



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

## July 2023 Sunflower MLS Statistics

- Sunflower System Total (*print pages 2 through 23*)
- Coffey County (*print pages 24 through 45*)
- Douglas County (*print pages 46 through 67*)
- Emporia Area (*print pages 68 through 89*)
- Greenwood County (*print pages 90 through 111*)
- Jackson County (*print pages 112 through 133*)
- Jefferson County (*print pages 134 through 155*)
- Lyon County (*print pages 156 through 177*)
- Osage County (*print pages 178 through 199*)
- Other Counties (*print pages 200 through 221*)
- Pottawatomie County (*print pages 222 through 243*)
- Shawnee County (*print pages 244 through 265*)
- Sunflower MLS Distressed Sales (*print pages 266 through 267*)
- Sunflower System Solds by Price Range (*print page 268*)
- Topeka Area (*print pages 269 through 290*)
- Topeka MSA (*print pages 291 through 312*)
- Topeka Solds by Price Range (*print page 313*)
- Wabaunsee County (*print 314 through 335*)

### Sunflower MLS, Inc.

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

Phone: 785/267-3215  
Fax: 785/267-4993  
E-mail: [linda@sunflowerrealtors.com](mailto:linda@sunflowerrealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Entire MLS System Housing Report



### Market Overview

#### Sunflower MLS Home Sales Fell in July

Total home sales in the Sunflower multiple listing service fell last month to 330 units, compared to 413 units in July 2022. Total sales volume was \$77.2 million, down from a year earlier.

The median sale price in July was \$211,500, up from \$196,000 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Sunflower multiple listing service at the end of July was 339 units, up from 310 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 July was \$265,000.

During July, a total of 282 contracts were written down from 368 in July 2022. At the end of the month, there were 320 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
Sunflower Association of REALTORS®  
3646 SW Plass  
Topeka, KS 66611  
785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Entire MLS System Summary Statistics

July 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>330</b> -20.1%	<b>413</b> -9.2%	<b>455</b> -1.1%	<b>2,011</b> -12.5%	<b>2,297</b> -5.1%	<b>2,421</b> 5.3%
<b>Active Listings</b> Change from prior year		<b>339</b> 9.4%	<b>310</b> -8.3%	<b>338</b> -22.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.1</b> 22.2%	<b>0.9</b> 0.0%	<b>0.9</b> -30.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>348</b> -15.9%	<b>414</b> -16.0%	<b>493</b> 5.8%	<b>2,357</b> -12.2%	<b>2,685</b> -7.3%	<b>2,897</b> 0.6%
<b>Contracts Written</b> Change from prior year		<b>282</b> -23.4%	<b>368</b> -5.9%	<b>391</b> -7.8%	<b>2,105</b> -13.1%	<b>2,422</b> -7.6%	<b>2,620</b> 1.3%
<b>Pending Contracts</b> Change from prior year		<b>320</b> -17.3%	<b>387</b> -18.7%	<b>476</b> -6.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>77,241</b> -14.9%	<b>90,756</b> 2.6%	<b>88,460</b> 11.4%	<b>425,115</b> -10.1%	<b>472,994</b> 6.1%	<b>445,898</b> 19.5%
Average	<b>Sale Price</b> Change from prior year	<b>234,063</b> 6.5%	<b>219,747</b> 13.0%	<b>194,417</b> 12.7%	<b>211,395</b> 2.7%	<b>205,918</b> 11.8%	<b>184,179</b> 13.5%
	<b>List Price of Actives</b> Change from prior year	<b>317,632</b> 14.3%	<b>277,893</b> 27.5%	<b>217,968</b> -3.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>17</b> 41.7%	<b>12</b> -7.7%	<b>13</b> -53.6%	<b>21</b> 40.0%	<b>15</b> -28.6%	<b>21</b> -41.7%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> -1.1%	<b>101.1%</b> -0.1%	<b>101.2%</b> 2.6%	<b>99.3%</b> -1.5%	<b>100.8%</b> 0.7%	<b>100.1%</b> 2.4%
	<b>Percent of Original</b> Change from prior year	<b>98.7%</b> -1.4%	<b>100.1%</b> -0.5%	<b>100.6%</b> 3.1%	<b>97.9%</b> -1.8%	<b>99.7%</b> 0.4%	<b>99.3%</b> 3.2%
Median	<b>Sale Price</b> Change from prior year	<b>211,500</b> 7.9%	<b>196,000</b> 15.3%	<b>170,000</b> 13.3%	<b>182,500</b> 4.3%	<b>175,000</b> 8.7%	<b>161,000</b> 15.0%
	<b>List Price of Actives</b> Change from prior year	<b>265,000</b> 26.2%	<b>210,000</b> 22.5%	<b>171,450</b> 5.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>4</b> 0.0%	<b>4</b> 33.3%	<b>3</b> -40.0%	<b>5</b> 66.7%	<b>3</b> 0.0%	<b>3</b> -70.0%
	<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> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.6%
	<b>Percent of Original</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.2%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 1.6%

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



**July  
2023**

# Sunflower MLS Statistics



## Entire MLS System Closed Listings Analysis

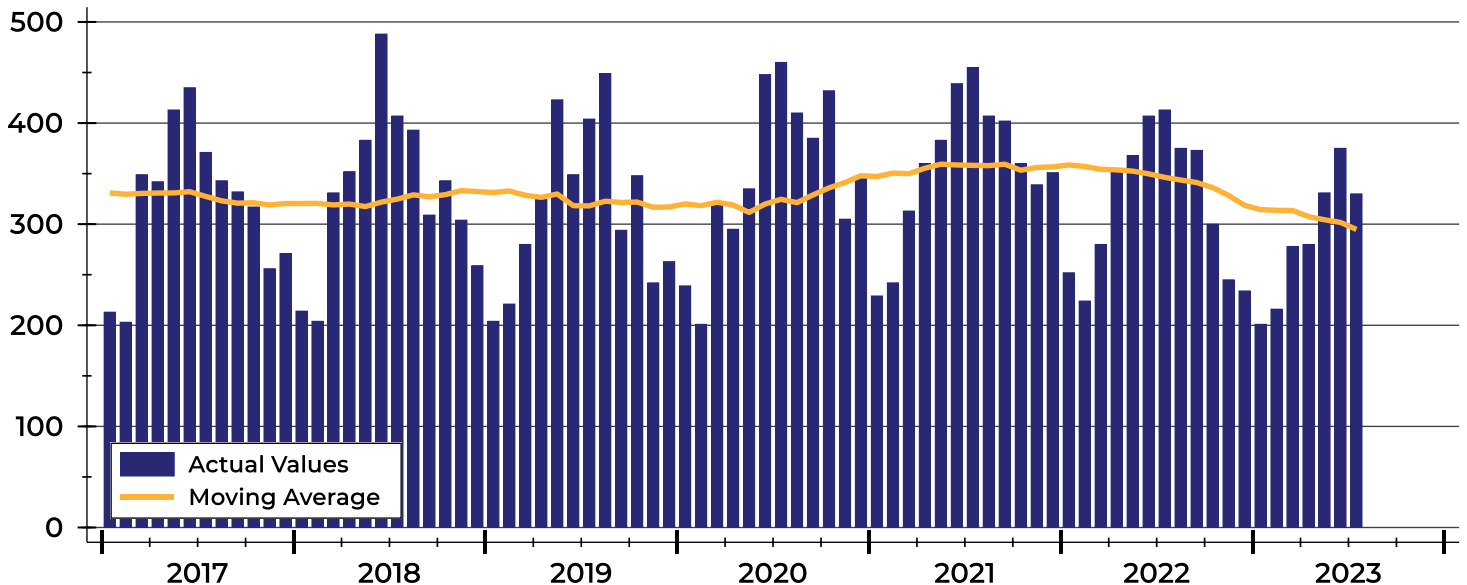
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>330</b>	413	-20.1%	<b>2,011</b>	2,297	-12.5%
Volume (1,000s)		<b>77,241</b>	90,756	-14.9%	<b>425,115</b>	472,994	-10.1%
Months' Supply		<b>1.1</b>	0.9	22.2%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>234,063</b>	219,747	6.5%	<b>211,395</b>	205,918	2.7%
	Days on Market	<b>17</b>	12	41.7%	<b>21</b>	15	40.0%
	Percent of List	<b>100.0%</b>	101.1%	-1.1%	<b>99.3%</b>	100.8%	-1.5%
	Percent of Original	<b>98.7%</b>	100.1%	-1.4%	<b>97.9%</b>	99.7%	-1.8%
Median	Sale Price	<b>211,500</b>	196,000	7.9%	<b>182,500</b>	175,000	4.3%
	Days on Market	<b>4</b>	4	0.0%	<b>5</b>	3	66.7%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 330 homes sold in the Sunflower multiple listing service in July, down from 413 units in July 2022. Total sales volume fell to \$77.2 million compared to \$90.8 million in the previous year.

The median sales price in July was \$211,500, up 7.9% compared to the prior year. Median days on market was 4 days, the same as June, and as July 2022.

## History of Closed Listings

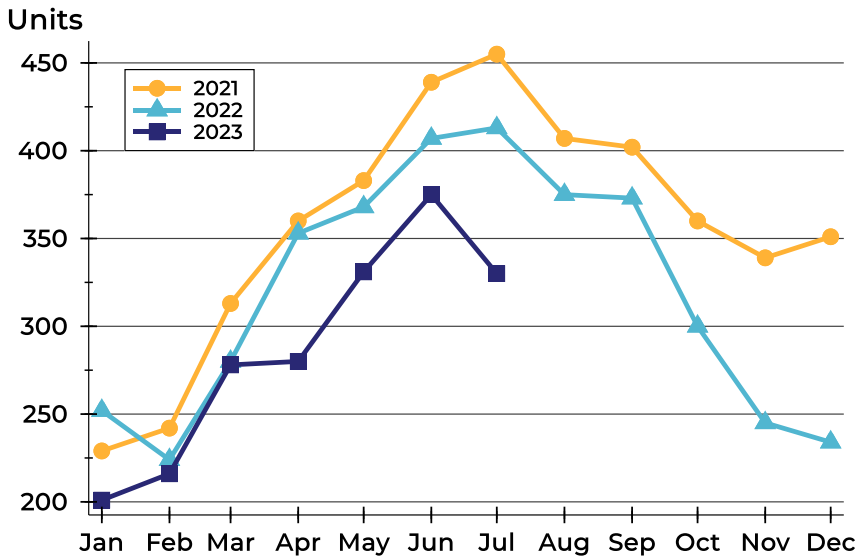
Units





## Entire MLS System Closed Listings Analysis

### Closed Listings by Month



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

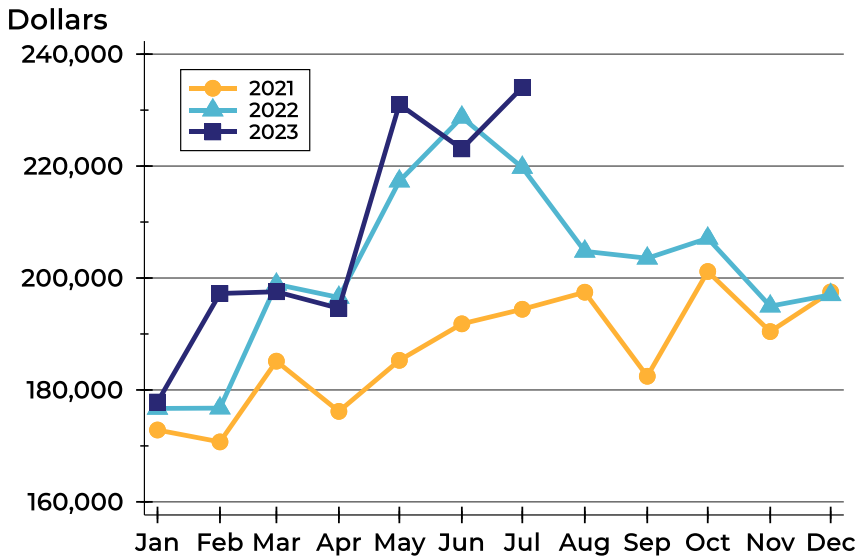
### Closed Listings by Price Range

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	5	1.5%	0.3	14,860	16,000	10	7	98.5%	100.0%	93.5%	95.9%
\$25,000-\$49,999	5	1.5%	1.1	35,200	35,000	21	5	93.1%	94.4%	86.7%	94.4%
\$50,000-\$99,999	32	9.7%	0.8	75,506	75,000	24	10	94.3%	97.0%	93.0%	95.6%
\$100,000-\$124,999	23	7.0%	0.8	114,501	115,000	13	5	98.6%	100.0%	97.4%	100.0%
\$125,000-\$149,999	34	10.3%	0.6	133,539	132,250	6	3	102.9%	101.3%	101.7%	100.9%
\$150,000-\$174,999	33	10.0%	0.7	164,733	167,000	13	2	102.9%	101.9%	101.8%	101.9%
\$175,000-\$199,999	25	7.6%	0.5	184,236	182,000	14	3	101.9%	100.0%	101.1%	100.0%
\$200,000-\$249,999	50	15.2%	0.9	225,556	225,000	12	3	100.7%	100.0%	99.8%	100.0%
\$250,000-\$299,999	34	10.3%	1.4	271,121	272,500	19	5	100.7%	100.0%	99.3%	100.0%
\$300,000-\$399,999	49	14.8%	1.7	338,130	335,000	22	6	99.2%	100.0%	98.2%	100.0%
\$400,000-\$499,999	22	6.7%	2.7	439,231	439,450	35	7	100.3%	100.0%	98.4%	100.0%
\$500,000-\$749,999	17	5.2%	4.3	572,406	550,000	15	7	98.9%	100.0%	98.1%	100.0%
\$750,000-\$999,999	1	0.3%	3.7	900,000	900,000	0	0	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	0	0.0%	16.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



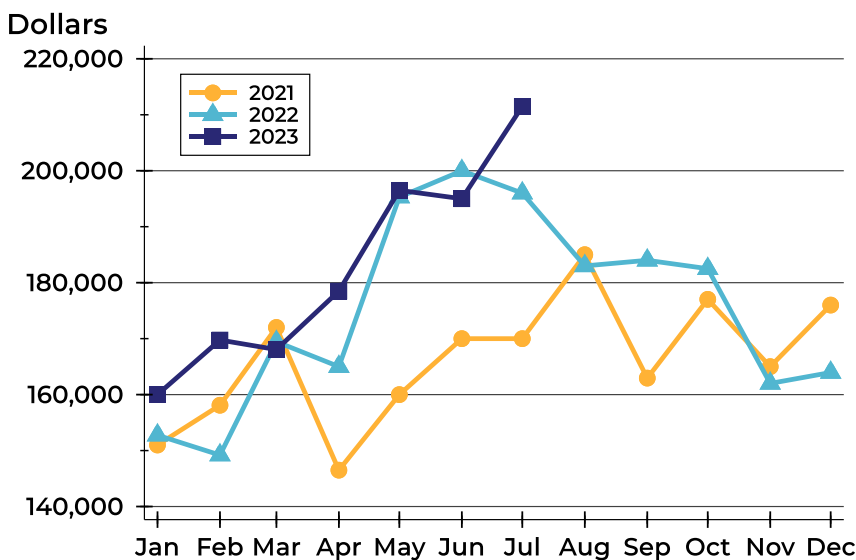
## Entire MLS System Closed Listings Analysis

### Average Price



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

### Median Price

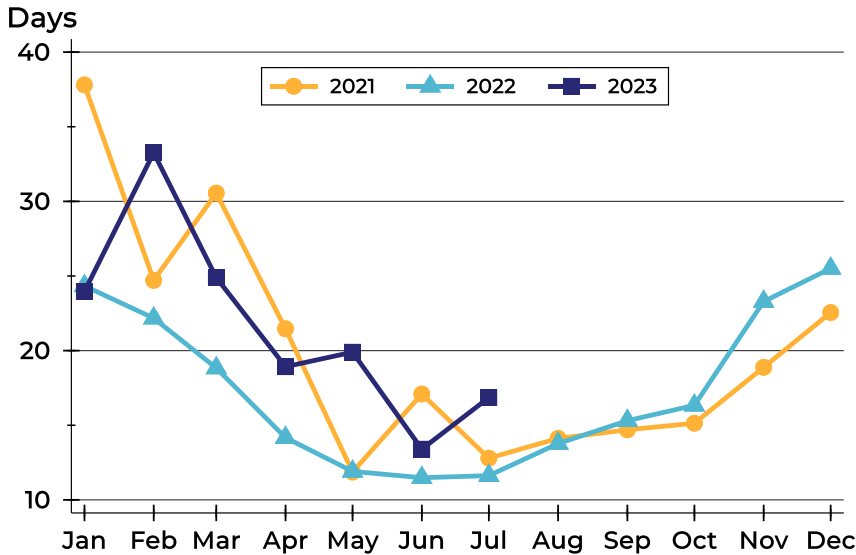


Month	2021	2022	2023
<b>January</b>	151,000	152,750	<b>160,000</b>
<b>February</b>	158,100	149,200	<b>169,750</b>
<b>March</b>	172,000	169,450	<b>168,050</b>
<b>April</b>	146,501	165,000	<b>178,500</b>
<b>May</b>	160,000	195,300	<b>196,500</b>
<b>June</b>	170,000	200,000	<b>195,000</b>
<b>July</b>	170,000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



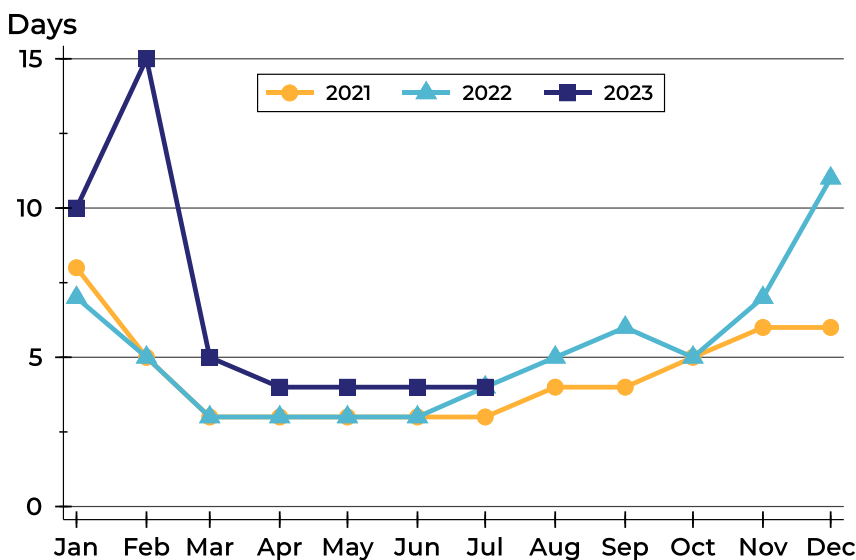
## Entire MLS System Closed Listings Analysis

### Average DOM



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

### Median DOM



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



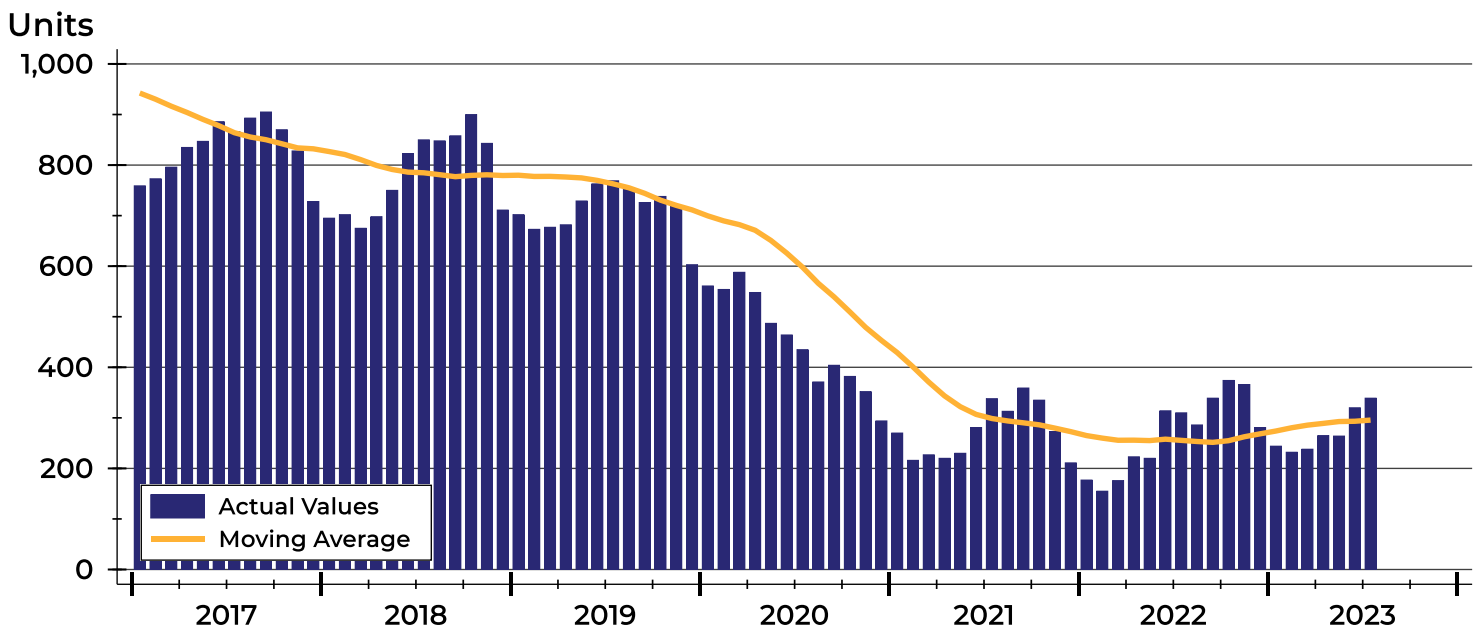
# Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		<b>339</b>	310	9.4%
Volume (1,000s)		<b>107,677</b>	86,147	25.0%
Months' Supply		<b>1.1</b>	0.9	22.2%
Average	List Price	<b>317,632</b>	277,893	14.3%
	Days on Market	<b>53</b>	45	17.8%
	Percent of Original	<b>97.2%</b>	96.5%	0.7%
Median	List Price	<b>265,000</b>	210,000	26.2%
	Days on Market	<b>35</b>	33	6.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 339 homes were available for sale in the Sunflower multiple listing service at the end of July. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of July was \$265,000, up 26.2% from 2022. The typical time on market for active listings was 35 days, up from 33 days a year earlier.

## History of Active Listings

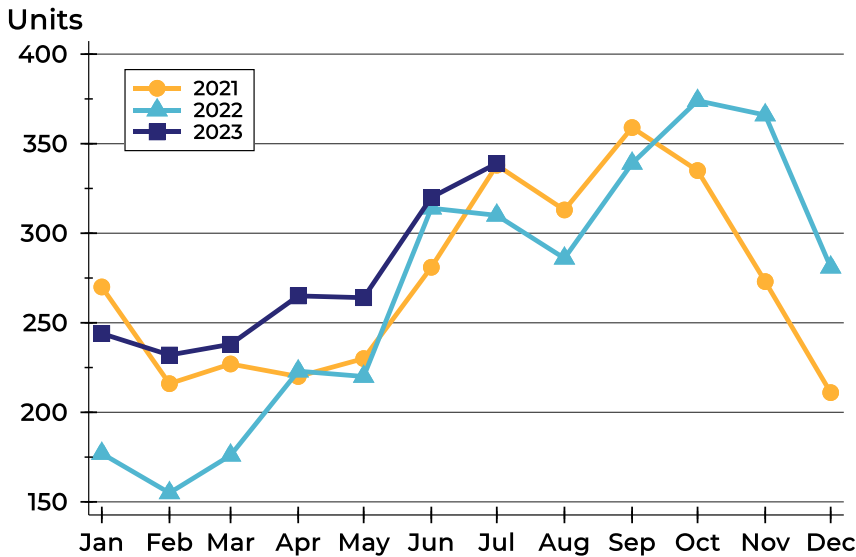






## Entire MLS System Active Listings Analysis

### Active Listings by Month



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

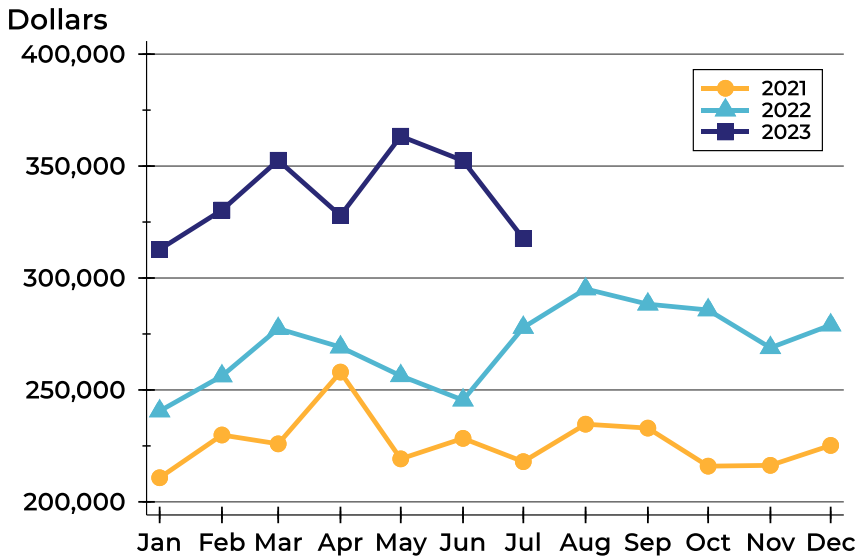
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.3%	0.3	3,000	3,000	66	66	90.9%	90.9%
\$25,000-\$49,999	11	3.2%	1.1	40,200	39,500	88	85	89.9%	100.0%
\$50,000-\$99,999	37	10.9%	0.8	73,085	72,000	49	36	95.2%	100.0%
\$100,000-\$124,999	19	5.6%	0.8	113,163	115,000	30	22	97.3%	100.0%
\$125,000-\$149,999	18	5.3%	0.6	140,378	140,000	63	13	96.1%	100.0%
\$150,000-\$174,999	21	6.2%	0.7	162,747	160,000	30	20	97.1%	100.0%
\$175,000-\$199,999	14	4.1%	0.5	185,885	184,350	38	17	97.5%	100.0%
\$200,000-\$249,999	37	10.9%	0.9	228,874	229,000	41	21	96.2%	100.0%
\$250,000-\$299,999	42	12.4%	1.4	275,883	275,000	40	31	96.9%	99.5%
\$300,000-\$399,999	55	16.2%	1.7	356,724	360,000	48	28	97.9%	100.0%
\$400,000-\$499,999	36	10.6%	2.7	460,003	464,950	87	69	96.6%	99.5%
\$500,000-\$749,999	36	10.6%	4.3	616,525	599,625	67	48	96.5%	100.0%
\$750,000-\$999,999	5	1.5%	3.7	877,355	850,000	73	71	99.2%	100.0%
\$1,000,000 and up	7	2.1%	16.8	1,573,429	1,450,000	80	71	128.6%	100.0%



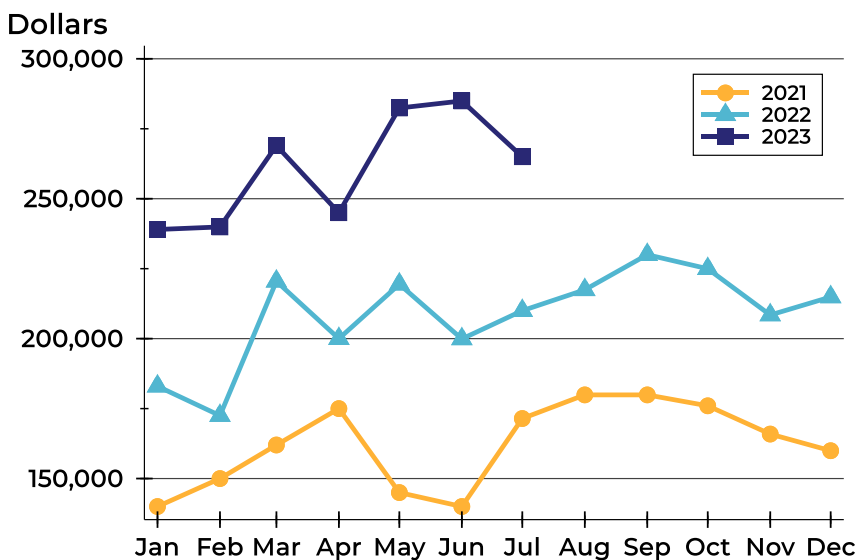
## Entire MLS System Active Listings Analysis

### Average Price



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

### Median Price

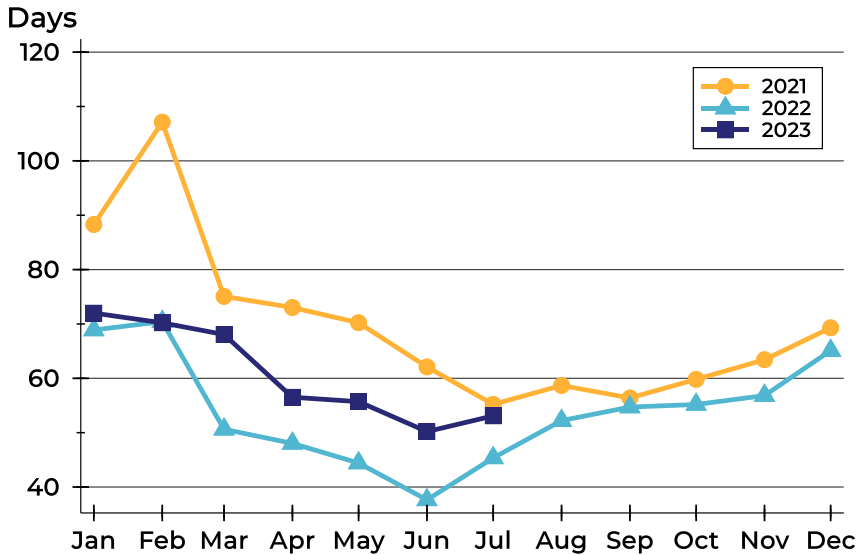


Month	2021	2022	2023
<b>January</b>	140,000	183,000	<b>239,000</b>
<b>February</b>	150,000	172,500	<b>239,925</b>
<b>March</b>	162,000	220,500	<b>269,000</b>
<b>April</b>	175,000	200,000	<b>245,000</b>
<b>May</b>	145,000	219,450	<b>282,425</b>
<b>June</b>	140,000	199,900	<b>284,950</b>
<b>July</b>	171,450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



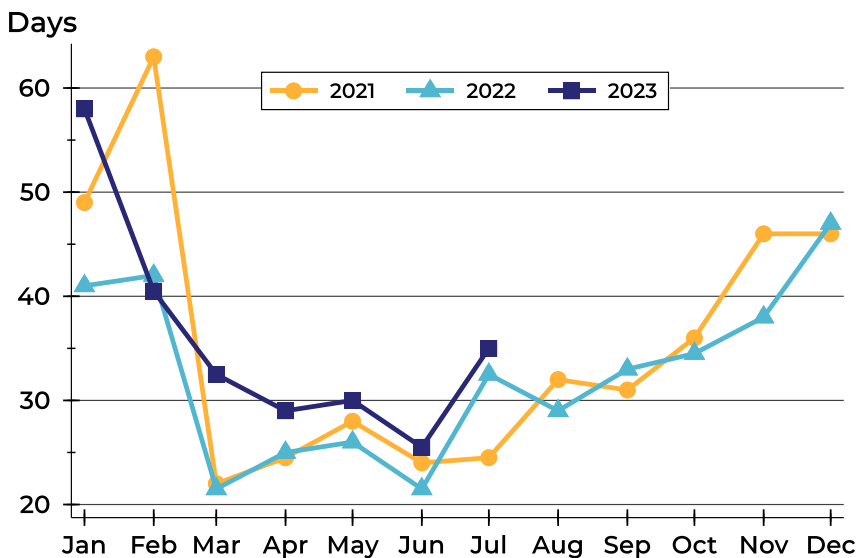
## Entire MLS System Active Listings Analysis

### Average DOM



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

### Median DOM

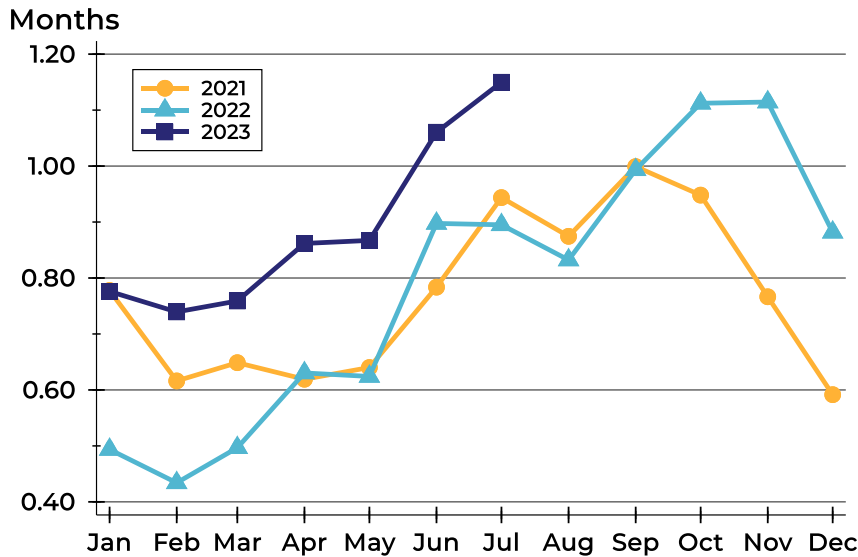


Month	2021	2022	2023
January	49	41	<b>58</b>
February	63	42	<b>41</b>
March	22	22	<b>33</b>
April	25	25	<b>29</b>
May	28	26	<b>30</b>
June	24	22	<b>26</b>
July	25	33	<b>35</b>
August	32	29	
September	31	33	
October	36	35	
November	46	38	
December	46	47	



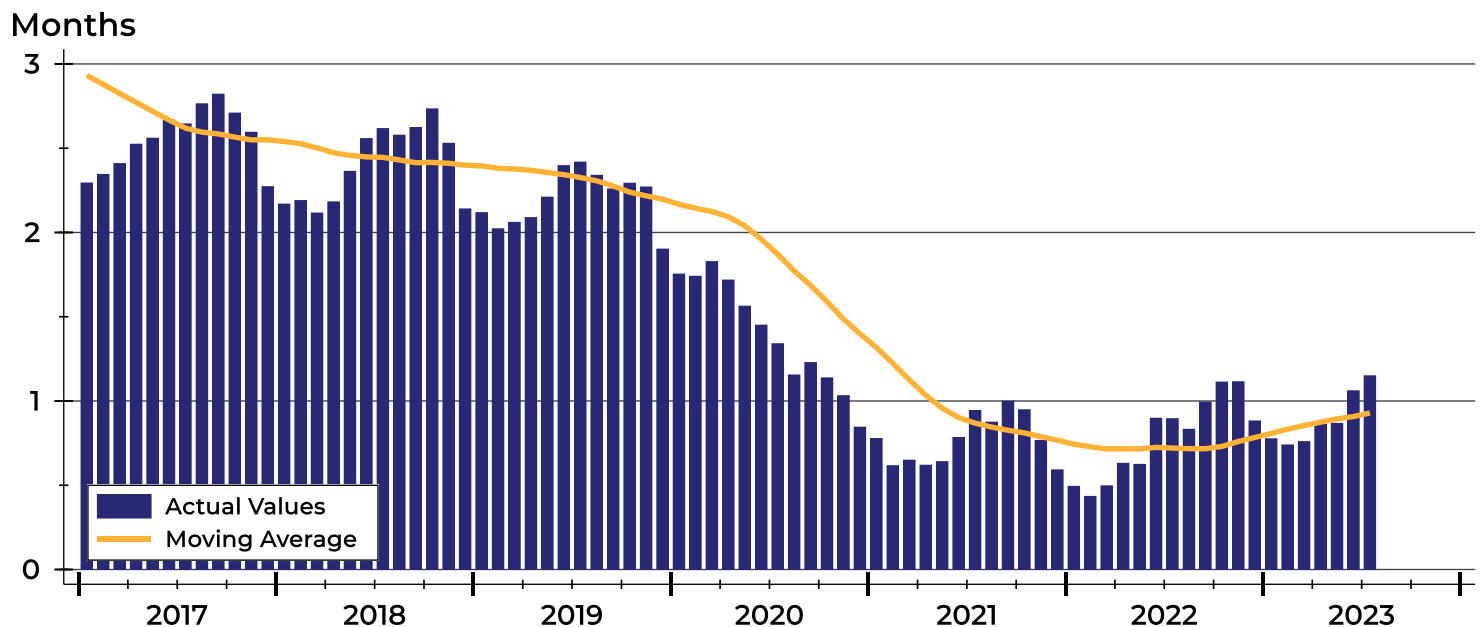
## Entire MLS System Months' Supply Analysis

### Months' Supply by Month



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





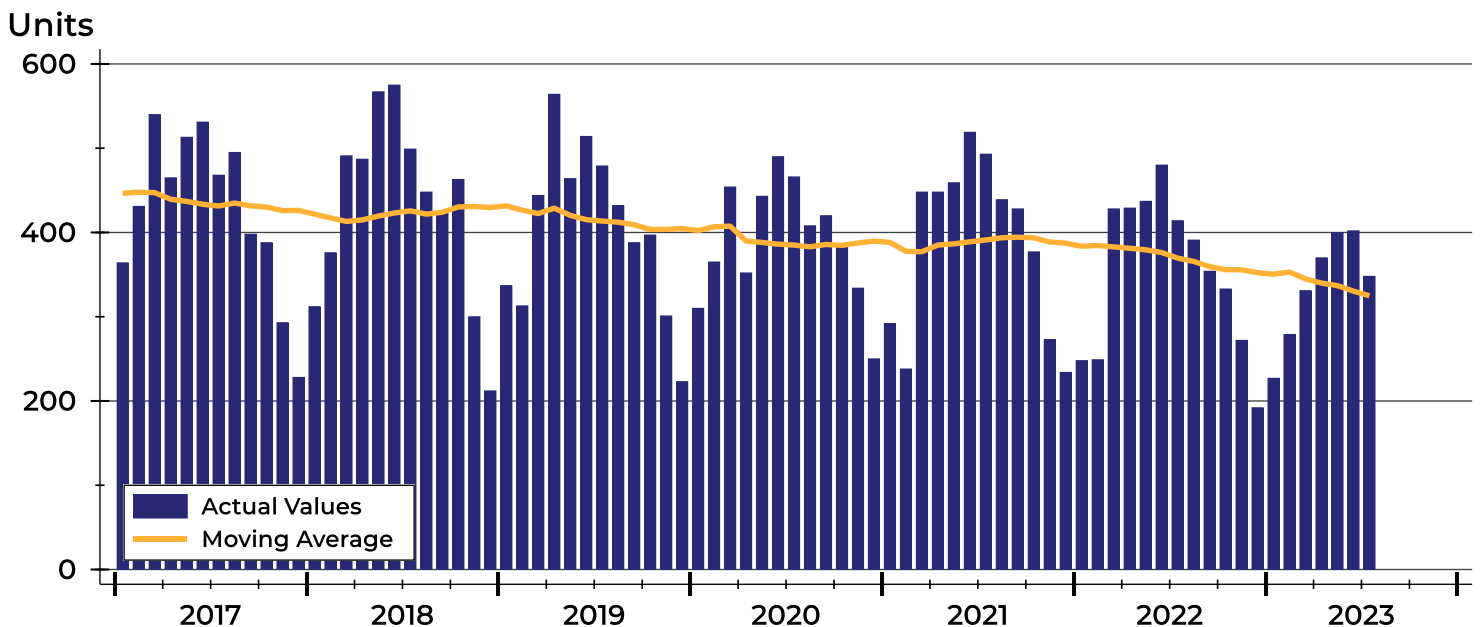
# Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	<b>348</b>	414	-15.9%
	Volume (1,000s)	<b>81,458</b>	93,291	-12.7%
	Average List Price	<b>234,075</b>	225,340	3.9%
	Median List Price	<b>195,000</b>	184,000	6.0%
Year-to-Date	New Listings	<b>2,357</b>	2,685	-12.2%
	Volume (1,000s)	<b>549,281</b>	580,738	-5.4%
	Average List Price	<b>233,043</b>	216,290	7.7%
	Median List Price	<b>192,500</b>	181,500	6.1%

A total of 348 new listings were added in the Sunflower multiple listing service during July, down 15.9% from the same month in 2022. Year-to-date the Sunflower multiple listing service has seen 2,357 new listings.

The median list price of these homes was \$195,000 up from \$184,000 in 2022.

## History of New Listings





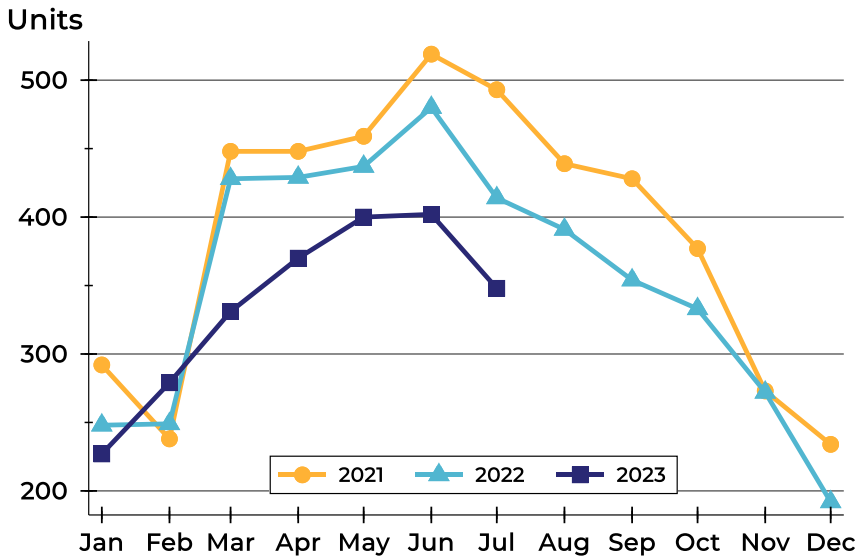
**July  
2023**

# Sunflower MLS Statistics



## Entire MLS System New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	292	248	<b>227</b>
February	238	249	<b>279</b>
March	448	428	<b>331</b>
April	448	429	<b>370</b>
May	459	437	<b>400</b>
June	519	480	<b>402</b>
July	493	414	<b>348</b>
August	439	391	
September	428	354	
October	377	333	
November	273	272	
December	234	192	

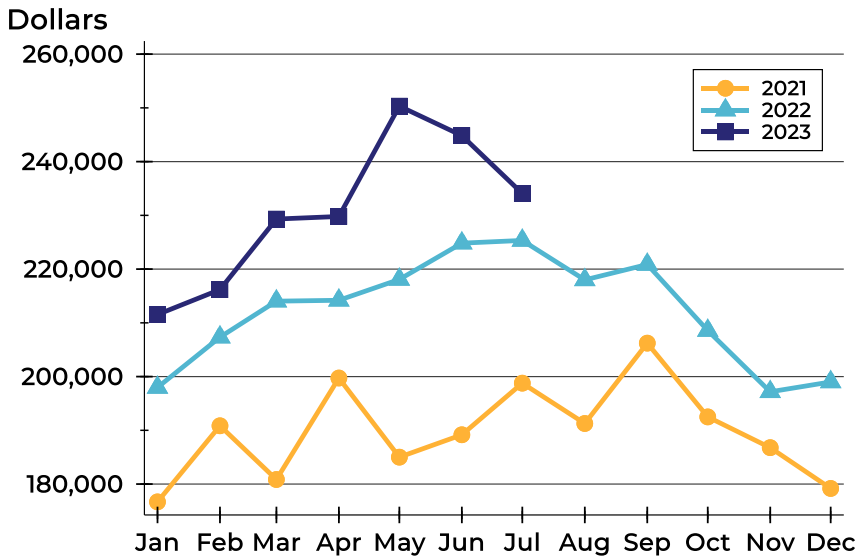
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	0.9%	14,667	15,000	5	7	98.9%	100.0%
\$25,000-\$49,999	8	2.3%	44,094	47,450	7	8	101.8%	100.0%
\$50,000-\$99,999	43	12.4%	78,413	79,950	9	7	99.8%	100.0%
\$100,000-\$124,999	31	8.9%	114,321	115,000	10	7	98.8%	100.0%
\$125,000-\$149,999	23	6.6%	139,991	140,000	8	6	98.9%	100.0%
\$150,000-\$174,999	36	10.3%	162,863	162,250	9	8	99.7%	100.0%
\$175,000-\$199,999	38	10.9%	187,100	186,250	7	4	98.9%	100.0%
\$200,000-\$249,999	42	12.1%	231,189	230,000	13	9	99.1%	100.0%
\$250,000-\$299,999	38	10.9%	275,208	274,000	12	8	98.0%	100.0%
\$300,000-\$399,999	50	14.4%	349,013	349,475	14	11	99.4%	100.0%
\$400,000-\$499,999	16	4.6%	443,713	439,450	11	11	99.5%	100.0%
\$500,000-\$749,999	18	5.2%	621,517	624,450	15	18	98.6%	100.0%
\$750,000-\$999,999	1	0.3%	847,777	847,777	12	12	100.0%	100.0%
\$1,000,000 and up	1	0.3%	1,200,000	1,200,000	20	20	300.0%	300.0%



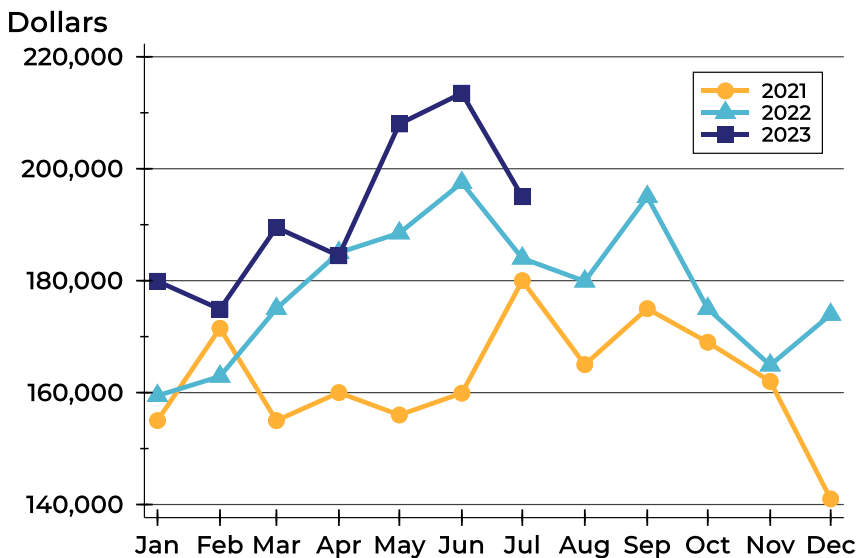
# Entire MLS System New Listings Analysis

## Average Price



Month	2021	2022	2023
January	176,687	197,975	<b>211,549</b>
February	190,848	207,340	<b>216,184</b>
March	180,851	214,037	<b>229,317</b>
April	199,732	214,200	<b>229,793</b>
May	185,007	218,085	<b>250,329</b>
June	189,174	224,830	<b>244,843</b>
July	198,777	225,340	<b>234,075</b>
August	191,272	217,996	
September	206,221	220,862	
October	192,498	208,577	
November	186,773	197,172	
December	179,184	199,006	

## Median Price



Month	2021	2022	2023
January	155,000	159,450	<b>179,900</b>
February	171,500	162,900	<b>174,900</b>
March	155,000	175,000	<b>189,500</b>
April	160,000	185,000	<b>184,450</b>
May	156,000	188,500	<b>208,000</b>
June	159,900	197,500	<b>213,500</b>
July	180,000	184,000	<b>195,000</b>
August	165,000	179,900	
September	175,000	195,000	
October	169,000	175,000	
November	162,000	164,900	
December	141,000	173,950	



**July  
2023**

# Sunflower MLS Statistics



## Entire MLS System Contracts Written Analysis

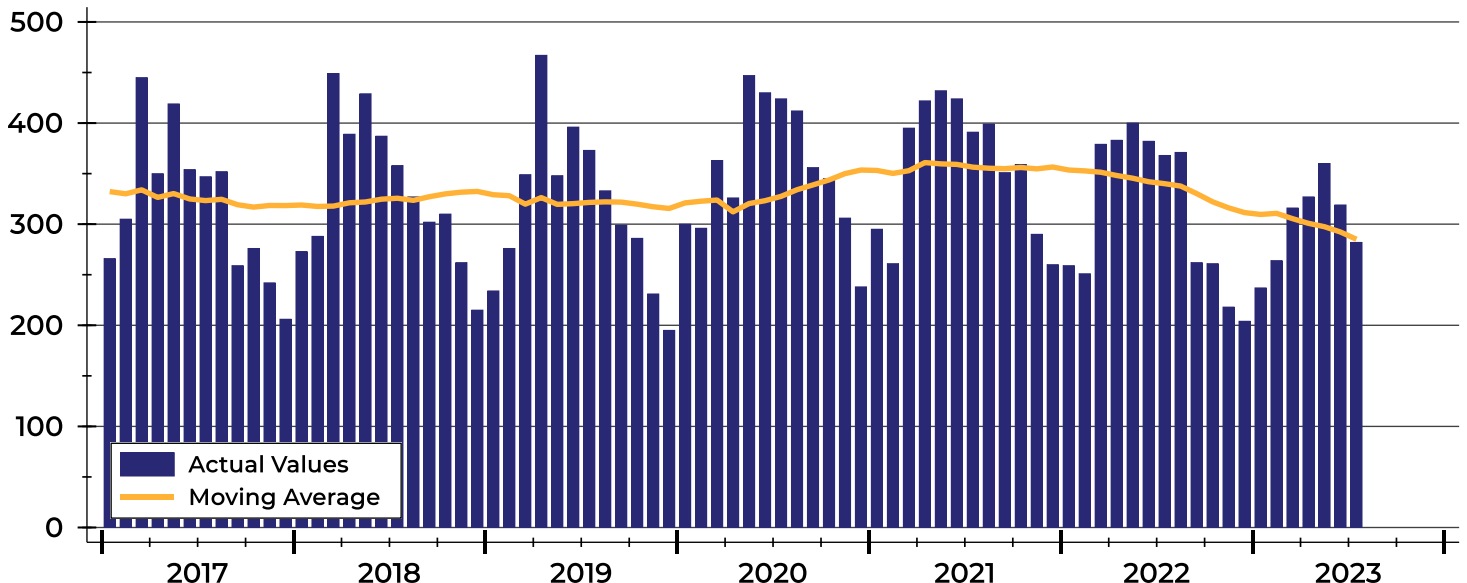
Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		<b>282</b>	368	-23.4%	<b>2,105</b>	2,422	-13.1%
Volume (1,000s)		<b>63,963</b>	74,126	-13.7%	<b>456,132</b>	500,274	-8.8%
Average	Sale Price	<b>226,820</b>	201,430	12.6%	<b>216,690</b>	206,554	4.9%
	Days on Market	<b>20</b>	14	42.9%	<b>20</b>	14	42.9%
	Percent of Original	<b>98.9%</b>	97.7%	1.2%	<b>98.3%</b>	99.9%	-1.6%
Median	Sale Price	<b>189,000</b>	179,950	5.0%	<b>185,000</b>	179,700	2.9%
	Days on Market	<b>6</b>	5	20.0%	<b>5</b>	3	66.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 282 contracts for sale were written in the Sunflower multiple listing service during the month of July, down from 368 in 2022. The median list price of these homes was \$189,000, up from \$179,950 the prior year.

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

## History of Contracts Written

Units

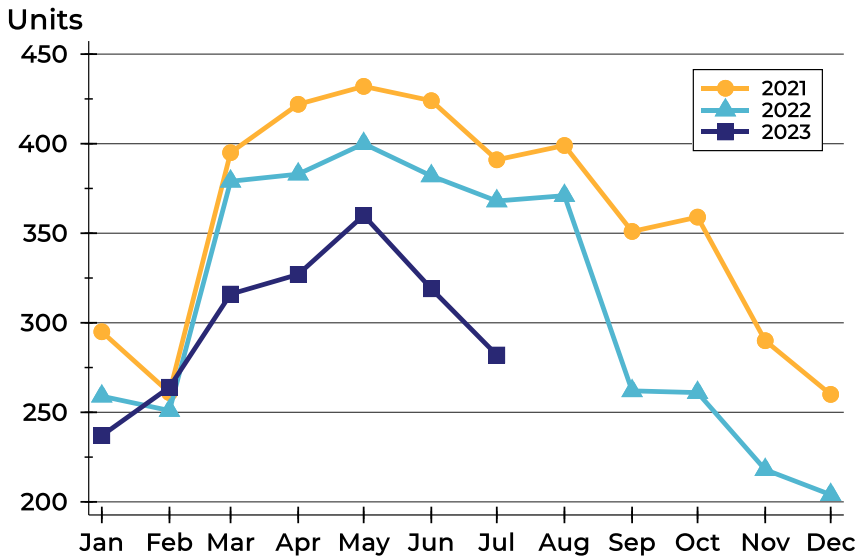






## Entire MLS System Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	295	259	<b>237</b>
February	261	251	<b>264</b>
March	395	379	<b>316</b>
April	422	383	<b>327</b>
May	432	400	<b>360</b>
June	424	382	<b>319</b>
July	391	368	<b>282</b>
August	399	371	
September	351	262	
October	359	261	
November	290	218	
December	260	204	

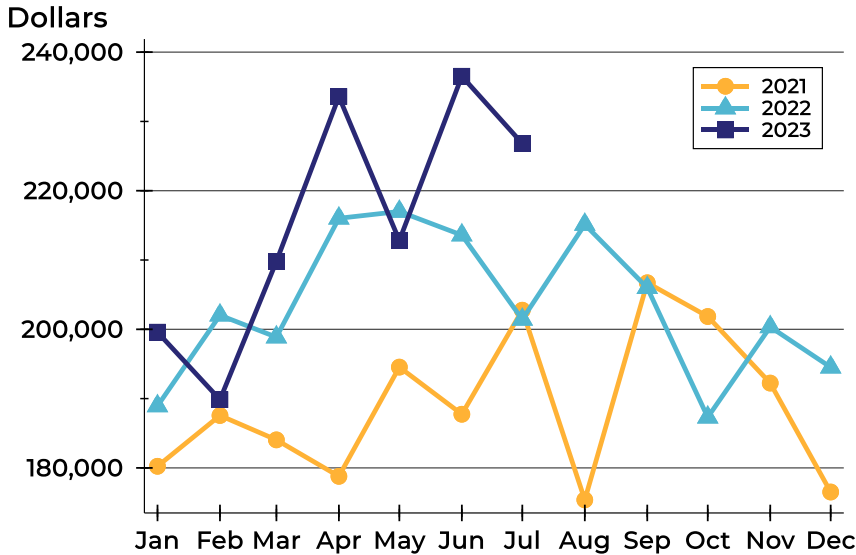
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.4%	14,750	15,000	13	8	92.9%	95.0%
\$25,000-\$49,999	8	2.8%	41,356	39,000	15	6	96.8%	100.0%
\$50,000-\$99,999	33	11.7%	79,705	80,000	15	5	100.4%	100.0%
\$100,000-\$124,999	27	9.6%	114,839	115,000	10	7	99.0%	100.0%
\$125,000-\$149,999	24	8.5%	136,346	135,250	10	6	99.2%	100.0%
\$150,000-\$174,999	27	9.6%	162,761	164,900	20	3	100.4%	100.0%
\$175,000-\$199,999	34	12.1%	187,479	188,250	12	3	99.4%	100.0%
\$200,000-\$249,999	27	9.6%	224,002	229,900	20	12	98.9%	100.0%
\$250,000-\$299,999	29	10.3%	275,520	274,900	19	6	97.5%	100.0%
\$300,000-\$399,999	35	12.4%	347,167	349,000	17	7	98.7%	100.0%
\$400,000-\$499,999	19	6.7%	436,098	439,900	66	34	98.3%	100.0%
\$500,000-\$749,999	14	5.0%	610,829	589,950	36	13	97.4%	100.0%
\$750,000-\$999,999	1	0.4%	774,995	774,995	34	34	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



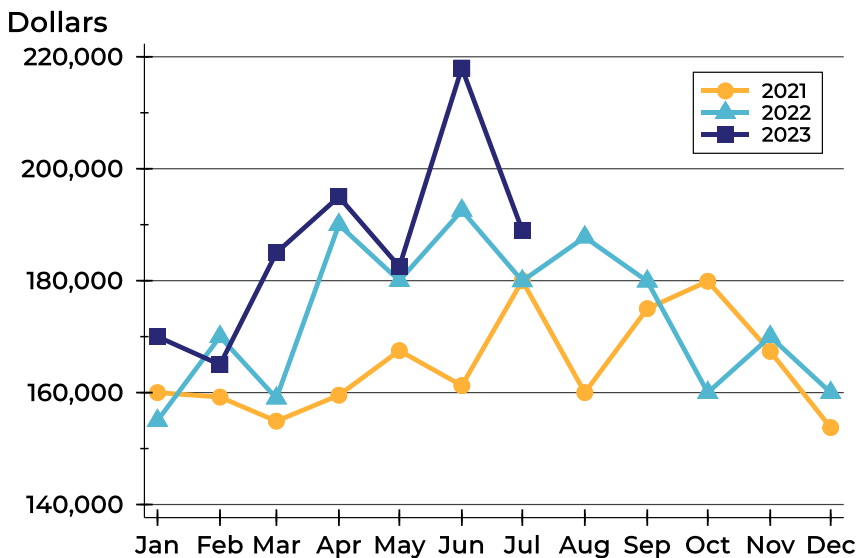
## Entire MLS System Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	180,237	188,936	<b>199,592</b>
<b>February</b>	187,565	202,031	<b>189,853</b>
<b>March</b>	184,047	198,870	<b>209,791</b>
<b>April</b>	178,785	216,026	<b>233,589</b>
<b>May</b>	194,547	217,002	<b>212,823</b>
<b>June</b>	187,744	213,594	<b>236,521</b>
<b>July</b>	202,761	201,430	<b>226,820</b>
<b>August</b>	175,386	215,127	
<b>September</b>	206,718	206,001	
<b>October</b>	201,849	187,308	
<b>November</b>	192,241	200,349	
<b>December</b>	176,519	194,526	

### Median Price

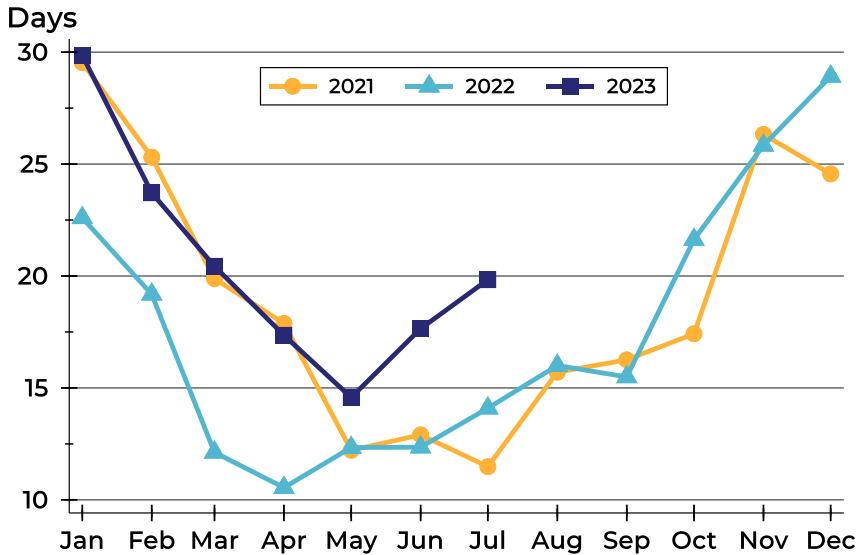


Month	2021	2022	2023
<b>January</b>	160,000	155,000	<b>170,000</b>
<b>February</b>	159,200	170,000	<b>165,000</b>
<b>March</b>	154,900	159,000	<b>185,000</b>
<b>April</b>	159,535	190,000	<b>195,000</b>
<b>May</b>	167,500	180,000	<b>182,500</b>
<b>June</b>	161,250	192,555	<b>218,000</b>
<b>July</b>	180,000	179,950	<b>189,000</b>
<b>August</b>	160,000	187,777	
<b>September</b>	175,000	179,900	
<b>October</b>	179,900	160,000	
<b>November</b>	167,364	170,000	
<b>December</b>	153,750	160,000	



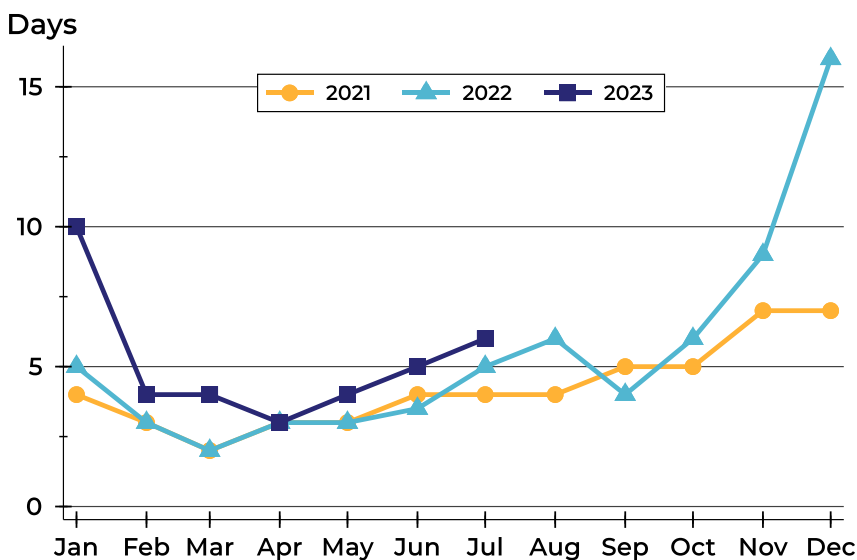
## Entire MLS System Contracts Written Analysis

### Average DOM



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

### Median DOM



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



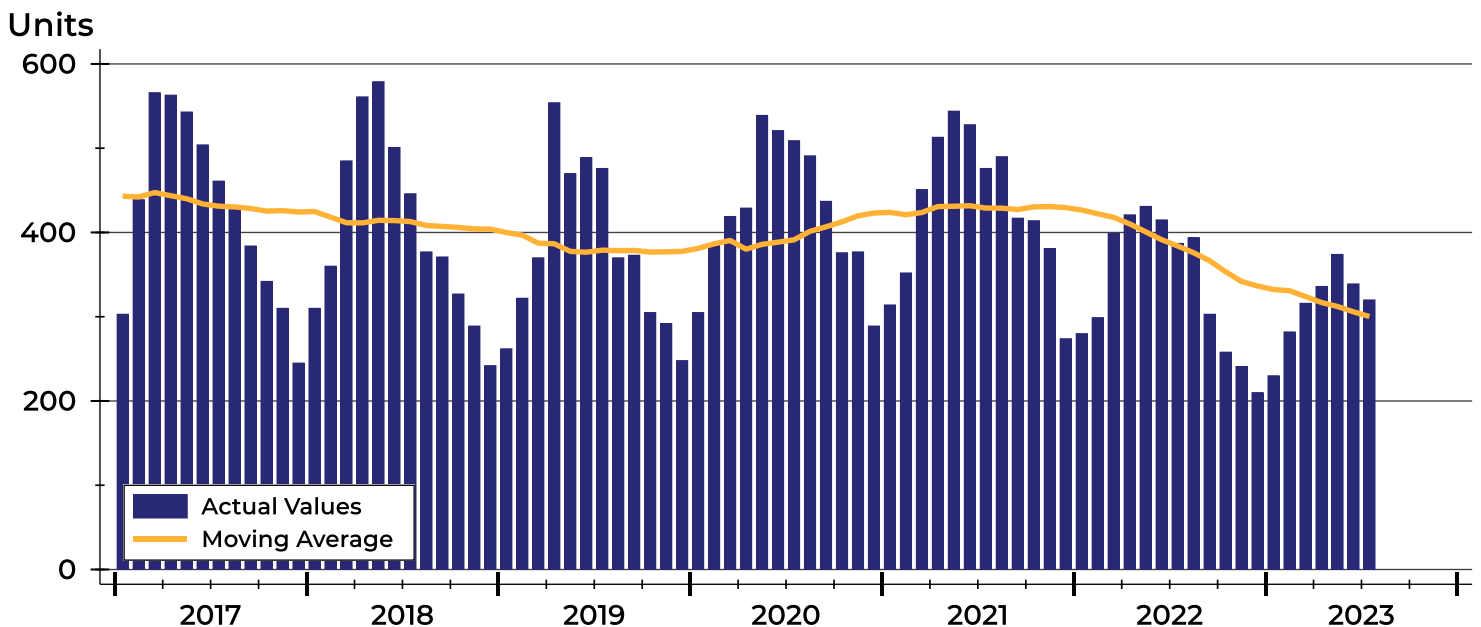
# Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		320	387	-17.3%
Volume (1,000s)		77,190	83,427	-7.5%
Average	List Price	241,219	215,573	11.9%
	Days on Market	20	14	42.9%
	Percent of Original	98.8%	98.4%	0.4%
Median	List Price	197,500	189,900	4.0%
	Days on Market	6	5	20.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 320 listings in the Sunflower multiple listing service had contracts pending at the end of July, down from 387 contracts pending at the end of July 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.

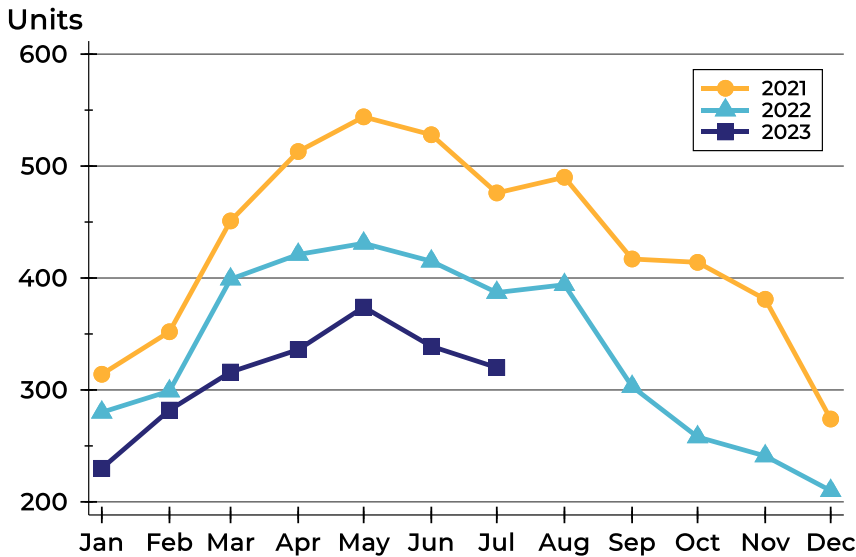
## History of Pending Contracts





## Entire MLS System Pending Contracts Analysis

### Pending Contracts by Month



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

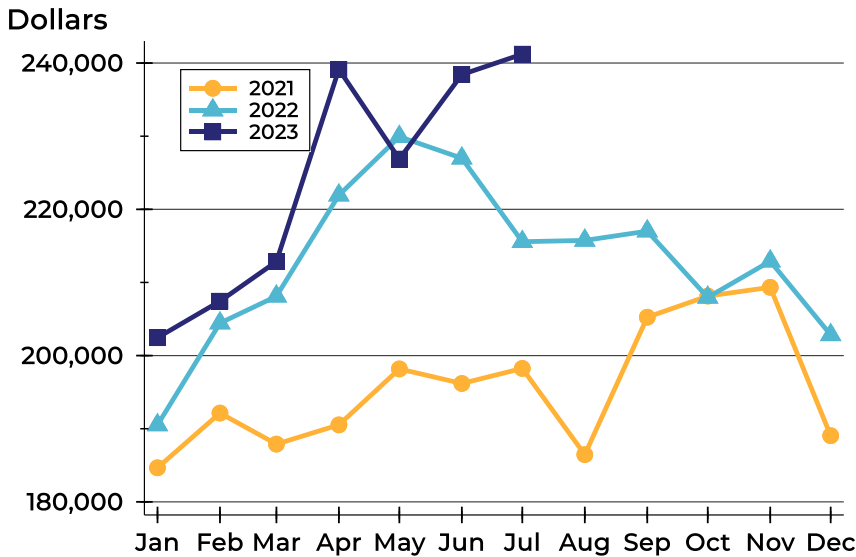
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	1.6%	44,570	48,000	6	7	100.0%	100.0%
\$50,000-\$99,999	36	11.3%	78,459	79,900	18	7	100.2%	100.0%
\$100,000-\$124,999	31	9.7%	114,776	115,000	9	7	99.3%	100.0%
\$125,000-\$149,999	33	10.3%	136,400	138,000	9	5	98.9%	100.0%
\$150,000-\$174,999	29	9.1%	163,035	164,900	20	4	99.7%	100.0%
\$175,000-\$199,999	31	9.7%	187,671	189,000	13	3	99.3%	100.0%
\$200,000-\$249,999	38	11.9%	227,330	230,000	24	10	98.2%	100.0%
\$250,000-\$299,999	34	10.6%	277,399	278,000	17	5	98.0%	100.0%
\$300,000-\$399,999	40	12.5%	348,609	349,950	16	7	99.3%	100.0%
\$400,000-\$499,999	22	6.9%	441,789	440,900	57	22	98.3%	100.0%
\$500,000-\$749,999	18	5.6%	603,540	577,500	45	13	95.2%	100.0%
\$750,000-\$999,999	2	0.6%	774,998	774,998	49	49	97.3%	97.3%
\$1,000,000 and up	1	0.3%	1,390,000	1,390,000	6	6	100.0%	100.0%



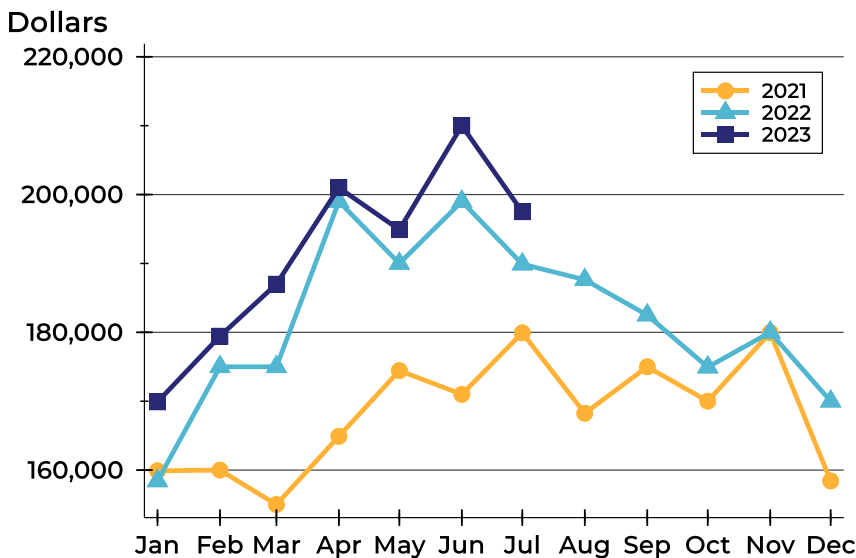
## Entire MLS System Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	184,659	190,513	<b>202,450</b>
February	192,143	204,443	<b>207,439</b>
March	187,901	208,113	<b>212,853</b>
April	190,530	221,932	<b>239,144</b>
May	198,180	229,938	<b>226,876</b>
June	196,188	226,987	<b>238,431</b>
July	198,247	215,573	<b>241,219</b>
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

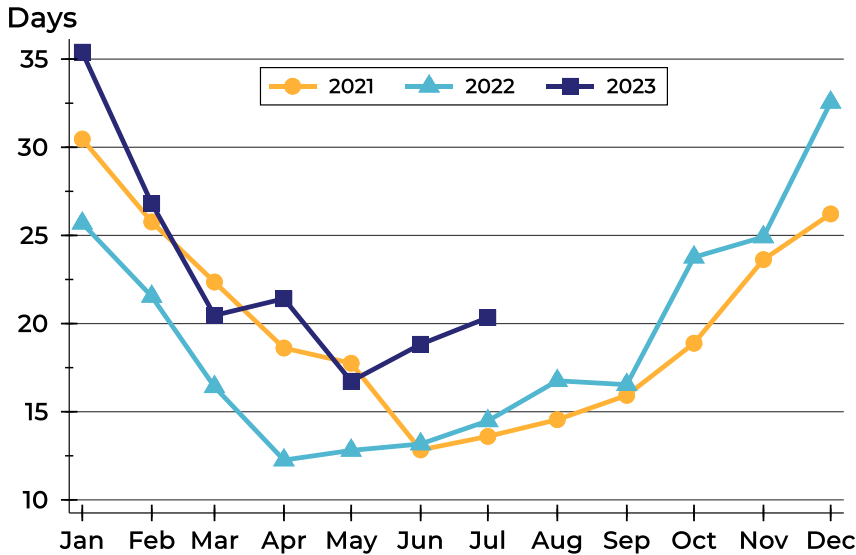


Month	2021	2022	2023
January	159,900	158,425	<b>169,900</b>
February	160,000	175,000	<b>179,450</b>
March	155,000	175,000	<b>187,000</b>
April	164,900	199,000	<b>201,000</b>
May	174,450	190,000	<b>194,900</b>
June	171,000	199,000	<b>210,000</b>
July	179,925	189,900	<b>197,500</b>
August	168,250	187,639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



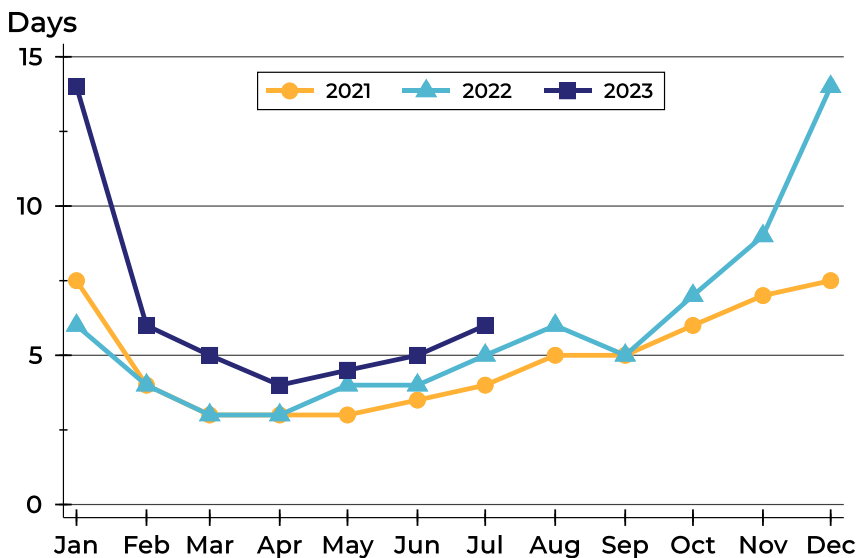
## Entire MLS System Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	30	26	<b>35</b>
February	26	22	<b>27</b>
March	22	16	<b>20</b>
April	19	12	<b>21</b>
May	18	13	<b>17</b>
June	13	13	<b>19</b>
July	14	14	<b>20</b>
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	<b>6</b>
March	3	3	<b>5</b>
April	3	3	<b>4</b>
May	3	4	<b>5</b>
June	4	4	<b>5</b>
July	4	5	<b>6</b>
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 July

Total home sales in Coffey County rose by 50.0% last month to 6 units, compared to 4 units in July 2022. Total sales volume was \$1.2 million, up 58.8% from a year earlier.

The median sale price in July was \$158,000, down from \$161,750 a year earlier. Homes that sold in July were typically on the market for 24 days and sold for 95.3% of their list prices.

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

The total number of active listings in Coffey County at the end of July was 7 units, down from 18 at the same point in 2022. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$125,000.

During July, a total of 4 contracts were written up from 2 in July 2022. At the end of the month, there were 6 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
Sunflower Association of REALTORS®  
3646 SW Plass  
Topeka, KS 66611  
785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)





**July  
2023**

# Sunflower MLS Statistics



## Coffey County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>6</b>	<b>4</b>	<b>7</b>	<b>40</b>	<b>36</b>	<b>49</b>
Change from prior year		50.0%	-42.9%	-22.2%	11.1%	-26.5%	48.5%
<b>Active Listings</b>		<b>7</b>	<b>18</b>	<b>22</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-61.1%	-18.2%	-26.7%			
<b>Months' Supply</b>		<b>1.3</b>	<b>3.1</b>	<b>2.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-58.1%	10.7%	-47.2%			
<b>New Listings</b>		<b>3</b>	<b>7</b>	<b>12</b>	<b>42</b>	<b>45</b>	<b>57</b>
Change from prior year		-57.1%	-41.7%	100.0%	-6.7%	-21.1%	11.8%
<b>Contracts Written</b>		<b>4</b>	<b>2</b>	<b>5</b>	<b>41</b>	<b>38</b>	<b>50</b>
Change from prior year		100.0%	-60.0%	-16.7%	7.9%	-24.0%	22.0%
<b>Pending Contracts</b>		<b>6</b>	<b>2</b>	<b>8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		200.0%	-75.0%	-27.3%			
<b>Sales Volume (1,000s)</b>		<b>1,181</b>	<b>744</b>	<b>1,212</b>	<b>6,427</b>	<b>6,079</b>	<b>6,707</b>
Change from prior year		58.7%	-38.6%	-4.9%	5.7%	-9.4%	56.4%
Average	<b>Sale Price</b>	<b>196,833</b>	<b>185,875</b>	<b>173,071</b>	<b>160,674</b>	<b>168,860</b>	<b>136,873</b>
	Change from prior year	5.9%	7.4%	22.3%	-4.8%	23.4%	5.3%
	<b>List Price of Actives</b>	<b>134,986</b>	<b>238,017</b>	<b>127,036</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-43.3%	87.4%	-12.8%			
	<b>Days on Market</b>	<b>32</b>	<b>36</b>	<b>48</b>	<b>42</b>	<b>63</b>	<b>90</b>
Change from prior year	-11.1%	-25.0%	-54.3%	-33.3%	-30.0%	4.7%	
<b>Percent of List</b>	<b>94.0%</b>	<b>96.5%</b>	<b>100.0%</b>	<b>94.1%</b>	<b>96.2%</b>	<b>94.3%</b>	
Change from prior year	-2.6%	-3.5%	5.7%	-2.2%	2.0%	-1.3%	
<b>Percent of Original</b>	<b>93.8%</b>	<b>95.4%</b>	<b>99.8%</b>	<b>91.3%</b>	<b>93.8%</b>	<b>91.1%</b>	
Change from prior year	-1.7%	-4.4%	11.5%	-2.7%	3.0%	-0.7%	
Median	<b>Sale Price</b>	<b>158,000</b>	<b>161,750</b>	<b>160,000</b>	<b>129,950</b>	<b>165,000</b>	<b>105,000</b>
	Change from prior year	-2.3%	1.1%	23.1%	-21.2%	57.1%	-4.5%
	<b>List Price of Actives</b>	<b>125,000</b>	<b>252,000</b>	<b>96,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-50.4%	161.1%	-15.7%			
	<b>Days on Market</b>	<b>24</b>	<b>10</b>	<b>15</b>	<b>10</b>	<b>27</b>	<b>31</b>
Change from prior year	140.0%	-33.3%	-77.6%	-63.0%	-12.9%	-42.6%	
<b>Percent of List</b>	<b>95.3%</b>	<b>97.0%</b>	<b>100.0%</b>	<b>95.7%</b>	<b>97.4%</b>	<b>97.9%</b>	
Change from prior year	-1.8%	-3.0%	4.3%	-1.7%	-0.5%	2.6%	
<b>Percent of Original</b>	<b>95.3%</b>	<b>97.0%</b>	<b>100.0%</b>	<b>94.8%</b>	<b>97.0%</b>	<b>94.9%</b>	
Change from prior year	-1.8%	-3.0%	14.3%	-2.3%	2.2%	0.6%	

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



**July  
2023**

# Sunflower MLS Statistics



## Coffey County Closed Listings Analysis

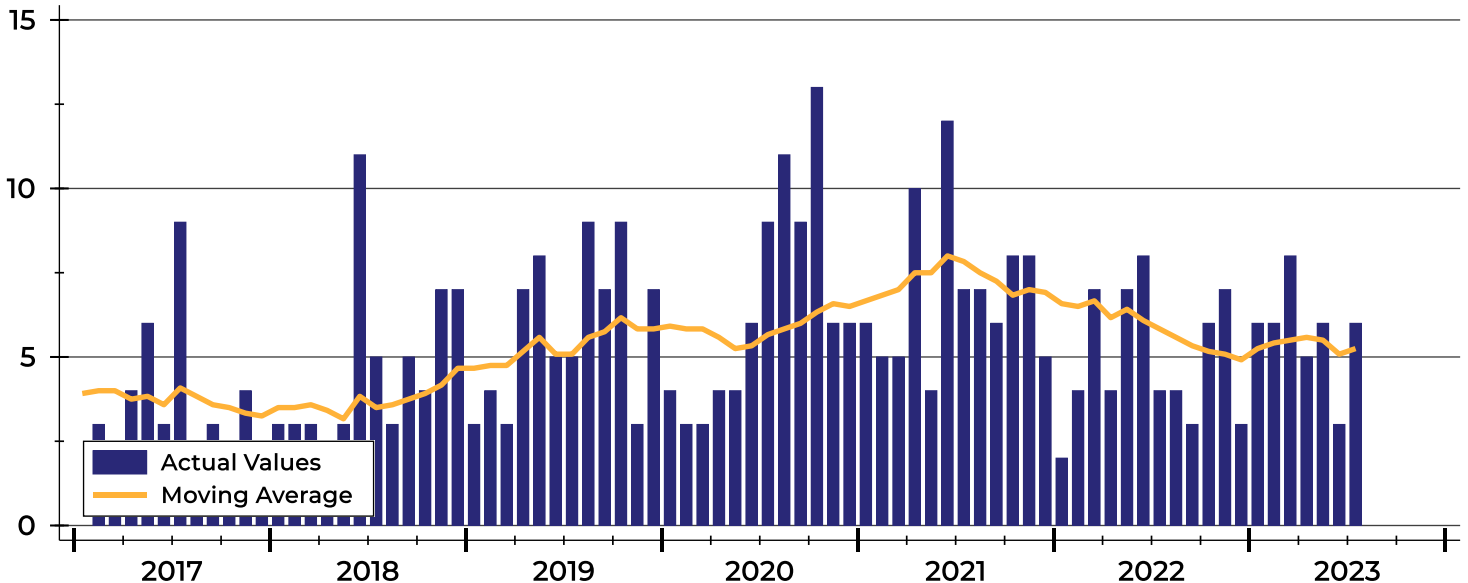
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>6</b>	4	50.0%	<b>40</b>	36	11.1%
Volume (1,000s)		<b>1,181</b>	744	58.7%	<b>6,427</b>	6,079	5.7%
Months' Supply		<b>1.3</b>	3.1	-58.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>196,833</b>	185,875	5.9%	<b>160,674</b>	168,860	-4.8%
	Days on Market	<b>32</b>	36	-11.1%	<b>42</b>	63	-33.3%
	Percent of List	<b>94.0%</b>	96.5%	-2.6%	<b>94.1%</b>	96.2%	-2.2%
	Percent of Original	<b>93.8%</b>	95.4%	-1.7%	<b>91.3%</b>	93.8%	-2.7%
Median	Sale Price	<b>158,000</b>	161,750	-2.3%	<b>129,950</b>	165,000	-21.2%
	Days on Market	<b>24</b>	10	140.0%	<b>10</b>	27	-63.0%
	Percent of List	<b>95.3%</b>	97.0%	-1.8%	<b>95.7%</b>	97.4%	-1.7%
	Percent of Original	<b>95.3%</b>	97.0%	-1.8%	<b>94.8%</b>	97.0%	-2.3%

A total of 6 homes sold in Coffey County in July, up from 4 units in July 2022. Total sales volume rose to \$1.2 million compared to \$0.7 million in the previous year.

The median sales price in July was \$158,000, down 2.3% compared to the prior year. Median days on market was 24 days, up from 18 days in June, and up from 10 in July 2022.

## History of Closed Listings

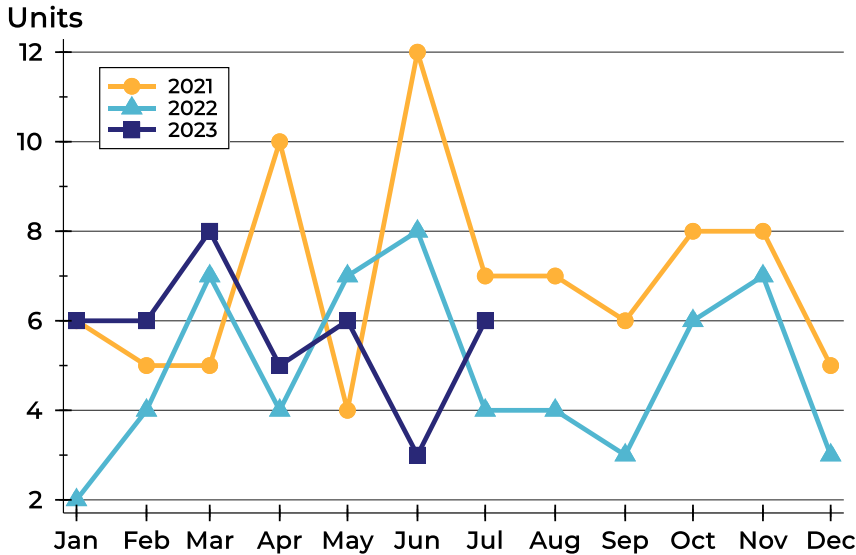
Units





## Coffey County Closed Listings Analysis

### Closed Listings by Month



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

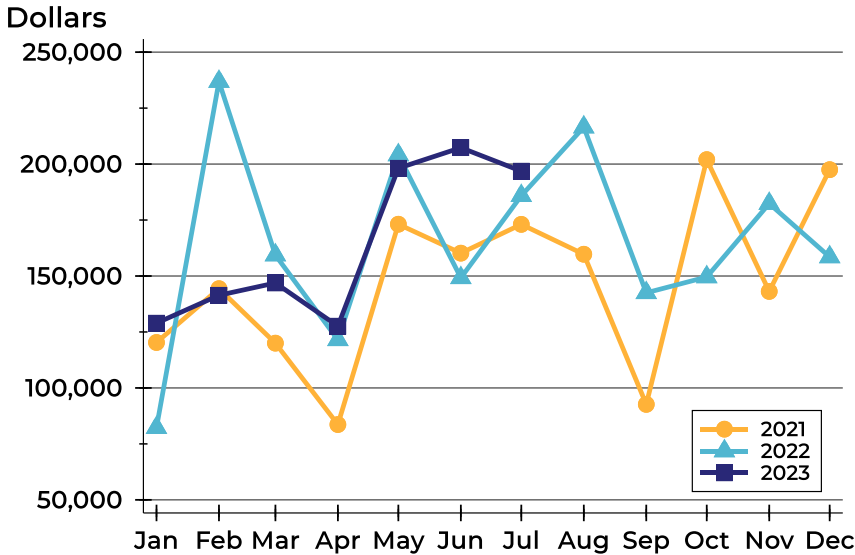
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	16.7%	0.0	35,000	35,000	5	5	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	1	16.7%	1.6	75,000	75,000	3	3	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	3.4	131,000	131,000	76	76	87.3%	87.3%	87.3%	87.3%
\$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	1	16.7%	0.0	185,000	185,000	4	4	97.4%	97.4%	97.4%	97.4%
\$200,000-\$249,999	1	16.7%	4.0	205,000	205,000	42	42	93.2%	93.2%	93.2%	93.2%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	0.0	550,000	550,000	63	63	86.0%	86.0%	84.6%	84.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



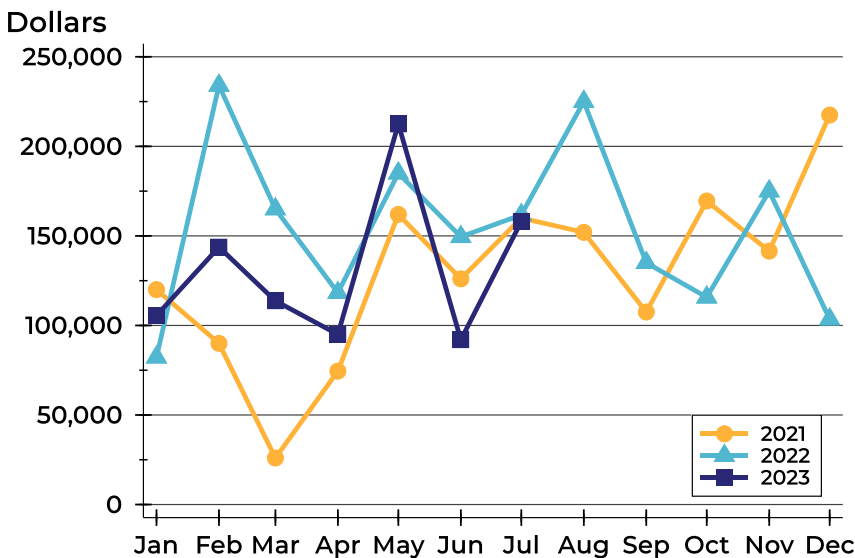
## Coffey County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	120,311	82,250	<b>128,938</b>
February	144,350	236,875	<b>141,400</b>
March	120,000	159,357	<b>146,881</b>
April	83,661	121,500	<b>127,600</b>
May	173,144	204,064	<b>198,150</b>
June	160,208	149,188	<b>207,333</b>
July	173,071	185,875	<b>196,833</b>
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

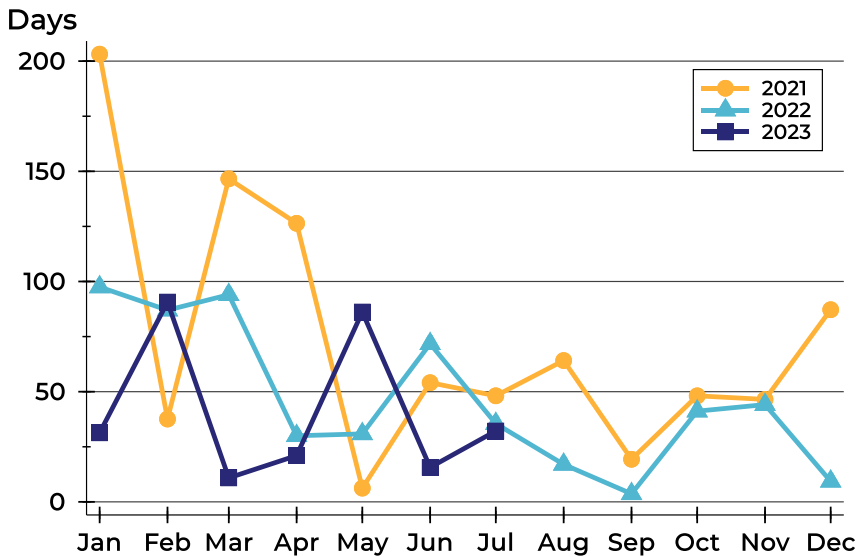


Month	2021	2022	2023
January	120,000	82,250	<b>105,563</b>
February	90,000	234,000	<b>143,750</b>
March	26,000	165,000	<b>113,750</b>
April	74,500	118,250	<b>95,000</b>
May	162,000	185,000	<b>212,500</b>
June	126,000	149,500	<b>92,000</b>
July	160,000	161,750	<b>158,000</b>
August	152,000	225,000	
September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



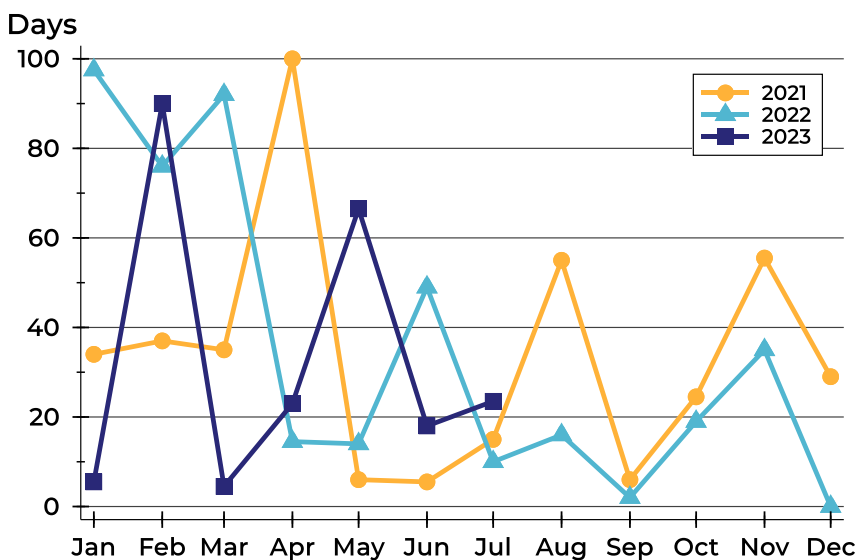
## Coffey County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



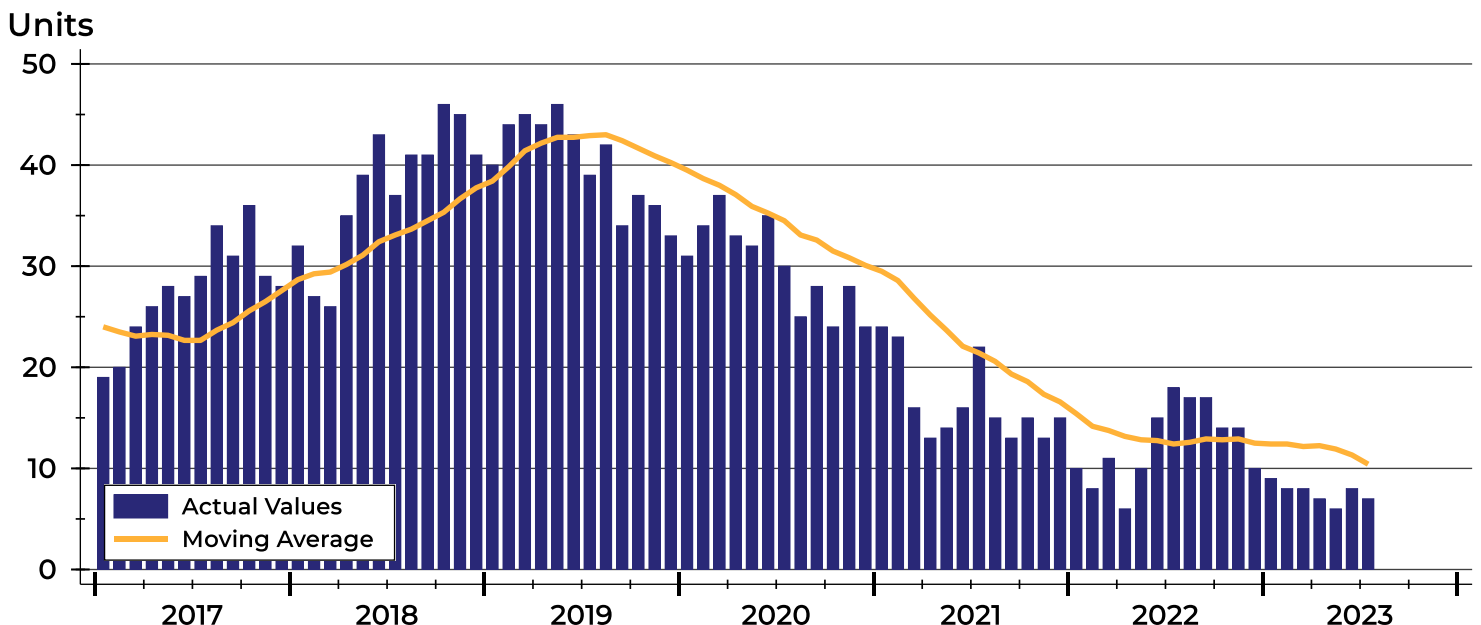
# Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		7	18	-61.1%
Volume (1,000s)		945	4,284	-77.9%
Months' Supply		1.3	3.1	-58.1%
Average	List Price	134,986	238,017	-43.3%
	Days on Market	62	51	21.6%
	Percent of Original	96.8%	97.1%	-0.3%
Median	List Price	125,000	252,000	-50.4%
	Days on Market	50	50	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 homes were available for sale in Coffey County at the end of July. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$125,000, down 50.4% from 2022. The typical time on market for active listings was 50 days, up from 50 days a year earlier.

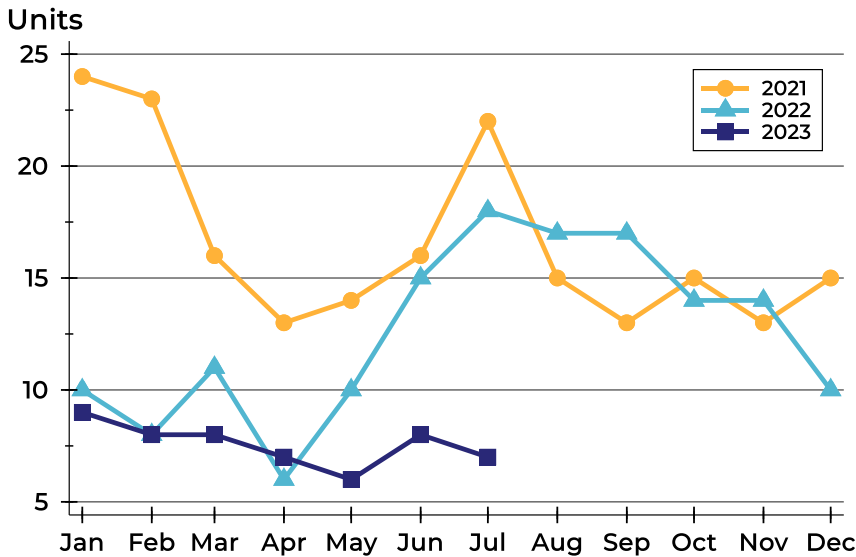
## History of Active Listings





## Coffey County Active Listings Analysis

### Active Listings by Month



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

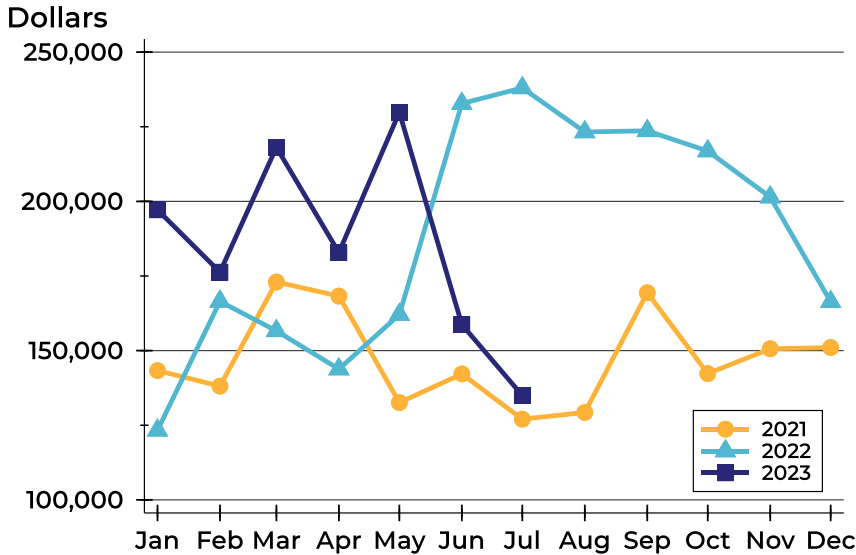
### Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	28.6%	1.6	67,500	67,500	87	87	100.0%	100.0%
\$100,000-\$124,999	1	14.3%	N/A	120,000	120,000	35	35	77.4%	77.4%
\$125,000-\$149,999	2	28.6%	3.4	127,500	127,500	76	76	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	4.0	217,450	217,450	39	39	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



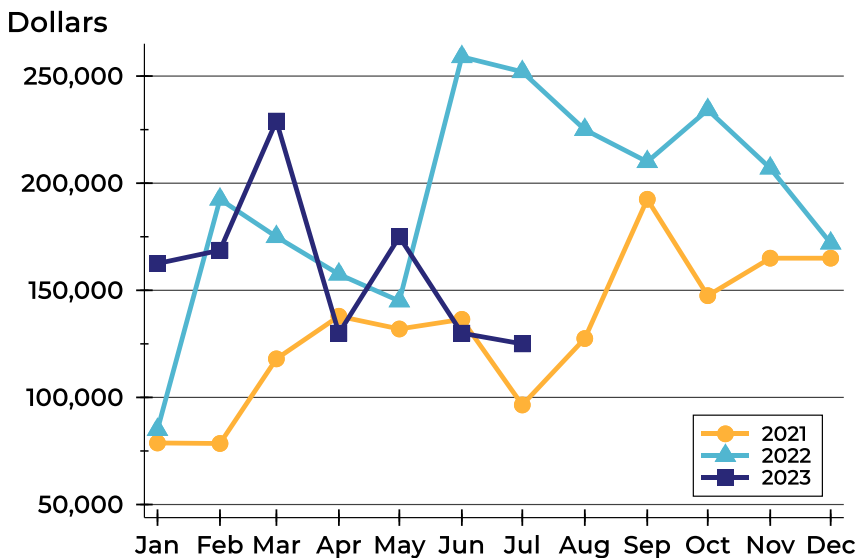
## Coffey County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	143,315	123,309	<b>197,167</b>
February	138,107	166,488	<b>176,300</b>
March	172,984	156,627	<b>218,113</b>
April	168,285	143,817	<b>182,857</b>
May	132,582	162,080	<b>229,817</b>
June	142,197	232,787	<b>158,738</b>
July	127,036	238,017	<b>134,986</b>
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



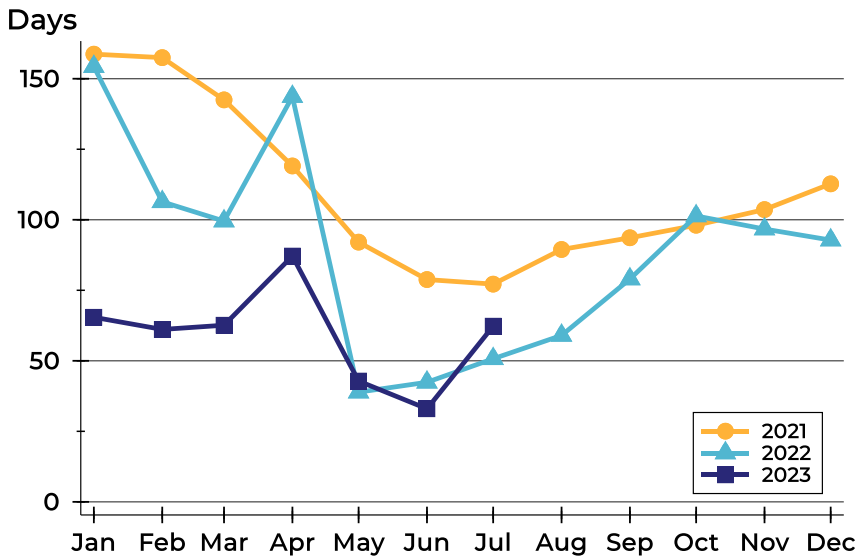
Month	2021	2022	2023
January	78,750	84,950	<b>162,500</b>
February	78,500	192,500	<b>168,700</b>
March	118,000	175,000	<b>229,000</b>
April	137,900	157,500	<b>130,000</b>
May	131,950	145,000	<b>175,000</b>
June	136,450	259,000	<b>130,000</b>
July	96,500	252,000	<b>125,000</b>
August	127,500	225,000	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





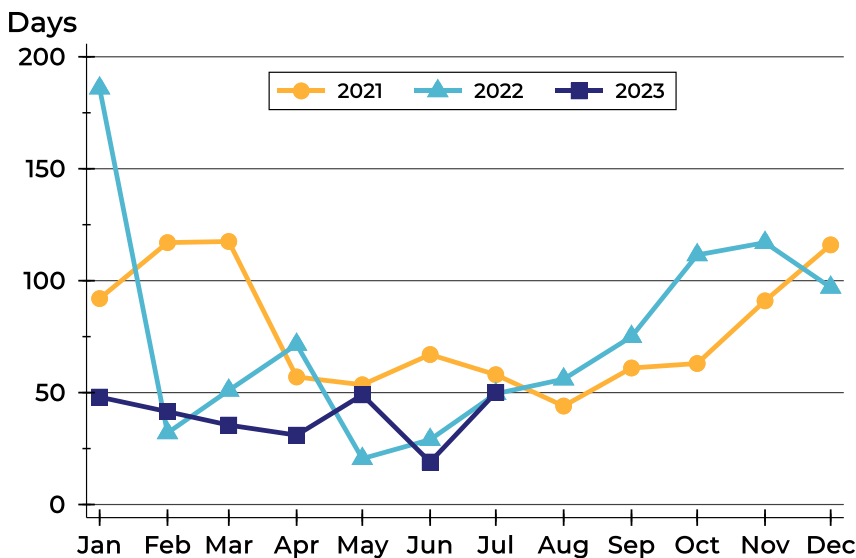
# Coffey County Active Listings Analysis

## Average DOM



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

## Median DOM

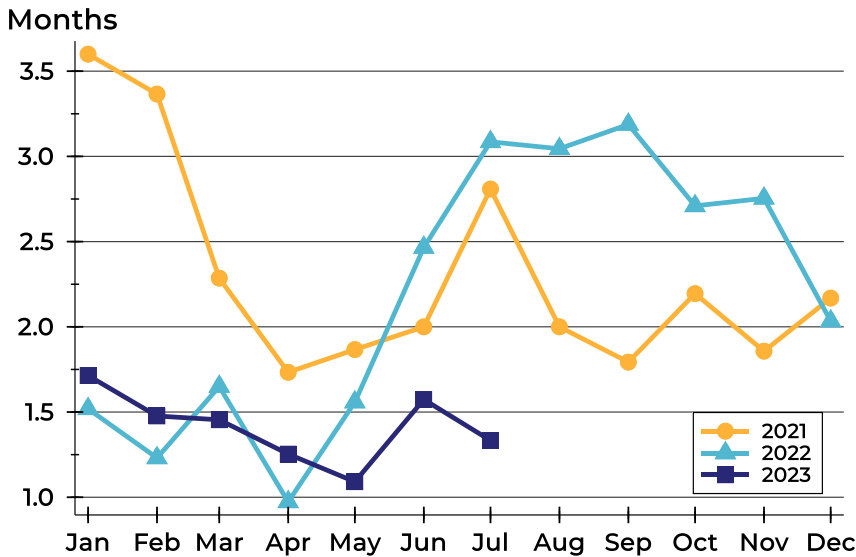


Month	2021	2022	2023
January	92	186	<b>48</b>
February	117	32	<b>42</b>
March	118	51	<b>36</b>
April	57	72	<b>31</b>
May	54	21	<b>49</b>
June	67	29	<b>19</b>
July	58	50	<b>50</b>
August	44	56	
September	61	75	
October	63	112	
November	91	117	
December	116	97	



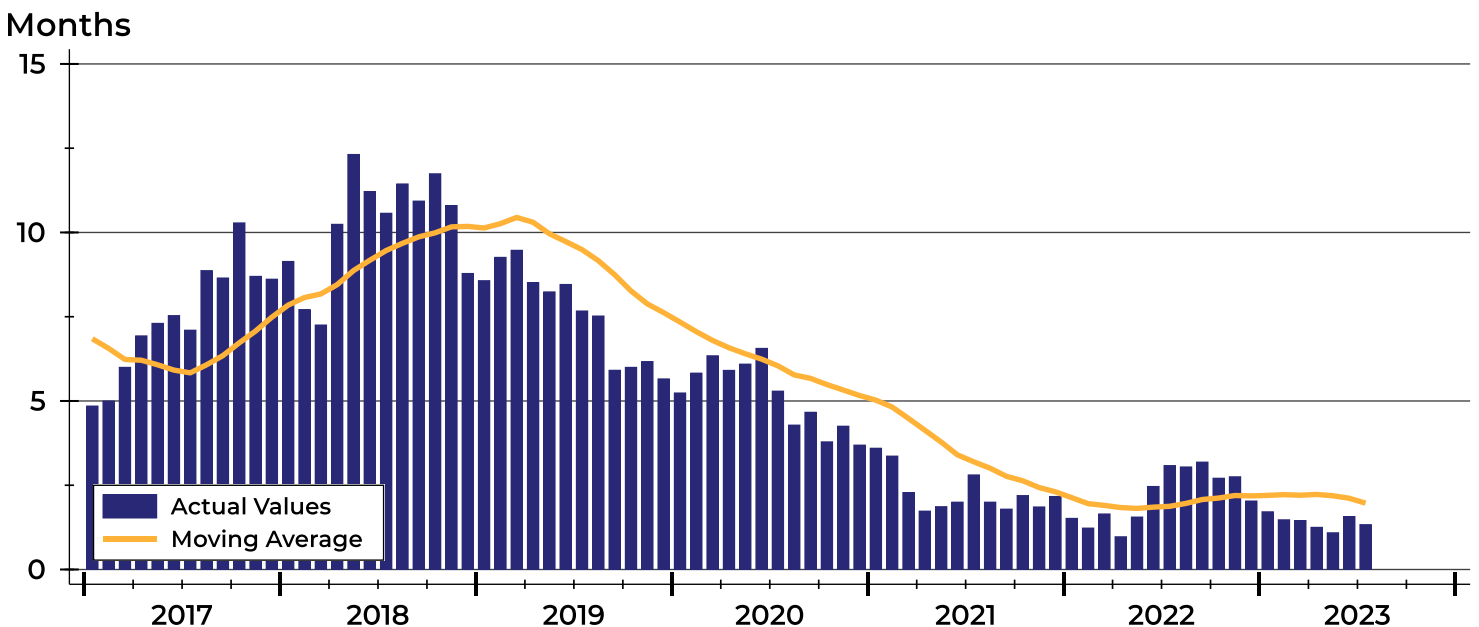
# Coffey County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	3.6	1.5	1.7
February	3.4	1.2	1.5
March	2.3	1.7	1.5
April	1.7	1.0	1.3
May	1.9	1.6	1.1
June	2.0	2.5	1.6
July	2.8	3.1	1.3
August	2.0	3.0	
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

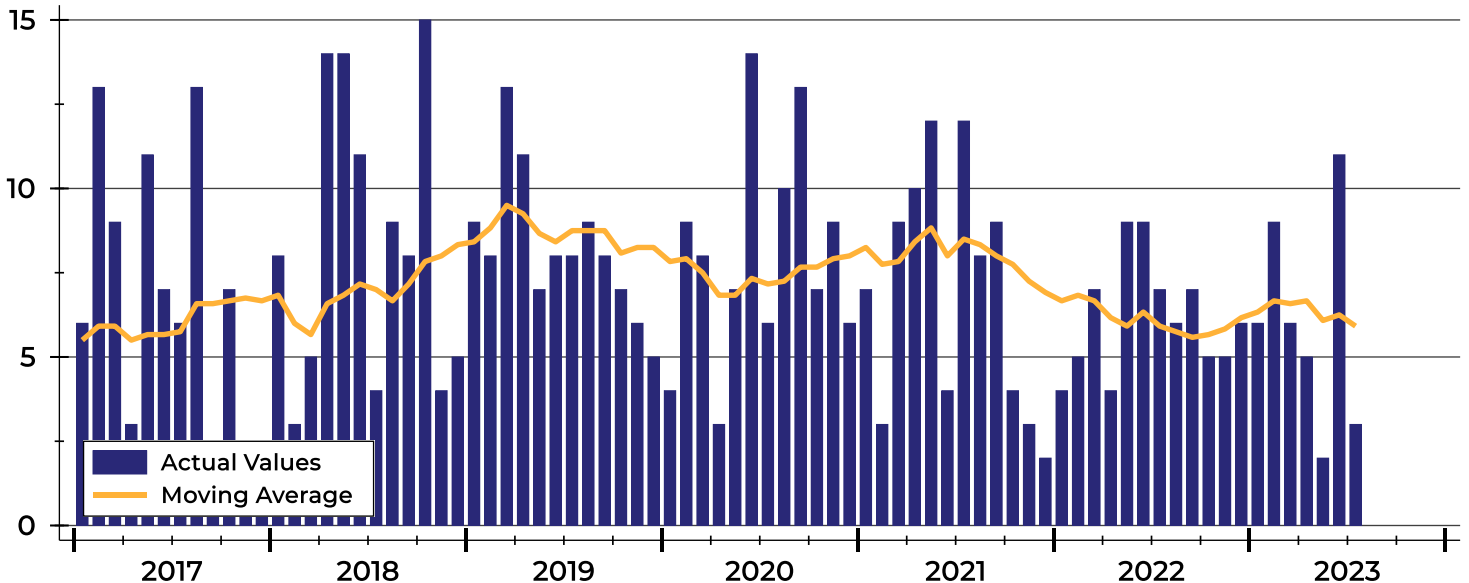
Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	3	7	-57.1%
	Volume (1,000s)	620	1,486	-58.3%
	Average List Price	206,667	212,343	-2.7%
	Median List Price	180,000	197,500	-8.9%
Year-to-Date	New Listings	42	45	-6.7%
	Volume (1,000s)	8,146	8,922	-8.7%
	Average List Price	193,962	198,262	-2.2%
	Median List Price	147,500	179,000	-17.6%

A total of 3 new listings were added in Coffey County during July, down 57.1% from the same month in 2022. Year-to-date Coffey County has seen 42 new listings.

The median list price of these homes was \$180,000 down from \$197,500 in 2022.

## History of New Listings

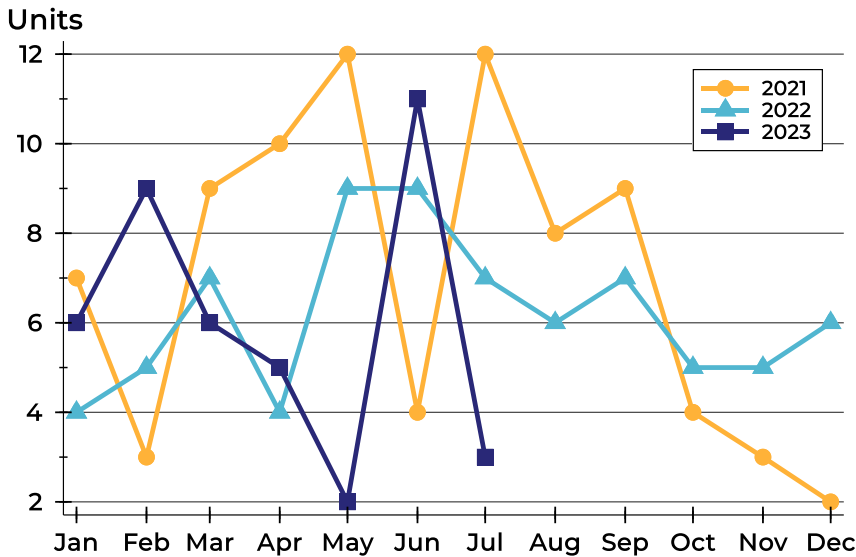
Units





## Coffey County New Listings Analysis

### New Listings by Month



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

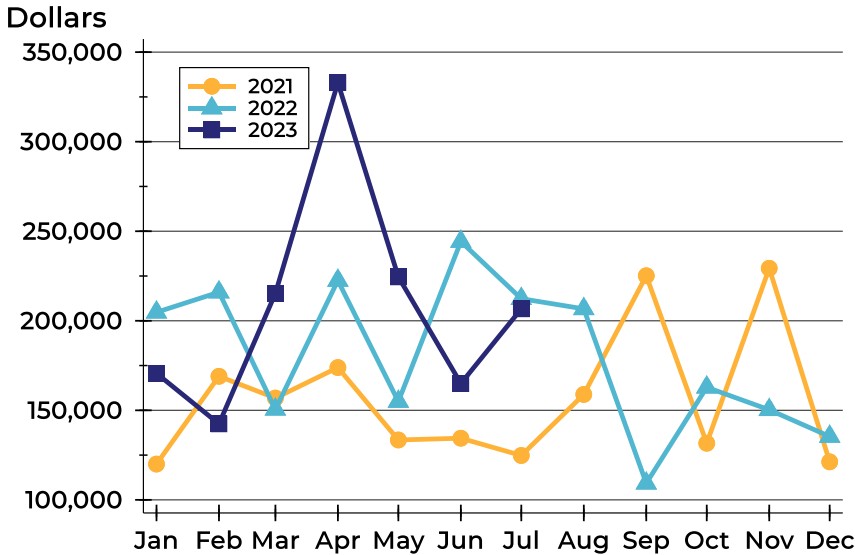
### New Listings by Price Range

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	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	66.7%	177,500	177,500	14	14	90.0%	90.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	265,000	265,000	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



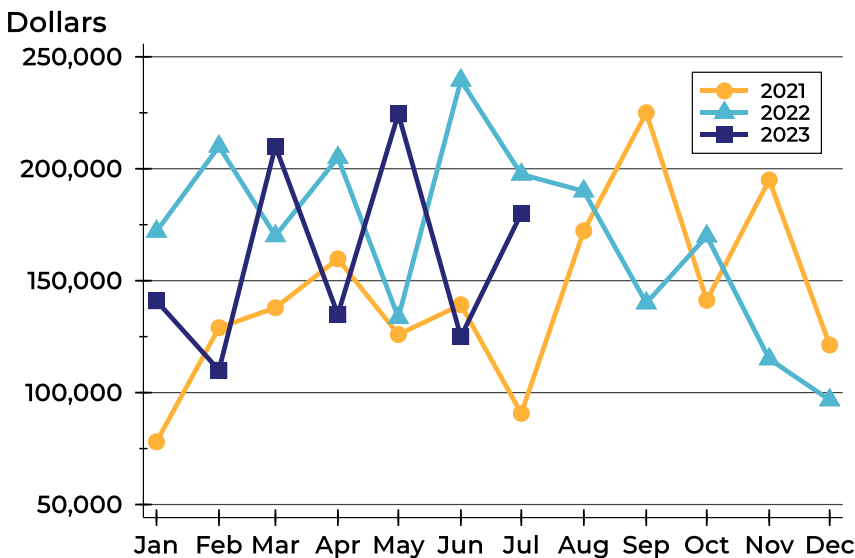
## Coffey County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	120,000	204,750	<b>170,667</b>
February	169,000	215,980	<b>142,422</b>
March	156,856	150,557	<b>215,333</b>
April	173,890	222,500	<b>332,960</b>
May	133,450	154,922	<b>224,500</b>
June	134,425	244,256	<b>164,982</b>
July	124,783	212,343	<b>206,667</b>
August	158,875	206,650	
September	225,167	109,257	
October	131,625	162,860	
November	229,333	150,300	
December	121,250	135,400	

### Median Price



Month	2021	2022	2023
January	78,000	172,000	<b>141,000</b>
February	129,000	210,000	<b>110,000</b>
March	137,900	170,000	<b>210,000</b>
April	159,750	205,000	<b>134,900</b>
May	125,950	133,500	<b>224,500</b>
June	139,250	239,500	<b>125,000</b>
July	90,750	197,500	<b>180,000</b>
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	



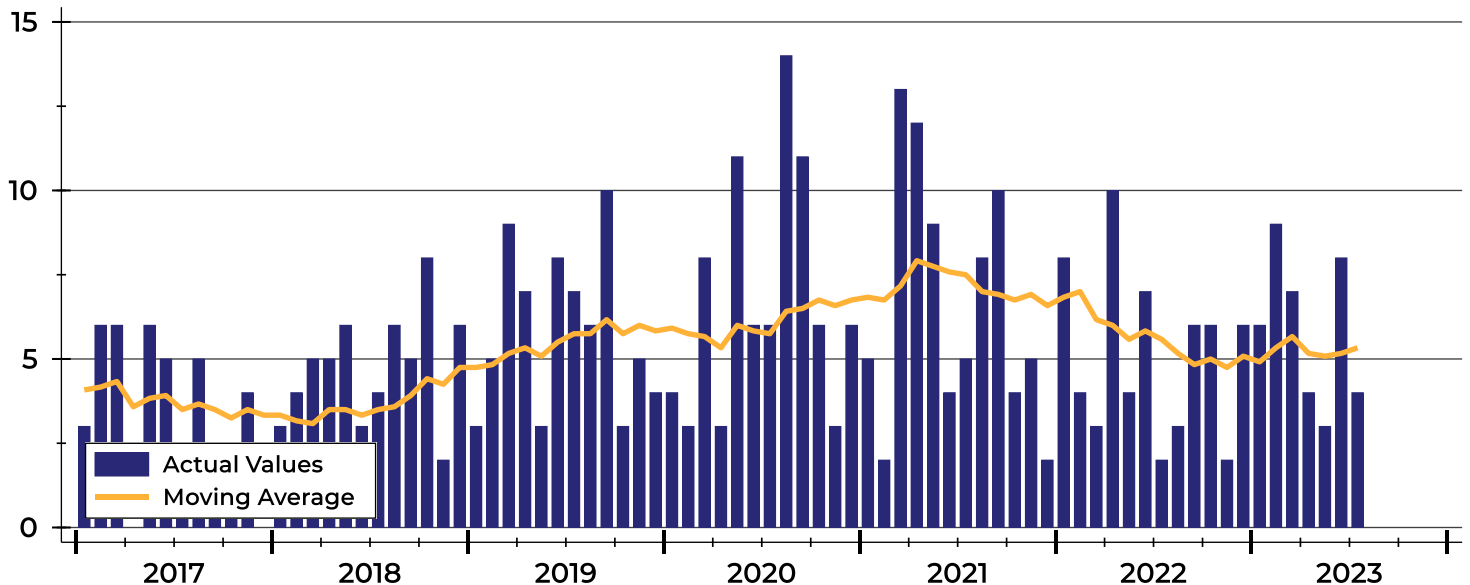
# Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		4	2	100.0%	41	38	7.9%
Volume (1,000s)		860	330	160.6%	7,523	6,700	12.3%
Average	Sale Price	215,000	164,950	30.3%	183,483	176,326	4.1%
	Days on Market	15	89	-83.1%	39	60	-35.0%
	Percent of Original	100.0%	103.5%	-3.4%	92.4%	96.0%	-3.7%
Median	Sale Price	220,000	164,950	33.4%	150,000	175,000	-14.3%
	Days on Market	5	89	-94.4%	12	26	-53.8%
	Percent of Original	100.0%	103.5%	-3.4%	95.4%	97.4%	-2.1%

A total of 4 contracts for sale were written in Coffey County during the month of July, up from 2 in 2022. The median list price of these homes was \$220,000, up from \$164,950 the prior year. Half of the homes that went under contract in July were on the market less than 5 days, compared to 89 days in July 2022.

## History of Contracts Written

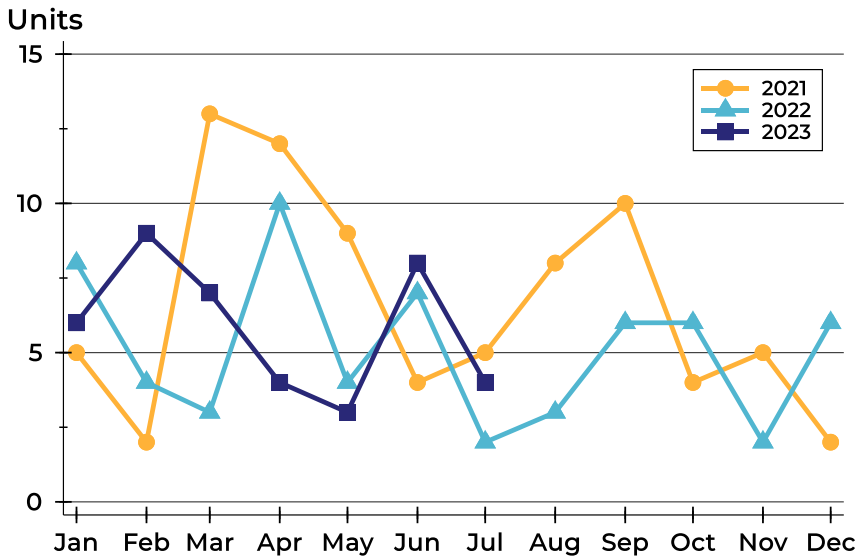
Units





## Coffey County Contracts Written Analysis

### Contracts Written by Month



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

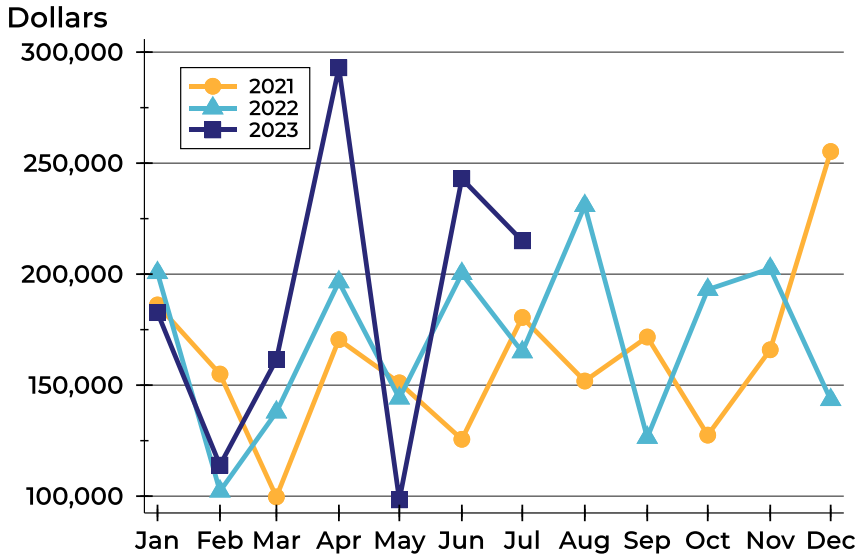
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	25.0%	35,000	35,000	5	5	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	25.0%	175,000	175,000	2	2	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	25.0%	265,000	265,000	5	5	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	385,000	385,000	47	47	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



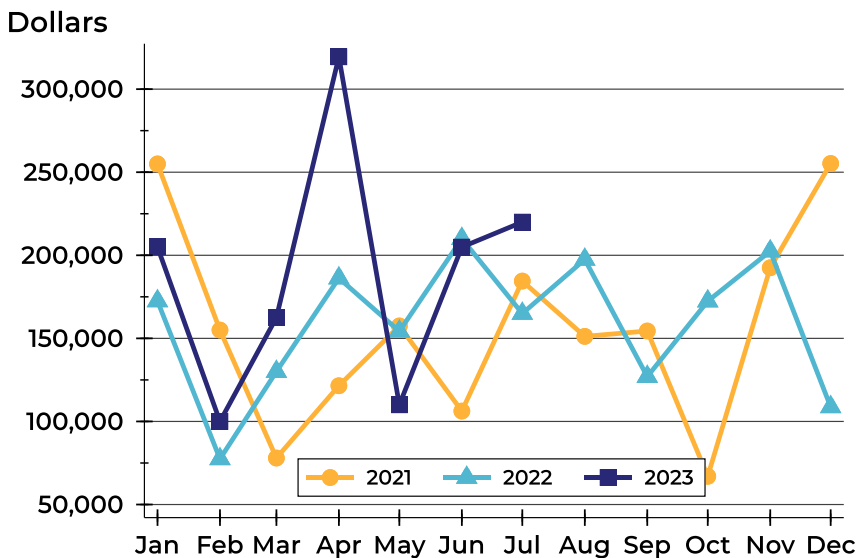
## Coffey County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	186,130	200,625	<b>182,650</b>
February	155,000	102,223	<b>113,989</b>
March	99,677	137,833	<b>161,486</b>
April	170,500	196,490	<b>292,950</b>
May	151,056	144,125	<b>98,333</b>
June	125,625	200,243	<b>242,975</b>
July	180,500	164,950	<b>215,000</b>
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



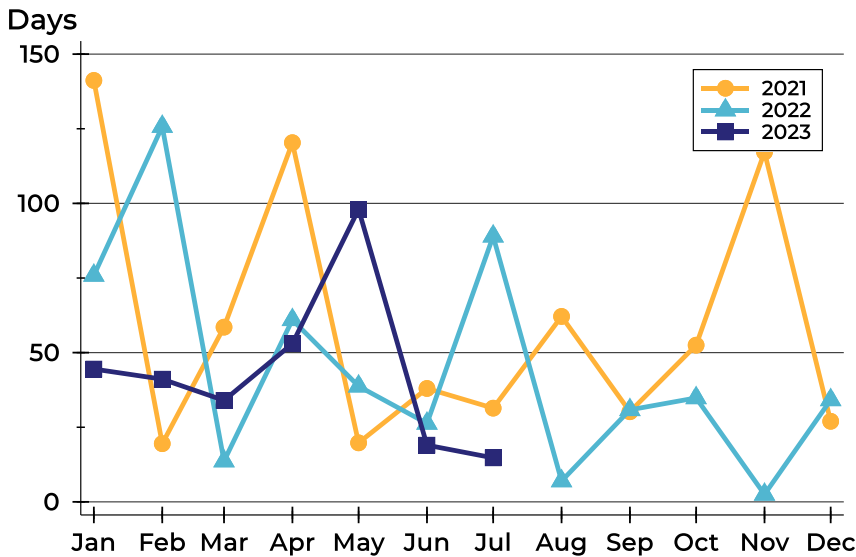
Month	2021	2022	2023
January	255,000	172,500	<b>205,000</b>
February	155,000	77,450	<b>100,000</b>
March	78,000	130,000	<b>162,500</b>
April	121,500	186,250	<b>319,450</b>
May	157,500	154,250	<b>110,000</b>
June	106,250	210,000	<b>204,950</b>
July	184,500	164,950	<b>220,000</b>
August	151,200	197,500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





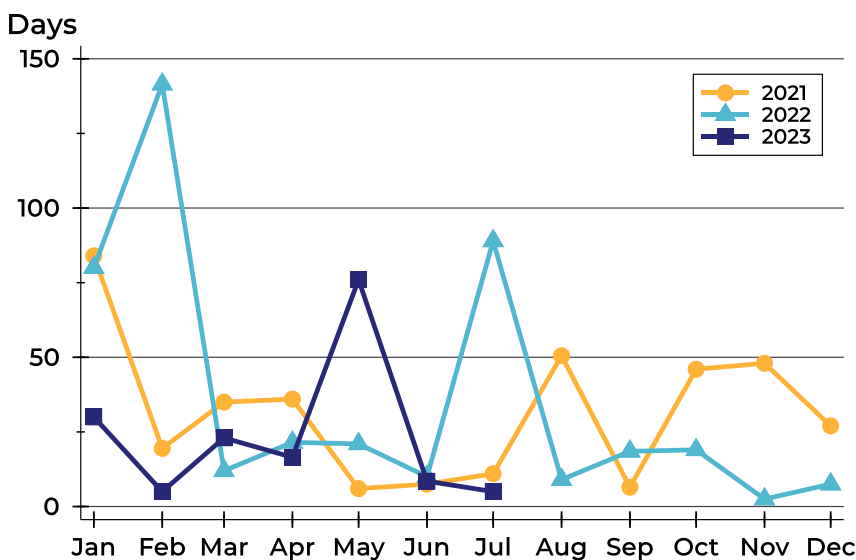
## Coffey County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	141	76	<b>45</b>
February	20	126	<b>41</b>
March	59	14	<b>34</b>
April	120	61	<b>53</b>
May	20	39	<b>98</b>
June	38	26	<b>19</b>
July	31	89	<b>15</b>
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>30</b>
February	20	142	<b>5</b>
March	35	12	<b>23</b>
April	36	22	<b>17</b>
May	6	21	<b>76</b>
June	8	10	<b>9</b>
July	11	89	<b>5</b>
August	51	9	
September	7	19	
October	46	19	
November	48	3	
December	27	8	



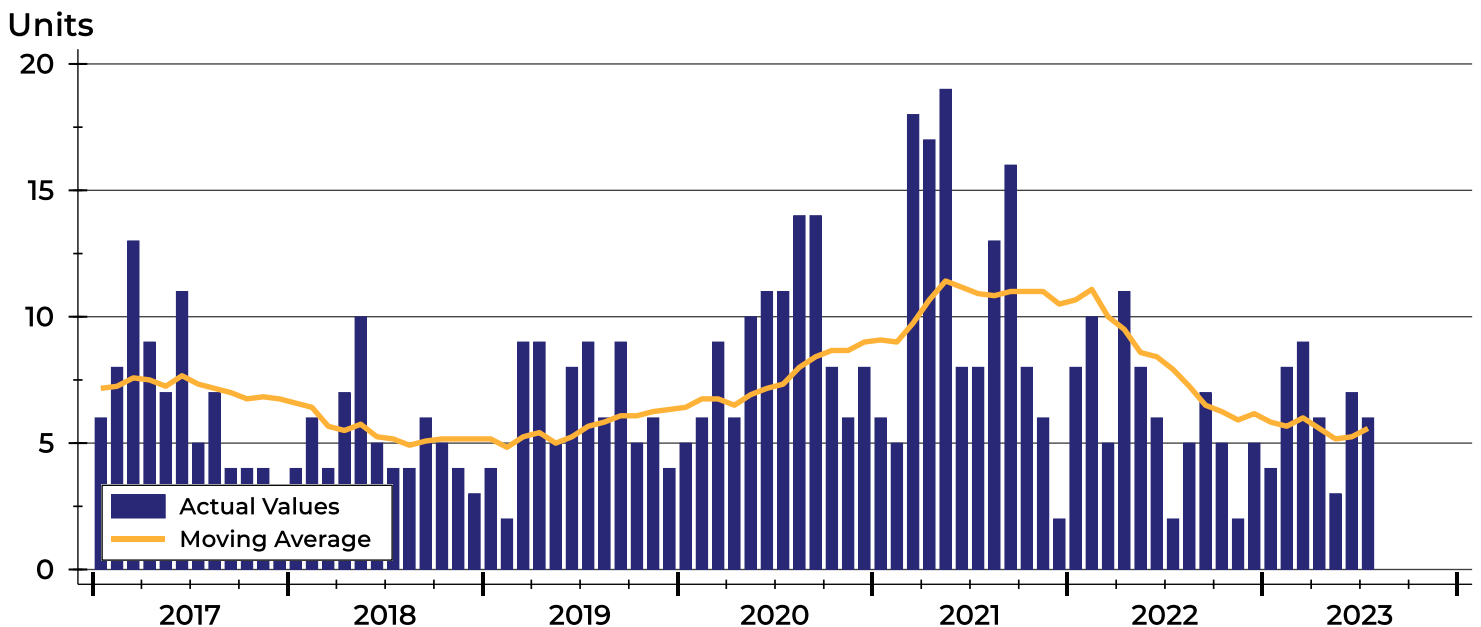
# Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		6	2	200.0%
Volume (1,000s)		1,569	320	390.3%
Average	List Price	261,500	159,950	63.5%
	Days on Market	16	6	166.7%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	247,000	159,950	54.4%
	Days on Market	9	6	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Coffey County had contracts pending at the end of July, up from 2 contracts pending at the end of July 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.

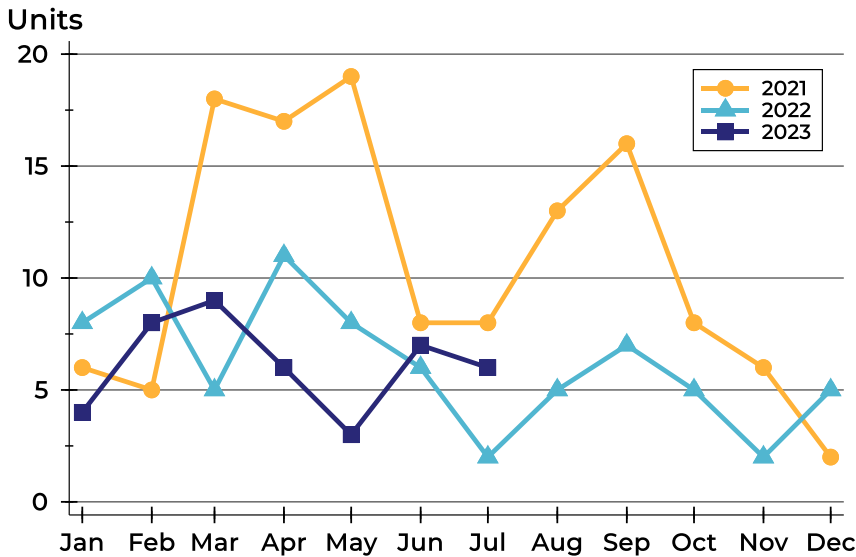
## History of Pending Contracts





## Coffey County Pending Contracts Analysis

### Pending Contracts by Month



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

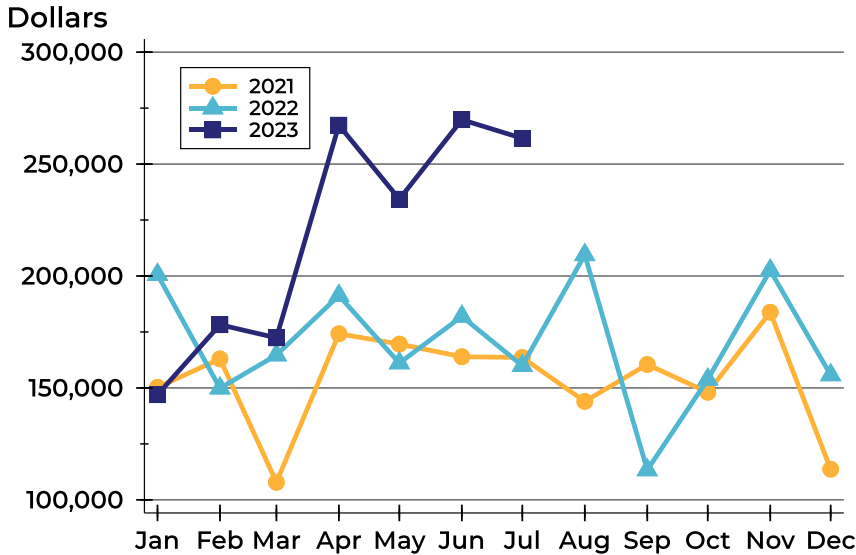
### Pending Contracts by Price Range

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	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	16.7%	130,000	130,000	5	5	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	175,000	175,000	2	2	100.0%	100.0%
\$200,000-\$249,999	1	16.7%	229,000	229,000	22	22	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	265,000	265,000	5	5	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	385,000	385,000	30	30	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



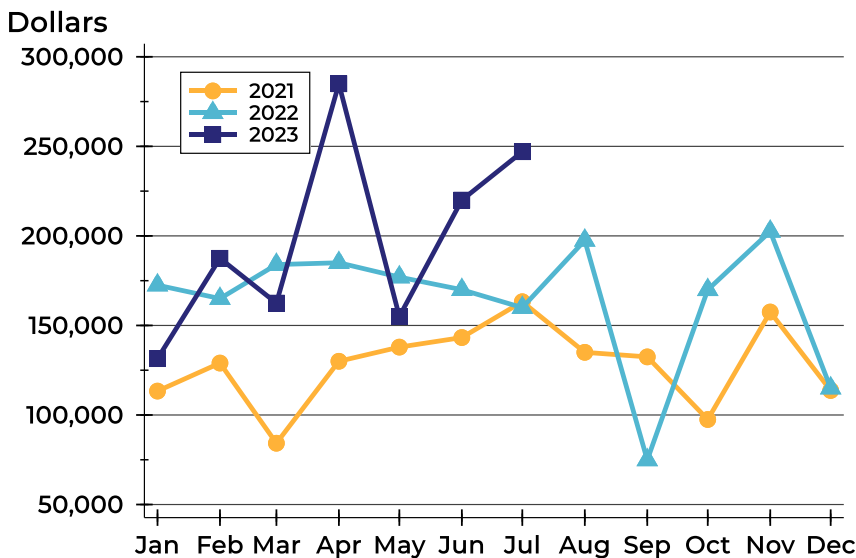
# Coffey County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	150,267	200,625	<b>146,975</b>
February	162,980	149,889	<b>178,238</b>
March	107,844	164,680	<b>172,378</b>
April	174,200	191,264	<b>267,383</b>
May	169,595	161,113	<b>234,333</b>
June	163,925	181,950	<b>269,829</b>
July	163,613	159,950	<b>261,500</b>
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

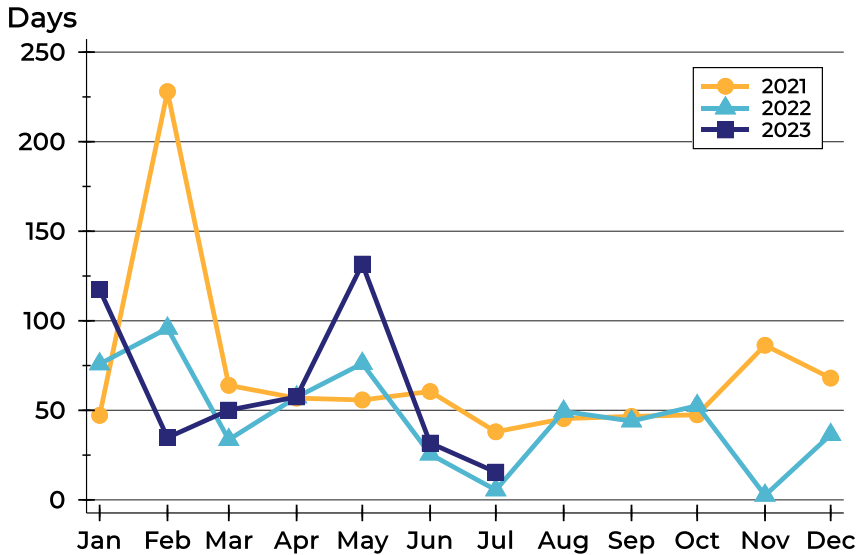


Month	2021	2022	2023
January	113,350	172,500	<b>131,450</b>
February	129,000	165,000	<b>187,500</b>
March	84,250	184,000	<b>162,500</b>
April	130,000	185,000	<b>284,950</b>
May	137,900	177,000	<b>155,000</b>
June	143,250	169,950	<b>220,000</b>
July	163,250	159,950	<b>247,000</b>
August	135,000	197,500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



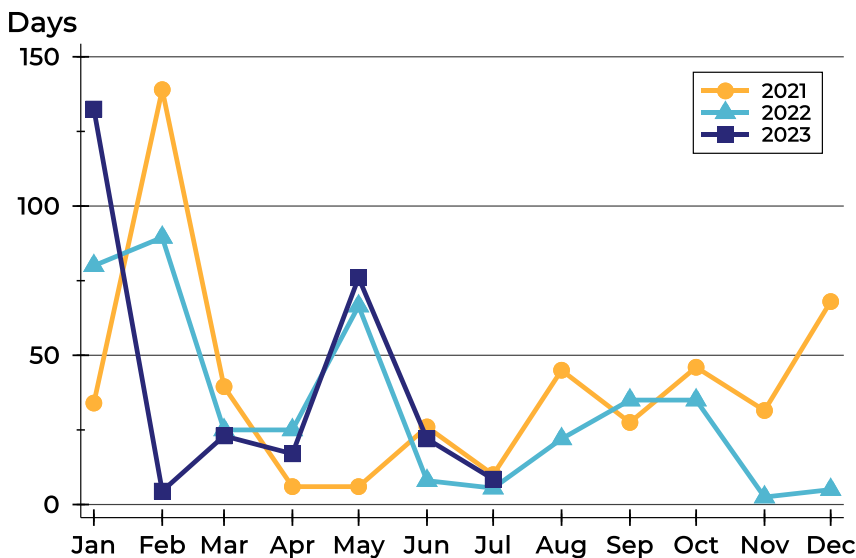
# Coffey County Pending Contracts Analysis

## Average DOM



Month	2021	2022	2023
January	47	76	<b>118</b>
February	228	96	<b>35</b>
March	64	34	<b>50</b>
April	57	57	<b>58</b>
May	56	76	<b>132</b>
June	61	26	<b>32</b>
July	38	6	<b>16</b>
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	<b>5</b>
March	40	25	<b>23</b>
April	6	25	<b>17</b>
May	6	67	<b>76</b>
June	26	8	<b>22</b>
July	10	6	<b>9</b>
August	45	22	
September	28	35	
October	46	35	
November	32	3	
December	68	5	



**July  
2023**

# Sunflower MLS Statistics



## Douglas County Housing Report



### Market Overview

#### Douglas County Home Sales Fell in July

Total home sales in Douglas County fell last month to 17 units, compared to 25 units in July 2022. Total sales volume was \$5.9 million, down from a year earlier.

The median sale price in July was \$350,000, up from \$270,000 a year earlier. Homes that sold in July were typically on the market for 13 days and sold for 100.0% of their list prices.

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

The total number of active listings in Douglas County at the end of July was 21 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 July was \$399,500.

During July, a total of 13 contracts were written up from 11 in July 2022. At the end of the month, there were 16 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Douglas County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>17</b>	<b>25</b>	<b>20</b>	<b>93</b>	<b>105</b>	<b>91</b>
Change from prior year		-32.0%	25.0%	-13.0%	-11.4%	15.4%	-20.9%
<b>Active Listings</b>		<b>21</b>	<b>14</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	0.0%	-39.1%			
<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%	-40.0%			
<b>New Listings</b>		<b>15</b>	<b>12</b>	<b>18</b>	<b>117</b>	<b>127</b>	<b>115</b>
Change from prior year		25.0%	-33.3%	-18.2%	-7.9%	10.4%	-13.5%
<b>Contracts Written</b>		<b>13</b>	<b>11</b>	<b>11</b>	<b>96</b>	<b>111</b>	<b>104</b>
Change from prior year		18.2%	0.0%	-59.3%	-13.5%	6.7%	-17.5%
<b>Pending Contracts</b>		<b>16</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		60.0%	-33.3%	-34.8%			
<b>Sales Volume (1,000s)</b>		<b>5,925</b>	<b>8,413</b>	<b>5,695</b>	<b>31,811</b>	<b>35,090</b>	<b>26,952</b>
Change from prior year		-29.6%	47.7%	-12.9%	-9.3%	30.2%	-9.9%
Average	<b>Sale Price</b>	<b>348,550</b>	<b>336,523</b>	<b>284,769</b>	<b>342,051</b>	<b>334,186</b>	<b>296,178</b>
	Change from prior year	3.6%	18.2%	0.1%	2.4%	12.8%	13.9%
	<b>List Price of Actives</b>	<b>430,408</b>	<b>361,820</b>	<b>315,414</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	19.0%	14.7%	-26.2%			
	<b>Days on Market</b>	<b>51</b>	<b>16</b>	<b>8</b>	<b>26</b>	<b>15</b>	<b>11</b>
Change from prior year	218.8%	100.0%	-83.0%	73.3%	36.4%	-78.0%	
<b>Percent of List</b>	<b>98.8%</b>	<b>101.5%</b>	<b>102.4%</b>	<b>98.7%</b>	<b>102.9%</b>	<b>101.6%</b>	
Change from prior year	-2.7%	-0.9%	2.2%	-4.1%	1.3%	2.4%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>101.2%</b>	<b>102.2%</b>	<b>97.6%</b>	<b>101.9%</b>	<b>101.5%</b>	
Change from prior year	-4.7%	-1.0%	3.8%	-4.2%	0.4%	4.1%	
Median	<b>Sale Price</b>	<b>350,000</b>	<b>270,000</b>	<b>241,150</b>	<b>310,000</b>	<b>291,000</b>	<b>260,000</b>
	Change from prior year	29.6%	12.0%	9.3%	6.5%	11.9%	19.3%
	<b>List Price of Actives</b>	<b>399,500</b>	<b>326,450</b>	<b>287,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	22.4%	13.7%	-10.3%			
	<b>Days on Market</b>	<b>13</b>	<b>6</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>3</b>
Change from prior year	116.7%	50.0%	-71.4%	20.0%	66.7%	-82.4%	
<b>Percent of List</b>	<b>100.0%</b>	<b>101.0%</b>	<b>101.4%</b>	<b>100.0%</b>	<b>101.0%</b>	<b>101.1%</b>	
Change from prior year	-1.0%	-0.4%	1.4%	-1.0%	-0.1%	1.7%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>100.8%</b>	<b>101.4%</b>	<b>100.0%</b>	<b>100.8%</b>	<b>101.1%</b>	
Change from prior year	-0.8%	-0.6%	1.4%	-0.8%	-0.3%	2.8%	

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



# Douglas County Closed Listings Analysis

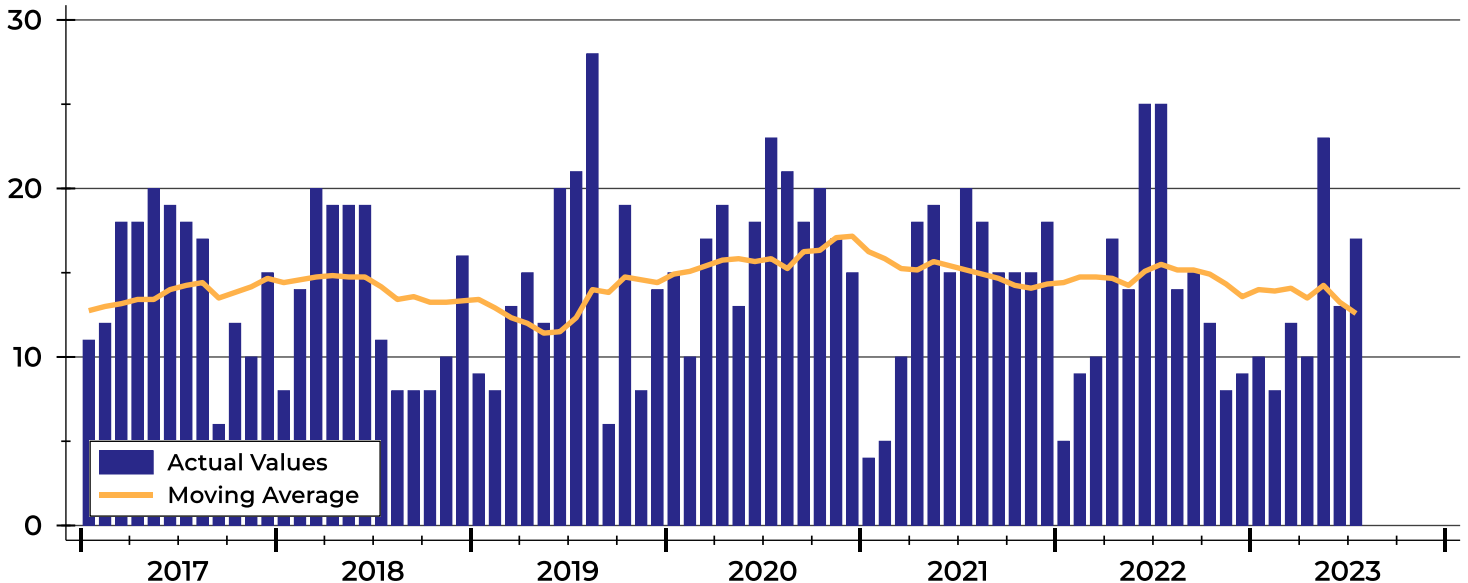
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		17	25	-32.0%	93	105	-11.4%
Volume (1,000s)		5,925	8,413	-29.6%	31,811	35,090	-9.3%
Months' Supply		1.7	0.9	88.9%	N/A	N/A	N/A
Average	Sale Price	348,550	336,523	3.6%	342,051	334,186	2.4%
	Days on Market	51	16	218.8%	26	15	73.3%
	Percent of List	98.8%	101.5%	-2.7%	98.7%	102.9%	-4.1%
	Percent of Original	96.4%	101.2%	-4.7%	97.6%	101.9%	-4.2%
Median	Sale Price	350,000	270,000	29.6%	310,000	291,000	6.5%
	Days on Market	13	6	116.7%	6	5	20.0%
	Percent of List	100.0%	101.0%	-1.0%	100.0%	101.0%	-1.0%
	Percent of Original	100.0%	100.8%	-0.8%	100.0%	100.8%	-0.8%

A total of 17 homes sold in Douglas County in July, down from 25 units in July 2022. Total sales volume fell to \$5.9 million compared to \$8.4 million in the previous year.

The median sales price in July was \$350,000, up 29.6% compared to the prior year. Median days on market was 13 days, up from 7 days in June, and up from 6 in July 2022.

## History of Closed Listings

Units

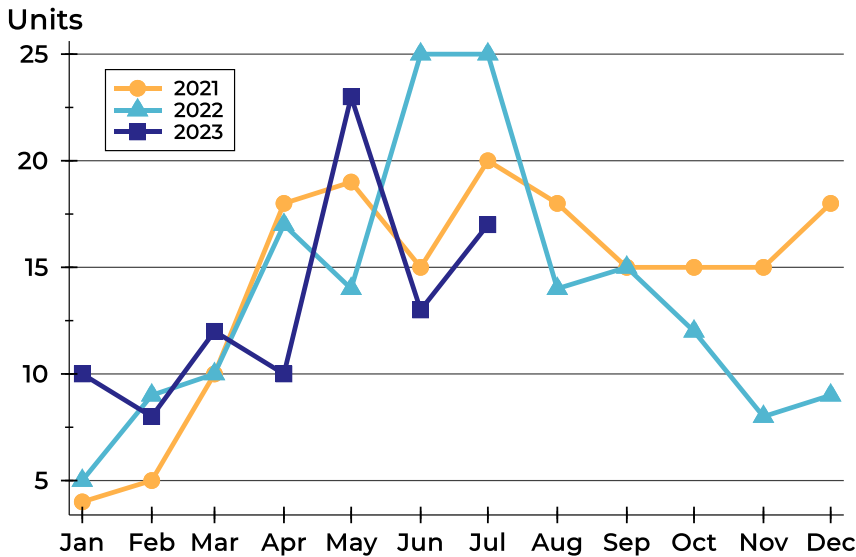






## Douglas County Closed Listings Analysis

### Closed Listings by Month



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

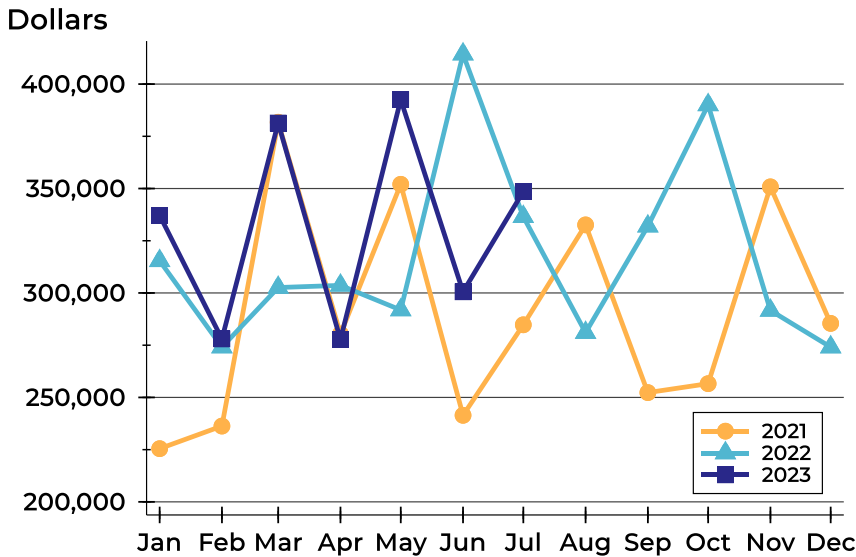
### Closed Listings by Price Range

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	1	5.9%	0.0	75,000	75,000	13	13	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	12.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	5.9%	2.4	157,500	157,500	180	180	98.5%	98.5%	71.6%	71.6%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	11.8%	0.4	234,750	234,750	3	3	102.4%	102.4%	102.4%	102.4%
\$250,000-\$299,999	1	5.9%	1.1	295,000	295,000	18	18	102.1%	102.1%	98.4%	98.4%
\$300,000-\$399,999	7	41.2%	1.6	341,864	350,000	19	10	98.1%	100.0%	98.9%	100.0%
\$400,000-\$499,999	2	11.8%	2.5	406,150	406,150	229	229	95.3%	95.3%	88.8%	88.8%
\$500,000-\$749,999	3	17.6%	2.5	574,333	555,000	23	24	99.2%	99.3%	98.0%	95.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



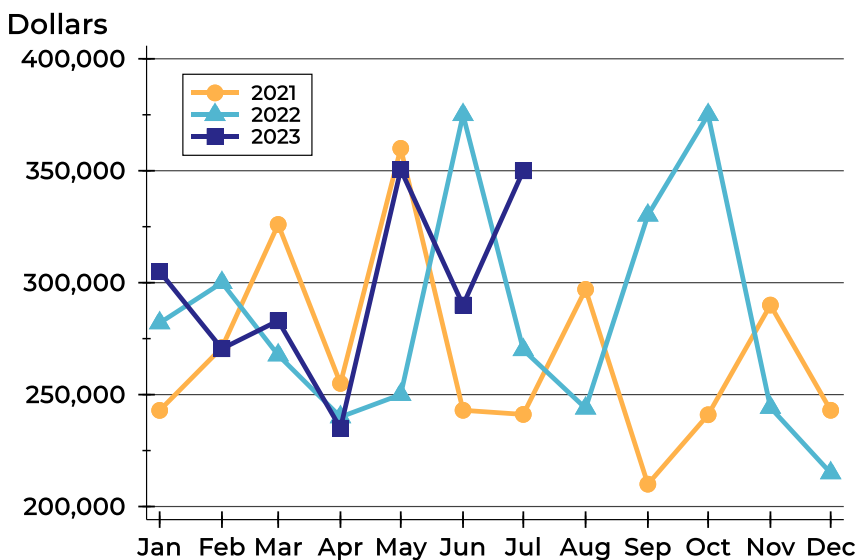
## Douglas County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	225,475	315,400	<b>337,150</b>
February	236,300	274,111	<b>278,000</b>
March	381,740	302,610	<b>381,375</b>
April	280,328	303,650	<b>277,700</b>
May	352,028	291,857	<b>392,566</b>
June	241,440	414,334	<b>300,569</b>
July	284,769	336,523	<b>348,550</b>
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

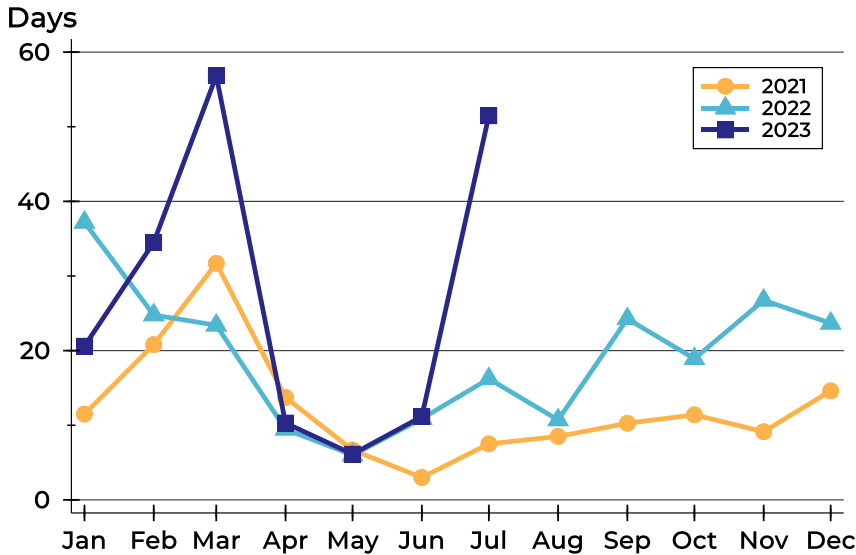


Month	2021	2022	2023
January	242,950	282,000	<b>305,000</b>
February	271,000	300,000	<b>270,500</b>
March	326,000	267,648	<b>283,000</b>
April	255,000	240,000	<b>235,000</b>
May	360,000	250,000	<b>350,500</b>
June	243,000	375,000	<b>290,000</b>
July	241,150	270,000	<b>350,000</b>
August	297,000	243,900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



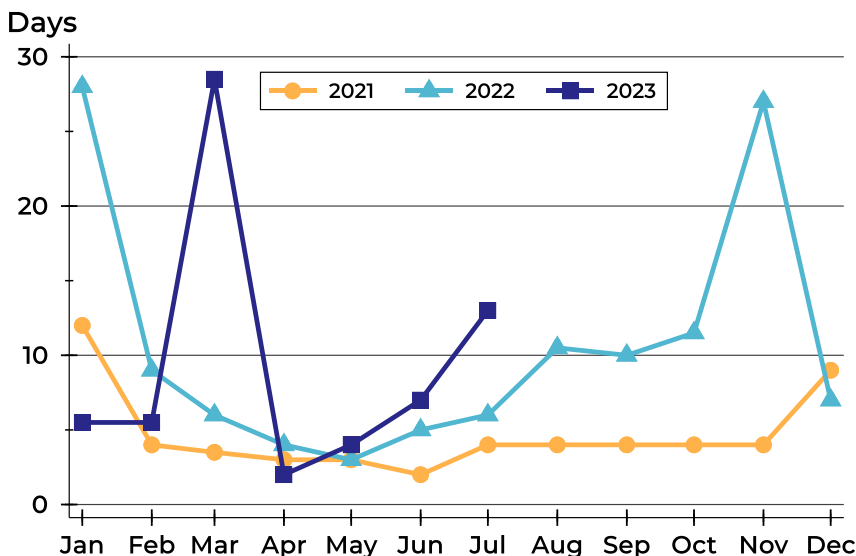
## Douglas County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	12	37	21
February	21	25	35
March	32	23	57
April	14	9	10
May	7	6	6
June	3	11	11
July	8	16	51
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	6
March	4	6	29
April	3	4	2
May	3	3	4
June	2	5	7
July	4	6	13
August	4	11	
September	4	10	
October	4	12	
November	4	27	
December	9	7	



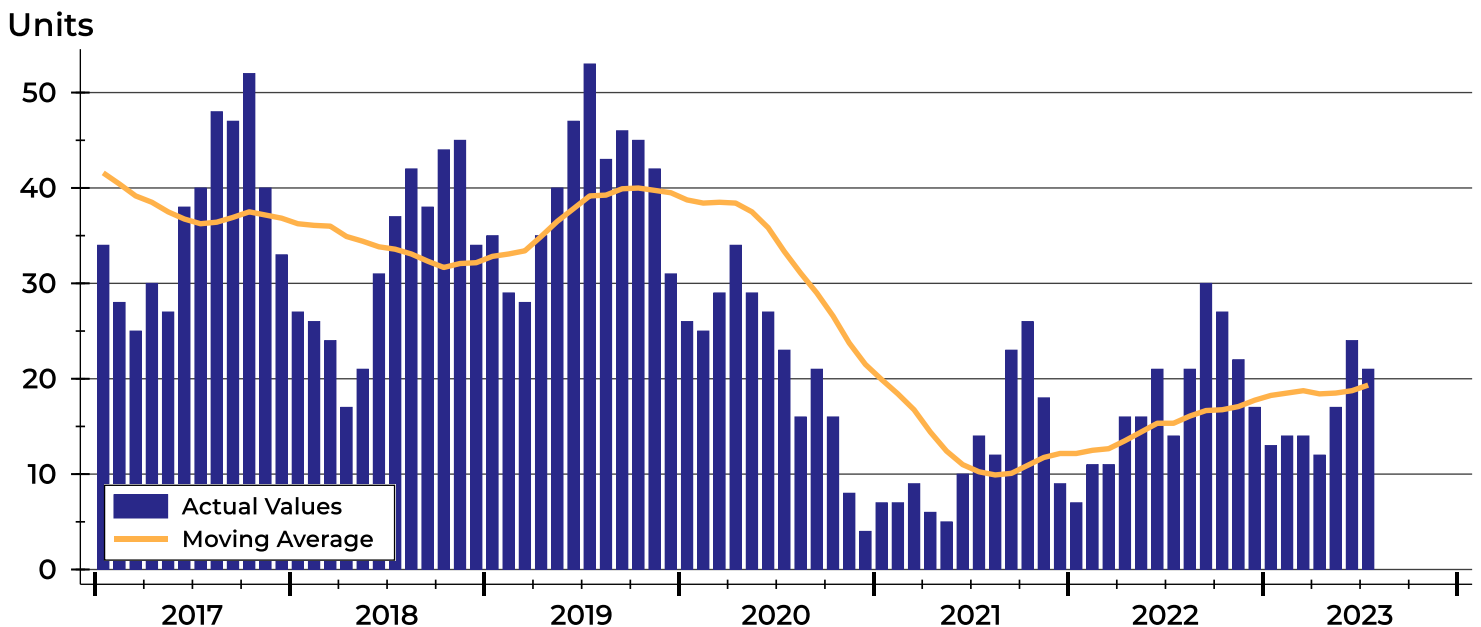
# Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		21	14	50.0%
Volume (1,000s)		9,039	5,065	78.5%
Months' Supply		1.7	0.9	88.9%
Average	List Price	430,408	361,820	19.0%
	Days on Market	45	33	36.4%
	Percent of Original	98.2%	97.2%	1.0%
Median	List Price	399,500	326,450	22.4%
	Days on Market	26	38	-31.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 homes were available for sale in Douglas County at the end of July. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of July was \$399,500, up 22.4% from 2022. The typical time on market for active listings was 26 days, down from 38 days a year earlier.

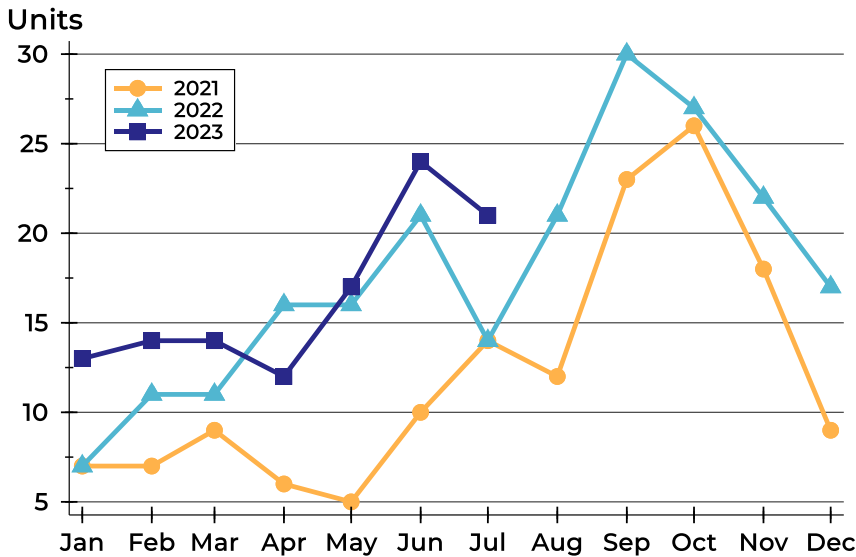
## History of Active Listings





## Douglas County Active Listings Analysis

### Active Listings by Month



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

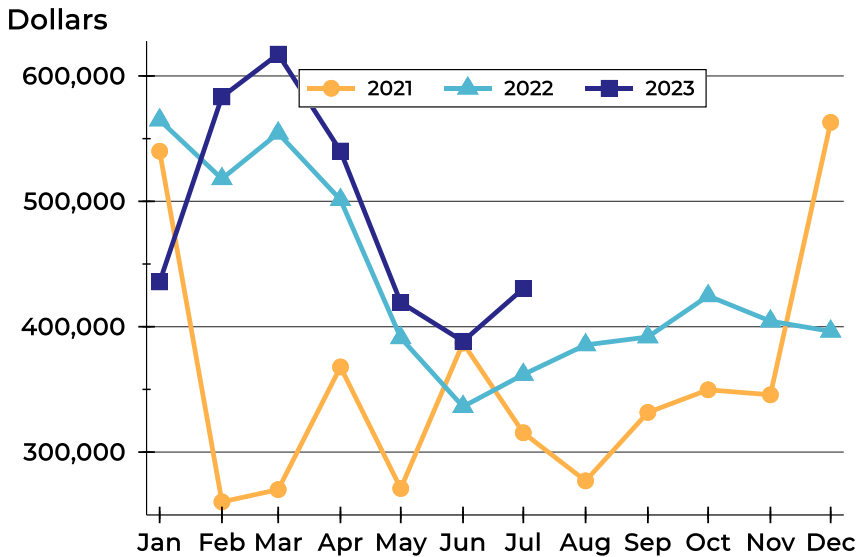
### Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	1	4.8%	N/A	3,000	3,000	66	66	90.9%	90.9%
\$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	1	4.8%	12.0	114,000	114,000	45	45	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	4.8%	2.4	168,500	168,500	40	40	94.4%	94.4%
\$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	4.8%	0.4	225,000	225,000	4	4	100.0%	100.0%
\$250,000-\$299,999	2	9.5%	1.1	282,250	282,250	26	26	97.6%	97.6%
\$300,000-\$399,999	5	23.8%	1.6	351,860	350,000	12	13	99.8%	100.0%
\$400,000-\$499,999	4	19.0%	2.5	454,978	457,500	37	25	98.7%	100.0%
\$500,000-\$749,999	4	19.0%	2.5	597,338	594,675	55	50	97.1%	97.2%
\$750,000-\$999,999	1	4.8%	N/A	995,000	995,000	165	165	100.0%	100.0%
\$1,000,000 and up	1	4.8%	N/A	1,000,000	1,000,000	156	156	100.0%	100.0%



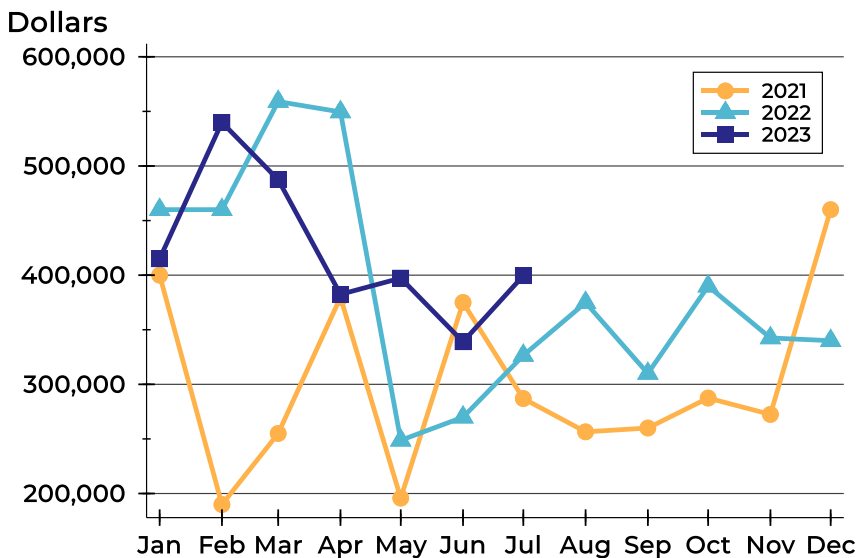
# Douglas County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	539,971	564,814	<b>435,738</b>
February	260,286	517,973	<b>583,329</b>
March	270,078	554,341	<b>617,400</b>
April	367,900	501,256	<b>540,133</b>
May	270,955	391,125	<b>419,378</b>
June	386,980	336,252	<b>388,364</b>
July	315,414	361,820	<b>430,408</b>
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

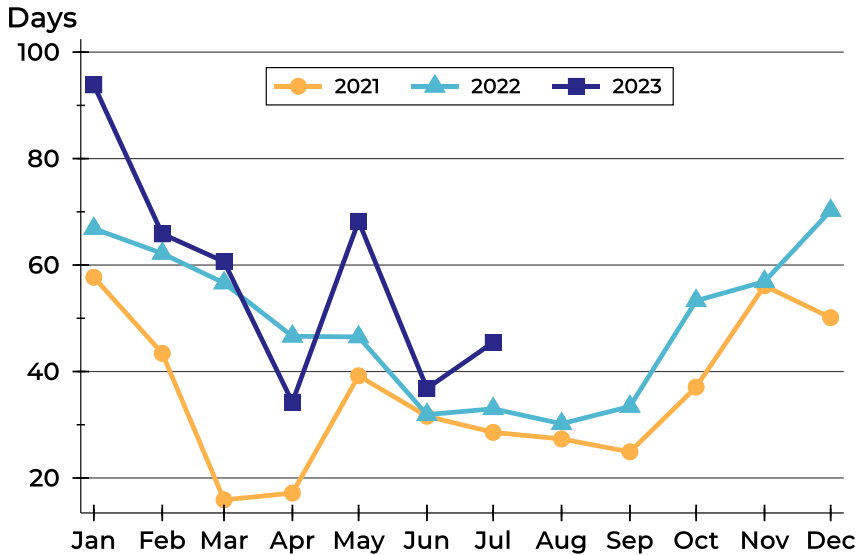


Month	2021	2022	2023
January	400,000	460,000	<b>415,000</b>
February	189,900	460,000	<b>539,950</b>
March	255,000	559,000	<b>487,450</b>
April	379,700	549,500	<b>382,450</b>
May	195,777	248,750	<b>397,300</b>
June	375,000	269,900	<b>339,000</b>
July	287,000	326,450	<b>399,500</b>
August	256,500	374,900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



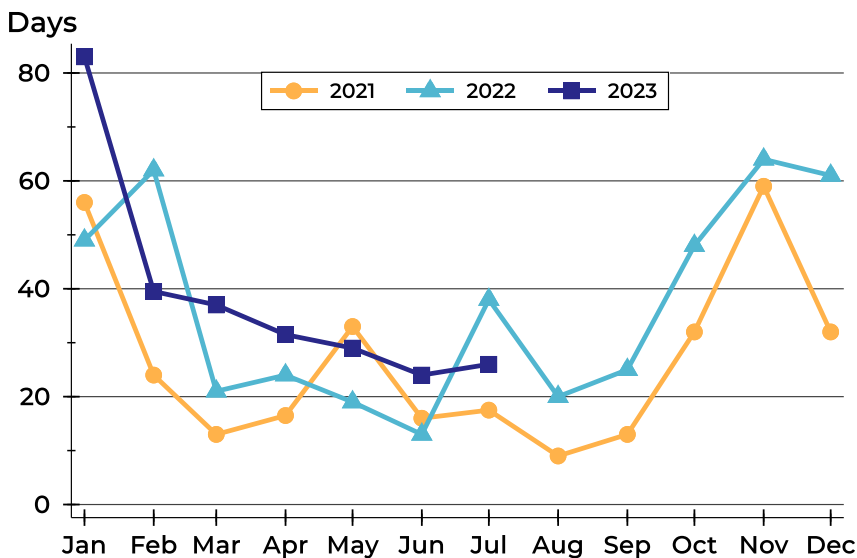
## Douglas County Active Listings Analysis

### Average DOM



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

### Median DOM

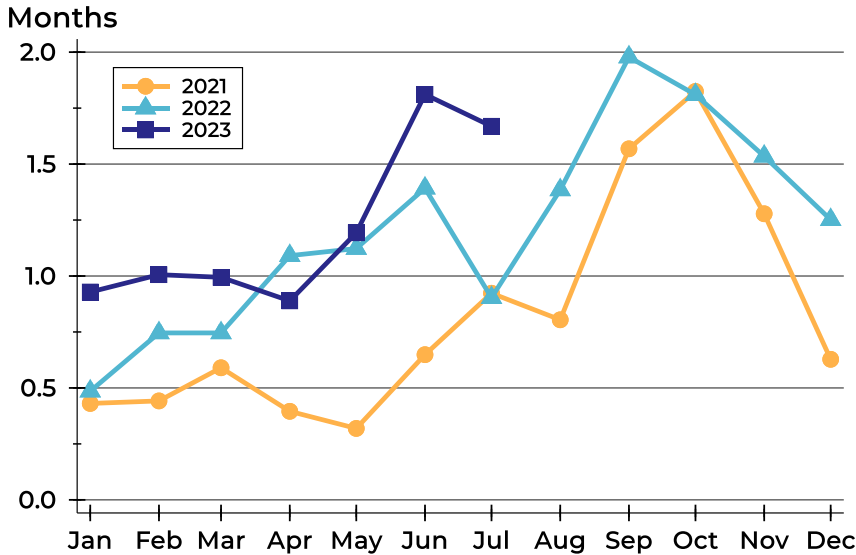


Month	2021	2022	2023
January	56	49	<b>83</b>
February	24	62	<b>40</b>
March	13	21	<b>37</b>
April	17	24	<b>32</b>
May	33	19	<b>29</b>
June	16	13	<b>24</b>
July	18	38	<b>26</b>
August	9	20	
September	13	25	
October	32	48	
November	59	64	
December	32	61	



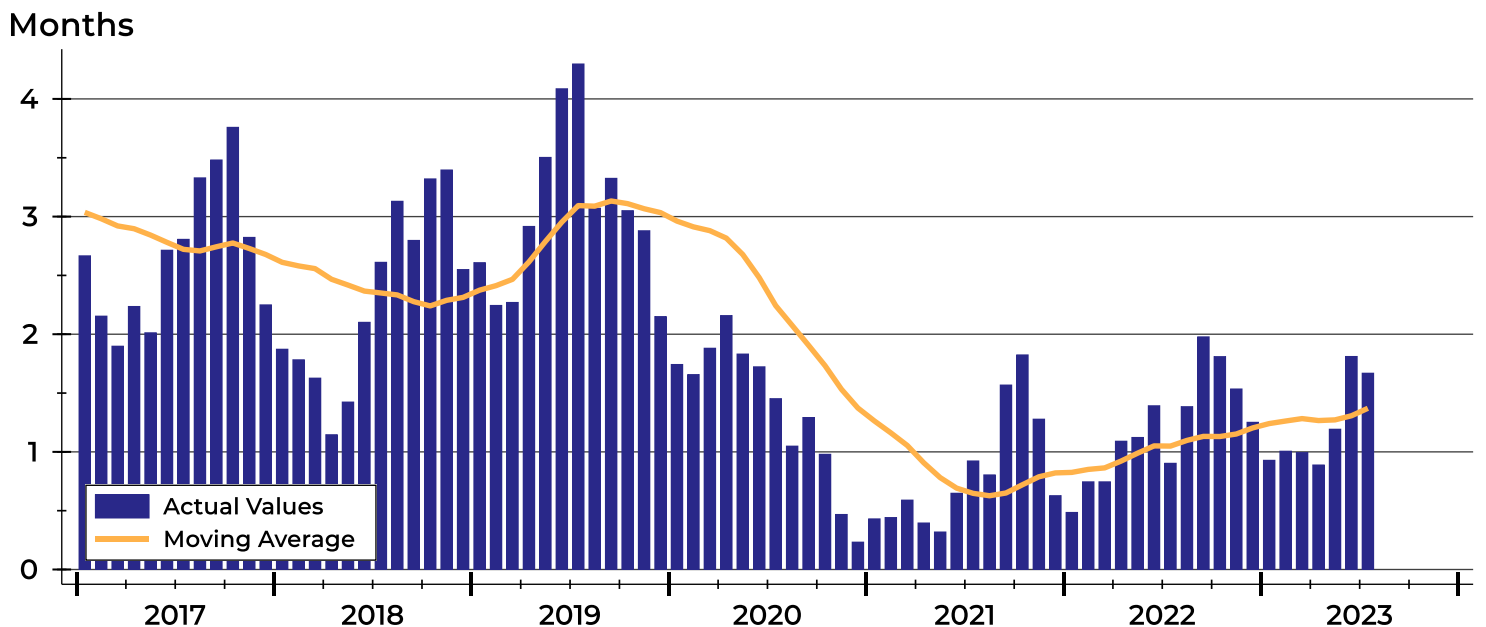
## Douglas County Months' Supply Analysis

### Months' Supply by Month



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

### History of Month's Supply







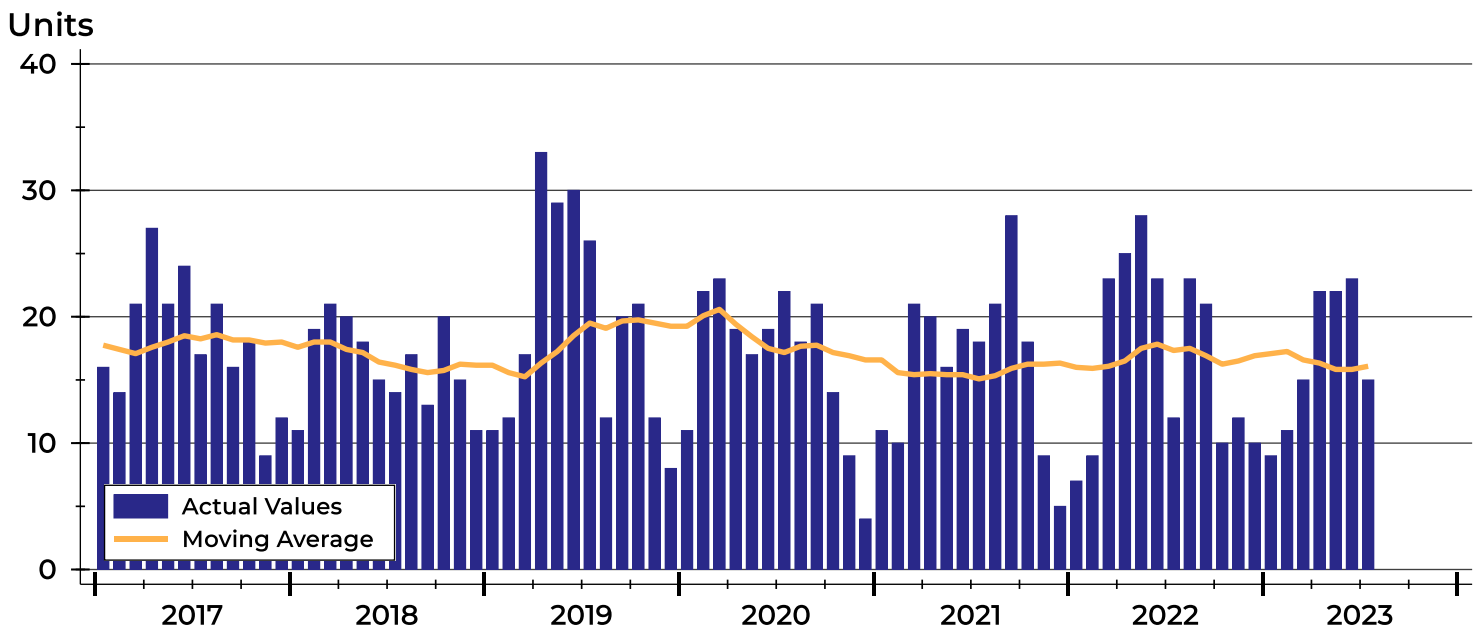
# Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	15	12	25.0%
	Volume (1,000s)	5,832	4,474	30.4%
	Average List Price	388,791	372,849	4.3%
	Median List Price	374,900	326,200	14.9%
Year-to-Date	New Listings	117	127	-7.9%
	Volume (1,000s)	43,618	41,660	4.7%
	Average List Price	372,802	328,029	13.6%
	Median List Price	349,900	288,000	21.5%

A total of 15 new listings were added in Douglas County during July, up 25.0% from the same month in 2022. Year-to-date Douglas County has seen 117 new listings.

The median list price of these homes was \$374,900 up from \$326,200 in 2022.

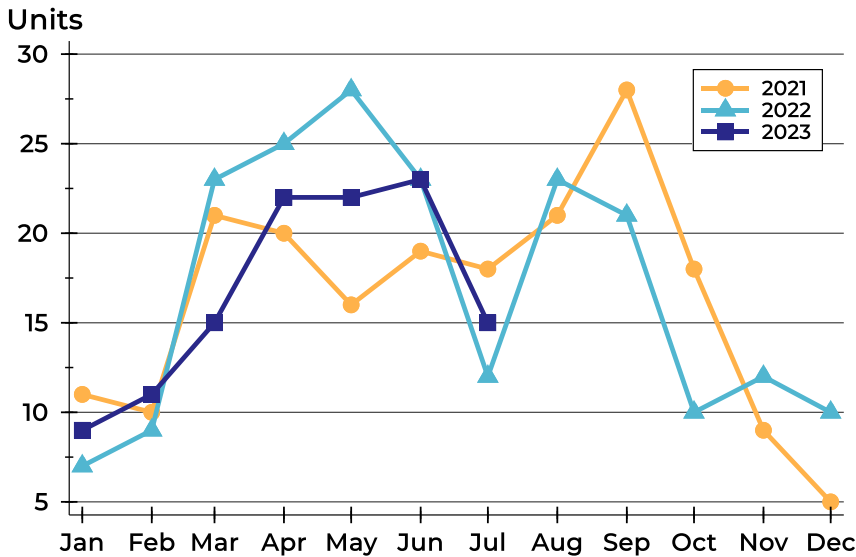
## History of New Listings





## Douglas County New Listings Analysis

### New Listings by Month



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

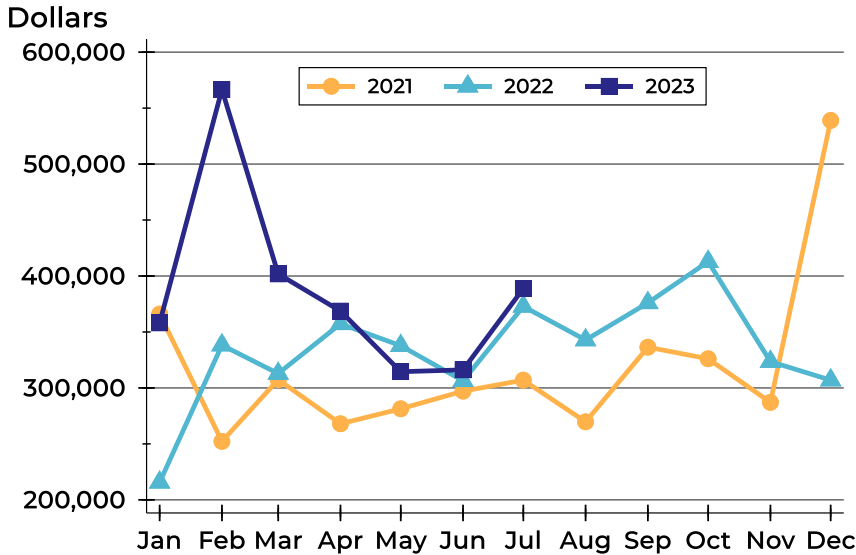
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.7%	118,000	118,000	1	1	98.7%	98.7%
\$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	6.7%	225,000	225,000	10	10	100.0%	100.0%
\$250,000-\$299,999	1	6.7%	264,750	264,750	0	0	100.0%	100.0%
\$300,000-\$399,999	6	40.0%	351,533	352,450	17	15	99.6%	100.0%
\$400,000-\$499,999	3	20.0%	446,638	435,000	16	17	98.2%	100.0%
\$500,000-\$749,999	3	20.0%	591,667	575,000	14	7	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



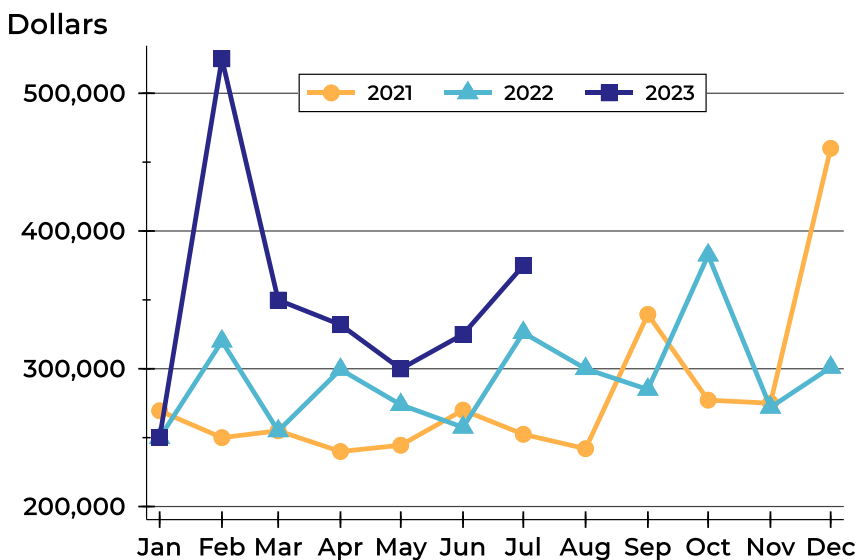
# Douglas County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	366,032	215,700	<b>358,089</b>
February	252,280	338,233	<b>566,618</b>
March	307,405	312,877	<b>401,847</b>
April	268,000	357,280	<b>368,714</b>
May	281,361	337,738	<b>314,515</b>
June	297,145	306,378	<b>316,157</b>
July	306,967	372,849	<b>388,791</b>
August	269,733	342,817	
September	336,400	376,000	
October	326,061	412,880	
November	287,144	323,550	
December	538,980	306,970	

## Median Price



Month	2021	2022	2023
January	269,500	249,900	<b>250,000</b>
February	250,000	320,000	<b>525,000</b>
March	255,000	254,900	<b>349,900</b>
April	239,950	299,500	<b>332,000</b>
May	244,500	273,930	<b>299,900</b>
June	270,000	257,500	<b>325,000</b>
July	252,450	326,200	<b>374,900</b>
August	242,000	300,000	
September	339,500	285,000	
October	277,250	382,450	
November	275,000	272,000	
December	460,000	301,000	



**July  
2023**

# Sunflower MLS Statistics



## Douglas County Contracts Written Analysis

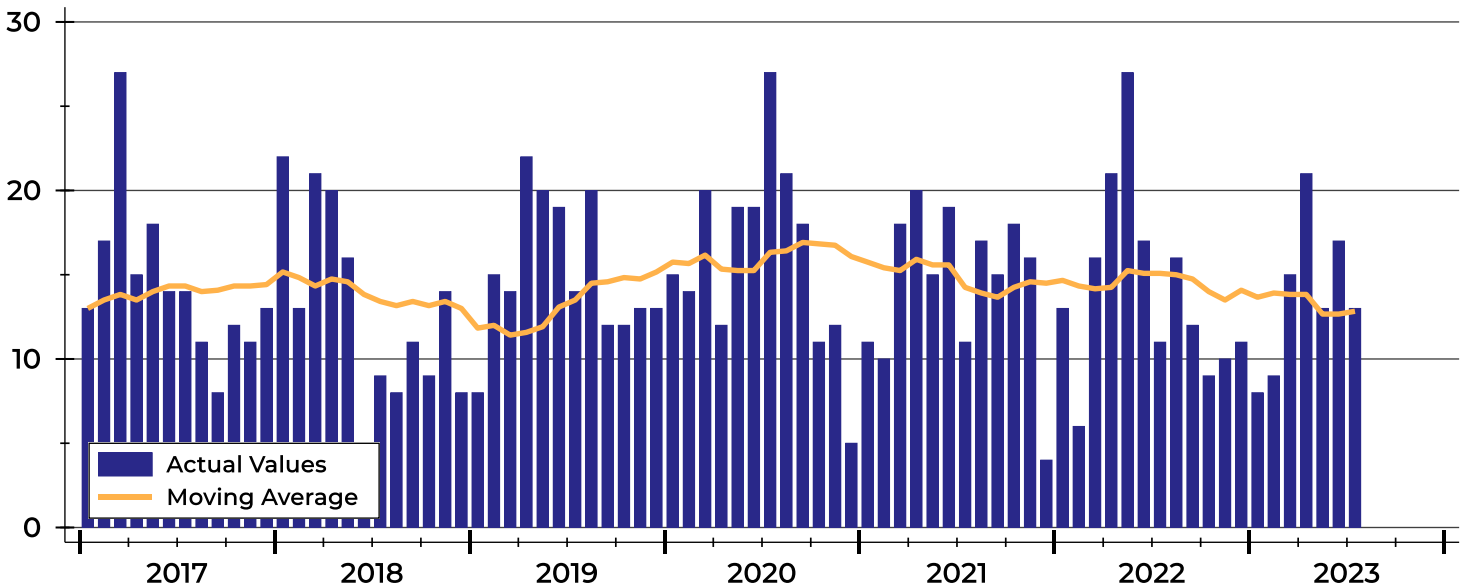
Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>13</b>	11	18.2%	<b>96</b>	111	-13.5%
Volume (1,000s)		<b>4,471</b>	3,515	27.2%	<b>33,512</b>	36,020	-7.0%
Average	Sale Price	<b>343,941</b>	319,518	7.6%	<b>349,085</b>	324,505	7.6%
	Days on Market	<b>26</b>	17	52.9%	<b>26</b>	13	100.0%
	Percent of Original	<b>98.5%</b>	97.2%	1.3%	<b>98.0%</b>	101.7%	-3.6%
Median	Sale Price	<b>354,900</b>	265,000	33.9%	<b>327,450</b>	265,000	23.6%
	Days on Market	<b>19</b>	14	35.7%	<b>6</b>	5	20.0%
	Percent of Original	<b>100.0%</b>	96.8%	3.3%	<b>100.0%</b>	100.5%	-0.5%

A total of 13 contracts for sale were written in Douglas County during the month of July, up from 11 in 2022. The median list price of these homes was \$354,900, up from \$265,000 the prior year.

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

## History of Contracts Written

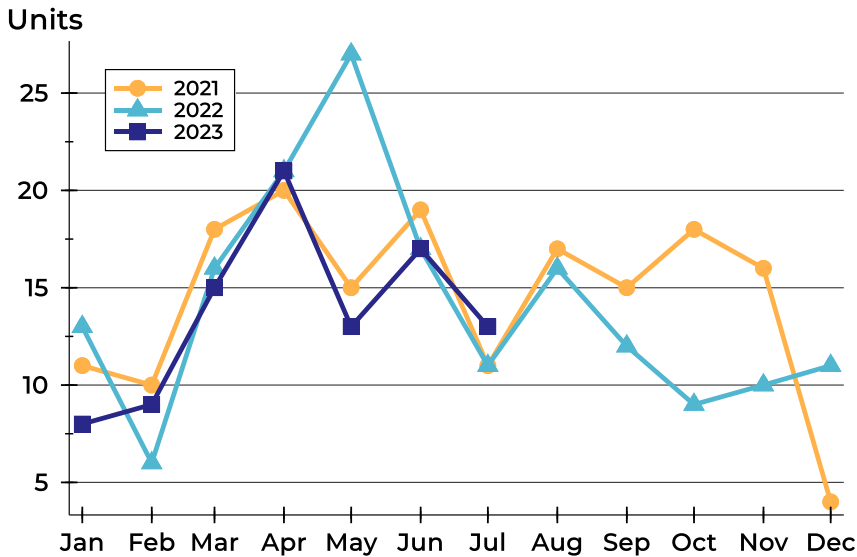
Units





## Douglas County Contracts Written Analysis

### Contracts Written by Month



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

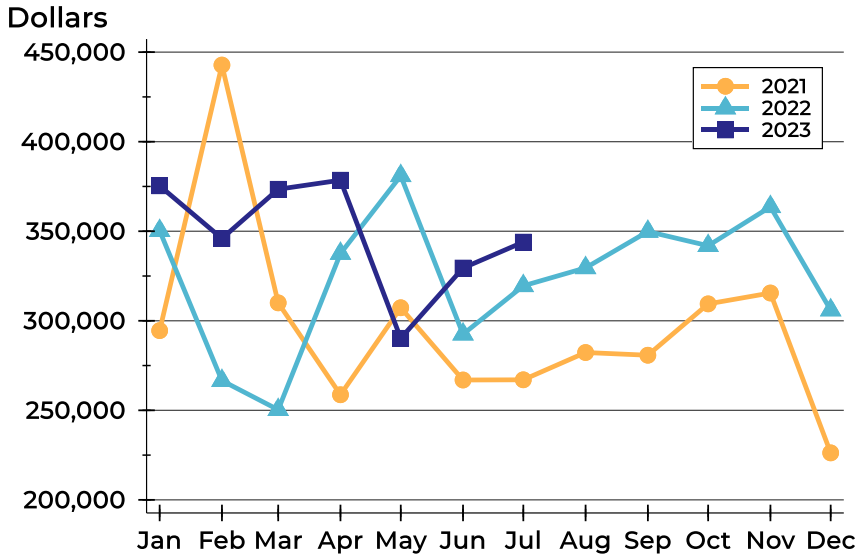
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.7%	118,000	118,000	1	1	98.7%	98.7%
\$125,000-\$149,999	1	7.7%	125,000	125,000	33	33	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.7%	180,000	180,000	71	71	90.0%	90.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	7.7%	264,750	264,750	0	0	100.0%	100.0%
\$300,000-\$399,999	4	30.8%	333,225	336,950	15	8	98.9%	99.8%
\$400,000-\$499,999	3	23.1%	450,192	459,900	49	51	98.6%	98.0%
\$500,000-\$749,999	2	15.4%	550,000	550,000	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



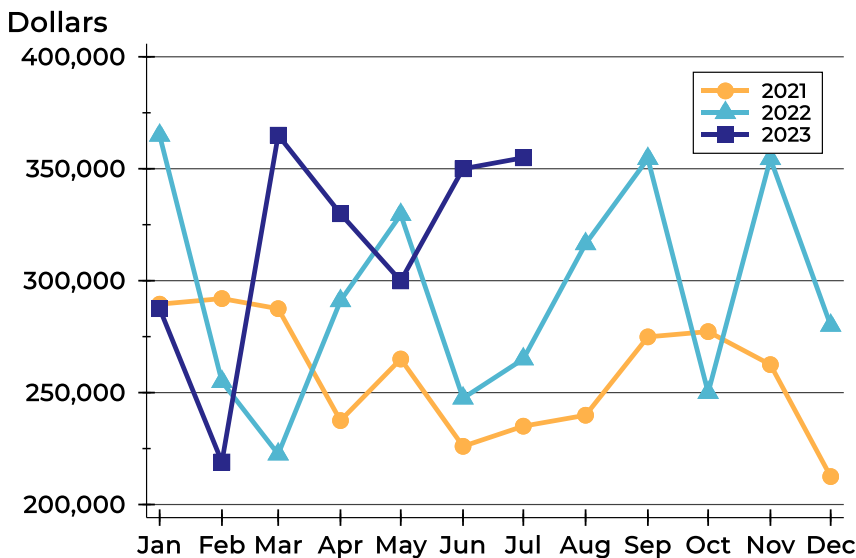
## Douglas County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	294,523	350,285	<b>375,375</b>
February	442,780	266,583	<b>345,967</b>
March	310,017	250,336	<b>373,447</b>
April	258,690	337,552	<b>378,505</b>
May	307,267	380,954	<b>290,231</b>
June	266,933	292,494	<b>329,465</b>
July	267,045	319,518	<b>343,941</b>
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

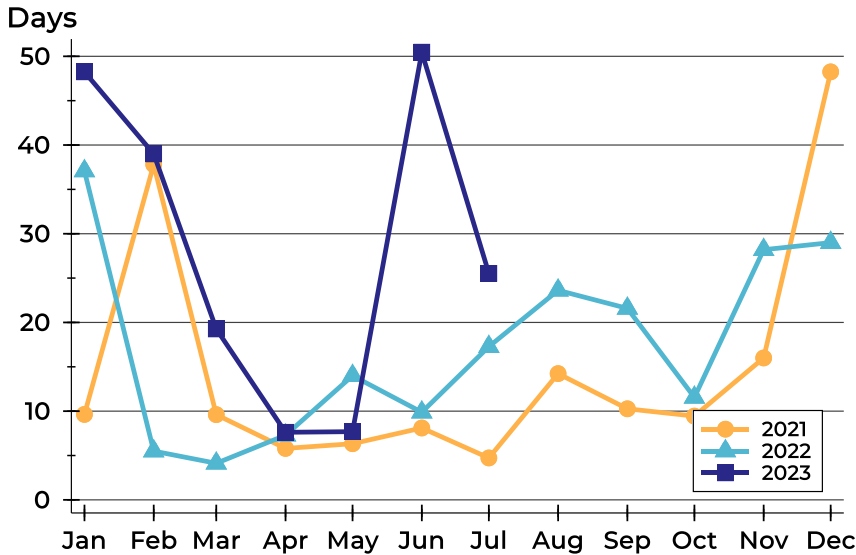


Month	2021	2022	2023
January	289,500	364,900	<b>287,500</b>
February	292,000	254,900	<b>219,000</b>
March	287,500	222,500	<b>365,000</b>
April	237,500	291,000	<b>329,900</b>
May	265,000	329,500	<b>299,900</b>
June	226,000	247,500	<b>350,000</b>
July	235,000	265,000	<b>354,900</b>
August	239,900	316,450	
September	274,900	354,500	
October	277,250	250,000	
November	262,500	354,450	
December	212,500	280,000	



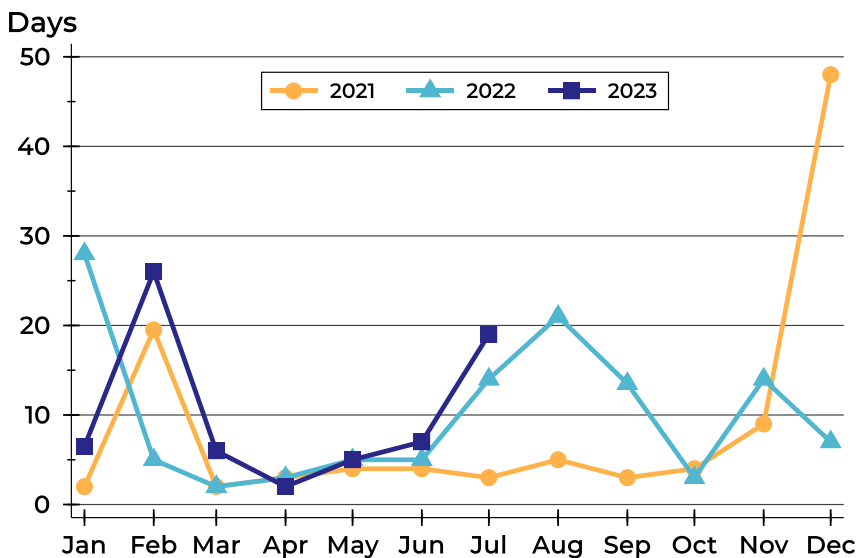
## Douglas County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	10	37	<b>48</b>
February	38	6	<b>39</b>
March	10	4	<b>19</b>
April	6	7	<b>8</b>
May	6	14	<b>8</b>
June	8	10	<b>50</b>
July	5	17	<b>26</b>
August	14	24	
September	10	22	
October	9	12	
November	16	28	
December	48	29	

### Median DOM



Month	2021	2022	2023
January	2	28	<b>7</b>
February	20	5	<b>26</b>
March	2	2	<b>6</b>
April	3	3	<b>2</b>
May	4	5	<b>5</b>
June	4	5	<b>7</b>
July	3	14	<b>19</b>
August	5	21	
September	3	14	
October	4	3	
November	9	14	
December	48	7	



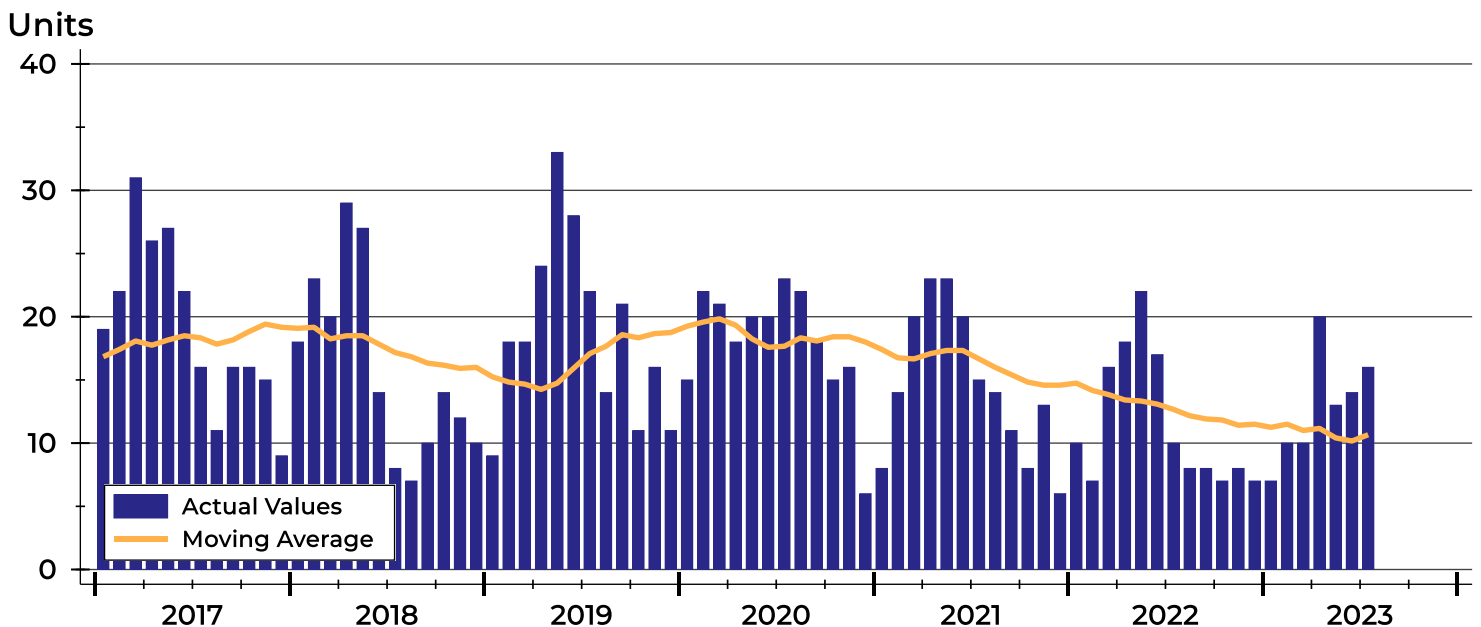
# Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		16	10	60.0%
Volume (1,000s)		5,288	3,520	50.2%
Average	List Price	330,508	352,020	-6.1%
	Days on Market	22	10	120.0%
	Percent of Original	98.4%	99.3%	-0.9%
Median	List Price	336,950	266,450	26.5%
	Days on Market	8	11	-27.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 16 listings in Douglas County had contracts pending at the end of July, up from 10 contracts pending at the end of July 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

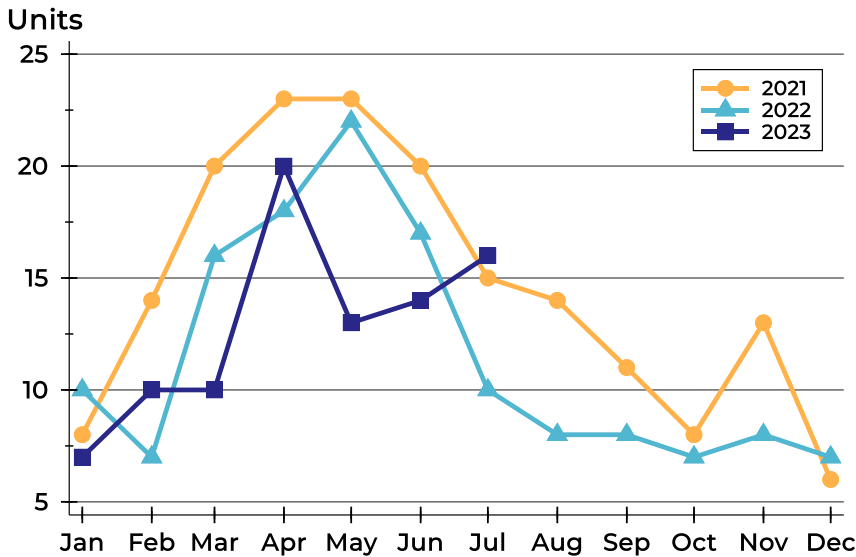






## Douglas County Pending Contracts Analysis

### Pending Contracts by Month



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

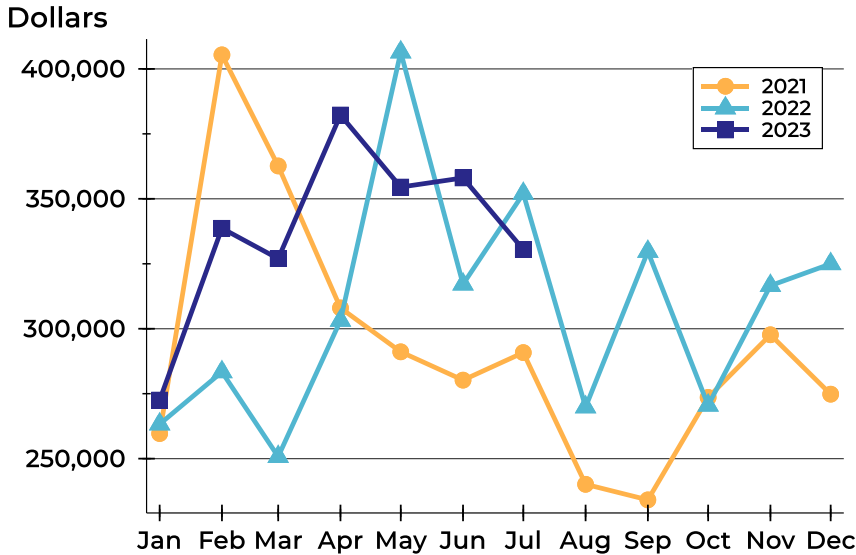
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.3%	118,000	118,000	1	1	100.0%	100.0%
\$125,000-\$149,999	1	6.3%	125,000	125,000	33	33	100.0%	100.0%
\$150,000-\$174,999	1	6.3%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	1	6.3%	180,000	180,000	71	71	90.0%	90.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	12.5%	281,875	281,875	30	30	96.0%	96.0%
\$300,000-\$399,999	6	37.5%	348,800	356,950	11	5	99.3%	100.0%
\$400,000-\$499,999	2	12.5%	474,839	474,839	49	49	97.9%	97.9%
\$500,000-\$749,999	2	12.5%	550,000	550,000	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



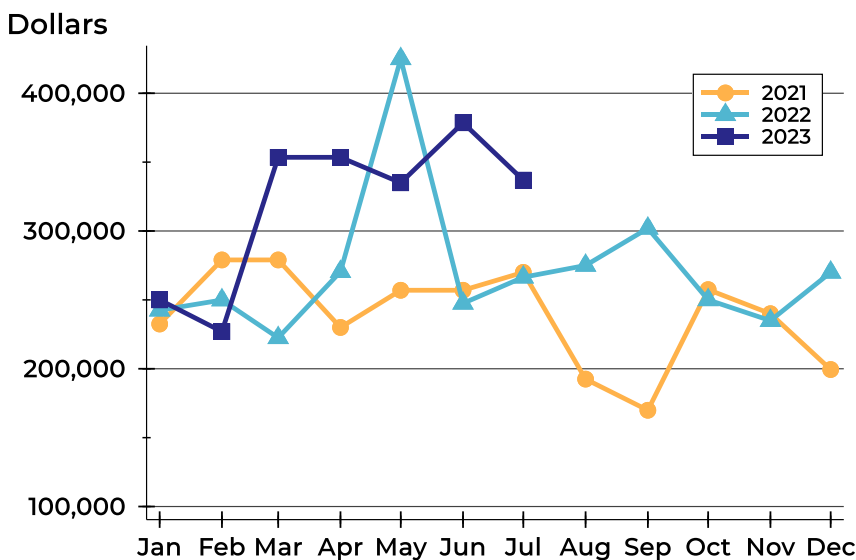
# Douglas County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	259,669	263,280	<b>272,557</b>
February	405,407	283,371	<b>338,670</b>
March	362,660	250,774	<b>326,980</b>
April	308,013	303,178	<b>382,265</b>
May	291,113	406,453	<b>354,538</b>
June	280,216	317,118	<b>358,050</b>
July	290,823	352,020	<b>330,508</b>
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

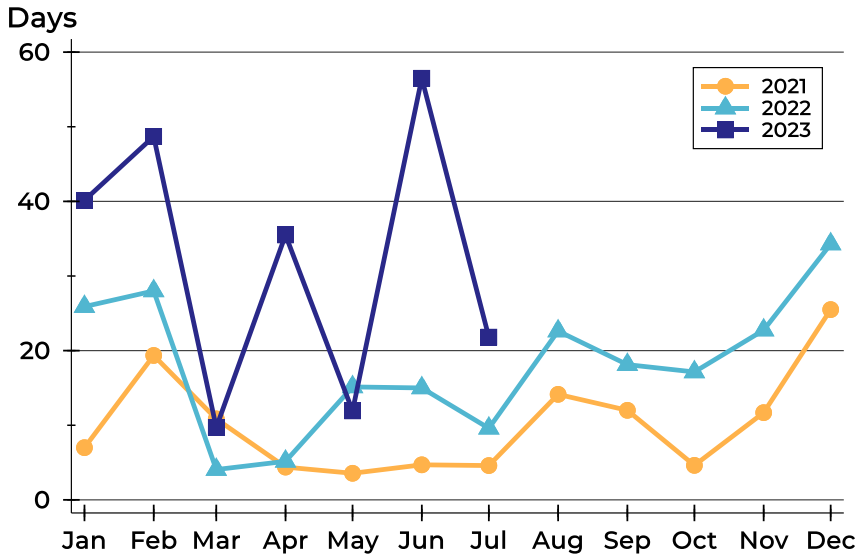


Month	2021	2022	2023
January	232,500	242,500	<b>250,000</b>
February	279,000	249,900	<b>227,000</b>
March	279,000	222,500	<b>353,500</b>
April	230,000	270,450	<b>353,500</b>
May	257,000	425,000	<b>335,000</b>
June	257,000	247,500	<b>378,600</b>
July	270,000	266,450	<b>336,950</b>
August	192,500	275,000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



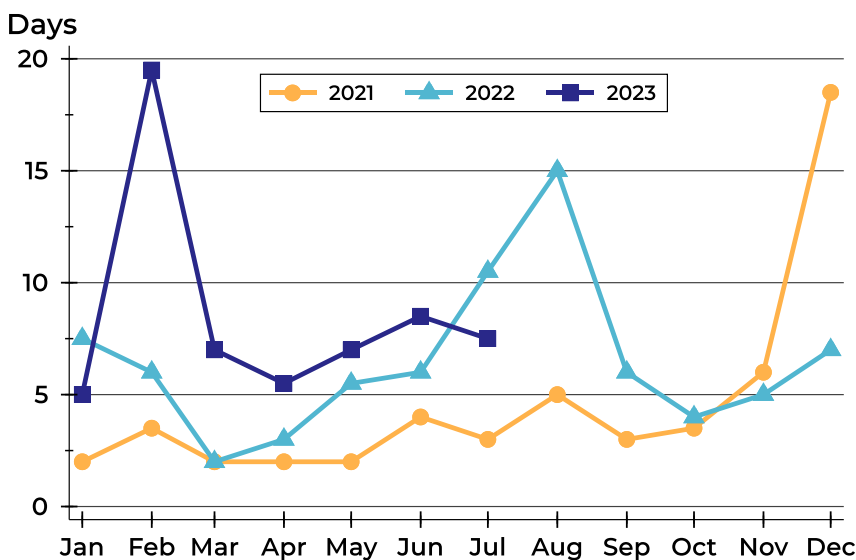
## Douglas County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	2	8	<b>5</b>
February	4	6	<b>20</b>
March	2	2	<b>7</b>
April	2	3	<b>6</b>
May	2	6	<b>7</b>
June	4	6	<b>9</b>
July	3	11	<b>8</b>
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 Rose in July

Total home sales in the Emporia area rose by 7.1% last month to 45 units, compared to 42 units in July 2022. Total sales volume was \$9.3 million, up 11.1% from a year earlier.

The median sale price in July was \$179,900, down from \$197,750 a year earlier. Homes that sold in July were typically on the market for 5 days and sold for 100.0% of their list prices.

#### Emporia Area Active Listings Down at End of July

The total number of active listings in the Emporia area at the end of July was 46 units, down from 58 at the same point in 2022. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$219,900.

During July, a total of 26 contracts were written down from 44 in July 2022. At the end of the month, there were 36 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Emporia Area Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>45</b>	<b>42</b>	<b>65</b>	<b>250</b>	<b>279</b>	<b>300</b>
Change from prior year		7.1%	-35.4%	8.3%	-10.4%	-7.0%	14.5%
<b>Active Listings</b>		<b>46</b>	<b>58</b>	<b>67</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-20.7%	-13.4%	-17.3%			
<b>Months' Supply</b>		<b>1.3</b>	<b>1.3</b>	<b>1.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-18.8%	-23.8%			
<b>New Listings</b>		<b>38</b>	<b>60</b>	<b>74</b>	<b>296</b>	<b>335</b>	<b>374</b>
Change from prior year		-36.7%	-18.9%	89.7%	-11.6%	-10.4%	10.3%
<b>Contracts Written</b>		<b>26</b>	<b>44</b>	<b>51</b>	<b>259</b>	<b>288</b>	<b>325</b>
Change from prior year		-40.9%	-13.7%	27.5%	-10.1%	-11.4%	7.6%
<b>Pending Contracts</b>		<b>36</b>	<b>53</b>	<b>70</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-32.1%	-24.3%	4.5%			
<b>Sales Volume (1,000s)</b>		<b>9,343</b>	<b>8,408</b>	<b>11,126</b>	<b>45,720</b>	<b>48,127</b>	<b>47,053</b>
Change from prior year		11.1%	-24.4%	27.8%	-5.0%	2.3%	29.4%
Average	<b>Sale Price</b>	<b>207,624</b>	<b>200,190</b>	<b>171,170</b>	<b>182,879</b>	<b>172,500</b>	<b>156,844</b>
	Change from prior year	3.7%	17.0%	17.9%	6.0%	10.0%	13.0%
	<b>List Price of Actives</b>	<b>262,126</b>	<b>220,734</b>	<b>150,890</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	18.8%	46.3%	-0.5%			
	<b>Days on Market</b>	<b>12</b>	<b>15</b>	<b>13</b>	<b>24</b>	<b>24</b>	<b>36</b>
Change from prior year	-20.0%	15.4%	-69.8%	0.0%	-33.3%	-25.0%	
<b>Percent of List</b>	<b>99.7%</b>	<b>97.9%</b>	<b>98.0%</b>	<b>97.3%</b>	<b>98.0%</b>	<b>96.5%</b>	
Change from prior year	1.8%	-0.1%	1.6%	-0.7%	1.6%	0.6%	
<b>Percent of Original</b>	<b>98.7%</b>	<b>96.4%</b>	<b>97.8%</b>	<b>95.6%</b>	<b>96.5%</b>	<b>95.0%</b>	
Change from prior year	2.4%	-1.4%	3.2%	-0.9%	1.6%	1.3%	
Median	<b>Sale Price</b>	<b>179,900</b>	<b>197,750</b>	<b>152,000</b>	<b>163,500</b>	<b>141,900</b>	<b>138,500</b>
	Change from prior year	-9.0%	30.1%	12.2%	15.2%	2.5%	5.7%
	<b>List Price of Actives</b>	<b>219,900</b>	<b>187,750</b>	<b>119,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	17.1%	57.1%	-4.4%			
	<b>Days on Market</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>6</b>
Change from prior year	0.0%	0.0%	-37.5%	-14.3%	16.7%	-57.1%	
<b>Percent of List</b>	<b>100.0%</b>	<b>99.6%</b>	<b>99.5%</b>	<b>99.0%</b>	<b>99.1%</b>	<b>98.5%</b>	
Change from prior year	0.4%	0.1%	1.4%	-0.1%	0.6%	1.1%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>99.3%</b>	<b>99.5%</b>	<b>98.1%</b>	<b>98.3%</b>	<b>98.0%</b>	
Change from prior year	0.7%	-0.2%	2.3%	-0.2%	0.3%	1.6%	

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



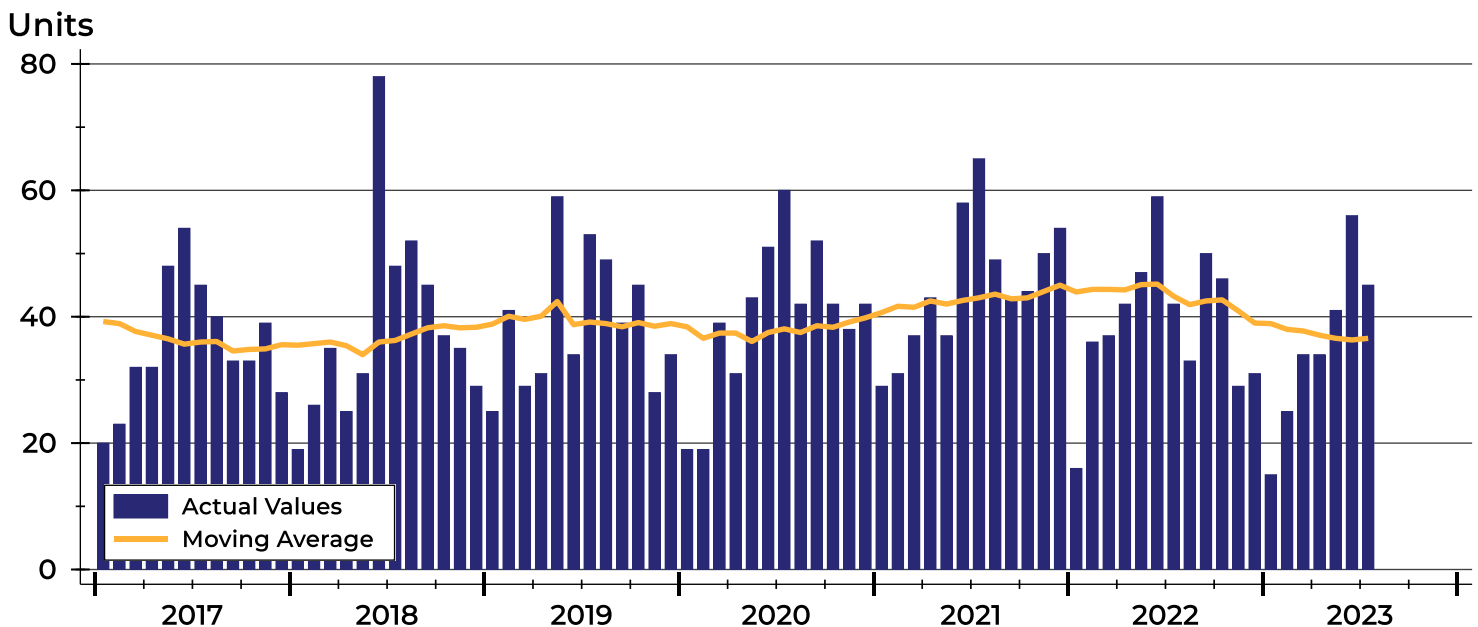
# Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		45	42	7.1%	250	279	-10.4%
Volume (1,000s)		9,343	8,408	11.1%	45,720	48,127	-5.0%
Months' Supply		1.3	1.3	0.0%	N/A	N/A	N/A
Average	Sale Price	207,624	200,190	3.7%	182,879	172,500	6.0%
	Days on Market	12	15	-20.0%	24	24	0.0%
	Percent of List	99.7%	97.9%	1.8%	97.3%	98.0%	-0.7%
	Percent of Original	98.7%	96.4%	2.4%	95.6%	96.5%	-0.9%
Median	Sale Price	179,900	197,750	-9.0%	163,500	141,900	15.2%
	Days on Market	5	5	0.0%	6	7	-14.3%
	Percent of List	100.0%	99.6%	0.4%	99.0%	99.1%	-0.1%
	Percent of Original	100.0%	99.3%	0.7%	98.1%	98.3%	-0.2%

A total of 45 homes sold in the Emporia area in July, up from 42 units in July 2022. Total sales volume rose to \$9.3 million compared to \$8.4 million in the previous year.

The median sales price in July was \$179,900, down 9.0% compared to the prior year. Median days on market was 5 days, the same as June, and up from 5 in July 2022.

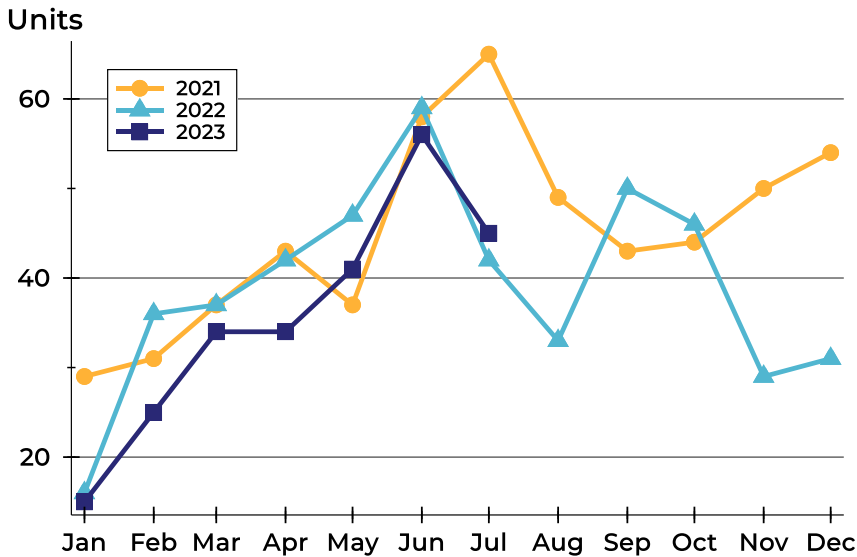
## History of Closed Listings





## Emporia Area Closed Listings Analysis

### Closed Listings by Month



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

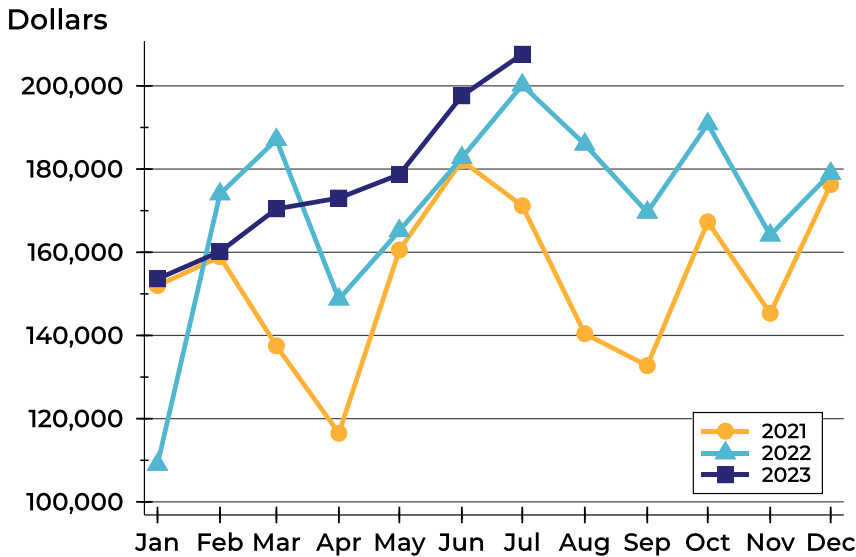
### Closed Listings by Price Range

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	2.2%	0.0	9,000	9,000	7	7	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	2	4.4%	0.0	33,500	33,500	5	5	97.2%	97.2%	97.2%	97.2%
\$50,000-\$99,999	4	8.9%	0.7	70,250	71,500	8	3	94.5%	98.9%	94.5%	98.9%
\$100,000-\$124,999	3	6.7%	1.1	117,000	116,000	8	6	101.9%	100.0%	101.9%	100.0%
\$125,000-\$149,999	7	15.6%	1.3	132,686	131,000	13	3	100.9%	102.4%	94.5%	102.4%
\$150,000-\$174,999	4	8.9%	0.6	161,875	161,000	3	3	102.6%	101.1%	102.6%	101.1%
\$175,000-\$199,999	4	8.9%	0.9	182,600	182,450	11	4	100.3%	100.4%	100.3%	100.4%
\$200,000-\$249,999	8	17.8%	1.3	226,125	227,500	15	5	99.4%	99.8%	98.9%	98.9%
\$250,000-\$299,999	5	11.1%	2.4	268,900	265,000	7	5	100.8%	101.8%	99.8%	100.4%
\$300,000-\$399,999	2	4.4%	2.7	363,000	363,000	30	30	99.1%	99.1%	102.9%	102.9%
\$400,000-\$499,999	3	6.7%	0.9	429,633	439,000	8	7	102.6%	101.2%	102.6%	101.2%
\$500,000-\$749,999	2	4.4%	4.8	580,000	580,000	36	36	93.0%	93.0%	92.3%	92.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



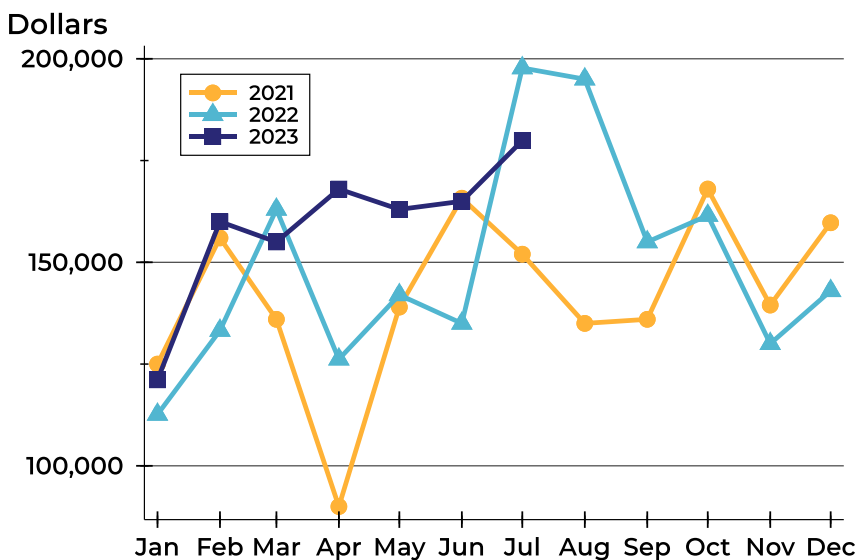
# Emporia Area Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	151,975	108,978	<b>153,608</b>
February	158,916	174,009	<b>160,136</b>
March	137,505	187,054	<b>170,425</b>
April	116,497	148,729	<b>173,044</b>
May	160,530	165,169	<b>178,679</b>
June	182,016	182,726	<b>197,596</b>
July	171,170	200,190	<b>207,624</b>
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



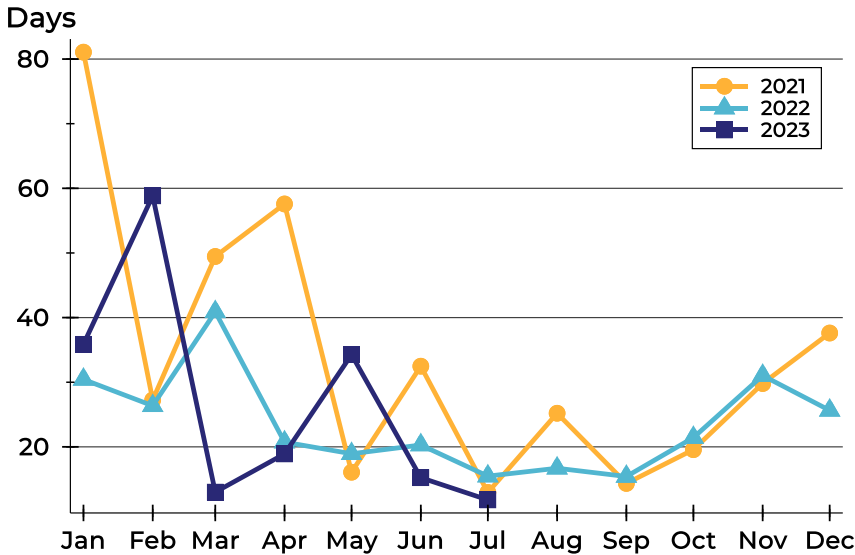
Month	2021	2022	2023
January	125,000	112,625	<b>121,125</b>
February	156,000	133,250	<b>160,000</b>
March	136,000	163,000	<b>155,000</b>
April	90,000	126,200	<b>168,000</b>
May	139,000	142,000	<b>163,000</b>
June	165,750	135,000	<b>165,000</b>
July	152,000	197,750	<b>179,900</b>
August	135,000	195,000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





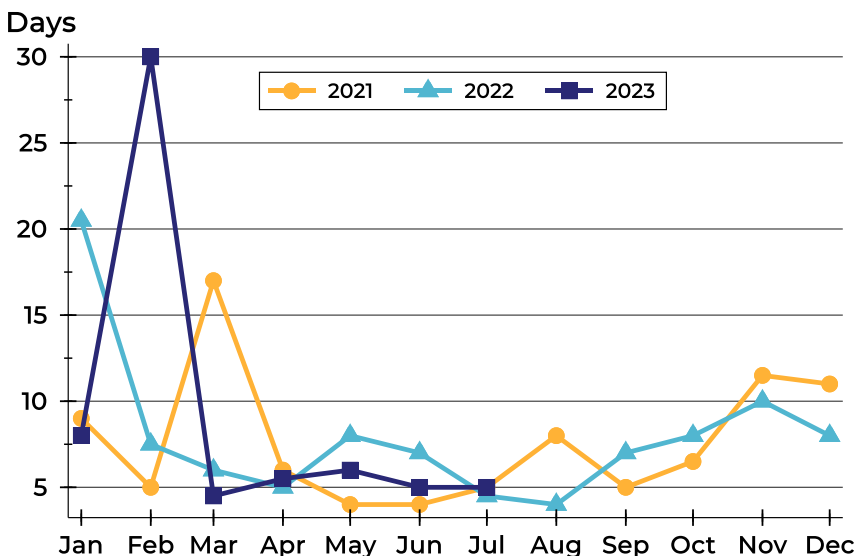
## Emporia Area Closed Listings Analysis

### Average DOM



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

### Median DOM



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



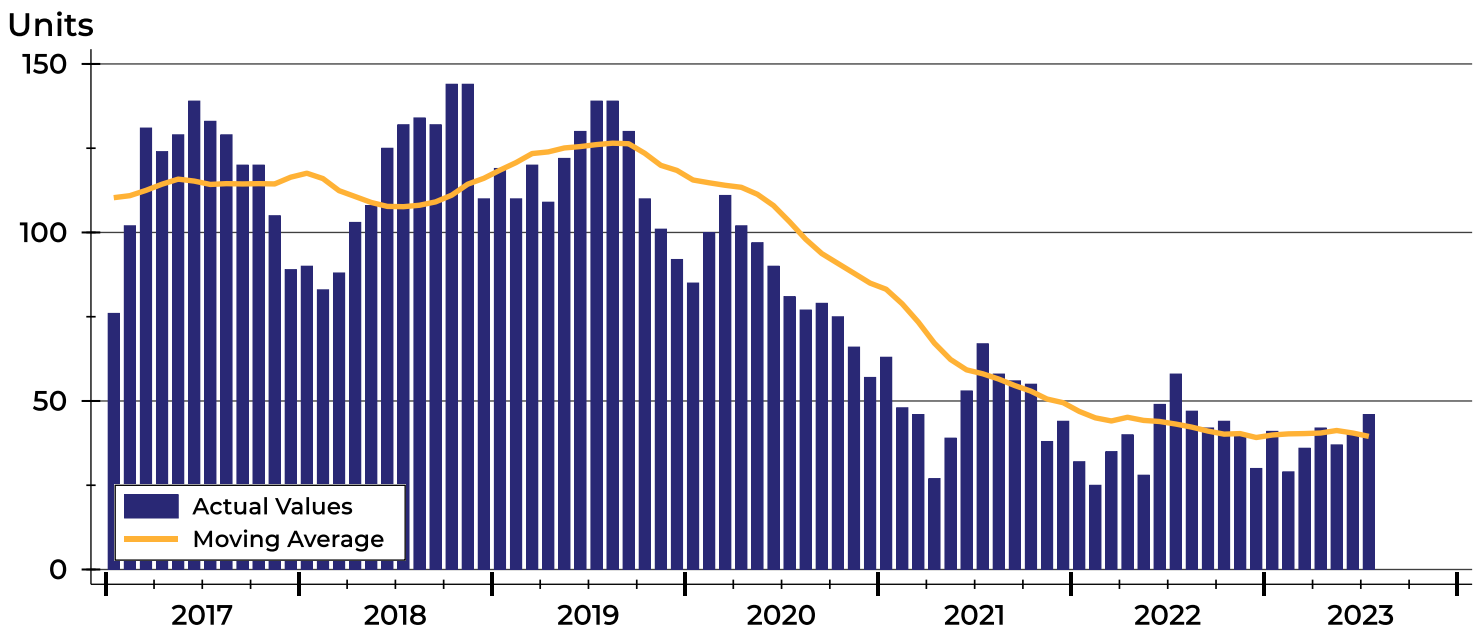
# Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		46	58	-20.7%
Volume (1,000s)		12,058	12,803	-5.8%
Months' Supply		1.3	1.3	0.0%
Average	List Price	262,126	220,734	18.8%
	Days on Market	47	41	14.6%
	Percent of Original	95.9%	97.0%	-1.1%
Median	List Price	219,900	187,750	17.1%
	Days on Market	29	36	-19.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 46 homes were available for sale in the Emporia area at the end of July. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$219,900, up 17.1% from 2022. The typical time on market for active listings was 29 days, down from 36 days a year earlier.

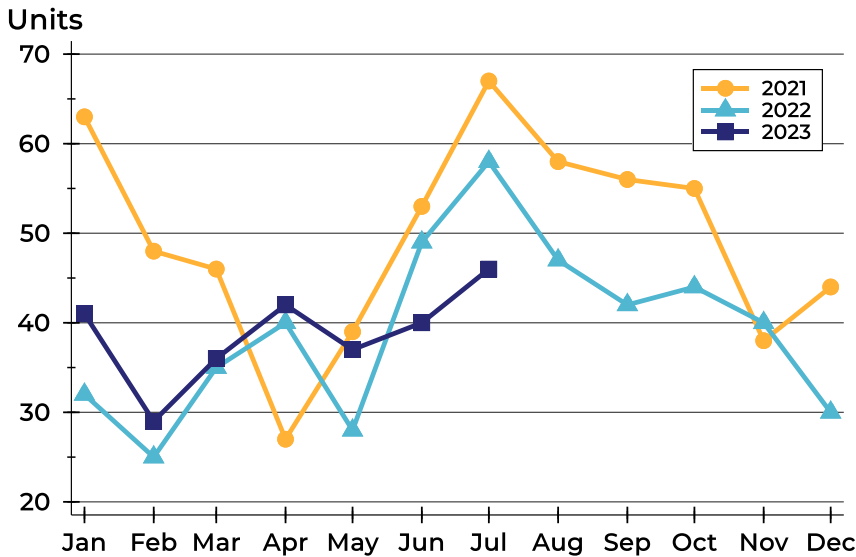
## History of Active Listings





## Emporia Area Active Listings Analysis

### Active Listings by Month



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

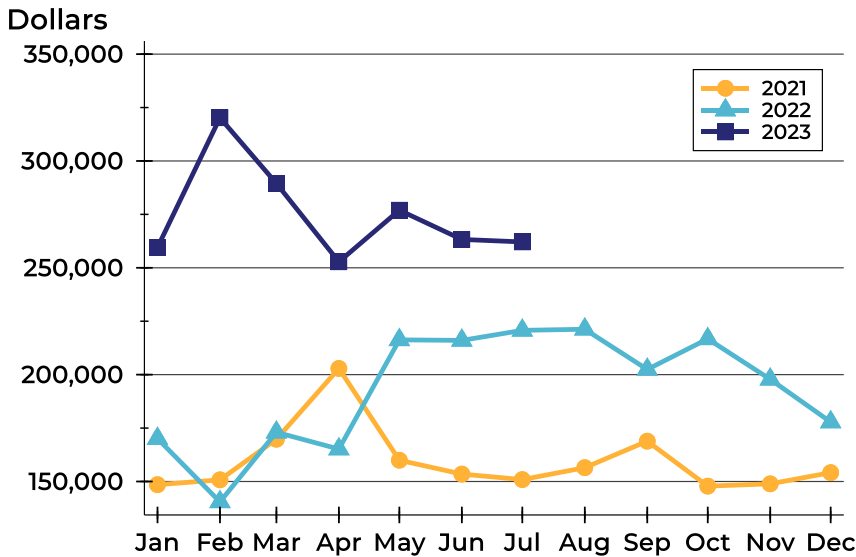
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	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	4	8.7%	0.7	76,100	77,450	54	43	95.7%	100.0%
\$100,000-\$124,999	5	10.9%	1.1	114,260	115,000	35	22	93.4%	97.4%
\$125,000-\$149,999	6	13.0%	1.3	136,450	134,950	44	25	97.3%	98.9%
\$150,000-\$174,999	2	4.3%	0.6	164,450	164,450	25	25	90.0%	90.0%
\$175,000-\$199,999	3	6.5%	0.9	192,933	189,900	25	13	98.3%	100.0%
\$200,000-\$249,999	7	15.2%	1.3	222,057	219,900	36	20	97.7%	100.0%
\$250,000-\$299,999	7	15.2%	2.4	273,100	275,000	36	42	96.3%	100.0%
\$300,000-\$399,999	8	17.4%	2.7	364,213	364,950	53	13	98.2%	100.0%
\$400,000-\$499,999	1	2.2%	0.9	474,000	474,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	4.3%	4.8	602,450	602,450	195	195	79.9%	79.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.2%	N/A	1,397,000	1,397,000	76	76	100.0%	100.0%



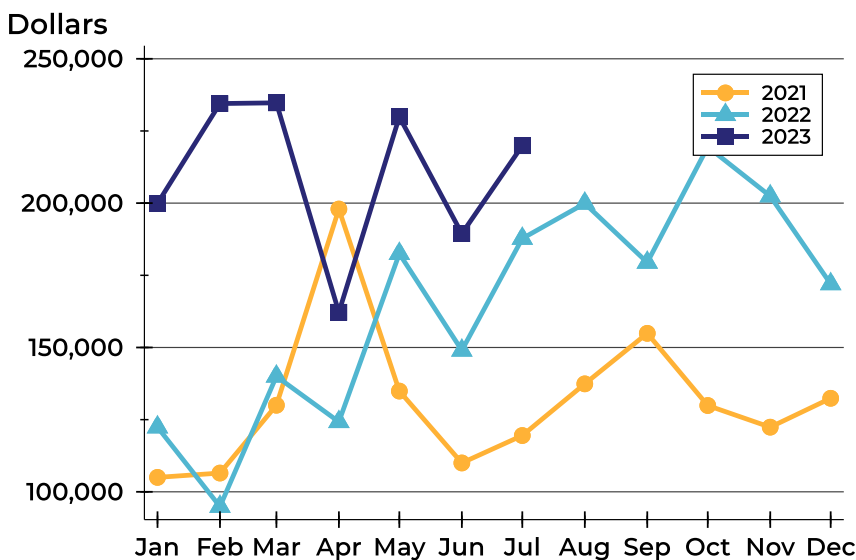
## Emporia Area Active Listings Analysis

### Average Price



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

### Median Price

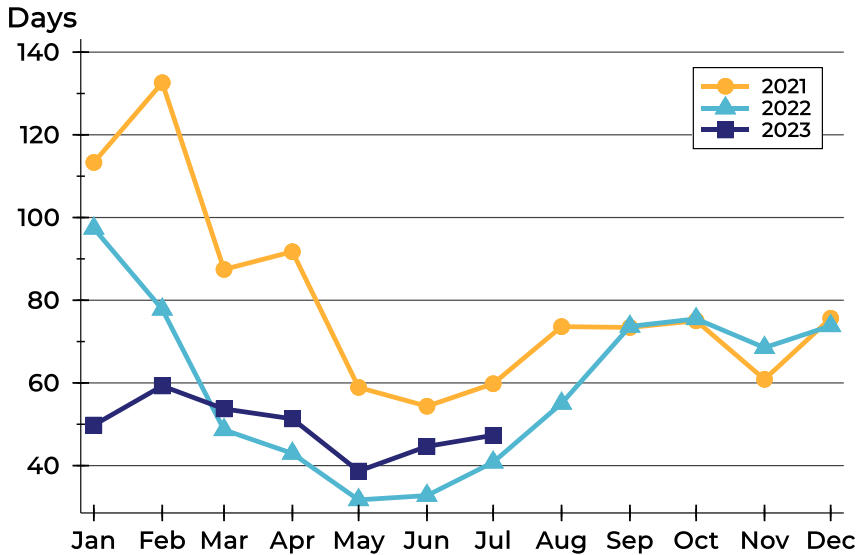


Month	2021	2022	2023
<b>January</b>	105,000	122,400	<b>199,900</b>
<b>February</b>	106,500	94,900	<b>234,500</b>
<b>March</b>	129,998	140,000	<b>234,750</b>
<b>April</b>	197,950	124,250	<b>162,200</b>
<b>May</b>	134,900	182,500	<b>229,900</b>
<b>June</b>	110,000	149,000	<b>189,450</b>
<b>July</b>	119,500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



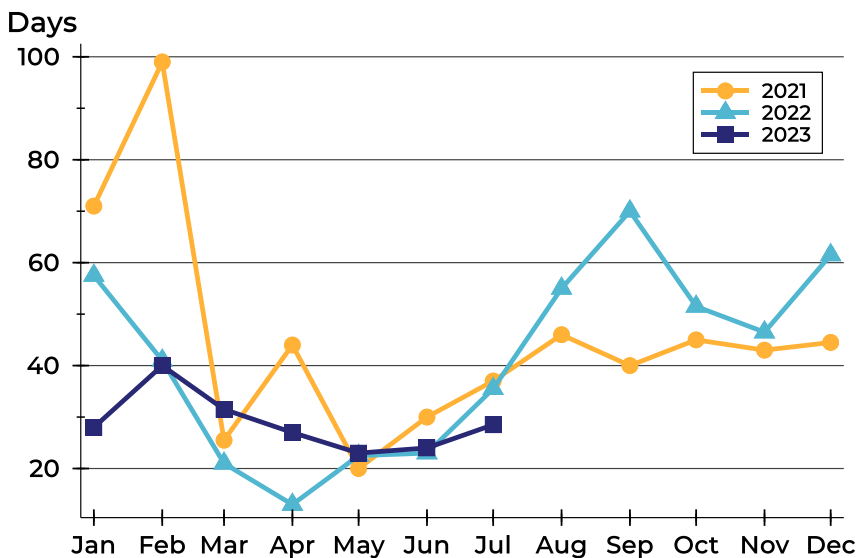
## Emporia Area Active Listings Analysis

### Average DOM



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

### Median DOM

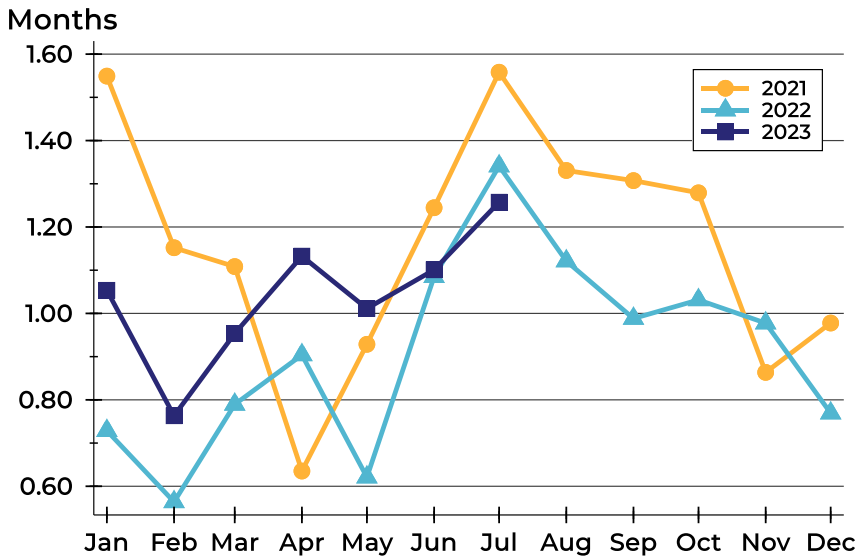


Month	2021	2022	2023
January	71	58	<b>28</b>
February	99	41	<b>40</b>
March	26	21	<b>32</b>
April	44	13	<b>27</b>
May	20	23	<b>23</b>
June	30	23	<b>24</b>
July	37	36	<b>29</b>
August	46	55	
September	40	70	
October	45	52	
November	43	47	
December	45	62	



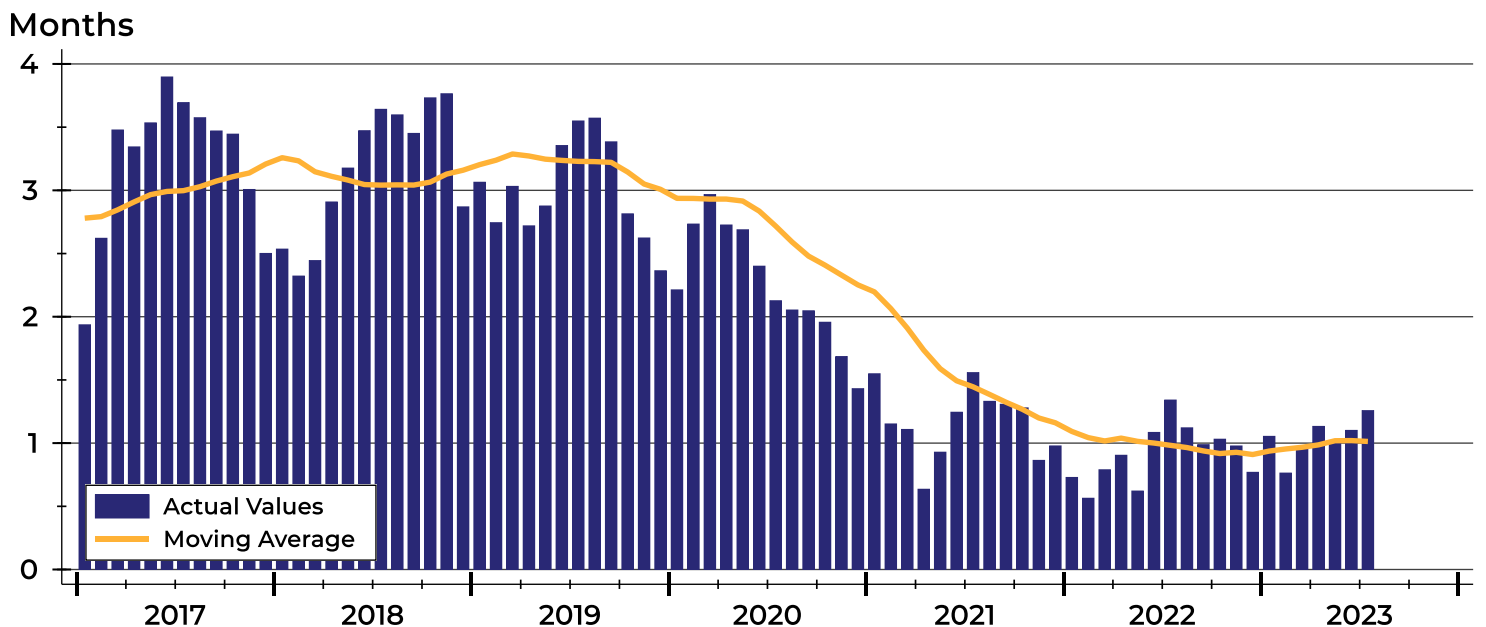
# Emporia Area Months' Supply Analysis

## Months' Supply by Month



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





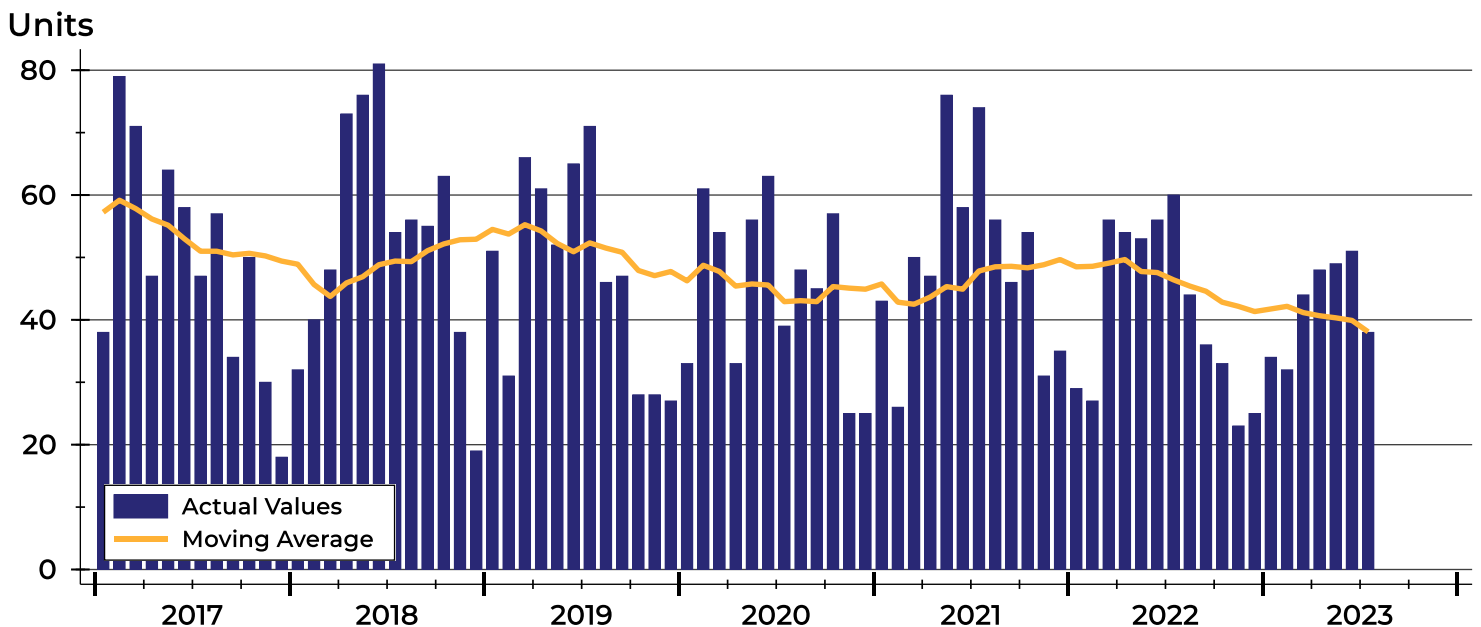
# Emporia Area New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	38	60	-36.7%
	Volume (1,000s)	8,554	11,727	-27.1%
	Average List Price	225,100	195,452	15.2%
	Median List Price	204,900	179,900	13.9%
Year-to-Date	New Listings	296	335	-11.6%
	Volume (1,000s)	60,822	61,856	-1.7%
	Average List Price	205,481	184,646	11.3%
	Median List Price	169,900	159,900	6.3%

A total of 38 new listings were added in the Emporia area during July, down 36.7% from the same month in 2022. Year-to-date the Emporia area has seen 296 new listings.

The median list price of these homes was \$204,900 up from \$179,900 in 2022.

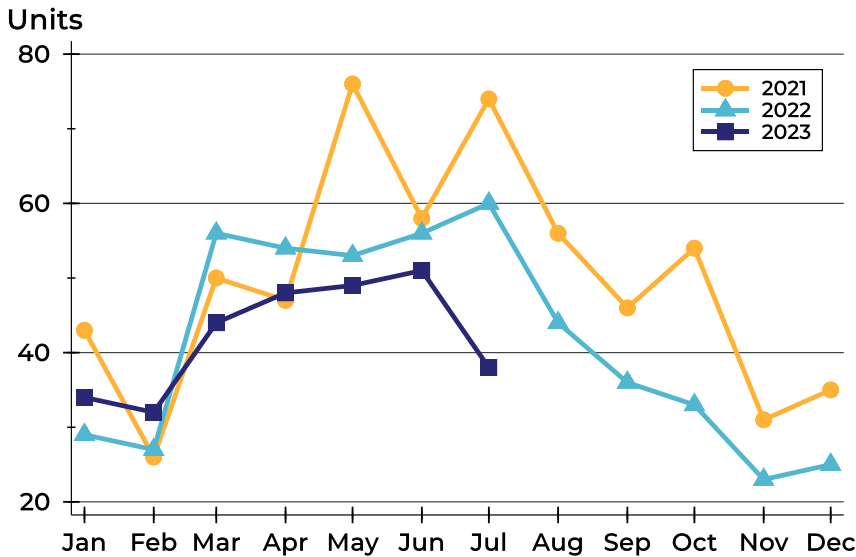
## History of New Listings





## Emporia Area New Listings Analysis

### New Listings by Month



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

### New Listings by Price Range

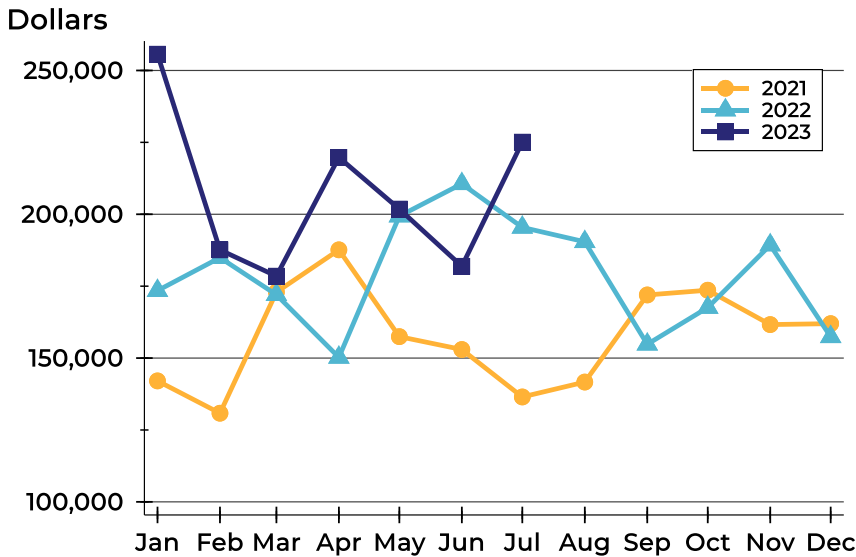
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	2.6%	9,000	9,000	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	5.3%	69,400	69,400	8	8	100.0%	100.0%
\$100,000-\$124,999	8	21.1%	116,350	117,400	15	17	96.2%	98.7%
\$125,000-\$149,999	2	5.3%	146,200	146,200	17	17	98.4%	98.4%
\$150,000-\$174,999	2	5.3%	162,450	162,450	4	4	100.3%	100.3%
\$175,000-\$199,999	4	10.5%	185,975	184,500	15	15	95.0%	100.0%
\$200,000-\$249,999	6	15.8%	229,350	229,900	13	11	99.6%	100.0%
\$250,000-\$299,999	4	10.5%	269,350	265,000	13	14	99.6%	100.0%
\$300,000-\$399,999	6	15.8%	352,783	341,950	12	11	98.8%	100.0%
\$400,000-\$499,999	2	5.3%	446,950	446,950	14	14	99.4%	99.4%
\$500,000-\$749,999	1	2.6%	649,900	649,900	12	12	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





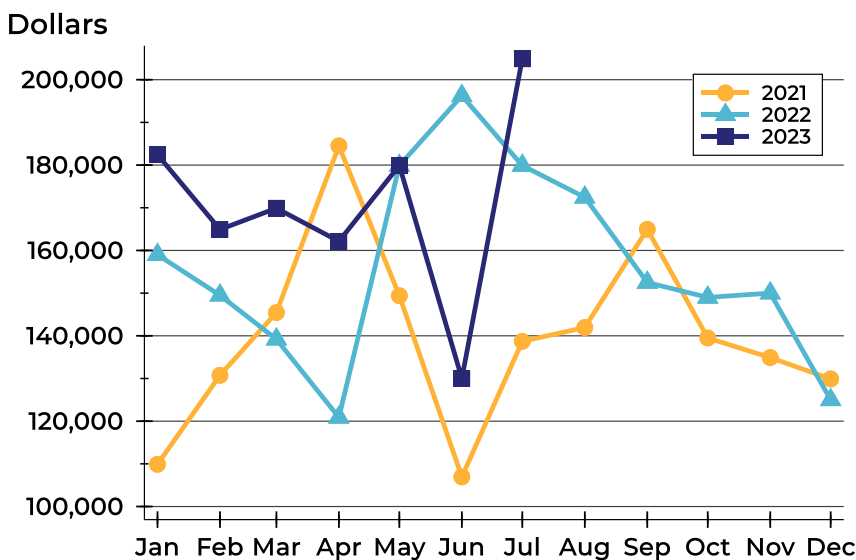
## Emporia Area New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	142,071	173,452	<b>255,681</b>
<b>February</b>	130,829	184,924	<b>187,622</b>
<b>March</b>	172,920	172,033	<b>178,498</b>
<b>April</b>	187,638	150,236	<b>219,792</b>
<b>May</b>	157,453	199,364	<b>201,816</b>
<b>June</b>	152,972	210,593	<b>181,931</b>
<b>July</b>	136,485	195,452	<b>225,100</b>
<b>August</b>	141,668	190,442	
<b>September</b>	171,949	154,800	
<b>October</b>	173,602	167,576	
<b>November</b>	161,645	189,300	
<b>December</b>	161,977	157,392	

### Median Price



Month	2021	2022	2023
<b>January</b>	109,900	159,000	<b>182,450</b>
<b>February</b>	130,750	149,500	<b>164,900</b>
<b>March</b>	145,450	139,200	<b>169,900</b>
<b>April</b>	184,500	120,900	<b>162,150</b>
<b>May</b>	149,400	179,900	<b>179,900</b>
<b>June</b>	106,950	196,250	<b>130,000</b>
<b>July</b>	138,700	179,900	<b>204,900</b>
<b>August</b>	141,950	172,450	
<b>September</b>	164,950	152,500	
<b>October</b>	139,500	149,000	
<b>November</b>	134,900	150,000	
<b>December</b>	129,900	125,000	



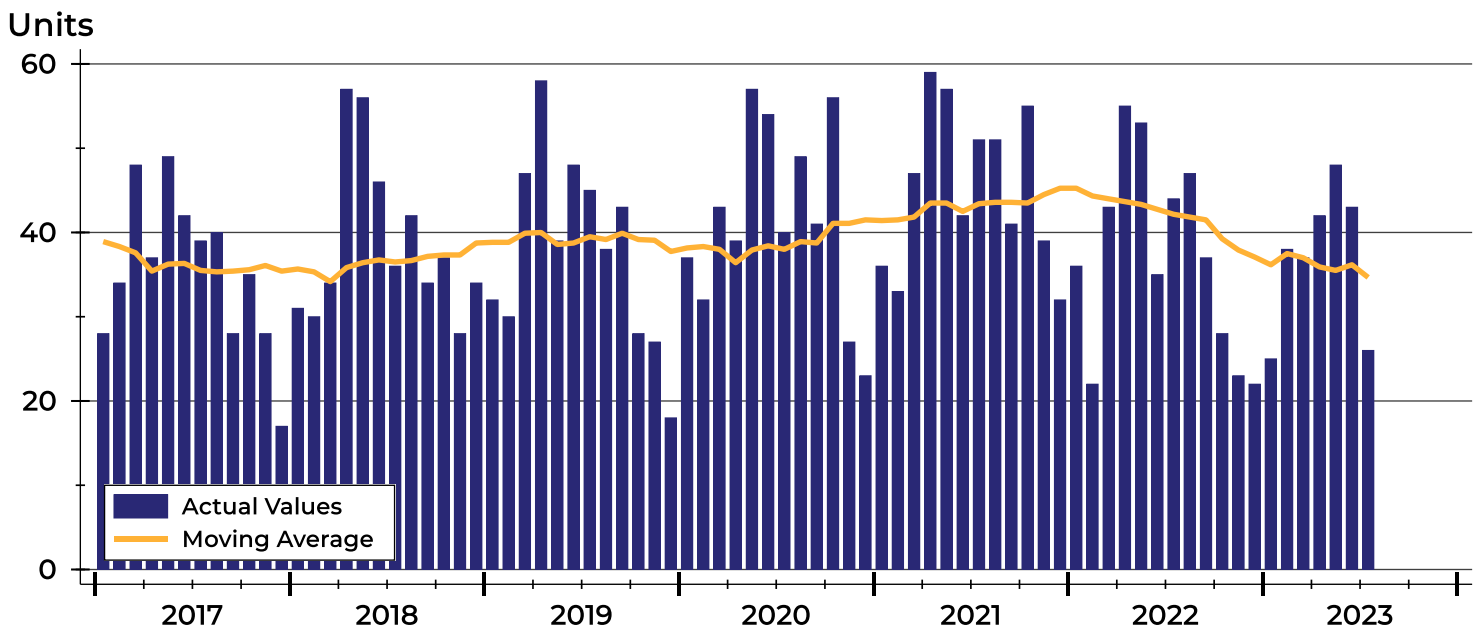
# Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		26	44	-40.9%	259	288	-10.1%
Volume (1,000s)		5,674	8,340	-32.0%	48,942	51,201	-4.4%
Average	Sale Price	218,215	189,539	15.1%	188,964	177,782	6.3%
	Days on Market	31	17	82.4%	23	23	0.0%
	Percent of Original	97.8%	96.0%	1.9%	96.2%	97.0%	-0.8%
Median	Sale Price	180,950	179,250	0.9%	169,900	157,000	8.2%
	Days on Market	11	6	83.3%	6	6	0.0%
	Percent of Original	100.0%	96.6%	3.5%	98.8%	98.6%	0.2%

A total of 26 contracts for sale were written in the Emporia area during the month of July, down from 44 in 2022. The median list price of these homes was \$180,950, up from \$179,250 the prior year.

Half of the homes that went under contract in July were on the market less than 11 days, compared to 6 days in July 2022.

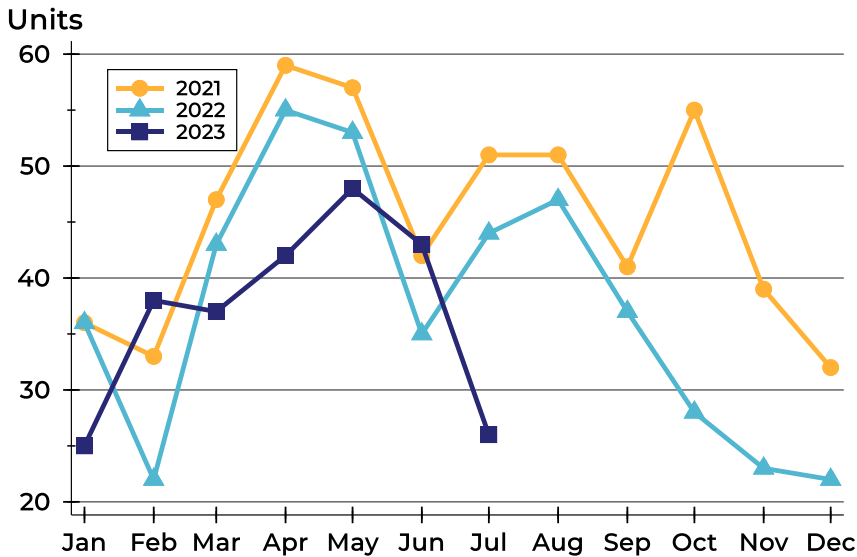
## History of Contracts Written





## Emporia Area Contracts Written Analysis

### Contracts Written by Month



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

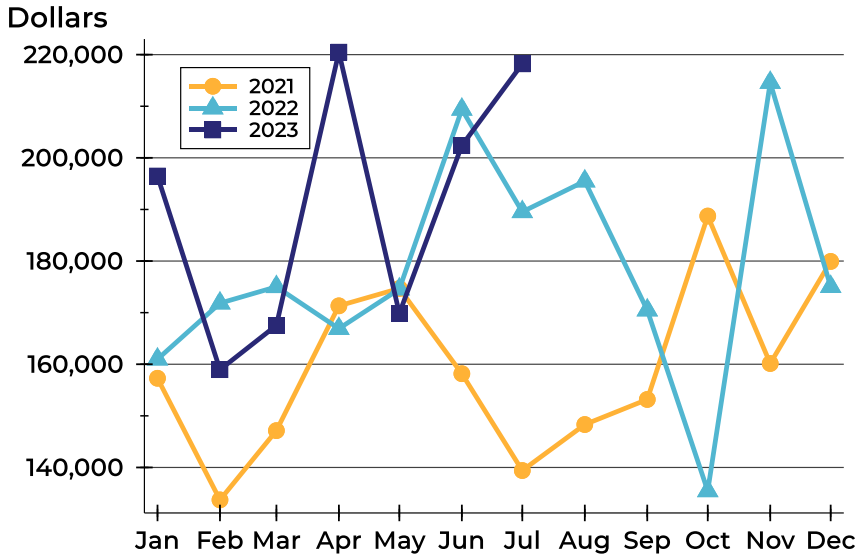
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	3.8%	9,000	9,000	7	7	100.0%	100.0%
\$25,000-\$49,999	1	3.8%	35,000	35,000	5	5	100.0%	100.0%
\$50,000-\$99,999	2	7.7%	69,200	69,200	3	3	98.9%	98.9%
\$100,000-\$124,999	6	23.1%	115,100	114,950	10	11	96.3%	97.9%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	7.7%	169,400	169,400	171	171	99.4%	99.4%
\$175,000-\$199,999	3	11.5%	183,633	186,900	27	3	98.2%	100.0%
\$200,000-\$249,999	3	11.5%	227,467	219,900	14	15	98.6%	100.0%
\$250,000-\$299,999	3	11.5%	271,600	274,900	60	5	92.8%	95.0%
\$300,000-\$399,999	2	7.7%	367,000	367,000	24	24	100.0%	100.0%
\$400,000-\$499,999	1	3.8%	419,900	419,900	15	15	98.8%	98.8%
\$500,000-\$749,999	2	7.7%	629,900	629,900	10	10	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



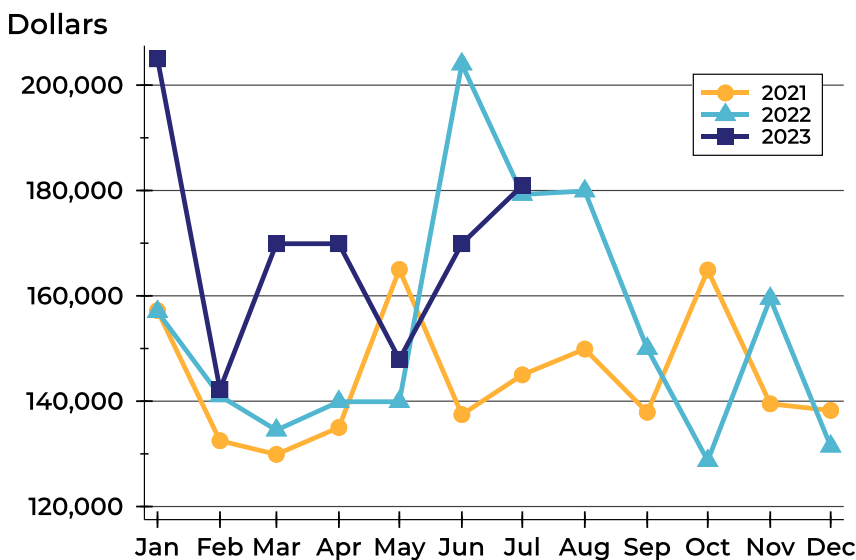
## Emporia Area Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	157,288	160,978	<b>196,480</b>
February	133,718	171,836	<b>158,949</b>
March	147,138	175,007	<b>167,535</b>
April	171,322	166,905	<b>220,486</b>
May	174,690	174,564	<b>169,863</b>
June	158,171	209,397	<b>202,402</b>
July	139,408	189,539	<b>218,215</b>
August	148,322	195,481	
September	153,183	170,488	
October	188,725	135,454	
November	160,150	214,591	
December	179,928	175,032	

### Median Price

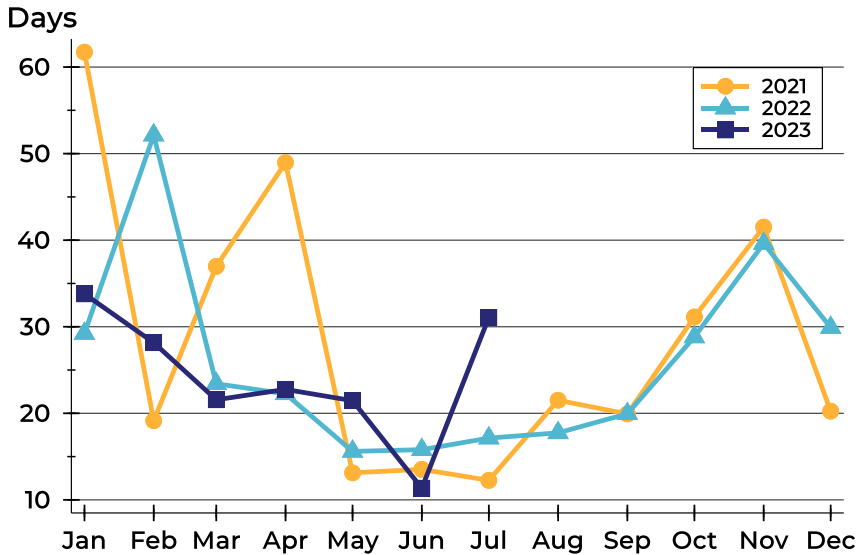


Month	2021	2022	2023
January	157,200	157,000	<b>205,000</b>
February	132,500	141,000	<b>142,250</b>
March	129,900	134,500	<b>169,900</b>
April	135,000	139,900	<b>169,900</b>
May	165,000	139,900	<b>147,950</b>
June	137,450	204,000	<b>169,900</b>
July	145,000	179,250	<b>180,950</b>
August	149,900	179,900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



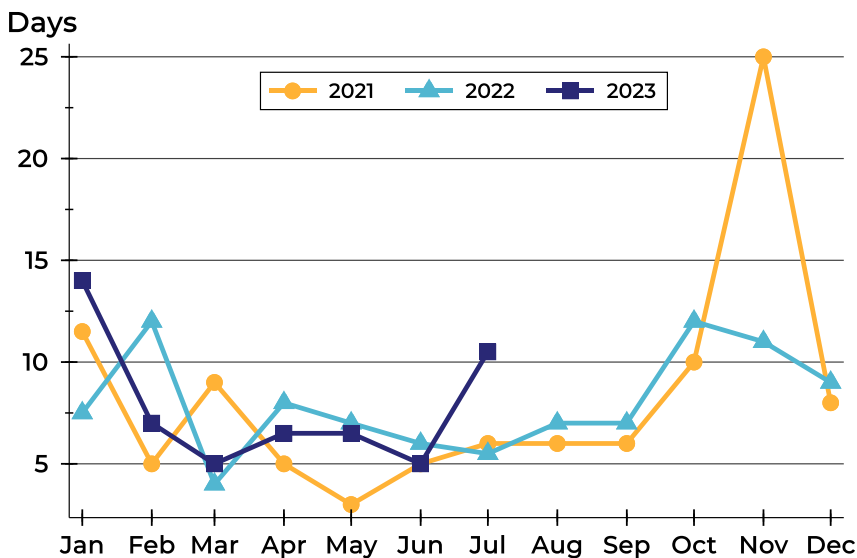
## Emporia Area Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	62	29	<b>34</b>
February	19	52	<b>28</b>
March	37	23	<b>22</b>
April	49	22	<b>23</b>
May	13	16	<b>21</b>
June	14	16	<b>11</b>
July	12	17	<b>31</b>
August	22	18	
September	20	20	
October	31	29	
November	42	40	
December	20	30	

### Median DOM



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



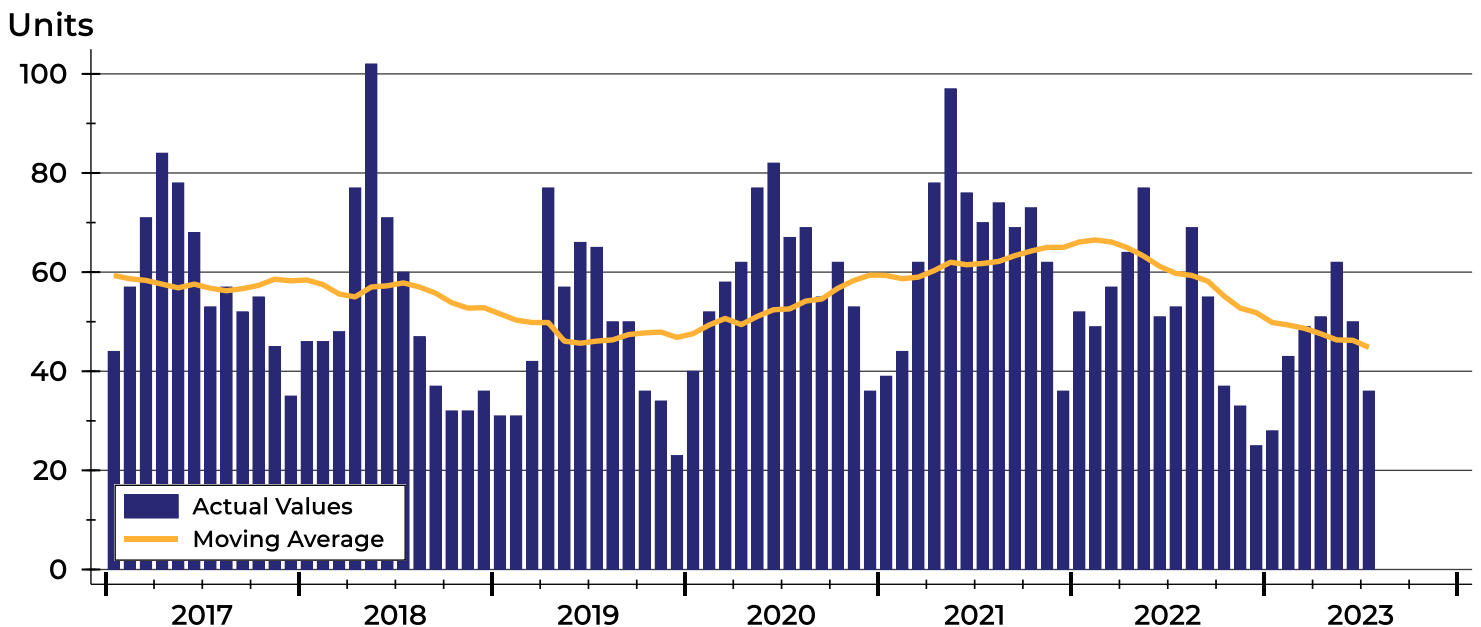
# Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		36	53	-32.1%
Volume (1,000s)		7,707	10,330	-25.4%
Average	List Price	214,081	194,911	9.8%
	Days on Market	28	13	115.4%
	Percent of Original	99.0%	98.2%	0.8%
Median	List Price	169,400	179,900	-5.8%
	Days on Market	10	4	150.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 36 listings in the Emporia area had contracts pending at the end of July, down from 53 contracts pending at the end of July 2022.

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

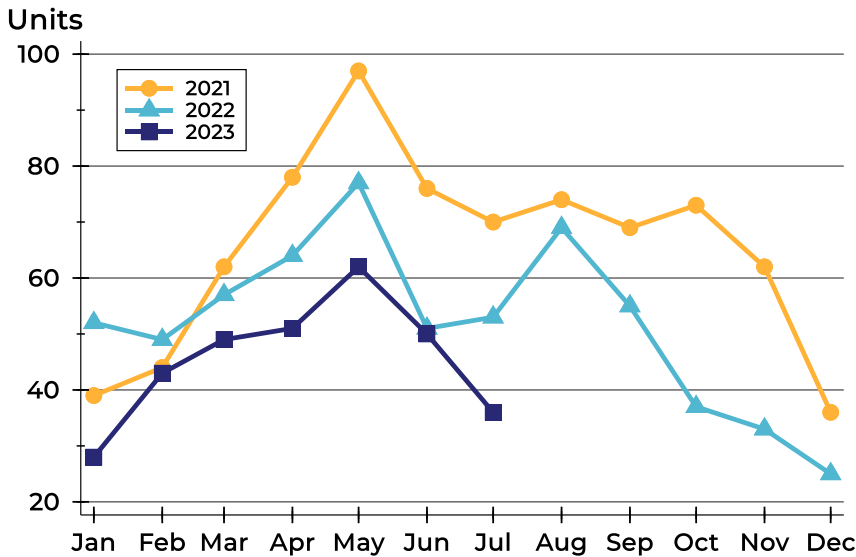
## History of Pending Contracts





## Emporia Area Pending Contracts Analysis

### Pending Contracts by Month



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

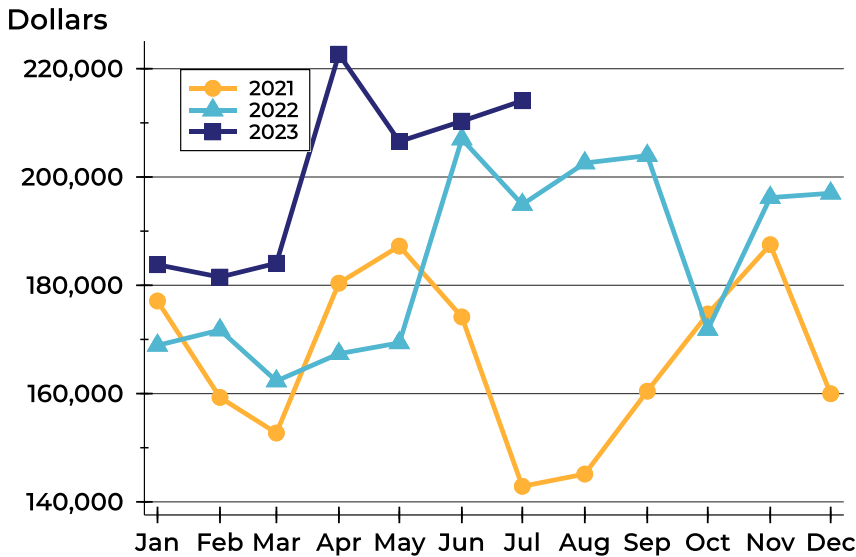
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	13.9%	76,620	69,400	28	4	99.9%	100.0%
\$100,000-\$124,999	8	22.2%	117,375	119,200	7	7	99.0%	100.0%
\$125,000-\$149,999	4	11.1%	133,600	129,950	7	4	100.9%	100.0%
\$150,000-\$174,999	2	5.6%	169,400	169,400	171	171	99.4%	99.4%
\$175,000-\$199,999	2	5.6%	180,950	180,950	40	40	96.8%	96.8%
\$200,000-\$249,999	5	13.9%	232,260	229,000	14	15	99.1%	100.0%
\$250,000-\$299,999	3	8.3%	279,933	274,900	60	5	94.5%	100.0%
\$300,000-\$399,999	4	11.1%	367,225	367,450	17	11	100.0%	100.0%
\$400,000-\$499,999	1	2.8%	419,900	419,900	15	15	98.8%	98.8%
\$500,000-\$749,999	2	5.6%	629,900	629,900	10	10	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



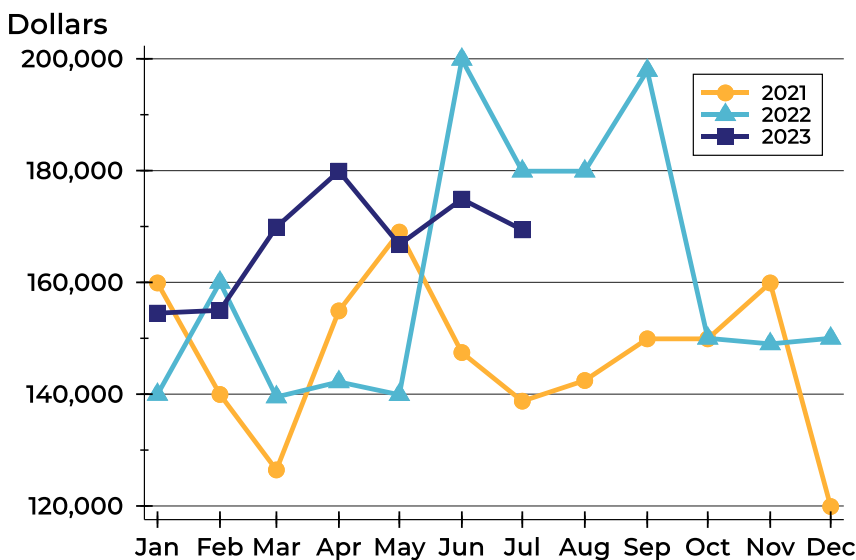
## Emporia Area Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	177,100	168,904	<b>183,800</b>
February	159,286	171,734	<b>181,521</b>
March	152,719	162,322	<b>184,071</b>
April	180,399	167,365	<b>222,690</b>
May	187,243	169,369	<b>206,548</b>
June	174,154	207,006	<b>210,310</b>
July	142,871	194,911	<b>214,081</b>
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



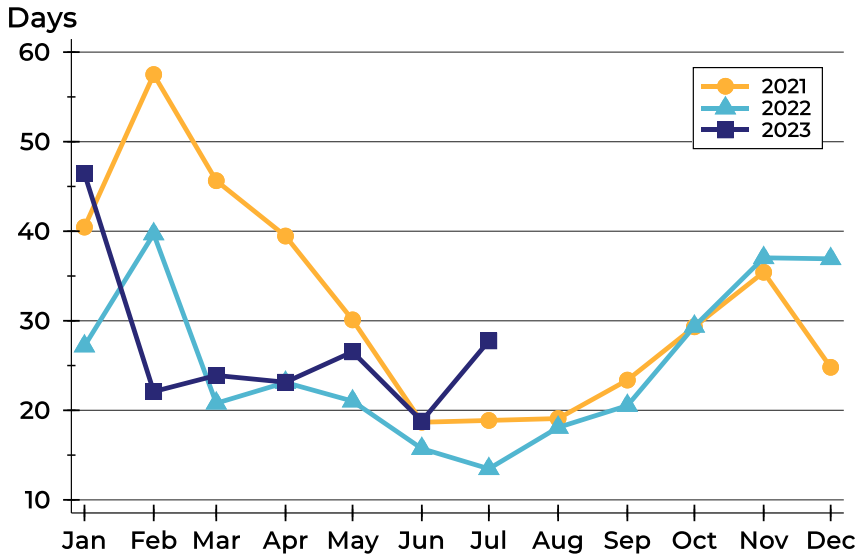
Month	2021	2022	2023
January	159,900	139,950	<b>154,500</b>
February	139,950	160,000	<b>155,000</b>
March	126,450	139,500	<b>169,900</b>
April	154,900	142,200	<b>179,900</b>
May	169,000	139,900	<b>166,750</b>
June	147,450	199,900	<b>174,900</b>
July	138,750	179,900	<b>169,400</b>
August	142,450	179,900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





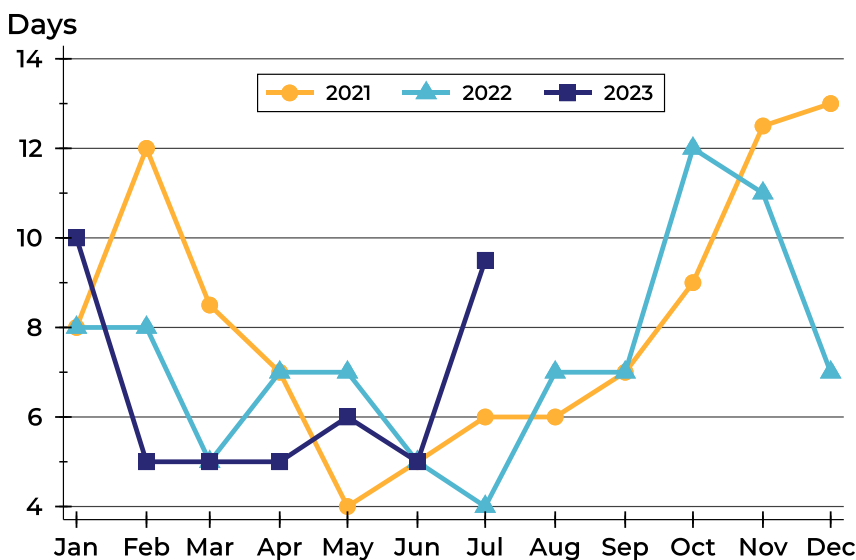
## Emporia Area Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



**July  
2023**

# Sunflower MLS Statistics



## Greenwood County Housing Report



### Market Overview

#### Greenwood County Home Sales Rose in July

Total home sales in Greenwood County rose last month to 1 unit, compared to 0 units in July 2022. Total sales volume was \$0.1 million, essentially the same as home sales volume from a year earlier.

The median sale price in July was \$129,000. Homes that sold in July were typically on the market for 7 days and sold for 100.0% of their list prices.

#### Greenwood County Active Listings Up at End of July

The total number of active listings in Greenwood County at the end of July was 2 units, up from 0 at the same point in 2022. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$84,900.

During July, a total of 0 contracts were written down from 1 in July 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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Greenwood County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>8</b>	
Change from prior year	N/A	-100.0%	0.0%	25.0%	-50.0%	60.0%	
<b>Active Listings</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Change from prior year	N/A	-100.0%	-25.0%				
<b>Months' Supply</b>	<b>2.7</b>	<b>N/A</b>	<b>2.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Change from prior year	N/A	-100.0%	-59.4%				
<b>New Listings</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>7</b>	<b>5</b>	<b>12</b>	
Change from prior year	N/A	-100.0%	N/A	40.0%	-58.3%	-7.7%	
<b>Contracts Written</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>5</b>	<b>10</b>	
Change from prior year	-100.0%	-66.7%	N/A	20.0%	-50.0%	100.0%	
<b>Pending Contracts</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Change from prior year	-50.0%	-33.3%	50.0%				
<b>Sales Volume (1,000s)</b>	<b>129</b>	<b>0</b>	<b>365</b>	<b>562</b>	<b>273</b>	<b>632</b>	
Change from prior year	N/A	-100.0%	-10.5%	105.9%	-56.8%	16.6%	
<b>Average</b>	<b>Sale Price</b>	<b>129,000</b>	<b>N/A</b>	<b>182,500</b>	<b>112,380</b>	<b>68,250</b>	<b>78,994</b>
	Change from prior year	N/A	N/A	-10.4%	64.7%	-13.6%	-27.1%
	<b>List Price of Actives</b>	<b>84,900</b>	<b>N/A</b>	<b>104,433</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	N/A	78.7%			
	<b>Days on Market</b>	<b>7</b>	<b>N/A</b>	<b>3</b>	<b>27</b>	<b>23</b>	<b>40</b>
Change from prior year	N/A	N/A	-97.8%	17.4%	-42.5%	-61.5%	
<b>Percent of List</b>	<b>100.0%</b>	<b>N/A</b>	<b>104.2%</b>	<b>101.3%</b>	<b>81.4%</b>	<b>95.1%</b>	
Change from prior year	N/A	N/A	5.0%	24.4%	-14.4%	-1.0%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>N/A</b>	<b>104.2%</b>	<b>101.3%</b>	<b>72.5%</b>	<b>99.4%</b>	
Change from prior year	N/A	N/A	7.1%	39.7%	-27.1%	7.2%	
<b>Median</b>	<b>Sale Price</b>	<b>129,000</b>	<b>N/A</b>	<b>182,500</b>	<b>125,000</b>	<b>56,500</b>	<b>53,475</b>
	Change from prior year	N/A	N/A	-10.4%	121.2%	5.7%	-29.2%
	<b>List Price of Actives</b>	<b>84,900</b>	<b>N/A</b>	<b>69,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	N/A	39.9%			
	<b>Days on Market</b>	<b>7</b>	<b>N/A</b>	<b>3</b>	<b>7</b>	<b>12</b>	<b>33</b>
Change from prior year	N/A	N/A	-97.8%	-41.7%	-63.6%	-10.8%	
<b>Percent of List</b>	<b>100.0%</b>	<b>N/A</b>	<b>104.2%</b>	<b>100.0%</b>	<b>89.3%</b>	<b>93.8%</b>	
Change from prior year	N/A	N/A	5.0%	12.0%	-4.8%	-4.8%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>N/A</b>	<b>104.2%</b>	<b>100.0%</b>	<b>72.8%</b>	<b>98.9%</b>	
Change from prior year	N/A	N/A	7.1%	37.4%	-26.4%	2.8%	

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



# Greenwood County Closed Listings Analysis

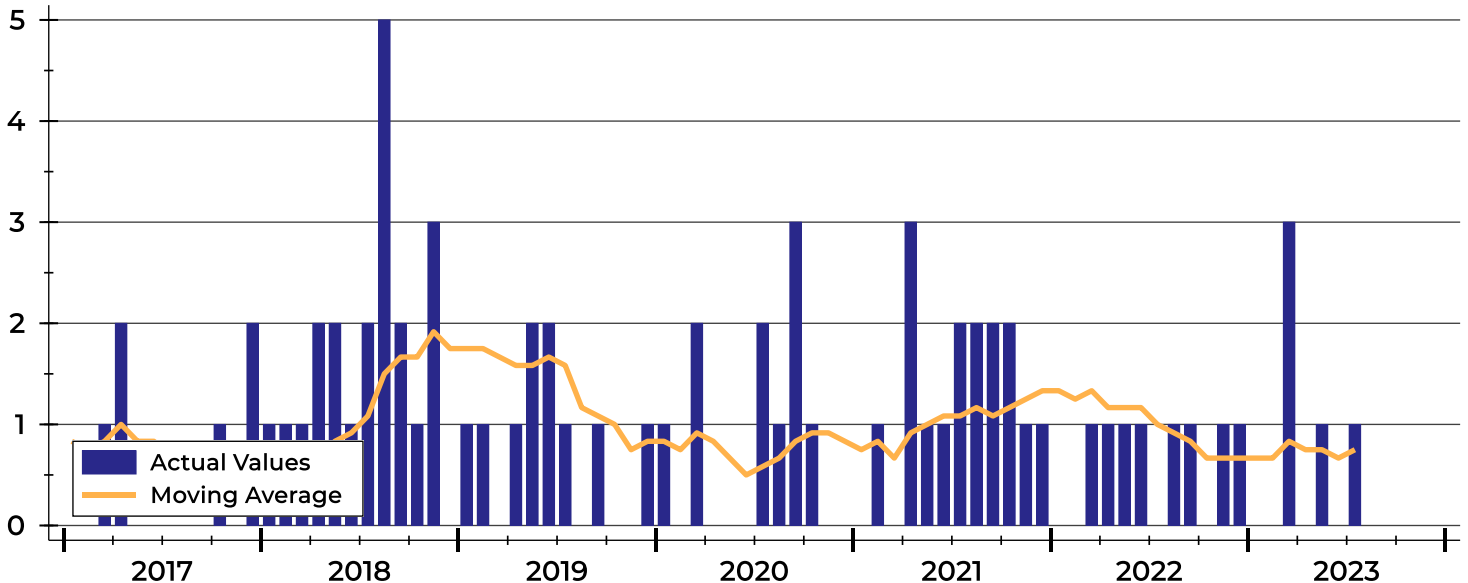
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		1	0	N/A	5	4	25.0%
Volume (1,000s)		129	0	N/A	562	273	105.9%
Months' Supply		2.7	0.0	N/A	N/A	N/A	N/A
Average	Sale Price	129,000	N/A	N/A	112,380	68,250	64.7%
	Days on Market	7	N/A	N/A	27	23	17.4%
	Percent of List	100.0%	N/A	N/A	101.3%	81.4%	24.4%
	Percent of Original	100.0%	N/A	N/A	101.3%	72.5%	39.7%
Median	Sale Price	129,000	N/A	N/A	125,000	56,500	121.2%
	Days on Market	7	N/A	N/A	7	12	-41.7%
	Percent of List	100.0%	N/A	N/A	100.0%	89.3%	12.0%
	Percent of Original	100.0%	N/A	N/A	100.0%	72.8%	37.4%

A total of 1 home sold in Greenwood County in July, up from 0 units in July 2022. Total sales volume rose to \$0.1 million compared to \$0.0 million in the previous year.

The median sale price in July was \$129,000. Average days on market for the same time period was 7 days.

## History of Closed Listings

Units





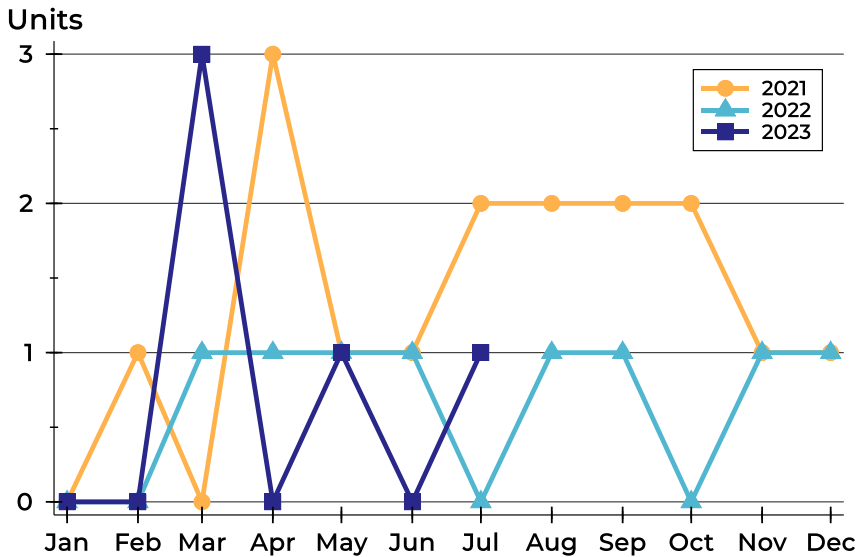
**July  
2023**

# Sunflower MLS Statistics



## Greenwood County Closed Listings Analysis

### Closed Listings by Month



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

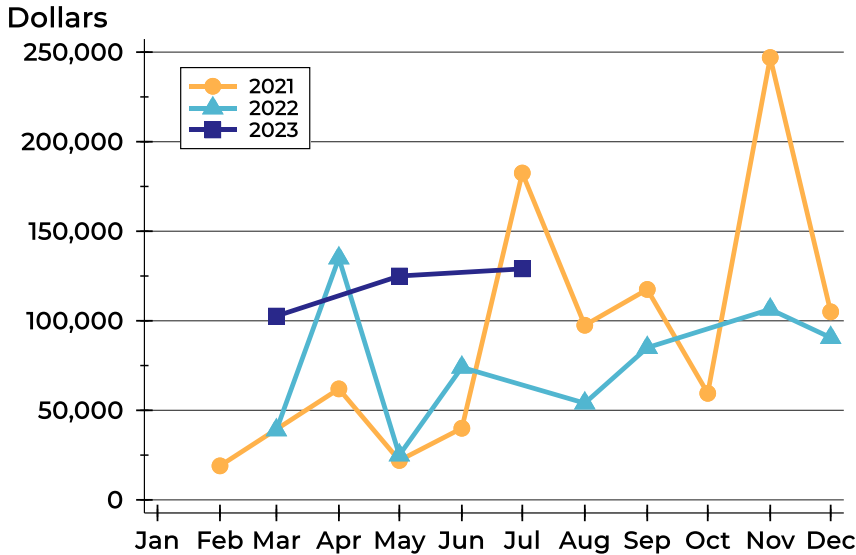
### Closed Listings by Price Range

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	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	100.0%	0.0	129,000	129,000	7	7	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



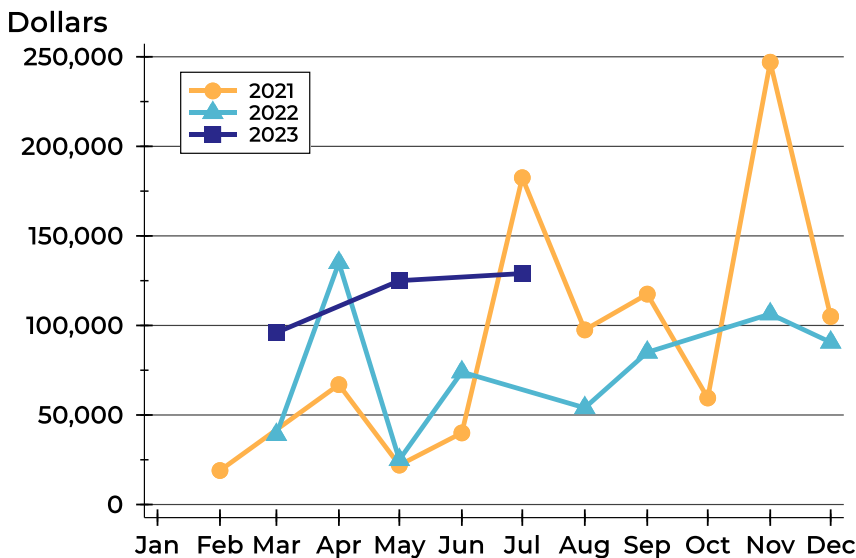
# Greenwood County Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	<b>102,633</b>
April	61,983	135,000	N/A
May	22,000	25,000	<b>125,000</b>
June	40,000	74,000	N/A
July	182,500	N/A	<b>129,000</b>
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

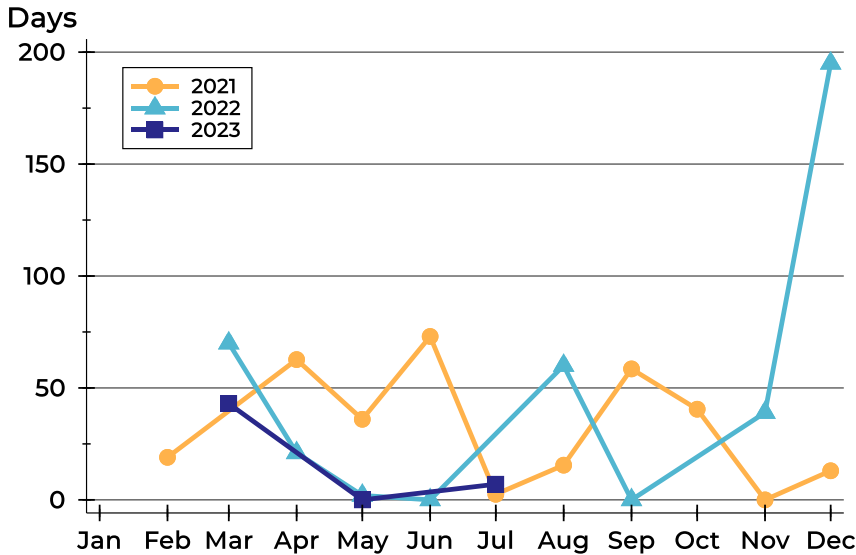


Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	<b>96,000</b>
April	66,950	135,000	N/A
May	22,000	25,000	<b>125,000</b>
June	40,000	74,000	N/A
July	182,500	N/A	<b>129,000</b>
August	97,500	54,000	
September	117,500	85,000	
October	59,500	N/A	
November	247,000	106,400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



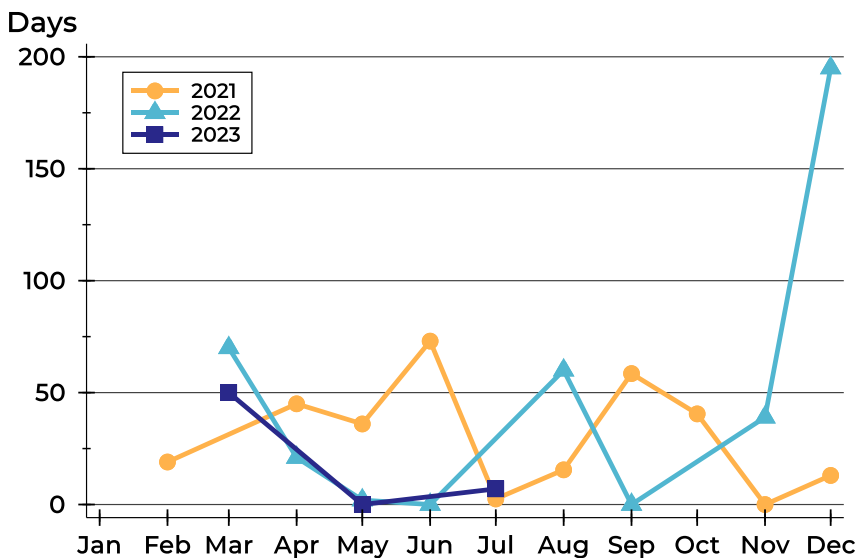
# Greenwood County Closed Listings Analysis

## Average DOM



Month	2021	2022	2023
January	N/A	N/A	<b>N/A</b>
February	19	N/A	<b>N/A</b>
March	N/A	70	<b>43</b>
April	63	21	<b>N/A</b>
May	36	2	<b>N/A</b>
June	73	N/A	<b>N/A</b>
July	3	N/A	<b>7</b>
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	<b>N/A</b>
February	19	N/A	<b>N/A</b>
March	N/A	70	<b>50</b>
April	45	21	<b>N/A</b>
May	36	2	<b>N/A</b>
June	73	N/A	<b>N/A</b>
July	3	N/A	<b>7</b>
August	16	60	
September	59	N/A	
October	41	N/A	
November	N/A	39	
December	13	195	



# Greenwood County Active Listings Analysis

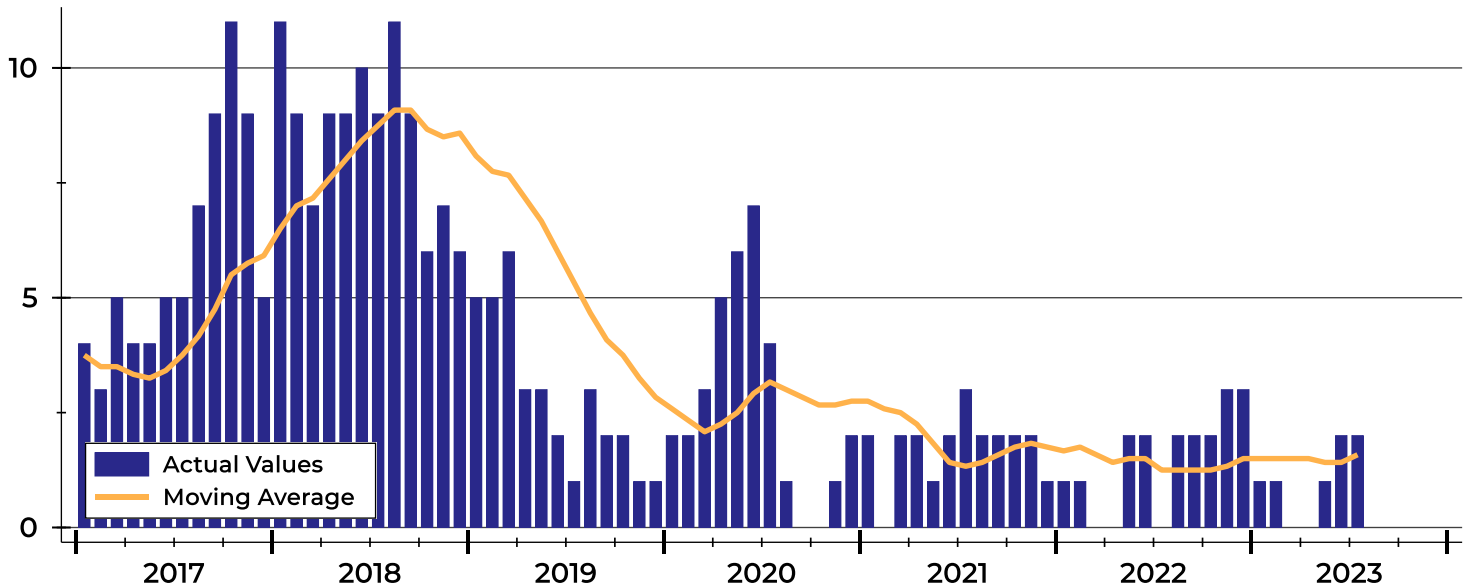
Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		2	0	N/A
Volume (1,000s)		170	0	N/A
Months' Supply		2.7	0.0	N/A
Average	List Price	84,900	N/A	N/A
	Days on Market	29	N/A	N/A
	Percent of Original	94.4%	N/A	N/A
Median	List Price	84,900	N/A	N/A
	Days on Market	29	N/A	N/A
	Percent of Original	94.4%	N/A	N/A

A total of 2 homes were available for sale in Greenwood County at the end of July. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of July was \$84,900. The typical time on market for active listings was 29 days.

## History of Active Listings

Units

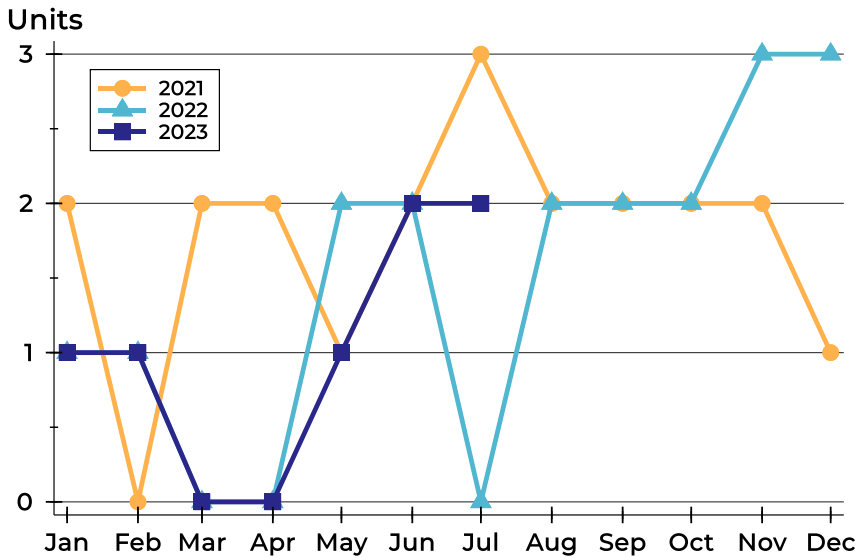






## Greenwood County Active Listings Analysis

### Active Listings by Month



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

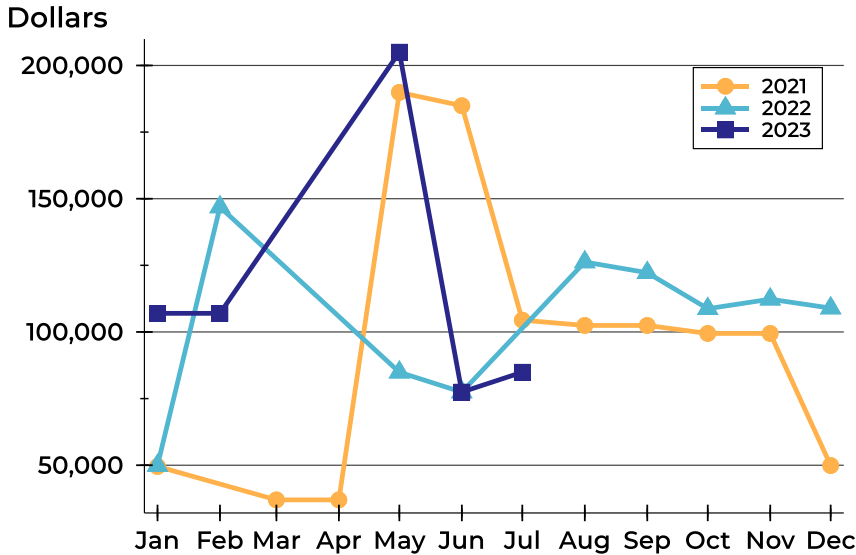
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	100.0%	N/A	84,900	84,900	29	29	94.4%	94.4%
\$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	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



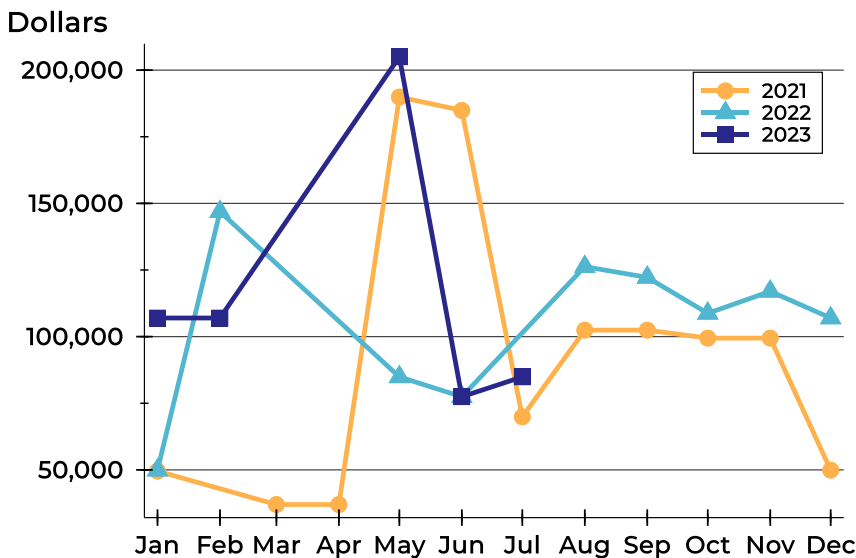
# Greenwood County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	49,550	49,900	<b>107,000</b>
February	N/A	146,900	<b>107,000</b>
March	37,000	N/A	<b>N/A</b>
April	37,000	N/A	<b>N/A</b>
May	189,900	84,900	<b>205,000</b>
June	184,900	77,450	<b>77,450</b>
July	104,433	N/A	<b>84,900</b>
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

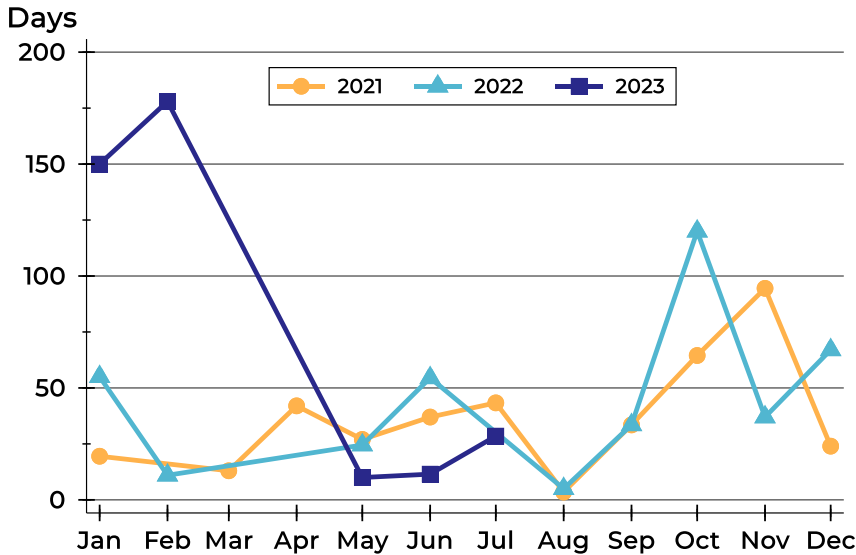


Month	2021	2022	2023
January	49,550	49,900	<b>107,000</b>
February	N/A	146,900	<b>107,000</b>
March	37,000	N/A	<b>N/A</b>
April	37,000	N/A	<b>N/A</b>
May	189,900	84,900	<b>205,000</b>
June	184,900	77,450	<b>77,450</b>
July	69,900	N/A	<b>84,900</b>
August	102,450	126,250	
September	102,450	122,250	
October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



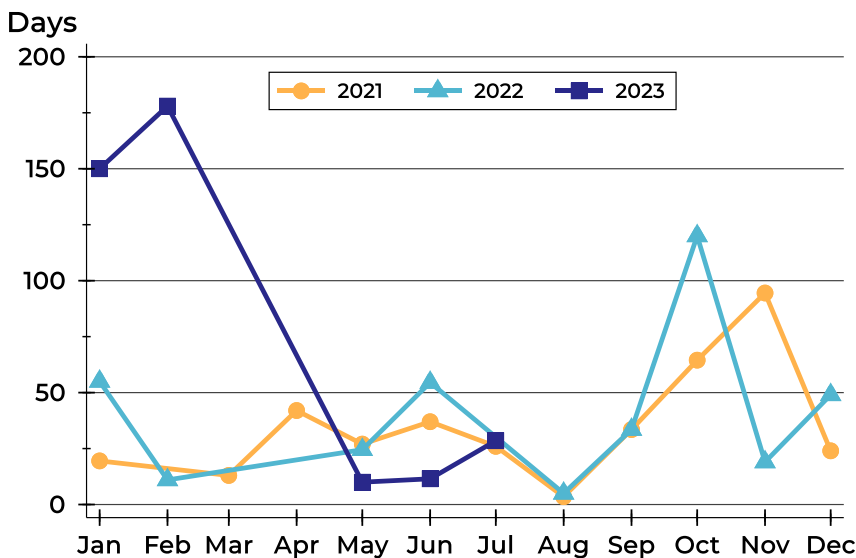
## Greenwood County Active Listings Analysis

### Average DOM



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

### Median DOM

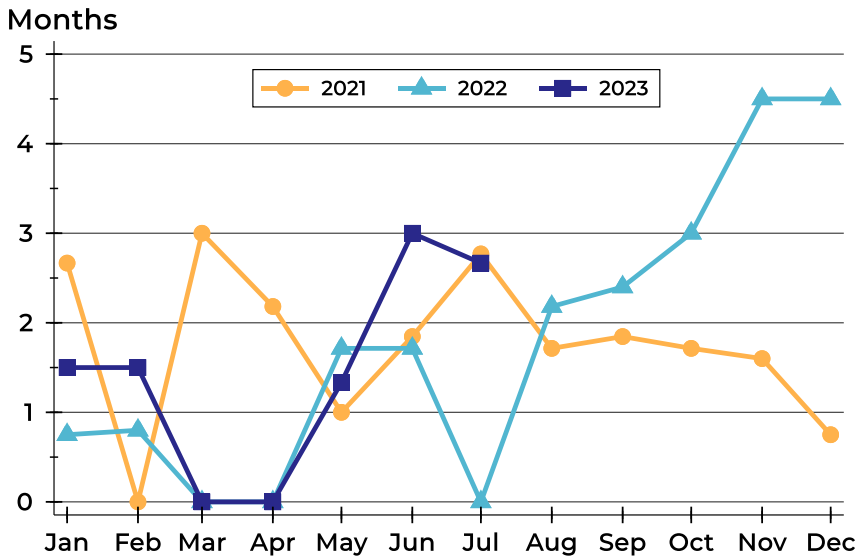


Month	2021	2022	2023
January	20	55	<b>150</b>
February	N/A	11	<b>178</b>
March	13	N/A	<b>N/A</b>
April	42	N/A	<b>N/A</b>
May	27	25	<b>10</b>
June	37	55	<b>12</b>
July	26	N/A	<b>29</b>
August	4	5	
September	34	34	
October	65	120	
November	95	19	
December	24	49	



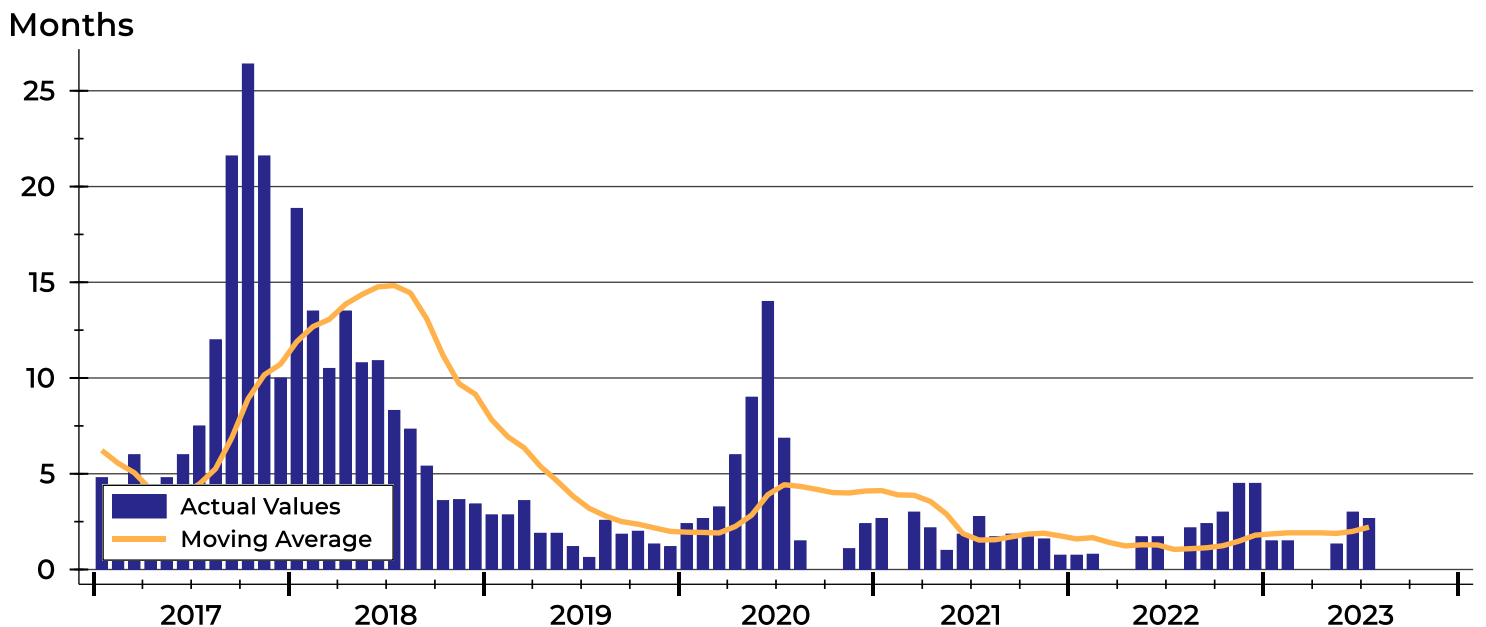
## Greenwood County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.7	0.8	<b>1.5</b>
February	0.0	0.8	<b>1.5</b>
March	3.0	0.0	<b>0.0</b>
April	2.2	0.0	<b>0.0</b>
May	1.0	1.7	<b>1.3</b>
June	1.8	1.7	<b>3.0</b>
July	2.8	0.0	<b>2.7</b>
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

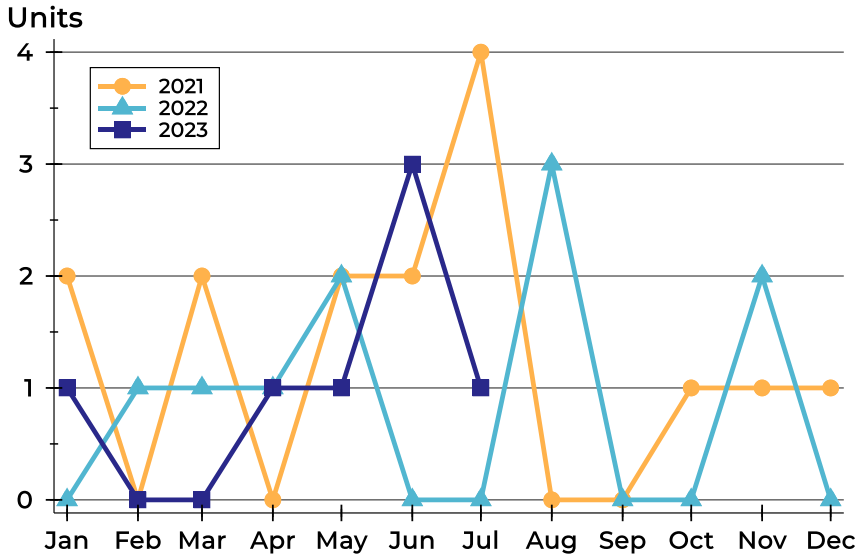






## Greenwood County New Listings Analysis

### New Listings by Month



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

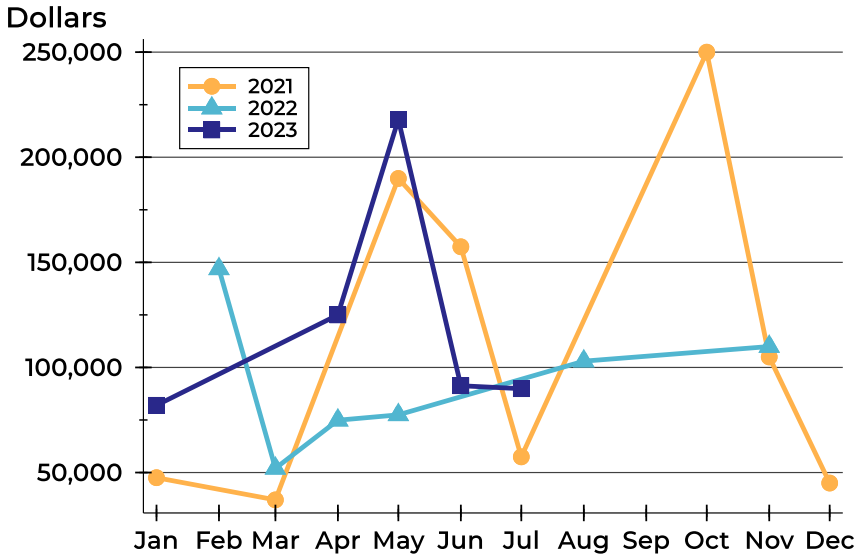
### New Listings by Price Range

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	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	89,900	89,900	27	27	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



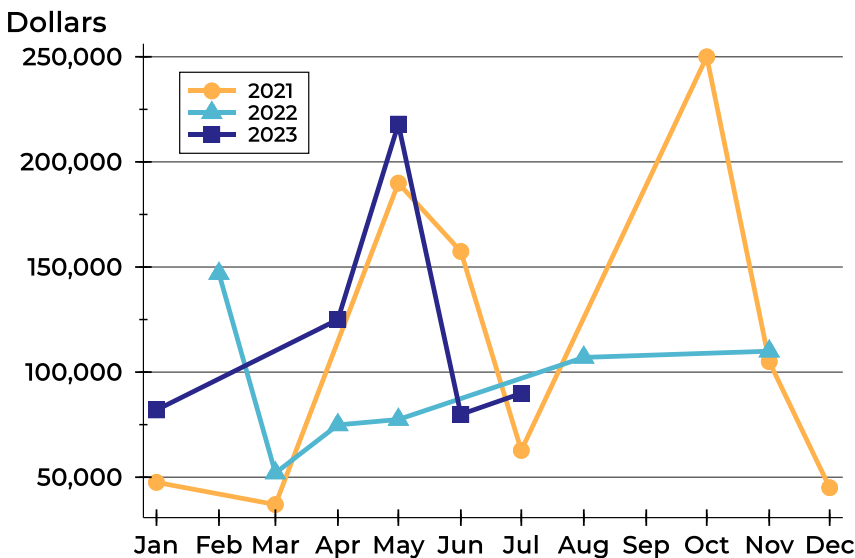
# Greenwood County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	91,300
July	57,475	N/A	89,900
August	N/A	103,000	N/A
September	N/A	N/A	N/A
October	250,000	N/A	N/A
November	105,000	109,950	N/A
December	45,000	N/A	N/A

## Median Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	79,900
July	62,750	N/A	89,900
August	N/A	107,000	N/A
September	N/A	N/A	N/A
October	250,000	N/A	N/A
November	105,000	109,950	N/A
December	45,000	N/A	N/A



# Greenwood County Contracts Written Analysis

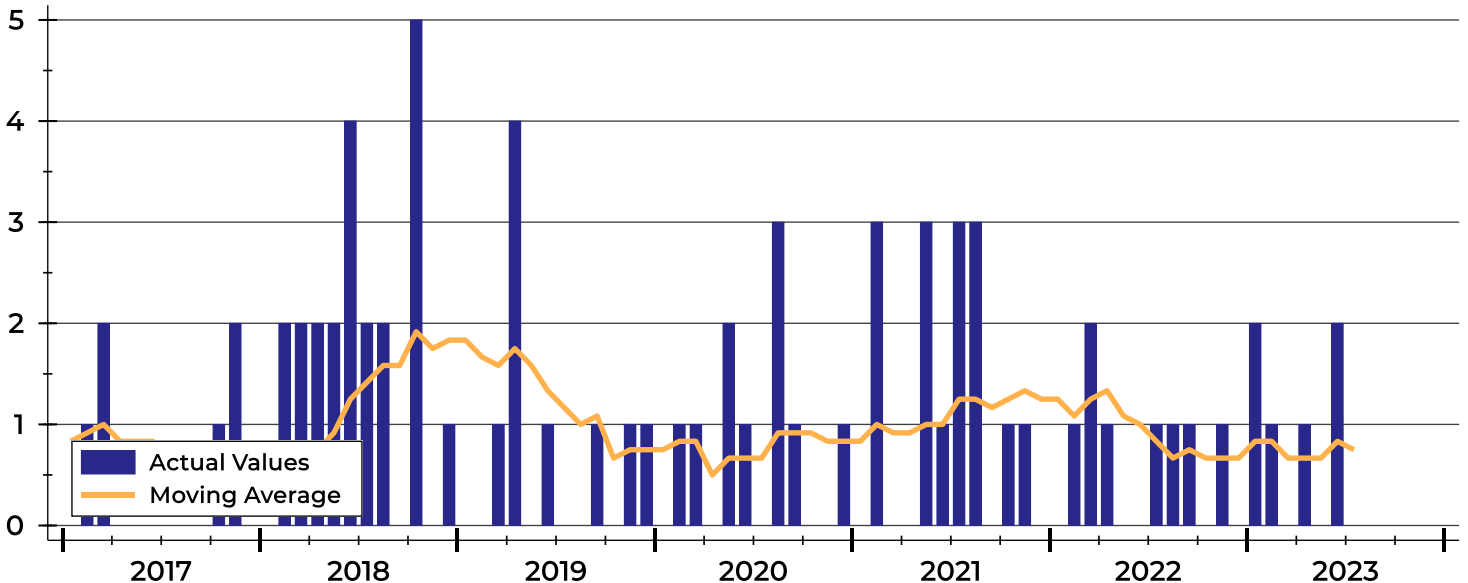
Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		0	1	-100.0%	6	5	20.0%
Volume (1,000s)		0	65	-100.0%	774	384	101.6%
Average	Sale Price	N/A	64,900	N/A	128,983	76,740	68.1%
	Days on Market	N/A	60	N/A	25	31	-19.4%
	Percent of Original	N/A	77.3%	N/A	101.8%	73.4%	38.7%
Median	Sale Price	N/A	64,900	N/A	127,000	64,900	95.7%
	Days on Market	N/A	60	N/A	12	21	-42.9%
	Percent of Original	N/A	77.3%	N/A	100.0%	77.3%	29.4%

A total of 0 contracts for sale were written in Greenwood County during the month of July, down from 1 in 2022. The median list price of these homes in July 2022 was \$64,900.

Half of the homes that went under contract during this period were on the market less than 60 days.

## History of Contracts Written

Units

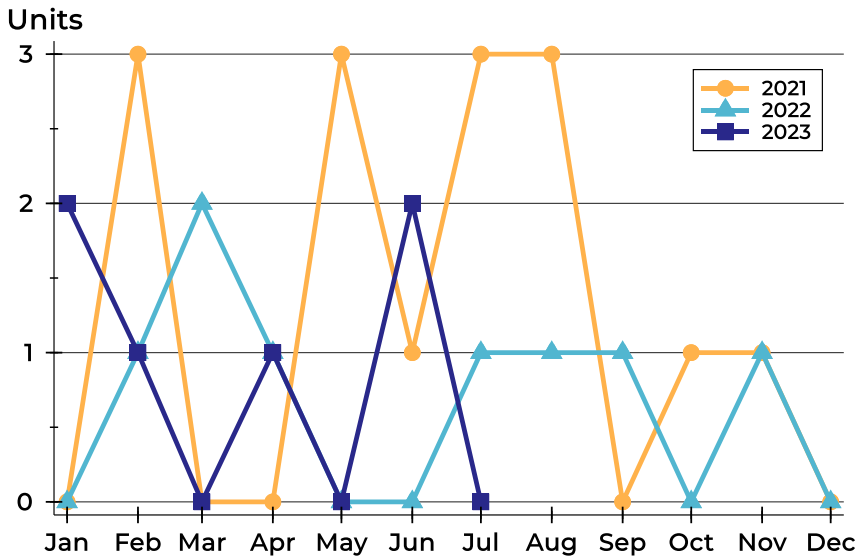






## Greenwood County Contracts Written Analysis

### Contracts Written by Month



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

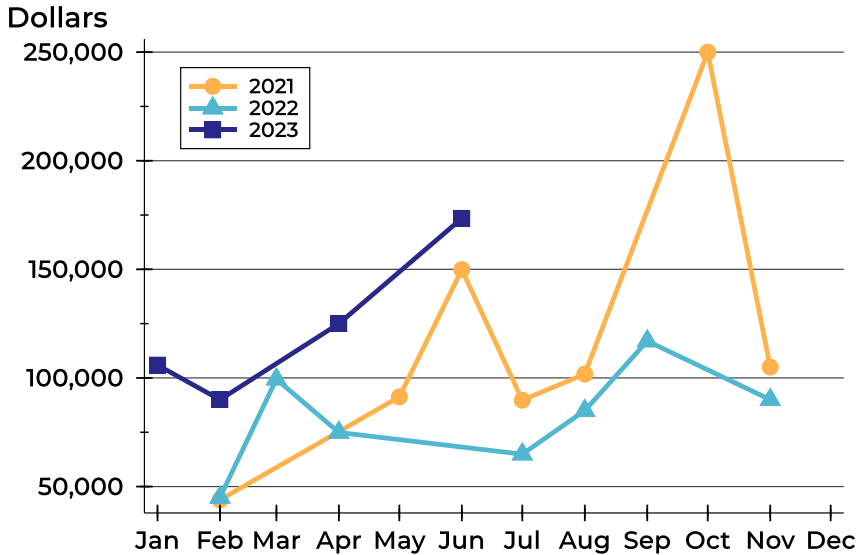
### Contracts Written by Price Range

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	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



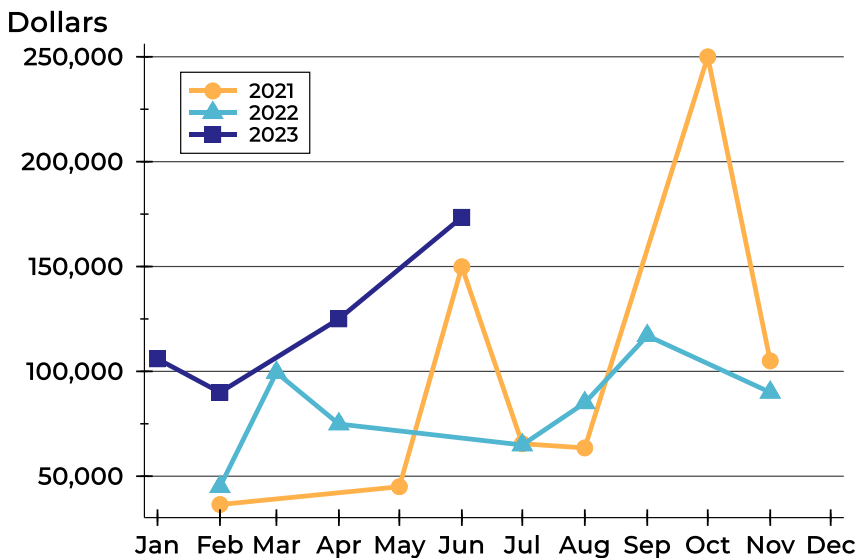
# Greenwood County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	N/A	N/A	<b>105,950</b>
February	43,867	45,000	<b>90,000</b>
March	N/A	99,450	<b>N/A</b>
April	N/A	74,900	<b>125,000</b>
May	91,300	N/A	<b>N/A</b>
June	149,900	N/A	<b>173,500</b>
July	89,767	64,900	<b>N/A</b>
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

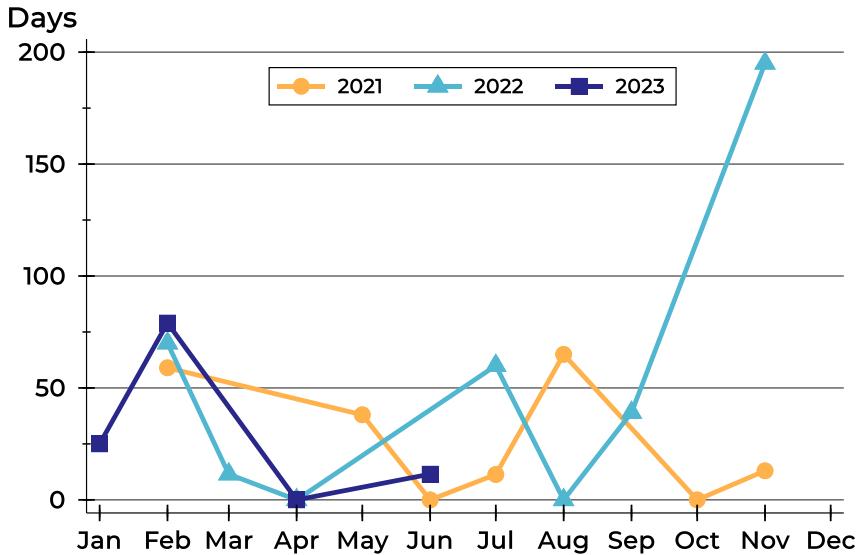


Month	2021	2022	2023
January	N/A	N/A	<b>105,950</b>
February	36,500	45,000	<b>90,000</b>
March	N/A	99,450	<b>N/A</b>
April	N/A	74,900	<b>125,000</b>
May	45,000	N/A	<b>N/A</b>
June	149,900	N/A	<b>173,500</b>
July	65,500	64,900	<b>N/A</b>
August	63,500	85,000	
September	N/A	117,000	
October	250,000	N/A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



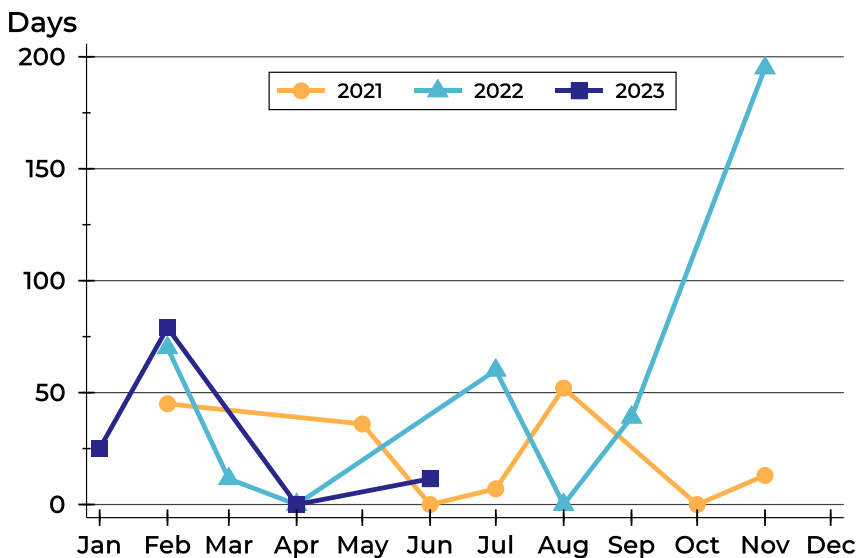
# Greenwood County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	N/A	N/A	<b>25</b>
February	59	70	<b>79</b>
March	N/A	12	<b>N/A</b>
April	N/A	N/A	<b>N/A</b>
May	38	N/A	<b>N/A</b>
June	N/A	N/A	<b>12</b>
July	11	60	<b>N/A</b>
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>25</b>
February	45	70	<b>79</b>
March	N/A	12	<b>N/A</b>
April	N/A	N/A	<b>N/A</b>
May	36	N/A	<b>N/A</b>
June	N/A	N/A	<b>12</b>
July	7	60	<b>N/A</b>
August	52	N/A	
September	N/A	39	
October	N/A	N/A	
November	13	195	
December	N/A	N/A	



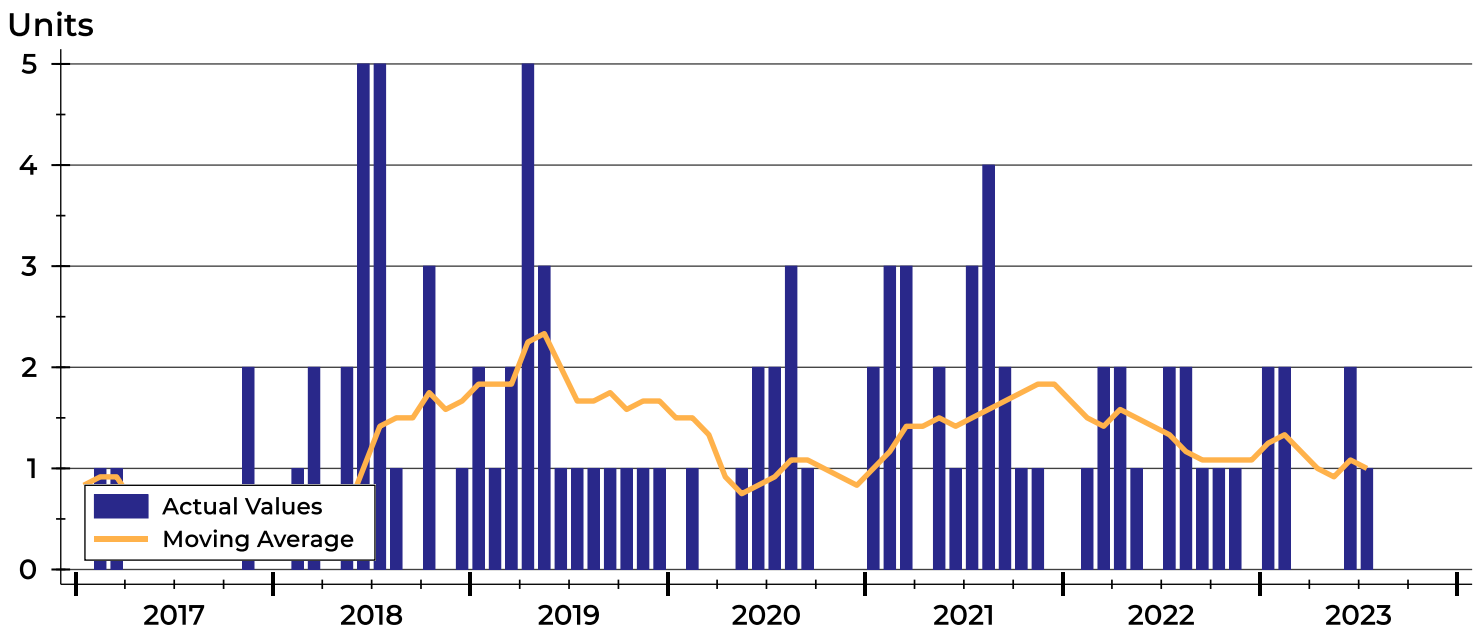
# Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		1	2	-50.0%
Volume (1,000s)		218	155	40.6%
Average	List Price	218,000	77,450	181.5%
	Days on Market	16	63	-74.6%
	Percent of Original	104.3%	87.3%	19.5%
Median	List Price	218,000	77,450	181.5%
	Days on Market	16	63	-74.6%
	Percent of Original	104.3%	87.3%	19.5%

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

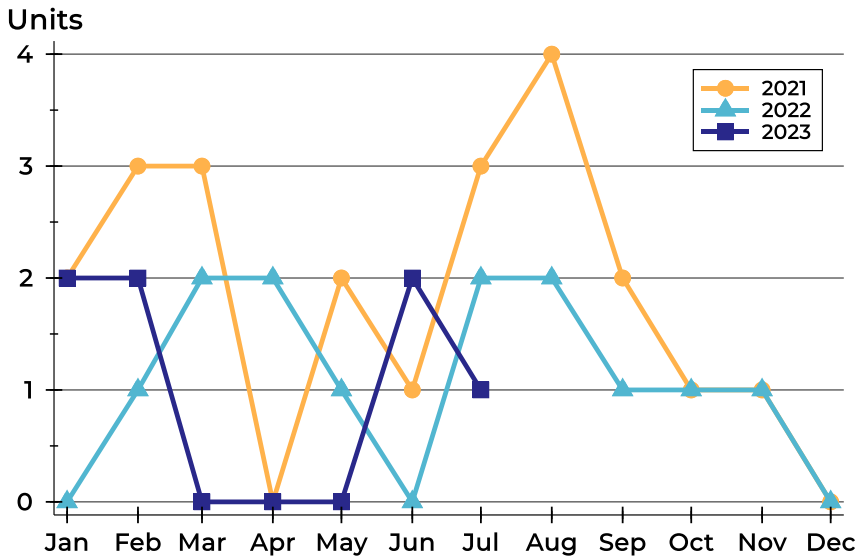
## History of Pending Contracts





## Greenwood County Pending Contracts Analysis

### Pending Contracts by Month



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

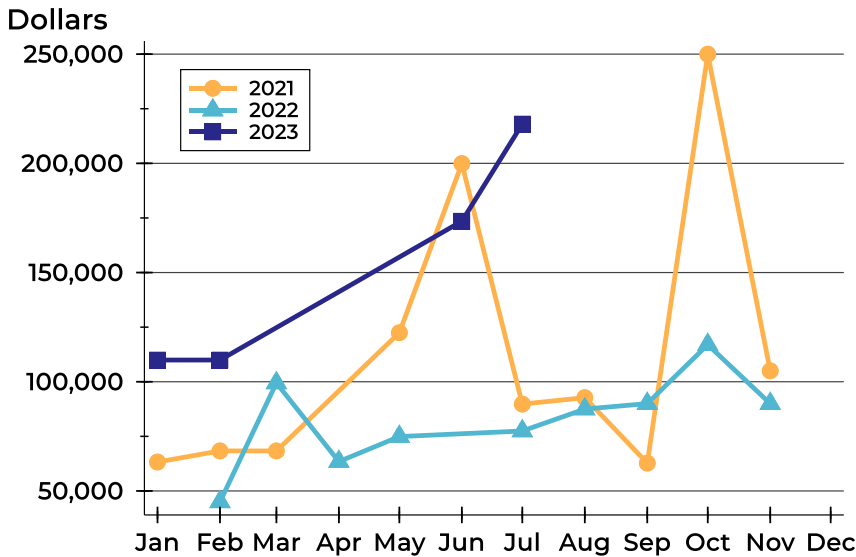
### Pending Contracts by Price Range

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	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%	218,000	218,000	16	16	104.3%	104.3%
\$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



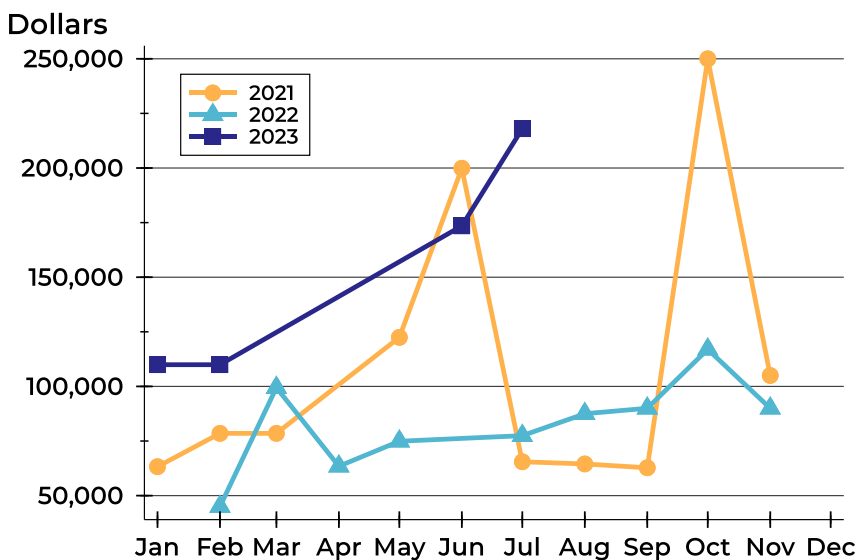
# Greenwood County Pending Contracts Analysis

## Average Price



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

## Median Price

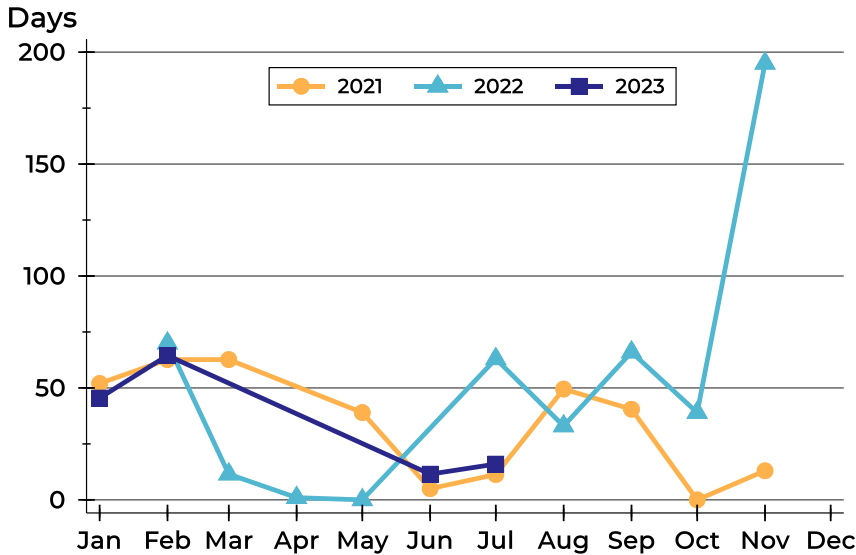


Month	2021	2022	2023
January	63,250	N/A	109,950
February	78,500	45,000	109,950
March	78,500	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	173,500
July	65,500	77,450	218,000
August	64,500	87,500	
September	62,750	90,000	
October	250,000	117,000	
November	105,000	90,000	
December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



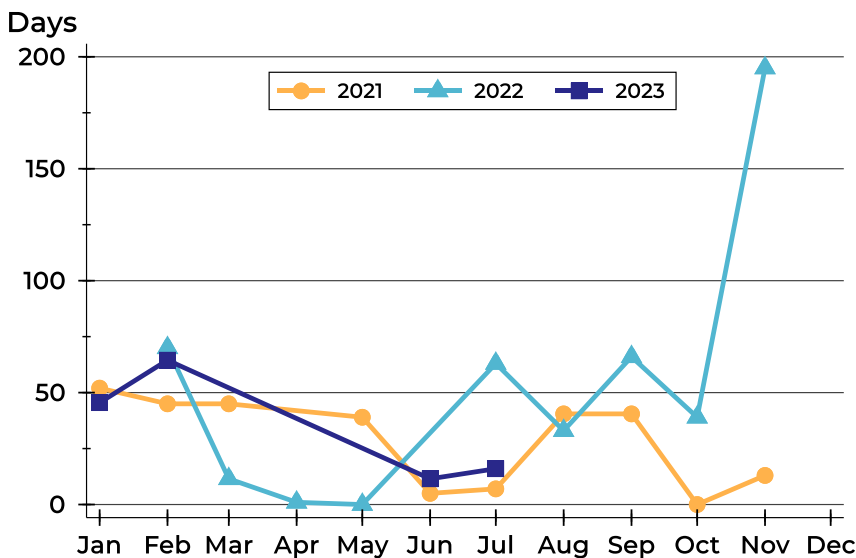
## Greenwood County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	52	N/A	<b>46</b>
February	63	70	<b>65</b>
March	63	12	<b>N/A</b>
April	N/A	1	<b>N/A</b>
May	39	N/A	<b>N/A</b>
June	5	N/A	<b>12</b>
July	11	63	<b>16</b>
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	<b>65</b>
March	45	12	<b>N/A</b>
April	N/A	1	<b>N/A</b>
May	39	N/A	<b>N/A</b>
June	5	N/A	<b>12</b>
July	7	63	<b>16</b>
August	41	33	
September	41	66	
October	N/A	39	
November	13	195	
December	N/A	N/A	



**July  
2023**

# Sunflower MLS Statistics



## Jackson County Housing Report



### Market Overview

#### Jackson County Home Sales Fell in July

Total home sales in Jackson County fell last month to 7 units, compared to 17 units in July 2022. Total sales volume was \$1.3 million, down from a year earlier.

The median sale price in July was \$226,600, up from \$200,000 a year earlier. Homes that sold in July were typically on the market for 11 days and sold for 100.0% of their list prices.

#### Jackson County Active Listings Down at End of July

The total number of active listings in Jackson County at the end of July was 13 units, down from 17 at the same point in 2022. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$320,000.

During July, a total of 6 contracts were written down from 17 in July 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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)





**July  
2023**

# Sunflower MLS Statistics



## Jackson County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>7</b>	<b>17</b>	<b>15</b>	<b>51</b>	<b>91</b>	<b>75</b>
Change from prior year		-58.8%	13.3%	25.0%	-44.0%	21.3%	-1.3%
<b>Active Listings</b>		<b>13</b>	<b>17</b>	<b>16</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-23.5%	6.3%	-33.3%			
<b>Months' Supply</b>		<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	0.0%	-31.8%			
<b>New Listings</b>		<b>7</b>	<b>20</b>	<b>13</b>	<b>61</b>	<b>108</b>	<b>81</b>
Change from prior year		-65.0%	53.8%	8.3%	-43.5%	33.3%	-22.9%
<b>Contracts Written</b>		<b>6</b>	<b>17</b>	<b>6</b>	<b>51</b>	<b>94</b>	<b>77</b>
Change from prior year		-64.7%	183.3%	-25.0%	-45.7%	22.1%	-8.3%
<b>Pending Contracts</b>		<b>8</b>	<b>16</b>	<b>8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-50.0%	100.0%	-42.9%			
<b>Sales Volume (1,000s)</b>		<b>1,334</b>	<b>3,411</b>	<b>2,358</b>	<b>10,457</b>	<b>19,301</b>	<b>12,955</b>
Change from prior year		-60.9%	44.7%	62.8%	-45.8%	49.0%	5.3%
Average	<b>Sale Price</b>	<b>190,514</b>	<b>200,641</b>	<b>157,217</b>	<b>205,049</b>	<b>212,096</b>	<b>172,740</b>
	Change from prior year	-5.0%	27.6%	30.3%	-3.3%	22.8%	6.7%
	<b>List Price of Actives</b>	<b>366,446</b>	<b>295,600</b>	<b>173,559</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	24.0%	70.3%	-0.7%			
	<b>Days on Market</b>	<b>24</b>	<b>8</b>	<b>56</b>	<b>32</b>	<b>21</b>	<b>40</b>
Change from prior year	200.0%	-85.7%	-37.8%	52.4%	-47.5%	-32.2%	
	<b>Percent of List</b>	<b>99.3%</b>	<b>96.5%</b>	<b>96.5%</b>	<b>98.3%</b>	<b>97.7%</b>	<b>97.0%</b>
Change from prior year	2.9%	0.0%	4.6%	0.6%	0.7%	1.5%	
	<b>Percent of Original</b>	<b>95.2%</b>	<b>96.3%</b>	<b>95.3%</b>	<b>95.0%</b>	<b>96.8%</b>	<b>94.8%</b>
Change from prior year	-1.1%	1.0%	4.4%	-1.9%	2.1%	1.5%	
Median	<b>Sale Price</b>	<b>226,600</b>	<b>200,000</b>	<b>160,000</b>	<b>200,000</b>	<b>191,000</b>	<b>168,770</b>
	Change from prior year	13.3%	25.0%	26.0%	4.7%	13.2%	20.6%
	<b>List Price of Actives</b>	<b>320,000</b>	<b>225,000</b>	<b>154,950</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	42.2%	45.2%	26.6%			
	<b>Days on Market</b>	<b>11</b>	<b>4</b>	<b>35</b>	<b>12</b>	<b>5</b>	<b>6</b>
Change from prior year	175.0%	-88.6%	-28.6%	140.0%	-16.7%	-84.2%	
	<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%	10.1%	0.0%	0.0%	3.3%	
	<b>Percent of Original</b>	<b>96.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>97.1%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	-4.0%	0.0%	11.1%	-2.9%	0.0%	3.5%	

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



# Jackson County Closed Listings Analysis

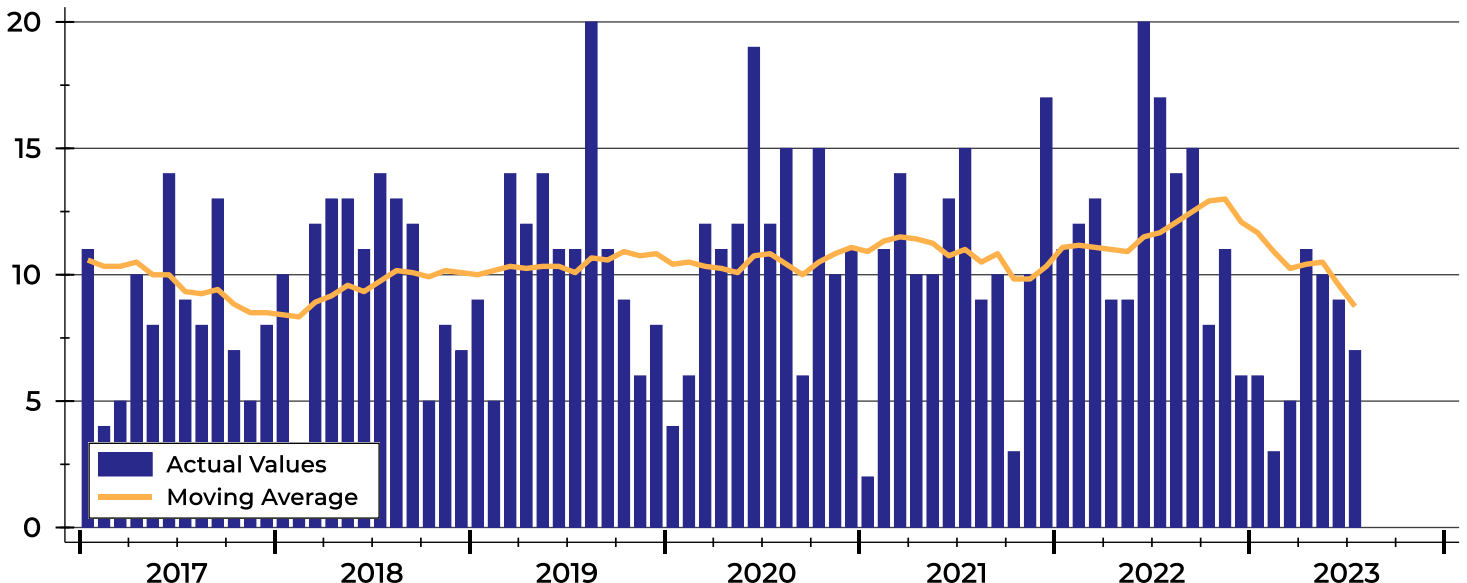
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		7	17	-58.8%	51	91	-44.0%
Volume (1,000s)		1,334	3,411	-60.9%	10,457	19,301	-45.8%
Months' Supply		1.5	1.5	0.0%	N/A	N/A	N/A
Average	Sale Price	190,514	200,641	-5.0%	205,049	212,096	-3.3%
	Days on Market	24	8	200.0%	32	21	52.4%
	Percent of List	99.3%	96.5%	2.9%	98.3%	97.7%	0.6%
	Percent of Original	95.2%	96.3%	-1.1%	95.0%	96.8%	-1.9%
Median	Sale Price	226,600	200,000	13.3%	200,000	191,000	4.7%
	Days on Market	11	4	175.0%	12	5	140.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	96.0%	100.0%	-4.0%	97.1%	100.0%	-2.9%

A total of 7 homes sold in Jackson County in July, down from 17 units in July 2022. Total sales volume fell to \$1.3 million compared to \$3.4 million in the previous year.

The median sales price in July was \$226,600, up 13.3% compared to the prior year. Median days on market was 11 days, up from 8 days in June, and up from 4 in July 2022.

## History of Closed Listings

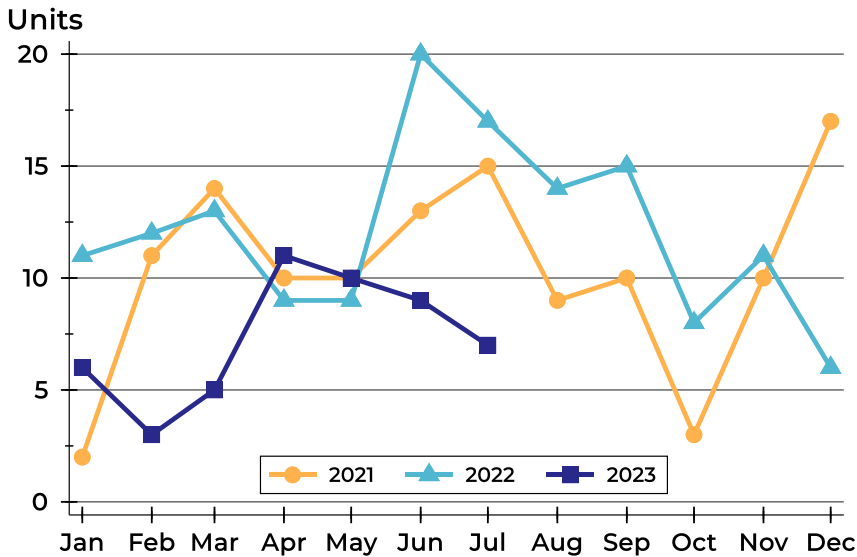
Units





## Jackson County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	2	11	<b>6</b>
February	11	12	<b>3</b>
March	14	13	<b>5</b>
April	10	9	<b>11</b>
May	10	9	<b>10</b>
June	13	20	<b>9</b>
July	15	17	<b>7</b>
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	14.3%	0.0	15,000	15,000	35	35	100.0%	100.0%	75.0%	75.0%
\$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	14.3%	0.0	60,000	60,000	22	22	92.3%	92.3%	92.3%	92.3%
\$100,000-\$124,999	1	14.3%	0.0	120,000	120,000	5	5	109.2%	109.2%	109.2%	109.2%
\$125,000-\$149,999	0	0.0%	0.0	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	3	42.9%	0.6	234,533	235,000	34	11	98.0%	96.0%	96.6%	96.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	14.3%	4.8	435,000	435,000	3	3	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



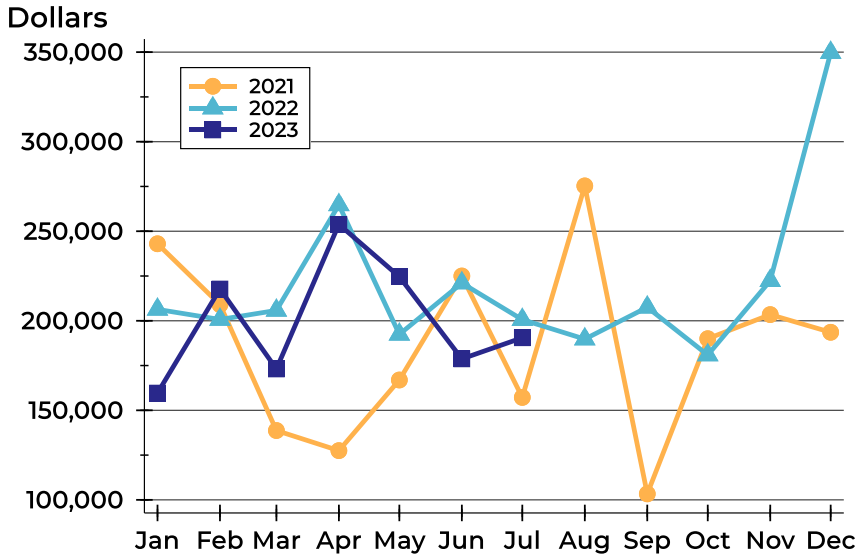
**July  
2023**

# Sunflower MLS Statistics



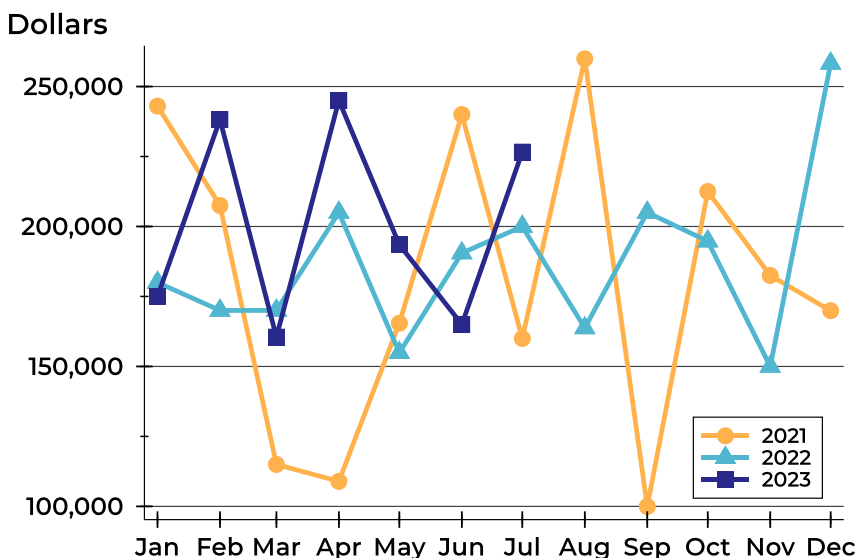
## Jackson County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	243,000	206,357	<b>159,650</b>
February	209,045	200,723	<b>217,742</b>
March	138,737	205,800	<b>173,090</b>
April	127,500	264,722	<b>253,864</b>
May	166,940	192,422	<b>224,630</b>
June	225,000	221,075	<b>178,722</b>
July	157,217	200,641	<b>190,514</b>
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

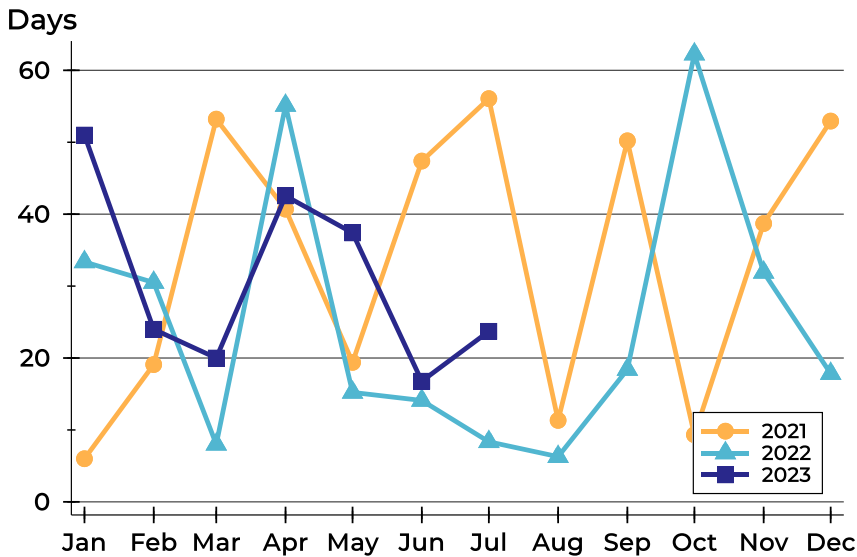


Month	2021	2022	2023
January	243,000	180,000	<b>174,950</b>
February	207,500	170,000	<b>238,225</b>
March	115,000	170,000	<b>160,500</b>
April	108,950	205,000	<b>245,000</b>
May	165,450	154,900	<b>193,500</b>
June	240,000	190,500	<b>165,000</b>
July	160,000	200,000	<b>226,600</b>
August	259,900	163,750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



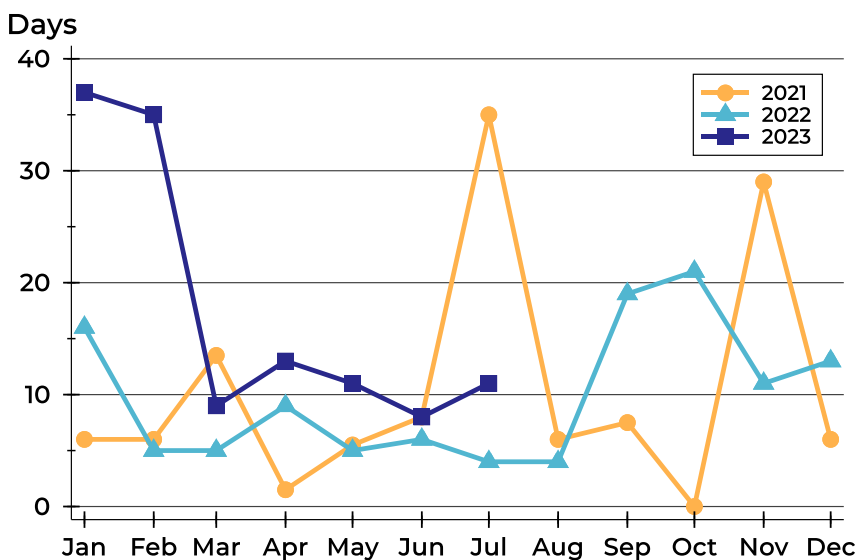
## Jackson County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



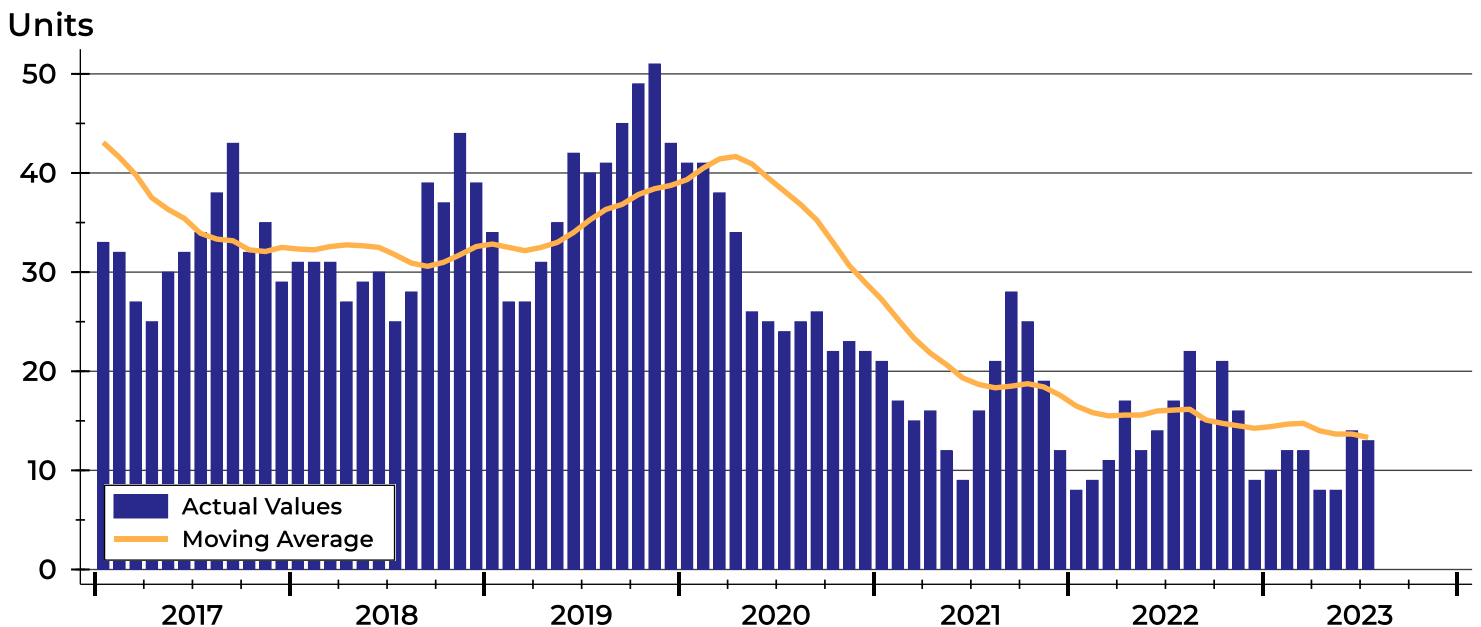
# Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		13	17	-23.5%
Volume (1,000s)		4,764	5,025	-5.2%
Months' Supply		1.5	1.5	0.0%
Average	List Price	366,446	295,600	24.0%
	Days on Market	55	65	-15.4%
	Percent of Original	99.5%	96.8%	2.8%
Median	List Price	320,000	225,000	42.2%
	Days on Market	45	22	104.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 homes were available for sale in Jackson County at the end of July. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of July was \$320,000, up 42.2% from 2022. The typical time on market for active listings was 45 days, up from 22 days a year earlier.

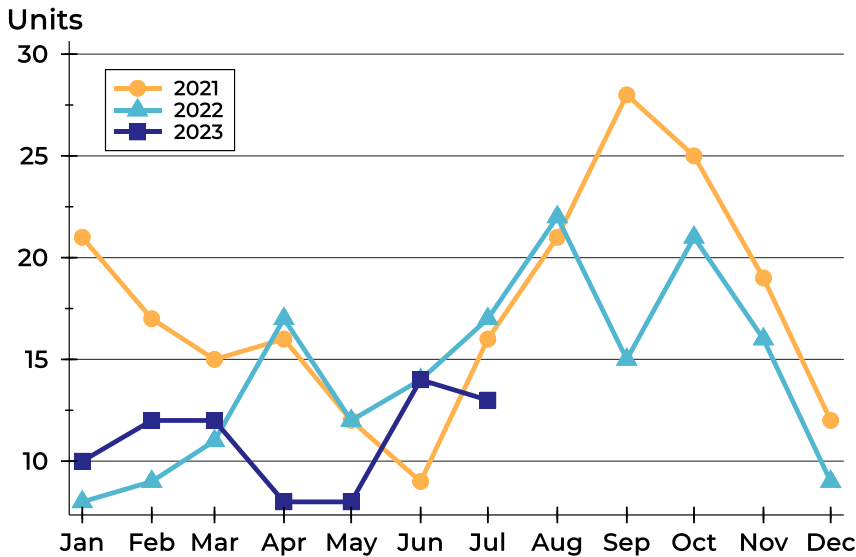
## History of Active Listings





## Jackson County Active Listings Analysis

### Active Listings by Month



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

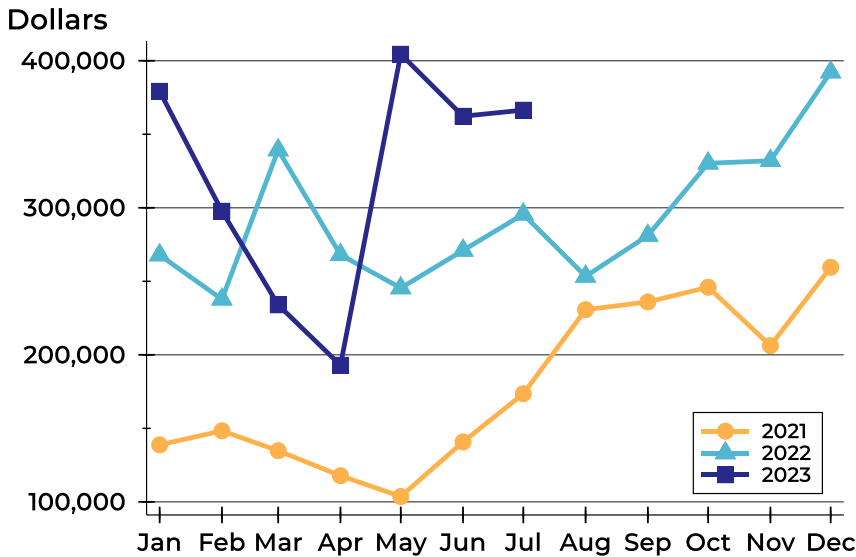
### Active Listings by Price Range

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	1	7.7%	N/A	45,000	45,000	152	152	100.0%	100.0%
\$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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.7%	N/A	179,900	179,900	4	4	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	0.6	249,900	249,900	5	5	100.0%	100.0%
\$250,000-\$299,999	3	23.1%	N/A	276,000	269,000	45	45	100.0%	100.0%
\$300,000-\$399,999	3	23.1%	4.0	348,000	350,000	54	71	99.6%	100.0%
\$400,000-\$499,999	2	15.4%	4.8	483,500	483,500	67	67	97.4%	97.4%
\$500,000-\$749,999	1	7.7%	N/A	600,000	600,000	32	32	100.0%	100.0%
\$750,000-\$999,999	1	7.7%	N/A	850,000	850,000	88	88	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



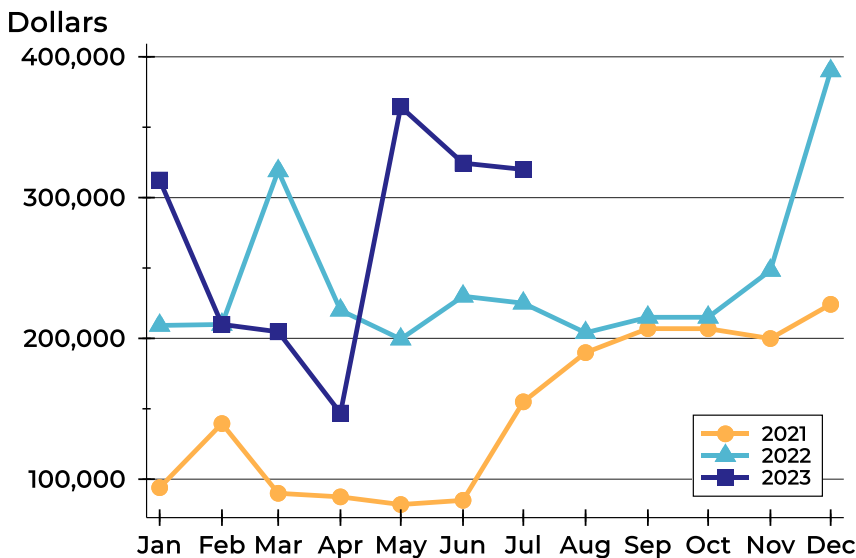
## Jackson County Active Listings Analysis

### Average Price



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

### Median Price



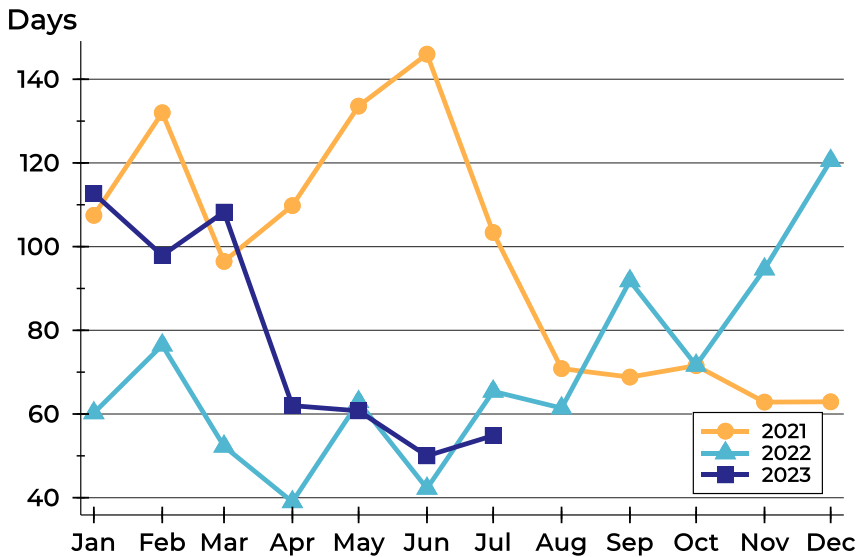
Month	2021	2022	2023
<b>January</b>	94,000	209,200	<b>312,475</b>
<b>February</b>	139,500	209,900	<b>209,950</b>
<b>March</b>	90,000	319,000	<b>204,700</b>
<b>April</b>	87,450	220,000	<b>146,950</b>
<b>May</b>	82,000	199,499	<b>364,500</b>
<b>June</b>	85,000	229,950	<b>324,500</b>
<b>July</b>	154,950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





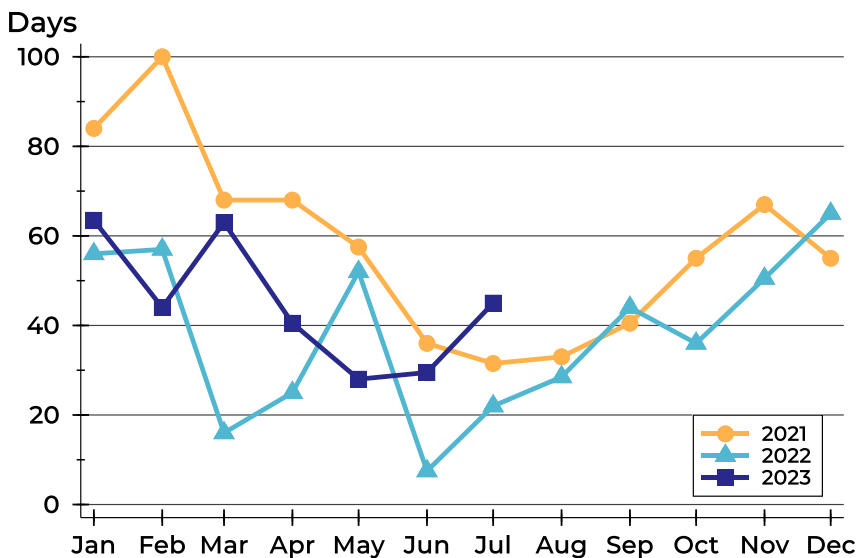
## Jackson County Active Listings Analysis

### Average DOM



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

### Median DOM

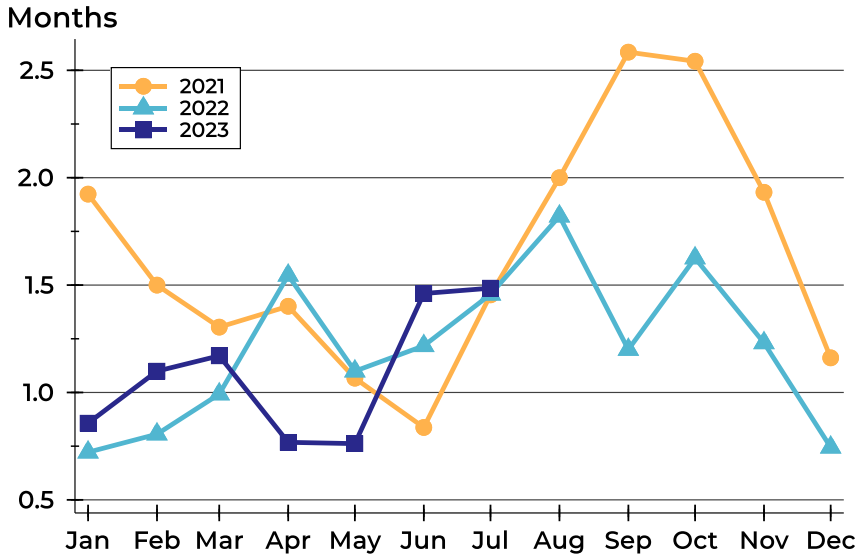


Month	2021	2022	2023
January	84	56	<b>64</b>
February	100	57	<b>44</b>
March	68	16	<b>63</b>
April	68	25	<b>41</b>
May	58	52	<b>28</b>
June	36	8	<b>30</b>
July	32	22	<b>45</b>
August	33	29	
September	41	44	
October	55	36	
November	67	51	
December	55	65	



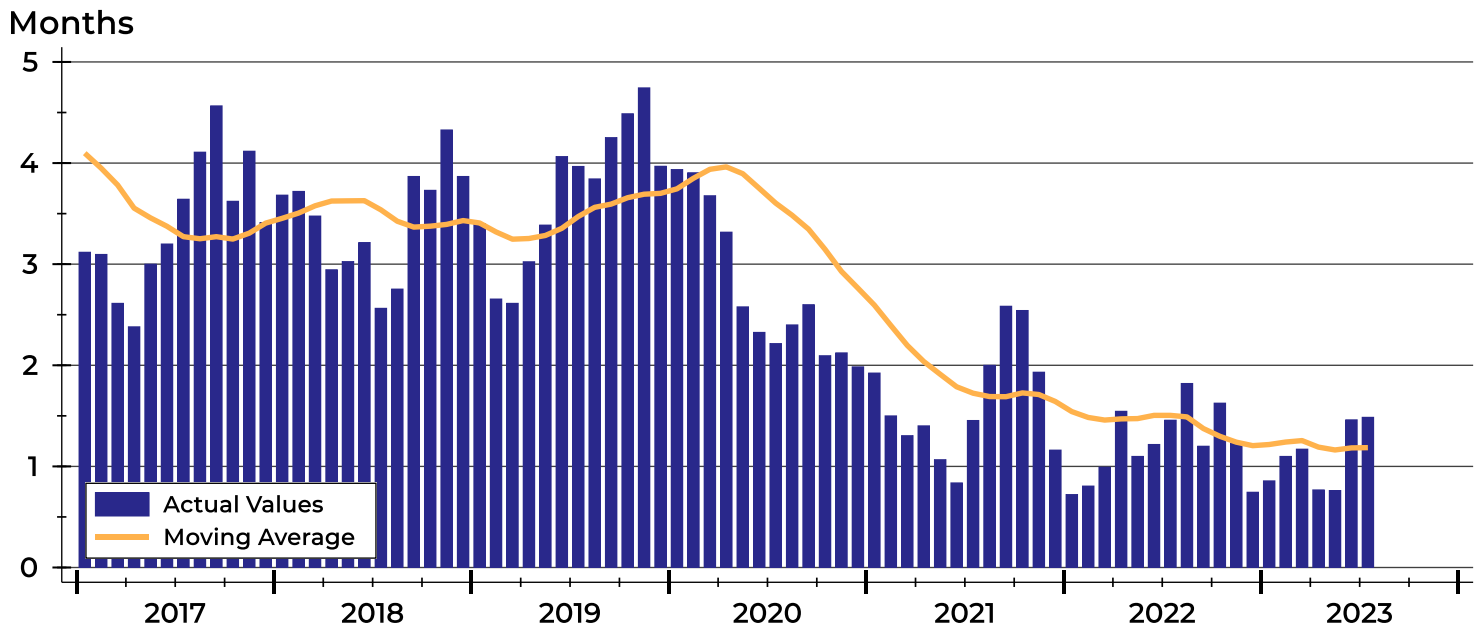
# Jackson County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





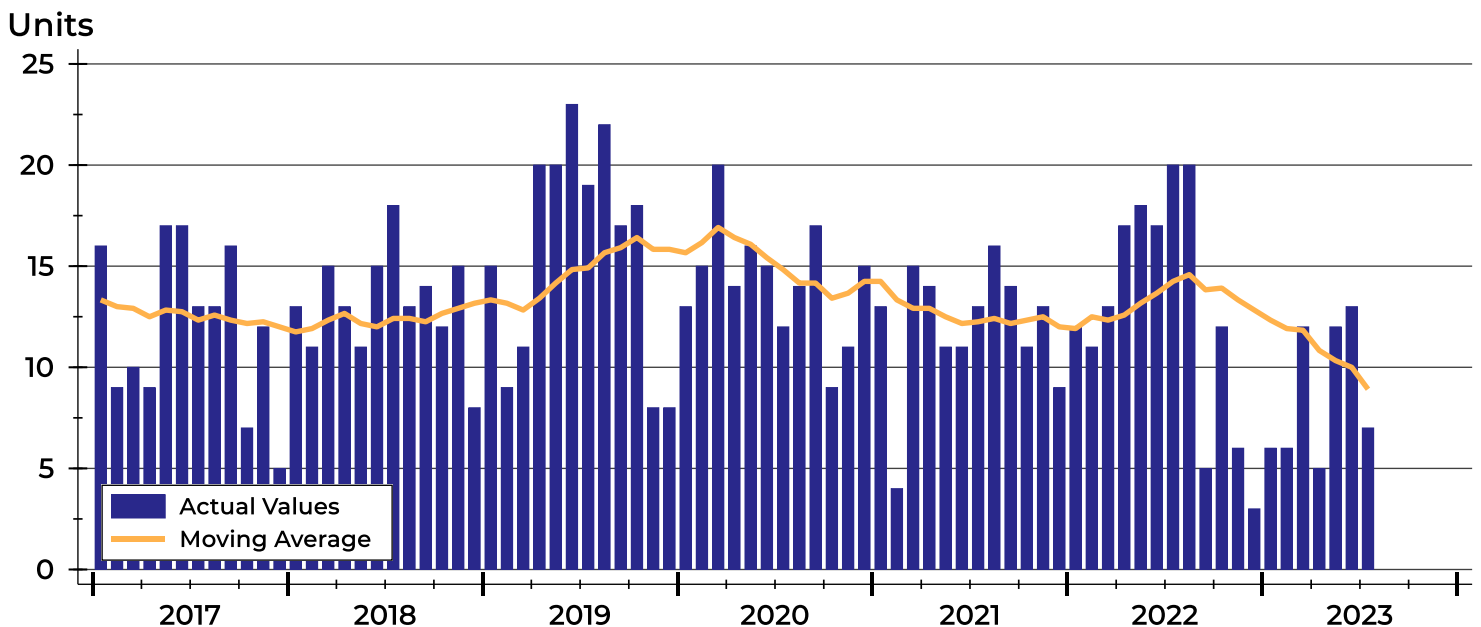
# Jackson County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	7	20	-65.0%
	Volume (1,000s)	1,489	4,332	-65.6%
	Average List Price	212,686	216,580	-1.8%
	Median List Price	190,000	197,250	-3.7%
Year-to-Date	New Listings	61	108	-43.5%
	Volume (1,000s)	13,737	23,685	-42.0%
	Average List Price	225,198	219,308	2.7%
	Median List Price	225,000	196,750	14.4%

A total of 7 new listings were added in Jackson County during July, down 65.0% from the same month in 2022. Year-to-date Jackson County has seen 61 new listings.

The median list price of these homes was \$190,000 down from \$197,250 in 2022.

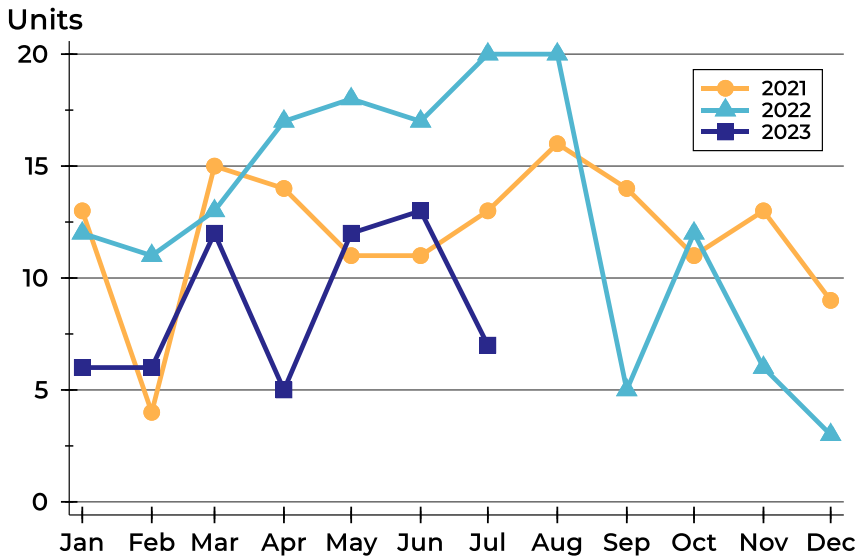
## History of New Listings





## Jackson County New Listings Analysis

### New Listings by Month



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

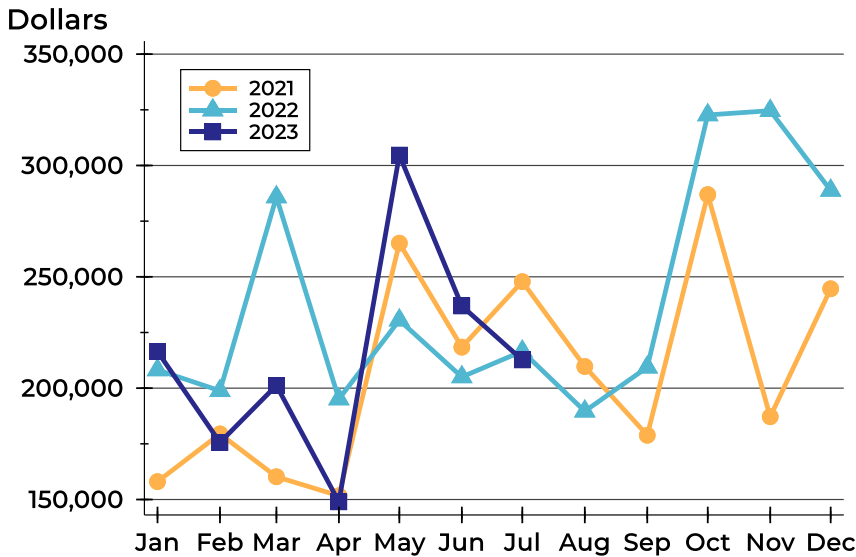
### New Listings by Price Range

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	1	14.3%	110,000	110,000	2	2	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	14.3%	150,000	150,000	0	0	100.0%	100.0%
\$175,000-\$199,999	2	28.6%	184,950	184,950	7	7	100.0%	100.0%
\$200,000-\$249,999	1	14.3%	249,900	249,900	7	7	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	289,000	289,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	320,000	320,000	17	17	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



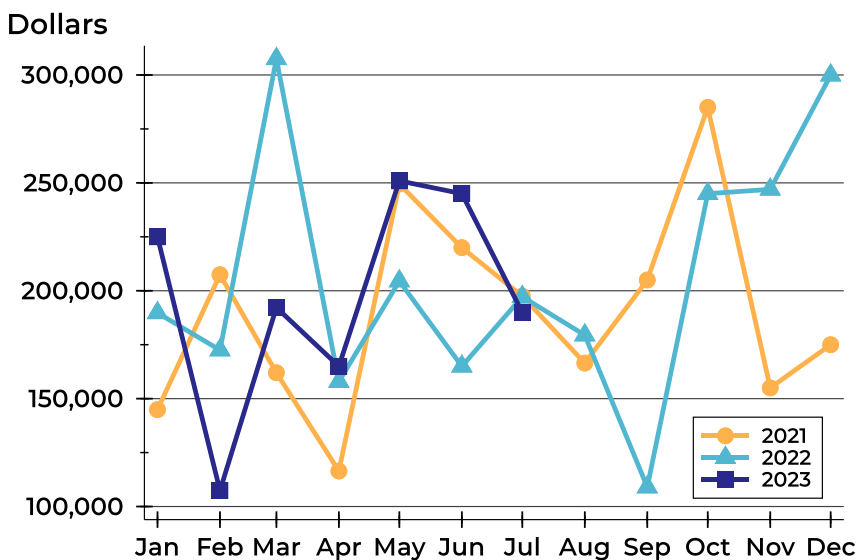
## Jackson County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	158,029	208,175	<b>216,492</b>
February	179,450	198,832	<b>175,617</b>
March	160,220	285,862	<b>201,233</b>
April	151,686	195,112	<b>148,940</b>
May	265,105	230,539	<b>304,683</b>
June	218,427	205,038	<b>236,915</b>
July	247,854	216,580	<b>212,686</b>
August	209,725	189,645	
September	178,843	209,400	
October	286,936	322,683	
November	187,173	324,617	
December	244,644	288,800	

### Median Price



Month	2021	2022	2023
January	144,900	189,750	<b>225,000</b>
February	207,450	172,500	<b>107,400</b>
March	162,000	307,500	<b>192,250</b>
April	116,450	157,900	<b>165,000</b>
May	249,500	204,499	<b>250,950</b>
June	220,000	165,000	<b>245,000</b>
July	197,500	197,250	<b>190,000</b>
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

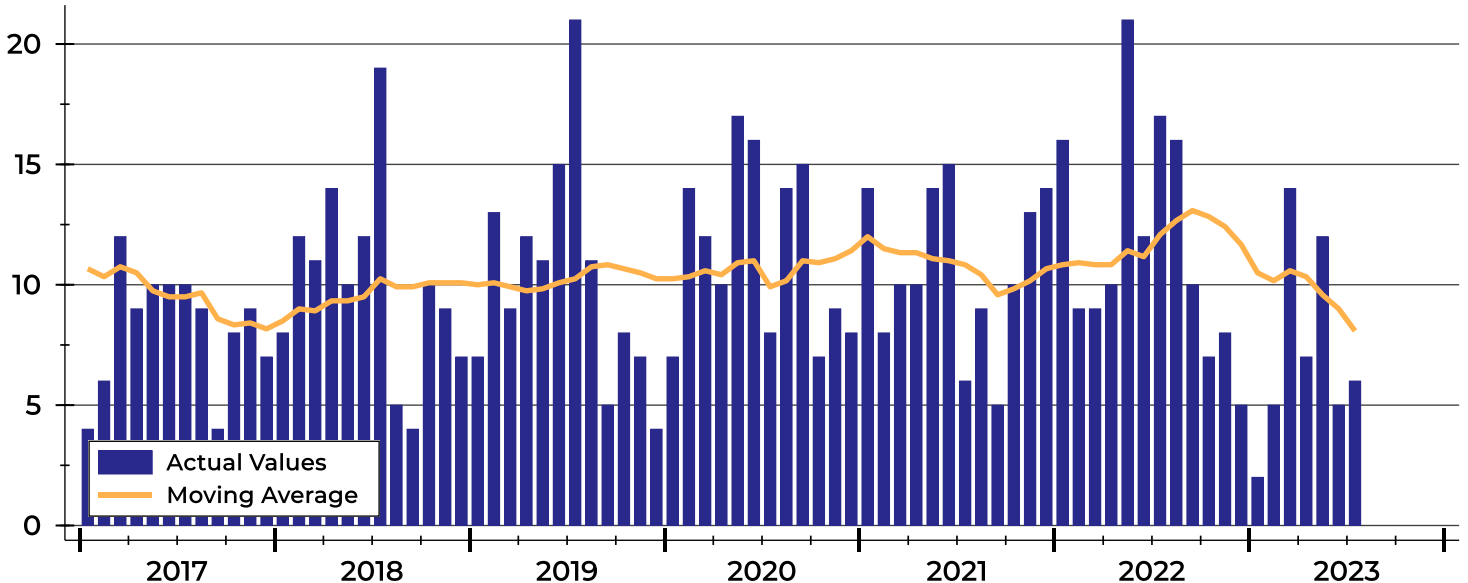
Summary Statistics for Contracts Written		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		6	17	-64.7%	51	94	-45.7%
Volume (1,000s)		899	3,510	-74.4%	11,296	20,077	-43.7%
Average	Sale Price	149,833	206,476	-27.4%	221,499	213,585	3.7%
	Days on Market	8	11	-27.3%	29	17	70.6%
	Percent of Original	94.3%	97.5%	-3.3%	95.9%	97.2%	-1.3%
Median	Sale Price	147,500	180,000	-18.1%	219,500	191,750	14.5%
	Days on Market	3	4	-25.0%	8	5	60.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 6 contracts for sale were written in Jackson County during the month of July, down from 17 in 2022. The median list price of these homes was \$147,500, down from \$180,000 the prior year.

Half of the homes that went under contract in July were on the market less than 3 days, compared to 4 days in July 2022.

## History of Contracts Written

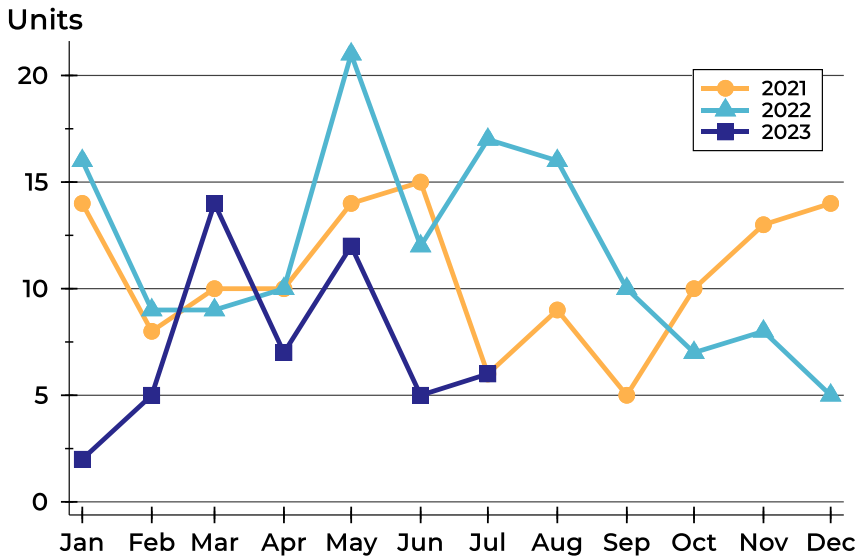
Units





## Jackson County Contracts Written Analysis

### Contracts Written by Month



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

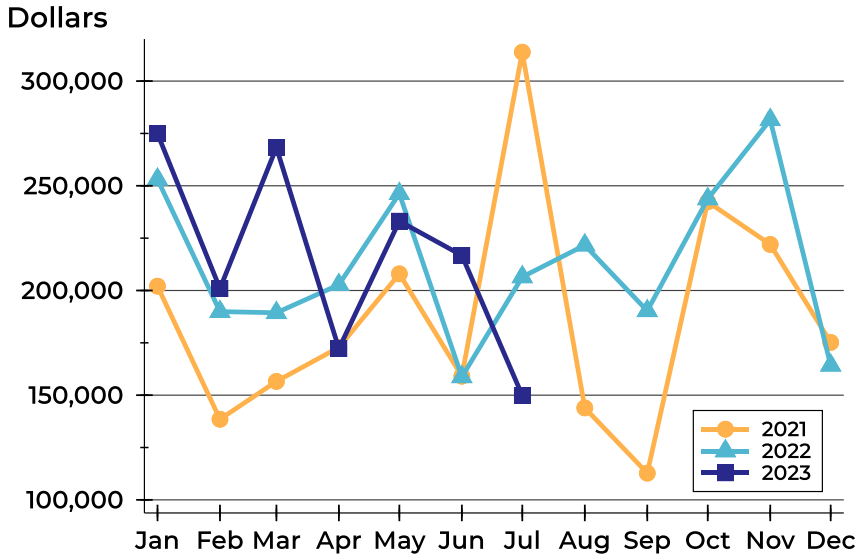
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	16.7%	15,000	15,000	35	35	75.0%	75.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	16.7%	110,000	110,000	2	2	100.0%	100.0%
\$125,000-\$149,999	1	16.7%	145,000	145,000	3	3	90.6%	90.6%
\$150,000-\$174,999	1	16.7%	150,000	150,000	0	0	100.0%	100.0%
\$175,000-\$199,999	1	16.7%	190,000	190,000	4	4	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	16.7%	289,000	289,000	3	3	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



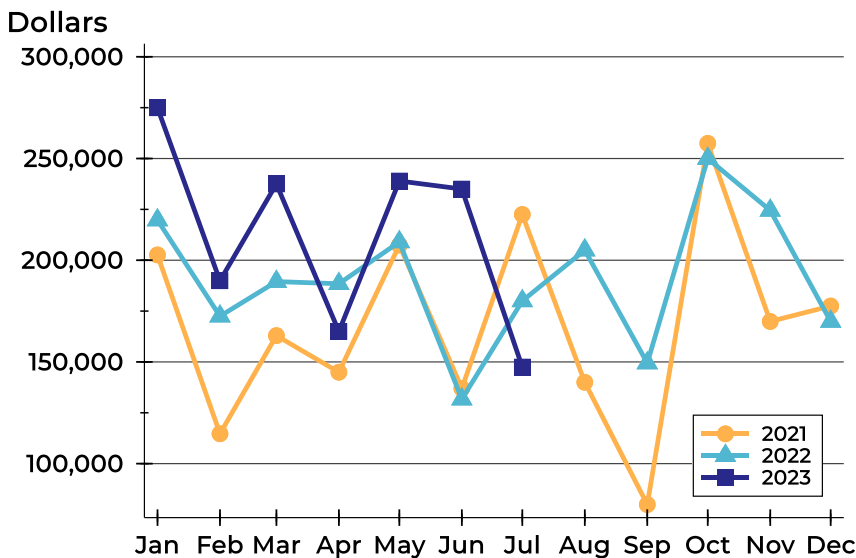
## Jackson County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	202,055	253,125	<b>274,950</b>
<b>February</b>	138,500	189,917	<b>200,930</b>
<b>March</b>	156,580	189,356	<b>268,271</b>
<b>April</b>	172,820	202,750	<b>172,257</b>
<b>May</b>	207,968	246,243	<b>233,117</b>
<b>June</b>	159,073	158,737	<b>216,780</b>
<b>July</b>	313,833	206,476	<b>149,833</b>
<b>August</b>	143,933	221,638	
<b>September</b>	112,770	190,290	
<b>October</b>	242,380	243,743	
<b>November</b>	222,011	281,550	
<b>December</b>	175,186	164,260	

### Median Price



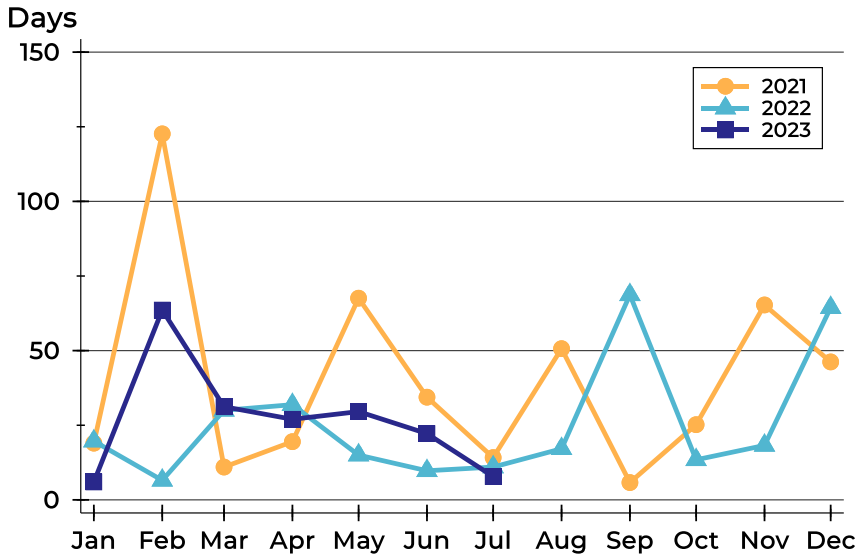
Month	2021	2022	2023
<b>January</b>	202,613	219,750	<b>274,950</b>
<b>February</b>	114,700	172,500	<b>189,900</b>
<b>March</b>	162,950	189,500	<b>237,500</b>
<b>April</b>	144,950	188,450	<b>165,000</b>
<b>May</b>	207,450	209,000	<b>238,950</b>
<b>June</b>	137,000	131,700	<b>235,000</b>
<b>July</b>	222,500	180,000	<b>147,500</b>
<b>August</b>	140,000	204,950	
<b>September</b>	79,900	149,450	
<b>October</b>	257,450	250,000	
<b>November</b>	169,900	224,500	
<b>December</b>	177,500	169,900	





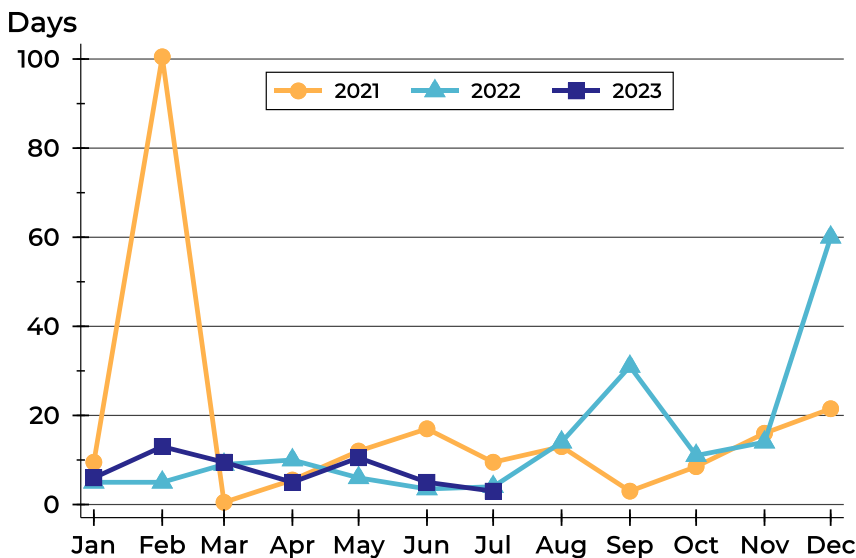
# Jackson County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	19	20	<b>6</b>
February	123	7	<b>64</b>
March	11	30	<b>31</b>
April	20	32	<b>27</b>
May	68	15	<b>30</b>
June	34	10	<b>22</b>
July	14	11	<b>8</b>
August	51	17	
September	6	69	
October	25	13	
November	65	18	
December	46	64	

## Median DOM



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



# Jackson County Pending Contracts Analysis

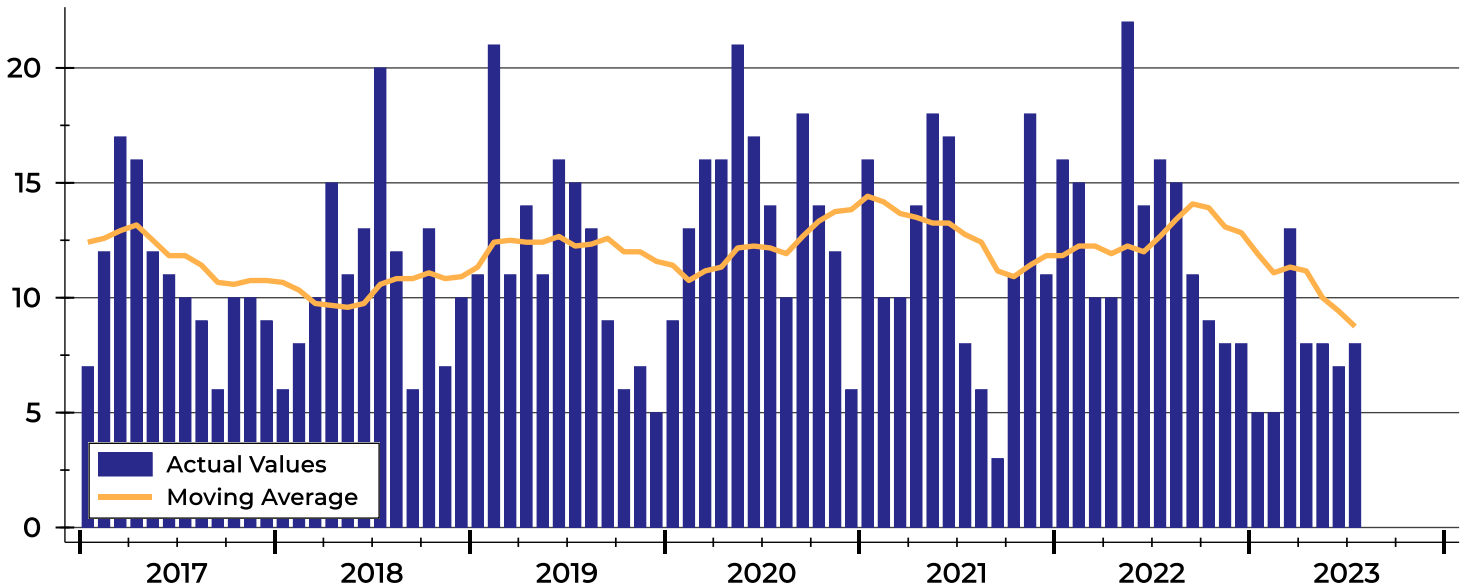
Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		8	16	-50.0%
Volume (1,000s)		2,014	3,207	-37.2%
Average	List Price	251,750	200,419	25.6%
	Days on Market	26	14	85.7%
	Percent of Original	93.1%	98.5%	-5.5%
Median	List Price	212,500	154,000	38.0%
	Days on Market	3	7	-57.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Jackson County had contracts pending at the end of July, down from 16 contracts pending at the end of July 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

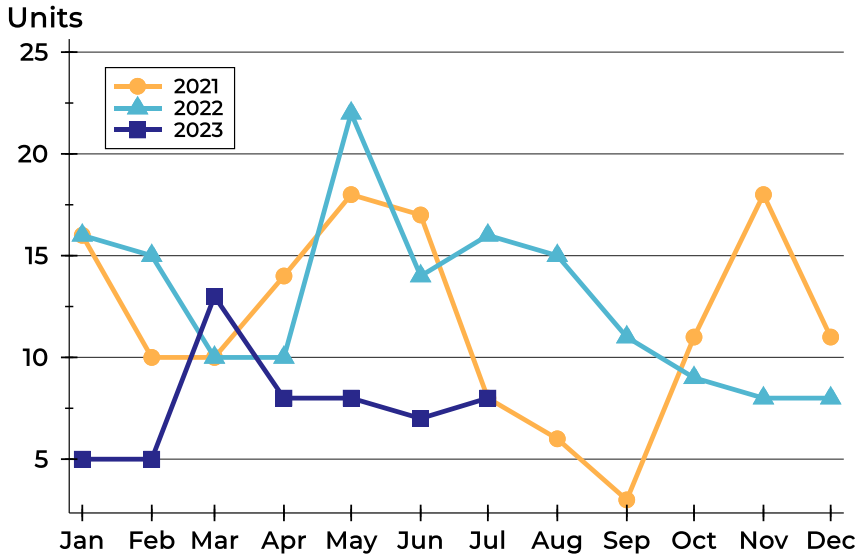
Units





## Jackson County Pending Contracts Analysis

### Pending Contracts by Month



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

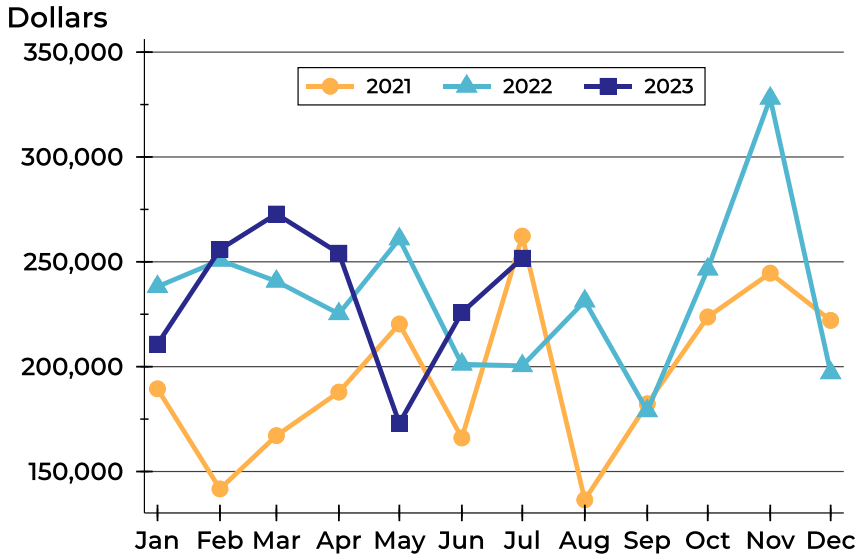
### Pending Contracts by Price Range

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	1	12.5%	110,000	110,000	2	2	100.0%	100.0%
\$125,000-\$149,999	1	12.5%	145,000	145,000	3	3	90.6%	90.6%
\$150,000-\$174,999	1	12.5%	150,000	150,000	0	0	100.0%	100.0%
\$175,000-\$199,999	1	12.5%	190,000	190,000	4	4	100.0%	100.0%
\$200,000-\$249,999	2	25.0%	240,000	240,000	1	1	100.0%	100.0%
\$250,000-\$299,999	1	12.5%	289,000	289,000	3	3	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	12.5%	650,000	650,000	194	194	54.2%	54.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



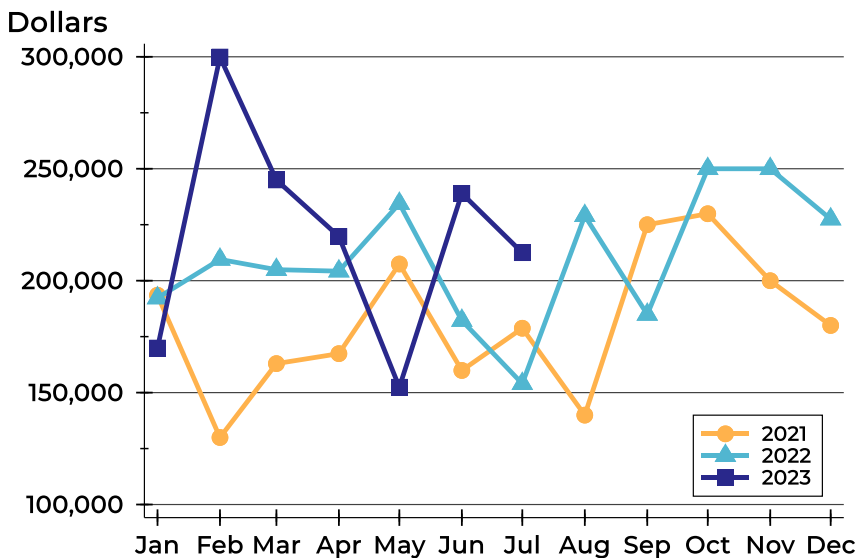
# Jackson County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	189,445	238,169	<b>210,740</b>
February	141,700	250,723	<b>255,930</b>
March	167,120	240,725	<b>272,815</b>
April	187,879	225,210	<b>254,138</b>
May	220,358	260,918	<b>173,050</b>
June	166,029	201,161	<b>225,843</b>
July	262,263	200,419	<b>251,750</b>
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

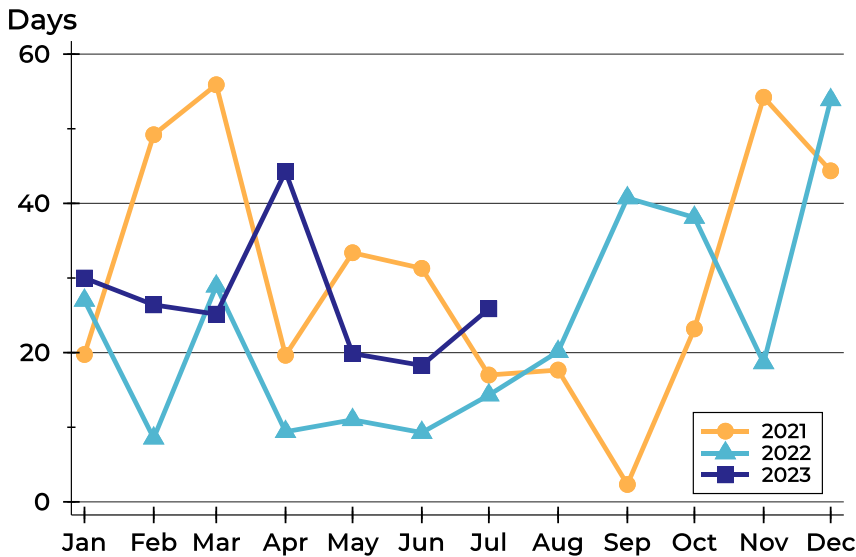


Month	2021	2022	2023
January	193,500	192,250	<b>169,900</b>
February	129,950	209,500	<b>299,900</b>
March	162,950	204,925	<b>245,000</b>
April	167,400	204,250	<b>219,750</b>
May	207,450	234,450	<b>152,400</b>
June	159,900	182,200	<b>239,000</b>
July	178,750	154,000	<b>212,500</b>
August	139,950	229,000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



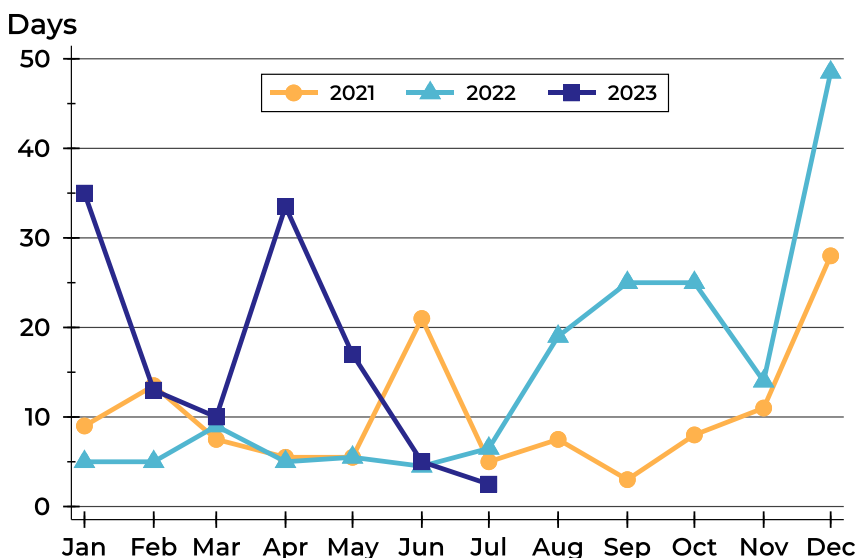
## Jackson County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	9	5	<b>35</b>
February	14	5	<b>13</b>
March	8	9	<b>10</b>
April	6	5	<b>34</b>
May	6	6	<b>17</b>
June	21	5	<b>5</b>
July	5	7	<b>3</b>
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 July

Total home sales in Jefferson County fell last month to 16 units, compared to 22 units in July 2022. Total sales volume was \$4.4 million, down from a year earlier.

The median sale price in July was \$237,450, up from \$212,500 a year earlier. Homes that sold in July were typically on the market for 2 days and sold for 100.0% of their list prices.

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

The total number of active listings in Jefferson County at the end of July was 24 units, up from 22 at the same point in 2022. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$275,000.

During July, a total of 11 contracts were written down from 26 in July 2022. At the end of the month, there were 13 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Jefferson County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>16</b>	<b>22</b>	<b>16</b>	<b>81</b>	<b>99</b>	<b>105</b>
Change from prior year		-27.3%	37.5%	-15.8%	-18.2%	-5.7%	11.7%
<b>Active Listings</b>		<b>24</b>	<b>22</b>	<b>20</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		9.1%	10.0%	-4.8%			
<b>Months' Supply</b>		<b>1.8</b>	<b>1.4</b>	<b>1.3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		28.6%	7.7%	-23.5%			
<b>New Listings</b>		<b>19</b>	<b>21</b>	<b>26</b>	<b>102</b>	<b>118</b>	<b>130</b>
Change from prior year		-9.5%	-19.2%	23.8%	-13.6%	-9.2%	8.3%
<b>Contracts Written</b>		<b>11</b>	<b>26</b>	<b>16</b>	<b>84</b>	<b>106</b>	<b>114</b>
Change from prior year		-57.7%	62.5%	-27.3%	-20.8%	-7.0%	0.0%
<b>Pending Contracts</b>		<b>13</b>	<b>17</b>	<b>19</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-23.5%	-10.5%	-29.6%			
<b>Sales Volume (1,000s)</b>		<b>4,425</b>	<b>4,928</b>	<b>2,924</b>	<b>19,260</b>	<b>22,340</b>	<b>20,298</b>
Change from prior year		-10.2%	68.5%	10.3%	-13.8%	10.1%	31.7%
Average	<b>Sale Price</b>	<b>276,540</b>	<b>223,977</b>	<b>182,725</b>	<b>237,779</b>	<b>225,653</b>	<b>193,316</b>
	Change from prior year	23.5%	22.6%	30.9%	5.4%	16.7%	17.9%
	<b>List Price of Actives</b>	<b>295,677</b>	<b>227,791</b>	<b>201,852</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	29.8%	12.9%	-2.9%			
	<b>Days on Market</b>	<b>21</b>	<b>11</b>	<b>14</b>	<b>28</b>	<b>20</b>	<b>17</b>
Change from prior year	90.9%	-21.4%	55.6%	40.0%	17.6%	-51.4%	
	<b>Percent of List</b>	<b>99.4%</b>	<b>99.9%</b>	<b>100.6%</b>	<b>98.7%</b>	<b>101.2%</b>	<b>101.3%</b>
Change from prior year	-0.5%	-0.7%	-0.8%	-2.5%	-0.1%	3.7%	
	<b>Percent of Original</b>	<b>99.1%</b>	<b>98.3%</b>	<b>98.5%</b>	<b>97.0%</b>	<b>100.6%</b>	<b>100.3%</b>
Change from prior year	0.8%	-0.2%	-2.3%	-3.6%	0.3%	5.4%	
Median	<b>Sale Price</b>	<b>237,450</b>	<b>212,500</b>	<b>133,400</b>	<b>195,000</b>	<b>205,000</b>	<b>180,000</b>
	Change from prior year	11.7%	59.3%	11.2%	-4.9%	13.9%	18.0%
	<b>List Price of Actives</b>	<b>275,000</b>	<b>193,450</b>	<b>169,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	42.2%	13.9%	-8.6%			
	<b>Days on Market</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>4</b>
Change from prior year	-50.0%	-33.3%	500.0%	20.0%	25.0%	-75.0%	
	<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%	0.0%	0.0%	0.0%	0.6%	
	<b>Percent of Original</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%	0.0%	0.0%	0.0%	2.6%	

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

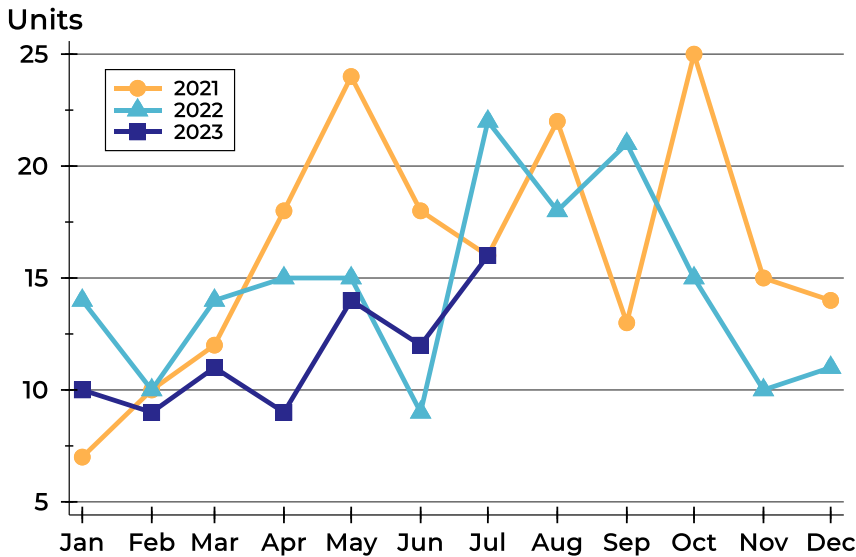






## Jefferson County Closed Listings Analysis

### Closed Listings by Month



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

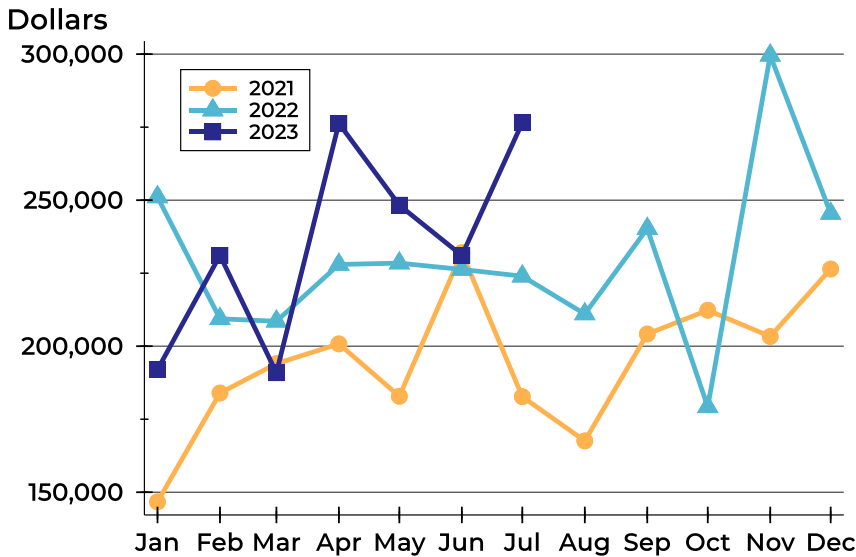
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	6.3%	0.0	107,419	107,419	0	0	85.9%	85.9%	85.9%	85.9%
\$125,000-\$149,999	1	6.3%	0.0	135,000	135,000	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	3	18.8%	1.4	167,000	167,000	1	2	102.6%	100.0%	102.6%	100.0%
\$175,000-\$199,999	3	18.8%	1.1	185,633	184,900	2	2	101.3%	101.1%	101.3%	101.1%
\$200,000-\$249,999	0	0.0%	2.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	12.5%	3.0	280,950	280,950	119	119	99.1%	99.1%	99.1%	99.1%
\$300,000-\$399,999	3	18.8%	1.7	325,174	310,000	21	1	97.9%	96.0%	97.9%	96.0%
\$400,000-\$499,999	2	12.5%	4.5	443,500	443,500	5	5	100.3%	100.3%	98.0%	98.0%
\$500,000-\$749,999	1	6.3%	8.0	699,900	699,900	10	10	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



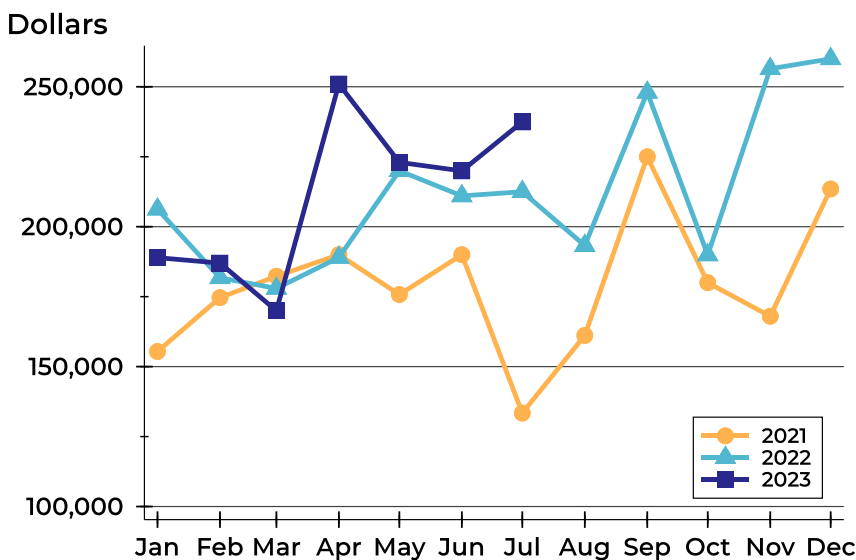
## Jefferson County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	146,700	251,111	<b>191,980</b>
February	183,970	209,400	<b>231,111</b>
March	194,023	208,539	<b>190,909</b>
April	200,800	227,993	<b>276,311</b>
May	182,850	228,443	<b>248,286</b>
June	232,050	226,278	<b>231,075</b>
July	182,725	223,977	<b>276,540</b>
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

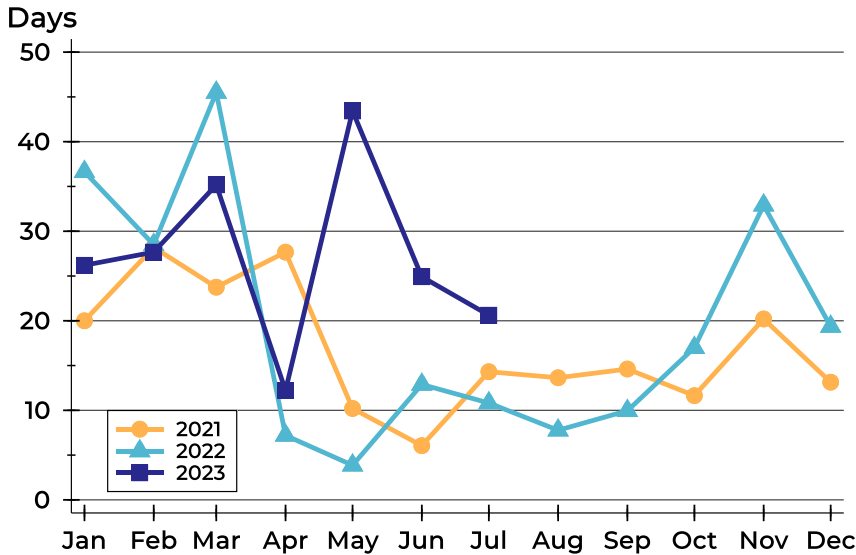


Month	2021	2022	2023
January	155,400	206,250	<b>188,950</b>
February	174,650	181,750	<b>187,000</b>
March	182,300	177,950	<b>170,000</b>
April	190,000	189,000	<b>251,000</b>
May	175,750	220,000	<b>223,000</b>
June	190,000	211,000	<b>219,950</b>
July	133,400	212,500	<b>237,450</b>
August	161,150	193,250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



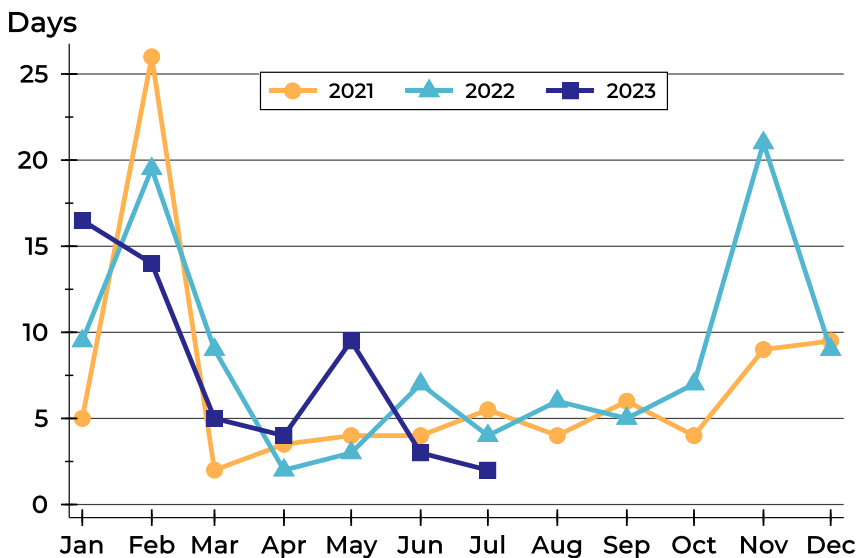
# Jefferson County Closed Listings Analysis

## Average DOM



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

## Median DOM



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



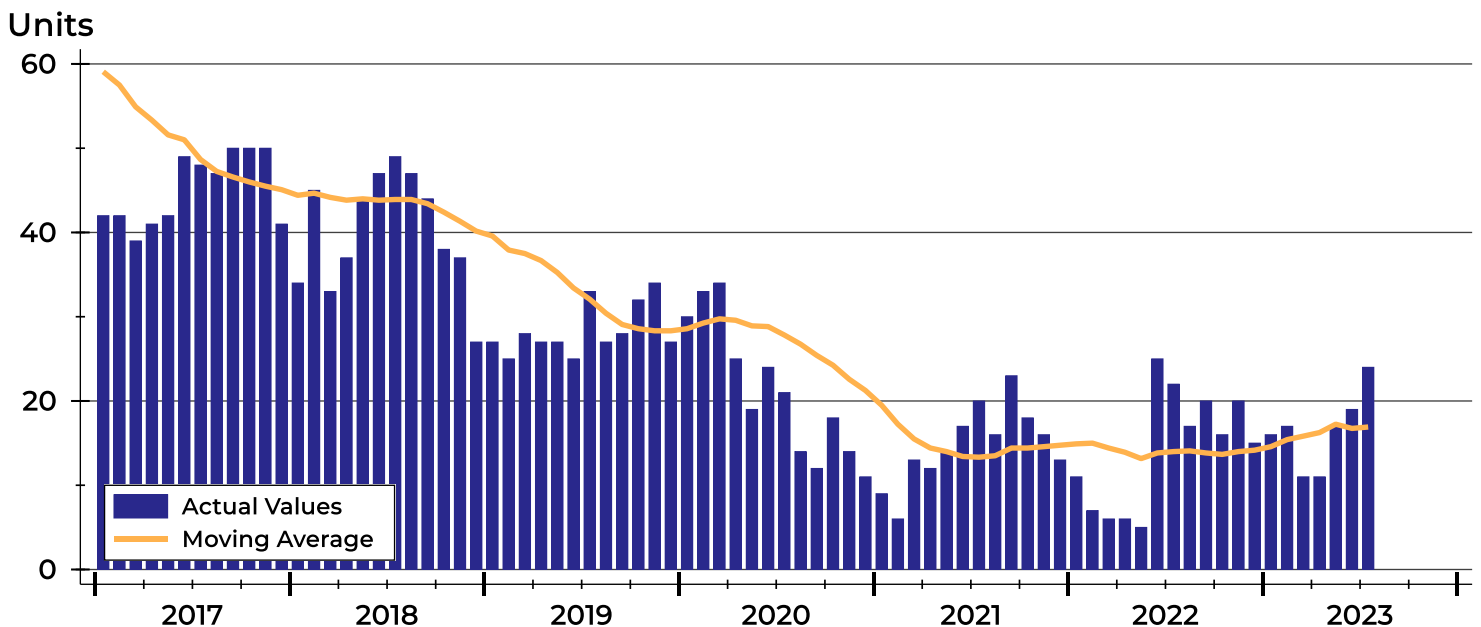
# Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		24	22	9.1%
Volume (1,000s)		7,096	5,011	41.6%
Months' Supply		1.8	1.4	28.6%
Average	List Price	295,677	227,791	29.8%
	Days on Market	53	35	51.4%
	Percent of Original	96.3%	96.6%	-0.3%
Median	List Price	275,000	193,450	42.2%
	Days on Market	48	33	45.5%
	Percent of Original	100.0%	100.0%	0.0%

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

The median list price of homes on the market at the end of July was \$275,000, up 42.2% from 2022. The typical time on market for active listings was 48 days, up from 33 days a year earlier.

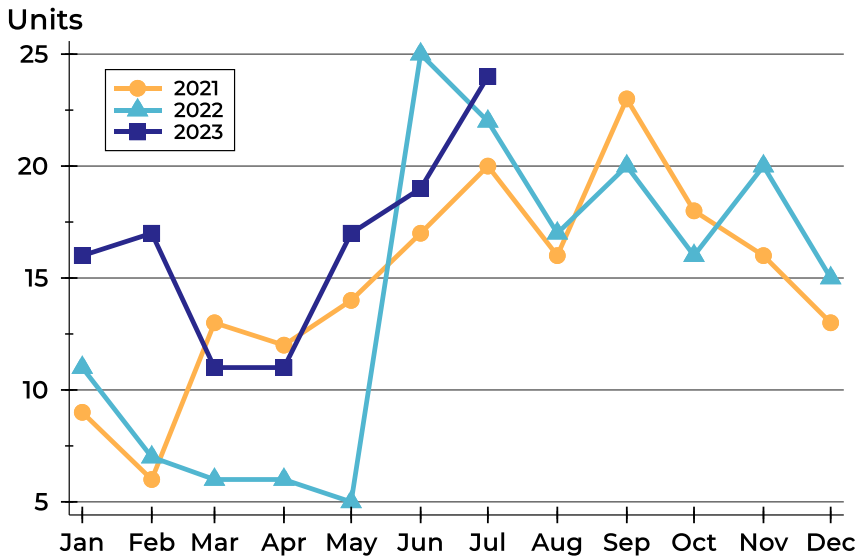
## History of Active Listings





## Jefferson County Active Listings Analysis

### Active Listings by Month



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

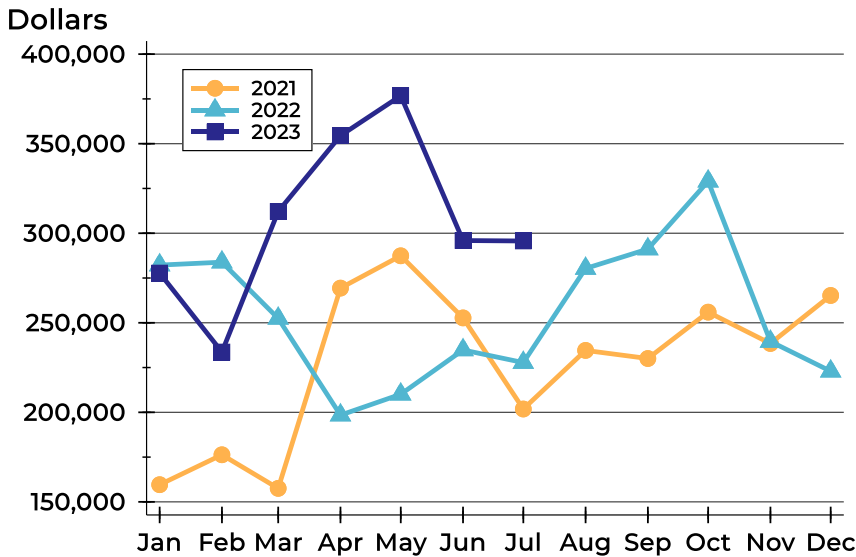
### Active Listings by Price Range

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	2	8.3%	N/A	61,000	61,000	69	69	92.4%	92.4%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	8.3%	1.4	162,500	162,500	30	30	100.0%	100.0%
\$175,000-\$199,999	2	8.3%	1.1	181,850	181,850	14	14	100.0%	100.0%
\$200,000-\$249,999	4	16.7%	2.3	224,825	224,900	75	37	96.5%	98.1%
\$250,000-\$299,999	5	20.8%	3.0	283,560	275,000	47	49	93.3%	96.5%
\$300,000-\$399,999	4	16.7%	1.7	333,463	339,450	46	46	97.1%	97.0%
\$400,000-\$499,999	3	12.5%	4.5	463,267	465,000	30	4	98.2%	100.0%
\$500,000-\$749,999	2	8.3%	8.0	622,400	622,400	116	116	95.2%	95.2%
\$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



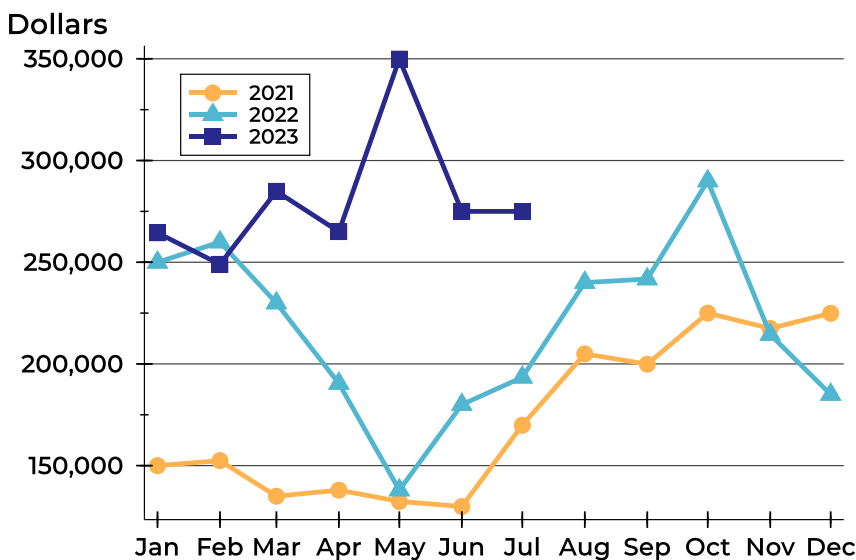
# Jefferson County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	159,589	282,223	<b>277,778</b>
February	176,300	283,843	<b>233,685</b>
March	157,554	252,467	<b>312,145</b>
April	269,371	198,433	<b>354,509</b>
May	287,411	210,080	<b>376,765</b>
June	252,723	234,824	<b>295,921</b>
July	201,852	227,791	<b>295,677</b>
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

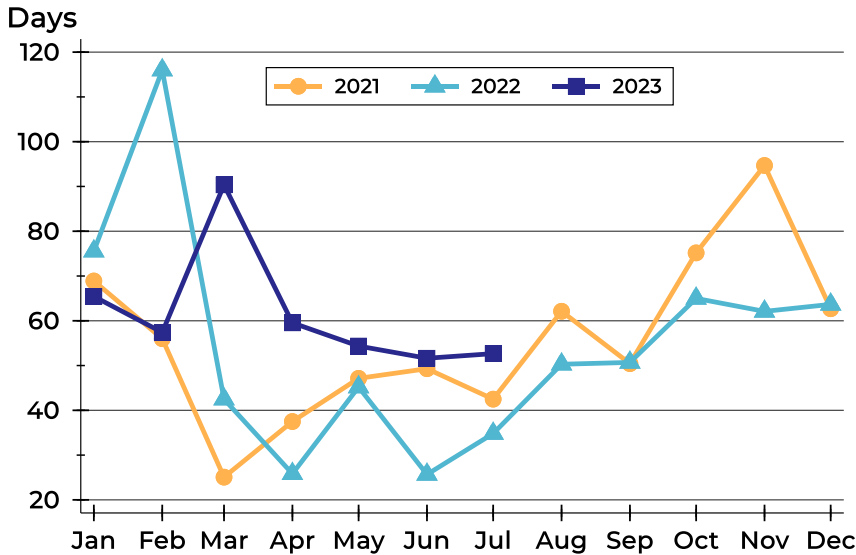


Month	2021	2022	2023
January	150,000	249,950	<b>264,450</b>
February	152,450	259,900	<b>249,000</b>
March	135,000	229,950	<b>284,900</b>
April	137,975	190,400	<b>265,000</b>
May	132,425	138,000	<b>349,900</b>
June	129,900	180,000	<b>275,000</b>
July	169,900	193,450	<b>275,000</b>
August	204,950	240,000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



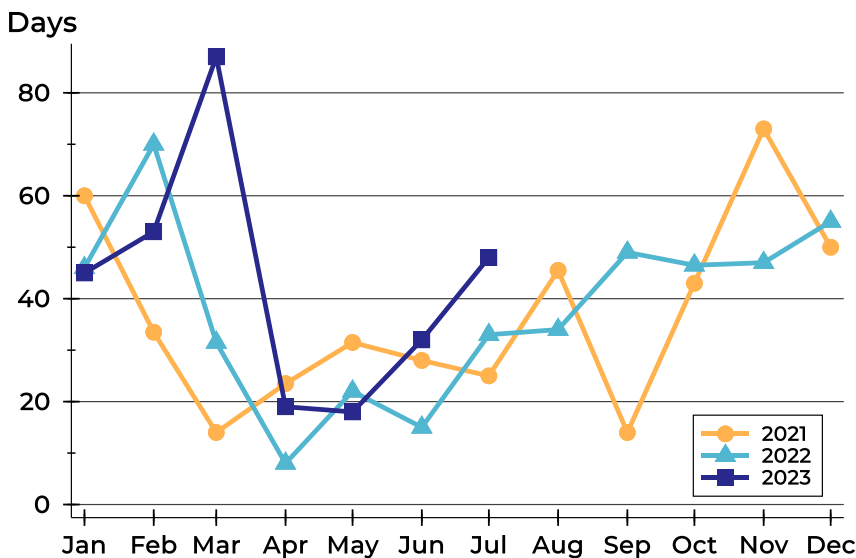
# Jefferson County Active Listings Analysis

## Average DOM



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

## Median DOM

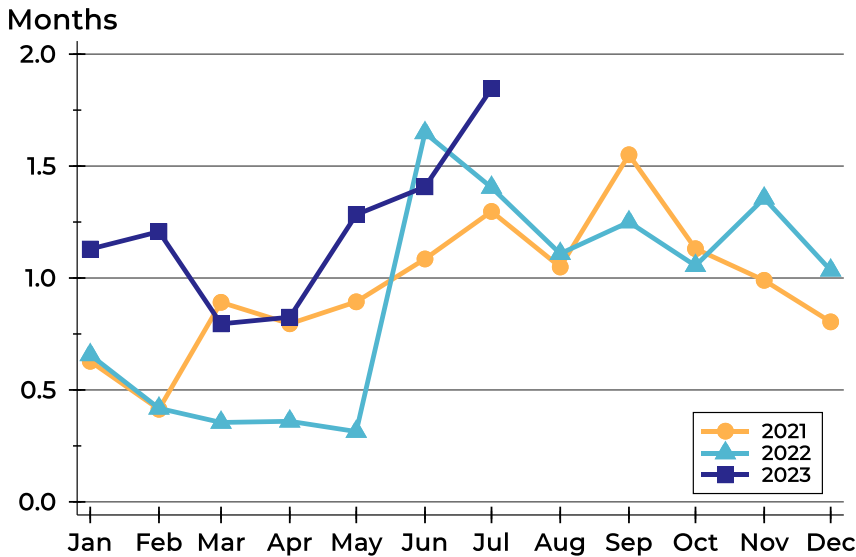


Month	2021	2022	2023
January	60	46	<b>45</b>
February	34	70	<b>53</b>
March	14	32	<b>87</b>
April	24	8	<b>19</b>
May	32	22	<b>18</b>
June	28	15	<b>32</b>
July	25	33	<b>48</b>
August	46	34	
September	14	49	
October	43	47	
November	73	47	
December	50	55	



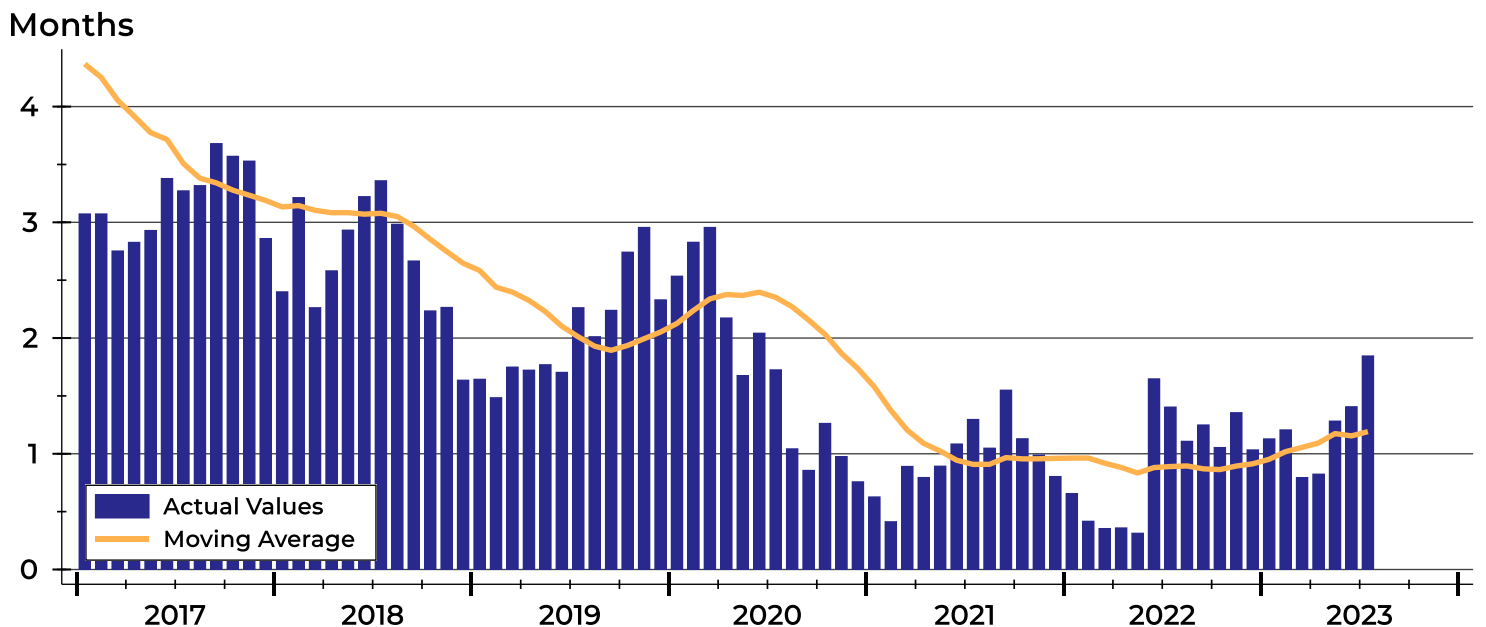
# Jefferson County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply







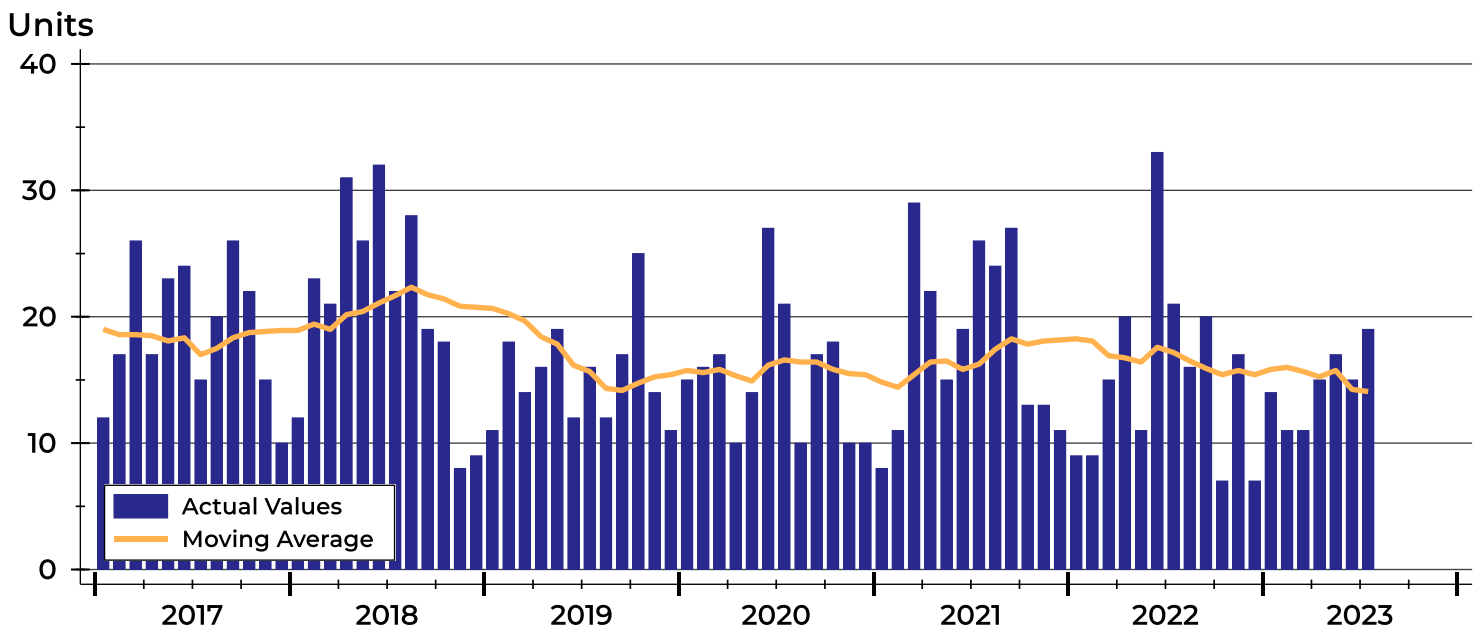
# Jefferson County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	19	21	-9.5%
	Volume (1,000s)	5,750	4,501	27.7%
	Average List Price	302,611	214,314	41.2%
	Median List Price	298,000	235,000	26.8%
Year-to-Date	New Listings	102	118	-13.6%
	Volume (1,000s)	28,243	26,059	8.4%
	Average List Price	276,892	220,841	25.4%
	Median List Price	249,250	198,500	25.6%

A total of 19 new listings were added in Jefferson County during July, down 9.5% from the same month in 2022. Year-to-date Jefferson County has seen 102 new listings.

The median list price of these homes was \$298,000 up from \$235,000 in 2022.

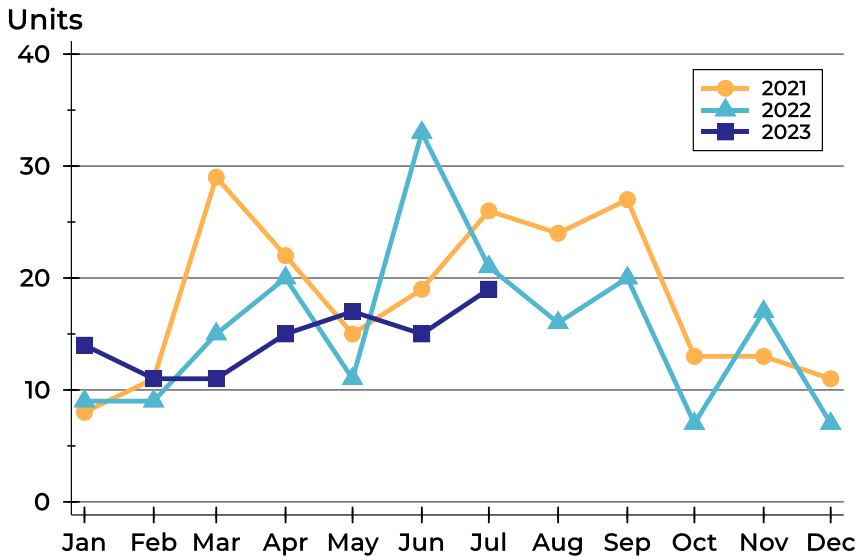
## History of New Listings





## Jefferson County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	8	9	14
February	11	9	11
March	29	15	11
April	22	20	15
May	15	11	17
June	19	33	15
July	26	21	19
August	24	16	
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	3	15.8%	117,000	118,000	2	0	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	3	15.8%	166,300	169,900	10	13	96.3%	100.0%
\$175,000-\$199,999	1	5.3%	184,700	184,700	22	22	100.0%	100.0%
\$200,000-\$249,999	2	10.5%	237,650	237,650	29	29	98.1%	98.1%
\$250,000-\$299,999	2	10.5%	298,950	298,950	16	16	100.0%	100.0%
\$300,000-\$399,999	3	15.8%	334,967	349,950	19	18	98.9%	100.0%
\$400,000-\$499,999	3	15.8%	463,300	465,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	10.5%	623,500	623,500	10	10	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



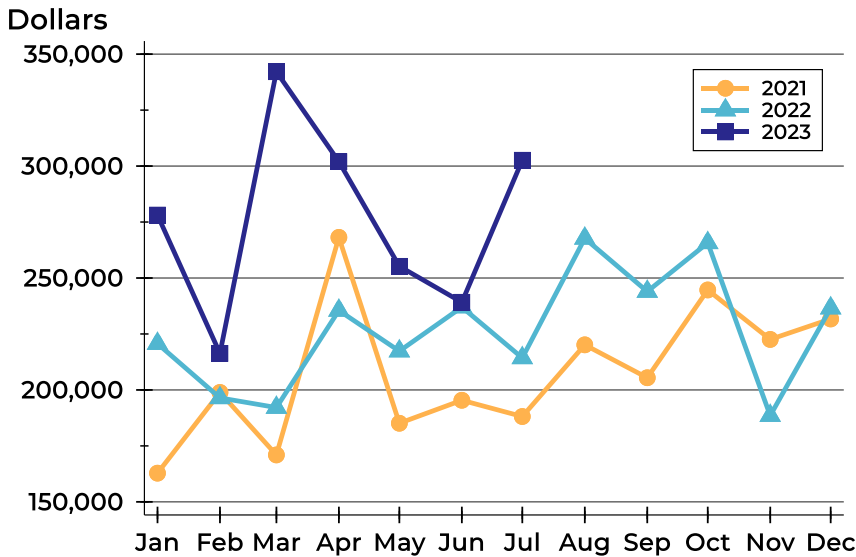
**July  
2023**

# Sunflower MLS Statistics



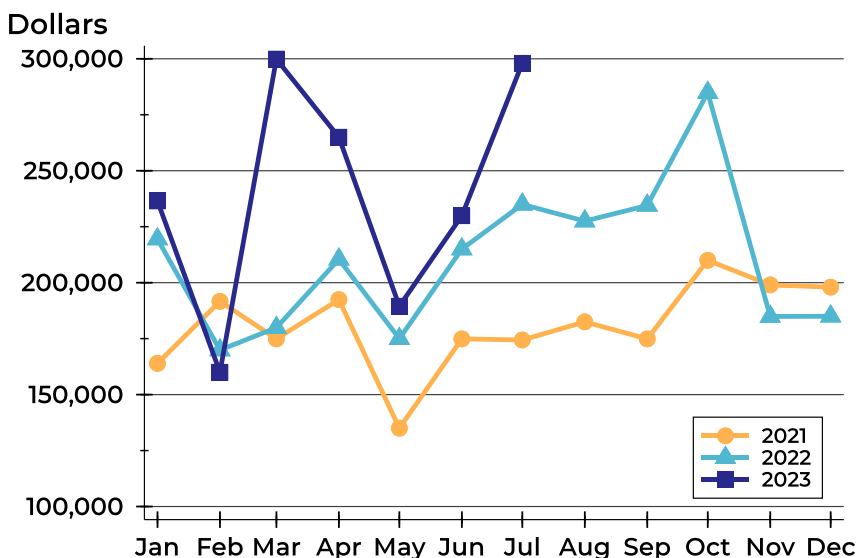
## Jefferson County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	162,825	220,689	<b>278,136</b>
February	198,893	196,450	<b>216,336</b>
March	170,976	192,133	<b>342,155</b>
April	268,161	235,508	<b>301,973</b>
May	185,127	217,345	<b>255,229</b>
June	195,386	237,012	<b>239,173</b>
July	188,135	214,314	<b>302,611</b>
August	220,154	267,700	
September	205,450	243,980	
October	244,662	265,700	
November	222,569	188,535	
December	231,714	236,543	

### Median Price



Month	2021	2022	2023
January	163,950	219,500	<b>236,500</b>
February	191,675	169,900	<b>160,000</b>
March	174,900	179,900	<b>299,900</b>
April	192,450	210,450	<b>265,000</b>
May	135,000	175,000	<b>189,500</b>
June	174,900	215,000	<b>229,900</b>
July	174,400	235,000	<b>298,000</b>
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	



**July  
2023**

# Sunflower MLS Statistics



## Jefferson County Contracts Written Analysis

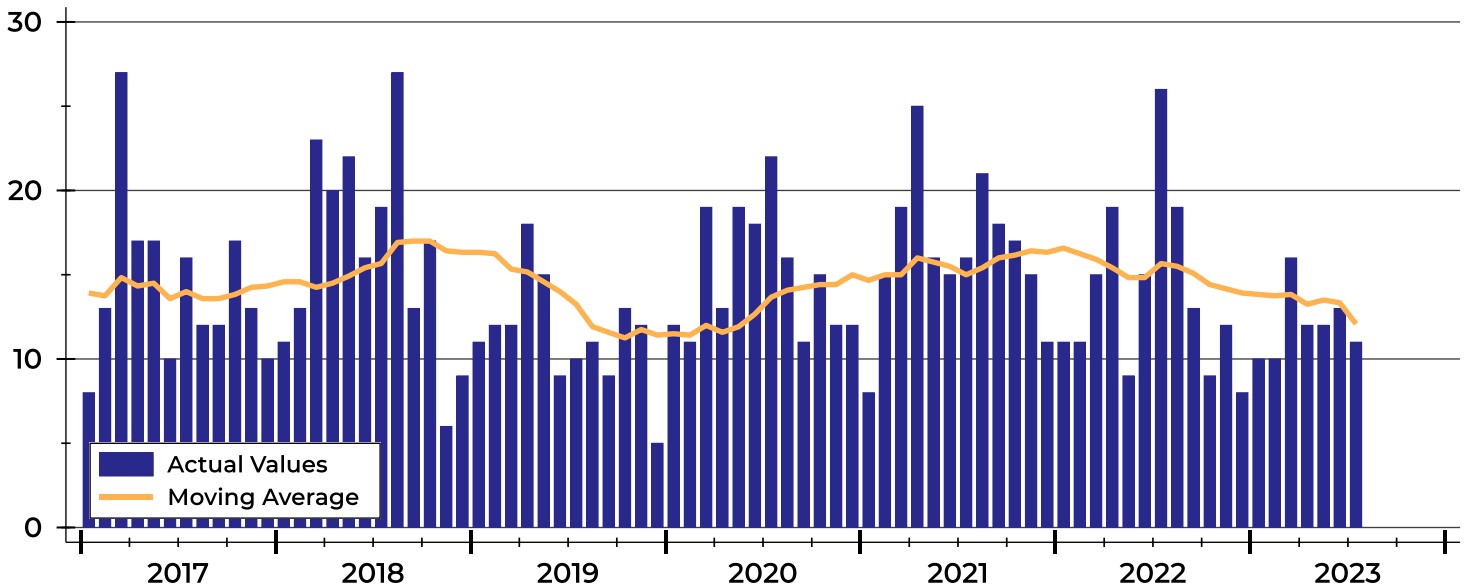
Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		<b>11</b>	26	-57.7%	<b>84</b>	106	-20.8%
Volume (1,000s)		<b>3,260</b>	5,844	-44.2%	<b>21,614</b>	23,494	-8.0%
Average	Sale Price	<b>296,336</b>	224,781	31.8%	<b>257,312</b>	221,641	16.1%
	Days on Market	<b>10</b>	10	0.0%	<b>26</b>	13	100.0%
	Percent of Original	<b>100.1%</b>	98.0%	2.1%	<b>97.8%</b>	101.1%	-3.3%
Median	Sale Price	<b>209,000</b>	225,000	-7.1%	<b>217,000</b>	198,500	9.3%
	Days on Market	<b>7</b>	4	75.0%	<b>5</b>	5	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 11 contracts for sale were written in Jefferson County during the month of July, down from 26 in 2022. The median list price of these homes was \$209,000, down from \$225,000 the prior year.

Half of the homes that went under contract in July were on the market less than 7 days, compared to 4 days in July 2022.

## History of Contracts Written

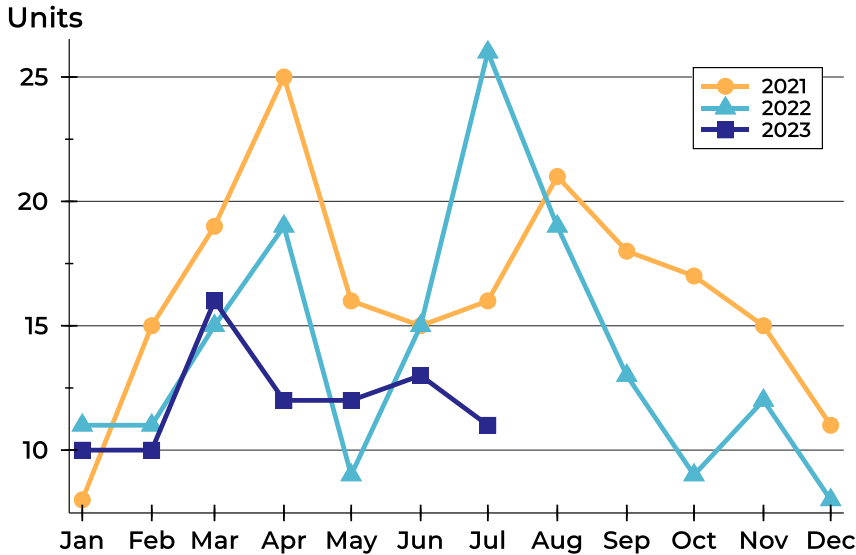
Units





## Jefferson County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	8	11	10
February	15	11	10
March	19	15	16
April	25	19	12
May	16	9	12
June	15	15	13
July	16	26	11
August	21	19	13
September	18	13	13
October	17	9	12
November	15	12	12
December	11	8	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	18.2%	120,500	120,500	0	0	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	18.2%	169,900	169,900	7	7	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	18.2%	204,500	204,500	21	21	100.4%	100.4%
\$250,000-\$299,999	2	18.2%	298,950	298,950	16	16	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	9.1%	425,000	425,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	18.2%	623,500	623,500	10	10	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



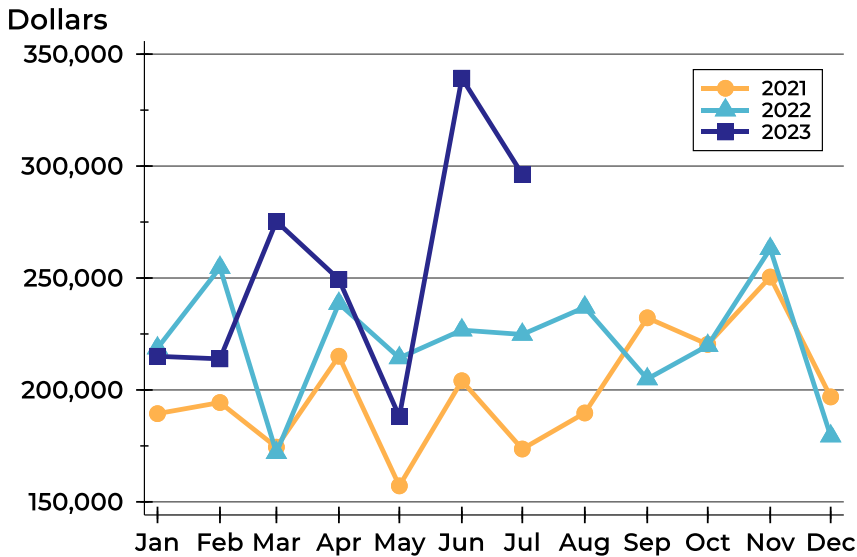
**July  
2023**

# Sunflower MLS Statistics



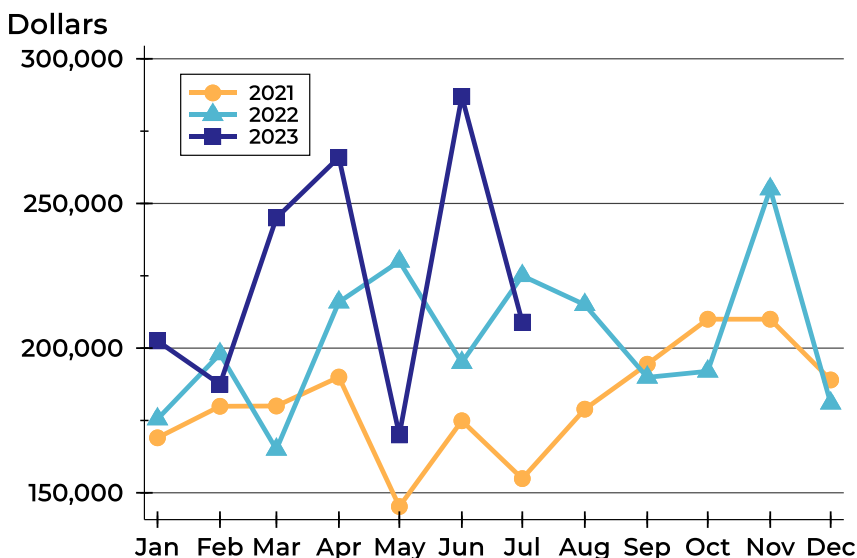
## Jefferson County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	189,413	218,691	<b>215,040</b>
February	194,378	254,668	<b>213,880</b>
March	174,437	171,967	<b>275,290</b>
April	215,066	238,592	<b>249,392</b>
May	157,144	214,311	<b>188,117</b>
June	204,103	226,740	<b>339,277</b>
July	173,613	224,781	<b>296,336</b>
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

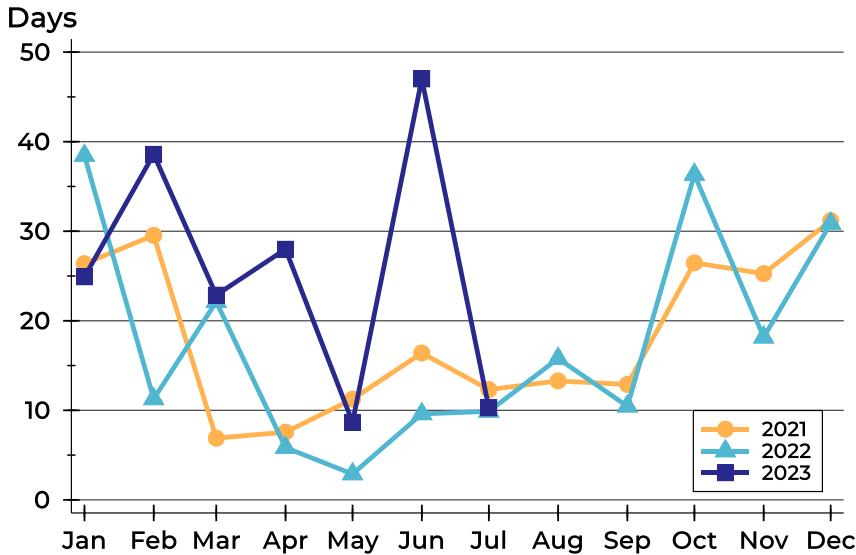


Month	2021	2022	2023
January	169,000	175,500	<b>202,500</b>
February	179,900	198,000	<b>187,500</b>
March	180,000	165,000	<b>245,000</b>
April	190,000	215,900	<b>265,950</b>
May	145,250	230,000	<b>170,000</b>
June	174,900	195,000	<b>287,000</b>
July	154,900	225,000	<b>209,000</b>
August	178,900	215,000	
September	194,450	189,900	
October	210,000	192,000	
November	210,000	255,000	
December	189,000	180,950	



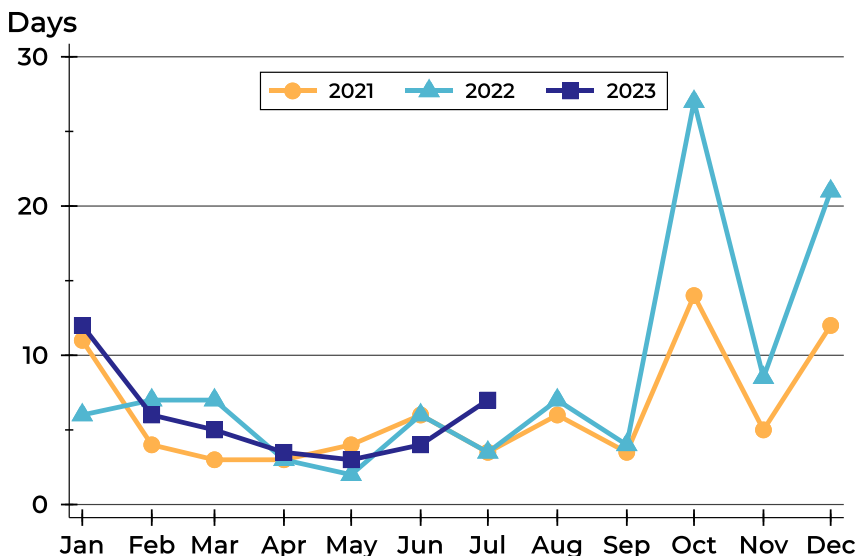
## Jefferson County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	26	38	25
February	30	11	39
March	7	22	23
April	8	6	28
May	11	3	9
June	16	10	47
July	12	10	10
August	13	16	13
September	13	10	13
October	26	36	26
November	25	18	25
December	31	31	31

### Median DOM



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



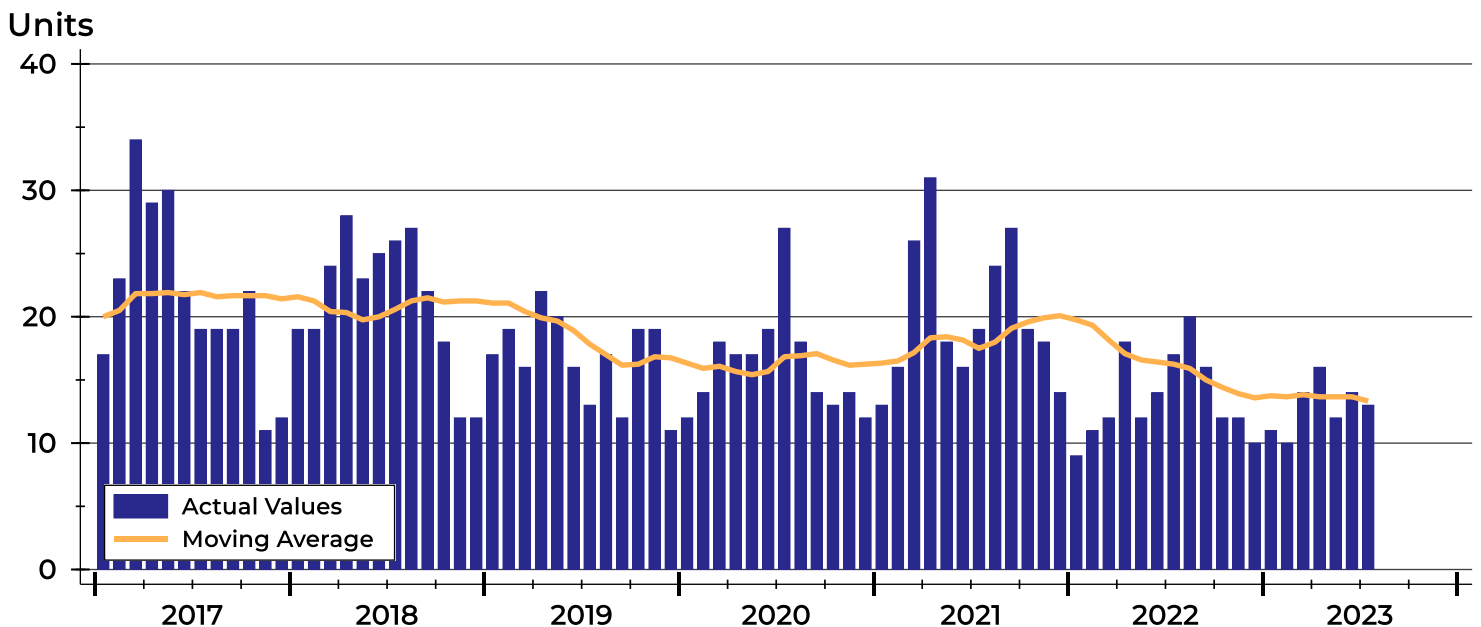
# Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		13	17	-23.5%
Volume (1,000s)		4,194	3,701	13.3%
Average	List Price	322,577	217,724	48.2%
	Days on Market	14	8	75.0%
	Percent of Original	99.4%	98.9%	0.5%
Median	List Price	229,900	194,000	18.5%
	Days on Market	11	6	83.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in Jefferson County had contracts pending at the end of July, down from 17 contracts pending at the end of July 2022.

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

## History of Pending Contracts

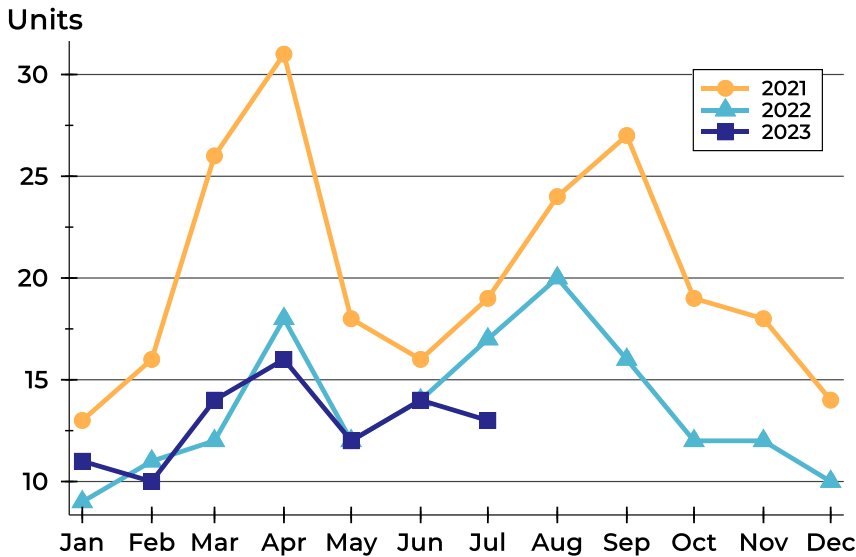






## Jefferson County Pending Contracts Analysis

### Pending Contracts by Month



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

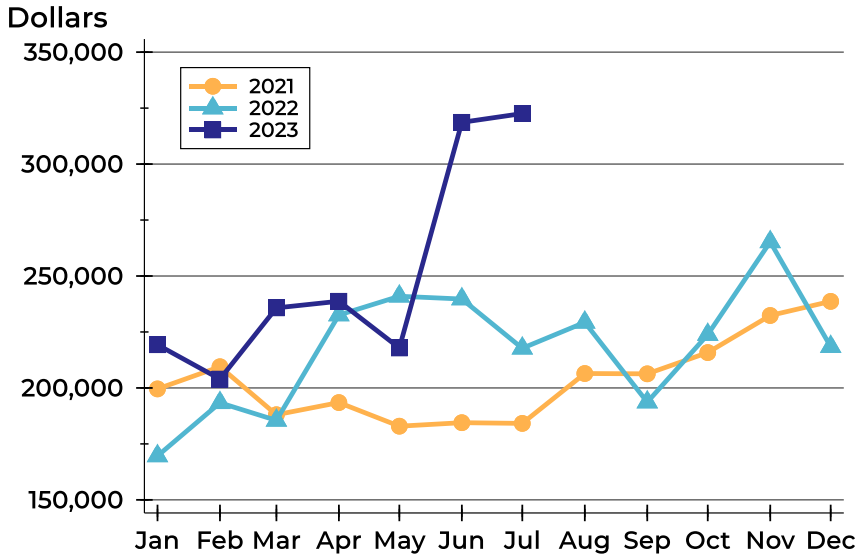
### Pending Contracts by Price Range

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	2	15.4%	120,500	120,500	0	0	100.0%	100.0%
\$125,000-\$149,999	1	7.7%	139,900	139,900	13	13	100.0%	100.0%
\$150,000-\$174,999	2	15.4%	169,900	169,900	7	7	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	15.4%	219,450	219,450	18	18	98.6%	98.6%
\$250,000-\$299,999	2	15.4%	293,450	293,450	15	15	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	7.7%	425,000	425,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	15.4%	623,500	623,500	10	10	100.0%	100.0%
\$750,000-\$999,999	1	7.7%	775,000	775,000	63	63	94.5%	94.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



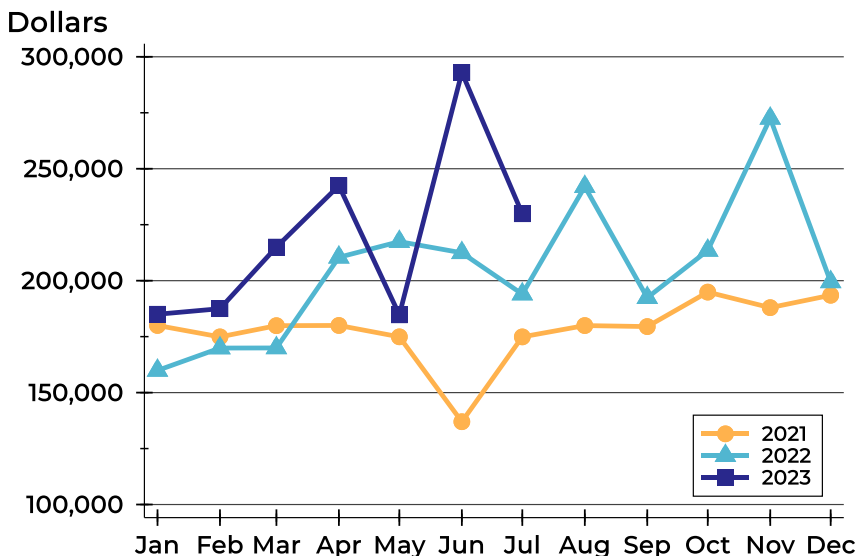
## Jefferson County Pending Contracts Analysis

### Average Price



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

### Median Price

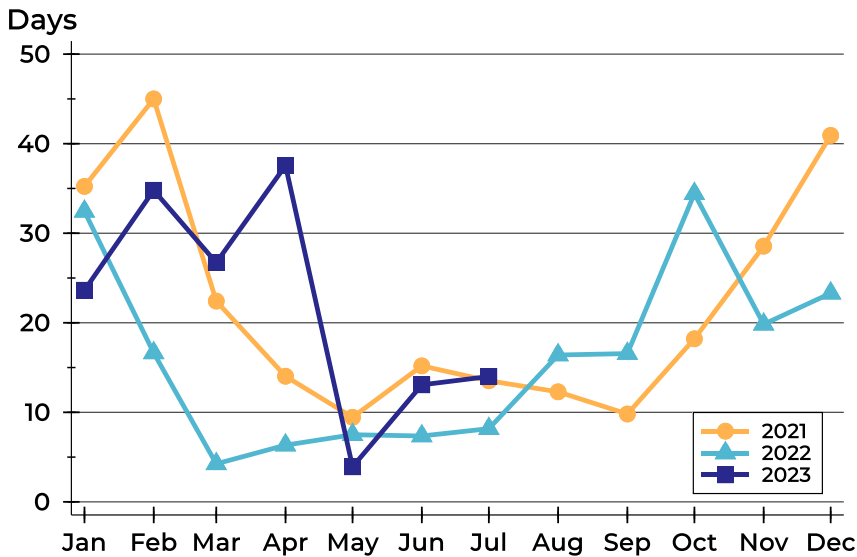


Month	2021	2022	2023
<b>January</b>	180,000	159,900	<b>185,000</b>
<b>February</b>	174,900	169,900	<b>187,500</b>
<b>March</b>	179,900	169,950	<b>215,000</b>
<b>April</b>	180,000	210,450	<b>242,450</b>
<b>May</b>	174,925	217,450	<b>184,750</b>
<b>June</b>	137,000	212,450	<b>293,000</b>
<b>July</b>	174,900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



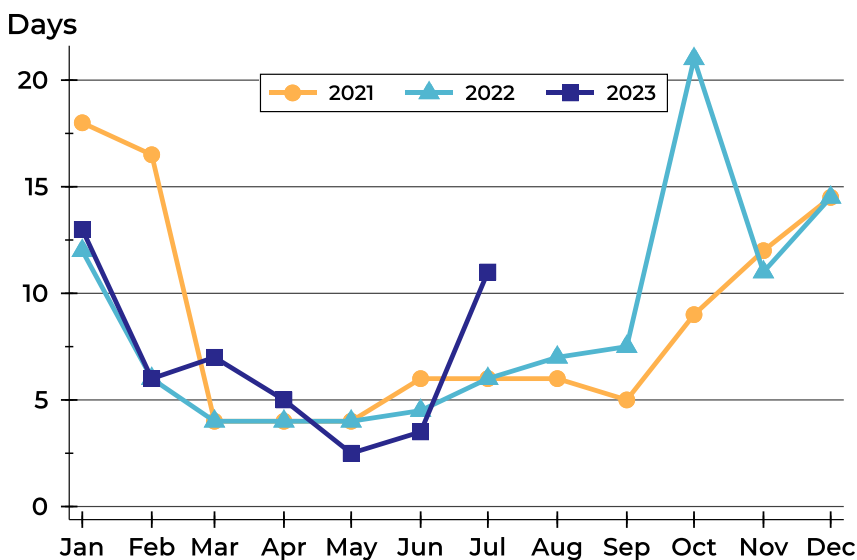
## Jefferson County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	18	12	<b>13</b>
February	17	6	<b>6</b>
March	4	4	<b>7</b>
April	4	4	<b>5</b>
May	4	4	<b>3</b>
June	6	5	<b>4</b>
July	6	6	<b>11</b>
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 Rose in July

Total home sales in Lyon County rose by 2.6% last month to 39 units, compared to 38 units in July 2022. Total sales volume was \$8.2 million, up 6.5% from a year earlier.

The median sale price in July was \$179,900, down from \$199,000 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.4% of their list prices.

#### Lyon County Active Listings Down at End of July

The total number of active listings in Lyon County at the end of July was 39 units, down from 40 at the same point in 2022. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$239,900.

During July, a total of 22 contracts were written down from 42 in July 2022. At the end of the month, there were 30 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Lyon County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>39</b>	<b>38</b>	<b>58</b>	<b>210</b>	<b>243</b>	<b>251</b>
Change from prior year		2.6%	-34.5%	13.7%	-13.6%	-3.2%	9.6%
<b>Active Listings</b>		<b>39</b>	<b>40</b>	<b>45</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-2.5%	-11.1%	-11.8%			
<b>Months' Supply</b>		<b>1.2</b>	<b>1.1</b>	<b>1.3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		9.1%	-15.4%	-18.8%			
<b>New Listings</b>		<b>35</b>	<b>53</b>	<b>62</b>	<b>254</b>	<b>290</b>	<b>317</b>
Change from prior year		-34.0%	-14.5%	87.9%	-12.4%	-8.5%	10.1%
<b>Contracts Written</b>		<b>22</b>	<b>42</b>	<b>46</b>	<b>218</b>	<b>250</b>	<b>275</b>
Change from prior year		-47.6%	-8.7%	35.3%	-12.8%	-9.1%	5.4%
<b>Pending Contracts</b>		<b>30</b>	<b>51</b>	<b>62</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-41.2%	-17.7%	10.7%			
<b>Sales Volume (1,000s)</b>		<b>8,162</b>	<b>7,665</b>	<b>9,915</b>	<b>39,293</b>	<b>42,048</b>	<b>40,347</b>
Change from prior year		6.5%	-22.7%	33.4%	-6.6%	4.2%	25.8%
Average	<b>Sale Price</b>	<b>209,285</b>	<b>201,697</b>	<b>170,941</b>	<b>187,109</b>	<b>173,039</b>	<b>160,743</b>
	Change from prior year	3.8%	18.0%	17.3%	8.1%	7.6%	14.8%
	<b>List Price of Actives</b>	<b>284,946</b>	<b>212,957</b>	<b>162,551</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	33.8%	31.0%	4.9%			
	<b>Days on Market</b>	<b>9</b>	<b>13</b>	<b>9</b>	<b>20</b>	<b>18</b>	<b>26</b>
Change from prior year	-30.8%	44.4%	-71.9%	11.1%	-30.8%	-38.1%	
<b>Percent of List</b>	<b>100.6%</b>	<b>98.0%</b>	<b>97.7%</b>	<b>97.9%</b>	<b>98.2%</b>	<b>96.9%</b>	
Change from prior year	2.7%	0.3%	0.9%	-0.3%	1.3%	1.0%	
<b>Percent of Original</b>	<b>99.4%</b>	<b>96.5%</b>	<b>97.6%</b>	<b>96.4%</b>	<b>96.9%</b>	<b>95.8%</b>	
Change from prior year	3.0%	-1.1%	2.0%	-0.5%	1.1%	1.8%	
Median	<b>Sale Price</b>	<b>179,900</b>	<b>199,000</b>	<b>149,250</b>	<b>167,000</b>	<b>136,000</b>	<b>145,000</b>
	Change from prior year	-9.6%	33.3%	9.7%	22.8%	-6.2%	9.0%
	<b>List Price of Actives</b>	<b>239,900</b>	<b>162,250</b>	<b>154,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	47.9%	4.7%	0.6%			
	<b>Days on Market</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>5</b>
Change from prior year	0.0%	-20.0%	-16.7%	-16.7%	20.0%	-54.5%	
<b>Percent of List</b>	<b>100.4%</b>	<b>99.8%</b>	<b>99.5%</b>	<b>99.5%</b>	<b>99.3%</b>	<b>98.7%</b>	
Change from prior year	0.6%	0.3%	0.8%	0.2%	0.6%	1.2%	
<b>Percent of Original</b>	<b>100.4%</b>	<b>99.6%</b>	<b>99.5%</b>	<b>98.7%</b>	<b>98.5%</b>	<b>98.2%</b>	
Change from prior year	0.8%	0.1%	1.8%	0.2%	0.3%	1.2%	

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



**July  
2023**

# Sunflower MLS Statistics



## Lyon County Closed Listings Analysis

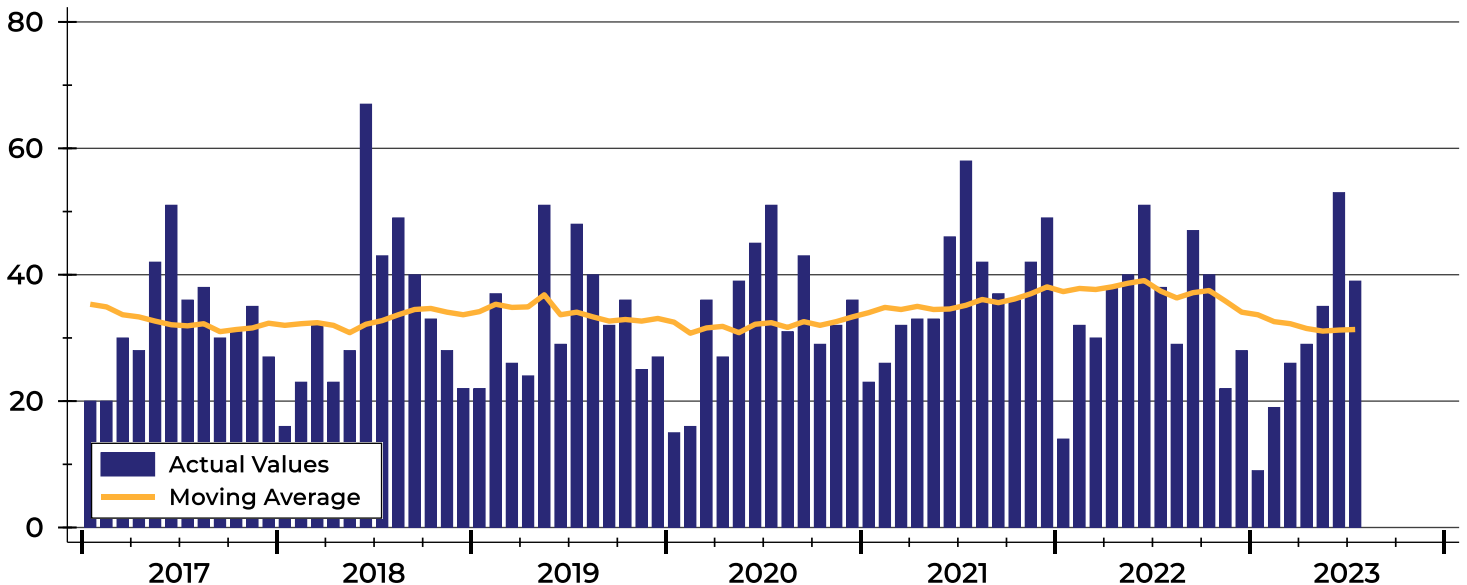
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>39</b>	38	2.6%	<b>210</b>	243	-13.6%
Volume (1,000s)		<b>8,162</b>	7,665	6.5%	<b>39,293</b>	42,048	-6.6%
Months' Supply		<b>1.2</b>	1.1	9.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>209,285</b>	201,697	3.8%	<b>187,109</b>	173,039	8.1%
	Days on Market	<b>9</b>	13	-30.8%	<b>20</b>	18	11.1%
	Percent of List	<b>100.6%</b>	98.0%	2.7%	<b>97.9%</b>	98.2%	-0.3%
	Percent of Original	<b>99.4%</b>	96.5%	3.0%	<b>96.4%</b>	96.9%	-0.5%
Median	Sale Price	<b>179,900</b>	199,000	-9.6%	<b>167,000</b>	136,000	22.8%
	Days on Market	<b>4</b>	4	0.0%	<b>5</b>	6	-16.7%
	Percent of List	<b>100.4%</b>	99.8%	0.6%	<b>99.5%</b>	99.3%	0.2%
	Percent of Original	<b>100.4%</b>	99.6%	0.8%	<b>98.7%</b>	98.5%	0.2%

A total of 39 homes sold in Lyon County in July, up from 38 units in July 2022. Total sales volume rose to \$8.2 million compared to \$7.7 million in the previous year.

The median sales price in July was \$179,900, down 9.6% compared to the prior year. Median days on market was 4 days, down from 5 days in June, but similar to July 2022.

## History of Closed Listings

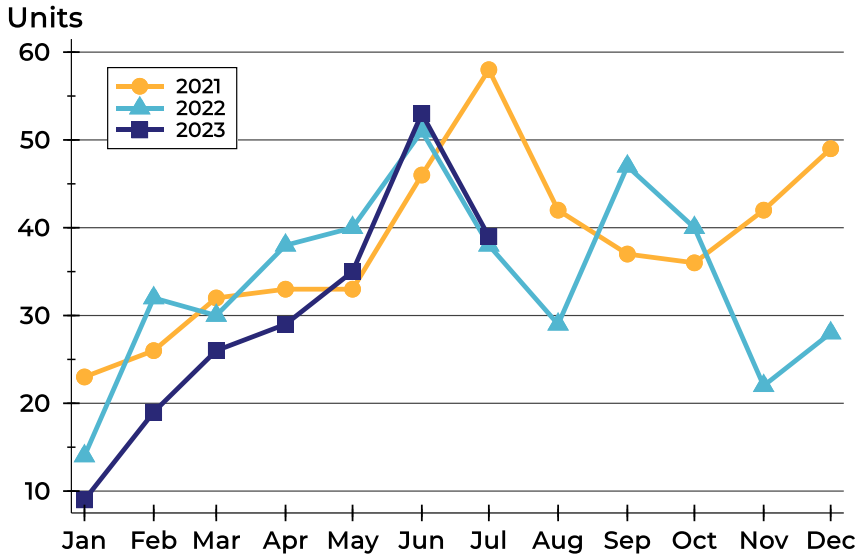
Units





## Lyon County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	23	14	9
February	26	32	19
March	32	30	26
April	33	38	29
May	33	40	35
June	46	51	53
July	58	38	39
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	1	2.6%	0.0	9,000	9,000	7	7	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	1	2.6%	0.0	32,000	32,000	5	5	94.4%	94.4%	94.4%	94.4%
\$50,000-\$99,999	3	7.7%	0.5	68,667	68,000	10	3	92.6%	97.8%	92.6%	97.8%
\$100,000-\$124,999	3	7.7%	1.0	117,000	116,000	8	6	101.9%	100.0%	101.9%	100.0%
\$125,000-\$149,999	6	15.4%	1.0	132,967	132,500	3	3	103.1%	102.8%	95.7%	102.8%
\$150,000-\$174,999	4	10.3%	0.7	161,875	161,000	3	3	102.6%	101.1%	102.6%	101.1%
\$175,000-\$199,999	3	7.7%	1.1	181,800	179,900	13	3	101.3%	100.8%	101.3%	100.8%
\$200,000-\$249,999	7	17.9%	1.0	229,143	230,000	11	3	100.3%	100.0%	99.7%	100.0%
\$250,000-\$299,999	5	12.8%	2.9	268,900	265,000	7	5	100.8%	101.8%	99.8%	100.4%
\$300,000-\$399,999	2	5.1%	3.0	363,000	363,000	30	30	99.1%	99.1%	102.9%	102.9%
\$400,000-\$499,999	3	7.7%	1.0	429,633	439,000	8	7	102.6%	101.2%	102.6%	101.2%
\$500,000-\$749,999	1	2.6%	6.0	610,000	610,000	8	8	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



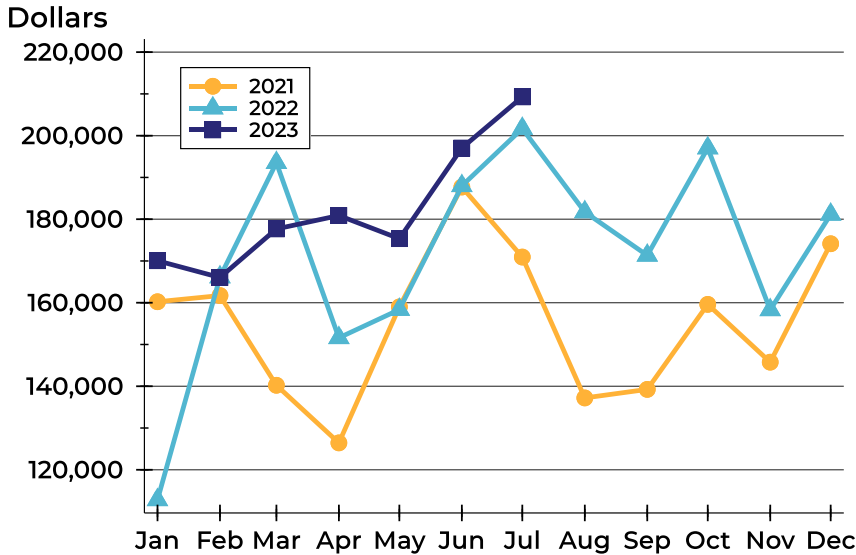
**July  
2023**

# Sunflower MLS Statistics



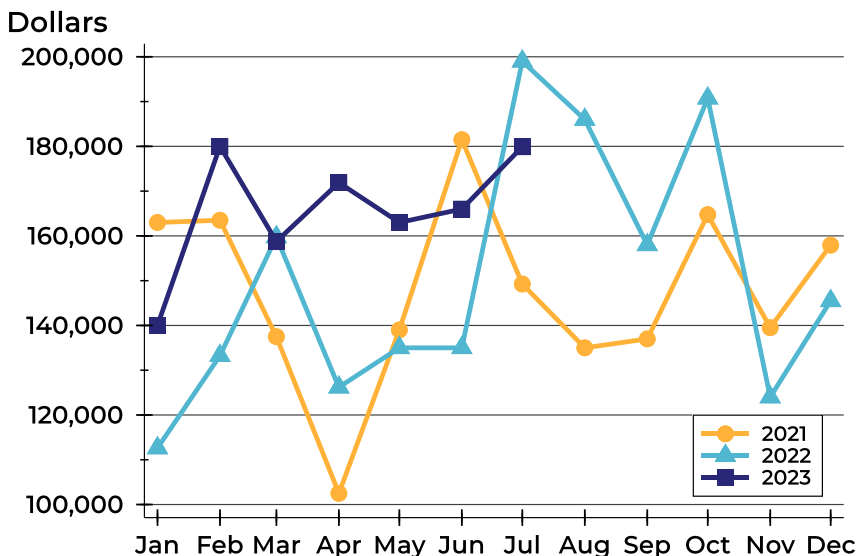
## Lyon County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	160,235	112,796	<b>170,056</b>
February	161,717	166,151	<b>166,053</b>
March	140,241	193,517	<b>177,669</b>
April	126,447	151,595	<b>180,879</b>
May	159,001	158,363	<b>175,341</b>
June	187,704	187,987	<b>197,045</b>
July	170,941	201,697	<b>209,285</b>
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



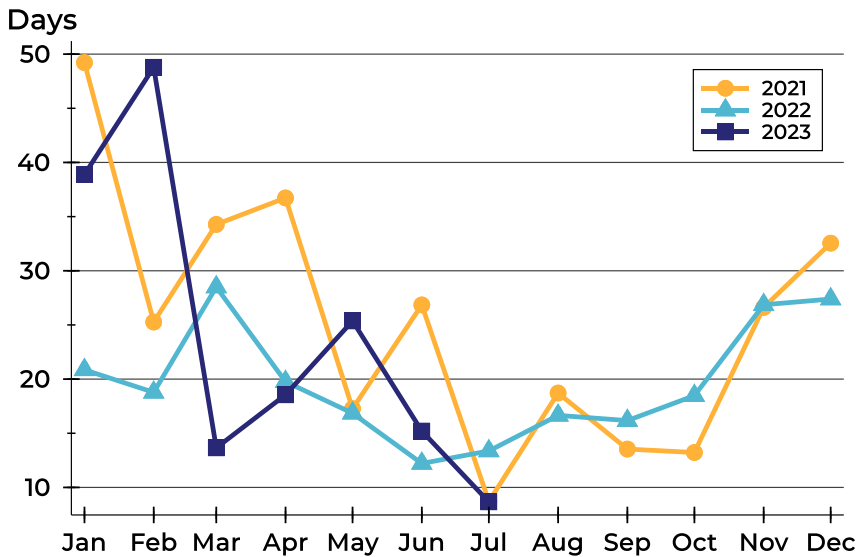
Month	2021	2022	2023
January	163,000	112,625	<b>140,000</b>
February	163,500	133,250	<b>180,000</b>
March	137,500	159,750	<b>158,750</b>
April	102,500	126,200	<b>171,900</b>
May	139,000	135,000	<b>163,000</b>
June	181,500	135,000	<b>166,000</b>
July	149,250	199,000	<b>179,900</b>
August	135,000	186,000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





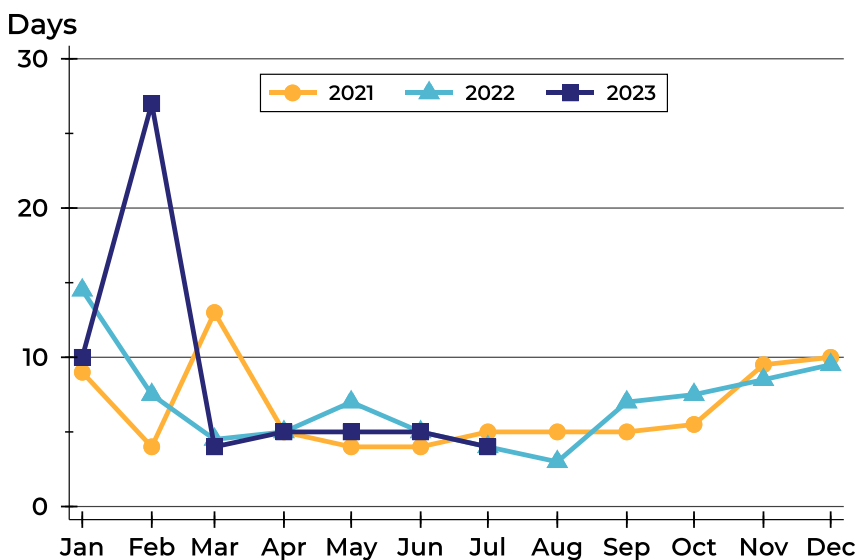
## Lyon County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



# Lyon County Active Listings Analysis

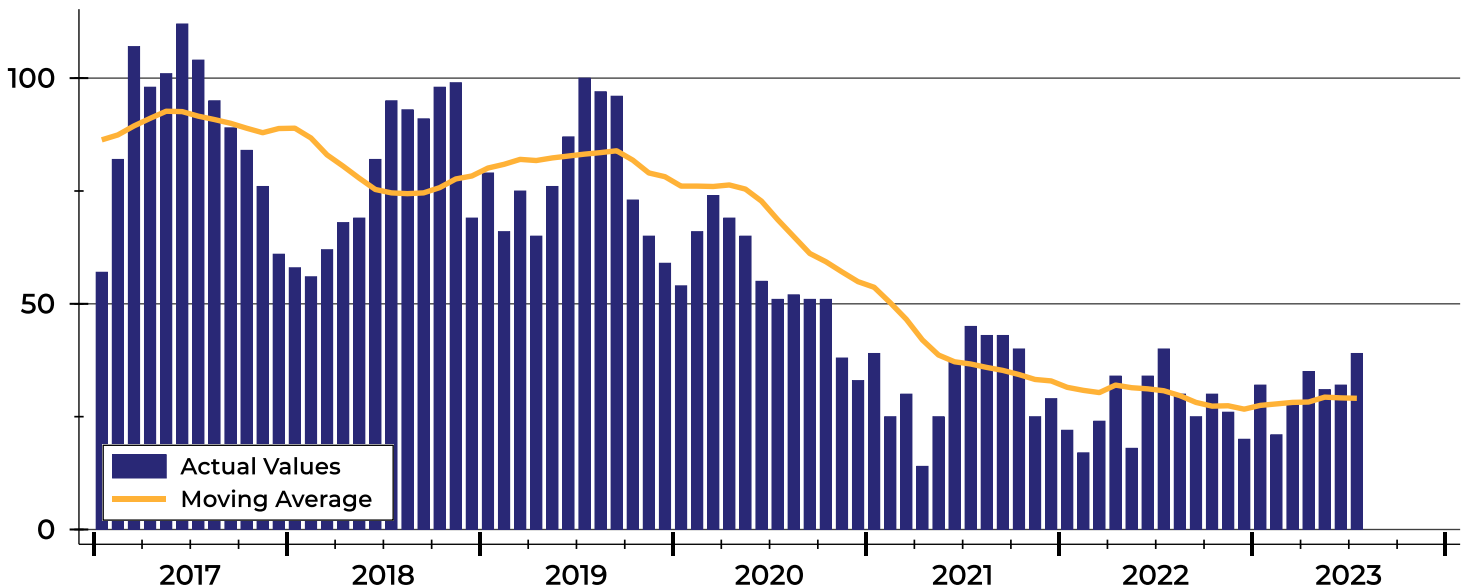
Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		39	40	-2.5%
Volume (1,000s)		11,113	8,518	30.5%
Months' Supply		1.2	1.1	9.1%
Average	List Price	284,946	212,957	33.8%
	Days on Market	45	36	25.0%
	Percent of Original	95.8%	96.9%	-1.1%
Median	List Price	239,900	162,250	47.9%
	Days on Market	14	26	-46.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 homes were available for sale in Lyon County at the end of July. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$239,900, up 47.9% from 2022. The typical time on market for active listings was 14 days, down from 26 days a year earlier.

## History of Active Listings

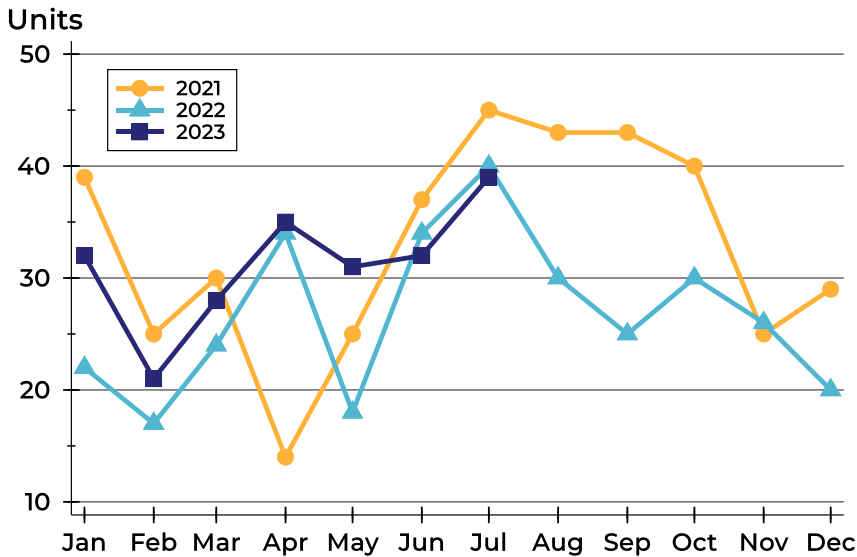
Units





## Lyon County Active Listings Analysis

### Active Listings by Month



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

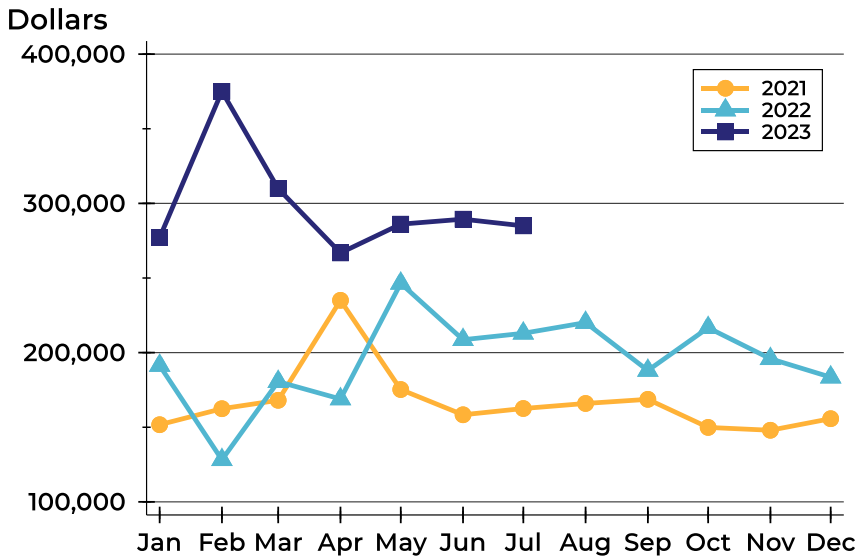
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	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	2	5.1%	0.5	84,700	84,700	22	22	91.5%	91.5%
\$100,000-\$124,999	4	10.3%	1.0	112,825	113,250	36	18	97.3%	98.7%
\$125,000-\$149,999	4	10.3%	1.0	140,925	142,400	28	13	96.0%	95.5%
\$150,000-\$174,999	2	5.1%	0.7	164,450	164,450	25	25	90.0%	90.0%
\$175,000-\$199,999	3	7.7%	1.1	192,933	189,900	25	13	98.3%	100.0%
\$200,000-\$249,999	5	12.8%	1.0	223,900	219,900	35	6	96.8%	100.0%
\$250,000-\$299,999	7	17.9%	2.9	273,100	275,000	36	42	96.3%	100.0%
\$300,000-\$399,999	8	20.5%	3.0	364,213	364,950	53	13	98.2%	100.0%
\$400,000-\$499,999	1	2.6%	1.0	474,000	474,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	5.1%	6.0	602,450	602,450	195	195	79.9%	79.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.6%	N/A	1,397,000	1,397,000	76	76	100.0%	100.0%



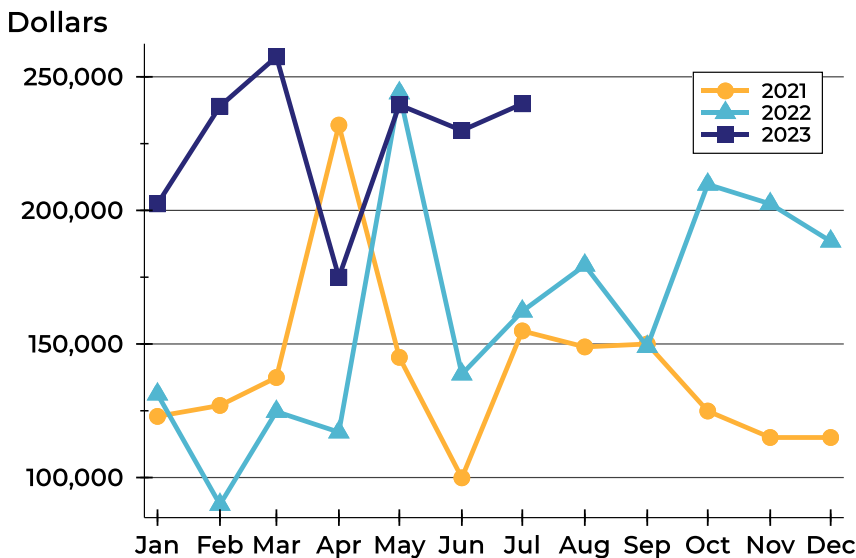
## Lyon County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	151,703	191,355	<b>277,080</b>
February	162,432	128,212	<b>375,062</b>
March	168,073	180,565	<b>309,907</b>
April	235,054	168,941	<b>266,806</b>
May	175,288	246,403	<b>286,097</b>
June	158,358	208,657	<b>289,425</b>
July	162,551	212,957	<b>284,946</b>
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

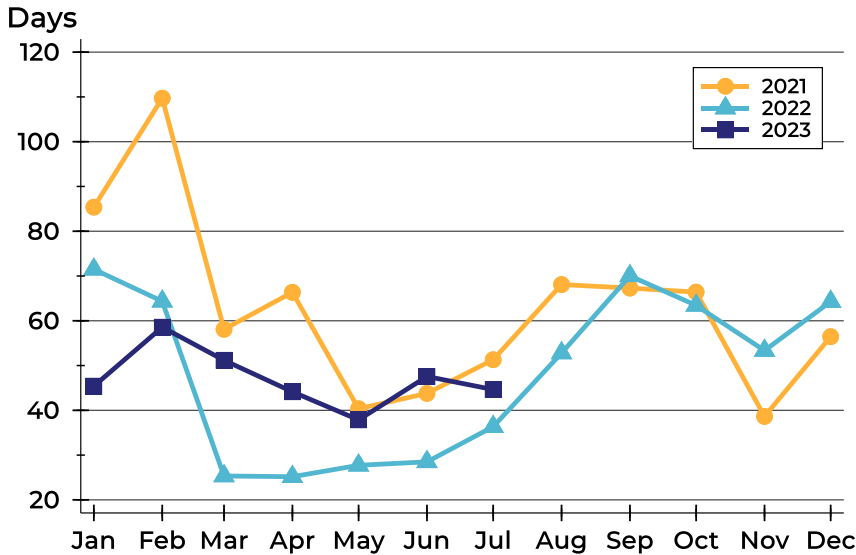


Month	2021	2022	2023
January	122,900	131,200	<b>202,450</b>
February	127,000	89,900	<b>239,000</b>
March	137,448	124,700	<b>257,500</b>
April	231,950	117,000	<b>175,000</b>
May	145,000	243,950	<b>239,500</b>
June	99,900	138,700	<b>229,900</b>
July	154,900	162,250	<b>239,900</b>
August	148,900	179,450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



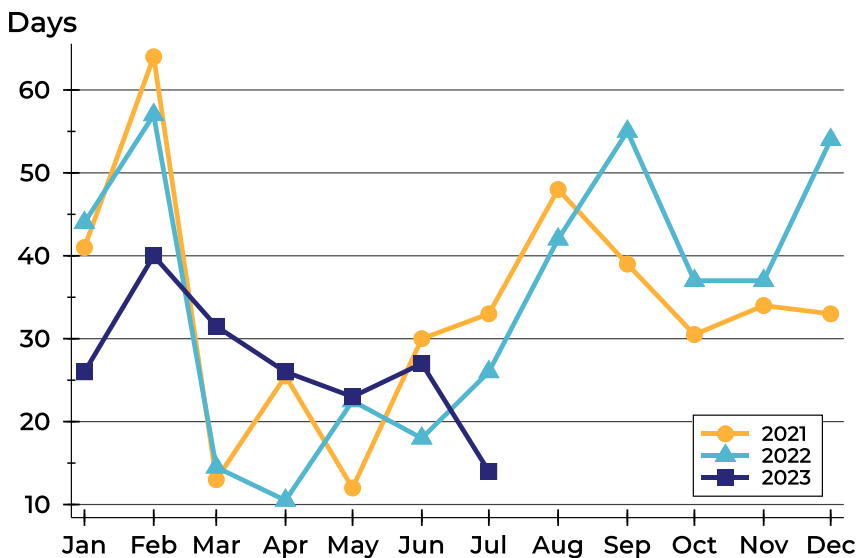
## Lyon County Active Listings Analysis

### Average DOM



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

### Median DOM

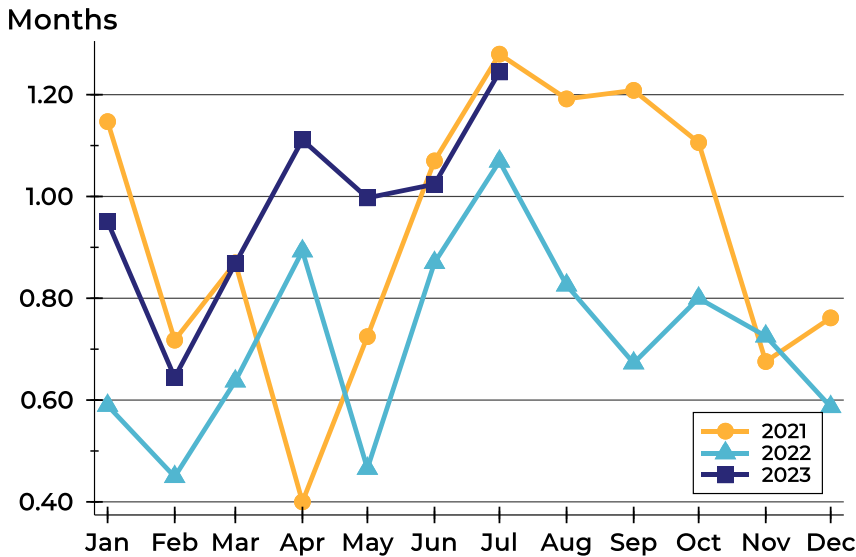


Month	2021	2022	2023
January	41	44	<b>26</b>
February	64	57	<b>40</b>
March	13	15	<b>32</b>
April	26	11	<b>26</b>
May	12	23	<b>23</b>
June	30	18	<b>27</b>
July	33	26	<b>14</b>
August	48	42	
September	39	55	
October	31	37	
November	34	37	
December	33	54	



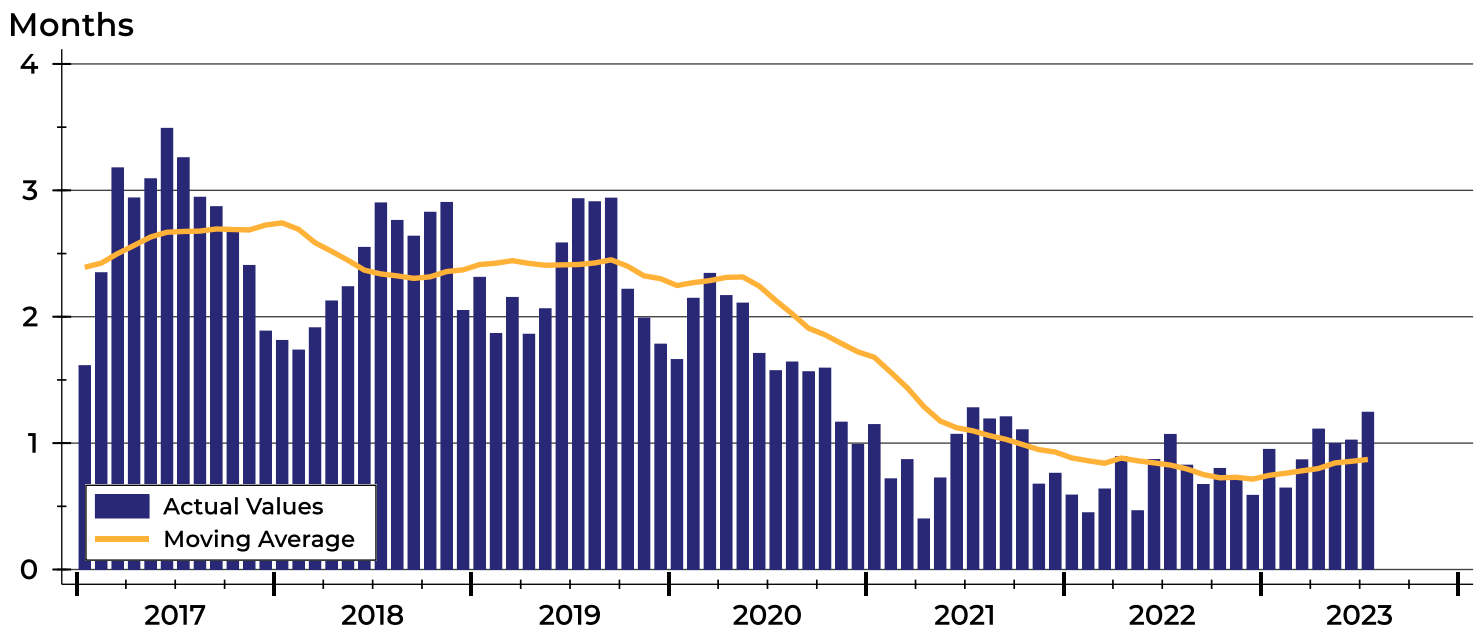
# Lyon County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	1.1	0.6	<b>1.0</b>
February	0.7	0.4	<b>0.6</b>
March	0.9	0.6	<b>0.9</b>
April	0.4	0.9	<b>1.1</b>
May	0.7	0.5	<b>1.0</b>
June	1.1	0.9	<b>1.0</b>
July	1.3	1.1	<b>1.2</b>
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





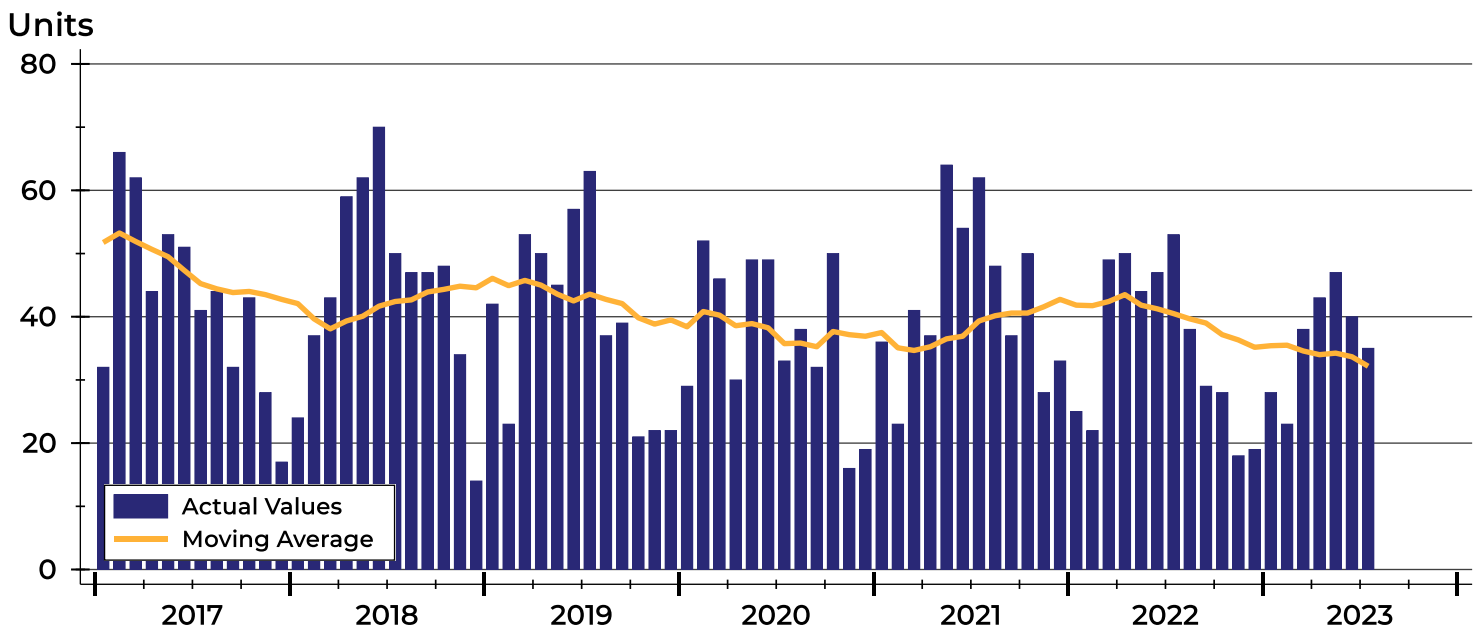
# Lyon County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	35	53	-34.0%
	Volume (1,000s)	7,934	10,241	-22.5%
	Average List Price	226,680	193,221	17.3%
	Median List Price	209,900	179,500	16.9%
Year-to-Date	New Listings	254	290	-12.4%
	Volume (1,000s)	52,676	52,934	-0.5%
	Average List Price	207,385	182,533	13.6%
	Median List Price	173,450	149,950	15.7%

A total of 35 new listings were added in Lyon County during July, down 34.0% from the same month in 2022. Year-to-date Lyon County has seen 254 new listings.

The median list price of these homes was \$209,900 up from \$179,500 in 2022.

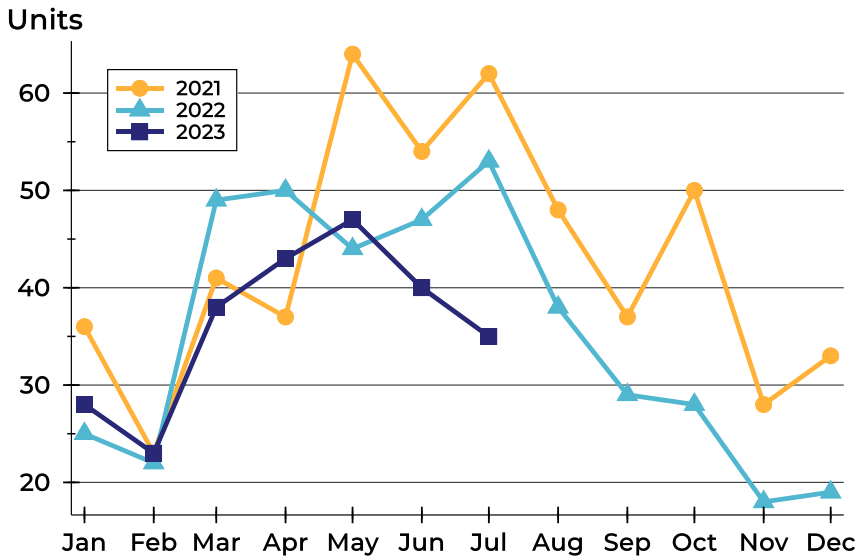
## History of New Listings





## Lyon County New Listings Analysis

### New Listings by Month



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

### New Listings by Price Range

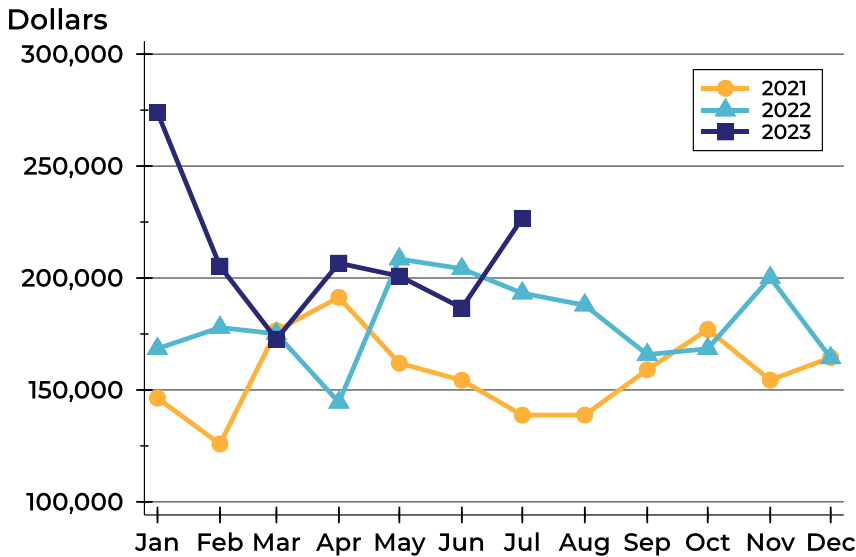
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	2.9%	9,000	9,000	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	5.7%	69,400	69,400	8	8	100.0%	100.0%
\$100,000-\$124,999	8	22.9%	116,350	117,400	15	17	96.2%	98.7%
\$125,000-\$149,999	2	5.7%	146,200	146,200	17	17	98.4%	98.4%
\$150,000-\$174,999	2	5.7%	162,450	162,450	4	4	100.3%	100.3%
\$175,000-\$199,999	2	5.7%	194,450	194,450	15	15	100.0%	100.0%
\$200,000-\$249,999	6	17.1%	229,350	229,900	13	11	99.6%	100.0%
\$250,000-\$299,999	3	8.6%	270,800	265,000	16	16	99.5%	100.0%
\$300,000-\$399,999	6	17.1%	352,783	341,950	12	11	98.8%	100.0%
\$400,000-\$499,999	2	5.7%	446,950	446,950	14	14	99.4%	99.4%
\$500,000-\$749,999	1	2.9%	649,900	649,900	12	12	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





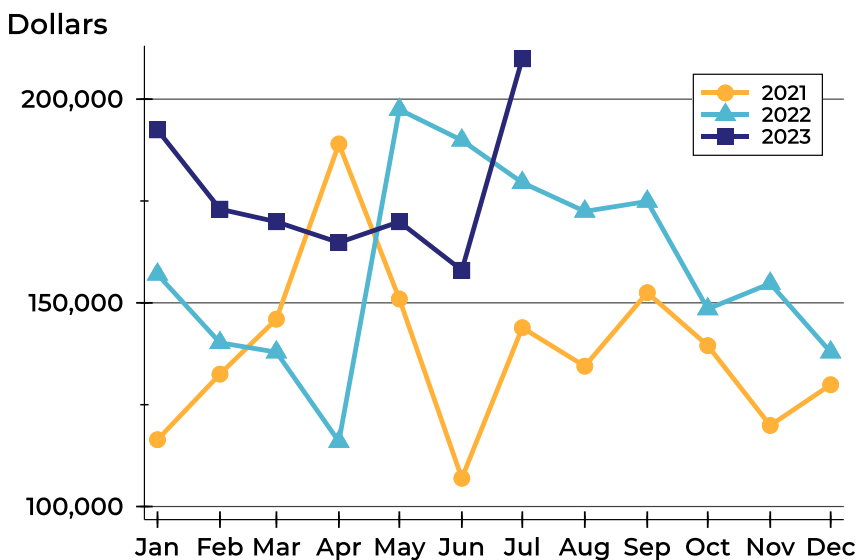
## Lyon County New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	146,363	168,444	<b>273,898</b>
<b>February</b>	125,850	177,866	<b>205,309</b>
<b>March</b>	176,446	175,101	<b>172,682</b>
<b>April</b>	191,354	144,455	<b>206,633</b>
<b>May</b>	161,953	208,455	<b>200,851</b>
<b>June</b>	154,346	204,147	<b>186,593</b>
<b>July</b>	138,750	193,221	<b>226,680</b>
<b>August</b>	138,800	187,883	
<b>September</b>	159,004	165,793	
<b>October</b>	177,029	168,418	
<b>November</b>	154,393	200,133	
<b>December</b>	164,445	164,337	

### Median Price



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



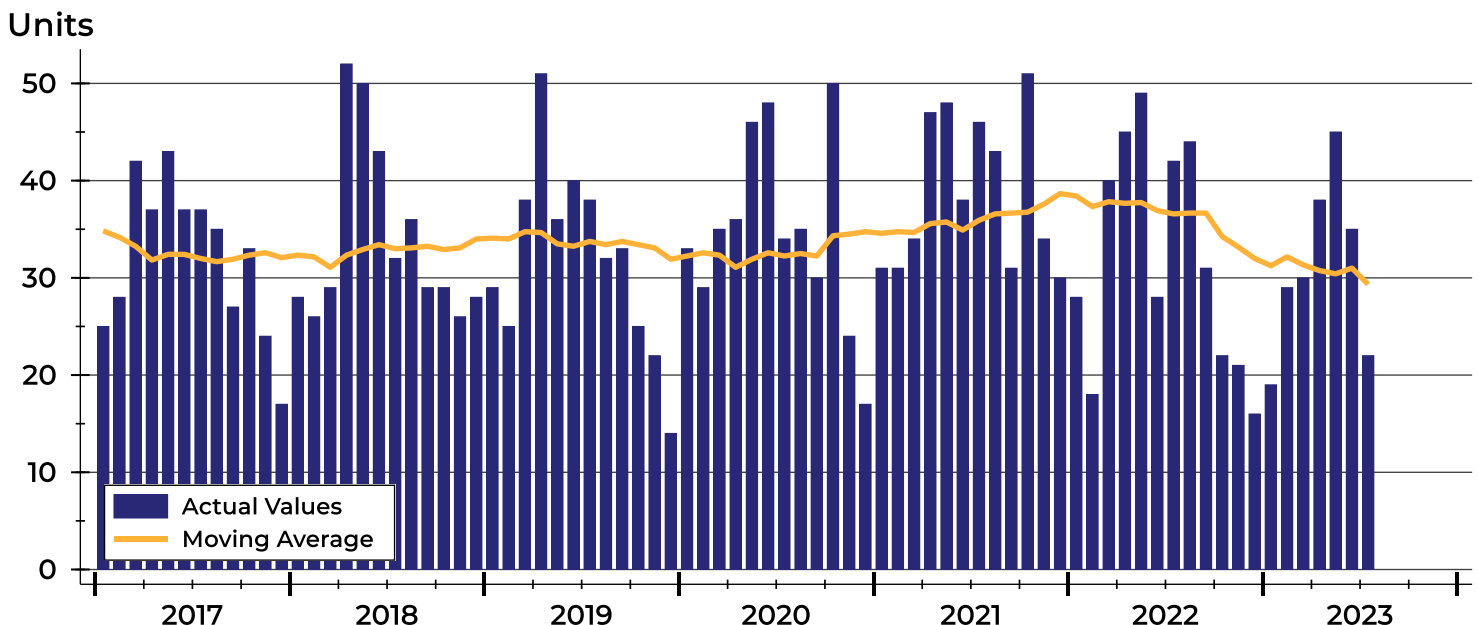
# Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		22	42	-47.6%	218	250	-12.8%
Volume (1,000s)		4,814	8,010	-39.9%	41,419	44,501	-6.9%
Average	Sale Price	218,800	190,710	14.7%	189,994	178,003	6.7%
	Days on Market	34	14	142.9%	20	17	17.6%
	Percent of Original	97.4%	95.7%	1.8%	96.9%	97.2%	-0.3%
Median	Sale Price	180,400	179,250	0.6%	169,900	149,700	13.5%
	Days on Market	12	5	140.0%	5	5	0.0%
	Percent of Original	100.0%	96.6%	3.5%	99.5%	98.7%	0.8%

A total of 22 contracts for sale were written in Lyon County during the month of July, down from 42 in 2022. The median list price of these homes was \$180,400, up from \$179,250 the prior year.

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

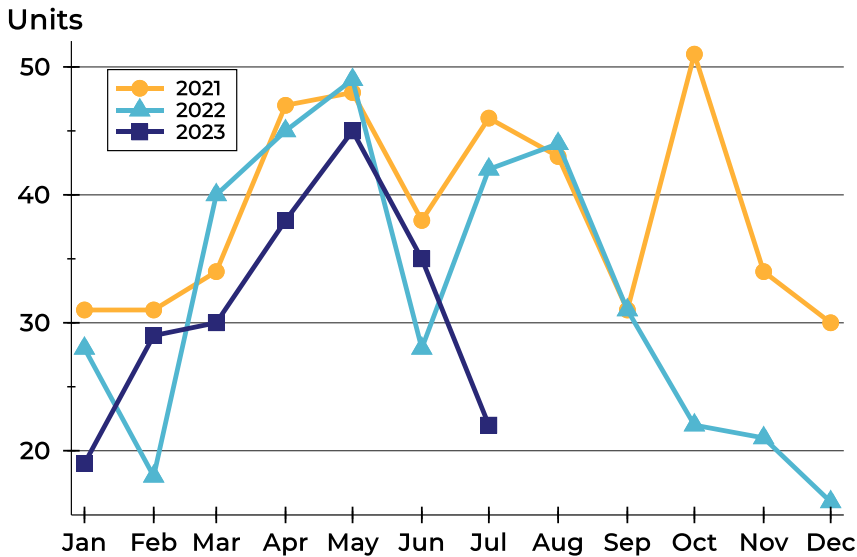
## History of Contracts Written





## Lyon County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
<b>January</b>	31	28	<b>19</b>
<b>February</b>	31	18	<b>29</b>
<b>March</b>	34	40	<b>30</b>
<b>April</b>	47	45	<b>38</b>
<b>May</b>	48	49	<b>45</b>
<b>June</b>	38	28	<b>35</b>
<b>July</b>	46	42	<b>22</b>
<b>August</b>	43	44	
<b>September</b>	31	31	
<b>October</b>	51	22	
<b>November</b>	34	21	
<b>December</b>	30	16	

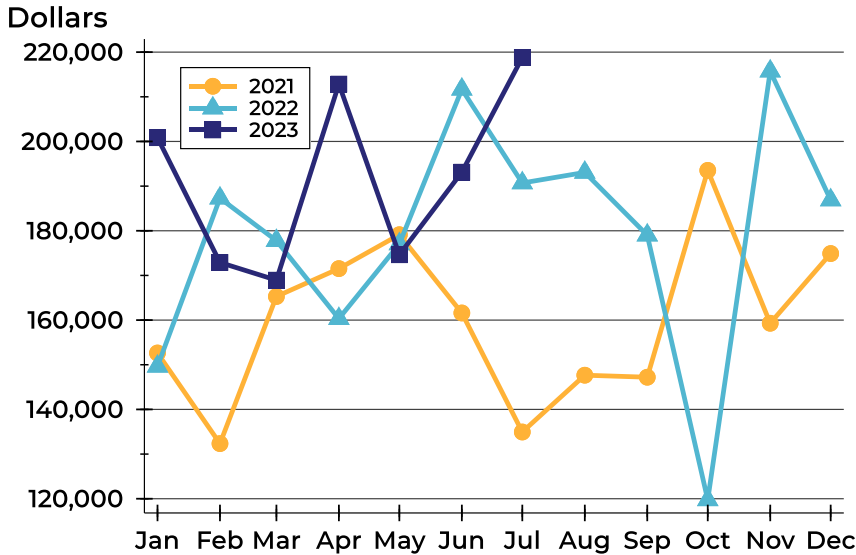
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	4.5%	9,000	9,000	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.1%	69,200	69,200	3	3	98.9%	98.9%
\$100,000-\$124,999	6	27.3%	115,100	114,950	10	11	96.3%	97.9%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	9.1%	169,400	169,400	171	171	99.4%	99.4%
\$175,000-\$199,999	2	9.1%	187,950	187,950	40	40	97.2%	97.2%
\$200,000-\$249,999	3	13.6%	227,467	219,900	14	15	98.6%	100.0%
\$250,000-\$299,999	2	9.1%	274,900	274,900	88	88	89.3%	89.3%
\$300,000-\$399,999	1	4.5%	349,000	349,000	1	1	100.0%	100.0%
\$400,000-\$499,999	1	4.5%	419,900	419,900	15	15	98.8%	98.8%
\$500,000-\$749,999	2	9.1%	629,900	629,900	10	10	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



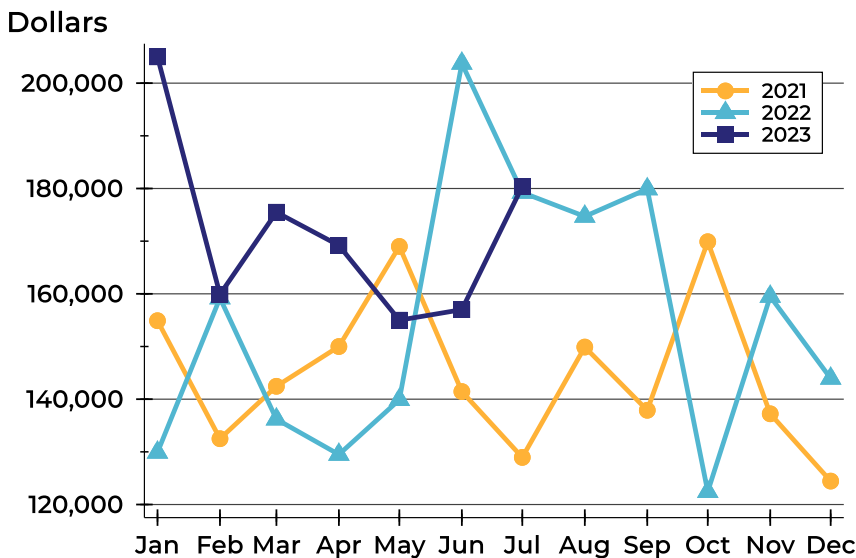
## Lyon County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	152,635	149,650	<b>200,847</b>
February	132,345	187,306	<b>172,902</b>
March	165,285	177,795	<b>168,947</b>
April	171,532	160,330	<b>212,858</b>
May	179,122	177,049	<b>174,631</b>
June	161,597	211,686	<b>193,129</b>
July	134,941	190,710	<b>218,800</b>
August	147,663	193,070	
September	147,213	179,021	
October	193,527	119,745	
November	159,299	215,743	
December	174,907	186,888	

### Median Price

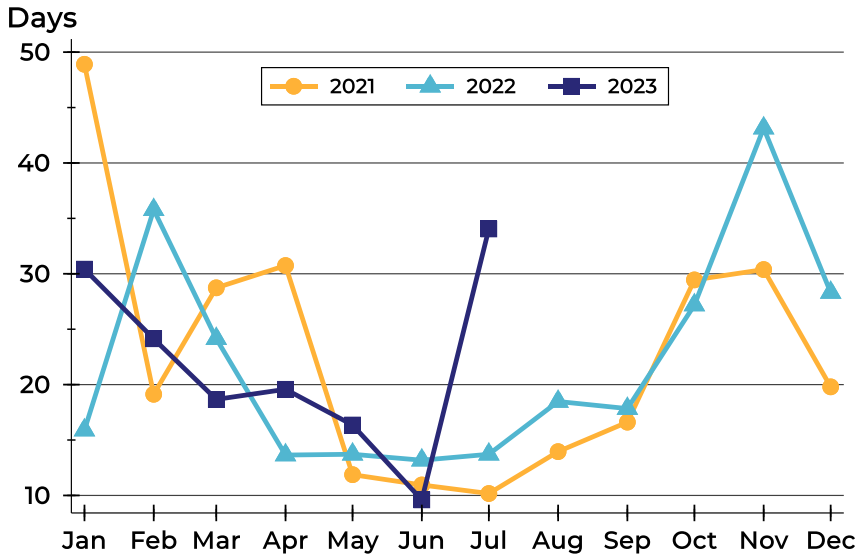


Month	2021	2022	2023
January	154,900	129,900	<b>205,000</b>
February	132,500	159,200	<b>159,900</b>
March	142,450	136,200	<b>175,500</b>
April	150,000	129,500	<b>169,200</b>
May	169,000	139,900	<b>155,000</b>
June	141,450	203,750	<b>157,000</b>
July	128,950	179,250	<b>180,400</b>
August	149,900	174,700	
September	137,900	179,900	
October	169,900	122,450	
November	137,225	159,500	
December	124,450	143,950	



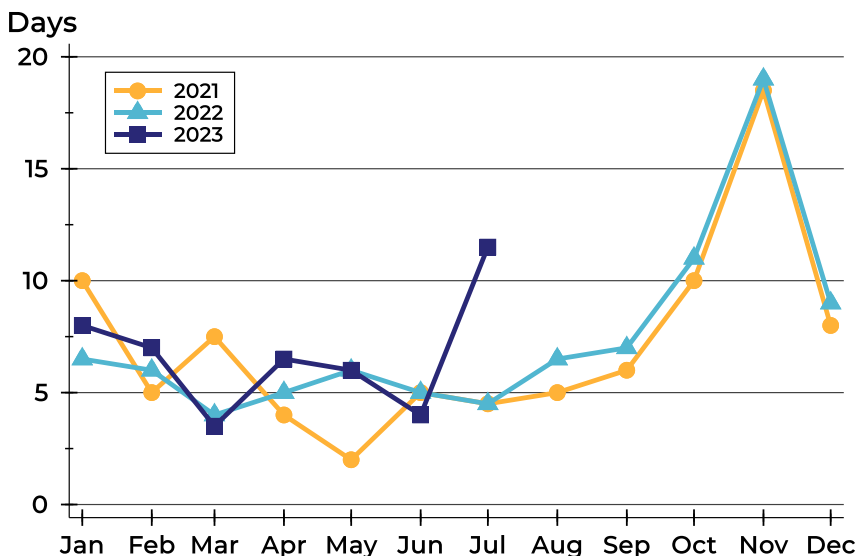
## Lyon County Contracts Written Analysis

### Average DOM



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

### Median DOM



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



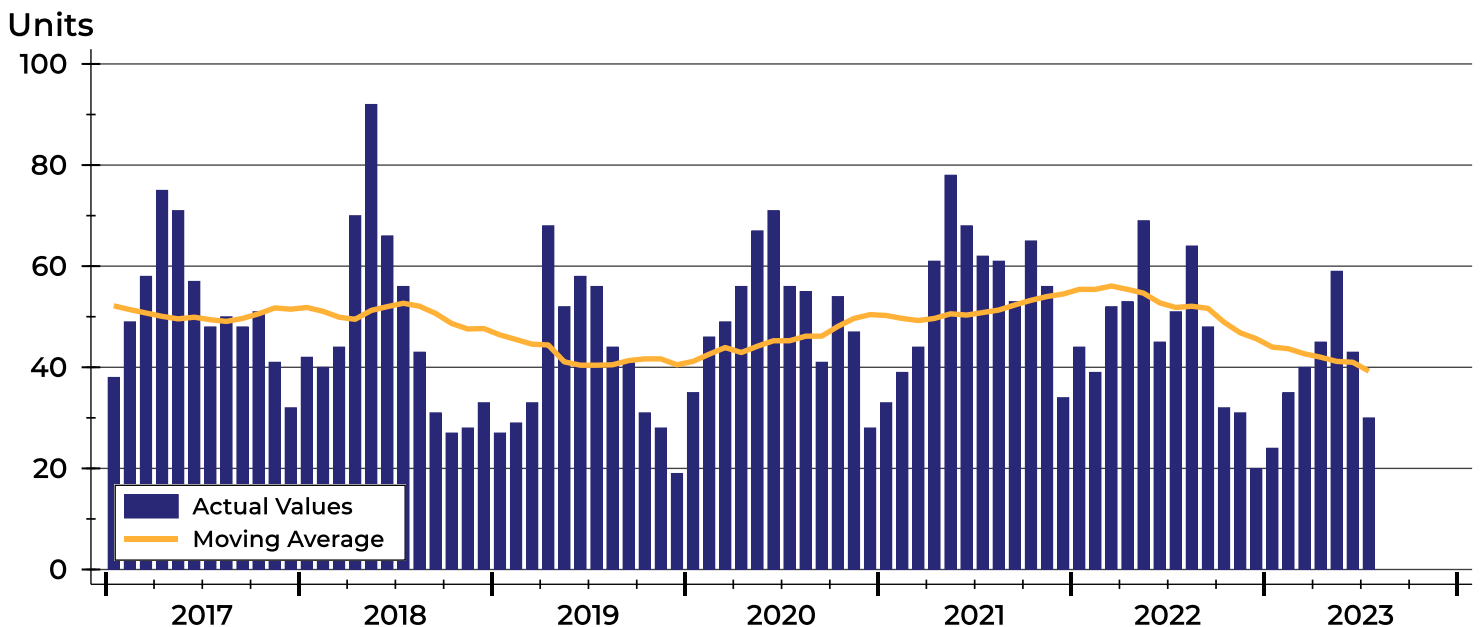
# Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		30	51	-41.2%
Volume (1,000s)		6,138	10,010	-38.7%
Average	List Price	204,597	196,282	4.2%
	Days on Market	30	14	114.3%
	Percent of Original	98.9%	98.2%	0.7%
Median	List Price	137,450	179,900	-23.6%
	Days on Market	10	4	150.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 listings in Lyon County had contracts pending at the end of July, down from 51 contracts pending at the end of July 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.

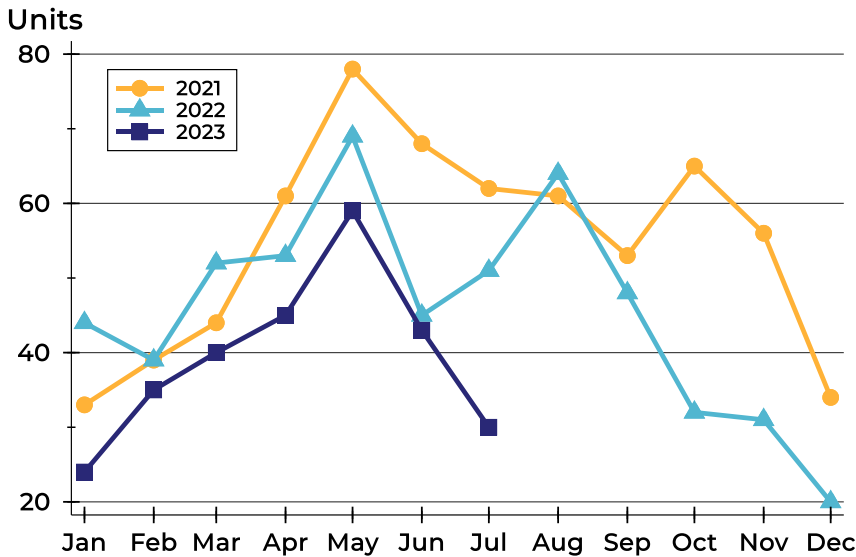
## History of Pending Contracts





## Lyon County Pending Contracts Analysis

### Pending Contracts by Month



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

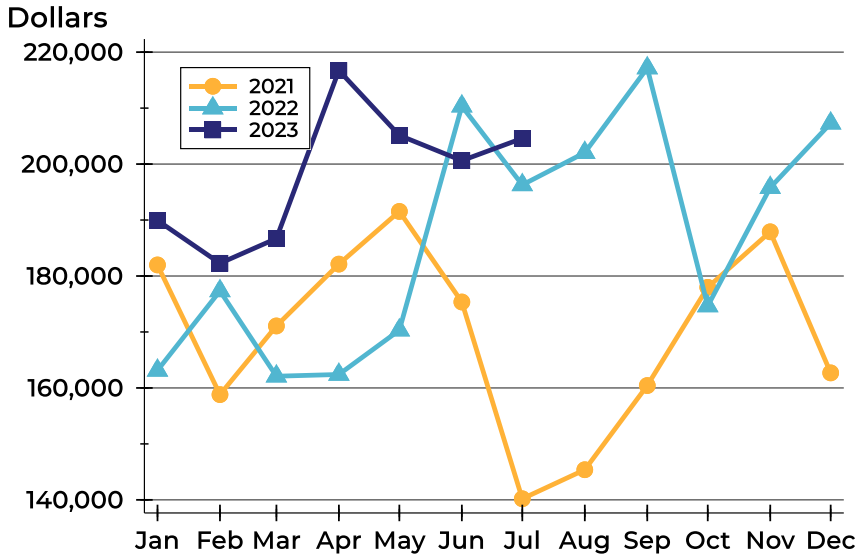
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	16.7%	76,620	69,400	28	4	99.9%	100.0%
\$100,000-\$124,999	8	26.7%	117,375	119,200	7	7	99.0%	100.0%
\$125,000-\$149,999	3	10.0%	134,800	129,900	8	2	101.2%	100.0%
\$150,000-\$174,999	2	6.7%	169,400	169,400	171	171	99.4%	99.4%
\$175,000-\$199,999	1	3.3%	186,900	186,900	77	77	93.7%	93.7%
\$200,000-\$249,999	4	13.3%	233,075	234,700	12	14	98.9%	100.0%
\$250,000-\$299,999	2	6.7%	287,400	287,400	88	88	91.8%	91.8%
\$300,000-\$399,999	2	6.7%	349,450	349,450	5	5	100.0%	100.0%
\$400,000-\$499,999	1	3.3%	419,900	419,900	15	15	98.8%	98.8%
\$500,000-\$749,999	2	6.7%	629,900	629,900	10	10	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



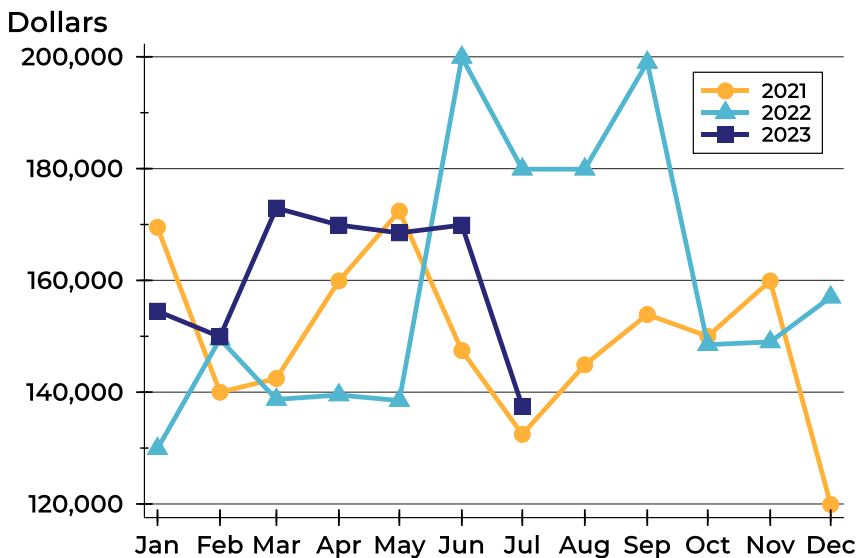
## Lyon County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	181,979	163,136	<b>189,938</b>
February	158,813	177,336	<b>182,271</b>
March	171,077	162,095	<b>186,702</b>
April	182,126	162,405	<b>216,731</b>
May	191,542	170,326	<b>205,136</b>
June	175,357	210,347	<b>200,621</b>
July	140,195	196,282	<b>204,597</b>
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



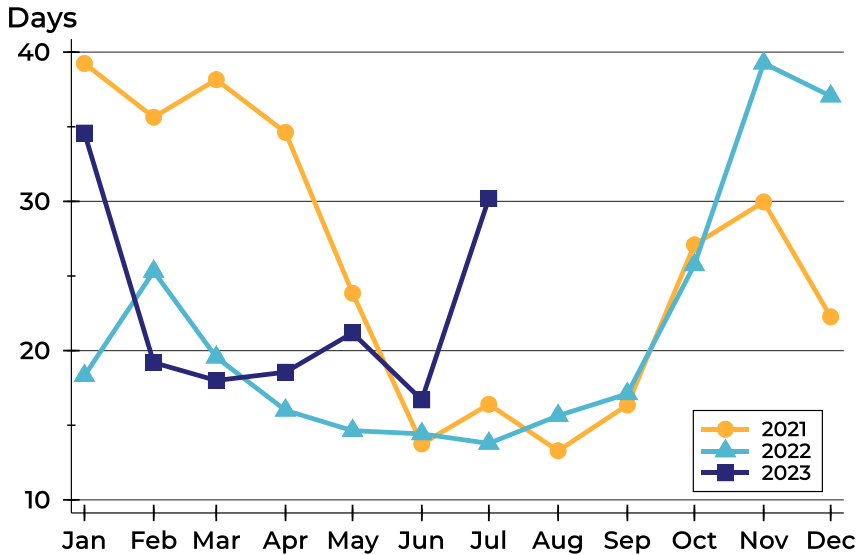
Month	2021	2022	2023
January	169,500	129,900	<b>154,500</b>
February	140,000	149,500	<b>149,900</b>
March	142,450	138,700	<b>172,950</b>
April	159,900	139,500	<b>169,900</b>
May	172,400	138,500	<b>168,500</b>
June	147,450	199,900	<b>169,900</b>
July	132,450	179,900	<b>137,450</b>
August	144,900	179,900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





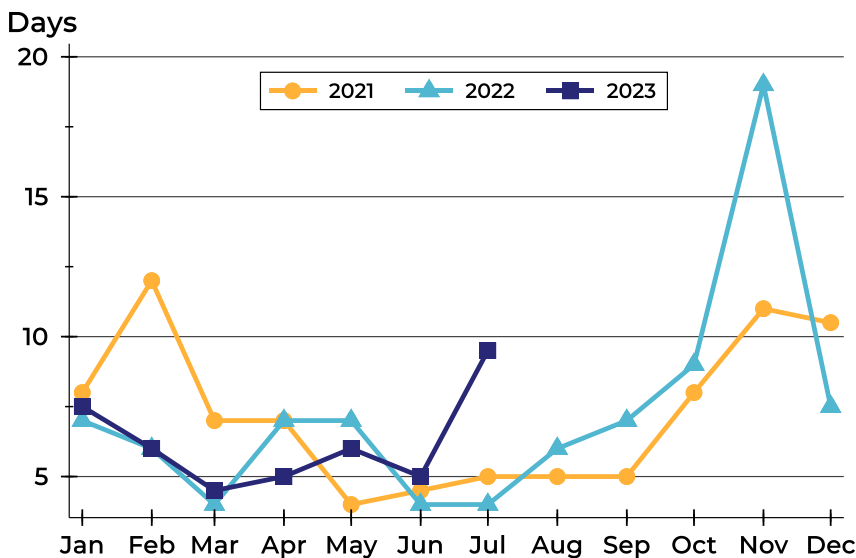
## Lyon County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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

## Osage County Housing Report



### Market Overview

#### Osage County Home Sales Fell in July

Total home sales in Osage County fell last month to 14 units, compared to 23 units in July 2022. Total sales volume was \$2.7 million, down from a year earlier.

The median sale price in July was \$175,500, up from \$137,500 a year earlier. Homes that sold in July were typically on the market for 8 days and sold for 100.0% of their list prices.

#### Osage County Active Listings Down at End of July

The total number of active listings in Osage County at the end of July was 22 units, down from 28 at the same point in 2022. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$227,500.

There were 17 contracts written in July 2023 and 2022, showing no change over the year. At the end of the month, there were 17 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Osage County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>14</b>	<b>23</b>	<b>21</b>	<b>90</b>	<b>110</b>	<b>100</b>
Change from prior year		-39.1%	9.5%	-19.2%	-18.2%	10.0%	-2.9%
<b>Active Listings</b>		<b>22</b>	<b>28</b>	<b>28</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-21.4%	0.0%	27.3%			
<b>Months' Supply</b>		<b>1.6</b>	<b>1.7</b>	<b>1.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-5.9%	-10.5%	18.8%			
<b>New Listings</b>		<b>20</b>	<b>25</b>	<b>24</b>	<b>111</b>	<b>137</b>	<b>127</b>
Change from prior year		-20.0%	4.2%	33.3%	-19.0%	7.9%	-3.1%
<b>Contracts Written</b>		<b>17</b>	<b>17</b>	<b>17</b>	<b>94</b>	<b>114</b>	<b>109</b>
Change from prior year		0.0%	0.0%	-15.0%	-17.5%	4.6%	-12.8%
<b>Pending Contracts</b>		<b>17</b>	<b>20</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-15.0%	11.1%	-33.3%			
<b>Sales Volume (1,000s)</b>		<b>2,661</b>	<b>3,637</b>	<b>3,622</b>	<b>16,699</b>	<b>20,366</b>	<b>15,653</b>
Change from prior year		-26.8%	0.4%	13.0%	-18.0%	30.1%	28.2%
Average	<b>Sale Price</b>	<b>190,093</b>	<b>158,142</b>	<b>172,469</b>	<b>185,543</b>	<b>185,148</b>	<b>156,532</b>
	Change from prior year	20.2%	-8.3%	39.9%	0.2%	18.3%	32.0%
	<b>List Price of Actives</b>	<b>282,352</b>	<b>572,721</b>	<b>182,550</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-50.7%	213.7%	-13.0%			
	<b>Days on Market</b>	<b>33</b>	<b>24</b>	<b>13</b>	<b>34</b>	<b>34</b>	<b>39</b>
Change from prior year	37.5%	84.6%	-27.8%	0.0%	-12.8%	-13.3%	
<b>Percent of List</b>	<b>100.3%</b>	<b>98.4%</b>	<b>102.0%</b>	<b>98.4%</b>	<b>98.6%</b>	<b>98.8%</b>	
Change from prior year	1.9%	-3.5%	3.6%	-0.2%	-0.2%	1.4%	
<b>Percent of Original</b>	<b>99.4%</b>	<b>97.6%</b>	<b>103.8%</b>	<b>95.7%</b>	<b>96.9%</b>	<b>98.3%</b>	
Change from prior year	1.8%	-6.0%	6.0%	-1.2%	-1.4%	3.7%	
Median	<b>Sale Price</b>	<b>175,500</b>	<b>137,500</b>	<b>165,000</b>	<b>151,588</b>	<b>148,500</b>	<b>136,613</b>
	Change from prior year	27.6%	-16.7%	77.4%	2.1%	8.7%	43.1%
	<b>List Price of Actives</b>	<b>227,500</b>	<b>182,450</b>	<b>135,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	24.7%	35.1%	-15.6%			
	<b>Days on Market</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>9</b>	<b>6</b>	<b>6</b>
Change from prior year	60.0%	0.0%	-37.5%	50.0%	0.0%	-70.0%	
<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%	2.7%	0.0%	0.0%	2.2%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>100.0%</b>	<b>101.9%</b>	<b>98.1%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	-1.9%	4.6%	-1.9%	0.0%	2.7%	

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



## Osage County Closed Listings Analysis

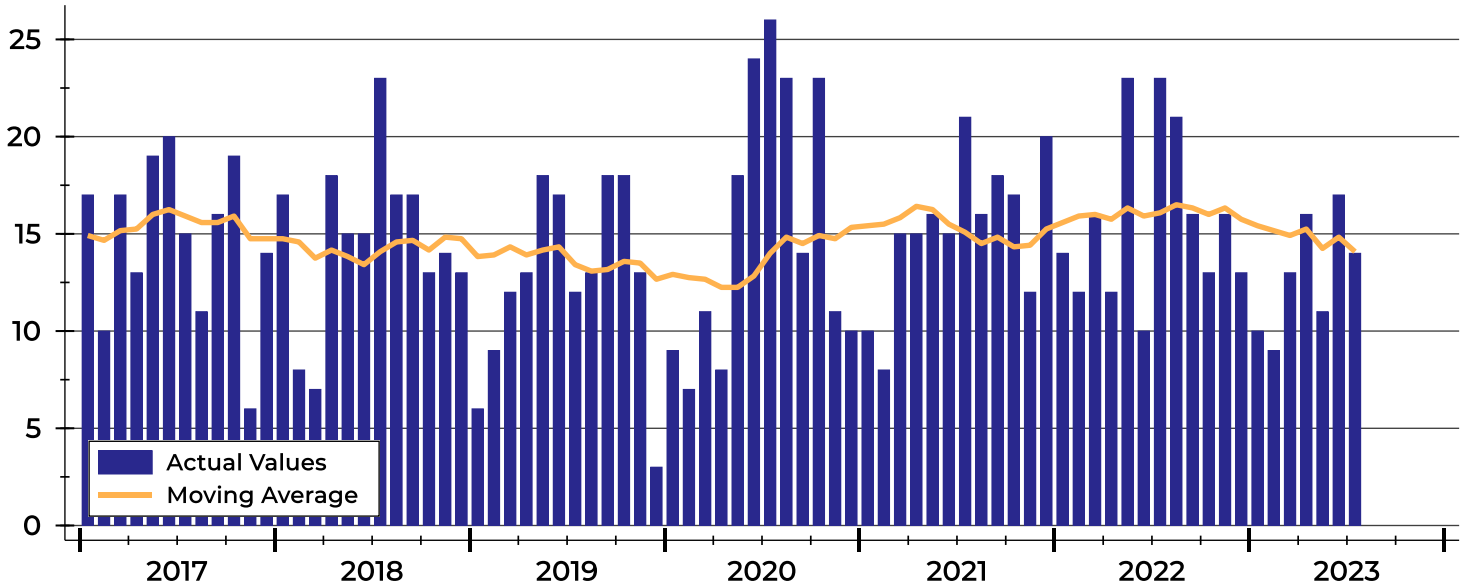
Summary Statistics for Closed Listings		2023	July 2022	Change	Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>14</b>	23	-39.1%	<b>90</b>	110	-18.2%
Volume (1,000s)		<b>2,661</b>	3,637	-26.8%	<b>16,699</b>	20,366	-18.0%
Months' Supply		<b>1.6</b>	1.7	-5.9%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>190,093</b>	158,142	20.2%	<b>185,543</b>	185,148	0.2%
	Days on Market	<b>33</b>	24	37.5%	<b>34</b>	34	0.0%
	Percent of List	<b>100.3%</b>	98.4%	1.9%	<b>98.4%</b>	98.6%	-0.2%
	Percent of Original	<b>99.4%</b>	97.6%	1.8%	<b>95.7%</b>	96.9%	-1.2%
Median	Sale Price	<b>175,500</b>	137,500	27.6%	<b>151,588</b>	148,500	2.1%
	Days on Market	<b>8</b>	5	60.0%	<b>9</b>	6	50.0%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>98.1%</b>	100.0%	-1.9%

A total of 14 homes sold in Osage County in July, down from 23 units in July 2022. Total sales volume fell to \$2.7 million compared to \$3.6 million in the previous year.

The median sales price in July was \$175,500, up 27.6% compared to the prior year. Median days on market was 8 days, down from 8 days in June, but up from 5 in July 2022.

## History of Closed Listings

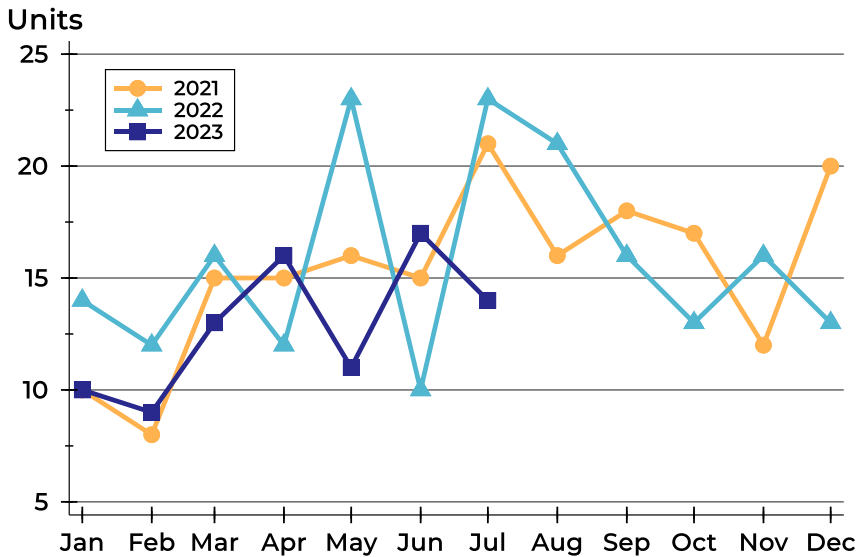
Units





## Osage County Closed Listings Analysis

### Closed Listings by Month



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

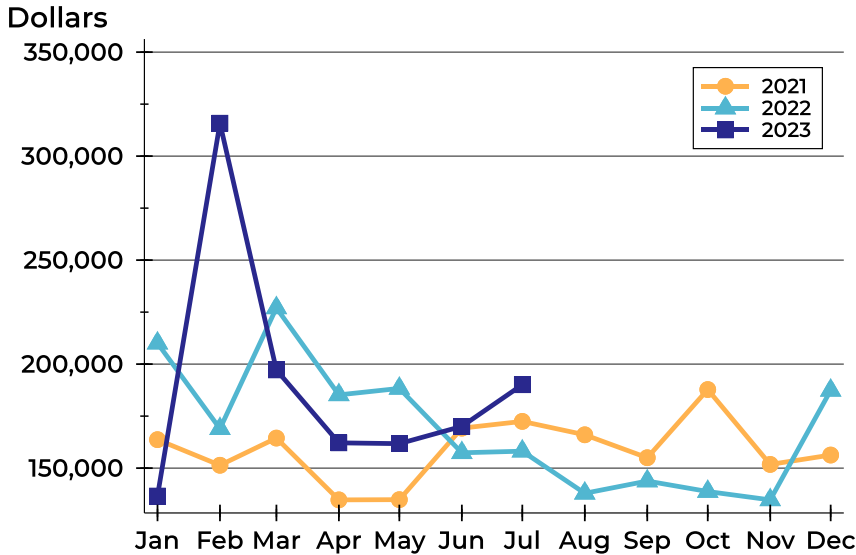
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	21.4%	0.5	74,500	80,000	50	47	93.5%	90.0%	92.1%	90.0%
\$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	3	21.4%	0.0	138,300	140,000	10	6	103.2%	102.6%	103.2%	102.6%
\$150,000-\$174,999	1	7.1%	0.7	170,000	170,000	8	8	100.1%	100.1%	100.1%	100.1%
\$175,000-\$199,999	2	14.3%	2.8	186,750	186,750	92	92	103.3%	103.3%	98.6%	98.6%
\$200,000-\$249,999	2	14.3%	2.7	228,250	228,250	7	7	106.2%	106.2%	106.2%	106.2%
\$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	3	21.4%	2.0	340,967	344,900	27	7	98.5%	98.6%	98.5%	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%	24.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



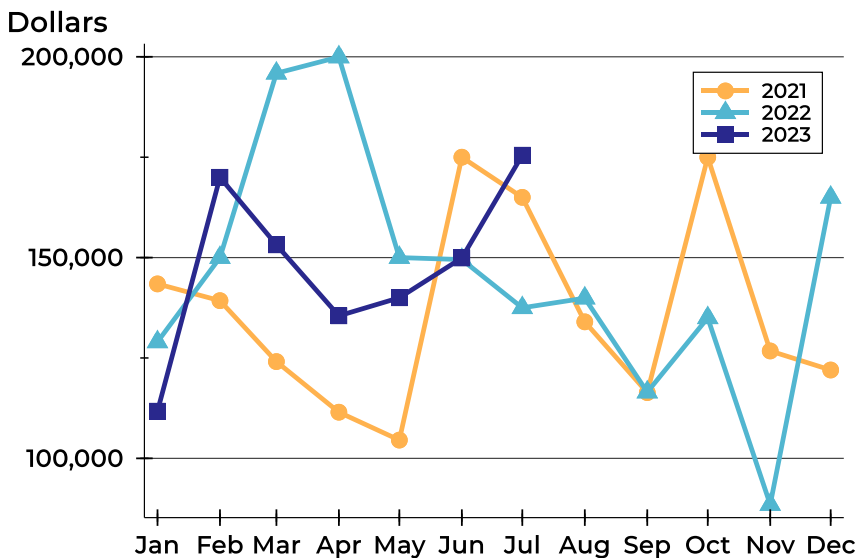
## Osage County Closed Listings Analysis

### Average Price



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

### Median Price

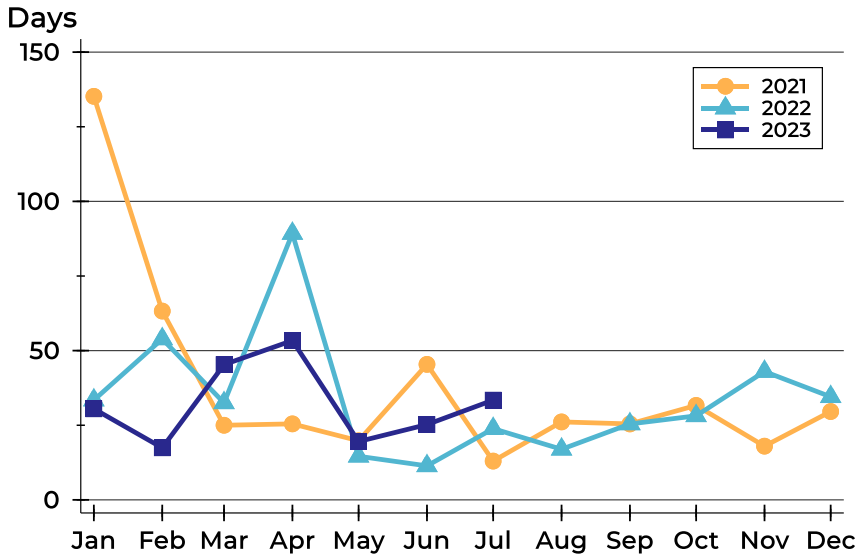


Month	2021	2022	2023
<b>January</b>	143,450	129,000	<b>111,750</b>
<b>February</b>	139,268	150,000	<b>170,000</b>
<b>March</b>	124,100	195,900	<b>153,175</b>
<b>April</b>	111,500	199,950	<b>135,500</b>
<b>May</b>	104,550	150,000	<b>140,000</b>
<b>June</b>	175,000	149,500	<b>149,900</b>
<b>July</b>	165,000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



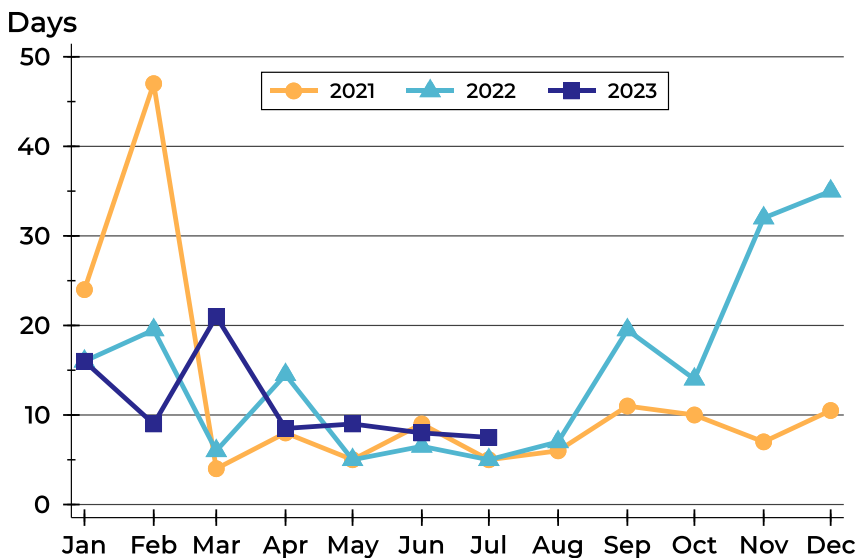
## Osage County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



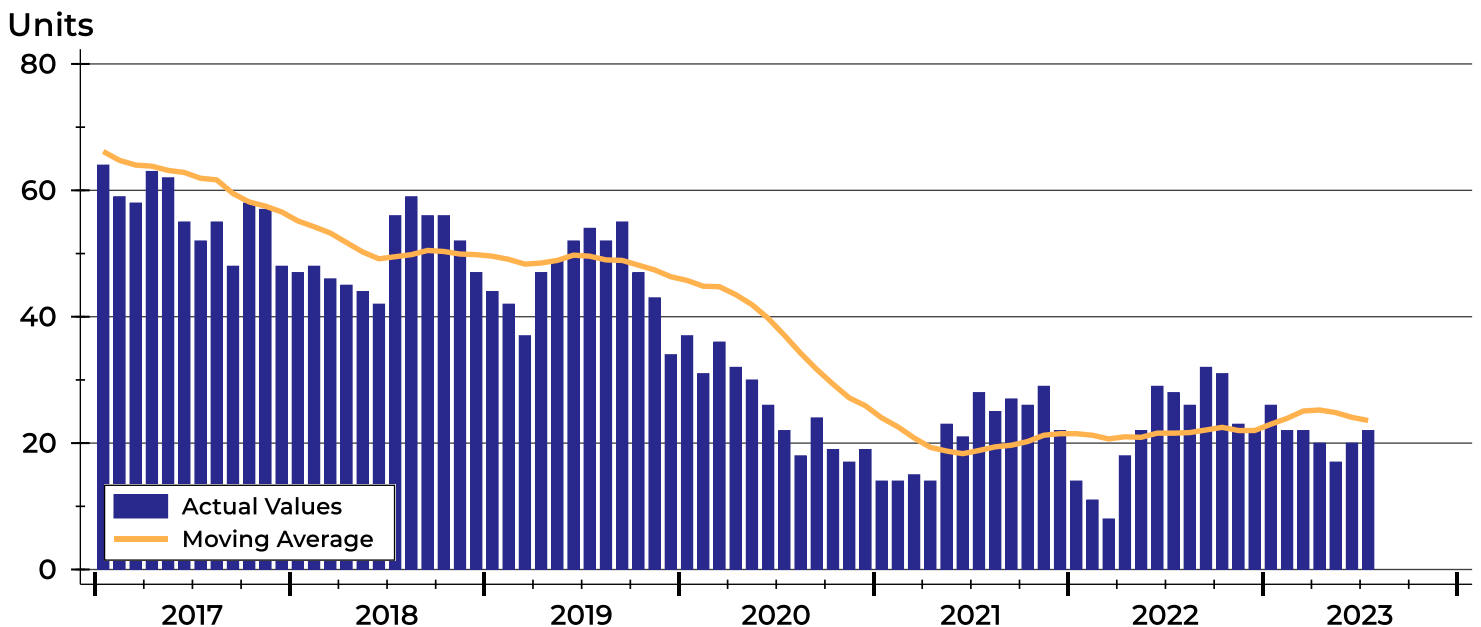
# Osage County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		22	28	-21.4%
Volume (1,000s)		6,212	16,036	-61.3%
Months' Supply		1.6	1.7	-5.9%
Average	List Price	282,352	572,721	-50.7%
	Days on Market	46	47	-2.1%
	Percent of Original	97.3%	98.1%	-0.8%
Median	List Price	227,500	182,450	24.7%
	Days on Market	42	47	-10.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 22 homes were available for sale in Osage County at the end of July. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$227,500, up 24.7% from 2022. The typical time on market for active listings was 42 days, down from 47 days a year earlier.

## History of Active Listings

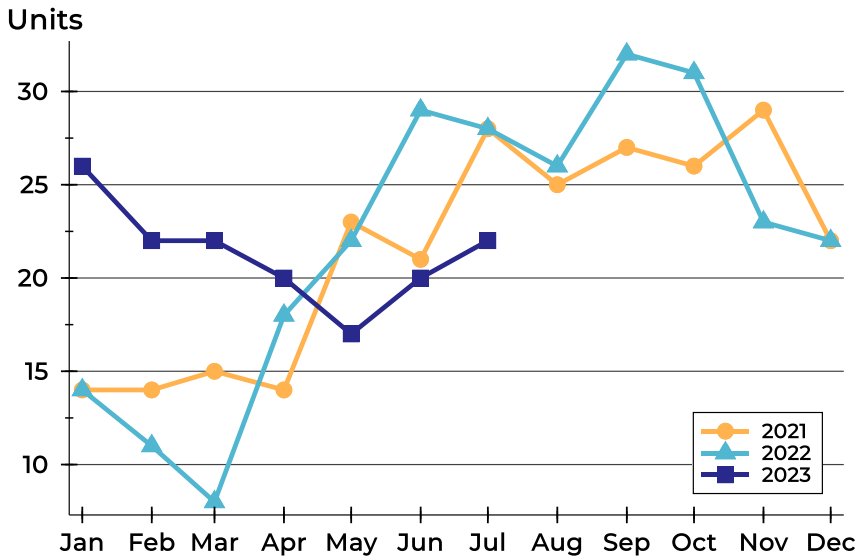






## Osage County Active Listings Analysis

### Active Listings by Month



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

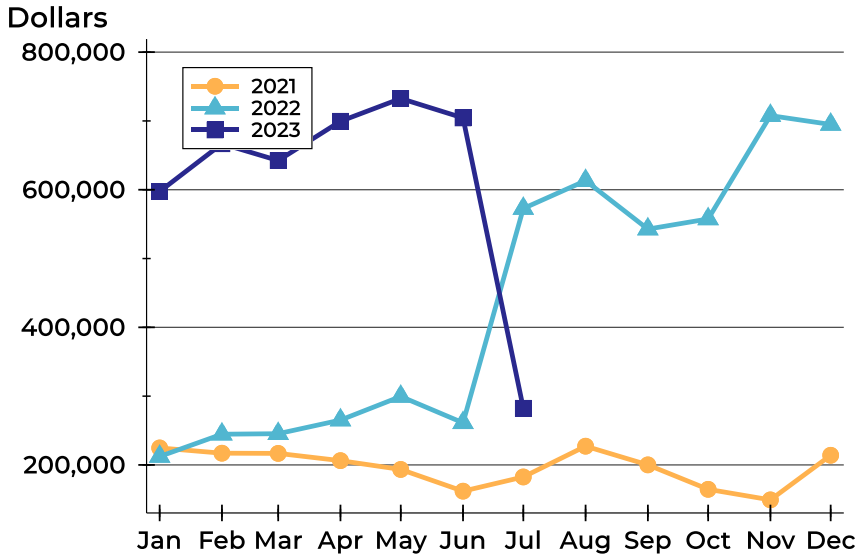
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.5%	N/A	38,000	38,000	103	103	84.4%	84.4%
\$50,000-\$99,999	2	9.1%	0.5	99,450	99,450	30	30	100.0%	100.0%
\$100,000-\$124,999	2	9.1%	N/A	113,750	113,750	23	23	100.0%	100.0%
\$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	4.5%	0.7	155,000	155,000	56	56	96.9%	96.9%
\$175,000-\$199,999	3	13.6%	2.8	181,329	180,000	37	8	97.5%	100.0%
\$200,000-\$249,999	4	18.2%	2.7	225,888	227,500	68	42	94.5%	97.9%
\$250,000-\$299,999	1	4.5%	N/A	275,000	275,000	1	1	100.0%	100.0%
\$300,000-\$399,999	2	9.1%	2.0	350,000	350,000	44	44	99.3%	99.3%
\$400,000-\$499,999	4	18.2%	N/A	455,225	457,450	39	46	99.3%	100.0%
\$500,000-\$749,999	2	9.1%	24.0	674,450	674,450	60	60	96.9%	96.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



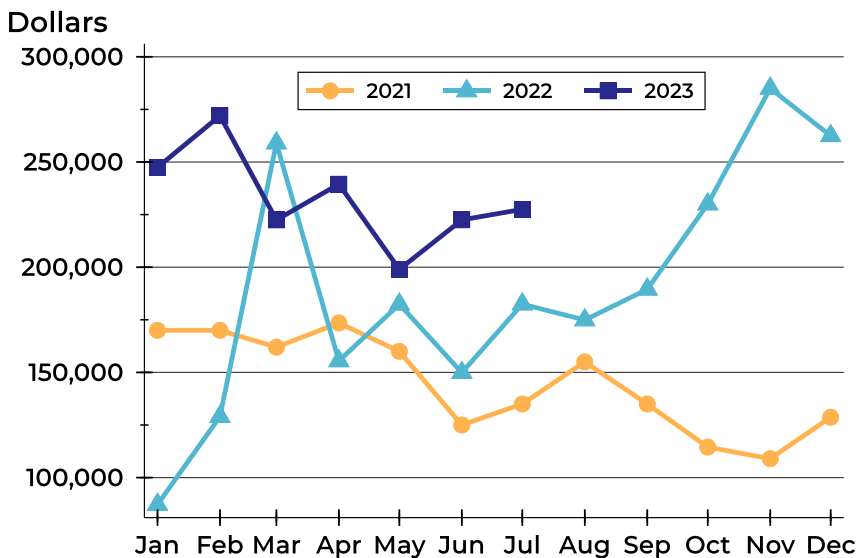
# Osage County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	224,736	212,281	<b>597,438</b>
February	217,064	244,655	<b>666,846</b>
March	216,793	245,425	<b>642,477</b>
April	206,236	265,206	<b>699,530</b>
May	193,437	299,541	<b>732,603</b>
June	161,893	261,248	<b>704,368</b>
July	182,550	572,721	<b>282,352</b>
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

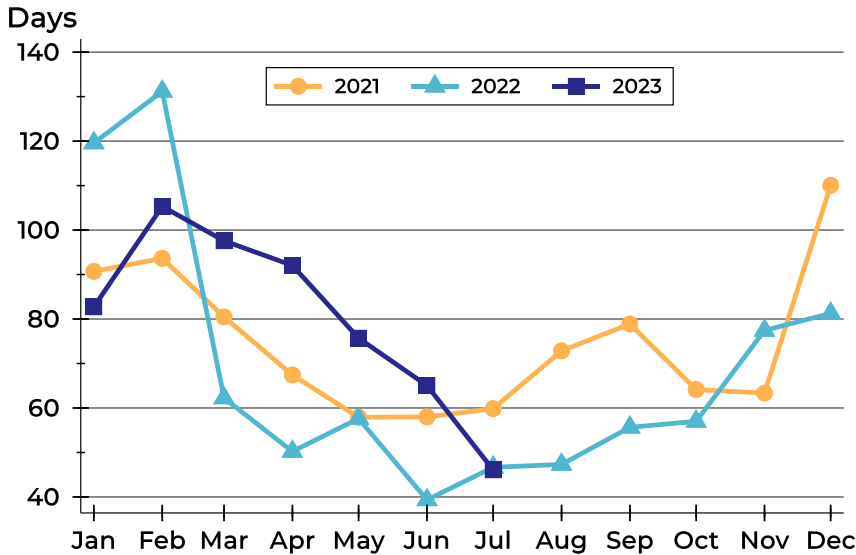


Month	2021	2022	2023
January	170,000	87,200	<b>247,450</b>
February	170,000	129,000	<b>272,000</b>
March	162,000	259,000	<b>222,450</b>
April	173,500	155,450	<b>239,495</b>
May	160,000	182,400	<b>199,000</b>
June	125,000	149,900	<b>222,500</b>
July	135,000	182,450	<b>227,500</b>
August	155,000	174,900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



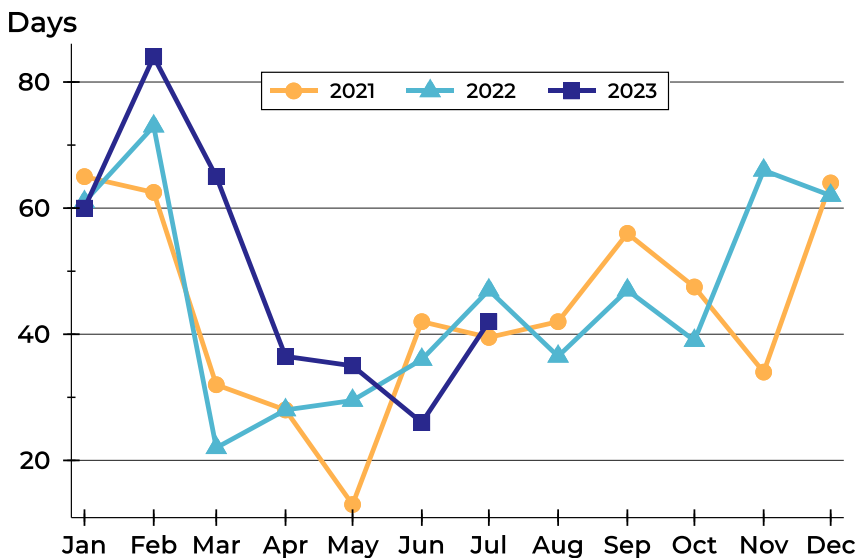
## Osage County Active Listings Analysis

### Average DOM



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

### Median DOM

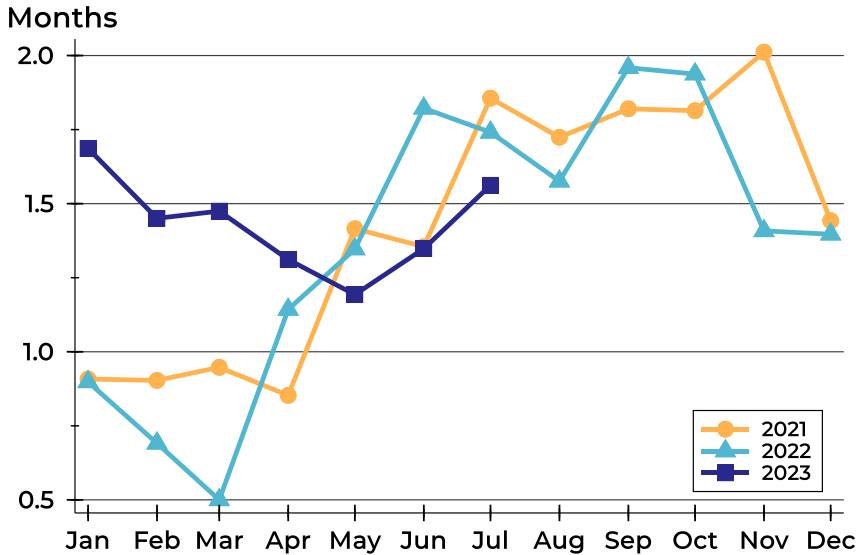


Month	2021	2022	2023
January	65	61	<b>60</b>
February	63	73	<b>84</b>
March	32	22	<b>65</b>
April	28	28	<b>37</b>
May	13	30	<b>35</b>
June	42	36	<b>26</b>
July	40	47	<b>42</b>
August	42	37	
September	56	47	
October	48	39	
November	34	66	
December	64	62	



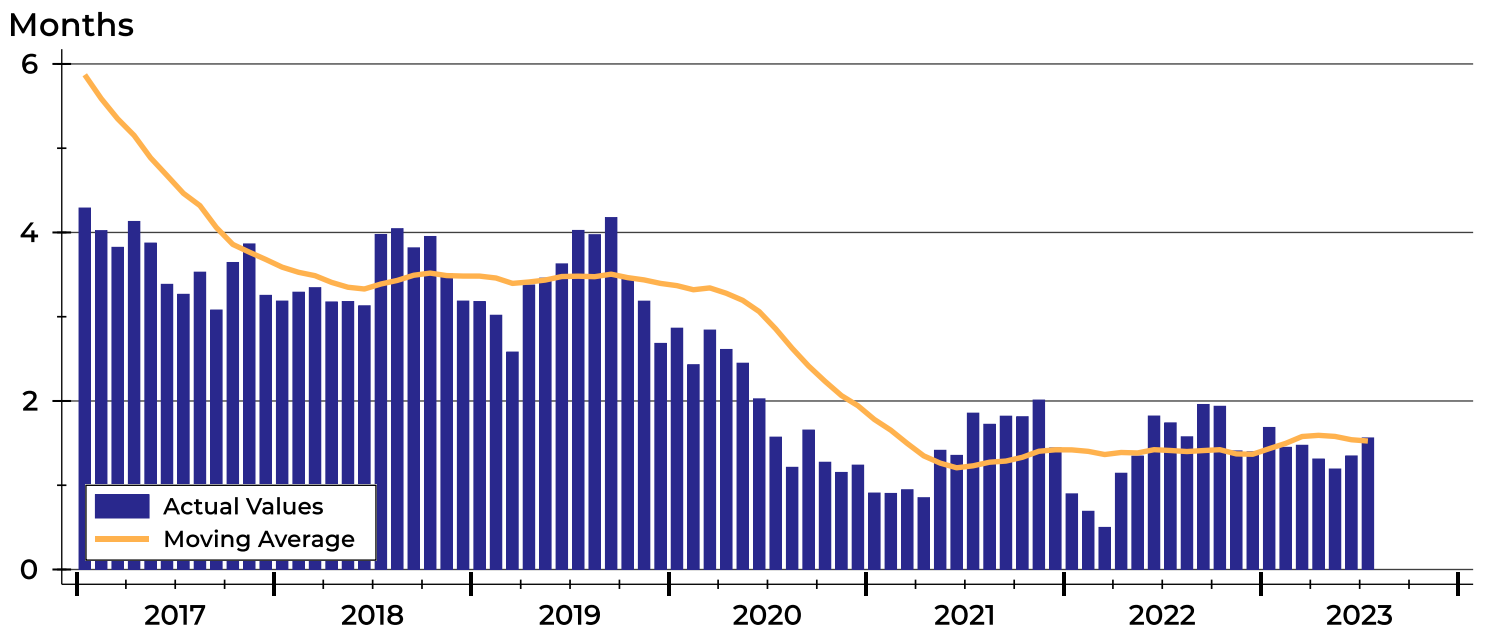
# Osage County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.9	0.9	<b>1.7</b>
February	0.9	0.7	<b>1.5</b>
March	0.9	0.5	<b>1.5</b>
April	0.9	1.1	<b>1.3</b>
May	1.4	1.3	<b>1.2</b>
June	1.4	1.8	<b>1.3</b>
July	1.9	1.7	<b>1.6</b>
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





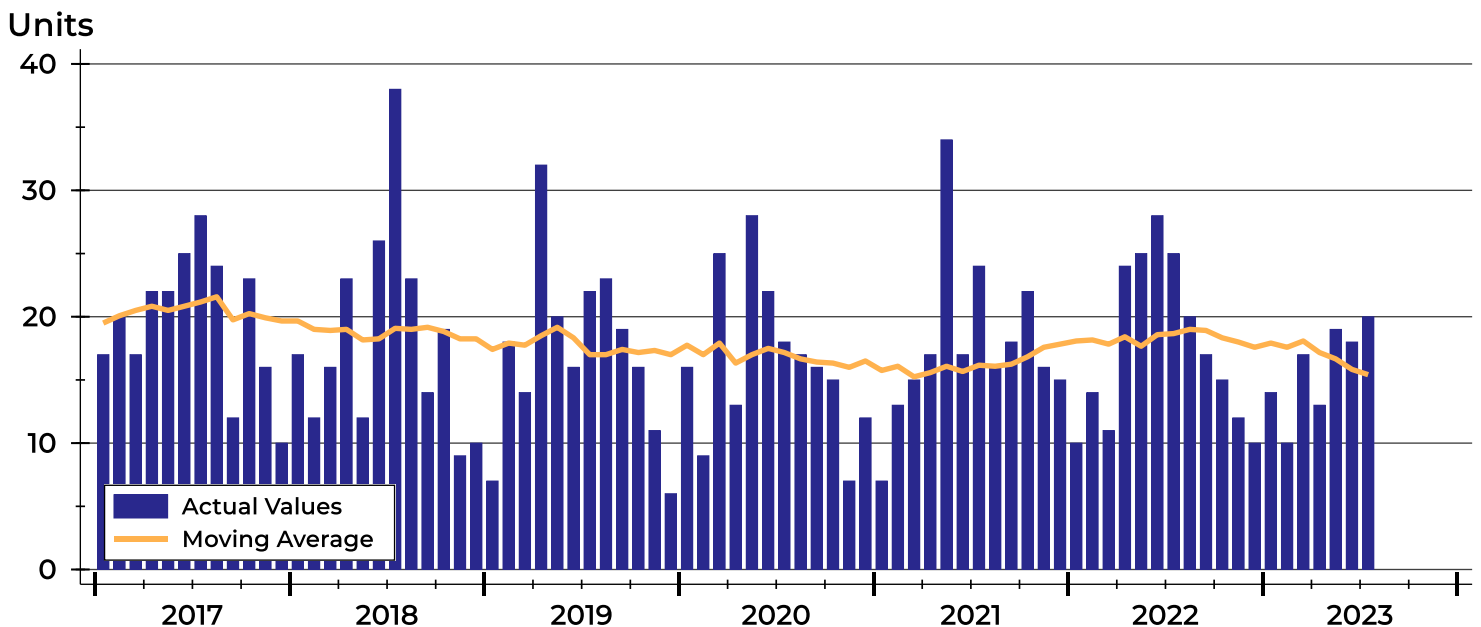
# Osage County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	20	25	-20.0%
	Volume (1,000s)	4,363	12,294	-64.5%
	Average List Price	218,130	491,756	-55.6%
	Median List Price	181,500	139,900	29.7%
Year-to-Date	New Listings	111	137	-19.0%
	Volume (1,000s)	22,669	34,680	-34.6%
	Average List Price	204,227	253,137	-19.3%
	Median List Price	165,000	148,000	11.5%

A total of 20 new listings were added in Osage County during July, down 20.0% from the same month in 2022. Year-to-date Osage County has seen 111 new listings.

The median list price of these homes was \$181,500 up from \$139,900 in 2022.

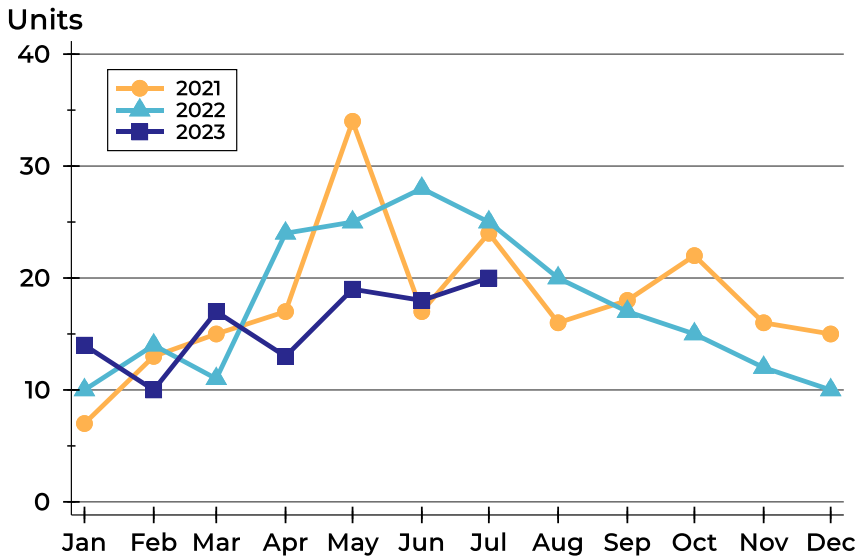
## History of New Listings





## Osage County New Listings Analysis

### New Listings by Month



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

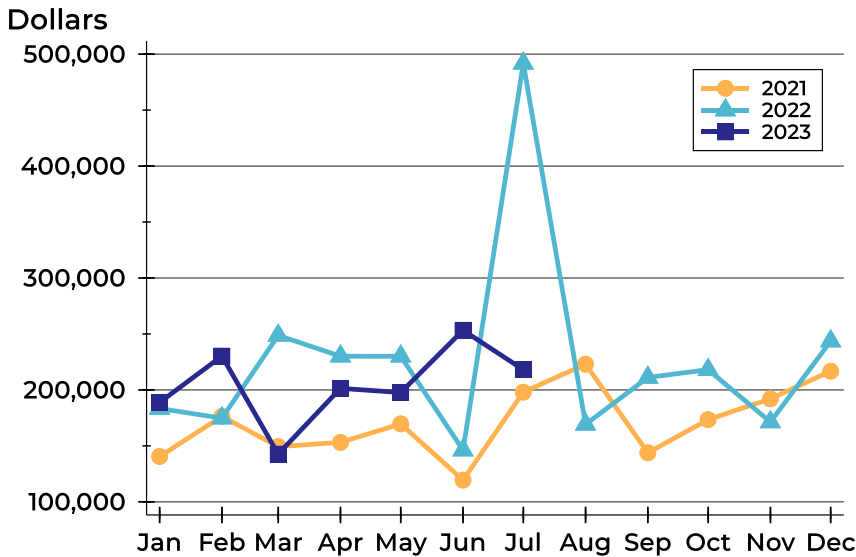
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	10.0%	82,450	82,450	4	4	95.0%	95.0%
\$100,000-\$124,999	1	5.0%	112,500	112,500	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	4	20.0%	157,864	155,000	4	3	100.0%	100.0%
\$175,000-\$199,999	4	20.0%	180,497	179,994	9	10	101.2%	100.0%
\$200,000-\$249,999	3	15.0%	215,000	210,000	11	7	98.6%	100.0%
\$250,000-\$299,999	2	10.0%	272,475	272,475	2	2	100.0%	100.0%
\$300,000-\$399,999	2	10.0%	342,450	342,450	13	13	100.0%	100.0%
\$400,000-\$499,999	2	10.0%	428,450	428,450	9	9	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



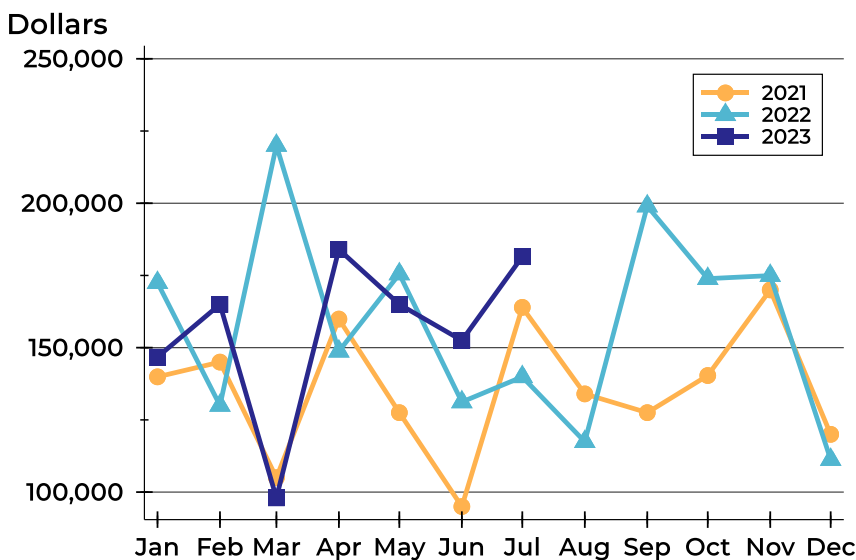
## Osage County New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	140,550	183,420	<b>188,857</b>
<b>February</b>	176,408	174,814	<b>230,240</b>
<b>March</b>	149,393	248,700	<b>142,694</b>
<b>April</b>	153,141	230,113	<b>201,423</b>
<b>May</b>	169,679	230,080	<b>197,698</b>
<b>June</b>	119,471	146,211	<b>253,317</b>
<b>July</b>	198,033	491,756	<b>218,130</b>
<b>August</b>	223,025	169,275	
<b>September</b>	143,872	211,147	
<b>October</b>	173,518	218,120	
<b>November</b>	192,084	171,354	
<b>December</b>	216,733	243,600	

### Median Price



Month	2021	2022	2023
<b>January</b>	139,900	172,500	<b>146,750</b>
<b>February</b>	145,000	130,000	<b>165,000</b>
<b>March</b>	105,000	220,000	<b>98,000</b>
<b>April</b>	159,900	148,750	<b>184,000</b>
<b>May</b>	127,500	175,500	<b>165,000</b>
<b>June</b>	95,000	131,200	<b>152,500</b>
<b>July</b>	163,950	139,900	<b>181,500</b>
<b>August</b>	134,000	117,450	
<b>September</b>	127,500	199,005	
<b>October</b>	140,361	173,900	
<b>November</b>	170,000	174,950	
<b>December</b>	120,000	111,250	



# Osage County Contracts Written Analysis

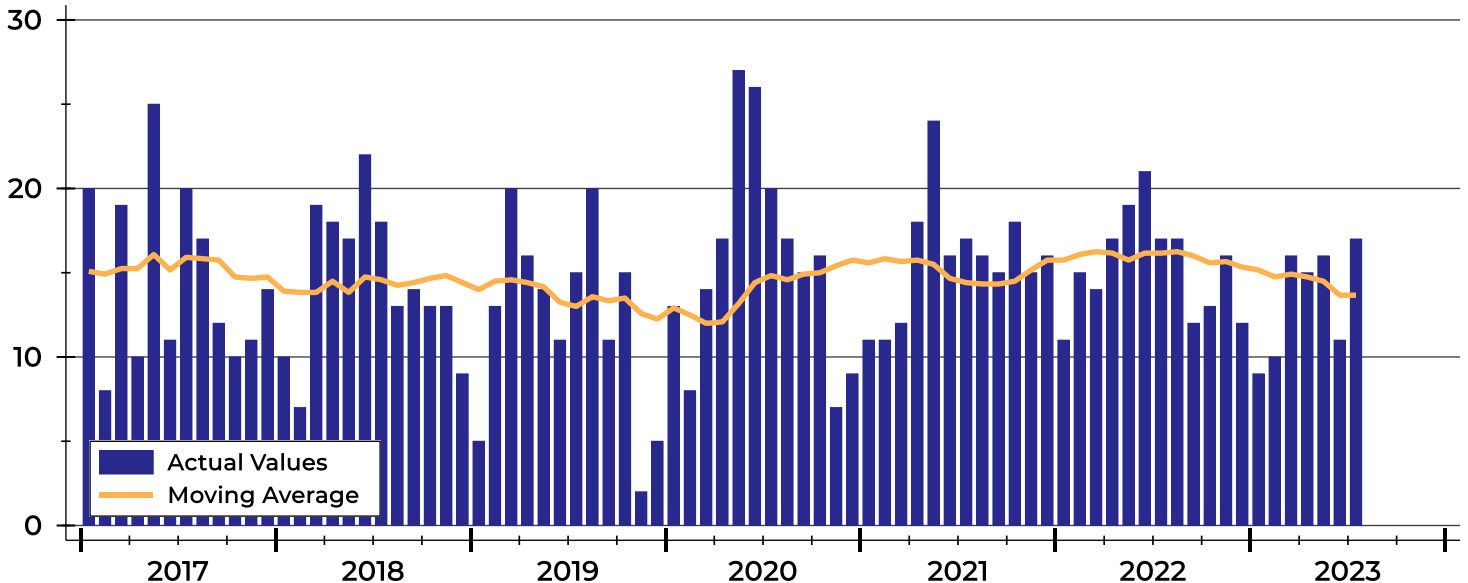
Summary Statistics for Contracts Written		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		17	17	0.0%	94	114	-17.5%
Volume (1,000s)		3,197	2,317	38.0%	16,802	19,461	-13.7%
Average	Sale Price	188,065	136,309	38.0%	178,746	170,712	4.7%
	Days on Market	12	19	-36.8%	29	30	-3.3%
	Percent of Original	100.9%	92.4%	9.2%	96.9%	96.7%	0.2%
Median	Sale Price	160,000	139,900	14.4%	150,000	145,000	3.4%
	Days on Market	5	8	-37.5%	8	5	60.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 17 contracts for sale were written in Osage County during the month of July, the same as in 2022. The median list price of these homes was \$160,000, up from \$139,900 the prior year.

Half of the homes that went under contract in July were on the market less than 5 days, compared to 8 days in July 2022.

## History of Contracts Written

Units

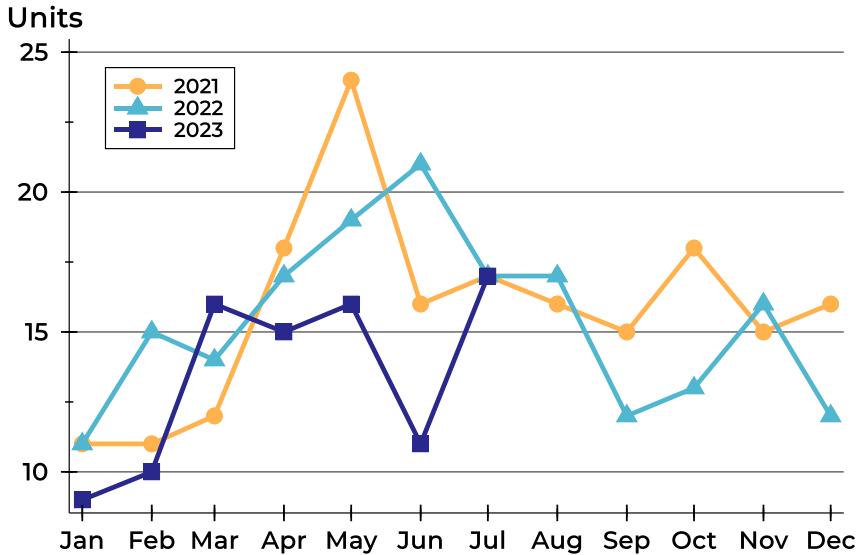






## Osage County Contracts Written Analysis

### Contracts Written by Month



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

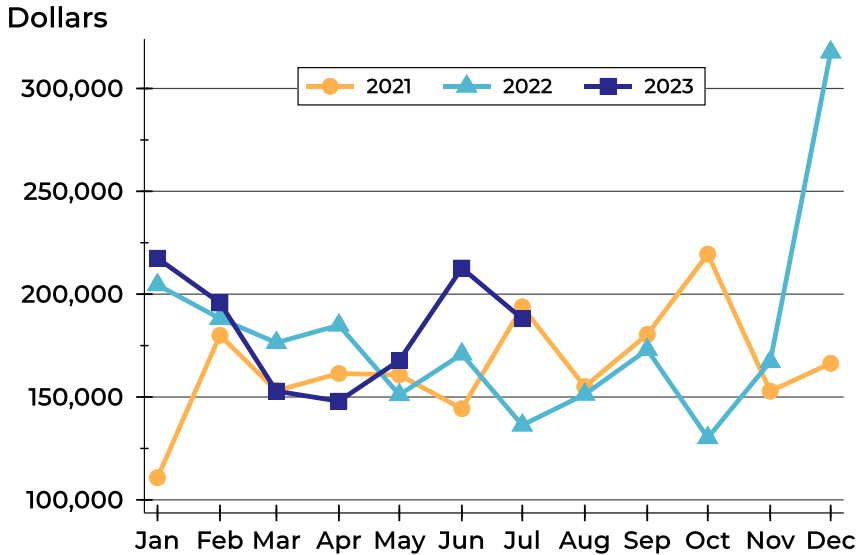
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	17.6%	81,633	80,000	35	6	98.8%	100.0%
\$100,000-\$124,999	1	5.9%	109,000	109,000	10	10	100.0%	100.0%
\$125,000-\$149,999	2	11.8%	132,750	132,750	5	5	107.4%	107.4%
\$150,000-\$174,999	4	23.5%	157,864	155,000	4	3	100.0%	100.0%
\$175,000-\$199,999	2	11.8%	181,000	181,000	7	7	102.3%	102.3%
\$200,000-\$249,999	1	5.9%	205,000	205,000	6	6	100.0%	100.0%
\$250,000-\$299,999	2	11.8%	284,725	284,725	16	16	100.0%	100.0%
\$300,000-\$399,999	1	5.9%	359,900	359,900	5	5	100.0%	100.0%
\$400,000-\$499,999	1	5.9%	449,900	449,900	5	5	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



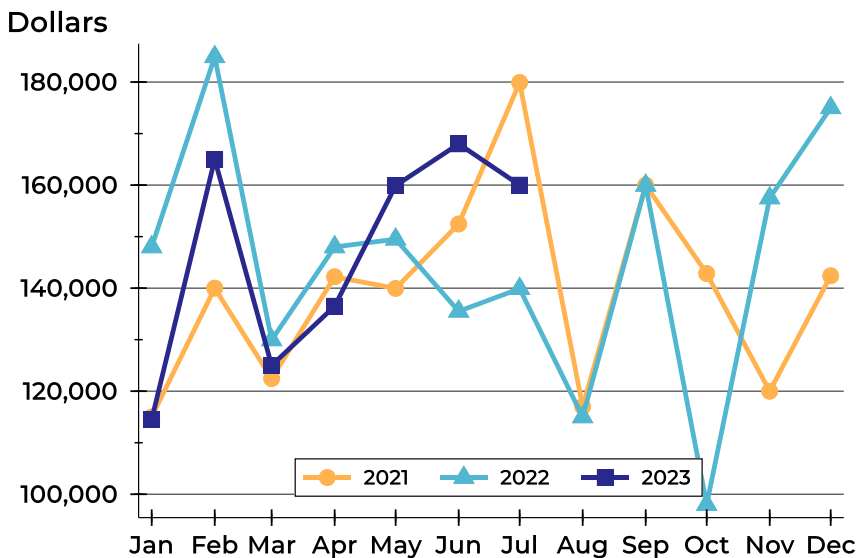
## Osage County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	110,759	204,523	<b>217,489</b>
February	180,027	188,153	<b>195,750</b>
March	153,075	176,407	<b>152,863</b>
April	161,450	184,918	<b>147,980</b>
May	160,767	151,085	<b>167,806</b>
June	144,300	170,855	<b>212,700</b>
July	193,829	136,309	<b>188,065</b>
August	155,069	151,324	
September	180,420	173,017	
October	219,476	130,177	
November	152,853	167,184	
December	166,381	317,658	

### Median Price

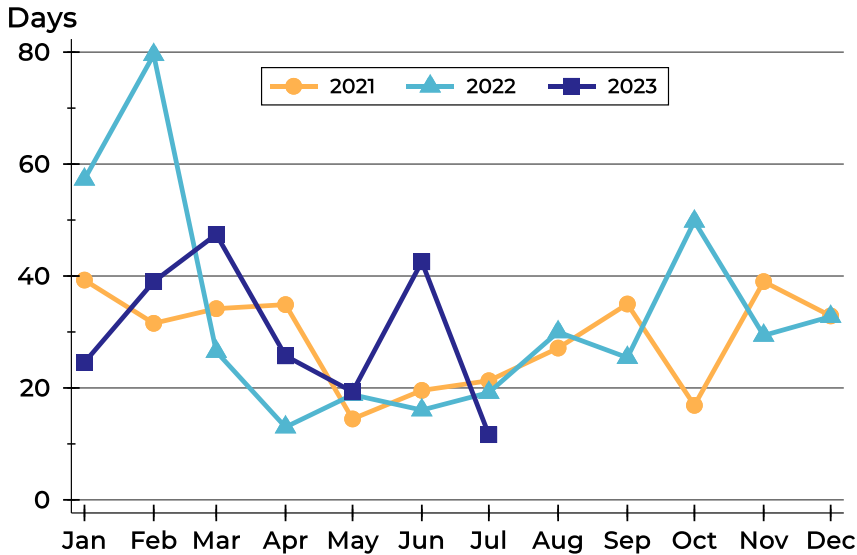


Month	2021	2022	2023
January	115,000	148,000	<b>114,500</b>
February	140,000	184,900	<b>165,000</b>
March	122,450	129,950	<b>125,000</b>
April	142,200	148,000	<b>136,500</b>
May	139,950	149,500	<b>159,900</b>
June	152,450	135,500	<b>168,000</b>
July	179,900	139,900	<b>160,000</b>
August	117,000	115,000	
September	160,000	159,950	
October	142,848	98,000	
November	120,000	157,500	
December	142,400	175,000	



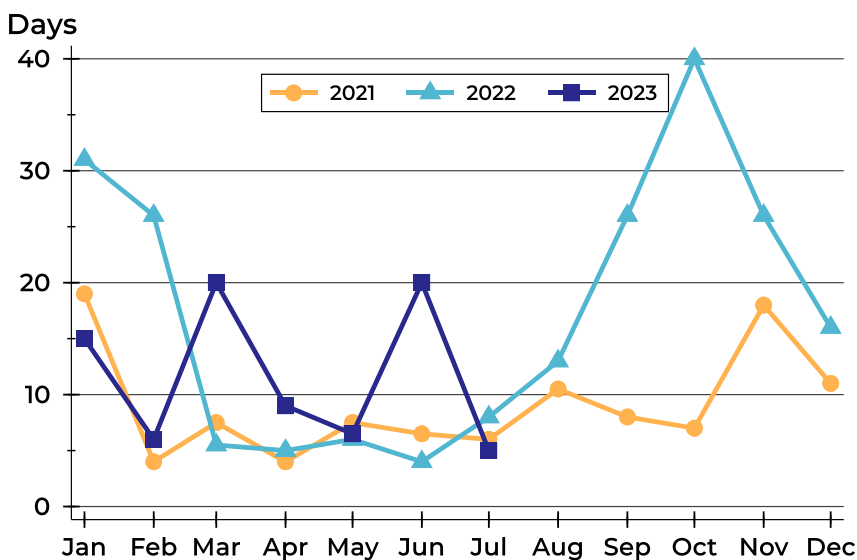
## Osage County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	39	57	<b>25</b>
February	32	80	<b>39</b>
March	34	27	<b>47</b>
April	35	13	<b>26</b>
May	14	19	<b>19</b>
June	20	16	<b>43</b>
July	21	19	<b>12</b>
August	27	30	
September	35	25	
October	17	50	
November	39	29	
December	33	33	

### Median DOM



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



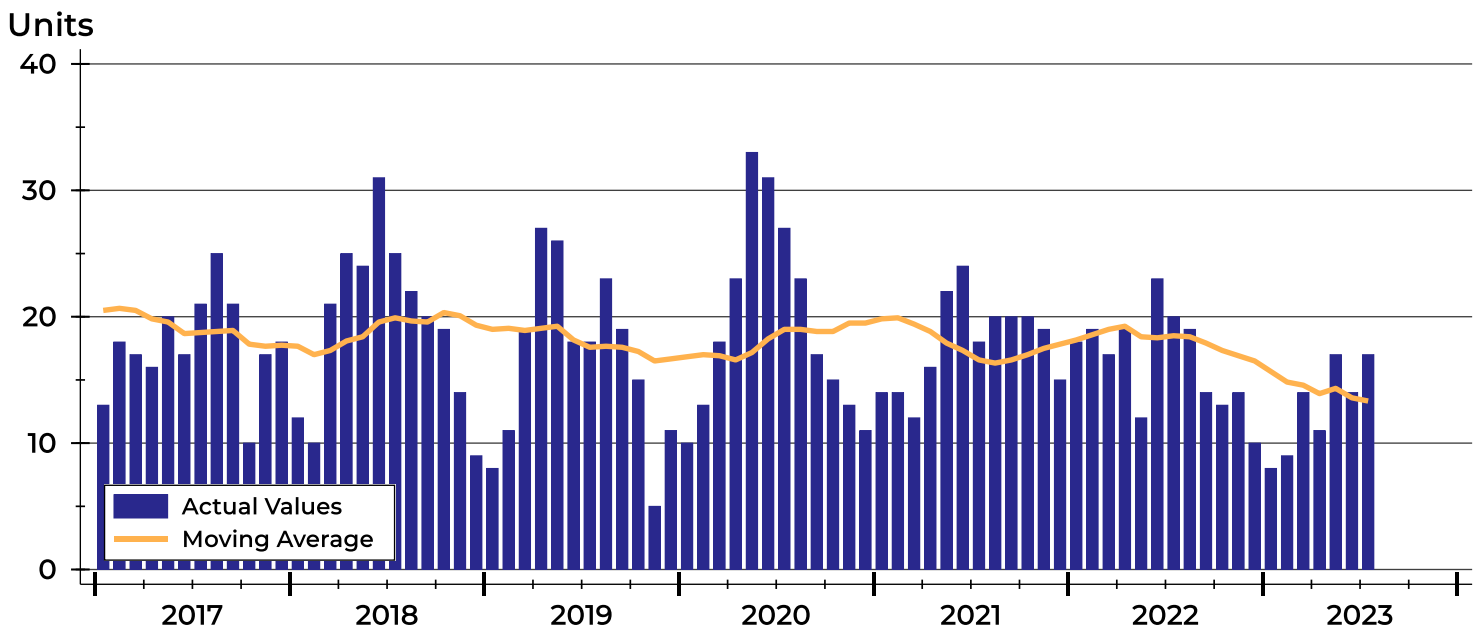
# Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		17	20	-15.0%
Volume (1,000s)		3,475	2,755	26.1%
Average	List Price	204,430	137,757	48.4%
	Days on Market	7	17	-58.8%
	Percent of Original	100.3%	98.1%	2.2%
Median	List Price	160,000	139,900	14.4%
	Days on Market	4	8	-50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 17 listings in Osage County had contracts pending at the end of July, down from 20 contracts pending at the end of July 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.

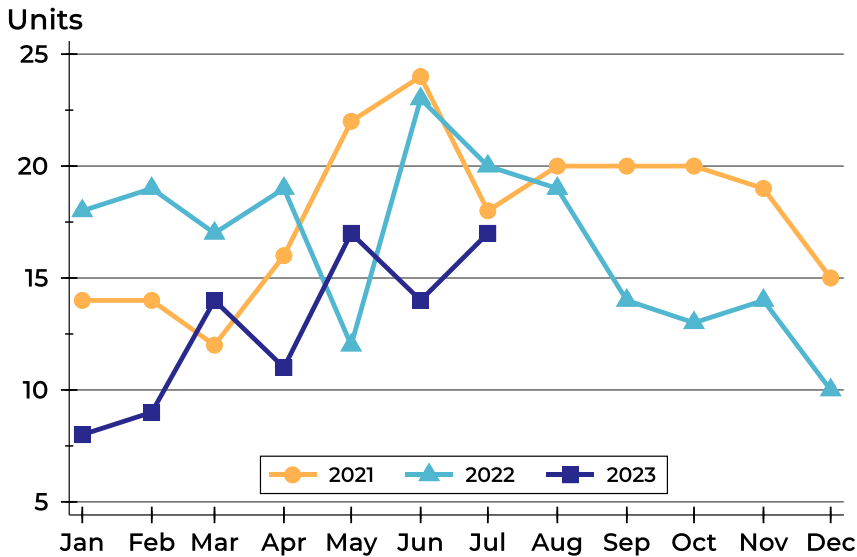
## History of Pending Contracts





## Osage County Pending Contracts Analysis

### Pending Contracts by Month



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

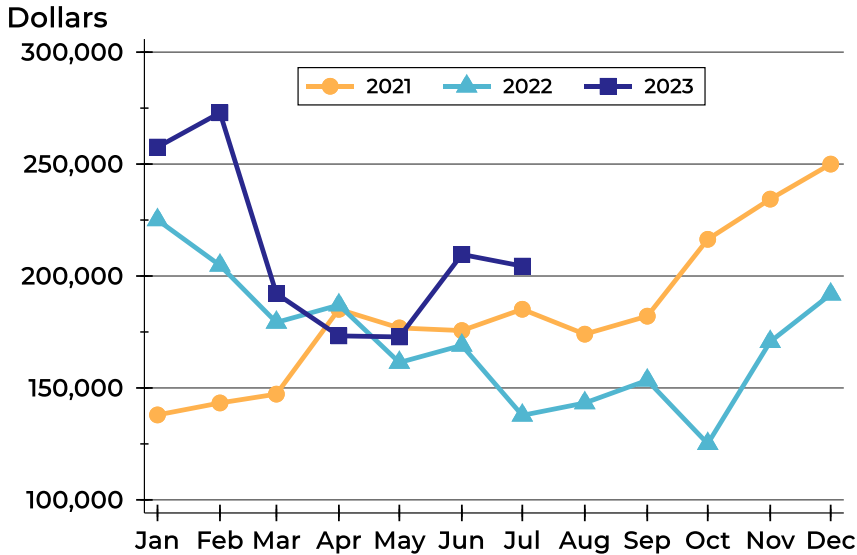
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	3	17.6%	107,667	109,000	11	10	100.0%	100.0%
\$125,000-\$149,999	3	17.6%	135,167	135,500	4	3	100.0%	100.0%
\$150,000-\$174,999	4	23.5%	157,864	155,000	4	3	100.0%	100.0%
\$175,000-\$199,999	2	11.8%	181,000	181,000	7	7	102.3%	102.3%
\$200,000-\$249,999	1	5.9%	205,000	205,000	6	6	100.0%	100.0%
\$250,000-\$299,999	2	11.8%	284,725	284,725	16	16	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	5.9%	449,900	449,900	5	5	100.0%	100.0%
\$500,000-\$749,999	1	5.9%	529,000	529,000	1	1	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



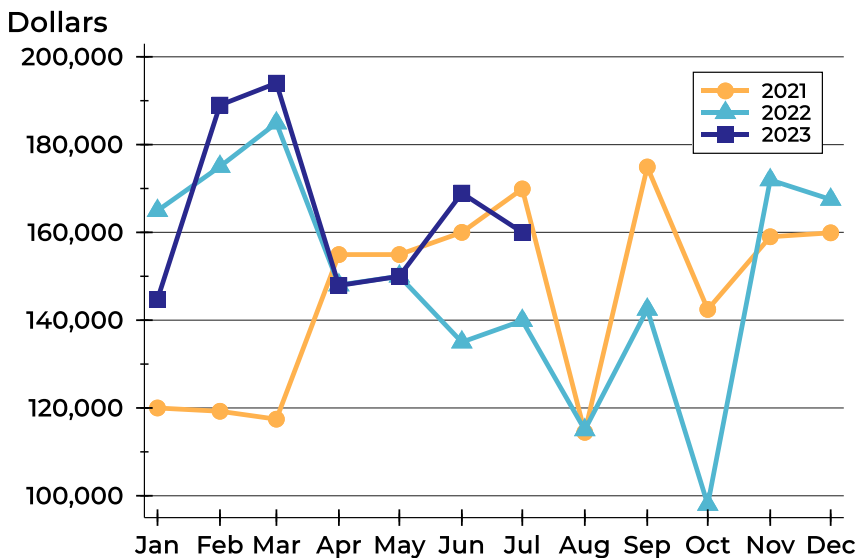
## Osage County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	137,946	225,058	<b>257,600</b>
February	143,296	204,761	<b>272,922</b>
March	147,238	179,271	<b>192,136</b>
April	185,131	187,026	<b>173,264</b>
May	176,814	161,350	<b>172,788</b>
June	175,629	169,024	<b>209,643</b>
July	185,150	137,757	<b>204,430</b>
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

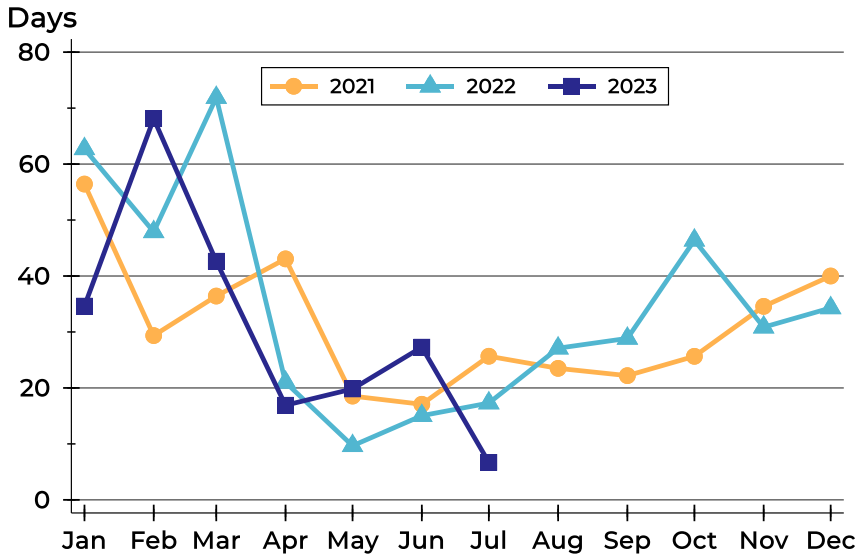


Month	2021	2022	2023
January	120,000	164,950	<b>144,750</b>
February	119,250	175,000	<b>189,000</b>
March	117,450	184,900	<b>194,003</b>
April	154,950	148,000	<b>147,900</b>
May	154,950	150,000	<b>150,000</b>
June	160,000	135,000	<b>168,950</b>
July	169,900	139,900	<b>160,000</b>
August	114,450	115,000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



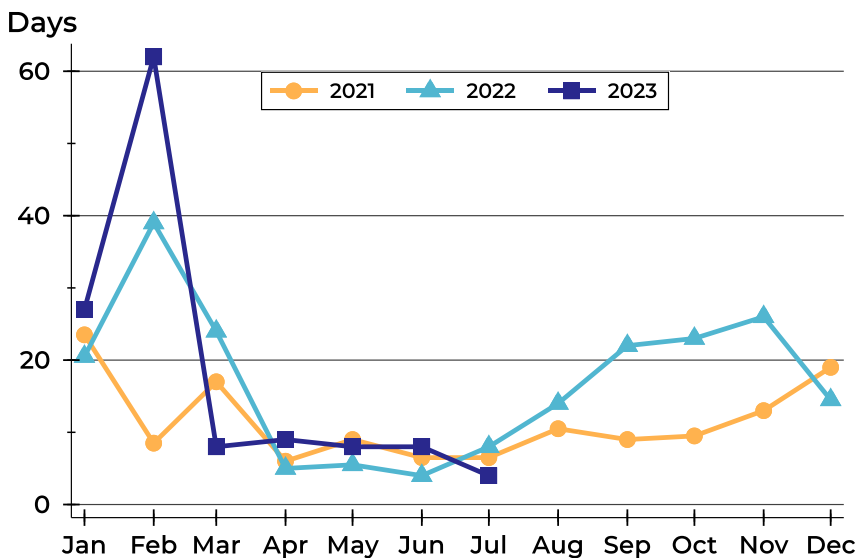
## Osage County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	56	63	<b>35</b>
February	29	48	<b>68</b>
March	36	72	<b>43</b>
April	43	21	<b>17</b>
May	19	10	<b>20</b>
June	17	15	<b>27</b>
July	26	17	<b>7</b>
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	<b>62</b>
March	17	24	<b>8</b>
April	6	5	<b>9</b>
May	9	6	<b>8</b>
June	7	4	<b>8</b>
July	7	8	<b>4</b>
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 July

Total home sales in other counties in the Sunflower MLS rose by 35.7% last month to 19 units, compared to 14 units in July 2022. Total sales volume was \$3.9 million, up 9.6% from a year earlier.

The median sale price in July was \$155,000, down from \$220,500 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 99.4% of their list prices.

#### Other Sunflower MLS Counties Active Listings Up at End of July

The total number of active listings in other counties in the Sunflower MLS at the end of July was 33 units, up from 27 at the same point in 2022. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$230,000.

During July, a total of 9 contracts were written down from 15 in July 2022. At the end of the month, there were 11 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
Sunflower Association of REALTORS®  
3646 SW Plasse  
Topeka, KS 66611  
785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)





**July  
2023**

# Sunflower MLS Statistics



## Other Sunflower MLS Counties Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>19</b>	<b>14</b>	<b>20</b>	<b>106</b>	<b>102</b>	<b>119</b>
Change from prior year		35.7%	-30.0%	-31.0%	3.9%	-14.3%	19.0%
<b>Active Listings</b>		<b>33</b>	<b>27</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		22.2%	50.0%	-64.7%			
<b>Months' Supply</b>		<b>2.3</b>	<b>1.8</b>	<b>1.0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		27.8%	80.0%	-70.6%			
<b>New Listings</b>		<b>12</b>	<b>14</b>	<b>19</b>	<b>120</b>	<b>131</b>	<b>112</b>
Change from prior year		-14.3%	-26.3%	-9.5%	-8.4%	17.0%	-13.8%
<b>Contracts Written</b>		<b>9</b>	<b>15</b>	<b>17</b>	<b>103</b>	<b>112</b>	<b>122</b>
Change from prior year		-40.0%	-11.8%	-15.0%	-8.0%	-8.2%	7.0%
<b>Pending Contracts</b>		<b>11</b>	<b>16</b>	<b>23</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-31.3%	-30.4%	43.8%			
<b>Sales Volume (1,000s)</b>		<b>3,900</b>	<b>3,560</b>	<b>3,980</b>	<b>22,028</b>	<b>22,366</b>	<b>24,483</b>
Change from prior year		9.6%	-10.6%	-39.1%	-1.5%	-8.6%	42.8%
Average	<b>Sale Price</b>	<b>205,261</b>	<b>254,254</b>	<b>198,975</b>	<b>207,808</b>	<b>219,275</b>	<b>205,742</b>
	Change from prior year	-19.3%	27.8%	-11.7%	-5.2%	6.6%	20.0%
	<b>List Price of Actives</b>	<b>413,864</b>	<b>272,802</b>	<b>390,579</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	51.7%	-30.2%	12.8%			
	<b>Days on Market</b>	<b>20</b>	<b>34</b>	<b>40</b>	<b>30</b>	<b>23</b>	<b>57</b>
Change from prior year	-41.2%	-15.0%	-41.2%	30.4%	-59.6%	-26.0%	
<b>Percent of List</b>	<b>96.0%</b>	<b>96.4%</b>	<b>100.0%</b>	<b>96.2%</b>	<b>98.3%</b>	<b>97.9%</b>	
Change from prior year	-0.4%	-3.6%	3.6%	-2.1%	0.4%	0.1%	
<b>Percent of Original</b>	<b>94.3%</b>	<b>95.1%</b>	<b>98.5%</b>	<b>94.5%</b>	<b>96.9%</b>	<b>96.4%</b>	
Change from prior year	-0.8%	-3.5%	3.7%	-2.5%	0.5%	1.4%	
Median	<b>Sale Price</b>	<b>155,000</b>	<b>220,500</b>	<b>196,500</b>	<b>170,500</b>	<b>185,000</b>	<b>175,000</b>
	Change from prior year	-29.7%	12.2%	-8.6%	-7.8%	5.7%	26.8%
	<b>List Price of Actives</b>	<b>230,000</b>	<b>175,000</b>	<b>212,248</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	31.4%	-17.5%	6.7%			
	<b>Days on Market</b>	<b>6</b>	<b>20</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>10</b>
Change from prior year	-70.0%	185.7%	-79.4%	-12.5%	-20.0%	-67.7%	
<b>Percent of List</b>	<b>99.4%</b>	<b>96.6%</b>	<b>100.0%</b>	<b>99.1%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	2.9%	-3.4%	2.7%	-0.9%	0.0%	2.5%	
<b>Percent of Original</b>	<b>99.4%</b>	<b>95.7%</b>	<b>100.0%</b>	<b>97.9%</b>	<b>100.0%</b>	<b>99.5%</b>	
Change from prior year	3.9%	-4.3%	3.8%	-2.1%	0.5%	3.5%	

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

## Other Sunflower MLS Counties Closed Listings Analysis

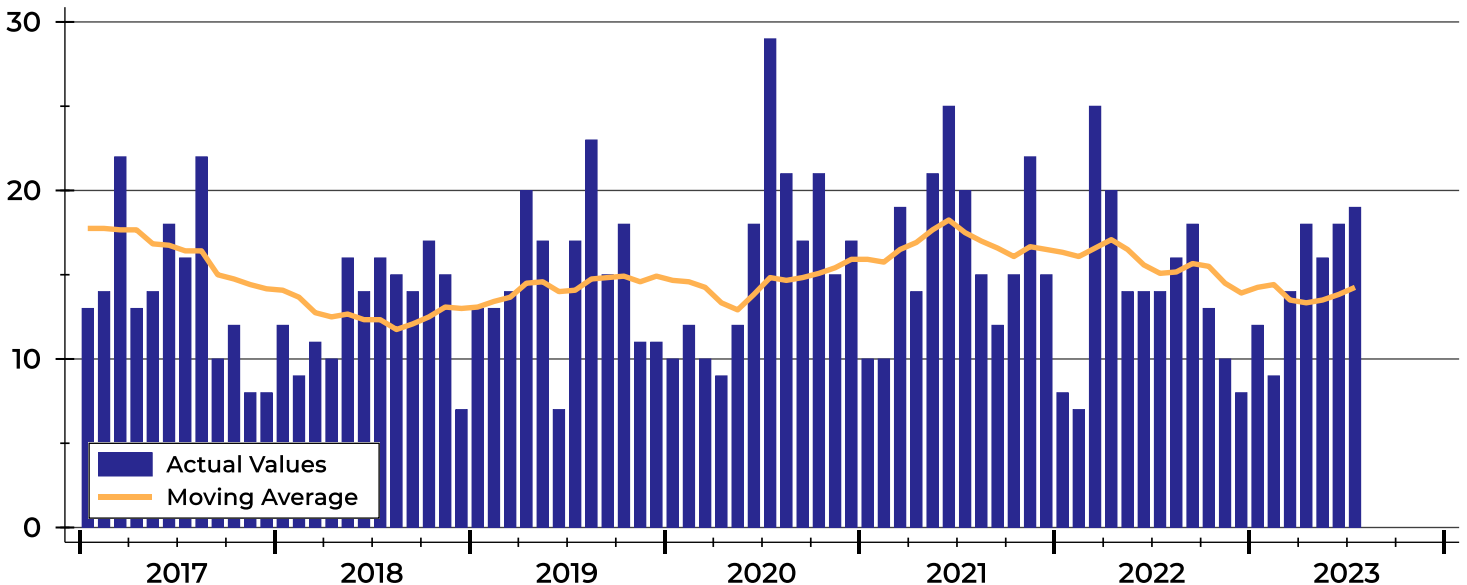
Summary Statistics for Closed Listings		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Closed Listings		<b>19</b>	14	35.7%	<b>106</b>	102	3.9%
Volume (1,000s)		<b>3,900</b>	3,560	9.6%	<b>22,028</b>	22,366	-1.5%
Months' Supply		<b>2.3</b>	1.8	27.8%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>205,261</b>	254,254	-19.3%	<b>207,808</b>	219,275	-5.2%
	Days on Market	<b>20</b>	34	-41.2%	<b>30</b>	23	30.4%
	Percent of List	<b>96.0%</b>	96.4%	-0.4%	<b>96.2%</b>	98.3%	-2.1%
	Percent of Original	<b>94.3%</b>	95.1%	-0.8%	<b>94.5%</b>	96.9%	-2.5%
Median	Sale Price	<b>155,000</b>	220,500	-29.7%	<b>170,500</b>	185,000	-7.8%
	Days on Market	<b>6</b>	20	-70.0%	<b>7</b>	8	-12.5%
	Percent of List	<b>99.4%</b>	96.6%	2.9%	<b>99.1%</b>	100.0%	-0.9%
	Percent of Original	<b>99.4%</b>	95.7%	3.9%	<b>97.9%</b>	100.0%	-2.1%

A total of 19 homes sold in other counties in the Sunflower MLS in July, up from 14 units in July 2022. Total sales volume rose to \$3.9 million compared to \$3.6 million in the previous year.

The median sales price in July was \$155,000, down 29.7% compared to the prior year. Median days on market was 6 days, up from 4 days in June, but down from 20 in July 2022.

## History of Closed Listings

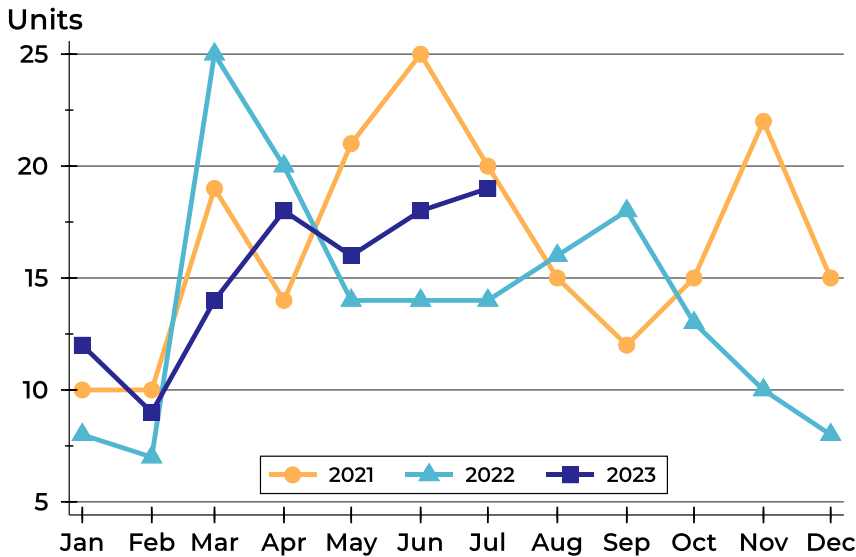
Units





## Other Sunflower MLS Counties Closed Listings Analysis

### Closed Listings by Month



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

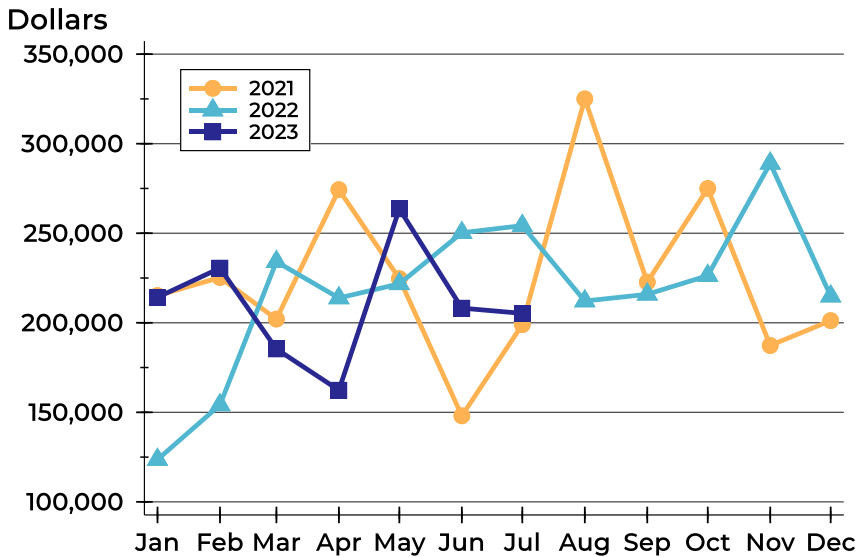
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	5.3%	0.0	18,000	18,000	9	9	90.0%	90.0%	90.0%	90.0%
\$25,000-\$49,999	2	10.5%	12.0	39,500	39,500	43	43	96.1%	96.1%	80.2%	80.2%
\$50,000-\$99,999	3	15.8%	1.3	67,850	69,000	50	28	85.2%	92.1%	83.3%	86.4%
\$100,000-\$124,999	2	10.5%	0.9	116,450	116,450	15	15	99.1%	99.1%	96.3%	96.3%
\$125,000-\$149,999	1	5.3%	3.4	135,000	135,000	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	3	15.8%	0.6	161,833	156,500	4	4	102.4%	103.4%	102.4%	103.4%
\$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	10.5%	1.1	211,500	211,500	16	16	99.3%	99.3%	99.3%	99.3%
\$250,000-\$299,999	1	5.3%	3.0	275,000	275,000	0	0	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	5.3%	1.0	335,000	335,000	6	6	100.0%	100.0%	111.7%	111.7%
\$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	3	15.8%	3.3	571,000	545,000	15	1	93.9%	98.9%	93.9%	98.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



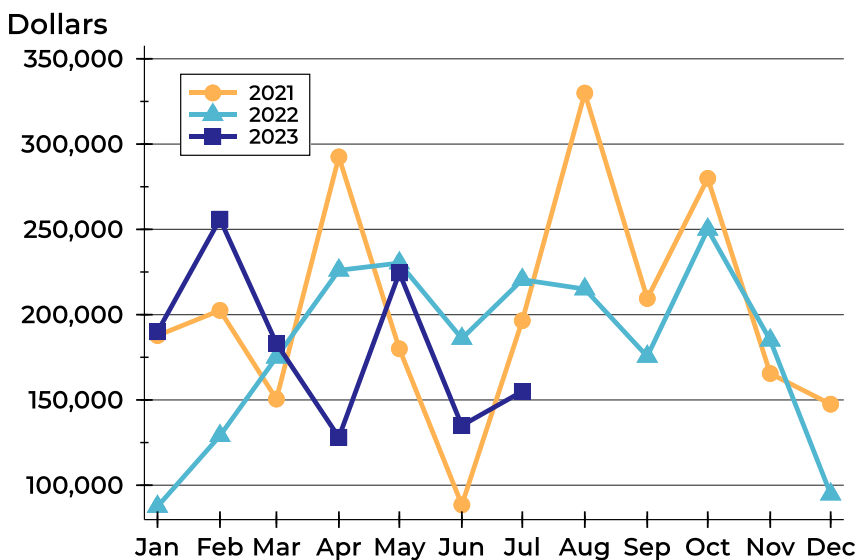
## Other Sunflower MLS Counties Closed Listings Analysis

### Average Price



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

### Median Price

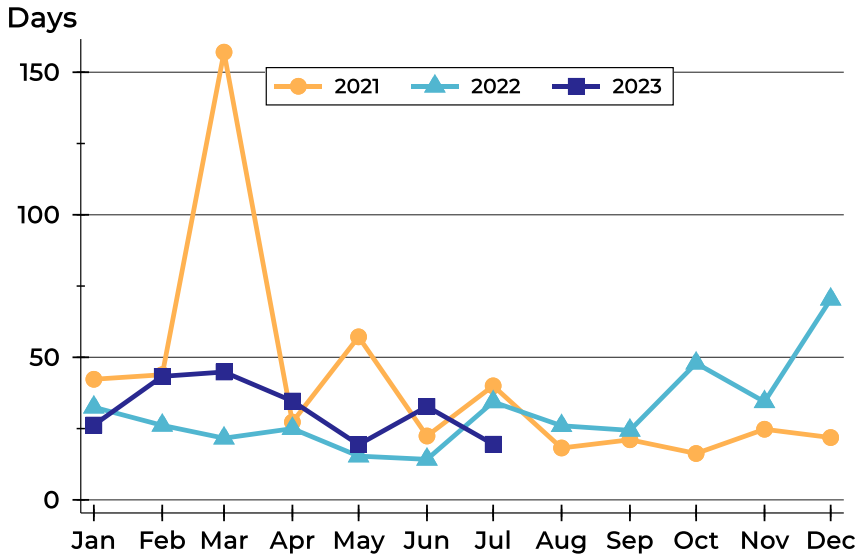


Month	2021	2022	2023
January	187,750	87,500	<b>190,000</b>
February	202,500	129,000	<b>256,000</b>
March	150,500	175,000	<b>183,200</b>
April	292,500	226,000	<b>128,125</b>
May	180,000	230,250	<b>224,500</b>
June	88,500	186,000	<b>135,000</b>
July	196,500	220,500	<b>155,000</b>
August	329,900	215,000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



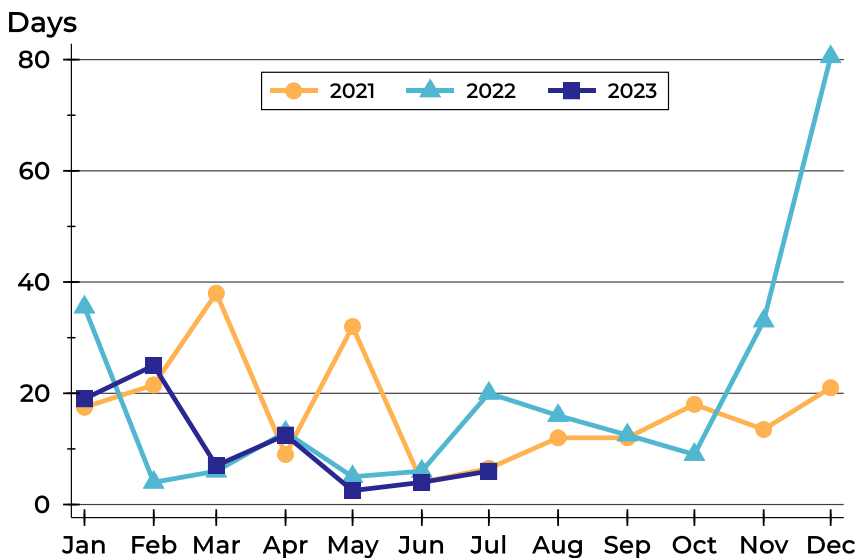
## Other Sunflower MLS Counties Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	42	33	26
February	44	26	43
March	157	22	45
April	27	25	35
May	57	15	19
June	22	14	33
July	40	34	20
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	25
March	38	6	7
April	9	13	13
May	32	5	3
June	4	6	4
July	7	20	6
August	12	16	
September	12	13	
October	18	9	
November	14	33	
December	21	81	



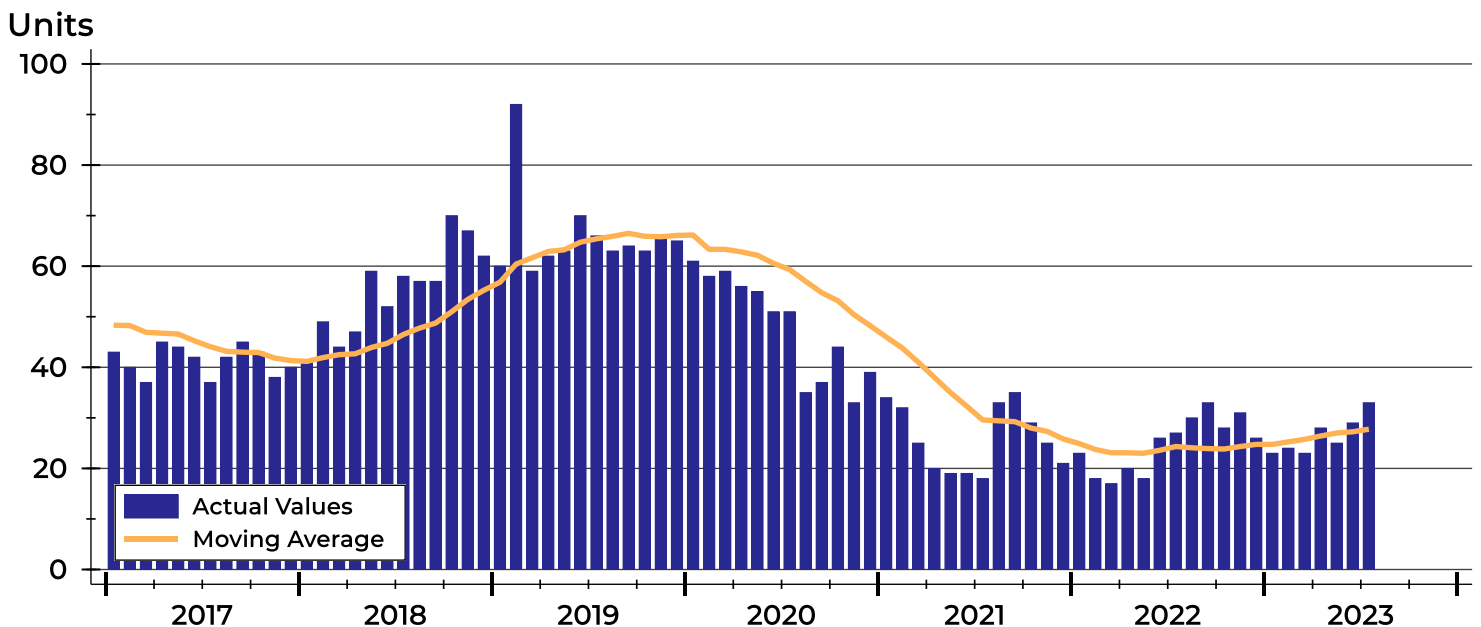
# Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		33	27	22.2%
Volume (1,000s)		13,658	7,366	85.4%
Months' Supply		2.3	1.8	27.8%
Average	List Price	413,864	272,802	51.7%
	Days on Market	94	58	62.1%
	Percent of Original	100.8%	95.6%	5.4%
Median	List Price	230,000	175,000	31.4%
	Days on Market	59	35	68.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 33 homes were available for sale in other counties in the Sunflower MLS at the end of July. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$230,000, up 31.4% from 2022. The typical time on market for active listings was 59 days, up from 35 days a year earlier.

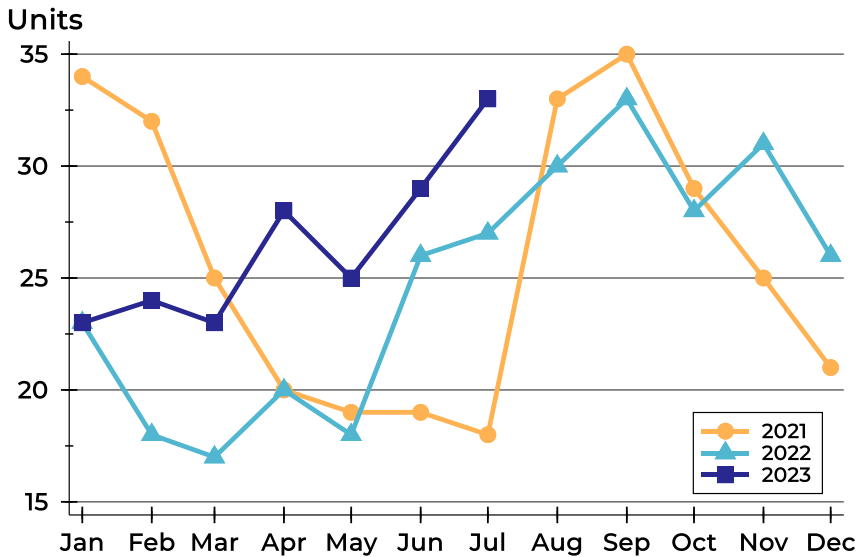
## History of Active Listings





## Other Sunflower MLS Counties Active Listings Analysis

### Active Listings by Month



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

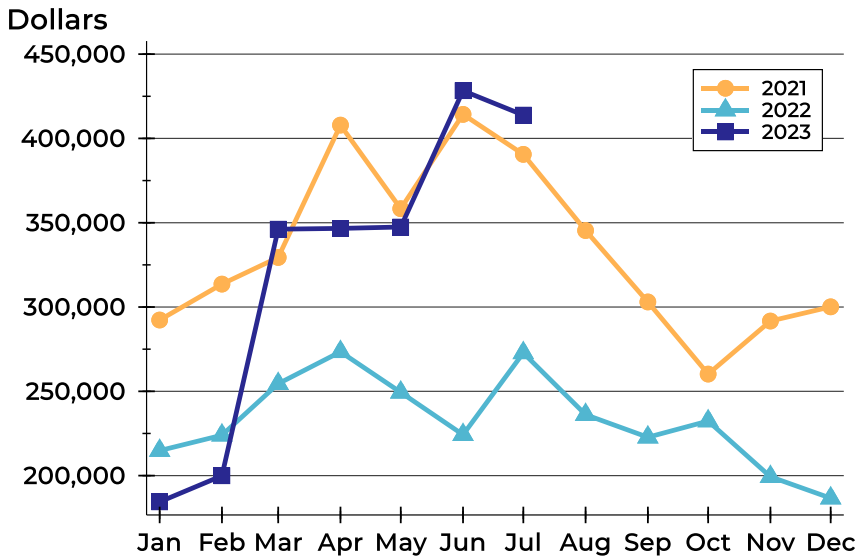
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	6	18.2%	12.0	41,050	42,250	100	80	90.7%	93.9%
\$50,000-\$99,999	4	12.1%	1.3	66,200	67,400	35	21	97.2%	100.0%
\$100,000-\$124,999	1	3.0%	0.9	100,000	100,000	19	19	100.0%	100.0%
\$125,000-\$149,999	2	6.1%	3.4	139,700	139,700	378	378	84.5%	84.5%
\$150,000-\$174,999	1	3.0%	0.6	150,000	150,000	147	147	75.0%	75.0%
\$175,000-\$199,999	1	3.0%	N/A	199,000	199,000	174	174	100.0%	100.0%
\$200,000-\$249,999	2	6.1%	1.1	217,500	217,500	97	97	84.3%	84.3%
\$250,000-\$299,999	5	15.2%	3.0	266,400	264,000	115	93	96.7%	96.7%
\$300,000-\$399,999	2	6.1%	1.0	392,000	392,000	24	24	98.1%	98.1%
\$400,000-\$499,999	1	3.0%	N/A	400,000	400,000	15	15	100.0%	100.0%
\$500,000-\$749,999	3	9.1%	3.3	538,333	550,000	43	36	100.0%	100.0%
\$750,000-\$999,999	1	3.0%	N/A	925,000	925,000	36	36	100.0%	100.0%
\$1,000,000 and up	4	12.1%	N/A	1,731,750	1,575,000	64	59	150.0%	100.0%



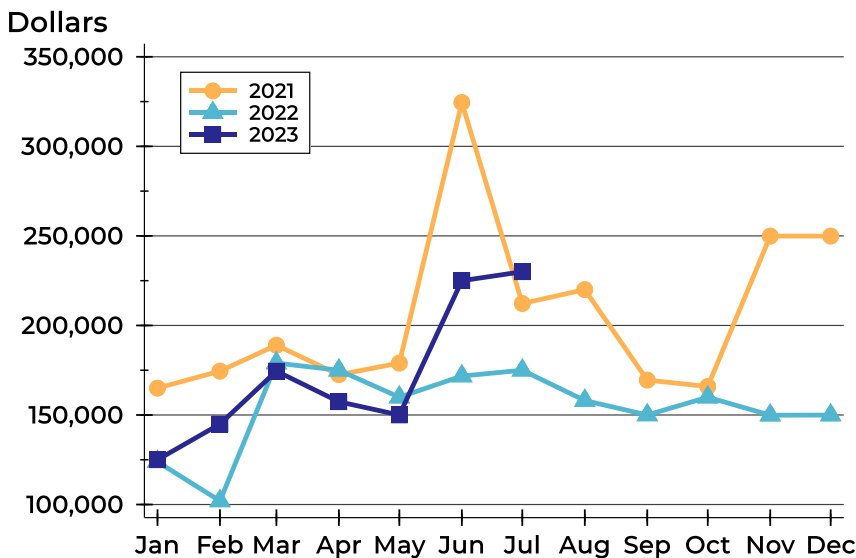
# Other Sunflower MLS Counties Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	292,297	214,843	<b>184,428</b>
February	313,600	223,958	<b>199,913</b>
March	329,412	254,500	<b>346,191</b>
April	407,905	273,461	<b>346,646</b>
May	358,335	249,394	<b>347,468</b>
June	414,280	224,254	<b>428,307</b>
July	390,579	272,802	<b>413,864</b>
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



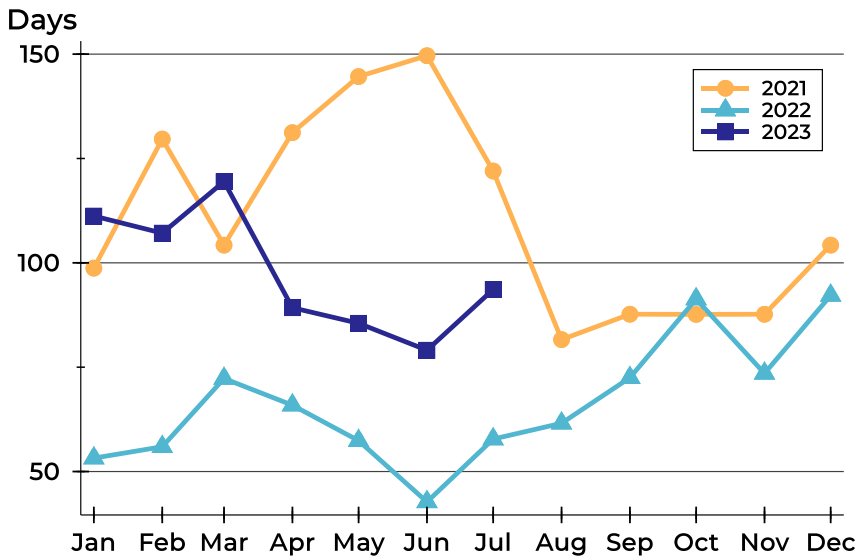
Month	2021	2022	2023
January	165,000	123,900	<b>125,000</b>
February	174,500	102,000	<b>144,950</b>
March	189,000	179,000	<b>174,500</b>
April	172,500	175,000	<b>157,400</b>
May	179,000	159,950	<b>150,000</b>
June	324,500	171,750	<b>225,000</b>
July	212,248	175,000	<b>230,000</b>
August	220,000	158,078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





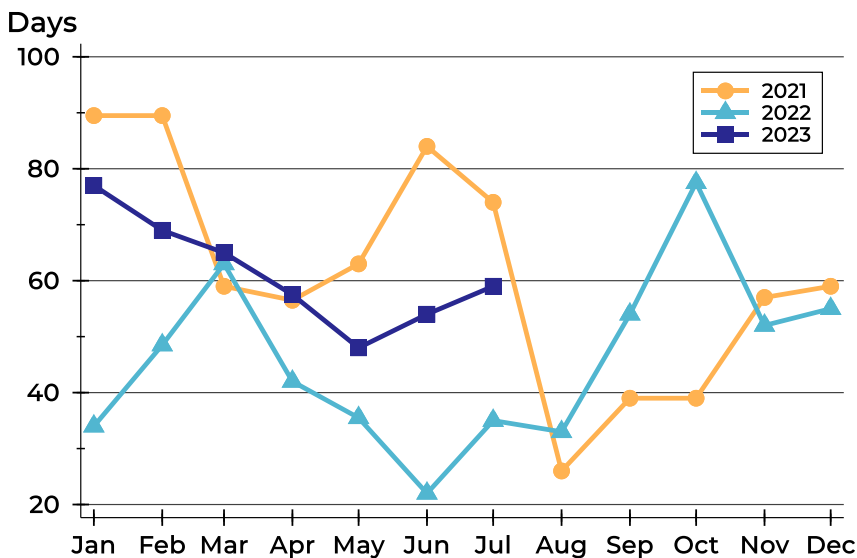
## Other Sunflower MLS Counties Active Listings Analysis

### Average DOM



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

### Median DOM

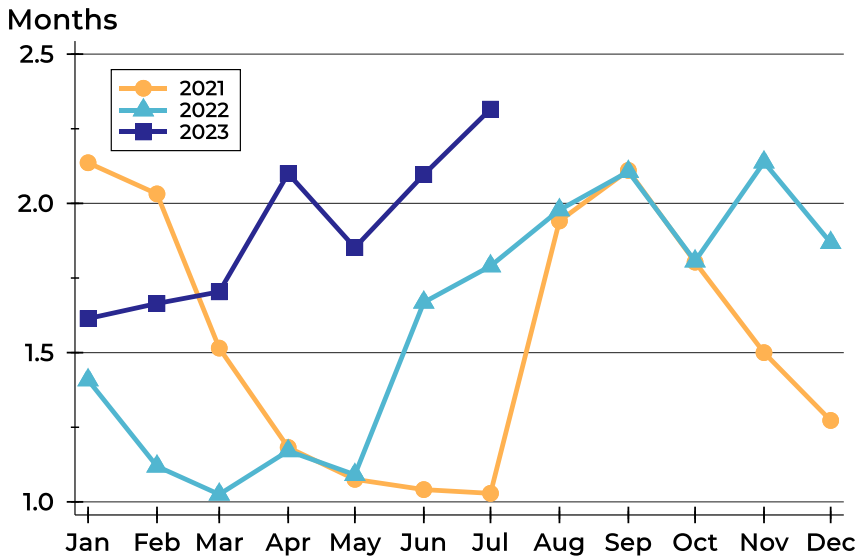


Month	2021	2022	2023
January	90	34	<b>77</b>
February	90	49	<b>69</b>
March	59	63	<b>65</b>
April	57	42	<b>58</b>
May	63	36	<b>48</b>
June	84	22	<b>54</b>
July	74	35	<b>59</b>
August	26	33	
September	39	54	
October	39	78	
November	57	52	
December	59	55	



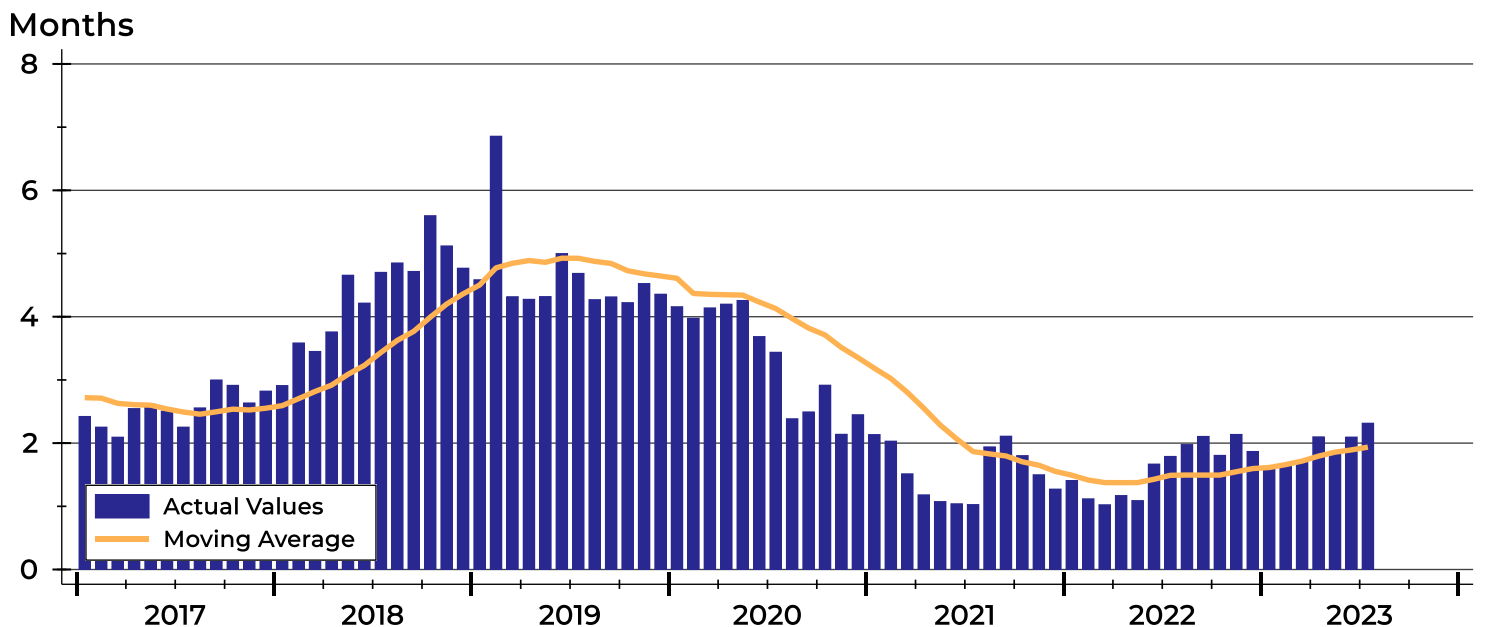
# Other Sunflower MLS Counties Months' Supply Analysis

## Months' Supply by Month



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

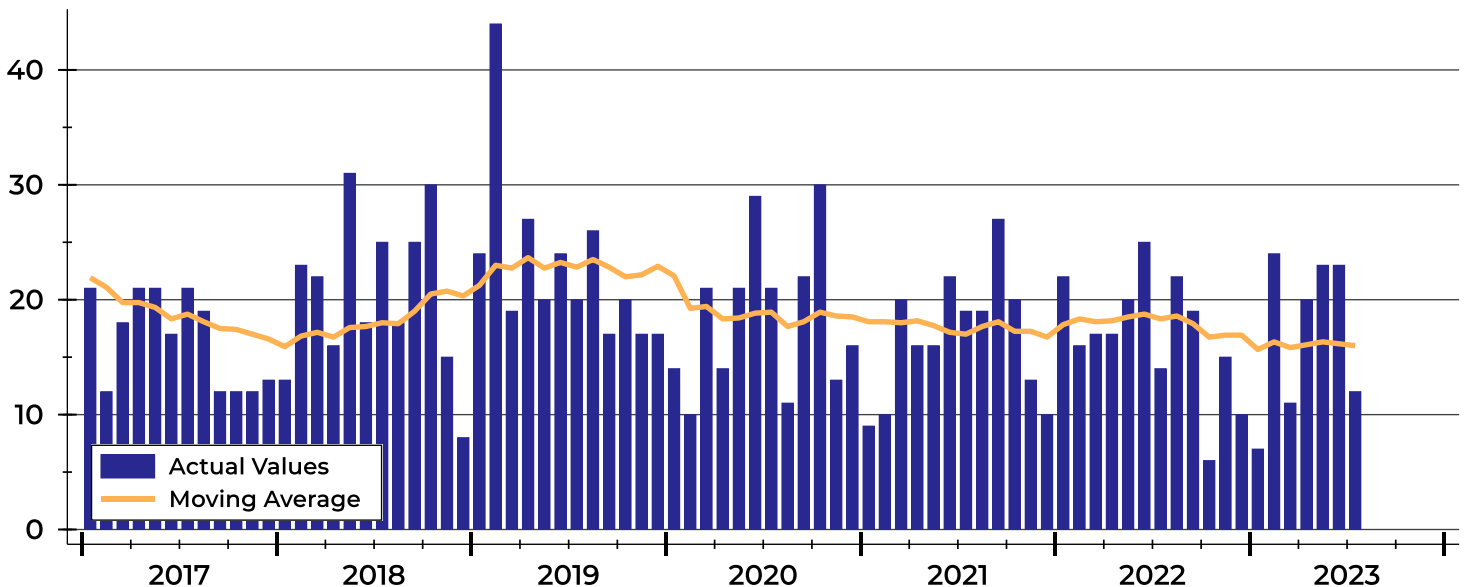
Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	12	14	-14.3%
	Volume (1,000s)	3,480	3,796	-8.3%
	Average List Price	289,983	271,132	7.0%
	Median List Price	212,000	178,250	18.9%
Year-to-Date	New Listings	120	131	-8.4%
	Volume (1,000s)	35,808	31,473	13.8%
	Average List Price	298,401	240,253	24.2%
	Median List Price	202,000	185,000	9.2%

A total of 12 new listings were added in other counties in the Sunflower MLS during July, down 14.3% from the same month in 2022. Year-to-date other counties in the Sunflower MLS has seen 120 new listings.

The median list price of these homes was \$212,000 up from \$178,250 in 2022.

## History of New Listings

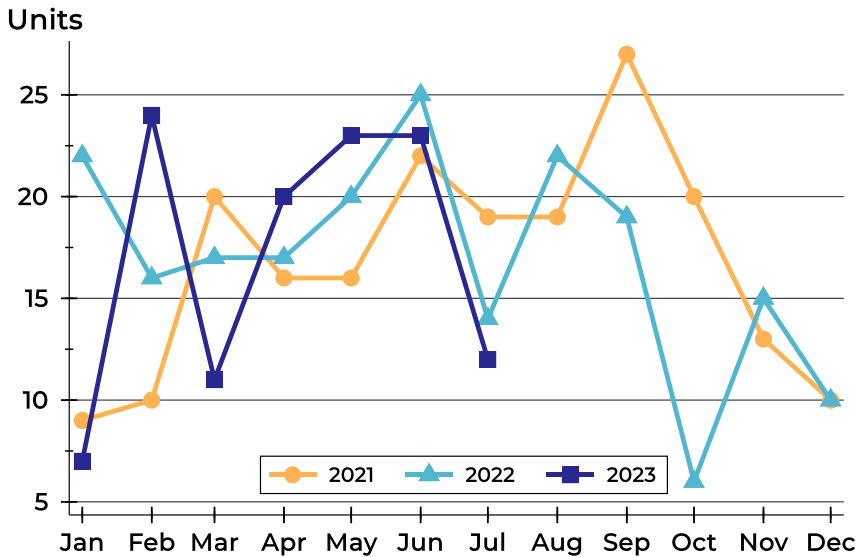
Units





## Other Sunflower MLS Counties New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	9	22	<b>7</b>
<b>February</b>	10	16	<b>24</b>
<b>March</b>	20	17	<b>11</b>
<b>April</b>	16	17	<b>20</b>
<b>May</b>	16	20	<b>23</b>
<b>June</b>	22	25	<b>23</b>
<b>July</b>	19	14	<b>12</b>
<b>August</b>	19	22	19
<b>September</b>	27	19	19
<b>October</b>	20	6	20
<b>November</b>	13	15	13
<b>December</b>	10	10	10

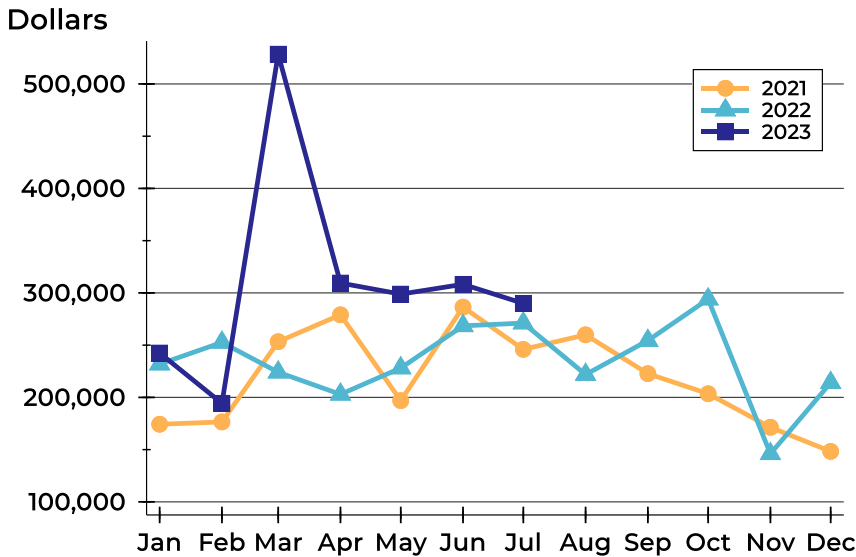
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	8.3%	20,000	20,000	9	9	90.0%	90.0%
\$25,000-\$49,999	1	8.3%	46,900	46,900	8	8	100.0%	100.0%
\$50,000-\$99,999	2	16.7%	69,950	69,950	11	11	100.0%	100.0%
\$100,000-\$124,999	1	8.3%	100,000	100,000	25	25	100.0%	100.0%
\$125,000-\$149,999	1	8.3%	145,000	145,000	7	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	8.3%	279,000	279,000	30	30	100.0%	100.0%
\$300,000-\$399,999	3	25.0%	383,000	385,000	20	21	98.8%	100.0%
\$400,000-\$499,999	1	8.3%	400,000	400,000	21	21	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	1	8.3%	1,200,000	1,200,000	20	20	300.0%	300.0%



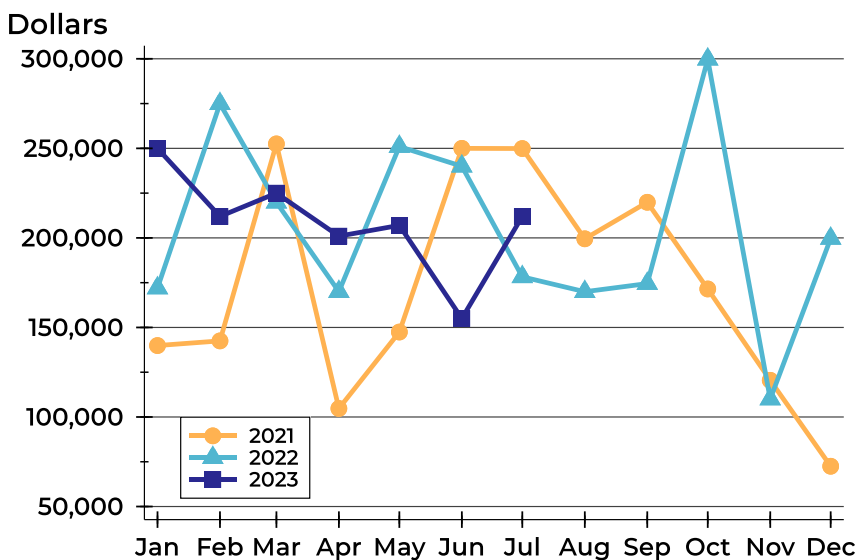
# Other Sunflower MLS Counties New Listings Analysis

## Average Price



Month	2021	2022	2023
January	174,311	231,859	<b>242,479</b>
February	176,530	252,629	<b>194,354</b>
March	253,330	224,124	<b>528,527</b>
April	279,050	202,936	<b>309,470</b>
May	196,888	228,105	<b>298,861</b>
June	286,409	268,488	<b>308,239</b>
July	245,987	271,132	<b>289,983</b>
August	259,900	221,862	
September	222,730	254,405	
October	203,515	294,050	
November	171,369	146,017	
December	148,330	214,090	

## Median Price



Month	2021	2022	2023
January	139,900	172,000	<b>250,000</b>
February	142,500	274,900	<b>212,000</b>
March	252,500	219,900	<b>225,000</b>
April	104,750	170,000	<b>201,000</b>
May	147,450	251,000	<b>207,000</b>
June	250,000	240,000	<b>155,000</b>
July	249,900	178,250	<b>212,000</b>
August	199,500	169,950	
September	219,900	174,500	
October	171,500	299,750	
November	120,500	110,000	
December	72,500	199,700	



# Other Sunflower MLS Counties Contracts Written Analysis

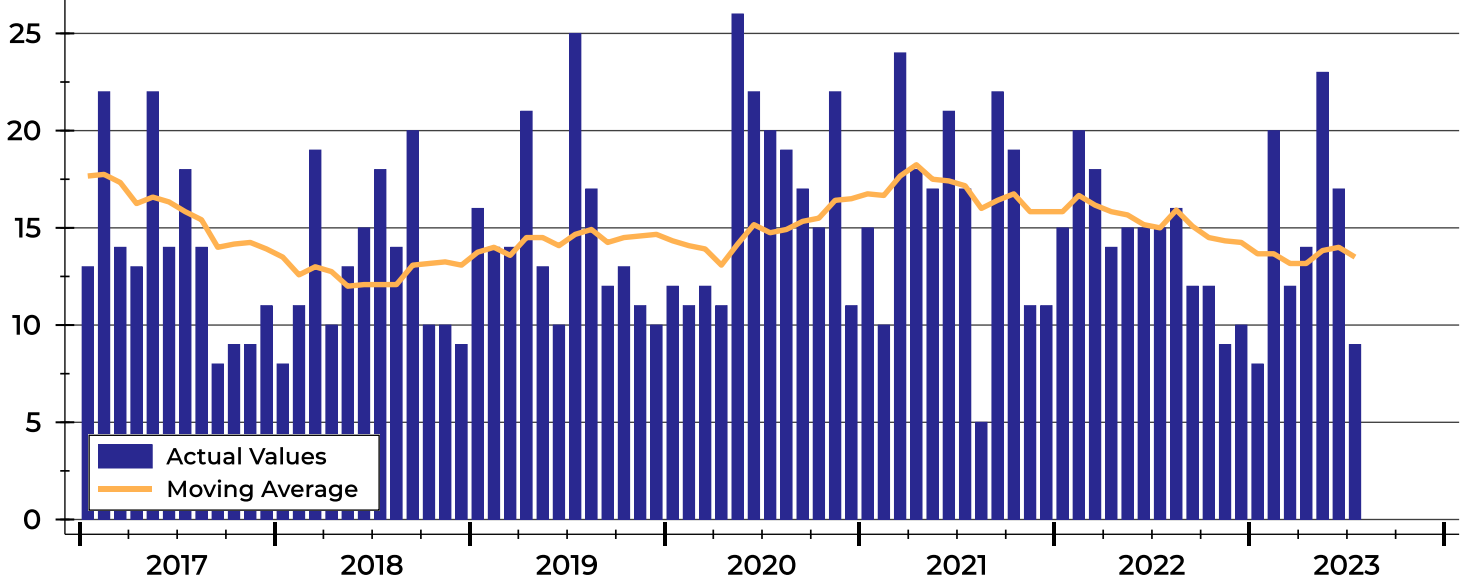
Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		9	15	-40.0%	103	112	-8.0%
Volume (1,000s)		2,052	3,209	-36.1%	22,017	25,581	-13.9%
Average	Sale Price	227,967	213,920	6.6%	213,761	228,401	-6.4%
	Days on Market	34	32	6.3%	31	24	29.2%
	Percent of Original	94.5%	94.3%	0.2%	94.8%	97.3%	-2.6%
Median	Sale Price	165,000	200,000	-17.5%	172,500	197,450	-12.6%
	Days on Market	19	34	-44.1%	6	10	-40.0%
	Percent of Original	100.0%	97.5%	2.6%	100.0%	99.1%	0.9%

A total of 9 contracts for sale were written in other counties in the Sunflower MLS during the month of July, down from 15 in 2022. The median list price of these homes was \$165,000, down from \$200,000 the prior year.

Half of the homes that went under contract in July were on the market less than 19 days, compared to 34 days in July 2022.

## History of Contracts Written

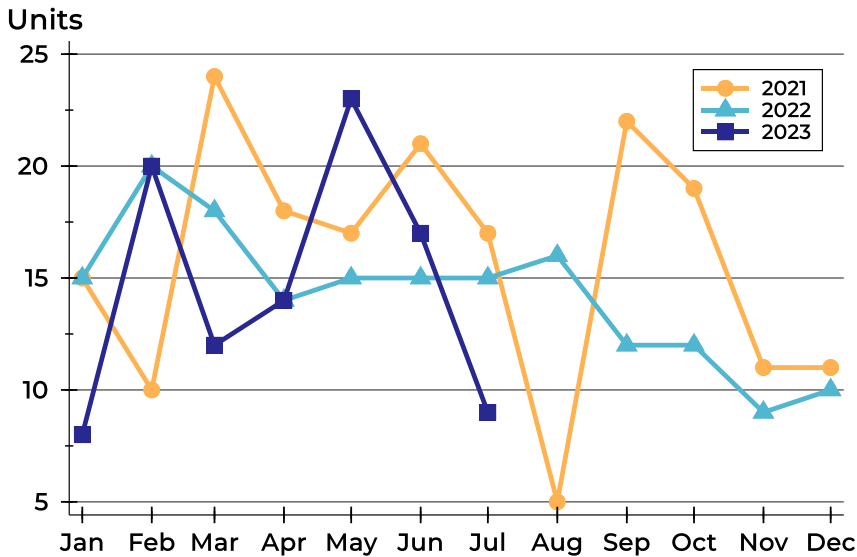
Units





## Other Sunflower MLS Counties Contracts Written Analysis

### Contracts Written by Month



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

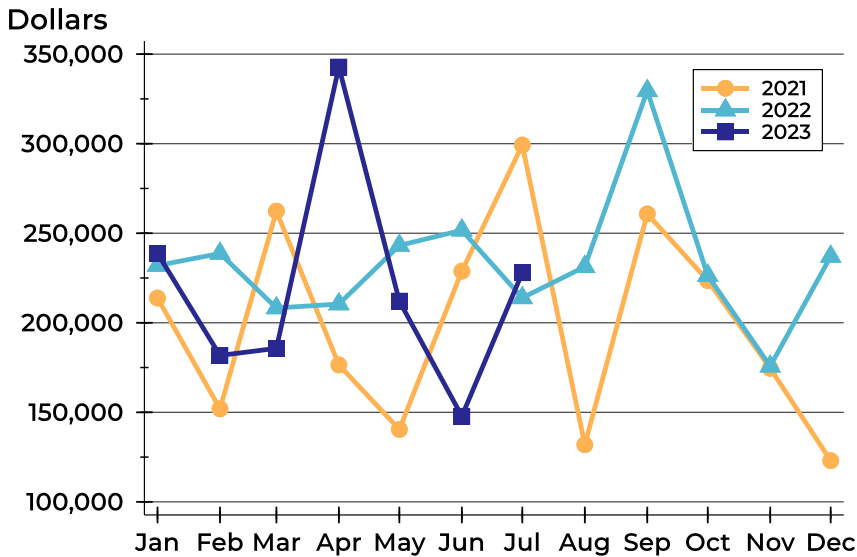
### Contracts Written by Price Range

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	11.1%	20,000	20,000	9	9	90.0%	90.0%
\$25,000-\$49,999	1	11.1%	38,000	38,000	86	86	60.3%	60.3%
\$50,000-\$99,999	1	11.1%	79,900	79,900	22	22	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	145,000	145,000	7	7	100.0%	100.0%
\$150,000-\$174,999	1	11.1%	165,000	165,000	30	30	100.0%	100.0%
\$175,000-\$199,999	1	11.1%	197,000	197,000	111	111	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	1	11.1%	365,000	365,000	5	5	100.0%	100.0%
\$400,000-\$499,999	1	11.1%	441,900	441,900	17	17	100.0%	100.0%
\$500,000-\$749,999	1	11.1%	599,900	599,900	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



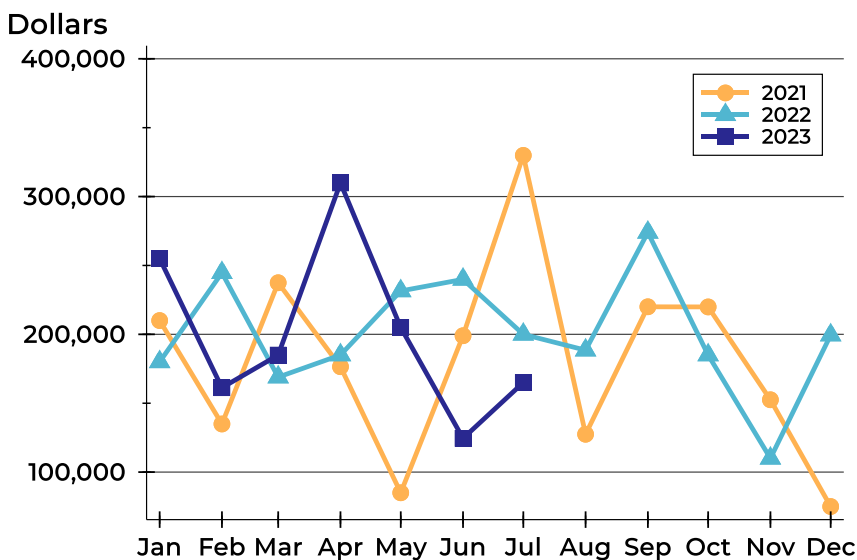
## Other Sunflower MLS Counties Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	213,840	231,987	<b>238,744</b>
<b>February</b>	151,970	238,700	<b>181,775</b>
<b>March</b>	262,350	208,275	<b>185,725</b>
<b>April</b>	176,483	210,464	<b>342,821</b>
<b>May</b>	140,453	243,174	<b>212,117</b>
<b>June</b>	228,843	251,680	<b>147,841</b>
<b>July</b>	299,271	213,920	<b>227,967</b>
<b>August</b>	131,899	231,319	
<b>September</b>	260,823	329,542	
<b>October</b>	223,611	226,425	
<b>November</b>	174,564	175,744	
<b>December</b>	123,018	237,040	

### Median Price



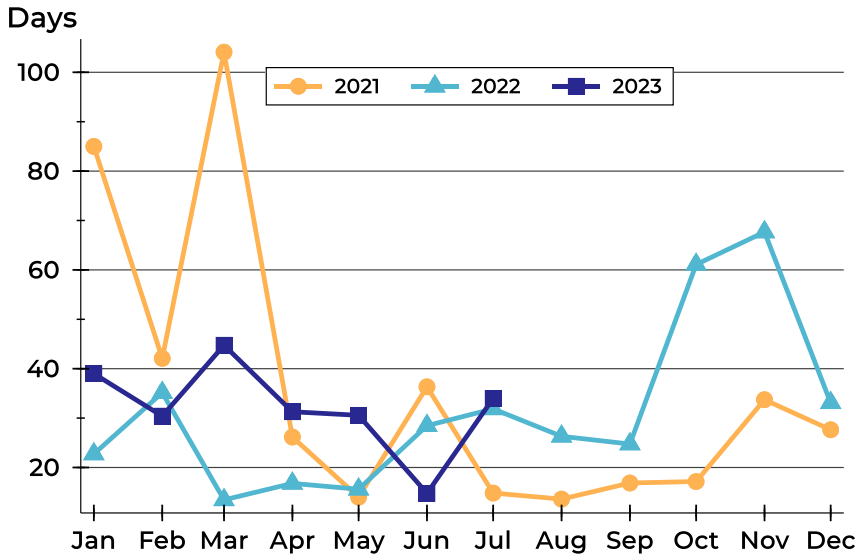
Month	2021	2022	2023
<b>January</b>	210,000	180,000	<b>255,000</b>
<b>February</b>	134,950	244,700	<b>161,250</b>
<b>March</b>	237,450	168,950	<b>184,950</b>
<b>April</b>	176,500	185,000	<b>309,900</b>
<b>May</b>	85,000	231,500	<b>205,000</b>
<b>June</b>	199,000	239,900	<b>124,500</b>
<b>July</b>	329,900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





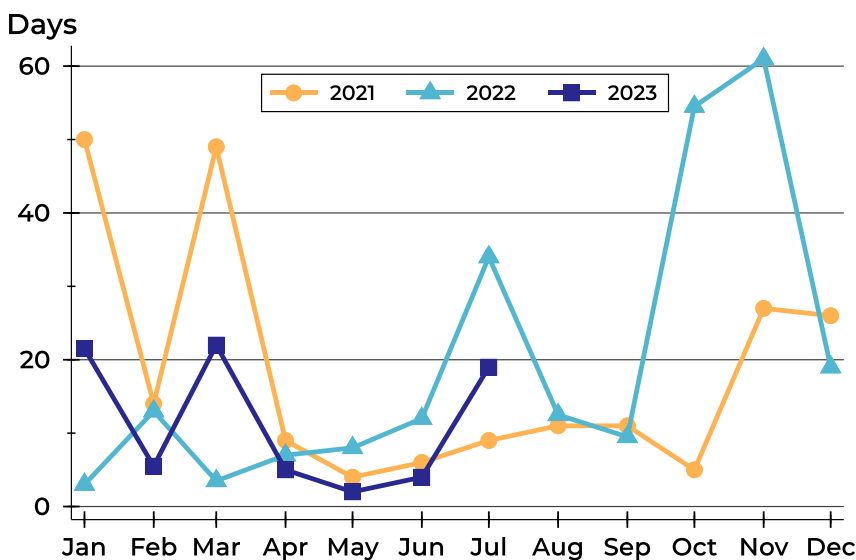
## Other Sunflower MLS Counties Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	85	23	<b>39</b>
February	42	35	<b>30</b>
March	104	13	<b>45</b>
April	26	17	<b>31</b>
May	14	16	<b>31</b>
June	36	28	<b>15</b>
July	15	32	<b>34</b>
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>22</b>
February	14	13	<b>6</b>
March	49	4	<b>22</b>
April	9	7	<b>5</b>
May	4	8	<b>2</b>
June	6	12	<b>4</b>
July	9	34	<b>19</b>
August	11	13	
September	11	10	
October	5	55	
November	27	61	
December	26	19	



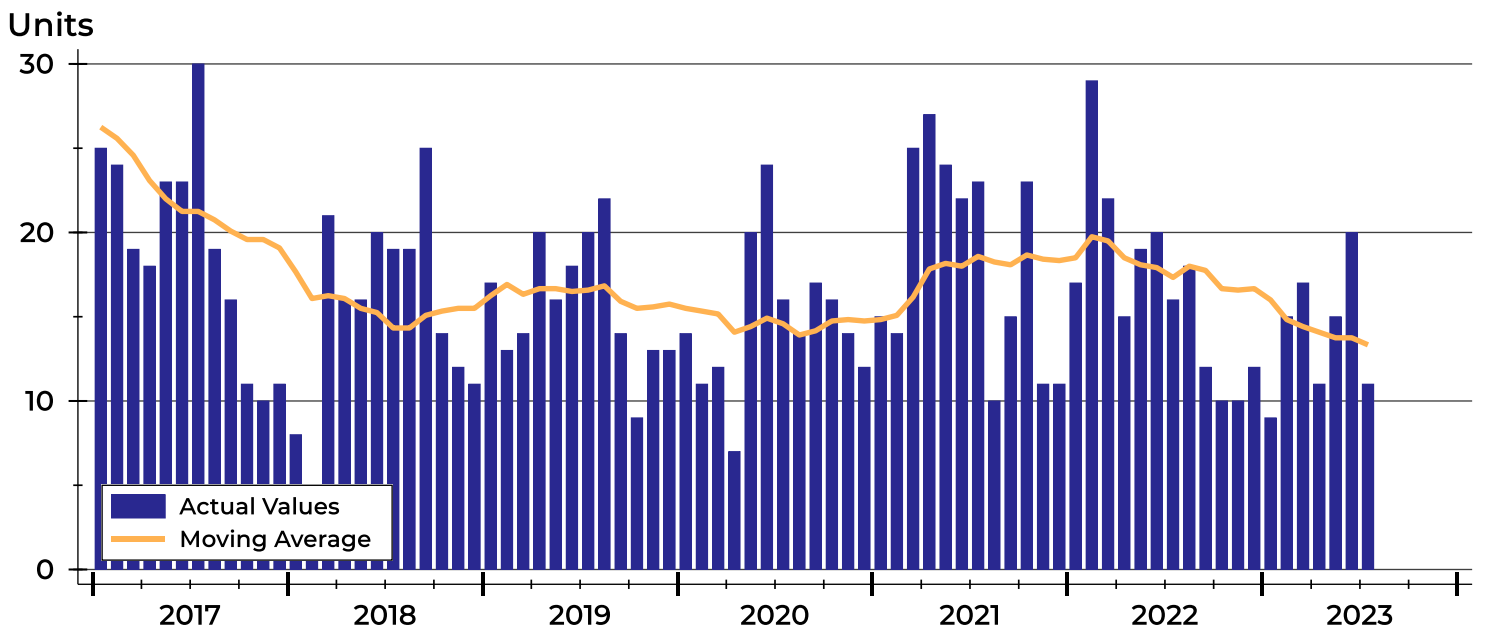
# Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		11	16	-31.3%
Volume (1,000s)		2,596	3,211	-19.2%
Average	List Price	235,955	200,675	17.6%
	Days on Market	42	21	100.0%
	Percent of Original	99.3%	98.9%	0.4%
Median	List Price	197,000	173,000	13.9%
	Days on Market	17	13	30.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in other counties in the Sunflower MLS had contracts pending at the end of July, down from 16 contracts pending at the end of July 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.

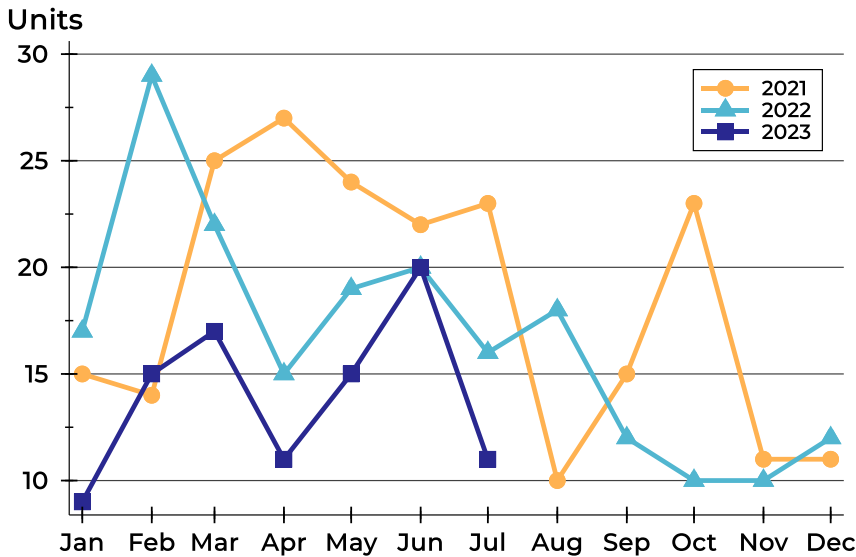
## History of Pending Contracts





## Other Sunflower MLS Counties Pending Contracts Analysis

### Pending Contracts by Month



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

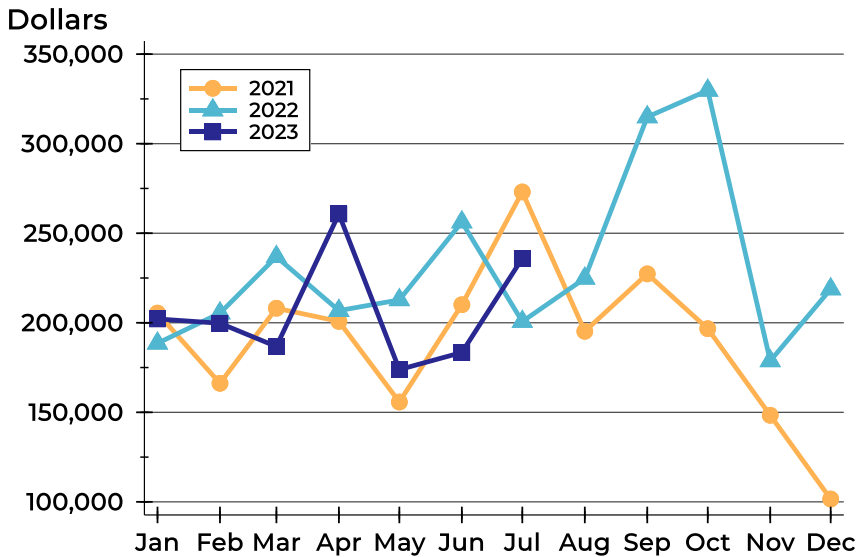
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	27.3%	76,600	79,900	16	16	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	9.1%	145,000	145,000	7	7	100.0%	100.0%
\$150,000-\$174,999	1	9.1%	165,000	165,000	30	30	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	197,000	197,000	111	111	100.0%	100.0%
\$200,000-\$249,999	2	18.2%	225,950	225,950	112	112	96.2%	96.2%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	9.1%	365,000	365,000	5	5	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	441,900	441,900	17	17	100.0%	100.0%
\$500,000-\$749,999	1	9.1%	599,900	599,900	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



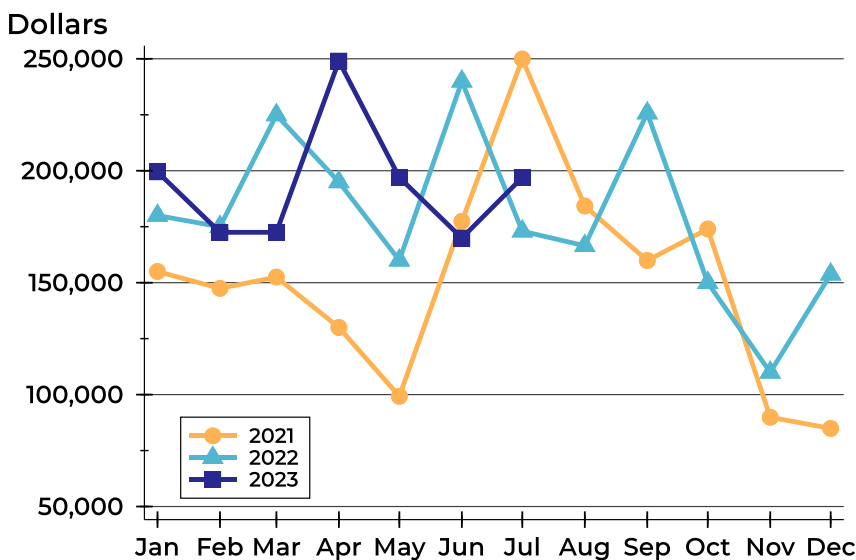
# Other Sunflower MLS Counties Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	205,413	188,541	<b>202,144</b>
February	166,214	205,390	<b>199,740</b>
March	208,124	236,875	<b>186,759</b>
April	200,781	206,793	<b>260,745</b>
May	155,771	212,785	<b>173,873</b>
June	210,091	256,226	<b>183,425</b>
July	273,059	200,675	<b>235,955</b>
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

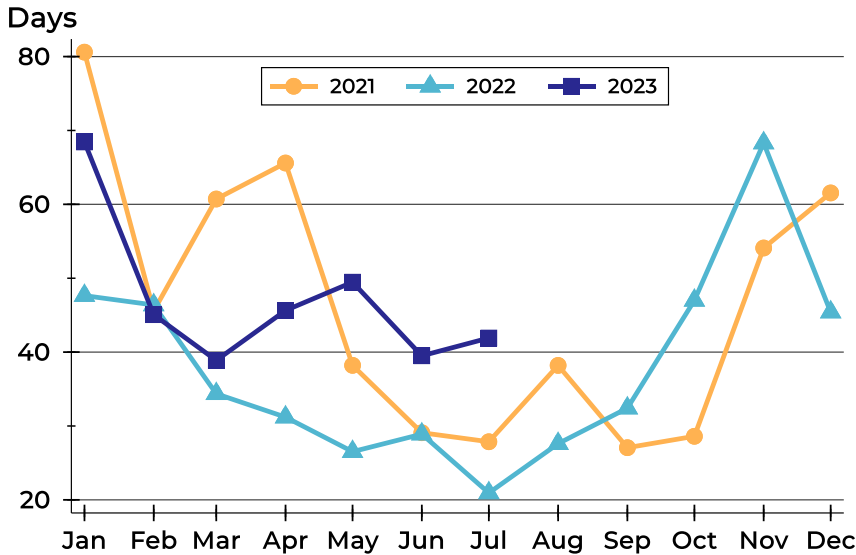


Month	2021	2022	2023
January	155,000	180,000	<b>199,500</b>
February	147,450	175,000	<b>172,500</b>
March	152,500	224,900	<b>172,500</b>
April	130,000	195,000	<b>249,000</b>
May	99,250	160,000	<b>197,000</b>
June	177,400	239,950	<b>169,950</b>
July	249,900	173,000	<b>197,000</b>
August	184,250	166,500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



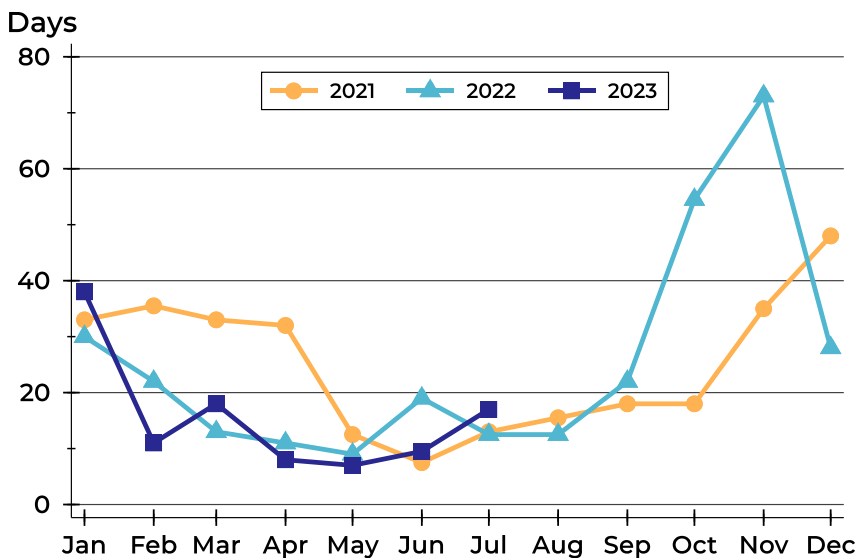
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	81	48	<b>68</b>
February	46	46	<b>45</b>
March	61	34	<b>39</b>
April	66	31	<b>46</b>
May	38	27	<b>49</b>
June	29	29	<b>40</b>
July	28	21	<b>42</b>
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	<b>11</b>
March	33	13	<b>18</b>
April	32	11	<b>8</b>
May	13	9	<b>7</b>
June	8	19	<b>10</b>
July	13	13	<b>17</b>
August	16	13	
September	18	22	
October	18	55	
November	35	73	
December	48	28	



**July  
2023**

# Sunflower MLS Statistics



## Pottawatomie County Housing Report



### Market Overview

#### Pottawatomie County Home Sales Rose in July

Total home sales in Pottawatomie County rose last month to 2 units, compared to 0 units in July 2022. Total sales volume was \$0.4 million, essentially the same as home sales volume from a year earlier.

The median sale price in July was \$187,500. Homes that sold in July were typically on the market for 2 days and sold for 100.0% of their list prices.

#### Pottawatomie County Active Listings Remain the Same at End of July

The total number of active listings in Pottawatomie County at the end of July was 11 units, the same as in July 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 July was \$235,000.

There were 3 contracts written in July 2023 and 2022, showing no change over the year. 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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Pottawatomie County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>2</b>	<b>0</b>	<b>5</b>	<b>22</b>	<b>12</b>	<b>27</b>
Change from prior year		N/A	-100.0%	-28.6%	83.3%	-55.6%	22.7%
<b>Active Listings</b>		<b>11</b>	<b>11</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	266.7%	-80.0%			
<b>Months' Supply</b>		<b>3.6</b>	<b>5.3</b>	<b>0.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-32.1%	562.5%	-84.9%			
<b>New Listings</b>		<b>2</b>	<b>3</b>	<b>3</b>	<b>30</b>	<b>23</b>	<b>30</b>
Change from prior year		-33.3%	0.0%	-57.1%	30.4%	-23.3%	-16.7%
<b>Contracts Written</b>		<b>3</b>	<b>3</b>	<b>3</b>	<b>23</b>	<b>14</b>	<b>32</b>
Change from prior year		0.0%	0.0%	-40.0%	64.3%	-56.3%	10.3%
<b>Pending Contracts</b>		<b>4</b>	<b>3</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		33.3%	-25.0%	-20.0%			
<b>Sales Volume (1,000s)</b>		<b>375</b>	<b>0</b>	<b>1,263</b>	<b>4,293</b>	<b>2,627</b>	<b>6,818</b>
Change from prior year		N/A	-100.0%	-16.2%	63.4%	-61.5%	64.3%
Average	<b>Sale Price</b>	<b>187,500</b>	<b>N/A</b>	<b>252,600</b>	<b>195,158</b>	<b>218,917</b>	<b>252,510</b>
	Change from prior year	N/A	N/A	17.3%	-10.9%	-13.3%	33.9%
	<b>List Price of Actives</b>	<b>337,270</b>	<b>362,545</b>	<b>231,633</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-7.0%	56.5%	6.3%			
	<b>Days on Market</b>	<b>2</b>	<b>N/A</b>	<b>10</b>	<b>45</b>	<b>24</b>	<b>66</b>
Change from prior year	N/A	N/A	-82.8%	87.5%	-63.6%	-12.0%	
<b>Percent of List</b>	<b>100.0%</b>	<b>N/A</b>	<b>99.6%</b>	<b>94.5%</b>	<b>97.5%</b>	<b>97.1%</b>	
Change from prior year	N/A	N/A	3.2%	-3.1%	0.4%	1.1%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>N/A</b>	<b>99.6%</b>	<b>92.2%</b>	<b>97.7%</b>	<b>96.2%</b>	
Change from prior year	N/A	N/A	5.4%	-5.6%	1.6%	3.1%	
Median	<b>Sale Price</b>	<b>187,500</b>	<b>N/A</b>	<b>190,000</b>	<b>179,350</b>	<b>204,500</b>	<b>206,000</b>
	Change from prior year	N/A	N/A	11.8%	-12.3%	-0.7%	48.7%
	<b>List Price of Actives</b>	<b>235,000</b>	<b>340,000</b>	<b>260,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-30.9%	30.8%	46.9%			
	<b>Days on Market</b>	<b>2</b>	<b>N/A</b>	<b>6</b>	<b>15</b>	<b>8</b>	<b>13</b>
Change from prior year	N/A	N/A	-90.5%	87.5%	-38.5%	-80.9%	
<b>Percent of List</b>	<b>100.0%</b>	<b>N/A</b>	<b>100.0%</b>	<b>96.4%</b>	<b>99.3%</b>	<b>100.0%</b>	
Change from prior year	N/A	N/A	4.6%	-2.9%	-0.7%	4.8%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>N/A</b>	<b>100.0%</b>	<b>95.2%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	N/A	N/A	4.6%	-4.8%	0.0%	8.1%	

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



**July  
2023**

# Sunflower MLS Statistics



## Pottawatomie County Closed Listings Analysis

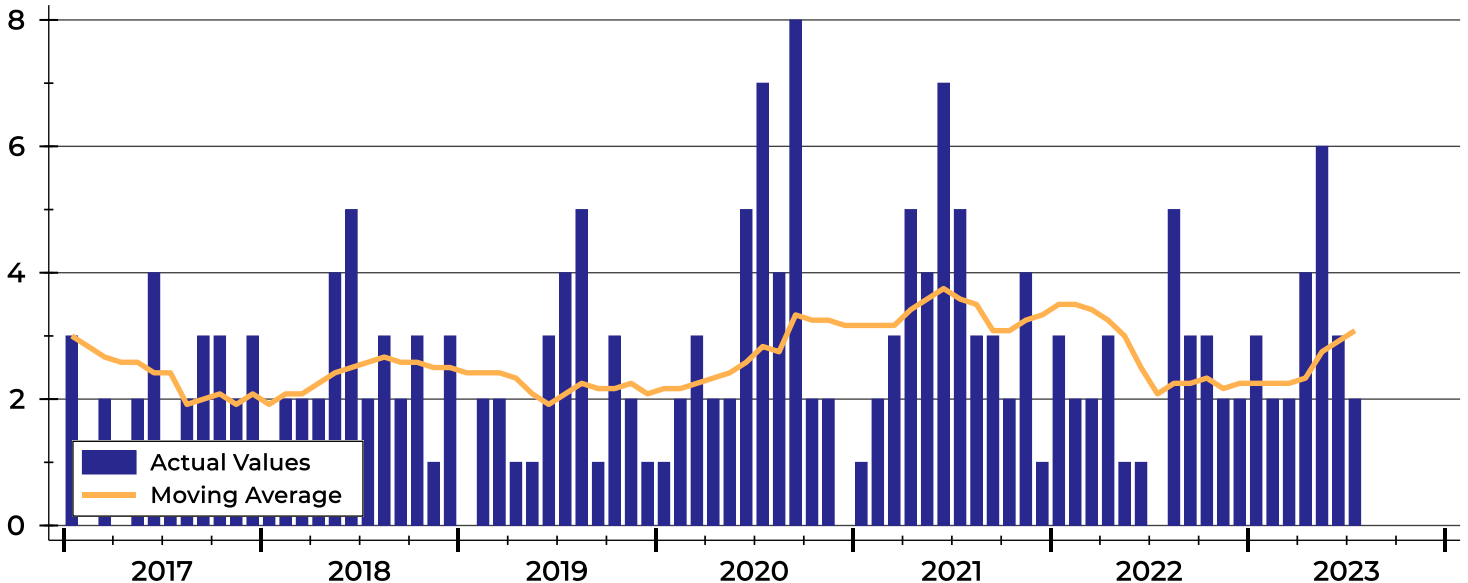
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>2</b>	0	N/A	<b>22</b>	12	83.3%
Volume (1,000s)		<b>375</b>	0	N/A	<b>4,293</b>	2,627	63.4%
Months' Supply		<b>3.6</b>	5.3	-32.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>187,500</b>	N/A	N/A	<b>195,158</b>	218,917	-10.9%
	Days on Market	<b>2</b>	N/A	N/A	<b>45</b>	24	87.5%
	Percent of List	<b>100.0%</b>	N/A	N/A	<b>94.5%</b>	97.5%	-3.1%
	Percent of Original	<b>100.0%</b>	N/A	N/A	<b>92.2%</b>	97.7%	-5.6%
Median	Sale Price	<b>187,500</b>	N/A	N/A	<b>179,350</b>	204,500	-12.3%
	Days on Market	<b>2</b>	N/A	N/A	<b>15</b>	8	87.5%
	Percent of List	<b>100.0%</b>	N/A	N/A	<b>96.4%</b>	99.3%	-2.9%
	Percent of Original	<b>100.0%</b>	N/A	N/A	<b>95.2%</b>	100.0%	-4.8%

A total of 2 homes sold in Pottawatomie County in July, up from 0 units in July 2022. Total sales volume rose to \$0.4 million compared to \$0.0 million in the previous year.

The median sale price in July was \$187,500. Average days on market for the same time period was 2 days.

## History of Closed Listings

Units

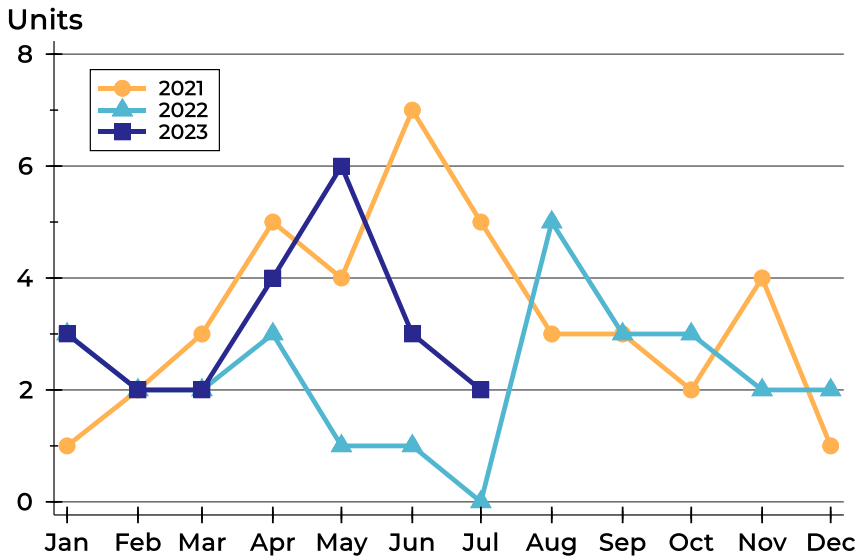






## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



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

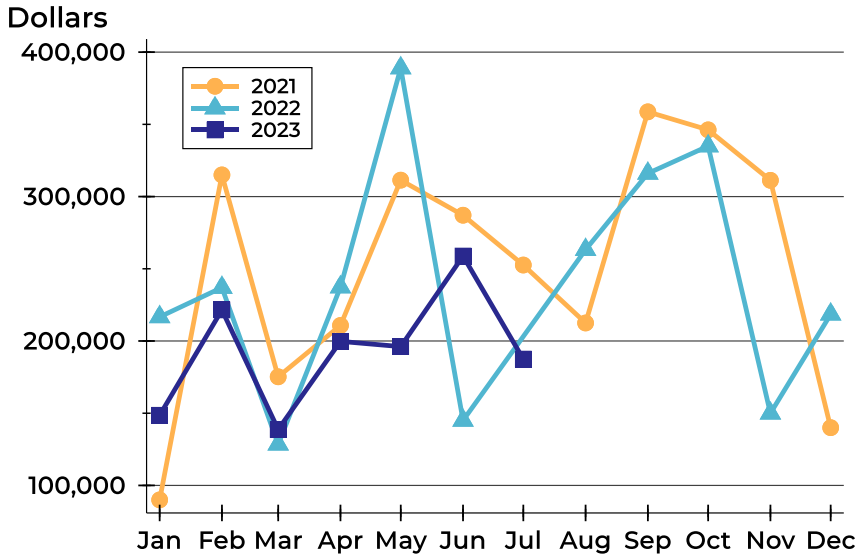
### Closed Listings by Price Range

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	50.0%	4.0	115,000	115,000	2	2	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	0.0	260,000	260,000	2	2	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%	12.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



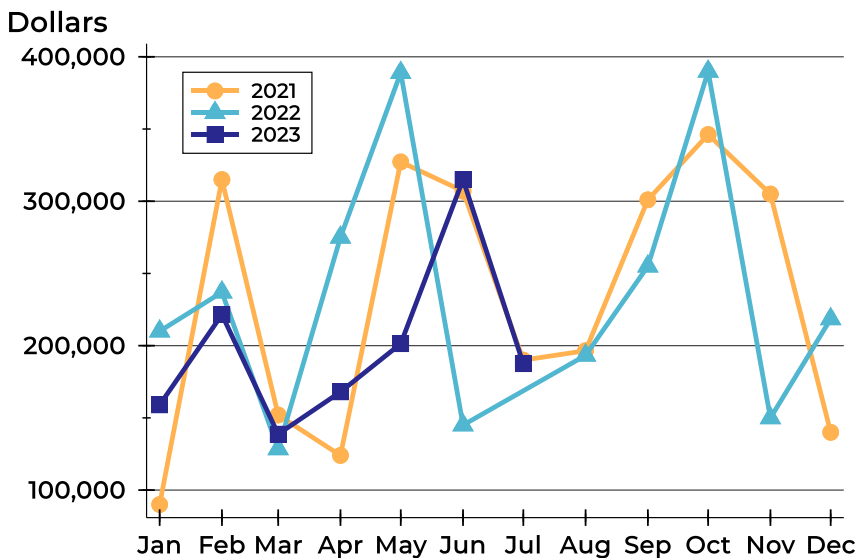
## Pottawatomie County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	90,000	216,667	<b>148,590</b>
February	315,000	237,000	<b>221,500</b>
March	175,223	128,500	<b>138,750</b>
April	210,780	237,333	<b>199,750</b>
May	311,375	389,000	<b>196,117</b>
June	287,100	145,000	<b>258,833</b>
July	252,600	N/A	<b>187,500</b>
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

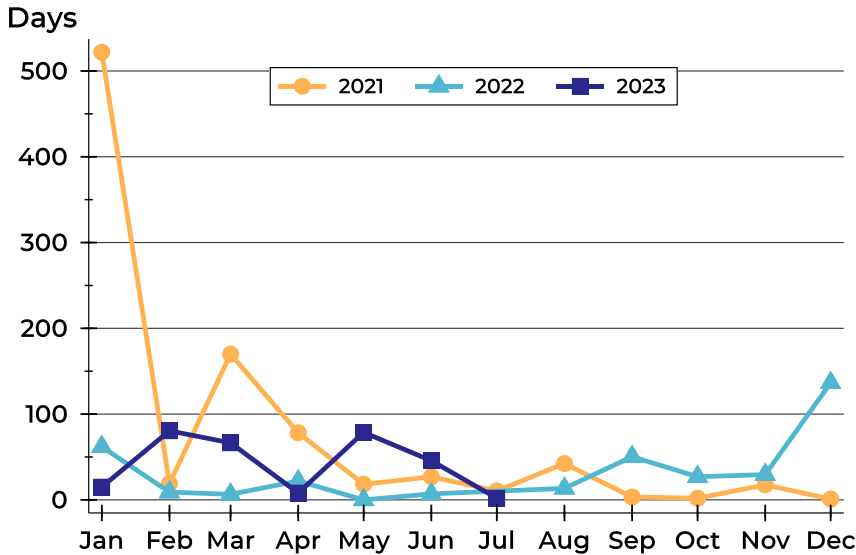


Month	2021	2022	2023
January	90,000	210,000	<b>159,000</b>
February	315,000	237,000	<b>221,500</b>
March	152,000	128,500	<b>138,750</b>
April	124,000	275,000	<b>168,000</b>
May	327,250	389,000	<b>201,350</b>
June	307,000	145,000	<b>315,000</b>
July	190,000	N/A	<b>187,500</b>
August	196,500	193,300	
September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



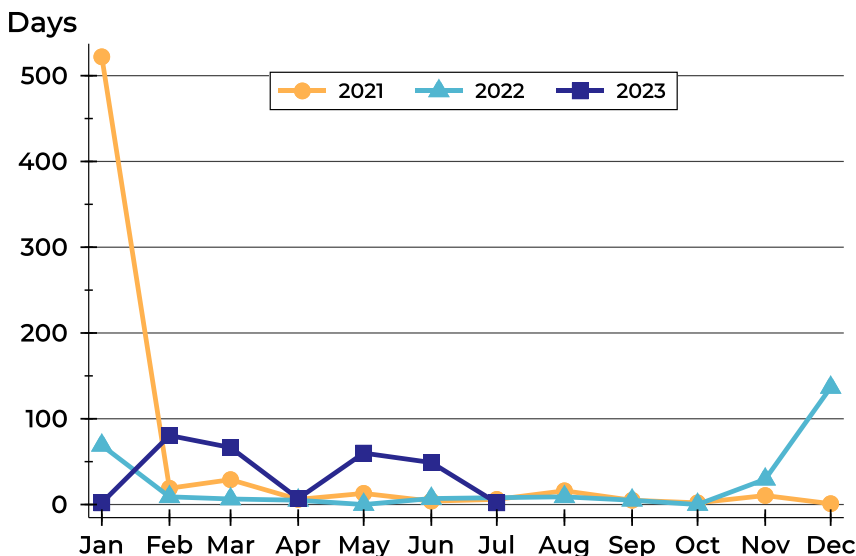
## Pottawatomie County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



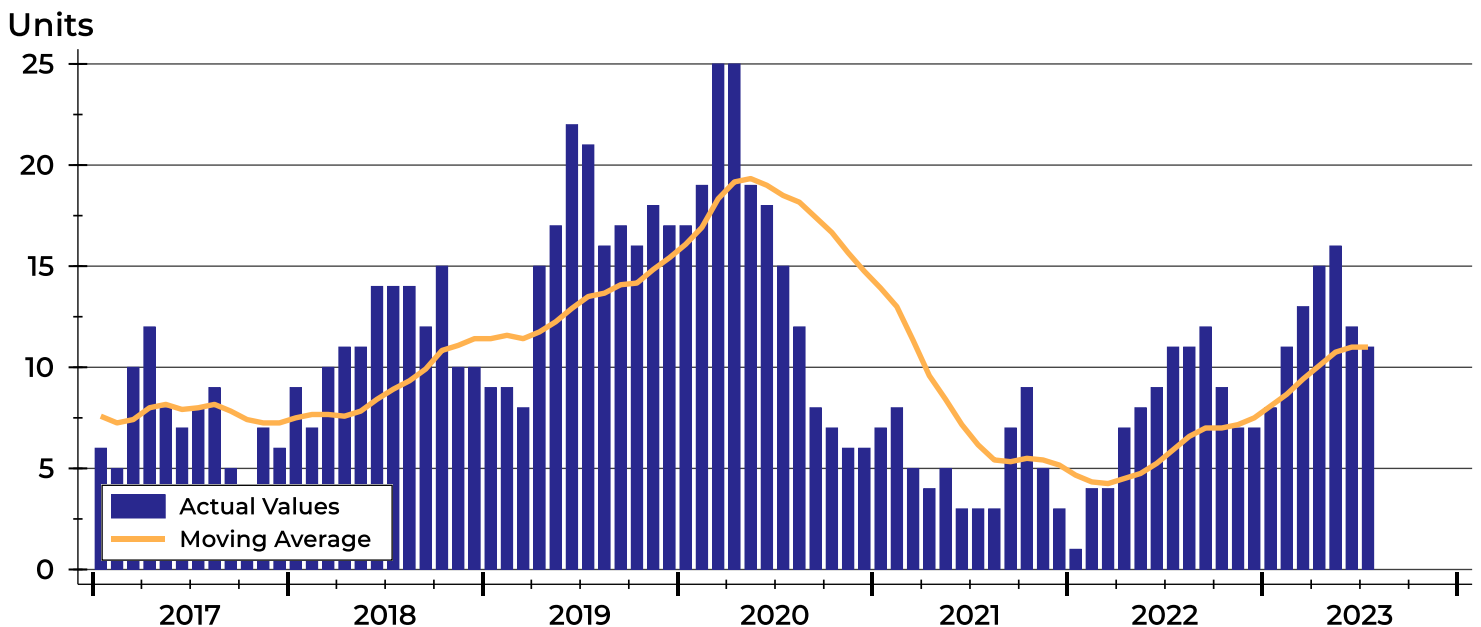
# Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		11	11	0.0%
Volume (1,000s)		3,710	3,988	-7.0%
Months' Supply		3.6	5.3	-32.1%
Average	List Price	337,270	362,545	-7.0%
	Days on Market	88	72	22.2%
	Percent of Original	91.3%	97.8%	-6.6%
Median	List Price	235,000	340,000	-30.9%
	Days on Market	84	73	15.1%
	Percent of Original	94.2%	100.0%	-5.8%

A total of 11 homes were available for sale in Pottawatomie County at the end of July. This represents a 3.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$235,000, down 30.9% from 2022. The typical time on market for active listings was 84 days, up from 73 days a year earlier.

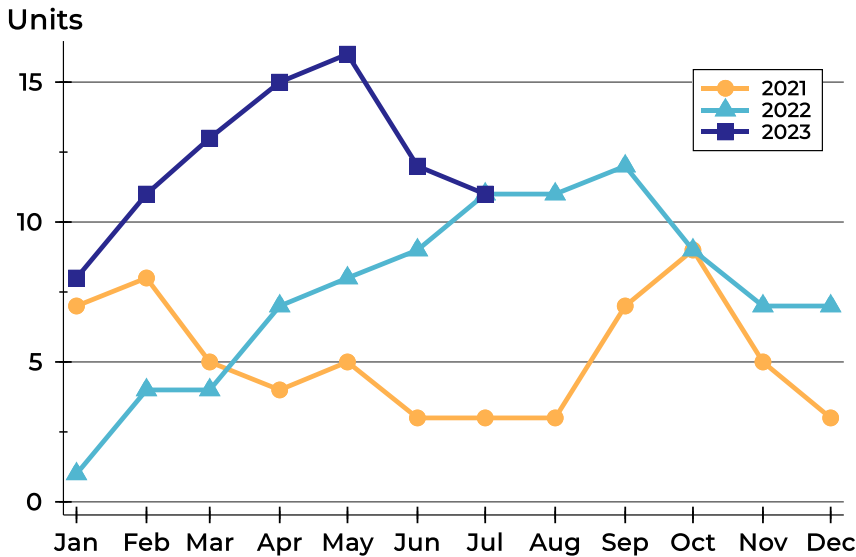
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



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

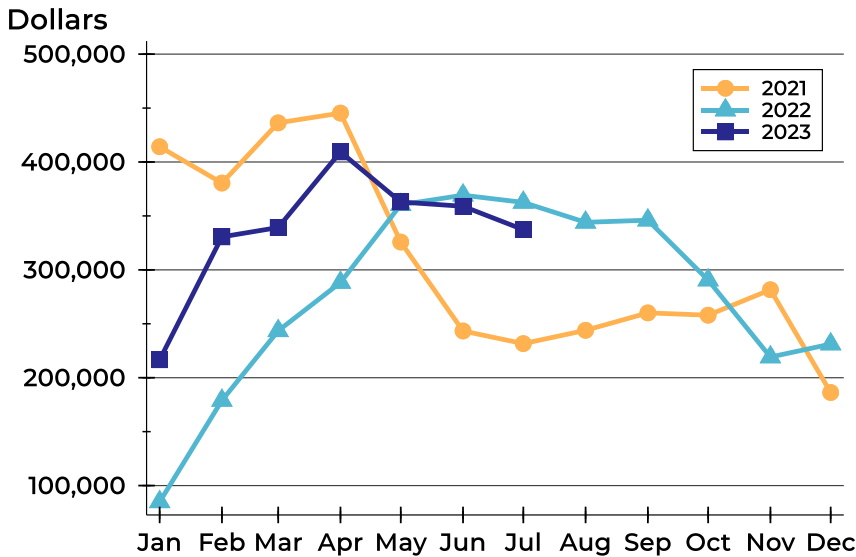
### Active Listings by Price Range

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	9.1%	N/A	57,500	57,500	84	84	76.8%	76.8%
\$100,000-\$124,999	1	9.1%	4.0	115,000	115,000	40	40	100.0%	100.0%
\$125,000-\$149,999	1	9.1%	N/A	149,000	149,000	12	12	100.0%	100.0%
\$150,000-\$174,999	1	9.1%	N/A	167,000	167,000	92	92	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	N/A	195,000	195,000	26	26	88.6%	88.6%
\$200,000-\$249,999	1	9.1%	N/A	235,000	235,000	36	36	81.3%	81.3%
\$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	9.1%	N/A	379,000	379,000	268	268	84.3%	84.3%
\$400,000-\$499,999	2	18.2%	N/A	457,500	457,500	128	128	89.6%	89.6%
\$500,000-\$749,999	2	18.2%	12.0	748,738	748,738	76	76	97.1%	97.1%
\$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



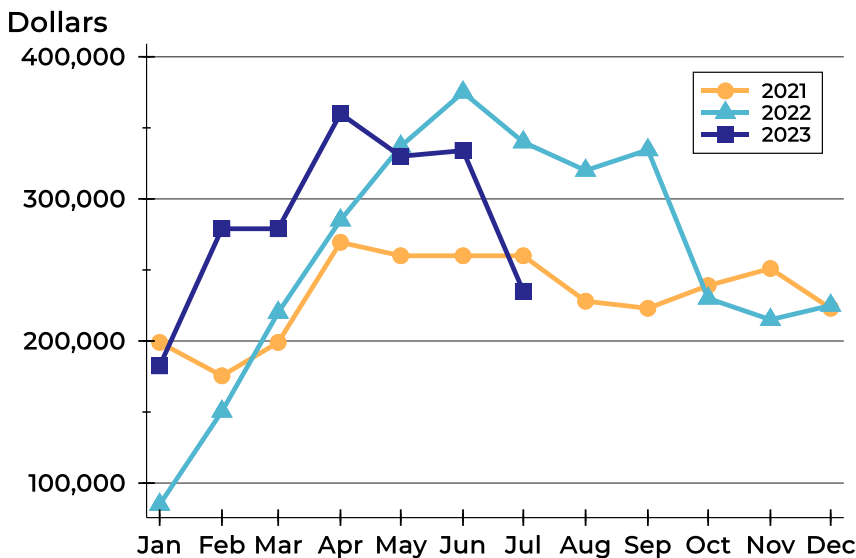
## Pottawatomie County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	414,142	84,900	<b>216,675</b>
February	380,499	178,950	<b>330,602</b>
March	436,300	243,500	<b>339,271</b>
April	445,350	288,286	<b>409,368</b>
May	325,800	360,375	<b>362,933</b>
June	243,333	369,222	<b>358,948</b>
July	231,633	362,545	<b>337,270</b>
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

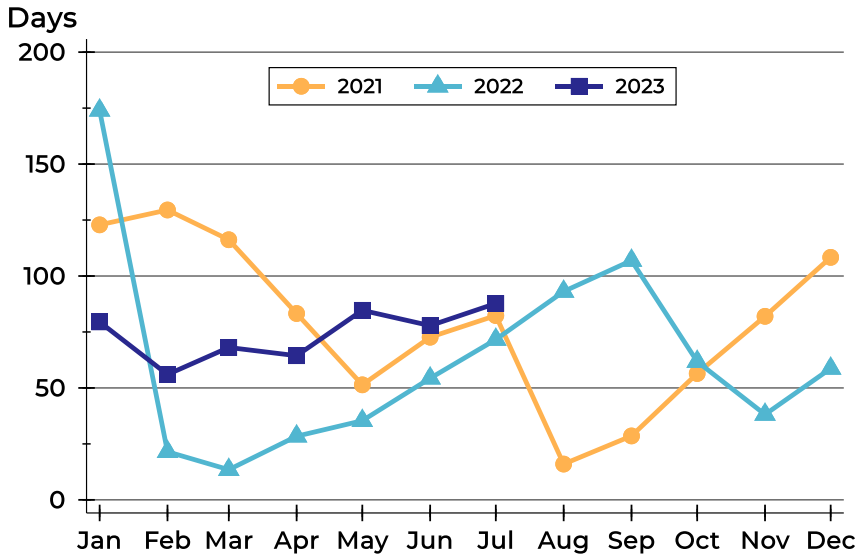


Month	2021	2022	2023
January	199,000	84,900	<b>182,500</b>
February	175,500	150,450	<b>279,000</b>
March	199,000	220,000	<b>279,000</b>
April	269,450	285,000	<b>360,000</b>
May	260,000	337,000	<b>330,000</b>
June	260,000	375,000	<b>334,000</b>
July	260,000	340,000	<b>235,000</b>
August	228,000	320,000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



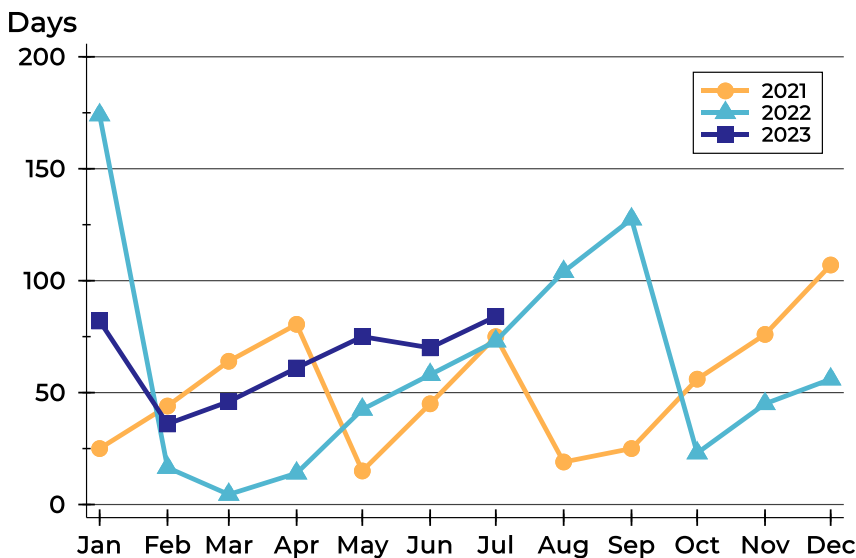
## Pottawatomie County Active Listings Analysis

### Average DOM



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

### Median DOM

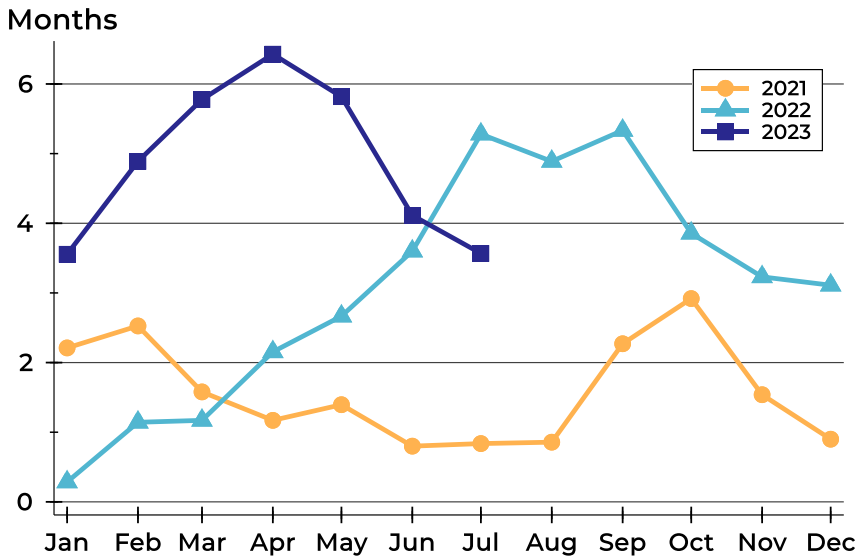


Month	2021	2022	2023
January	25	174	<b>82</b>
February	44	17	<b>36</b>
March	64	5	<b>46</b>
April	81	14	<b>61</b>
May	15	43	<b>75</b>
June	45	58	<b>70</b>
July	75	73	<b>84</b>
August	19	104	
September	25	128	
October	56	23	
November	76	45	
December	107	56	



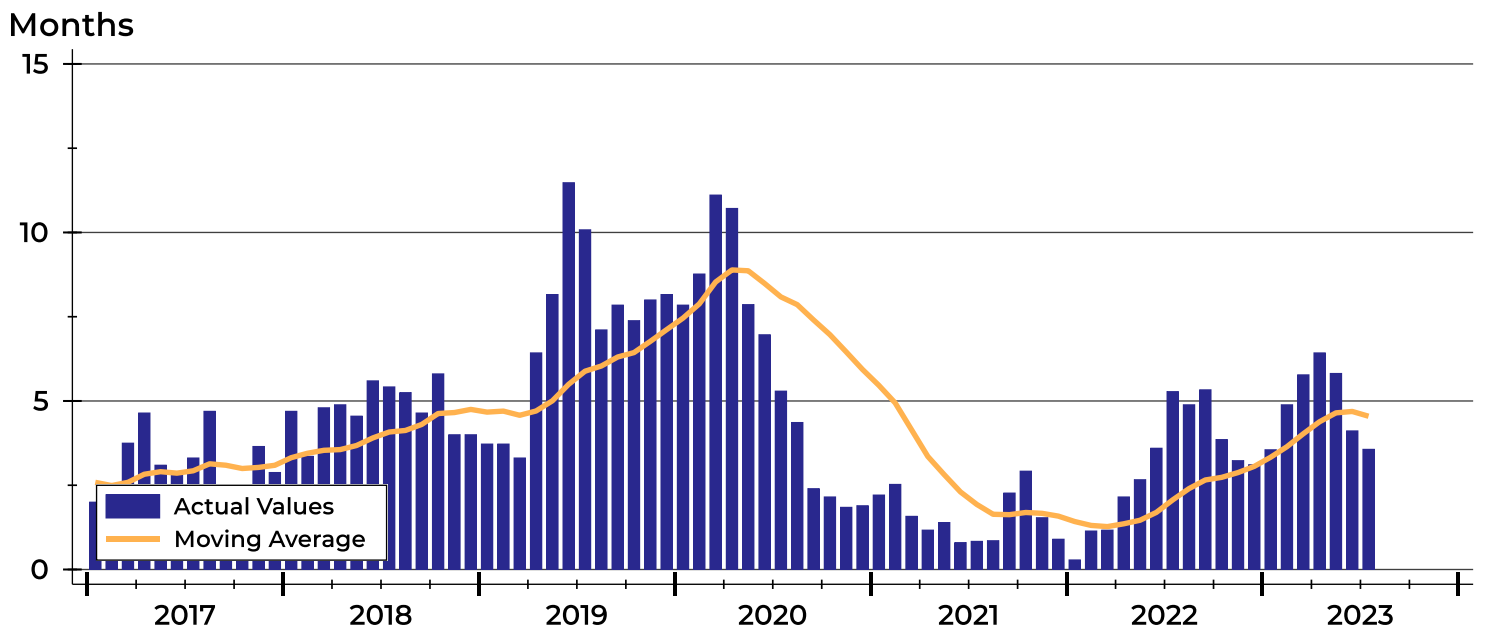
## Pottawatomie County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.2	0.3	<b>3.6</b>
February	2.5	1.1	<b>4.9</b>
March	1.6	1.2	<b>5.8</b>
April	1.2	2.2	<b>6.4</b>
May	1.4	2.7	<b>5.8</b>
June	0.8	3.6	<b>4.1</b>
July	0.8	5.3	<b>3.6</b>
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







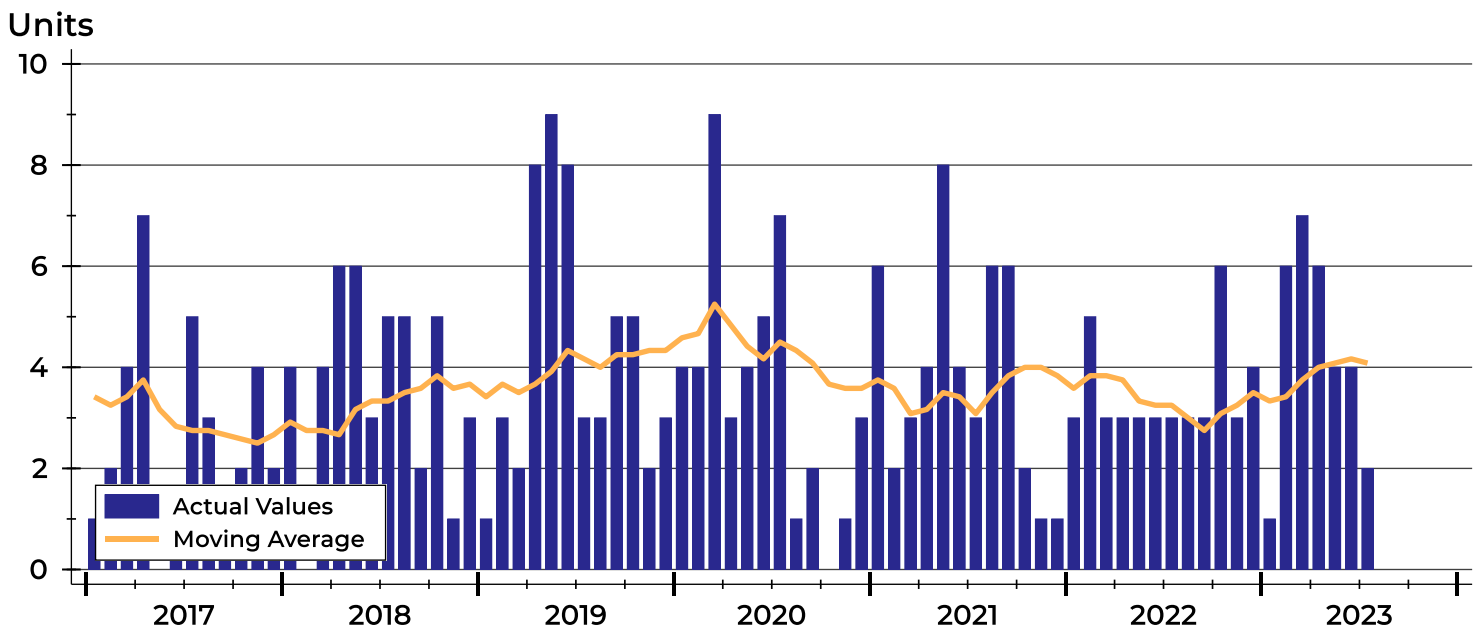
# Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	2	3	-33.3%
	Volume (1,000s)	344	880	-60.9%
	Average List Price	172,000	293,167	-41.3%
	Median List Price	172,000	245,000	-29.8%
Year-to-Date	New Listings	30	23	30.4%
	Volume (1,000s)	8,841	6,537	35.2%
	Average List Price	294,683	284,204	3.7%
	Median List Price	220,000	275,000	-20.0%

A total of 2 new listings were added in Pottawatomie County during July, down 33.3% from the same month in 2022. Year-to-date Pottawatomie County has seen 30 new listings.

The median list price of these homes was \$172,000 down from \$245,000 in 2022.

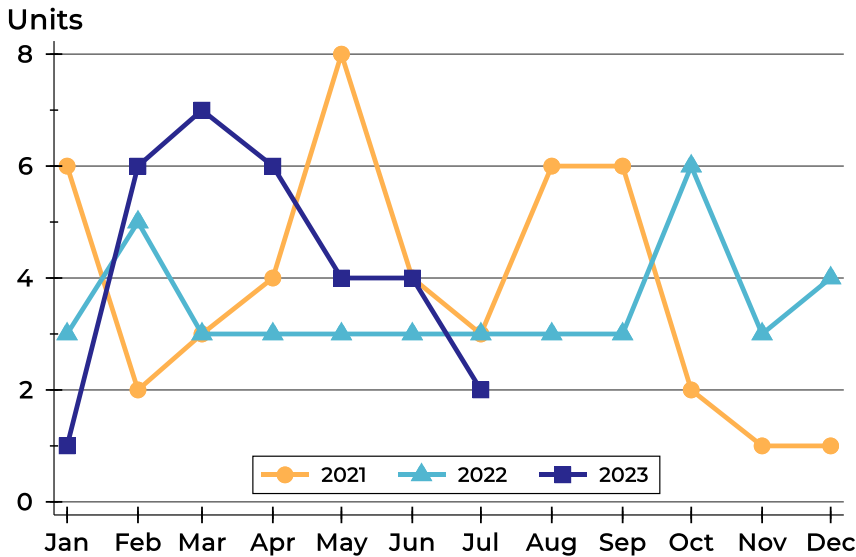
## History of New Listings





## Pottawatomie County New Listings Analysis

### New Listings by Month



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

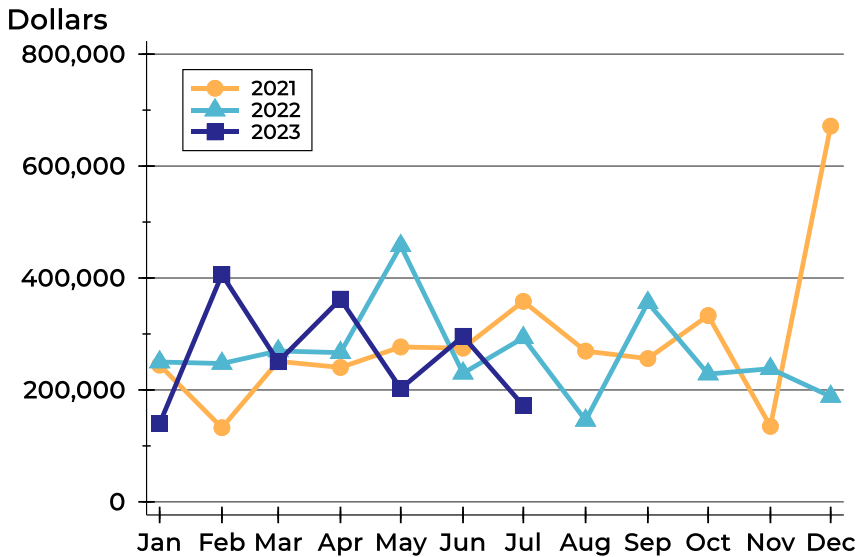
### New Listings by Price Range

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	1	50.0%	149,000	149,000	18	18	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	50.0%	195,000	195,000	32	32	88.6%	88.6%
\$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



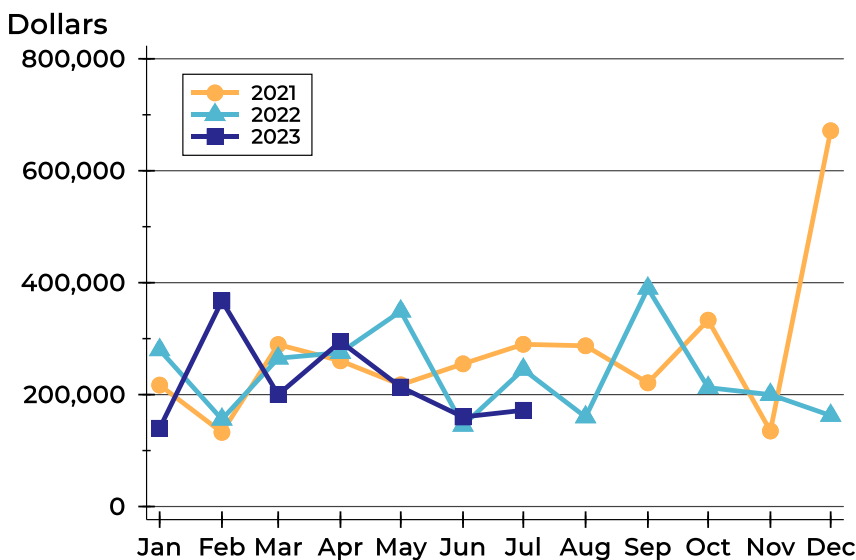
# Pottawatomie County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	244,316	249,900	<b>139,900</b>
February	132,500	247,220	<b>406,188</b>
March	251,133	269,667	<b>250,429</b>
April	240,175	266,633	<b>362,250</b>
May	276,750	457,667	<b>202,375</b>
June	274,675	229,833	<b>295,869</b>
July	358,300	293,167	<b>172,000</b>
August	269,377	145,617	
September	256,000	355,933	
October	333,000	228,333	
November	135,000	238,000	
December	671,474	188,313	

## Median Price



Month	2021	2022	2023
January	217,000	279,900	<b>139,900</b>
February	132,500	155,900	<b>367,500</b>
March	289,500	265,000	<b>200,000</b>
April	260,400	275,000	<b>294,750</b>
May	217,500	349,000	<b>213,500</b>
June	254,950	145,000	<b>160,000</b>
July	289,900	245,000	<b>172,000</b>
August	287,230	159,950	
September	221,000	389,900	
October	333,000	212,500	
November	135,000	200,000	
December	671,474	162,625	



# Pottawatomie County Contracts Written Analysis

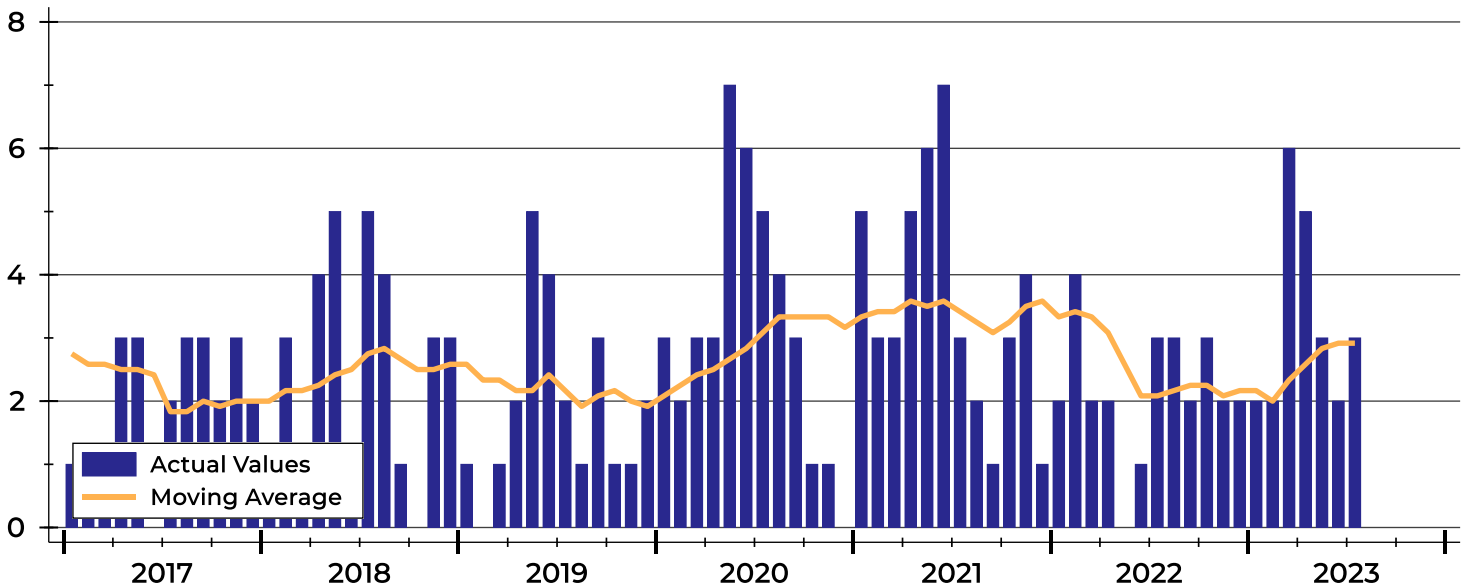
Summary Statistics for Contracts Written		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		3	3	0.0%	23	14	64.3%
Volume (1,000s)		865	575	50.4%	5,564	3,179	75.0%
Average	Sale Price	288,167	191,667	50.3%	241,932	227,093	6.5%
	Days on Market	107	15	613.3%	59	12	391.7%
	Percent of Original	93.3%	99.0%	-5.8%	91.7%	99.1%	-7.5%
Median	Sale Price	249,500	185,000	34.9%	215,000	187,450	14.7%
	Days on Market	93	9	933.3%	41	8	412.5%
	Percent of Original	95.2%	98.0%	-2.9%	95.0%	100.0%	-5.0%

A total of 3 contracts for sale were written in Pottawatomie County during the month of July, the same as in 2022. The median list price of these homes was \$249,500, up from \$185,000 the prior year.

Half of the homes that went under contract in July were on the market less than 93 days, compared to 9 days in July 2022.

## History of Contracts Written

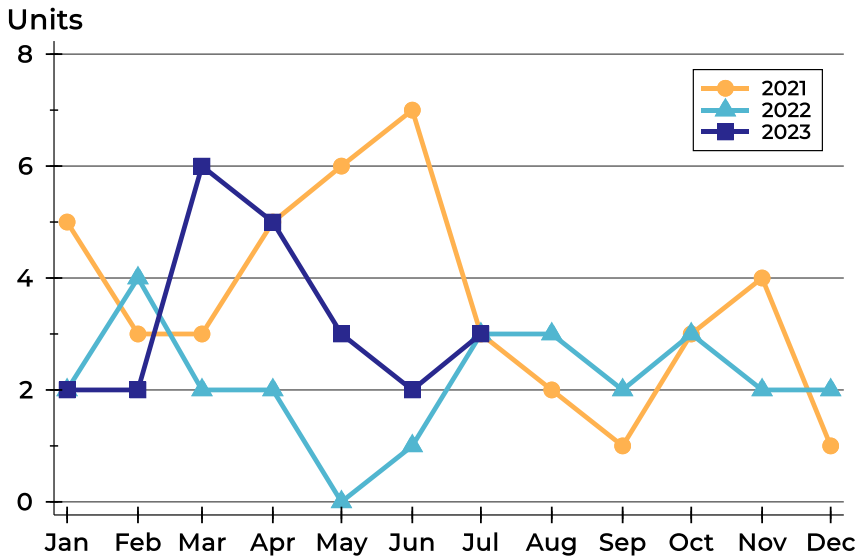
Units





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



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

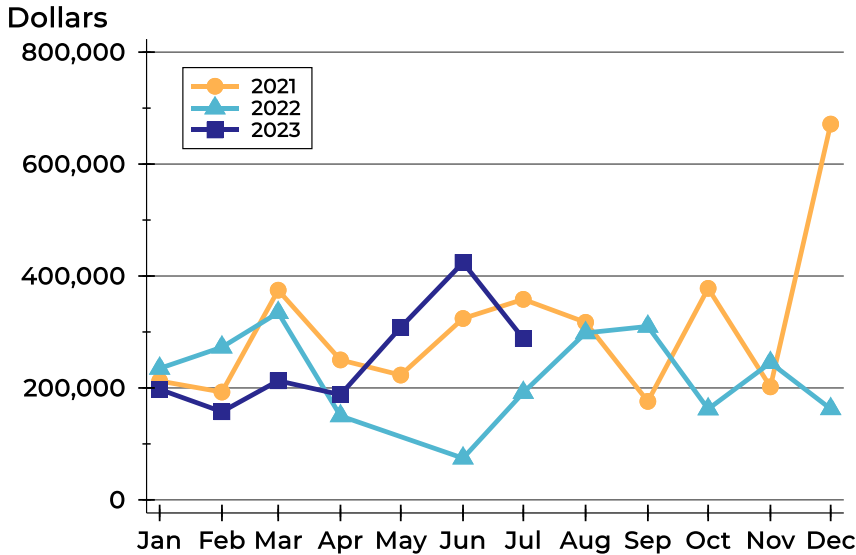
### Contracts Written by Price Range

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	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	2	66.7%	224,750	224,750	88	88	89.9%	89.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	33.3%	415,000	415,000	145	145	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



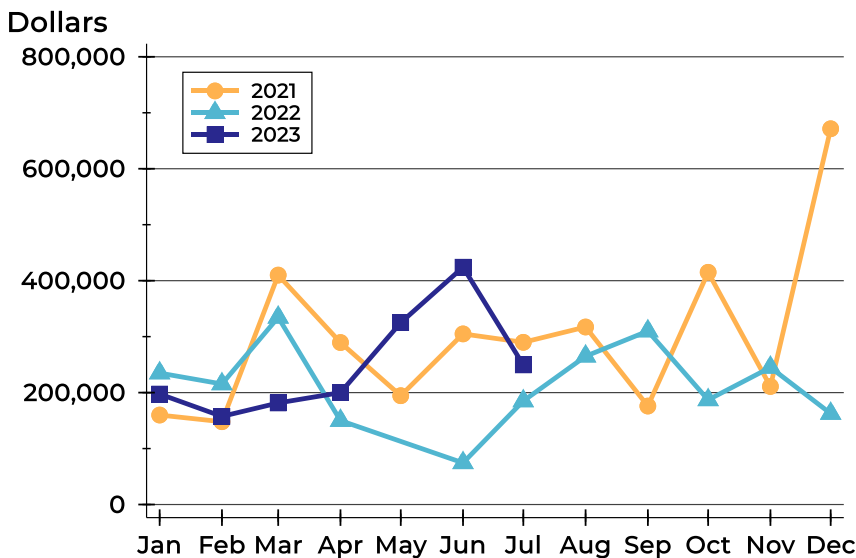
# Pottawatomie County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	212,360	234,900	<b>197,450</b>
February	192,667	272,775	<b>157,500</b>
March	374,665	334,450	<b>212,833</b>
April	250,040	150,000	<b>187,980</b>
May	222,983	N/A	<b>308,333</b>
June	324,100	74,500	<b>424,063</b>
July	358,300	191,667	<b>288,167</b>
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

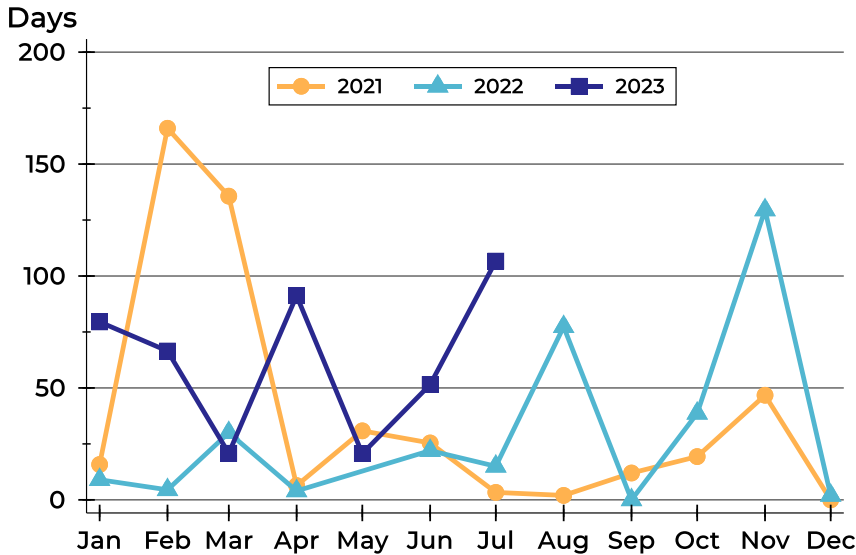


Month	2021	2022	2023
January	159,900	234,900	<b>197,450</b>
February	148,000	215,450	<b>157,500</b>
March	409,995	334,450	<b>181,500</b>
April	289,500	150,000	<b>200,000</b>
May	194,500	N/A	<b>325,000</b>
June	304,900	74,500	<b>424,063</b>
July	289,900	185,000	<b>249,500</b>
August	317,230	265,000	
September	176,000	309,950	
October	415,000	187,000	
November	211,000	245,000	
December	671,474	162,625	



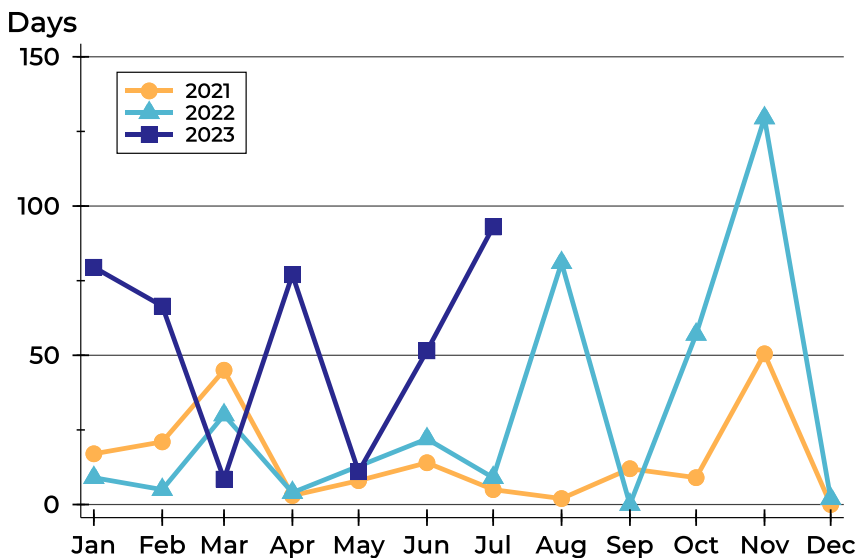
## Pottawatomie County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	16	9	<b>80</b>
February	166	5	<b>67</b>
March	136	30	<b>21</b>
April	6	4	<b>91</b>
May	31	N/A	<b>21</b>
June	25	22	<b>52</b>
July	3	15	<b>107</b>
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	<b>80</b>
February	21	5	<b>67</b>
March	45	30	<b>9</b>
April	3	4	<b>77</b>
May	8	N/A	<b>11</b>
June	14	22	<b>52</b>
July	5	9	<b>93</b>
August	2	81	
September	12	N/A	
October	9	57	
November	51	130	
December	N/A	2	



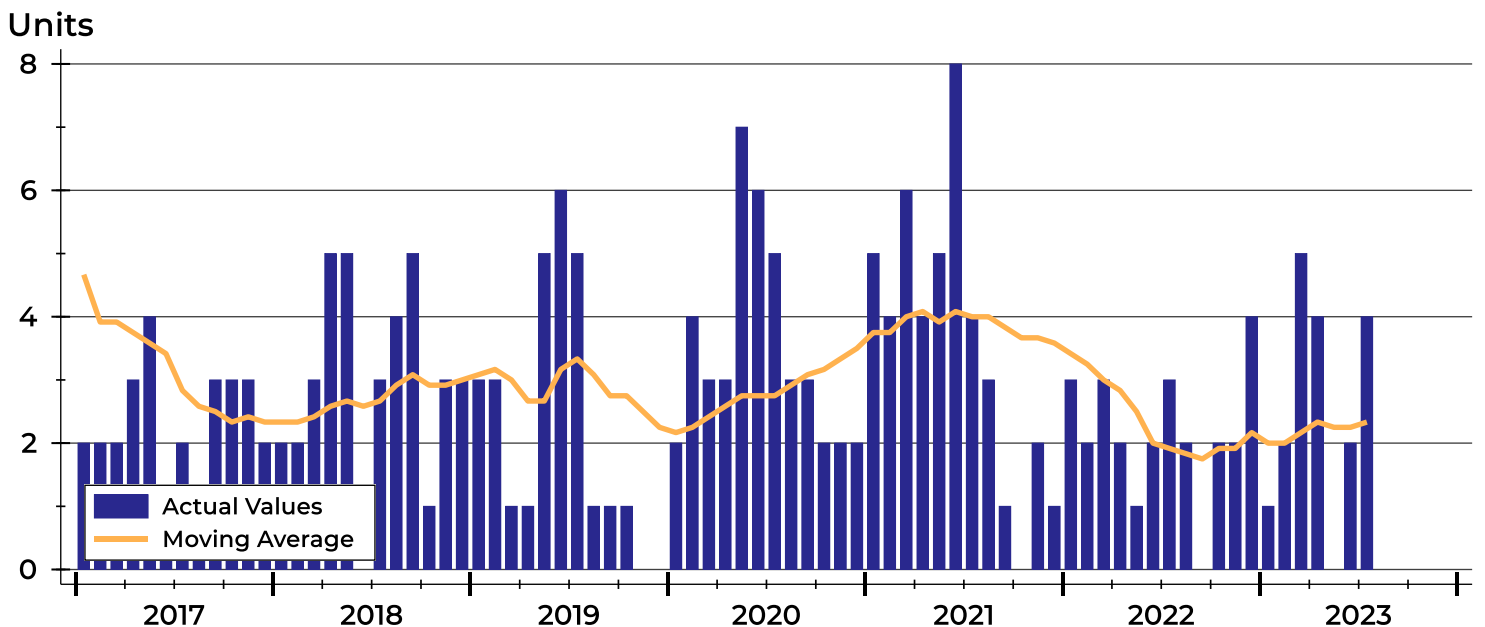
# Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		4	3	33.3%
Volume (1,000s)		1,598	785	103.6%
Average	List Price	399,406	261,567	52.7%
	Days on Market	105	9	1066.7%
	Percent of Original	94.5%	100.0%	-5.5%
Median	List Price	332,250	185,000	79.6%
	Days on Market	97	5	1840.0%
	Percent of Original	96.6%	100.0%	-3.4%

A total of 4 listings in Pottawatomie County had contracts pending at the end of July, up from 3 contracts pending at the end of July 2022.

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

## History of Pending Contracts

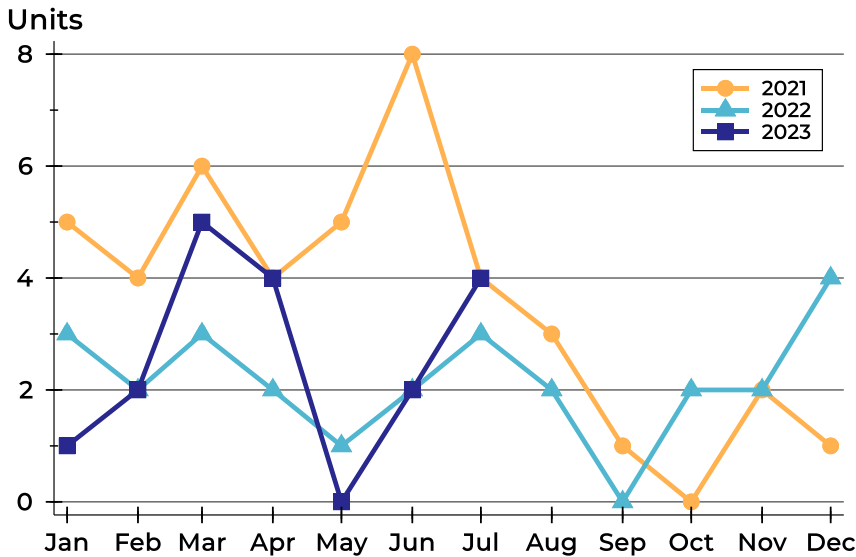






## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



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

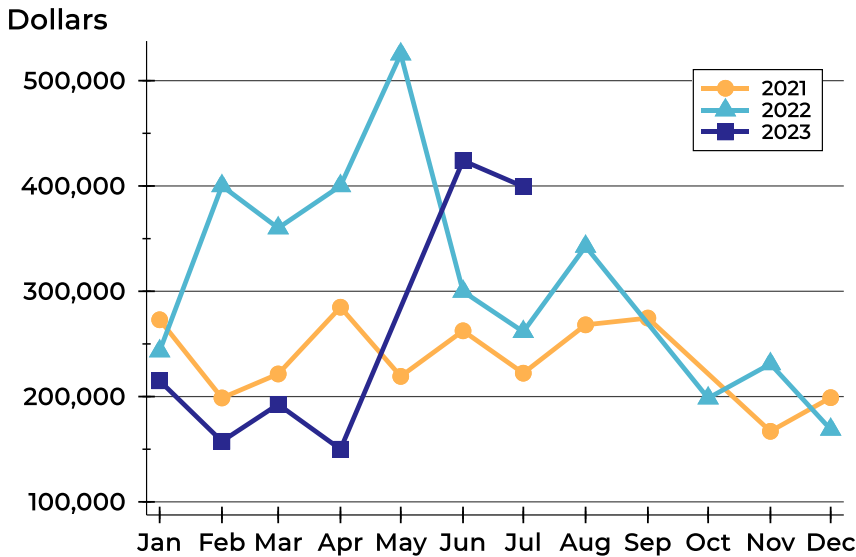
### Pending Contracts by Price Range

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	2	50.0%	224,750	224,750	88	88	89.9%	89.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	25.0%	415,000	415,000	145	145	100.0%	100.0%
\$500,000-\$749,999	1	25.0%	733,125	733,125	101	101	98.0%	98.0%
\$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



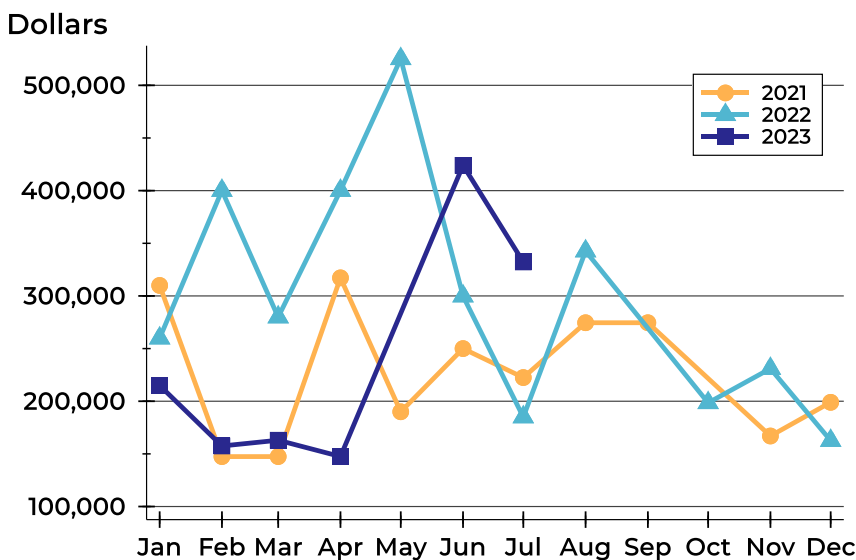
# Pottawatomie County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	272,940	243,233	<b>215,000</b>
February	198,700	400,100	<b>157,500</b>
March	221,466	360,033	<b>192,600</b>
April	284,849	400,100	<b>150,000</b>
May	219,180	525,200	<b>N/A</b>
June	262,450	299,850	<b>424,063</b>
July	222,200	261,567	<b>399,406</b>
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

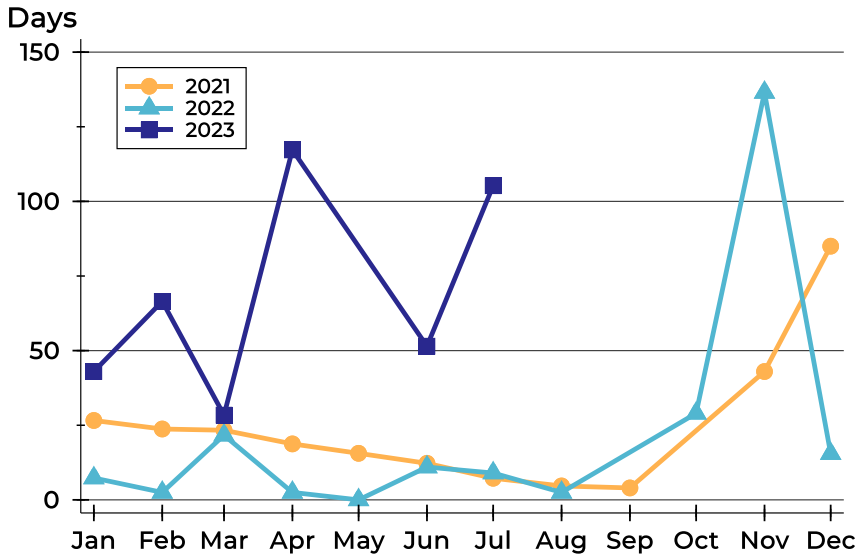


Month	2021	2022	2023
January	310,000	259,900	<b>215,000</b>
February	147,450	400,100	<b>157,500</b>
March	147,450	279,900	<b>163,000</b>
April	317,200	400,100	<b>147,500</b>
May	190,000	525,200	<b>N/A</b>
June	250,000	299,850	<b>424,063</b>
July	222,500	185,000	<b>332,250</b>
August	274,559	342,575	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



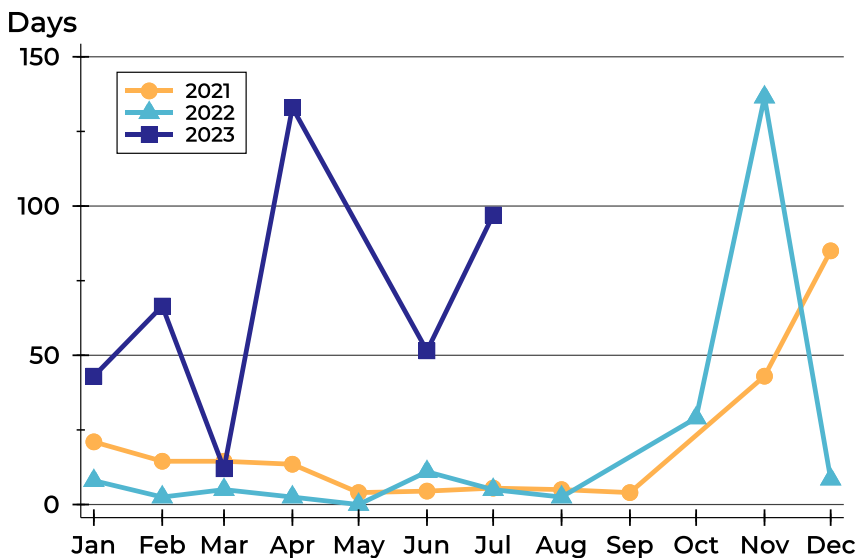
## Pottawatomie County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	21	8	43
February	15	3	67
March	15	5	12
April	14	3	133
May	4	N/A	N/A
June	5	11	52
July	6	5	97
August	5	3	
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 July

Total home sales in Shawnee County fell last month to 207 units, compared to 267 units in July 2022. Total sales volume was \$48.8 million, down from a year earlier.

The median sale price in July was \$220,000, up from \$193,900 a year earlier. Homes that sold in July were typically on the market for 3 days and sold for 100.0% of their list prices.

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

The total number of active listings in Shawnee County at the end of July was 162 units, up from 132 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 July was \$278,200.

During July, a total of 195 contracts were written down from 228 in July 2022. At the end of the month, there were 212 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Shawnee County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>207</b>	<b>267</b>	<b>285</b>	<b>1,293</b>	<b>1,477</b>	<b>1,571</b>
Change from prior year		-22.5%	-6.3%	3.6%	-12.5%	-6.0%	5.2%
<b>Active Listings</b>		<b>162</b>	<b>132</b>	<b>163</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		22.7%	-19.0%	-11.9%			
<b>Months' Supply</b>		<b>0.9</b>	<b>0.6</b>	<b>0.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-14.3%	-22.2%			
<b>New Listings</b>		<b>230</b>	<b>252</b>	<b>302</b>	<b>1,491</b>	<b>1,673</b>	<b>1,877</b>
Change from prior year		-8.7%	-16.6%	-5.9%	-10.9%	-10.9%	2.3%
<b>Contracts Written</b>		<b>195</b>	<b>228</b>	<b>259</b>	<b>1,371</b>	<b>1,553</b>	<b>1,694</b>
Change from prior year		-14.5%	-12.0%	-6.5%	-11.7%	-8.3%	2.4%
<b>Pending Contracts</b>		<b>212</b>	<b>241</b>	<b>309</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-12.0%	-22.0%	-3.4%			
<b>Sales Volume (1,000s)</b>		<b>48,794</b>	<b>58,037</b>	<b>56,161</b>	<b>268,960</b>	<b>297,963</b>	<b>285,857</b>
Change from prior year		-15.9%	3.3%	18.6%	-9.7%	4.2%	18.7%
Average	<b>Sale Price</b>	<b>235,718</b>	<b>217,368</b>	<b>197,056</b>	<b>208,012</b>	<b>201,736</b>	<b>181,959</b>
	Change from prior year	8.4%	10.3%	14.4%	3.1%	10.9%	12.9%
	<b>List Price of Actives</b>	<b>306,421</b>	<b>232,214</b>	<b>231,293</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	32.0%	0.4%	5.7%			
	<b>Days on Market</b>	<b>13</b>	<b>9</b>	<b>9</b>	<b>17</b>	<b>11</b>	<b>13</b>
Change from prior year	44.4%	0.0%	-40.0%	54.5%	-15.4%	-51.9%	
<b>Percent of List</b>	<b>100.5%</b>	<b>102.4%</b>	<b>102.3%</b>	<b>100.3%</b>	<b>101.8%</b>	<b>101.2%</b>	
Change from prior year	-1.9%	0.1%	3.0%	-1.5%	0.6%	3.0%	
<b>Percent of Original</b>	<b>99.4%</b>	<b>101.4%</b>	<b>101.5%</b>	<b>99.1%</b>	<b>100.8%</b>	<b>100.5%</b>	
Change from prior year	-2.0%	-0.1%	2.9%	-1.7%	0.3%	3.6%	
Median	<b>Sale Price</b>	<b>220,000</b>	<b>193,900</b>	<b>170,000</b>	<b>181,900</b>	<b>174,000</b>	<b>160,000</b>
	Change from prior year	13.5%	14.1%	13.3%	4.5%	8.8%	13.3%
	<b>List Price of Actives</b>	<b>278,200</b>	<b>195,000</b>	<b>180,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	42.7%	8.3%	20.0%			
	<b>Days on Market</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>3</b>
Change from prior year	0.0%	0.0%	0.0%	33.3%	0.0%	-57.1%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	-0.8%	0.8%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.7%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	-0.7%	0.7%	0.0%	0.0%	0.7%	

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



# Shawnee County Closed Listings Analysis

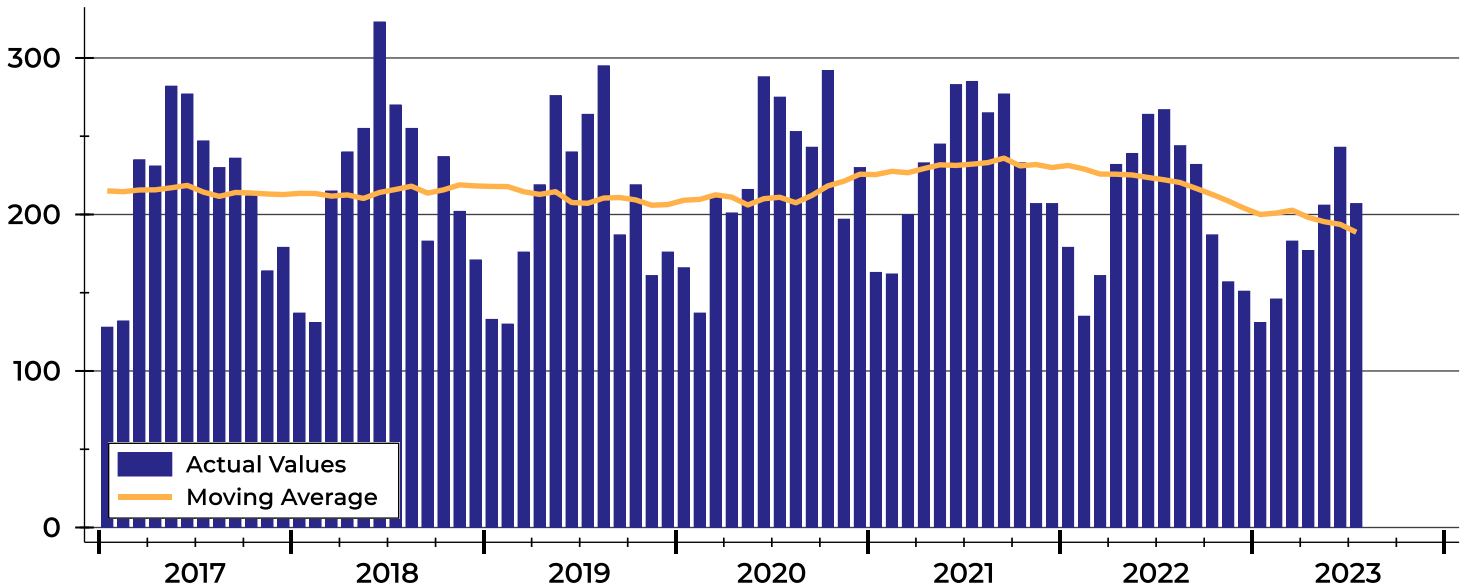
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		207	267	-22.5%	1,293	1,477	-12.5%
Volume (1,000s)		48,794	58,037	-15.9%	268,960	297,963	-9.7%
Months' Supply		0.9	0.6	50.0%	N/A	N/A	N/A
Average	Sale Price	235,718	217,368	8.4%	208,012	201,736	3.1%
	Days on Market	13	9	44.4%	17	11	54.5%
	Percent of List	100.5%	102.4%	-1.9%	100.3%	101.8%	-1.5%
	Percent of Original	99.4%	101.4%	-2.0%	99.1%	100.8%	-1.7%
Median	Sale Price	220,000	193,900	13.5%	181,900	174,000	4.5%
	Days on Market	3	3	0.0%	4	3	33.3%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 207 homes sold in Shawnee County in July, down from 267 units in July 2022. Total sales volume fell to \$48.8 million compared to \$58.0 million in the previous year.

The median sales price in July was \$220,000, up 13.5% compared to the prior year. Median days on market was 3 days, the same as June, and as July 2022.

## History of Closed Listings

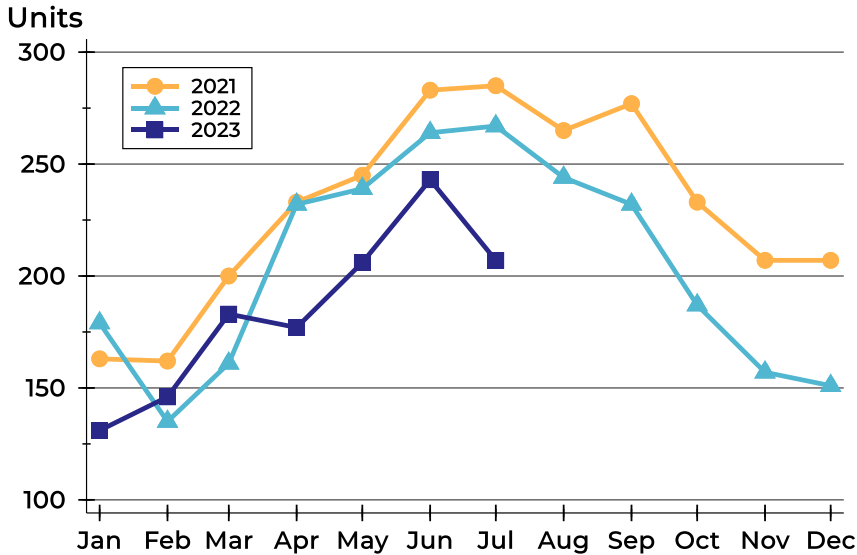
Units





## Shawnee County Closed Listings Analysis

### Closed Listings by Month



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

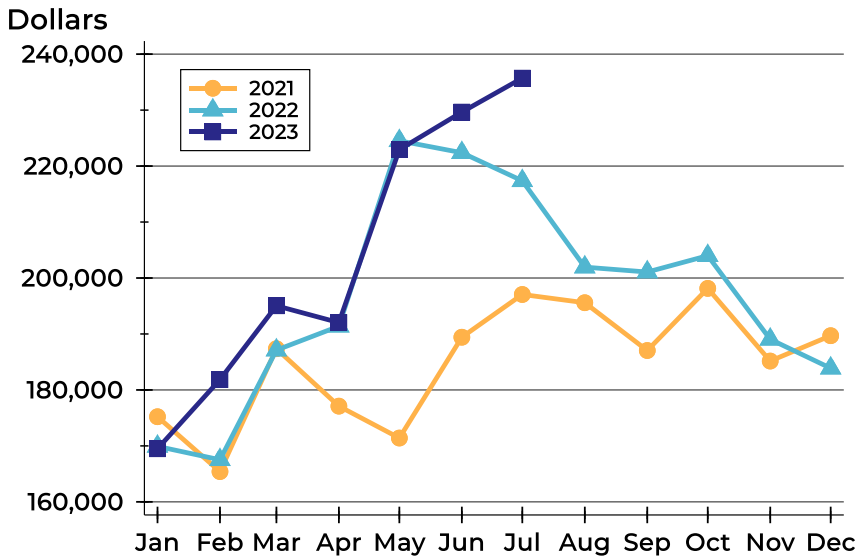
### Closed Listings by Price Range

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	2	1.0%	0.0	16,150	16,150	0	0	101.3%	101.3%	101.3%	101.3%
\$25,000-\$49,999	1	0.5%	0.4	30,000	30,000	11	11	78.9%	78.9%	78.9%	78.9%
\$50,000-\$99,999	20	9.7%	0.7	78,658	78,850	20	7	95.6%	100.0%	94.0%	98.0%
\$100,000-\$124,999	15	7.2%	0.6	113,813	113,000	16	2	97.9%	100.0%	96.4%	100.0%
\$125,000-\$149,999	21	10.1%	0.5	133,220	132,000	4	1	104.0%	101.9%	104.2%	101.9%
\$150,000-\$174,999	20	9.7%	0.6	165,984	170,000	5	2	103.6%	103.4%	103.4%	103.4%
\$175,000-\$199,999	16	7.7%	0.1	184,069	181,050	7	3	102.2%	100.0%	101.5%	100.0%
\$200,000-\$249,999	32	15.5%	0.7	225,506	225,000	10	2	100.9%	100.0%	100.3%	100.0%
\$250,000-\$299,999	24	11.6%	0.9	270,071	268,250	15	9	100.8%	100.0%	99.2%	100.0%
\$300,000-\$399,999	33	15.9%	1.5	336,845	335,000	22	5	99.5%	100.0%	97.3%	100.0%
\$400,000-\$499,999	14	6.8%	2.1	445,706	442,489	20	9	100.6%	100.0%	98.9%	100.0%
\$500,000-\$749,999	8	3.9%	4.3	554,375	537,500	7	2	101.9%	101.5%	101.0%	101.5%
\$750,000-\$999,999	1	0.5%	2.4	900,000	900,000	0	0	100.0%	100.0%	100.0%	100.0%
\$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



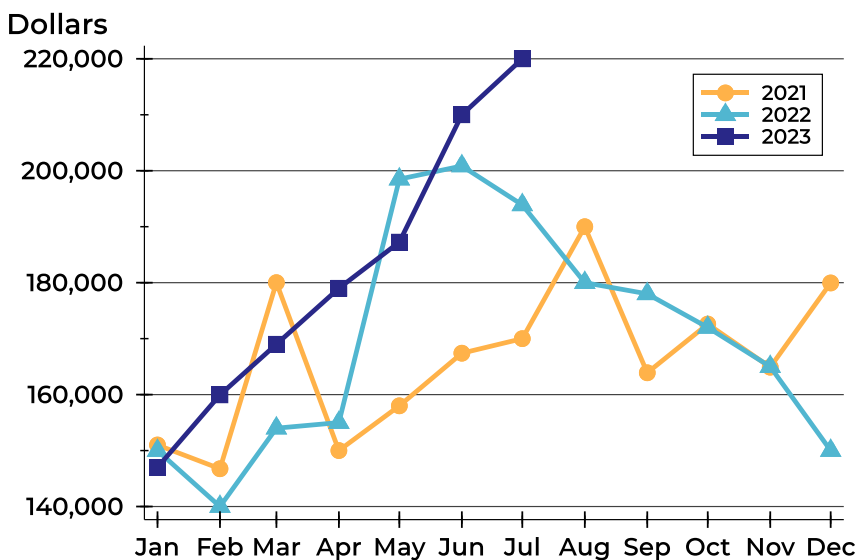
## Shawnee County Closed Listings Analysis

### Average Price



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

### Median Price



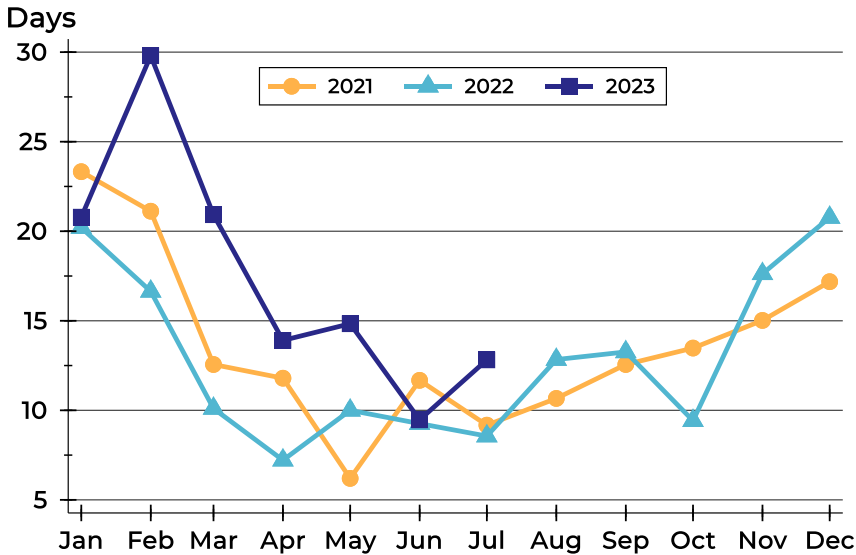
Month	2021	2022	2023
January	151,000	150,000	<b>147,000</b>
February	146,755	140,000	<b>159,950</b>
March	180,000	154,000	<b>169,000</b>
April	150,000	155,000	<b>179,000</b>
May	158,000	198,500	<b>187,250</b>
June	167,400	200,850	<b>210,000</b>
July	170,000	193,900	<b>220,000</b>
August	190,000	180,000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





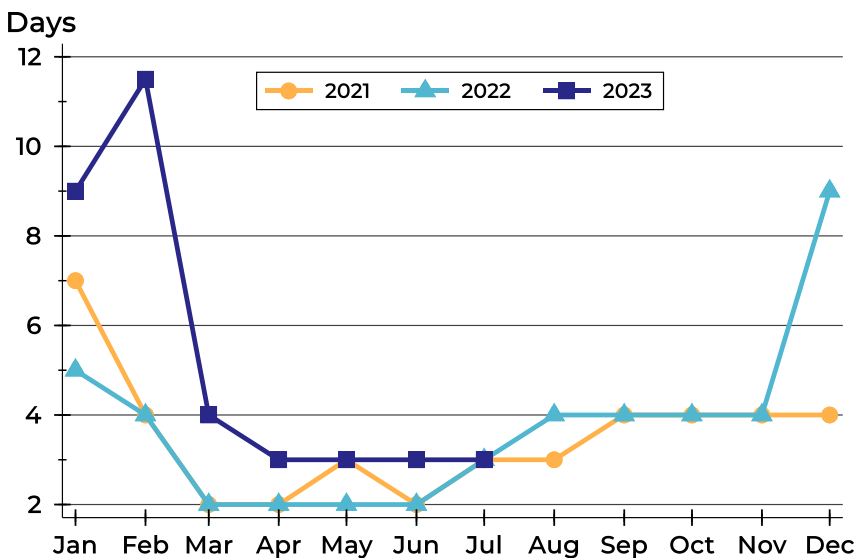
## Shawnee County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



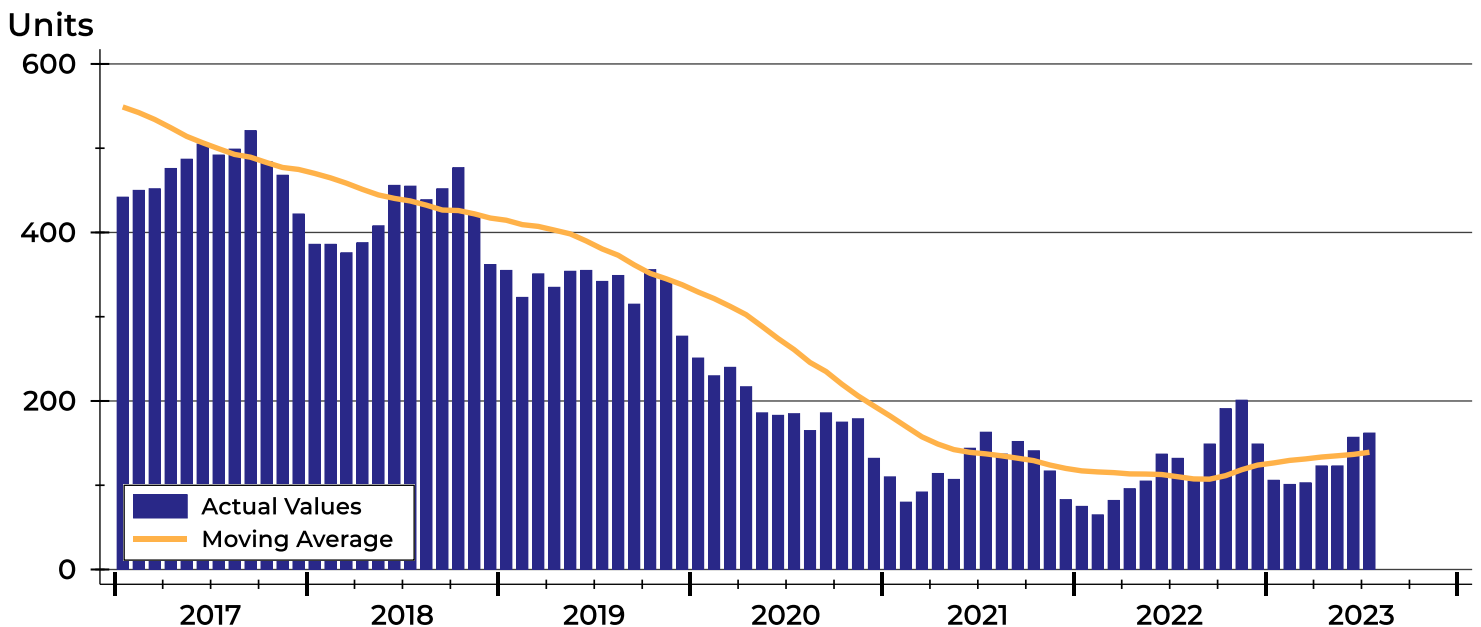
# Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		162	132	22.7%
Volume (1,000s)		49,640	30,652	61.9%
Months' Supply		0.9	0.6	50.0%
Average	List Price	306,421	232,214	32.0%
	Days on Market	46	43	7.0%
	Percent of Original	97.1%	95.8%	1.4%
Median	List Price	278,200	195,000	42.7%
	Days on Market	26	25	4.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 162 homes were available for sale in Shawnee County at the end of July. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of July was \$278,200, up 42.7% from 2022. The typical time on market for active listings was 26 days, up from 25 days a year earlier.

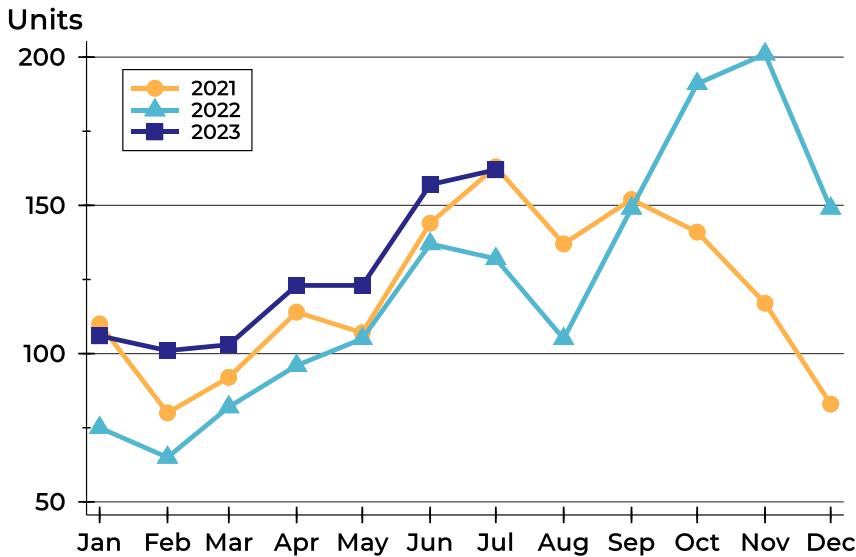
## History of Active Listings





## Shawnee County Active Listings Analysis

### Active Listings by Month



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

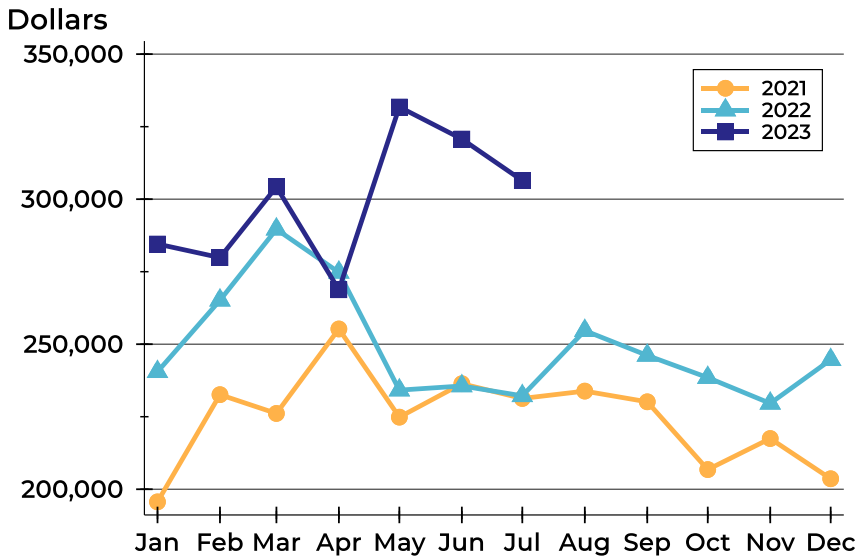
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.9%	0.4	37,633	35,000	36	11	86.6%	100.0%
\$50,000-\$99,999	22	13.6%	0.7	72,125	72,425	50	36	95.5%	100.0%
\$100,000-\$124,999	9	5.6%	0.6	113,589	115,000	28	22	97.9%	100.0%
\$125,000-\$149,999	9	5.6%	0.5	142,189	144,900	12	4	97.5%	100.0%
\$150,000-\$174,999	12	7.4%	0.6	163,773	162,500	15	8	99.5%	100.0%
\$175,000-\$199,999	2	1.2%	0.1	183,500	183,500	39	39	94.5%	94.5%
\$200,000-\$249,999	16	9.9%	0.7	233,519	239,450	19	17	98.1%	100.0%
\$250,000-\$299,999	18	11.1%	0.9	277,122	279,900	25	22	97.2%	98.1%
\$300,000-\$399,999	30	18.5%	1.5	356,865	364,950	47	42	97.9%	100.0%
\$400,000-\$499,999	18	11.1%	2.1	459,694	463,450	122	76	96.3%	97.9%
\$500,000-\$749,999	20	12.3%	4.3	614,724	599,450	57	44	97.4%	100.0%
\$750,000-\$999,999	2	1.2%	2.4	808,389	808,389	39	39	98.1%	98.1%
\$1,000,000 and up	1	0.6%	12.0	1,690,000	1,690,000	71	71	100.0%	100.0%



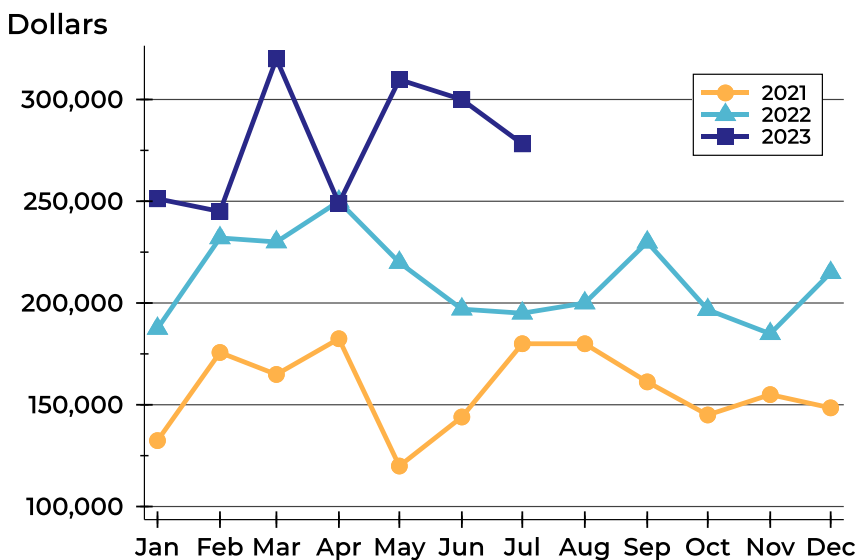
# Shawnee County Active Listings Analysis

## Average Price



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

## Median Price

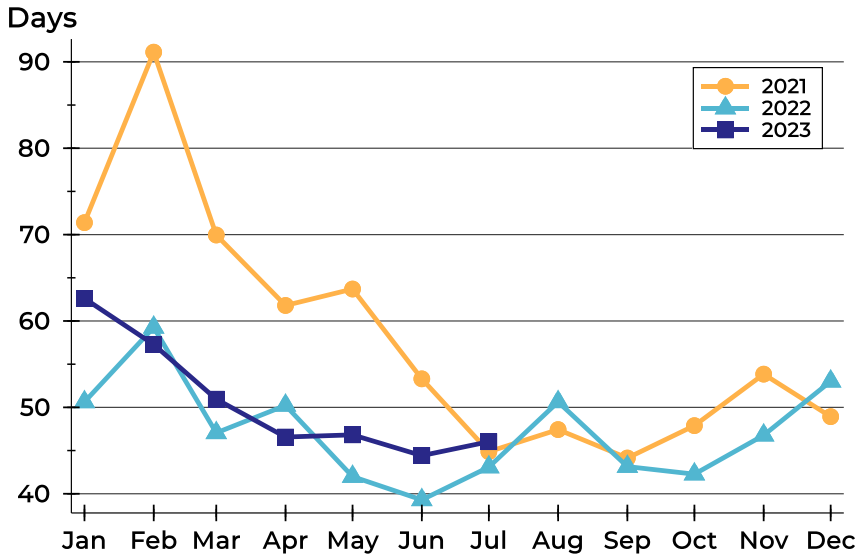


Month	2021	2022	2023
January	132,400	187,500	<b>251,225</b>
February	175,700	232,000	<b>245,000</b>
March	164,900	230,000	<b>320,000</b>
April	182,450	249,950	<b>249,000</b>
May	119,900	219,900	<b>309,777</b>
June	144,000	197,000	<b>300,000</b>
July	180,000	195,000	<b>278,200</b>
August	179,990	200,000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



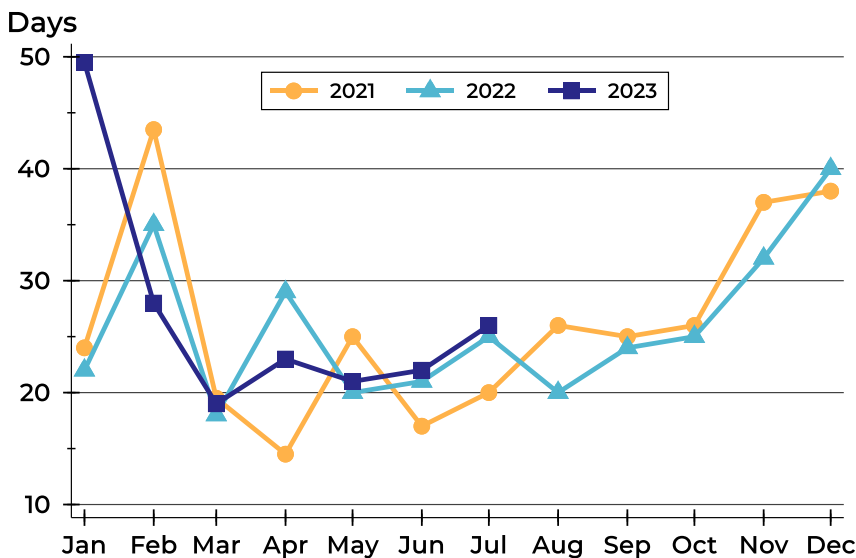
## Shawnee County Active Listings Analysis

### Average DOM



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

### Median DOM

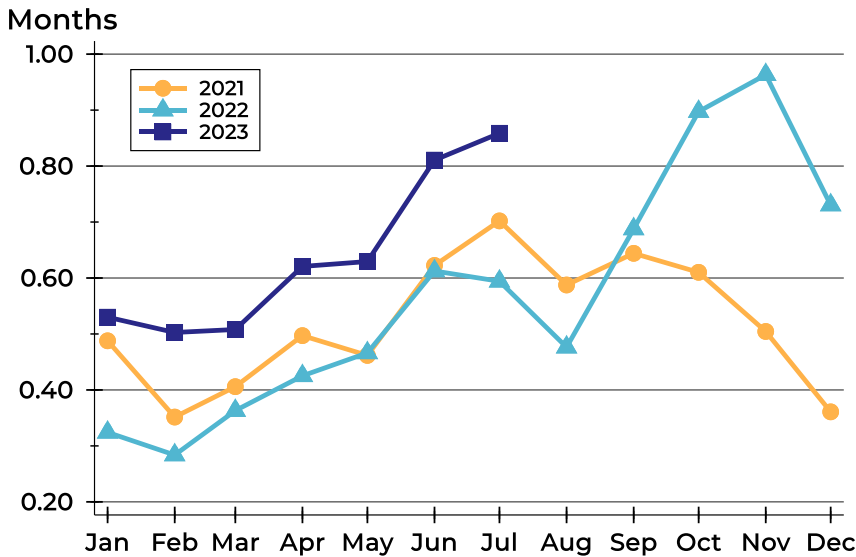


Month	2021	2022	2023
January	24	22	<b>50</b>
February	44	35	<b>28</b>
March	20	18	<b>19</b>
April	15	29	<b>23</b>
May	25	20	<b>21</b>
June	17	21	<b>22</b>
July	20	25	<b>26</b>
August	26	20	26
September	25	24	25
October	26	25	25
November	37	32	37
December	38	40	38



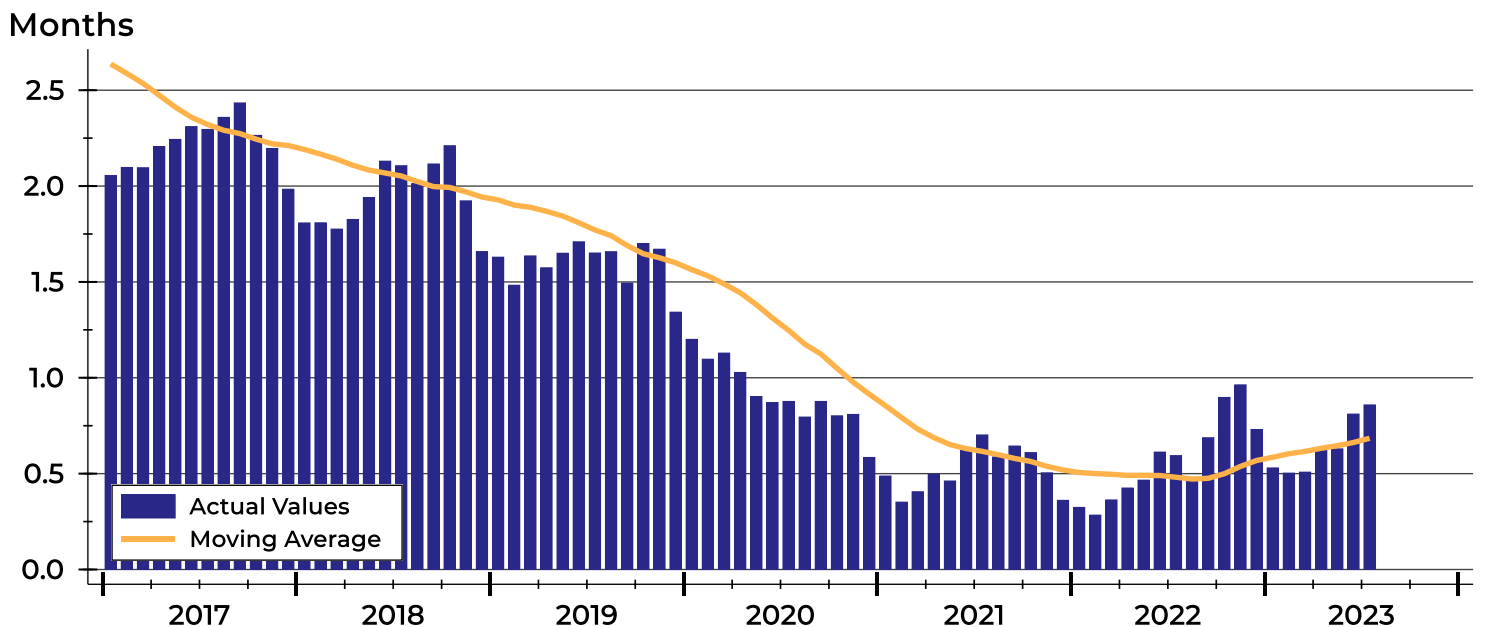
## Shawnee County Months' Supply Analysis

### Months' Supply by Month



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





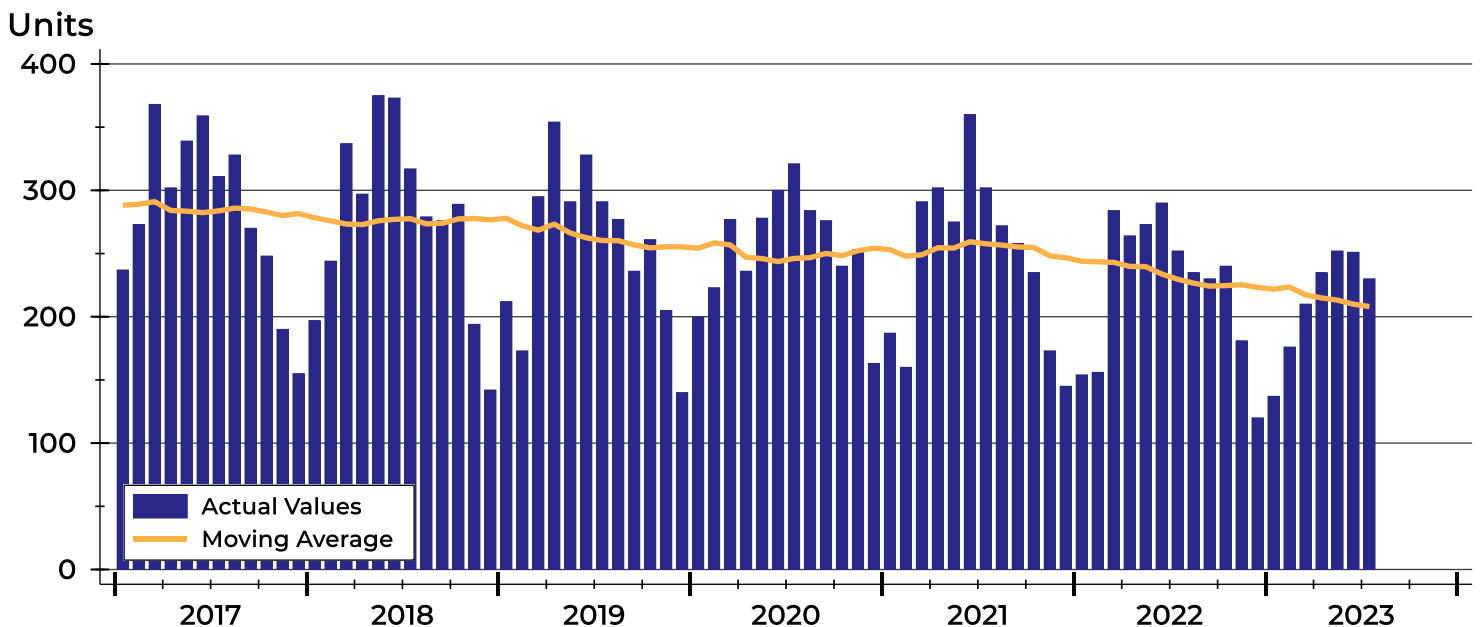
# Shawnee County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	230	252	-8.7%
	Volume (1,000s)	50,485	49,430	2.1%
	Average List Price	219,499	196,153	11.9%
	Median List Price	188,250	169,900	10.8%
Year-to-Date	New Listings	1,491	1,673	-10.9%
	Volume (1,000s)	329,156	345,256	-4.7%
	Average List Price	220,762	206,370	7.0%
	Median List Price	189,000	175,000	8.0%

A total of 230 new listings were added in Shawnee County during July, down 8.7% from the same month in 2022. Year-to-date Shawnee County has seen 1,491 new listings.

The median list price of these homes was \$188,250 up from \$169,900 in 2022.

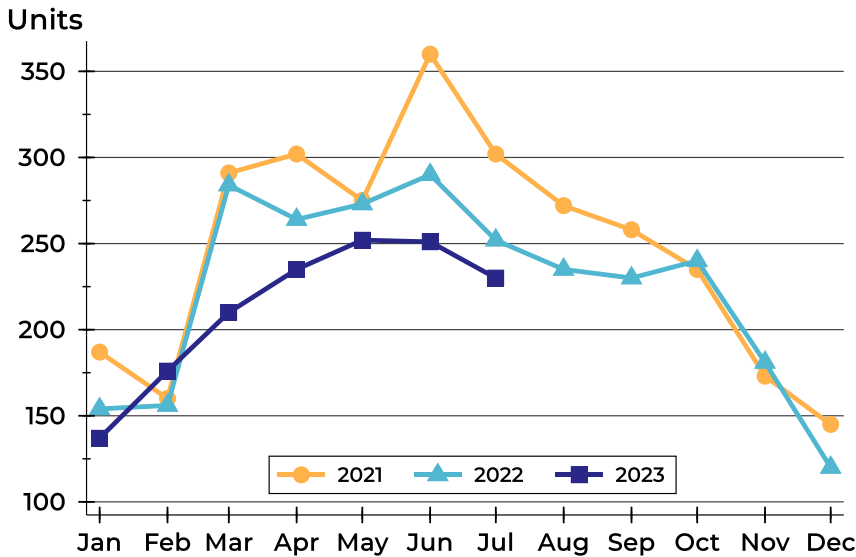
## History of New Listings





## Shawnee County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	187	154	<b>137</b>
<b>February</b>	160	156	<b>176</b>
<b>March</b>	291	284	<b>210</b>
<b>April</b>	302	264	<b>235</b>
<b>May</b>	275	273	<b>252</b>
<b>June</b>	360	290	<b>251</b>
<b>July</b>	302	252	<b>230</b>
<b>August</b>	272	235	
<b>September</b>	258	230	
<b>October</b>	235	240	
<b>November</b>	173	181	
<b>December</b>	145	120	

### New Listings by Price Range

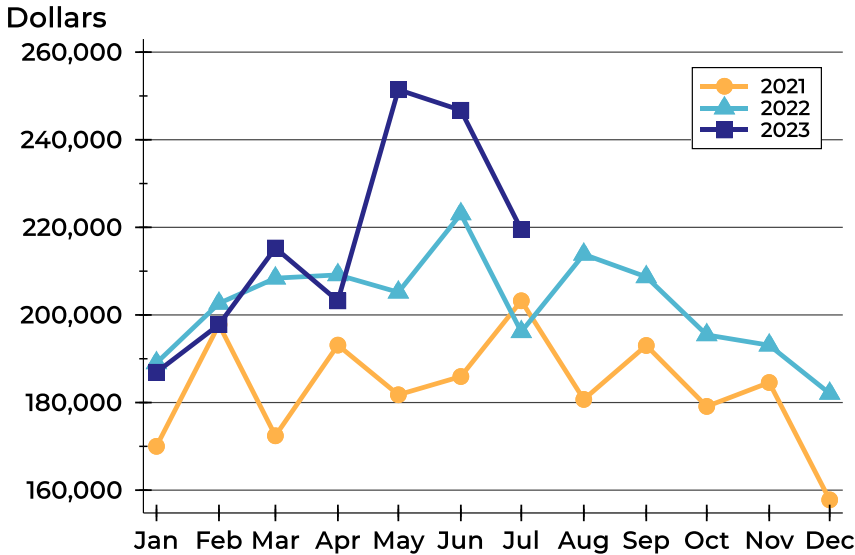
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	15,000	15,000	0	0	106.7%	106.7%
\$25,000-\$49,999	7	3.0%	43,693	48,000	7	7	102.0%	100.0%
\$50,000-\$99,999	35	15.2%	78,379	80,000	9	7	100.0%	100.0%
\$100,000-\$124,999	16	7.0%	113,853	115,000	9	6	99.7%	100.0%
\$125,000-\$149,999	19	8.3%	138,600	140,000	7	4	98.9%	100.0%
\$150,000-\$174,999	25	10.9%	163,993	164,900	10	9	100.0%	100.0%
\$175,000-\$199,999	26	11.3%	188,242	189,250	4	3	99.4%	100.0%
\$200,000-\$249,999	29	12.6%	232,367	232,500	12	7	99.0%	100.0%
\$250,000-\$299,999	26	11.3%	274,424	274,750	12	8	97.1%	100.0%
\$300,000-\$399,999	29	12.6%	347,102	349,000	13	7	99.5%	100.0%
\$400,000-\$499,999	5	2.2%	443,760	439,900	9	4	99.6%	100.0%
\$500,000-\$749,999	11	4.8%	633,218	649,000	17	20	97.7%	100.0%
\$750,000-\$999,999	1	0.4%	847,777	847,777	12	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





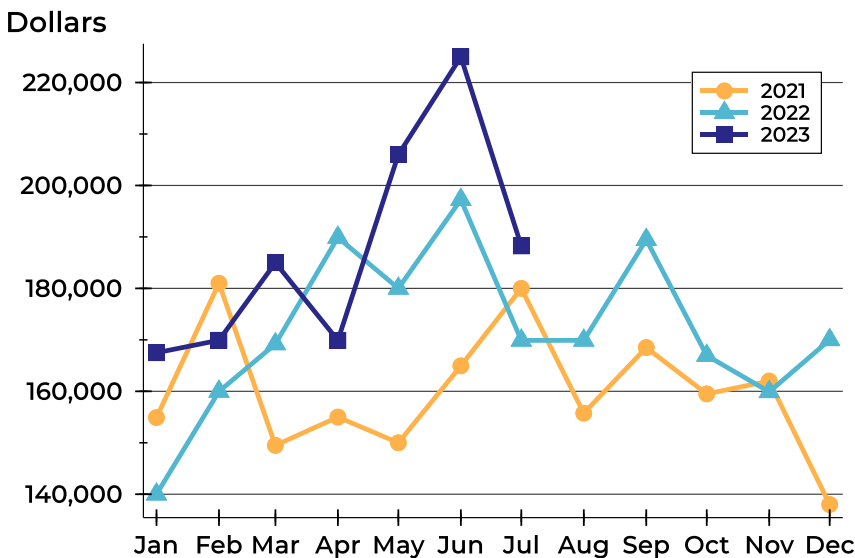
## Shawnee County New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	170,008	189,050	<b>186,924</b>
<b>February</b>	197,790	202,646	<b>197,792</b>
<b>March</b>	172,417	208,395	<b>215,281</b>
<b>April</b>	193,112	209,143	<b>203,209</b>
<b>May</b>	181,778	205,180	<b>251,431</b>
<b>June</b>	185,946	223,059	<b>246,725</b>
<b>July</b>	203,238	196,153	<b>219,499</b>
<b>August</b>	180,717	213,837	
<b>September</b>	193,031	208,690	
<b>October</b>	179,121	195,443	
<b>November</b>	184,578	193,089	
<b>December</b>	157,783	182,082	

### Median Price



Month	2021	2022	2023
<b>January</b>	154,900	140,000	<b>167,500</b>
<b>February</b>	181,000	159,975	<b>169,925</b>
<b>March</b>	149,500	169,200	<b>185,000</b>
<b>April</b>	155,000	189,900	<b>169,900</b>
<b>May</b>	150,000	180,000	<b>206,000</b>
<b>June</b>	164,950	197,250	<b>225,000</b>
<b>July</b>	180,000	169,900	<b>188,250</b>
<b>August</b>	155,750	169,900	
<b>September</b>	168,500	189,475	
<b>October</b>	159,500	166,950	
<b>November</b>	162,000	159,900	
<b>December</b>	138,000	170,000	



**July  
2023**

# Sunflower MLS Statistics

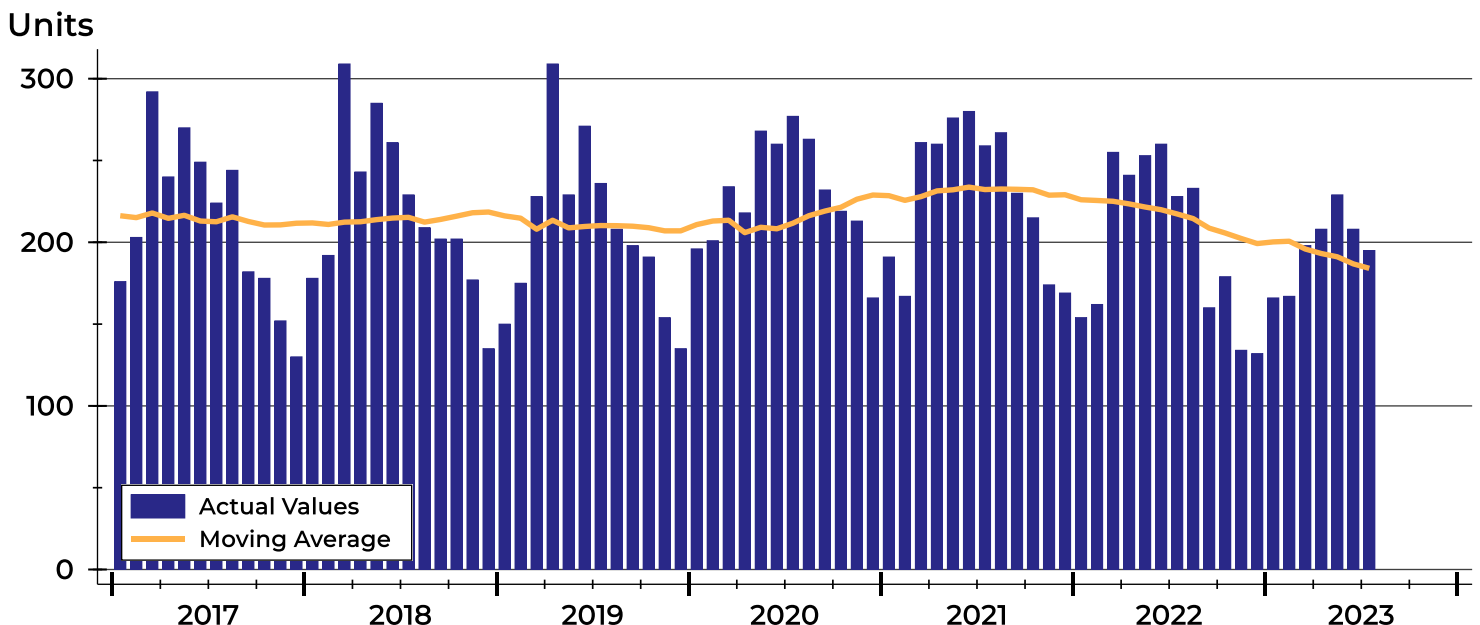


## Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		<b>195</b>	228	-14.5%	<b>1,371</b>	1,553	-11.7%
Volume (1,000s)		<b>42,902</b>	44,949	-4.6%	<b>291,071</b>	313,343	-7.1%
Average	Sale Price	<b>220,008</b>	197,143	11.6%	<b>212,306</b>	201,766	5.2%
	Days on Market	<b>18</b>	12	50.0%	<b>16</b>	10	60.0%
	Percent of Original	<b>99.2%</b>	98.7%	0.5%	<b>99.4%</b>	100.9%	-1.5%
Median	Sale Price	<b>189,000</b>	175,250	7.8%	<b>183,500</b>	173,900	5.5%
	Days on Market	<b>5</b>	4	25.0%	<b>4</b>	3	33.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 195 contracts for sale were written in Shawnee County during the month of July, down from 228 in 2022. The median list price of these homes was \$189,000, up from \$175,250 the prior year. Half of the homes that went under contract in July were on the market less than 5 days, compared to 4 days in July 2022.

## History of Contracts Written





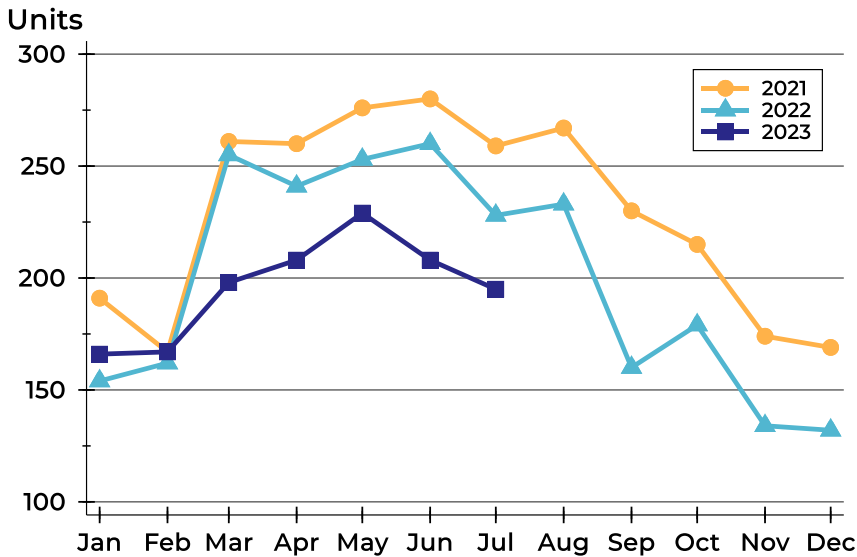
**July  
2023**

# Sunflower MLS Statistics



## Shawnee County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	191	154	<b>166</b>
February	167	162	<b>167</b>
March	261	255	<b>198</b>
April	260	241	<b>208</b>
May	276	253	<b>229</b>
June	280	260	<b>208</b>
July	259	228	<b>195</b>
August	267	233	
September	230	160	
October	215	179	
November	174	134	
December	169	132	

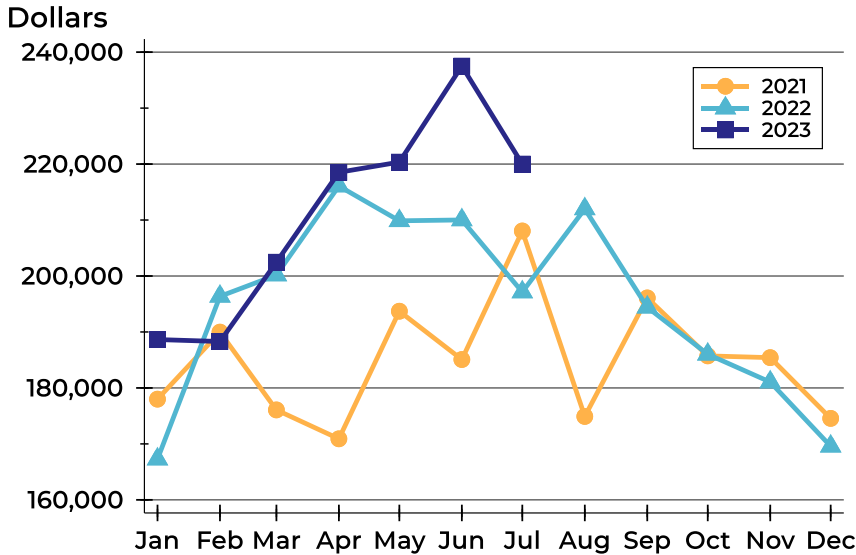
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	15,000	15,000	0	0	106.7%	106.7%
\$25,000-\$49,999	6	3.1%	42,975	44,000	5	5	102.4%	100.0%
\$50,000-\$99,999	26	13.3%	79,694	81,000	14	5	100.8%	100.0%
\$100,000-\$124,999	16	8.2%	114,503	115,000	12	9	99.8%	100.0%
\$125,000-\$149,999	19	9.7%	136,411	135,000	9	5	98.8%	100.0%
\$150,000-\$174,999	17	8.7%	162,912	162,500	8	2	100.7%	100.0%
\$175,000-\$199,999	26	13.3%	188,246	189,250	5	3	99.6%	100.0%
\$200,000-\$249,999	19	9.7%	226,429	230,000	15	3	99.6%	100.0%
\$250,000-\$299,999	20	10.3%	272,709	271,500	15	8	97.4%	98.6%
\$300,000-\$399,999	27	13.8%	346,631	349,000	18	7	98.5%	100.0%
\$400,000-\$499,999	11	5.6%	434,871	439,900	83	38	97.6%	97.8%
\$500,000-\$749,999	6	3.1%	632,483	637,500	69	21	93.8%	96.6%
\$750,000-\$999,999	1	0.5%	774,995	774,995	34	34	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



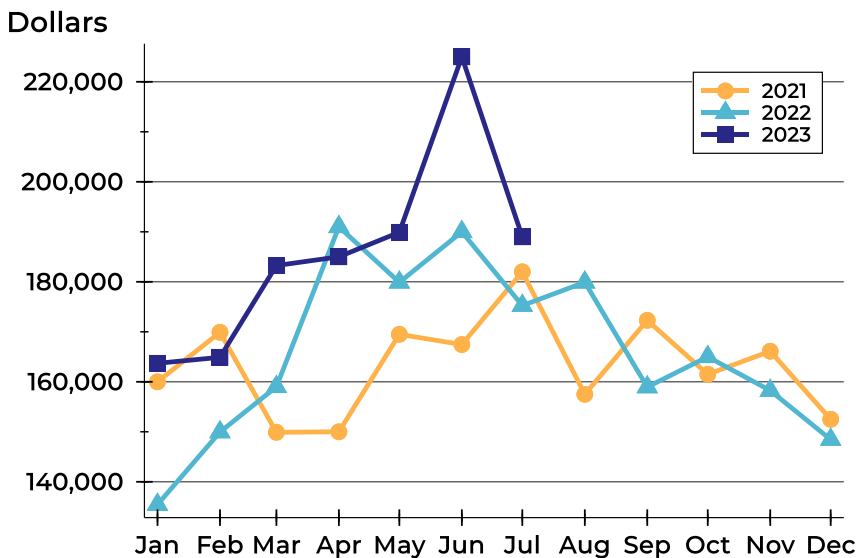
# Shawnee County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	177,997	167,282	<b>188,646</b>
February	189,975	196,370	<b>188,300</b>
March	176,074	200,181	<b>202,470</b>
April	170,909	216,074	<b>218,529</b>
May	193,713	209,866	<b>220,355</b>
June	185,079	210,019	<b>237,517</b>
July	208,049	197,143	<b>220,008</b>
August	174,911	211,991	
September	196,089	194,419	
October	185,733	186,015	
November	185,415	181,053	
December	174,565	169,583	

## Median Price

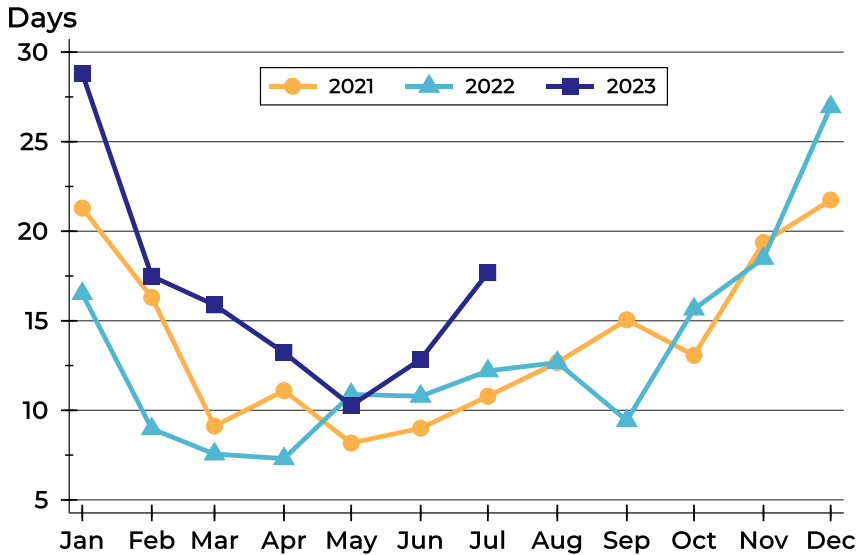


Month	2021	2022	2023
January	160,000	135,450	<b>163,700</b>
February	169,900	149,950	<b>164,900</b>
March	149,900	159,000	<b>183,250</b>
April	150,000	191,000	<b>185,000</b>
May	169,500	179,900	<b>189,900</b>
June	167,450	190,000	<b>225,000</b>
July	182,000	175,250	<b>189,000</b>
August	157,500	179,900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



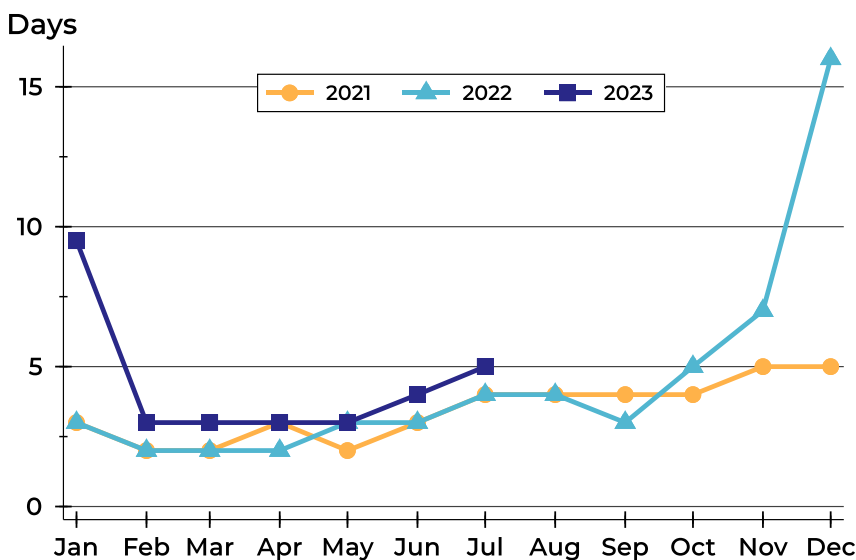
# Shawnee County Contracts Written Analysis

## Average DOM



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

## Median DOM



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



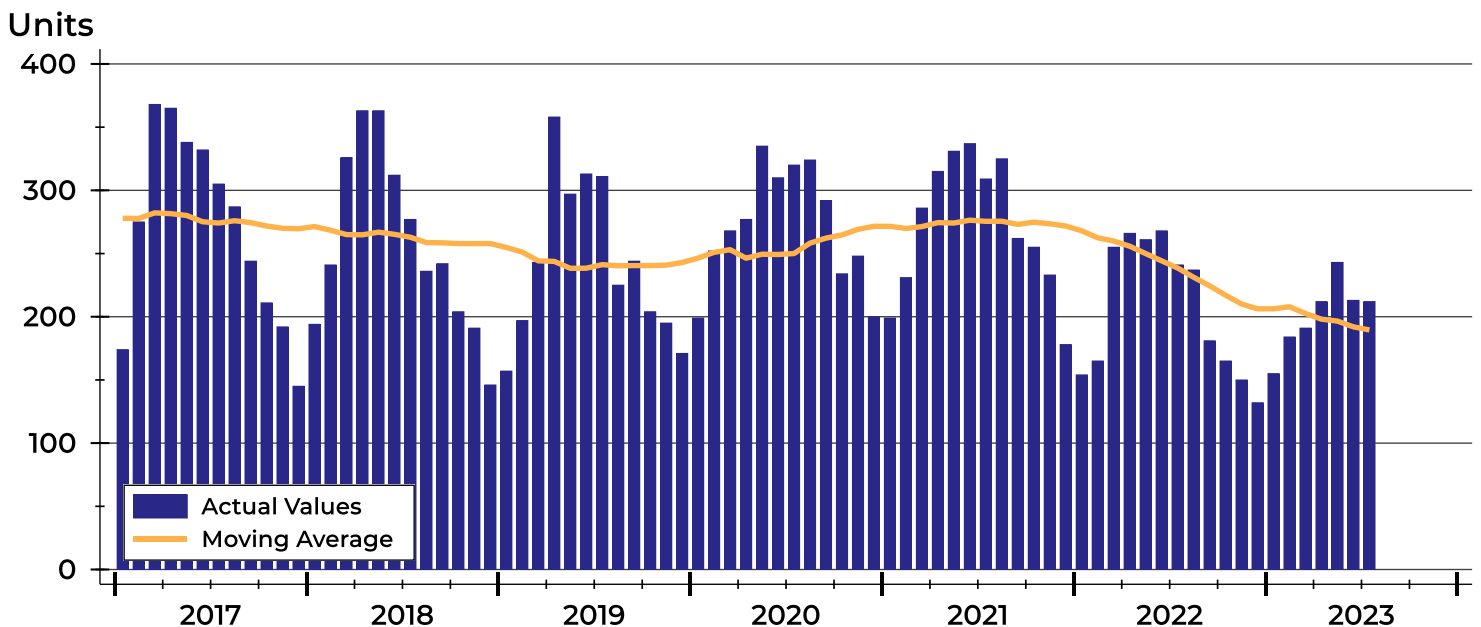
# Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		212	241	-12.0%
Volume (1,000s)		49,456	53,421	-7.4%
Average	List Price	233,283	221,662	5.2%
	Days on Market	18	13	38.5%
	Percent of Original	98.9%	98.3%	0.6%
Median	List Price	195,000	195,000	0.0%
	Days on Market	6	4	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 212 listings in Shawnee County had contracts pending at the end of July, down from 241 contracts pending at the end of July 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.

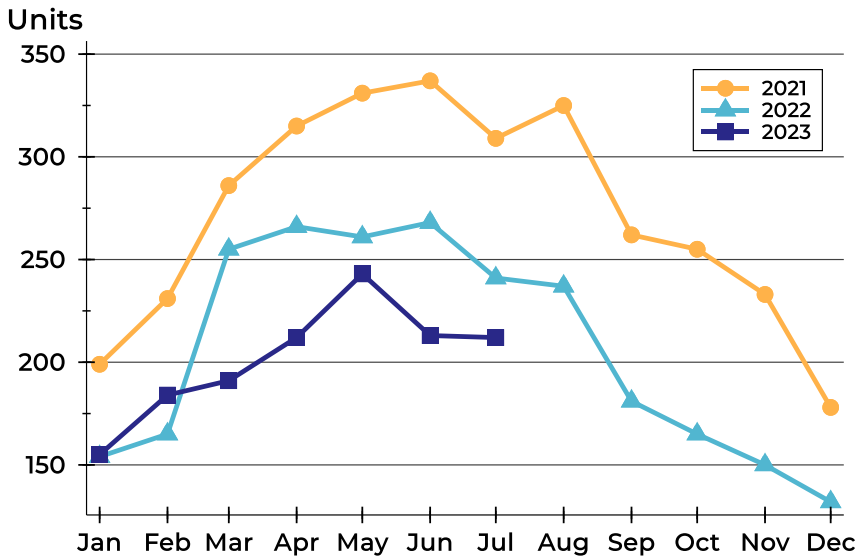
## History of Pending Contracts





## Shawnee County Pending Contracts Analysis

### Pending Contracts by Month



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

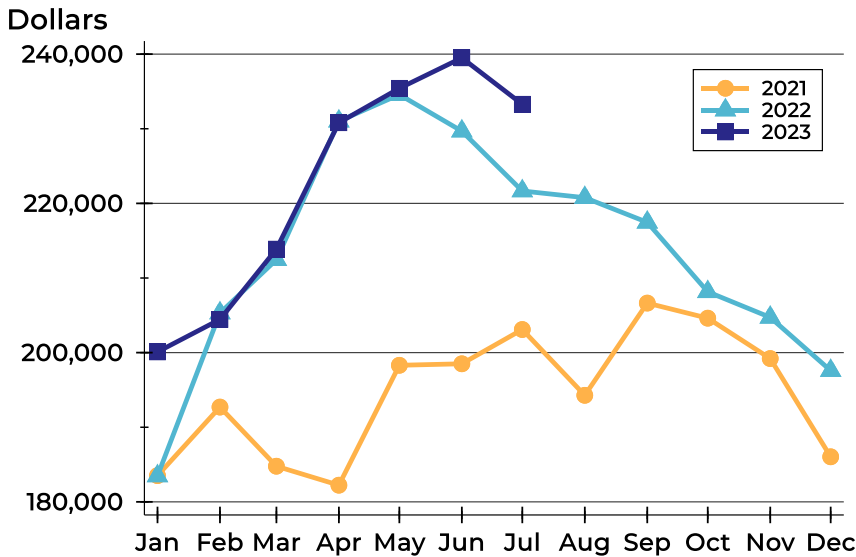
### Pending Contracts by Price Range

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	2.4%	44,570	48,000	6	7	100.0%	100.0%
\$50,000-\$99,999	27	12.7%	78,394	79,950	16	6	100.3%	100.0%
\$100,000-\$124,999	16	7.5%	114,191	115,000	12	9	99.1%	100.0%
\$125,000-\$149,999	22	10.4%	136,655	138,750	9	4	98.6%	100.0%
\$150,000-\$174,999	18	8.5%	163,558	163,700	9	4	99.5%	100.0%
\$175,000-\$199,999	24	11.3%	188,621	189,700	5	3	99.5%	100.0%
\$200,000-\$249,999	23	10.8%	227,563	230,000	17	6	98.4%	100.0%
\$250,000-\$299,999	24	11.3%	274,278	275,500	12	6	98.2%	100.0%
\$300,000-\$399,999	29	13.7%	345,436	335,000	17	7	99.2%	100.0%
\$400,000-\$499,999	15	7.1%	441,199	439,900	64	26	97.9%	100.0%
\$500,000-\$749,999	7	3.3%	599,271	565,000	61	13	94.4%	100.0%
\$750,000-\$999,999	1	0.5%	774,995	774,995	34	34	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,390,000	1,390,000	6	6	100.0%	100.0%



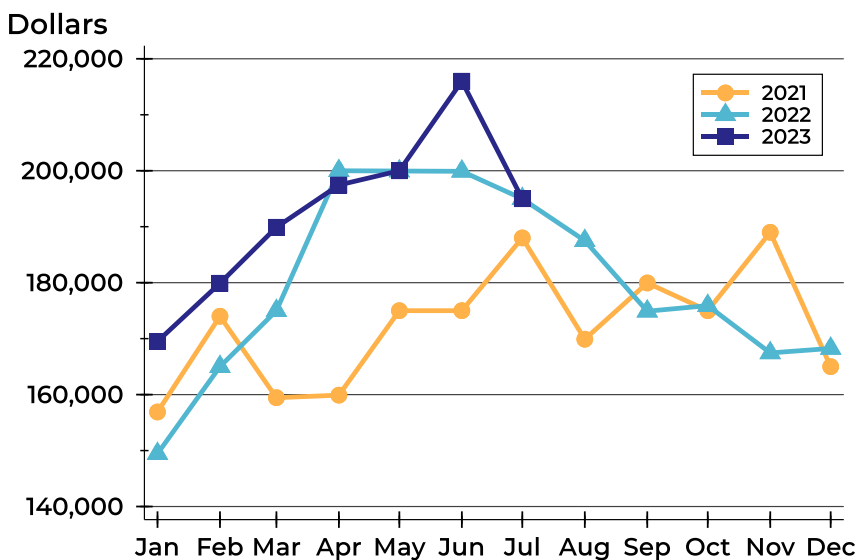
# Shawnee County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	183,519	183,471	<b>200,095</b>
February	192,703	205,304	<b>204,451</b>
March	184,782	212,455	<b>213,872</b>
April	182,238	231,014	<b>230,805</b>
May	198,304	234,579	<b>235,423</b>
June	198,506	229,679	<b>239,503</b>
July	203,098	221,662	<b>233,283</b>
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



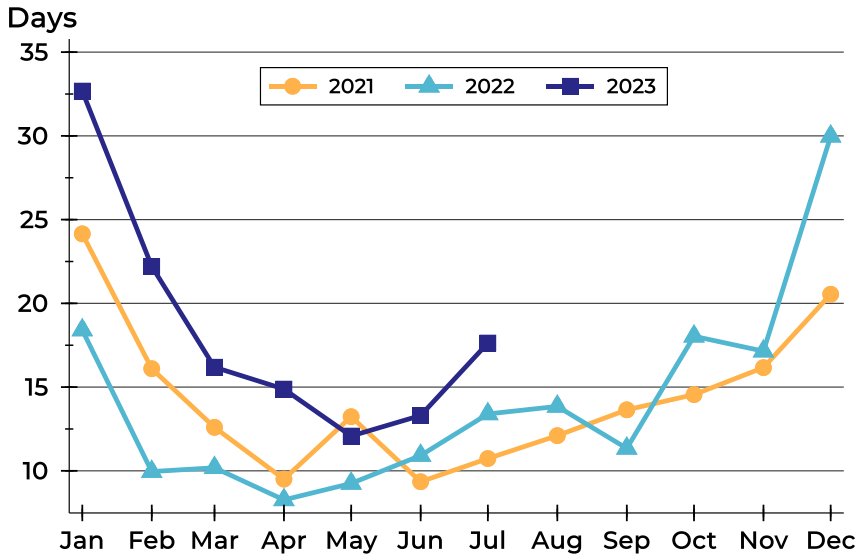
Month	2021	2022	2023
January	156,900	149,450	<b>169,500</b>
February	174,000	165,000	<b>179,900</b>
March	159,450	174,999	<b>189,900</b>
April	159,900	200,000	<b>197,450</b>
May	175,000	199,950	<b>200,000</b>
June	175,000	199,900	<b>216,000</b>
July	188,000	195,000	<b>195,000</b>
August	169,900	187,500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





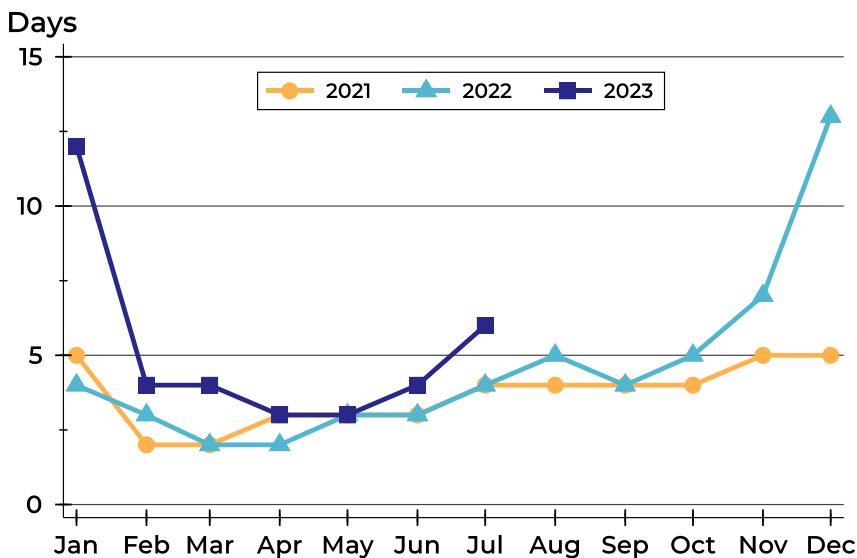
## Shawnee County Pending Contracts Analysis

### Average DOM



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

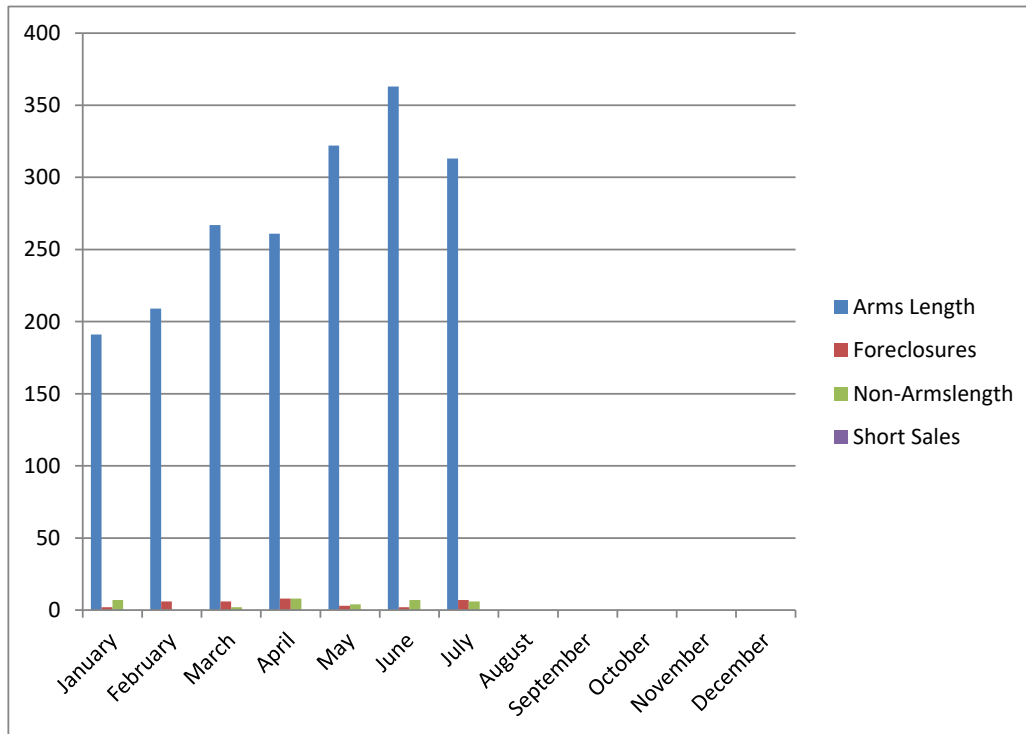
### Median DOM



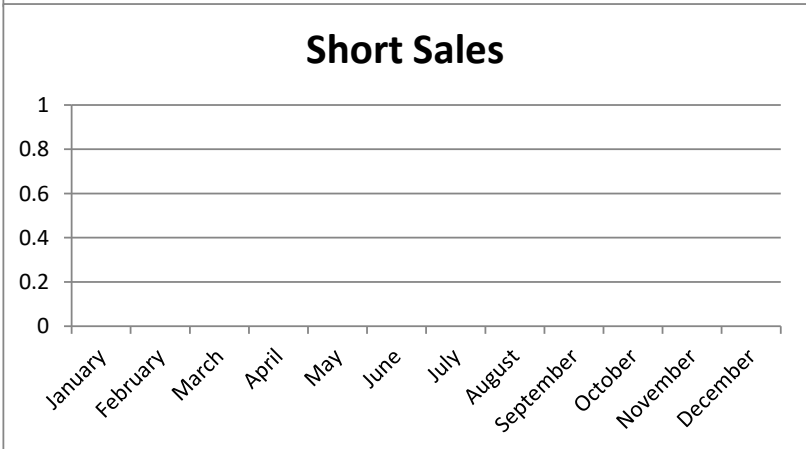
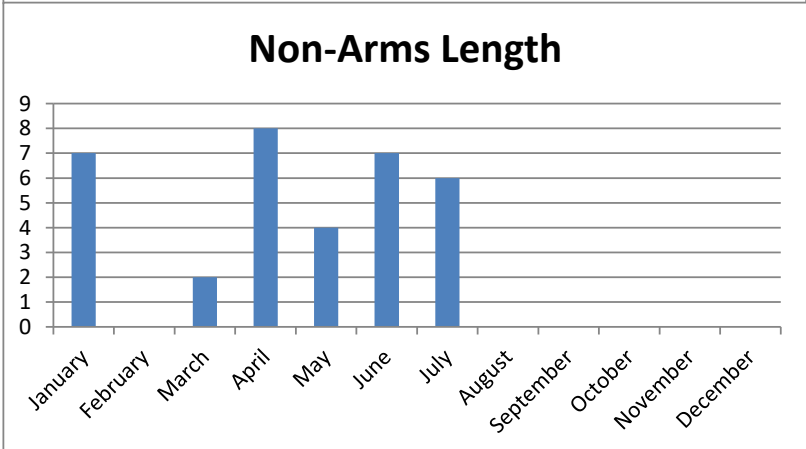
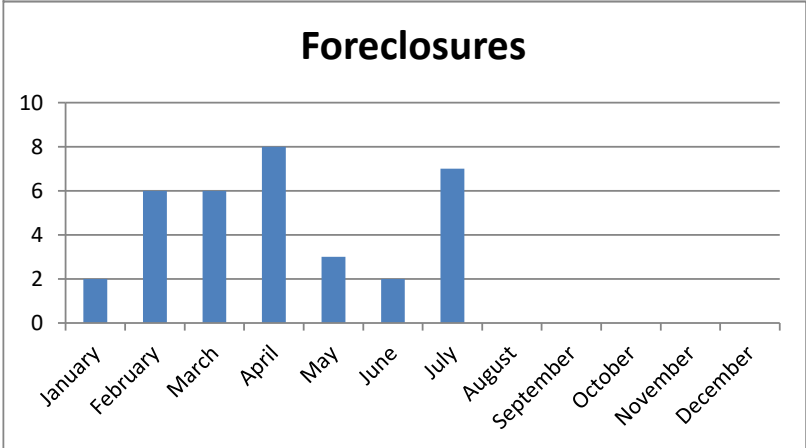
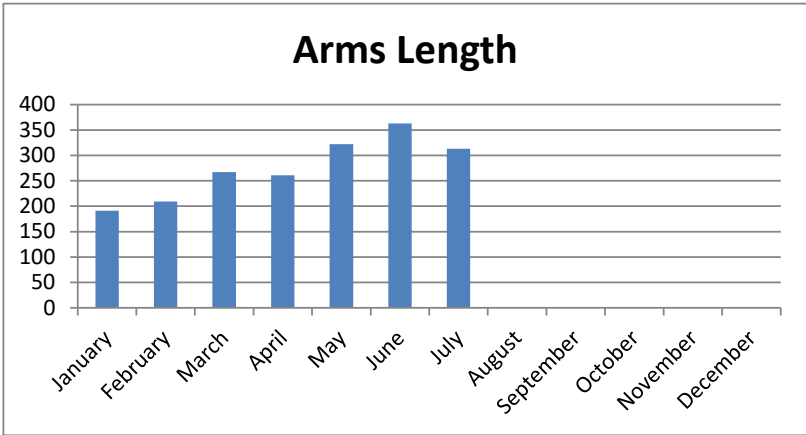
Month	2021	2022	2023
January	5	4	<b>12</b>
February	2	3	<b>4</b>
March	2	2	<b>4</b>
April	3	2	<b>3</b>
May	3	3	<b>3</b>
June	3	3	<b>4</b>
July	4	4	<b>6</b>
August	4	5	
September	4	4	
October	4	5	
November	5	7	
December	5	13	

## Sunflower Multiple Listing Service July 2023 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	200	191	2	7	0	2	1%
February	215	209	6	0	0	6	3%
March	275	267	6	2	0	6	2%
April	277	261	8	8	0	8	3%
May	329	322	3	4	0	3	1%
June	372	363	2	7	0	2	1%
July	326	313	7	6	0	7	2%
August							
September							
October							
November							
December							
<b>YTD Totals</b>	<b>1994</b>	<b>1926</b>	<b>34</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>2%</b>



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



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

July 2023																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020	
\$1-\$29,999	10	4	6	3	8	5	5						41	58	71	79	
\$30,000-\$39,999	7	5	6	5	2	6	4						35	36	43	63	
\$40,000-\$49,999	12	5	2	9	3	4	1						36	37	64	78	
\$50,000-\$59,999	8	7	11	13	7	13	5						64	58	69	84	
\$60,000-\$69,999	6	11	13	15	13	8	4						70	82	82	110	
\$70,000-\$79,999	6	5	7	9	16	6	10						59	74	88	99	
\$80,000-\$89,999	5	9	9	10	7	11	8						59	85	101	105	
\$90,000-\$99,999	14	12	15	11	12	9	5						78	73	99	91	
\$100,000-\$119,999	9	18	19	13	18	23	18						118	140	175	170	
\$120,000-\$139,999	21	13	20	18	27	23	32						154	206	201	262	
\$140,000-\$159,999	16	13	26	19	26	33	17						150	169	200	177	
\$160,000-\$179,999	15	18	23	27	19	26	30						158	155	190	186	
\$180,000-\$199,999	16	16	14	18	22	21	18						125	148	174	152	
\$200,000-\$249,999	27	20	48	43	50	50	50						288	312	321	261	
\$250,000-\$299,999	14	31	22	32	32	45	34						210	242	203	147	
\$300,000-\$399,999	20	19	23	28	44	55	49						238	227	225	156	
\$400,000-\$499,999	6	10	8	12	15	22	22						95	118	79	56	
\$500,000 or more	3	5	12	4	22	15	18						79	91	47	0	
<b>TOTALS</b>	<b>215</b>	<b>221</b>	<b>284</b>	<b>289</b>	<b>343</b>	<b>375</b>	<b>330</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2057</b>	<b>2311</b>	<b>2432</b>	<b>2276</b>	



**July  
2023**

# Sunflower MLS Statistics



## Topeka MSA & Douglas County Housing Report



### Market Overview

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

Total home sales in the Topeka MSA & Douglas County fell last month to 263 units, compared to 357 units in July 2022. Total sales volume was \$63.5 million, down from a year earlier.

The median sale price in July was \$222,500, up from \$195,500 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of July was 247 units, up from 214 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 July was \$279,900.

During July, a total of 244 contracts were written down from 305 in July 2022. At the end of the month, there were 268 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Topeka MSA & Douglas County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>263</b>	<b>357</b>	<b>363</b>	<b>1,628</b>	<b>1,900</b>	<b>1,967</b>
Change from prior year		-26.3%	-1.7%	0.3%	-14.3%	-3.4%	3.0%
<b>Active Listings</b>		<b>247</b>	<b>214</b>	<b>247</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		15.4%	-13.4%	-13.0%			
<b>Months' Supply</b>		<b>1.0</b>	<b>0.8</b>	<b>0.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		25.0%	0.0%	-27.3%			
<b>New Listings</b>		<b>295</b>	<b>337</b>	<b>393</b>	<b>1,904</b>	<b>2,191</b>	<b>2,369</b>
Change from prior year		-12.5%	-14.2%	-1.5%	-13.1%	-7.5%	0.3%
<b>Contracts Written</b>		<b>244</b>	<b>305</b>	<b>317</b>	<b>1,714</b>	<b>2,003</b>	<b>2,131</b>
Change from prior year		-20.0%	-3.8%	-11.7%	-14.4%	-6.0%	-0.2%
<b>Pending Contracts</b>		<b>268</b>	<b>313</b>	<b>376</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-14.4%	-16.8%	-10.3%			
<b>Sales Volume (1,000s)</b>		<b>63,494</b>	<b>78,788</b>	<b>71,726</b>	<b>352,512</b>	<b>399,601</b>	<b>366,911</b>
Change from prior year		-19.4%	9.8%	15.3%	-11.8%	8.9%	16.5%
Average	<b>Sale Price</b>	<b>241,421</b>	<b>220,695</b>	<b>197,593</b>	<b>216,531</b>	<b>210,316</b>	<b>186,533</b>
	Change from prior year	9.4%	11.7%	15.0%	3.0%	12.8%	13.1%
	<b>List Price of Actives</b>	<b>316,123</b>	<b>289,675</b>	<b>224,797</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.1%	28.9%	-1.2%			
	<b>Days on Market</b>	<b>18</b>	<b>10</b>	<b>11</b>	<b>19</b>	<b>14</b>	<b>15</b>
Change from prior year	80.0%	-9.1%	-47.6%	35.7%	-6.7%	-51.6%	
	<b>Percent of List</b>	<b>100.3%</b>	<b>101.6%</b>	<b>101.9%</b>	<b>99.9%</b>	<b>101.4%</b>	<b>100.8%</b>
Change from prior year		-1.3%	-0.3%	2.7%	-1.5%	0.6%	2.8%
	<b>Percent of Original</b>	<b>99.0%</b>	<b>100.7%</b>	<b>101.2%</b>	<b>98.5%</b>	<b>100.4%</b>	<b>100.2%</b>
Change from prior year		-1.7%	-0.5%	2.8%	-1.9%	0.2%	3.7%
Median	<b>Sale Price</b>	<b>222,500</b>	<b>195,500</b>	<b>170,000</b>	<b>185,000</b>	<b>182,250</b>	<b>165,000</b>
	Change from prior year	13.8%	15.0%	13.3%	1.5%	10.5%	15.4%
	<b>List Price of Actives</b>	<b>279,900</b>	<b>209,950</b>	<b>179,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	33.3%	16.7%	6.5%			
	<b>Days on Market</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>3</b>
Change from prior year	33.3%	0.0%	-25.0%	33.3%	0.0%	-66.7%	
	<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year		0.0%	-0.4%	0.4%	0.0%	0.0%	0.0%
	<b>Percent of Original</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.3%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year		0.0%	-0.3%	0.3%	0.0%	0.0%	1.1%

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



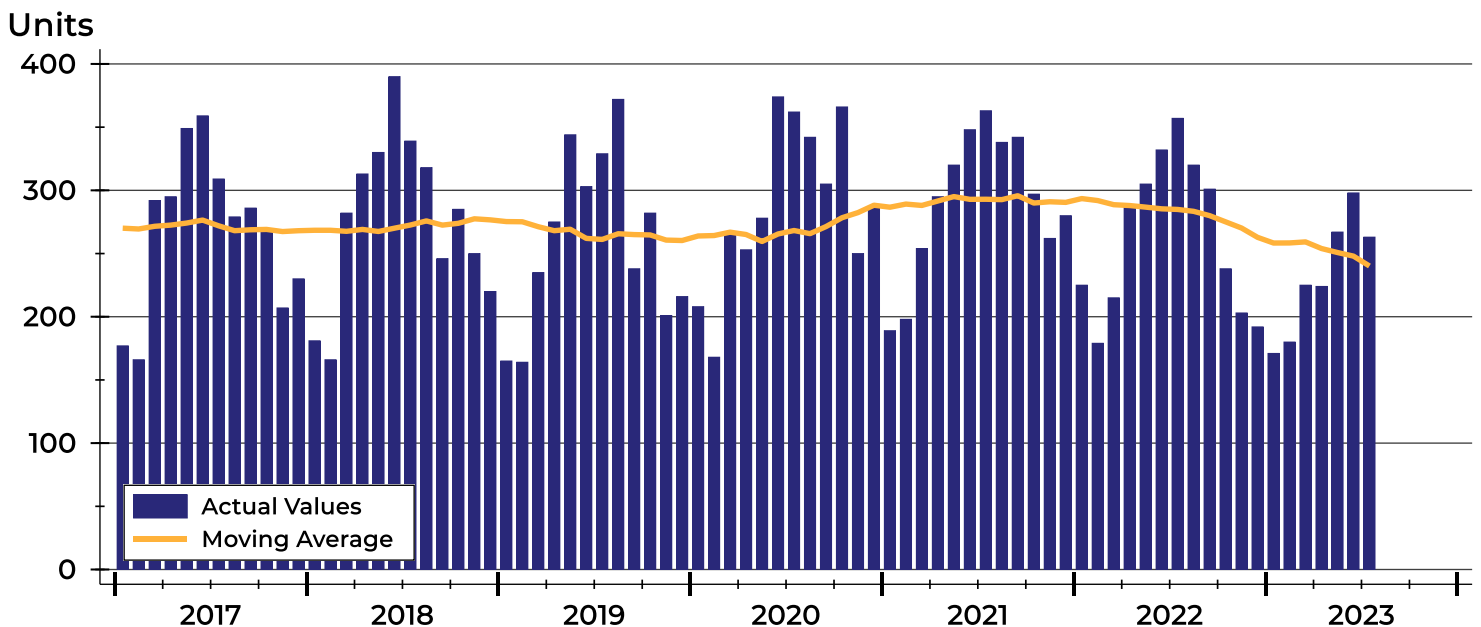
# Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		263	357	-26.3%	1,628	1,900	-14.3%
Volume (1,000s)		63,494	78,788	-19.4%	352,512	399,601	-11.8%
Months' Supply		1.0	0.8	25.0%	N/A	N/A	N/A
Average	Sale Price	241,421	220,695	9.4%	216,531	210,316	3.0%
	Days on Market	18	10	80.0%	19	14	35.7%
	Percent of List	100.3%	101.6%	-1.3%	99.9%	101.4%	-1.5%
	Percent of Original	99.0%	100.7%	-1.7%	98.5%	100.4%	-1.9%
Median	Sale Price	222,500	195,500	13.8%	185,000	182,250	1.5%
	Days on Market	4	3	33.3%	4	3	33.3%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 263 homes sold in the Topeka MSA & Douglas County in July, down from 357 units in July 2022. Total sales volume fell to \$63.5 million compared to \$78.8 million in the previous year.

The median sales price in July was \$222,500, up 13.8% compared to the prior year. Median days on market was 4 days, up from 3 days in June, and up from 3 in July 2022.

## History of Closed Listings





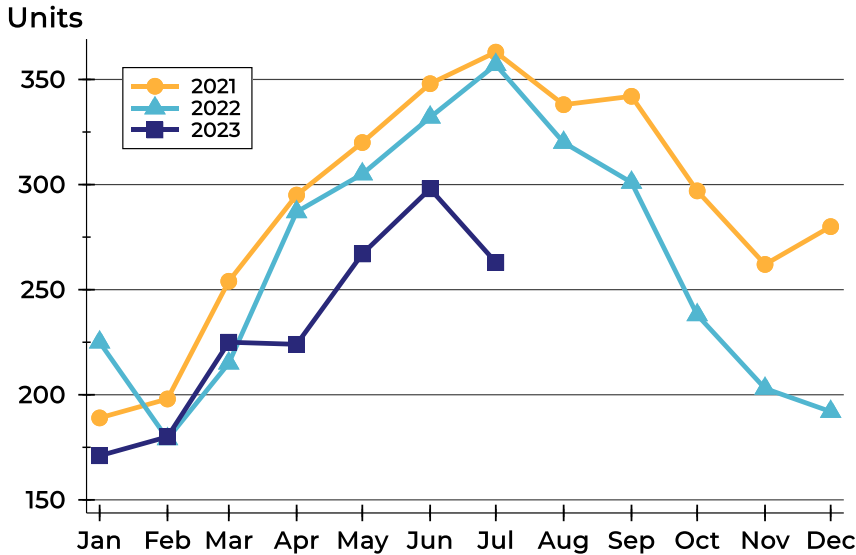
**July  
2023**

# Sunflower MLS Statistics



## Topeka MSA & Douglas County Closed Listings Analysis

### Closed Listings by Month



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

### Closed Listings by Price Range

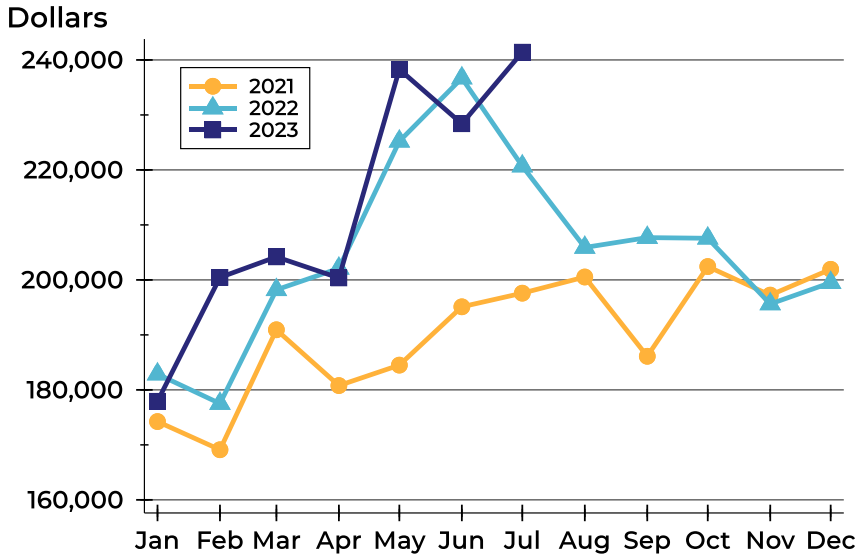
Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.1%	0.4	15,767	16,000	12	0	100.8%	100.0%	92.5%	95.9%
\$25,000-\$49,999	1	0.4%	0.6	30,000	30,000	11	11	78.9%	78.9%	78.9%	78.9%
\$50,000-\$99,999	25	9.5%	0.7	77,266	77,700	23	8	95.4%	100.0%	93.9%	96.1%
\$100,000-\$124,999	17	6.5%	0.7	113,801	113,000	14	2	97.8%	100.0%	96.6%	100.0%
\$125,000-\$149,999	25	9.5%	0.4	133,901	132,500	5	2	103.7%	101.9%	103.9%	101.9%
\$150,000-\$174,999	26	9.9%	0.7	165,507	168,500	15	2	103.0%	101.8%	101.6%	101.8%
\$175,000-\$199,999	21	8.0%	0.4	184,548	182,000	14	3	102.2%	100.0%	101.2%	100.0%
\$200,000-\$249,999	40	15.2%	0.8	226,145	225,000	12	3	101.0%	100.0%	99.9%	100.0%
\$250,000-\$299,999	27	10.3%	1.2	271,800	275,000	23	9	100.8%	100.0%	99.1%	100.0%
\$300,000-\$399,999	46	17.5%	1.6	337,116	337,500	22	6	99.1%	100.0%	97.7%	100.0%
\$400,000-\$499,999	19	7.2%	2.7	440,746	439,900	39	6	100.0%	100.0%	97.8%	100.0%
\$500,000-\$749,999	12	4.6%	4.2	571,492	550,000	11	5	101.1%	100.0%	100.2%	100.0%
\$750,000-\$999,999	1	0.4%	3.2	900,000	900,000	0	0	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





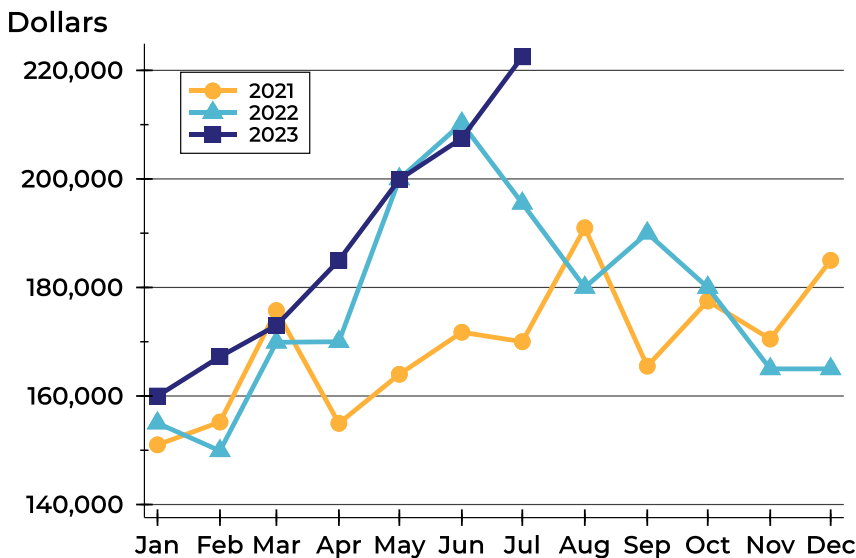
## Topeka MSA & Douglas County Closed Listings Analysis

### Average Price



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

### Median Price

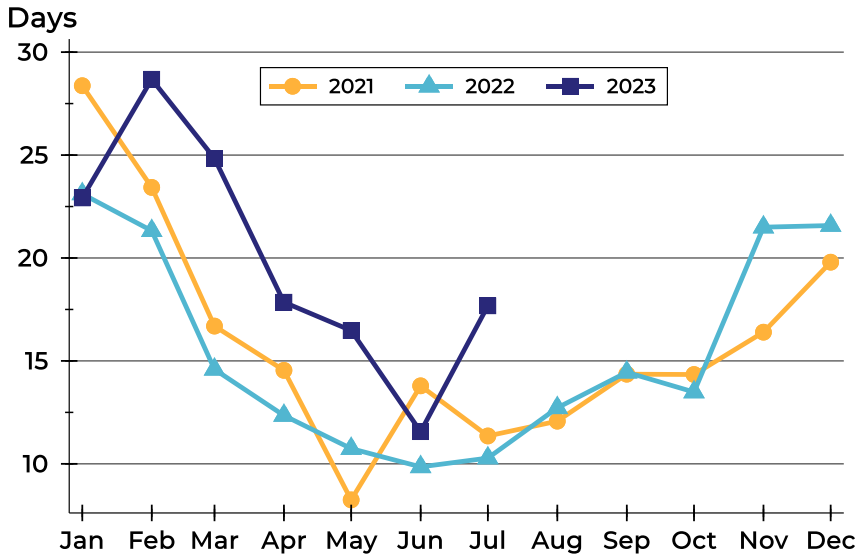


Month	2021	2022	2023
<b>January</b>	151,000	155,000	<b>160,000</b>
<b>February</b>	155,213	149,900	<b>167,250</b>
<b>March</b>	175,750	169,900	<b>173,000</b>
<b>April</b>	154,960	170,001	<b>185,000</b>
<b>May</b>	164,000	200,000	<b>199,900</b>
<b>June</b>	171,750	210,250	<b>207,500</b>
<b>July</b>	170,000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



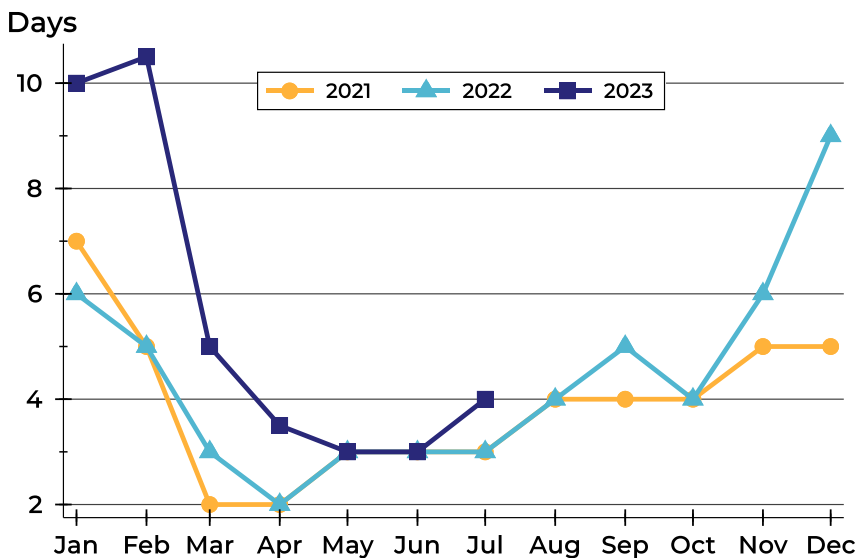
## Topeka MSA & Douglas County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



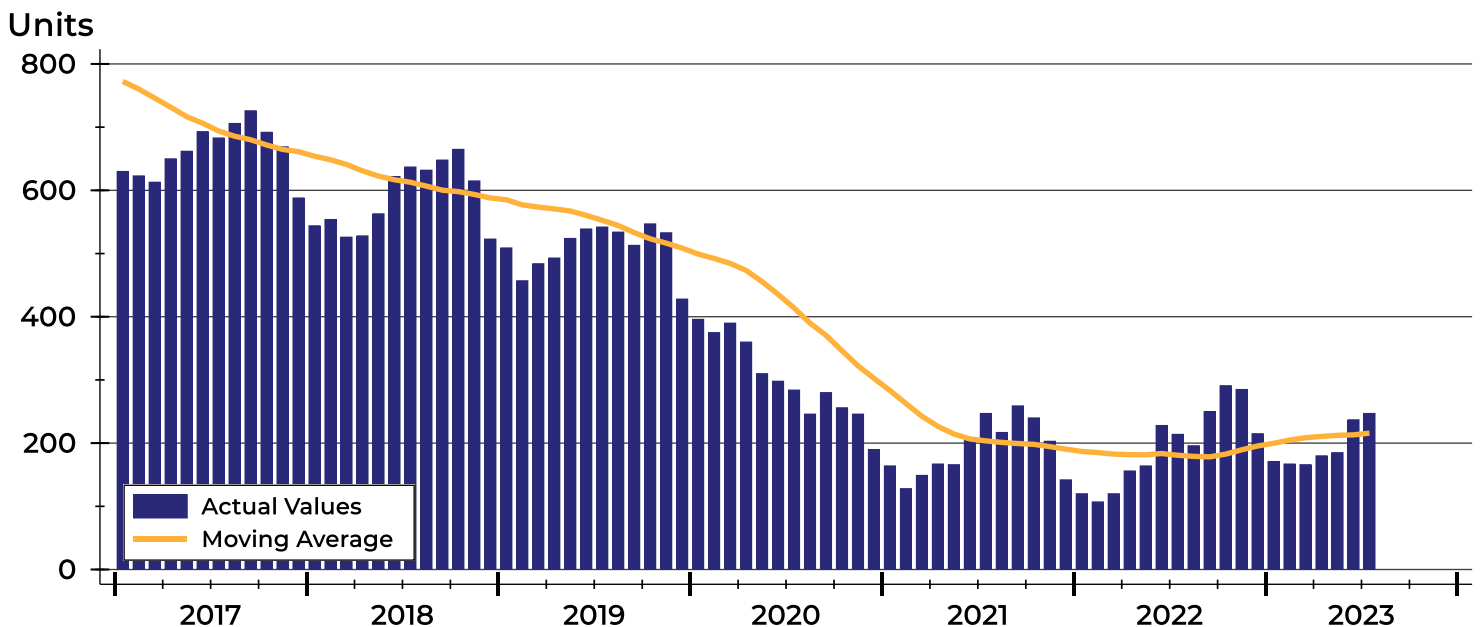
# Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		247	214	15.4%
Volume (1,000s)		78,082	61,990	26.0%
Months' Supply		1.0	0.8	25.0%
Average	List Price	316,123	289,675	9.1%
	Days on Market	47	44	6.8%
	Percent of Original	97.2%	96.4%	0.8%
Median	List Price	279,900	209,950	33.3%
	Days on Market	32	29	10.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 247 homes were available for sale in the Topeka MSA & Douglas County at the end of July. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$279,900, up 33.3% from 2022. The typical time on market for active listings was 32 days, up from 29 days a year earlier.

## History of Active Listings





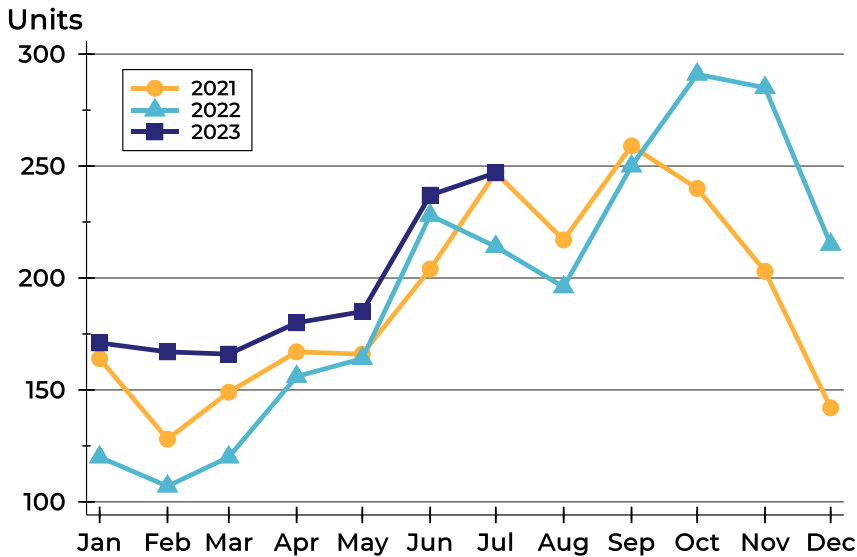
**July  
2023**

# Sunflower MLS Statistics



## Topeka MSA & Douglas County Active Listings Analysis

### Active Listings by Month



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

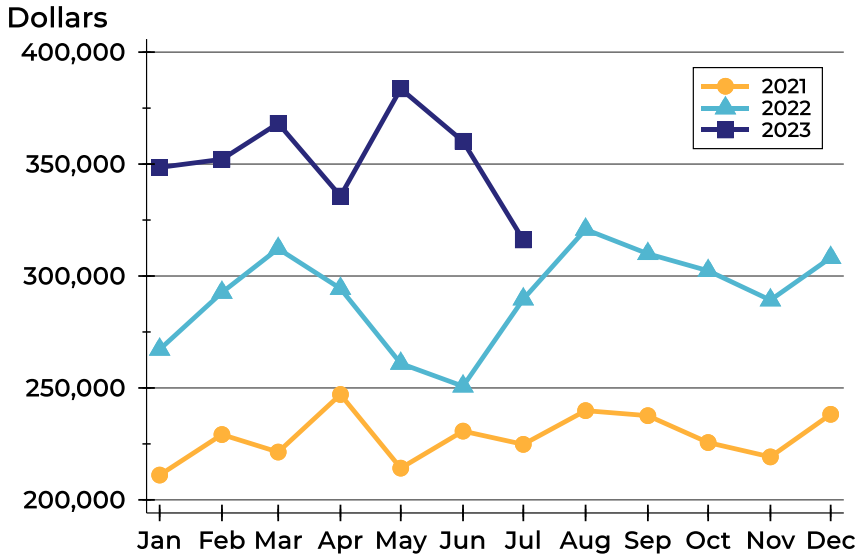
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.4%	0.4	3,000	3,000	66	66	90.9%	90.9%
\$25,000-\$49,999	5	2.0%	0.6	39,180	38,000	73	94	88.9%	100.0%
\$50,000-\$99,999	26	10.5%	0.7	73,371	73,475	50	42	95.6%	100.0%
\$100,000-\$124,999	12	4.9%	0.7	113,650	115,000	28	24	98.4%	100.0%
\$125,000-\$149,999	9	3.6%	0.4	142,189	144,900	12	4	97.5%	100.0%
\$150,000-\$174,999	17	6.9%	0.7	163,046	160,000	20	14	99.1%	100.0%
\$175,000-\$199,999	9	3.6%	0.4	181,065	180,000	29	8	98.0%	100.0%
\$200,000-\$249,999	27	10.9%	0.8	231,258	229,900	38	18	97.2%	100.0%
\$250,000-\$299,999	30	12.1%	1.2	278,113	275,750	29	25	97.0%	99.5%
\$300,000-\$399,999	44	17.8%	1.6	353,252	350,000	43	30	98.2%	100.0%
\$400,000-\$499,999	32	13.0%	2.7	461,597	464,950	89	69	96.8%	98.4%
\$500,000-\$749,999	29	11.7%	4.2	616,466	599,900	60	46	97.3%	100.0%
\$750,000-\$999,999	4	1.6%	3.2	865,444	848,889	83	80	99.1%	100.0%
\$1,000,000 and up	2	0.8%	6.0	1,345,000	1,345,000	114	114	100.0%	100.0%



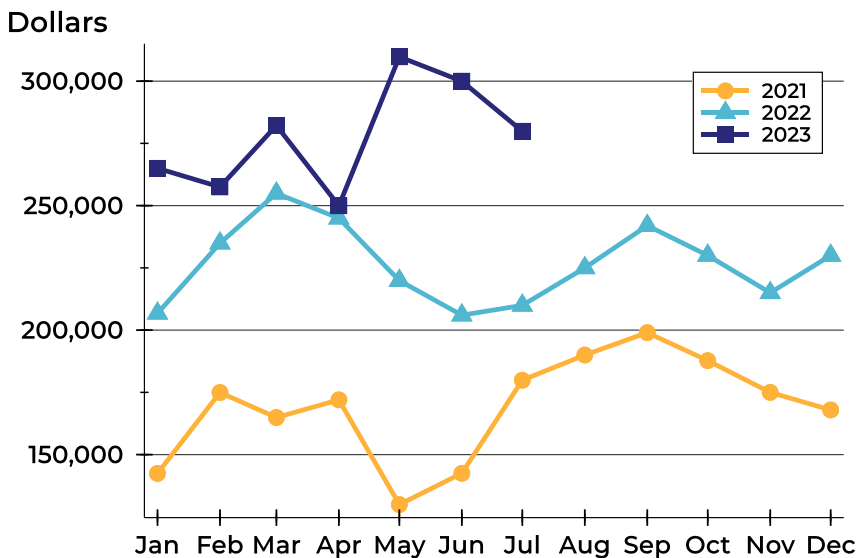
# Topeka MSA & Douglas County Active Listings Analysis

## Average Price



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

## Median Price

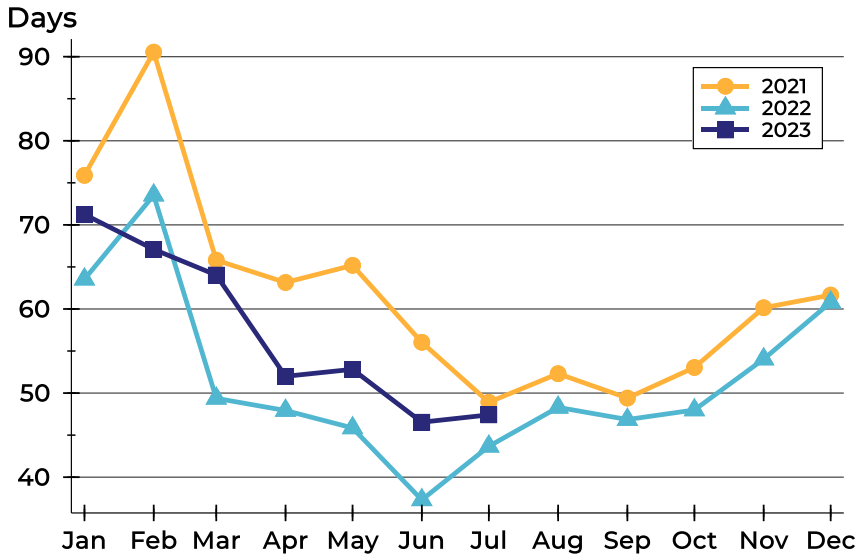


Month	2021	2022	2023
January	142,450	206,750	<b>265,000</b>
February	174,950	234,900	<b>257,500</b>
March	164,900	254,950	<b>282,200</b>
April	172,000	244,950	<b>249,950</b>
May	129,950	219,900	<b>309,777</b>
June	142,500	206,000	<b>300,000</b>
July	179,900	209,950	<b>279,900</b>
August	190,000	225,000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



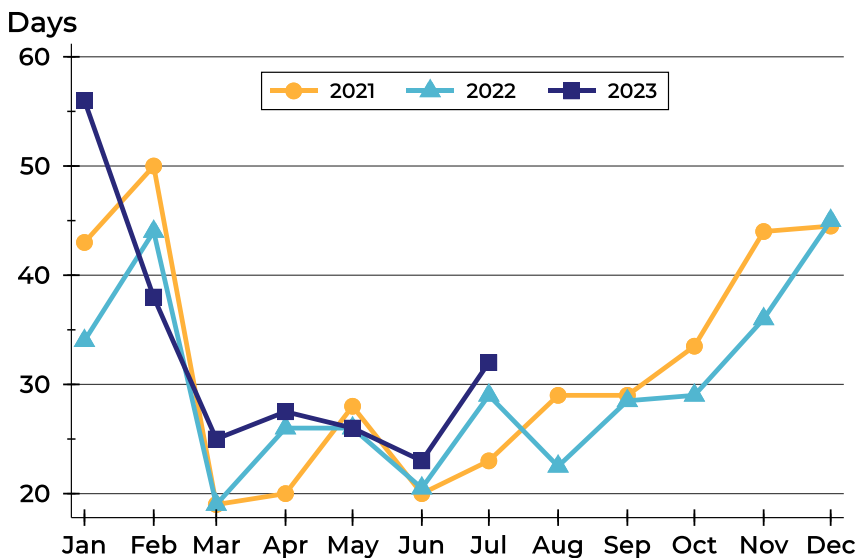
## Topeka MSA & Douglas County Active Listings Analysis

### Average DOM



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

### Median DOM

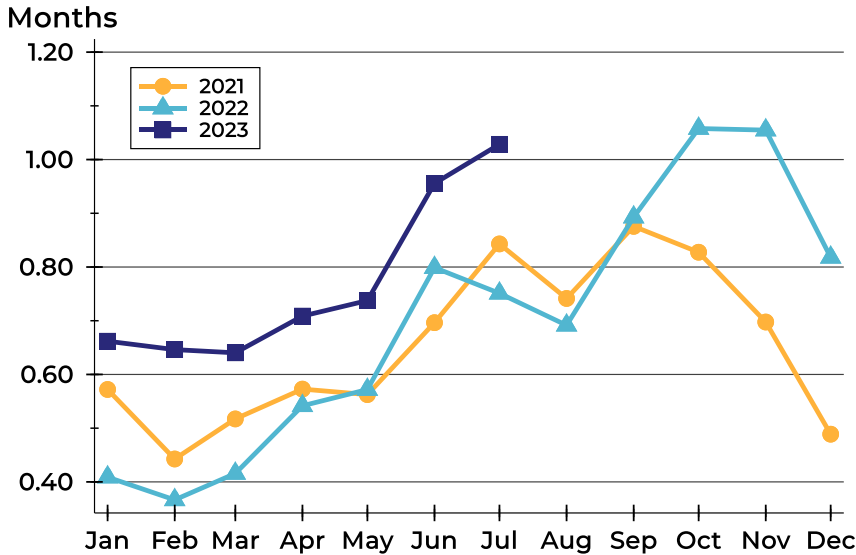


Month	2021	2022	2023
January	43	34	<b>56</b>
February	50	44	<b>38</b>
March	19	19	<b>25</b>
April	20	26	<b>28</b>
May	28	26	<b>26</b>
June	20	21	<b>23</b>
July	23	29	<b>32</b>
August	29	23	
September	29	29	
October	34	29	
November	44	36	
December	45	45	



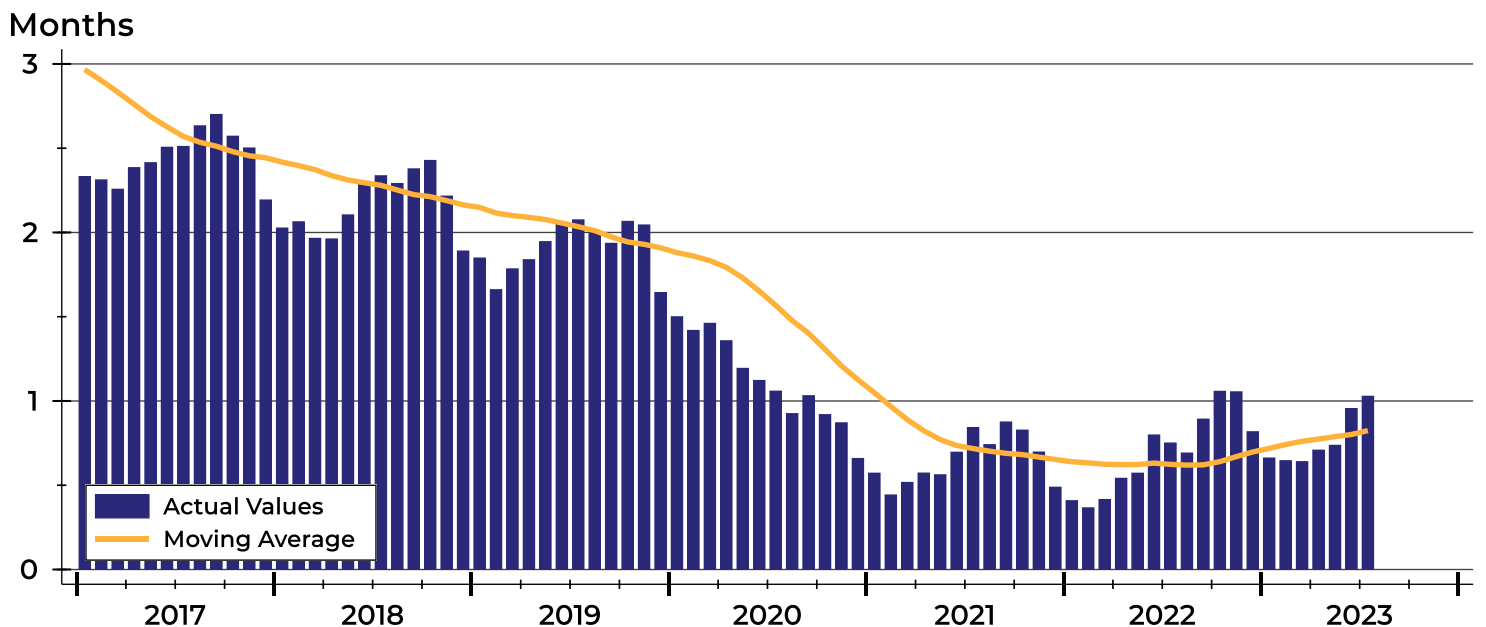
# Topeka MSA & Douglas County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	<b>0.7</b>
February	0.4	0.4	<b>0.6</b>
March	0.5	0.4	<b>0.6</b>
April	0.6	0.5	<b>0.7</b>
May	0.6	0.6	<b>0.7</b>
June	0.7	0.8	<b>1.0</b>
July	0.8	0.8	<b>1.0</b>
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





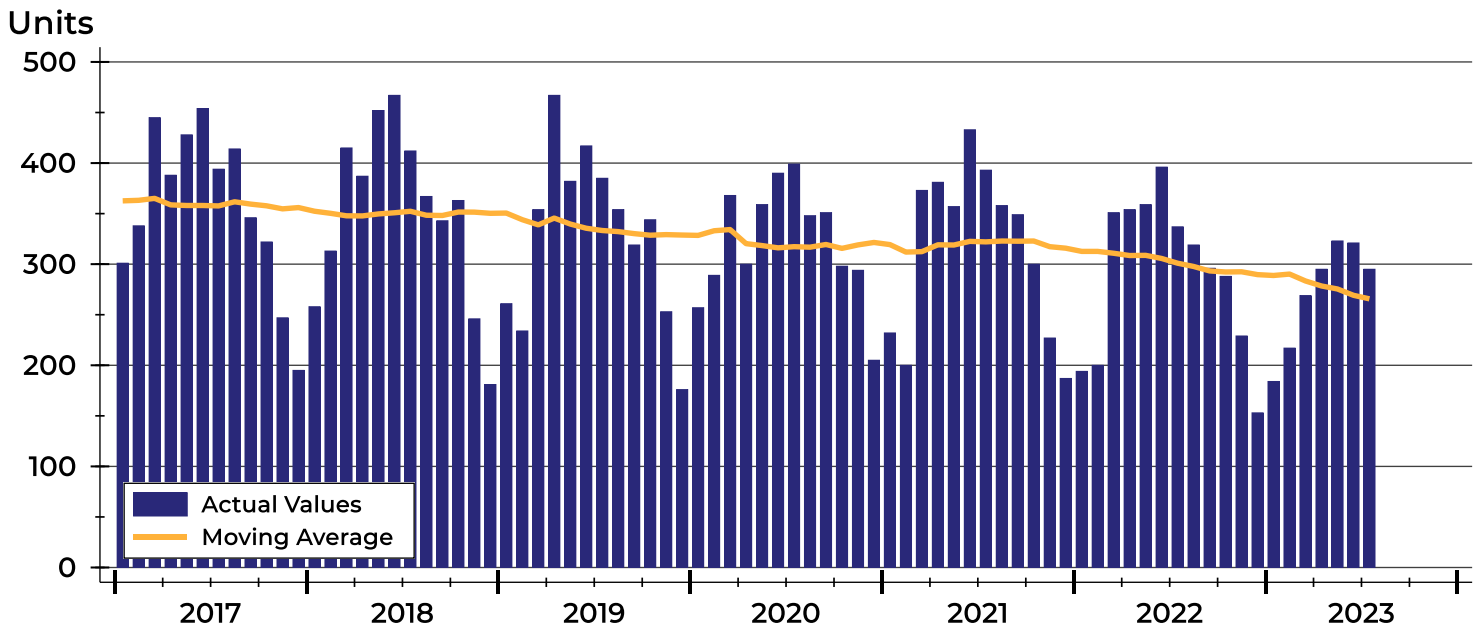
# Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	295	337	-12.5%
	Volume (1,000s)	68,991	76,888	-10.3%
	Average List Price	233,867	228,155	2.5%
	Median List Price	195,000	185,000	5.4%
Year-to-Date	New Listings	1,904	2,191	-13.1%
	Volume (1,000s)	443,022	480,443	-7.8%
	Average List Price	232,679	219,280	6.1%
	Median List Price	199,000	185,000	7.6%

A total of 295 new listings were added in the Topeka MSA & Douglas County during July, down 12.5% from the same month in 2022. Year-to-date the Topeka MSA & Douglas County has seen 1,904 new listings.

The median list price of these homes was \$195,000 up from \$185,000 in 2022.

## History of New Listings

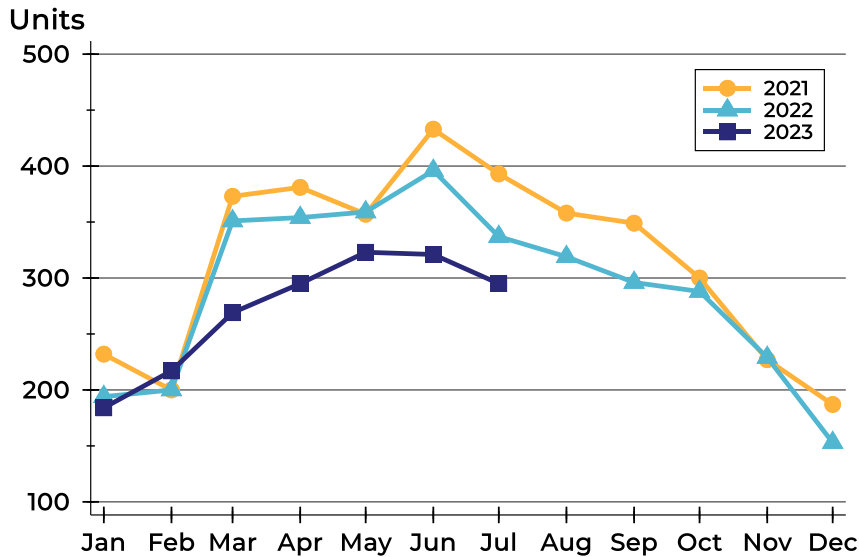






## Topeka MSA & Douglas County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	232	194	<b>184</b>
<b>February</b>	200	200	<b>217</b>
<b>March</b>	373	351	<b>269</b>
<b>April</b>	381	354	<b>295</b>
<b>May</b>	357	359	<b>323</b>
<b>June</b>	433	396	<b>321</b>
<b>July</b>	393	337	<b>295</b>
<b>August</b>	358	319	
<b>September</b>	349	296	
<b>October</b>	300	288	
<b>November</b>	227	229	
<b>December</b>	187	153	

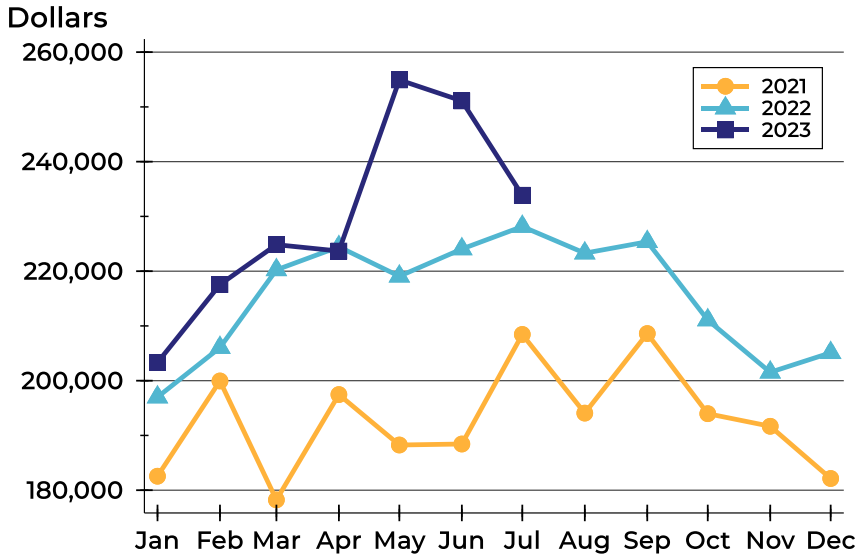
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.3%	15,000	15,000	0	0	106.7%	106.7%
\$25,000-\$49,999	7	2.4%	43,693	48,000	7	7	102.0%	100.0%
\$50,000-\$99,999	38	12.9%	79,030	80,000	9	7	99.7%	100.0%
\$100,000-\$124,999	22	7.5%	114,234	115,000	8	4	99.7%	100.0%
\$125,000-\$149,999	19	6.4%	138,600	140,000	7	4	98.9%	100.0%
\$150,000-\$174,999	34	11.5%	162,888	162,250	9	8	99.7%	100.0%
\$175,000-\$199,999	33	11.2%	186,997	185,000	6	3	99.7%	100.0%
\$200,000-\$249,999	36	12.2%	231,496	230,000	13	7	99.0%	100.0%
\$250,000-\$299,999	33	11.2%	275,804	275,000	11	6	97.7%	100.0%
\$300,000-\$399,999	41	13.9%	345,974	349,000	14	10	99.5%	100.0%
\$400,000-\$499,999	13	4.4%	446,578	439,900	10	7	99.4%	100.0%
\$500,000-\$749,999	17	5.8%	619,847	599,900	15	18	98.5%	100.0%
\$750,000-\$999,999	1	0.3%	847,777	847,777	12	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



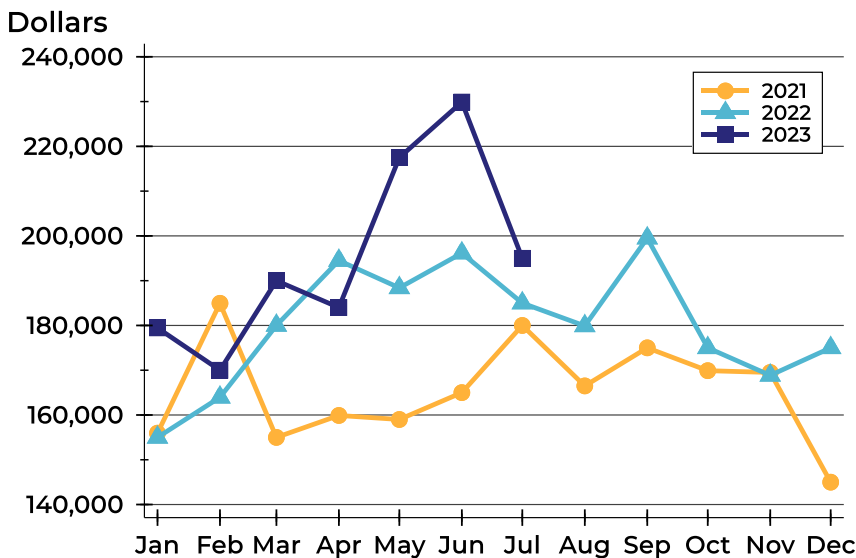
# Topeka MSA & Douglas County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	182,559	196,996	<b>203,311</b>
February	199,950	206,048	<b>217,557</b>
March	178,234	220,237	<b>224,845</b>
April	197,469	224,448	<b>223,680</b>
May	188,257	219,072	<b>254,927</b>
June	188,439	224,050	<b>251,096</b>
July	208,445	228,155	<b>233,867</b>
August	194,080	223,292	
September	208,605	225,374	
October	193,974	211,083	
November	191,675	201,540	
December	182,140	205,100	

## Median Price



Month	2021	2022	2023
January	155,950	155,000	<b>179,450</b>
February	184,950	163,950	<b>170,000</b>
March	155,000	180,000	<b>190,000</b>
April	159,900	194,500	<b>184,000</b>
May	159,000	188,400	<b>217,500</b>
June	165,000	196,150	<b>229,900</b>
July	180,000	185,000	<b>195,000</b>
August	166,500	179,900	
September	175,000	199,500	
October	169,900	175,000	
November	169,500	168,850	
December	145,000	175,000	



**July  
2023**

# Sunflower MLS Statistics



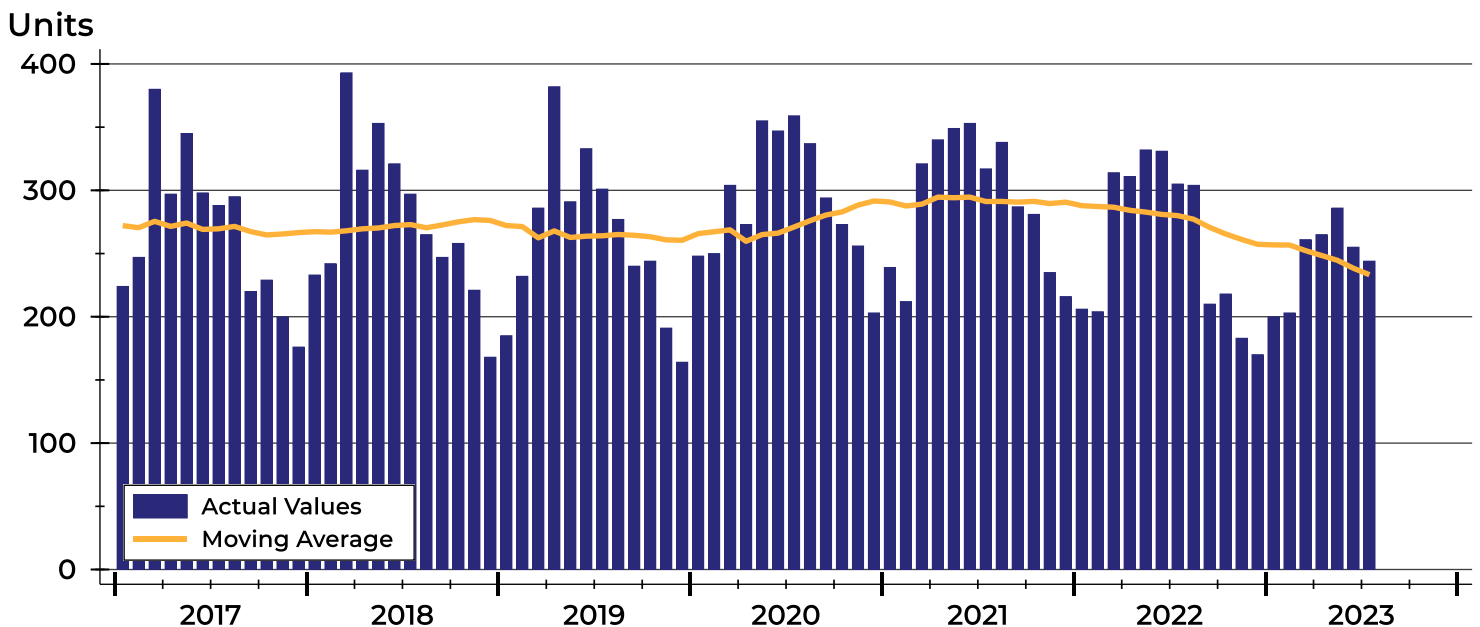
## Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		<b>244</b>	305	-20.0%	<b>1,714</b>	2,003	-14.4%
Volume (1,000s)		<b>55,374</b>	61,938	-10.6%	<b>378,835</b>	419,929	-9.8%
Average	Sale Price	<b>226,941</b>	203,075	11.8%	<b>221,024</b>	209,650	5.4%
	Days on Market	<b>17</b>	13	30.8%	<b>18</b>	12	50.0%
	Percent of Original	<b>99.2%</b>	98.1%	1.1%	<b>99.0%</b>	100.5%	-1.5%
Median	Sale Price	<b>189,250</b>	183,000	3.4%	<b>189,900</b>	180,000	5.5%
	Days on Market	<b>5</b>	5	0.0%	<b>4</b>	3	33.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 244 contracts for sale were written in the Topeka MSA & Douglas County during the month of July, down from 305 in 2022. The median list price of these homes was \$189,250, up from \$183,000 the prior year.

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

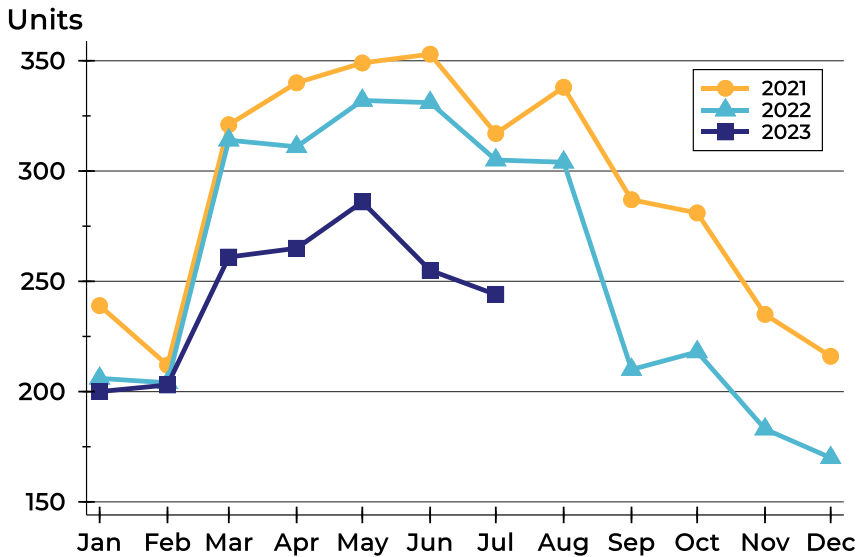
## History of Contracts Written





## Topeka MSA & Douglas County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
<b>January</b>	239	206	<b>200</b>
<b>February</b>	212	204	<b>203</b>
<b>March</b>	321	314	<b>261</b>
<b>April</b>	340	311	<b>265</b>
<b>May</b>	349	332	<b>286</b>
<b>June</b>	353	331	<b>255</b>
<b>July</b>	317	305	<b>244</b>
<b>August</b>	338	304	
<b>September</b>	287	210	
<b>October</b>	281	218	
<b>November</b>	235	183	
<b>December</b>	216	170	

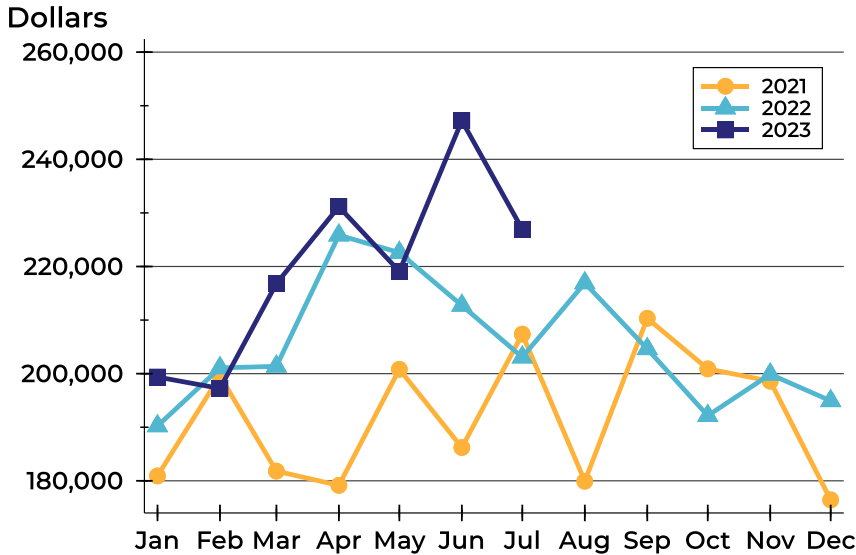
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	15,000	15,000	18	18	90.8%	90.8%
\$25,000-\$49,999	6	2.5%	42,975	44,000	5	5	102.4%	100.0%
\$50,000-\$99,999	30	12.3%	80,398	81,000	16	5	100.5%	100.0%
\$100,000-\$124,999	21	8.6%	114,764	115,000	10	4	99.8%	100.0%
\$125,000-\$149,999	23	9.4%	135,970	135,000	10	5	99.2%	100.0%
\$150,000-\$174,999	24	9.8%	162,115	162,250	7	2	100.5%	100.0%
\$175,000-\$199,999	30	12.3%	187,547	188,250	7	3	99.5%	100.0%
\$200,000-\$249,999	22	9.0%	223,461	229,950	15	6	99.7%	100.0%
\$250,000-\$299,999	26	10.7%	275,972	275,500	14	7	98.0%	100.0%
\$300,000-\$399,999	32	13.1%	345,370	349,000	17	7	98.6%	100.0%
\$400,000-\$499,999	16	6.6%	438,066	439,900	67	36	98.1%	99.0%
\$500,000-\$749,999	11	4.5%	608,355	575,000	42	13	96.6%	100.0%
\$750,000-\$999,999	1	0.4%	774,995	774,995	34	34	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



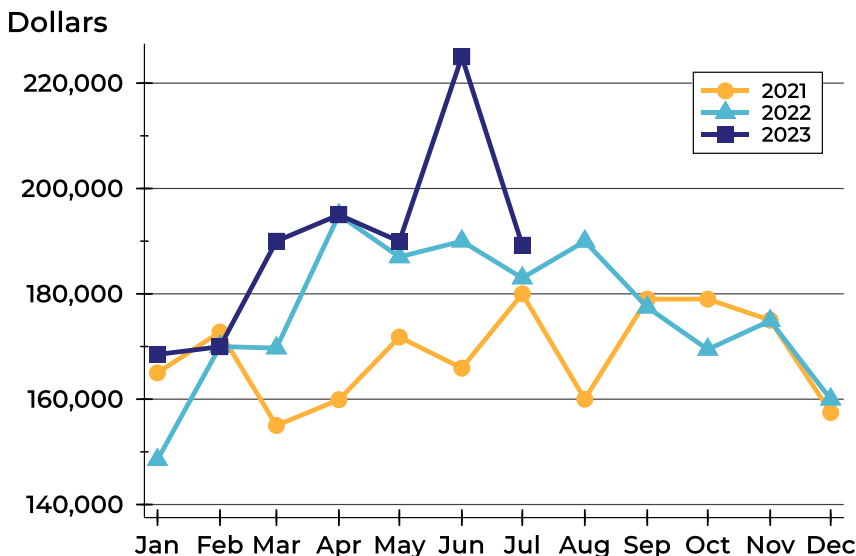
## Topeka MSA & Douglas County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	180,913	190,241	<b>199,372</b>
<b>February</b>	199,587	201,076	<b>197,245</b>
<b>March</b>	181,815	201,369	<b>216,818</b>
<b>April</b>	179,154	225,842	<b>231,165</b>
<b>May</b>	200,824	222,595	<b>219,087</b>
<b>June</b>	186,220	212,732	<b>247,210</b>
<b>July</b>	207,376	203,075	<b>226,941</b>
<b>August</b>	179,926	216,919	
<b>September</b>	210,326	204,632	
<b>October</b>	200,894	192,159	
<b>November</b>	198,600	199,883	
<b>December</b>	176,447	194,924	

### Median Price

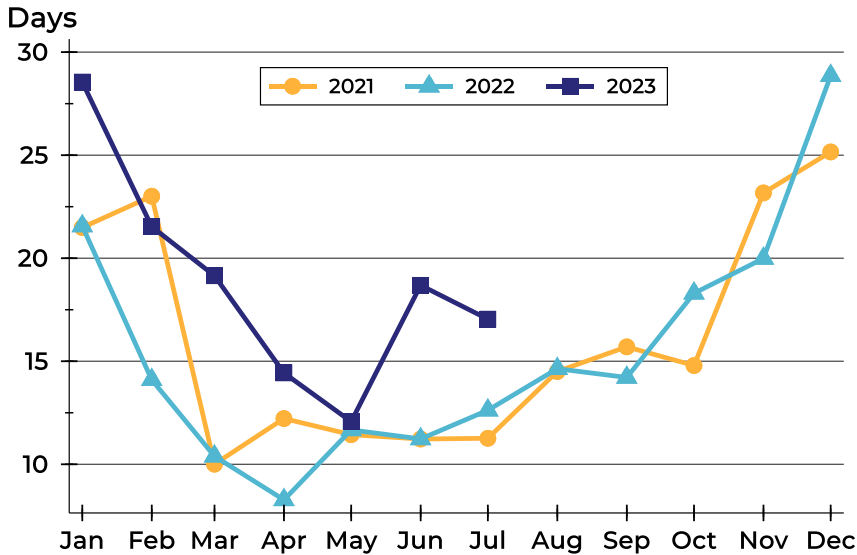


Month	2021	2022	2023
<b>January</b>	164,995	148,500	<b>168,500</b>
<b>February</b>	172,750	170,000	<b>169,950</b>
<b>March</b>	155,000	169,700	<b>190,000</b>
<b>April</b>	159,900	195,000	<b>195,000</b>
<b>May</b>	171,800	187,000	<b>189,950</b>
<b>June</b>	165,900	190,000	<b>225,000</b>
<b>July</b>	180,000	183,000	<b>189,250</b>
<b>August</b>	160,000	189,975	
<b>September</b>	179,000	177,450	
<b>October</b>	179,000	169,450	
<b>November</b>	175,000	174,900	
<b>December</b>	157,475	160,000	



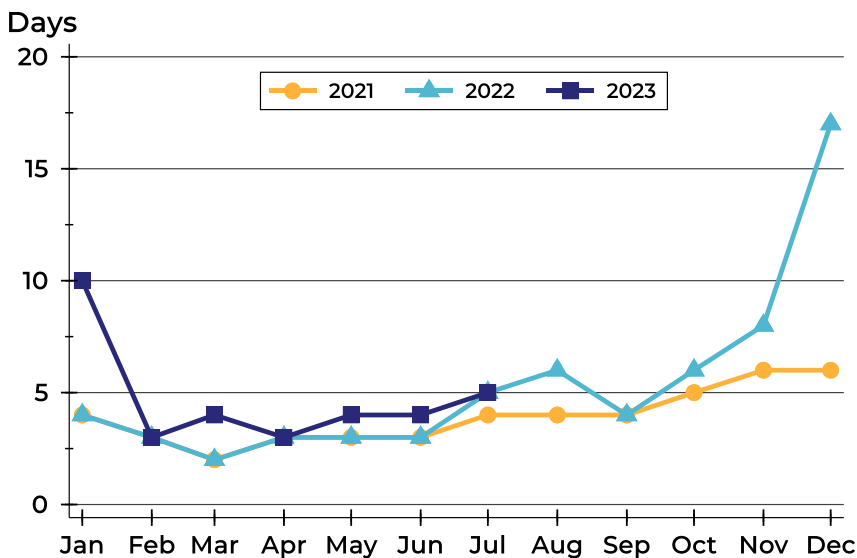
## Topeka MSA & Douglas County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	21	22	<b>29</b>
February	23	14	<b>22</b>
March	10	10	<b>19</b>
April	12	8	<b>14</b>
May	11	12	<b>12</b>
June	11	11	<b>19</b>
July	11	13	<b>17</b>
August	15	15	
September	16	14	
October	15	18	
November	23	20	
December	25	29	

### Median DOM



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



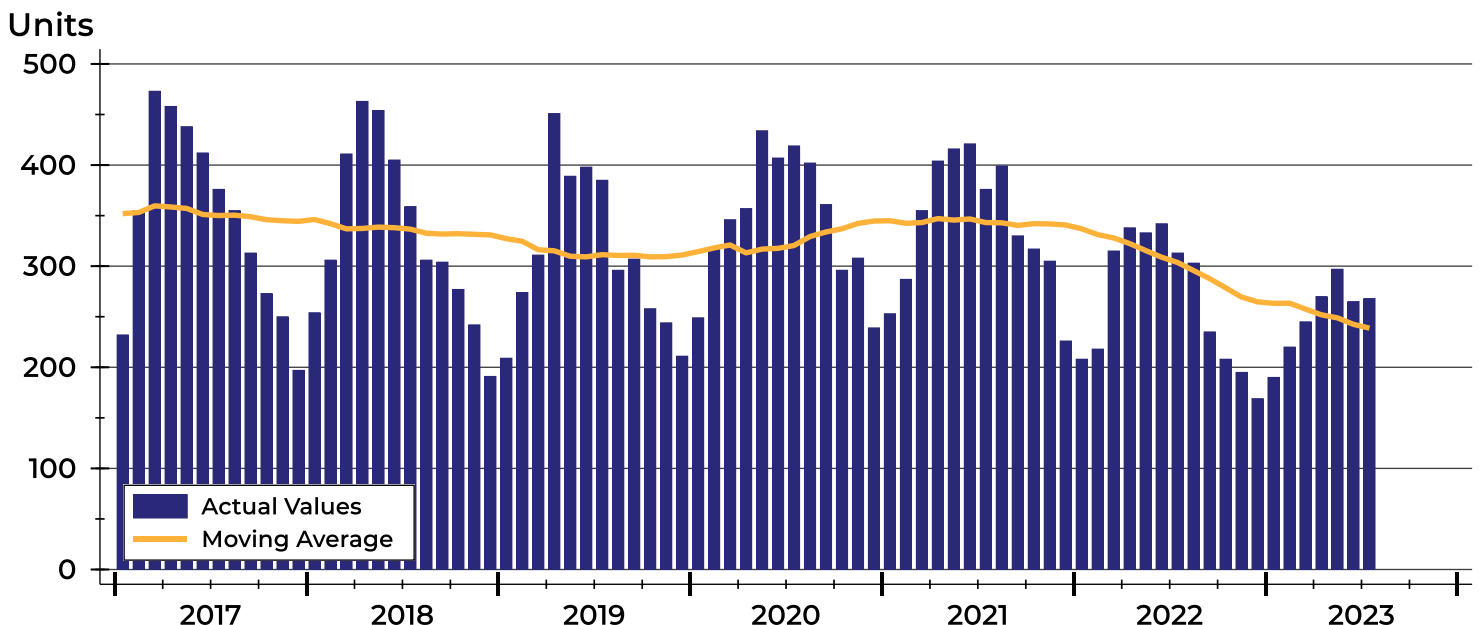
# Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		268	313	-14.4%
Volume (1,000s)		65,072	68,946	-5.6%
Average	List Price	242,806	220,275	10.2%
	Days on Market	17	14	21.4%
	Percent of Original	98.8%	98.4%	0.4%
Median	List Price	198,500	190,900	4.0%
	Days on Market	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 268 listings in the Topeka MSA & Douglas County had contracts pending at the end of July, down from 313 contracts pending at the end of July 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.

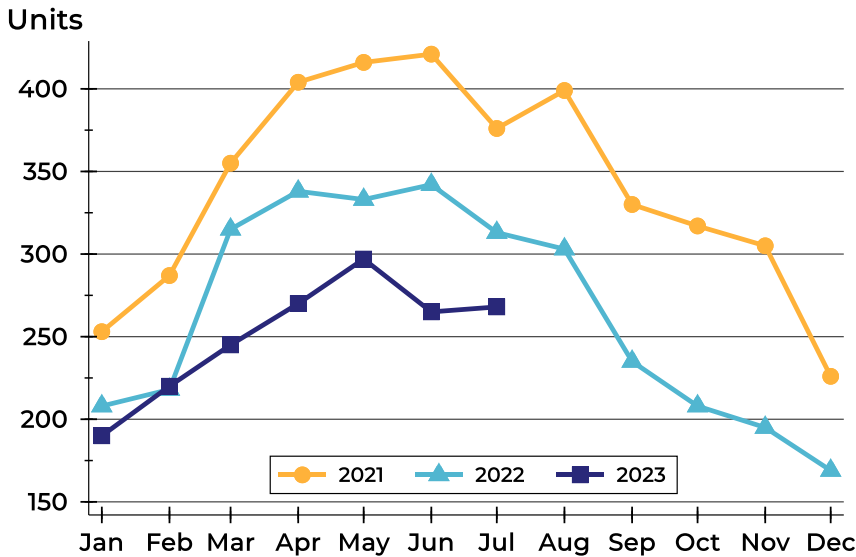
## History of Pending Contracts





## Topeka MSA & Douglas County Pending Contracts Analysis

### Pending Contracts by Month



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

### Pending Contracts by Price Range

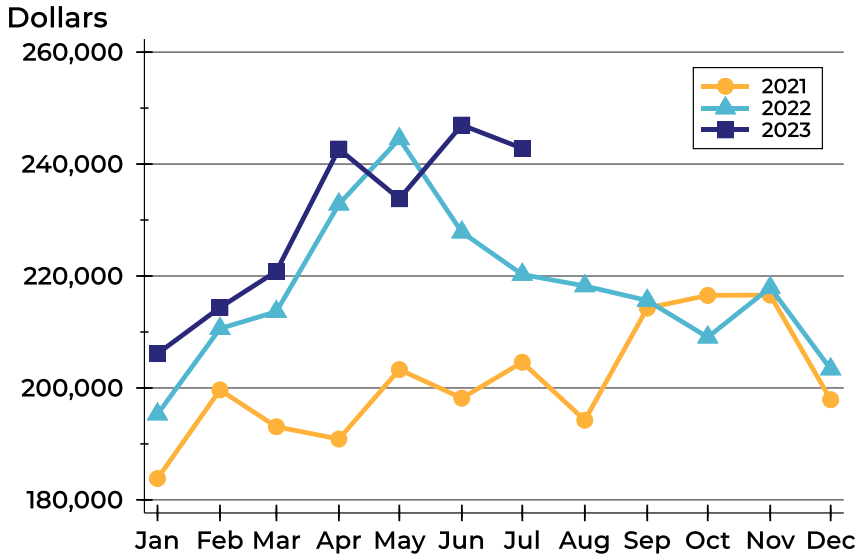
Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	1.9%	44,570	48,000	6	7	100.0%	100.0%
\$50,000-\$99,999	28	10.4%	78,987	79,975	16	6	100.3%	100.0%
\$100,000-\$124,999	23	8.6%	113,872	115,000	10	4	99.4%	100.0%
\$125,000-\$149,999	28	10.4%	136,493	138,750	9	4	98.6%	100.0%
\$150,000-\$174,999	26	9.7%	162,469	162,250	8	2	99.7%	100.0%
\$175,000-\$199,999	28	10.4%	187,818	189,250	8	3	99.4%	100.0%
\$200,000-\$249,999	28	10.4%	227,066	230,000	15	6	98.6%	100.0%
\$250,000-\$299,999	31	11.6%	277,154	278,000	13	5	98.3%	100.0%
\$300,000-\$399,999	35	13.1%	346,013	349,000	16	6	99.2%	100.0%
\$400,000-\$499,999	19	7.1%	444,345	444,900	56	26	98.1%	100.0%
\$500,000-\$749,999	14	5.2%	590,779	557,500	48	9	93.9%	100.0%
\$750,000-\$999,999	2	0.7%	774,998	774,998	49	49	97.3%	97.3%
\$1,000,000 and up	1	0.4%	1,390,000	1,390,000	6	6	100.0%	100.0%





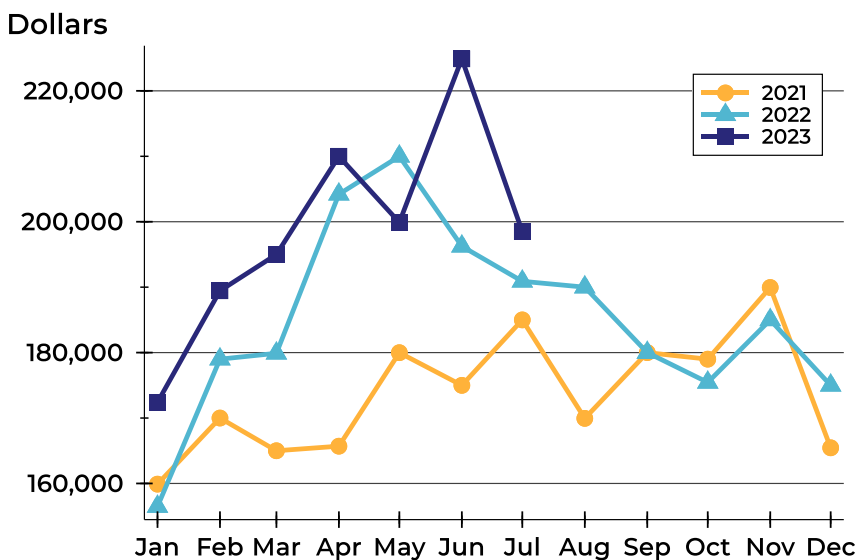
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average Price



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

### Median Price

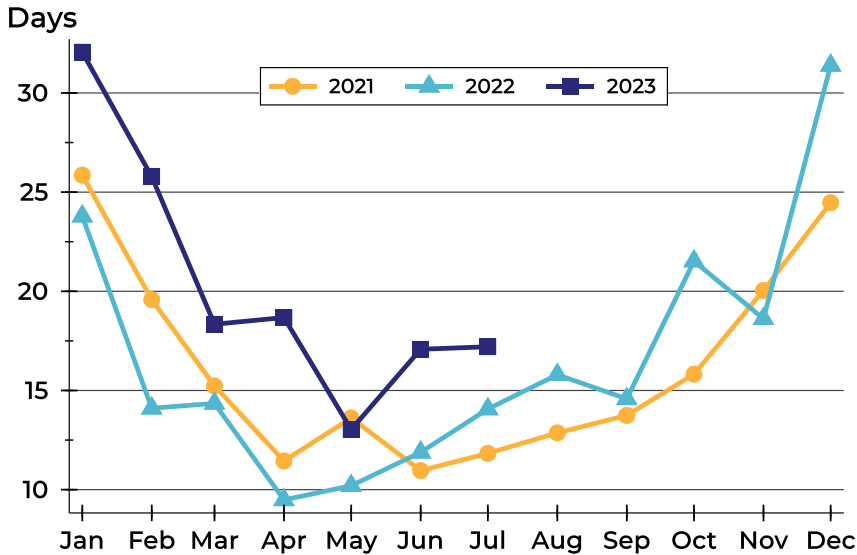


Month	2021	2022	2023
<b>January</b>	159,900	156,475	<b>172,400</b>
<b>February</b>	170,000	179,000	<b>189,450</b>
<b>March</b>	165,000	179,900	<b>195,000</b>
<b>April</b>	165,700	204,200	<b>210,000</b>
<b>May</b>	179,993	210,000	<b>199,900</b>
<b>June</b>	175,000	196,250	<b>224,900</b>
<b>July</b>	185,000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



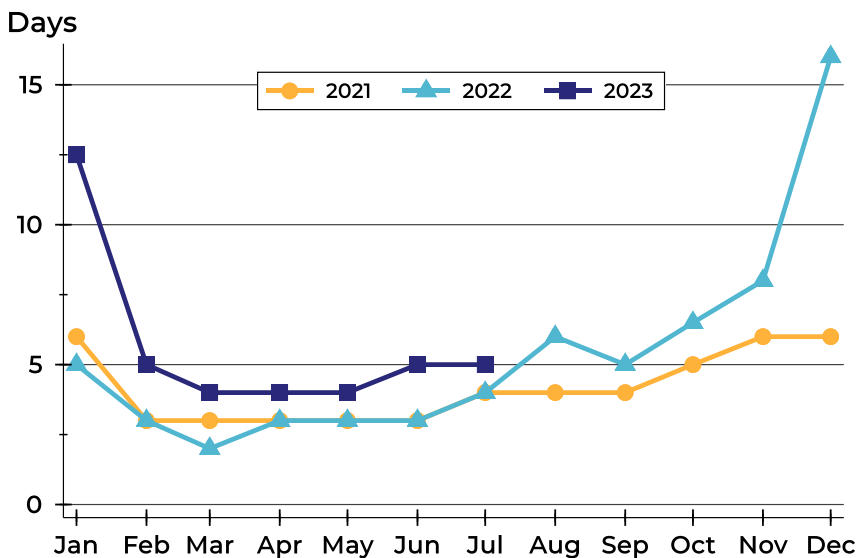
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	6	5	<b>13</b>
February	3	3	<b>5</b>
March	3	2	<b>4</b>
April	3	3	<b>4</b>
May	3	3	<b>4</b>
June	3	3	<b>5</b>
July	4	4	<b>5</b>
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 July

Total home sales in the Topeka MSA fell last month to 246 units, compared to 332 units in July 2022. Total sales volume was \$57.6 million, down from a year earlier.

The median sale price in July was \$215,000, up from \$190,000 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA at the end of July was 226 units, up from 200 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 July was \$272,450.

During July, a total of 231 contracts were written down from 294 in July 2022. At the end of the month, there were 252 contracts still pending.

### Report Contents

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

### Contact Information

Linda Briden, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Topeka Metropolitan Area Summary Statistics

July 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>246</b> -25.9%	<b>332</b> -3.2%	<b>343</b> 1.2%	<b>1,535</b> -14.5%	<b>1,795</b> -4.3%	<b>1,876</b> 4.5%	
<b>Active Listings</b> Change from prior year	<b>226</b> 13.0%	<b>200</b> -14.2%	<b>233</b> -10.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>1.0</b> 42.9%	<b>0.7</b> -12.5%	<b>0.8</b> -20.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>280</b> -13.8%	<b>325</b> -13.3%	<b>375</b> -0.5%	<b>1,787</b> -13.4%	<b>2,064</b> -8.4%	<b>2,254</b> 1.1%	
<b>Contracts Written</b> Change from prior year	<b>231</b> -21.4%	<b>294</b> -3.9%	<b>306</b> -7.8%	<b>1,618</b> -14.5%	<b>1,892</b> -6.7%	<b>2,027</b> 0.8%	
<b>Pending Contracts</b> Change from prior year	<b>252</b> -16.8%	<b>303</b> -16.1%	<b>361</b> -8.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>57,568</b> -18.2%	<b>70,375</b> 6.6%	<b>66,031</b> 18.6%	<b>320,701</b> -12.0%	<b>364,511</b> 7.2%	<b>339,959</b> 19.3%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>234,017</b> 10.4%	<b>211,973</b> 10.1%	<b>192,509</b> 17.2%	<b>208,926</b> 2.9%	<b>203,070</b> 12.1%	<b>181,215</b> 14.1%
	<b>List Price of Actives</b> Change from prior year	<b>305,503</b> 7.3%	<b>284,625</b> 29.8%	<b>219,353</b> 4.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>15</b> 50.0%	<b>10</b> -16.7%	<b>12</b> -36.8%	<b>19</b> 35.7%	<b>14</b> -6.7%	<b>15</b> -50.0%
	<b>Percent of List</b> Change from prior year	<b>100.4%</b> -1.2%	<b>101.6%</b> -0.3%	<b>101.9%</b> 2.8%	<b>100.0%</b> -1.3%	<b>101.3%</b> 0.5%	<b>100.8%</b> 2.9%
	<b>Percent of Original</b> Change from prior year	<b>99.2%</b> -1.5%	<b>100.7%</b> -0.5%	<b>101.2%</b> 2.8%	<b>98.6%</b> -1.7%	<b>100.3%</b> 0.2%	<b>100.1%</b> 3.7%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>215,000</b> 13.2%	<b>190,000</b> 13.8%	<b>167,000</b> 19.3%	<b>180,000</b> 2.9%	<b>175,000</b> 9.4%	<b>160,000</b> 14.4%
	<b>List Price of Actives</b> Change from prior year	<b>272,450</b> 36.3%	<b>199,900</b> 14.2%	<b>175,000</b> 16.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>4</b> 33.3%	<b>3</b> 0.0%	<b>3</b> -25.0%	<b>4</b> 33.3%	<b>3</b> 0.0%	<b>3</b> -62.5%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> -0.3%	<b>100.3%</b> 0.3%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> -0.2%	<b>100.2%</b> 0.2%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 1.1%

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



**July  
2023**

# Sunflower MLS Statistics



## Topeka Metropolitan Area Closed Listings Analysis

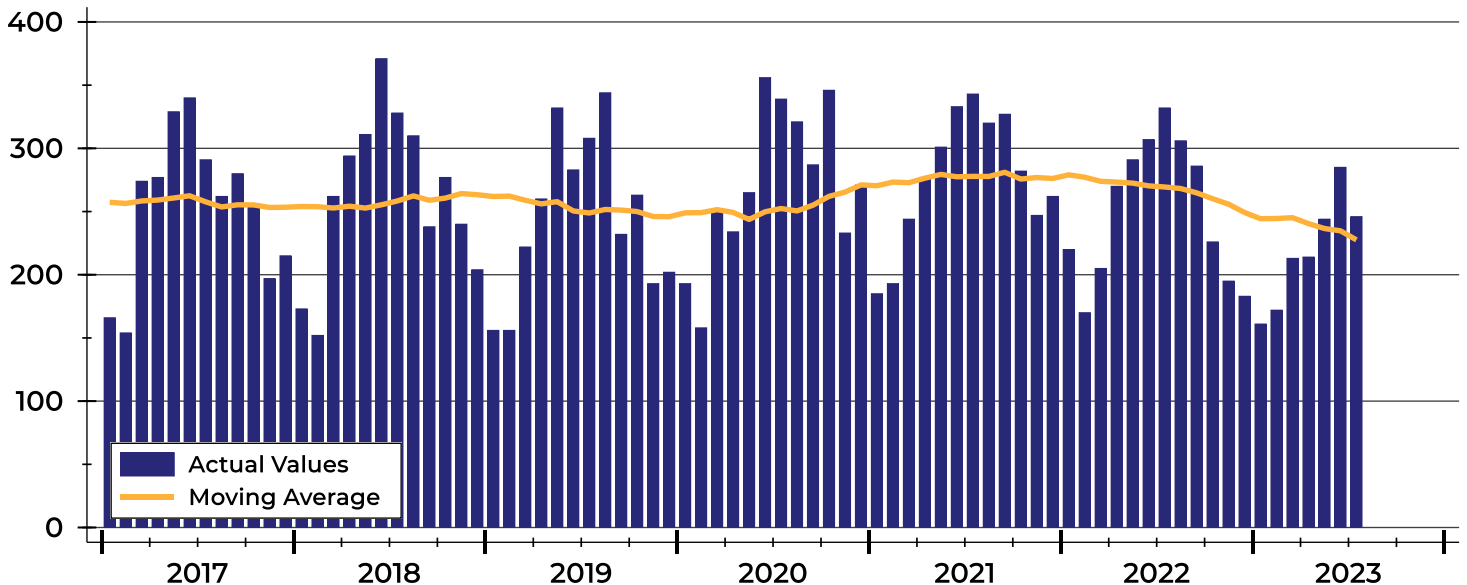
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>246</b>	332	-25.9%	<b>1,535</b>	1,795	-14.5%
Volume (1,000s)		<b>57,568</b>	70,375	-18.2%	<b>320,701</b>	364,511	-12.0%
Months' Supply		<b>1.0</b>	0.7	42.9%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>234,017</b>	211,973	10.4%	<b>208,926</b>	203,070	2.9%
	Days on Market	<b>15</b>	10	50.0%	<b>19</b>	14	35.7%
	Percent of List	<b>100.4%</b>	101.6%	-1.2%	<b>100.0%</b>	101.3%	-1.3%
	Percent of Original	<b>99.2%</b>	100.7%	-1.5%	<b>98.6%</b>	100.3%	-1.7%
Median	Sale Price	<b>215,000</b>	190,000	13.2%	<b>180,000</b>	175,000	2.9%
	Days on Market	<b>4</b>	3	33.3%	<b>4</b>	3	33.3%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 246 homes sold in the Topeka MSA in July, down from 332 units in July 2022. Total sales volume fell to \$57.6 million compared to \$70.4 million in the previous year.

The median sales price in July was \$215,000, up 13.2% compared to the prior year. Median days on market was 4 days, up from 3 days in June, and up from 3 in July 2022.

## History of Closed Listings

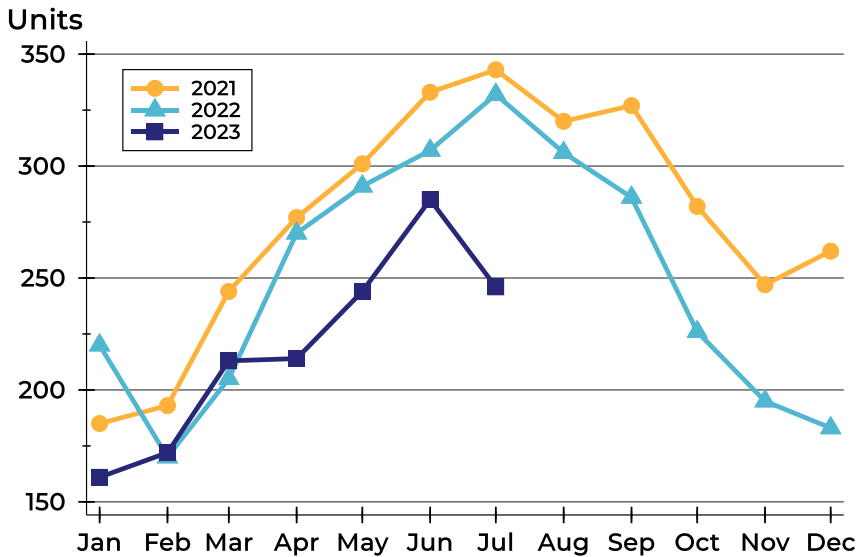
Units





## Topeka Metropolitan Area Closed Listings Analysis

### Closed Listings by Month



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

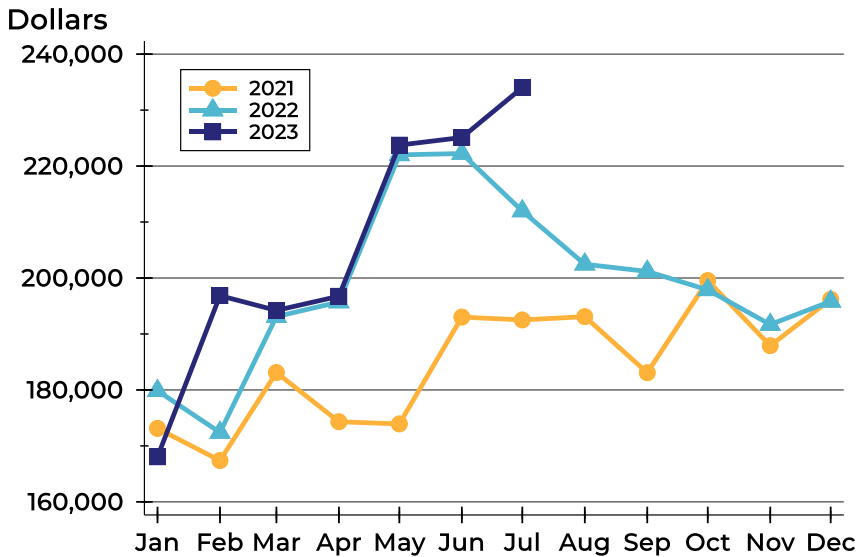
### Closed Listings by Price Range

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	3	1.2%	0.0	15,767	16,000	12	0	100.8%	100.0%	92.5%	95.9%
\$25,000-\$49,999	1	0.4%	0.6	30,000	30,000	11	11	78.9%	78.9%	78.9%	78.9%
\$50,000-\$99,999	24	9.8%	0.7	77,361	78,850	23	8	95.2%	98.0%	93.7%	95.6%
\$100,000-\$124,999	17	6.9%	0.7	113,801	113,000	14	2	97.8%	100.0%	96.6%	100.0%
\$125,000-\$149,999	25	10.2%	0.4	133,901	132,500	5	2	103.7%	101.9%	103.9%	101.9%
\$150,000-\$174,999	25	10.2%	0.7	165,827	169,000	9	2	103.2%	103.0%	102.8%	103.0%
\$175,000-\$199,999	21	8.5%	0.4	184,548	182,000	14	3	102.2%	100.0%	101.2%	100.0%
\$200,000-\$249,999	38	15.4%	0.9	225,692	225,000	12	3	100.9%	100.0%	99.8%	100.0%
\$250,000-\$299,999	26	10.6%	1.2	270,908	272,500	23	9	100.7%	100.0%	99.2%	100.0%
\$300,000-\$399,999	39	15.9%	1.6	336,264	335,000	23	5	99.3%	100.0%	97.5%	100.0%
\$400,000-\$499,999	17	6.9%	2.7	444,816	439,977	17	6	100.5%	100.0%	98.8%	100.0%
\$500,000-\$749,999	9	3.7%	4.7	570,544	545,000	7	2	101.7%	100.0%	100.9%	100.0%
\$750,000-\$999,999	1	0.4%	2.8	900,000	900,000	0	0	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	0	0.0%	3.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



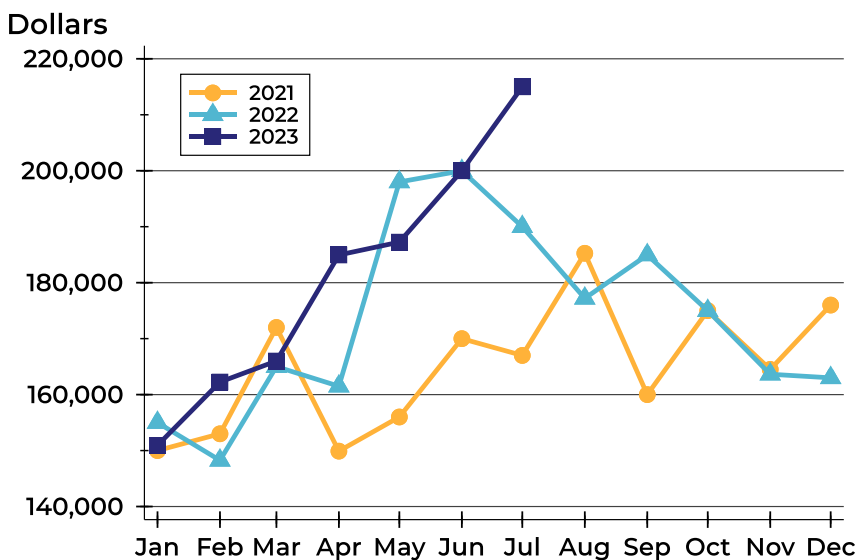
# Topeka Metropolitan Area Closed Listings Analysis

## Average Price



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

## Median Price

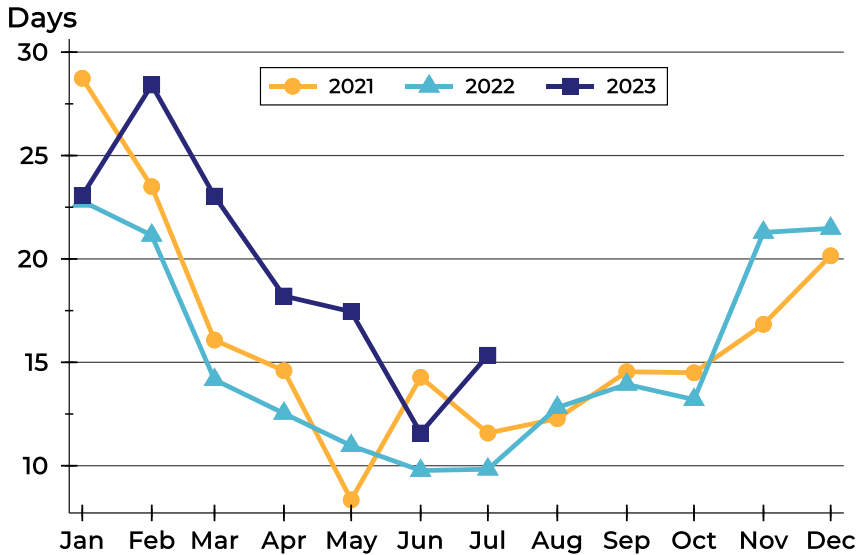


Month	2021	2022	2023
January	150,000	155,000	<b>150,927</b>
February	153,000	148,250	<b>162,250</b>
March	172,000	165,000	<b>166,000</b>
April	149,900	161,500	<b>184,950</b>
May	156,000	198,000	<b>187,250</b>
June	170,000	200,000	<b>200,000</b>
July	167,000	190,000	<b>215,000</b>
August	185,250	177,200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



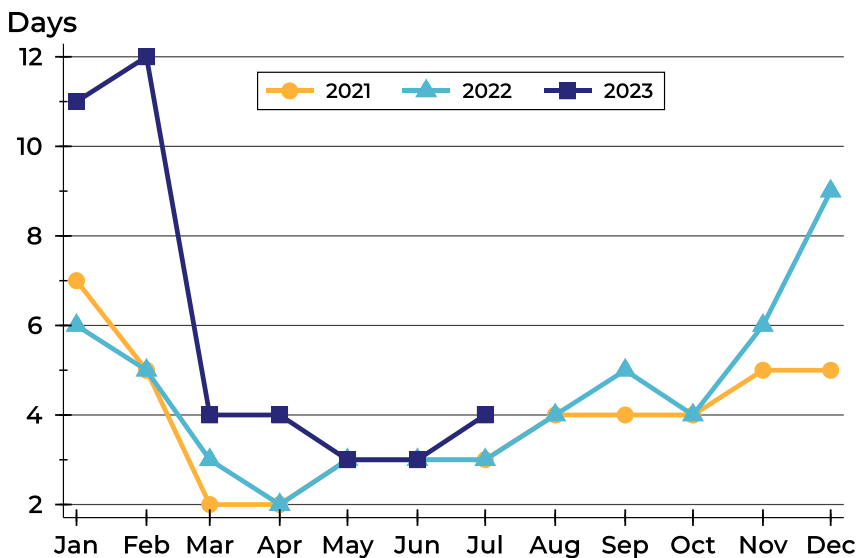
## Topeka Metropolitan Area Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	29	23	<b>23</b>
February	23	21	<b>28</b>
March	16	14	<b>23</b>
April	15	13	<b>18</b>
May	8	11	<b>17</b>
June	14	10	<b>12</b>
July	12	10	<b>15</b>
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	<b>12</b>
March	2	3	<b>4</b>
April	2	2	<b>4</b>
May	3	3	<b>3</b>
June	3	3	<b>3</b>
July	3	3	<b>4</b>
August	4	4	
September	4	5	
October	4	4	
November	5	6	
December	5	9	





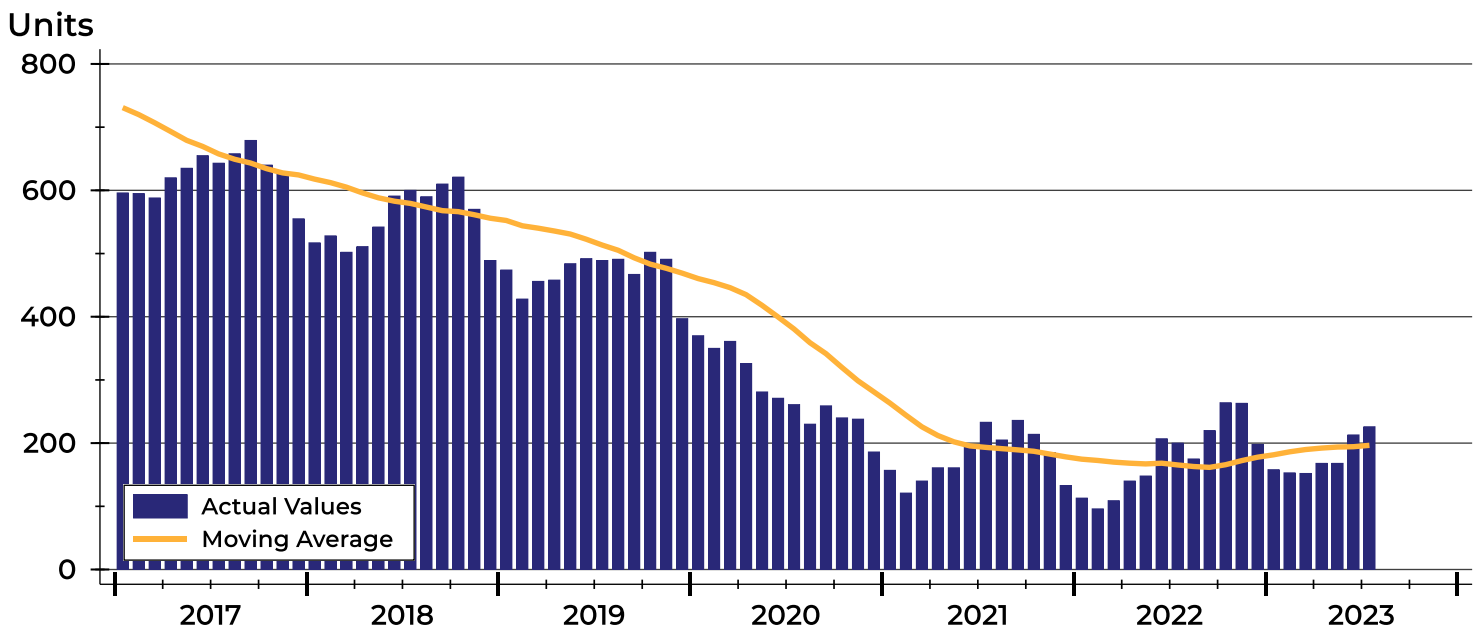
# Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		226	200	13.0%
Volume (1,000s)		69,044	56,925	21.3%
Months' Supply		1.0	0.7	42.9%
Average	List Price	305,503	284,625	7.3%
	Days on Market	48	44	9.1%
	Percent of Original	97.1%	96.4%	0.7%
Median	List Price	272,450	199,900	36.3%
	Days on Market	32	29	10.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 226 homes were available for sale in the Topeka MSA at the end of July. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$272,450, up 36.3% from 2022. The typical time on market for active listings was 32 days, up from 29 days a year earlier.

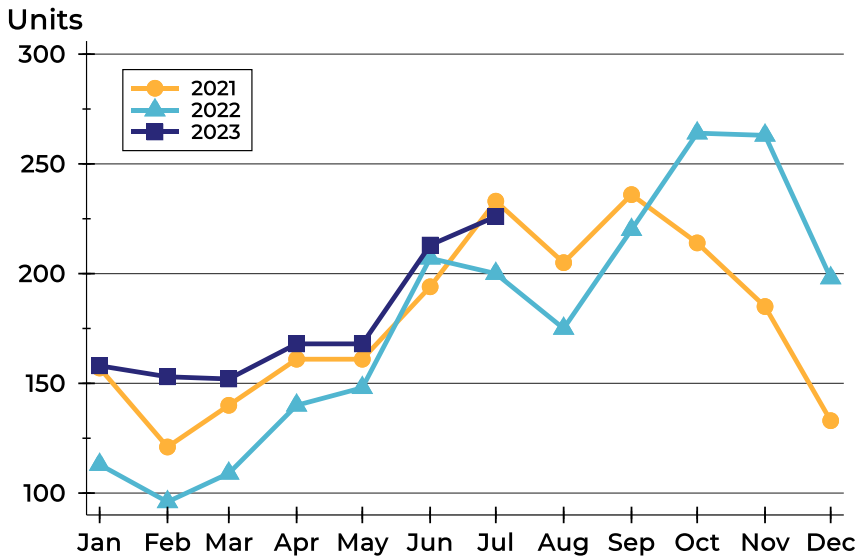
## History of Active Listings





## Topeka Metropolitan Area Active Listings Analysis

### Active Listings by Month



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

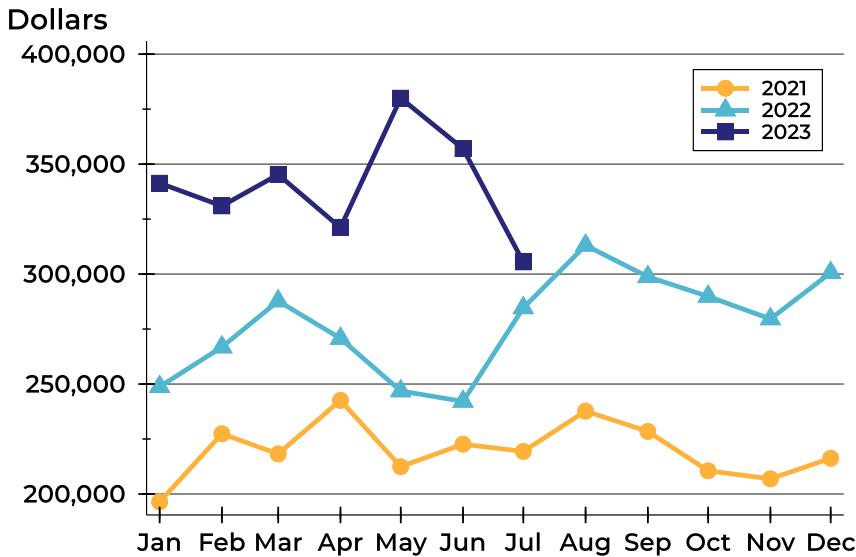
### Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	2.2%	0.6	39,180	38,000	73	94	88.9%	100.0%
\$50,000-\$99,999	26	11.5%	0.7	73,371	73,475	50	42	95.6%	100.0%
\$100,000-\$124,999	11	4.9%	0.7	113,618	115,000	27	22	98.3%	100.0%
\$125,000-\$149,999	9	4.0%	0.4	142,189	144,900	12	4	97.5%	100.0%
\$150,000-\$174,999	16	7.1%	0.7	162,705	160,000	19	12	99.4%	100.0%
\$175,000-\$199,999	9	4.0%	0.4	181,065	180,000	29	8	98.0%	100.0%
\$200,000-\$249,999	26	11.5%	0.9	231,498	229,950	39	20	97.1%	100.0%
\$250,000-\$299,999	28	12.4%	1.2	277,818	275,750	29	25	97.0%	99.5%
\$300,000-\$399,999	39	17.3%	1.6	353,431	350,000	47	43	98.0%	100.0%
\$400,000-\$499,999	28	12.4%	2.7	462,543	464,950	96	72	96.6%	98.0%
\$500,000-\$749,999	25	11.1%	4.7	619,527	599,900	61	46	97.3%	100.0%
\$750,000-\$999,999	3	1.3%	2.8	822,259	847,777	55	71	98.7%	100.0%
\$1,000,000 and up	1	0.4%	3.0	1,690,000	1,690,000	71	71	100.0%	100.0%



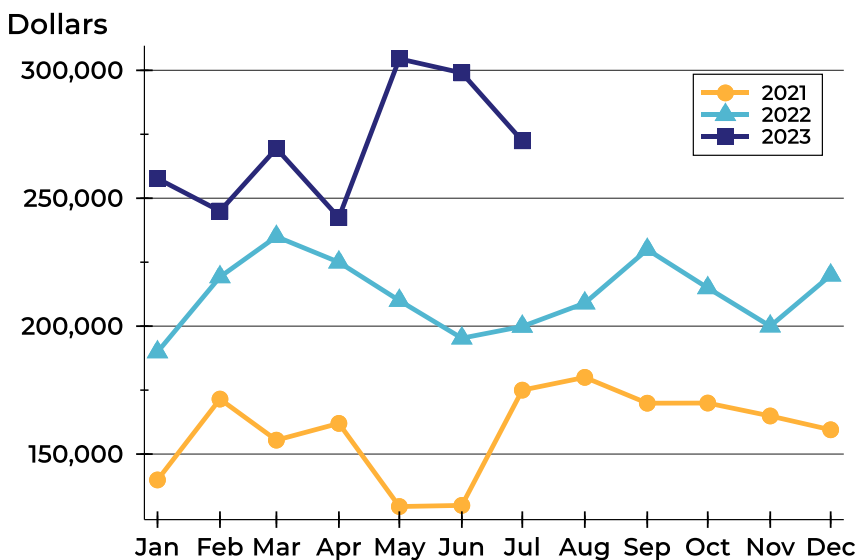
# Topeka Metropolitan Area Active Listings Analysis

## Average Price



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

## Median Price

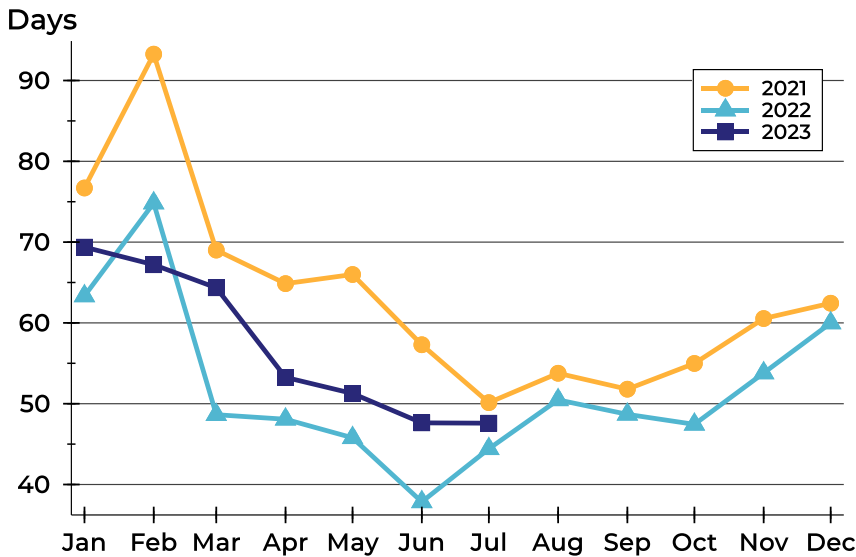


Month	2021	2022	2023
January	139,900	189,900	<b>257,700</b>
February	171,500	219,250	<b>245,000</b>
March	155,450	235,000	<b>269,450</b>
April	162,000	225,000	<b>242,450</b>
May	129,500	210,000	<b>304,500</b>
June	129,950	195,300	<b>299,000</b>
July	175,000	199,900	<b>272,450</b>
August	179,990	209,000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



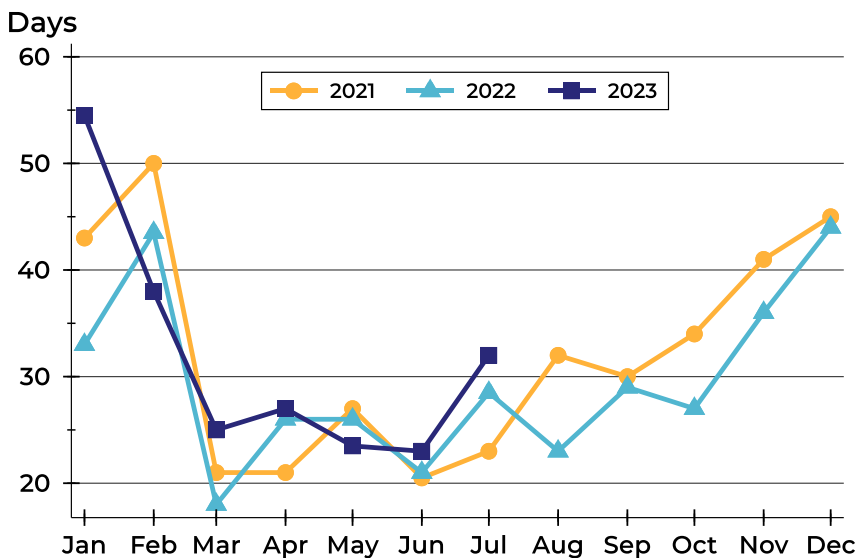
## Topeka Metropolitan Area Active Listings Analysis

### Average DOM



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

### Median DOM

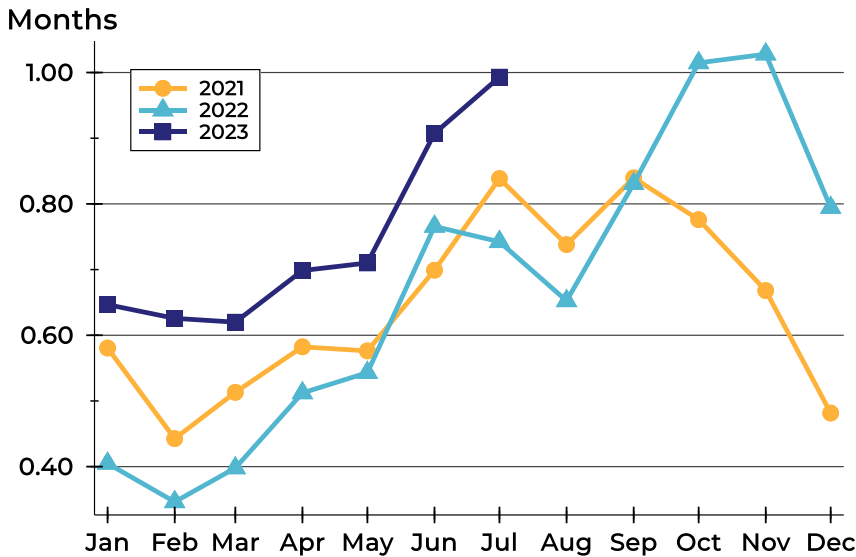


Month	2021	2022	2023
January	43	33	<b>55</b>
February	50	44	<b>38</b>
March	21	18	<b>25</b>
April	21	26	<b>27</b>
May	27	26	<b>24</b>
June	21	21	<b>23</b>
July	23	29	<b>32</b>
August	32	23	
September	30	29	
October	34	27	
November	41	36	
December	45	44	



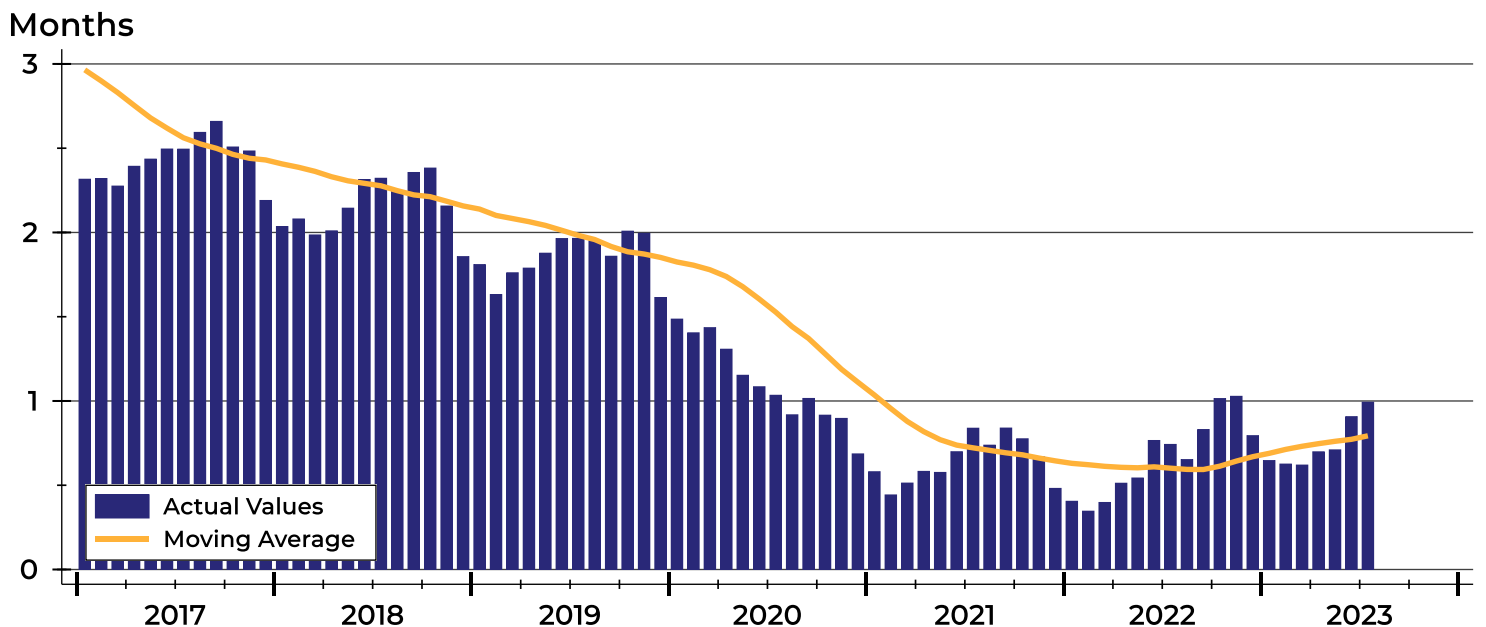
# Topeka Metropolitan Area Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	<b>0.6</b>
February	0.4	0.3	<b>0.6</b>
March	0.5	0.4	<b>0.6</b>
April	0.6	0.5	<b>0.7</b>
May	0.6	0.5	<b>0.7</b>
June	0.7	0.8	<b>0.9</b>
July	0.8	0.7	<b>1.0</b>
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





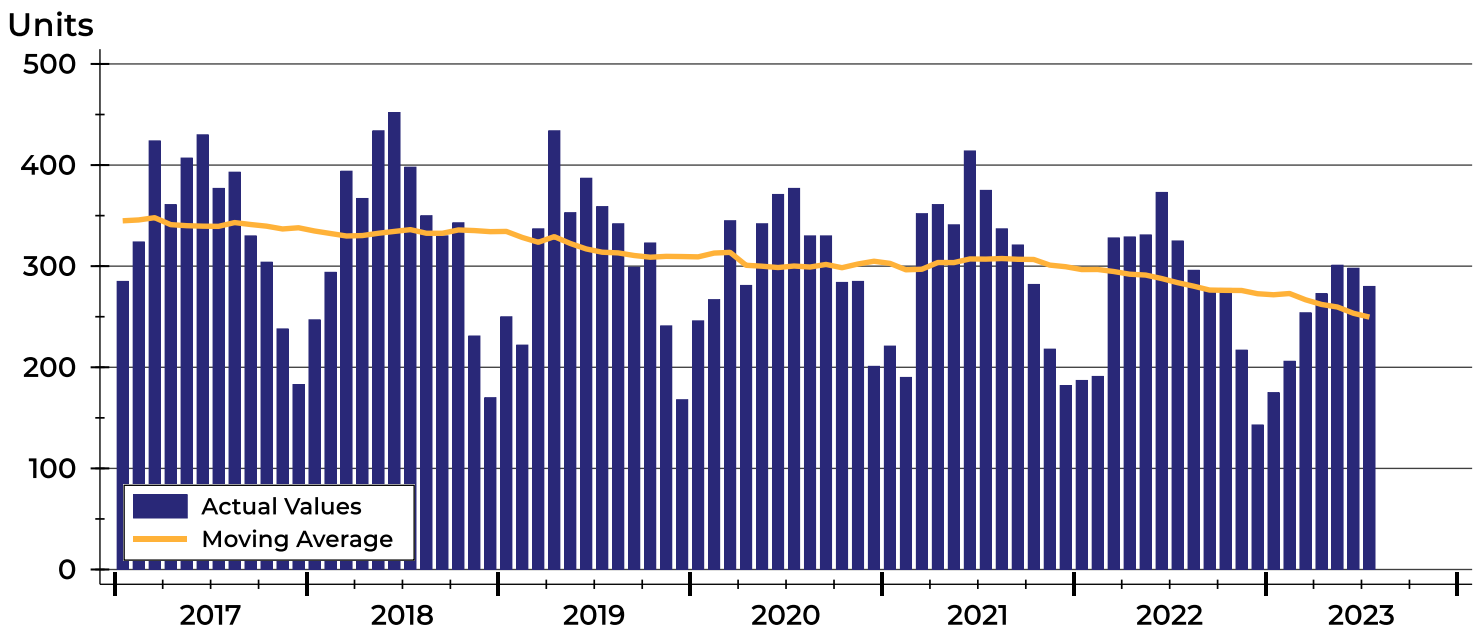
# Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	280	325	-13.8%
	Volume (1,000s)	63,159	72,414	-12.8%
	Average List Price	225,567	222,812	1.2%
	Median List Price	189,700	179,900	5.4%
Year-to-Date	New Listings	1,787	2,064	-13.4%
	Volume (1,000s)	399,404	438,783	-9.0%
	Average List Price	223,505	212,589	5.1%
	Median List Price	189,000	179,650	5.2%

A total of 280 new listings were added in the Topeka MSA during July, down 13.8% from the same month in 2022. Year-to-date the Topeka MSA has seen 1,787 new listings.

The median list price of these homes was \$189,700 up from \$179,900 in 2022.

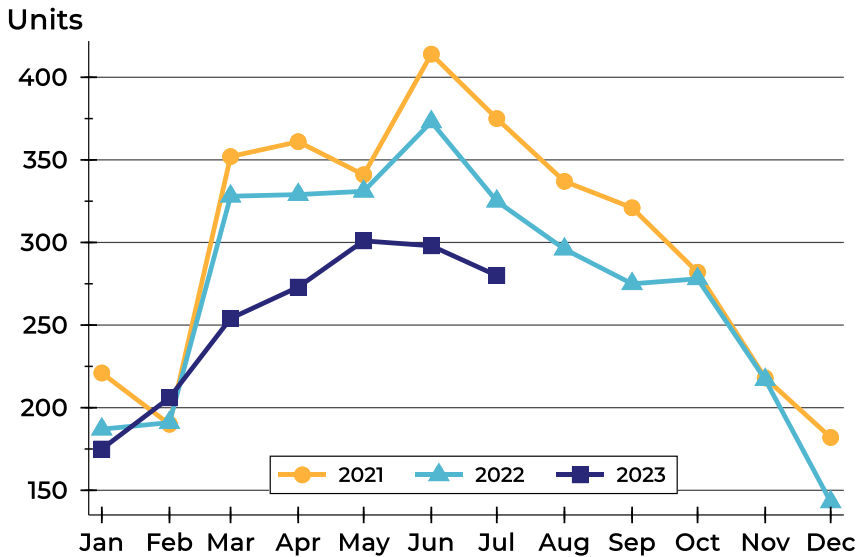
## History of New Listings





## Topeka Metropolitan Area New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	221	187	<b>175</b>
<b>February</b>	190	191	<b>206</b>
<b>March</b>	352	328	<b>254</b>
<b>April</b>	361	329	<b>273</b>
<b>May</b>	341	331	<b>301</b>
<b>June</b>	414	373	<b>298</b>
<b>July</b>	375	325	<b>280</b>
<b>August</b>	337	296	
<b>September</b>	321	275	
<b>October</b>	282	278	
<b>November</b>	218	217	
<b>December</b>	182	143	

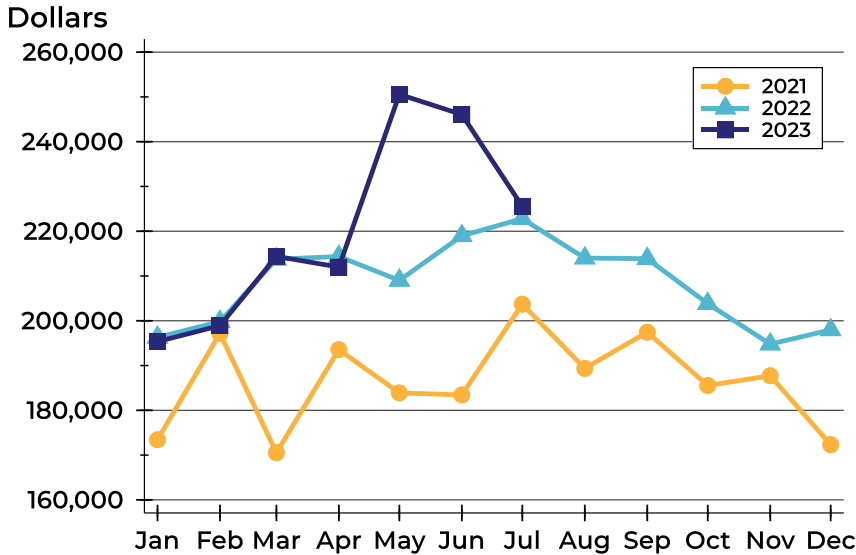
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	15,000	15,000	0	0	106.7%	106.7%
\$25,000-\$49,999	7	2.5%	43,693	48,000	7	7	102.0%	100.0%
\$50,000-\$99,999	38	13.6%	79,030	80,000	9	7	99.7%	100.0%
\$100,000-\$124,999	21	7.5%	114,055	115,000	8	4	99.8%	100.0%
\$125,000-\$149,999	19	6.8%	138,600	140,000	7	4	98.9%	100.0%
\$150,000-\$174,999	34	12.1%	162,888	162,250	9	8	99.7%	100.0%
\$175,000-\$199,999	33	11.8%	186,997	185,000	6	3	99.7%	100.0%
\$200,000-\$249,999	35	12.5%	231,681	230,000	13	7	99.0%	100.0%
\$250,000-\$299,999	32	11.4%	276,149	275,750	12	7	97.6%	100.0%
\$300,000-\$399,999	35	12.5%	345,021	349,000	13	9	99.5%	100.0%
\$400,000-\$499,999	10	3.6%	446,560	442,400	8	6	99.8%	100.0%
\$500,000-\$749,999	14	5.0%	625,886	624,450	15	19	98.2%	100.0%
\$750,000-\$999,999	1	0.4%	847,777	847,777	12	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



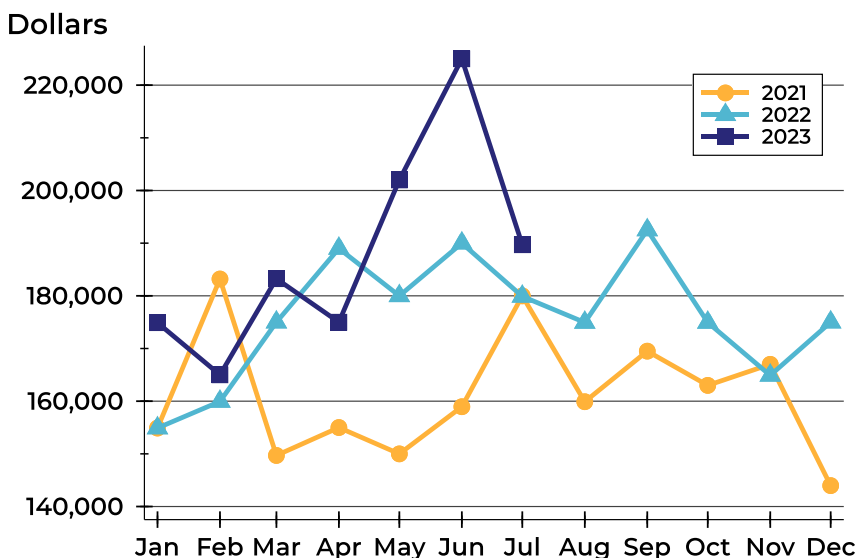
# Topeka Metropolitan Area New Listings Analysis

## Average Price



Month	2021	2022	2023
January	173,427	196,296	<b>195,351</b>
February	197,196	199,819	<b>198,918</b>
March	170,528	213,741	<b>214,392</b>
April	193,561	214,354	<b>211,992</b>
May	183,889	209,033	<b>250,571</b>
June	183,450	218,973	<b>246,074</b>
July	203,716	222,812	<b>225,567</b>
August	189,366	214,004	
September	197,458	213,872	
October	185,543	203,824	
November	187,734	194,793	
December	172,336	197,976	

## Median Price



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





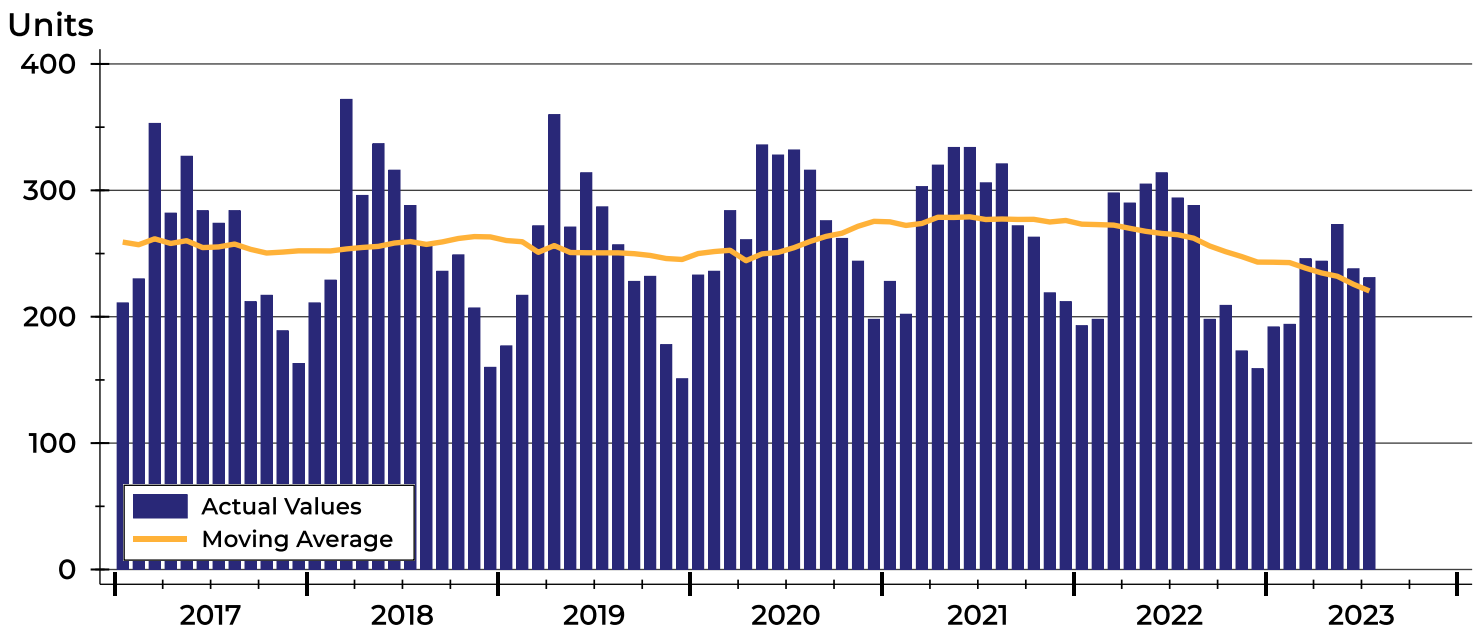
# Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		231	294	-21.4%	1,618	1,892	-14.5%
Volume (1,000s)		50,902	58,423	-12.9%	345,323	383,909	-10.1%
Average	Sale Price	220,356	198,718	10.9%	213,426	202,912	5.2%
	Days on Market	17	12	41.7%	18	12	50.0%
	Percent of Original	99.3%	98.1%	1.2%	99.0%	100.4%	-1.4%
Median	Sale Price	185,000	179,900	2.8%	182,500	175,000	4.3%
	Days on Market	5	5	0.0%	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 231 contracts for sale were written in the Topeka MSA during the month of July, down from 294 in 2022. The median list price of these homes was \$185,000, up from \$179,900 the prior year.

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

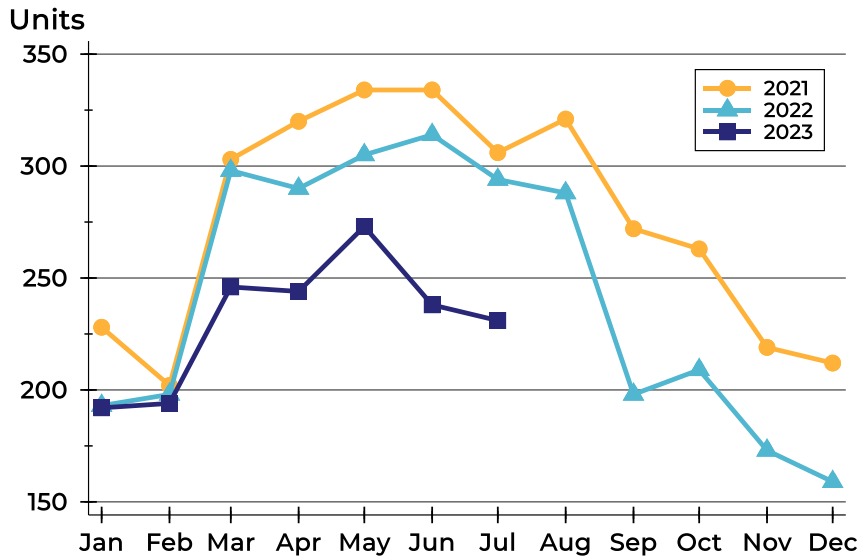
## History of Contracts Written





## Topeka Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	228	193	<b>192</b>
February	202	198	<b>194</b>
March	303	298	<b>246</b>
April	320	290	<b>244</b>
May	334	305	<b>273</b>
June	334	314	<b>238</b>
July	306	294	<b>231</b>
August	321	288	
September	272	198	
October	263	209	
November	219	173	
December	212	159	

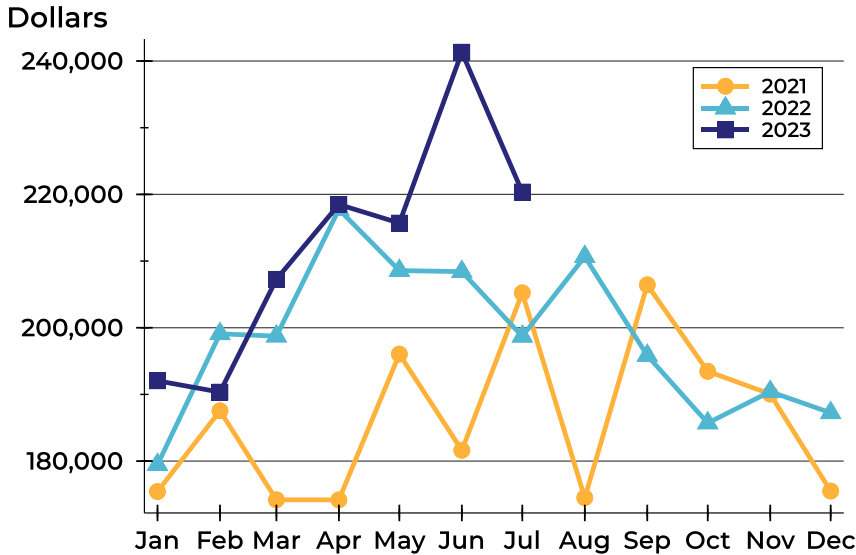
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.9%	15,000	15,000	18	18	90.8%	90.8%
\$25,000-\$49,999	6	2.6%	42,975	44,000	5	5	102.4%	100.0%
\$50,000-\$99,999	30	13.0%	80,398	81,000	16	5	100.5%	100.0%
\$100,000-\$124,999	20	8.7%	114,603	115,000	10	6	99.8%	100.0%
\$125,000-\$149,999	22	9.5%	136,468	135,250	9	4	99.2%	100.0%
\$150,000-\$174,999	24	10.4%	162,115	162,250	7	2	100.5%	100.0%
\$175,000-\$199,999	29	12.6%	187,807	189,000	5	3	99.8%	100.0%
\$200,000-\$249,999	22	9.5%	223,461	229,950	15	6	99.7%	100.0%
\$250,000-\$299,999	25	10.8%	276,421	278,000	15	8	97.9%	100.0%
\$300,000-\$399,999	28	12.1%	347,105	349,000	18	7	98.6%	100.0%
\$400,000-\$499,999	13	5.6%	435,268	439,900	71	26	98.0%	100.0%
\$500,000-\$749,999	9	3.9%	621,322	580,000	49	13	95.9%	100.0%
\$750,000-\$999,999	1	0.4%	774,995	774,995	34	34	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



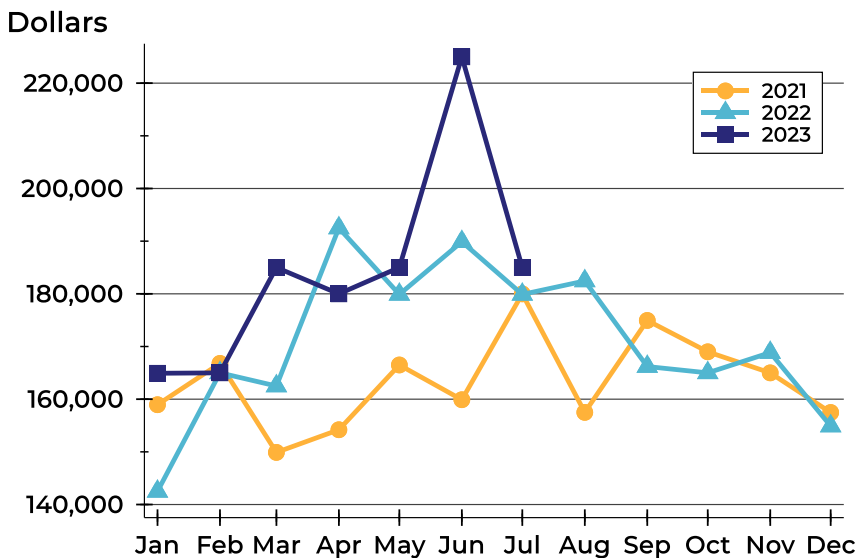
## Topeka Metropolitan Area Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	175,432	179,460	<b>192,039</b>
February	187,548	199,090	<b>190,345</b>
March	174,199	198,740	<b>207,268</b>
April	174,183	217,752	<b>218,485</b>
May	196,043	208,576	<b>215,700</b>
June	181,629	208,413	<b>241,335</b>
July	205,231	198,718	<b>220,356</b>
August	174,506	210,662	
September	206,441	195,832	
October	193,465	185,711	
November	190,058	190,417	
December	175,507	187,241	

### Median Price

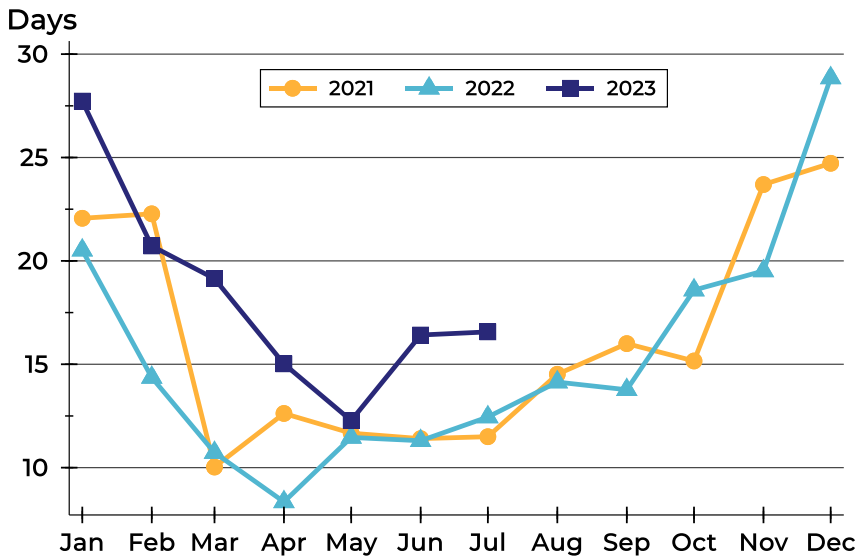


Month	2021	2022	2023
January	158,950	142,500	<b>164,925</b>
February	166,800	165,000	<b>165,000</b>
March	149,900	162,500	<b>185,000</b>
April	154,200	192,500	<b>180,000</b>
May	166,500	179,900	<b>185,000</b>
June	159,900	189,900	<b>225,000</b>
July	180,000	179,900	<b>185,000</b>
August	157,500	182,450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



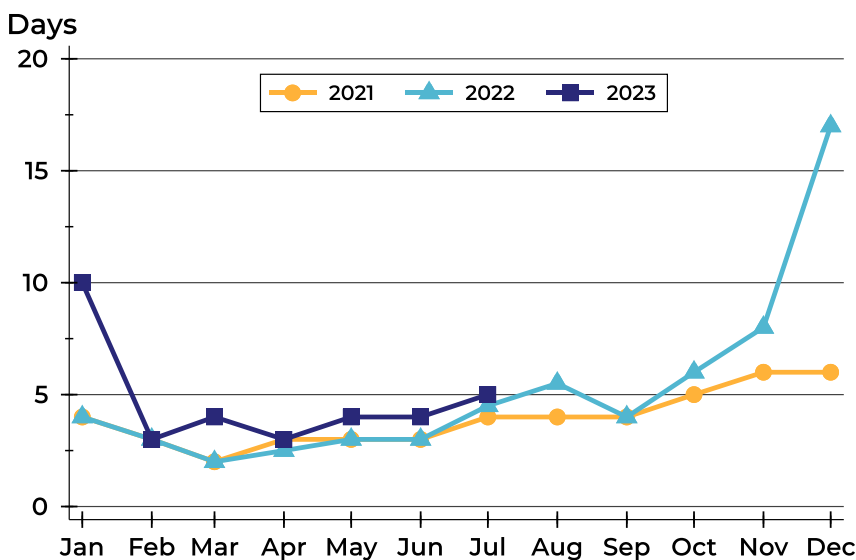
## Topeka Metropolitan Area Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	22	21	<b>28</b>
February	22	14	<b>21</b>
March	10	11	<b>19</b>
April	13	8	<b>15</b>
May	12	11	<b>12</b>
June	11	11	<b>16</b>
July	11	12	<b>17</b>
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>10</b>
February	3	3	<b>3</b>
March	2	2	<b>4</b>
April	3	3	<b>3</b>
May	3	3	<b>4</b>
June	3	3	<b>4</b>
July	4	5	<b>5</b>
August	4	6	
September	4	4	
October	5	6	
November	6	8	
December	6	17	



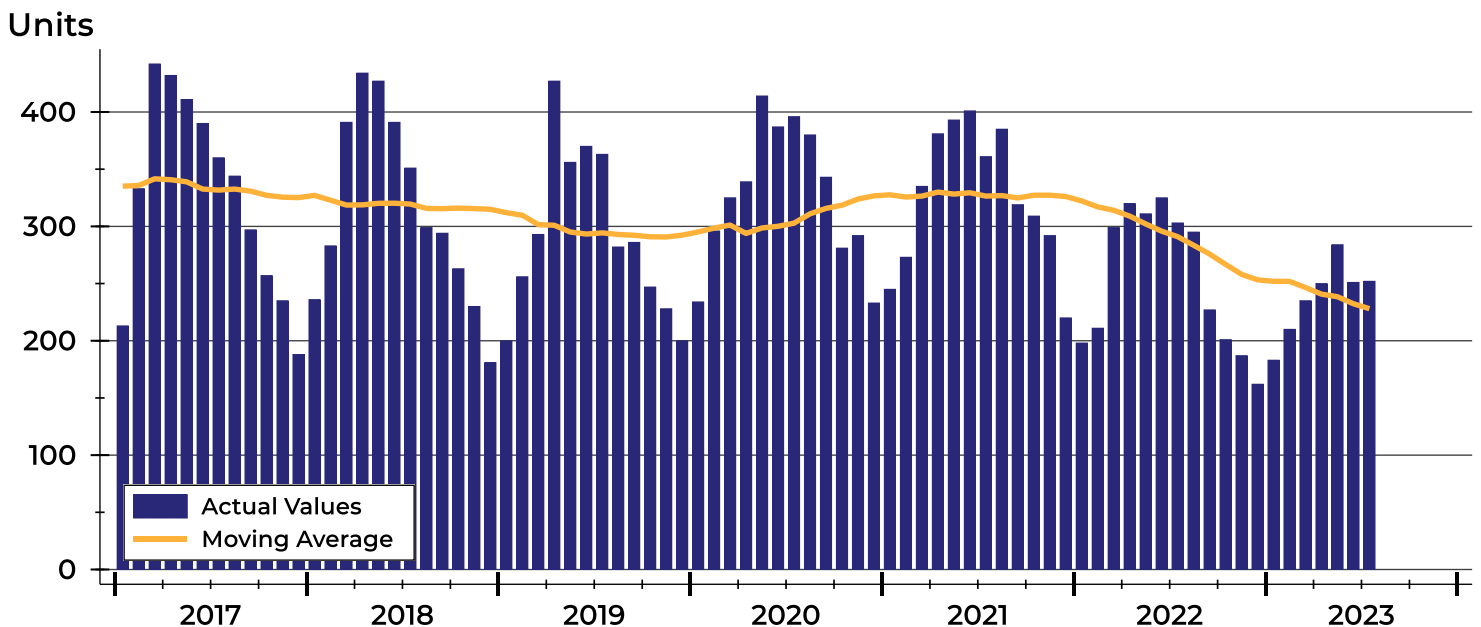
# Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		252	303	-16.8%
Volume (1,000s)		59,784	65,426	-8.6%
Average	List Price	237,237	215,927	9.9%
	Days on Market	17	14	21.4%
	Percent of Original	98.8%	98.4%	0.4%
Median	List Price	192,500	190,000	1.3%
	Days on Market	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 252 listings in the Topeka MSA had contracts pending at the end of July, down from 303 contracts pending at the end of July 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.

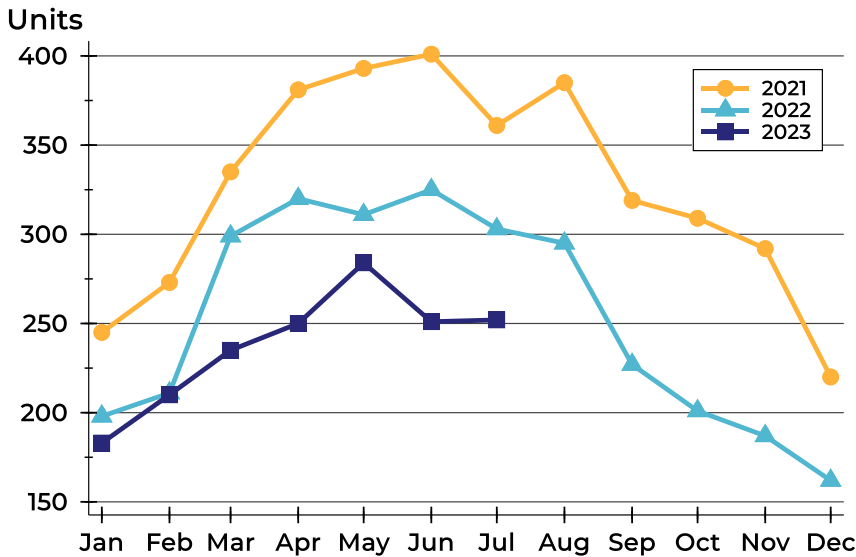
## History of Pending Contracts





## Topeka Metropolitan Area Pending Contracts Analysis

### Pending Contracts by Month



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

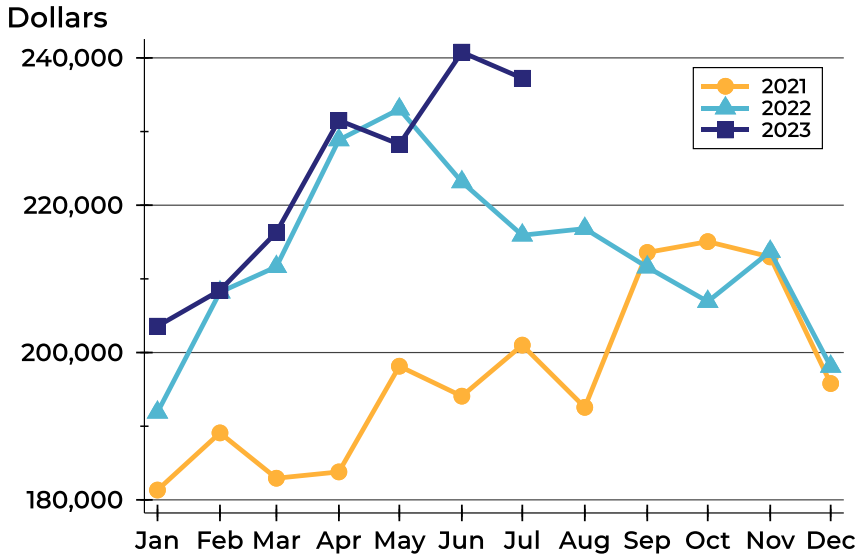
### Pending Contracts by Price Range

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	2.0%	44,570	48,000	6	7	100.0%	100.0%
\$50,000-\$99,999	28	11.1%	78,987	79,975	16	6	100.3%	100.0%
\$100,000-\$124,999	22	8.7%	113,684	115,000	10	6	99.3%	100.0%
\$125,000-\$149,999	27	10.7%	136,919	139,500	8	3	98.5%	100.0%
\$150,000-\$174,999	25	9.9%	162,612	162,500	8	2	99.7%	100.0%
\$175,000-\$199,999	27	10.7%	188,107	189,500	5	3	99.8%	100.0%
\$200,000-\$249,999	28	11.1%	227,066	230,000	15	6	98.6%	100.0%
\$250,000-\$299,999	29	11.5%	276,829	278,000	12	5	98.5%	100.0%
\$300,000-\$399,999	29	11.5%	345,436	335,000	17	7	99.2%	100.0%
\$400,000-\$499,999	17	6.7%	440,758	439,900	57	15	98.2%	100.0%
\$500,000-\$749,999	12	4.8%	597,575	557,500	54	9	92.9%	100.0%
\$750,000-\$999,999	2	0.8%	774,998	774,998	49	49	97.3%	97.3%
\$1,000,000 and up	1	0.4%	1,390,000	1,390,000	6	6	100.0%	100.0%



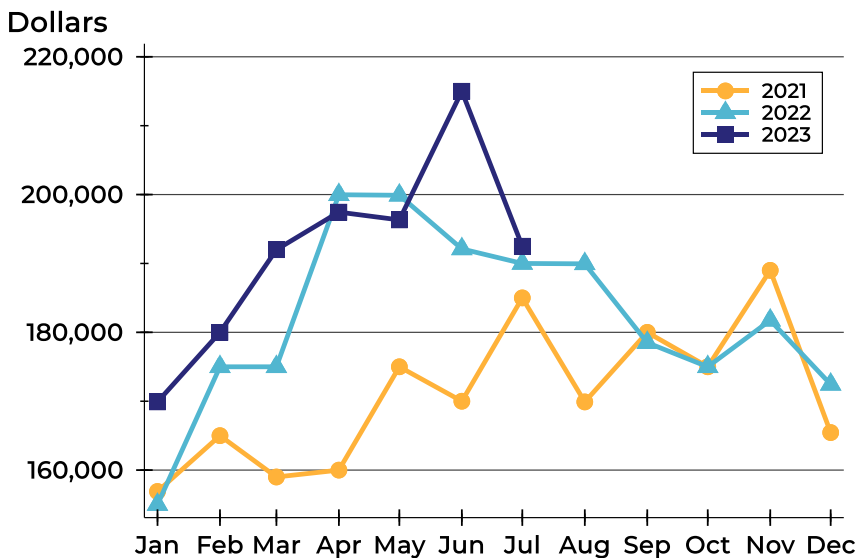
# Topeka Metropolitan Area Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	181,331	191,884	<b>203,579</b>
February	189,096	208,192	<b>208,451</b>
March	182,939	211,646	<b>216,317</b>
April	183,796	228,862	<b>231,527</b>
May	198,149	233,045	<b>228,270</b>
June	194,079	223,160	<b>240,782</b>
July	201,008	215,927	<b>237,237</b>
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

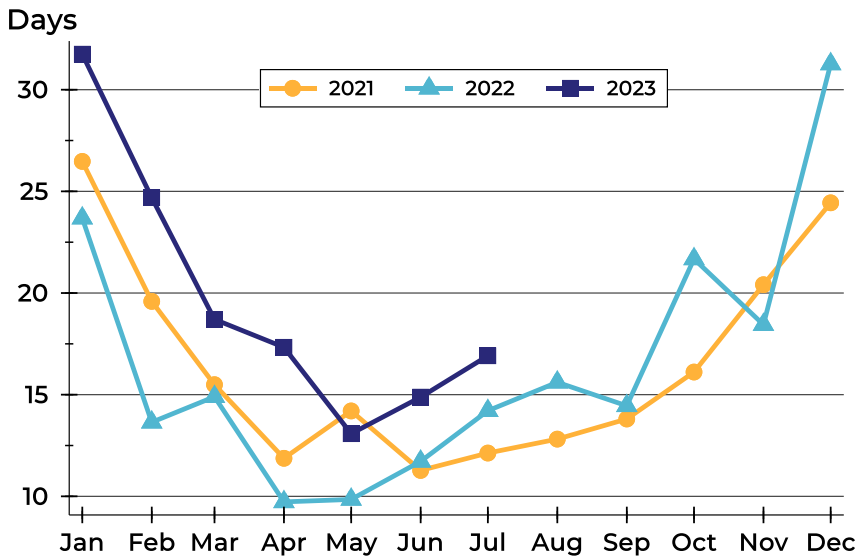


Month	2021	2022	2023
January	156,900	155,000	<b>169,900</b>
February	165,000	175,000	<b>180,000</b>
March	159,000	175,000	<b>192,000</b>
April	160,000	199,975	<b>197,450</b>
May	175,000	199,900	<b>196,320</b>
June	170,000	192,110	<b>215,000</b>
July	185,000	190,000	<b>192,500</b>
August	169,900	189,950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



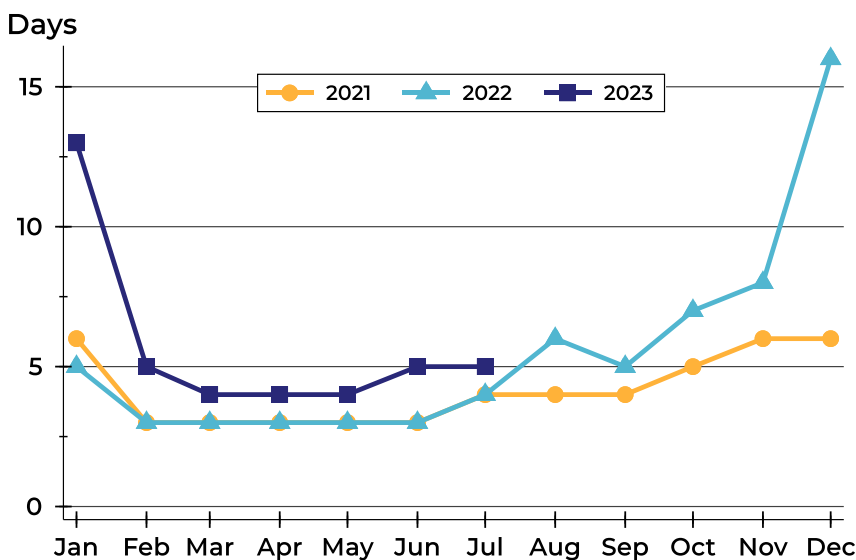
## Topeka Metropolitan Area Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



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

July 2023																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020
\$1-\$29,999	8	2	5	3	5	4	3						30	45	50	64
\$30,000-\$39,999	7	4	4	5	1	5	1						27	30	33	50
\$40,000-\$49,999	12	5	2	7	2	4	0						32	24	48	62
\$50,000-\$59,999	8	6	8	12	7	11	4						56	52	59	67
\$60,000-\$69,999	6	9	12	13	11	5	1						57	68	67	89
\$70,000-\$79,999	6	3	4	5	14	4	8						44	57	69	71
\$80,000-\$89,999	5	8	8	9	6	8	7						51	62	79	82
\$90,000-\$99,999	11	11	12	5	11	6	5						61	54	74	78
\$100,000-\$119,999	4	15	15	11	15	16	13						89	107	137	146
\$120,000-\$139,999	19	12	14	11	18	14	23						111	163	165	215
\$140,000-\$159,999	13	12	21	19	22	26	13						126	149	163	140
\$160,000-\$179,999	13	16	20	18	15	21	24						127	127	167	164
\$180,000-\$199,999	13	14	12	15	18	19	16						107	120	140	133
\$200,000-\$249,999	23	12	41	32	38	38	40						224	251	272	219
\$250,000-\$299,999	11	26	16	30	25	41	27						176	216	170	126
\$300,000-\$399,999	18	18	18	23	36	44	46						203	198	178	136
\$400,000-\$499,999	6	8	7	11	13	21	19						85	103	66	49
\$500,000 or more	2	4	12	4	21	11	13						67	81	39	0
<b>TOTALS</b>	<b>185</b>	<b>185</b>	<b>231</b>	<b>233</b>	<b>278</b>	<b>298</b>	<b>263</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1673</b>	<b>1907</b>	<b>1976</b>	<b>1891</b>

## Wabaunsee County Housing Report



### Market Overview

#### Wabaunsee County Home Sales Fell in July

Total home sales in Wabaunsee County fell last month to 2 units, compared to 3 units in July 2022. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in July was \$177,500, up from \$139,000 a year earlier. Homes that sold in July were typically on the market for 79 days and sold for 100.0% of their list prices.

#### Wabaunsee County Active Listings Up at End of July

The total number of active listings in Wabaunsee County at the end of July was 5 units, up from 1 at the same point in 2022. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$229,900.

During July, a total of 2 contracts were written down from 6 in July 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

### Contact Information

Linda Briden, Chief Executive Officer  
Sunflower Association of REALTORS®  
3646 SW Plass  
Topeka, KS 66611  
785-267-3215  
[Linda@SunflowerRealtors.com](mailto:Linda@SunflowerRealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**July  
2023**

# Sunflower MLS Statistics



## Wabaunsee County Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>2</b>	<b>3</b>	<b>6</b>	<b>20</b>	<b>18</b>	<b>25</b>
Change from prior year		-33.3%	-50.0%	-14.3%	11.1%	-28.0%	-10.7%
<b>Active Listings</b>		<b>5</b>	<b>1</b>	<b>6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		400.0%	-83.3%	-33.3%			
<b>Months' Supply</b>		<b>1.6</b>	<b>0.3</b>	<b>1.4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		433.3%	-78.6%	-30.0%			
<b>New Listings</b>		<b>4</b>	<b>7</b>	<b>10</b>	<b>22</b>	<b>28</b>	<b>39</b>
Change from prior year		-42.9%	-30.0%	100.0%	-21.4%	-28.2%	2.6%
<b>Contracts Written</b>		<b>2</b>	<b>6</b>	<b>8</b>	<b>18</b>	<b>25</b>	<b>33</b>
Change from prior year		-66.7%	-25.0%	60.0%	-28.0%	-24.2%	0.0%
<b>Pending Contracts</b>		<b>2</b>	<b>9</b>	<b>7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-77.8%	28.6%	-12.5%			
<b>Sales Volume (1,000s)</b>		<b>355</b>	<b>362</b>	<b>966</b>	<b>5,325</b>	<b>4,541</b>	<b>5,195</b>
Change from prior year		-1.9%	-62.5%	-3.3%	17.3%	-12.6%	23.7%
Average	<b>Sale Price</b>	<b>177,500</b>	<b>120,667</b>	<b>161,000</b>	<b>266,225</b>	<b>252,278</b>	<b>207,792</b>
	Change from prior year	47.1%	-25.1%	12.8%	5.5%	21.4%	38.5%
	<b>List Price of Actives</b>	<b>266,360</b>	<b>199,900</b>	<b>247,167</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	33.2%	-19.1%	101.8%			
	<b>Days on Market</b>	<b>79</b>	<b>16</b>	<b>3</b>	<b>23</b>	<b>28</b>	<b>17</b>
Change from prior year	393.8%	433.3%	-95.9%	-17.9%	64.7%	-72.6%	
<b>Percent of List</b>	<b>100.0%</b>	<b>98.2%</b>	<b>97.4%</b>	<b>98.0%</b>	<b>99.3%</b>	<b>96.3%</b>	
Change from prior year	1.8%	0.8%	-1.6%	-1.3%	3.1%	1.5%	
<b>Percent of Original</b>	<b>87.0%</b>	<b>98.2%</b>	<b>97.4%</b>	<b>95.9%</b>	<b>98.5%</b>	<b>96.1%</b>	
Change from prior year	-11.4%	0.8%	-0.2%	-2.6%	2.5%	4.0%	
Median	<b>Sale Price</b>	<b>177,500</b>	<b>139,000</b>	<b>164,500</b>	<b>169,500</b>	<b>199,500</b>	<b>150,000</b>
	Change from prior year	27.7%	-15.5%	-6.0%	-15.0%	33.0%	23.0%
	<b>List Price of Actives</b>	<b>229,900</b>	<b>199,900</b>	<b>282,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	15.0%	-29.2%	126.0%			
	<b>Days on Market</b>	<b>79</b>	<b>7</b>	<b>1</b>	<b>4</b>	<b>8</b>	<b>6</b>
Change from prior year	1028.6%	600.0%	-93.8%	-50.0%	33.3%	-68.4%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	1.2%	-1.2%	0.0%	0.0%	2.9%	
<b>Percent of Original</b>	<b>87.0%</b>	<b>100.0%</b>	<b>98.8%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-13.0%	1.2%	1.4%	-1.4%	0.0%	7.2%	

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



# Wabaunsee County Closed Listings Analysis

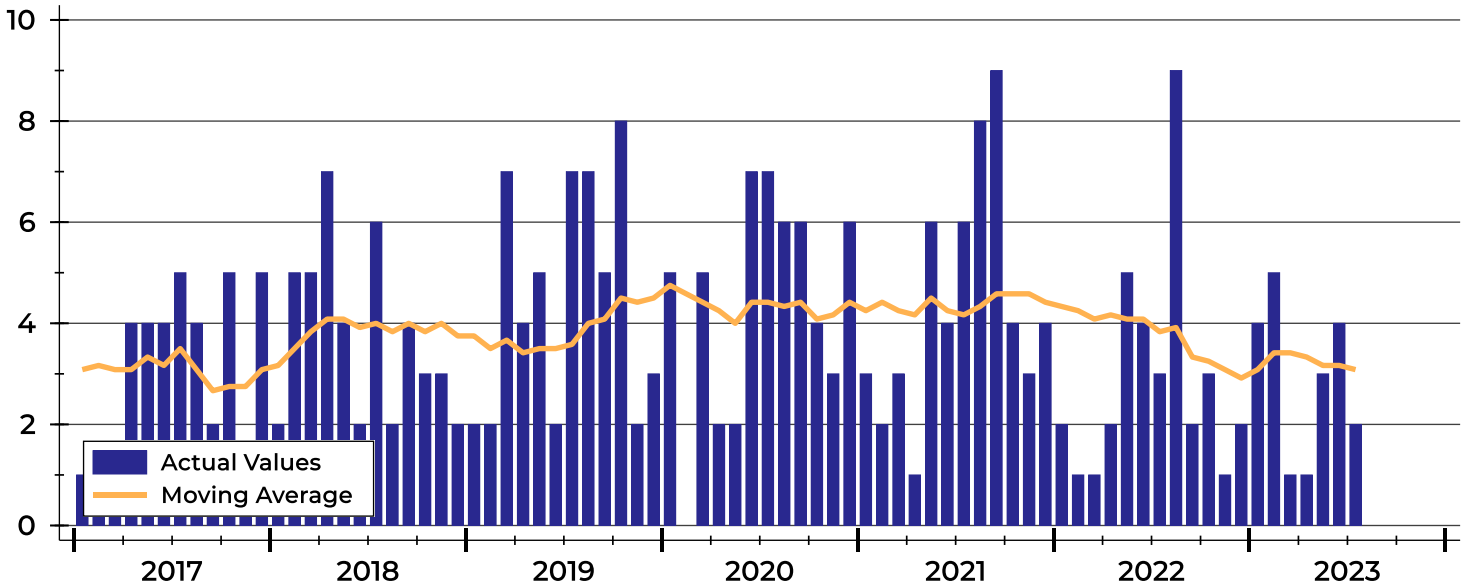
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		2	3	-33.3%	20	18	11.1%
Volume (1,000s)		355	362	-1.9%	5,325	4,541	17.3%
Months' Supply		1.6	0.3	433.3%	N/A	N/A	N/A
Average	Sale Price	177,500	120,667	47.1%	266,225	252,278	5.5%
	Days on Market	79	16	393.8%	23	28	-17.9%
	Percent of List	100.0%	98.2%	1.8%	98.0%	99.3%	-1.3%
	Percent of Original	87.0%	98.2%	-11.4%	95.9%	98.5%	-2.6%
Median	Sale Price	177,500	139,000	27.7%	169,500	199,500	-15.0%
	Days on Market	79	7	1028.6%	4	8	-50.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	87.0%	100.0%	-13.0%	98.6%	100.0%	-1.4%

A total of 2 homes sold in Wabaunsee County in July, down from 3 units in July 2022. Total sales volume was essentially unchanged from the previous year's figure of \$0.4 million.

The median sales price in July was \$177,500, up 27.7% compared to the prior year. Median days on market was 79 days, up from 26 days in June, and up from 7 in July 2022.

## History of Closed Listings

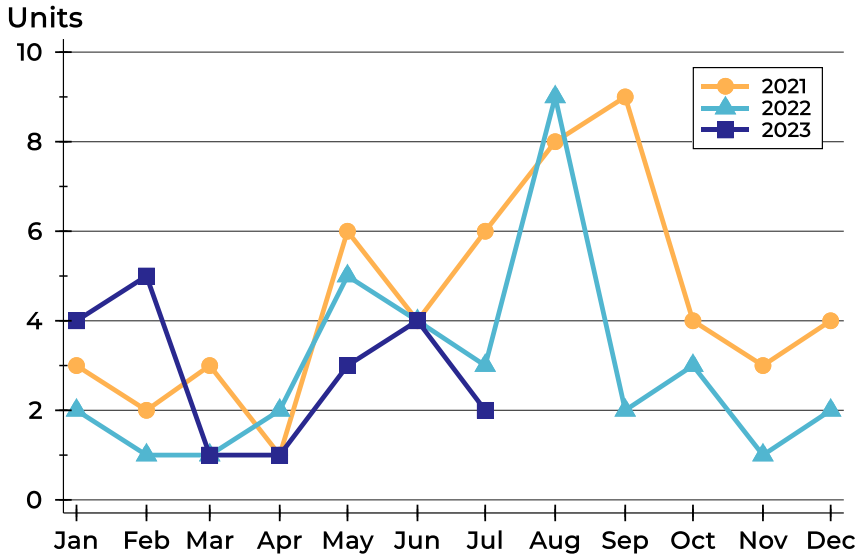
Units





## Wabaunsee County Closed Listings Analysis

### Closed Listings by Month



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

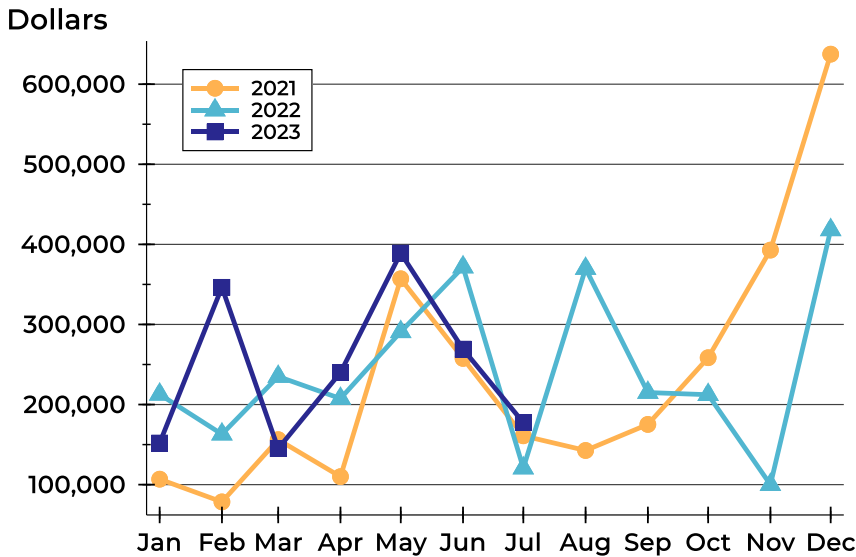
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	50.0%	3.0	155,000	155,000	112	112	100.0%	100.0%	93.9%	93.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	1.7	200,000	200,000	45	45	100.0%	100.0%	80.0%	80.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



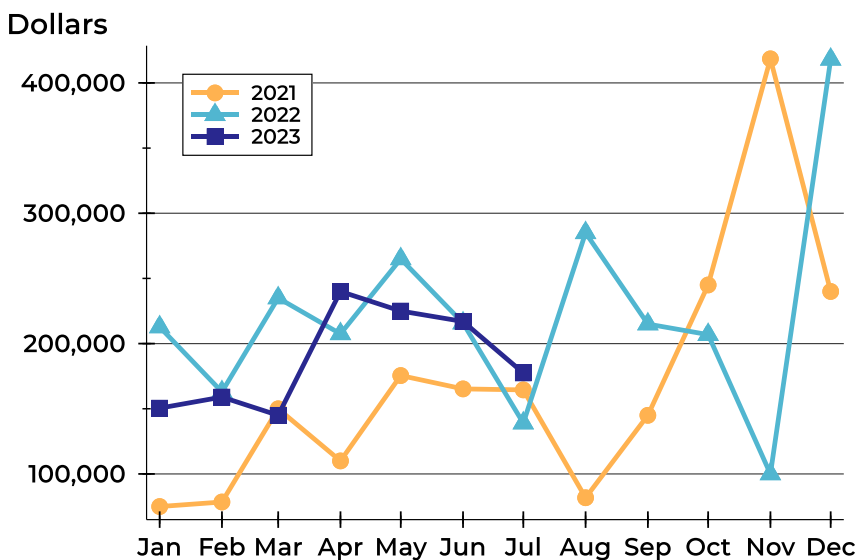
## Wabaunsee County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	106,833	212,750	<b>152,000</b>
February	78,500	163,000	<b>346,400</b>
March	156,167	235,000	<b>145,000</b>
April	110,000	207,500	<b>240,000</b>
May	357,050	290,800	<b>389,167</b>
June	257,625	371,625	<b>269,250</b>
July	161,000	120,667	<b>177,500</b>
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

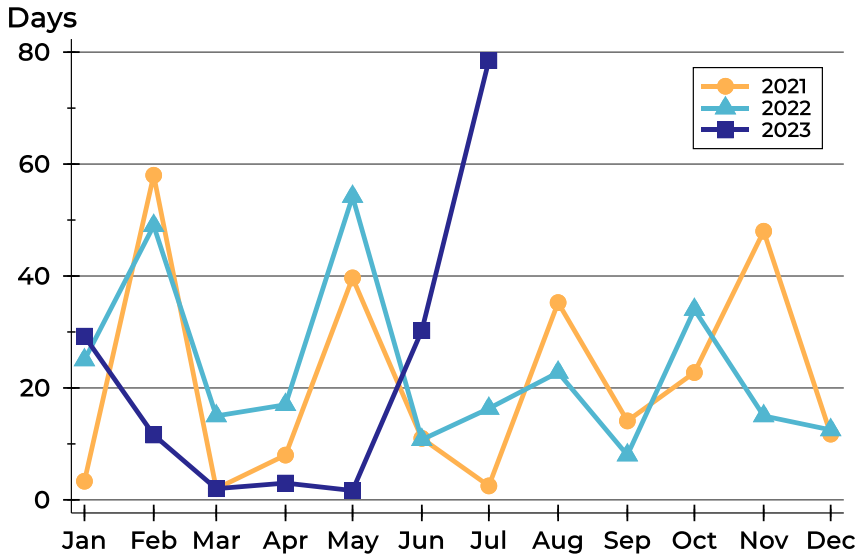


Month	2021	2022	2023
January	75,000	212,750	<b>150,500</b>
February	78,500	163,000	<b>159,000</b>
March	150,000	235,000	<b>145,000</b>
April	110,000	207,500	<b>240,000</b>
May	175,500	265,000	<b>225,000</b>
June	165,250	215,750	<b>217,000</b>
July	164,500	139,000	<b>177,500</b>
August	81,750	285,000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



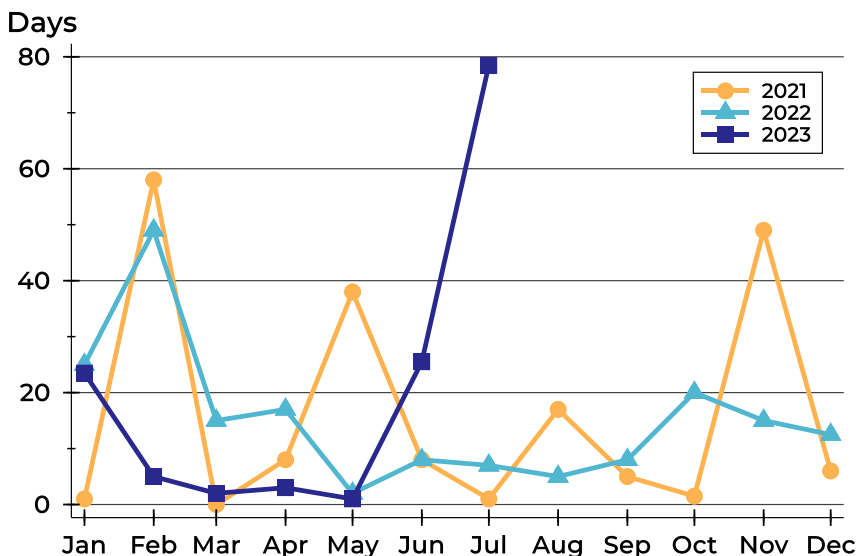
## Wabaunsee County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



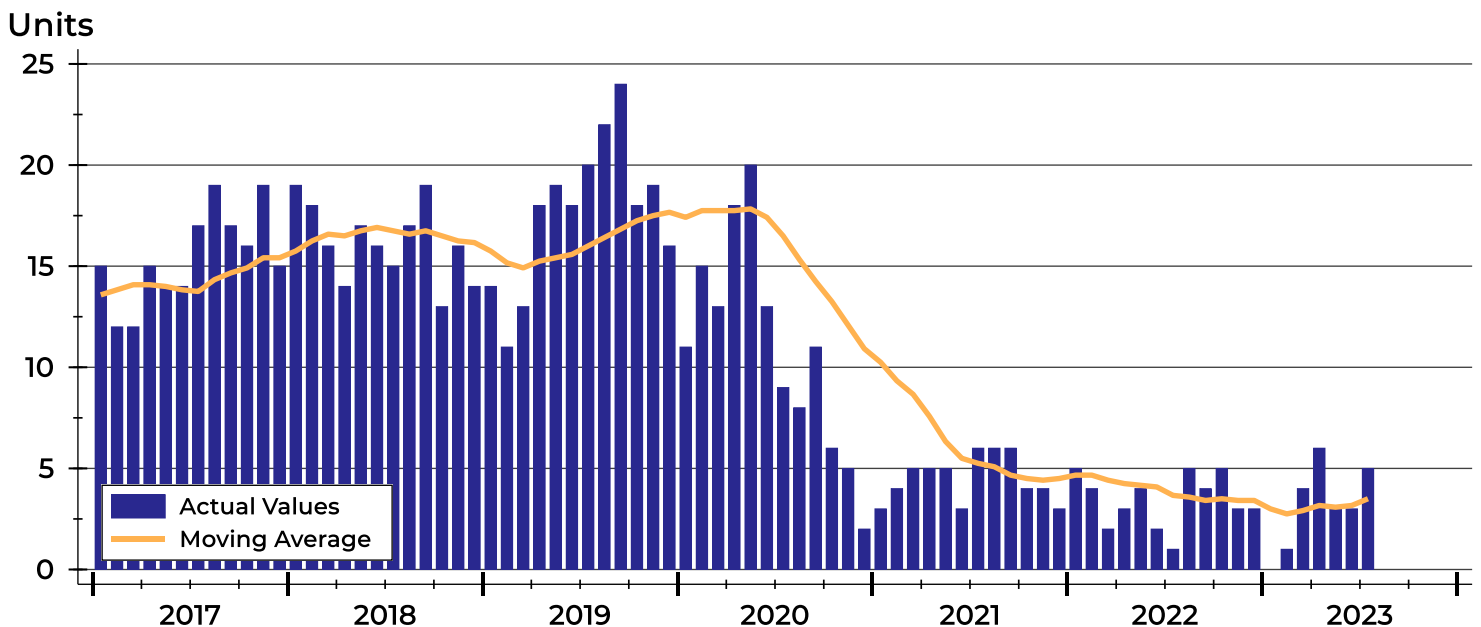
# Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		5	1	400.0%
Volume (1,000s)		1,332	200	566.0%
Months' Supply		1.6	0.3	433.3%
Average	List Price	266,360	199,900	33.2%
	Days on Market	62	11	463.6%
	Percent of Original	95.2%	100.0%	-4.8%
Median	List Price	229,900	199,900	15.0%
	Days on Market	41	11	272.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 homes were available for sale in Wabaunsee County at the end of July. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$229,900, up 15.0% from 2022. The typical time on market for active listings was 41 days, up from 11 days a year earlier.

## History of Active Listings

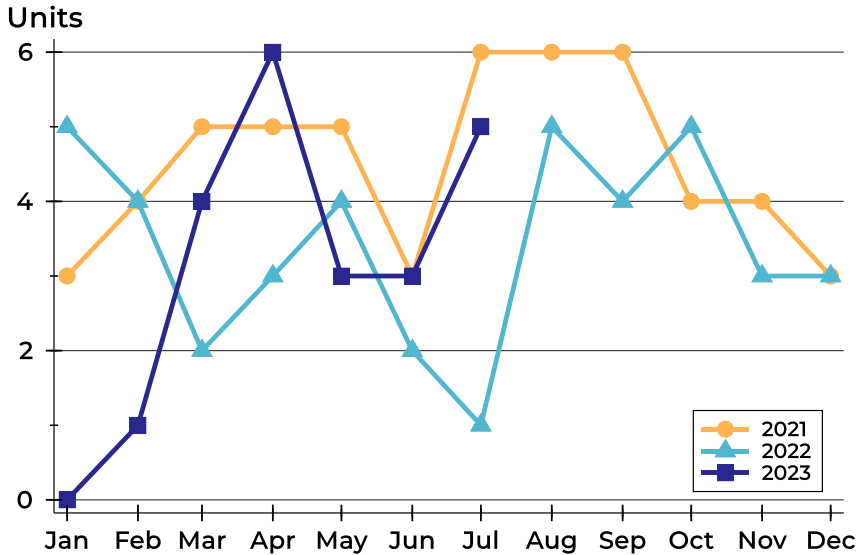






## Wabaunsee County Active Listings Analysis

### Active Listings by Month



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

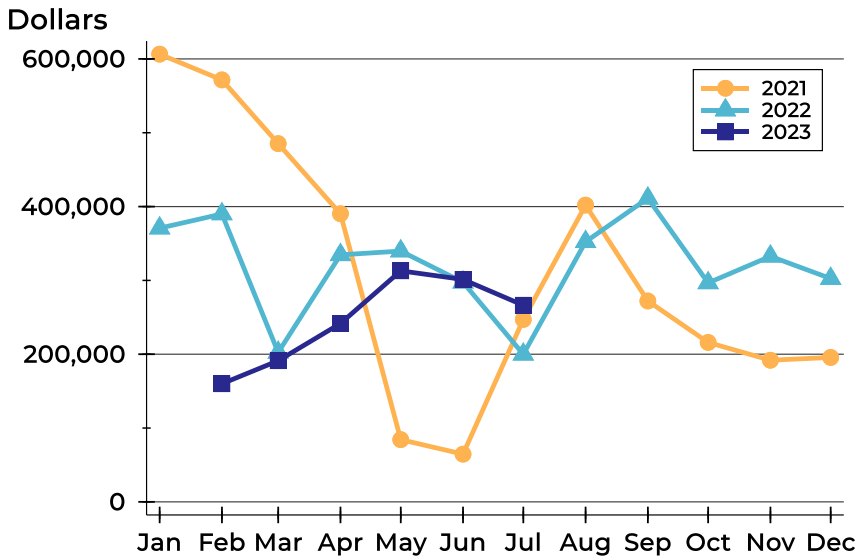
### Active Listings by Price Range

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	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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	3.0	158,000	158,000	14	14	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	N/A	175,000	175,000	41	41	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	1.7	229,900	229,900	130	130	92.0%	92.0%
\$250,000-\$299,999	1	20.0%	N/A	269,900	269,900	11	11	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
\$400,000-\$499,999	1	20.0%	N/A	499,000	499,000	112	112	83.9%	83.9%
\$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



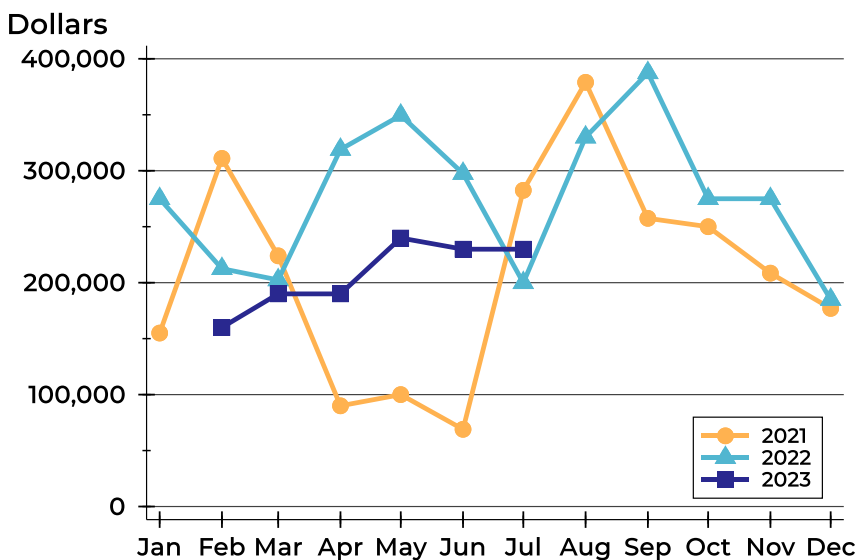
# Wabaunsee County Active Listings Analysis

## Average Price



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

## Median Price

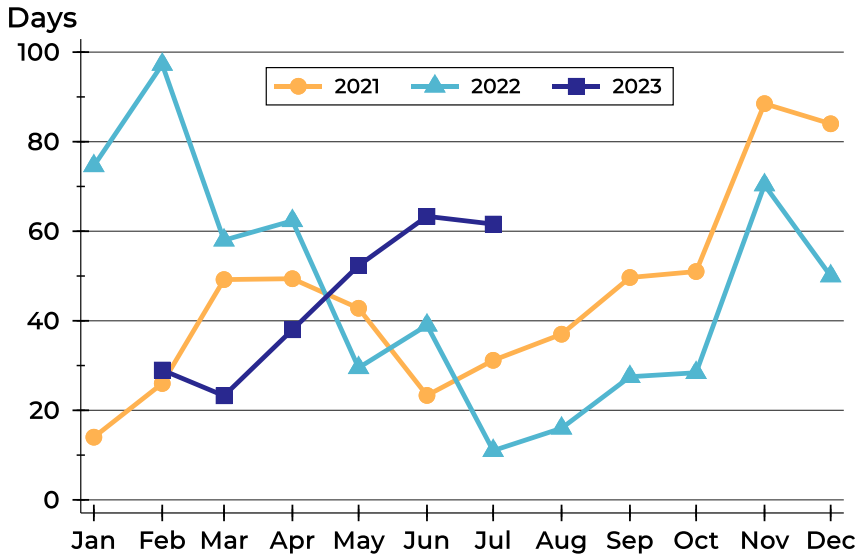


Month	2021	2022	2023
January	155,000	275,000	N/A
February	311,000	212,500	160,000
March	224,000	202,450	190,000
April	90,000	319,000	190,000
May	100,000	349,500	239,900
June	69,000	297,500	229,900
July	282,500	199,900	229,900
August	379,000	330,000	
September	257,500	387,500	
October	250,000	275,000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



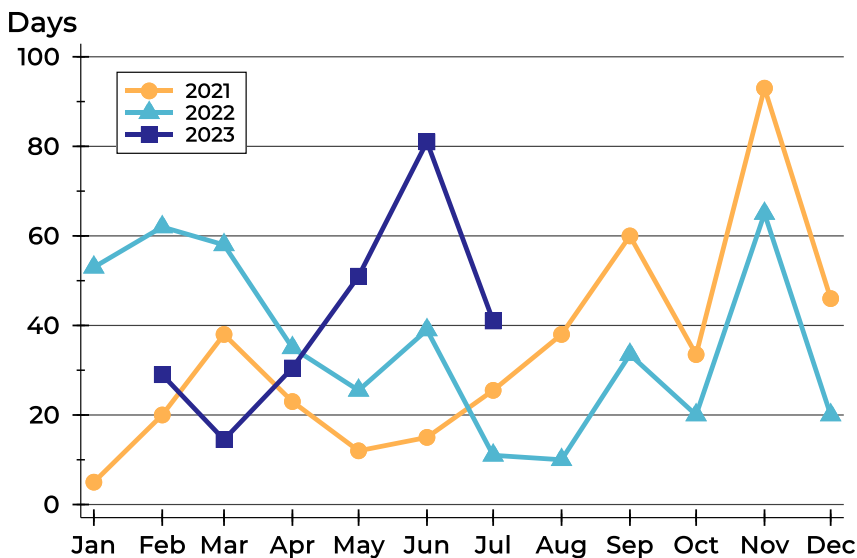
# Wabaunsee County Active Listings Analysis

## Average DOM



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

## Median DOM

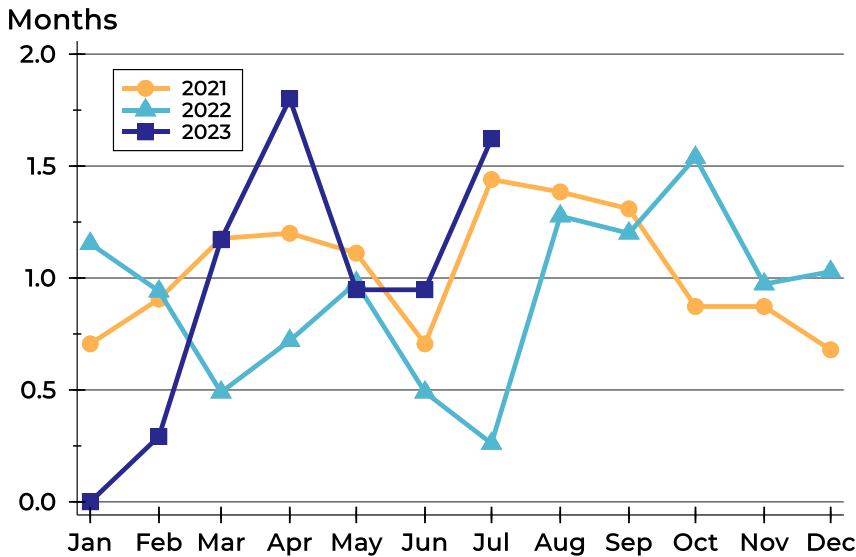


Month	2021	2022	2023
January	5	53	N/A
February	20	62	29
March	38	58	15
April	23	35	31
May	12	26	51
June	15	39	81
July	26	11	41
August	38	10	
September	60	34	
October	34	20	
November	93	65	
December	46	20	



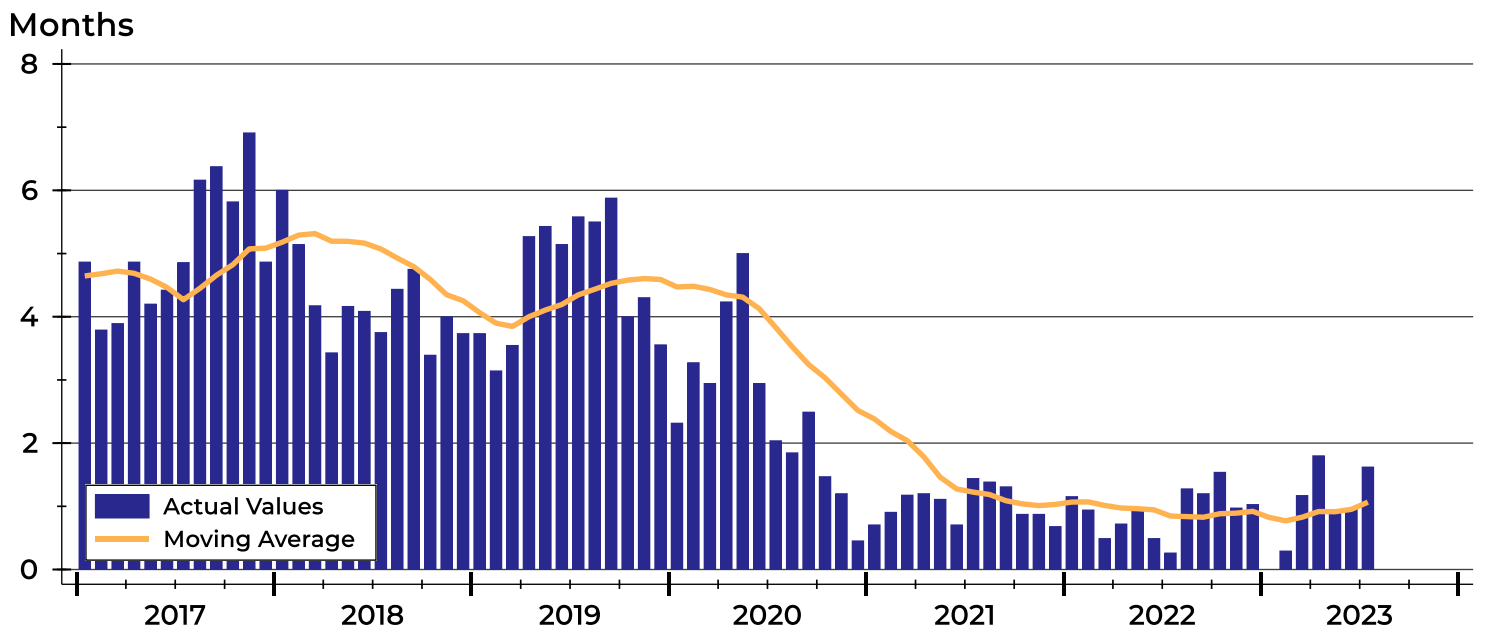
## Wabaunsee County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.7	1.2	<b>0.0</b>
February	0.9	0.9	<b>0.3</b>
March	1.2	0.5	<b>1.2</b>
April	1.2	0.7	<b>1.8</b>
May	1.1	1.0	<b>0.9</b>
June	0.7	0.5	<b>0.9</b>
July	1.4	0.3	<b>1.6</b>
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

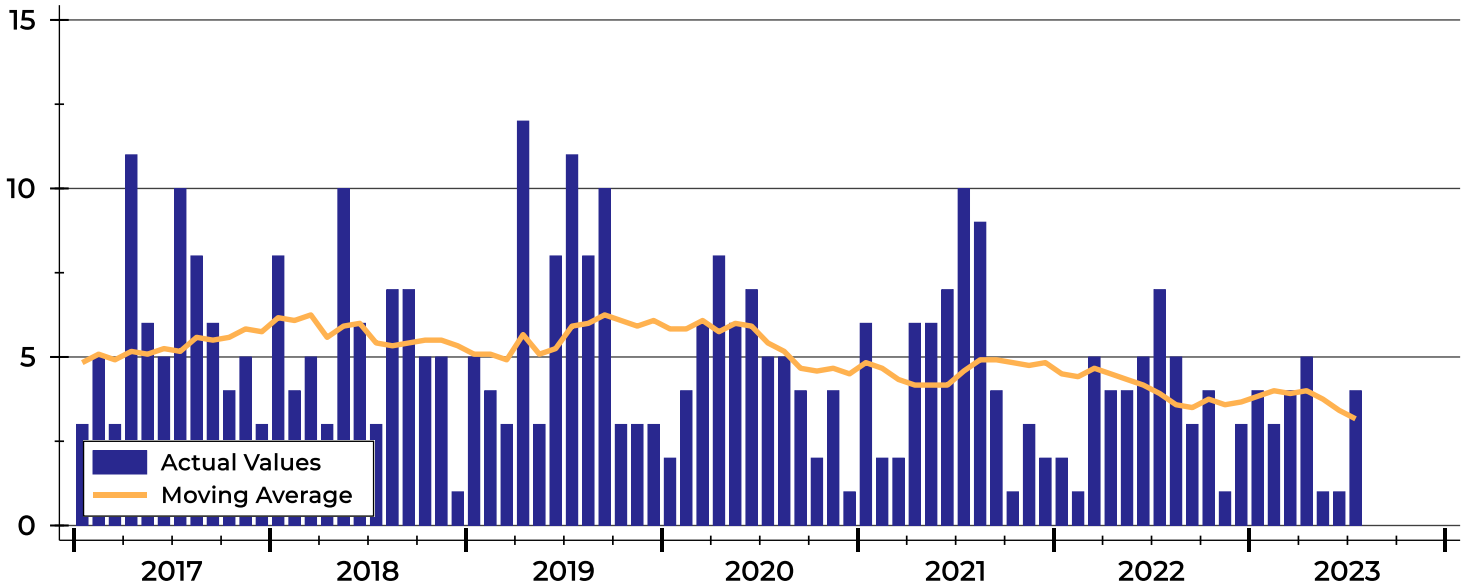
Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	4	7	-42.9%
	Volume (1,000s)	1,073	1,857	-42.2%
	Average List Price	268,225	265,343	1.1%
	Median List Price	213,950	225,000	-4.9%
Year-to-Date	New Listings	22	28	-21.4%
	Volume (1,000s)	5,598	9,103	-38.5%
	Average List Price	254,464	325,095	-21.7%
	Median List Price	187,500	227,500	-17.6%

A total of 4 new listings were added in Wabaunsee County during July, down 42.9% from the same month in 2022. Year-to-date Wabaunsee County has seen 22 new listings.

The median list price of these homes was \$213,950 down from \$225,000 in 2022.

## History of New Listings

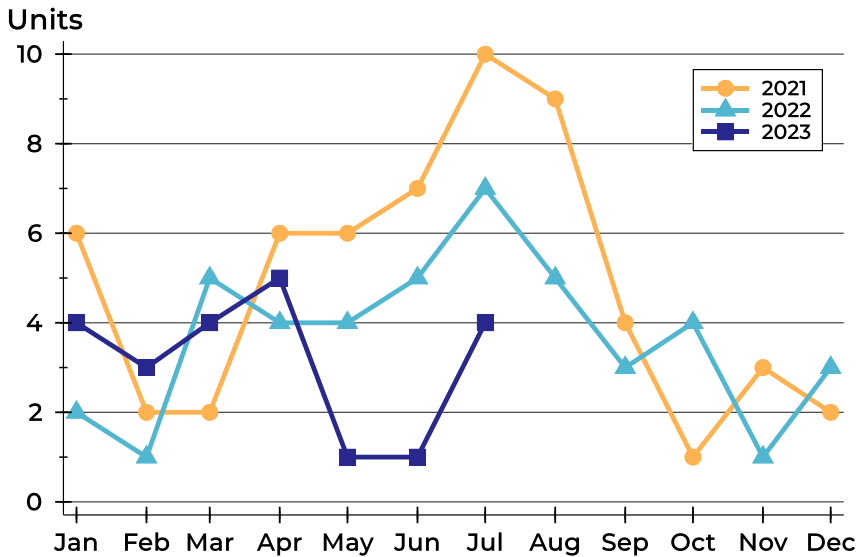
Units





## Wabaunsee County New Listings Analysis

### New Listings by Month



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

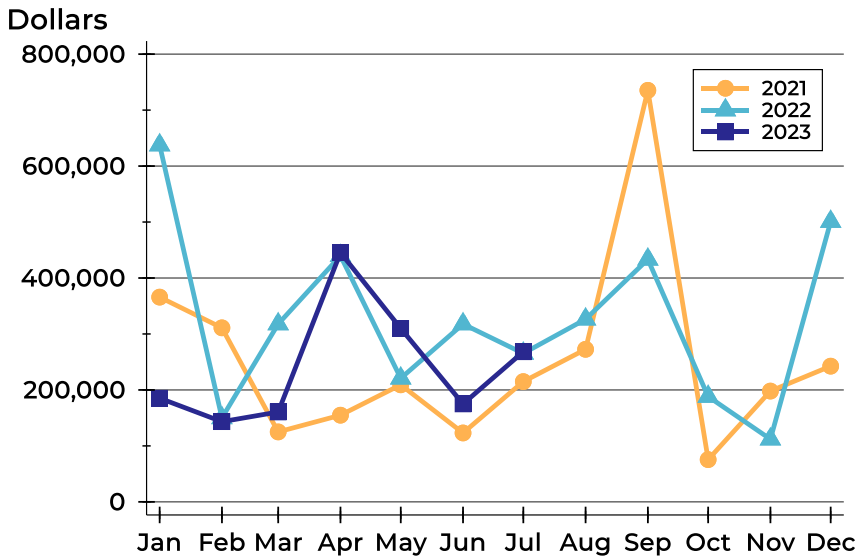
### New Listings by Price Range

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	1	25.0%	95,000	95,000	16	16	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%	158,000	158,000	20	20	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%	269,900	269,900	17	17	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	25.0%	550,000	550,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



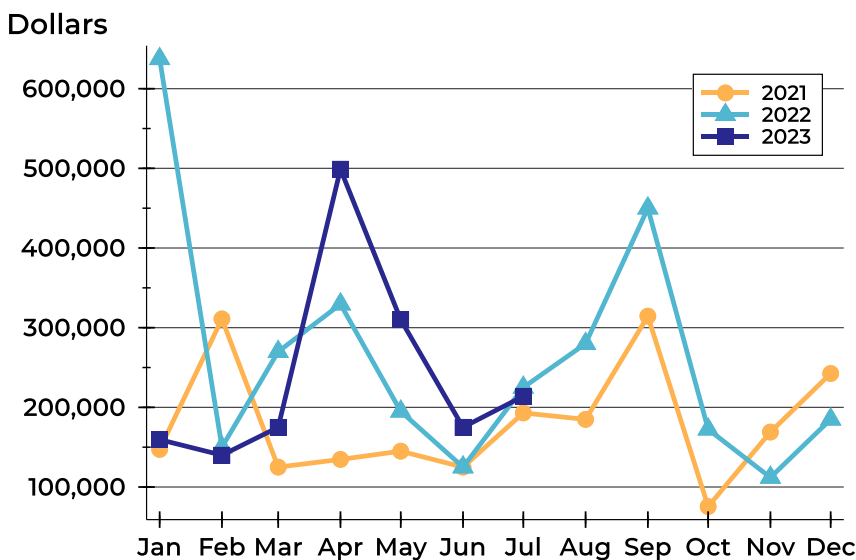
## Wabaunsee County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	365,829	637,500	<b>185,250</b>
February	311,000	150,000	<b>143,333</b>
March	125,000	317,780	<b>160,600</b>
April	154,883	439,750	<b>445,380</b>
May	209,167	220,841	<b>310,000</b>
June	123,143	317,800	<b>175,000</b>
July	214,900	265,343	<b>268,225</b>
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	<b>159,500</b>
February	311,000	150,000	<b>140,000</b>
March	125,000	269,900	<b>174,950</b>
April	134,650	329,500	<b>499,000</b>
May	145,000	195,000	<b>310,000</b>
June	125,000	125,000	<b>175,000</b>
July	193,000	225,000	<b>213,950</b>
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

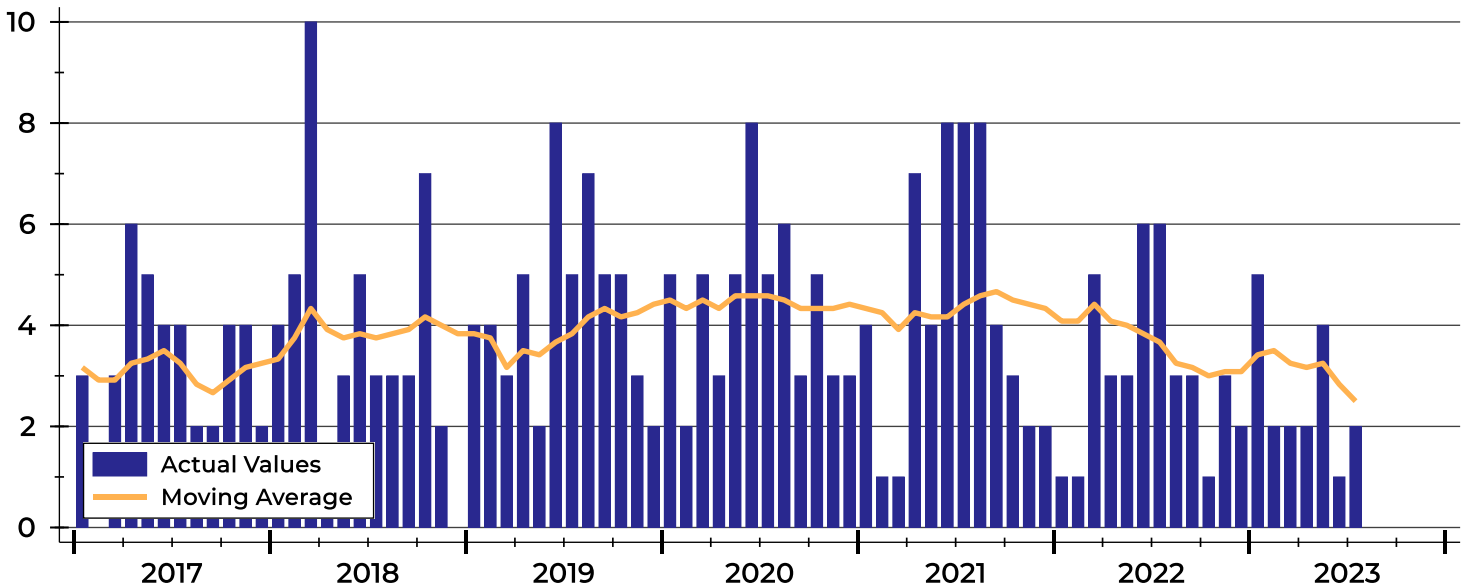
Summary Statistics for Contracts Written		2023	July 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		2	6	-66.7%	18	25	-28.0%
Volume (1,000s)		645	1,803	-64.2%	4,539	7,534	-39.8%
Average	Sale Price	322,500	300,500	7.3%	252,161	301,356	-16.3%
	Days on Market	11	18	-38.9%	21	27	-22.2%
	Percent of Original	100.0%	94.5%	5.8%	96.8%	98.2%	-1.4%
Median	Sale Price	322,500	247,000	30.6%	172,500	225,000	-23.3%
	Days on Market	11	6	83.3%	4	7	-42.9%
	Percent of Original	100.0%	93.3%	7.2%	100.0%	100.0%	0.0%

A total of 2 contracts for sale were written in Wabaunsee County during the month of July, down from 6 in 2022. The median list price of these homes was \$322,500, up from \$247,000 the prior year.

Half of the homes that went under contract in July were on the market less than 11 days, compared to 6 days in July 2022.

## History of Contracts Written

Units

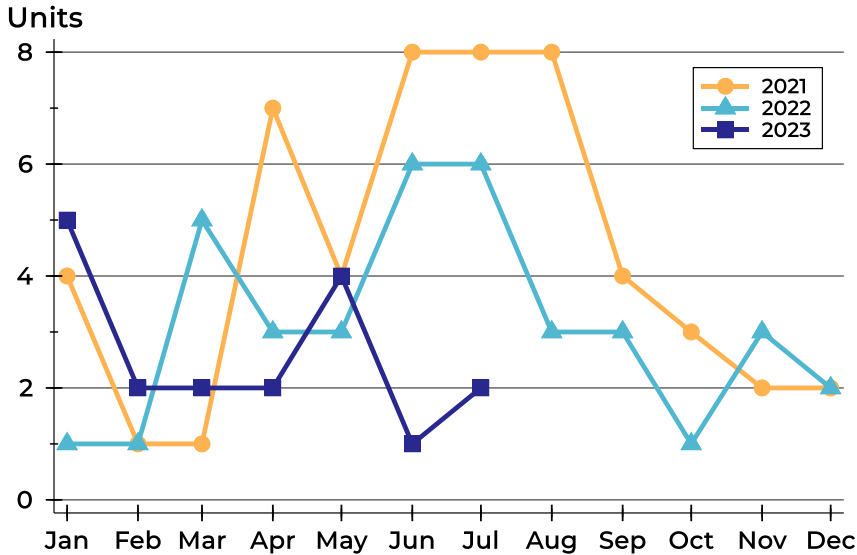






## Wabaunsee County Contracts Written Analysis

### Contracts Written by Month



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

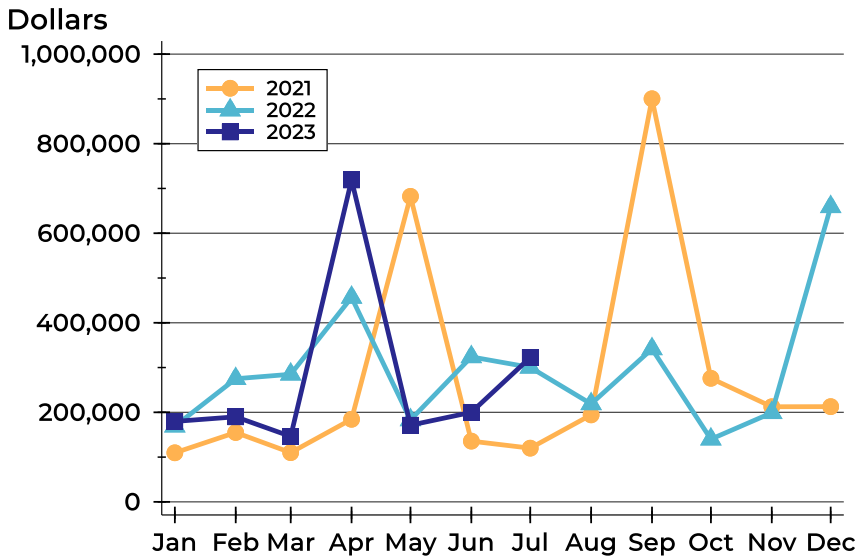
### Contracts Written by Price Range

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	1	50.0%	95,000	95,000	16	16	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	50.0%	550,000	550,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



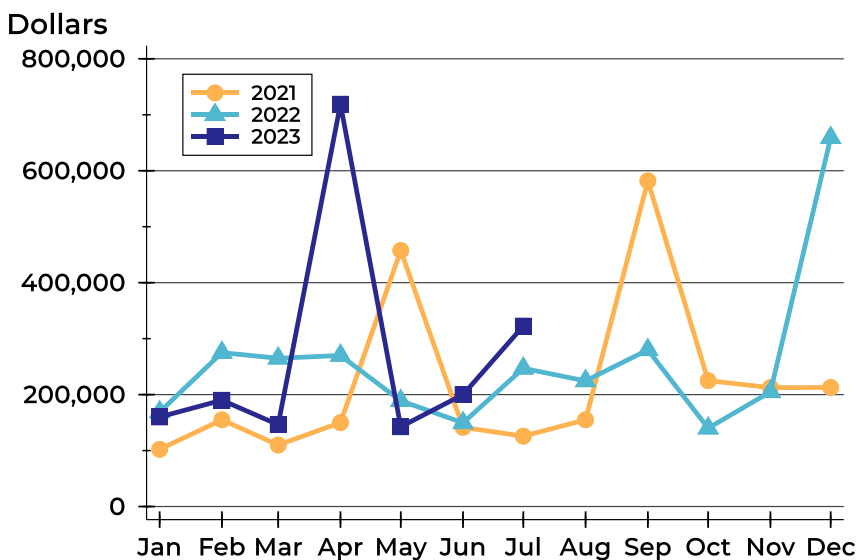
# Wabaunsee County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	109,625	169,000	<b>179,700</b>
February	155,000	275,000	<b>190,000</b>
March	110,000	285,000	<b>146,250</b>
April	184,471	456,633	<b>719,000</b>
May	682,369	183,000	<b>171,225</b>
June	135,687	323,833	<b>200,000</b>
July	120,000	300,500	<b>322,500</b>
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

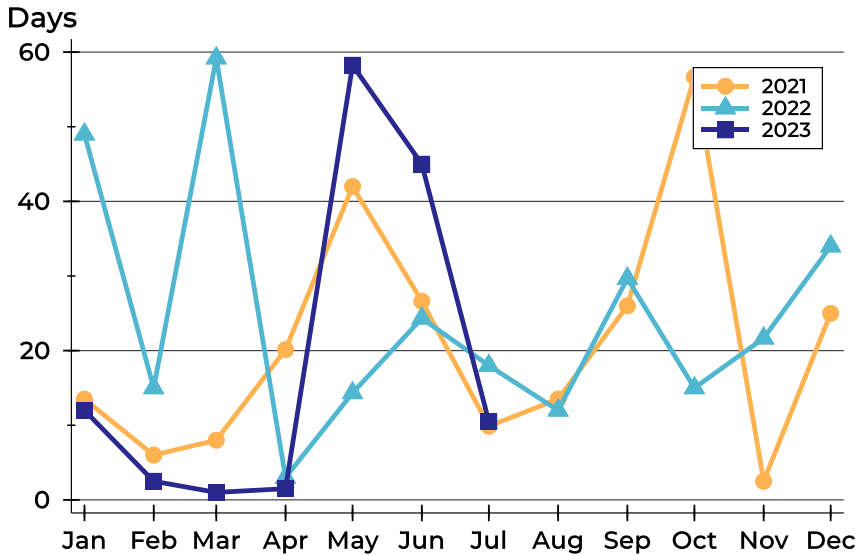


Month	2021	2022	2023
January	102,250	169,000	<b>160,000</b>
February	155,000	275,000	<b>190,000</b>
March	110,000	265,000	<b>146,250</b>
April	150,000	269,900	<b>719,000</b>
May	457,500	189,000	<b>142,500</b>
June	141,500	149,500	<b>200,000</b>
July	125,750	247,000	<b>322,500</b>
August	154,950	224,500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



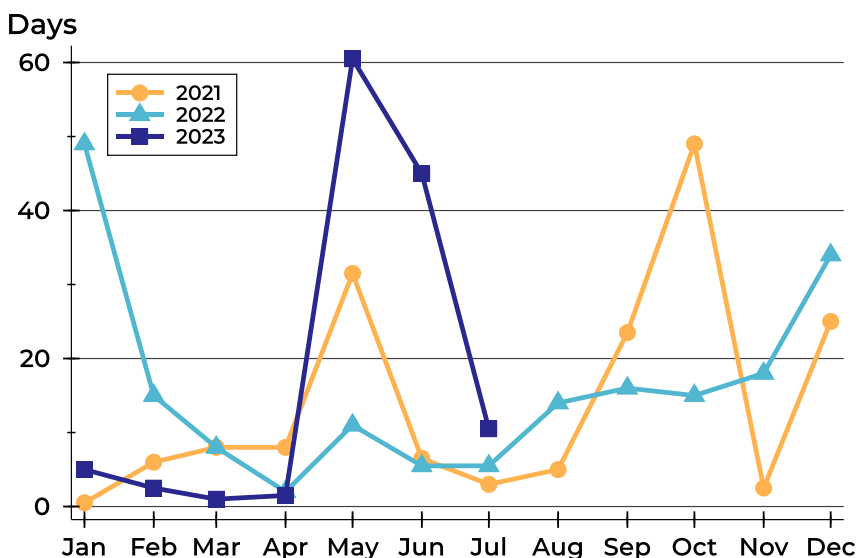
## Wabaunsee County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	14	49	12
February	6	15	3
March	8	59	1
April	20	3	2
May	42	14	58
June	27	24	45
July	10	18	11
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	3
March	8	8	1
April	8	2	2
May	32	11	61
June	7	6	45
July	3	6	11
August	5	14	
September	24	16	
October	49	15	
November	3	18	
December	25	34	



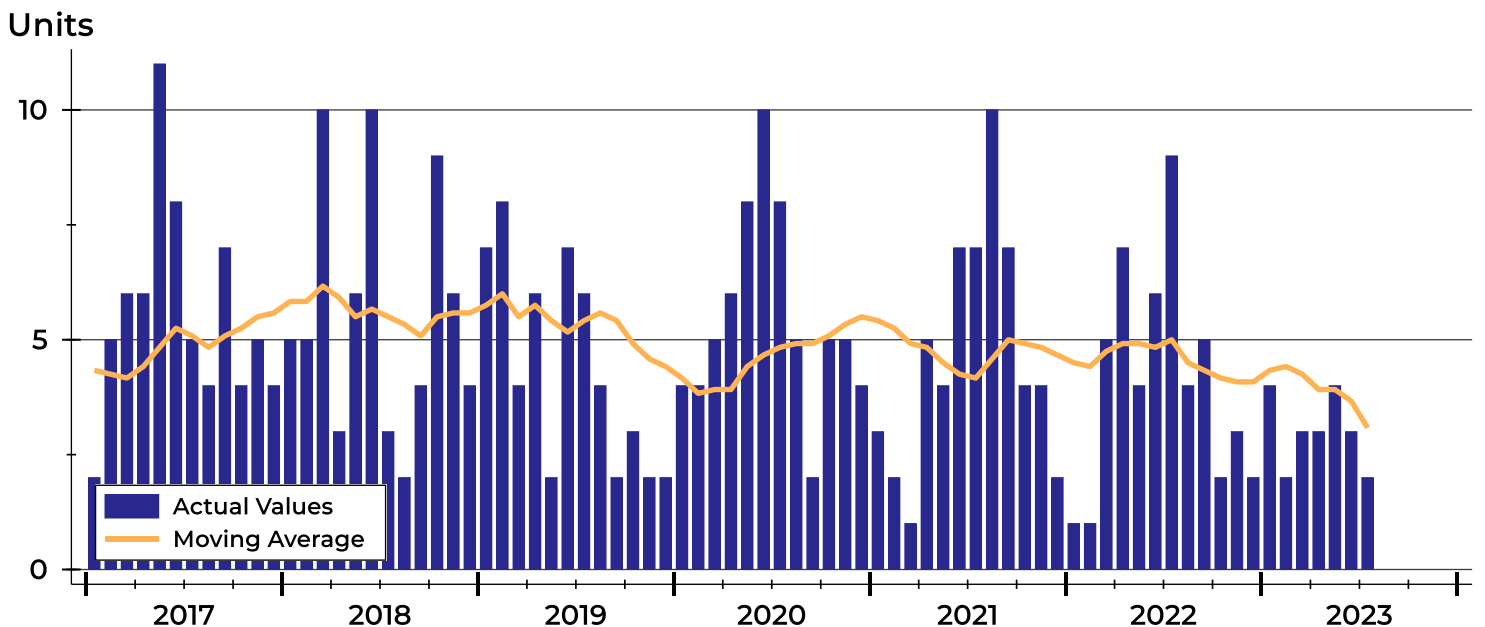
# Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		2	9	-77.8%
Volume (1,000s)		645	2,342	-72.5%
Average	List Price	322,500	260,222	23.9%
	Days on Market	11	40	-72.5%
	Percent of Original	100.0%	98.4%	1.6%
Median	List Price	322,500	225,000	43.3%
	Days on Market	11	6	83.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 2 listings in Wabaunsee County had contracts pending at the end of July, down from 9 contracts pending at the end of July 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.

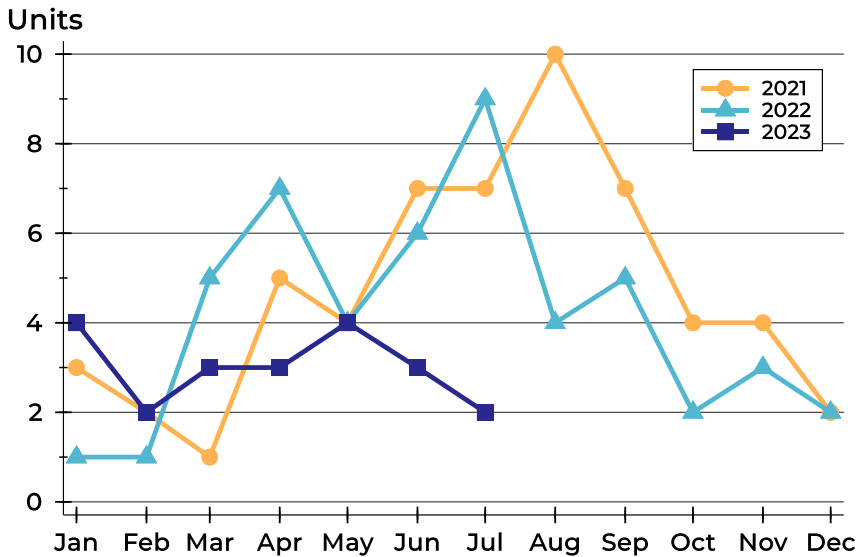
## History of Pending Contracts





## Wabaunsee County Pending Contracts Analysis

### Pending Contracts by Month



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

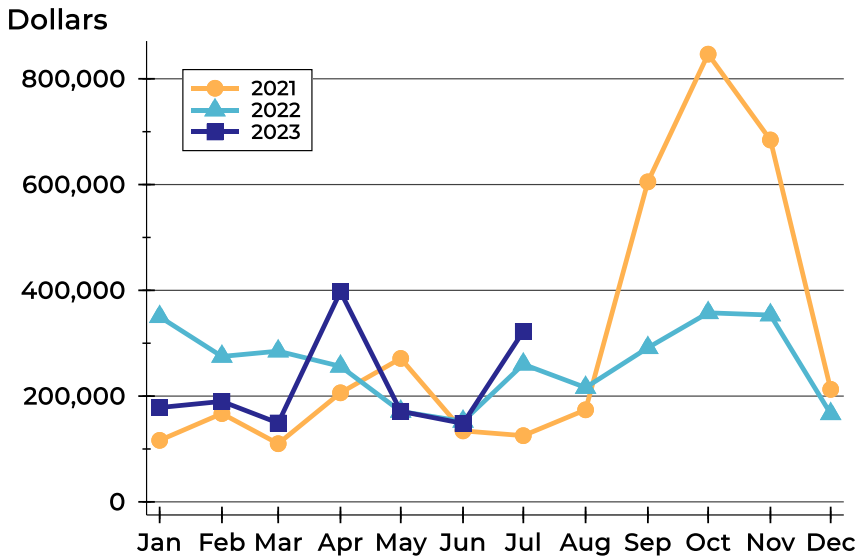
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	95,000	95,000	16	16	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	50.0%	550,000	550,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



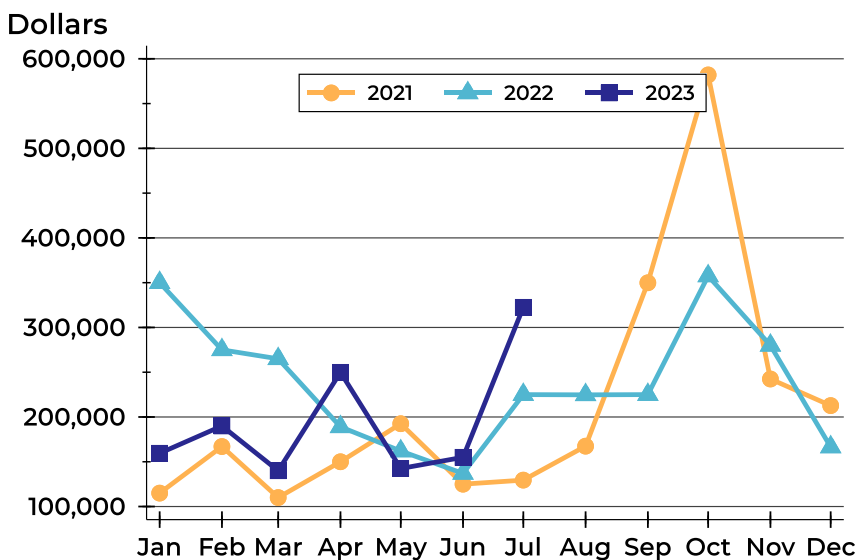
## Wabaunsee County Pending Contracts Analysis

### Average Price



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

### Median Price

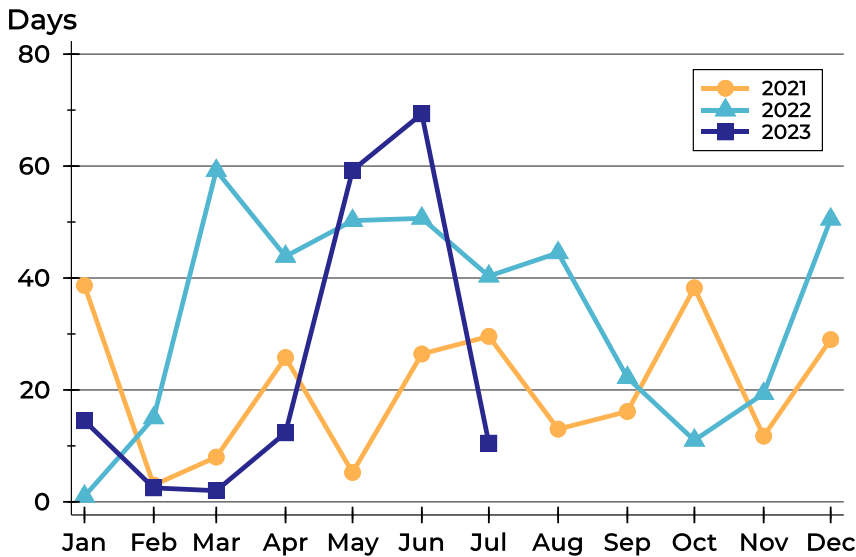


Month	2021	2022	2023
<b>January</b>	115,000	350,000	<b>159,500</b>
<b>February</b>	167,000	275,000	<b>190,000</b>
<b>March</b>	110,000	265,000	<b>140,000</b>
<b>April</b>	150,000	189,000	<b>249,900</b>
<b>May</b>	192,500	162,000	<b>142,500</b>
<b>June</b>	125,000	137,000	<b>155,000</b>
<b>July</b>	129,500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



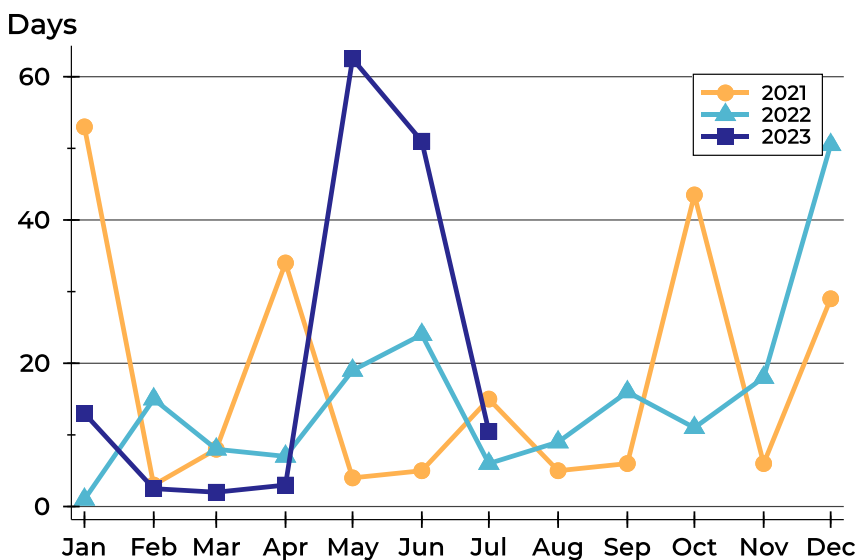
## Wabaunsee County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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