



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

May 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



**May
2023**

Sunflower MLS Statistics



Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Fell in May

Total home sales in the Sunflower multiple listing service fell last month to 330 units, compared to 368 units in May 2022. Total sales volume was \$76.2 million, down from a year earlier.

The median sale price in May was \$195,800, up from \$195,300 a year earlier. Homes that sold in May 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 May

The total number of active listings in the Sunflower multiple listing service at the end of May was 264 units, up from 220 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 May was \$282,425.

During May, a total of 327 contracts were written down from 400 in May 2022. At the end of the month, there were 374 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Entire MLS System Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		330	368	383	1,305	1,477	1,527
Change from prior year		-10.3%	-3.9%	14.3%	-11.6%	-3.3%	9.8%
Active Listings		264	220	230	N/A	N/A	N/A
Change from prior year		20.0%	-4.3%	-52.8%			
Months' Supply		0.9	0.6	0.6	N/A	N/A	N/A
Change from prior year		50.0%	0.0%	-62.5%			
New Listings		373	437	459	1,567	1,791	1,885
Change from prior year		-14.6%	-4.8%	3.6%	-12.5%	-5.0%	-2.0%
Contracts Written		327	400	432	1,456	1,672	1,805
Change from prior year		-18.3%	-7.4%	-3.4%	-12.9%	-7.4%	4.2%
Pending Contracts		374	431	544	N/A	N/A	N/A
Change from prior year		-13.2%	-20.8%	0.9%			
Sales Volume (1,000s)		76,172	79,971	70,966	263,925	289,149	273,232
Change from prior year		-4.8%	12.7%	29.6%	-8.7%	5.8%	25.8%
Average	Sale Price	230,825	217,312	185,290	202,241	195,768	178,934
	Change from prior year	6.2%	17.3%	13.4%	3.3%	9.4%	14.6%
	List Price of Actives	363,329	256,311	219,212	N/A	N/A	N/A
	Change from prior year	41.8%	16.9%	-2.5%			
	Days on Market	20	12	12	24	17	24
Change from prior year	66.7%	0.0%	-67.6%	41.2%	-29.2%	-40.0%	
Percent of List	99.8%	102.2%	100.7%	99.0%	100.5%	99.6%	
Change from prior year	-2.3%	1.5%	2.2%	-1.5%	0.9%	2.3%	
Percent of Original	98.8%	101.3%	99.9%	97.4%	99.4%	98.7%	
Change from prior year	-2.5%	1.4%	3.1%	-2.0%	0.7%	3.6%	
Median	Sale Price	195,800	195,300	160,000	175,000	165,000	156,000
	Change from prior year	0.3%	22.1%	12.3%	6.1%	5.8%	13.9%
	List Price of Actives	282,425	219,450	145,000	N/A	N/A	N/A
	Change from prior year	28.7%	51.3%	-12.1%			
	Days on Market	4	3	3	5	3	4
Change from prior year	33.3%	0.0%	-62.5%	66.7%	-25.0%	-69.2%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	
Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	1.0%	0.0%	0.0%	2.1%	

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



**May
2023**

Sunflower MLS Statistics



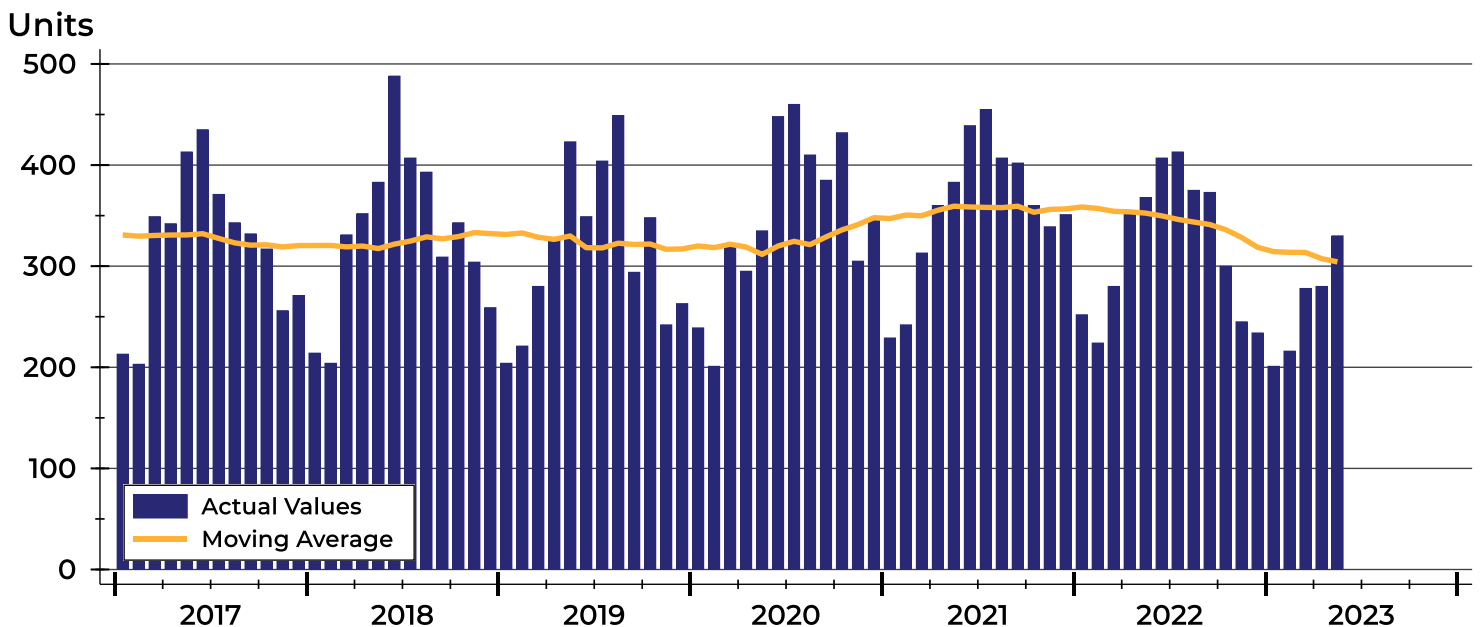
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		330	368	-10.3%	1,305	1,477	-11.6%
Volume (1,000s)		76,172	79,971	-4.8%	263,925	289,149	-8.7%
Months' Supply		0.9	0.6	50.0%	N/A	N/A	N/A
Average	Sale Price	230,825	217,312	6.2%	202,241	195,768	3.3%
	Days on Market	20	12	66.7%	24	17	41.2%
	Percent of List	99.8%	102.2%	-2.3%	99.0%	100.5%	-1.5%
	Percent of Original	98.8%	101.3%	-2.5%	97.4%	99.4%	-2.0%
Median	Sale Price	195,800	195,300	0.3%	175,000	165,000	6.1%
	Days on Market	4	3	33.3%	5	3	66.7%
	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 330 homes sold in the Sunflower multiple listing service in May, down from 368 units in May 2022. Total sales volume fell to \$76.2 million compared to \$80.0 million in the previous year.

The median sales price in May was \$195,800, up 0.3% compared to the prior year. Median days on market was 4 days, the same as April, and up from 3 in May 2022.

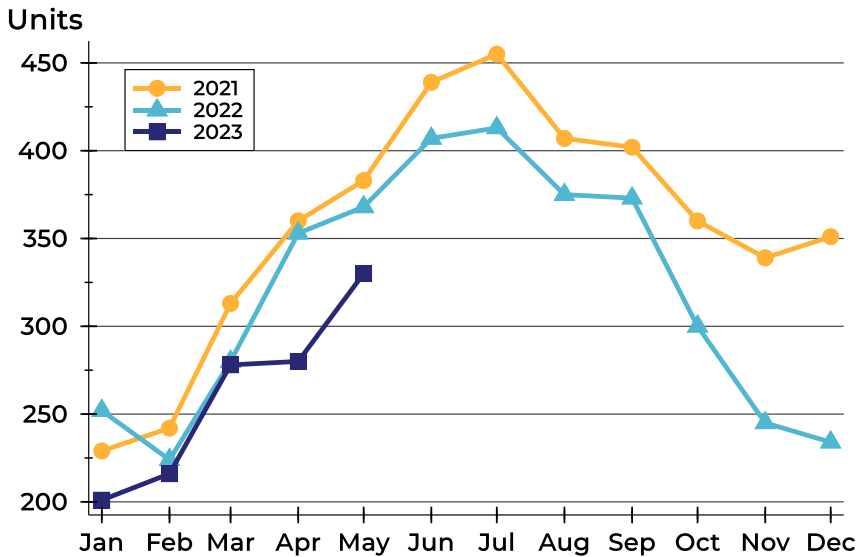
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



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

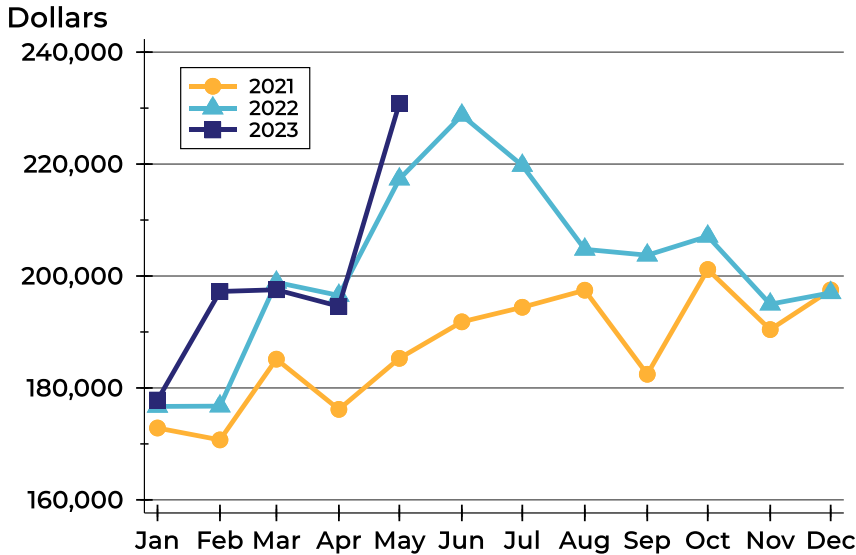
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	7	2.1%	0.7	18,500	20,000	42	25	77.6%	80.0%	74.8%	80.0%
\$25,000-\$49,999	6	1.8%	0.9	39,483	40,000	5	4	92.3%	100.0%	92.3%	100.0%
\$50,000-\$99,999	44	13.3%	0.6	76,956	76,000	21	5	101.0%	100.0%	99.3%	100.0%
\$100,000-\$124,999	24	7.3%	0.7	112,188	113,750	27	4	98.3%	100.0%	96.6%	100.0%
\$125,000-\$149,999	32	9.7%	0.4	135,689	135,000	7	3	101.5%	100.0%	101.2%	100.0%
\$150,000-\$174,999	27	8.2%	0.4	158,567	157,500	32	5	101.4%	100.0%	99.4%	100.0%
\$175,000-\$199,999	29	8.8%	0.3	186,597	187,500	11	2	101.7%	101.6%	101.5%	101.6%
\$200,000-\$249,999	49	14.8%	0.7	222,253	222,000	13	3	100.0%	100.0%	99.2%	100.0%
\$250,000-\$299,999	31	9.4%	0.8	274,842	272,000	20	4	100.8%	100.0%	100.4%	100.0%
\$300,000-\$399,999	44	13.3%	1.4	345,357	350,250	27	5	100.3%	100.0%	99.2%	100.0%
\$400,000-\$499,999	15	4.5%	2.5	446,383	445,000	17	3	100.1%	100.0%	99.5%	99.1%
\$500,000-\$749,999	18	5.5%	3.3	604,769	610,250	32	8	98.9%	100.0%	97.1%	100.0%
\$750,000-\$999,999	4	1.2%	3.6	876,250	877,500	1	1	99.6%	100.0%	99.6%	100.0%
\$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



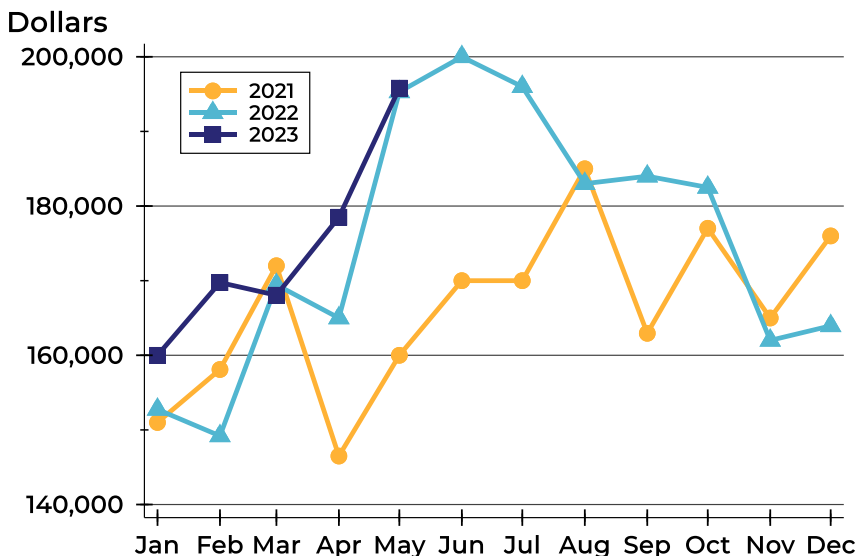
Entire MLS System Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	172,842	176,696	177,842
February	170,718	176,753	197,235
March	185,141	198,872	197,546
April	176,171	196,526	194,592
May	185,290	217,312	230,825
June	191,814	228,721	
July	194,417	219,747	
August	197,463	204,770	
September	182,444	203,720	
October	201,167	207,098	
November	190,428	194,969	
December	197,504	197,001	

Median Price

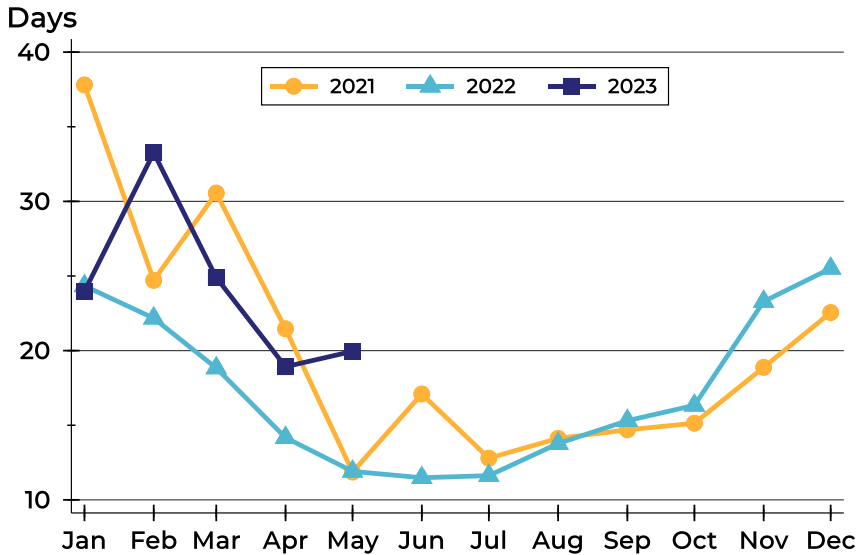


Month	2021	2022	2023
January	151,000	152,750	160,000
February	158,100	149,200	169,750
March	172,000	169,450	168,050
April	146,501	165,000	178,500
May	160,000	195,300	195,800
June	170,000	200,000	
July	170,000	196,000	
August	185,000	183,000	
September	162,950	184,000	
October	177,025	182,500	
November	165,000	162,000	
December	176,000	163,950	



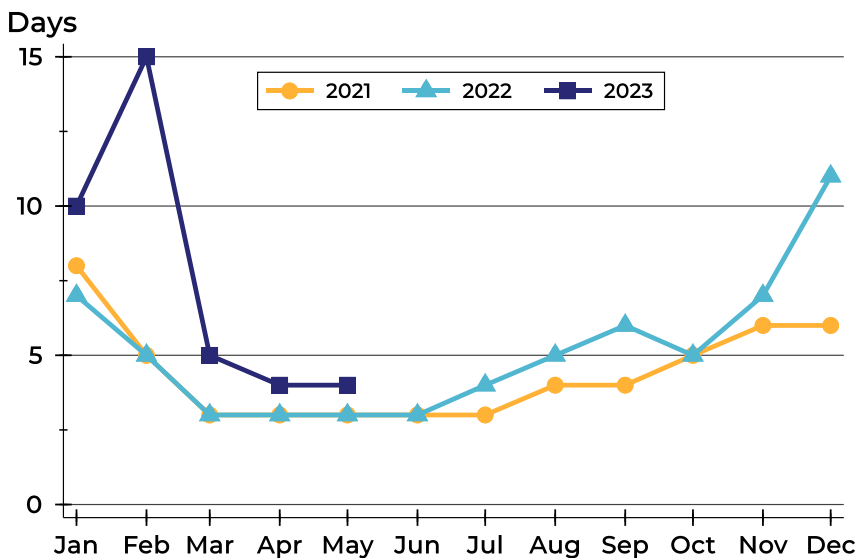
Entire MLS System Closed Listings Analysis

Average DOM



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

Median DOM



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



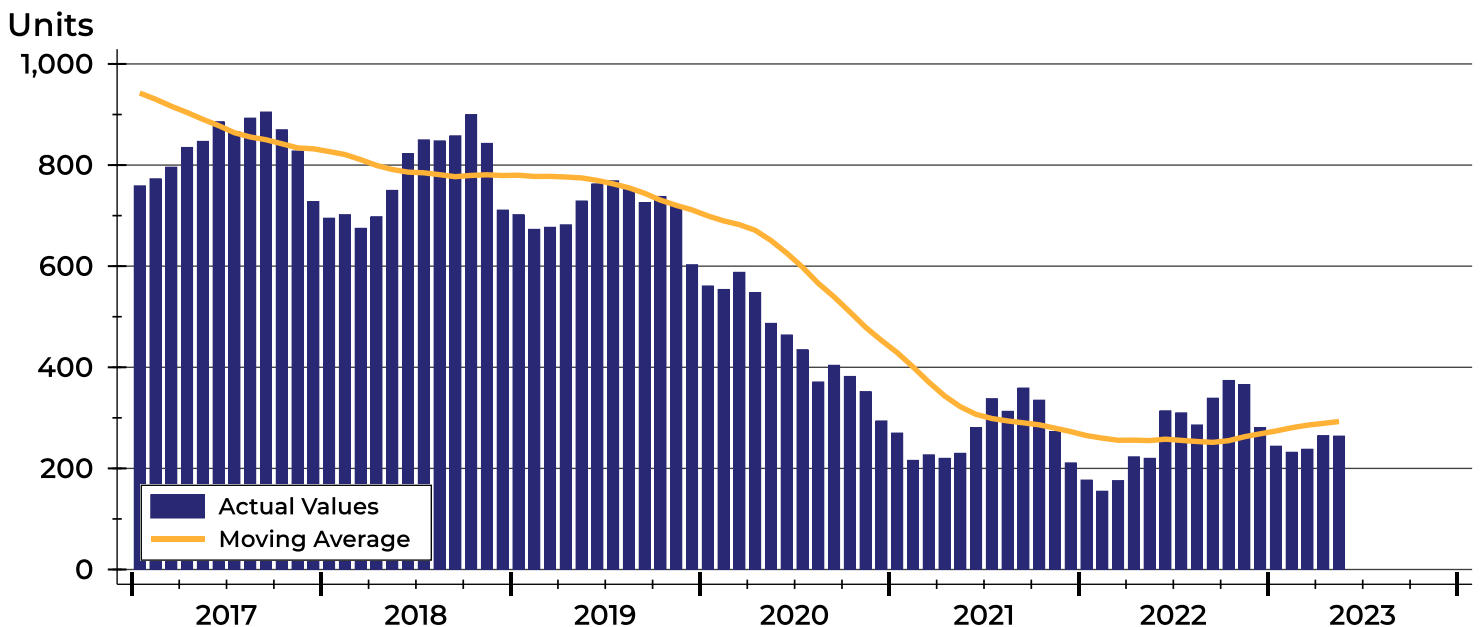
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		264	220	20.0%
Volume (1,000s)		95,919	56,388	70.1%
Months' Supply		0.9	0.6	50.0%
Average	List Price	363,329	256,311	41.8%
	Days on Market	56	44	27.3%
	Percent of Original	96.9%	97.4%	-0.5%
Median	List Price	282,425	219,450	28.7%
	Days on Market	30	26	15.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 264 homes were available for sale in the Sunflower multiple listing service at the end of May. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of May was \$282,425, up 28.7% from 2022. The typical time on market for active listings was 30 days, up from 26 days a year earlier.

History of Active Listings





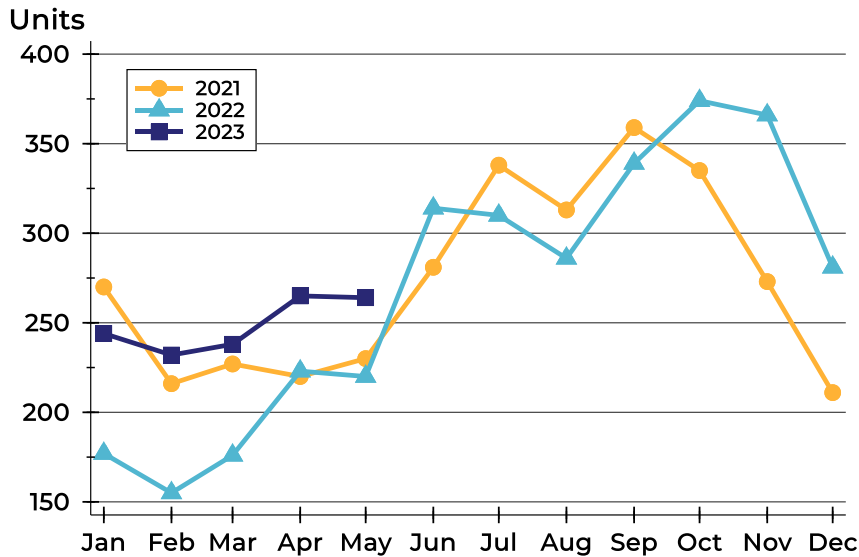
**May
2023**

Sunflower MLS Statistics



Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	270	177	244
February	216	155	232
March	227	176	238
April	220	223	265
May	230	220	264
June	281	314	
July	338	310	
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	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	3	1.1%	0.7	6,633	3,300	8	5	100.0%	100.0%
\$25,000-\$49,999	9	3.4%	0.9	42,400	44,000	53	42	92.1%	90.0%
\$50,000-\$99,999	28	10.6%	0.6	73,788	72,400	51	36	97.3%	100.0%
\$100,000-\$124,999	15	5.7%	0.7	112,873	114,900	36	22	97.9%	100.0%
\$125,000-\$149,999	12	4.5%	0.4	135,367	134,950	80	26	97.6%	100.0%
\$150,000-\$174,999	11	4.2%	0.4	161,050	164,900	57	35	93.9%	100.0%
\$175,000-\$199,999	7	2.7%	0.3	189,571	196,500	25	23	98.7%	100.0%
\$200,000-\$249,999	30	11.4%	0.7	226,432	228,500	44	21	96.4%	100.0%
\$250,000-\$299,999	27	10.2%	0.8	274,831	275,900	40	17	97.9%	100.0%
\$300,000-\$399,999	46	17.4%	1.4	348,007	345,500	52	25	96.5%	100.0%
\$400,000-\$499,999	34	12.9%	2.5	457,902	450,000	83	30	98.3%	100.0%
\$500,000-\$749,999	29	11.0%	3.3	605,613	590,000	68	57	95.3%	98.4%
\$750,000-\$999,999	6	2.3%	3.6	838,000	809,500	60	43	97.5%	100.0%
\$1,000,000 and up	7	2.7%	N/A	2,664,857	1,690,000	72	15	100.0%	100.0%



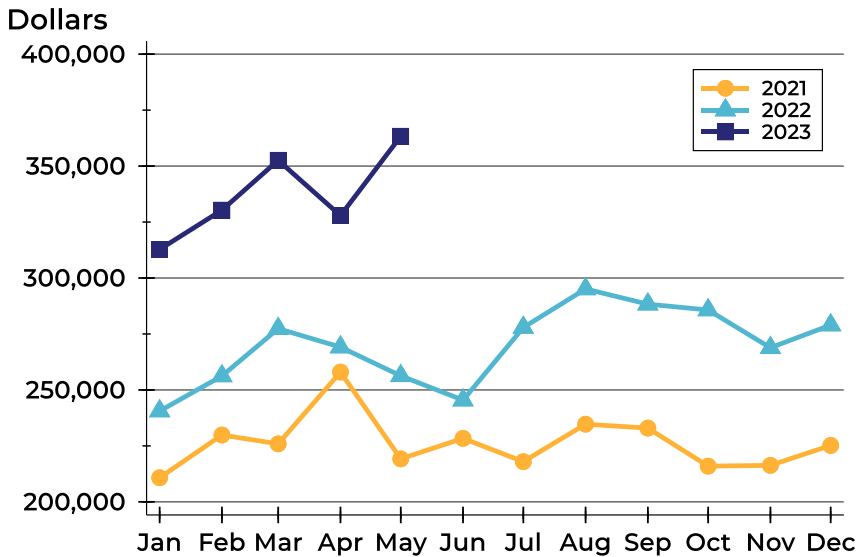
**May
2023**

Sunflower MLS Statistics



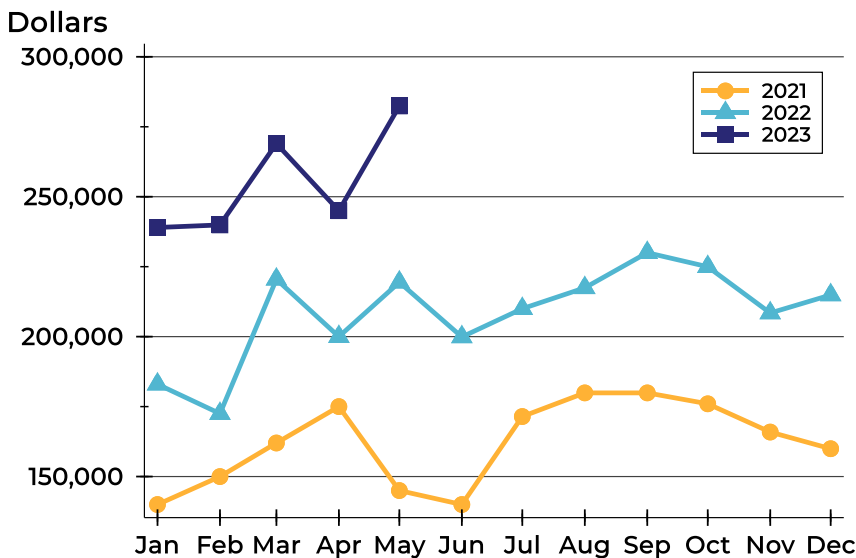
Entire MLS System Active Listings Analysis

Average Price



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

Median Price

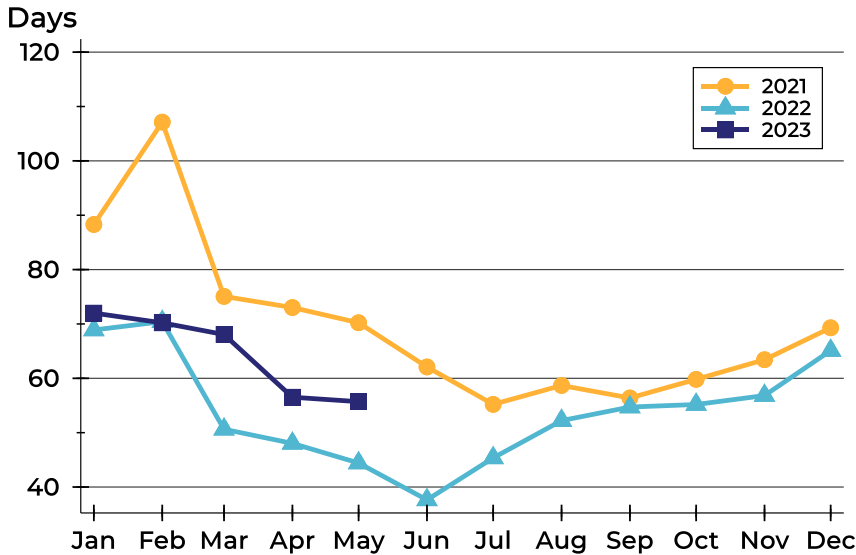


Month	2021	2022	2023
January	140,000	183,000	239,000
February	150,000	172,500	239,925
March	162,000	220,500	269,000
April	175,000	200,000	245,000
May	145,000	219,450	282,425
June	140,000	199,900	
July	171,450	210,000	
August	179,900	217,450	
September	179,900	230,000	
October	176,000	224,975	
November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



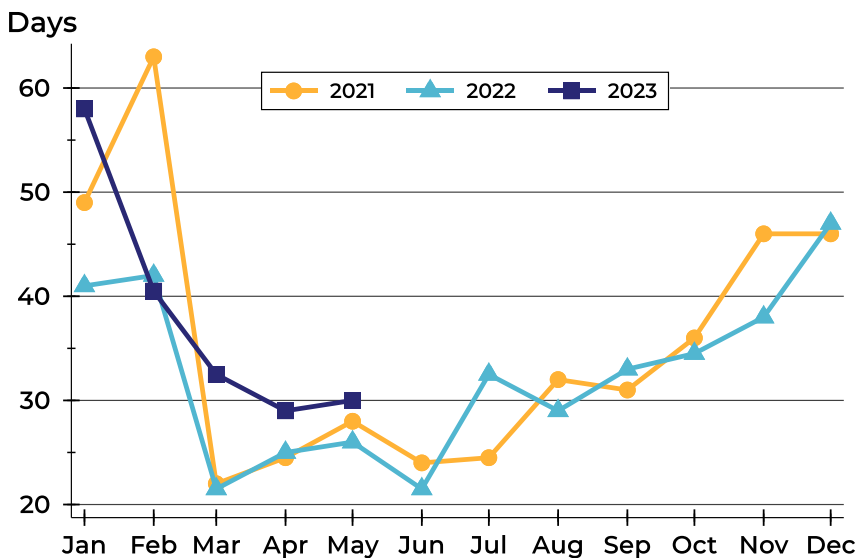
Entire MLS System Active Listings Analysis

Average DOM



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

Median DOM

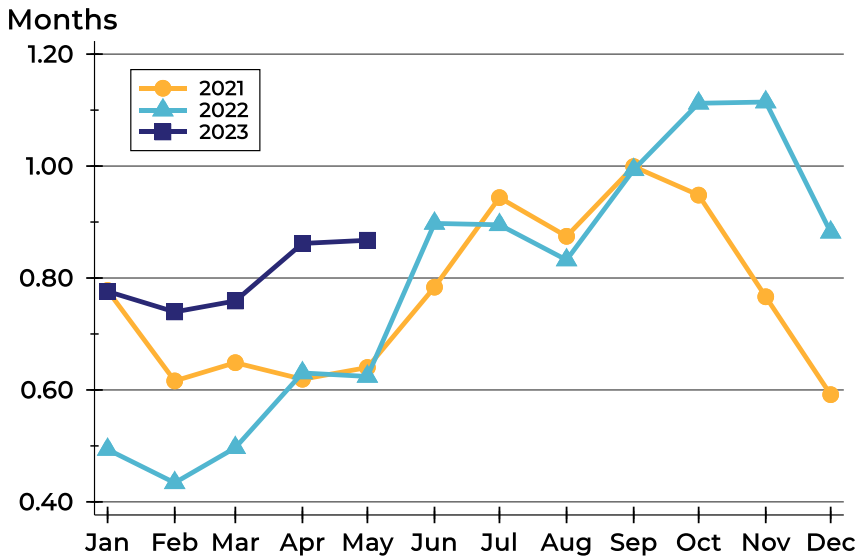


Month	2021	2022	2023
January	49	41	58
February	63	42	41
March	22	22	33
April	25	25	29
May	28	26	30
June	24	22	
July	25	33	
August	32	29	
September	31	33	
October	36	35	
November	46	38	
December	46	47	



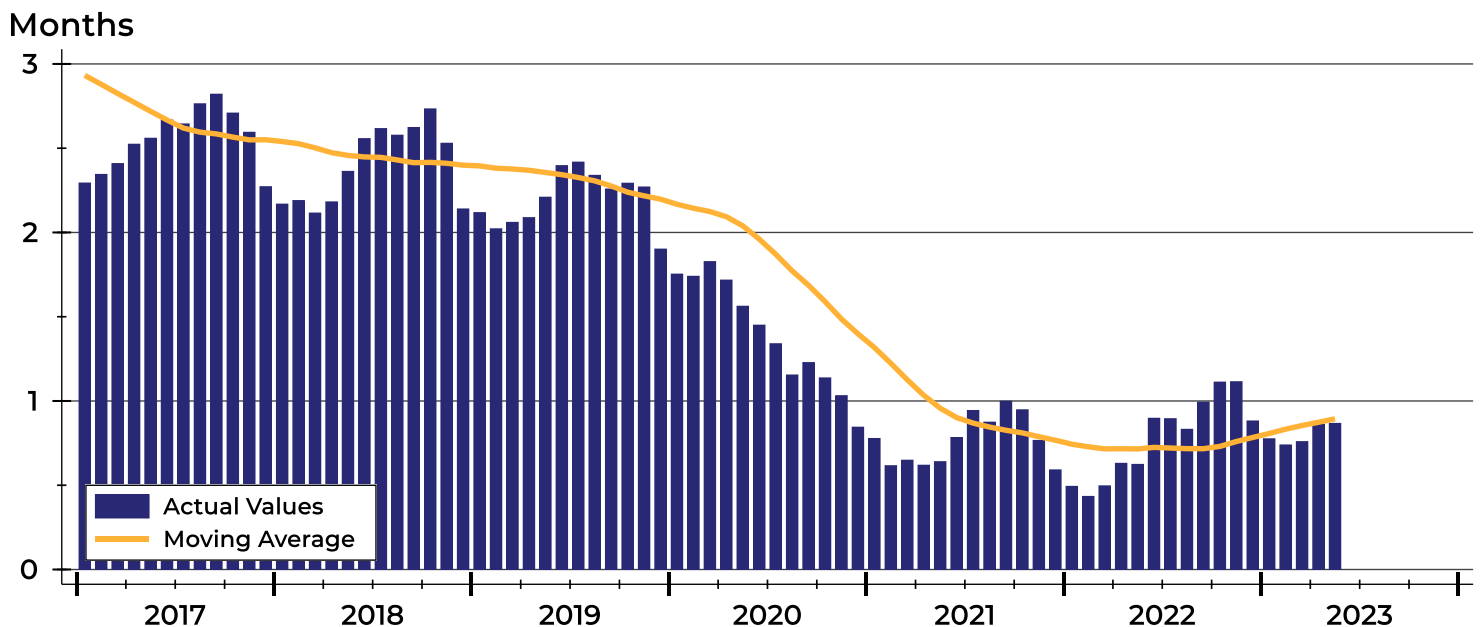
Entire MLS System Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





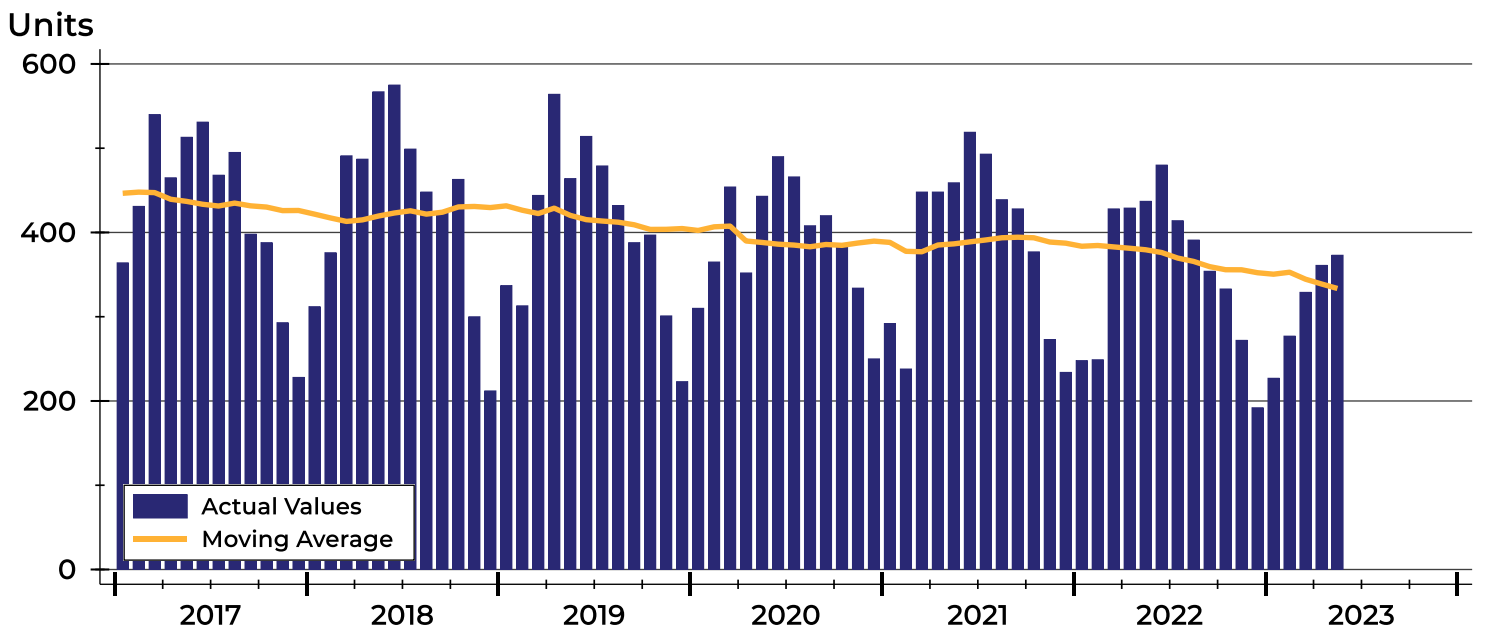
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	373	437	-14.6%
	Volume (1,000s)	94,467	95,303	-0.9%
	Average List Price	253,264	218,085	16.1%
	Median List Price	209,900	188,500	11.4%
Year-to-Date	New Listings	1,567	1,791	-12.5%
	Volume (1,000s)	360,081	379,529	-5.1%
	Average List Price	229,790	211,909	8.4%
	Median List Price	189,500	175,000	8.3%

A total of 373 new listings were added in the Sunflower multiple listing service during May, down 14.6% from the same month in 2022. Year-to-date the Sunflower multiple listing service has seen 1,567 new listings.

The median list price of these homes was \$209,900 up from \$188,500 in 2022.

History of New Listings





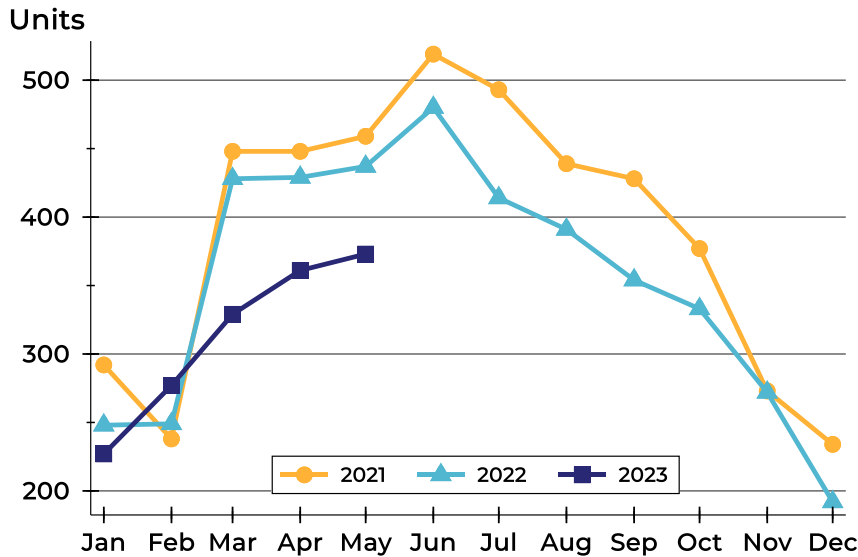
**May
2023**

Sunflower MLS Statistics



Entire MLS System New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	292	248	227
February	238	249	277
March	448	428	329
April	448	429	361
May	459	437	373
June	519	480	
July	493	414	
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	6	1.6%	10,467	11,500	7	4	99.2%	100.0%
\$25,000-\$49,999	8	2.1%	44,588	45,000	15	16	95.4%	100.0%
\$50,000-\$99,999	34	9.1%	76,249	75,000	7	4	99.5%	100.0%
\$100,000-\$124,999	31	8.3%	114,258	115,000	7	3	100.6%	100.0%
\$125,000-\$149,999	37	9.9%	135,240	134,900	6	3	98.4%	100.0%
\$150,000-\$174,999	32	8.6%	164,672	168,500	7	3	100.8%	100.0%
\$175,000-\$199,999	29	7.8%	188,374	189,900	5	3	99.7%	100.0%
\$200,000-\$249,999	53	14.2%	226,739	228,000	10	6	100.0%	100.0%
\$250,000-\$299,999	41	11.0%	274,783	270,000	9	8	99.4%	100.0%
\$300,000-\$399,999	53	14.2%	340,530	335,000	10	6	99.7%	100.0%
\$400,000-\$499,999	28	7.5%	453,127	448,250	18	19	99.0%	100.0%
\$500,000-\$749,999	13	3.5%	575,035	559,900	15	13	98.0%	100.0%
\$750,000-\$999,999	3	0.8%	826,300	829,900	20	16	100.0%	100.0%
\$1,000,000 and up	5	1.3%	1,640,800	1,397,000	15	16	100.0%	100.0%



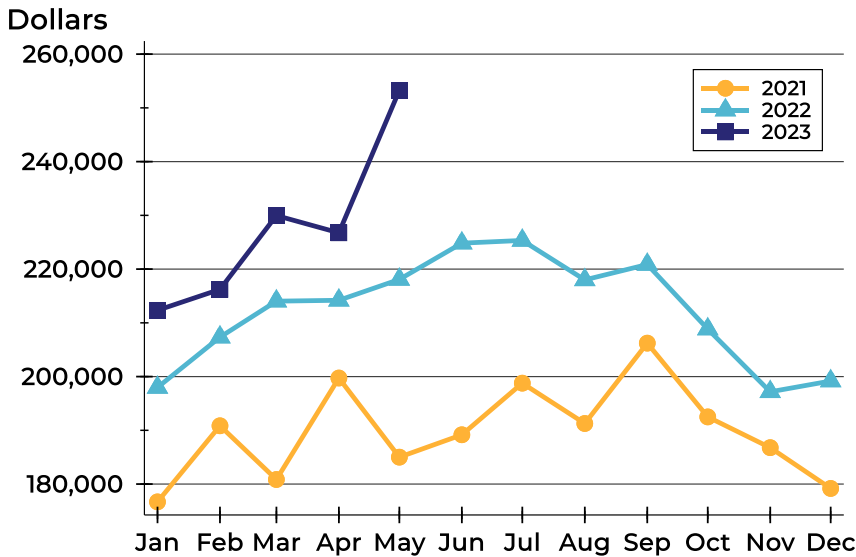
**May
2023**

Sunflower MLS Statistics



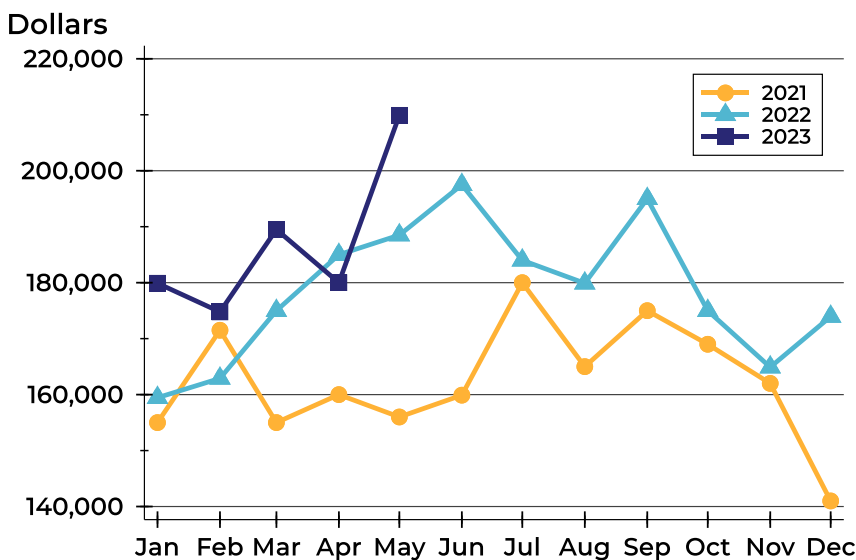
Entire MLS System New Listings Analysis

Average Price



Month	2021	2022	2023
January	176,687	197,975	212,332
February	190,848	207,340	216,232
March	180,851	214,037	229,967
April	199,732	214,200	226,755
May	185,007	218,085	253,264
June	189,174	224,830	
July	198,777	225,340	
August	191,272	217,996	
September	206,221	220,862	
October	192,498	208,844	
November	186,773	197,172	
December	179,184	199,178	

Median Price



Month	2021	2022	2023
January	155,000	159,450	179,900
February	171,500	162,900	174,777
March	155,000	175,000	189,500
April	160,000	185,000	180,000
May	156,000	188,500	209,900
June	159,900	197,500	
July	180,000	184,000	
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	



**May
2023**

Sunflower MLS Statistics



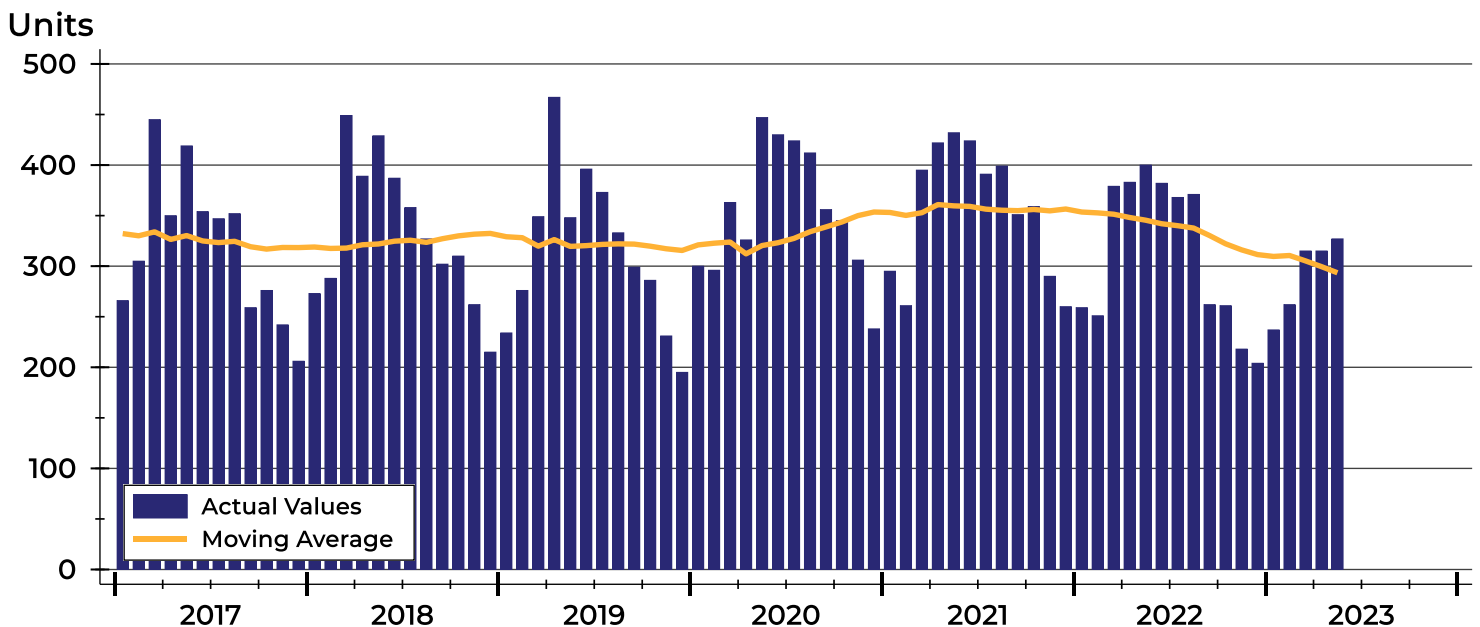
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		327	400	-18.3%	1,456	1,672	-12.9%
Volume (1,000s)		67,842	86,801	-21.8%	301,927	344,555	-12.4%
Average	Sale Price	207,469	217,002	-4.4%	207,367	206,074	0.6%
	Days on Market	17	12	41.7%	21	14	50.0%
	Percent of Original	98.6%	100.2%	-1.6%	98.2%	100.3%	-2.1%
Median	Sale Price	179,900	180,000	-0.1%	179,250	175,000	2.4%
	Days on Market	4	3	33.3%	5	3	66.7%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 327 contracts for sale were written in the Sunflower multiple listing service during the month of May, down from 400 in 2022. The median list price of these homes was \$179,900, down from \$180,000 the prior year.

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

History of Contracts Written





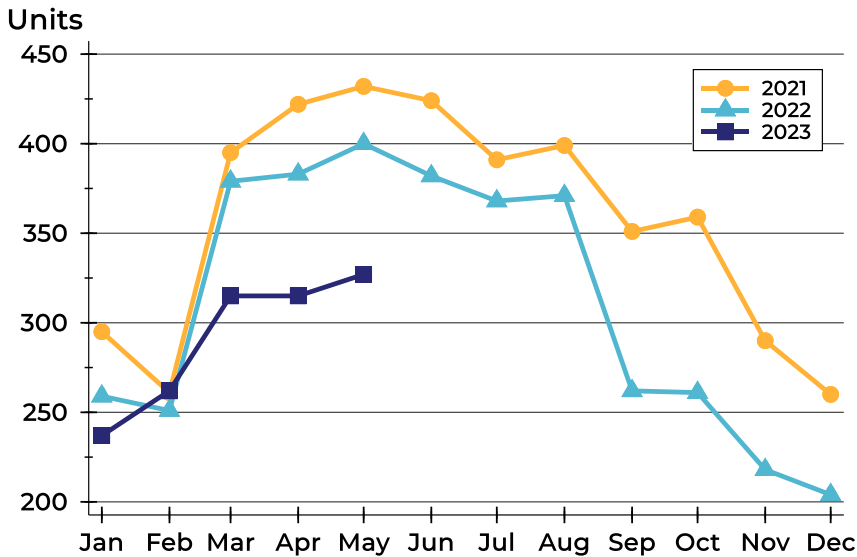
**May
2023**

Sunflower MLS Statistics



Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	295	259	237
February	261	251	262
March	395	379	315
April	422	383	315
May	432	400	327
June	424	382	
July	391	368	
August	399	371	
September	351	262	
October	359	261	
November	290	218	
December	260	204	

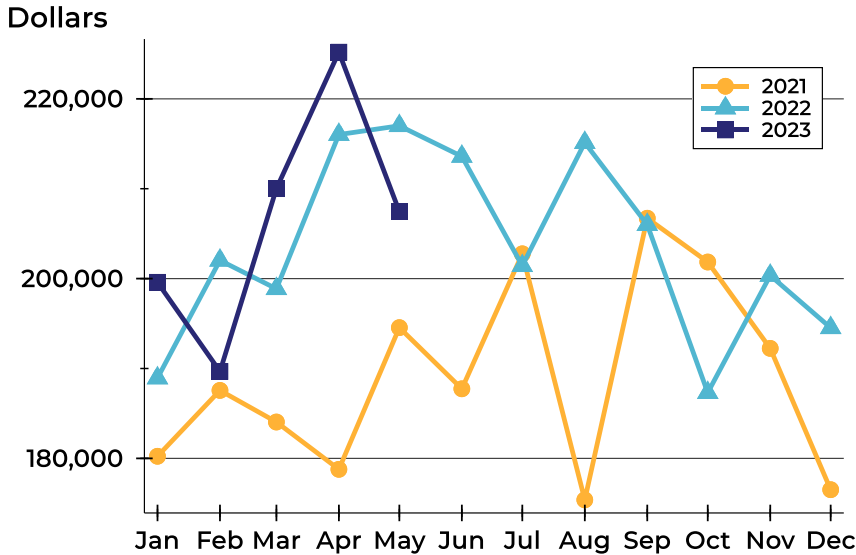
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	0.9%	14,300	15,000	1	0	98.5%	100.0%
\$25,000-\$49,999	12	3.7%	39,017	42,250	34	21	83.4%	90.0%
\$50,000-\$99,999	42	12.8%	74,604	75,000	31	6	97.8%	100.0%
\$100,000-\$124,999	27	8.3%	113,748	114,900	13	3	100.7%	100.0%
\$125,000-\$149,999	40	12.2%	135,700	135,000	14	4	98.5%	100.0%
\$150,000-\$174,999	33	10.1%	162,982	165,000	21	3	100.4%	100.0%
\$175,000-\$199,999	28	8.6%	187,866	189,700	11	3	99.1%	100.0%
\$200,000-\$249,999	47	14.4%	226,457	229,000	14	5	99.2%	100.0%
\$250,000-\$299,999	31	9.5%	273,877	270,000	7	3	99.5%	100.0%
\$300,000-\$399,999	40	12.2%	340,315	344,450	12	4	99.4%	100.0%
\$400,000-\$499,999	15	4.6%	441,339	445,900	16	4	99.0%	100.0%
\$500,000-\$749,999	7	2.1%	530,525	514,900	33	6	96.3%	100.0%
\$750,000-\$999,999	1	0.3%	829,900	829,900	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.3%	1,150,000	1,150,000	16	16	100.0%	100.0%



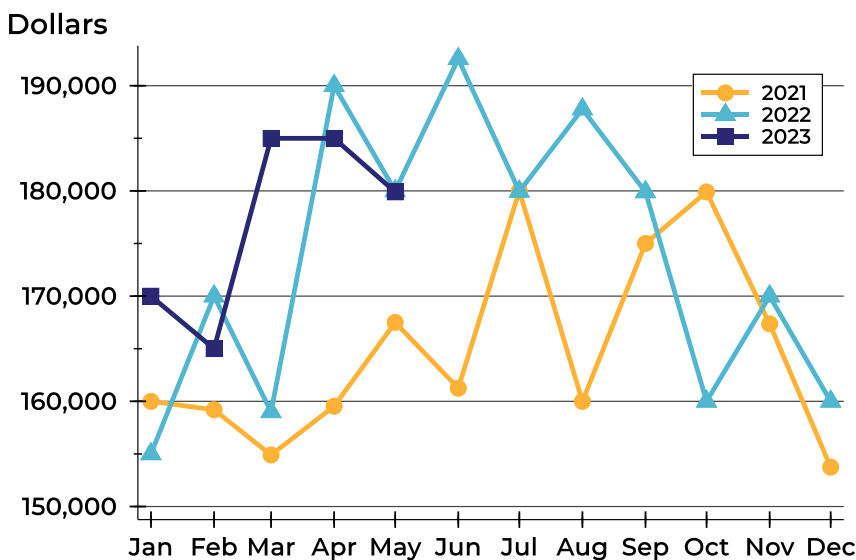
Entire MLS System Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	180,237	188,936	199,592
February	187,565	202,031	189,669
March	184,047	198,870	210,005
April	178,785	216,026	225,194
May	194,547	217,002	207,469
June	187,744	213,594	
July	202,761	201,430	
August	175,386	215,127	
September	206,718	206,001	
October	201,849	187,308	
November	192,241	200,349	
December	176,519	194,526	

Median Price

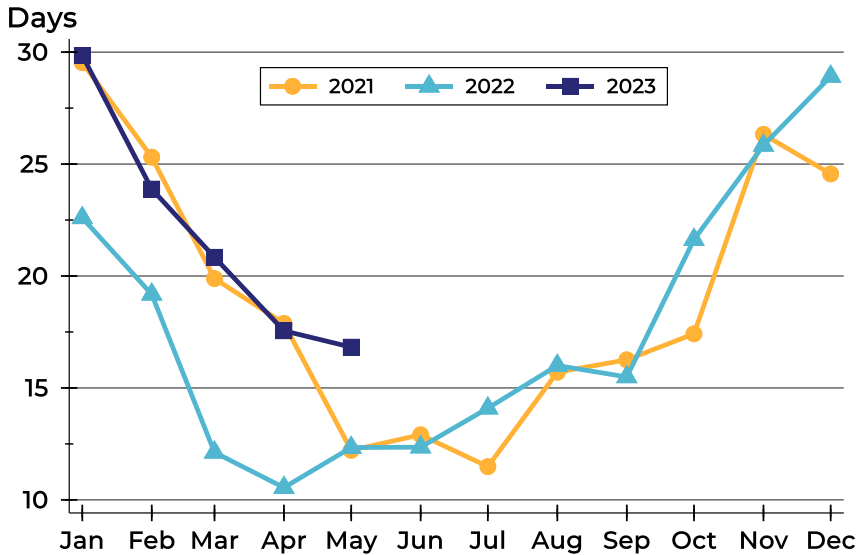


Month	2021	2022	2023
January	160,000	155,000	170,000
February	159,200	170,000	165,000
March	154,900	159,000	185,000
April	159,535	190,000	185,000
May	167,500	180,000	179,900
June	161,250	192,555	
July	180,000	179,950	
August	160,000	187,777	
September	175,000	179,900	
October	179,900	160,000	
November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



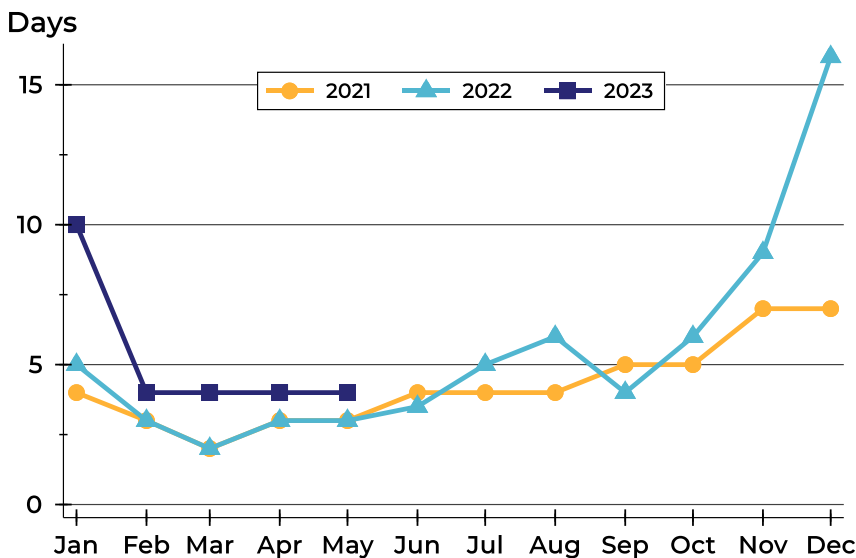
Entire MLS System Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	30	23	30
February	25	19	24
March	20	12	21
April	18	11	18
May	12	12	17
June	13	12	
July	11	14	
August	16	16	
September	16	15	
October	17	22	
November	26	26	
December	25	29	

Median DOM



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



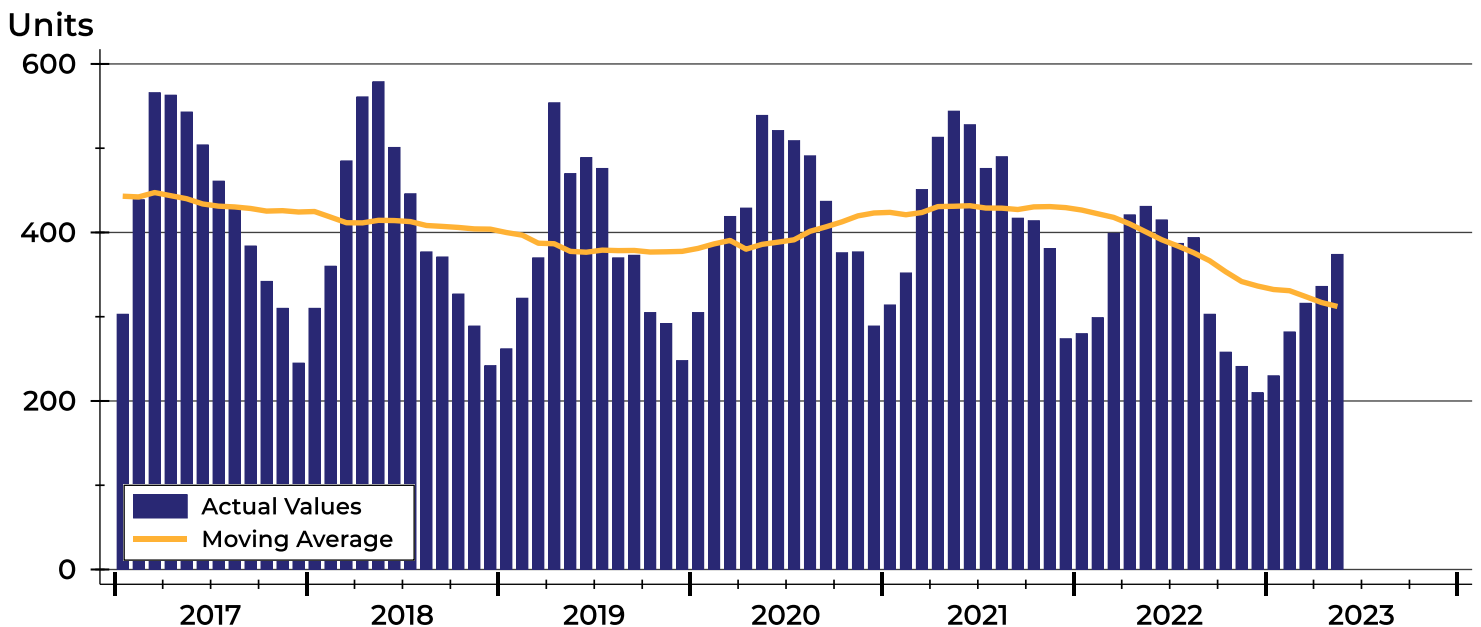
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		374	431	-13.2%
Volume (1,000s)		84,852	99,103	-14.4%
Average	List Price	226,876	229,938	-1.3%
	Days on Market	17	13	30.8%
	Percent of Original	99.0%	99.0%	0.0%
Median	List Price	194,900	190,000	2.6%
	Days on Market	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 374 listings in the Sunflower multiple listing service had contracts pending at the end of May, down from 431 contracts pending at the end of May 2022.

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

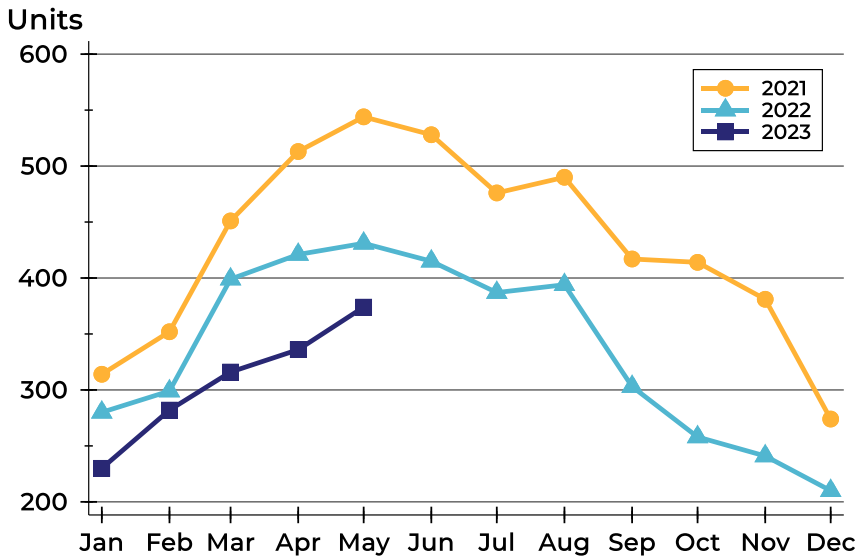
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



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

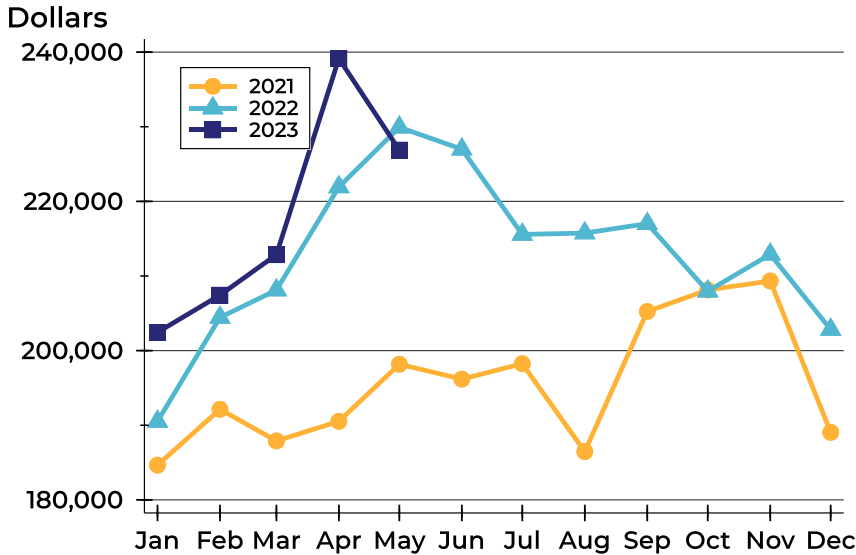
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.3%	8,000	8,000	0	0	100.0%	100.0%
\$25,000-\$49,999	5	1.3%	44,680	45,000	19	17	100.0%	100.0%
\$50,000-\$99,999	41	11.0%	75,447	75,000	33	7	97.7%	100.0%
\$100,000-\$124,999	28	7.5%	115,525	116,500	8	2	99.9%	100.0%
\$125,000-\$149,999	49	13.1%	135,558	135,000	13	4	98.8%	100.0%
\$150,000-\$174,999	42	11.2%	163,630	164,950	28	4	98.9%	100.0%
\$175,000-\$199,999	33	8.8%	188,668	189,900	15	3	99.5%	100.0%
\$200,000-\$249,999	49	13.1%	229,396	232,400	16	5	99.0%	100.0%
\$250,000-\$299,999	35	9.4%	274,063	274,000	7	3	99.6%	100.0%
\$300,000-\$399,999	54	14.4%	343,250	349,000	10	4	99.2%	100.0%
\$400,000-\$499,999	24	6.4%	447,074	446,700	16	7	99.1%	100.0%
\$500,000-\$749,999	9	2.4%	534,297	515,000	29	6	97.4%	100.0%
\$750,000-\$999,999	3	0.8%	831,633	829,900	22	10	99.6%	100.0%
\$1,000,000 and up	1	0.3%	1,150,000	1,150,000	16	16	100.0%	100.0%



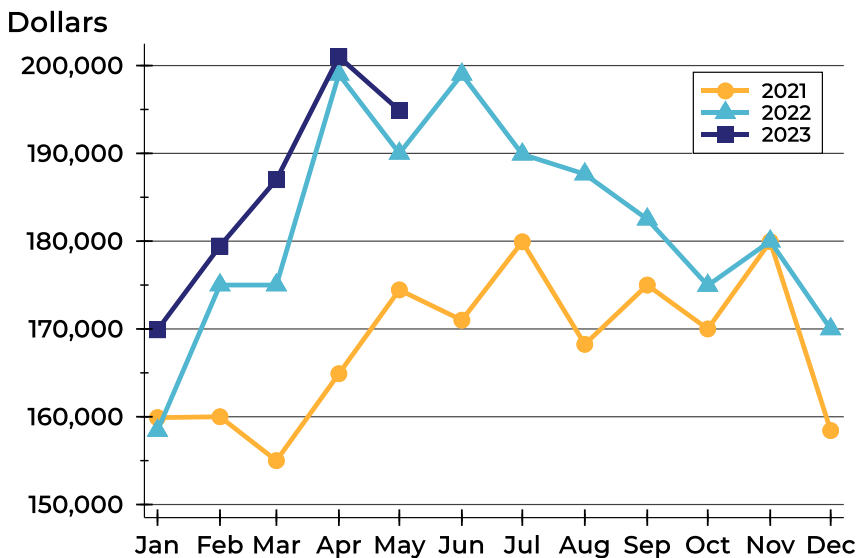
Entire MLS System Pending Contracts Analysis

Average Price



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

Median Price

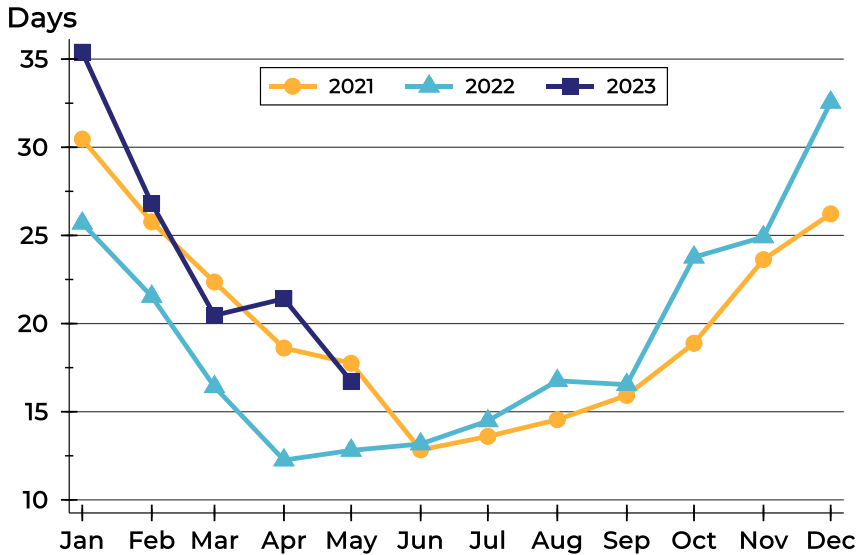


Month	2021	2022	2023
January	159,900	158,425	169,900
February	160,000	175,000	179,450
March	155,000	175,000	187,000
April	164,900	199,000	201,000
May	174,450	190,000	194,900
June	171,000	199,000	
July	179,925	189,900	
August	168,250	187,639	
September	175,000	182,500	
October	170,000	174,950	
November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



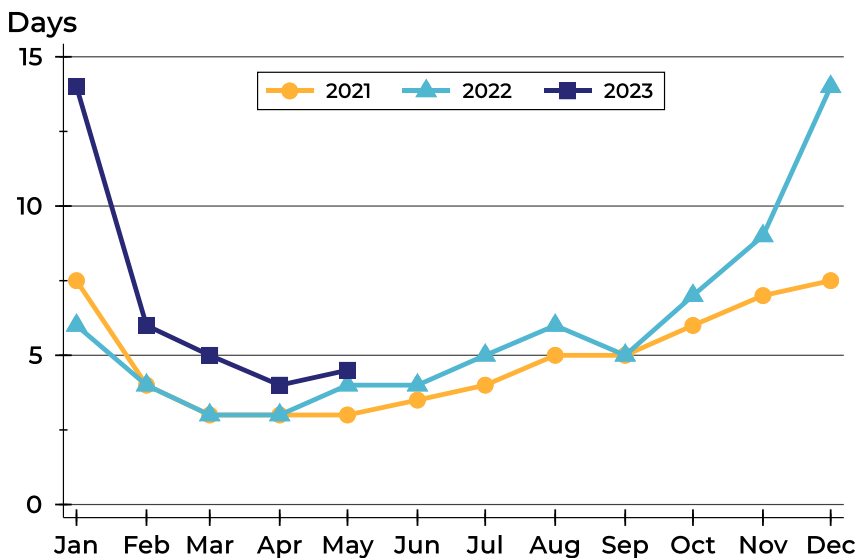
Entire MLS System Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Coffey County Housing Report



Market Overview

Coffey County Home Sales Fell in May

Total home sales in Coffey County fell last month to 6 units, compared to 7 units in May 2022. Total sales volume was \$1.2 million, down from a year earlier.

The median sale price in May was \$212,500, up from \$185,000 a year earlier. Homes that sold in May were typically on the market for 67 days and sold for 95.5% of their list prices.

Coffey County Active Listings Down at End of May

The total number of active listings in Coffey County at the end of May was 6 units, down from 10 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 May was \$175,000.

There were 4 contracts written in May 2023 and 2022, showing no change over the year. At the end of the month, there were 3 contracts still pending.

Report Contents

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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Coffey County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		6	7	4	31	24	30
Change from prior year		-14.3%	75.0%	0.0%	29.2%	-20.0%	66.7%
Active Listings		6	10	14	N/A	N/A	N/A
Change from prior year		-40.0%	-28.6%	-56.3%			
Months' Supply		1.1	1.6	1.9	N/A	N/A	N/A
Change from prior year		-31.3%	-15.8%	-68.9%			
New Listings		2	9	12	28	29	41
Change from prior year		-77.8%	-25.0%	71.4%	-3.4%	-29.3%	32.3%
Contracts Written		4	4	9	30	29	41
Change from prior year		0.0%	-55.6%	-18.2%	3.4%	-29.3%	41.4%
Pending Contracts		3	8	19	N/A	N/A	N/A
Change from prior year		-62.5%	-57.9%	90.0%			
Sales Volume (1,000s)		1,189	1,428	693	4,624	4,142	3,573
Change from prior year		-16.7%	106.1%	17.1%	11.6%	15.9%	70.5%
Average	Sale Price	198,150	204,064	173,144	149,160	172,581	119,093
	Change from prior year	-2.9%	17.9%	16.9%	-13.6%	44.9%	2.3%
	List Price of Actives	229,817	162,080	132,582	N/A	N/A	N/A
	Change from prior year	41.8%	22.2%	-13.5%			
	Days on Market	86	31	6	46	64	114
Change from prior year	177.4%	416.7%	-93.3%	-28.1%	-43.9%	65.2%	
Percent of List	87.1%	99.5%	100.9%	93.4%	97.0%	91.9%	
Change from prior year	-12.5%	-1.4%	4.1%	-3.7%	5.5%	-4.6%	
Percent of Original	84.0%	98.4%	100.9%	90.7%	94.3%	87.8%	
Change from prior year	-14.6%	-2.5%	7.6%	-3.8%	7.4%	-6.4%	
Median	Sale Price	212,500	185,000	162,000	128,900	167,500	96,500
	Change from prior year	14.9%	14.2%	28.1%	-23.0%	73.6%	10.3%
	List Price of Actives	175,000	145,000	131,950	N/A	N/A	N/A
	Change from prior year	20.7%	9.9%	3.5%			
	Days on Market	67	14	6	10	27	37
Change from prior year	378.6%	133.3%	-93.3%	-63.0%	-27.0%	-15.9%	
Percent of List	95.5%	100.0%	100.2%	95.6%	98.3%	95.5%	
Change from prior year	-4.5%	-0.2%	2.8%	-2.7%	2.9%	0.5%	
Percent of Original	95.5%	100.0%	100.2%	94.8%	98.3%	92.0%	
Change from prior year	-4.5%	-0.2%	6.8%	-3.6%	6.8%	-2.7%	

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



**May
2023**

Sunflower MLS Statistics



Coffey County Closed Listings Analysis

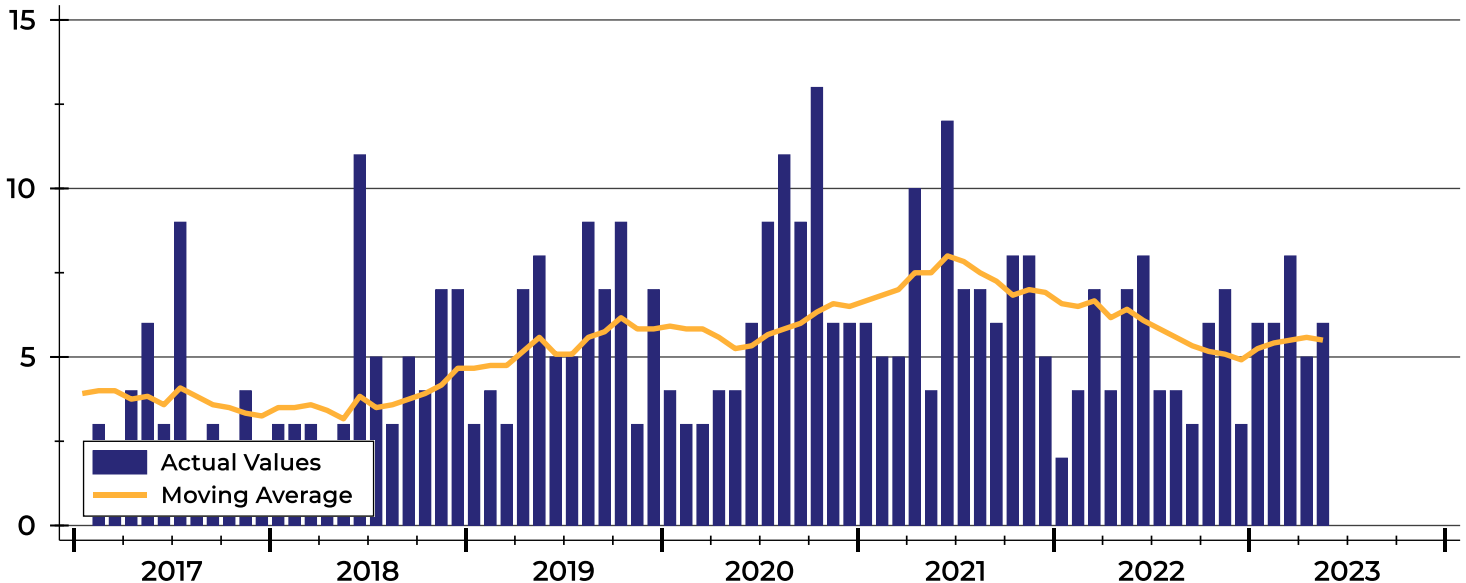
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		6	7	-14.3%	31	24	29.2%
Volume (1,000s)		1,189	1,428	-16.7%	4,624	4,142	11.6%
Months' Supply		1.1	1.6	-31.3%	N/A	N/A	N/A
Average	Sale Price	198,150	204,064	-2.9%	149,160	172,581	-13.6%
	Days on Market	86	31	177.4%	46	64	-28.1%
	Percent of List	87.1%	99.5%	-12.5%	93.4%	97.0%	-3.7%
	Percent of Original	84.0%	98.4%	-14.6%	90.7%	94.3%	-3.8%
Median	Sale Price	212,500	185,000	14.9%	128,900	167,500	-23.0%
	Days on Market	67	14	378.6%	10	27	-63.0%
	Percent of List	95.5%	100.0%	-4.5%	95.6%	98.3%	-2.7%
	Percent of Original	95.5%	100.0%	-4.5%	94.8%	98.3%	-3.6%

A total of 6 homes sold in Coffey County in May, down from 7 units in May 2022. Total sales volume fell to \$1.2 million compared to \$1.4 million in the previous year.

The median sales price in May was \$212,500, up 14.9% compared to the prior year. Median days on market was 67 days, up from 23 days in April, and up from 14 in May 2022.

History of Closed Listings

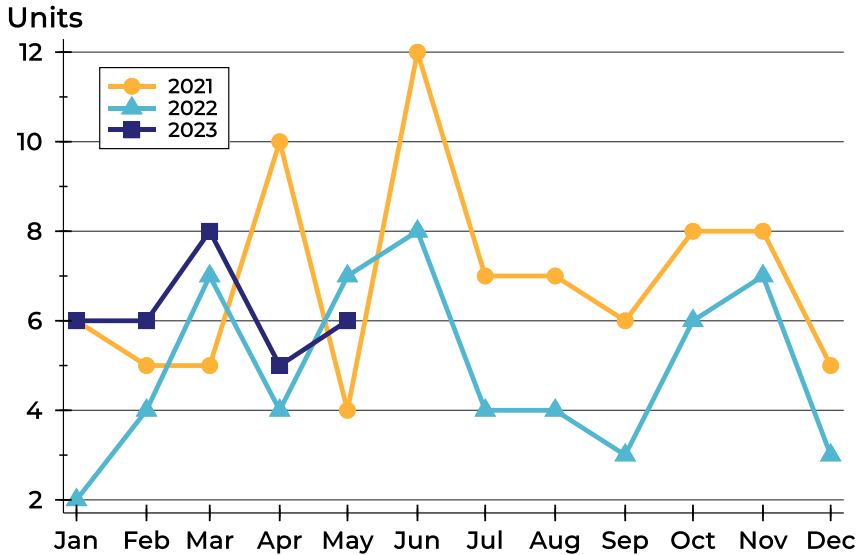
Units





Coffey County Closed Listings Analysis

Closed Listings by Month



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

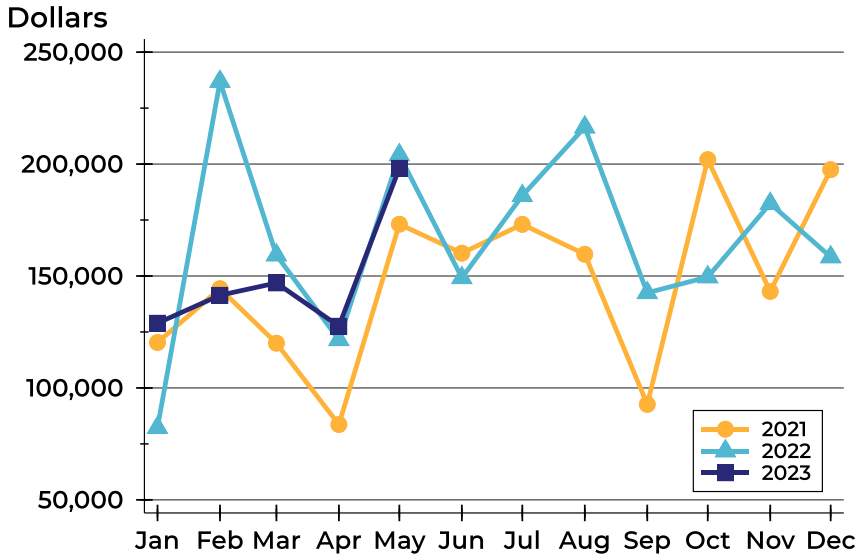
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	16.7%	0.0	13,000	13,000	200	200	37.1%	37.1%	26.0%	26.0%
\$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	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	16.7%	1.3	128,900	128,900	2	2	95.6%	95.6%	95.6%	95.6%
\$150,000-\$174,999	1	16.7%	0.0	155,000	155,000	127	127	95.4%	95.4%	95.4%	95.4%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	33.3%	0.0	277,500	277,500	92	92	97.5%	97.5%	93.8%	93.8%
\$300,000-\$399,999	1	16.7%	0.0	337,000	337,000	5	5	99.4%	99.4%	99.4%	99.4%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



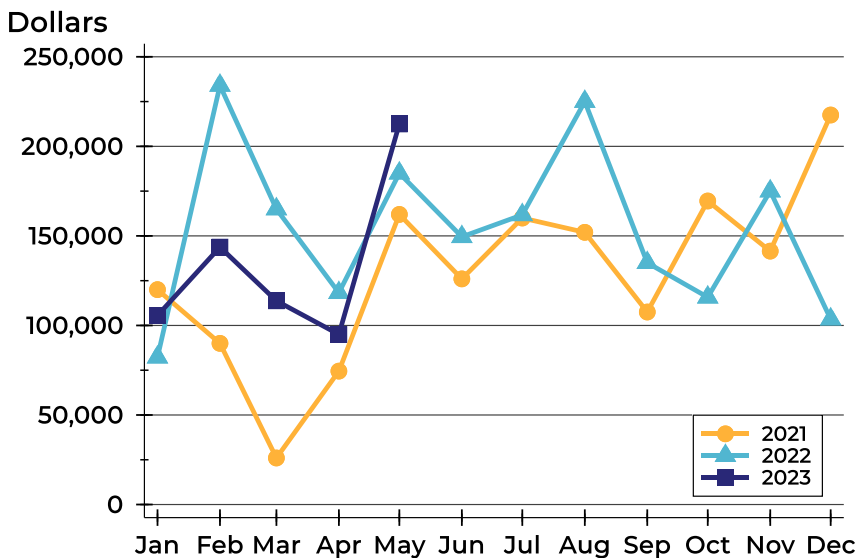
Coffey County Closed Listings Analysis

Average Price



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

Median Price

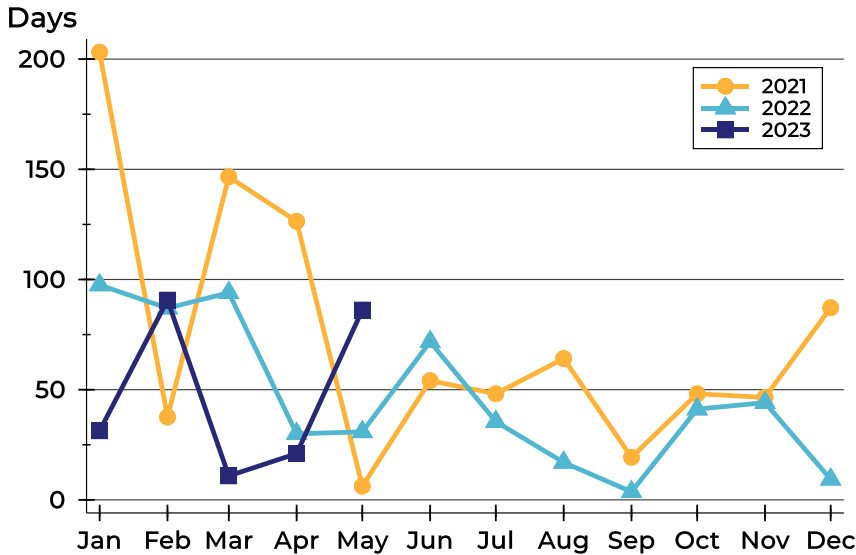


Month	2021	2022	2023
January	120,000	82,250	105,563
February	90,000	234,000	143,750
March	26,000	165,000	113,750
April	74,500	118,250	95,000
May	162,000	185,000	212,500
June	126,000	149,500	
July	160,000	161,750	
August	152,000	225,000	
September	107,500	135,000	
October	169,500	115,750	
November	141,500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



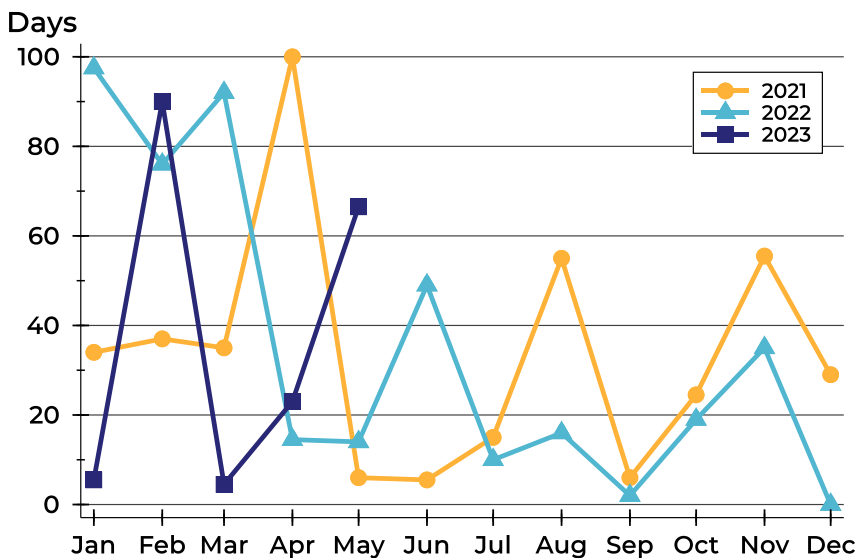
Coffey County Closed Listings Analysis

Average DOM



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

Median DOM



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



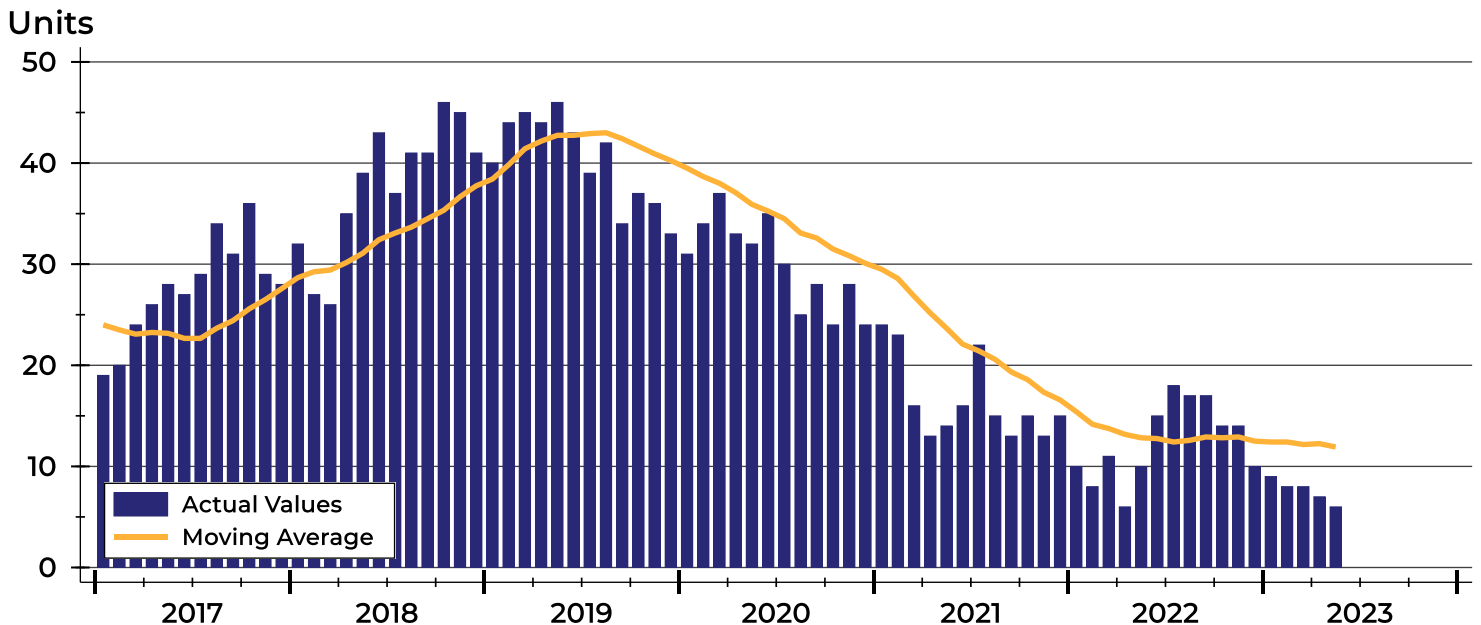
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		6	10	-40.0%
Volume (1,000s)		1,379	1,621	-14.9%
Months' Supply		1.1	1.6	-31.3%
Average	List Price	229,817	162,080	41.8%
	Days on Market	43	39	10.3%
	Percent of Original	99.7%	99.5%	0.2%
Median	List Price	175,000	145,000	20.7%
	Days on Market	49	21	133.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 homes were available for sale in Coffey County at the end of May. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of May was \$175,000, up 20.7% from 2022. The typical time on market for active listings was 49 days, up from 21 days a year earlier.

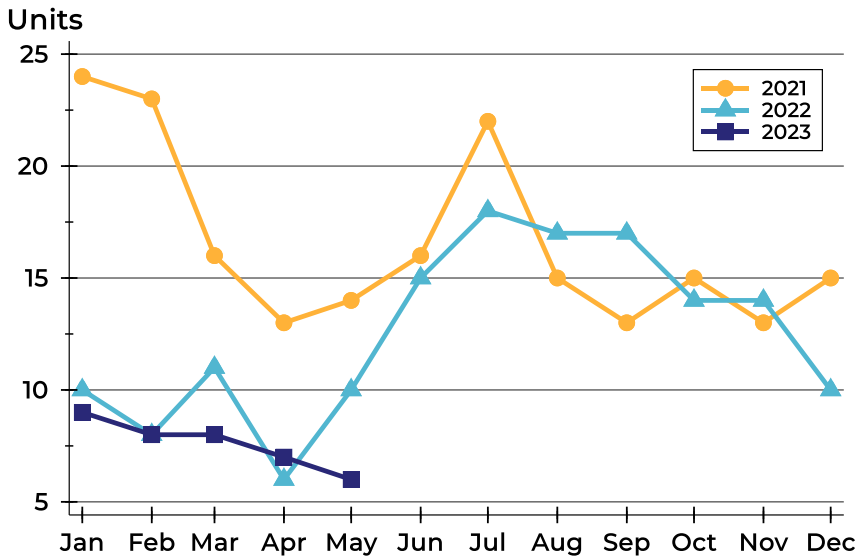
History of Active Listings





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	
July	22	18	
August	15	17	
September	13	17	
October	15	14	
November	13	14	
December	15	10	

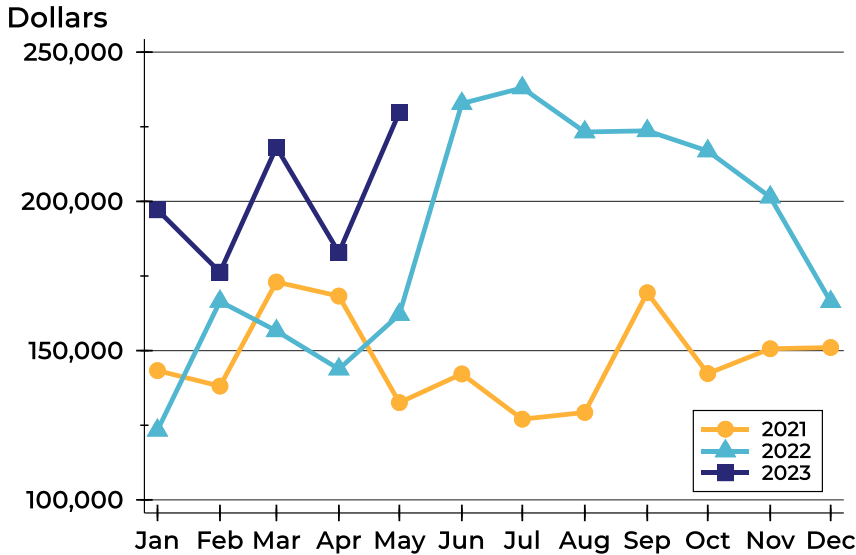
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	N/A	50,000	50,000	62	62	100.0%	100.0%
\$100,000-\$124,999	1	16.7%	N/A	110,000	110,000	43	43	100.0%	100.0%
\$125,000-\$149,999	1	16.7%	1.3	130,000	130,000	55	55	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	33.3%	N/A	224,500	224,500	19	19	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	N/A	639,900	639,900	59	59	98.4%	98.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



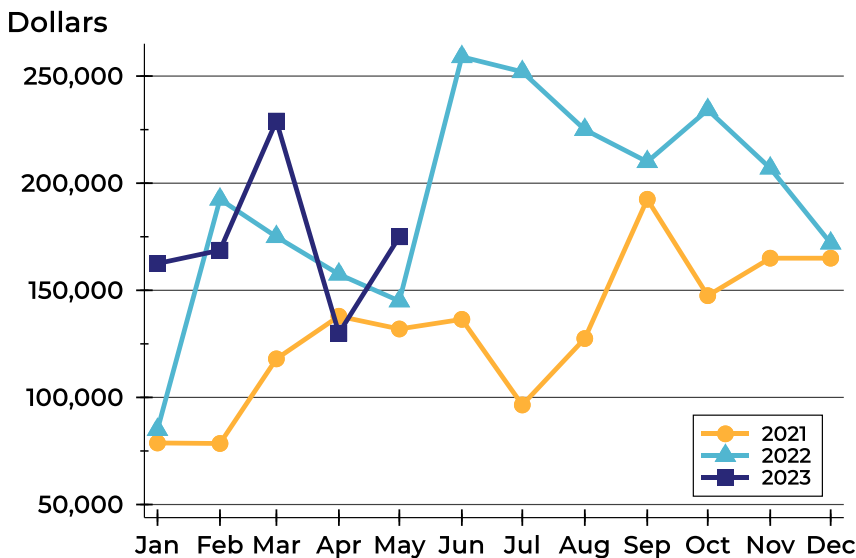
Coffey County Active Listings Analysis

Average Price



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

Median Price

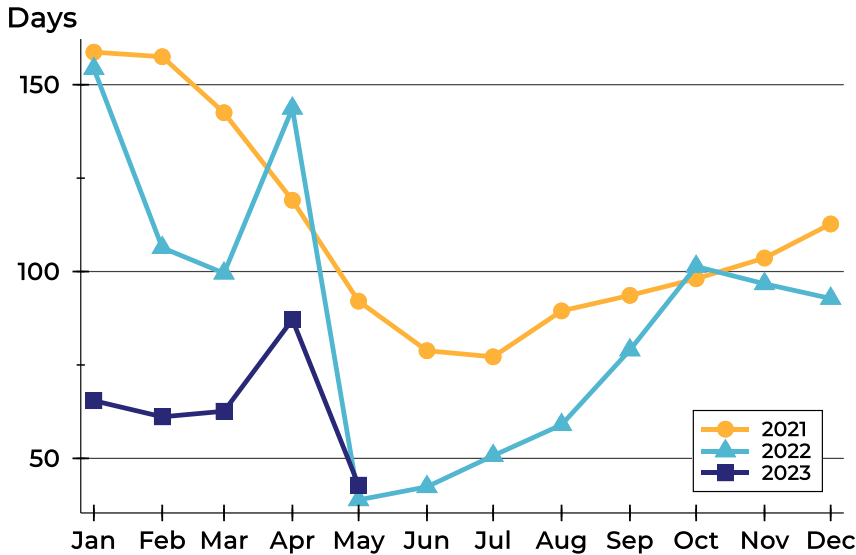


Month	2021	2022	2023
January	78,750	84,950	162,500
February	78,500	192,500	168,700
March	118,000	175,000	229,000
April	137,900	157,500	130,000
May	131,950	145,000	175,000
June	136,450	259,000	
July	96,500	252,000	
August	127,500	225,000	
September	192,500	210,000	
October	147,500	234,250	
November	165,000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



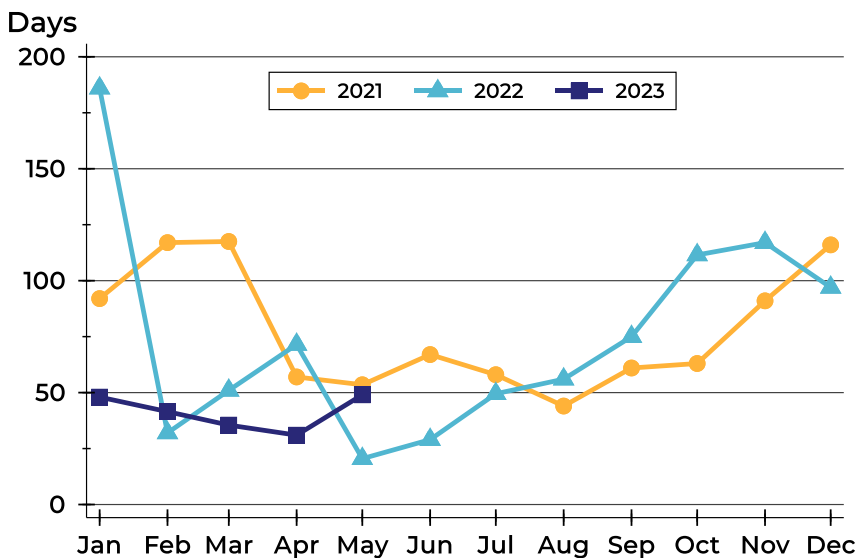
Coffey County Active Listings Analysis

Average DOM



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

Median DOM

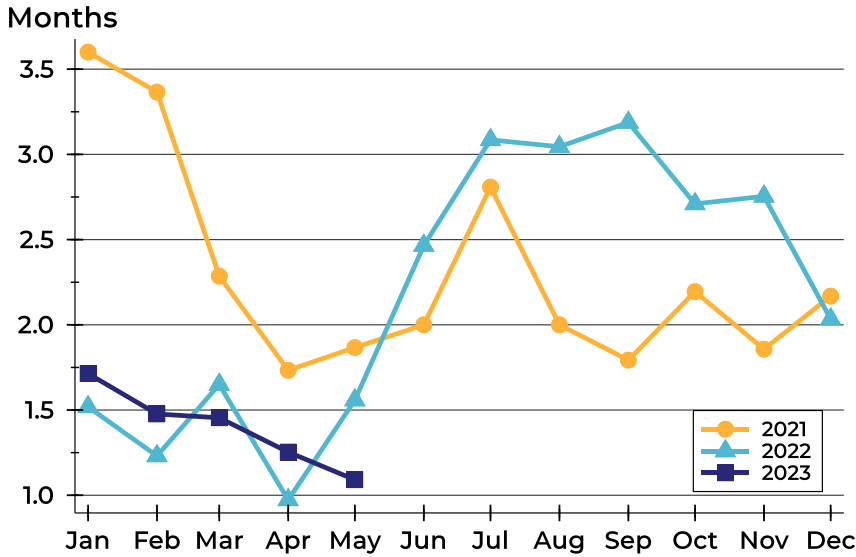


Month	2021	2022	2023
January	92	186	48
February	117	32	42
March	118	51	36
April	57	72	31
May	54	21	49
June	67	29	
July	58	50	
August	44	56	
September	61	75	
October	63	112	
November	91	117	
December	116	97	



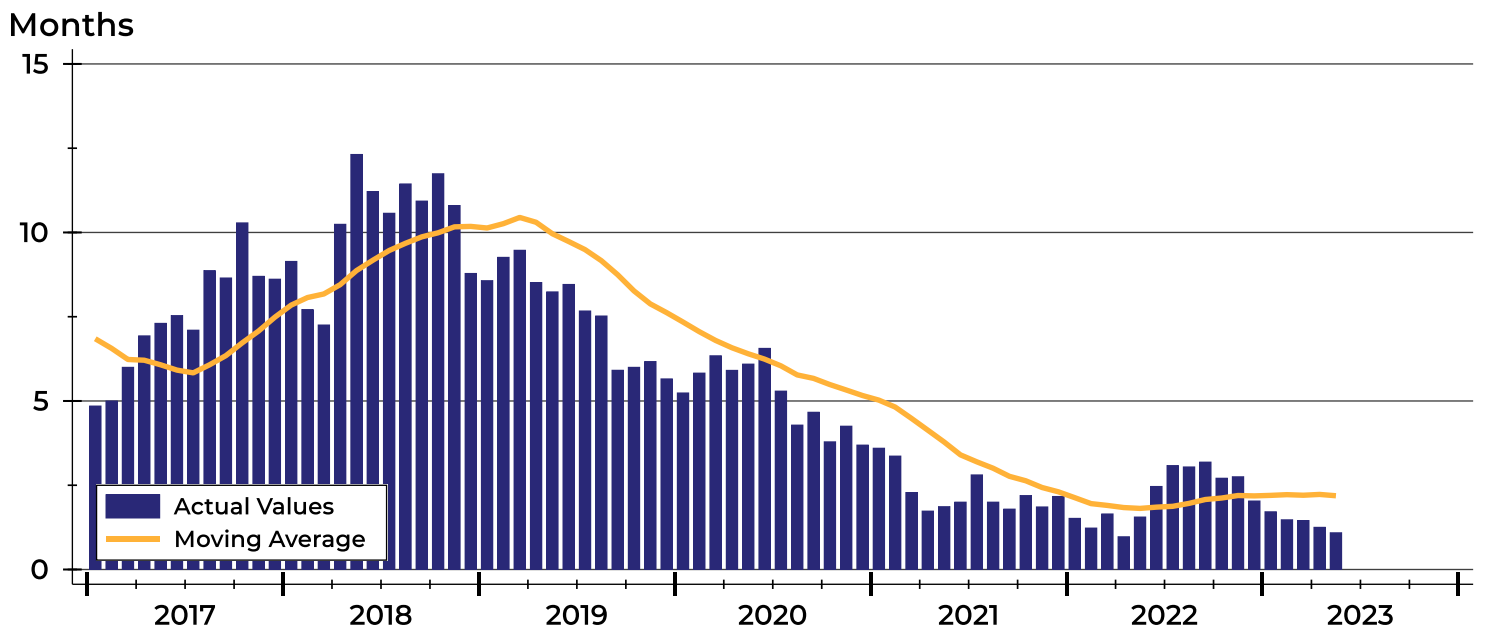
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	3.6	1.5	1.7
February	3.4	1.2	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	
July	2.8	3.1	
August	2.0	3.0	
September	1.8	3.2	
October	2.2	2.7	
November	1.9	2.8	
December	2.2	2.0	

History of Month's Supply





Coffey County New Listings Analysis

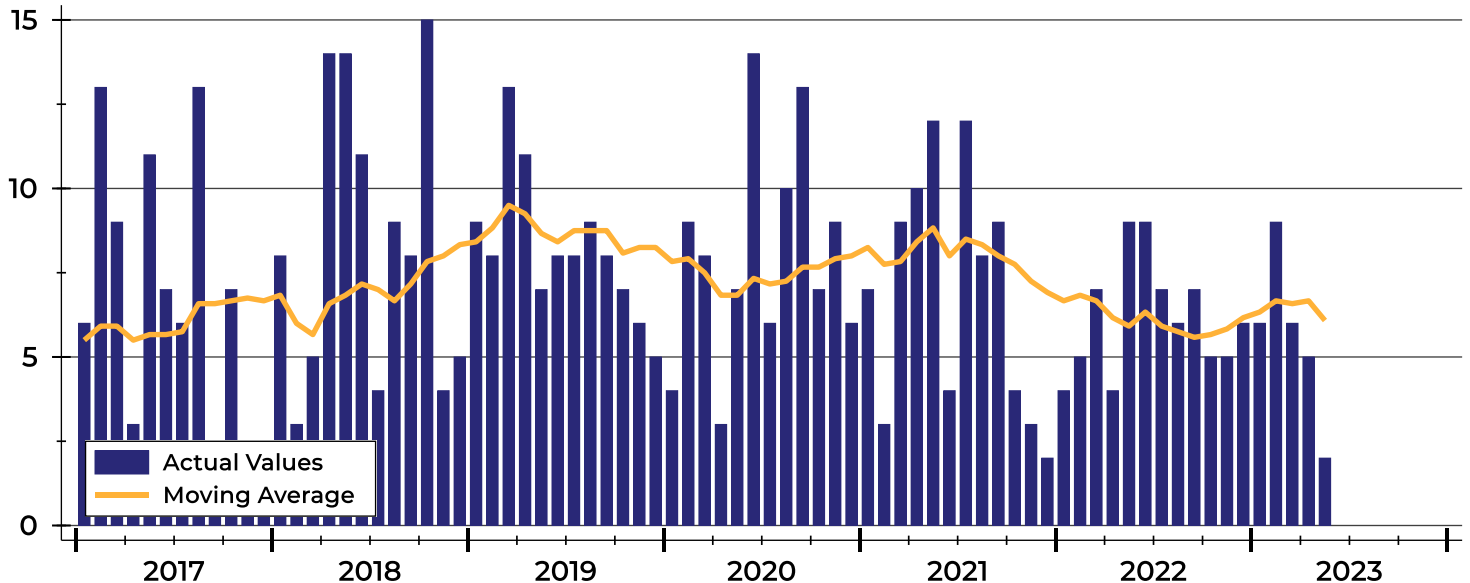
Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	2	9	-77.8%
	Volume (1,000s)	449	1,394	-67.8%
	Average List Price	224,500	154,922	44.9%
	Median List Price	224,500	133,500	68.2%
Year-to-Date	New Listings	28	29	-3.4%
	Volume (1,000s)	5,712	5,237	9.1%
	Average List Price	203,986	180,590	13.0%
	Median List Price	147,500	170,000	-13.2%

A total of 2 new listings were added in Coffey County during May, down 77.8% from the same month in 2022. Year-to-date Coffey County has seen 28 new listings.

The median list price of these homes was \$224,500 up from \$133,500 in 2022.

History of New Listings

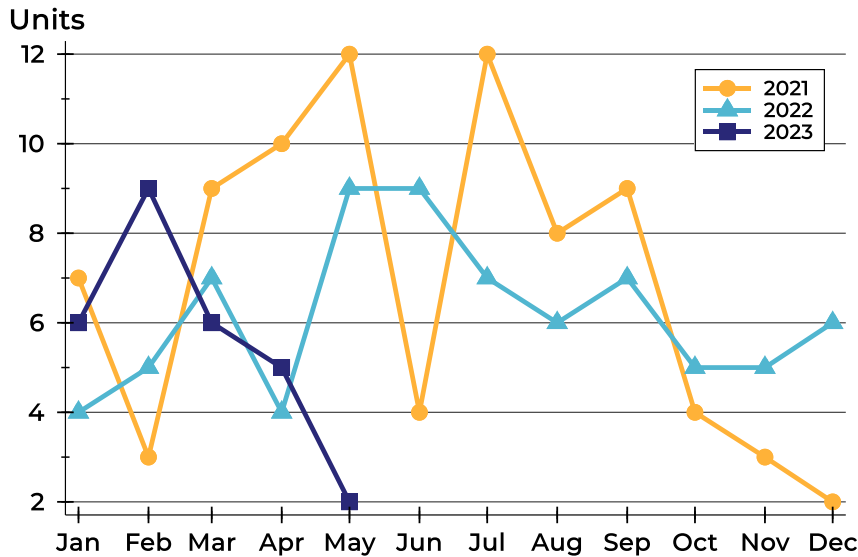
Units





Coffey County New Listings Analysis

New Listings by Month



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

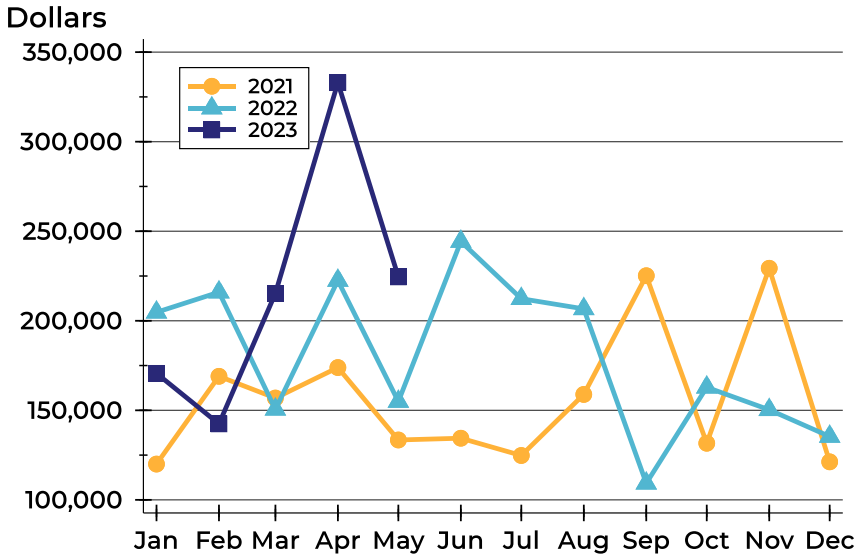
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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	100.0%	224,500	224,500	25	25	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



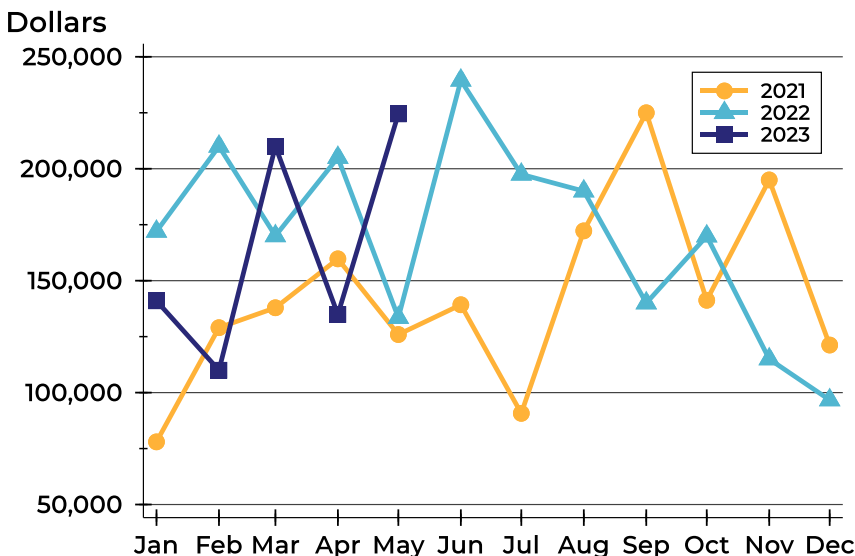
Coffey County New Listings Analysis

Average Price



Month	2021	2022	2023
January	120,000	204,750	170,667
February	169,000	215,980	142,422
March	156,856	150,557	215,333
April	173,890	222,500	332,960
May	133,450	154,922	224,500
June	134,425	244,256	
July	124,783	212,343	
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	141,000
February	129,000	210,000	110,000
March	137,900	170,000	210,000
April	159,750	205,000	134,900
May	125,950	133,500	224,500
June	139,250	239,500	
July	90,750	197,500	
August	172,250	190,000	
September	225,000	140,000	
October	141,250	169,900	
November	195,000	115,000	
December	121,250	96,700	



Coffey County Contracts Written Analysis

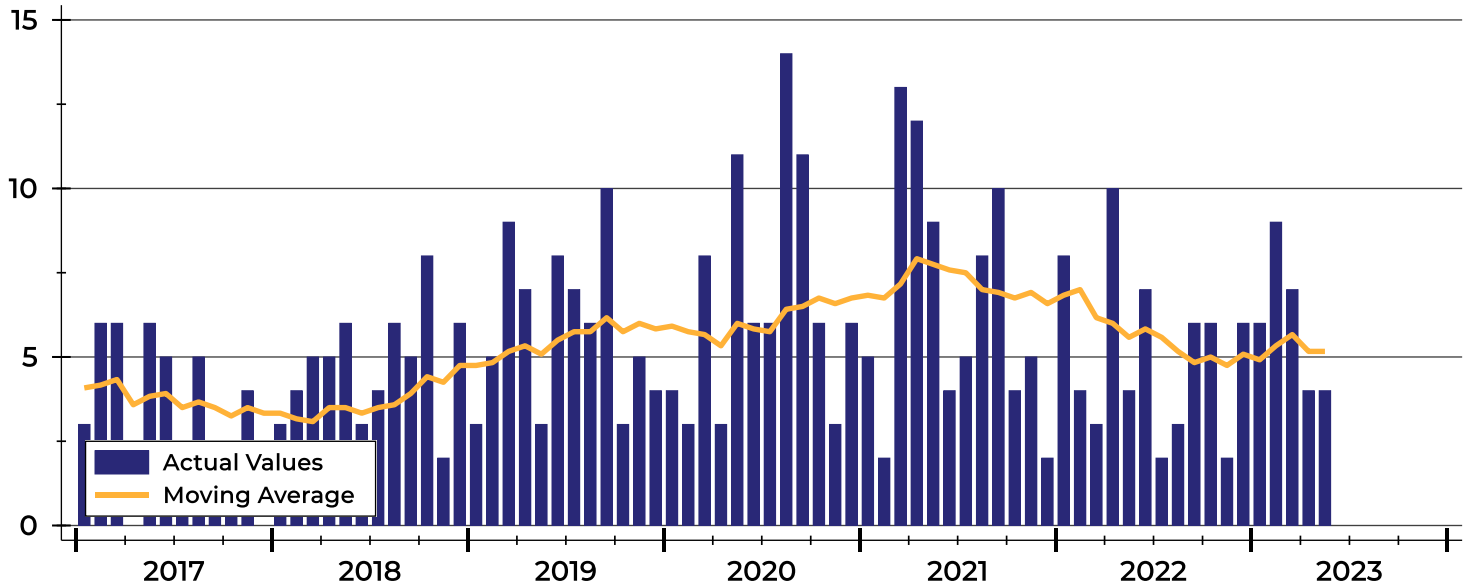
Summary Statistics for Contracts Written		2023	May 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		4	4	0.0%	30	29	3.4%
Volume (1,000s)		450	577	-22.0%	4,874	4,969	-1.9%
Average	Sale Price	112,500	144,125	-21.9%	162,467	171,338	-5.2%
	Days on Market	146	39	274.4%	56	66	-15.2%
	Percent of Original	80.0%	89.5%	-10.6%	90.9%	95.4%	-4.7%
Median	Sale Price	130,000	154,250	-15.7%	141,000	175,000	-19.4%
	Days on Market	138	21	557.1%	21	29	-27.6%
	Percent of Original	97.0%	95.1%	2.0%	94.4%	97.8%	-3.5%

A total of 4 contracts for sale were written in Coffey County during the month of May, the same as in 2022. The median list price of these homes was \$130,000, down from \$154,250 the prior year.

Half of the homes that went under contract in May were on the market less than 138 days, compared to 21 days in May 2022.

History of Contracts Written

Units





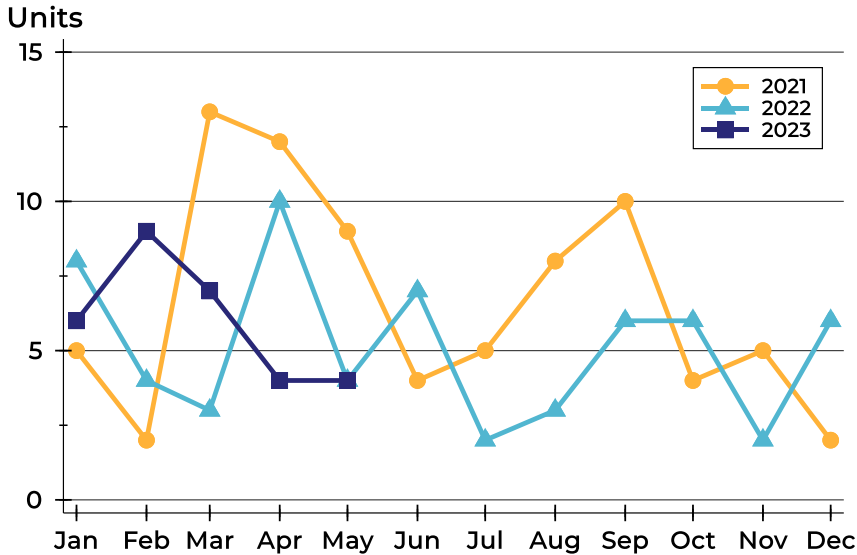
**May
2023**

Sunflower MLS Statistics



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	4
June	4	7	7
July	5	2	5
August	8	3	8
September	10	6	10
October	4	6	4
November	5	2	5
December	2	6	2

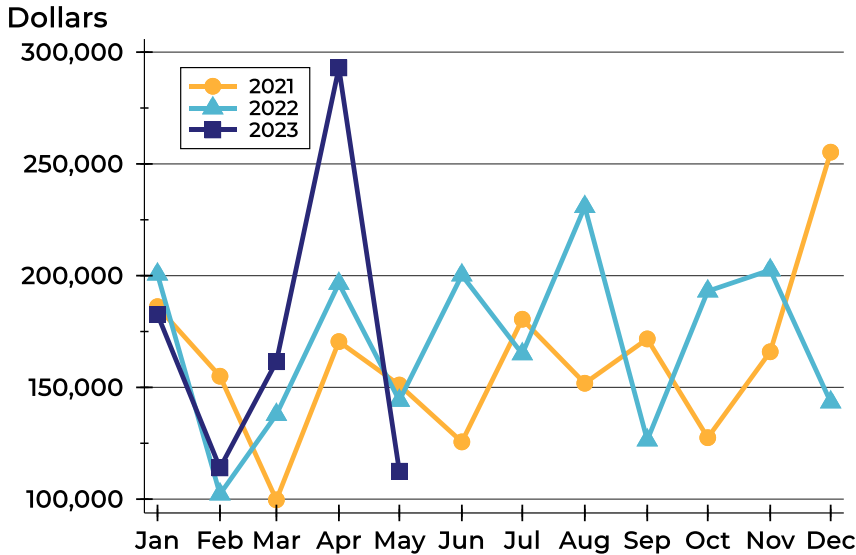
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	25.0%	35,000	35,000	200	200	26.0%	26.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	25.0%	110,000	110,000	18	18	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	50.0%	152,500	152,500	184	184	97.0%	97.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



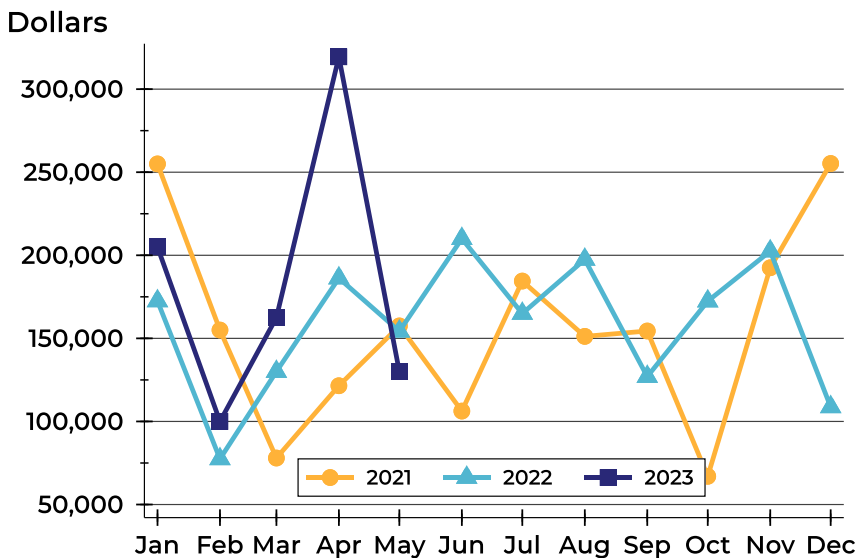
Coffey County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	186,130	200,625	182,650
February	155,000	102,223	113,989
March	99,677	137,833	161,486
April	170,500	196,490	292,950
May	151,056	144,125	112,500
June	125,625	200,243	
July	180,500	164,950	
August	151,863	230,833	
September	171,690	126,400	
October	127,500	193,050	
November	165,940	202,500	
December	255,250	143,417	

Median Price

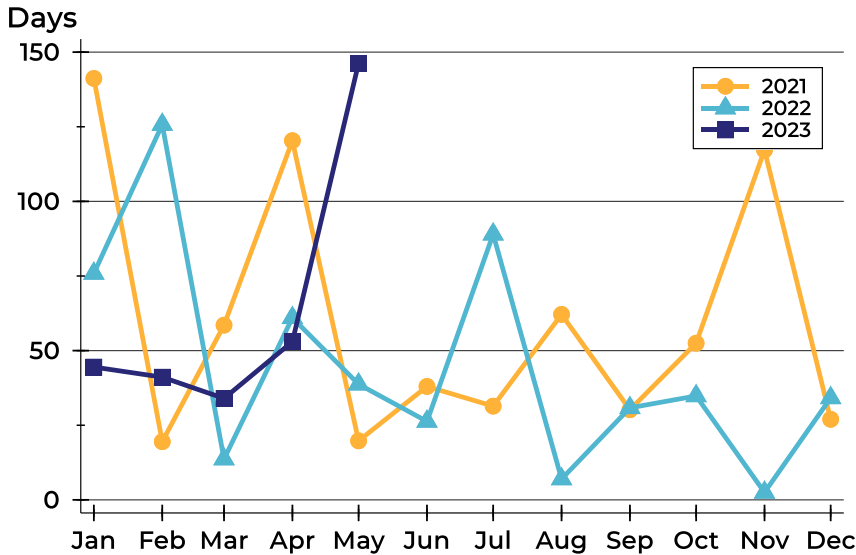


Month	2021	2022	2023
January	255,000	172,500	205,000
February	155,000	77,450	100,000
March	78,000	130,000	162,500
April	121,500	186,250	319,450
May	157,500	154,250	130,000
June	106,250	210,000	
July	184,500	164,950	
August	151,200	197,500	
September	154,450	127,000	
October	67,000	172,400	
November	192,500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



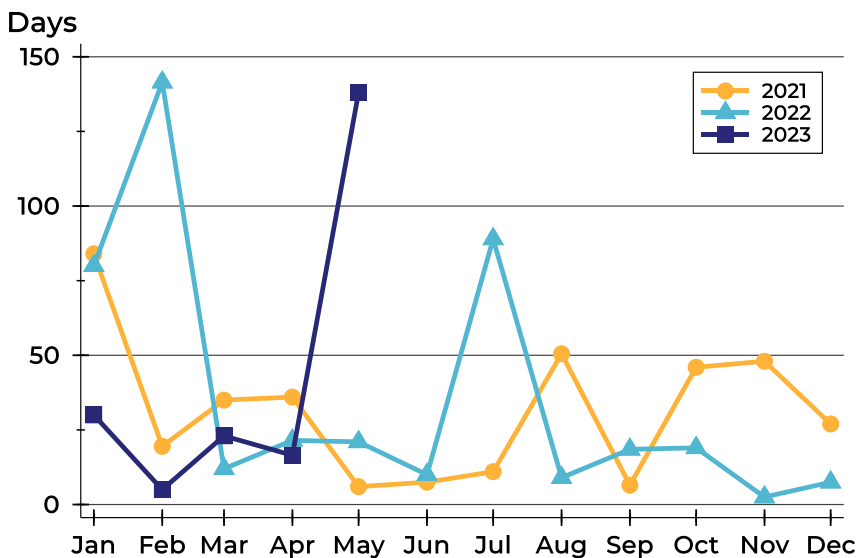
Coffey County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	141	76	45
February	20	126	41
March	59	14	34
April	120	61	53
May	20	39	146
June	38	26	
July	31	89	
August	62	7	
September	30	31	
October	53	35	
November	117	3	
December	27	34	

Median DOM



Month	2021	2022	2023
January	84	80	30
February	20	142	5
March	35	12	23
April	36	22	17
May	6	21	138
June	8	10	
July	11	89	
August	51	9	
September	7	19	
October	46	19	
November	48	3	
December	27	8	



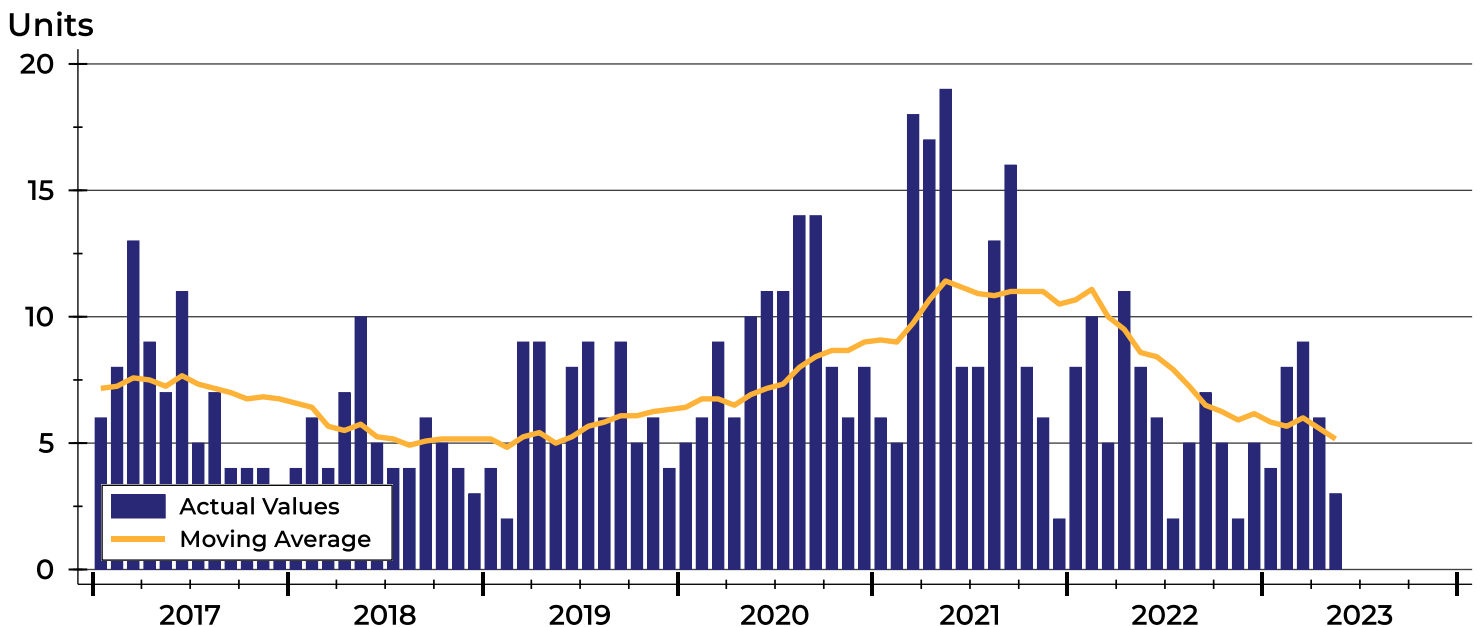
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		3	8	-62.5%
Volume (1,000s)		703	1,289	-45.5%
Average	List Price	234,333	161,113	45.4%
	Days on Market	132	76	73.7%
	Percent of Original	90.3%	97.6%	-7.5%
Median	List Price	155,000	177,000	-12.4%
	Days on Market	76	67	13.4%
	Percent of Original	93.9%	100.0%	-6.1%

A total of 3 listings in Coffey County had contracts pending at the end of May, down from 8 contracts pending at the end of May 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.

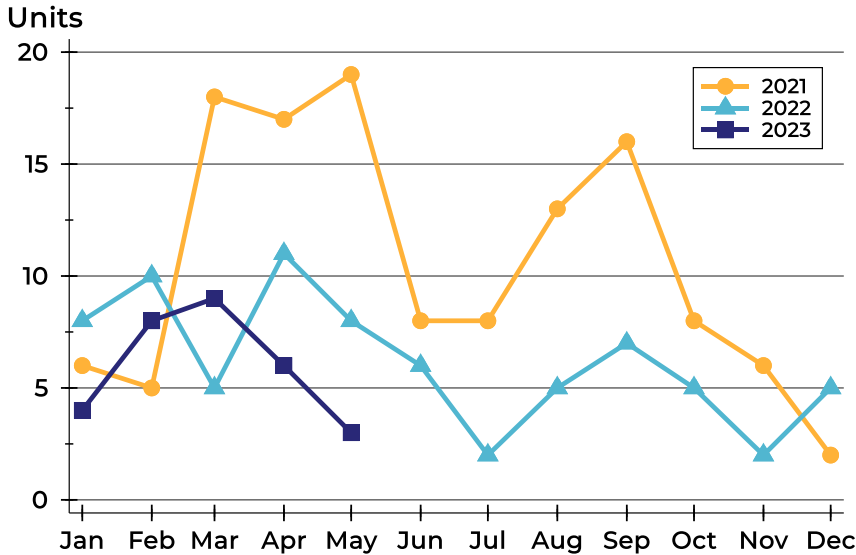
History of Pending Contracts





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	
July	8	2	
August	13	5	
September	16	7	
October	8	5	
November	6	2	
December	2	5	

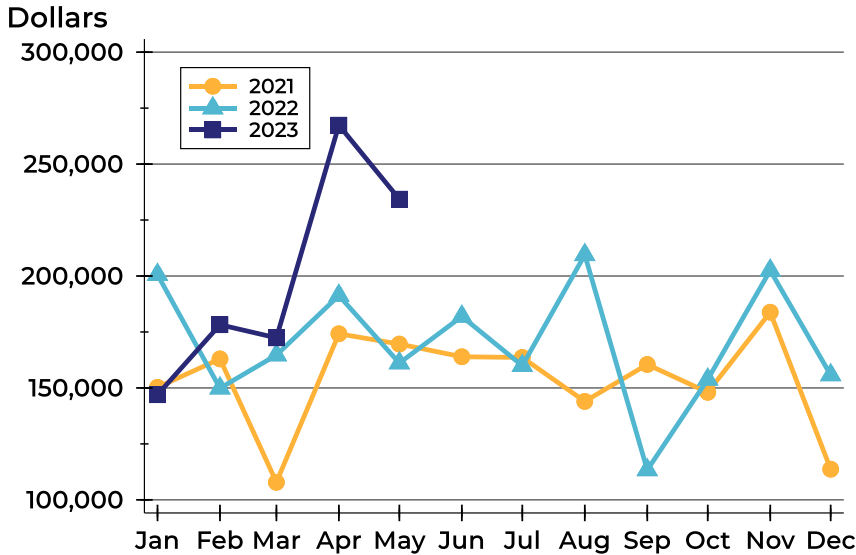
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	66.7%	152,500	152,500	184	184	97.0%	97.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	398,000	398,000	28	28	76.8%	76.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



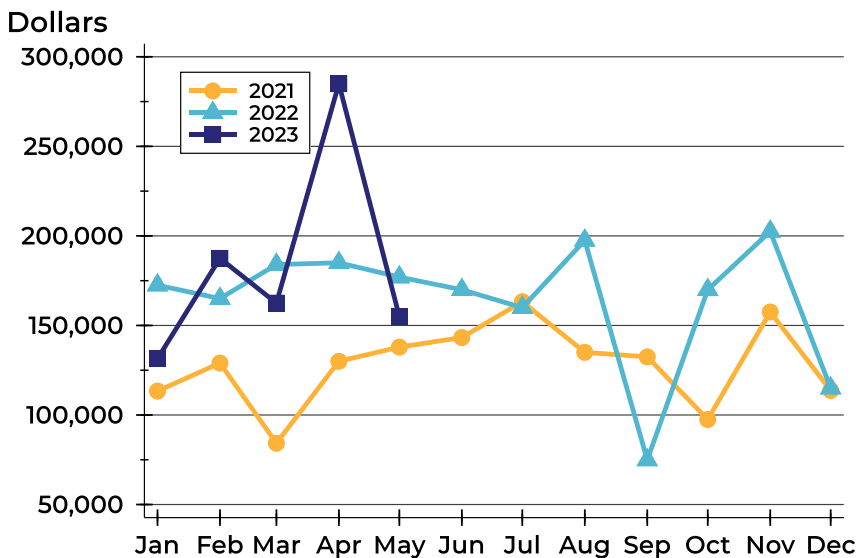
Coffey County Pending Contracts Analysis

Average Price



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

Median Price

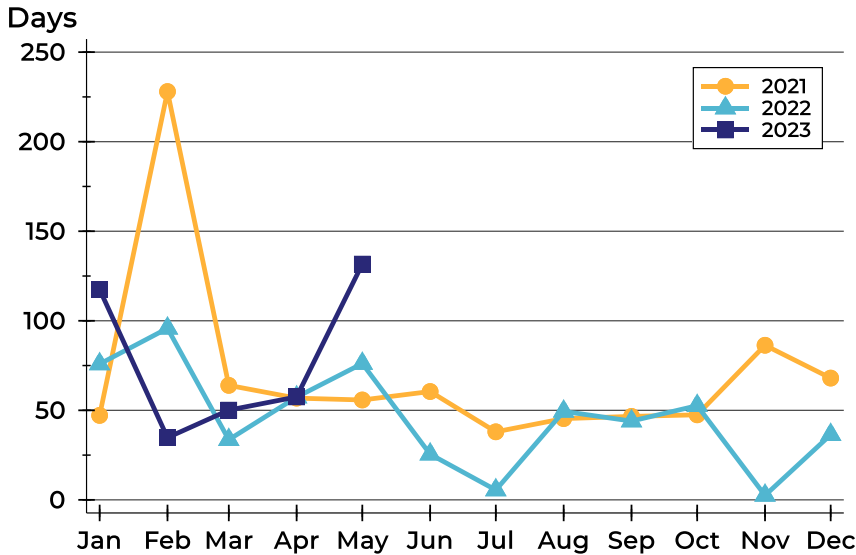


Month	2021	2022	2023
January	113,350	172,500	131,450
February	129,000	165,000	187,500
March	84,250	184,000	162,500
April	130,000	185,000	284,950
May	137,900	177,000	155,000
June	143,250	169,950	
July	163,250	159,950	
August	135,000	197,500	
September	132,450	74,900	
October	97,500	169,900	
November	157,500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



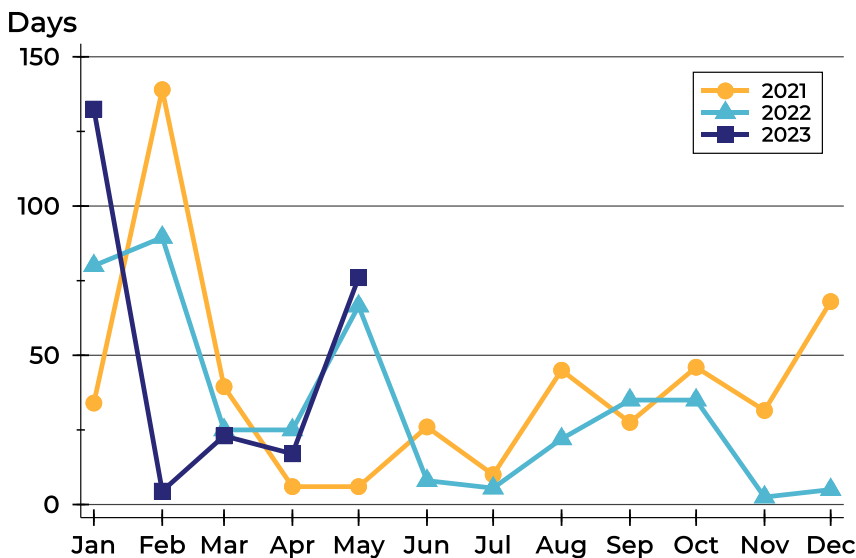
Coffey County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Douglas County Housing Report



Market Overview

Douglas County Home Sales Rose in May

Total home sales in Douglas County rose by 64.3% last month to 23 units, compared to 14 units in May 2022. Total sales volume was \$9.0 million, up 121.0% from a year earlier.

The median sale price in May was \$350,500, up from \$250,000 a year earlier. Homes that sold in May were typically on the market for 4 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of May

The total number of active listings in Douglas County at the end of May was 17 units, up from 16 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 May was \$397,300.

During May, a total of 11 contracts were written down from 27 in May 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Douglas County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		23	14	19	63	55	56
Change from prior year		64.3%	-26.3%	46.2%	14.5%	-1.8%	-24.3%
Active Listings		17	16	5	N/A	N/A	N/A
Change from prior year		6.3%	220.0%	-82.8%			
Months' Supply		1.2	1.1	0.3	N/A	N/A	N/A
Change from prior year		9.1%	266.7%	-83.3%			
New Listings		19	28	16	75	92	78
Change from prior year		-32.1%	75.0%	-5.9%	-18.5%	17.9%	-15.2%
Contracts Written		11	27	15	63	83	74
Change from prior year		-59.3%	80.0%	-21.1%	-24.1%	12.2%	-7.5%
Pending Contracts		13	22	23	N/A	N/A	N/A
Change from prior year		-40.9%	-4.3%	15.0%			
Sales Volume (1,000s)		9,029	4,086	6,689	21,978	16,318	17,635
Change from prior year		121.0%	-38.9%	90.6%	34.7%	-7.5%	-8.6%
Average	Sale Price	392,566	291,857	352,028	348,857	296,694	314,915
	Change from prior year	34.5%	-17.1%	30.4%	17.6%	-5.8%	20.8%
	List Price of Actives	419,378	391,125	270,955	N/A	N/A	N/A
	Change from prior year	7.2%	44.4%	-36.3%			
	Days on Market	6	6	7	22	16	15
Change from prior year	0.0%	-14.3%	-81.1%	37.5%	6.7%	-73.2%	
Percent of List	100.3%	104.4%	101.0%	98.8%	103.5%	100.7%	
Change from prior year	-3.9%	3.4%	0.7%	-4.5%	2.8%	1.7%	
Percent of Original	100.2%	101.2%	100.9%	97.9%	102.1%	100.8%	
Change from prior year	-1.0%	0.3%	2.4%	-4.1%	1.3%	3.8%	
Median	Sale Price	350,500	250,000	360,000	300,000	265,000	273,750
	Change from prior year	40.2%	-30.6%	30.9%	13.2%	-3.2%	25.4%
	List Price of Actives	397,300	248,750	195,777	N/A	N/A	N/A
	Change from prior year	59.7%	27.1%	-53.1%			
	Days on Market	4	3	3	5	4	3
Change from prior year	33.3%	0.0%	-88.9%	25.0%	33.3%	-87.5%	
Percent of List	100.0%	104.9%	101.3%	100.0%	100.6%	100.9%	
Change from prior year	-4.7%	3.6%	1.9%	-0.6%	-0.3%	1.8%	
Percent of Original	100.0%	104.9%	101.3%	99.3%	100.5%	101.0%	
Change from prior year	-4.7%	3.6%	2.3%	-1.2%	-0.5%	2.9%	

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



**May
2023**

Sunflower MLS Statistics



Douglas County Closed Listings Analysis

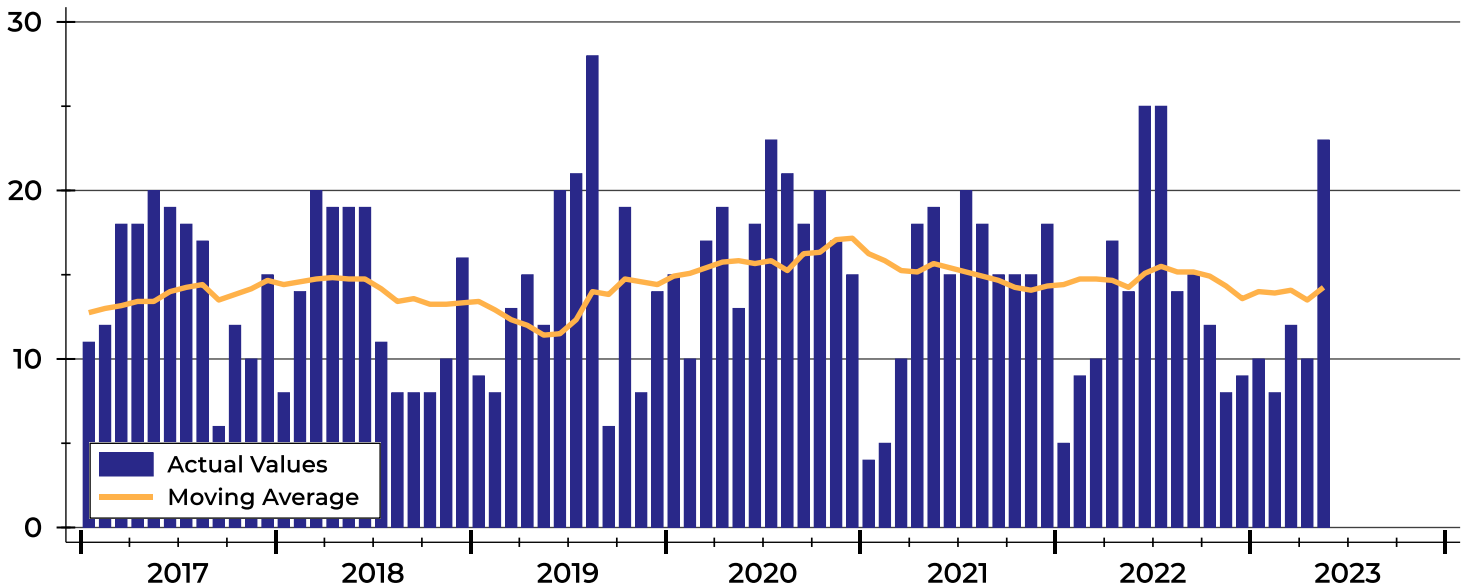
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		23	14	64.3%	63	55	14.5%
Volume (1,000s)		9,029	4,086	121.0%	21,978	16,318	34.7%
Months' Supply		1.2	1.1	9.1%	N/A	N/A	N/A
Average	Sale Price	392,566	291,857	34.5%	348,857	296,694	17.6%
	Days on Market	6	6	0.0%	22	16	37.5%
	Percent of List	100.3%	104.4%	-3.9%	98.8%	103.5%	-4.5%
	Percent of Original	100.2%	101.2%	-1.0%	97.9%	102.1%	-4.1%
Median	Sale Price	350,500	250,000	40.2%	300,000	265,000	13.2%
	Days on Market	4	3	33.3%	5	4	25.0%
	Percent of List	100.0%	104.9%	-4.7%	100.0%	100.6%	-0.6%
	Percent of Original	100.0%	104.9%	-4.7%	99.3%	100.5%	-1.2%

A total of 23 homes sold in Douglas County in May, up from 14 units in May 2022. Total sales volume rose to \$9.0 million compared to \$4.1 million in the previous year.

The median sales price in May was \$350,500, up 40.2% compared to the prior year. Median days on market was 4 days, up from 2 days in April, and up from 3 in May 2022.

History of Closed Listings

Units





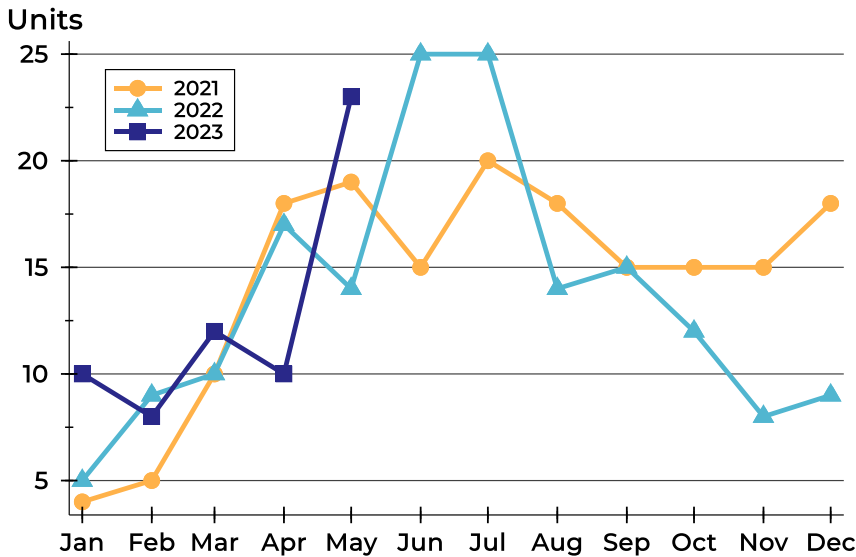
**May
2023**

Sunflower MLS Statistics



Douglas County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	4.3%	0.0	144,000	144,000	2	2	99.3%	99.3%	99.3%	99.3%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	17.4%	0.6	227,000	229,000	4	4	99.9%	99.6%	99.9%	99.6%
\$250,000-\$299,999	2	8.7%	1.0	267,000	267,000	6	6	100.8%	100.8%	100.8%	100.8%
\$300,000-\$399,999	7	30.4%	0.6	344,360	350,000	11	5	101.9%	102.5%	101.5%	100.1%
\$400,000-\$499,999	3	13.0%	1.9	450,000	445,000	3	3	102.8%	101.0%	102.8%	101.0%
\$500,000-\$749,999	5	21.7%	1.4	576,500	565,000	5	4	96.9%	100.0%	96.9%	100.0%
\$750,000-\$999,999	1	4.3%	3.0	800,000	800,000	0	0	100.0%	100.0%	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	N/A	N/A



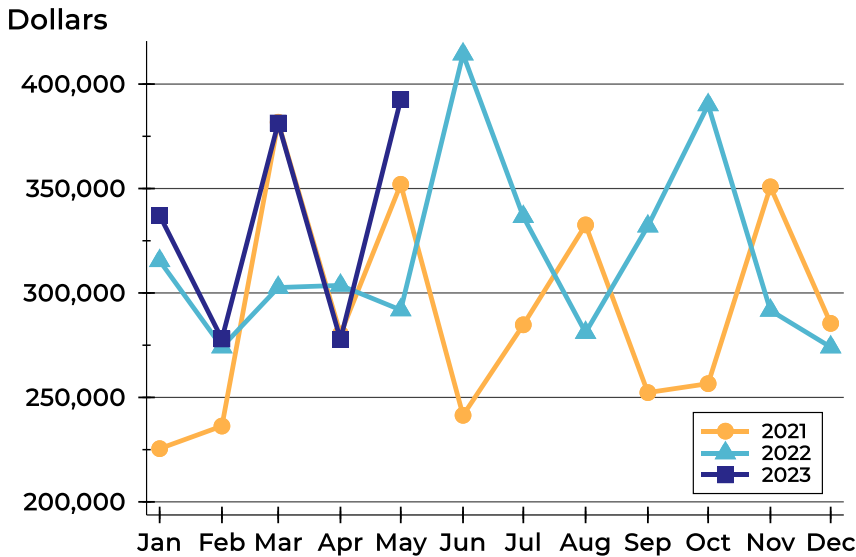
**May
2023**

Sunflower MLS Statistics



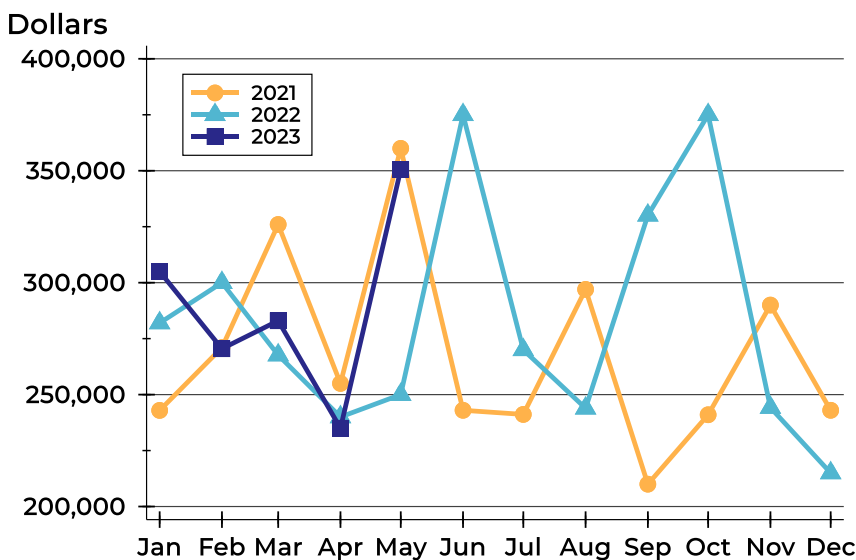
Douglas County Closed Listings Analysis

Average Price



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

Median Price

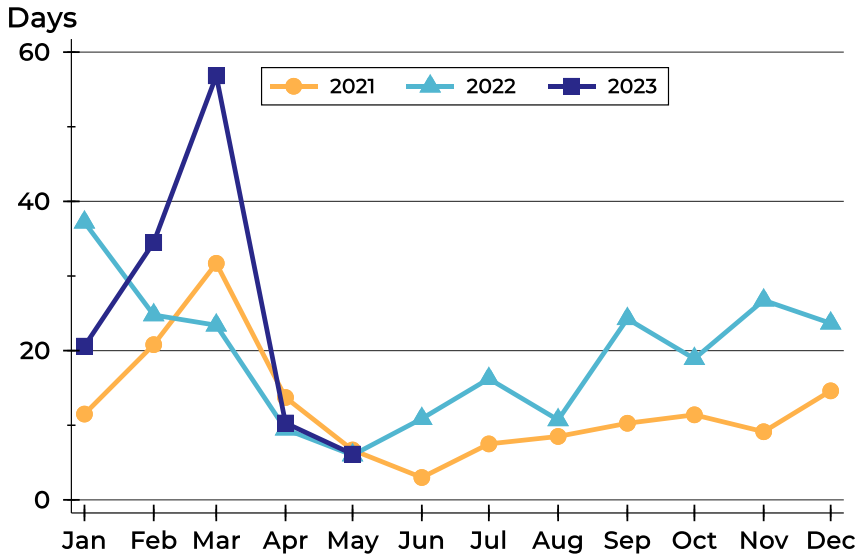


Month	2021	2022	2023
January	242,950	282,000	305,000
February	271,000	300,000	270,500
March	326,000	267,648	283,000
April	255,000	240,000	235,000
May	360,000	250,000	350,500
June	243,000	375,000	
July	241,150	270,000	
August	297,000	243,900	
September	210,000	330,100	
October	241,000	375,000	
November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



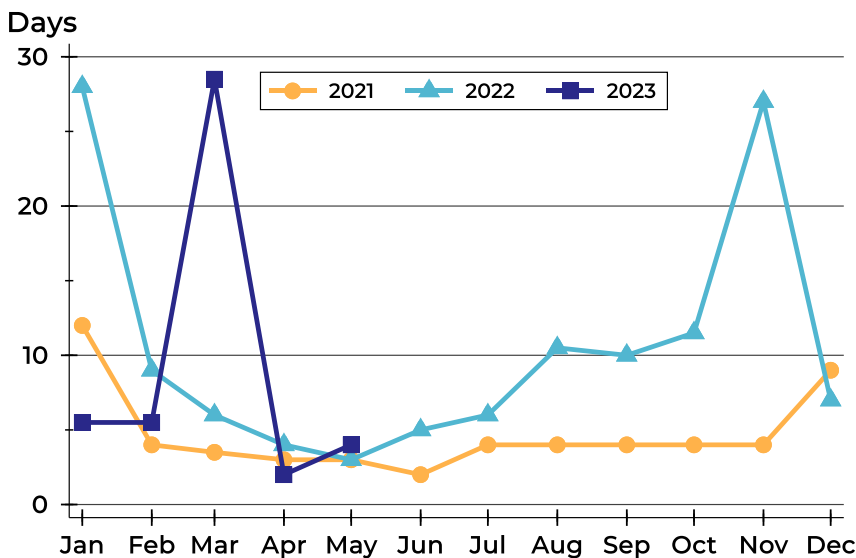
Douglas County Closed Listings Analysis

Average DOM



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

Median DOM



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



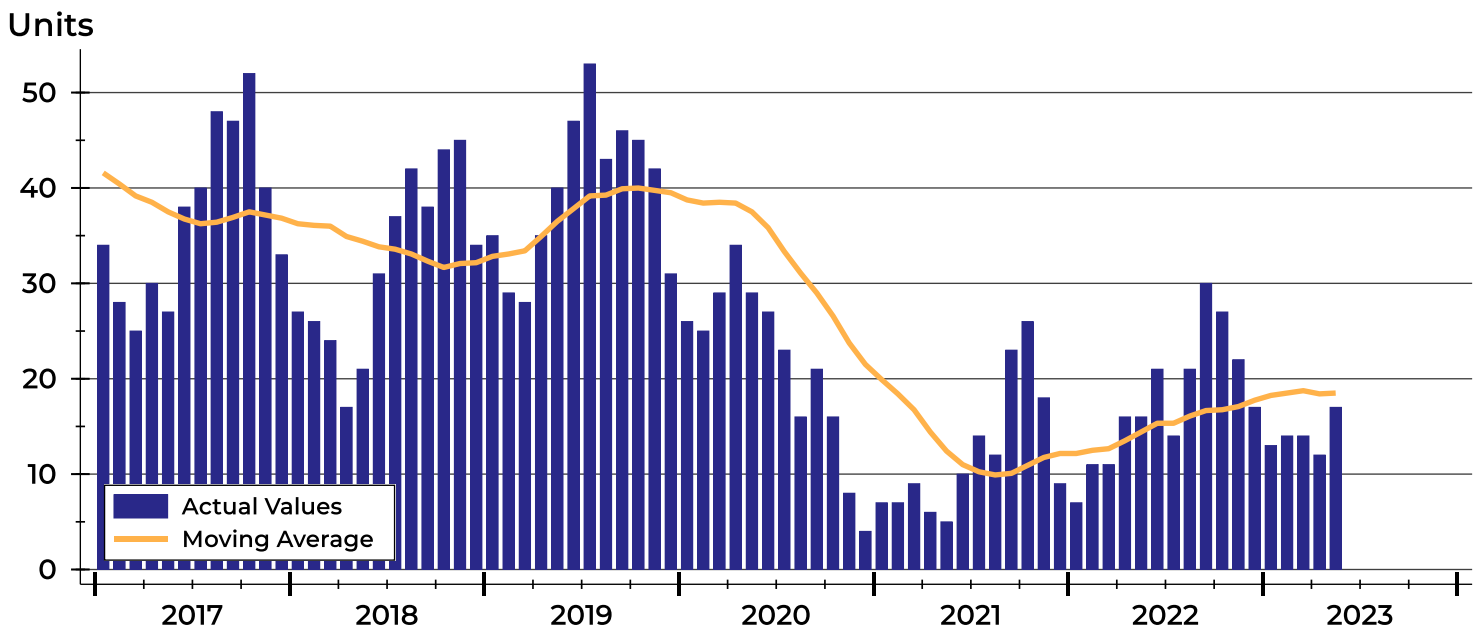
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		17	16	6.3%
Volume (1,000s)		7,129	6,258	13.9%
Months' Supply		1.2	1.1	9.1%
Average	List Price	419,378	391,125	7.2%
	Days on Market	68	47	44.7%
	Percent of Original	96.4%	99.7%	-3.3%
Median	List Price	397,300	248,750	59.7%
	Days on Market	29	19	52.6%
	Percent of Original	98.3%	100.0%	-1.7%

A total of 17 homes were available for sale in Douglas County at the end of May. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of May was \$397,300, up 59.7% from 2022. The typical time on market for active listings was 29 days, up from 19 days a year earlier.

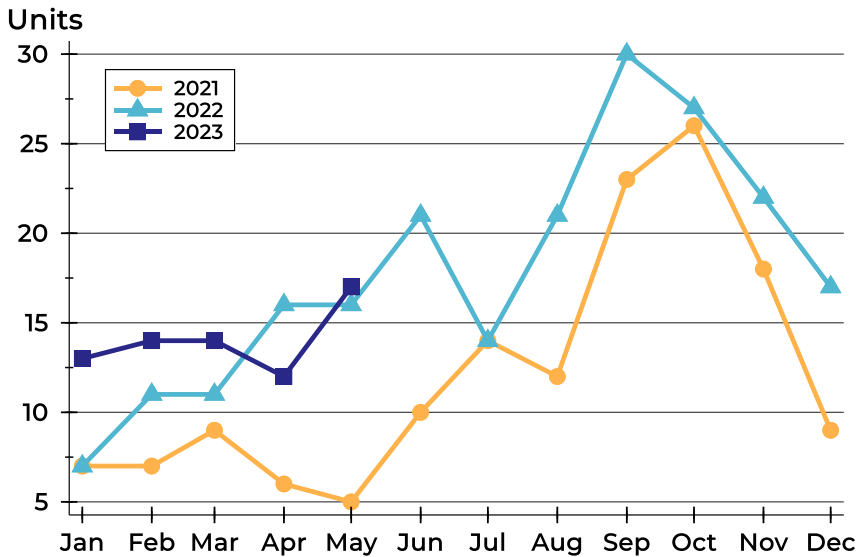
History of Active Listings





Douglas County Active Listings Analysis

Active Listings by Month



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

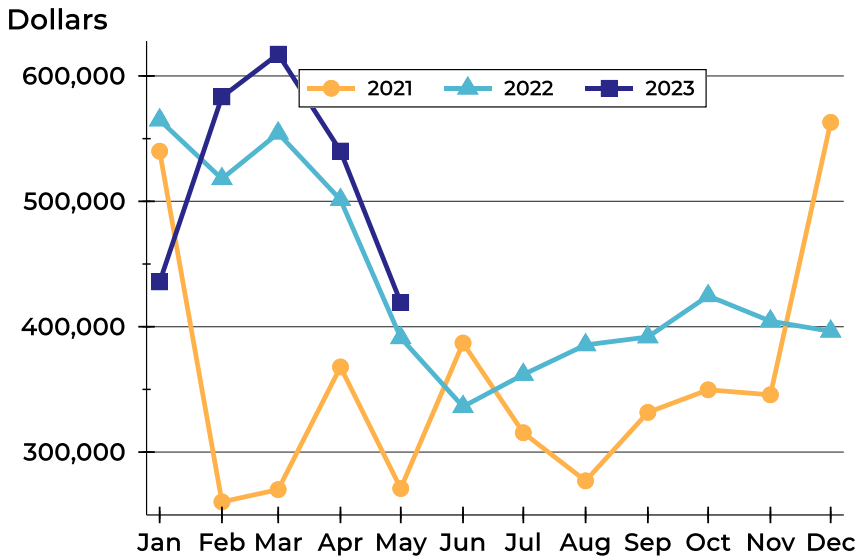
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	1	5.9%	N/A	3,300	3,300	5	5	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.9%	N/A	102,000	102,000	27	27	97.2%	97.2%
\$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	5.9%	N/A	159,900	159,900	176	176	72.7%	72.7%
\$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	2	11.8%	0.6	202,500	202,500	22	22	99.0%	99.0%
\$250,000-\$299,999	2	11.8%	1.0	294,950	294,950	8	8	100.0%	100.0%
\$300,000-\$399,999	2	11.8%	0.6	356,150	356,150	39	39	97.5%	97.5%
\$400,000-\$499,999	3	17.6%	1.9	454,892	449,900	173	59	94.1%	96.7%
\$500,000-\$749,999	3	17.6%	1.4	599,117	590,000	33	30	97.6%	98.3%
\$750,000-\$999,999	1	5.9%	3.0	995,000	995,000	104	104	100.0%	100.0%
\$1,000,000 and up	1	5.9%	N/A	1,000,000	1,000,000	95	95	100.0%	100.0%



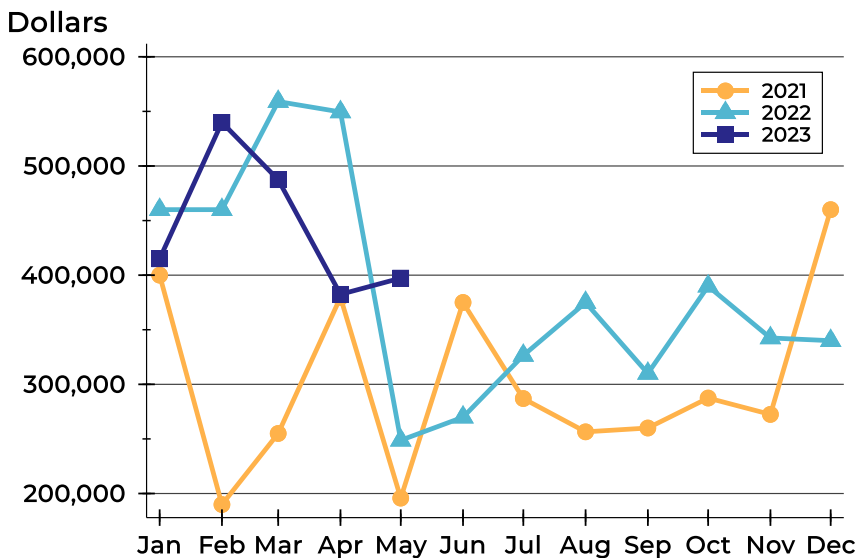
Douglas County Active Listings Analysis

Average Price



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

Median Price

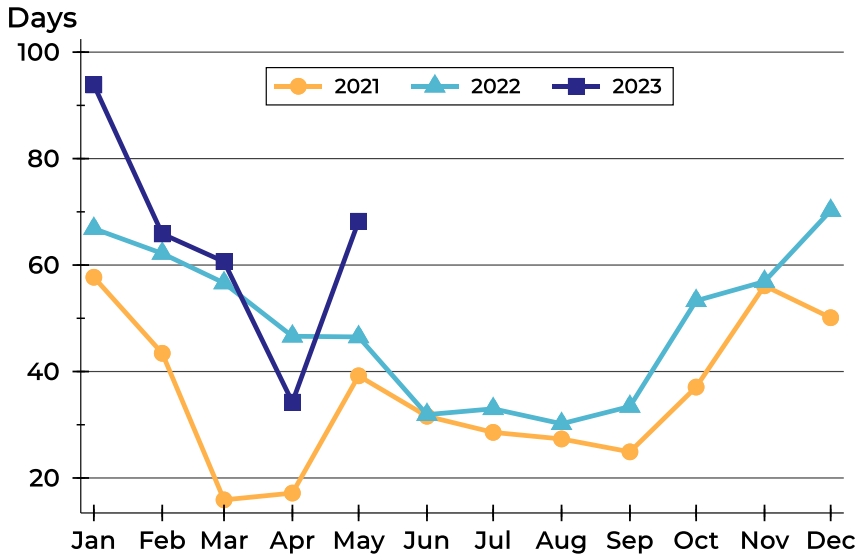


Month	2021	2022	2023
January	400,000	460,000	415,000
February	189,900	460,000	539,950
March	255,000	559,000	487,450
April	379,700	549,500	382,450
May	195,777	248,750	397,300
June	375,000	269,900	
July	287,000	326,450	
August	256,500	374,900	
September	260,000	310,000	
October	287,450	389,900	
November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



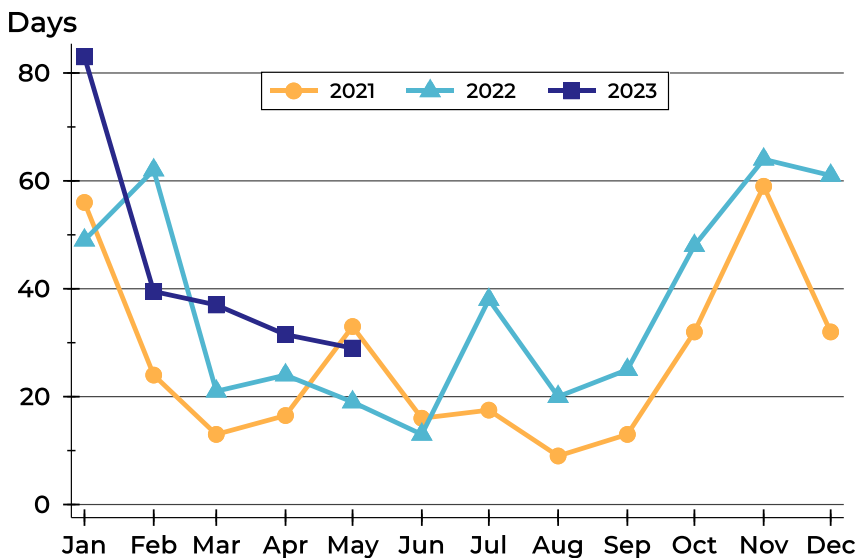
Douglas County Active Listings Analysis

Average DOM



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

Median DOM

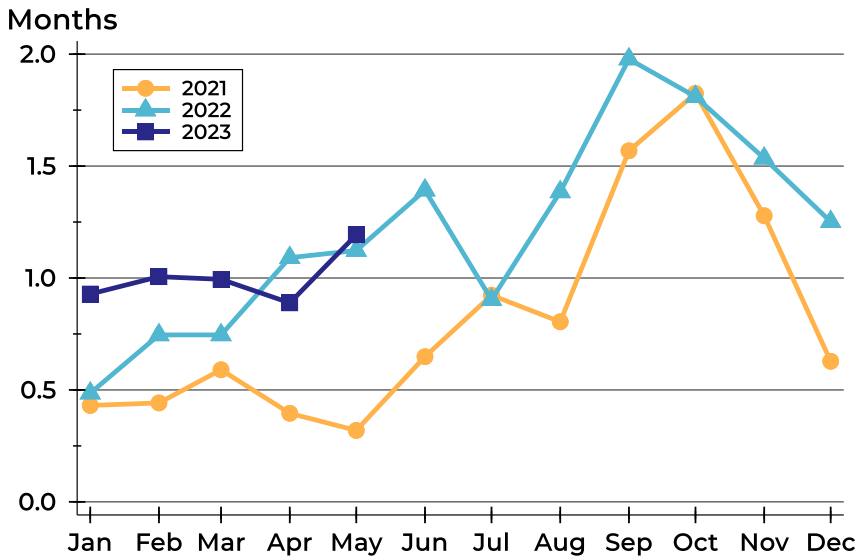


Month	2021	2022	2023
January	56	49	83
February	24	62	40
March	13	21	37
April	17	24	32
May	33	19	29
June	16	13	
July	18	38	
August	9	20	
September	13	25	
October	32	48	
November	59	64	
December	32	61	



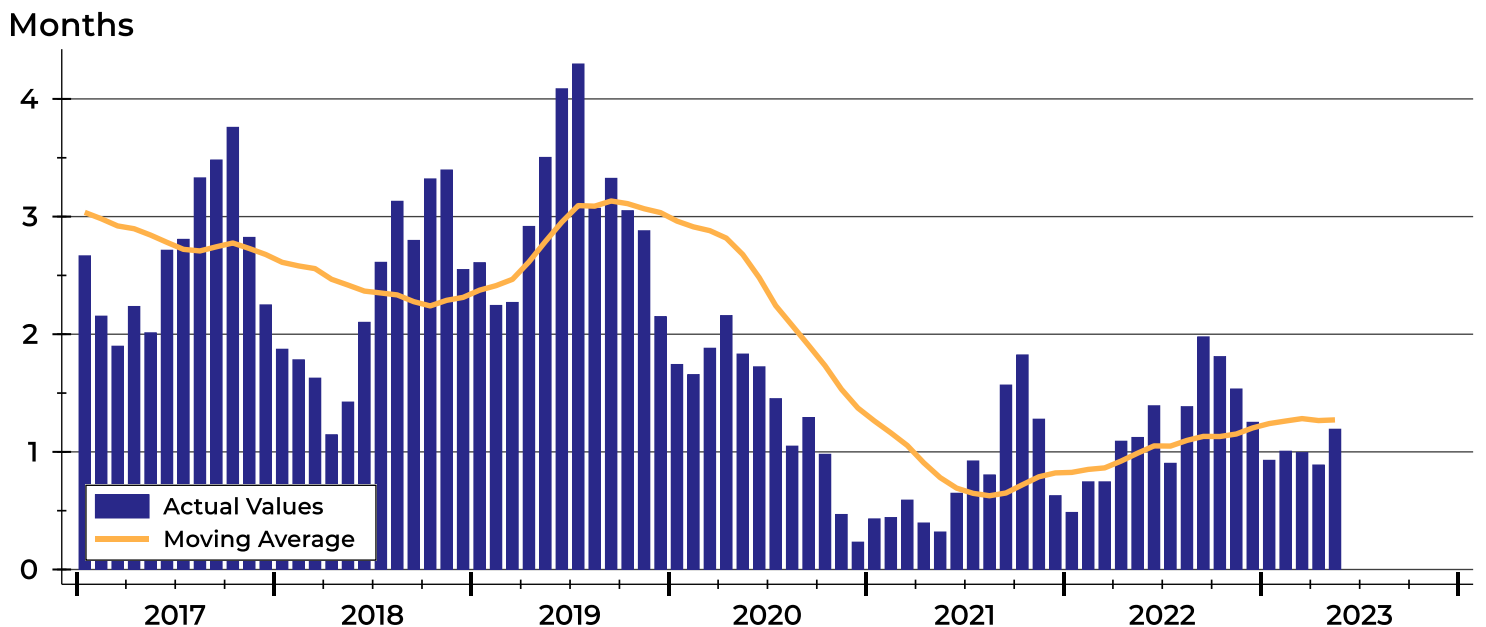
Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.4	0.5	0.9
February	0.4	0.7	1.0
March	0.6	0.7	1.0
April	0.4	1.1	0.9
May	0.3	1.1	1.2
June	0.6	1.4	1.4
July	0.9	0.9	0.9
August	0.8	1.4	1.4
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





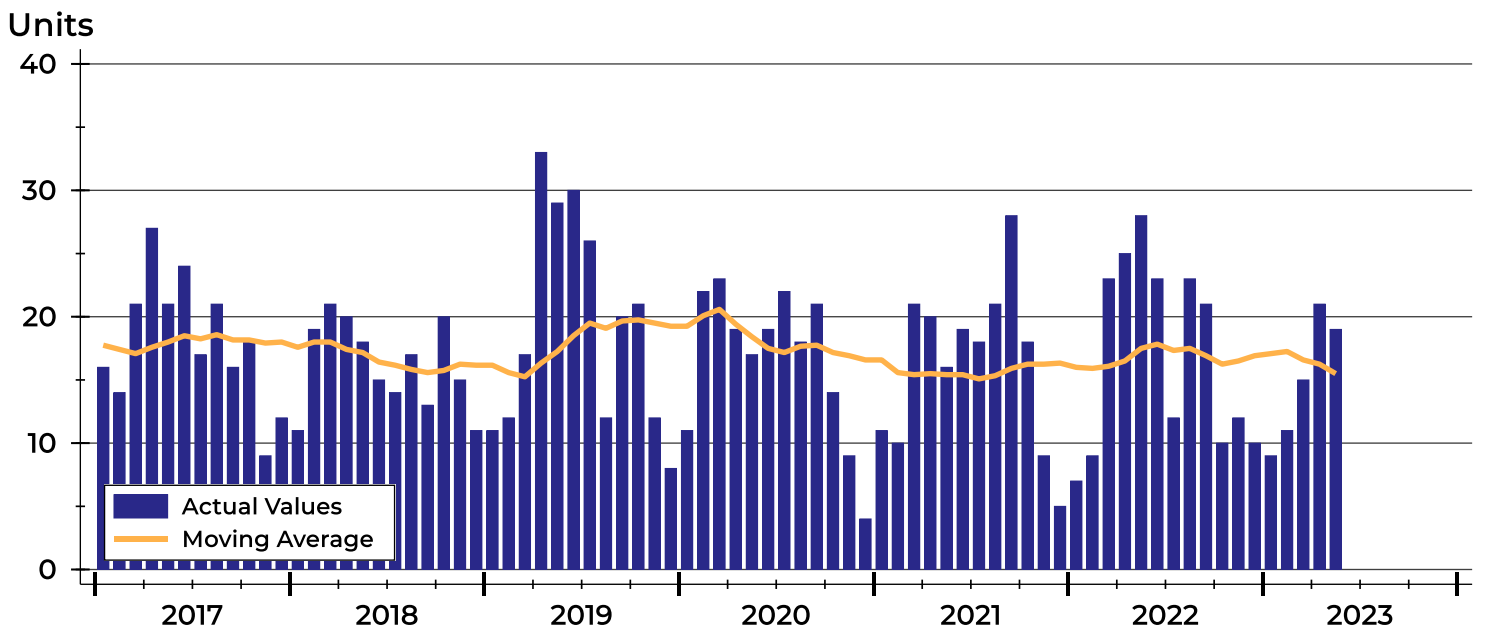
Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	19	28	-32.1%
	Volume (1,000s)	5,860	9,457	-38.0%
	Average List Price	308,412	337,738	-8.7%
	Median List Price	299,900	273,930	9.5%
Year-to-Date	New Listings	75	92	-18.5%
	Volume (1,000s)	29,046	30,139	-3.6%
	Average List Price	387,278	327,596	18.2%
	Median List Price	339,000	289,500	17.1%

A total of 19 new listings were added in Douglas County during May, down 32.1% from the same month in 2022. Year-to-date Douglas County has seen 75 new listings.

The median list price of these homes was \$299,900 up from \$273,930 in 2022.

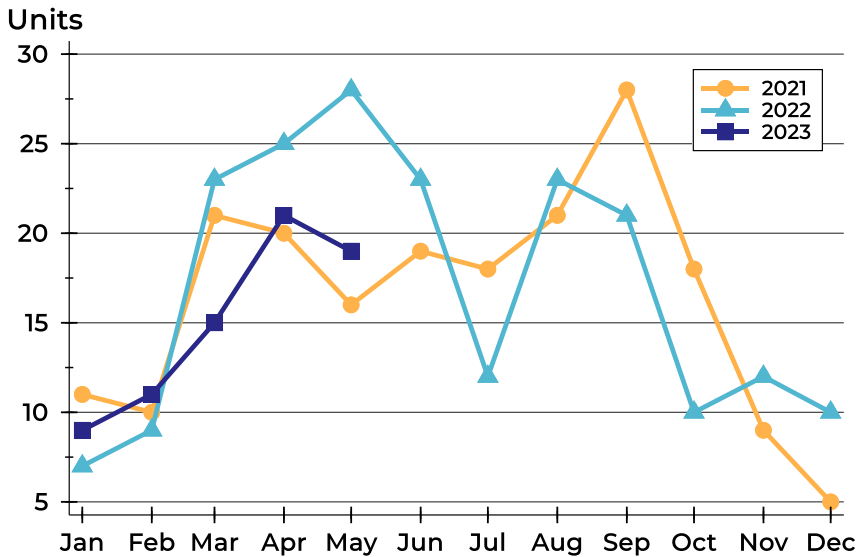
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	11	7	9
February	10	9	11
March	21	23	15
April	20	25	21
May	16	28	19
June	19	23	
July	18	12	
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	1	5.3%	3,300	3,300	11	11	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.3%	102,000	102,000	33	33	97.2%	97.2%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	10.5%	182,450	182,450	7	7	100.0%	100.0%
\$200,000-\$249,999	3	15.8%	208,333	205,000	19	23	101.0%	100.0%
\$250,000-\$299,999	4	21.1%	294,700	294,950	10	9	99.1%	100.0%
\$300,000-\$399,999	4	21.1%	360,300	359,450	13	6	98.9%	100.0%
\$400,000-\$499,999	2	10.5%	473,639	473,639	10	10	100.3%	100.3%
\$500,000-\$749,999	2	10.5%	598,675	598,675	28	28	98.3%	98.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



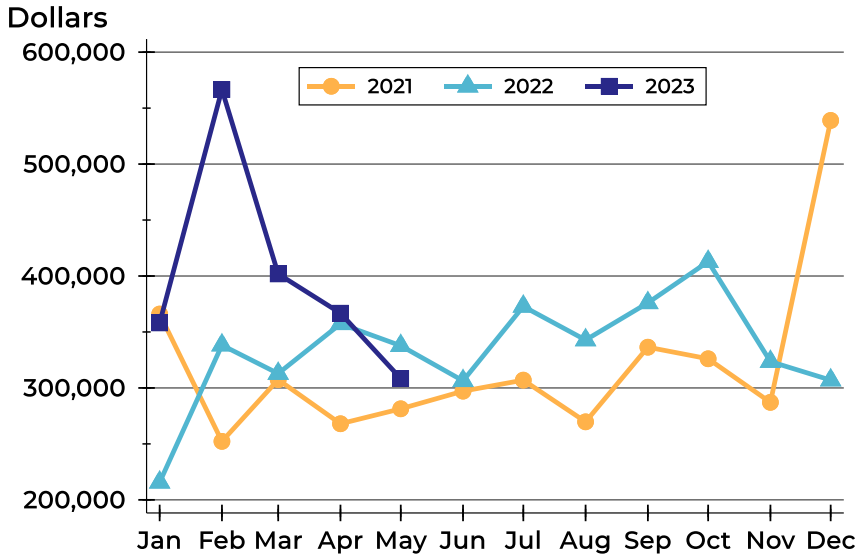
**May
2023**

Sunflower MLS Statistics



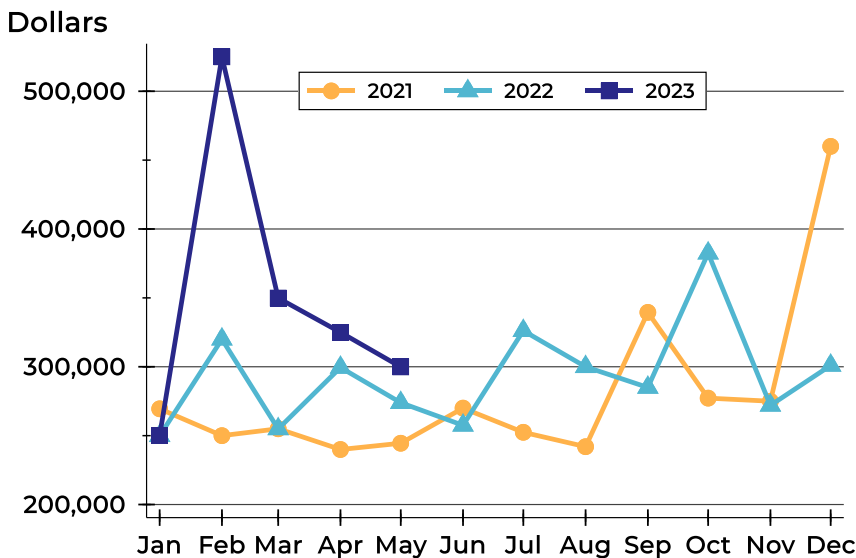
Douglas County New Listings Analysis

Average Price



Month	2021	2022	2023
January	366,032	215,700	358,089
February	252,280	338,233	566,618
March	307,405	312,877	401,847
April	268,000	357,280	366,795
May	281,361	337,738	308,412
June	297,145	306,378	
July	306,967	372,849	
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	250,000
February	250,000	320,000	525,000
March	255,000	254,900	349,900
April	239,950	299,500	325,000
May	244,500	273,930	299,900
June	270,000	257,500	
July	252,450	326,200	
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	



**May
2023**

Sunflower MLS Statistics



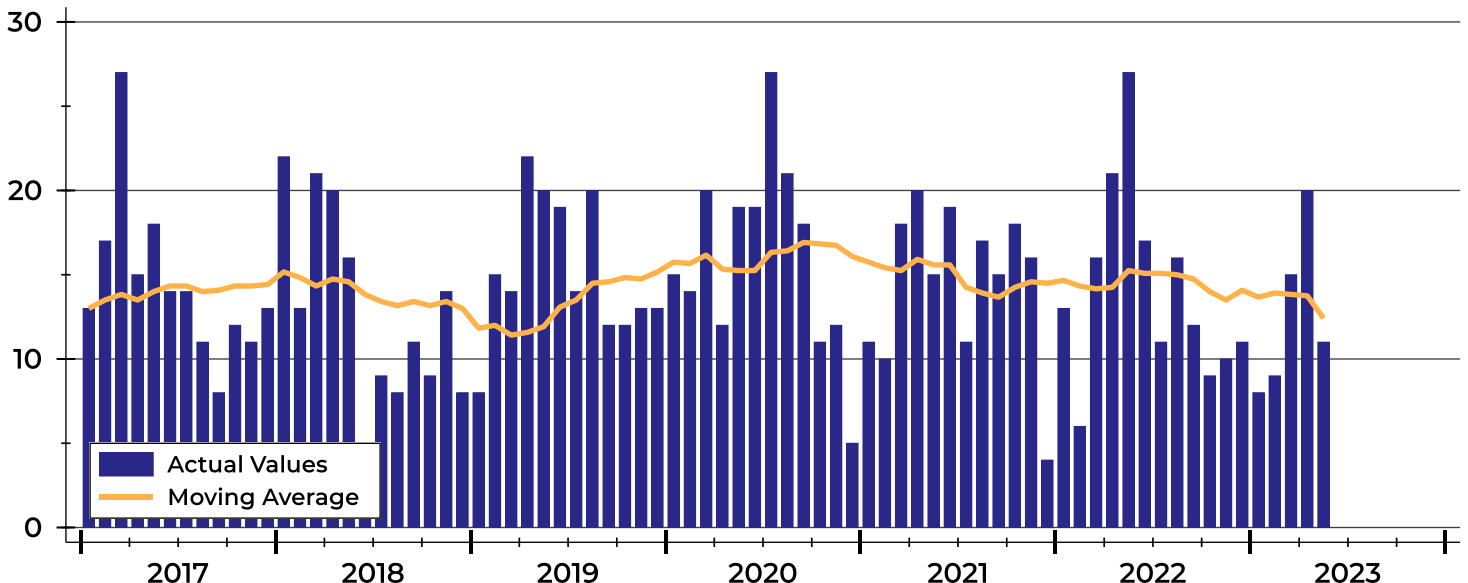
Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		11	27	-59.3%	63	83	-24.1%
Volume (1,000s)		3,310	10,286	-67.8%	22,552	27,533	-18.1%
Average	Sale Price	300,918	380,954	-21.0%	357,970	331,722	7.9%
	Days on Market	7	14	-50.0%	20	13	53.8%
	Percent of Original	100.0%	101.7%	-1.7%	99.0%	102.6%	-3.5%
Median	Sale Price	299,900	329,500	-9.0%	325,000	290,000	12.1%
	Days on Market	5	5	0.0%	5	4	25.0%
	Percent of Original	100.0%	100.8%	-0.8%	100.0%	102.2%	-2.2%

A total of 11 contracts for sale were written in Douglas County during the month of May, down from 27 in 2022. The median list price of these homes was \$299,900, down from \$329,500 the prior year. Half of the homes that went under contract in May were on the market less than 5 days, compared to 5 days in May 2022.

History of Contracts Written

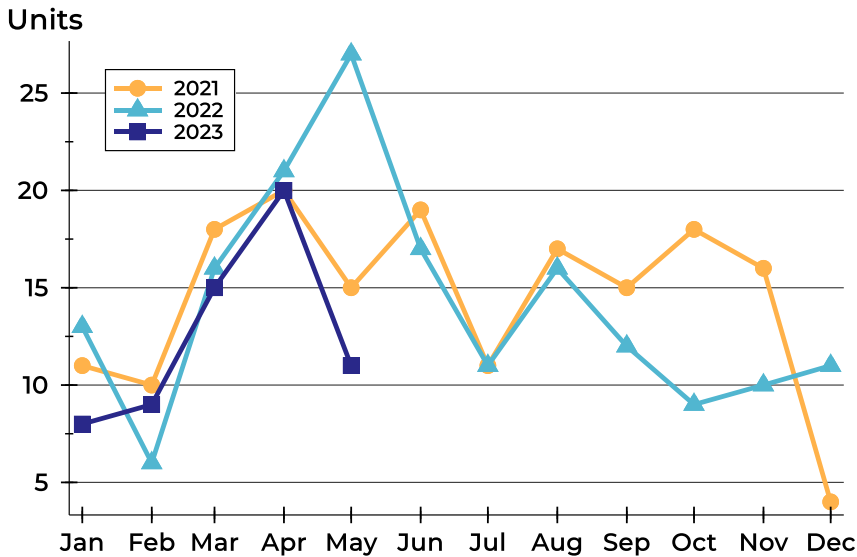
Units





Douglas County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	18.2%	182,450	182,450	7	7	100.0%	100.0%
\$200,000-\$249,999	1	9.1%	220,000	220,000	2	2	105.0%	105.0%
\$250,000-\$299,999	3	27.3%	294,933	299,900	13	10	98.5%	100.0%
\$300,000-\$399,999	4	36.4%	348,225	344,000	6	6	99.7%	100.0%
\$400,000-\$499,999	1	9.1%	447,500	447,500	0	0	100.6%	100.6%
\$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



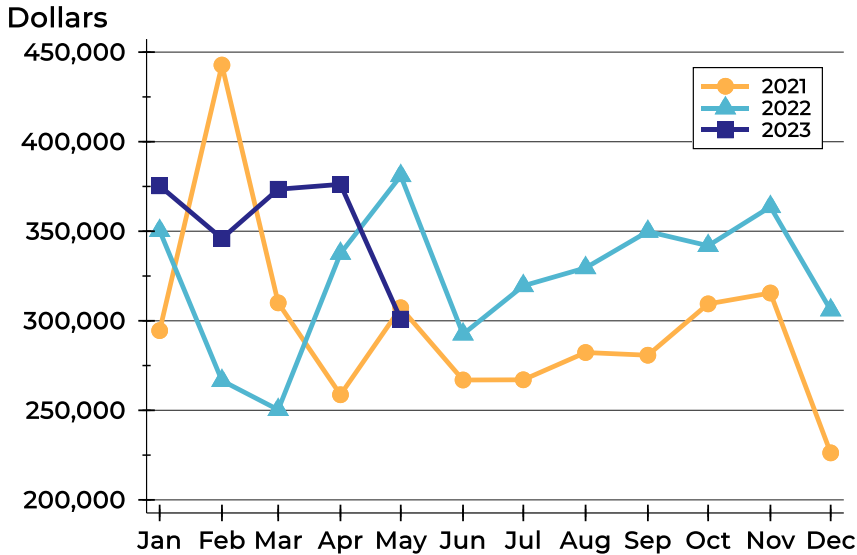
**May
2023**

Sunflower MLS Statistics



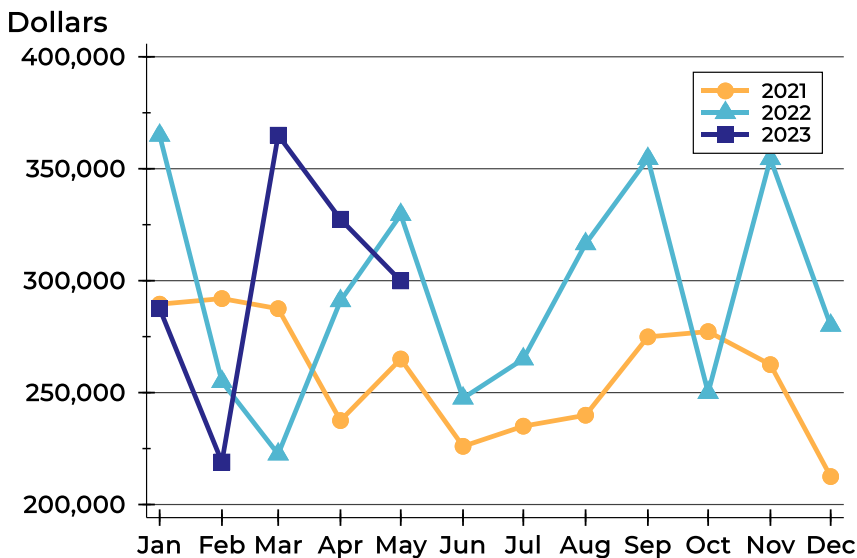
Douglas County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	294,523	350,285	375,375
February	442,780	266,583	345,967
March	310,017	250,336	373,447
April	258,690	337,552	376,180
May	307,267	380,954	300,918
June	266,933	292,494	
July	267,045	319,518	
August	282,276	329,549	
September	280,767	349,833	
October	309,439	341,911	
November	315,513	363,650	
December	226,250	305,973	

Median Price

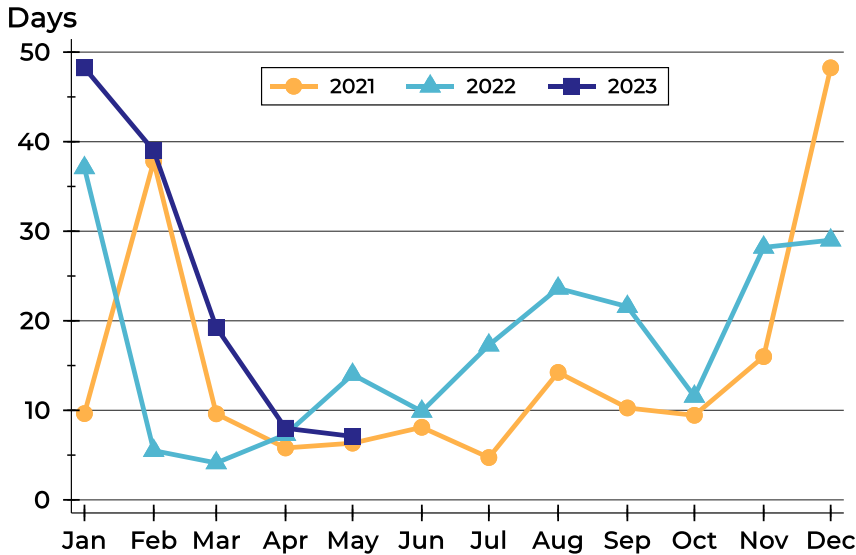


Month	2021	2022	2023
January	289,500	364,900	287,500
February	292,000	254,900	219,000
March	287,500	222,500	365,000
April	237,500	291,000	327,450
May	265,000	329,500	299,900
June	226,000	247,500	
July	235,000	265,000	
August	239,900	316,450	
September	274,900	354,500	
October	277,250	250,000	
November	262,500	354,450	
December	212,500	280,000	



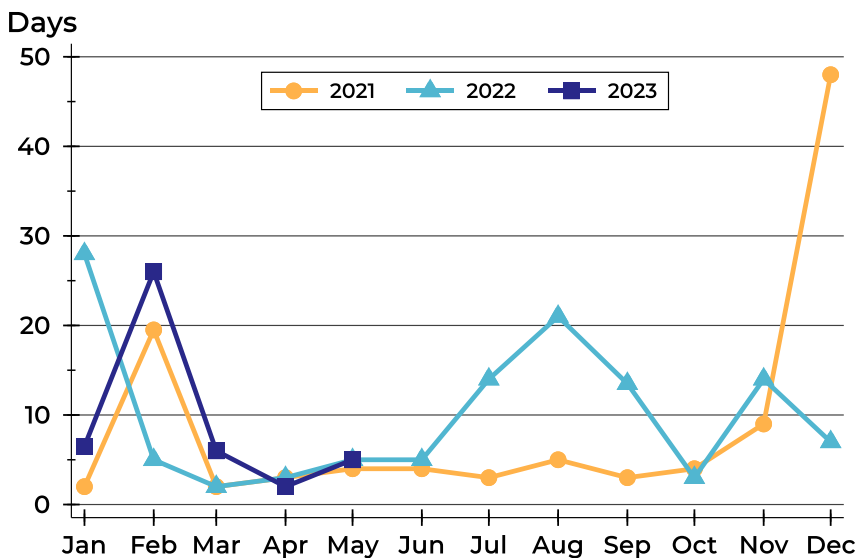
Douglas County Contracts Written Analysis

Average DOM



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

Median DOM



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



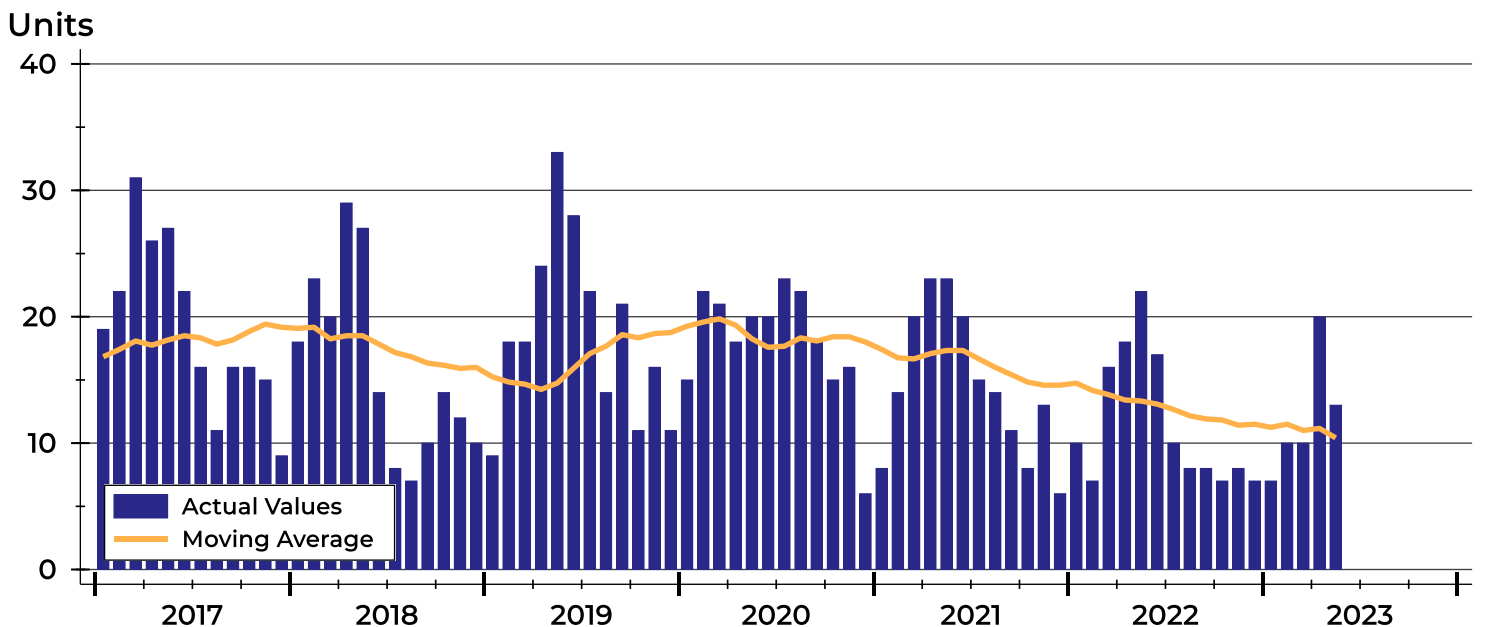
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		13	22	-40.9%
Volume (1,000s)		4,609	8,942	-48.5%
Average	List Price	354,538	406,453	-12.8%
	Days on Market	12	15	-20.0%
	Percent of Original	99.6%	98.9%	0.7%
Median	List Price	335,000	425,000	-21.2%
	Days on Market	7	6	16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in Douglas County had contracts pending at the end of May, down from 22 contracts pending at the end of May 2022.

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

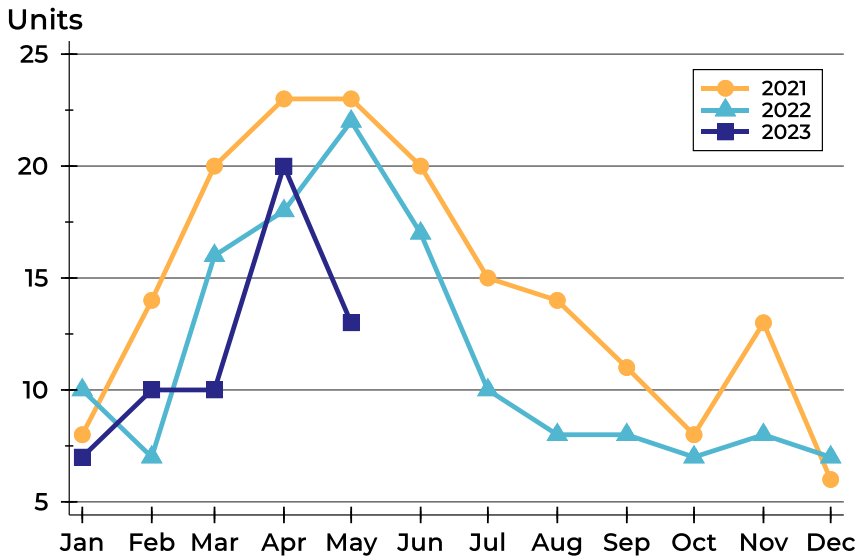
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

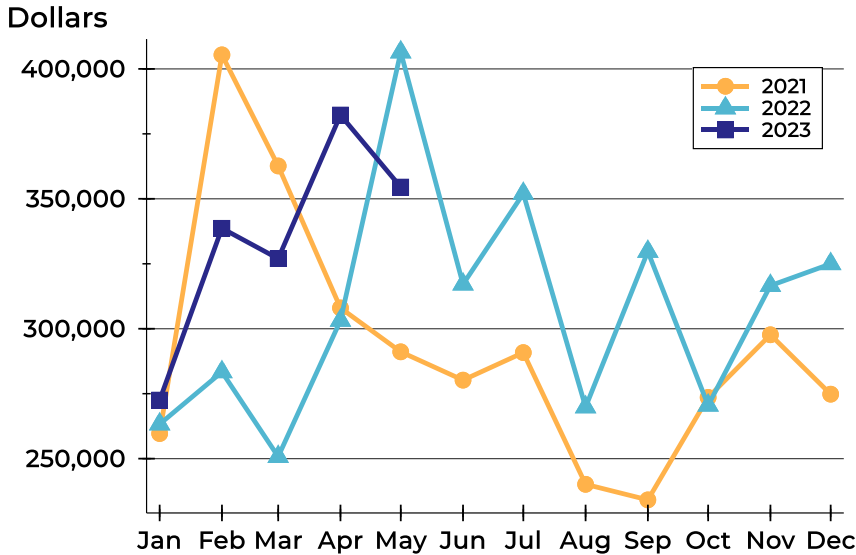
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	7.7%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	2	15.4%	182,450	182,450	7	7	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	23.1%	294,933	299,900	13	10	98.5%	100.0%
\$300,000-\$399,999	4	30.8%	348,225	344,000	6	6	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	447,500	447,500	0	0	100.0%	100.0%
\$500,000-\$749,999	1	7.7%	545,000	545,000	24	24	100.0%	100.0%
\$750,000-\$999,999	1	7.7%	815,000	815,000	55	55	98.8%	98.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



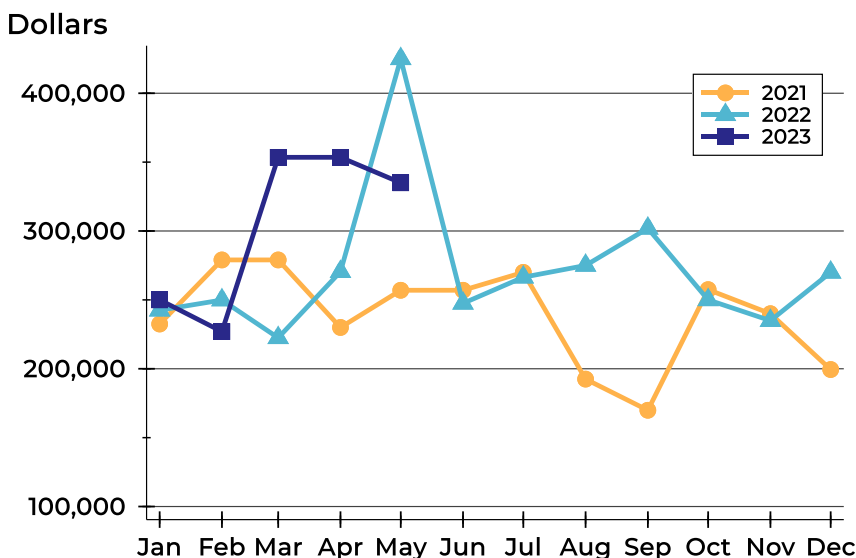
Douglas County Pending Contracts Analysis

Average Price



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

Median Price

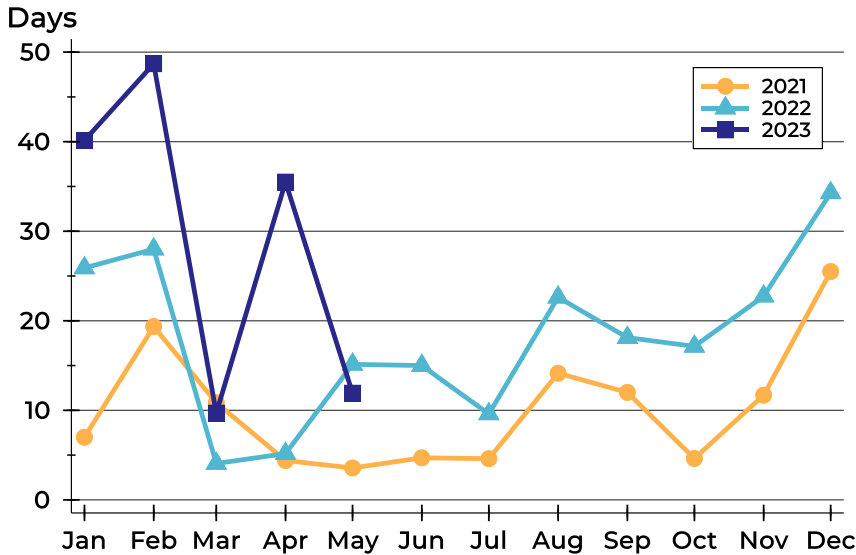


Month	2021	2022	2023
January	232,500	242,500	250,000
February	279,000	249,900	227,000
March	279,000	222,500	353,500
April	230,000	270,450	353,500
May	257,000	425,000	335,000
June	257,000	247,500	
July	270,000	266,450	
August	192,500	275,000	
September	169,900	301,950	
October	257,450	250,000	
November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



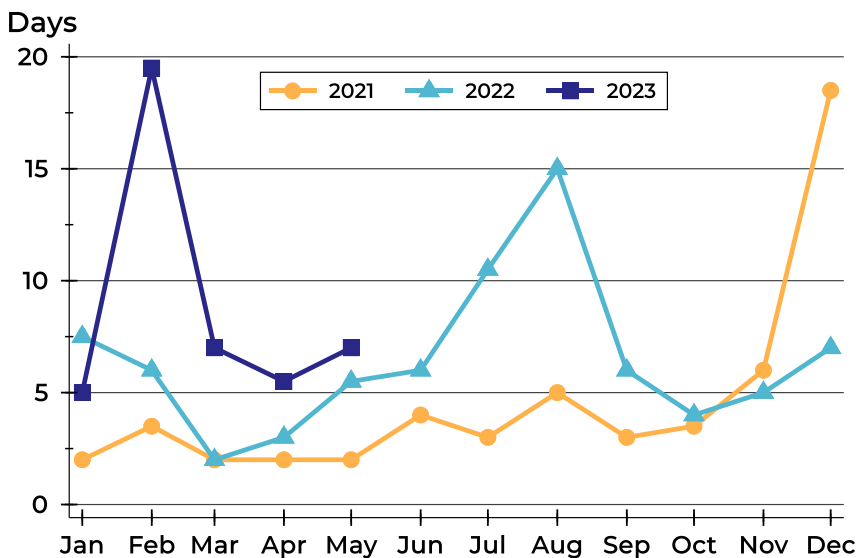
Douglas County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Fell in May

Total home sales in the Emporia area fell last month to 41 units, compared to 47 units in May 2022. Total sales volume was \$7.3 million, down from a year earlier.

The median sale price in May was \$163,000, up from \$142,000 a year earlier. Homes that sold in May were typically on the market for 6 days and sold for 96.9% of their list prices.

Emporia Area Active Listings Up at End of May

The total number of active listings in the Emporia area at the end of May was 37 units, up from 28 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 May was \$229,900.

During May, a total of 47 contracts were written down from 53 in May 2022. At the end of the month, there were 62 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Emporia Area Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		41	47	37	149	178	177
Change from prior year		-12.8%	27.0%	-14.0%	-16.3%	0.6%	17.2%
Active Listings		37	28	39	N/A	N/A	N/A
Change from prior year		32.1%	-28.2%	-59.8%			
Months' Supply		1.0	0.6	0.9	N/A	N/A	N/A
Change from prior year		66.7%	-33.3%	-66.7%			
New Listings		47	53	76	204	219	242
Change from prior year		-11.3%	-30.3%	35.7%	-6.8%	-9.5%	2.1%
Contracts Written		47	53	57	188	209	232
Change from prior year		-11.3%	-7.0%	0.0%	-10.0%	-9.9%	11.5%
Pending Contracts		62	77	97	N/A	N/A	N/A
Change from prior year		-19.5%	-20.6%	26.0%			
Sales Volume (1,000s)		7,316	7,763	5,940	25,301	28,939	25,370
Change from prior year		-5.8%	30.7%	15.3%	-12.6%	14.1%	27.7%
Average	Sale Price	178,435	165,169	160,530	169,808	162,576	143,335
	Change from prior year	8.0%	2.9%	34.0%	4.4%	13.4%	8.9%
	List Price of Actives	276,970	216,288	159,958	N/A	N/A	N/A
	Change from prior year	28.1%	35.2%	-5.2%			
	Days on Market	34	19	16	30	26	46
Change from prior year	78.9%	18.8%	-61.0%	15.4%	-43.5%	-8.0%	
Percent of List	94.9%	101.0%	97.5%	96.3%	98.6%	95.6%	
Change from prior year	-6.0%	3.6%	1.9%	-2.3%	3.1%	0.1%	
Percent of Original	92.6%	100.1%	97.5%	94.3%	97.2%	93.7%	
Change from prior year	-7.5%	2.7%	3.3%	-3.0%	3.7%	0.3%	
Median	Sale Price	163,000	142,000	139,000	162,000	132,500	125,000
	Change from prior year	14.8%	2.2%	39.7%	22.3%	6.0%	0.8%
	List Price of Actives	229,900	182,500	134,900	N/A	N/A	N/A
	Change from prior year	26.0%	35.3%	-10.0%			
	Days on Market	6	8	4	7	7	7
Change from prior year	-25.0%	100.0%	-66.7%	0.0%	0.0%	-58.8%	
Percent of List	96.9%	100.0%	98.7%	97.7%	99.3%	97.9%	
Change from prior year	-3.1%	1.3%	1.1%	-1.6%	1.4%	0.9%	
Percent of Original	95.8%	99.5%	99.0%	96.5%	98.7%	97.0%	
Change from prior year	-3.7%	0.5%	2.6%	-2.2%	1.8%	1.1%	

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



**May
2023**

Sunflower MLS Statistics



Emporia Area Closed Listings Analysis

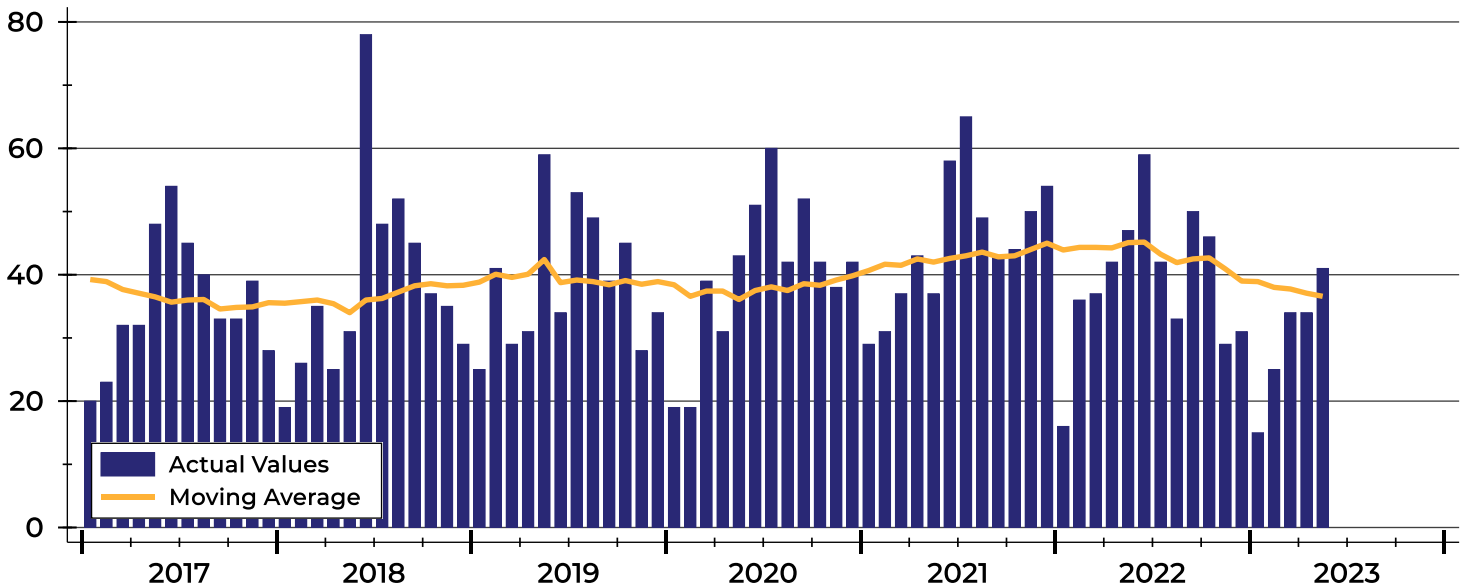
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		41	47	-12.8%	149	178	-16.3%
Volume (1,000s)		7,316	7,763	-5.8%	25,301	28,939	-12.6%
Months' Supply		1.0	0.6	66.7%	N/A	N/A	N/A
Average	Sale Price	178,435	165,169	8.0%	169,808	162,576	4.4%
	Days on Market	34	19	78.9%	30	26	15.4%
	Percent of List	94.9%	101.0%	-6.0%	96.3%	98.6%	-2.3%
	Percent of Original	92.6%	100.1%	-7.5%	94.3%	97.2%	-3.0%
Median	Sale Price	163,000	142,000	14.8%	162,000	132,500	22.3%
	Days on Market	6	8	-25.0%	7	7	0.0%
	Percent of List	96.9%	100.0%	-3.1%	97.7%	99.3%	-1.6%
	Percent of Original	95.8%	99.5%	-3.7%	96.5%	98.7%	-2.2%

A total of 41 homes sold in the Emporia area in May, down from 47 units in May 2022. Total sales volume fell to \$7.3 million compared to \$7.8 million in the previous year.

The median sales price in May was \$163,000, up 14.8% compared to the prior year. Median days on market was 6 days, up from 6 days in April, but down from 8 in May 2022.

History of Closed Listings

Units





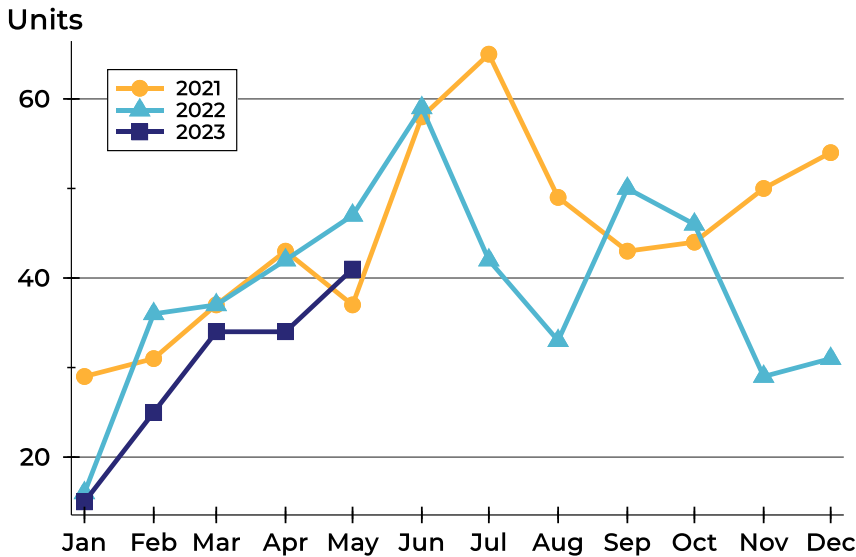
**May
2023**

Sunflower MLS Statistics



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	59
July	65	42	42
August	49	33	33
September	43	50	50
October	44	46	46
November	50	29	29
December	54	31	31

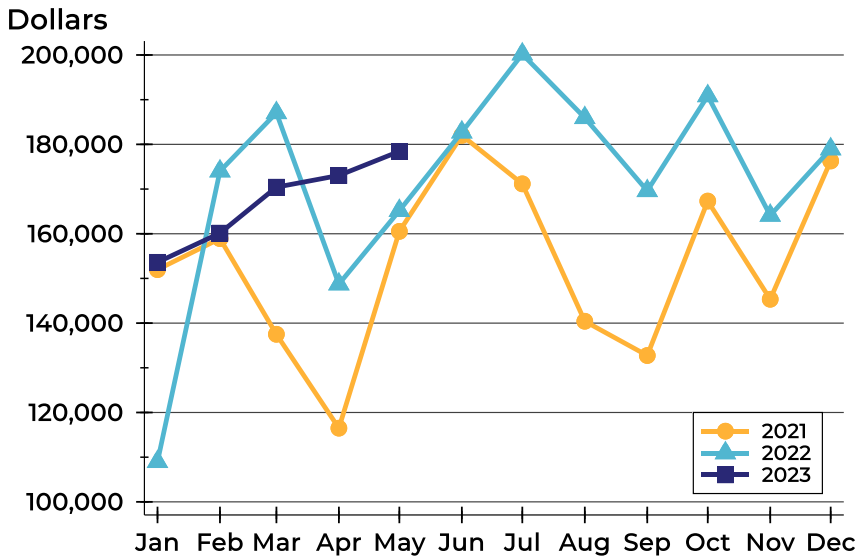
Closed Listings by Price Range

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	3	7.3%	1.0	18,167	19,000	76	25	72.1%	83.6%	65.6%	75.3%
\$25,000-\$49,999	1	2.4%	1.3	33,000	33,000	7	7	73.3%	73.3%	73.3%	73.3%
\$50,000-\$99,999	4	9.8%	0.6	73,250	72,000	4	4	99.8%	99.1%	97.6%	99.1%
\$100,000-\$124,999	5	12.2%	0.4	113,100	112,500	17	6	94.8%	93.4%	90.8%	93.0%
\$125,000-\$149,999	5	12.2%	1.0	135,110	130,750	4	4	95.9%	95.6%	95.9%	95.6%
\$150,000-\$174,999	4	9.8%	0.7	161,250	161,500	43	23	99.5%	96.5%	98.2%	96.5%
\$175,000-\$199,999	3	7.3%	0.3	189,433	189,900	72	5	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	6	14.6%	1.0	219,167	216,000	36	18	98.1%	97.9%	95.5%	97.7%
\$250,000-\$299,999	6	14.6%	1.5	283,167	287,500	45	11	98.6%	99.2%	95.9%	97.9%
\$300,000-\$399,999	3	7.3%	1.9	340,667	337,000	58	5	96.7%	96.9%	93.5%	96.9%
\$400,000-\$499,999	1	2.4%	1.8	445,000	445,000	0	0	81.7%	81.7%	81.7%	81.7%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



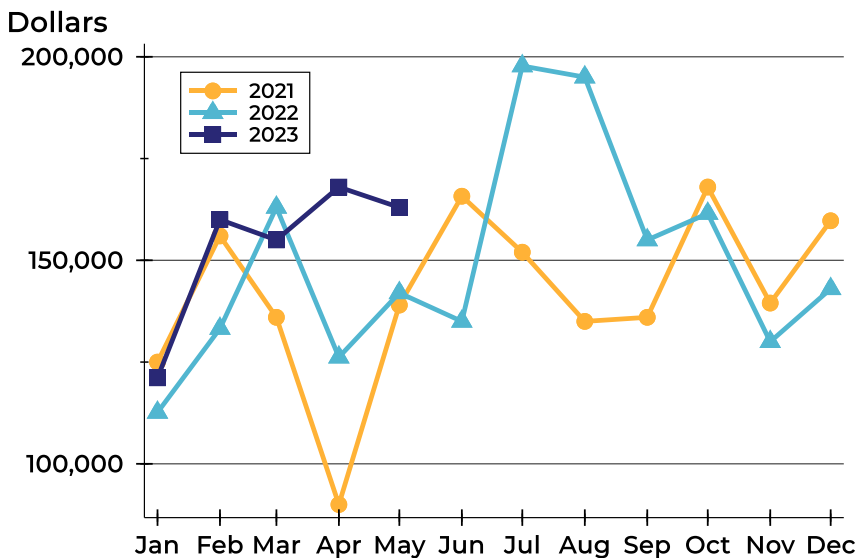
Emporia Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	151,975	108,978	153,608
February	158,916	174,009	160,136
March	137,505	187,054	170,425
April	116,497	148,729	173,044
May	160,530	165,169	178,435
June	182,016	182,726	
July	171,170	200,190	
August	140,422	185,948	
September	132,756	169,608	
October	167,314	190,841	
November	145,343	164,098	
December	176,288	178,955	

Median Price

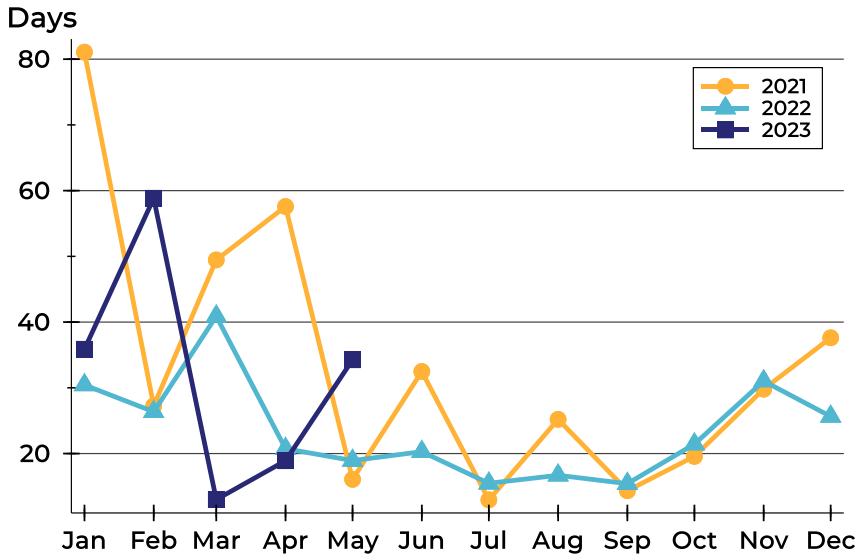


Month	2021	2022	2023
January	125,000	112,625	121,125
February	156,000	133,250	160,000
March	136,000	163,000	155,000
April	90,000	126,200	168,000
May	139,000	142,000	163,000
June	165,750	135,000	
July	152,000	197,750	
August	135,000	195,000	
September	136,000	155,000	
October	168,000	161,500	
November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



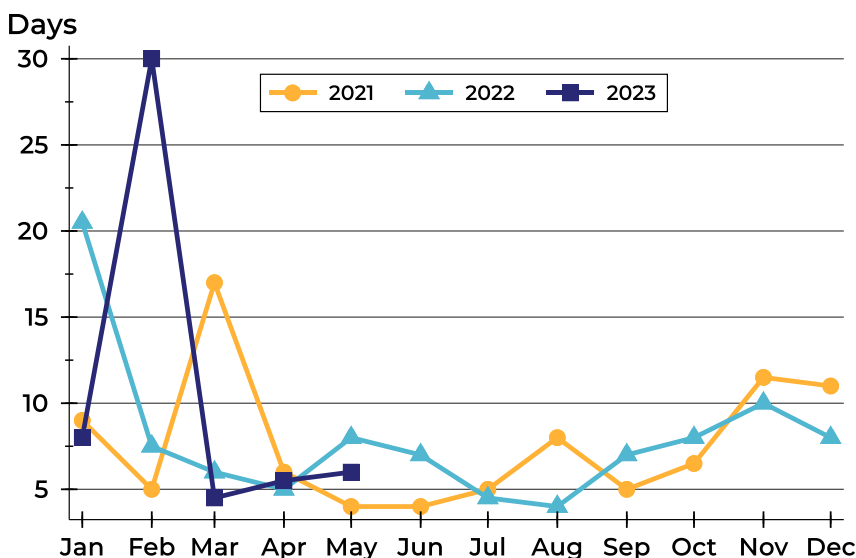
Emporia Area Closed Listings Analysis

Average DOM



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

Median DOM



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



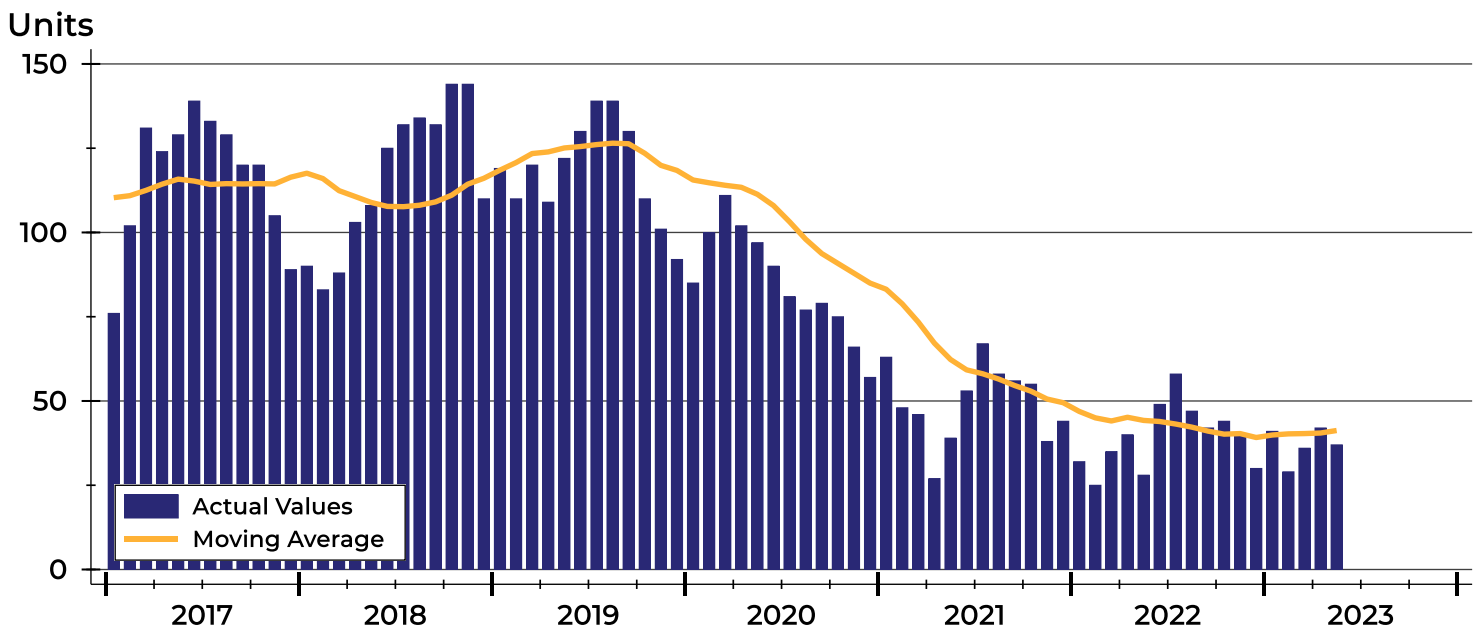
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		37	28	32.1%
Volume (1,000s)		10,248	6,056	69.2%
Months' Supply		1.0	0.6	66.7%
Average	List Price	276,970	216,288	28.1%
	Days on Market	39	32	21.9%
	Percent of Original	97.6%	97.6%	0.0%
Median	List Price	229,900	182,500	26.0%
	Days on Market	23	23	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 37 homes were available for sale in the Emporia area at the end of May. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of May was \$229,900, up 26.0% from 2022. The typical time on market for active listings was 23 days, up from 23 days a year earlier.

History of Active Listings





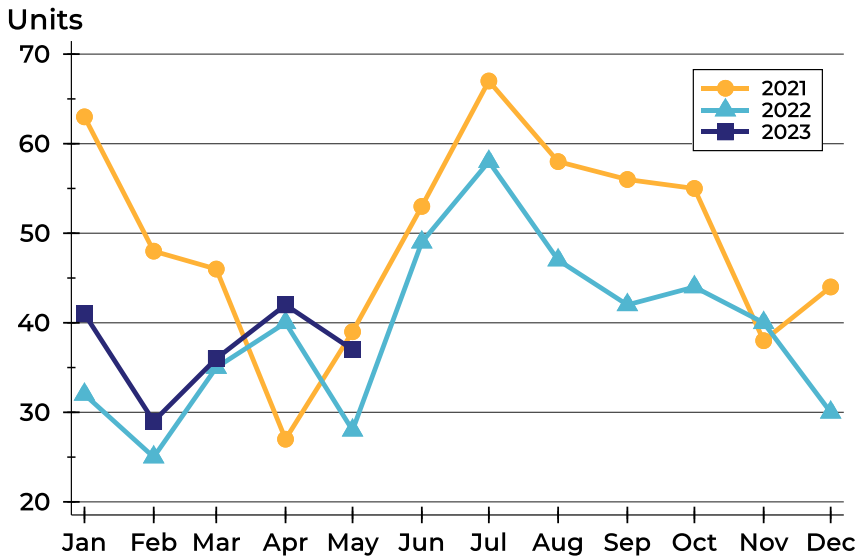
**May
2023**

Sunflower MLS Statistics



Emporia Area Active Listings Analysis

Active Listings by Month



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

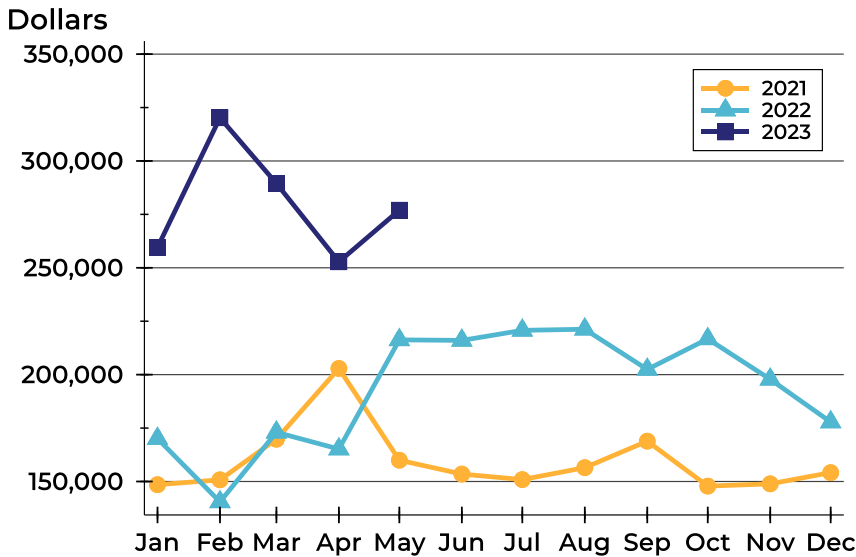
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	2.7%	1.0	1,600	1,600	17	17	100.0%	100.0%
\$25,000-\$49,999	2	5.4%	1.3	44,450	44,450	48	48	89.4%	89.4%
\$50,000-\$99,999	4	10.8%	0.6	77,325	79,700	35	34	98.1%	100.0%
\$100,000-\$124,999	2	5.4%	0.4	112,450	112,450	29	29	97.9%	97.9%
\$125,000-\$149,999	4	10.8%	1.0	138,700	139,950	26	25	100.0%	100.0%
\$150,000-\$174,999	2	5.4%	0.7	167,950	167,950	40	40	99.6%	99.6%
\$175,000-\$199,999	1	2.7%	0.3	197,500	197,500	23	23	99.0%	99.0%
\$200,000-\$249,999	6	16.2%	1.0	233,033	229,900	17	19	99.3%	100.0%
\$250,000-\$299,999	4	10.8%	1.5	263,825	262,450	42	20	94.9%	97.3%
\$300,000-\$399,999	5	13.5%	1.9	374,360	379,900	48	38	98.0%	100.0%
\$400,000-\$499,999	2	5.4%	1.8	421,950	421,950	32	32	103.9%	103.9%
\$500,000-\$749,999	2	5.4%	N/A	584,900	584,900	98	98	91.6%	91.6%
\$750,000-\$999,999	1	2.7%	N/A	799,000	799,000	131	131	88.9%	88.9%
\$1,000,000 and up	1	2.7%	N/A	1,397,000	1,397,000	15	15	100.0%	100.0%



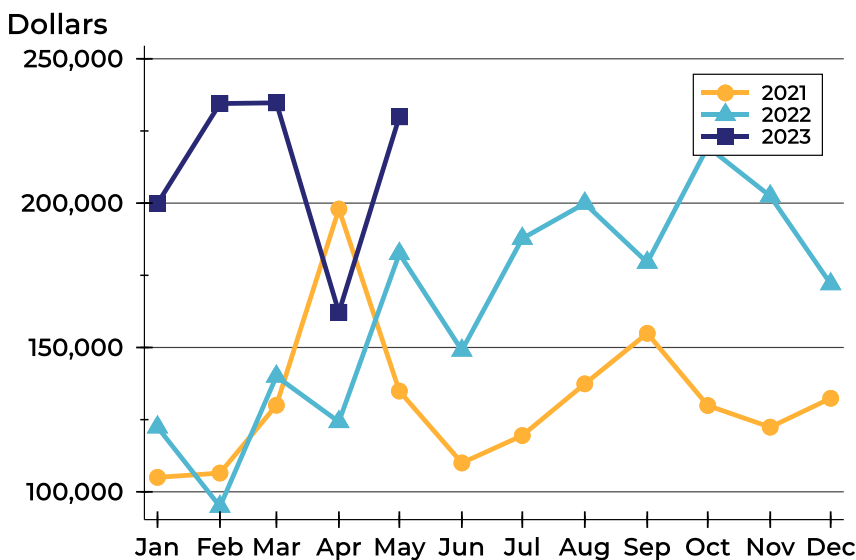
Emporia Area Active Listings Analysis

Average Price



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

Median Price

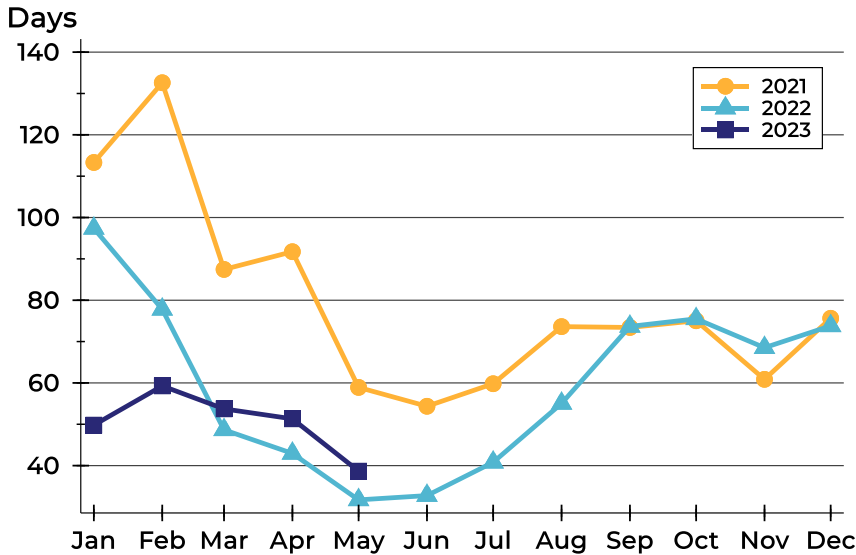


Month	2021	2022	2023
January	105,000	122,400	199,900
February	106,500	94,900	234,500
March	129,998	140,000	234,750
April	197,950	124,250	162,200
May	134,900	182,500	229,900
June	110,000	149,000	
July	119,500	187,750	
August	137,400	199,900	
September	154,900	179,450	
October	129,900	219,500	
November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



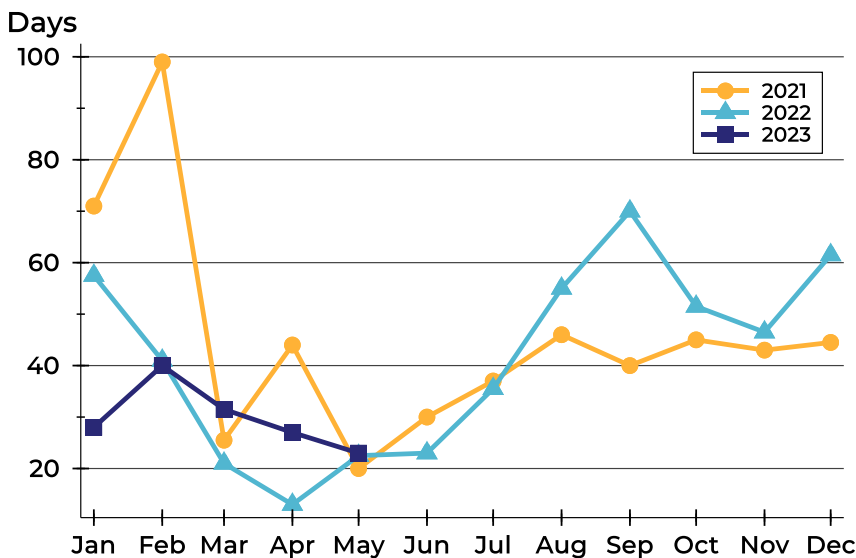
Emporia Area Active Listings Analysis

Average DOM



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

Median DOM

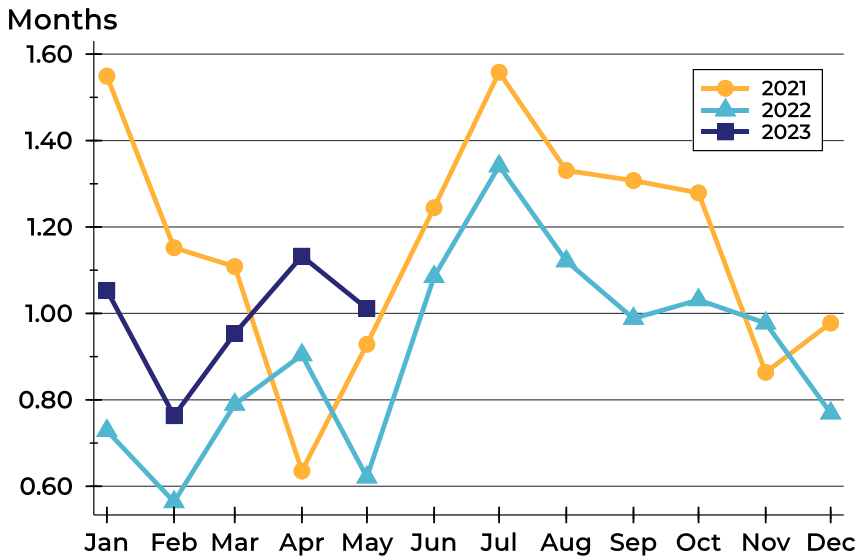


Month	2021	2022	2023
January	71	58	28
February	99	41	40
March	26	21	32
April	44	13	27
May	20	23	23
June	30	23	
July	37	36	
August	46	55	
September	40	70	
October	45	52	
November	43	47	
December	45	62	



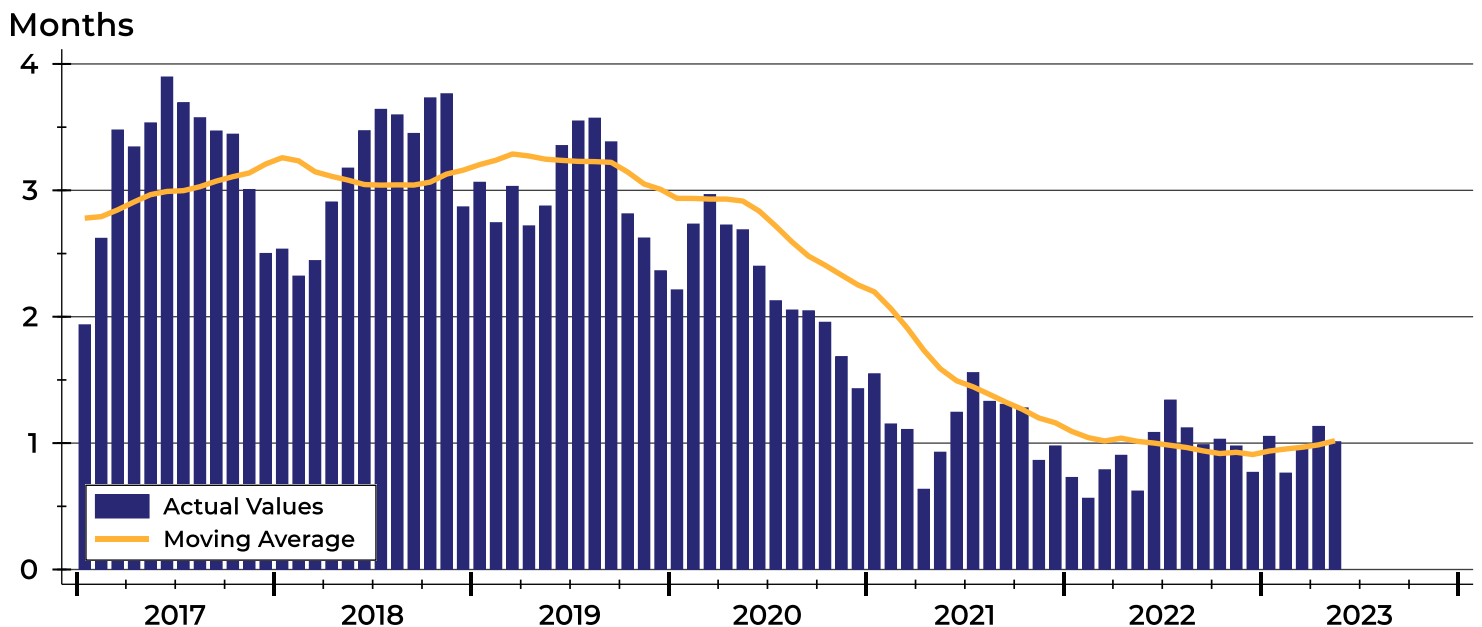
Emporia Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





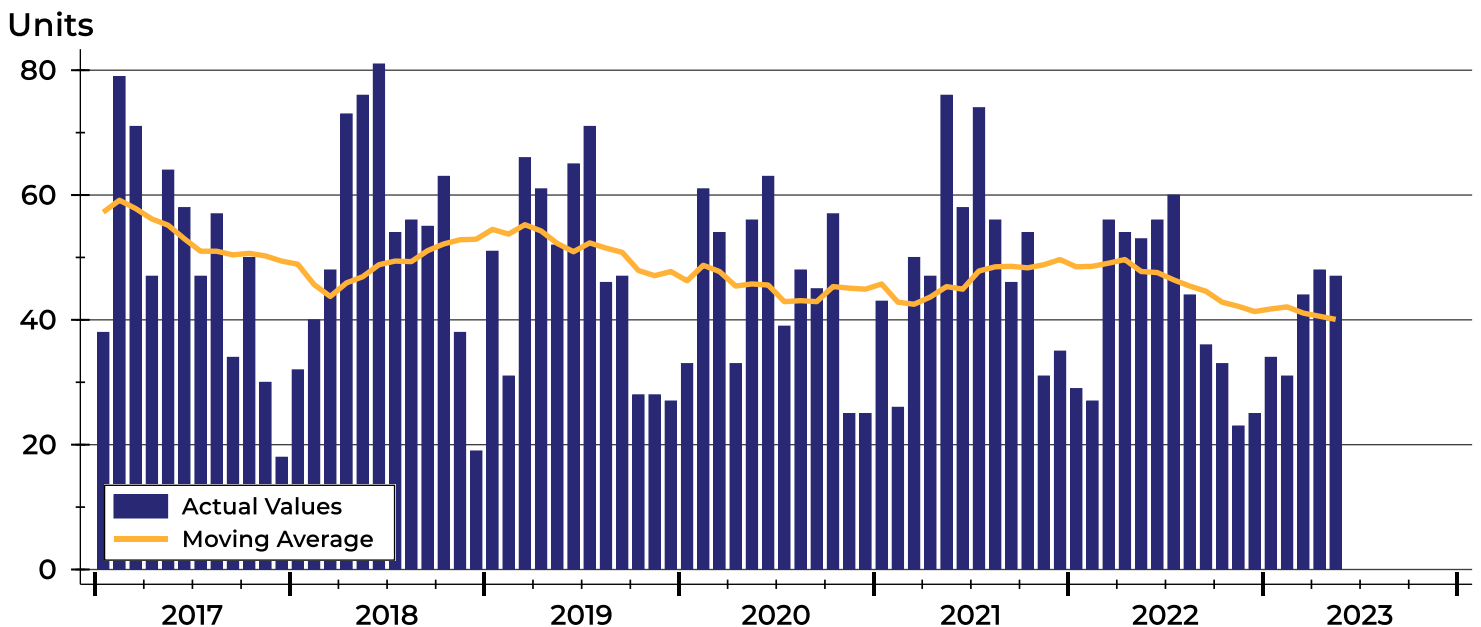
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	47	53	-11.3%
	Volume (1,000s)	9,788	10,566	-7.4%
	Average List Price	208,247	199,364	4.5%
	Median List Price	179,900	179,900	0.0%
Year-to-Date	New Listings	204	219	-6.8%
	Volume (1,000s)	42,827	38,336	11.7%
	Average List Price	209,938	175,050	19.9%
	Median List Price	169,900	140,000	21.4%

A total of 47 new listings were added in the Emporia area during May, down 11.3% from the same month in 2022. Year-to-date the Emporia area has seen 204 new listings.

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

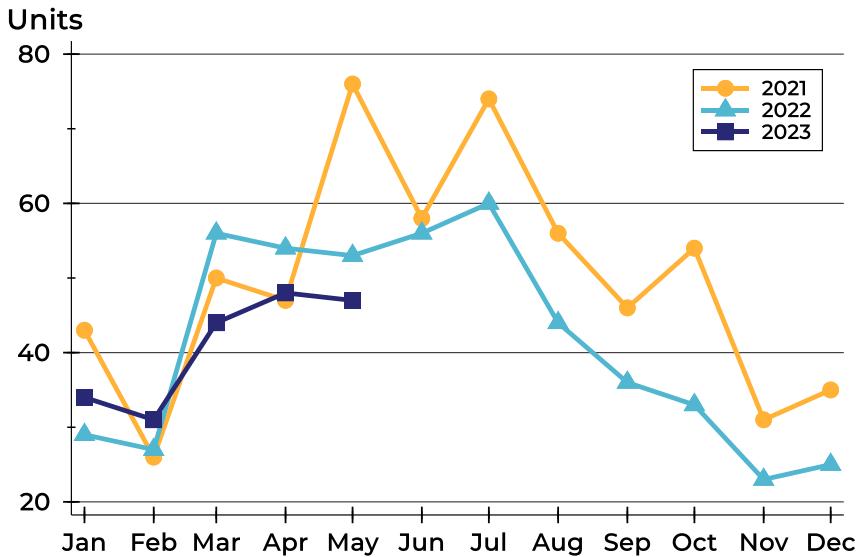
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



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

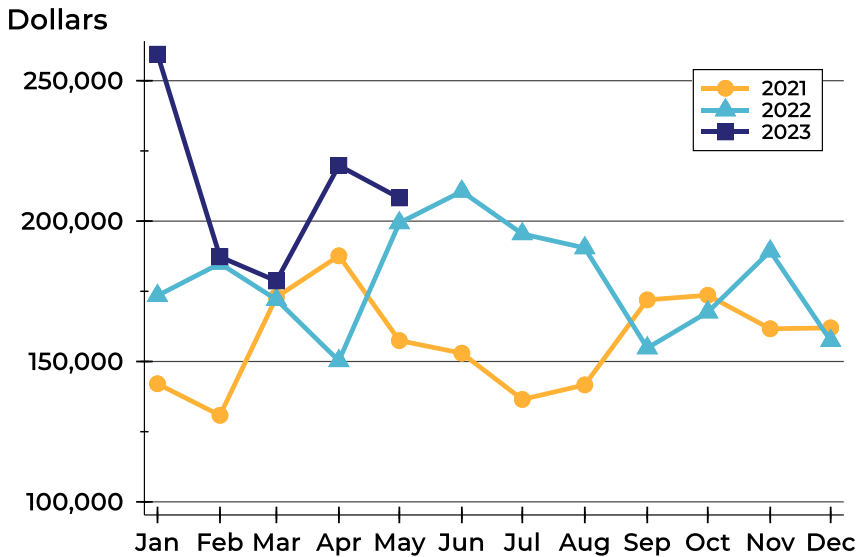
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	6.4%	9,833	8,000	8	2	98.5%	100.0%
\$25,000-\$49,999	2	4.3%	44,950	44,950	11	11	81.7%	81.7%
\$50,000-\$99,999	2	4.3%	99,700	99,700	8	8	100.0%	100.0%
\$100,000-\$124,999	4	8.5%	112,425	112,400	7	4	99.0%	100.0%
\$125,000-\$149,999	8	17.0%	137,500	137,450	5	4	94.2%	100.0%
\$150,000-\$174,999	3	6.4%	167,433	169,900	13	2	100.0%	100.0%
\$175,000-\$199,999	5	10.6%	186,040	179,900	9	5	99.1%	100.0%
\$200,000-\$249,999	12	25.5%	232,275	229,900	14	9	99.3%	100.0%
\$250,000-\$299,999	3	6.4%	266,467	269,900	10	8	98.8%	100.0%
\$300,000-\$399,999	3	6.4%	356,300	349,000	15	14	100.0%	100.0%
\$400,000-\$499,999	1	2.1%	434,000	434,000	12	12	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	2.1%	1,397,000	1,397,000	21	21	100.0%	100.0%



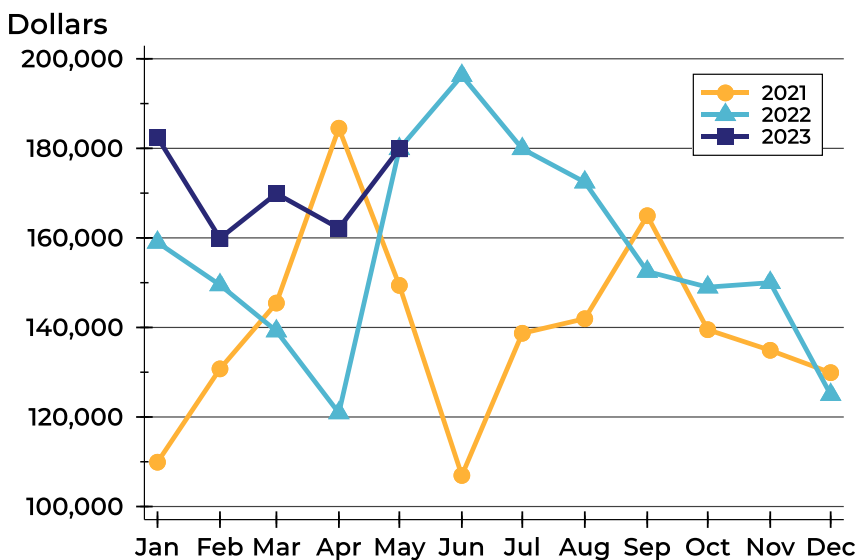
Emporia Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	142,071	173,452	259,475
February	130,829	184,924	187,284
March	172,920	172,033	178,680
April	187,638	150,236	219,792
May	157,453	199,364	208,247
June	152,972	210,593	
July	136,485	195,452	
August	141,668	190,442	
September	171,949	154,800	
October	173,602	167,576	
November	161,645	189,300	
December	161,977	157,392	

Median Price



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



**May
2023**

Sunflower MLS Statistics

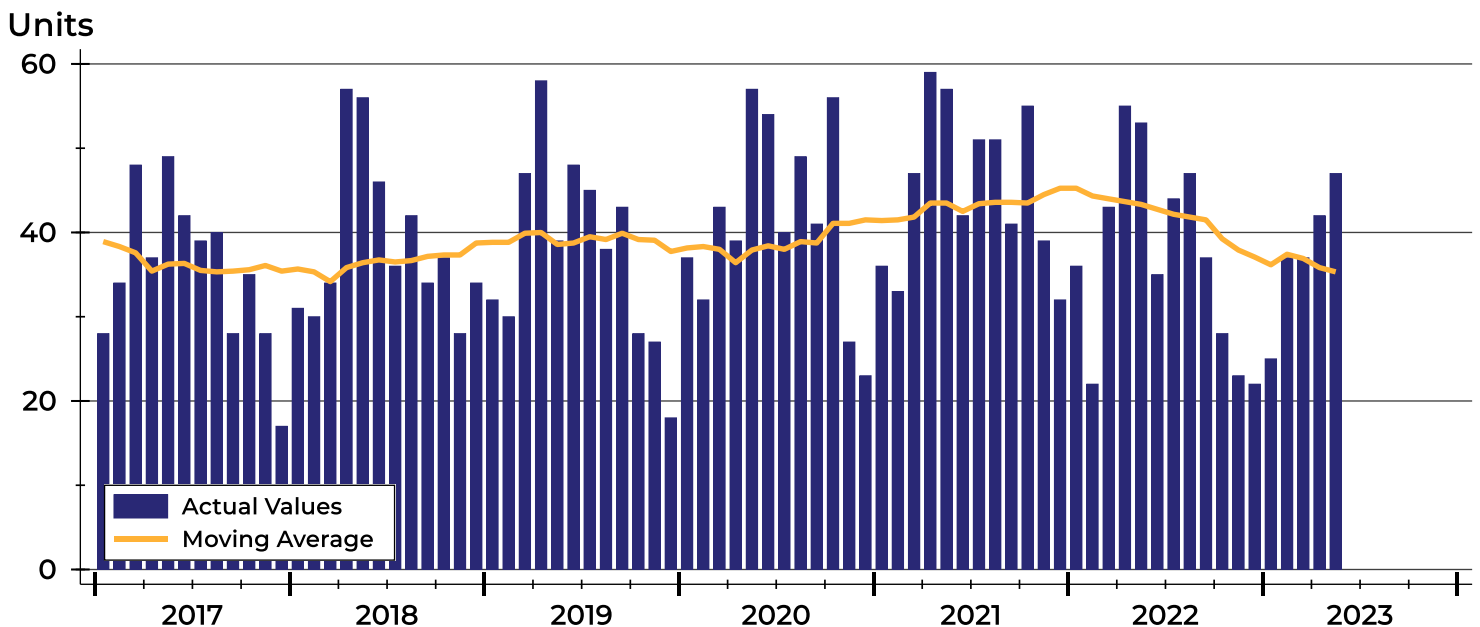


Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		47	53	-11.3%	188	209	-10.0%
Volume (1,000s)		8,430	9,252	-8.9%	34,584	35,533	-2.7%
Average	Sale Price	179,368	174,564	2.8%	183,955	170,012	8.2%
	Days on Market	31	16	93.8%	27	25	8.0%
	Percent of Original	94.8%	97.8%	-3.1%	95.5%	97.3%	-1.8%
Median	Sale Price	155,000	139,900	10.8%	167,750	139,900	19.9%
	Days on Market	7	7	0.0%	7	7	0.0%
	Percent of Original	100.0%	98.4%	1.6%	97.9%	98.6%	-0.7%

A total of 47 contracts for sale were written in the Emporia area during the month of May, down from 53 in 2022. The median list price of these homes was \$155,000, up from \$139,900 the prior year. Half of the homes that went under contract in May were on the market less than 7 days, compared to 7 days in May 2022.

History of Contracts Written





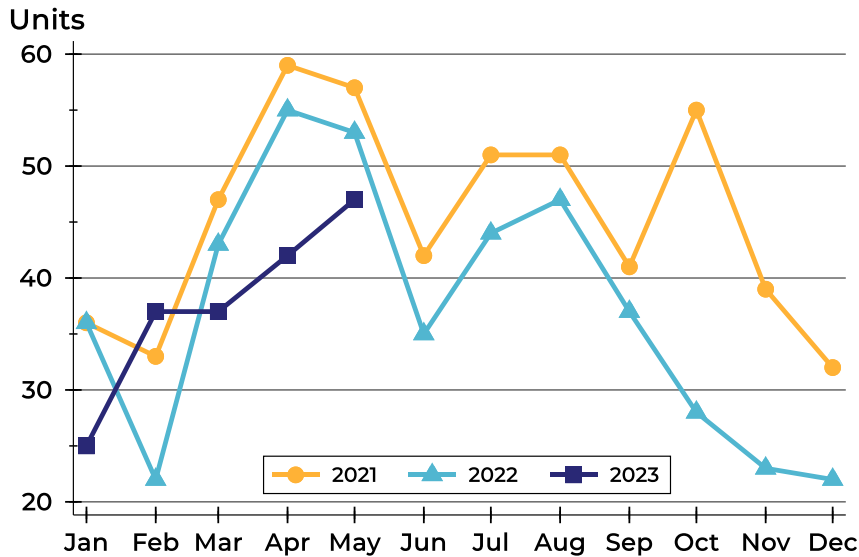
**May
2023**

Sunflower MLS Statistics



Emporia Area Contracts Written Analysis

Contracts Written by Month



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

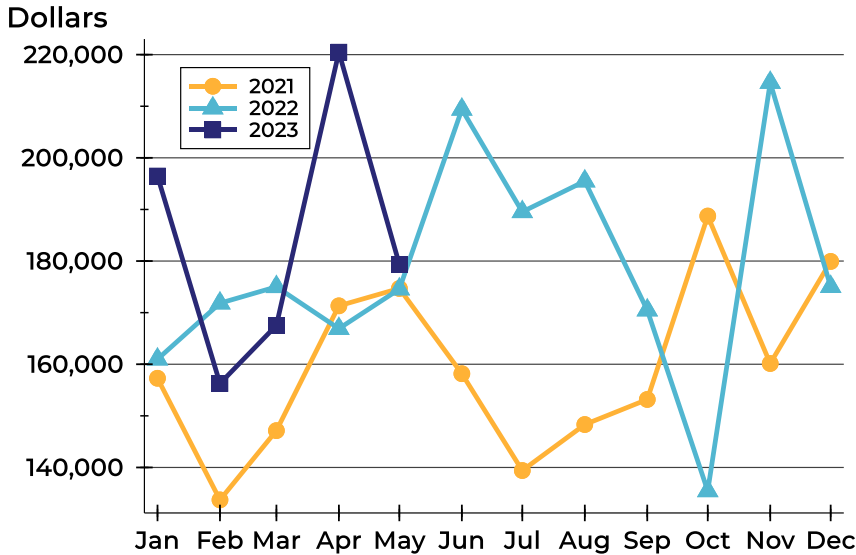
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	4.3%	13,950	13,950	1	1	97.7%	97.7%
\$25,000-\$49,999	3	6.4%	35,633	35,000	77	25	58.2%	73.3%
\$50,000-\$99,999	3	6.4%	75,800	67,500	80	51	92.0%	90.5%
\$100,000-\$124,999	5	10.6%	112,940	110,000	11	5	100.0%	100.0%
\$125,000-\$149,999	9	19.1%	135,456	134,900	20	8	95.8%	97.9%
\$150,000-\$174,999	4	8.5%	159,350	158,750	93	39	98.5%	100.0%
\$175,000-\$199,999	5	10.6%	182,840	179,900	10	5	98.1%	100.0%
\$200,000-\$249,999	8	17.0%	229,075	229,250	7	6	99.2%	100.0%
\$250,000-\$299,999	2	4.3%	283,250	283,250	8	8	100.0%	100.0%
\$300,000-\$399,999	4	8.5%	342,200	344,450	30	26	95.7%	95.5%
\$400,000-\$499,999	1	2.1%	449,900	449,900	7	7	100.0%	100.0%
\$500,000-\$749,999	1	2.1%	514,900	514,900	115	115	87.3%	87.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



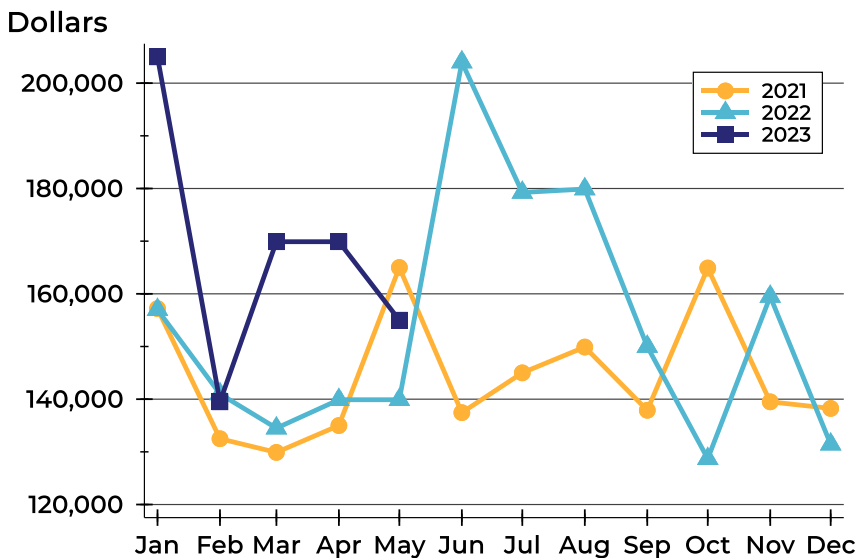
Emporia Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	157,288	160,978	196,480
February	133,718	171,836	156,272
March	147,138	175,007	167,535
April	171,322	166,905	220,486
May	174,690	174,564	179,368
June	158,171	209,397	
July	139,408	189,539	
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

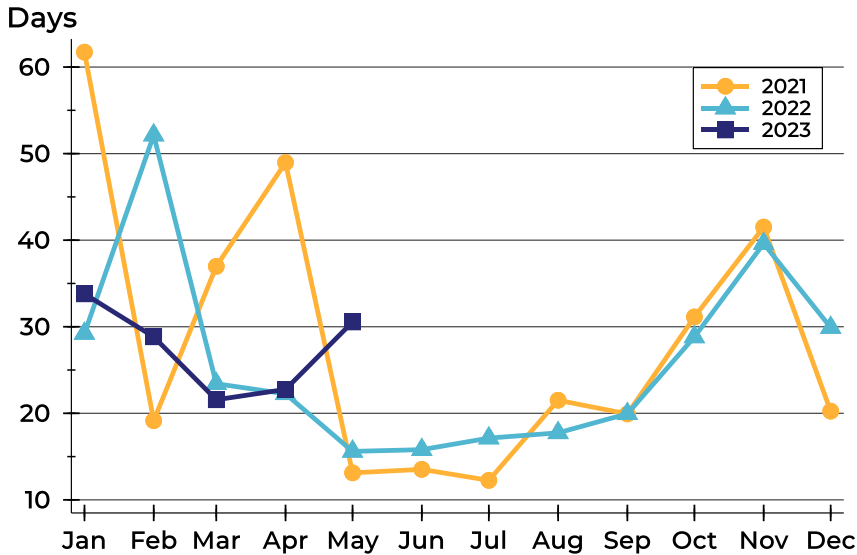


Month	2021	2022	2023
January	157,200	157,000	205,000
February	132,500	141,000	139,500
March	129,900	134,500	169,900
April	135,000	139,900	169,900
May	165,000	139,900	155,000
June	137,450	204,000	
July	145,000	179,250	
August	149,900	179,900	
September	137,900	150,000	
October	164,900	128,700	
November	139,500	159,500	
December	138,250	131,450	



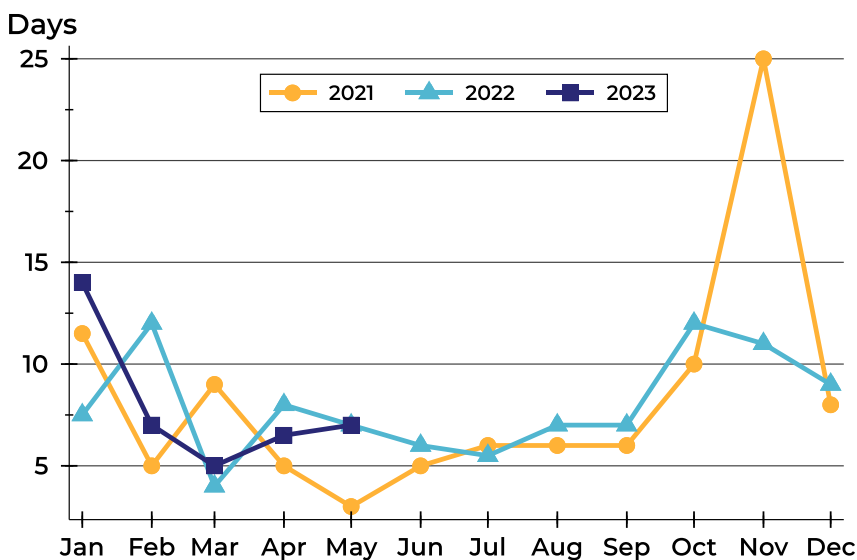
Emporia Area Contracts Written Analysis

Average DOM



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

Median DOM



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



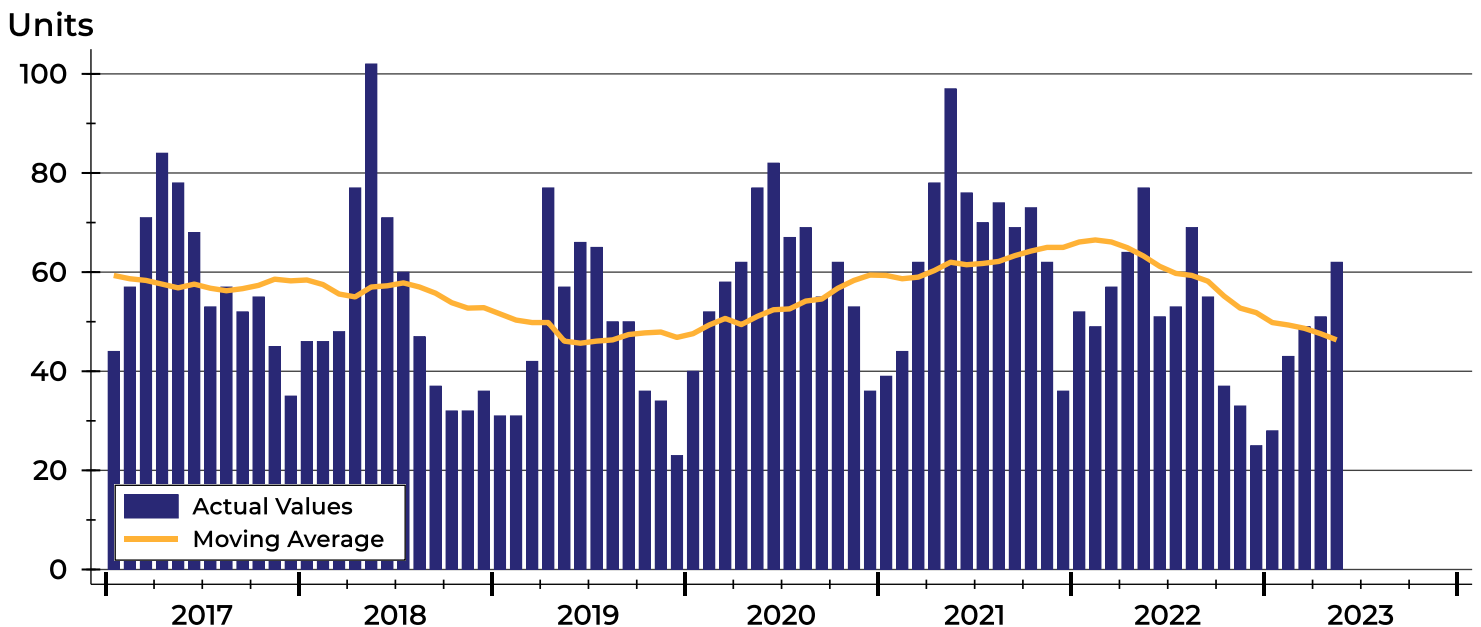
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		62	77	-19.5%
Volume (1,000s)		12,806	13,041	-1.8%
Average	List Price	206,548	169,369	22.0%
	Days on Market	27	21	28.6%
	Percent of Original	97.7%	98.6%	-0.9%
Median	List Price	166,750	139,900	19.2%
	Days on Market	6	7	-14.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 62 listings in the Emporia area had contracts pending at the end of May, down from 77 contracts pending at the end of May 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





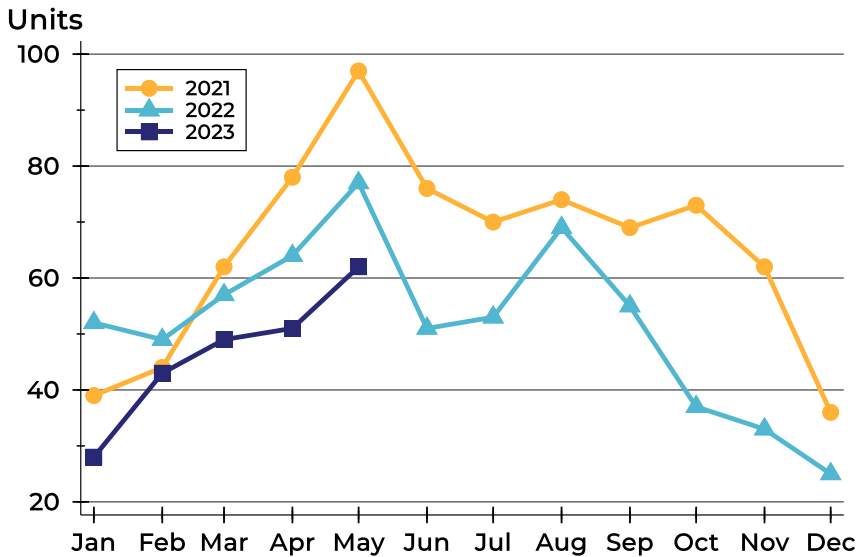
**May
2023**

Sunflower MLS Statistics



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	
July	70	53	
August	74	69	
September	69	55	
October	73	37	
November	62	33	
December	36	25	

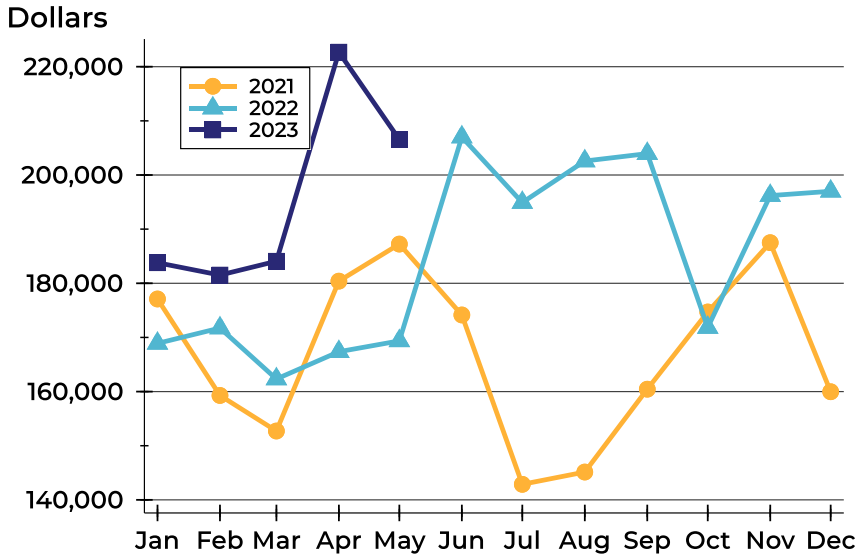
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	1.6%	8,000	8,000	0	0	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	8.1%	72,360	67,500	69	51	96.0%	99.3%
\$100,000-\$124,999	6	9.7%	116,350	119,200	23	6	99.4%	100.0%
\$125,000-\$149,999	13	21.0%	134,831	129,900	15	6	95.3%	100.0%
\$150,000-\$174,999	9	14.5%	162,800	164,900	74	15	99.0%	100.0%
\$175,000-\$199,999	5	8.1%	187,820	179,900	4	3	100.0%	100.0%
\$200,000-\$249,999	9	14.5%	231,211	234,000	5	2	99.8%	100.0%
\$250,000-\$299,999	2	3.2%	283,250	283,250	8	8	100.0%	100.0%
\$300,000-\$399,999	9	14.5%	346,533	339,900	11	6	96.4%	100.0%
\$400,000-\$499,999	1	1.6%	449,900	449,900	7	7	100.0%	100.0%
\$500,000-\$749,999	1	1.6%	514,900	514,900	115	115	87.3%	87.3%
\$750,000-\$999,999	1	1.6%	850,000	850,000	0	0	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



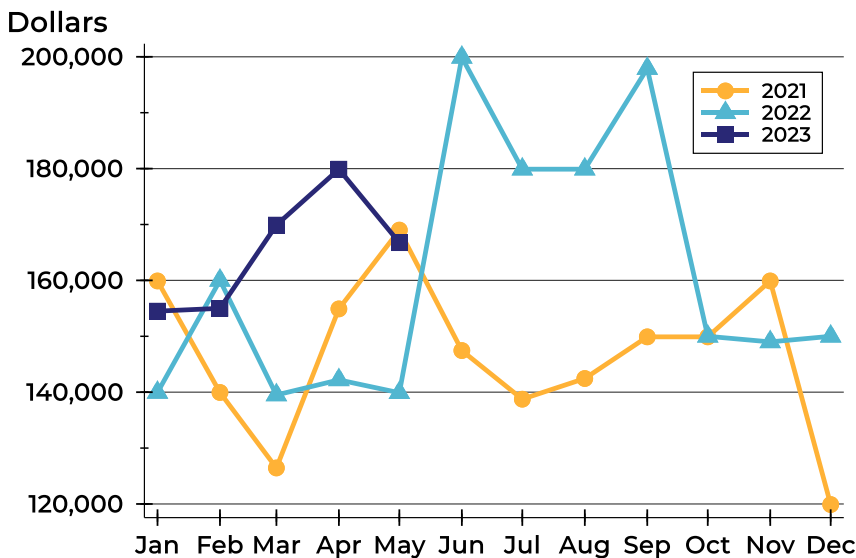
Emporia Area Pending Contracts Analysis

Average Price



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

Median Price

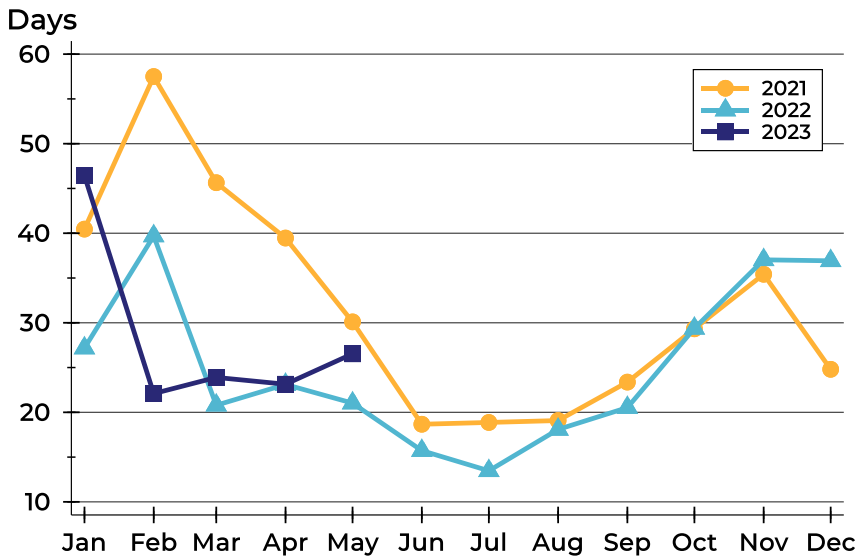


Month	2021	2022	2023
January	159,900	139,950	154,500
February	139,950	160,000	155,000
March	126,450	139,500	169,900
April	154,900	142,200	179,900
May	169,000	139,900	166,750
June	147,450	199,900	
July	138,750	179,900	
August	142,450	179,900	
September	149,900	197,900	
October	149,900	150,000	
November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



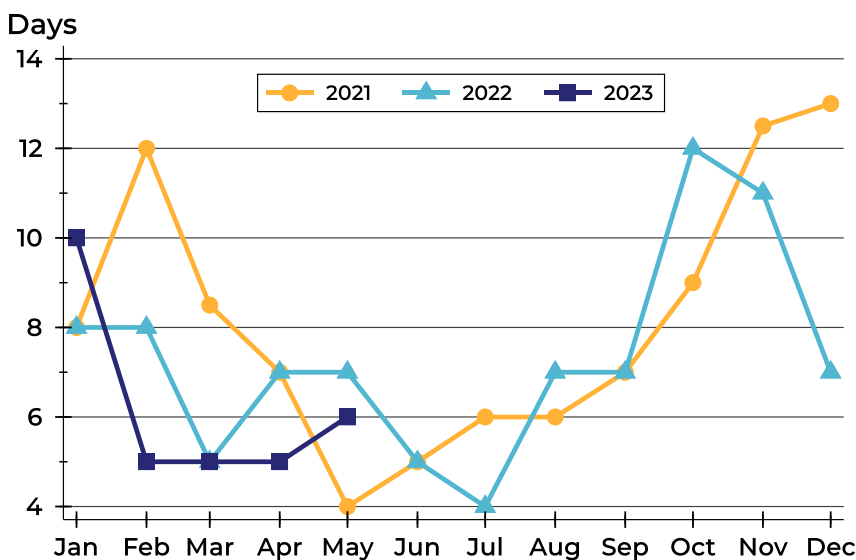
Emporia Area Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Remained Constant in May

Total home sales in Greenwood County remained at 1 unit last month, the same as in May 2022. Total sales volume was \$0.1 million, up from a year earlier.

The median sale price in May was \$125,000, up from \$25,000 a year earlier. Homes that sold in May were typically on the market for 0 days and sold for 100.0% of their list prices.

Greenwood County Active Listings Down at End of May

The total number of active listings in Greenwood County at the end of May was 1 units, down from 2 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 May was \$205,000.

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

Report Contents

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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Greenwood County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		1	1	1	4	3	5
Change from prior year		0.0%	0.0%	N/A	33.3%	-40.0%	66.7%
Active Listings		1	2	1	N/A	N/A	N/A
Change from prior year		-50.0%	100.0%	-83.3%			
Months' Supply		1.3	1.7	1.0	N/A	N/A	N/A
Change from prior year		-23.5%	70.0%	-88.9%			
New Listings		1	2	2	3	5	6
Change from prior year		-50.0%	0.0%	-33.3%	-40.0%	-16.7%	-40.0%
Contracts Written		0	0	3	4	4	6
Change from prior year		N/A	-100.0%	50.0%	0.0%	-33.3%	50.0%
Pending Contracts		0	1	2	N/A	N/A	N/A
Change from prior year		-100.0%	-50.0%	100.0%			
Sales Volume (1,000s)		125	25	22	433	199	227
Change from prior year		400.0%	13.6%	N/A	117.6%	-12.3%	68.1%
Average	Sale Price	125,000	25,000	22,000	108,225	66,333	45,390
	Change from prior year	400.0%	13.6%	N/A	63.2%	46.1%	1.2%
	List Price of Actives	205,000	84,900	189,900	N/A	N/A	N/A
	Change from prior year	141.5%	-55.3%	8.0%			
	Days on Market	0	2	36	32	31	49
Change from prior year	-100.0%	-94.4%	N/A	3.2%	-36.7%	-40.2%	
Percent of List	100.0%	48.1%	75.9%	101.7%	75.5%	92.6%	
Change from prior year	107.9%	-36.6%	N/A	34.7%	-18.5%	-1.5%	
Percent of Original	100.0%	45.5%	75.9%	101.7%	63.7%	99.6%	
Change from prior year	119.8%	-40.1%	N/A	59.7%	-36.0%	11.2%	
Median	Sale Price	125,000	25,000	22,000	110,500	39,000	34,000
	Change from prior year	400.0%	13.6%	N/A	183.3%	14.7%	-34.6%
	List Price of Actives	205,000	84,900	189,900	N/A	N/A	N/A
	Change from prior year	141.5%	-55.3%	94.0%			
	Days on Market	0	2	36	25	21	36
Change from prior year	-100.0%	-94.4%	N/A	19.0%	-41.7%	-2.7%	
Percent of List	100.0%	48.1%	75.9%	100.0%	86.7%	93.2%	
Change from prior year	107.9%	-36.6%	N/A	15.3%	-7.0%	-1.4%	
Percent of Original	100.0%	45.5%	75.9%	100.0%	67.5%	94.4%	
Change from prior year	119.8%	-40.1%	N/A	48.1%	-28.5%	2.5%	

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



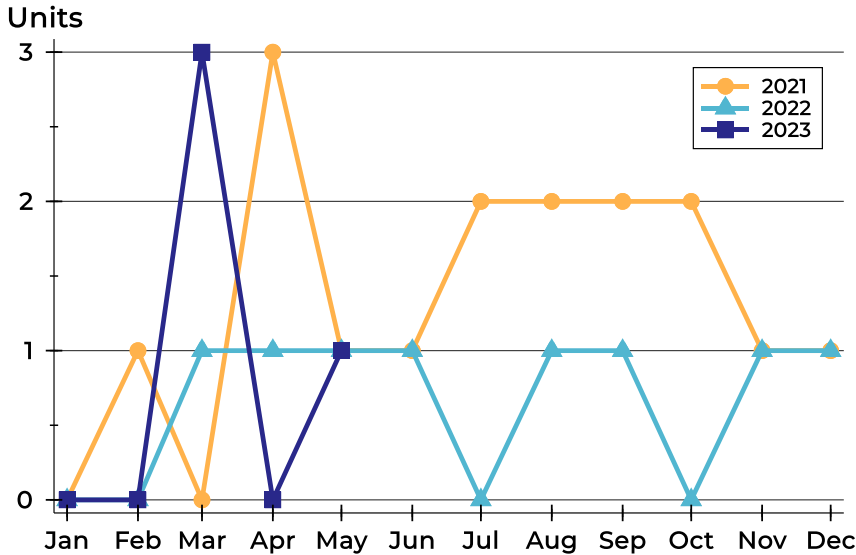
**May
2023**

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	1
July	2	0	1
August	2	1	1
September	2	1	1
October	2	0	1
November	1	1	1
December	1	1	1

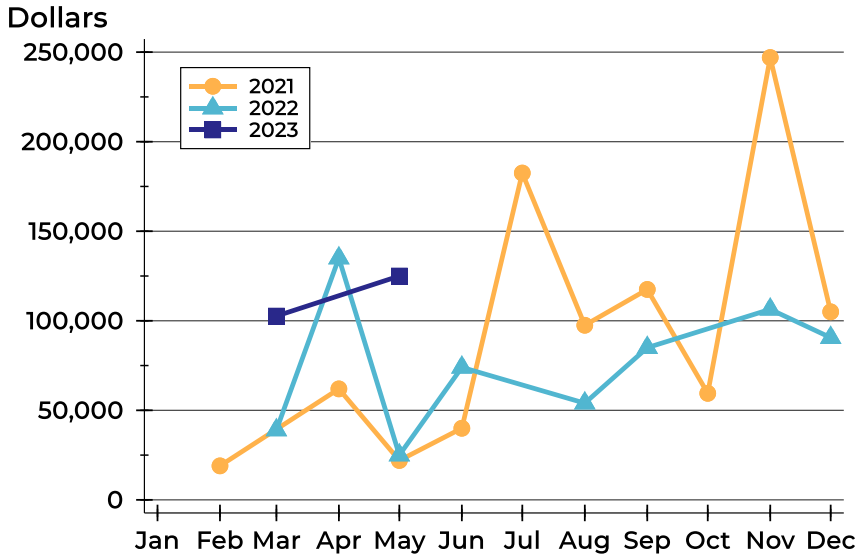
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	125,000	125,000	0	0	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



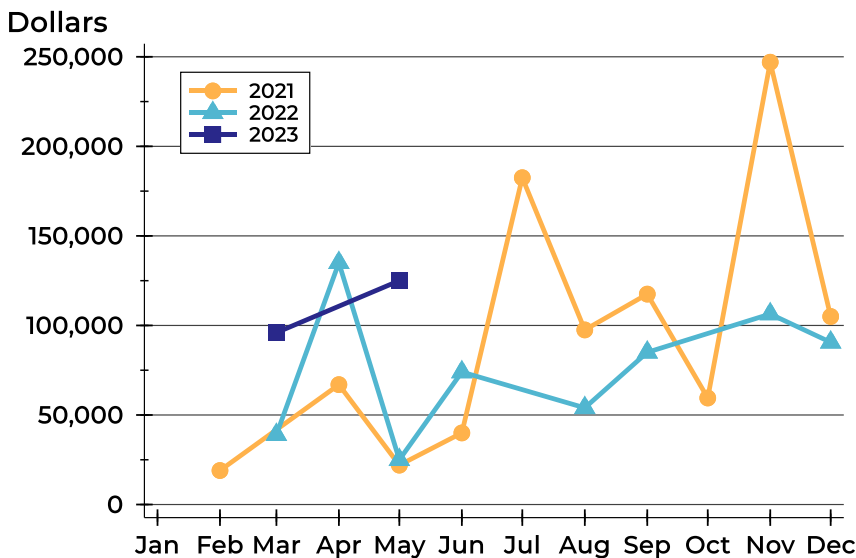
Greenwood County Closed Listings Analysis

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	102,633
April	61,983	135,000	N/A
May	22,000	25,000	125,000
June	40,000	74,000	
July	182,500	N/A	
August	97,500	54,000	
September	117,500	85,000	
October	59,500	N/A	
November	247,000	106,400	
December	105,000	90,591	

Median Price

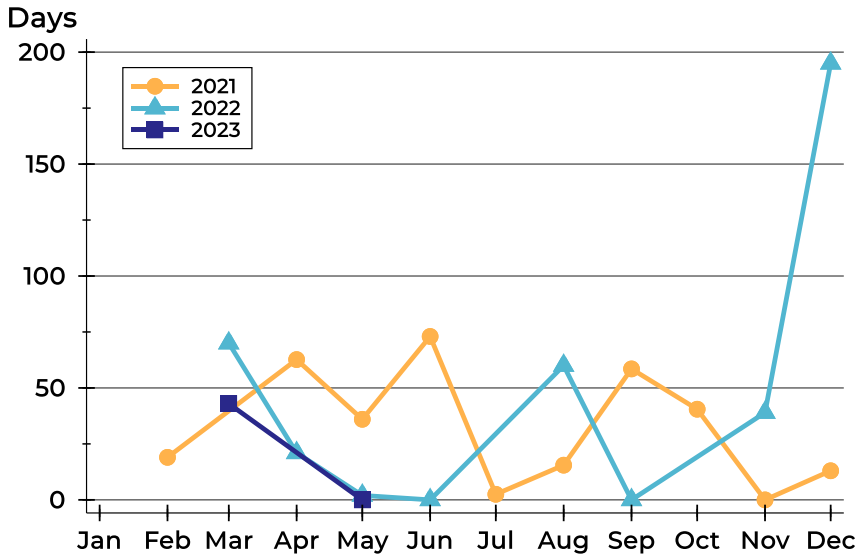


Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	96,000
April	66,950	135,000	N/A
May	22,000	25,000	125,000
June	40,000	74,000	
July	182,500	N/A	
August	97,500	54,000	
September	117,500	85,000	
October	59,500	N/A	
November	247,000	106,400	
December	105,000	90,591	



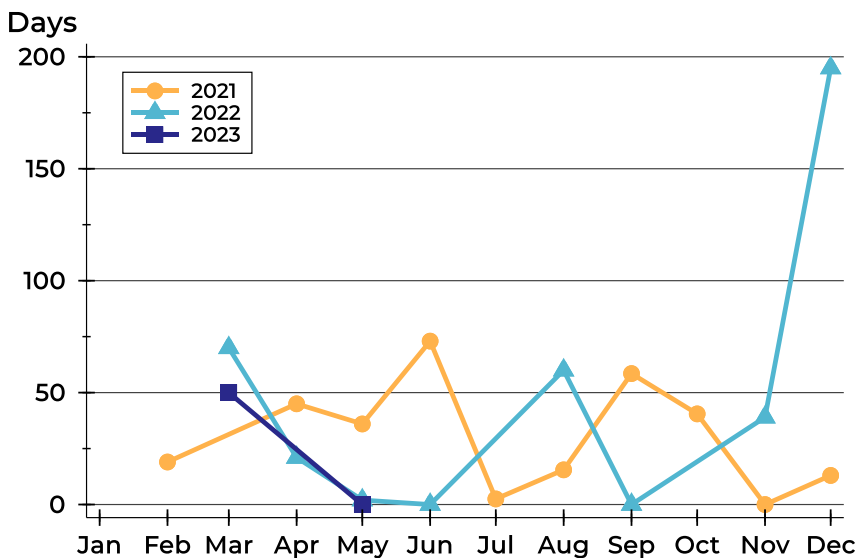
Greenwood County Closed Listings Analysis

Average DOM



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

Median DOM



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



Greenwood County Active Listings Analysis

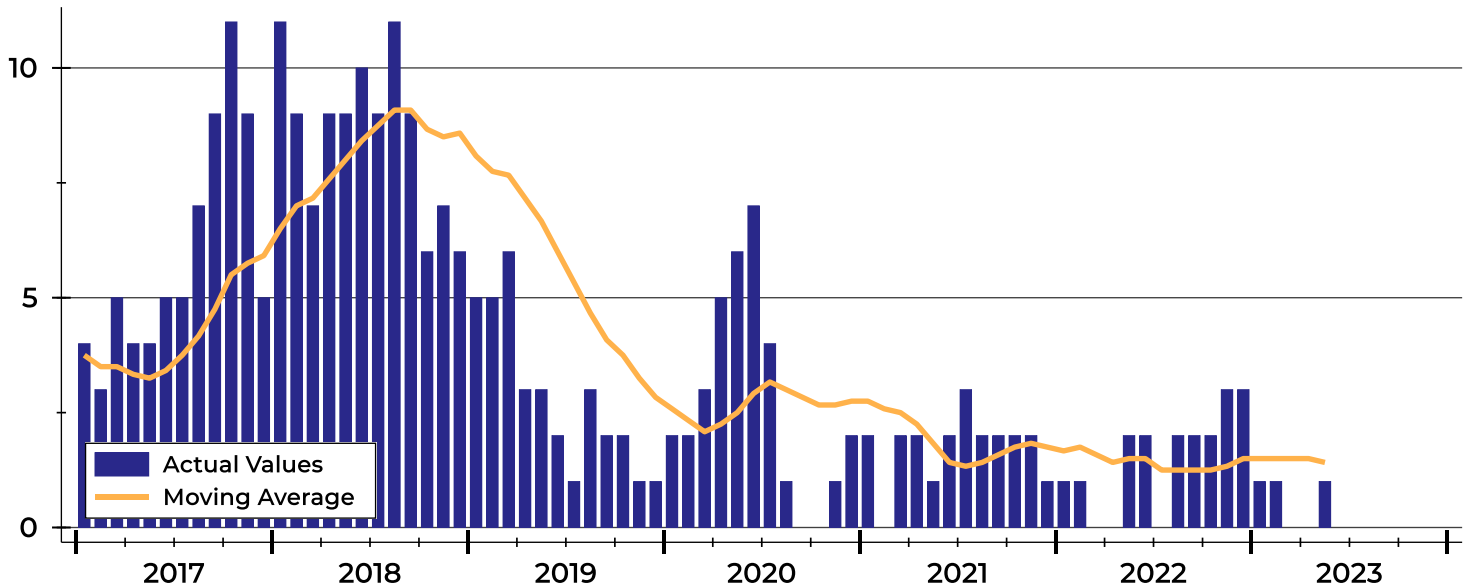
Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		1	2	-50.0%
Volume (1,000s)		205	170	20.6%
Months' Supply		1.3	1.7	-23.5%
Average	List Price	205,000	84,900	141.5%
	Days on Market	10	25	-60.0%
	Percent of Original	98.1%	95.4%	2.8%
Median	List Price	205,000	84,900	141.5%
	Days on Market	10	25	-60.0%
	Percent of Original	98.1%	95.4%	2.8%

A total of 1 homes were available for sale in Greenwood County at the end of May. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of May was \$205,000, up 141.5% from 2022. The typical time on market for active listings was 10 days, down from 25 days a year earlier.

History of Active Listings

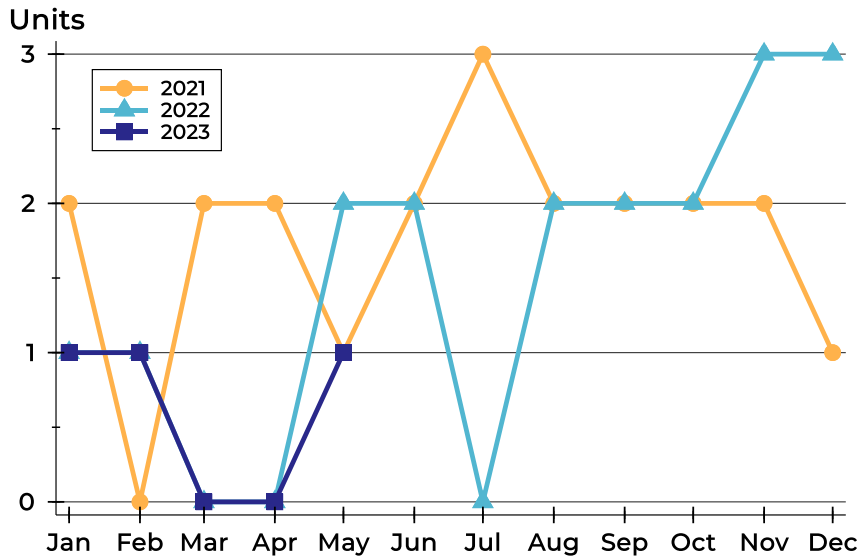
Units





Greenwood County Active Listings Analysis

Active Listings by Month



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

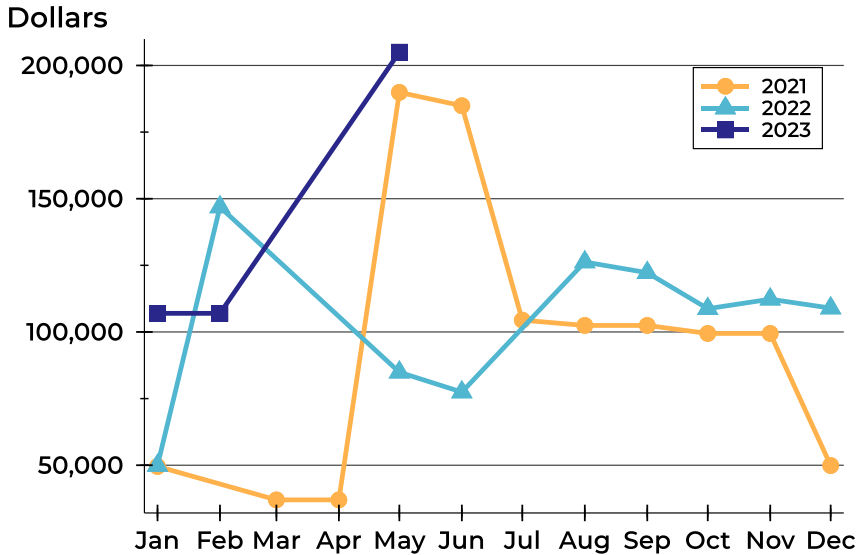
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	100.0%	N/A	205,000	205,000	10	10	98.1%	98.1%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



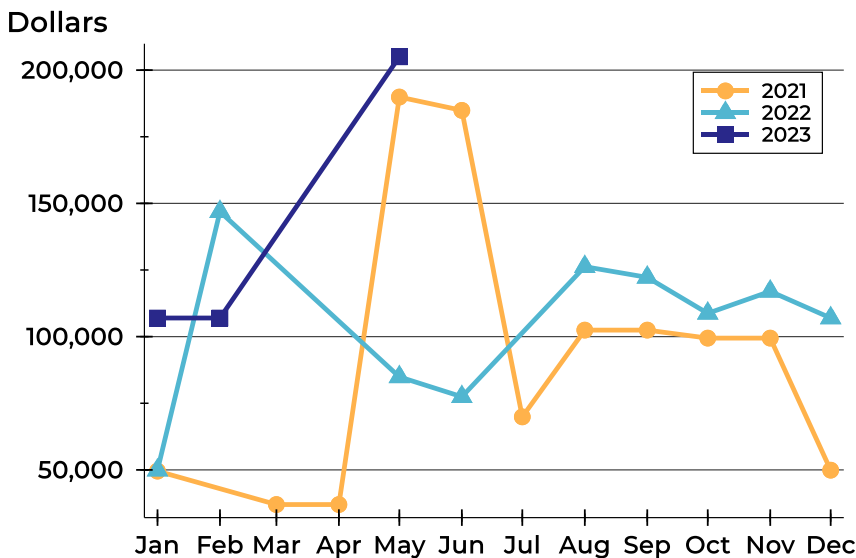
Greenwood County Active Listings Analysis

Average Price



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

Median Price

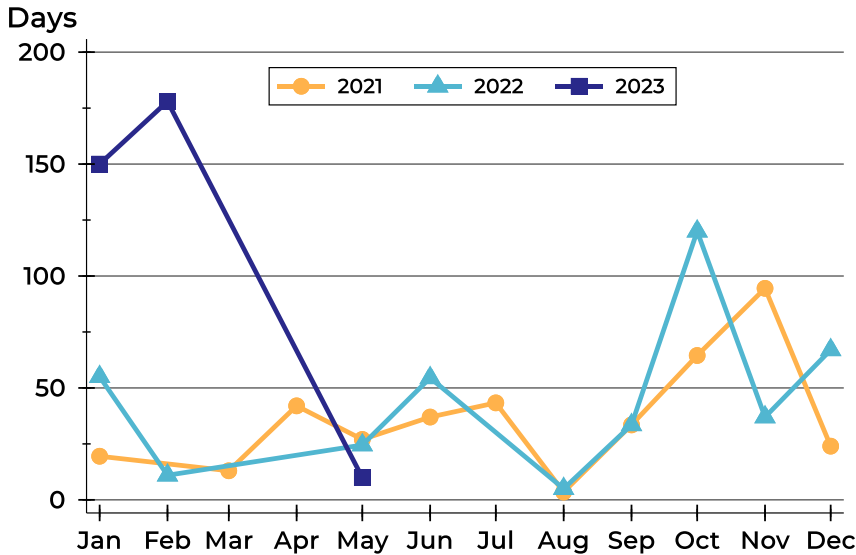


Month	2021	2022	2023
January	49,550	49,900	107,000
February	N/A	146,900	107,000
March	37,000	N/A	N/A
April	37,000	N/A	N/A
May	189,900	84,900	205,000
June	184,900	77,450	
July	69,900	N/A	
August	102,450	126,250	
September	102,450	122,250	
October	99,450	108,750	
November	99,450	117,000	
December	49,900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



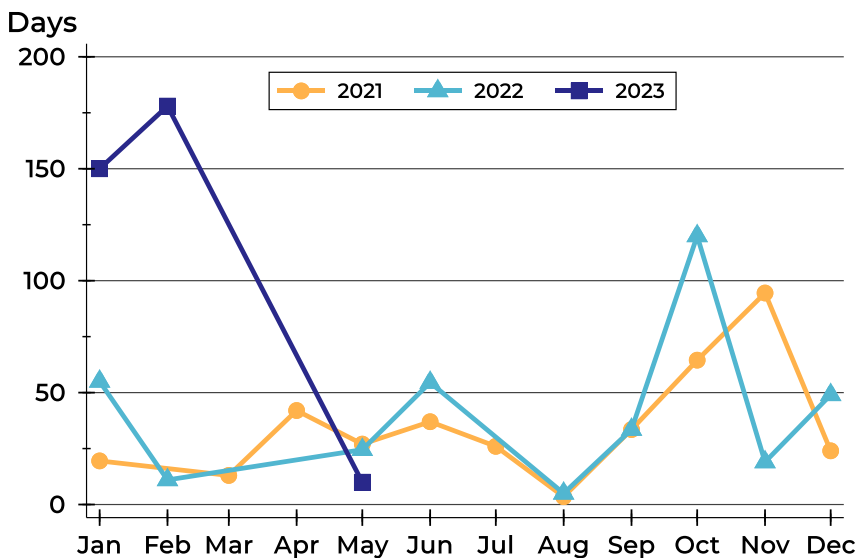
Greenwood County Active Listings Analysis

Average DOM



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

Median DOM

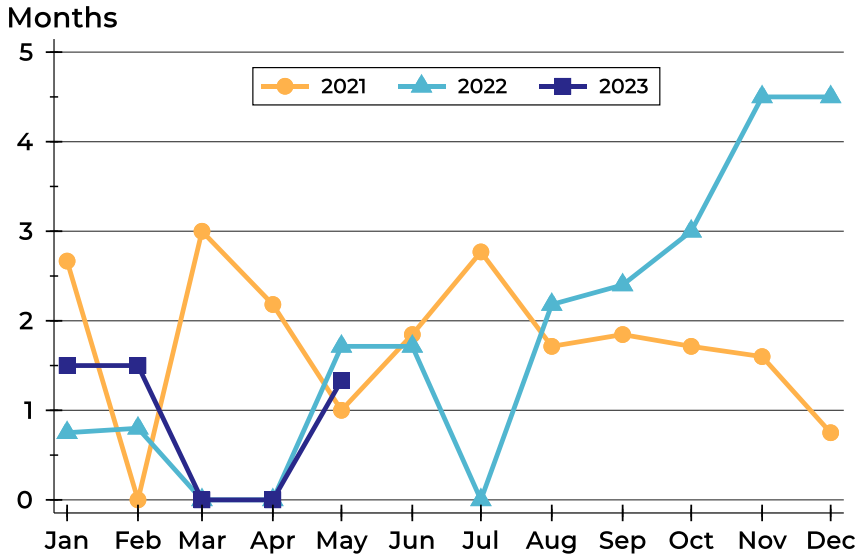


Month	2021	2022	2023
January	20	55	150
February	N/A	11	178
March	13	N/A	N/A
April	42	N/A	N/A
May	27	25	10
June	37	55	
July	26	N/A	
August	4	5	
September	34	34	
October	65	120	
November	95	19	
December	24	49	



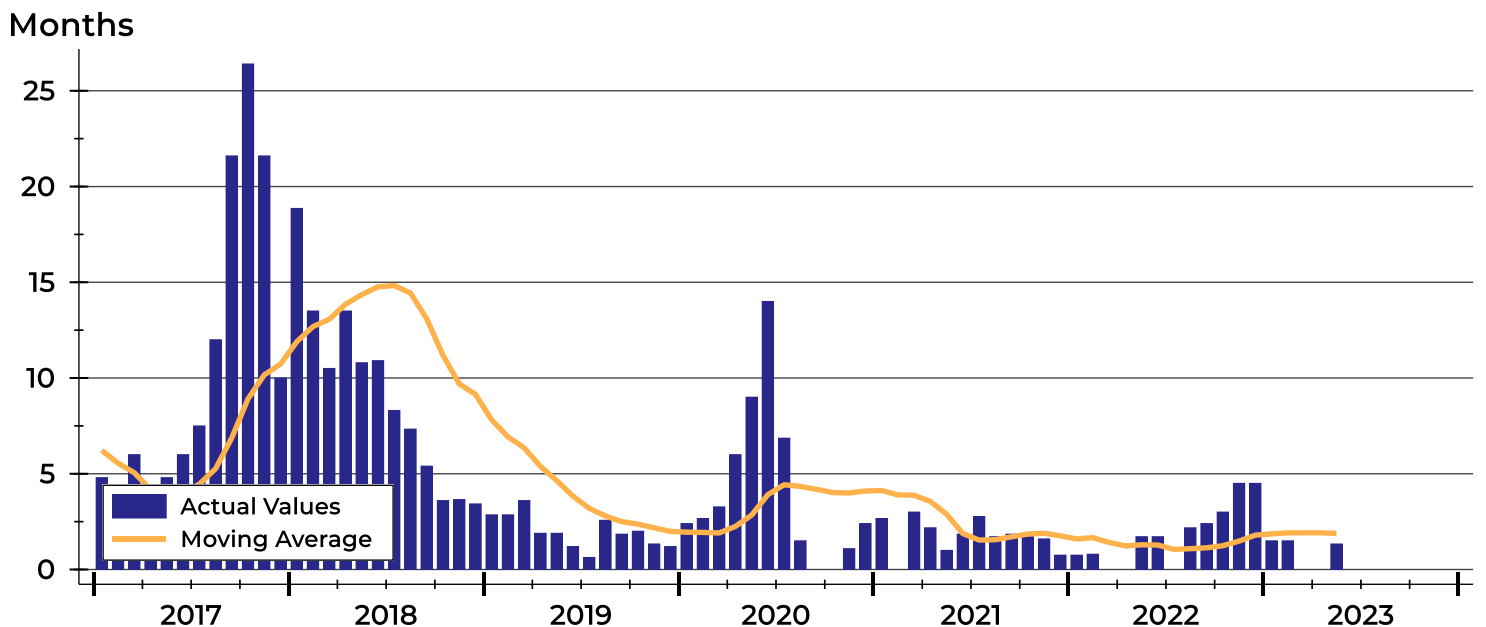
Greenwood County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





Greenwood County New Listings Analysis

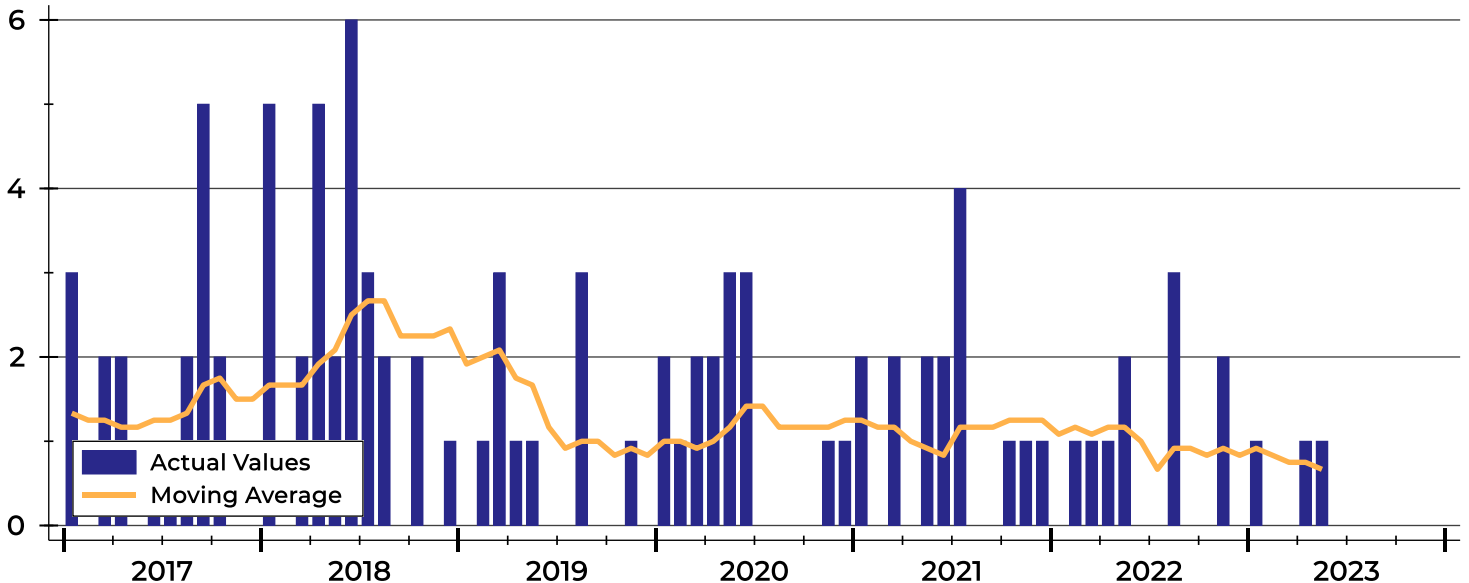
Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	1	2	-50.0%
	Volume (1,000s)	205	155	32.3%
	Average List Price	205,000	77,450	164.7%
	Median List Price	205,000	77,450	164.7%
Year-to-Date	New Listings	3	5	-40.0%
	Volume (1,000s)	412	429	-4.0%
	Average List Price	137,333	85,740	60.2%
	Median List Price	125,000	74,900	66.9%

A total of 1 new listing was added in Greenwood County during May, down 50.0% from the same month in 2022. Year-to-date Greenwood County has seen 3 new listings.

The median list price of these homes was \$205,000 up from \$77,450 in 2022.

History of New Listings

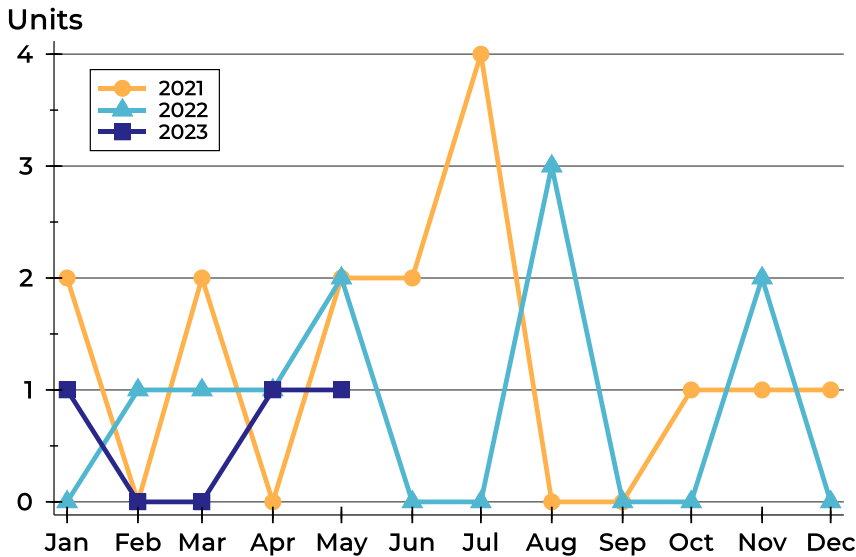
Units





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	0
July	4	0	0
August	0	3	0
September	0	0	0
October	1	0	0
November	1	2	0
December	1	0	0

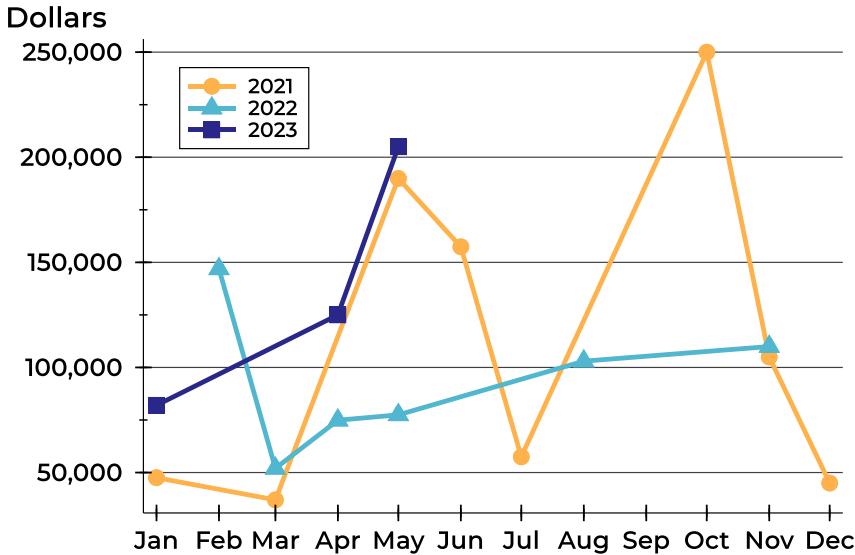
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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%	205,000	205,000	16	16	98.1%	98.1%
\$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



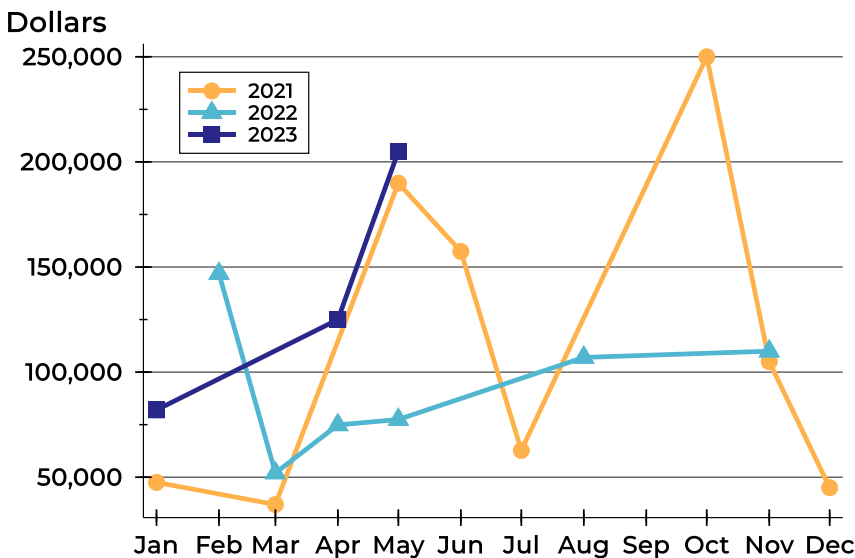
Greenwood County New Listings Analysis

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	205,000
June	157,400	N/A	
July	57,475	N/A	
August	N/A	103,000	
September	N/A	N/A	
October	250,000	N/A	
November	105,000	109,950	
December	45,000	N/A	

Median Price



Month	2021	2022	2023
January	47,550	N/A	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	205,000
June	157,400	N/A	
July	62,750	N/A	
August	N/A	107,000	
September	N/A	N/A	
October	250,000	N/A	
November	105,000	109,950	
December	45,000	N/A	



**May
2023**

Sunflower MLS Statistics



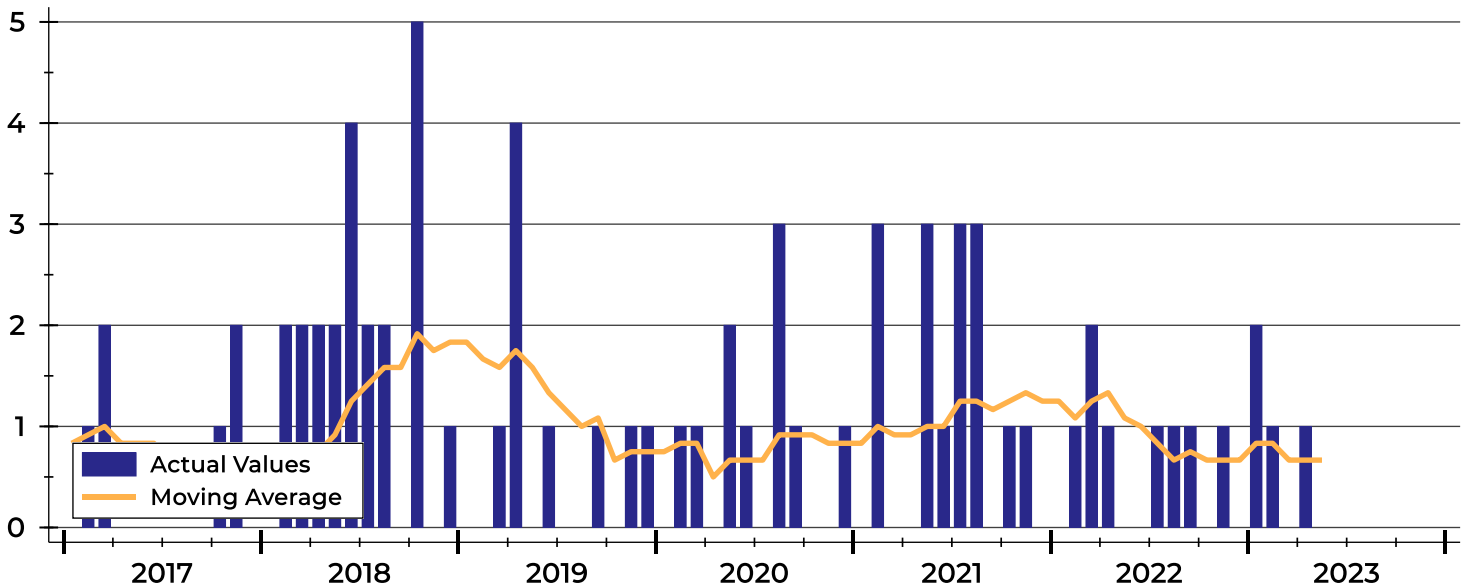
Greenwood County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	Year-to-Date		
					2023	2022	Change
Contracts Written		0	0	N/A	4	4	0.0%
Volume (1,000s)		0	0	N/A	427	319	33.9%
Average	Sale Price	N/A	N/A	N/A	106,725	79,700	33.9%
	Days on Market	N/A	N/A	N/A	32	23	39.1%
	Percent of Original	N/A	N/A	N/A	101.7%	72.5%	40.3%
Median	Sale Price	N/A	N/A	N/A	107,500	63,450	69.4%
	Days on Market	N/A	N/A	N/A	25	12	108.3%
	Percent of Original	N/A	N/A	N/A	100.0%	72.8%	37.4%

A total of 0 contracts for sale were written in Greenwood County during the month of May, the same as in 2022.

History of Contracts Written

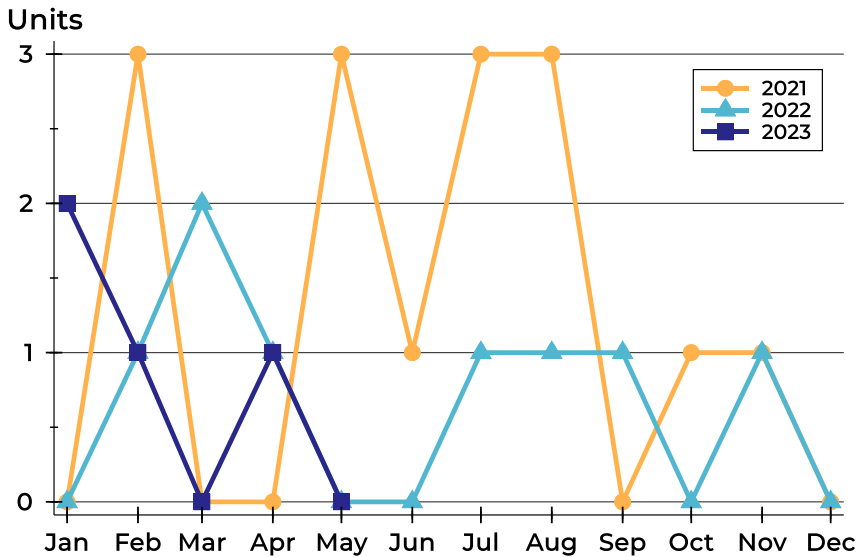
Units





Greenwood County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

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



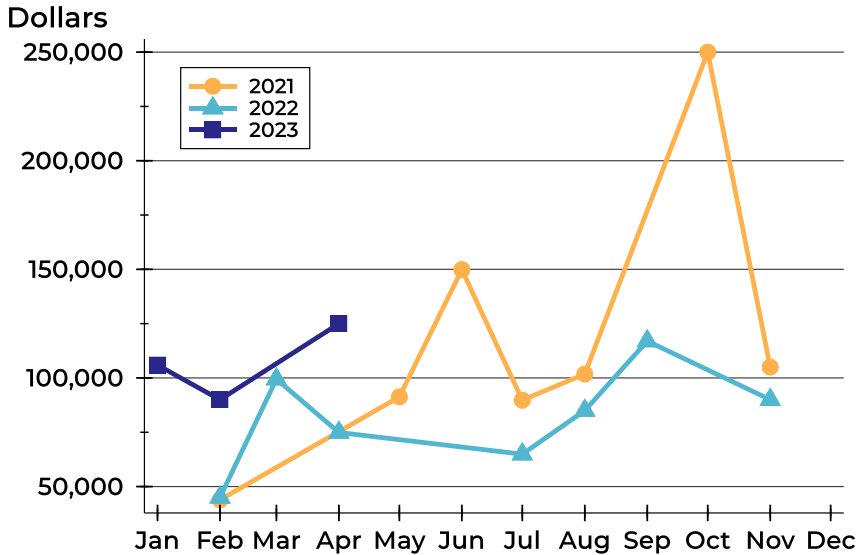
**May
2023**

Sunflower MLS Statistics



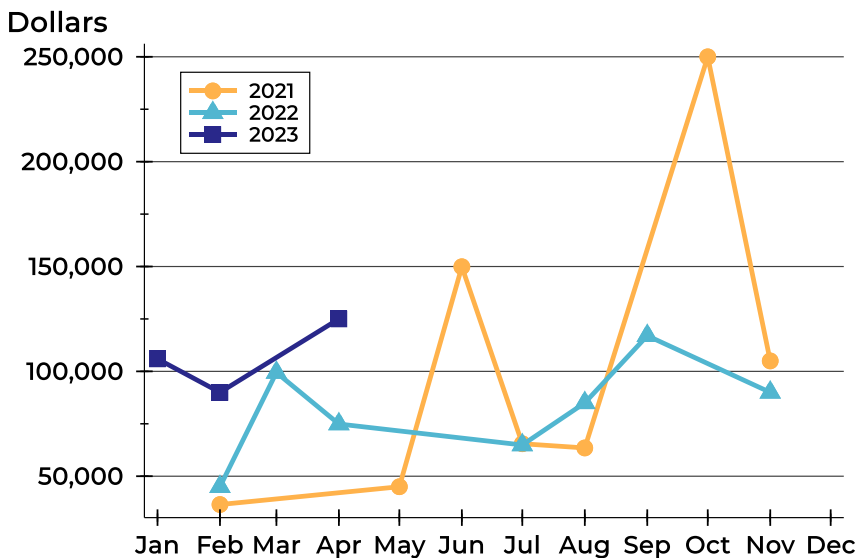
Greenwood County Contracts Written Analysis

Average Price



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

Median Price

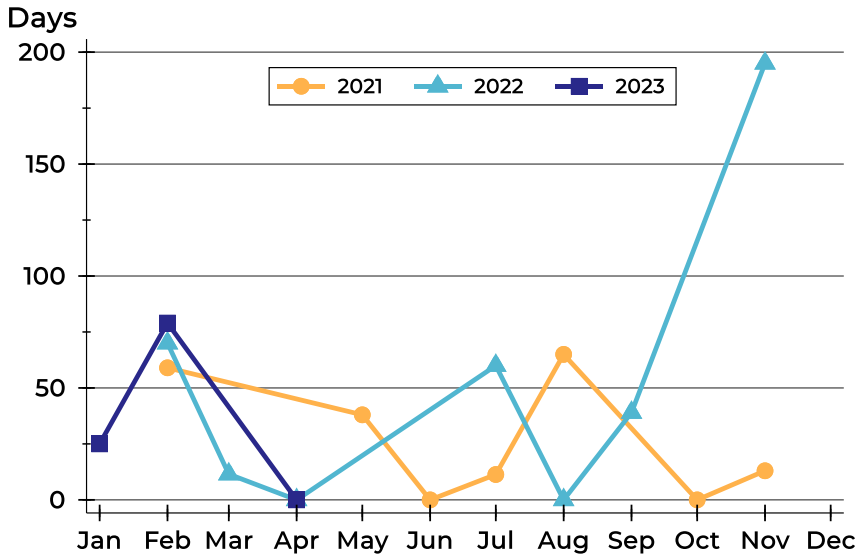


Month	2021	2022	2023
January	N/A	N/A	105,950
February	36,500	45,000	90,000
March	N/A	99,450	N/A
April	N/A	74,900	125,000
May	45,000	N/A	N/A
June	149,900	N/A	
July	65,500	64,900	
August	63,500	85,000	
September	N/A	117,000	
October	250,000	N/A	
November	105,000	90,000	
December	N/A	N/A	



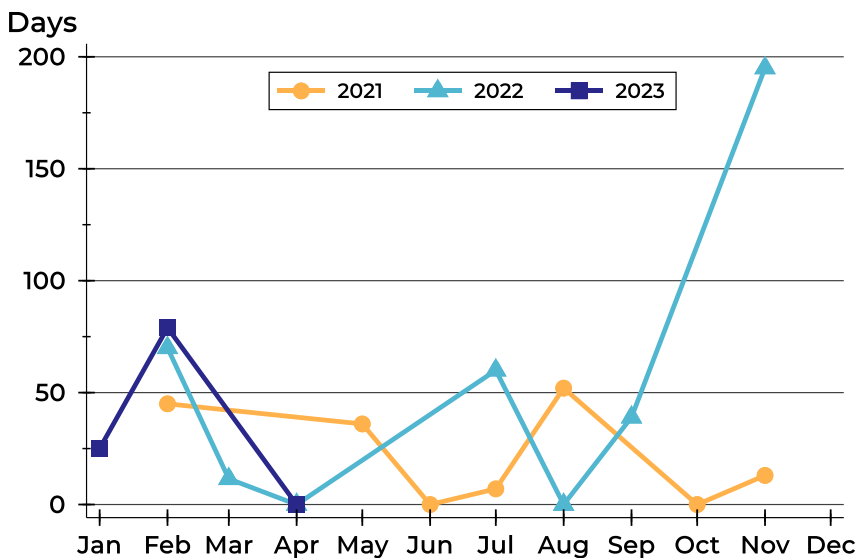
Greenwood County Contracts Written Analysis

Average DOM



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

Median DOM



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



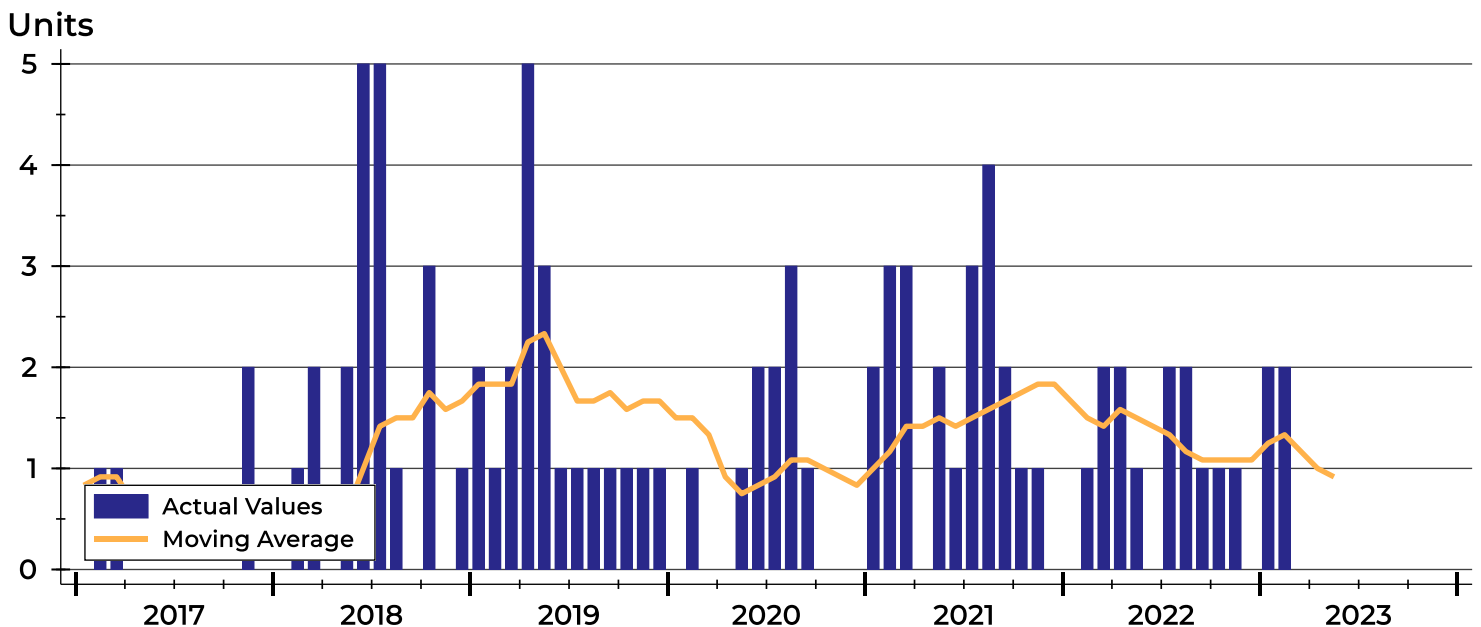
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		0	1	-100.0%
Volume (1,000s)		0	75	-100.0%
Average	List Price	N/A	74,900	N/A
	Days on Market	N/A	0	N/A
	Percent of Original	N/A	100.0%	N/A
Median	List Price	N/A	74,900	N/A
	Days on Market	N/A	0	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 listings in Greenwood County had contracts pending at the end of May, down from 1 contract pending at the end of May 2022.

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

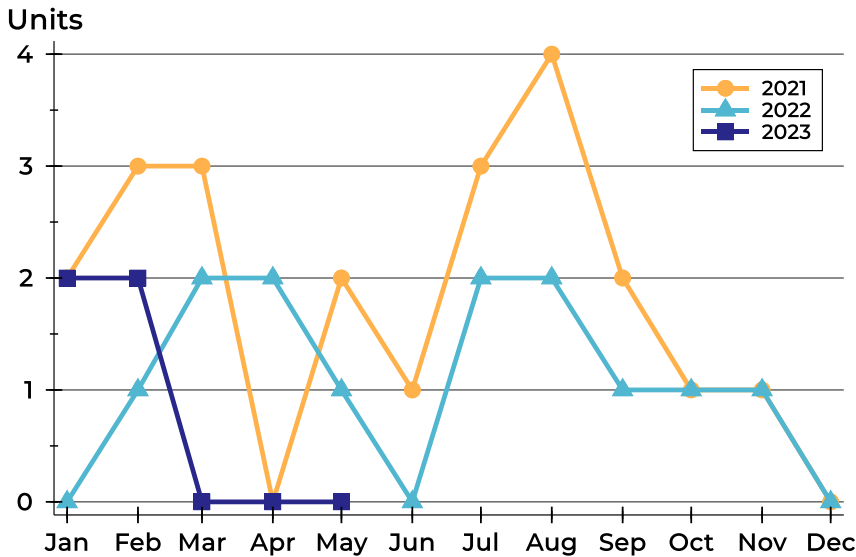
History of Pending Contracts





Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

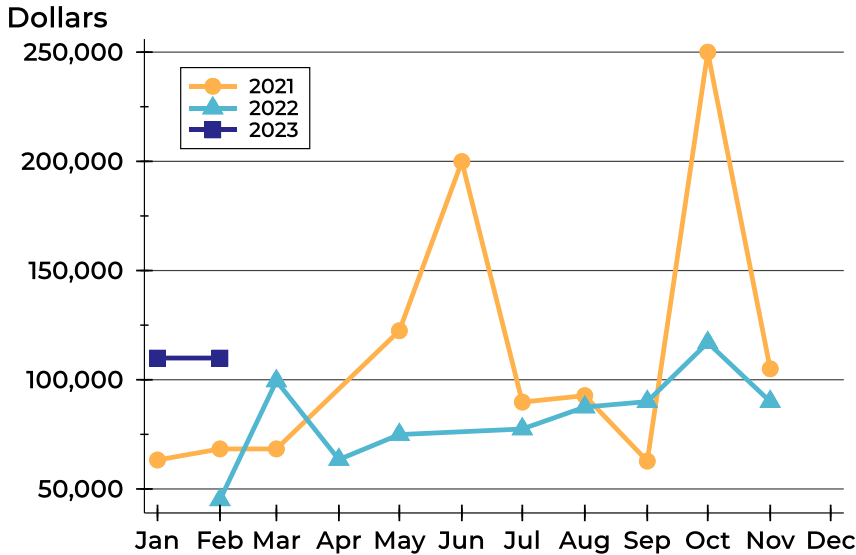
Pending Contracts by Price Range

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



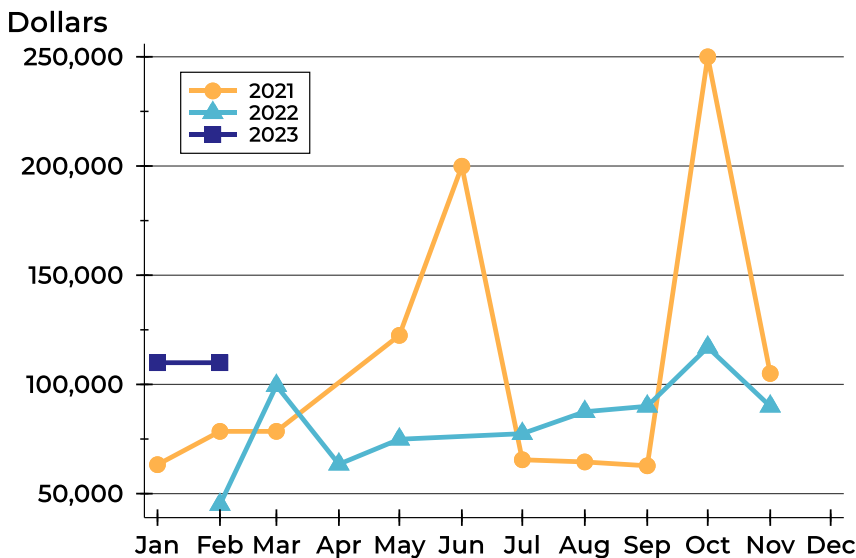
Greenwood County Pending Contracts Analysis

Average Price



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

Median Price

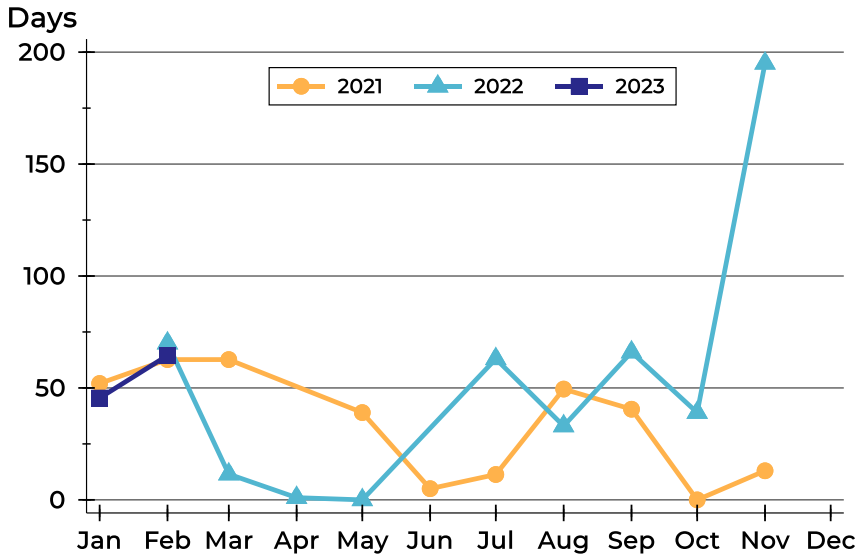


Month	2021	2022	2023
January	63,250	N/A	109,950
February	78,500	45,000	109,950
March	78,500	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	
July	65,500	77,450	
August	64,500	87,500	
September	62,750	90,000	
October	250,000	117,000	
November	105,000	90,000	
December	N/A	N/A	



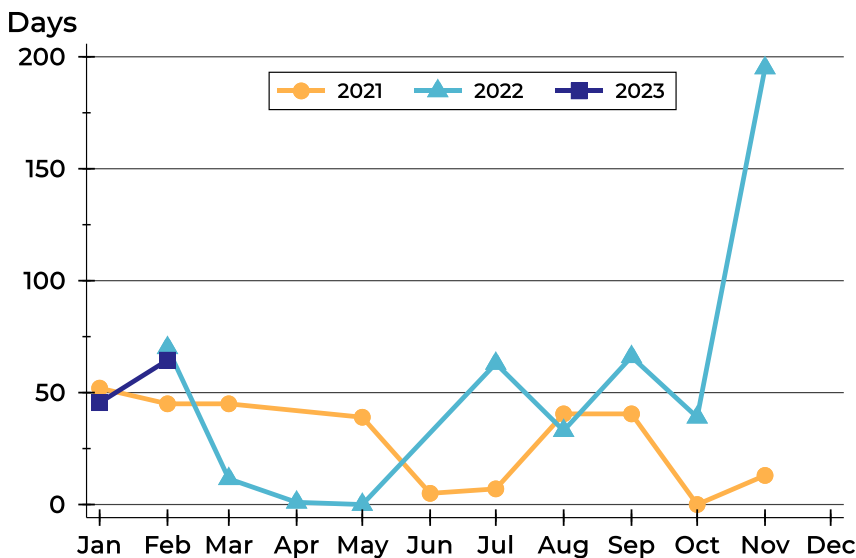
Greenwood County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Jackson County Housing Report



Market Overview

Jackson County Home Sales Rose in May

Total home sales in Jackson County rose by 11.1% last month to 10 units, compared to 9 units in May 2022. Total sales volume was \$2.2 million, up 29.7% from a year earlier.

The median sale price in May was \$193,500, up from \$154,900 a year earlier. Homes that sold in May 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 May

The total number of active listings in Jackson County at the end of May was 8 units, down from 12 at the same point in 2022. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$364,500.

During May, a total of 9 contracts were written down from 21 in May 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Jackson County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		10	9	10	35	54	47
Change from prior year		11.1%	-10.0%	-16.7%	-35.2%	14.9%	4.4%
Active Listings		8	12	12	N/A	N/A	N/A
Change from prior year		-33.3%	0.0%	-53.8%			
Months' Supply		0.8	1.1	1.1	N/A	N/A	N/A
Change from prior year		-27.3%	0.0%	-57.7%			
New Listings		12	18	11	41	71	57
Change from prior year		-33.3%	63.6%	-31.3%	-42.3%	24.6%	-26.9%
Contracts Written		9	21	14	37	65	56
Change from prior year		-57.1%	50.0%	-17.6%	-43.1%	16.1%	-6.7%
Pending Contracts		8	22	18	N/A	N/A	N/A
Change from prior year		-63.6%	22.2%	-14.3%			
Sales Volume (1,000s)		2,246	1,732	1,669	7,515	11,468	7,672
Change from prior year		29.7%	3.8%	-20.5%	-34.5%	49.5%	-0.8%
Average	Sale Price	224,630	192,422	166,940	214,725	212,376	163,238
	Change from prior year	16.7%	15.3%	-4.6%	1.1%	30.1%	-5.0%
	List Price of Actives	404,500	245,450	103,667	N/A	N/A	N/A
	Change from prior year	64.8%	136.8%	-44.2%			
	Days on Market	37	15	19	38	27	33
Change from prior year	146.7%	-21.1%	-67.2%	40.7%	-18.2%	-43.1%	
Percent of List	98.2%	96.1%	97.9%	97.2%	97.8%	98.0%	
Change from prior year	2.2%	-1.8%	-0.2%	-0.6%	-0.2%	2.0%	
Percent of Original	96.5%	95.5%	96.9%	93.4%	96.5%	95.6%	
Change from prior year	1.0%	-1.4%	3.3%	-3.2%	0.9%	2.2%	
Median	Sale Price	193,500	154,900	165,450	212,000	185,000	156,000
	Change from prior year	24.9%	-6.4%	10.9%	14.6%	18.6%	16.9%
	List Price of Actives	364,500	199,499	82,000	N/A	N/A	N/A
	Change from prior year	82.7%	143.3%	-51.0%			
	Days on Market	11	5	6	13	7	6
Change from prior year	120.0%	-16.7%	-25.0%	85.7%	16.7%	-82.4%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	1.8%	0.0%	0.0%	3.1%	
Percent of Original	100.0%	100.0%	100.0%	97.0%	99.7%	100.0%	
Change from prior year	0.0%	0.0%	2.8%	-2.7%	-0.3%	3.4%	

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



**May
2023**

Sunflower MLS Statistics



Jackson County Closed Listings Analysis

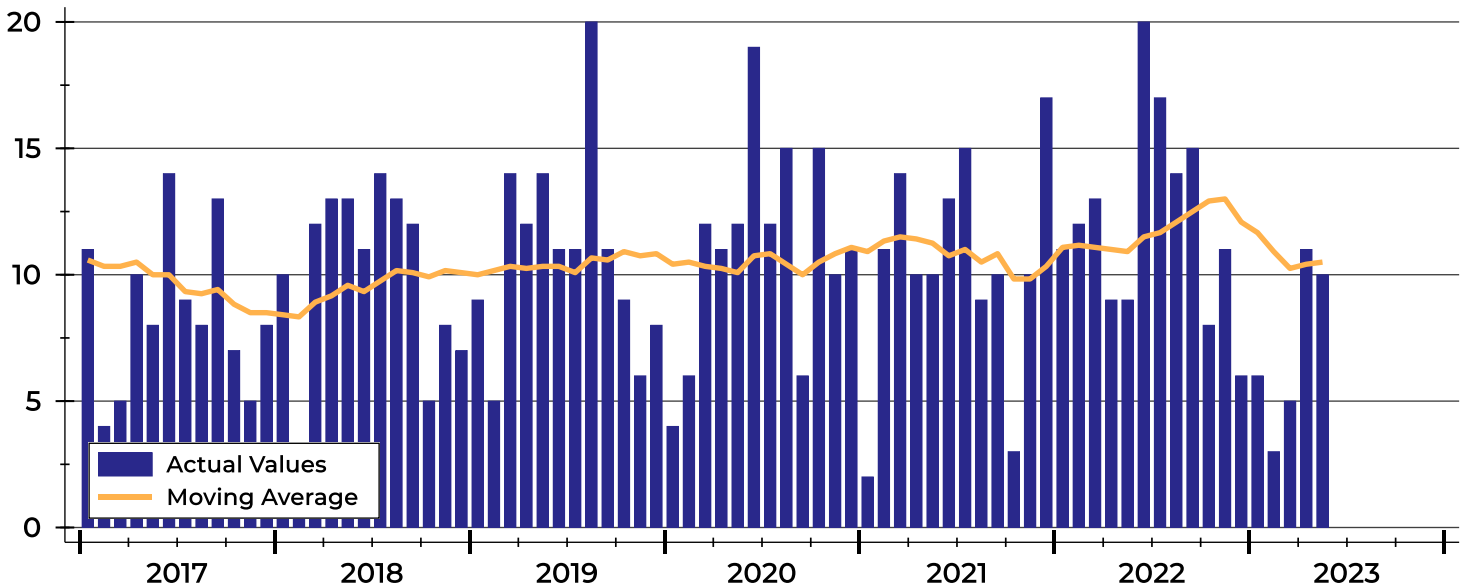
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		10	9	11.1%	35	54	-35.2%
Volume (1,000s)		2,246	1,732	29.7%	7,515	11,468	-34.5%
Months' Supply		0.8	1.1	-27.3%	N/A	N/A	N/A
Average	Sale Price	224,630	192,422	16.7%	214,725	212,376	1.1%
	Days on Market	37	15	146.7%	38	27	40.7%
	Percent of List	98.2%	96.1%	2.2%	97.2%	97.8%	-0.6%
	Percent of Original	96.5%	95.5%	1.0%	93.4%	96.5%	-3.2%
Median	Sale Price	193,500	154,900	24.9%	212,000	185,000	14.6%
	Days on Market	11	5	120.0%	13	7	85.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	97.0%	99.7%	-2.7%

A total of 10 homes sold in Jackson County in May, up from 9 units in May 2022. Total sales volume rose to \$2.2 million compared to \$1.7 million in the previous year.

The median sales price in May was \$193,500, up 24.9% compared to the prior year. Median days on market was 11 days, down from 13 days in April, but up from 5 in May 2022.

History of Closed Listings

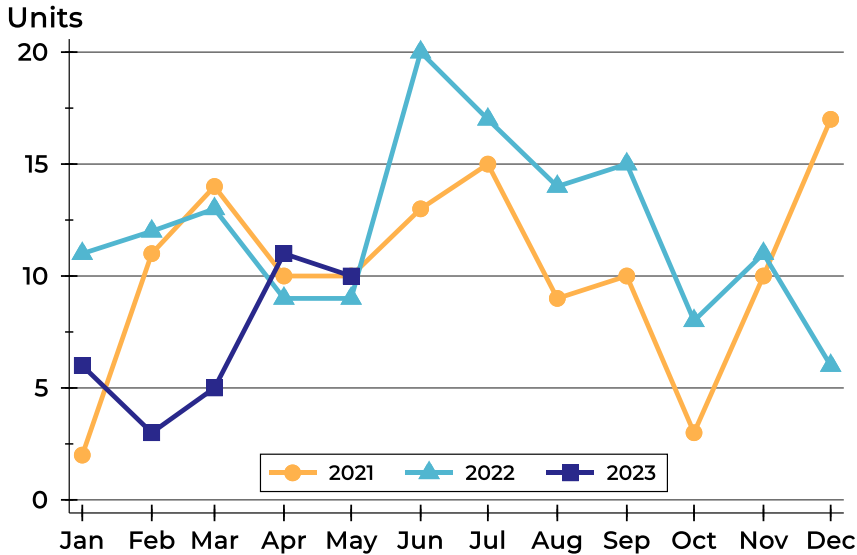
Units





Jackson County Closed Listings Analysis

Closed Listings by Month



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

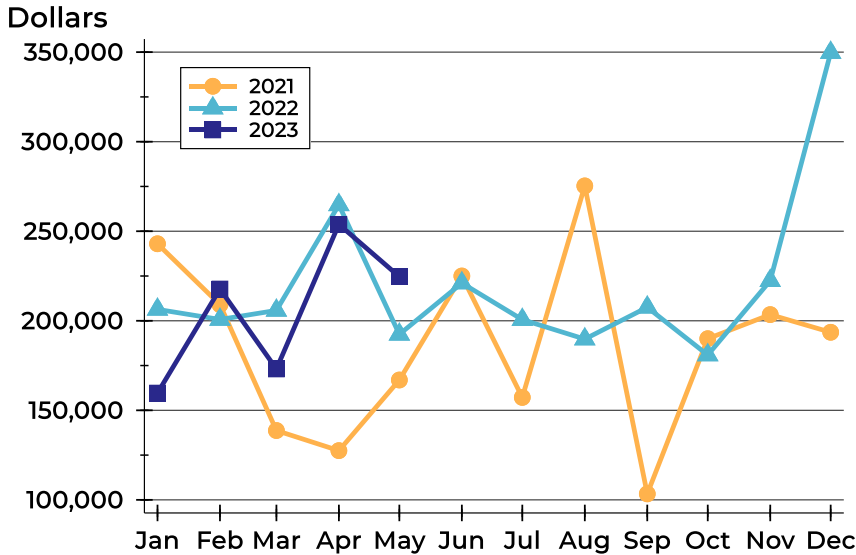
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	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	10.0%	1.7	49,900	49,900	15	15	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	20.0%	0.0	108,250	108,250	32	32	90.0%	90.0%	90.0%	90.0%
\$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	1	10.0%	0.0	159,000	159,000	65	65	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	1	10.0%	0.0	175,000	175,000	1	1	106.1%	106.1%	106.1%	106.1%
\$200,000-\$249,999	3	30.0%	1.0	218,667	213,000	32	5	98.7%	96.8%	98.7%	96.8%
\$250,000-\$299,999	1	10.0%	0.0	289,900	289,900	7	7	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	1	10.0%	3.0	700,000	700,000	127	127	100.2%	100.2%	82.4%	82.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



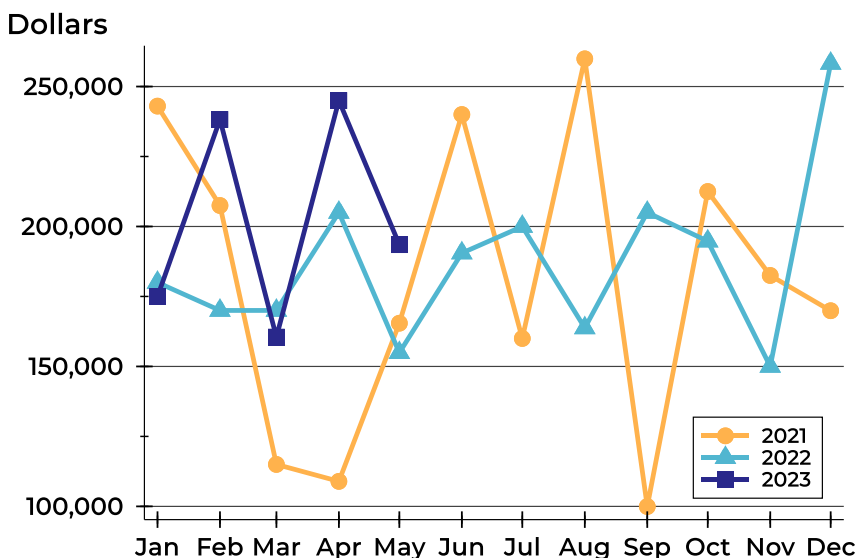
Jackson County Closed Listings Analysis

Average Price



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

Median Price

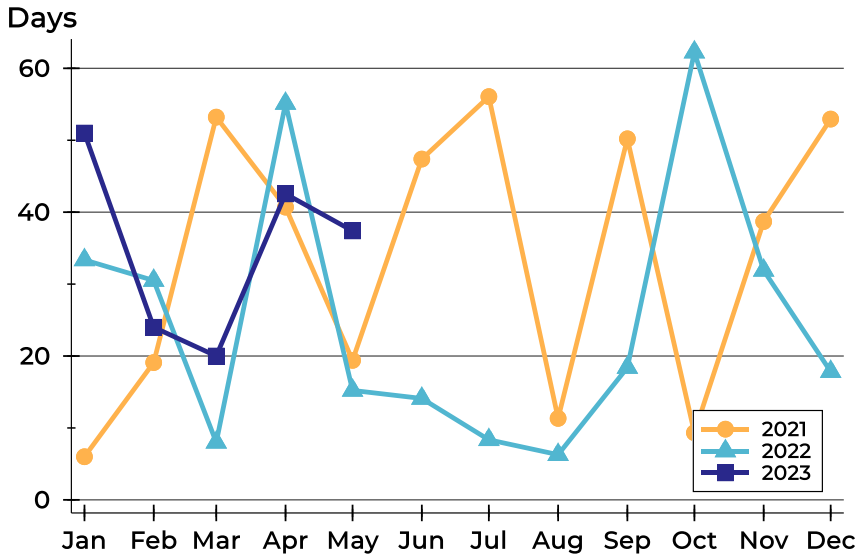


Month	2021	2022	2023
January	243,000	180,000	174,950
February	207,500	170,000	238,225
March	115,000	170,000	160,500
April	108,950	205,000	245,000
May	165,450	154,900	193,500
June	240,000	190,500	
July	160,000	200,000	
August	259,900	163,750	
September	99,950	205,000	
October	212,500	194,750	
November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



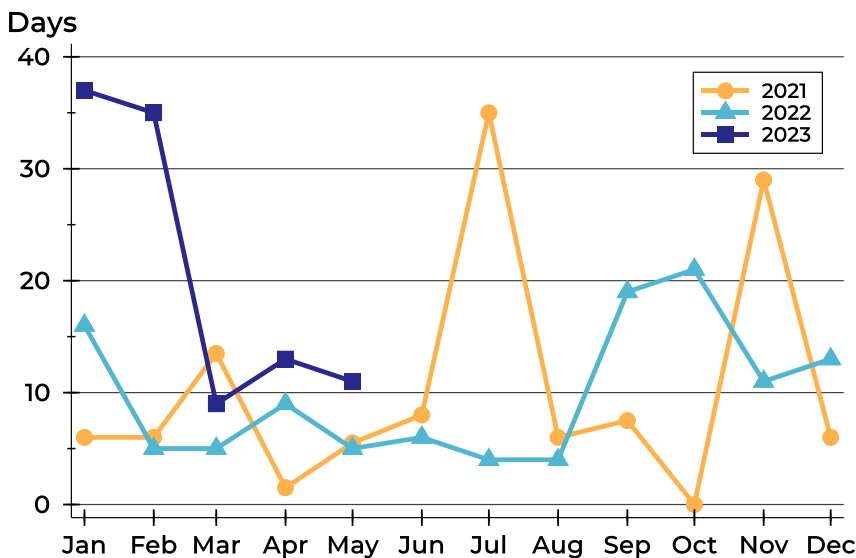
Jackson County Closed Listings Analysis

Average DOM



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

Median DOM



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



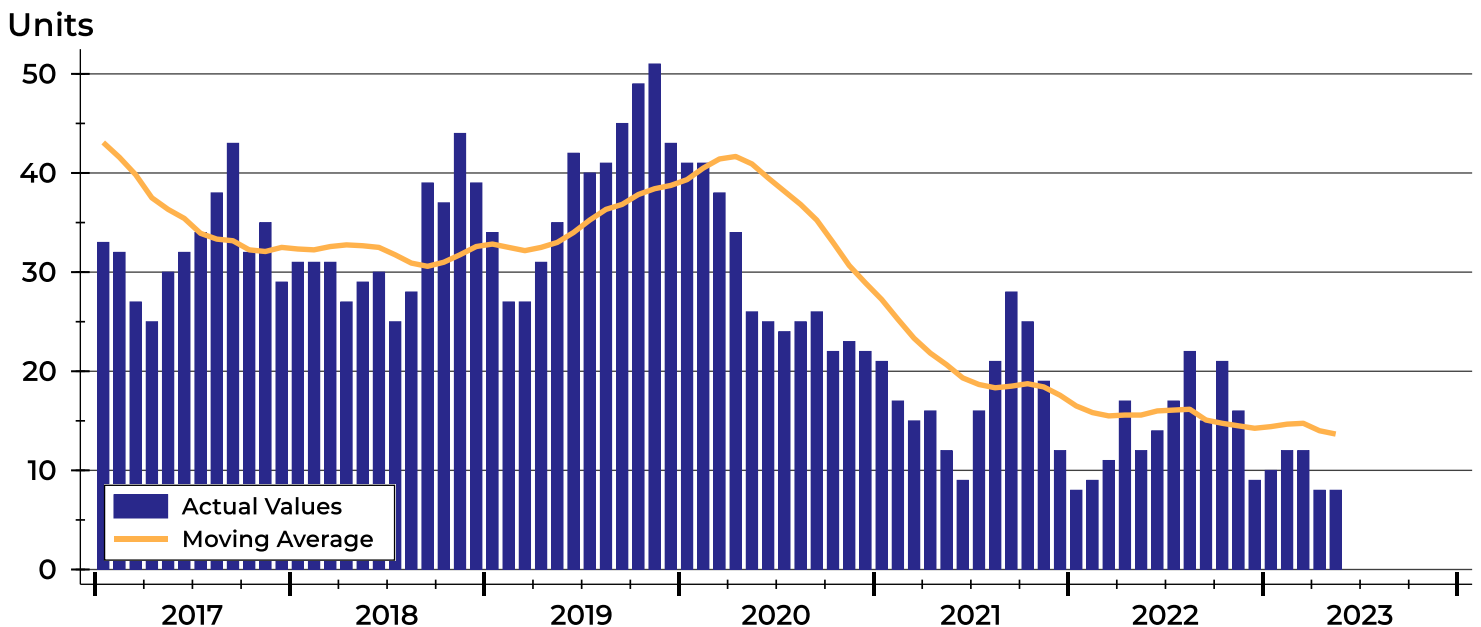
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		8	12	-33.3%
Volume (1,000s)		3,236	2,945	9.9%
Months' Supply		0.8	1.1	-27.3%
Average	List Price	404,500	245,450	64.8%
	Days on Market	61	63	-3.2%
	Percent of Original	93.7%	97.6%	-4.0%
Median	List Price	364,500	199,499	82.7%
	Days on Market	28	52	-46.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 homes were available for sale in Jackson County at the end of May. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of May was \$364,500, up 82.7% from 2022. The typical time on market for active listings was 28 days, down from 52 days a year earlier.

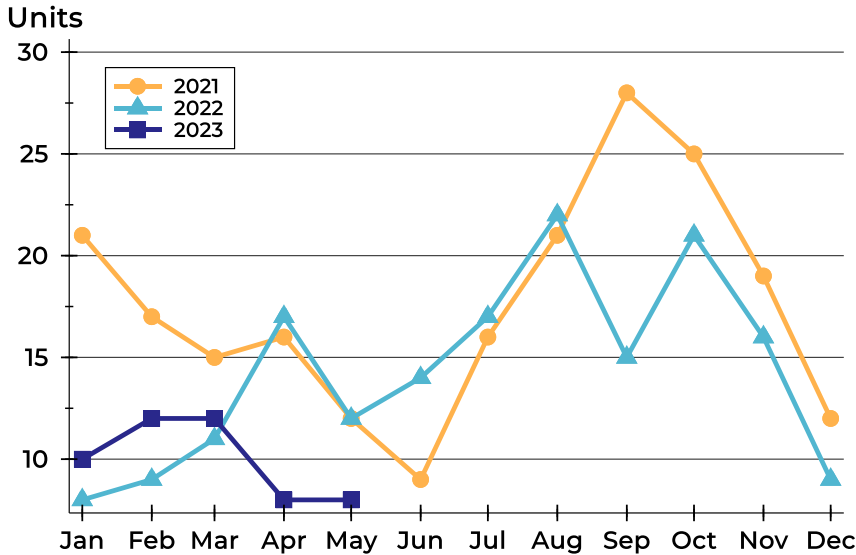
History of Active Listings





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	
July	16	17	
August	21	22	
September	28	15	
October	25	21	
November	19	16	
December	12	9	

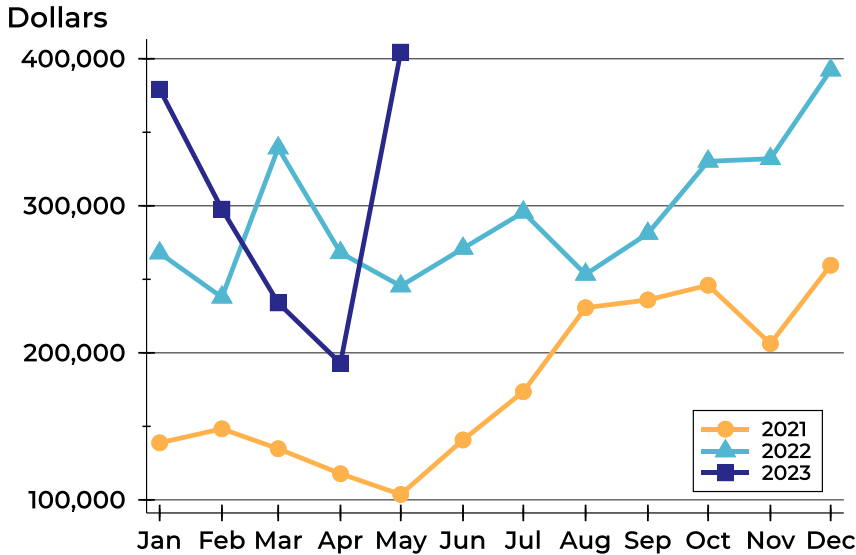
Active Listings by Price Range

Price Range	Active Listings 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	12.5%	1.7	45,000	45,000	91	91	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	25.0%	1.0	233,500	233,500	47	47	97.8%	97.8%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	25.0%	N/A	364,500	364,500	15	15	100.0%	100.0%
\$400,000-\$499,999	1	12.5%	N/A	495,000	495,000	29	29	100.0%	100.0%
\$500,000-\$749,999	1	12.5%	3.0	650,000	650,000	216	216	54.2%	54.2%
\$750,000-\$999,999	1	12.5%	N/A	850,000	850,000	27	27	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



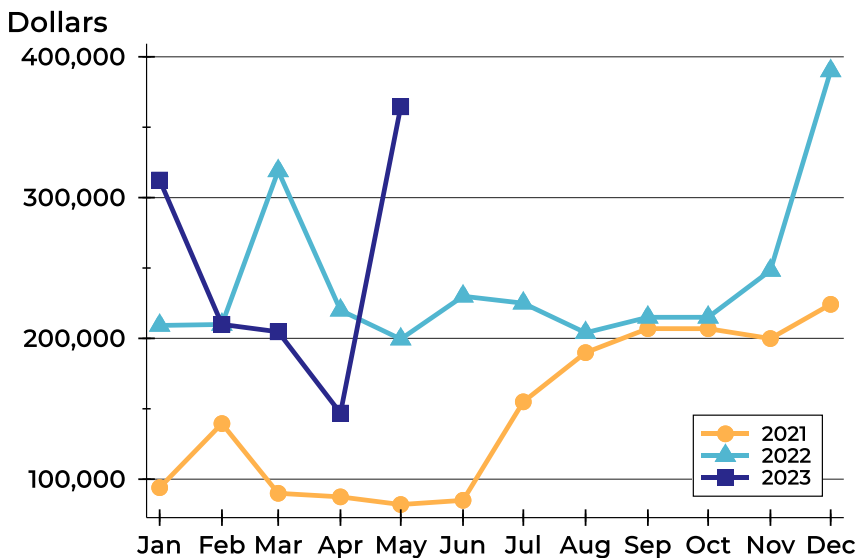
Jackson County Active Listings Analysis

Average Price



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

Median Price

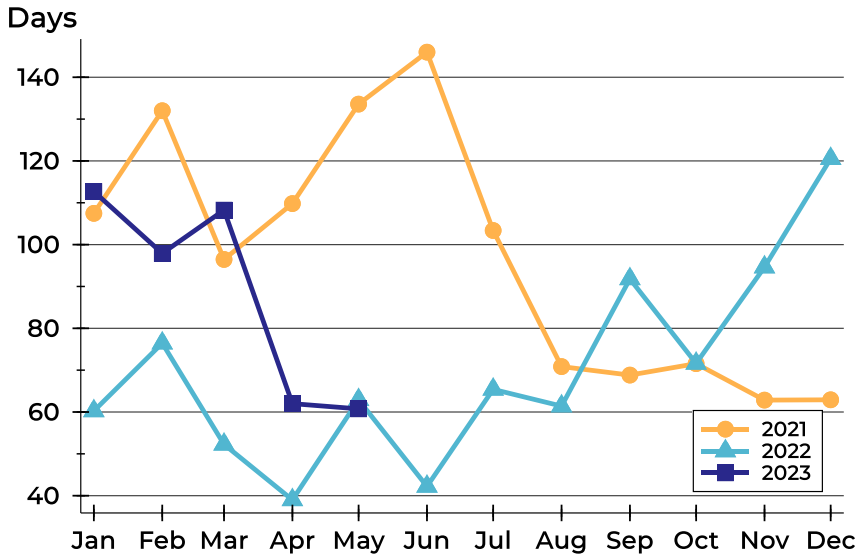


Month	2021	2022	2023
January	94,000	209,200	312,475
February	139,500	209,900	209,950
March	90,000	319,000	204,700
April	87,450	220,000	146,950
May	82,000	199,499	364,500
June	85,000	229,950	
July	154,950	225,000	
August	189,900	204,000	
September	206,950	215,000	
October	206,900	215,000	
November	199,900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



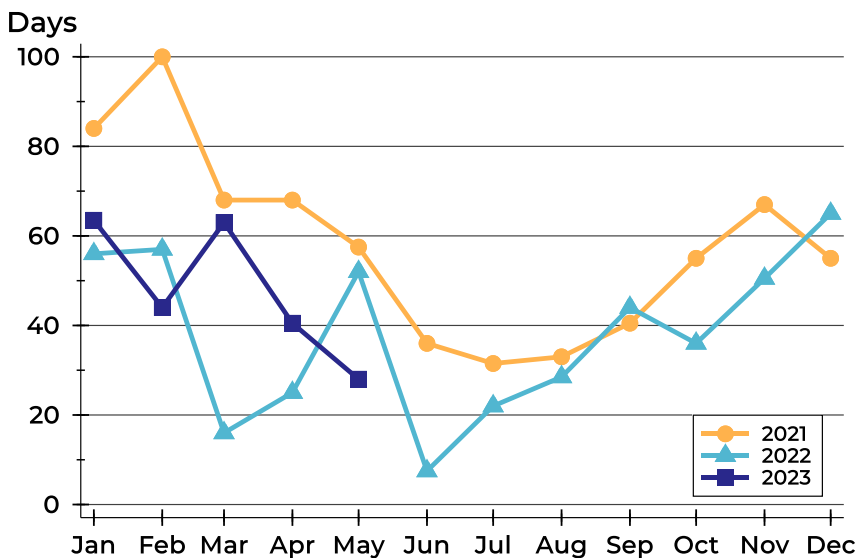
Jackson County Active Listings Analysis

Average DOM



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

Median DOM

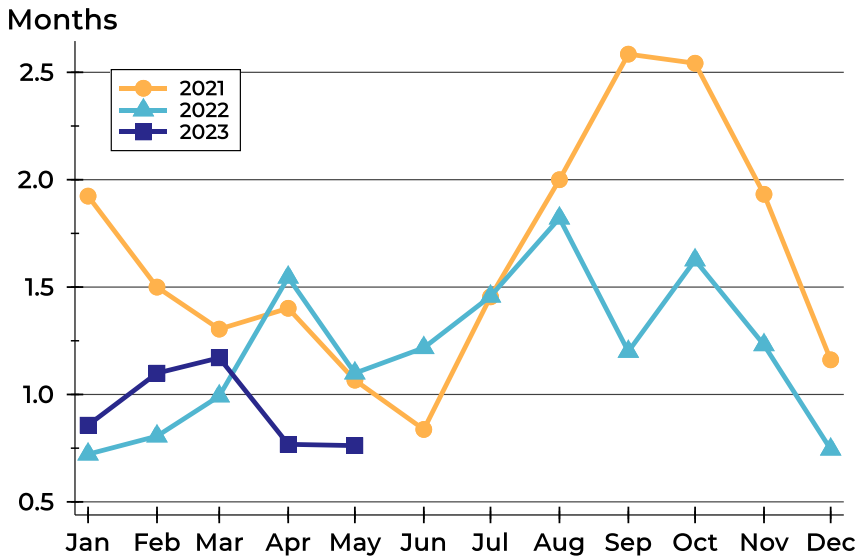


Month	2021	2022	2023
January	84	56	64
February	100	57	44
March	68	16	63
April	68	25	41
May	58	52	28
June	36	8	
July	32	22	
August	33	29	
September	41	44	
October	55	36	
November	67	51	
December	55	65	



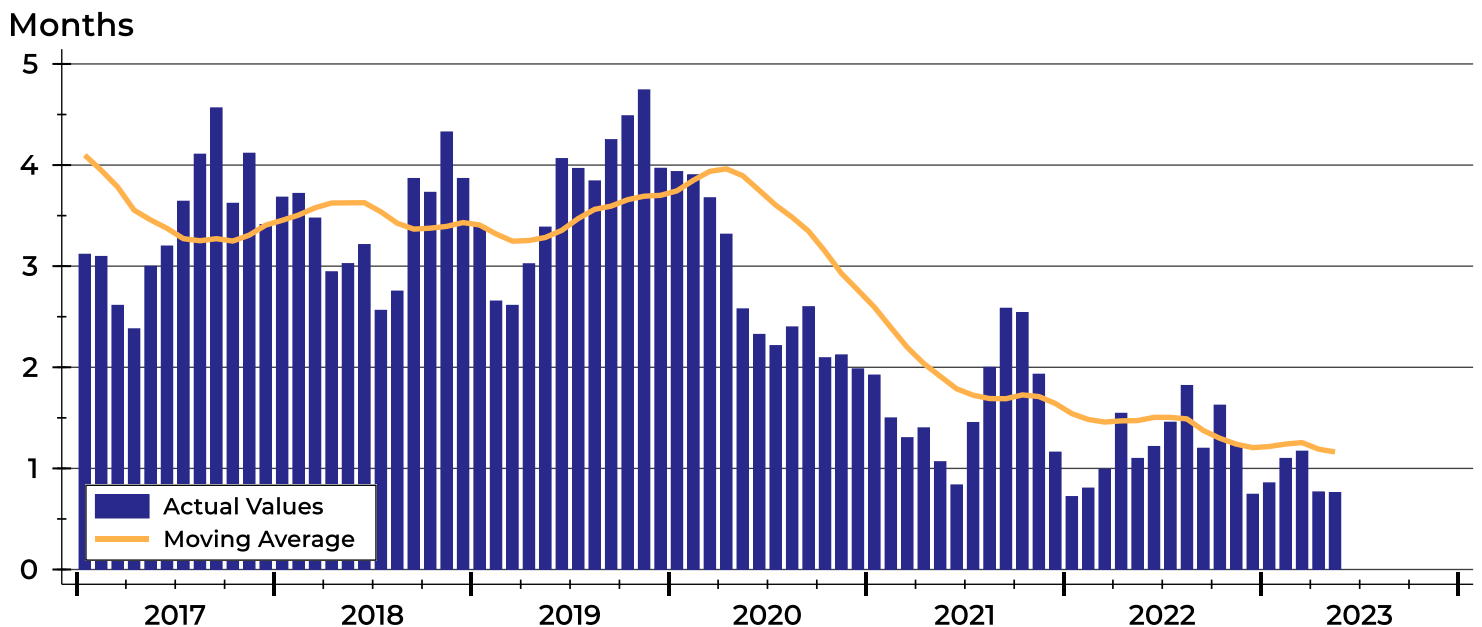
Jackson County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





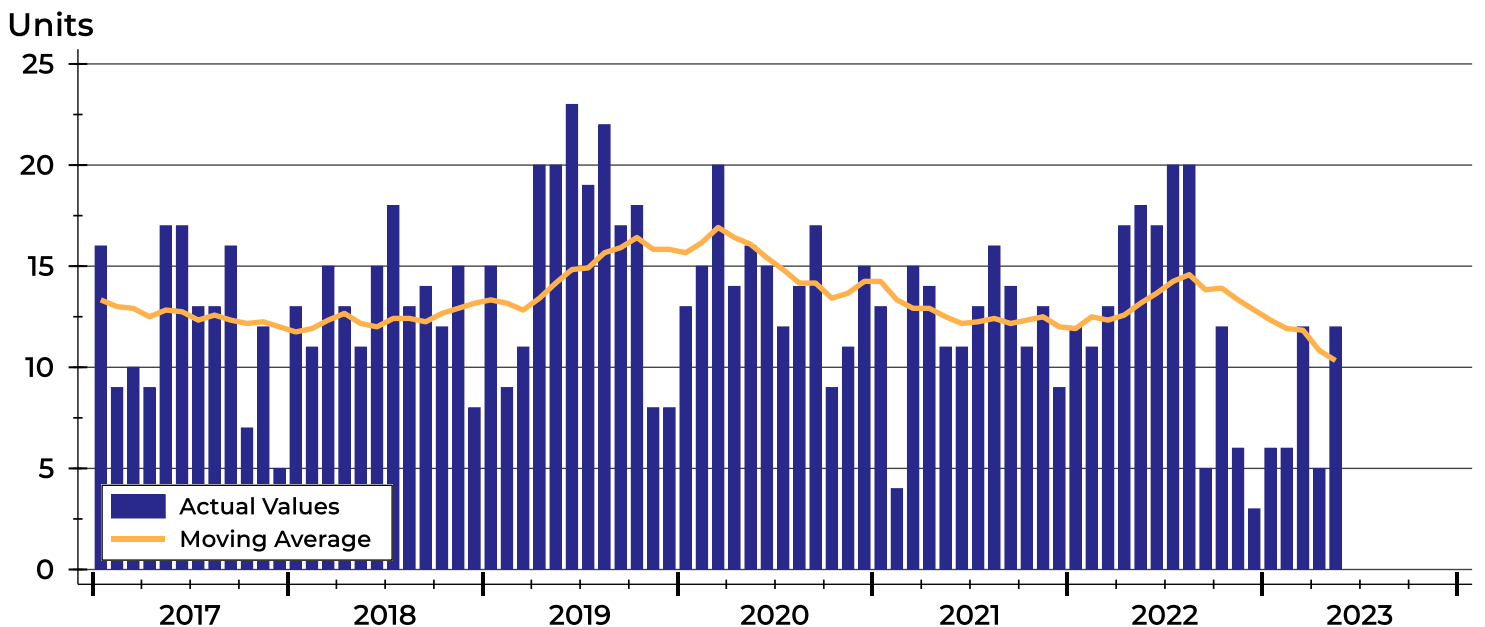
Jackson County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	12	18	-33.3%
	Volume (1,000s)	3,680	4,150	-11.3%
	Average List Price	306,683	230,539	33.0%
	Median List Price	250,950	204,499	22.7%
Year-to-Date	New Listings	41	71	-42.3%
	Volume (1,000s)	9,192	15,868	-42.1%
	Average List Price	224,204	223,494	0.3%
	Median List Price	220,000	199,000	10.6%

A total of 12 new listings were added in Jackson County during May, down 33.3% from the same month in 2022. Year-to-date Jackson County has seen 41 new listings.

The median list price of these homes was \$250,950 up from \$204,499 in 2022.

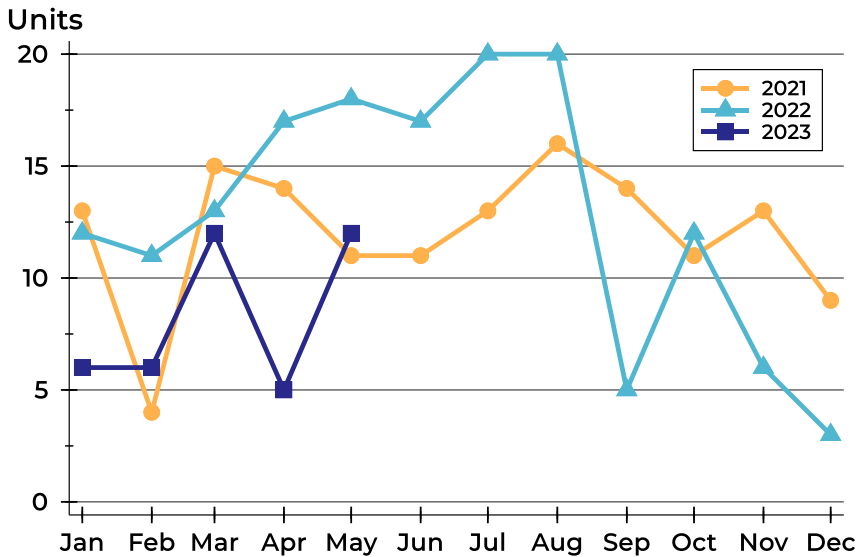
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	16.7%	115,700	115,700	2	2	111.1%	111.1%
\$125,000-\$149,999	1	8.3%	125,000	125,000	23	23	80.0%	80.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	25.0%	242,600	249,900	12	8	100.0%	100.0%
\$250,000-\$299,999	2	16.7%	261,000	261,000	7	7	100.0%	100.0%
\$300,000-\$399,999	2	16.7%	364,500	364,500	21	21	100.0%	100.0%
\$400,000-\$499,999	1	8.3%	495,000	495,000	35	35	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	8.3%	850,000	850,000	33	33	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



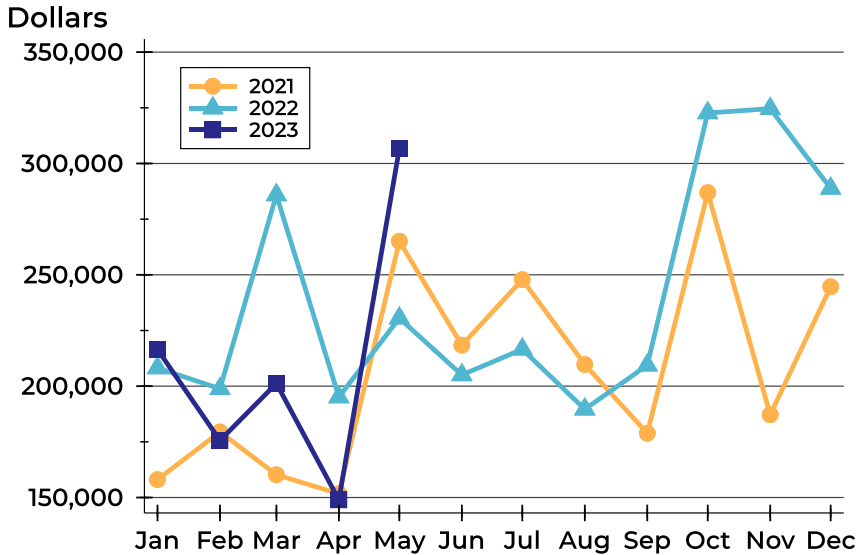
**May
2023**

Sunflower MLS Statistics



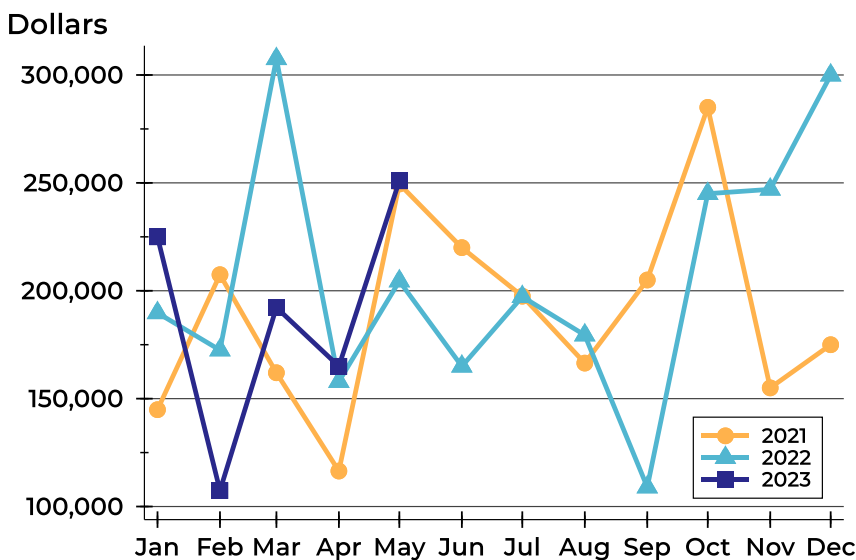
Jackson County New Listings Analysis

Average Price



Month	2021	2022	2023
January	158,029	208,175	216,492
February	179,450	198,832	175,617
March	160,220	285,862	201,233
April	151,686	195,112	148,940
May	265,105	230,539	306,683
June	218,427	205,038	
July	247,854	216,580	
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	225,000
February	207,450	172,500	107,400
March	162,000	307,500	192,250
April	116,450	157,900	165,000
May	249,500	204,499	250,950
June	220,000	165,000	
July	197,500	197,250	
August	166,475	179,450	
September	205,000	109,000	
October	285,000	245,000	
November	155,000	247,000	
December	175,000	299,900	



Jackson County Contracts Written Analysis

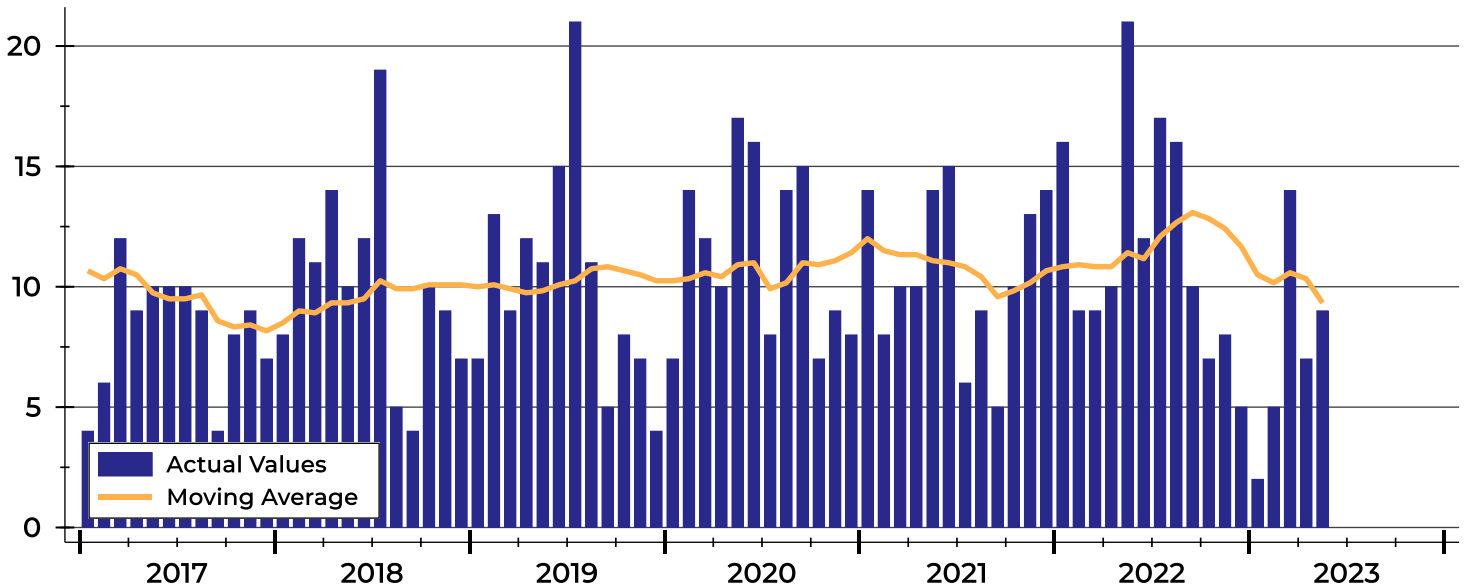
Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		9	21	-57.1%	37	65	-43.1%
Volume (1,000s)		1,569	5,171	-69.7%	8,086	14,662	-44.9%
Average	Sale Price	174,378	246,243	-29.2%	218,528	225,570	-3.1%
	Days on Market	16	15	6.7%	30	20	50.0%
	Percent of Original	100.0%	96.4%	3.7%	96.4%	96.7%	-0.3%
Median	Sale Price	169,900	209,000	-18.7%	219,500	199,950	9.8%
	Days on Market	11	6	83.3%	10	6	66.7%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 9 contracts for sale were written in Jackson County during the month of May, down from 21 in 2022. The median list price of these homes was \$169,900, down from \$209,000 the prior year.

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

History of Contracts Written

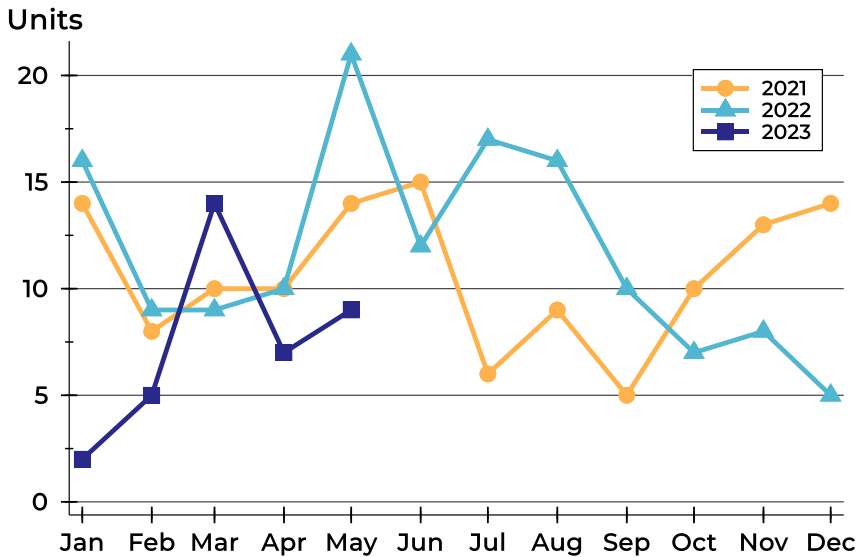
Units





Jackson County Contracts Written Analysis

Contracts Written by Month



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

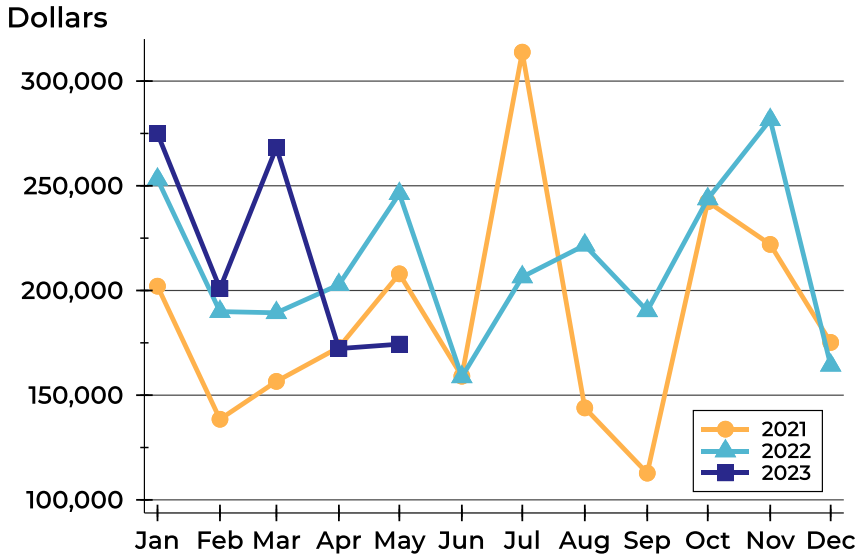
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	11.1%	49,900	49,900	15	15	100.0%	100.0%
\$50,000-\$99,999	1	11.1%	87,900	87,900	60	60	97.8%	97.8%
\$100,000-\$124,999	1	11.1%	114,900	114,900	3	3	122.3%	122.3%
\$125,000-\$149,999	1	11.1%	125,000	125,000	23	23	80.0%	80.0%
\$150,000-\$174,999	1	11.1%	169,900	169,900	24	24	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	22.2%	249,900	249,900	5	5	100.0%	100.0%
\$250,000-\$299,999	2	22.2%	261,000	261,000	7	7	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



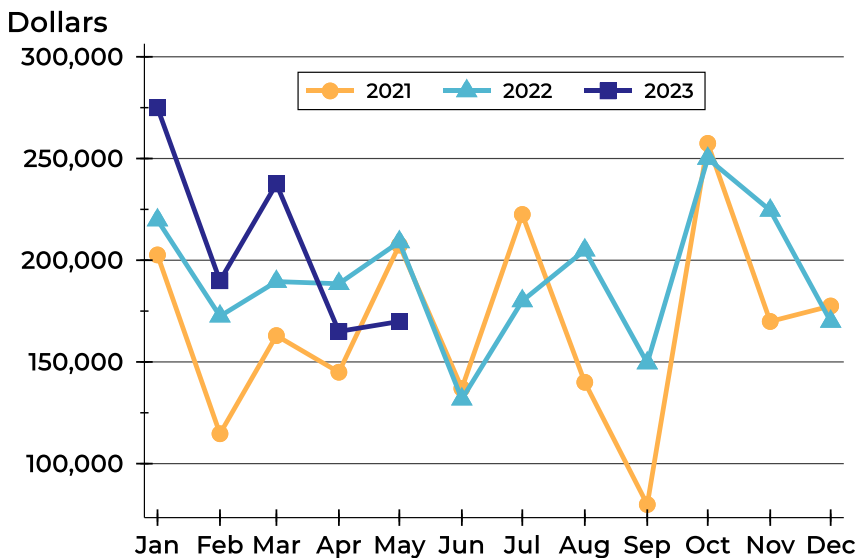
Jackson County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	202,055	253,125	274,950
February	138,500	189,917	200,930
March	156,580	189,356	268,271
April	172,820	202,750	172,257
May	207,968	246,243	174,378
June	159,073	158,737	
July	313,833	206,476	
August	143,933	221,638	
September	112,770	190,290	
October	242,380	243,743	
November	222,011	281,550	
December	175,186	164,260	

Median Price

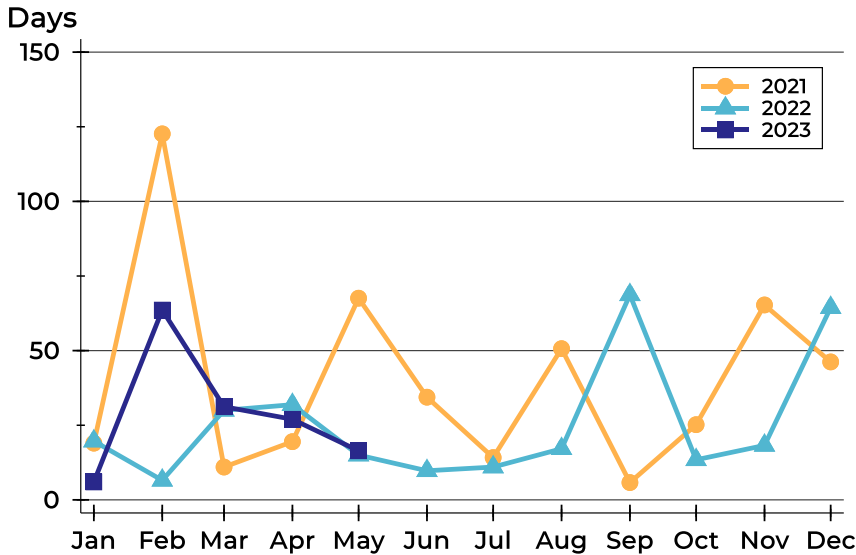


Month	2021	2022	2023
January	202,613	219,750	274,950
February	114,700	172,500	189,900
March	162,950	189,500	237,500
April	144,950	188,450	165,000
May	207,450	209,000	169,900
June	137,000	131,700	
July	222,500	180,000	
August	140,000	204,950	
September	79,900	149,450	
October	257,450	250,000	
November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



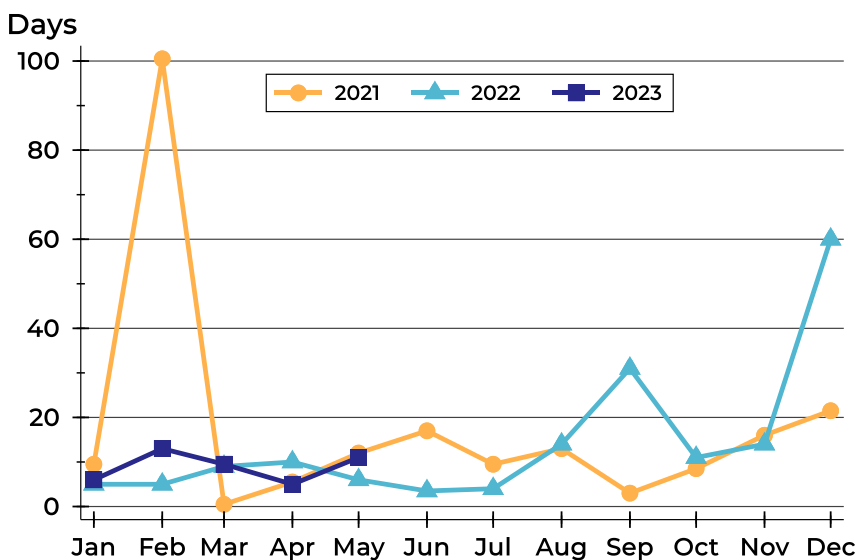
Jackson County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	19	20	6
February	123	7	64
March	11	30	31
April	20	32	27
May	68	15	16
June	34	10	
July	14	11	
August	51	17	
September	6	69	
October	25	13	
November	65	18	
December	46	64	

Median DOM



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



Jackson County Pending Contracts Analysis

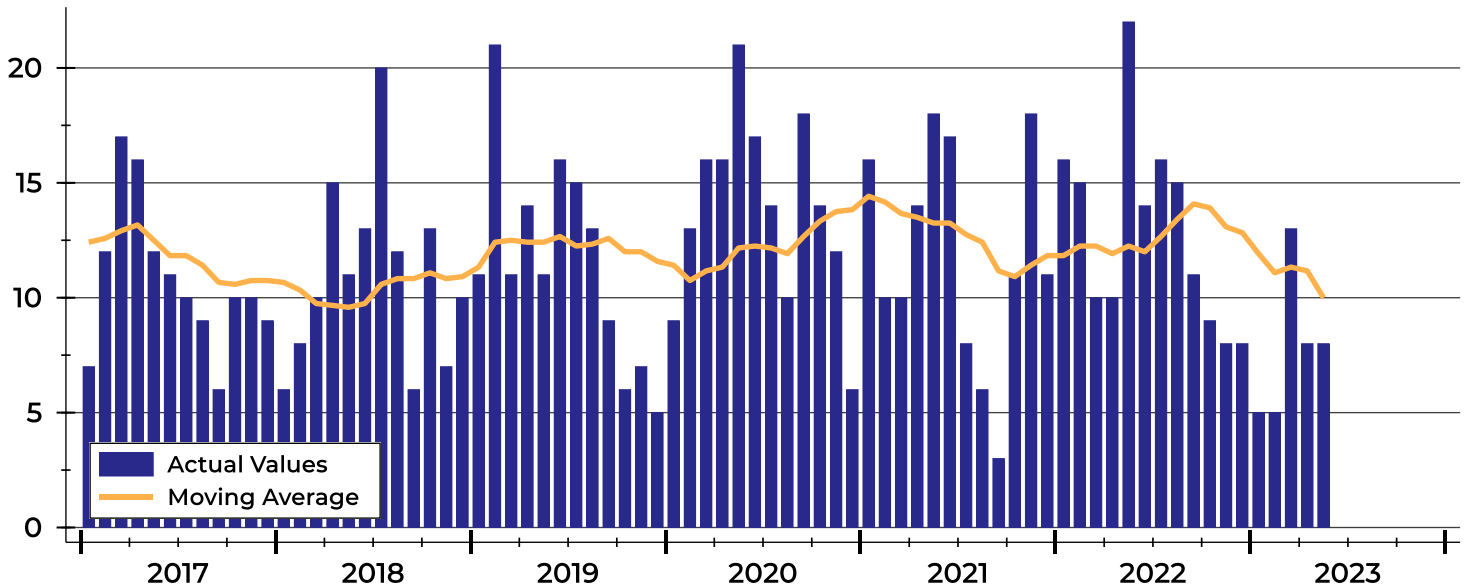
Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		8	22	-63.6%
Volume (1,000s)		1,384	5,740	-75.9%
Average	List Price	173,050	260,918	-33.7%
	Days on Market	20	11	81.8%
	Percent of Original	99.7%	100.0%	-0.3%
Median	List Price	152,400	234,450	-35.0%
	Days on Market	17	6	183.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Jackson County had contracts pending at the end of May, down from 22 contracts pending at the end of May 2022.

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

History of Pending Contracts

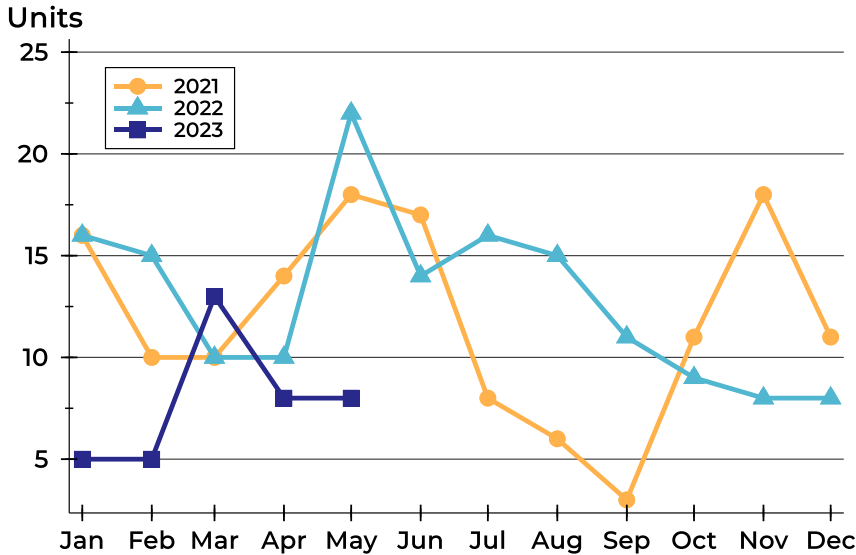
Units





Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

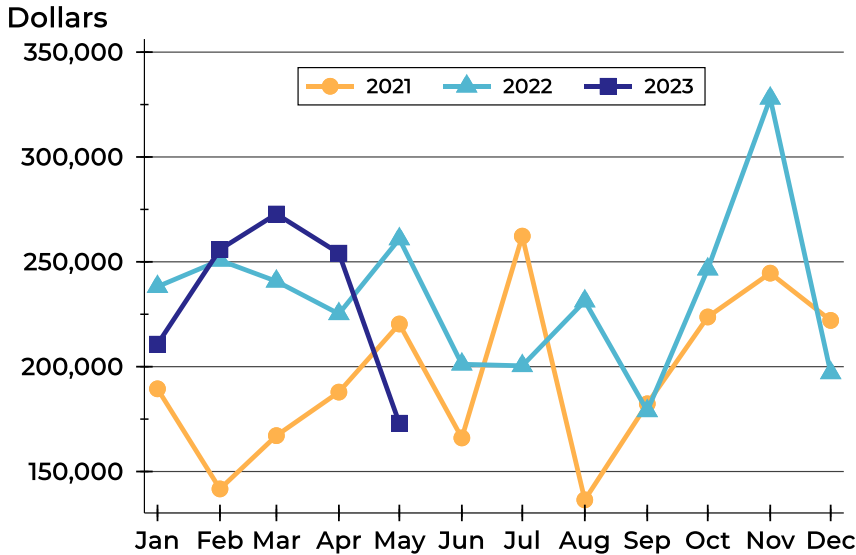
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	87,900	87,900	60	60	97.8%	97.8%
\$100,000-\$124,999	1	12.5%	114,900	114,900	3	3	100.0%	100.0%
\$125,000-\$149,999	2	25.0%	129,950	129,950	26	26	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	169,900	169,900	24	24	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	25.0%	249,900	249,900	5	5	100.0%	100.0%
\$250,000-\$299,999	1	12.5%	252,000	252,000	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
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



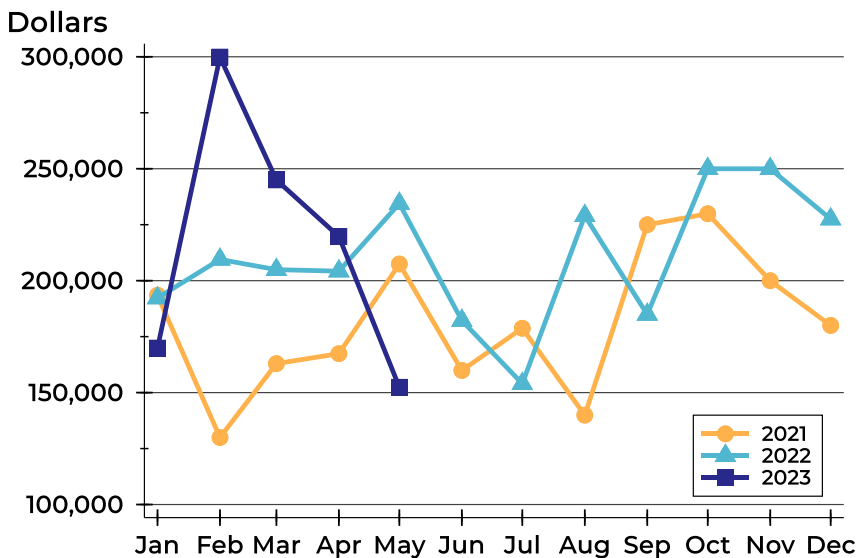
Jackson County Pending Contracts Analysis

Average Price



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

Median Price

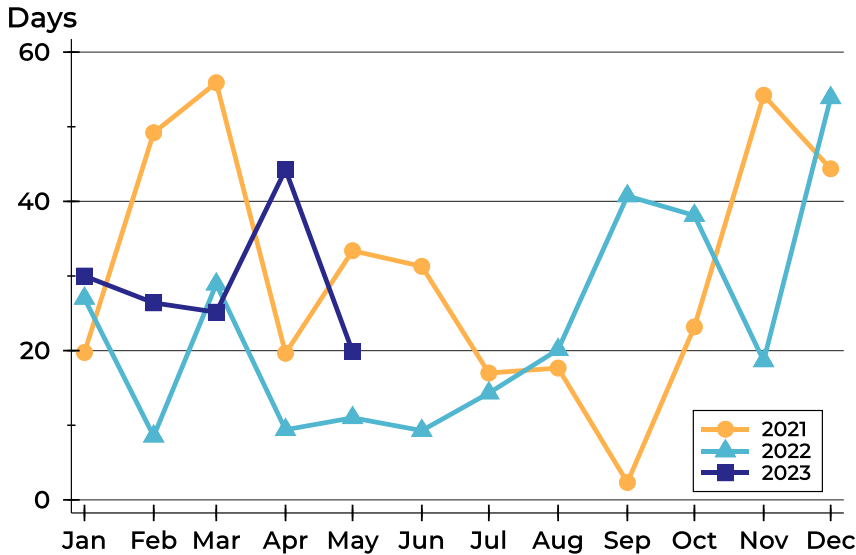


Month	2021	2022	2023
January	193,500	192,250	169,900
February	129,950	209,500	299,900
March	162,950	204,925	245,000
April	167,400	204,250	219,750
May	207,450	234,450	152,400
June	159,900	182,200	
July	178,750	154,000	
August	139,950	229,000	
September	225,000	184,900	
October	229,900	250,000	
November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



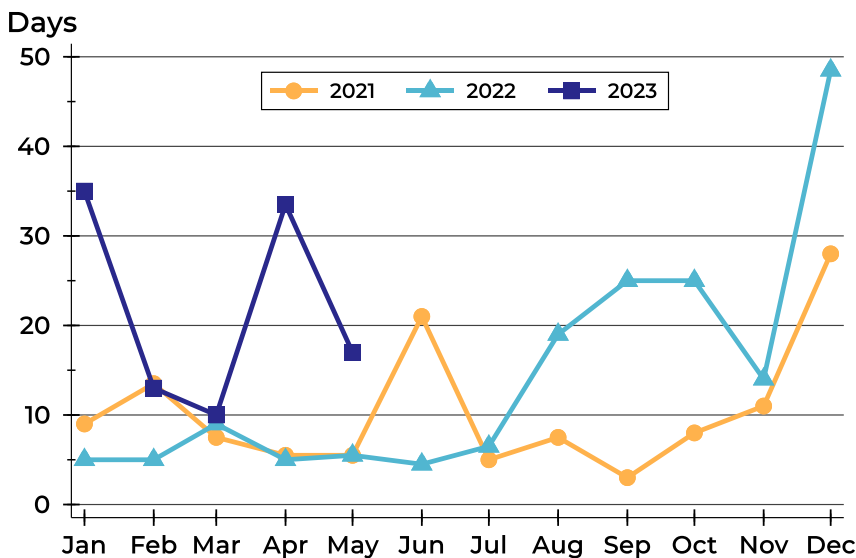
Jackson County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Fell in May

Total home sales in Jefferson County fell last month to 14 units, compared to 15 units in May 2022. Total sales volume was \$3.5 million, up from a year earlier.

The median sale price in May was \$223,000, up from \$220,000 a year earlier. Homes that sold in May were typically on the market for 10 days and sold for 100.0% of their list prices.

Jefferson County Active Listings Up at End of May

The total number of active listings in Jefferson County at the end of May was 17 units, up from 5 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 May was \$349,900.

During May, a total of 8 contracts were written down from 9 in May 2022. At the end of the month, there were 12 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Jefferson County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		14	15	24	53	68	71
Change from prior year		-6.7%	-37.5%	41.2%	-22.1%	-4.2%	24.6%
Active Listings		17	5	14	N/A	N/A	N/A
Change from prior year		240.0%	-64.3%	-26.3%			
Months' Supply		1.3	0.3	0.9	N/A	N/A	N/A
Change from prior year		333.3%	-66.7%	-47.1%			
New Listings		15	11	15	65	64	85
Change from prior year		36.4%	-26.7%	7.1%	1.6%	-24.7%	18.1%
Contracts Written		8	9	16	55	65	83
Change from prior year		-11.1%	-43.8%	-15.8%	-15.4%	-21.7%	12.2%
Pending Contracts		12	12	18	N/A	N/A	N/A
Change from prior year		0.0%	-33.3%	5.9%			
Sales Volume (1,000s)		3,476	3,427	4,388	12,063	15,376	13,198
Change from prior year		1.4%	-21.9%	55.7%	-21.5%	16.5%	36.6%
Average	Sale Price	248,286	228,443	182,850	227,596	226,113	185,883
	Change from prior year	8.7%	24.9%	10.3%	0.7%	21.6%	9.6%
	List Price of Actives	376,765	210,080	287,411	N/A	N/A	N/A
	Change from prior year	79.3%	-26.9%	101.5%			
	Days on Market	43	4	10	30	24	20
Change from prior year	975.0%	-60.0%	-81.1%	25.0%	20.0%	-51.2%	
	Percent of List	100.2%	102.2%	102.5%	98.1%	100.9%	101.2%
Change from prior year		-2.0%	-0.3%	6.5%	-2.8%	-0.3%	4.9%
	Percent of Original	95.6%	102.2%	100.9%	95.8%	100.4%	100.1%
Change from prior year		-6.5%	1.3%	11.2%	-4.6%	0.3%	7.9%
Median	Sale Price	223,000	220,000	175,750	195,000	189,500	180,000
	Change from prior year	1.4%	25.2%	10.5%	2.9%	5.3%	17.6%
	List Price of Actives	349,900	138,000	132,425	N/A	N/A	N/A
	Change from prior year	153.6%	4.2%	-1.9%			
	Days on Market	10	3	4	10	6	4
Change from prior year	233.3%	-25.0%	-78.9%	66.7%	50.0%	-77.8%	
	Percent of List	100.0%	100.0%	100.9%	100.0%	100.0%	100.0%
Change from prior year		0.0%	-0.9%	3.8%	0.0%	0.0%	1.7%
	Percent of Original	97.7%	100.0%	100.8%	97.5%	100.0%	100.0%
Change from prior year		-2.3%	-0.8%	5.2%	-2.5%	0.0%	3.5%

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



**May
2023**

Sunflower MLS Statistics



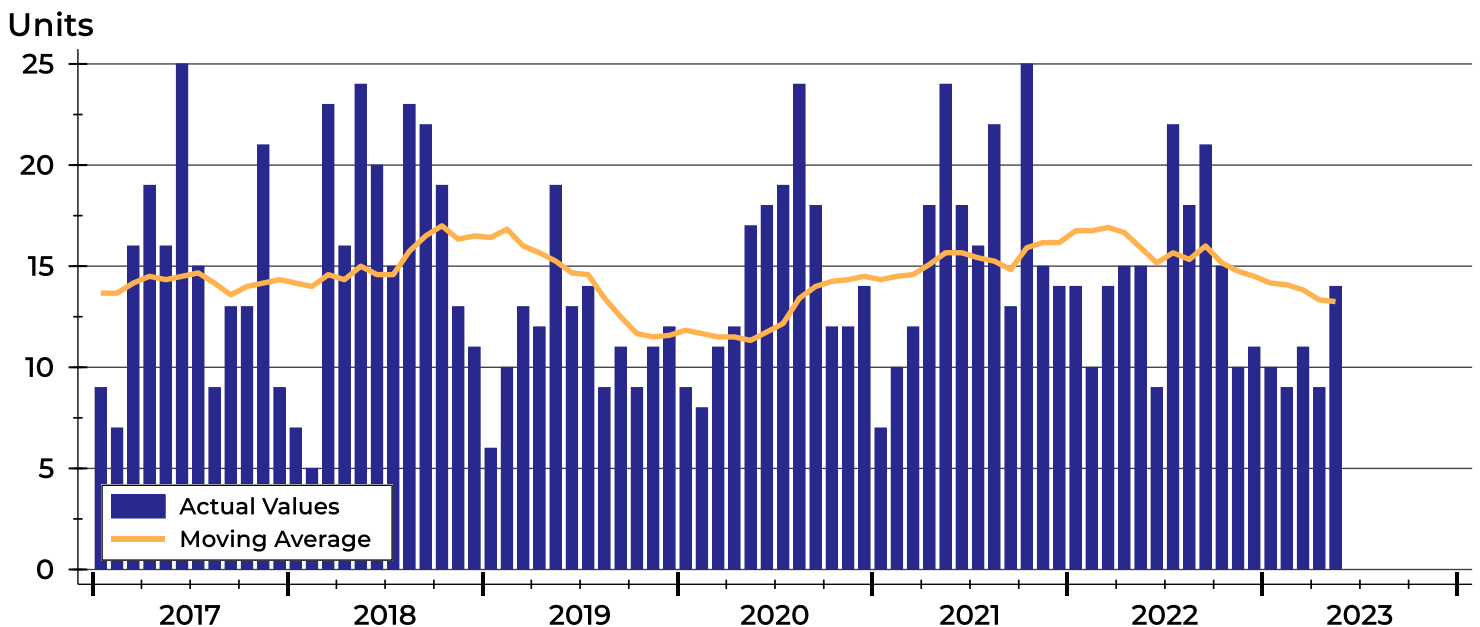
Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		14	15	-6.7%	53	68	-22.1%
Volume (1,000s)		3,476	3,427	1.4%	12,063	15,376	-21.5%
Months' Supply		1.3	0.3	333.3%	N/A	N/A	N/A
Average	Sale Price	248,286	228,443	8.7%	227,596	226,113	0.7%
	Days on Market	43	4	975.0%	30	24	25.0%
	Percent of List	100.2%	102.2%	-2.0%	98.1%	100.9%	-2.8%
	Percent of Original	95.6%	102.2%	-6.5%	95.8%	100.4%	-4.6%
Median	Sale Price	223,000	220,000	1.4%	195,000	189,500	2.9%
	Days on Market	10	3	233.3%	10	6	66.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.7%	100.0%	-2.3%	97.5%	100.0%	-2.5%

A total of 14 homes sold in Jefferson County in May, down from 15 units in May 2022. Total sales volume was essentially unchanged from the previous year's figure of \$3.4 million.

The median sales price in May was \$223,000, up 1.4% compared to the prior year. Median days on market was 10 days, up from 4 days in April, and up from 3 in May 2022.

History of Closed Listings





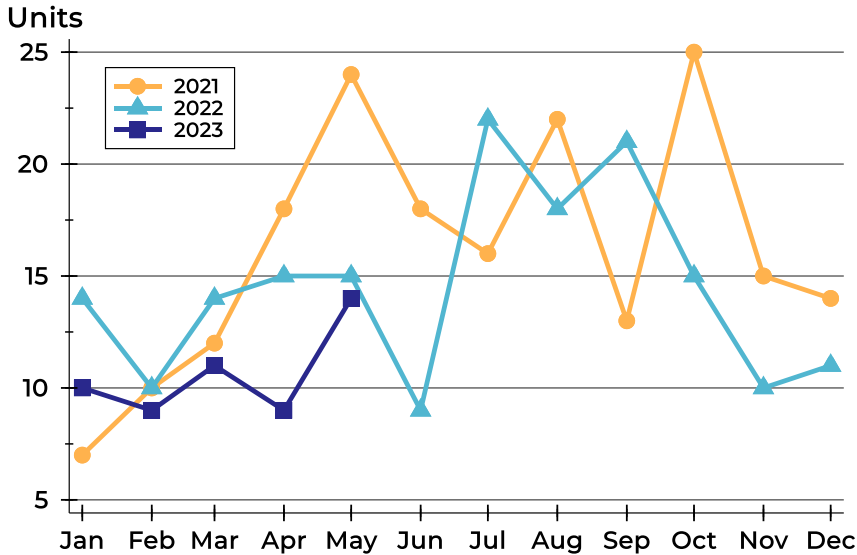
**May
2023**

Sunflower MLS Statistics



Jefferson County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	21.4%	2.2	68,000	57,500	80	114	97.9%	100.0%	89.7%	97.5%
\$100,000-\$124,999	1	7.1%	1.7	109,000	109,000	16	16	100.0%	100.0%	91.6%	91.6%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	7.1%	0.0	150,000	150,000	95	95	105.0%	105.0%	94.3%	94.3%
\$175,000-\$199,999	1	7.1%	0.5	180,000	180,000	4	4	105.9%	105.9%	105.9%	105.9%
\$200,000-\$249,999	2	14.3%	0.4	223,000	223,000	8	8	98.3%	98.3%	94.1%	94.1%
\$250,000-\$299,999	1	7.1%	1.1	260,000	260,000	5	5	102.0%	102.0%	102.0%	102.0%
\$300,000-\$399,999	3	21.4%	1.8	325,333	320,000	75	40	98.0%	100.0%	93.7%	98.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	14.3%	24.0	575,500	575,500	5	5	102.9%	102.9%	102.9%	102.9%
\$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



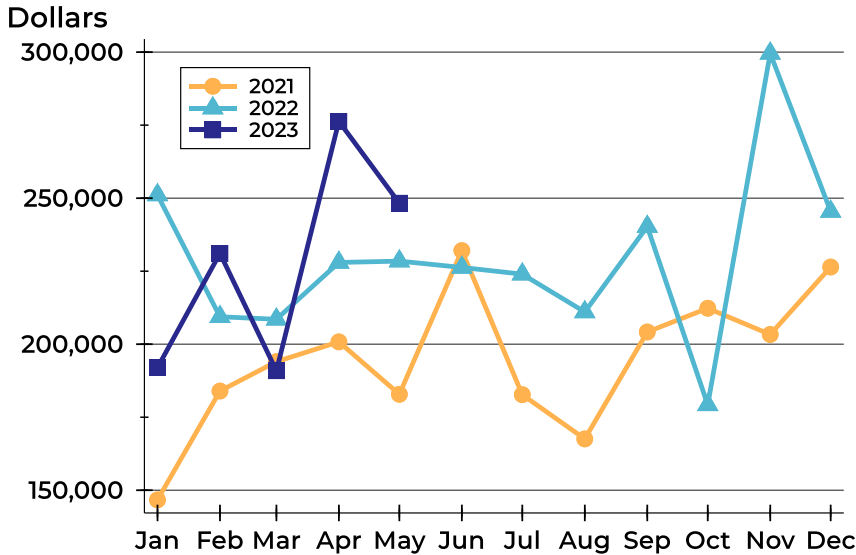
**May
2023**

Sunflower MLS Statistics



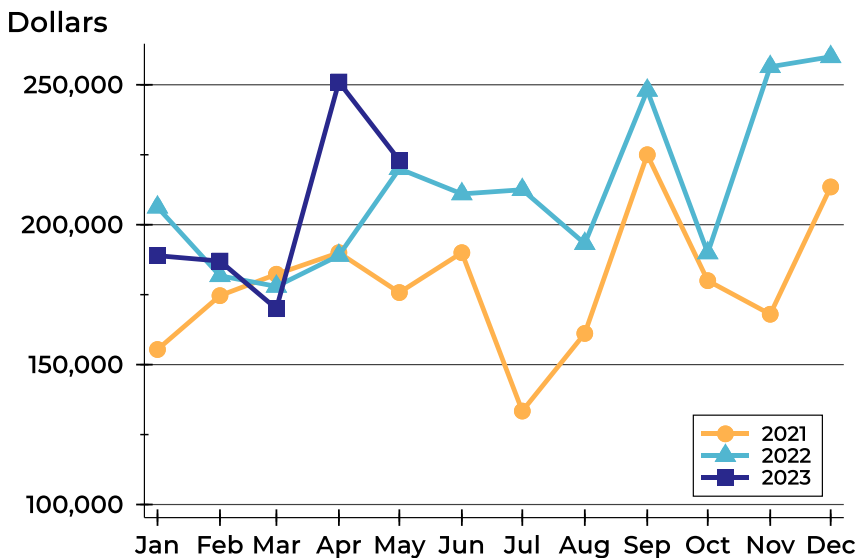
Jefferson County Closed Listings Analysis

Average Price



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

Median Price

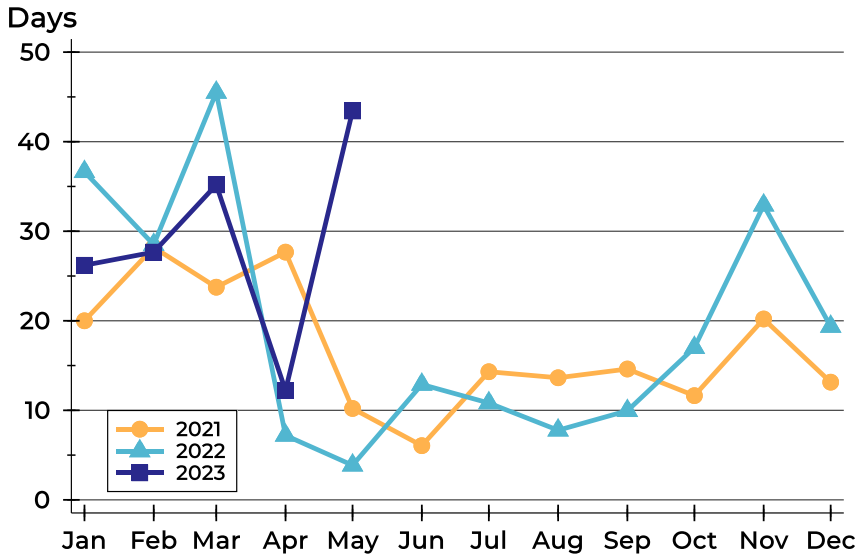


Month	2021	2022	2023
January	155,400	206,250	188,950
February	174,650	181,750	187,000
March	182,300	177,950	170,000
April	190,000	189,000	251,000
May	175,750	220,000	223,000
June	190,000	211,000	
July	133,400	212,500	
August	161,150	193,250	
September	225,000	248,000	
October	180,000	189,900	
November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



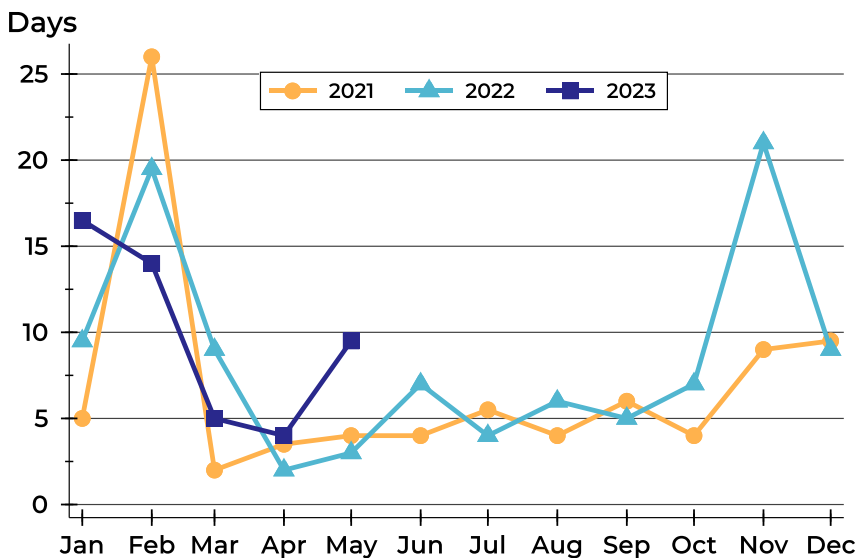
Jefferson County Closed Listings Analysis

Average DOM



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

Median DOM



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



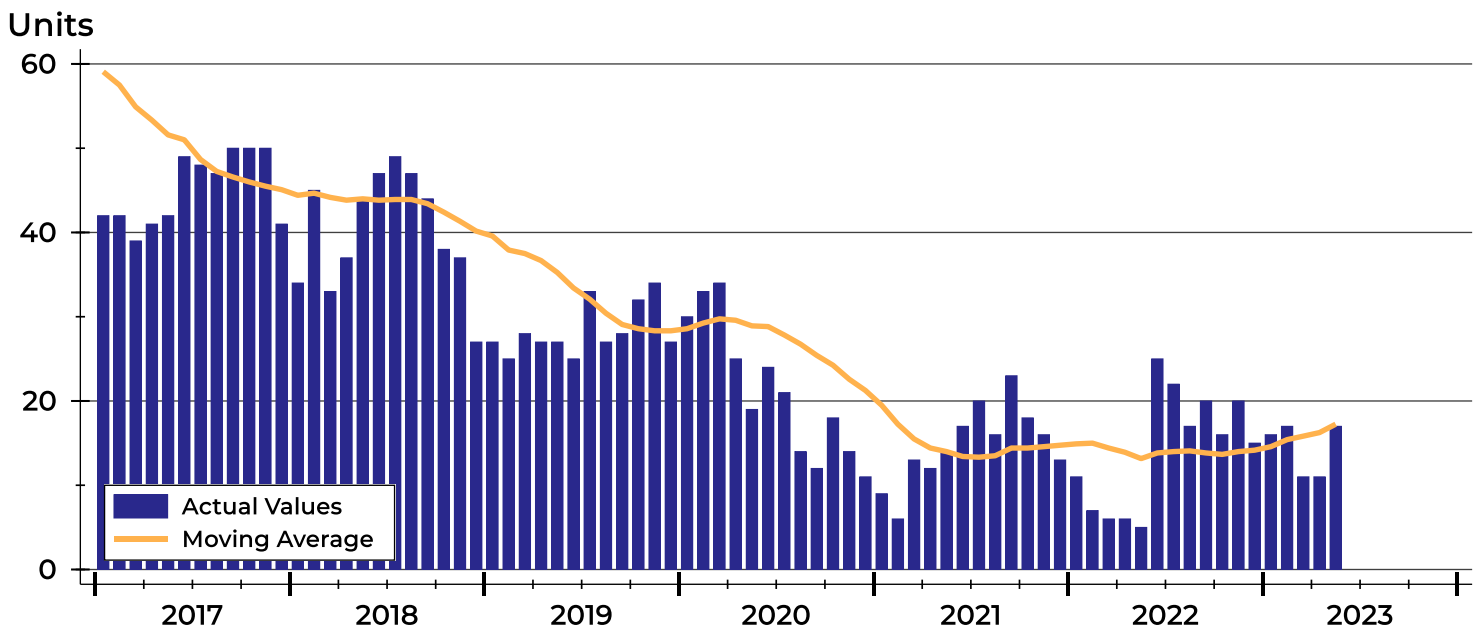
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		17	5	240.0%
Volume (1,000s)		6,405	1,050	510.0%
Months' Supply		1.3	0.3	333.3%
Average	List Price	376,765	210,080	79.3%
	Days on Market	54	45	20.0%
	Percent of Original	98.3%	96.1%	2.3%
Median	List Price	349,900	138,000	153.6%
	Days on Market	18	22	-18.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 17 homes were available for sale in Jefferson County at the end of May. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of May was \$349,900, up 153.6% from 2022. The typical time on market for active listings was 18 days, down from 22 days a year earlier.

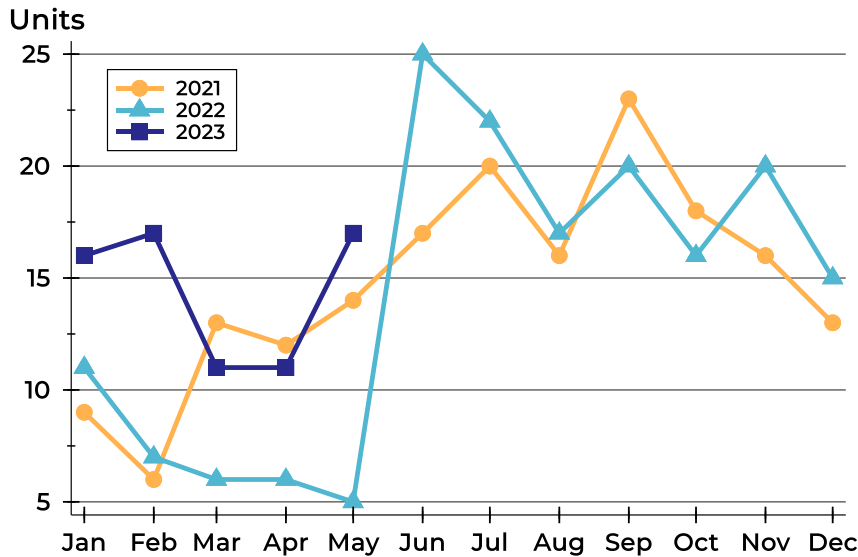
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



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

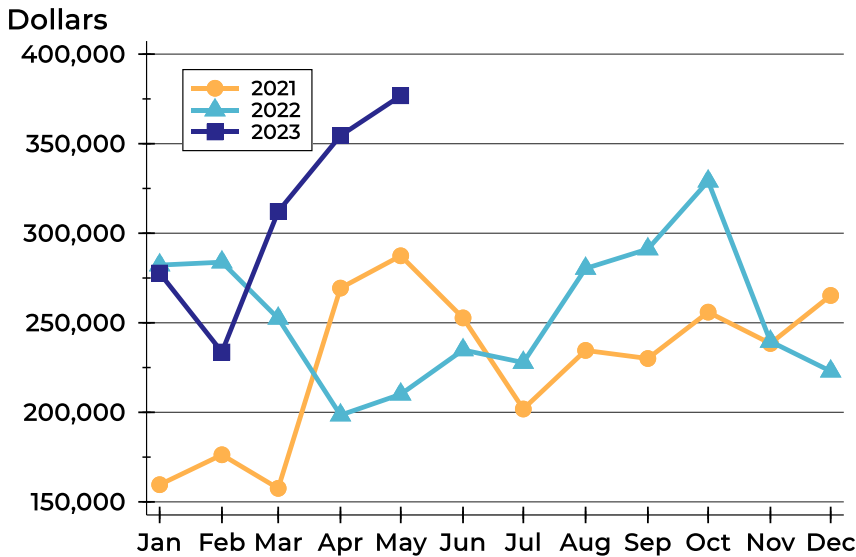
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	11.8%	2.2	67,500	67,500	8	8	100.0%	100.0%
\$100,000-\$124,999	1	5.9%	1.7	118,000	118,000	209	209	79.7%	79.7%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	5.9%	0.5	175,000	175,000	77	77	100.0%	100.0%
\$200,000-\$249,999	1	5.9%	0.4	249,000	249,000	148	148	100.0%	100.0%
\$250,000-\$299,999	2	11.8%	1.1	282,400	282,400	111	111	100.0%	100.0%
\$300,000-\$399,999	4	23.5%	1.8	353,425	354,450	16	10	100.0%	100.0%
\$400,000-\$499,999	1	5.9%	N/A	439,900	439,900	21	21	98.0%	98.0%
\$500,000-\$749,999	4	23.5%	24.0	622,400	632,400	29	12	98.4%	100.0%
\$750,000-\$999,999	1	5.9%	N/A	820,000	820,000	50	50	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



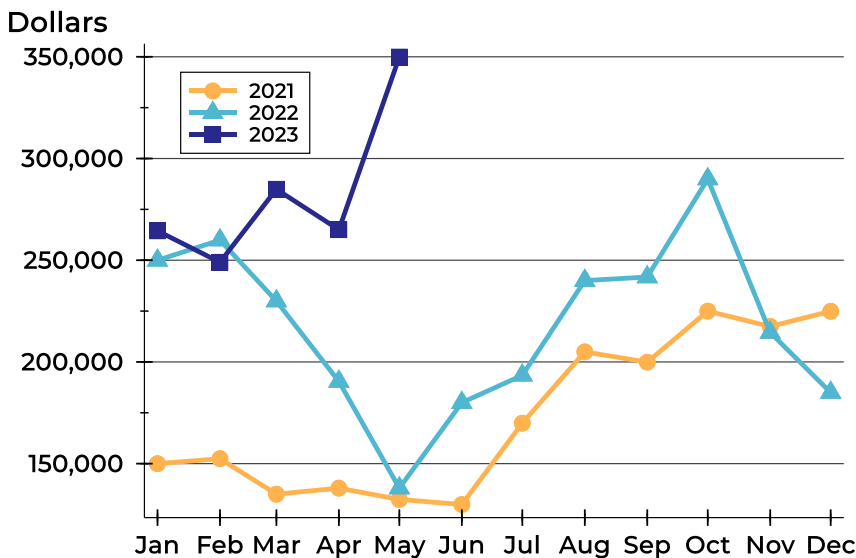
Jefferson County Active Listings Analysis

Average Price



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

Median Price

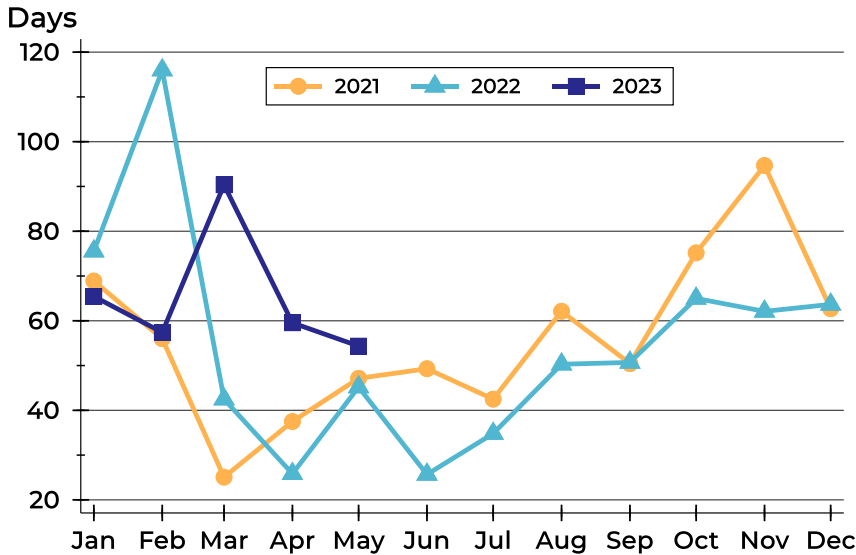


Month	2021	2022	2023
January	150,000	249,950	264,450
February	152,450	259,900	249,000
March	135,000	229,950	284,900
April	137,975	190,400	265,000
May	132,425	138,000	349,900
June	129,900	180,000	
July	169,900	193,450	
August	204,950	240,000	
September	199,900	241,750	
October	225,000	289,950	
November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



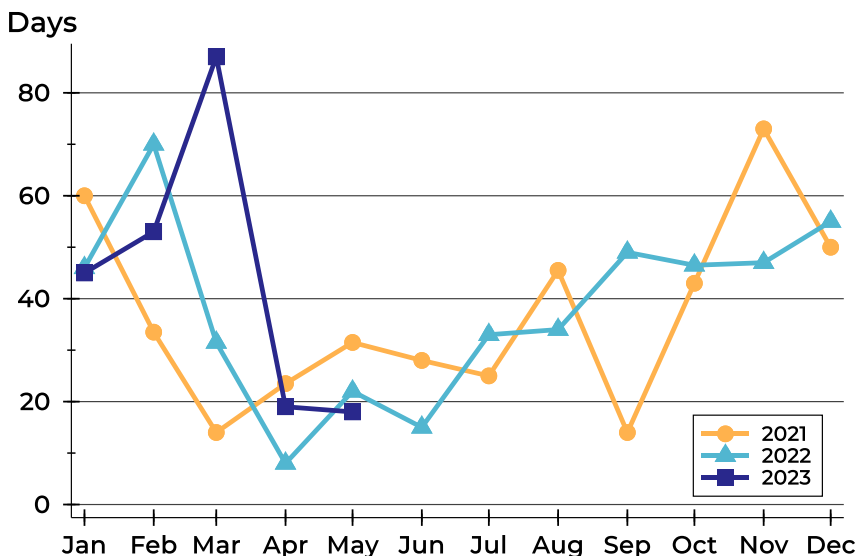
Jefferson County Active Listings Analysis

Average DOM



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

Median DOM

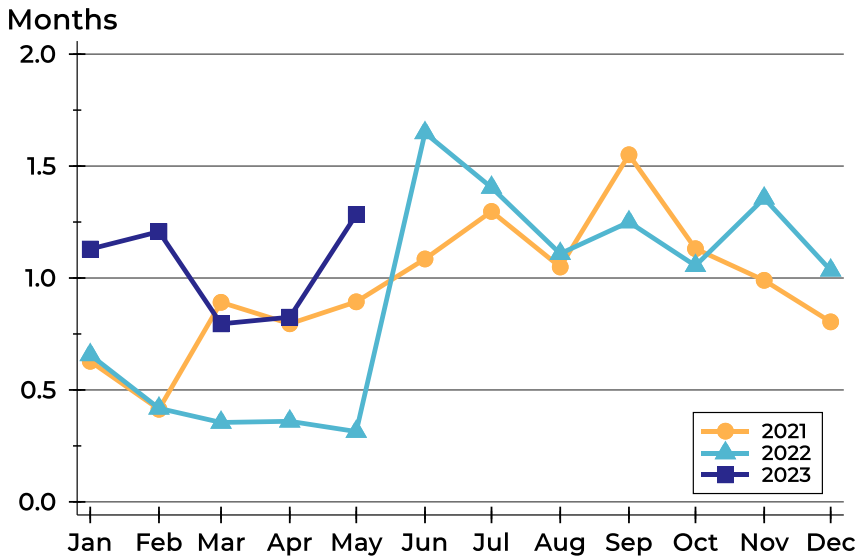


Month	2021	2022	2023
January	60	46	45
February	34	70	53
March	14	32	87
April	24	8	19
May	32	22	18
June	28	15	
July	25	33	
August	46	34	
September	14	49	
October	43	47	
November	73	47	
December	50	55	



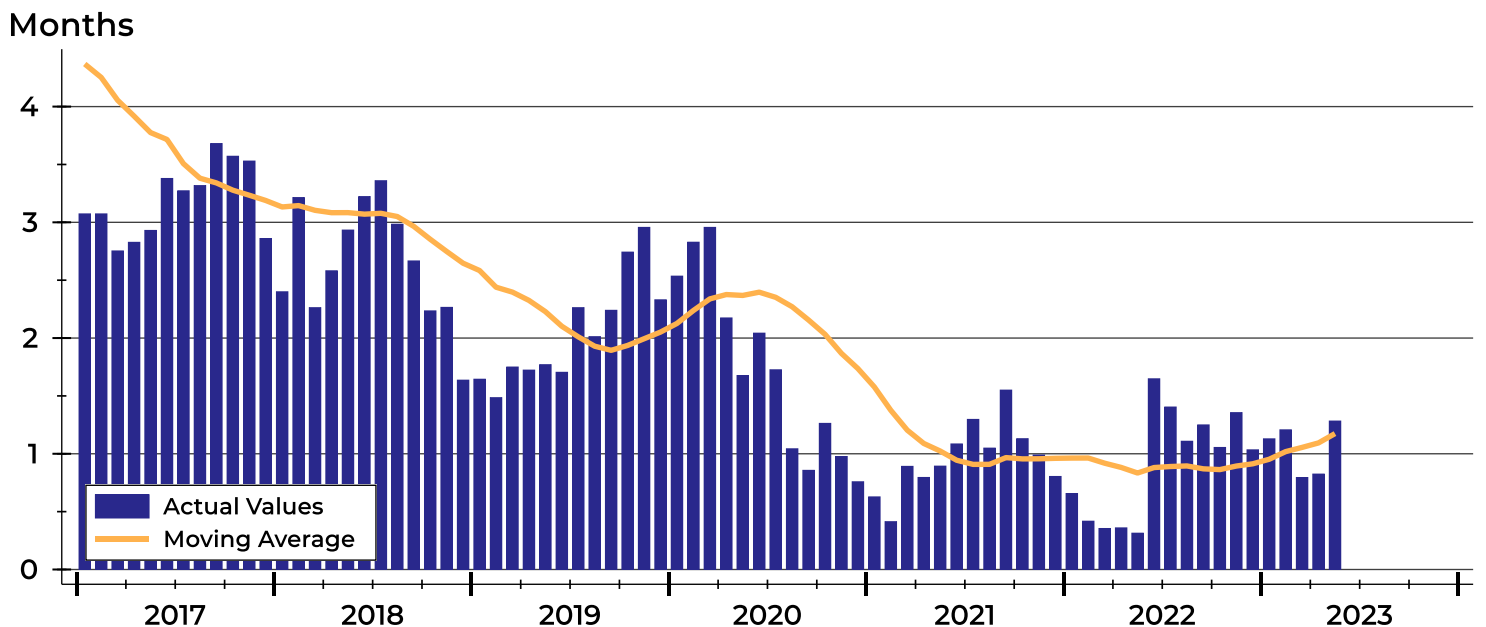
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.7	1.1
February	0.4	0.4	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	
July	1.3	1.4	
August	1.0	1.1	
September	1.6	1.3	
October	1.1	1.1	
November	1.0	1.4	
December	0.8	1.0	

History of Month's Supply





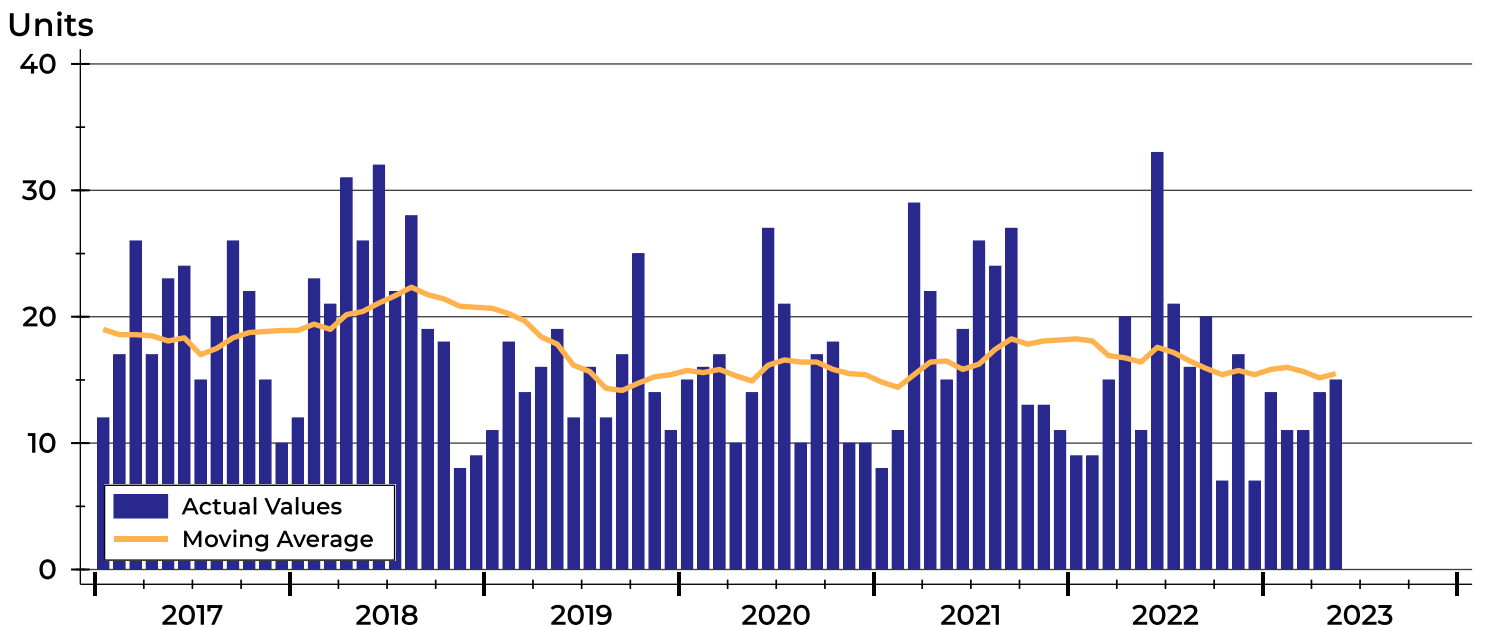
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	15	11	36.4%
	Volume (1,000s)	4,127	2,391	72.6%
	Average List Price	275,127	217,345	26.6%
	Median List Price	279,900	175,000	59.9%
Year-to-Date	New Listings	65	64	1.6%
	Volume (1,000s)	18,457	13,737	34.4%
	Average List Price	283,951	214,644	32.3%
	Median List Price	249,000	184,500	35.0%

A total of 15 new listings were added in Jefferson County during May, up 36.4% from the same month in 2022. Year-to-date Jefferson County has seen 65 new listings.

The median list price of these homes was \$279,900 up from \$175,000 in 2022.

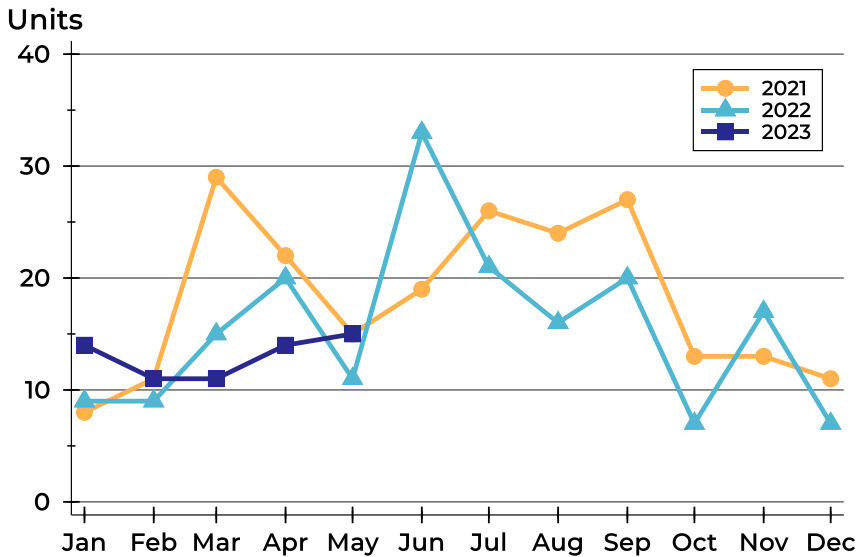
History of New Listings





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	14
May	15	11	15
June	19	33	33
July	26	21	21
August	24	16	16
September	27	20	20
October	13	7	7
November	13	17	17
December	11	7	7

New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	20.0%	70,000	75,000	10	13	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	13.3%	137,450	137,450	4	4	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	169,000	169,000	2	2	100.0%	100.0%
\$175,000-\$199,999	1	6.7%	189,500	189,500	3	3	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	6.7%	279,900	279,900	8	8	100.0%	100.0%
\$300,000-\$399,999	4	26.7%	340,950	339,900	10	10	100.0%	100.0%
\$400,000-\$499,999	2	13.3%	469,950	469,950	18	18	96.6%	96.6%
\$500,000-\$749,999	1	6.7%	699,900	699,900	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



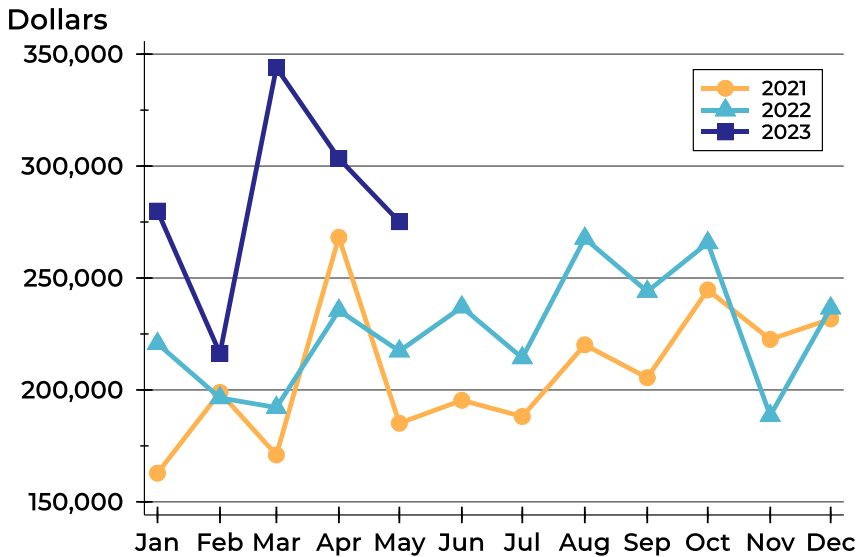
**May
2023**

Sunflower MLS Statistics



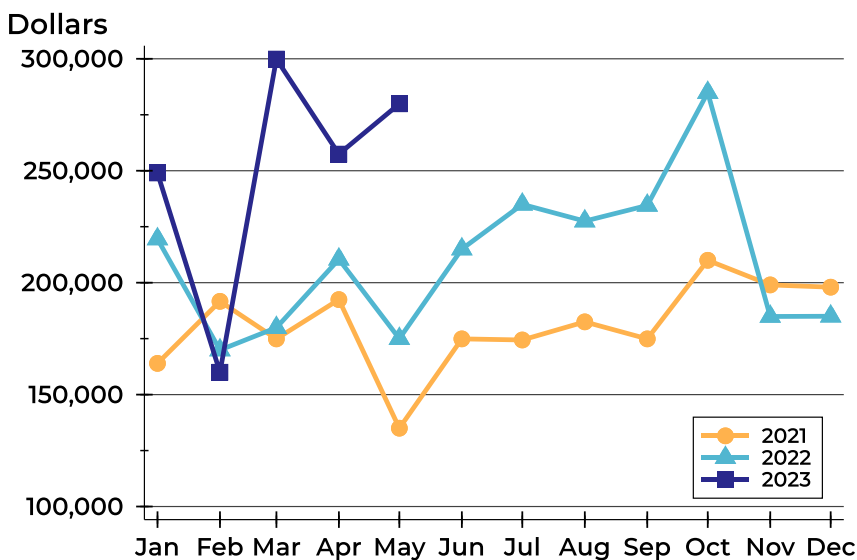
Jefferson County New Listings Analysis

Average Price



Month	2021	2022	2023
January	162,825	220,689	279,921
February	198,893	196,450	216,336
March	170,976	192,133	343,973
April	268,161	235,508	303,400
May	185,127	217,345	275,127
June	195,386	237,012	
July	188,135	214,314	
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	249,000
February	191,675	169,900	160,000
March	174,900	179,900	299,900
April	192,450	210,450	257,450
May	135,000	175,000	279,900
June	174,900	215,000	
July	174,400	235,000	
August	182,500	227,500	
September	174,900	234,500	
October	210,000	284,900	
November	199,000	184,900	
December	198,000	185,000	



**May
2023**

Sunflower MLS Statistics



Jefferson County Contracts Written Analysis

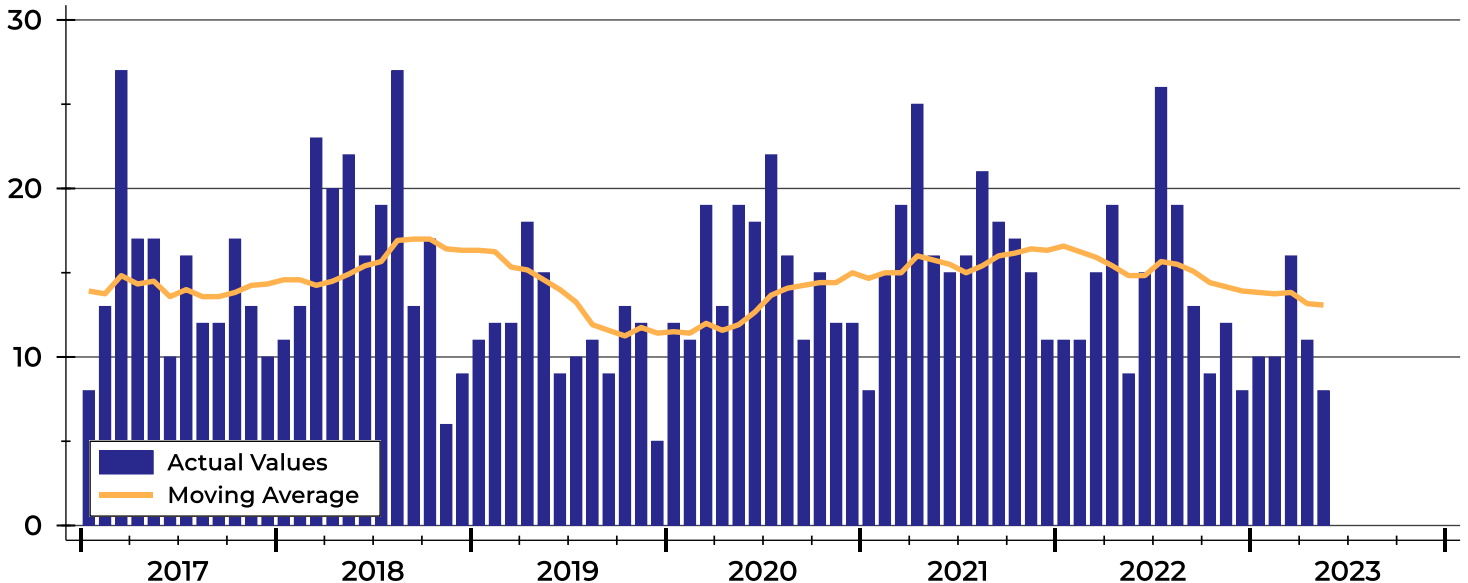
Summary Statistics for Contracts Written		2023	May 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		8	9	-11.1%	55	65	-15.4%
Volume (1,000s)		1,457	1,929	-24.5%	12,862	14,249	-9.7%
Average	Sale Price	182,175	214,311	-15.0%	233,853	219,208	6.7%
	Days on Market	7	3	133.3%	25	16	56.3%
	Percent of Original	98.2%	102.1%	-3.8%	97.1%	102.7%	-5.5%
Median	Sale Price	169,700	230,000	-26.2%	215,000	189,000	13.8%
	Days on Market	5	2	150.0%	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.7%	-0.7%

A total of 8 contracts for sale were written in Jefferson County during the month of May, down from 9 in 2022. The median list price of these homes was \$169,700, down from \$230,000 the prior year.

Half of the homes that went under contract in May were on the market less than 5 days, compared to 2 days in May 2022.

History of Contracts Written

Units





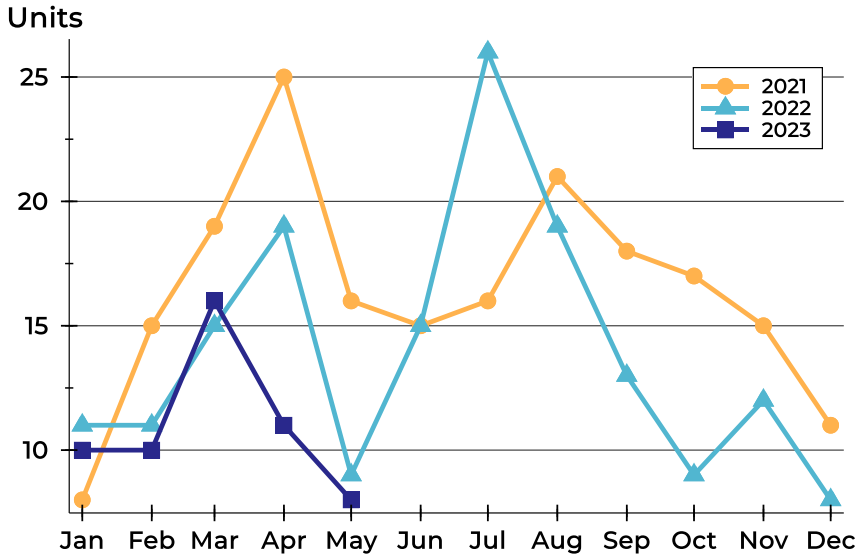
**May
2023**

Sunflower MLS Statistics



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	11
May	16	9	8
June	15	15	
July	16	26	
August	21	19	
September	18	13	
October	17	9	
November	15	12	
December	11	8	

Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	75,000	75,000	2	2	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	109,000	109,000	16	16	91.6%	91.6%
\$125,000-\$149,999	2	25.0%	137,450	137,450	4	4	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	12.5%	189,500	189,500	3	3	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	219,000	219,000	11	11	91.6%	91.6%
\$250,000-\$299,999	1	12.5%	265,000	265,000	13	13	102.6%	102.6%
\$300,000-\$399,999	1	12.5%	325,000	325,000	1	1	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



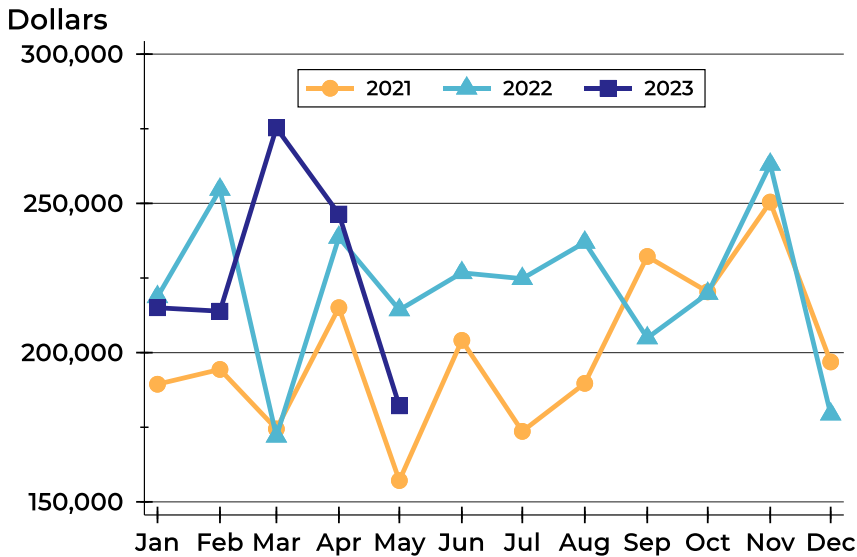
**May
2023**

Sunflower MLS Statistics



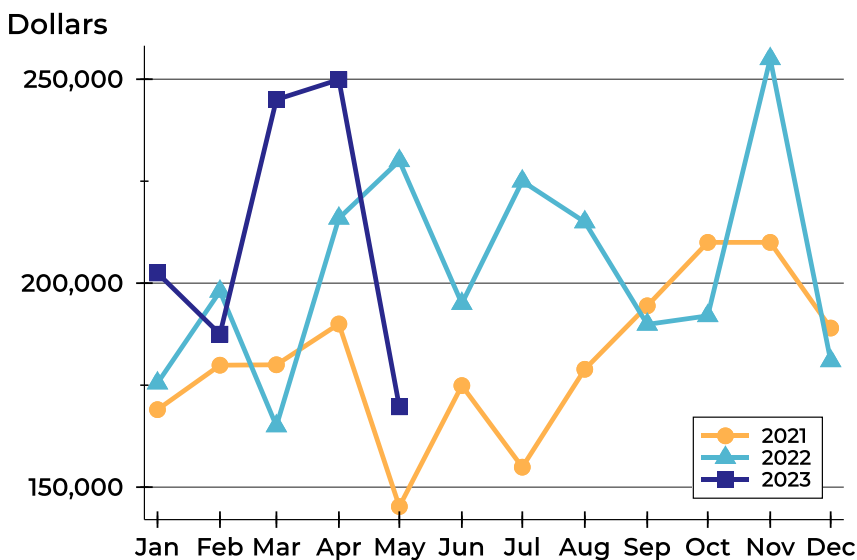
Jefferson County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	189,413	218,691	215,040
February	194,378	254,668	213,880
March	174,437	171,967	275,290
April	215,066	238,592	246,427
May	157,144	214,311	182,175
June	204,103	226,740	
July	173,613	224,781	
August	189,710	236,932	
September	232,219	204,908	
October	220,365	219,811	
November	250,440	263,063	
December	196,886	179,388	

Median Price

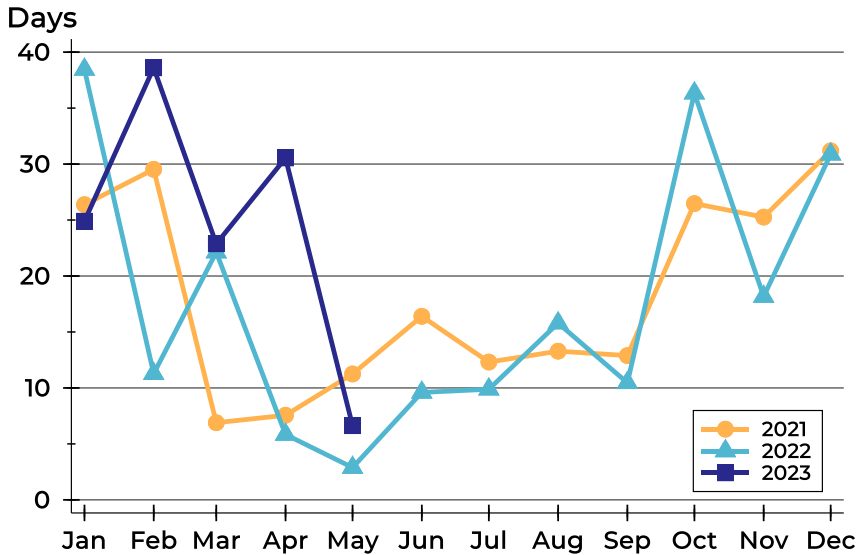


Month	2021	2022	2023
January	169,000	175,500	202,500
February	179,900	198,000	187,500
March	180,000	165,000	245,000
April	190,000	215,900	249,900
May	145,250	230,000	169,700
June	174,900	195,000	
July	154,900	225,000	
August	178,900	215,000	
September	194,450	189,900	
October	210,000	192,000	
November	210,000	255,000	
December	189,000	180,950	



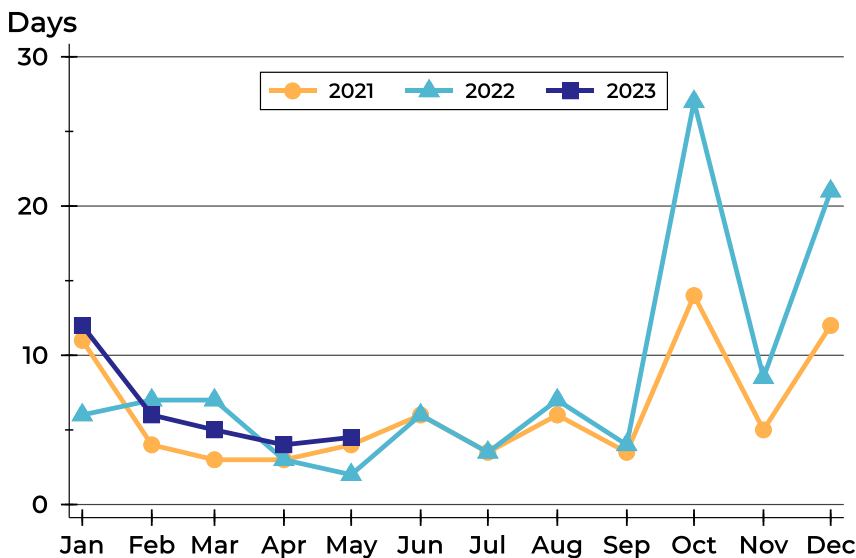
Jefferson County Contracts Written Analysis

Average DOM



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

Median DOM



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



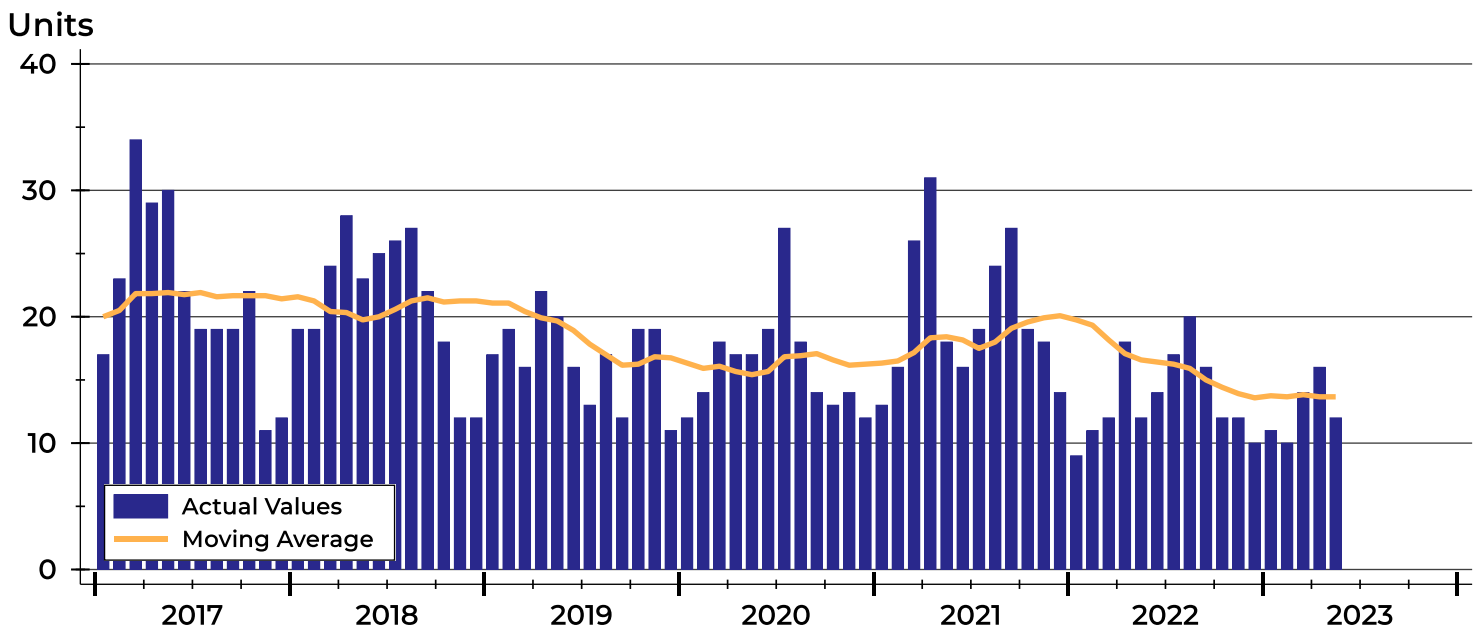
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		12	12	0.0%
Volume (1,000s)		2,614	2,892	-9.6%
Average	List Price	217,850	240,958	-9.6%
	Days on Market	4	8	-50.0%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	184,750	217,450	-15.0%
	Days on Market	3	4	-25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in Jefferson County had contracts pending at the end of May, the same number of contracts pending at the end of May 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.

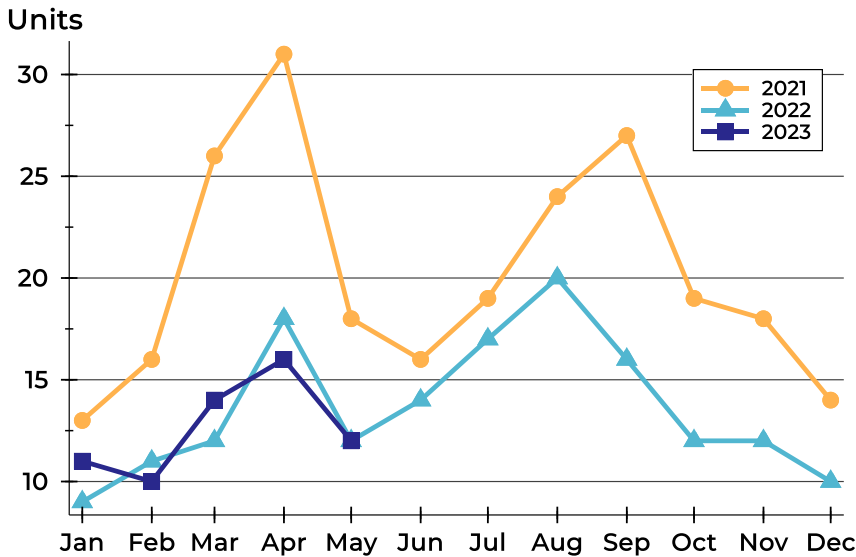
History of Pending Contracts





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	
July	19	17	
August	24	20	
September	27	16	
October	19	12	
November	18	12	
December	14	10	

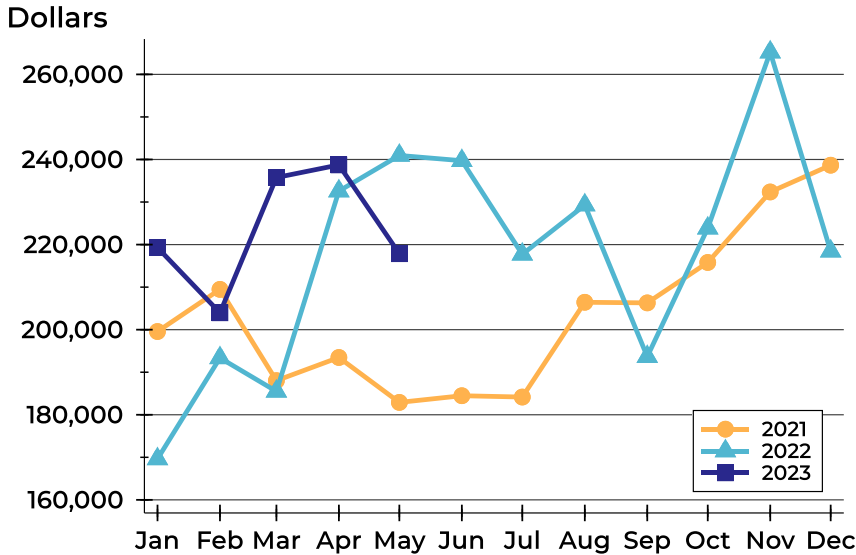
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	8.3%	75,000	75,000	2	2	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	4	33.3%	134,950	132,450	5	4	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	16.7%	184,750	184,750	2	2	100.0%	100.0%
\$200,000-\$249,999	1	8.3%	249,900	249,900	3	3	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	265,000	265,000	13	13	100.0%	100.0%
\$300,000-\$399,999	2	16.7%	320,000	320,000	1	1	100.0%	100.0%
\$400,000-\$499,999	1	8.3%	475,000	475,000	4	4	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



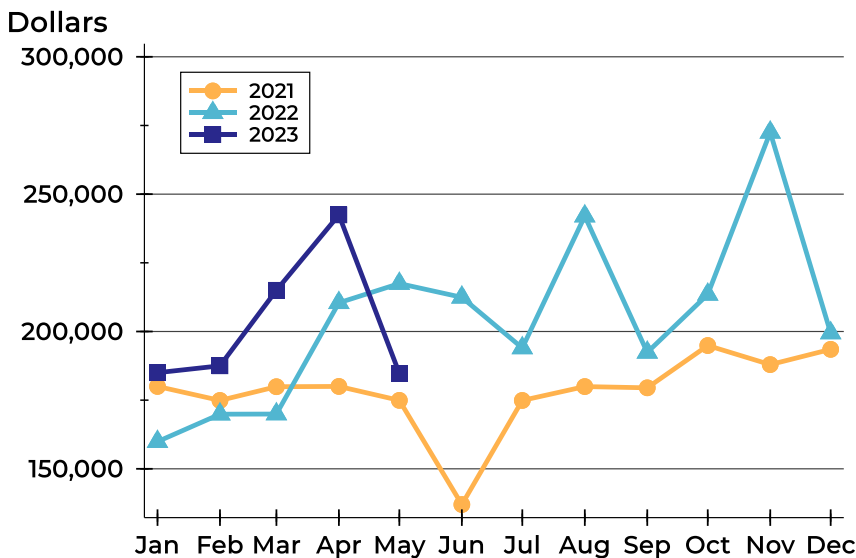
Jefferson County Pending Contracts Analysis

Average Price



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

Median Price

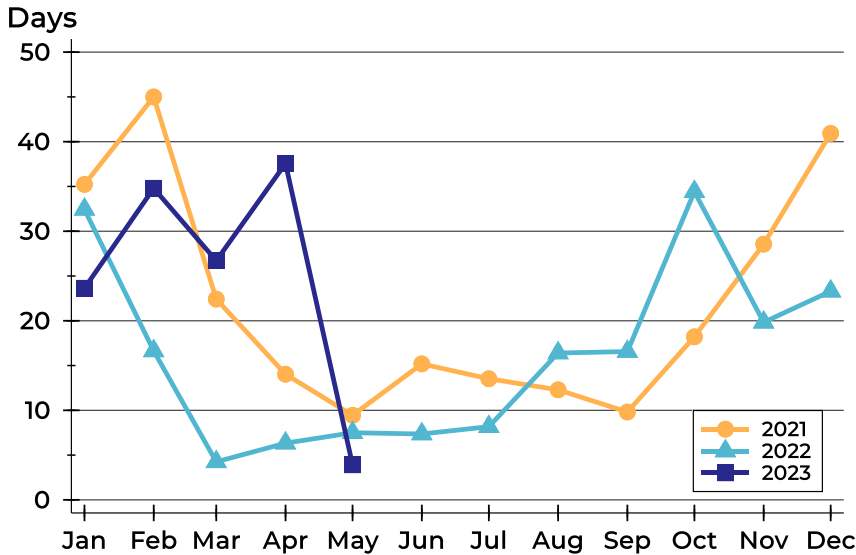


Month	2021	2022	2023
January	180,000	159,900	185,000
February	174,900	169,900	187,500
March	179,900	169,950	215,000
April	180,000	210,450	242,450
May	174,925	217,450	184,750
June	137,000	212,450	
July	174,900	194,000	
August	179,950	242,000	
September	179,500	192,400	
October	194,900	213,500	
November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



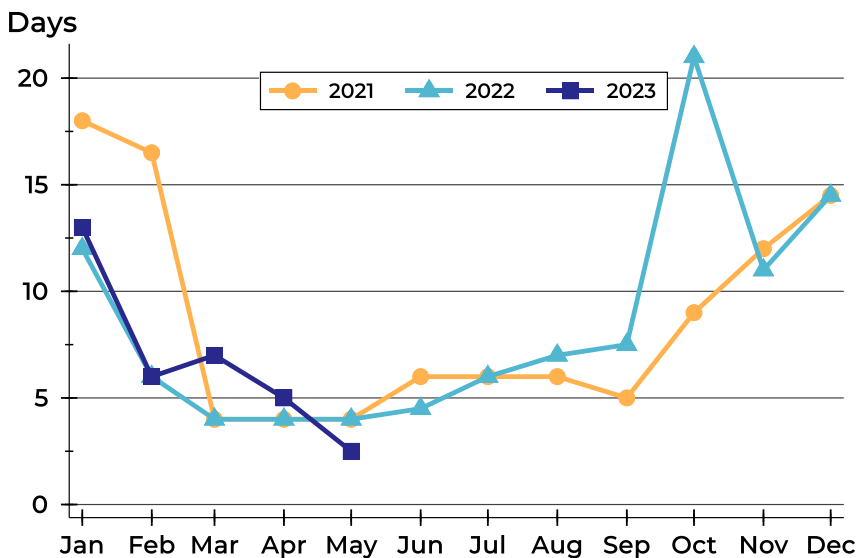
Jefferson County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Lyon County Housing Report



Market Overview

Lyon County Home Sales Fell in May

Total home sales in Lyon County fell last month to 35 units, compared to 40 units in May 2022. Total sales volume was \$6.1 million, down from a year earlier.

The median sale price in May was \$163,000, up from \$135,000 a year earlier. Homes that sold in May were typically on the market for 5 days and sold for 96.9% of their list prices.

Lyon County Active Listings Up at End of May

The total number of active listings in Lyon County at the end of May was 31 units, up from 18 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 May was \$239,500.

During May, a total of 43 contracts were written down from 49 in May 2022. At the end of the month, there were 59 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Lyon County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		35	40	33	118	154	147
Change from prior year		-12.5%	21.2%	-15.4%	-23.4%	4.8%	10.5%
Active Listings		31	18	25	N/A	N/A	N/A
Change from prior year		72.2%	-28.0%	-61.5%			
Months' Supply		1.0	0.5	0.7	N/A	N/A	N/A
Change from prior year		100.0%	-28.6%	-66.7%			
New Listings		45	44	64	176	190	201
Change from prior year		2.3%	-31.3%	30.6%	-7.4%	-5.5%	-2.4%
Contracts Written		43	49	48	158	180	191
Change from prior year		-12.2%	2.1%	4.3%	-12.2%	-5.8%	6.7%
Pending Contracts		59	69	78	N/A	N/A	N/A
Change from prior year		-14.5%	-11.5%	16.4%			
Sales Volume (1,000s)		6,127	6,335	5,247	20,677	24,797	21,798
Change from prior year		-3.3%	20.7%	15.1%	-16.6%	13.8%	22.6%
Average	Sale Price	175,056	158,363	159,001	175,232	161,017	148,283
	Change from prior year	10.5%	-0.4%	36.0%	8.8%	8.6%	11.0%
	List Price of Actives	286,097	246,403	175,288	N/A	N/A	N/A
	Change from prior year	16.1%	40.6%	-0.5%			
	Days on Market	25	17	17	26	21	32
Change from prior year	47.1%	0.0%	-52.8%	23.8%	-34.4%	-33.3%	
Percent of List	96.3%	101.3%	97.1%	97.1%	98.8%	96.3%	
Change from prior year	-4.9%	4.3%	1.6%	-1.7%	2.6%	0.9%	
Percent of Original	94.1%	100.4%	97.0%	95.2%	97.6%	94.9%	
Change from prior year	-6.3%	3.5%	2.8%	-2.5%	2.8%	1.7%	
Median	Sale Price	163,000	135,000	139,000	165,000	130,750	135,000
	Change from prior year	20.7%	-2.9%	39.7%	26.2%	-3.1%	1.9%
	List Price of Actives	239,500	243,950	145,000	N/A	N/A	N/A
	Change from prior year	-1.8%	68.2%	-22.7%			
	Days on Market	5	7	4	6	6	6
Change from prior year	-28.6%	75.0%	-63.6%	0.0%	0.0%	-62.5%	
Percent of List	96.9%	100.0%	98.7%	97.9%	99.3%	98.0%	
Change from prior year	-3.1%	1.3%	1.1%	-1.4%	1.3%	0.7%	
Percent of Original	96.5%	99.5%	99.0%	96.9%	98.7%	97.5%	
Change from prior year	-3.0%	0.5%	2.3%	-1.8%	1.2%	1.1%	

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



**May
2023**

Sunflower MLS Statistics



Lyon County Closed Listings Analysis

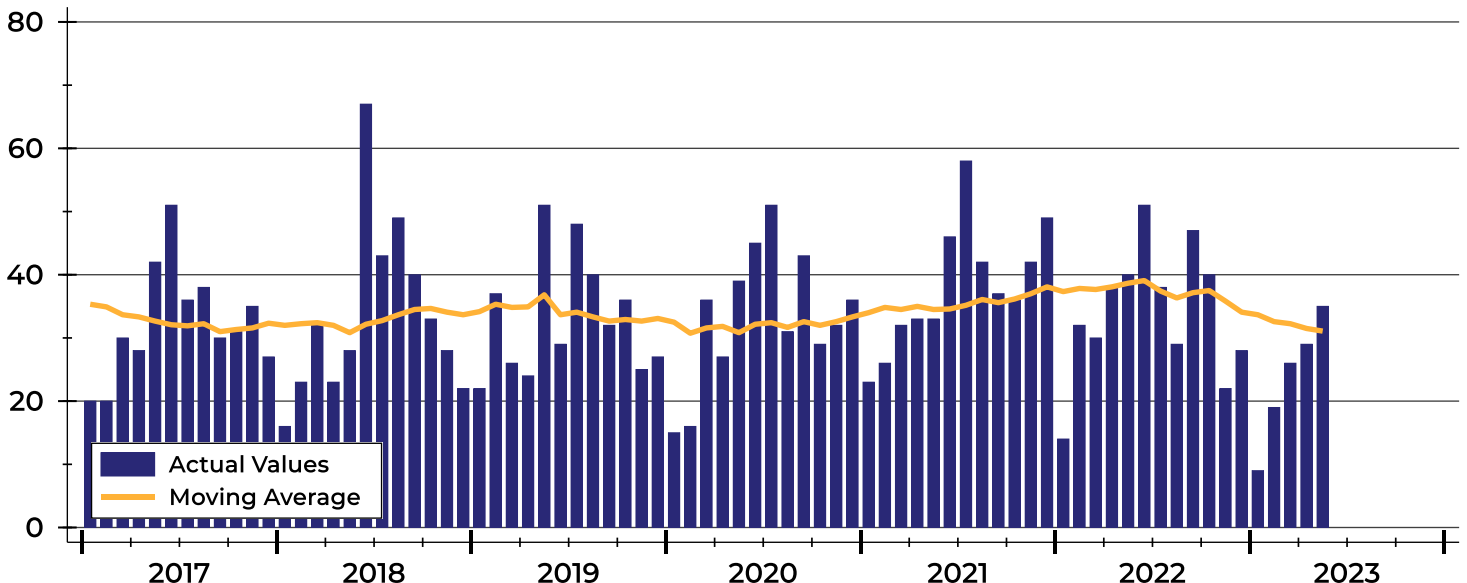
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		35	40	-12.5%	118	154	-23.4%
Volume (1,000s)		6,127	6,335	-3.3%	20,677	24,797	-16.6%
Months' Supply		1.0	0.5	100.0%	N/A	N/A	N/A
Average	Sale Price	175,056	158,363	10.5%	175,232	161,017	8.8%
	Days on Market	25	17	47.1%	26	21	23.8%
	Percent of List	96.3%	101.3%	-4.9%	97.1%	98.8%	-1.7%
	Percent of Original	94.1%	100.4%	-6.3%	95.2%	97.6%	-2.5%
Median	Sale Price	163,000	135,000	20.7%	165,000	130,750	26.2%
	Days on Market	5	7	-28.6%	6	6	0.0%
	Percent of List	96.9%	100.0%	-3.1%	97.9%	99.3%	-1.4%
	Percent of Original	96.5%	99.5%	-3.0%	96.9%	98.7%	-1.8%

A total of 35 homes sold in Lyon County in May, down from 40 units in May 2022. Total sales volume fell to \$6.1 million compared to \$6.3 million in the previous year.

The median sales price in May was \$163,000, up 20.7% compared to the prior year. Median days on market was 5 days, the same as April, and down from 7 in May 2022.

History of Closed Listings

Units





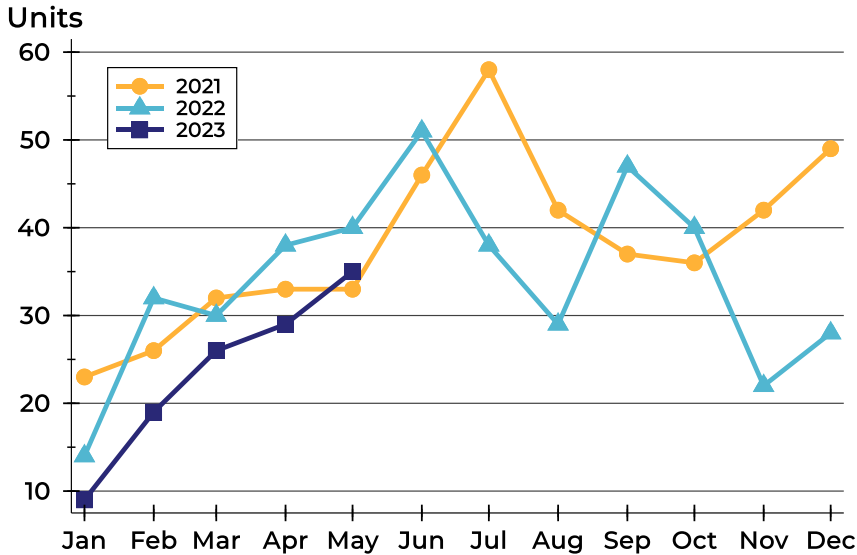
**May
2023**

Sunflower MLS Statistics



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	33
July	58	38	33
August	42	29	33
September	37	47	33
October	36	40	33
November	42	22	33
December	49	28	33

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	5.7%	1.2	20,750	20,750	14	14	89.6%	89.6%	85.4%	85.4%
\$25,000-\$49,999	1	2.9%	1.6	33,000	33,000	7	7	73.3%	73.3%	73.3%	73.3%
\$50,000-\$99,999	4	11.4%	0.6	73,250	72,000	4	4	99.8%	99.1%	97.6%	99.1%
\$100,000-\$124,999	5	14.3%	0.2	113,100	112,500	17	6	94.8%	93.4%	90.8%	93.0%
\$125,000-\$149,999	4	11.4%	0.9	136,663	133,875	4	5	96.0%	96.6%	96.0%	96.6%
\$150,000-\$174,999	3	8.6%	0.8	163,333	163,000	15	10	100.9%	97.6%	99.2%	97.6%
\$175,000-\$199,999	3	8.6%	0.3	189,433	189,900	72	5	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	6	17.1%	0.8	219,167	216,000	36	18	98.1%	97.9%	95.5%	97.7%
\$250,000-\$299,999	4	11.4%	1.8	286,000	292,500	22	11	99.1%	99.2%	97.0%	97.9%
\$300,000-\$399,999	2	5.7%	2.2	342,500	342,500	84	84	95.3%	95.3%	90.6%	90.6%
\$400,000-\$499,999	1	2.9%	2.0	445,000	445,000	0	0	81.7%	81.7%	81.7%	81.7%
\$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



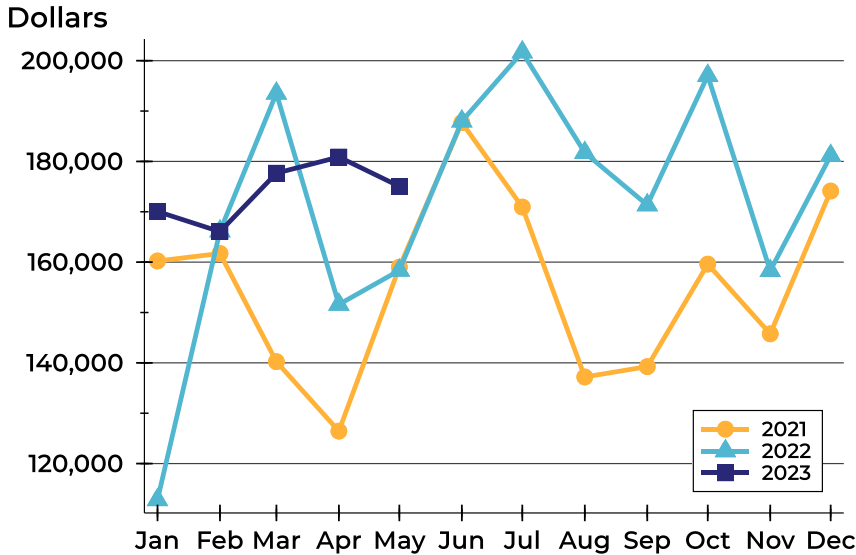
**May
2023**

Sunflower MLS Statistics



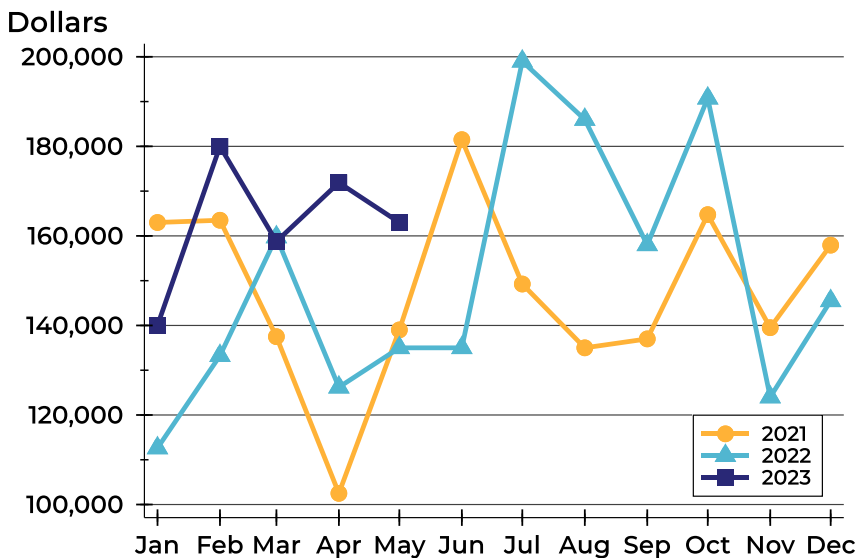
Lyon County Closed Listings Analysis

Average Price



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

Median Price

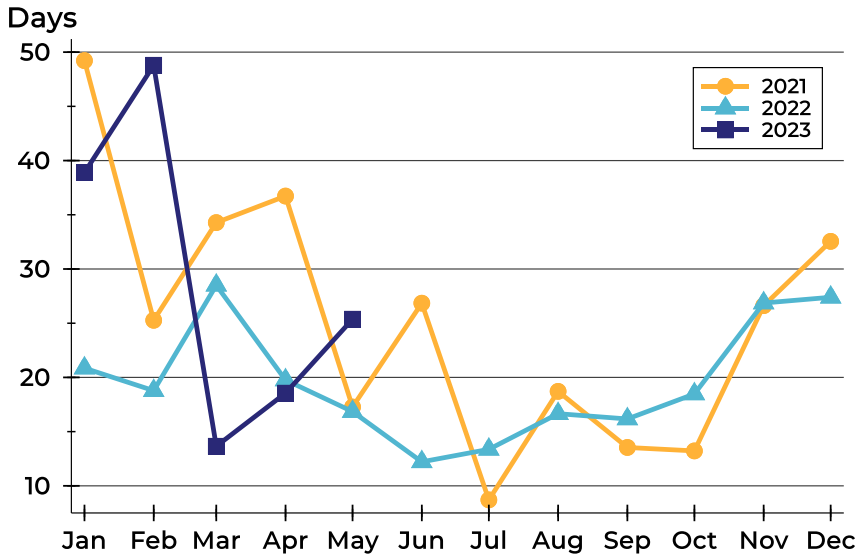


Month	2021	2022	2023
January	163,000	112,625	140,000
February	163,500	133,250	180,000
March	137,500	159,750	158,750
April	102,500	126,200	171,900
May	139,000	135,000	163,000
June	181,500	135,000	
July	149,250	199,000	
August	135,000	186,000	
September	137,000	158,000	
October	164,750	190,750	
November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



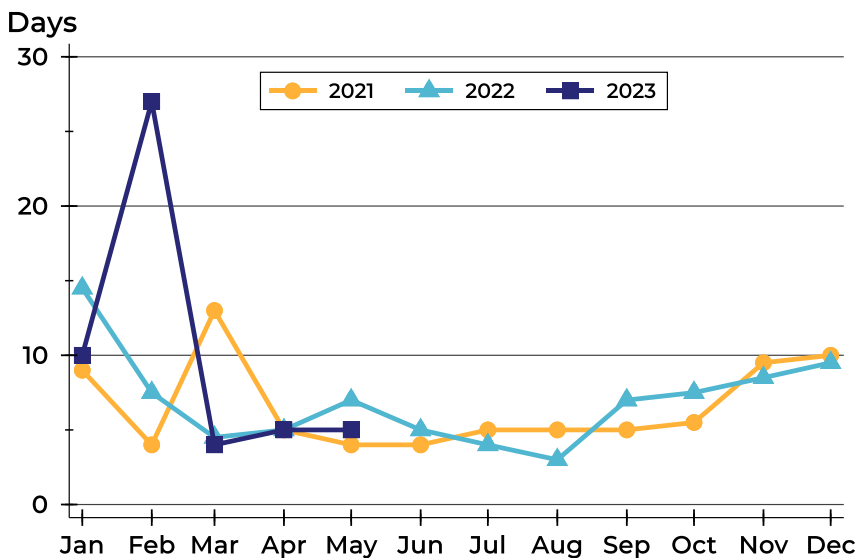
Lyon County Closed Listings Analysis

Average DOM



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

Median DOM



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



Lyon County Active Listings Analysis

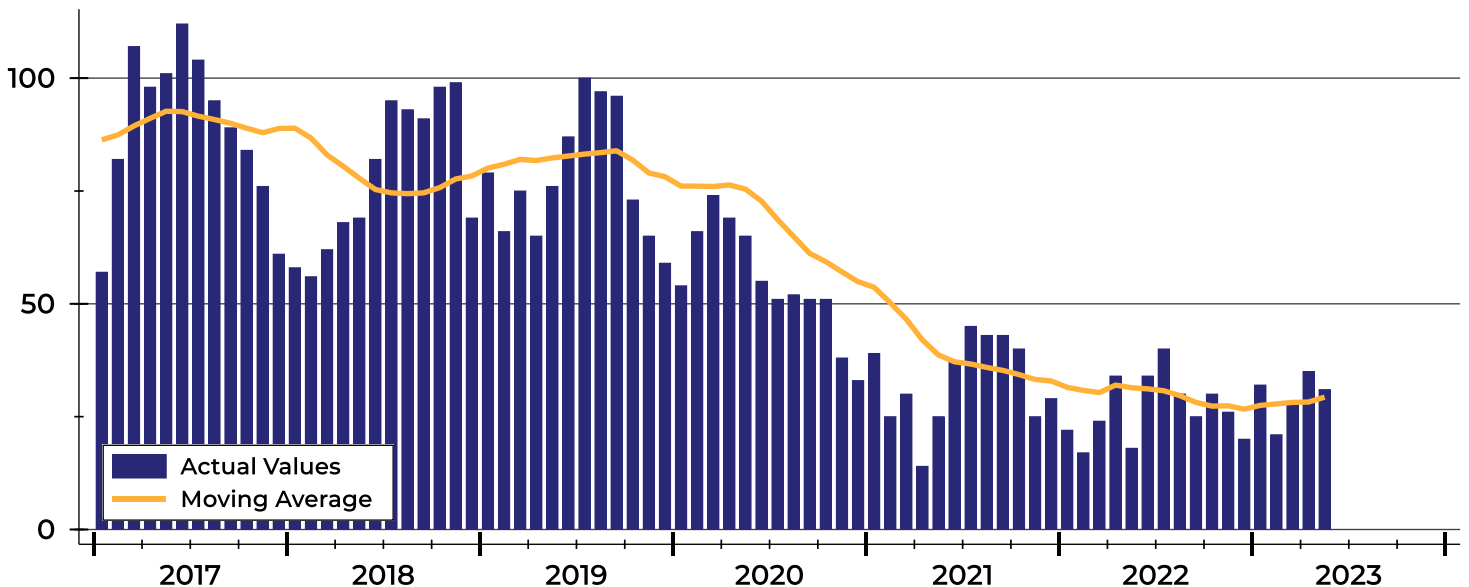
Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		31	18	72.2%
Volume (1,000s)		8,869	4,435	100.0%
Months' Supply		1.0	0.5	100.0%
Average	List Price	286,097	246,403	16.1%
	Days on Market	38	28	35.7%
	Percent of Original	97.2%	96.6%	0.6%
Median	List Price	239,500	243,950	-1.8%
	Days on Market	23	23	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 31 homes were available for sale in Lyon County at the end of May. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of May was \$239,500, down 1.8% from 2022. The typical time on market for active listings was 23 days, up from 23 days a year earlier.

History of Active Listings

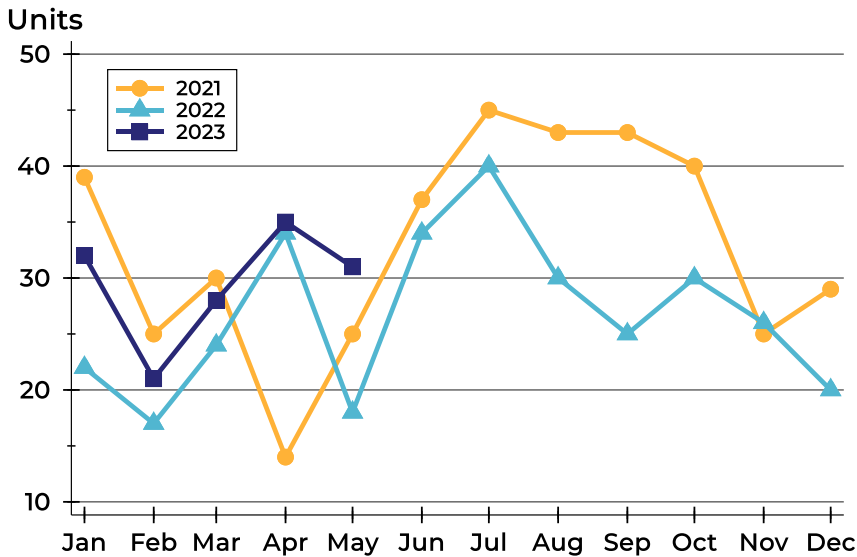
Units





Lyon County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	3.2%	1.2	1,600	1,600	17	17	100.0%	100.0%
\$25,000-\$49,999	2	6.5%	1.6	44,450	44,450	48	48	89.4%	89.4%
\$50,000-\$99,999	3	9.7%	0.6	86,433	99,500	26	6	97.4%	100.0%
\$100,000-\$124,999	1	3.2%	0.2	114,900	114,900	14	14	95.8%	95.8%
\$125,000-\$149,999	3	9.7%	0.9	141,600	149,900	17	14	100.0%	100.0%
\$150,000-\$174,999	2	6.5%	0.8	167,950	167,950	40	40	99.6%	99.6%
\$175,000-\$199,999	1	3.2%	0.3	197,500	197,500	23	23	99.0%	99.0%
\$200,000-\$249,999	4	12.9%	0.8	237,300	234,700	16	18	99.0%	100.0%
\$250,000-\$299,999	4	12.9%	1.8	263,825	262,450	42	20	94.9%	97.3%
\$300,000-\$399,999	5	16.1%	2.2	374,360	379,900	48	38	98.0%	100.0%
\$400,000-\$499,999	2	6.5%	2.0	421,950	421,950	32	32	103.9%	103.9%
\$500,000-\$749,999	1	3.2%	N/A	529,900	529,900	136	136	84.8%	84.8%
\$750,000-\$999,999	1	3.2%	N/A	799,000	799,000	131	131	88.9%	88.9%
\$1,000,000 and up	1	3.2%	N/A	1,397,000	1,397,000	15	15	100.0%	100.0%



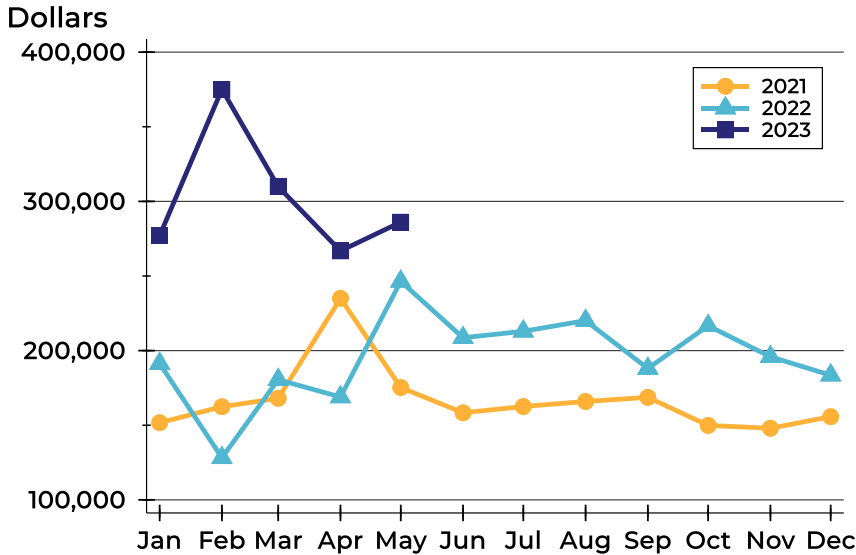
**May
2023**

Sunflower MLS Statistics



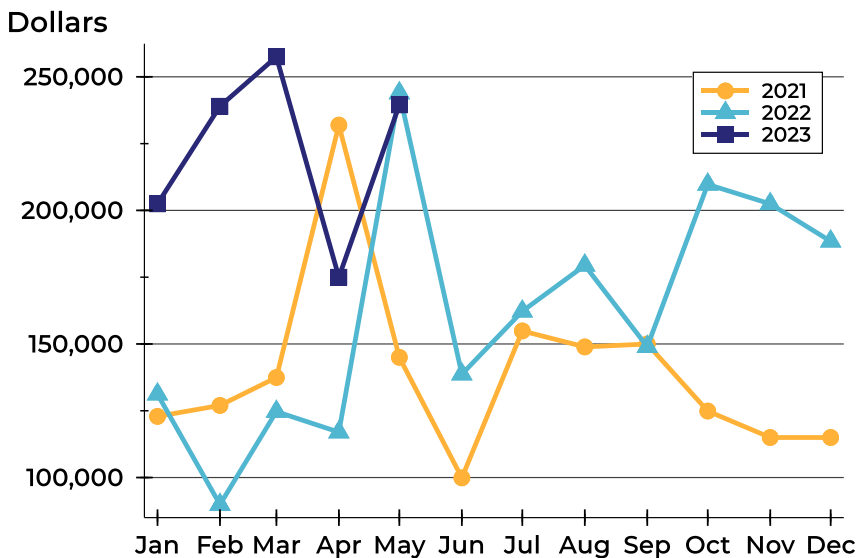
Lyon County Active Listings Analysis

Average Price



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

Median Price

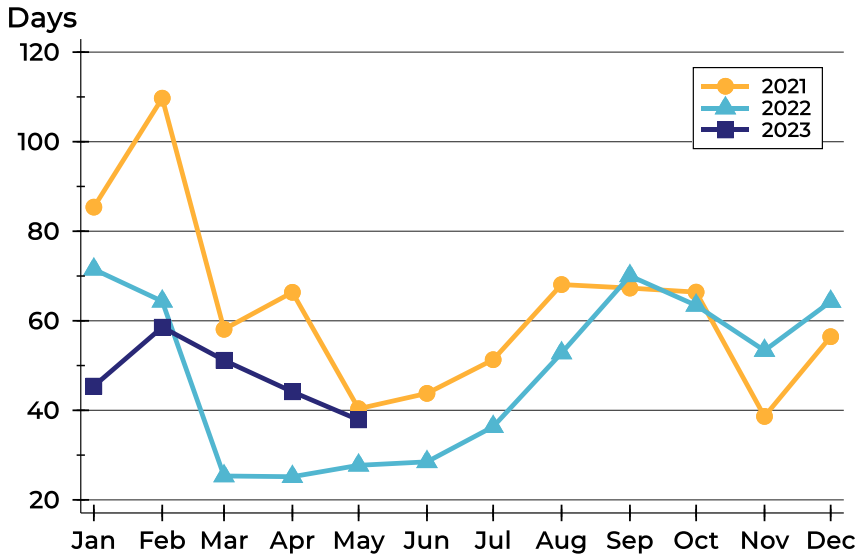


Month	2021	2022	2023
January	122,900	131,200	202,450
February	127,000	89,900	239,000
March	137,448	124,700	257,500
April	231,950	117,000	175,000
May	145,000	243,950	239,500
June	99,900	138,700	
July	154,900	162,250	
August	148,900	179,450	
September	149,999	149,000	
October	124,900	209,750	
November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



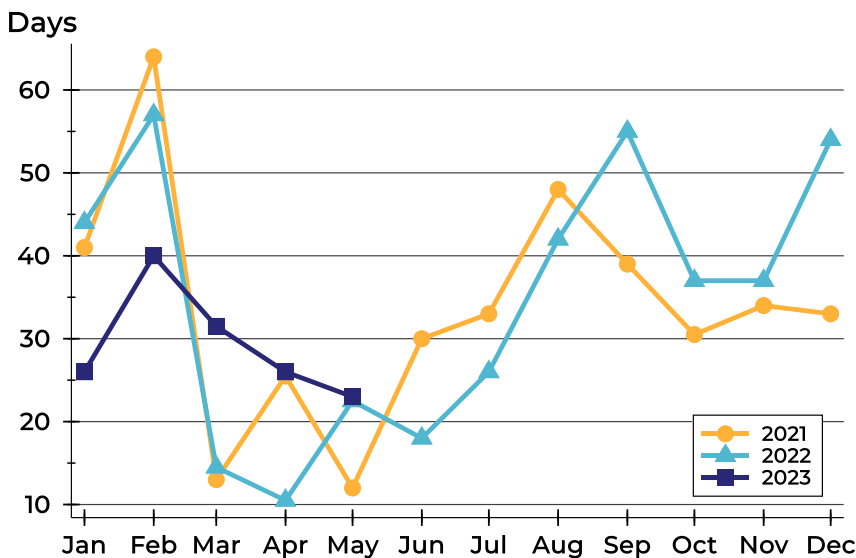
Lyon County Active Listings Analysis

Average DOM



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

Median DOM

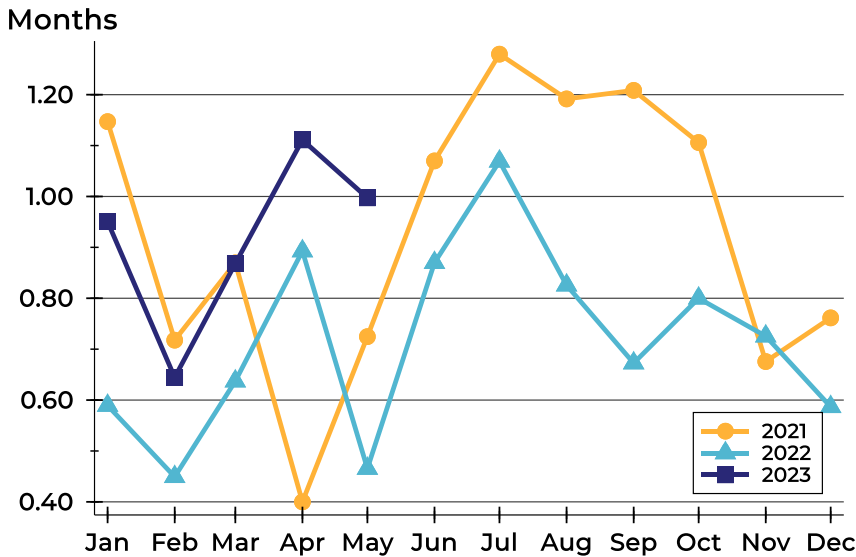


Month	2021	2022	2023
January	41	44	26
February	64	57	40
March	13	15	32
April	26	11	26
May	12	23	23
June	30	18	
July	33	26	
August	48	42	
September	39	55	
October	31	37	
November	34	37	
December	33	54	



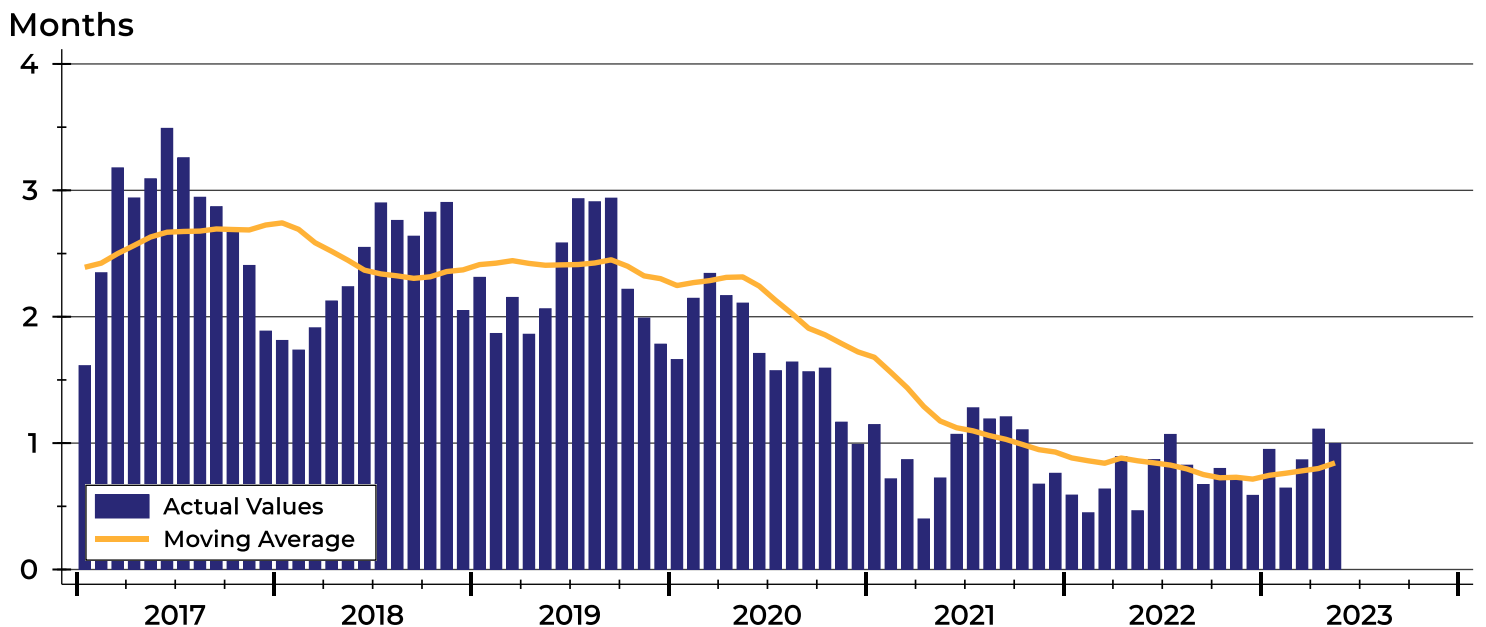
Lyon County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





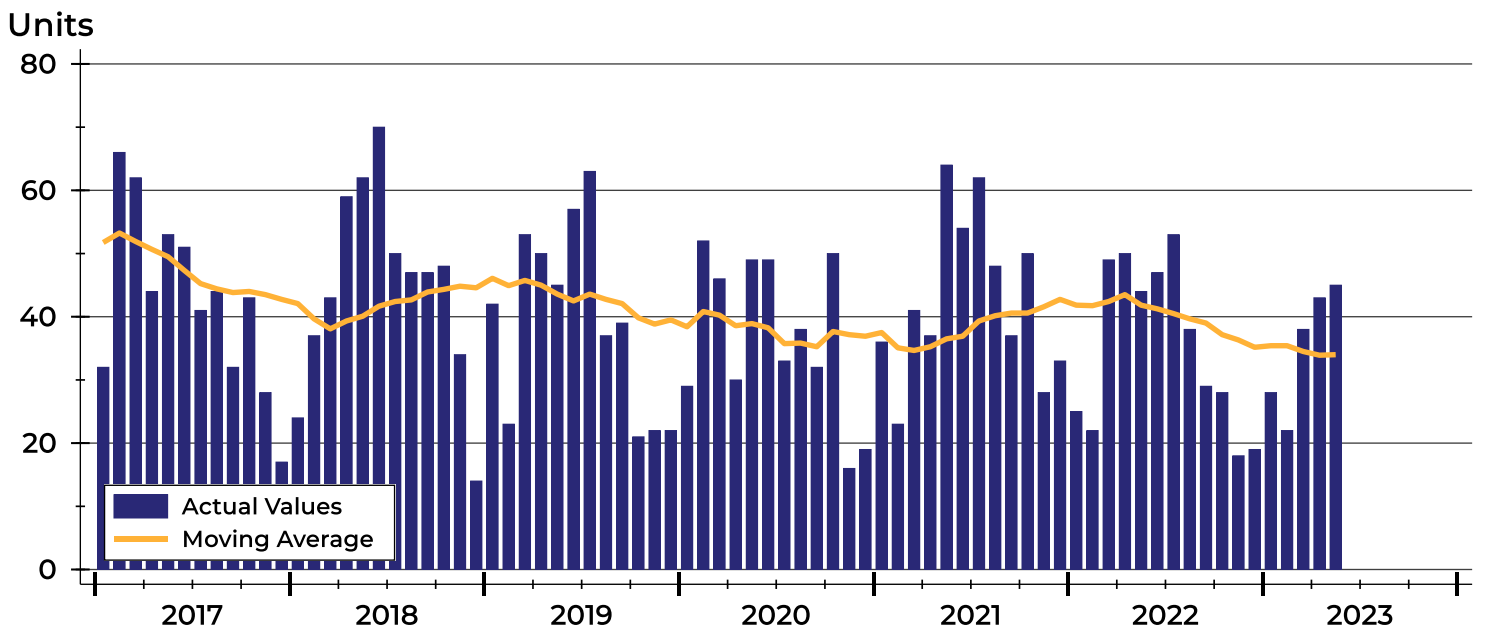
Lyon County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	45	44	2.3%
	Volume (1,000s)	9,339	9,172	1.8%
	Average List Price	207,524	208,455	-0.4%
	Median List Price	179,900	197,450	-8.9%
Year-to-Date	New Listings	176	190	-7.4%
	Volume (1,000s)	37,116	33,099	12.1%
	Average List Price	210,886	174,204	21.1%
	Median List Price	171,450	139,900	22.6%

A total of 45 new listings were added in Lyon County during May, up 2.3% from the same month in 2022. Year-to-date Lyon County has seen 176 new listings.

The median list price of these homes was \$179,900 down from \$197,450 in 2022.

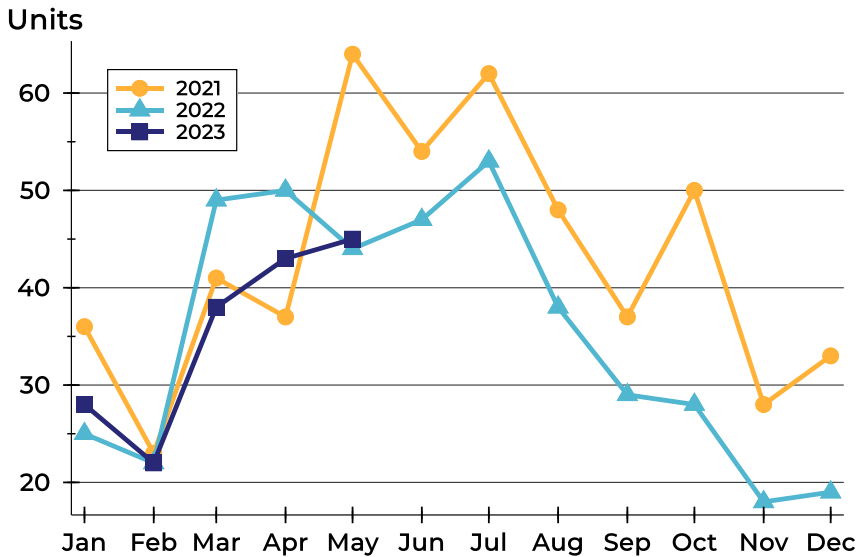
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	36	25	28
February	23	22	22
March	41	49	38
April	37	50	43
May	64	44	45
June	54	47	
July	62	53	
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	3	6.7%	9,833	8,000	8	2	98.5%	100.0%
\$25,000-\$49,999	2	4.4%	44,950	44,950	11	11	81.7%	81.7%
\$50,000-\$99,999	2	4.4%	99,700	99,700	8	8	100.0%	100.0%
\$100,000-\$124,999	4	8.9%	112,425	112,400	7	4	99.0%	100.0%
\$125,000-\$149,999	8	17.8%	137,500	137,450	5	4	94.2%	100.0%
\$150,000-\$174,999	3	6.7%	167,433	169,900	13	2	100.0%	100.0%
\$175,000-\$199,999	5	11.1%	186,040	179,900	9	5	99.1%	100.0%
\$200,000-\$249,999	10	22.2%	233,830	234,700	12	7	99.2%	100.0%
\$250,000-\$299,999	3	6.7%	266,467	269,900	10	8	98.8%	100.0%
\$300,000-\$399,999	3	6.7%	356,300	349,000	15	14	100.0%	100.0%
\$400,000-\$499,999	1	2.2%	434,000	434,000	12	12	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	2.2%	1,397,000	1,397,000	21	21	100.0%	100.0%



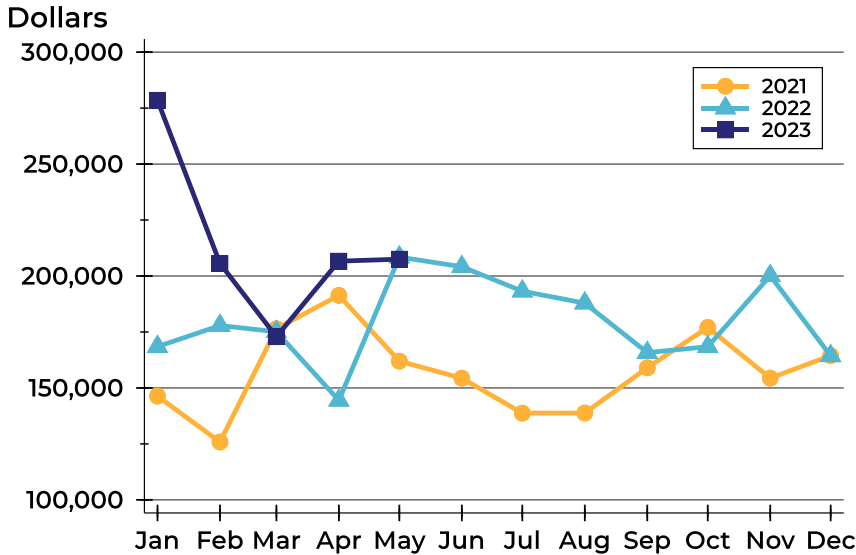
**May
2023**

Sunflower MLS Statistics



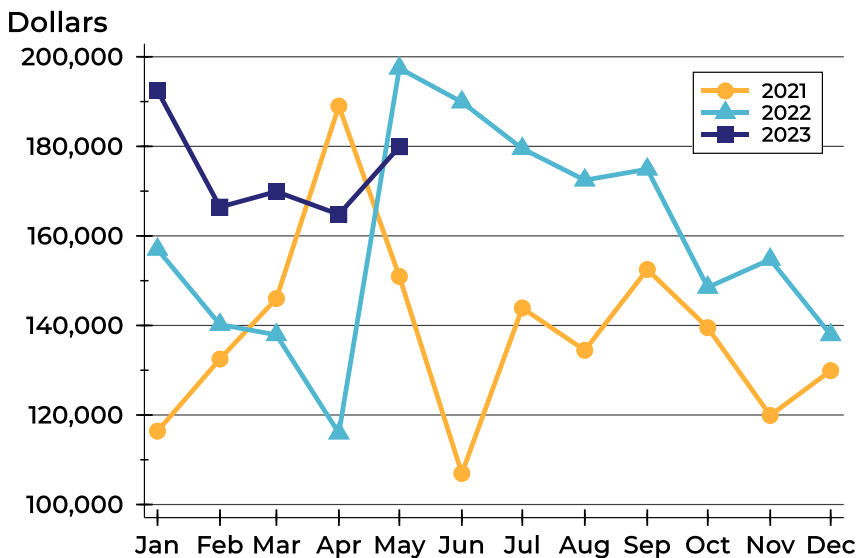
Lyon County New Listings Analysis

Average Price



Month	2021	2022	2023
January	146,363	168,444	278,505
February	125,850	177,866	205,636
March	176,446	175,101	172,892
April	191,354	144,455	206,633
May	161,953	208,455	207,524
June	154,346	204,147	
July	138,750	193,221	
August	138,800	187,883	
September	159,004	165,793	
October	177,029	168,418	
November	154,393	200,133	
December	164,445	164,337	

Median Price



Month	2021	2022	2023
January	116,400	157,000	192,450
February	132,500	140,200	166,450
March	146,000	137,900	169,900
April	189,000	115,950	164,800
May	150,950	197,450	179,900
June	106,950	189,900	
July	143,900	179,500	
August	134,450	172,450	
September	152,500	174,900	
October	139,500	148,500	
November	119,900	154,750	
December	129,900	137,900	



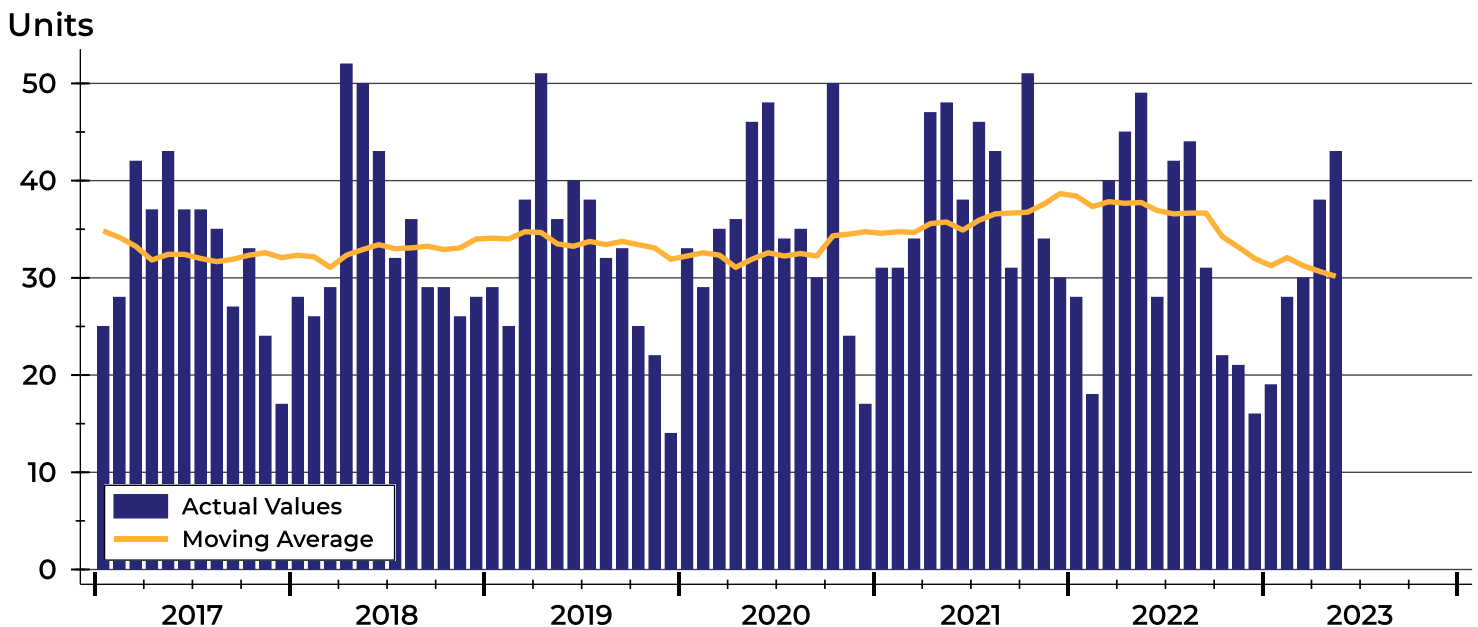
Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		43	49	-12.2%	158	180	-12.2%
Volume (1,000s)		7,980	8,675	-8.0%	29,710	30,564	-2.8%
Average	Sale Price	185,588	177,049	4.8%	188,035	169,799	10.7%
	Days on Market	20	14	42.9%	22	19	15.8%
	Percent of Original	96.2%	98.5%	-2.3%	96.4%	97.6%	-1.2%
Median	Sale Price	169,900	139,900	21.4%	169,900	135,000	25.9%
	Days on Market	7	6	16.7%	6	6	0.0%
	Percent of Original	100.0%	98.7%	1.3%	98.7%	98.7%	0.0%

A total of 43 contracts for sale were written in Lyon County during the month of May, down from 49 in 2022. The median list price of these homes was \$169,900, up from \$139,900 the prior year.

Half of the homes that went under contract in May were on the market less than 7 days, compared to 6 days in May 2022.

History of Contracts Written





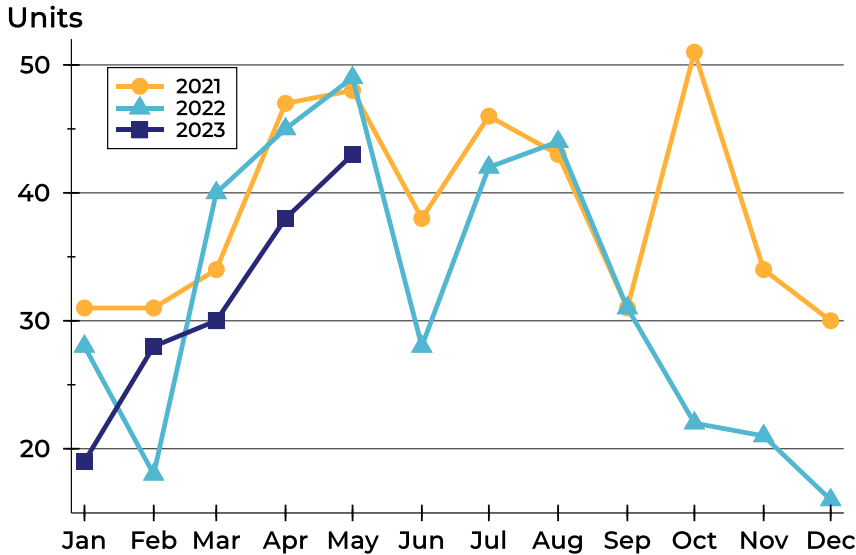
**May
2023**

Sunflower MLS Statistics



Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	31	28	19
February	31	18	28
March	34	40	30
April	47	45	38
May	48	49	43
June	38	28	28
July	46	42	42
August	43	44	44
September	31	31	31
October	51	22	22
November	34	21	21
December	30	16	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	2	4.7%	13,950	13,950	1	1	97.7%	97.7%
\$25,000-\$49,999	2	4.7%	35,950	35,950	16	16	74.3%	74.3%
\$50,000-\$99,999	3	7.0%	75,800	67,500	80	51	92.0%	90.5%
\$100,000-\$124,999	4	9.3%	113,675	114,900	9	4	100.0%	100.0%
\$125,000-\$149,999	9	20.9%	135,456	134,900	20	8	95.8%	97.9%
\$150,000-\$174,999	2	4.7%	166,200	166,200	2	2	100.0%	100.0%
\$175,000-\$199,999	5	11.6%	182,840	179,900	10	5	98.1%	100.0%
\$200,000-\$249,999	8	18.6%	229,075	229,250	7	6	99.2%	100.0%
\$250,000-\$299,999	2	4.7%	283,250	283,250	8	8	100.0%	100.0%
\$300,000-\$399,999	4	9.3%	342,200	344,450	30	26	95.7%	95.5%
\$400,000-\$499,999	1	2.3%	449,900	449,900	7	7	100.0%	100.0%
\$500,000-\$749,999	1	2.3%	514,900	514,900	115	115	87.3%	87.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



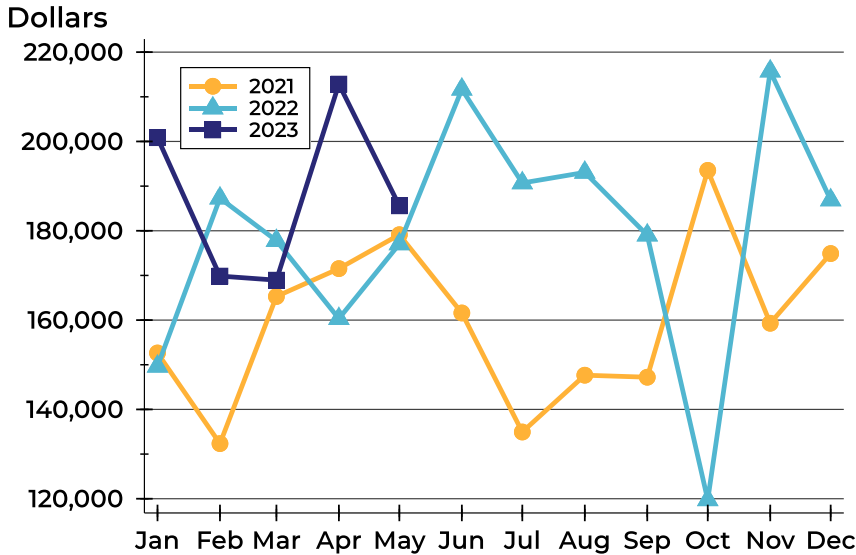
**May
2023**

Sunflower MLS Statistics



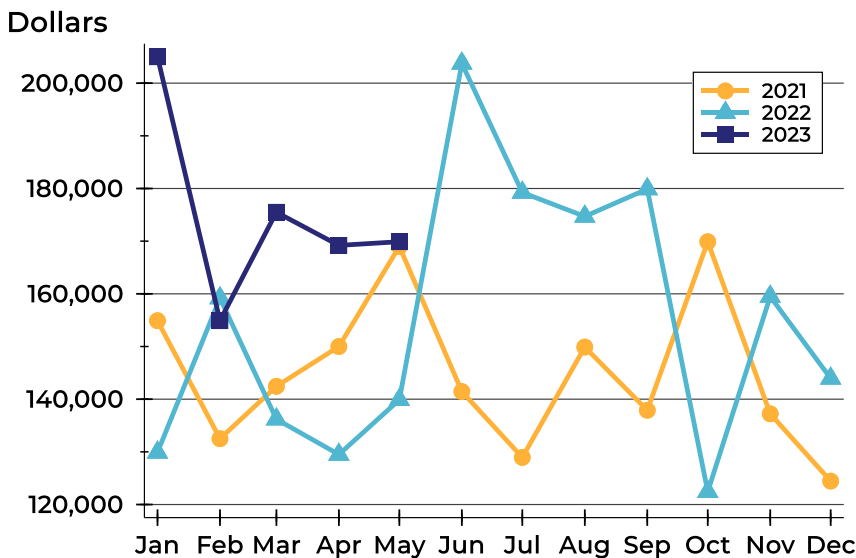
Lyon County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	152,635	149,650	200,847
February	132,345	187,306	169,863
March	165,285	177,795	168,947
April	171,532	160,330	212,858
May	179,122	177,049	185,588
June	161,597	211,686	
July	134,941	190,710	
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

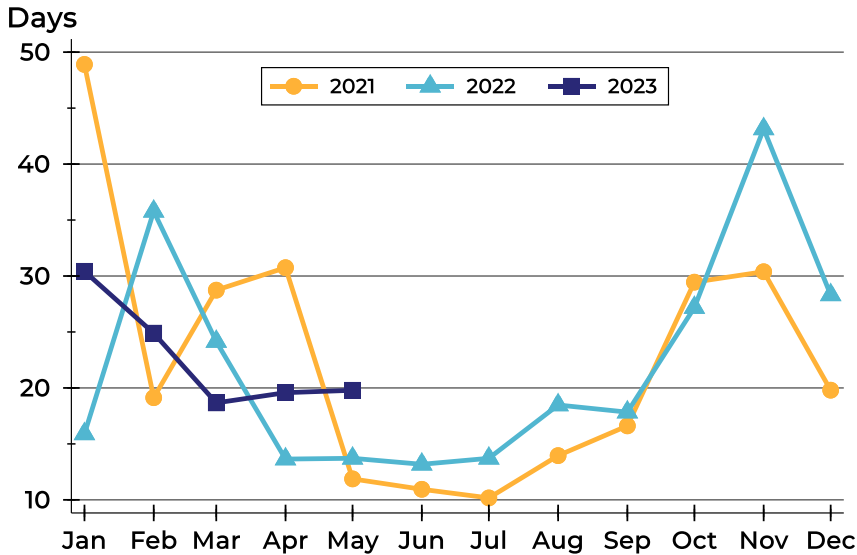


Month	2021	2022	2023
January	154,900	129,900	205,000
February	132,500	159,200	154,900
March	142,450	136,200	175,500
April	150,000	129,500	169,200
May	169,000	139,900	169,900
June	141,450	203,750	
July	128,950	179,250	
August	149,900	174,700	
September	137,900	179,900	
October	169,900	122,450	
November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



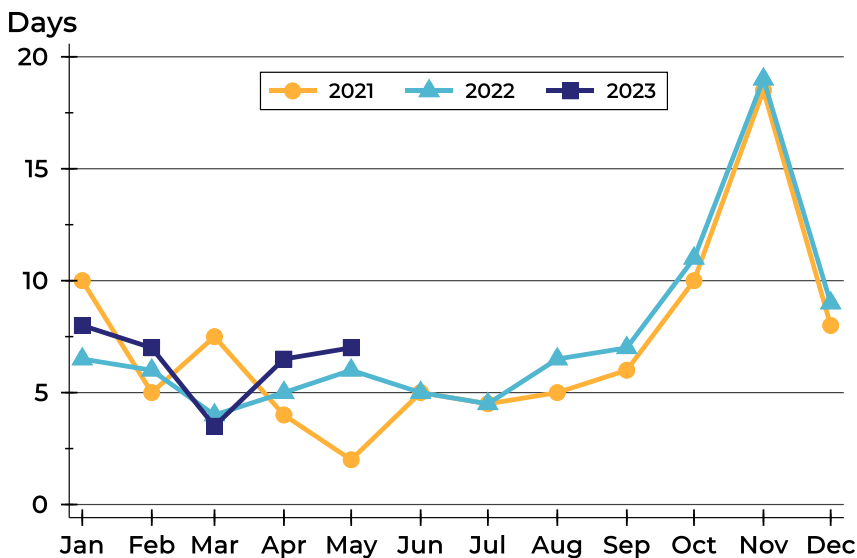
Lyon County Contracts Written Analysis

Average DOM



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

Median DOM



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



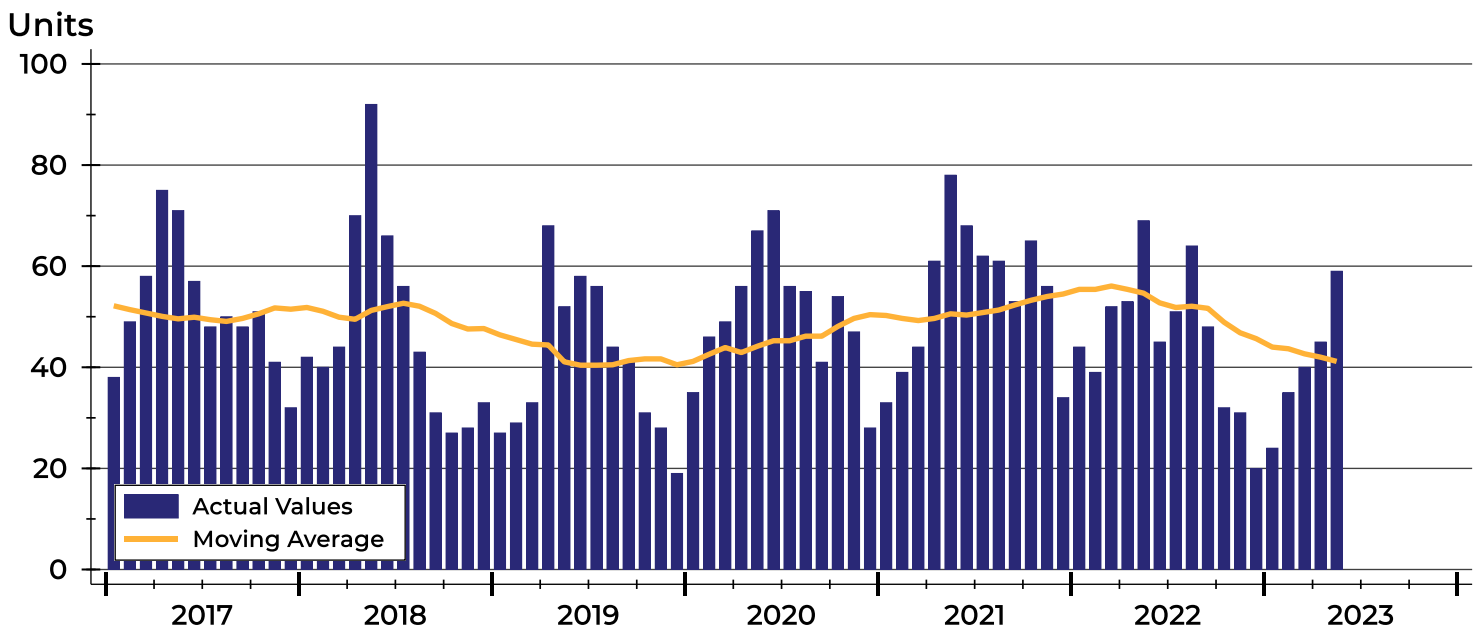
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		59	69	-14.5%
Volume (1,000s)		12,103	11,753	3.0%
Average	List Price	205,136	170,326	20.4%
	Days on Market	21	15	40.0%
	Percent of Original	98.1%	98.7%	-0.6%
Median	List Price	168,500	138,500	21.7%
	Days on Market	6	7	-14.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 59 listings in Lyon County had contracts pending at the end of May, down from 69 contracts pending at the end of May 2022.

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

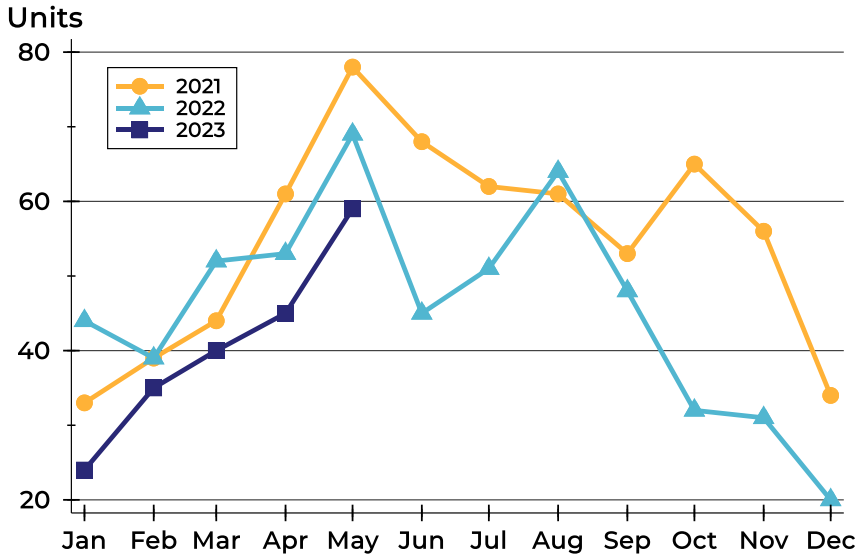
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



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

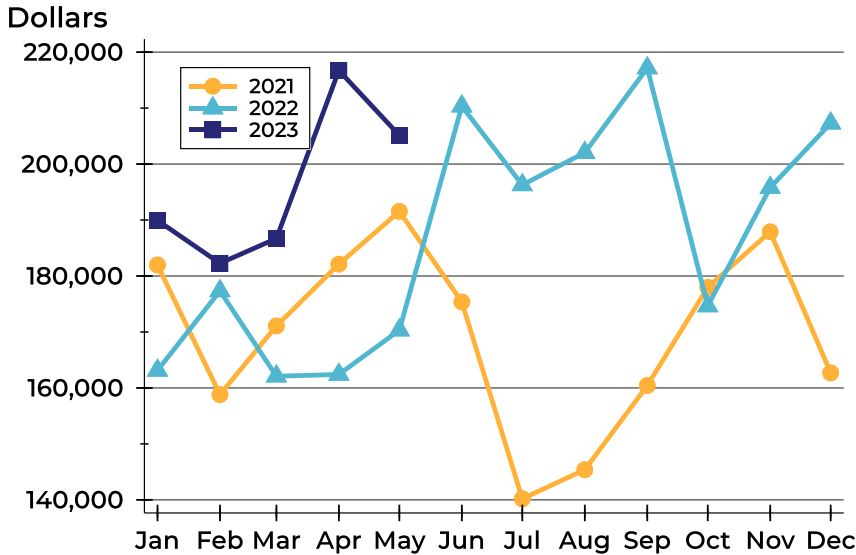
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	1.7%	8,000	8,000	0	0	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	8.5%	72,360	67,500	69	51	96.0%	99.3%
\$100,000-\$124,999	6	10.2%	116,350	119,200	23	6	99.4%	100.0%
\$125,000-\$149,999	13	22.0%	134,831	129,900	15	6	95.3%	100.0%
\$150,000-\$174,999	7	11.9%	165,743	165,000	42	13	99.5%	100.0%
\$175,000-\$199,999	5	8.5%	187,820	179,900	4	3	100.0%	100.0%
\$200,000-\$249,999	9	15.3%	231,211	234,000	5	2	99.8%	100.0%
\$250,000-\$299,999	2	3.4%	283,250	283,250	8	8	100.0%	100.0%
\$300,000-\$399,999	8	13.6%	340,100	339,700	9	6	98.8%	100.0%
\$400,000-\$499,999	1	1.7%	449,900	449,900	7	7	100.0%	100.0%
\$500,000-\$749,999	1	1.7%	514,900	514,900	115	115	87.3%	87.3%
\$750,000-\$999,999	1	1.7%	850,000	850,000	0	0	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



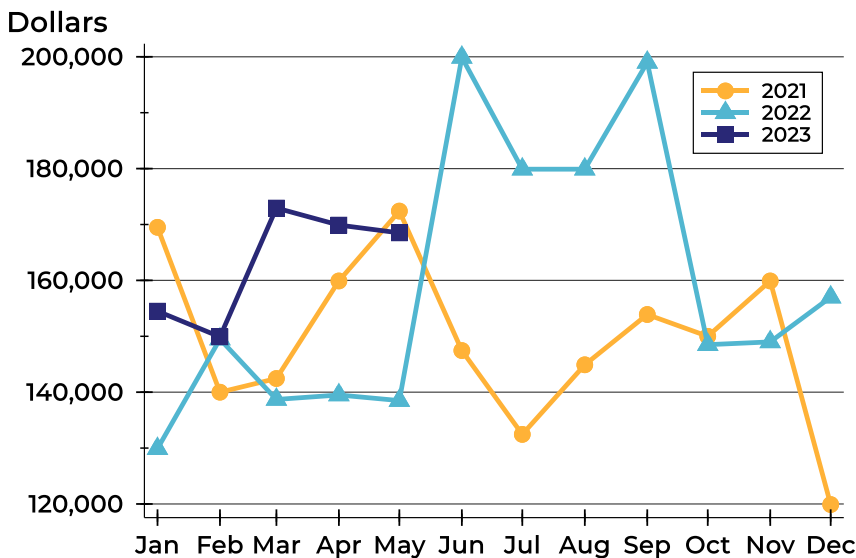
Lyon County Pending Contracts Analysis

Average Price



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

Median Price

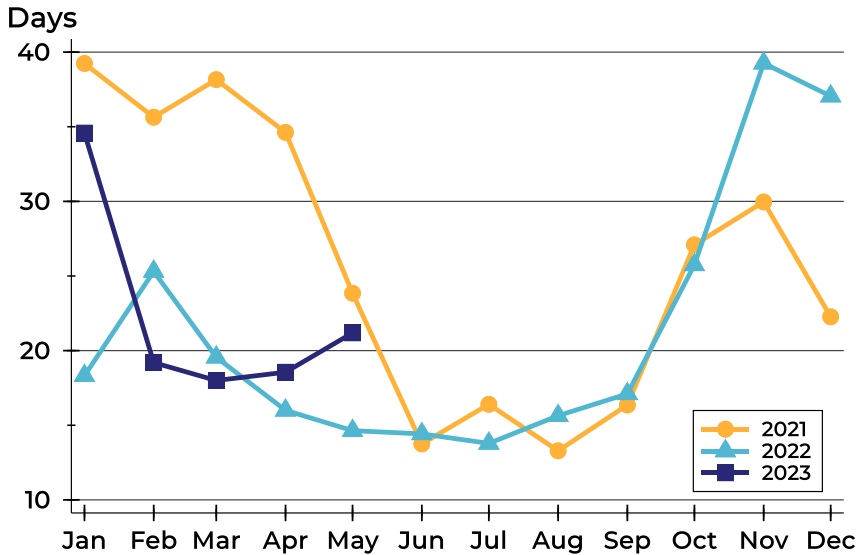


Month	2021	2022	2023
January	169,500	129,900	154,500
February	140,000	149,500	149,900
March	142,450	138,700	172,950
April	159,900	139,500	169,900
May	172,400	138,500	168,500
June	147,450	199,900	
July	132,450	179,900	
August	144,900	179,900	
September	153,900	199,000	
October	149,999	148,500	
November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



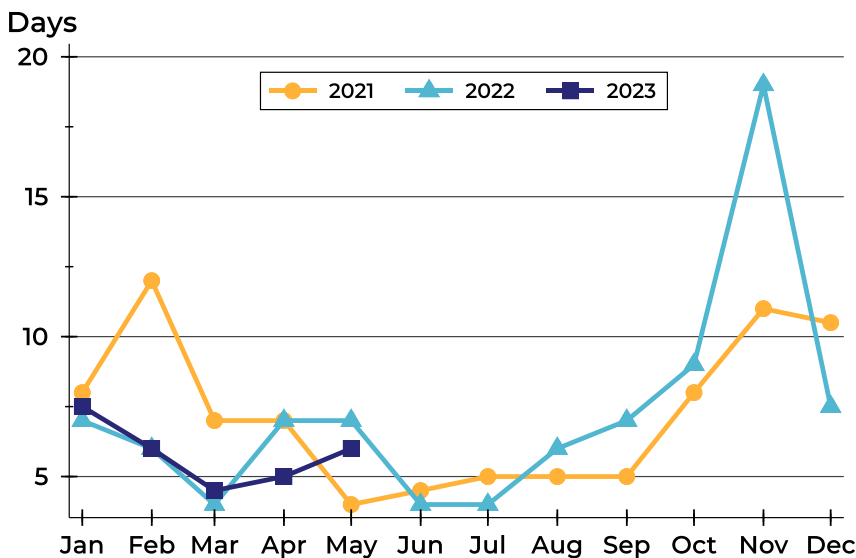
Lyon County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Osage County Housing Report



Market Overview

Osage County Home Sales Fell in May

Total home sales in Osage County fell last month to 11 units, compared to 23 units in May 2022. Total sales volume was \$1.8 million, down from a year earlier.

The median sale price in May was \$140,000, down from \$150,000 a year earlier. Homes that sold in May were typically on the market for 9 days and sold for 95.0% of their list prices.

Osage County Active Listings Down at End of May

The total number of active listings in Osage County at the end of May was 17 units, down from 22 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 May was \$199,000.

During May, a total of 14 contracts were written down from 19 in May 2022. 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Osage County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		11	23	16	59	77	64
Change from prior year		-52.2%	43.8%	-11.1%	-23.4%	20.3%	20.8%
Active Listings		17	22	23	N/A	N/A	N/A
Change from prior year		-22.7%	-4.3%	-23.3%			
Months' Supply		1.2	1.3	1.4	N/A	N/A	N/A
Change from prior year		-7.7%	-7.1%	-41.7%			
New Listings		19	25	34	72	84	86
Change from prior year		-24.0%	-26.5%	21.4%	-14.3%	-2.3%	-5.5%
Contracts Written		14	19	24	63	76	76
Change from prior year		-26.3%	-20.8%	-11.1%	-17.1%	0.0%	-3.8%
Pending Contracts		17	12	22	N/A	N/A	N/A
Change from prior year		41.7%	-45.5%	-33.3%			
Sales Volume (1,000s)		1,780	4,332	2,157	11,146	15,155	9,493
Change from prior year		-58.9%	100.8%	13.4%	-26.5%	59.6%	54.9%
Average	Sale Price	161,773	188,326	134,834	188,919	196,822	148,328
	Change from prior year	-14.1%	39.7%	27.6%	-4.0%	32.7%	28.2%
	List Price of Actives	732,603	299,541	193,437	N/A	N/A	N/A
	Change from prior year	144.6%	54.9%	14.7%			
	Days on Market	20	15	20	36	40	46
Change from prior year	33.3%	-25.0%	-71.8%	-10.0%	-13.0%	-24.6%	
Percent of List	97.5%	99.5%	98.1%	97.6%	98.7%	97.5%	
Change from prior year	-2.0%	1.4%	-0.3%	-1.1%	1.2%	-0.1%	
Percent of Original	96.0%	97.0%	98.0%	94.5%	96.6%	96.3%	
Change from prior year	-1.0%	-1.0%	1.9%	-2.2%	0.3%	2.3%	
Median	Sale Price	140,000	150,000	104,550	153,175	152,000	122,000
	Change from prior year	-6.7%	43.5%	9.2%	0.8%	24.6%	20.2%
	List Price of Actives	199,000	182,400	160,000	N/A	N/A	N/A
	Change from prior year	9.1%	14.0%	25.6%			
	Days on Market	9	5	5	10	7	6
Change from prior year	80.0%	0.0%	-90.9%	42.9%	16.7%	-86.7%	
Percent of List	95.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-5.0%	0.0%	0.0%	0.0%	0.0%	0.5%	
Percent of Original	94.9%	100.0%	100.0%	97.2%	100.0%	100.0%	
Change from prior year	-5.1%	0.0%	1.6%	-2.8%	0.0%	2.4%	

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



**May
2023**

Sunflower MLS Statistics



Osage County Closed Listings Analysis

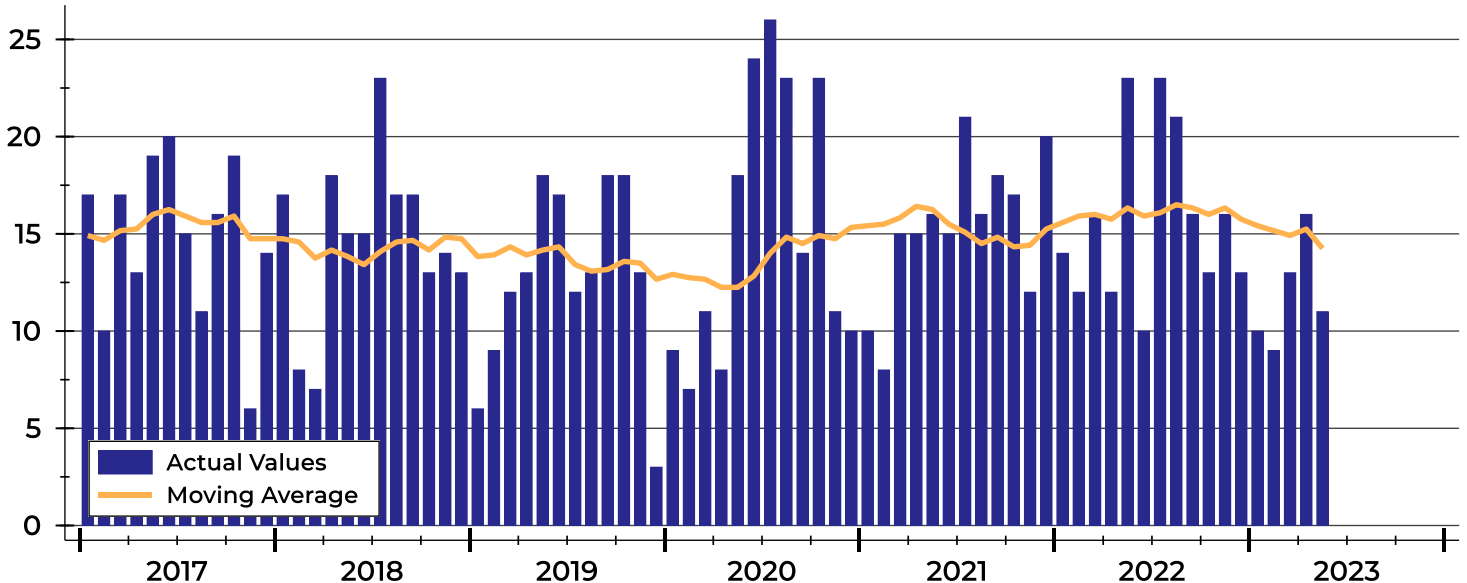
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		11	23	-52.2%	59	77	-23.4%
Volume (1,000s)		1,780	4,332	-58.9%	11,146	15,155	-26.5%
Months' Supply		1.2	1.3	-7.7%	N/A	N/A	N/A
Average	Sale Price	161,773	188,326	-14.1%	188,919	196,822	-4.0%
	Days on Market	20	15	33.3%	36	40	-10.0%
	Percent of List	97.5%	99.5%	-2.0%	97.6%	98.7%	-1.1%
	Percent of Original	96.0%	97.0%	-1.0%	94.5%	96.6%	-2.2%
Median	Sale Price	140,000	150,000	-6.7%	153,175	152,000	0.8%
	Days on Market	9	5	80.0%	10	7	42.9%
	Percent of List	95.0%	100.0%	-5.0%	100.0%	100.0%	0.0%
	Percent of Original	94.9%	100.0%	-5.1%	97.2%	100.0%	-2.8%

A total of 11 homes sold in Osage County in May, down from 23 units in May 2022. Total sales volume fell to \$1.8 million compared to \$4.3 million in the previous year.

The median sales price in May was \$140,000, down 6.7% compared to the prior year. Median days on market was 9 days, up from 9 days in April, and up from 5 in May 2022.

History of Closed Listings

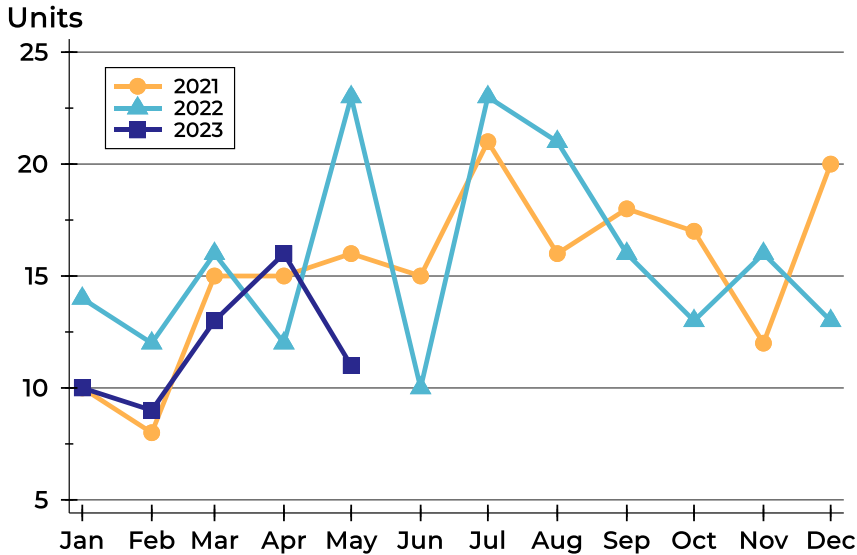
Units





Osage County Closed Listings Analysis

Closed Listings by Month



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

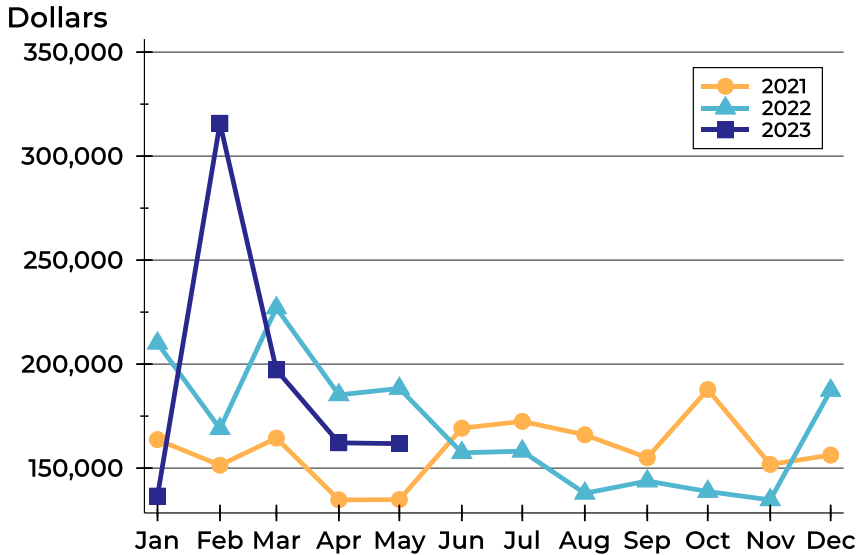
Closed Listings by Price Range

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	27.3%	0.8	90,500	93,000	26	13	97.9%	94.9%	94.4%	94.9%
\$100,000-\$124,999	1	9.1%	1.1	117,000	117,000	4	4	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	2	18.2%	0.4	132,500	132,500	10	10	97.3%	97.3%	97.3%	97.3%
\$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	9.1%	1.0	180,000	180,000	9	9	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	2	18.2%	2.6	200,500	200,500	4	4	100.4%	100.4%	100.4%	100.4%
\$250,000-\$299,999	2	18.2%	0.0	272,500	272,500	49	49	91.6%	91.6%	88.7%	88.7%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



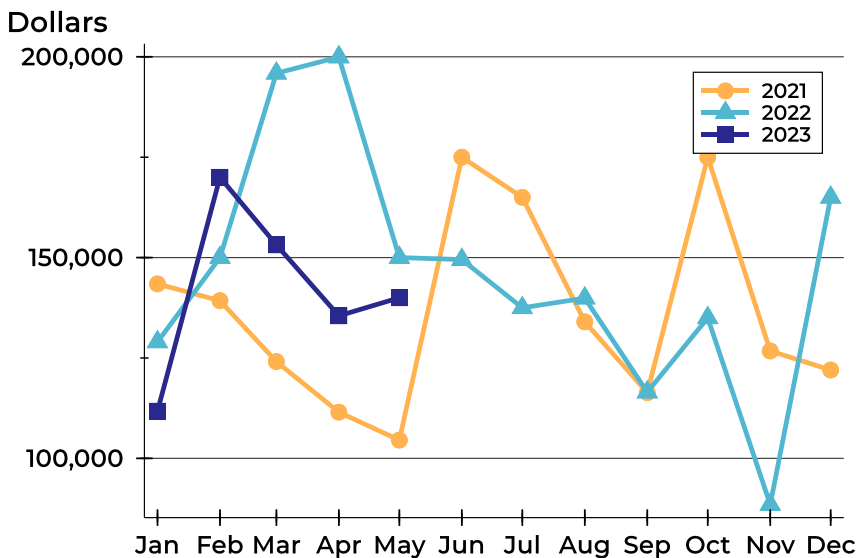
Osage County Closed Listings Analysis

Average Price



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

Median Price

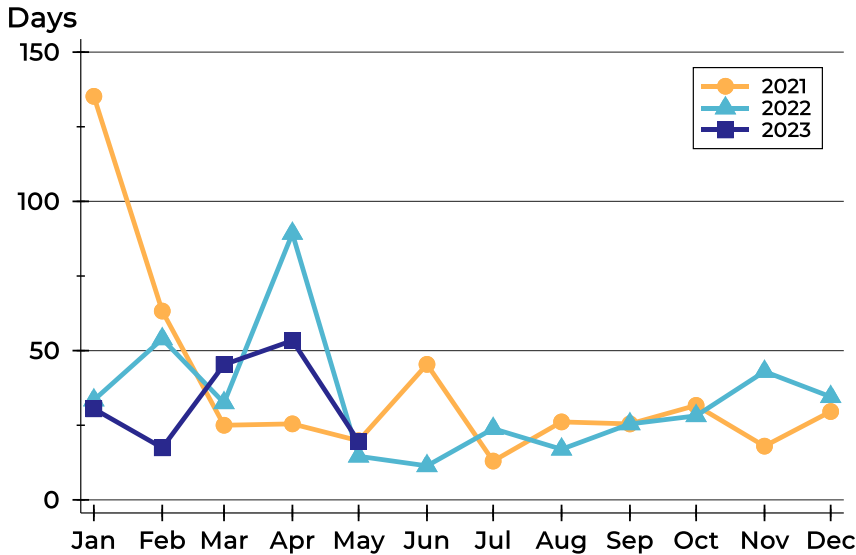


Month	2021	2022	2023
January	143,450	129,000	111,750
February	139,268	150,000	170,000
March	124,100	195,900	153,175
April	111,500	199,950	135,500
May	104,550	150,000	140,000
June	175,000	149,500	
July	165,000	137,500	
August	134,000	139,900	
September	116,375	116,500	
October	175,000	135,000	
November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



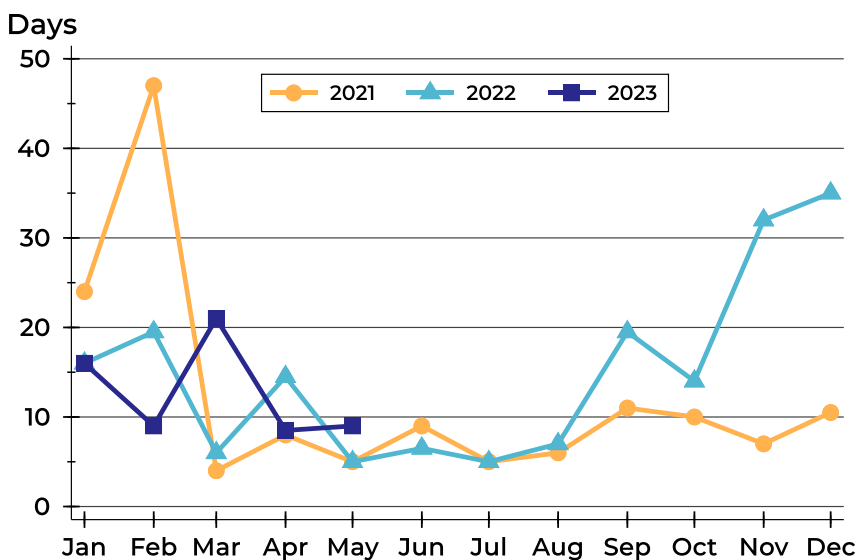
Osage County Closed Listings Analysis

Average DOM



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

Median DOM



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



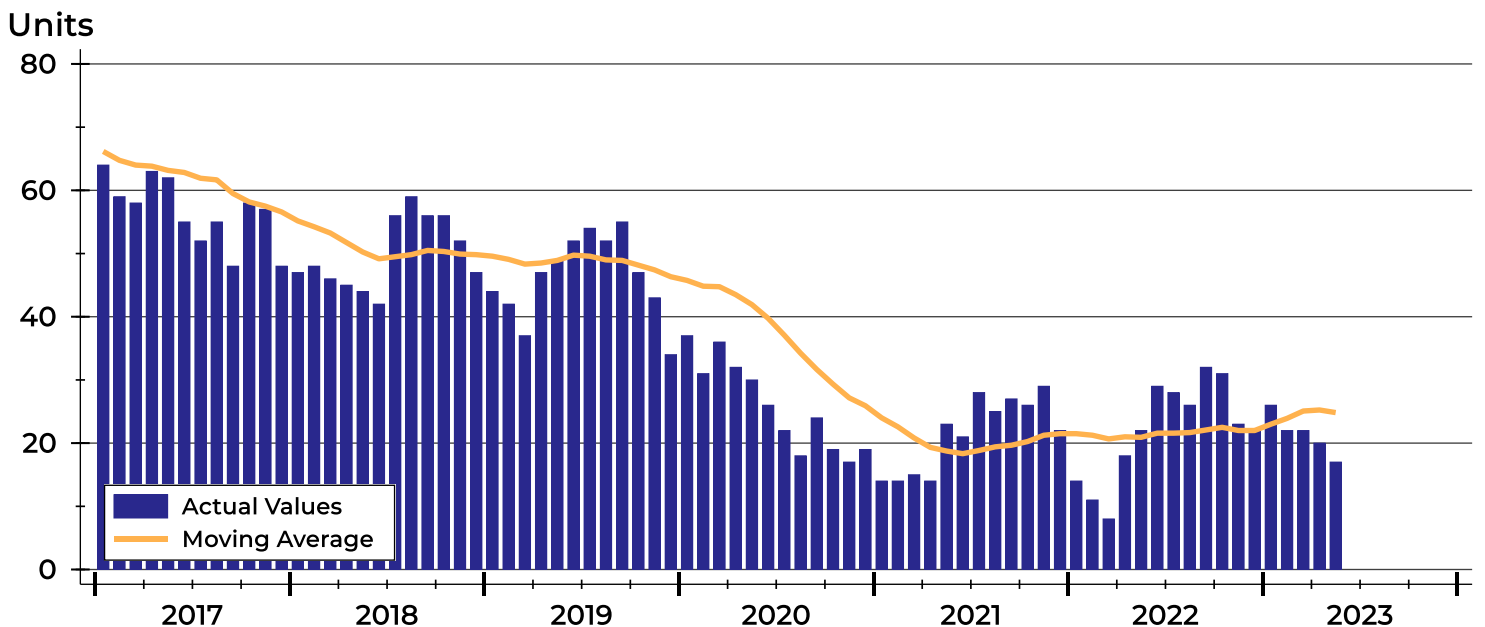
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		17	22	-22.7%
Volume (1,000s)		12,454	6,590	89.0%
Months' Supply		1.2	1.3	-7.7%
Average	List Price	732,603	299,541	144.6%
	Days on Market	76	58	31.0%
	Percent of Original	95.6%	97.1%	-1.5%
Median	List Price	199,000	182,400	9.1%
	Days on Market	35	30	16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 17 homes were available for sale in Osage County at the end of May. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of May was \$199,000, up 9.1% from 2022. The typical time on market for active listings was 35 days, up from 30 days a year earlier.

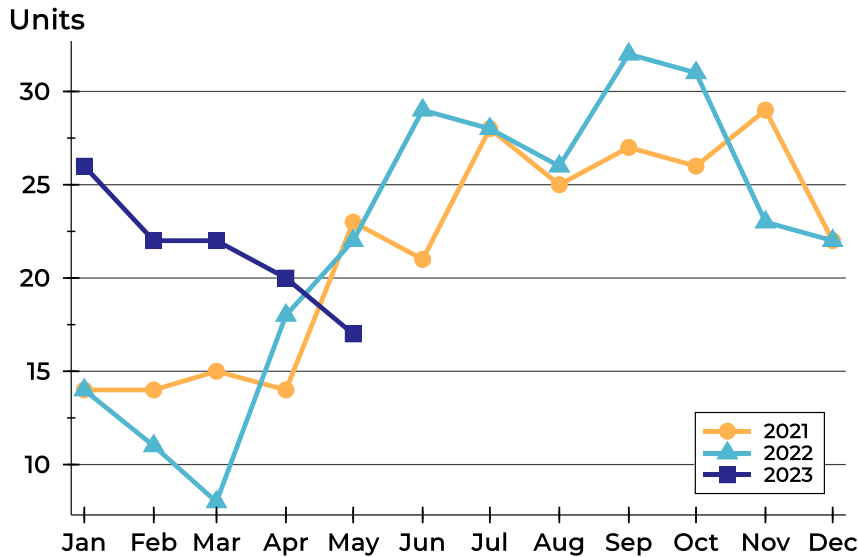
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



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

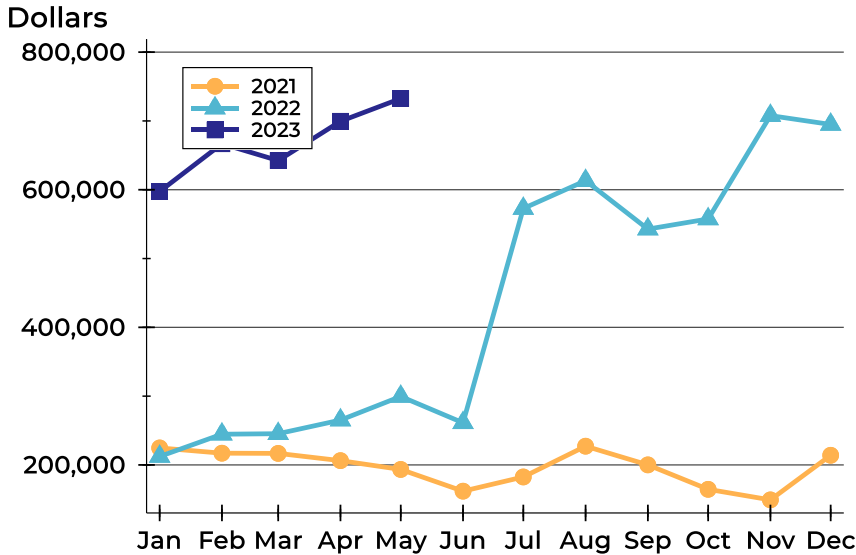
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	N/A	38,000	38,000	42	42	84.4%	84.4%
\$50,000-\$99,999	3	17.6%	0.8	81,633	80,000	43	36	98.4%	100.0%
\$100,000-\$124,999	1	5.9%	1.1	109,000	109,000	1	1	100.0%	100.0%
\$125,000-\$149,999	1	5.9%	0.4	129,900	129,900	9	9	100.0%	100.0%
\$150,000-\$174,999	2	11.8%	N/A	166,500	166,500	4	4	100.0%	100.0%
\$175,000-\$199,999	1	5.9%	1.0	199,000	199,000	35	35	100.0%	100.0%
\$200,000-\$249,999	3	17.6%	2.6	232,518	238,553	139	126	94.3%	95.7%
\$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	3	17.6%	4.0	351,000	345,000	106	59	89.7%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	5.9%	N/A	749,900	749,900	23	23	93.8%	93.8%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	5.9%	N/A	8,900,000	8,900,000	307	307	100.0%	100.0%



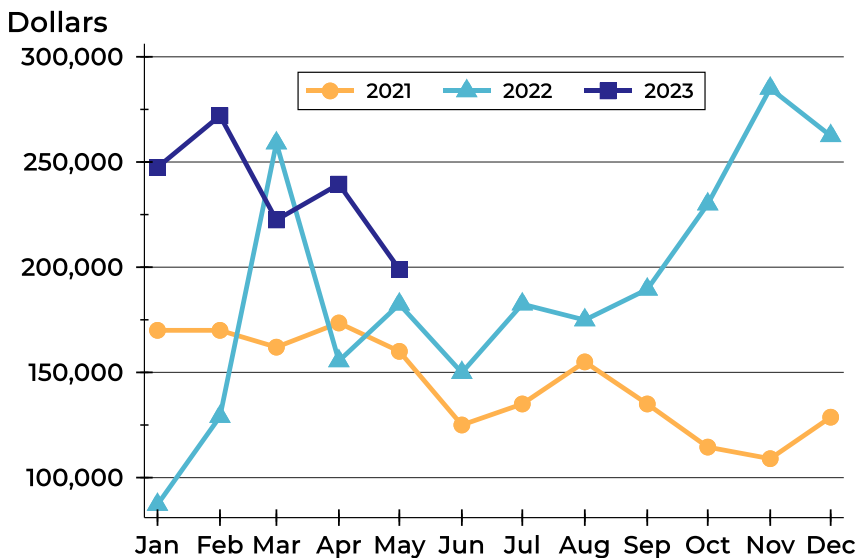
Osage County Active Listings Analysis

Average Price



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

Median Price

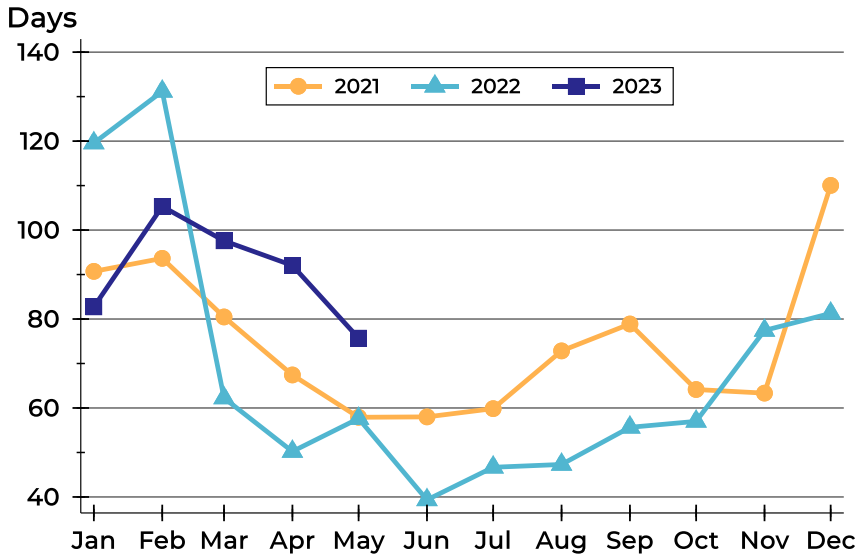


Month	2021	2022	2023
January	170,000	87,200	247,450
February	170,000	129,000	272,000
March	162,000	259,000	222,450
April	173,500	155,450	239,495
May	160,000	182,400	199,000
June	125,000	149,900	
July	135,000	182,450	
August	155,000	174,900	
September	135,000	189,500	
October	114,500	230,000	
November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



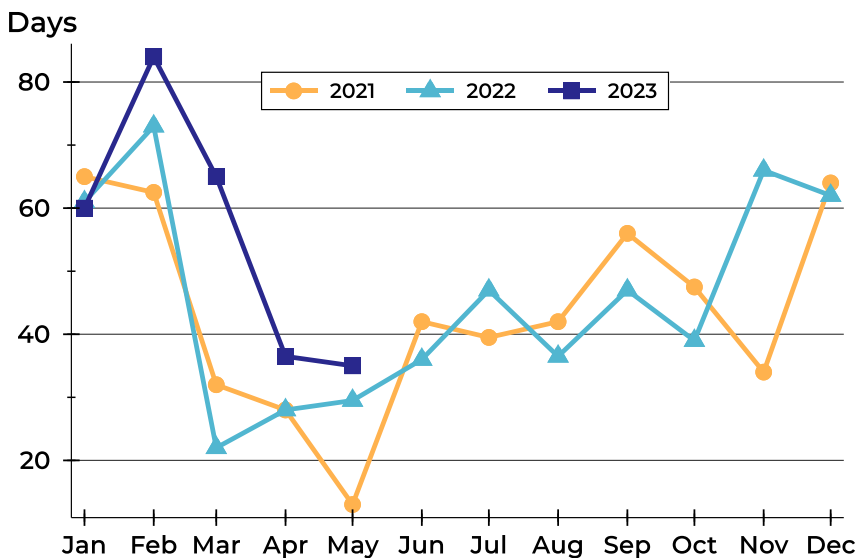
Osage County Active Listings Analysis

Average DOM



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

Median DOM

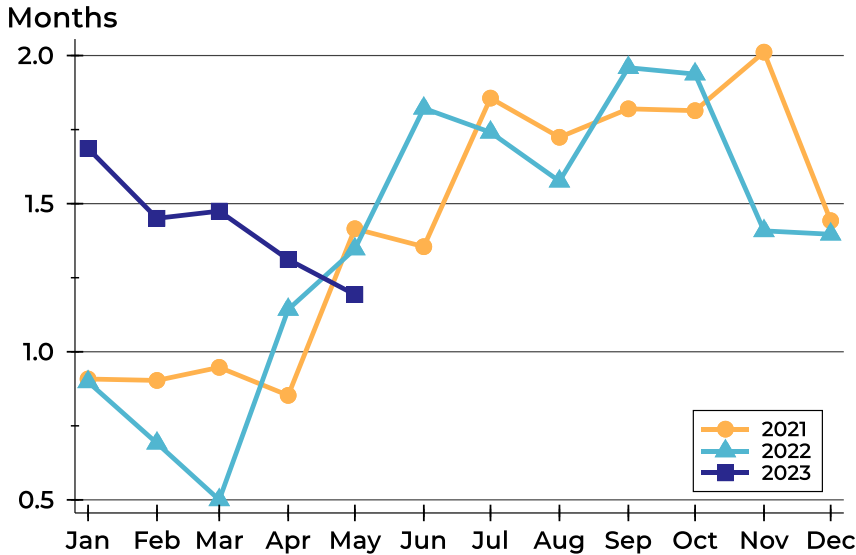


Month	2021	2022	2023
January	65	61	60
February	63	73	84
March	32	22	65
April	28	28	37
May	13	30	35
June	42	36	
July	40	47	
August	42	37	
September	56	47	
October	48	39	
November	34	66	
December	64	62	



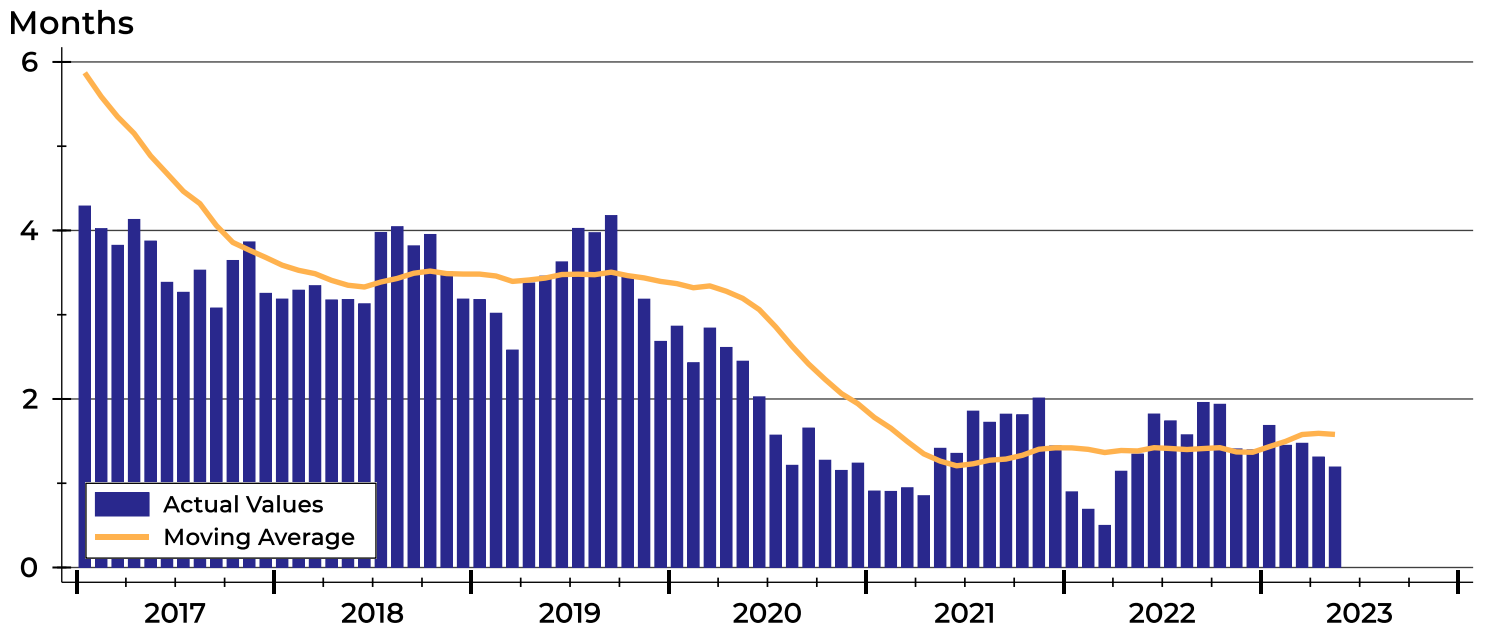
Osage County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





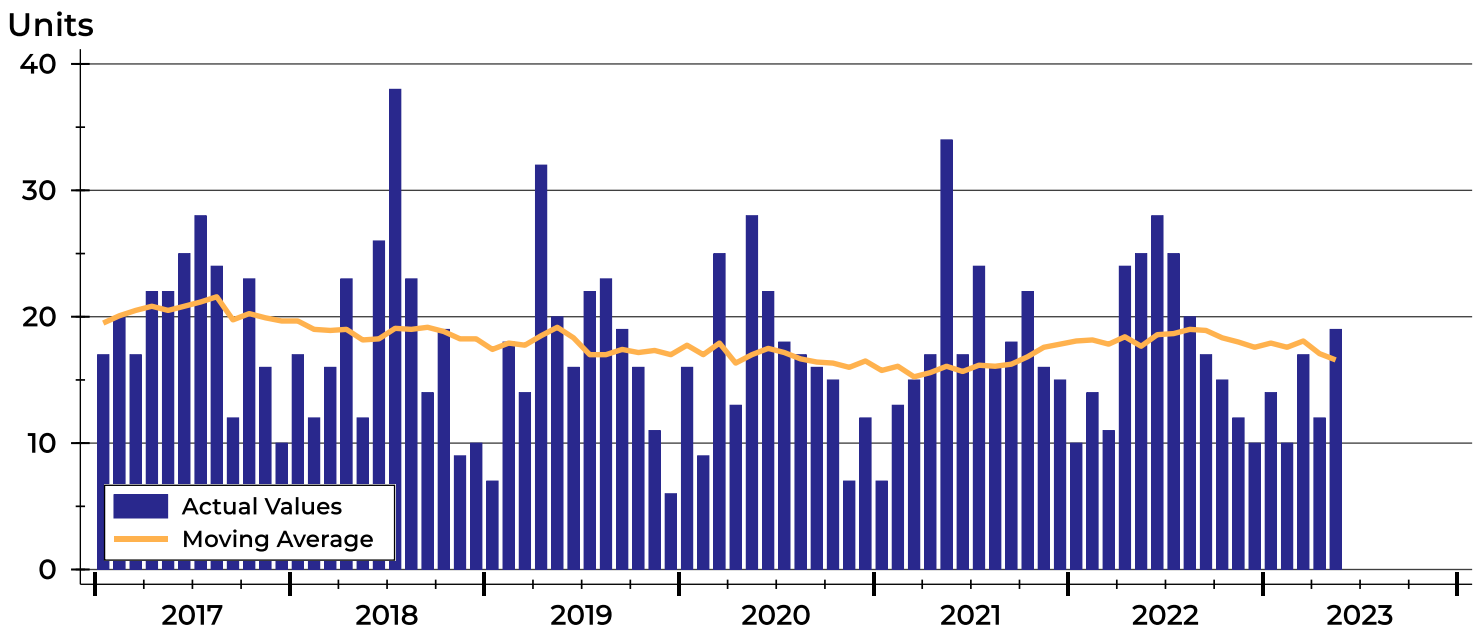
Osage County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	19	25	-24.0%
	Volume (1,000s)	3,761	5,752	-34.6%
	Average List Price	197,961	230,080	-14.0%
	Median List Price	165,000	175,500	-6.0%
Year-to-Date	New Listings	72	84	-14.3%
	Volume (1,000s)	13,506	18,292	-26.2%
	Average List Price	187,583	217,762	-13.9%
	Median List Price	149,950	159,855	-6.2%

A total of 19 new listings were added in Osage County during May, down 24.0% from the same month in 2022. Year-to-date Osage County has seen 72 new listings.

The median list price of these homes was \$165,000 down from \$175,500 in 2022.

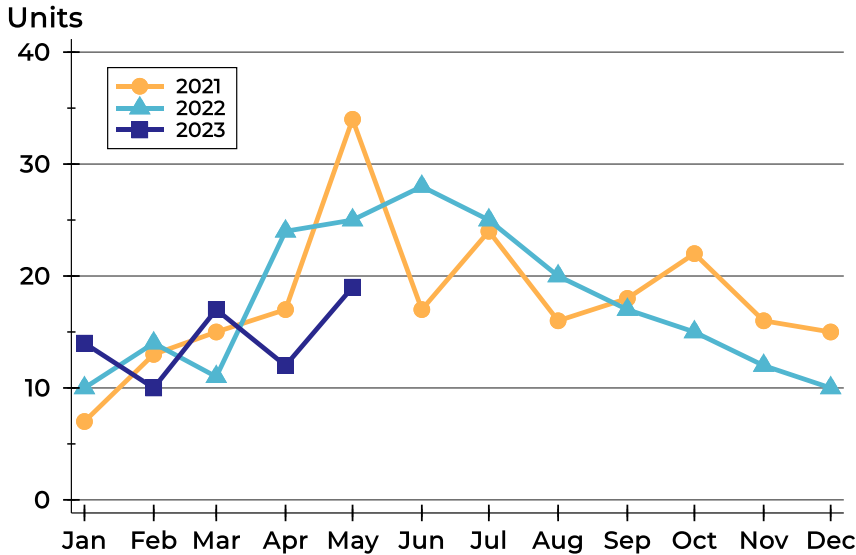
History of New Listings





Osage County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	15.8%	61,267	59,000	14	4	98.3%	100.0%
\$100,000-\$124,999	4	21.1%	110,600	111,450	8	6	100.0%	100.0%
\$125,000-\$149,999	2	10.5%	139,900	139,900	12	12	100.0%	100.0%
\$150,000-\$174,999	4	21.1%	168,200	168,950	6	8	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	15.8%	234,218	238,553	9	8	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	10.5%	364,950	364,950	13	13	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	5.3%	749,900	749,900	29	29	93.8%	93.8%
\$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



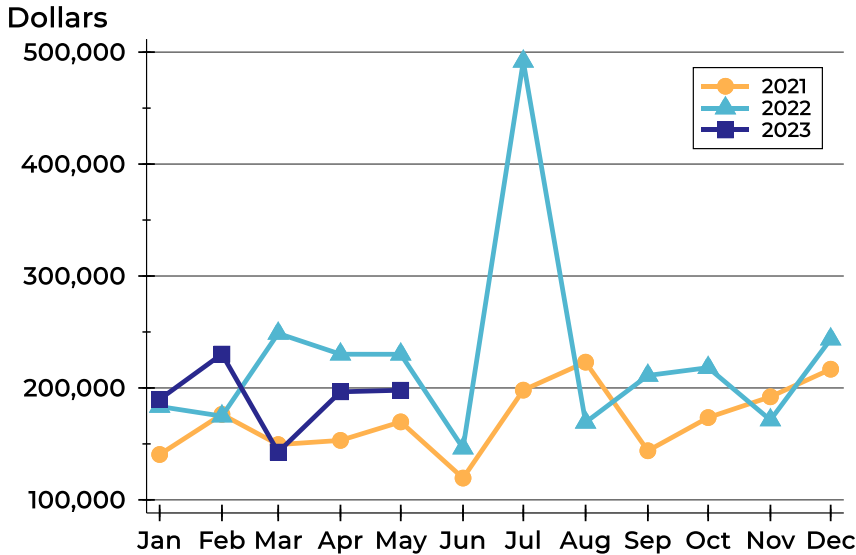
**May
2023**

Sunflower MLS Statistics



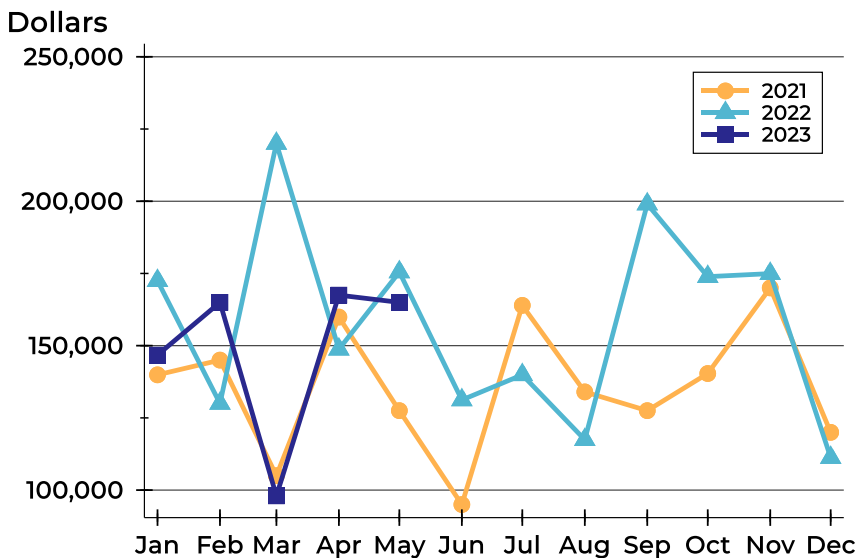
Osage County New Listings Analysis

Average Price



Month	2021	2022	2023
January	140,550	183,420	189,857
February	176,408	174,814	230,240
March	149,393	248,700	142,694
April	153,141	230,113	196,542
May	169,679	230,080	197,961
June	119,471	146,211	
July	198,033	491,756	
August	223,025	169,275	
September	143,872	211,147	
October	173,518	218,120	
November	192,084	171,354	
December	216,733	243,600	

Median Price



Month	2021	2022	2023
January	139,900	172,500	146,750
February	145,000	130,000	165,000
March	105,000	220,000	98,000
April	159,900	148,750	167,500
May	127,500	175,500	165,000
June	95,000	131,200	
July	163,950	139,900	
August	134,000	117,450	
September	127,500	199,005	
October	140,361	173,900	
November	170,000	174,950	
December	120,000	111,250	



**May
2023**

Sunflower MLS Statistics



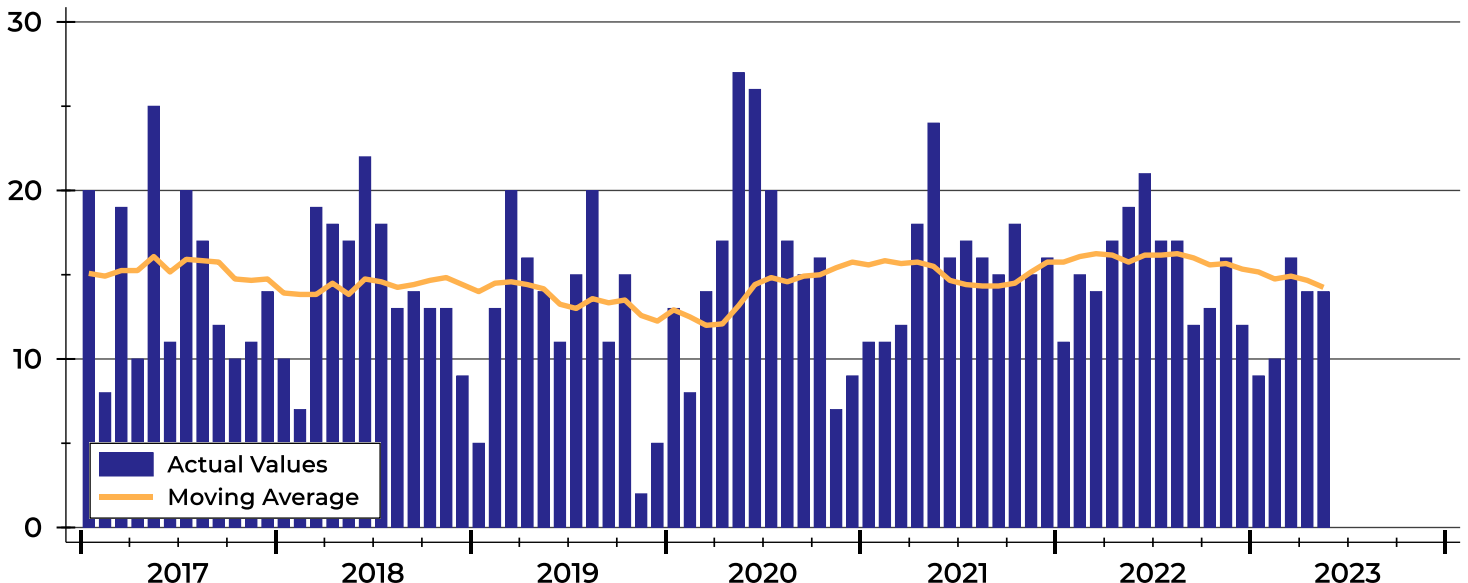
Osage County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		14	19	-26.3%	63	76	-17.1%
Volume (1,000s)		2,301	2,871	-19.9%	10,731	13,556	-20.8%
Average	Sale Price	164,350	151,085	8.8%	170,340	178,368	-4.5%
	Days on Market	22	19	15.8%	33	36	-8.3%
	Percent of Original	98.1%	96.4%	1.8%	95.7%	97.1%	-1.4%
Median	Sale Price	159,900	149,500	7.0%	147,900	148,750	-0.6%
	Days on Market	8	6	33.3%	9	6	50.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 14 contracts for sale were written in Osage County during the month of May, down from 19 in 2022. The median list price of these homes was \$159,900, up from \$149,500 the prior year. Half of the homes that went under contract in May were on the market less than 8 days, compared to 6 days in May 2022.

History of Contracts Written

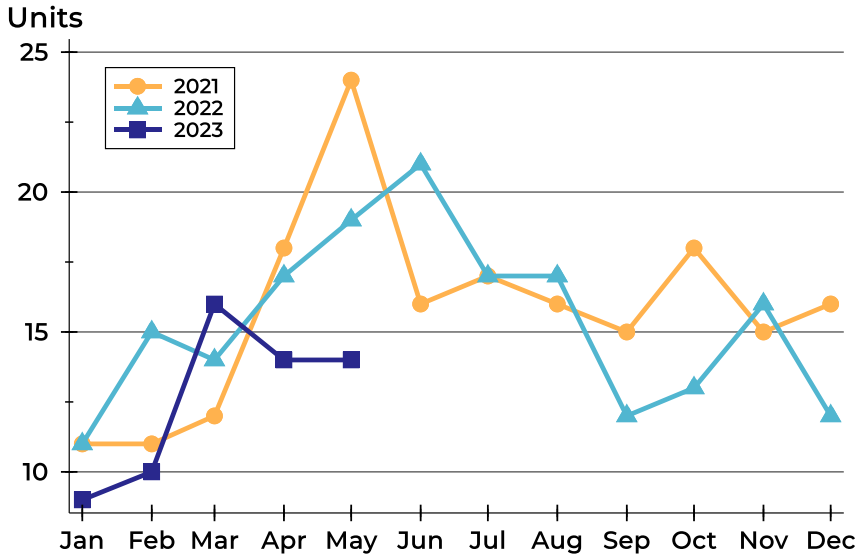
Units





Osage County Contracts Written Analysis

Contracts Written by Month



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

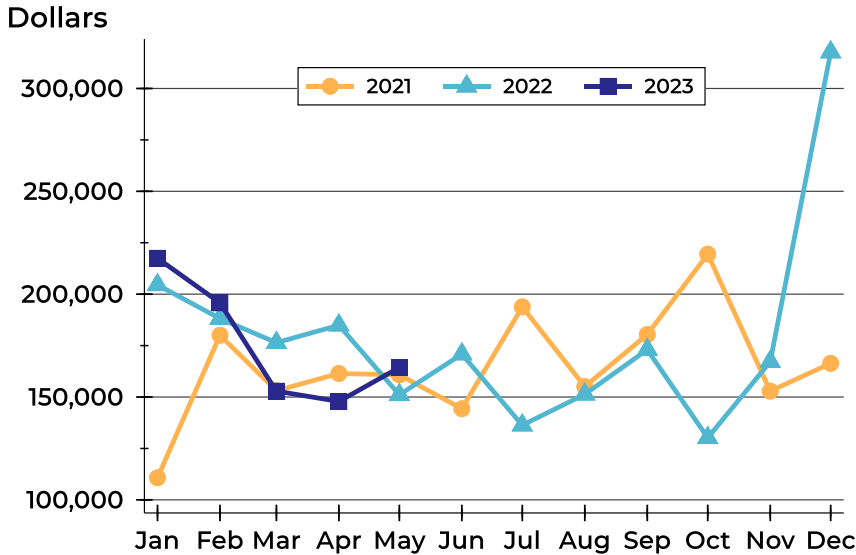
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	14.3%	56,950	56,950	4	4	97.5%	97.5%
\$100,000-\$124,999	3	21.4%	111,133	113,900	8	5	100.0%	100.0%
\$125,000-\$149,999	2	14.3%	147,450	147,450	14	14	100.0%	100.0%
\$150,000-\$174,999	2	14.3%	169,900	169,900	5	5	100.0%	100.0%
\$175,000-\$199,999	1	7.1%	194,900	194,900	176	176	90.7%	90.7%
\$200,000-\$249,999	3	21.4%	224,700	219,200	18	8	95.8%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	7.1%	349,900	349,900	7	7	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



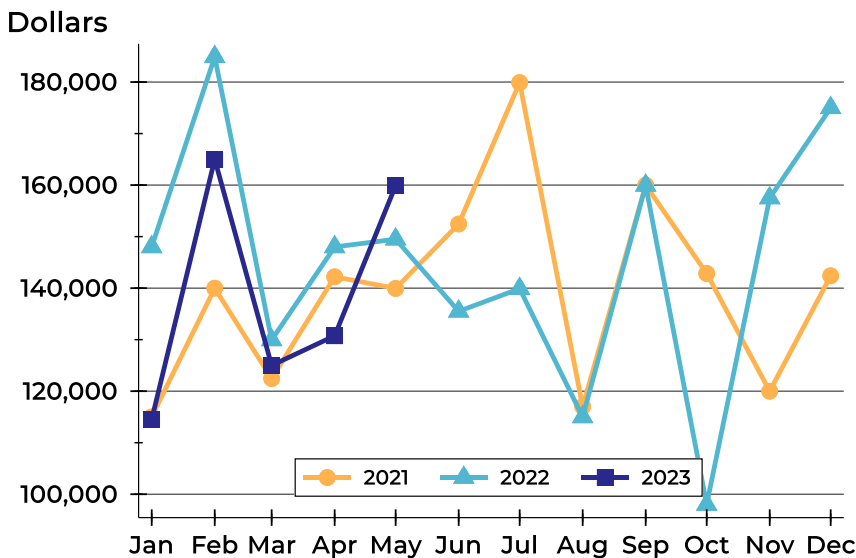
Osage County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	110,759	204,523	217,489
February	180,027	188,153	195,750
March	153,075	176,407	152,863
April	161,450	184,918	147,843
May	160,767	151,085	164,350
June	144,300	170,855	
July	193,829	136,309	
August	155,069	151,324	
September	180,420	173,017	
October	219,476	130,177	
November	152,853	167,184	
December	166,381	317,658	

Median Price

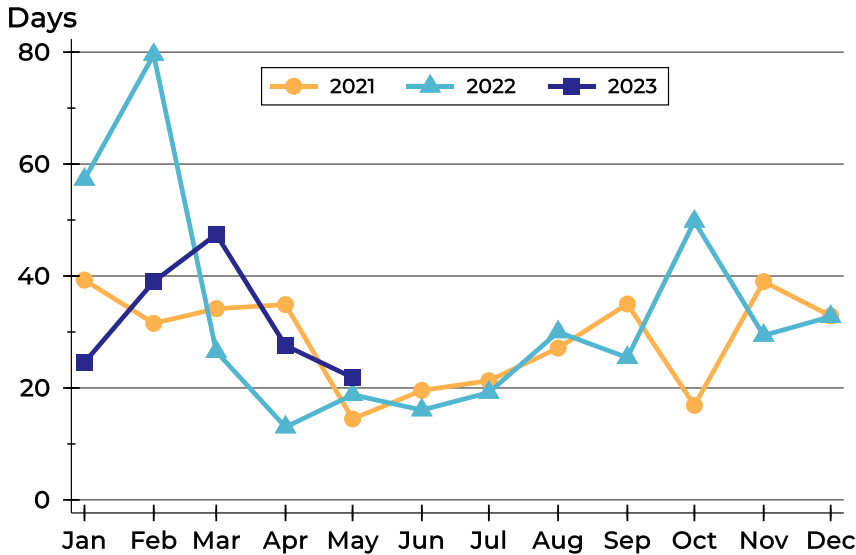


Month	2021	2022	2023
January	115,000	148,000	114,500
February	140,000	184,900	165,000
March	122,450	129,950	125,000
April	142,200	148,000	130,750
May	139,950	149,500	159,900
June	152,450	135,500	
July	179,900	139,900	
August	117,000	115,000	
September	160,000	159,950	
October	142,848	98,000	
November	120,000	157,500	
December	142,400	175,000	



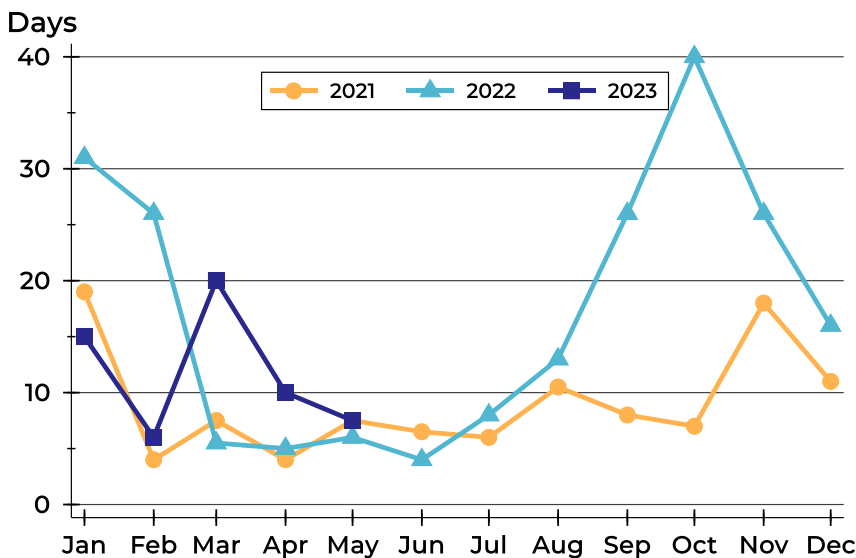
Osage County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	39	57	25
February	32	80	39
March	34	27	47
April	35	13	28
May	14	19	22
June	20	16	
July	21	19	
August	27	30	
September	35	25	
October	17	50	
November	39	29	
December	33	33	

Median DOM



Month	2021	2022	2023
January	19	31	15
February	4	26	6
March	8	6	20
April	4	5	10
May	8	6	8
June	7	4	
July	6	8	
August	11	13	
September	8	26	
October	7	40	
November	18	26	
December	11	16	



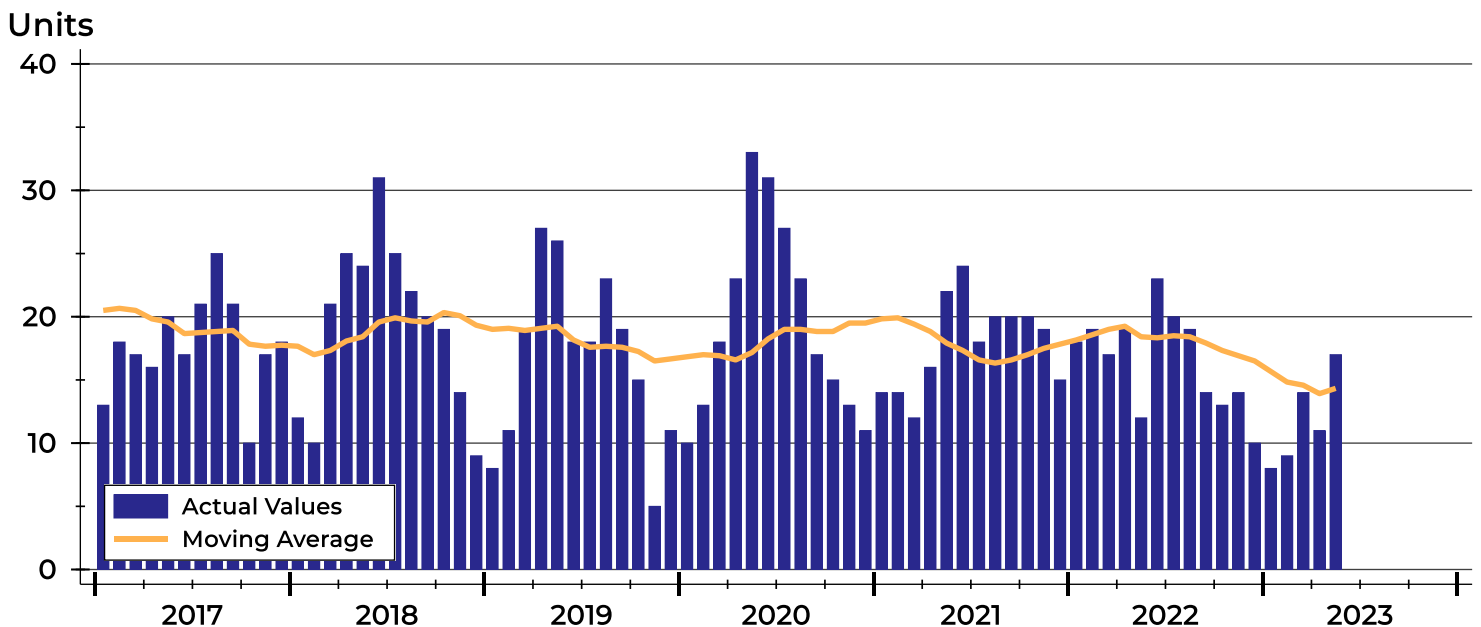
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		17	12	41.7%
Volume (1,000s)		2,937	1,936	51.7%
Average	List Price	172,788	161,350	7.1%
	Days on Market	20	10	100.0%
	Percent of Original	98.3%	99.5%	-1.2%
Median	List Price	150,000	150,000	0.0%
	Days on Market	8	6	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 17 listings in Osage County had contracts pending at the end of May, up from 12 contracts pending at the end of May 2022.

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

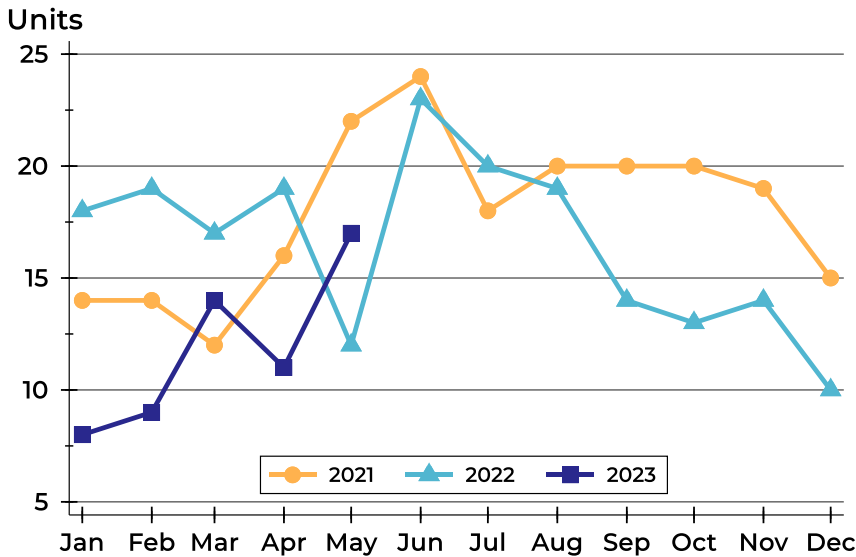
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	11.8%	56,950	56,950	4	4	100.0%	100.0%
\$100,000-\$124,999	3	17.6%	111,133	113,900	8	5	100.0%	100.0%
\$125,000-\$149,999	3	17.6%	143,800	145,000	11	9	100.0%	100.0%
\$150,000-\$174,999	3	17.6%	163,267	169,900	8	8	97.9%	100.0%
\$175,000-\$199,999	1	5.9%	194,900	194,900	176	176	90.7%	90.7%
\$200,000-\$249,999	3	17.6%	224,700	219,200	18	8	95.8%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	11.8%	349,950	349,950	9	9	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



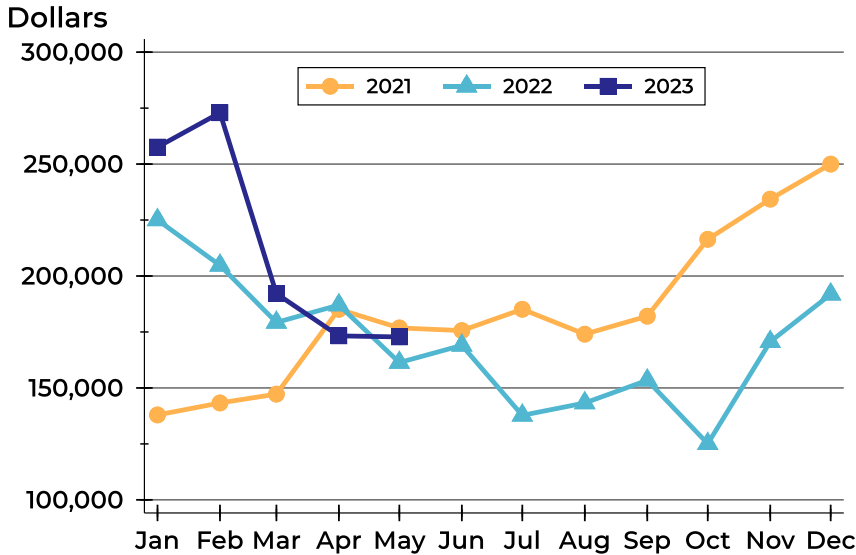
**May
2023**

Sunflower MLS Statistics



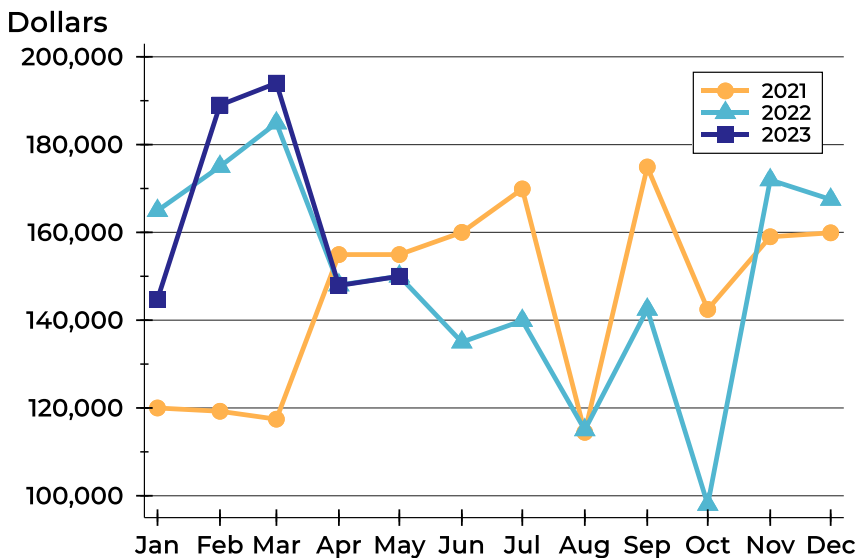
Osage County Pending Contracts Analysis

Average Price



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

Median Price

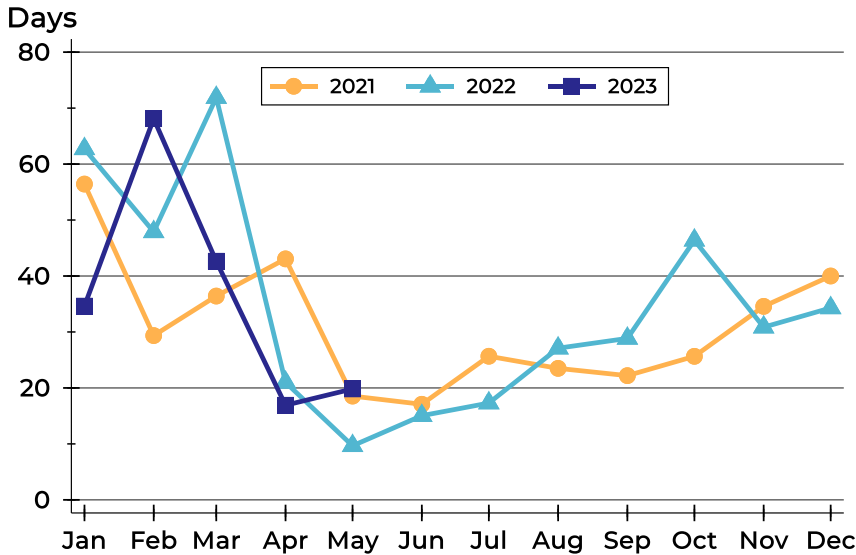


Month	2021	2022	2023
January	120,000	164,950	144,750
February	119,250	175,000	189,000
March	117,450	184,900	194,003
April	154,950	148,000	147,900
May	154,950	150,000	150,000
June	160,000	135,000	
July	169,900	139,900	
August	114,450	115,000	
September	174,900	142,450	
October	142,450	98,000	
November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



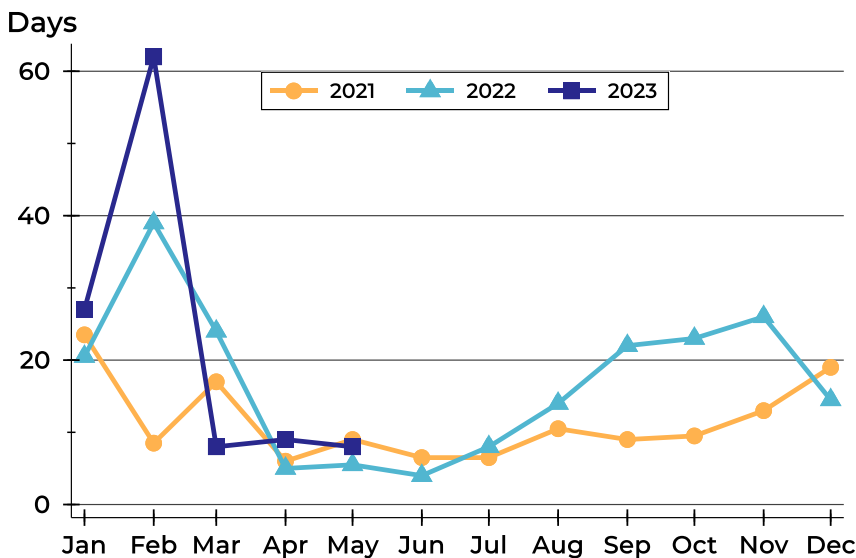
Osage County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Rose in May

Total home sales in other counties in the Sunflower MLS rose by 14.3% last month to 16 units, compared to 14 units in May 2022. Total sales volume was \$4.2 million, up 35.8% from a year earlier.

The median sale price in May was \$224,500, down from \$230,250 a year earlier. Homes that sold in May were typically on the market for 3 days and sold for 100.0% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of May

The total number of active listings in other counties in the Sunflower MLS at the end of May was 25 units, up from 18 at the same point in 2022. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$150,000.

During May, a total of 18 contracts were written up from 15 in May 2022. At the end of the month, there were 15 contracts still pending.

Report Contents

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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plasse
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Other Sunflower MLS Counties Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		16	14	21	69	74	74
Change from prior year		14.3%	-33.3%	75.0%	-6.8%	0.0%	39.6%
Active Listings		25	18	19	N/A	N/A	N/A
Change from prior year		38.9%	-5.3%	-65.5%			
Months' Supply		1.9	1.1	1.1	N/A	N/A	N/A
Change from prior year		72.7%	0.0%	-74.4%			
New Listings		18	20	16	77	92	71
Change from prior year		-10.0%	25.0%	-23.8%	-16.3%	29.6%	-11.3%
Contracts Written		18	15	17	70	82	84
Change from prior year		20.0%	-11.8%	-34.6%	-14.6%	-2.4%	16.7%
Pending Contracts		15	19	24	N/A	N/A	N/A
Change from prior year		-21.1%	-20.8%	20.0%			
Sales Volume (1,000s)		4,217	3,105	4,718	14,380	15,303	16,803
Change from prior year		35.8%	-34.2%	168.1%	-6.0%	-8.9%	139.4%
Average	Sale Price	263,578	221,750	224,670	208,411	206,792	227,062
	Change from prior year	18.9%	-1.3%	53.2%	0.8%	-8.9%	71.4%
	List Price of Actives	347,468	249,394	358,335	N/A	N/A	N/A
	Change from prior year	39.3%	-30.4%	8.3%			
	Days on Market	19	15	57	33	23	73
Change from prior year	26.7%	-73.7%	-65.2%	43.5%	-68.5%	-5.2%	
	Percent of List	98.2%	101.3%	95.7%	95.9%	97.9%	97.5%
Change from prior year		-3.1%	5.9%	-6.0%	-2.0%	0.4%	-1.8%
	Percent of Original	97.3%	100.9%	93.4%	94.0%	96.3%	95.8%
Change from prior year		-3.6%	8.0%	-4.9%	-2.4%	0.5%	-0.8%
Median	Sale Price	224,500	230,250	180,000	200,000	180,000	194,000
	Change from prior year	-2.5%	27.9%	68.2%	11.1%	-7.2%	68.7%
	List Price of Actives	150,000	159,950	179,000	N/A	N/A	N/A
	Change from prior year	-6.2%	-10.6%	8.5%			
	Days on Market	3	5	32	8	7	17
Change from prior year	-40.0%	-84.4%	23.1%	14.3%	-58.8%	-29.2%	
	Percent of List	100.0%	100.0%	98.8%	98.2%	100.0%	99.1%
Change from prior year		0.0%	1.2%	-1.2%	-1.8%	0.9%	0.0%
	Percent of Original	100.0%	100.0%	97.6%	96.8%	100.0%	98.2%
Change from prior year		0.0%	2.5%	-0.4%	-3.2%	1.8%	2.4%

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



**May
2023**

Sunflower MLS Statistics



Other Sunflower MLS Counties Closed Listings Analysis

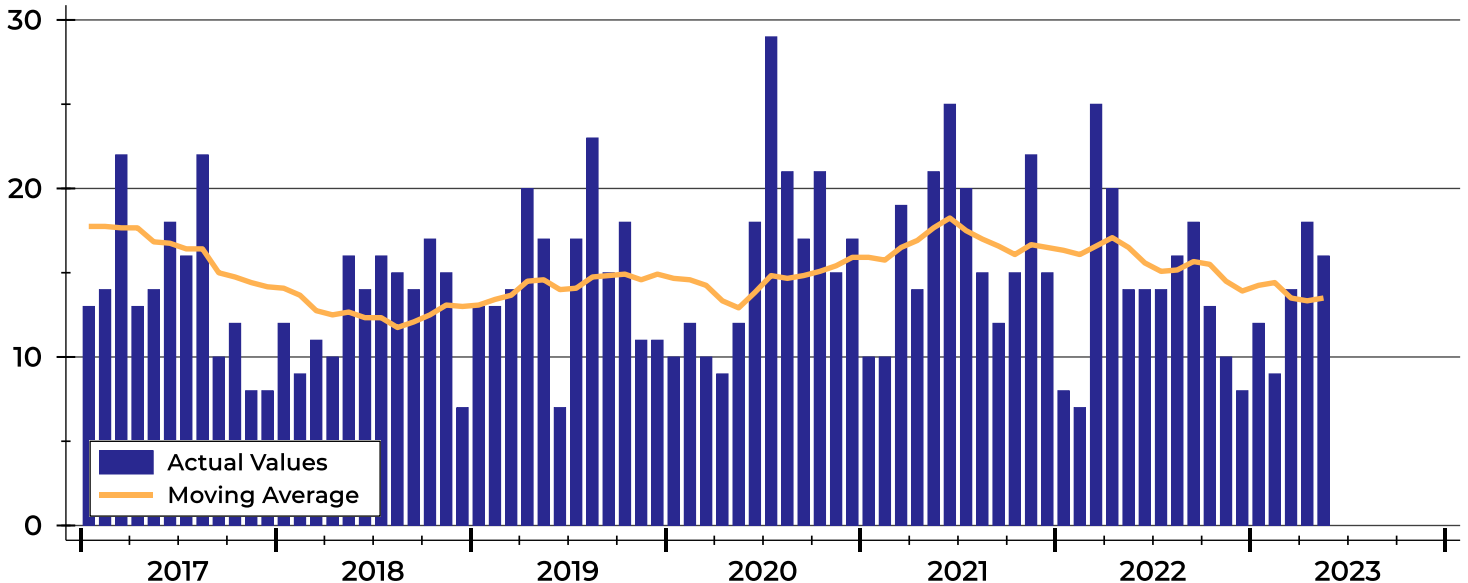
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		16	14	14.3%	69	74	-6.8%
Volume (1,000s)		4,217	3,105	35.8%	14,380	15,303	-6.0%
Months' Supply		1.9	1.1	72.7%	N/A	N/A	N/A
Average	Sale Price	263,578	221,750	18.9%	208,411	206,792	0.8%
	Days on Market	19	15	26.7%	33	23	43.5%
	Percent of List	98.2%	101.3%	-3.1%	95.9%	97.9%	-2.0%
	Percent of Original	97.3%	100.9%	-3.6%	94.0%	96.3%	-2.4%
Median	Sale Price	224,500	230,250	-2.5%	200,000	180,000	11.1%
	Days on Market	3	5	-40.0%	8	7	14.3%
	Percent of List	100.0%	100.0%	0.0%	98.2%	100.0%	-1.8%
	Percent of Original	100.0%	100.0%	0.0%	96.8%	100.0%	-3.2%

A total of 16 homes sold in other counties in the Sunflower MLS in May, up from 14 units in May 2022. Total sales volume rose to \$4.2 million compared to \$3.1 million in the previous year.

The median sales price in May was \$224,500, down 2.5% compared to the prior year. Median days on market was 3 days, down from 13 days in April, and down from 5 in May 2022.

History of Closed Listings

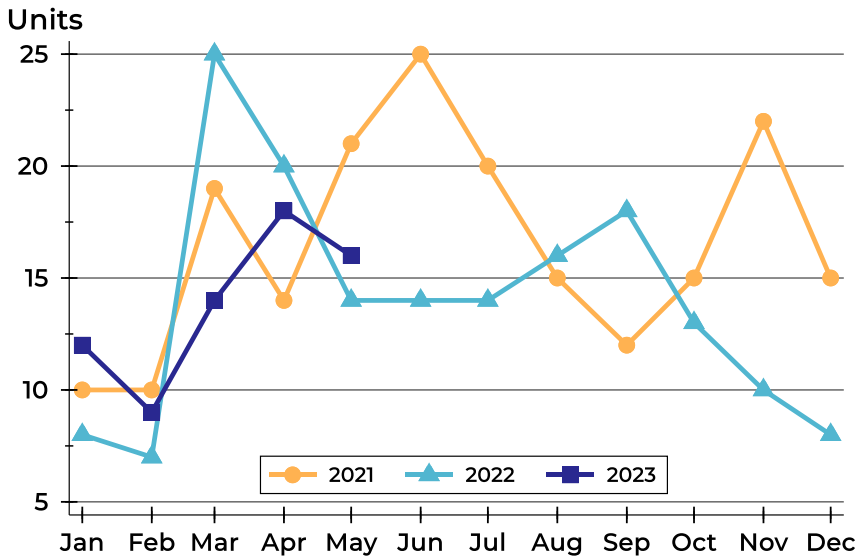
Units





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	
July	20	14	
August	15	16	
September	12	18	
October	15	13	
November	22	10	
December	15	8	

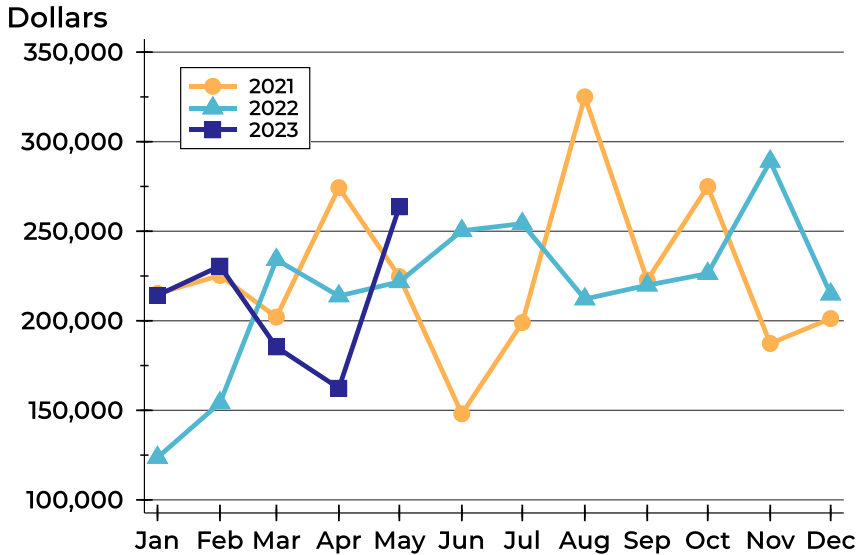
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	6.3%	12.0	48,000	48,000	0	0	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	2	12.5%	2.0	86,500	86,500	106	106	94.5%	94.5%	89.2%	89.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.3%	1.2	136,500	136,500	2	2	97.5%	97.5%	97.5%	97.5%
\$150,000-\$174,999	1	6.3%	1.3	157,500	157,500	7	7	105.1%	105.1%	105.1%	105.1%
\$175,000-\$199,999	1	6.3%	0.0	198,000	198,000	27	27	79.5%	79.5%	79.5%	79.5%
\$200,000-\$249,999	3	18.8%	1.7	217,000	219,000	1	0	100.3%	100.0%	100.3%	100.0%
\$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	5	31.3%	0.0	342,000	335,000	8	3	100.3%	100.0%	99.6%	100.0%
\$400,000-\$499,999	1	6.3%	0.0	404,250	404,250	0	0	97.6%	97.6%	97.6%	97.6%
\$500,000-\$749,999	1	6.3%	6.0	739,000	739,000	17	17	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



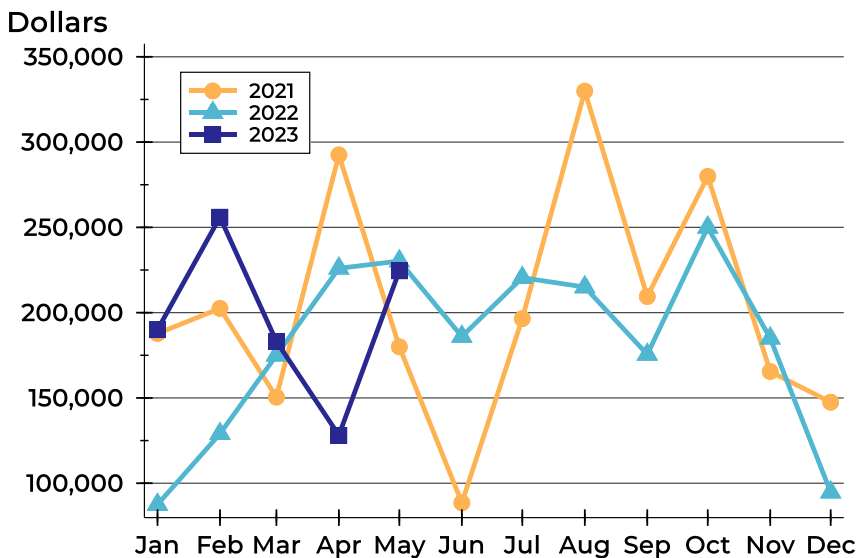
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	215,190	123,625	214,200
February	225,290	154,129	230,550
March	202,063	234,131	185,379
April	274,321	213,845	162,358
May	224,670	221,750	263,578
June	148,048	250,279	
July	198,975	254,254	
August	325,020	212,156	
September	222,692	219,856	
October	274,987	226,338	
November	187,314	289,037	
December	201,220	214,863	

Median Price

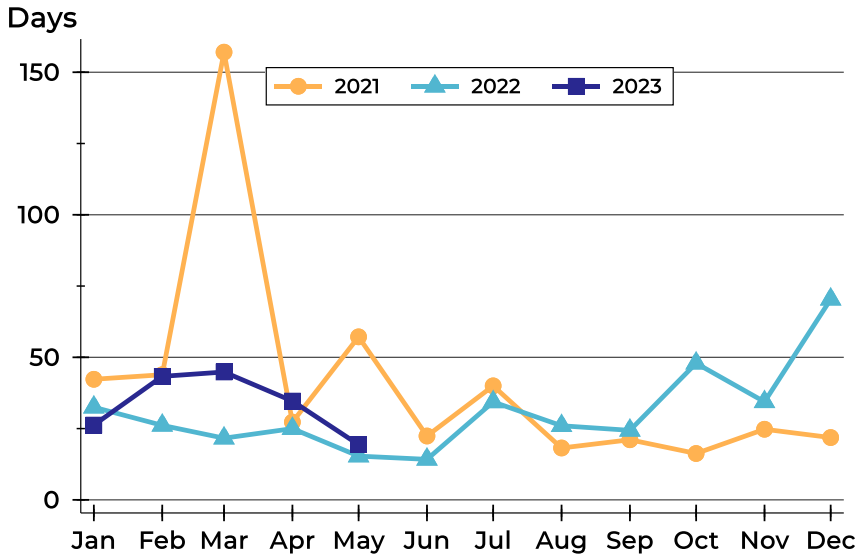


Month	2021	2022	2023
January	187,750	87,500	190,000
February	202,500	129,000	256,000
March	150,500	175,000	183,200
April	292,500	226,000	128,125
May	180,000	230,250	224,500
June	88,500	186,000	
July	196,500	220,500	
August	329,900	215,000	
September	209,450	175,500	
October	279,900	250,000	
November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



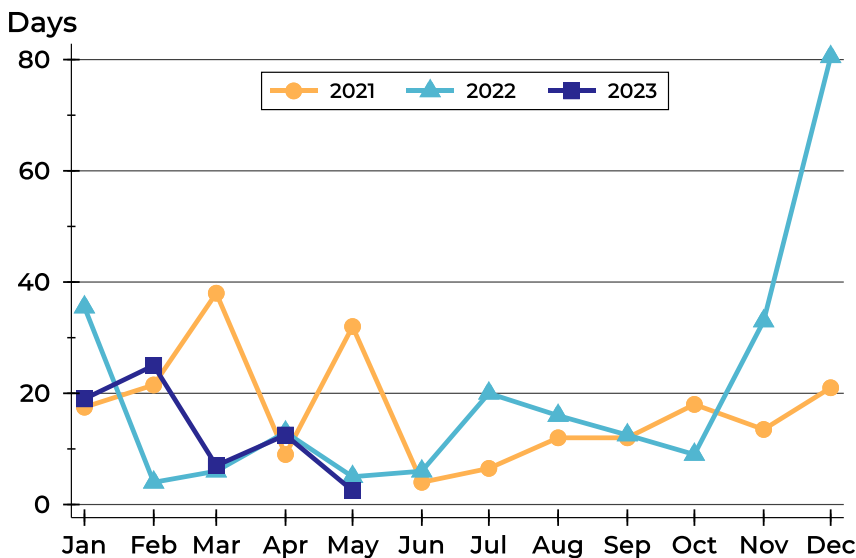
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



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

Median DOM



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



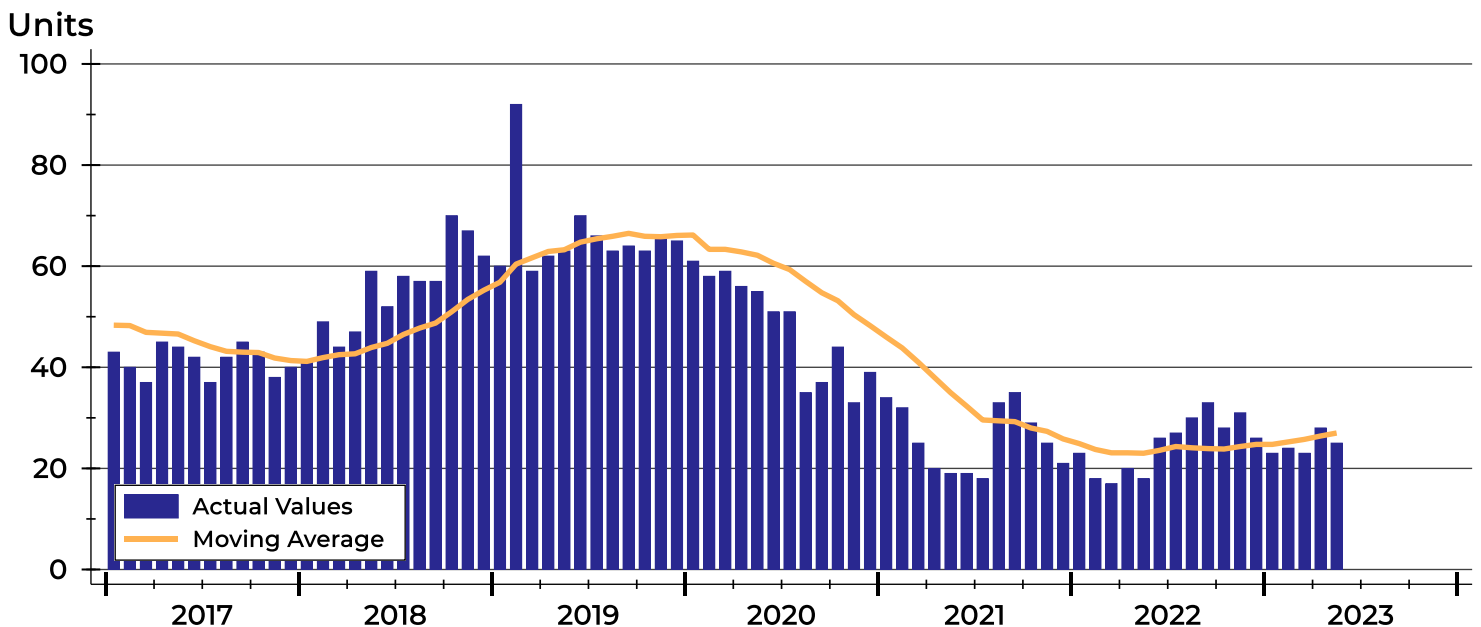
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		25	18	38.9%
Volume (1,000s)		8,687	4,489	93.5%
Months' Supply		1.9	1.1	72.7%
Average	List Price	347,468	249,394	39.3%
	Days on Market	86	57	50.9%
	Percent of Original	95.2%	98.7%	-3.5%
Median	List Price	150,000	159,950	-6.2%
	Days on Market	48	36	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 25 homes were available for sale in other counties in the Sunflower MLS at the end of May. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of May was \$150,000, down 6.2% from 2022. The typical time on market for active listings was 48 days, up from 36 days a year earlier.

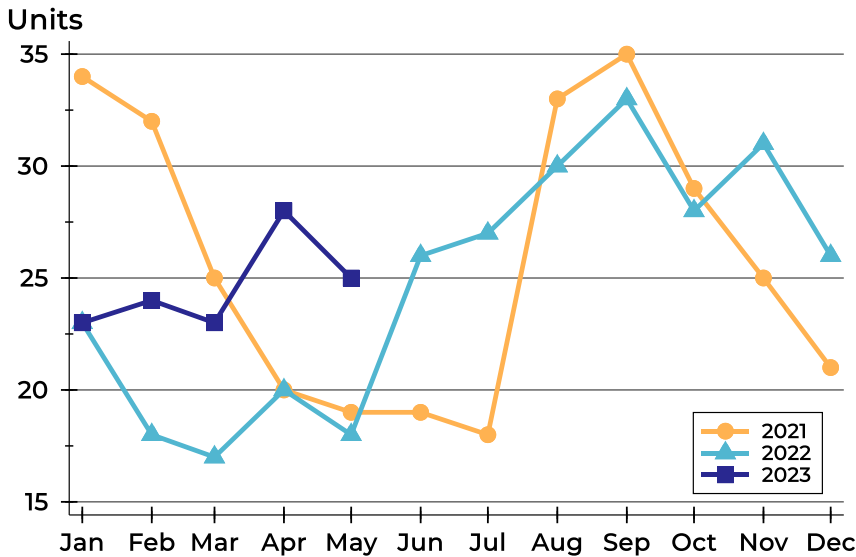
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



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

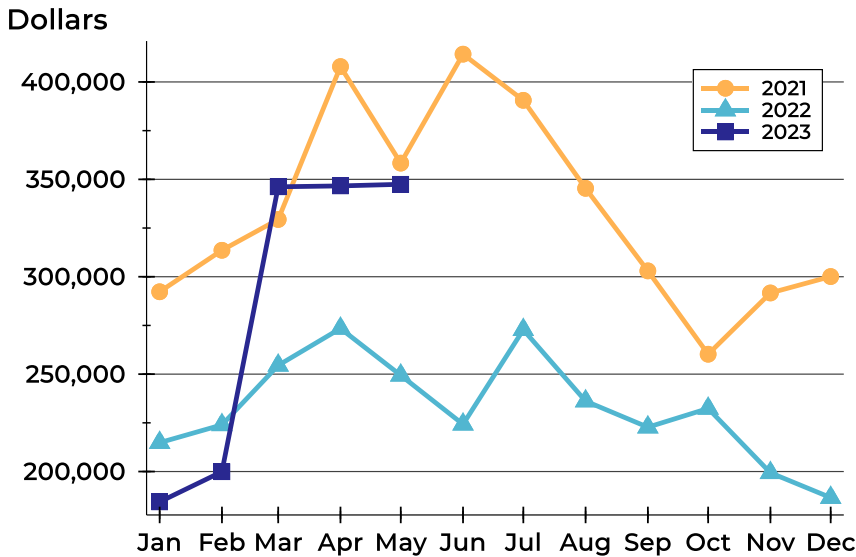
Active Listings by Price Range

Price Range	Active Listings 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	4	16.0%	12.0	42,450	42,450	55	35	96.5%	100.0%
\$50,000-\$99,999	5	20.0%	2.0	71,340	69,900	91	87	96.9%	100.0%
\$100,000-\$124,999	2	8.0%	N/A	110,000	110,000	15	15	97.1%	97.1%
\$125,000-\$149,999	1	4.0%	1.2	139,900	139,900	599	599	84.3%	84.3%
\$150,000-\$174,999	2	8.0%	1.3	157,450	157,450	61	61	87.5%	87.5%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	12.0%	1.7	229,500	230,000	54	48	88.5%	88.7%
\$250,000-\$299,999	3	12.0%	N/A	264,967	269,000	105	102	97.1%	98.6%
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	3	12.0%	6.0	575,000	550,000	57	59	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	8.0%	N/A	2,138,500	2,138,500	35	35	100.0%	100.0%



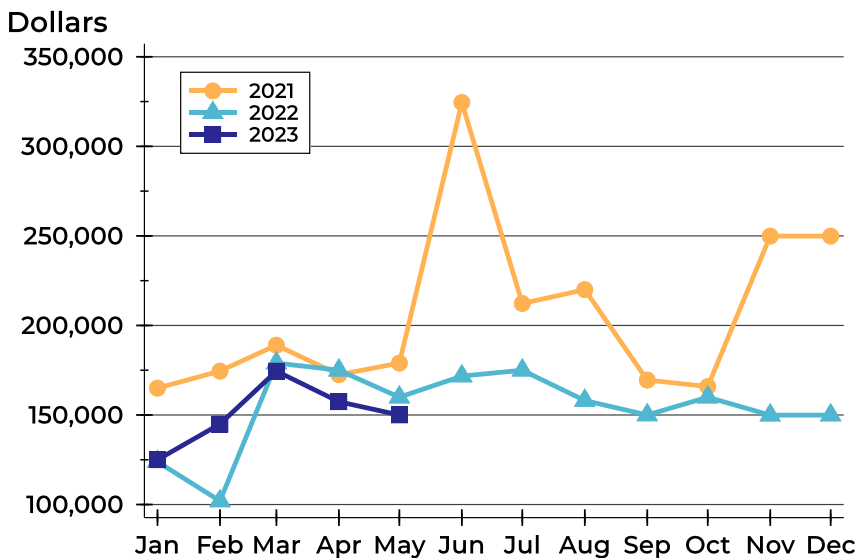
Other Sunflower MLS Counties Active Listings Analysis

Average Price



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

Median Price

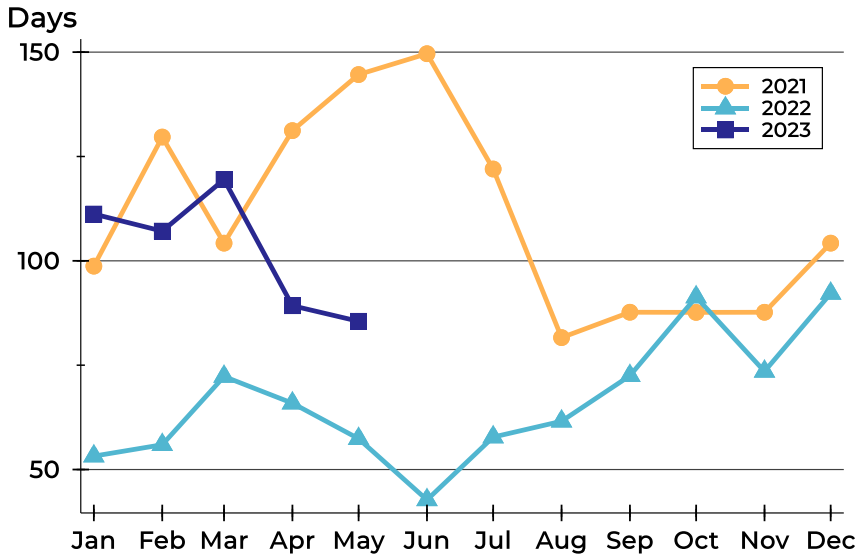


Month	2021	2022	2023
January	165,000	123,900	125,000
February	174,500	102,000	144,950
March	189,000	179,000	174,500
April	172,500	175,000	157,400
May	179,000	159,950	150,000
June	324,500	171,750	
July	212,248	175,000	
August	220,000	158,078	
September	169,500	150,000	
October	165,900	159,950	
November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



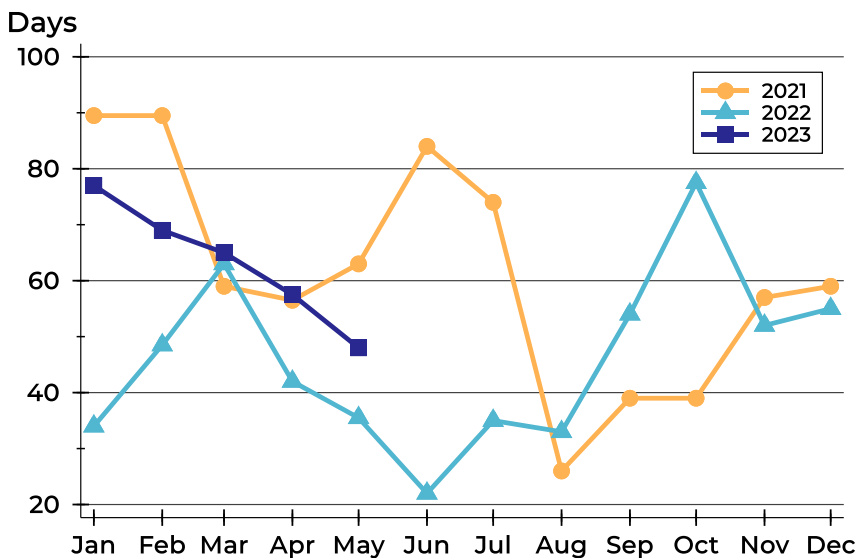
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



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

Median DOM

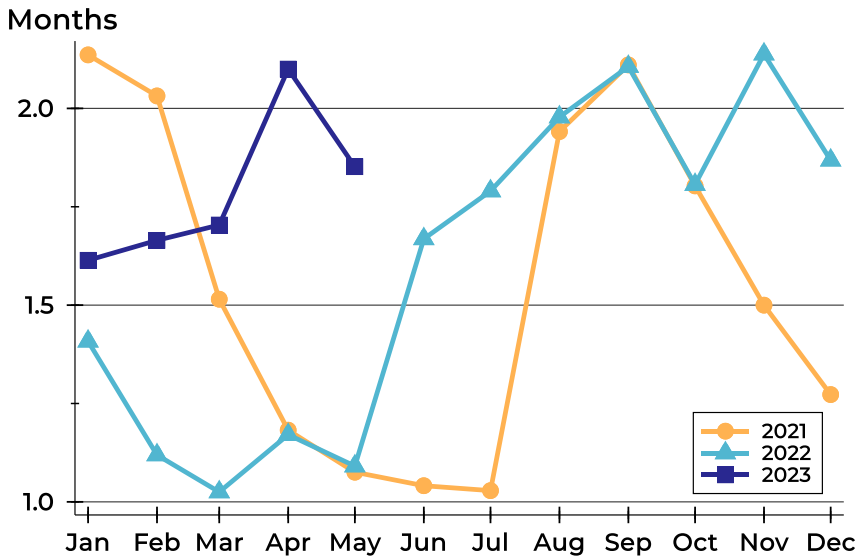


Month	2021	2022	2023
January	90	34	77
February	90	49	69
March	59	63	65
April	57	42	58
May	63	36	48
June	84	22	
July	74	35	
August	26	33	
September	39	54	
October	39	78	
November	57	52	
December	59	55	



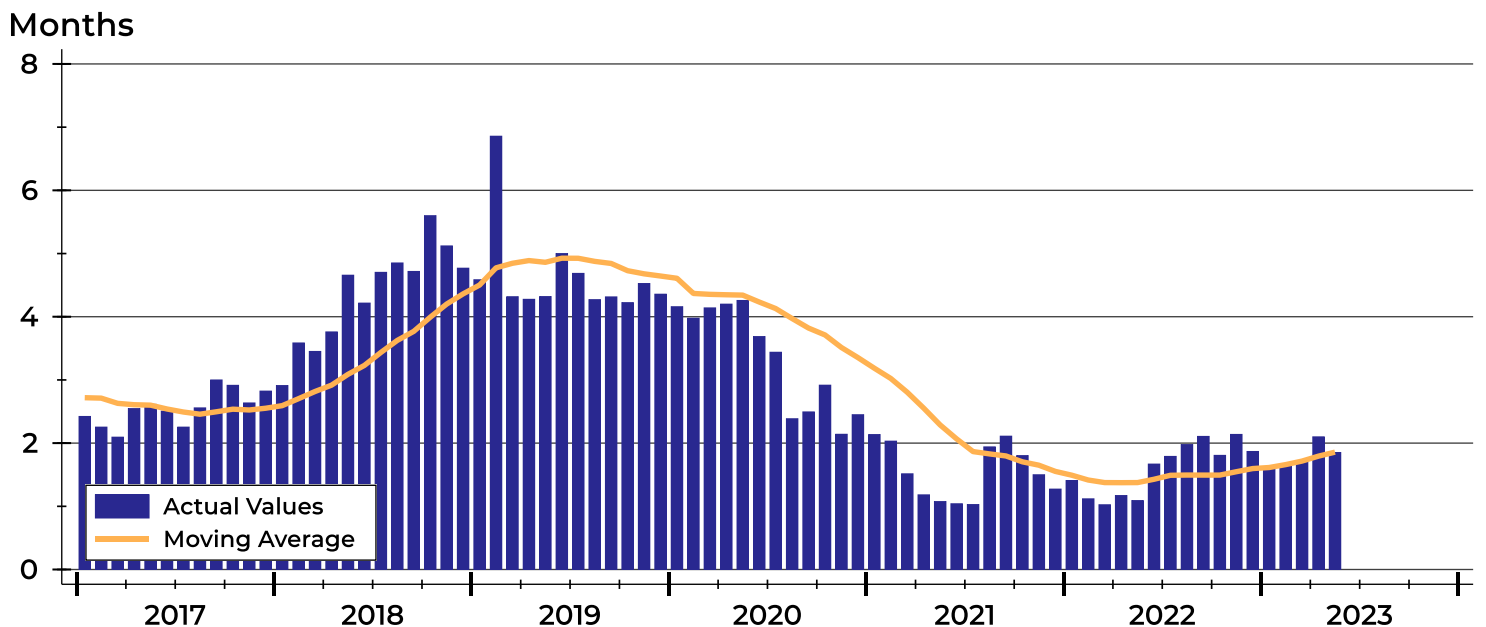
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.1	1.4	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	
July	1.0	1.8	
August	1.9	2.0	
September	2.1	2.1	
October	1.8	1.8	
November	1.5	2.1	
December	1.3	1.9	

History of Month's Supply





Other Sunflower MLS Counties New Listings Analysis

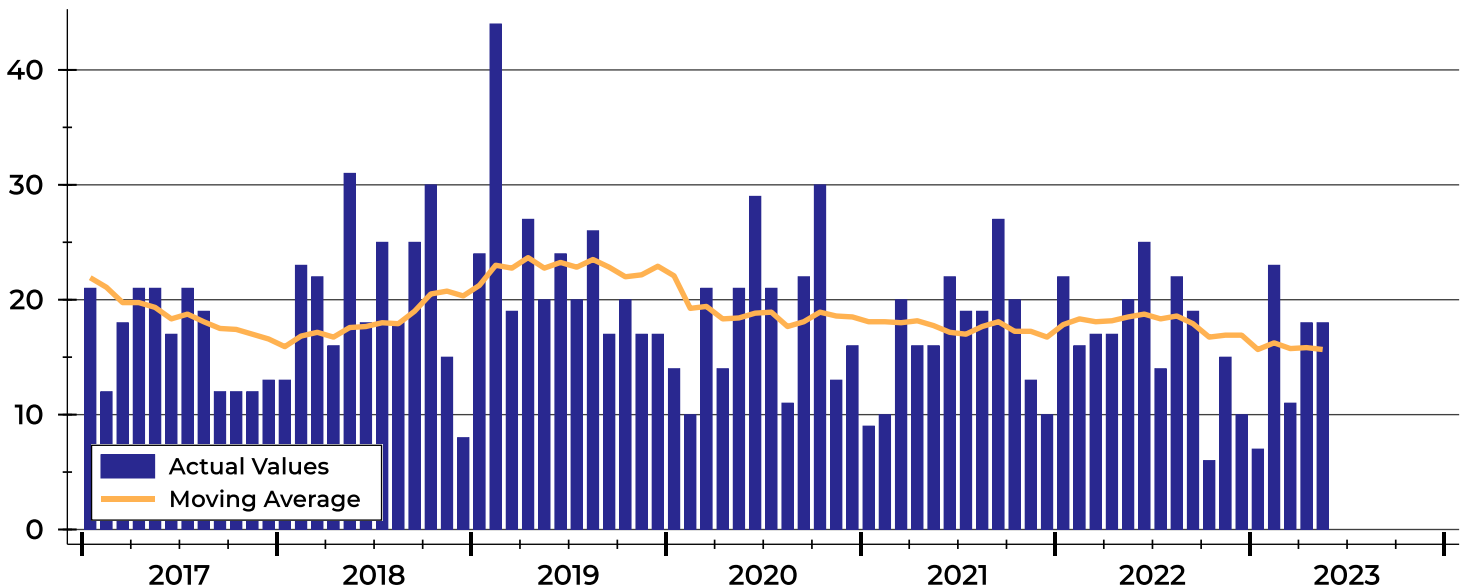
Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	18	20	-10.0%
	Volume (1,000s)	5,504	4,562	20.6%
	Average List Price	305,767	228,105	34.0%
	Median List Price	173,500	251,000	-30.9%
Year-to-Date	New Listings	77	92	-16.3%
	Volume (1,000s)	22,473	20,965	7.2%
	Average List Price	291,853	227,881	28.1%
	Median List Price	207,000	180,000	15.0%

A total of 18 new listings were added in other counties in the Sunflower MLS during May, down 10.0% from the same month in 2022. Year-to-date other counties in the Sunflower MLS has seen 77 new listings.

The median list price of these homes was \$173,500 down from \$251,000 in 2022.

History of New Listings

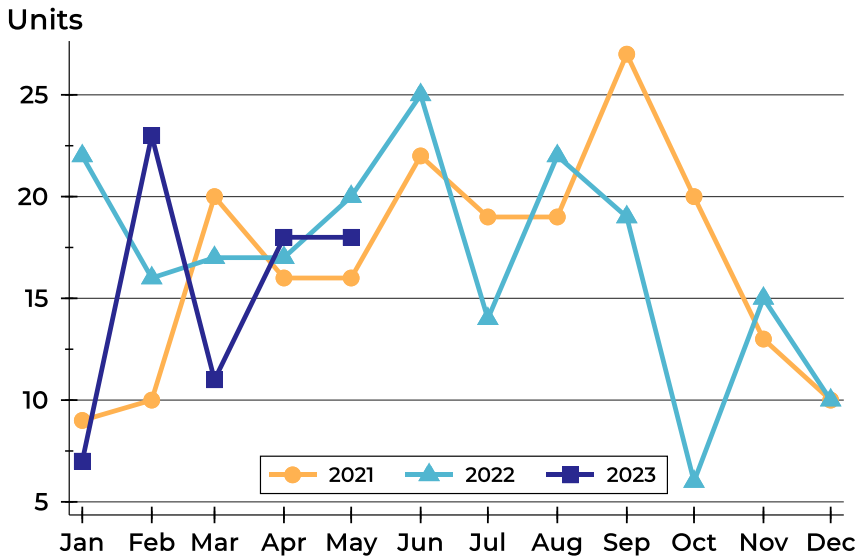
Units





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	9	22	7
February	10	16	23
March	20	17	11
April	16	17	18
May	16	20	18
June	22	25	
July	19	14	
August	19	22	
September	27	19	
October	20	6	
November	13	15	
December	10	10	

New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	22.2%	43,200	43,950	17	18	100.0%	100.0%
\$50,000-\$99,999	1	5.6%	75,000	75,000	0	0	100.0%	100.0%
\$100,000-\$124,999	2	11.1%	110,000	110,000	21	21	97.1%	97.1%
\$125,000-\$149,999	2	11.1%	132,750	132,750	2	2	98.8%	98.8%
\$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	5	27.8%	219,000	219,000	7	3	101.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	11.1%	342,250	342,250	5	5	105.9%	105.9%
\$400,000-\$499,999	1	5.6%	414,000	414,000	0	0	97.6%	97.6%
\$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	5.6%	2,577,000	2,577,000	14	14	100.0%	100.0%



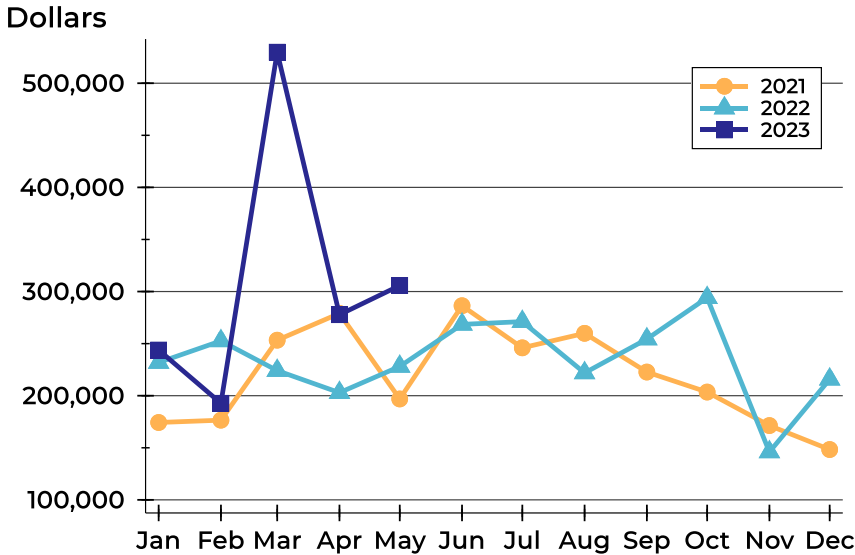
**May
2023**

Sunflower MLS Statistics



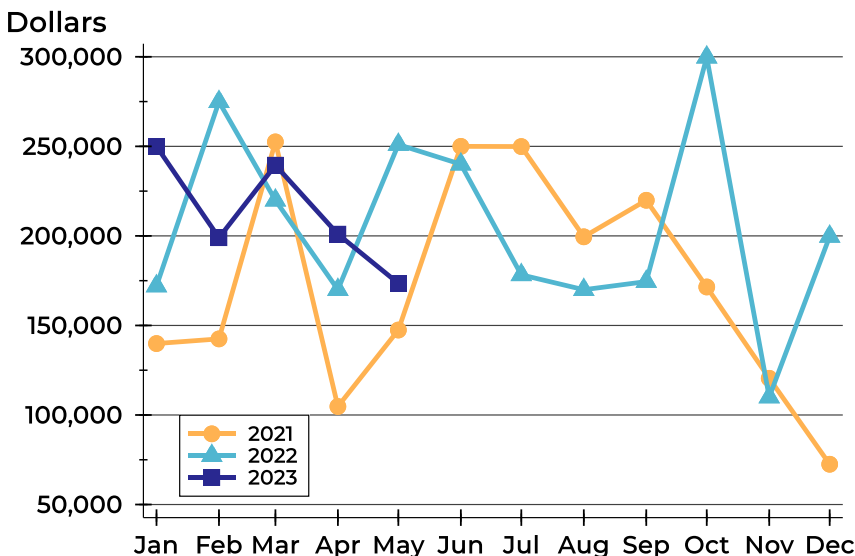
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2021	2022	2023
January	174,311	231,859	243,893
February	176,530	252,629	192,761
March	253,330	224,124	529,845
April	279,050	202,936	277,767
May	196,888	228,105	305,767
June	286,409	268,488	
July	245,987	271,132	
August	259,900	221,862	
September	222,730	254,405	
October	203,515	294,050	
November	171,369	146,017	
December	148,330	215,780	

Median Price



Month	2021	2022	2023
January	139,900	172,000	250,000
February	142,500	274,900	199,000
March	252,500	219,900	239,500
April	104,750	170,000	201,000
May	147,450	251,000	173,500
June	250,000	240,000	
July	249,900	178,250	
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	



**May
2023**

Sunflower MLS Statistics



Other Sunflower MLS Counties Contracts Written Analysis

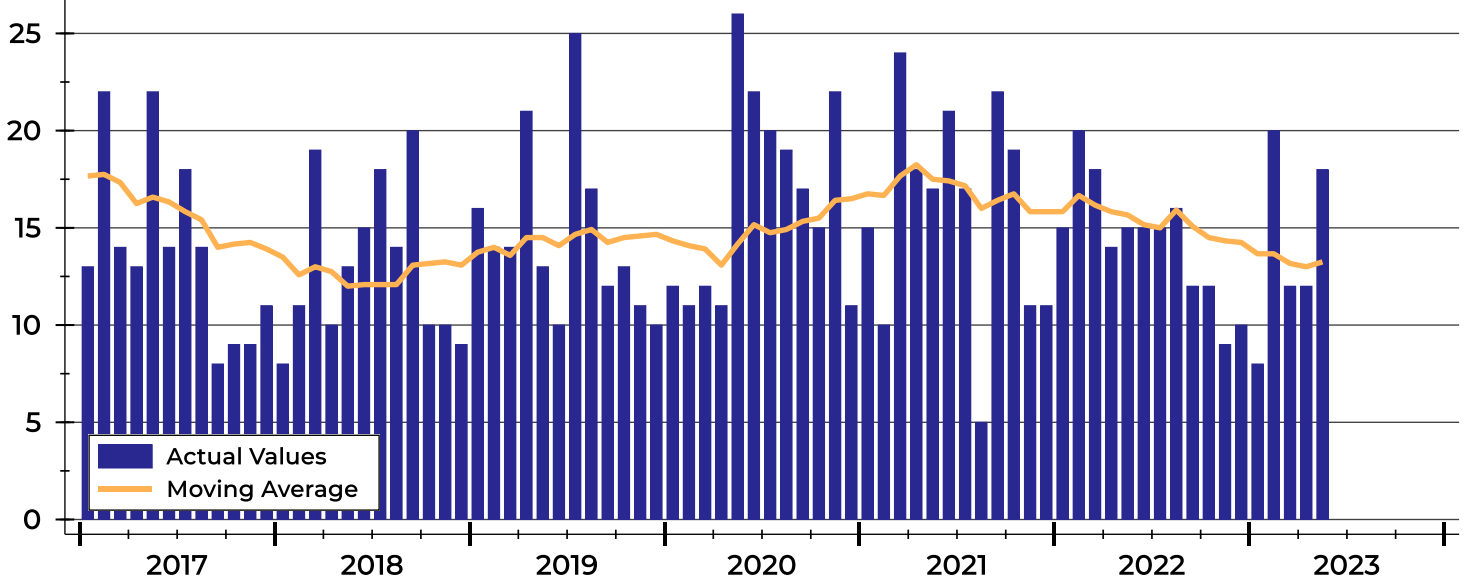
Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		18	15	20.0%	70	82	-14.6%
Volume (1,000s)		3,184	3,648	-12.7%	14,012	18,597	-24.7%
Average	Sale Price	176,872	243,174	-27.3%	200,178	226,791	-11.7%
	Days on Market	39	16	143.8%	37	21	76.2%
	Percent of Original	98.0%	99.2%	-1.2%	94.4%	98.3%	-4.0%
Median	Sale Price	172,500	231,500	-25.5%	199,250	185,000	7.7%
	Days on Market	4	8	-50.0%	6	7	-14.3%
	Percent of Original	100.0%	100.0%	0.0%	98.7%	100.0%	-1.3%

A total of 18 contracts for sale were written in other counties in the Sunflower MLS during the month of May, up from 15 in 2022. The median list price of these homes was \$172,500, down from \$231,500 the prior year.

Half of the homes that went under contract in May were on the market less than 4 days, compared to 8 days in May 2022.

History of Contracts Written

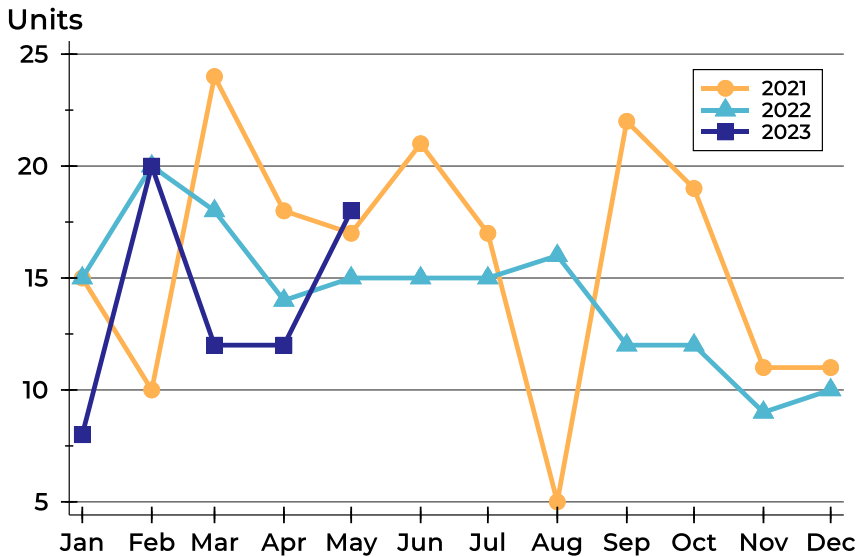
Units





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	11.1%	48,950	48,950	9	9	100.0%	100.0%
\$50,000-\$99,999	4	22.2%	72,725	72,000	55	23	95.9%	96.5%
\$100,000-\$124,999	1	5.6%	109,999	109,999	212	212	78.4%	78.4%
\$125,000-\$149,999	2	11.1%	132,750	132,750	2	2	98.8%	98.8%
\$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	6	33.3%	220,150	219,500	39	4	99.1%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	11.1%	342,250	342,250	5	5	105.9%	105.9%
\$400,000-\$499,999	1	5.6%	414,000	414,000	0	0	97.6%	97.6%
\$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



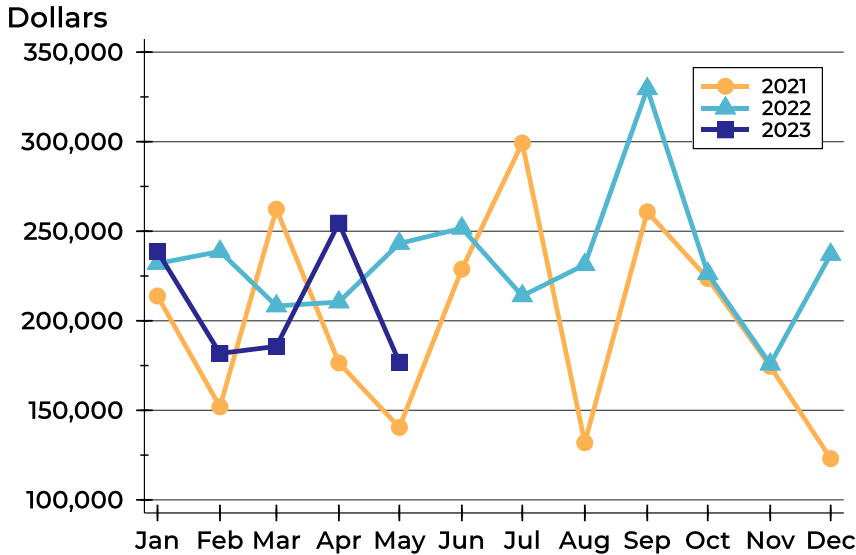
**May
2023**

Sunflower MLS Statistics



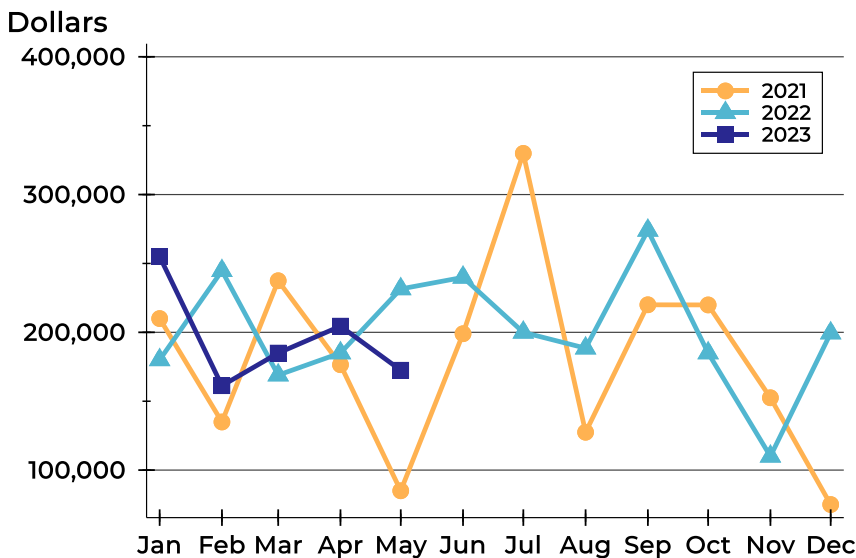
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	213,840	231,987	238,744
February	151,970	238,700	181,775
March	262,350	208,275	185,725
April	176,483	210,464	254,550
May	140,453	243,174	176,872
June	228,843	251,680	
July	299,271	213,920	
August	131,899	231,319	
September	260,823	329,542	
October	223,611	226,425	
November	174,564	175,744	
December	123,018	237,040	

Median Price

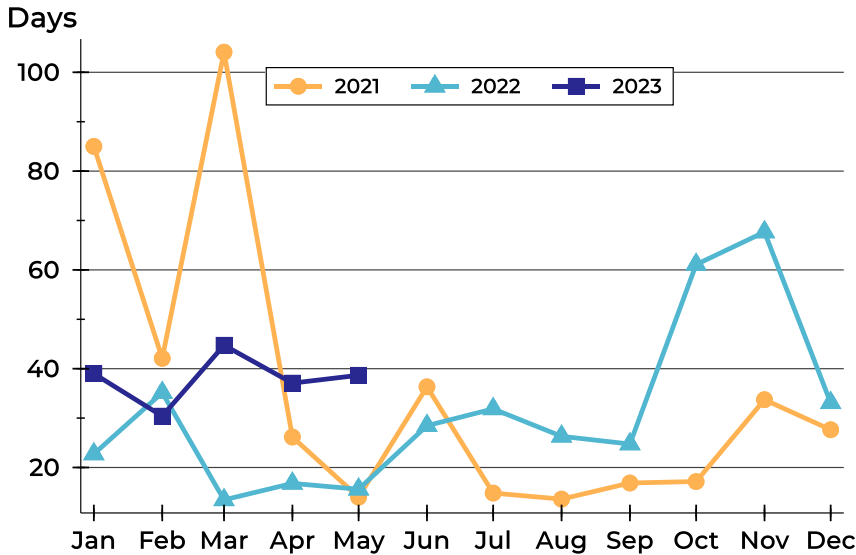


Month	2021	2022	2023
January	210,000	180,000	255,000
February	134,950	244,700	161,250
March	237,450	168,950	184,950
April	176,500	185,000	204,500
May	85,000	231,500	172,500
June	199,000	239,900	
July	329,900	200,000	
August	127,500	188,500	
September	220,000	274,000	
October	219,900	185,000	
November	152,500	110,000	
December	75,000	199,450	



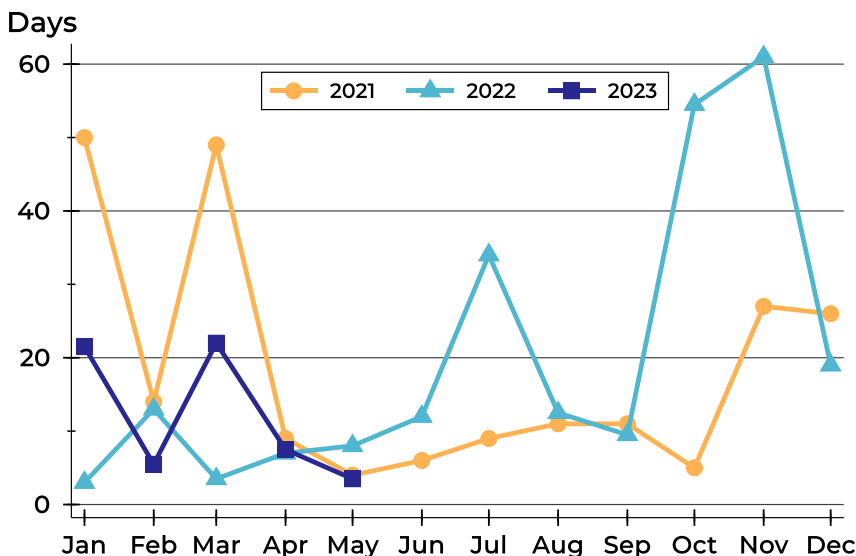
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	85	23	39
February	42	35	30
March	104	13	45
April	26	17	37
May	14	16	39
June	36	28	
July	15	32	
August	14	26	
September	17	25	
October	17	61	
November	34	68	
December	28	33	

Median DOM



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



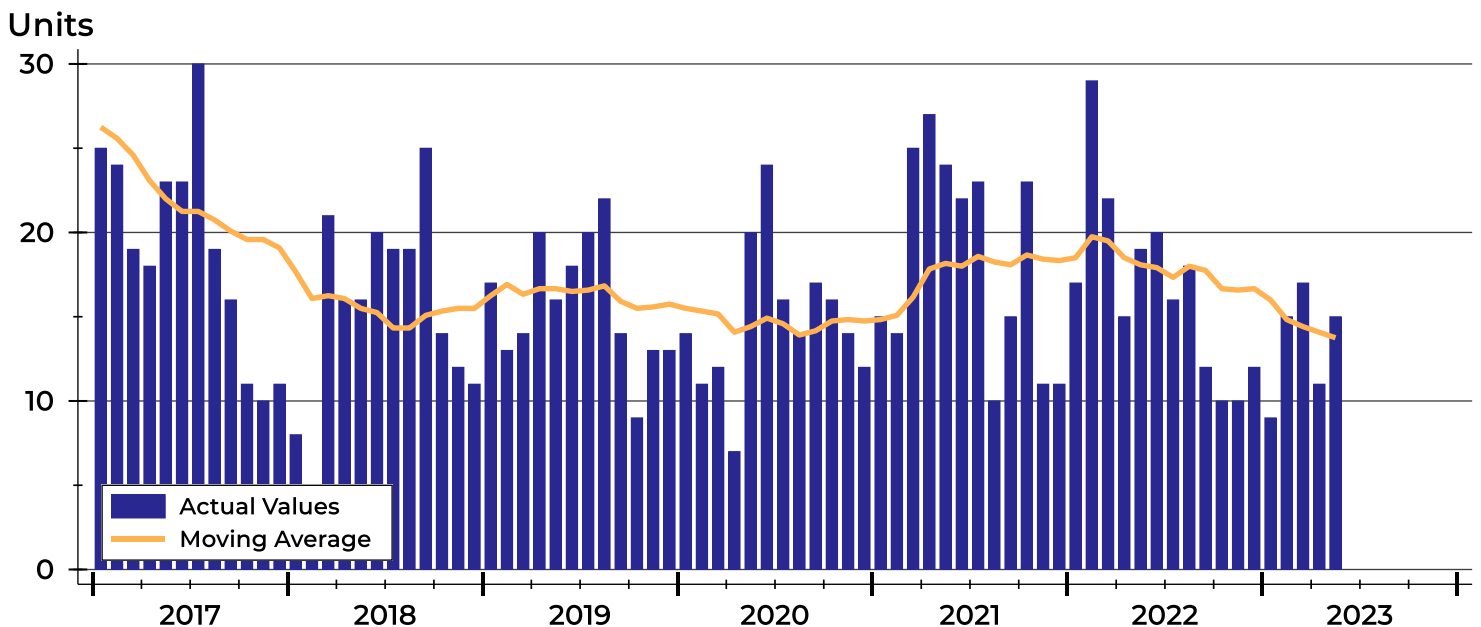
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		15	19	-21.1%
Volume (1,000s)		2,608	4,043	-35.5%
Average	List Price	173,873	212,785	-18.3%
	Days on Market	49	27	81.5%
	Percent of Original	98.7%	98.1%	0.6%
Median	List Price	197,000	160,000	23.1%
	Days on Market	7	9	-22.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in other counties in the Sunflower MLS had contracts pending at the end of May, down from 19 contracts pending at the end of May 2022.

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

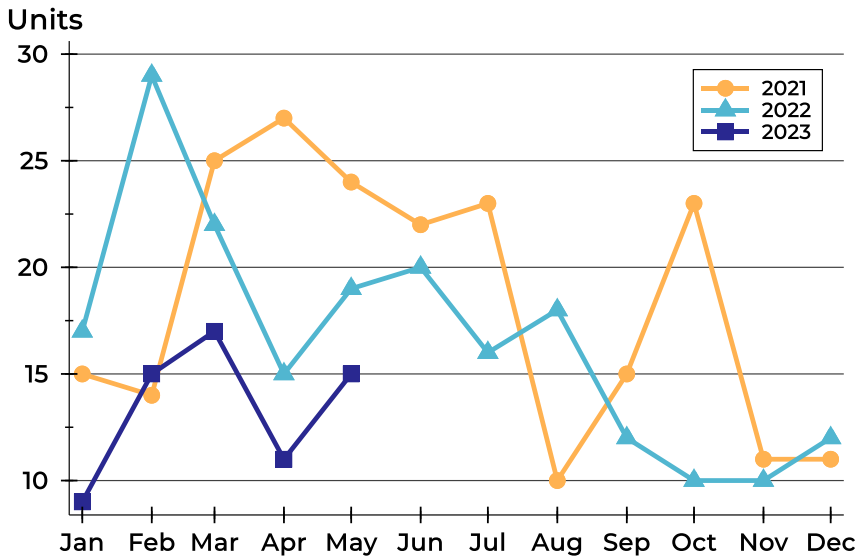
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



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

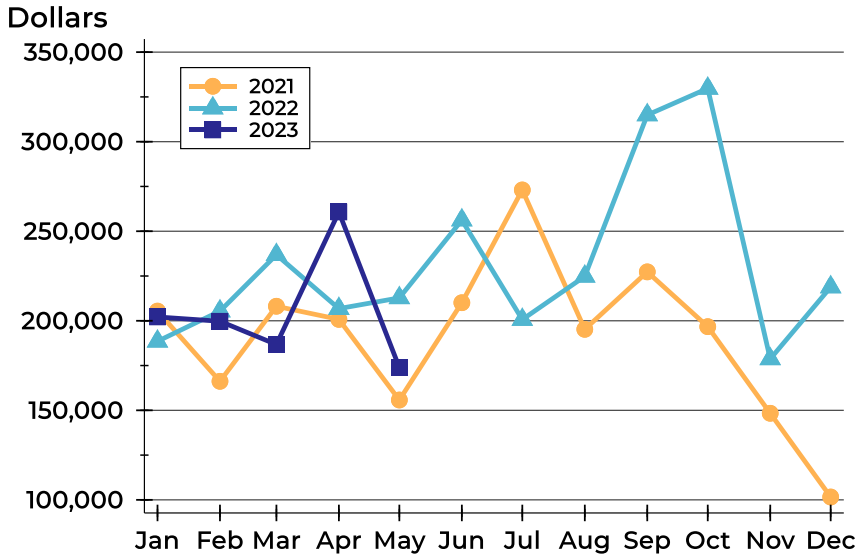
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	6.7%	49,900	49,900	17	17	100.0%	100.0%
\$50,000-\$99,999	4	26.7%	73,950	74,450	57	25	98.2%	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	6.7%	125,500	125,500	2	2	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	174,500	174,500	191	191	83.5%	83.5%
\$175,000-\$199,999	2	13.3%	198,000	198,000	31	31	100.0%	100.0%
\$200,000-\$249,999	4	26.7%	220,475	218,500	58	5	98.1%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	13.3%	342,250	342,250	5	5	105.9%	105.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



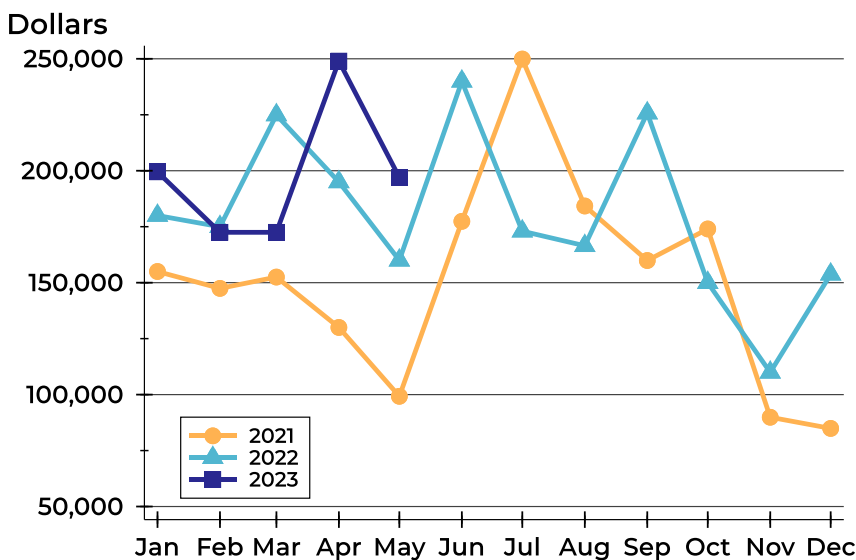
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



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

Median Price

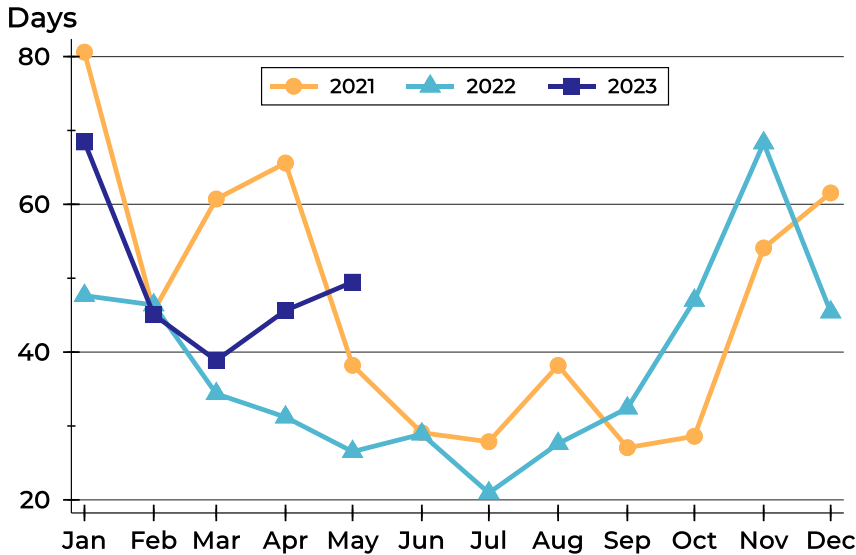


Month	2021	2022	2023
January	155,000	180,000	199,500
February	147,450	175,000	172,500
March	152,500	224,900	172,500
April	130,000	195,000	249,000
May	99,250	160,000	197,000
June	177,400	239,950	
July	249,900	173,000	
August	184,250	166,500	
September	159,900	225,750	
October	174,000	150,000	
November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



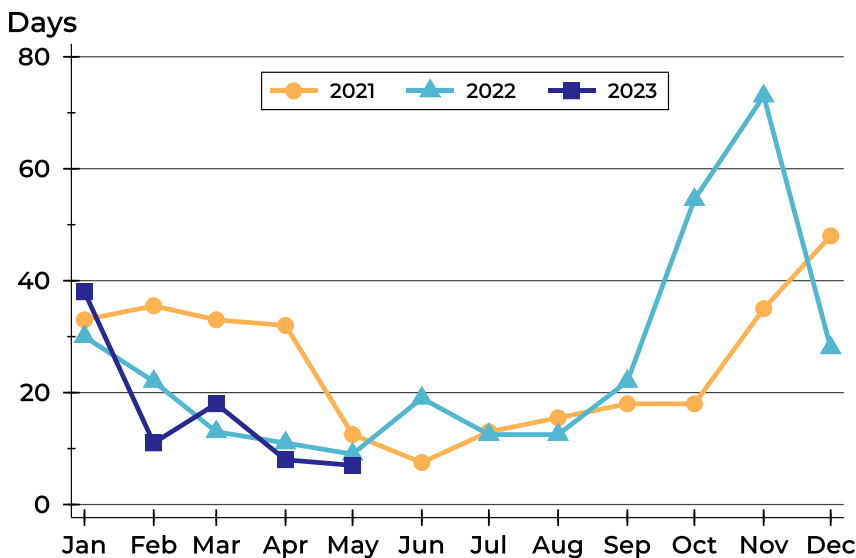
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Rose in May

Total home sales in Pottawatomie County rose by 500.0% last month to 6 units, compared to 1 unit in May 2022. Total sales volume was \$1.2 million, up 202.5% from a year earlier.

The median sale price in May was \$201,350, down from \$389,000 a year earlier. Homes that sold in May were typically on the market for 60 days and sold for 94.4% of their list prices.

Pottawatomie County Active Listings Up at End of May

The total number of active listings in Pottawatomie County at the end of May was 16 units, up from 8 at the same point in 2022. This represents a 5.8 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$330,000.

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

Report Contents

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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Pottawatomie County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	6 500.0%	1 -75.0%	4 100.0%	17 54.5%	11 -26.7%	15 50.0%	
Active Listings Change from prior year	16 100.0%	8 60.0%	5 -73.7%	N/A	N/A	N/A	
Months' Supply Change from prior year	5.8 114.8%	2.7 92.9%	1.4 -82.3%	N/A	N/A	N/A	
New Listings Change from prior year	3 0.0%	3 -62.5%	8 100.0%	23 35.3%	17 -26.1%	23 -4.2%	
Contracts Written Change from prior year	0 N/A	0 -100.0%	6 -14.3%	15 50.0%	10 -54.5%	22 22.2%	
Pending Contracts Change from prior year	0 -100.0%	1 -80.0%	5 -28.6%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	1,177 202.6%	389 -68.8%	1,246 274.2%	3,142 26.6%	2,482 -30.0%	3,545 177.8%	
Average	Sale Price Change from prior year	196,117 -49.6%	389,000 24.9%	311,375 87.0%	184,822 -18.1%	225,636 -4.5%	236,338 85.3%
	List Price of Actives Change from prior year	362,933 0.7%	360,375 10.6%	325,800 77.3%	N/A	N/A	N/A
	Days on Market Change from prior year	79 #DIV/0!	0 -100.0%	18 -62.5%	50 92.3%	26 -74.5%	102 29.1%
	Percent of List Change from prior year	92.0% -8.0%	100.0% -0.2%	100.2% 9.2%	93.4% -4.0%	97.3% 1.4%	96.0% -1.8%
	Percent of Original Change from prior year	88.4% -11.6%	100.0% -0.2%	100.2% 9.2%	91.1% -6.6%	97.5% 3.4%	94.3% 1.1%
Median	Sale Price Change from prior year	201,350 -48.2%	389,000 18.9%	327,250 96.5%	171,000 -18.6%	210,000 1.9%	206,000 104.8%
	List Price of Actives Change from prior year	330,000 -2.1%	337,000 29.6%	260,000 64.6%	N/A	N/A	N/A
	Days on Market Change from prior year	60 #DIV/0!	0 -100.0%	13 -72.9%	17 112.5%	8 -61.9%	21 -66.7%
	Percent of List Change from prior year	94.4% -5.6%	100.0% -1.3%	101.3% 10.3%	95.3% -3.3%	98.6% -0.8%	99.4% 0.7%
	Percent of Original Change from prior year	92.0% -8.0%	100.0% -1.3%	101.3% 10.3%	95.0% -5.0%	100.0% 0.6%	99.4% 7.6%

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



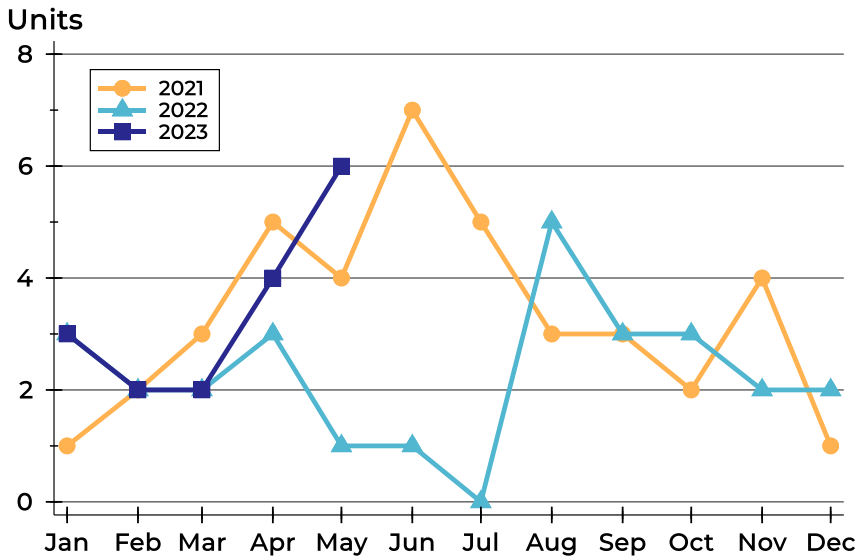
**May
2023**

Sunflower MLS Statistics



Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

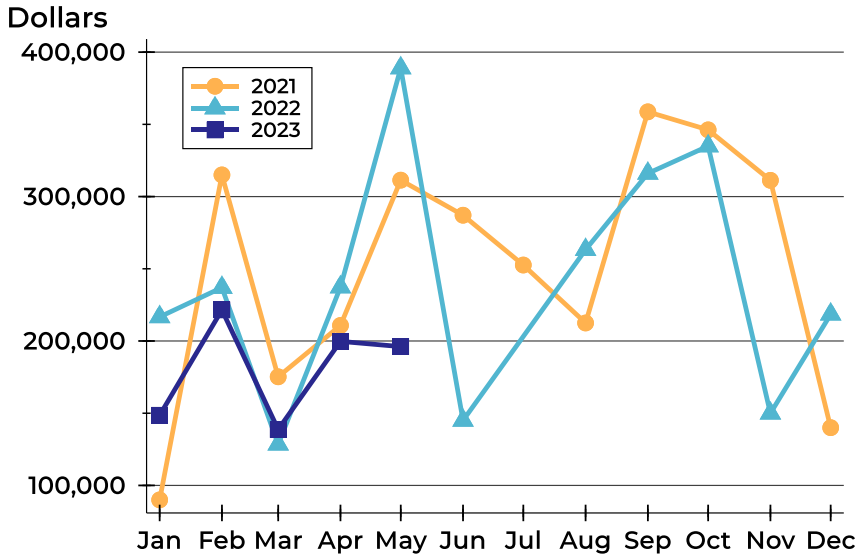
Closed Listings by Price Range

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	16.7%	0.0	124,000	124,000	191	191	95.4%	95.4%	82.7%	82.7%
\$125,000-\$149,999	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	4.0	155,000	155,000	156	156	77.5%	77.5%	68.9%	68.9%
\$175,000-\$199,999	1	16.7%	0.0	187,700	187,700	5	5	93.8%	93.8%	93.8%	93.8%
\$200,000-\$249,999	2	33.3%	3.4	222,500	222,500	16	16	95.1%	95.1%	95.1%	95.1%
\$250,000-\$299,999	1	16.7%	4.0	265,000	265,000	88	88	95.0%	95.0%	95.0%	95.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



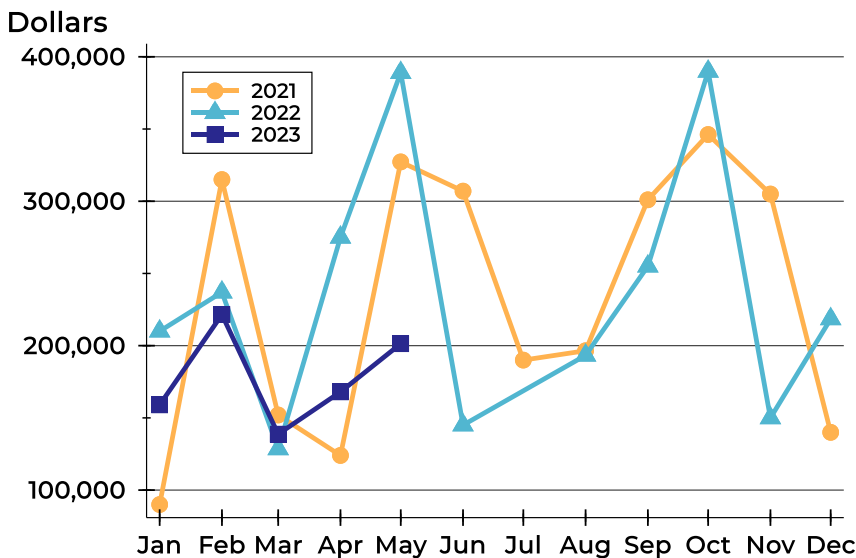
Pottawatomie County Closed Listings Analysis

Average Price



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

Median Price

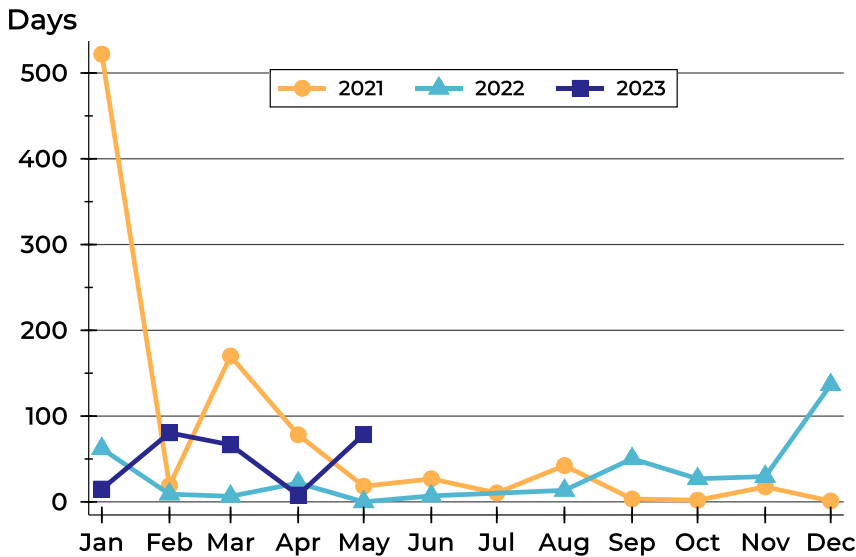


Month	2021	2022	2023
January	90,000	210,000	159,000
February	315,000	237,000	221,500
March	152,000	128,500	138,750
April	124,000	275,000	168,000
May	327,250	389,000	201,350
June	307,000	145,000	
July	190,000	N/A	
August	196,500	193,300	
September	301,000	255,000	
October	346,200	389,900	
November	305,000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



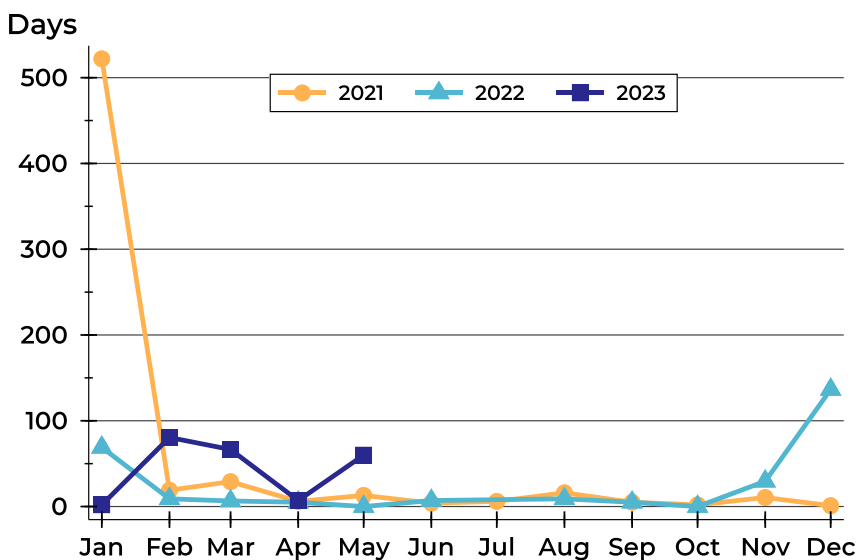
Pottawatomie County Closed Listings Analysis

Average DOM



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

Median DOM



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



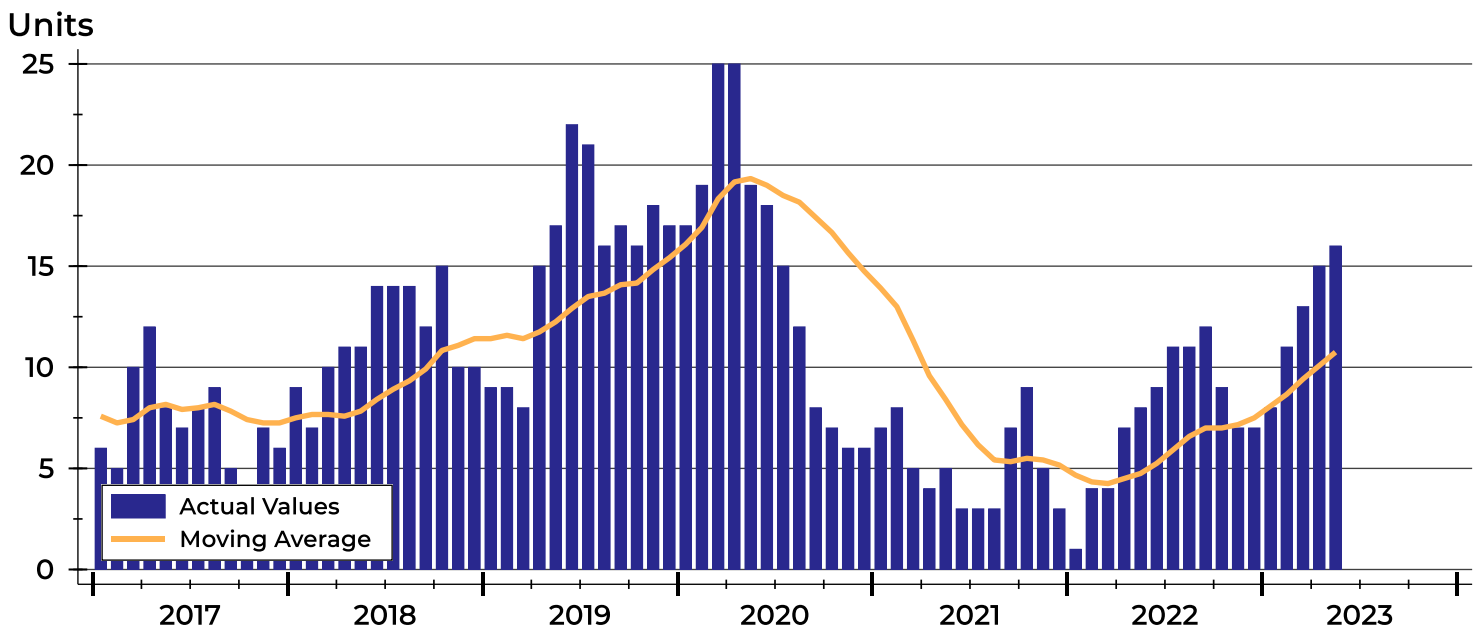
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		16	8	100.0%
Volume (1,000s)		5,807	2,883	101.4%
Months' Supply		5.8	2.7	114.8%
Average	List Price	362,933	360,375	0.7%
	Days on Market	85	35	142.9%
	Percent of Original	95.4%	100.0%	-4.6%
Median	List Price	330,000	337,000	-2.1%
	Days on Market	75	43	74.4%
	Percent of Original	94.8%	100.0%	-5.2%

A total of 16 homes were available for sale in Pottawatomie County at the end of May. This represents a 5.8 months' supply of active listings.

The median list price of homes on the market at the end of May was \$330,000, down 2.1% from 2022. The typical time on market for active listings was 75 days, up from 43 days a year earlier.

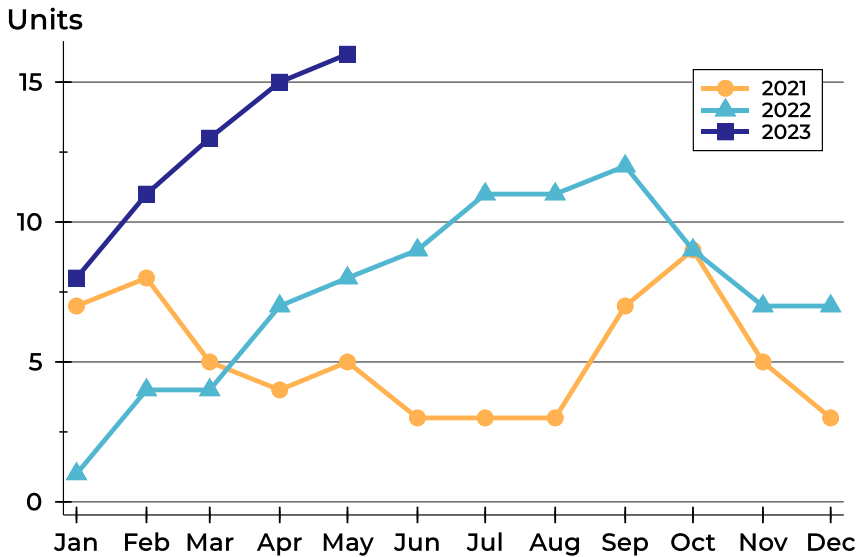
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



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

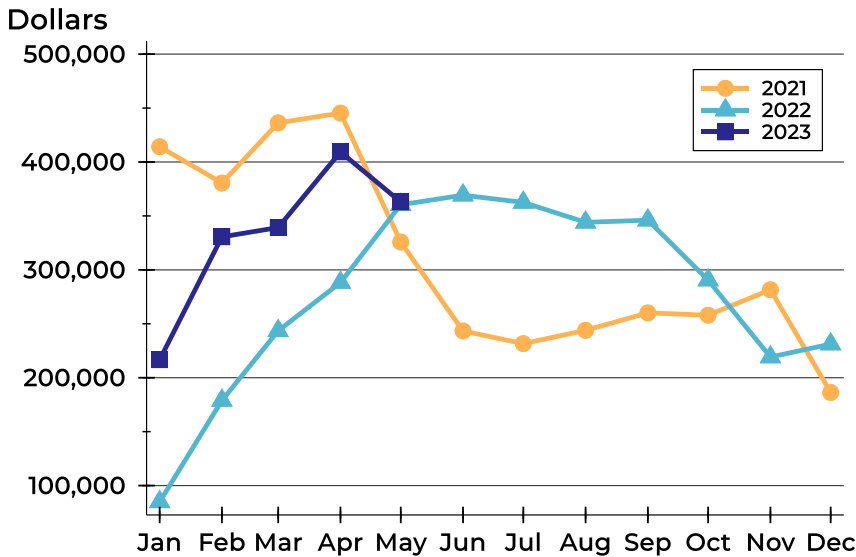
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.3%	N/A	74,900	74,900	21	21	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.3%	6.0	139,900	139,900	128	128	93.3%	93.3%
\$150,000-\$174,999	2	12.5%	4.0	161,000	161,000	103	103	97.0%	97.0%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	12.5%	3.4	202,500	202,500	41	41	94.2%	94.2%
\$250,000-\$299,999	1	6.3%	4.0	265,000	265,000	38	38	89.8%	89.8%
\$300,000-\$399,999	3	18.8%	N/A	346,333	340,000	128	120	90.1%	91.4%
\$400,000-\$499,999	2	12.5%	N/A	455,000	455,000	97	97	100.0%	100.0%
\$500,000-\$749,999	4	25.0%	N/A	662,781	686,063	76	78	97.8%	98.5%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



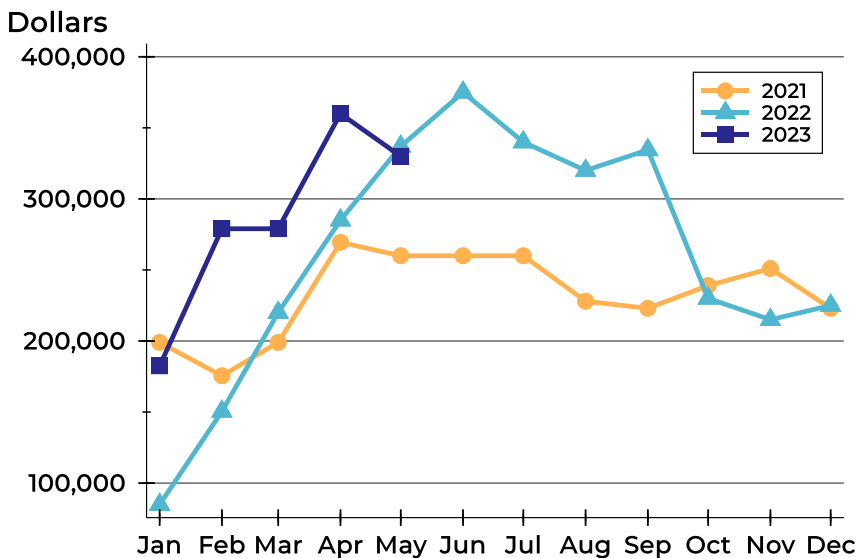
Pottawatomie County Active Listings Analysis

Average Price



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

Median Price

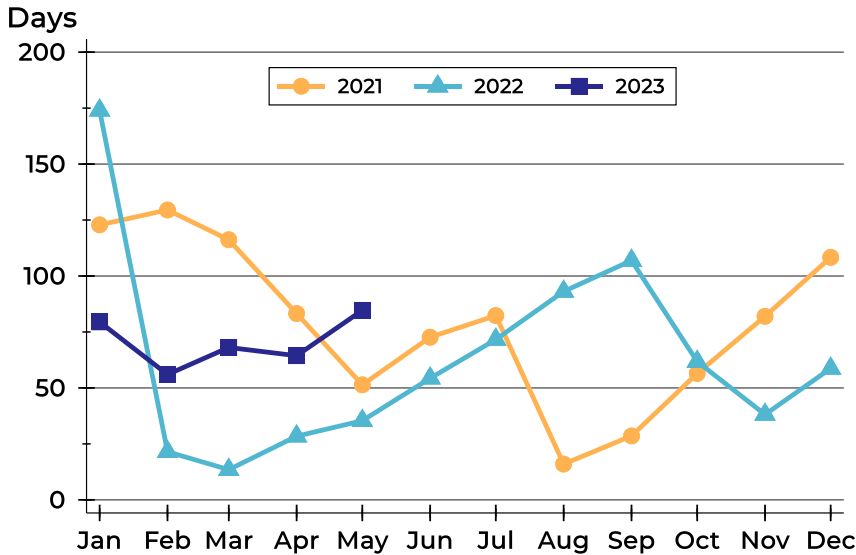


Month	2021	2022	2023
January	199,000	84,900	182,500
February	175,500	150,450	279,000
March	199,000	220,000	279,000
April	269,450	285,000	360,000
May	260,000	337,000	330,000
June	260,000	375,000	
July	260,000	340,000	
August	228,000	320,000	
September	223,000	334,500	
October	239,000	230,000	
November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



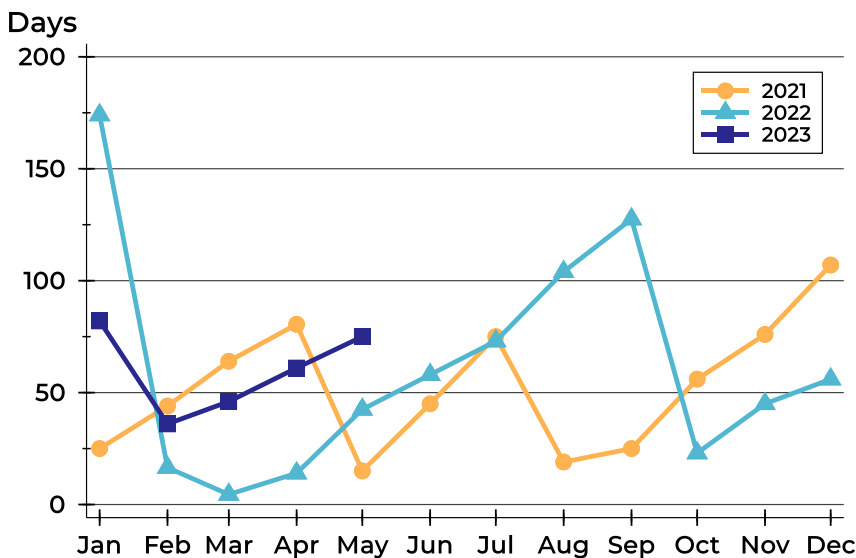
Pottawatomie County Active Listings Analysis

Average DOM



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

Median DOM

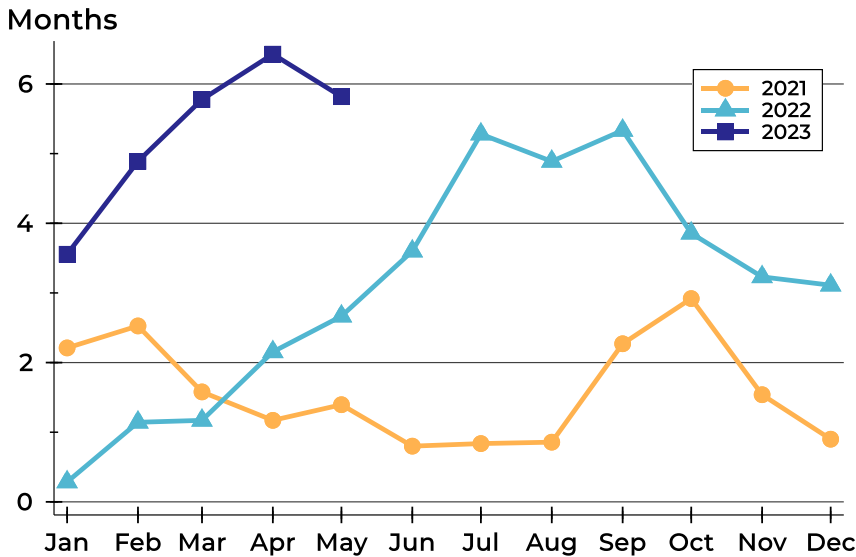


Month	2021	2022	2023
January	25	174	82
February	44	17	36
March	64	5	46
April	81	14	61
May	15	43	75
June	45	58	
July	75	73	
August	19	104	
September	25	128	
October	56	23	
November	76	45	
December	107	56	



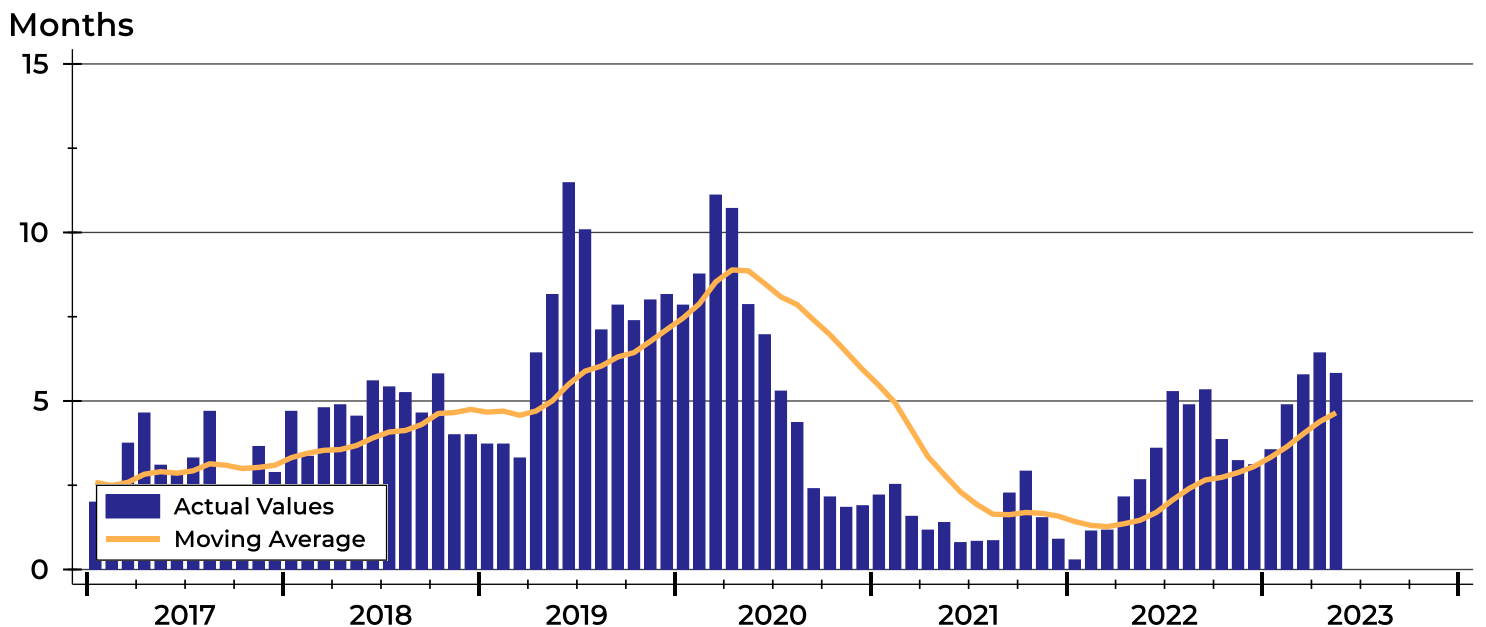
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





Pottawatomie County New Listings Analysis

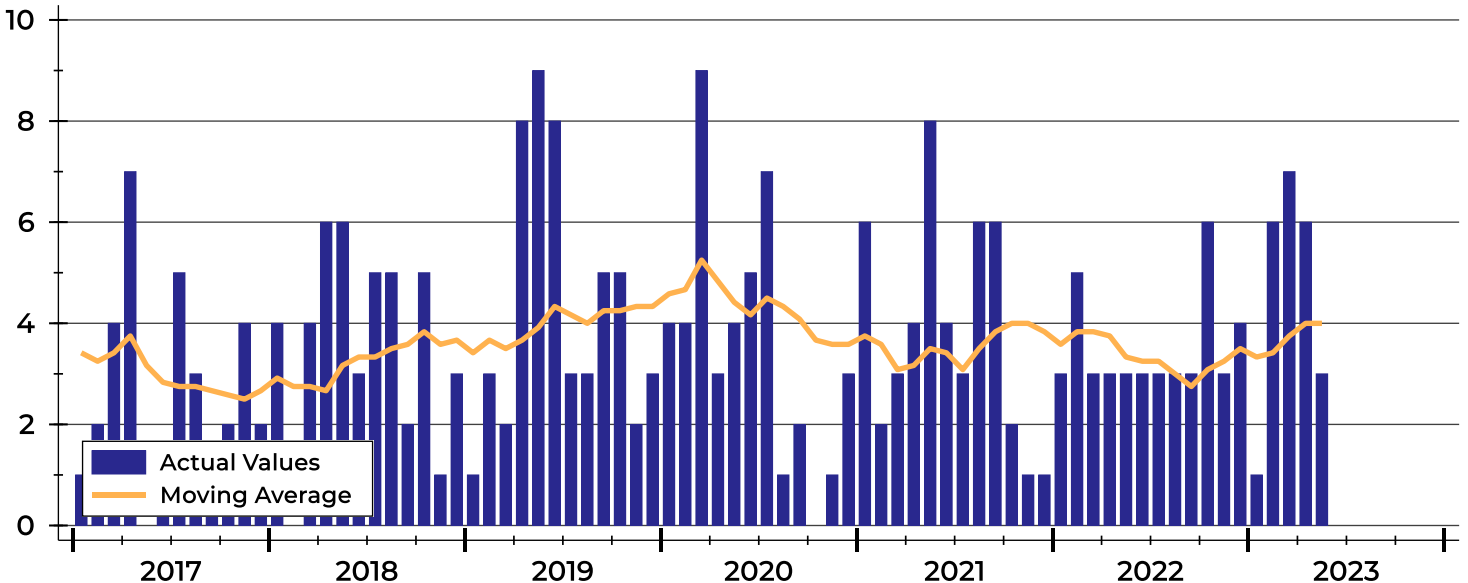
Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	3	3	0.0%
	Volume (1,000s)	447	1,373	-67.4%
	Average List Price	148,967	457,667	-67.5%
	Median List Price	167,000	349,000	-52.1%
Year-to-Date	New Listings	23	17	35.3%
	Volume (1,000s)	7,076	4,968	42.4%
	Average List Price	307,649	292,218	5.3%
	Median List Price	225,000	275,000	-18.2%

A total of 3 new listings were added in Pottawatomie County during May, the same figure as reported in 2022. Year-to-date Pottawatomie County has seen 23 new listings.

The median list price of these homes was \$167,000 down from \$349,000 in 2022.

History of New Listings

Units





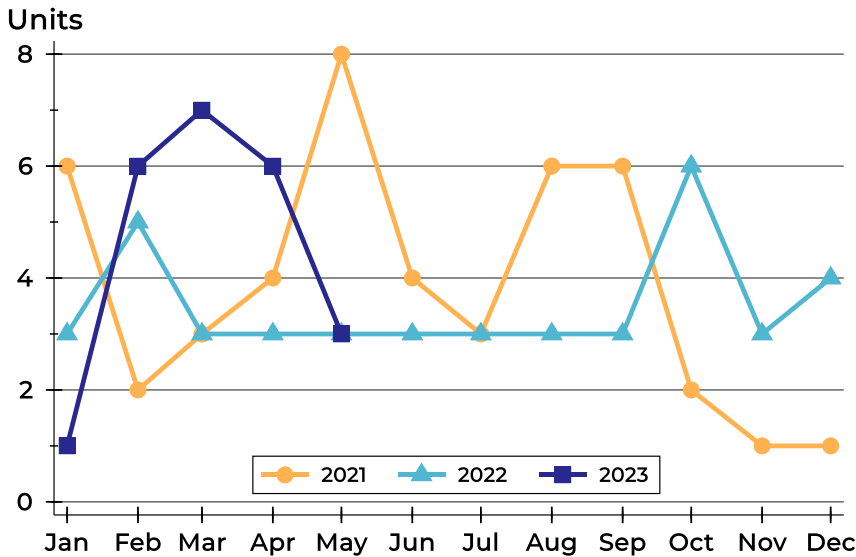
**May
2023**

Sunflower MLS Statistics



Pottawatomie County New Listings Analysis

New Listings by Month



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

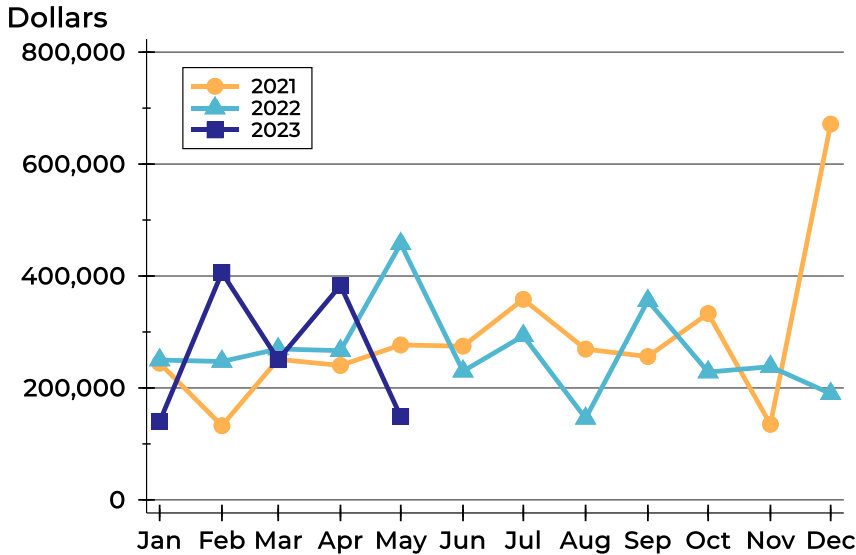
New Listings by Price Range

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	33.3%	74,900	74,900	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	1	33.3%	167,000	167,000	37	37	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	205,000	205,000	30	30	93.2%	93.2%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



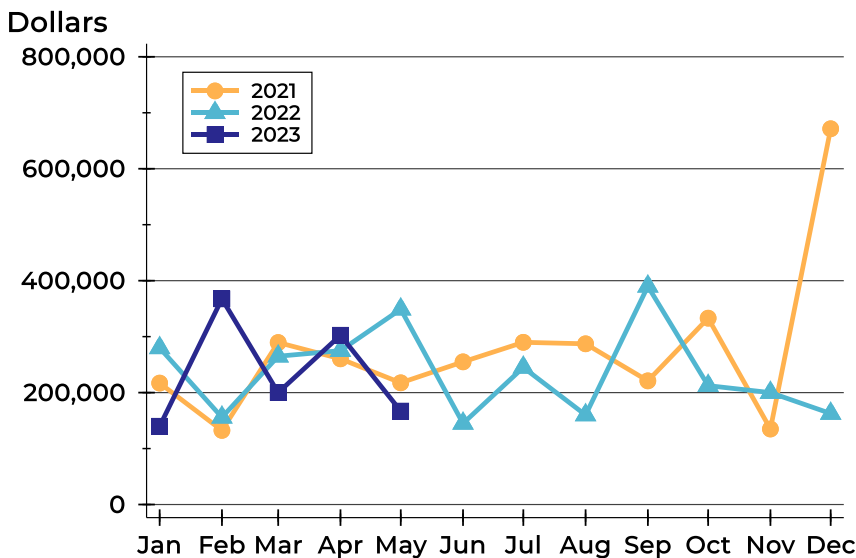
Pottawatomie County New Listings Analysis

Average Price



Month	2021	2022	2023
January	244,316	249,900	139,900
February	132,500	247,220	406,188
March	251,133	269,667	250,429
April	240,175	266,633	383,167
May	276,750	457,667	148,967
June	274,675	229,833	
July	358,300	293,167	
August	269,377	145,617	
September	256,000	355,933	
October	333,000	228,333	
November	135,000	238,000	
December	671,474	189,813	

Median Price



Month	2021	2022	2023
January	217,000	279,900	139,900
February	132,500	155,900	367,500
March	289,500	265,000	200,000
April	260,400	275,000	302,500
May	217,500	349,000	167,000
June	254,950	145,000	
July	289,900	245,000	
August	287,230	159,950	
September	221,000	389,900	
October	333,000	212,500	
November	135,000	200,000	
December	671,474	162,625	



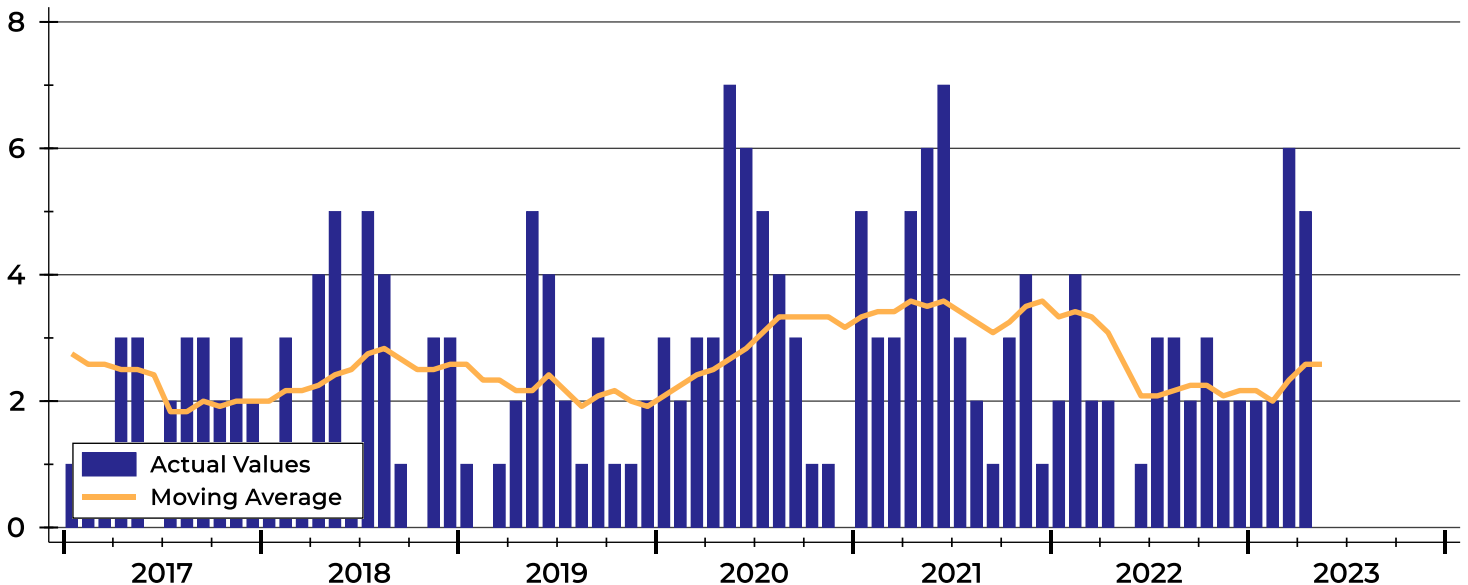
Pottawatomie County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		0	0	N/A	15	10	50.0%
Volume (1,000s)		0	0	N/A	2,927	2,530	15.7%
Average	Sale Price	N/A	N/A	N/A	195,120	252,980	-22.9%
	Days on Market	N/A	N/A	N/A	58	10	480.0%
	Percent of Original	N/A	N/A	N/A	89.6%	99.1%	-9.6%
Median	Sale Price	N/A	N/A	N/A	200,000	232,450	-14.0%
	Days on Market	N/A	N/A	N/A	32	6	433.3%
	Percent of Original	N/A	N/A	N/A	93.3%	100.0%	-6.7%

A total of 0 contracts for sale were written in Pottawatomie County during the month of May, the same as in 2022.

History of Contracts Written

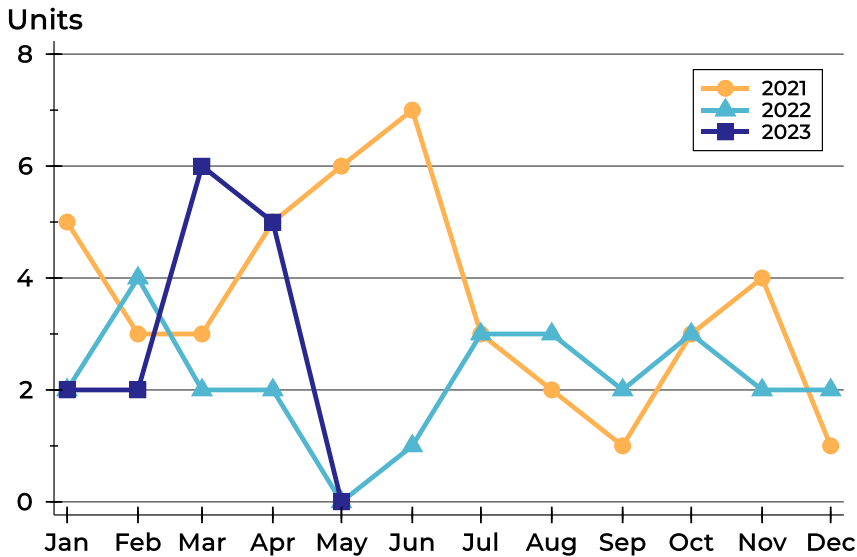
Units





Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

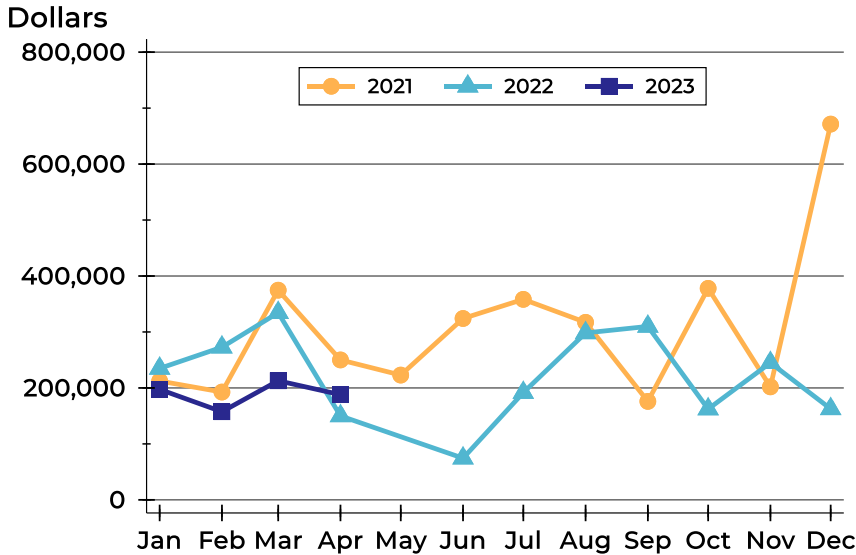
Contracts Written by Price Range

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



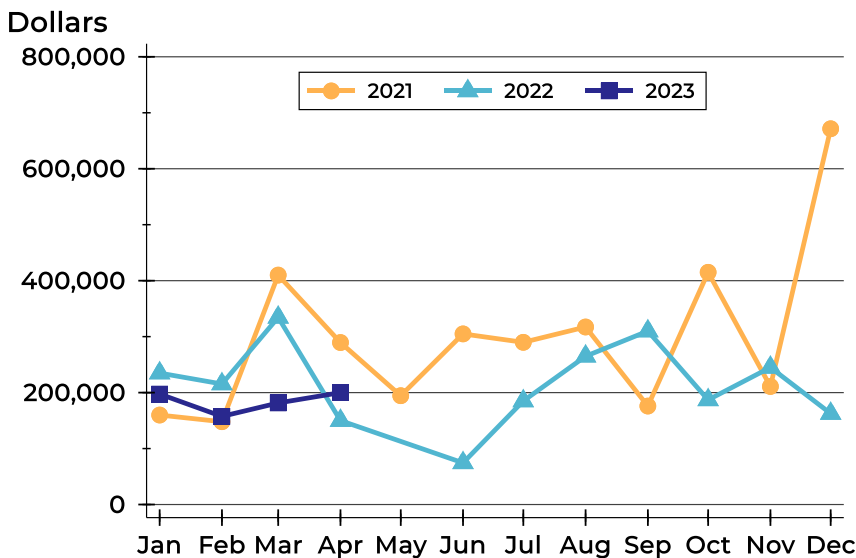
Pottawatomie County Contracts Written Analysis

Average Price



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

Median Price

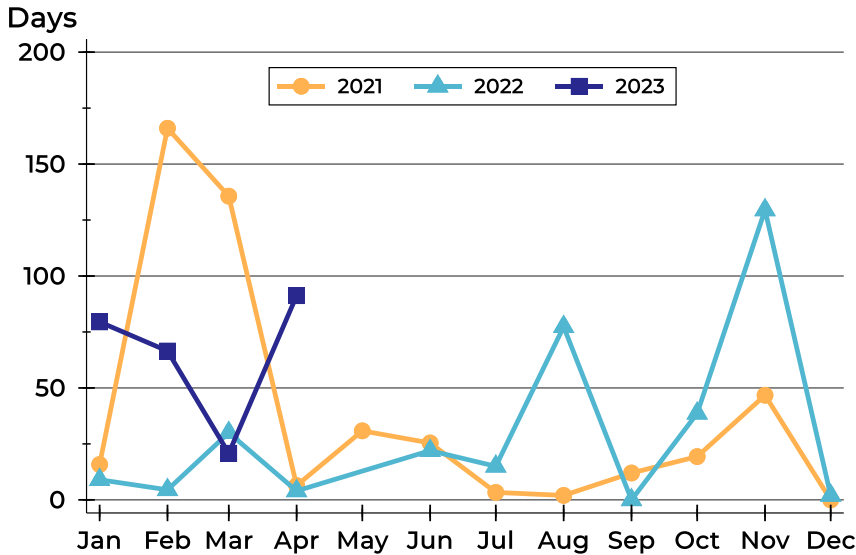


Month	2021	2022	2023
January	159,900	234,900	197,450
February	148,000	215,450	157,500
March	409,995	334,450	181,500
April	289,500	150,000	200,000
May	194,500	N/A	N/A
June	304,900	74,500	
July	289,900	185,000	
August	317,230	265,000	
September	176,000	309,950	
October	415,000	187,000	
November	211,000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



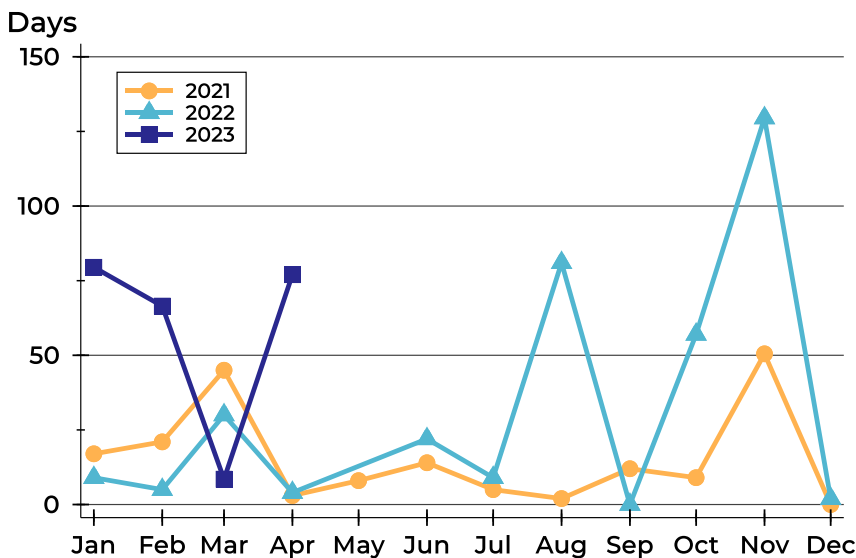
Pottawatomie County Contracts Written Analysis

Average DOM



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

Median DOM



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



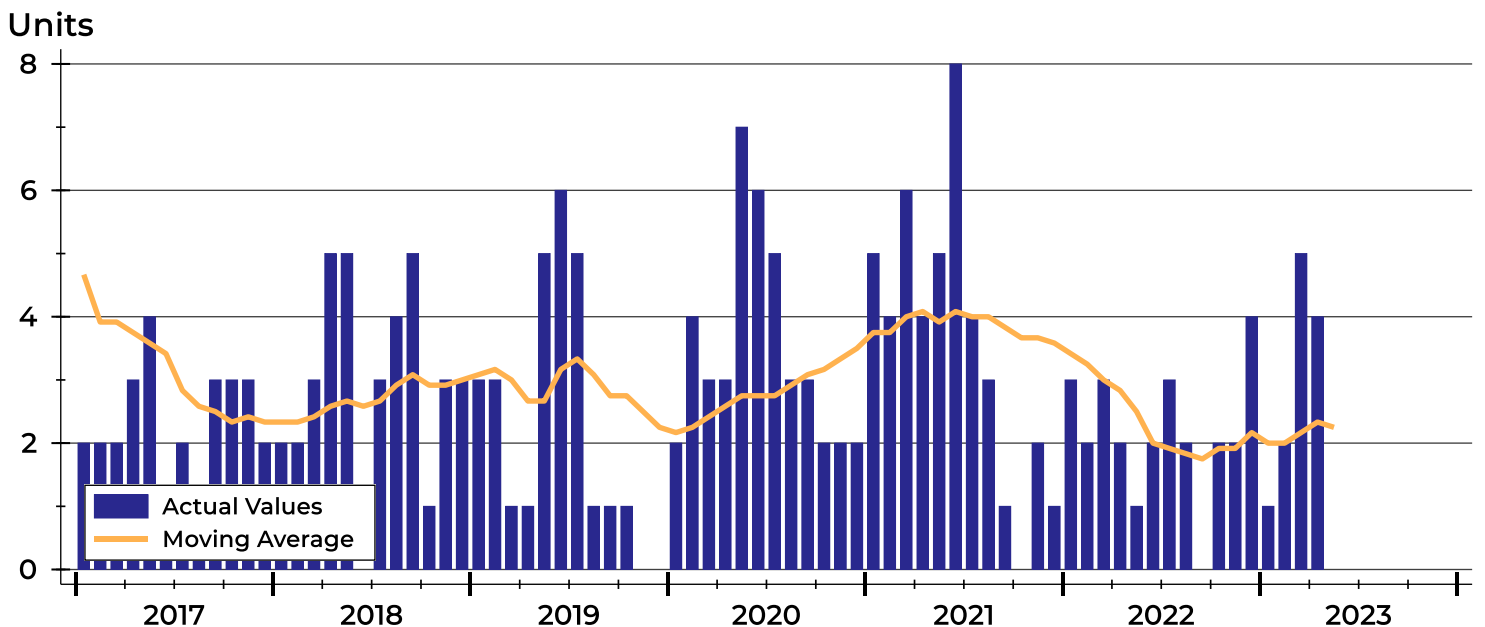
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		0	1	-100.0%
Volume (1,000s)		0	525	-100.0%
Average	List Price	N/A	525,200	N/A
	Days on Market	N/A	0	N/A
	Percent of Original	N/A	100.0%	N/A
Median	List Price	N/A	525,200	N/A
	Days on Market	N/A	0	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 listings in Pottawatomie County had contracts pending at the end of May, down from 1 contract pending at the end of May 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.

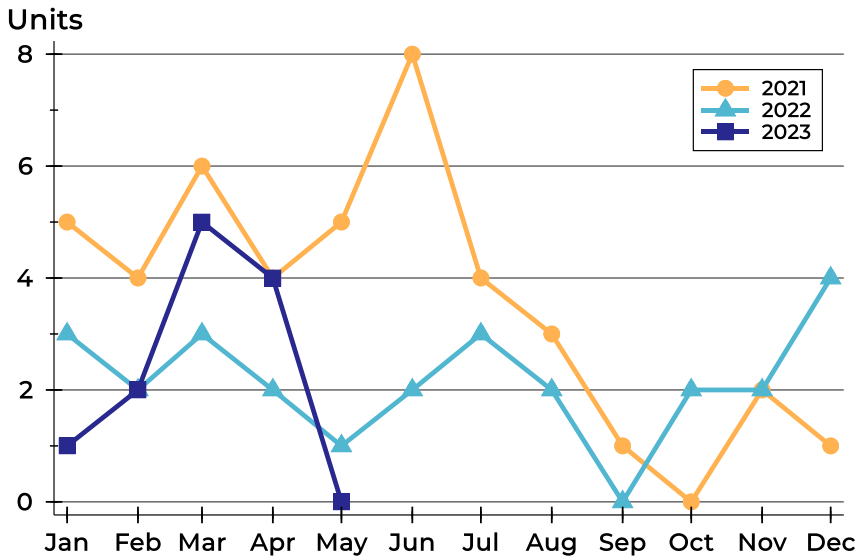
History of Pending Contracts





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	0
July	4	3	0
August	3	2	0
September	1	0	0
October	0	2	0
November	2	2	0
December	1	4	0

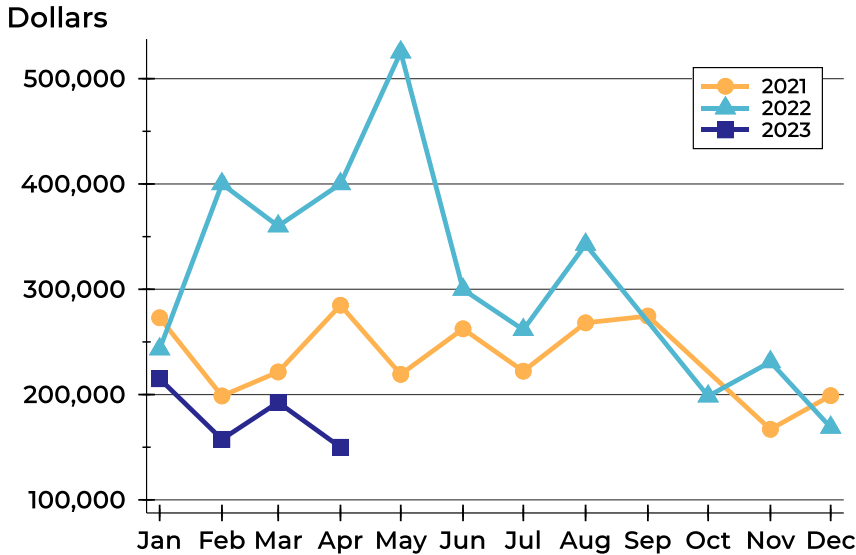
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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



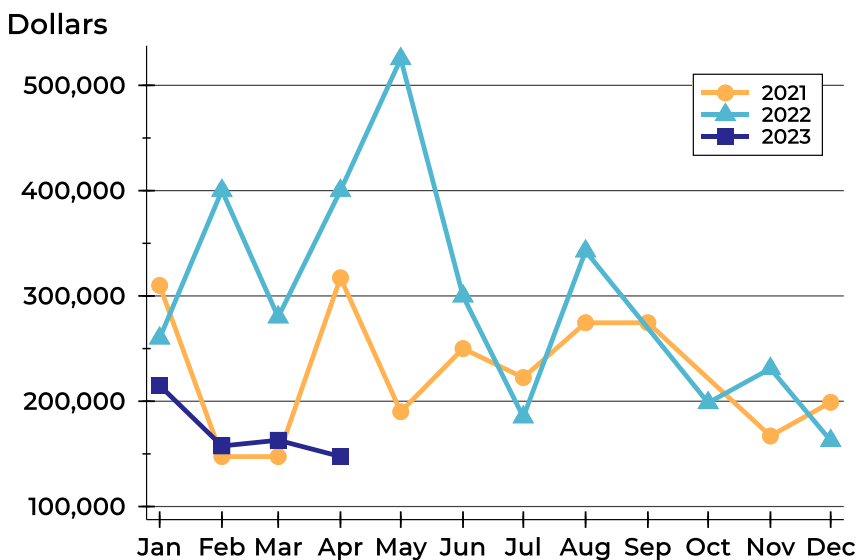
Pottawatomie County Pending Contracts Analysis

Average Price



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

Median Price

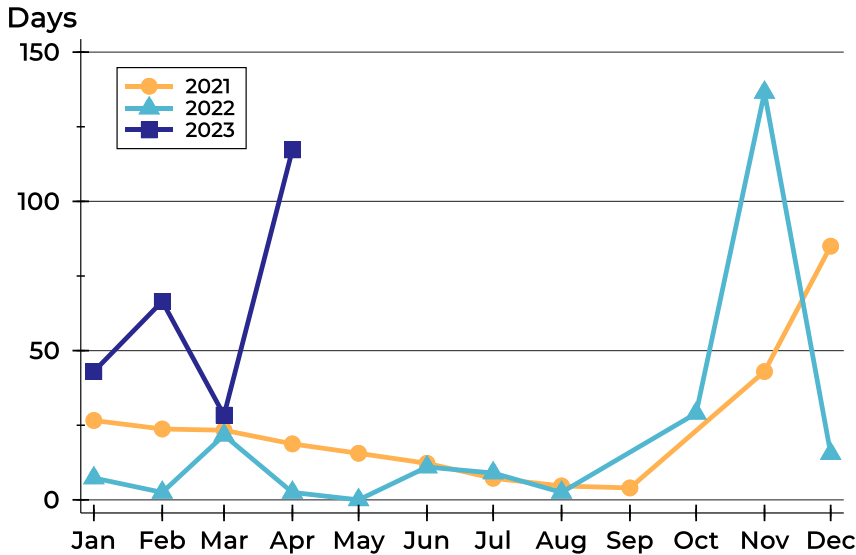


Month	2021	2022	2023
January	310,000	259,900	215,000
February	147,450	400,100	157,500
March	147,450	279,900	163,000
April	317,200	400,100	147,500
May	190,000	525,200	N/A
June	250,000	299,850	
July	222,500	185,000	
August	274,559	342,575	
September	274,559	N/A	
October	N/A	198,500	
November	167,000	231,000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



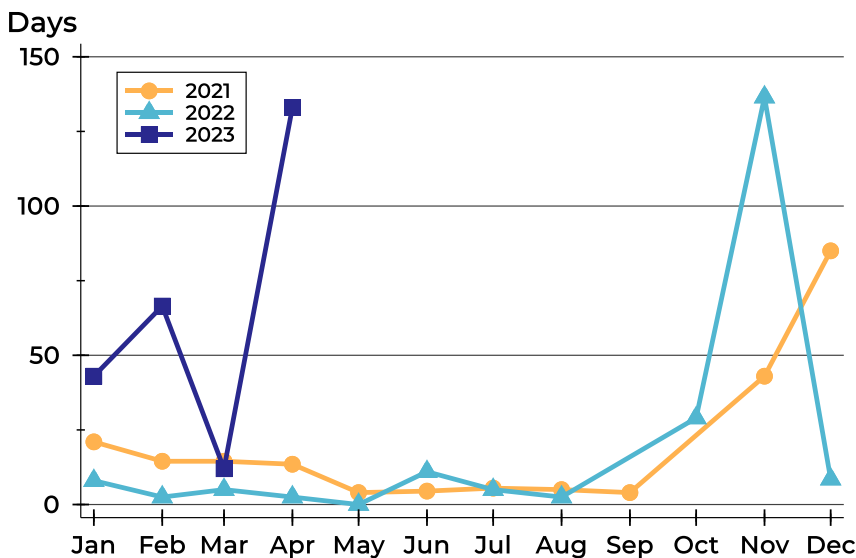
Pottawatomie County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Fell in May

Total home sales in Shawnee County fell last month to 205 units, compared to 239 units in May 2022. Total sales volume was \$45.6 million, down from a year earlier.

The median sale price in May was \$187,000, down from \$198,500 a year earlier. Homes that sold in May 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 May

The total number of active listings in Shawnee County at the end of May was 123 units, up from 105 at the same point in 2022. This represents a 0.6 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$309,777.

During May, a total of 216 contracts were written down from 253 in May 2022. At the end of the month, there were 243 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Shawnee County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	205 -14.2%	239 -2.4%	245 13.4%	842 -11.0%	946 -5.7%	1,003 7.7%	
Active Listings Change from prior year	123 17.1%	105 -1.9%	107 -42.5%	N/A	N/A	N/A	
Months' Supply Change from prior year	0.6 20.0%	0.5 0.0%	0.5 -44.4%	N/A	N/A	N/A	
New Listings Change from prior year	238 -12.8%	273 -0.7%	275 -1.1%	991 -12.4%	1,131 -6.9%	1,215 0.1%	
Contracts Written Change from prior year	216 -14.6%	253 -8.3%	276 3.0%	947 -11.1%	1,065 -7.8%	1,155 3.4%	
Pending Contracts Change from prior year	243 -6.9%	261 -21.1%	331 -1.2%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	45,639 -14.9%	53,659 27.8%	41,995 13.5%	164,074 -9.5%	181,217 2.9%	176,090 22.0%	
Average	Sale Price Change from prior year	222,631 -0.8%	224,517 31.0%	171,408 0.1%	194,862 1.7%	191,561 9.1%	175,564 13.2%
	List Price of Actives Change from prior year	331,778 41.7%	234,169 4.1%	224,860 0.3%	N/A	N/A	N/A
	Days on Market Change from prior year	15 50.0%	10 66.7%	6 -75.0%	19 58.3%	12 -14.3%	14 -56.3%
	Percent of List Change from prior year	101.3% -1.7%	103.1% 1.2%	101.9% 2.9%	100.1% -1.3%	101.4% 0.8%	100.6% 3.1%
	Percent of Original Change from prior year	100.8% -1.6%	102.4% 1.2%	101.2% 3.3%	98.7% -1.7%	100.4% 0.4%	100.0% 4.3%
Median	Sale Price Change from prior year	187,000 -5.8%	198,500 25.6%	158,000 -2.8%	170,000 6.6%	159,400 1.2%	157,500 13.3%
	List Price of Actives Change from prior year	309,777 40.9%	219,900 83.4%	119,900 -35.7%	N/A	N/A	N/A
	Days on Market Change from prior year	3 50.0%	2 -33.3%	3 -40.0%	4 33.3%	3 0.0%	3 -70.0%
	Percent of List Change from prior year	100.0% -1.3%	101.3% 1.1%	100.2% 0.2%	100.0% 0.0%	100.0% 0.0%	100.0% 0.3%
	Percent of Original Change from prior year	100.0% -1.4%	101.4% 1.4%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 1.5%

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



**May
2023**

Sunflower MLS Statistics



Shawnee County Closed Listings Analysis

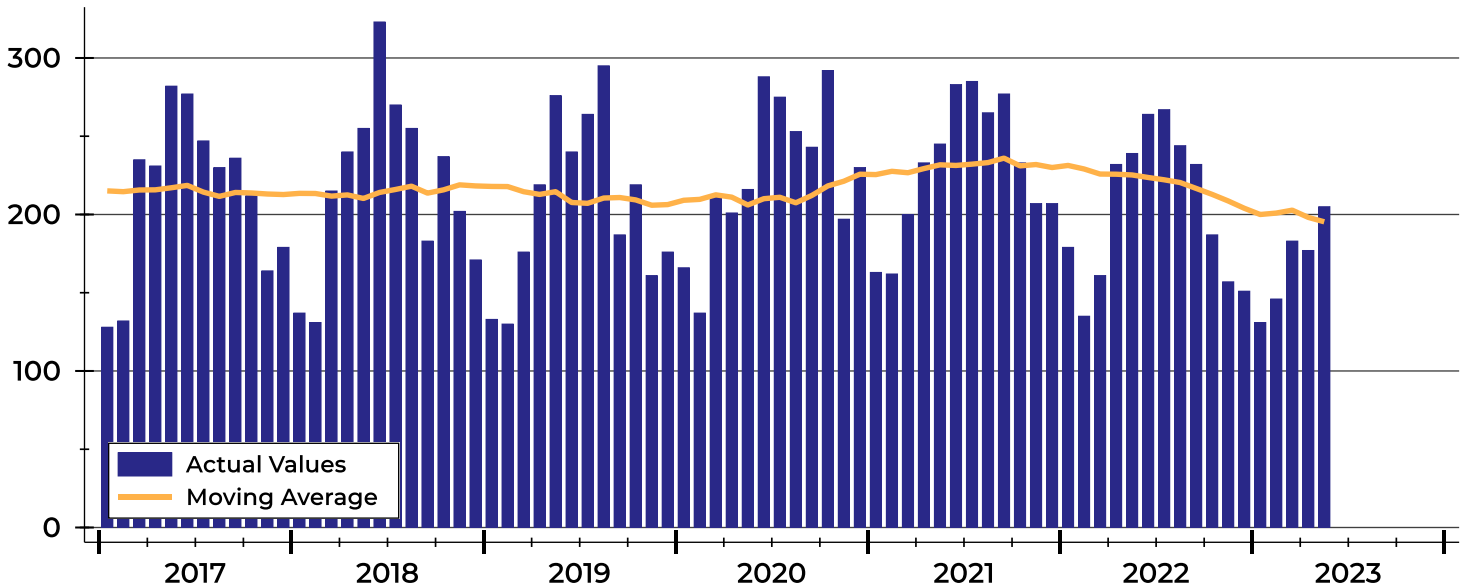
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		205	239	-14.2%	842	946	-11.0%
Volume (1,000s)		45,639	53,659	-14.9%	164,074	181,217	-9.5%
Months' Supply		0.6	0.5	20.0%	N/A	N/A	N/A
Average	Sale Price	222,631	224,517	-0.8%	194,862	191,561	1.7%
	Days on Market	15	10	50.0%	19	12	58.3%
	Percent of List	101.3%	103.1%	-1.7%	100.1%	101.4%	-1.3%
	Percent of Original	100.8%	102.4%	-1.6%	98.7%	100.4%	-1.7%
Median	Sale Price	187,000	198,500	-5.8%	170,000	159,400	6.6%
	Days on Market	3	2	50.0%	4	3	33.3%
	Percent of List	100.0%	101.3%	-1.3%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	101.4%	-1.4%	100.0%	100.0%	0.0%

A total of 205 homes sold in Shawnee County in May, down from 239 units in May 2022. Total sales volume fell to \$45.6 million compared to \$53.7 million in the previous year.

The median sales price in May was \$187,000, down 5.8% compared to the prior year. Median days on market was 3 days, the same as April, and up from 2 in May 2022.

History of Closed Listings

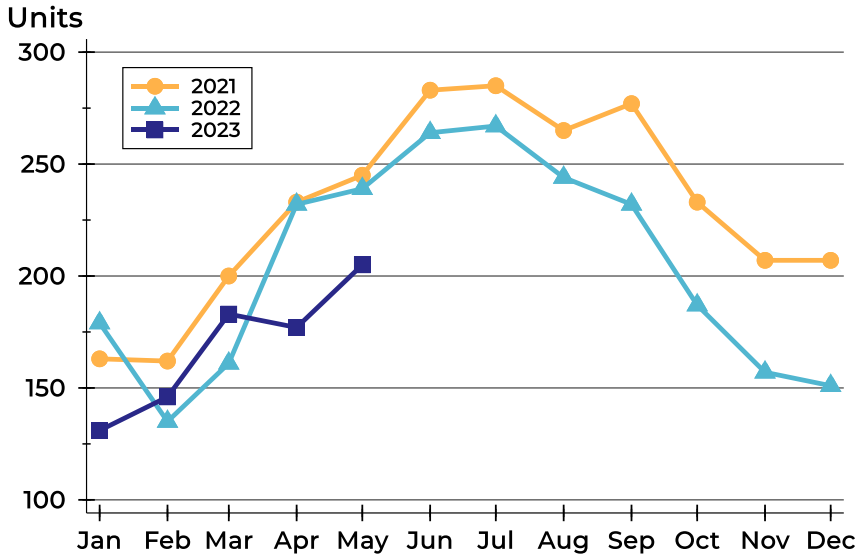
Units





Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	163	179	131
February	162	135	146
March	200	161	183
April	233	232	177
May	245	239	205
June	283	264	
July	285	267	
August	265	244	
September	277	232	
October	233	187	
November	207	157	
December	207	151	

Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	2.0%	0.4	18,750	20,000	16	17	81.7%	80.0%	81.7%	80.0%
\$25,000-\$49,999	3	1.5%	0.1	35,333	35,000	2	0	93.5%	100.0%	93.5%	100.0%
\$50,000-\$99,999	31	15.1%	0.4	76,680	76,000	12	4	102.1%	100.0%	101.6%	100.0%
\$100,000-\$124,999	14	6.8%	0.6	111,464	112,500	20	3	100.7%	101.8%	100.7%	101.8%
\$125,000-\$149,999	22	10.7%	0.2	136,182	135,000	8	3	103.4%	101.8%	103.1%	101.8%
\$150,000-\$174,999	19	9.3%	0.1	158,674	155,000	20	4	102.7%	100.6%	101.3%	100.6%
\$175,000-\$199,999	21	10.2%	0.2	186,776	187,500	2	2	103.0%	102.8%	102.8%	102.8%
\$200,000-\$249,999	26	12.7%	0.3	224,745	227,518	10	2	101.1%	100.0%	100.4%	100.0%
\$250,000-\$299,999	18	8.8%	0.7	273,733	273,350	8	2	102.9%	100.5%	103.5%	100.5%
\$300,000-\$399,999	26	12.7%	1.3	349,123	354,950	26	4	100.5%	100.3%	99.8%	100.1%
\$400,000-\$499,999	10	4.9%	2.8	449,650	447,000	24	8	101.4%	100.0%	100.5%	99.5%
\$500,000-\$749,999	9	4.4%	2.3	601,483	612,000	45	7	98.9%	97.9%	97.2%	97.9%
\$750,000-\$999,999	2	1.0%	2.2	915,000	915,000	1	1	99.2%	99.2%	99.2%	99.2%
\$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



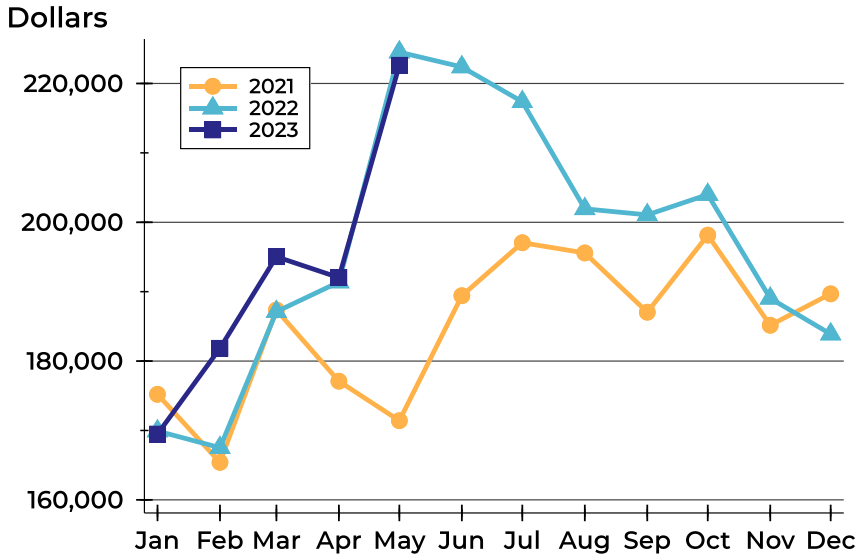
**May
2023**

Sunflower MLS Statistics



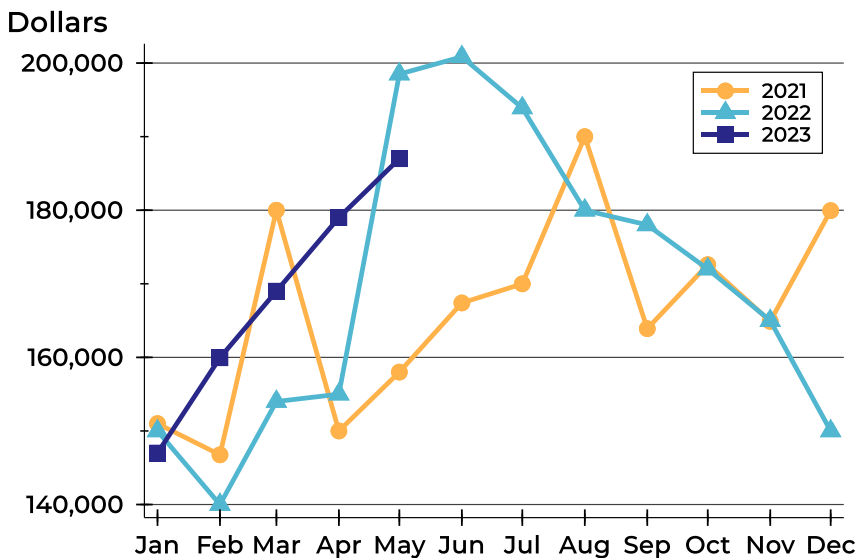
Shawnee County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	175,212	169,920	169,487
February	165,412	167,521	181,847
March	187,367	187,113	195,038
April	177,106	191,385	192,034
May	171,408	224,517	222,631
June	189,421	222,383	
July	197,056	217,368	
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

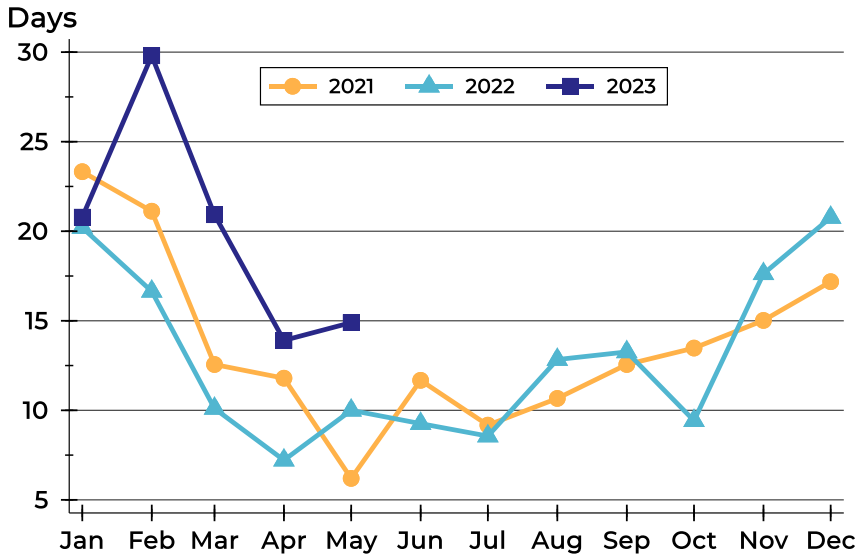


Month	2021	2022	2023
January	151,000	150,000	147,000
February	146,755	140,000	159,950
March	180,000	154,000	169,000
April	150,000	155,000	179,000
May	158,000	198,500	187,000
June	167,400	200,850	
July	170,000	193,900	
August	190,000	180,000	
September	163,900	178,006	
October	172,600	172,000	
November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



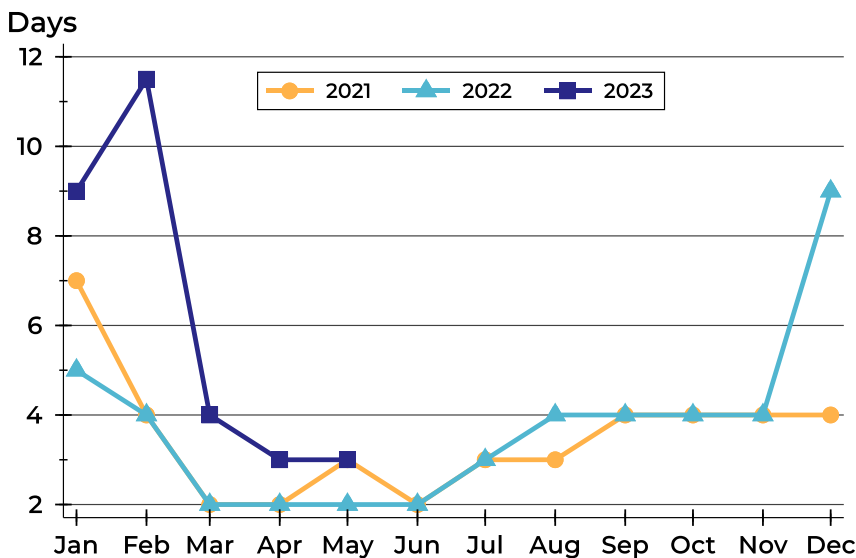
Shawnee County Closed Listings Analysis

Average DOM



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

Median DOM



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



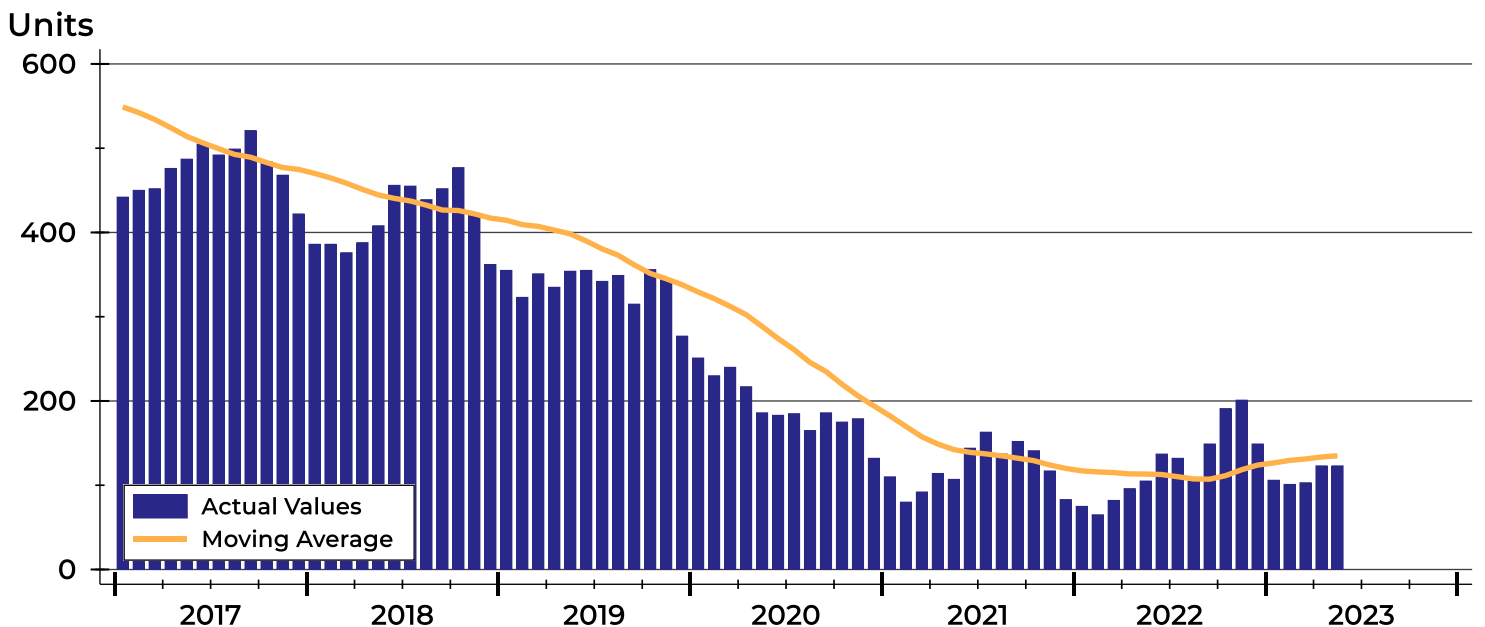
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		123	105	17.1%
Volume (1,000s)		40,809	24,588	66.0%
Months' Supply		0.6	0.5	20.0%
Average	List Price	331,778	234,169	41.7%
	Days on Market	47	42	11.9%
	Percent of Original	97.7%	96.8%	0.9%
Median	List Price	309,777	219,900	40.9%
	Days on Market	21	20	5.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 123 homes were available for sale in Shawnee County at the end of May. This represents a 0.6 months' supply of active listings.

The median list price of homes on the market at the end of May was \$309,777, up 40.9% from 2022. The typical time on market for active listings was 21 days, up from 20 days a year earlier.

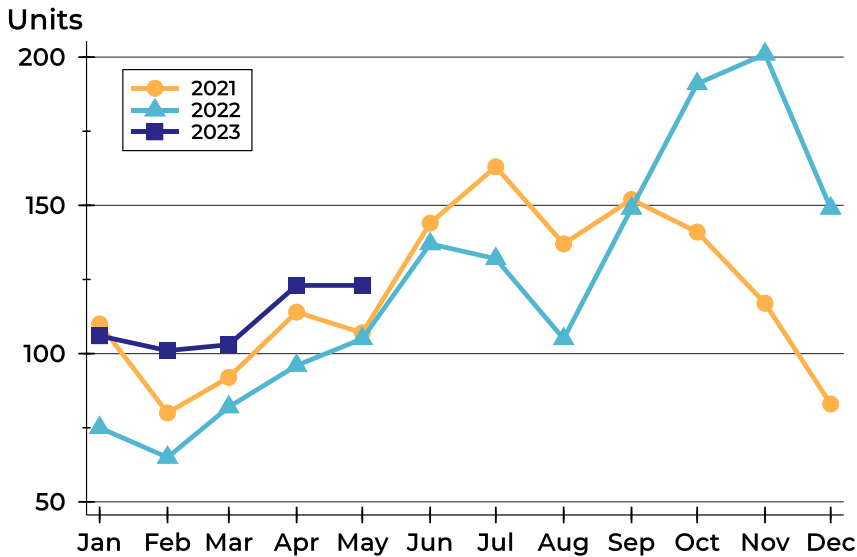
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.8%	0.4	15,000	15,000	2	2	100.0%	100.0%
\$25,000-\$49,999	1	0.8%	0.1	39,900	39,900	33	33	80.0%	80.0%
\$50,000-\$99,999	13	10.6%	0.4	72,712	69,500	52	36	96.4%	100.0%
\$100,000-\$124,999	8	6.5%	0.6	114,900	119,700	28	25	100.2%	100.0%
\$125,000-\$149,999	5	4.1%	0.2	131,980	130,000	25	22	98.7%	100.0%
\$150,000-\$174,999	2	1.6%	0.1	152,925	152,925	21	21	95.9%	95.9%
\$175,000-\$199,999	4	3.3%	0.2	188,875	190,750	10	5	98.1%	98.6%
\$200,000-\$249,999	8	6.5%	0.3	229,725	226,500	18	11	98.8%	100.0%
\$250,000-\$299,999	15	12.2%	0.7	276,703	279,950	21	15	98.8%	100.0%
\$300,000-\$399,999	27	22.0%	1.3	340,353	325,000	48	21	96.9%	100.0%
\$400,000-\$499,999	24	19.5%	2.8	459,007	454,950	82	25	98.7%	100.0%
\$500,000-\$749,999	11	8.9%	2.3	575,454	559,900	77	50	95.8%	97.1%
\$750,000-\$999,999	2	1.6%	2.2	782,000	782,000	23	23	98.1%	98.1%
\$1,000,000 and up	2	1.6%	N/A	1,540,000	1,540,000	8	8	100.0%	100.0%



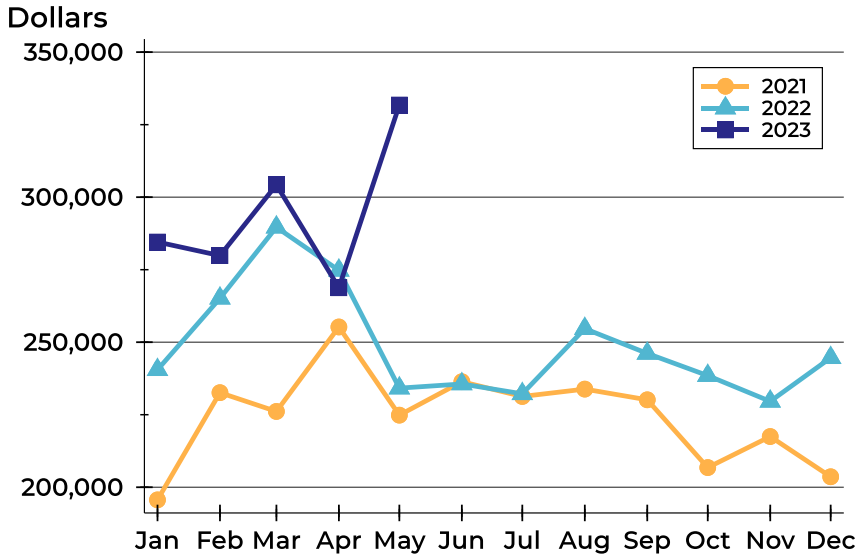
**May
2023**

Sunflower MLS Statistics



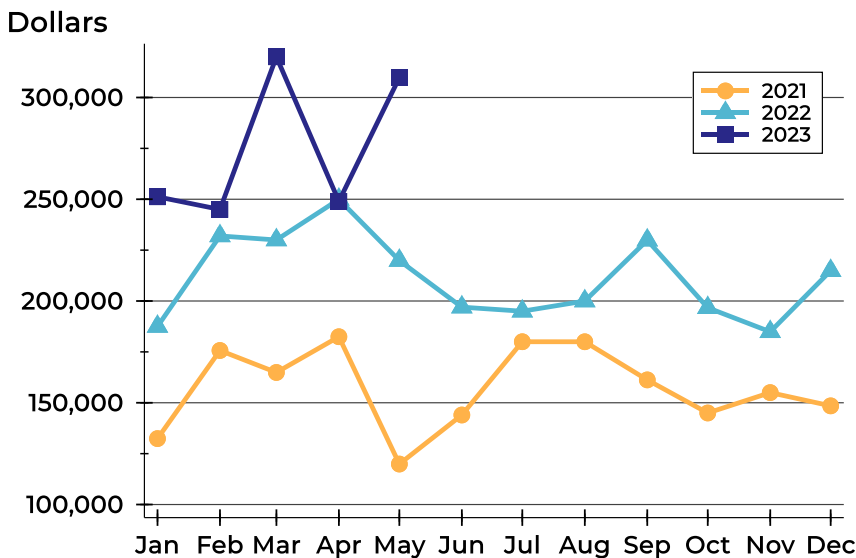
Shawnee County Active Listings Analysis

Average Price



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

Median Price

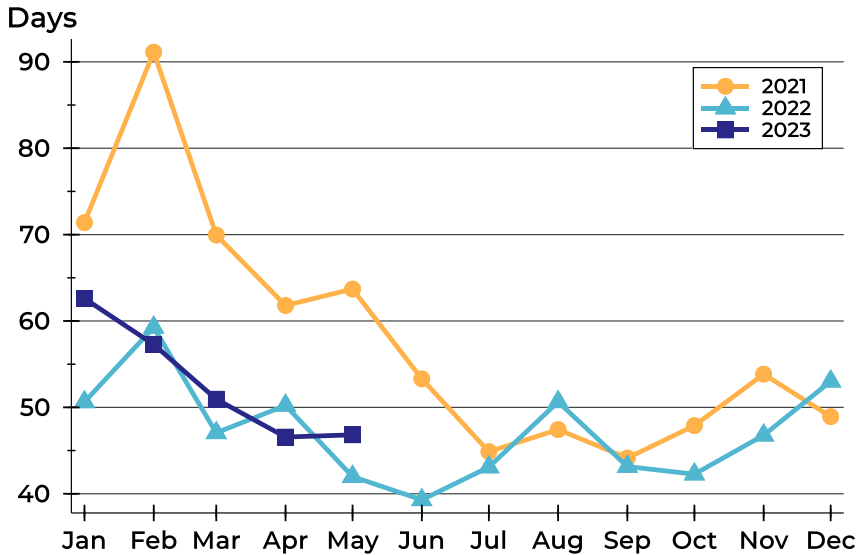


Month	2021	2022	2023
January	132,400	187,500	251,225
February	175,700	232,000	245,000
March	164,900	230,000	320,000
April	182,450	249,950	249,000
May	119,900	219,900	309,777
June	144,000	197,000	
July	180,000	195,000	
August	179,990	200,000	
September	161,250	229,900	
October	145,000	196,700	
November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



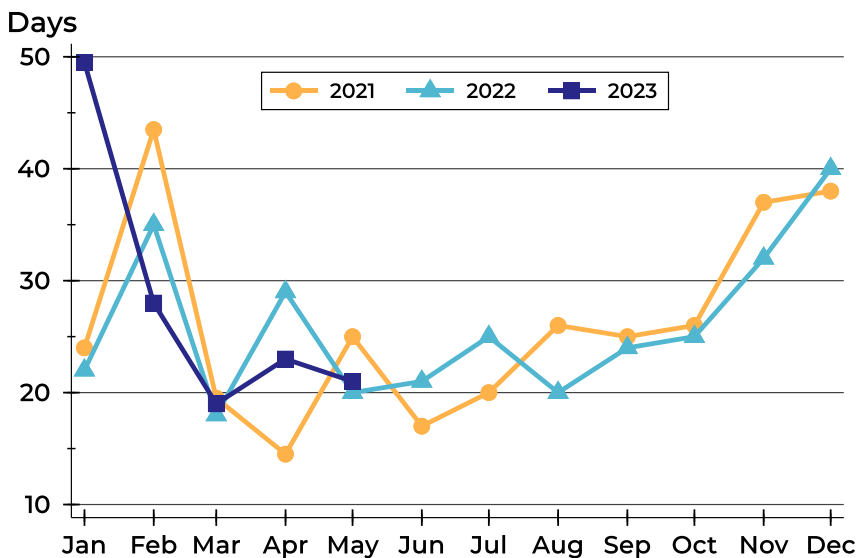
Shawnee County Active Listings Analysis

Average DOM



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

Median DOM

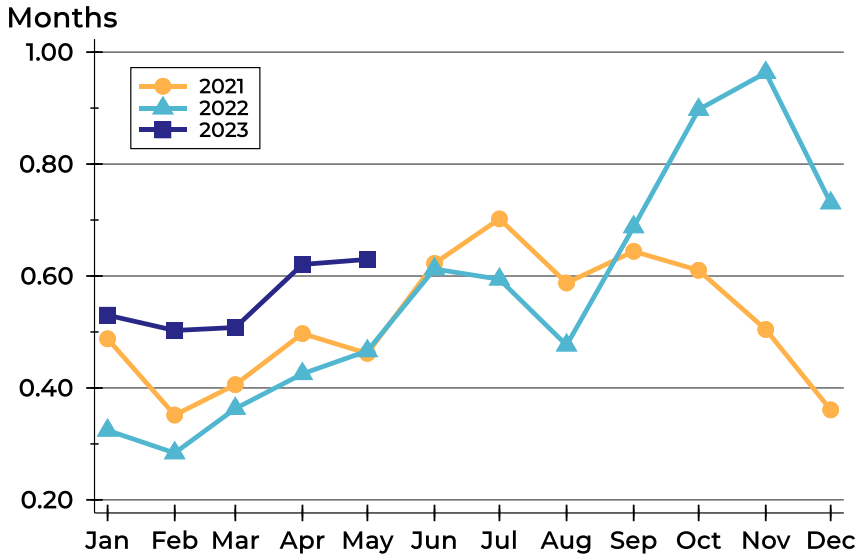


Month	2021	2022	2023
January	24	22	50
February	44	35	28
March	20	18	19
April	15	29	23
May	25	20	21
June	17	21	
July	20	25	
August	26	20	
September	25	24	
October	26	25	
November	37	32	
December	38	40	



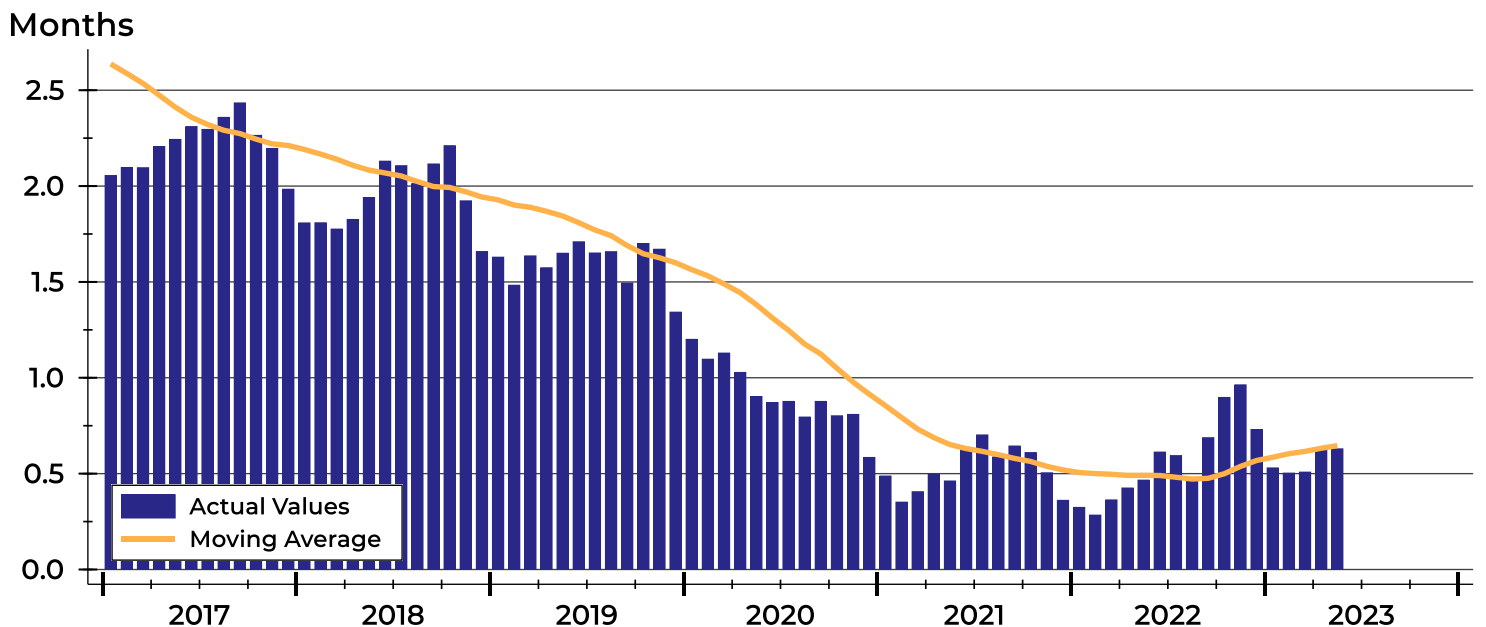
Shawnee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





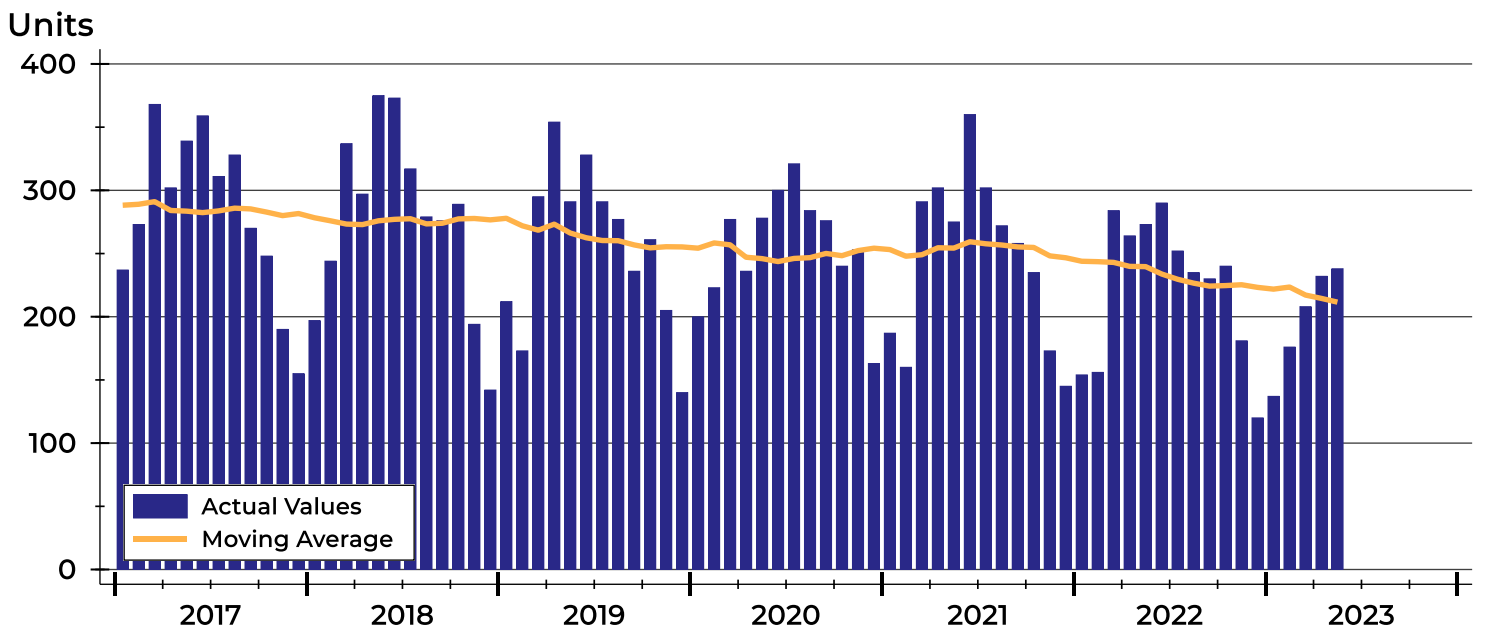
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	238	273	-12.8%
	Volume (1,000s)	60,786	56,014	8.5%
	Average List Price	255,403	205,180	24.5%
	Median List Price	215,000	180,000	19.4%
Year-to-Date	New Listings	991	1,131	-12.4%
	Volume (1,000s)	213,285	231,139	-7.7%
	Average List Price	215,222	204,367	5.3%
	Median List Price	180,000	169,500	6.2%

A total of 238 new listings were added in Shawnee County during May, down 12.8% from the same month in 2022. Year-to-date Shawnee County has seen 991 new listings.

The median list price of these homes was \$215,000 up from \$180,000 in 2022.

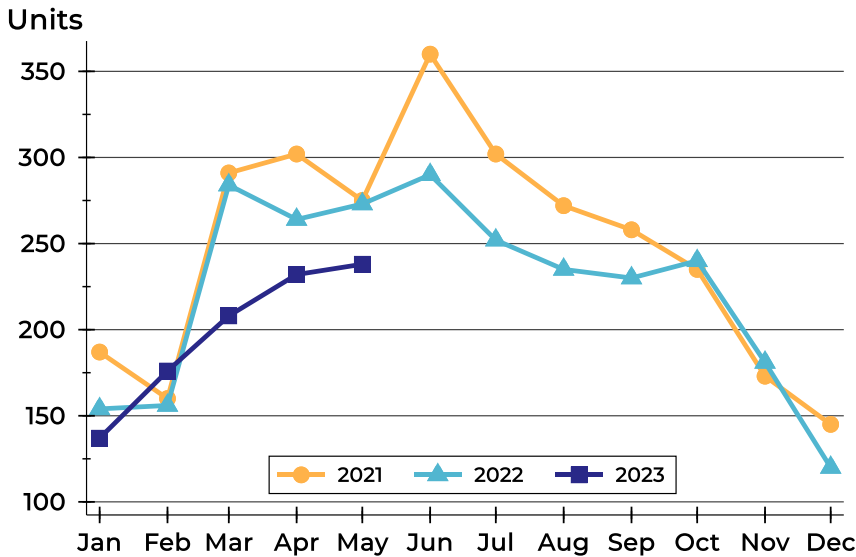
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	187	154	137
February	160	156	176
March	291	284	208
April	302	264	232
May	275	273	238
June	360	290	
July	302	252	
August	272	235	
September	258	230	
October	235	240	
November	173	181	
December	145	120	

New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	15,000	15,000	3	3	100.0%	100.0%
\$25,000-\$49,999	2	0.8%	47,000	47,000	16	16	100.0%	100.0%
\$50,000-\$99,999	24	10.1%	77,056	76,250	5	3	99.4%	100.0%
\$100,000-\$124,999	18	7.6%	116,472	116,500	5	2	100.6%	100.0%
\$125,000-\$149,999	22	9.2%	134,485	134,950	5	2	100.5%	100.0%
\$150,000-\$174,999	23	9.7%	163,408	165,900	6	3	101.0%	100.0%
\$175,000-\$199,999	21	8.8%	189,440	190,000	4	3	99.8%	100.0%
\$200,000-\$249,999	25	10.5%	226,777	228,000	6	4	100.3%	100.0%
\$250,000-\$299,999	31	13.0%	273,742	269,900	9	5	99.4%	100.0%
\$300,000-\$399,999	35	14.7%	334,879	325,000	9	5	99.4%	100.0%
\$400,000-\$499,999	21	8.8%	450,351	449,000	19	19	99.1%	100.0%
\$500,000-\$749,999	9	3.8%	536,478	515,000	12	11	98.2%	100.0%
\$750,000-\$999,999	2	0.8%	814,450	814,450	13	13	100.0%	100.0%
\$1,000,000 and up	3	1.3%	1,410,000	1,390,000	13	16	100.0%	100.0%



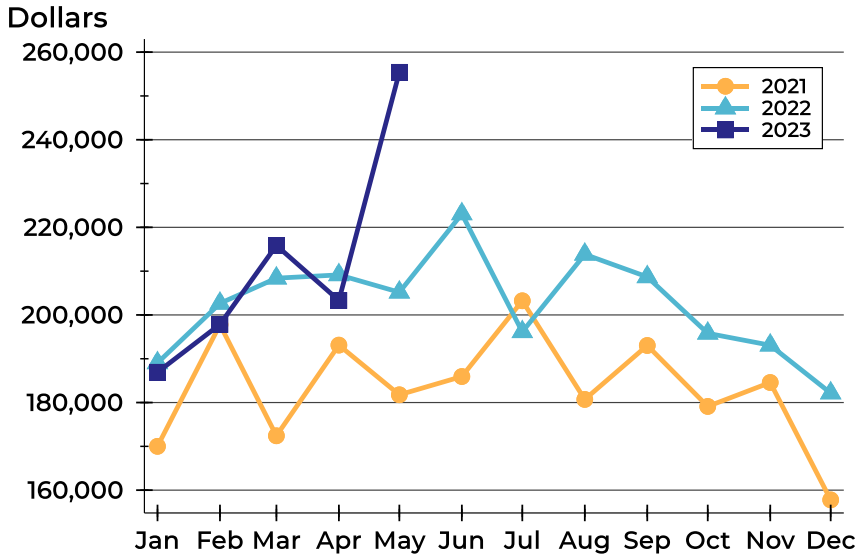
**May
2023**

Sunflower MLS Statistics



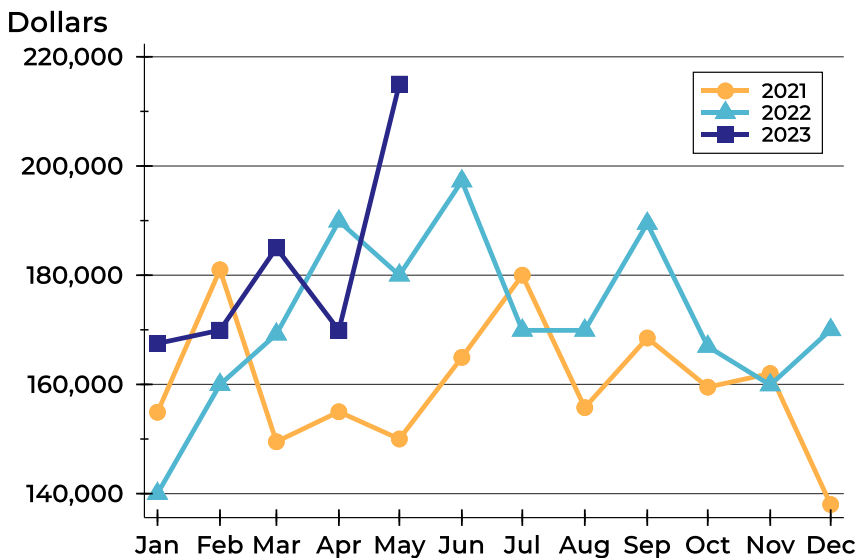
Shawnee County New Listings Analysis

Average Price



Month	2021	2022	2023
January	170,008	189,050	186,924
February	197,790	202,646	197,848
March	172,417	208,395	215,872
April	193,112	209,143	203,307
May	181,778	205,180	255,403
June	185,946	223,059	
July	203,238	196,153	
August	180,717	213,837	
September	193,031	208,690	
October	179,121	195,813	
November	184,578	193,089	
December	157,783	182,165	

Median Price



Month	2021	2022	2023
January	154,900	140,000	167,500
February	181,000	159,975	169,925
March	149,500	169,200	185,000
April	155,000	189,900	169,900
May	150,000	180,000	215,000
June	164,950	197,250	
July	180,000	169,900	
August	155,750	169,900	
September	168,500	189,475	
October	159,500	166,950	
November	162,000	159,900	
December	138,000	170,000	



**May
2023**

Sunflower MLS Statistics

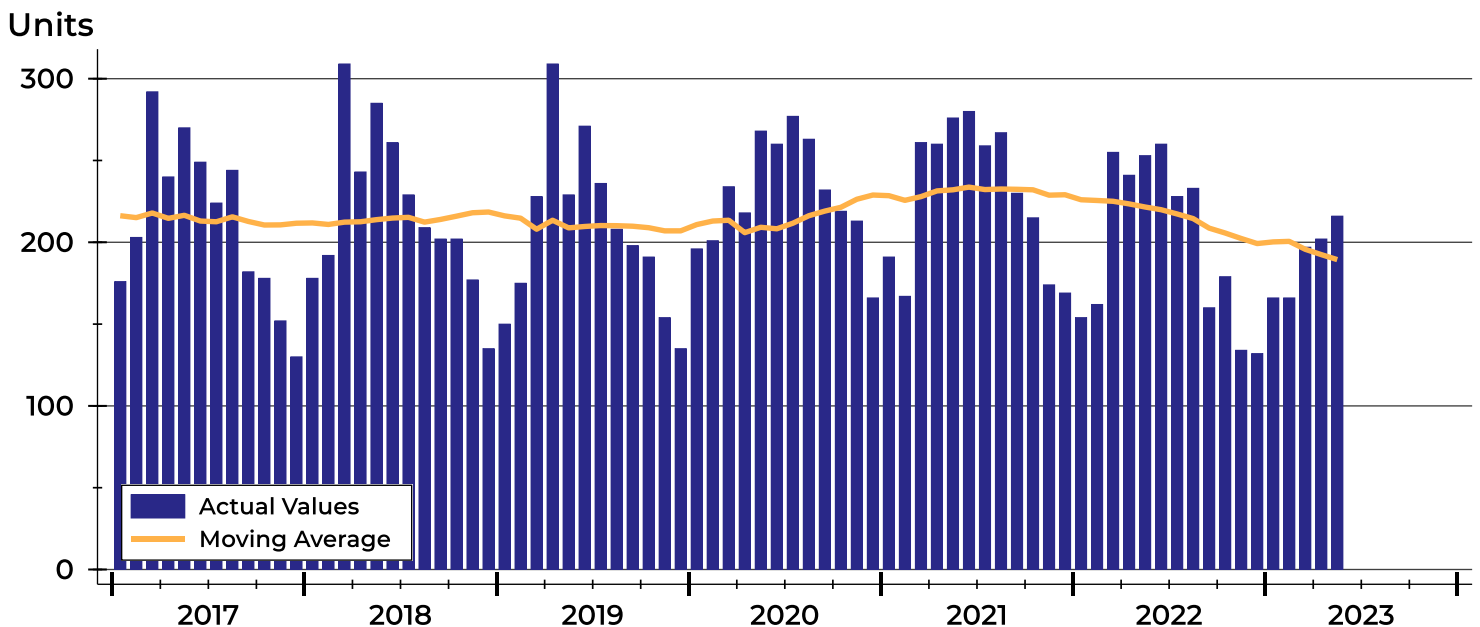


Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		216	253	-14.6%	947	1,065	-11.1%
Volume (1,000s)		46,906	53,096	-11.7%	192,615	213,790	-9.9%
Average	Sale Price	217,155	209,866	3.5%	203,395	200,742	1.3%
	Days on Market	12	11	9.1%	17	10	70.0%
	Percent of Original	99.4%	101.0%	-1.6%	99.3%	101.3%	-2.0%
Median	Sale Price	185,000	179,900	2.8%	175,000	165,000	6.1%
	Days on Market	3	3	0.0%	3	2	50.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.1%	-0.1%

A total of 216 contracts for sale were written in Shawnee County during the month of May, down from 253 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 May were on the market less than 3 days, compared to 3 days in May 2022.

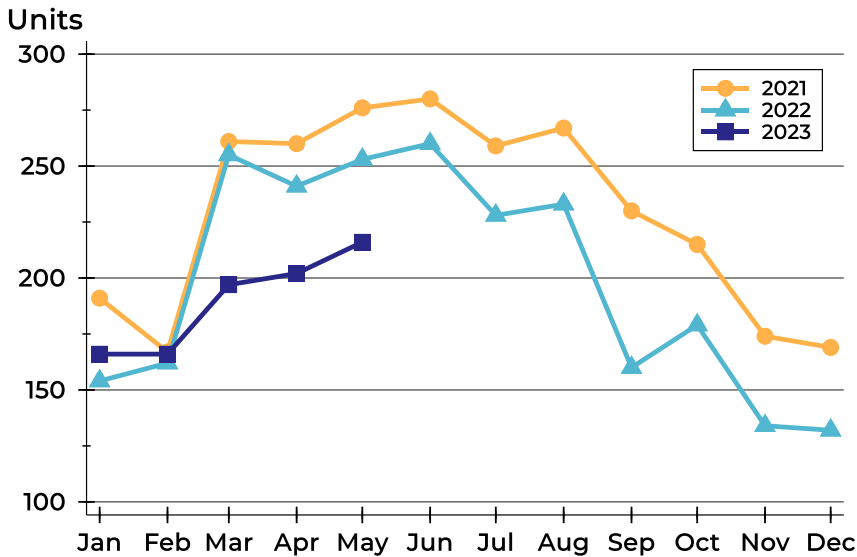
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	191	154	166
February	167	162	166
March	261	255	197
April	260	241	202
May	276	253	216
June	280	260	
July	259	228	
August	267	233	
September	230	160	
October	215	179	
November	174	134	
December	169	132	

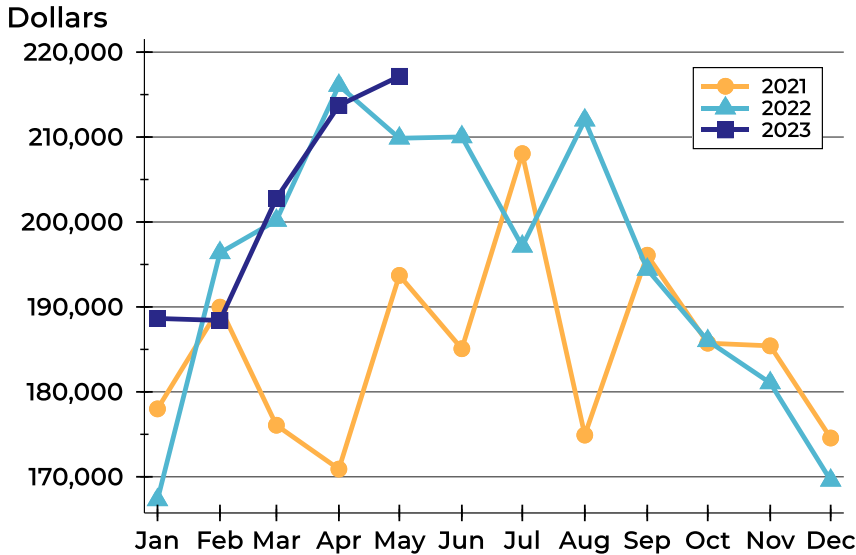
Contracts Written by Price Range

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	100.0%	100.0%
\$25,000-\$49,999	6	2.8%	35,583	34,750	23	27	87.8%	90.0%
\$50,000-\$99,999	30	13.9%	74,946	75,000	24	5	98.9%	100.0%
\$100,000-\$124,999	16	7.4%	114,950	115,000	3	1	101.6%	100.0%
\$125,000-\$149,999	23	10.6%	135,590	135,000	11	2	100.2%	100.0%
\$150,000-\$174,999	25	11.6%	163,052	165,000	7	3	100.9%	100.0%
\$175,000-\$199,999	19	8.8%	189,302	190,000	3	3	99.7%	100.0%
\$200,000-\$249,999	26	12.0%	226,041	229,500	12	5	99.6%	100.0%
\$250,000-\$299,999	23	10.6%	271,822	269,900	6	3	99.5%	100.0%
\$300,000-\$399,999	27	12.5%	340,056	349,900	13	4	99.4%	100.0%
\$400,000-\$499,999	12	5.6%	442,390	445,450	19	7	98.9%	100.0%
\$500,000-\$749,999	6	2.8%	533,130	514,500	20	5	97.9%	100.0%
\$750,000-\$999,999	1	0.5%	829,900	829,900	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,150,000	1,150,000	16	16	100.0%	100.0%



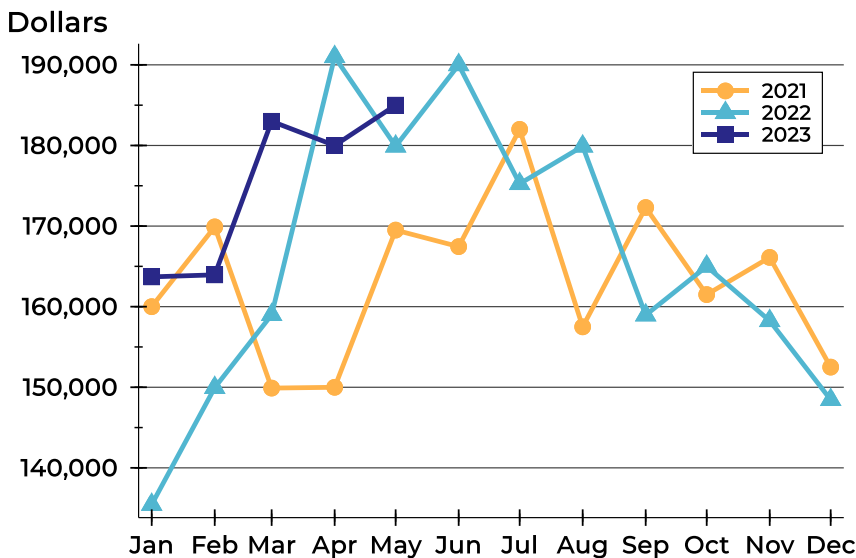
Shawnee County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	177,997	167,282	188,646
February	189,975	196,370	188,410
March	176,074	200,181	202,775
April	170,909	216,074	213,720
May	193,713	209,866	217,155
June	185,079	210,019	
July	208,049	197,143	
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

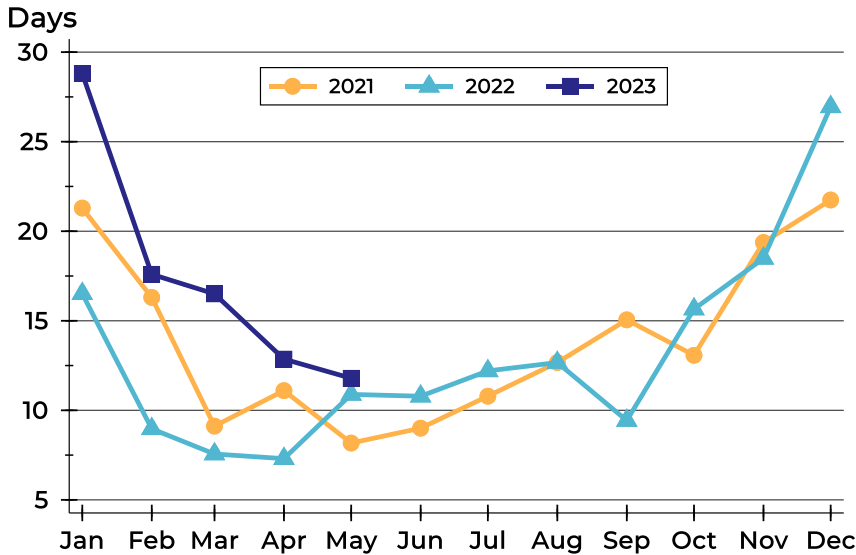


Month	2021	2022	2023
January	160,000	135,450	163,700
February	169,900	149,950	163,950
March	149,900	159,000	183,000
April	150,000	191,000	180,000
May	169,500	179,900	185,000
June	167,450	190,000	
July	182,000	175,250	
August	157,500	179,900	
September	172,300	158,950	
October	161,500	165,000	
November	166,114	158,250	
December	152,500	148,450	



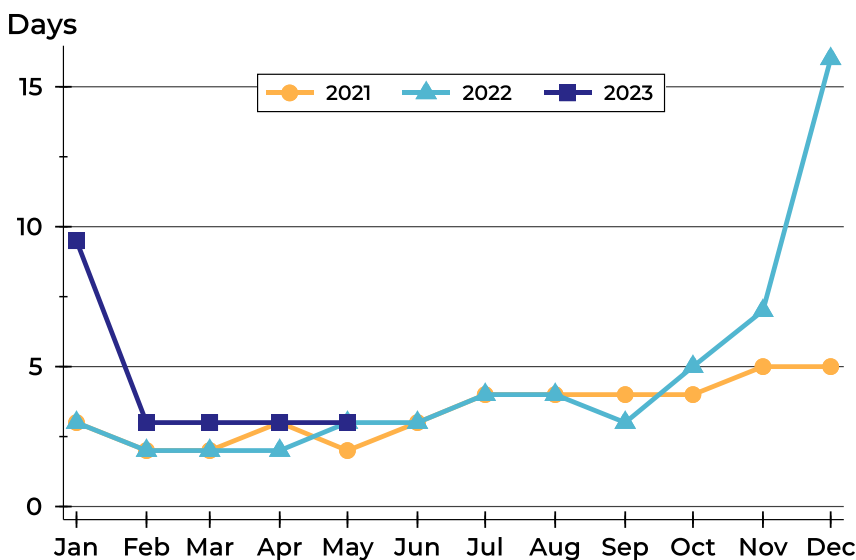
Shawnee County Contracts Written Analysis

Average DOM



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

Median DOM



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



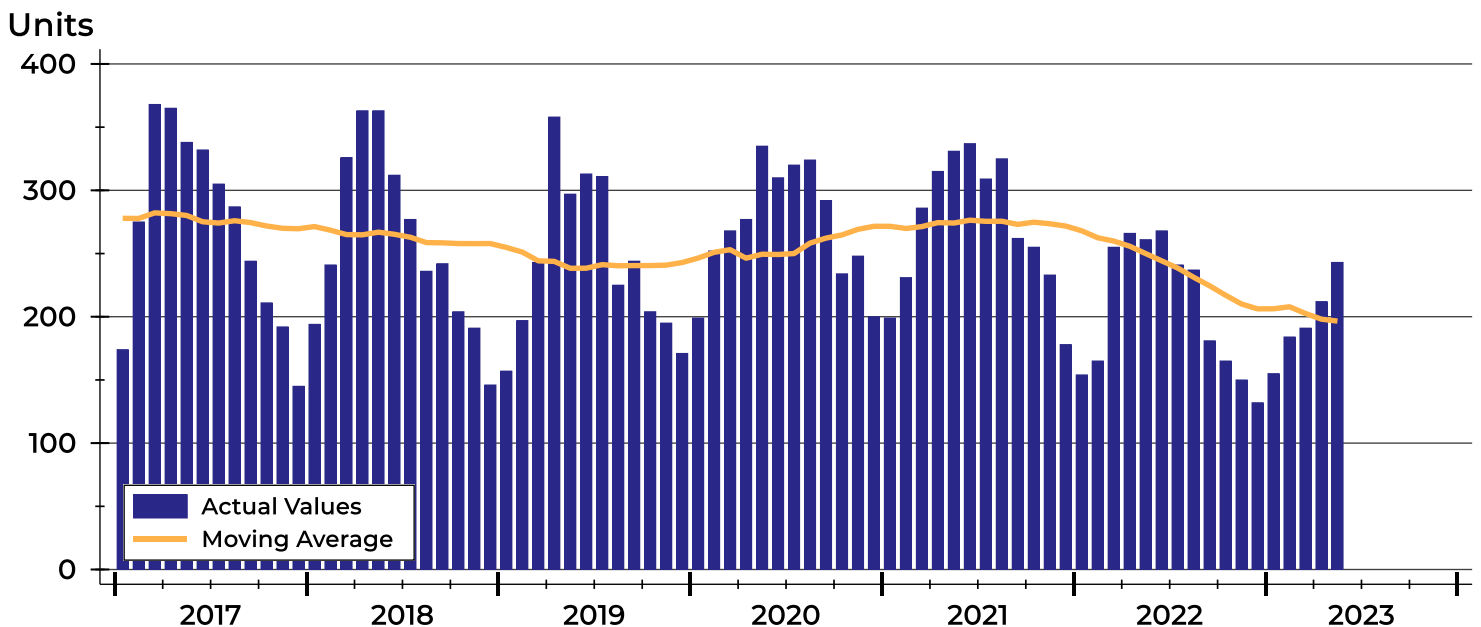
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		243	261	-6.9%
Volume (1,000s)		57,208	61,225	-6.6%
Average	List Price	235,423	234,579	0.4%
	Days on Market	12	9	33.3%
	Percent of Original	99.4%	99.1%	0.3%
Median	List Price	200,000	199,950	0.0%
	Days on Market	3	3	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 243 listings in Shawnee County had contracts pending at the end of May, down from 261 contracts pending at the end of May 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





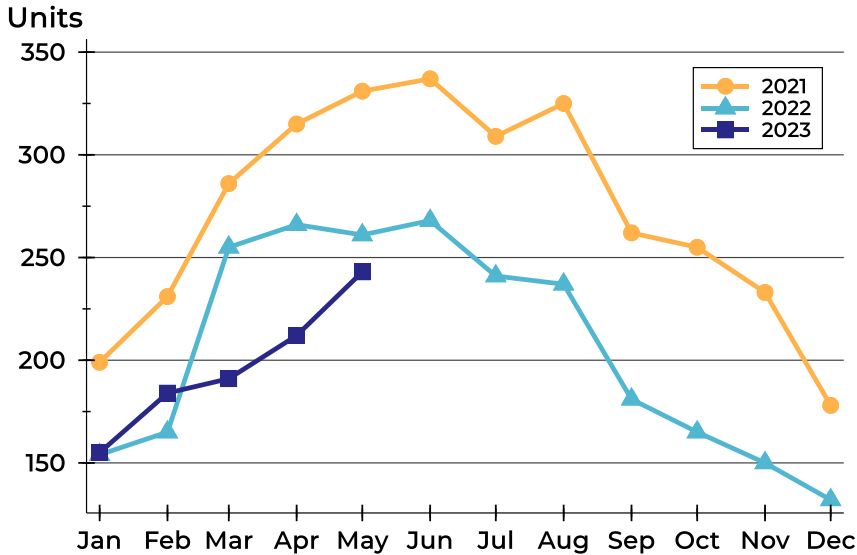
**May
2023**

Sunflower MLS Statistics



Shawnee County Pending Contracts Analysis

Pending Contracts by Month



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

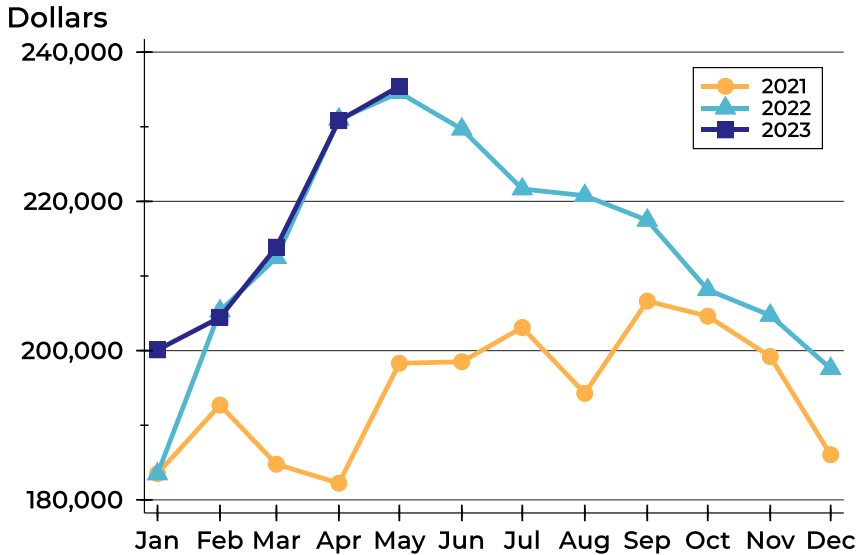
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	1.6%	43,375	42,500	19	16	100.0%	100.0%
\$50,000-\$99,999	27	11.1%	76,631	75,000	25	7	98.2%	100.0%
\$100,000-\$124,999	18	7.4%	116,017	116,500	4	1	100.0%	100.0%
\$125,000-\$149,999	25	10.3%	136,117	135,000	11	3	100.2%	100.0%
\$150,000-\$174,999	26	10.7%	163,813	163,975	7	3	99.6%	100.0%
\$175,000-\$199,999	21	8.6%	188,650	189,900	10	3	99.6%	100.0%
\$200,000-\$249,999	30	12.3%	228,459	232,200	14	5	99.1%	100.0%
\$250,000-\$299,999	28	11.5%	272,282	269,950	6	3	99.6%	100.0%
\$300,000-\$399,999	34	14.0%	343,806	349,900	11	4	99.3%	100.0%
\$400,000-\$499,999	21	8.6%	445,590	445,000	17	7	98.9%	100.0%
\$500,000-\$749,999	7	2.9%	535,540	515,000	17	4	98.5%	100.0%
\$750,000-\$999,999	1	0.4%	829,900	829,900	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,150,000	1,150,000	16	16	100.0%	100.0%



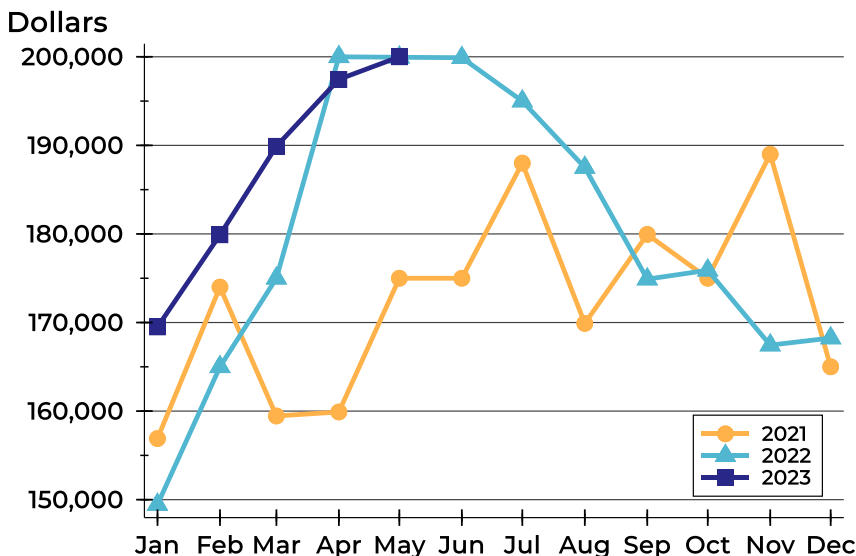
Shawnee County Pending Contracts Analysis

Average Price



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

Median Price

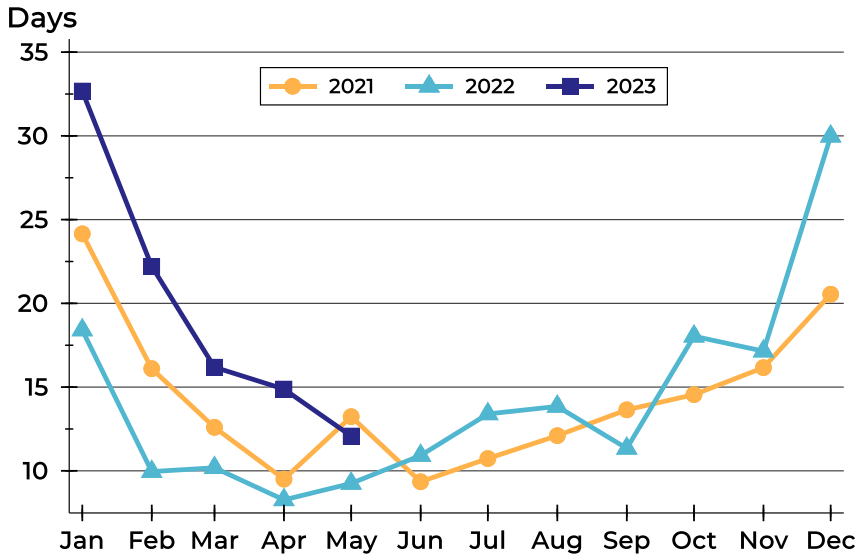


Month	2021	2022	2023
January	156,900	149,450	169,500
February	174,000	165,000	179,900
March	159,450	174,999	189,900
April	159,900	200,000	197,450
May	175,000	199,950	200,000
June	175,000	199,900	
July	188,000	195,000	
August	169,900	187,500	
September	179,950	174,900	
October	175,000	175,900	
November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



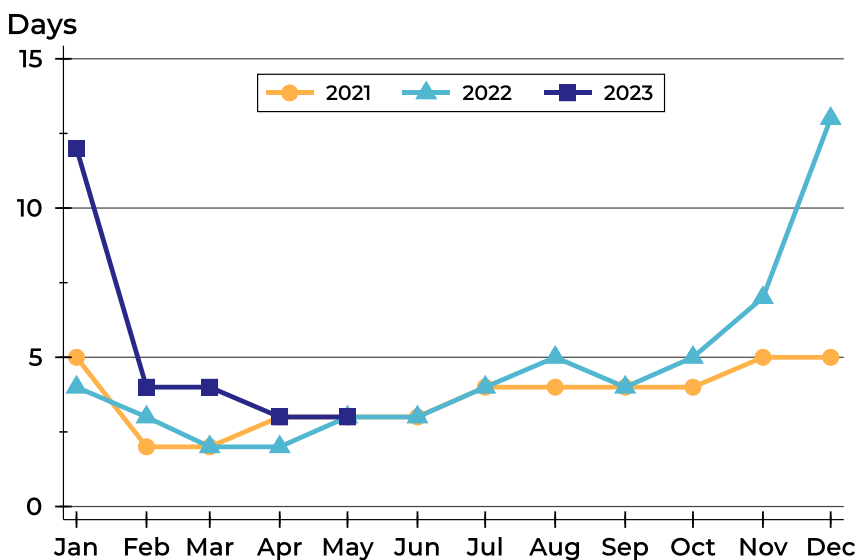
Shawnee County Pending Contracts Analysis

Average DOM



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

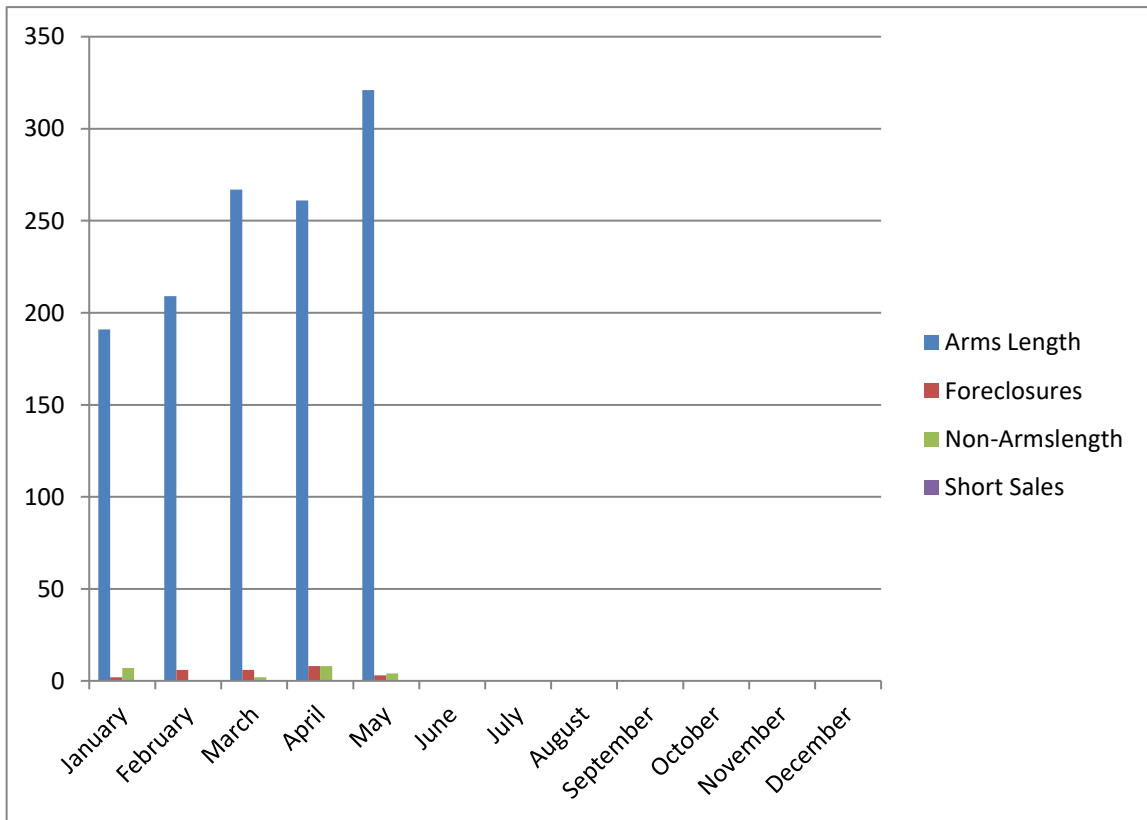
Median DOM



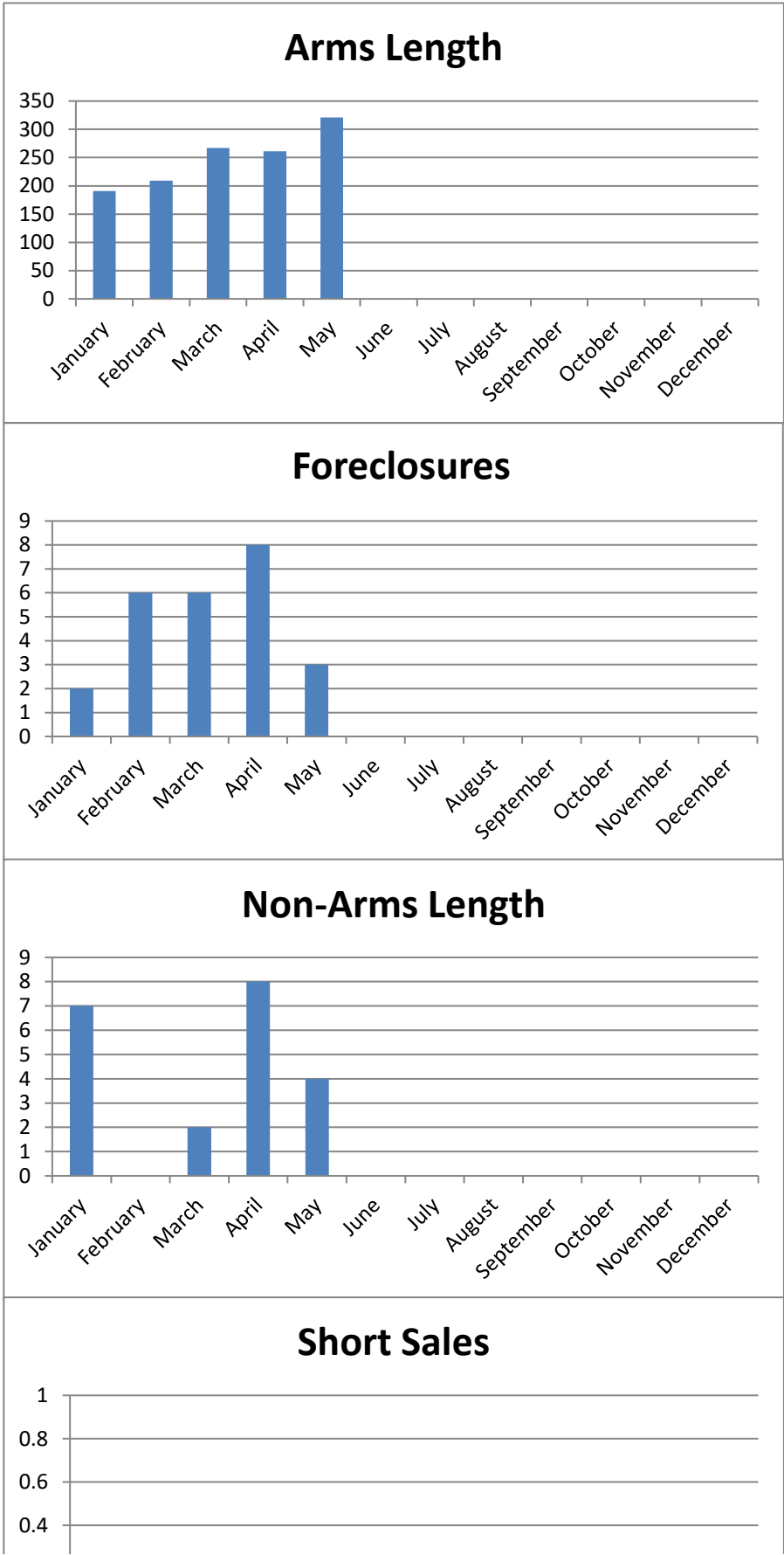
Month	2021	2022	2023
January	5	4	12
February	2	3	4
March	2	2	4
April	3	2	3
May	3	3	3
June	3	3	
July	4	4	
August	4	5	
September	4	4	
October	4	5	
November	5	7	
December	5	13	

Sunflower Multiple Listing Service May 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	328	321	3	4	0	3	1%
June							
July							
August							
September							
October							
November							
December							
YTD Totals	1295	1249	25	21	0	25	2%



Sunflower Multiple Listing Service May 2023 Distressed Sales Report



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

May 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								31	42	49	61
\$30,000-\$39,999	7	5	6	5	2								25	27	27	47
\$40,000-\$49,999	12	5	2	9	3								31	30	46	52
\$50,000-\$59,999	8	7	11	13	7								46	39	51	59
\$60,000-\$69,999	6	11	13	15	13								58	59	58	63
\$70,000-\$79,999	6	5	7	9	16								43	52	51	62
\$80,000-\$89,999	5	9	9	10	7								40	63	60	65
\$90,000-\$99,999	14	12	15	11	12								64	51	62	44
\$100,000-\$119,999	9	18	19	13	18								77	98	119	105
\$120,000-\$139,999	21	13	20	18	27								99	142	140	165
\$140,000-\$159,999	16	13	26	19	27								101	106	124	99
\$160,000-\$179,999	15	18	23	27	18								101	103	111	110
\$180,000-\$199,999	16	16	14	18	22								86	91	110	96
\$200,000-\$249,999	27	20	48	43	50								188	193	202	146
\$250,000-\$299,999	14	31	22	32	31								130	141	117	91
\$300,000-\$399,999	20	19	23	28	44								134	127	138	85
\$400,000-\$499,999	6	10	8	12	15								51	75	39	28
\$500,000 or more	3	5	12	4	22								46	49	30	0
TOTALS	215	221	284	289	342	0	0	0	0	0	0	0	1351	1488	1534	1378



**May
2023**

Sunflower MLS Statistics



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Fell in May

Total home sales in the Topeka MSA & Douglas County fell last month to 266 units, compared to 305 units in May 2022. Total sales volume was \$63.3 million, down from a year earlier.

The median sale price in May was \$198,200, down from \$200,000 a year earlier. Homes that sold in May were typically on the market for 3 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of May was 185 units, up from 164 at the same point in 2022. This represents a 0.7 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$309,777.

During May, a total of 262 contracts were written down from 332 in May 2022. At the end of the month, there were 297 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Topeka MSA & Douglas County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	266 -12.8%	305 -4.7%	320 15.1%	1,066 -12.0%	1,211 -3.6%	1,256 7.0%	
Active Listings Change from prior year	185 12.8%	164 -1.2%	166 -46.5%	N/A	N/A	N/A	
Months' Supply Change from prior year	0.7 16.7%	0.6 0.0%	0.6 -50.0%	N/A	N/A	N/A	
New Listings Change from prior year	304 -15.3%	359 0.6%	357 -0.6%	1,260 -13.6%	1,458 -5.5%	1,543 -1.9%	
Contracts Written Change from prior year	262 -21.1%	332 -4.9%	349 -1.7%	1,179 -13.8%	1,367 -6.4%	1,461 2.2%	
Pending Contracts Change from prior year	297 -10.8%	333 -20.0%	416 -4.1%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	63,338 -7.8%	68,689 16.3%	59,041 24.3%	220,668 -8.9%	242,227 6.6%	227,287 20.3%	
Average	Sale Price Change from prior year	238,111 5.7%	225,211 22.1%	184,503 8.0%	207,006 3.5%	200,022 10.5%	180,961 12.4%
	List Price of Actives Change from prior year	383,634 47.0%	260,918 21.8%	214,175 -5.6%	N/A	N/A	N/A
	Days on Market Change from prior year	17 54.5%	11 37.5%	8 -74.2%	22 37.5%	16 -5.9%	17 -54.1%
	Percent of List Change from prior year	100.9% -1.7%	102.6% 1.2%	101.4% 2.6%	99.7% -1.4%	101.1% 0.7%	100.4% 3.0%
	Percent of Original Change from prior year	100.1% -1.6%	101.7% 1.0%	100.7% 3.5%	98.1% -1.9%	100.0% 0.4%	99.6% 4.3%
Median	Sale Price Change from prior year	198,200 -0.9%	200,000 22.0%	164,000 4.0%	177,800 4.6%	170,000 6.3%	160,000 14.3%
	List Price of Actives Change from prior year	309,777 40.9%	219,900 69.2%	129,950 -26.4%	N/A	N/A	N/A
	Days on Market Change from prior year	3 0.0%	3 0.0%	3 -57.1%	5 66.7%	3 0.0%	3 -75.0%
	Percent of List Change from prior year	100.0% -0.9%	100.9% 0.8%	100.1% 0.1%	100.0% 0.0%	100.0% 0.0%	100.0% 0.6%
	Percent of Original Change from prior year	100.0% -0.8%	100.8% 0.8%	100.0% 0.2%	100.0% 0.0%	100.0% 0.0%	100.0% 1.7%

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



**May
2023**

Sunflower MLS Statistics



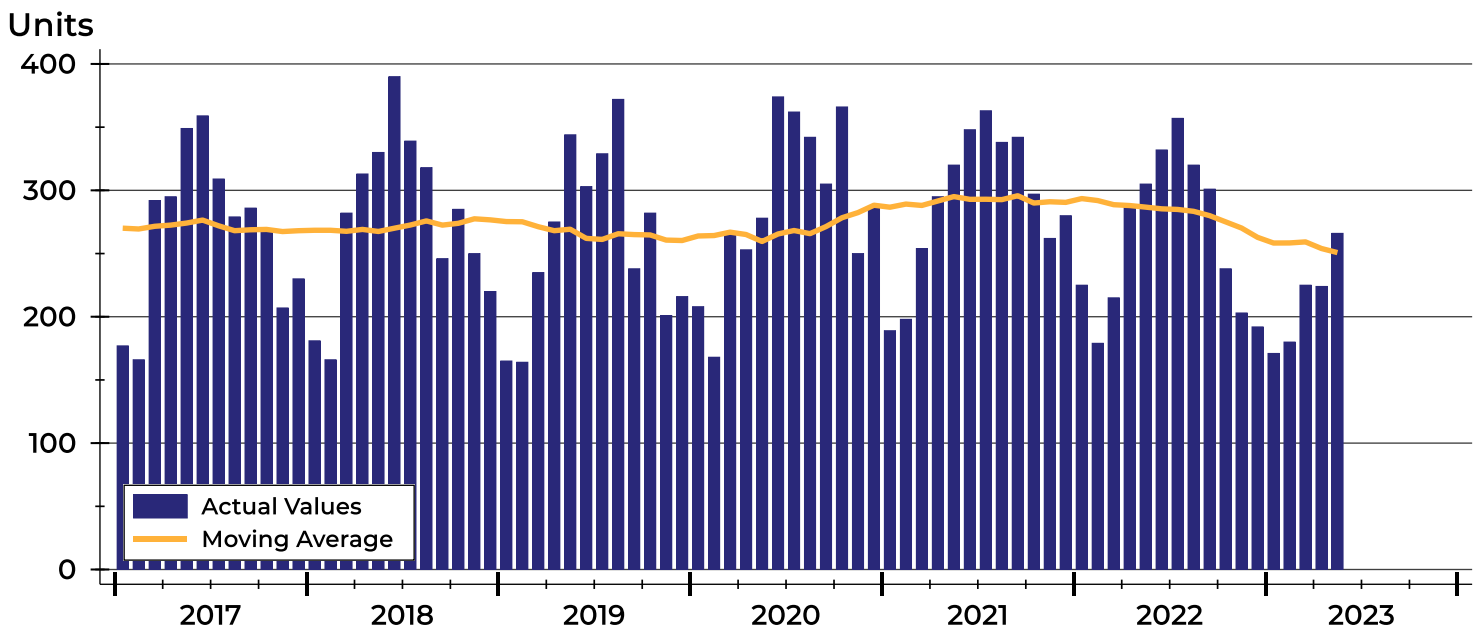
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		266	305	-12.8%	1,066	1,211	-12.0%
Volume (1,000s)		63,338	68,689	-7.8%	220,668	242,227	-8.9%
Months' Supply		0.7	0.6	16.7%	N/A	N/A	N/A
Average	Sale Price	238,111	225,211	5.7%	207,006	200,022	3.5%
	Days on Market	17	11	54.5%	22	16	37.5%
	Percent of List	100.9%	102.6%	-1.7%	99.7%	101.1%	-1.4%
	Percent of Original	100.1%	101.7%	-1.6%	98.1%	100.0%	-1.9%
Median	Sale Price	198,200	200,000	-0.9%	177,800	170,000	4.6%
	Days on Market	3	3	0.0%	5	3	66.7%
	Percent of List	100.0%	100.9%	-0.9%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.8%	-0.8%	100.0%	100.0%	0.0%

A total of 266 homes sold in the Topeka MSA & Douglas County in May, down from 305 units in May 2022. Total sales volume fell to \$63.3 million compared to \$68.7 million in the previous year.

The median sales price in May was \$198,200, down 0.9% compared to the prior year. Median days on market was 3 days, down from 4 days in April, but similar to May 2022.

History of Closed Listings





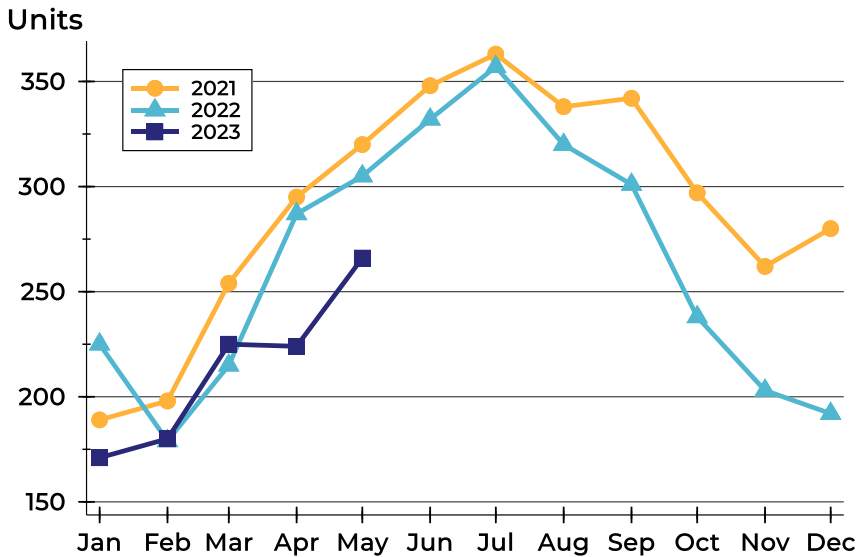
**May
2023**

Sunflower MLS Statistics



Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	189	225	171
February	198	179	180
March	254	215	225
April	295	287	224
May	320	305	266
June	348	332	
July	363	357	
August	338	320	
September	342	301	
October	297	238	
November	262	203	
December	280	192	

Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.5%	0.7	18,750	20,000	16	17	81.7%	80.0%	81.7%	80.0%
\$25,000-\$49,999	4	1.5%	0.3	38,975	40,000	6	4	95.1%	100.0%	95.1%	100.0%
\$50,000-\$99,999	38	14.3%	0.5	76,844	77,250	18	5	101.4%	100.0%	100.0%	100.0%
\$100,000-\$124,999	18	6.8%	0.6	111,278	112,500	21	3	99.4%	100.0%	98.9%	100.0%
\$125,000-\$149,999	25	9.4%	0.2	136,200	135,000	8	3	102.8%	100.0%	102.5%	100.0%
\$150,000-\$174,999	21	7.9%	0.2	158,276	155,000	26	5	102.7%	100.6%	100.9%	100.0%
\$175,000-\$199,999	24	9.0%	0.3	185,721	186,000	3	2	103.1%	103.2%	102.9%	103.2%
\$200,000-\$249,999	38	14.3%	0.5	223,141	226,000	10	3	100.6%	100.0%	99.9%	100.0%
\$250,000-\$299,999	24	9.0%	0.7	273,171	271,850	11	2	101.6%	100.0%	101.8%	100.0%
\$300,000-\$399,999	36	13.5%	1.4	346,214	350,750	27	5	100.5%	100.3%	99.6%	100.0%
\$400,000-\$499,999	13	4.9%	2.6	449,731	445,000	19	3	101.7%	100.0%	101.0%	100.0%
\$500,000-\$749,999	17	6.4%	2.6	596,873	608,500	33	7	98.8%	100.0%	96.9%	100.0%
\$750,000-\$999,999	4	1.5%	3.2	876,250	877,500	1	1	99.6%	100.0%	99.6%	100.0%
\$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



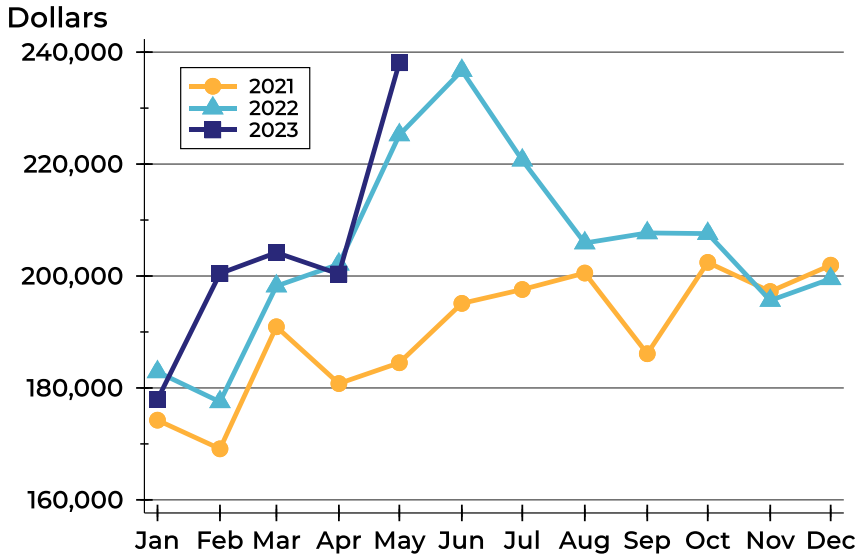
**May
2023**

Sunflower MLS Statistics



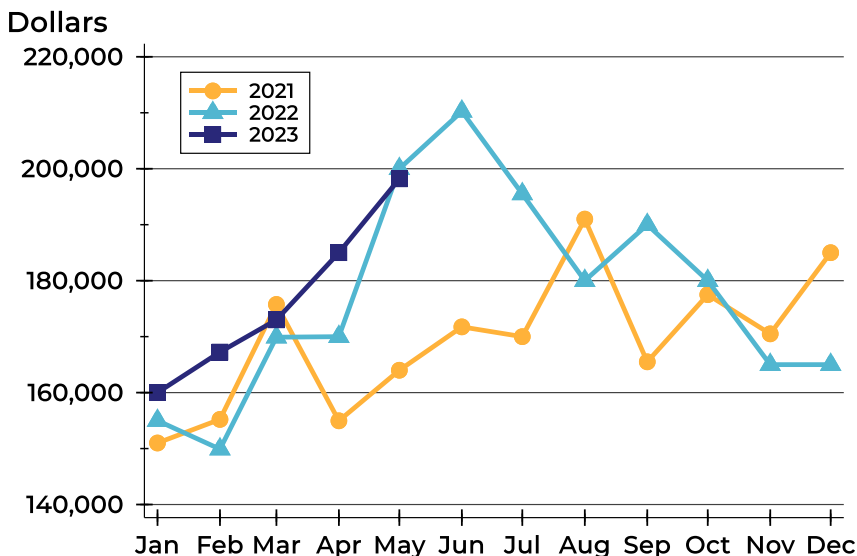
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



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

Median Price

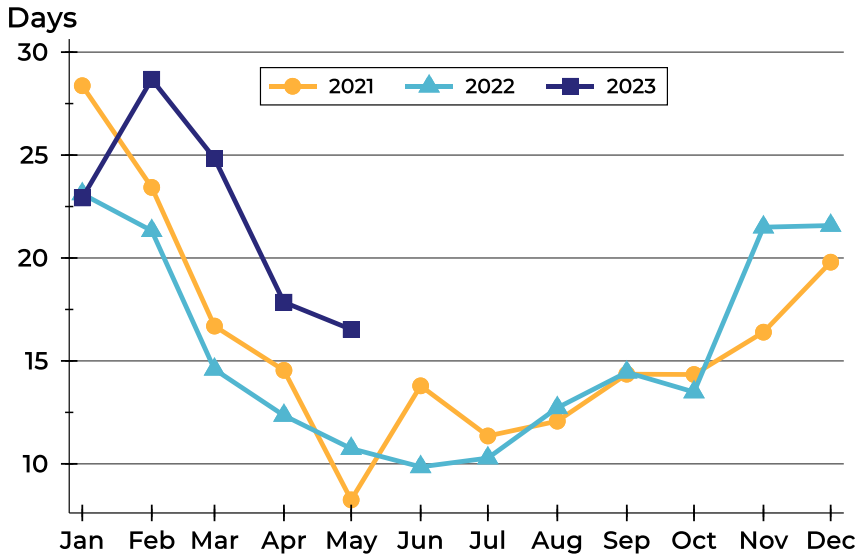


Month	2021	2022	2023
January	151,000	155,000	160,000
February	155,213	149,900	167,250
March	175,750	169,900	173,000
April	154,960	170,001	185,000
May	164,000	200,000	198,200
June	171,750	210,250	
July	170,000	195,500	
August	191,000	180,000	
September	165,500	190,000	
October	177,500	180,000	
November	170,500	165,000	
December	185,000	165,000	



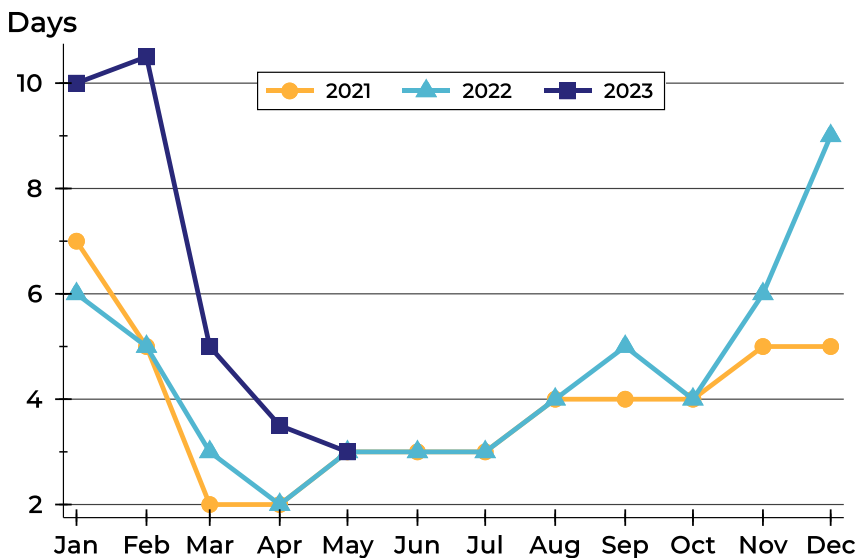
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



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

Median DOM



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



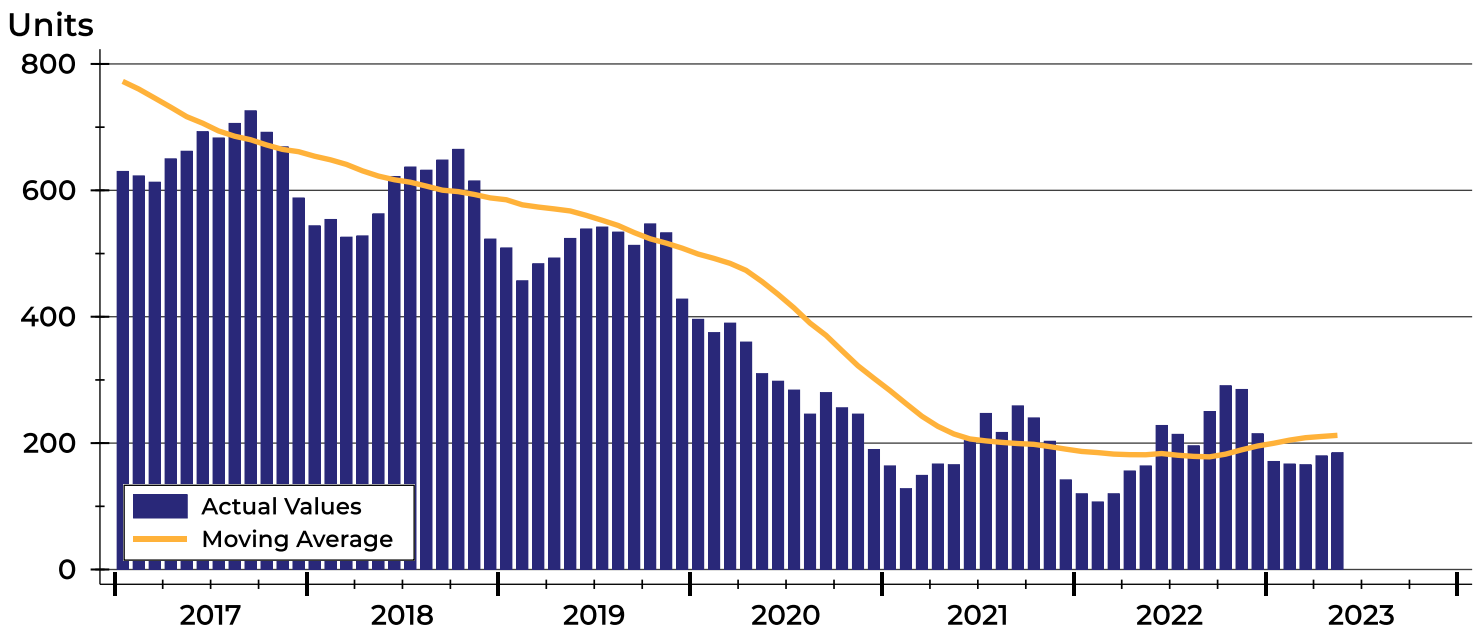
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		185	164	12.8%
Volume (1,000s)		70,972	42,790	65.9%
Months' Supply		0.7	0.6	16.7%
Average	List Price	383,634	260,918	47.0%
	Days on Market	53	46	15.2%
	Percent of Original	97.1%	97.2%	-0.1%
Median	List Price	309,777	219,900	40.9%
	Days on Market	26	26	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 185 homes were available for sale in the Topeka MSA & Douglas County at the end of May. This represents a 0.7 months' supply of active listings.

The median list price of homes on the market at the end of May was \$309,777, up 40.9% from 2022. The typical time on market for active listings was 26 days, the same as in May 2022.

History of Active Listings





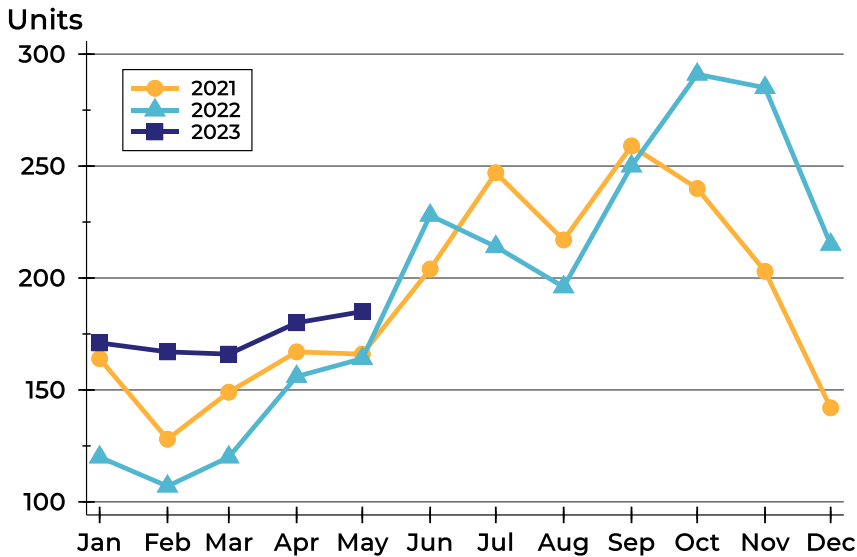
**May
2023**

Sunflower MLS Statistics



Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	164	120	171
February	128	107	167
March	149	120	166
April	167	156	180
May	166	164	185
June	204	228	
July	247	214	
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	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	2	1.1%	0.7	9,150	9,150	4	4	100.0%	100.0%
\$25,000-\$49,999	3	1.6%	0.3	40,967	39,900	55	42	88.1%	84.4%
\$50,000-\$99,999	18	9.7%	0.5	73,619	74,950	45	36	97.1%	100.0%
\$100,000-\$124,999	11	5.9%	0.6	113,473	118,000	42	27	98.0%	100.0%
\$125,000-\$149,999	6	3.2%	0.2	131,633	129,950	22	18	98.9%	100.0%
\$150,000-\$174,999	5	2.7%	0.2	159,750	159,900	45	7	92.9%	100.0%
\$175,000-\$199,999	6	3.2%	0.3	188,250	190,750	25	18	98.7%	100.0%
\$200,000-\$249,999	18	9.7%	0.5	227,570	228,000	53	23	96.8%	100.0%
\$250,000-\$299,999	19	10.3%	0.7	279,224	284,900	29	14	99.1%	100.0%
\$300,000-\$399,999	38	20.5%	1.4	344,672	337,450	47	21	96.9%	100.0%
\$400,000-\$499,999	30	16.2%	2.6	460,492	454,950	86	29	97.8%	100.0%
\$500,000-\$749,999	20	10.8%	2.6	600,842	584,950	65	37	94.4%	97.7%
\$750,000-\$999,999	5	2.7%	3.2	845,800	820,000	45	36	99.2%	100.0%
\$1,000,000 and up	4	2.2%	N/A	3,245,000	1,540,000	105	53	100.0%	100.0%



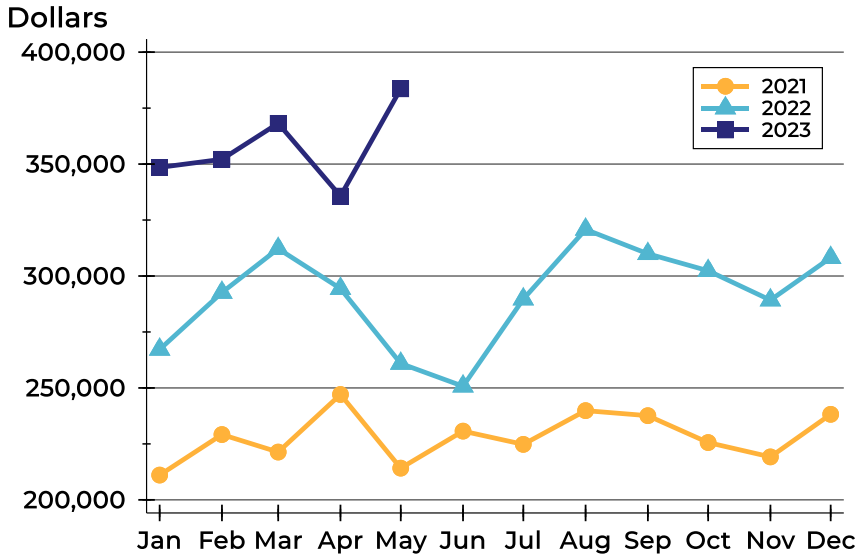
**May
2023**

Sunflower MLS Statistics



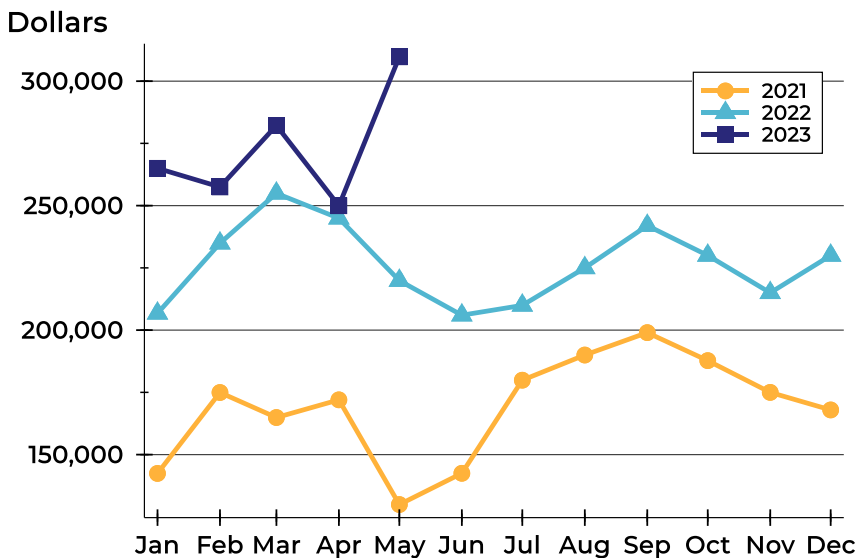
Topeka MSA & Douglas County Active Listings Analysis

Average Price



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

Median Price

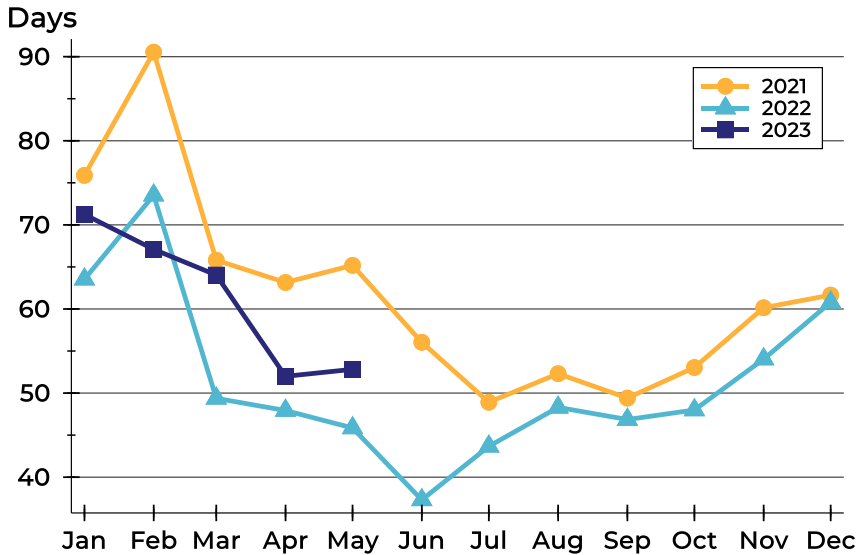


Month	2021	2022	2023
January	142,450	206,750	265,000
February	174,950	234,900	257,500
March	164,900	254,950	282,200
April	172,000	244,950	249,950
May	129,950	219,900	309,777
June	142,500	206,000	
July	179,900	209,950	
August	190,000	225,000	
September	199,000	241,985	
October	187,750	230,000	
November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



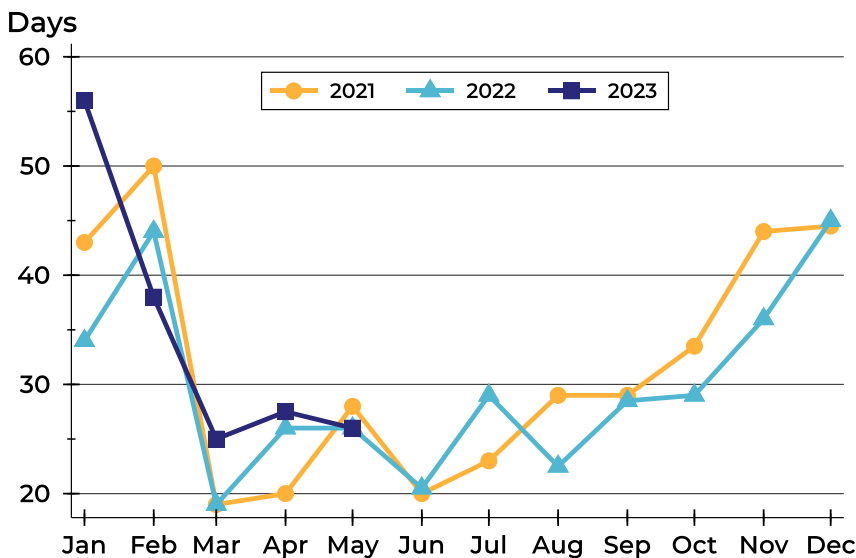
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



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

Median DOM

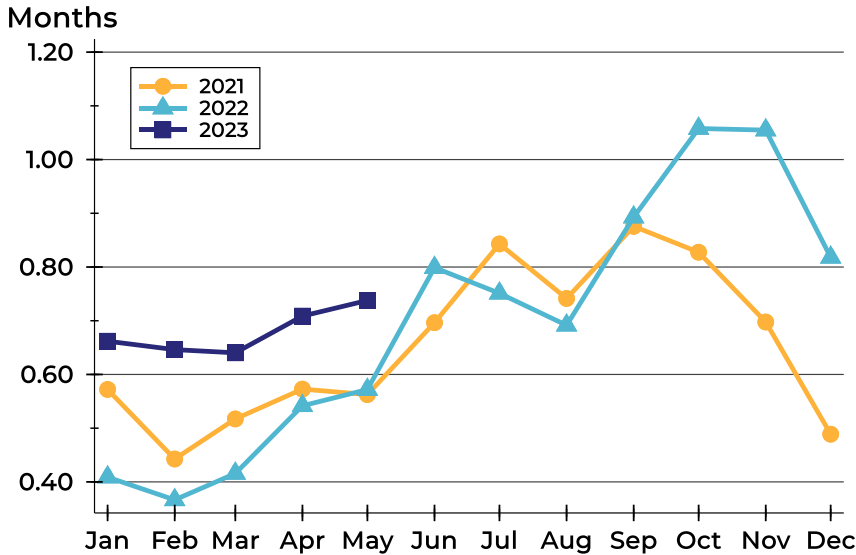


Month	2021	2022	2023
January	43	34	56
February	50	44	38
March	19	19	25
April	20	26	28
May	28	26	26
June	20	21	
July	23	29	
August	29	23	
September	29	29	
October	34	29	
November	44	36	
December	45	45	



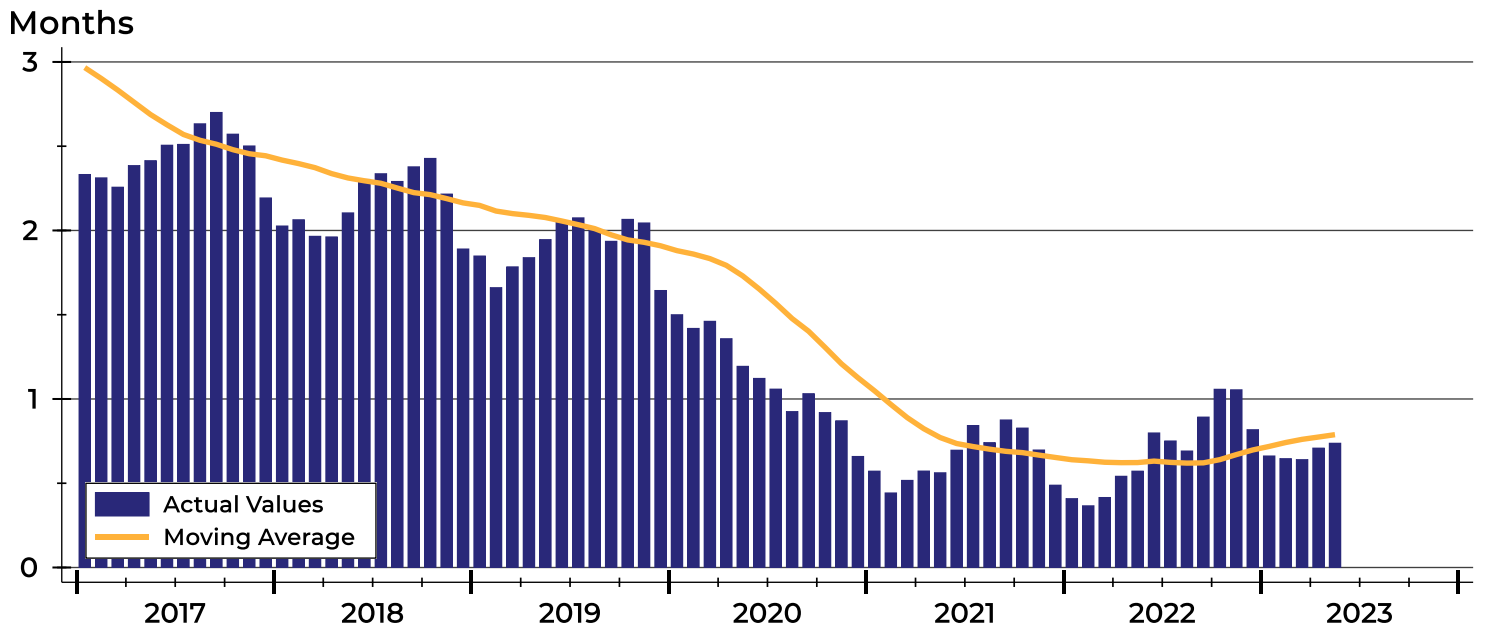
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





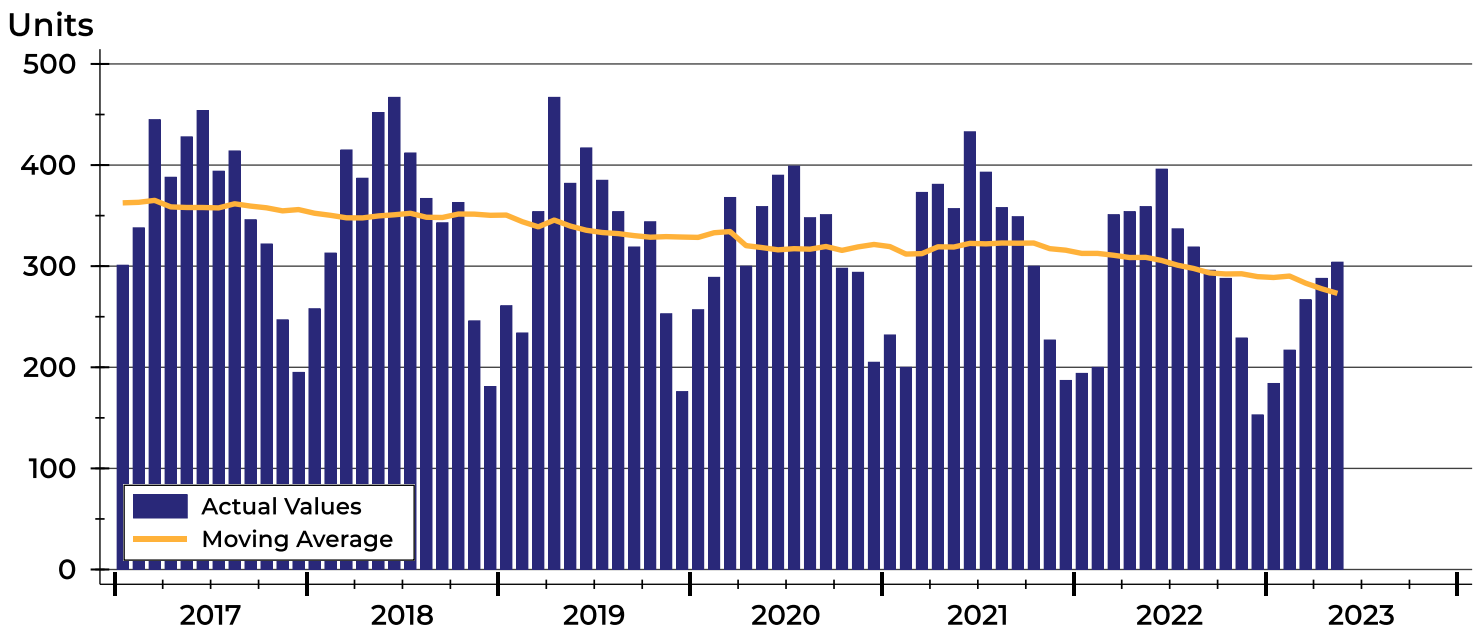
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	304	359	-15.3%
	Volume (1,000s)	78,524	78,647	-0.2%
	Average List Price	258,303	219,072	17.9%
	Median List Price	222,450	188,400	18.1%
Year-to-Date	New Listings	1,260	1,458	-13.6%
	Volume (1,000s)	287,293	314,831	-8.7%
	Average List Price	228,010	215,934	5.6%
	Median List Price	189,900	180,000	5.5%

A total of 304 new listings were added in the Topeka MSA & Douglas County during May, down 15.3% from the same month in 2022. Year-to-date the Topeka MSA & Douglas County has seen 1,260 new listings.

The median list price of these homes was \$222,450 up from \$188,400 in 2022.

History of New Listings





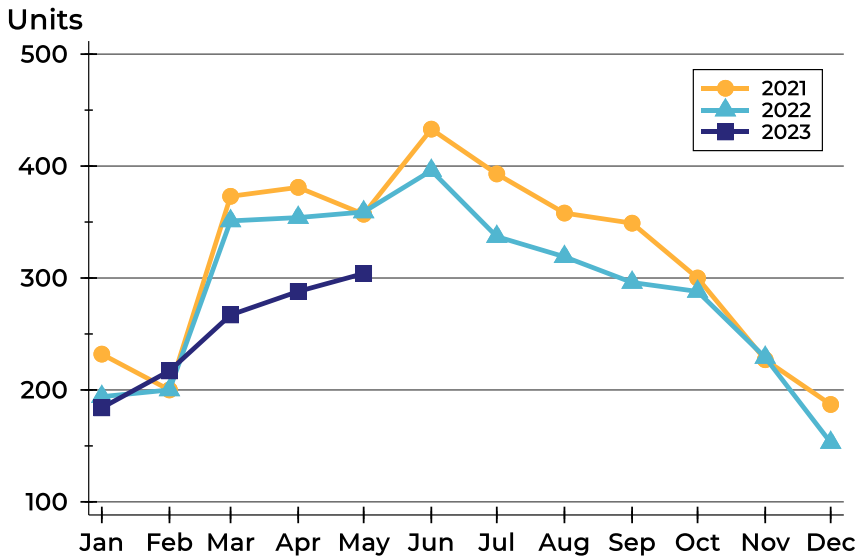
**May
2023**

Sunflower MLS Statistics



Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	232	194	184
February	200	200	217
March	373	351	267
April	381	354	288
May	357	359	304
June	433	396	
July	393	337	
August	358	319	
September	349	296	
October	300	288	
November	227	229	
December	187	153	

New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.0%	11,100	15,000	6	6	100.0%	100.0%
\$25,000-\$49,999	2	0.7%	47,000	47,000	16	16	100.0%	100.0%
\$50,000-\$99,999	30	9.9%	74,772	75,000	7	4	99.4%	100.0%
\$100,000-\$124,999	25	8.2%	114,892	115,000	6	3	101.2%	100.0%
\$125,000-\$149,999	27	8.9%	134,755	134,900	6	3	99.6%	100.0%
\$150,000-\$174,999	28	9.2%	164,293	168,500	6	3	100.9%	100.0%
\$175,000-\$199,999	24	7.9%	188,860	189,900	4	3	99.8%	100.0%
\$200,000-\$249,999	34	11.2%	227,202	228,000	8	6	100.3%	100.0%
\$250,000-\$299,999	38	12.5%	275,439	272,500	9	8	99.4%	100.0%
\$300,000-\$399,999	48	15.8%	339,472	335,000	10	7	99.4%	100.0%
\$400,000-\$499,999	26	8.6%	455,367	449,250	18	20	99.0%	100.0%
\$500,000-\$749,999	13	4.3%	575,035	559,900	15	13	98.0%	100.0%
\$750,000-\$999,999	3	1.0%	826,300	829,900	20	16	100.0%	100.0%
\$1,000,000 and up	3	1.0%	1,410,000	1,390,000	13	16	100.0%	100.0%



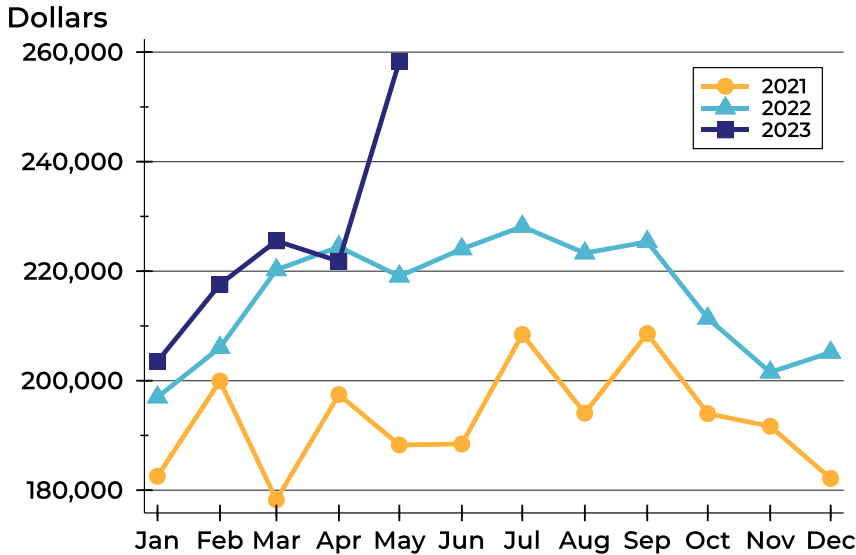
**May
2023**

Sunflower MLS Statistics



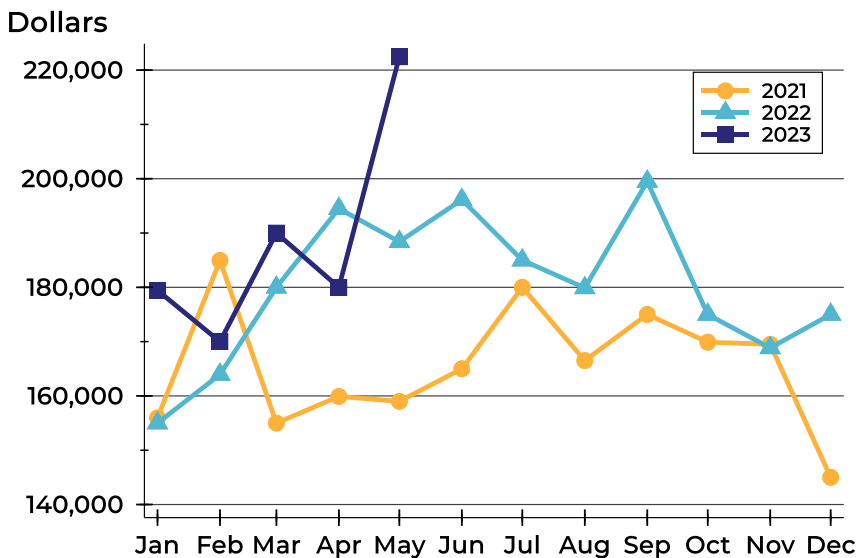
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2021	2022	2023
January	182,559	196,996	203,523
February	199,950	206,048	217,603
March	178,234	220,237	225,527
April	197,469	224,448	221,822
May	188,257	219,072	258,303
June	188,439	224,050	
July	208,445	228,155	
August	194,080	223,292	
September	208,605	225,374	
October	193,974	211,392	
November	191,675	201,540	
December	182,140	205,165	

Median Price



Month	2021	2022	2023
January	155,950	155,000	179,450
February	184,950	163,950	170,000
March	155,000	180,000	190,000
April	159,900	194,500	180,000
May	159,000	188,400	222,450
June	165,000	196,150	
July	180,000	185,000	
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	



**May
2023**

Sunflower MLS Statistics



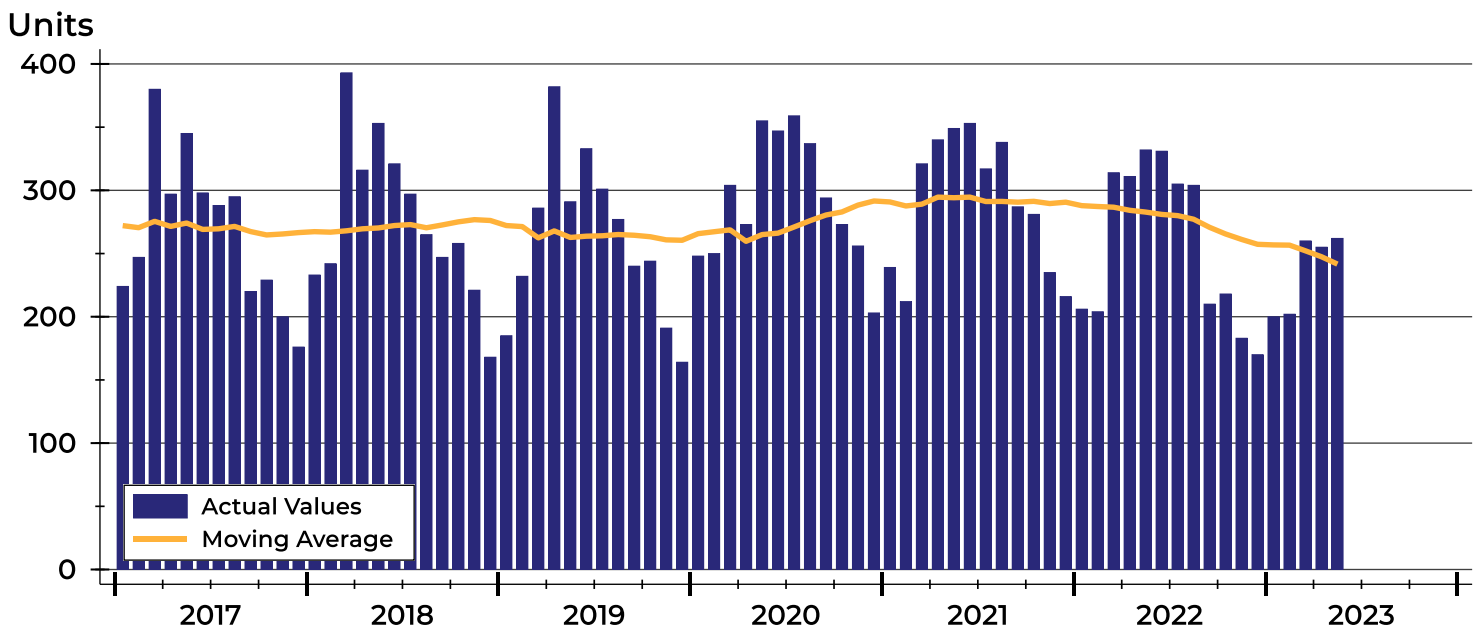
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		262	332	-21.1%	1,179	1,367	-13.8%
Volume (1,000s)		56,228	73,901	-23.9%	249,977	287,577	-13.1%
Average	Sale Price	214,612	222,595	-3.6%	212,024	210,371	0.8%
	Days on Market	13	12	8.3%	19	12	58.3%
	Percent of Original	99.3%	100.6%	-1.3%	98.9%	101.0%	-2.1%
Median	Sale Price	187,250	187,000	0.1%	180,000	175,500	2.6%
	Days on Market	4	3	33.3%	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 262 contracts for sale were written in the Topeka MSA & Douglas County during the month of May, down from 332 in 2022. The median list price of these homes was \$187,250, up from \$187,000 the prior year.

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

History of Contracts Written





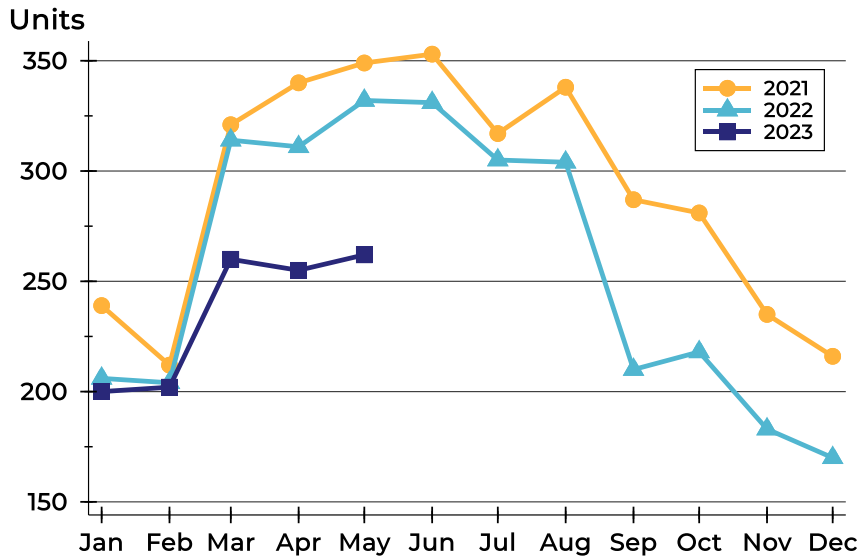
**May
2023**

Sunflower MLS Statistics



Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	239	206	200
February	212	204	202
March	321	314	260
April	340	311	255
May	349	332	262
June	353	331	
July	317	305	
August	338	304	
September	287	210	
October	281	218	
November	235	183	
December	216	170	

Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	15,000	15,000	0	0	100.0%	100.0%
\$25,000-\$49,999	7	2.7%	37,629	39,500	22	24	89.5%	100.0%
\$50,000-\$99,999	35	13.4%	74,717	75,000	24	4	98.5%	100.0%
\$100,000-\$124,999	21	8.0%	114,119	115,000	4	3	101.9%	100.0%
\$125,000-\$149,999	29	11.1%	135,979	135,000	13	4	99.4%	100.0%
\$150,000-\$174,999	29	11.1%	163,483	165,900	11	3	100.6%	100.0%
\$175,000-\$199,999	23	8.8%	188,958	189,900	11	3	99.4%	100.0%
\$200,000-\$249,999	33	12.6%	226,969	229,000	12	6	99.2%	100.0%
\$250,000-\$299,999	29	11.1%	273,231	269,900	7	3	99.5%	100.0%
\$300,000-\$399,999	34	13.0%	339,979	344,000	11	4	99.5%	100.0%
\$400,000-\$499,999	13	5.0%	442,783	445,900	18	4	99.0%	100.0%
\$500,000-\$749,999	6	2.3%	533,130	514,500	20	5	97.9%	100.0%
\$750,000-\$999,999	1	0.4%	829,900	829,900	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,150,000	1,150,000	16	16	100.0%	100.0%



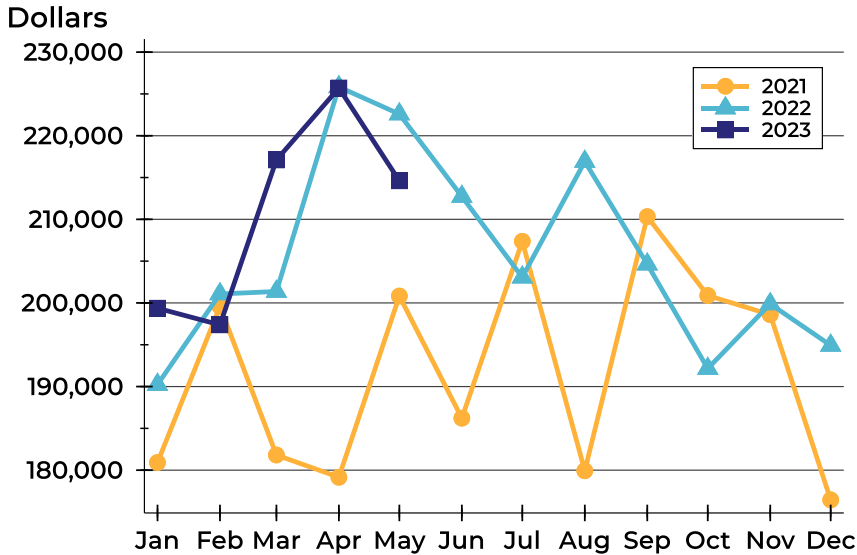
**May
2023**

Sunflower MLS Statistics



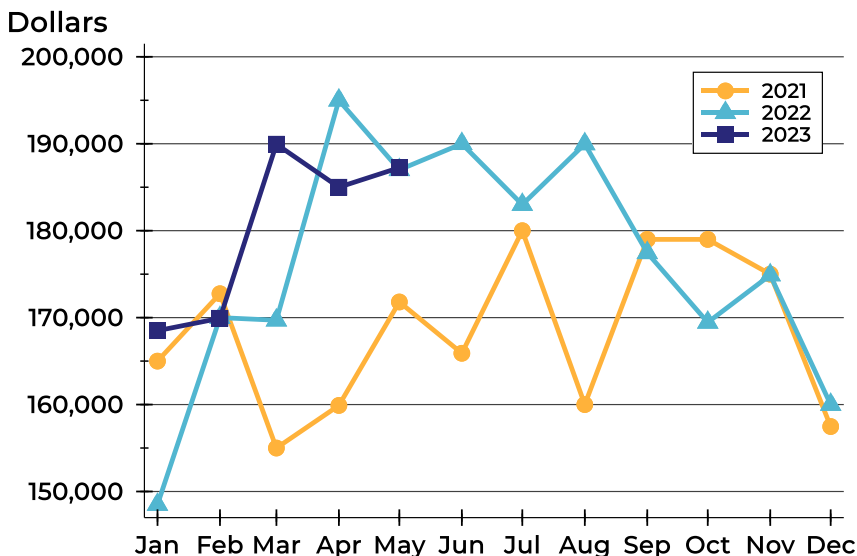
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	180,913	190,241	199,372
February	199,587	201,076	197,380
March	181,815	201,369	217,104
April	179,154	225,842	225,711
May	200,824	222,595	214,612
June	186,220	212,732	
July	207,376	203,075	
August	179,926	216,919	
September	210,326	204,632	
October	200,894	192,159	
November	198,600	199,883	
December	176,447	194,924	

Median Price

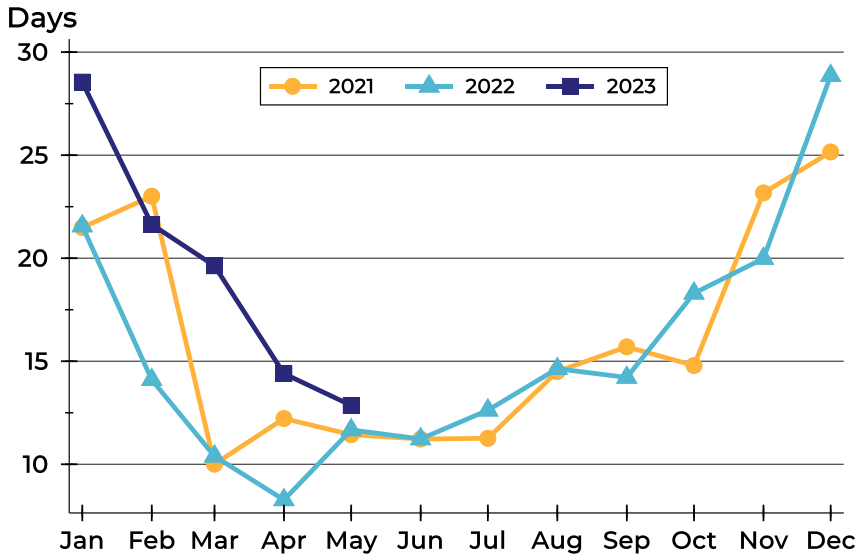


Month	2021	2022	2023
January	164,995	148,500	168,500
February	172,750	170,000	169,925
March	155,000	169,700	189,950
April	159,900	195,000	185,000
May	171,800	187,000	187,250
June	165,900	190,000	
July	180,000	183,000	
August	160,000	189,975	
September	179,000	177,450	
October	179,000	169,450	
November	175,000	174,900	
December	157,475	160,000	



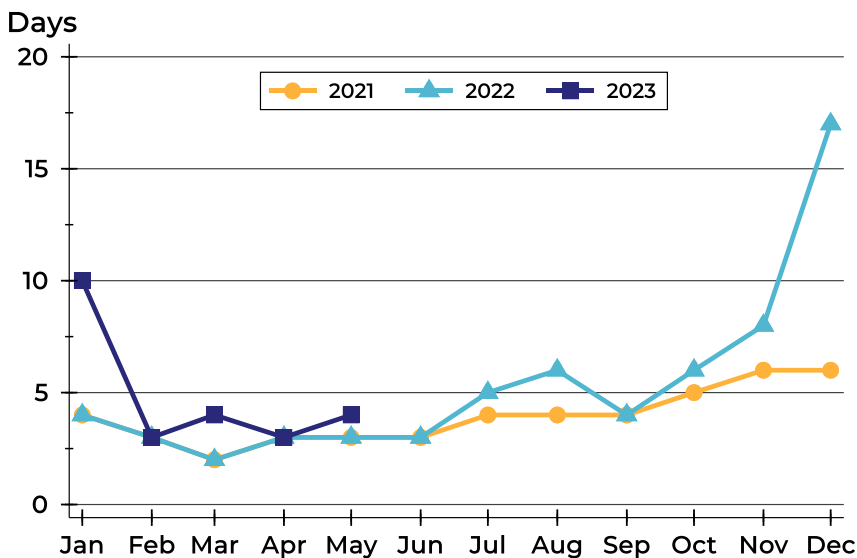
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



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

Median DOM



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



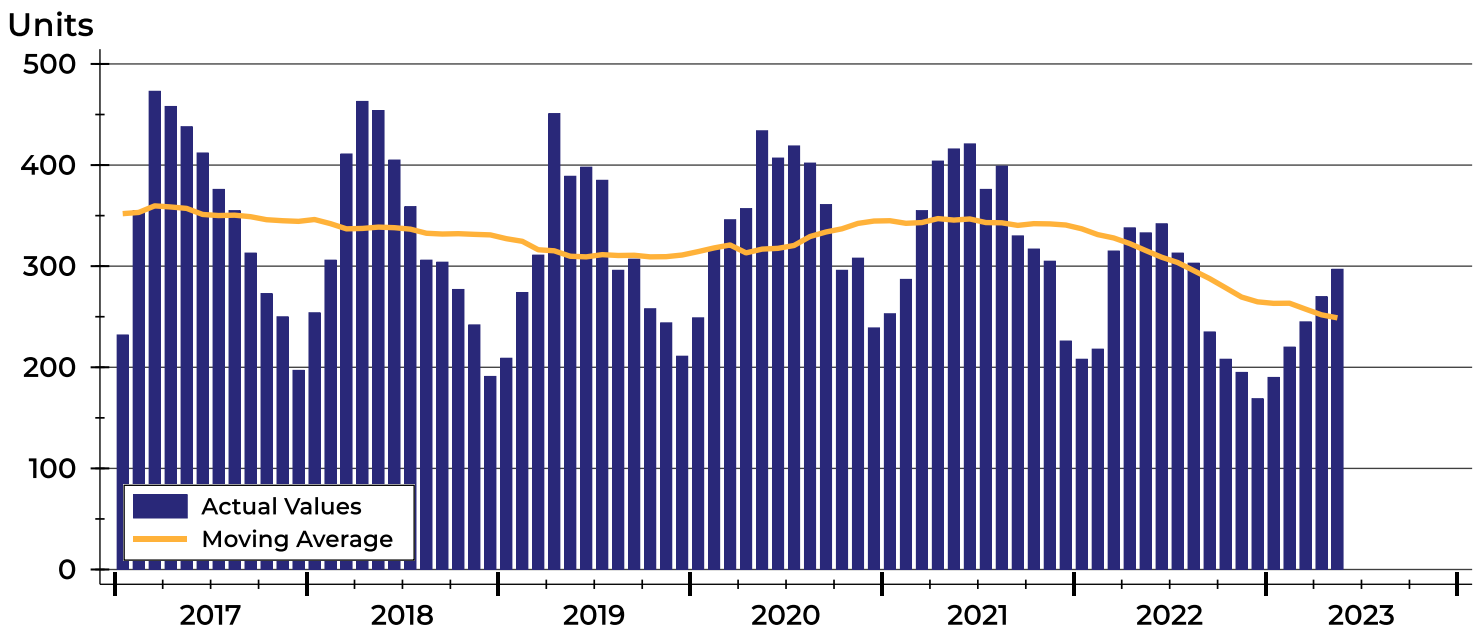
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		297	333	-10.8%
Volume (1,000s)		69,438	81,419	-14.7%
Average	List Price	233,797	244,501	-4.4%
	Days on Market	13	10	30.0%
	Percent of Original	99.3%	99.2%	0.1%
Median	List Price	199,900	210,000	-4.8%
	Days on Market	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 297 listings in the Topeka MSA & Douglas County had contracts pending at the end of May, down from 333 contracts pending at the end of May 2022.

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

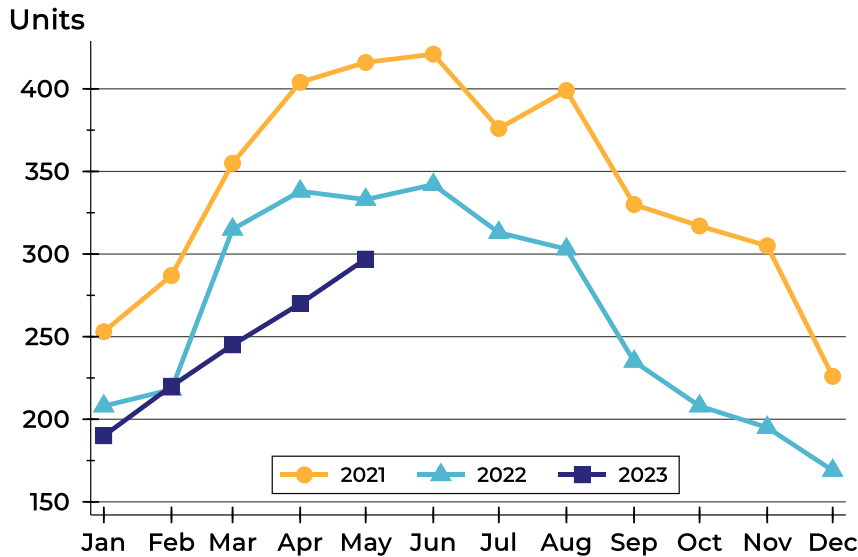
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

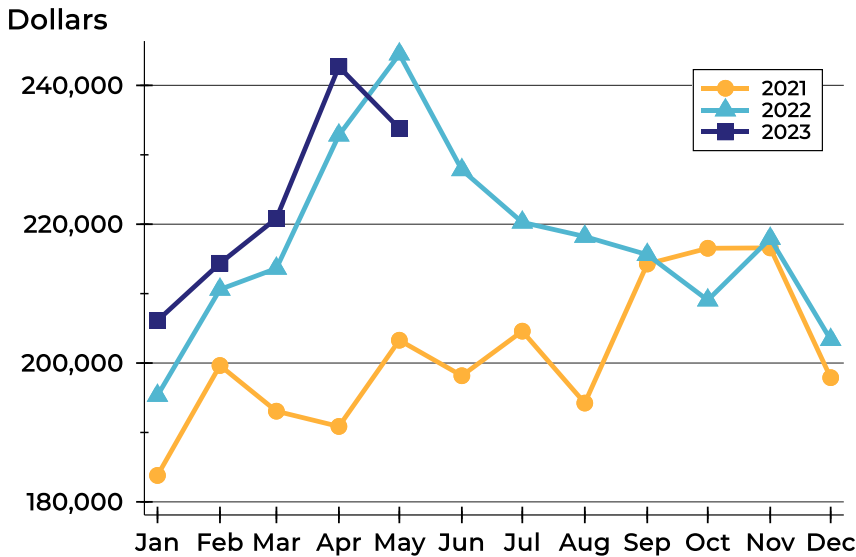
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	1.3%	43,375	42,500	19	16	100.0%	100.0%
\$50,000-\$99,999	32	10.8%	76,117	75,000	25	7	98.0%	100.0%
\$100,000-\$124,999	22	7.4%	115,300	115,500	4	1	100.0%	100.0%
\$125,000-\$149,999	35	11.8%	136,115	135,000	13	4	100.0%	100.0%
\$150,000-\$174,999	32	10.8%	163,523	163,975	11	3	99.3%	100.0%
\$175,000-\$199,999	26	8.8%	188,113	189,700	16	3	99.4%	100.0%
\$200,000-\$249,999	36	12.1%	229,933	233,700	14	6	98.9%	100.0%
\$250,000-\$299,999	33	11.1%	273,506	270,000	7	3	99.5%	100.0%
\$300,000-\$399,999	43	14.5%	342,609	349,000	10	4	99.5%	100.0%
\$400,000-\$499,999	23	7.7%	446,951	445,900	16	6	99.0%	100.0%
\$500,000-\$749,999	8	2.7%	536,722	530,000	18	5	98.7%	100.0%
\$750,000-\$999,999	2	0.7%	822,450	822,450	33	33	99.4%	99.4%
\$1,000,000 and up	1	0.3%	1,150,000	1,150,000	16	16	100.0%	100.0%



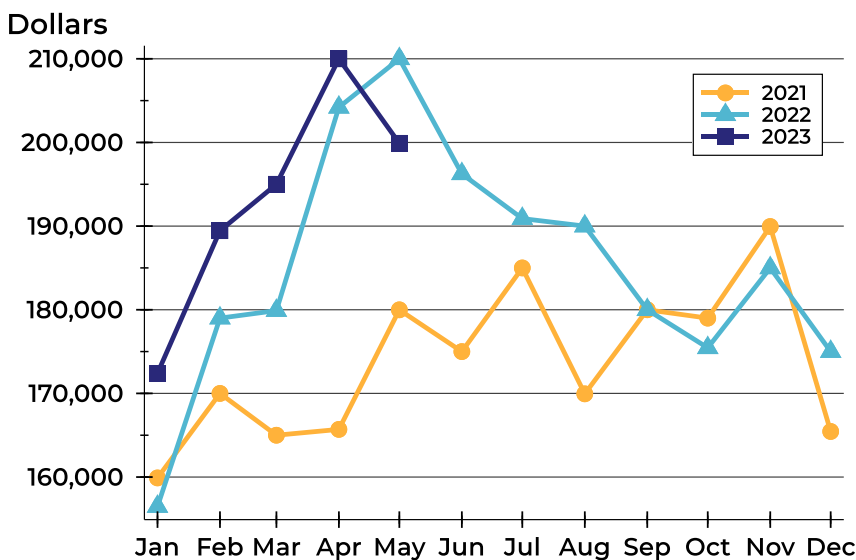
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



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

Median Price

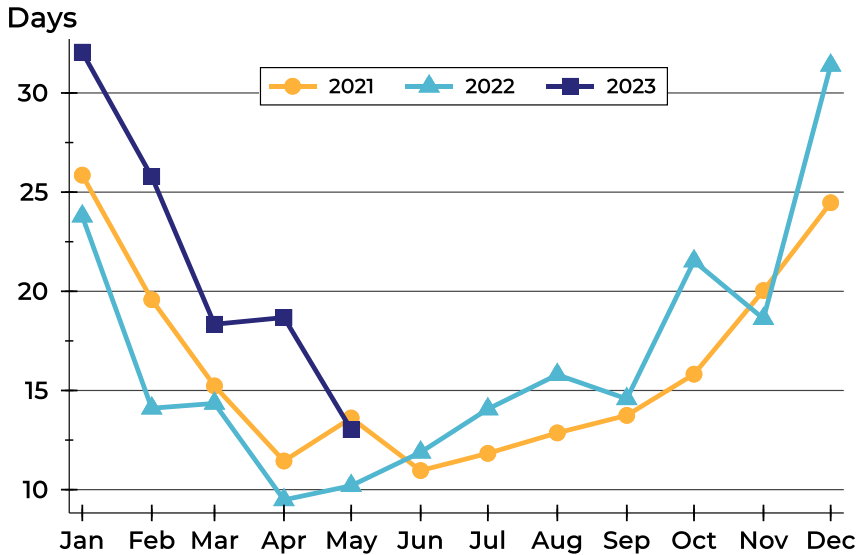


Month	2021	2022	2023
January	159,900	156,475	172,400
February	170,000	179,000	189,450
March	165,000	179,900	195,000
April	165,700	204,200	210,000
May	179,993	210,000	199,900
June	175,000	196,250	
July	185,000	190,900	
August	169,950	190,000	
September	180,000	180,000	
October	179,000	175,450	
November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



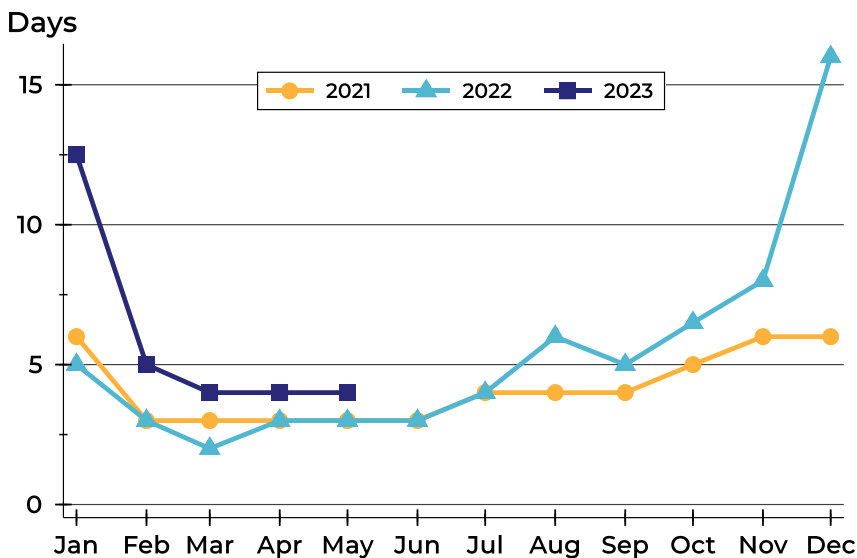
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Sunflower MLS Statistics



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Fell in May

Total home sales in the Topeka MSA fell last month to 243 units, compared to 291 units in May 2022. Total sales volume was \$54.3 million, down from a year earlier.

The median sale price in May was \$187,000, down from \$198,000 a year earlier. Homes that sold in May were typically on the market for 3 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of May

The total number of active listings in the Topeka MSA at the end of May was 168 units, up from 148 at the same point in 2022. This represents a 0.7 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$304,500.

During May, a total of 251 contracts were written down from 305 in May 2022. At the end of the month, there were 284 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
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Topeka Metropolitan Area Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		243	291	301	1,003	1,156	1,200
Change from prior year		-16.5%	-3.3%	13.6%	-13.2%	-3.7%	9.1%
Active Listings		168	148	161	N/A	N/A	N/A
Change from prior year		13.5%	-8.1%	-42.7%			
Months' Supply		0.7	0.5	0.6	N/A	N/A	N/A
Change from prior year		40.0%	-16.7%	-50.0%			
New Listings		285	331	341	1,185	1,366	1,465
Change from prior year		-13.9%	-2.9%	-0.3%	-13.3%	-6.8%	-1.1%
Contracts Written		251	305	334	1,116	1,284	1,387
Change from prior year		-17.7%	-8.7%	-0.6%	-13.1%	-7.4%	2.7%
Pending Contracts		284	311	393	N/A	N/A	N/A
Change from prior year		-8.7%	-20.9%	-5.1%			
Sales Volume (1,000s)		54,309	64,603	52,352	198,690	225,909	209,651
Change from prior year		-15.9%	23.4%	19.0%	-12.0%	7.8%	23.6%
Average	Sale Price	223,492	222,005	173,928	198,096	195,423	174,710
	Change from prior year	0.7%	27.6%	4.8%	1.4%	11.9%	13.3%
	List Price of Actives	380,017	246,841	212,412	N/A	N/A	N/A
	Change from prior year	54.0%	16.2%	2.9%			
	Days on Market	18	11	8	22	16	17
Change from prior year	63.6%	37.5%	-74.2%	37.5%	-5.9%	-52.8%	
Percent of List	100.9%	102.5%	101.5%	99.8%	101.0%	100.3%	
Change from prior year	-1.6%	1.0%	2.7%	-1.2%	0.7%	3.0%	
Percent of Original	100.1%	101.7%	100.7%	98.1%	99.9%	99.6%	
Change from prior year	-1.6%	1.0%	3.6%	-1.8%	0.3%	4.4%	
Median	Sale Price	187,000	198,000	156,000	170,000	165,000	155,000
	Change from prior year	-5.6%	26.9%	2.0%	3.0%	6.5%	13.1%
	List Price of Actives	304,500	210,000	129,500	N/A	N/A	N/A
	Change from prior year	45.0%	62.2%	-21.0%			
	Days on Market	3	3	3	5	3	3
Change from prior year	0.0%	0.0%	-57.1%	66.7%	0.0%	-72.7%	
Percent of List	100.0%	100.8%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-0.8%	0.8%	0.0%	0.0%	0.0%	0.6%	
Percent of Original	100.0%	100.6%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-0.6%	0.6%	0.2%	0.0%	0.0%	1.7%	

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



**May
2023**

Sunflower MLS Statistics



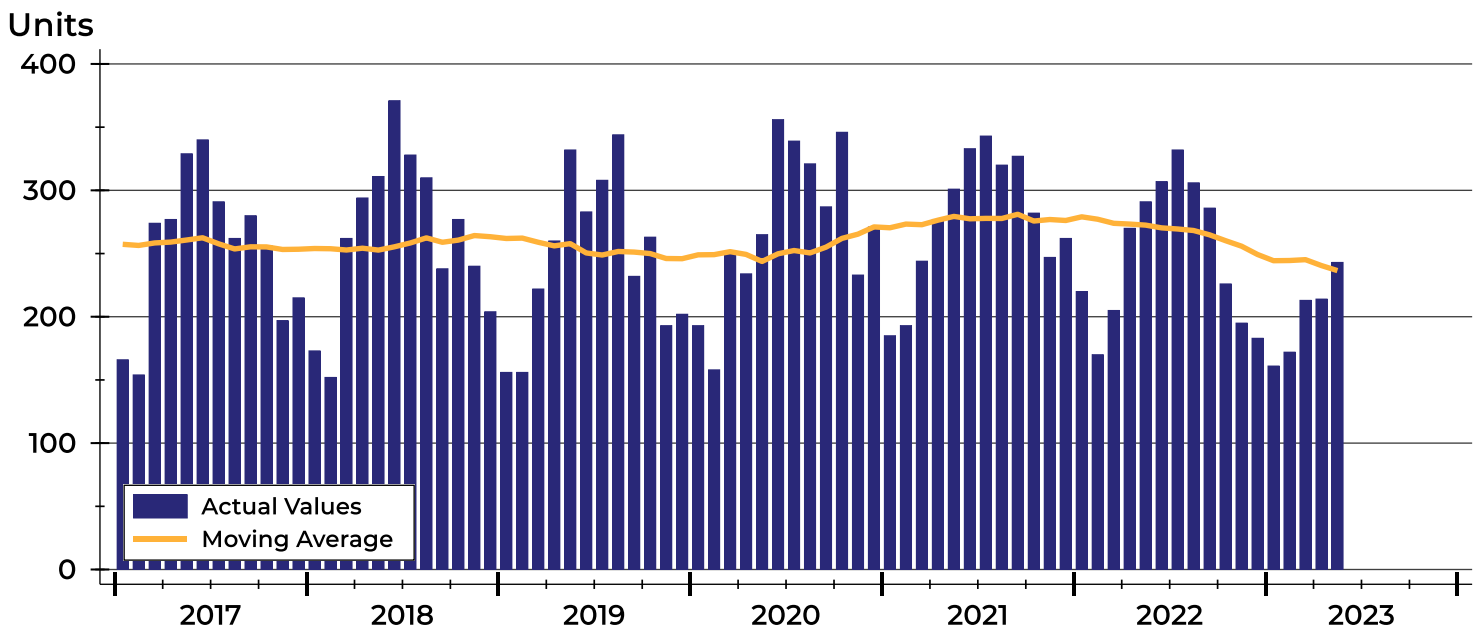
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		243	291	-16.5%	1,003	1,156	-13.2%
Volume (1,000s)		54,309	64,603	-15.9%	198,690	225,909	-12.0%
Months' Supply		0.7	0.5	40.0%	N/A	N/A	N/A
Average	Sale Price	223,492	222,005	0.7%	198,096	195,423	1.4%
	Days on Market	18	11	63.6%	22	16	37.5%
	Percent of List	100.9%	102.5%	-1.6%	99.8%	101.0%	-1.2%
	Percent of Original	100.1%	101.7%	-1.6%	98.1%	99.9%	-1.8%
Median	Sale Price	187,000	198,000	-5.6%	170,000	165,000	3.0%
	Days on Market	3	3	0.0%	5	3	66.7%
	Percent of List	100.0%	100.8%	-0.8%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.6%	-0.6%	100.0%	100.0%	0.0%

A total of 243 homes sold in the Topeka MSA in May, down from 291 units in May 2022. Total sales volume fell to \$54.3 million compared to \$64.6 million in the previous year.

The median sales price in May was \$187,000, down 5.6% compared to the prior year. Median days on market was 3 days, down from 4 days in April, but similar to May 2022.

History of Closed Listings





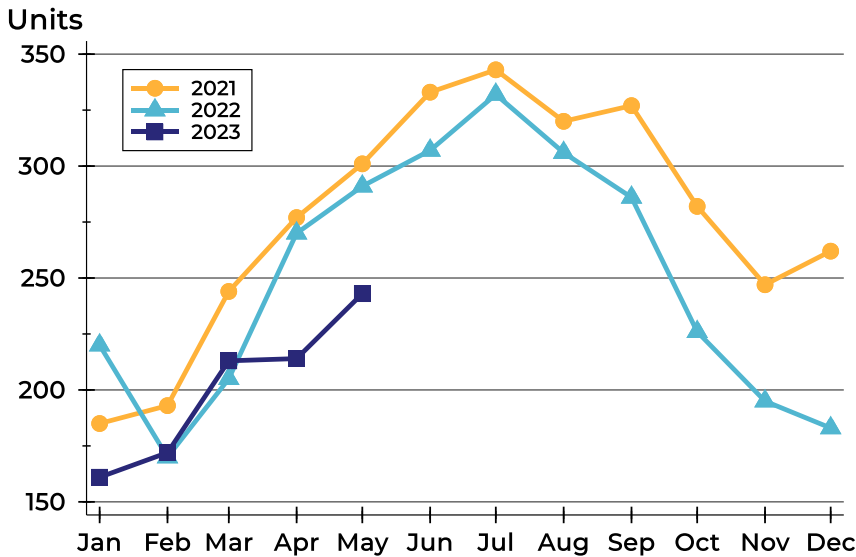
**May
2023**

Sunflower MLS Statistics



Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	185	220	161
February	193	170	172
March	244	205	213
April	277	270	214
May	301	291	243
June	333	307	
July	343	332	
August	320	306	
September	327	286	
October	282	226	
November	247	195	
December	262	183	

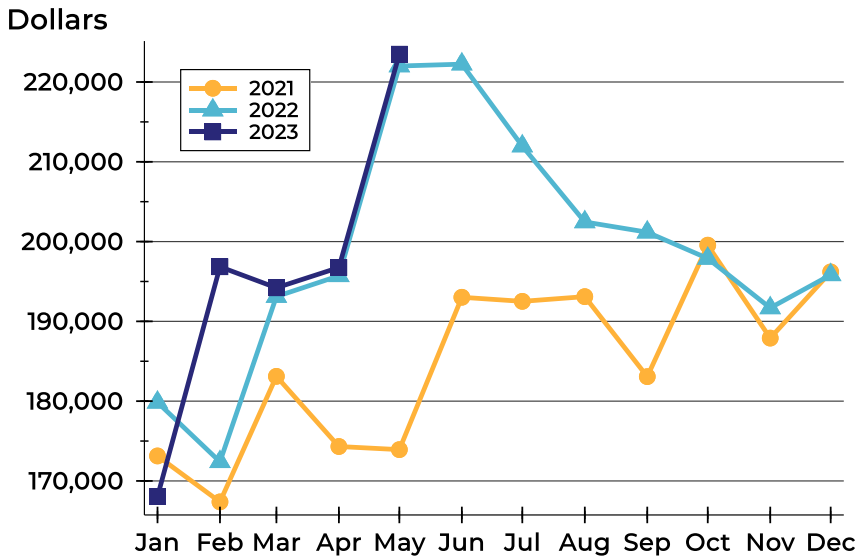
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.6%	0.3	18,750	20,000	16	17	81.7%	80.0%	81.7%	80.0%
\$25,000-\$49,999	4	1.6%	0.3	38,975	40,000	6	4	95.1%	100.0%	95.1%	100.0%
\$50,000-\$99,999	38	15.6%	0.5	76,844	77,250	18	5	101.4%	100.0%	100.0%	100.0%
\$100,000-\$124,999	18	7.4%	0.6	111,278	112,500	21	3	99.4%	100.0%	98.9%	100.0%
\$125,000-\$149,999	24	9.9%	0.2	135,875	135,000	8	5	102.9%	100.8%	102.6%	100.8%
\$150,000-\$174,999	21	8.6%	0.2	158,276	155,000	26	5	102.7%	100.6%	100.9%	100.0%
\$175,000-\$199,999	24	9.9%	0.3	185,721	186,000	3	2	103.1%	103.2%	102.9%	103.2%
\$200,000-\$249,999	34	14.0%	0.5	222,688	222,500	11	3	100.7%	100.0%	99.9%	100.0%
\$250,000-\$299,999	22	9.1%	0.7	273,732	273,350	12	2	101.7%	100.0%	101.9%	100.0%
\$300,000-\$399,999	29	11.9%	1.5	346,662	354,200	31	4	100.2%	100.3%	99.1%	100.0%
\$400,000-\$499,999	10	4.1%	2.7	449,650	447,000	24	8	101.4%	100.0%	100.5%	99.5%
\$500,000-\$749,999	12	4.9%	3.1	605,362	618,500	45	8	99.6%	100.0%	96.9%	99.0%
\$750,000-\$999,999	3	1.2%	3.2	901,667	880,000	2	2	99.4%	100.0%	99.4%	100.0%
\$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



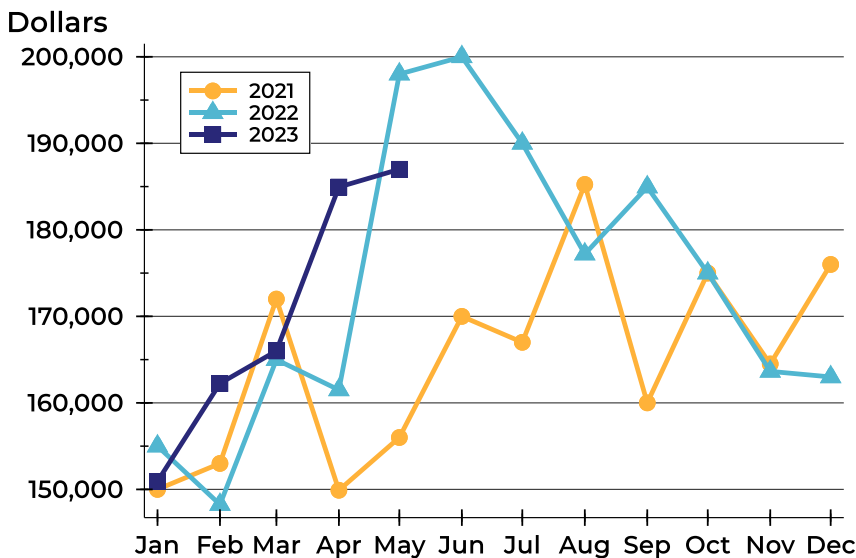
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	173,134	179,853	168,040
February	167,378	172,403	196,845
March	183,112	193,111	194,207
April	174,318	195,708	196,747
May	173,928	222,005	223,492
June	193,024	222,239	
July	192,509	211,973	
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

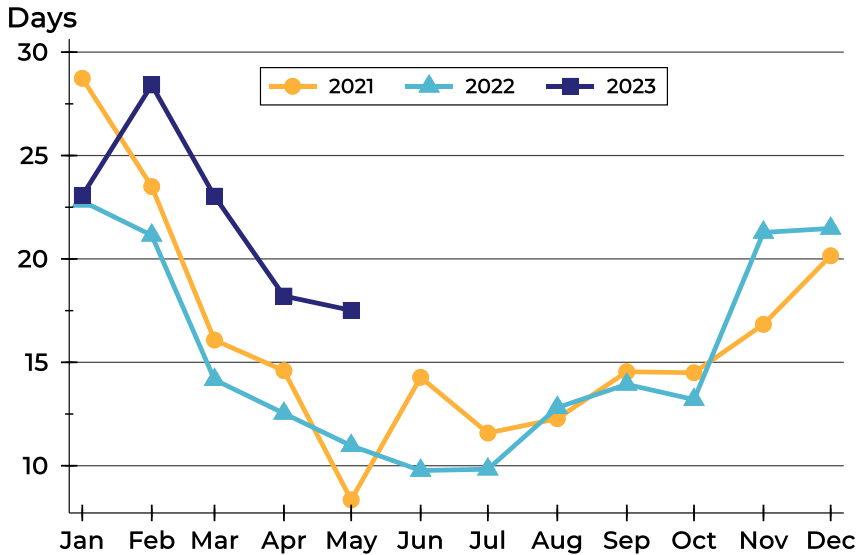


Month	2021	2022	2023
January	150,000	155,000	150,927
February	153,000	148,250	162,250
March	172,000	165,000	166,000
April	149,900	161,500	184,950
May	156,000	198,000	187,000
June	170,000	200,000	
July	167,000	190,000	
August	185,250	177,200	
September	160,000	184,950	
October	175,000	175,000	
November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



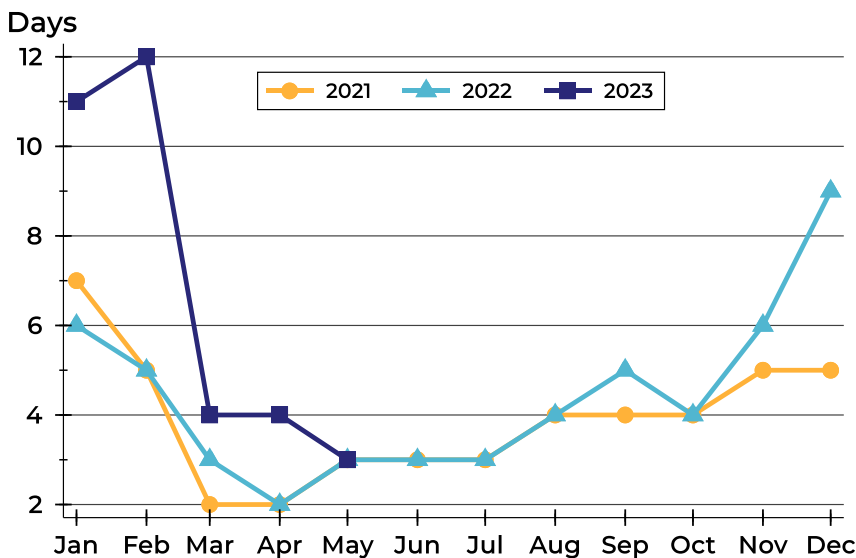
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



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

Median DOM



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



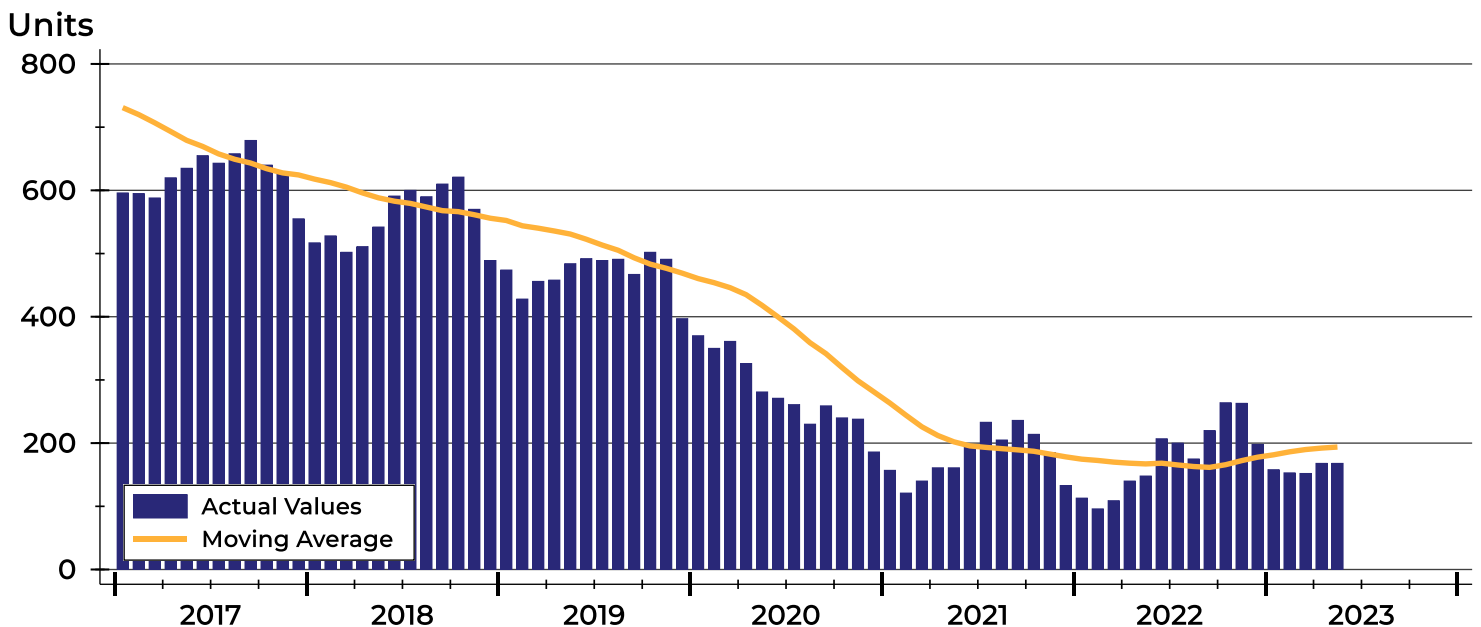
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		168	148	13.5%
Volume (1,000s)		63,843	36,532	74.8%
Months' Supply		0.7	0.5	40.0%
Average	List Price	380,017	246,841	54.0%
	Days on Market	51	46	10.9%
	Percent of Original	97.2%	96.9%	0.3%
Median	List Price	304,500	210,000	45.0%
	Days on Market	24	26	-7.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 168 homes were available for sale in the Topeka MSA at the end of May. This represents a 0.7 months' supply of active listings.

The median list price of homes on the market at the end of May was \$304,500, up 45.0% from 2022. The typical time on market for active listings was 24 days, down from 26 days a year earlier.

History of Active Listings





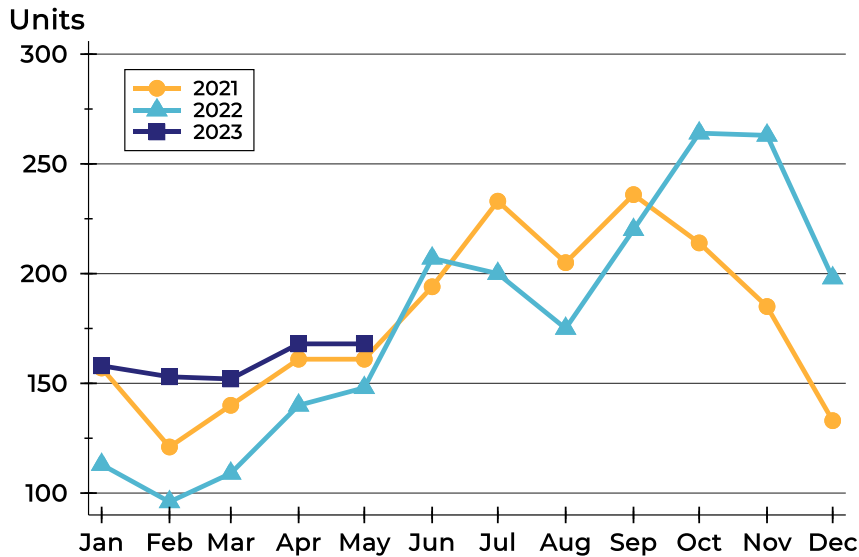
**May
2023**

Sunflower MLS Statistics



Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



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

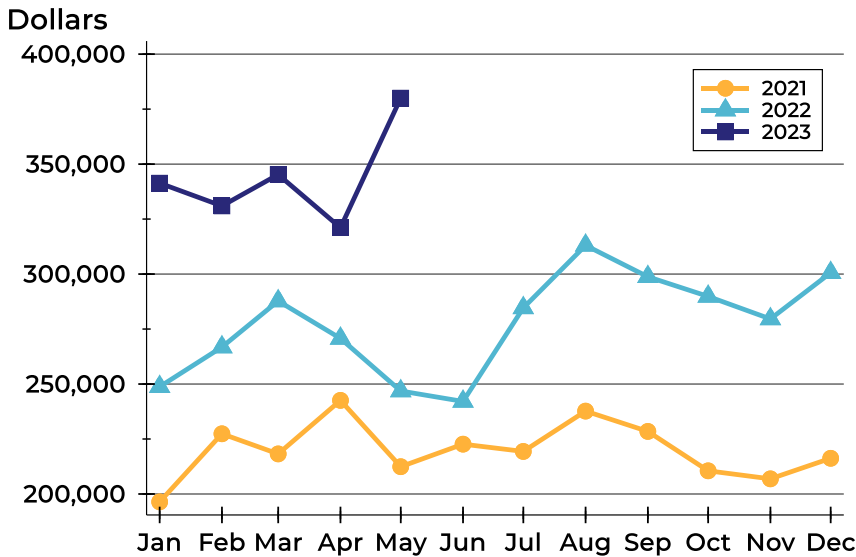
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	0.3	15,000	15,000	2	2	100.0%	100.0%
\$25,000-\$49,999	3	1.8%	0.3	40,967	39,900	55	42	88.1%	84.4%
\$50,000-\$99,999	18	10.7%	0.5	73,619	74,950	45	36	97.1%	100.0%
\$100,000-\$124,999	10	6.0%	0.6	114,620	118,750	43	25	98.1%	100.0%
\$125,000-\$149,999	6	3.6%	0.2	131,633	129,950	22	18	98.9%	100.0%
\$150,000-\$174,999	4	2.4%	0.2	159,713	160,425	13	4	97.9%	100.0%
\$175,000-\$199,999	6	3.6%	0.3	188,250	190,750	25	18	98.7%	100.0%
\$200,000-\$249,999	16	9.5%	0.5	230,703	233,277	57	29	96.6%	100.0%
\$250,000-\$299,999	17	10.1%	0.7	277,374	279,950	32	15	99.0%	100.0%
\$300,000-\$399,999	36	21.4%	1.5	344,034	337,450	47	20	96.8%	100.0%
\$400,000-\$499,999	27	16.1%	2.7	461,114	459,900	76	29	98.2%	100.0%
\$500,000-\$749,999	17	10.1%	3.1	601,147	579,900	70	43	93.8%	97.1%
\$750,000-\$999,999	4	2.4%	3.2	808,500	809,500	31	32	99.1%	100.0%
\$1,000,000 and up	3	1.8%	N/A	3,993,333	1,690,000	108	10	100.0%	100.0%



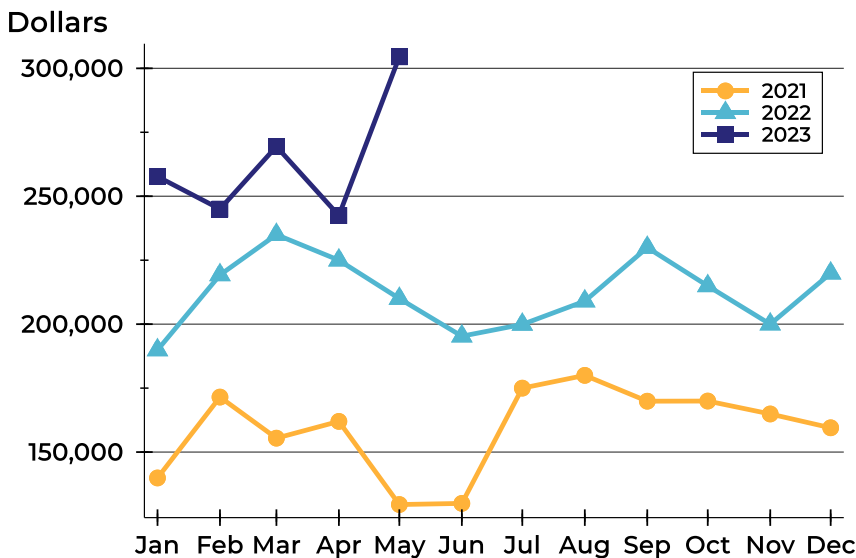
Topeka Metropolitan Area Active Listings Analysis

Average Price



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

Median Price

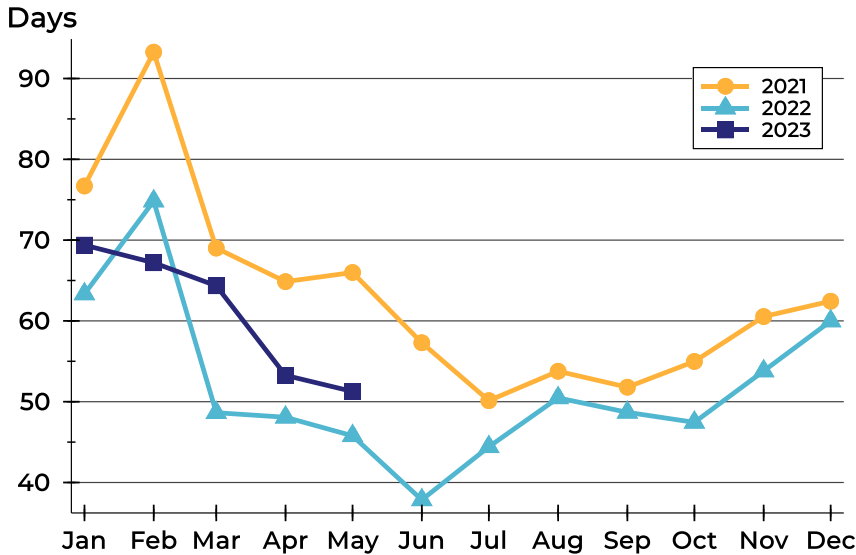


Month	2021	2022	2023
January	139,900	189,900	257,700
February	171,500	219,250	245,000
March	155,450	235,000	269,450
April	162,000	225,000	242,450
May	129,500	210,000	304,500
June	129,950	195,300	
July	175,000	199,900	
August	179,990	209,000	
September	169,900	229,950	
October	169,950	214,950	
November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



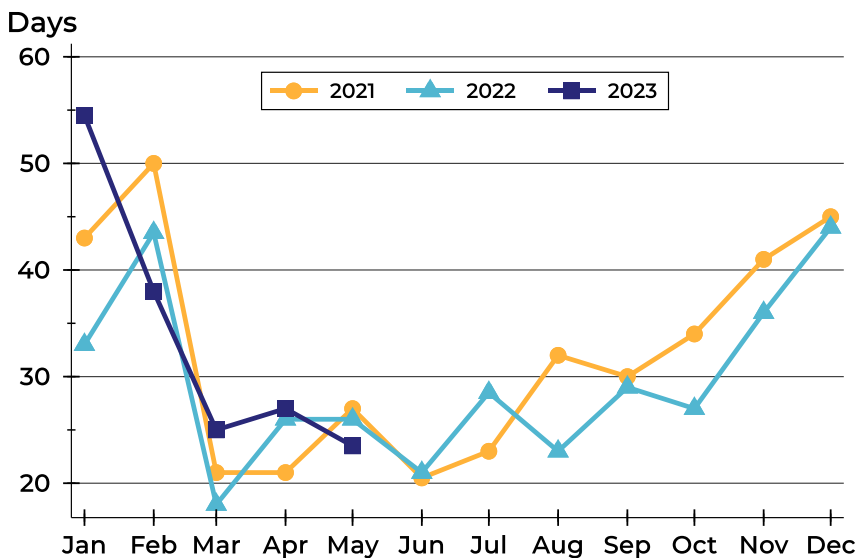
Topeka Metropolitan Area Active Listings Analysis

Average DOM



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

Median DOM

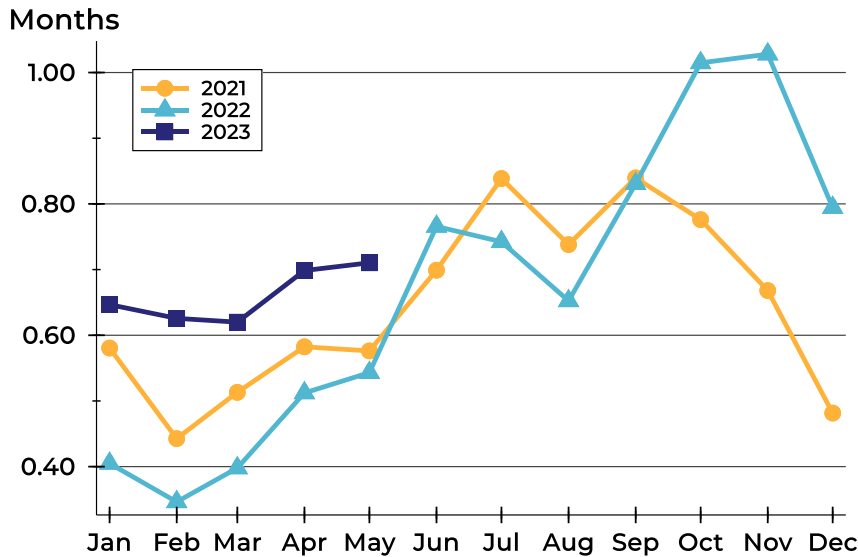


Month	2021	2022	2023
January	43	33	55
February	50	44	38
March	21	18	25
April	21	26	27
May	27	26	24
June	21	21	
July	23	29	
August	32	23	
September	30	29	
October	34	27	
November	41	36	
December	45	44	



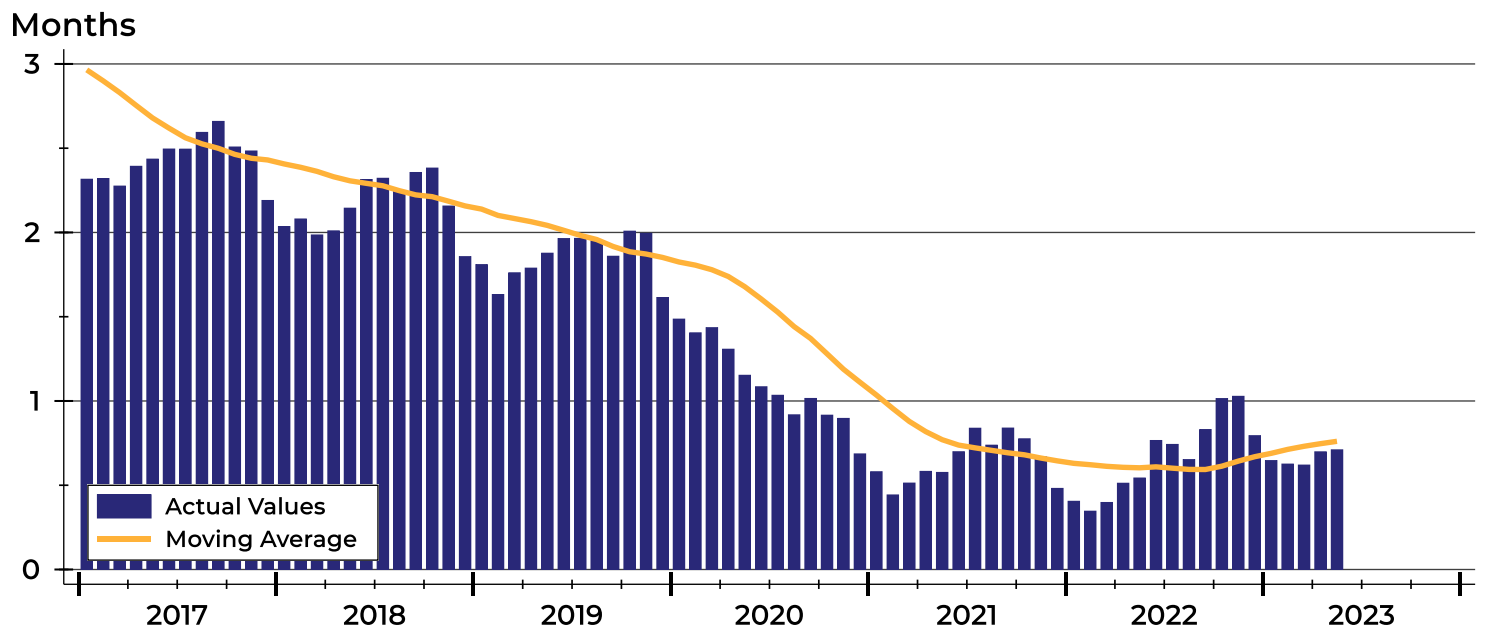
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





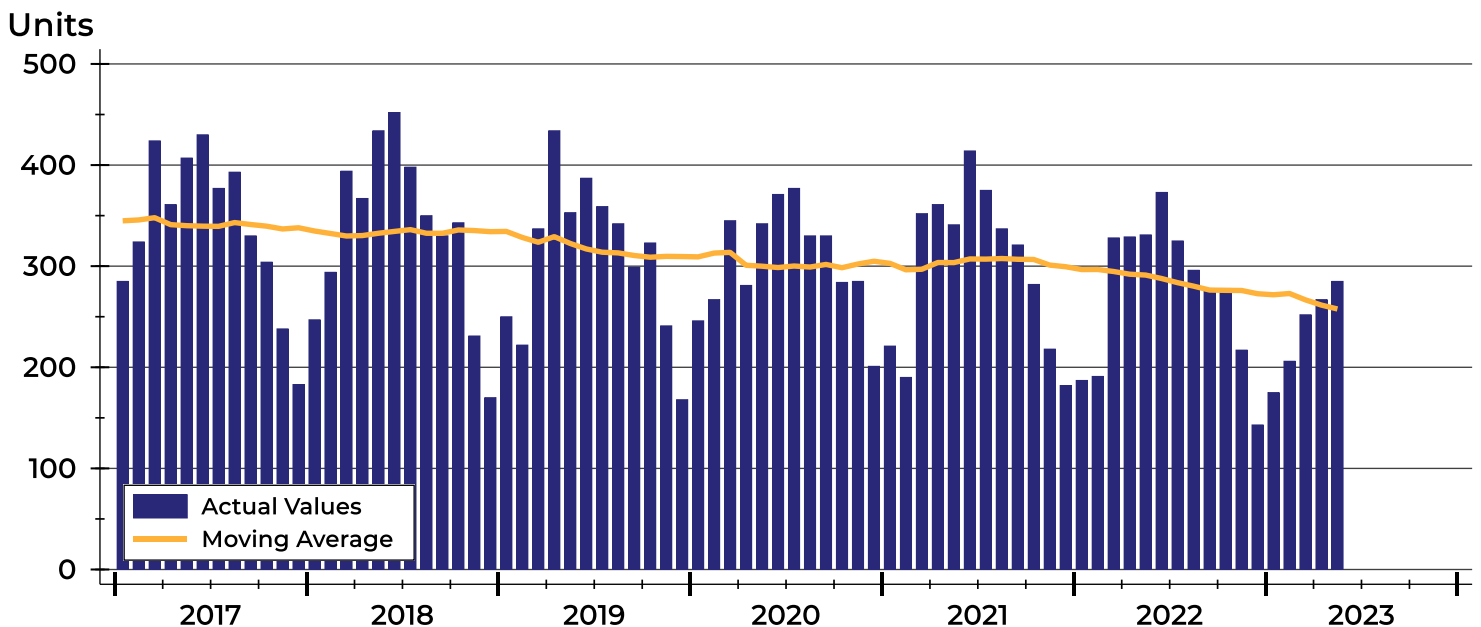
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	285	331	-13.9%
	Volume (1,000s)	72,664	69,190	5.0%
	Average List Price	254,962	209,033	22.0%
	Median List Price	215,000	180,000	19.4%
Year-to-Date	New Listings	1,185	1,366	-13.3%
	Volume (1,000s)	258,247	284,692	-9.3%
	Average List Price	217,930	208,413	4.6%
	Median List Price	180,000	174,950	2.9%

A total of 285 new listings were added in the Topeka MSA during May, down 13.9% from the same month in 2022. Year-to-date the Topeka MSA has seen 1,185 new listings.

The median list price of these homes was \$215,000 up from \$180,000 in 2022.

History of New Listings





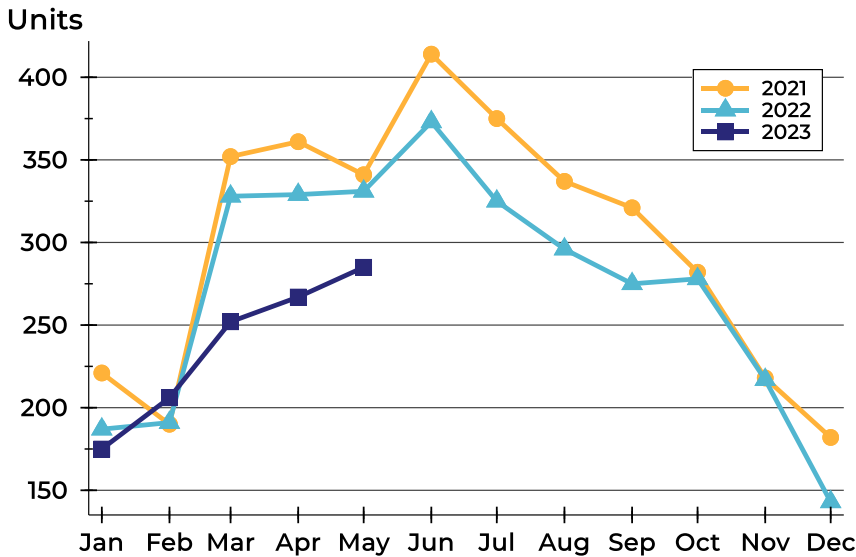
**May
2023**

Sunflower MLS Statistics



Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	221	187	175
February	190	191	206
March	352	328	252
April	361	329	267
May	341	331	285
June	414	373	
July	375	325	
August	337	296	
September	321	275	
October	282	278	
November	218	217	
December	182	143	

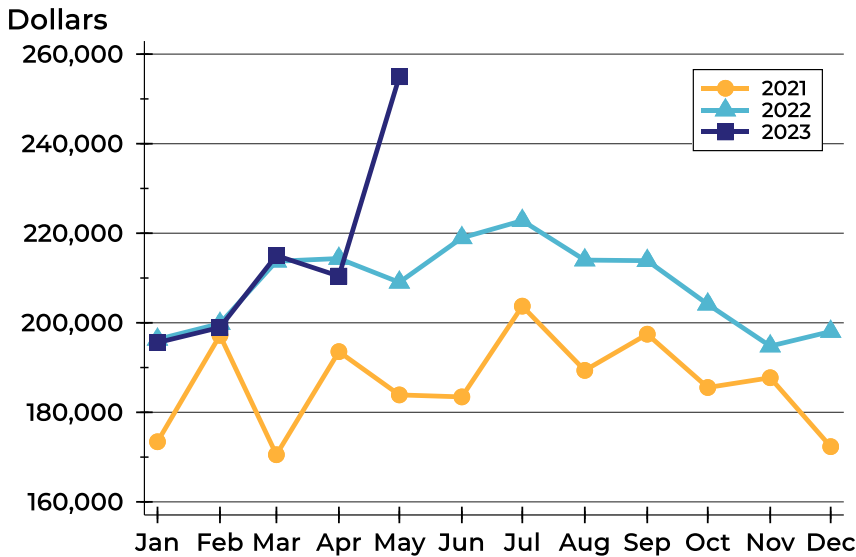
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.7%	15,000	15,000	3	3	100.0%	100.0%
\$25,000-\$49,999	2	0.7%	47,000	47,000	16	16	100.0%	100.0%
\$50,000-\$99,999	30	10.5%	74,772	75,000	7	4	99.4%	100.0%
\$100,000-\$124,999	24	8.4%	115,429	115,500	5	3	101.4%	100.0%
\$125,000-\$149,999	27	9.5%	134,755	134,900	6	3	99.6%	100.0%
\$150,000-\$174,999	28	9.8%	164,293	168,500	6	3	100.9%	100.0%
\$175,000-\$199,999	22	7.7%	189,443	189,950	4	3	99.8%	100.0%
\$200,000-\$249,999	31	10.9%	229,028	229,000	7	5	100.2%	100.0%
\$250,000-\$299,999	34	11.9%	273,174	269,950	8	6	99.4%	100.0%
\$300,000-\$399,999	44	15.4%	337,579	329,450	10	7	99.5%	100.0%
\$400,000-\$499,999	24	8.4%	453,845	449,250	19	20	98.9%	100.0%
\$500,000-\$749,999	11	3.9%	570,736	559,900	13	11	98.0%	100.0%
\$750,000-\$999,999	3	1.1%	826,300	829,900	20	16	100.0%	100.0%
\$1,000,000 and up	3	1.1%	1,410,000	1,390,000	13	16	100.0%	100.0%



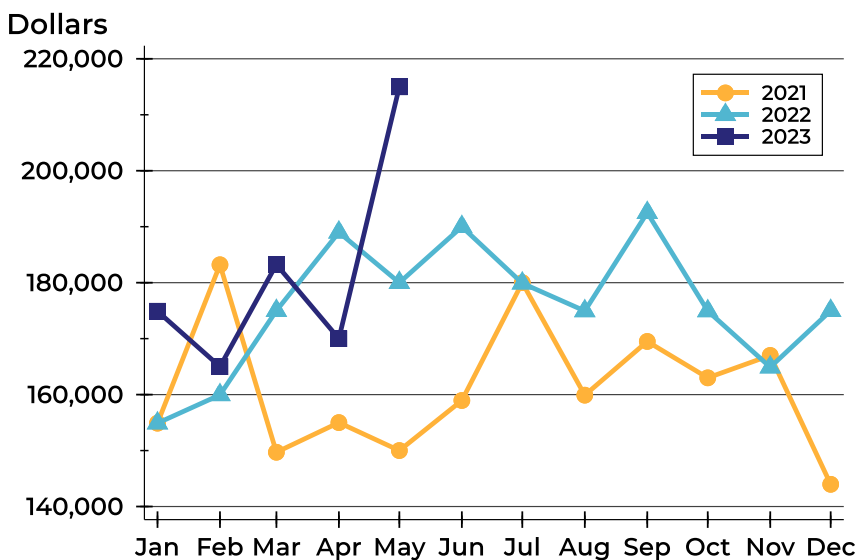
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	173,427	196,296	195,574
February	197,196	199,819	198,967
March	170,528	213,741	215,032
April	193,561	214,354	210,420
May	183,889	209,033	254,962
June	183,450	218,973	
July	203,716	222,812	
August	189,366	214,004	
September	197,458	213,872	
October	185,543	204,144	
November	187,734	194,793	
December	172,336	198,046	

Median Price



Month	2021	2022	2023
January	154,900	154,900	174,900
February	183,200	159,950	165,000
March	149,700	175,000	183,250
April	155,000	189,000	170,000
May	150,000	180,000	215,000
June	158,950	190,000	
July	180,000	179,900	
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	



**May
2023**

Sunflower MLS Statistics



Topeka Metropolitan Area Contracts Written Analysis

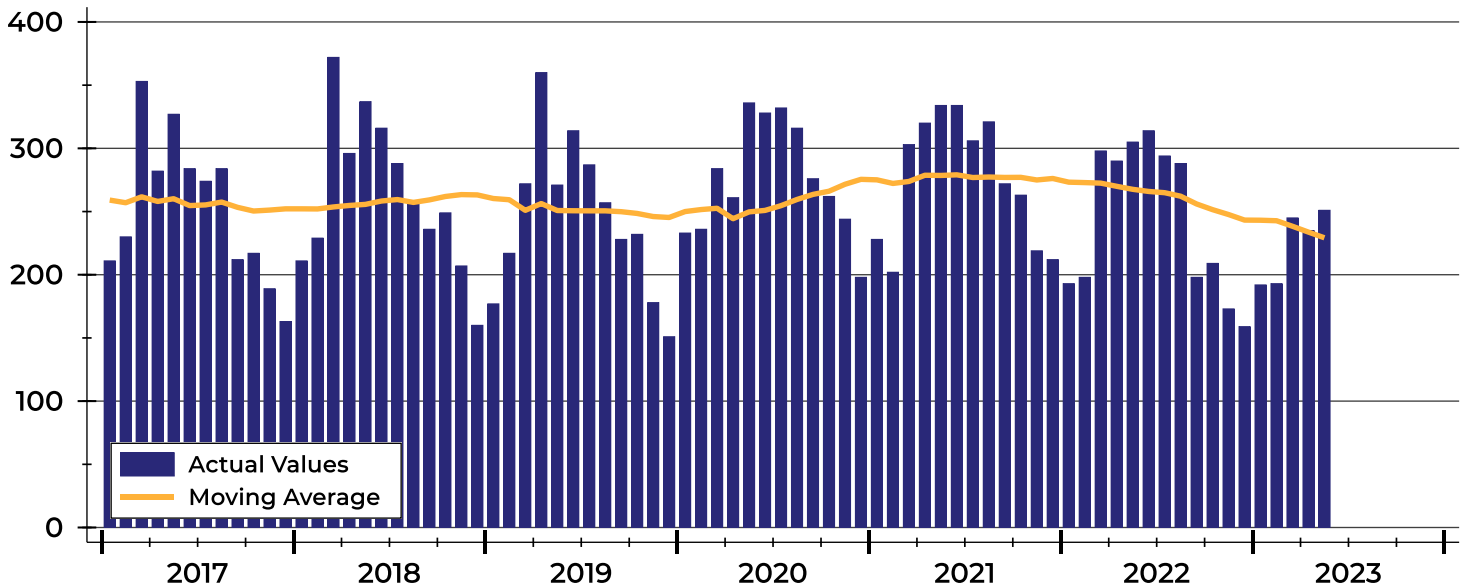
Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		251	305	-17.7%	1,116	1,284	-13.1%
Volume (1,000s)		52,918	63,616	-16.8%	227,425	260,044	-12.5%
Average	Sale Price	210,829	208,576	1.1%	203,786	202,527	0.6%
	Days on Market	13	11	18.2%	19	12	58.3%
	Percent of Original	99.3%	100.5%	-1.2%	98.9%	100.9%	-2.0%
Median	Sale Price	178,000	179,900	-1.1%	175,000	169,800	3.1%
	Days on Market	4	3	33.3%	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 251 contracts for sale were written in the Topeka MSA during the month of May, down from 305 in 2022. The median list price of these homes was \$178,000, down from \$179,900 the prior year.

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

History of Contracts Written

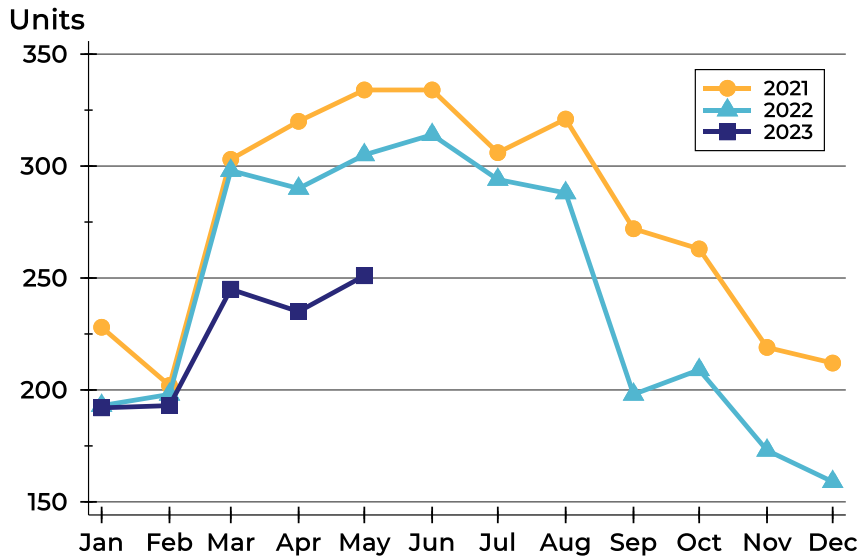
Units





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	228	193	192
February	202	198	193
March	303	298	245
April	320	290	235
May	334	305	251
June	334	314	
July	306	294	
August	321	288	
September	272	198	
October	263	209	
November	219	173	
December	212	159	

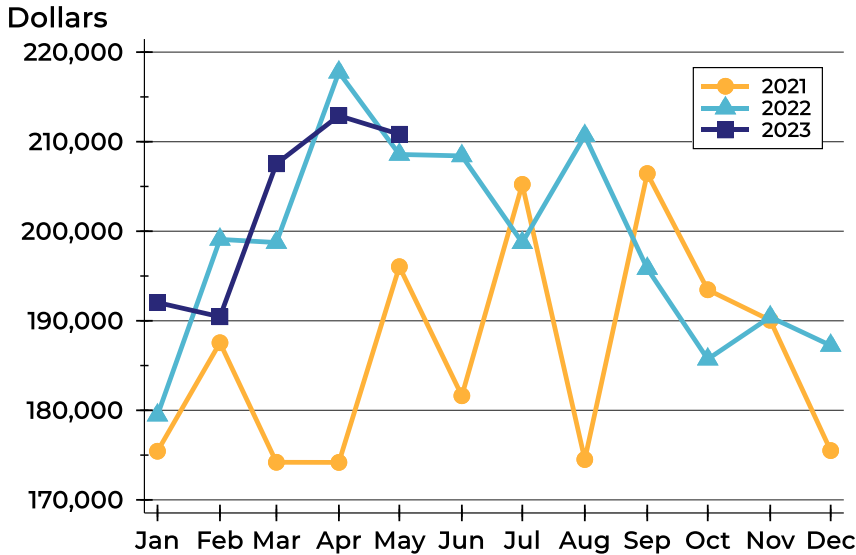
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	15,000	15,000	0	0	100.0%	100.0%
\$25,000-\$49,999	7	2.8%	37,629	39,500	22	24	89.5%	100.0%
\$50,000-\$99,999	35	13.9%	74,717	75,000	24	4	98.5%	100.0%
\$100,000-\$124,999	21	8.4%	114,119	115,000	4	3	101.9%	100.0%
\$125,000-\$149,999	29	11.6%	135,979	135,000	13	4	99.4%	100.0%
\$150,000-\$174,999	29	11.6%	163,483	165,900	11	3	100.6%	100.0%
\$175,000-\$199,999	21	8.4%	189,578	190,000	12	3	99.3%	100.0%
\$200,000-\$249,999	32	12.7%	227,186	229,500	12	6	99.0%	100.0%
\$250,000-\$299,999	26	10.4%	270,727	269,900	6	3	99.6%	100.0%
\$300,000-\$399,999	30	12.0%	338,880	342,450	12	4	99.5%	100.0%
\$400,000-\$499,999	12	4.8%	442,390	445,450	19	7	98.9%	100.0%
\$500,000-\$749,999	6	2.4%	533,130	514,500	20	5	97.9%	100.0%
\$750,000-\$999,999	1	0.4%	829,900	829,900	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,150,000	1,150,000	16	16	100.0%	100.0%



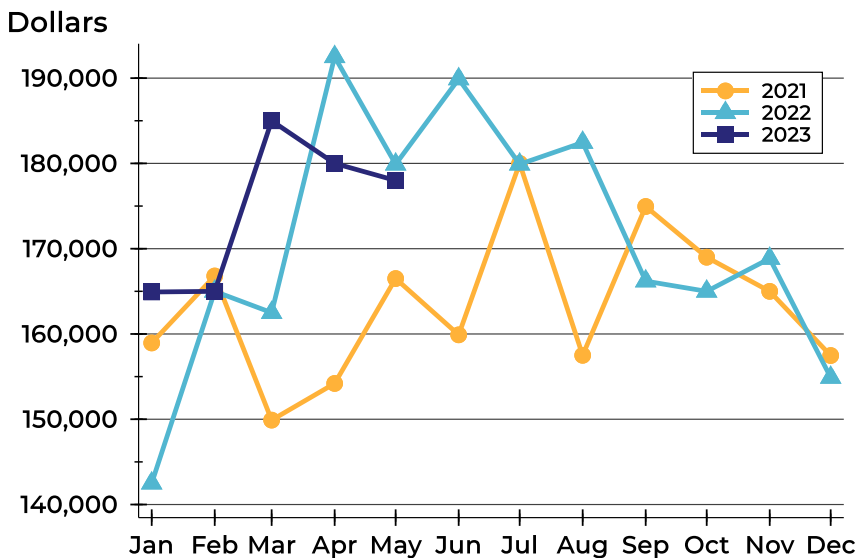
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	175,432	179,460	192,039
February	187,548	199,090	190,451
March	174,199	198,740	207,532
April	174,183	217,752	212,905
May	196,043	208,576	210,829
June	181,629	208,413	
July	205,231	198,718	
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

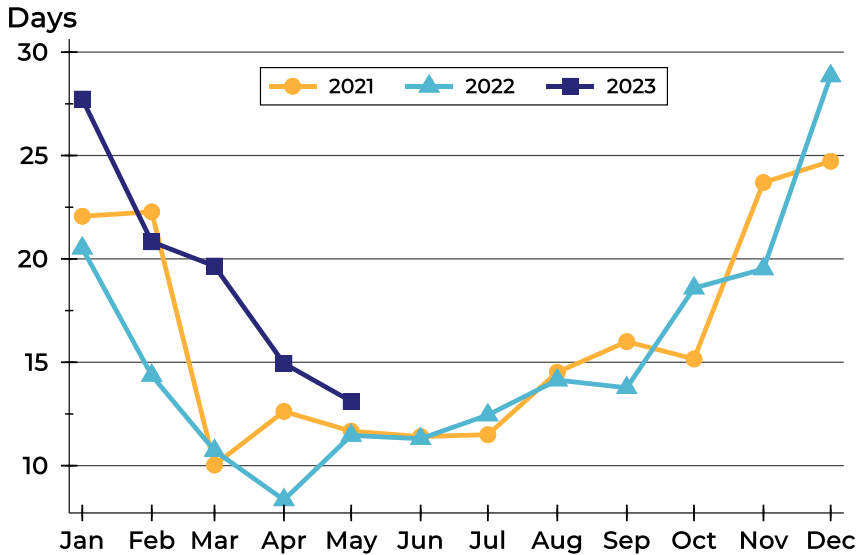


Month	2021	2022	2023
January	158,950	142,500	164,925
February	166,800	165,000	165,000
March	149,900	162,500	185,000
April	154,200	192,500	180,000
May	166,500	179,900	178,000
June	159,900	189,900	
July	180,000	179,900	
August	157,500	182,450	
September	174,950	166,200	
October	169,000	165,000	
November	165,000	168,850	
December	157,475	154,900	



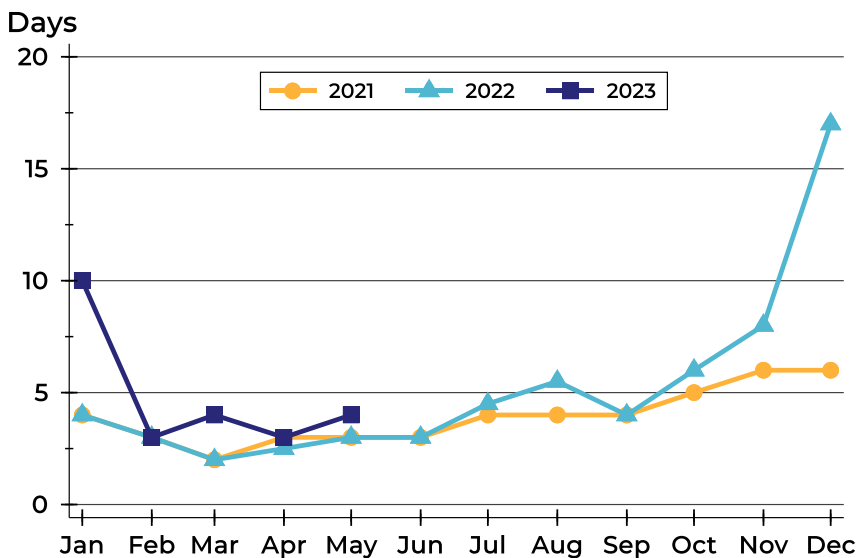
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



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

Median DOM



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



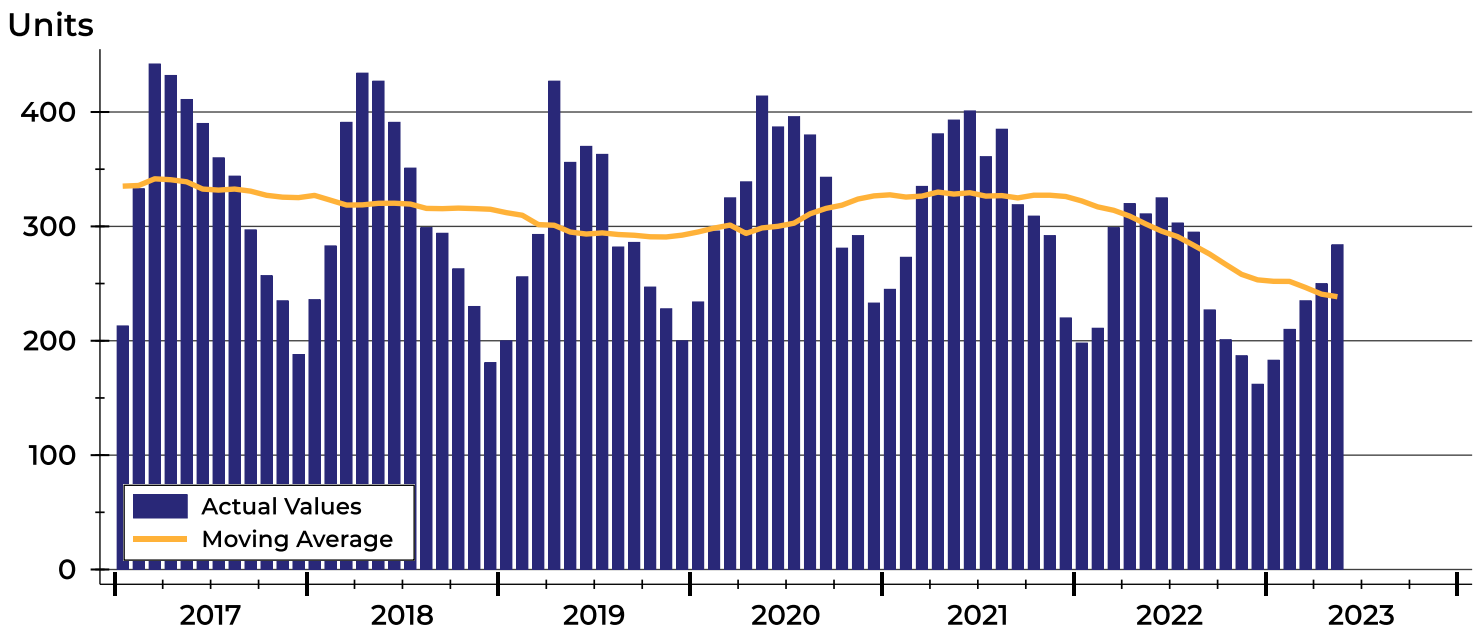
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		284	311	-8.7%
Volume (1,000s)		64,829	72,477	-10.6%
Average	List Price	228,270	233,045	-2.0%
	Days on Market	13	10	30.0%
	Percent of Original	99.3%	99.2%	0.1%
Median	List Price	196,320	199,900	-1.8%
	Days on Market	4	3	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 284 listings in the Topeka MSA had contracts pending at the end of May, down from 311 contracts pending at the end of May 2022.

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

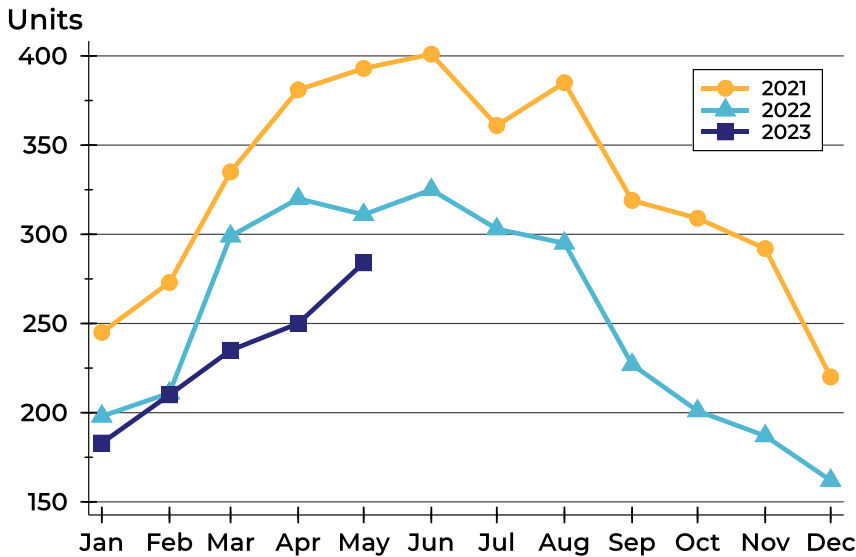
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



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

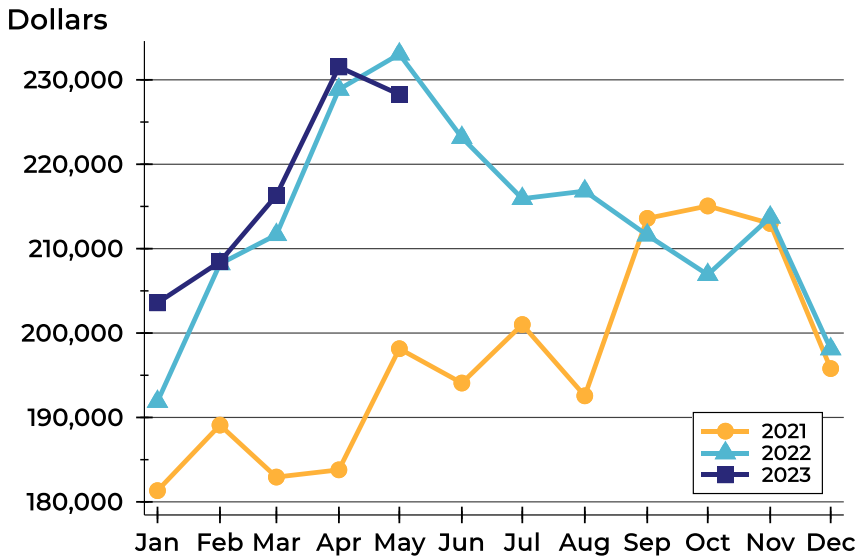
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	1.4%	43,375	42,500	19	16	100.0%	100.0%
\$50,000-\$99,999	32	11.3%	76,117	75,000	25	7	98.0%	100.0%
\$100,000-\$124,999	22	7.7%	115,300	115,500	4	1	100.0%	100.0%
\$125,000-\$149,999	35	12.3%	136,115	135,000	13	4	100.0%	100.0%
\$150,000-\$174,999	31	10.9%	163,672	165,000	11	3	99.3%	100.0%
\$175,000-\$199,999	24	8.5%	188,585	189,700	16	3	99.3%	100.0%
\$200,000-\$249,999	36	12.7%	229,933	233,700	14	6	98.9%	100.0%
\$250,000-\$299,999	30	10.6%	271,363	269,900	6	3	99.7%	100.0%
\$300,000-\$399,999	39	13.7%	342,033	349,900	10	4	99.4%	100.0%
\$400,000-\$499,999	22	7.7%	446,926	445,450	17	7	99.0%	100.0%
\$500,000-\$749,999	7	2.5%	535,540	515,000	17	4	98.5%	100.0%
\$750,000-\$999,999	1	0.4%	829,900	829,900	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,150,000	1,150,000	16	16	100.0%	100.0%



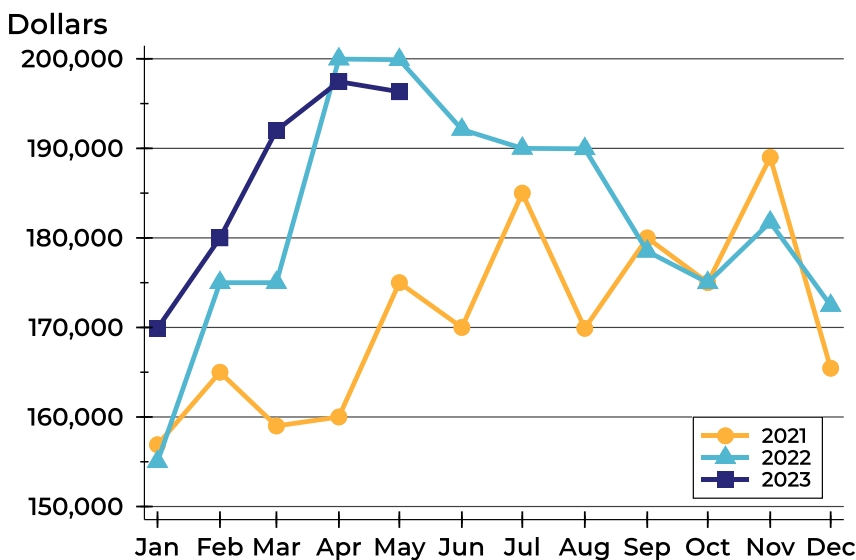
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



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

Median Price

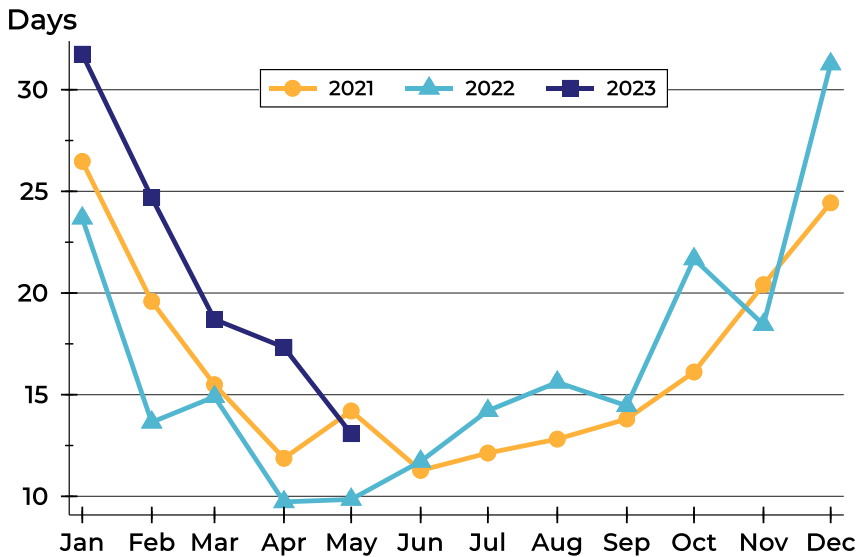


Month	2021	2022	2023
January	156,900	155,000	169,900
February	165,000	175,000	180,000
March	159,000	175,000	192,000
April	160,000	199,975	197,450
May	175,000	199,900	196,320
June	170,000	192,110	
July	185,000	190,000	
August	169,900	189,950	
September	180,000	178,500	
October	175,000	175,000	
November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



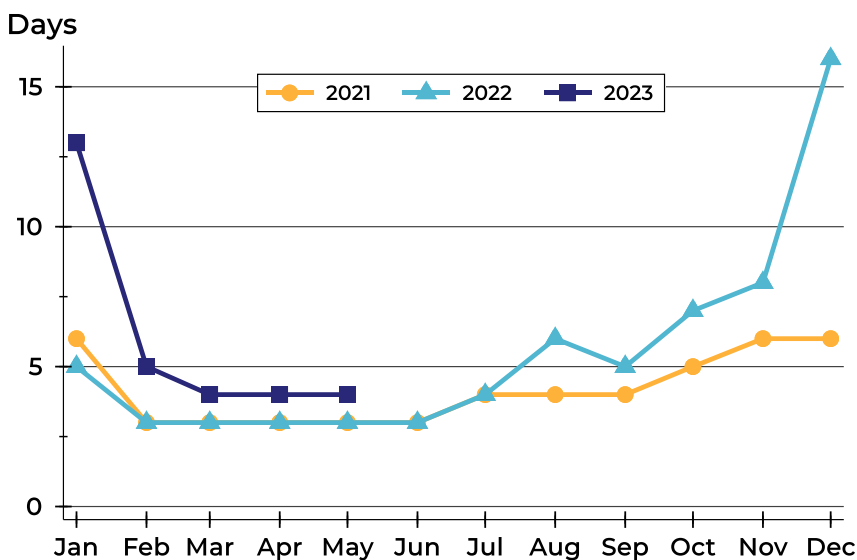
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



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

Median DOM



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

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

May 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								23	31	34	50
\$30,000-\$39,999	7	4	4	5	1								21	23	20	38
\$40,000-\$49,999	12	5	2	7	2								28	20	34	41
\$50,000-\$59,999	8	6	8	12	7								41	35	45	45
\$60,000-\$69,999	6	9	12	13	11								51	48	50	50
\$70,000-\$79,999	6	3	4	5	14								32	39	39	45
\$80,000-\$89,999	5	8	8	9	6								36	47	48	52
\$90,000-\$99,999	11	11	12	5	11								50	39	48	35
\$100,000-\$119,999	4	15	15	11	15								60	74	97	91
\$120,000-\$139,999	19	12	14	11	18								74	115	115	139
\$140,000-\$159,999	13	12	21	19	23								88	93	100	82
\$160,000-\$179,999	13	16	20	18	14								81	83	101	98
\$180,000-\$199,999	13	14	12	15	18								72	72	93	84
\$200,000-\$249,999	23	12	41	32	38								146	156	170	128
\$250,000-\$299,999	11	26	16	30	24								107	123	99	79
\$300,000-\$399,999	18	18	18	23	36								113	108	112	77
\$400,000-\$499,999	6	8	7	11	13								45	66	32	27
\$500,000 or more	2	4	12	4	21								43	44	24	0
TOTALS	185	185	231	233	277	0	0	0	0	0	0	0	1111	1216	1261	1161



**May
2023**

Sunflower MLS Statistics



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Fell in May

Total home sales in Wabaunsee County fell last month to 3 units, compared to 5 units in May 2022. Total sales volume was \$1.2 million, down from a year earlier.

The median sale price in May was \$225,000, down from \$265,000 a year earlier. Homes that sold in May were typically on the market for 1 days and sold for 100.0% of their list prices.

Wabaunsee County Active Listings Down at End of May

The total number of active listings in Wabaunsee County at the end of May was 3 units, down from 4 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 May was \$239,900.

During May, a total of 4 contracts were written up from 3 in May 2022. At the end of the month, there were 4 contracts still pending.

Report Contents

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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Sunflower MLS Statistics



Wabaunsee County Summary Statistics

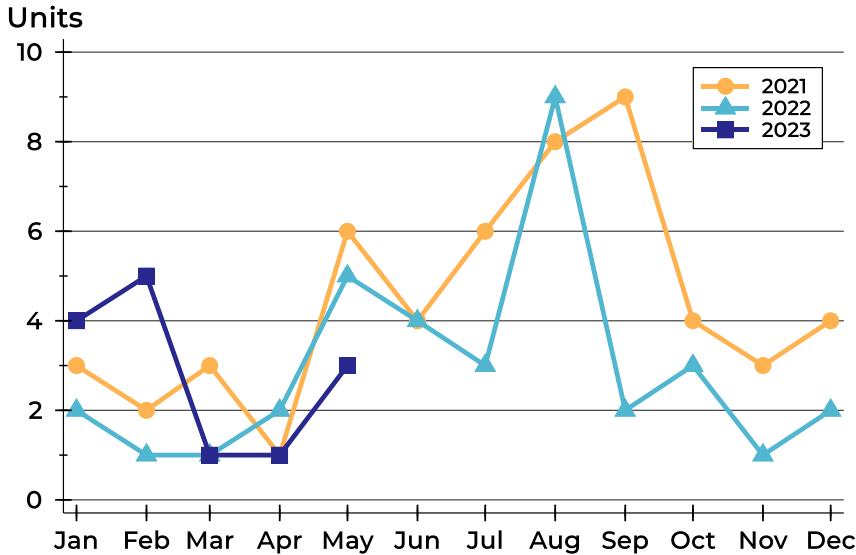
May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		3	5	6	14	11	15
Change from prior year		-40.0%	-16.7%	200.0%	27.3%	-26.7%	7.1%
Active Listings		3	4	5	N/A	N/A	N/A
Change from prior year		-25.0%	-20.0%	-75.0%			
Months' Supply		0.9	1.0	1.1	N/A	N/A	N/A
Change from prior year		-10.0%	-9.1%	-78.0%			
New Listings		1	4	6	16	16	22
Change from prior year		-75.0%	-33.3%	0.0%	0.0%	-27.3%	-15.4%
Contracts Written		4	3	4	14	13	17
Change from prior year		33.3%	-25.0%	-20.0%	7.7%	-23.5%	-15.0%
Pending Contracts		4	4	4	N/A	N/A	N/A
Change from prior year		0.0%	0.0%	-50.0%			
Sales Volume (1,000s)		1,168	1,454	2,142	3,893	2,693	3,198
Change from prior year		-19.7%	-32.1%	1238.8%	44.6%	-15.8%	80.4%
Average	Sale Price	389,167	290,800	357,050	278,036	244,773	213,220
	Change from prior year	33.8%	-18.6%	346.3%	13.6%	14.8%	68.4%
	List Price of Actives	312,967	339,750	84,300	N/A	N/A	N/A
	Change from prior year	-7.9%	303.0%	-54.9%			
	Days on Market	2	54	40	13	38	25
Change from prior year	-96.3%	35.0%	-60.8%	-65.8%	52.0%	-67.5%	
Percent of List	100.0%	100.3%	93.0%	98.0%	98.6%	94.9%	
Change from prior year	-0.3%	7.8%	-7.0%	-0.6%	3.9%	1.4%	
Percent of Original	100.0%	100.3%	93.0%	98.0%	97.2%	94.6%	
Change from prior year	-0.3%	7.8%	-1.0%	0.8%	2.7%	5.6%	
Median	Sale Price	225,000	265,000	175,500	169,500	235,000	139,500
	Change from prior year	-15.1%	51.0%	119.4%	-27.9%	68.5%	74.4%
	List Price of Actives	239,900	349,500	100,000	N/A	N/A	N/A
	Change from prior year	-31.4%	249.5%	-28.5%			
	Days on Market	1	2	38	3	8	8
Change from prior year	-50.0%	-94.7%	-62.7%	-62.5%	0.0%	-83.3%	
Percent of List	100.0%	100.0%	95.9%	100.0%	100.0%	98.0%	
Change from prior year	0.0%	4.3%	-4.1%	0.0%	2.0%	2.9%	
Percent of Original	100.0%	100.0%	95.9%	100.0%	100.0%	98.0%	
Change from prior year	0.0%	4.3%	2.1%	0.0%	2.0%	6.9%	

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



Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

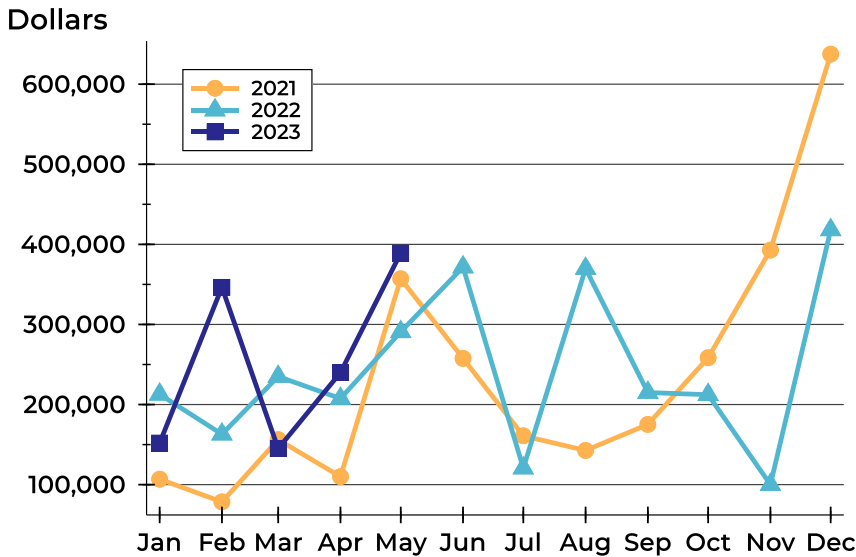
Closed Listings by Price Range

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	1	33.3%	0.0	67,500	67,500	1	1	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	3.0	225,000	225,000	1	1	100.0%	100.0%	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	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	1	33.3%	0.0	875,000	875,000	3	3	100.0%	100.0%	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	N/A	N/A



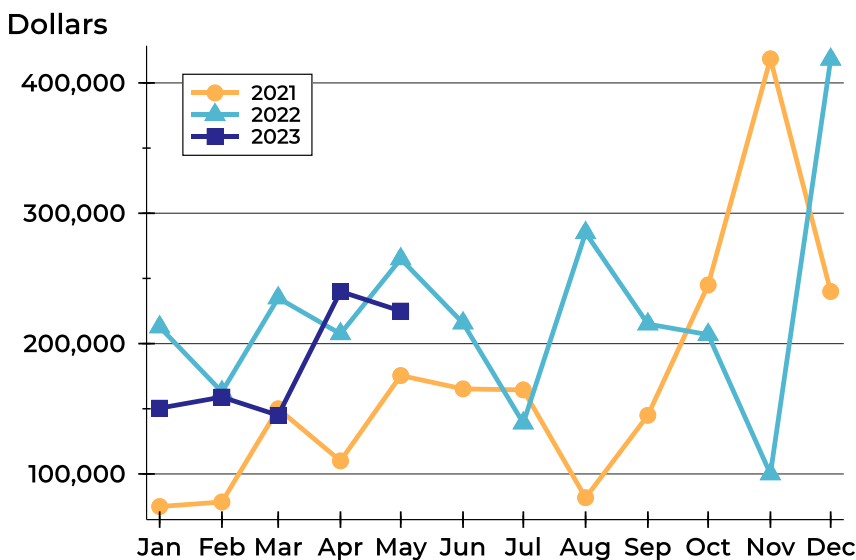
Wabaunsee County Closed Listings Analysis

Average Price



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

Median Price

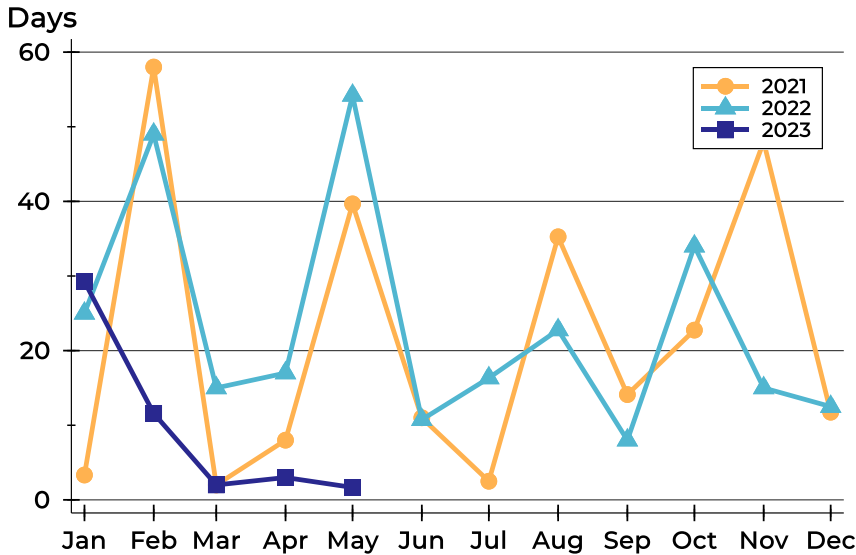


Month	2021	2022	2023
January	75,000	212,750	150,500
February	78,500	163,000	159,000
March	150,000	235,000	145,000
April	110,000	207,500	240,000
May	175,500	265,000	225,000
June	165,250	215,750	
July	164,500	139,000	
August	81,750	285,000	
September	145,000	215,000	
October	245,000	206,900	
November	418,500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



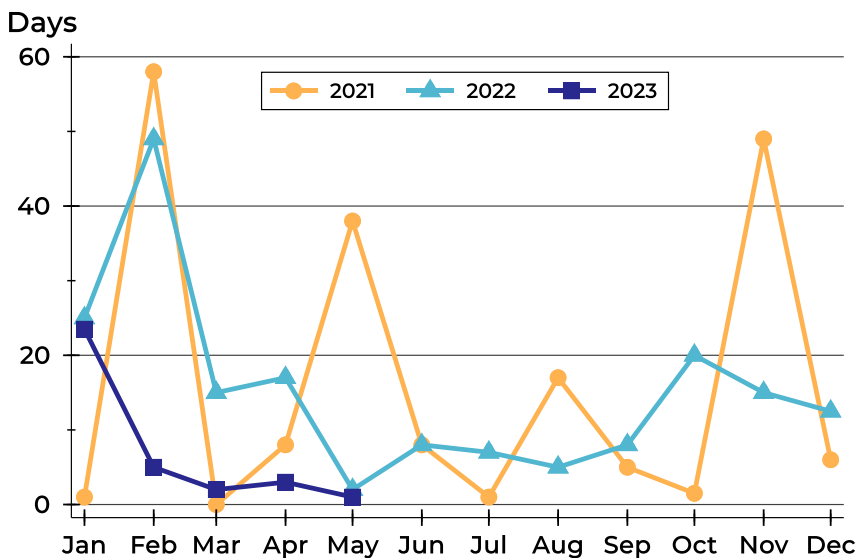
Wabaunsee County Closed Listings Analysis

Average DOM



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

Median DOM



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



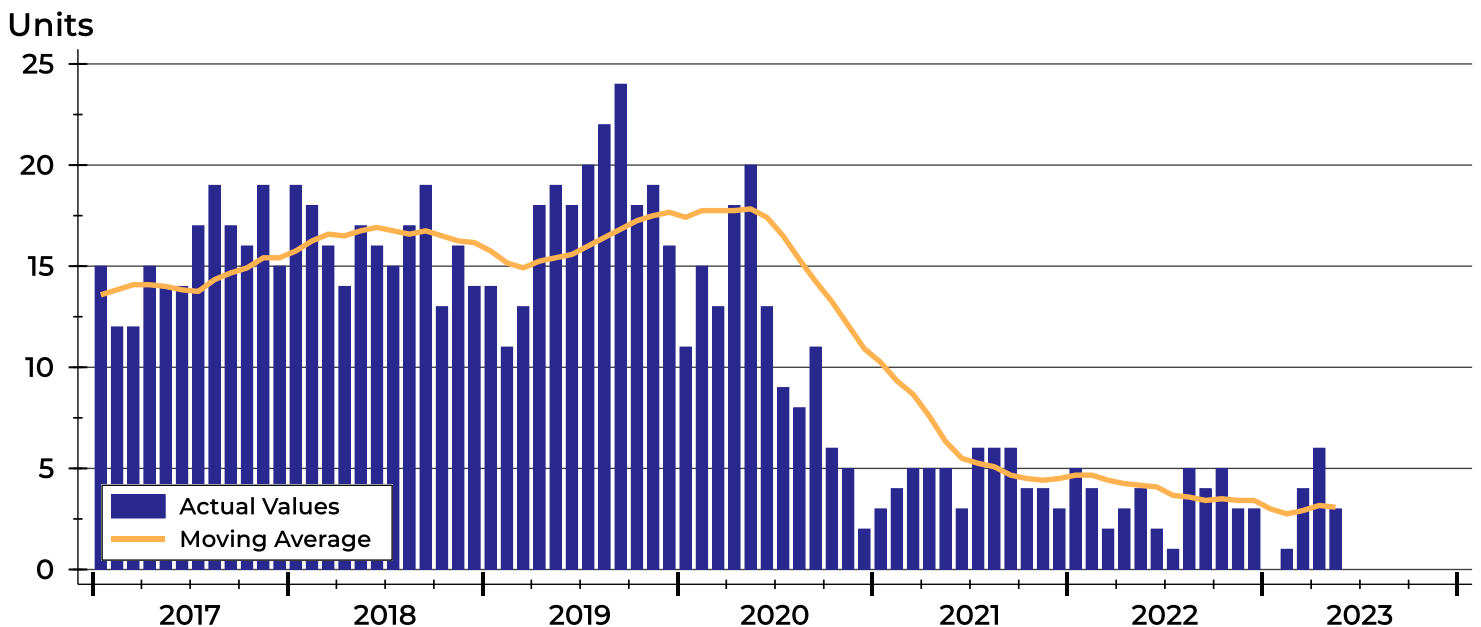
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		3	4	-25.0%
Volume (1,000s)		939	1,359	-30.9%
Months' Supply		0.9	1.0	-10.0%
Average	List Price	312,967	339,750	-7.9%
	Days on Market	52	30	73.3%
	Percent of Original	86.6%	97.7%	-11.4%
Median	List Price	239,900	349,500	-31.4%
	Days on Market	51	26	96.2%
	Percent of Original	83.9%	100.0%	-16.1%

A total of 3 homes were available for sale in Wabaunsee County at the end of May. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of May was \$239,900, down 31.4% from 2022. The typical time on market for active listings was 51 days, up from 26 days a year earlier.

History of Active Listings





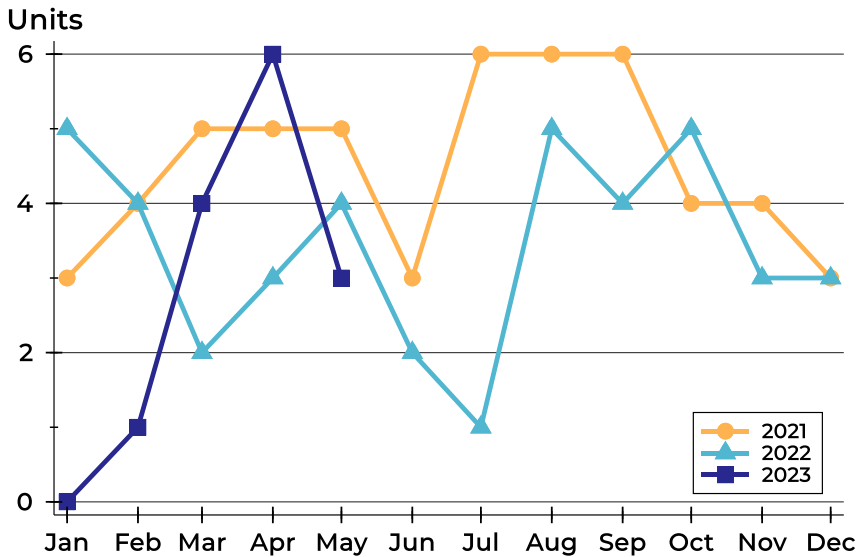
**May
2023**

Sunflower MLS Statistics



Wabaunsee County Active Listings Analysis

Active Listings by Month



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

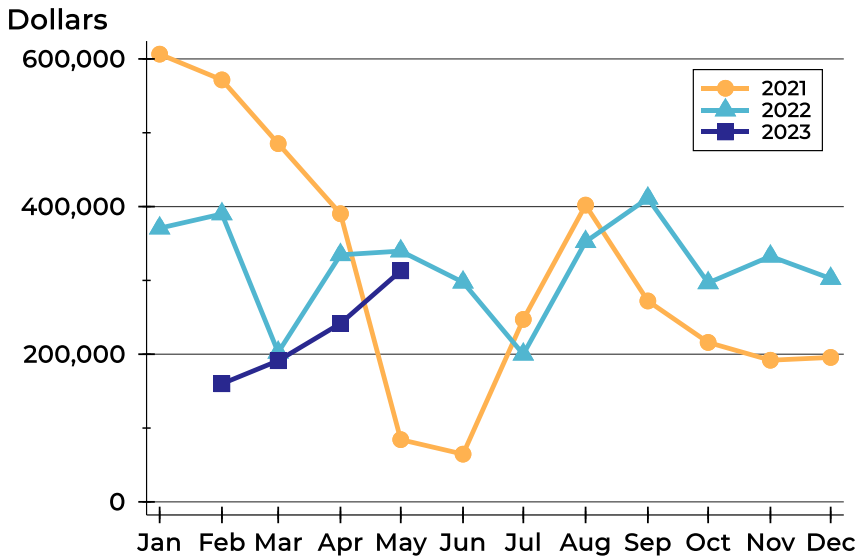
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	66.7%	3.0	219,950	219,950	53	53	88.0%	88.0%
\$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	1	33.3%	N/A	499,000	499,000	51	51	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%	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	N/A



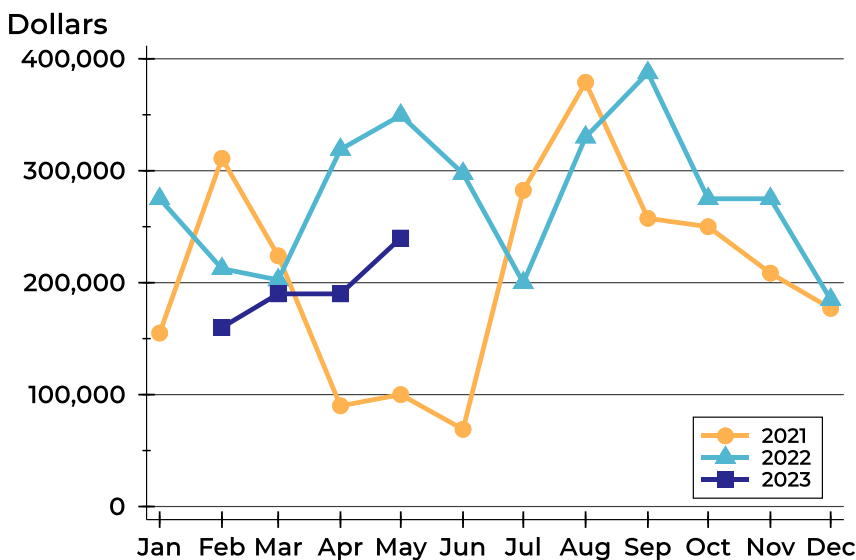
Wabaunsee County Active Listings Analysis

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	
July	247,167	199,900	
August	402,000	352,360	
September	272,150	411,250	
October	215,975	296,600	
November	191,875	332,667	
December	195,667	302,500	

Median Price

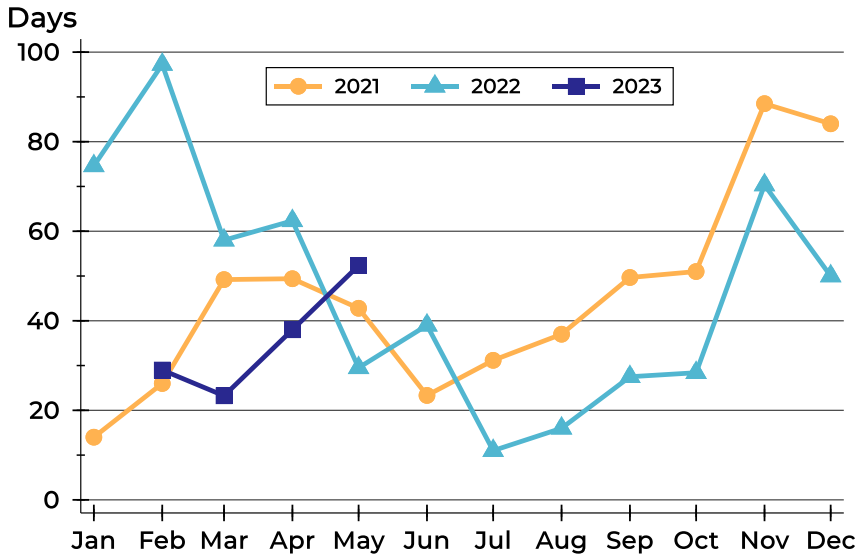


Month	2021	2022	2023
January	155,000	275,000	N/A
February	311,000	212,500	160,000
March	224,000	202,450	190,000
April	90,000	319,000	190,000
May	100,000	349,500	239,900
June	69,000	297,500	
July	282,500	199,900	
August	379,000	330,000	
September	257,500	387,500	
October	250,000	275,000	
November	208,500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



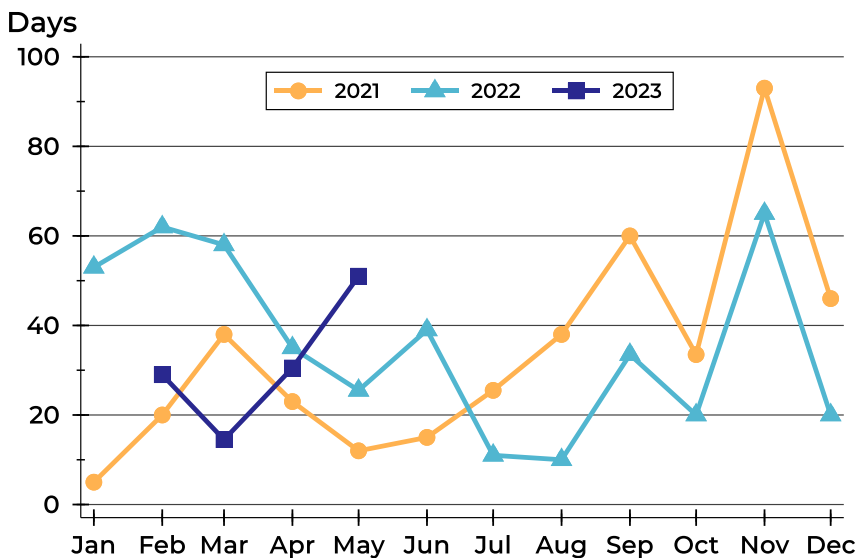
Wabaunsee County Active Listings Analysis

Average DOM



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

Median DOM

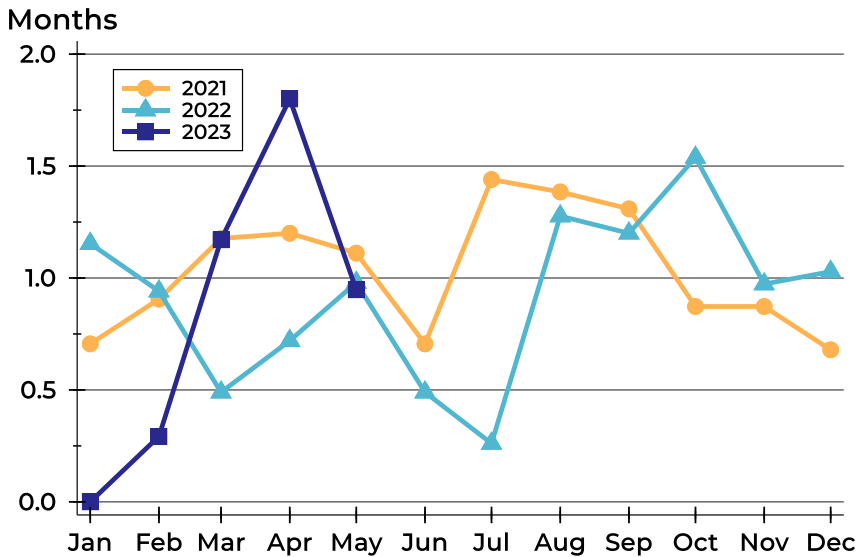


Month	2021	2022	2023
January	5	53	N/A
February	20	62	29
March	38	58	15
April	23	35	31
May	12	26	51
June	15	39	
July	26	11	
August	38	10	
September	60	34	
October	34	20	
November	93	65	
December	46	20	



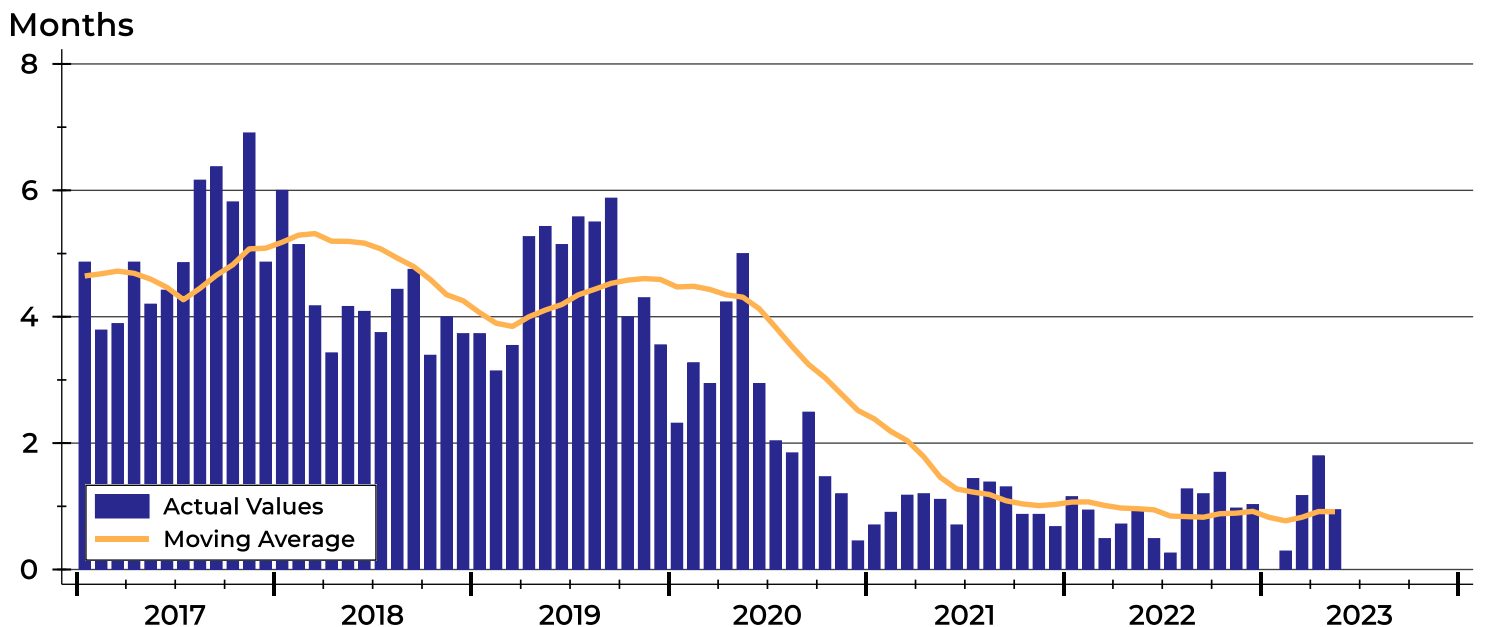
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





Wabaunsee County New Listings Analysis

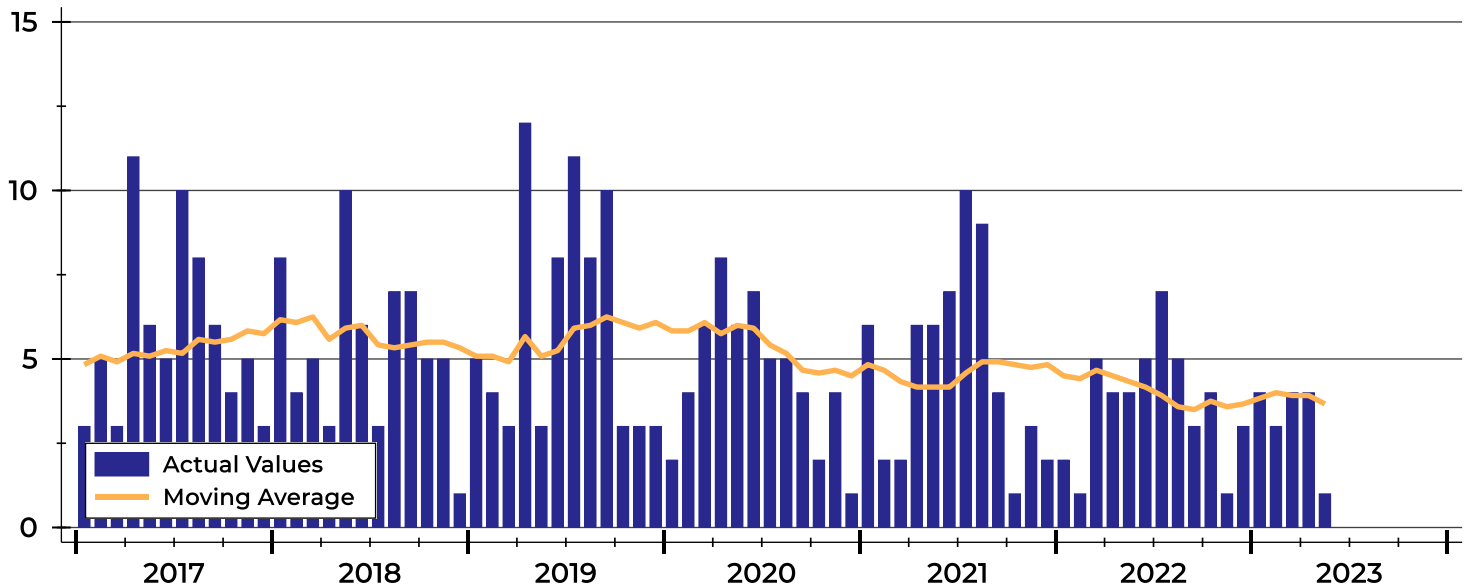
Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	1	4	-75.0%
	Volume (1,000s)	310	883	-64.9%
	Average List Price	310,000	220,841	40.4%
	Median List Price	310,000	195,000	59.0%
Year-to-Date	New Listings	16	16	0.0%
	Volume (1,000s)	3,807	5,656	-32.7%
	Average List Price	237,956	353,516	-32.7%
	Median List Price	180,000	267,450	-32.7%

A total of 1 new listing was added in Wabaunsee County during May, down 75.0% from the same month in 2022. Year-to-date Wabaunsee County has seen 16 new listings.

The median list price of these homes was \$310,000 up from \$195,000 in 2022.

History of New Listings

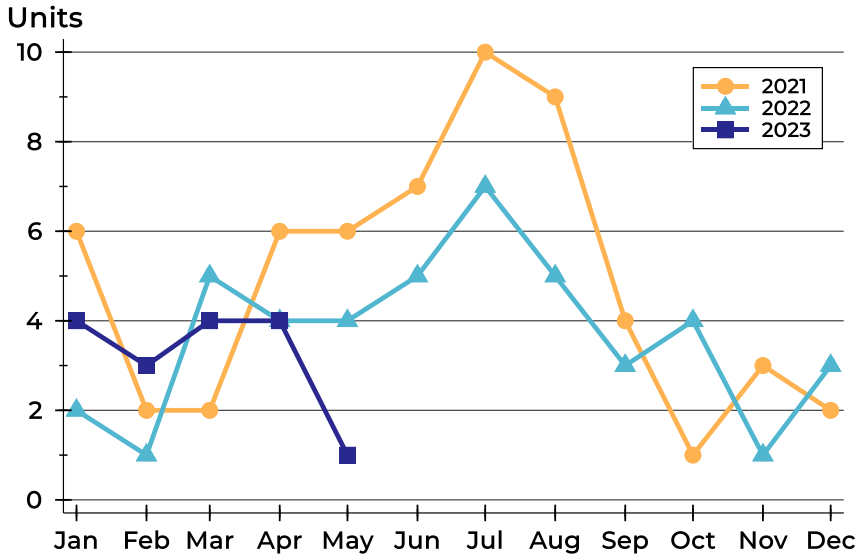
Units





Wabaunsee County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	6	2	4
February	2	1	3
March	2	5	4
April	6	4	4
May	6	4	1
June	7	5	
July	10	7	
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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	100.0%	310,000	310,000	0	0	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



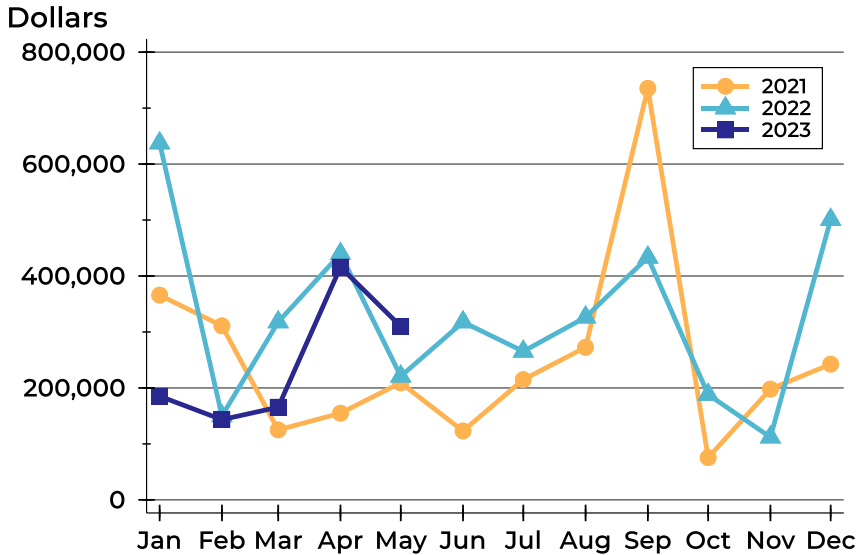
**May
2023**

Sunflower MLS Statistics



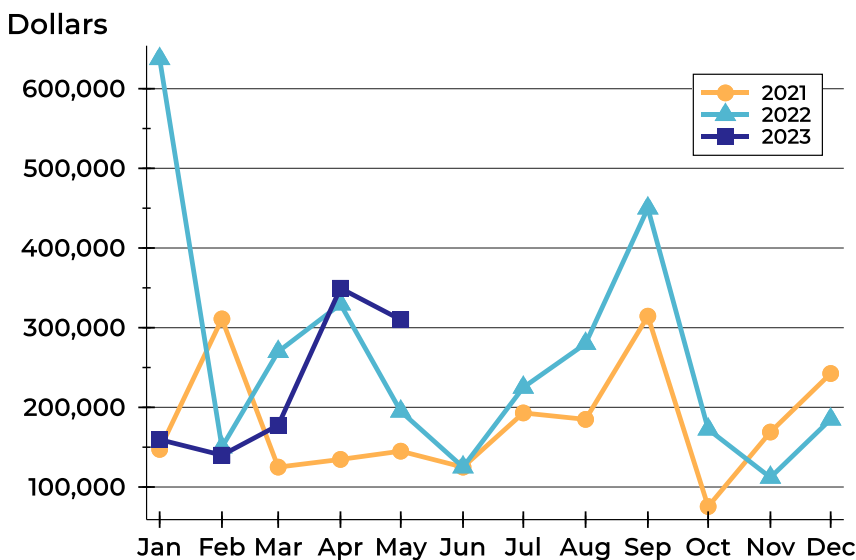
Wabaunsee County New Listings Analysis

Average Price



Month	2021	2022	2023
January	365,829	637,500	185,250
February	311,000	150,000	143,333
March	125,000	317,780	165,600
April	154,883	439,750	415,975
May	209,167	220,841	310,000
June	123,143	317,800	
July	214,900	265,343	
August	272,633	326,380	
September	735,350	433,333	
October	75,500	188,250	
November	197,967	112,000	
December	242,500	500,833	

Median Price



Month	2021	2022	2023
January	147,250	637,500	159,500
February	311,000	150,000	140,000
March	125,000	269,900	177,500
April	134,650	329,500	349,500
May	145,000	195,000	310,000
June	125,000	125,000	
July	193,000	225,000	
August	184,900	280,000	
September	314,450	450,000	
October	75,500	172,500	
November	169,000	112,000	
December	242,500	185,000	



**May
2023**

Sunflower MLS Statistics



Wabaunsee County Contracts Written Analysis

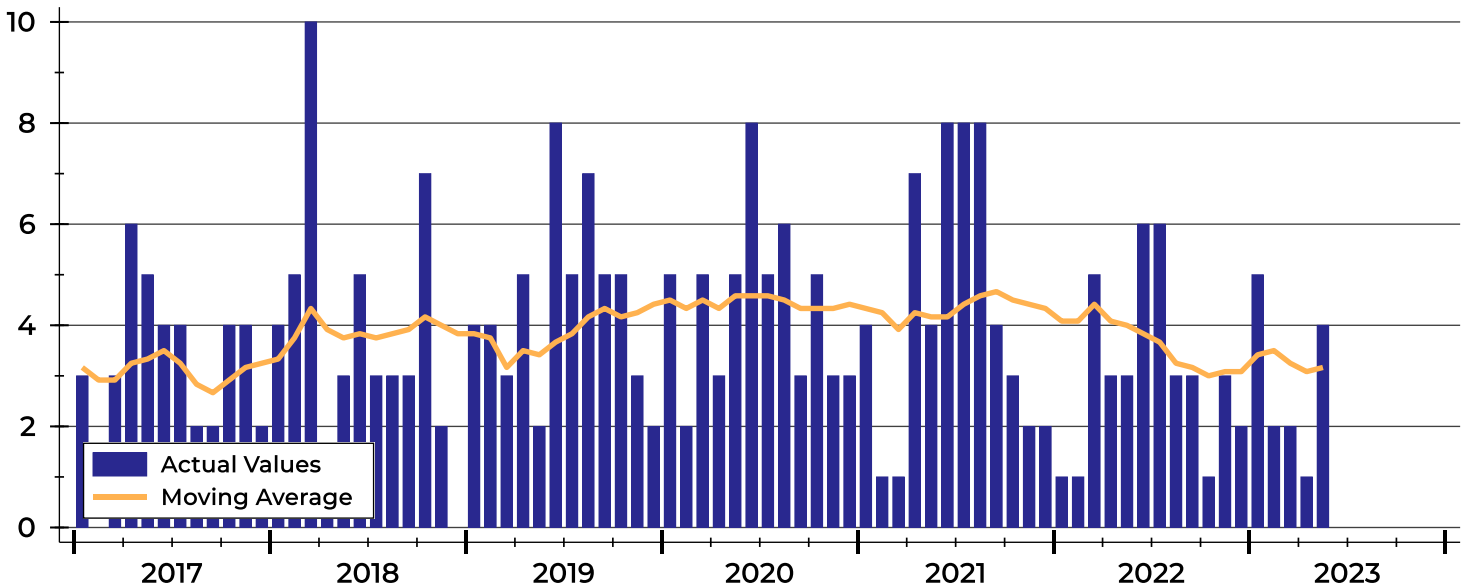
Summary Statistics for Contracts Written		2023	May 2022	Change	Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		4	3	33.3%	14	13	7.7%
Volume (1,000s)		685	549	24.8%	3,131	3,788	-17.3%
Average	Sale Price	171,225	183,000	-6.4%	223,636	291,377	-23.2%
	Days on Market	59	14	321.4%	22	32	-31.3%
	Percent of Original	94.0%	102.7%	-8.5%	98.0%	99.1%	-1.1%
Median	Sale Price	142,500	189,000	-24.6%	159,500	229,999	-30.7%
	Days on Market	63	11	472.7%	3	8	-62.5%
	Percent of Original	95.1%	100.0%	-4.9%	100.0%	100.0%	0.0%

A total of 4 contracts for sale were written in Wabaunsee County during the month of May, up from 3 in 2022. The median list price of these homes was \$142,500, down from \$189,000 the prior year.

Half of the homes that went under contract in May were on the market less than 63 days, compared to 11 days in May 2022.

History of Contracts Written

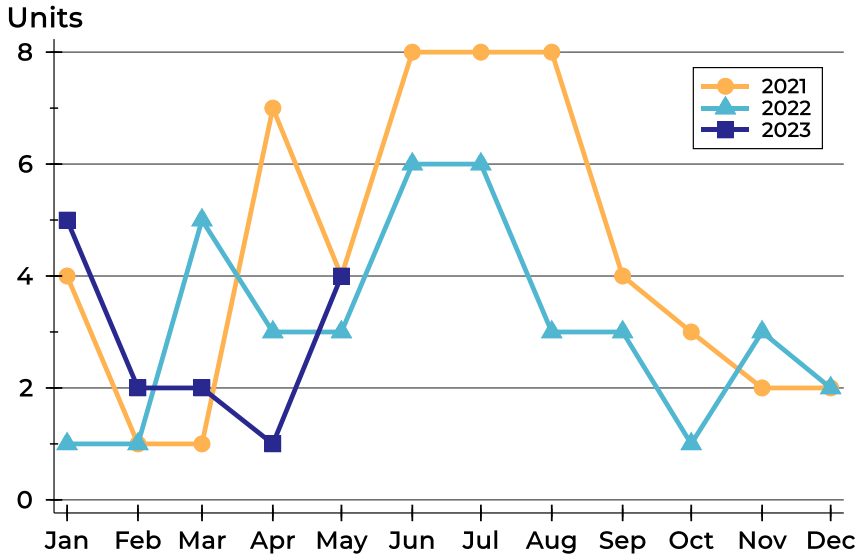
Units





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

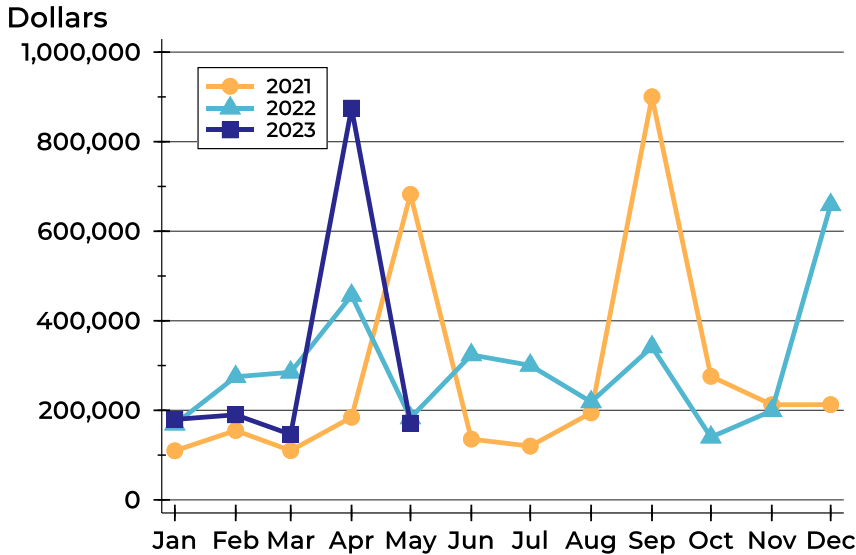
Contracts Written by Price Range

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	25.0%	89,900	89,900	51	51	85.6%	85.6%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	130,000	130,000	74	74	96.3%	96.3%
\$150,000-\$174,999	1	25.0%	155,000	155,000	112	112	93.9%	93.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	310,000	310,000	0	0	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



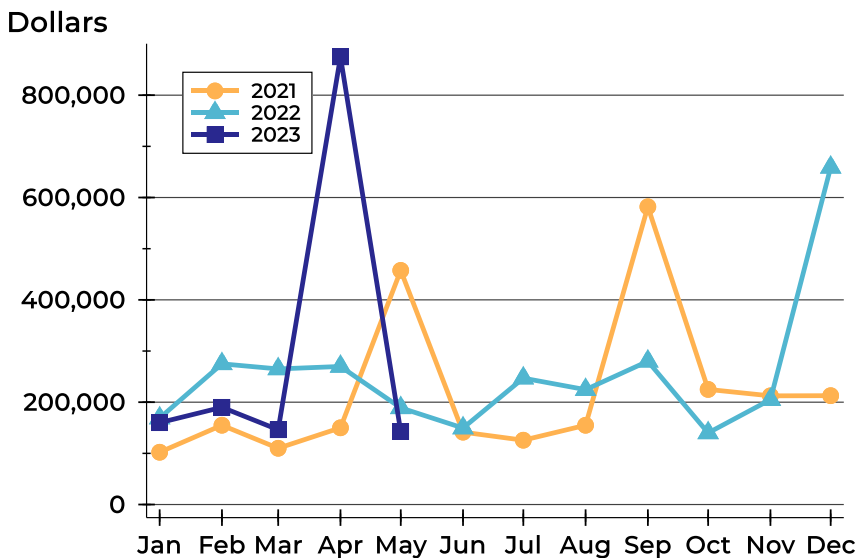
Wabaunsee County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	109,625	169,000	179,700
February	155,000	275,000	190,000
March	110,000	285,000	146,250
April	184,471	456,633	875,000
May	682,369	183,000	171,225
June	135,687	323,833	
July	120,000	300,500	
August	194,338	218,800	
September	900,350	341,633	
October	276,000	140,000	
November	212,450	199,000	
December	212,750	659,000	

Median Price

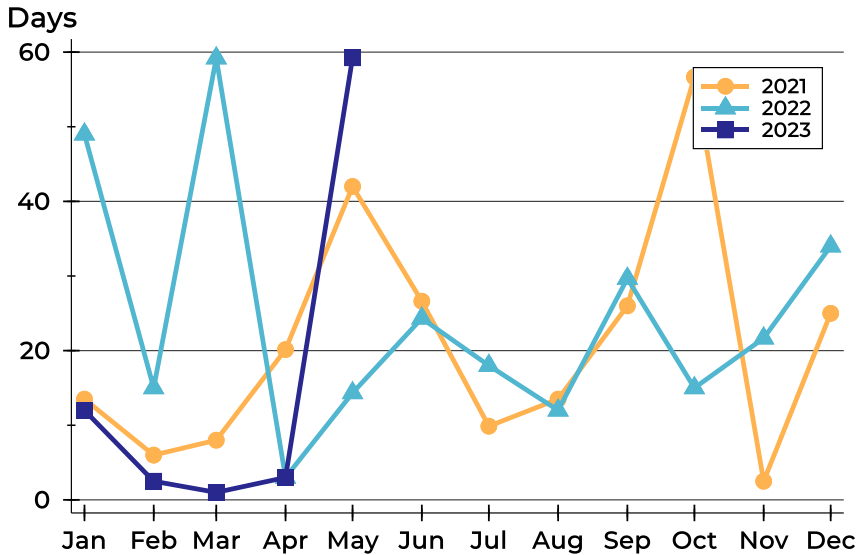


Month	2021	2022	2023
January	102,250	169,000	160,000
February	155,000	275,000	190,000
March	110,000	265,000	146,250
April	150,000	269,900	875,000
May	457,500	189,000	142,500
June	141,500	149,500	
July	125,750	247,000	
August	154,950	224,500	
September	582,000	280,000	
October	225,000	140,000	
November	212,450	205,000	
December	212,750	659,000	



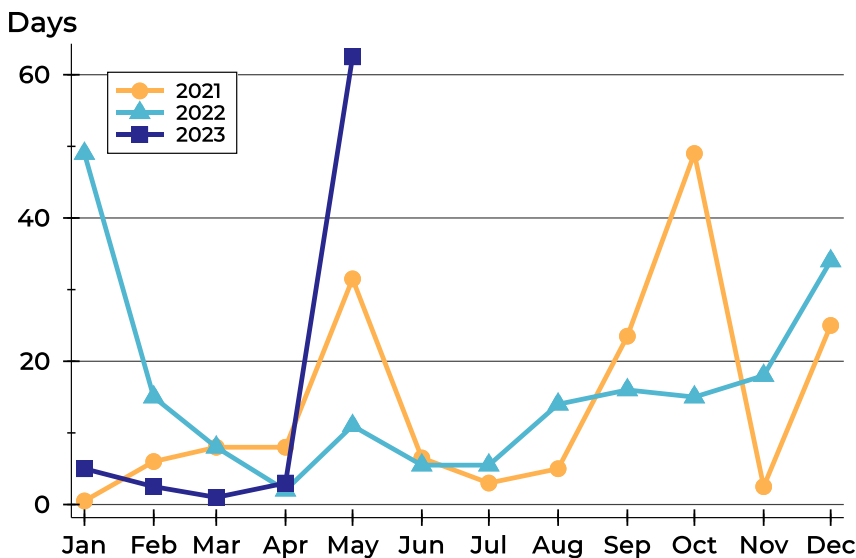
Wabaunsee County Contracts Written Analysis

Average DOM



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

Median DOM



Month	2021	2022	2023
January	1	49	5
February	6	15	3
March	8	8	1
April	8	2	3
May	32	11	63
June	7	6	
July	3	6	
August	5	14	
September	24	16	
October	49	15	
November	3	18	
December	25	34	



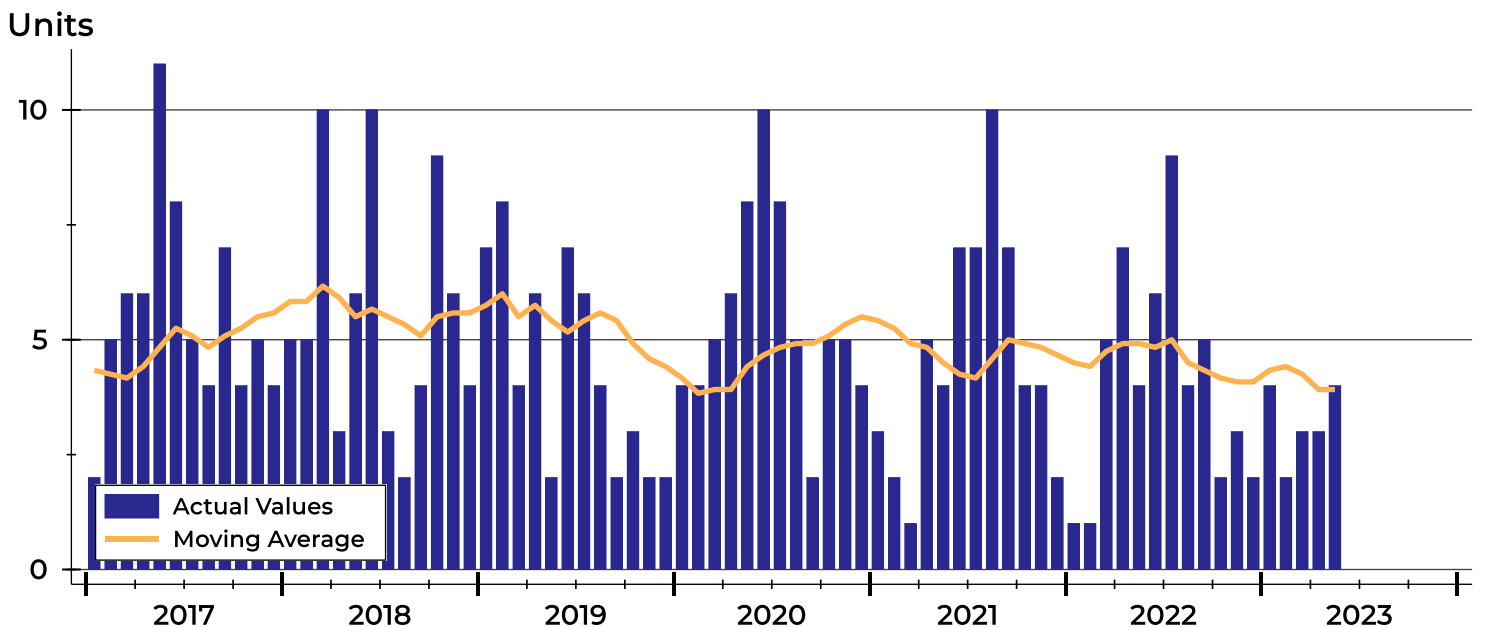
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		4	4	0.0%
Volume (1,000s)		685	684	0.1%
Average	List Price	171,225	171,000	0.1%
	Days on Market	59	50	18.0%
	Percent of Original	94.0%	100.0%	-6.0%
Median	List Price	142,500	162,000	-12.0%
	Days on Market	63	19	231.6%
	Percent of Original	95.1%	100.0%	-4.9%

A total of 4 listings in Wabaunsee County had contracts pending at the end of May, the same number of contracts pending at the end of May 2022.

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

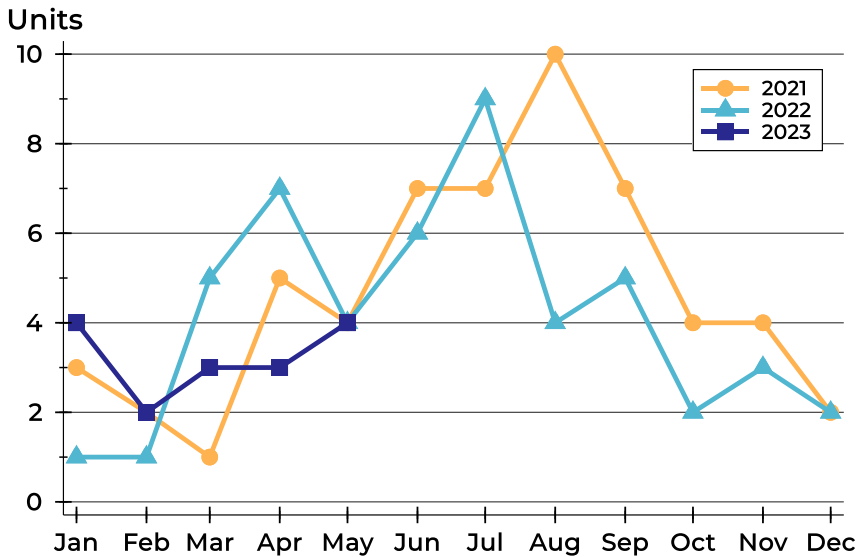
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

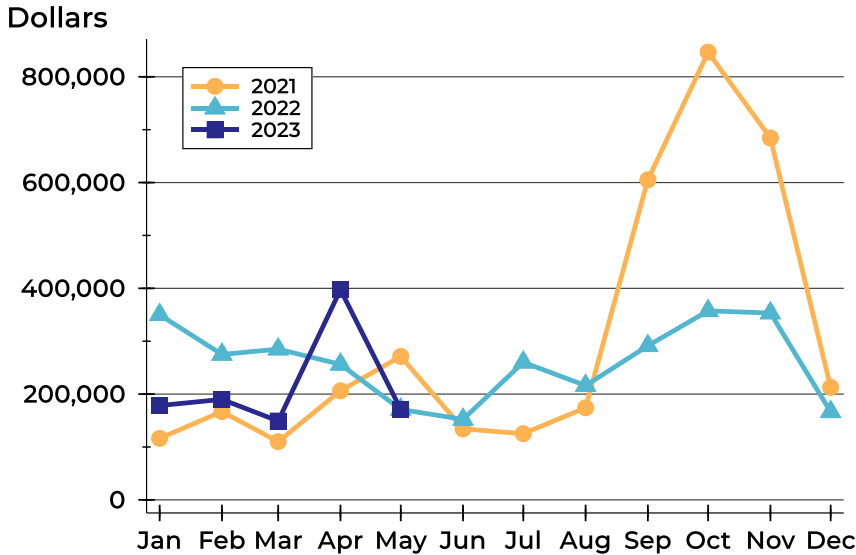
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	25.0%	89,900	89,900	51	51	85.6%	85.6%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	130,000	130,000	74	74	96.3%	96.3%
\$150,000-\$174,999	1	25.0%	155,000	155,000	112	112	93.9%	93.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	310,000	310,000	0	0	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



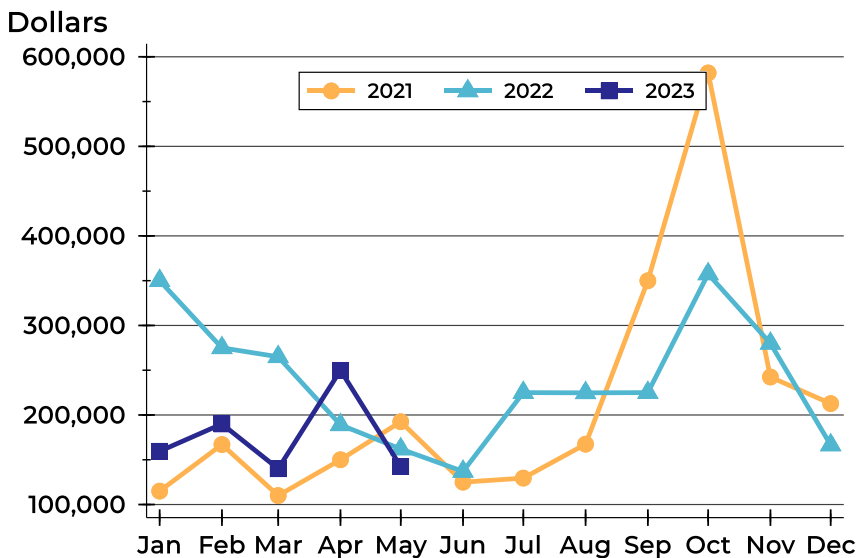
Wabaunsee County Pending Contracts Analysis

Average Price



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

Median Price

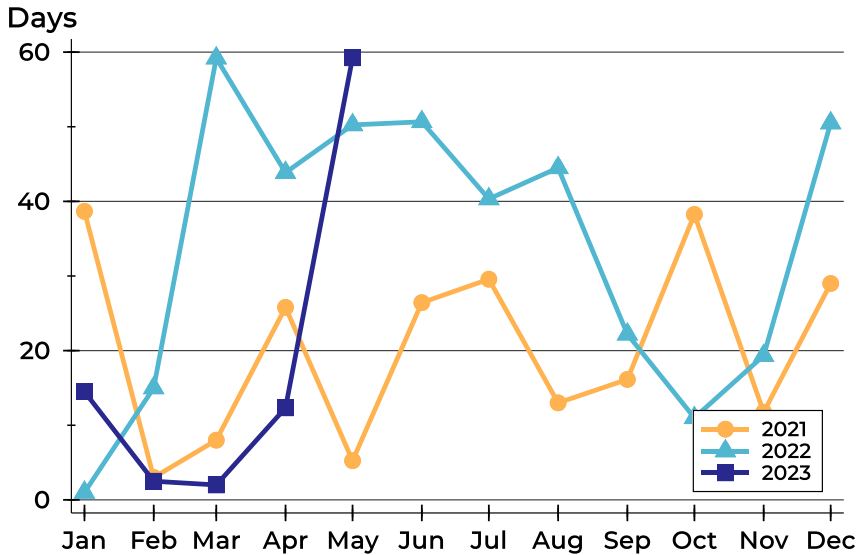


Month	2021	2022	2023
January	115,000	350,000	159,500
February	167,000	275,000	190,000
March	110,000	265,000	140,000
April	150,000	189,000	249,900
May	192,500	162,000	142,500
June	125,000	137,000	
July	129,500	225,000	
August	167,450	224,750	
September	349,900	225,000	
October	582,000	357,500	
November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



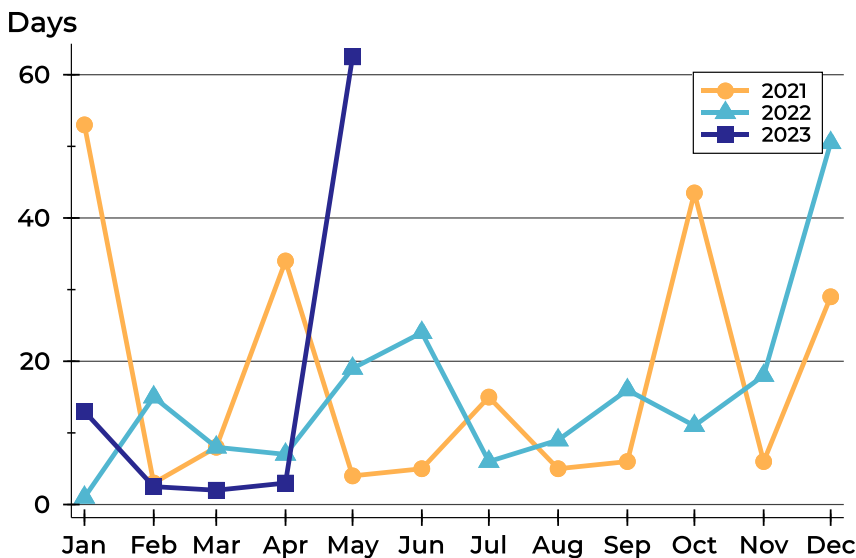
Wabaunsee County Pending Contracts Analysis

Average DOM



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

Median DOM



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