
February	128	107	
March	149	120	
April	167	156	
May	166	164	
June	204	228	
July	247	214	
August	217	196	
September	259	250	
October	240	291	
November	203	285	
December	142	216	

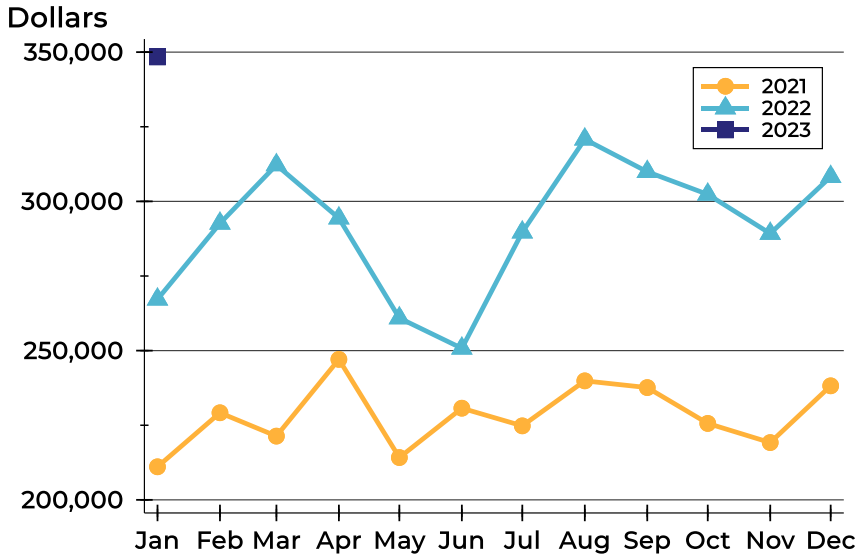
### Active Listings by Price Range

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	1.2%	0.6	10,700	10,700	35	35	100.0%	100.0%
\$25,000-\$49,999	7	4.1%	0.7	36,511	37,500	37	21	98.4%	100.0%
\$50,000-\$99,999	17	9.9%	0.4	74,562	75,000	47	30	96.7%	100.0%
\$100,000-\$124,999	7	4.1%	0.4	113,721	114,750	87	70	96.9%	100.0%
\$125,000-\$149,999	4	2.3%	0.1	140,475	143,950	100	62	97.4%	97.9%
\$150,000-\$174,999	5	2.9%	0.2	159,980	160,000	69	47	97.2%	100.0%
\$175,000-\$199,999	16	9.3%	0.7	190,650	190,000	59	56	94.1%	96.9%
\$200,000-\$249,999	25	14.5%	0.7	233,228	237,250	56	45	97.0%	100.0%
\$250,000-\$299,999	19	11.0%	0.7	279,505	274,950	65	64	98.5%	100.0%
\$300,000-\$399,999	28	16.3%	1.0	353,312	349,950	69	50	96.6%	100.0%
\$400,000-\$499,999	21	12.2%	1.5	463,676	469,000	104	62	97.8%	100.0%
\$500,000-\$749,999	15	8.7%	1.9	608,187	590,000	97	78	96.3%	100.0%
\$750,000-\$999,999	4	2.3%	N/A	781,250	790,000	79	85	95.8%	96.2%
\$1,000,000 and up	2	1.2%	12.0	5,075,000	5,075,000	148	148	100.0%	100.0%



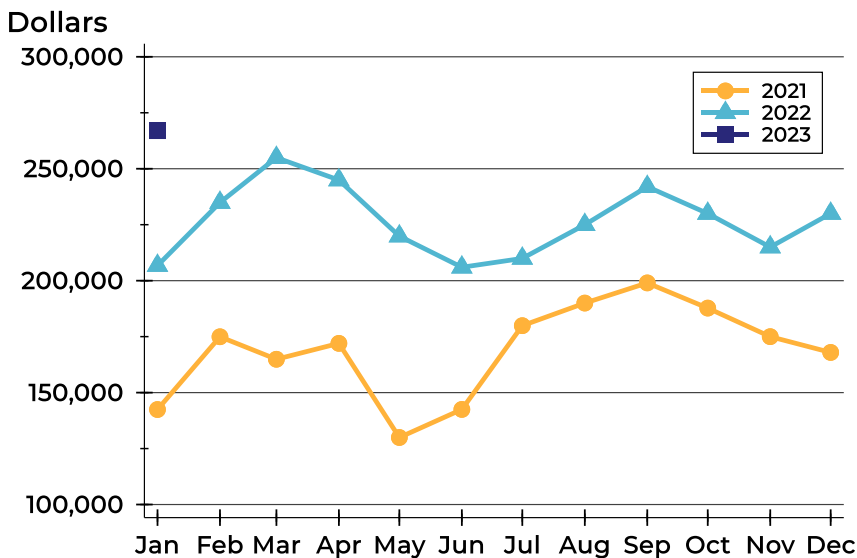
## Topeka MSA & Douglas County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	211,083	267,205	<b>348,383</b>
February	229,182	292,627	
March	221,362	312,200	
April	247,081	294,384	
May	214,175	260,918	
June	230,717	250,771	
July	224,797	289,675	
August	239,872	320,814	
September	237,619	309,934	
October	225,615	302,351	
November	219,195	289,231	
December	238,213	308,261	

### Median Price

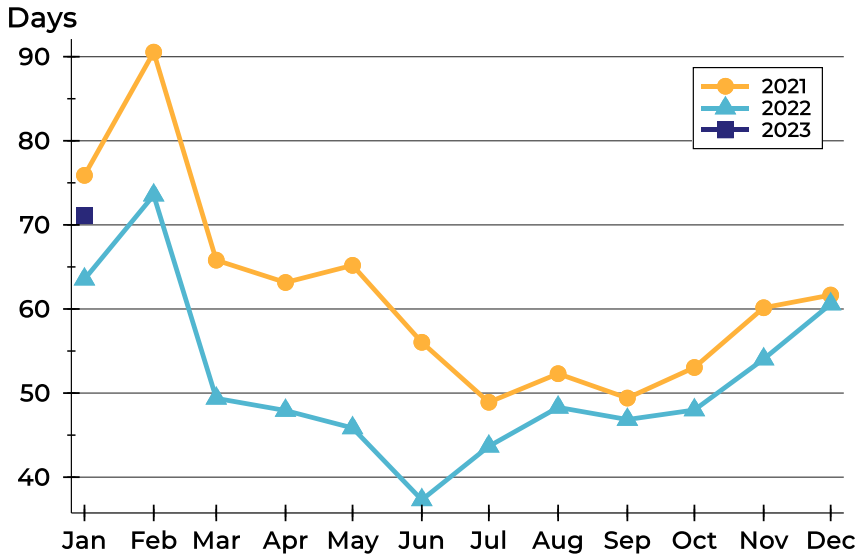


Month	2021	2022	2023
January	142,450	206,750	<b>267,000</b>
February	174,950	234,900	
March	164,900	254,950	
April	172,000	244,950	
May	129,950	219,900	
June	142,500	206,000	
July	179,900	209,950	
August	190,000	225,000	
September	199,000	241,985	
October	187,750	230,000	
November	175,000	215,000	
December	167,950	230,000	



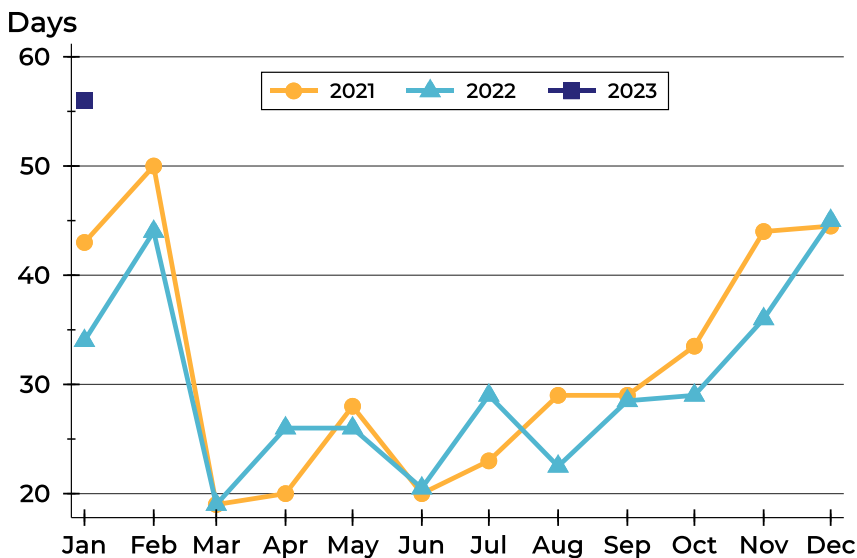
## Topeka MSA & Douglas County Active Listings Analysis

### Average DOM



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

### Median DOM

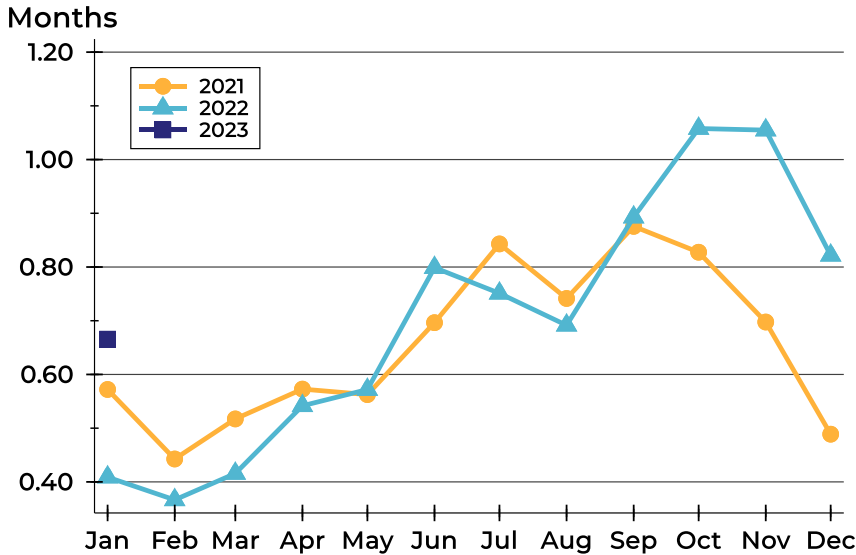


Month	2021	2022	2023
January	43	34	56
February	50	44	
March	19	19	
April	20	26	
May	28	26	
June	20	21	
July	23	29	
August	29	23	
September	29	29	
October	34	29	
November	44	36	
December	45	45	



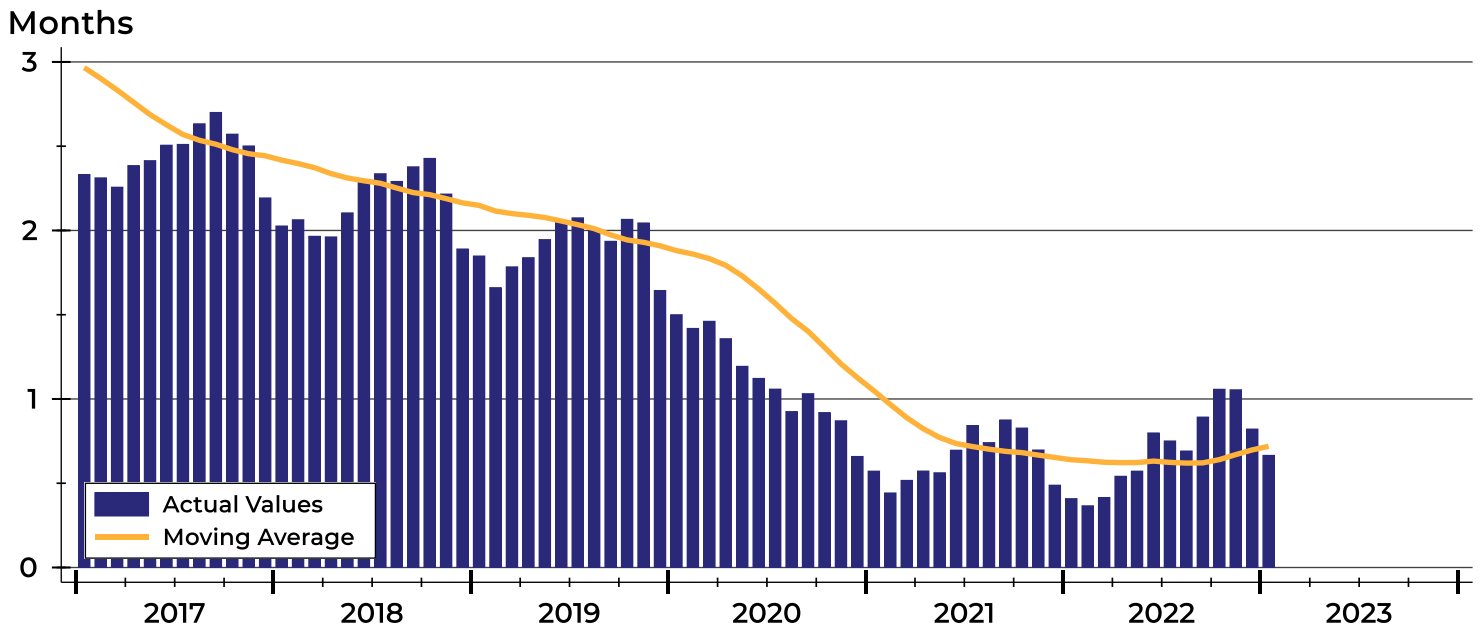
# Topeka MSA & Douglas County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	<b>0.7</b>
February	0.4	0.4	
March	0.5	0.4	
April	0.6	0.5	
May	0.6	0.6	
June	0.7	0.8	
July	0.8	0.8	
August	0.7	0.7	
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





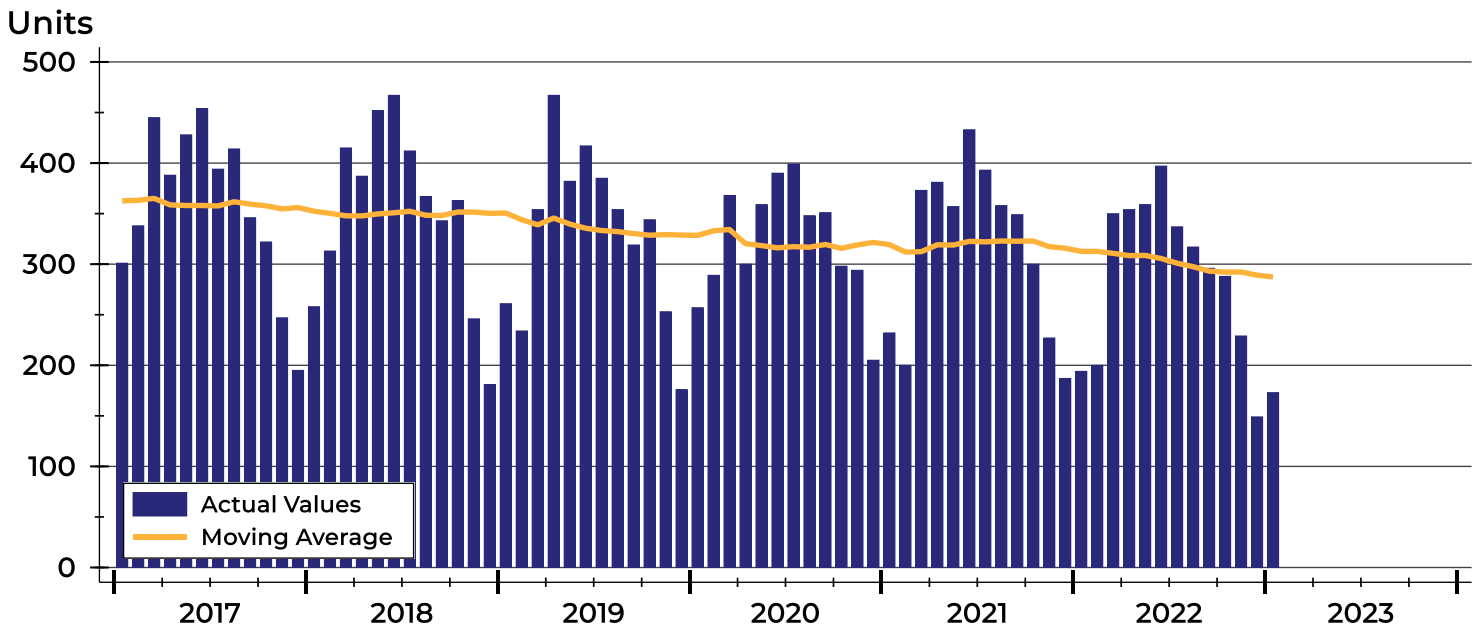
# Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	173	194	-10.8%
	Volume (1,000s)	34,736	38,217	-9.1%
	Average List Price	200,784	196,996	1.9%
	Median List Price	175,000	155,000	12.9%
Year-to-Date	New Listings	173	194	-10.8%
	Volume (1,000s)	34,736	38,217	-9.1%
	Average List Price	200,784	196,996	1.9%
	Median List Price	175,000	155,000	12.9%

A total of 173 new listings were added in the Topeka MSA & Douglas County during January, down 10.8% from the same month in 2022.

The median list price of these homes was \$175,000 up from \$155,000 in 2022.

## History of New Listings

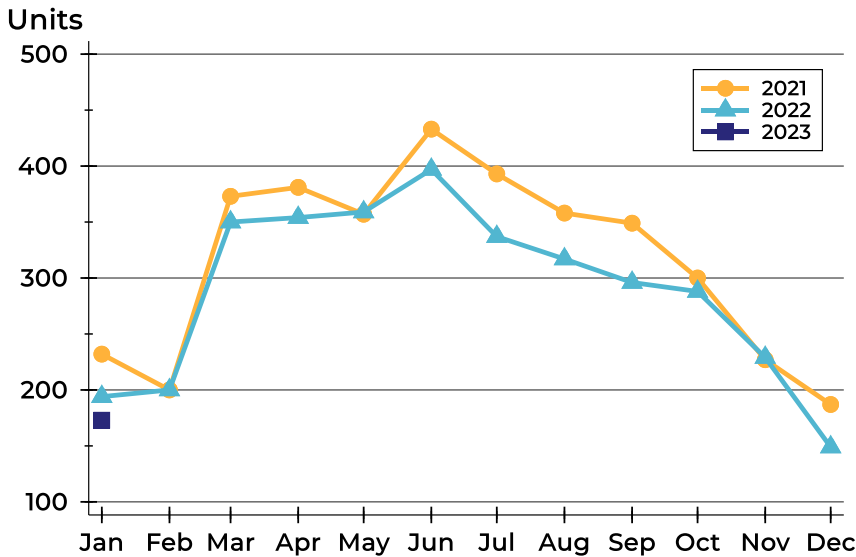






## Topeka MSA & Douglas County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	232	194	<b>173</b>
February	200	200	
March	373	350	
April	381	354	
May	357	359	
June	433	397	
July	393	337	
August	358	317	
September	349	296	
October	300	288	
November	227	229	
December	187	149	

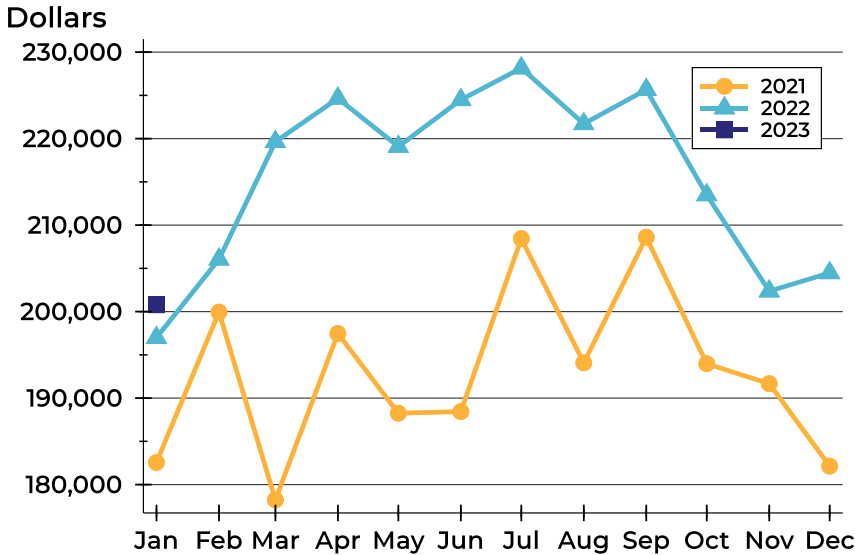
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	1,350	1,350	16	16	100.0%	100.0%
\$25,000-\$49,999	9	5.2%	38,609	40,000	15	9	93.2%	100.0%
\$50,000-\$99,999	30	17.3%	80,000	82,450	11	3	99.2%	100.0%
\$100,000-\$124,999	16	9.2%	112,263	113,500	8	8	97.8%	100.0%
\$125,000-\$149,999	12	6.9%	136,017	134,450	6	4	100.2%	100.0%
\$150,000-\$174,999	16	9.2%	162,486	162,500	13	9	99.0%	100.0%
\$175,000-\$199,999	14	8.1%	187,471	189,450	8	7	98.7%	100.0%
\$200,000-\$249,999	27	15.6%	229,667	229,000	14	12	99.9%	100.0%
\$250,000-\$299,999	19	11.0%	273,663	274,950	9	6	99.7%	100.0%
\$300,000-\$399,999	17	9.8%	344,450	329,950	9	5	99.0%	100.0%
\$400,000-\$499,999	5	2.9%	453,980	459,900	23	22	99.1%	100.0%
\$500,000-\$749,999	5	2.9%	602,300	545,000	10	11	99.8%	100.0%
\$750,000-\$999,999	1	0.6%	795,000	795,000	30	30	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



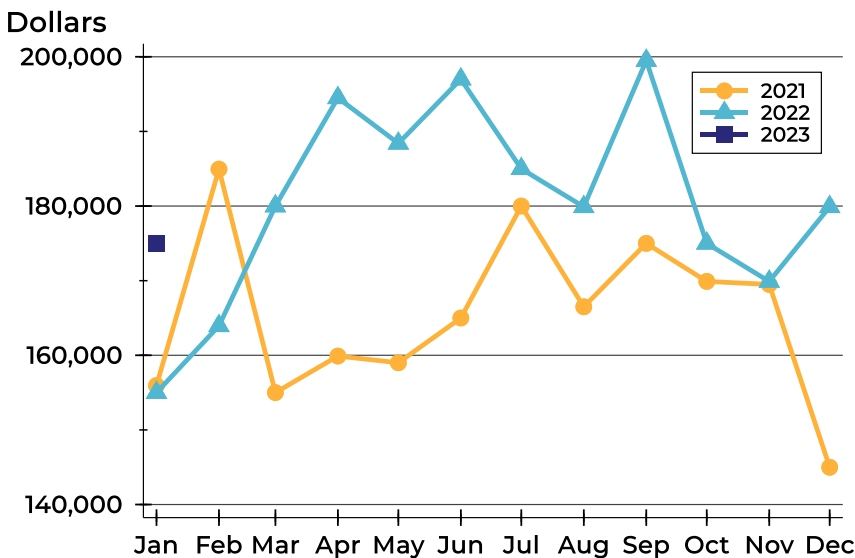
## Topeka MSA & Douglas County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	182,559	196,996	<b>200,784</b>
February	199,950	206,048	
March	178,234	219,638	
April	197,469	224,660	
May	188,257	219,087	
June	188,439	224,490	
July	208,445	228,155	
August	194,080	221,716	
September	208,605	225,664	
October	193,974	213,492	
November	191,675	202,362	
December	182,140	204,476	

### Median Price



Month	2021	2022	2023
January	155,950	155,000	<b>175,000</b>
February	184,950	163,950	
March	155,000	180,000	
April	159,900	194,500	
May	159,000	188,400	
June	165,000	197,000	
July	180,000	185,000	
August	166,500	179,900	
September	175,000	199,500	
October	169,900	175,000	
November	169,500	169,900	
December	145,000	179,900	



## Topeka MSA & Douglas County Contracts Written Analysis

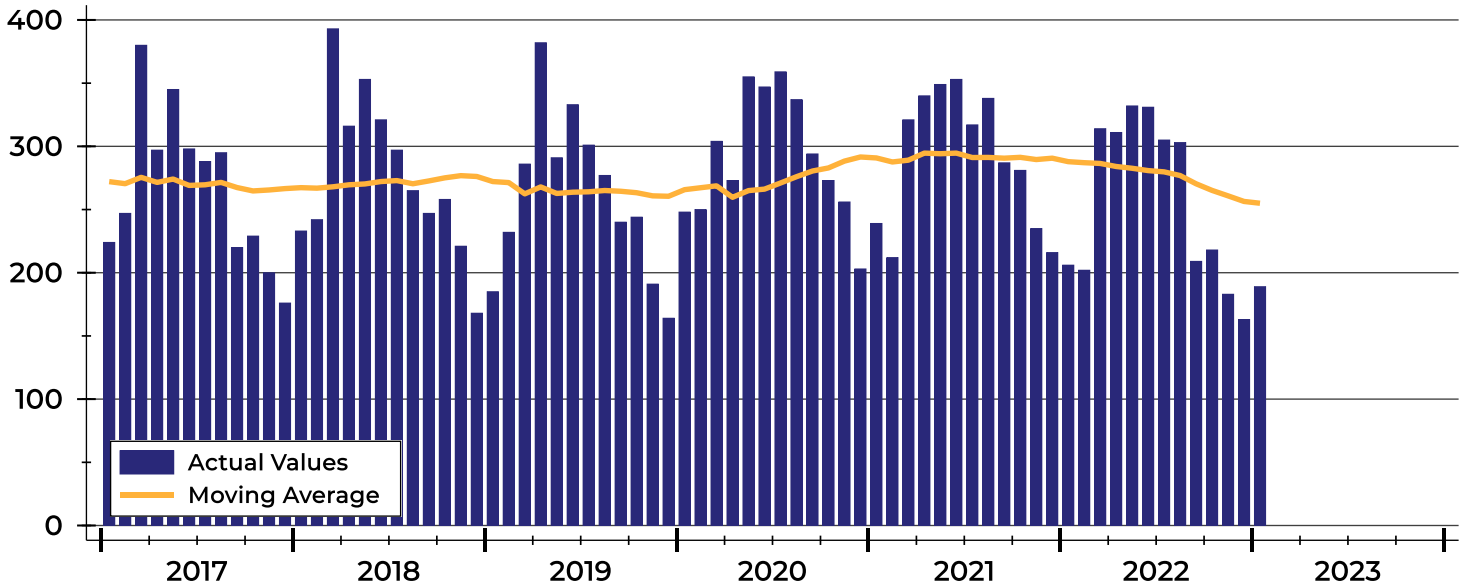
Summary Statistics for Contracts Written		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		189	206	-8.3%	189	206	-8.3%
Volume (1,000s)		34,940	39,190	-10.8%	34,940	39,190	-10.8%
Average	Sale Price	184,869	190,241	-2.8%	184,869	190,241	-2.8%
	Days on Market	29	22	31.8%	29	22	31.8%
	Percent of Original	96.7%	98.1%	-1.4%	96.7%	98.1%	-1.4%
Median	Sale Price	160,000	148,500	7.7%	160,000	148,500	7.7%
	Days on Market	11	4	175.0%	11	4	175.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 189 contracts for sale were written in the Topeka MSA & Douglas County during the month of January, down from 206 in 2022. The median list price of these homes was \$160,000, up from \$148,500 the prior year.

Half of the homes that went under contract in January were on the market less than 11 days, compared to 4 days in January 2022.

### History of Contracts Written

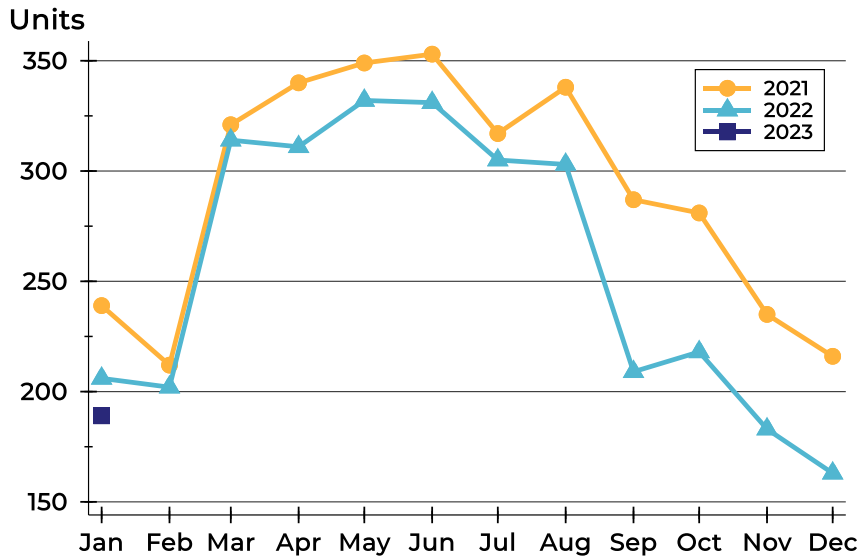
Units





## Topeka MSA & Douglas County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	239	206	189
February	212	202	
March	321	314	
April	340	311	
May	349	332	
June	353	331	
July	317	305	
August	338	303	
September	287	209	
October	281	218	
November	235	183	
December	216	163	

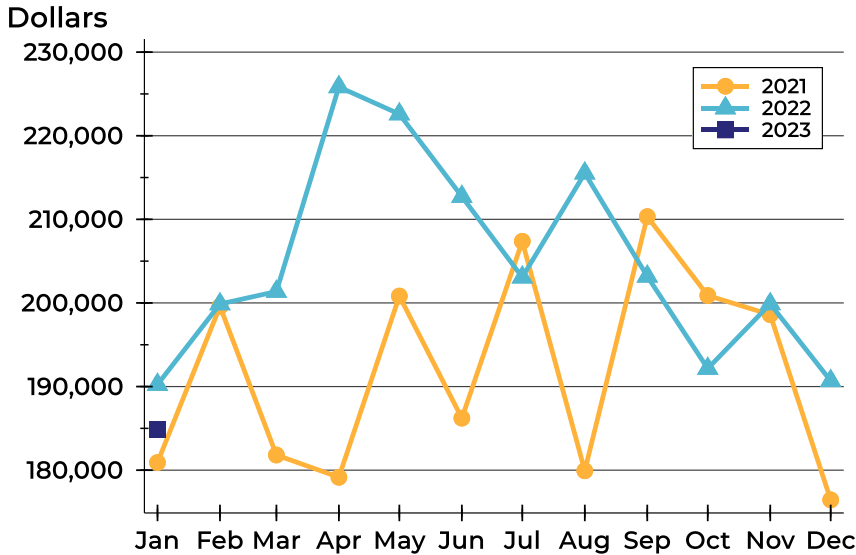
### Contracts Written by Price Range

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	0.5%	15,500	15,500	15	15	80.4%	80.4%
\$25,000-\$49,999	7	3.7%	39,257	40,000	28	19	84.0%	100.0%
\$50,000-\$99,999	41	21.7%	81,833	85,000	23	8	95.7%	100.0%
\$100,000-\$124,999	18	9.5%	112,900	113,500	20	9	96.1%	100.0%
\$125,000-\$149,999	17	9.0%	134,800	134,000	23	4	99.5%	100.0%
\$150,000-\$174,999	22	11.6%	161,193	160,000	30	19	97.3%	100.0%
\$175,000-\$199,999	19	10.1%	185,600	188,000	19	11	97.1%	97.3%
\$200,000-\$249,999	19	10.1%	227,421	229,000	35	4	99.0%	100.0%
\$250,000-\$299,999	20	10.6%	275,075	275,000	39	11	97.4%	100.0%
\$300,000-\$399,999	17	9.0%	344,653	329,000	32	8	97.5%	100.0%
\$400,000-\$499,999	6	3.2%	479,883	484,700	64	46	97.5%	98.9%
\$500,000-\$749,999	1	0.5%	512,500	512,500	0	0	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



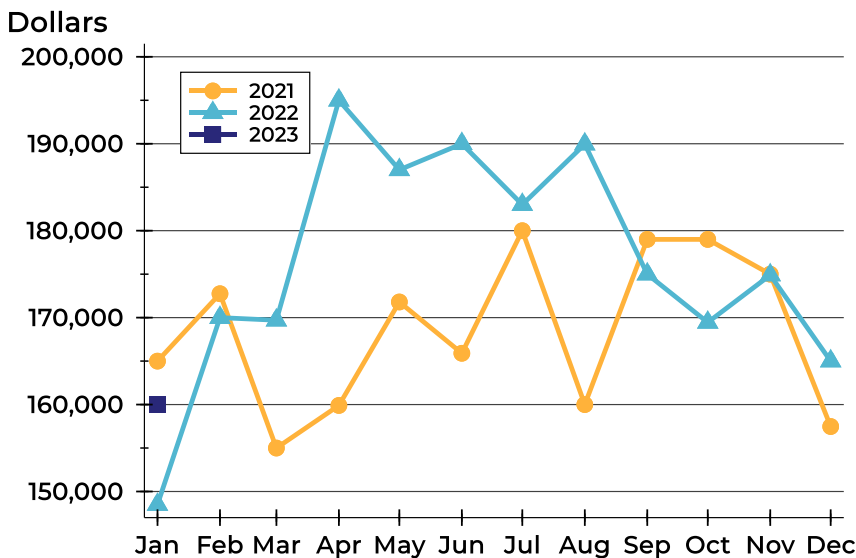
## Topeka MSA & Douglas County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	180,913	190,241	<b>184,869</b>
February	199,587	199,873	
March	181,815	201,369	
April	179,154	225,842	
May	200,824	222,595	
June	186,220	212,732	
July	207,376	203,075	
August	179,926	215,519	
September	210,326	203,185	
October	200,894	192,159	
November	198,600	199,883	
December	176,447	190,687	

### Median Price

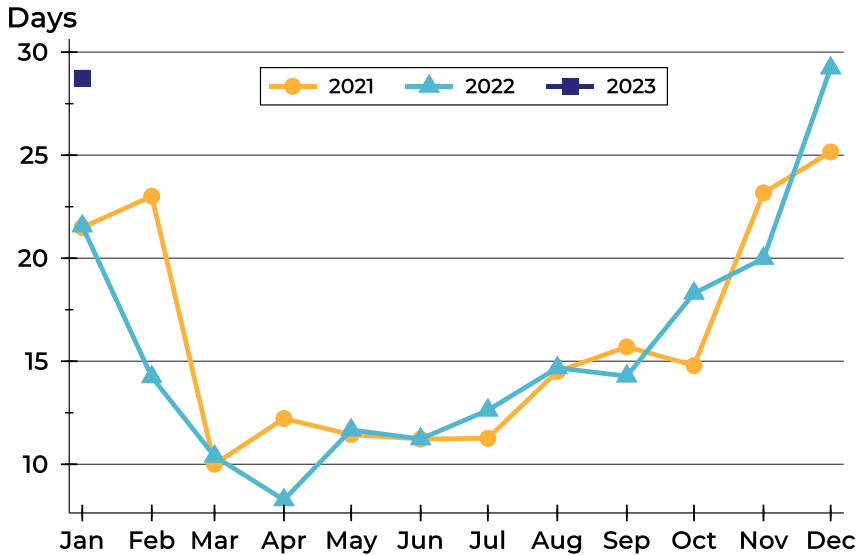


Month	2021	2022	2023
January	164,995	148,500	<b>160,000</b>
February	172,750	170,000	
March	155,000	169,700	
April	159,900	195,000	
May	171,800	187,000	
June	165,900	190,000	
July	180,000	183,000	
August	160,000	189,950	
September	179,000	175,000	
October	179,000	169,450	
November	175,000	174,900	
December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



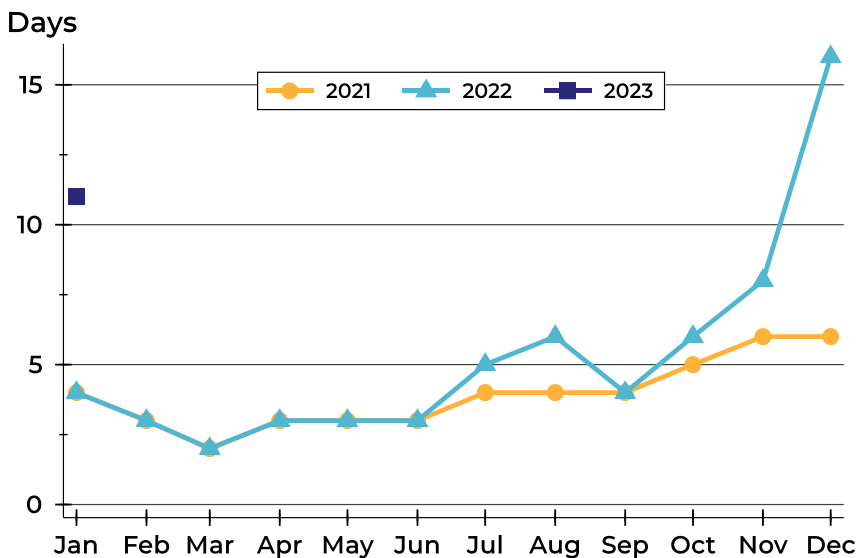
## Topeka MSA & Douglas County Contracts Written Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	4	4	11
February	3	3	
March	2	2	
April	3	3	
May	3	3	
June	3	3	
July	4	5	
August	4	6	
September	4	4	
October	5	6	
November	6	8	
December	6	16	



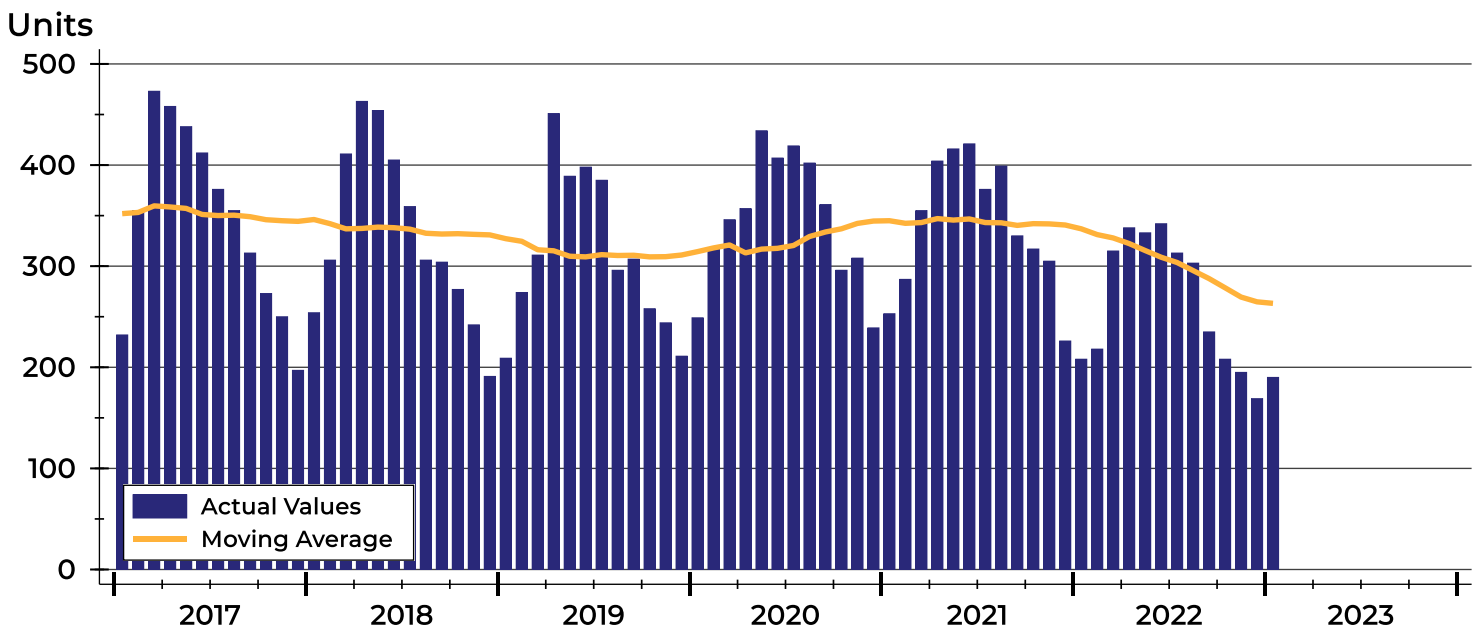
## Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		190	208	-8.7%
Volume (1,000s)		39,163	40,626	-3.6%
Average	List Price	206,120	195,316	5.5%
	Days on Market	32	24	33.3%
	Percent of Original	97.6%	98.5%	-0.9%
Median	List Price	172,400	156,475	10.2%
	Days on Market	13	5	160.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 190 listings in the Topeka MSA & Douglas County had contracts pending at the end of January, down from 208 contracts pending at the end of January 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.

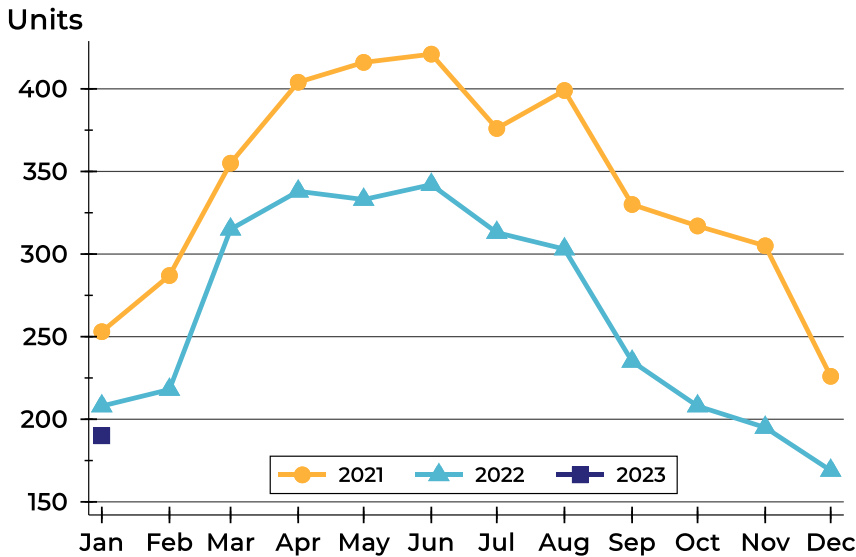
### History of Pending Contracts





## Topeka MSA & Douglas County Pending Contracts Analysis

### Pending Contracts by Month



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

### Pending Contracts by Price Range

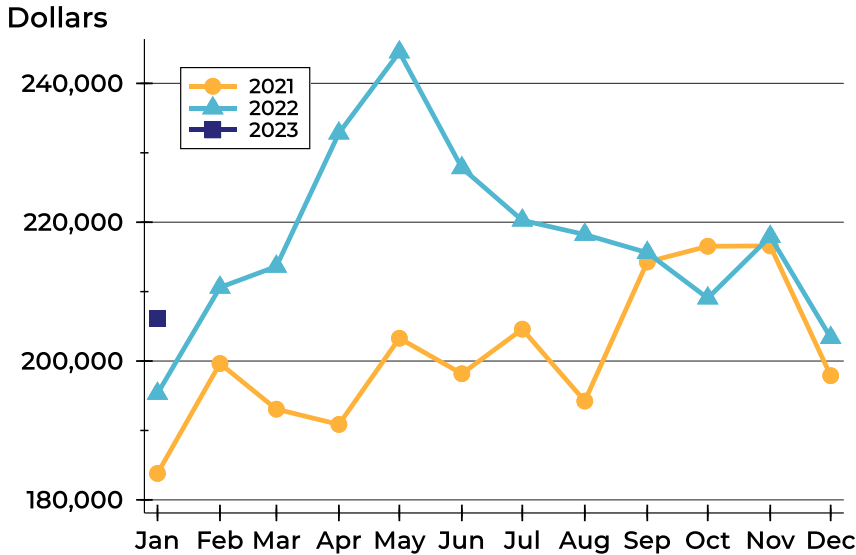
Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	2.6%	40,980	40,000	35	49	91.1%	100.0%
\$50,000-\$99,999	28	14.7%	83,568	85,250	44	17	96.0%	100.0%
\$100,000-\$124,999	19	10.0%	112,221	112,500	19	8	97.7%	100.0%
\$125,000-\$149,999	18	9.5%	136,472	136,450	25	11	98.9%	100.0%
\$150,000-\$174,999	27	14.2%	161,438	160,000	26	11	98.4%	100.0%
\$175,000-\$199,999	18	9.5%	184,922	186,500	22	17	97.3%	98.5%
\$200,000-\$249,999	18	9.5%	229,614	229,950	37	15	98.2%	100.0%
\$250,000-\$299,999	26	13.7%	276,004	275,000	43	23	97.1%	100.0%
\$300,000-\$399,999	17	8.9%	348,971	349,900	34	5	98.3%	100.0%
\$400,000-\$499,999	9	4.7%	447,433	449,000	31	27	99.4%	100.0%
\$500,000-\$749,999	4	2.1%	562,100	560,450	4	2	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





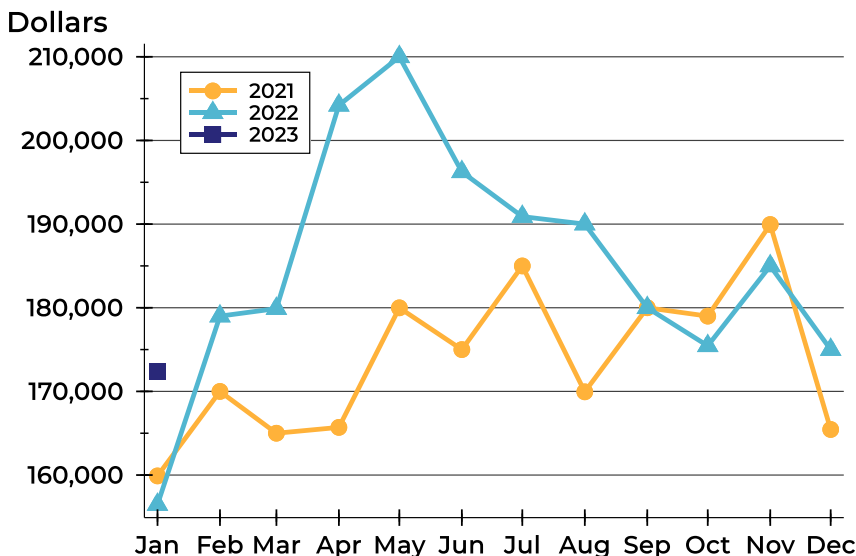
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average Price



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

### Median Price

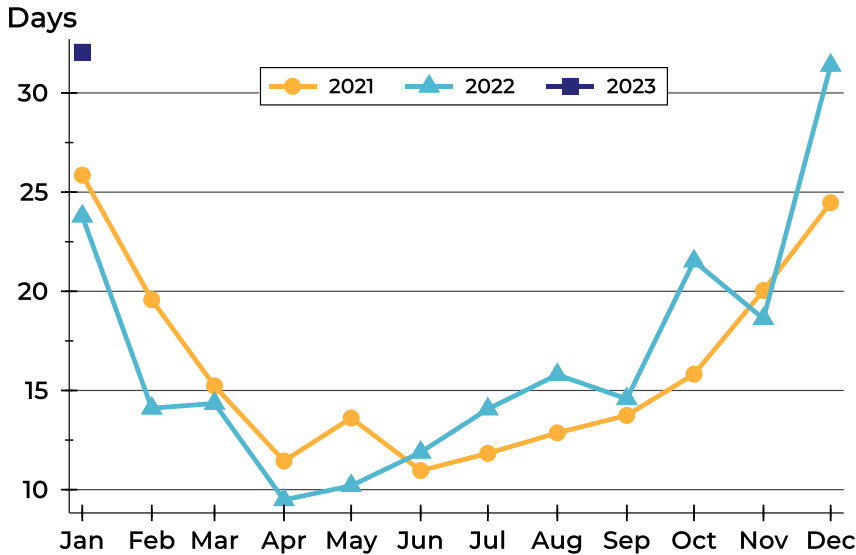


Month	2021	2022	2023
January	159,900	156,475	<b>172,400</b>
February	170,000	179,000	
March	165,000	179,900	
April	165,700	204,200	
May	179,993	210,000	
June	175,000	196,250	
July	185,000	190,900	
August	169,950	190,000	
September	180,000	180,000	
October	179,000	175,450	
November	189,950	185,000	
December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



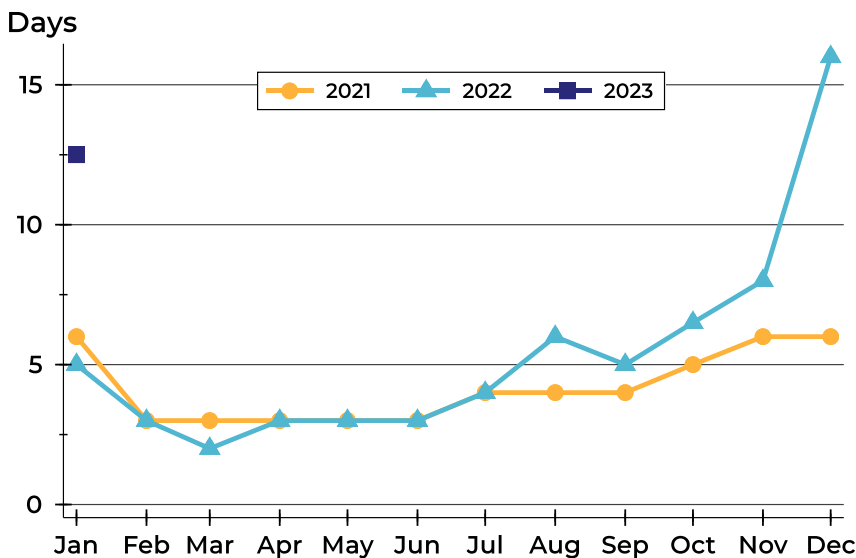
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	26	24	32
February	20	14	
March	15	14	
April	11	9	
May	14	10	
June	11	12	
July	12	14	
August	13	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	
March	3	2	
April	3	3	
May	3	3	
June	3	3	
July	4	4	
August	4	6	
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 January

Total home sales in the Topeka MSA fell last month to 161 units, compared to 220 units in January 2022. Total sales volume was \$27.1 million, down from a year earlier.

The median sale price in January was \$150,927, down from \$155,000 a year earlier. Homes that sold in January were typically on the market for 11 days and sold for 100.0% of their list prices.

### Topeka MSA Active Listings Up at End of January

The total number of active listings in the Topeka MSA at the end of January was 159 units, up from 113 at the same point in 2022. This represents a 0.7 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$262,900.

During January, a total of 185 contracts were written down from 193 in January 2022. At the end of the month, there were 183 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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**January  
2023**

# Sunflower MLS Statistics



## Topeka Metropolitan Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>161</b> -26.8%	<b>220</b> 18.9%	<b>185</b> -4.1%	<b>161</b> -26.8%	<b>220</b> 18.9%	<b>185</b> -4.1%
<b>Active Listings</b> Change from prior year		<b>159</b> 40.7%	<b>113</b> -28.0%	<b>157</b> -57.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>0.7</b> 75.0%	<b>0.4</b> -33.3%	<b>0.6</b> -60.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>167</b> -10.7%	<b>187</b> -15.4%	<b>221</b> -10.2%	<b>167</b> -10.7%	<b>187</b> -15.4%	<b>221</b> -10.2%
<b>Contracts Written</b> Change from prior year		<b>185</b> -4.1%	<b>193</b> -15.4%	<b>228</b> -2.1%	<b>185</b> -4.1%	<b>193</b> -15.4%	<b>228</b> -2.1%
<b>Pending Contracts</b> Change from prior year		<b>183</b> -7.6%	<b>198</b> -19.2%	<b>245</b> 4.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>27,054</b> -31.6%	<b>39,568</b> 23.5%	<b>32,030</b> 17.4%	<b>27,054</b> -31.6%	<b>39,568</b> 23.5%	<b>32,030</b> 17.4%
Average	<b>Sale Price</b> Change from prior year	<b>168,040</b> -6.6%	<b>179,853</b> 3.9%	<b>173,134</b> 22.5%	<b>168,040</b> -6.6%	<b>179,853</b> 3.9%	<b>173,134</b> 22.5%
	<b>List Price of Actives</b> Change from prior year	<b>341,240</b> 37.2%	<b>248,769</b> 26.7%	<b>196,419</b> 11.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>23</b> 0.0%	<b>23</b> -20.7%	<b>29</b> -27.5%	<b>23</b> 0.0%	<b>23</b> -20.7%	<b>29</b> -27.5%
	<b>Percent of List</b> Change from prior year	<b>97.3%</b> -1.5%	<b>98.8%</b> 0.7%	<b>98.1%</b> 3.4%	<b>97.3%</b> -1.5%	<b>98.8%</b> 0.7%	<b>98.1%</b> 3.4%
	<b>Percent of Original</b> Change from prior year	<b>95.0%</b> -2.0%	<b>96.9%</b> -0.1%	<b>97.0%</b> 5.0%	<b>95.0%</b> -2.0%	<b>96.9%</b> -0.1%	<b>97.0%</b> 5.0%
Median	<b>Sale Price</b> Change from prior year	<b>150,927</b> -2.6%	<b>155,000</b> 3.3%	<b>150,000</b> 20.1%	<b>150,927</b> -2.6%	<b>155,000</b> 3.3%	<b>150,000</b> 20.1%
	<b>List Price of Actives</b> Change from prior year	<b>262,900</b> 38.4%	<b>189,900</b> 35.7%	<b>139,900</b> 0.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>11</b> 83.3%	<b>6</b> -14.3%	<b>7</b> -66.7%	<b>11</b> 83.3%	<b>6</b> -14.3%	<b>7</b> -66.7%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 3.7%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 3.7%
	<b>Percent of Original</b> Change from prior year	<b>97.3%</b> -2.7%	<b>100.0%</b> 0.3%	<b>99.7%</b> 5.2%	<b>97.3%</b> -2.7%	<b>100.0%</b> 0.3%	<b>99.7%</b> 5.2%

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



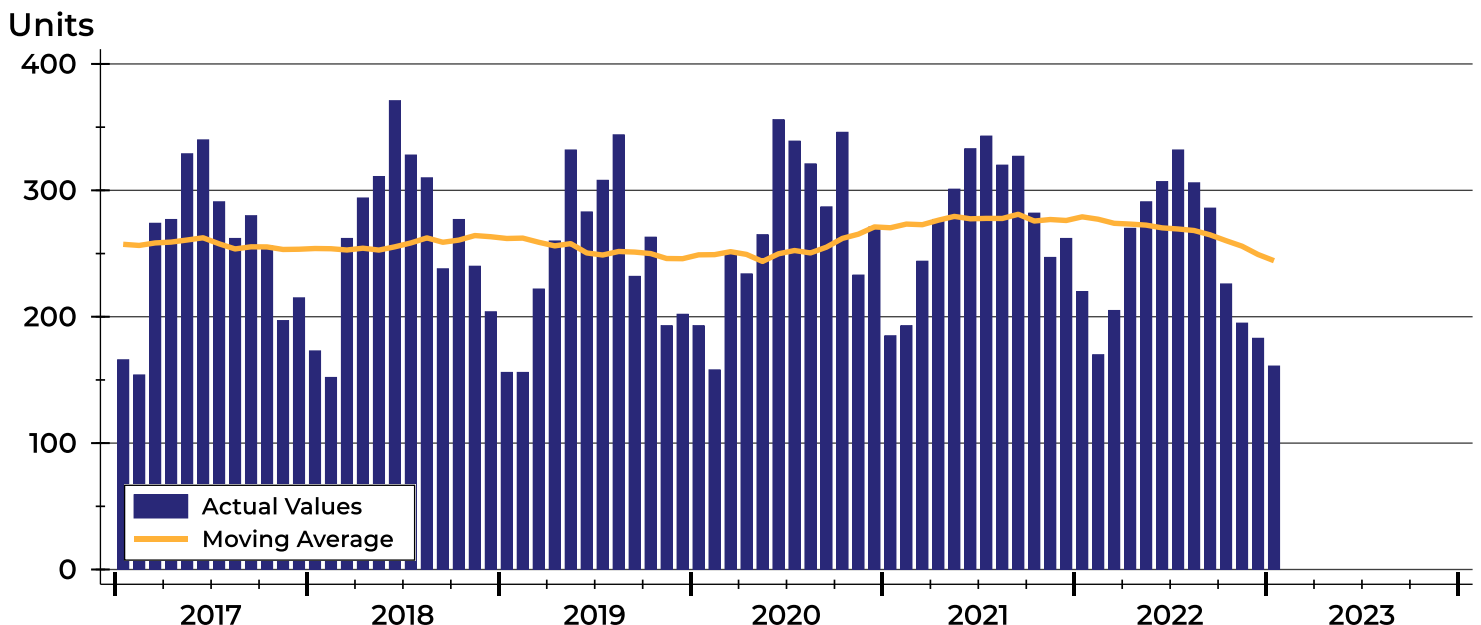
## Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		161	220	-26.8%	161	220	-26.8%
Volume (1,000s)		27,054	39,568	-31.6%	27,054	39,568	-31.6%
Months' Supply		0.7	0.4	75.0%	N/A	N/A	N/A
Average	Sale Price	168,040	179,853	-6.6%	168,040	179,853	-6.6%
	Days on Market	23	23	0.0%	23	23	0.0%
	Percent of List	97.3%	98.8%	-1.5%	97.3%	98.8%	-1.5%
	Percent of Original	95.0%	96.9%	-2.0%	95.0%	96.9%	-2.0%
Median	Sale Price	150,927	155,000	-2.6%	150,927	155,000	-2.6%
	Days on Market	11	6	83.3%	11	6	83.3%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.3%	100.0%	-2.7%	97.3%	100.0%	-2.7%

A total of 161 homes sold in the Topeka MSA in January, down from 220 units in January 2022. Total sales volume fell to \$27.1 million compared to \$39.6 million in the previous year.

The median sales price in January was \$150,927, down 2.6% compared to the prior year. Median days on market was 11 days, up from 9 days in December, and up from 6 in January 2022.

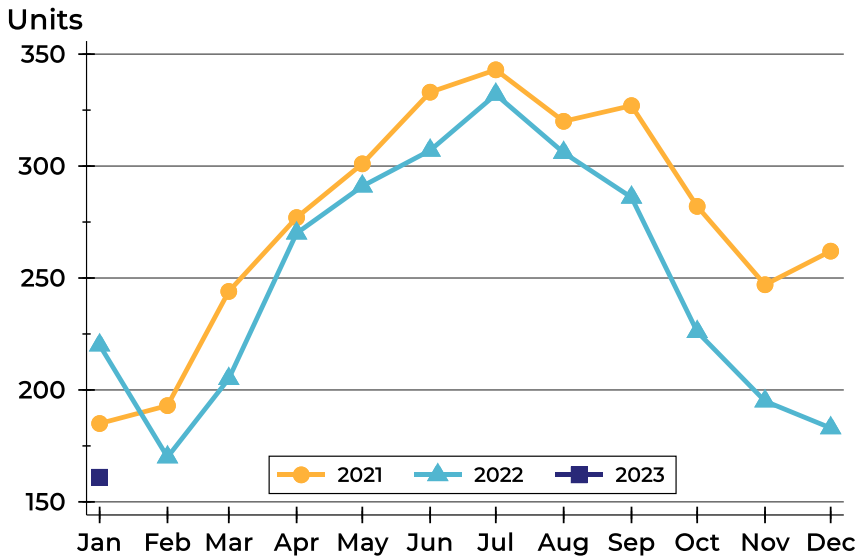
## History of Closed Listings





## Topeka Metropolitan Area Closed Listings Analysis

### Closed Listings by Month



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

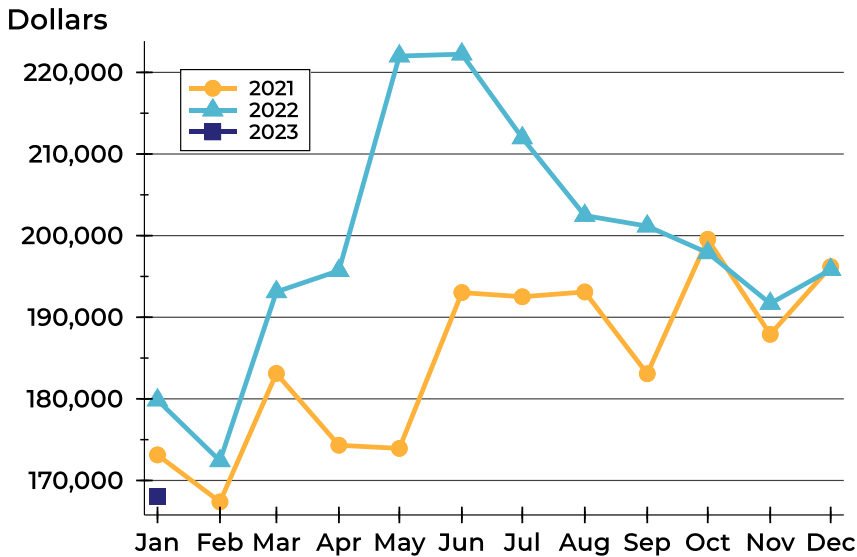
### Closed Listings by Price Range

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	6	3.7%	0.6	17,250	16,750	28	12	76.2%	77.2%	65.1%	73.9%
\$25,000-\$49,999	9	5.6%	0.7	36,500	35,000	15	13	91.5%	91.4%	87.9%	91.4%
\$50,000-\$99,999	34	21.1%	0.4	76,791	76,500	18	8	96.0%	98.3%	93.8%	96.7%
\$100,000-\$124,999	8	5.0%	0.4	113,113	116,500	19	11	99.7%	98.8%	98.7%	97.6%
\$125,000-\$149,999	23	14.3%	0.1	136,715	136,000	35	17	100.8%	100.0%	97.5%	96.3%
\$150,000-\$174,999	15	9.3%	0.2	163,414	165,000	17	7	99.1%	100.0%	98.5%	100.0%
\$175,000-\$199,999	15	9.3%	0.7	184,967	184,000	24	17	96.3%	97.3%	95.2%	97.3%
\$200,000-\$249,999	22	13.7%	0.7	219,038	218,000	19	11	98.8%	100.0%	97.0%	96.9%
\$250,000-\$299,999	9	5.6%	0.7	273,267	275,000	17	6	100.9%	100.0%	99.0%	100.0%
\$300,000-\$399,999	15	9.3%	1.1	340,460	330,000	29	9	99.8%	100.0%	96.8%	97.3%
\$400,000-\$499,999	4	2.5%	1.6	457,600	459,950	59	43	100.2%	100.0%	100.5%	100.6%
\$500,000-\$749,999	1	0.6%	1.9	521,000	521,000	0	0	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	24.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



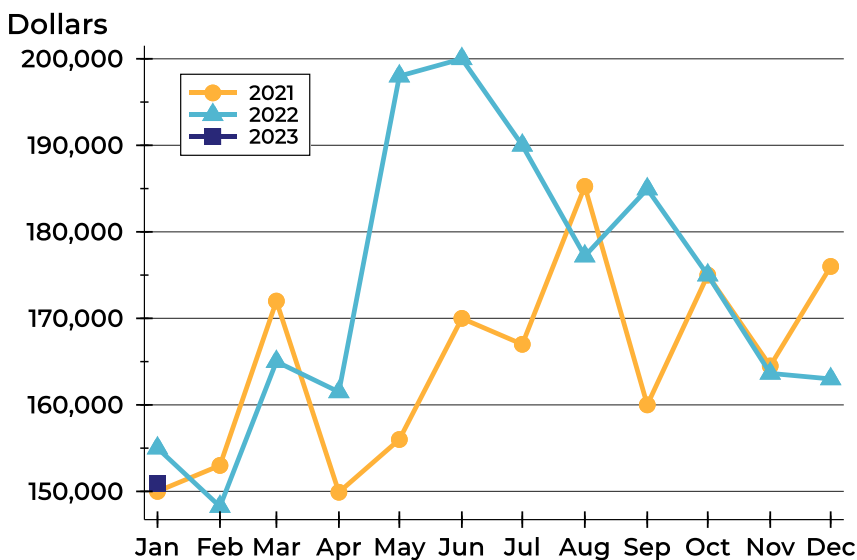
## Topeka Metropolitan Area Closed Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	173,134	179,853	<b>168,040</b>
<b>February</b>	167,378	172,403	
<b>March</b>	183,112	193,111	
<b>April</b>	174,318	195,708	
<b>May</b>	173,928	222,005	
<b>June</b>	193,024	222,239	
<b>July</b>	192,509	211,973	
<b>August</b>	193,101	202,462	
<b>September</b>	183,077	201,161	
<b>October</b>	199,550	197,888	
<b>November</b>	187,906	191,686	
<b>December</b>	196,195	195,832	

### Median Price

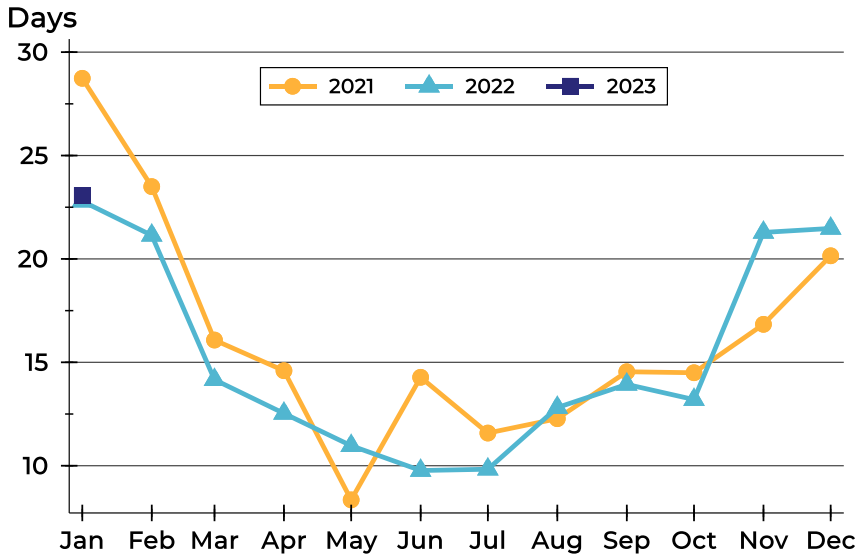


Month	2021	2022	2023
<b>January</b>	150,000	155,000	<b>150,927</b>
<b>February</b>	153,000	148,250	
<b>March</b>	172,000	165,000	
<b>April</b>	149,900	161,500	
<b>May</b>	156,000	198,000	
<b>June</b>	170,000	200,000	
<b>July</b>	167,000	190,000	
<b>August</b>	185,250	177,200	
<b>September</b>	160,000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



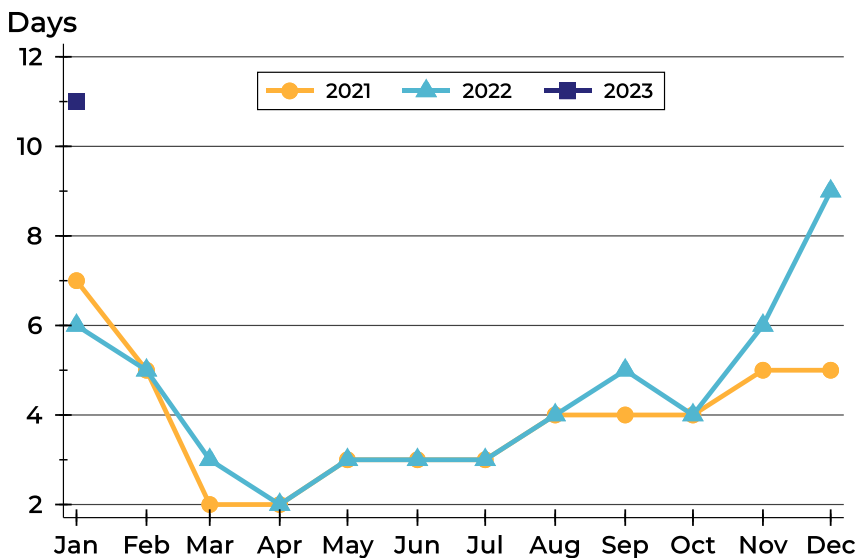
## Topeka Metropolitan Area Closed Listings Analysis

### Average DOM



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

### Median DOM



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





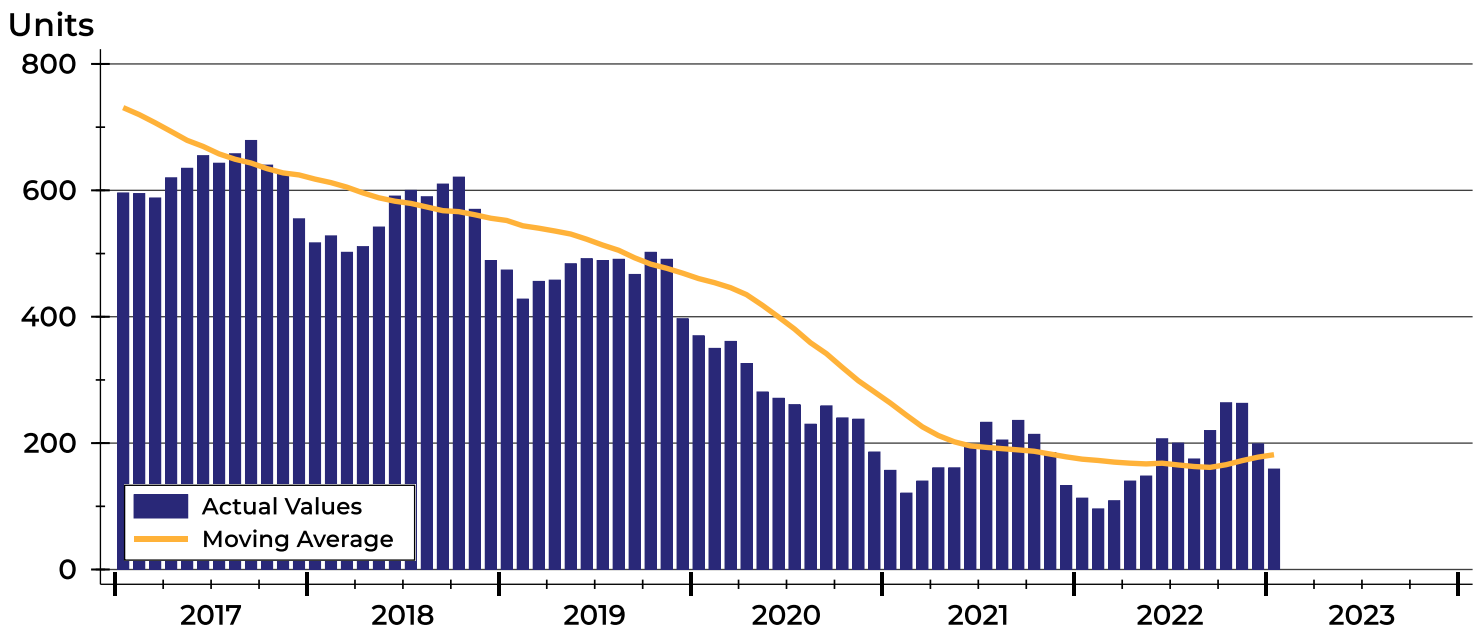
## Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		159	113	40.7%
Volume (1,000s)		54,257	28,111	93.0%
Months' Supply		0.7	0.4	75.0%
Average	List Price	341,240	248,769	37.2%
	Days on Market	69	63	9.5%
	Percent of Original	97.1%	98.0%	-0.9%
Median	List Price	262,900	189,900	38.4%
	Days on Market	54	33	63.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 159 homes were available for sale in the Topeka MSA at the end of January. This represents a 0.7 months' supply of active listings.

The median list price of homes on the market at the end of January was \$262,900, up 38.4% from 2022. The typical time on market for active listings was 54 days, up from 33 days a year earlier.

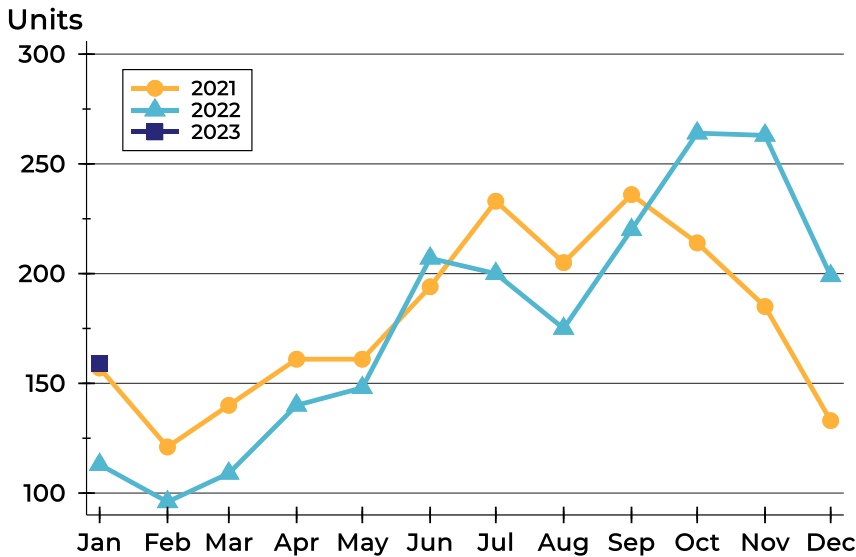
### History of Active Listings





## Topeka Metropolitan Area Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	157	113	159
February	121	96	
March	140	109	
April	161	140	
May	161	148	
June	194	207	
July	233	200	
August	205	175	
September	236	220	
October	214	264	
November	185	263	
December	133	199	

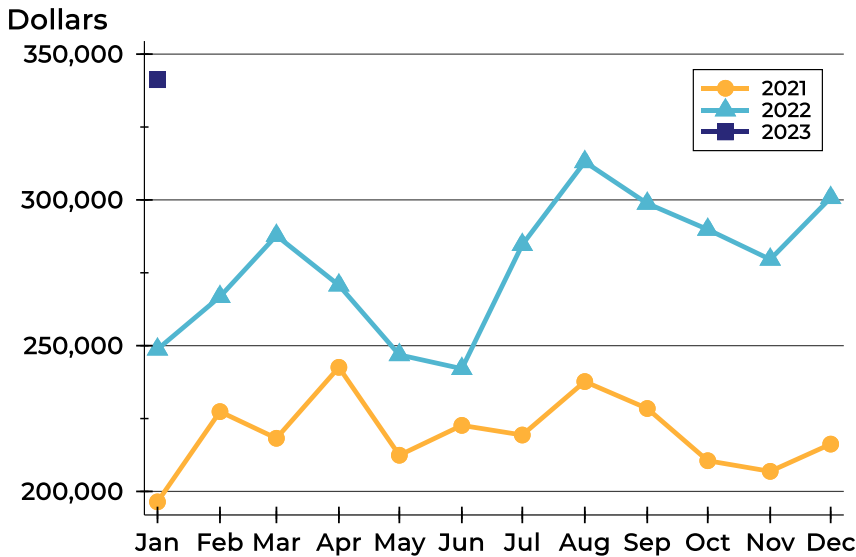
### Active Listings by Price Range

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	2	1.3%	0.6	10,700	10,700	35	35	100.0%	100.0%
\$25,000-\$49,999	7	4.4%	0.7	36,511	37,500	37	21	98.4%	100.0%
\$50,000-\$99,999	17	10.7%	0.4	74,562	75,000	47	30	96.7%	100.0%
\$100,000-\$124,999	7	4.4%	0.4	113,721	114,750	87	70	96.9%	100.0%
\$125,000-\$149,999	4	2.5%	0.1	140,475	143,950	100	62	97.4%	97.9%
\$150,000-\$174,999	5	3.1%	0.2	159,980	160,000	69	47	97.2%	100.0%
\$175,000-\$199,999	14	8.8%	0.7	189,329	189,950	63	59	93.9%	96.9%
\$200,000-\$249,999	22	13.8%	0.7	235,032	239,900	46	30	97.4%	99.0%
\$250,000-\$299,999	19	11.9%	0.7	279,505	274,950	65	64	98.5%	100.0%
\$300,000-\$399,999	27	17.0%	1.1	354,546	350,000	66	46	96.9%	100.0%
\$400,000-\$499,999	19	11.9%	1.6	464,331	469,000	104	61	98.0%	100.0%
\$500,000-\$749,999	12	7.5%	1.9	611,908	607,500	98	75	95.5%	100.0%
\$750,000-\$999,999	2	1.3%	N/A	767,500	767,500	85	85	96.2%	96.2%
\$1,000,000 and up	2	1.3%	24.0	5,075,000	5,075,000	148	148	100.0%	100.0%



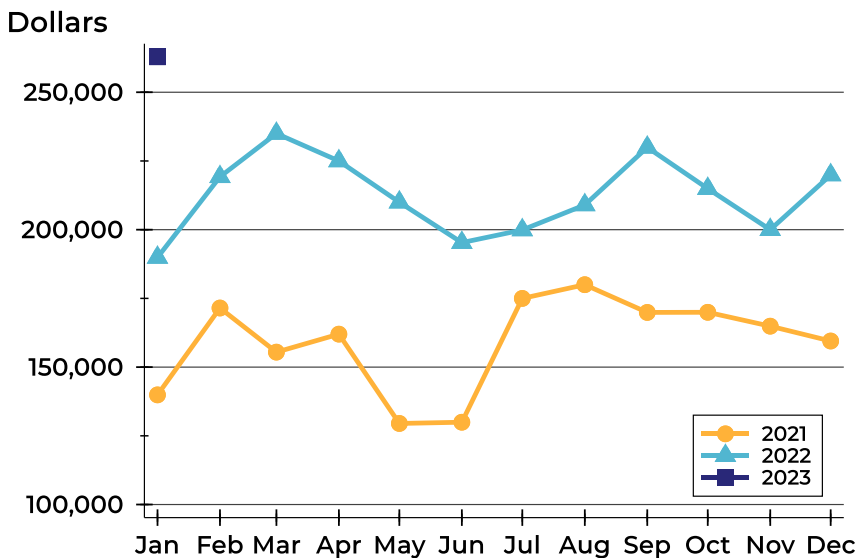
## Topeka Metropolitan Area Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	196,419	248,769	341,240
February	227,383	266,806	
March	218,230	287,764	
April	242,578	270,742	
May	212,412	246,841	
June	222,662	242,098	
July	219,353	284,625	
August	237,695	313,055	
September	228,457	298,772	
October	210,541	289,847	
November	206,887	279,594	
December	216,238	300,737	

### Median Price

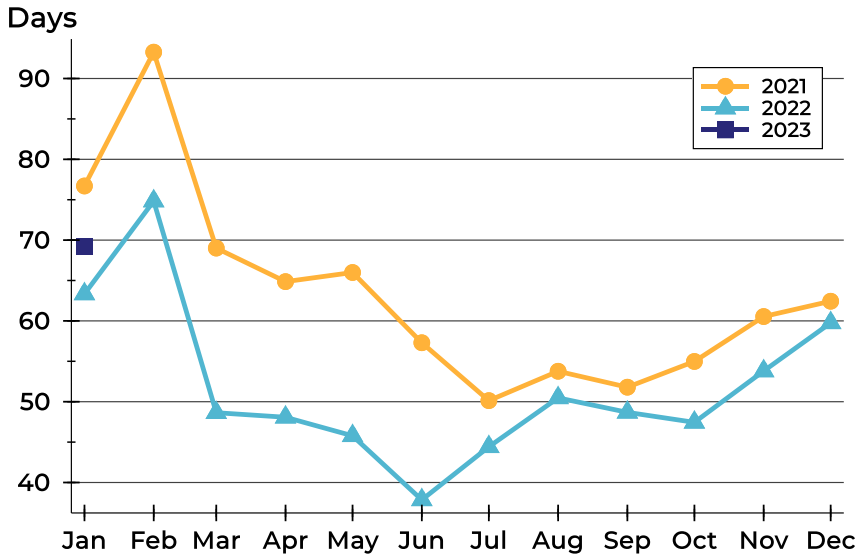


Month	2021	2022	2023
January	139,900	189,900	262,900
February	171,500	219,250	
March	155,450	235,000	
April	162,000	225,000	
May	129,500	210,000	
June	129,950	195,300	
July	175,000	199,900	
August	179,990	209,000	
September	169,900	229,950	
October	169,950	214,950	
November	164,900	200,000	
December	159,500	219,900	



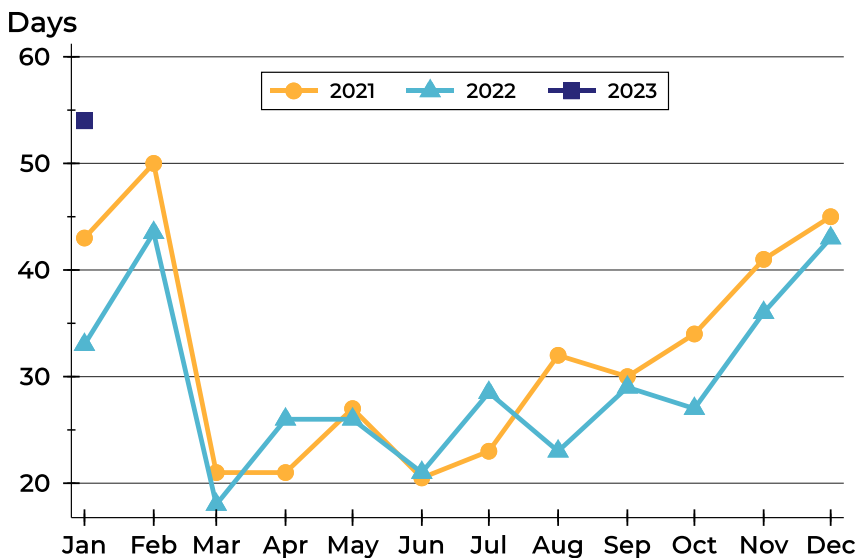
## Topeka Metropolitan Area Active Listings Analysis

### Average DOM



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

### Median DOM

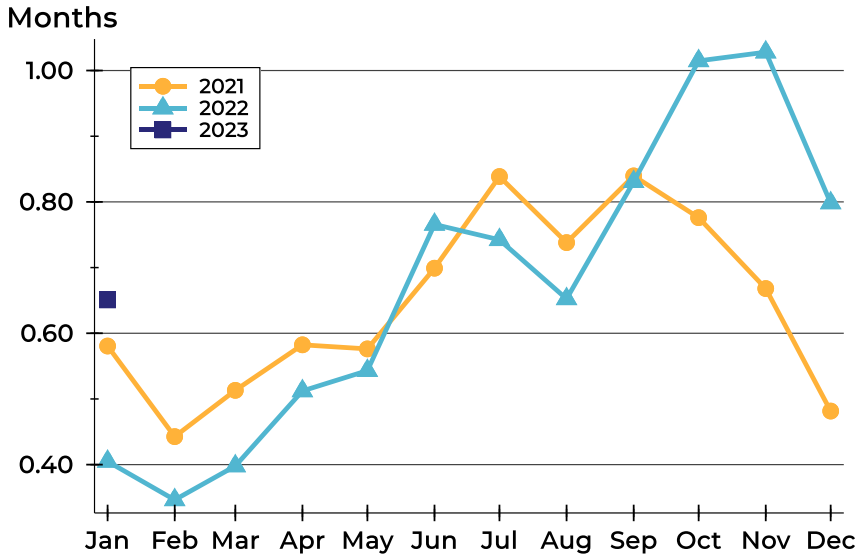


Month	2021	2022	2023
January	43	33	<b>54</b>
February	50	44	
March	21	18	
April	21	26	
May	27	26	
June	21	21	
July	23	29	
August	32	23	
September	30	29	
October	34	27	
November	41	36	
December	45	43	



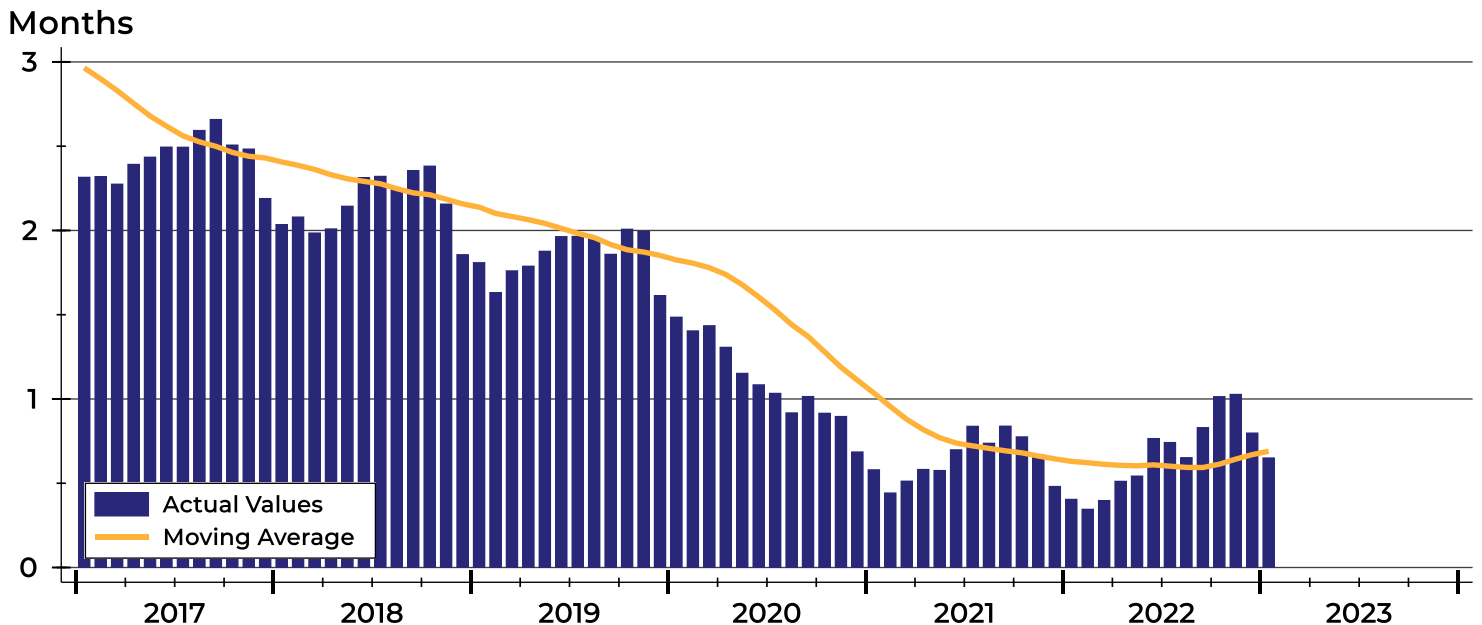
# Topeka Metropolitan Area Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	<b>0.7</b>
February	0.4	0.3	
March	0.5	0.4	
April	0.6	0.5	
May	0.6	0.5	
June	0.7	0.8	
July	0.8	0.7	
August	0.7	0.7	
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





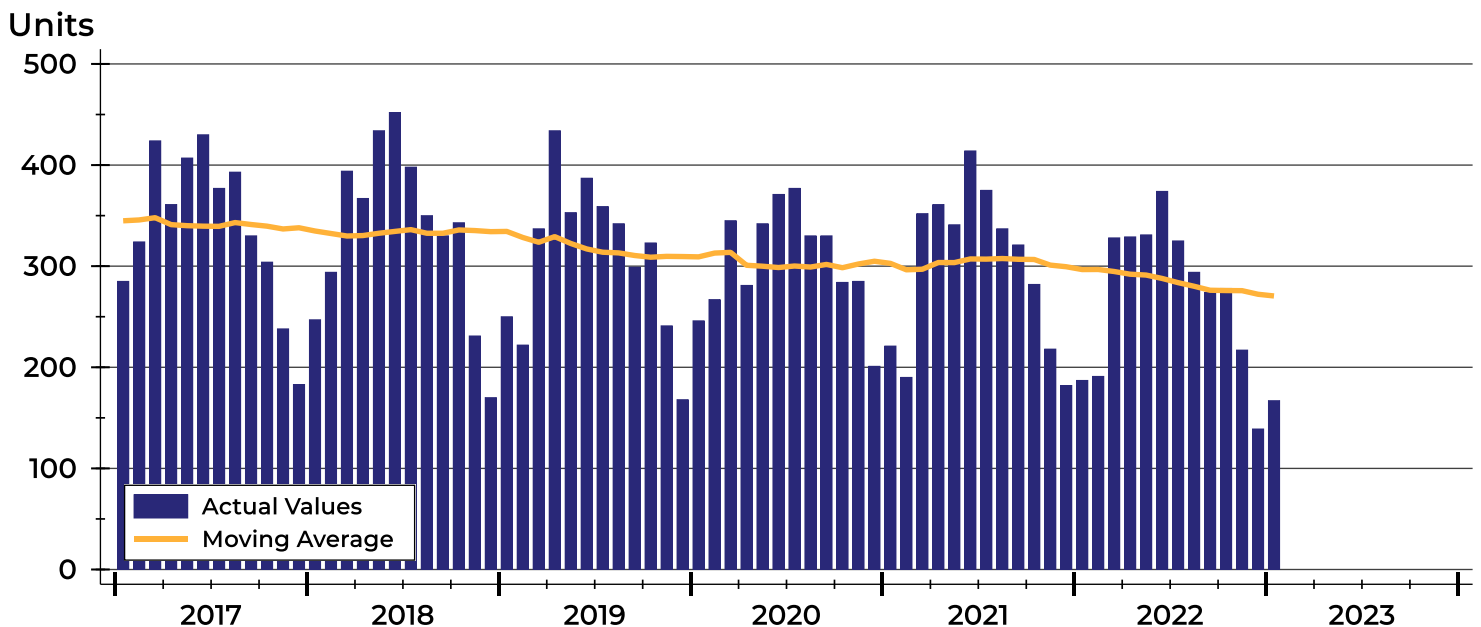
# Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	167	187	-10.7%
	Volume (1,000s)	32,657	36,707	-11.0%
	Average List Price	195,550	196,296	-0.4%
	Median List Price	174,900	154,900	12.9%
Year-to-Date	New Listings	167	187	-10.7%
	Volume (1,000s)	32,657	36,707	-11.0%
	Average List Price	195,550	196,296	-0.4%
	Median List Price	174,900	154,900	12.9%

A total of 167 new listings were added in the Topeka MSA during January, down 10.7% from the same month in 2022.

The median list price of these homes was \$174,900 up from \$154,900 in 2022.

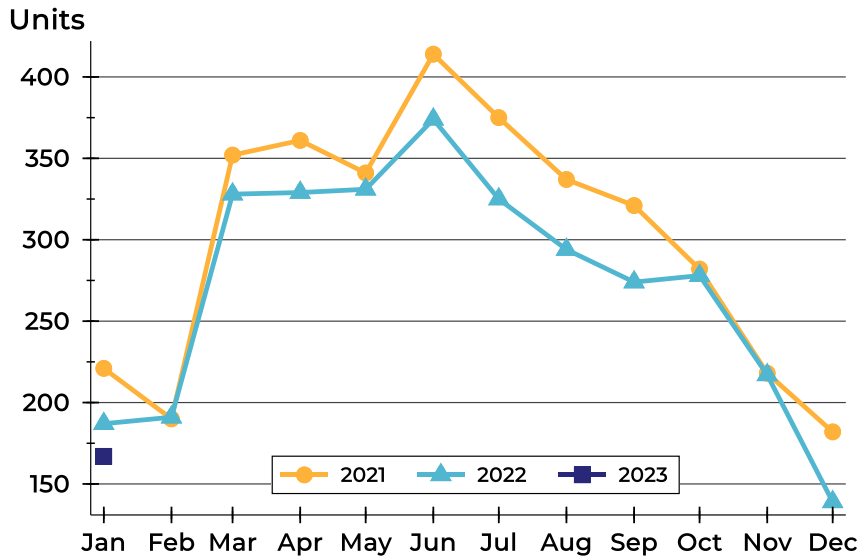
## History of New Listings





## Topeka Metropolitan Area New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	221	187	<b>167</b>
February	190	191	
March	352	328	
April	361	329	
May	341	331	
June	414	374	
July	375	325	
August	337	294	
September	321	274	
October	282	278	
November	218	217	
December	182	139	

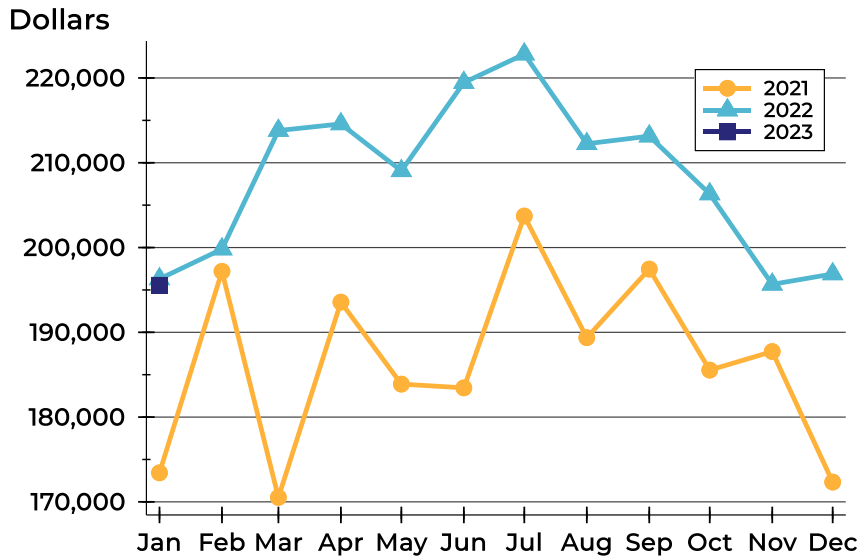
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	1,350	1,350	16	16	100.0%	100.0%
\$25,000-\$49,999	9	5.4%	38,609	40,000	15	9	93.2%	100.0%
\$50,000-\$99,999	30	18.0%	80,000	82,450	11	3	99.2%	100.0%
\$100,000-\$124,999	16	9.6%	112,263	113,500	8	8	97.8%	100.0%
\$125,000-\$149,999	12	7.2%	136,017	134,450	6	4	100.2%	100.0%
\$150,000-\$174,999	16	9.6%	162,486	162,500	13	9	99.0%	100.0%
\$175,000-\$199,999	13	7.8%	186,515	189,000	7	7	98.6%	100.0%
\$200,000-\$249,999	25	15.0%	230,484	230,000	14	12	99.9%	100.0%
\$250,000-\$299,999	18	10.8%	274,978	274,975	9	7	99.7%	100.0%
\$300,000-\$399,999	16	9.6%	341,291	329,475	9	7	99.3%	100.0%
\$400,000-\$499,999	5	3.0%	453,980	459,900	23	22	99.1%	100.0%
\$500,000-\$749,999	5	3.0%	602,300	545,000	10	11	99.8%	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



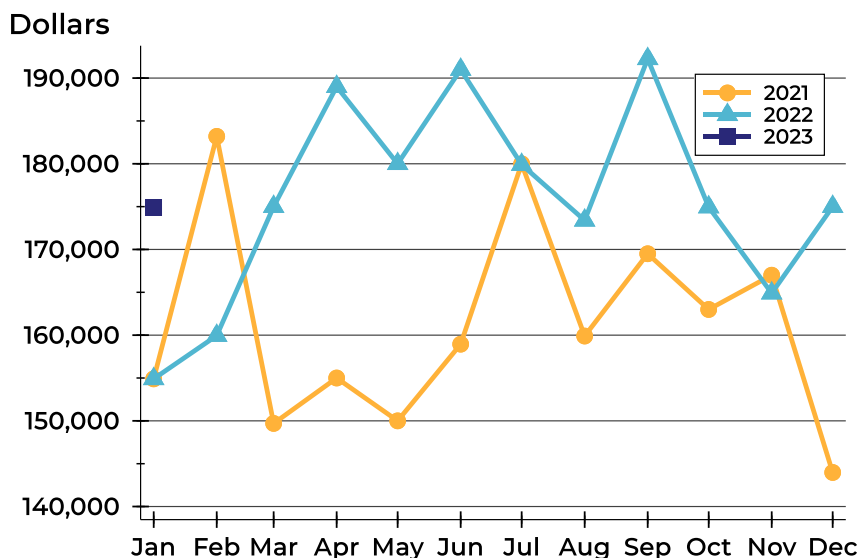
## Topeka Metropolitan Area New Listings Analysis

### Average Price



Month	2021	2022	2023
January	173,427	196,296	195,550
February	197,196	199,819	
March	170,528	213,802	
April	193,561	214,582	
May	183,889	209,050	
June	183,450	219,455	
July	203,716	222,812	
August	189,366	212,242	
September	197,458	213,141	
October	185,543	206,320	
November	187,734	195,661	
December	172,336	196,887	

### Median Price



Month	2021	2022	2023
January	154,900	154,900	174,900
February	183,200	159,950	
March	149,700	175,000	
April	155,000	189,000	
May	150,000	180,000	
June	158,950	191,000	
July	180,000	179,900	
August	159,900	173,400	
September	169,500	192,250	
October	163,000	174,950	
November	167,000	164,900	
December	143,975	175,000	





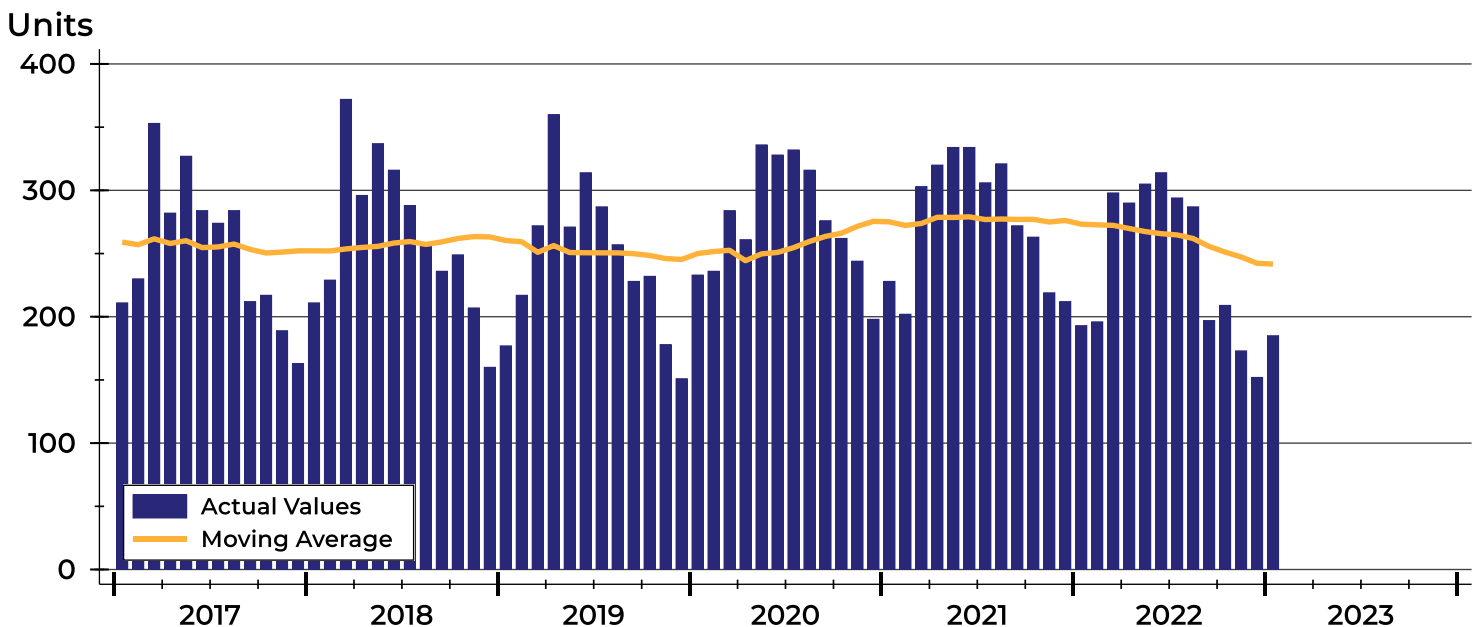
## Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		185	193	-4.1%	185	193	-4.1%
Volume (1,000s)		33,901	34,636	-2.1%	33,901	34,636	-2.1%
Average	Sale Price	183,250	179,460	2.1%	183,250	179,460	2.1%
	Days on Market	28	21	33.3%	28	21	33.3%
	Percent of Original	96.7%	98.1%	-1.4%	96.7%	98.1%	-1.4%
Median	Sale Price	159,900	142,500	12.2%	159,900	142,500	12.2%
	Days on Market	11	4	175.0%	11	4	175.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 185 contracts for sale were written in the Topeka MSA during the month of January, down from 193 in 2022. The median list price of these homes was \$159,900, up from \$142,500 the prior year.

Half of the homes that went under contract in January were on the market less than 11 days, compared to 4 days in January 2022.

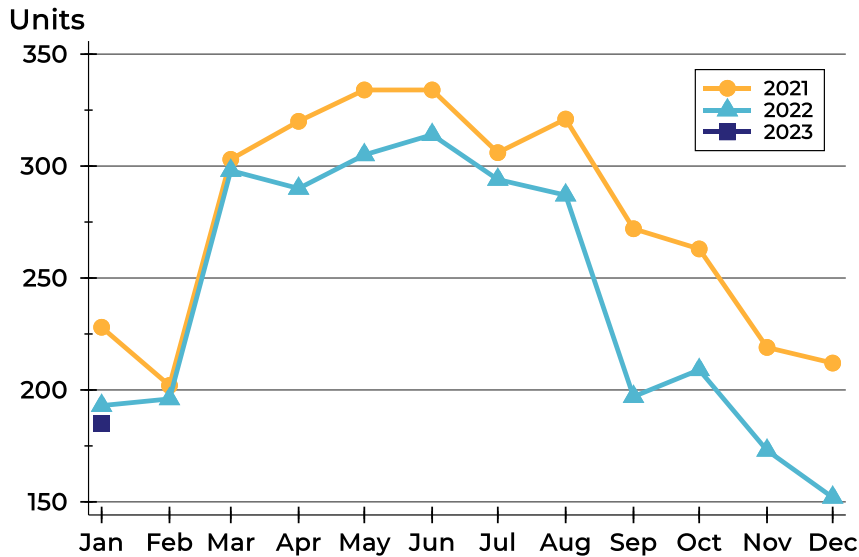
### History of Contracts Written





## Topeka Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	228	193	185
February	202	196	
March	303	298	
April	320	290	
May	334	305	
June	334	314	
July	306	294	
August	321	287	
September	272	197	
October	263	209	
November	219	173	
December	212	152	

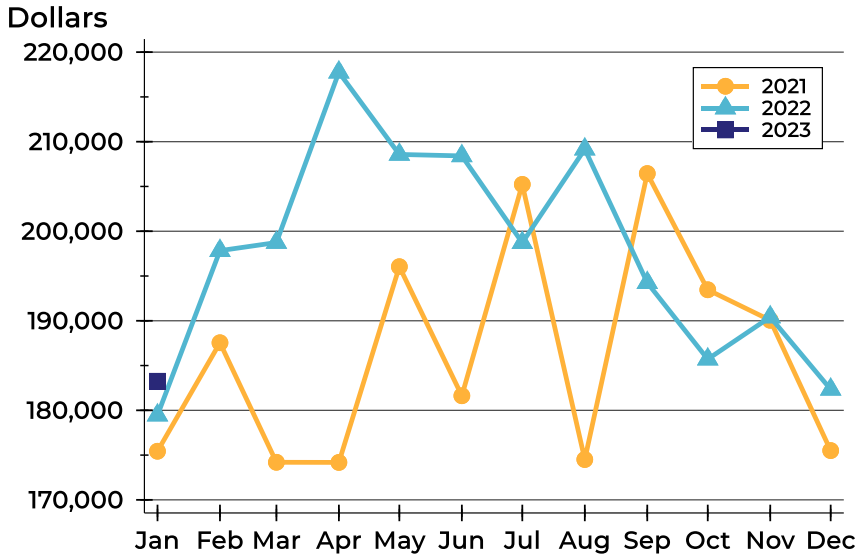
### Contracts Written by Price Range

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	0.5%	15,500	15,500	15	15	80.4%	80.4%
\$25,000-\$49,999	7	3.8%	39,257	40,000	28	19	84.0%	100.0%
\$50,000-\$99,999	41	22.2%	81,833	85,000	23	8	95.7%	100.0%
\$100,000-\$124,999	18	9.7%	112,900	113,500	20	9	96.1%	100.0%
\$125,000-\$149,999	17	9.2%	134,800	134,000	23	4	99.5%	100.0%
\$150,000-\$174,999	21	11.4%	161,298	160,000	31	21	97.2%	100.0%
\$175,000-\$199,999	19	10.3%	185,600	188,000	19	11	97.1%	97.3%
\$200,000-\$249,999	18	9.7%	227,000	226,975	28	4	99.3%	100.0%
\$250,000-\$299,999	19	10.3%	276,395	275,000	41	12	97.2%	100.0%
\$300,000-\$399,999	16	8.6%	341,506	327,250	34	19	97.8%	100.0%
\$400,000-\$499,999	6	3.2%	479,883	484,700	64	46	97.5%	98.9%
\$500,000-\$749,999	1	0.5%	512,500	512,500	0	0	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



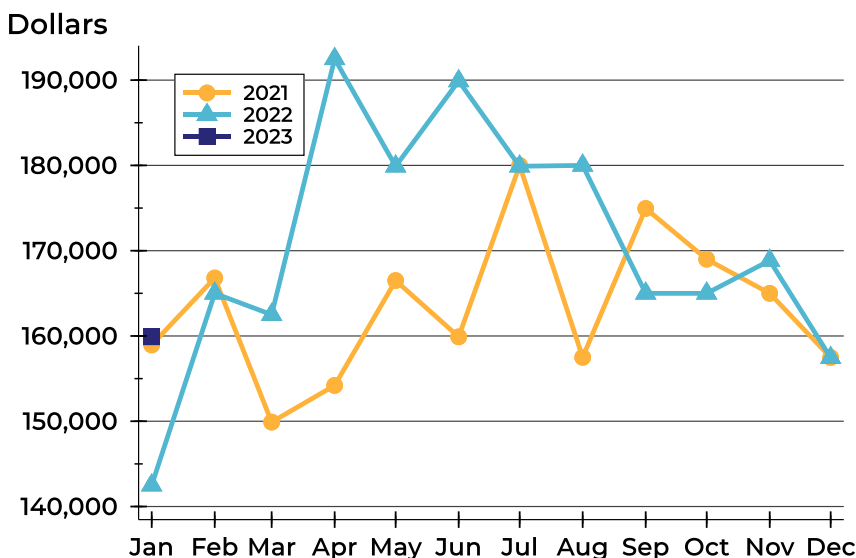
## Topeka Metropolitan Area Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	175,432	179,460	<b>183,250</b>
February	187,548	197,831	
March	174,199	198,740	
April	174,183	217,752	
May	196,043	208,576	
June	181,629	208,413	
July	205,231	198,718	
August	174,506	209,162	
September	206,441	194,253	
October	193,465	185,711	
November	190,058	190,417	
December	175,507	182,344	

### Median Price

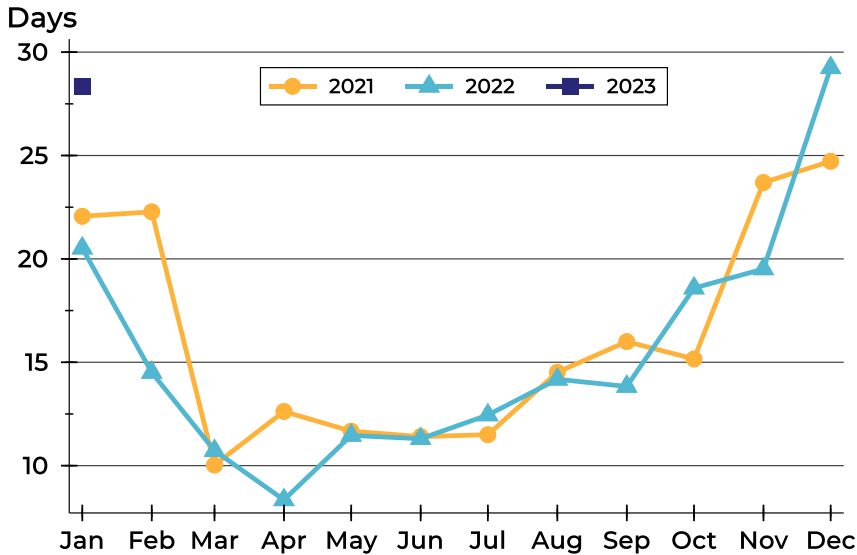


Month	2021	2022	2023
January	158,950	142,500	<b>159,900</b>
February	166,800	165,000	
March	149,900	162,500	
April	154,200	192,500	
May	166,500	179,900	
June	159,900	189,900	
July	180,000	179,900	
August	157,500	180,000	
September	174,950	165,000	
October	169,000	165,000	
November	165,000	168,850	
December	157,475	157,450	



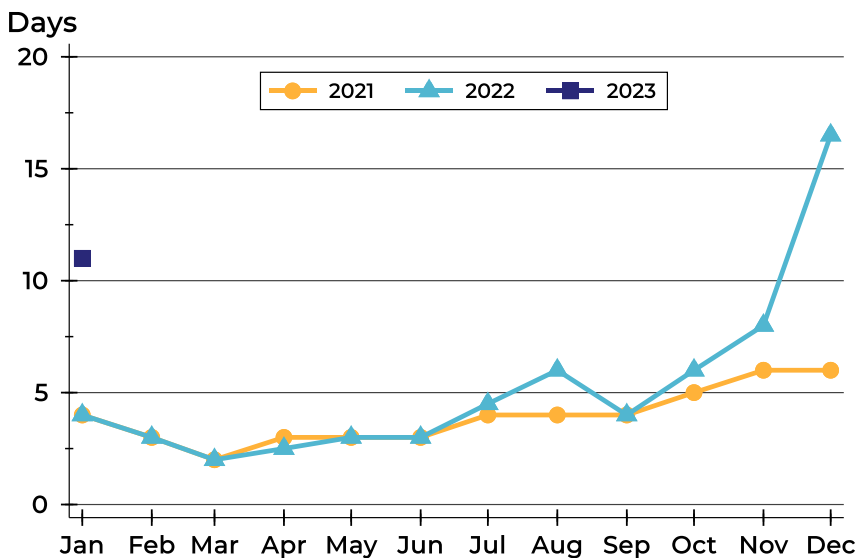
## Topeka Metropolitan Area Contracts Written Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	4	4	<b>11</b>
February	3	3	
March	2	2	
April	3	3	
May	3	3	
June	3	3	
July	4	5	
August	4	6	
September	4	4	
October	5	6	
November	6	8	
December	6	17	



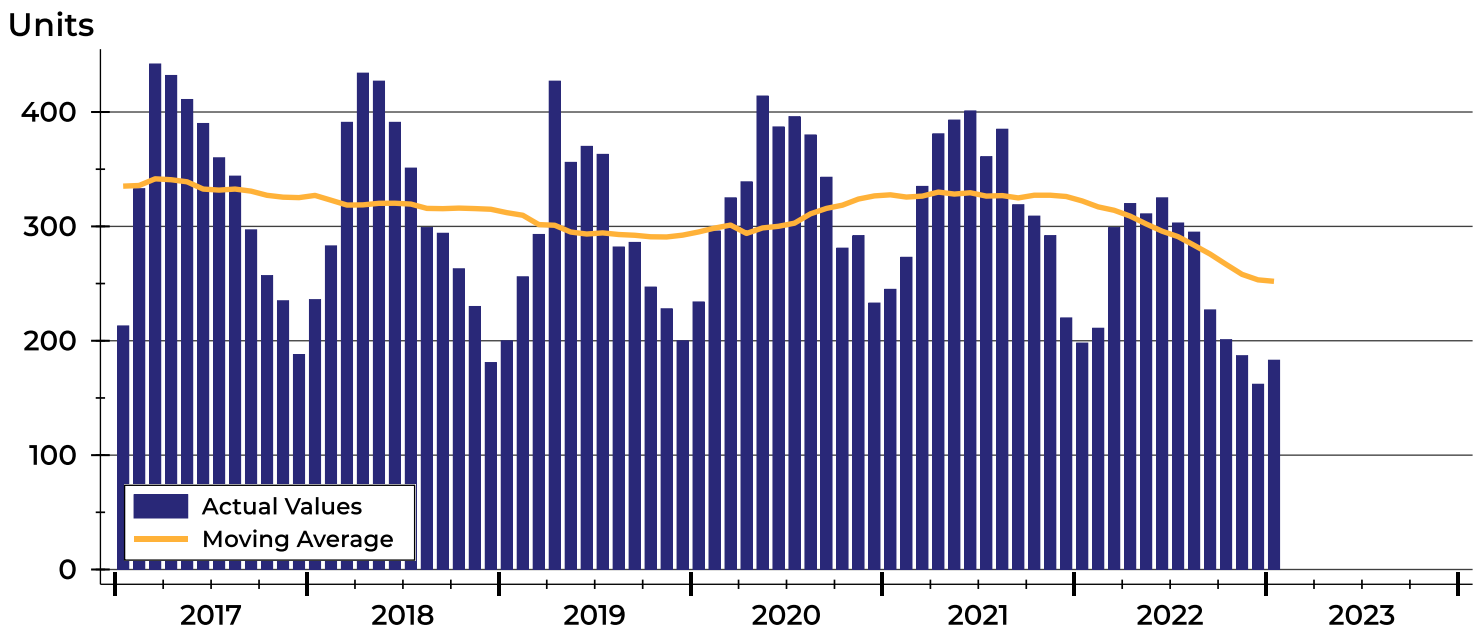
## Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		183	198	-7.6%
Volume (1,000s)		37,255	37,993	-1.9%
Average	List Price	203,579	191,884	6.1%
	Days on Market	32	24	33.3%
	Percent of Original	97.6%	98.4%	-0.8%
Median	List Price	169,900	155,000	9.6%
	Days on Market	13	5	160.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 183 listings in the Topeka MSA had contracts pending at the end of January, down from 198 contracts pending at the end of January 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.

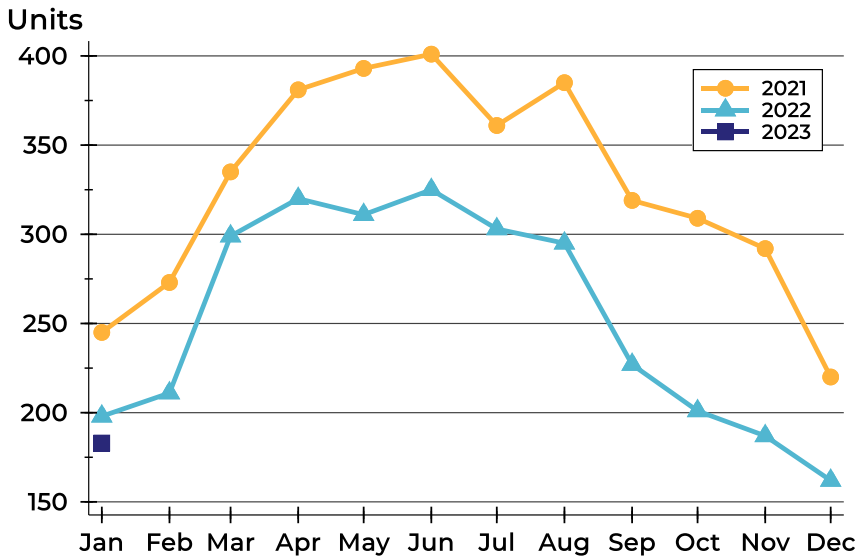
### History of Pending Contracts





## Topeka Metropolitan Area Pending Contracts Analysis

### Pending Contracts by Month



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

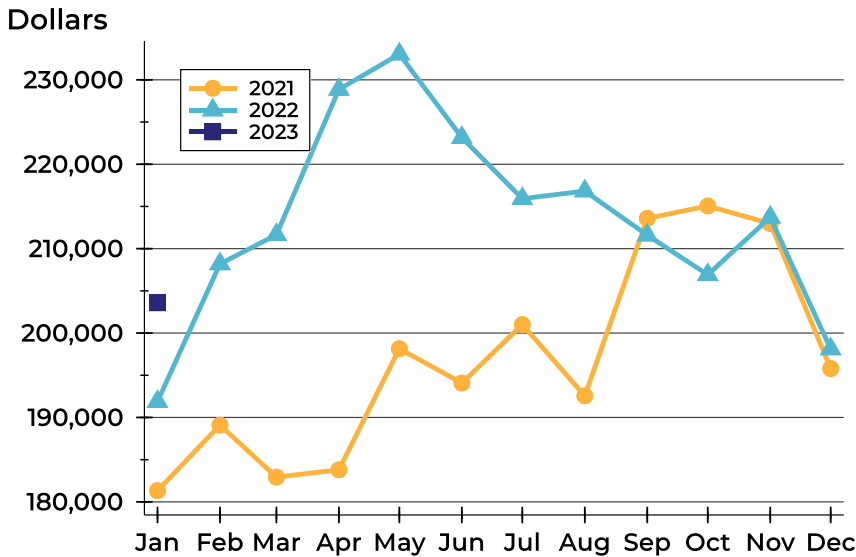
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	2.7%	40,980	40,000	35	49	91.1%	100.0%
\$50,000-\$99,999	28	15.3%	83,568	85,250	44	17	96.0%	100.0%
\$100,000-\$124,999	19	10.4%	112,221	112,500	19	8	97.7%	100.0%
\$125,000-\$149,999	18	9.8%	136,472	136,450	25	11	98.9%	100.0%
\$150,000-\$174,999	25	13.7%	161,637	160,000	28	17	98.3%	100.0%
\$175,000-\$199,999	18	9.8%	184,922	186,500	22	17	97.3%	98.5%
\$200,000-\$249,999	17	9.3%	229,297	229,900	29	9	98.4%	100.0%
\$250,000-\$299,999	24	13.1%	276,713	275,000	42	23	97.1%	100.0%
\$300,000-\$399,999	16	8.7%	346,094	339,450	36	7	98.2%	100.0%
\$400,000-\$499,999	8	4.4%	450,238	454,475	34	32	99.3%	100.0%
\$500,000-\$749,999	4	2.2%	562,100	560,450	4	2	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	825,000	825,000	99	99	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



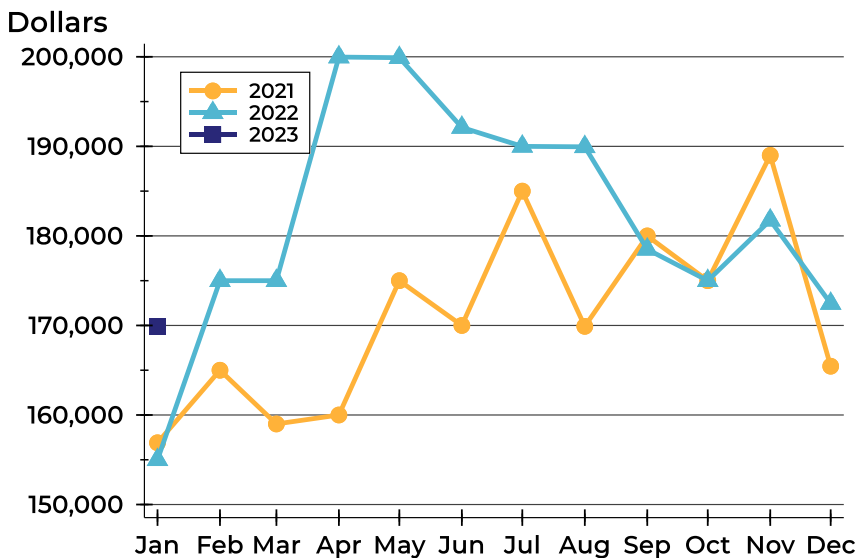
## Topeka Metropolitan Area Pending Contracts Analysis

### Average Price



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

### Median Price

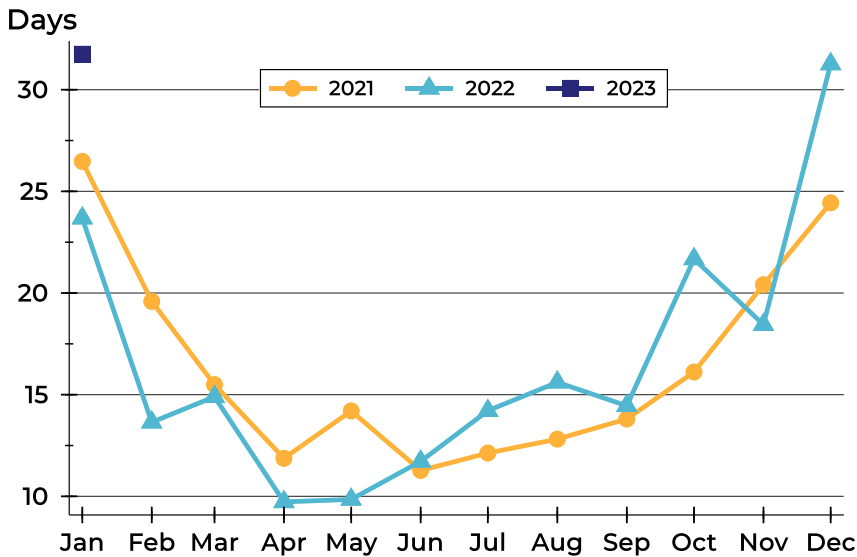


Month	2021	2022	2023
January	156,900	155,000	<b>169,900</b>
February	165,000	175,000	
March	159,000	175,000	
April	160,000	199,975	
May	175,000	199,900	
June	170,000	192,110	
July	185,000	190,000	
August	169,900	189,950	
September	180,000	178,500	
October	175,000	175,000	
November	189,000	181,750	
December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



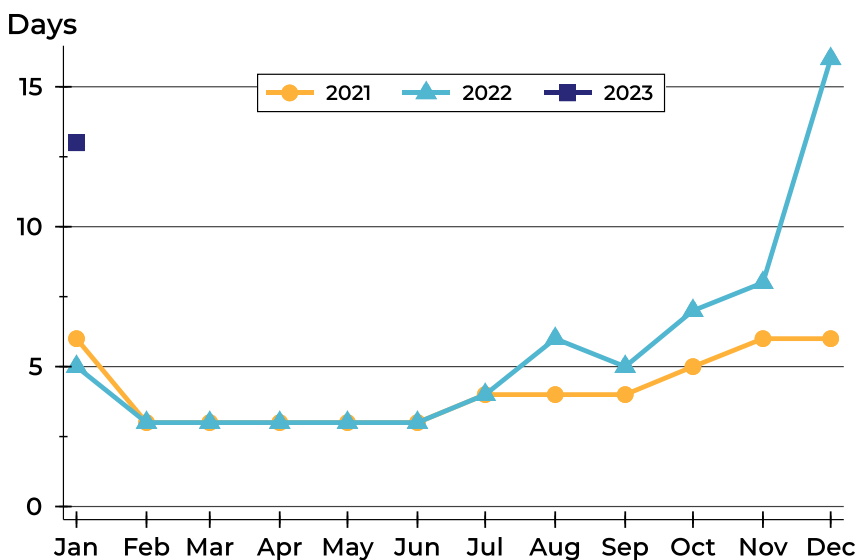
## Topeka Metropolitan Area Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



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

January 2023																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020
\$1-\$29,999	8												8	9	4	15
\$30,000-\$39,999	7												7	2	6	12
\$40,000-\$49,999	12												12	3	6	8
\$50,000-\$59,999	8												8	13	12	13
\$60,000-\$69,999	6												6	10	5	11
\$70,000-\$79,999	6												6	8	11	8
\$80,000-\$89,999	5												5	14	4	10
\$90,000-\$99,999	11												11	4	4	7
\$100,000-\$119,999	4												4	17	16	10
\$120,000-\$139,999	19												19	24	13	23
\$140,000-\$159,999	13												13	19	24	11
\$160,000-\$179,999	13												13	14	20	13
\$180,000-\$199,999	13												13	15	11	13
\$200,000-\$249,999	23												23	24	21	22
\$250,000-\$299,999	11												11	23	13	16
\$300,000-\$399,999	18												18	19	9	10
\$400,000-\$499,999	6												6	4	6	4
\$500,000 or more	2												2	7	6	0
<b>TOTALS</b>	<b>185</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>185</b>	<b>229</b>	<b>191</b>	<b>206</b>



# Wabaunsee County Housing Report



## Market Overview

### Wabaunsee County Home Sales Rose in January

Total home sales in Wabaunsee County rose by 100.0% last month to 4 units, compared to 2 units in January 2022. Total sales volume was \$0.6 million, up 42.9% from a year earlier.

The median sale price in January was \$150,500, down from \$212,750 a year earlier. Homes that sold in January were typically on the market for 24 days and sold for 96.2% of their list prices.

### Wabaunsee County Has No Active Listings at End of January

The total number of active listings in Wabaunsee County at the end of January was 0 units, compared to 5 in January 2022. The median list price of homes on the market at the end of January 2022 was \$.

During January, a total of 5 contracts were written up from 1 in January 2022. At the end of the month, there were 4 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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## Wabaunsee County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>4</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>3</b>
Change from prior year		100.0%	-33.3%	-40.0%	100.0%	-33.3%	-40.0%
<b>Active Listings</b>		<b>0</b>	<b>5</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-100.0%	66.7%	-72.7%			
<b>Months' Supply</b>		<b>N/A</b>	<b>1.2</b>	<b>0.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-100.0%	71.4%	-69.6%			
<b>New Listings</b>		<b>3</b>	<b>2</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>6</b>
Change from prior year		50.0%	-66.7%	200.0%	50.0%	-66.7%	200.0%
<b>Contracts Written</b>		<b>5</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>4</b>
Change from prior year		400.0%	-75.0%	-20.0%	400.0%	-75.0%	-20.0%
<b>Pending Contracts</b>		<b>4</b>	<b>1</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		300.0%	-66.7%	-25.0%			
<b>Sales Volume (1,000s)</b>		<b>608</b>	<b>426</b>	<b>321</b>	<b>608</b>	<b>426</b>	<b>321</b>
Change from prior year		42.7%	32.7%	67.2%	42.7%	32.7%	67.2%
<b>Average</b>	<b>Sale Price</b>	<b>152,000</b>	<b>212,750</b>	<b>106,833</b>	<b>152,000</b>	<b>212,750</b>	<b>106,833</b>
	Change from prior year	-28.6%	99.1%	178.9%	-28.6%	99.1%	178.9%
	<b>List Price of Actives</b>	<b>N/A</b>	<b>370,800</b>	<b>606,492</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	-38.9%	150.8%			
	<b>Days on Market</b>	<b>29</b>	<b>25</b>	<b>3</b>	<b>29</b>	<b>25</b>	<b>3</b>
Change from prior year	16.0%	733.3%	-95.6%	16.0%	733.3%	-95.6%	
<b>Percent of List</b>	<b>96.7%</b>	<b>100.0%</b>	<b>95.4%</b>	<b>96.7%</b>	<b>100.0%</b>	<b>95.4%</b>	
Change from prior year	-3.3%	4.8%	8.3%	-3.3%	4.8%	8.3%	
<b>Percent of Original</b>	<b>96.7%</b>	<b>94.5%</b>	<b>95.4%</b>	<b>96.7%</b>	<b>94.5%</b>	<b>95.4%</b>	
Change from prior year	2.3%	-0.9%	16.8%	2.3%	-0.9%	16.8%	
<b>Median</b>	<b>Sale Price</b>	<b>150,500</b>	<b>212,750</b>	<b>75,000</b>	<b>150,500</b>	<b>212,750</b>	<b>75,000</b>
	Change from prior year	-29.3%	183.7%	74.4%	-29.3%	183.7%	74.4%
	<b>List Price of Actives</b>	<b>N/A</b>	<b>275,000</b>	<b>155,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	77.4%	-29.5%			
	<b>Days on Market</b>	<b>24</b>	<b>25</b>	<b>1</b>	<b>24</b>	<b>25</b>	<b>1</b>
Change from prior year	-4.0%	2400.0%	-98.8%	-4.0%	2400.0%	-98.8%	
<b>Percent of List</b>	<b>96.2%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>96.2%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-3.8%	0.0%	13.5%	-3.8%	0.0%	13.5%	
<b>Percent of Original</b>	<b>96.2%</b>	<b>94.5%</b>	<b>100.0%</b>	<b>96.2%</b>	<b>94.5%</b>	<b>100.0%</b>	
Change from prior year	1.8%	-5.5%	23.0%	1.8%	-5.5%	23.0%	

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



## Wabaunsee County Closed Listings Analysis

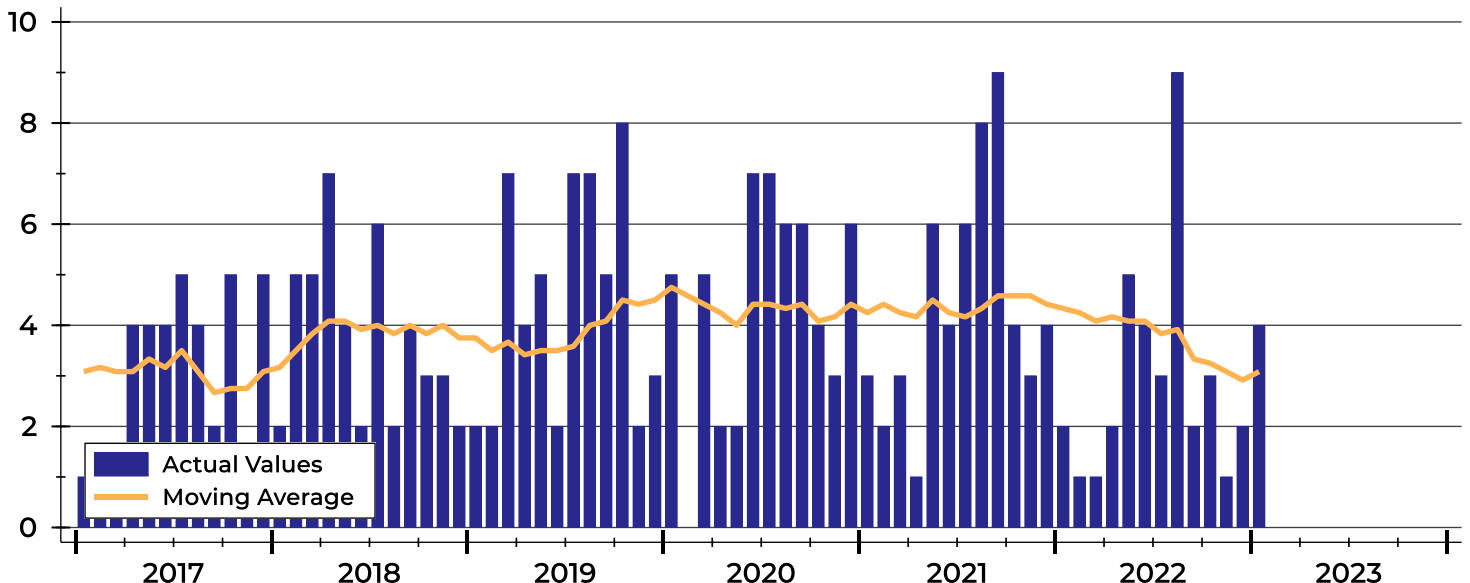
Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		4	2	100.0%	4	2	100.0%
Volume (1,000s)		608	426	42.7%	608	426	42.7%
Months' Supply		N/A	1.2	N/A	N/A	N/A	N/A
Average	Sale Price	152,000	212,750	-28.6%	152,000	212,750	-28.6%
	Days on Market	29	25	16.0%	29	25	16.0%
	Percent of List	96.7%	100.0%	-3.3%	96.7%	100.0%	-3.3%
	Percent of Original	96.7%	94.5%	2.3%	96.7%	94.5%	2.3%
Median	Sale Price	150,500	212,750	-29.3%	150,500	212,750	-29.3%
	Days on Market	24	25	-4.0%	24	25	-4.0%
	Percent of List	96.2%	100.0%	-3.8%	96.2%	100.0%	-3.8%
	Percent of Original	96.2%	94.5%	1.8%	96.2%	94.5%	1.8%

A total of 4 homes sold in Wabaunsee County in January, up from 2 units in January 2022. Total sales volume rose to \$0.6 million compared to \$0.4 million in the previous year.

The median sales price in January was \$150,500, down 29.3% compared to the prior year. Median days on market was 24 days, up from 13 days in December, but down from 25 in January 2022.

## History of Closed Listings

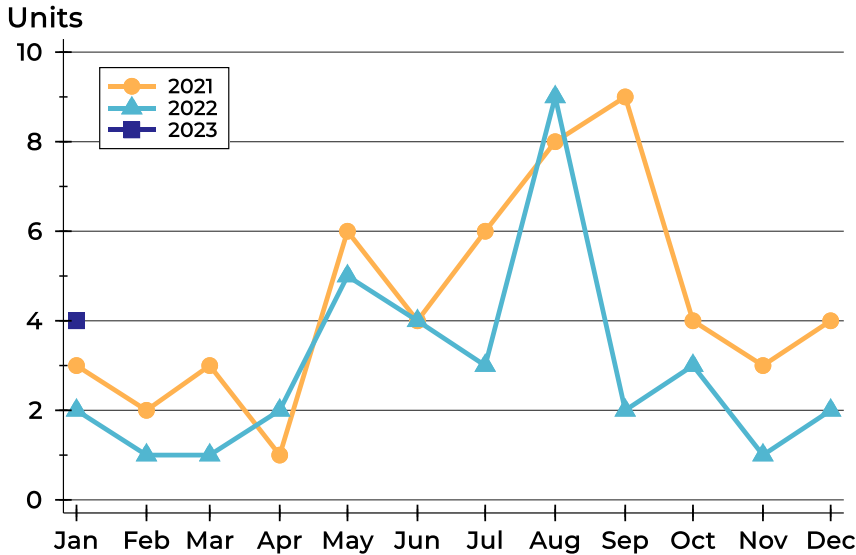
Units





## Wabaunsee County Closed Listings Analysis

### Closed Listings by Month



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

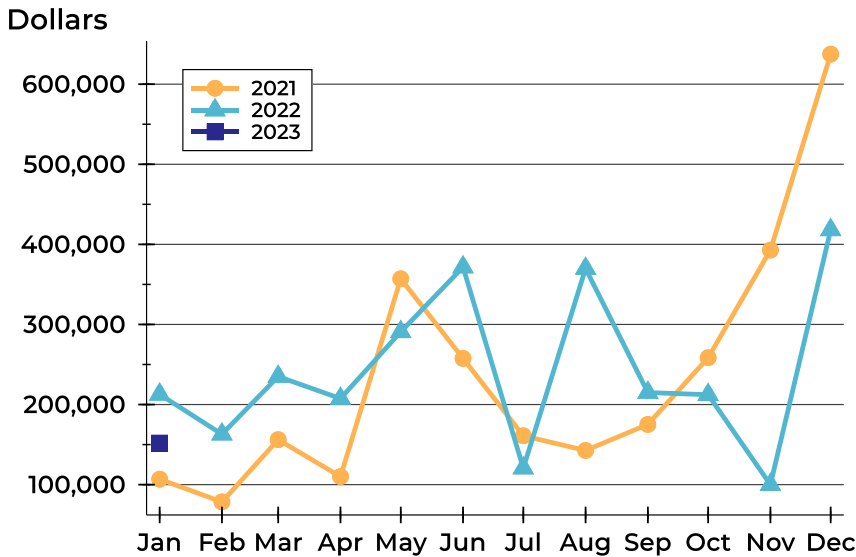
### Closed Listings by Price Range

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	2	50.0%	0.0	116,500	116,500	41	41	97.3%	97.3%	97.3%	97.3%
\$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	50.0%	0.0	187,500	187,500	18	18	96.2%	96.2%	96.2%	96.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



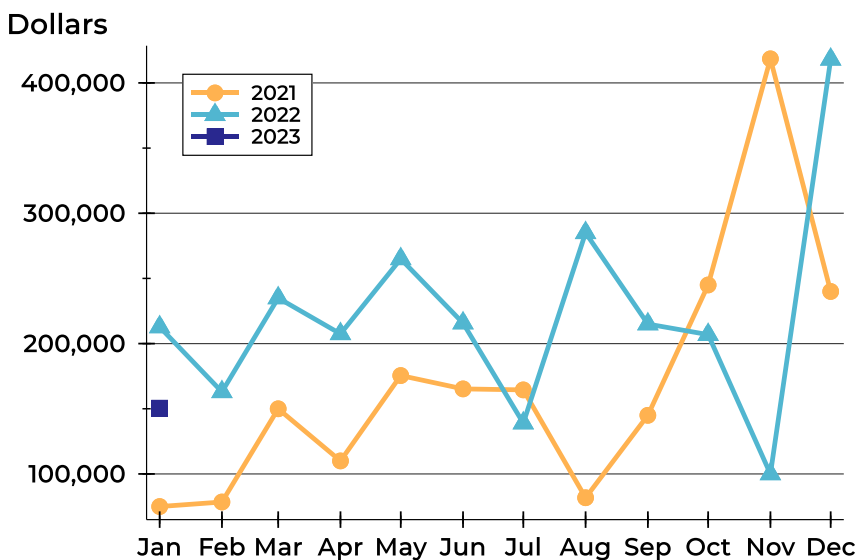
## Wabaunsee County Closed Listings Analysis

### Average Price



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

### Median Price

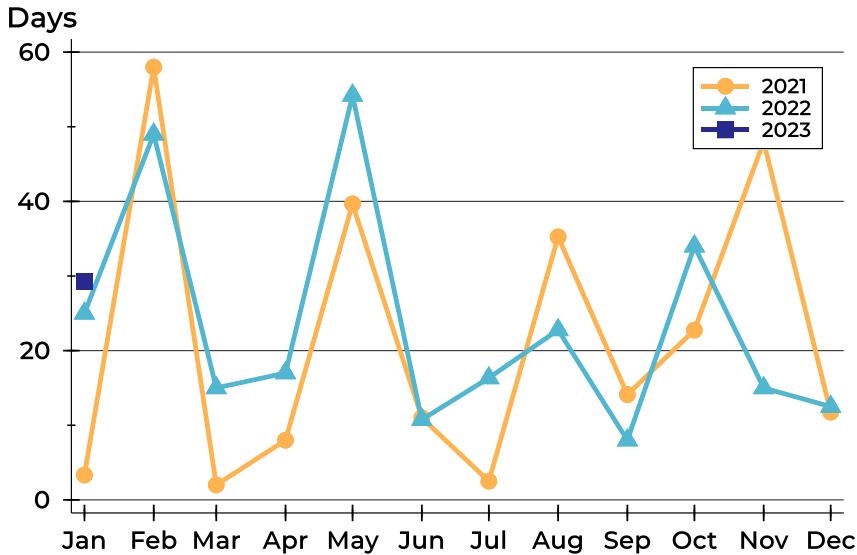


Month	2021	2022	2023
January	75,000	212,750	150,500
February	78,500	163,000	
March	150,000	235,000	
April	110,000	207,500	
May	175,500	265,000	
June	165,250	215,750	
July	164,500	139,000	
August	81,750	285,000	
September	145,000	215,000	
October	245,000	206,900	
November	418,500	100,000	
December	240,000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



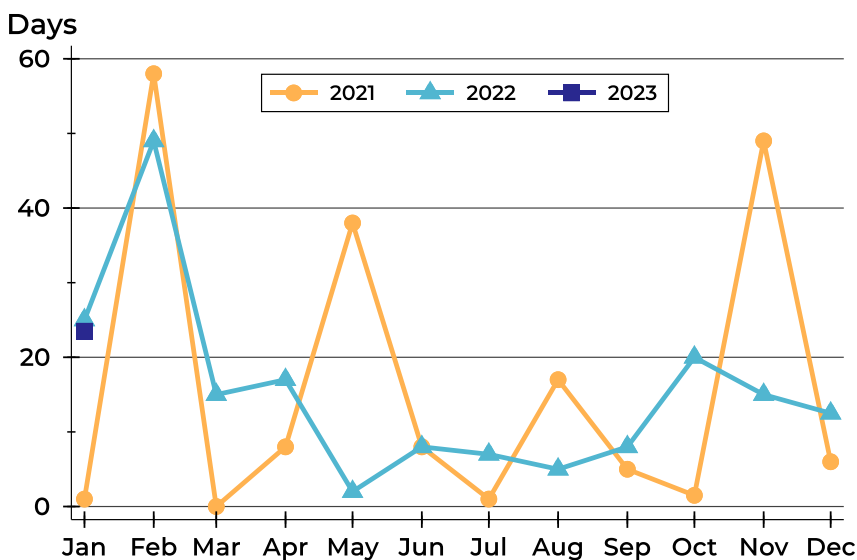
## Wabaunsee County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	3	25	29
February	58	49	
March	2	15	
April	8	17	
May	40	54	
June	11	11	
July	3	16	
August	35	23	
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	
March	N/A	15	
April	8	17	
May	38	2	
June	8	8	
July	1	7	
August	17	5	
September	5	8	
October	2	20	
November	49	15	
December	6	13	



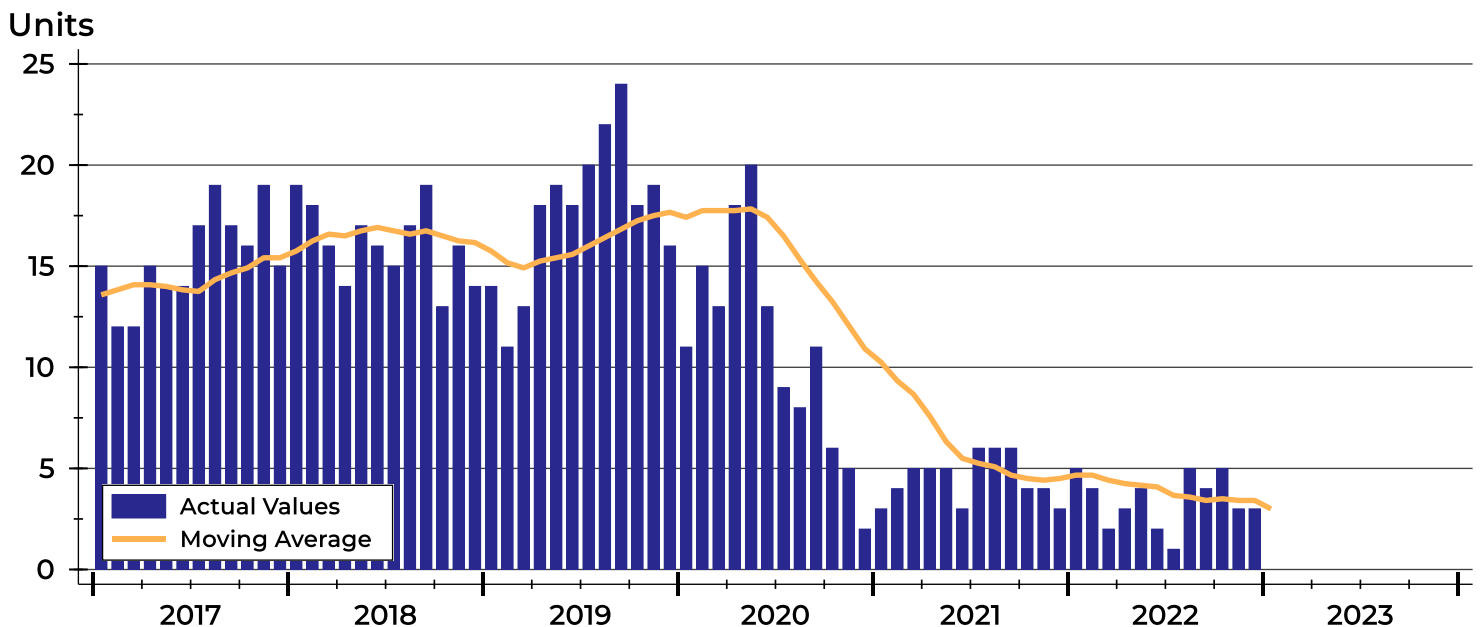
# Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		0	5	-100.0%
Volume (1,000s)		0	1,854	-100.0%
Months' Supply		0.0	1.2	-100.0%
Average	List Price	N/A	370,800	N/A
	Days on Market	N/A	75	N/A
	Percent of Original	N/A	98.9%	N/A
Median	List Price	N/A	275,000	N/A
	Days on Market	N/A	53	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 homes were available for sale in Wabaunsee County at the end of January. This represents a 0.0 months' supply of active listings.

The median list price of homes on the market at the end of January 2022 was \$. The typical time on market for active listings during the same period was 53 days.

## History of Active Listings

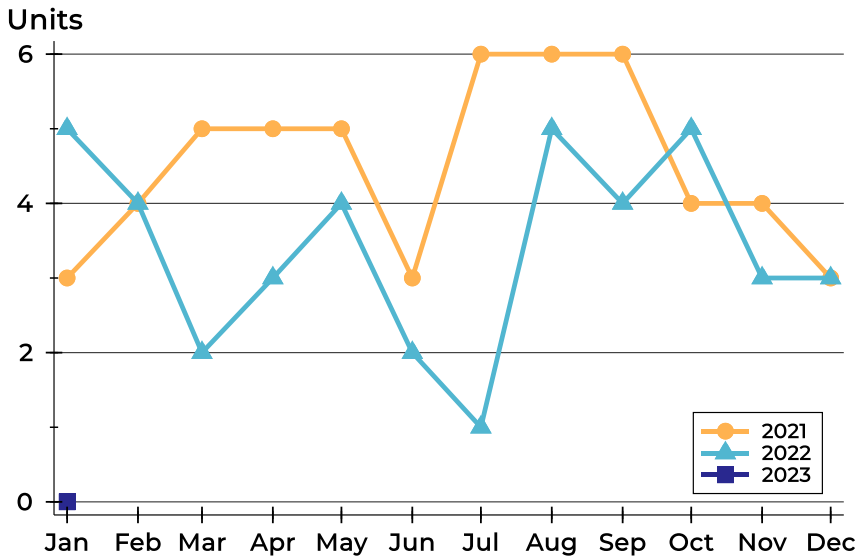






## Wabaunsee County Active Listings Analysis

### Active Listings by Month



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

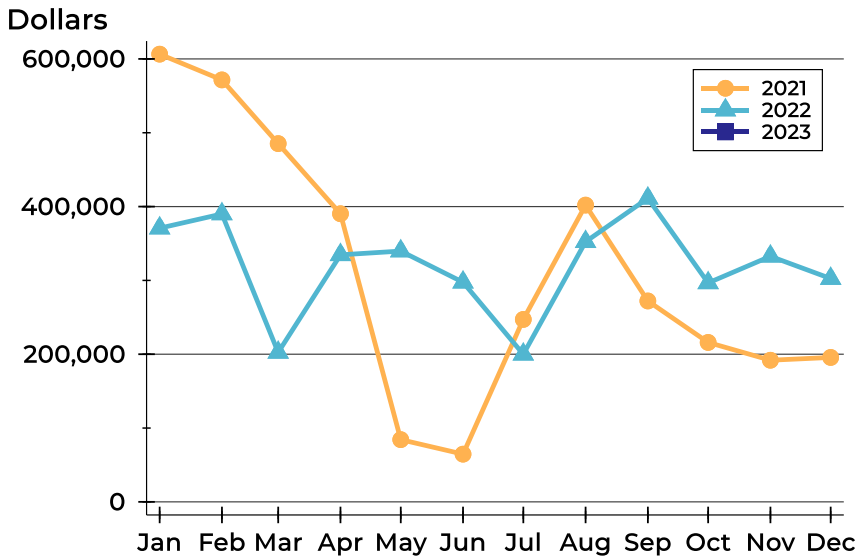
### Active Listings by Price Range

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	N/A	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	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	0.0	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	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	0.0	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	N/A
\$250,000-\$299,999	0	N/A	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	N/A
\$400,000-\$499,999	0	N/A	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	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	0.0	N/A	N/A	N/A	N/A	N/A	N/A



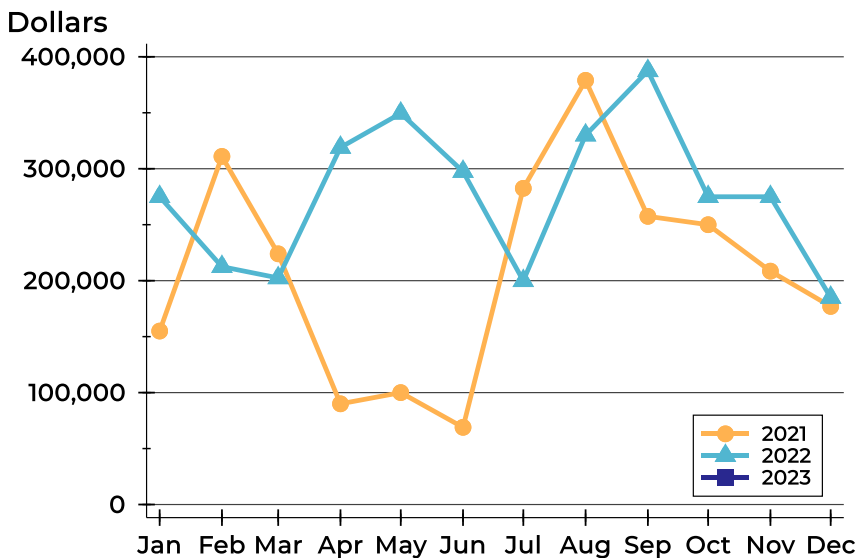
## Wabaunsee County Active Listings Analysis

### Average Price



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

### Median Price

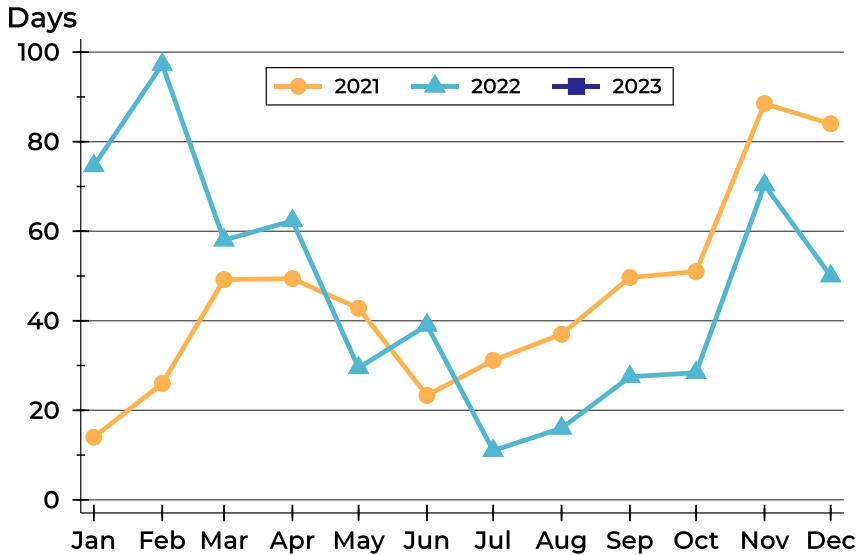


Month	2021	2022	2023
January	155,000	275,000	N/A
February	311,000	212,500	
March	224,000	202,450	
April	90,000	319,000	
May	100,000	349,500	
June	69,000	297,500	
July	282,500	199,900	
August	379,000	330,000	
September	257,500	387,500	
October	250,000	275,000	
November	208,500	275,000	
December	177,000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



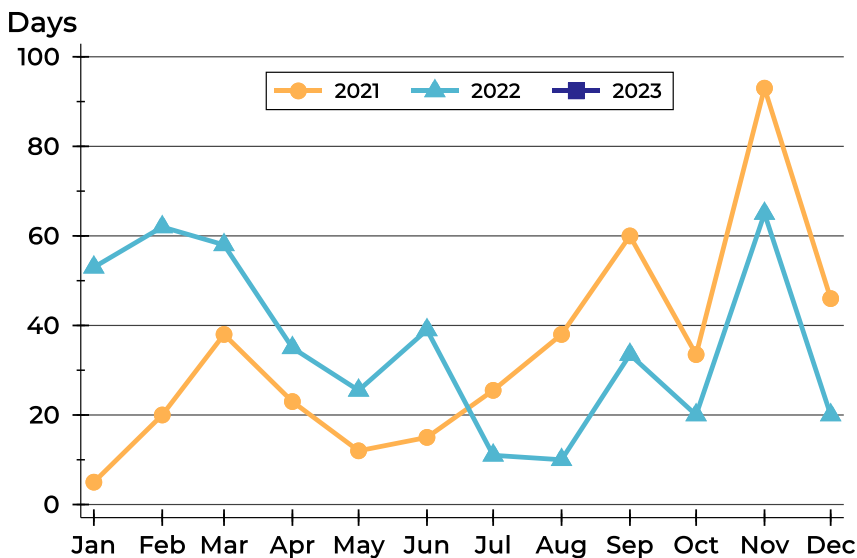
## Wabaunsee County Active Listings Analysis

### Average DOM



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

### Median DOM

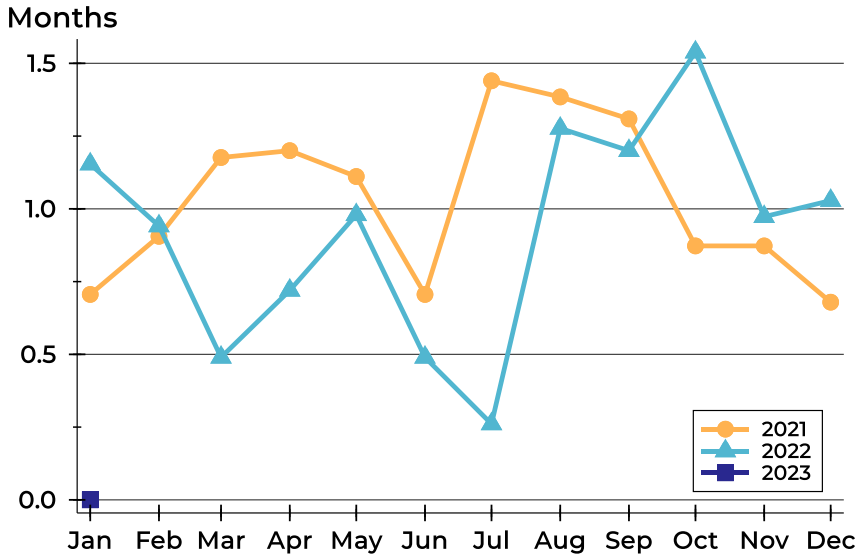


Month	2021	2022	2023
January	5	53	N/A
February	20	62	
March	38	58	
April	23	35	
May	12	26	
June	15	39	
July	26	11	
August	38	10	
September	60	34	
October	34	20	
November	93	65	
December	46	20	



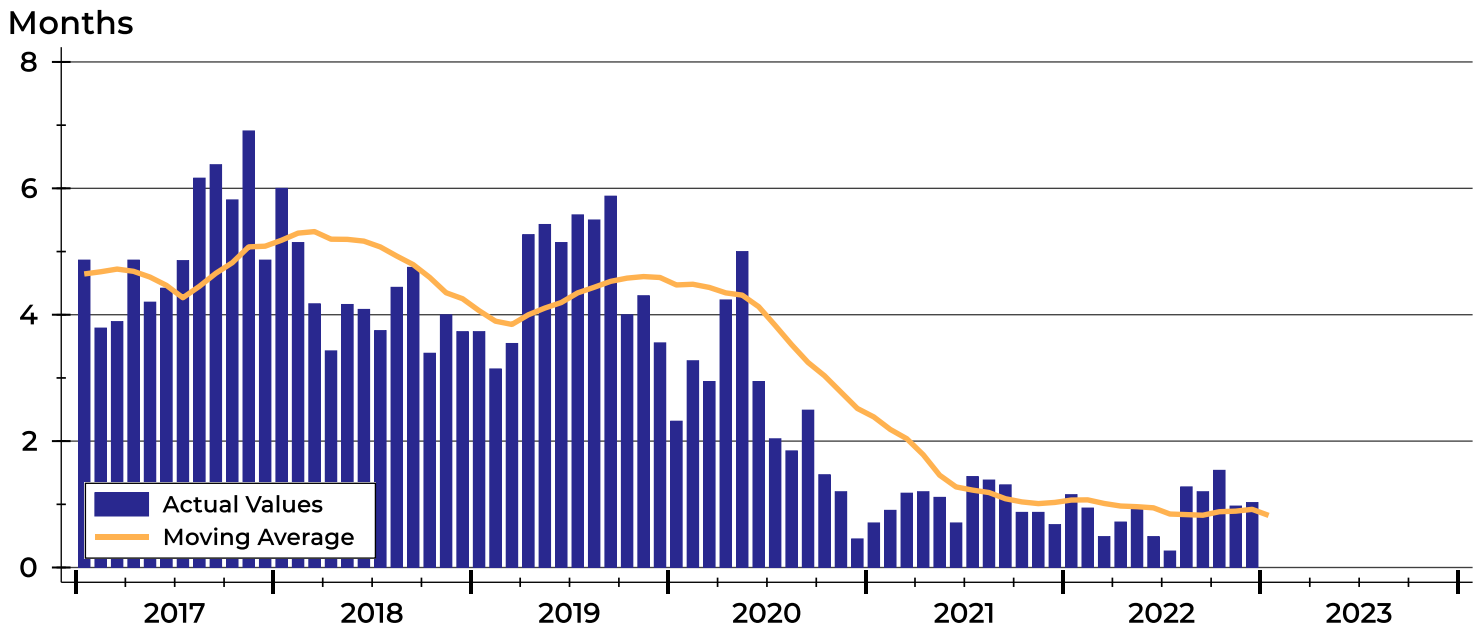
# Wabaunsee County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.7	1.2	0.0
February	0.9	0.9	
March	1.2	0.5	
April	1.2	0.7	
May	1.1	1.0	
June	0.7	0.5	
July	1.4	0.3	
August	1.4	1.3	
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

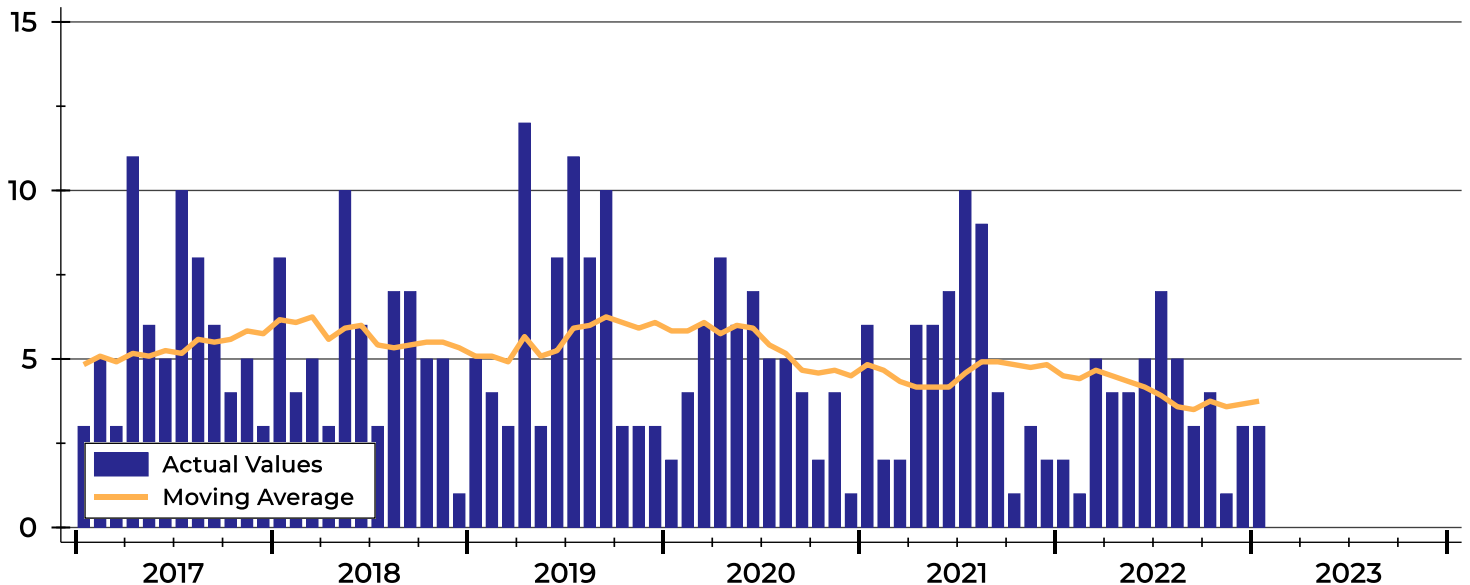
Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	3	2	50.0%
	Volume (1,000s)	586	1,275	-54.0%
	Average List Price	195,333	637,500	-69.4%
	Median List Price	160,000	637,500	-74.9%
Year-to-Date	New Listings	3	2	50.0%
	Volume (1,000s)	586	1,275	-54.0%
	Average List Price	195,333	637,500	-69.4%
	Median List Price	160,000	637,500	-74.9%

A total of 3 new listings were added in Wabaunsee County during January, up 50.0% from the same month in 2022.

The median list price of these homes was \$160,000 down from \$637,500 in 2022.

## History of New Listings

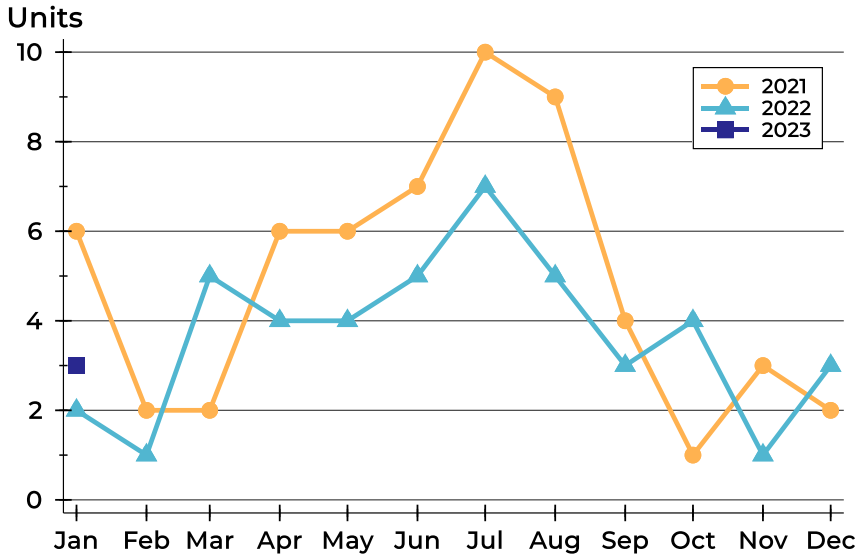
Units





## Wabaunsee County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	6	2	3
February	2	1	0
March	2	5	0
April	6	4	0
May	6	4	0
June	7	5	0
July	10	7	0
August	9	5	0
September	4	3	0
October	1	4	0
November	3	1	0
December	2	3	0

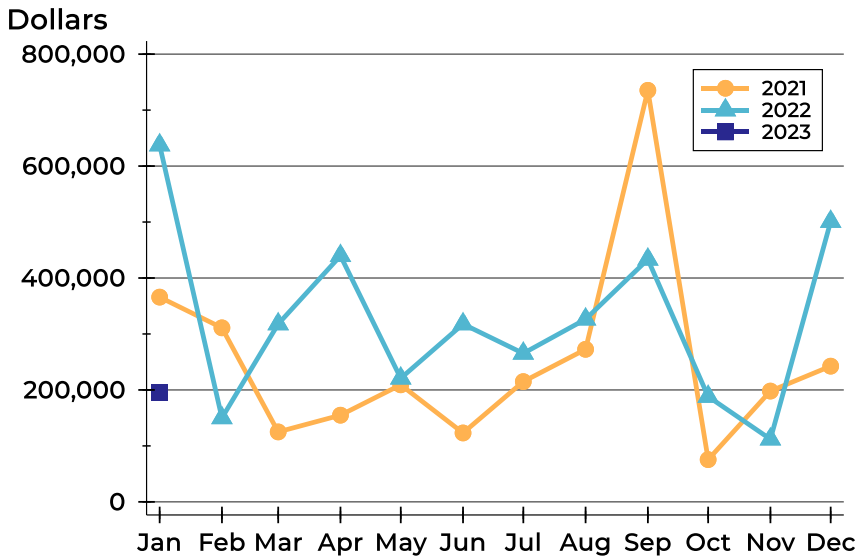
### New Listings by Price Range

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	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	66.7%	159,500	159,500	12	12	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	1	33.3%	267,000	267,000	5	5	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



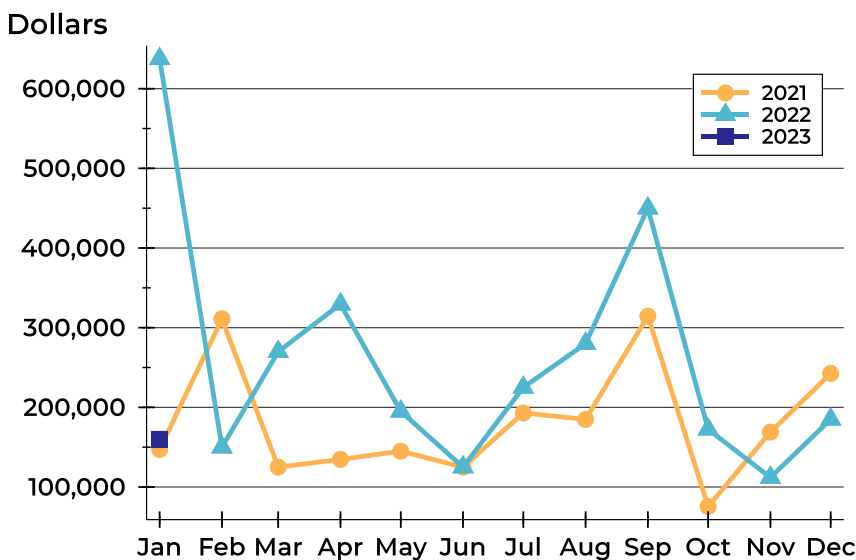
## Wabaunsee County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	365,829	637,500	195,333
February	311,000	150,000	
March	125,000	317,780	
April	154,883	439,750	
May	209,167	220,841	
June	123,143	317,800	
July	214,900	265,343	
August	272,633	326,380	
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	160,000
February	311,000	150,000	
March	125,000	269,900	
April	134,650	329,500	
May	145,000	195,000	
June	125,000	125,000	
July	193,000	225,000	
August	184,900	280,000	
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

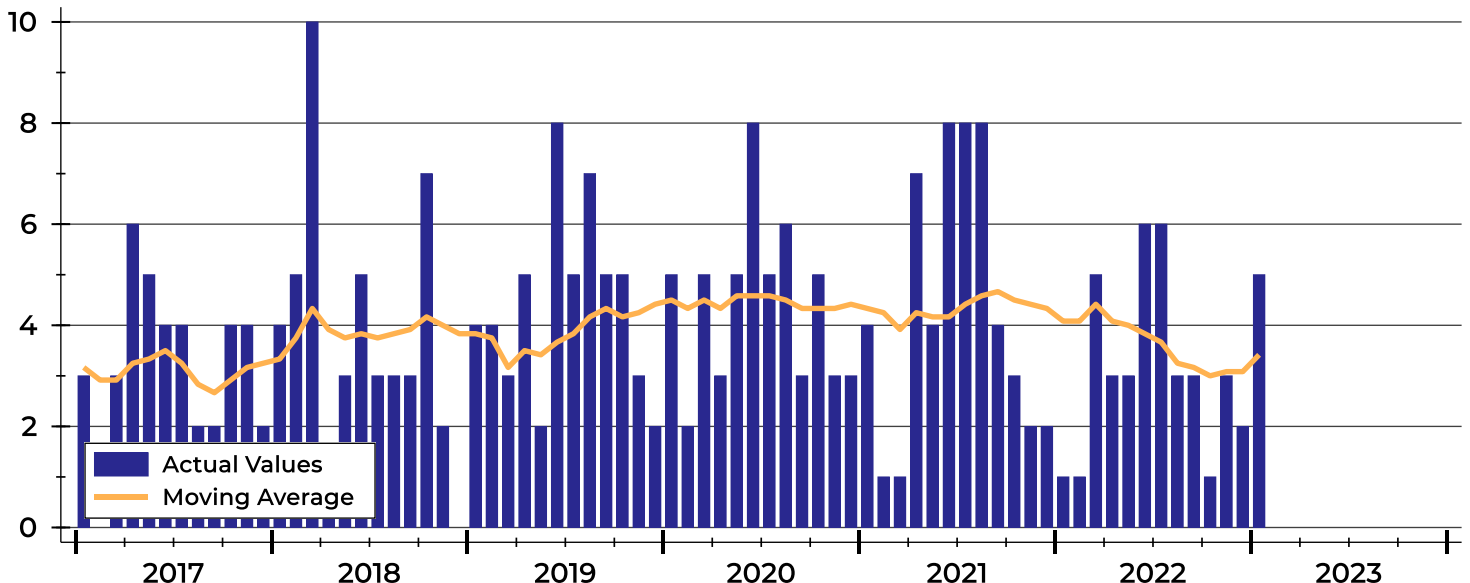
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		5	1	400.0%	5	1	400.0%
Volume (1,000s)		899	169	432.0%	899	169	432.0%
Average	Sale Price	179,700	169,000	6.3%	179,700	169,000	6.3%
	Days on Market	12	49	-75.5%	12	49	-75.5%
	Percent of Original	99.5%	92.1%	8.0%	99.5%	92.1%	8.0%
Median	Sale Price	160,000	169,000	-5.3%	160,000	169,000	-5.3%
	Days on Market	5	49	-89.8%	5	49	-89.8%
	Percent of Original	100.0%	92.1%	8.6%	100.0%	92.1%	8.6%

A total of 5 contracts for sale were written in Wabaunsee County during the month of January, up from 1 in 2022. The median list price of these homes was \$160,000, down from \$169,000 the prior year.

Half of the homes that went under contract in January were on the market less than 5 days, compared to 49 days in January 2022.

## History of Contracts Written

Units

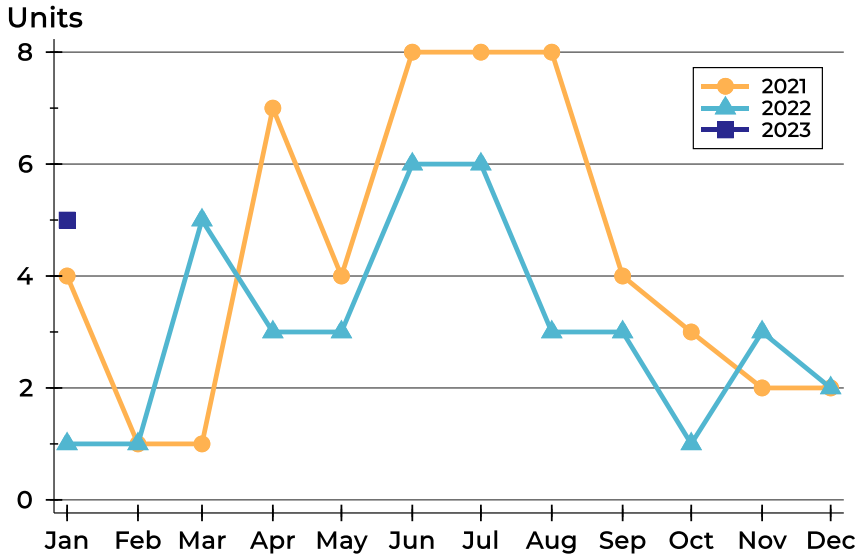






## Wabaunsee County Contracts Written Analysis

### Contracts Written by Month



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

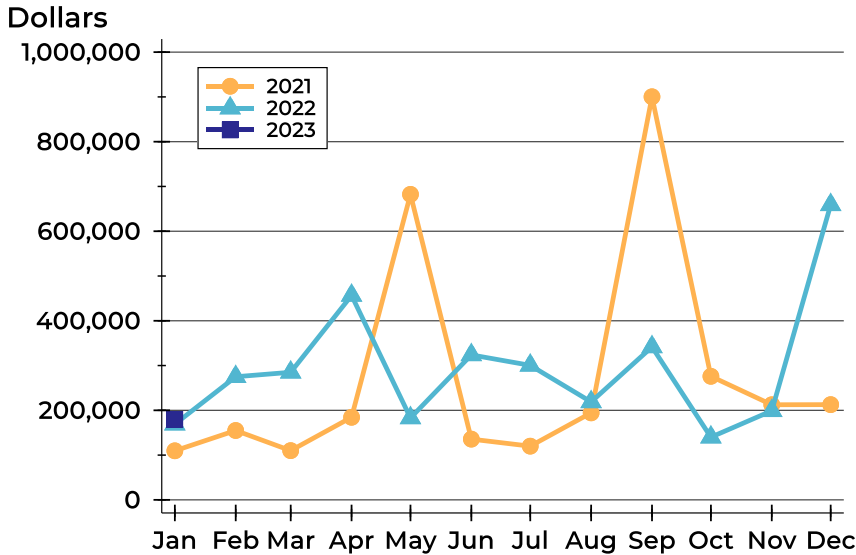
### Contracts Written by Price Range

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	20.0%	127,500	127,500	30	30	100.0%	100.0%
\$150,000-\$174,999	2	40.0%	159,500	159,500	12	12	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	185,000	185,000	2	2	97.3%	97.3%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	267,000	267,000	5	5	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



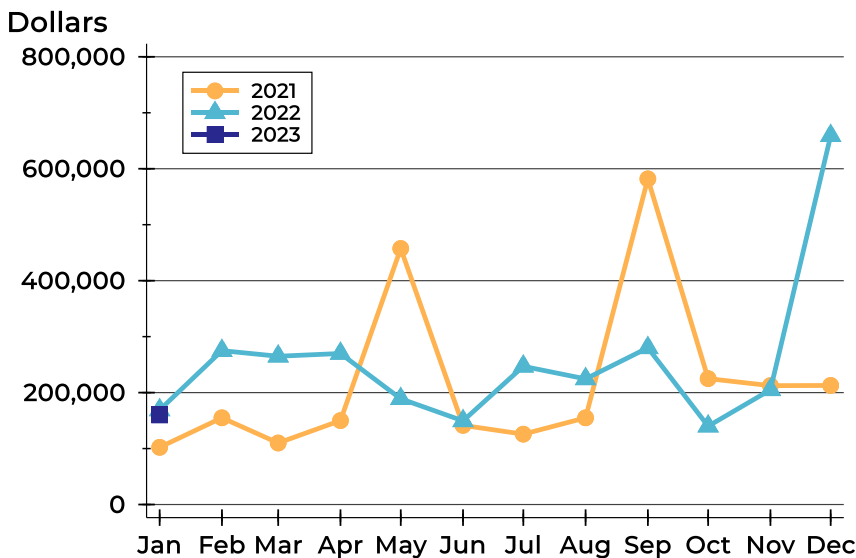
## Wabaunsee County Contracts Written Analysis

### Average Price



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

### Median Price

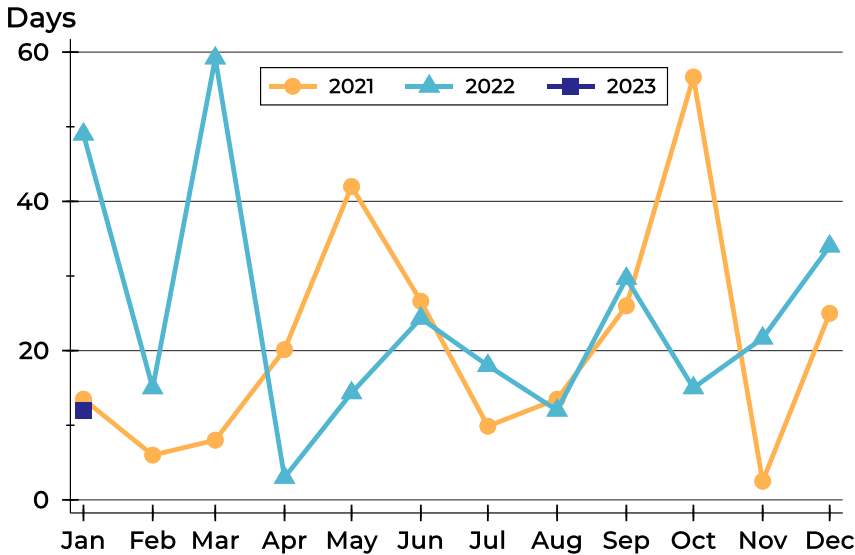


Month	2021	2022	2023
January	102,250	169,000	<b>160,000</b>
February	155,000	275,000	
March	110,000	265,000	
April	150,000	269,900	
May	457,500	189,000	
June	141,500	149,500	
July	125,750	247,000	
August	154,950	224,500	
September	582,000	280,000	
October	225,000	140,000	
November	212,450	205,000	
December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



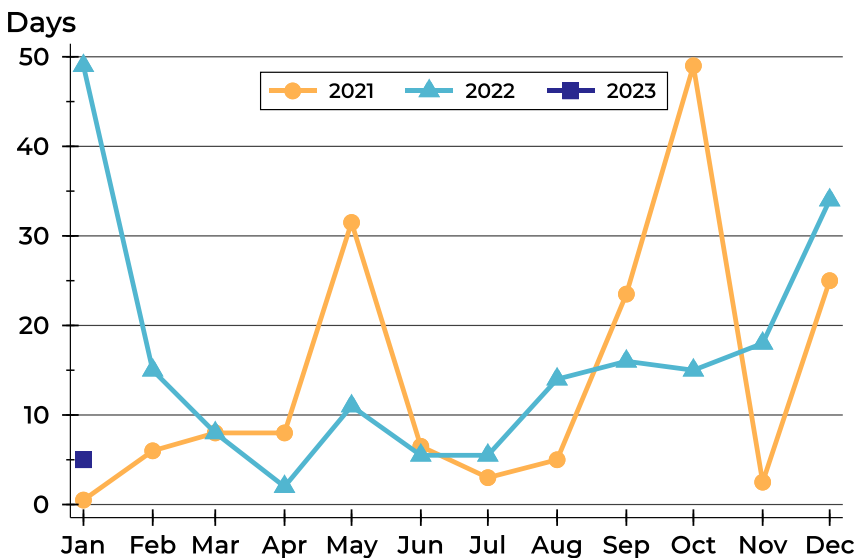
## Wabaunsee County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	14	49	12
February	6	15	
March	8	59	
April	20	3	
May	42	14	
June	27	24	
July	10	18	
August	14	12	
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	
March	8	8	
April	8	2	
May	32	11	
June	7	6	
July	3	6	
August	5	14	
September	24	16	
October	49	15	
November	3	18	
December	25	34	



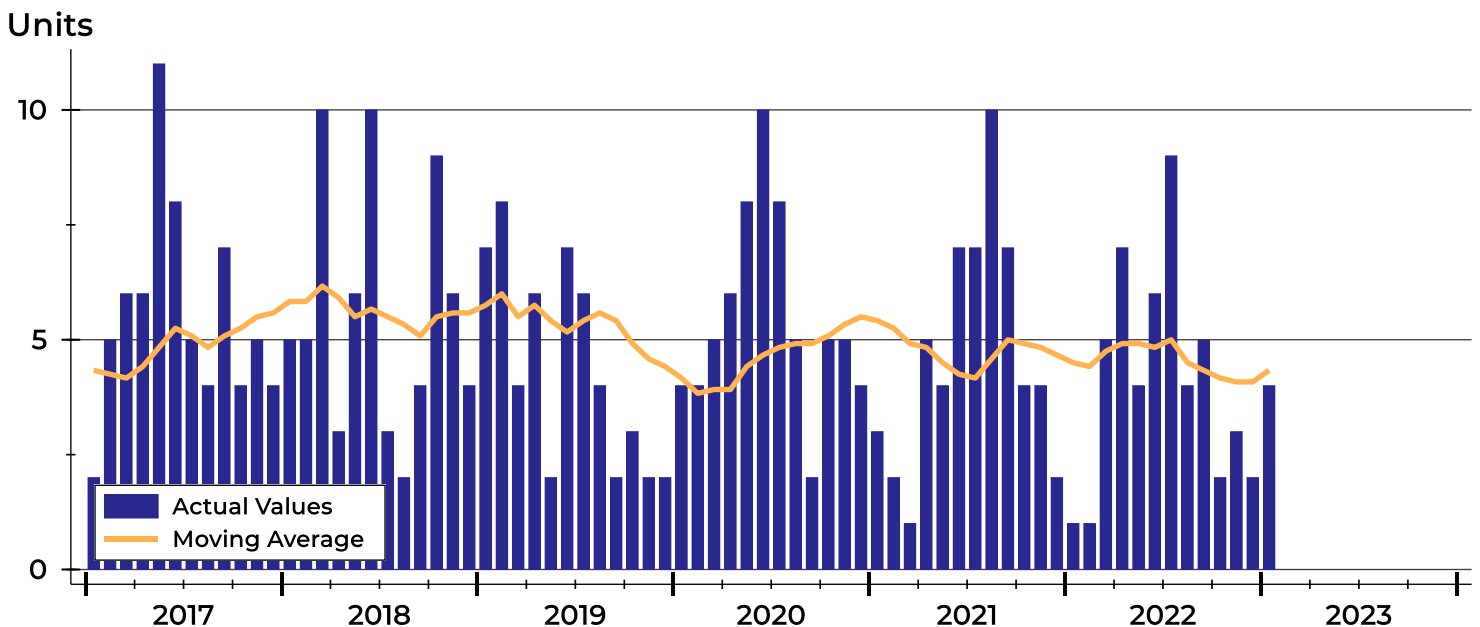
## Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		<b>4</b>	1	300.0%
Volume (1,000s)		<b>714</b>	350	104.0%
Average	List Price	<b>178,375</b>	350,000	-49.0%
	Days on Market	<b>15</b>	1	1400.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%
Median	List Price	<b>159,500</b>	350,000	-54.4%
	Days on Market	<b>13</b>	1	1200.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 4 listings in Wabaunsee County had contracts pending at the end of January, up from 1 contract pending at the end of January 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.

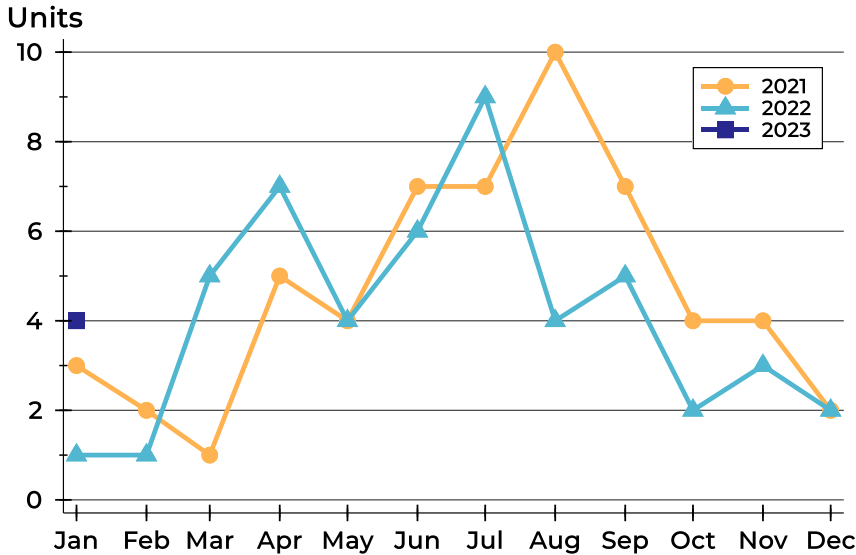
### History of Pending Contracts





## Wabaunsee County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	3	1	4
February	2	1	0
March	1	5	0
April	5	7	0
May	4	4	0
June	7	6	0
July	7	9	0
August	10	4	0
September	7	5	0
October	4	2	0
November	4	3	0
December	2	2	0

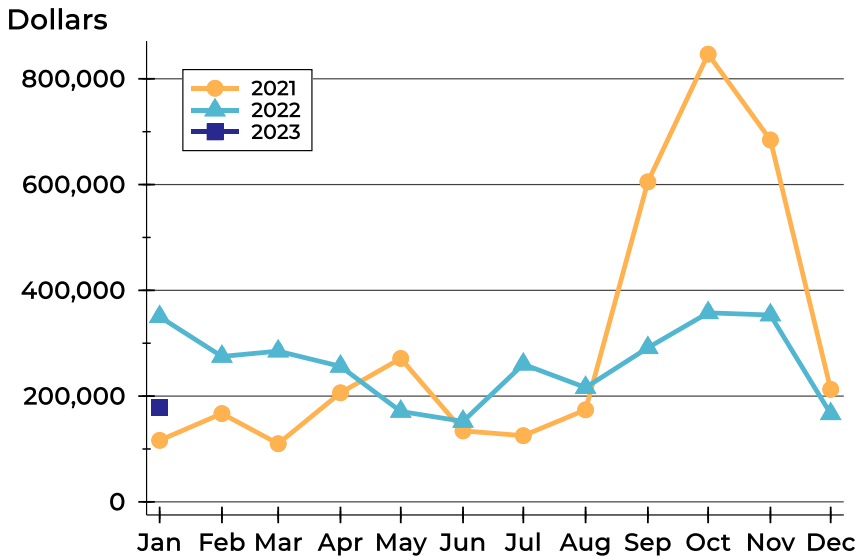
### Pending Contracts by Price Range

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	1	25.0%	127,500	127,500	30	30	100.0%	100.0%
\$150,000-\$174,999	2	50.0%	159,500	159,500	12	12	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	1	25.0%	267,000	267,000	5	5	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



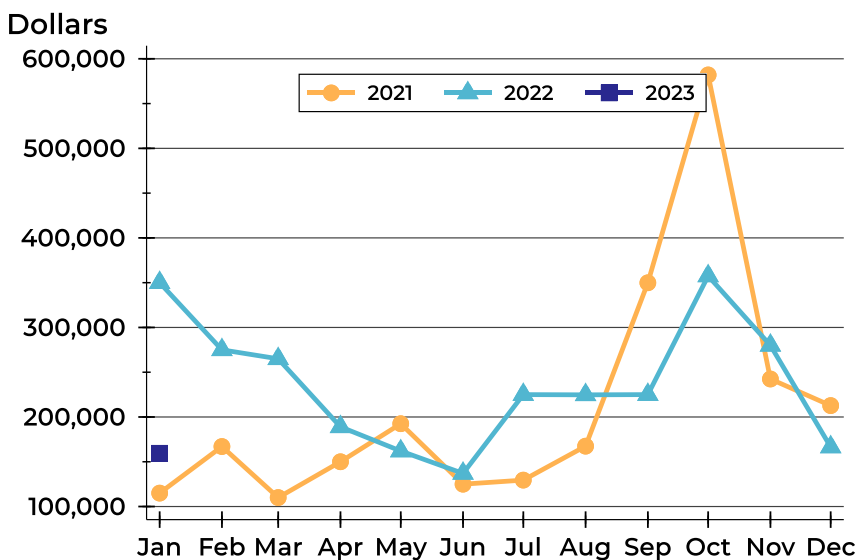
## Wabaunsee County Pending Contracts Analysis

### Average Price



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

### Median Price

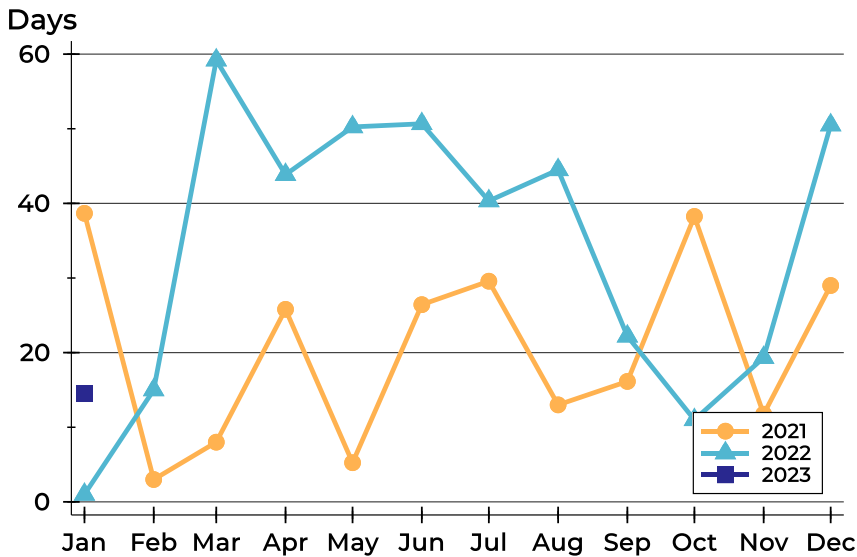


Month	2021	2022	2023
January	115,000	350,000	<b>159,500</b>
February	167,000	275,000	
March	110,000	265,000	
April	150,000	189,000	
May	192,500	162,000	
June	125,000	137,000	
July	129,500	225,000	
August	167,450	224,750	
September	349,900	225,000	
October	582,000	357,500	
November	242,450	280,000	
December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



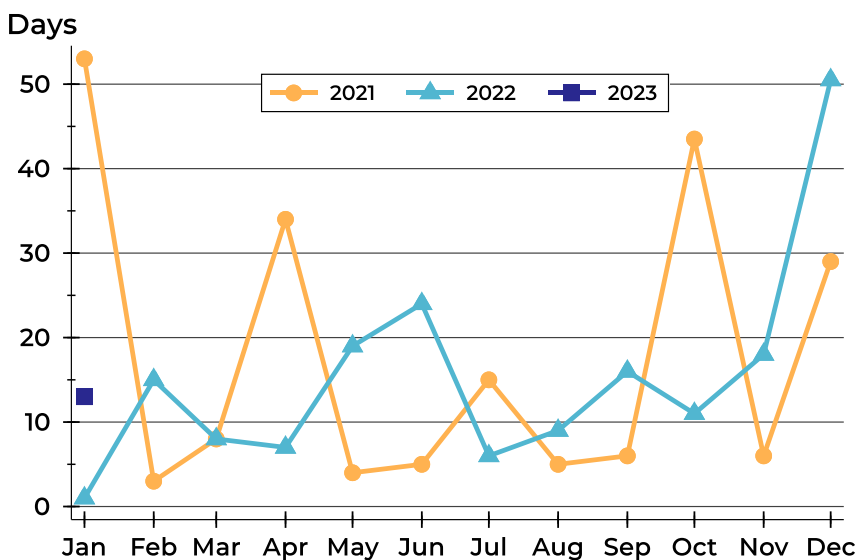
## Wabaunsee County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	39	1	15
February	3	15	
March	8	59	
April	26	44	
May	5	50	
June	26	51	
July	30	40	
August	13	45	
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	
March	8	8	
April	34	7	
May	4	19	
June	5	24	
July	15	6	
August	5	9	
September	6	16	
October	44	11	
November	6	18	
December	29	51	