



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

November 2023 Sunflower MLS Statistics

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Sunflower MLS, Inc.

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

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



Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Rose in November

Total home sales in the Sunflower multiple listing service rose by 6.9% last month to 262 units, compared to 245 units in November 2022. Total sales volume was \$55.6 million, up 16.3% from a year earlier.

The median sale price in November was \$182,000, up from \$162,000 a year earlier. Homes that sold in November were typically on the market for 8 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of November

The total number of active listings in the Sunflower multiple listing service at the end of November was 420 units, up from 366 at the same point in 2022. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$224,900.

There were 218 contracts written in November 2023 and 2022, showing no change over the year. At the end of the month, there were 238 contracts still pending.

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Contact Information

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



Entire MLS System Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		262 6.9%	245 -27.7%	339 11.1%	3,202 -10.8%	3,591 -8.6%	3,929 2.6%
Active Listings Change from prior year		420 14.8%	366 34.1%	273 -22.4%	N/A	N/A	N/A
Months' Supply Change from prior year		1.5 36.4%	1.1 37.5%	0.8 -20.0%	N/A	N/A	N/A
New Listings Change from prior year		245 -9.9%	272 -0.4%	273 -18.3%	3,757 -6.9%	4,035 -8.6%	4,414 -0.3%
Contracts Written Change from prior year		218 0.0%	218 -24.8%	290 -5.2%	3,221 -8.9%	3,534 -12.1%	4,019 0.3%
Pending Contracts Change from prior year		238 -1.2%	241 -36.7%	381 1.1%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		55,572 16.3%	47,767 -26.0%	64,555 26.6%	691,636 -6.0%	735,660 -0.1%	736,583 16.2%
Average	Sale Price Change from prior year	212,106 8.8%	194,969 2.4%	190,428 13.9%	216,001 5.4%	204,862 9.3%	187,473 13.3%
	List Price of Actives Change from prior year	283,725 5.5%	268,840 24.3%	216,313 7.0%	N/A	N/A	N/A
	Days on Market Change from prior year	20 -13.0%	23 21.1%	19 -17.4%	20 25.0%	16 -15.8%	19 -38.7%
	Percent of List Change from prior year	97.9% 0.1%	97.8% -1.3%	99.1% 1.2%	99.1% -1.0%	100.1% 0.2%	99.9% 1.9%
	Percent of Original Change from prior year	95.8% -0.2%	96.0% -1.4%	97.4% 1.1%	97.6% -1.2%	98.8% -0.1%	98.9% 2.4%
Median	Sale Price Change from prior year	182,000 12.3%	162,000 -1.8%	165,000 16.2%	185,000 4.1%	177,750 7.7%	165,000 15.8%
	List Price of Actives Change from prior year	224,900 7.9%	208,450 25.6%	165,900 14.4%	N/A	N/A	N/A
	Days on Market Change from prior year	8 14.3%	7 16.7%	6 50.0%	5 25.0%	4 0.0%	4 -42.9%
	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	97.9% -0.7%	98.6% -1.4%	100.0% 0.9%	100.0% 0.0%	100.0% 0.0%	100.0% 1.1%

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



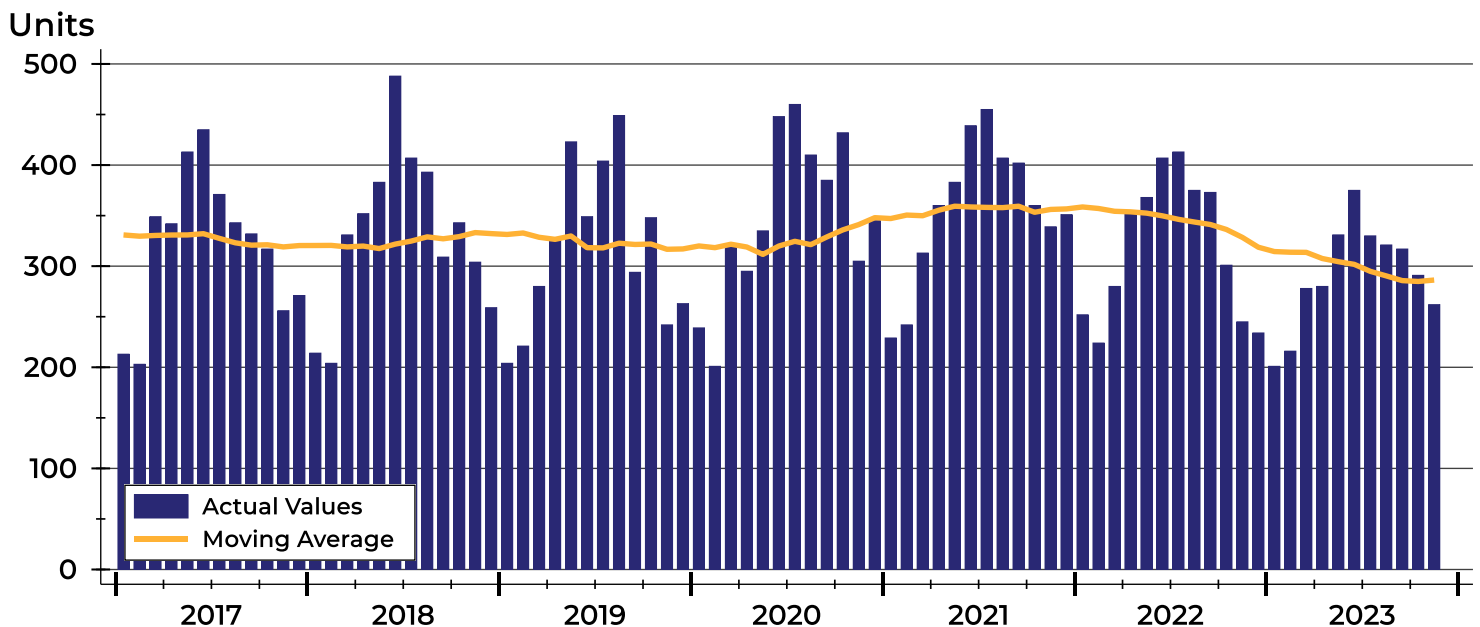
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		262	245	6.9%	3,202	3,591	-10.8%
Volume (1,000s)		55,572	47,767	16.3%	691,636	735,660	-6.0%
Months' Supply		1.5	1.1	36.4%	N/A	N/A	N/A
Average	Sale Price	212,106	194,969	8.8%	216,001	204,862	5.4%
	Days on Market	20	23	-13.0%	20	16	25.0%
	Percent of List	97.9%	97.8%	0.1%	99.1%	100.1%	-1.0%
	Percent of Original	95.8%	96.0%	-0.2%	97.6%	98.8%	-1.2%
Median	Sale Price	182,000	162,000	12.3%	185,000	177,750	4.1%
	Days on Market	8	7	14.3%	5	4	25.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.9%	98.6%	-0.7%	100.0%	100.0%	0.0%

A total of 262 homes sold in the Sunflower multiple listing service in November, up from 245 units in November 2022. Total sales volume rose to \$55.6 million compared to \$47.8 million in the previous year.

The median sales price in November was \$182,000, up 12.3% compared to the prior year. Median days on market was 8 days, up from 7 days in October, and up from 7 in November 2022.

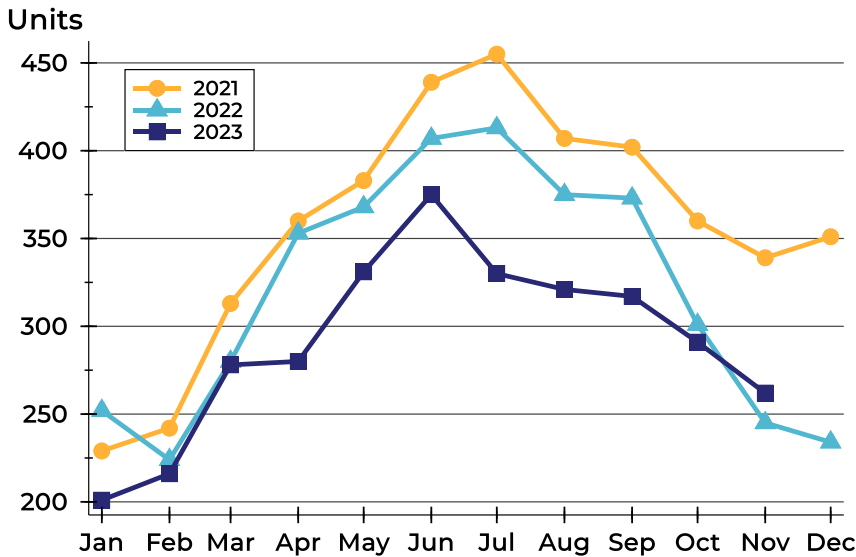
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	229	252	201
February	242	224	216
March	313	280	278
April	360	353	280
May	383	368	331
June	439	407	375
July	455	413	330
August	407	375	321
September	402	373	317
October	360	301	291
November	339	245	262
December	351	234	

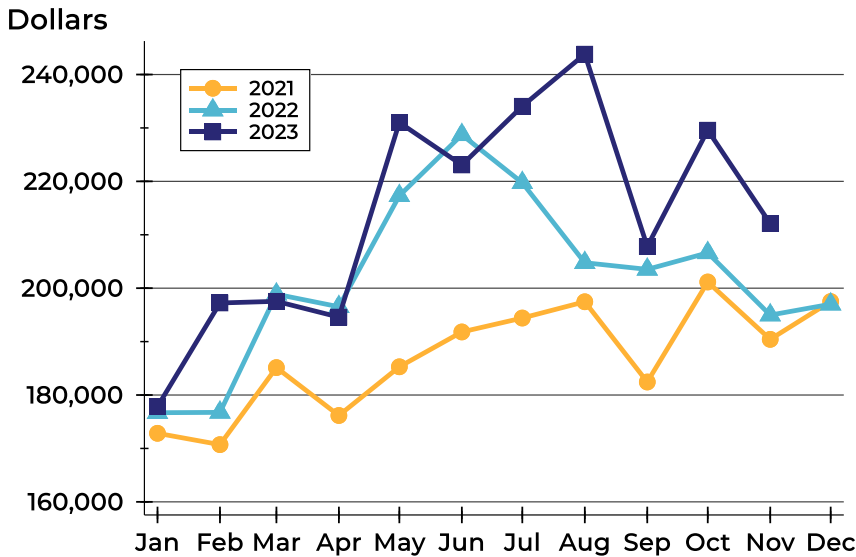
Closed Listings by Price Range

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	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	10	3.8%	2.2	36,501	34,250	31	11	85.9%	90.7%	81.0%	81.6%
\$50,000-\$99,999	38	14.5%	1.0	71,114	68,500	27	10	96.5%	99.5%	91.6%	92.5%
\$100,000-\$124,999	21	8.0%	1.0	109,811	106,000	15	7	98.9%	100.0%	98.1%	100.0%
\$125,000-\$149,999	27	10.3%	0.9	135,959	136,000	16	8	97.5%	98.4%	96.1%	96.7%
\$150,000-\$174,999	30	11.5%	1.0	159,474	159,660	13	7	100.3%	100.0%	99.1%	100.0%
\$175,000-\$199,999	19	7.3%	1.5	186,847	186,000	24	11	97.1%	97.9%	94.9%	96.0%
\$200,000-\$249,999	37	14.1%	1.4	219,920	220,000	15	6	100.0%	100.0%	98.5%	100.0%
\$250,000-\$299,999	31	11.8%	1.5	273,177	275,000	22	12	98.7%	100.0%	96.7%	97.4%
\$300,000-\$399,999	24	9.2%	1.8	343,105	337,863	19	5	97.5%	100.0%	96.6%	99.3%
\$400,000-\$499,999	17	6.5%	2.0	448,659	450,000	27	10	97.0%	97.0%	95.1%	96.0%
\$500,000-\$749,999	7	2.7%	2.9	589,414	580,000	19	0	100.8%	100.0%	100.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.4%	8.6	1,600,000	1,600,000	7	7	94.1%	94.1%	94.1%	94.1%



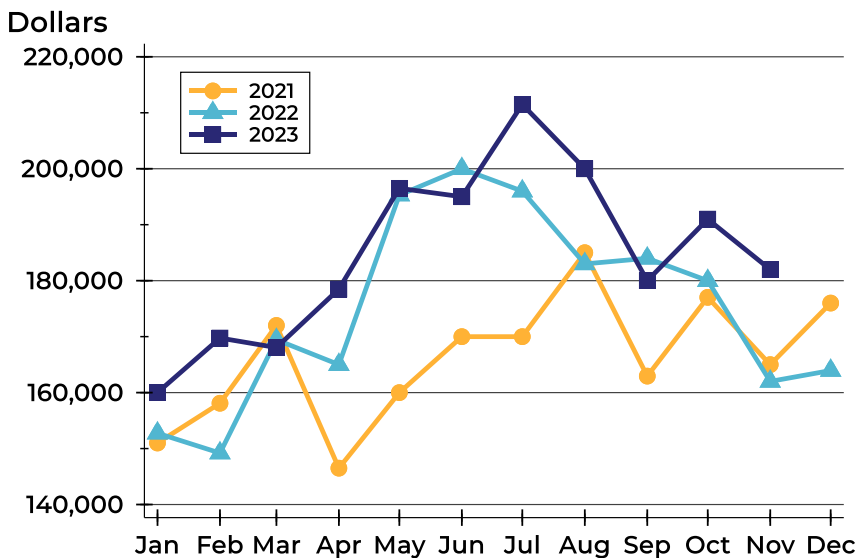
Entire MLS System Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	172,842	176,696	177,842
February	170,718	176,753	197,235
March	185,141	198,872	197,546
April	176,171	196,526	194,592
May	185,290	217,312	231,025
June	191,814	228,721	223,072
July	194,417	219,747	234,063
August	197,463	204,770	243,817
September	182,444	203,529	207,809
October	201,167	206,622	229,586
November	190,428	194,969	212,106
December	197,504	197,001	

Median Price

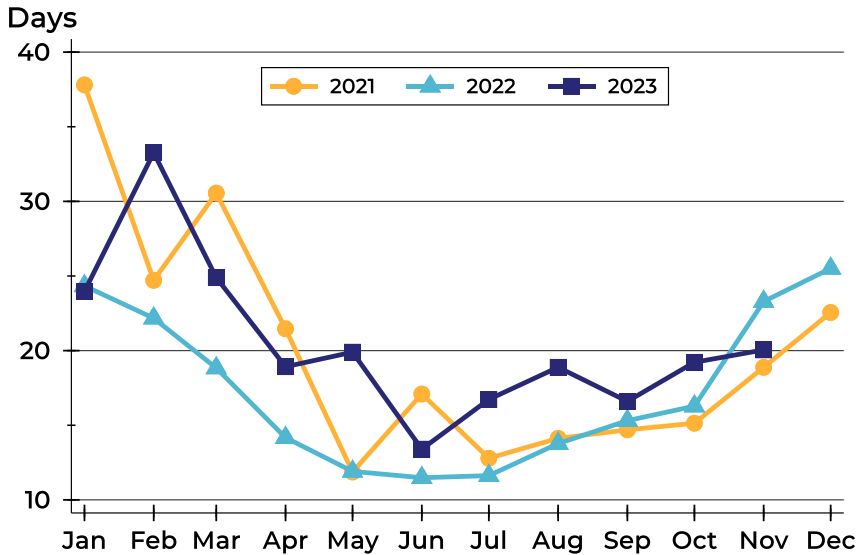


Month	2021	2022	2023
January	151,000	152,750	160,000
February	158,100	149,200	169,750
March	172,000	169,450	168,050
April	146,501	165,000	178,500
May	160,000	195,300	196,500
June	170,000	200,000	195,000
July	170,000	196,000	211,500
August	185,000	183,000	200,000
September	162,950	184,000	180,000
October	177,025	180,000	191,000
November	165,000	162,000	182,000
December	176,000	163,950	



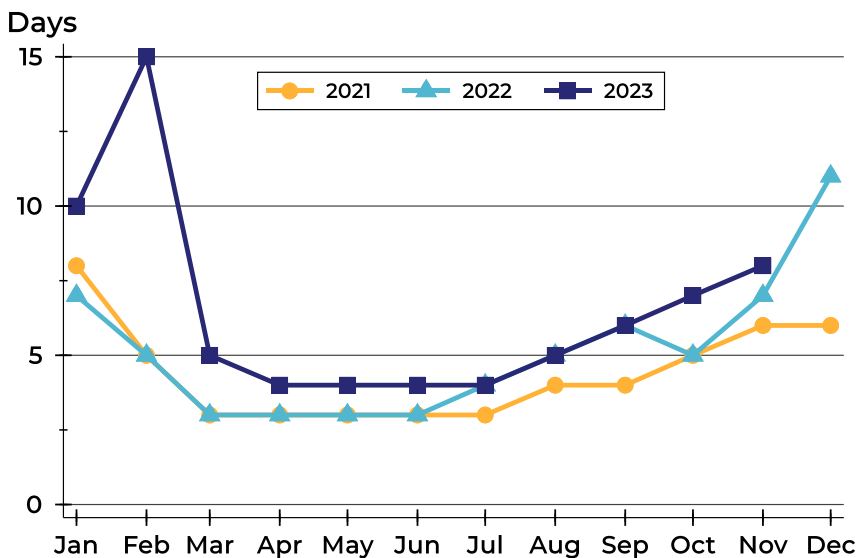
Entire MLS System Closed Listings Analysis

Average DOM



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

Median DOM



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



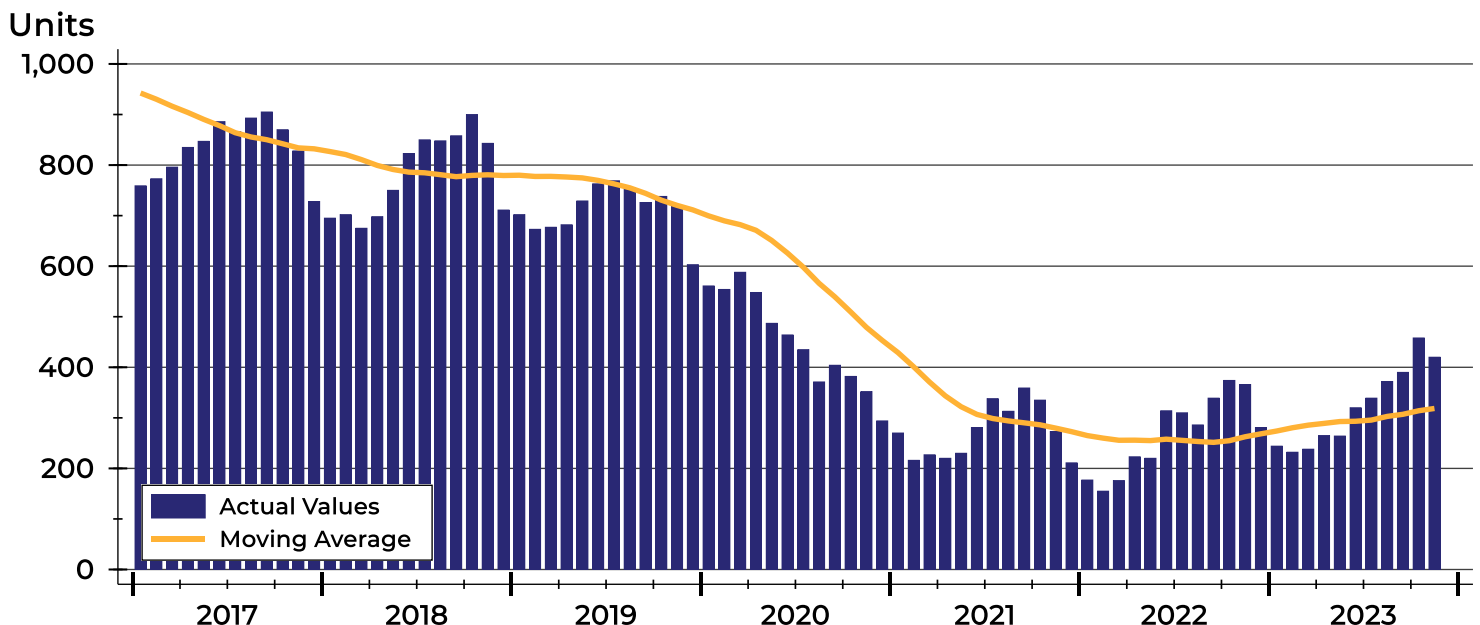
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		End of November		
		2023	2022	Change
Active Listings		420	366	14.8%
Volume (1,000s)		119,164	98,395	21.1%
Months' Supply		1.5	1.1	36.4%
Average	List Price	283,725	268,840	5.5%
	Days on Market	68	57	19.3%
	Percent of Original	95.6%	96.5%	-0.9%
Median	List Price	224,900	208,450	7.9%
	Days on Market	49	38	28.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 420 homes were available for sale in the Sunflower multiple listing service at the end of November. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of November was \$224,900, up 7.9% from 2022. The typical time on market for active listings was 49 days, up from 38 days a year earlier.

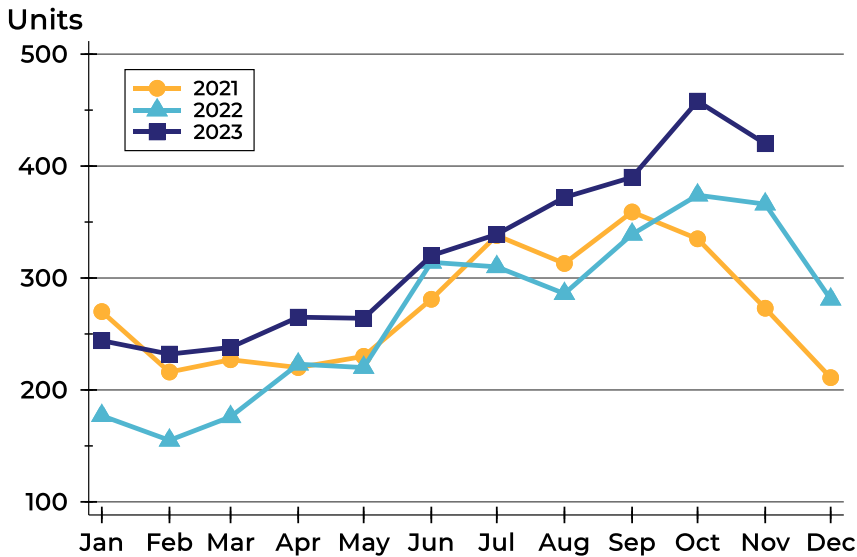
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	270	177	244
February	216	155	232
March	227	176	238
April	220	223	265
May	230	220	264
June	281	314	320
July	338	310	339
August	313	286	372
September	359	339	390
October	335	374	458
November	273	366	420
December	211	281	

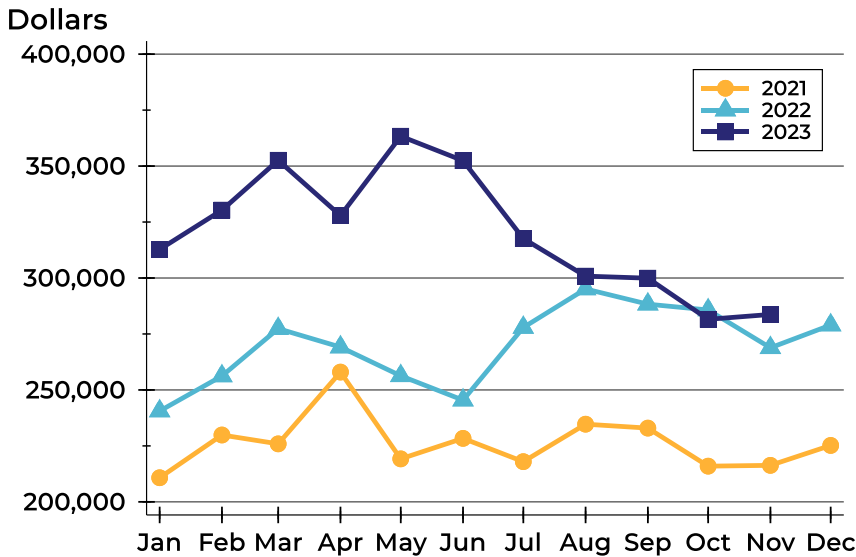
Active Listings by Price Range

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	0.7%	N/A	8,783	1,850	14	3	100.0%	100.0%
\$25,000-\$49,999	21	5.0%	2.2	38,314	37,500	71	58	93.0%	100.0%
\$50,000-\$99,999	43	10.2%	1.0	76,454	79,900	68	49	92.0%	95.9%
\$100,000-\$124,999	22	5.2%	1.0	114,550	115,000	62	52	93.5%	96.1%
\$125,000-\$149,999	27	6.4%	0.9	139,479	139,900	82	46	95.0%	99.3%
\$150,000-\$174,999	29	6.9%	1.0	161,191	160,000	56	45	96.7%	100.0%
\$175,000-\$199,999	35	8.3%	1.5	185,897	185,000	66	46	94.8%	97.3%
\$200,000-\$249,999	57	13.6%	1.4	226,491	224,000	59	45	95.9%	97.4%
\$250,000-\$299,999	47	11.2%	1.5	278,731	278,000	60	45	97.6%	100.0%
\$300,000-\$399,999	61	14.5%	1.8	346,792	349,500	50	39	97.5%	100.0%
\$400,000-\$499,999	28	6.7%	2.0	457,240	452,900	84	65	96.9%	100.0%
\$500,000-\$749,999	31	7.4%	2.9	614,281	600,000	92	59	95.3%	96.0%
\$750,000-\$999,999	11	2.6%	N/A	881,082	899,900	113	73	96.9%	100.0%
\$1,000,000 and up	5	1.2%	8.6	1,775,400	1,690,000	161	193	97.2%	100.0%



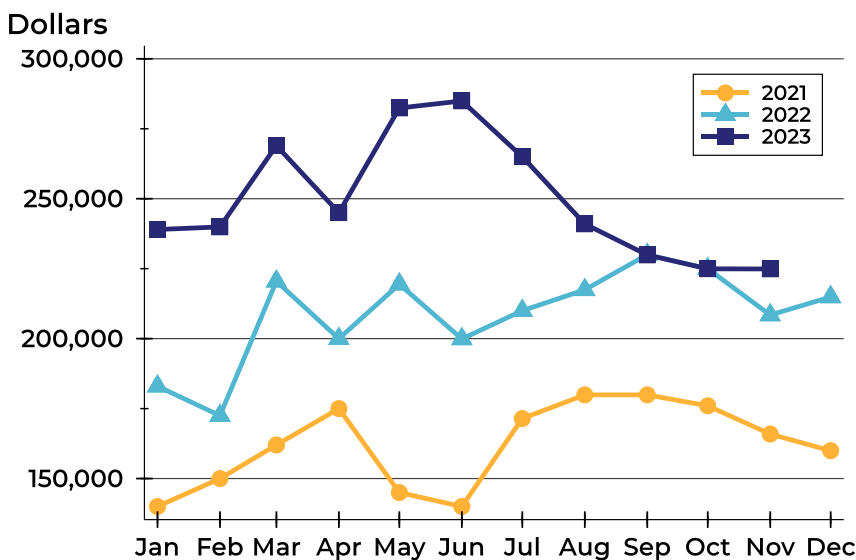
Entire MLS System Active Listings Analysis

Average Price



Month	2021	2022	2023
January	210,777	240,586	312,787
February	229,869	256,235	330,328
March	225,919	277,392	352,597
April	257,975	269,139	327,886
May	219,212	256,311	363,329
June	228,369	245,447	352,426
July	217,968	277,893	317,632
August	234,703	295,109	300,836
September	232,958	288,305	299,924
October	215,958	285,721	281,555
November	216,313	268,840	283,725
December	225,212	278,974	

Median Price

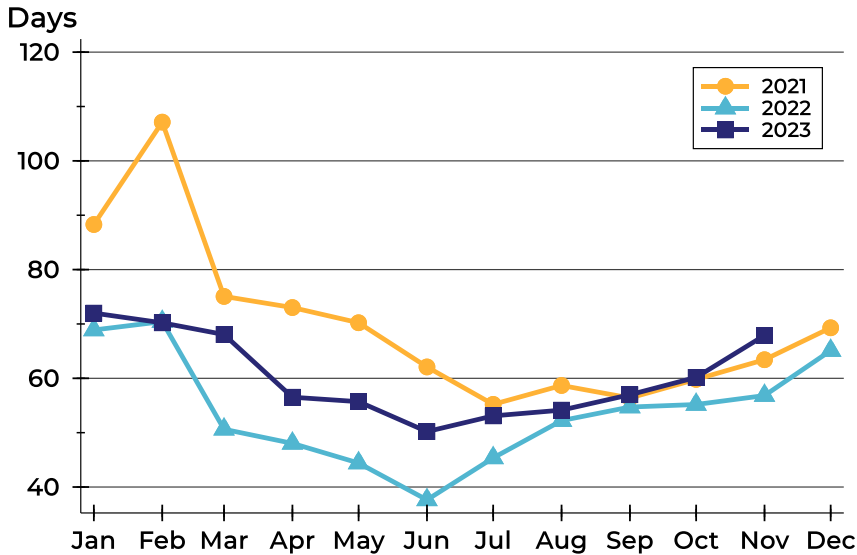


Month	2021	2022	2023
January	140,000	183,000	239,000
February	150,000	172,500	239,925
March	162,000	220,500	269,000
April	175,000	200,000	245,000
May	145,000	219,450	282,425
June	140,000	199,900	284,950
July	171,450	210,000	265,000
August	179,900	217,450	241,000
September	179,900	230,000	229,900
October	176,000	224,975	224,950
November	165,900	208,450	224,900
December	159,950	214,900	



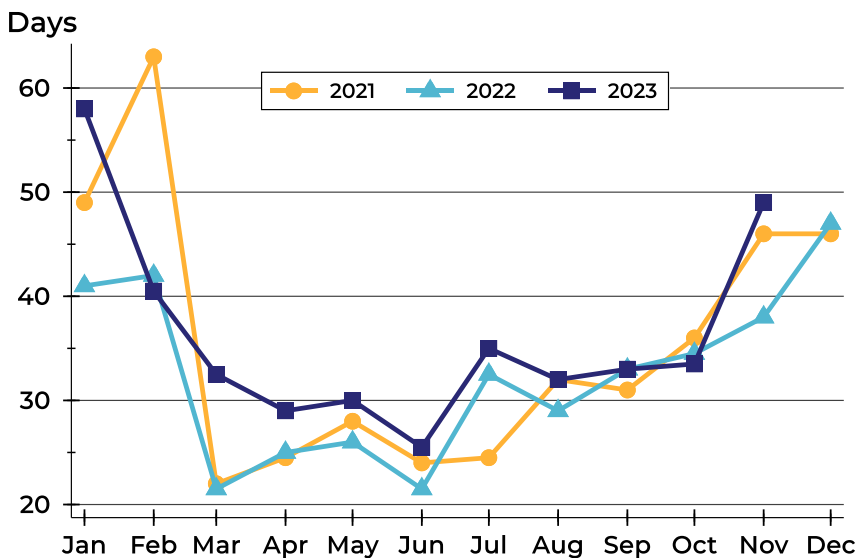
Entire MLS System Active Listings Analysis

Average DOM



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

Median DOM

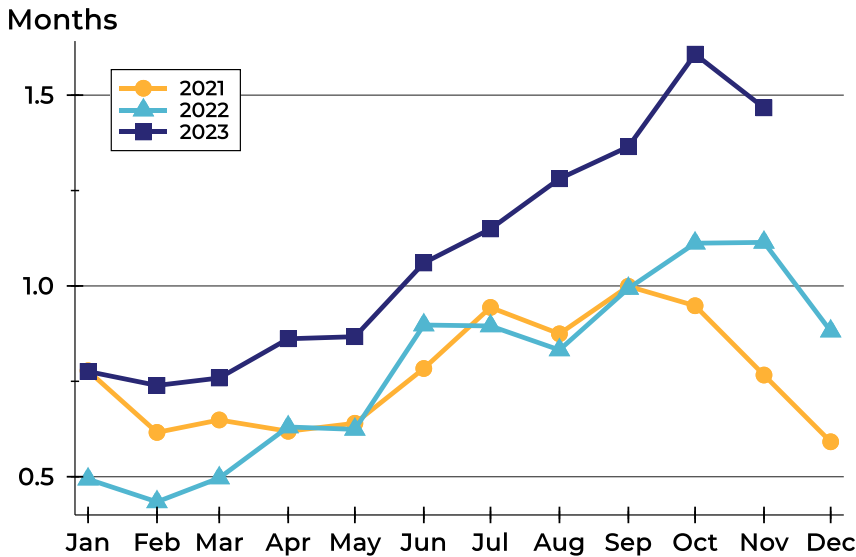


Month	2021	2022	2023
January	49	41	58
February	63	42	41
March	22	22	33
April	25	25	29
May	28	26	30
June	24	22	26
July	25	33	35
August	32	29	32
September	31	33	33
October	36	35	34
November	46	38	49
December	46	47	



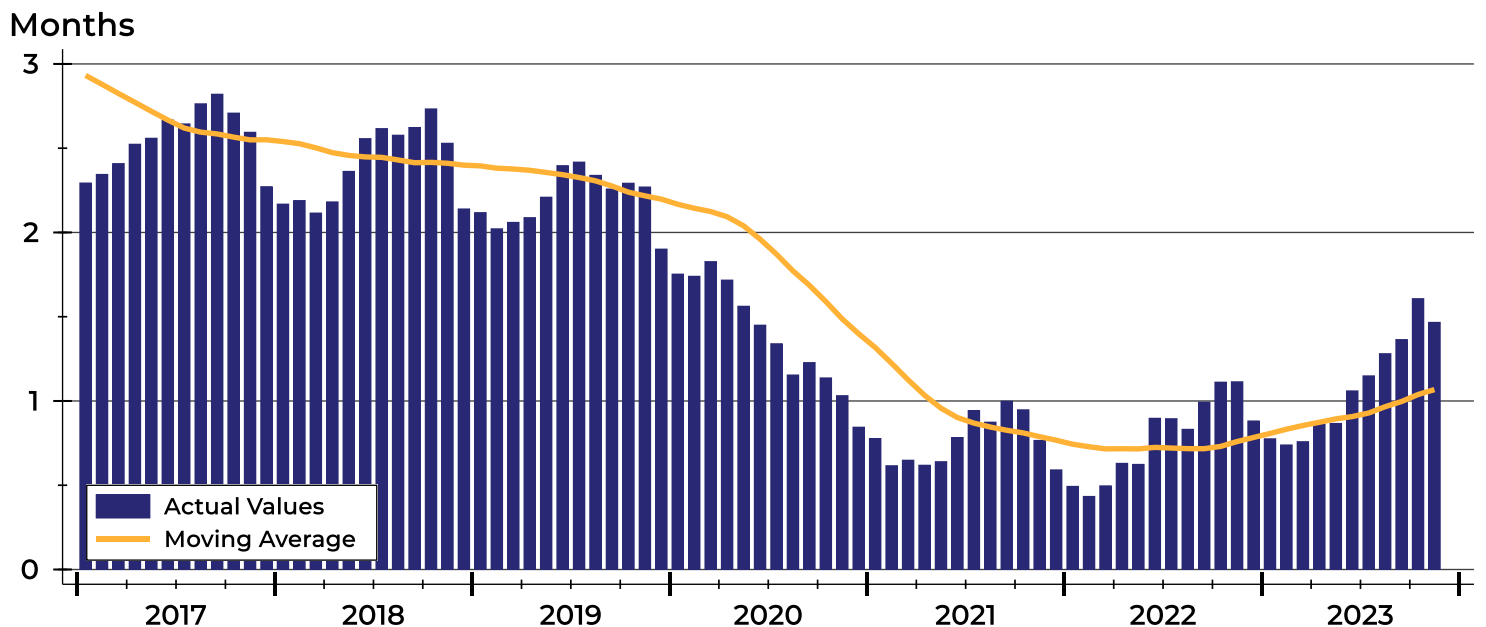
Entire MLS System Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





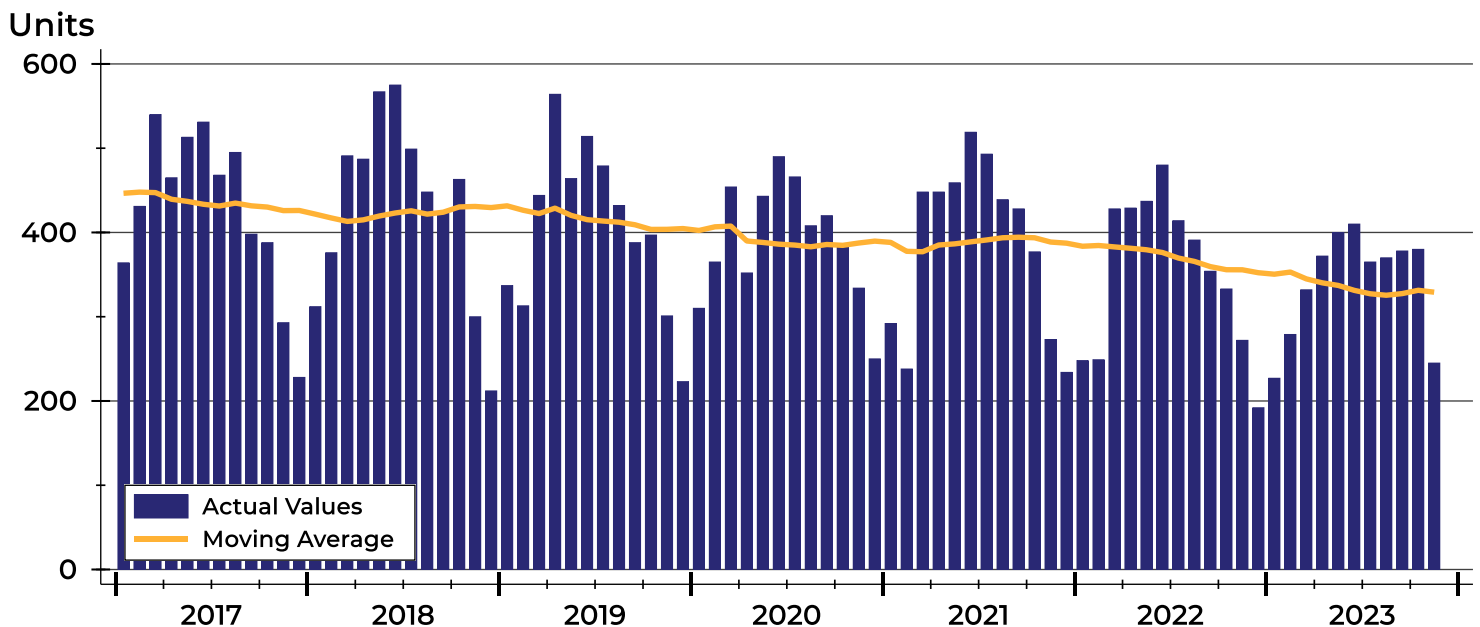
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	245	272	-9.9%
	Volume (1,000s)	54,128	53,631	0.9%
	Average List Price	220,932	197,172	12.1%
	Median List Price	200,000	164,900	21.3%
Year-to-Date	New Listings	3,757	4,035	-6.9%
	Volume (1,000s)	867,480	867,216	0.0%
	Average List Price	230,897	214,923	7.4%
	Median List Price	190,000	180,000	5.6%

A total of 245 new listings were added in the Sunflower multiple listing service during November, down 9.9% from the same month in 2022. Year-to-date the Sunflower multiple listing service has seen 3,758 new listings.

The median list price of these homes was \$200,000 up from \$164,900 in 2022.

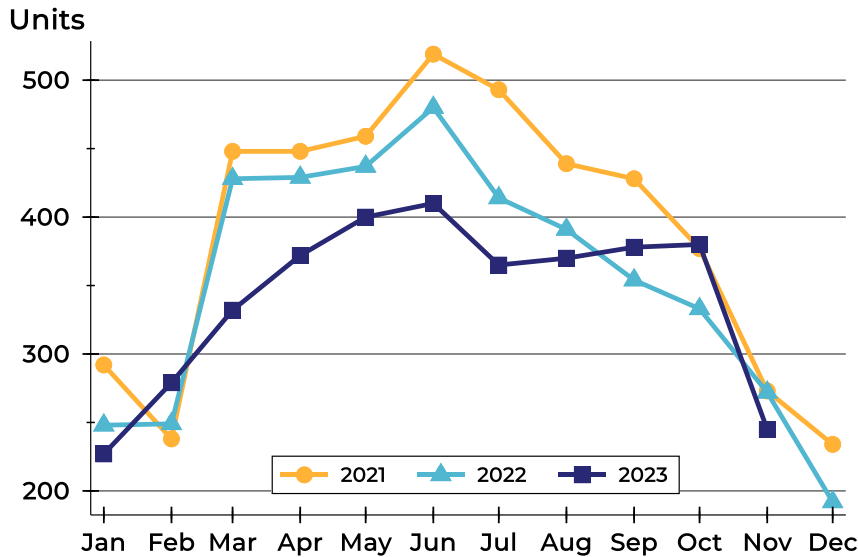
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	292	248	227
February	238	249	279
March	448	428	332
April	448	429	372
May	459	437	400
June	519	480	410
July	493	414	364
August	439	391	370
September	428	354	378
October	377	333	380
November	273	272	245
December	234	192	

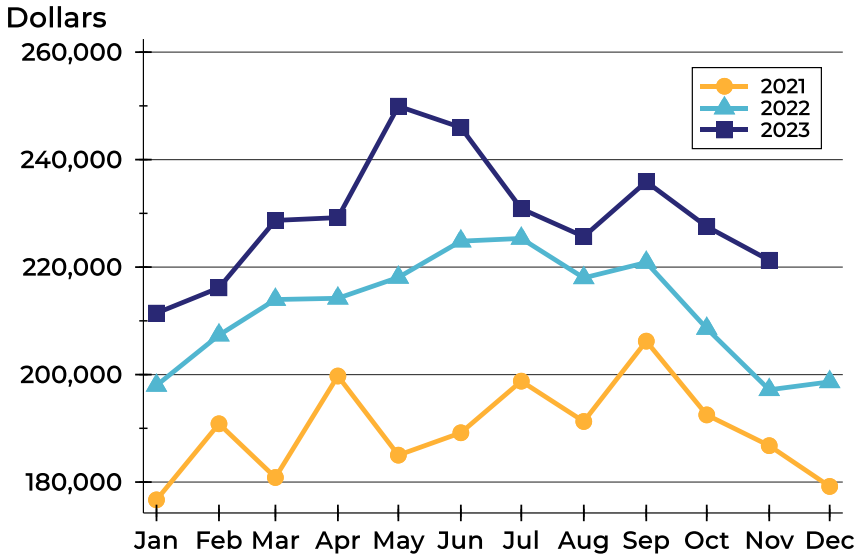
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	1,675	1,675	8	8	100.0%	100.0%
\$25,000-\$49,999	13	5.3%	42,677	48,500	7	3	101.7%	100.0%
\$50,000-\$99,999	35	14.3%	77,547	79,900	10	10	97.2%	100.0%
\$100,000-\$124,999	13	5.3%	110,200	109,900	10	4	99.0%	100.0%
\$125,000-\$149,999	16	6.5%	139,498	140,900	17	15	98.7%	100.0%
\$150,000-\$174,999	22	9.0%	160,941	160,000	14	14	105.0%	100.0%
\$175,000-\$199,999	21	8.6%	187,725	189,000	12	8	97.8%	100.0%
\$200,000-\$249,999	39	15.9%	225,474	225,000	14	13	99.4%	100.0%
\$250,000-\$299,999	25	10.2%	280,888	284,500	16	17	98.8%	100.0%
\$300,000-\$399,999	37	15.1%	341,728	330,000	16	17	99.4%	100.0%
\$400,000-\$499,999	14	5.7%	445,100	444,450	20	23	99.6%	100.0%
\$500,000-\$749,999	8	3.3%	637,550	685,000	23	21	98.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



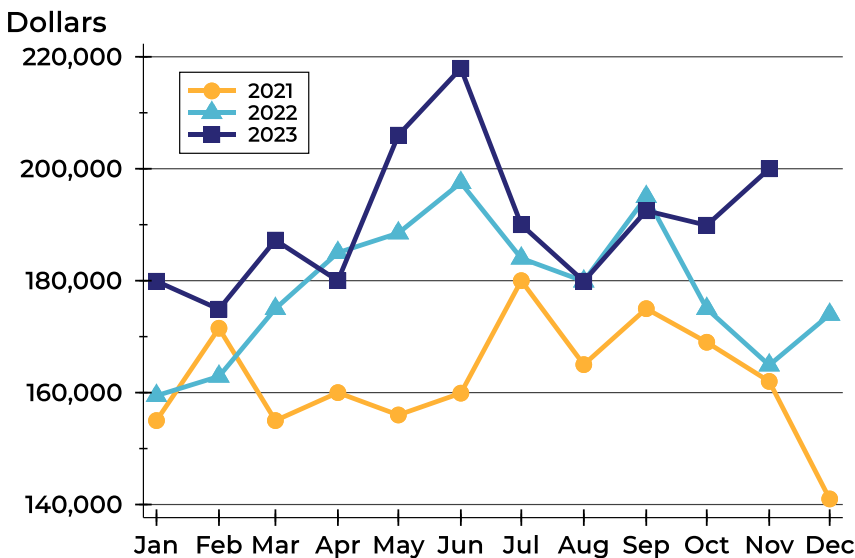
Entire MLS System New Listings Analysis

Average Price



Month	2021	2022	2023
January	176,687	197,975	211,438
February	190,848	207,340	216,149
March	180,851	213,967	228,692
April	199,732	214,200	229,207
May	185,007	218,085	249,941
June	189,174	224,830	245,987
July	198,777	225,340	230,539
August	191,272	217,996	225,681
September	206,221	220,862	235,860
October	192,498	208,577	227,497
November	186,773	197,172	220,932
December	179,184	198,647	

Median Price



Month	2021	2022	2023
January	155,000	159,450	179,900
February	171,500	162,900	174,900
March	155,000	175,000	187,250
April	160,000	185,000	180,000
May	156,000	188,500	206,000
June	159,900	197,500	217,950
July	180,000	184,000	189,950
August	165,000	179,900	179,900
September	175,000	195,000	192,500
October	169,000	175,000	189,900
November	162,000	164,900	200,000
December	141,000	173,950	



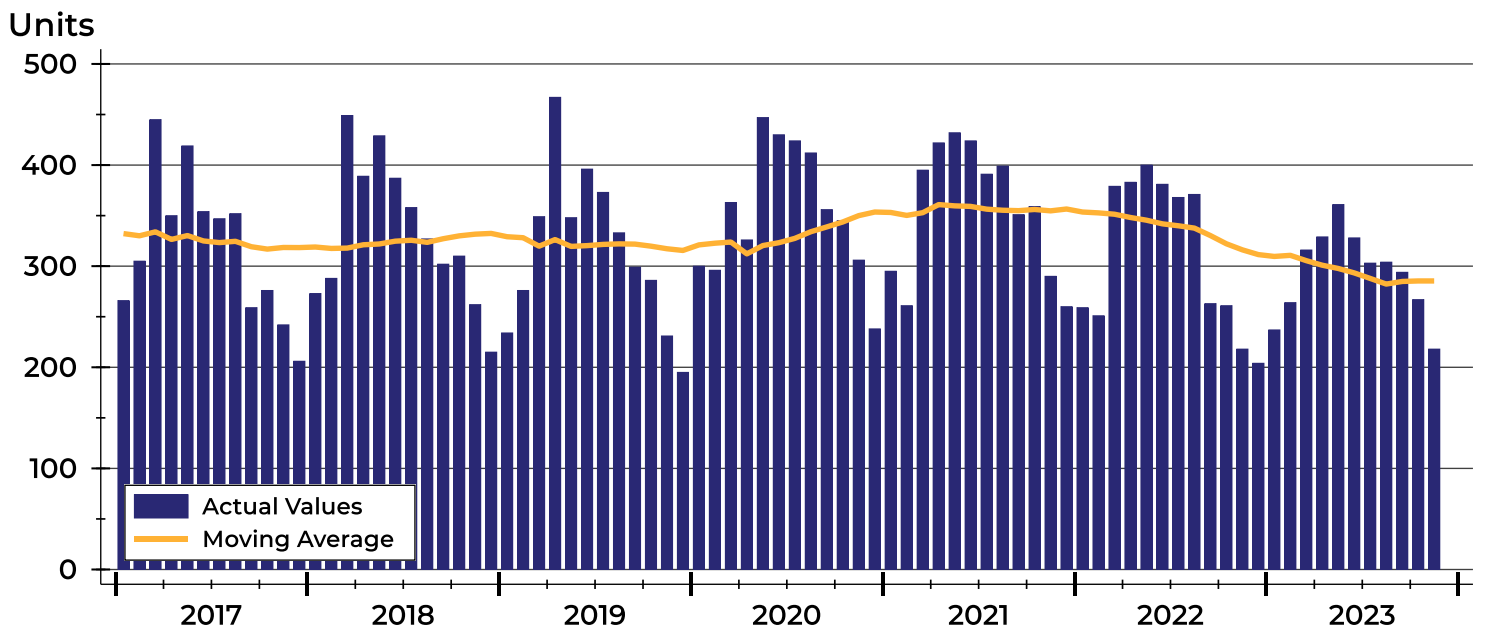
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		218	218	0.0%	3,221	3,534	-8.9%
Volume (1,000s)		45,101	43,676	3.3%	703,937	726,572	-3.1%
Average	Sale Price	206,883	200,349	3.3%	218,546	205,595	6.3%
	Days on Market	27	26	3.8%	20	16	25.0%
	Percent of Original	96.6%	94.7%	2.0%	97.7%	98.8%	-1.1%
Median	Sale Price	184,500	170,000	8.5%	185,450	179,000	3.6%
	Days on Market	16	9	77.8%	5	4	25.0%
	Percent of Original	100.0%	96.8%	3.3%	100.0%	100.0%	0.0%

A total of 218 contracts for sale were written in the Sunflower multiple listing service during the month of November, the same as in 2022. The median list price of these homes was \$179,500, up from \$170,000 the prior year.

Half of the homes that went under contract in November were on the market less than 16 days, compared to 9 days in November 2022.

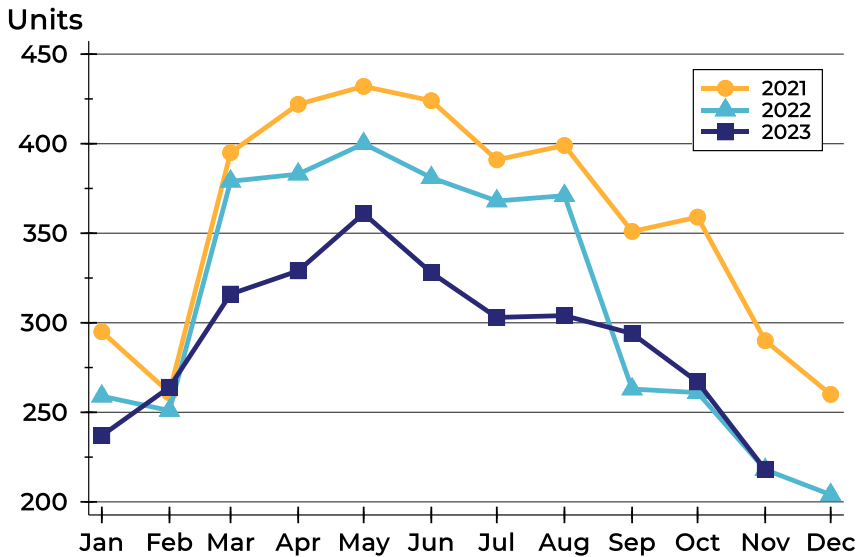
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	295	259	237
February	261	251	264
March	395	379	316
April	422	383	329
May	432	400	361
June	424	381	328
July	391	368	303
August	399	371	304
September	351	263	294
October	359	261	267
November	290	218	218
December	260	204	

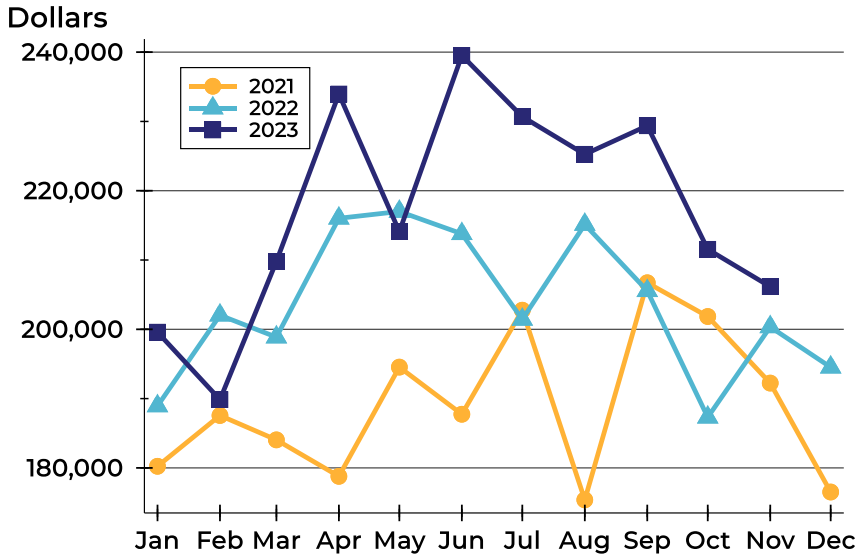
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	12	5.5%	38,600	36,500	26	12	93.3%	92.5%
\$50,000-\$99,999	42	19.3%	76,217	71,000	20	12	93.1%	100.0%
\$100,000-\$124,999	13	6.0%	109,600	110,000	18	4	97.4%	100.0%
\$125,000-\$149,999	19	8.7%	139,163	139,900	29	27	95.7%	100.0%
\$150,000-\$174,999	19	8.7%	163,271	164,900	28	17	103.0%	97.4%
\$175,000-\$199,999	18	8.3%	188,283	189,500	23	11	98.4%	100.0%
\$200,000-\$249,999	30	13.8%	222,068	219,950	26	11	97.3%	100.0%
\$250,000-\$299,999	24	11.0%	281,425	282,500	27	23	96.1%	97.8%
\$300,000-\$399,999	28	12.8%	345,214	341,500	31	18	98.1%	100.0%
\$400,000-\$499,999	10	4.6%	456,028	449,950	61	35	96.7%	100.0%
\$500,000-\$749,999	2	0.9%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.5%	1,900,000	1,900,000	27	27	100.0%	100.0%



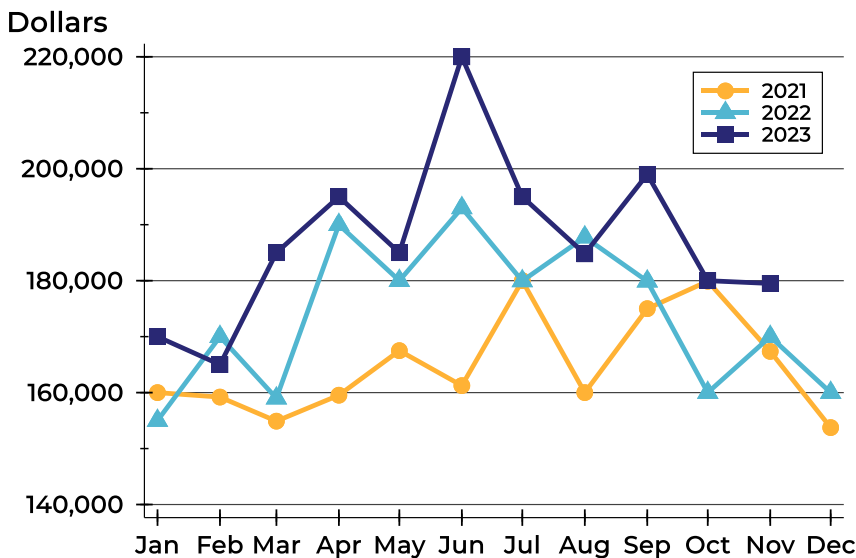
Entire MLS System Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	180,237	188,936	199,592
February	187,565	202,031	189,853
March	184,047	198,870	209,791
April	178,785	216,026	233,959
May	194,547	217,002	214,103
June	187,744	213,787	239,525
July	202,761	201,430	230,697
August	175,386	215,127	225,260
September	206,718	205,559	229,379
October	201,849	187,308	211,547
November	192,241	200,349	206,883
December	176,519	194,526	

Median Price

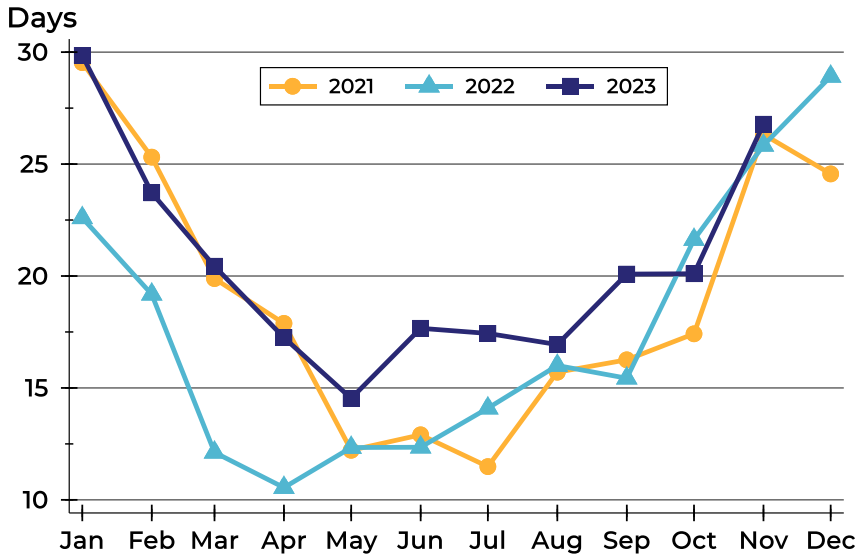


Month	2021	2022	2023
January	160,000	155,000	170,000
February	159,200	170,000	165,000
March	154,900	159,000	185,000
April	159,535	190,000	195,000
May	167,500	180,000	185,000
June	161,250	193,000	220,000
July	180,000	179,950	195,000
August	160,000	187,777	184,800
September	175,000	179,900	199,000
October	179,900	160,000	180,000
November	167,364	170,000	184,500
December	153,750	160,000	



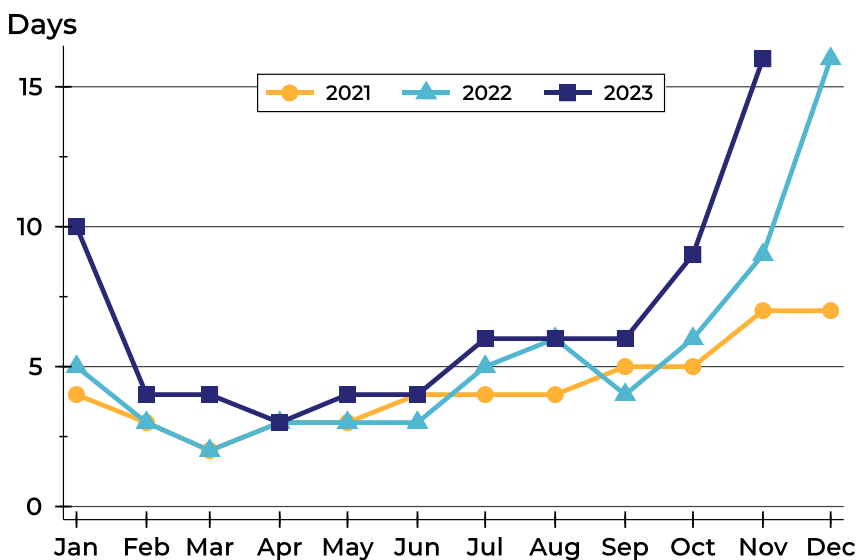
Entire MLS System Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	30	23	30
February	25	19	24
March	20	12	20
April	18	11	17
May	12	12	15
June	13	12	18
July	11	14	17
August	16	16	17
September	16	15	20
October	17	22	20
November	26	26	27
December	25	29	

Median DOM



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



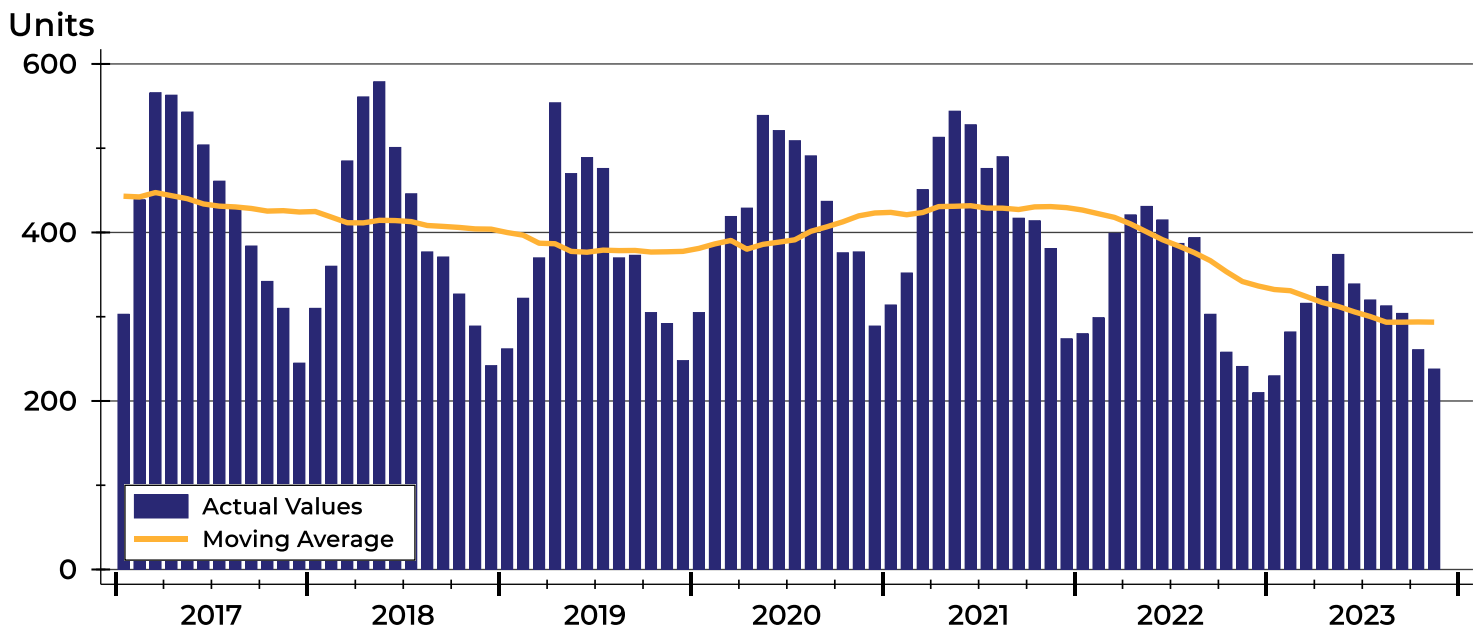
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		238	241	-1.2%
Volume (1,000s)		52,665	51,311	2.6%
Average	List Price	221,280	212,909	3.9%
	Days on Market	27	25	8.0%
	Percent of Original	97.9%	97.6%	0.3%
Median	List Price	199,000	180,000	10.6%
	Days on Market	15	9	66.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 238 listings in the Sunflower multiple listing service had contracts pending at the end of November, down from 241 contracts pending at the end of November 2022.

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

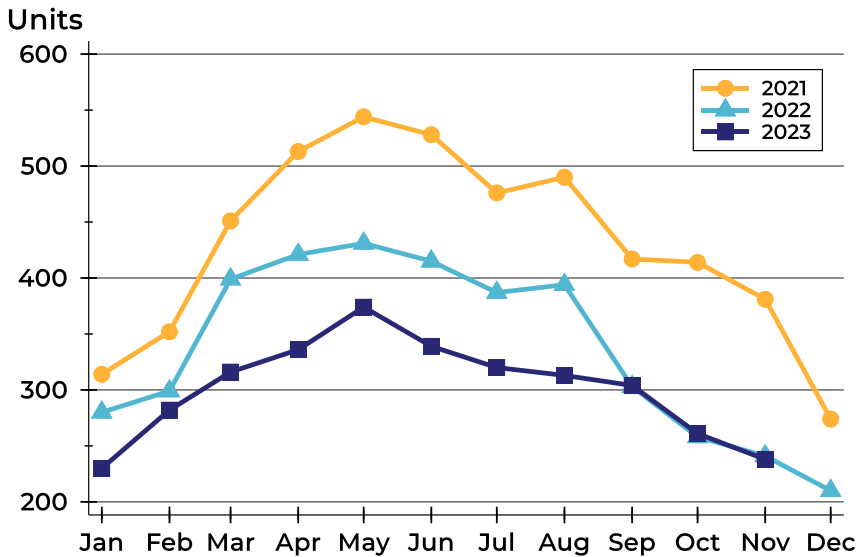
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	314	280	230
February	352	299	282
March	451	399	316
April	513	421	336
May	544	431	374
June	528	415	339
July	476	387	320
August	490	394	313
September	417	303	304
October	414	258	261
November	381	241	238
December	274	210	

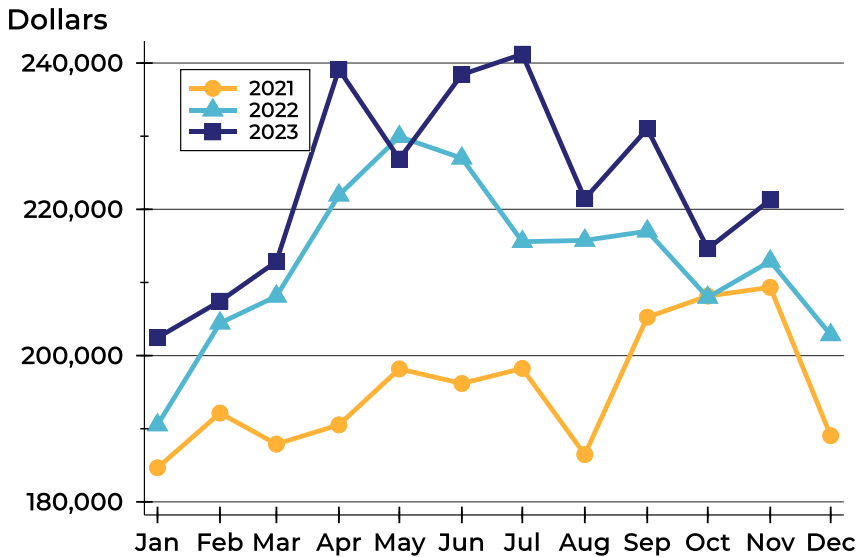
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	7	2.9%	37,386	35,000	29	14	91.7%	100.0%
\$50,000-\$99,999	33	13.9%	78,965	77,500	30	21	95.7%	100.0%
\$100,000-\$124,999	12	5.0%	113,108	114,250	12	6	98.7%	100.0%
\$125,000-\$149,999	25	10.5%	140,268	140,000	22	13	97.2%	100.0%
\$150,000-\$174,999	24	10.1%	162,748	164,900	26	13	103.0%	100.0%
\$175,000-\$199,999	21	8.8%	188,552	189,500	32	13	97.9%	100.0%
\$200,000-\$249,999	40	16.8%	223,979	225,000	24	13	97.2%	100.0%
\$250,000-\$299,999	25	10.5%	281,588	279,900	22	19	98.3%	100.0%
\$300,000-\$399,999	35	14.7%	346,539	344,900	32	19	98.2%	100.0%
\$400,000-\$499,999	13	5.5%	451,137	440,000	48	13	97.9%	100.0%
\$500,000-\$749,999	2	0.8%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.4%	1,900,000	1,900,000	27	27	100.0%	100.0%



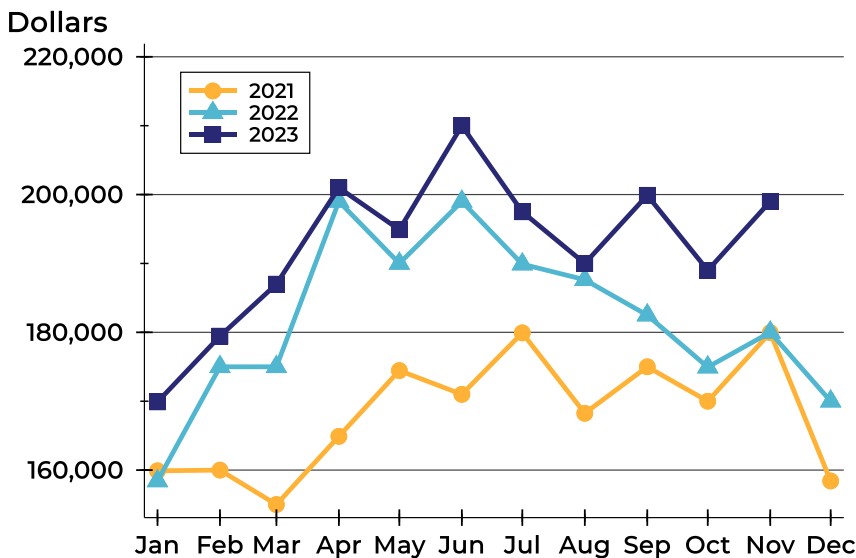
Entire MLS System Pending Contracts Analysis

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	238,431
July	198,247	215,573	241,219
August	186,463	215,755	221,444
September	205,251	217,017	231,005
October	208,138	207,962	214,614
November	209,336	212,909	221,280
December	189,049	202,836	

Median Price

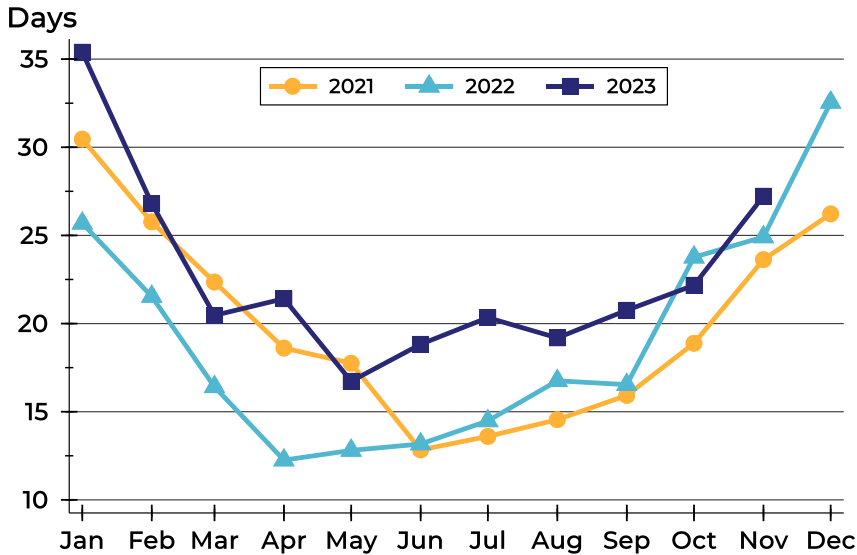


Month	2021	2022	2023
January	159,900	158,425	169,900
February	160,000	175,000	179,450
March	155,000	175,000	187,000
April	164,900	199,000	201,000
May	174,450	190,000	194,900
June	171,000	199,000	210,000
July	179,925	189,900	197,500
August	168,250	187,639	190,000
September	175,000	182,500	199,900
October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



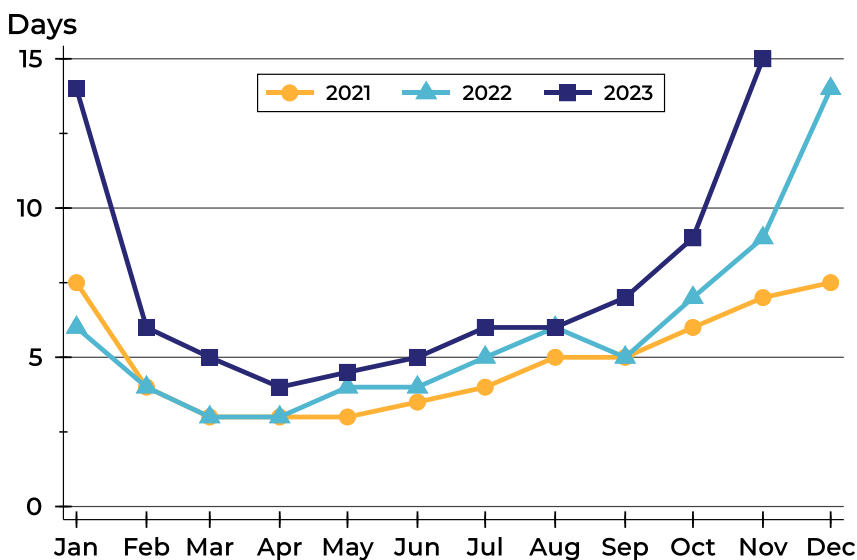
Entire MLS System Pending Contracts Analysis

Average DOM



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

Median DOM



Month	2021	2022	2023
January	8	6	14
February	4	4	6
March	3	3	5
April	3	3	4
May	3	4	5
June	4	4	5
July	4	5	6
August	5	6	6
September	5	5	7
October	6	7	9
November	7	9	15
December	8	14	



Coffey County Housing Report



Market Overview

Coffey County Home Sales Fell in November

Total home sales in Coffey County fell last month to 3 units, compared to 7 units in November 2022. Total sales volume was \$0.3 million, down from a year earlier.

The median sale price in November was \$106,000, down from \$175,000 a year earlier. Homes that sold in November were typically on the market for 41 days and sold for 96.5% of their list prices.

Coffey County Active Listings Up at End of November

The total number of active listings in Coffey County at the end of November was 15 units, up from 14 at the same point in 2022. This represents a 3.3 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$199,000.

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

Report Contents

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

Contact Information

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



Coffey County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		3 -57.1%	7 -12.5%	8 33.3%	52 -7.1%	56 -28.2%	78 8.3%
Active Listings Change from prior year		15 7.1%	14 7.7%	13 -53.6%	N/A	N/A	N/A
Months' Supply Change from prior year		3.3 17.9%	2.8 47.4%	1.9 -55.8%	N/A	N/A	N/A
New Listings Change from prior year		6 20.0%	5 66.7%	3 -66.7%	63 -7.4%	68 -16.0%	81 -10.0%
Contracts Written Change from prior year		3 50.0%	2 -60.0%	5 66.7%	49 -10.9%	55 -28.6%	77 2.7%
Pending Contracts Change from prior year		2 0.0%	2 -66.7%	6 0.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		327 -74.4%	1,277 11.5%	1,145 43.1%	8,735 -8.5%	9,546 -14.3%	11,142 18.2%
Average	Sale Price Change from prior year	108,833 -40.3%	182,359 27.4%	143,125 7.3%	167,990 -1.5%	170,471 19.3%	142,844 9.2%
	List Price of Actives Change from prior year	229,060 13.7%	201,421 33.7%	150,630 6.6%	N/A	N/A	N/A
	Days on Market Change from prior year	45 2.3%	44 -6.4%	47 -39.7%	37 -28.8%	52 -29.7%	74 -9.8%
	Percent of List Change from prior year	95.1% -0.4%	95.5% -2.5%	97.9% 2.7%	94.6% -1.9%	96.4% 1.4%	95.1% 0.0%
	Percent of Original Change from prior year	89.2% -3.1%	92.1% -1.6%	93.6% -1.8%	91.8% -2.5%	94.2% 2.2%	92.2% -0.4%
Median	Sale Price Change from prior year	106,000 -39.4%	175,000 23.7%	141,500 21.5%	143,500 -12.5%	164,000 31.2%	125,000 9.0%
	List Price of Actives Change from prior year	199,000 -3.9%	207,000 25.5%	165,000 71.0%	N/A	N/A	N/A
	Days on Market Change from prior year	41 17.1%	35 -37.5%	56 60.0%	11 -47.6%	21 -36.4%	33 -2.9%
	Percent of List Change from prior year	96.5% -1.5%	98.0% -2.0%	100.0% 5.0%	95.9% -1.9%	97.8% -0.1%	97.9% 2.2%
	Percent of Original Change from prior year	96.5% 1.6%	95.0% -3.6%	98.5% 3.5%	95.1% -2.0%	97.0% 0.8%	96.2% 1.5%

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



Coffey County Closed Listings Analysis

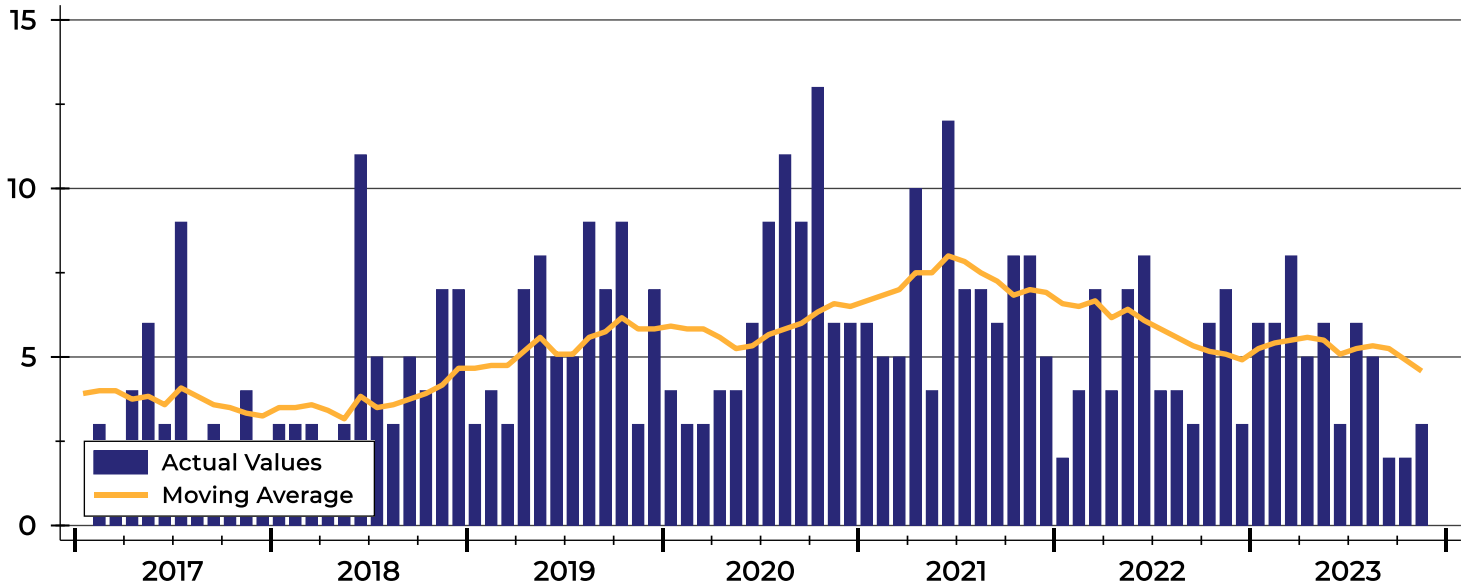
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		3	7	-57.1%	52	56	-7.1%
Volume (1,000s)		327	1,277	-74.4%	8,735	9,546	-8.5%
Months' Supply		3.3	2.8	17.9%	N/A	N/A	N/A
Average	Sale Price	108,833	182,359	-40.3%	167,990	170,471	-1.5%
	Days on Market	45	44	2.3%	37	52	-28.8%
	Percent of List	95.1%	95.5%	-0.4%	94.6%	96.4%	-1.9%
	Percent of Original	89.2%	92.1%	-3.1%	91.8%	94.2%	-2.5%
Median	Sale Price	106,000	175,000	-39.4%	143,500	164,000	-12.5%
	Days on Market	41	35	17.1%	11	21	-47.6%
	Percent of List	96.5%	98.0%	-1.5%	95.9%	97.8%	-1.9%
	Percent of Original	96.5%	95.0%	1.6%	95.1%	97.0%	-2.0%

A total of 3 homes sold in Coffey County in November, down from 7 units in November 2022. Total sales volume fell to \$0.3 million compared to \$1.3 million in the previous year.

The median sales price in November was \$106,000, down 39.4% compared to the prior year. Median days on market was 41 days, up from 24 days in October, and up from 35 in November 2022.

History of Closed Listings

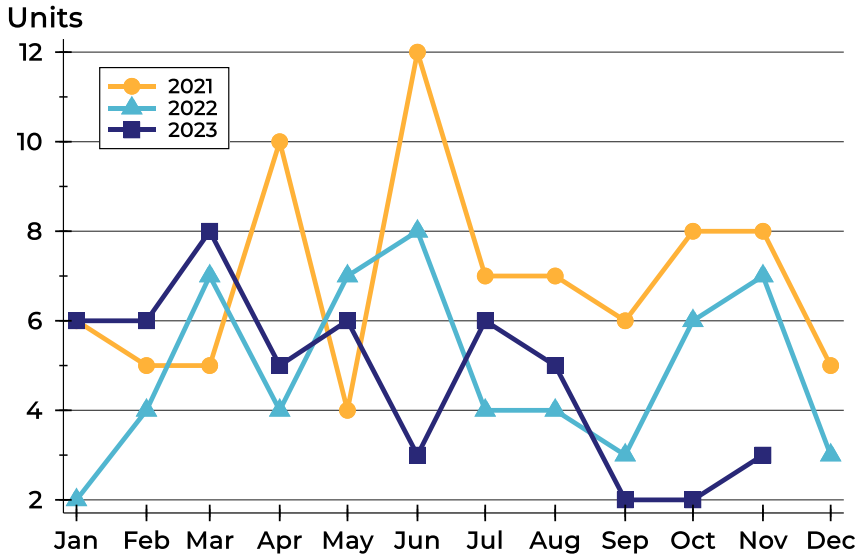
Units





Coffey County Closed Listings Analysis

Closed Listings by Month



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

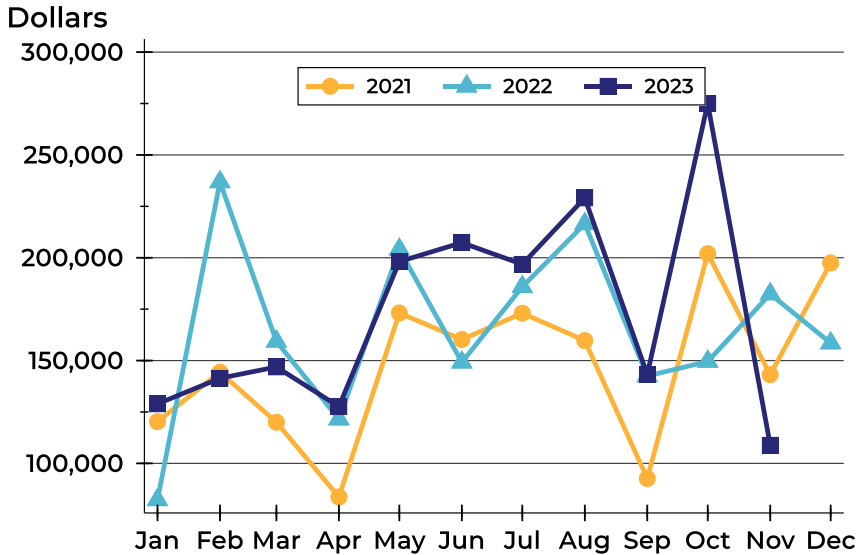
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	0.0	71,000	71,000	78	78	88.9%	88.9%	71.1%	71.1%
\$100,000-\$124,999	1	33.3%	2.0	106,000	106,000	41	41	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	1	33.3%	4.8	149,500	149,500	16	16	96.5%	96.5%	96.5%	96.5%
\$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



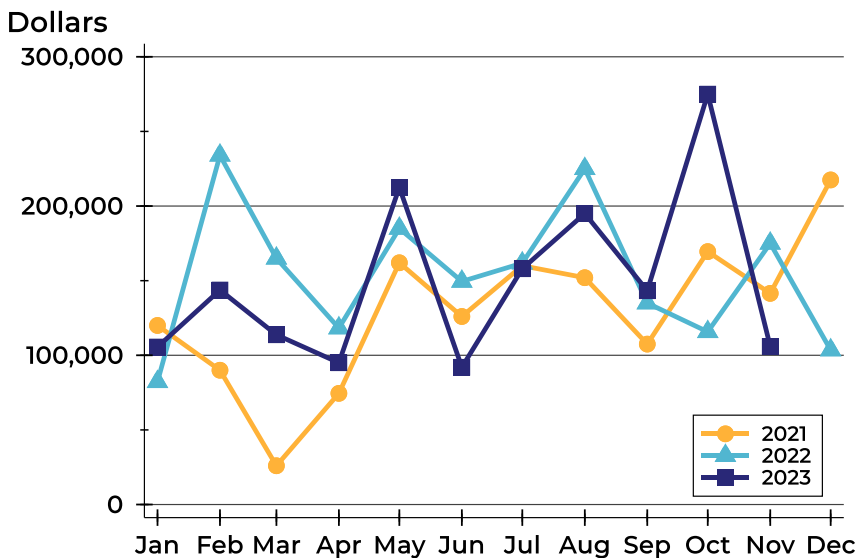
Coffey County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	120,311	82,250	128,938
February	144,350	236,875	141,400
March	120,000	159,357	146,881
April	83,661	121,500	127,600
May	173,144	204,064	198,150
June	160,208	149,188	207,333
July	173,071	185,875	196,833
August	159,728	216,500	229,100
September	92,667	142,500	143,250
October	201,988	149,567	275,000
November	143,125	182,359	108,833
December	197,500	158,505	

Median Price

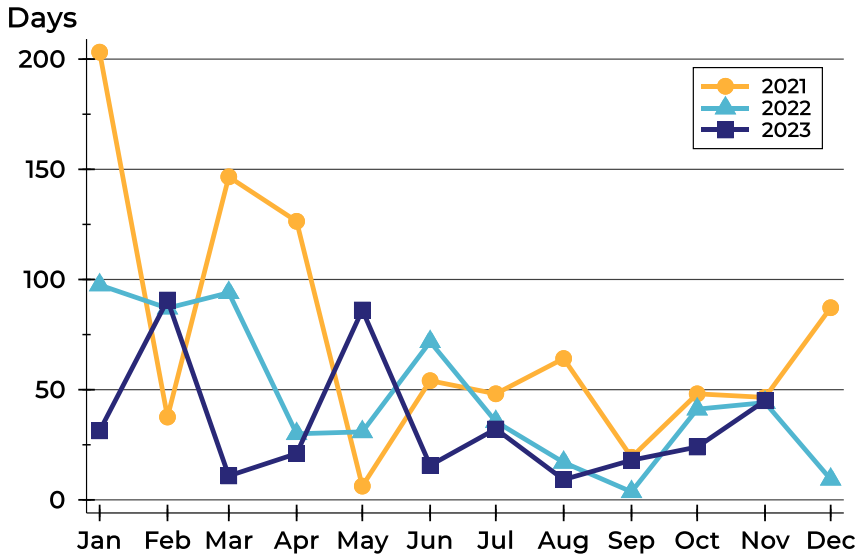


Month	2021	2022	2023
January	120,000	82,250	105,563
February	90,000	234,000	143,750
March	26,000	165,000	113,750
April	74,500	118,250	95,000
May	162,000	185,000	212,500
June	126,000	149,500	92,000
July	160,000	161,750	158,000
August	152,000	225,000	195,000
September	107,500	135,000	143,250
October	169,500	115,750	275,000
November	141,500	175,000	106,000
December	217,500	103,516	



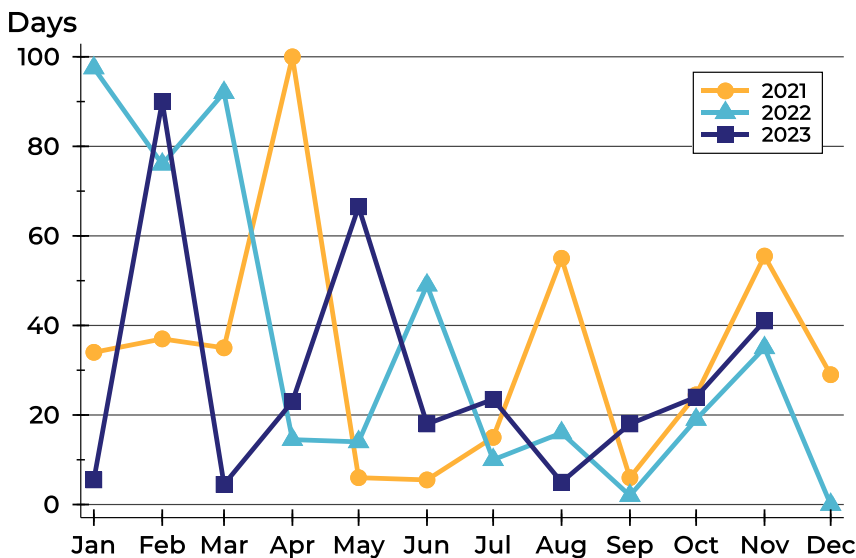
Coffey County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	203	98	31
February	38	87	91
March	147	94	11
April	126	30	21
May	6	31	86
June	54	72	16
July	48	36	32
August	64	17	9
September	19	4	18
October	48	41	24
November	47	44	45
December	87	9	

Median DOM



Month	2021	2022	2023
January	34	98	6
February	37	76	90
March	35	92	5
April	100	15	23
May	6	14	67
June	6	49	18
July	15	10	24
August	55	16	5
September	6	2	18
October	25	19	24
November	56	35	41
December	29	N/A	



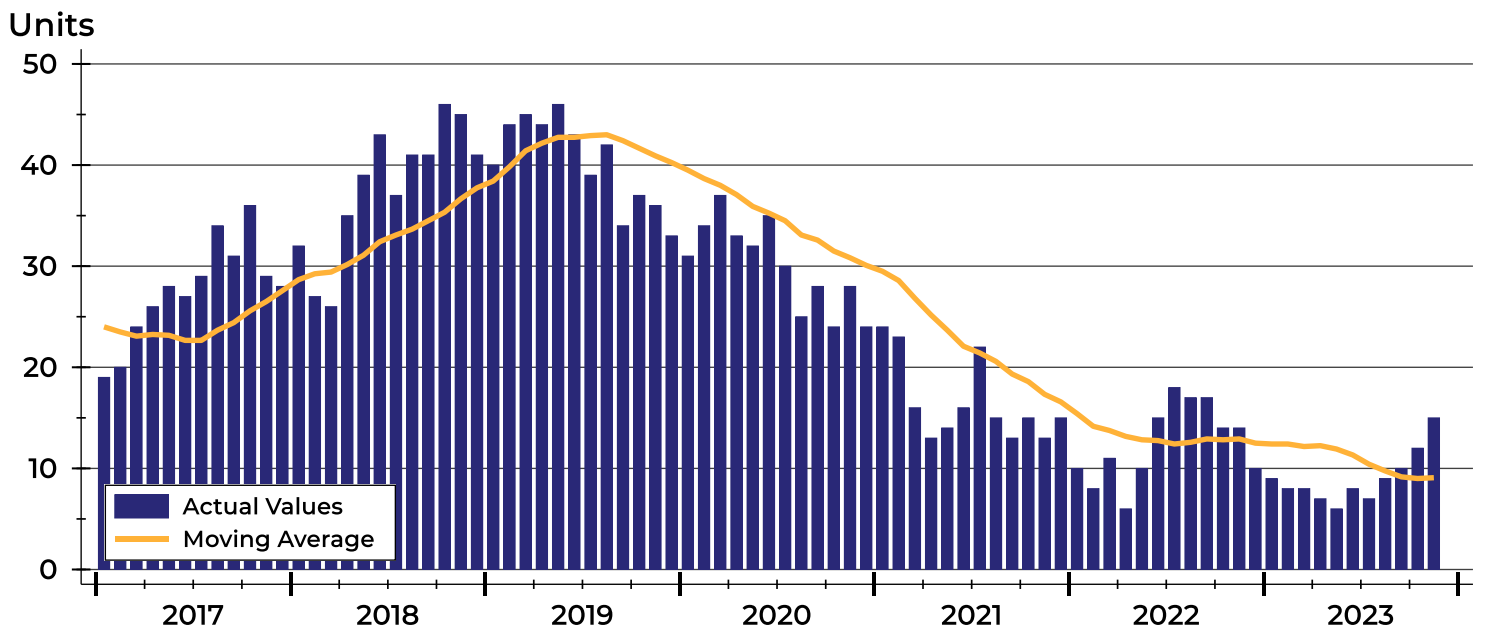
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		End of November		
		2023	2022	Change
Active Listings		15	14	7.1%
Volume (1,000s)		3,436	2,820	21.8%
Months' Supply		3.3	2.8	17.9%
Average	List Price	229,060	201,421	13.7%
	Days on Market	65	97	-33.0%
	Percent of Original	96.5%	95.8%	0.7%
Median	List Price	199,000	207,000	-3.9%
	Days on Market	51	117	-56.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 homes were available for sale in Coffey County at the end of November. This represents a 3.3 months' supply of active listings.

The median list price of homes on the market at the end of November was \$199,000, down 3.9% from 2022. The typical time on market for active listings was 51 days, down from 117 days a year earlier.

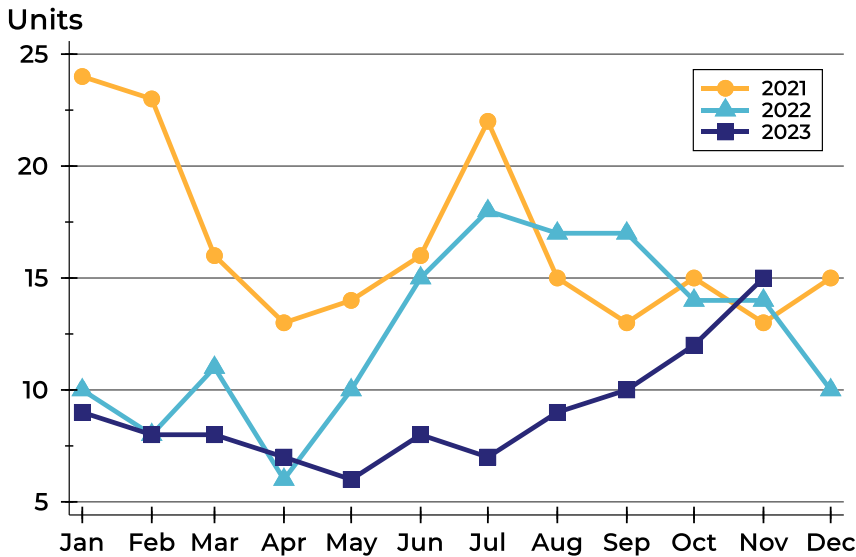
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	24	10	9
February	23	8	8
March	16	11	8
April	13	6	7
May	14	10	6
June	16	15	8
July	22	18	7
August	15	17	9
September	13	17	10
October	15	14	12
November	13	14	15
December	15	10	

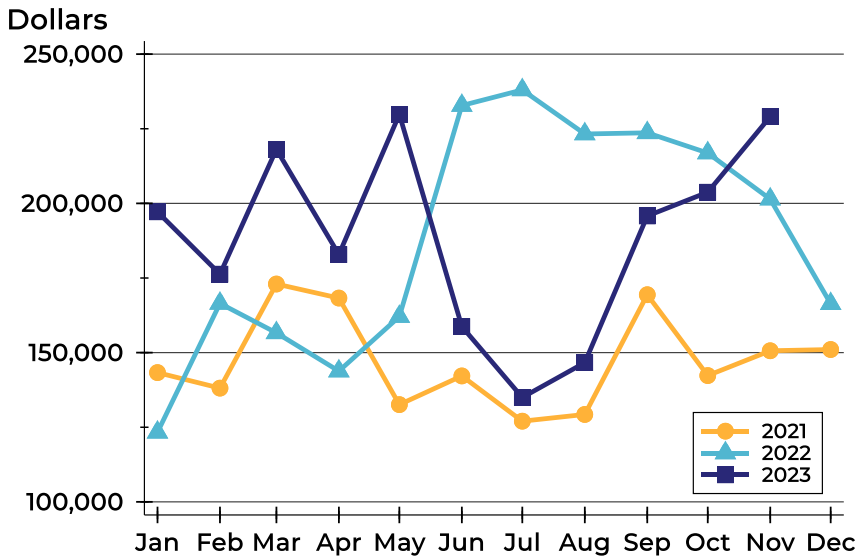
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	6.7%	N/A	25,000	25,000	35	35	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.7%	2.0	115,000	115,000	50	50	92.0%	92.0%
\$125,000-\$149,999	2	13.3%	4.8	134,250	134,250	93	93	95.1%	95.1%
\$150,000-\$174,999	1	6.7%	N/A	159,500	159,500	51	51	100.0%	100.0%
\$175,000-\$199,999	3	20.0%	N/A	194,667	195,000	105	116	94.5%	92.9%
\$200,000-\$249,999	3	20.0%	N/A	209,967	205,000	65	81	95.5%	95.3%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	20.0%	N/A	385,000	385,000	23	28	100.0%	100.0%
\$400,000-\$499,999	1	6.7%	N/A	499,000	499,000	74	74	95.0%	95.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



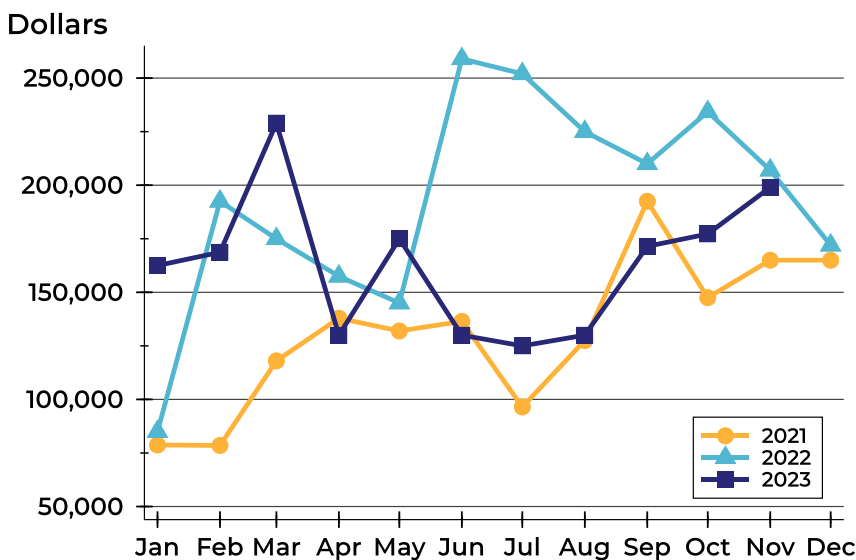
Coffey County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	143,315	123,309	197,167
February	138,107	166,488	176,300
March	172,984	156,627	218,113
April	168,285	143,817	182,857
May	132,582	162,080	229,817
June	142,197	232,787	158,738
July	127,036	238,017	134,986
August	129,293	223,253	146,644
September	169,400	223,641	195,780
October	142,313	216,886	203,750
November	150,630	201,421	229,060
December	151,046	166,380	

Median Price

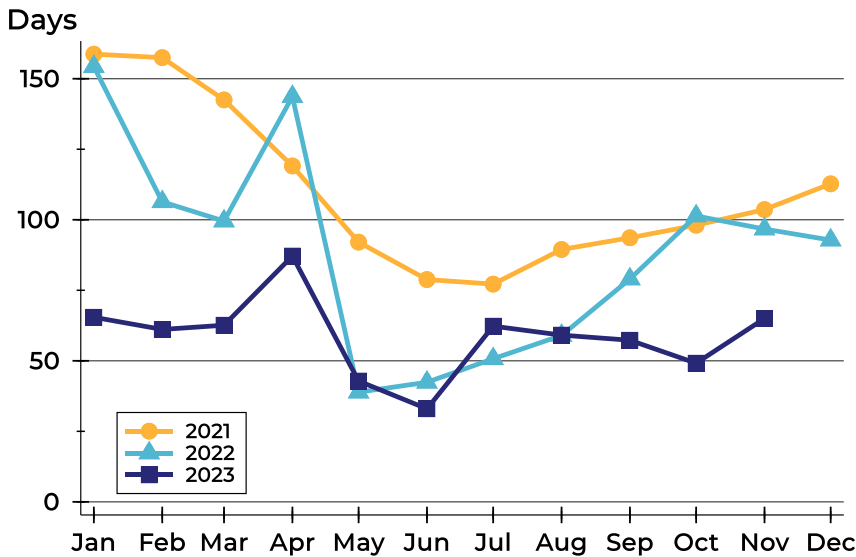


Month	2021	2022	2023
January	78,750	84,950	162,500
February	78,500	192,500	168,700
March	118,000	175,000	229,000
April	137,900	157,500	130,000
May	131,950	145,000	175,000
June	136,450	259,000	130,000
July	96,500	252,000	125,000
August	127,500	225,000	130,000
September	192,500	210,000	171,450
October	147,500	234,250	177,250
November	165,000	207,000	199,000
December	165,000	172,000	



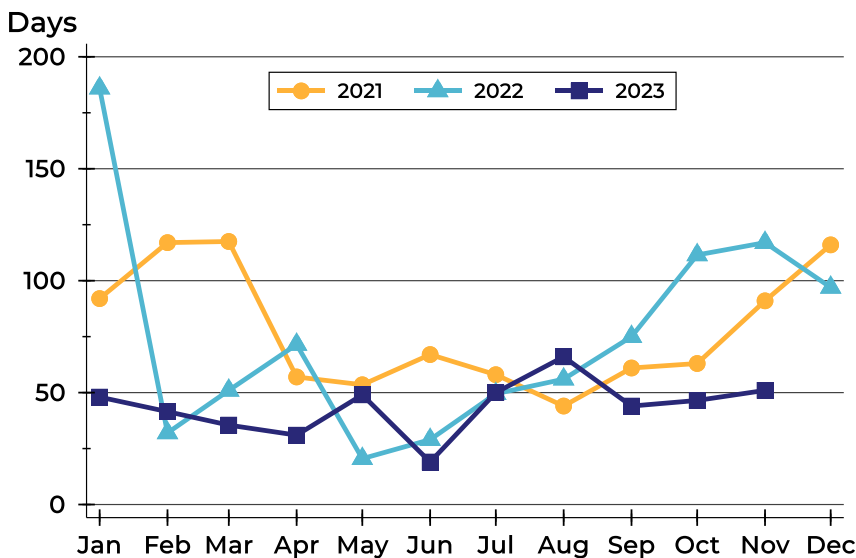
Coffey County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	159	154	65
February	157	106	61
March	143	100	63
April	119	144	87
May	92	39	43
June	79	42	33
July	77	51	62
August	89	59	59
September	94	79	57
October	98	101	49
November	104	97	65
December	113	93	

Median DOM

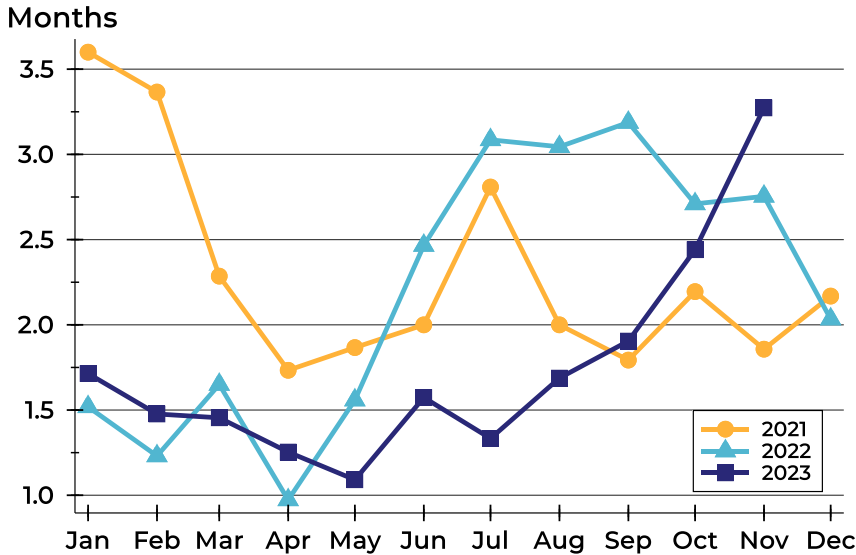


Month	2021	2022	2023
January	92	186	48
February	117	32	42
March	118	51	36
April	57	72	31
May	54	21	49
June	67	29	19
July	58	50	50
August	44	56	66
September	61	75	44
October	63	112	47
November	91	117	51
December	116	97	



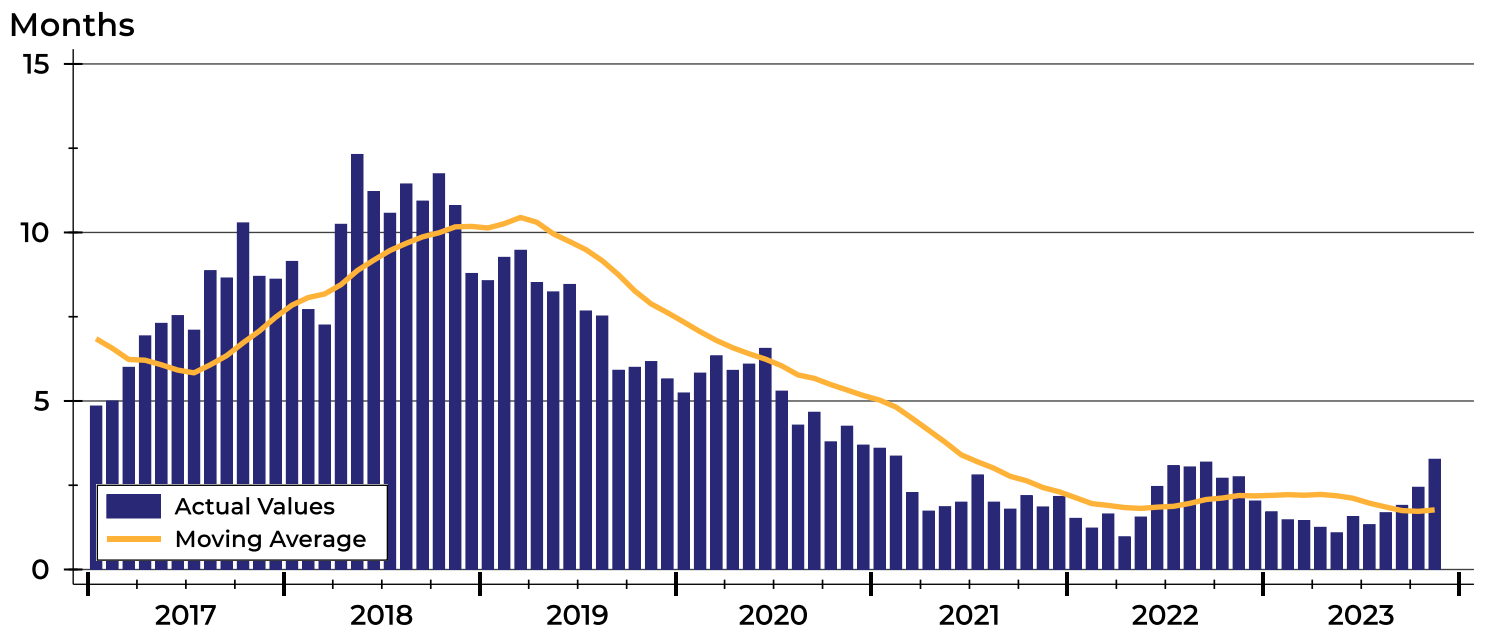
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	3.6	1.5	1.7
February	3.4	1.2	1.5
March	2.3	1.7	1.5
April	1.7	1.0	1.3
May	1.9	1.6	1.1
June	2.0	2.5	1.6
July	2.8	3.1	1.3
August	2.0	3.0	1.7
September	1.8	3.2	1.9
October	2.2	2.7	2.4
November	1.9	2.8	3.3
December	2.2	2.0	2.0

History of Month's Supply





Coffey County New Listings Analysis

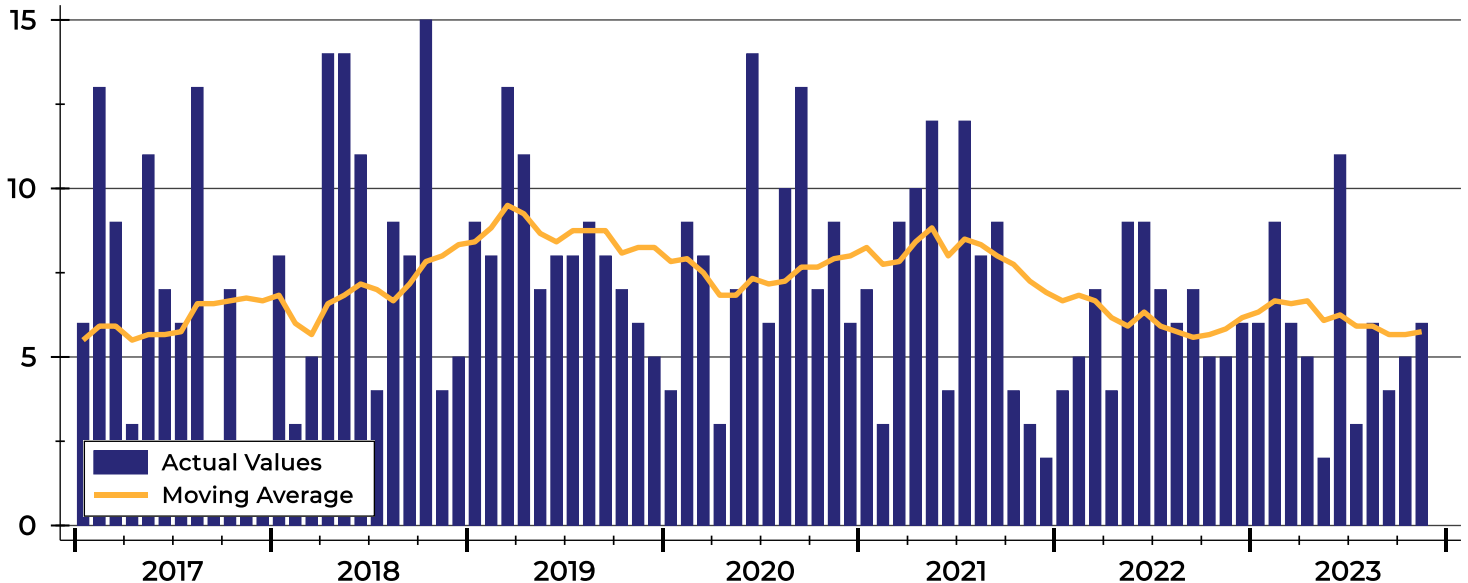
Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	6	5	20.0%
	Volume (1,000s)	1,370	752	82.2%
	Average List Price	228,317	150,300	51.9%
	Median List Price	204,950	115,000	78.2%
Year-to-Date	New Listings	63	68	-7.4%
	Volume (1,000s)	12,186	12,492	-2.4%
	Average List Price	193,425	183,710	5.3%
	Median List Price	155,000	169,950	-8.8%

A total of 6 new listings were added in Coffey County during November, up 20.0% from the same month in 2022. Year-to-date Coffey County has seen 63 new listings.

The median list price of these homes was \$204,950 up from \$115,000 in 2022.

History of New Listings

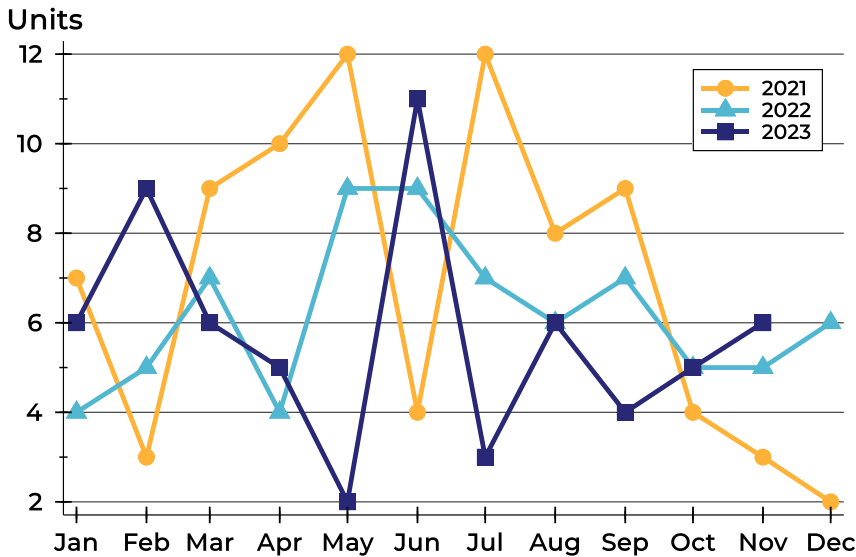
Units





Coffey County New Listings Analysis

New Listings by Month



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

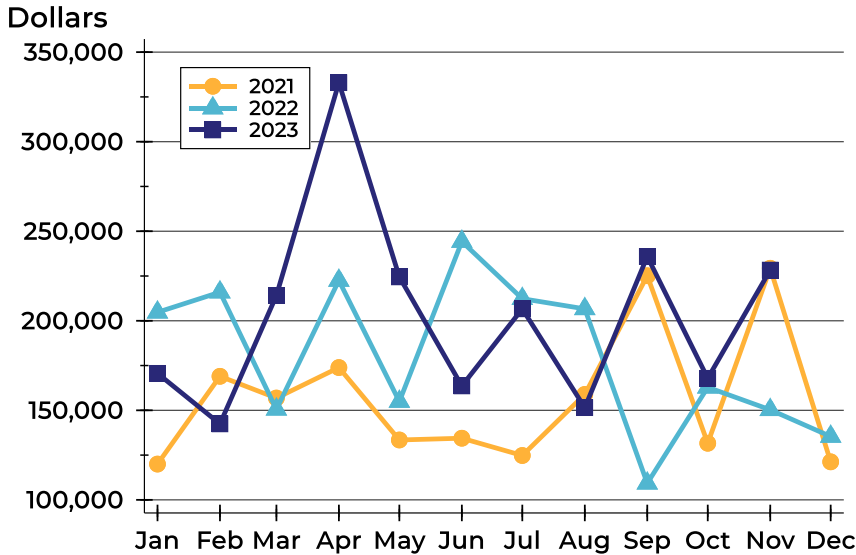
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	65,000	65,000	21	21	80.0%	80.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	125,000	125,000	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	16.7%	190,000	190,000	27	27	100.0%	100.0%
\$200,000-\$249,999	1	16.7%	219,900	219,900	17	17	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	33.3%	385,000	385,000	22	22	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



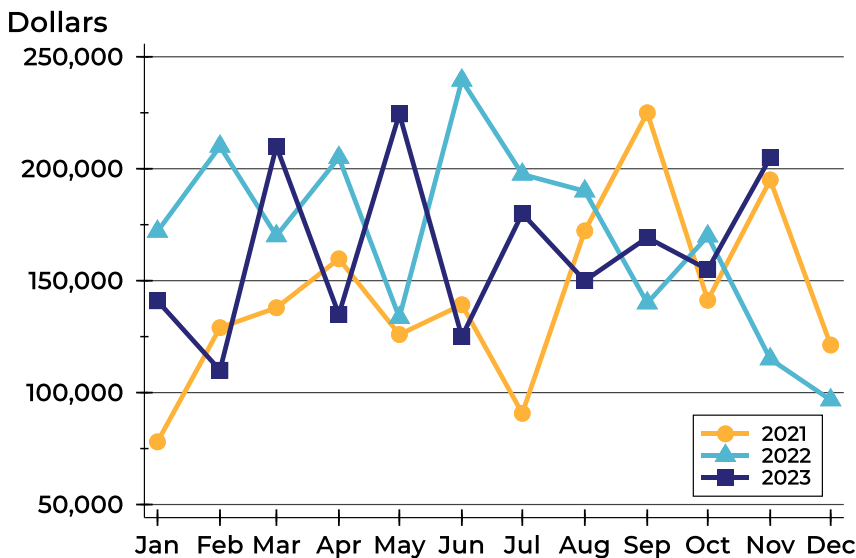
Coffey County New Listings Analysis

Average Price



Month	2021	2022	2023
January	120,000	204,750	170,667
February	169,000	215,980	142,422
March	156,856	150,557	214,083
April	173,890	222,500	332,960
May	133,450	154,922	224,500
June	134,425	244,256	163,627
July	124,783	212,343	206,667
August	158,875	206,650	151,483
September	225,167	109,257	235,875
October	131,625	162,860	167,900
November	229,333	150,300	228,317
December	121,250	135,400	

Median Price



Month	2021	2022	2023
January	78,000	172,000	141,000
February	129,000	210,000	110,000
March	137,900	170,000	210,000
April	159,750	205,000	134,900
May	125,950	133,500	224,500
June	139,250	239,500	125,000
July	90,750	197,500	180,000
August	172,250	190,000	150,000
September	225,000	140,000	169,250
October	141,250	169,900	155,000
November	195,000	115,000	204,950
December	121,250	96,700	



Coffey County Contracts Written Analysis

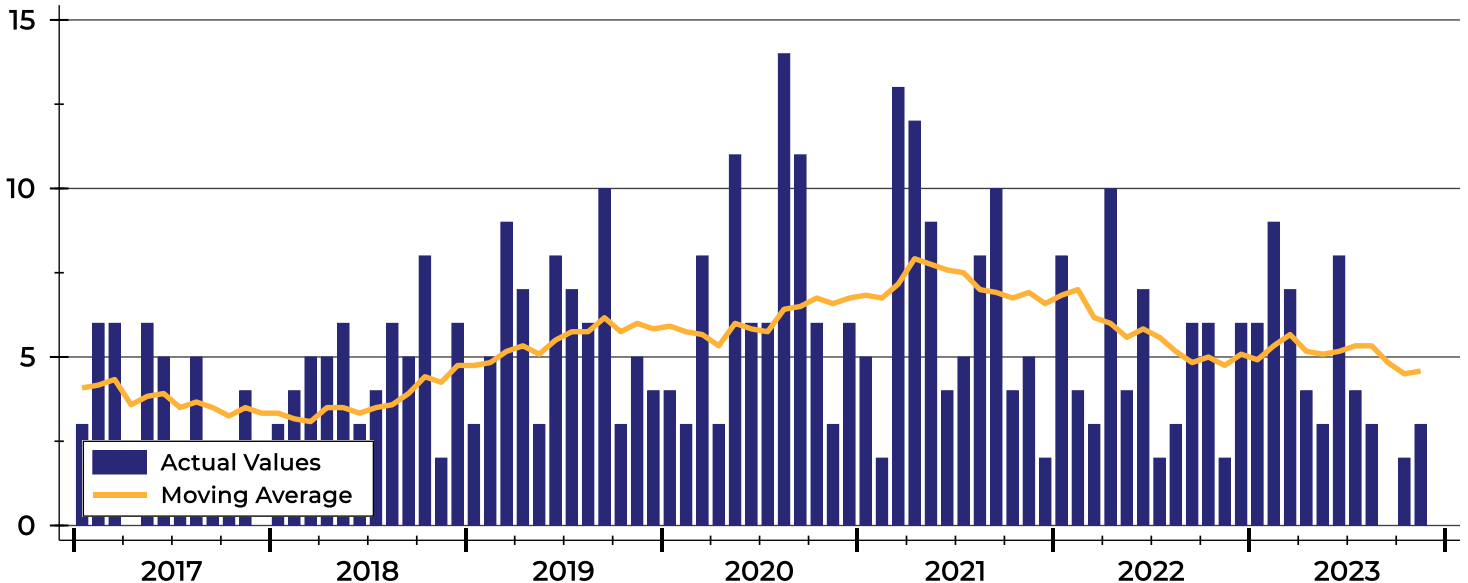
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		3	2	50.0%	49	55	-10.9%
Volume (1,000s)		345	405	-14.8%	8,524	9,715	-12.3%
Average	Sale Price	115,000	202,500	-43.2%	173,953	176,629	-1.5%
	Days on Market	14	3	366.7%	37	49	-24.5%
	Percent of Original	92.2%	100.0%	-7.8%	91.5%	95.4%	-4.1%
Median	Sale Price	125,000	202,500	-38.3%	145,000	170,000	-14.7%
	Days on Market	16	3	433.3%	14	16	-12.5%
	Percent of Original	96.5%	100.0%	-3.5%	94.8%	97.5%	-2.8%

A total of 3 contracts for sale were written in Coffey County during the month of November, up from 2 in 2022. The median list price of these homes was \$125,000, down from \$202,500 the prior year.

Half of the homes that went under contract in November were on the market less than 16 days, compared to 3 days in November 2022.

History of Contracts Written

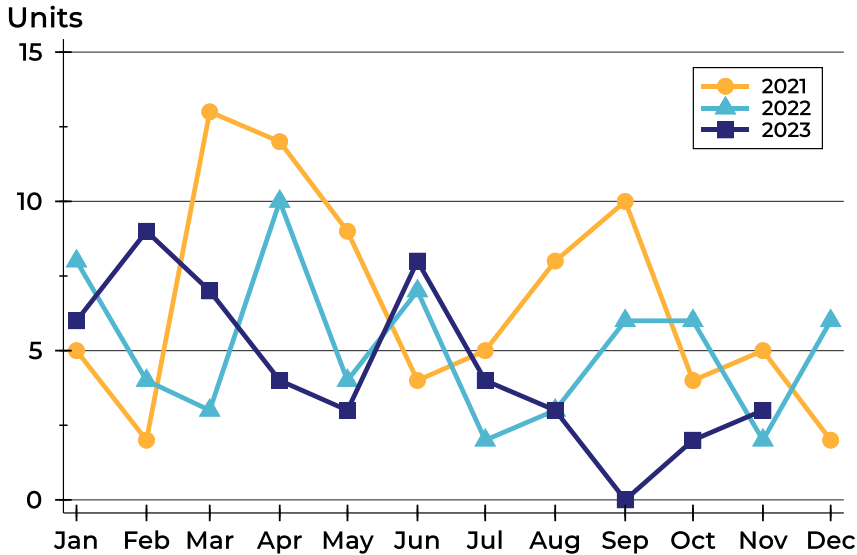
Units





Coffey County Contracts Written Analysis

Contracts Written by Month



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

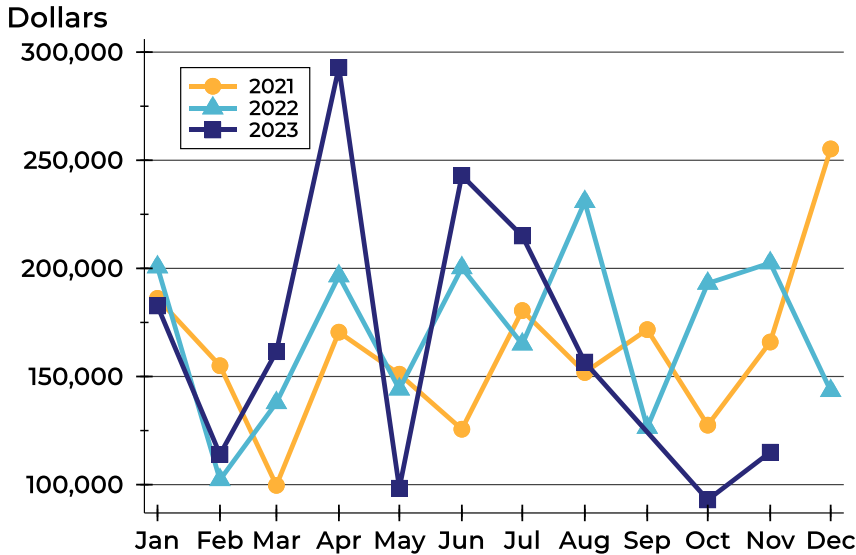
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	65,000	65,000	21	21	80.0%	80.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	125,000	125,000	4	4	100.0%	100.0%
\$150,000-\$174,999	1	33.3%	155,000	155,000	16	16	96.5%	96.5%
\$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



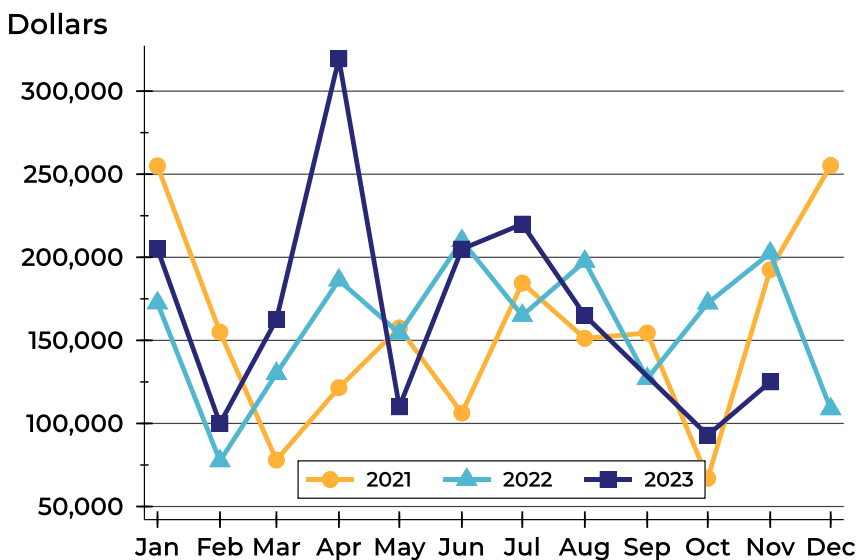
Coffey County Contracts Written Analysis

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	98,333
June	125,625	200,243	242,975
July	180,500	164,950	215,000
August	151,863	230,833	156,667
September	171,690	126,400	N/A
October	127,500	193,050	92,950
November	165,940	202,500	115,000
December	255,250	143,417	

Median Price

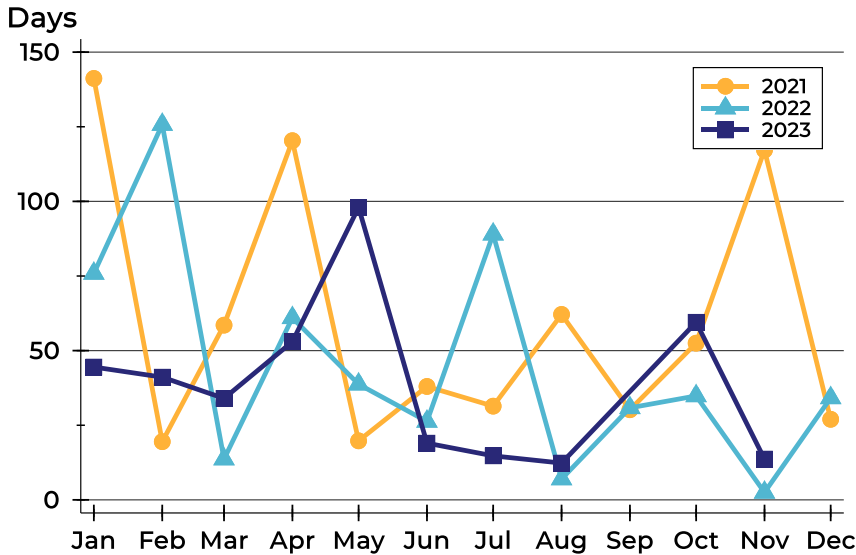


Month	2021	2022	2023
January	255,000	172,500	205,000
February	155,000	77,450	100,000
March	78,000	130,000	162,500
April	121,500	186,250	319,450
May	157,500	154,250	110,000
June	106,250	210,000	204,950
July	184,500	164,950	220,000
August	151,200	197,500	165,000
September	154,450	127,000	N/A
October	67,000	172,400	92,950
November	192,500	202,500	125,000
December	255,250	108,750	



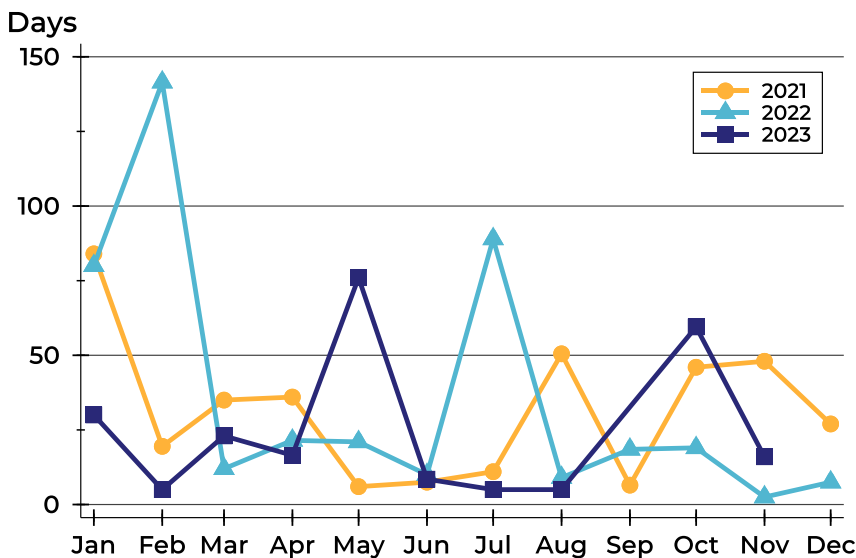
Coffey County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	141	76	45
February	20	126	41
March	59	14	34
April	120	61	53
May	20	39	98
June	38	26	19
July	31	89	15
August	62	7	12
September	30	31	N/A
October	53	35	60
November	117	3	14
December	27	34	

Median DOM



Month	2021	2022	2023
January	84	80	30
February	20	142	5
March	35	12	23
April	36	22	17
May	6	21	76
June	8	10	9
July	11	89	5
August	51	9	5
September	7	19	N/A
October	46	19	60
November	48	3	16
December	27	8	



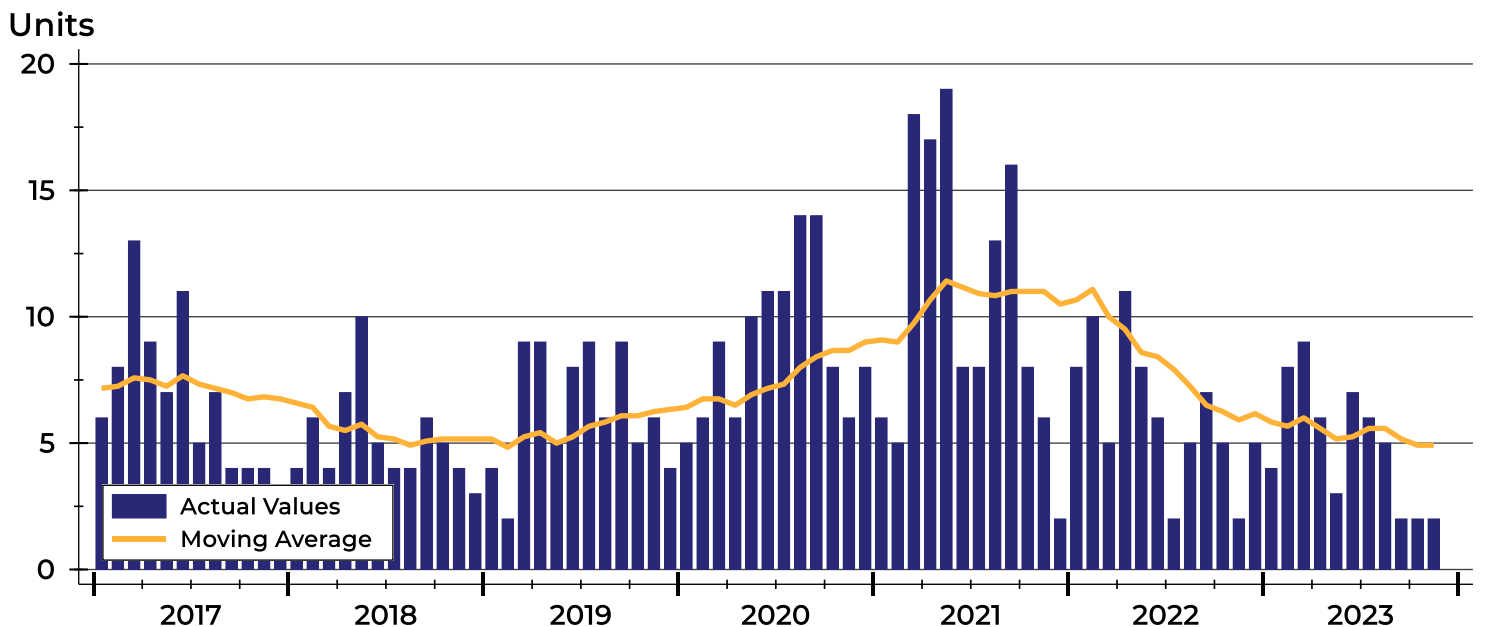
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		2	2	0.0%
Volume (1,000s)		190	405	-53.1%
Average	List Price	95,000	202,500	-53.1%
	Days on Market	13	3	333.3%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	95,000	202,500	-53.1%
	Days on Market	13	3	333.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 2 listings in Coffey County had contracts pending at the end of November, the same number of contracts pending at the end of November 2022.

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

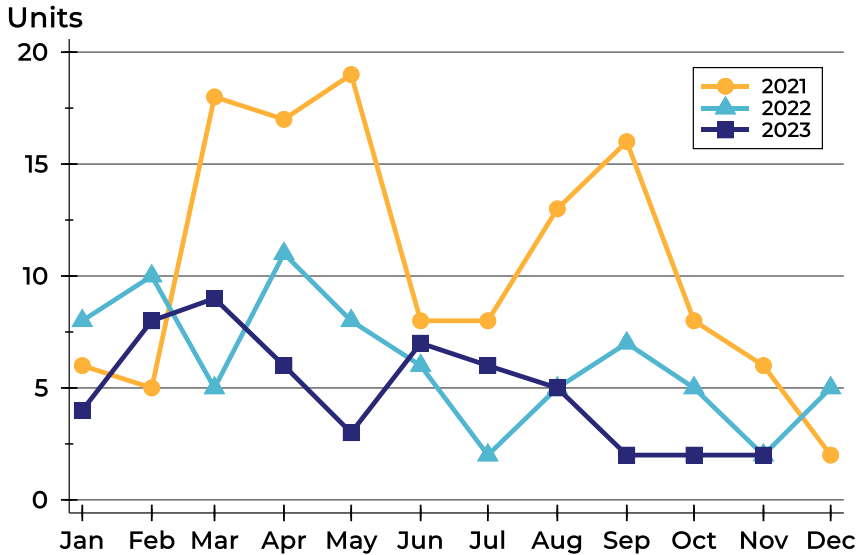
History of Pending Contracts





Coffey County Pending Contracts Analysis

Pending Contracts by Month



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

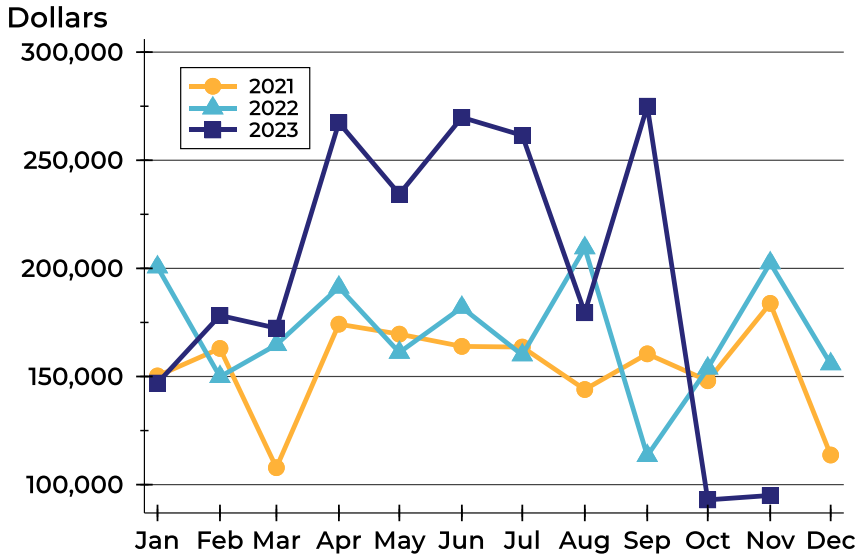
Pending Contracts by Price Range

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	1	50.0%	65,000	65,000	21	21	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	125,000	125,000	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	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



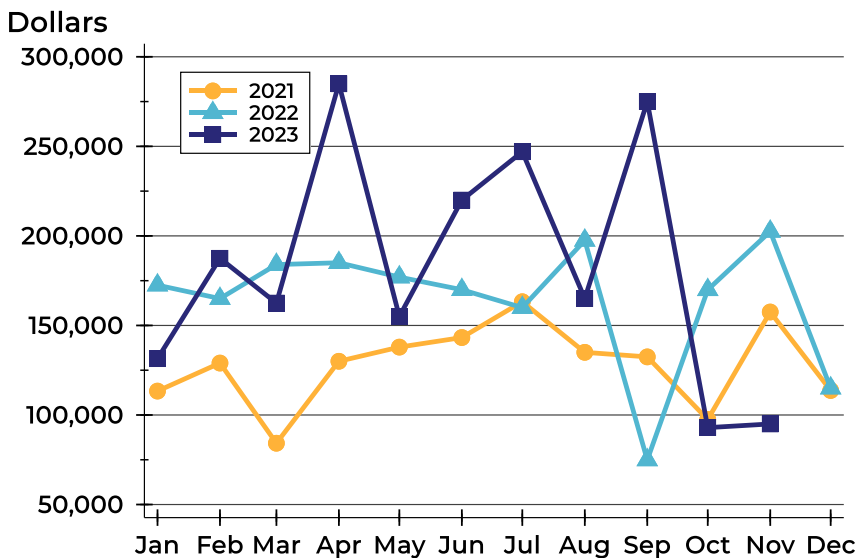
Coffey County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	150,267	200,625	146,975
February	162,980	149,889	178,238
March	107,844	164,680	172,378
April	174,200	191,264	267,383
May	169,595	161,113	234,333
June	163,925	181,950	269,829
July	163,613	159,950	261,500
August	143,985	209,460	179,500
September	160,488	113,371	275,000
October	148,050	153,840	92,950
November	183,817	202,500	95,000
December	113,700	155,800	

Median Price

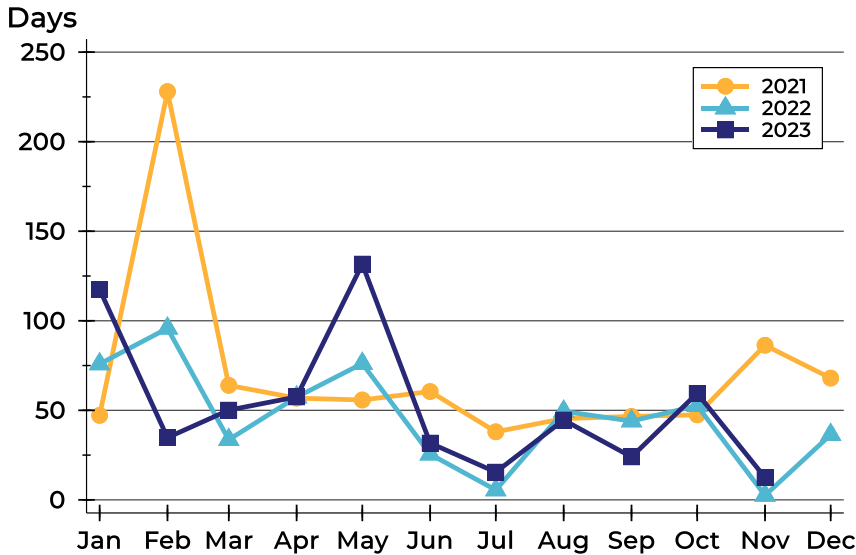


Month	2021	2022	2023
January	113,350	172,500	131,450
February	129,000	165,000	187,500
March	84,250	184,000	162,500
April	130,000	185,000	284,950
May	137,900	177,000	155,000
June	143,250	169,950	220,000
July	163,250	159,950	247,000
August	135,000	197,500	165,000
September	132,450	74,900	275,000
October	97,500	169,900	92,950
November	157,500	202,500	95,000
December	113,700	115,000	



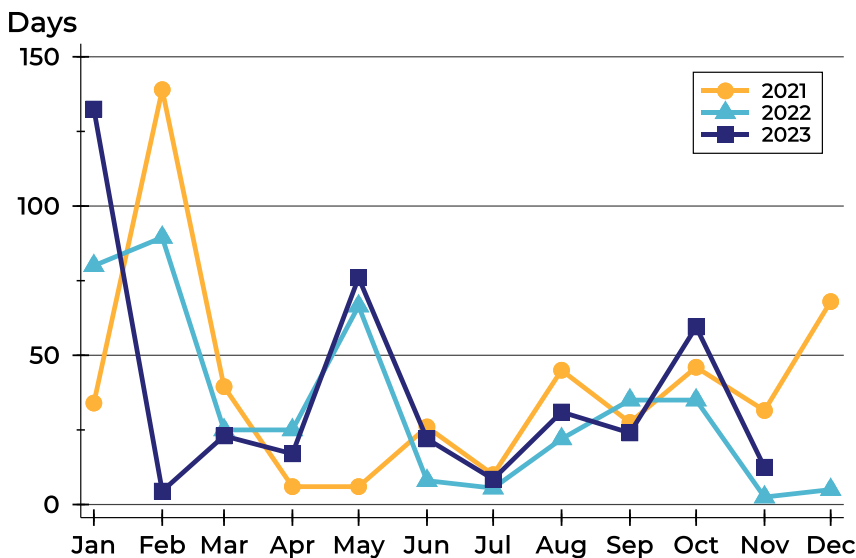
Coffey County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	47	76	118
February	228	96	35
March	64	34	50
April	57	57	58
May	56	76	132
June	61	26	32
July	38	6	16
August	45	49	45
September	47	44	24
October	48	53	60
November	86	3	13
December	68	36	

Median DOM



Month	2021	2022	2023
January	34	80	133
February	139	90	5
March	40	25	23
April	6	25	17
May	6	67	76
June	26	8	22
July	10	6	9
August	45	22	31
September	28	35	24
October	46	35	60
November	32	3	13
December	68	5	



Douglas County Housing Report



Market Overview

Douglas County Home Sales Rose in November

Total home sales in Douglas County rose by 25.0% last month to 10 units, compared to 8 units in November 2022. Total sales volume was \$4.0 million, up 73.5% from a year earlier.

The median sale price in November was \$426,250, up from \$244,226 a year earlier. Homes that sold in November were typically on the market for 3 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of November

The total number of active listings in Douglas County at the end of November was 25 units, up from 22 at the same point in 2022. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$299,000.

During November, a total of 4 contracts were written down from 10 in November 2022. At the end of the month, there were 5 contracts still pending.

Report Contents

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

Contact Information

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



Douglas County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		10	8	15	142	154	154
Change from prior year		25.0%	-46.7%	-11.8%	-7.8%	0.0%	-19.4%
Active Listings		25	22	18	N/A	N/A	N/A
Change from prior year		13.6%	22.2%	125.0%			
Months' Supply		2.0	1.5	1.3	N/A	N/A	N/A
Change from prior year		33.3%	15.4%	160.0%			
New Listings		8	12	9	171	193	191
Change from prior year		-33.3%	33.3%	0.0%	-11.4%	1.0%	-2.1%
Contracts Written		4	10	16	134	158	170
Change from prior year		-60.0%	-37.5%	33.3%	-15.2%	-7.1%	-9.6%
Pending Contracts		5	8	13	N/A	N/A	N/A
Change from prior year		-37.5%	-38.5%	-18.8%			
Sales Volume (1,000s)		4,049	2,333	5,262	48,757	51,017	45,835
Change from prior year		73.6%	-55.7%	3.8%	-4.4%	11.3%	-10.6%
Average	Sale Price	404,865	291,657	350,817	343,359	331,281	297,630
	Change from prior year	38.8%	-16.9%	17.6%	3.6%	11.3%	10.9%
	List Price of Actives	391,598	404,441	345,689	N/A	N/A	N/A
	Change from prior year	-3.2%	17.0%	-4.6%			
	Days on Market	10	27	9	23	16	11
Change from prior year	-63.0%	200.0%	-74.3%	43.8%	45.5%	-72.5%	
Percent of List	100.1%	99.9%	99.9%	98.7%	101.3%	101.0%	
Change from prior year	0.2%	0.0%	0.3%	-2.6%	0.3%	1.5%	
Percent of Original	99.9%	97.9%	99.1%	97.7%	100.1%	100.5%	
Change from prior year	2.0%	-1.2%	1.6%	-2.4%	-0.4%	2.6%	
Median	Sale Price	426,250	244,226	290,000	329,500	290,500	270,000
	Change from prior year	74.5%	-15.8%	-1.7%	13.4%	7.6%	15.9%
	List Price of Actives	299,000	342,500	272,450	N/A	N/A	N/A
	Change from prior year	-12.7%	25.7%	-27.2%			
	Days on Market	3	27	4	6	6	3
Change from prior year	-88.9%	575.0%	-63.6%	0.0%	100.0%	-78.6%	
Percent of List	100.0%	99.7%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.3%	-0.3%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	96.8%	100.0%	99.8%	100.0%	100.0%	
Change from prior year	3.3%	-3.2%	0.1%	-0.2%	0.0%	1.1%	

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



Douglas County Closed Listings Analysis

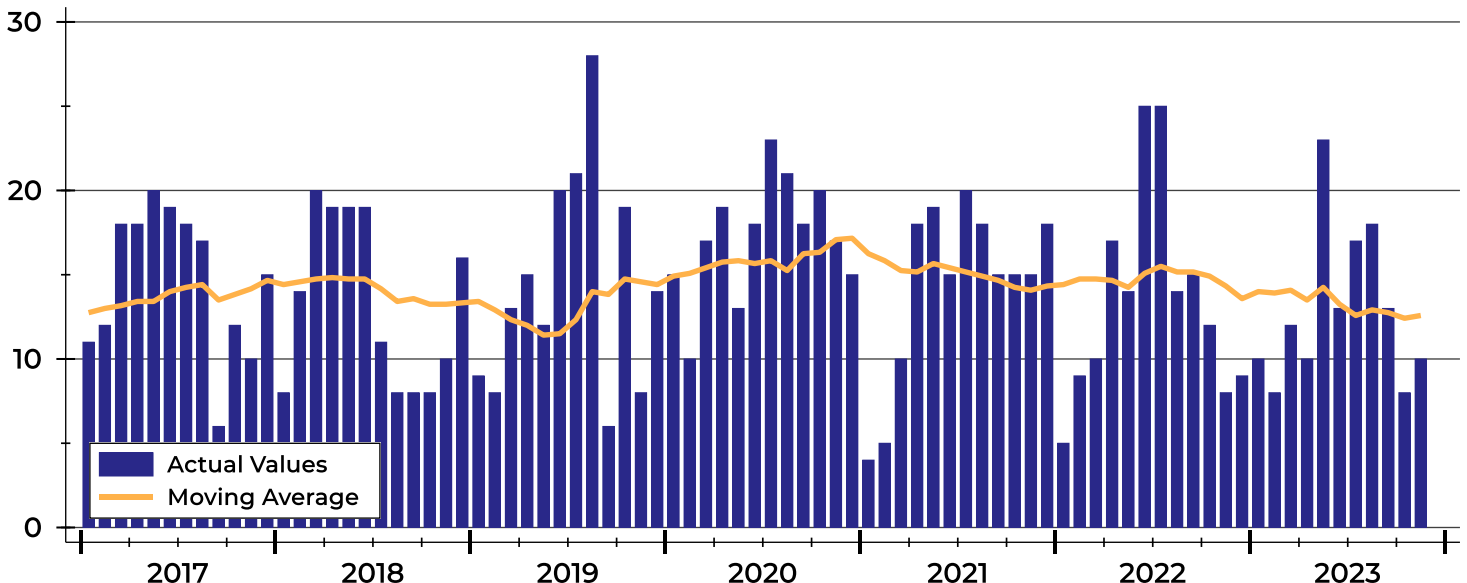
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		10	8	25.0%	142	154	-7.8%
Volume (1,000s)		4,049	2,333	73.6%	48,757	51,017	-4.4%
Months' Supply		2.0	1.5	33.3%	N/A	N/A	N/A
Average	Sale Price	404,865	291,657	38.8%	343,359	331,281	3.6%
	Days on Market	10	27	-63.0%	23	16	43.8%
	Percent of List	100.1%	99.9%	0.2%	98.7%	101.3%	-2.6%
	Percent of Original	99.9%	97.9%	2.0%	97.7%	100.1%	-2.4%
Median	Sale Price	426,250	244,226	74.5%	329,500	290,500	13.4%
	Days on Market	3	27	-88.9%	6	6	0.0%
	Percent of List	100.0%	99.7%	0.3%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	96.8%	3.3%	99.8%	100.0%	-0.2%

A total of 10 homes sold in Douglas County in November, up from 8 units in November 2022. Total sales volume rose to \$4.0 million compared to \$2.3 million in the previous year.

The median sales price in November was \$426,250, up 74.5% compared to the prior year. Median days on market was 3 days, down from 14 days in October, and down from 27 in November 2022.

History of Closed Listings

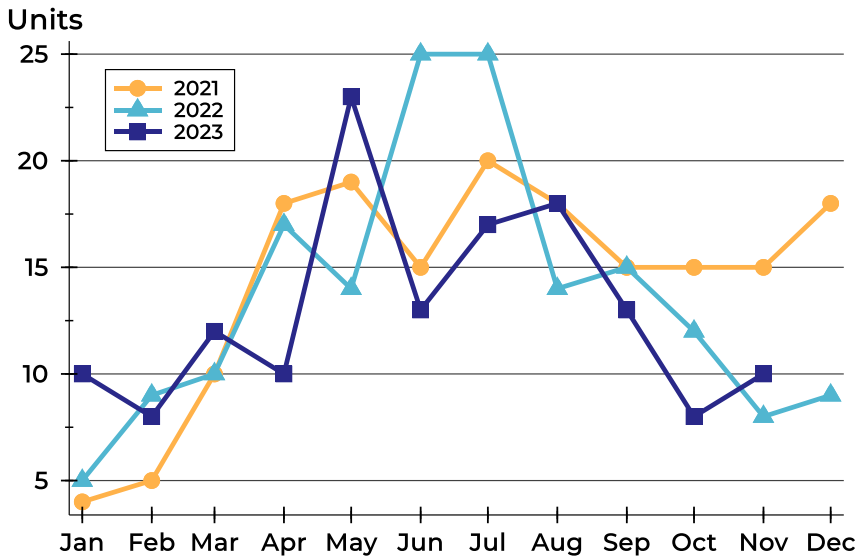
Units





Douglas County Closed Listings Analysis

Closed Listings by Month



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

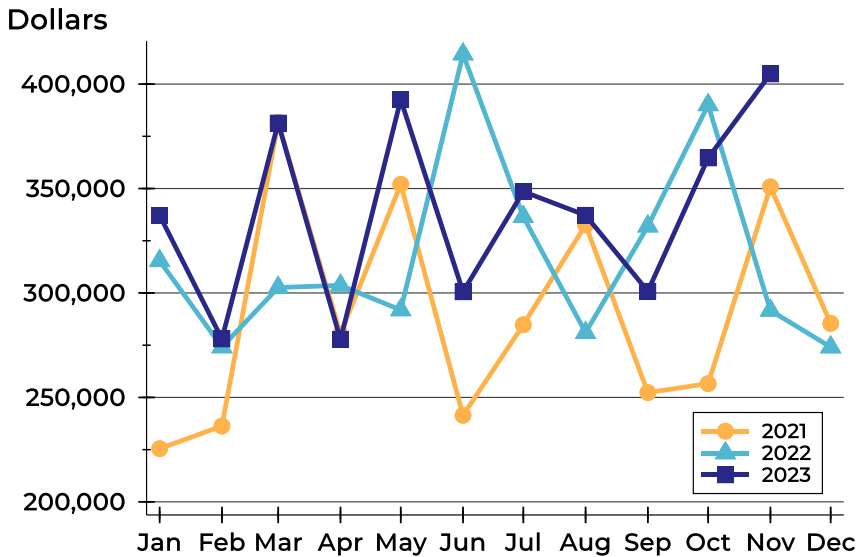
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	20.0%	1.0	227,500	227,500	1	1	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	10.0%	4.9	295,000	295,000	5	5	100.9%	100.9%	100.9%	100.9%
\$300,000-\$399,999	1	10.0%	1.1	365,000	365,000	13	13	97.3%	97.3%	97.3%	97.3%
\$400,000-\$499,999	5	50.0%	3.0	451,730	450,000	15	3	99.7%	100.0%	99.3%	97.9%
\$500,000-\$749,999	1	10.0%	0.0	675,000	675,000	0	0	104.0%	104.0%	104.0%	104.0%
\$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



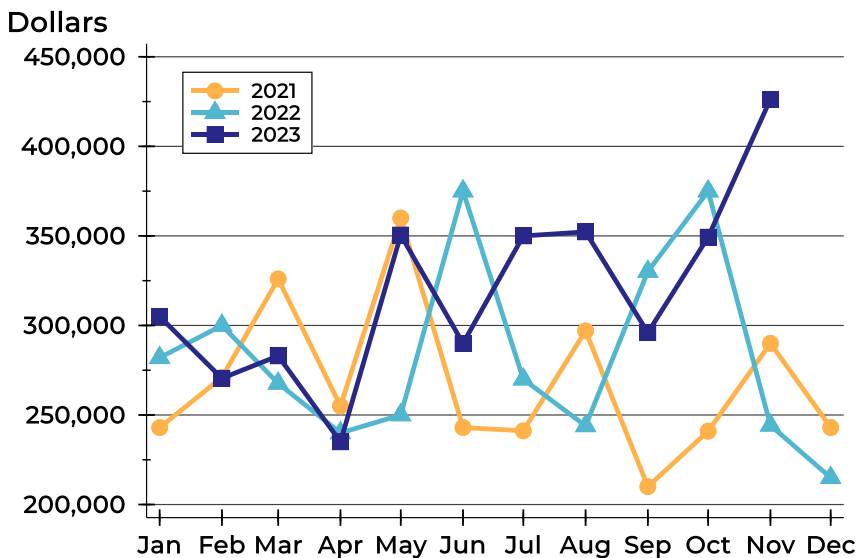
Douglas County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	225,475	315,400	337,150
February	236,300	274,111	278,000
March	381,740	302,610	381,375
April	280,328	303,650	277,700
May	352,028	291,857	392,566
June	241,440	414,334	300,569
July	284,769	336,523	348,550
August	332,592	281,029	337,211
September	252,320	331,973	300,827
October	256,602	390,042	364,631
November	350,817	291,657	404,865
December	285,444	274,100	

Median Price

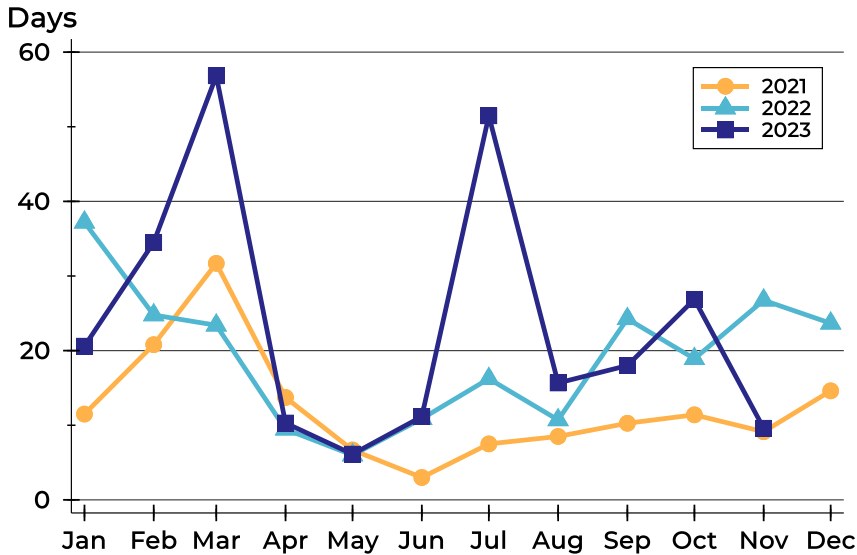


Month	2021	2022	2023
January	242,950	282,000	305,000
February	271,000	300,000	270,500
March	326,000	267,648	283,000
April	255,000	240,000	235,000
May	360,000	250,000	350,500
June	243,000	375,000	290,000
July	241,150	270,000	350,000
August	297,000	243,900	352,250
September	210,000	330,100	296,000
October	241,000	375,000	349,325
November	290,000	244,226	426,250
December	243,000	215,000	



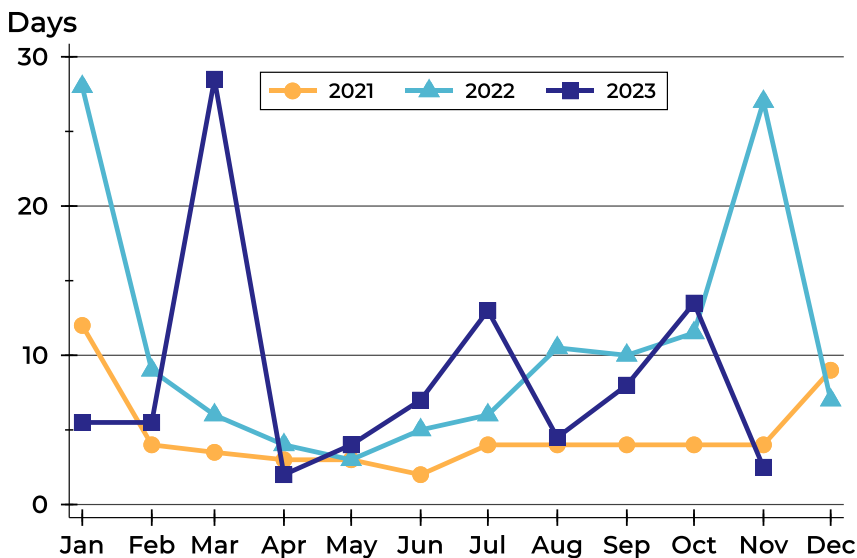
Douglas County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	12	37	21
February	21	25	35
March	32	23	57
April	14	9	10
May	7	6	6
June	3	11	11
July	8	16	51
August	9	11	16
September	10	24	18
October	11	19	27
November	9	27	10
December	15	24	

Median DOM



Month	2021	2022	2023
January	12	28	6
February	4	9	6
March	4	6	29
April	3	4	2
May	3	3	4
June	2	5	7
July	4	6	13
August	4	11	5
September	4	10	8
October	4	12	14
November	4	27	3
December	9	7	



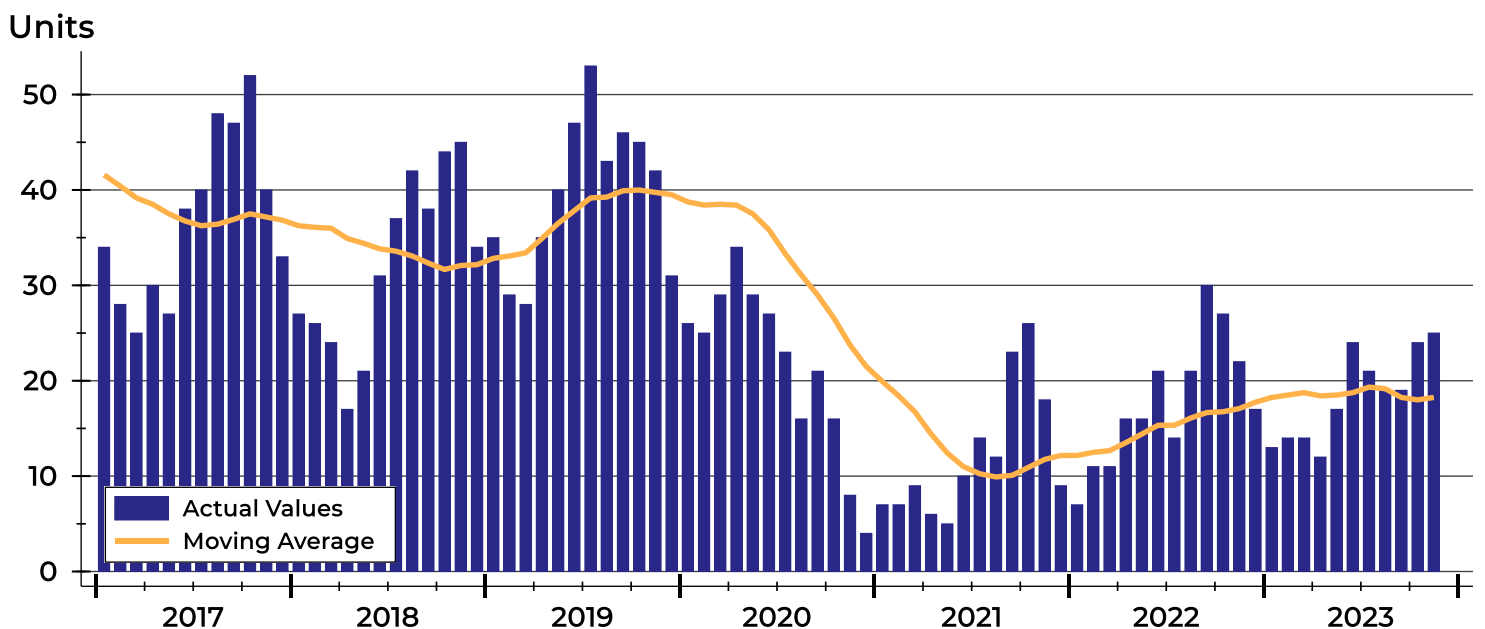
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of November 2022	Change
Active Listings		25	22	13.6%
Volume (1,000s)		9,790	8,898	10.0%
Months' Supply		2.0	1.5	33.3%
Average	List Price	391,598	404,441	-3.2%
	Days on Market	58	57	1.8%
	Percent of Original	97.6%	96.9%	0.7%
Median	List Price	299,000	342,500	-12.7%
	Days on Market	46	64	-28.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 25 homes were available for sale in Douglas County at the end of November. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of November was \$299,000, down 12.7% from 2022. The typical time on market for active listings was 46 days, down from 64 days a year earlier.

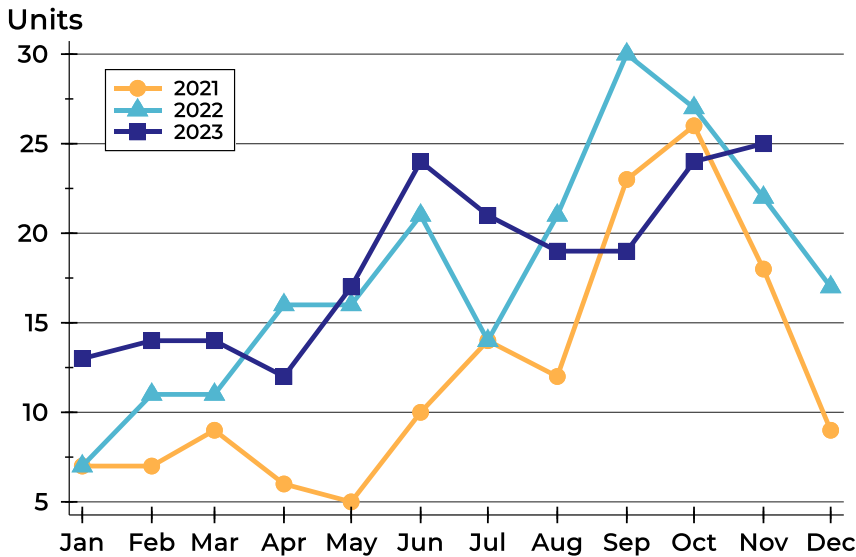
History of Active Listings





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	24
July	14	14	21
August	12	21	19
September	23	30	19
October	26	27	24
November	18	22	25
December	9	17	

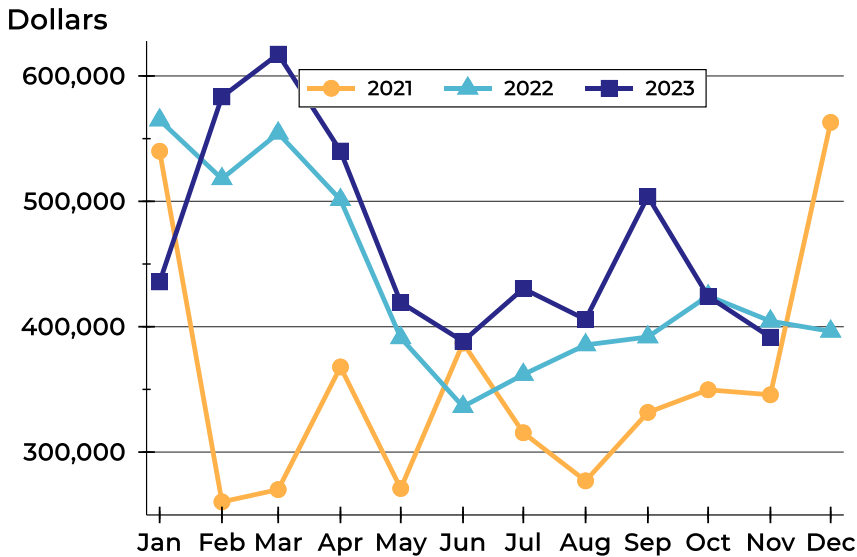
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	4.0%	N/A	159,950	159,950	46	46	100.0%	100.0%
\$175,000-\$199,999	1	4.0%	N/A	179,000	179,000	22	22	100.0%	100.0%
\$200,000-\$249,999	2	8.0%	1.0	213,450	213,450	57	57	95.9%	95.9%
\$250,000-\$299,999	9	36.0%	4.9	278,144	279,000	40	40	95.8%	95.3%
\$300,000-\$399,999	4	16.0%	1.1	346,075	339,750	34	28	100.0%	100.0%
\$400,000-\$499,999	5	20.0%	3.0	478,700	489,000	70	71	98.1%	100.0%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	3	12.0%	N/A	914,333	995,000	141	73	98.9%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



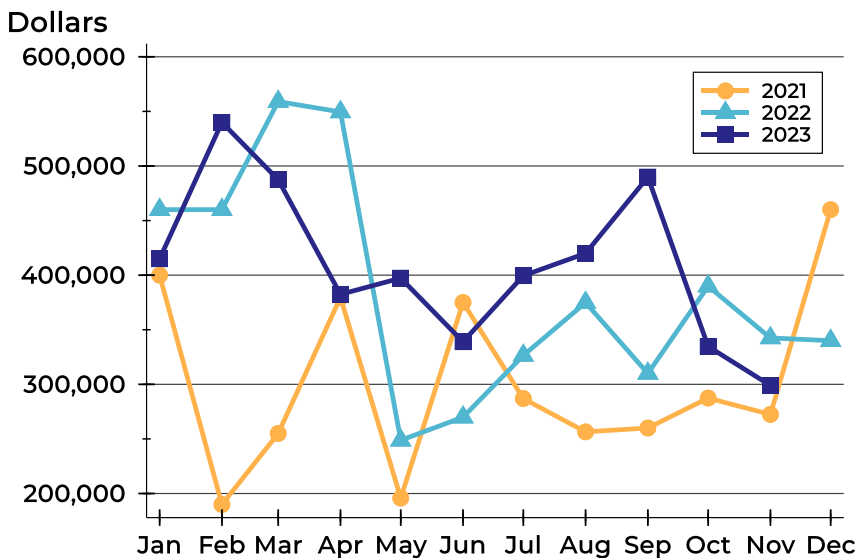
Douglas County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	539,971	564,814	435,738
February	260,286	517,973	583,329
March	270,078	554,341	617,400
April	367,900	501,256	540,133
May	270,955	391,125	419,378
June	386,980	336,252	388,364
July	315,414	361,820	430,408
August	277,058	385,476	405,745
September	331,626	391,790	503,907
October	349,685	424,604	424,216
November	345,689	404,441	391,598
December	562,967	396,341	

Median Price

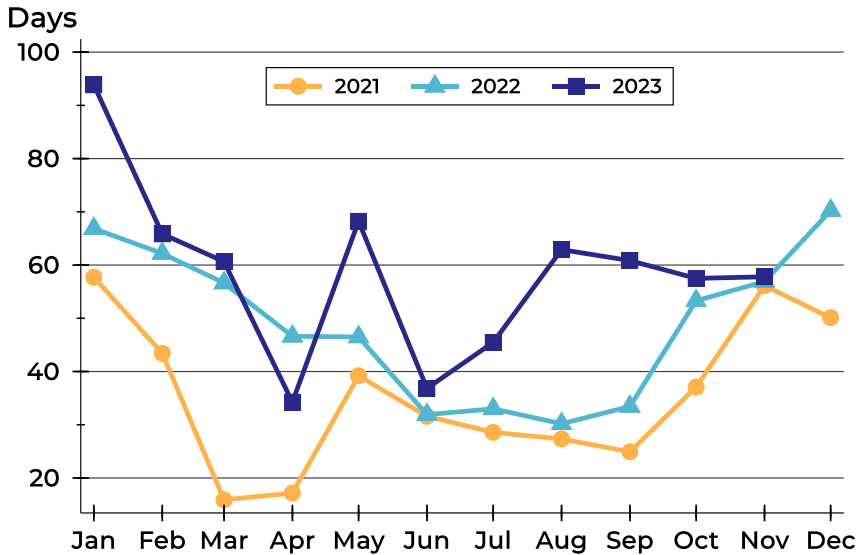


Month	2021	2022	2023
January	400,000	460,000	415,000
February	189,900	460,000	539,950
March	255,000	559,000	487,450
April	379,700	549,500	382,450
May	195,777	248,750	397,300
June	375,000	269,900	339,000
July	287,000	326,450	399,500
August	256,500	374,900	420,000
September	260,000	310,000	489,900
October	287,450	389,900	334,700
November	272,450	342,500	299,000
December	460,000	340,000	



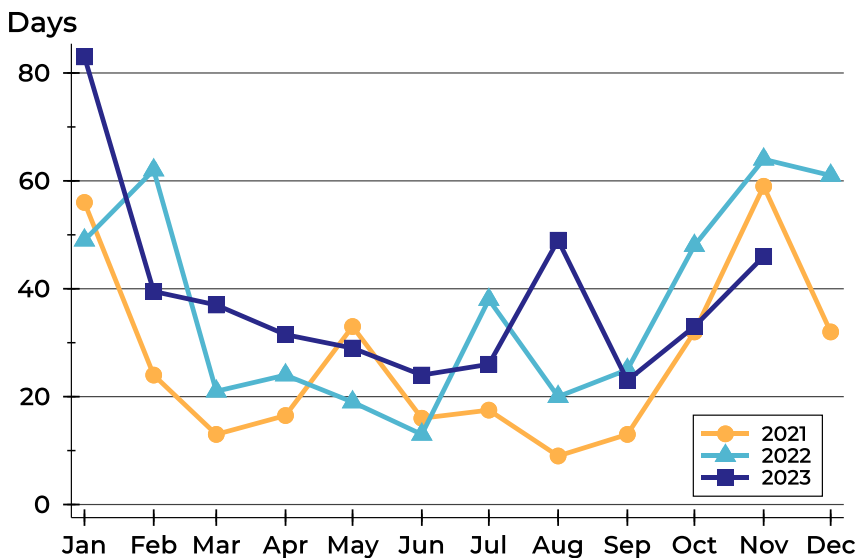
Douglas County Active Listings Analysis

Average DOM



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

Median DOM

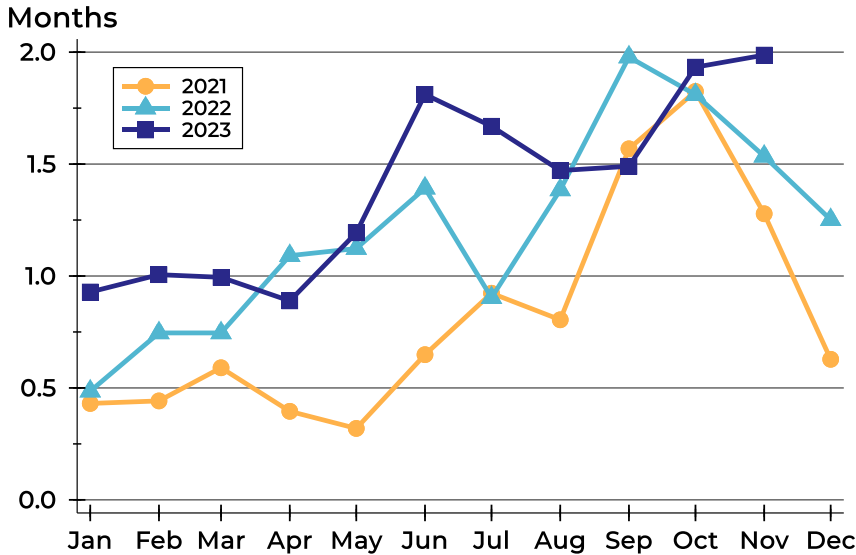


Month	2021	2022	2023
January	56	49	83
February	24	62	40
March	13	21	37
April	17	24	32
May	33	19	29
June	16	13	24
July	18	38	26
August	9	20	49
September	13	25	23
October	32	48	33
November	59	64	46
December	32	61	



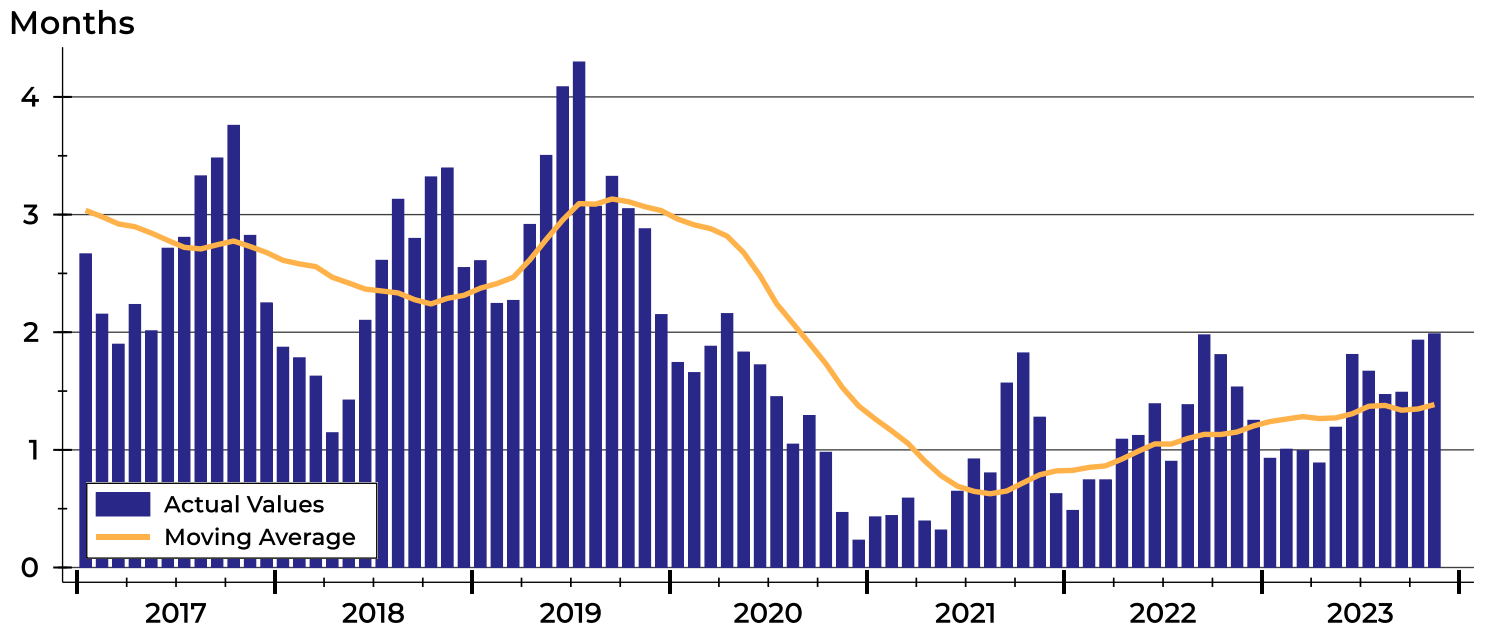
Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.4	0.5	0.9
February	0.4	0.7	1.0
March	0.6	0.7	1.0
April	0.4	1.1	0.9
May	0.3	1.1	1.2
June	0.6	1.4	1.8
July	0.9	0.9	1.7
August	0.8	1.4	1.5
September	1.6	2.0	1.5
October	1.8	1.8	1.9
November	1.3	1.5	2.0
December	0.6	1.3	0.6

History of Month's Supply





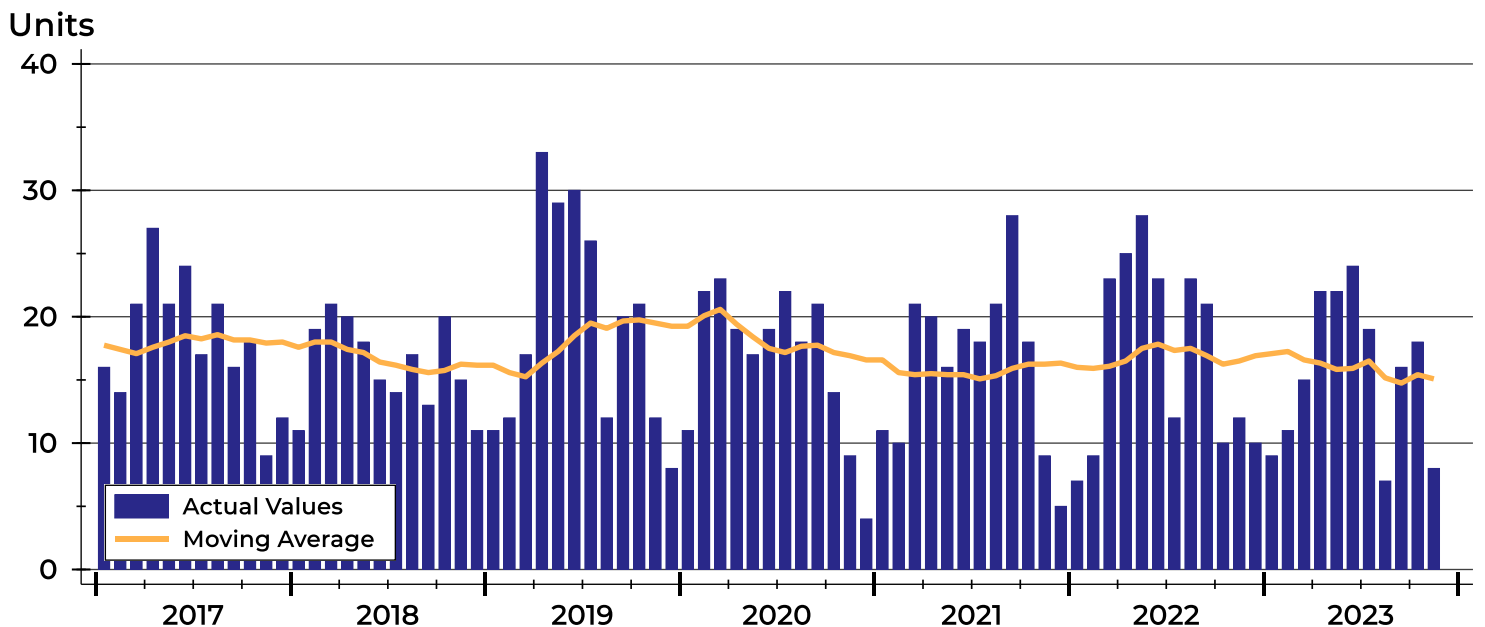
Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	8	12	-33.3%
	Volume (1,000s)	2,118	3,883	-45.5%
	Average List Price	264,775	323,550	-18.2%
	Median List Price	257,250	272,000	-5.4%
Year-to-Date	New Listings	171	193	-11.4%
	Volume (1,000s)	62,839	65,452	-4.0%
	Average List Price	367,479	339,129	8.4%
	Median List Price	330,000	288,000	14.6%

A total of 8 new listings were added in Douglas County during November, down 33.3% from the same month in 2022. Year-to-date Douglas County has seen 171 new listings.

The median list price of these homes was \$257,250 down from \$272,000 in 2022.

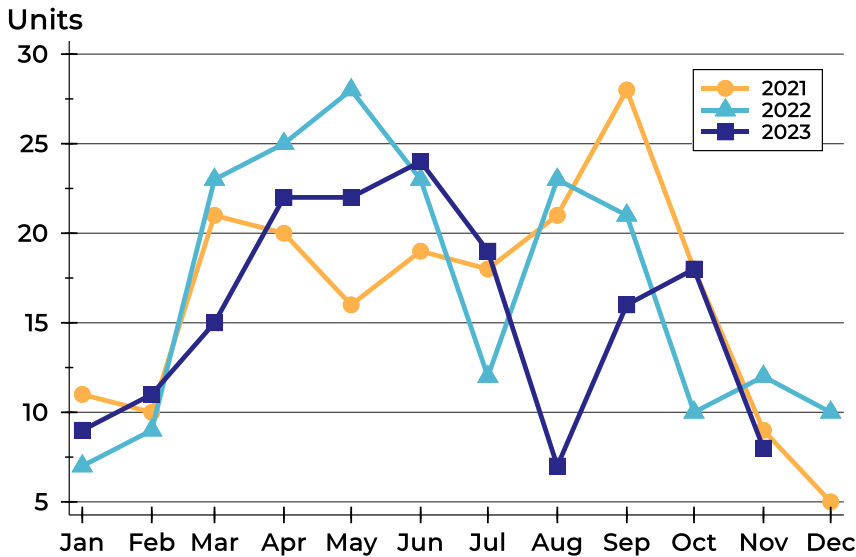
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	11	7	9
February	10	9	11
March	21	23	15
April	20	25	22
May	16	28	22
June	19	23	24
July	18	12	19
August	21	23	7
September	28	21	16
October	18	10	18
November	9	12	8
December	5	10	

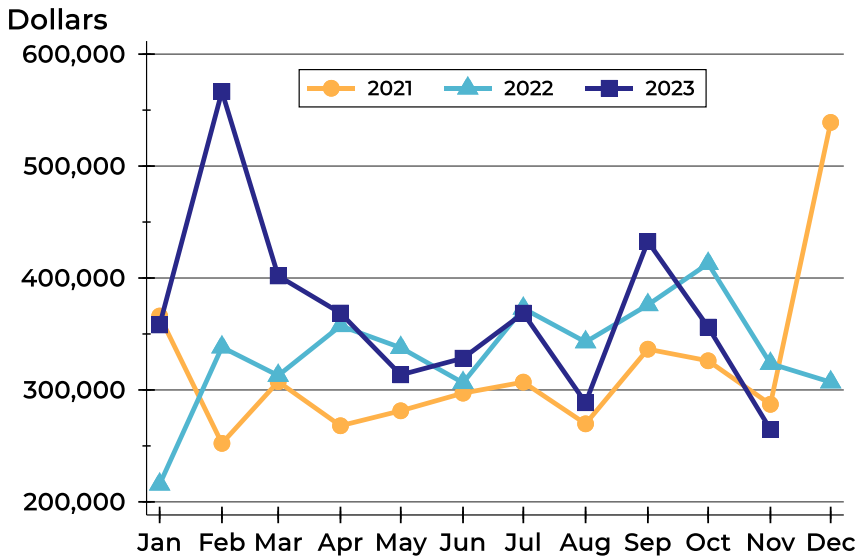
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	12.5%	165,000	165,000	28	28	92.2%	92.2%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	37.5%	224,800	219,900	10	13	97.1%	97.8%
\$250,000-\$299,999	2	25.0%	287,000	287,000	19	19	96.0%	96.0%
\$300,000-\$399,999	2	25.0%	352,400	352,400	29	29	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



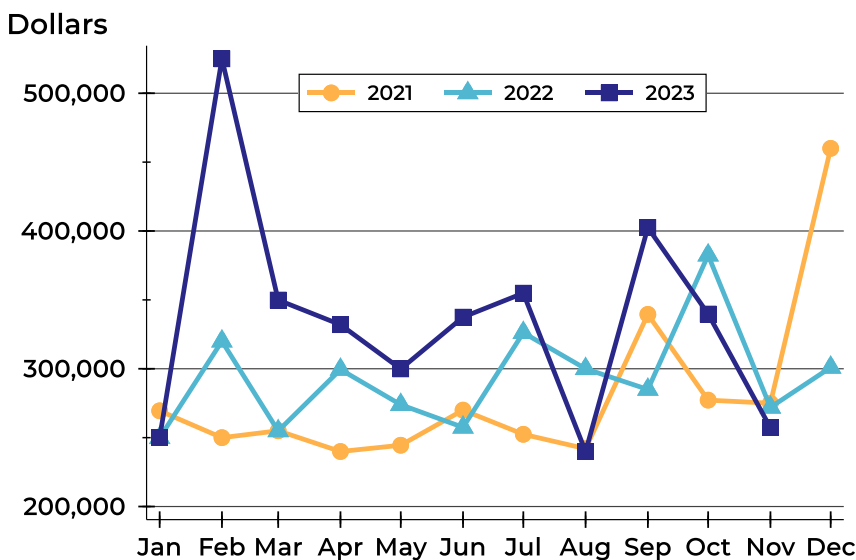
Douglas County New Listings Analysis

Average Price



Month	2021	2022	2023
January	366,032	215,700	358,089
February	252,280	338,233	566,618
March	307,405	312,877	401,847
April	268,000	357,280	368,714
May	281,361	337,738	313,506
June	297,145	306,378	328,375
July	306,967	372,849	368,593
August	269,733	342,817	288,557
September	336,400	376,000	432,631
October	326,061	412,880	355,683
November	287,144	323,550	264,775
December	538,980	306,970	

Median Price



Month	2021	2022	2023
January	269,500	249,900	250,000
February	250,000	320,000	525,000
March	255,000	254,900	349,900
April	239,950	299,500	332,000
May	244,500	273,930	299,900
June	270,000	257,500	337,500
July	252,450	326,200	354,900
August	242,000	300,000	239,900
September	339,500	285,000	402,500
October	277,250	382,450	339,750
November	275,000	272,000	257,250
December	460,000	301,000	



Douglas County Contracts Written Analysis

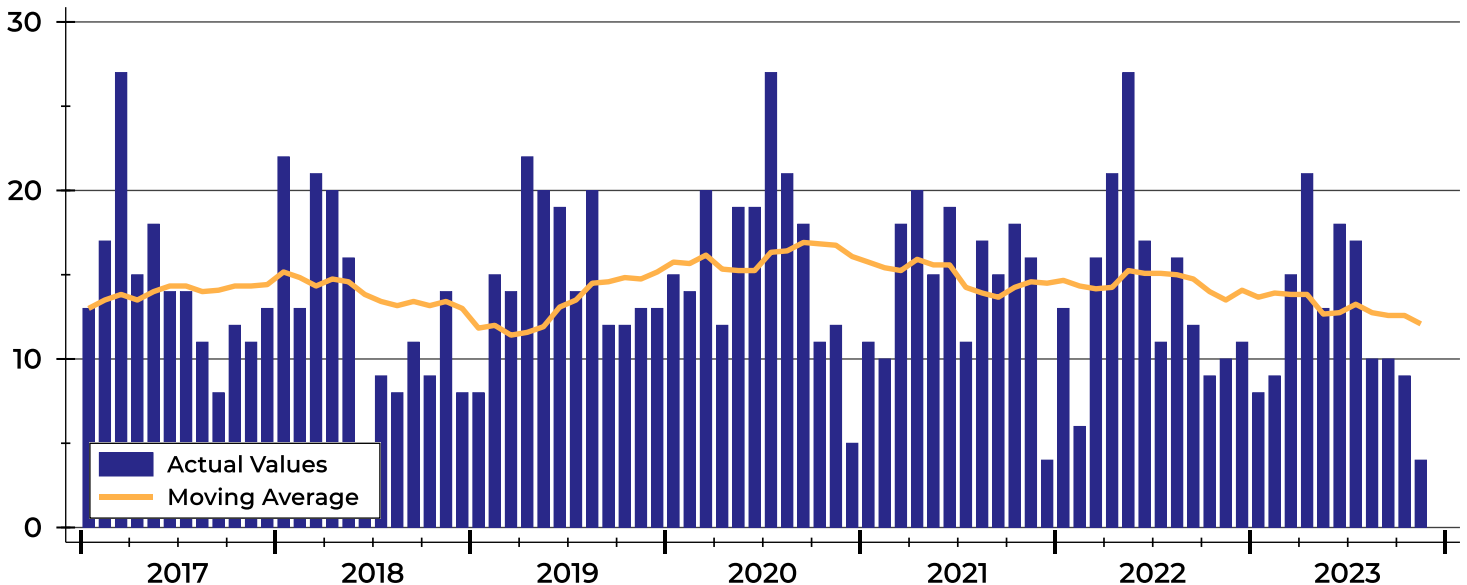
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		4	10	-60.0%	134	158	-15.2%
Volume (1,000s)		1,242	3,637	-65.9%	46,672	52,205	-10.6%
Average	Sale Price	310,544	363,650	-14.6%	348,298	330,408	5.4%
	Days on Market	51	28	82.1%	24	16	50.0%
	Percent of Original	93.1%	97.2%	-4.2%	97.9%	100.1%	-2.2%
Median	Sale Price	279,700	354,450	-21.1%	325,000	289,500	12.3%
	Days on Market	15	14	7.1%	6	6	0.0%
	Percent of Original	92.2%	97.7%	-5.6%	100.0%	100.0%	0.0%

A total of 4 contracts for sale were written in Douglas County during the month of November, down from 10 in 2022. The median list price of these homes was \$279,700, down from \$354,450 the prior year.

Half of the homes that went under contract in November were on the market less than 15 days, compared to 14 days in November 2022.

History of Contracts Written

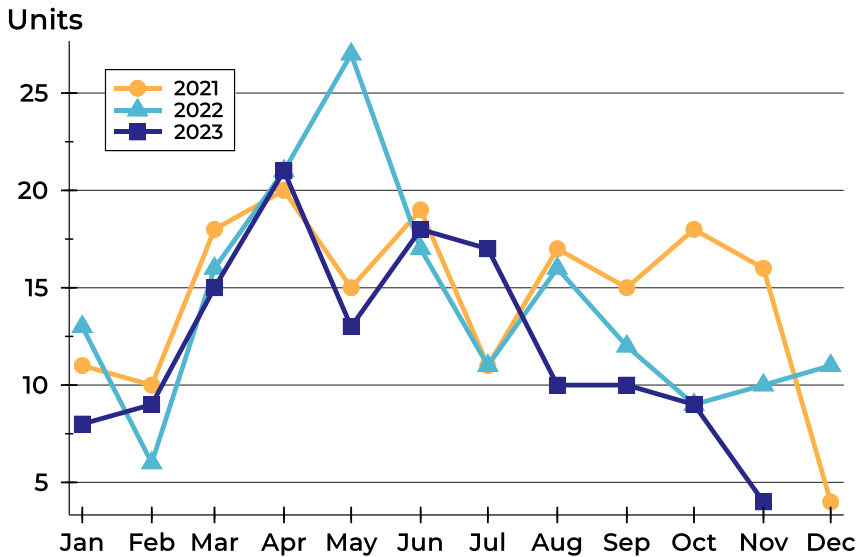
Units





Douglas County Contracts Written Analysis

Contracts Written by Month



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

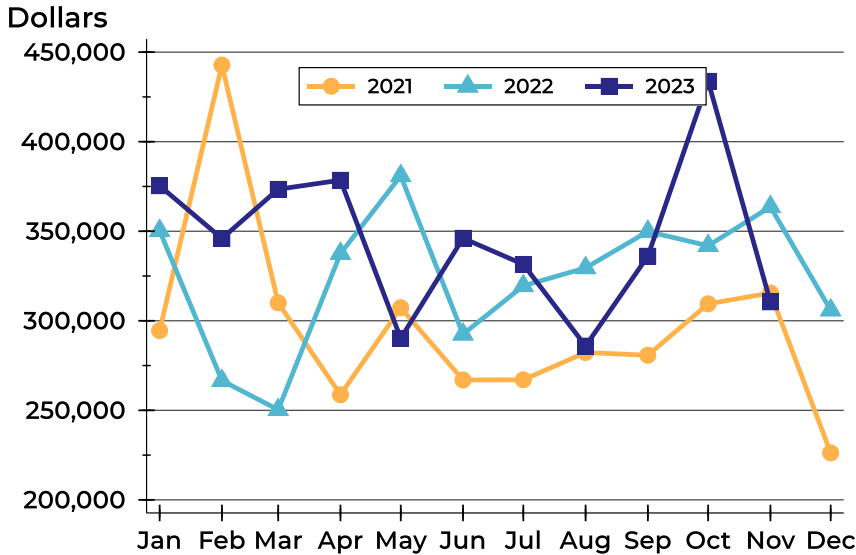
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	50.0%	227,250	227,250	9	9	96.7%	96.7%
\$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%	319,900	319,900	17	17	97.0%	97.0%
\$400,000-\$499,999	1	25.0%	467,777	467,777	168	168	88.0%	88.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



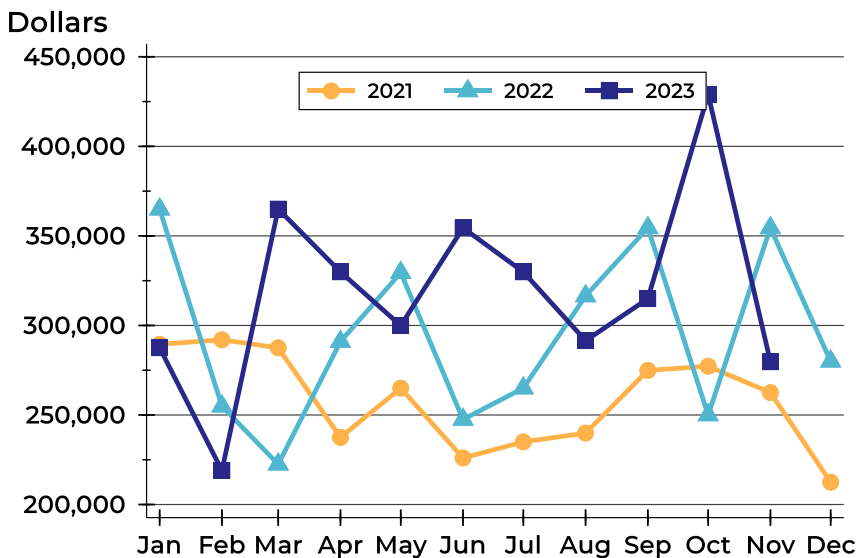
Douglas County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	294,523	350,285	375,375
February	442,780	266,583	345,967
March	310,017	250,336	373,447
April	258,690	337,552	378,505
May	307,267	380,954	290,231
June	266,933	292,494	346,106
July	267,045	319,518	331,544
August	282,276	329,549	285,900
September	280,767	349,833	336,080
October	309,439	341,911	433,761
November	315,513	363,650	310,544
December	226,250	305,973	

Median Price

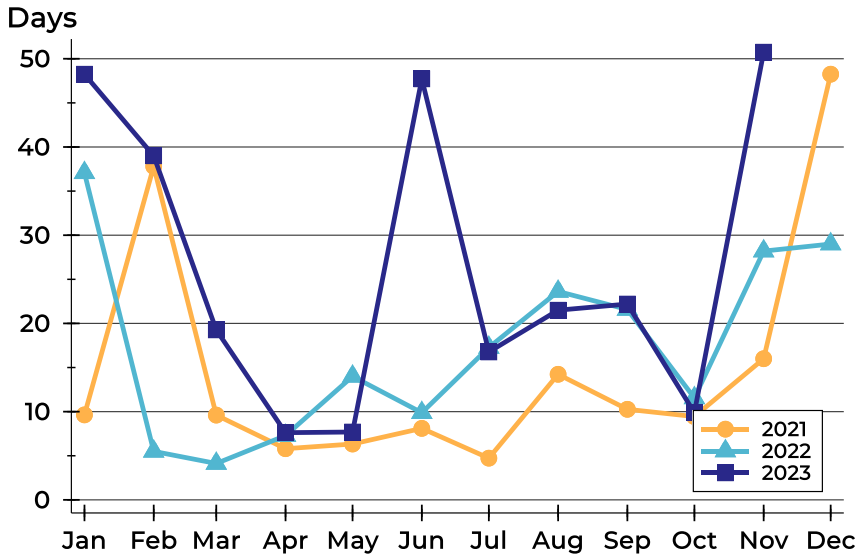


Month	2021	2022	2023
January	289,500	364,900	287,500
February	292,000	254,900	219,000
March	287,500	222,500	365,000
April	237,500	291,000	329,900
May	265,000	329,500	299,900
June	226,000	247,500	354,500
July	235,000	265,000	329,900
August	239,900	316,450	291,500
September	274,900	354,500	314,950
October	277,250	250,000	429,000
November	262,500	354,450	279,700
December	212,500	280,000	



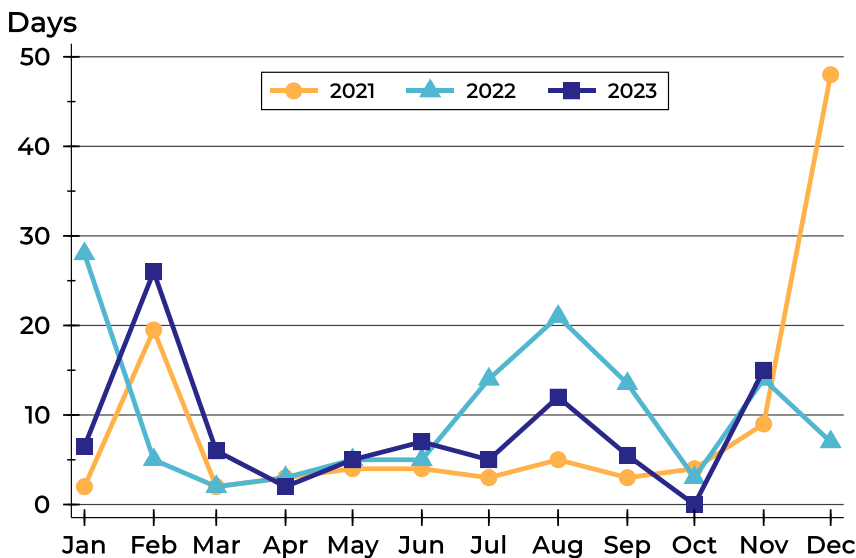
Douglas County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	10	37	48
February	38	6	39
March	10	4	19
April	6	7	8
May	6	14	8
June	8	10	48
July	5	17	17
August	14	24	22
September	10	22	22
October	9	12	10
November	16	28	51
December	48	29	

Median DOM



Month	2021	2022	2023
January	2	28	7
February	20	5	26
March	2	2	6
April	3	3	2
May	4	5	5
June	4	5	7
July	3	14	5
August	5	21	12
September	3	14	6
October	4	3	N/A
November	9	14	15
December	48	7	



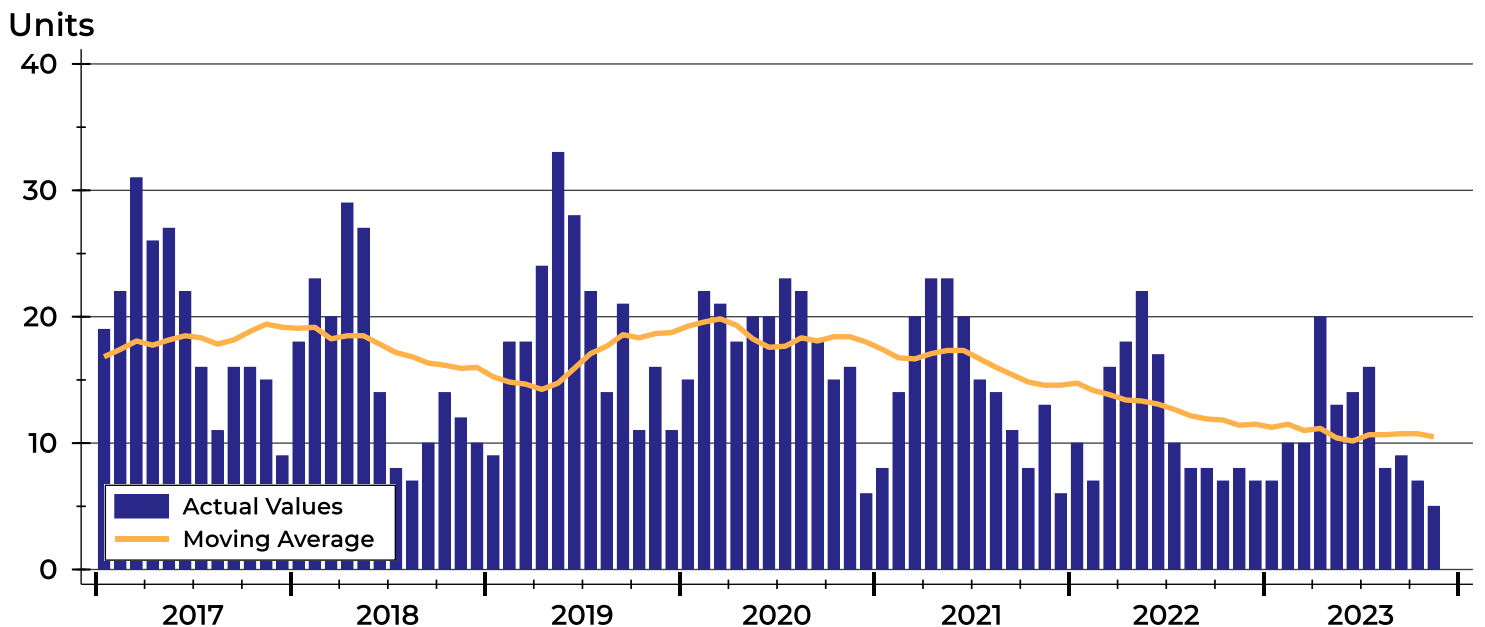
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		5	8	-37.5%
Volume (1,000s)		1,401	2,533	-44.7%
Average	List Price	280,215	316,588	-11.5%
	Days on Market	41	23	78.3%
	Percent of Original	96.8%	99.4%	-2.6%
Median	List Price	239,500	234,950	1.9%
	Days on Market	13	5	160.0%
	Percent of Original	97.0%	100.0%	-3.0%

A total of 5 listings in Douglas County had contracts pending at the end of November, down from 8 contracts pending at the end of November 2022.

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

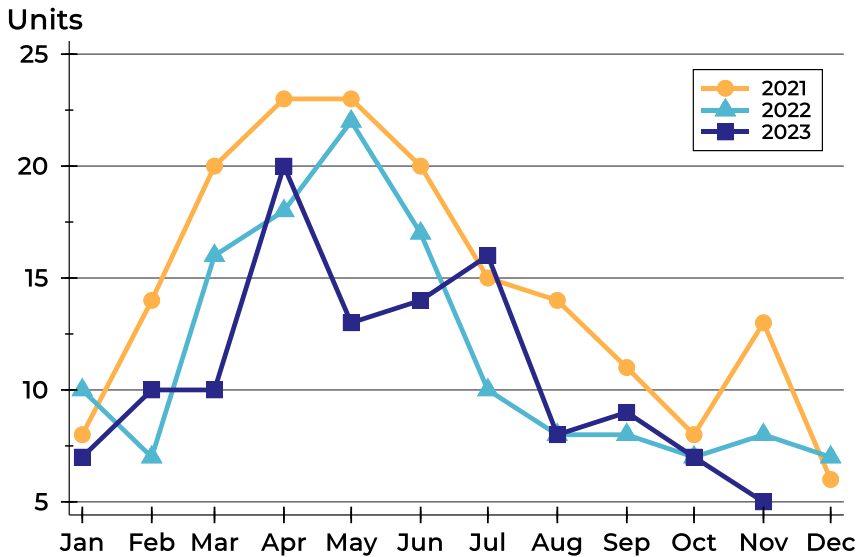
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	8	10	7
February	14	7	10
March	20	16	10
April	23	18	20
May	23	22	13
June	20	17	14
July	15	10	16
August	14	8	8
September	11	8	9
October	8	7	7
November	13	8	5
December	6	7	7

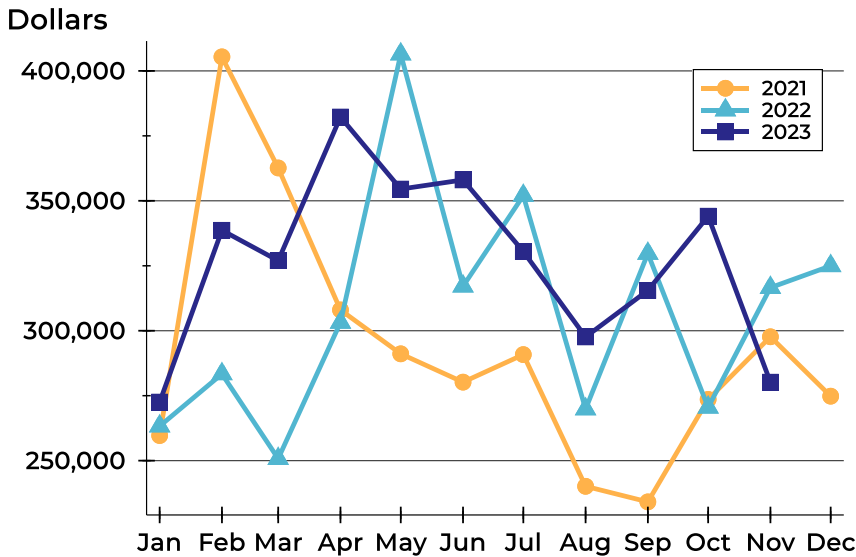
Pending Contracts by Price Range

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	20.0%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	40.0%	227,250	227,250	9	9	96.7%	96.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	319,900	319,900	17	17	97.0%	97.0%
\$400,000-\$499,999	1	20.0%	467,777	467,777	168	168	93.6%	93.6%
\$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



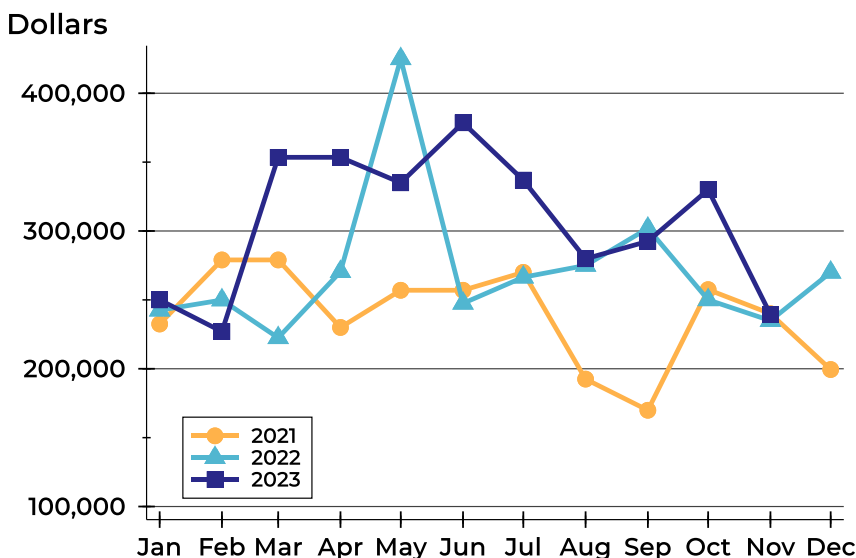
Douglas County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	259,669	263,280	272,557
February	405,407	283,371	338,670
March	362,660	250,774	326,980
April	308,013	303,178	382,265
May	291,113	406,453	354,538
June	280,216	317,118	358,050
July	290,823	352,020	330,508
August	240,136	269,863	297,616
September	234,136	329,713	315,522
October	273,575	270,514	344,100
November	297,677	316,588	280,215
December	274,817	324,971	

Median Price

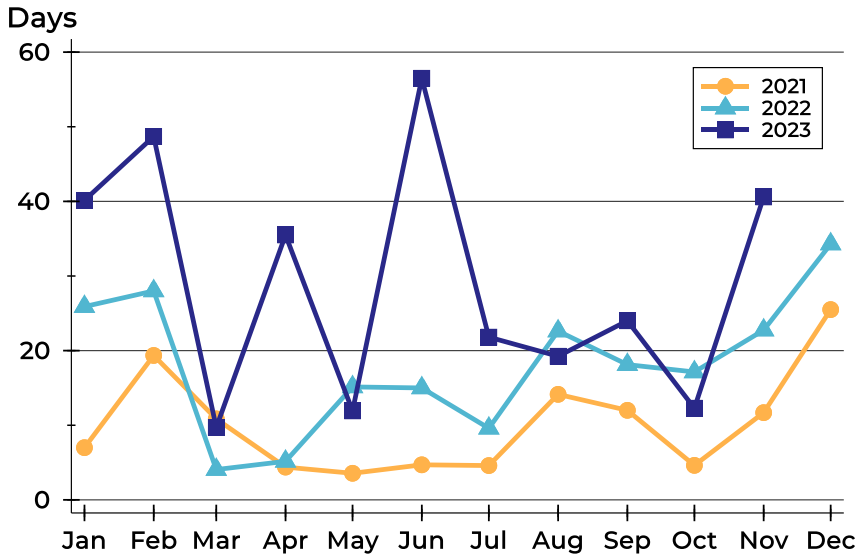


Month	2021	2022	2023
January	232,500	242,500	250,000
February	279,000	249,900	227,000
March	279,000	222,500	353,500
April	230,000	270,450	353,500
May	257,000	425,000	335,000
June	257,000	247,500	378,600
July	270,000	266,450	336,950
August	192,500	275,000	279,875
September	169,900	301,950	292,500
October	257,450	250,000	330,000
November	240,000	234,950	239,500
December	199,450	270,000	



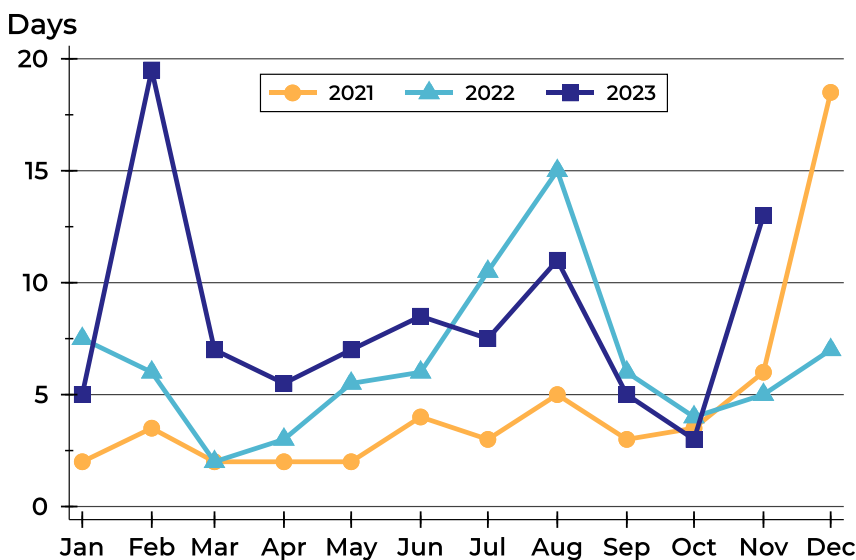
Douglas County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	7	26	40
February	19	28	49
March	11	4	10
April	4	5	36
May	4	15	12
June	5	15	57
July	5	10	22
August	14	23	19
September	12	18	24
October	5	17	12
November	12	23	41
December	26	34	

Median DOM



Month	2021	2022	2023
January	2	8	5
February	4	6	20
March	2	2	7
April	2	3	6
May	2	6	7
June	4	6	9
July	3	11	8
August	5	15	11
September	3	6	5
October	4	4	3
November	6	5	13
December	19	7	



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Rose in November

Total home sales in the Emporia area rose by 13.8% last month to 33 units, compared to 29 units in November 2022. Total sales volume was \$5.7 million, up 20.5% from a year earlier.

The median sale price in November was \$149,500, up from \$130,000 a year earlier. Homes that sold in November were typically on the market for 7 days and sold for 98.0% of their list prices.

Emporia Area Active Listings Up at End of November

The total number of active listings in the Emporia area at the end of November was 45 units, up from 40 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 November was \$189,000.

During November, a total of 25 contracts were written up from 23 in November 2022. At the end of the month, there were 30 contracts still pending.

Report Contents

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

Contact Information

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



Emporia Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		33	29	50	383	438	486
Change from prior year		13.8%	-42.0%	31.6%	-12.6%	-9.9%	11.5%
Active Listings		45	40	38	N/A	N/A	N/A
Change from prior year		12.5%	5.3%	-42.4%			
Months' Supply		1.3	1.0	0.9	N/A	N/A	N/A
Change from prior year		30.0%	11.1%	-47.1%			
New Listings		23	23	31	453	471	561
Change from prior year		0.0%	-25.8%	24.0%	-3.8%	-16.0%	9.1%
Contracts Written		24	23	39	387	424	511
Change from prior year		4.3%	-41.0%	44.4%	-8.7%	-17.0%	7.6%
Pending Contracts		30	33	62	N/A	N/A	N/A
Change from prior year		-9.1%	-46.8%	17.0%			
Sales Volume (1,000s)		5,735	4,759	7,267	71,449	76,346	74,271
Change from prior year		20.5%	-34.5%	42.3%	-6.4%	2.8%	21.8%
Average	Sale Price	173,785	164,098	145,343	186,552	174,305	152,822
	Change from prior year	5.9%	12.9%	8.1%	7.0%	14.1%	9.3%
	List Price of Actives	241,958	197,828	148,897	N/A	N/A	N/A
	Change from prior year	22.3%	32.9%	2.8%			
	Days on Market	20	31	30	22	22	31
Change from prior year	-35.5%	3.3%	-18.9%	0.0%	-29.0%	-34.0%	
	Percent of List	95.6%	94.7%	96.2%	97.2%	97.4%	96.7%
Change from prior year	1.0%	-1.6%	0.9%	-0.2%	0.7%	0.8%	
	Percent of Original	93.8%	92.9%	93.4%	95.5%	95.9%	95.2%
Change from prior year	1.0%	-0.5%	1.6%	-0.4%	0.7%	1.6%	
Median	Sale Price	149,500	130,000	139,500	165,000	147,250	139,500
	Change from prior year	15.0%	-6.8%	10.7%	12.1%	5.6%	7.3%
	List Price of Actives	189,000	202,450	122,400	N/A	N/A	N/A
	Change from prior year	-6.6%	65.4%	11.3%			
	Days on Market	7	10	12	6	7	6
Change from prior year	-30.0%	-16.7%	71.4%	-14.3%	16.7%	-57.1%	
	Percent of List	98.0%	96.0%	98.2%	98.8%	99.1%	98.5%
Change from prior year	2.1%	-2.2%	0.6%	-0.3%	0.6%	1.2%	
	Percent of Original	95.8%	94.8%	97.3%	97.8%	98.3%	97.9%
Change from prior year	1.1%	-2.6%	1.5%	-0.5%	0.4%	1.6%	

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



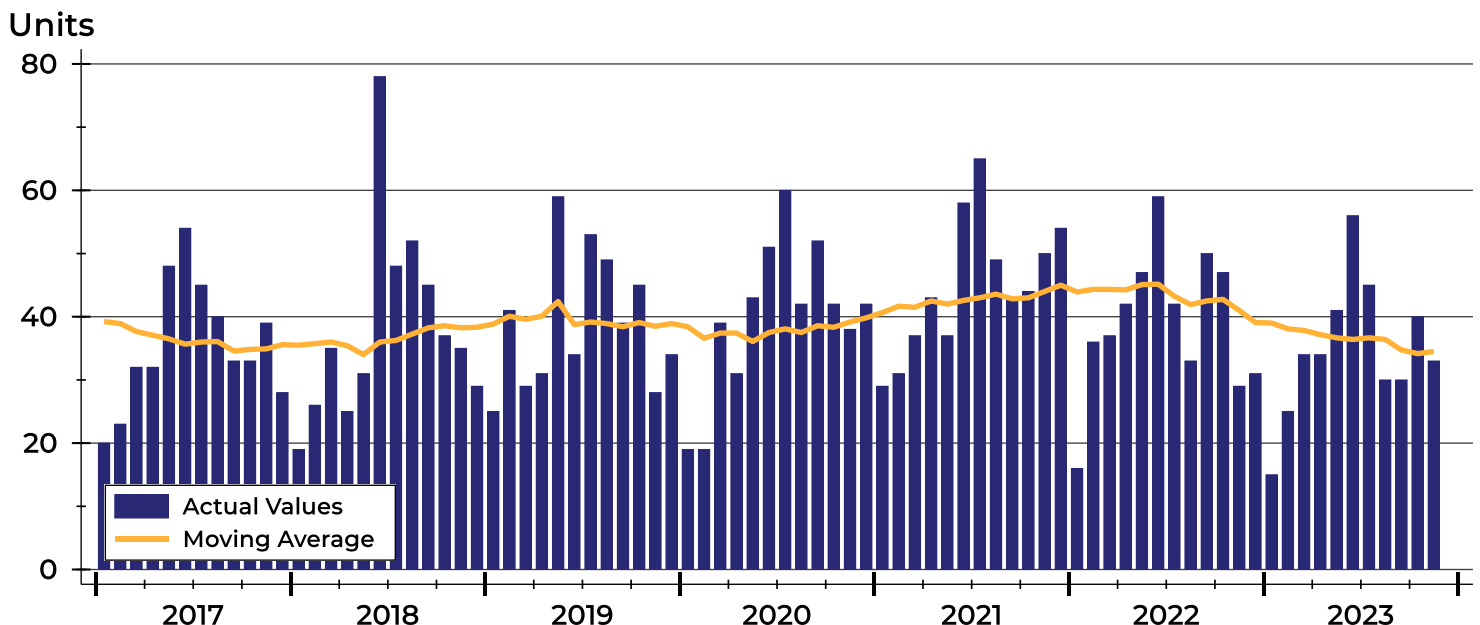
Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		33	29	13.8%	383	438	-12.6%
Volume (1,000s)		5,735	4,759	20.5%	71,449	76,346	-6.4%
Months' Supply		1.3	1.0	30.0%	N/A	N/A	N/A
Average	Sale Price	173,785	164,098	5.9%	186,552	174,305	7.0%
	Days on Market	20	31	-35.5%	22	22	0.0%
	Percent of List	95.6%	94.7%	1.0%	97.2%	97.4%	-0.2%
	Percent of Original	93.8%	92.9%	1.0%	95.5%	95.9%	-0.4%
Median	Sale Price	149,500	130,000	15.0%	165,000	147,250	12.1%
	Days on Market	7	10	-30.0%	6	7	-14.3%
	Percent of List	98.0%	96.0%	2.1%	98.8%	99.1%	-0.3%
	Percent of Original	95.8%	94.8%	1.1%	97.8%	98.3%	-0.5%

A total of 33 homes sold in the Emporia area in November, up from 29 units in November 2022. Total sales volume rose to \$5.7 million compared to \$4.8 million in the previous year.

The median sales price in November was \$149,500, up 15.0% compared to the prior year. Median days on market was 7 days, the same as October, and down from 10 in November 2022.

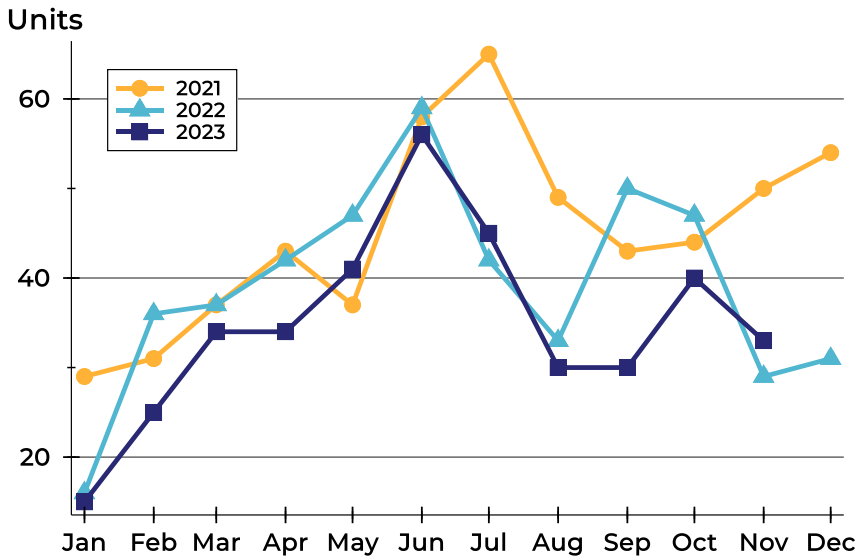
History of Closed Listings





Emporia Area Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	29	16	15
February	31	36	25
March	37	37	34
April	43	42	34
May	37	47	41
June	58	59	56
July	65	42	45
August	49	33	30
September	43	50	30
October	44	47	40
November	50	29	33
December	54	31	

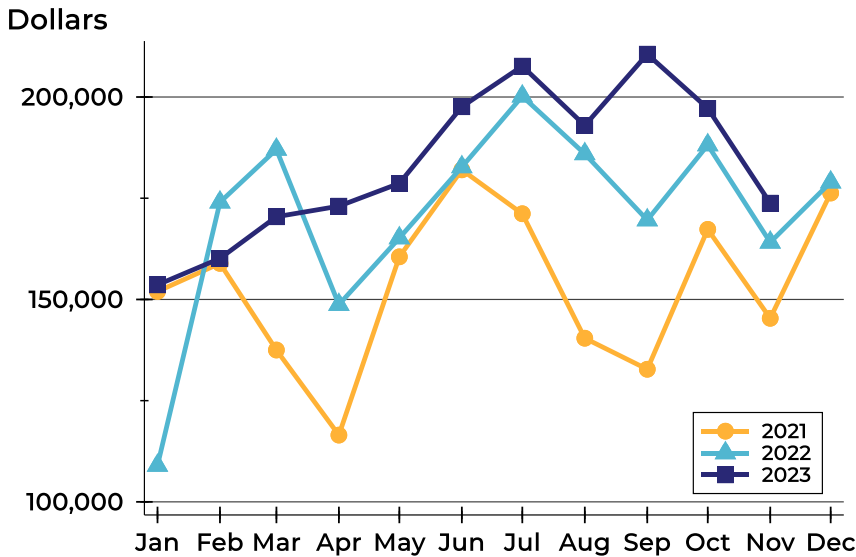
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.1%	1.4	46,000	46,000	10	10	88.0%	88.0%	88.0%	88.0%
\$50,000-\$99,999	7	21.2%	1.2	72,007	71,000	30	33	91.1%	88.9%	84.8%	84.6%
\$100,000-\$124,999	4	12.1%	1.4	104,000	105,000	15	10	98.1%	98.4%	98.1%	98.4%
\$125,000-\$149,999	4	12.1%	0.5	136,625	134,500	29	18	97.1%	97.2%	96.0%	95.6%
\$150,000-\$174,999	2	6.1%	2.0	161,000	161,000	44	44	97.8%	97.8%	97.0%	97.0%
\$175,000-\$199,999	5	15.2%	1.4	182,600	180,000	9	4	98.1%	100.0%	98.1%	100.0%
\$200,000-\$249,999	3	9.1%	1.1	224,833	225,000	31	45	95.7%	100.0%	92.4%	93.8%
\$250,000-\$299,999	1	3.0%	0.7	279,900	279,900	4	4	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	3	9.1%	1.8	351,600	355,000	4	5	96.3%	95.2%	96.3%	95.2%
\$400,000-\$499,999	1	3.0%	2.0	432,160	432,160	0	0	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	1	3.0%	4.8	500,000	500,000	0	0	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



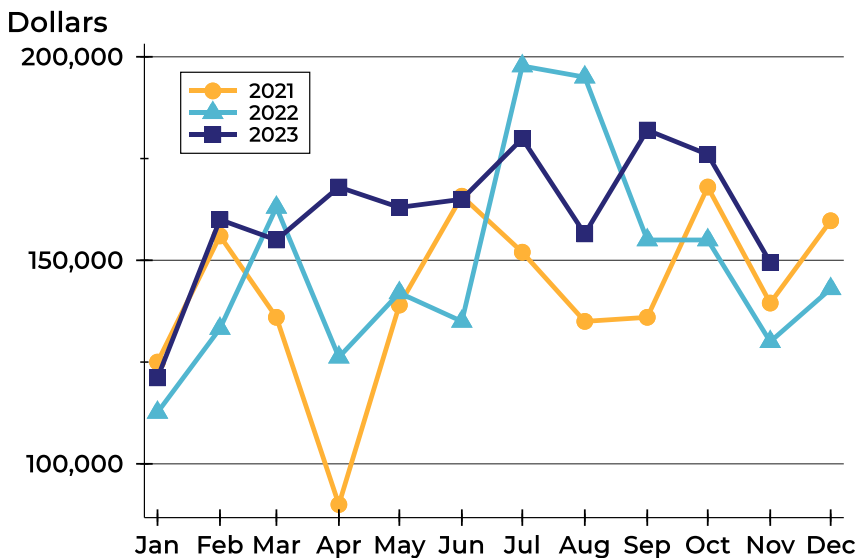
Emporia Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	151,975	108,978	153,608
February	158,916	174,009	160,136
March	137,505	187,054	170,425
April	116,497	148,729	173,044
May	160,530	165,169	178,679
June	182,016	182,726	197,596
July	171,170	200,190	207,624
August	140,422	185,948	192,967
September	132,756	169,608	210,587
October	167,314	188,143	197,204
November	145,343	164,098	173,785
December	176,288	178,955	

Median Price

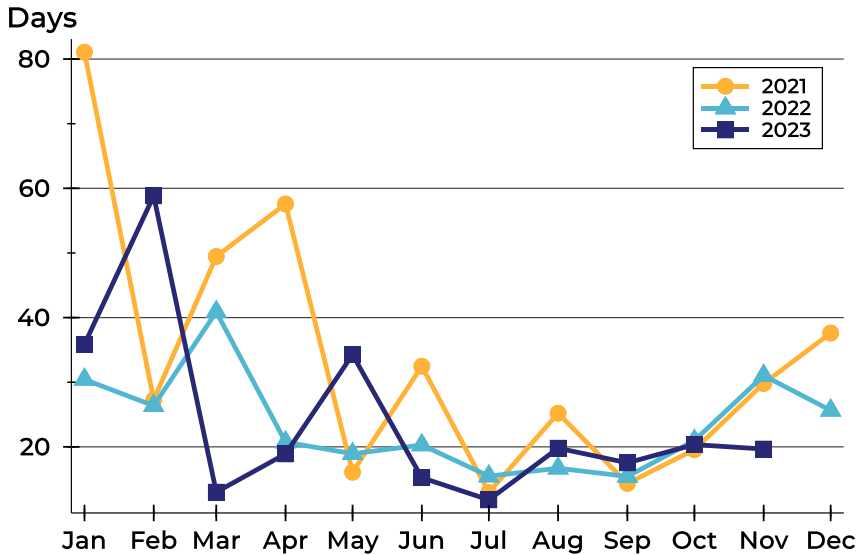


Month	2021	2022	2023
January	125,000	112,625	121,125
February	156,000	133,250	160,000
March	136,000	163,000	155,000
April	90,000	126,200	168,000
May	139,000	142,000	163,000
June	165,750	135,000	165,000
July	152,000	197,750	179,900
August	135,000	195,000	156,500
September	136,000	155,000	182,000
October	168,000	155,000	176,000
November	139,500	130,000	149,500
December	159,721	143,000	



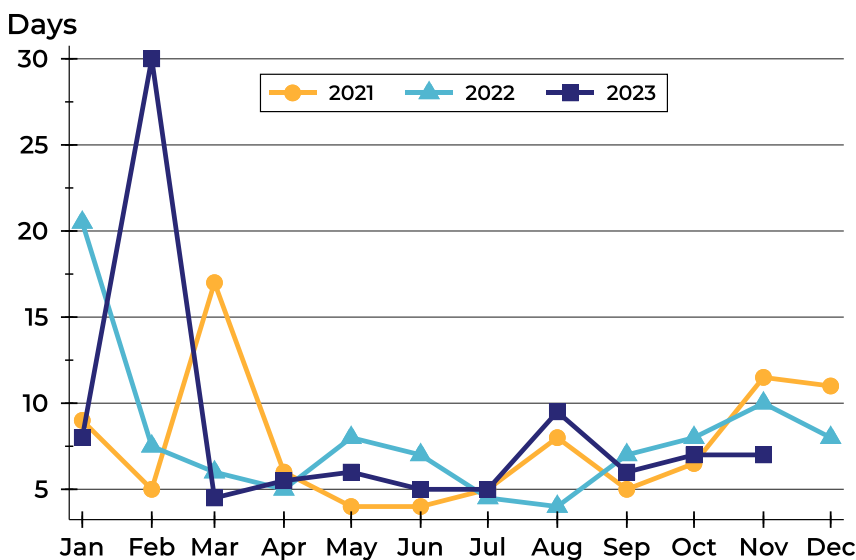
Emporia Area Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	81	30	36
February	27	26	59
March	49	41	13
April	58	21	19
May	16	19	34
June	32	20	15
July	13	15	12
August	25	17	20
September	14	15	18
October	20	21	20
November	30	31	20
December	38	26	

Median DOM



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



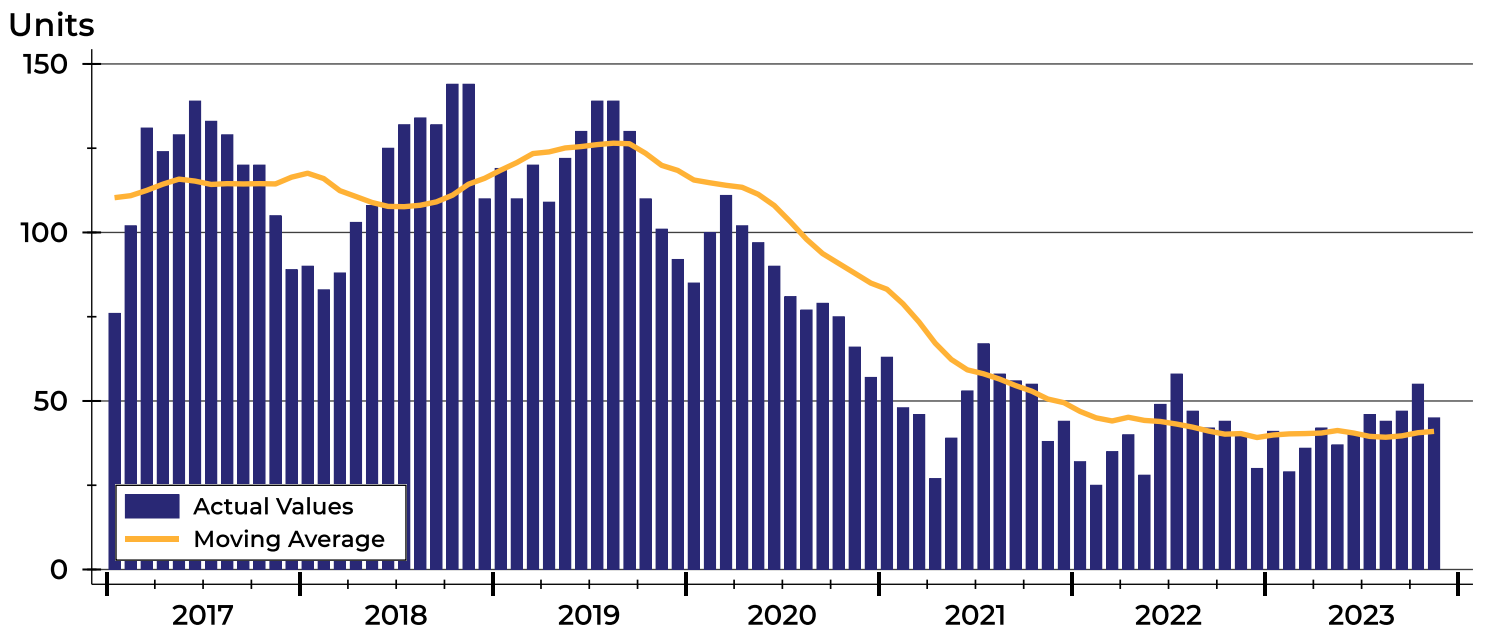
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		45	40	12.5%
Volume (1,000s)		10,888	7,913	37.6%
Months' Supply		1.3	1.0	30.0%
Average	List Price	241,958	197,828	22.3%
	Days on Market	74	69	7.2%
	Percent of Original	96.5%	96.4%	0.1%
Median	List Price	189,000	202,450	-6.6%
	Days on Market	60	47	27.7%
	Percent of Original	100.0%	98.8%	1.2%

A total of 45 homes were available for sale in the Emporia area at the end of November. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of November was \$189,000, down 6.6% from 2022. The typical time on market for active listings was 60 days, up from 47 days a year earlier.

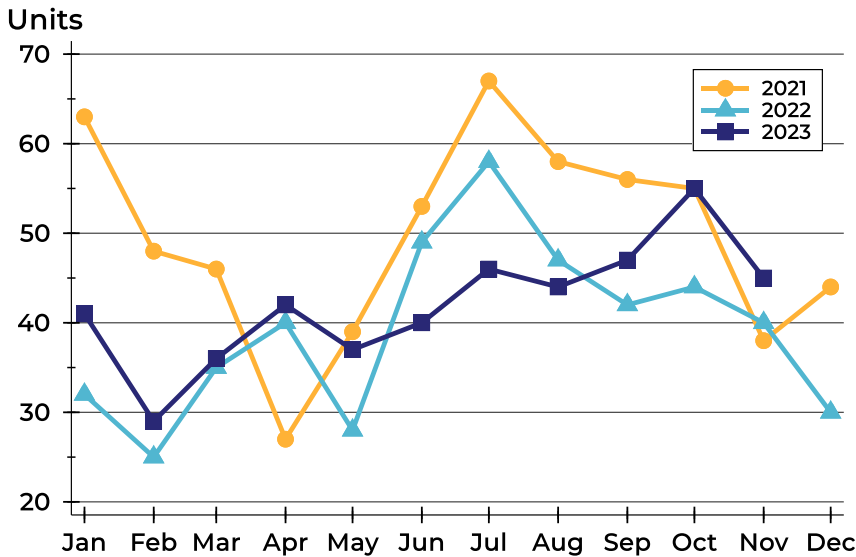
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	63	32	41
February	48	25	29
March	46	35	36
April	27	40	42
May	39	28	37
June	53	49	40
July	67	58	46
August	58	47	44
September	56	42	47
October	55	44	55
November	38	40	45
December	44	30	30

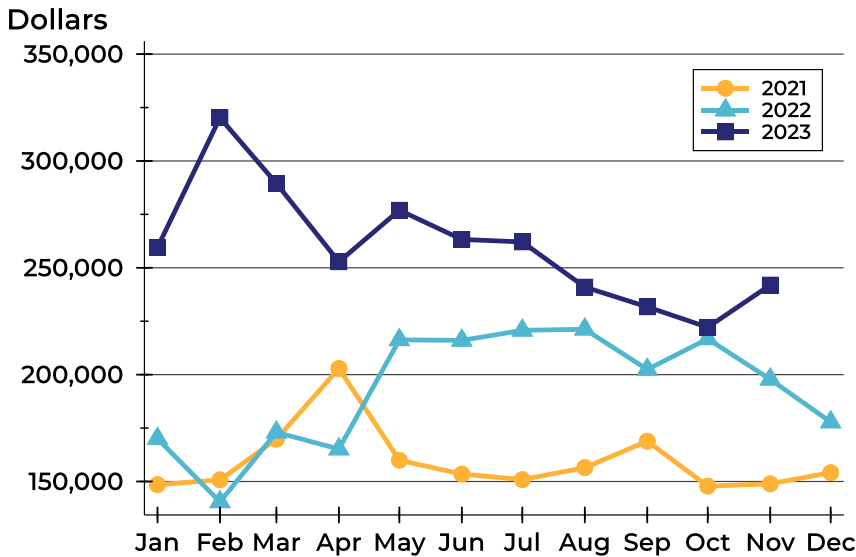
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	4.4%	1.4	31,250	31,250	66	66	97.0%	97.0%
\$50,000-\$99,999	5	11.1%	1.2	71,460	69,900	32	36	97.3%	100.0%
\$100,000-\$124,999	6	13.3%	1.4	114,933	114,950	67	57	94.3%	93.9%
\$125,000-\$149,999	2	4.4%	0.5	134,250	134,250	93	93	95.1%	95.1%
\$150,000-\$174,999	7	15.6%	2.0	162,757	164,900	81	87	96.8%	100.0%
\$175,000-\$199,999	4	8.9%	1.4	193,250	192,500	97	93	94.8%	94.4%
\$200,000-\$249,999	6	13.3%	1.1	216,383	214,700	51	55	98.1%	98.9%
\$250,000-\$299,999	2	4.4%	0.7	287,500	287,500	134	134	97.0%	97.0%
\$300,000-\$399,999	6	13.3%	1.8	377,467	385,000	27	26	98.6%	100.0%
\$400,000-\$499,999	2	4.4%	2.0	459,000	459,000	91	91	96.8%	96.8%
\$500,000-\$749,999	2	4.4%	4.8	572,400	572,400	185	185	91.2%	91.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.2%	N/A	1,397,000	1,397,000	198	198	100.0%	100.0%



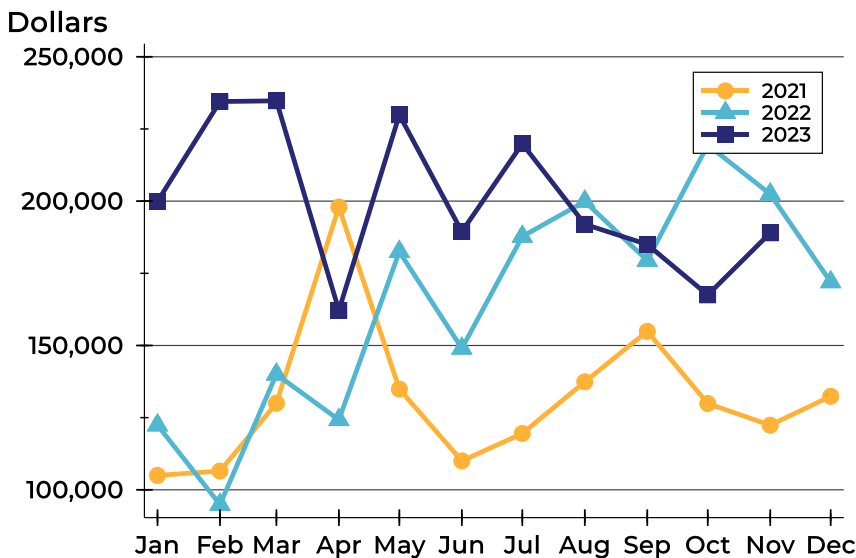
Emporia Area Active Listings Analysis

Average Price



Month	2021	2022	2023
January	148,507	170,090	259,538
February	150,776	140,460	320,231
March	169,781	173,041	289,508
April	202,906	165,172	252,814
May	159,958	216,288	276,970
June	153,479	216,044	263,288
July	150,890	220,734	262,126
August	156,467	221,258	240,991
September	168,879	202,443	231,733
October	147,832	216,745	222,173
November	148,897	197,828	241,958
December	154,141	177,827	

Median Price

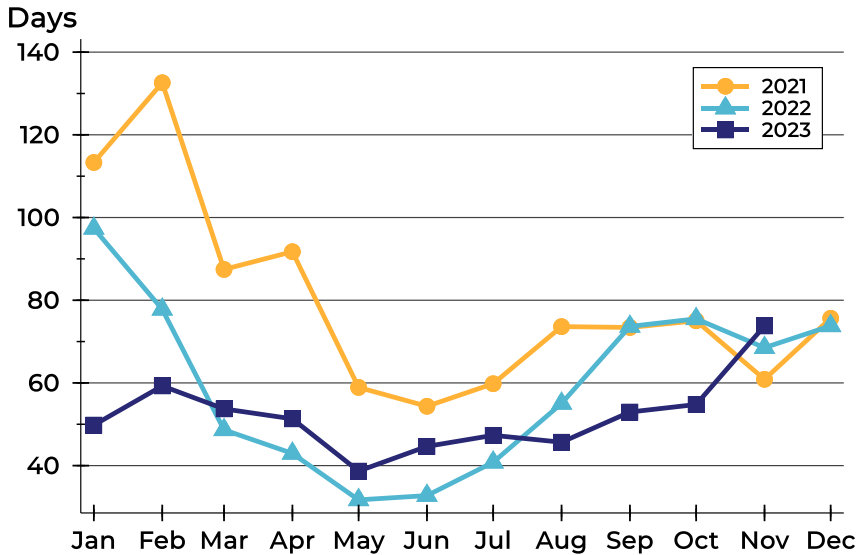


Month	2021	2022	2023
January	105,000	122,400	199,900
February	106,500	94,900	234,500
March	129,998	140,000	234,750
April	197,950	124,250	162,200
May	134,900	182,500	229,900
June	110,000	149,000	189,450
July	119,500	187,750	219,900
August	137,400	199,900	192,000
September	154,900	179,450	185,000
October	129,900	219,500	167,500
November	122,400	202,450	189,000
December	132,400	172,000	



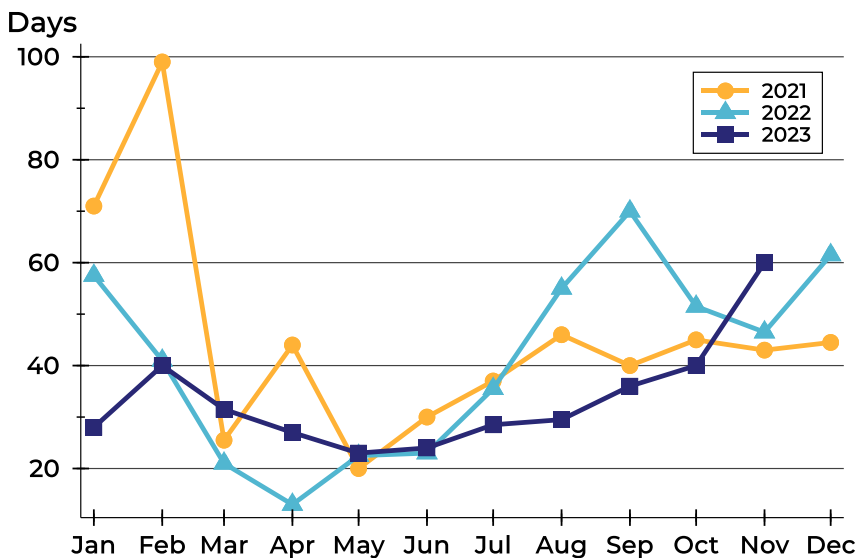
Emporia Area Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	113	97	50
February	133	78	59
March	87	49	54
April	92	43	51
May	59	32	39
June	54	33	45
July	60	41	47
August	74	55	46
September	73	74	53
October	75	76	55
November	61	69	74
December	76	74	

Median DOM

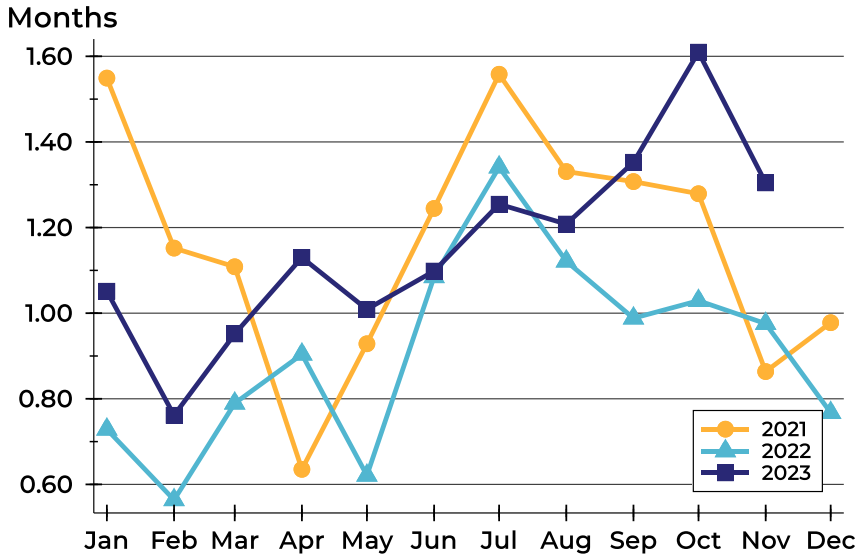


Month	2021	2022	2023
January	71	58	28
February	99	41	40
March	26	21	32
April	44	13	27
May	20	23	23
June	30	23	24
July	37	36	29
August	46	55	30
September	40	70	36
October	45	52	40
November	43	47	60
December	45	62	



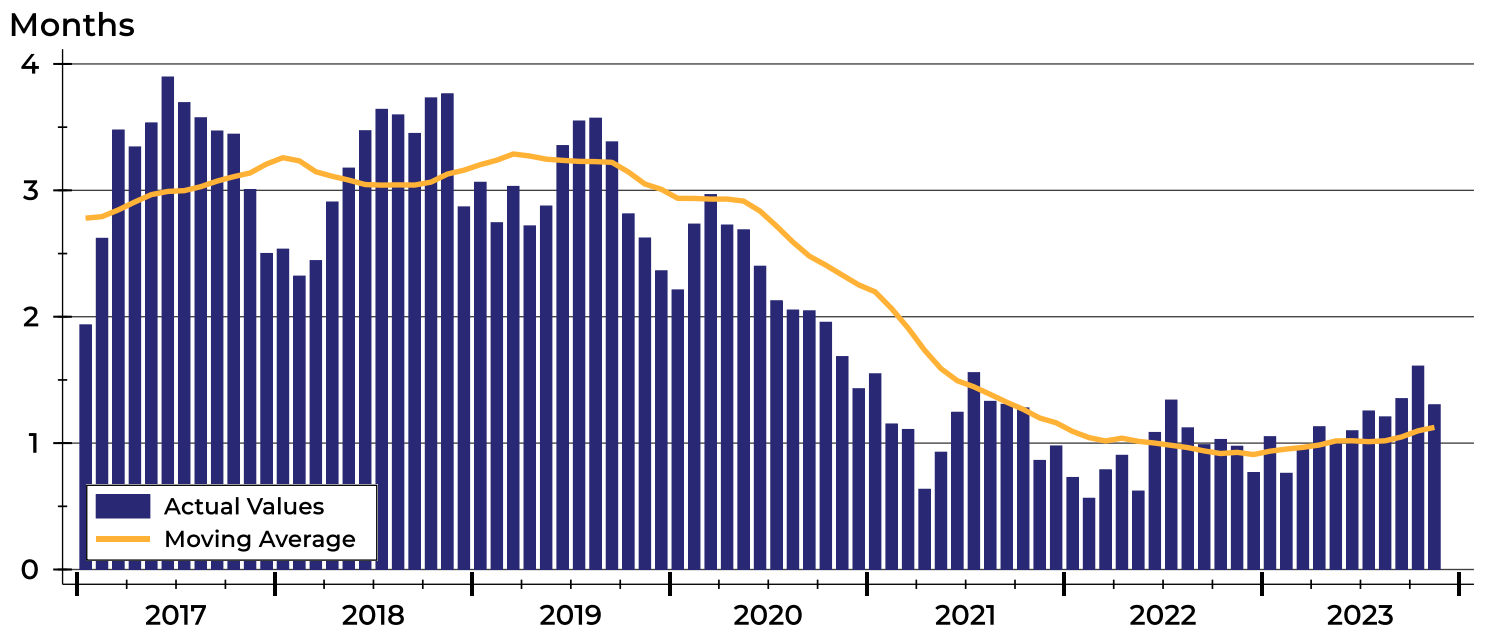
Emporia Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





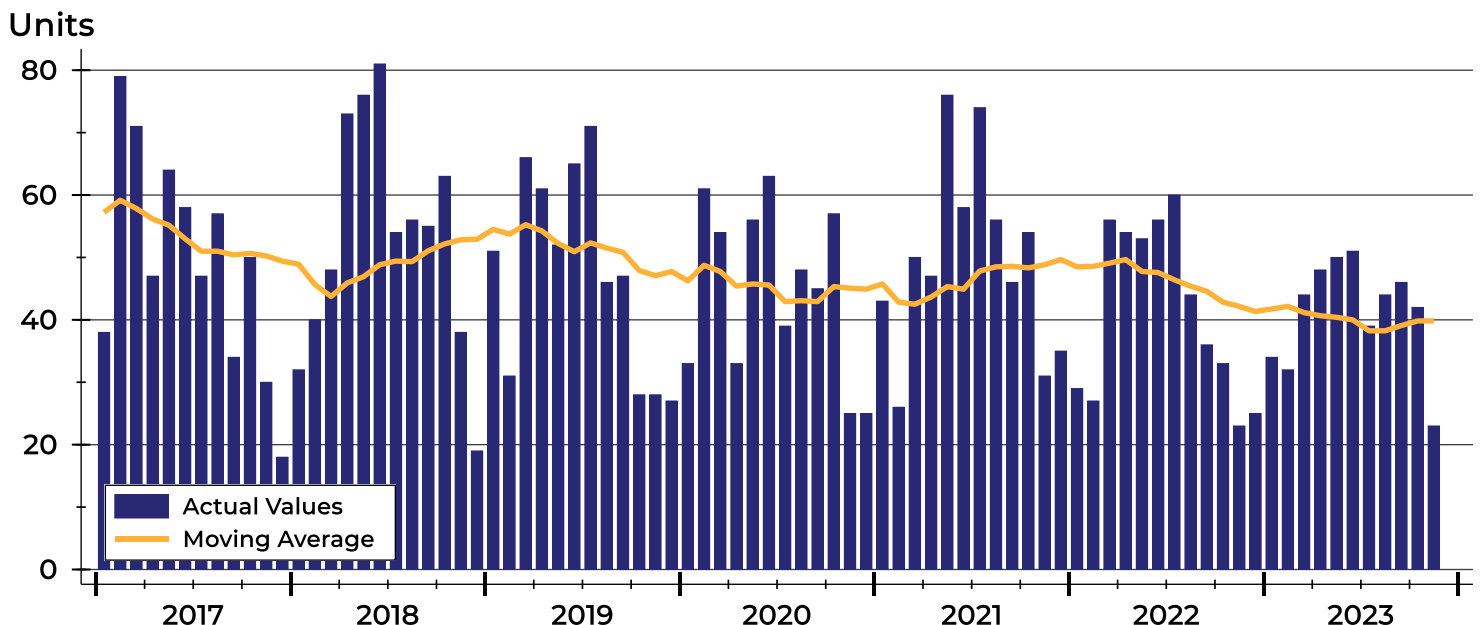
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	23	23	0.0%
	Volume (1,000s)	4,478	4,354	2.8%
	Average List Price	194,713	189,300	2.9%
	Median List Price	179,000	150,000	19.3%
Year-to-Date	New Listings	453	471	-3.8%
	Volume (1,000s)	90,186	85,692	5.2%
	Average List Price	199,085	181,937	9.4%
	Median List Price	167,500	159,000	5.3%

A total of 23 new listings were added in the Emporia area during November, the same figure as reported in 2022. Year-to-date the Emporia area has seen 453 new listings.

The median list price of these homes was \$179,000 up from \$150,000 in 2022.

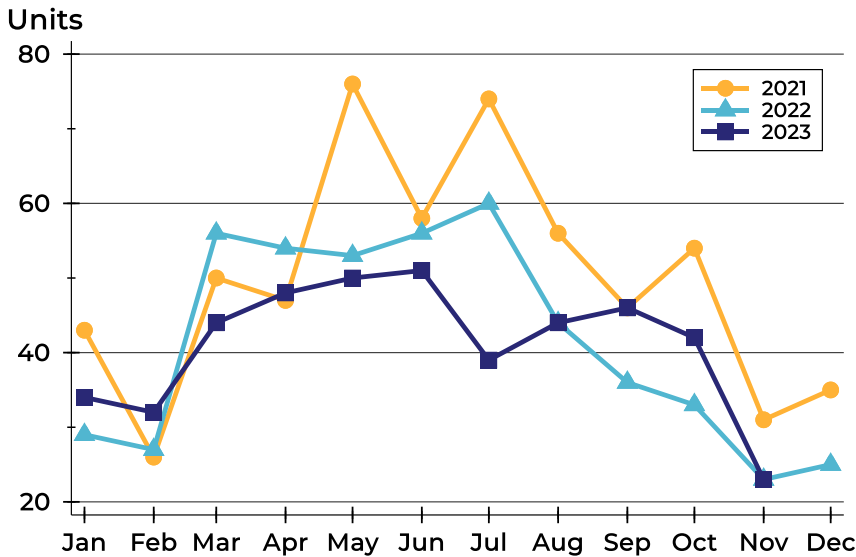
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	43	29	34
February	26	27	32
March	50	56	44
April	47	54	48
May	76	53	50
June	58	56	51
July	74	60	39
August	56	44	44
September	46	36	46
October	54	33	42
November	31	23	23
December	35	25	

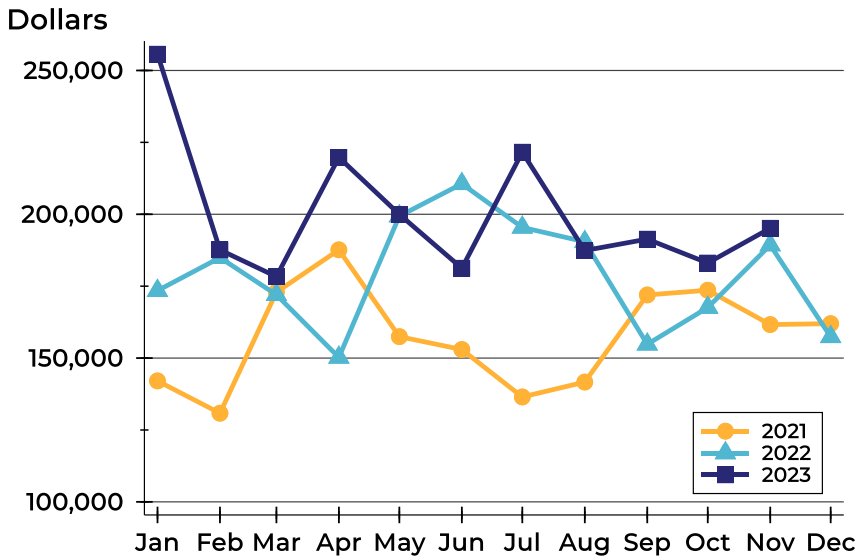
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.3%	49,900	49,900	0	0	110.2%	110.2%
\$50,000-\$99,999	6	26.1%	75,617	74,400	10	7	97.5%	100.0%
\$100,000-\$124,999	2	8.7%	102,450	102,450	9	9	102.5%	102.5%
\$125,000-\$149,999	1	4.3%	125,000	125,000	4	4	100.0%	100.0%
\$150,000-\$174,999	1	4.3%	164,900	164,900	1	1	100.0%	100.0%
\$175,000-\$199,999	2	8.7%	184,500	184,500	14	14	100.0%	100.0%
\$200,000-\$249,999	3	13.0%	215,767	214,500	9	9	100.0%	100.0%
\$250,000-\$299,999	2	8.7%	287,200	287,200	6	6	100.0%	100.0%
\$300,000-\$399,999	5	21.7%	379,860	385,000	19	17	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



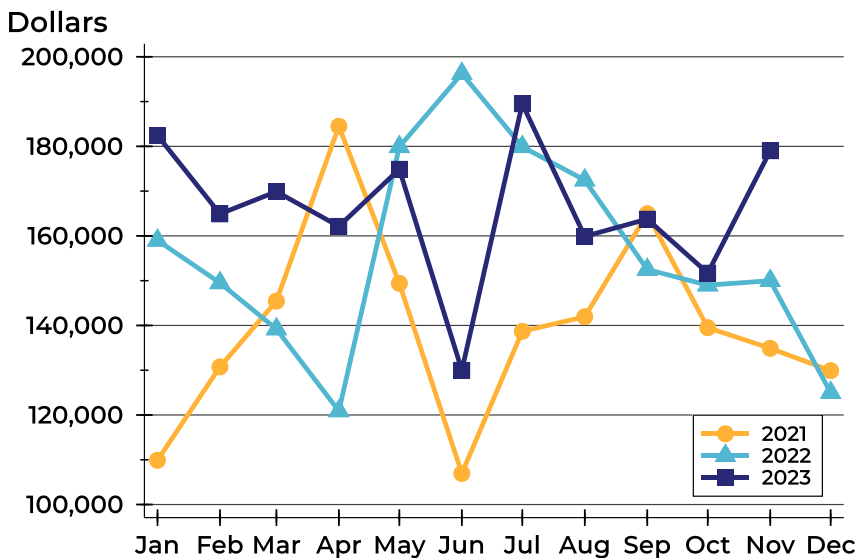
Emporia Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	142,071	173,452	255,681
February	130,829	184,924	187,622
March	172,920	172,033	178,327
April	187,638	150,236	219,792
May	157,453	199,364	199,980
June	152,972	210,593	181,247
July	136,485	195,452	221,597
August	141,668	190,442	187,398
September	171,949	154,800	191,366
October	173,602	167,576	182,870
November	161,645	189,300	194,713
December	161,977	157,392	

Median Price



Month	2021	2022	2023
January	109,900	159,000	182,450
February	130,750	149,500	164,900
March	145,450	139,200	169,900
April	184,500	120,900	162,150
May	149,400	179,900	174,900
June	106,950	196,250	130,000
July	138,700	179,900	189,500
August	141,950	172,450	159,900
September	164,950	152,500	163,750
October	139,500	149,000	151,700
November	134,900	150,000	179,000
December	129,900	125,000	



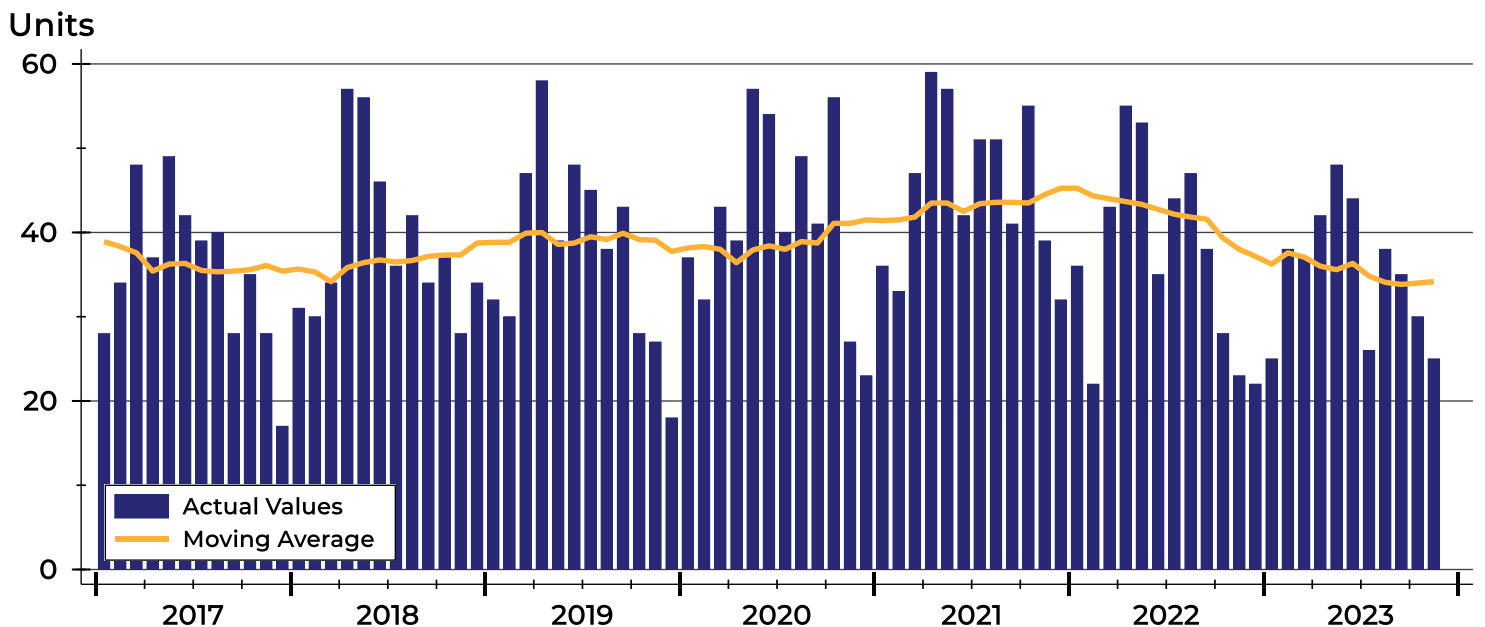
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		24	23	4.3%	387	424	-8.7%
Volume (1,000s)		3,978	4,936	-19.4%	74,138	75,515	-1.8%
Average	Sale Price	165,767	214,591	-22.8%	191,570	178,101	7.6%
	Days on Market	27	40	-32.5%	22	23	-4.3%
	Percent of Original	96.9%	91.2%	6.3%	95.8%	95.7%	0.1%
Median	Sale Price	142,400	159,500	-10.7%	169,900	155,000	9.6%
	Days on Market	9	11	-18.2%	6	7	-14.3%
	Percent of Original	100.0%	92.4%	8.2%	98.1%	98.2%	-0.1%

A total of 25 contracts for sale were written in the Emporia area during the month of November, up from 23 in 2022. The median list price of these homes was \$139,900, down from \$159,500 the prior year.

Half of the homes that went under contract in November were on the market less than 10 days, compared to 11 days in November 2022.

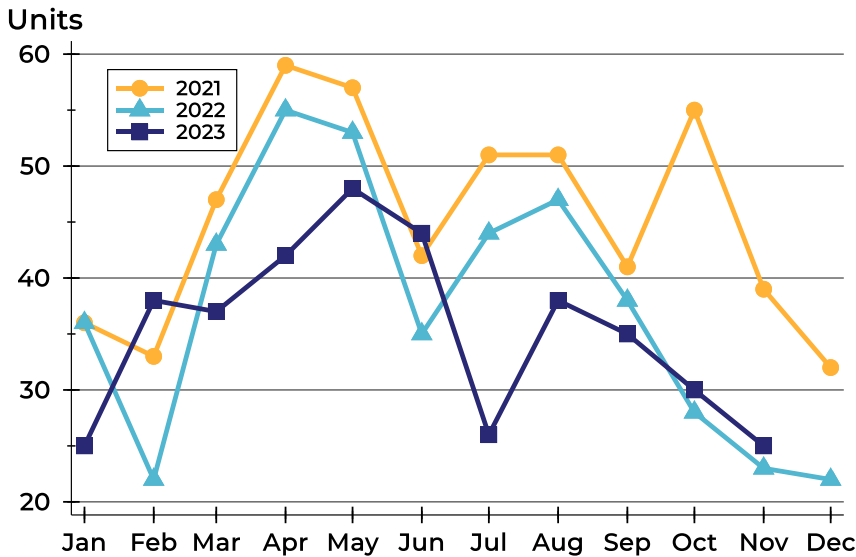
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	36	36	25
February	33	22	38
March	47	43	37
April	59	55	42
May	57	53	48
June	42	35	44
July	51	44	26
August	51	47	38
September	41	38	35
October	55	28	30
November	39	23	24
December	32	22	

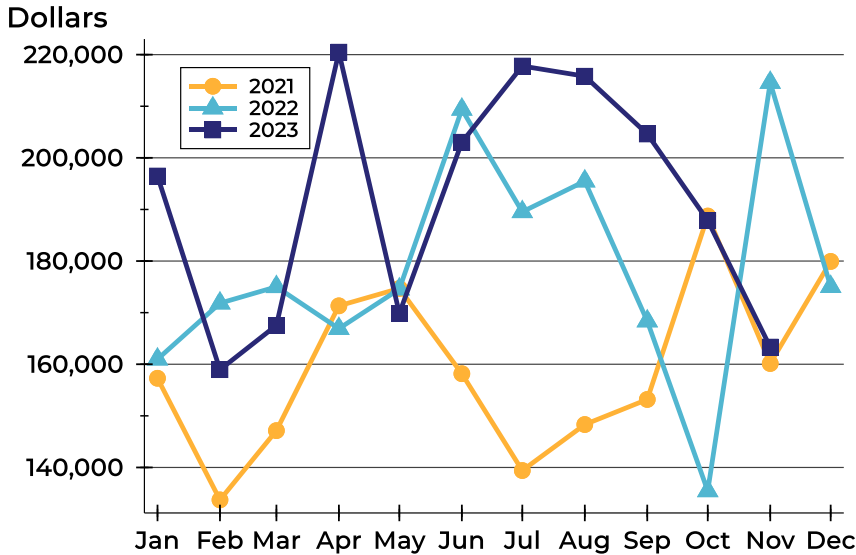
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.0%	49,900	49,900	0	0	110.2%	110.2%
\$50,000-\$99,999	8	32.0%	72,950	68,400	15	8	94.2%	100.0%
\$100,000-\$124,999	2	8.0%	102,450	102,450	9	9	102.5%	102.5%
\$125,000-\$149,999	3	12.0%	136,600	139,900	42	55	95.7%	96.7%
\$150,000-\$174,999	1	4.0%	155,000	155,000	16	16	96.5%	96.5%
\$175,000-\$199,999	3	12.0%	186,167	189,500	51	26	98.3%	100.0%
\$200,000-\$249,999	1	4.0%	212,900	212,900	1	1	100.0%	100.0%
\$250,000-\$299,999	3	12.0%	291,433	289,900	27	7	95.3%	100.0%
\$300,000-\$399,999	3	12.0%	344,800	329,900	48	31	99.5%	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



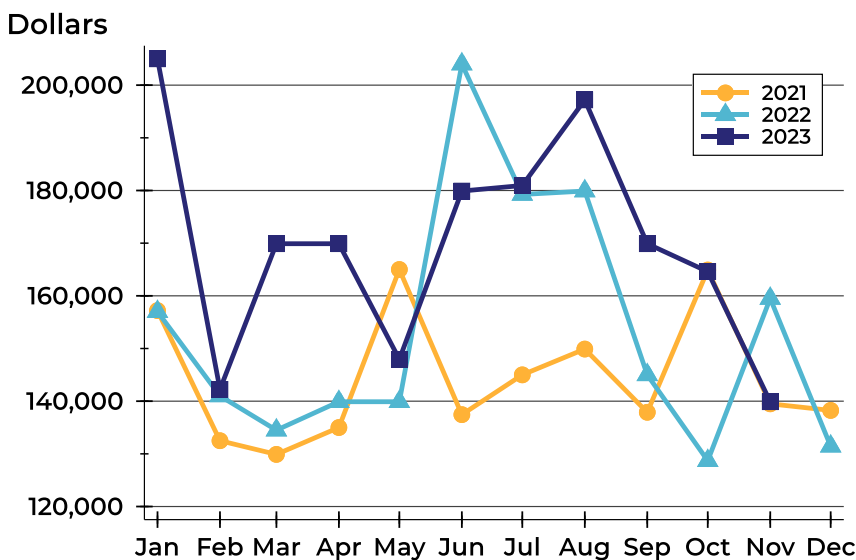
Emporia Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	157,288	160,978	196,480
February	133,718	171,836	158,949
March	147,138	175,007	167,535
April	171,322	166,905	220,486
May	174,690	174,564	169,863
June	158,171	209,397	203,027
July	139,408	189,539	217,796
August	148,322	195,481	215,824
September	153,183	168,367	204,626
October	188,725	135,454	187,850
November	160,150	214,591	165,767
December	179,928	175,032	

Median Price

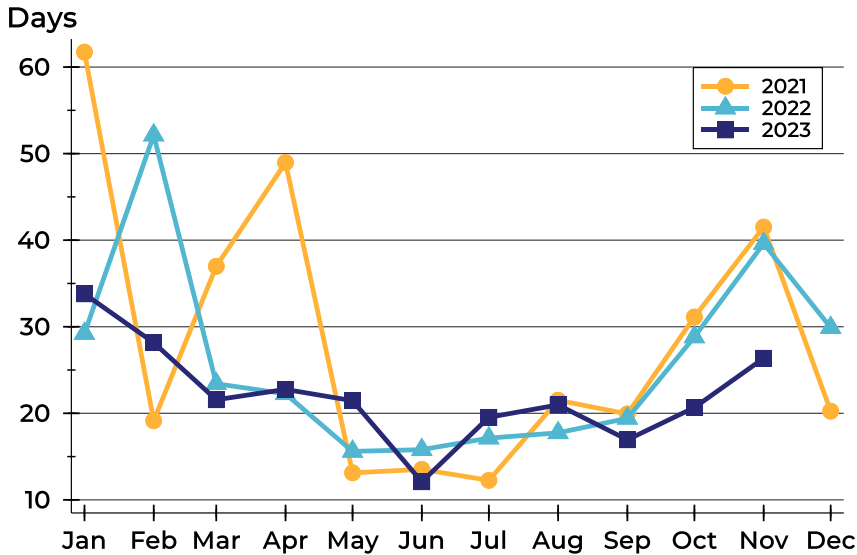


Month	2021	2022	2023
January	157,200	157,000	205,000
February	132,500	141,000	142,250
March	129,900	134,500	169,900
April	135,000	139,900	169,900
May	165,000	139,900	147,950
June	137,450	204,000	179,900
July	145,000	179,250	180,950
August	149,900	179,900	197,200
September	137,900	145,000	169,900
October	164,900	128,700	164,600
November	139,500	159,500	142,400
December	138,250	131,450	



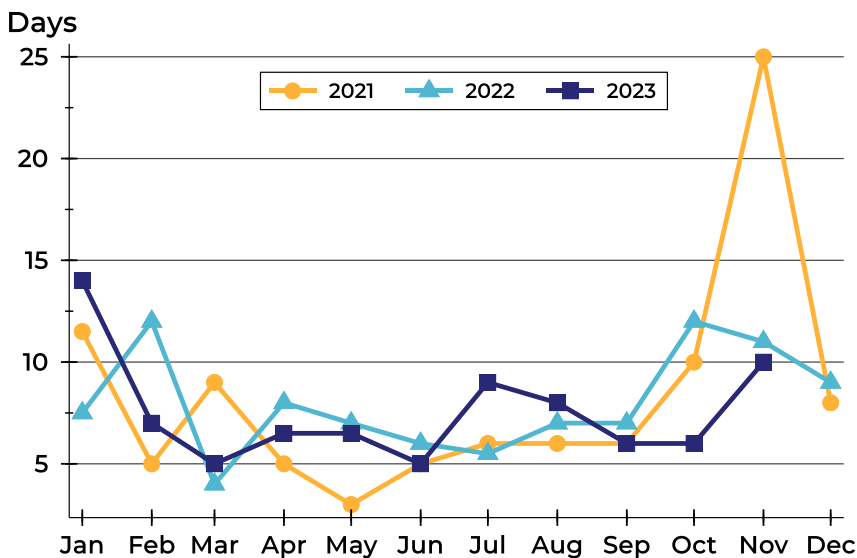
Emporia Area Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	62	29	34
February	19	52	28
March	37	23	22
April	49	22	23
May	13	16	21
June	14	16	12
July	12	17	20
August	22	18	21
September	20	19	17
October	31	29	21
November	42	40	27
December	20	30	

Median DOM



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



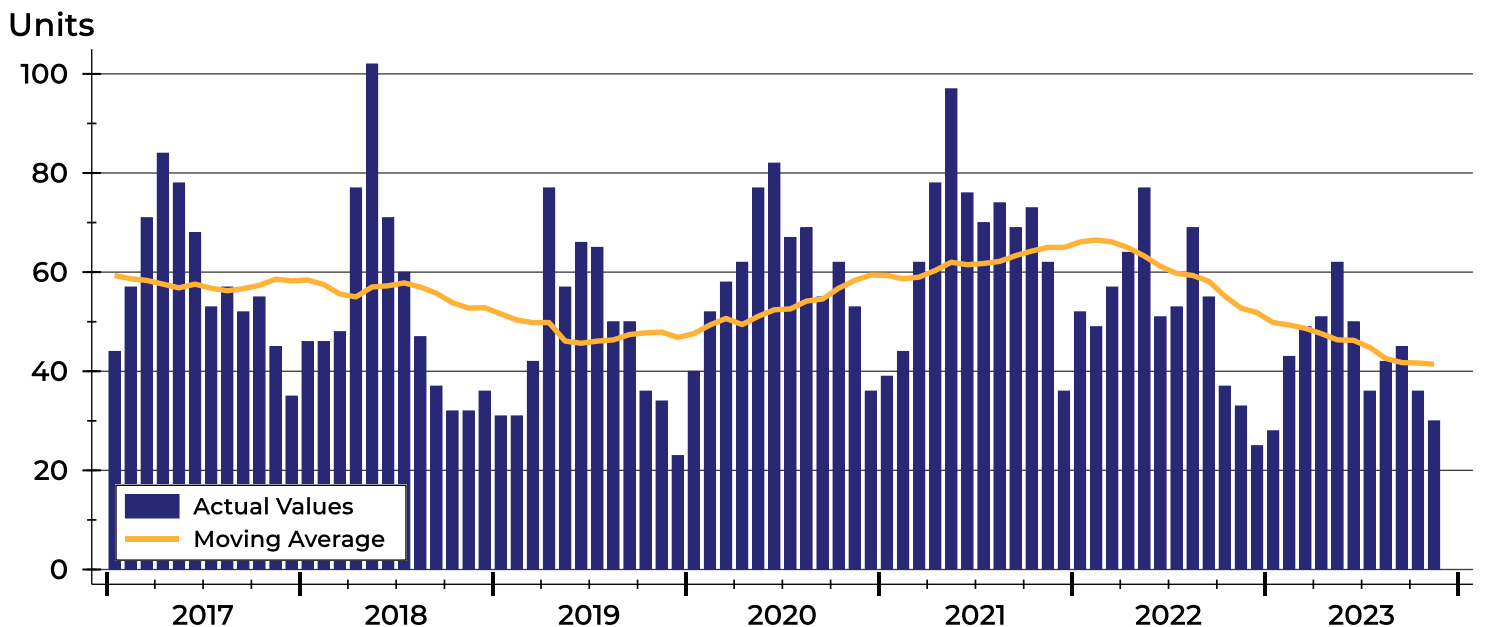
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		30	33	-9.1%
Volume (1,000s)		5,858	6,474	-9.5%
Average	List Price	195,270	196,197	-0.5%
	Days on Market	28	37	-24.3%
	Percent of Original	98.2%	95.6%	2.7%
Median	List Price	165,250	149,000	10.9%
	Days on Market	7	11	-36.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 listings in the Emporia area had contracts pending at the end of November, down from 33 contracts pending at the end of November 2022.

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

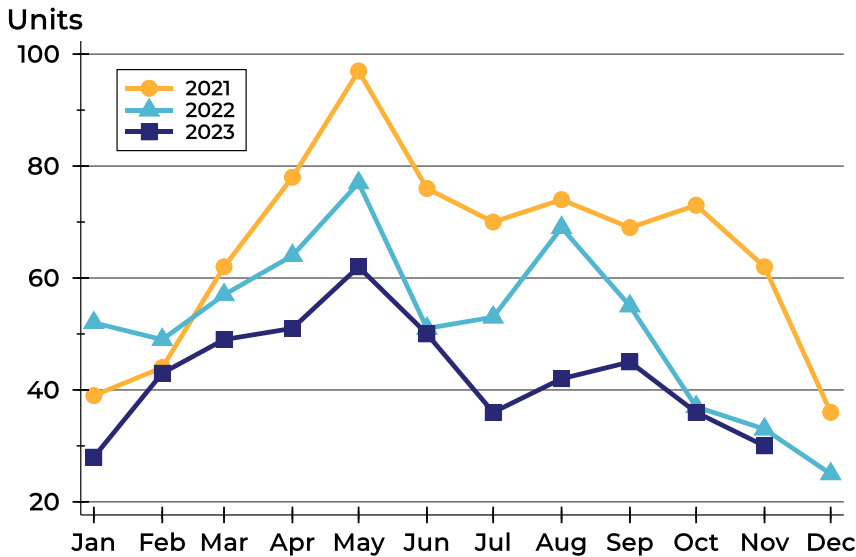
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	39	52	28
February	44	49	43
March	62	57	49
April	78	64	51
May	97	77	62
June	76	51	50
July	70	53	36
August	74	69	42
September	69	55	45
October	73	37	36
November	62	33	30
December	36	25	

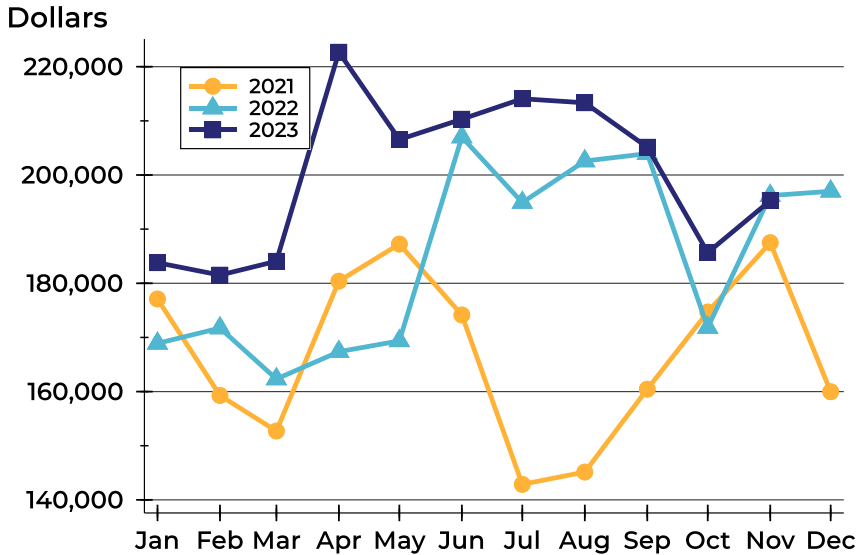
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	20.0%	76,050	67,200	31	13	99.9%	100.0%
\$100,000-\$124,999	2	6.7%	111,700	111,700	13	13	102.5%	102.5%
\$125,000-\$149,999	6	20.0%	135,433	134,900	24	9	97.8%	100.0%
\$150,000-\$174,999	1	3.3%	151,500	151,500	51	51	95.0%	95.0%
\$175,000-\$199,999	4	13.3%	188,375	189,750	50	37	94.1%	97.4%
\$200,000-\$249,999	2	6.7%	211,400	211,400	3	3	100.0%	100.0%
\$250,000-\$299,999	3	10.0%	291,433	289,900	27	7	95.3%	100.0%
\$300,000-\$399,999	5	16.7%	344,840	329,900	30	7	99.7%	100.0%
\$400,000-\$499,999	1	3.3%	439,500	439,500	3	3	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



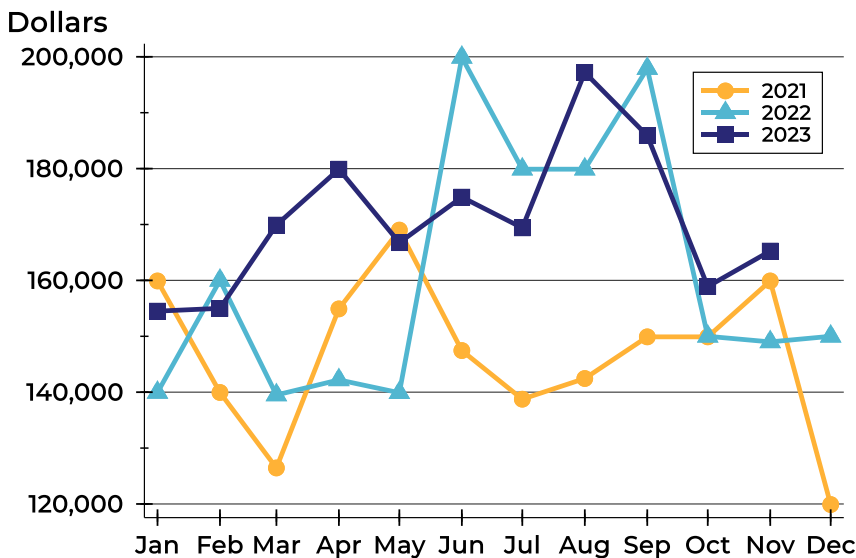
Emporia Area Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	177,100	168,904	183,800
February	159,286	171,734	181,521
March	152,719	162,322	184,071
April	180,399	167,365	222,690
May	187,243	169,369	206,548
June	174,154	207,006	210,310
July	142,871	194,911	214,081
August	145,141	202,583	213,333
September	160,443	203,950	205,142
October	174,700	171,833	185,671
November	187,504	196,197	195,270
December	159,969	196,996	

Median Price

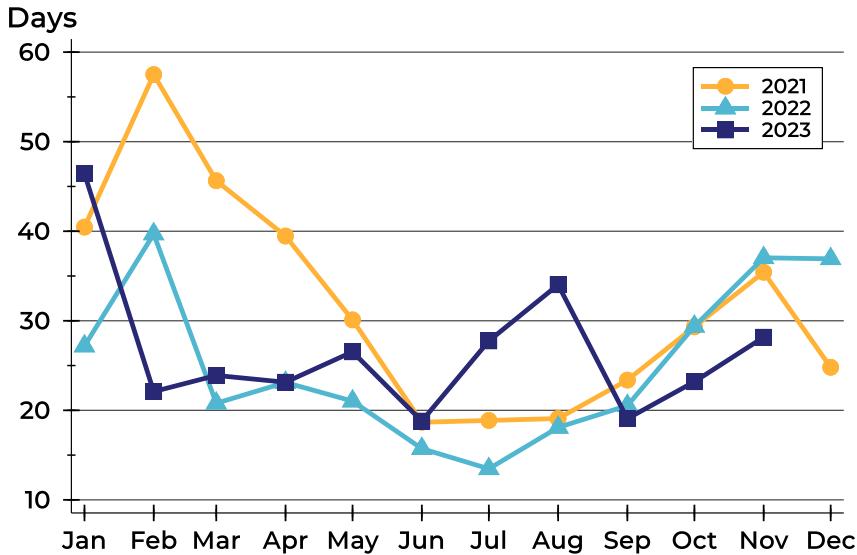


Month	2021	2022	2023
January	159,900	139,950	154,500
February	139,950	160,000	155,000
March	126,450	139,500	169,900
April	154,900	142,200	179,900
May	169,000	139,900	166,750
June	147,450	199,900	174,900
July	138,750	179,900	169,400
August	142,450	179,900	197,200
September	149,900	197,900	185,900
October	149,900	150,000	158,900
November	159,900	149,000	165,250
December	119,900	150,000	



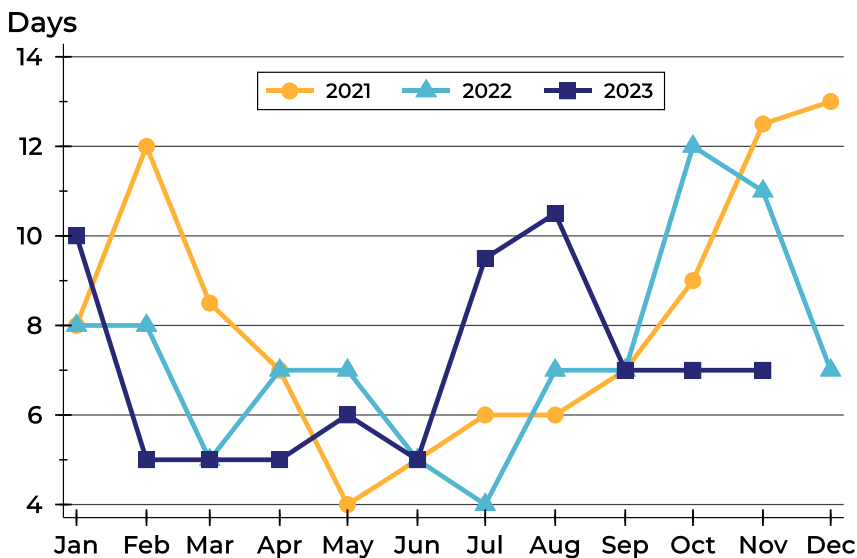
Emporia Area Pending Contracts Analysis

Average DOM



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

Median DOM



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



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Remained Constant in November

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

The median sale price in November was \$127,000, up from \$106,400 a year earlier. Homes that sold in November were typically on the market for 13 days and sold for 98.4% of their list prices.

Greenwood County Has No Active Listings at End of November

The total number of active listings in Greenwood County at the end of November was 0 units, compared to 3 in November 2022. The median list price of homes on the market at the end of November 2022 was \$.

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

Report Contents

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

Contact Information

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



Greenwood County Summary Statistics

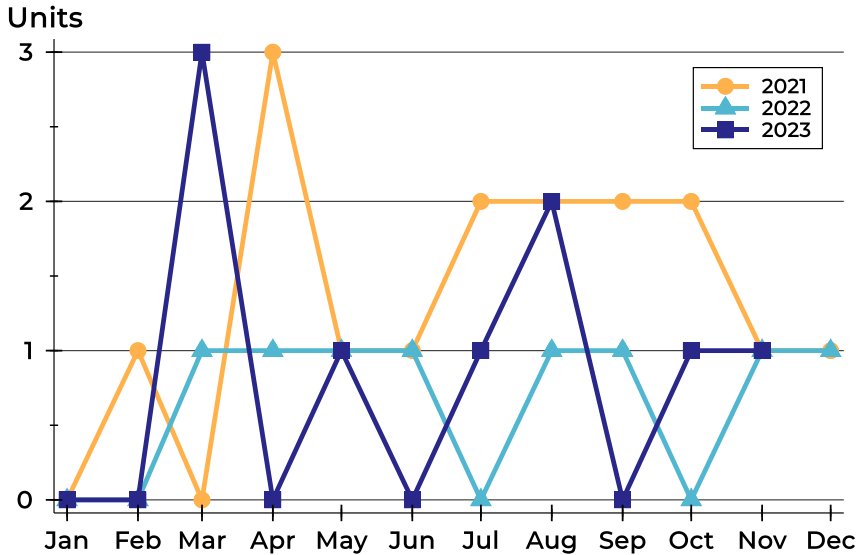
November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		1	1	1	9	7	15
Change from prior year		0.0%	0.0%	N/A	28.6%	-53.3%	50.0%
Active Listings		0	3	2	N/A	N/A	N/A
Change from prior year		-100.0%	50.0%	100.0%			
Months' Supply		N/A	4.5	1.6	N/A	N/A	N/A
Change from prior year		-100.0%	181.3%	45.5%			
New Listings		1	2	1	10	10	14
Change from prior year		-50.0%	100.0%	0.0%	0.0%	-28.6%	0.0%
Contracts Written		1	1	1	10	8	15
Change from prior year		0.0%	0.0%	N/A	25.0%	-46.7%	66.7%
Pending Contracts		1	1	1	N/A	N/A	N/A
Change from prior year		0.0%	0.0%	N/A			
Sales Volume (1,000s)		127	106	247	1,018	518	1,428
Change from prior year		19.8%	-57.1%	N/A	96.5%	-63.7%	26.1%
Average	Sale Price	127,000	106,400	247,000	113,100	74,057	95,197
	Change from prior year	19.4%	-56.9%	N/A	52.7%	-22.2%	-15.9%
	List Price of Actives	N/A	112,300	99,450	N/A	N/A	N/A
	Change from prior year	N/A	12.9%	158.3%			
	Days on Market	13	39	0	24	27	37
Change from prior year	-66.7%	#DIV/0!	N/A	-11.1%	-27.0%	-58.4%	
	Percent of List	98.4%	90.9%	98.8%	99.1%	85.7%	95.3%
Change from prior year	8.3%	-8.0%	N/A	15.6%	-10.1%	2.7%	
	Percent of Original	98.4%	85.1%	98.8%	97.0%	78.9%	96.0%
Change from prior year	15.6%	-13.9%	N/A	22.9%	-17.8%	6.9%	
Median	Sale Price	127,000	106,400	247,000	125,000	74,000	65,000
	Change from prior year	19.4%	-56.9%	N/A	68.9%	13.8%	-4.1%
	List Price of Actives	N/A	117,000	99,450	N/A	N/A	N/A
	Change from prior year	N/A	17.6%	158.3%			
	Days on Market	13	39	0	16	21	29
Change from prior year	-66.7%	#DIV/0!	N/A	-23.8%	-27.6%	-51.7%	
	Percent of List	98.4%	90.9%	98.8%	100.0%	90.9%	94.5%
Change from prior year	8.3%	-8.0%	N/A	10.0%	-3.8%	-2.1%	
	Percent of Original	98.4%	85.1%	98.8%	100.0%	78.2%	92.9%
Change from prior year	15.6%	-13.9%	N/A	27.9%	-15.8%	-1.4%	

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



Greenwood County Closed Listings Analysis

Closed Listings by Month



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

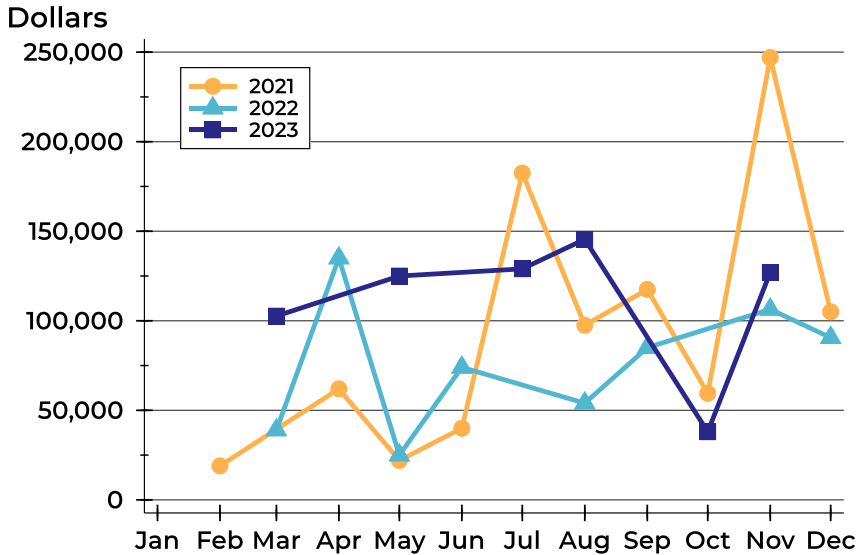
Closed Listings by Price Range

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	127,000	127,000	13	13	98.4%	98.4%	98.4%	98.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	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



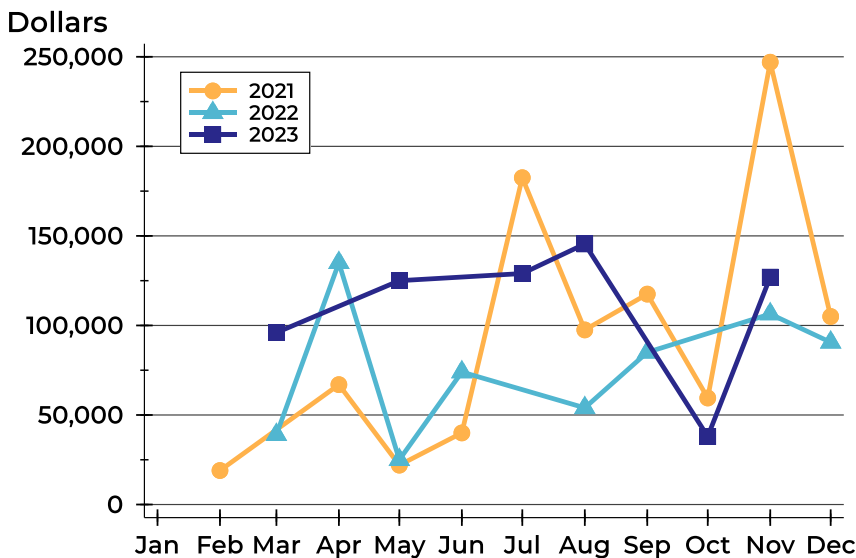
Greenwood County Closed Listings Analysis

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	N/A
July	182,500	N/A	129,000
August	97,500	54,000	145,500
September	117,500	85,000	N/A
October	59,500	N/A	38,000
November	247,000	106,400	127,000
December	105,000	90,591	

Median Price

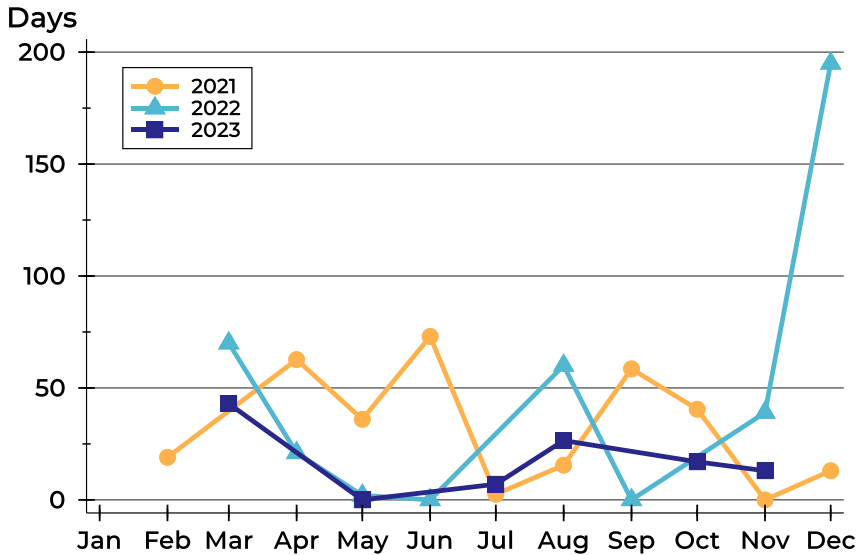


Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	96,000
April	66,950	135,000	N/A
May	22,000	25,000	125,000
June	40,000	74,000	N/A
July	182,500	N/A	129,000
August	97,500	54,000	145,500
September	117,500	85,000	N/A
October	59,500	N/A	38,000
November	247,000	106,400	127,000
December	105,000	90,591	



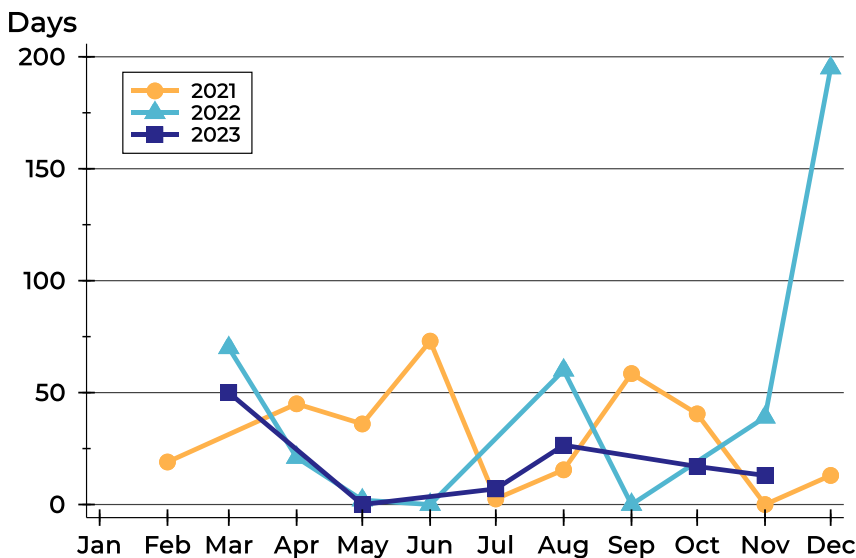
Greenwood County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19	N/A	N/A
March	N/A	70	43
April	63	21	N/A
May	36	2	N/A
June	73	N/A	N/A
July	3	N/A	7
August	16	60	27
September	59	N/A	N/A
October	41	N/A	17
November	N/A	39	13
December	13	195	

Median DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19	N/A	N/A
March	N/A	70	50
April	45	21	N/A
May	36	2	N/A
June	73	N/A	N/A
July	3	N/A	7
August	16	60	27
September	59	N/A	N/A
October	41	N/A	17
November	N/A	39	13
December	13	195	



Greenwood County Active Listings Analysis

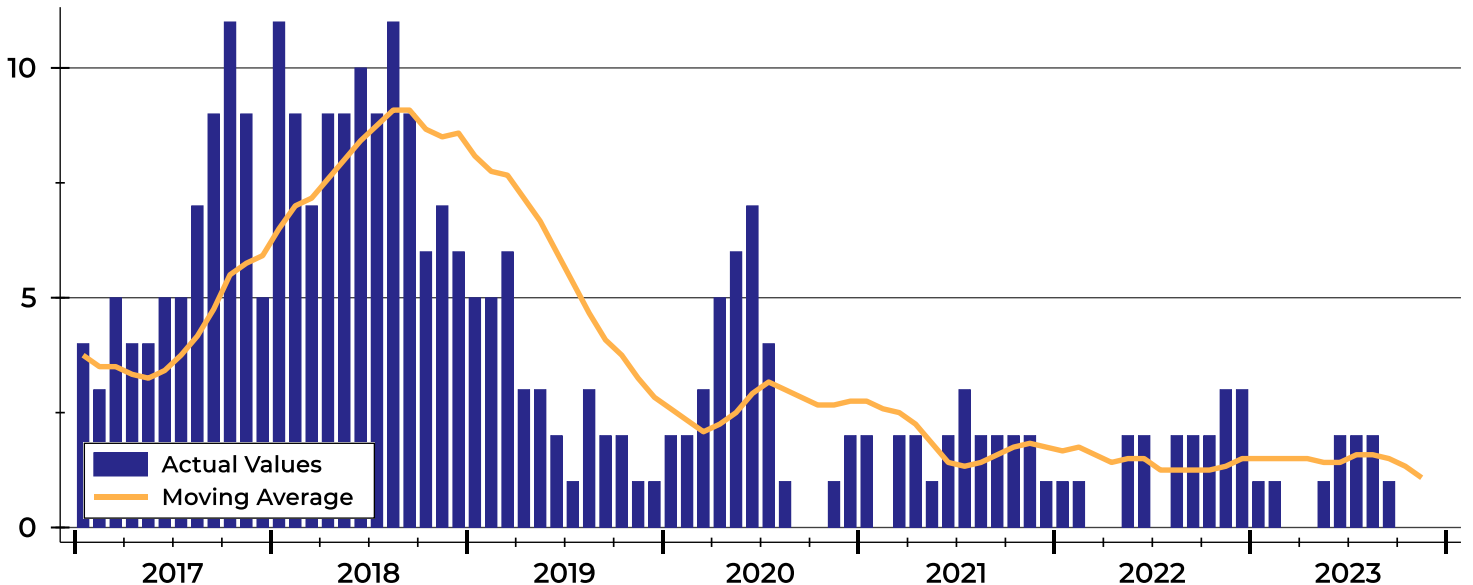
Summary Statistics for Active Listings		End of November		
		2023	2022	Change
Active Listings		0	3	-100.0%
Volume (1,000s)		0	337	-100.0%
Months' Supply		0.0	4.5	-100.0%
Average	List Price	N/A	112,300	N/A
	Days on Market	N/A	37	N/A
	Percent of Original	N/A	97.3%	N/A
Median	List Price	N/A	117,000	N/A
	Days on Market	N/A	19	N/A
	Percent of Original	N/A	100.0%	N/A

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

The median list price of homes on the market at the end of November 2022 was \$. The typical time on market for active listings during the same period was 19 days.

History of Active Listings

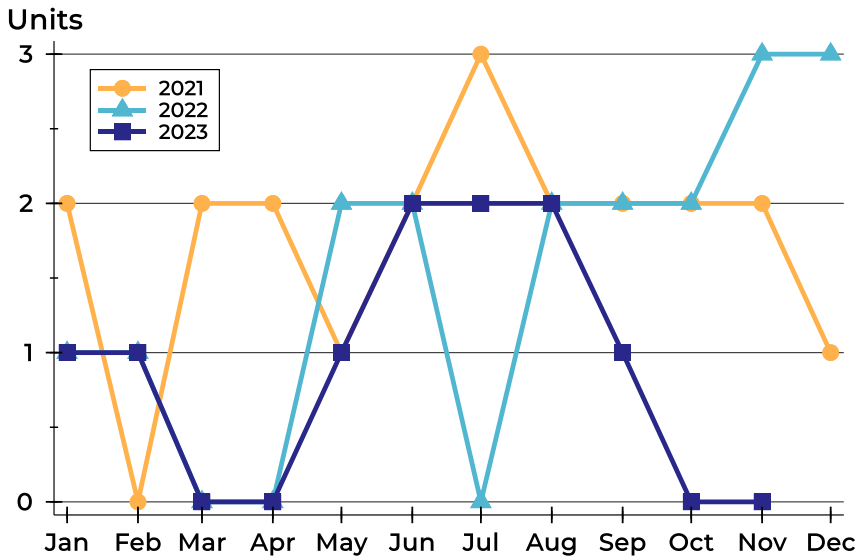
Units





Greenwood County Active Listings Analysis

Active Listings by Month



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

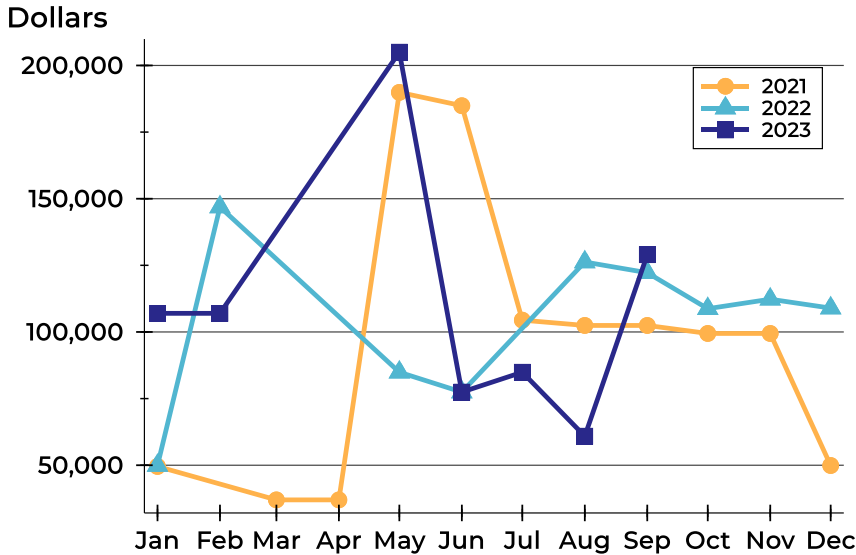
Active Listings by Price Range

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



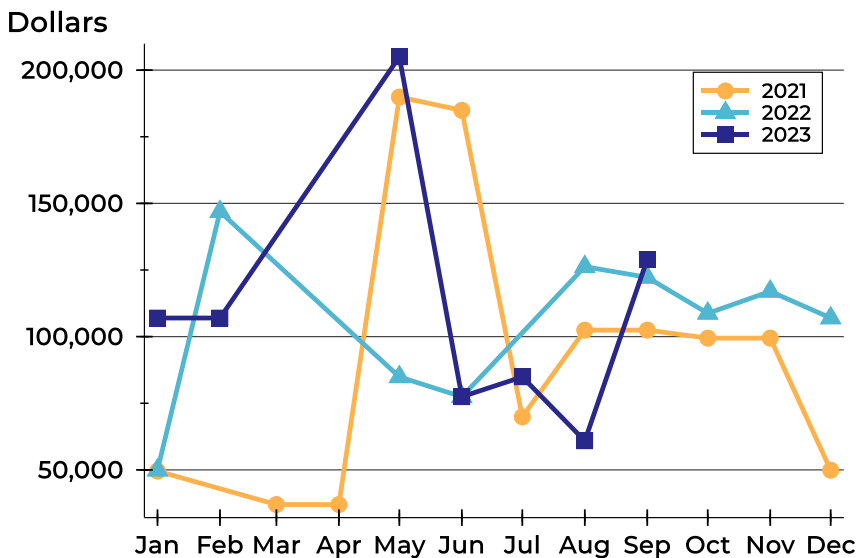
Greenwood County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	49,550	49,900	107,000
February	N/A	146,900	107,000
March	37,000	N/A	N/A
April	37,000	N/A	N/A
May	189,900	84,900	205,000
June	184,900	77,450	77,450
July	104,433	N/A	84,900
August	102,450	126,250	60,900
September	102,450	122,250	129,000
October	99,450	108,750	N/A
November	99,450	112,300	N/A
December	49,900	108,967	

Median Price

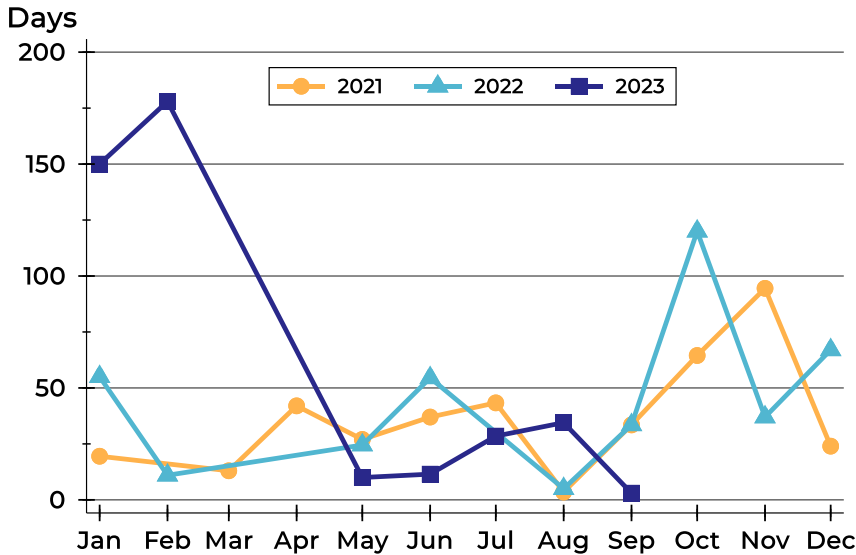


Month	2021	2022	2023
January	49,550	49,900	107,000
February	N/A	146,900	107,000
March	37,000	N/A	N/A
April	37,000	N/A	N/A
May	189,900	84,900	205,000
June	184,900	77,450	77,450
July	69,900	N/A	84,900
August	102,450	126,250	60,900
September	102,450	122,250	129,000
October	99,450	108,750	N/A
November	99,450	117,000	N/A
December	49,900	107,000	



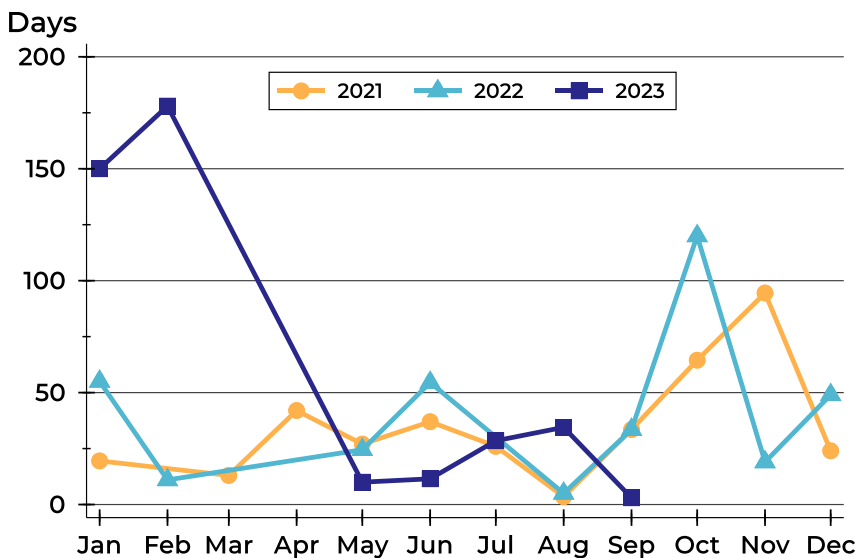
Greenwood County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	20	55	150
February	N/A	11	178
March	13	N/A	N/A
April	42	N/A	N/A
May	27	25	10
June	37	55	12
July	43	N/A	29
August	4	5	35
September	34	34	3
October	65	120	N/A
November	95	37	N/A
December	24	67	

Median DOM

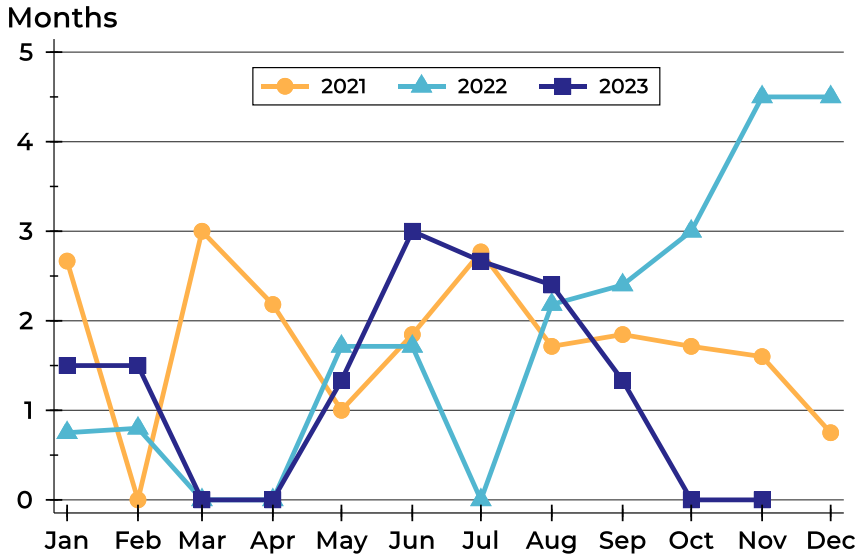


Month	2021	2022	2023
January	20	55	150
February	N/A	11	178
March	13	N/A	N/A
April	42	N/A	N/A
May	27	25	10
June	37	55	12
July	26	N/A	29
August	4	5	35
September	34	34	3
October	65	120	N/A
November	95	19	N/A
December	24	49	



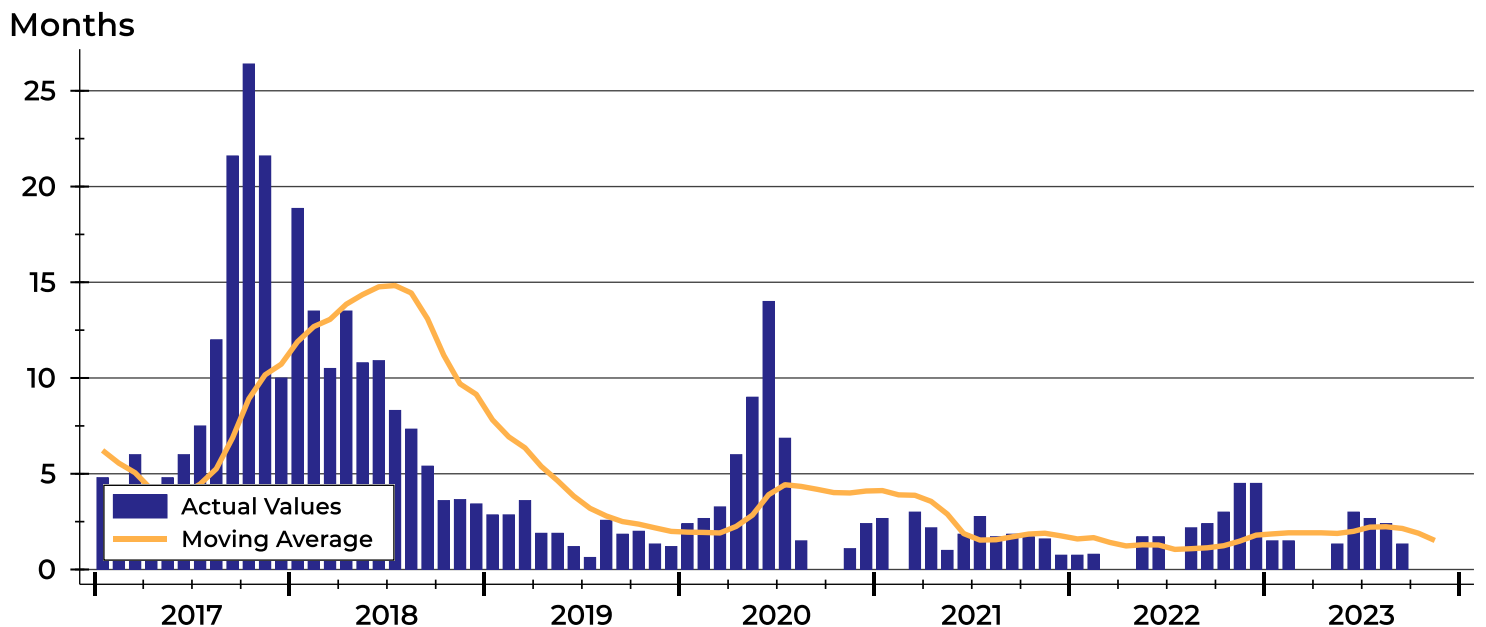
Greenwood County Months' Supply Analysis

Months' Supply by Month



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

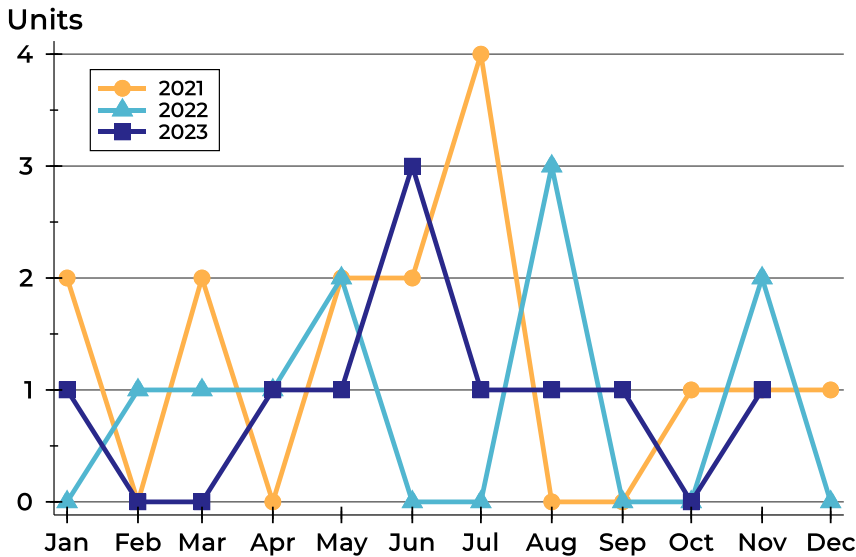
History of Month's Supply





Greenwood County New Listings Analysis

New Listings by Month



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

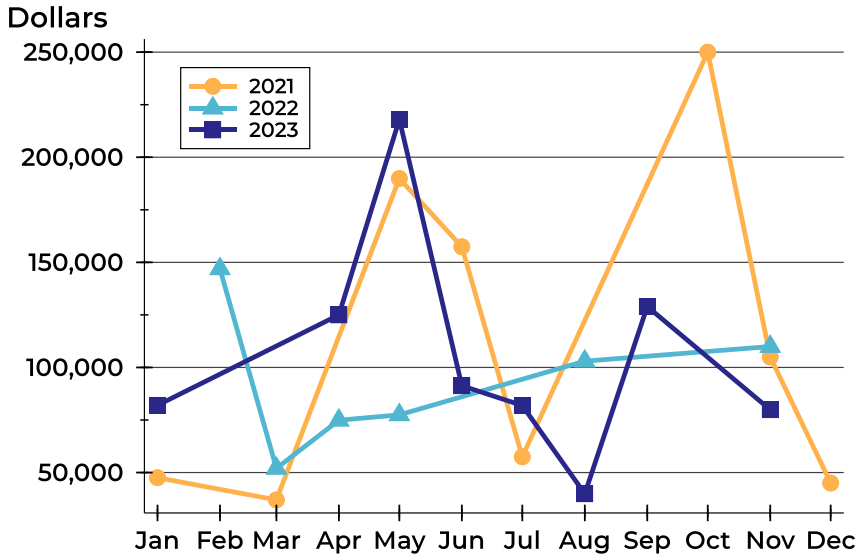
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	79,900	79,900	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



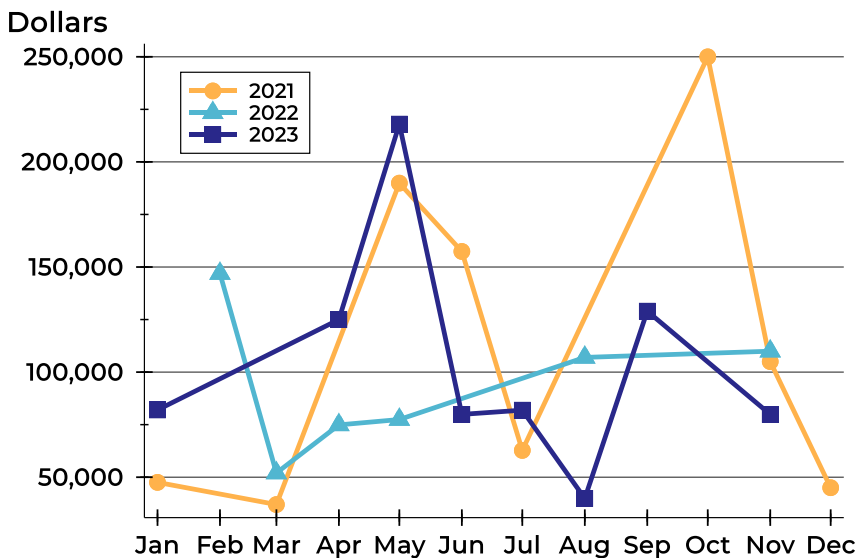
Greenwood County New Listings Analysis

Average Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	91,300
July	57,475	N/A	81,900
August	N/A	103,000	39,900
September	N/A	N/A	129,000
October	250,000	N/A	N/A
November	105,000	109,950	79,900
December	45,000	N/A	

Median Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	79,900
July	62,750	N/A	81,900
August	N/A	107,000	39,900
September	N/A	N/A	129,000
October	250,000	N/A	N/A
November	105,000	109,950	79,900
December	45,000	N/A	



Greenwood County Contracts Written Analysis

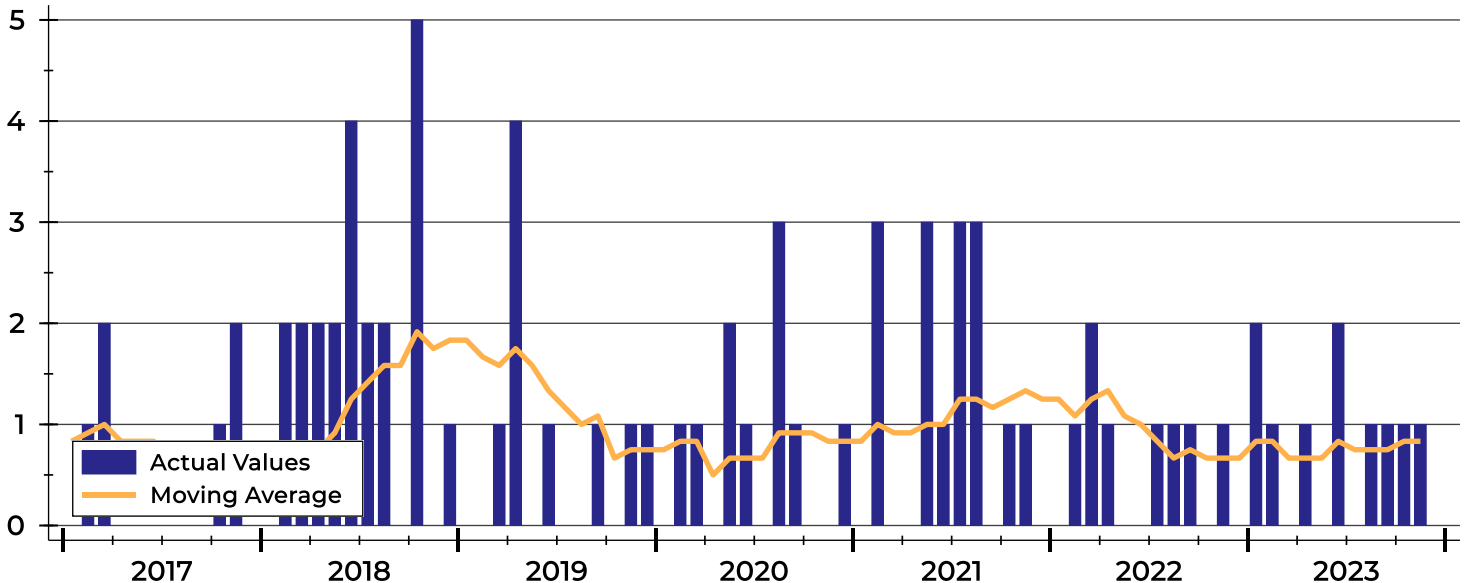
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		1	1	0.0%	10	8	25.0%
Volume (1,000s)		80	90	-11.1%	1,103	676	63.2%
Average	Sale Price	79,900	90,000	-11.2%	110,260	84,463	30.5%
	Days on Market	0	195	-100.0%	22	48	-54.2%
	Percent of Original	100.0%	82.4%	21.4%	97.3%	79.3%	22.7%
Median	Sale Price	79,900	90,000	-11.2%	107,500	79,950	34.5%
	Days on Market	0	195	-100.0%	15	30	-50.0%
	Percent of Original	100.0%	82.4%	21.4%	100.0%	80.3%	24.5%

A total of 1 contract for sale was written in Greenwood County during the month of November, the same as in 2022. The median list price of this home was \$79,900, down from \$90,000 the prior year.

Half of the homes that went under contract in November were on the market less than 0 days, compared to 195 days in November 2022.

History of Contracts Written

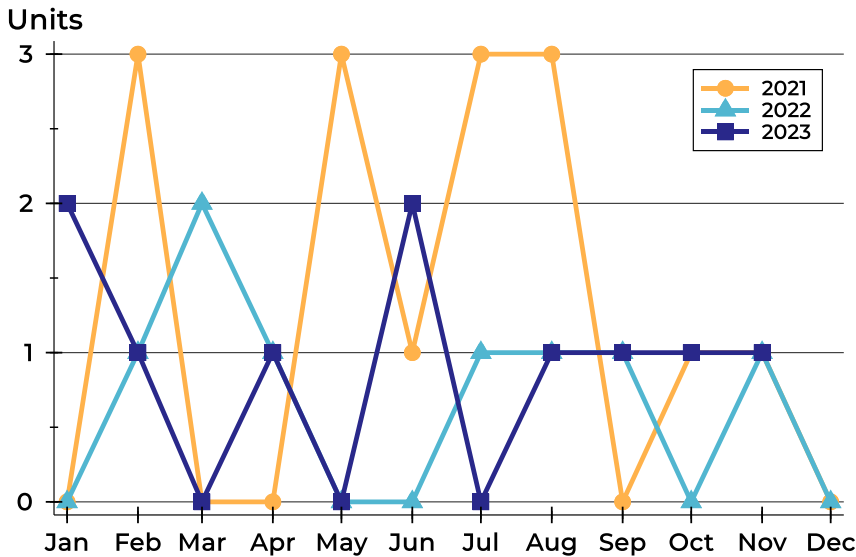
Units





Greenwood County Contracts Written Analysis

Contracts Written by Month



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

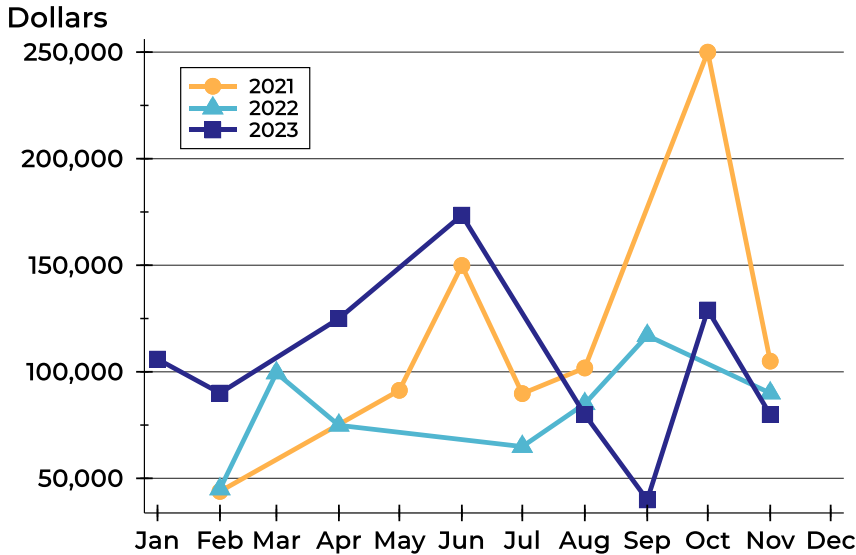
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	79,900	79,900	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



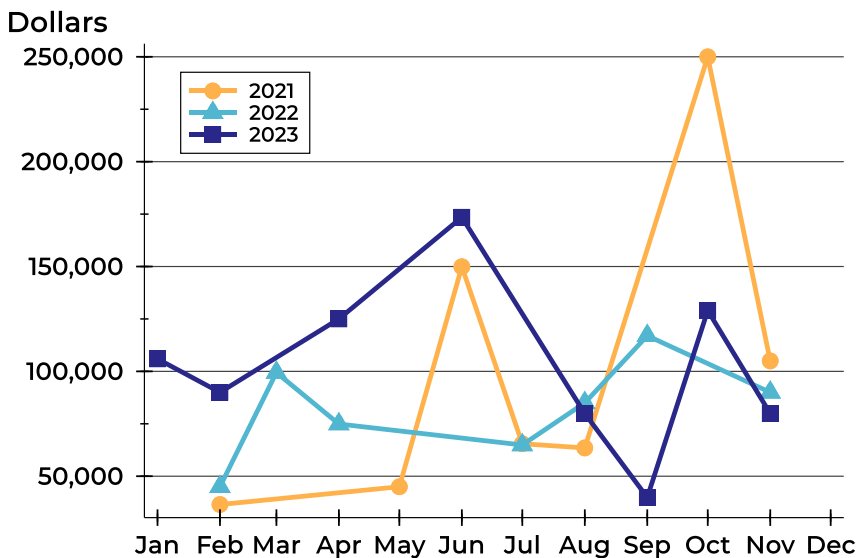
Greenwood County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	N/A	N/A	105,950
February	43,867	45,000	90,000
March	N/A	99,450	N/A
April	N/A	74,900	125,000
May	91,300	N/A	N/A
June	149,900	N/A	173,500
July	89,767	64,900	N/A
August	101,800	85,000	79,900
September	N/A	117,000	39,900
October	250,000	N/A	129,000
November	105,000	90,000	79,900
December	N/A	N/A	

Median Price

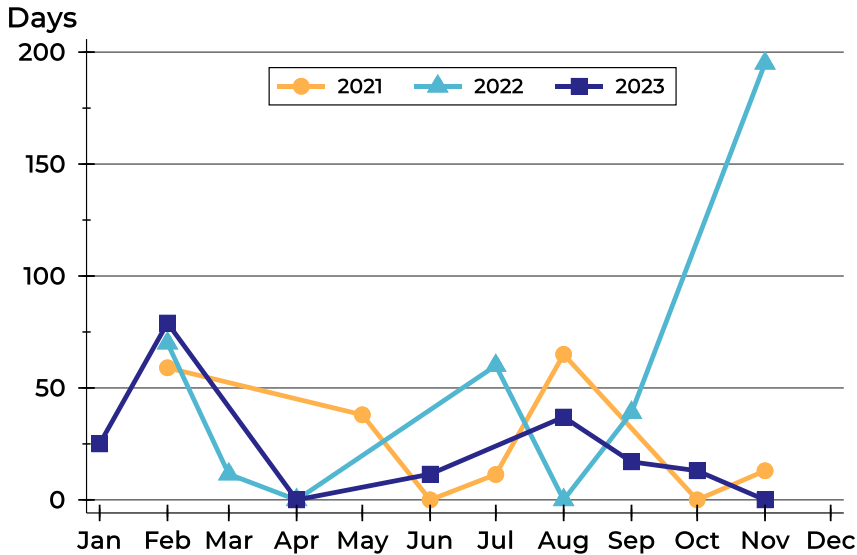


Month	2021	2022	2023
January	N/A	N/A	105,950
February	36,500	45,000	90,000
March	N/A	99,450	N/A
April	N/A	74,900	125,000
May	45,000	N/A	N/A
June	149,900	N/A	173,500
July	65,500	64,900	N/A
August	63,500	85,000	79,900
September	N/A	117,000	39,900
October	250,000	N/A	129,000
November	105,000	90,000	79,900
December	N/A	N/A	



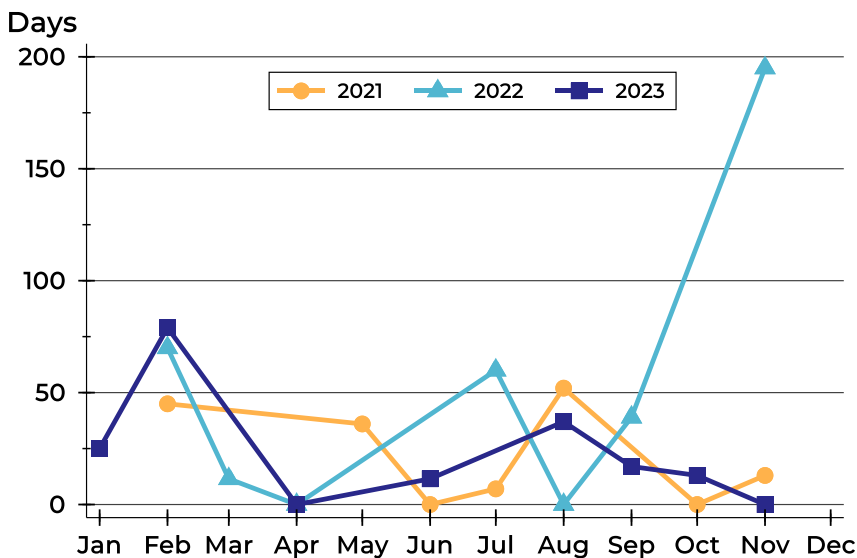
Greenwood County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	N/A	N/A	25
February	59	70	79
March	N/A	12	N/A
April	N/A	N/A	N/A
May	38	N/A	N/A
June	N/A	N/A	12
July	11	60	N/A
August	65	N/A	37
September	N/A	39	17
October	N/A	N/A	13
November	13	195	N/A
December	N/A	N/A	

Median DOM



Month	2021	2022	2023
January	N/A	N/A	25
February	45	70	79
March	N/A	12	N/A
April	N/A	N/A	N/A
May	36	N/A	N/A
June	N/A	N/A	12
July	7	60	N/A
August	52	N/A	37
September	N/A	39	17
October	N/A	N/A	13
November	13	195	N/A
December	N/A	N/A	



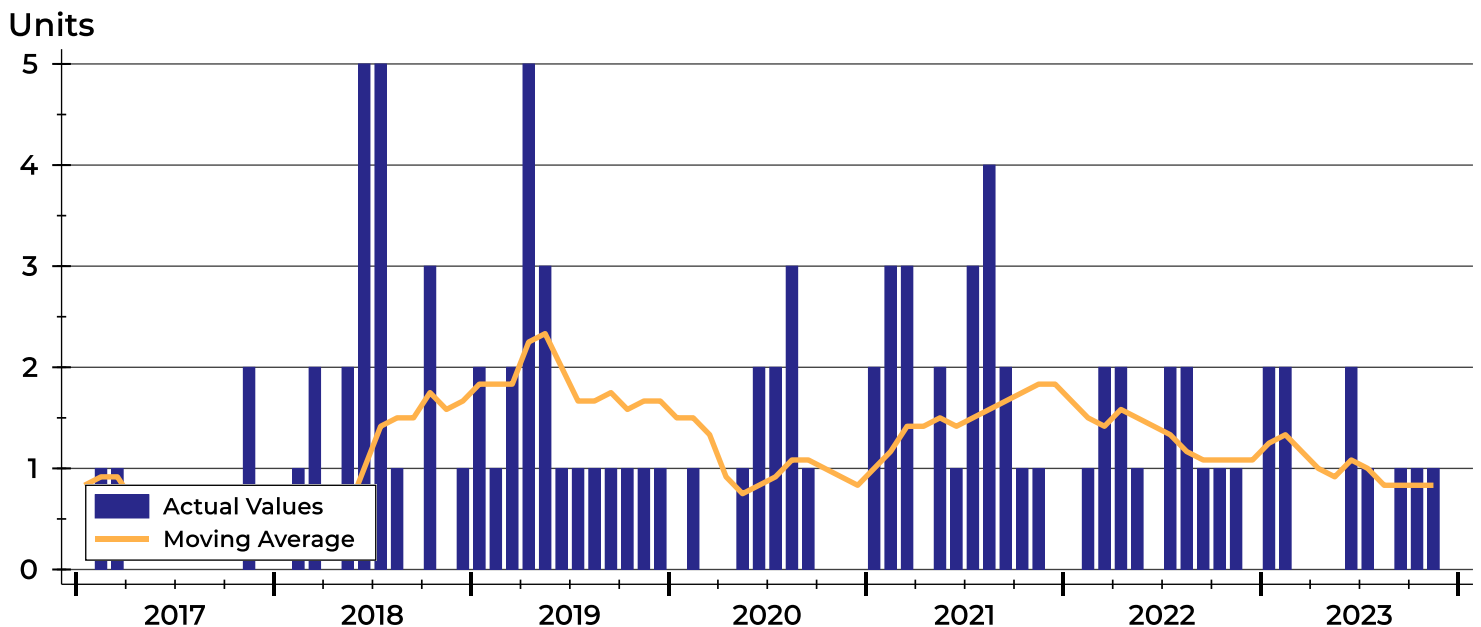
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		1	1	0.0%
Volume (1,000s)		80	90	-11.1%
Average	List Price	79,900	90,000	-11.2%
	Days on Market	0	195	-100.0%
	Percent of Original	100.0%	81.8%	22.2%
Median	List Price	79,900	90,000	-11.2%
	Days on Market	0	195	-100.0%
	Percent of Original	100.0%	81.8%	22.2%

A total of 1 listing in Greenwood County had a contract pending at the end of November, the same number of contracts pending at the end of November 2022.

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

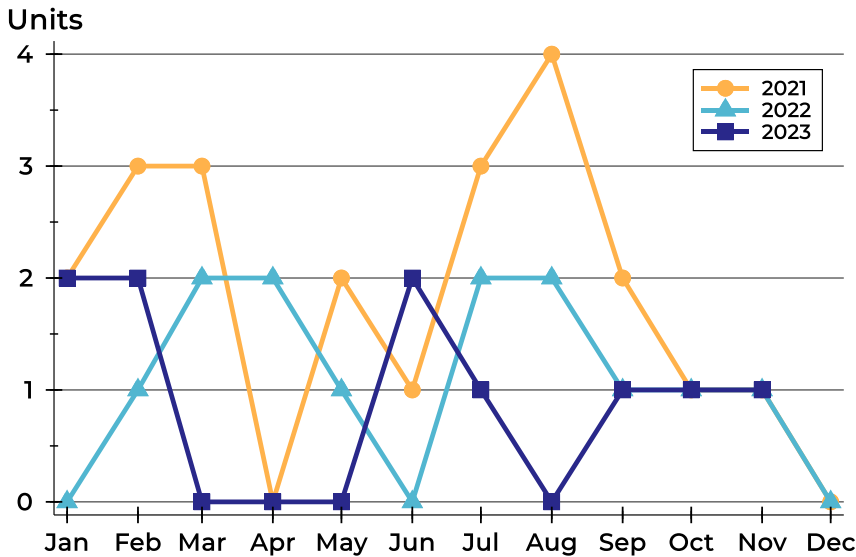
History of Pending Contracts





Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

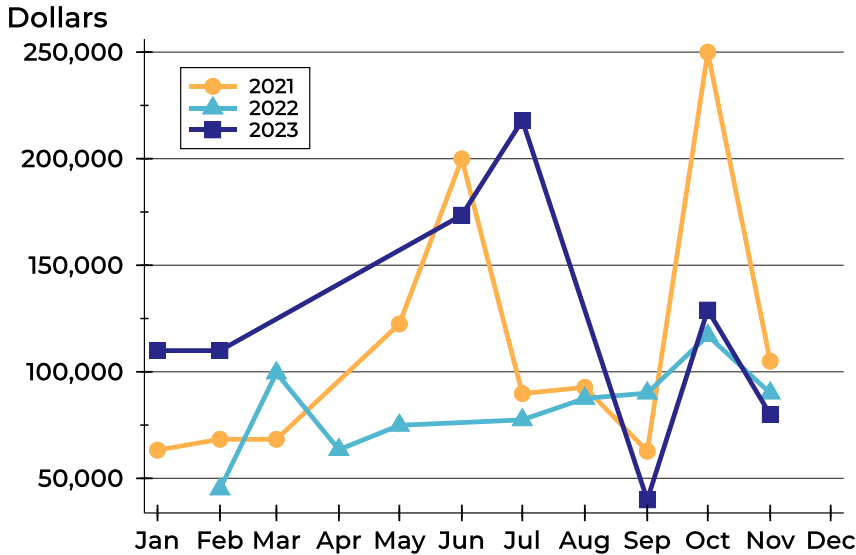
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	79,900	79,900	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



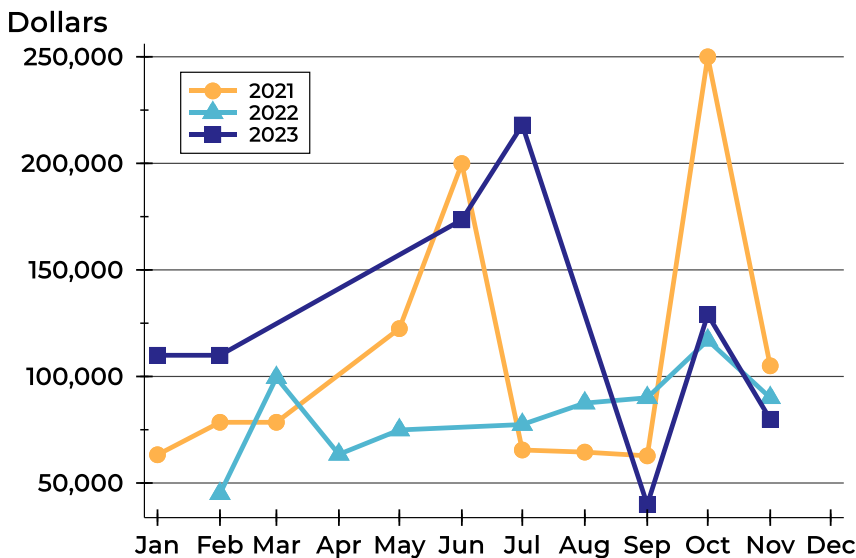
Greenwood County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	63,250	N/A	109,950
February	68,333	45,000	109,950
March	68,333	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	173,500
July	89,767	77,450	218,000
August	92,725	87,500	N/A
September	62,750	90,000	39,900
October	250,000	117,000	129,000
November	105,000	90,000	79,900
December	N/A	N/A	

Median Price

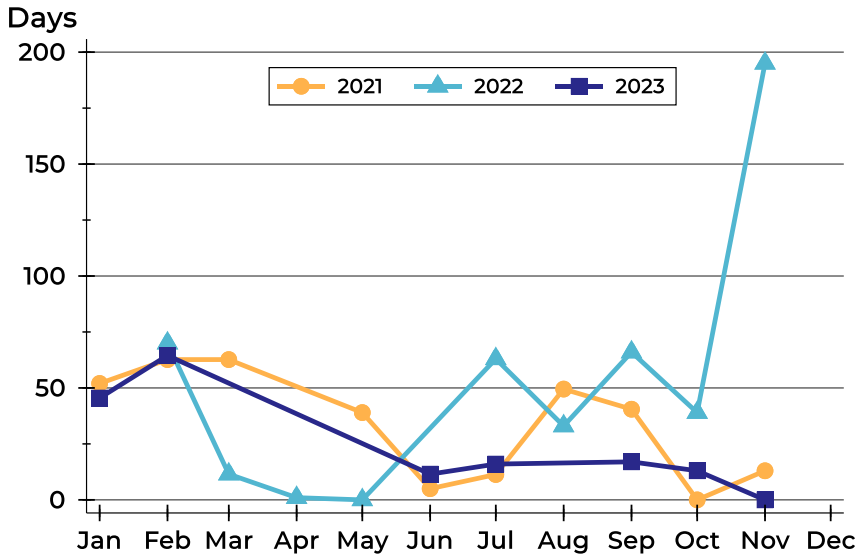


Month	2021	2022	2023
January	63,250	N/A	109,950
February	78,500	45,000	109,950
March	78,500	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	173,500
July	65,500	77,450	218,000
August	64,500	87,500	N/A
September	62,750	90,000	39,900
October	250,000	117,000	129,000
November	105,000	90,000	79,900
December	N/A	N/A	



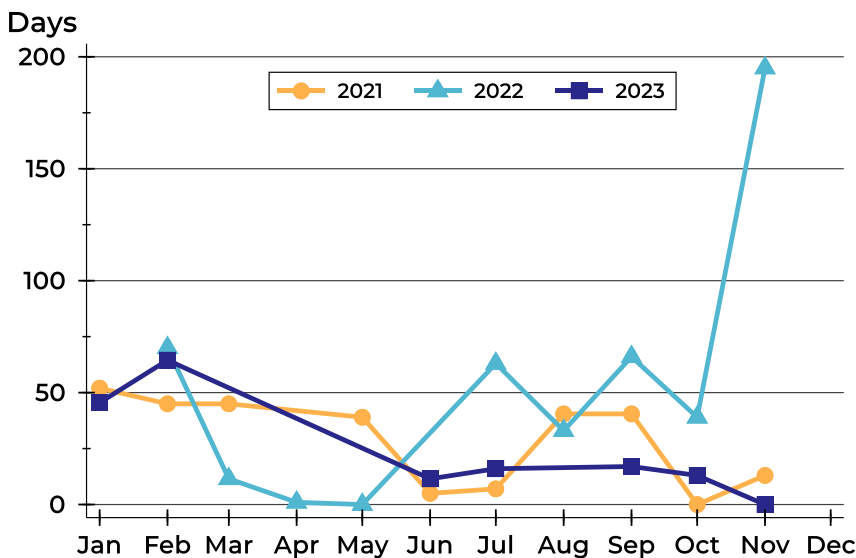
Greenwood County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	52	N/A	46
February	63	70	65
March	63	12	N/A
April	N/A	1	N/A
May	39	N/A	N/A
June	5	N/A	12
July	11	63	16
August	50	33	N/A
September	41	66	17
October	N/A	39	13
November	13	195	N/A
December	N/A	N/A	N/A

Median DOM



Month	2021	2022	2023
January	52	N/A	46
February	45	70	65
March	45	12	N/A
April	N/A	1	N/A
May	39	N/A	N/A
June	5	N/A	12
July	7	63	16
August	41	33	N/A
September	41	66	17
October	N/A	39	13
November	13	195	N/A
December	N/A	N/A	N/A



Jackson County Housing Report



Market Overview

Jackson County Home Sales Fell in November

Total home sales in Jackson County fell last month to 10 units, compared to 11 units in November 2022. Total sales volume was \$2.0 million, down from a year earlier.

The median sale price in November was \$210,000, up from \$150,000 a year earlier. Homes that sold in November were typically on the market for 5 days and sold for 97.6% of their list prices.

Jackson County Active Listings Up at End of November

The total number of active listings in Jackson County at the end of November was 21 units, up from 16 at the same point in 2022. This represents a 2.8 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$229,900.

There were 8 contracts written in November 2023 and 2022, showing no change over the year. At the end of the month, there were 7 contracts still pending.

Report Contents

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

Contact Information

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



Jackson County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		10 -9.1%	11 10.0%	10 0.0%	83 -40.3%	139 29.9%	107 -12.3%
Active Listings Change from prior year		21 31.3%	16 -15.8%	19 -17.4%	N/A	N/A	N/A
Months' Supply Change from prior year		2.8 133.3%	1.2 -36.8%	1.9 -9.5%	N/A	N/A	N/A
New Listings Change from prior year		4 -33.3%	6 -53.8%	13 18.2%	103 -31.8%	151 11.9%	135 -13.5%
Contracts Written Change from prior year		8 0.0%	8 -38.5%	13 44.4%	82 -39.3%	135 18.4%	114 -11.6%
Pending Contracts Change from prior year		7 -12.5%	8 -55.6%	18 50.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,971 -19.4%	2,446 20.2%	2,035 3.2%	18,045 -37.7%	28,964 51.9%	19,071 -3.3%
Average	Sale Price Change from prior year	197,100 -11.4%	222,404 9.3%	203,450 3.2%	217,413 4.3%	208,374 16.9%	178,238 10.3%
	List Price of Actives Change from prior year	280,466 -15.5%	332,016 61.0%	206,242 31.4%	N/A	N/A	N/A
	Days on Market Change from prior year	11 -65.6%	32 -17.9%	39 21.9%	28 27.3%	22 -42.1%	38 -22.4%
	Percent of List Change from prior year	96.2% -1.0%	97.2% 0.6%	96.6% -2.9%	98.0% 0.3%	97.7% 1.2%	96.5% -0.3%
	Percent of Original Change from prior year	94.6% 0.4%	94.2% 5.3%	89.5% -9.6%	94.7% -1.7%	96.3% 2.4%	94.0% -1.2%
Median	Sale Price Change from prior year	210,000 40.0%	150,000 -17.8%	182,500 -23.2%	205,000 7.9%	190,000 15.2%	165,000 20.6%
	List Price of Actives Change from prior year	229,900 -7.4%	248,250 24.2%	199,900 98.7%	N/A	N/A	N/A
	Days on Market Change from prior year	5 -54.5%	11 -62.1%	29 314.3%	8 33.3%	6 -25.0%	8 -65.2%
	Percent of List Change from prior year	97.6% -2.4%	100.0% 1.5%	98.5% -1.5%	100.0% 0.0%	100.0% 0.0%	100.0% 2.1%
	Percent of Original Change from prior year	97.2% -2.2%	99.4% 6.2%	93.6% -6.4%	99.1% -0.9%	100.0% 0.0%	100.0% 3.1%

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



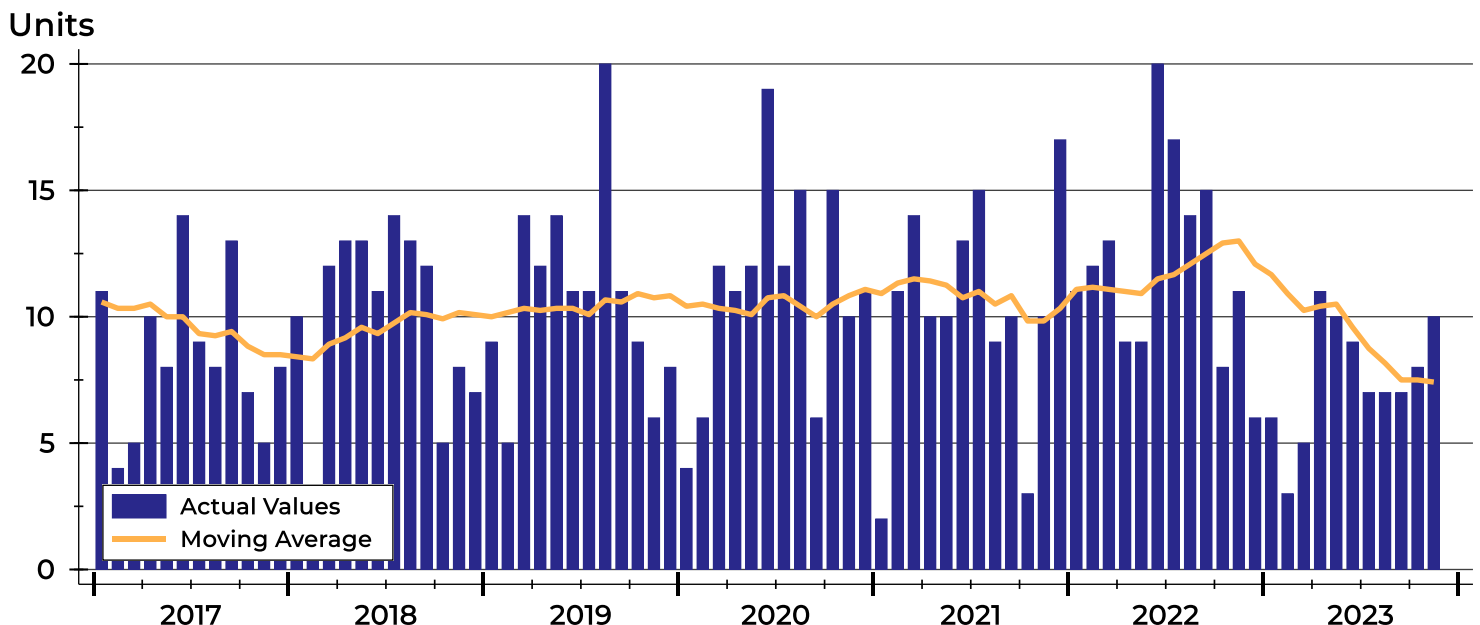
Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		2023	November 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		10	11	-9.1%	83	139	-40.3%
Volume (1,000s)		1,971	2,446	-19.4%	18,045	28,964	-37.7%
Months' Supply		2.8	1.2	133.3%	N/A	N/A	N/A
Average	Sale Price	197,100	222,404	-11.4%	217,413	208,374	4.3%
	Days on Market	11	32	-65.6%	28	22	27.3%
	Percent of List	96.2%	97.2%	-1.0%	98.0%	97.7%	0.3%
	Percent of Original	94.6%	94.2%	0.4%	94.7%	96.3%	-1.7%
Median	Sale Price	210,000	150,000	40.0%	205,000	190,000	7.9%
	Days on Market	5	11	-54.5%	8	6	33.3%
	Percent of List	97.6%	100.0%	-2.4%	100.0%	100.0%	0.0%
	Percent of Original	97.2%	99.4%	-2.2%	99.1%	100.0%	-0.9%

A total of 10 homes sold in Jackson County in November, down from 11 units in November 2022. Total sales volume fell to \$2.0 million compared to \$2.4 million in the previous year.

The median sales price in November was \$210,000, up 40.0% compared to the prior year. Median days on market was 5 days, down from 6 days in October, and down from 11 in November 2022.

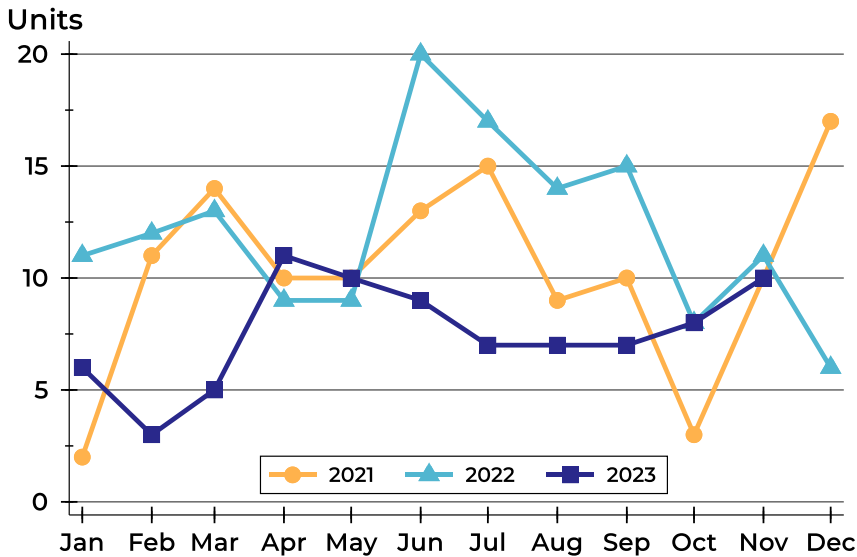
History of Closed Listings





Jackson County Closed Listings Analysis

Closed Listings by Month



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

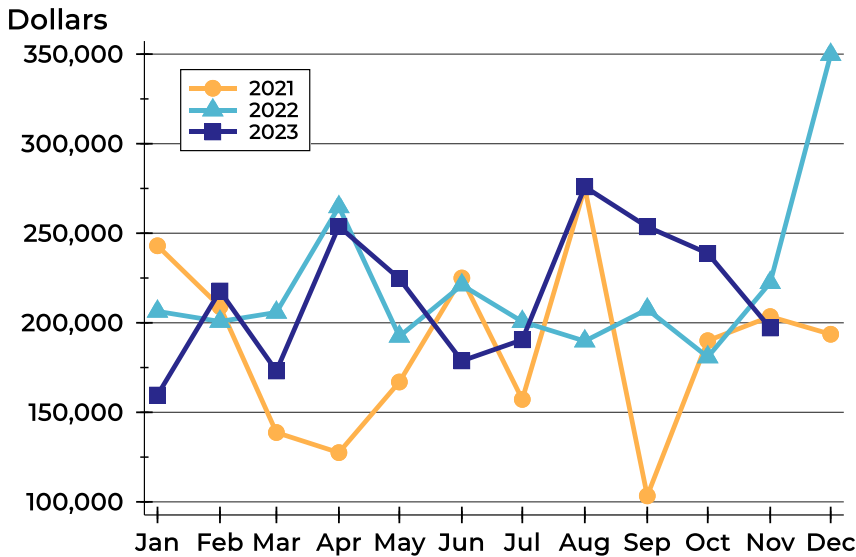
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	20.0%	1.5	69,500	69,500	14	14	94.8%	94.8%	89.0%	89.0%
\$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	2	20.0%	1.3	150,500	150,500	4	4	97.2%	97.2%	97.2%	97.2%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	30.0%	2.5	216,667	215,000	4	5	97.3%	100.0%	97.3%	100.0%
\$250,000-\$299,999	1	10.0%	3.2	256,000	256,000	15	15	95.2%	95.2%	91.5%	91.5%
\$300,000-\$399,999	2	20.0%	1.3	312,500	312,500	25	25	95.3%	95.3%	95.3%	95.3%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



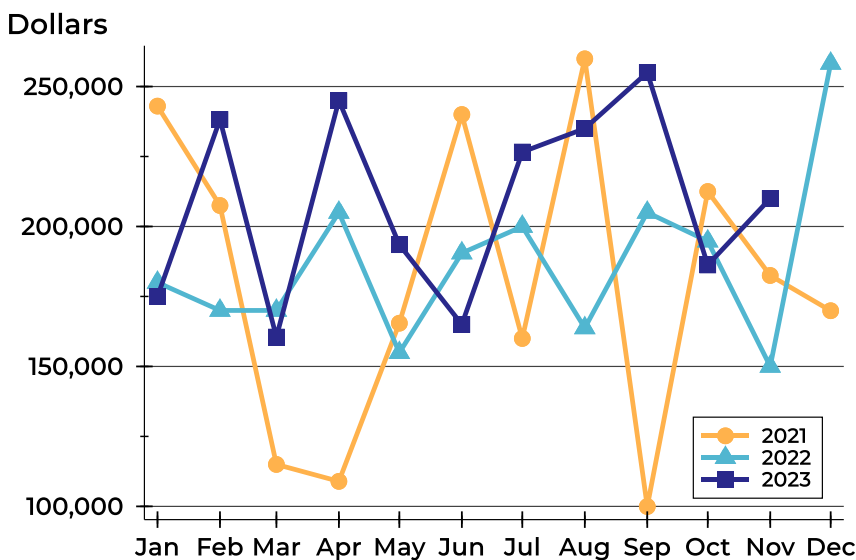
Jackson County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	243,000	206,357	159,650
February	209,045	200,723	217,742
March	138,737	205,800	173,090
April	127,500	264,722	253,864
May	166,940	192,422	224,630
June	225,000	221,075	178,722
July	157,217	200,641	190,514
August	275,329	189,771	275,929
September	103,355	207,533	253,600
October	190,000	180,875	238,768
November	203,450	222,404	197,100
December	193,589	349,750	

Median Price

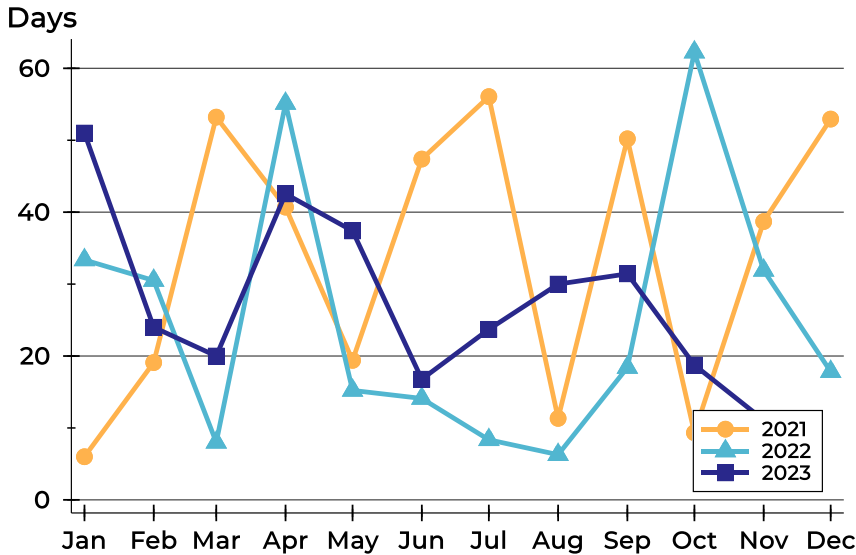


Month	2021	2022	2023
January	243,000	180,000	174,950
February	207,500	170,000	238,225
March	115,000	170,000	160,500
April	108,950	205,000	245,000
May	165,450	154,900	193,500
June	240,000	190,500	165,000
July	160,000	200,000	226,600
August	259,900	163,750	235,000
September	99,950	205,000	255,000
October	212,500	194,750	186,250
November	182,500	150,000	210,000
December	169,900	258,250	



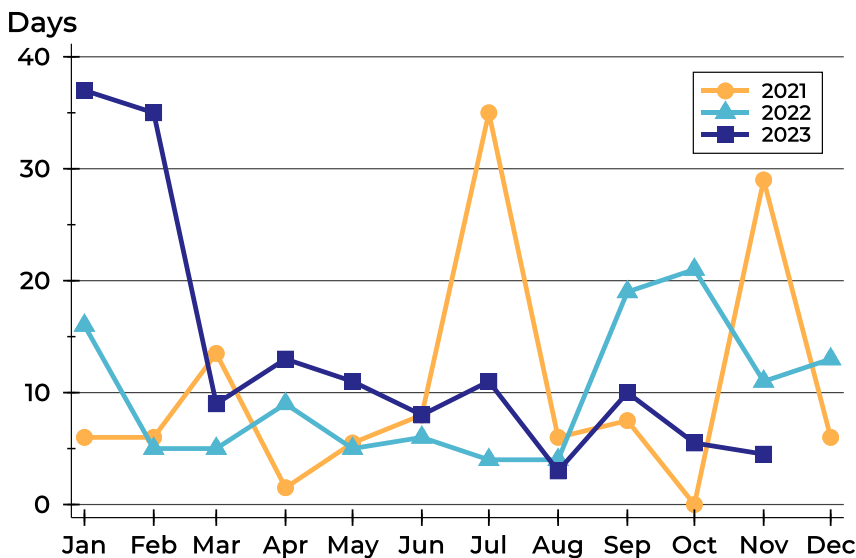
Jackson County Closed Listings Analysis

Average DOM



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

Median DOM



Month	2021	2022	2023
January	6	16	37
February	6	5	35
March	14	5	9
April	2	9	13
May	6	5	11
June	8	6	8
July	35	4	11
August	6	4	3
September	8	19	10
October	N/A	21	6
November	29	11	5
December	6	13	



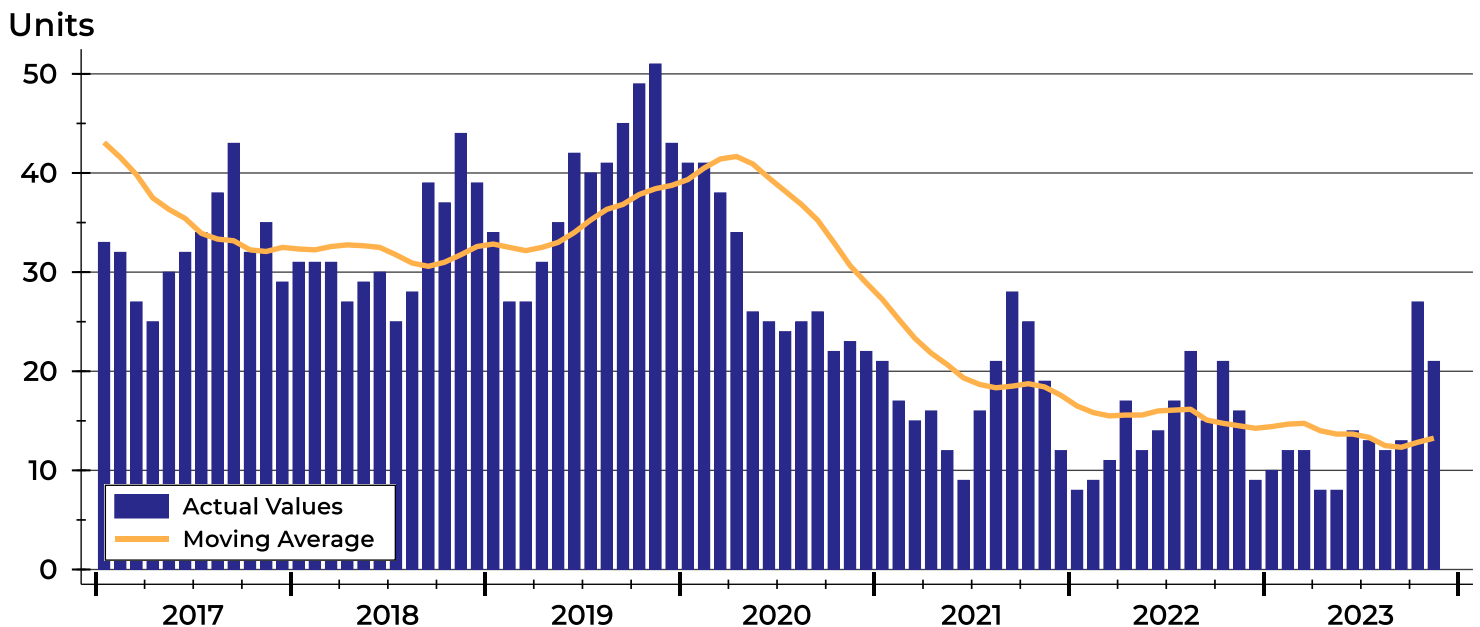
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of November 2022	Change
Active Listings		21	16	31.3%
Volume (1,000s)		5,890	5,312	10.9%
Months' Supply		2.8	1.2	133.3%
Average	List Price	280,466	332,016	-15.5%
	Days on Market	81	95	-14.7%
	Percent of Original	95.9%	90.2%	6.3%
Median	List Price	229,900	248,250	-7.4%
	Days on Market	57	51	11.8%
	Percent of Original	100.0%	93.0%	7.5%

A total of 21 homes were available for sale in Jackson County at the end of November. This represents a 2.8 months' supply of active listings.

The median list price of homes on the market at the end of November was \$229,900, down 7.4% from 2022. The typical time on market for active listings was 57 days, up from 51 days a year earlier.

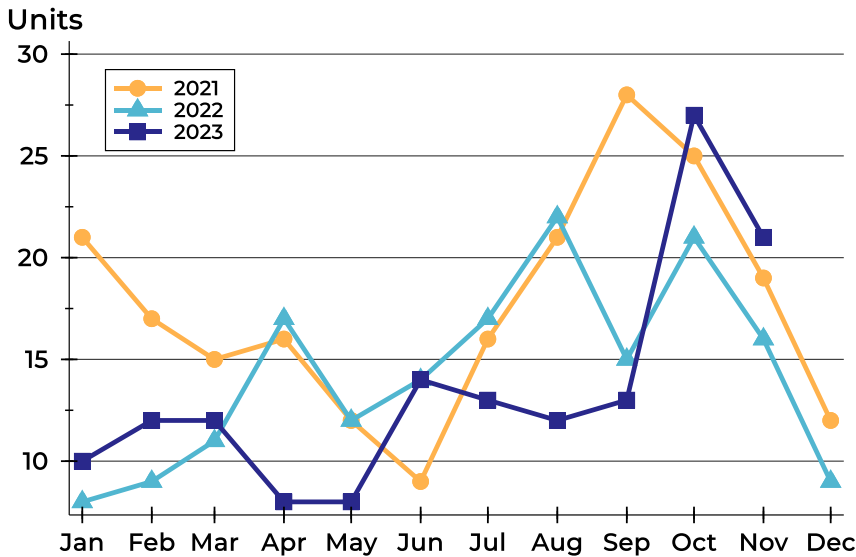
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	21	8	10
February	17	9	12
March	15	11	12
April	16	17	8
May	12	12	8
June	9	14	14
July	16	17	13
August	21	22	12
September	28	15	13
October	25	21	27
November	19	16	21
December	12	9	12

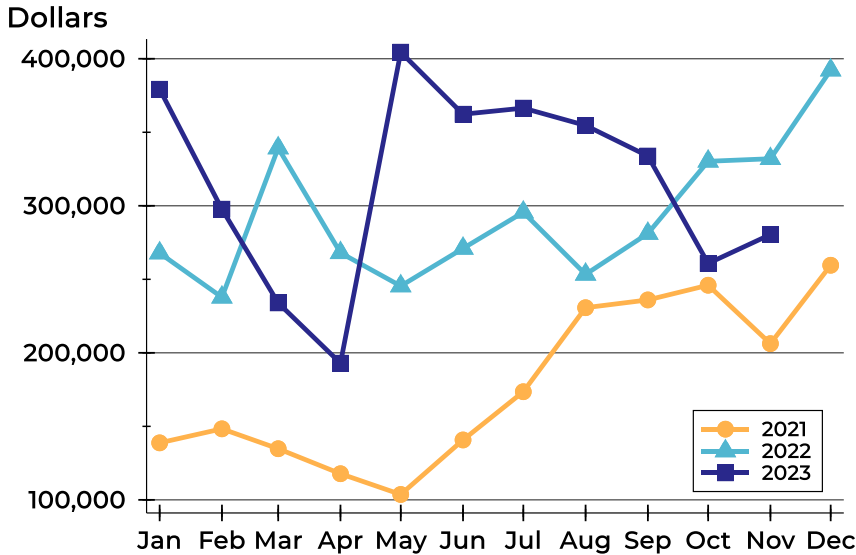
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.8%	N/A	45,000	45,000	274	274	100.0%	100.0%
\$50,000-\$99,999	1	4.8%	1.5	99,990	99,990	39	39	80.0%	80.0%
\$100,000-\$124,999	1	4.8%	N/A	105,000	105,000	81	81	70.0%	70.0%
\$125,000-\$149,999	3	14.3%	N/A	142,967	140,000	47	57	100.0%	100.0%
\$150,000-\$174,999	1	4.8%	1.3	165,000	165,000	52	52	110.0%	110.0%
\$175,000-\$199,999	1	4.8%	N/A	185,000	185,000	5	5	100.0%	100.0%
\$200,000-\$249,999	4	19.0%	2.5	226,225	224,950	41	39	98.5%	99.1%
\$250,000-\$299,999	4	19.0%	3.2	272,000	269,000	74	44	100.0%	100.0%
\$300,000-\$399,999	1	4.8%	1.3	360,000	360,000	57	57	93.5%	93.5%
\$400,000-\$499,999	2	9.5%	N/A	479,500	479,500	137	137	83.4%	83.4%
\$500,000-\$749,999	1	4.8%	N/A	699,000	699,000	113	113	100.0%	100.0%
\$750,000-\$999,999	1	4.8%	N/A	850,000	850,000	210	210	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



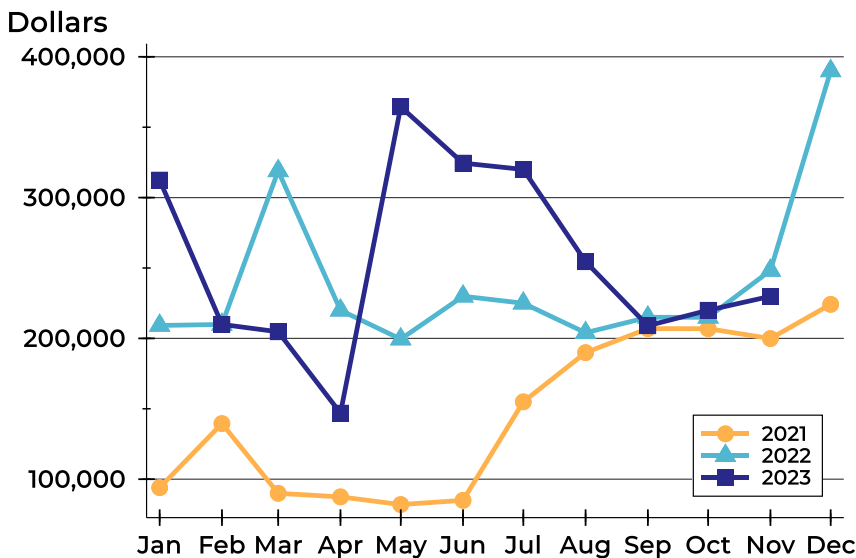
Jackson County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	138,791	267,850	379,285
February	148,312	237,789	297,717
March	134,793	339,282	233,967
April	117,781	268,035	192,950
May	103,667	245,450	404,500
June	140,756	271,021	362,286
July	173,559	295,600	366,446
August	230,698	253,373	354,654
September	235,988	281,178	333,838
October	245,990	330,275	260,818
November	206,242	332,016	280,466
December	259,579	392,256	

Median Price

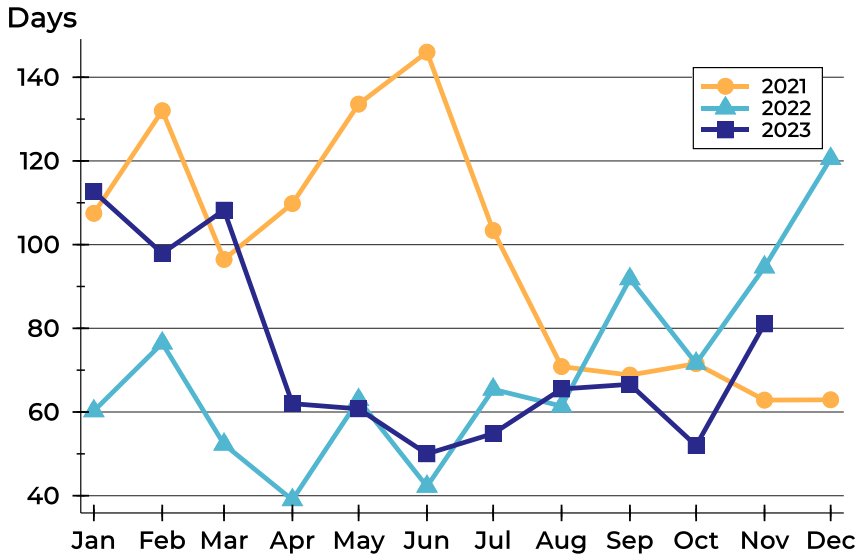


Month	2021	2022	2023
January	94,000	209,200	312,475
February	139,500	209,900	209,950
March	90,000	319,000	204,700
April	87,450	220,000	146,950
May	82,000	199,499	364,500
June	85,000	229,950	324,500
July	154,950	225,000	320,000
August	189,900	204,000	254,475
September	206,950	215,000	209,000
October	206,900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



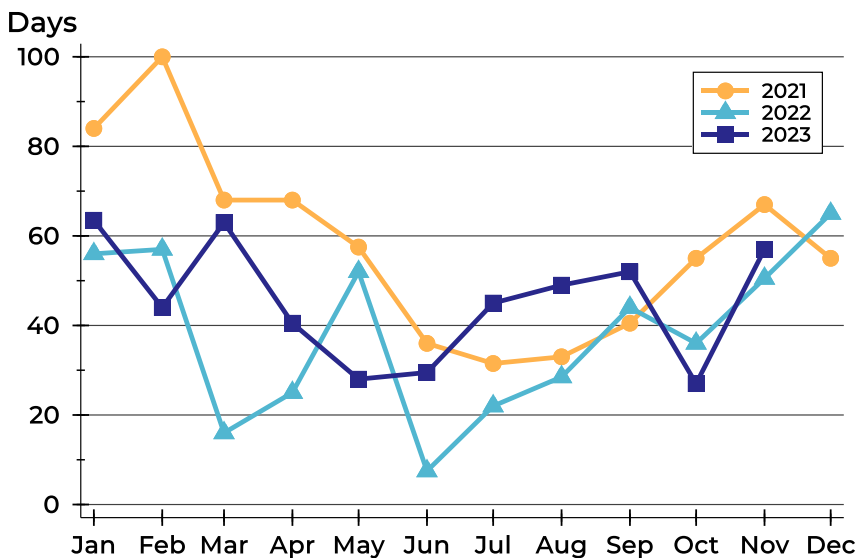
Jackson County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	107	60	113
February	132	76	98
March	96	52	108
April	110	39	62
May	134	63	61
June	146	42	50
July	103	65	55
August	71	61	66
September	69	92	67
October	72	72	52
November	63	95	81
December	63	121	

Median DOM

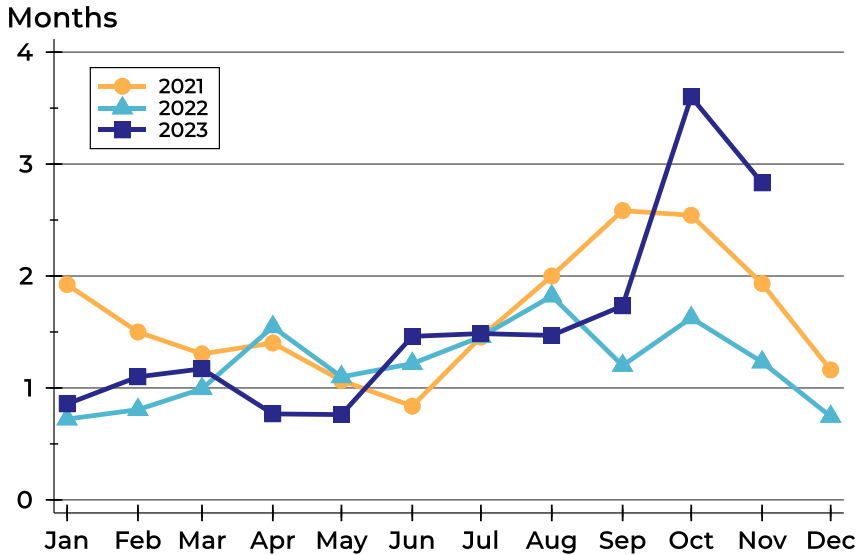


Month	2021	2022	2023
January	84	56	64
February	100	57	44
March	68	16	63
April	68	25	41
May	58	52	28
June	36	8	30
July	32	22	45
August	33	29	49
September	41	44	52
October	55	36	27
November	67	51	57
December	55	65	



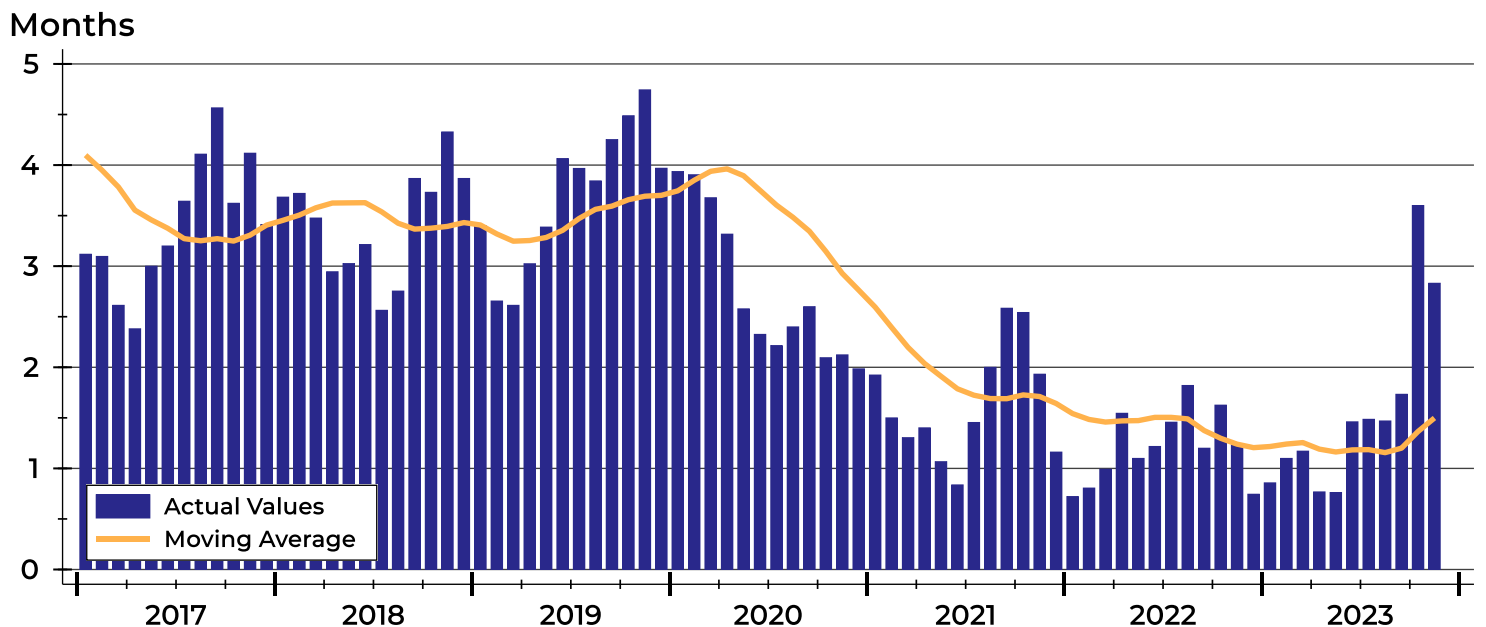
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.9	0.7	0.9
February	1.5	0.8	1.1
March	1.3	1.0	1.2
April	1.4	1.5	0.8
May	1.1	1.1	0.8
June	0.8	1.2	1.5
July	1.5	1.5	1.5
August	2.0	1.8	1.5
September	2.6	1.2	1.7
October	2.5	1.6	3.6
November	1.9	1.2	2.8
December	1.2	0.7	0.9

History of Month's Supply





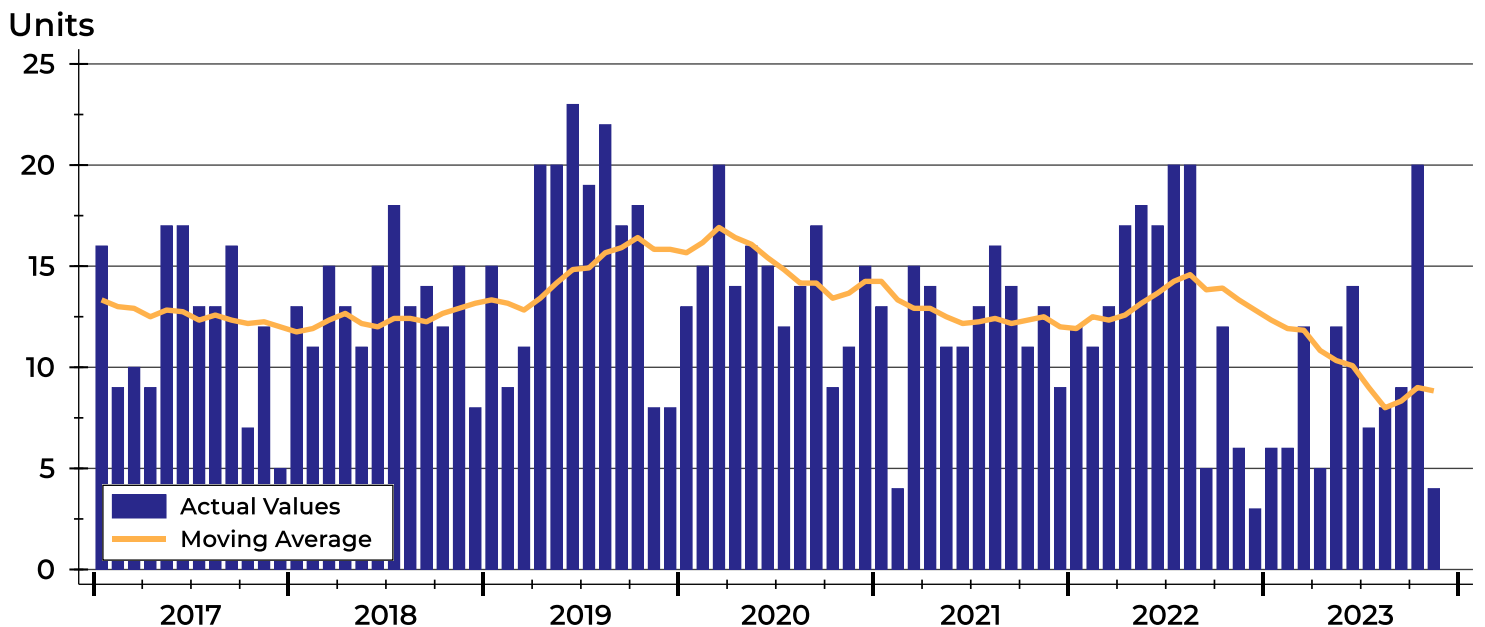
Jackson County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	4	6	-33.3%
	Volume (1,000s)	695	1,948	-64.3%
	Average List Price	173,725	324,617	-46.5%
	Median List Price	172,500	247,000	-30.2%
Year-to-Date	New Listings	103	151	-31.8%
	Volume (1,000s)	22,984	34,345	-33.1%
	Average List Price	223,150	227,451	-1.9%
	Median List Price	205,000	199,900	2.6%

A total of 4 new listings were added in Jackson County during November, down 33.3% from the same month in 2022. Year-to-date Jackson County has seen 103 new listings.

The median list price of these homes was \$172,500 down from \$247,000 in 2022.

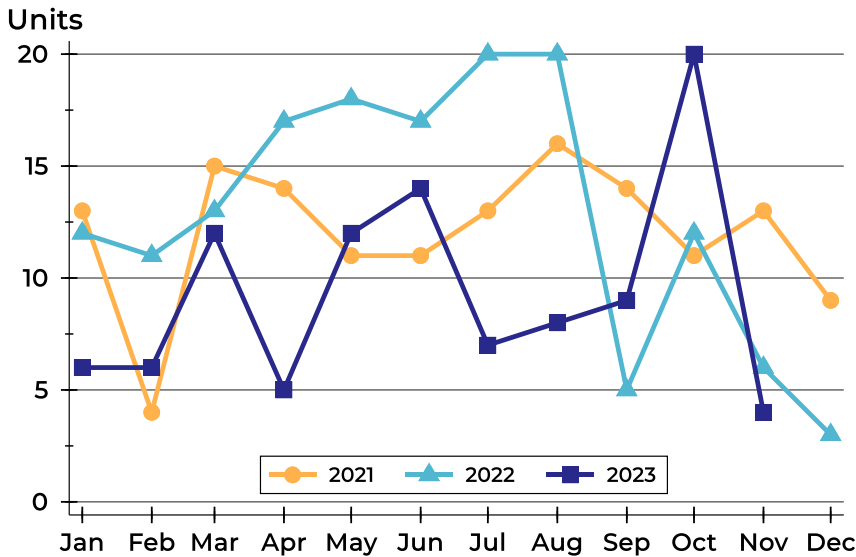
History of New Listings





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	14
July	13	20	7
August	16	20	8
September	14	5	9
October	11	12	20
November	13	6	4
December	9	3	

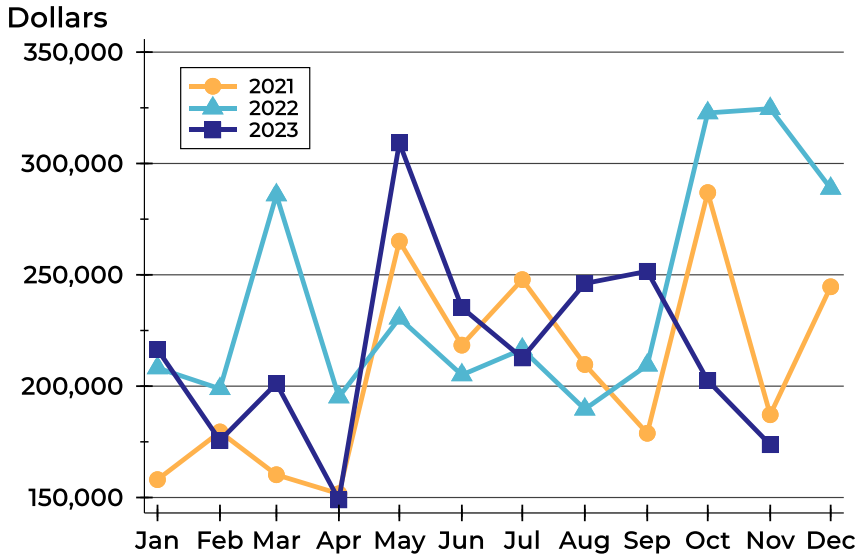
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	139,900	139,900	24	24	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	160,000	160,000	4	4	94.4%	94.4%
\$175,000-\$199,999	1	25.0%	185,000	185,000	11	11	100.0%	100.0%
\$200,000-\$249,999	1	25.0%	210,000	210,000	30	30	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



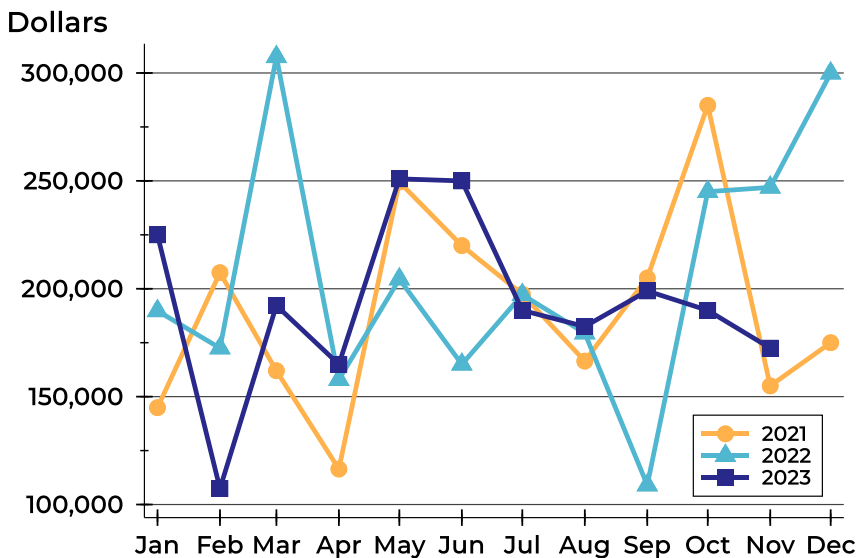
Jackson County New Listings Analysis

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	309,267
June	218,427	205,038	235,275
July	247,854	216,580	212,686
August	209,725	189,645	246,125
September	178,843	209,400	251,582
October	286,936	322,683	202,515
November	187,173	324,617	173,725
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	249,975
July	197,500	197,250	190,000
August	166,475	179,450	182,500
September	205,000	109,000	199,000
October	285,000	245,000	190,000
November	155,000	247,000	172,500
December	175,000	299,900	



Jackson County Contracts Written Analysis

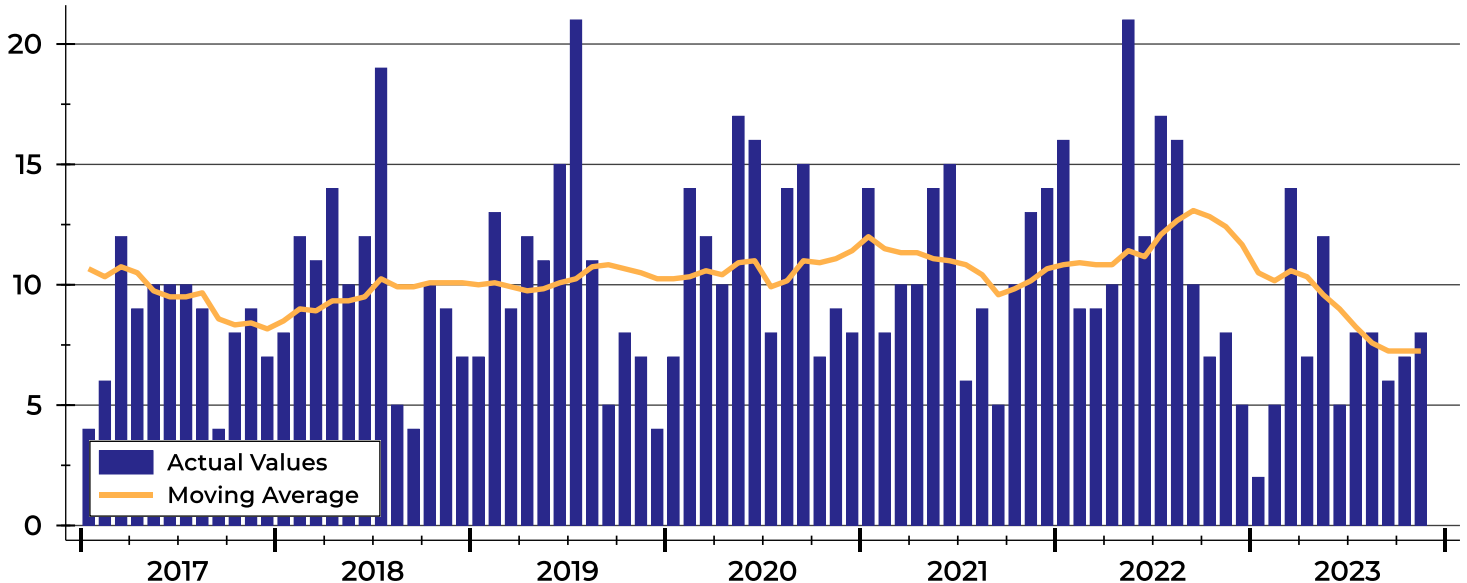
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		8	8	0.0%	82	135	-39.3%
Volume (1,000s)		1,337	2,252	-40.6%	18,235	29,485	-38.2%
Average	Sale Price	167,150	281,550	-40.6%	222,377	218,405	1.8%
	Days on Market	38	18	111.1%	27	21	28.6%
	Percent of Original	91.1%	93.8%	-2.9%	95.3%	96.1%	-0.8%
Median	Sale Price	160,000	224,500	-28.7%	202,250	199,000	1.6%
	Days on Market	29	14	107.1%	8	6	33.3%
	Percent of Original	94.3%	94.5%	-0.2%	99.9%	99.3%	0.6%

A total of 8 contracts for sale were written in Jackson County during the month of November, the same as in 2022. The median list price of these homes was \$160,000, down from \$224,500 the prior year.

Half of the homes that went under contract in November were on the market less than 29 days, compared to 14 days in November 2022.

History of Contracts Written

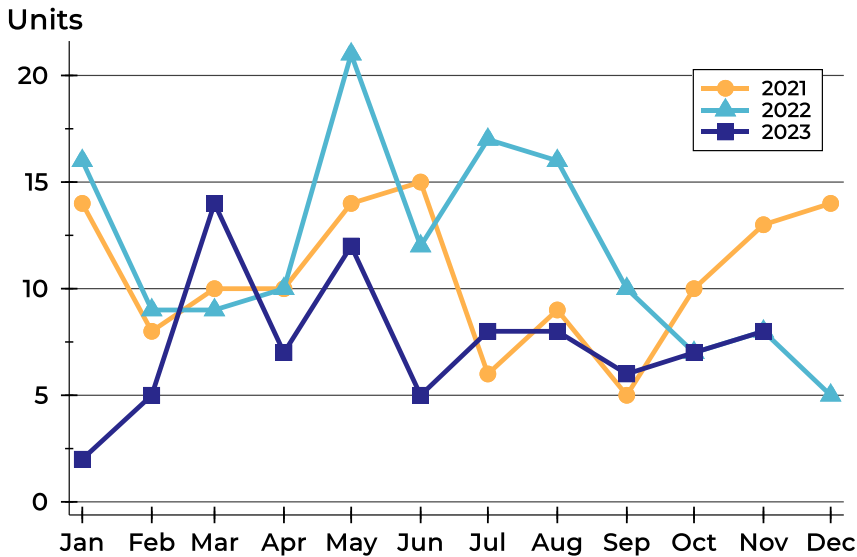
Units





Jackson County Contracts Written Analysis

Contracts Written by Month



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

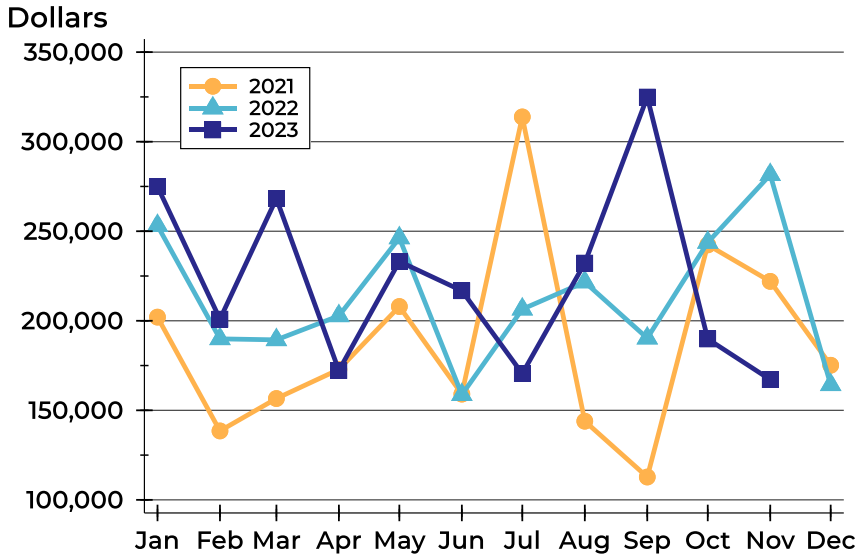
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	25.0%	71,500	71,500	69	69	77.3%	77.3%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	134,900	134,900	30	30	89.9%	89.9%
\$150,000-\$174,999	3	37.5%	161,633	160,000	18	4	96.2%	94.4%
\$175,000-\$199,999	1	12.5%	199,500	199,500	66	66	95.5%	95.5%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	12.5%	374,900	374,900	15	15	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



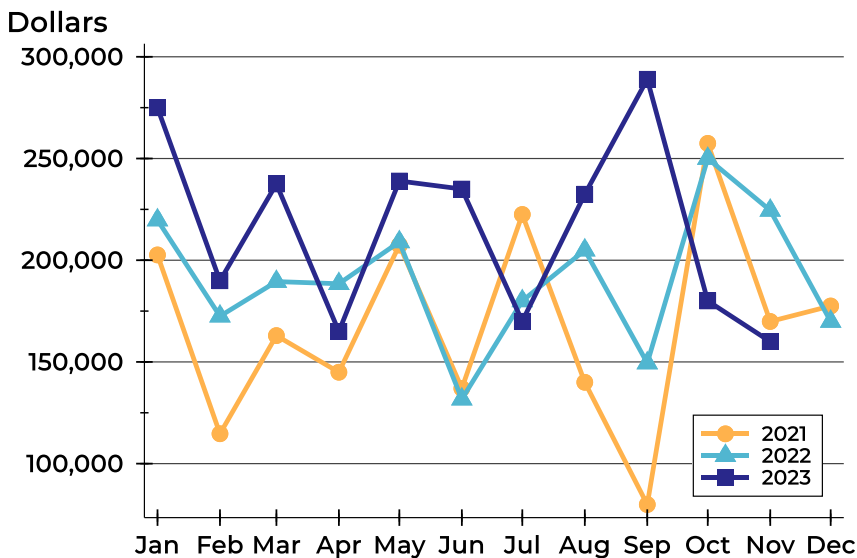
Jackson County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	202,055	253,125	274,950
February	138,500	189,917	200,930
March	156,580	189,356	268,271
April	172,820	202,750	172,257
May	207,968	246,243	233,117
June	159,073	158,737	216,780
July	313,833	206,476	170,500
August	143,933	221,638	232,225
September	112,770	190,290	324,948
October	242,380	243,743	189,829
November	222,011	281,550	167,150
December	175,186	164,260	

Median Price

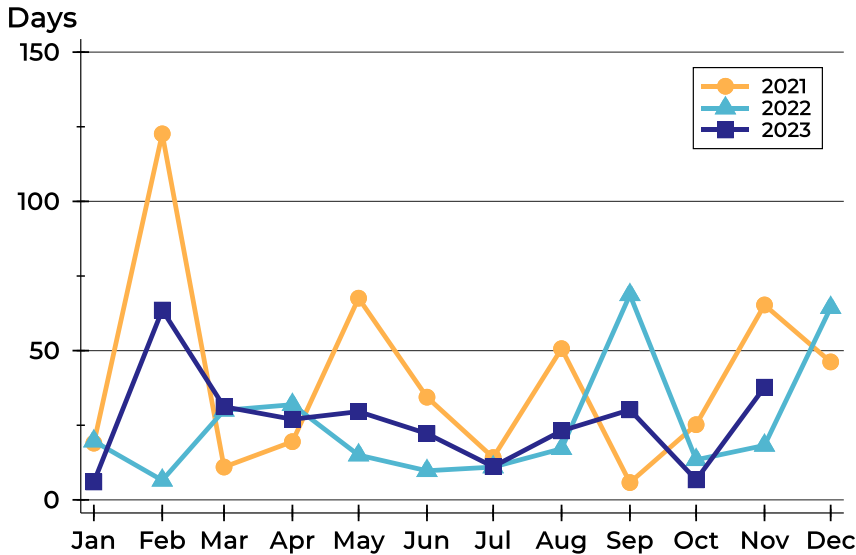


Month	2021	2022	2023
January	202,613	219,750	274,950
February	114,700	172,500	189,900
March	162,950	189,500	237,500
April	144,950	188,450	165,000
May	207,450	209,000	238,950
June	137,000	131,700	235,000
July	222,500	180,000	170,000
August	140,000	204,950	232,450
September	79,900	149,450	288,975
October	257,450	250,000	180,000
November	169,900	224,500	160,000
December	177,500	169,900	



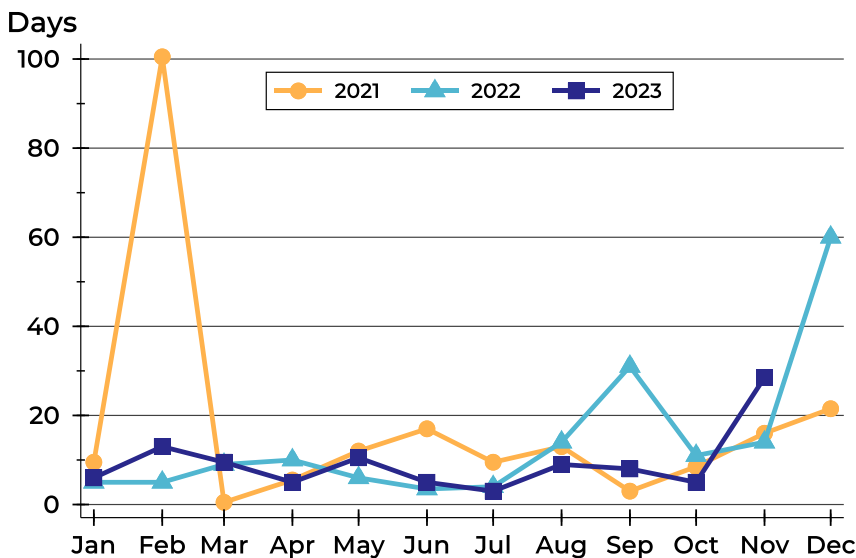
Jackson County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	19	20	6
February	123	7	64
March	11	30	31
April	20	32	27
May	68	15	30
June	34	10	22
July	14	11	11
August	51	17	23
September	6	69	30
October	25	13	7
November	65	18	38
December	46	64	

Median DOM



Month	2021	2022	2023
January	10	5	6
February	101	5	13
March	1	9	10
April	6	10	5
May	12	6	11
June	17	4	5
July	10	4	3
August	13	14	9
September	3	31	8
October	9	11	5
November	16	14	29
December	22	60	



Jackson County Pending Contracts Analysis

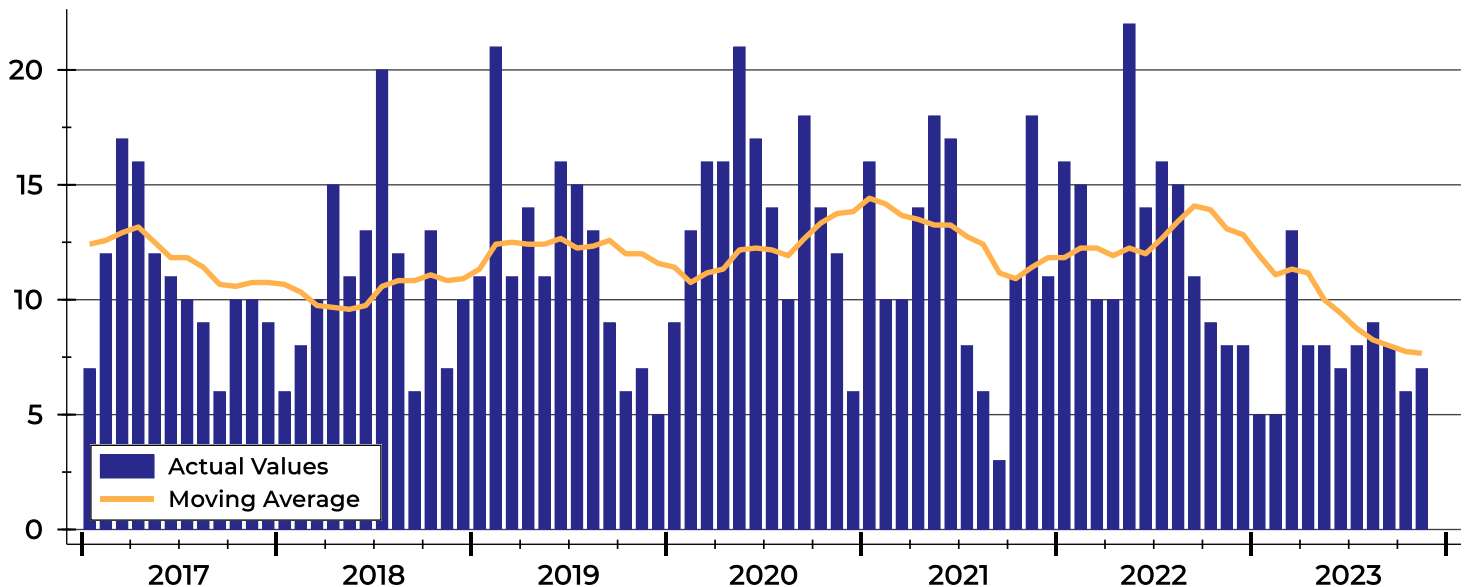
Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		7	8	-12.5%
Volume (1,000s)		1,275	2,624	-51.4%
Average	List Price	182,171	327,999	-44.5%
	Days on Market	39	19	105.3%
	Percent of Original	93.8%	98.3%	-4.6%
Median	List Price	164,900	250,000	-34.0%
	Days on Market	30	14	114.3%
	Percent of Original	95.5%	100.0%	-4.5%

A total of 7 listings in Jackson County had contracts pending at the end of November, down from 8 contracts pending at the end of November 2022.

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

History of Pending Contracts

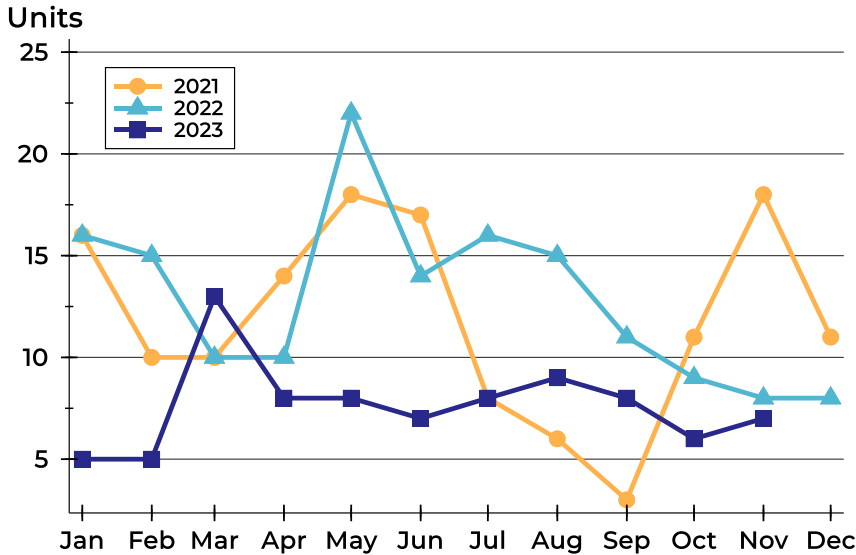
Units





Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

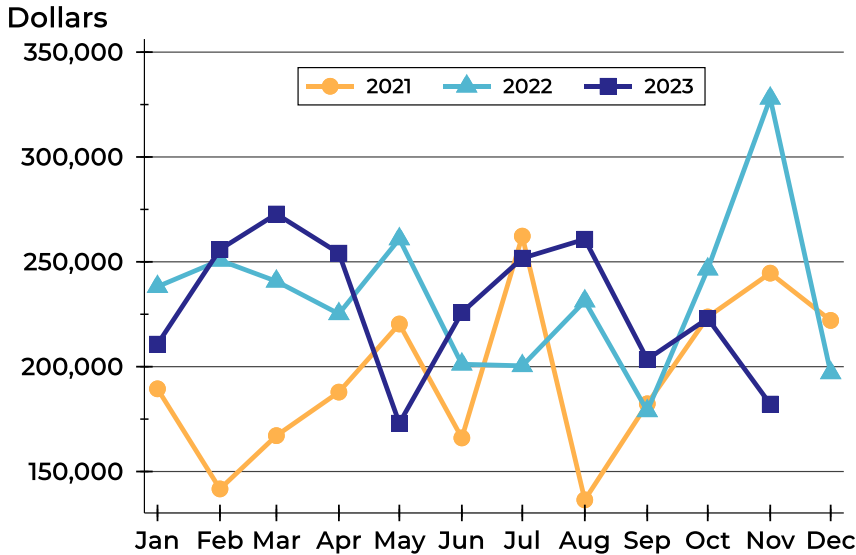
Pending Contracts by Price Range

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	14.3%	76,000	76,000	110	110	76.8%	76.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	134,900	134,900	30	30	89.9%	89.9%
\$150,000-\$174,999	3	42.9%	163,300	164,900	18	5	98.1%	100.0%
\$175,000-\$199,999	1	14.3%	199,500	199,500	66	66	95.5%	95.5%
\$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	14.3%	374,900	374,900	15	15	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



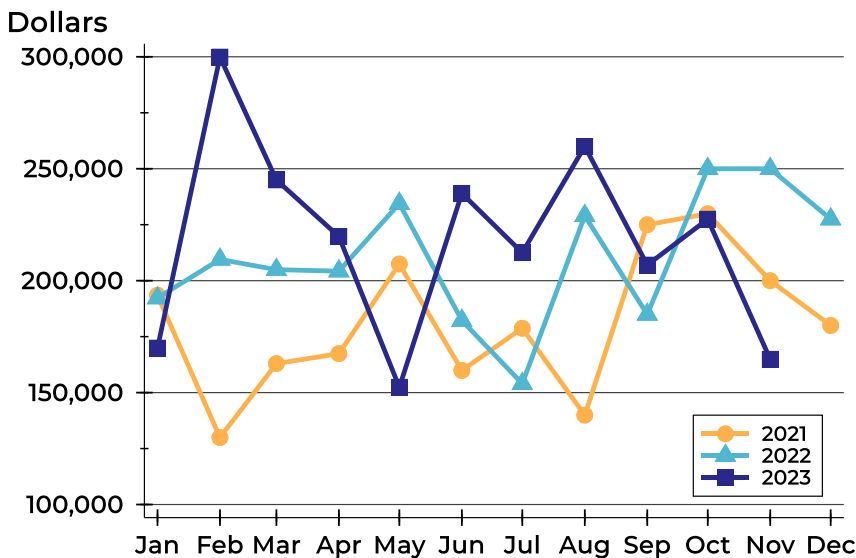
Jackson County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	189,445	238,169	210,740
February	141,700	250,723	255,930
March	167,120	240,725	272,815
April	187,879	225,210	254,138
May	220,358	260,918	173,050
June	166,029	201,161	225,843
July	262,263	200,419	251,750
August	136,483	231,287	260,767
September	182,300	178,927	203,494
October	223,700	246,511	222,992
November	244,611	327,999	182,171
December	222,059	197,038	

Median Price

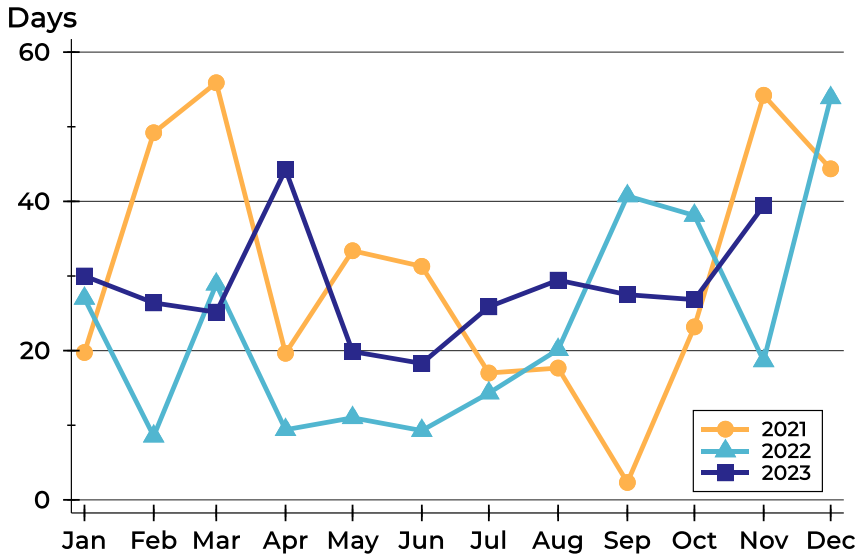


Month	2021	2022	2023
January	193,500	192,250	169,900
February	129,950	209,500	299,900
March	162,950	204,925	245,000
April	167,400	204,250	219,750
May	207,450	234,450	152,400
June	159,900	182,200	239,000
July	178,750	154,000	212,500
August	139,950	229,000	260,000
September	225,000	184,900	207,000
October	229,900	250,000	227,475
November	199,975	250,000	164,900
December	180,000	227,500	



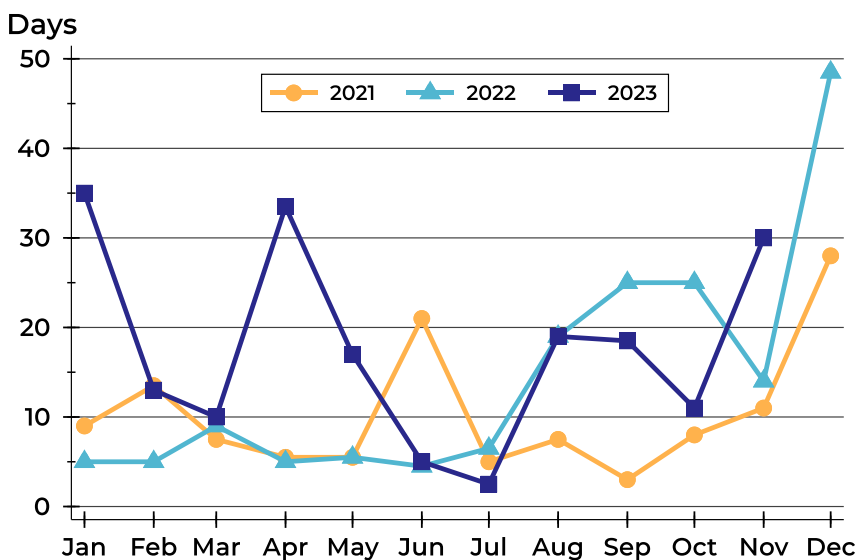
Jackson County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	20	27	30
February	49	9	26
March	56	29	25
April	20	9	44
May	33	11	20
June	31	9	18
July	17	14	26
August	18	20	29
September	2	41	28
October	23	38	27
November	54	19	39
December	44	54	

Median DOM



Month	2021	2022	2023
January	9	5	35
February	14	5	13
March	8	9	10
April	6	5	34
May	6	6	17
June	21	5	5
July	5	7	3
August	8	19	19
September	3	25	19
October	8	25	11
November	11	14	30
December	28	49	



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Remained Constant in November

Total home sales in Jefferson County remained at 10 units last month, the same as in November 2022. Total sales volume was \$2.2 million, down from a year earlier.

The median sale price in November was \$224,500, down from \$256,450 a year earlier. Homes that sold in November were typically on the market for 6 days and sold for 98.5% of their list prices.

Jefferson County Active Listings Up at End of November

The total number of active listings in Jefferson County at the end of November was 25 units, up from 20 at the same point in 2022. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$214,900.

During November, a total of 6 contracts were written down from 12 in November 2022. At the end of the month, there were 7 contracts still pending.

Report Contents

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

Contact Information

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



Jefferson County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		10	10	15	135	163	180
Change from prior year		0.0%	-33.3%	25.0%	-17.2%	-9.4%	12.5%
Active Listings		25	20	16	N/A	N/A	N/A
Change from prior year		25.0%	25.0%	14.3%			
Months' Supply		2.1	1.4	1.0	N/A	N/A	N/A
Change from prior year		50.0%	40.0%	0.0%			
New Listings		8	17	13	166	178	207
Change from prior year		-52.9%	30.8%	30.0%	-6.7%	-14.0%	18.3%
Contracts Written		6	12	15	132	158	185
Change from prior year		-50.0%	-20.0%	25.0%	-16.5%	-14.6%	10.1%
Pending Contracts		7	12	18	N/A	N/A	N/A
Change from prior year		-41.7%	-33.3%	28.6%			
Sales Volume (1,000s)		2,250	2,996	3,050	33,784	36,869	34,997
Change from prior year		-24.9%	-1.8%	6.0%	-8.4%	5.3%	30.9%
Average	Sale Price	224,978	299,590	203,333	250,249	226,189	194,429
	Change from prior year	-24.9%	47.3%	-15.2%	10.6%	16.3%	16.3%
	List Price of Actives	246,606	239,568	238,444	N/A	N/A	N/A
	Change from prior year	2.9%	0.5%	21.5%			
	Days on Market	19	33	20	26	18	16
Change from prior year	-42.4%	65.0%	-16.7%	44.4%	12.5%	-48.4%	
Percent of List	98.0%	98.1%	100.5%	99.0%	100.5%	100.9%	
Change from prior year	-0.1%	-2.4%	5.0%	-1.5%	-0.4%	3.4%	
Percent of Original	97.4%	95.6%	99.8%	97.2%	99.5%	99.8%	
Change from prior year	1.9%	-4.2%	5.7%	-2.3%	-0.3%	4.2%	
Median	Sale Price	224,500	256,450	168,000	219,000	210,000	178,700
	Change from prior year	-12.5%	52.6%	-17.7%	4.3%	17.5%	18.0%
	List Price of Actives	214,900	214,450	217,450	N/A	N/A	N/A
	Change from prior year	0.2%	-1.4%	17.5%			
	Days on Market	6	21	9	7	6	5
Change from prior year	-71.4%	133.3%	0.0%	16.7%	20.0%	-54.5%	
Percent of List	98.5%	98.7%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-0.2%	-1.3%	2.8%	0.0%	0.0%	0.9%	
Percent of Original	98.5%	95.9%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	2.7%	-4.1%	5.4%	0.0%	0.0%	2.6%	

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



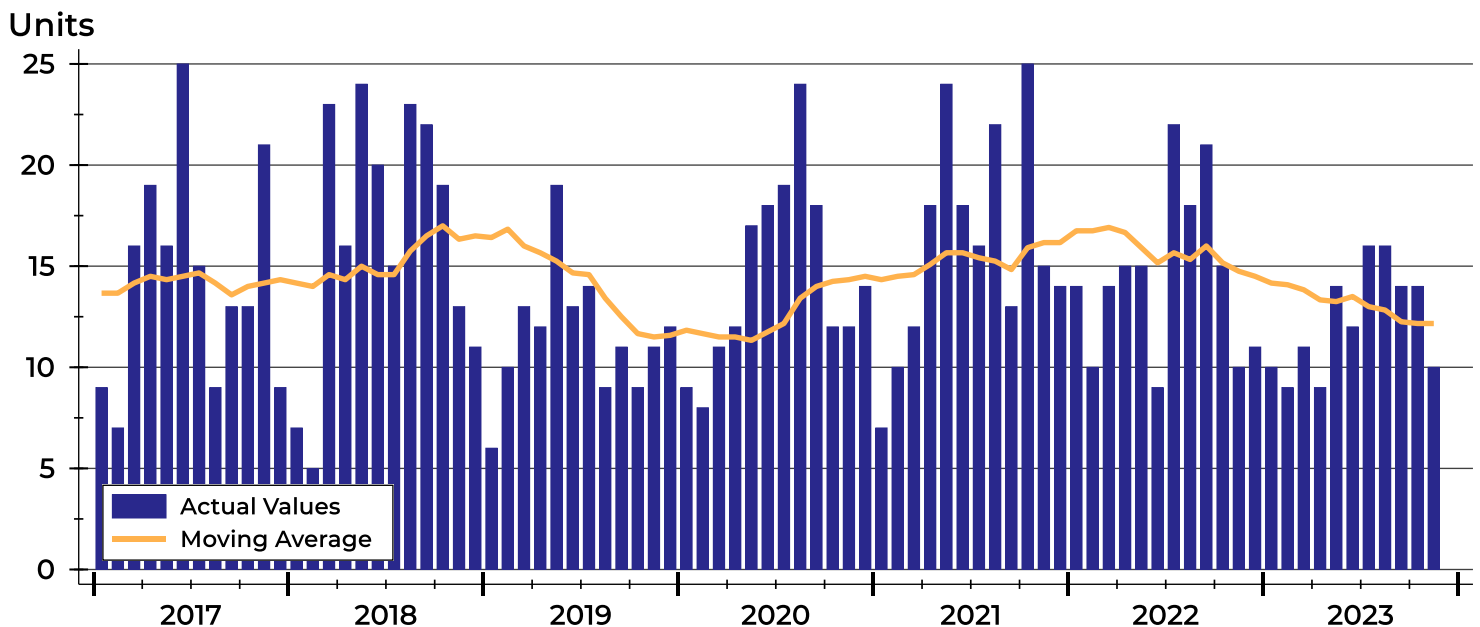
Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		10	10	0.0%	135	163	-17.2%
Volume (1,000s)		2,250	2,996	-24.9%	33,784	36,869	-8.4%
Months' Supply		2.1	1.4	50.0%	N/A	N/A	N/A
Average	Sale Price	224,978	299,590	-24.9%	250,249	226,189	10.6%
	Days on Market	19	33	-42.4%	26	18	44.4%
	Percent of List	98.0%	98.1%	-0.1%	99.0%	100.5%	-1.5%
	Percent of Original	97.4%	95.6%	1.9%	97.2%	99.5%	-2.3%
Median	Sale Price	224,500	256,450	-12.5%	219,000	210,000	4.3%
	Days on Market	6	21	-71.4%	7	6	16.7%
	Percent of List	98.5%	98.7%	-0.2%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	95.9%	2.7%	100.0%	100.0%	0.0%

A total of 10 homes sold in Jefferson County in November, showing no change from November 2022. Total sales volume fell to \$2.2 million compared to \$3.0 million in the previous year.

The median sales price in November was \$224,500, down 12.5% compared to the prior year. Median days on market was 6 days, down from 13 days in October, and down from 21 in November 2022.

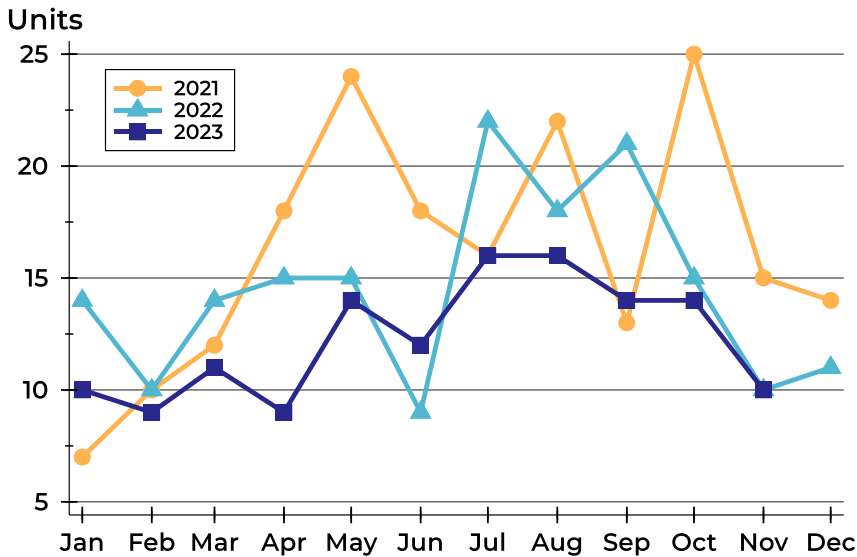
History of Closed Listings





Jefferson County Closed Listings Analysis

Closed Listings by Month



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

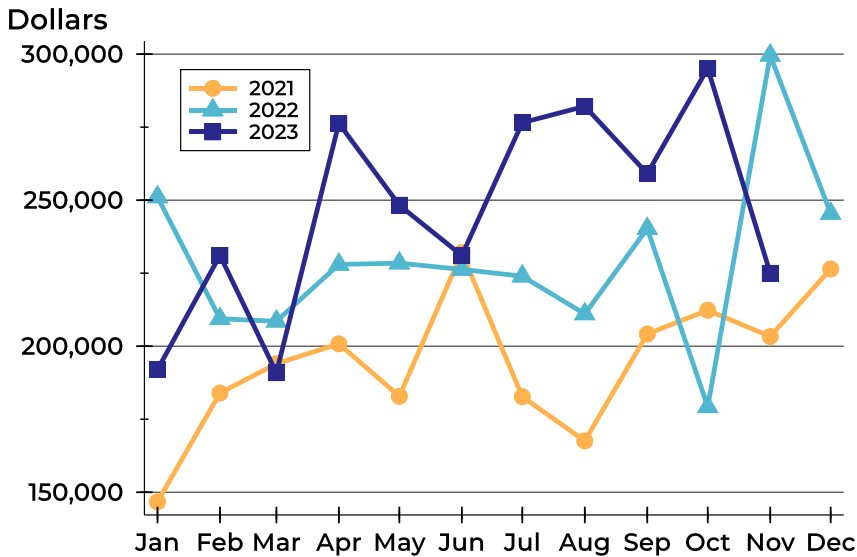
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	1.8	95,000	95,000	0	0	95.0%	95.0%	95.0%	95.0%
\$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	1	10.0%	2.8	150,000	150,000	8	8	103.4%	103.4%	103.4%	103.4%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	40.0%	4.2	214,750	215,000	17	2	100.3%	100.0%	100.3%	100.0%
\$250,000-\$299,999	3	30.0%	1.6	270,260	270,000	34	46	95.5%	95.9%	93.2%	94.4%
\$300,000-\$399,999	1	10.0%	0.9	335,000	335,000	12	12	94.4%	94.4%	94.4%	94.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



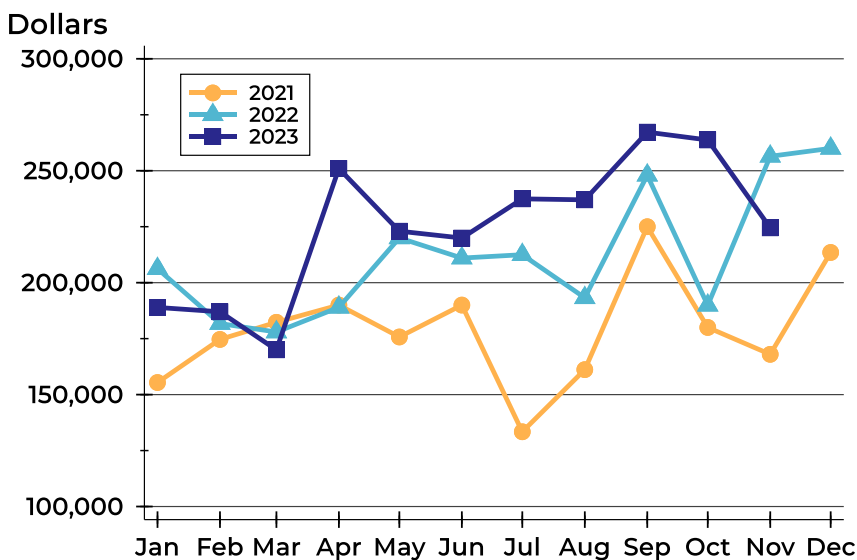
Jefferson County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	146,700	251,111	191,980
February	183,970	209,400	231,111
March	194,023	208,539	190,909
April	200,800	227,993	276,311
May	182,850	228,443	248,286
June	232,050	226,278	231,075
July	182,725	223,977	276,540
August	167,578	211,039	282,138
September	204,181	240,283	259,107
October	212,322	179,240	295,143
November	203,333	299,590	224,978
December	226,429	245,447	

Median Price

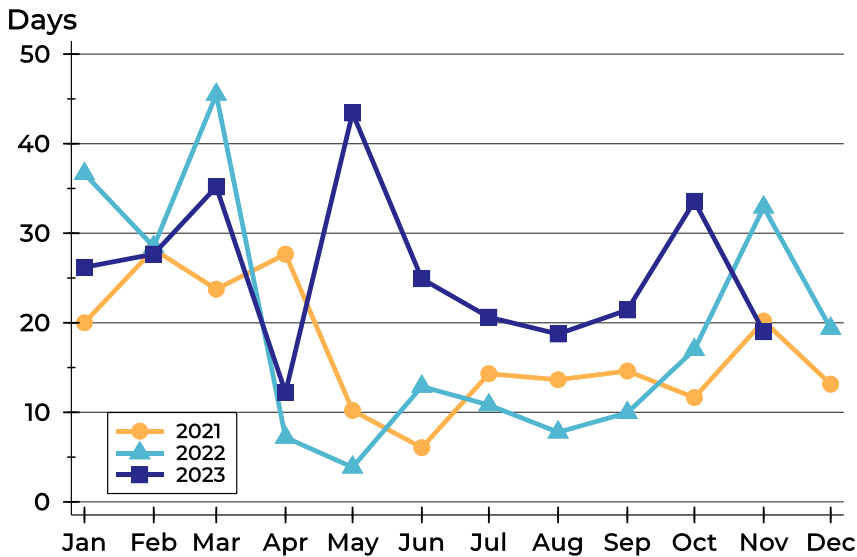


Month	2021	2022	2023
January	155,400	206,250	188,950
February	174,650	181,750	187,000
March	182,300	177,950	170,000
April	190,000	189,000	251,000
May	175,750	220,000	223,000
June	190,000	211,000	219,950
July	133,400	212,500	237,450
August	161,150	193,250	237,000
September	225,000	248,000	267,250
October	180,000	189,900	263,750
November	168,000	256,450	224,500
December	213,500	260,000	



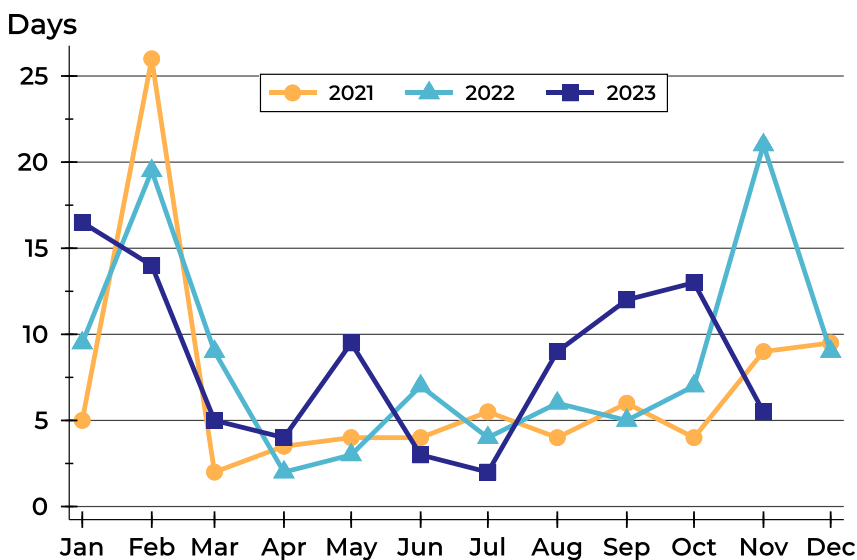
Jefferson County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	20	37	26
February	28	29	28
March	24	46	35
April	28	7	12
May	10	4	43
June	6	13	25
July	14	11	21
August	14	8	19
September	15	10	21
October	12	17	34
November	20	33	19
December	13	19	

Median DOM



Month	2021	2022	2023
January	5	10	17
February	26	20	14
March	2	9	5
April	4	2	4
May	4	3	10
June	4	7	3
July	6	4	2
August	4	6	9
September	6	5	12
October	4	7	13
November	9	21	6
December	10	9	



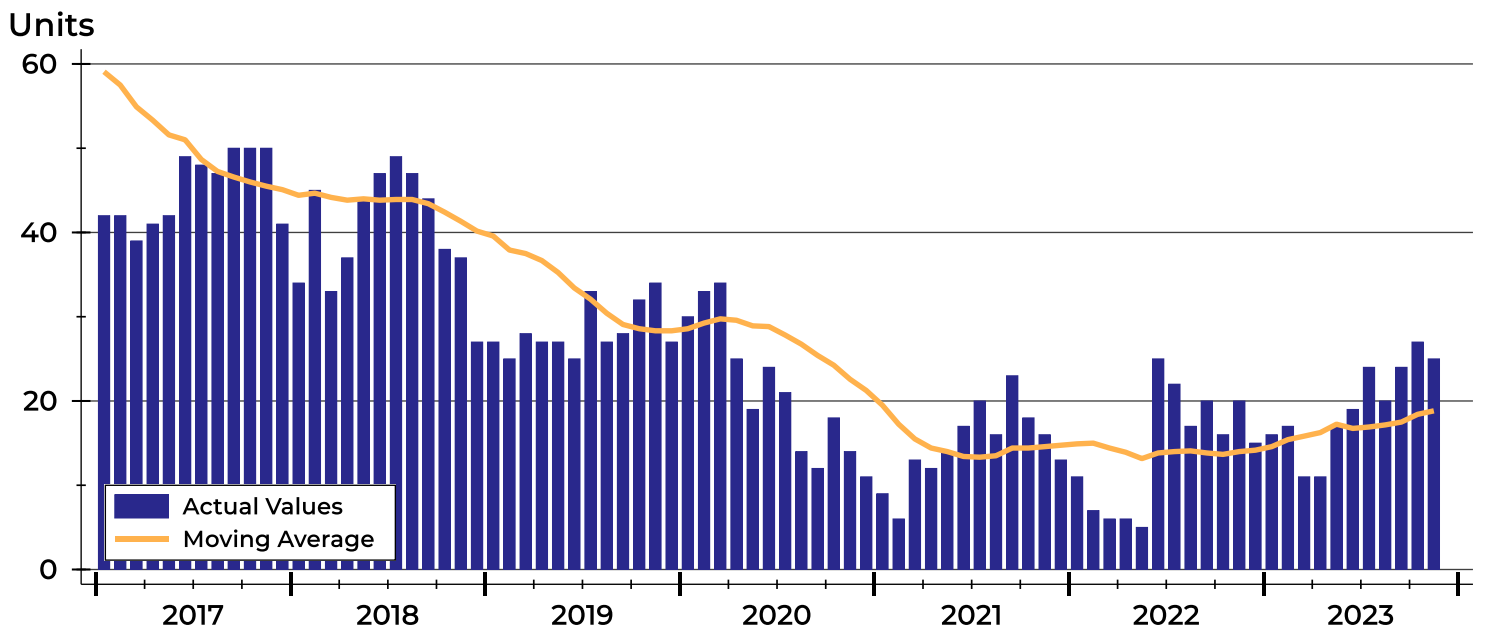
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		25	20	25.0%
Volume (1,000s)		6,165	4,791	28.7%
Months' Supply		2.1	1.4	50.0%
Average	List Price	246,606	239,568	2.9%
	Days on Market	67	62	8.1%
	Percent of Original	95.9%	97.1%	-1.2%
Median	List Price	214,900	214,450	0.2%
	Days on Market	58	47	23.4%
	Percent of Original	98.2%	100.0%	-1.8%

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

The median list price of homes on the market at the end of November was \$214,900, up 0.2% from 2022. The typical time on market for active listings was 58 days, up from 47 days a year earlier.

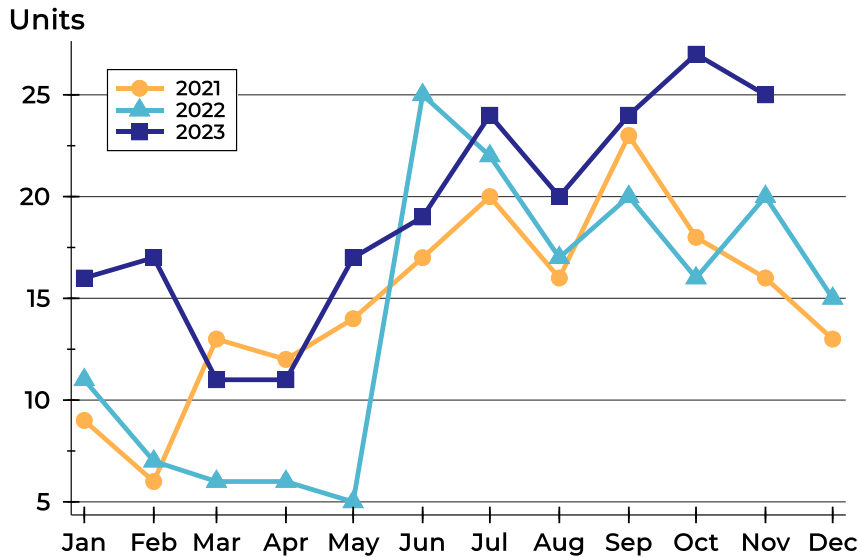
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	9	11	16
February	6	7	17
March	13	6	11
April	12	6	11
May	14	5	17
June	17	25	19
July	20	22	24
August	16	17	20
September	23	20	24
October	18	16	27
November	16	20	25
December	13	15	

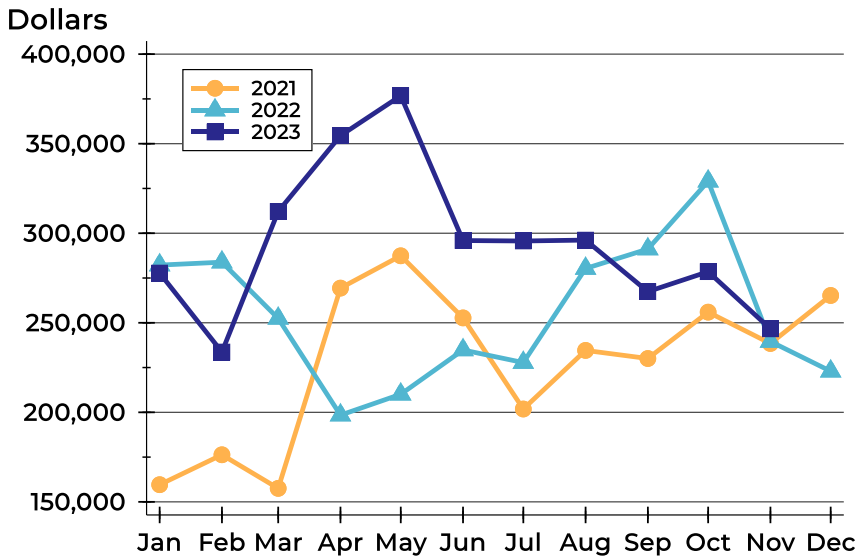
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	8.0%	1.8	91,000	91,000	73	73	88.4%	88.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	8.0%	N/A	127,500	127,500	63	63	93.5%	93.5%
\$150,000-\$174,999	3	12.0%	2.8	158,000	159,000	29	28	100.0%	100.0%
\$175,000-\$199,999	4	16.0%	N/A	188,125	187,000	33	33	98.0%	98.4%
\$200,000-\$249,999	6	24.0%	4.2	227,956	221,500	100	52	92.6%	94.1%
\$250,000-\$299,999	3	12.0%	1.6	275,967	278,000	115	113	98.0%	98.2%
\$300,000-\$399,999	2	8.0%	0.9	311,500	311,500	62	62	99.2%	99.2%
\$400,000-\$499,999	1	4.0%	N/A	449,000	449,000	4	4	100.0%	100.0%
\$500,000-\$749,999	2	8.0%	N/A	617,000	617,000	50	50	96.6%	96.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



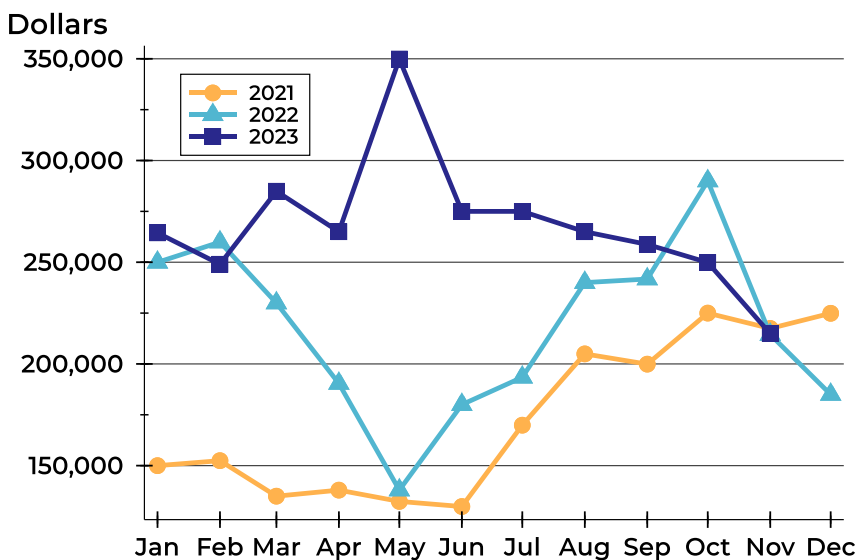
Jefferson County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	159,589	282,223	277,778
February	176,300	283,843	233,685
March	157,554	252,467	312,145
April	269,371	198,433	354,509
May	287,411	210,080	376,765
June	252,723	234,824	295,921
July	201,852	227,791	295,677
August	234,578	280,318	296,175
September	230,057	291,175	267,396
October	255,944	329,038	278,540
November	238,444	239,568	246,606
December	265,250	222,940	

Median Price

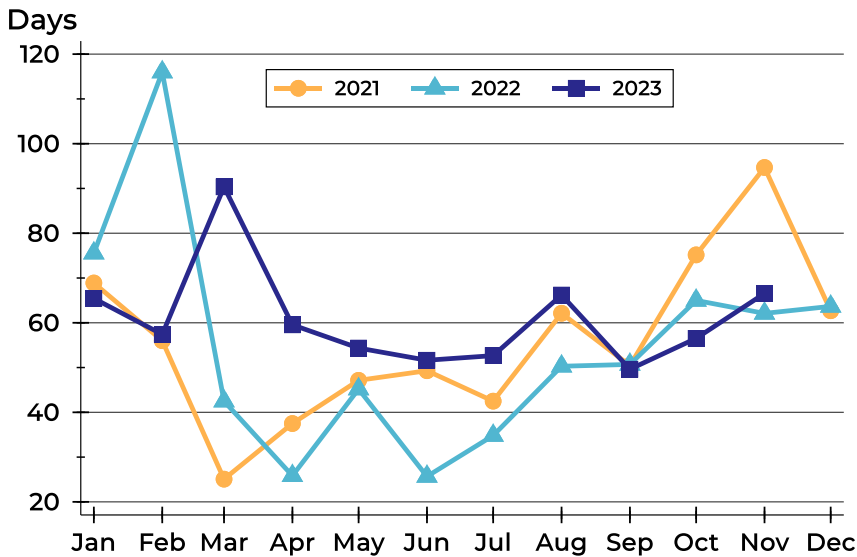


Month	2021	2022	2023
January	150,000	249,950	264,450
February	152,450	259,900	249,000
March	135,000	229,950	284,900
April	137,975	190,400	265,000
May	132,425	138,000	349,900
June	129,900	180,000	275,000
July	169,900	193,450	275,000
August	204,950	240,000	265,000
September	199,900	241,750	258,750
October	225,000	289,950	249,888
November	217,450	214,450	214,900
December	224,900	185,000	



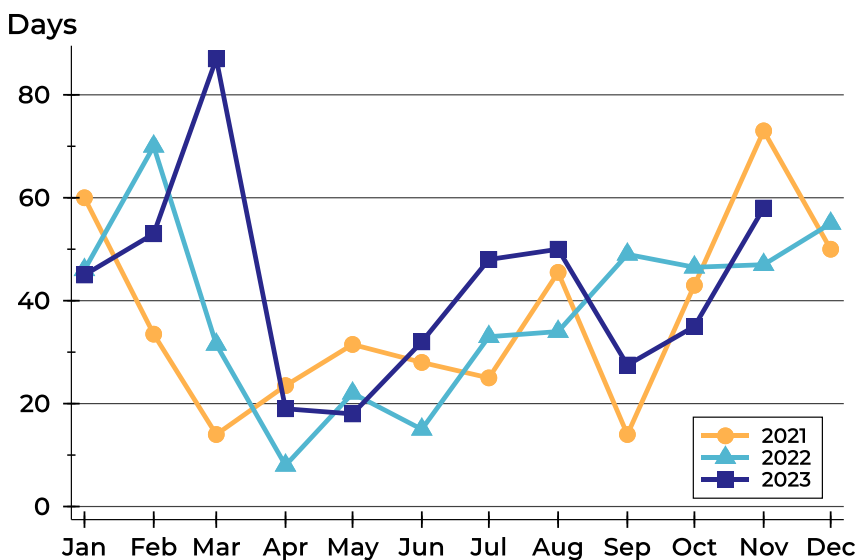
Jefferson County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	69	76	65
February	56	116	57
March	25	43	90
April	38	26	60
May	47	45	54
June	49	26	52
July	43	35	53
August	62	50	66
September	50	51	50
October	75	65	57
November	95	62	67
December	63	64	

Median DOM

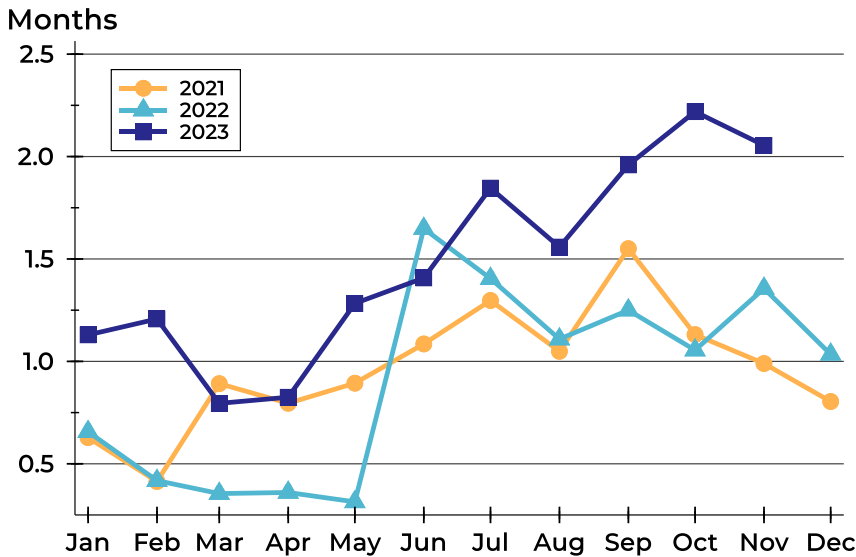


Month	2021	2022	2023
January	60	46	45
February	34	70	53
March	14	32	87
April	24	8	19
May	32	22	18
June	28	15	32
July	25	33	48
August	46	34	50
September	14	49	28
October	43	47	35
November	73	47	58
December	50	55	



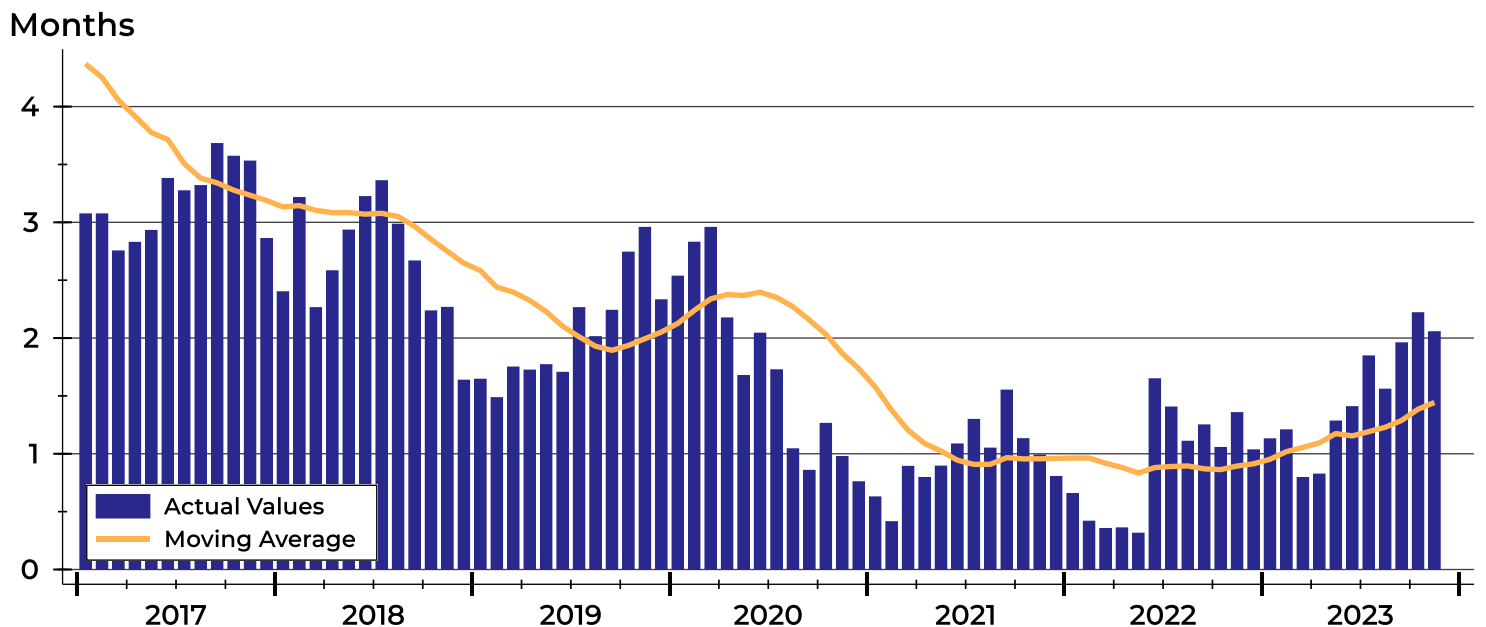
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.7	1.1
February	0.4	0.4	1.2
March	0.9	0.4	0.8
April	0.8	0.4	0.8
May	0.9	0.3	1.3
June	1.1	1.6	1.4
July	1.3	1.4	1.8
August	1.0	1.1	1.6
September	1.6	1.3	2.0
October	1.1	1.1	2.2
November	1.0	1.4	2.1
December	0.8	1.0	

History of Month's Supply





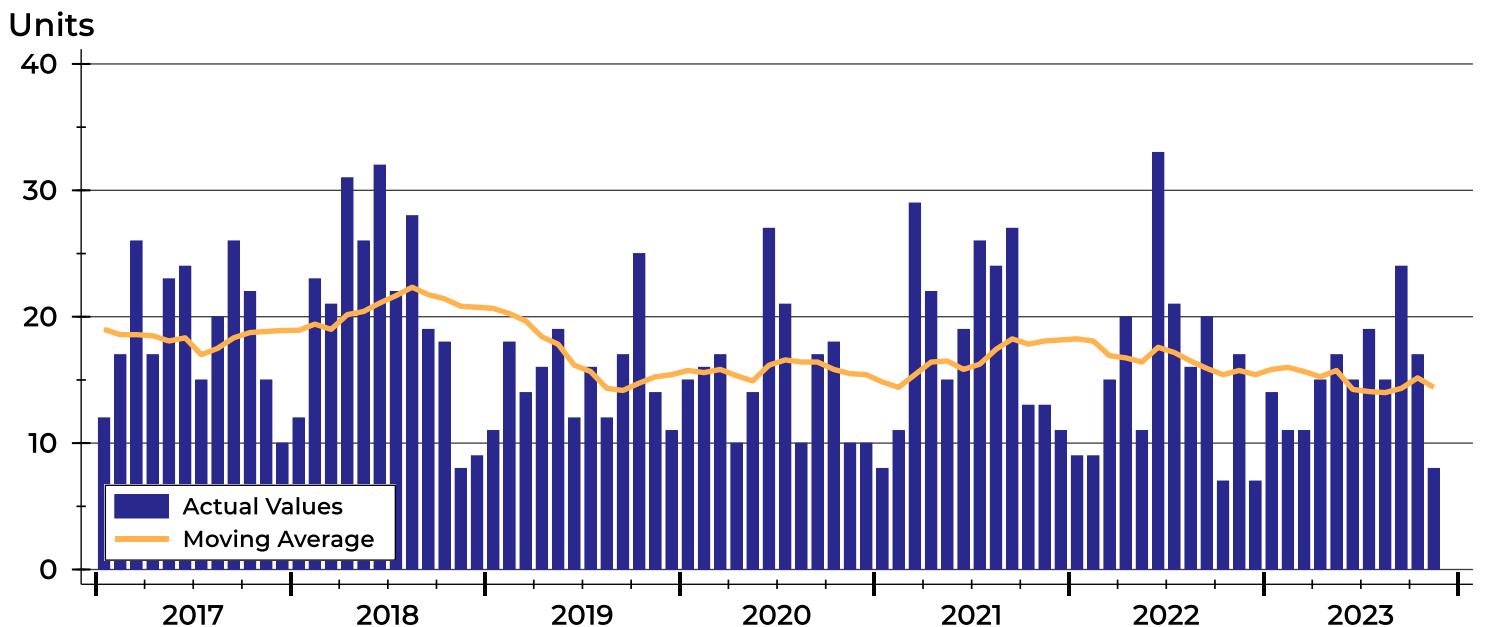
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	8	17	-52.9%
	Volume (1,000s)	1,583	3,205	-50.6%
	Average List Price	197,813	188,535	4.9%
	Median List Price	169,000	184,900	-8.6%
Year-to-Date	New Listings	166	178	-6.7%
	Volume (1,000s)	44,580	40,287	10.7%
	Average List Price	268,556	226,331	18.7%
	Median List Price	240,000	214,450	11.9%

A total of 8 new listings were added in Jefferson County during November, down 52.9% from the same month in 2022. Year-to-date Jefferson County has seen 166 new listings.

The median list price of these homes was \$169,000 down from \$184,900 in 2022.

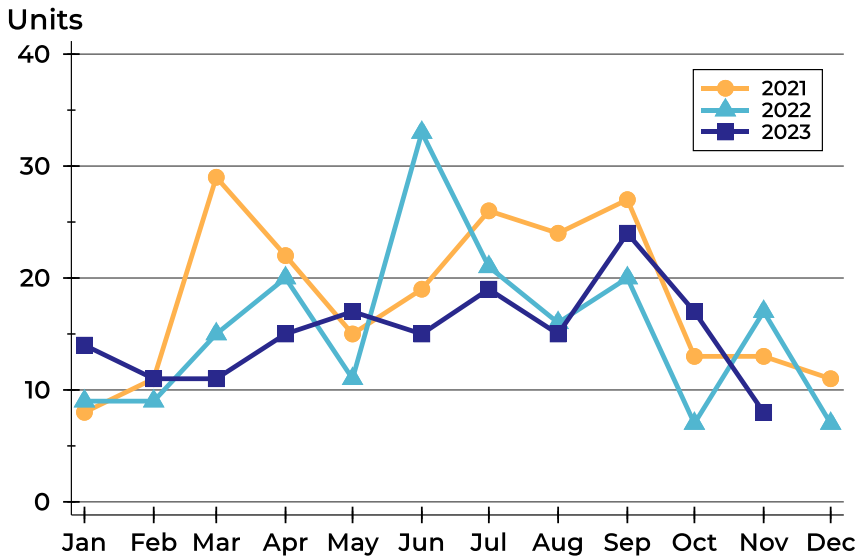
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



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

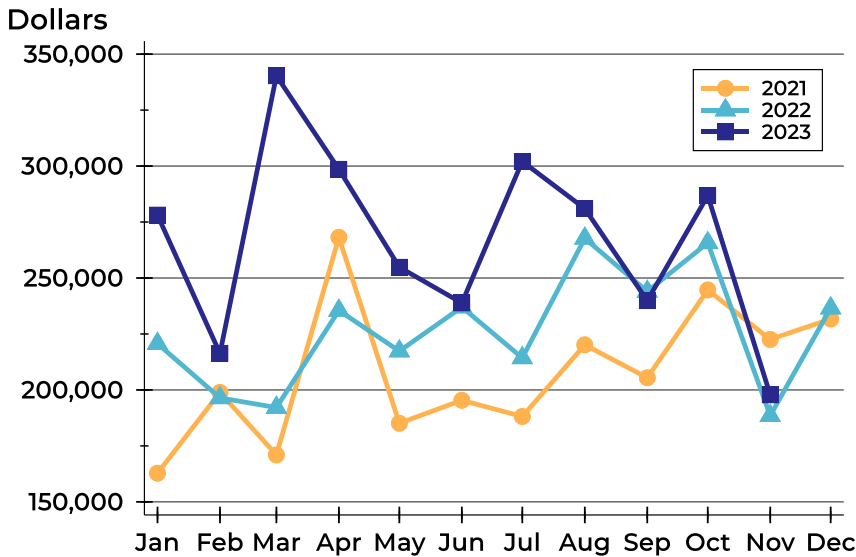
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	12.5%	100,000	100,000	0	0	95.0%	95.0%
\$125,000-\$149,999	1	12.5%	125,000	125,000	31	31	100.0%	100.0%
\$150,000-\$174,999	2	25.0%	155,000	155,000	32	32	100.0%	100.0%
\$175,000-\$199,999	2	25.0%	189,250	189,250	21	21	98.4%	98.4%
\$200,000-\$249,999	1	12.5%	220,000	220,000	0	0	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	1	12.5%	449,000	449,000	10	10	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



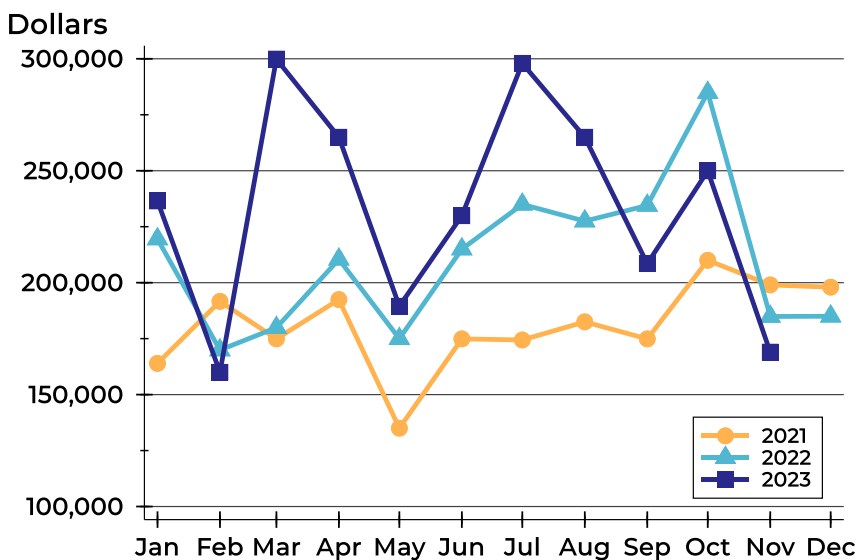
Jefferson County New Listings Analysis

Average Price



Month	2021	2022	2023
January	162,825	220,689	278,136
February	198,893	196,450	216,336
March	170,976	192,133	340,336
April	268,161	235,508	298,580
May	185,127	217,345	254,818
June	195,386	237,012	238,847
July	188,135	214,314	302,084
August	220,154	267,700	280,999
September	205,450	243,980	239,873
October	244,662	265,700	286,803
November	222,569	188,535	197,813
December	231,714	236,543	

Median Price



Month	2021	2022	2023
January	163,950	219,500	236,500
February	191,675	169,900	160,000
March	174,900	179,900	299,900
April	192,450	210,450	265,000
May	135,000	175,000	189,500
June	174,900	215,000	229,900
July	174,400	235,000	298,000
August	182,500	227,500	265,000
September	174,900	234,500	208,500
October	210,000	284,900	249,950
November	199,000	184,900	169,000
December	198,000	185,000	



Jefferson County Contracts Written Analysis

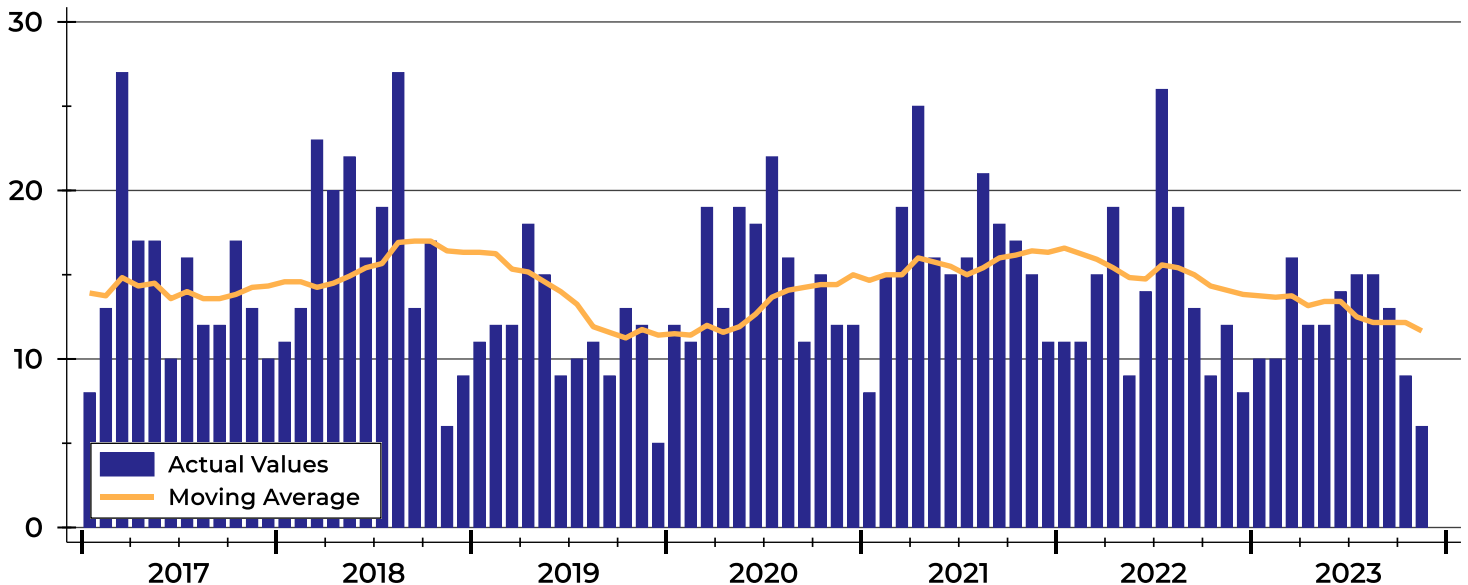
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		6	12	-50.0%	132	158	-16.5%
Volume (1,000s)		1,485	3,157	-53.0%	33,647	35,655	-5.6%
Average	Sale Price	247,423	263,063	-5.9%	254,901	225,662	13.0%
	Days on Market	30	18	66.7%	26	15	73.3%
	Percent of Original	90.8%	95.2%	-4.6%	97.3%	99.8%	-2.5%
Median	Sale Price	249,950	255,000	-2.0%	225,400	207,500	8.6%
	Days on Market	27	9	200.0%	6	6	0.0%
	Percent of Original	91.4%	97.3%	-6.1%	100.0%	100.0%	0.0%

A total of 6 contracts for sale were written in Jefferson County during the month of November, down from 12 in 2022. The median list price of these homes was \$249,950, down from \$255,000 the prior year.

Half of the homes that went under contract in November were on the market less than 27 days, compared to 9 days in November 2022.

History of Contracts Written

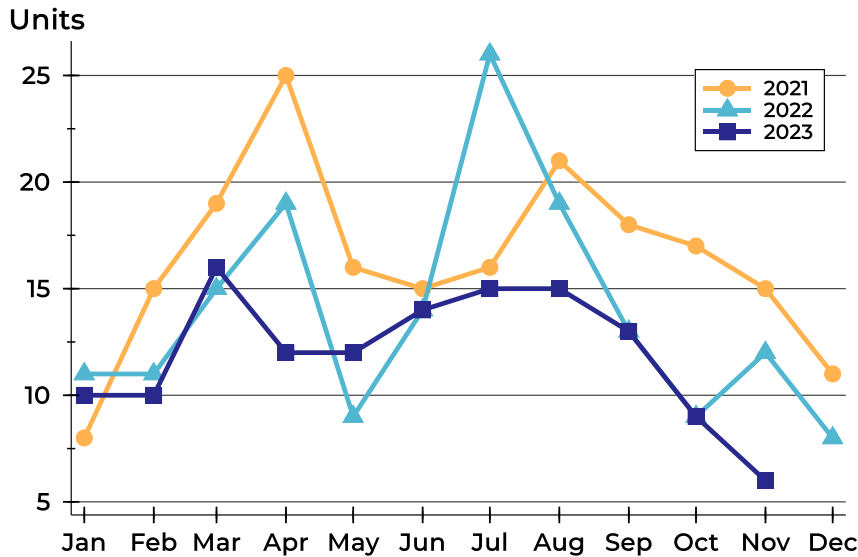
Units





Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	8	11	10
February	15	11	10
March	19	15	16
April	25	19	12
May	16	9	12
June	15	14	14
July	16	26	15
August	21	19	15
September	18	13	13
October	17	9	9
November	15	12	6
December	11	8	8

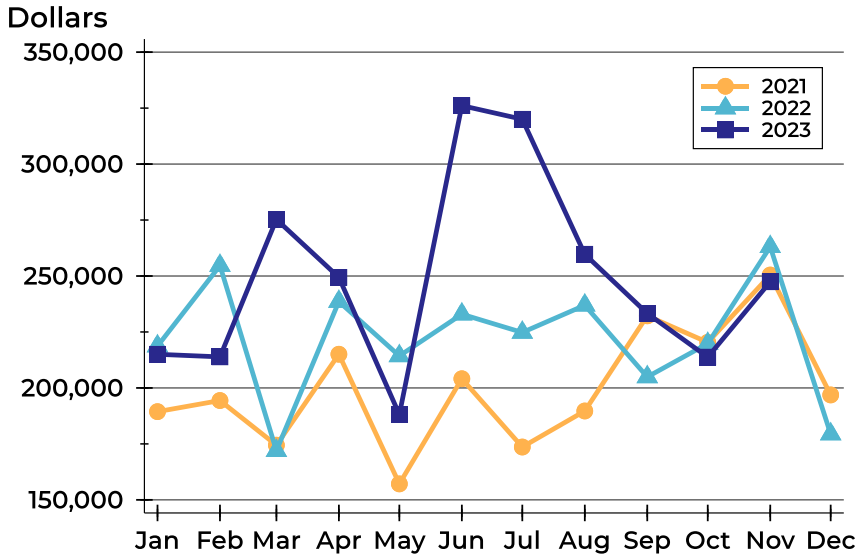
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	16.7%	100,000	100,000	0	0	95.0%	95.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	169,750	169,750	73	73	87.1%	87.1%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	16.7%	220,000	220,000	0	0	100.0%	100.0%
\$250,000-\$299,999	2	33.3%	284,945	284,945	38	38	81.4%	81.4%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	16.7%	424,900	424,900	30	30	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



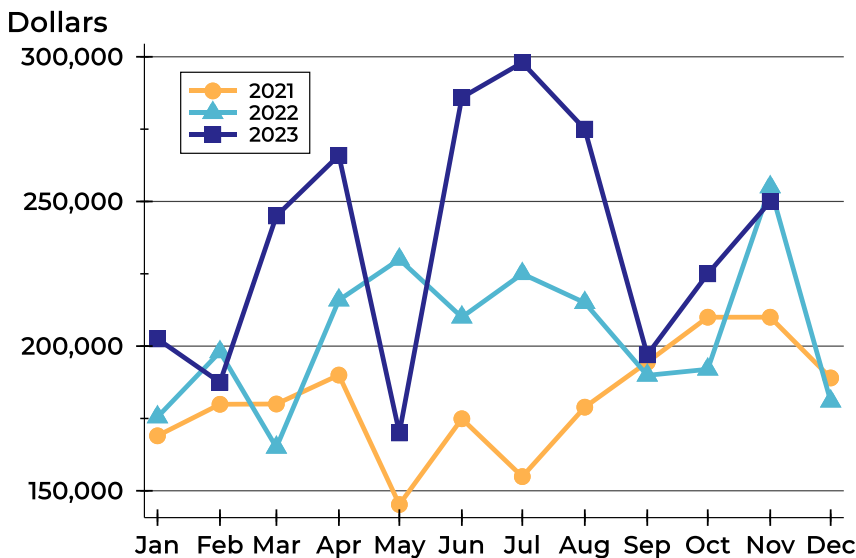
Jefferson County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	189,413	218,691	215,040
February	194,378	254,668	213,880
March	174,437	171,967	275,290
April	215,066	238,592	249,392
May	157,144	214,311	188,117
June	204,103	232,943	326,114
July	173,613	224,781	320,020
August	189,710	236,932	259,717
September	232,219	204,908	233,300
October	220,365	219,811	213,767
November	250,440	263,063	247,423
December	196,886	179,388	

Median Price

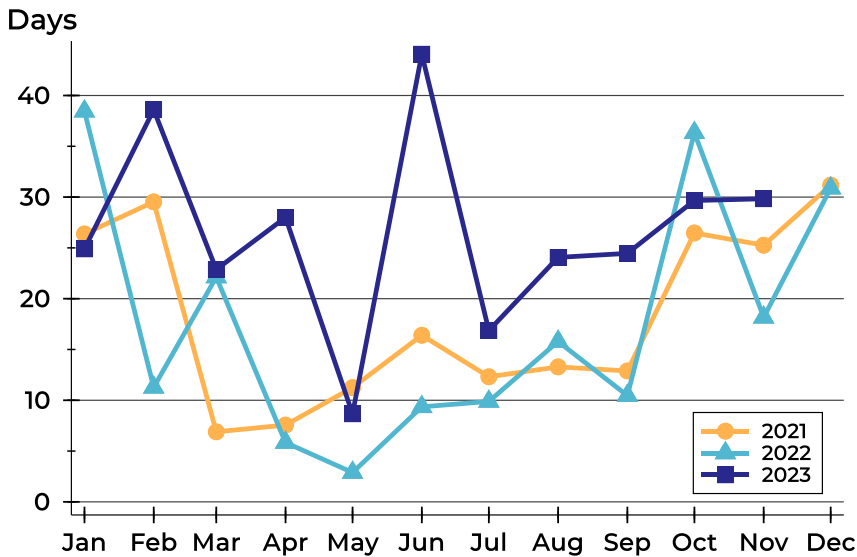


Month	2021	2022	2023
January	169,000	175,500	202,500
February	179,900	198,000	187,500
March	180,000	165,000	245,000
April	190,000	215,900	265,950
May	145,250	230,000	170,000
June	174,900	210,000	285,950
July	154,900	225,000	298,000
August	178,900	215,000	275,000
September	194,450	189,900	197,000
October	210,000	192,000	225,000
November	210,000	255,000	249,950
December	189,000	180,950	



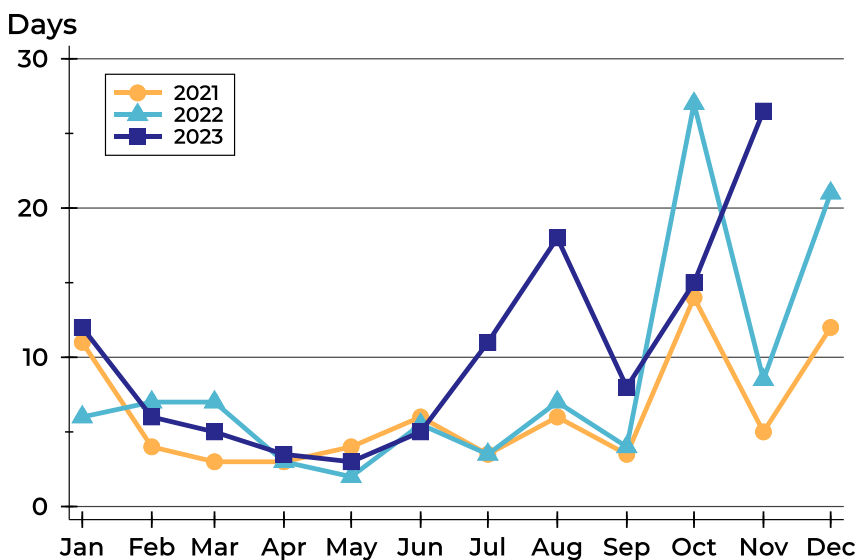
Jefferson County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	26	38	25
February	30	11	39
March	7	22	23
April	8	6	28
May	11	3	9
June	16	9	44
July	12	10	17
August	13	16	24
September	13	10	24
October	26	36	30
November	25	18	30
December	31	31	

Median DOM



Month	2021	2022	2023
January	11	6	12
February	4	7	6
March	3	7	5
April	3	3	4
May	4	2	3
June	6	6	5
July	4	4	11
August	6	7	18
September	4	4	8
October	14	27	15
November	5	9	27
December	12	21	



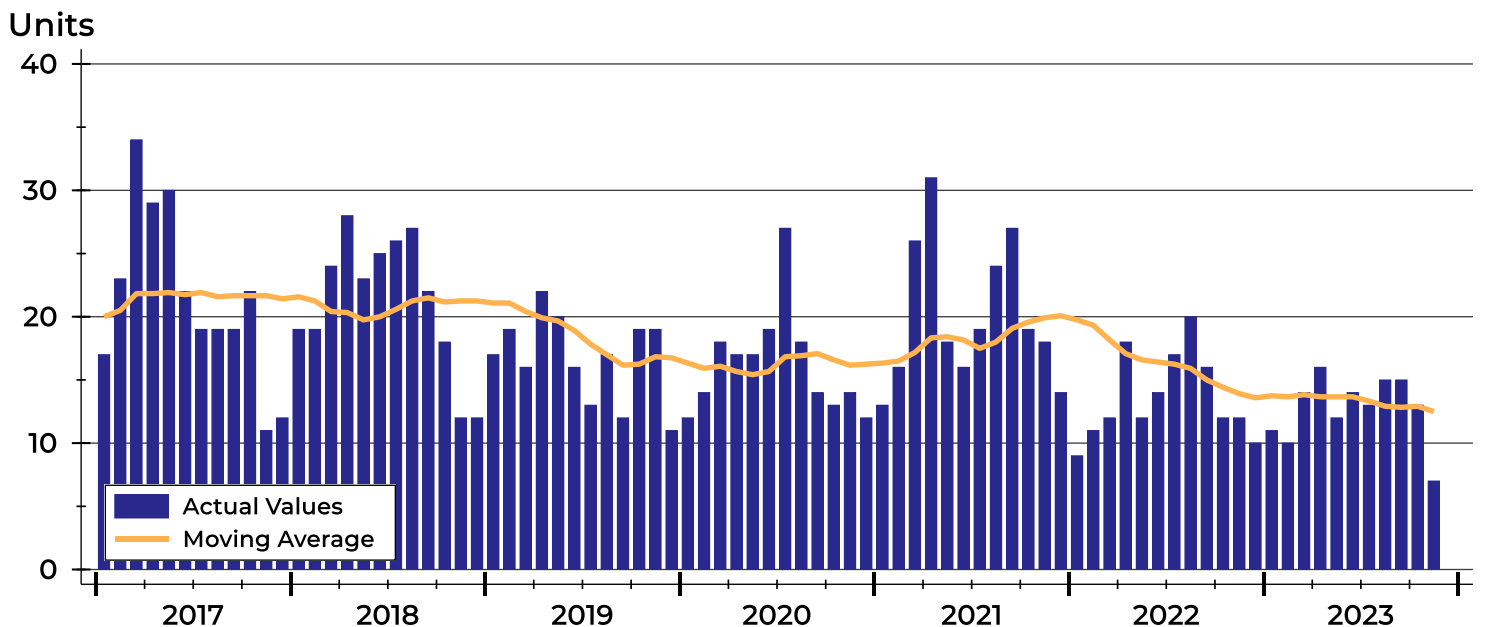
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		7	12	-41.7%
Volume (1,000s)		1,663	3,183	-47.8%
Average	List Price	237,507	265,233	-10.5%
	Days on Market	27	20	35.0%
	Percent of Original	97.2%	99.4%	-2.2%
Median	List Price	225,000	272,500	-17.4%
	Days on Market	23	11	109.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in Jefferson County had contracts pending at the end of November, down from 12 contracts pending at the end of November 2022.

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

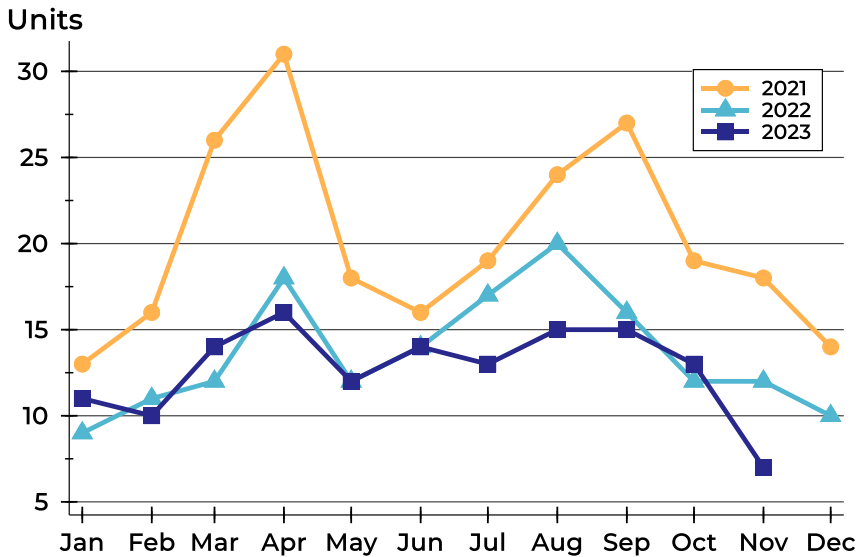
History of Pending Contracts





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	13	9	11
February	16	11	10
March	26	12	14
April	31	18	16
May	18	12	12
June	16	14	14
July	19	17	13
August	24	20	15
September	27	16	15
October	19	12	13
November	18	12	7
December	14	10	

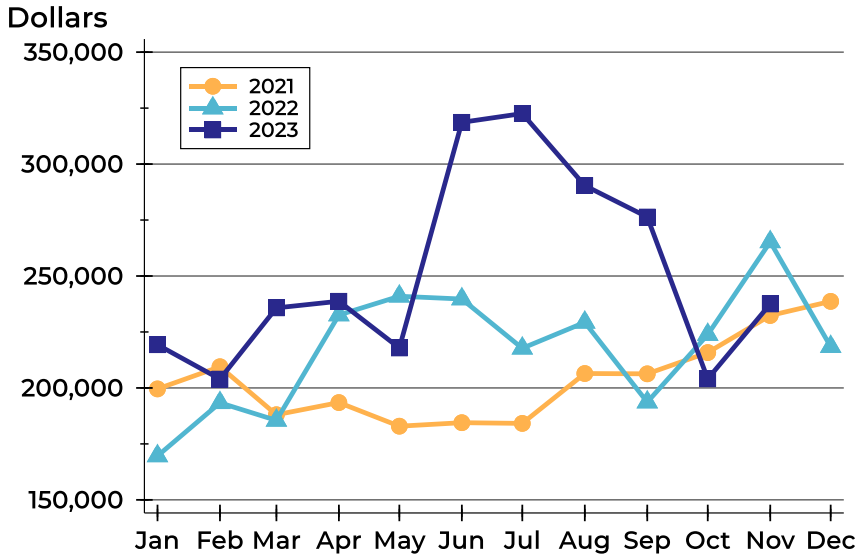
Pending Contracts by Price Range

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	14.3%	90,000	90,000	45	45	100.0%	100.0%
\$100,000-\$124,999	1	14.3%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	14.3%	169,750	169,750	73	73	87.1%	87.1%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	225,000	225,000	5	5	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	279,900	279,900	23	23	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	350,000	350,000	15	15	93.3%	93.3%
\$400,000-\$499,999	1	14.3%	424,900	424,900	30	30	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



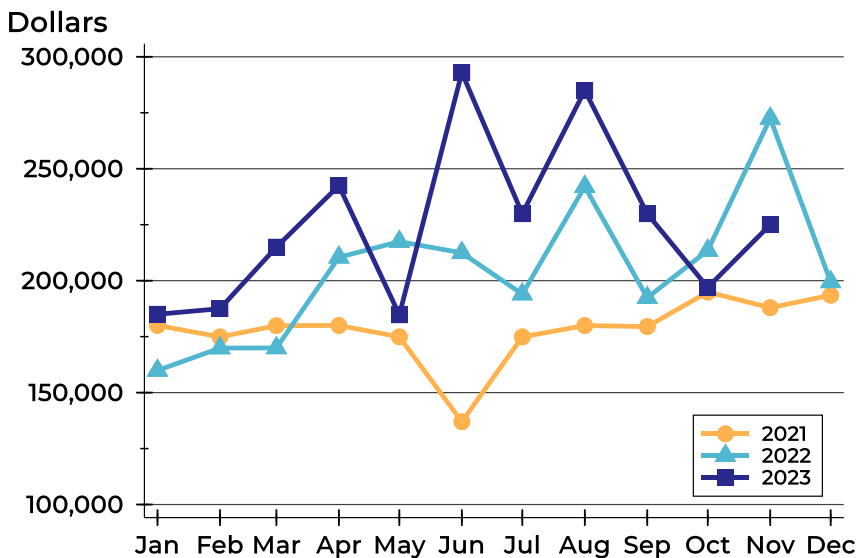
Jefferson County Pending Contracts Analysis

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	318,657
July	184,168	217,724	322,577
August	206,448	229,295	290,397
September	206,306	193,663	276,373
October	215,800	223,850	204,062
November	232,372	265,233	237,507
December	238,664	218,450	

Median Price

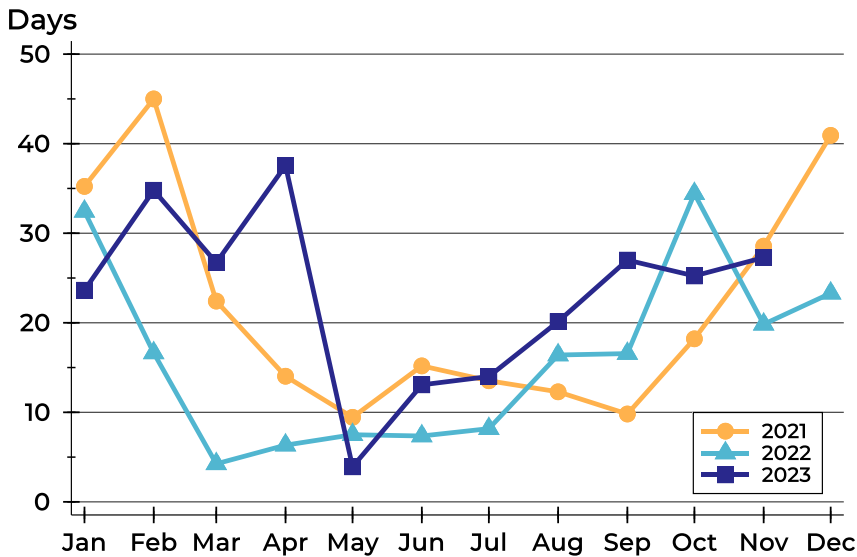


Month	2021	2022	2023
January	180,000	159,900	185,000
February	174,900	169,900	187,500
March	179,900	169,950	215,000
April	180,000	210,450	242,450
May	174,925	217,450	184,750
June	137,000	212,450	293,000
July	174,900	194,000	229,900
August	179,950	242,000	285,000
September	179,500	192,400	229,900
October	194,900	213,500	197,000
November	187,950	272,500	225,000
December	193,500	199,450	



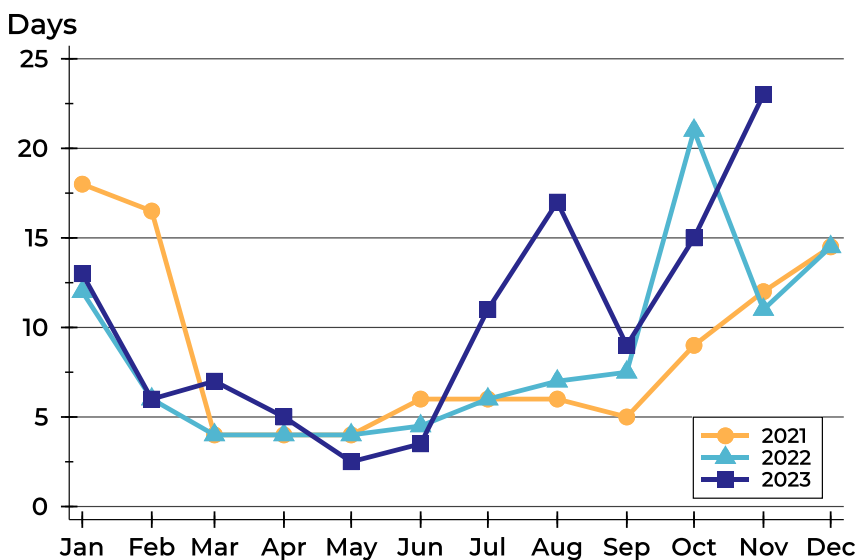
Jefferson County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	35	32	24
February	45	17	35
March	22	4	27
April	14	6	38
May	9	8	4
June	15	7	13
July	14	8	14
August	12	16	20
September	10	17	27
October	18	34	25
November	29	20	27
December	41	23	

Median DOM



Month	2021	2022	2023
January	18	12	13
February	17	6	6
March	4	4	7
April	4	4	5
May	4	4	3
June	6	5	4
July	6	6	11
August	6	7	17
September	5	8	9
October	9	21	15
November	12	11	23
December	15	15	



Lyon County Housing Report



Market Overview

Lyon County Home Sales Rose in November

Total home sales in Lyon County rose by 36.4% last month to 30 units, compared to 22 units in November 2022. Total sales volume was \$5.4 million, up 55.3% from a year earlier.

The median sale price in November was \$161,000, up from \$124,000 a year earlier. Homes that sold in November were typically on the market for 6 days and sold for 98.0% of their list prices.

Lyon County Active Listings Up at End of November

The total number of active listings in Lyon County at the end of November was 30 units, up from 26 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 November was \$167,500.

During November, a total of 22 contracts were written up from 21 in November 2022. At the end of the month, there were 28 contracts still pending.

Report Contents

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

Contact Information

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



Lyon County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		30	22	42	331	382	408
Change from prior year		36.4%	-47.6%	31.3%	-13.4%	-6.4%	12.1%
Active Listings		30	26	25	N/A	N/A	N/A
Change from prior year		15.4%	4.0%	-34.2%			
Months' Supply		1.0	0.7	0.7	N/A	N/A	N/A
Change from prior year		42.9%	0.0%	-41.7%			
New Listings		17	18	28	390	403	480
Change from prior year		-5.6%	-35.7%	75.0%	-3.2%	-16.0%	13.2%
Contracts Written		21	21	34	338	369	434
Change from prior year		0.0%	-38.2%	41.7%	-8.4%	-15.0%	8.5%
Pending Contracts		28	31	56	N/A	N/A	N/A
Change from prior year		-9.7%	-44.6%	19.1%			
Sales Volume (1,000s)		5,408	3,482	6,122	62,714	66,799	63,130
Change from prior year		55.3%	-43.1%	42.1%	-6.1%	5.8%	22.4%
Average	Sale Price	180,280	158,288	145,765	189,468	174,867	154,730
	Change from prior year	13.9%	8.6%	8.3%	8.3%	13.0%	9.2%
	List Price of Actives	248,407	195,892	147,996	N/A	N/A	N/A
	Change from prior year	26.8%	32.4%	0.3%			
	Days on Market	17	27	27	20	18	23
Change from prior year	-37.0%	0.0%	-10.0%	11.1%	-21.7%	-42.5%	
Percent of List	95.7%	94.4%	95.8%	97.6%	97.6%	97.0%	
Change from prior year	1.4%	-1.5%	0.4%	0.0%	0.6%	0.9%	
Percent of Original	94.3%	93.2%	93.4%	96.0%	96.1%	95.8%	
Change from prior year	1.2%	-0.2%	2.3%	-0.1%	0.3%	1.9%	
Median	Sale Price	161,000	124,000	139,500	167,000	143,750	145,000
	Change from prior year	29.8%	-11.1%	8.6%	16.2%	-0.9%	8.8%
	List Price of Actives	167,500	202,450	115,000	N/A	N/A	N/A
	Change from prior year	-17.3%	76.0%	-7.2%			
	Days on Market	6	9	10	6	6	5
Change from prior year	-33.3%	-10.0%	150.0%	0.0%	20.0%	-54.5%	
Percent of List	98.0%	94.8%	98.0%	99.3%	99.3%	98.7%	
Change from prior year	3.4%	-3.3%	-0.1%	0.0%	0.6%	1.1%	
Percent of Original	95.6%	94.8%	97.3%	98.0%	98.4%	98.0%	
Change from prior year	0.8%	-2.6%	1.5%	-0.4%	0.4%	1.0%	

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



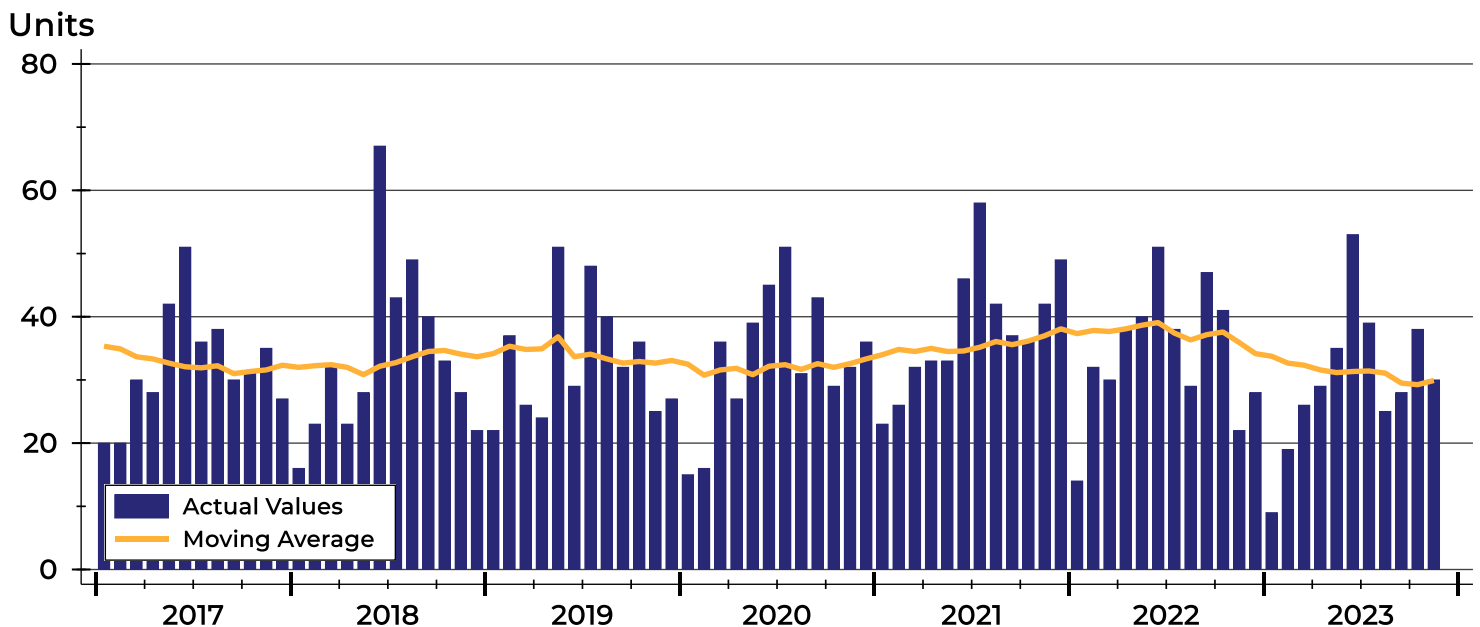
Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		30	22	36.4%	331	382	-13.4%
Volume (1,000s)		5,408	3,482	55.3%	62,714	66,799	-6.1%
Months' Supply		1.0	0.7	42.9%	N/A	N/A	N/A
Average	Sale Price	180,280	158,288	13.9%	189,468	174,867	8.3%
	Days on Market	17	27	-37.0%	20	18	11.1%
	Percent of List	95.7%	94.4%	1.4%	97.6%	97.6%	0.0%
	Percent of Original	94.3%	93.2%	1.2%	96.0%	96.1%	-0.1%
Median	Sale Price	161,000	124,000	29.8%	167,000	143,750	16.2%
	Days on Market	6	9	-33.3%	6	6	0.0%
	Percent of List	98.0%	94.8%	3.4%	99.3%	99.3%	0.0%
	Percent of Original	95.6%	94.8%	0.8%	98.0%	98.4%	-0.4%

A total of 30 homes sold in Lyon County in November, up from 22 units in November 2022. Total sales volume rose to \$5.4 million compared to \$3.5 million in the previous year.

The median sales price in November was \$161,000, up 29.8% compared to the prior year. Median days on market was 6 days, down from 7 days in October, and down from 9 in November 2022.

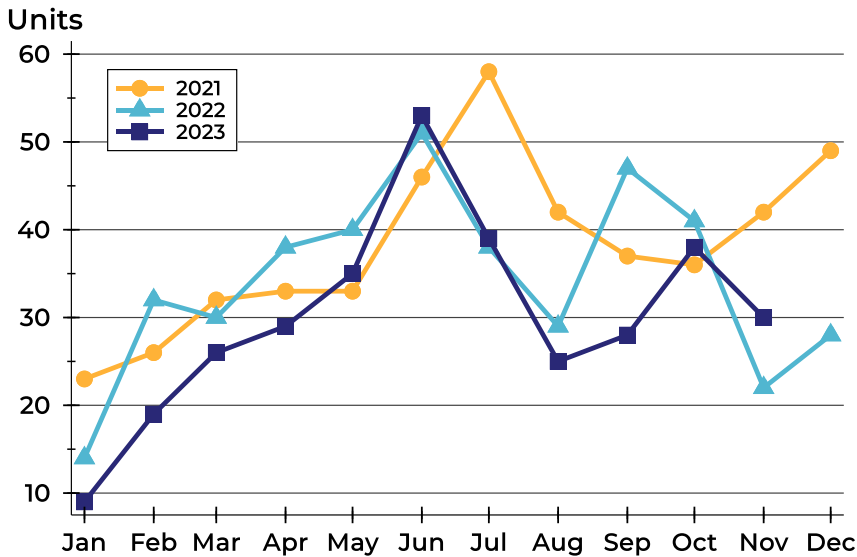
History of Closed Listings





Lyon County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	23	14	9
February	26	32	19
March	32	30	26
April	33	38	29
May	33	40	35
June	46	51	53
July	58	38	39
August	42	29	25
September	37	47	28
October	36	41	38
November	42	22	30
December	49	28	

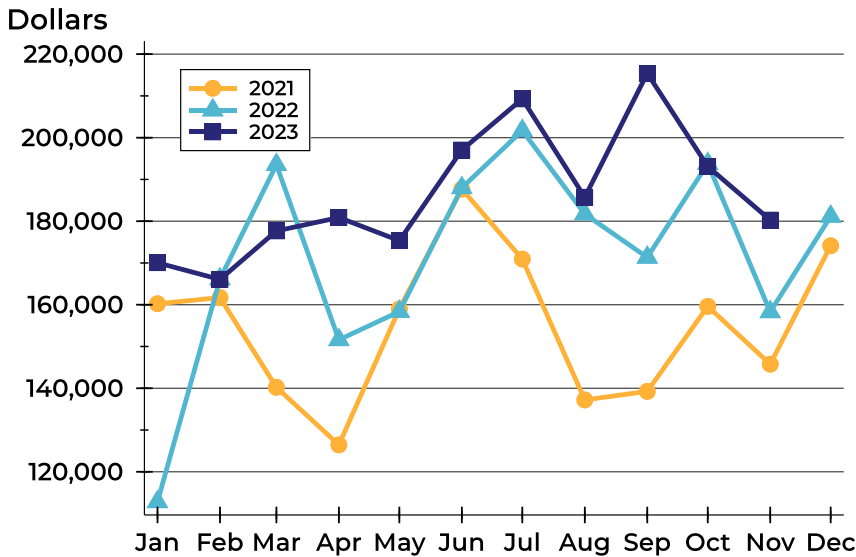
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.7%	0.9	46,000	46,000	10	10	88.0%	88.0%	88.0%	88.0%
\$50,000-\$99,999	6	20.0%	1.5	72,175	70,525	23	19	91.5%	92.7%	87.0%	85.4%
\$100,000-\$124,999	3	10.0%	1.3	103,333	105,000	6	7	97.4%	96.8%	97.4%	96.8%
\$125,000-\$149,999	3	10.0%	0.0	132,333	129,000	33	20	97.4%	98.0%	95.8%	94.8%
\$150,000-\$174,999	2	6.7%	2.1	161,000	161,000	44	44	97.8%	97.8%	97.0%	97.0%
\$175,000-\$199,999	5	16.7%	0.4	182,600	180,000	9	4	98.1%	100.0%	98.1%	100.0%
\$200,000-\$249,999	3	10.0%	0.6	224,833	225,000	31	45	95.7%	100.0%	92.4%	93.8%
\$250,000-\$299,999	1	3.3%	0.9	279,900	279,900	4	4	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	3	10.0%	1.0	351,600	355,000	4	5	96.3%	95.2%	96.3%	95.2%
\$400,000-\$499,999	1	3.3%	1.1	432,160	432,160	0	0	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	1	3.3%	6.0	500,000	500,000	0	0	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



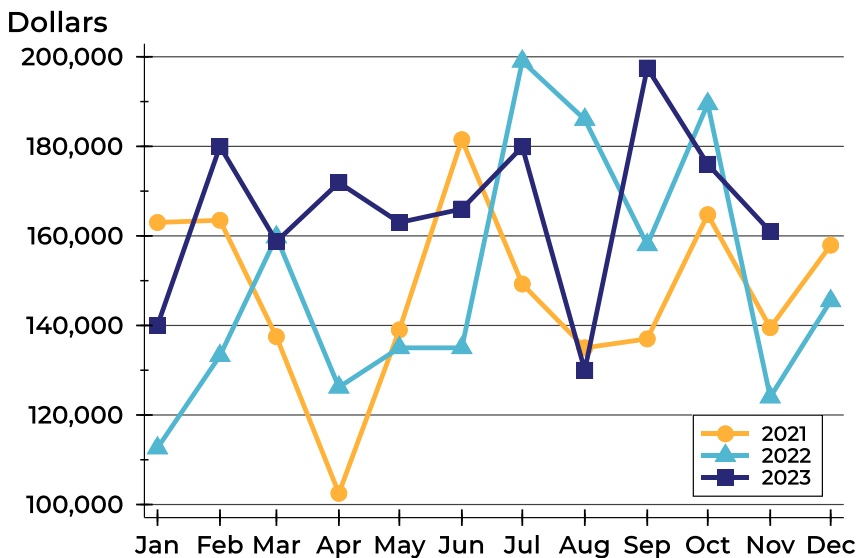
Lyon County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	160,235	112,796	170,056
February	161,717	166,151	166,053
March	140,241	193,517	177,669
April	126,447	151,595	180,879
May	159,001	158,363	175,341
June	187,704	187,987	197,045
July	170,941	201,697	209,285
August	137,205	181,734	185,740
September	139,257	171,338	215,396
October	159,608	193,788	193,110
November	145,765	158,288	180,280
December	174,124	181,146	

Median Price

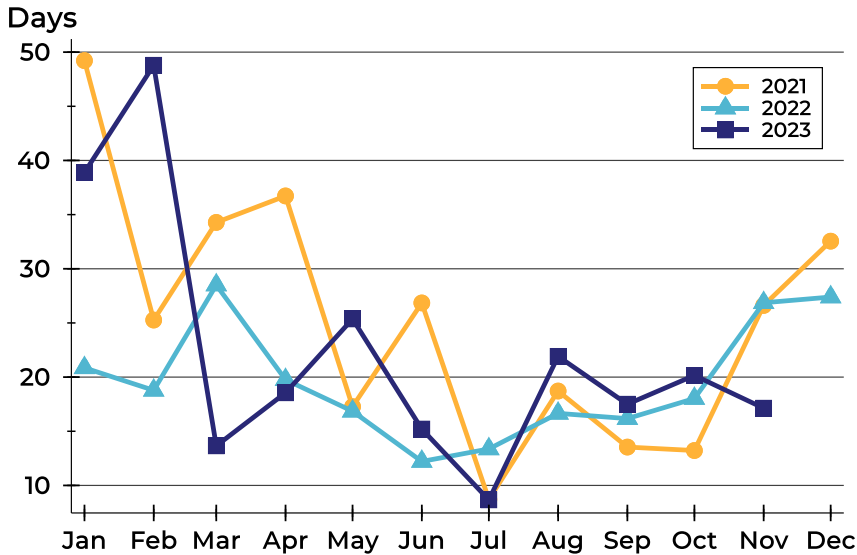


Month	2021	2022	2023
January	163,000	112,625	140,000
February	163,500	133,250	180,000
March	137,500	159,750	158,750
April	102,500	126,200	171,900
May	139,000	135,000	163,000
June	181,500	135,000	166,000
July	149,250	199,000	179,900
August	135,000	186,000	130,000
September	137,000	158,000	197,500
October	164,750	189,500	176,000
November	139,500	124,000	161,000
December	157,941	145,500	



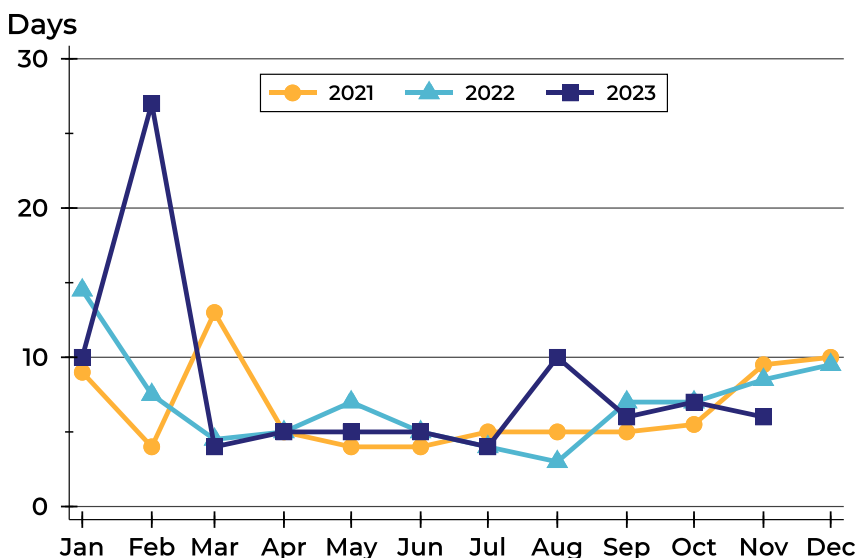
Lyon County Closed Listings Analysis

Average DOM



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

Median DOM



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



Lyon County Active Listings Analysis

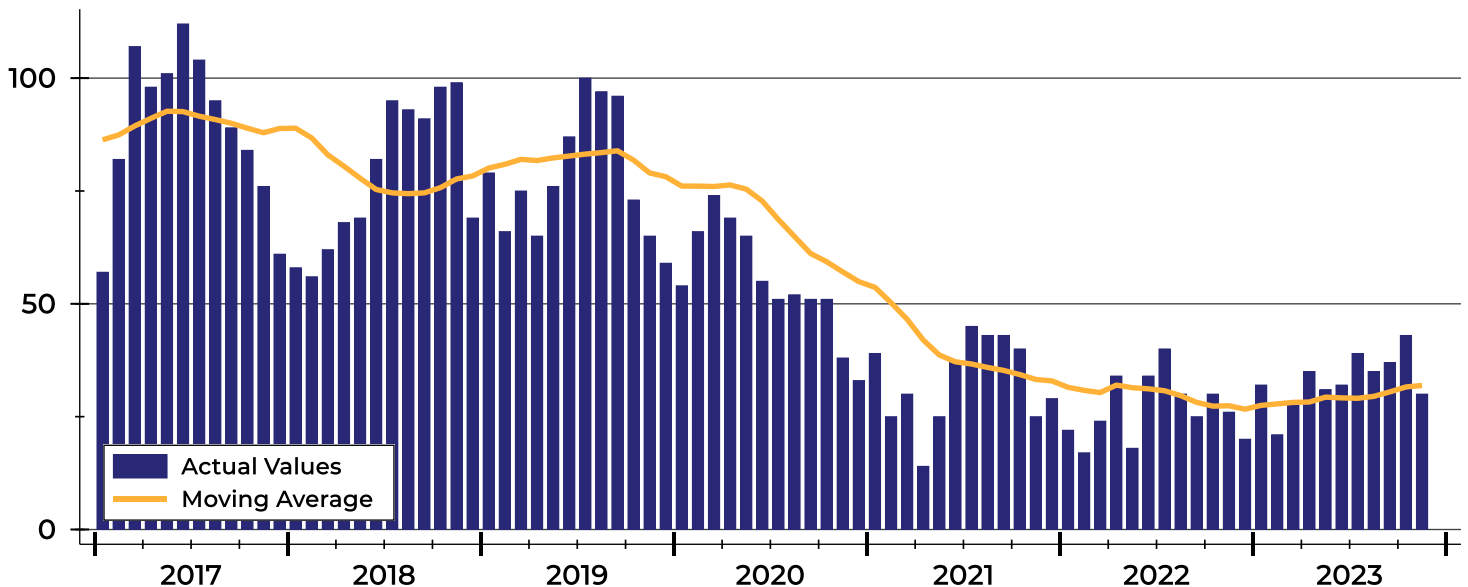
Summary Statistics for Active Listings		End of November		
		2023	2022	Change
Active Listings		30	26	15.4%
Volume (1,000s)		7,452	5,093	46.3%
Months' Supply		1.0	0.7	42.9%
Average	List Price	248,407	195,892	26.8%
	Days on Market	78	53	47.2%
	Percent of Original	96.5%	96.6%	-0.1%
Median	List Price	167,500	202,450	-17.3%
	Days on Market	60	37	62.2%
	Percent of Original	99.3%	97.6%	1.7%

A total of 30 homes were available for sale in Lyon County at the end of November. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of November was \$167,500, down 17.3% from 2022. The typical time on market for active listings was 60 days, up from 37 days a year earlier.

History of Active Listings

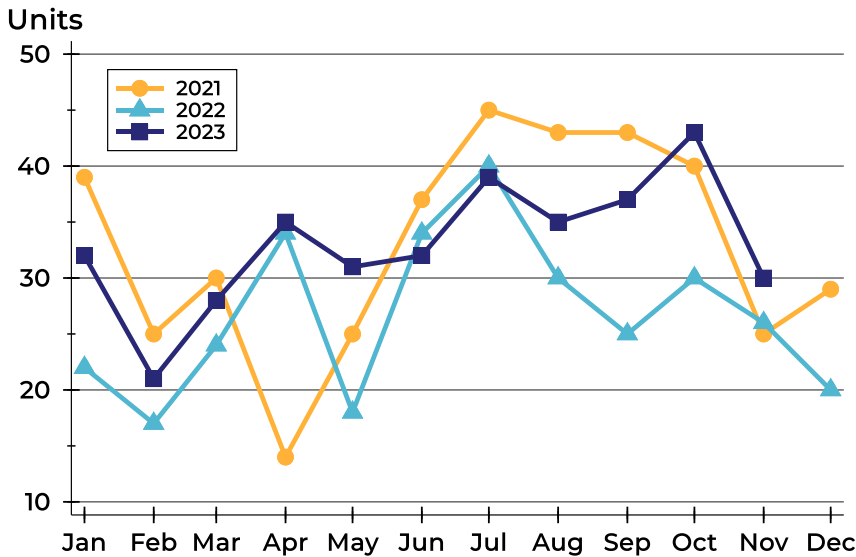
Units





Lyon County Active Listings Analysis

Active Listings by Month



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

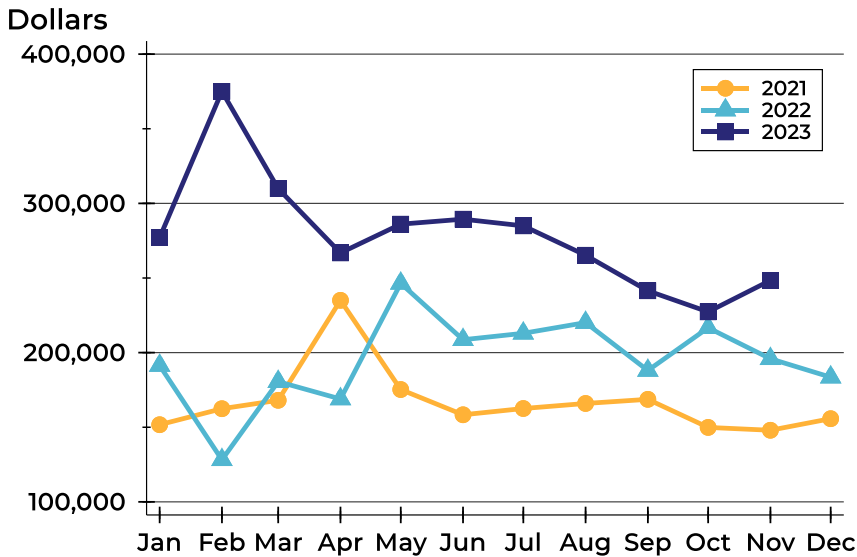
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.3%	0.9	37,500	37,500	97	97	94.0%	94.0%
\$50,000-\$99,999	5	16.7%	1.5	71,460	69,900	32	36	97.3%	100.0%
\$100,000-\$124,999	5	16.7%	1.3	114,920	114,900	71	64	94.7%	95.8%
\$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	6	20.0%	2.1	163,300	166,200	86	87	96.3%	100.0%
\$175,000-\$199,999	1	3.3%	0.4	189,000	189,000	70	70	95.9%	95.9%
\$200,000-\$249,999	3	10.0%	0.6	222,800	214,900	37	49	100.7%	100.0%
\$250,000-\$299,999	2	6.7%	0.9	287,500	287,500	134	134	97.0%	97.0%
\$300,000-\$399,999	3	10.0%	1.0	369,933	370,000	31	23	97.1%	100.0%
\$400,000-\$499,999	1	3.3%	1.1	419,000	419,000	107	107	98.6%	98.6%
\$500,000-\$749,999	2	6.7%	6.0	572,400	572,400	185	185	91.2%	91.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	3.3%	N/A	1,397,000	1,397,000	198	198	100.0%	100.0%



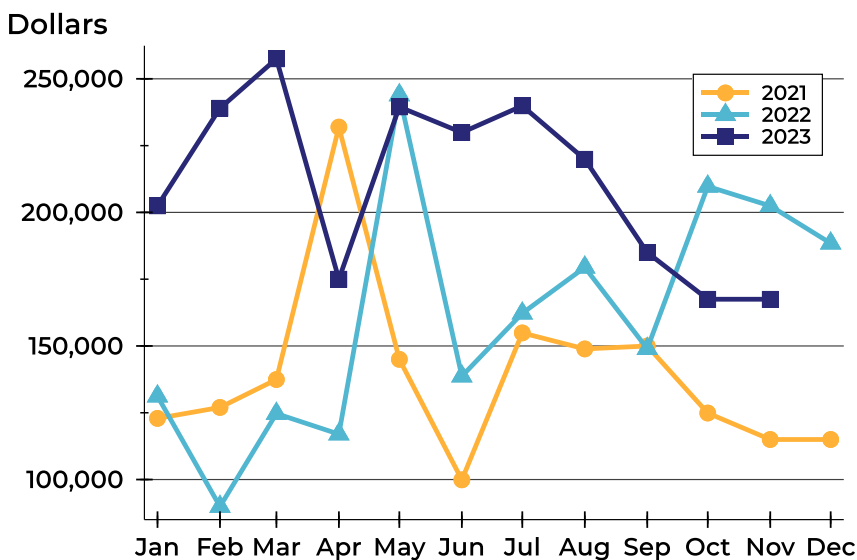
Lyon County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	151,703	191,355	277,080
February	162,432	128,212	375,062
March	168,073	180,565	309,907
April	235,054	168,941	266,806
May	175,288	246,403	286,097
June	158,358	208,657	289,425
July	162,551	212,957	284,946
August	165,947	220,128	265,251
September	168,722	188,028	241,450
October	149,901	216,680	227,314
November	147,996	195,892	248,407
December	155,741	183,550	

Median Price

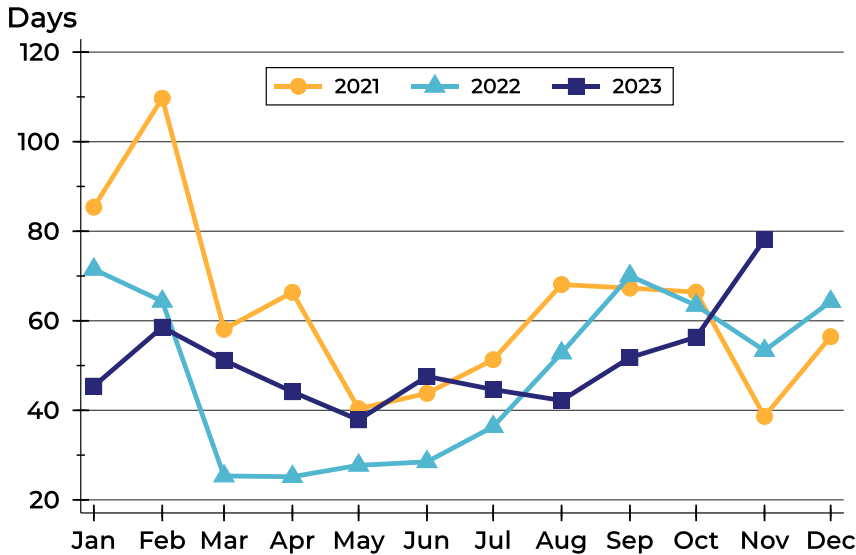


Month	2021	2022	2023
January	122,900	131,200	202,450
February	127,000	89,900	239,000
March	137,448	124,700	257,500
April	231,950	117,000	175,000
May	145,000	243,950	239,500
June	99,900	138,700	229,900
July	154,900	162,250	239,900
August	148,900	179,450	219,900
September	149,999	149,000	185,000
October	124,900	209,750	167,500
November	115,000	202,450	167,500
December	115,000	188,450	



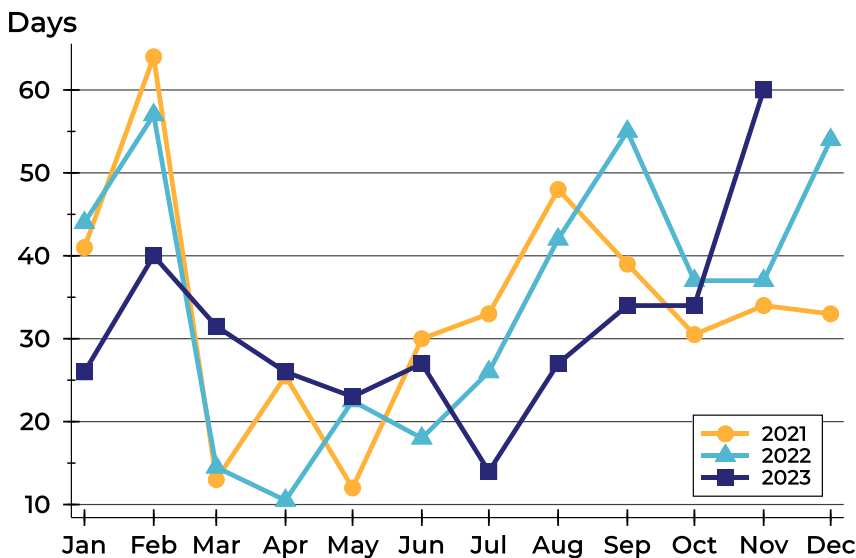
Lyon County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	85	72	45
February	110	64	59
March	58	25	51
April	66	25	44
May	40	28	38
June	44	29	48
July	51	36	45
August	68	53	42
September	67	70	52
October	66	63	56
November	39	53	78
December	56	64	

Median DOM

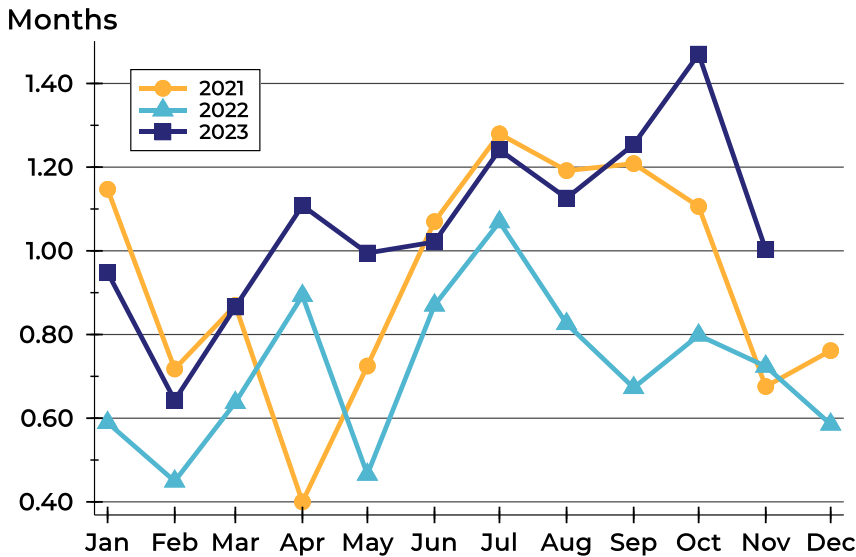


Month	2021	2022	2023
January	41	44	26
February	64	57	40
March	13	15	32
April	26	11	26
May	12	23	23
June	30	18	27
July	33	26	14
August	48	42	27
September	39	55	34
October	31	37	34
November	34	37	60
December	33	54	



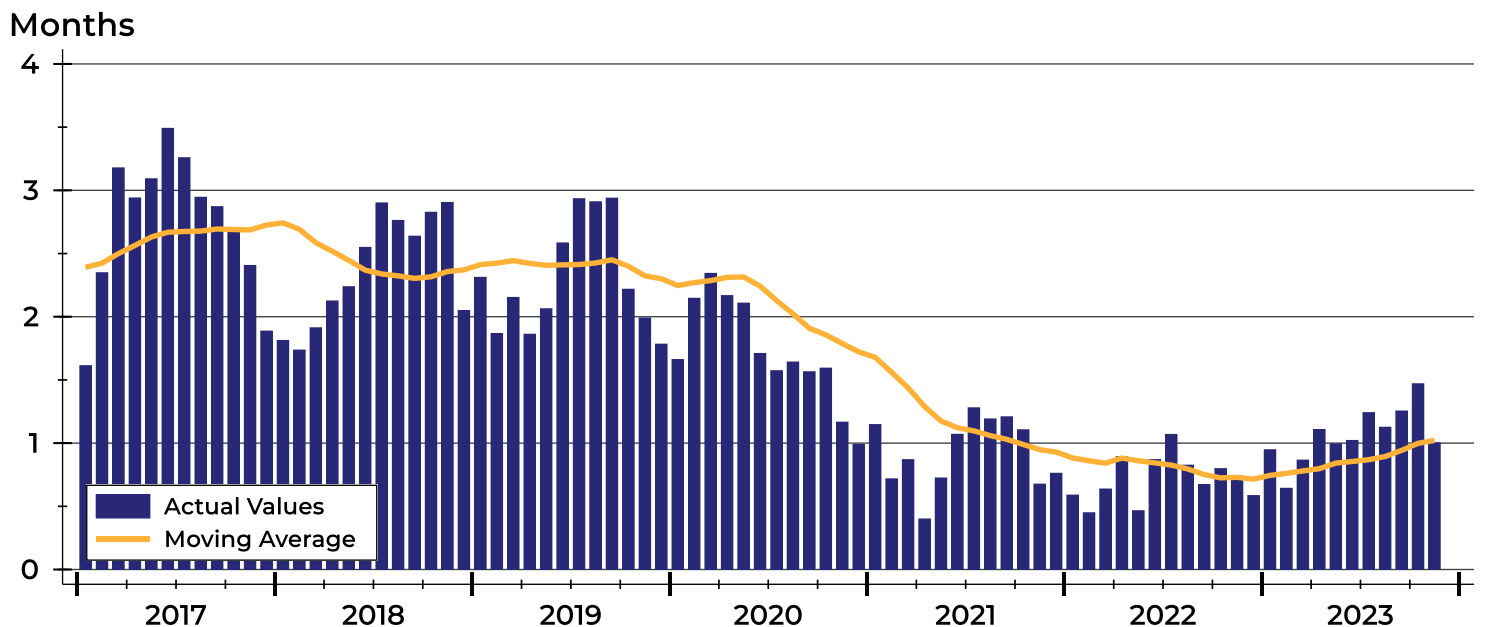
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.1	0.6	0.9
February	0.7	0.4	0.6
March	0.9	0.6	0.9
April	0.4	0.9	1.1
May	0.7	0.5	1.0
June	1.1	0.9	1.0
July	1.3	1.1	1.2
August	1.2	0.8	1.1
September	1.2	0.7	1.3
October	1.1	0.8	1.5
November	0.7	0.7	1.0
December	0.8	0.6	-

History of Month's Supply





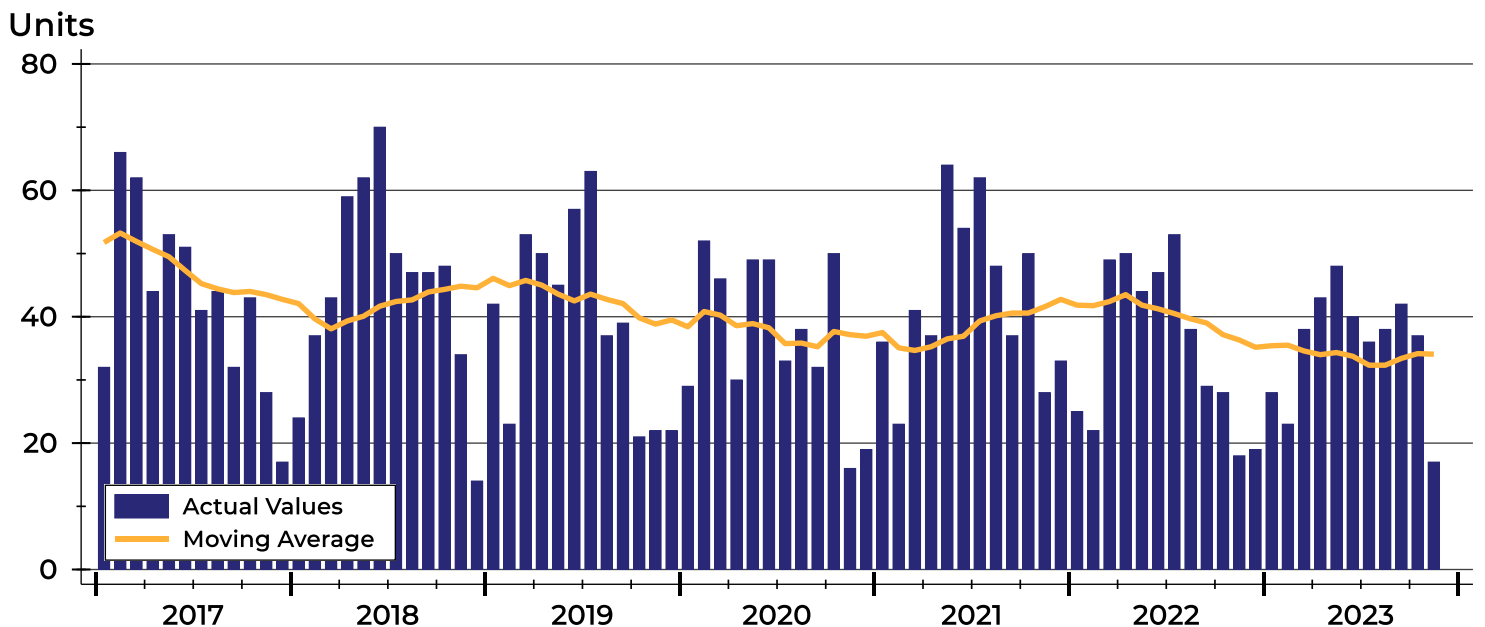
Lyon County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	17	18	-5.6%
	Volume (1,000s)	3,109	3,602	-13.7%
	Average List Price	182,853	200,133	-8.6%
	Median List Price	164,900	154,750	6.6%
Year-to-Date	New Listings	390	403	-3.2%
	Volume (1,000s)	78,000	73,200	6.6%
	Average List Price	200,000	181,638	10.1%
	Median List Price	168,750	155,000	8.9%

A total of 17 new listings were added in Lyon County during November, down 5.6% from the same month in 2022. Year-to-date Lyon County has seen 390 new listings.

The median list price of these homes was \$164,900 up from \$154,750 in 2022.

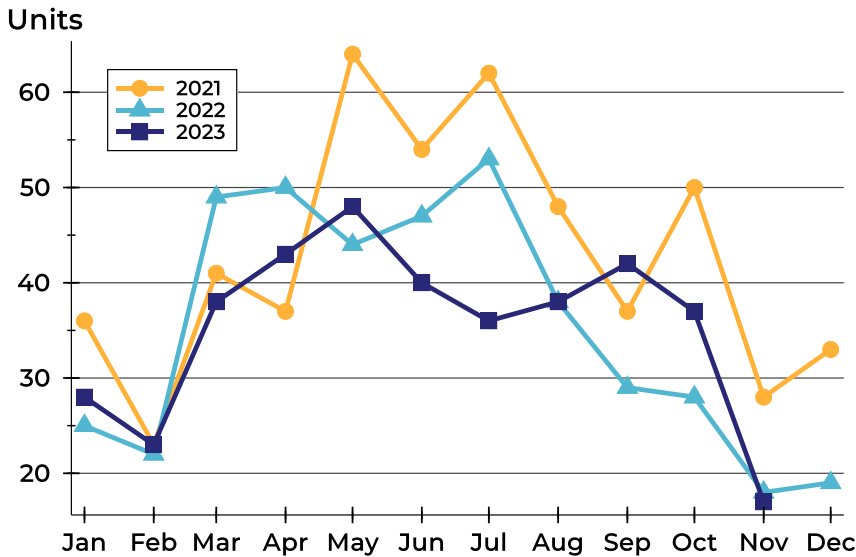
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	36	25	28
February	23	22	23
March	41	49	38
April	37	50	43
May	64	44	48
June	54	47	40
July	62	53	36
August	48	38	38
September	37	29	42
October	50	28	37
November	28	18	17
December	33	19	

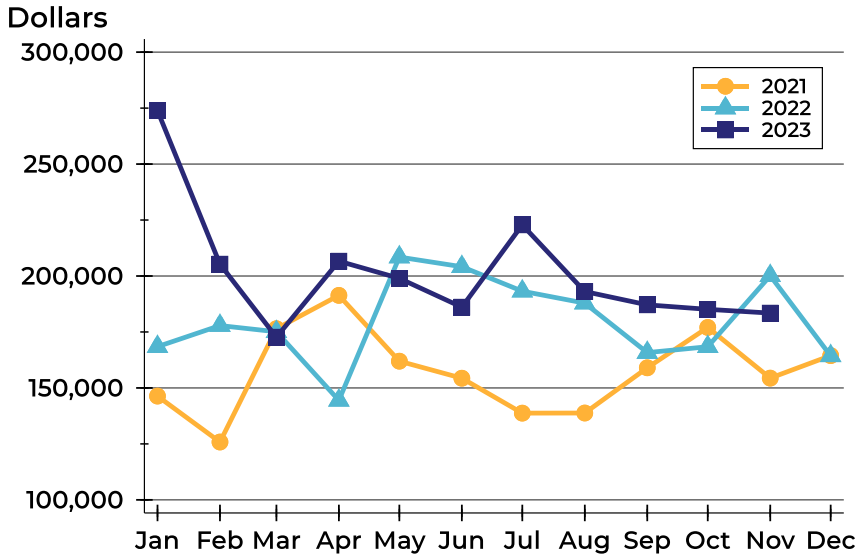
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	49,900	49,900	0	0	110.2%	110.2%
\$50,000-\$99,999	5	29.4%	77,740	79,900	8	3	101.1%	100.0%
\$100,000-\$124,999	2	11.8%	102,450	102,450	9	9	102.5%	102.5%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	5.9%	164,900	164,900	1	1	100.0%	100.0%
\$175,000-\$199,999	1	5.9%	179,000	179,000	0	0	100.0%	100.0%
\$200,000-\$249,999	2	11.8%	213,700	213,700	5	5	100.0%	100.0%
\$250,000-\$299,999	2	11.8%	287,200	287,200	6	6	100.0%	100.0%
\$300,000-\$399,999	3	17.6%	376,433	389,500	16	17	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



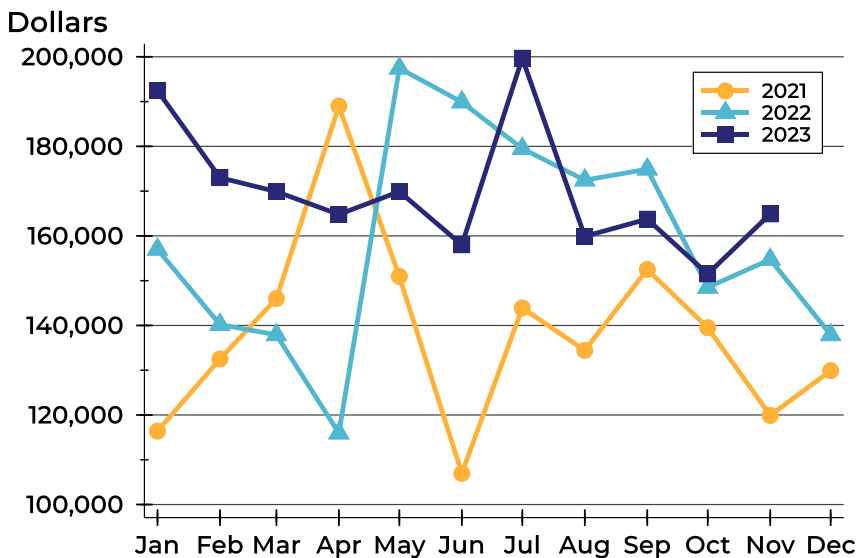
Lyon County New Listings Analysis

Average Price



Month	2021	2022	2023
January	146,363	168,444	273,898
February	125,850	177,866	205,309
March	176,446	175,101	172,682
April	191,354	144,455	206,633
May	161,953	208,455	198,958
June	154,346	204,147	186,093
July	138,750	193,221	222,842
August	138,800	187,883	193,068
September	159,004	165,793	187,127
October	177,029	168,418	184,894
November	154,393	200,133	182,853
December	164,445	164,337	

Median Price



Month	2021	2022	2023
January	116,400	157,000	192,450
February	132,500	140,200	173,000
March	146,000	137,900	169,900
April	189,000	115,950	164,800
May	150,950	197,450	169,900
June	106,950	189,900	158,000
July	143,900	179,500	199,700
August	134,450	172,450	159,900
September	152,500	174,900	163,750
October	139,500	148,500	151,500
November	119,900	154,750	164,900
December	129,900	137,900	



Lyon County Contracts Written Analysis

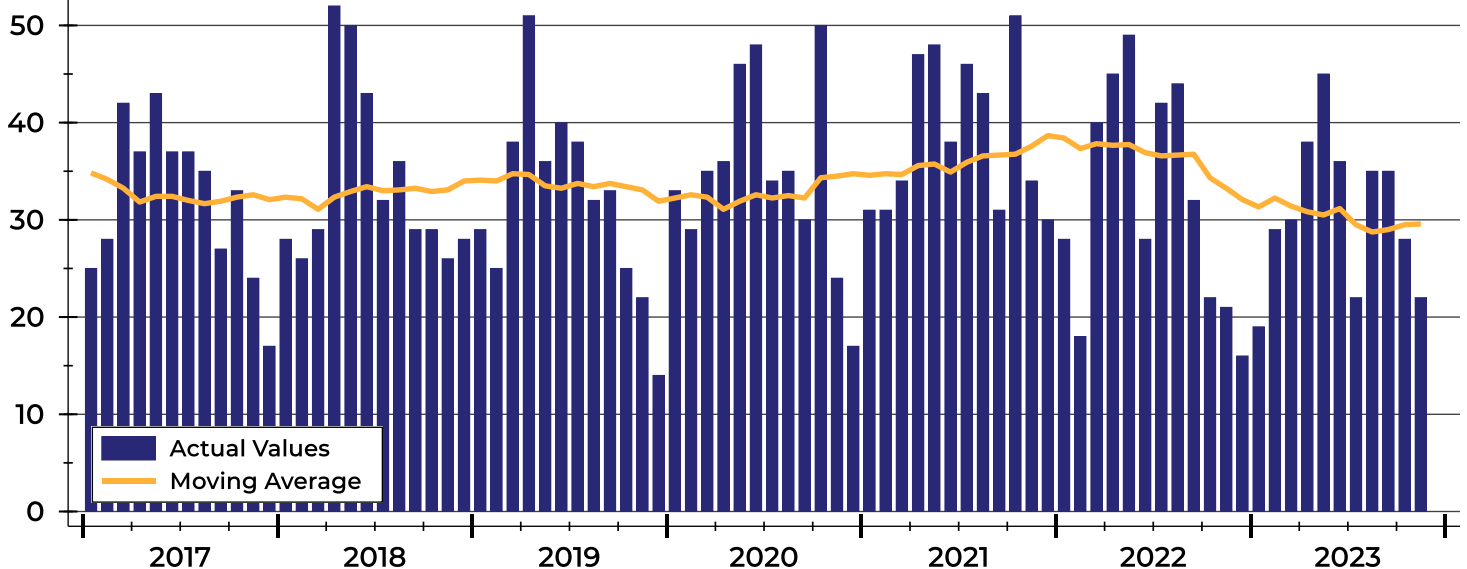
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		21	21	0.0%	338	369	-8.4%
Volume (1,000s)		3,633	4,531	-19.8%	65,614	65,800	-0.3%
Average	Sale Price	173,019	215,743	-19.8%	194,124	178,321	8.9%
	Days on Market	29	43	-32.6%	20	19	5.3%
	Percent of Original	97.6%	90.4%	8.0%	96.4%	95.8%	0.6%
Median	Sale Price	144,900	159,500	-9.2%	169,900	149,500	13.6%
	Days on Market	7	19	-63.2%	6	6	0.0%
	Percent of Original	100.0%	90.4%	10.6%	98.6%	98.3%	0.3%

A total of 22 contracts for sale were written in Lyon County during the month of November, up from 21 in 2022. The median list price of these homes was \$142,400, down from \$159,500 the prior year.

Half of the homes that went under contract in November were on the market less than 9 days, compared to 19 days in November 2022.

History of Contracts Written

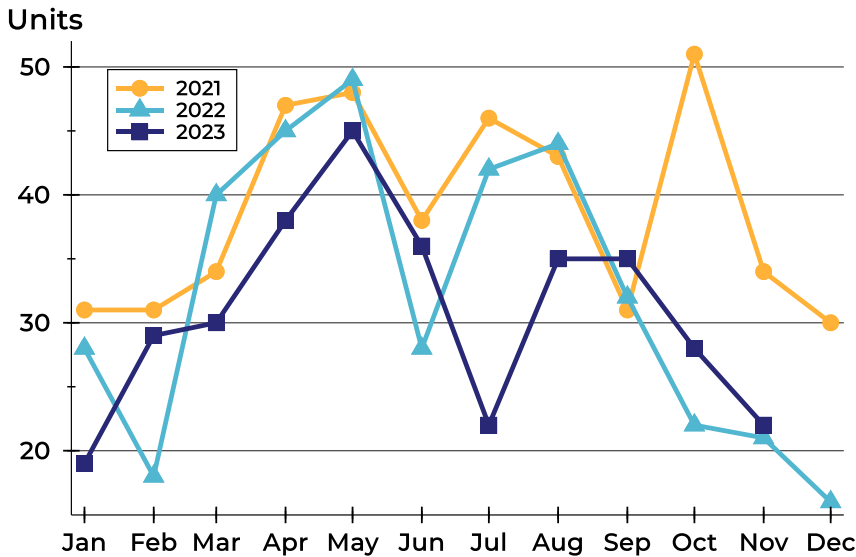
Units





Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	31	28	19
February	31	18	29
March	34	40	30
April	47	45	38
May	48	49	45
June	38	28	36
July	46	42	22
August	43	44	35
September	31	32	35
October	51	22	28
November	34	21	21
December	30	16	

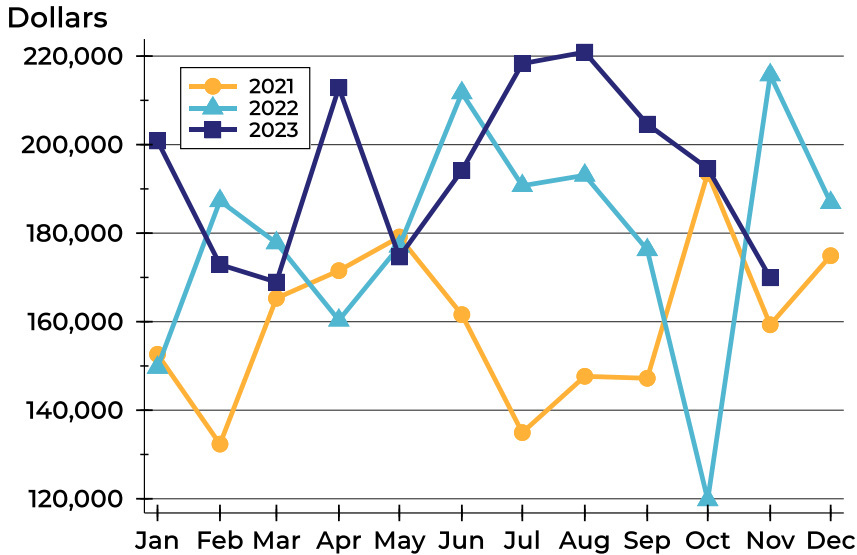
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.5%	49,900	49,900	0	0	110.2%	110.2%
\$50,000-\$99,999	7	31.8%	74,086	68,900	14	5	96.2%	100.0%
\$100,000-\$124,999	2	9.1%	102,450	102,450	9	9	102.5%	102.5%
\$125,000-\$149,999	2	9.1%	142,400	142,400	62	62	93.5%	93.5%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	13.6%	186,167	189,500	51	26	98.3%	100.0%
\$200,000-\$249,999	1	4.5%	212,900	212,900	1	1	100.0%	100.0%
\$250,000-\$299,999	3	13.6%	291,433	289,900	27	7	95.3%	100.0%
\$300,000-\$399,999	3	13.6%	344,800	329,900	48	31	99.5%	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



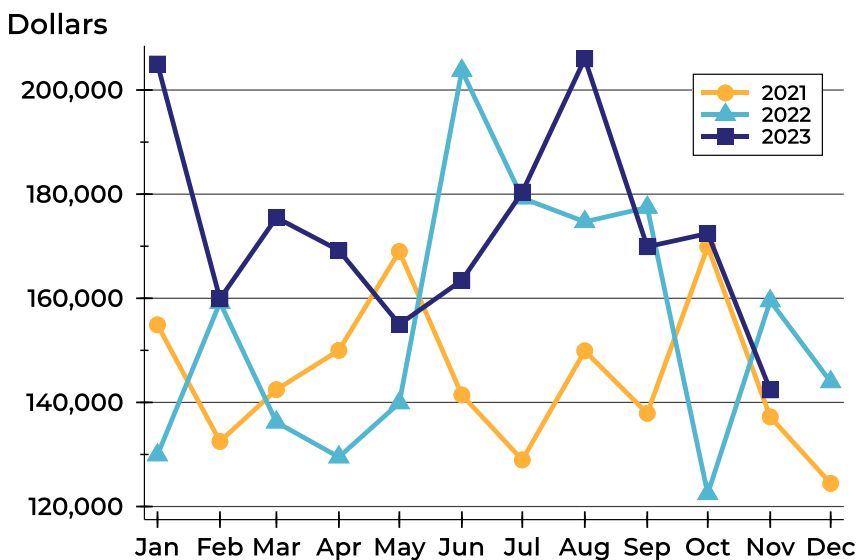
Lyon County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	152,635	149,650	200,847
February	132,345	187,306	172,902
March	165,285	177,795	168,947
April	171,532	160,330	212,858
May	179,122	177,049	174,631
June	161,597	211,686	194,150
July	134,941	190,710	218,305
August	147,663	193,070	220,894
September	147,213	176,236	204,626
October	193,527	119,745	194,629
November	159,299	215,743	173,019
December	174,907	186,888	

Median Price

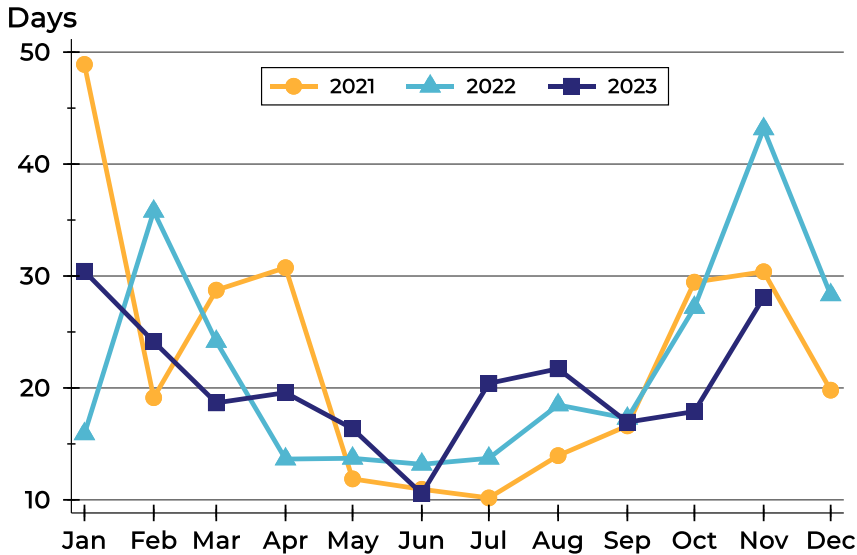


Month	2021	2022	2023
January	154,900	129,900	205,000
February	132,500	159,200	159,900
March	142,450	136,200	175,500
April	150,000	129,500	169,200
May	169,000	139,900	155,000
June	141,450	203,750	163,450
July	128,950	179,250	180,400
August	149,900	174,700	206,000
September	137,900	177,450	169,900
October	169,900	122,450	172,450
November	137,225	159,500	144,900
December	124,450	143,950	



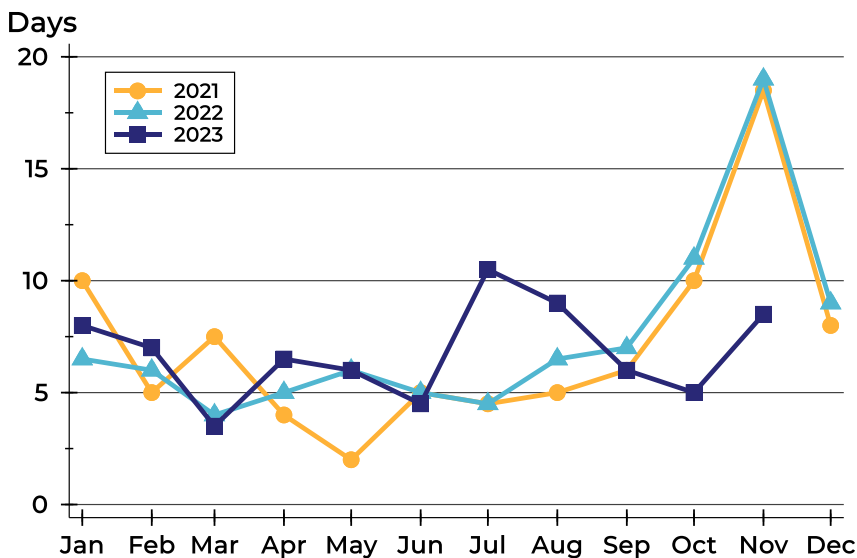
Lyon County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	49	16	30
February	19	36	24
March	29	24	19
April	31	14	20
May	12	14	16
June	11	13	11
July	10	14	20
August	14	18	22
September	17	17	17
October	29	27	18
November	30	43	29
December	20	28	

Median DOM



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



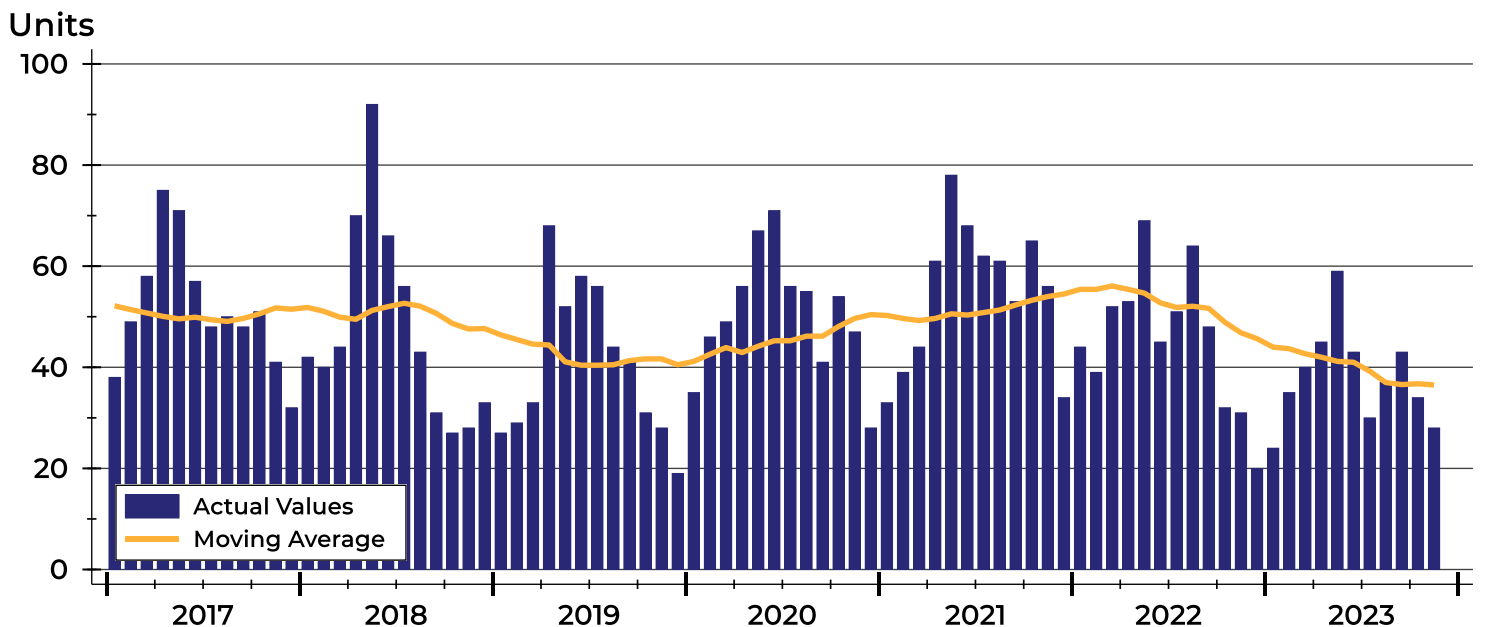
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		28	31	-9.7%
Volume (1,000s)		5,668	6,069	-6.6%
Average	List Price	202,432	195,790	3.4%
	Days on Market	29	39	-25.6%
	Percent of Original	98.1%	95.3%	2.9%
Median	List Price	184,250	149,000	23.7%
	Days on Market	7	19	-63.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 28 listings in Lyon County had contracts pending at the end of November, down from 31 contracts pending at the end of November 2022.

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

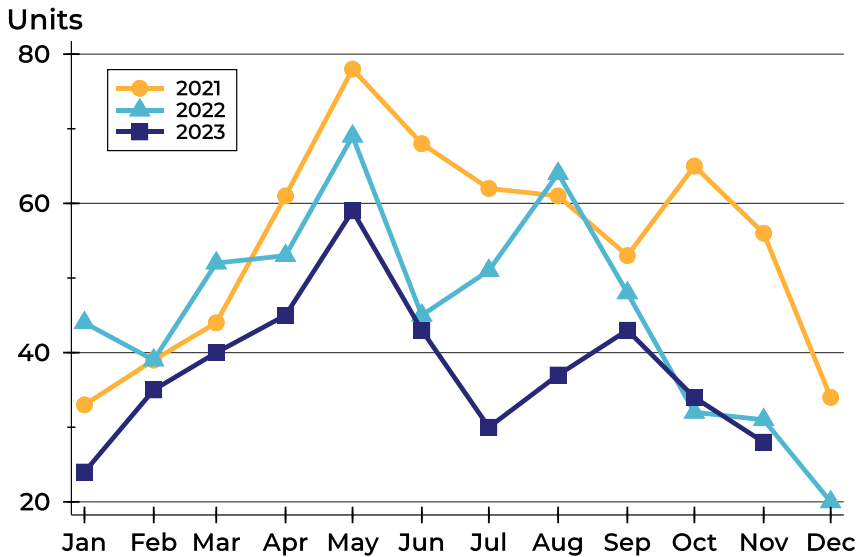
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	33	44	24
February	39	39	35
March	44	52	40
April	61	53	45
May	78	69	59
June	68	45	43
July	62	51	30
August	61	64	37
September	53	48	43
October	65	32	34
November	56	31	28
December	34	20	

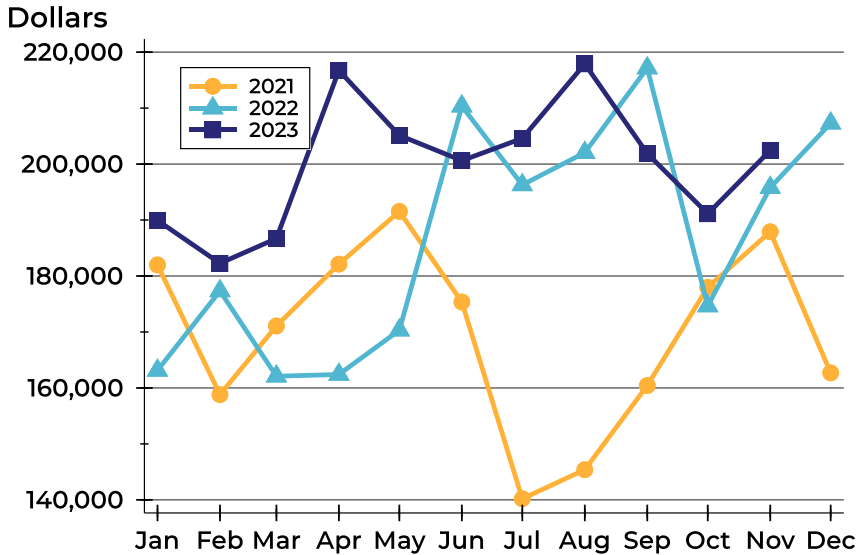
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	17.9%	78,260	69,400	32	5	99.9%	100.0%
\$100,000-\$124,999	2	7.1%	111,700	111,700	13	13	102.5%	102.5%
\$125,000-\$149,999	5	17.9%	137,520	139,900	28	13	97.4%	100.0%
\$150,000-\$174,999	1	3.6%	151,500	151,500	51	51	95.0%	95.0%
\$175,000-\$199,999	4	14.3%	188,375	189,750	50	37	94.1%	97.4%
\$200,000-\$249,999	2	7.1%	211,400	211,400	3	3	100.0%	100.0%
\$250,000-\$299,999	3	10.7%	291,433	289,900	27	7	95.3%	100.0%
\$300,000-\$399,999	5	17.9%	344,840	329,900	30	7	99.7%	100.0%
\$400,000-\$499,999	1	3.6%	439,500	439,500	3	3	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



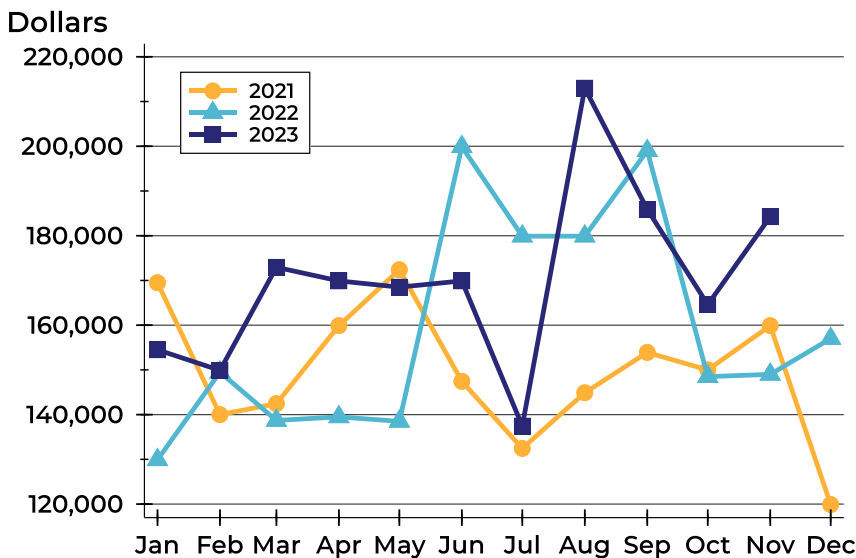
Lyon County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	181,979	163,136	189,938
February	158,813	177,336	182,271
March	171,077	162,095	186,702
April	182,126	162,405	216,731
May	191,542	170,326	205,136
June	175,357	210,347	200,621
July	140,195	196,282	204,597
August	145,387	202,045	217,905
September	160,430	217,159	201,893
October	177,980	174,645	191,125
November	187,899	195,790	202,432
December	162,691	207,295	

Median Price

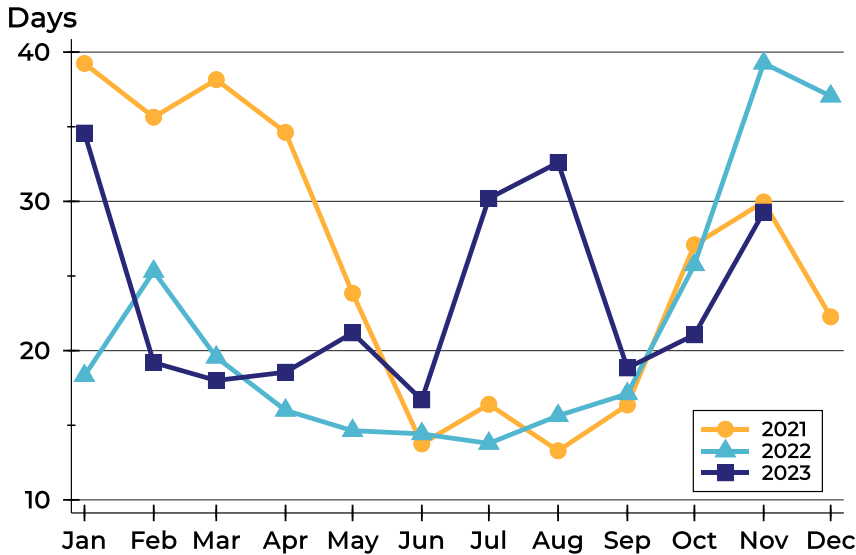


Month	2021	2022	2023
January	169,500	129,900	154,500
February	140,000	149,500	149,900
March	142,450	138,700	172,950
April	159,900	139,500	169,900
May	172,400	138,500	168,500
June	147,450	199,900	169,900
July	132,450	179,900	137,450
August	144,900	179,900	213,000
September	153,900	199,000	185,900
October	149,999	148,500	164,600
November	159,900	149,000	184,250
December	119,900	157,000	



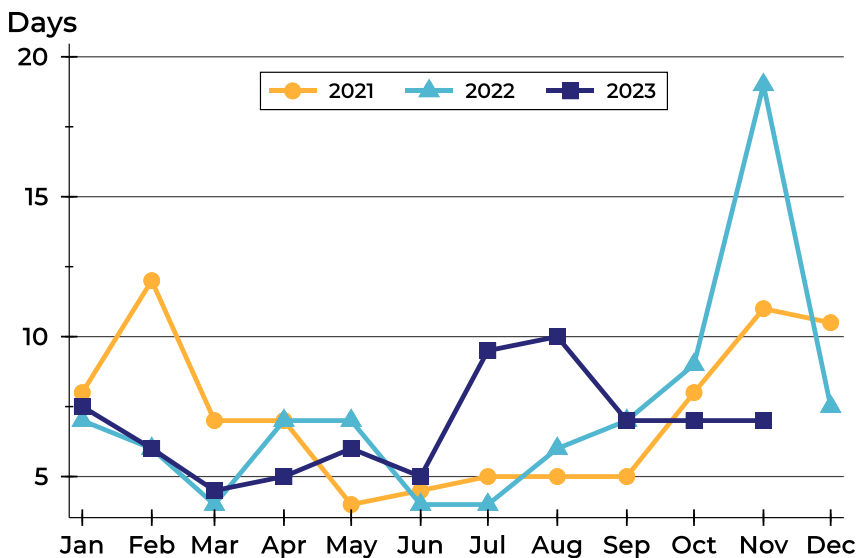
Lyon County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	39	18	35
February	36	25	19
March	38	20	18
April	35	16	19
May	24	15	21
June	14	14	17
July	16	14	30
August	13	16	33
September	16	17	19
October	27	26	21
November	30	39	29
December	22	37	

Median DOM



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



Osage County Housing Report



Market Overview

Osage County Home Sales Fell in November

Total home sales in Osage County fell last month to 10 units, compared to 16 units in November 2022. Total sales volume was \$2.5 million, up from a year earlier.

The median sale price in November was \$235,000, up from \$88,500 a year earlier. Homes that sold in November were typically on the market for 12 days and sold for 100.0% of their list prices.

Osage County Active Listings Down at End of November

The total number of active listings in Osage County at the end of November was 21 units, down from 23 at the same point in 2022. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$259,000.

During November, a total of 11 contracts were written down from 16 in November 2022. At the end of the month, there were 14 contracts still pending.

Report Contents

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

Contact Information

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



Osage County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		10	16	12	155	176	163
Change from prior year		-37.5%	33.3%	9.1%	-11.9%	8.0%	-6.3%
Active Listings		21	23	29	N/A	N/A	N/A
Change from prior year		-8.7%	-20.7%	70.6%			
Months' Supply		1.5	1.4	2.0	N/A	N/A	N/A
Change from prior year		7.1%	-30.0%	66.7%			
New Listings		11	12	16	181	201	199
Change from prior year		-8.3%	-25.0%	128.6%	-10.0%	1.0%	7.0%
Contracts Written		11	16	15	156	172	173
Change from prior year		-31.3%	6.7%	114.3%	-9.3%	-0.6%	-3.9%
Pending Contracts		14	14	19	N/A	N/A	N/A
Change from prior year		0.0%	-26.3%	46.2%			
Sales Volume (1,000s)		2,470	2,156	1,821	28,924	29,522	26,113
Change from prior year		14.6%	18.4%	44.8%	-2.0%	13.1%	12.4%
Average	Sale Price	247,040	134,734	151,783	186,606	167,741	160,205
	Change from prior year	83.4%	-11.2%	32.7%	11.2%	4.7%	20.0%
	List Price of Actives	262,485	707,765	149,220	N/A	N/A	N/A
	Change from prior year	-62.9%	374.3%	-29.4%			
	Days on Market	28	43	18	26	31	34
Change from prior year	-34.9%	138.9%	-41.9%	-16.1%	-8.8%	-20.9%	
Percent of List	100.7%	95.0%	99.3%	98.3%	97.3%	98.7%	
Change from prior year	6.0%	-4.3%	2.4%	1.0%	-1.4%	1.1%	
Percent of Original	98.1%	92.3%	98.2%	96.0%	95.4%	98.0%	
Change from prior year	6.3%	-6.0%	6.3%	0.6%	-2.7%	3.0%	
Median	Sale Price	235,000	88,500	126,750	155,000	139,950	137,225
	Change from prior year	165.5%	-30.2%	40.8%	10.8%	2.0%	24.8%
	List Price of Actives	259,000	285,000	109,000	N/A	N/A	N/A
	Change from prior year	-9.1%	161.5%	-37.7%			
	Days on Market	12	32	7	8	10	7
Change from prior year	-62.5%	357.1%	-12.5%	-20.0%	42.9%	-36.4%	
Percent of List	100.0%	96.5%	99.4%	100.0%	100.0%	100.0%	
Change from prior year	3.6%	-2.9%	-0.6%	0.0%	0.0%	1.3%	
Percent of Original	100.0%	92.3%	99.0%	99.4%	99.5%	100.0%	
Change from prior year	8.3%	-6.8%	-1.0%	-0.1%	-0.5%	2.5%	

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



Osage County Closed Listings Analysis

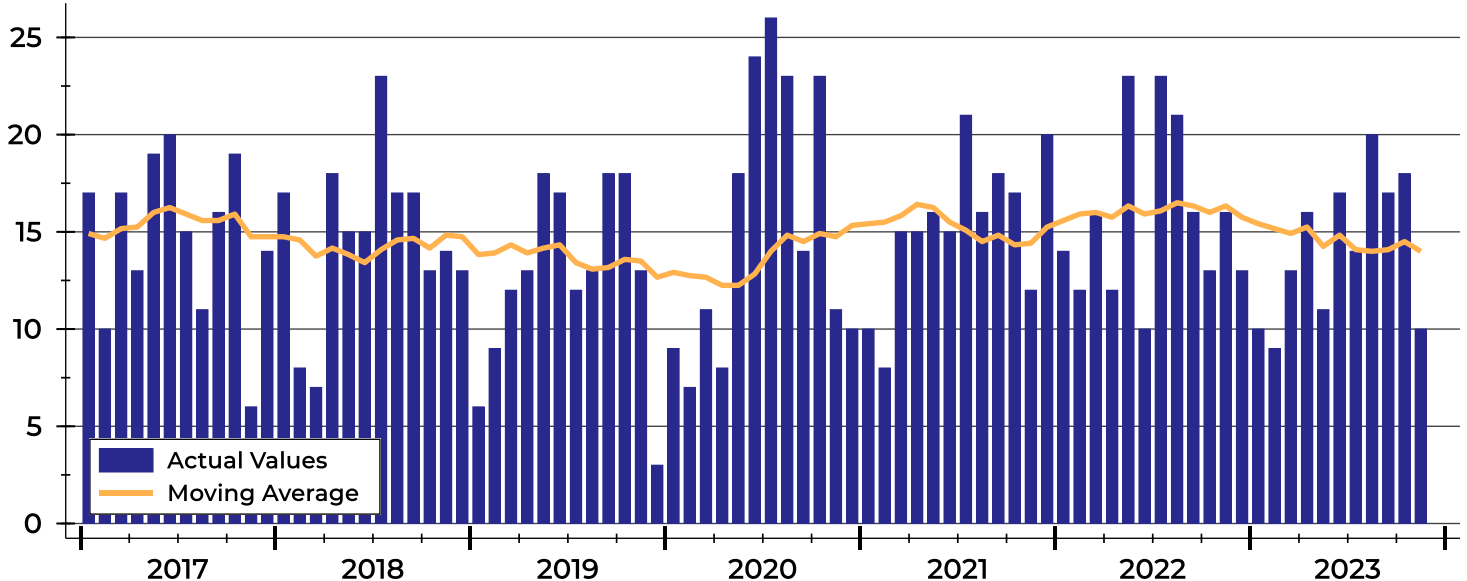
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		10	16	-37.5%	155	176	-11.9%
Volume (1,000s)		2,470	2,156	14.6%	28,924	29,522	-2.0%
Months' Supply		1.5	1.4	7.1%	N/A	N/A	N/A
Average	Sale Price	247,040	134,734	83.4%	186,606	167,741	11.2%
	Days on Market	28	43	-34.9%	26	31	-16.1%
	Percent of List	100.7%	95.0%	6.0%	98.3%	97.3%	1.0%
	Percent of Original	98.1%	92.3%	6.3%	96.0%	95.4%	0.6%
Median	Sale Price	235,000	88,500	165.5%	155,000	139,950	10.8%
	Days on Market	12	32	-62.5%	8	10	-20.0%
	Percent of List	100.0%	96.5%	3.6%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	92.3%	8.3%	99.4%	99.5%	-0.1%

A total of 10 homes sold in Osage County in November, down from 16 units in November 2022. Total sales volume rose to \$2.5 million compared to \$2.2 million in the previous year.

The median sales price in November was \$235,000, up 165.5% compared to the prior year. Median days on market was 12 days, up from 11 days in October, but down from 32 in November 2022.

History of Closed Listings

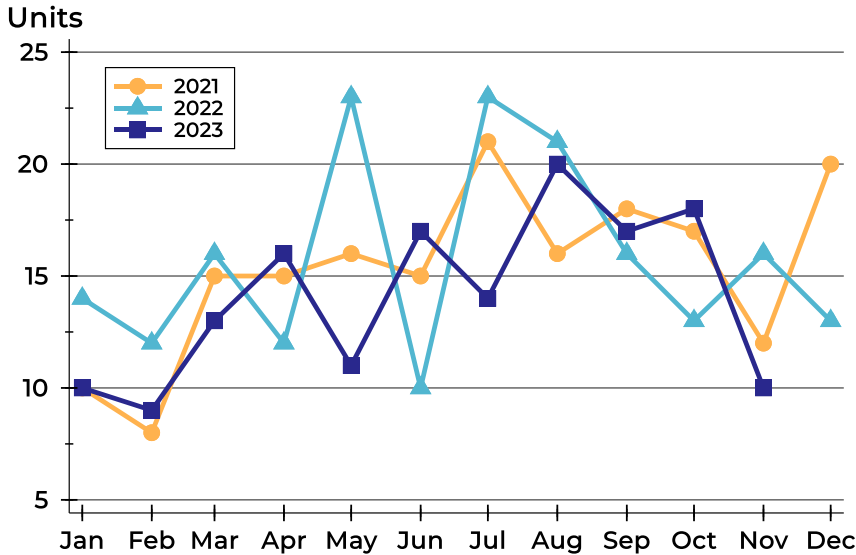
Units





Osage County Closed Listings Analysis

Closed Listings by Month



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

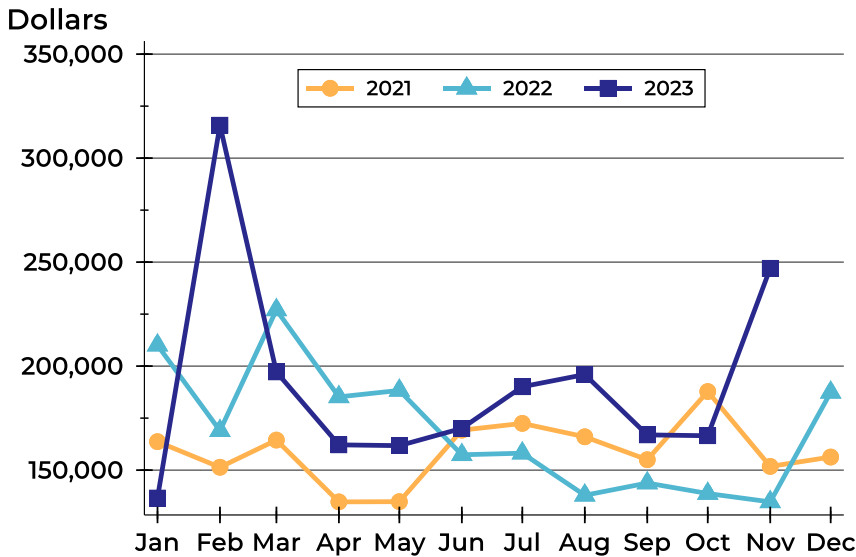
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	0.4	95,000	95,000	5	5	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	1	10.0%	0.9	112,500	112,500	89	89	100.0%	100.0%	82.8%	82.8%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	20.0%	0.6	162,750	162,750	13	13	103.6%	103.6%	100.6%	100.6%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	20.0%	0.7	235,000	235,000	22	22	100.2%	100.2%	100.2%	100.2%
\$250,000-\$299,999	2	20.0%	4.3	267,500	267,500	1	1	101.9%	101.9%	101.9%	101.9%
\$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	2	20.0%	1.7	466,200	466,200	59	59	97.7%	97.7%	96.3%	96.3%
\$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



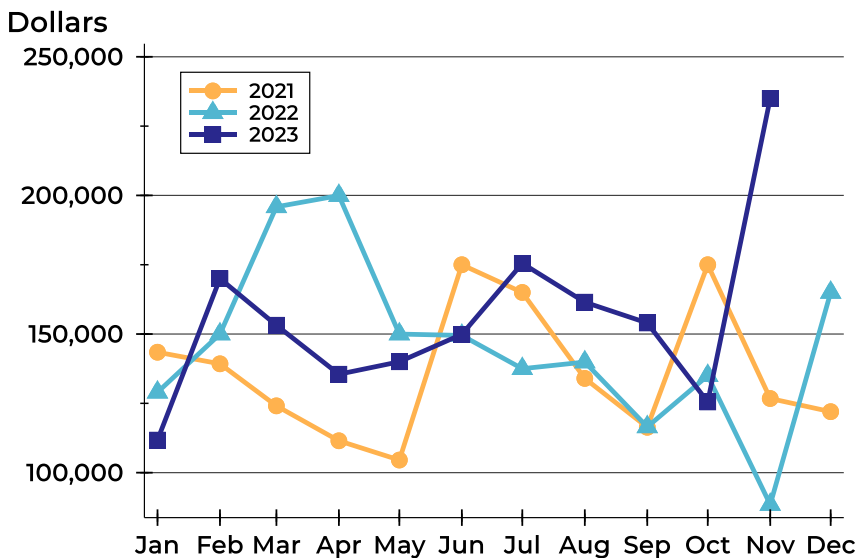
Osage County Closed Listings Analysis

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	170,079
July	172,469	158,142	190,093
August	166,025	137,903	195,960
September	155,008	143,794	166,939
October	187,782	138,754	166,528
November	151,783	134,734	247,040
December	156,295	187,385	

Median Price

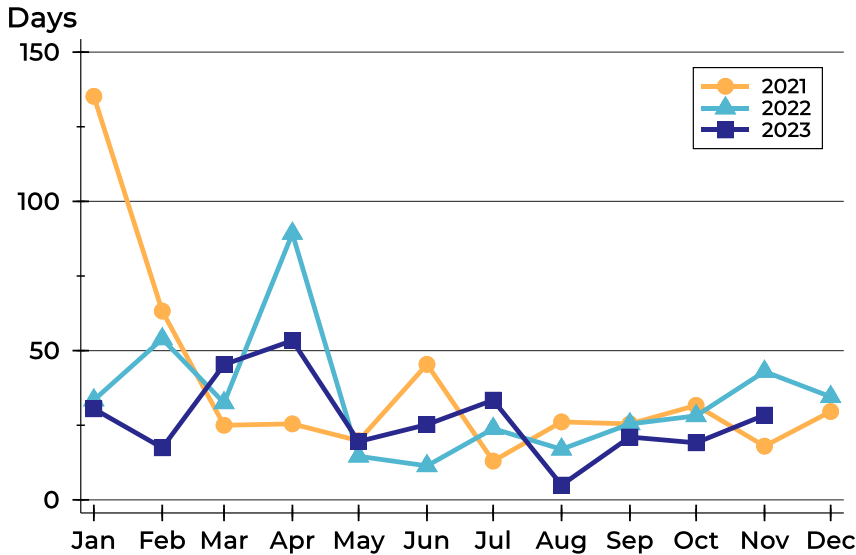


Month	2021	2022	2023
January	143,450	129,000	111,750
February	139,268	150,000	170,000
March	124,100	195,900	153,175
April	111,500	199,950	135,500
May	104,550	150,000	140,000
June	175,000	149,500	149,900
July	165,000	137,500	175,500
August	134,000	139,900	161,500
September	116,375	116,500	154,000
October	175,000	135,000	125,500
November	126,750	88,500	235,000
December	122,000	165,000	



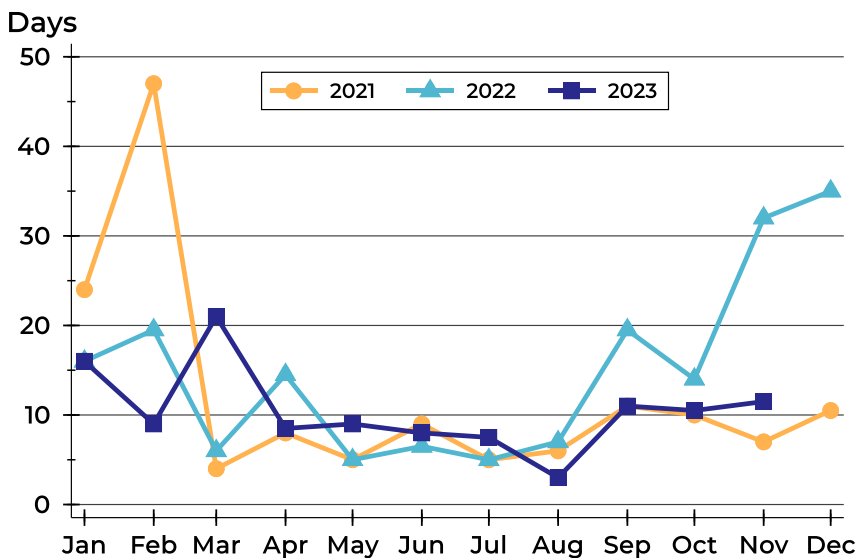
Osage County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	135	33	31
February	63	54	17
March	25	33	45
April	25	89	53
May	20	15	20
June	45	11	25
July	13	24	33
August	26	17	5
September	25	25	21
October	32	28	19
November	18	43	28
December	30	35	

Median DOM



Month	2021	2022	2023
January	24	16	16
February	47	20	9
March	4	6	21
April	8	15	9
May	5	5	9
June	9	7	8
July	5	5	8
August	6	7	3
September	11	20	11
October	10	14	11
November	7	32	12
December	11	35	



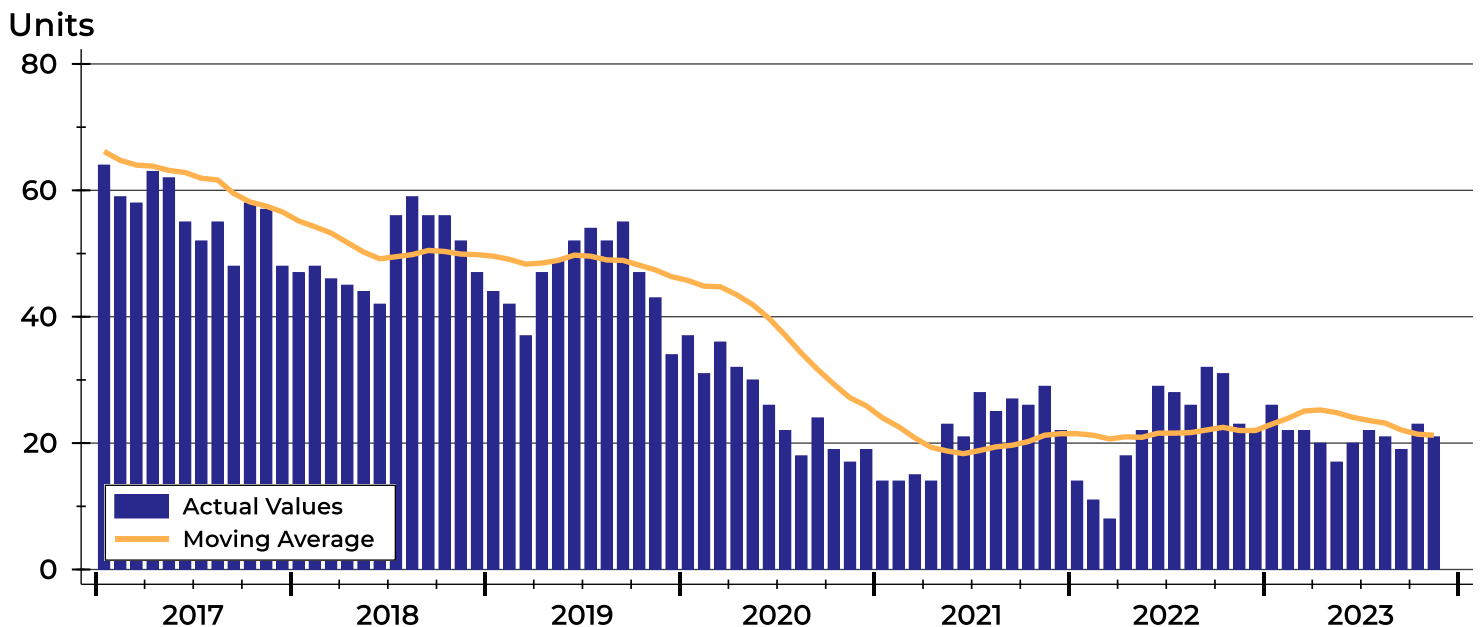
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		21	23	-8.7%
Volume (1,000s)		5,512	16,279	-66.1%
Months' Supply		1.5	1.4	7.1%
Average	List Price	262,485	707,765	-62.9%
	Days on Market	83	77	7.8%
	Percent of Original	94.3%	96.3%	-2.1%
Median	List Price	259,000	285,000	-9.1%
	Days on Market	60	66	-9.1%
	Percent of Original	98.5%	100.0%	-1.5%

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

The median list price of homes on the market at the end of November was \$259,000, down 9.1% from 2022. The typical time on market for active listings was 60 days, down from 66 days a year earlier.

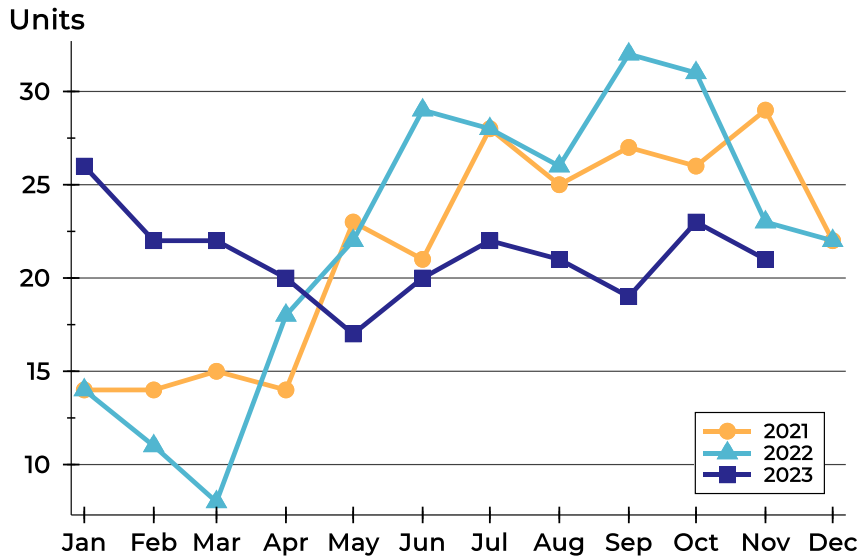
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	14	14	26
February	14	11	22
March	15	8	22
April	14	18	20
May	23	22	17
June	21	29	20
July	28	28	22
August	25	26	21
September	27	32	19
October	26	31	23
November	29	23	21
December	22	22	

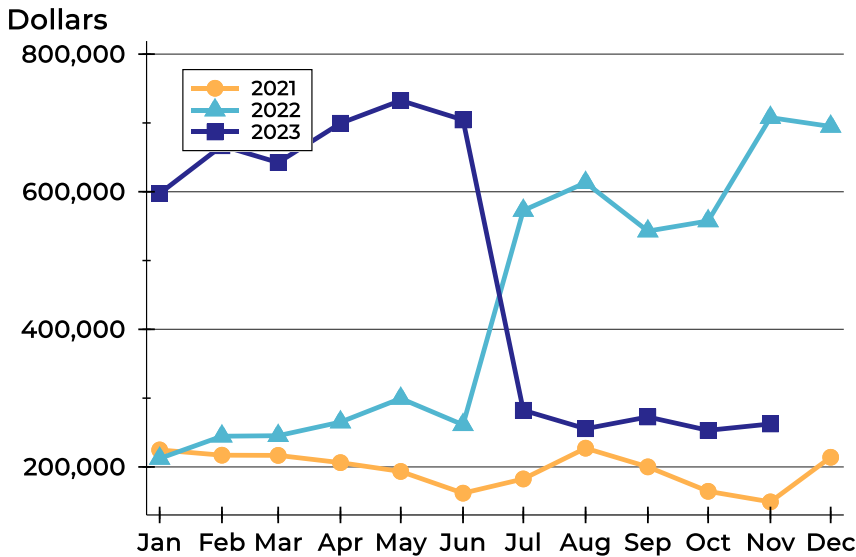
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.8%	0.4	64,900	64,900	39	39	86.6%	86.6%
\$100,000-\$124,999	1	4.8%	0.9	115,000	115,000	163	163	100.0%	100.0%
\$125,000-\$149,999	4	19.0%	N/A	139,975	139,950	107	86	88.2%	93.2%
\$150,000-\$174,999	1	4.8%	0.6	169,990	169,990	130	130	106.2%	106.2%
\$175,000-\$199,999	2	9.5%	N/A	197,450	197,450	161	161	79.8%	79.8%
\$200,000-\$249,999	1	4.8%	0.7	212,000	212,000	12	12	100.0%	100.0%
\$250,000-\$299,999	5	23.8%	4.3	273,700	275,500	31	19	99.5%	100.0%
\$300,000-\$399,999	4	19.0%	N/A	356,875	354,750	68	77	96.9%	98.5%
\$400,000-\$499,999	1	4.8%	1.7	449,500	449,500	170	170	89.9%	89.9%
\$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	1	4.8%	N/A	750,000	750,000	49	49	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



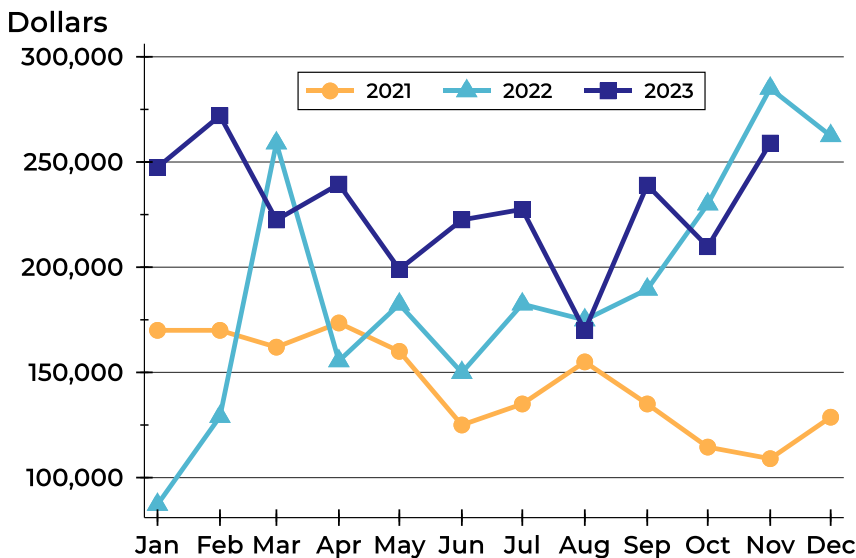
Osage County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	224,736	212,281	597,438
February	217,064	244,655	666,846
March	216,793	245,425	642,477
April	206,236	265,206	699,530
May	193,437	299,541	732,603
June	161,893	261,248	704,368
July	182,550	572,721	282,352
August	227,264	613,177	255,591
September	200,093	542,797	272,673
October	164,588	557,571	253,219
November	149,220	707,765	262,485
December	214,046	694,918	

Median Price

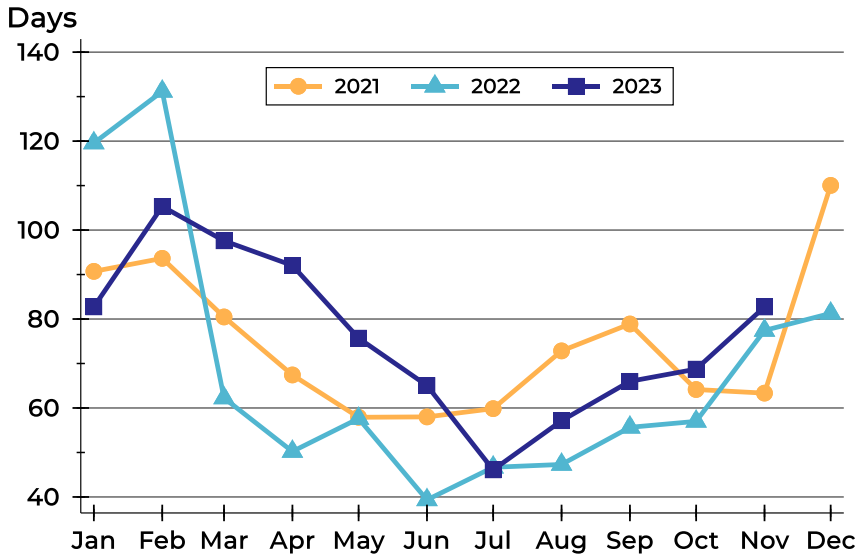


Month	2021	2022	2023
January	170,000	87,200	247,450
February	170,000	129,000	272,000
March	162,000	259,000	222,450
April	173,500	155,450	239,495
May	160,000	182,400	199,000
June	125,000	149,900	222,500
July	135,000	182,450	227,500
August	155,000	174,900	169,910
September	135,000	189,500	239,000
October	114,500	230,000	209,750
November	109,000	285,000	259,000
December	128,713	262,450	



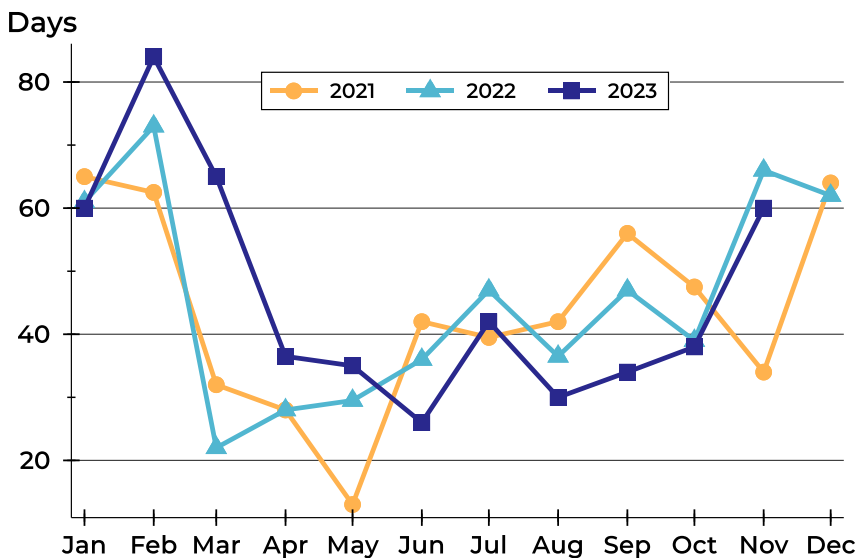
Osage County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	91	120	83
February	94	131	105
March	80	62	98
April	67	50	92
May	58	58	76
June	58	39	65
July	60	47	46
August	73	47	57
September	79	56	66
October	64	57	69
November	63	77	83
December	110	81	

Median DOM

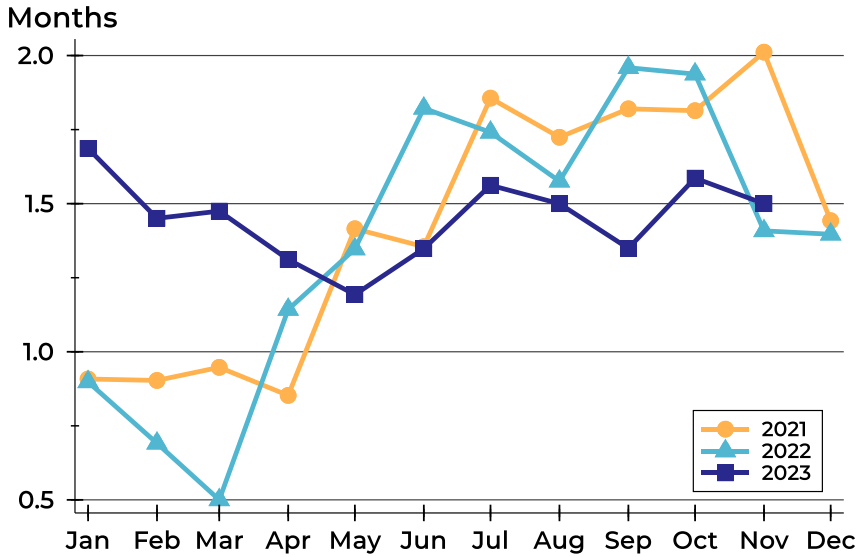


Month	2021	2022	2023
January	65	61	60
February	63	73	84
March	32	22	65
April	28	28	37
May	13	30	35
June	42	36	26
July	40	47	42
August	42	37	30
September	56	47	34
October	48	39	38
November	34	66	60
December	64	62	



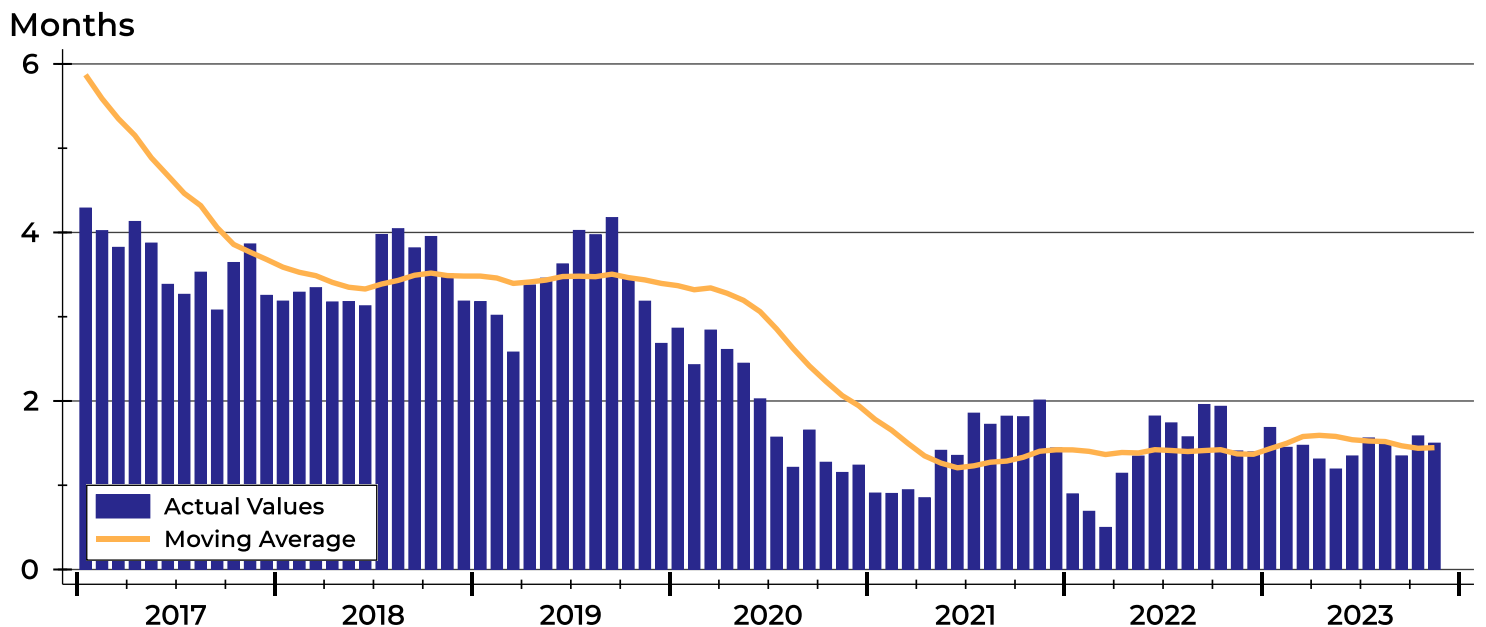
Osage County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





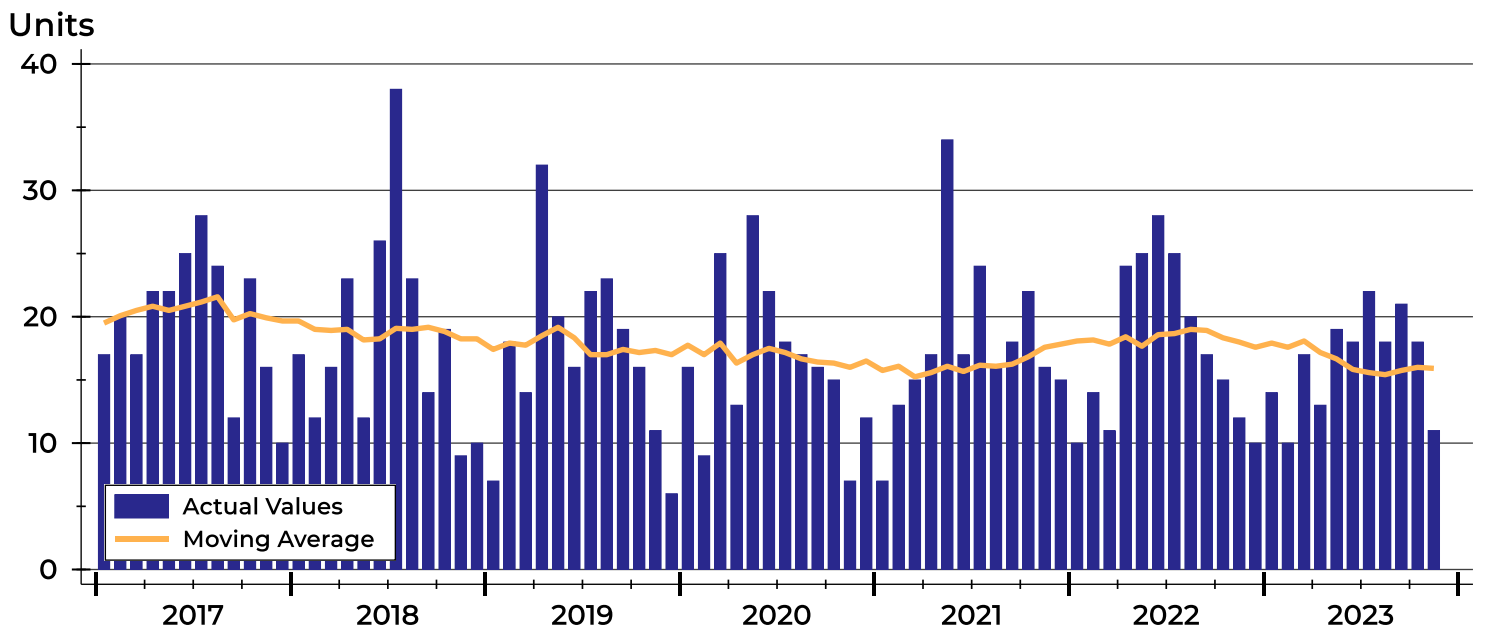
Osage County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	11	12	-8.3%
	Volume (1,000s)	2,536	2,056	23.3%
	Average List Price	230,500	171,354	34.5%
	Median List Price	250,000	174,950	42.9%
Year-to-Date	New Listings	181	201	-10.0%
	Volume (1,000s)	36,963	46,983	-21.3%
	Average List Price	204,217	233,746	-12.6%
	Median List Price	165,000	150,000	10.0%

A total of 11 new listings were added in Osage County during November, down 8.3% from the same month in 2022. Year-to-date Osage County has seen 181 new listings.

The median list price of these homes was \$250,000 up from \$174,950 in 2022.

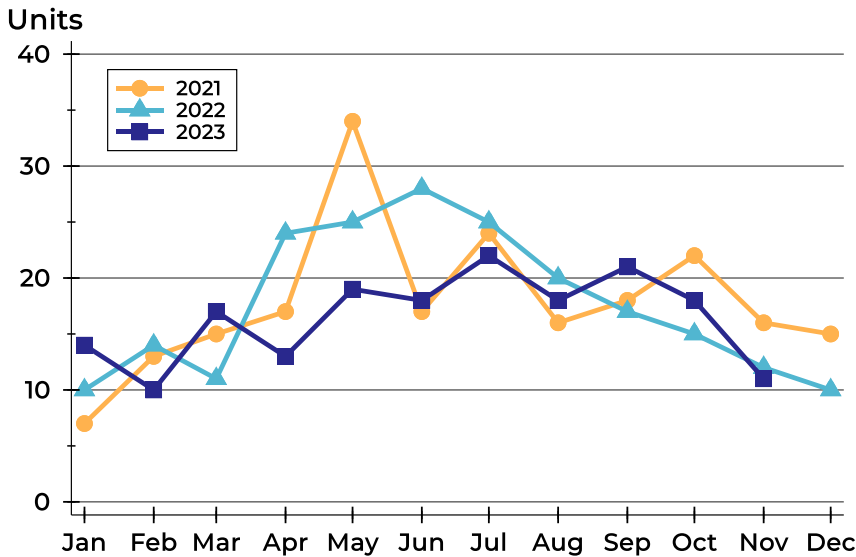
History of New Listings





Osage County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	7	10	14
February	13	14	10
March	15	11	17
April	17	24	13
May	34	25	19
June	17	28	18
July	24	25	22
August	16	20	18
September	18	17	21
October	22	15	18
November	16	12	11
December	15	10	

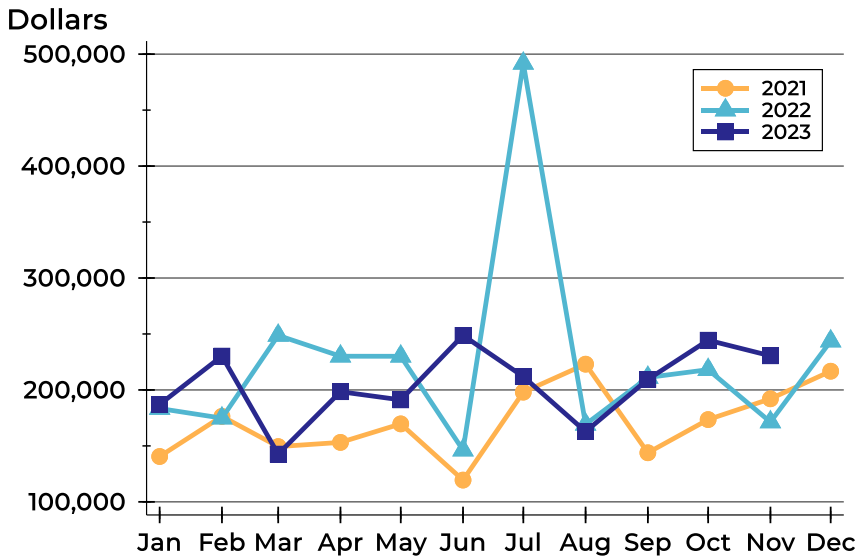
New Listings by Price Range

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	1	9.1%	66,500	66,500	13	13	100.0%	100.0%
\$100,000-\$124,999	2	18.2%	116,500	116,500	10	10	97.3%	97.3%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	9.1%	195,000	195,000	19	19	86.7%	86.7%
\$200,000-\$249,999	1	9.1%	212,000	212,000	18	18	100.0%	100.0%
\$250,000-\$299,999	4	36.4%	270,125	270,250	13	12	100.0%	100.0%
\$300,000-\$399,999	2	18.2%	374,250	374,250	24	24	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



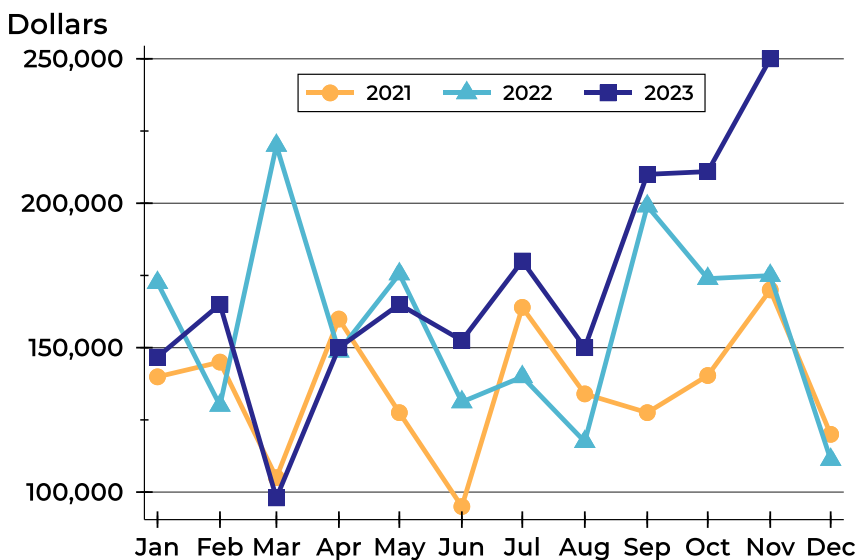
Osage County New Listings Analysis

Average Price



Month	2021	2022	2023
January	140,550	183,420	187,064
February	176,408	174,814	230,240
March	149,393	248,700	142,694
April	153,141	230,113	198,423
May	169,679	230,080	191,124
June	119,471	146,211	248,789
July	198,033	491,756	211,936
August	223,025	169,275	162,808
September	143,872	211,147	209,443
October	173,518	218,120	244,451
November	192,084	171,354	230,500
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	150,000
May	127,500	175,500	165,000
June	95,000	131,200	152,500
July	163,950	139,900	180,000
August	134,000	117,450	150,000
September	127,500	199,005	210,000
October	140,361	173,900	210,961
November	170,000	174,950	250,000
December	120,000	111,250	



Osage County Contracts Written Analysis

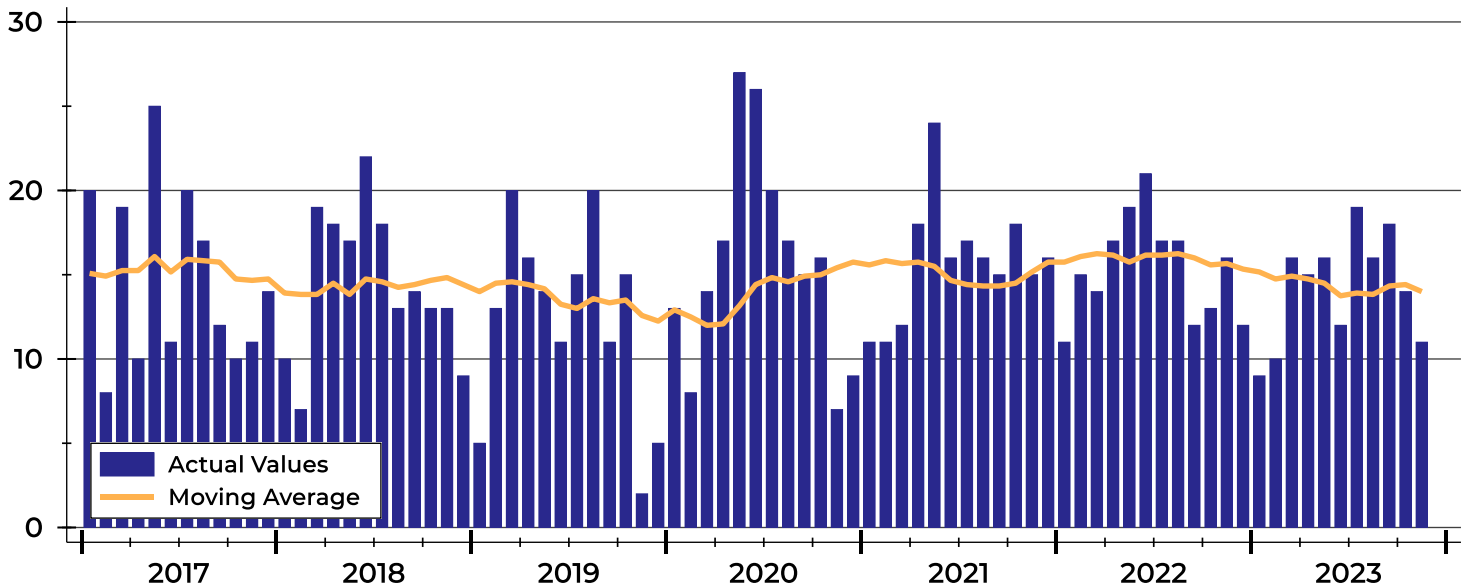
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		11	16	-31.3%	156	172	-9.3%
Volume (1,000s)		1,975	2,675	-26.2%	28,555	28,477	0.3%
Average	Sale Price	179,568	167,184	7.4%	183,044	165,565	10.6%
	Days on Market	25	29	-13.8%	25	31	-19.4%
	Percent of Original	93.2%	95.1%	-2.0%	96.2%	95.4%	0.8%
Median	Sale Price	123,000	157,500	-21.9%	151,750	139,950	8.4%
	Days on Market	17	26	-34.6%	8	12	-33.3%
	Percent of Original	97.1%	95.6%	1.6%	100.0%	99.0%	1.0%

A total of 11 contracts for sale were written in Osage County during the month of November, down from 16 in 2022. The median list price of these homes was \$123,000, down from \$157,500 the prior year.

Half of the homes that went under contract in November were on the market less than 17 days, compared to 26 days in November 2022.

History of Contracts Written

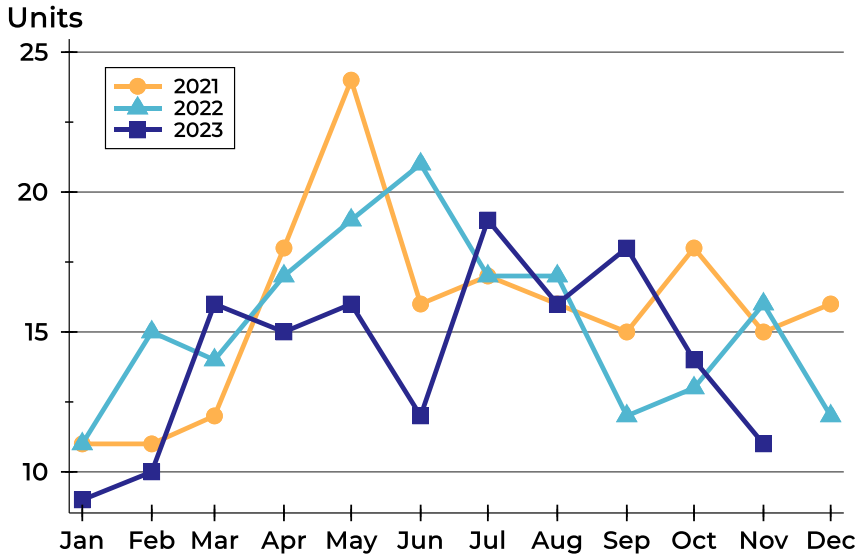
Units





Osage County Contracts Written Analysis

Contracts Written by Month



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

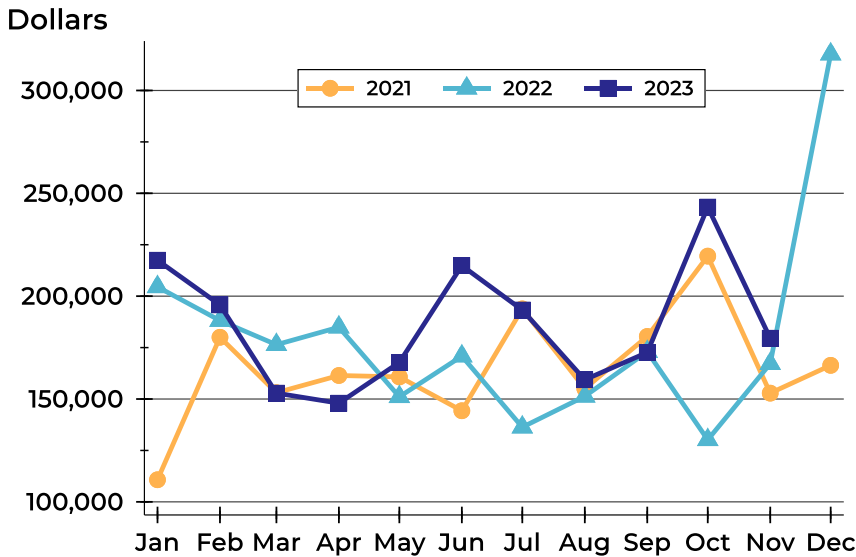
Contracts Written by Price Range

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	3	27.3%	62,333	66,500	20	17	87.9%	97.1%
\$100,000-\$124,999	3	27.3%	115,167	112,500	36	17	92.5%	94.6%
\$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	18.2%	222,375	222,375	16	16	94.6%	94.6%
\$250,000-\$299,999	1	9.1%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	2	18.2%	374,000	374,000	34	34	97.3%	97.3%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



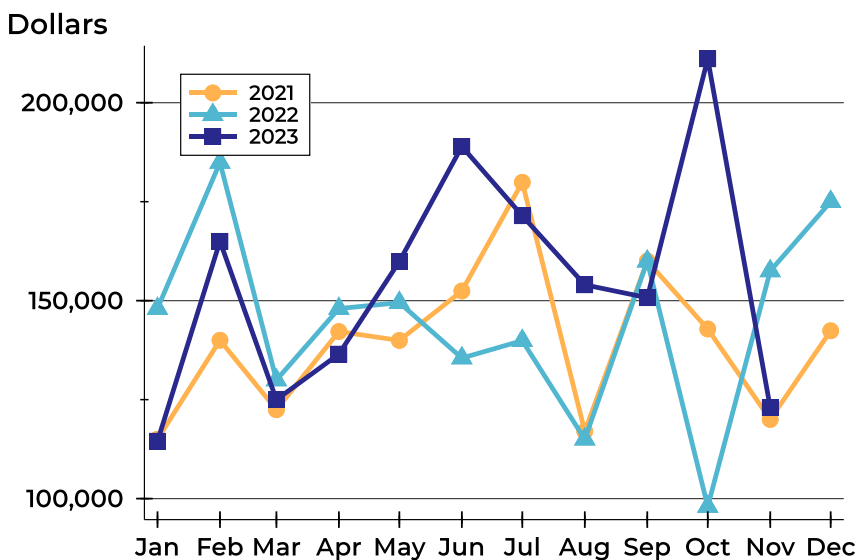
Osage County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	110,759	204,523	217,489
February	180,027	188,153	195,750
March	153,075	176,407	152,863
April	161,450	184,918	147,980
May	160,767	151,085	167,806
June	144,300	170,855	214,854
July	193,829	136,309	193,269
August	155,069	151,324	159,364
September	180,420	173,017	172,650
October	219,476	130,177	243,319
November	152,853	167,184	179,568
December	166,381	317,658	

Median Price

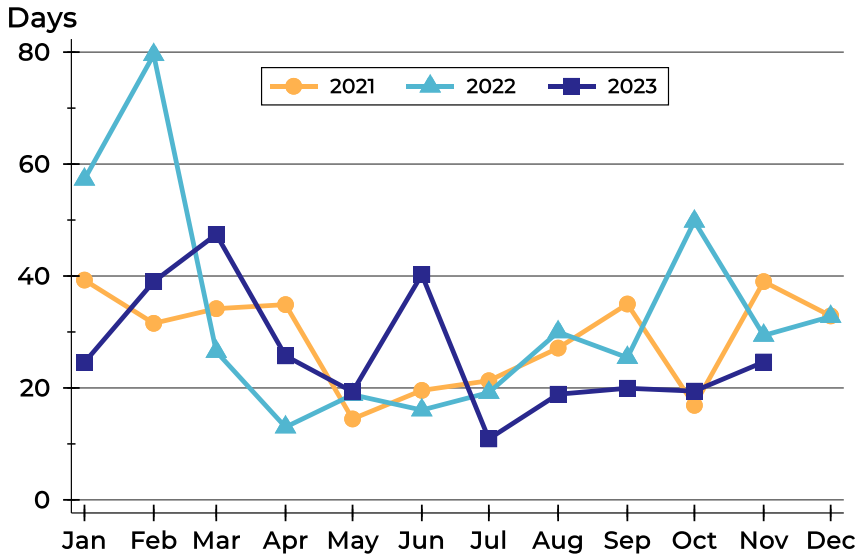


Month	2021	2022	2023
January	115,000	148,000	114,500
February	140,000	184,900	165,000
March	122,450	129,950	125,000
April	142,200	148,000	136,500
May	139,950	149,500	159,900
June	152,450	135,500	188,950
July	179,900	139,900	171,454
August	117,000	115,000	154,000
September	160,000	159,950	150,750
October	142,848	98,000	211,086
November	120,000	157,500	123,000
December	142,400	175,000	



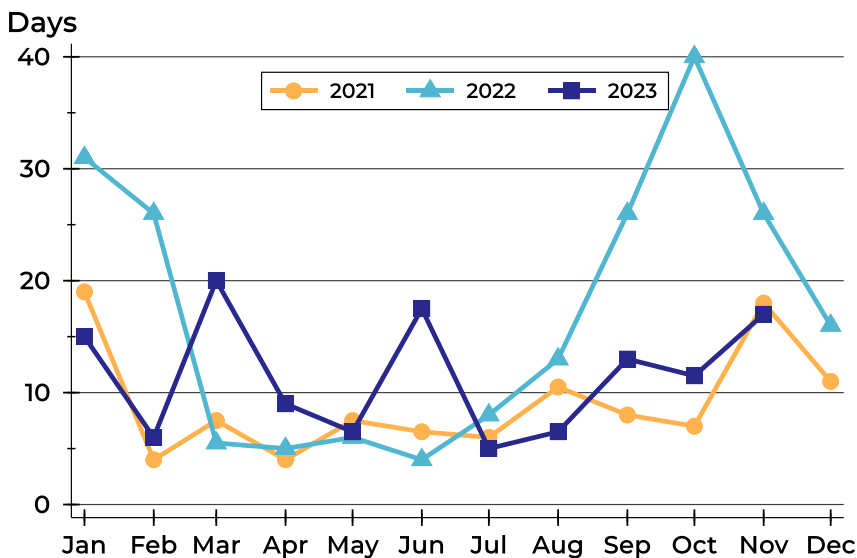
Osage County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	39	57	25
February	32	80	39
March	34	27	47
April	35	13	26
May	14	19	19
June	20	16	40
July	21	19	11
August	27	30	19
September	35	25	20
October	17	50	19
November	39	29	25
December	33	33	

Median DOM



Month	2021	2022	2023
January	19	31	15
February	4	26	6
March	8	6	20
April	4	5	9
May	8	6	7
June	7	4	18
July	6	8	5
August	11	13	7
September	8	26	13
October	7	40	12
November	18	26	17
December	11	16	



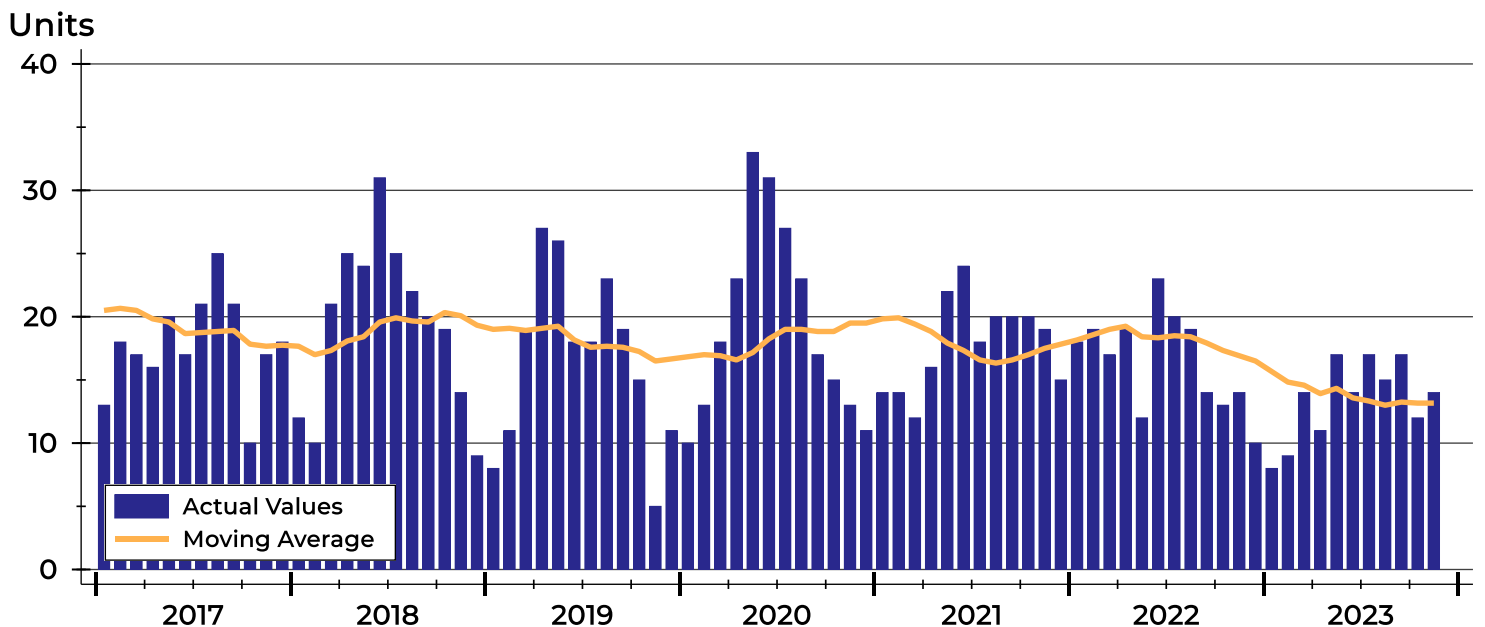
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		14	14	0.0%
Volume (1,000s)		2,783	2,389	16.5%
Average	List Price	198,816	170,661	16.5%
	Days on Market	18	31	-41.9%
	Percent of Original	99.1%	97.3%	1.8%
Median	List Price	209,875	171,950	22.1%
	Days on Market	17	26	-34.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in Osage County had contracts pending at the end of November, the same number of contracts pending at the end of November 2022.

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

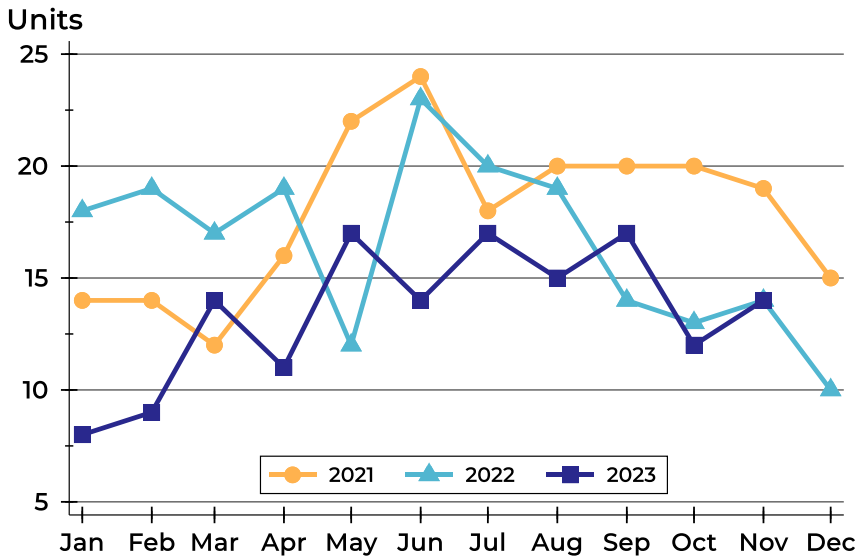
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



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

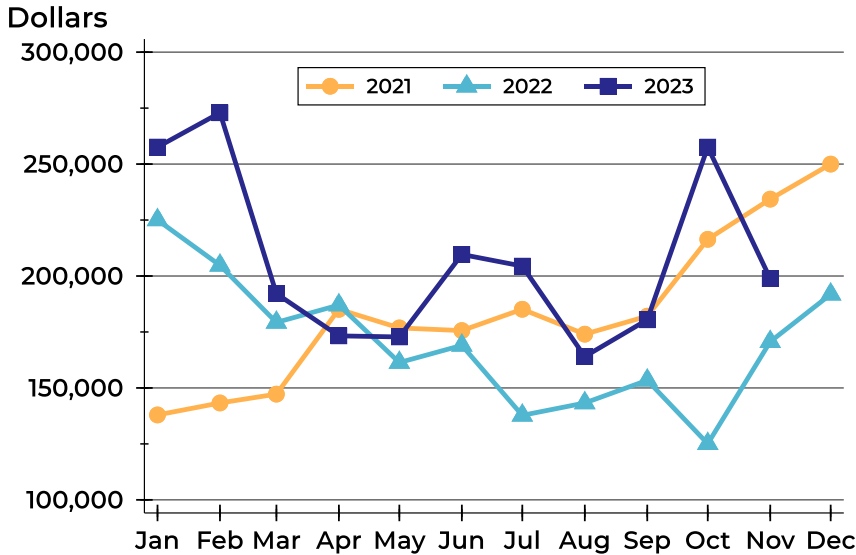
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	21.4%	62,333	66,500	20	17	99.0%	100.0%
\$100,000-\$124,999	2	14.3%	116,500	116,500	10	10	97.3%	97.3%
\$125,000-\$149,999	1	7.1%	145,000	145,000	12	12	103.6%	103.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	28.6%	216,730	211,086	22	22	97.3%	100.0%
\$250,000-\$299,999	1	7.1%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	3	21.4%	367,167	353,500	23	19	101.1%	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



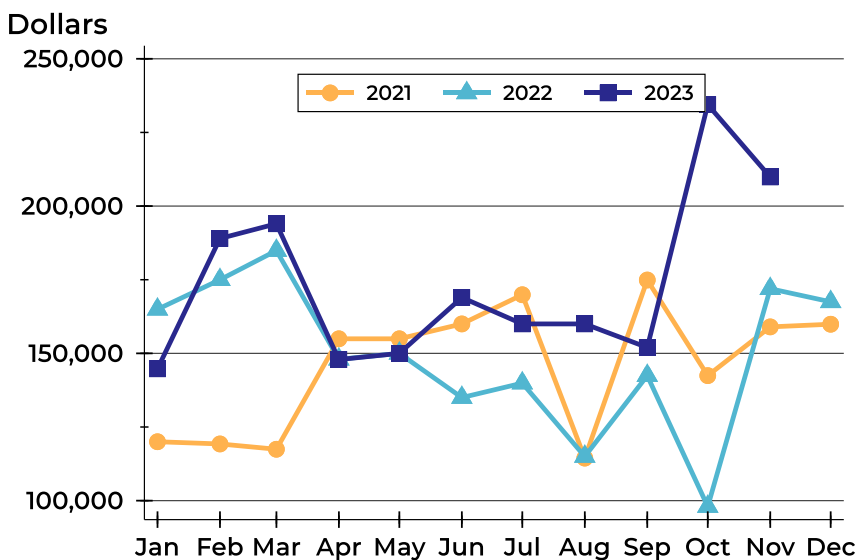
Osage County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	137,946	225,058	257,600
February	143,296	204,761	272,922
March	147,238	179,271	192,136
April	185,131	187,026	173,264
May	176,814	161,350	172,788
June	175,629	169,024	209,643
July	185,150	137,757	204,430
August	174,025	143,279	164,022
September	182,055	153,414	180,447
October	216,394	125,092	257,581
November	234,342	170,661	198,816
December	249,993	191,845	-

Median Price

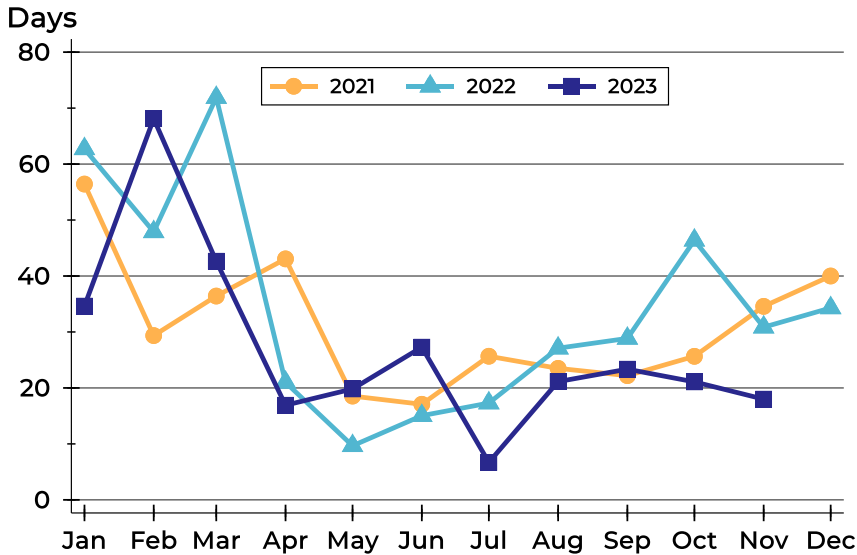


Month	2021	2022	2023
January	120,000	164,950	144,750
February	119,250	175,000	189,000
March	117,450	184,900	194,003
April	154,950	148,000	147,900
May	154,950	150,000	150,000
June	160,000	135,000	168,950
July	169,900	139,900	160,000
August	114,450	115,000	160,000
September	174,900	142,450	152,000
October	142,450	98,000	234,450
November	159,000	171,950	209,875
December	159,900	167,500	-



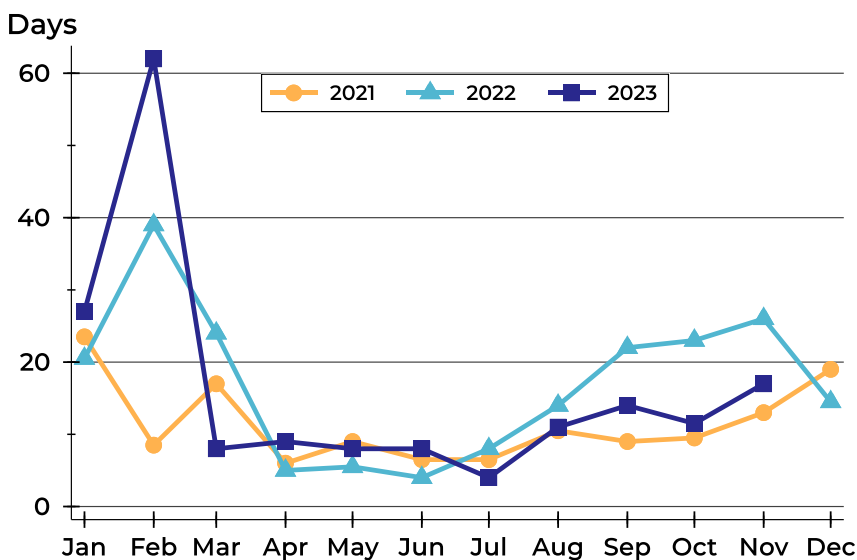
Osage County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	56	63	35
February	29	48	68
March	36	72	43
April	43	21	17
May	19	10	20
June	17	15	27
July	26	17	7
August	24	27	21
September	22	29	23
October	26	46	21
November	35	31	18
December	40	34	

Median DOM



Month	2021	2022	2023
January	24	21	27
February	9	39	62
March	17	24	8
April	6	5	9
May	9	6	8
June	7	4	8
July	7	8	4
August	11	14	11
September	9	22	14
October	10	23	12
November	13	26	17
December	19	15	



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Rose in November

Total home sales in other counties in the Sunflower MLS rose by 80.0% last month to 18 units, compared to 10 units in November 2022. Total sales volume was \$4.2 million, up 45.5% from a year earlier.

The median sale price in November was \$173,750, down from \$185,000 a year earlier. Homes that sold in November were typically on the market for 13 days and sold for 98.1% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of November

The total number of active listings in other counties in the Sunflower MLS at the end of November was 39 units, up from 31 at the same point in 2022. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$250,000.

During November, a total of 8 contracts were written down from 9 in November 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

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



Other Sunflower MLS Counties Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		18	10	22	172	159	183
Change from prior year		80.0%	-54.5%	46.7%	8.2%	-13.1%	5.2%
Active Listings		39	31	25	N/A	N/A	N/A
Change from prior year		25.8%	24.0%	-24.2%			
Months' Supply		2.6	2.1	1.5	N/A	N/A	N/A
Change from prior year		23.8%	40.0%	-28.6%			
New Listings		10	15	13	200	193	191
Change from prior year		-33.3%	15.4%	0.0%	3.6%	1.0%	-7.3%
Contracts Written		8	9	11	167	161	179
Change from prior year		-11.1%	-18.2%	-50.0%	3.7%	-10.1%	-4.3%
Pending Contracts		8	10	11	N/A	N/A	N/A
Change from prior year		-20.0%	-9.1%	-21.4%			
Sales Volume (1,000s)		4,206	2,890	4,121	39,219	35,480	40,277
Change from prior year		45.5%	-29.9%	106.7%	10.5%	-11.9%	33.3%
Average	Sale Price	233,689	289,037	187,314	228,015	223,142	220,091
	Change from prior year	-19.1%	54.3%	40.9%	2.2%	1.4%	26.7%
	List Price of Actives	326,275	199,360	291,684	N/A	N/A	N/A
	Change from prior year	63.7%	-31.7%	-14.3%			
	Days on Market	47	34	25	31	26	44
Change from prior year	38.2%	36.0%	-21.9%	19.2%	-40.9%	-31.3%	
Percent of List	93.4%	94.6%	97.0%	96.1%	97.8%	98.4%	
Change from prior year	-1.3%	-2.5%	7.9%	-1.7%	-0.6%	1.7%	
Percent of Original	87.9%	90.1%	95.7%	95.0%	96.2%	96.7%	
Change from prior year	-2.4%	-5.9%	7.2%	-1.2%	-0.5%	2.1%	
Median	Sale Price	173,750	185,000	165,500	172,000	185,000	185,500
	Change from prior year	-6.1%	11.8%	20.4%	-7.0%	-0.3%	27.1%
	List Price of Actives	250,000	149,900	249,900	N/A	N/A	N/A
	Change from prior year	66.8%	-40.0%	25.6%			
	Days on Market	13	33	14	8	10	12
Change from prior year	-60.6%	135.7%	16.7%	-20.0%	-16.7%	-50.0%	
Percent of List	98.1%	96.6%	100.0%	98.8%	100.0%	100.0%	
Change from prior year	1.6%	-3.4%	2.9%	-1.2%	0.0%	1.9%	
Percent of Original	96.0%	92.4%	98.8%	97.6%	99.1%	99.7%	
Change from prior year	3.9%	-6.5%	1.6%	-1.5%	-0.6%	3.4%	

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



Other Sunflower MLS Counties Closed Listings Analysis

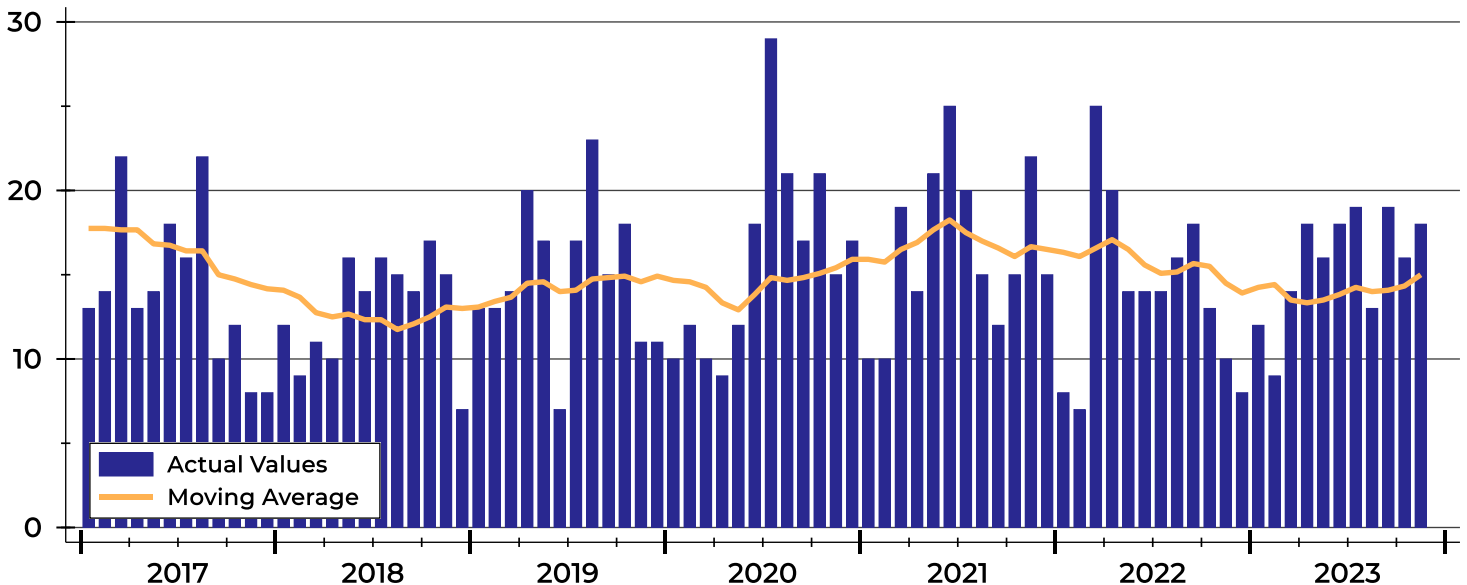
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		18	10	80.0%	172	159	8.2%
Volume (1,000s)		4,206	2,890	45.5%	39,219	35,480	10.5%
Months' Supply		2.6	2.1	23.8%	N/A	N/A	N/A
Average	Sale Price	233,689	289,037	-19.1%	228,015	223,142	2.2%
	Days on Market	47	34	38.2%	31	26	19.2%
	Percent of List	93.4%	94.6%	-1.3%	96.1%	97.8%	-1.7%
	Percent of Original	87.9%	90.1%	-2.4%	95.0%	96.2%	-1.2%
Median	Sale Price	173,750	185,000	-6.1%	172,000	185,000	-7.0%
	Days on Market	13	33	-60.6%	8	10	-20.0%
	Percent of List	98.1%	96.6%	1.6%	98.8%	100.0%	-1.2%
	Percent of Original	96.0%	92.4%	3.9%	97.6%	99.1%	-1.5%

A total of 18 homes sold in other counties in the Sunflower MLS in November, up from 10 units in November 2022. Total sales volume rose to \$4.2 million compared to \$2.9 million in the previous year.

The median sales price in November was \$173,750, down 6.1% compared to the prior year. Median days on market was 13 days, up from 11 days in October, but down from 33 in November 2022.

History of Closed Listings

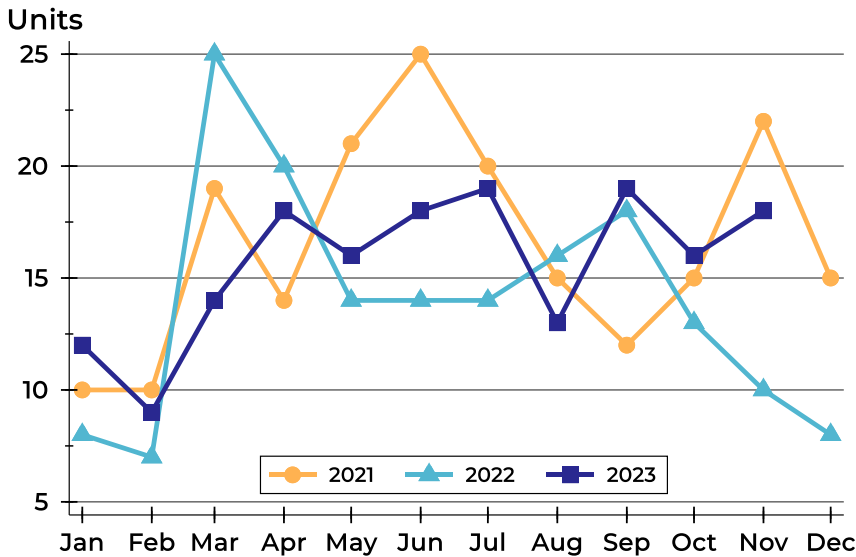
Units





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



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

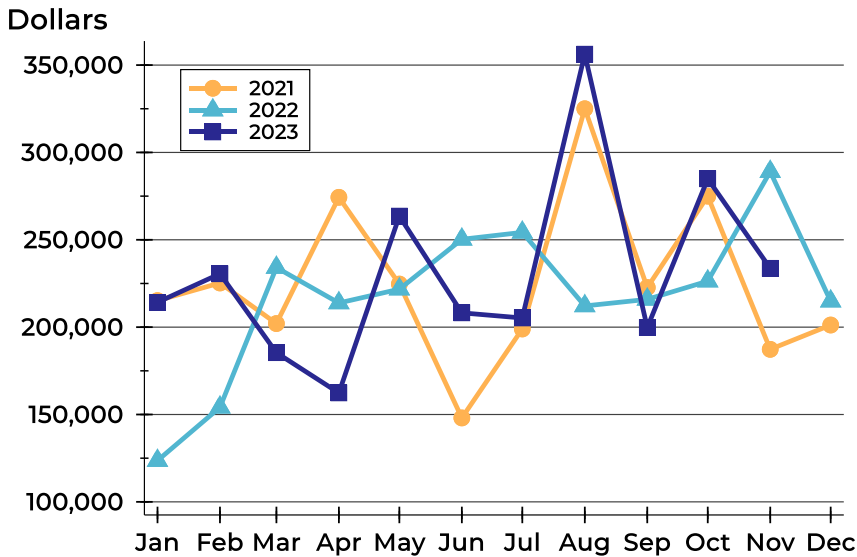
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	16.7%	1.7	33,000	32,000	70	29	75.7%	71.3%	64.4%	58.3%
\$50,000-\$99,999	1	5.6%	1.8	50,000	50,000	250	250	111.1%	111.1%	76.9%	76.9%
\$100,000-\$124,999	1	5.6%	1.7	120,000	120,000	27	27	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	2	11.1%	4.5	139,500	139,500	30	30	87.2%	87.2%	83.4%	83.4%
\$150,000-\$174,999	2	11.1%	0.5	161,250	161,250	6	6	98.5%	98.5%	98.5%	98.5%
\$175,000-\$199,999	3	16.7%	3.4	190,000	189,000	62	25	92.6%	97.4%	86.1%	85.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	11.1%	1.5	267,500	267,500	3	3	97.3%	97.3%	97.3%	97.3%
\$300,000-\$399,999	1	5.6%	7.1	380,000	380,000	0	0	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	3	16.7%	4.3	616,967	631,000	33	0	100.0%	100.0%	98.5%	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



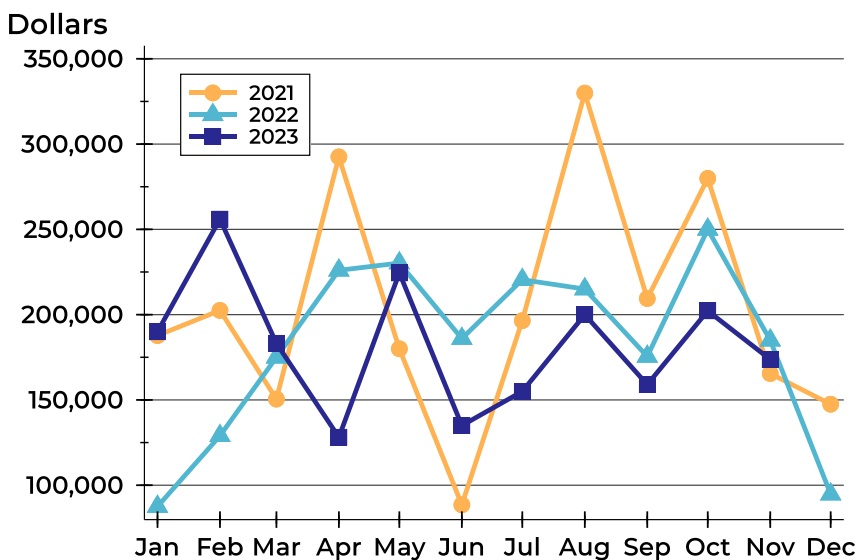
Other Sunflower MLS Counties Closed Listings Analysis

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	208,183
July	198,975	254,254	205,261
August	325,020	212,156	356,262
September	222,692	215,906	199,734
October	274,987	226,338	284,888
November	187,314	289,037	233,689
December	201,220	214,863	

Median Price

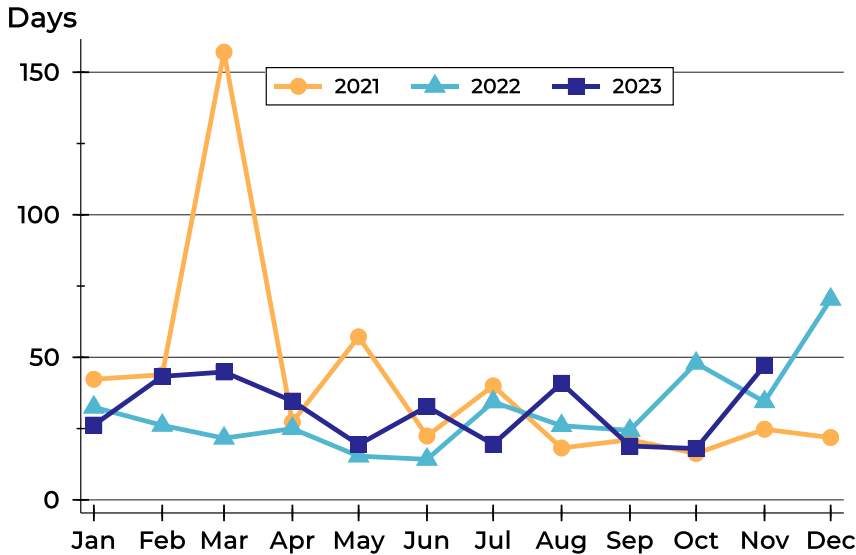


Month	2021	2022	2023
January	187,750	87,500	190,000
February	202,500	129,000	256,000
March	150,500	175,000	183,200
April	292,500	226,000	128,125
May	180,000	230,250	224,500
June	88,500	186,000	135,000
July	196,500	220,500	155,000
August	329,900	215,000	200,000
September	209,450	175,500	159,000
October	279,900	250,000	202,250
November	165,500	185,000	173,750
December	147,500	94,750	



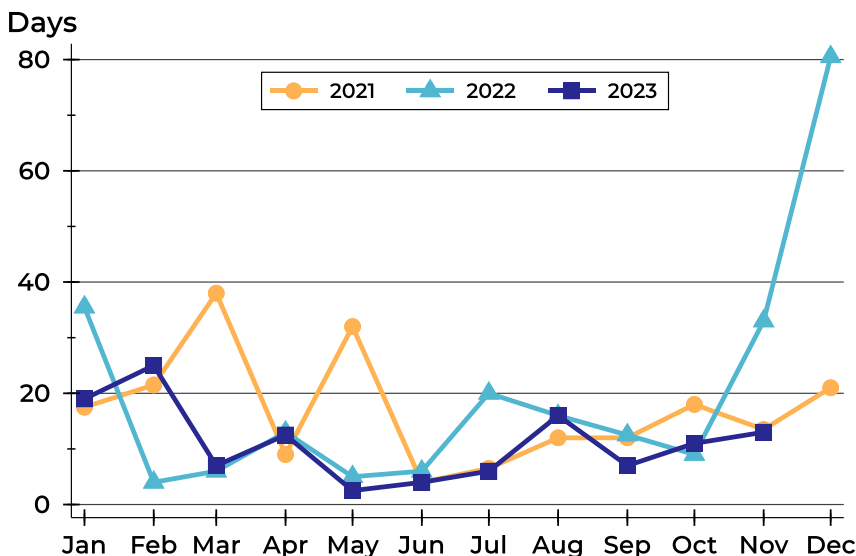
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	42	33	26
February	44	26	43
March	157	22	45
April	27	25	35
May	57	15	19
June	22	14	33
July	40	34	20
August	18	26	41
September	21	24	19
October	16	48	18
November	25	34	47
December	22	70	

Median DOM



Month	2021	2022	2023
January	18	36	19
February	22	4	25
March	38	6	7
April	9	13	13
May	32	5	3
June	4	6	4
July	7	20	6
August	12	16	16
September	12	13	7
October	18	9	11
November	14	33	13
December	21	81	



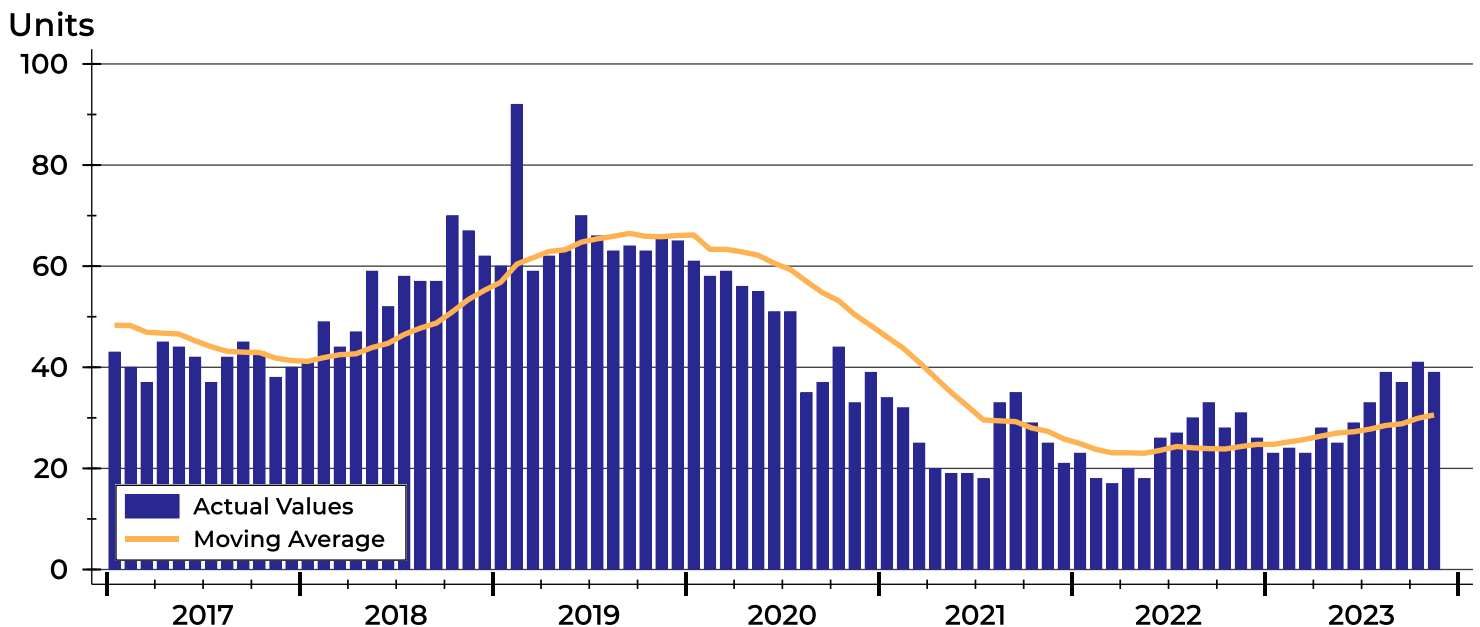
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		39	31	25.8%
Volume (1,000s)		12,725	6,180	105.9%
Months' Supply		2.6	2.1	23.8%
Average	List Price	326,275	199,360	63.7%
	Days on Market	111	74	50.0%
	Percent of Original	95.4%	95.7%	-0.3%
Median	List Price	250,000	149,900	66.8%
	Days on Market	56	52	7.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 homes were available for sale in other counties in the Sunflower MLS at the end of November. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of November was \$250,000, up 66.8% from 2022. The typical time on market for active listings was 56 days, up from 52 days a year earlier.

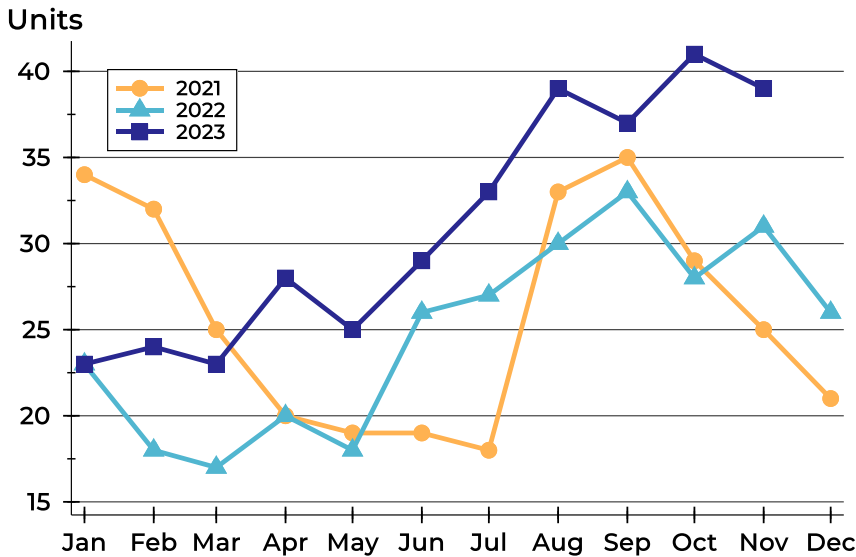
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	34	23	23
February	32	18	24
March	25	17	23
April	20	20	28
May	19	18	25
June	19	26	29
July	18	27	33
August	33	30	39
September	35	33	37
October	29	28	41
November	25	31	39
December	21	26	

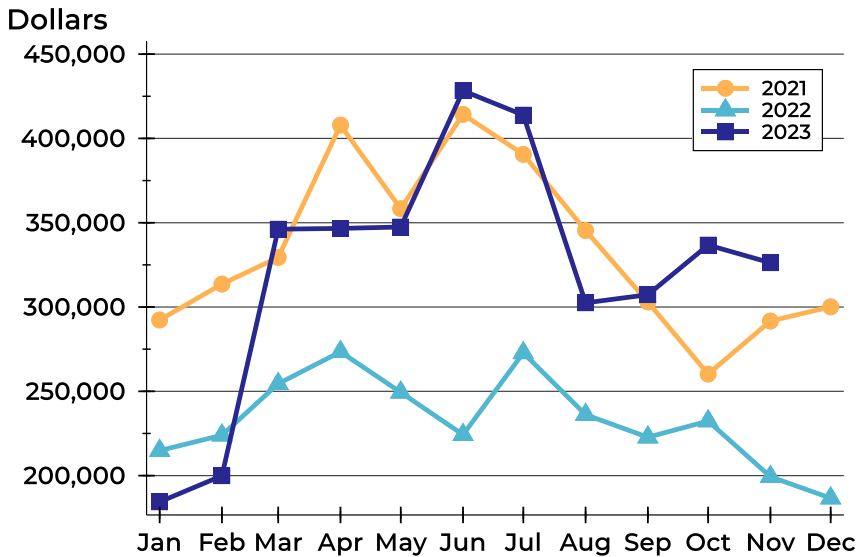
Active Listings by Price Range

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	2	5.1%	1.7	32,498	32,498	127	127	100.0%	100.0%
\$50,000-\$99,999	5	12.8%	1.8	70,260	69,900	74	62	96.3%	100.0%
\$100,000-\$124,999	2	5.1%	1.7	115,000	115,000	72	72	87.7%	87.7%
\$125,000-\$149,999	3	7.7%	4.5	137,933	139,900	302	112	90.9%	88.3%
\$150,000-\$174,999	1	2.6%	0.5	150,000	150,000	269	269	75.0%	75.0%
\$175,000-\$199,999	2	5.1%	3.4	177,750	177,750	115	115	80.6%	80.6%
\$200,000-\$249,999	3	7.7%	N/A	244,967	245,000	129	22	94.0%	96.2%
\$250,000-\$299,999	2	5.1%	1.5	250,000	250,000	165	165	100.0%	100.0%
\$300,000-\$399,999	10	25.6%	7.1	365,850	364,950	48	51	100.0%	100.0%
\$400,000-\$499,999	2	5.1%	N/A	425,415	425,415	67	67	98.4%	98.4%
\$500,000-\$749,999	5	12.8%	4.3	557,980	550,000	85	79	95.0%	96.0%
\$750,000-\$999,999	1	2.6%	N/A	925,000	925,000	158	158	100.0%	100.0%
\$1,000,000 and up	1	2.6%	N/A	1,700,000	1,700,000	244	244	100.0%	100.0%



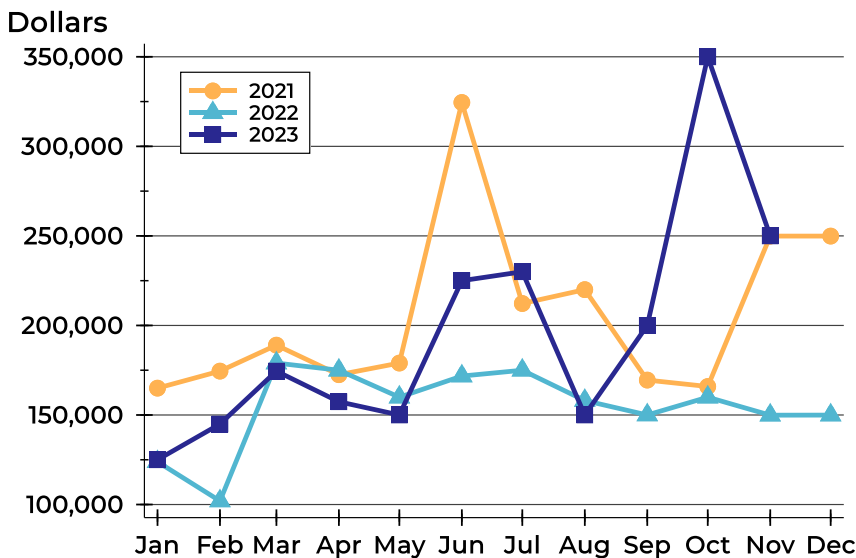
Other Sunflower MLS Counties Active Listings Analysis

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	428,307
July	390,579	272,802	413,864
August	345,389	236,167	302,486
September	303,016	222,776	307,308
October	260,232	232,386	336,764
November	291,684	199,360	326,275
December	300,114	186,629	

Median Price

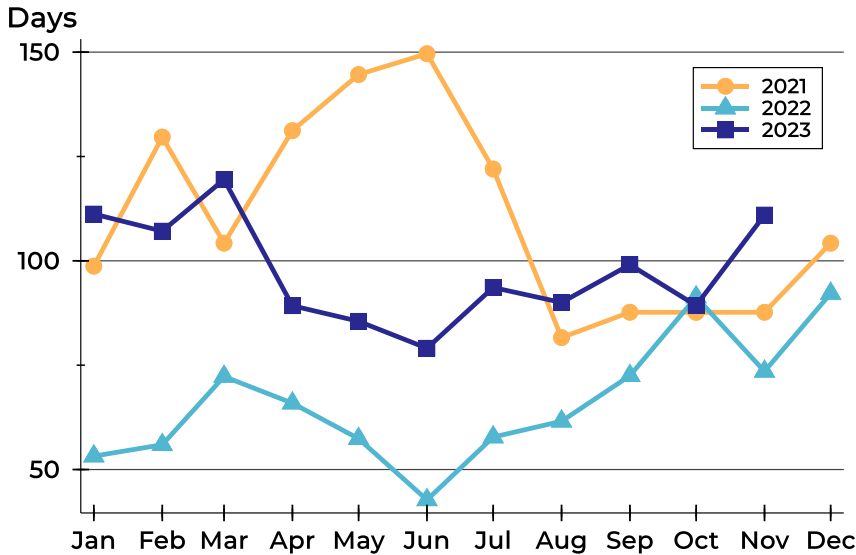


Month	2021	2022	2023
January	165,000	123,900	125,000
February	174,500	102,000	144,950
March	189,000	179,000	174,500
April	172,500	175,000	157,400
May	179,000	159,950	150,000
June	324,500	171,750	225,000
July	212,248	175,000	230,000
August	220,000	158,078	150,000
September	169,500	150,000	200,000
October	165,900	159,950	350,000
November	249,900	149,900	250,000
December	249,900	149,950	



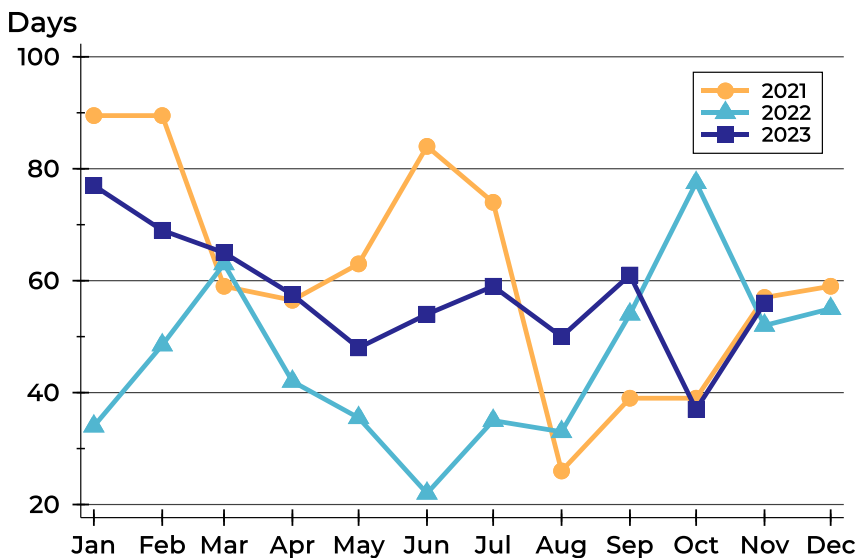
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



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

Median DOM

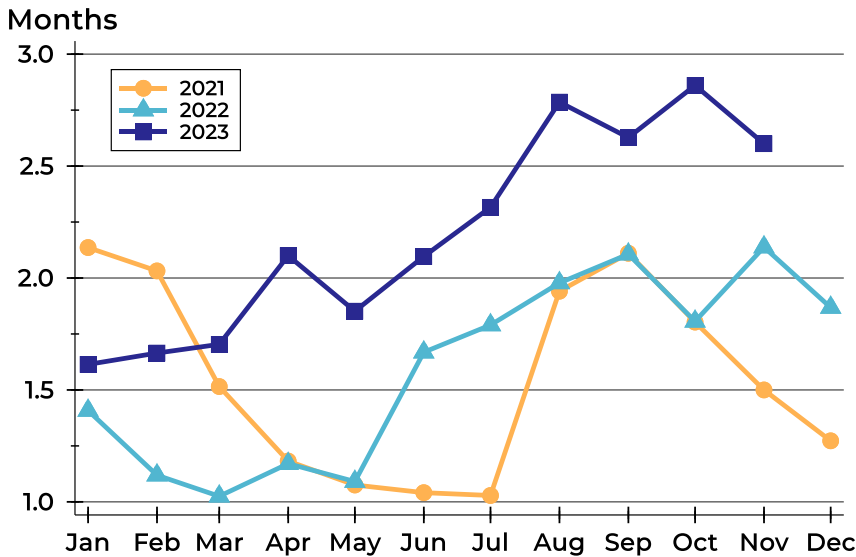


Month	2021	2022	2023
January	90	34	77
February	90	49	69
March	59	63	65
April	57	42	58
May	63	36	48
June	84	22	54
July	74	35	59
August	26	33	50
September	39	54	61
October	39	78	37
November	57	52	56
December	59	55	



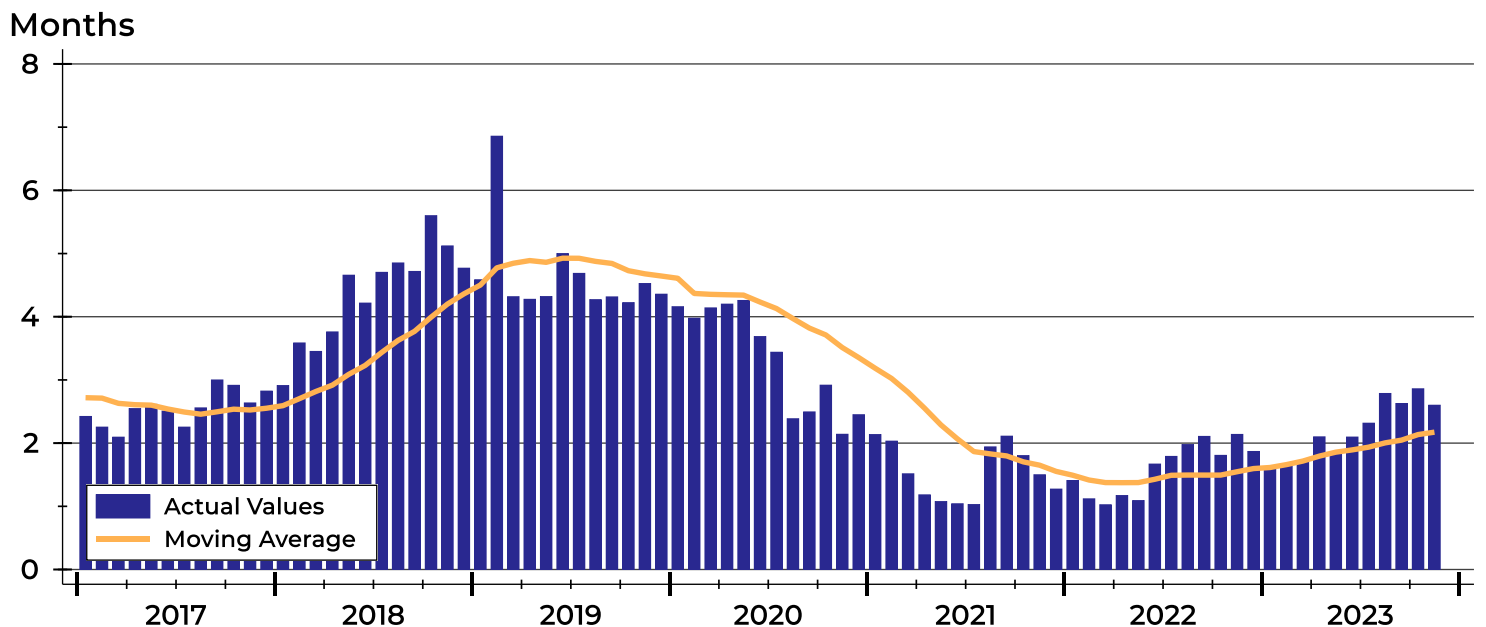
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.1	1.4	1.6
February	2.0	1.1	1.7
March	1.5	1.0	1.7
April	1.2	1.2	2.1
May	1.1	1.1	1.9
June	1.0	1.7	2.1
July	1.0	1.8	2.3
August	1.9	2.0	2.8
September	2.1	2.1	2.6
October	1.8	1.8	2.9
November	1.5	2.1	2.6
December	1.3	1.9	

History of Month's Supply





Other Sunflower MLS Counties New Listings Analysis

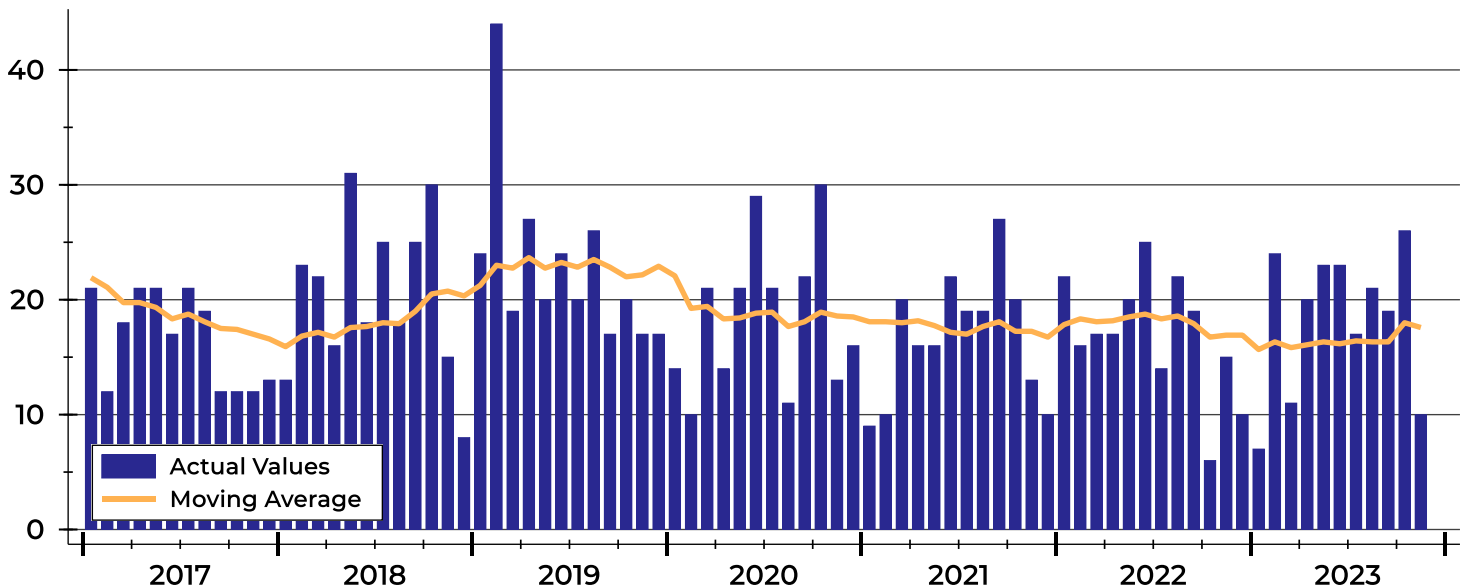
Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	10	15	-33.3%
	Volume (1,000s)	2,272	2,190	3.7%
	Average List Price	227,160	146,017	55.6%
	Median List Price	230,000	110,000	109.1%
Year-to-Date	New Listings	200	193	3.6%
	Volume (1,000s)	55,791	45,142	23.6%
	Average List Price	278,953	233,898	19.3%
	Median List Price	198,500	180,000	10.3%

A total of 10 new listings were added in other counties in the Sunflower MLS during November, down 33.3% from the same month in 2022. Year-to-date other counties in the Sunflower MLS has seen 201 new listings.

The median list price of these homes was \$230,000 up from \$110,000 in 2022.

History of New Listings

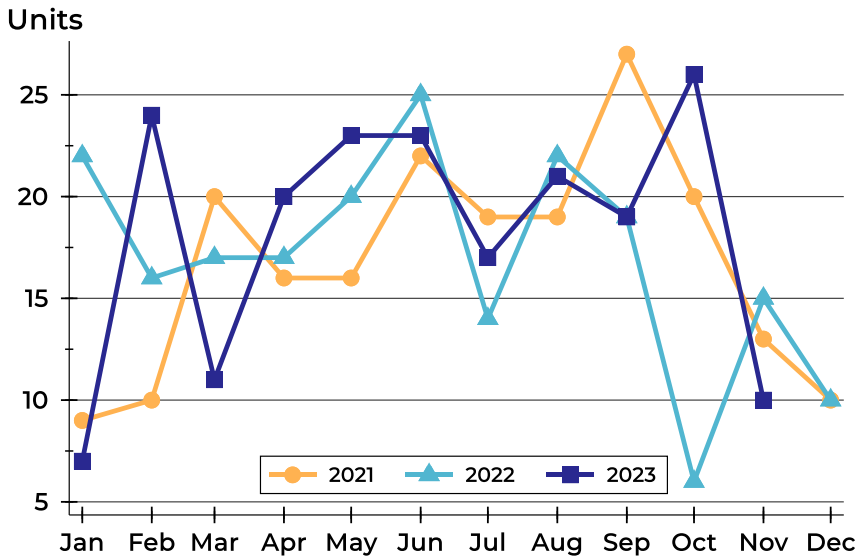
Units





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	9	22	7
February	10	16	24
March	20	17	11
April	16	17	20
May	16	20	23
June	22	25	23
July	19	14	16
August	19	22	21
September	27	19	19
October	20	6	26
November	13	15	10
December	10	10	

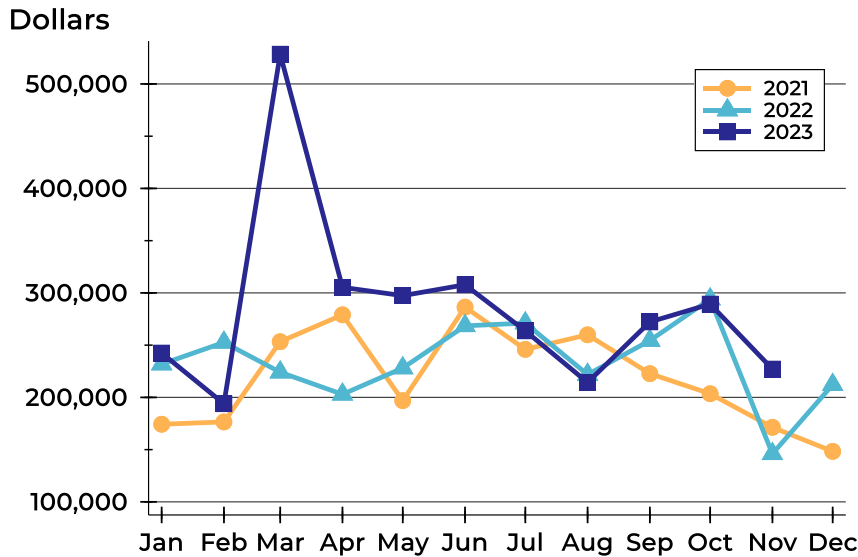
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	52,500	52,500	10	10	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	20.0%	139,450	139,450	15	15	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	10.0%	175,500	175,500	21	21	94.6%	94.6%
\$200,000-\$249,999	3	30.0%	236,633	245,000	14	7	98.7%	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	3	30.0%	351,600	349,900	4	3	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



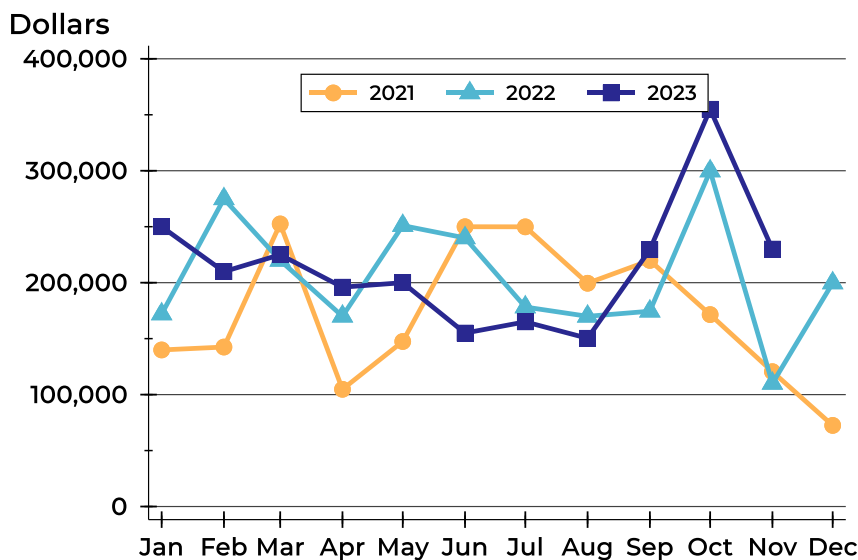
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2021	2022	2023
January	174,311	231,859	242,479
February	176,530	252,629	193,938
March	253,330	224,124	528,527
April	279,050	202,936	305,345
May	196,888	228,105	297,409
June	286,409	268,488	307,804
July	245,987	271,132	258,288
August	259,900	221,862	214,260
September	222,730	254,405	272,226
October	203,515	294,050	289,317
November	171,369	146,017	227,160
December	148,330	212,190	-

Median Price



Month	2021	2022	2023
January	139,900	172,000	250,000
February	142,500	274,900	209,875
March	252,500	219,900	225,000
April	104,750	170,000	196,000
May	147,450	251,000	200,000
June	250,000	240,000	155,000
July	249,900	178,250	159,500
August	199,500	169,950	150,350
September	219,900	174,500	229,500
October	171,500	299,750	354,925
November	120,500	110,000	230,000
December	72,500	199,700	-



Other Sunflower MLS Counties Contracts Written Analysis

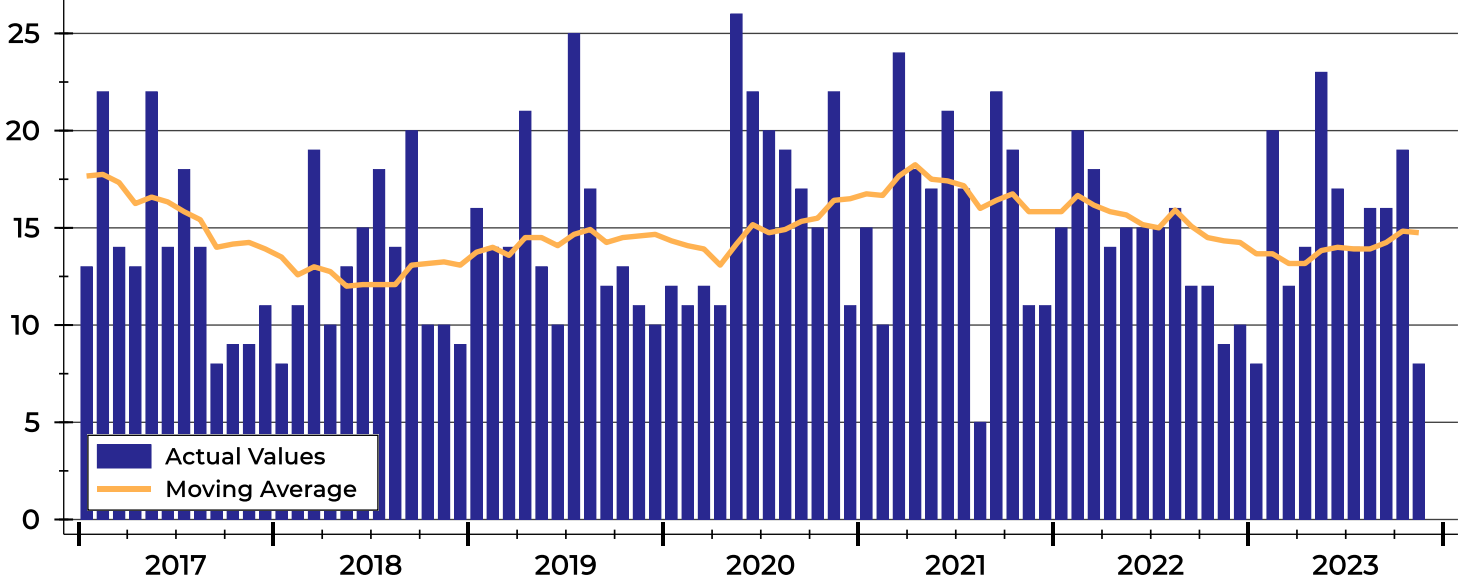
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		8	9	-11.1%	167	161	3.7%
Volume (1,000s)		1,970	1,582	24.5%	39,831	37,535	6.1%
Average	Sale Price	246,281	175,744	40.1%	238,512	233,138	2.3%
	Days on Market	20	68	-70.6%	30	29	3.4%
	Percent of Original	90.1%	88.7%	1.6%	95.0%	96.1%	-1.1%
Median	Sale Price	267,450	110,000	143.1%	175,000	195,000	-10.3%
	Days on Market	10	61	-83.6%	8	11	-27.3%
	Percent of Original	100.0%	90.9%	10.0%	98.1%	98.6%	-0.5%

A total of 8 contracts for sale were written in other counties in the Sunflower MLS during the month of November, down from 9 in 2022. The median list price of these homes was \$267,450, up from \$110,000 the prior year.

Half of the homes that went under contract in November were on the market less than 10 days, compared to 61 days in November 2022.

History of Contracts Written

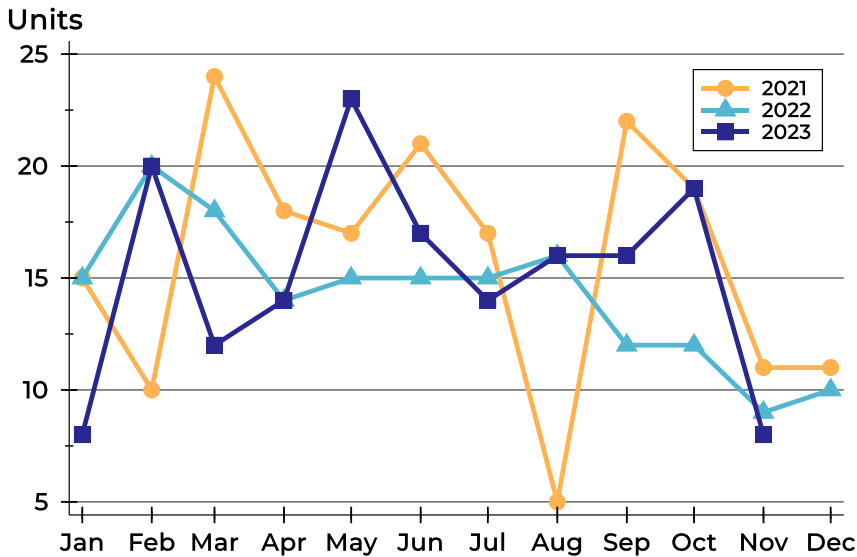
Units





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



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

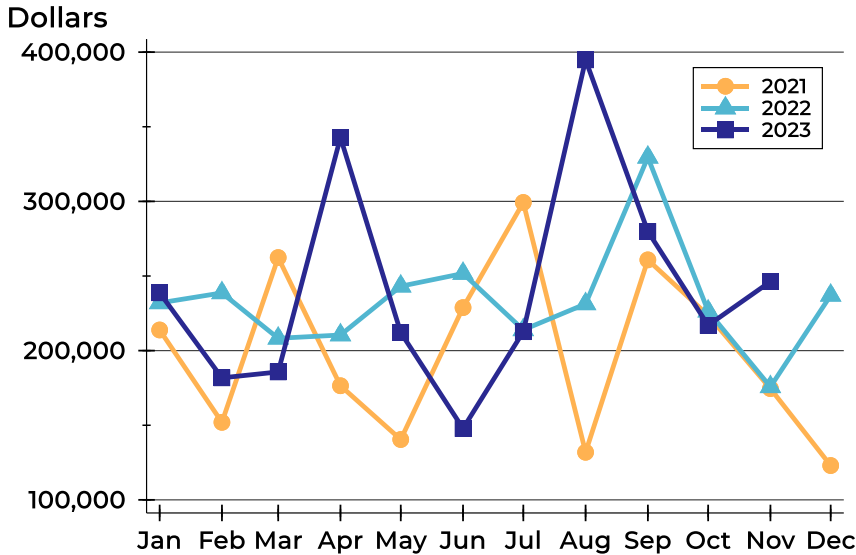
Contracts Written by Price Range

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%	63,550	63,550	29	29	55.9%	55.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	137,000	137,000	13	13	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	155,000	155,000	59	59	78.8%	78.8%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	215,000	215,000	7	7	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	4	50.0%	349,925	347,400	13	5	96.6%	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



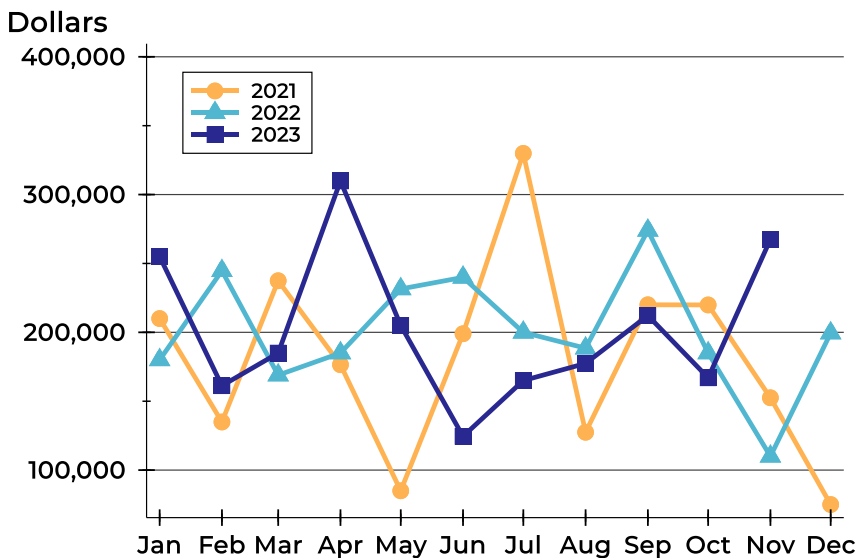
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	213,840	231,987	238,744
February	151,970	238,700	181,775
March	262,350	208,275	185,725
April	176,483	210,464	342,821
May	140,453	243,174	212,117
June	228,843	251,680	147,841
July	299,271	213,920	212,693
August	131,899	231,319	394,841
September	260,823	329,542	279,888
October	223,611	226,425	216,958
November	174,564	175,744	246,281
December	123,018	237,040	

Median Price

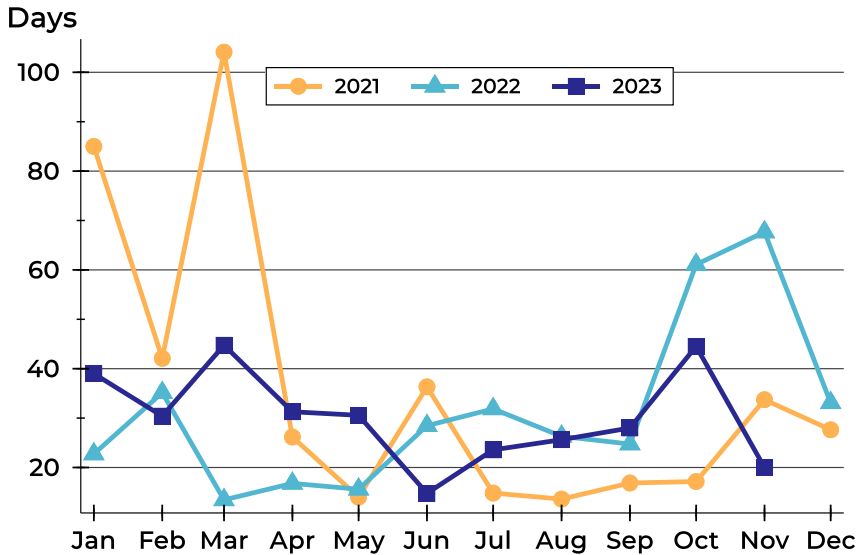


Month	2021	2022	2023
January	210,000	180,000	255,000
February	134,950	244,700	161,250
March	237,450	168,950	184,950
April	176,500	185,000	309,900
May	85,000	231,500	205,000
June	199,000	239,900	124,500
July	329,900	200,000	165,000
August	127,500	188,500	177,450
September	220,000	274,000	212,200
October	219,900	185,000	167,000
November	152,500	110,000	267,450
December	75,000	199,450	



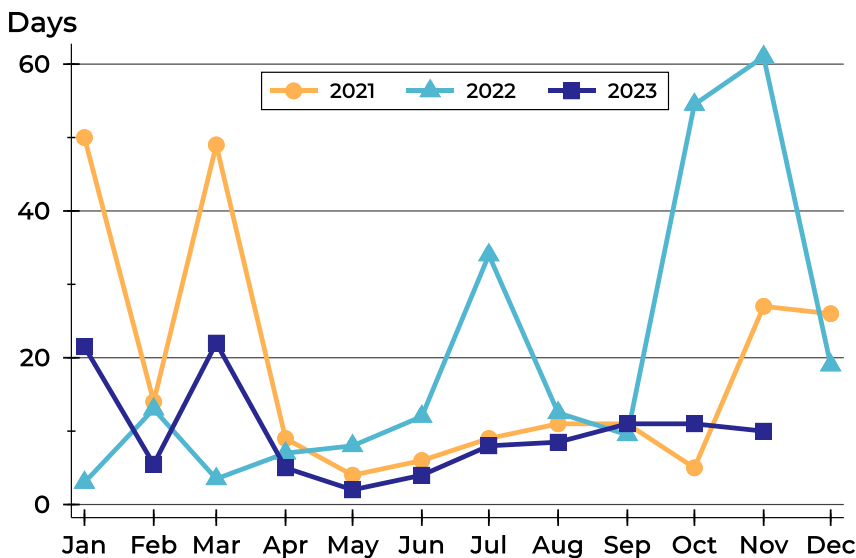
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	85	23	39
February	42	35	30
March	104	13	45
April	26	17	31
May	14	16	31
June	36	28	15
July	15	32	24
August	14	26	26
September	17	25	28
October	17	61	45
November	34	68	20
December	28	33	

Median DOM



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



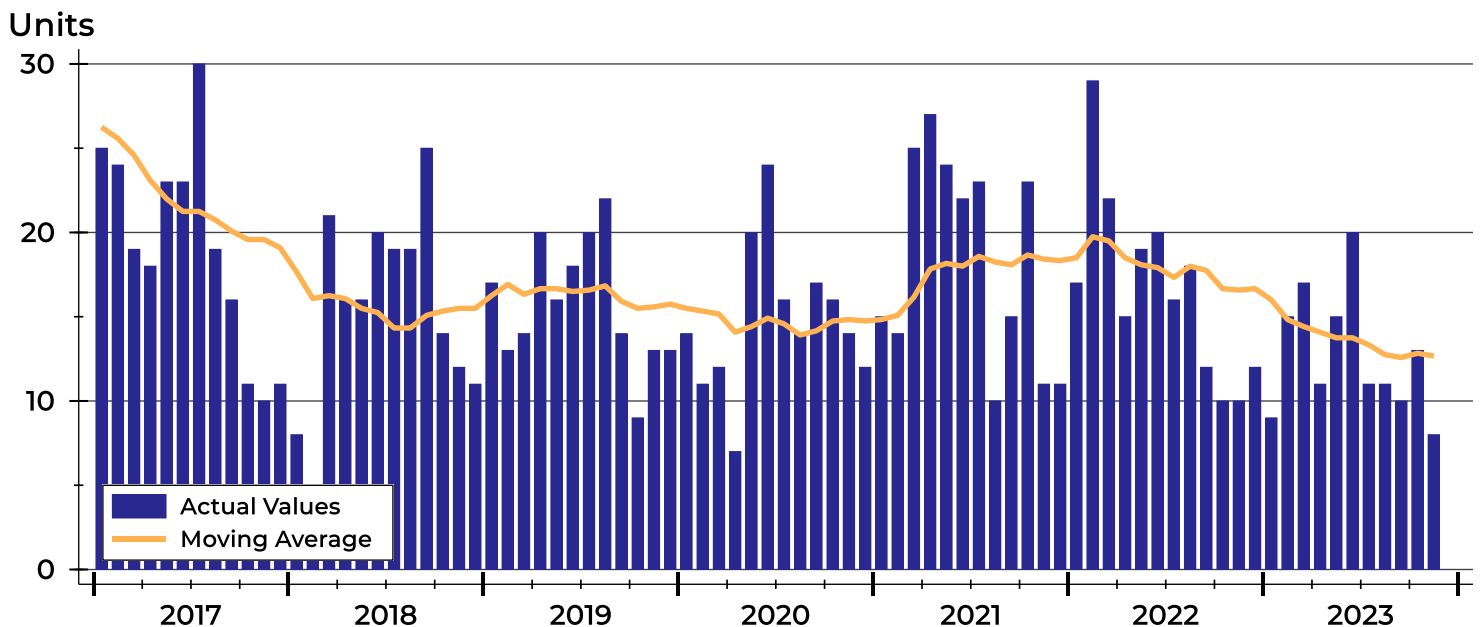
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		8	10	-20.0%
Volume (1,000s)		2,136	1,787	19.5%
Average	List Price	266,963	178,710	49.4%
	Days on Market	40	68	-41.2%
	Percent of Original	97.9%	92.6%	5.7%
Median	List Price	279,950	109,950	154.6%
	Days on Market	10	73	-86.3%
	Percent of Original	100.0%	95.9%	4.3%

A total of 8 listings in other counties in the Sunflower MLS had contracts pending at the end of November, down from 10 contracts pending at the end of November 2022.

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

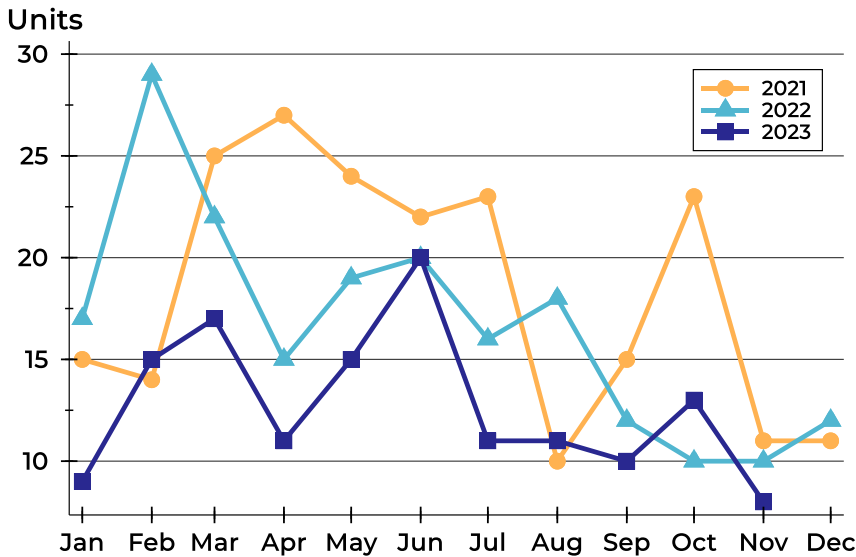
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	15	17	9
February	14	29	15
March	25	22	17
April	27	15	11
May	24	19	15
June	22	20	20
July	23	16	11
August	10	18	11
September	15	12	10
October	23	10	13
November	11	10	8
December	11	12	

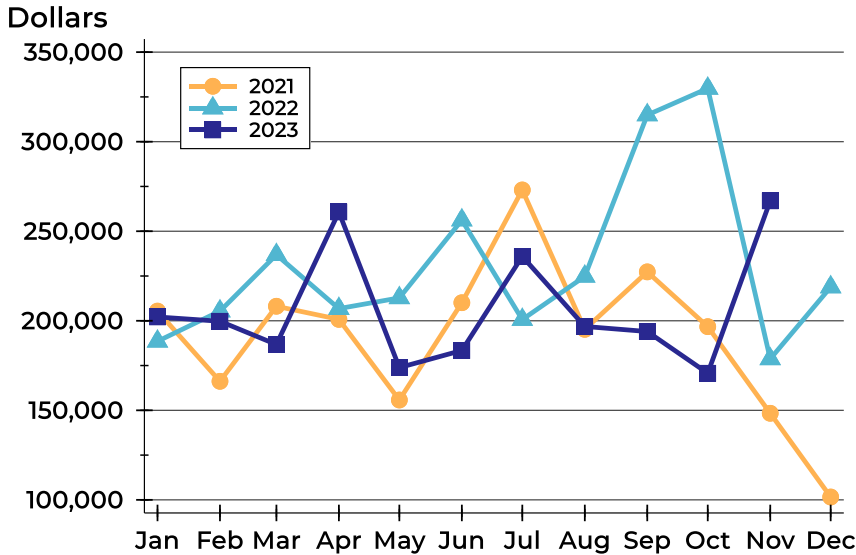
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	2	25.0%	143,450	143,450	9	9	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%	189,000	189,000	206	206	95.0%	95.0%
\$200,000-\$249,999	1	12.5%	215,000	215,000	7	7	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	4	50.0%	361,200	357,450	22	22	97.1%	97.9%
\$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



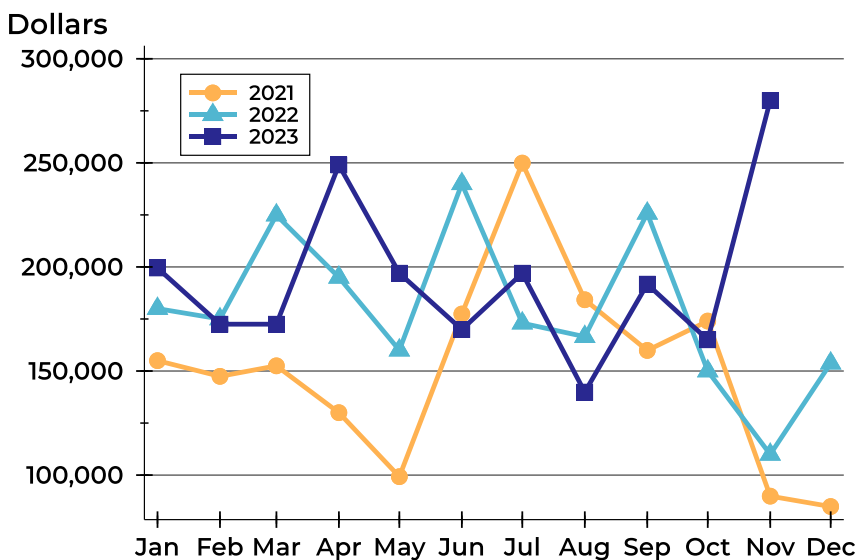
Other Sunflower MLS Counties Pending Contracts Analysis

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	183,425
July	273,059	200,675	235,955
August	195,240	224,806	196,827
September	227,313	314,917	194,010
October	196,713	329,760	170,715
November	148,364	178,710	266,963
December	101,600	218,850	

Median Price

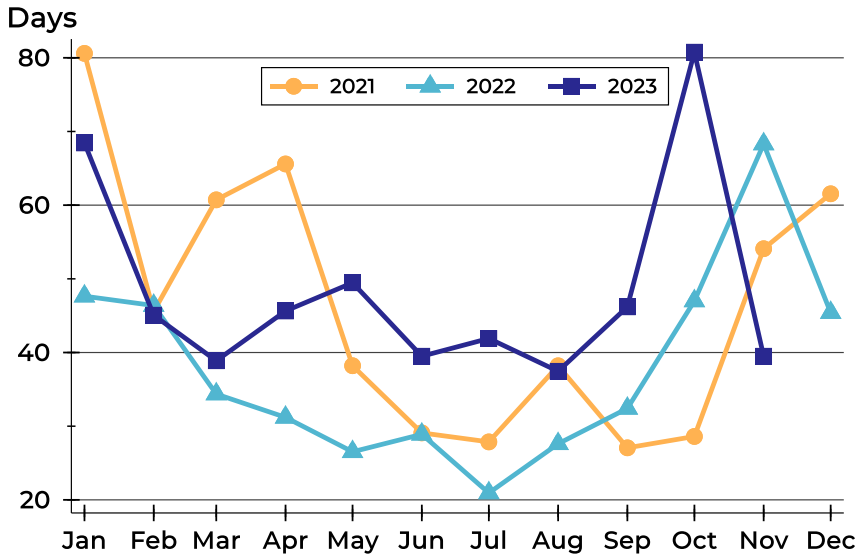


Month	2021	2022	2023
January	155,000	180,000	199,500
February	147,450	175,000	172,500
March	152,500	224,900	172,500
April	130,000	195,000	249,000
May	99,250	160,000	197,000
June	177,400	239,950	169,950
July	249,900	173,000	197,000
August	184,250	166,500	139,900
September	159,900	225,750	191,750
October	174,000	150,000	165,000
November	89,900	109,950	279,950
December	84,900	153,750	



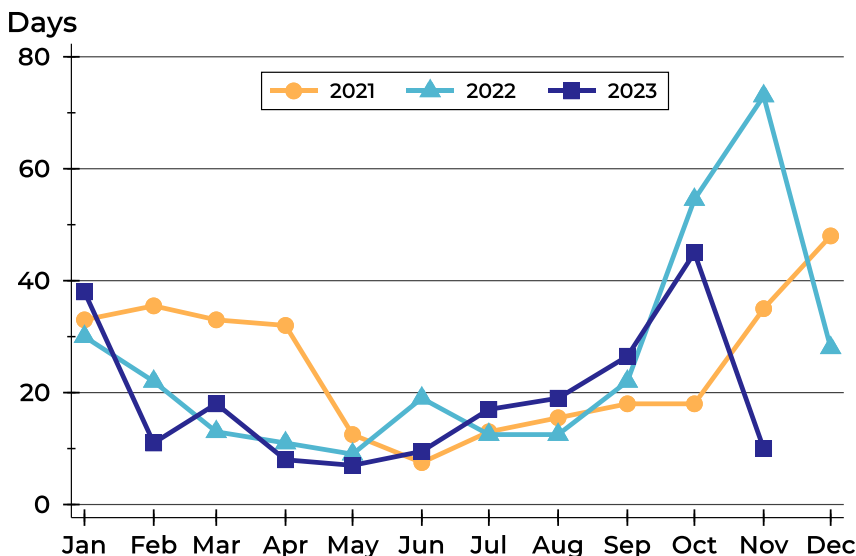
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



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

Median DOM



Month	2021	2022	2023
January	33	30	38
February	36	22	11
March	33	13	18
April	32	11	8
May	13	9	7
June	8	19	10
July	13	13	17
August	16	13	19
September	18	22	27
October	18	55	45
November	35	73	10
December	48	28	



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Remained Constant in November

Total home sales in Pottawatomie County remained at 2 units last month, the same as in November 2022. Total sales volume was \$0.6 million, up from a year earlier.

The median sale price in November was \$297,500, up from \$149,950 a year earlier. Homes that sold in November were typically on the market for 100 days and sold for 80.3% of their list prices.

Pottawatomie County Active Listings Up at End of November

The total number of active listings in Pottawatomie County at the end of November was 8 units, up from 7 at the same point in 2022. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$172,500.

During November, a total of 5 contracts were written up from 2 in November 2022. At the end of the month, there were 7 contracts still pending.

Report Contents

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

Contact Information

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



Pottawatomie County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		2	2	4	33	25	39
Change from prior year		0.0%	-50.0%	100.0%	32.0%	-35.9%	2.6%
Active Listings		8	7	5	N/A	N/A	N/A
Change from prior year		14.3%	40.0%	-16.7%			
Months' Supply		2.7	3.2	1.5	N/A	N/A	N/A
Change from prior year		-15.6%	113.3%	-16.7%			
New Listings		2	3	1	48	38	45
Change from prior year		-33.3%	200.0%	0.0%	26.3%	-15.6%	12.5%
Contracts Written		5	2	4	37	24	42
Change from prior year		150.0%	-50.0%	300.0%	54.2%	-42.9%	10.5%
Pending Contracts		7	2	2	N/A	N/A	N/A
Change from prior year		250.0%	0.0%	0.0%			
Sales Volume (1,000s)		595	300	1,245	7,700	6,196	10,469
Change from prior year		98.3%	-75.9%	320.6%	24.3%	-40.8%	45.5%
Average	Sale Price	297,500	149,950	311,250	233,335	247,850	268,427
	Change from prior year	98.4%	-51.8%	110.3%	-5.9%	-7.7%	41.7%
	List Price of Actives	250,450	219,186	281,580	N/A	N/A	N/A
	Change from prior year	14.3%	-22.2%	-4.1%			
	Days on Market	100	30	18	53	26	51
Change from prior year	233.3%	66.7%	-92.4%	103.8%	-49.0%	-34.6%	
Percent of List	80.3%	100.0%	92.4%	94.1%	97.5%	97.3%	
Change from prior year	-19.7%	8.2%	4.2%	-3.5%	0.2%	0.8%	
Percent of Original	80.3%	100.0%	92.4%	91.2%	97.2%	96.6%	
Change from prior year	-19.7%	8.2%	9.6%	-6.2%	0.6%	2.4%	
Median	Sale Price	297,500	149,950	305,000	190,000	210,000	233,670
	Change from prior year	98.4%	-50.8%	106.1%	-9.5%	-10.1%	37.5%
	List Price of Actives	172,500	215,000	251,000	N/A	N/A	N/A
	Change from prior year	-19.8%	-14.3%	2.7%			
	Days on Market	100	30	11	32	8	6
Change from prior year	233.3%	172.7%	-95.3%	300.0%	33.3%	-88.9%	
Percent of List	80.3%	100.0%	94.0%	95.4%	100.0%	100.0%	
Change from prior year	-19.7%	6.4%	6.0%	-4.6%	0.0%	2.5%	
Percent of Original	80.3%	100.0%	94.0%	93.8%	100.0%	100.0%	
Change from prior year	-19.7%	6.4%	11.5%	-6.2%	0.0%	4.8%	

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



Pottawatomie County Closed Listings Analysis

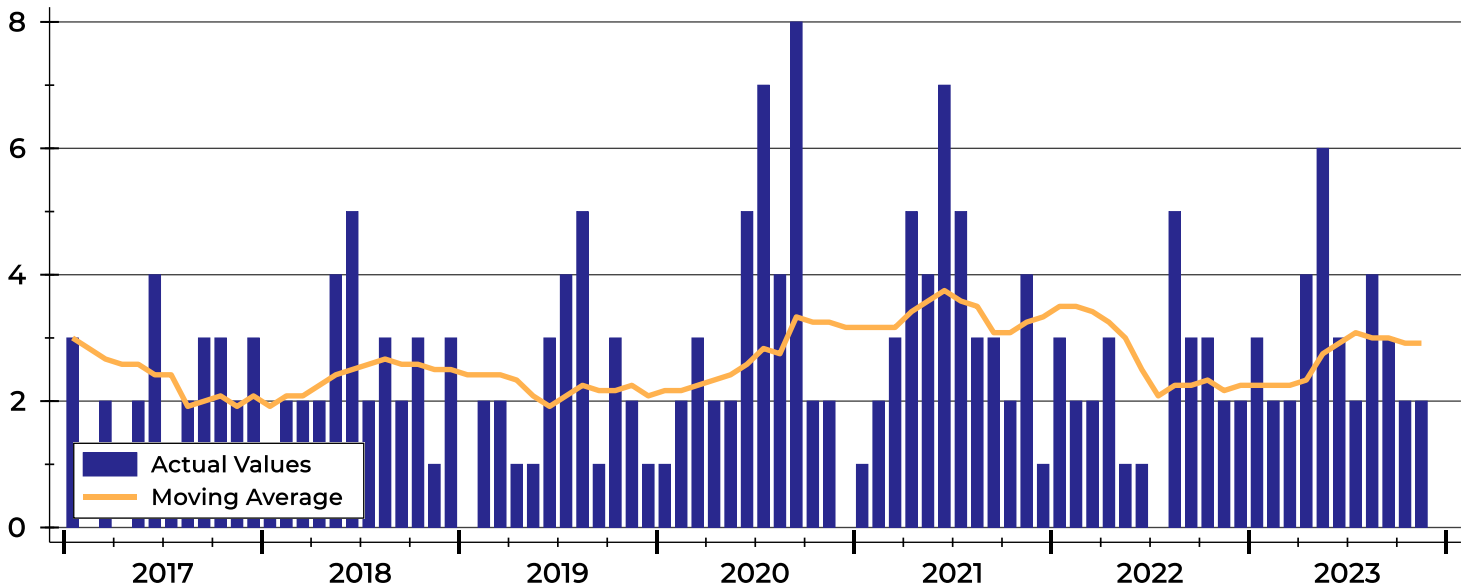
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		2	2	0.0%	33	25	32.0%
Volume (1,000s)		595	300	98.3%	7,700	6,196	24.3%
Months' Supply		2.7	3.2	-15.6%	N/A	N/A	N/A
Average	Sale Price	297,500	149,950	98.4%	233,335	247,850	-5.9%
	Days on Market	100	30	233.3%	53	26	103.8%
	Percent of List	80.3%	100.0%	-19.7%	94.1%	97.5%	-3.5%
	Percent of Original	80.3%	100.0%	-19.7%	91.2%	97.2%	-6.2%
Median	Sale Price	297,500	149,950	98.4%	190,000	210,000	-9.5%
	Days on Market	100	30	233.3%	32	8	300.0%
	Percent of List	80.3%	100.0%	-19.7%	95.4%	100.0%	-4.6%
	Percent of Original	80.3%	100.0%	-19.7%	93.8%	100.0%	-6.2%

A total of 2 homes sold in Pottawatomie County in November, showing no change from November 2022. Total sales volume rose to \$0.6 million compared to \$0.3 million in the previous year.

The median sales price in November was \$297,500, up 98.4% compared to the prior year. Median days on market was 100 days, up from 28 days in October, and up from 30 in November 2022.

History of Closed Listings

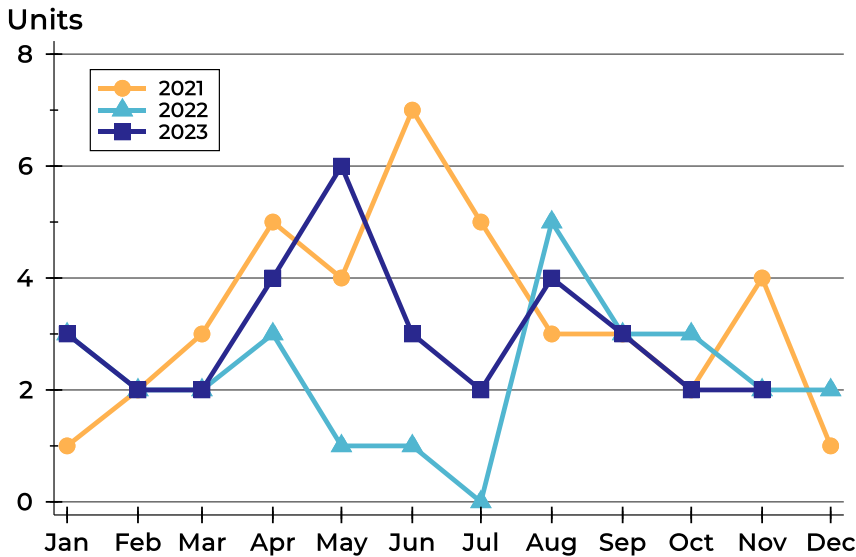
Units





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

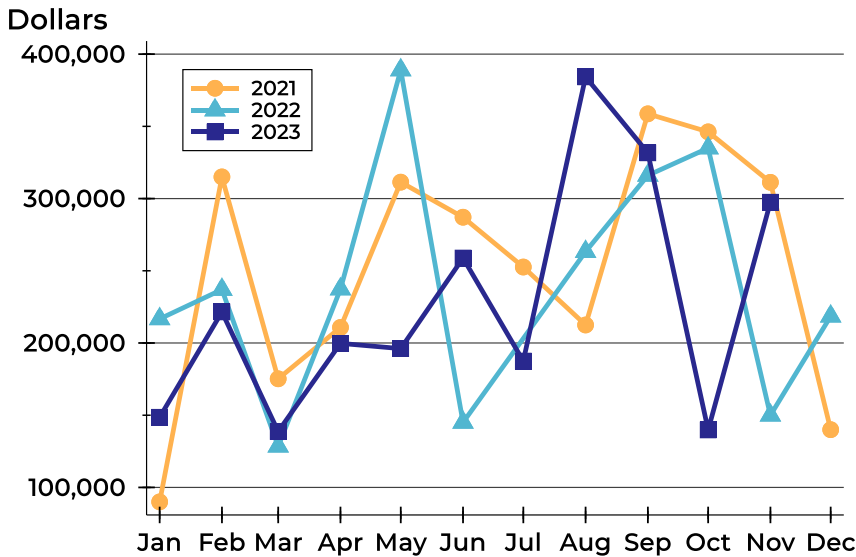
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	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%	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	3.0	295,000	295,000	5	5	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	50.0%	2.4	300,000	300,000	195	195	60.6%	60.6%	60.6%	60.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



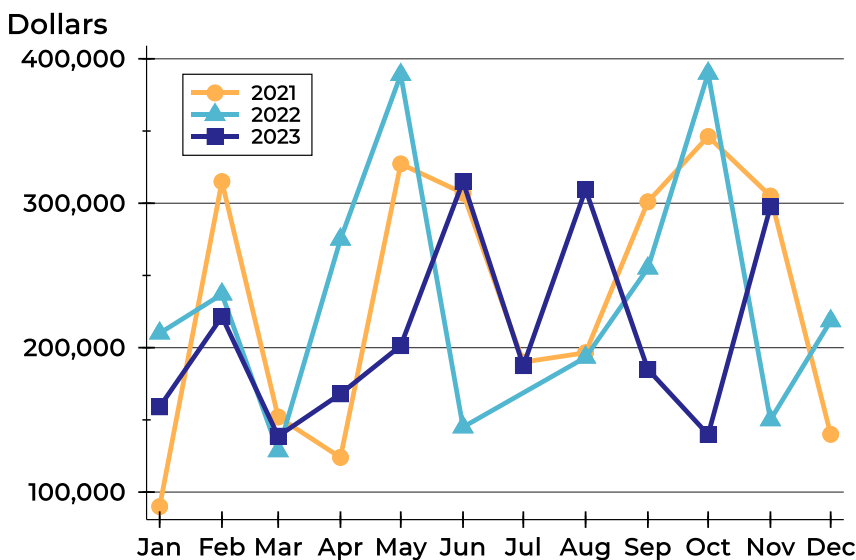
Pottawatomie County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	90,000	216,667	148,590
February	315,000	237,000	221,500
March	175,223	128,500	138,750
April	210,780	237,333	199,750
May	311,375	389,000	196,117
June	287,100	145,000	258,833
July	252,600	N/A	187,500
August	212,500	263,255	384,250
September	358,667	316,058	331,667
October	346,200	334,967	139,799
November	311,250	149,950	297,500
December	140,000	218,500	

Median Price

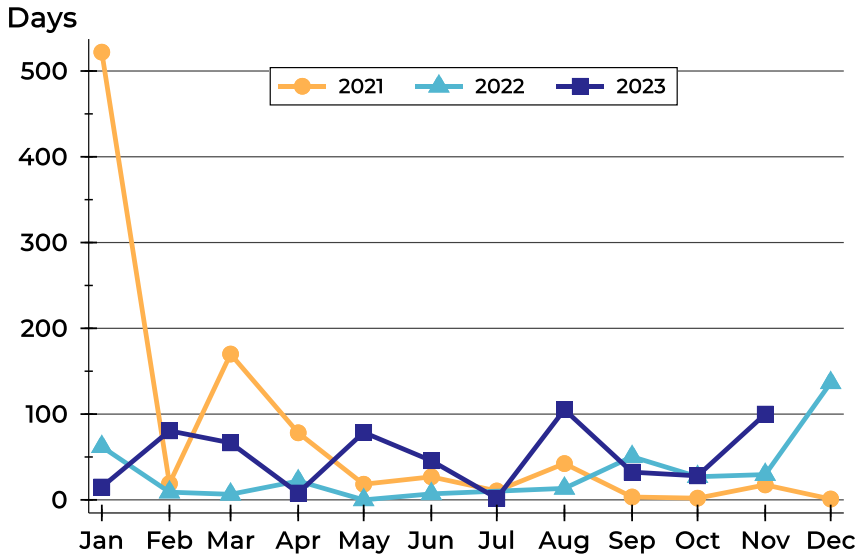


Month	2021	2022	2023
January	90,000	210,000	159,000
February	315,000	237,000	221,500
March	152,000	128,500	138,750
April	124,000	275,000	168,000
May	327,250	389,000	201,350
June	307,000	145,000	315,000
July	190,000	N/A	187,500
August	196,500	193,300	309,500
September	301,000	255,000	185,000
October	346,200	389,900	139,799
November	305,000	149,950	297,500
December	140,000	218,500	



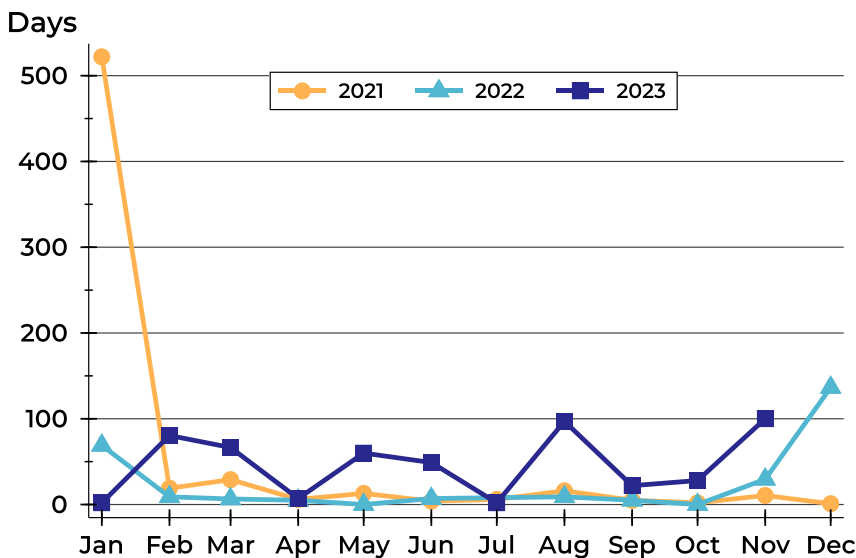
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	522	62	15
February	19	9	81
March	170	7	67
April	78	22	8
May	18	N/A	79
June	27	7	46
July	10	N/A	2
August	42	13	105
September	3	50	32
October	2	27	28
November	18	30	100
December	1	137	

Median DOM



Month	2021	2022	2023
January	522	69	2
February	19	9	81
March	29	7	67
April	6	5	7
May	13	N/A	60
June	4	7	49
July	6	N/A	2
August	16	9	97
September	5	5	22
October	2	N/A	28
November	11	30	100
December	1	137	



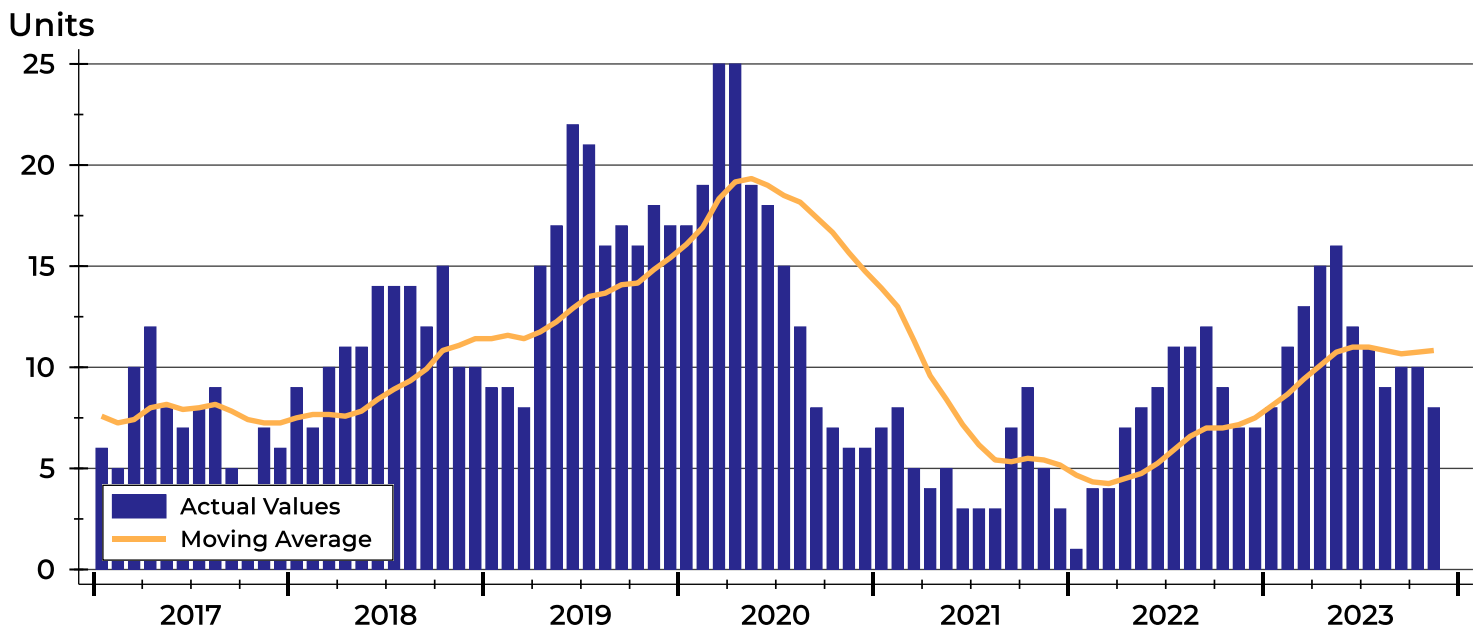
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		8	7	14.3%
Volume (1,000s)		2,004	1,534	30.6%
Months' Supply		2.7	3.2	-15.6%
Average	List Price	250,450	219,186	14.3%
	Days on Market	90	38	136.8%
	Percent of Original	95.7%	97.3%	-1.6%
Median	List Price	172,500	215,000	-19.8%
	Days on Market	50	45	11.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 homes were available for sale in Pottawatomie County at the end of November. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of November was \$172,500, down 19.8% from 2022. The typical time on market for active listings was 50 days, up from 45 days a year earlier.

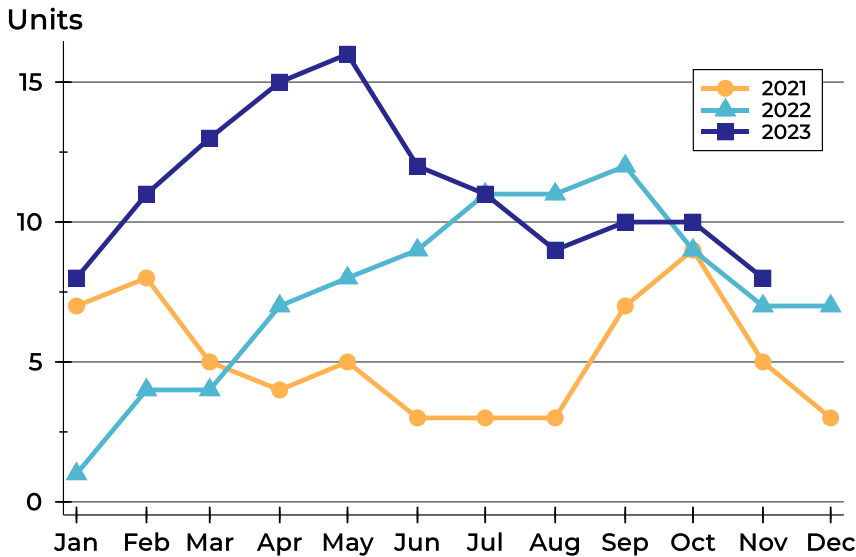
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	7	1	8
February	8	4	11
March	5	4	13
April	4	7	15
May	5	8	16
June	3	9	12
July	3	11	11
August	3	11	9
September	7	12	10
October	9	9	10
November	5	7	8
December	3	7	8

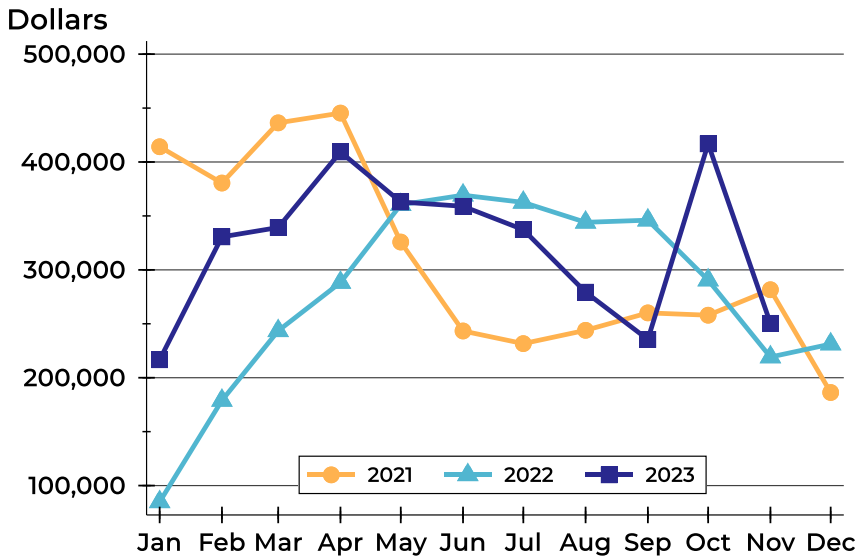
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	N/A	59,900	59,900	206	206	80.0%	80.0%
\$100,000-\$124,999	1	12.5%	N/A	115,000	115,000	38	38	100.0%	100.0%
\$125,000-\$149,999	1	12.5%	N/A	149,698	149,698	49	49	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	N/A	160,000	160,000	70	70	94.1%	94.1%
\$175,000-\$199,999	1	12.5%	2.4	185,000	185,000	36	36	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	12.5%	3.0	295,000	295,000	51	51	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	2.4	310,000	310,000	25	25	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	12.5%	N/A	729,000	729,000	241	241	91.7%	91.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



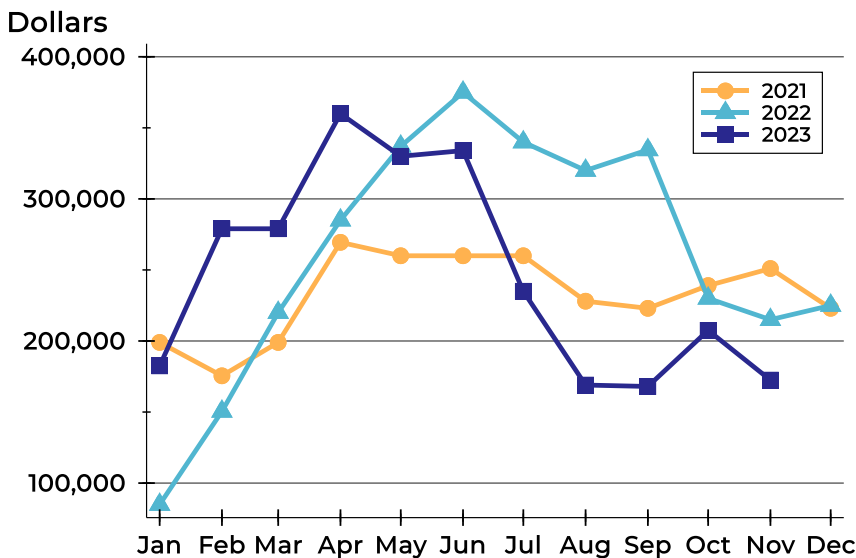
Pottawatomie County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	414,142	84,900	216,675
February	380,499	178,950	330,602
March	436,300	243,500	339,271
April	445,350	288,286	409,368
May	325,800	360,375	362,933
June	243,333	369,222	358,948
July	231,633	362,545	337,270
August	243,967	344,073	279,333
September	260,129	346,088	235,490
October	257,978	290,506	416,860
November	281,580	219,186	250,450
December	186,300	231,186	

Median Price

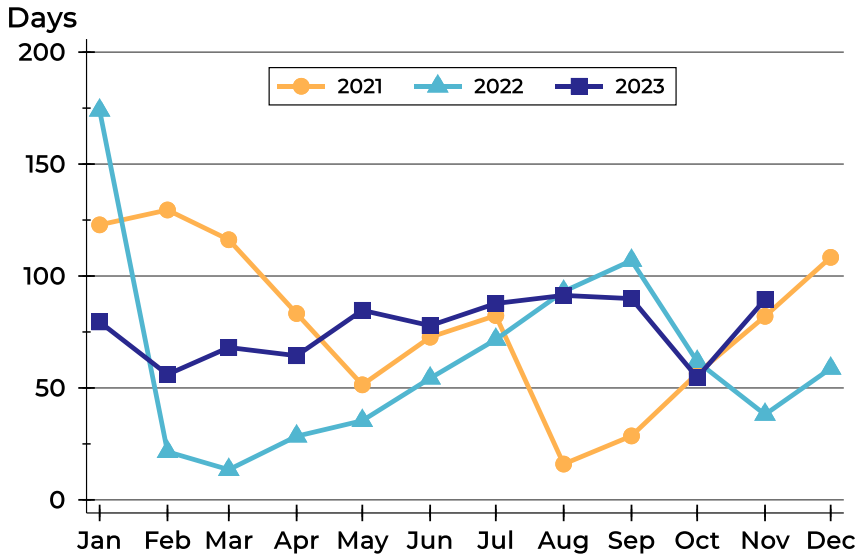


Month	2021	2022	2023
January	199,000	84,900	182,500
February	175,500	150,450	279,000
March	199,000	220,000	279,000
April	269,450	285,000	360,000
May	260,000	337,000	330,000
June	260,000	375,000	334,000
July	260,000	340,000	235,000
August	228,000	320,000	169,000
September	223,000	334,500	168,000
October	239,000	230,000	207,500
November	251,000	215,000	172,500
December	223,000	225,000	



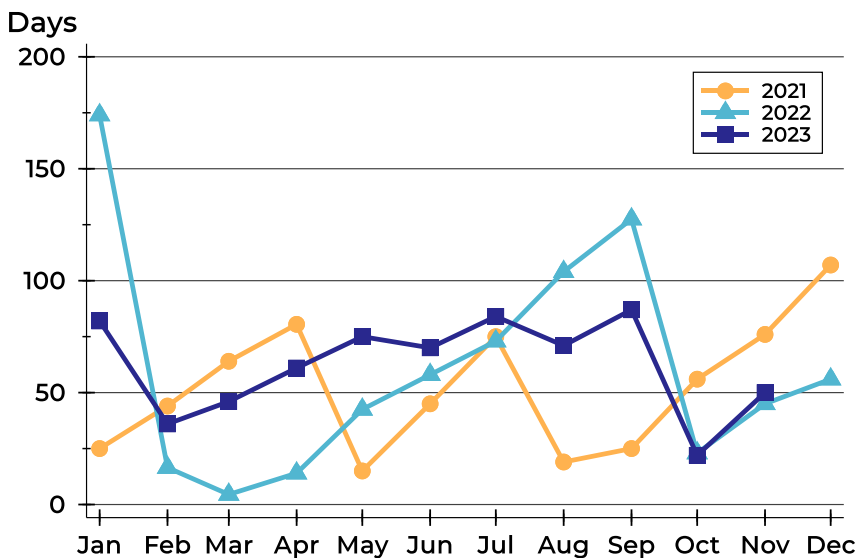
Pottawatomie County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	123	174	80
February	130	22	56
March	116	14	68
April	83	28	64
May	51	35	85
June	73	54	78
July	82	72	88
August	16	93	91
September	29	107	90
October	56	62	55
November	82	38	90
December	108	59	

Median DOM

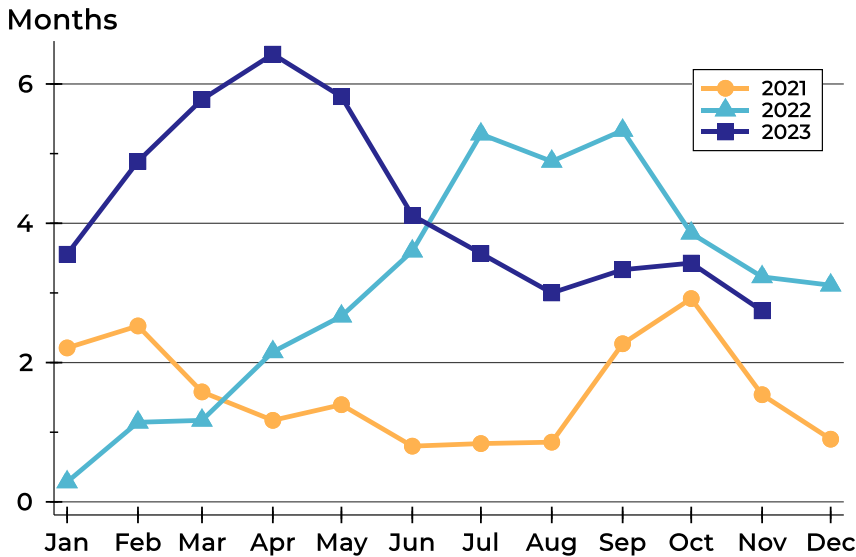


Month	2021	2022	2023
January	25	174	82
February	44	17	36
March	64	5	46
April	81	14	61
May	15	43	75
June	45	58	70
July	75	73	84
August	19	104	71
September	25	128	87
October	56	23	22
November	76	45	50
December	107	56	



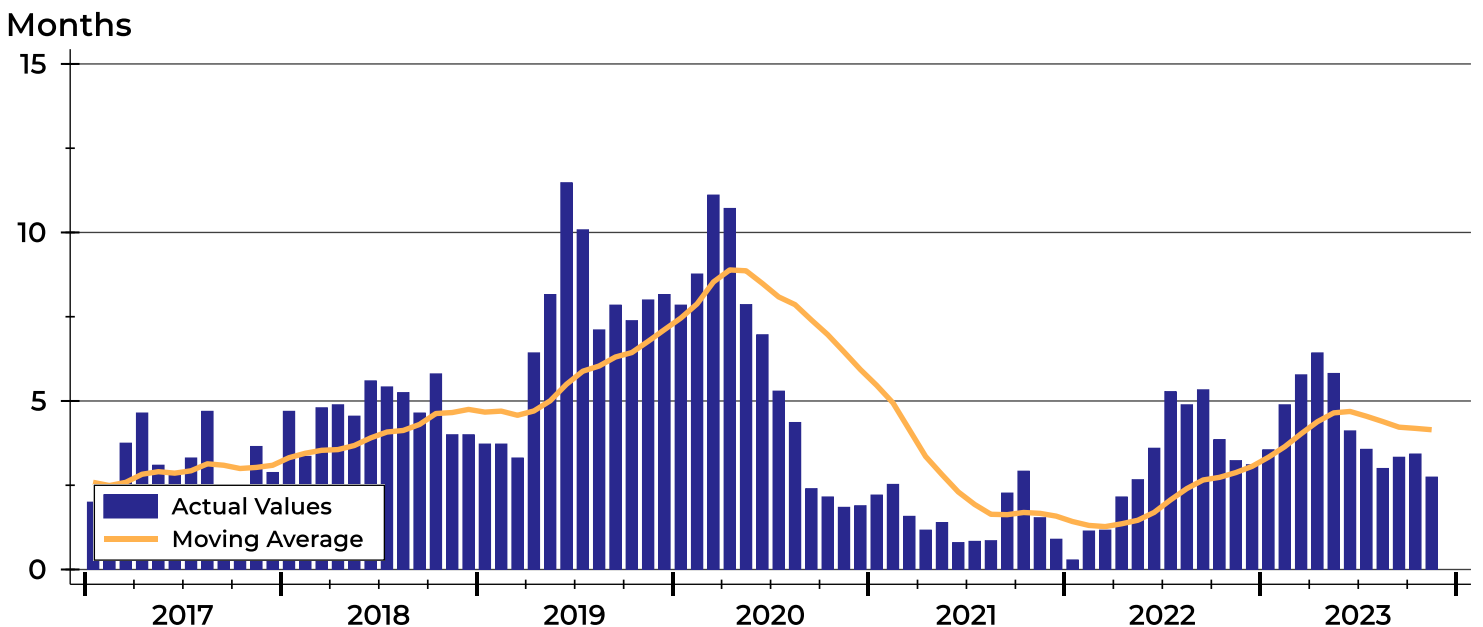
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.2	0.3	3.6
February	2.5	1.1	4.9
March	1.6	1.2	5.8
April	1.2	2.2	6.4
May	1.4	2.7	5.8
June	0.8	3.6	4.1
July	0.8	5.3	3.6
August	0.9	4.9	3.0
September	2.3	5.3	3.3
October	2.9	3.9	3.4
November	1.5	3.2	2.7
December	0.9	3.1	

History of Month's Supply





Pottawatomie County New Listings Analysis

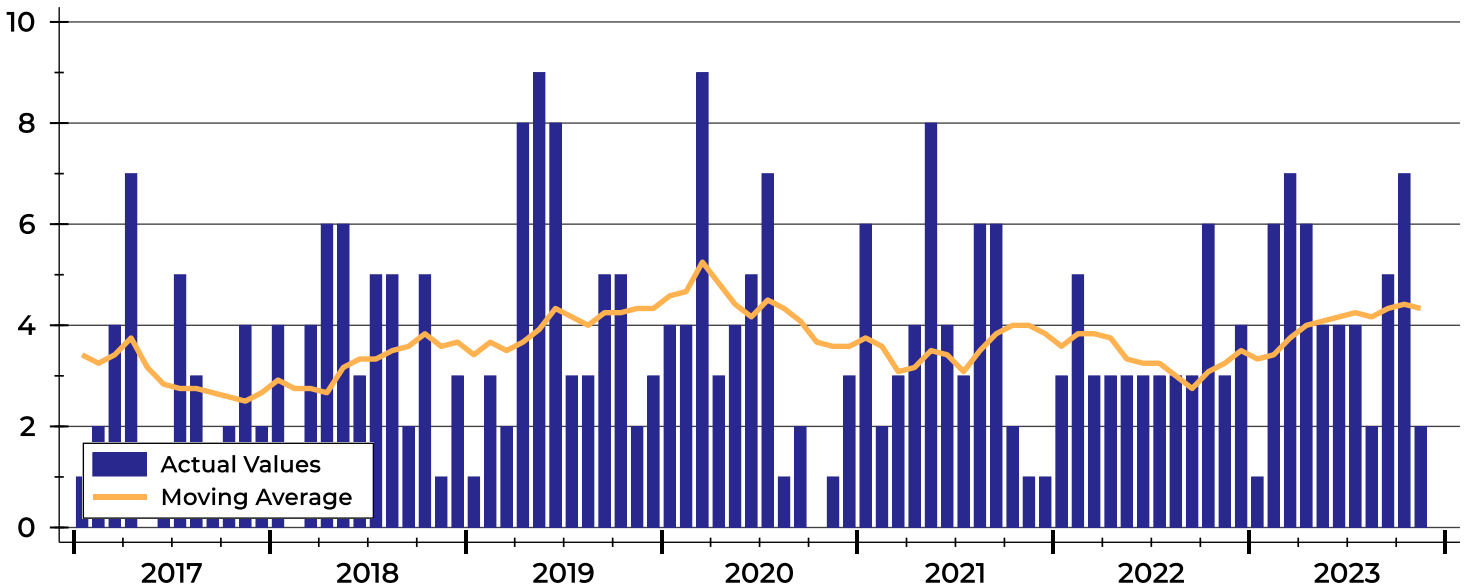
Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	2	3	-33.3%
	Volume (1,000s)	535	714	-25.1%
	Average List Price	267,500	238,000	12.4%
	Median List Price	267,500	200,000	33.8%
Year-to-Date	New Listings	48	38	26.3%
	Volume (1,000s)	14,710	10,125	45.3%
	Average List Price	306,450	266,457	15.0%
	Median List Price	220,000	237,500	-7.4%

A total of 2 new listings were added in Pottawatomie County during November, down 33.3% from the same month in 2022. Year-to-date Pottawatomie County has seen 48 new listings.

The median list price of these homes was \$267,500 up from \$200,000 in 2022.

History of New Listings

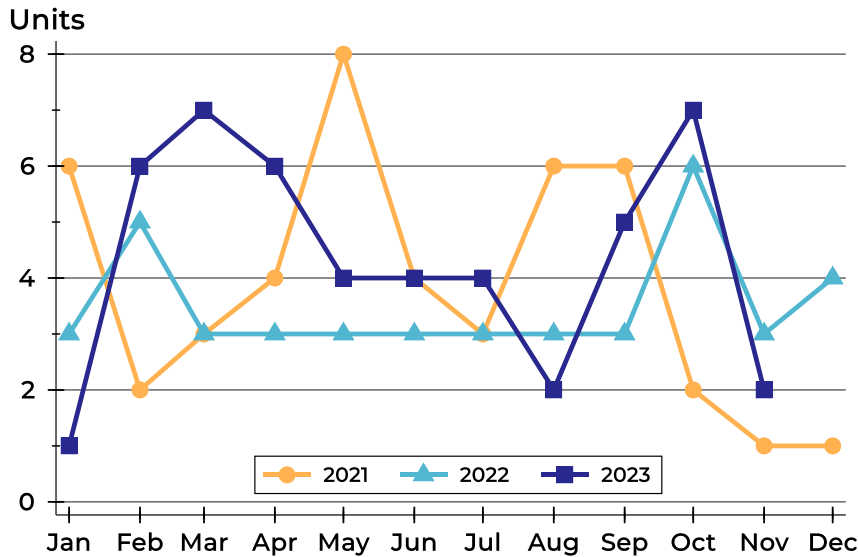
Units





Pottawatomie County New Listings Analysis

New Listings by Month



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

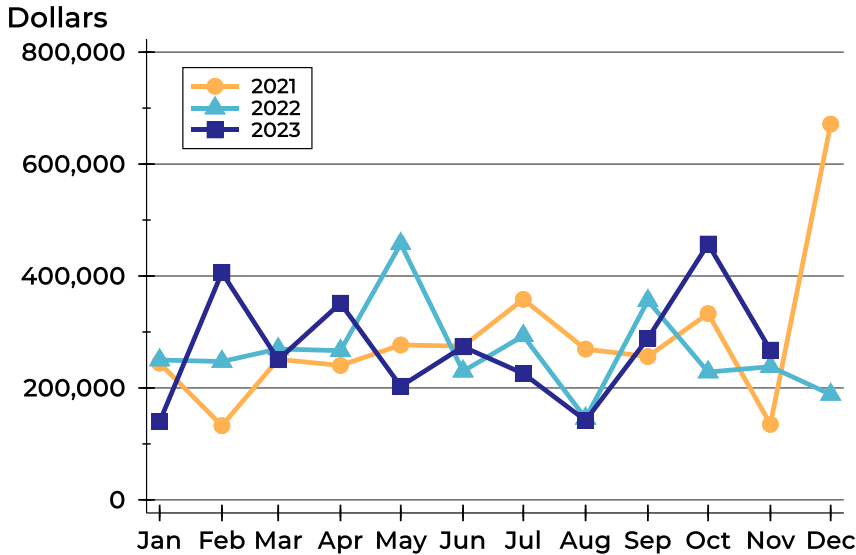
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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	50.0%	225,000	225,000	5	5	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	50.0%	310,000	310,000	31	31	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



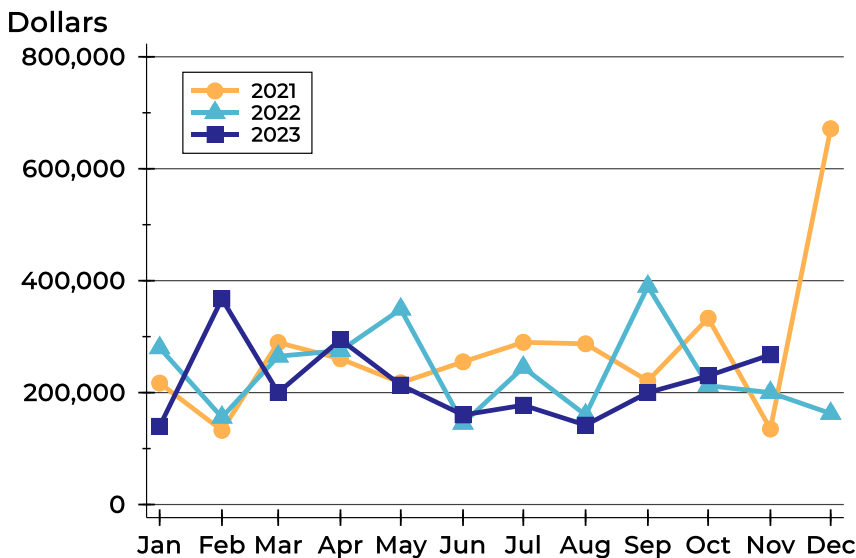
Pottawatomie County New Listings Analysis

Average Price



Month	2021	2022	2023
January	244,316	249,900	139,900
February	132,500	247,220	406,188
March	251,133	269,667	250,429
April	240,175	266,633	351,417
May	276,750	457,667	202,975
June	274,675	229,833	273,619
July	358,300	293,167	225,750
August	269,377	145,617	142,000
September	256,000	355,933	288,600
October	333,000	228,333	457,100
November	135,000	238,000	267,500
December	671,474	188,313	

Median Price



Month	2021	2022	2023
January	217,000	279,900	139,900
February	132,500	155,900	367,500
March	289,500	265,000	200,000
April	260,400	275,000	294,750
May	217,500	349,000	213,500
June	254,950	145,000	160,000
July	289,900	245,000	177,500
August	287,230	159,950	142,000
September	221,000	389,900	200,000
October	333,000	212,500	230,000
November	135,000	200,000	267,500
December	671,474	162,625	



Pottawatomie County Contracts Written Analysis

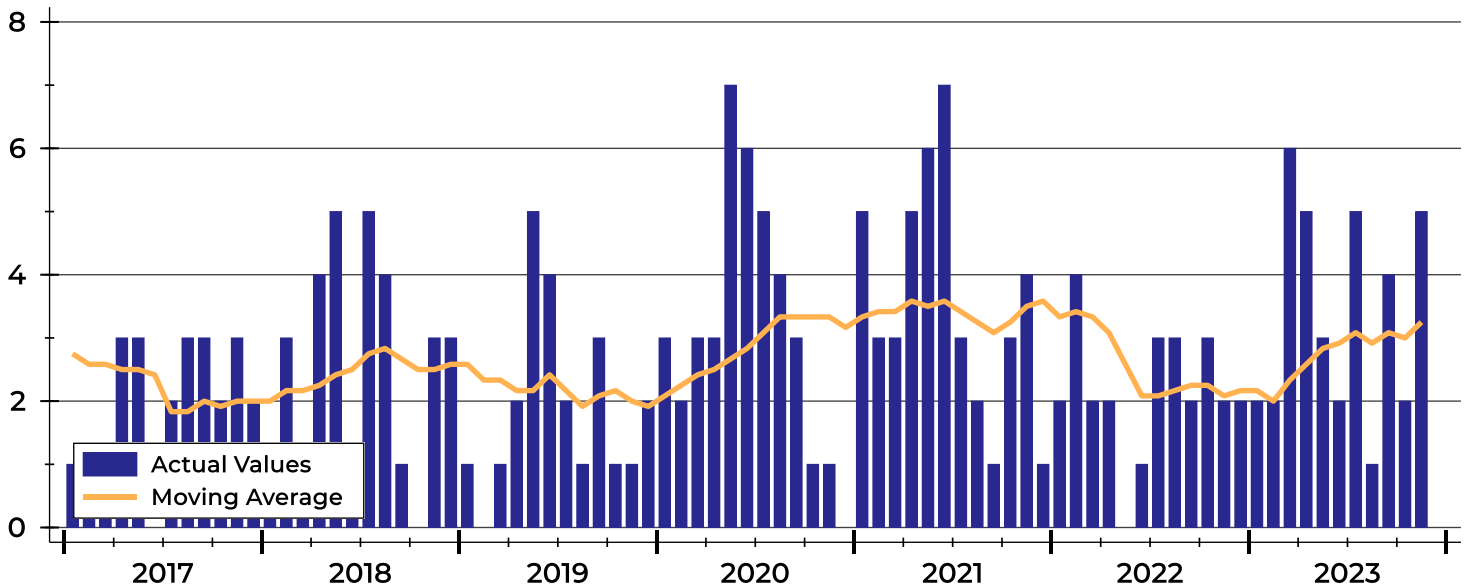
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		5	2	150.0%	37	24	54.2%
Volume (1,000s)		3,089	490	530.4%	11,141	5,671	96.5%
Average	Sale Price	617,800	245,000	152.2%	301,105	236,294	27.4%
	Days on Market	52	130	-60.0%	54	32	68.8%
	Percent of Original	100.0%	81.0%	23.5%	92.1%	96.0%	-4.1%
Median	Sale Price	335,000	245,000	36.7%	225,000	212,500	5.9%
	Days on Market	43	130	-66.9%	32	8	300.0%
	Percent of Original	100.0%	81.0%	23.5%	96.5%	99.1%	-2.6%

A total of 5 contracts for sale were written in Pottawatomie County during the month of November, up from 2 in 2022. The median list price of these homes was \$335,000, up from \$245,000 the prior year.

Half of the homes that went under contract in November were on the market less than 43 days, compared to 130 days in November 2022.

History of Contracts Written

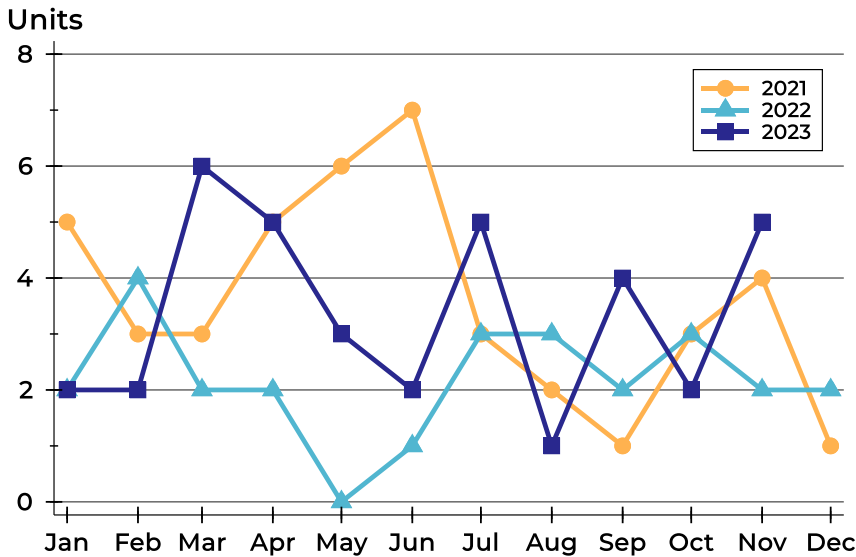
Units





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	3
June	7	1	2
July	3	3	5
August	2	3	1
September	1	2	4
October	3	3	2
November	4	2	5
December	1	2	2

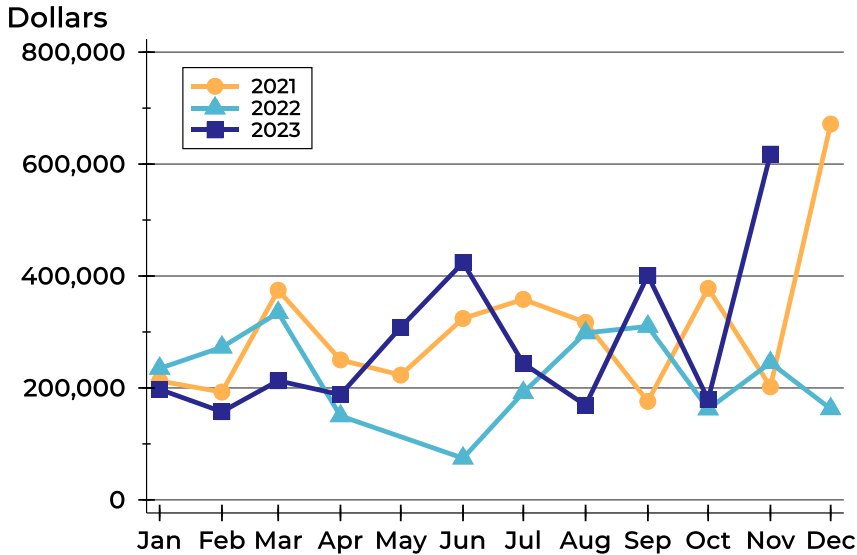
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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	40.0%	227,500	227,500	24	24	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	40.0%	367,000	367,000	94	94	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	1	20.0%	1,900,000	1,900,000	27	27	100.0%	100.0%



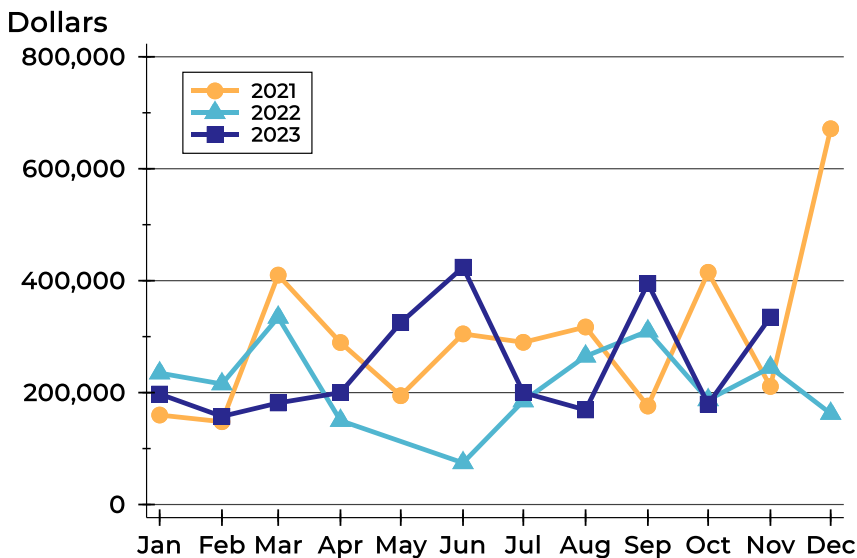
Pottawatomie County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	212,360	234,900	197,450
February	192,667	272,775	157,500
March	374,665	334,450	212,833
April	250,040	150,000	187,980
May	222,983	N/A	308,333
June	324,100	74,500	424,063
July	358,300	191,667	243,900
August	317,230	298,317	169,000
September	176,000	309,950	401,119
October	378,000	162,300	179,500
November	202,000	245,000	617,800
December	671,474	162,625	

Median Price

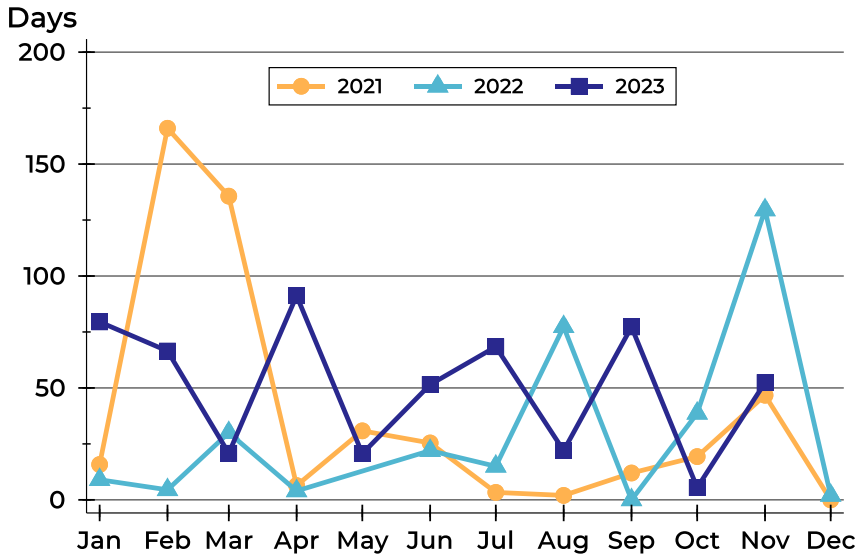


Month	2021	2022	2023
January	159,900	234,900	197,450
February	148,000	215,450	157,500
March	409,995	334,450	181,500
April	289,500	150,000	200,000
May	194,500	N/A	325,000
June	304,900	74,500	424,063
July	289,900	185,000	200,000
August	317,230	265,000	169,000
September	176,000	309,950	395,000
October	415,000	187,000	179,500
November	211,000	245,000	335,000
December	671,474	162,625	



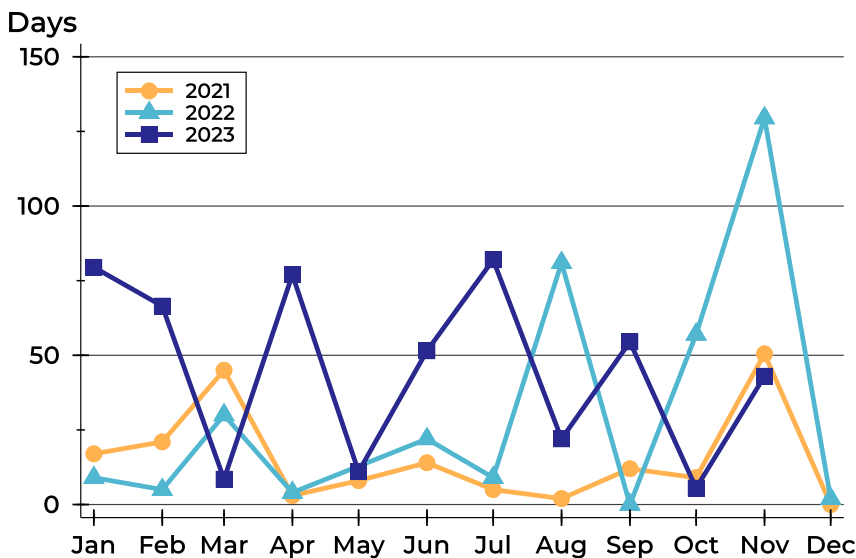
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	16	9	80
February	166	5	67
March	136	30	21
April	6	4	91
May	31	N/A	21
June	25	22	52
July	3	15	68
August	2	77	22
September	12	N/A	77
October	19	39	6
November	47	130	52
December	N/A	2	

Median DOM



Month	2021	2022	2023
January	17	9	80
February	21	5	67
March	45	30	9
April	3	4	77
May	8	N/A	11
June	14	22	52
July	5	9	82
August	2	81	22
September	12	N/A	55
October	9	57	6
November	51	130	43
December	N/A	2	



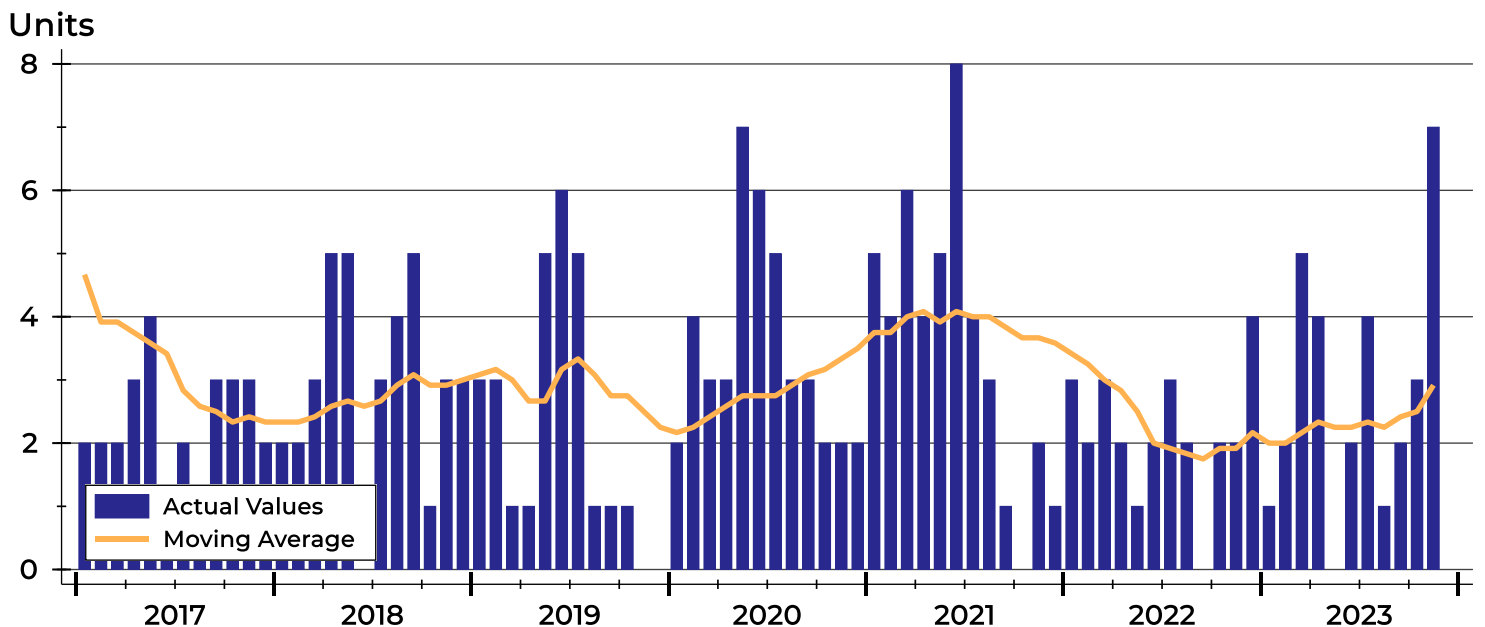
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		7	2	250.0%
Volume (1,000s)		3,448	462	646.3%
Average	List Price	492,571	231,000	113.2%
	Days on Market	39	137	-71.5%
	Percent of Original	100.0%	84.6%	18.2%
Median	List Price	230,000	231,000	-0.4%
	Days on Market	27	137	-80.3%
	Percent of Original	100.0%	84.6%	18.2%

A total of 7 listings in Pottawatomie County had contracts pending at the end of November, up from 2 contracts pending at the end of November 2022.

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

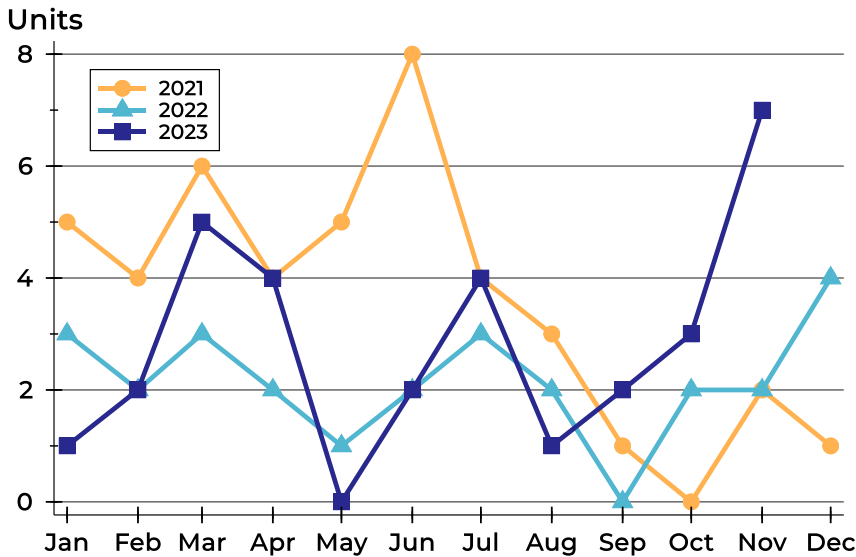
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	5	3	1
February	4	2	2
March	6	3	5
April	4	2	4
May	5	1	0
June	8	2	2
July	4	3	4
August	3	2	1
September	1	0	2
October	0	2	3
November	2	2	7
December	1	4	0

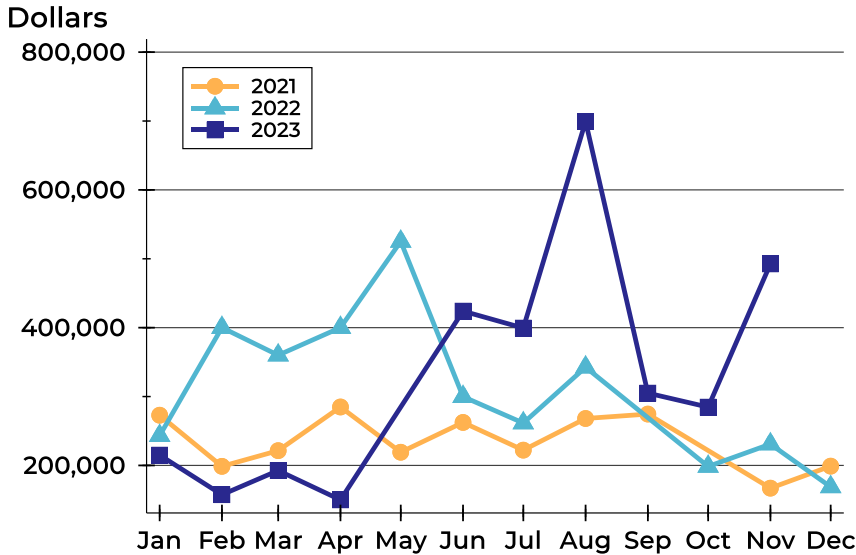
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	14.3%	159,000	159,000	7	7	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	42.9%	218,333	225,000	17	5	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	28.6%	367,000	367,000	94	94	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	1	14.3%	1,900,000	1,900,000	27	27	100.0%	100.0%



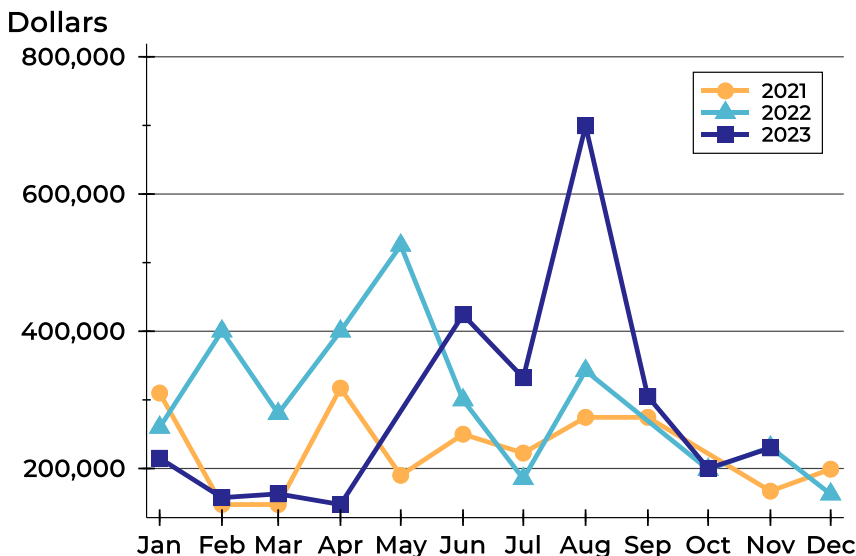
Pottawatomie County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	272,940	243,233	215,000
February	198,700	400,100	157,500
March	221,466	360,033	192,600
April	284,849	400,100	150,000
May	219,180	525,200	N/A
June	262,450	299,850	424,063
July	222,200	261,567	399,406
August	268,153	342,575	699,475
September	274,559	N/A	305,000
October	N/A	198,500	284,667
November	167,000	231,000	492,571
December	199,000	168,813	

Median Price

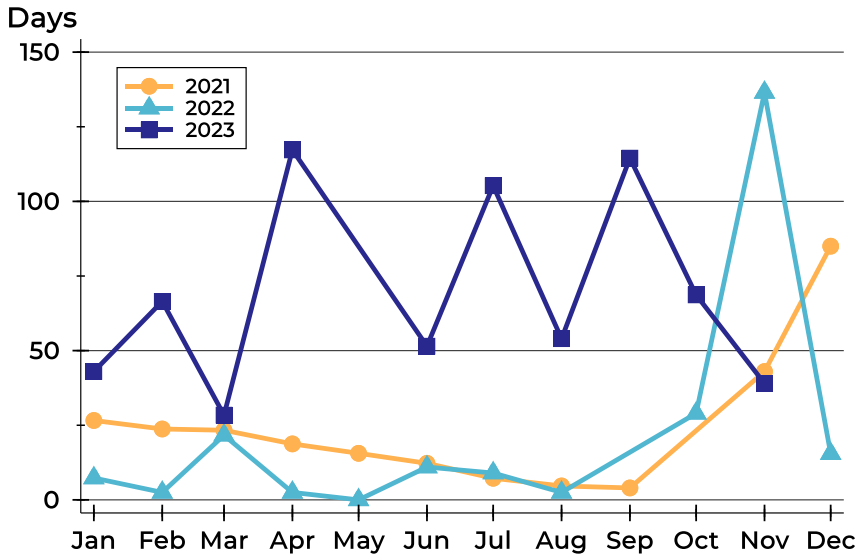


Month	2021	2022	2023
January	310,000	259,900	215,000
February	147,450	400,100	157,500
March	147,450	279,900	163,000
April	317,200	400,100	147,500
May	190,000	525,200	N/A
June	250,000	299,850	424,063
July	222,500	185,000	332,250
August	274,559	342,575	699,475
September	274,559	N/A	305,000
October	N/A	198,500	200,000
November	167,000	231,000	230,000
December	199,000	162,625	



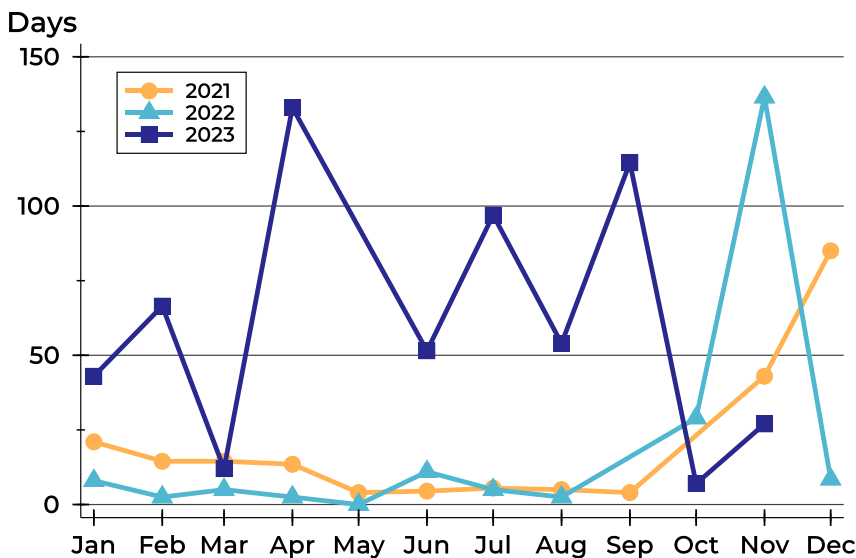
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	27	7	43
February	24	3	67
March	23	22	28
April	19	3	117
May	16	N/A	N/A
June	12	11	52
July	7	9	105
August	5	3	54
September	4	N/A	115
October	N/A	29	69
November	43	137	39
December	85	16	

Median DOM



Month	2021	2022	2023
January	21	8	43
February	15	3	67
March	15	5	12
April	14	3	133
May	4	N/A	N/A
June	5	11	52
July	6	5	97
August	5	3	54
September	4	N/A	115
October	N/A	29	7
November	43	137	27
December	85	9	



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Rose in November

Total home sales in Shawnee County rose by 4.5% last month to 164 units, compared to 157 units in November 2022. Total sales volume was \$31.5 million, up 6.2% from a year earlier.

The median sale price in November was \$166,750, up from \$165,000 a year earlier. Homes that sold in November were typically on the market for 8 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of November

The total number of active listings in Shawnee County at the end of November was 230 units, up from 201 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 November was \$219,950.

During November, a total of 147 contracts were written up from 134 in November 2022. At the end of the month, there were 156 contracts still pending.

Report Contents

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

Contact Information

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



Shawnee County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		164	157	207	2,058	2,297	2,553
Change from prior year		4.5%	-24.2%	5.1%	-10.4%	-10.0%	3.0%
Active Listings		230	201	117	N/A	N/A	N/A
Change from prior year		14.4%	71.8%	-34.6%			
Months' Supply		1.2	1.0	0.5	N/A	N/A	N/A
Change from prior year		20.0%	100.0%	-37.5%			
New Listings		176	181	173	2,388	2,559	2,815
Change from prior year		-2.8%	4.6%	-31.6%	-6.7%	-9.1%	-2.5%
Contracts Written		148	134	174	2,085	2,259	2,580
Change from prior year		10.4%	-23.0%	-18.3%	-7.7%	-12.4%	0.0%
Pending Contracts		156	150	233	N/A	N/A	N/A
Change from prior year		4.0%	-35.6%	-6.0%			
Sales Volume (1,000s)		31,509	29,681	38,328	433,018	461,712	473,995
Change from prior year		6.2%	-22.6%	21.0%	-6.2%	-2.6%	17.0%
Average	Sale Price	192,126	189,048	185,161	210,407	201,006	185,662
	Change from prior year	1.6%	2.1%	15.2%	4.7%	8.3%	13.6%
	List Price of Actives	275,269	229,617	217,484	N/A	N/A	N/A
	Change from prior year	19.9%	5.6%	10.0%			
	Days on Market	17	18	15	16	12	13
Change from prior year	-5.6%	20.0%	0.0%	33.3%	-7.7%	-43.5%	
	Percent of List	98.9%	99.0%	100.2%	99.9%	101.1%	100.8%
Change from prior year	-0.1%	-1.2%	1.1%	-1.2%	0.3%	2.3%	
	Percent of Original	96.8%	97.5%	98.8%	98.6%	99.9%	99.9%
Change from prior year	-0.7%	-1.3%	0.9%	-1.3%	0.0%	2.6%	
Median	Sale Price	166,750	165,000	164,900	182,750	175,000	165,000
	Change from prior year	1.1%	0.1%	17.8%	4.4%	6.1%	15.5%
	List Price of Actives	219,950	184,900	155,000	N/A	N/A	N/A
	Change from prior year	19.0%	19.3%	10.8%			
	Days on Market	8	4	4	4	3	3
Change from prior year	100.0%	0.0%	33.3%	33.3%	0.0%	-40.0%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	98.5%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	-1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	

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



Shawnee County Closed Listings Analysis

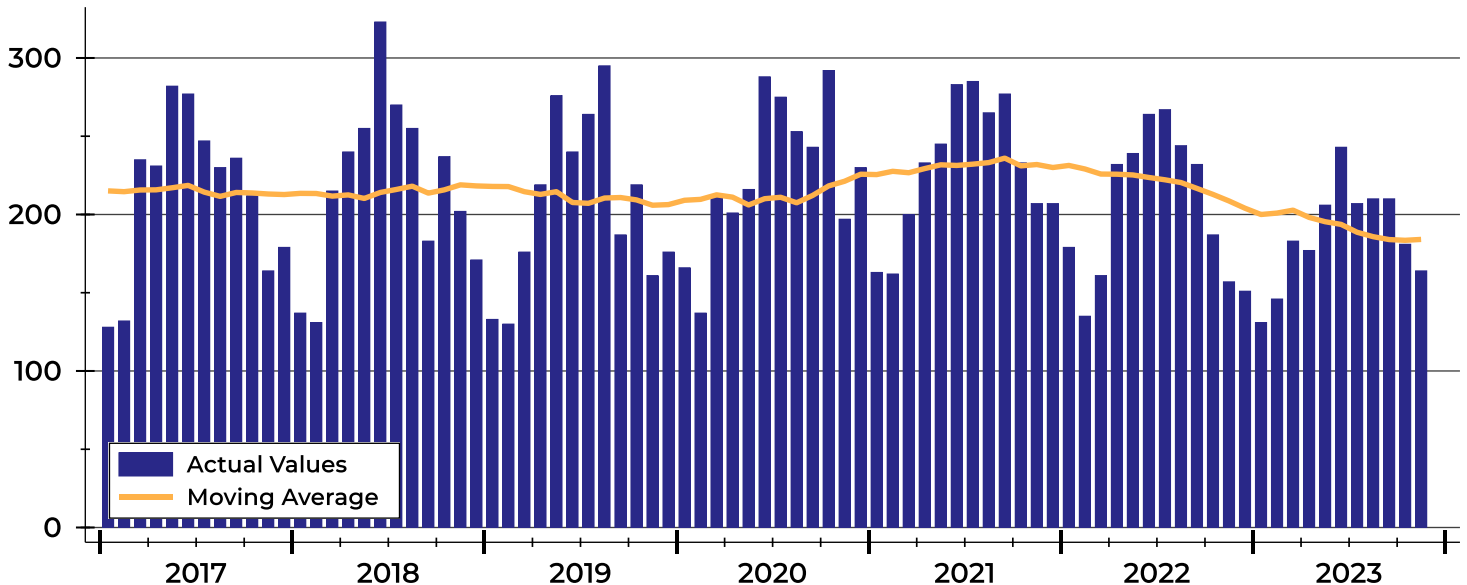
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		164	157	4.5%	2,058	2,297	-10.4%
Volume (1,000s)		31,509	29,681	6.2%	433,018	461,712	-6.2%
Months' Supply		1.2	1.0	20.0%	N/A	N/A	N/A
Average	Sale Price	192,126	189,048	1.6%	210,407	201,006	4.7%
	Days on Market	17	18	-5.6%	16	12	33.3%
	Percent of List	98.9%	99.0%	-0.1%	99.9%	101.1%	-1.2%
	Percent of Original	96.8%	97.5%	-0.7%	98.6%	99.9%	-1.3%
Median	Sale Price	166,750	165,000	1.1%	182,750	175,000	4.4%
	Days on Market	8	4	100.0%	4	3	33.3%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	100.0%	-1.5%	100.0%	100.0%	0.0%

A total of 164 homes sold in Shawnee County in November, up from 157 units in November 2022. Total sales volume rose to \$31.5 million compared to \$29.7 million in the previous year.

The median sales price in November was \$166,750, up 1.1% compared to the prior year. Median days on market was 8 days, up from 6 days in October, and up from 4 in November 2022.

History of Closed Listings

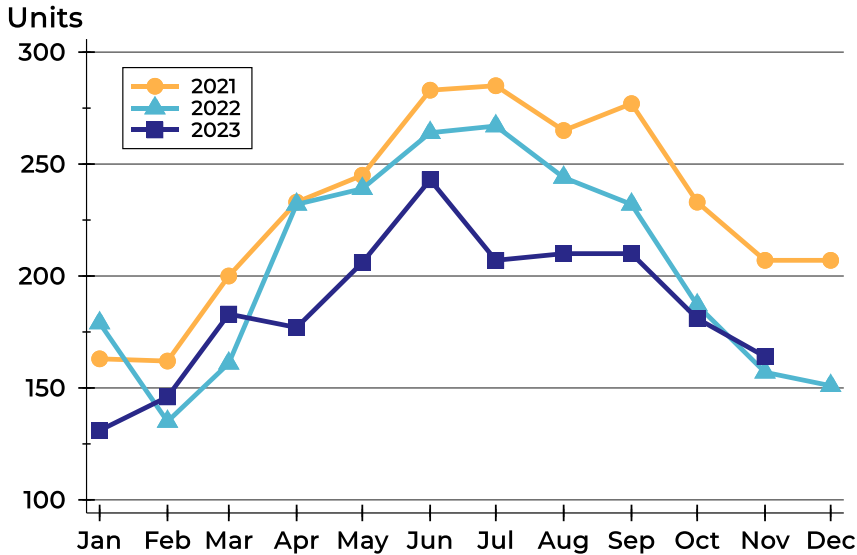
Units





Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	163	179	131
February	162	135	146
March	200	161	183
April	233	232	177
May	245	239	206
June	283	264	243
July	285	267	207
August	265	244	210
September	277	232	210
October	233	187	181
November	207	157	164
December	207	151	

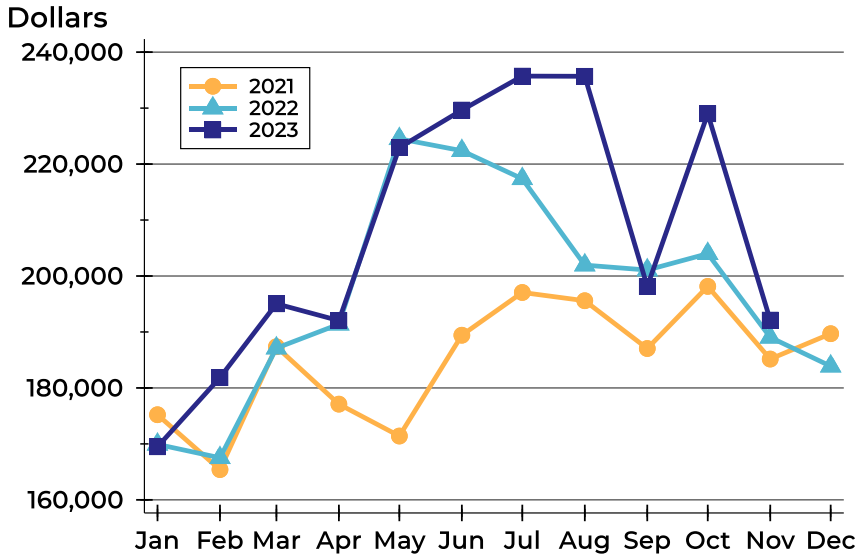
Closed Listings by Price Range

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	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	5	3.0%	2.7	34,801	33,500	17	9	91.3%	93.3%	88.2%	87.5%
\$50,000-\$99,999	26	15.9%	0.9	69,973	66,000	21	10	97.5%	100.0%	93.7%	93.8%
\$100,000-\$124,999	15	9.1%	0.8	110,502	109,000	9	4	98.9%	100.0%	98.9%	100.0%
\$125,000-\$149,999	20	12.2%	0.6	135,920	136,000	12	6	98.6%	99.7%	97.2%	98.6%
\$150,000-\$174,999	20	12.2%	0.8	159,661	159,660	11	6	100.6%	100.0%	99.2%	100.0%
\$175,000-\$199,999	11	6.7%	1.3	187,918	187,500	20	11	97.9%	97.9%	95.8%	96.0%
\$200,000-\$249,999	23	14.0%	1.4	218,632	219,000	15	9	100.8%	100.0%	98.8%	100.0%
\$250,000-\$299,999	20	12.2%	1.1	273,090	277,450	28	23	99.0%	100.0%	96.4%	97.0%
\$300,000-\$399,999	15	9.1%	1.5	344,982	338,225	11	4	100.5%	100.0%	99.2%	100.0%
\$400,000-\$499,999	7	4.3%	1.6	444,857	436,000	34	10	96.3%	96.5%	92.4%	94.5%
\$500,000-\$749,999	2	1.2%	3.5	550,000	550,000	17	17	100.7%	100.7%	100.7%	100.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



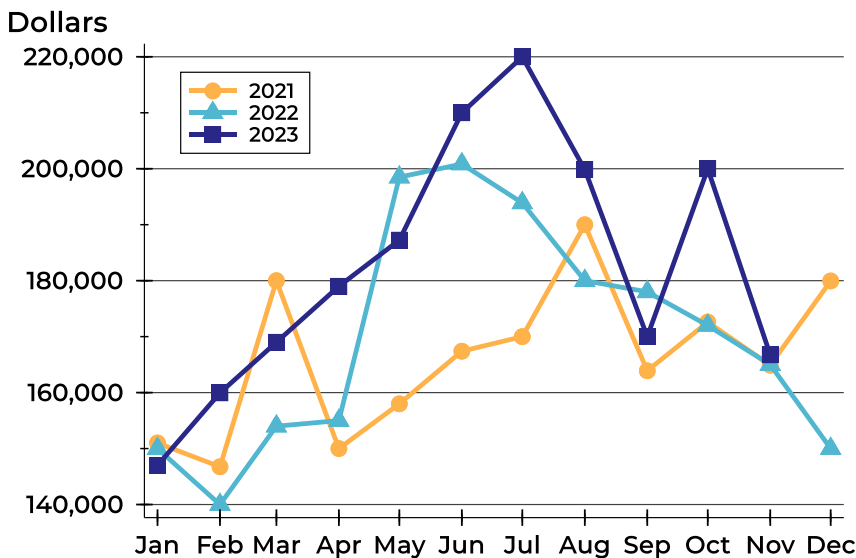
Shawnee County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	175,212	169,920	169,487
February	165,412	167,521	181,847
March	187,367	187,113	195,038
April	177,106	191,385	192,034
May	171,408	224,517	222,943
June	189,421	222,383	229,653
July	197,056	217,368	235,718
August	195,584	201,942	235,685
September	187,043	201,066	198,134
October	198,149	203,992	228,993
November	185,161	189,048	192,126
December	189,692	183,885	

Median Price

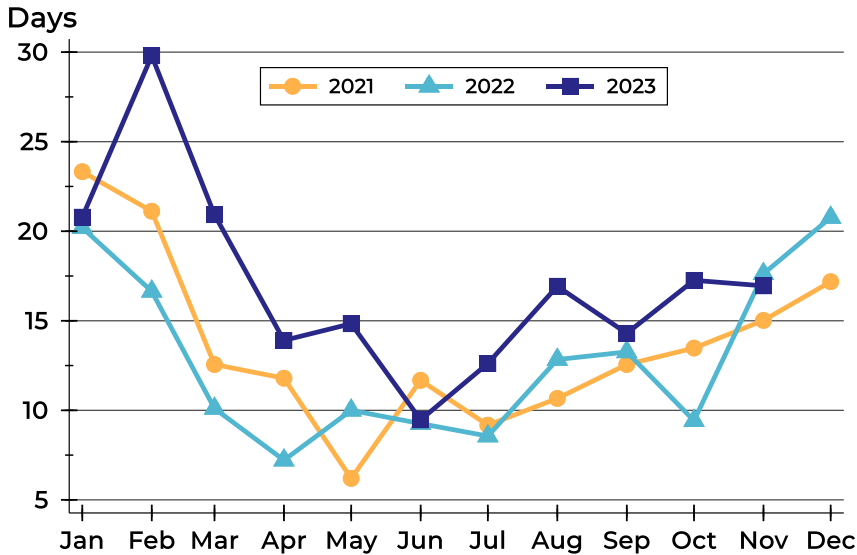


Month	2021	2022	2023
January	151,000	150,000	147,000
February	146,755	140,000	159,950
March	180,000	154,000	169,000
April	150,000	155,000	179,000
May	158,000	198,500	187,250
June	167,400	200,850	210,000
July	170,000	193,900	220,000
August	190,000	180,000	199,850
September	163,900	178,006	170,000
October	172,600	172,000	200,000
November	164,900	165,000	166,750
December	179,950	150,000	



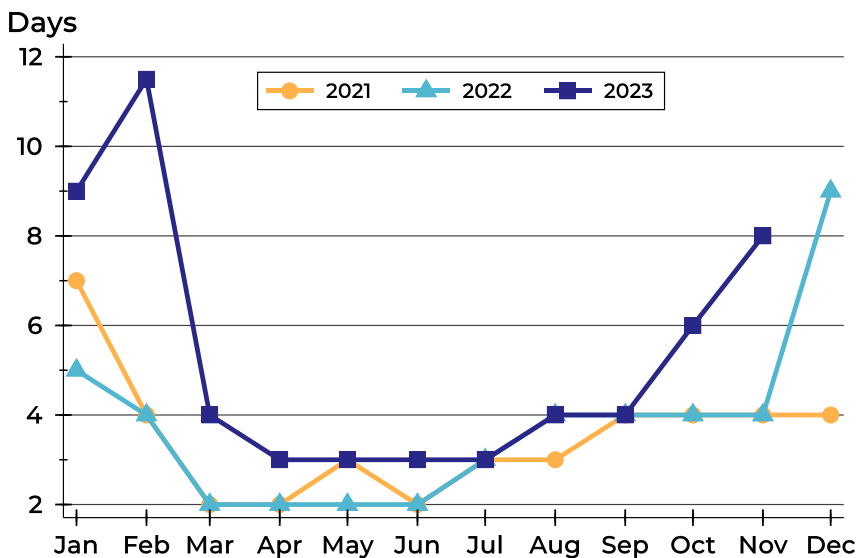
Shawnee County Closed Listings Analysis

Average DOM



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

Median DOM



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



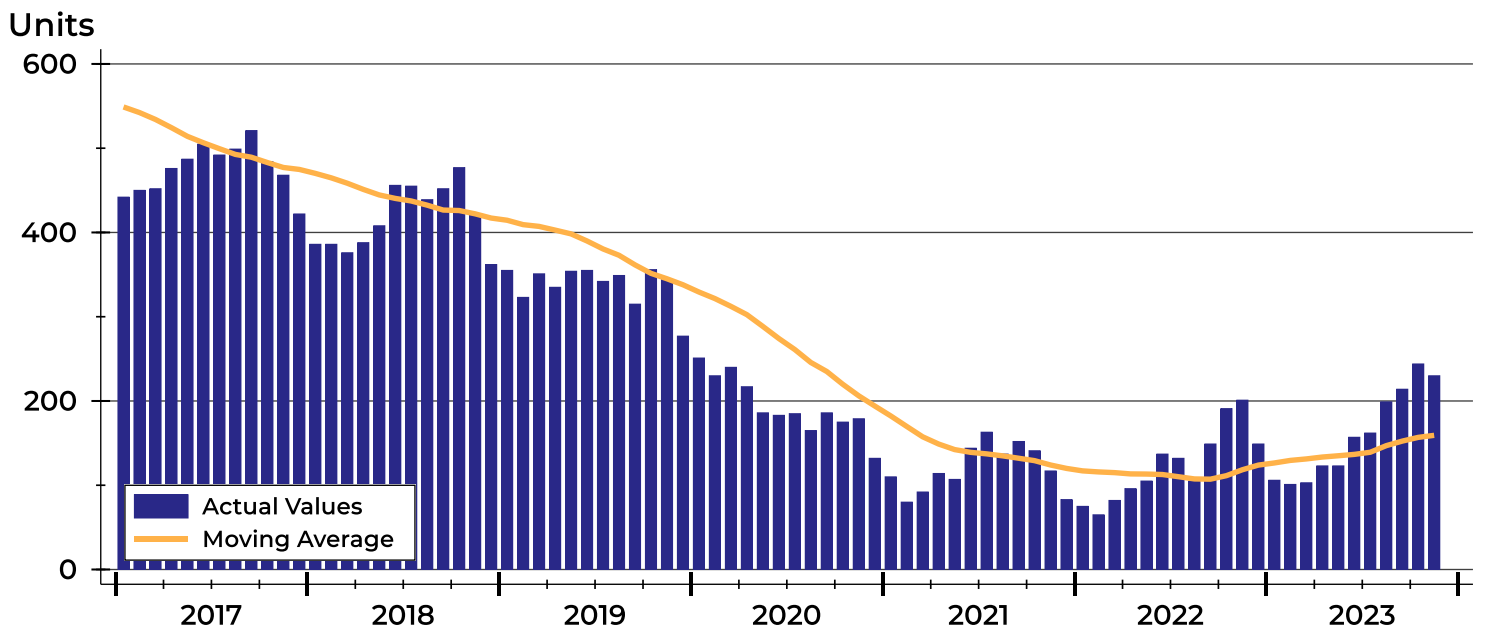
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		End of November		
		2023	2022	Change
Active Listings		230	201	14.4%
Volume (1,000s)		63,312	46,153	37.2%
Months' Supply		1.2	1.0	20.0%
Average	List Price	275,269	229,617	19.9%
	Days on Market	56	47	19.1%
	Percent of Original	95.6%	96.9%	-1.3%
Median	List Price	219,950	184,900	19.0%
	Days on Market	37	32	15.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 230 homes were available for sale in Shawnee County at the end of November. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of November was \$219,950, up 19.0% from 2022. The typical time on market for active listings was 37 days, up from 32 days a year earlier.

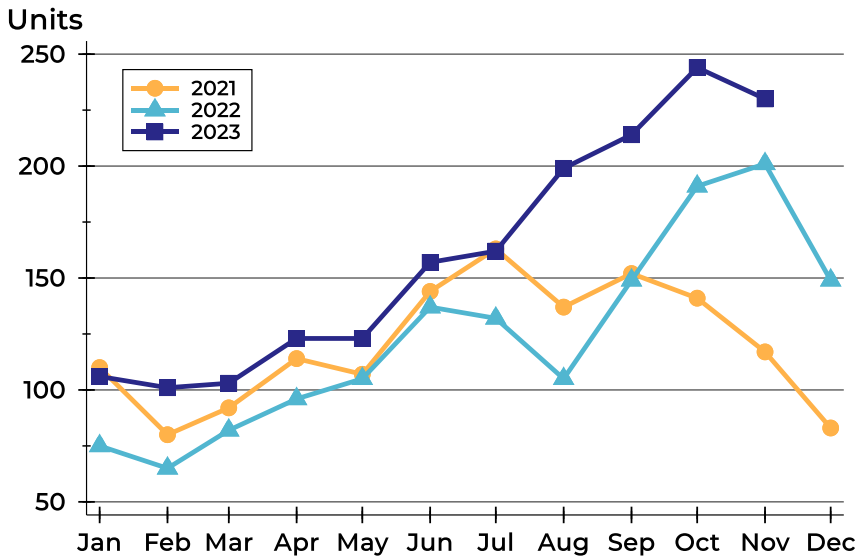
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	110	75	106
February	80	65	101
March	92	82	103
April	114	96	123
May	107	105	123
June	144	137	157
July	163	132	162
August	137	105	199
September	152	149	214
October	141	191	244
November	117	201	230
December	83	149	

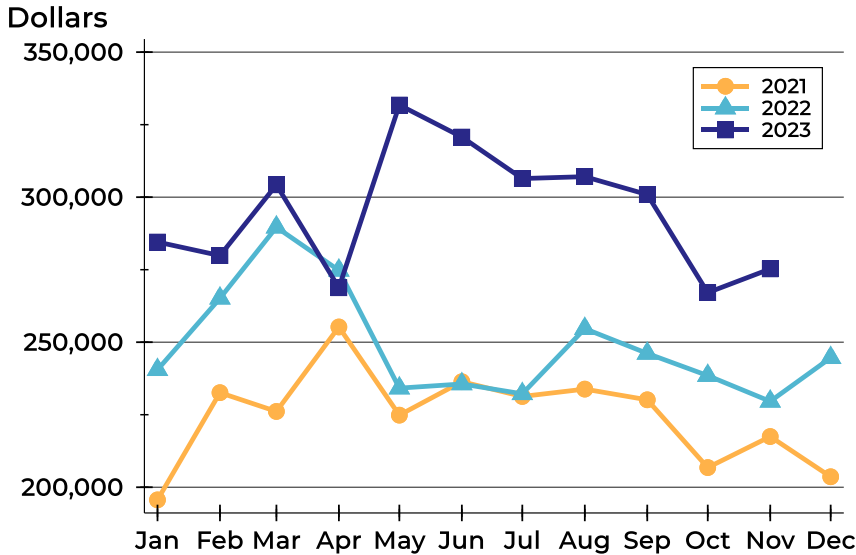
Active Listings by Price Range

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	1.3%	N/A	8,783	1,850	14	3	100.0%	100.0%
\$25,000-\$49,999	16	7.0%	2.7	39,506	38,900	52	25	91.1%	100.0%
\$50,000-\$99,999	27	11.7%	0.9	77,116	79,900	68	46	92.9%	100.0%
\$100,000-\$124,999	11	4.8%	0.8	115,045	115,000	49	44	95.0%	96.3%
\$125,000-\$149,999	12	5.2%	0.6	140,844	140,900	33	31	97.0%	99.6%
\$150,000-\$174,999	14	6.1%	0.8	161,164	160,000	28	19	95.9%	100.0%
\$175,000-\$199,999	19	8.3%	1.3	184,552	182,980	54	51	96.1%	97.3%
\$200,000-\$249,999	35	15.2%	1.4	227,579	229,000	51	44	95.8%	96.7%
\$250,000-\$299,999	21	9.1%	1.1	282,983	289,000	48	37	97.0%	100.0%
\$300,000-\$399,999	32	13.9%	1.5	335,663	332,475	56	32	96.2%	98.6%
\$400,000-\$499,999	14	6.1%	1.6	448,850	448,700	73	26	99.4%	100.0%
\$500,000-\$749,999	20	8.7%	3.5	622,300	622,500	81	54	95.6%	96.8%
\$750,000-\$999,999	3	1.3%	N/A	897,967	899,900	82	71	98.0%	100.0%
\$1,000,000 and up	3	1.3%	N/A	1,926,667	1,690,000	122	95	95.4%	97.0%



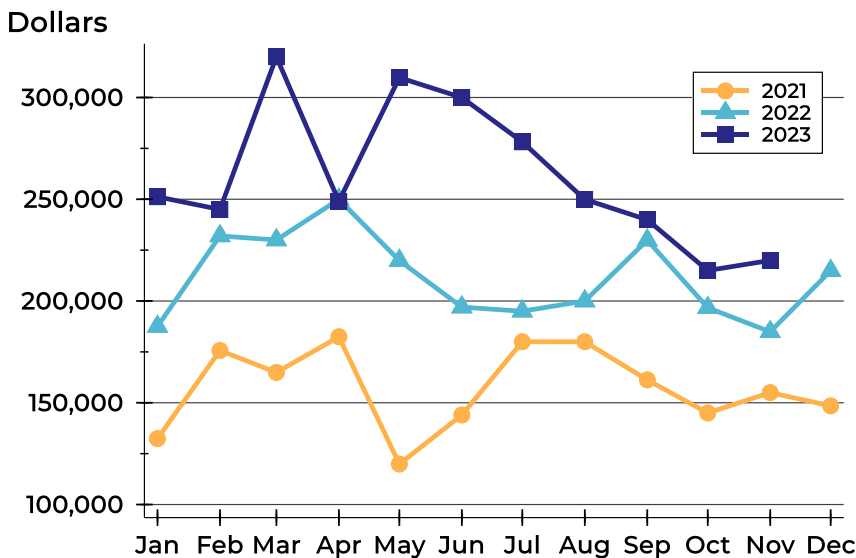
Shawnee County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	195,646	240,503	284,543
February	232,611	265,156	279,856
March	226,127	289,648	304,258
April	255,258	274,781	268,778
May	224,860	234,169	331,778
June	236,386	235,608	320,734
July	231,293	232,214	306,421
August	233,840	254,672	307,081
September	230,142	246,136	300,893
October	206,780	238,490	267,090
November	217,484	229,617	275,269
December	203,619	244,641	

Median Price

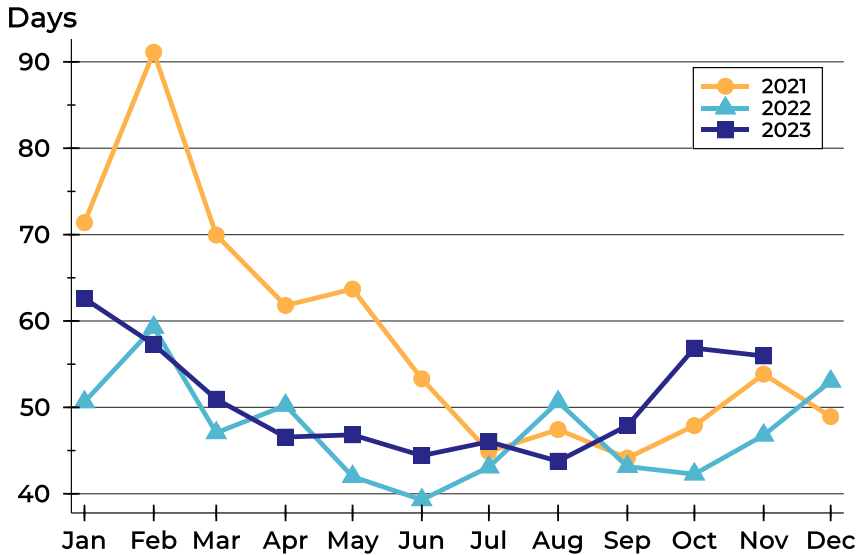


Month	2021	2022	2023
January	132,400	187,500	251,225
February	175,700	232,000	245,000
March	164,900	230,000	320,000
April	182,450	249,950	249,000
May	119,900	219,900	309,777
June	144,000	197,000	300,000
July	180,000	195,000	278,200
August	179,990	200,000	249,925
September	161,250	229,900	239,950
October	145,000	196,700	215,000
November	155,000	184,900	219,950
December	148,500	214,900	



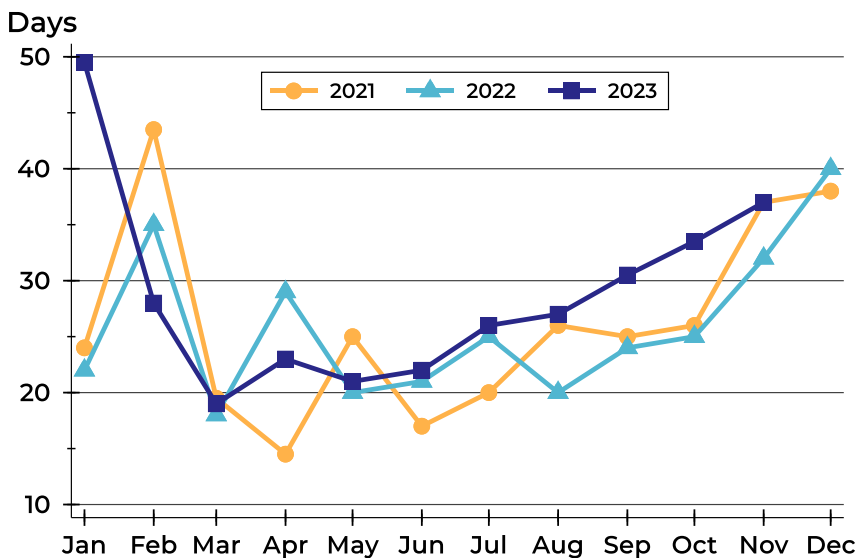
Shawnee County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	71	51	63
February	91	59	57
March	70	47	51
April	62	50	47
May	64	42	47
June	53	39	44
July	45	43	46
August	47	51	44
September	44	43	48
October	48	42	57
November	54	47	56
December	49	53	

Median DOM

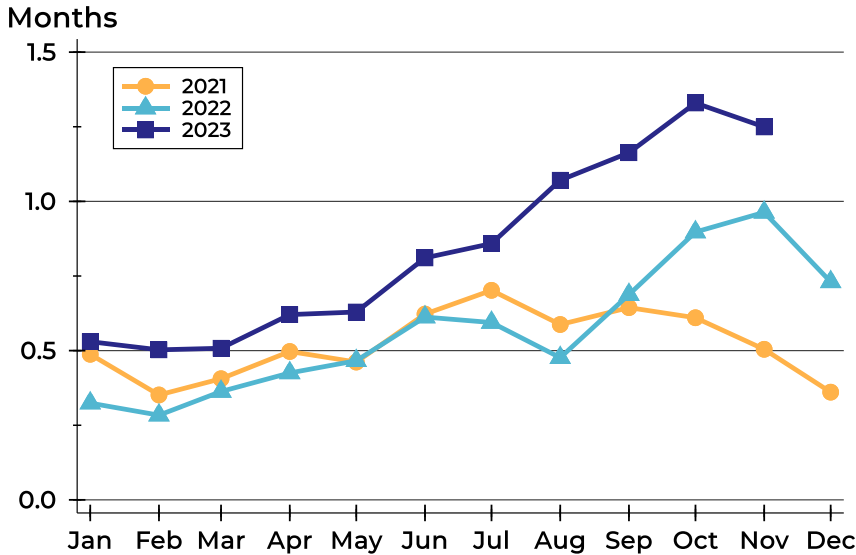


Month	2021	2022	2023
January	24	22	50
February	44	35	28
March	20	18	19
April	15	29	23
May	25	20	21
June	17	21	22
July	20	25	26
August	26	20	27
September	25	24	31
October	26	25	34
November	37	32	37
December	38	40	



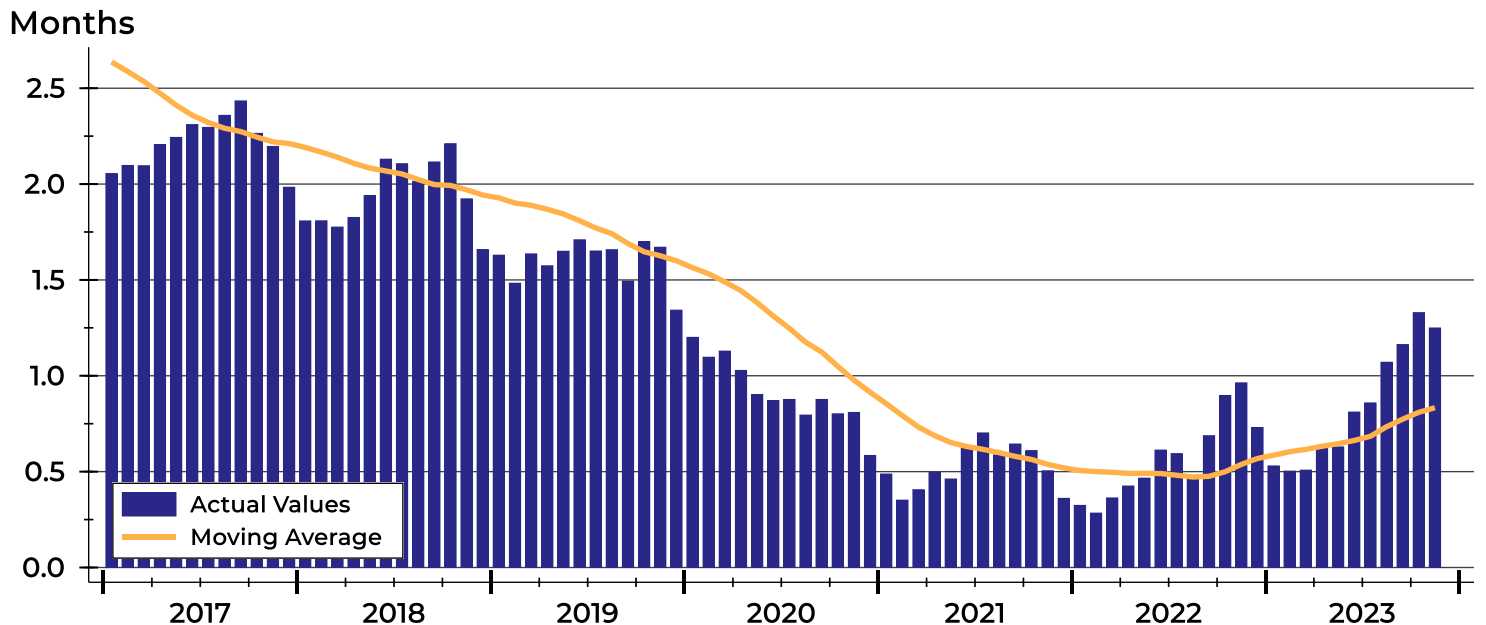
Shawnee County Months' Supply Analysis

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	0.8
July	0.7	0.6	0.9
August	0.6	0.5	1.1
September	0.6	0.7	1.2
October	0.6	0.9	1.3
November	0.5	1.0	1.2
December	0.4	0.7	1.2

History of Month's Supply





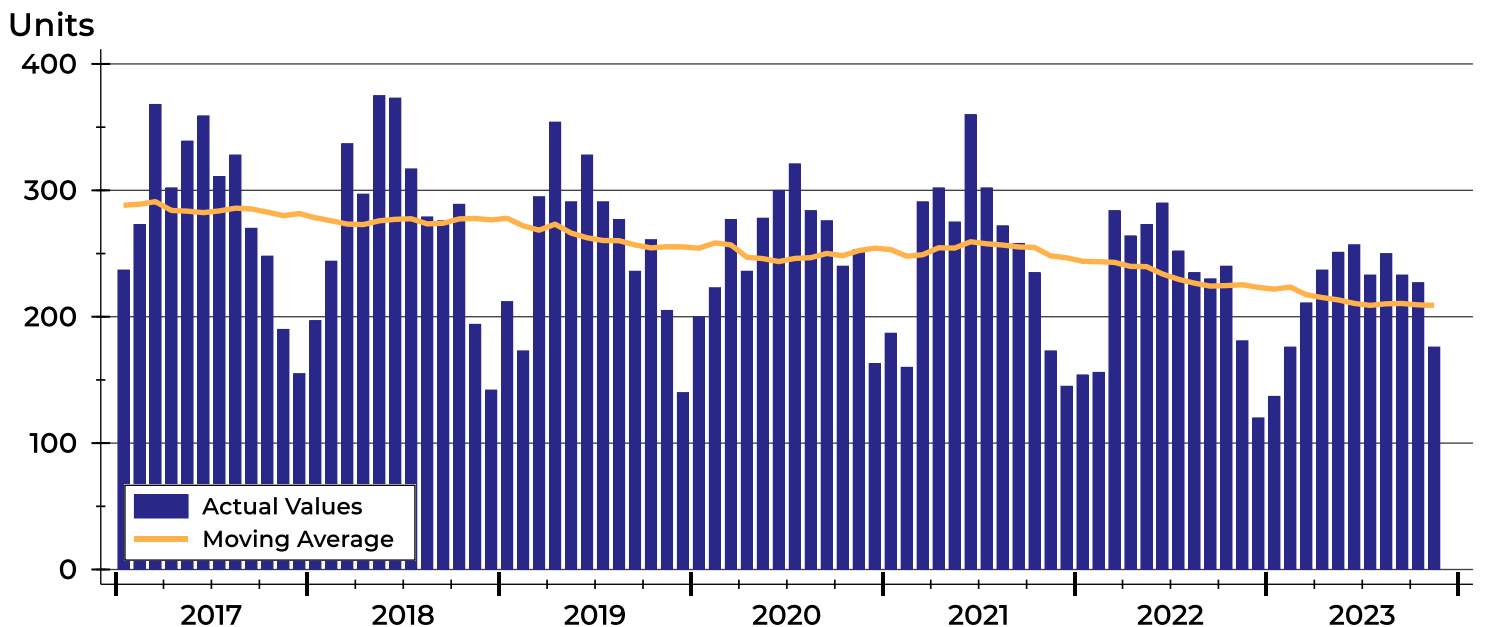
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	176	181	-2.8%
	Volume (1,000s)	39,441	34,949	12.9%
	Average List Price	224,098	193,089	16.1%
	Median List Price	199,950	159,900	25.0%
Year-to-Date	New Listings	2,388	2,559	-6.7%
	Volume (1,000s)	526,521	525,332	0.2%
	Average List Price	220,486	205,288	7.4%
	Median List Price	188,000	174,999	7.4%

A total of 176 new listings were added in Shawnee County during November, down 2.8% from the same month in 2022. Year-to-date Shawnee County has seen 2,388 new listings.

The median list price of these homes was \$199,950 up from \$159,900 in 2022.

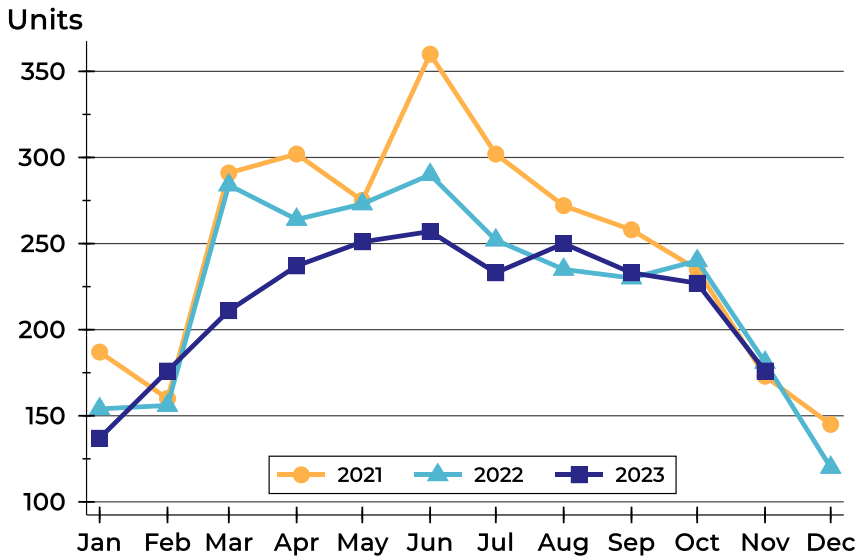
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	187	154	137
February	160	156	176
March	291	284	211
April	302	264	237
May	275	273	251
June	360	290	257
July	302	252	233
August	272	235	250
September	258	230	233
October	235	240	227
November	173	181	176
December	145	120	

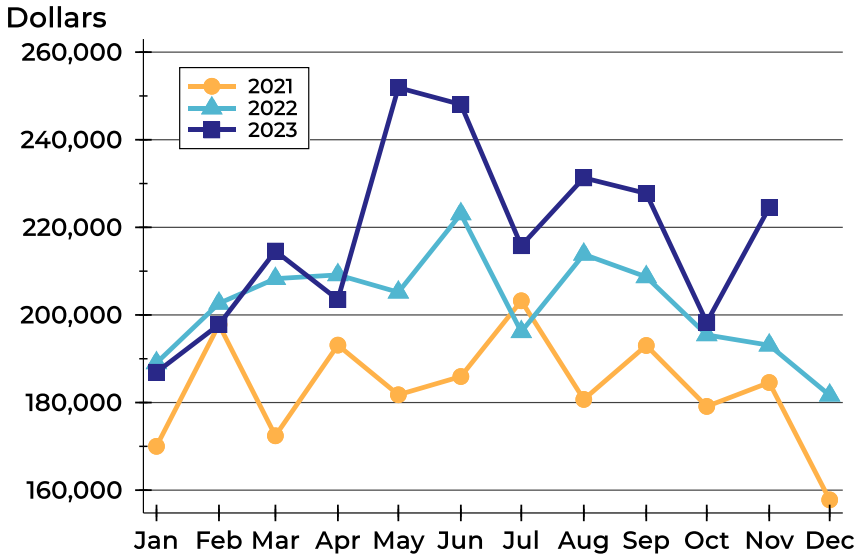
New Listings by Price Range

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	1.1%	1,675	1,675	8	8	100.0%	100.0%
\$25,000-\$49,999	12	6.8%	42,075	46,750	8	3	101.0%	100.0%
\$50,000-\$99,999	25	14.2%	78,782	83,900	11	10	96.7%	100.0%
\$100,000-\$124,999	8	4.5%	111,838	112,450	12	8	99.0%	100.0%
\$125,000-\$149,999	11	6.3%	142,107	143,900	17	13	98.1%	100.0%
\$150,000-\$174,999	17	9.7%	161,224	160,000	12	10	107.2%	100.0%
\$175,000-\$199,999	14	8.0%	188,516	189,450	10	7	98.2%	100.0%
\$200,000-\$249,999	26	14.8%	226,727	227,000	15	13	99.6%	100.0%
\$250,000-\$299,999	16	9.1%	280,894	279,950	17	18	98.6%	100.0%
\$300,000-\$399,999	24	13.6%	330,272	329,700	15	10	99.1%	100.0%
\$400,000-\$499,999	13	7.4%	444,800	439,900	21	23	99.6%	100.0%
\$500,000-\$749,999	8	4.5%	637,550	685,000	23	21	98.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



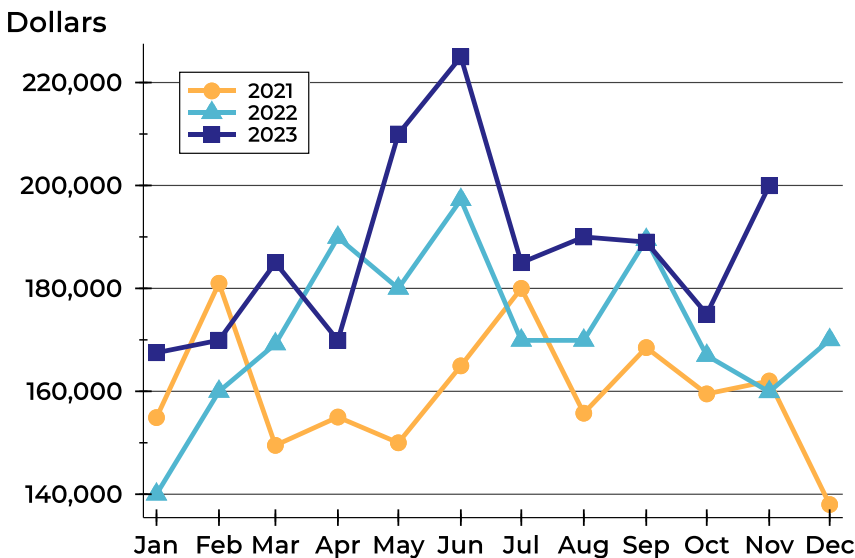
Shawnee County New Listings Analysis

Average Price



Month	2021	2022	2023
January	170,008	189,050	186,924
February	197,790	202,646	197,792
March	172,417	208,289	214,587
April	193,112	209,143	203,515
May	181,778	205,180	251,895
June	185,946	223,059	248,063
July	203,238	196,153	215,804
August	180,717	213,837	231,298
September	193,031	208,690	227,711
October	179,121	195,443	198,318
November	184,578	193,089	224,098
December	157,783	181,665	

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	210,000
June	164,950	197,250	225,000
July	180,000	169,900	185,000
August	155,750	169,900	190,000
September	168,500	189,475	189,000
October	159,500	166,950	175,000
November	162,000	159,900	199,950
December	138,000	170,000	



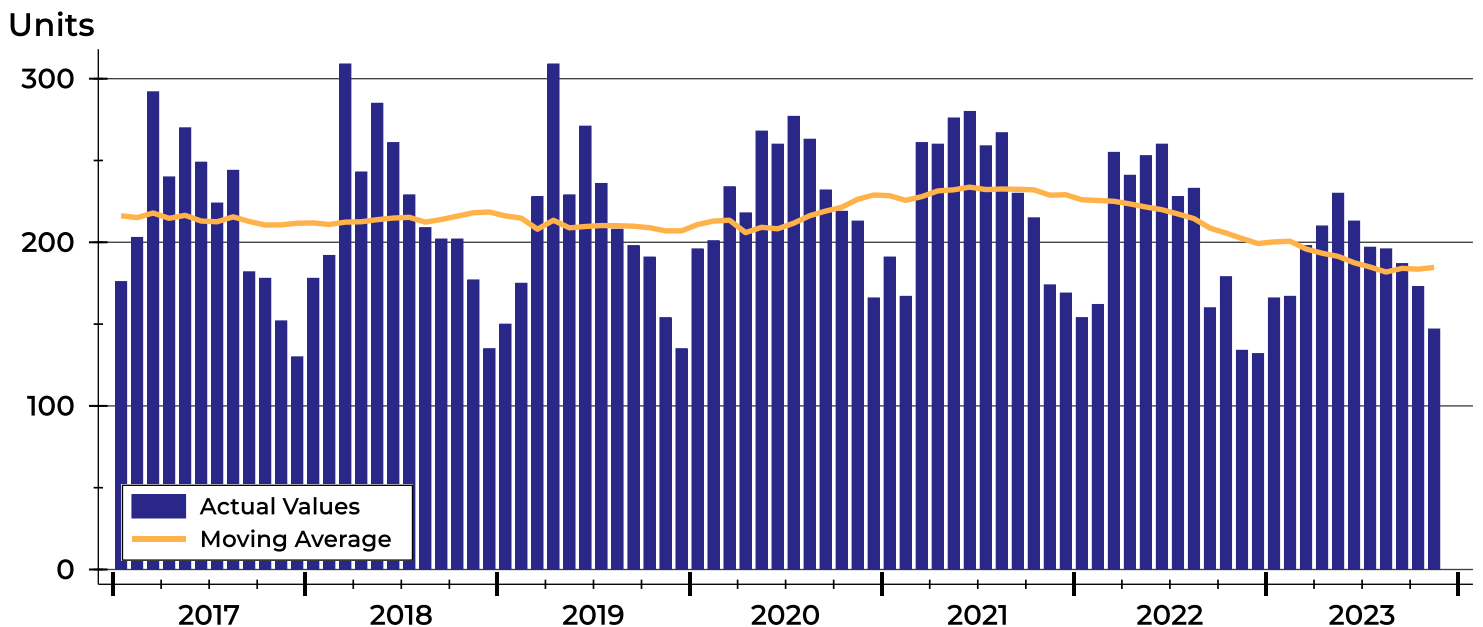
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	November 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		148	134	10.4%	2,085	2,259	-7.7%
Volume (1,000s)		29,523	24,261	21.7%	441,644	451,402	-2.2%
Average	Sale Price	199,479	181,053	10.2%	211,820	199,824	6.0%
	Days on Market	26	18	44.4%	17	11	54.5%
	Percent of Original	97.7%	95.7%	2.1%	98.7%	99.9%	-1.2%
Median	Sale Price	184,500	158,250	16.6%	182,950	170,000	7.6%
	Days on Market	15	7	114.3%	4	3	33.3%
	Percent of Original	100.0%	97.4%	2.7%	100.0%	100.0%	0.0%

A total of 147 contracts for sale were written in Shawnee County during the month of November, up from 134 in 2022. The median list price of these homes was \$180,000, up from \$158,250 the prior year.

Half of the homes that went under contract in November were on the market less than 14 days, compared to 7 days in November 2022.

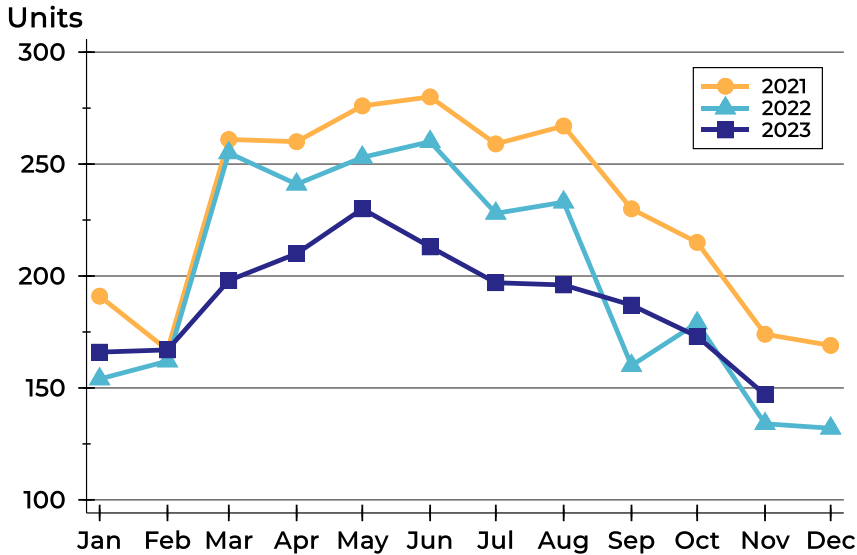
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	191	154	166
February	167	162	167
March	261	255	198
April	260	241	210
May	276	253	230
June	280	260	213
July	259	228	197
August	267	233	196
September	230	160	187
October	215	179	173
November	174	134	148
December	169	132	

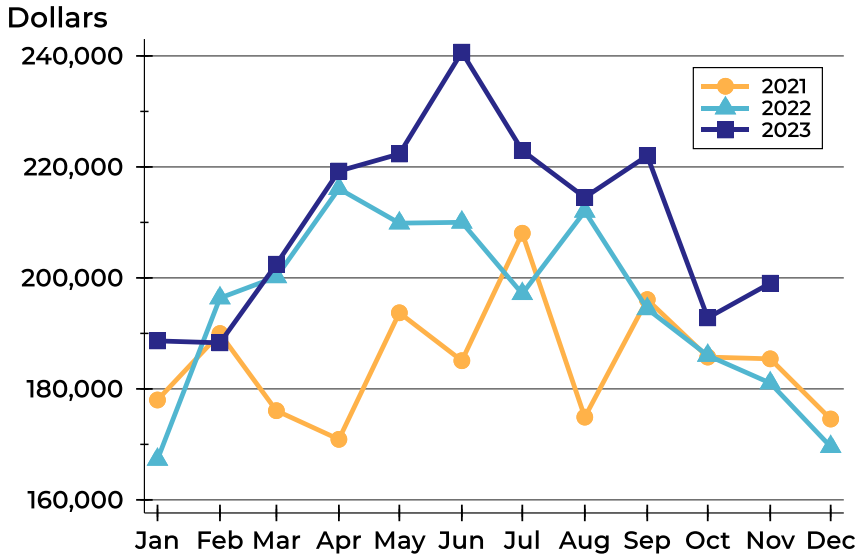
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	10	6.8%	38,340	36,500	28	12	92.4%	92.5%
\$50,000-\$99,999	26	17.7%	78,925	81,900	19	11	95.5%	100.0%
\$100,000-\$124,999	7	4.8%	110,629	110,000	16	4	98.5%	100.0%
\$125,000-\$149,999	14	9.5%	140,172	140,389	27	27	95.8%	100.0%
\$150,000-\$174,999	13	8.8%	164,423	165,900	25	17	108.1%	100.0%
\$175,000-\$199,999	14	9.5%	187,936	189,500	14	9	98.7%	100.0%
\$200,000-\$249,999	21	14.3%	221,900	219,900	32	14	97.0%	100.0%
\$250,000-\$299,999	17	11.6%	280,059	279,900	27	26	97.4%	97.7%
\$300,000-\$399,999	15	10.2%	337,005	335,000	25	15	98.0%	100.0%
\$400,000-\$499,999	8	5.4%	458,450	449,950	51	25	97.4%	100.0%
\$500,000-\$749,999	2	1.4%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



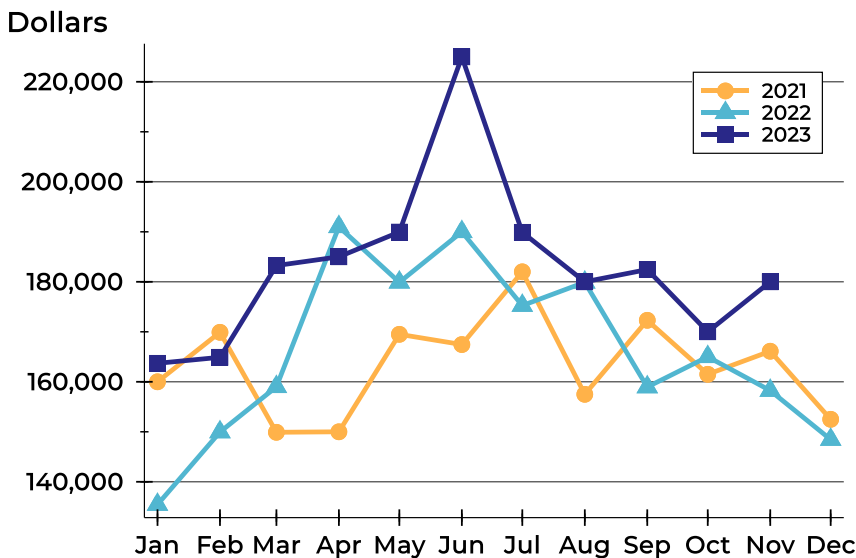
Shawnee County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	177,997	167,282	188,646
February	189,975	196,370	188,300
March	176,074	200,181	202,470
April	170,909	216,074	219,252
May	193,713	209,866	222,332
June	185,079	210,019	240,681
July	208,049	197,143	222,962
August	174,911	211,991	214,510
September	196,089	194,419	222,004
October	185,733	186,015	192,799
November	185,415	181,053	199,479
December	174,565	169,583	

Median Price

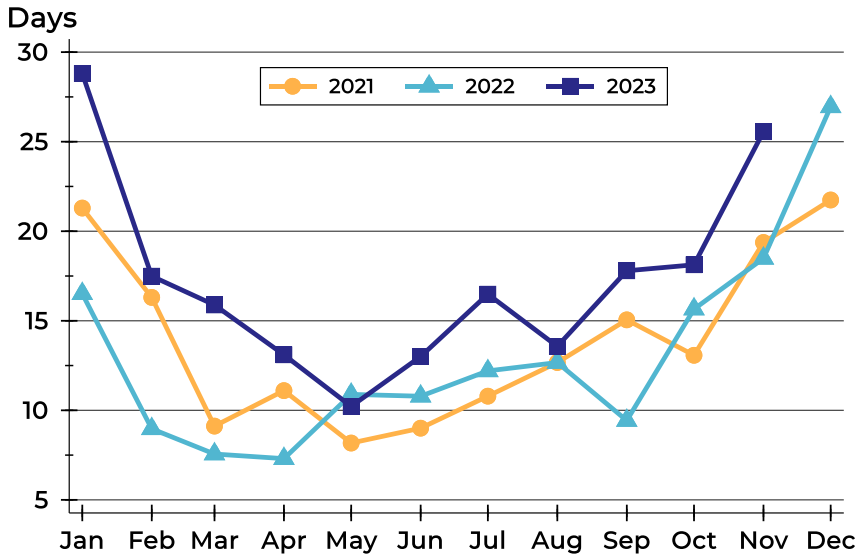


Month	2021	2022	2023
January	160,000	135,450	163,700
February	169,900	149,950	164,900
March	149,900	159,000	183,250
April	150,000	191,000	185,000
May	169,500	179,900	189,950
June	167,450	190,000	225,000
July	182,000	175,250	189,900
August	157,500	179,900	180,000
September	172,300	158,950	182,450
October	161,500	165,000	170,000
November	166,114	158,250	184,500
December	152,500	148,450	



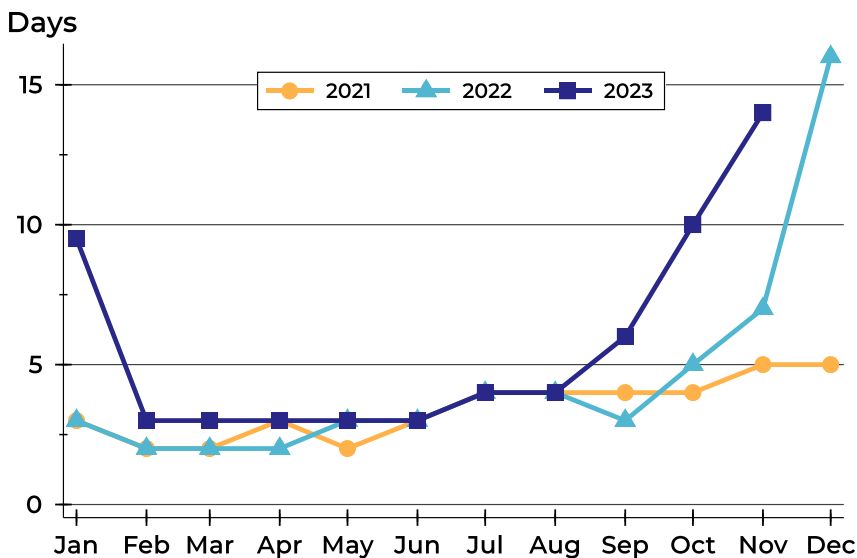
Shawnee County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	21	17	29
February	16	9	17
March	9	8	16
April	11	7	13
May	8	11	10
June	9	11	13
July	11	12	16
August	13	13	14
September	15	9	18
October	13	16	18
November	19	18	26
December	22	27	

Median DOM



Month	2021	2022	2023
January	3	3	10
February	2	2	3
March	2	2	3
April	3	2	3
May	2	3	3
June	3	3	3
July	4	4	4
August	4	4	4
September	4	3	6
October	4	5	10
November	5	7	15
December	5	16	



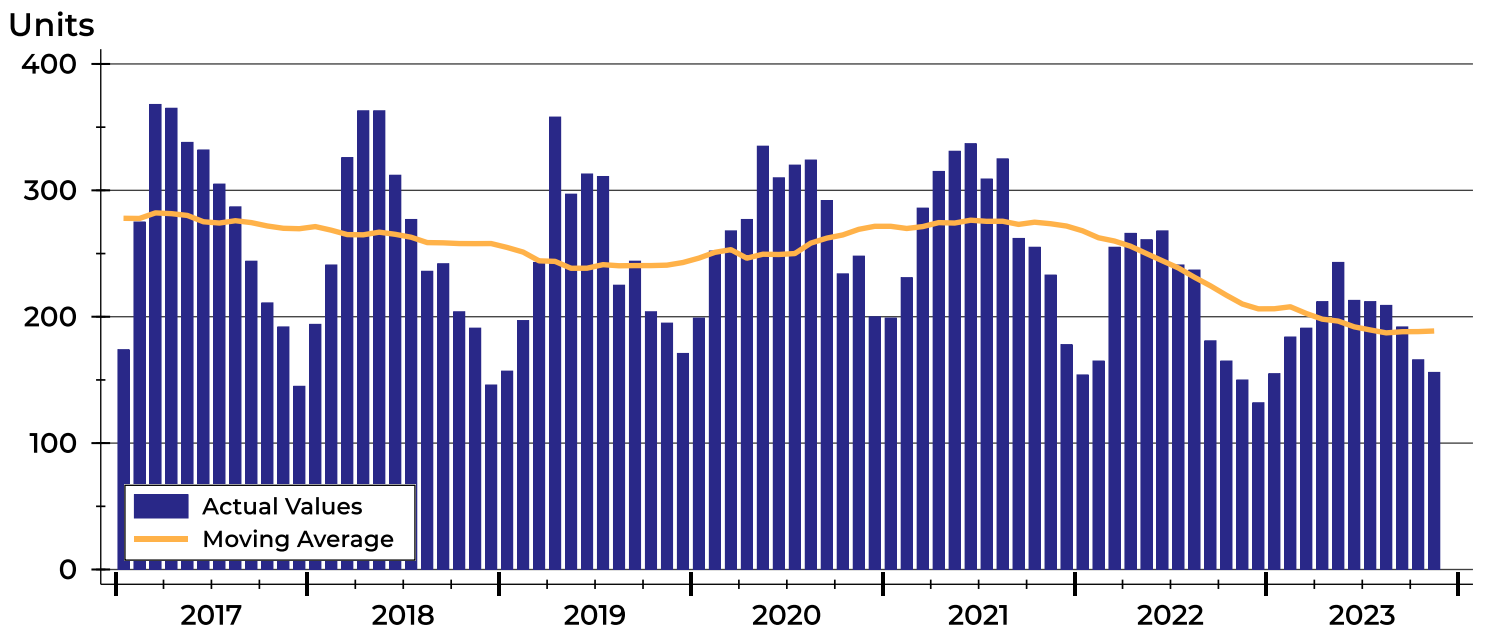
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		156	150	4.0%
Volume (1,000s)		33,600	30,709	9.4%
Average	List Price	215,383	204,725	5.2%
	Days on Market	26	17	52.9%
	Percent of Original	97.9%	98.4%	-0.5%
Median	List Price	199,000	167,450	18.8%
	Days on Market	16	7	128.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 156 listings in Shawnee County had contracts pending at the end of November, up from 150 contracts pending at the end of November 2022.

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

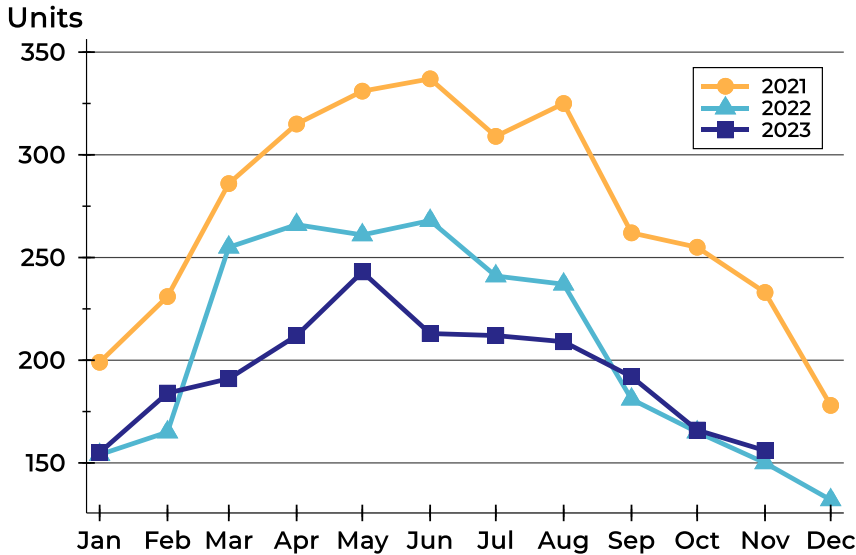
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	199	154	155
February	231	165	184
March	286	255	191
April	315	266	212
May	331	261	243
June	337	268	213
July	309	241	212
August	325	237	209
September	262	181	192
October	255	165	166
November	233	150	156
December	178	132	

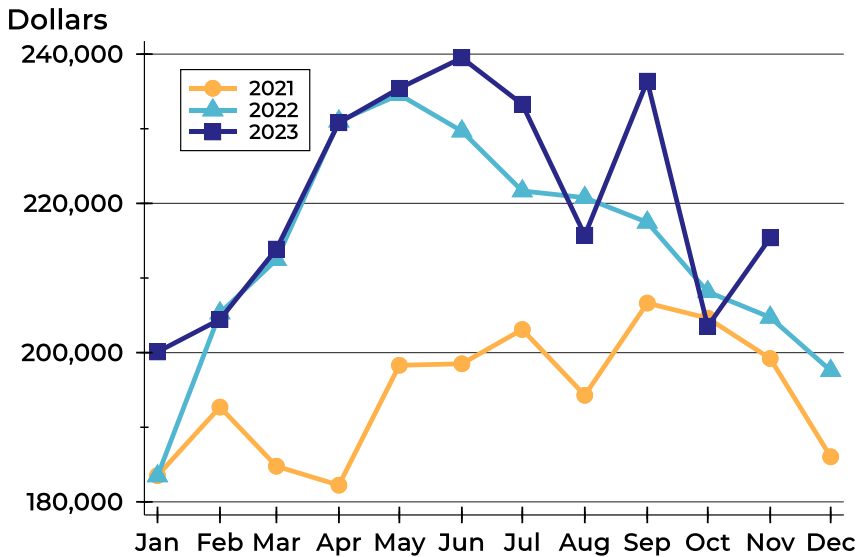
Pending Contracts by Price Range

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	6	3.8%	38,633	37,500	30	13	92.7%	100.0%
\$50,000-\$99,999	20	12.8%	81,233	81,900	30	31	94.2%	100.0%
\$100,000-\$124,999	7	4.5%	111,129	109,000	13	4	97.9%	100.0%
\$125,000-\$149,999	15	9.6%	141,820	140,777	23	23	96.6%	100.0%
\$150,000-\$174,999	17	10.9%	163,347	165,000	25	17	105.7%	100.0%
\$175,000-\$199,999	15	9.6%	187,840	189,500	13	8	99.2%	100.0%
\$200,000-\$249,999	27	17.3%	226,665	229,000	28	14	96.5%	100.0%
\$250,000-\$299,999	19	12.2%	280,868	275,000	23	19	98.5%	100.0%
\$300,000-\$399,999	18	11.5%	337,754	332,500	32	25	97.6%	100.0%
\$400,000-\$499,999	10	6.4%	453,260	444,950	43	12	97.9%	100.0%
\$500,000-\$749,999	2	1.3%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



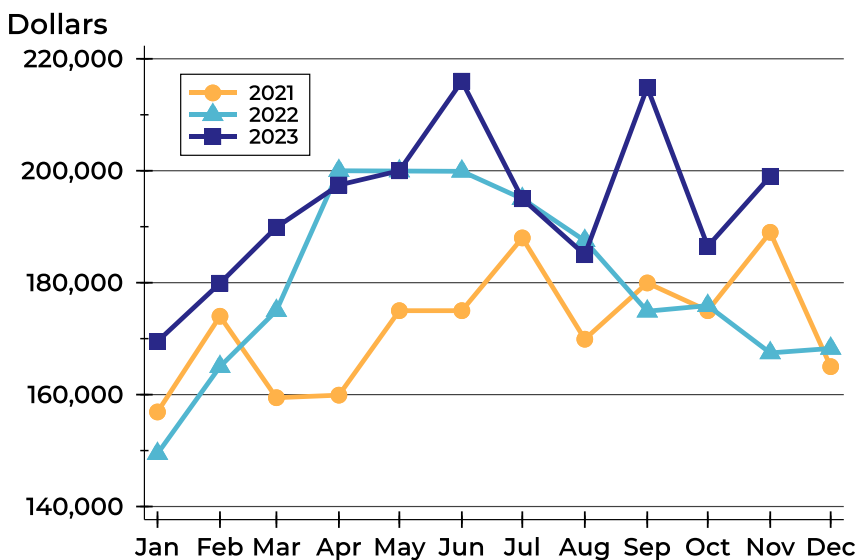
Shawnee County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	183,519	183,471	200,095
February	192,703	205,304	204,451
March	184,782	212,455	213,872
April	182,238	231,014	230,805
May	198,304	234,579	235,423
June	198,506	229,679	239,503
July	203,098	221,662	233,283
August	194,284	220,766	215,734
September	206,639	217,463	236,375
October	204,619	208,152	203,540
November	199,208	204,725	215,383
December	186,043	197,592	

Median Price

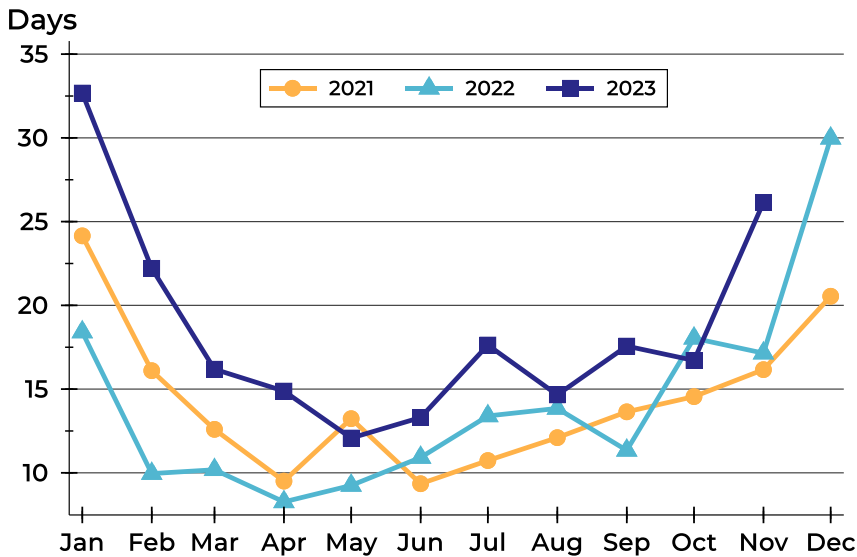


Month	2021	2022	2023
January	156,900	149,450	169,500
February	174,000	165,000	179,900
March	159,450	174,999	189,900
April	159,900	200,000	197,450
May	175,000	199,950	200,000
June	175,000	199,900	216,000
July	188,000	195,000	195,000
August	169,900	187,500	185,000
September	179,950	174,900	214,900
October	175,000	175,900	186,500
November	189,000	167,450	199,000
December	165,000	168,250	



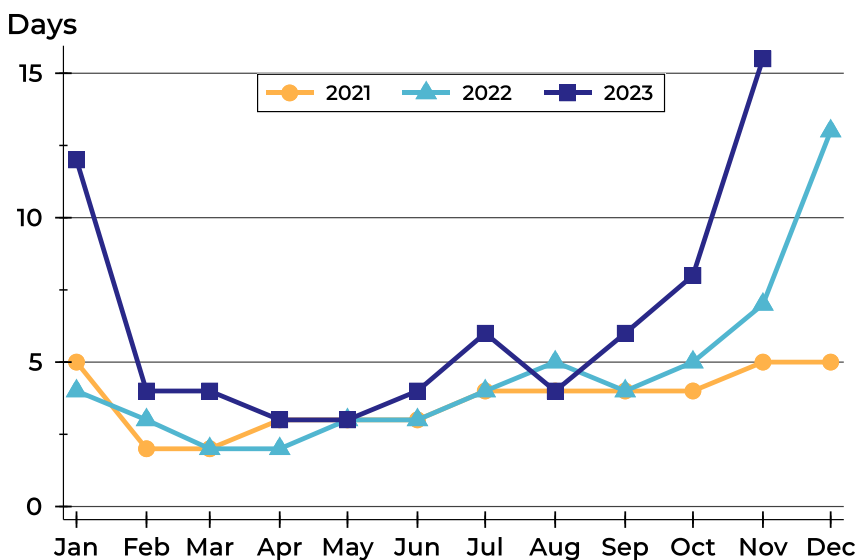
Shawnee County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	24	18	33
February	16	10	22
March	13	10	16
April	10	8	15
May	13	9	12
June	9	11	13
July	11	13	18
August	12	14	15
September	14	11	18
October	15	18	17
November	16	17	26
December	21	30	

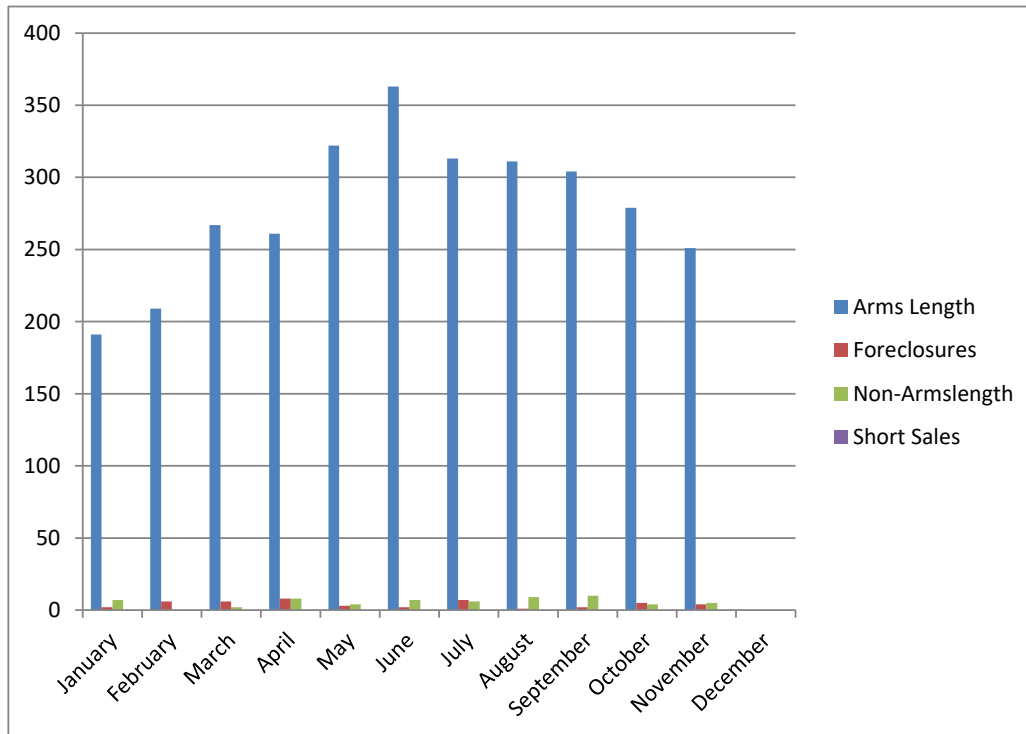
Median DOM



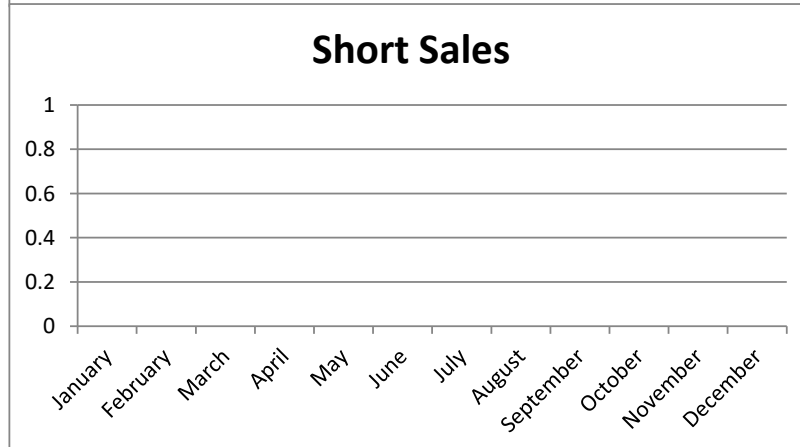
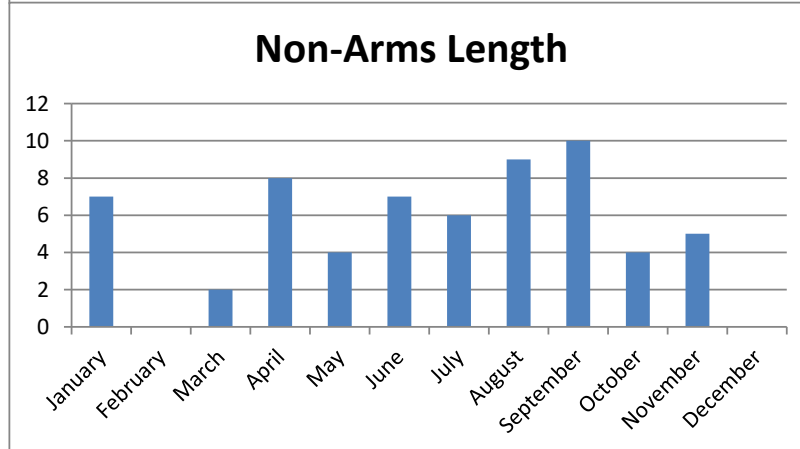
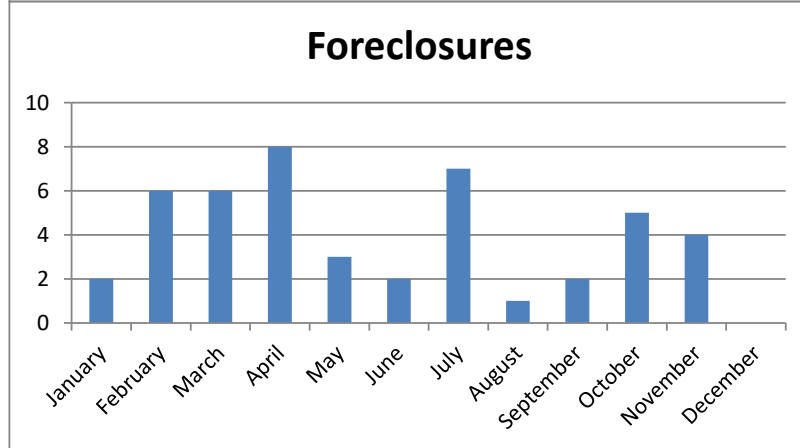
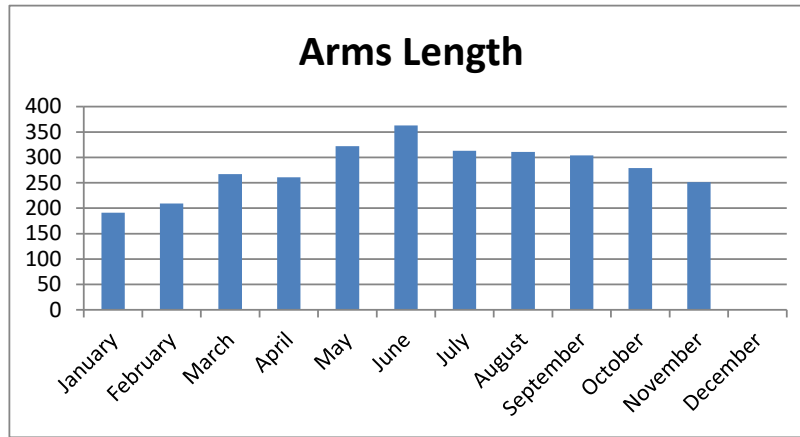
Month	2021	2022	2023
January	5	4	12
February	2	3	4
March	2	2	4
April	3	2	3
May	3	3	3
June	3	3	4
July	4	4	6
August	4	5	4
September	4	4	6
October	4	5	8
November	5	7	16
December	5	13	

Sunflower Multiple Listing Service November 2023 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	200	191	2	7	0	2	1%
February	215	209	6	0	0	6	3%
March	275	267	6	2	0	6	2%
April	277	261	8	8	0	8	3%
May	329	322	3	4	0	3	1%
June	372	363	2	7	0	2	1%
July	326	313	7	6	0	7	2%
August	321	311	1	9	0	1	0%
September	316	304	2	10	0	2	1%
October	288	279	5	4	0	5	2%
November	260	251	4	5	0	4	2%
December							
YTD Totals	3179	3071	46	62	0	46	1%



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



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

November 2023																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020	
\$1-\$29,999	10	4	6	3	8	5	5	3	4	4	2		54	83	102	132	
\$30,000-\$39,999	7	5	6	5	2	6	4	2	4	8	5		54	54	69	102	
\$40,000-\$49,999	12	5	2	9	3	4	1	6	22	5	3		72	63	99	123	
\$50,000-\$59,999	8	7	11	13	7	13	5	6	5	6	11		92	82	112	129	
\$60,000-\$69,999	6	12	13	15	13	8	4	10	7	5	9		102	130	117	172	
\$70,000-\$79,999	6	6	7	9	16	6	10	4	6	10	7		87	116	131	164	
\$80,000-\$89,999	5	9	9	10	7	11	8	10	9	7	4		89	135	169	175	
\$90,000-\$99,999	14	12	15	11	12	9	5	12	11	8	7		116	108	163	160	
\$100,000-\$119,999	9	19	19	13	18	23	18	17	25	19	19		199	223	260	291	
\$120,000-\$139,999	21	13	20	18	27	23	32	24	20	19	17		234	310	328	414	
\$140,000-\$159,999	16	13	26	19	26	33	17	28	27	23	28		256	276	325	292	
\$160,000-\$179,999	15	18	23	27	19	26	30	17	33	19	17		244	247	319	315	
\$180,000-\$199,999	16	16	14	18	22	21	18	24	17	17	16		199	246	301	259	
\$200,000-\$249,999	27	20	48	43	50	50	50	41	41	40	37		447	489	520	440	
\$250,000-\$299,999	14	31	22	32	32	45	34	30	40	32	31		343	379	356	266	
\$300,000-\$399,999	20	19	23	28	44	55	49	48	42	36	24		388	368	380	258	
\$400,000-\$499,999	6	10	8	12	15	22	22	21	13	13	17		159	177	128	102	
\$500,000 or more	3	5	12	4	22	15	18	23	7	21	8		138	124	74	49	
TOTALS	215	224	284	289	343	375	330	326	333	292	262	0	3273	3610	3953	3843	



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Rose in November

Total home sales in the Topeka MSA & Douglas County rose by 2.5% last month to 208 units, compared to 203 units in November 2022. Total sales volume was \$44.9 million, up 13.1% from a year earlier.

The median sale price in November was \$190,250, up from \$165,000 a year earlier. Homes that sold in November were typically on the market for 8 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of November was 328 units, up from 285 at the same point in 2022. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$234,900.

During November, a total of 179 contracts were written down from 183 in November 2022. At the end of the month, there were 192 contracts still pending.

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

Contact Information

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



Topeka MSA & Douglas County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		208	203	262	2,605	2,962	3,206
Change from prior year		2.5%	-22.5%	4.8%	-12.1%	-7.6%	1.0%
Active Listings		328	285	203	N/A	N/A	N/A
Change from prior year		15.1%	40.4%	-17.5%			
Months' Supply		1.4	1.1	0.7	N/A	N/A	N/A
Change from prior year		27.3%	57.1%	-22.2%			
New Listings		209	229	227	3,046	3,323	3,603
Change from prior year		-8.7%	0.9%	-22.8%	-8.3%	-7.8%	-1.4%
Contracts Written		180	183	235	2,620	2,917	3,272
Change from prior year		-1.6%	-22.1%	-8.2%	-10.2%	-10.8%	-0.7%
Pending Contracts		192	195	305	N/A	N/A	N/A
Change from prior year		-1.5%	-36.1%	-1.0%			
Sales Volume (1,000s)		44,908	39,712	51,675	572,250	617,120	610,138
Change from prior year		13.1%	-23.2%	18.5%	-7.3%	1.1%	14.2%
Average	Sale Price	215,906	195,625	197,233	219,674	208,346	190,311
	Change from prior year	10.4%	-0.8%	13.1%	5.4%	9.5%	13.0%
	List Price of Actives	285,207	289,231	219,195	N/A	N/A	N/A
	Change from prior year	-1.4%	32.0%	11.0%			
	Days on Market	17	21	16	18	14	15
Change from prior year	-19.0%	31.3%	-15.8%	28.6%	-6.7%	-44.4%	
	Percent of List	98.8%	98.4%	99.9%	99.6%	100.7%	100.5%
Change from prior year	0.4%	-1.5%	1.0%	-1.1%	0.2%	2.1%	
	Percent of Original	96.9%	96.7%	98.4%	98.1%	99.4%	99.6%
Change from prior year	0.2%	-1.7%	0.9%	-1.3%	-0.2%	2.6%	
Median	Sale Price	190,250	165,000	170,500	190,000	180,000	170,000
	Change from prior year	15.3%	-3.2%	17.0%	5.6%	5.9%	16.4%
	List Price of Actives	234,900	215,000	175,000	N/A	N/A	N/A
	Change from prior year	9.3%	22.9%	20.8%			
	Days on Market	8	6	5	5	3	3
Change from prior year	33.3%	20.0%	25.0%	66.7%	0.0%	-50.0%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	98.5%	99.8%	100.0%	100.0%	100.0%	100.0%
Change from prior year	-1.3%	-0.2%	0.0%	0.0%	0.0%	0.4%	

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



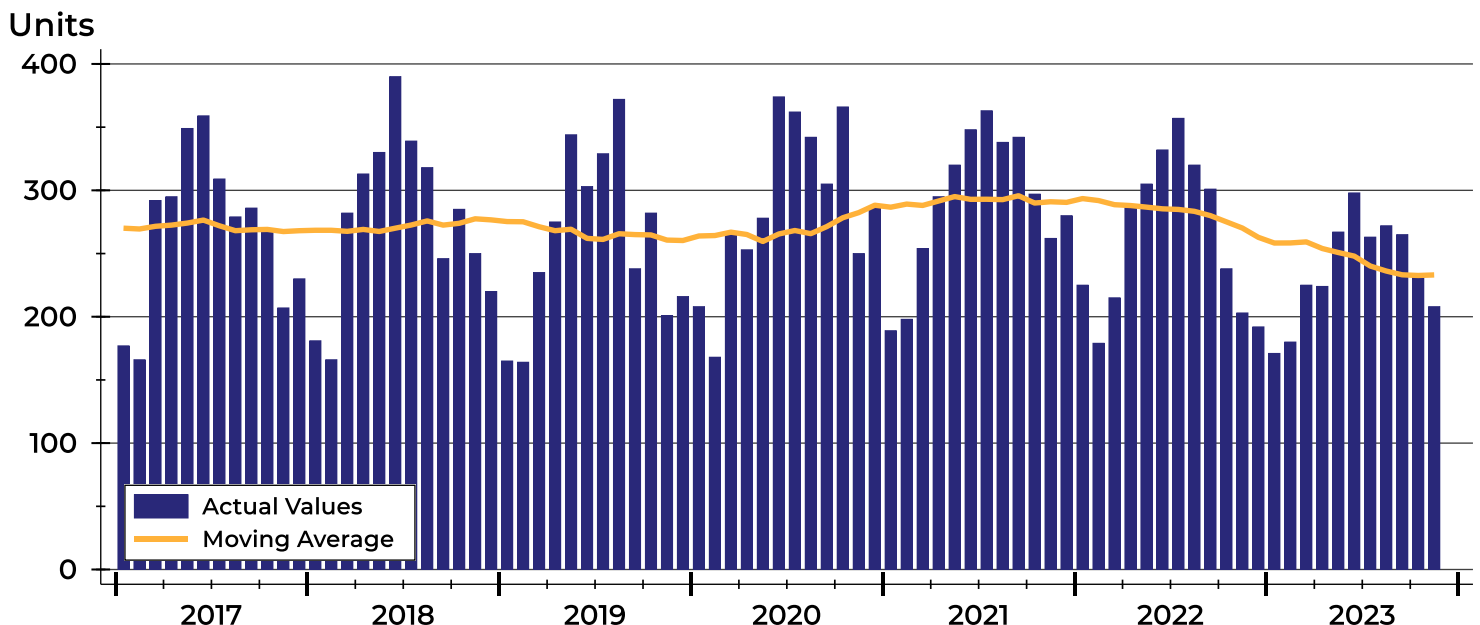
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		208	203	2.5%	2,605	2,962	-12.1%
Volume (1,000s)		44,908	39,712	13.1%	572,250	617,120	-7.3%
Months' Supply		1.4	1.1	27.3%	N/A	N/A	N/A
Average	Sale Price	215,906	195,625	10.4%	219,674	208,346	5.4%
	Days on Market	17	21	-19.0%	18	14	28.6%
	Percent of List	98.8%	98.4%	0.4%	99.6%	100.7%	-1.1%
	Percent of Original	96.9%	96.7%	0.2%	98.1%	99.4%	-1.3%
Median	Sale Price	190,250	165,000	15.3%	190,000	180,000	5.6%
	Days on Market	8	6	33.3%	5	3	66.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	99.8%	-1.3%	100.0%	100.0%	0.0%

A total of 208 homes sold in the Topeka MSA & Douglas County in November, up from 203 units in November 2022. Total sales volume rose to \$44.9 million compared to \$39.7 million in the previous year.

The median sales price in November was \$190,250, up 15.3% compared to the prior year. Median days on market was 8 days, up from 6 days in October, and up from 6 in November 2022.

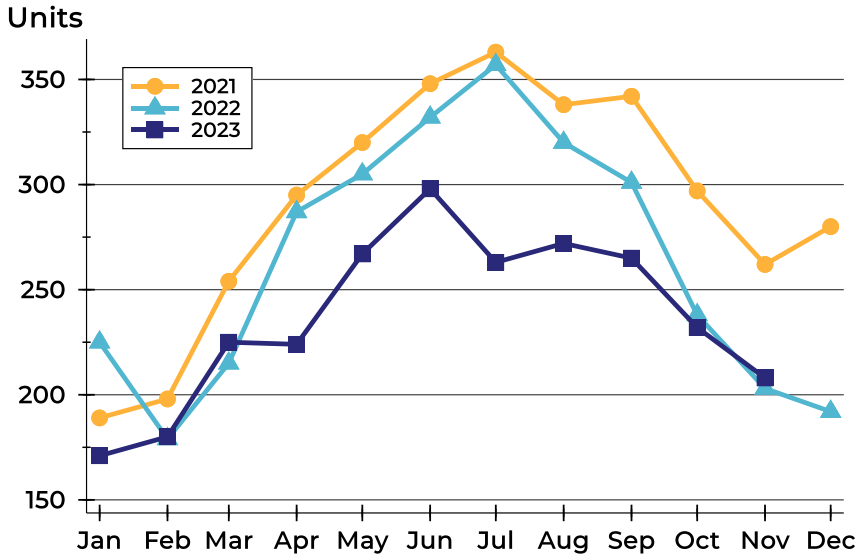
History of Closed Listings





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	189	225	171
February	198	179	180
March	254	215	225
April	295	287	224
May	320	305	267
June	348	332	298
July	363	357	263
August	338	320	272
September	342	301	265
October	297	238	232
November	262	203	208
December	280	192	

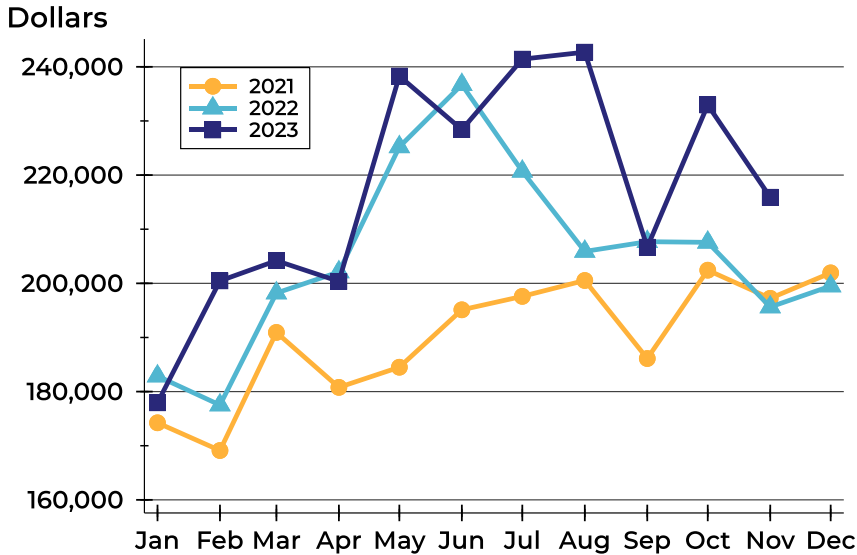
Closed Listings by Price Range

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	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	5	2.4%	2.4	34,801	33,500	17	9	91.3%	93.3%	88.2%	87.5%
\$50,000-\$99,999	30	14.4%	0.9	71,610	67,750	19	9	97.3%	100.0%	93.6%	94.6%
\$100,000-\$124,999	16	7.7%	0.8	110,627	109,500	14	5	99.0%	100.0%	97.9%	99.5%
\$125,000-\$149,999	20	9.6%	0.9	135,920	136,000	12	6	98.6%	99.7%	97.2%	98.6%
\$150,000-\$174,999	26	12.5%	0.9	159,220	159,210	11	7	100.7%	100.0%	99.3%	100.0%
\$175,000-\$199,999	11	5.3%	1.5	187,918	187,500	20	11	97.9%	97.9%	95.8%	96.0%
\$200,000-\$249,999	34	16.3%	1.5	219,486	219,500	14	6	100.3%	100.0%	99.0%	100.0%
\$250,000-\$299,999	27	13.0%	1.6	272,540	271,000	25	18	98.7%	100.0%	96.4%	97.3%
\$300,000-\$399,999	19	9.1%	1.5	342,091	337,500	13	5	99.5%	100.0%	98.4%	100.0%
\$400,000-\$499,999	16	7.7%	1.9	449,691	456,250	29	13	96.9%	96.7%	94.7%	95.9%
\$500,000-\$749,999	3	1.4%	2.6	591,667	580,000	11	0	101.8%	104.0%	101.8%	104.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.5%	7.2	1,600,000	1,600,000	7	7	94.1%	94.1%	94.1%	94.1%



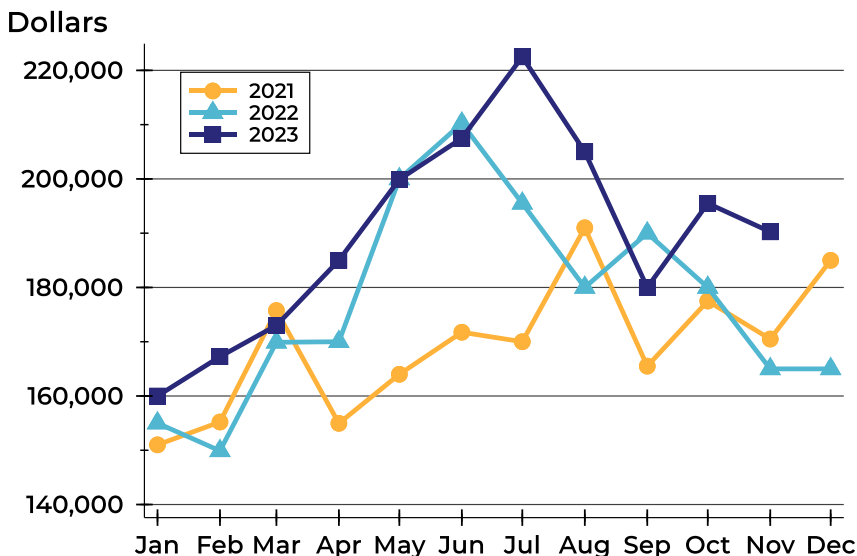
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	174,242	182,865	177,930
February	169,118	177,517	200,452
March	190,932	198,204	204,189
April	180,786	202,102	200,361
May	184,503	225,211	238,294
June	195,111	236,704	228,399
July	197,593	220,695	241,421
August	200,530	205,899	242,709
September	186,114	207,696	206,671
October	202,431	207,577	232,955
November	197,233	195,625	215,906
December	201,933	199,500	

Median Price

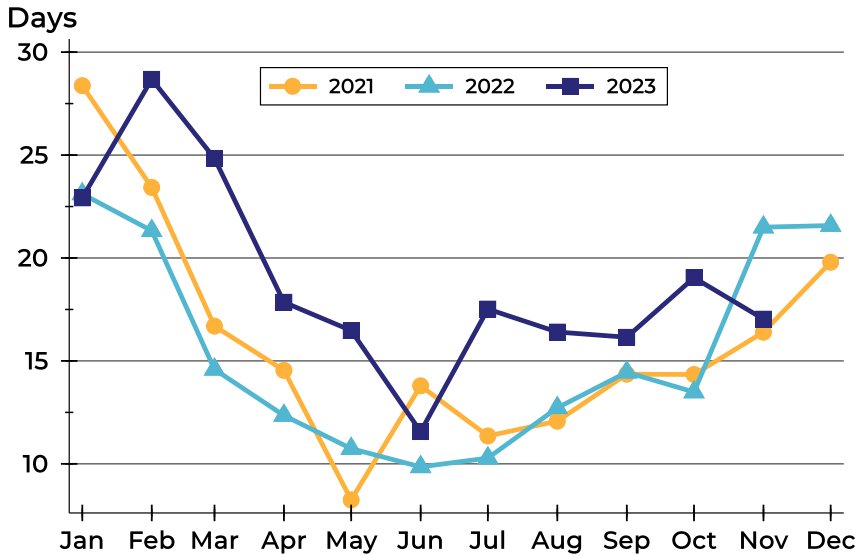


Month	2021	2022	2023
January	151,000	155,000	160,000
February	155,213	149,900	167,250
March	175,750	169,900	173,000
April	154,960	170,001	185,000
May	164,000	200,000	199,900
June	171,750	210,250	207,500
July	170,000	195,500	222,500
August	191,000	180,000	205,000
September	165,500	190,000	180,000
October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



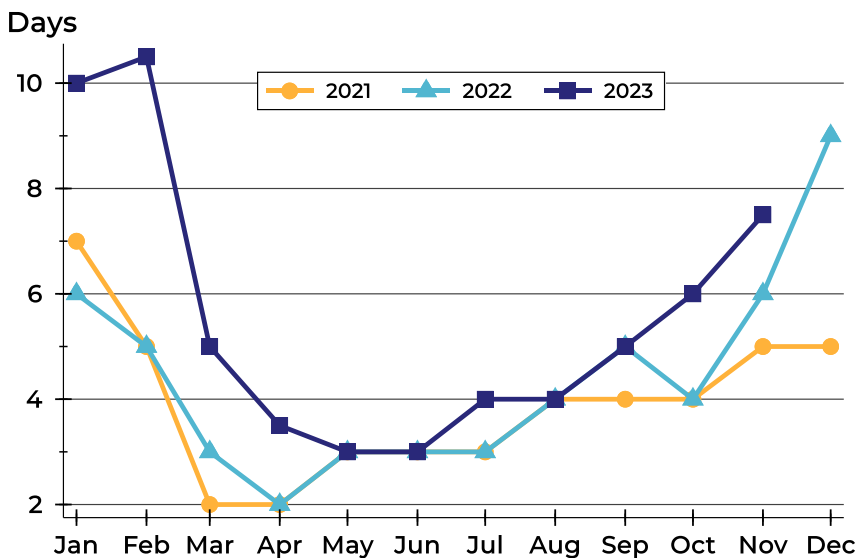
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	28	23	23
February	23	21	29
March	17	15	25
April	15	12	18
May	8	11	16
June	14	10	12
July	11	10	18
August	12	13	16
September	14	14	16
October	14	13	19
November	16	21	17
December	20	22	

Median DOM



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



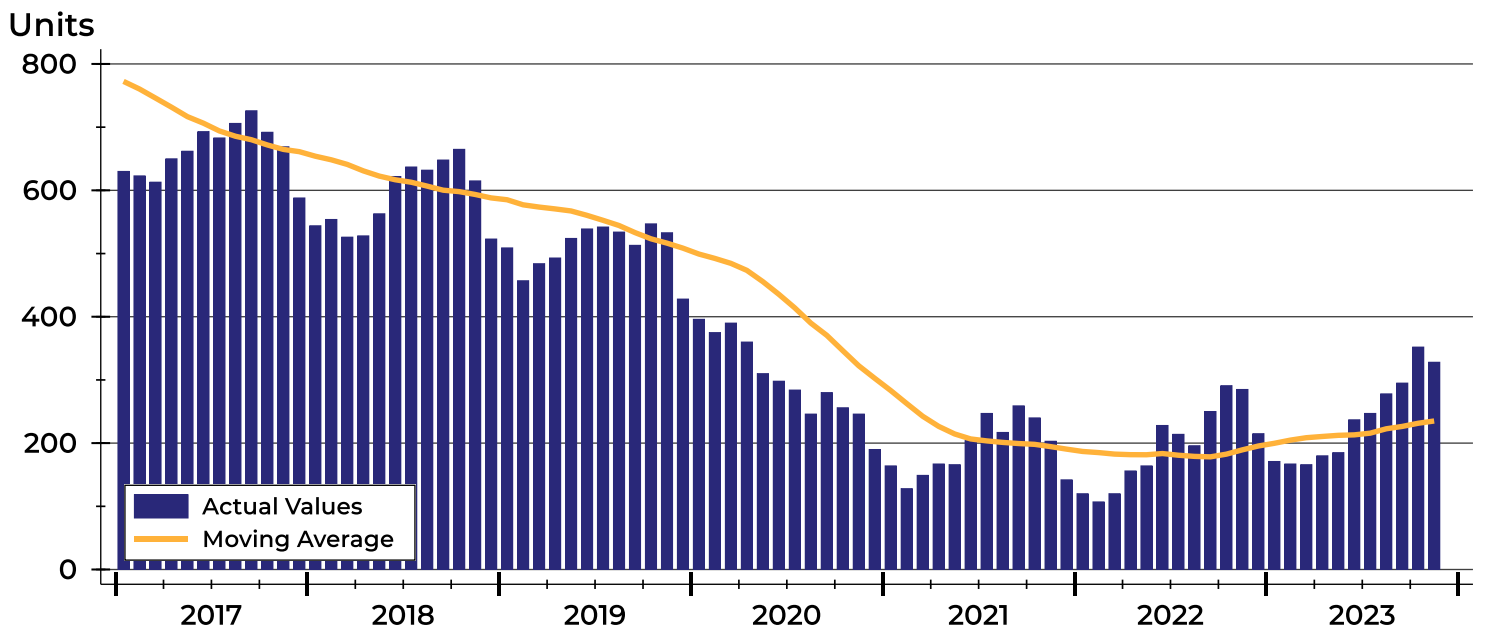
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		328	285	15.1%
Volume (1,000s)		93,548	82,431	13.5%
Months' Supply		1.4	1.1	27.3%
Average	List Price	285,207	289,231	-1.4%
	Days on Market	61	54	13.0%
	Percent of Original	95.6%	96.5%	-0.9%
Median	List Price	234,900	215,000	9.3%
	Days on Market	44	36	22.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 328 homes were available for sale in the Topeka MSA & Douglas County at the end of November. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of November was \$234,900, up 9.3% from 2022. The typical time on market for active listings was 44 days, up from 36 days a year earlier.

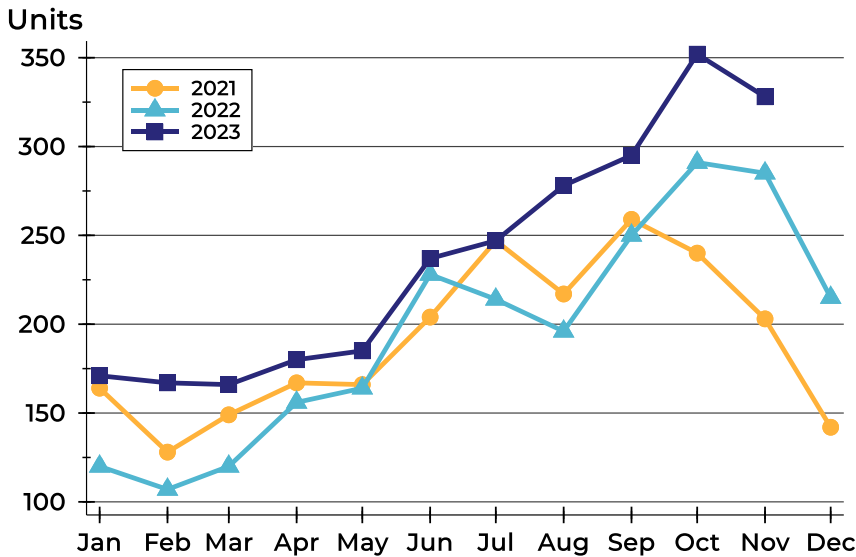
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	164	120	171
February	128	107	167
March	149	120	166
April	167	156	180
May	166	164	185
June	204	228	237
July	247	214	247
August	217	196	278
September	259	250	295
October	240	291	352
November	203	285	328
December	142	215	215

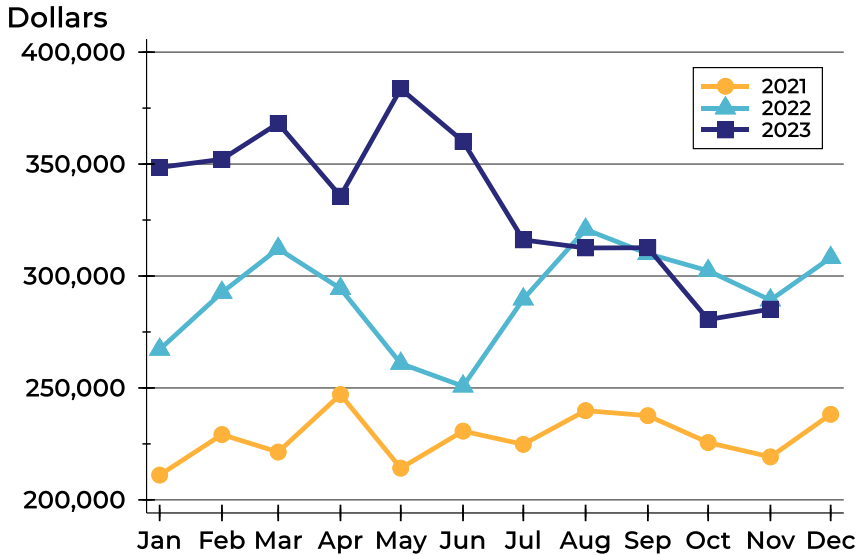
Active Listings by Price Range

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	3	0.9%	N/A	8,783	1,850	14	3	100.0%	100.0%
\$25,000-\$49,999	17	5.2%	2.4	39,829	39,900	65	31	91.7%	100.0%
\$50,000-\$99,999	32	9.8%	0.9	78,720	81,750	69	48	90.9%	94.5%
\$100,000-\$124,999	13	4.0%	0.8	114,269	115,000	61	48	93.4%	96.3%
\$125,000-\$149,999	21	6.4%	0.9	139,711	140,000	52	38	95.4%	99.3%
\$150,000-\$174,999	20	6.1%	0.9	161,262	160,000	36	32	97.9%	100.0%
\$175,000-\$199,999	28	8.5%	1.5	185,460	184,150	59	46	95.6%	98.7%
\$200,000-\$249,999	48	14.6%	1.5	226,600	224,450	55	45	95.7%	97.1%
\$250,000-\$299,999	42	12.8%	1.6	279,294	278,500	51	40	97.4%	100.0%
\$300,000-\$399,999	44	13.4%	1.5	339,114	335,000	55	35	96.7%	99.3%
\$400,000-\$499,999	24	7.3%	1.9	459,746	457,950	85	51	96.7%	100.0%
\$500,000-\$749,999	23	7.0%	2.6	625,174	625,000	79	56	95.9%	97.7%
\$750,000-\$999,999	10	3.0%	N/A	876,690	874,950	108	72	96.6%	100.0%
\$1,000,000 and up	3	0.9%	7.2	1,926,667	1,690,000	122	95	95.4%	97.0%



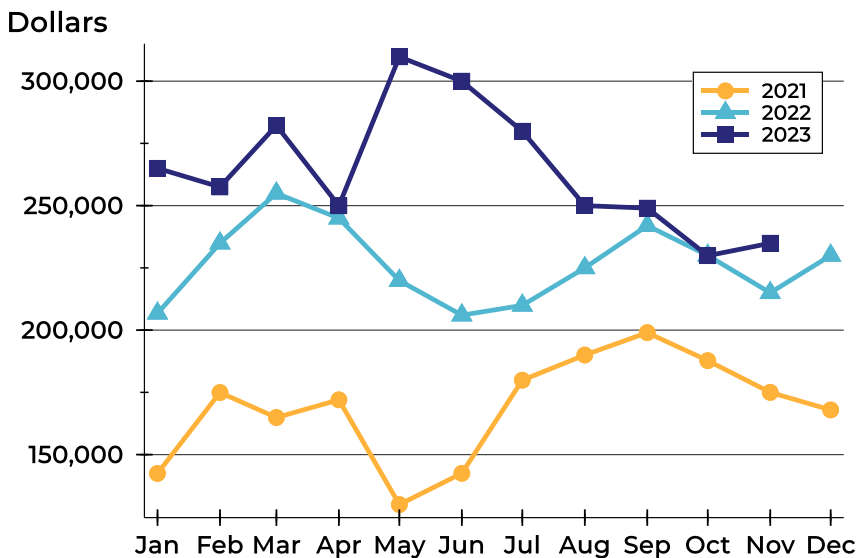
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	211,083	267,205	348,519
February	229,182	292,627	352,143
March	221,362	312,200	368,210
April	247,081	294,384	335,695
May	214,175	260,918	383,634
June	230,717	250,771	360,176
July	224,797	289,675	316,123
August	239,872	320,814	312,541
September	237,619	309,934	312,626
October	225,615	302,351	280,559
November	219,195	289,231	285,207
December	238,213	308,183	

Median Price

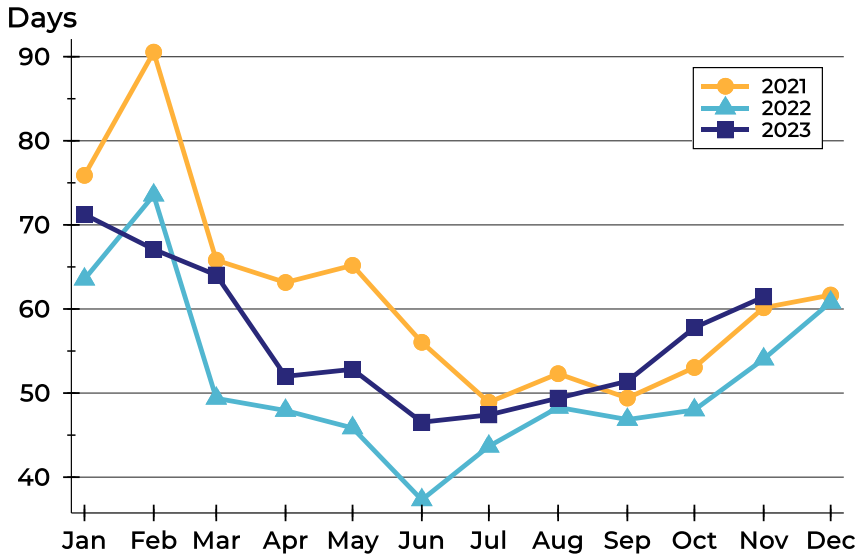


Month	2021	2022	2023
January	142,450	206,750	265,000
February	174,950	234,900	257,500
March	164,900	254,950	282,200
April	172,000	244,950	249,950
May	129,950	219,900	309,777
June	142,500	206,000	300,000
July	179,900	209,950	279,900
August	190,000	225,000	250,000
September	199,000	241,985	249,000
October	187,750	230,000	229,900
November	175,000	215,000	234,900
December	167,950	230,000	



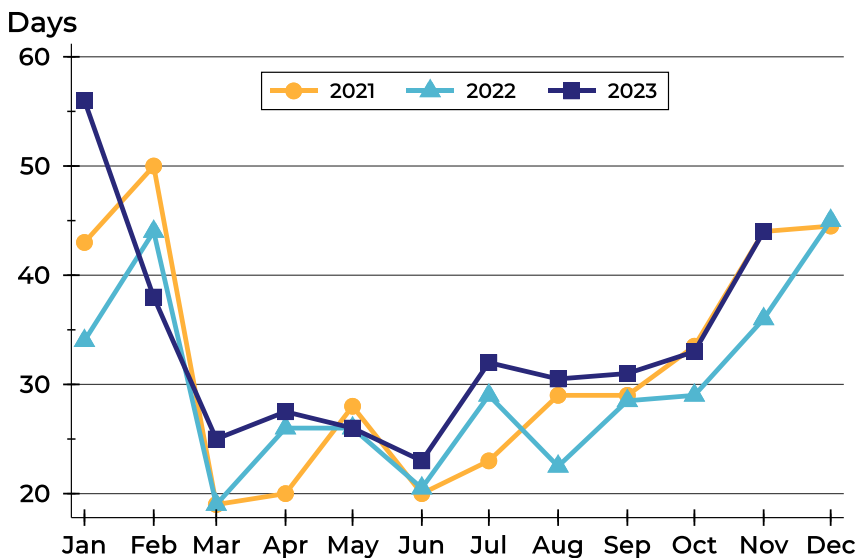
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	76	64	71
February	91	74	67
March	66	49	64
April	63	48	52
May	65	46	53
June	56	37	47
July	49	44	47
August	52	48	49
September	49	47	51
October	53	48	58
November	60	54	61
December	62	61	

Median DOM

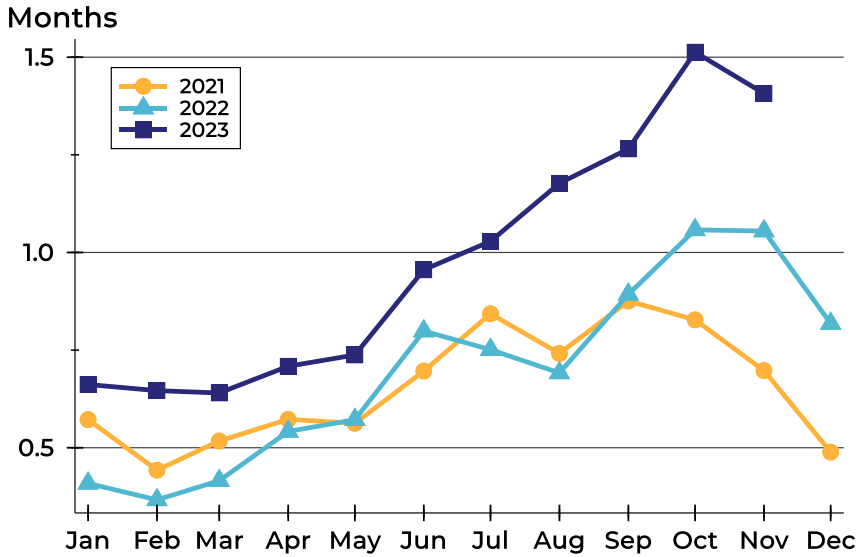


Month	2021	2022	2023
January	43	34	56
February	50	44	38
March	19	19	25
April	20	26	28
May	28	26	26
June	20	21	23
July	23	29	32
August	29	23	31
September	29	29	31
October	34	29	33
November	44	36	44
December	45	45	



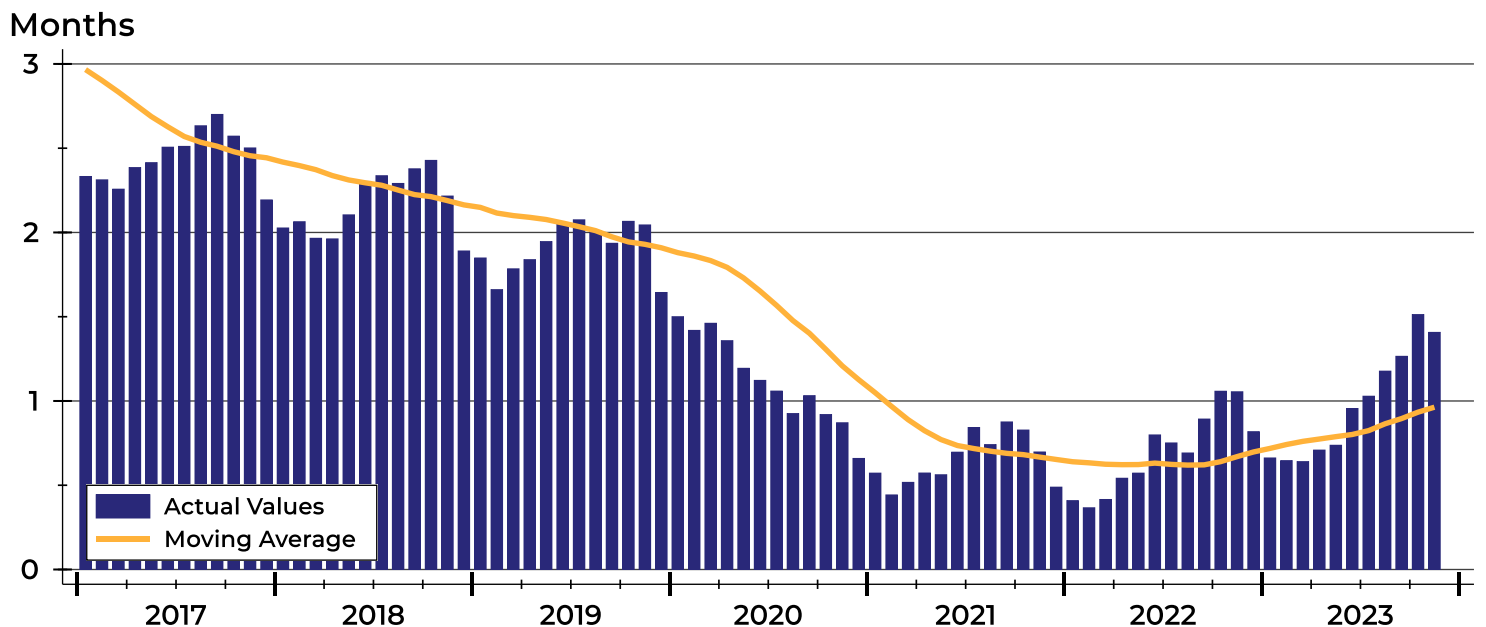
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





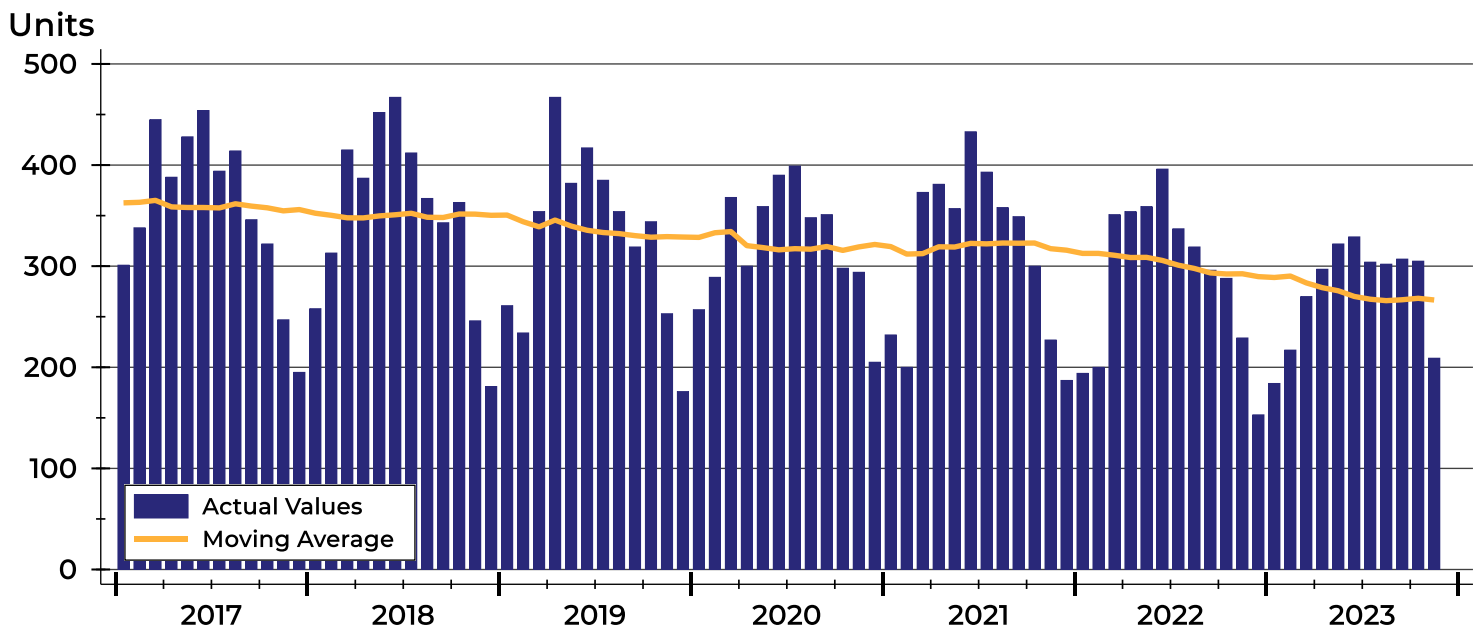
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	209	229	-8.7%
	Volume (1,000s)	46,763	46,153	1.3%
	Average List Price	223,748	201,540	11.0%
	Median List Price	200,000	168,850	18.4%
Year-to-Date	New Listings	3,046	3,323	-8.3%
	Volume (1,000s)	705,765	725,298	-2.7%
	Average List Price	231,702	218,266	6.2%
	Median List Price	199,000	184,900	7.6%

A total of 209 new listings were added in the Topeka MSA & Douglas County during November, down 8.7% from the same month in 2022. Year-to-date the Topeka MSA & Douglas County has seen 3,046 new listings.

The median list price of these homes was \$200,000 up from \$168,850 in 2022.

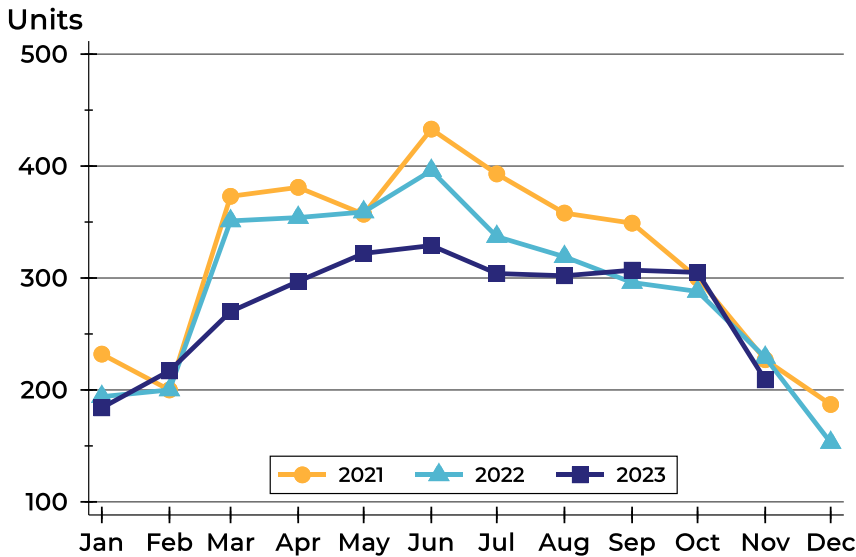
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	232	194	184
February	200	200	217
March	373	351	270
April	381	354	297
May	357	359	322
June	433	396	329
July	393	337	304
August	358	319	302
September	349	296	307
October	300	288	305
November	227	229	209
December	187	153	

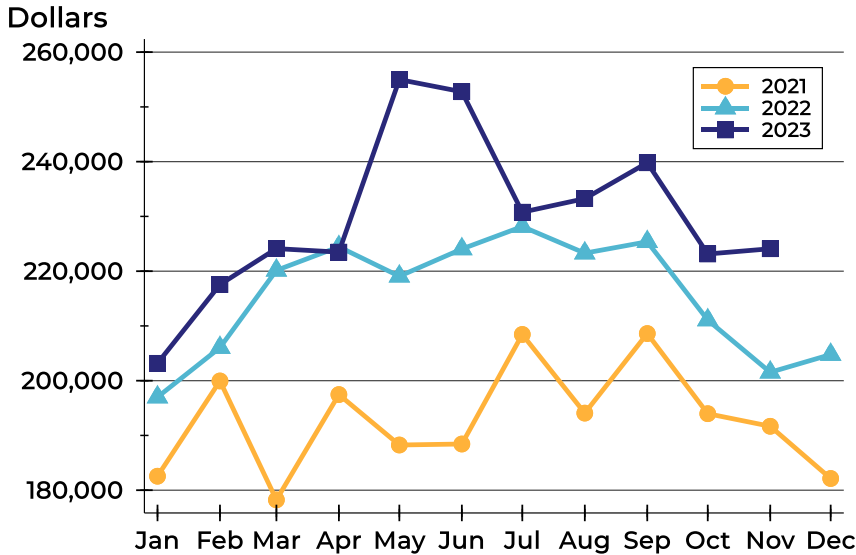
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	1,675	1,675	8	8	100.0%	100.0%
\$25,000-\$49,999	12	5.7%	42,075	46,750	8	3	101.0%	100.0%
\$50,000-\$99,999	27	12.9%	78,817	83,900	10	10	96.9%	100.0%
\$100,000-\$124,999	11	5.3%	111,609	110,000	10	4	98.3%	100.0%
\$125,000-\$149,999	13	6.2%	140,621	141,800	19	24	98.4%	100.0%
\$150,000-\$174,999	21	10.0%	160,752	160,000	15	17	105.2%	100.0%
\$175,000-\$199,999	18	8.6%	188,763	189,450	12	8	97.7%	100.0%
\$200,000-\$249,999	32	15.3%	225,353	225,000	14	13	99.4%	100.0%
\$250,000-\$299,999	23	11.0%	280,339	275,500	17	18	98.7%	100.0%
\$300,000-\$399,999	28	13.4%	334,994	329,900	17	20	99.2%	100.0%
\$400,000-\$499,999	14	6.7%	445,100	444,450	20	23	99.6%	100.0%
\$500,000-\$749,999	8	3.8%	637,550	685,000	23	21	98.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



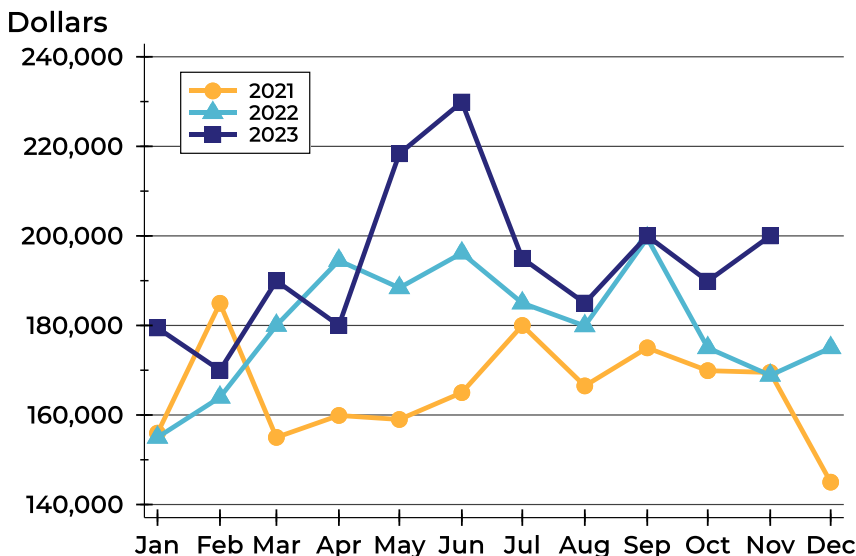
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2021	2022	2023
January	182,559	196,996	203,174
February	199,950	206,048	217,557
March	178,234	220,151	224,120
April	197,469	224,448	223,483
May	188,257	219,072	254,992
June	188,439	224,050	252,775
July	208,445	228,155	230,778
August	194,080	223,292	233,248
September	208,605	225,374	239,765
October	193,974	211,083	223,103
November	191,675	201,540	223,748
December	182,140	204,773	

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	189,950
April	159,900	194,500	180,000
May	159,000	188,400	218,350
June	165,000	196,150	229,900
July	180,000	185,000	195,000
August	166,500	179,900	185,000
September	175,000	199,500	200,000
October	169,900	175,000	189,900
November	169,500	168,850	200,000
December	145,000	175,000	



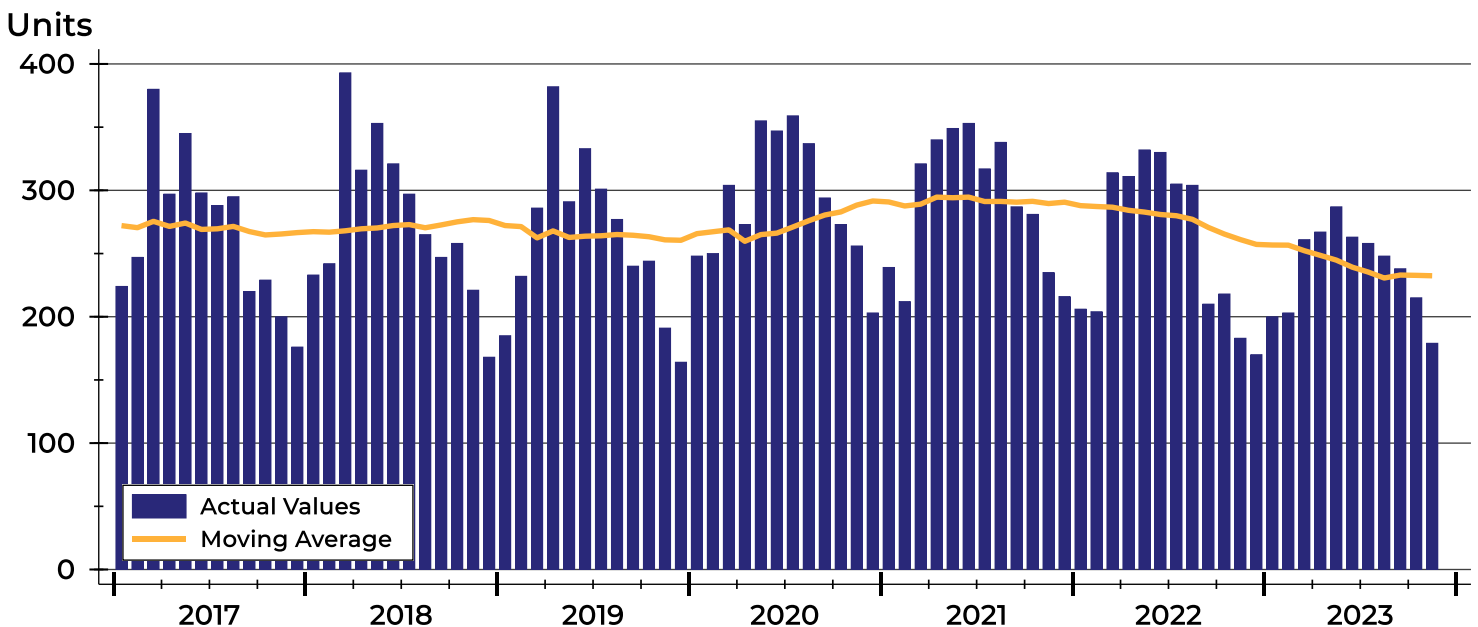
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		180	183	-1.6%	2,620	2,917	-10.2%
Volume (1,000s)		35,983	36,579	-1.6%	577,726	607,175	-4.9%
Average	Sale Price	199,906	199,883	0.0%	220,506	208,150	5.9%
	Days on Market	27	20	35.0%	18	14	28.6%
	Percent of Original	96.7%	95.6%	1.2%	98.3%	99.5%	-1.2%
Median	Sale Price	184,500	174,900	5.5%	189,900	179,900	5.6%
	Days on Market	17	8	112.5%	5	4	25.0%
	Percent of Original	100.0%	97.1%	3.0%	100.0%	100.0%	0.0%

A total of 179 contracts for sale were written in the Topeka MSA & Douglas County during the month of November, down from 183 in 2022. The median list price of these homes was \$180,000, up from \$174,900 the prior year.

Half of the homes that went under contract in November were on the market less than 17 days, compared to 8 days in November 2022.

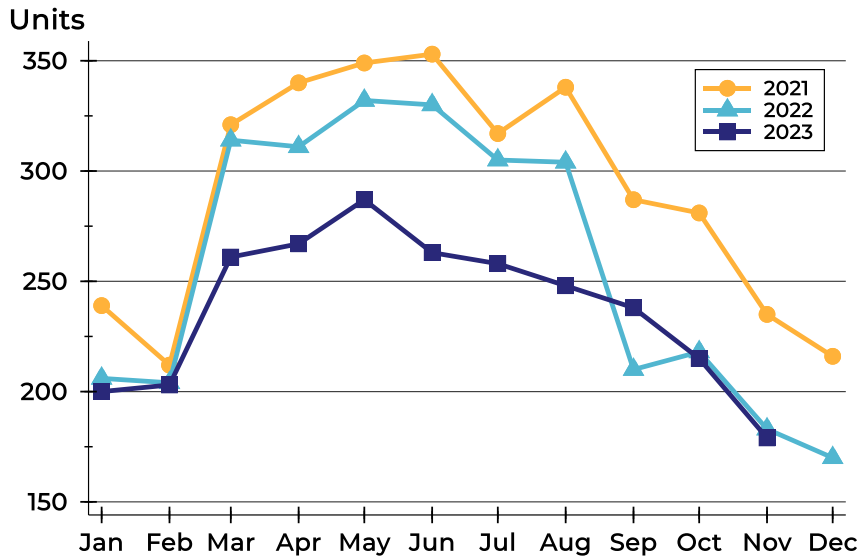
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	239	206	200
February	212	204	203
March	321	314	261
April	340	311	267
May	349	332	287
June	353	330	263
July	317	305	258
August	338	304	248
September	287	210	238
October	281	218	215
November	235	183	180
December	216	170	

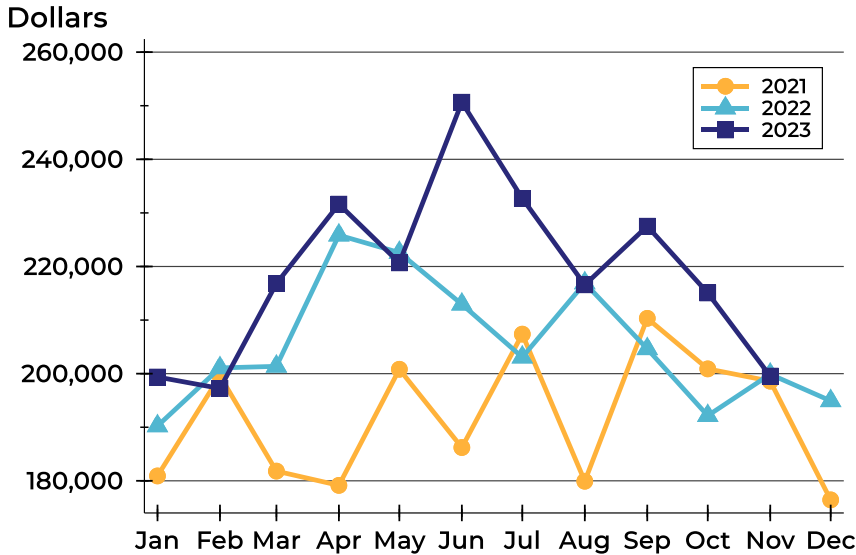
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	11	6.1%	37,573	35,000	28	14	91.8%	91.7%
\$50,000-\$99,999	32	17.9%	77,314	76,750	22	13	93.8%	100.0%
\$100,000-\$124,999	11	6.1%	110,900	110,000	20	4	96.5%	100.0%
\$125,000-\$149,999	15	8.4%	139,820	140,000	27	27	95.4%	100.0%
\$150,000-\$174,999	17	9.5%	164,244	165,000	27	17	104.8%	100.0%
\$175,000-\$199,999	15	8.4%	188,707	189,500	18	9	98.5%	100.0%
\$200,000-\$249,999	26	14.5%	222,275	219,950	28	13	96.9%	100.0%
\$250,000-\$299,999	21	11.7%	279,995	279,900	27	23	96.2%	97.7%
\$300,000-\$399,999	19	10.6%	341,994	340,000	25	17	98.0%	100.0%
\$400,000-\$499,999	10	5.6%	456,028	449,950	61	35	96.7%	100.0%
\$500,000-\$749,999	2	1.1%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



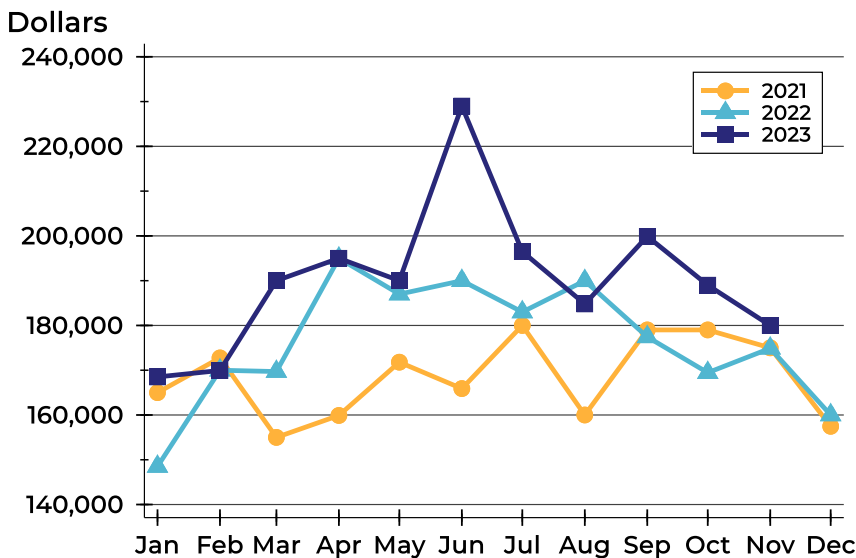
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	180,913	190,241	199,372
February	199,587	201,076	197,245
March	181,815	201,369	216,818
April	179,154	225,842	231,640
May	200,824	222,595	220,676
June	186,220	212,952	250,657
July	207,376	203,075	232,718
August	179,926	216,919	216,578
September	210,326	204,632	227,526
October	200,894	192,159	215,057
November	198,600	199,883	199,906
December	176,447	194,924	

Median Price

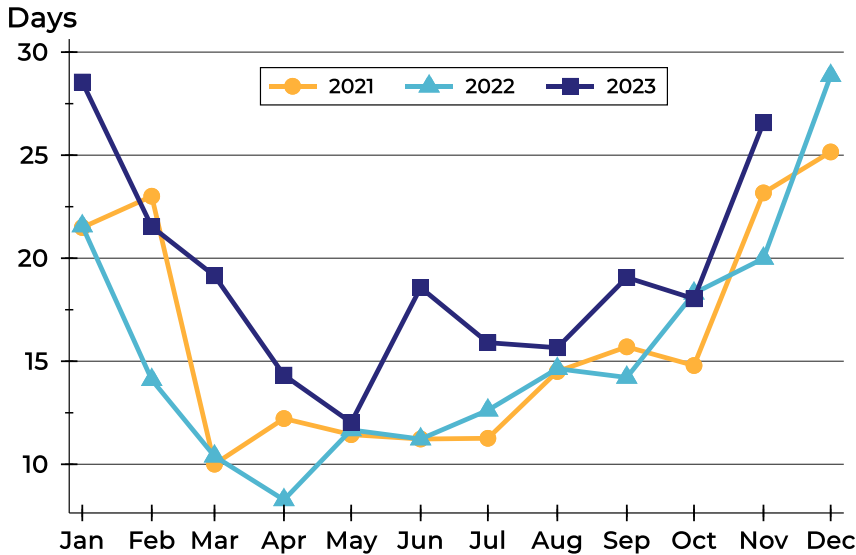


Month	2021	2022	2023
January	164,995	148,500	168,500
February	172,750	170,000	169,950
March	155,000	169,700	190,000
April	159,900	195,000	195,000
May	171,800	187,000	190,000
June	165,900	190,000	229,000
July	180,000	183,000	196,500
August	160,000	189,975	184,800
September	179,000	177,450	199,900
October	179,000	169,450	189,000
November	175,000	174,900	184,500
December	157,475	160,000	



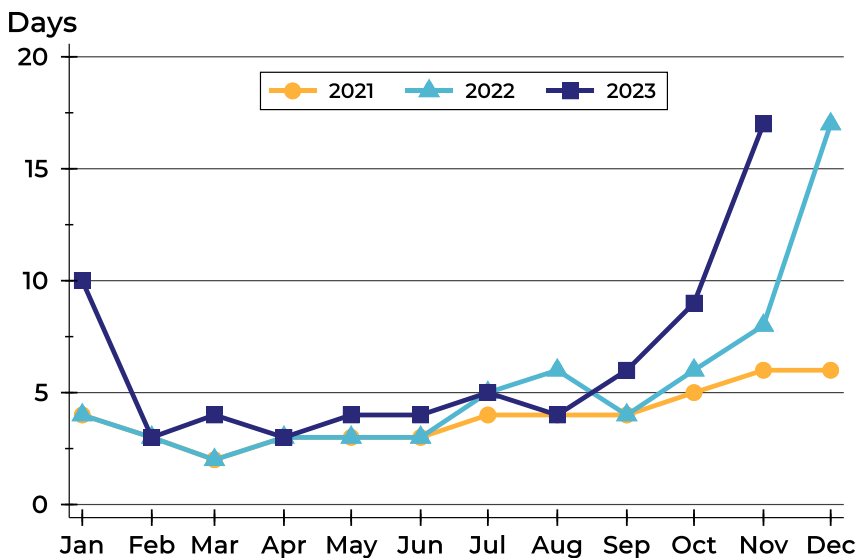
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	21	22	29
February	23	14	22
March	10	10	19
April	12	8	14
May	11	12	12
June	11	11	19
July	11	13	16
August	15	15	16
September	16	14	19
October	15	18	18
November	23	20	27
December	25	29	

Median DOM



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



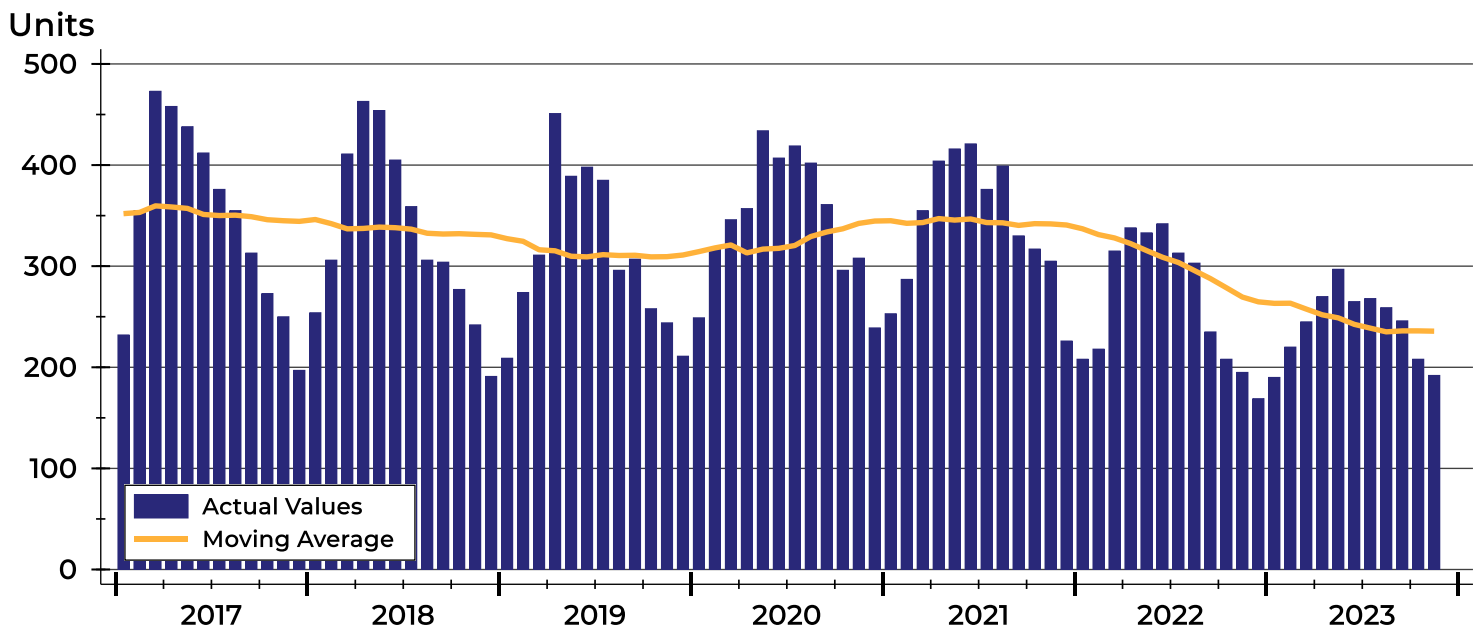
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		192	195	-1.5%
Volume (1,000s)		41,143	42,497	-3.2%
Average	List Price	214,286	217,936	-1.7%
	Days on Market	26	19	36.8%
	Percent of Original	97.7%	98.4%	-0.7%
Median	List Price	199,500	185,000	7.8%
	Days on Market	17	8	112.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 192 listings in the Topeka MSA & Douglas County had contracts pending at the end of November, down from 195 contracts pending at the end of November 2022.

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

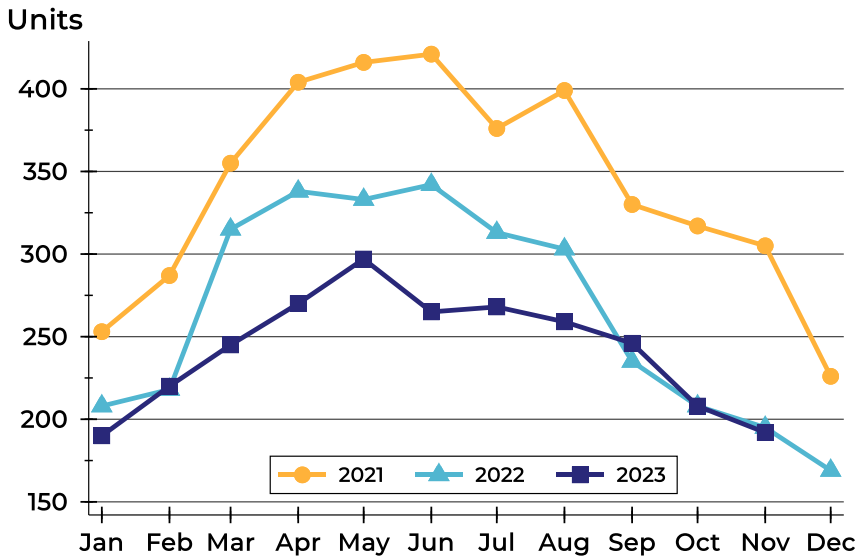
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	253	208	190
February	287	218	220
March	355	315	245
April	404	338	270
May	416	333	297
June	421	342	265
July	376	313	268
August	399	303	259
September	330	235	246
October	317	208	208
November	305	195	192
December	226	169	

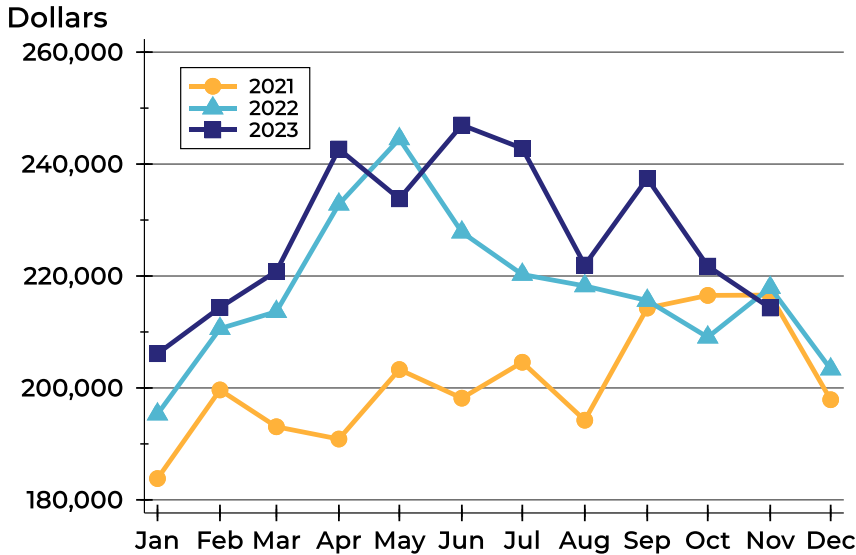
Pending Contracts by Price Range

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	7	3.6%	37,386	35,000	29	14	91.7%	100.0%
\$50,000-\$99,999	26	13.5%	79,602	78,700	31	30	94.5%	100.0%
\$100,000-\$124,999	10	5.2%	113,390	114,750	11	4	98.0%	100.0%
\$125,000-\$149,999	17	8.9%	141,600	140,777	22	23	96.6%	100.0%
\$150,000-\$174,999	22	11.5%	163,430	164,950	26	13	103.5%	100.0%
\$175,000-\$199,999	16	8.3%	188,569	189,500	17	9	99.0%	100.0%
\$200,000-\$249,999	34	17.7%	225,482	225,000	26	14	96.7%	100.0%
\$250,000-\$299,999	22	11.5%	280,245	277,450	22	21	98.7%	100.0%
\$300,000-\$399,999	24	12.5%	342,745	341,500	29	19	97.9%	100.0%
\$400,000-\$499,999	12	6.3%	452,106	444,950	52	22	97.7%	100.0%
\$500,000-\$749,999	2	1.0%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



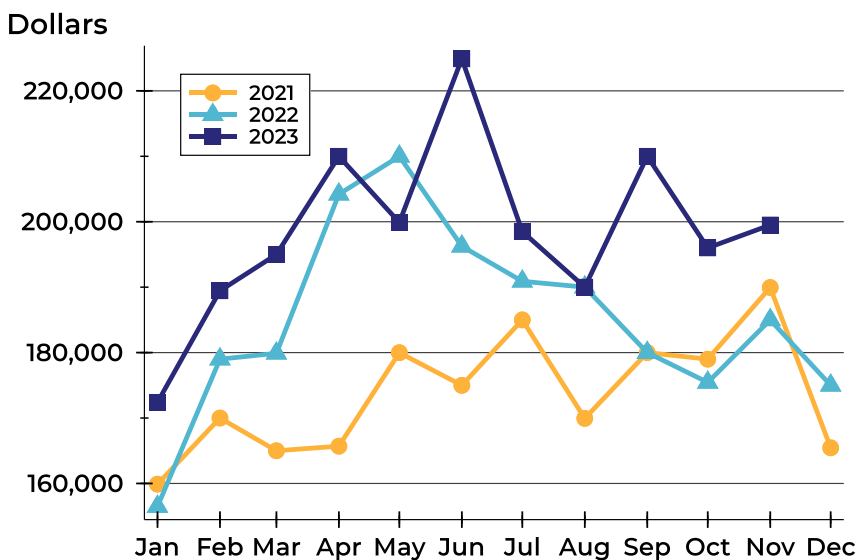
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	183,808	195,316	206,120
February	199,648	210,606	214,370
March	193,064	213,633	220,833
April	190,868	232,819	242,693
May	203,289	244,501	233,797
June	198,171	227,830	246,977
July	204,591	220,275	242,806
August	194,233	218,226	221,959
September	214,271	215,617	237,441
October	216,535	209,061	221,769
November	216,593	217,936	214,286
December	197,893	203,368	

Median Price

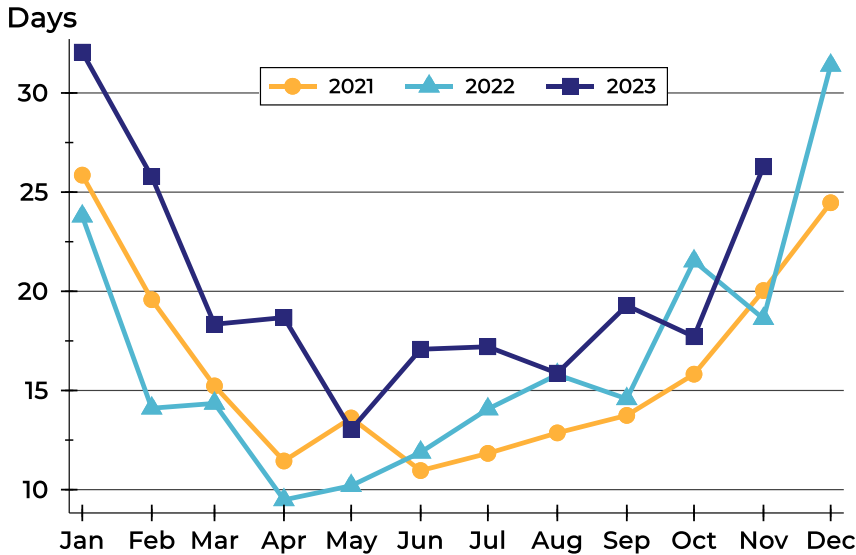


Month	2021	2022	2023
January	159,900	156,475	172,400
February	170,000	179,000	189,450
March	165,000	179,900	195,000
April	165,700	204,200	210,000
May	179,993	210,000	199,900
June	175,000	196,250	224,900
July	185,000	190,900	198,500
August	169,950	190,000	190,000
September	180,000	180,000	210,000
October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



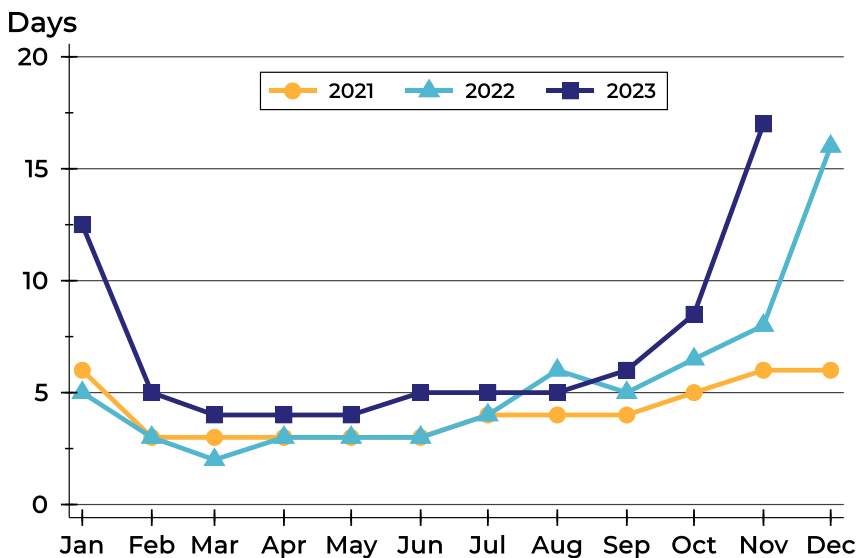
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Rose in November

Total home sales in the Topeka MSA rose by 1.5% last month to 198 units, compared to 195 units in November 2022. Total sales volume was \$40.9 million, up 9.3% from a year earlier.

The median sale price in November was \$182,100, up from \$163,645 a year earlier. Homes that sold in November were typically on the market for 8 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of November

The total number of active listings in the Topeka MSA at the end of November was 303 units, up from 263 at the same point in 2022. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$220,000.

During November, a total of 175 contracts were written up from 173 in November 2022. At the end of the month, there were 187 contracts still pending.

Report Contents

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

Contact Information

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



Topeka Metropolitan Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		198	195	247	2,463	2,808	3,052
Change from prior year		1.5%	-21.1%	6.0%	-12.3%	-8.0%	2.3%
Active Listings		303	263	185	N/A	N/A	N/A
Change from prior year		15.2%	42.2%	-22.3%			
Months' Supply		1.4	1.0	0.7	N/A	N/A	N/A
Change from prior year		40.0%	42.9%	-22.2%			
New Listings		201	217	218	2,875	3,130	3,412
Change from prior year		-7.4%	-0.5%	-23.5%	-8.1%	-8.3%	-1.3%
Contracts Written		176	173	219	2,486	2,759	3,102
Change from prior year		1.7%	-21.0%	-10.2%	-9.9%	-11.1%	-0.2%
Pending Contracts		187	187	292	N/A	N/A	N/A
Change from prior year		0.0%	-36.0%	0.0%			
Sales Volume (1,000s)		40,860	37,379	46,413	523,493	566,103	564,303
Change from prior year		9.3%	-19.5%	20.5%	-7.5%	0.3%	16.8%
Average	Sale Price	206,363	191,686	187,906	212,543	201,604	184,896
	Change from prior year	7.7%	2.0%	13.6%	5.4%	9.0%	14.1%
	List Price of Actives	276,429	279,594	206,887	N/A	N/A	N/A
	Change from prior year	-1.1%	35.1%	7.8%			
	Days on Market	17	21	17	18	14	15
Change from prior year	-19.0%	23.5%	0.0%	28.6%	-6.7%	-42.3%	
Percent of List	98.7%	98.4%	99.9%	99.7%	100.6%	100.4%	
Change from prior year	0.3%	-1.5%	1.1%	-0.9%	0.2%	2.1%	
Percent of Original	96.7%	96.6%	98.3%	98.2%	99.4%	99.5%	
Change from prior year	0.1%	-1.7%	0.8%	-1.2%	-0.1%	2.5%	
Median	Sale Price	182,100	163,645	164,500	183,000	175,000	165,000
	Change from prior year	11.3%	-0.5%	17.3%	4.6%	6.1%	17.9%
	List Price of Actives	220,000	200,000	164,900	N/A	N/A	N/A
	Change from prior year	10.0%	21.3%	18.1%			
	Days on Market	8	6	5	5	3	3
Change from prior year	33.3%	20.0%	25.0%	66.7%	0.0%	-50.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	98.5%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-1.5%	0.0%	0.0%	0.0%	0.0%	0.3%	

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



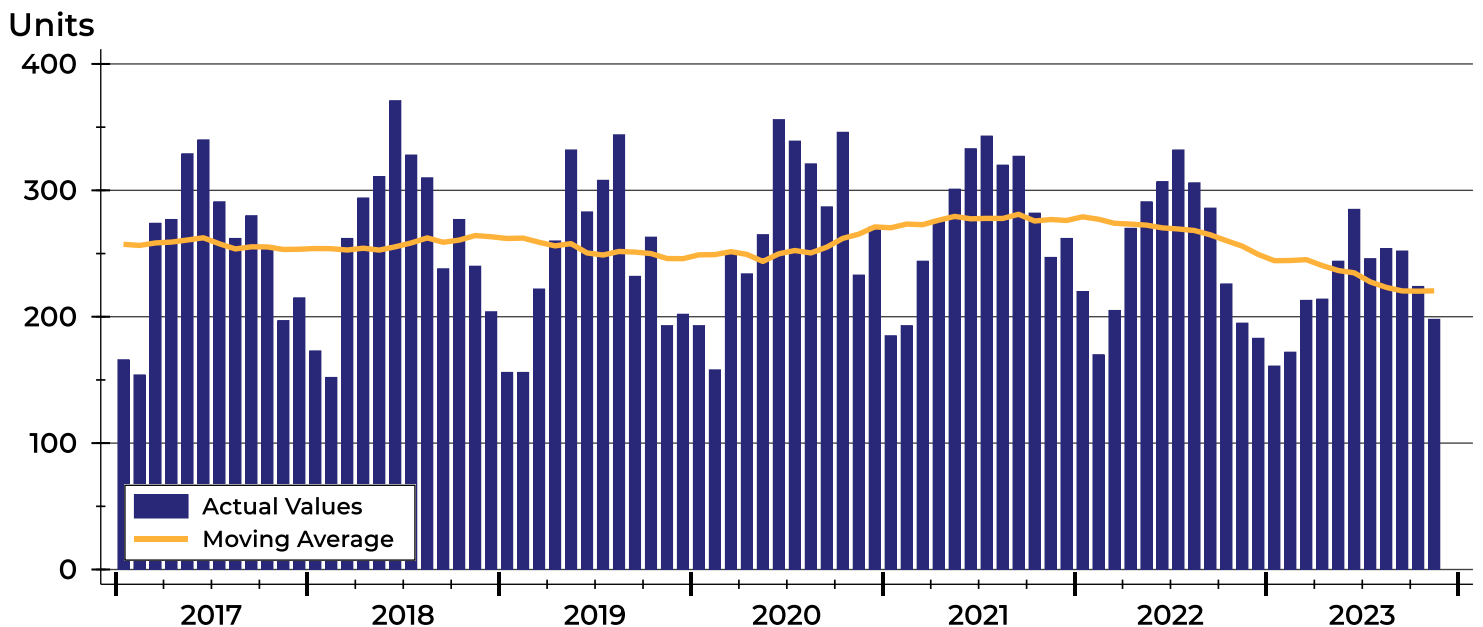
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		198	195	1.5%	2,463	2,808	-12.3%
Volume (1,000s)		40,860	37,379	9.3%	523,493	566,103	-7.5%
Months' Supply		1.4	1.0	40.0%	N/A	N/A	N/A
Average	Sale Price	206,363	191,686	7.7%	212,543	201,604	5.4%
	Days on Market	17	21	-19.0%	18	14	28.6%
	Percent of List	98.7%	98.4%	0.3%	99.7%	100.6%	-0.9%
	Percent of Original	96.7%	96.6%	0.1%	98.2%	99.4%	-1.2%
Median	Sale Price	182,100	163,645	11.3%	183,000	175,000	4.6%
	Days on Market	8	6	33.3%	5	3	66.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	100.0%	-1.5%	100.0%	100.0%	0.0%

A total of 198 homes sold in the Topeka MSA in November, up from 195 units in November 2022. Total sales volume rose to \$40.9 million compared to \$37.4 million in the previous year.

The median sales price in November was \$182,100, up 11.3% compared to the prior year. Median days on market was 8 days, up from 6 days in October, and up from 6 in November 2022.

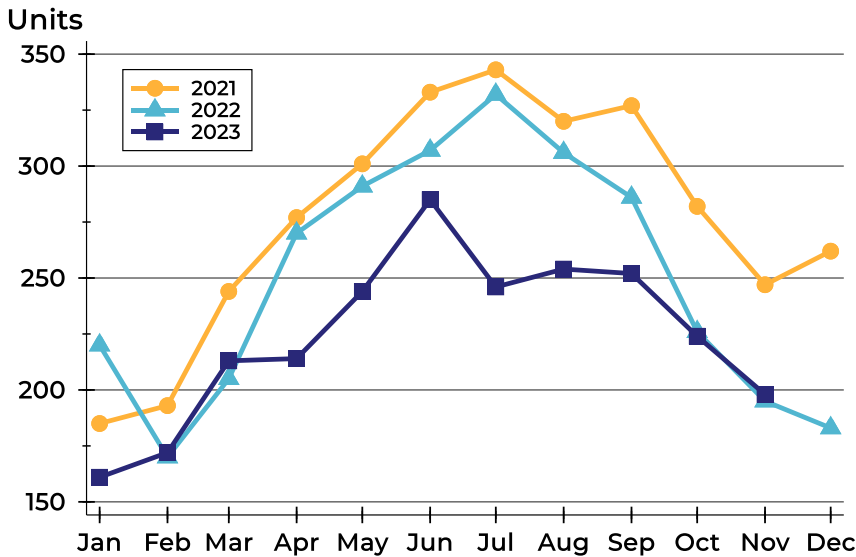
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	185	220	161
February	193	170	172
March	244	205	213
April	277	270	214
May	301	291	244
June	333	307	285
July	343	332	246
August	320	306	254
September	327	286	252
October	282	226	224
November	247	195	198
December	262	183	

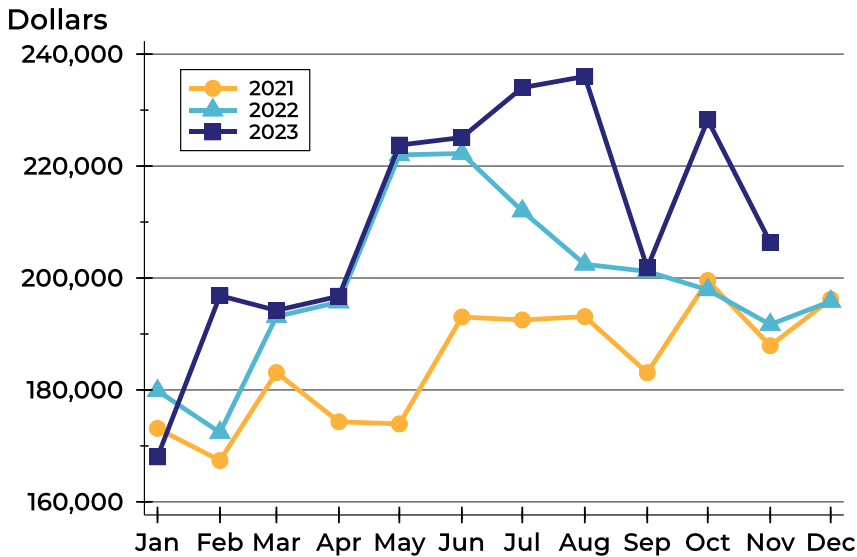
Closed Listings by Price Range

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	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	5	2.5%	2.4	34,801	33,500	17	9	91.3%	93.3%	88.2%	87.5%
\$50,000-\$99,999	30	15.2%	0.9	71,610	67,750	19	9	97.3%	100.0%	93.6%	94.6%
\$100,000-\$124,999	16	8.1%	0.8	110,627	109,500	14	5	99.0%	100.0%	97.9%	99.5%
\$125,000-\$149,999	20	10.1%	0.9	135,920	136,000	12	6	98.6%	99.7%	97.2%	98.6%
\$150,000-\$174,999	26	13.1%	0.9	159,220	159,210	11	7	100.7%	100.0%	99.3%	100.0%
\$175,000-\$199,999	11	5.6%	1.4	187,918	187,500	20	11	97.9%	97.9%	95.8%	96.0%
\$200,000-\$249,999	32	16.2%	1.6	218,985	219,500	15	7	100.4%	100.0%	98.9%	100.0%
\$250,000-\$299,999	26	13.1%	1.4	271,676	270,500	26	21	98.6%	100.0%	96.3%	97.0%
\$300,000-\$399,999	18	9.1%	1.6	340,818	336,250	13	5	99.6%	100.0%	98.5%	100.0%
\$400,000-\$499,999	11	5.6%	1.8	448,764	462,500	35	16	95.6%	96.0%	92.7%	94.0%
\$500,000-\$749,999	2	1.0%	3.2	550,000	550,000	17	17	100.7%	100.7%	100.7%	100.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.5%	7.2	1,600,000	1,600,000	7	7	94.1%	94.1%	94.1%	94.1%



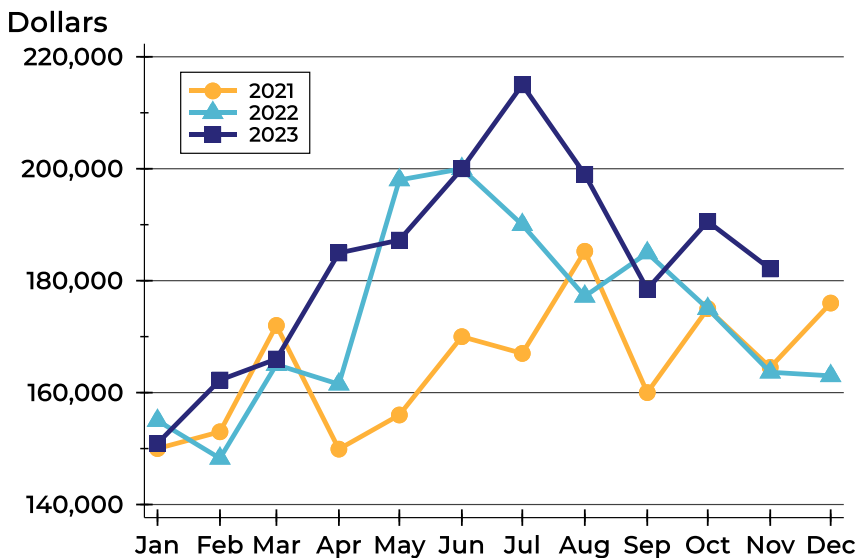
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	173,134	179,853	168,040
February	167,378	172,403	196,845
March	183,112	193,111	194,207
April	174,318	195,708	196,747
May	173,928	222,005	223,752
June	193,024	222,239	225,107
July	192,509	211,973	234,017
August	193,101	202,462	236,013
September	183,077	201,178	201,814
October	199,550	197,888	228,252
November	187,906	191,686	206,363
December	196,195	195,832	

Median Price

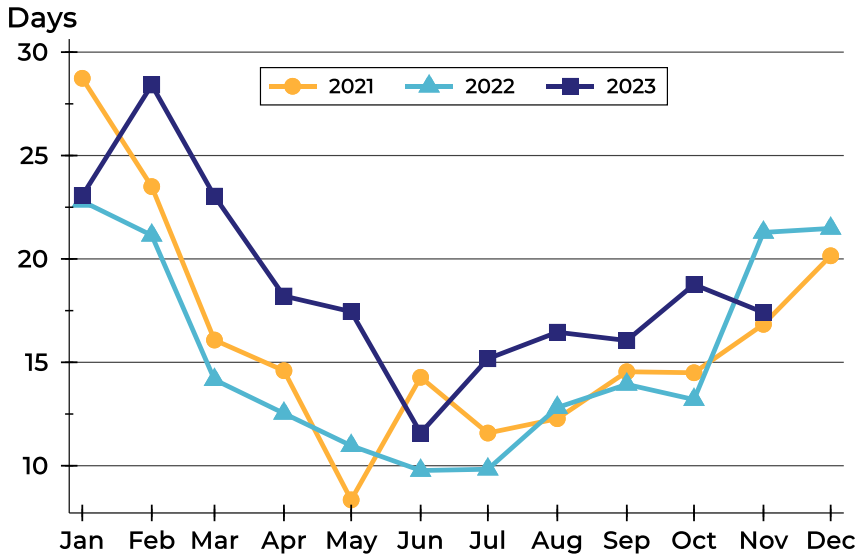


Month	2021	2022	2023
January	150,000	155,000	150,927
February	153,000	148,250	162,250
March	172,000	165,000	166,000
April	149,900	161,500	184,950
May	156,000	198,000	187,250
June	170,000	200,000	200,000
July	167,000	190,000	215,000
August	185,250	177,200	199,000
September	160,000	184,950	178,500
October	175,000	175,000	190,578
November	164,500	163,645	182,100
December	176,000	163,000	



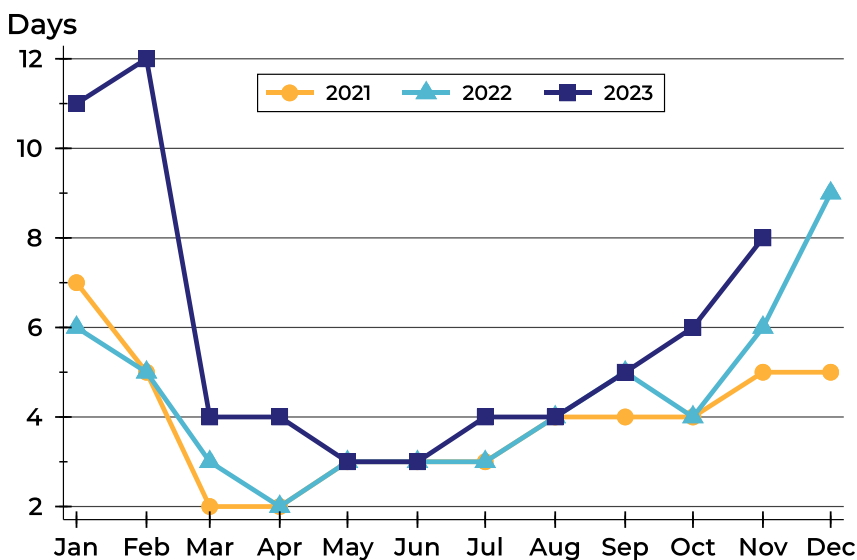
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	29	23	23
February	23	21	28
March	16	14	23
April	15	13	18
May	8	11	17
June	14	10	12
July	12	10	15
August	12	13	16
September	15	14	16
October	14	13	19
November	17	21	17
December	20	21	

Median DOM



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



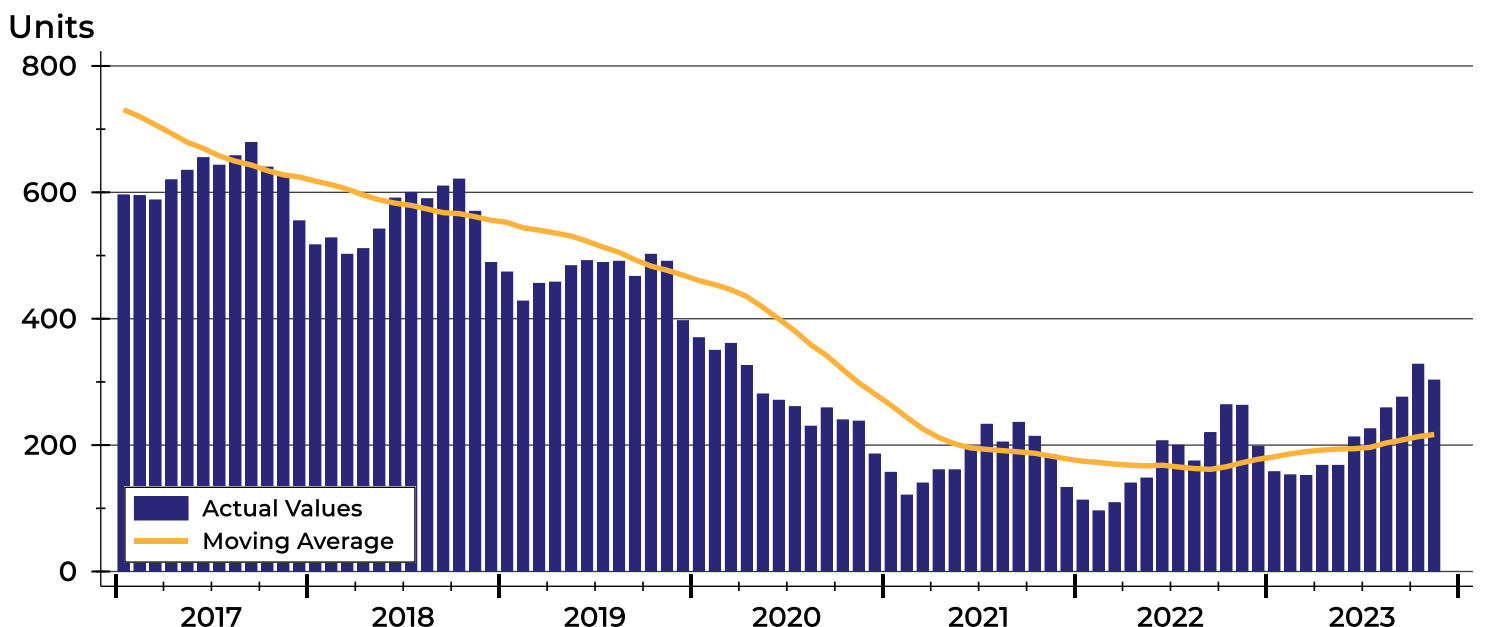
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		End of November		
		2023	2022	Change
Active Listings		303	263	15.2%
Volume (1,000s)		83,758	73,533	13.9%
Months' Supply		1.4	1.0	40.0%
Average	List Price	276,429	279,594	-1.1%
	Days on Market	62	54	14.8%
	Percent of Original	95.4%	96.5%	-1.1%
Median	List Price	220,000	200,000	10.0%
	Days on Market	44	36	22.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 303 homes were available for sale in the Topeka MSA at the end of November. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of November was \$220,000, up 10.0% from 2022. The typical time on market for active listings was 44 days, up from 36 days a year earlier.

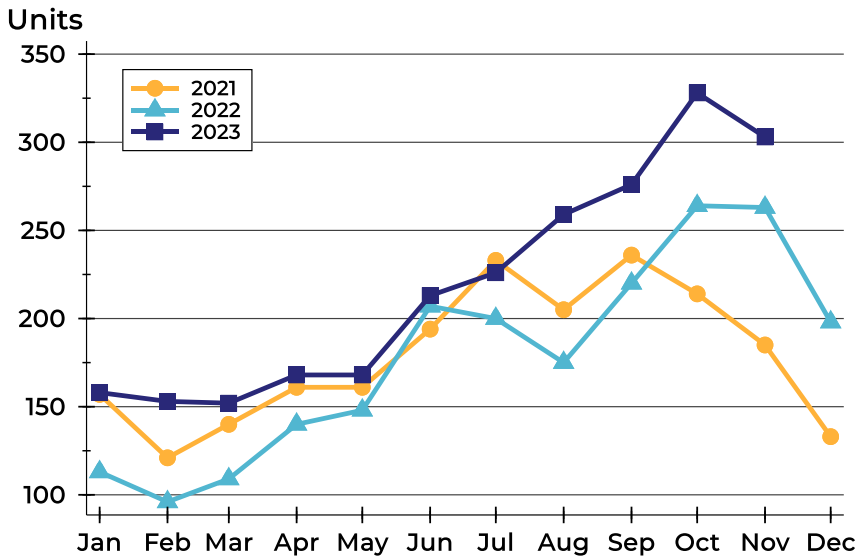
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	157	113	158
February	121	96	153
March	140	109	152
April	161	140	168
May	161	148	168
June	194	207	213
July	233	200	226
August	205	175	259
September	236	220	276
October	214	264	328
November	185	263	303
December	133	198	

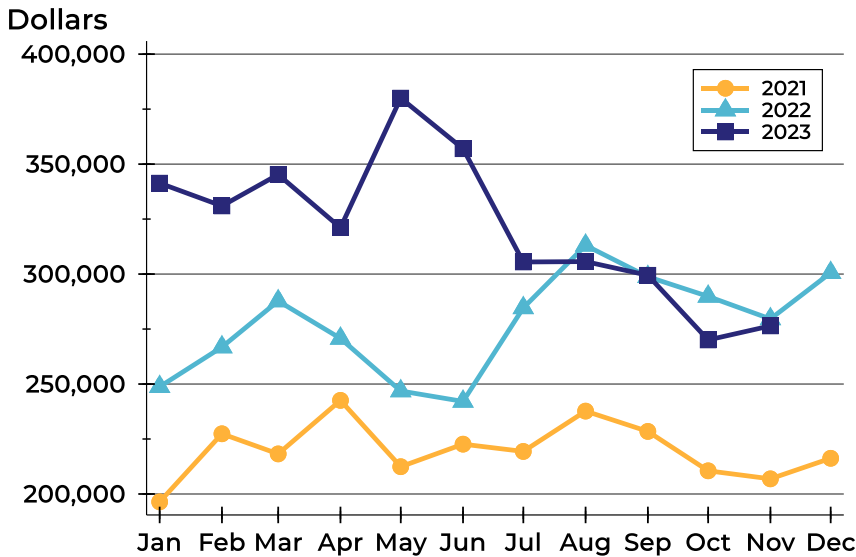
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	3	1.0%	N/A	8,783	1,850	14	3	100.0%	100.0%
\$25,000-\$49,999	17	5.6%	2.4	39,829	39,900	65	31	91.7%	100.0%
\$50,000-\$99,999	32	10.6%	0.9	78,720	81,750	69	48	90.9%	94.5%
\$100,000-\$124,999	13	4.3%	0.8	114,269	115,000	61	48	93.4%	96.3%
\$125,000-\$149,999	21	6.9%	0.9	139,711	140,000	52	38	95.4%	99.3%
\$150,000-\$174,999	19	6.3%	0.9	161,331	160,000	35	28	97.8%	100.0%
\$175,000-\$199,999	27	8.9%	1.4	185,699	184,300	61	46	95.5%	97.3%
\$200,000-\$249,999	46	15.2%	1.6	227,171	224,900	55	45	95.7%	97.1%
\$250,000-\$299,999	33	10.9%	1.4	279,608	278,000	54	40	97.9%	100.0%
\$300,000-\$399,999	40	13.2%	1.6	338,418	335,000	57	38	96.4%	98.4%
\$400,000-\$499,999	19	6.3%	1.8	454,758	449,900	90	29	96.4%	100.0%
\$500,000-\$749,999	23	7.6%	3.2	625,174	625,000	79	56	95.9%	97.7%
\$750,000-\$999,999	7	2.3%	N/A	860,557	850,000	94	71	95.5%	100.0%
\$1,000,000 and up	3	1.0%	7.2	1,926,667	1,690,000	122	95	95.4%	97.0%



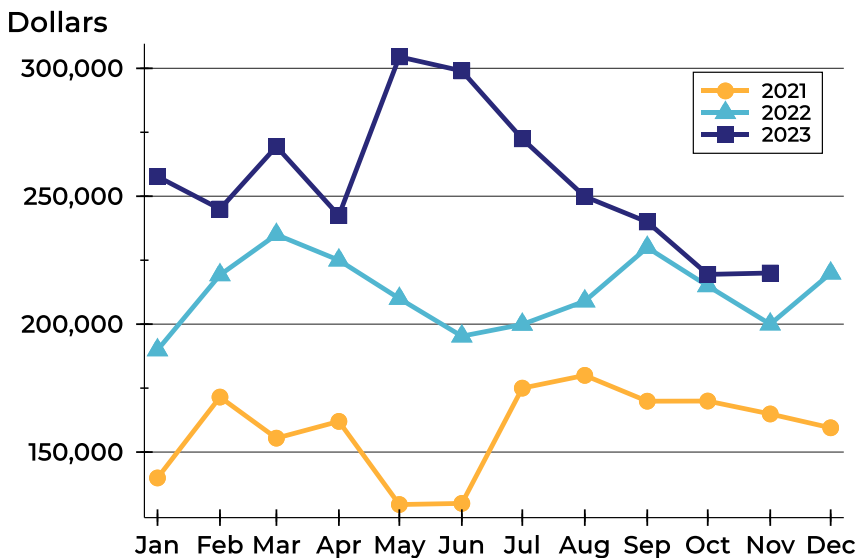
Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2021	2022	2023
January	196,419	248,769	341,343
February	227,383	266,806	330,989
March	218,230	287,764	345,258
April	242,578	270,742	321,092
May	212,412	246,841	380,017
June	222,662	242,098	357,000
July	219,353	284,625	305,503
August	237,695	313,055	305,677
September	228,457	298,772	299,458
October	210,541	289,847	270,048
November	206,887	279,594	276,429
December	216,238	300,614	

Median Price

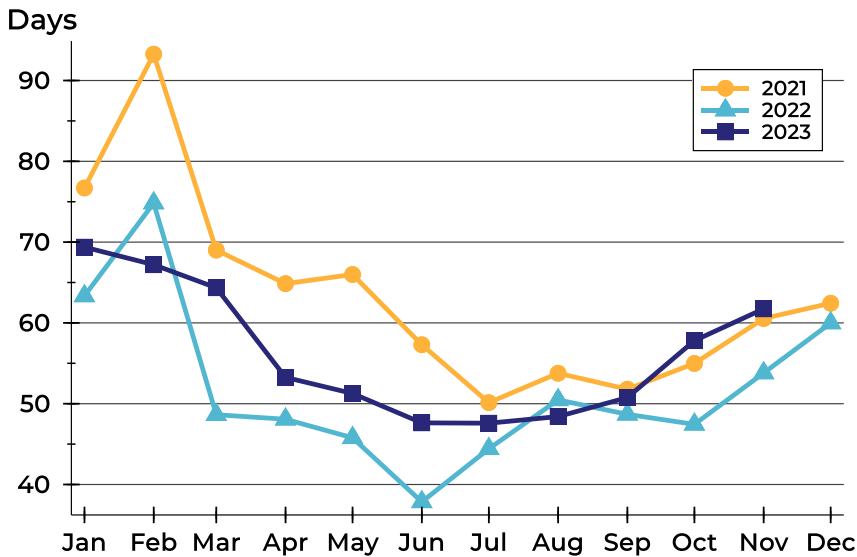


Month	2021	2022	2023
January	139,900	189,900	257,700
February	171,500	219,250	245,000
March	155,450	235,000	269,450
April	162,000	225,000	242,450
May	129,500	210,000	304,500
June	129,950	195,300	299,000
July	175,000	199,900	272,450
August	179,990	209,000	249,900
September	169,900	229,950	239,950
October	169,950	214,950	219,450
November	164,900	200,000	220,000
December	159,500	219,900	



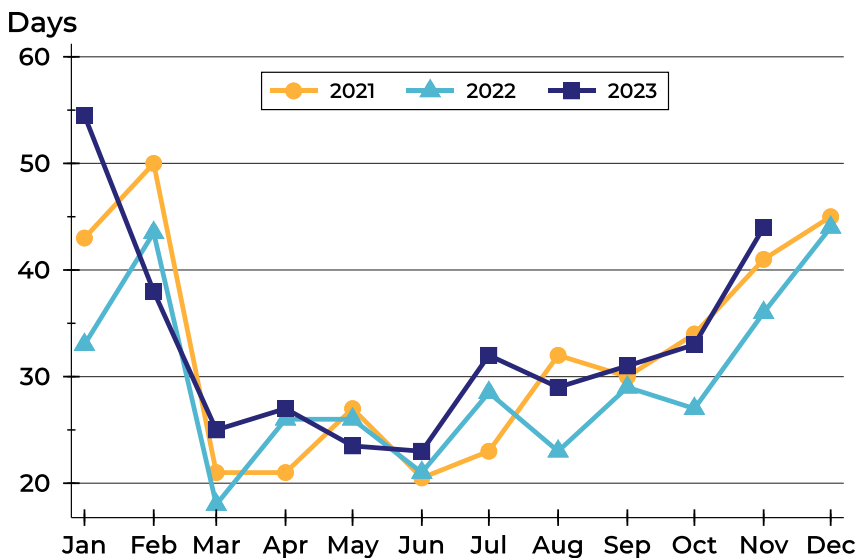
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	77	63	69
February	93	75	67
March	69	49	64
April	65	48	53
May	66	46	51
June	57	38	48
July	50	44	48
August	54	50	48
September	52	49	51
October	55	47	58
November	61	54	62
December	62	60	

Median DOM

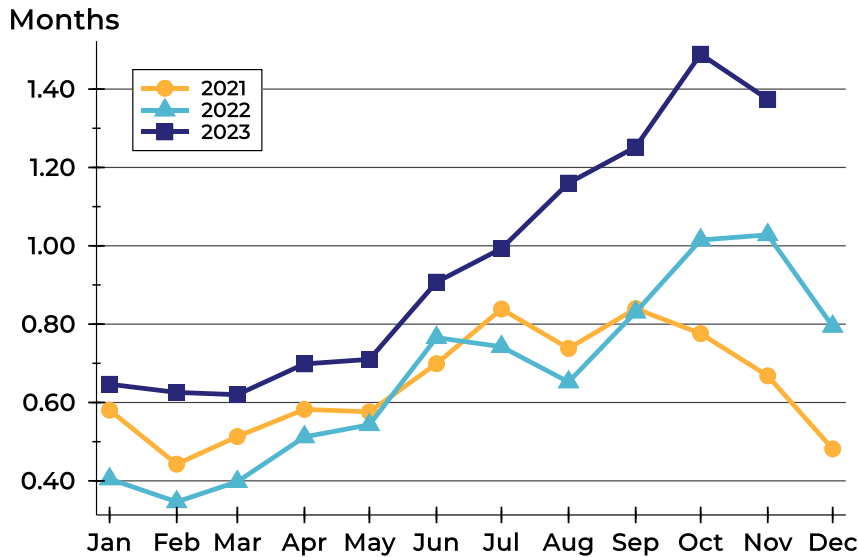


Month	2021	2022	2023
January	43	33	55
February	50	44	38
March	21	18	25
April	21	26	27
May	27	26	24
June	21	21	23
July	23	29	32
August	32	23	29
September	30	29	31
October	34	27	33
November	41	36	44
December	45	44	



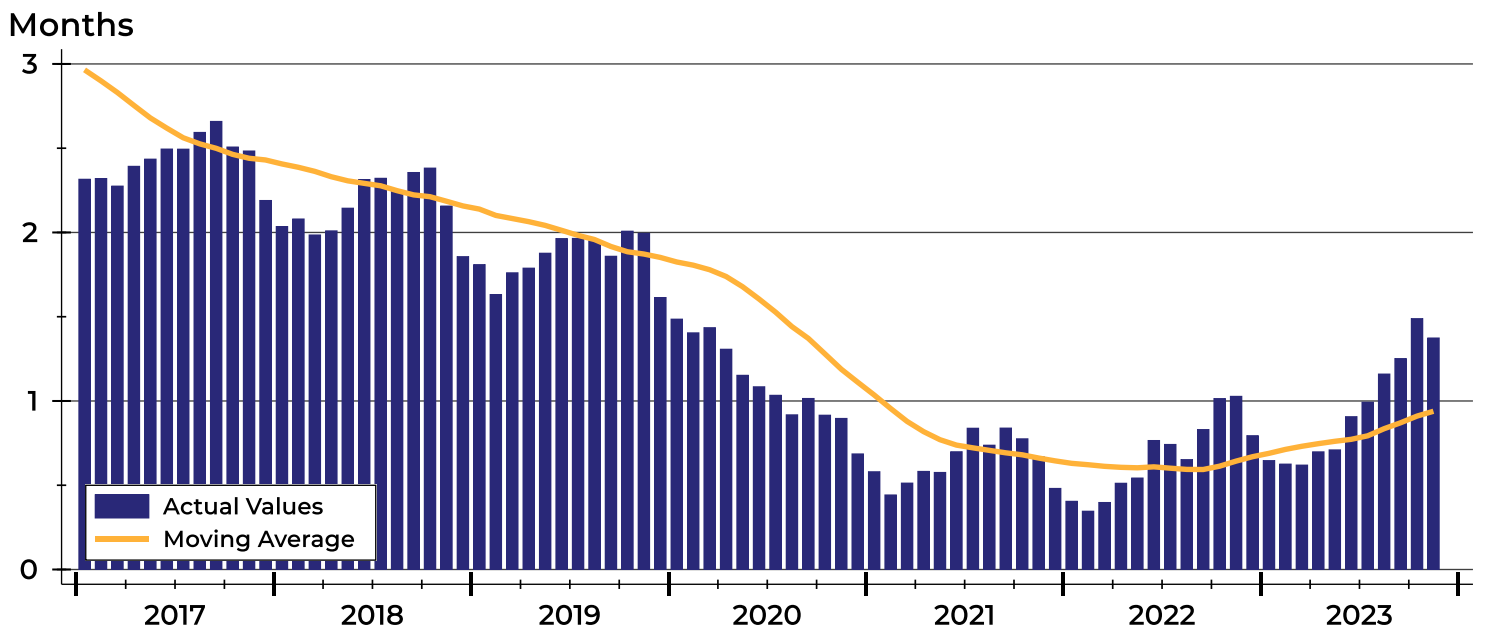
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





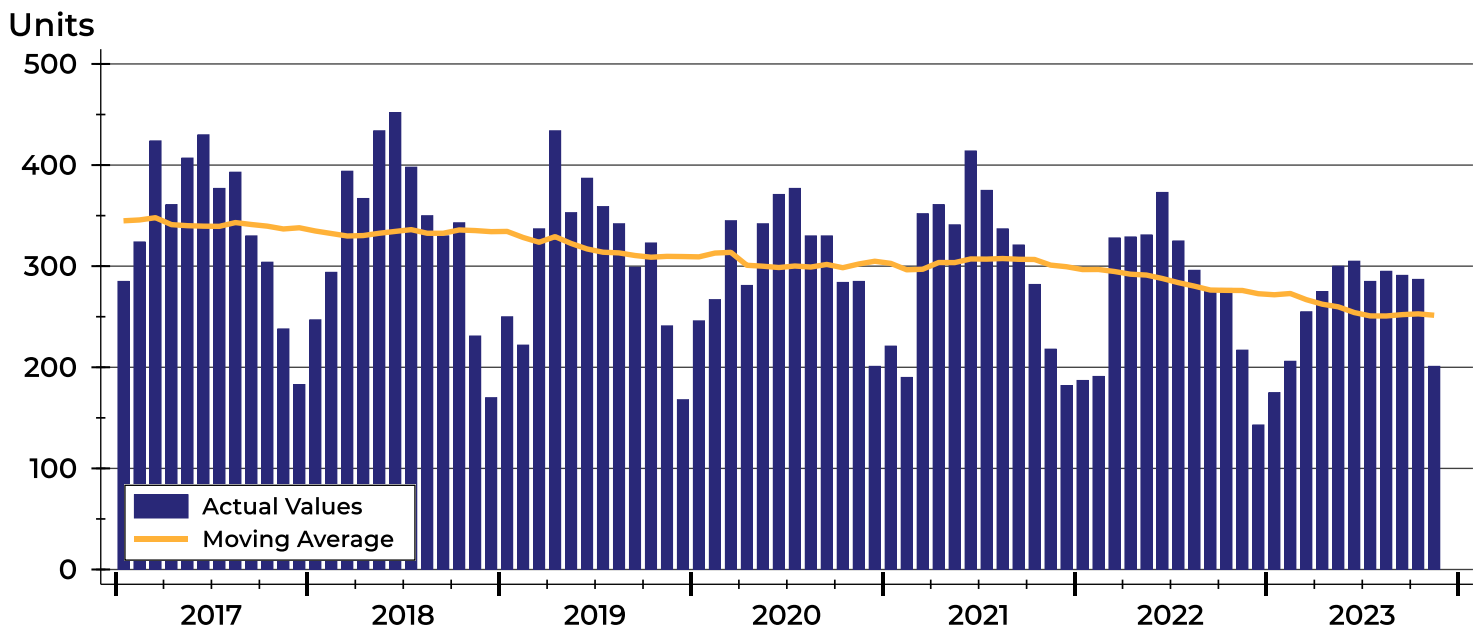
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	201	217	-7.4%
	Volume (1,000s)	44,645	42,270	5.6%
	Average List Price	222,115	194,793	14.0%
	Median List Price	199,900	164,900	21.2%
Year-to-Date	New Listings	2,875	3,130	-8.1%
	Volume (1,000s)	642,918	659,846	-2.6%
	Average List Price	223,624	210,814	6.1%
	Median List Price	189,500	175,500	8.0%

A total of 201 new listings were added in the Topeka MSA during November, down 7.4% from the same month in 2022. Year-to-date the Topeka MSA has seen 2,875 new listings.

The median list price of these homes was \$199,900 up from \$164,900 in 2022.

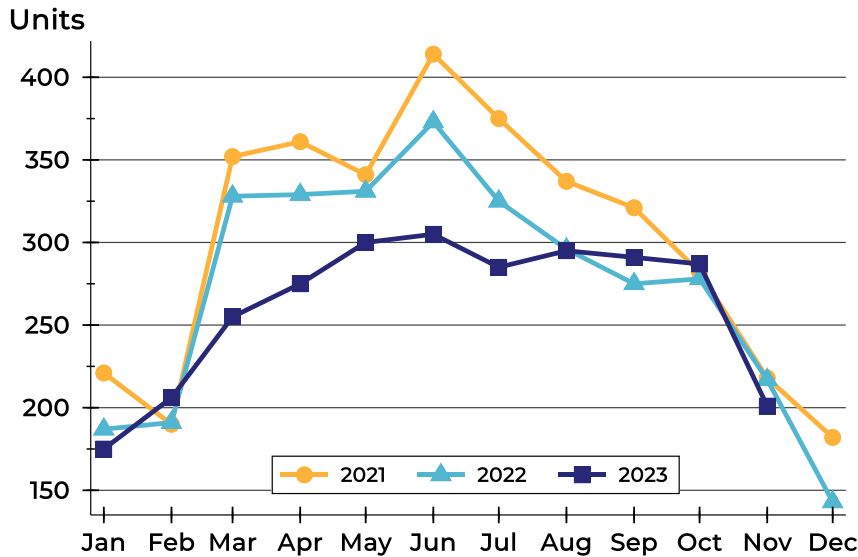
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	221	187	175
February	190	191	206
March	352	328	255
April	361	329	275
May	341	331	300
June	414	373	305
July	375	325	285
August	337	296	295
September	321	275	291
October	282	278	287
November	218	217	201
December	182	143	

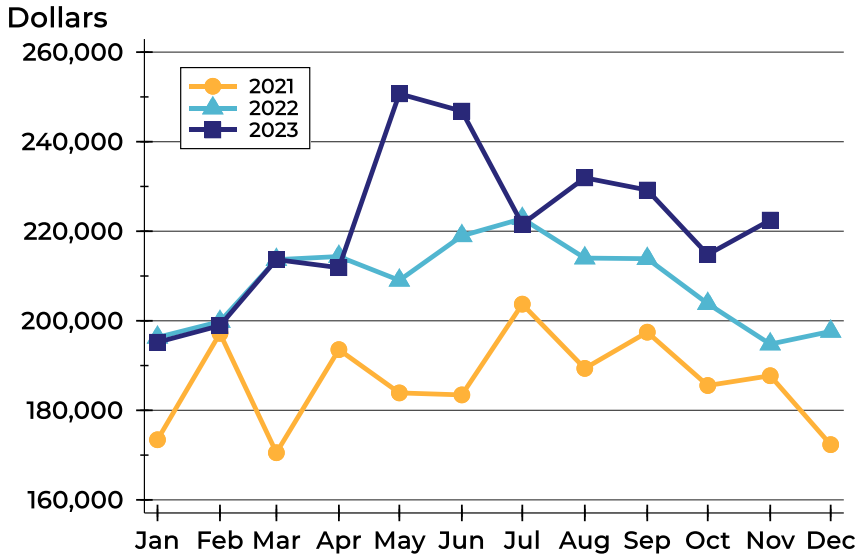
New Listings by Price Range

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	1.0%	1,675	1,675	8	8	100.0%	100.0%
\$25,000-\$49,999	12	6.0%	42,075	46,750	8	3	101.0%	100.0%
\$50,000-\$99,999	27	13.4%	78,817	83,900	10	10	96.9%	100.0%
\$100,000-\$124,999	11	5.5%	111,609	110,000	10	4	98.3%	100.0%
\$125,000-\$149,999	13	6.5%	140,621	141,800	19	24	98.4%	100.0%
\$150,000-\$174,999	20	10.0%	160,540	160,000	14	14	105.9%	100.0%
\$175,000-\$199,999	18	9.0%	188,763	189,450	12	8	97.7%	100.0%
\$200,000-\$249,999	29	14.4%	225,410	225,000	15	13	99.6%	100.0%
\$250,000-\$299,999	21	10.4%	279,705	275,500	17	17	99.0%	100.0%
\$300,000-\$399,999	26	12.9%	333,655	329,900	16	15	99.1%	100.0%
\$400,000-\$499,999	14	7.0%	445,100	444,450	20	23	99.6%	100.0%
\$500,000-\$749,999	8	4.0%	637,550	685,000	23	21	98.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



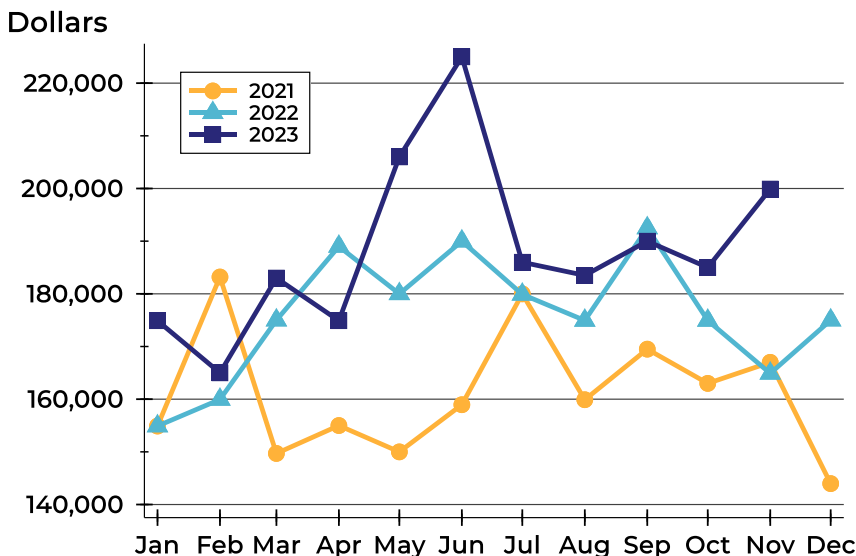
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	173,427	196,296	195,207
February	197,196	199,819	198,918
March	170,528	213,649	213,666
April	193,561	214,354	211,865
May	183,889	209,033	250,700
June	183,450	218,973	246,826
July	203,716	222,812	221,590
August	189,366	214,004	231,931
September	197,458	213,872	229,161
October	185,543	203,824	214,788
November	187,734	194,793	222,115
December	172,336	197,626	

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	183,000
April	155,000	189,000	174,900
May	150,000	180,000	206,000
June	158,950	190,000	225,000
July	180,000	179,900	186,000
August	159,900	174,950	183,500
September	169,500	192,500	190,000
October	163,000	174,950	185,000
November	167,000	164,900	199,900
December	143,975	175,000	



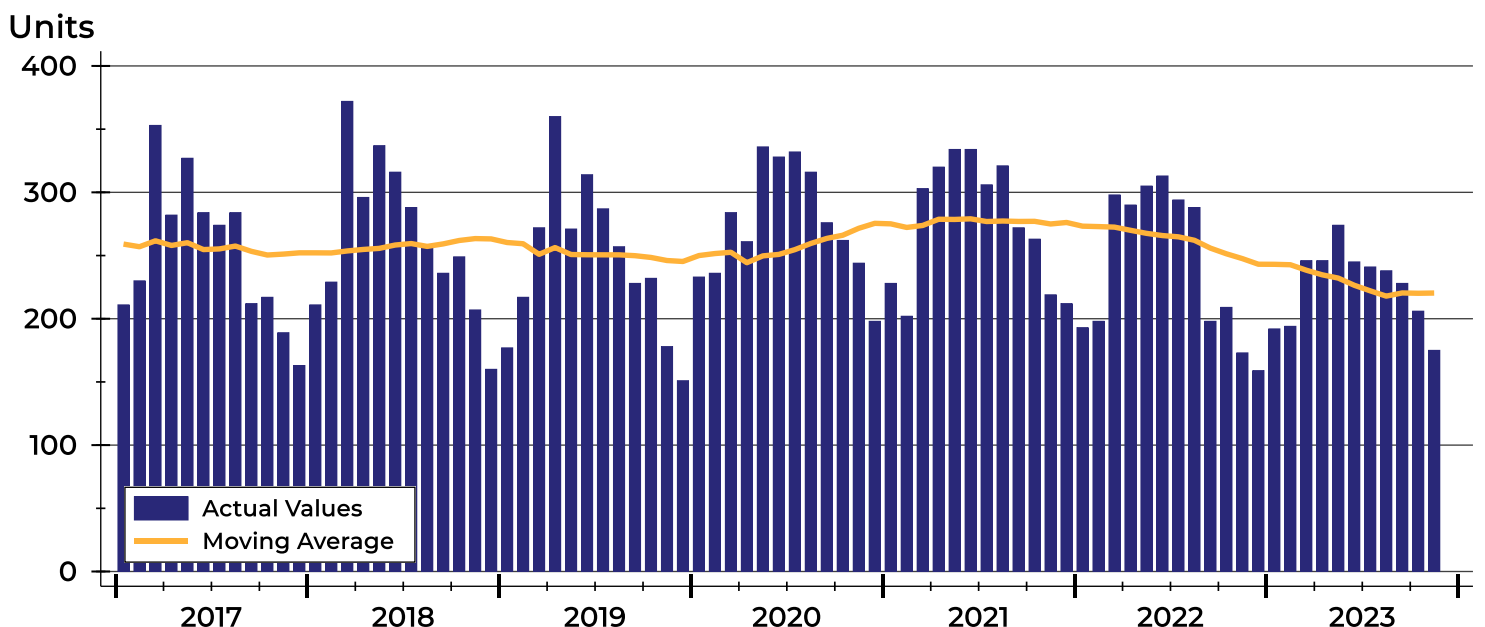
Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		176	173	1.7%	2,486	2,759	-9.9%
Volume (1,000s)		34,741	32,942	5.5%	531,047	554,970	-4.3%
Average	Sale Price	197,391	190,417	3.7%	213,615	201,149	6.2%
	Days on Market	26	20	30.0%	18	13	38.5%
	Percent of Original	96.8%	95.5%	1.4%	98.3%	99.4%	-1.1%
Median	Sale Price	175,000	168,850	3.6%	183,000	174,999	4.6%
	Days on Market	17	8	112.5%	5	3	66.7%
	Percent of Original	100.0%	97.1%	3.0%	100.0%	100.0%	0.0%

A total of 175 contracts for sale were written in the Topeka MSA during the month of November, up from 173 in 2022. The median list price of these homes was \$175,000, up from \$168,850 the prior year.

Half of the homes that went under contract in November were on the market less than 17 days, compared to 8 days in November 2022.

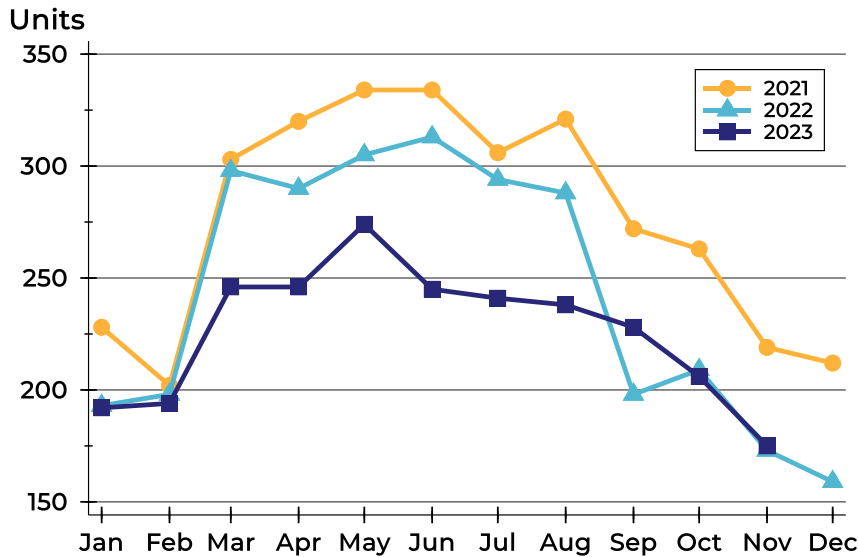
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	228	193	192
February	202	198	194
March	303	298	246
April	320	290	246
May	334	305	274
June	334	313	245
July	306	294	241
August	321	288	238
September	272	198	228
October	263	209	206
November	219	173	176
December	212	159	

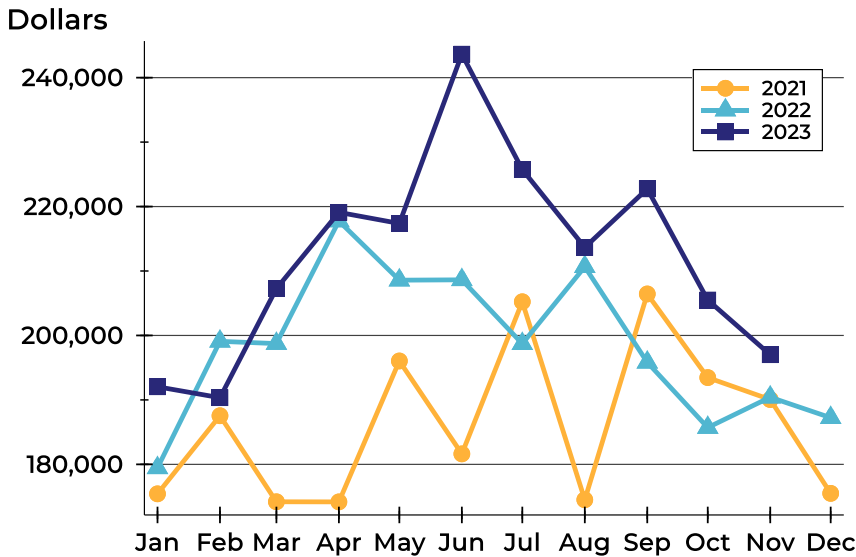
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	11	6.3%	37,573	35,000	28	14	91.8%	91.7%
\$50,000-\$99,999	32	18.3%	77,314	76,750	22	13	93.8%	100.0%
\$100,000-\$124,999	11	6.3%	110,900	110,000	20	4	96.5%	100.0%
\$125,000-\$149,999	15	8.6%	139,820	140,000	27	27	95.4%	100.0%
\$150,000-\$174,999	17	9.7%	164,244	165,000	27	17	104.8%	100.0%
\$175,000-\$199,999	15	8.6%	188,707	189,500	18	9	98.5%	100.0%
\$200,000-\$249,999	24	13.7%	221,860	219,950	29	14	96.9%	100.0%
\$250,000-\$299,999	21	12.0%	279,995	279,900	27	23	96.2%	97.7%
\$300,000-\$399,999	18	10.3%	343,221	341,500	26	17	98.0%	100.0%
\$400,000-\$499,999	9	5.1%	454,722	449,900	49	30	97.7%	100.0%
\$500,000-\$749,999	2	1.1%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



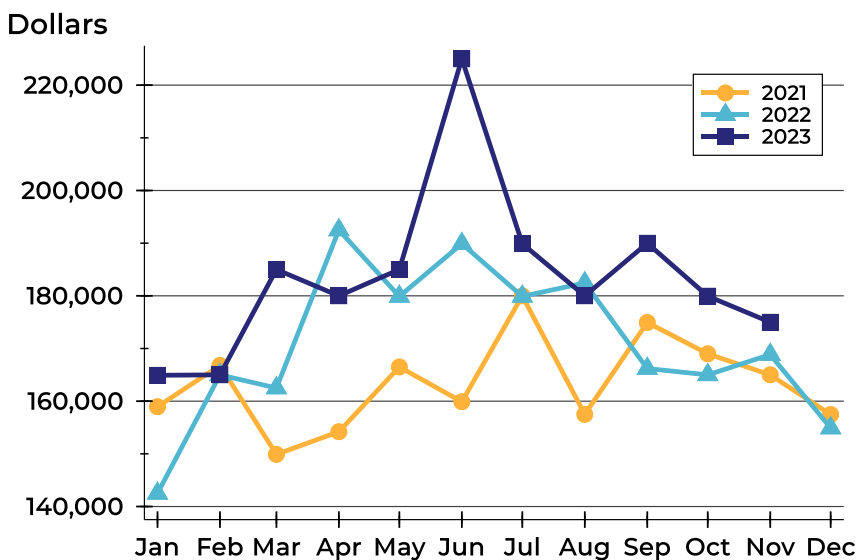
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	175,432	179,460	192,039
February	187,548	199,090	190,345
March	174,199	198,740	207,268
April	174,183	217,752	219,102
May	196,043	208,576	217,376
June	181,629	208,632	243,644
July	205,231	198,718	225,747
August	174,506	210,662	213,666
September	206,441	195,832	222,743
October	193,465	185,711	205,502
November	190,058	190,417	197,391
December	175,507	187,241	

Median Price

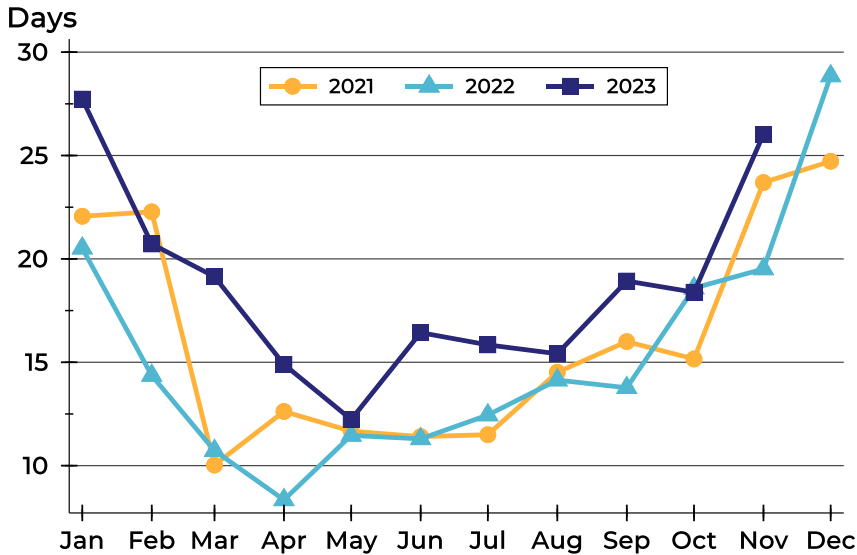


Month	2021	2022	2023
January	158,950	142,500	164,925
February	166,800	165,000	165,000
March	149,900	162,500	185,000
April	154,200	192,500	180,000
May	166,500	179,900	185,000
June	159,900	189,900	225,000
July	180,000	179,900	189,900
August	157,500	182,450	180,000
September	174,950	166,200	190,000
October	169,000	165,000	179,950
November	165,000	168,850	175,000
December	157,475	154,900	



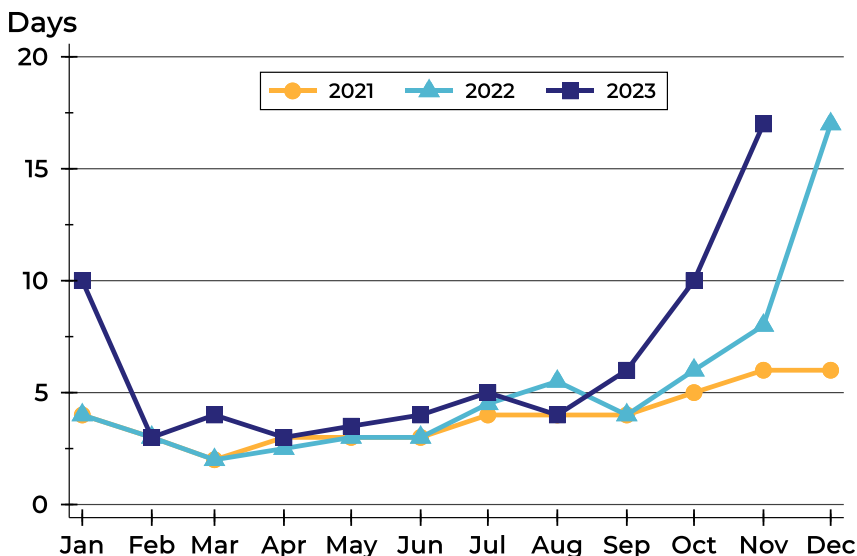
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	22	21	28
February	22	14	21
March	10	11	19
April	13	8	15
May	12	11	12
June	11	11	16
July	11	12	16
August	15	14	15
September	16	14	19
October	15	19	18
November	24	20	26
December	25	29	

Median DOM



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



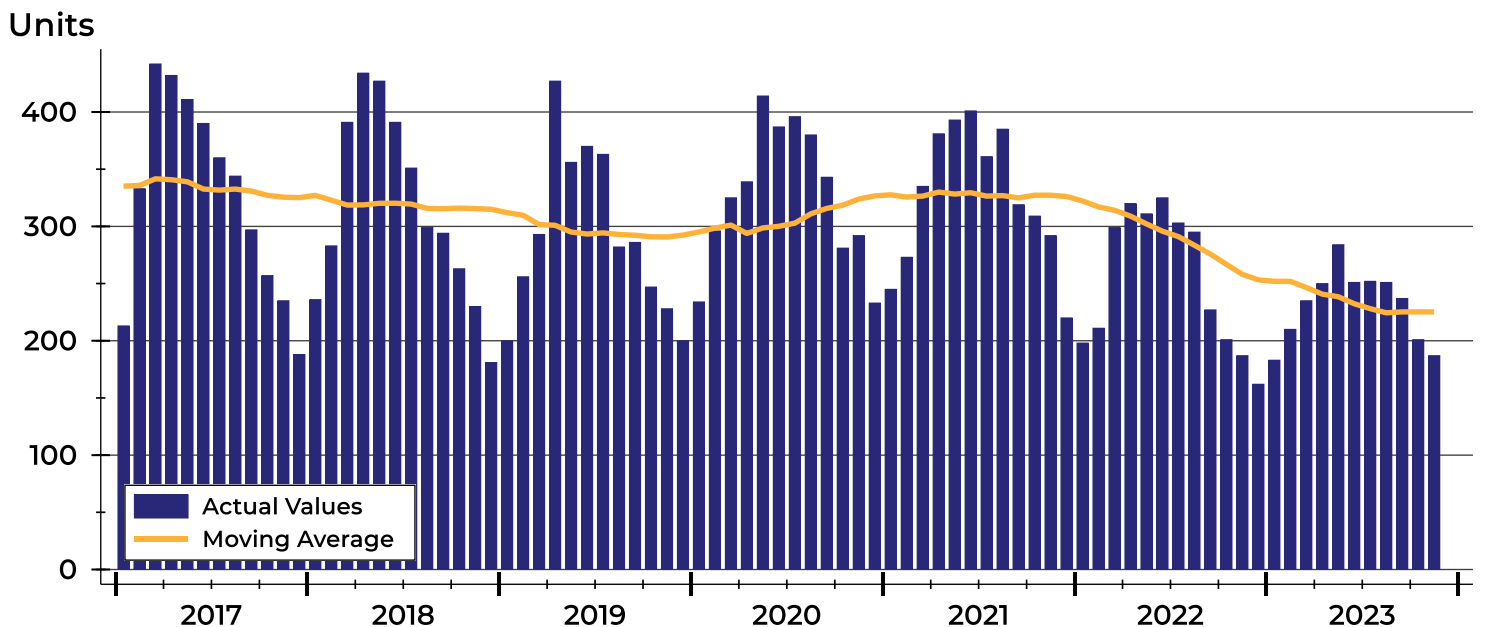
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		187	187	0.0%
Volume (1,000s)		39,742	39,965	-0.6%
Average	List Price	212,523	213,715	-0.6%
	Days on Market	26	18	44.4%
	Percent of Original	97.8%	98.4%	-0.6%
Median	List Price	198,500	181,750	9.2%
	Days on Market	17	8	112.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 187 listings in the Topeka MSA had contracts pending at the end of November, the same number of contracts pending at the end of November 2022.

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

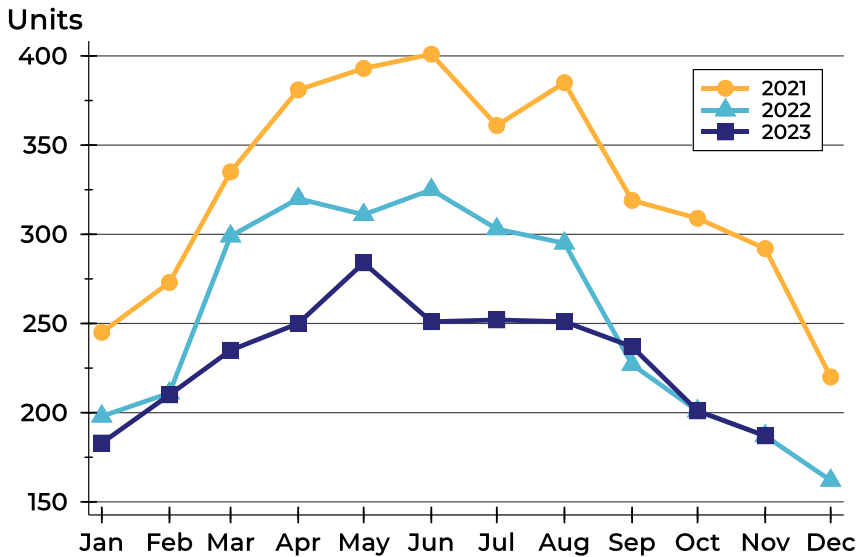
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	245	198	183
February	273	211	210
March	335	299	235
April	381	320	250
May	393	311	284
June	401	325	251
July	361	303	252
August	385	295	251
September	319	227	237
October	309	201	201
November	292	187	187
December	220	162	

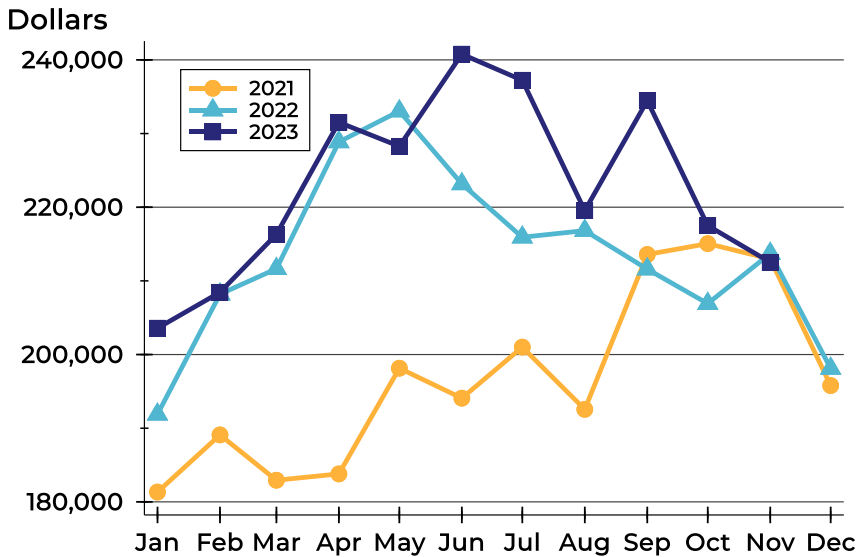
Pending Contracts by Price Range

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	7	3.7%	37,386	35,000	29	14	91.7%	100.0%
\$50,000-\$99,999	26	13.9%	79,602	78,700	31	30	94.5%	100.0%
\$100,000-\$124,999	10	5.3%	113,390	114,750	11	4	98.0%	100.0%
\$125,000-\$149,999	17	9.1%	141,600	140,777	22	23	96.6%	100.0%
\$150,000-\$174,999	21	11.2%	163,645	165,000	27	17	103.7%	100.0%
\$175,000-\$199,999	16	8.6%	188,569	189,500	17	9	99.0%	100.0%
\$200,000-\$249,999	32	17.1%	225,371	225,000	27	16	96.7%	100.0%
\$250,000-\$299,999	22	11.8%	280,245	277,450	22	21	98.7%	100.0%
\$300,000-\$399,999	23	12.3%	343,738	343,000	29	19	97.9%	100.0%
\$400,000-\$499,999	11	5.9%	450,682	440,000	41	13	98.1%	100.0%
\$500,000-\$749,999	2	1.1%	587,500	587,500	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



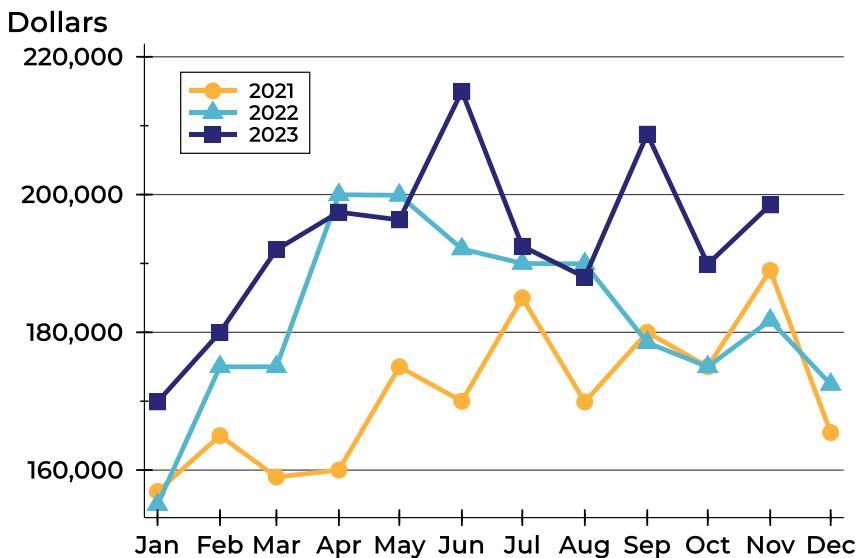
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	181,331	191,884	203,579
February	189,096	208,192	208,451
March	182,939	211,646	216,317
April	183,796	228,862	231,527
May	198,149	233,045	228,270
June	194,079	223,160	240,782
July	201,008	215,927	237,237
August	192,564	216,826	219,548
September	213,586	211,596	234,464
October	215,058	206,921	217,509
November	212,983	213,715	212,523
December	195,795	198,114	

Median Price

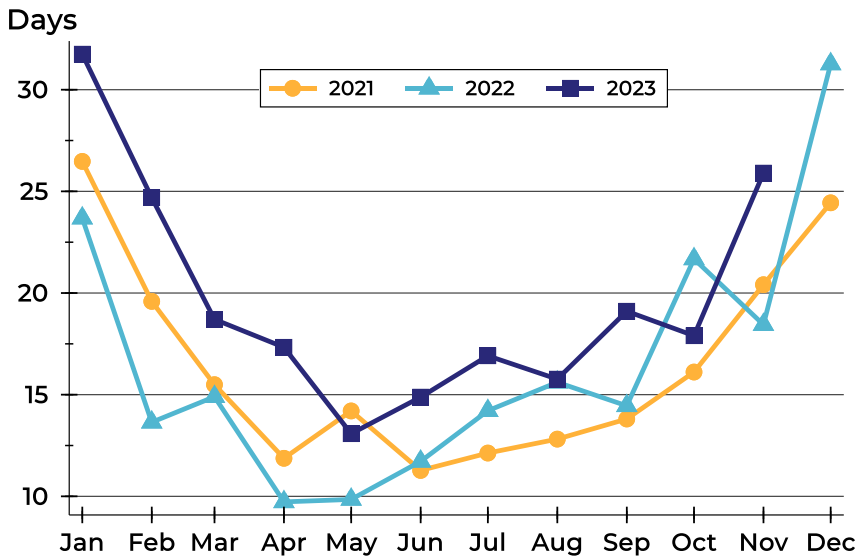


Month	2021	2022	2023
January	156,900	155,000	169,900
February	165,000	175,000	180,000
March	159,000	175,000	192,000
April	160,000	199,975	197,450
May	175,000	199,900	196,320
June	170,000	192,110	215,000
July	185,000	190,000	192,500
August	169,900	189,950	188,000
September	180,000	178,500	208,777
October	175,000	175,000	189,900
November	189,000	181,750	198,500
December	165,450	172,450	



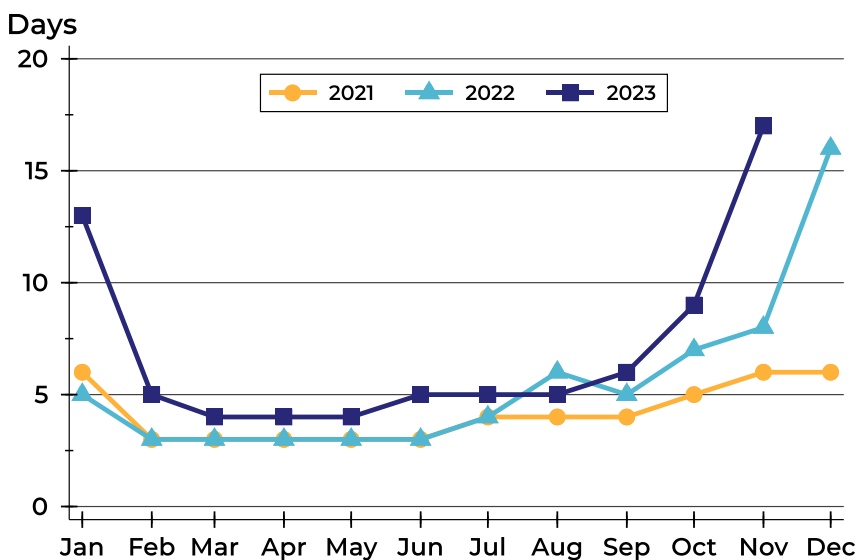
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



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

Median DOM



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

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

November 2023																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020	
\$1-\$29,999	8	2	5	3	5	4	3	2	3	3	2		40	64	66	102	
\$30,000-\$39,999	7	4	4	5	1	5	1	2	2	4	2		37	45	52	79	
\$40,000-\$49,999	12	5	2	7	2	4	0	5	21	4	1		63	48	75	100	
\$50,000-\$59,999	8	6	8	12	7	11	4	6	4	6	8		80	70	95	102	
\$60,000-\$69,999	6	10	12	13	11	5	1	7	6	5	8		84	107	95	139	
\$70,000-\$79,999	6	4	4	5	14	4	8	1	6	9	5		66	87	105	123	
\$80,000-\$89,999	5	8	8	9	6	8	7	9	9	6	3		78	101	135	137	
\$90,000-\$99,999	11	11	12	5	11	6	5	11	11	7	6		96	83	116	133	
\$100,000-\$119,999	4	16	15	11	15	16	13	14	18	12	15		149	167	210	250	
\$120,000-\$139,999	19	12	14	11	18	14	23	19	16	17	12		175	254	263	341	
\$140,000-\$159,999	13	12	21	19	22	26	13	24	23	15	24		212	235	267	231	
\$160,000-\$179,999	13	16	20	18	15	21	24	16	27	15	12		197	205	273	272	
\$180,000-\$199,999	13	14	12	15	18	19	16	20	14	14	10		165	199	240	223	
\$200,000-\$249,999	23	12	41	32	38	38	40	31	36	29	34		354	398	438	375	
\$250,000-\$299,999	11	26	16	30	25	41	27	28	35	28	27		294	332	304	223	
\$300,000-\$399,999	18	18	18	23	36	44	46	43	35	29	19		329	315	313	220	
\$400,000-\$499,999	6	8	7	11	13	21	19	20	10	11	16		142	155	107	90	
\$500,000 or more	2	4	12	4	21	11	13	19	5	19	4		114	107	61	43	
TOTALS	185	188	231	233	278	298	263	277	281	233	208	0	2675	2972	3215	3183	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Rose in November

Total home sales in Wabaunsee County rose by 300.0% last month to 4 units, compared to 1 unit in November 2022. Total sales volume was \$2.7 million, up 2,560.0% from a year earlier.

The median sale price in November was \$445,000, up from \$100,000 a year earlier. Homes that sold in November were typically on the market for 18 days and sold for 93.7% of their list prices.

Wabaunsee County Active Listings Up at End of November

The total number of active listings in Wabaunsee County at the end of November was 6 units, up from 3 at the same point in 2022. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$442,000.

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

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

Contact Information

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



Wabaunsee County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		4	1	3	32	33	49
Change from prior year		300.0%	-66.7%	0.0%	-3.0%	-32.7%	4.3%
Active Listings		6	3	4	N/A	N/A	N/A
Change from prior year		100.0%	-25.0%	-20.0%			
Months' Supply		2.1	1.0	0.9	N/A	N/A	N/A
Change from prior year		110.0%	11.1%	-25.0%			
New Listings		2	1	3	37	41	56
Change from prior year		100.0%	-66.7%	-25.0%	-9.8%	-26.8%	5.7%
Contracts Written		3	3	2	31	35	50
Change from prior year		0.0%	50.0%	-33.3%	-11.4%	-30.0%	0.0%
Pending Contracts		3	3	4	N/A	N/A	N/A
Change from prior year		0.0%	-25.0%	-20.0%			
Sales Volume (1,000s)		2,660	100	1,179	9,722	9,036	10,126
Change from prior year		2560.0%	-91.5%	55.7%	7.6%	-10.8%	24.0%
Average	Sale Price	665,000	100,000	392,833	303,817	273,815	206,649
	Change from prior year	565.0%	-74.5%	55.7%	11.0%	32.5%	18.9%
	List Price of Actives	479,833	332,667	191,875	N/A	N/A	N/A
	Change from prior year	44.2%	73.4%	213.2%			
	Days on Market	21	15	48	26	26	22
Change from prior year	40.0%	-68.8%	-15.8%	0.0%	18.2%	-65.6%	
Percent of List	94.0%	71.4%	92.7%	97.4%	97.8%	96.0%	
Change from prior year	31.7%	-23.0%	-5.6%	-0.4%	1.9%	-0.3%	
Percent of Original	93.6%	71.4%	86.7%	95.1%	96.5%	95.2%	
Change from prior year	31.1%	-17.6%	-11.7%	-1.5%	1.4%	1.0%	
Median	Sale Price	445,000	100,000	418,500	187,500	215,000	150,000
	Change from prior year	345.0%	-76.1%	106.2%	-12.8%	43.3%	7.1%
	List Price of Actives	442,000	275,000	208,500	N/A	N/A	N/A
	Change from prior year	60.7%	31.9%	279.1%			
	Days on Market	18	15	49	11	8	6
Change from prior year	20.0%	-69.4%	25.6%	37.5%	33.3%	-72.7%	
Percent of List	93.7%	71.4%	92.6%	99.5%	100.0%	100.0%	
Change from prior year	31.2%	-22.9%	-4.9%	-0.5%	0.0%	1.9%	
Percent of Original	92.8%	71.4%	83.9%	97.0%	98.2%	98.0%	
Change from prior year	30.0%	-14.9%	-13.9%	-1.2%	0.2%	0.8%	

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



Wabaunsee County Closed Listings Analysis

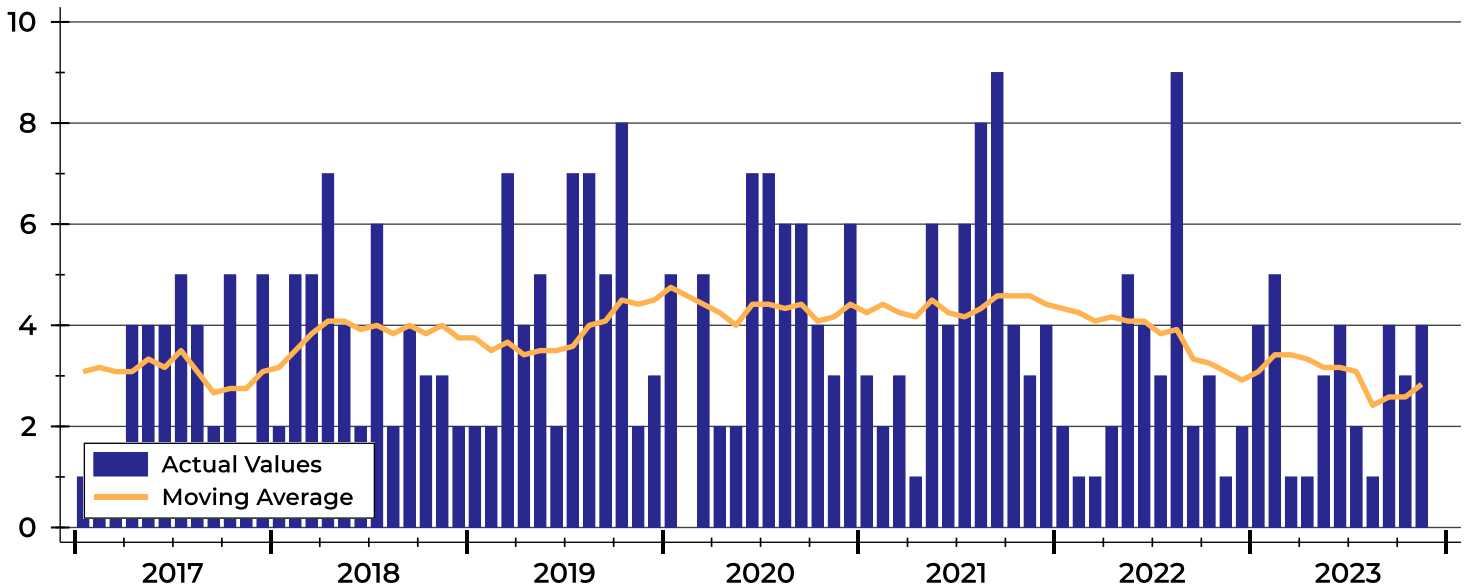
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		4	1	300.0%	32	33	-3.0%
Volume (1,000s)		2,660	100	2560.0%	9,722	9,036	7.6%
Months' Supply		2.1	1.0	110.0%	N/A	N/A	N/A
Average	Sale Price	665,000	100,000	565.0%	303,817	273,815	11.0%
	Days on Market	21	15	40.0%	26	26	0.0%
	Percent of List	94.0%	71.4%	31.7%	97.4%	97.8%	-0.4%
	Percent of Original	93.6%	71.4%	31.1%	95.1%	96.5%	-1.5%
Median	Sale Price	445,000	100,000	345.0%	187,500	215,000	-12.8%
	Days on Market	18	15	20.0%	11	8	37.5%
	Percent of List	93.7%	71.4%	31.2%	99.5%	100.0%	-0.5%
	Percent of Original	92.8%	71.4%	30.0%	97.0%	98.2%	-1.2%

A total of 4 homes sold in Wabaunsee County in November, up from 1 unit in November 2022. Total sales volume rose to \$2.7 million compared to \$0.1 million in the previous year.

The median sales price in November was \$445,000, up 345.0% compared to the prior year. Median days on market was 18 days, down from 49 days in October, but up from 15 in November 2022.

History of Closed Listings

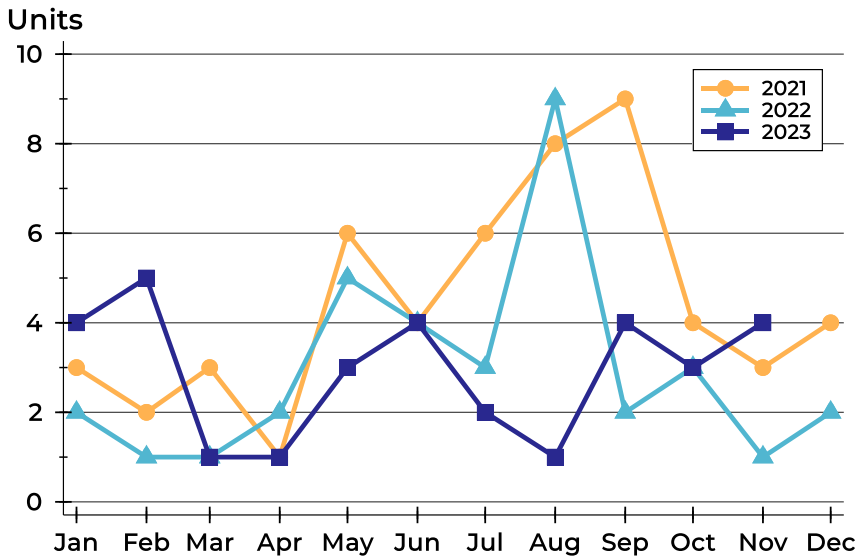
Units





Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

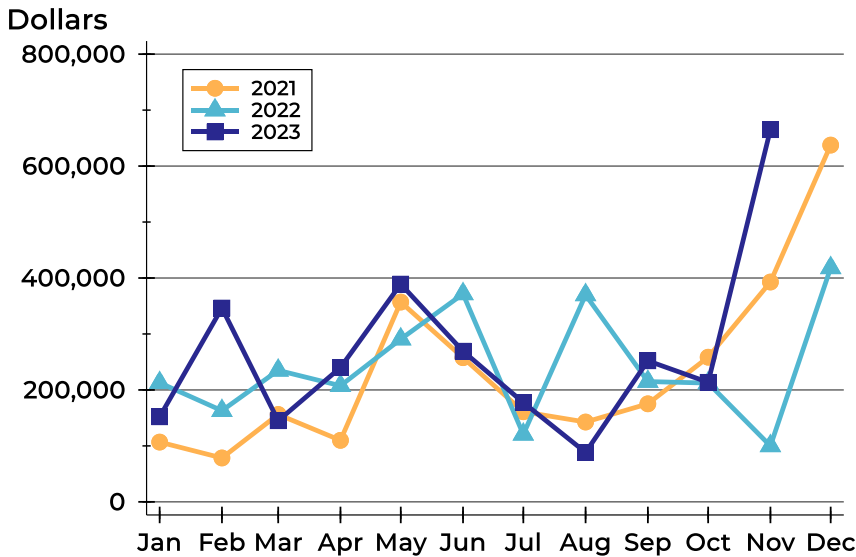
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	25.0%	0.0	170,000	170,000	39	39	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	2	50.0%	6.0	445,000	445,000	18	18	91.0%	91.0%	90.1%	90.1%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	25.0%	0.0	1,600,000	1,600,000	7	7	94.1%	94.1%	94.1%	94.1%



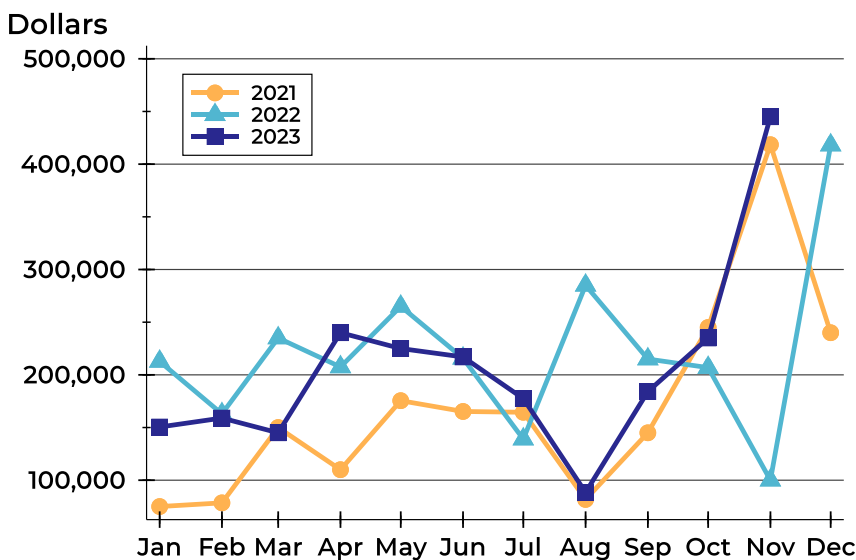
Wabaunsee County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	106,833	212,750	152,000
February	78,500	163,000	346,400
March	156,167	235,000	145,000
April	110,000	207,500	240,000
May	357,050	290,800	389,167
June	257,625	371,625	269,250
July	161,000	120,667	177,500
August	142,688	369,778	88,450
September	175,222	215,000	252,048
October	258,500	212,300	213,667
November	392,833	100,000	665,000
December	637,500	418,085	

Median Price

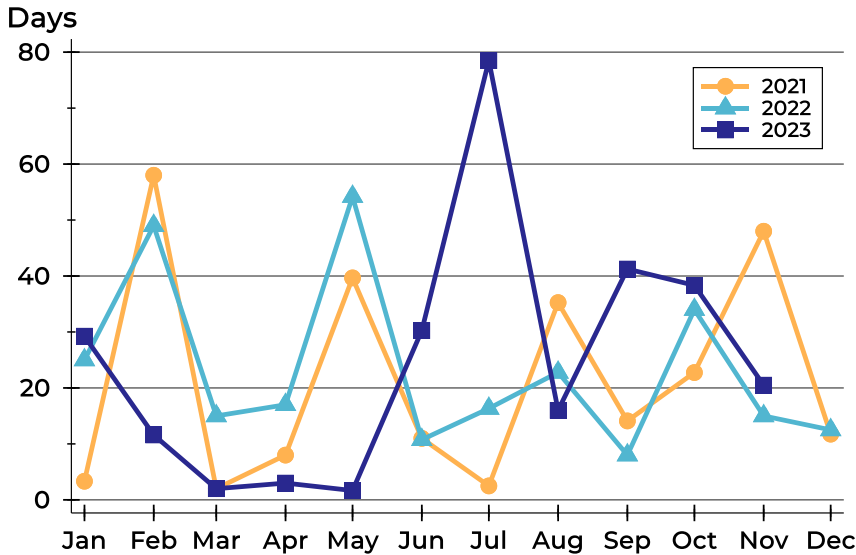


Month	2021	2022	2023
January	75,000	212,750	150,500
February	78,500	163,000	159,000
March	150,000	235,000	145,000
April	110,000	207,500	240,000
May	175,500	265,000	225,000
June	165,250	215,750	217,000
July	164,500	139,000	177,500
August	81,750	285,000	88,450
September	145,000	215,000	184,095
October	245,000	206,900	235,000
November	418,500	100,000	445,000
December	240,000	418,085	



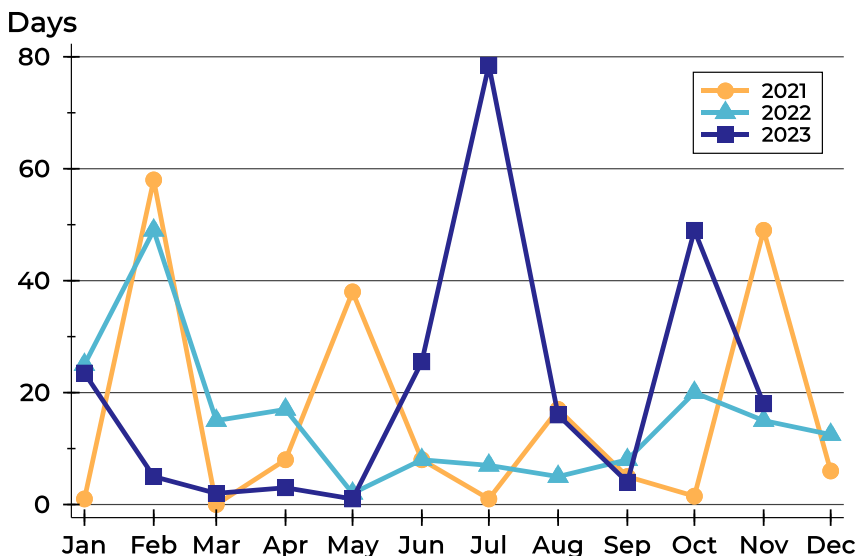
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	3	25	29
February	58	49	12
March	2	15	2
April	8	17	3
May	40	54	2
June	11	11	30
July	3	16	79
August	35	23	16
September	14	8	41
October	23	34	38
November	48	15	21
December	12	13	

Median DOM



Month	2021	2022	2023
January	1	25	24
February	58	49	5
March	N/A	15	2
April	8	17	3
May	38	2	1
June	8	8	26
July	1	7	79
August	17	5	16
September	5	8	4
October	2	20	49
November	49	15	18
December	6	13	



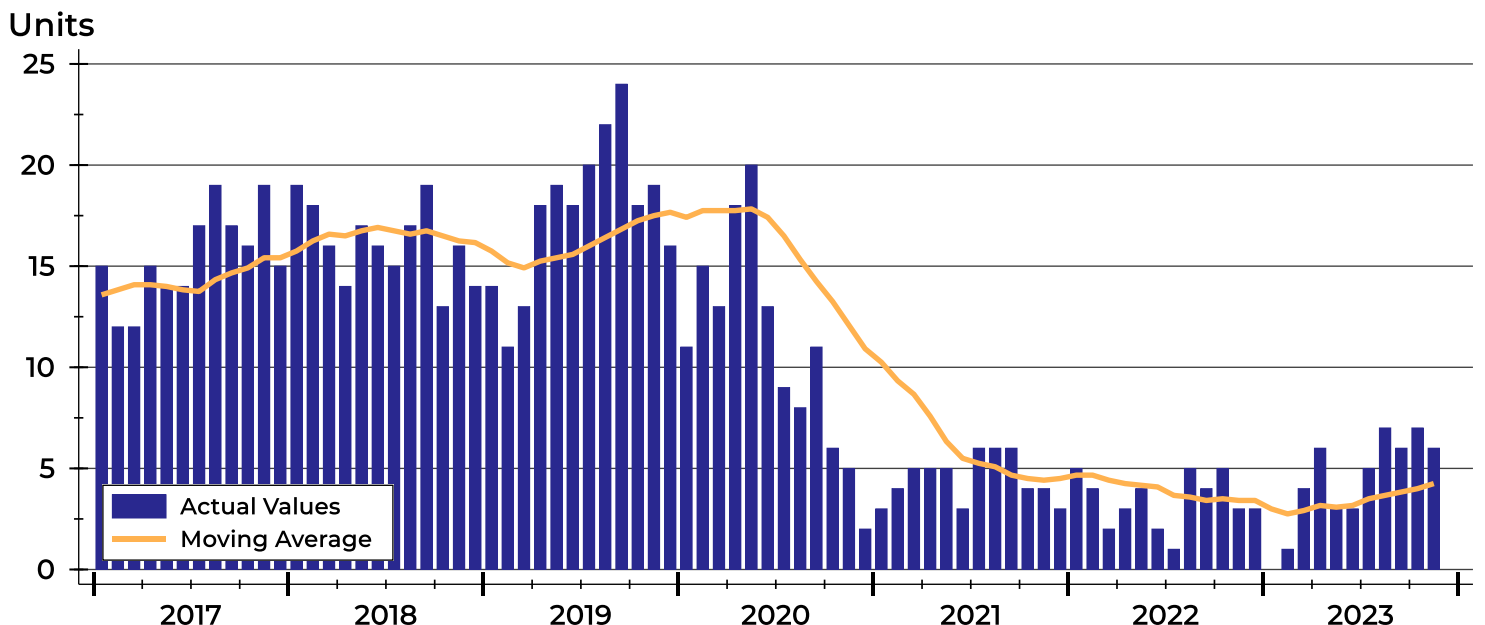
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		6	3	100.0%
Volume (1,000s)		2,879	998	188.5%
Months' Supply		2.1	1.0	110.0%
Average	List Price	479,833	332,667	44.2%
	Days on Market	123	70	75.7%
	Percent of Original	85.5%	100.0%	-14.5%
Median	List Price	442,000	275,000	60.7%
	Days on Market	126	65	93.8%
	Percent of Original	87.4%	100.0%	-12.6%

A total of 6 homes were available for sale in Wabaunsee County at the end of November. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of November was \$442,000, up 60.7% from 2022. The typical time on market for active listings was 126 days, up from 65 days a year earlier.

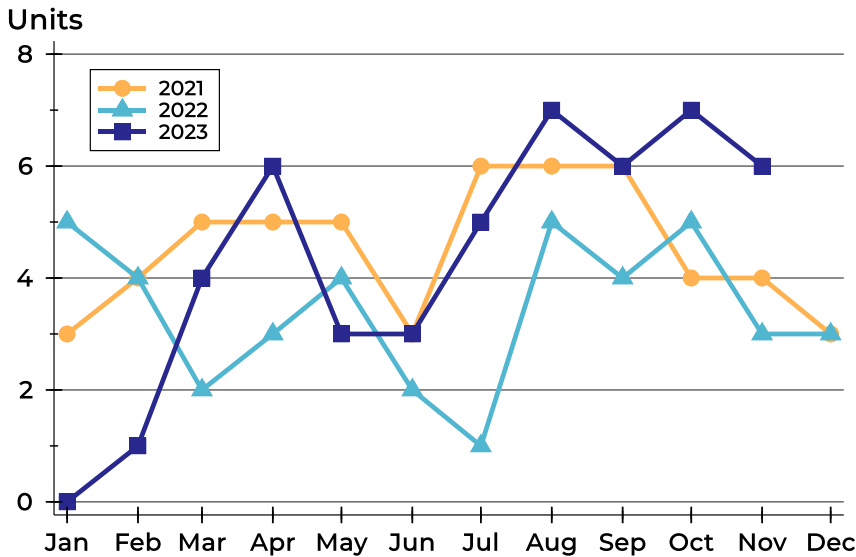
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



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

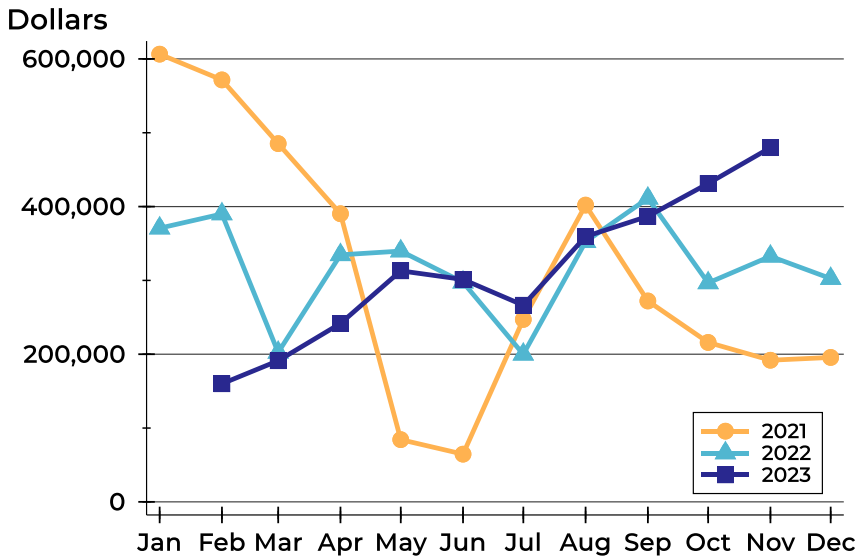
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	N/A	90,000	90,000	136	136	57.0%	57.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	N/A	175,000	175,000	163	163	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	16.7%	N/A	385,000	385,000	48	48	97.5%	97.5%
\$400,000-\$499,999	1	16.7%	6.0	499,000	499,000	234	234	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	2	33.3%	N/A	865,000	865,000	77	77	87.4%	87.4%
\$1,000,000 and up	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A



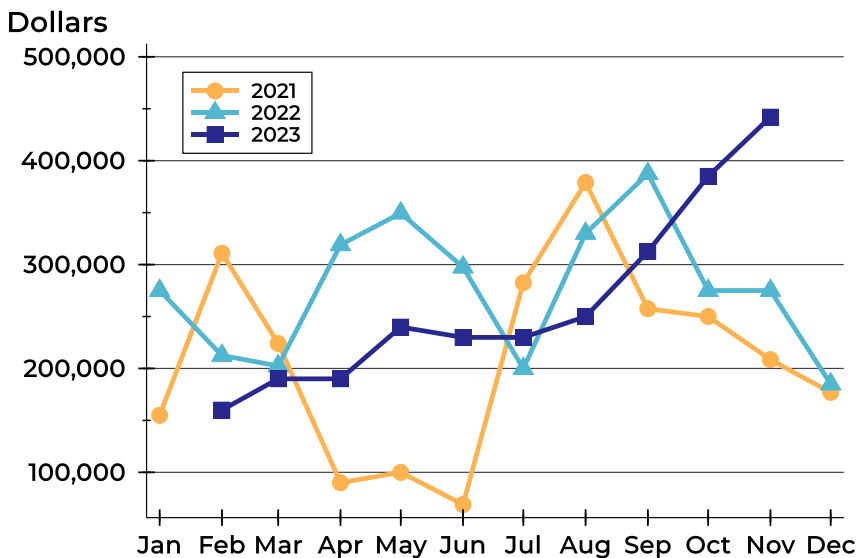
Wabaunsee County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	606,492	370,800	N/A
February	571,619	390,000	160,000
March	485,295	202,450	191,225
April	390,295	334,667	241,667
May	84,300	339,750	312,967
June	64,667	297,500	301,300
July	247,167	199,900	266,360
August	402,000	352,360	359,414
September	272,150	411,250	386,833
October	215,975	296,600	431,271
November	191,875	332,667	479,833
December	195,667	302,500	

Median Price

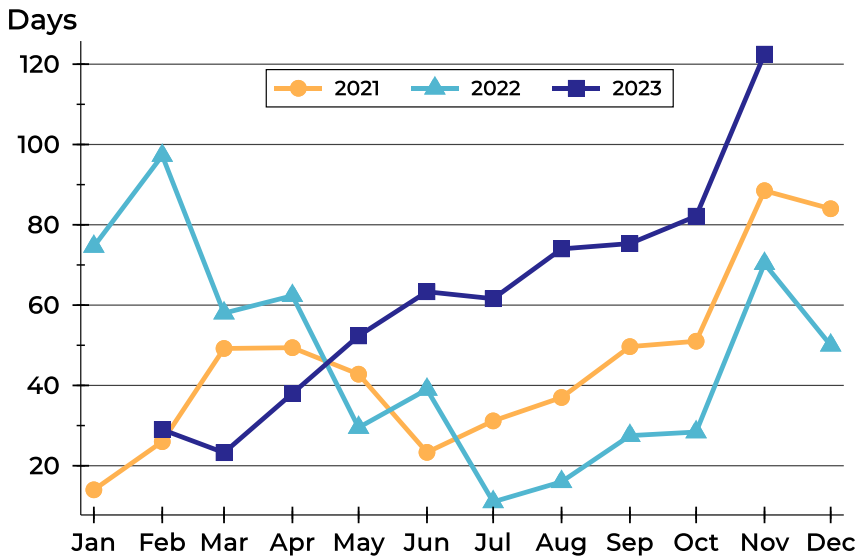


Month	2021	2022	2023
January	155,000	275,000	N/A
February	311,000	212,500	160,000
March	224,000	202,450	190,000
April	90,000	319,000	190,000
May	100,000	349,500	239,900
June	69,000	297,500	229,900
July	282,500	199,900	229,900
August	379,000	330,000	249,900
September	257,500	387,500	312,500
October	250,000	275,000	385,000
November	208,500	275,000	442,000
December	177,000	185,000	



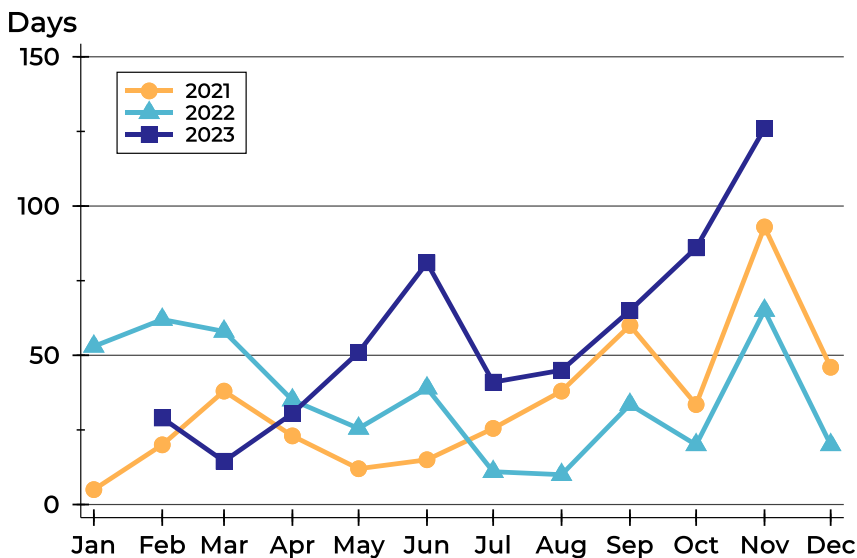
Wabaunsee County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	14	75	N/A
February	26	97	29
March	49	58	23
April	49	62	38
May	43	30	52
June	23	39	63
July	31	11	62
August	37	16	74
September	50	28	75
October	51	28	82
November	89	70	123
December	84	50	

Median DOM

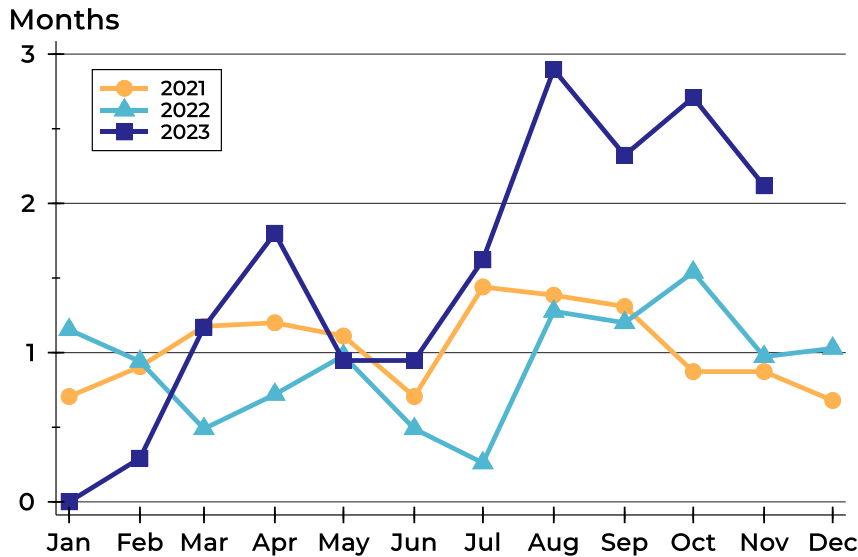


Month	2021	2022	2023
January	5	53	N/A
February	20	62	29
March	38	58	15
April	23	35	31
May	12	26	51
June	15	39	81
July	26	11	41
August	38	10	45
September	60	34	65
October	34	20	86
November	93	65	126
December	46	20	



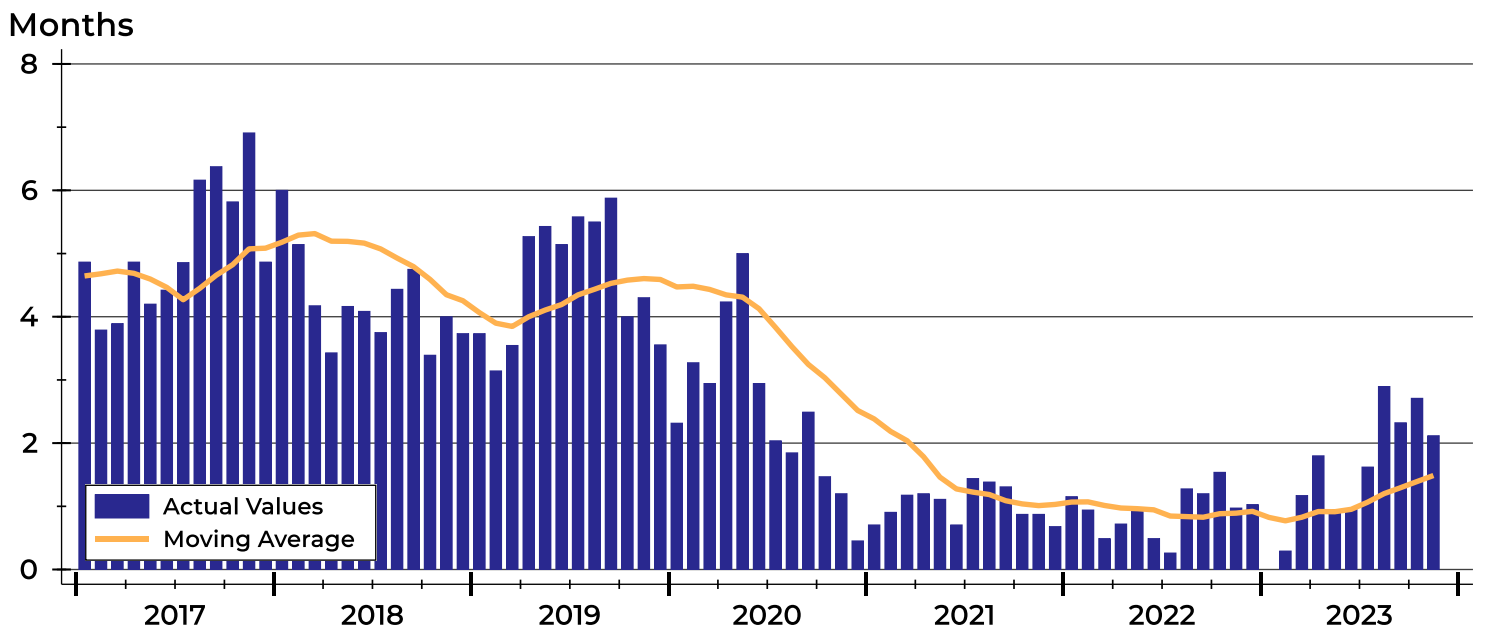
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	0.7	1.2	0.0
February	0.9	0.9	0.3
March	1.2	0.5	1.2
April	1.2	0.7	1.8
May	1.1	1.0	0.9
June	0.7	0.5	0.9
July	1.4	0.3	1.6
August	1.4	1.3	2.9
September	1.3	1.2	2.3
October	0.9	1.5	2.7
November	0.9	1.0	2.1
December	0.7	1.0	

History of Month's Supply





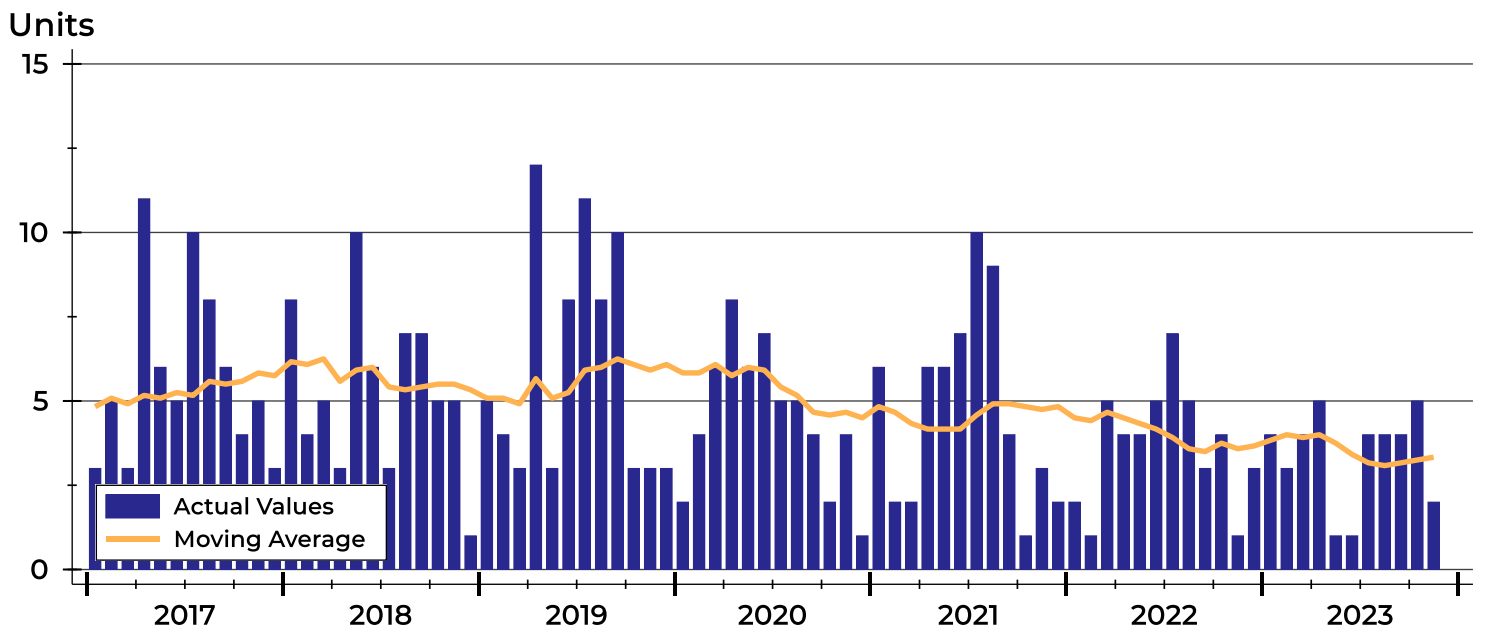
Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	2	1	100.0%
	Volume (1,000s)	391	112	249.1%
	Average List Price	195,500	112,000	74.6%
	Median List Price	195,500	112,000	74.6%
Year-to-Date	New Listings	37	41	-9.8%
	Volume (1,000s)	11,866	12,900	-8.0%
	Average List Price	320,703	314,623	1.9%
	Median List Price	200,000	229,999	-13.0%

A total of 2 new listings were added in Wabaunsee County during November, up 100.0% from the same month in 2022. Year-to-date Wabaunsee County has seen 37 new listings.

The median list price of these homes was \$195,500 up from \$112,000 in 2022.

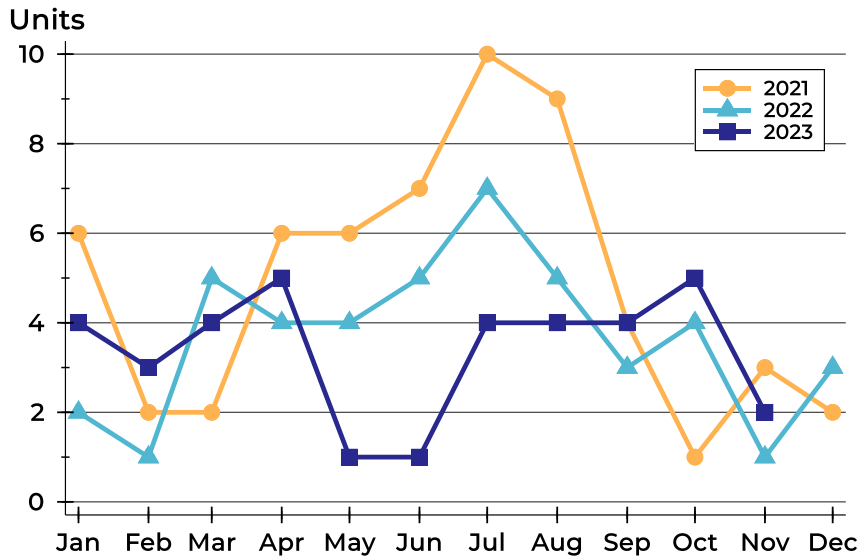
History of New Listings





Wabaunsee County New Listings Analysis

New Listings by Month



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

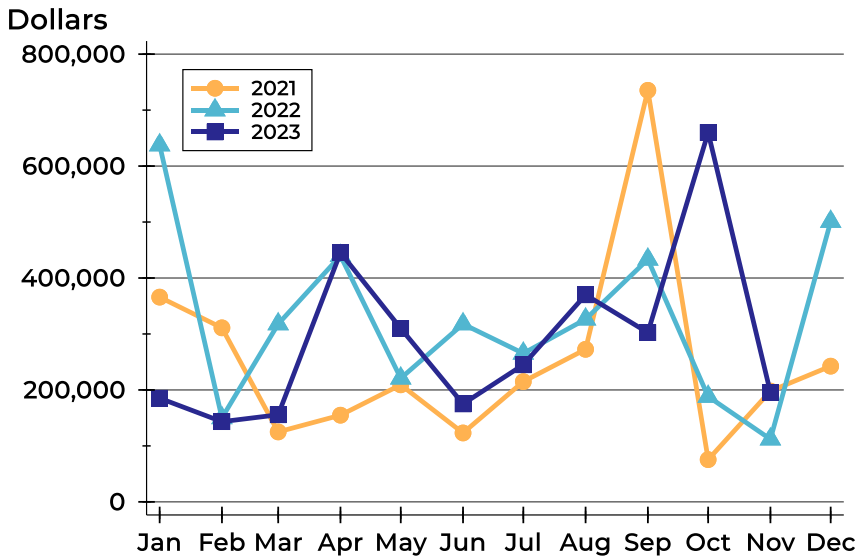
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	92,000	92,000	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	299,000	299,000	22	22	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



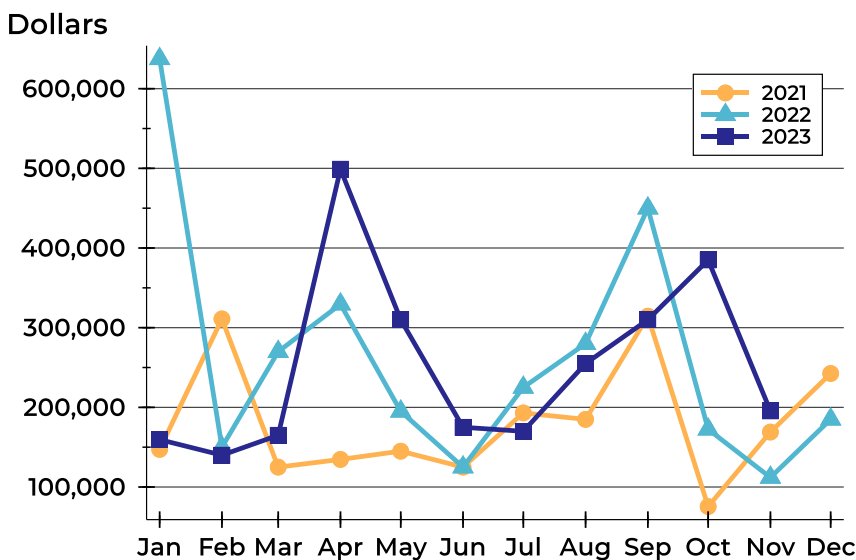
Wabaunsee County New Listings Analysis

Average Price



Month	2021	2022	2023
January	365,829	637,500	185,250
February	311,000	150,000	143,333
March	125,000	317,780	155,625
April	154,883	439,750	445,380
May	209,167	220,841	310,000
June	123,143	317,800	175,000
July	214,900	265,343	244,975
August	272,633	326,380	370,000
September	735,350	433,333	302,450
October	75,500	188,250	659,980
November	197,967	112,000	195,500
December	242,500	500,833	

Median Price



Month	2021	2022	2023
January	147,250	637,500	159,500
February	311,000	150,000	140,000
March	125,000	269,900	165,000
April	134,650	329,500	499,000
May	145,000	195,000	310,000
June	125,000	125,000	175,000
July	193,000	225,000	169,950
August	184,900	280,000	255,000
September	314,450	450,000	310,000
October	75,500	172,500	385,000
November	169,000	112,000	195,500
December	242,500	185,000	



Wabaunsee County Contracts Written Analysis

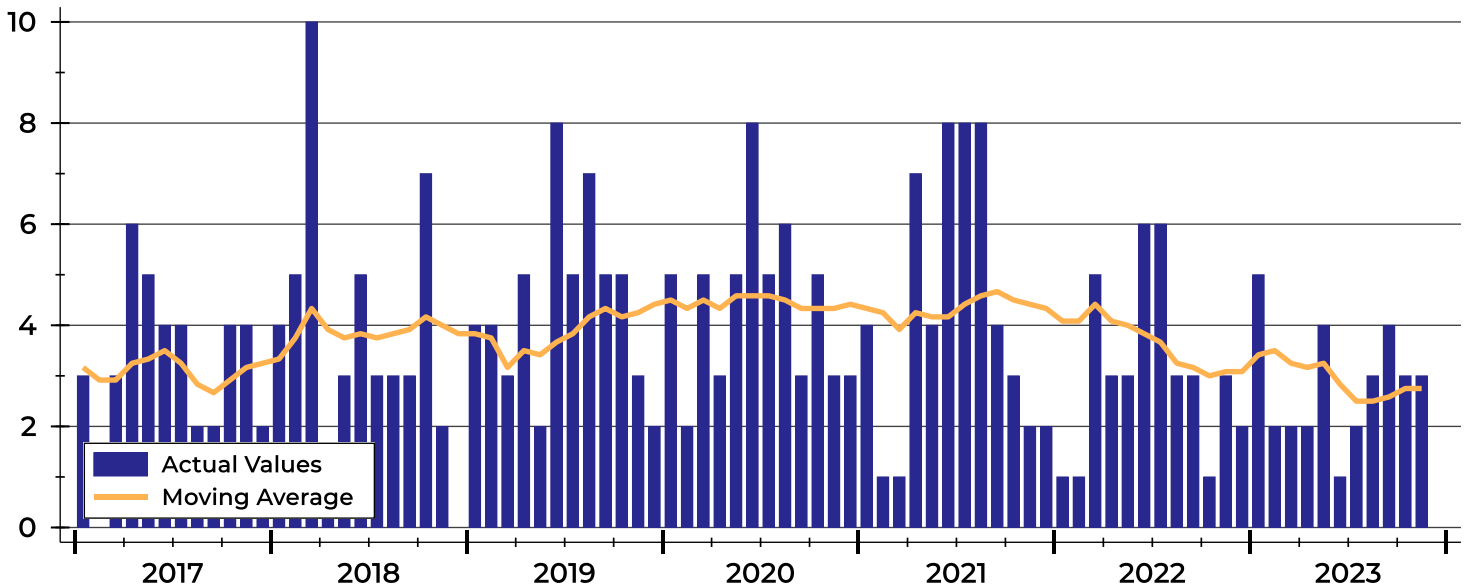
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		3	3	0.0%	31	35	-11.4%
Volume (1,000s)		421	597	-29.5%	8,965	9,952	-9.9%
Average	Sale Price	140,300	199,000	-29.5%	289,177	284,349	1.7%
	Days on Market	15	22	-31.8%	25	25	0.0%
	Percent of Original	89.6%	96.1%	-6.8%	94.7%	96.7%	-2.1%
Median	Sale Price	92,000	205,000	-55.1%	185,000	224,500	-17.6%
	Days on Market	22	18	22.2%	7	11	-36.4%
	Percent of Original	100.0%	95.1%	5.2%	98.0%	98.2%	-0.2%

A total of 3 contracts for sale were written in Wabaunsee County during the month of November, the same as in 2022. The median list price of these homes was \$92,000, down from \$205,000 the prior year.

Half of the homes that went under contract in November were on the market less than 22 days, compared to 18 days in November 2022.

History of Contracts Written

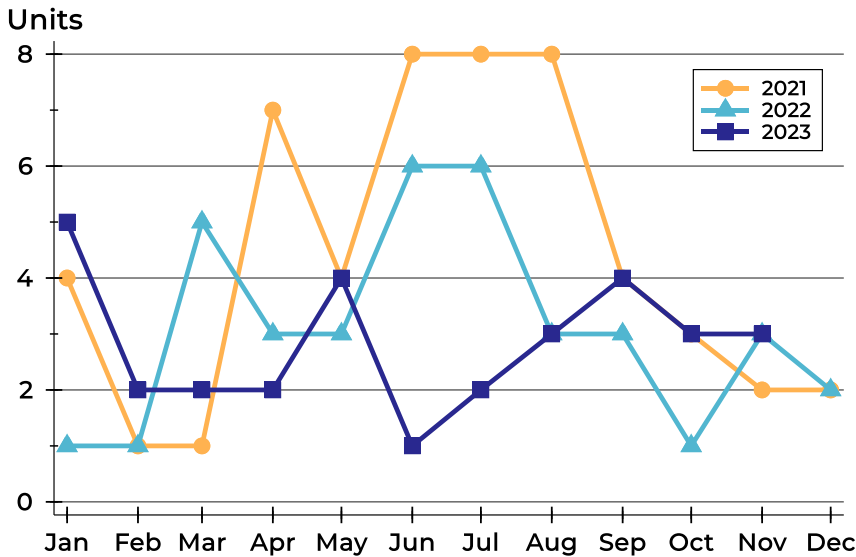
Units





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

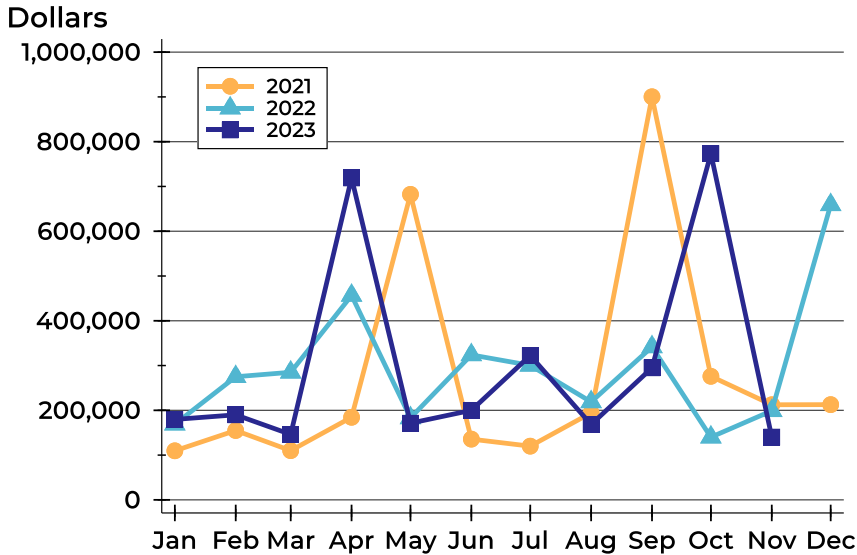
Contracts Written by Price Range

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	1	33.3%	29,900	29,900	23	23	85.7%	85.7%
\$50,000-\$99,999	1	33.3%	92,000	92,000	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	299,000	299,000	22	22	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



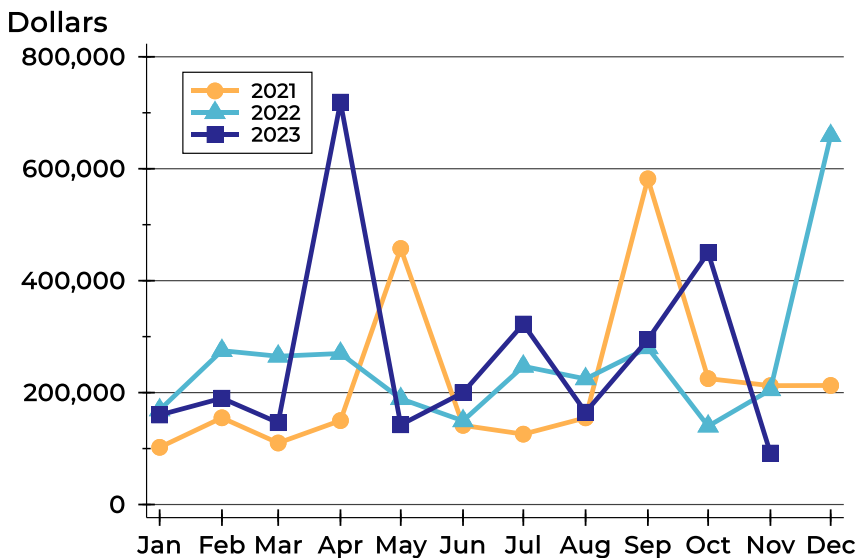
Wabaunsee County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	109,625	169,000	179,700
February	155,000	275,000	190,000
March	110,000	285,000	146,250
April	184,471	456,633	719,000
May	682,369	183,000	171,225
June	135,687	323,833	200,000
July	120,000	300,500	322,500
August	194,338	218,800	168,333
September	900,350	341,633	294,925
October	276,000	140,000	773,333
November	212,450	199,000	140,300
December	212,750	659,000	

Median Price

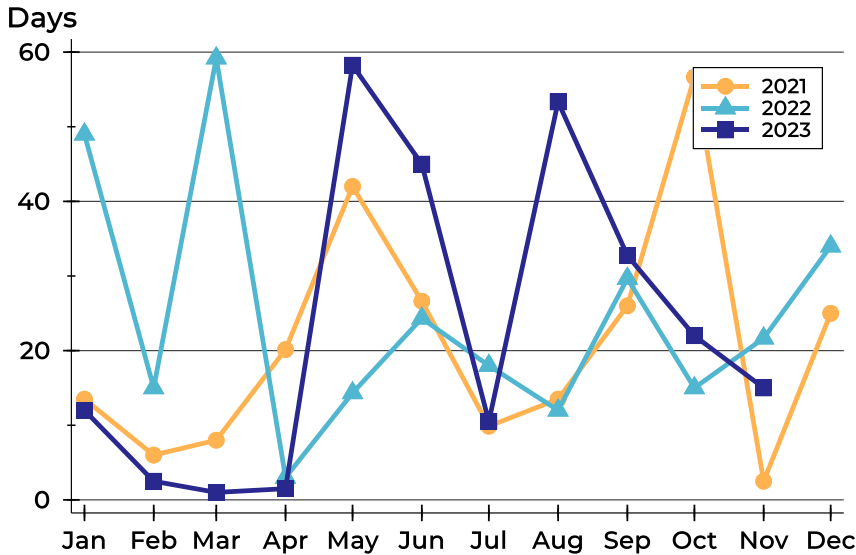


Month	2021	2022	2023
January	102,250	169,000	160,000
February	155,000	275,000	190,000
March	110,000	265,000	146,250
April	150,000	269,900	719,000
May	457,500	189,000	142,500
June	141,500	149,500	200,000
July	125,750	247,000	322,500
August	154,950	224,500	165,000
September	582,000	280,000	294,950
October	225,000	140,000	450,000
November	212,450	205,000	92,000
December	212,750	659,000	



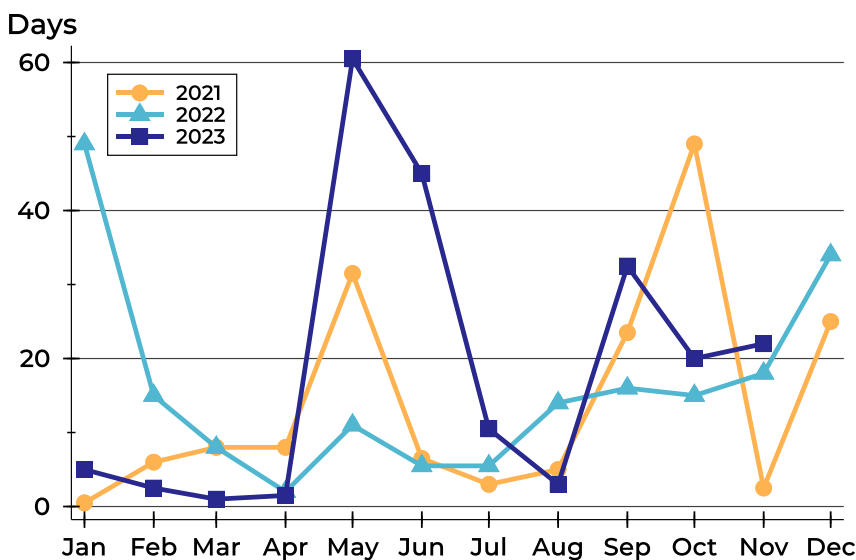
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	14	49	12
February	6	15	3
March	8	59	1
April	20	3	2
May	42	14	58
June	27	24	45
July	10	18	11
August	14	12	53
September	26	30	33
October	57	15	22
November	3	22	15
December	25	34	

Median DOM



Month	2021	2022	2023
January	1	49	5
February	6	15	3
March	8	8	1
April	8	2	2
May	32	11	61
June	7	6	45
July	3	6	11
August	5	14	3
September	24	16	33
October	49	15	20
November	3	18	22
December	25	34	



Wabaunsee County Pending Contracts Analysis

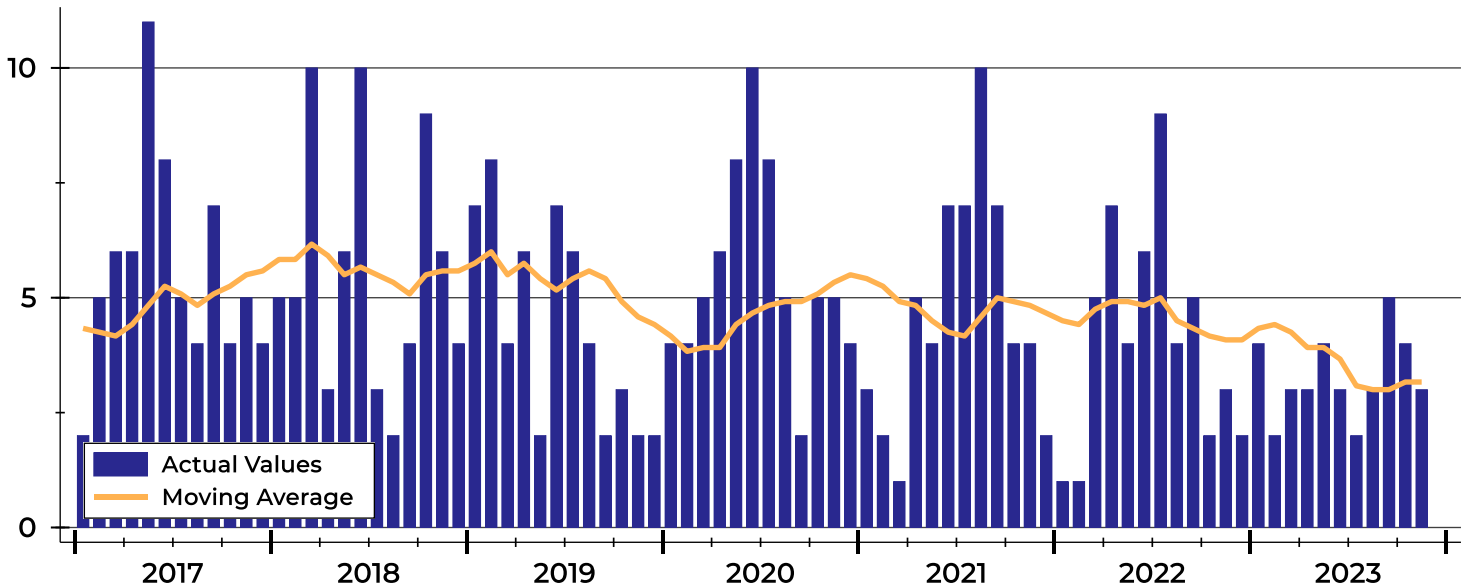
Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		3	3	0.0%
Volume (1,000s)		421	1,060	-60.3%
Average	List Price	140,300	353,333	-60.3%
	Days on Market	15	19	-21.1%
	Percent of Original	95.2%	100.0%	-4.8%
Median	List Price	92,000	280,000	-67.1%
	Days on Market	22	18	22.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Wabaunsee County had contracts pending at the end of November, the same number of contracts pending at the end of November 2022.

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

History of Pending Contracts

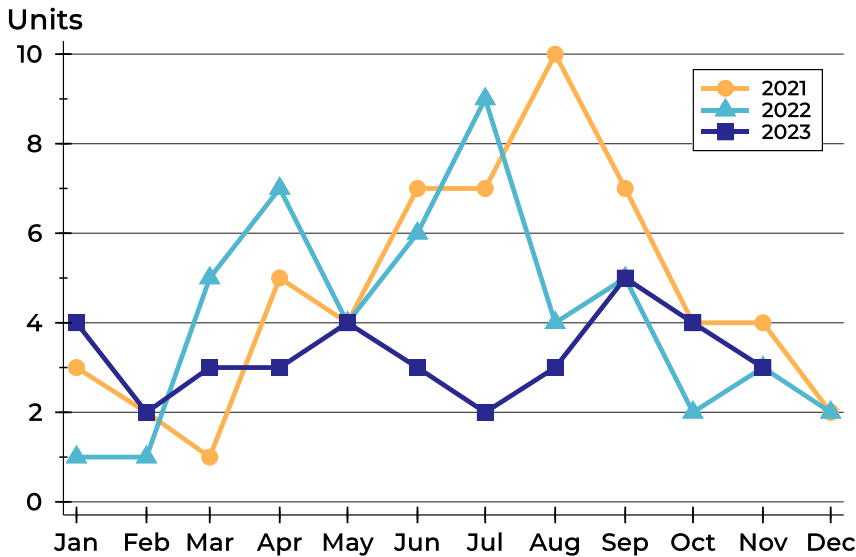
Units





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

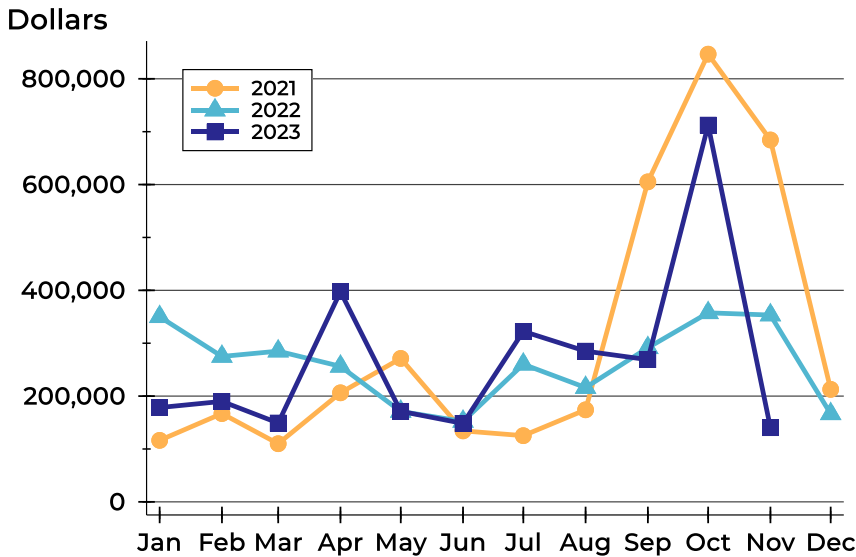
Pending Contracts by Price Range

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	1	33.3%	29,900	29,900	23	23	85.7%	85.7%
\$50,000-\$99,999	1	33.3%	92,000	92,000	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	299,000	299,000	22	22	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



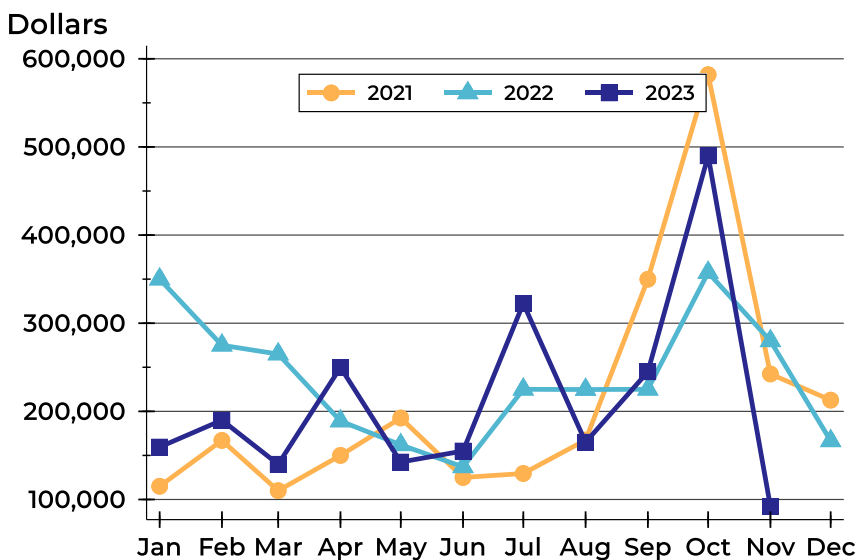
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	116,333	350,000	178,375
February	167,000	275,000	190,000
March	110,000	285,000	149,167
April	206,260	256,271	397,467
May	271,250	171,000	171,225
June	134,286	152,167	148,300
July	125,214	260,222	322,500
August	174,070	216,125	285,000
September	605,171	291,360	268,940
October	846,625	357,500	712,475
November	684,350	353,333	140,300
December	212,750	166,500	

Median Price

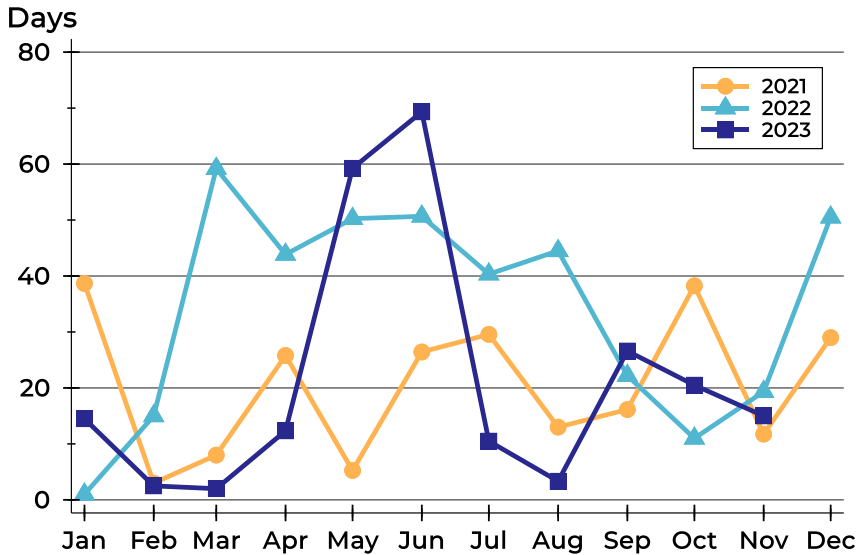


Month	2021	2022	2023
January	115,000	350,000	159,500
February	167,000	275,000	190,000
March	110,000	265,000	140,000
April	150,000	189,000	249,900
May	192,500	162,000	142,500
June	125,000	137,000	155,000
July	129,500	225,000	322,500
August	167,450	224,750	165,000
September	349,900	225,000	244,900
October	582,000	357,500	489,950
November	242,450	280,000	92,000
December	212,750	166,500	



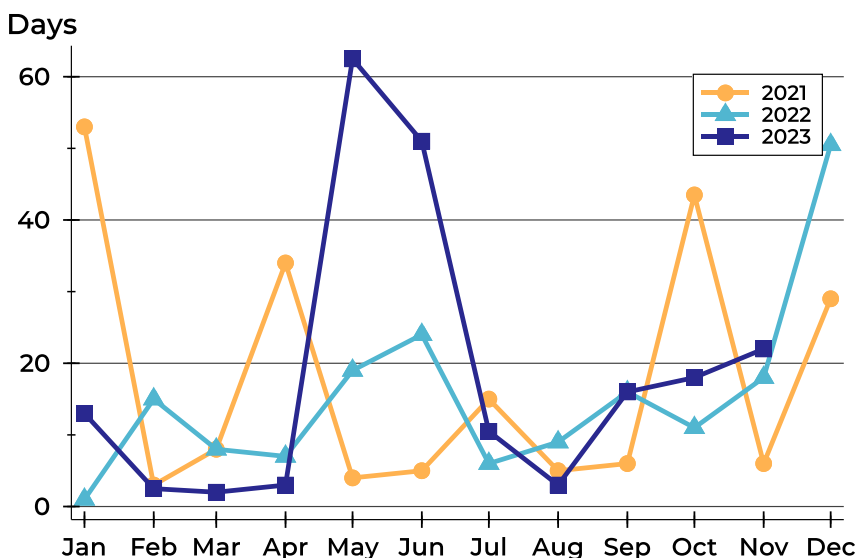
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	39	1	15
February	3	15	3
March	8	59	2
April	26	44	12
May	5	50	59
June	26	51	69
July	30	40	11
August	13	45	3
September	16	22	27
October	38	11	21
November	12	19	15
December	29	51	

Median DOM



Month	2021	2022	2023
January	53	1	13
February	3	15	3
March	8	8	2
April	34	7	3
May	4	19	63
June	5	24	51
July	15	6	11
August	5	9	3
September	6	16	16
October	44	11	18
November	6	18	22
December	29	51	