



**August
2025**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Dickinson County Housing Report



Market Overview

Dickinson County Home Sales Fell in August

Total home sales in Dickinson County fell last month to 24 units, compared to 27 units in August 2024. Total sales volume was \$5.0 million, up from a year earlier.

The median sale price in August was \$210,000, up from \$138,000 a year earlier. Homes that sold in August were typically on the market for 11 days and sold for 100.0% of their list prices.

Dickinson County Active Listings Up at End of August

The total number of active listings in Dickinson County at the end of August was 57 units, up from 43 at the same point in 2024. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$159,900.

During August, a total of 13 contracts were written down from 25 in August 2024. At the end of the month, there were 20 contracts still pending.

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2025**

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Dickinson County Summary Statistics

| August MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|-------------------------|--------------------------|-------------------------|-------------------------|-------------------------|------------------------|
| | | 2025 | 2024 | 2023 | 2025 | 2024 | 2023 |
| Home Sales Change from prior year | | 24 -11.1% | 27 22.7% | 22 -15.4% | 146 -3.9% | 152 -18.7% | 187 0.5% |
| Active Listings Change from prior year | | 57 32.6% | 43 19.4% | 36 -21.7% | N/A | N/A | N/A |
| Months' Supply Change from prior year | | 3.0 36.4% | 2.2 37.5% | 1.6 -15.8% | N/A | N/A | N/A |
| New Listings Change from prior year | | 19 -38.7% | 31 29.2% | 24 -22.6% | 207 -3.3% | 214 -4.9% | 225 -0.9% |
| Contracts Written Change from prior year | | 13 -48.0% | 25 31.6% | 19 -13.6% | 144 -12.7% | 165 -16.7% | 198 3.7% |
| Pending Contracts Change from prior year | | 20 -47.4% | 38 11.8% | 34 3.0% | N/A | N/A | N/A |
| Sales Volume (1,000s) Change from prior year | | 5,018 22.4% | 4,101 11.8% | 3,667 -20.2% | 27,240 17.1% | 23,264 -19.0% | 28,707 4.7% |
| Average | Sale Price Change from prior year | 209,067 37.6% | 151,893 -8.9% | 166,676 -5.6% | 186,577 21.9% | 153,055 -0.3% | 153,514 4.2% |
| | List Price of Actives Change from prior year | 198,759 2.2% | 194,486 9.7% | 177,324 13.2% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 37 19.4% | 31 -26.2% | 42 -4.5% | 45 2.3% | 44 2.3% | 43 2.4% |
| | Percent of List Change from prior year | 97.0% 2.4% | 94.7% 1.7% | 93.1% -2.1% | 96.2% 1.9% | 94.4% -0.7% | 95.1% -0.9% |
| | Percent of Original Change from prior year | 94.7% 3.0% | 91.9% 4.7% | 87.8% -4.1% | 93.9% 2.6% | 91.5% -0.8% | 92.2% -1.2% |
| Median | Sale Price Change from prior year | 210,000 52.2% | 138,000 -11.0% | 155,000 18.3% | 174,000 25.6% | 138,500 -1.8% | 141,000 7.6% |
| | List Price of Actives Change from prior year | 159,900 0.0% | 159,900 -1.0% | 161,450 14.7% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 11 -42.1% | 19 5.6% | 18 -35.7% | 14 -17.6% | 17 30.8% | 13 -27.8% |
| | Percent of List Change from prior year | 100.0% 3.3% | 96.8% 0.1% | 96.7% -0.7% | 99.2% 1.4% | 97.8% 0.1% | 97.7% -0.8% |
| | Percent of Original Change from prior year | 98.3% 4.8% | 93.8% -0.3% | 94.1% -1.4% | 96.8% 2.3% | 94.6% -0.6% | 95.2% -1.0% |

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



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2025**

Flint Hills MLS Statistics



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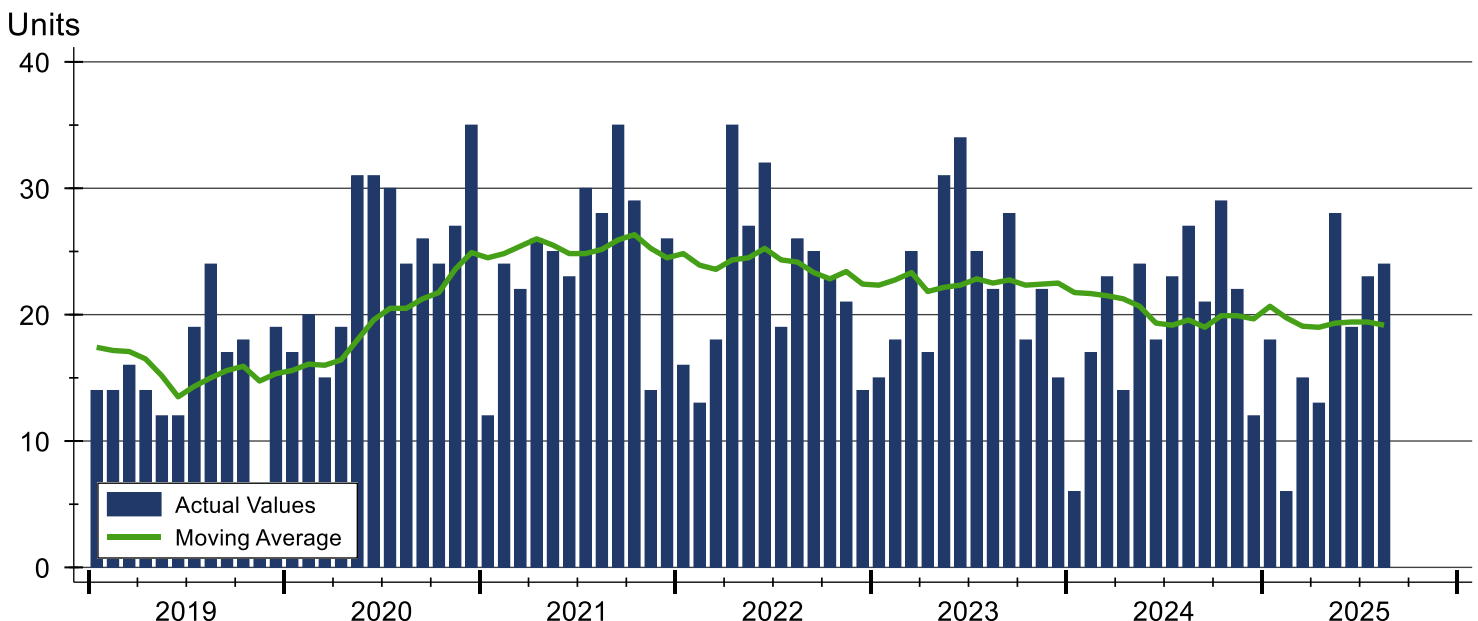
Dickinson County Closed Listings Analysis

| Summary Statistics for Closed Listings | | 2025 | August 2024 | Change | 2025 | Year-to-Date 2024 | Change |
|--|---------------------|---------|-------------|--------|---------|-------------------|--------|
| Closed Listings | | 24 | 27 | -11.1% | 146 | 152 | -3.9% |
| Volume (1,000s) | | 5,018 | 4,101 | 22.4% | 27,240 | 23,264 | 17.1% |
| Months' Supply | | 3.0 | 2.2 | 36.4% | N/A | N/A | N/A |
| Average | Sale Price | 209,067 | 151,893 | 37.6% | 186,577 | 153,055 | 21.9% |
| | Days on Market | 37 | 31 | 19.4% | 45 | 44 | 2.3% |
| | Percent of List | 97.0% | 94.7% | 2.4% | 96.2% | 94.4% | 1.9% |
| | Percent of Original | 94.7% | 91.9% | 3.0% | 93.9% | 91.5% | 2.6% |
| Median | Sale Price | 210,000 | 138,000 | 52.2% | 174,000 | 138,500 | 25.6% |
| | Days on Market | 11 | 19 | -42.1% | 14 | 17 | -17.6% |
| | Percent of List | 100.0% | 96.8% | 3.3% | 99.2% | 97.8% | 1.4% |
| | Percent of Original | 98.3% | 93.8% | 4.8% | 96.8% | 94.6% | 2.3% |

A total of 24 homes sold in Dickinson County in August, down from 27 units in August 2024. Total sales volume rose to \$5.0 million compared to \$4.1 million in the previous year.

The median sales price in August was \$210,000, up 52.2% compared to the prior year. Median days on market was 11 days, down from 18 days in July, and down from 19 in August 2024.

History of Closed Listings





**August
2025**

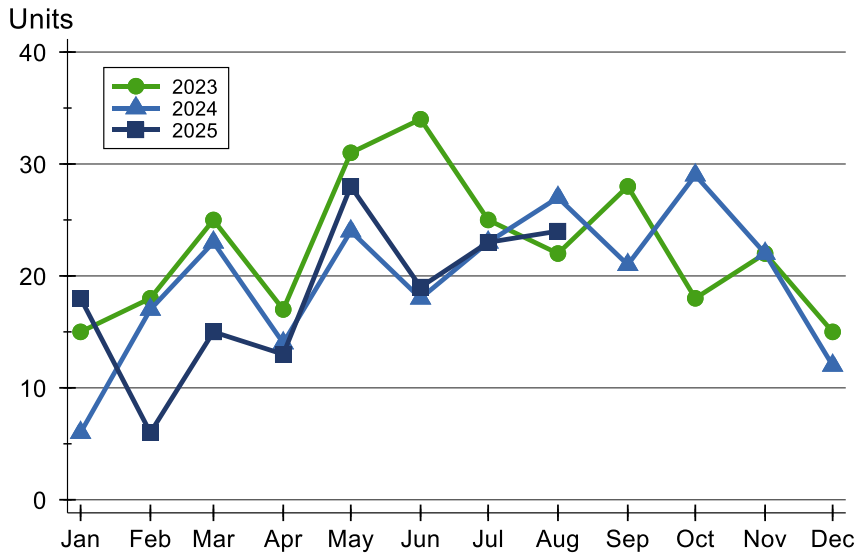
Flint Hills MLS Statistics



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Dickinson County Closed Listings Analysis

Closed Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 15 | 6 | 18 |
| February | 18 | 17 | 6 |
| March | 25 | 23 | 15 |
| April | 17 | 14 | 13 |
| May | 31 | 24 | 28 |
| June | 34 | 18 | 19 |
| July | 25 | 23 | 23 |
| August | 22 | 27 | 24 |
| September | 28 | 21 | |
| October | 18 | 29 | |
| November | 22 | 22 | |
| December | 15 | 12 | |

Closed Listings by Price Range

| Price Range | Sales Number | Percent | Months' Supply | Sale Price Average | Median | Days on Market Avg. | Med. | Price as % of List Avg. | Med. | Price as % of Orig. Avg. | Med. |
|---------------------|-----------------|---------|-------------------|-----------------------|---------|------------------------|------|----------------------------|--------|-----------------------------|--------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 4.2% | 4.0 | 26,700 | 26,700 | 49 | 49 | 70.3% | 70.3% | 70.3% | 70.3% |
| \$50,000-\$99,999 | 2 | 8.3% | 4.2 | 68,500 | 68,500 | 4 | 4 | 99.3% | 99.3% | 99.3% | 99.3% |
| \$100,000-\$124,999 | 4 | 16.7% | 1.8 | 108,975 | 109,250 | 28 | 26 | 92.5% | 98.5% | 90.8% | 95.0% |
| \$125,000-\$149,999 | 1 | 4.2% | 2.8 | 129,500 | 129,500 | 2 | 2 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$150,000-\$174,999 | 3 | 12.5% | 1.7 | 167,000 | 167,000 | 27 | 4 | 100.5% | 100.0% | 100.5% | 100.0% |
| \$175,000-\$199,999 | 0 | 0.0% | 4.0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 4 | 16.7% | 1.8 | 225,250 | 222,500 | 55 | 50 | 100.7% | 98.2% | 95.0% | 95.3% |
| \$250,000-\$299,999 | 3 | 12.5% | 2.4 | 270,667 | 267,000 | 10 | 11 | 99.6% | 100.0% | 99.6% | 100.0% |
| \$300,000-\$399,999 | 5 | 20.8% | 2.6 | 333,900 | 330,000 | 67 | 11 | 96.9% | 97.0% | 94.0% | 95.3% |
| \$400,000-\$499,999 | 1 | 4.2% | 0.0 | 405,000 | 405,000 | 47 | 47 | 101.3% | 101.3% | 90.0% | 90.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



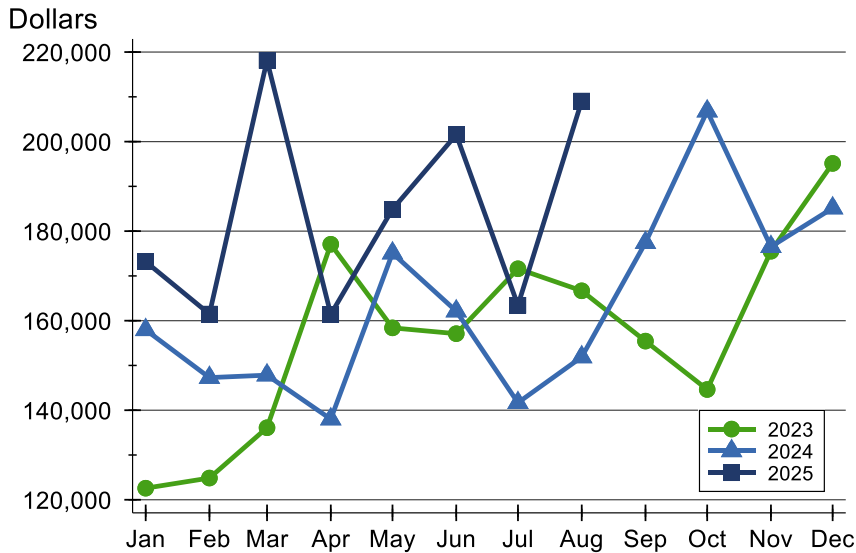
**August
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Flint Hills MLS Statistics



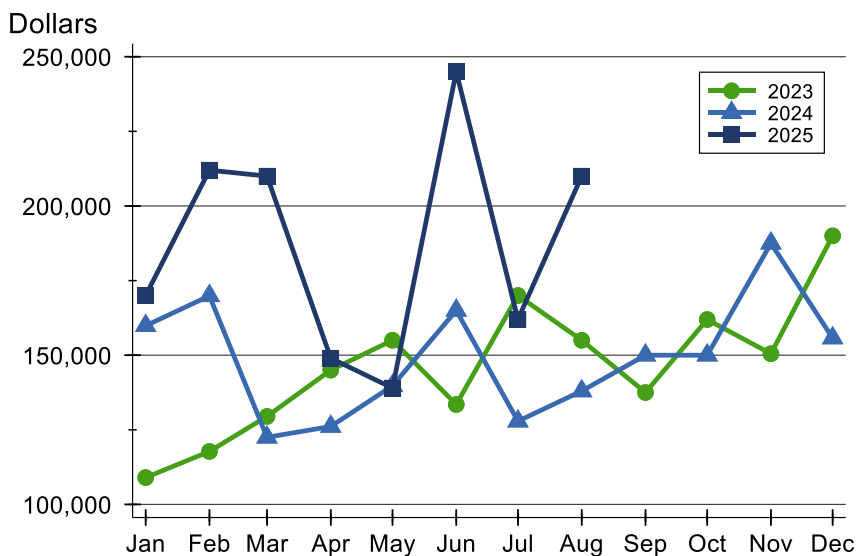
Dickinson County Closed Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 122,588 | 157,958 | 173,183 |
| February | 124,856 | 147,288 | 161,483 |
| March | 136,088 | 147,837 | 218,140 |
| April | 177,073 | 138,018 | 161,427 |
| May | 158,397 | 175,085 | 184,893 |
| June | 157,099 | 162,139 | 201,547 |
| July | 171,596 | 141,674 | 163,452 |
| August | 166,676 | 151,893 | 209,067 |
| September | 155,438 | 177,424 | |
| October | 144,633 | 206,800 | |
| November | 175,518 | 176,523 | |
| December | 195,133 | 185,146 | |

Median Price

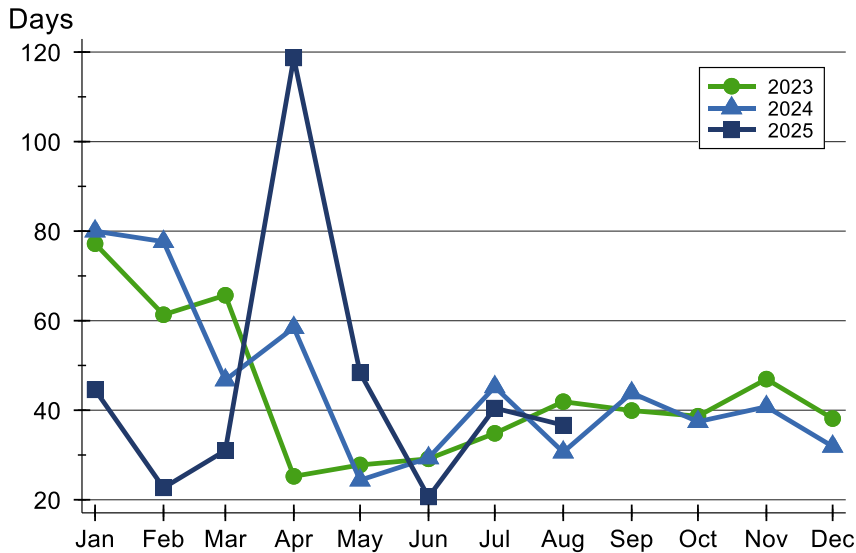


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 109,000 | 159,875 | 170,000 |
| February | 117,750 | 169,900 | 212,000 |
| March | 129,500 | 122,500 | 210,000 |
| April | 145,000 | 126,125 | 149,000 |
| May | 155,000 | 139,750 | 139,000 |
| June | 133,500 | 165,000 | 245,000 |
| July | 170,000 | 127,900 | 162,000 |
| August | 155,000 | 138,000 | 210,000 |
| September | 137,500 | 150,000 | |
| October | 161,950 | 150,000 | |
| November | 150,500 | 187,500 | |
| December | 190,000 | 155,750 | |



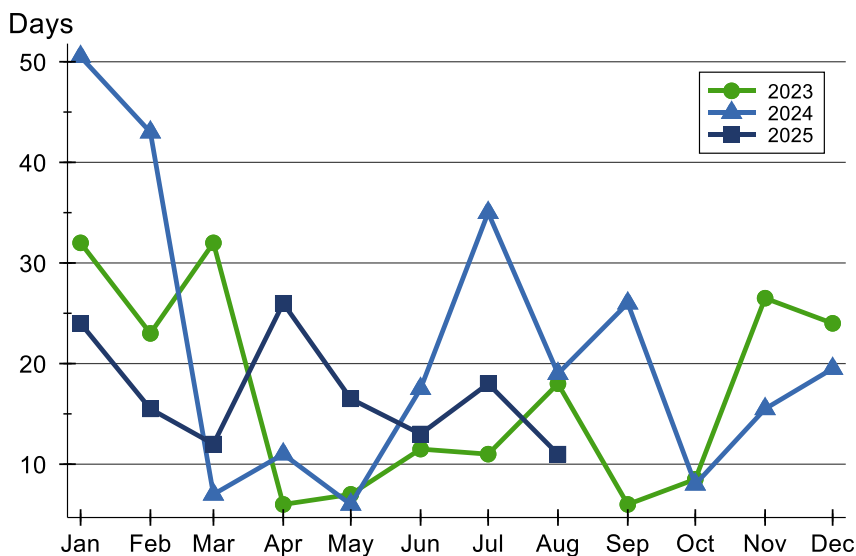
Dickinson County Closed Listings Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 77 | 80 | 45 |
| February | 61 | 78 | 23 |
| March | 66 | 47 | 31 |
| April | 25 | 58 | 119 |
| May | 28 | 24 | 48 |
| June | 29 | 29 | 21 |
| July | 35 | 45 | 40 |
| August | 42 | 31 | 37 |
| September | 40 | 44 | |
| October | 39 | 37 | |
| November | 47 | 41 | |
| December | 38 | 32 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 32 | 51 | 24 |
| February | 23 | 43 | 16 |
| March | 32 | 7 | 12 |
| April | 6 | 11 | 26 |
| May | 7 | 6 | 17 |
| June | 12 | 18 | 13 |
| July | 11 | 35 | 18 |
| August | 18 | 19 | 11 |
| September | 6 | 26 | |
| October | 9 | 8 | |
| November | 27 | 16 | |
| December | 24 | 20 | |



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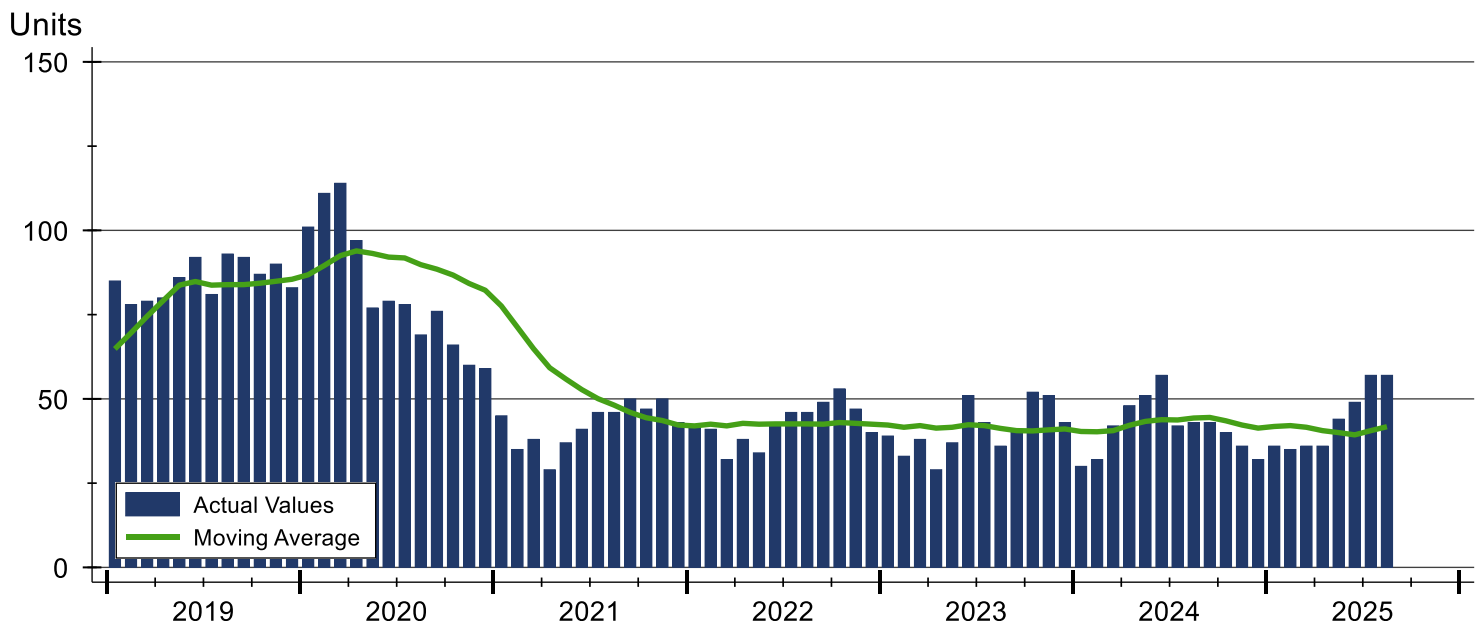
Dickinson County Active Listings Analysis

| Summary Statistics for Active Listings | | 2025 | End of August 2024 | Change |
|--|---------------------|----------------|--------------------|--------|
| Active Listings | | 57 | 43 | 32.6% |
| Volume (1,000s) | | 11,329 | 8,363 | 35.5% |
| Months' Supply | | 3.0 | 2.2 | 36.4% |
| Average | List Price | 198,759 | 194,486 | 2.2% |
| | Days on Market | 59 | 63 | -6.3% |
| | Percent of Original | 95.4% | 96.9% | -1.5% |
| Median | List Price | 159,900 | 159,900 | 0.0% |
| | Days on Market | 31 | 47 | -34.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 57 homes were available for sale in Dickinson County at the end of August. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of August was \$159,900, showing little change from the same point in 2024. The typical time on market for active listings was 31 days, down from 47 days a year earlier.

History of Active Listings





**August
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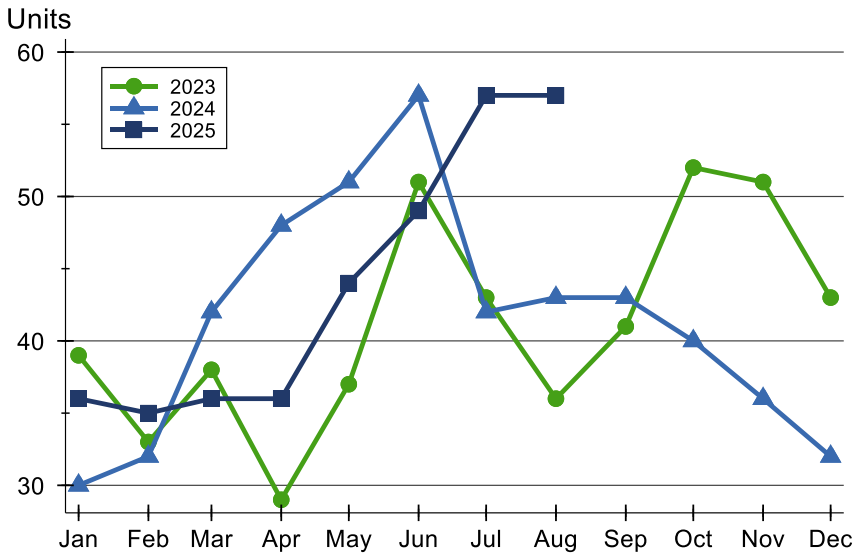
Flint Hills MLS Statistics



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Dickinson County Active Listings Analysis

Active Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 39 | 30 | 36 |
| February | 33 | 32 | 35 |
| March | 38 | 42 | 36 |
| April | 29 | 48 | 36 |
| May | 37 | 51 | 44 |
| June | 51 | 57 | 49 |
| July | 43 | 42 | 57 |
| August | 36 | 43 | 57 |
| September | 41 | 43 | |
| October | 52 | 40 | |
| November | 51 | 36 | |
| December | 43 | 32 | |

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 | 4 | 7.0% | N/A | 14,100 | 10,500 | 34 | 43 | 79.7% | 75.6% |
| \$25,000-\$49,999 | 5 | 8.8% | 4.0 | 36,270 | 34,900 | 16 | 6 | 94.3% | 100.0% |
| \$50,000-\$99,999 | 9 | 15.8% | 4.2 | 81,911 | 78,500 | 44 | 9 | 95.1% | 100.0% |
| \$100,000-\$124,999 | 3 | 5.3% | 1.8 | 116,600 | 124,900 | 27 | 31 | 95.7% | 96.1% |
| \$125,000-\$149,999 | 7 | 12.3% | 2.8 | 139,114 | 140,000 | 39 | 36 | 98.5% | 100.0% |
| \$150,000-\$174,999 | 3 | 5.3% | 1.7 | 166,600 | 169,900 | 27 | 28 | 97.1% | 97.1% |
| \$175,000-\$199,999 | 6 | 10.5% | 4.0 | 190,067 | 188,750 | 72 | 24 | 97.9% | 100.0% |
| \$200,000-\$249,999 | 5 | 8.8% | 1.8 | 225,580 | 217,000 | 216 | 47 | 95.6% | 100.0% |
| \$250,000-\$299,999 | 5 | 8.8% | 2.4 | 273,760 | 265,000 | 21 | 26 | 99.0% | 100.0% |
| \$300,000-\$399,999 | 6 | 10.5% | 2.6 | 340,633 | 332,450 | 90 | 59 | 96.3% | 97.2% |
| \$400,000-\$499,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 3 | 5.3% | N/A | 633,333 | 680,000 | 44 | 32 | 95.2% | 99.4% |
| \$750,000-\$999,999 | 1 | 1.8% | N/A | 950,000 | 950,000 | 5 | 5 | 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 |



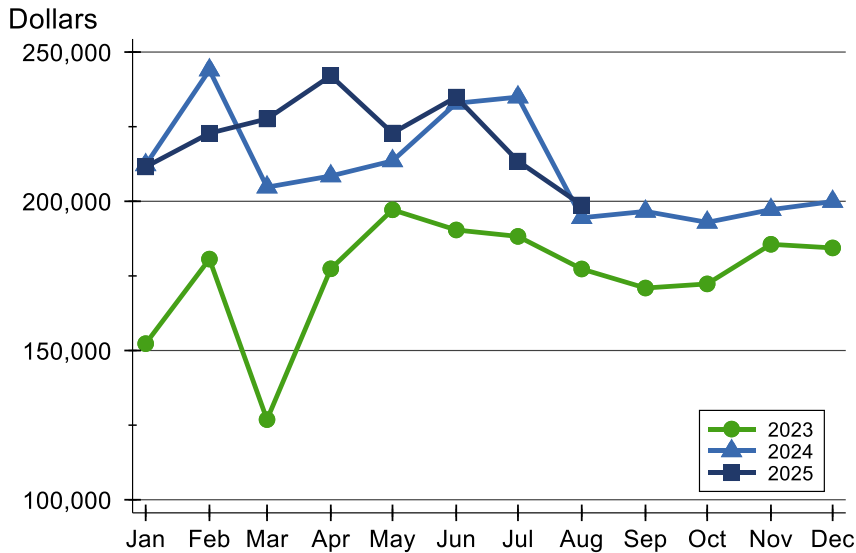
**August
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Flint Hills MLS Statistics



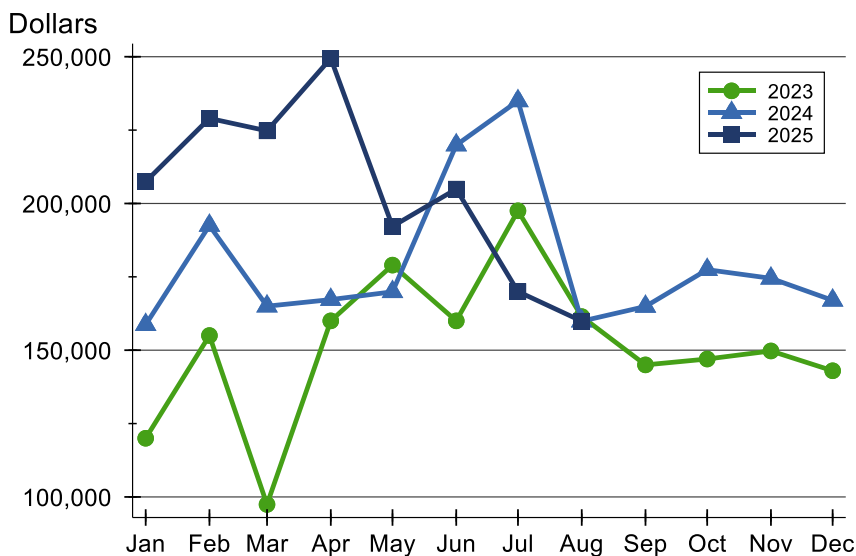
Dickinson County Active Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 152,308 | 212,200 | 211,521 |
| February | 180,645 | 243,981 | 222,800 |
| March | 126,866 | 204,743 | 227,603 |
| April | 177,383 | 208,485 | 242,081 |
| May | 197,149 | 213,539 | 222,857 |
| June | 190,392 | 232,846 | 234,916 |
| July | 188,242 | 234,912 | 213,463 |
| August | 177,324 | 194,486 | 198,759 |
| September | 170,944 | 196,614 | |
| October | 172,325 | 192,945 | |
| November | 185,599 | 197,210 | |
| December | 184,379 | 199,923 | |

Median Price

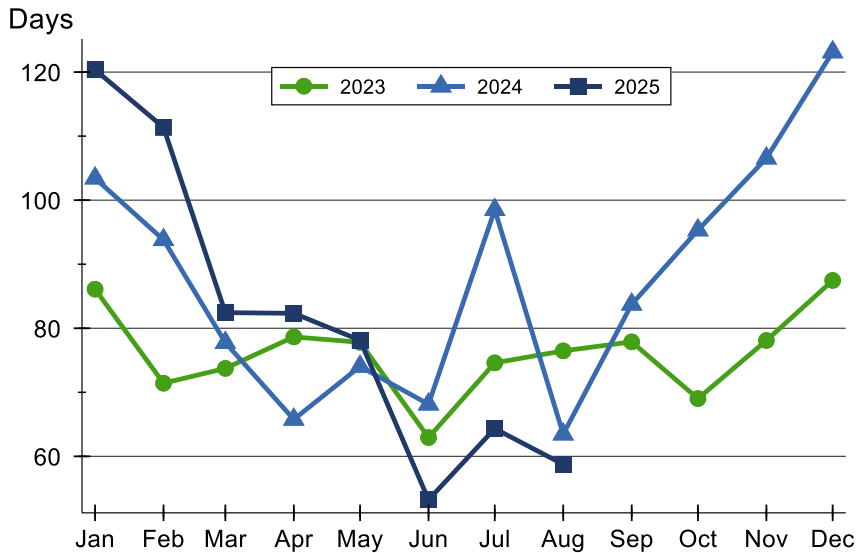


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 120,000 | 158,700 | 207,450 |
| February | 155,000 | 192,500 | 229,000 |
| March | 97,450 | 165,000 | 224,750 |
| April | 160,000 | 167,250 | 249,450 |
| May | 179,000 | 169,900 | 192,200 |
| June | 160,000 | 219,900 | 204,900 |
| July | 197,500 | 234,950 | 170,000 |
| August | 161,450 | 159,900 | 159,900 |
| September | 145,000 | 164,900 | |
| October | 147,000 | 177,450 | |
| November | 149,750 | 174,500 | |
| December | 143,000 | 167,000 | |



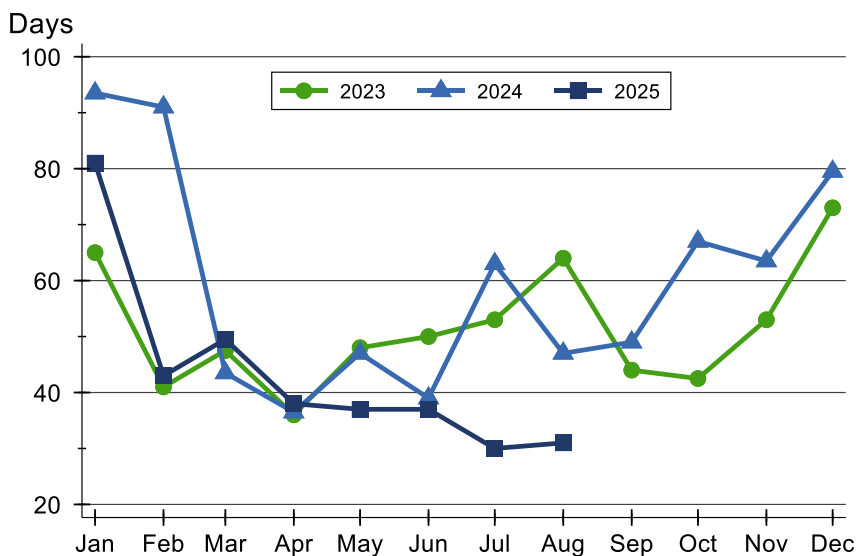
Dickinson County Active Listings Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 86 | 103 | 120 |
| February | 71 | 94 | 111 |
| March | 74 | 78 | 82 |
| April | 79 | 66 | 82 |
| May | 78 | 74 | 78 |
| June | 63 | 68 | 53 |
| July | 75 | 99 | 64 |
| August | 76 | 63 | 59 |
| September | 78 | 84 | |
| October | 69 | 95 | |
| November | 78 | 107 | |
| December | 87 | 123 | |

Median DOM

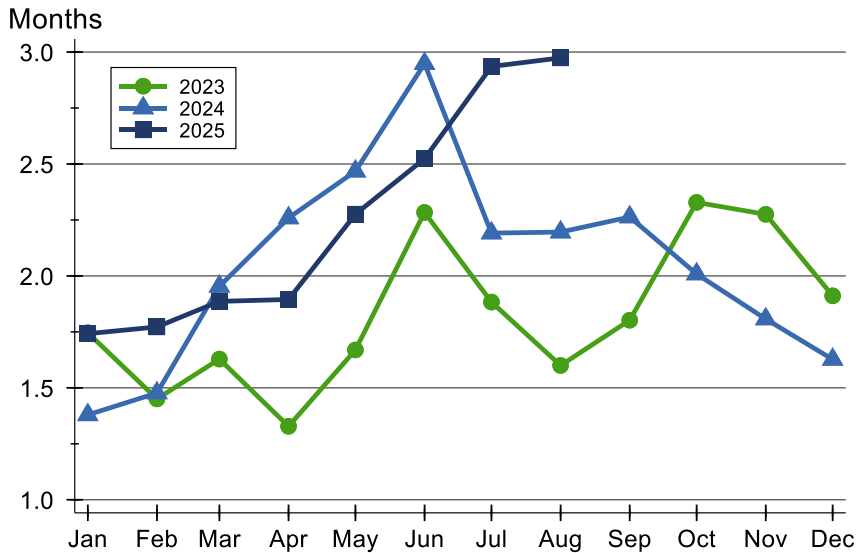


| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 65 | 94 | 81 |
| February | 41 | 91 | 43 |
| March | 48 | 44 | 50 |
| April | 36 | 37 | 38 |
| May | 48 | 47 | 37 |
| June | 50 | 39 | 37 |
| July | 53 | 63 | 30 |
| August | 64 | 47 | 31 |
| September | 44 | 49 | |
| October | 43 | 67 | |
| November | 53 | 64 | |
| December | 73 | 80 | |



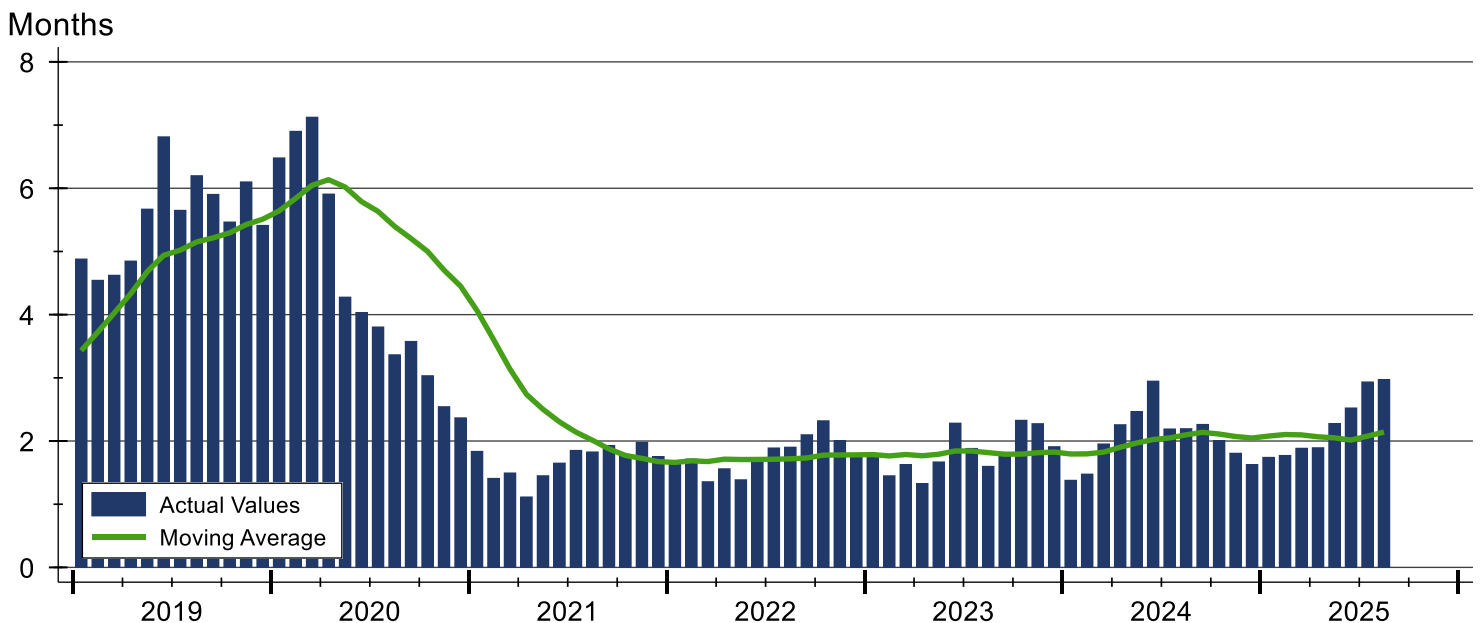
Dickinson County Months' Supply Analysis

Months' Supply by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 1.7 | 1.4 | 1.7 |
| February | 1.5 | 1.5 | 1.8 |
| March | 1.6 | 2.0 | 1.9 |
| April | 1.3 | 2.3 | 1.9 |
| May | 1.7 | 2.5 | 2.3 |
| June | 2.3 | 2.9 | 2.5 |
| July | 1.9 | 2.2 | 2.9 |
| August | 1.6 | 2.2 | 3.0 |
| September | 1.8 | 2.3 | |
| October | 2.3 | 2.0 | |
| November | 2.3 | 1.8 | |
| December | 1.9 | 1.6 | |

History of Month's Supply





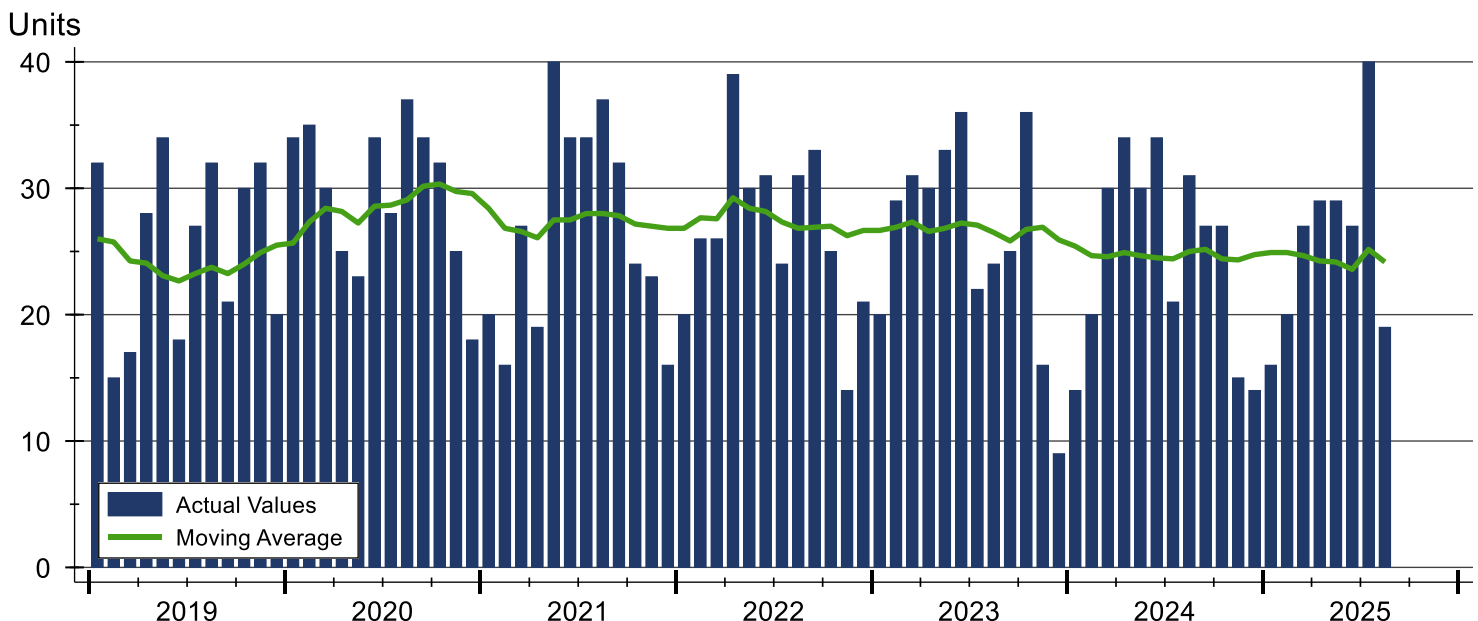
Dickinson County New Listings Analysis

| Summary Statistics for New Listings | | 2025 | August 2024 | Change |
|-------------------------------------|--------------------|---------|-------------|--------|
| Current Month | New Listings | 19 | 31 | -38.7% |
| | Volume (1,000s) | 3,534 | 4,913 | -28.1% |
| | Average List Price | 186,024 | 158,477 | 17.4% |
| | Median List Price | 187,500 | 150,000 | 25.0% |
| Year-to-Date | New Listings | 207 | 214 | -3.3% |
| | Volume (1,000s) | 41,256 | 38,773 | 6.4% |
| | Average List Price | 199,304 | 181,184 | 10.0% |
| | Median List Price | 170,000 | 155,000 | 9.7% |

A total of 19 new listings were added in Dickinson County during August, down 38.7% from the same month in 2024. Year-to-date Dickinson County has seen 207 new listings.

The median list price of these homes was \$187,500 up from \$150,000 in 2024.

History of New Listings





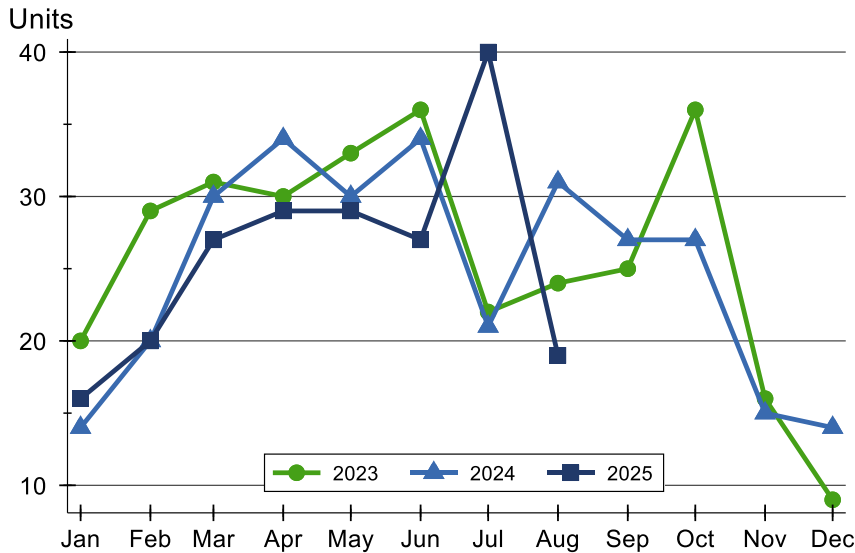
**August
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Flint Hills MLS Statistics



Dickinson County New Listings Analysis

New Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 20 | 14 | 16 |
| February | 29 | 20 | 20 |
| March | 31 | 30 | 27 |
| April | 30 | 34 | 29 |
| May | 33 | 30 | 29 |
| June | 36 | 34 | 27 |
| July | 22 | 21 | 40 |
| August | 24 | 31 | 19 |
| September | 25 | 27 | |
| October | 36 | 27 | |
| November | 16 | 15 | |
| December | 9 | 14 | |

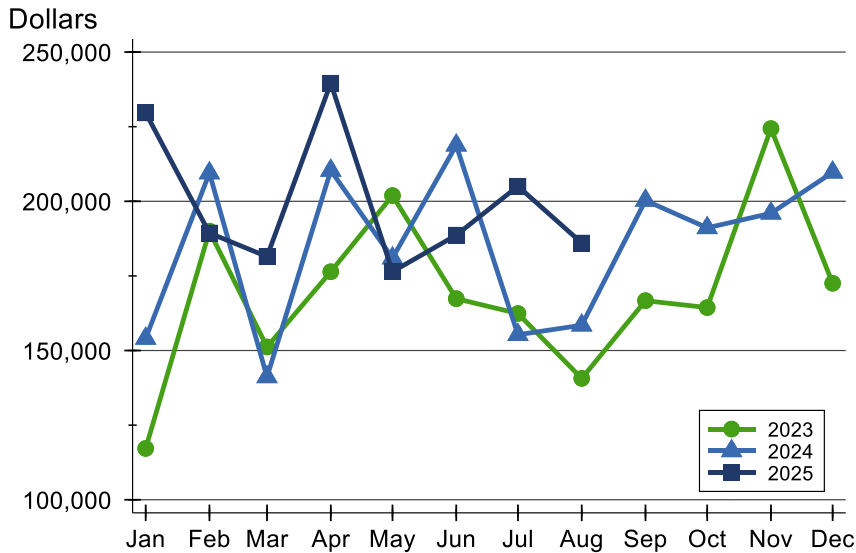
New Listings by Price Range

| Price Range | New Listings Number | Percent | List Price Average | Median | Days on Market Avg. | Med. | Price as % of Orig. Avg. | Med. |
|---------------------|------------------------|---------|-----------------------|---------|------------------------|------|-----------------------------|--------|
| Below \$25,000 | 1 | 5.3% | 24,900 | 24,900 | 7 | 7 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 2 | 10.5% | 32,425 | 32,425 | 10 | 10 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 4 | 21.1% | 84,700 | 84,700 | 6 | 6 | 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 | 10.5% | 134,750 | 134,750 | 3 | 3 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 2 | 10.5% | 188,750 | 188,750 | 7 | 7 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 2 | 10.5% | 229,500 | 229,500 | 21 | 21 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 3 | 15.8% | 268,333 | 265,000 | 8 | 4 | 97.2% | 100.0% |
| \$300,000-\$399,999 | 2 | 10.5% | 334,950 | 334,950 | 11 | 11 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 5.3% | 525,000 | 525,000 | 0 | 0 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



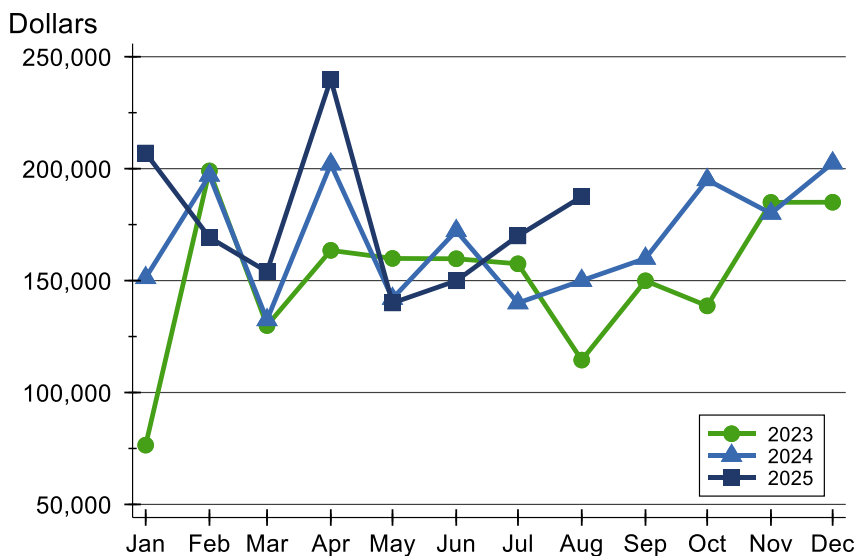
Dickinson County New Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 117,200 | 154,050 | 229,619 |
| February | 190,002 | 209,467 | 189,380 |
| March | 151,203 | 141,162 | 181,485 |
| April | 176,410 | 210,329 | 239,572 |
| May | 201,921 | 180,965 | 176,421 |
| June | 167,375 | 218,774 | 188,667 |
| July | 162,400 | 155,295 | 205,052 |
| August | 140,669 | 158,477 | 186,024 |
| September | 166,714 | 200,285 | |
| October | 164,389 | 191,107 | |
| November | 224,375 | 195,987 | |
| December | 172,533 | 209,714 | |

Median Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 76,500 | 151,250 | 207,000 |
| February | 199,000 | 197,000 | 169,250 |
| March | 129,900 | 132,450 | 154,000 |
| April | 163,500 | 202,000 | 239,900 |
| May | 159,900 | 141,950 | 140,000 |
| June | 159,750 | 172,250 | 149,900 |
| July | 157,500 | 140,000 | 169,950 |
| August | 114,500 | 150,000 | 187,500 |
| September | 149,900 | 159,900 | |
| October | 138,700 | 195,000 | |
| November | 184,950 | 180,000 | |
| December | 185,000 | 202,500 | |



August
2025

Flint Hills MLS Statistics



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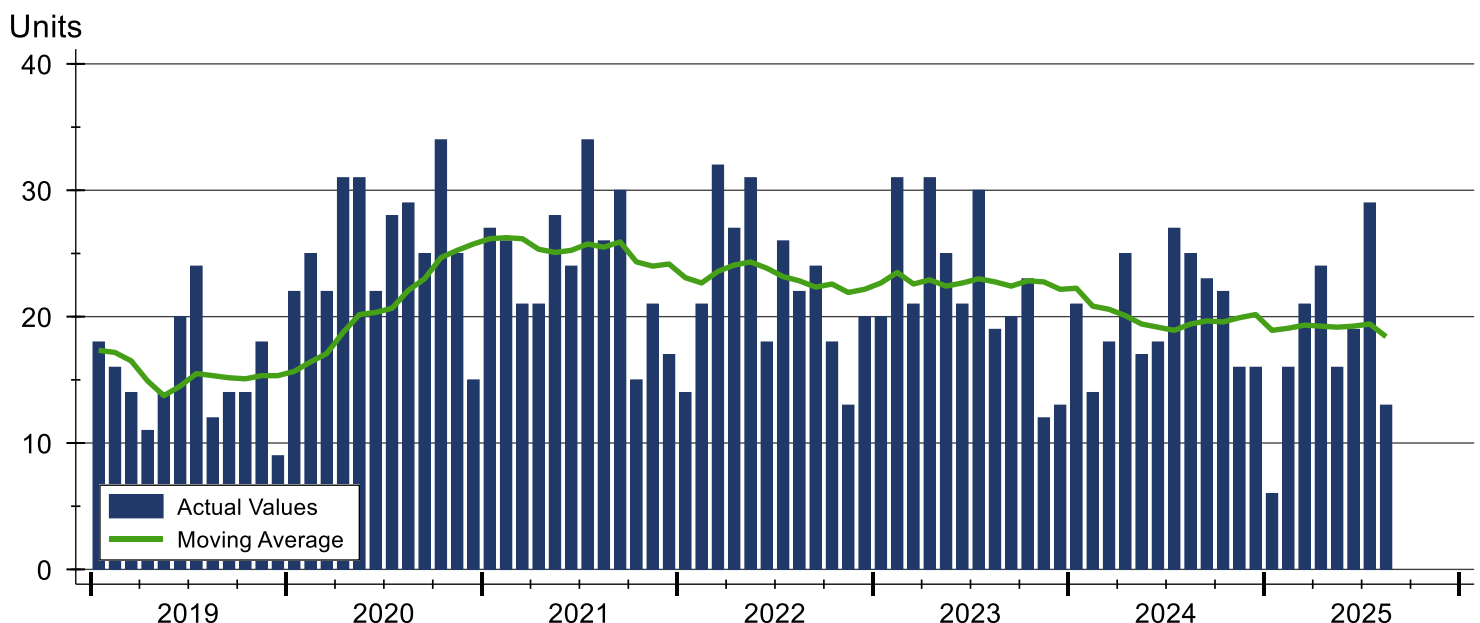
Dickinson County Contracts Written Analysis

| Summary Statistics for Contracts Written | | 2025 | August 2024 | Change | 2025 | Year-to-Date 2024 | Change |
|--|---------------------|---------|-------------|--------|---------|-------------------|--------|
| Contracts Written | | 13 | 25 | -48.0% | 144 | 165 | -12.7% |
| Volume (1,000s) | | 2,722 | 5,341 | -49.0% | 28,447 | 27,464 | 3.6% |
| Average | Sale Price | 209,354 | 213,648 | -2.0% | 197,549 | 166,448 | 18.7% |
| | Days on Market | 57 | 48 | 18.8% | 46 | 41 | 12.2% |
| | Percent of Original | 96.0% | 89.2% | 7.6% | 94.3% | 91.8% | 2.7% |
| Median | Sale Price | 179,000 | 185,000 | -3.2% | 177,000 | 144,900 | 22.2% |
| | Days on Market | 48 | 27 | 77.8% | 20 | 16 | 25.0% |
| | Percent of Original | 97.1% | 94.3% | 3.0% | 97.1% | 95.1% | 2.1% |

A total of 13 contracts for sale were written in Dickinson County during the month of August, down from 25 in 2024. The median list price of these homes was \$179,000, down from \$185,000 the prior year.

Half of the homes that went under contract in August were on the market less than 48 days, compared to 27 days in August 2024.

History of Contracts Written





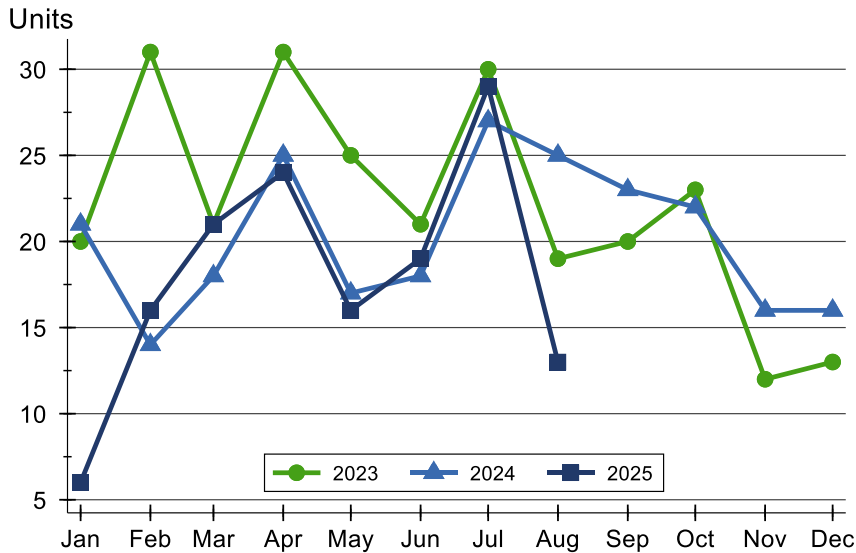
**August
2025**

Flint Hills MLS Statistics



Dickinson County Contracts Written Analysis

Contracts Written by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 20 | 21 | 6 |
| February | 31 | 14 | 16 |
| March | 21 | 18 | 21 |
| April | 31 | 25 | 24 |
| May | 25 | 17 | 16 |
| June | 21 | 18 | 19 |
| July | 30 | 27 | 29 |
| August | 19 | 25 | 13 |
| September | 20 | 23 | |
| October | 23 | 22 | |
| November | 12 | 16 | |
| December | 13 | 16 | |

Contracts Written by Price Range

| Price Range | Contracts Written Number | Percent | List Price Average | Median | Days on Market Avg. | Med. | Price as % of Orig. Avg. | Med. |
|---------------------|-----------------------------|---------|-----------------------|---------|------------------------|------|-----------------------------|-------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 1 | 7.7% | 110,000 | 110,000 | 118 | 118 | 88.0% | 88.0% |
| \$125,000-\$149,999 | 4 | 30.8% | 143,575 | 142,450 | 30 | 36 | 98.4% | 98.5% |
| \$150,000-\$174,999 | 1 | 7.7% | 170,000 | 170,000 | 48 | 48 | 97.1% | 97.1% |
| \$175,000-\$199,999 | 2 | 15.4% | 189,450 | 189,450 | 77 | 77 | 92.0% | 92.0% |
| \$200,000-\$249,999 | 2 | 15.4% | 246,250 | 246,250 | 77 | 77 | 97.1% | 97.1% |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 3 | 23.1% | 331,967 | 337,000 | 50 | 55 | 97.1% | 97.7% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



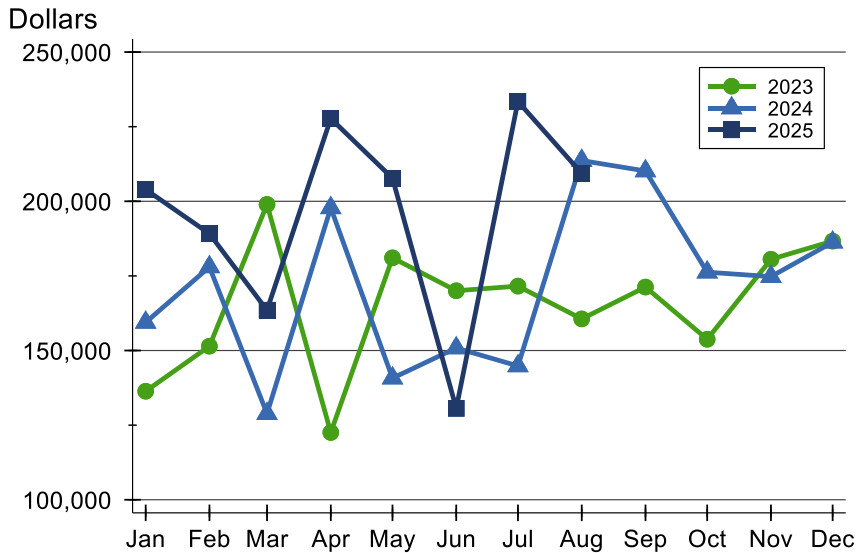
**August
2025**

Flint Hills MLS Statistics



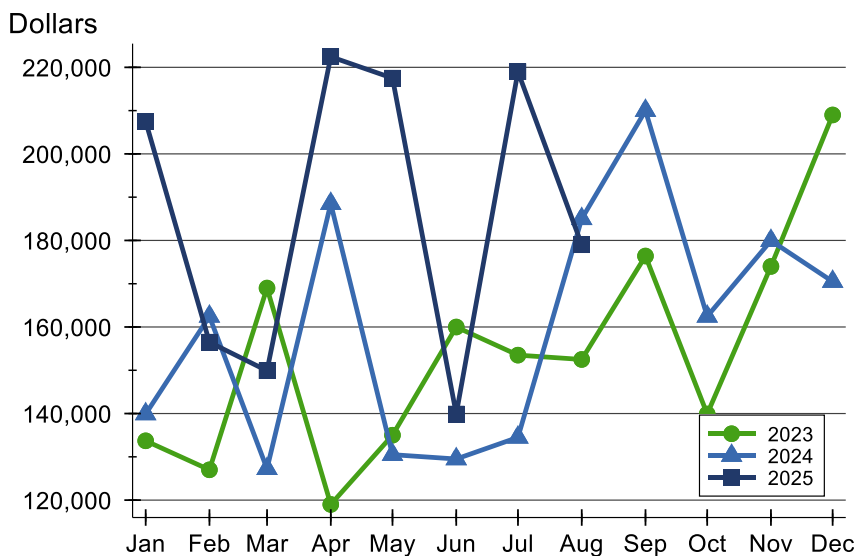
Dickinson County Contracts Written Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 136,365 | 159,419 | 203,983 |
| February | 151,456 | 178,010 | 189,134 |
| March | 198,957 | 128,864 | 163,524 |
| April | 122,548 | 197,796 | 227,733 |
| May | 181,056 | 140,750 | 207,738 |
| June | 170,029 | 150,839 | 130,621 |
| July | 171,583 | 144,833 | 233,455 |
| August | 160,595 | 213,648 | 209,354 |
| September | 171,273 | 210,157 | |
| October | 153,778 | 176,252 | |
| November | 180,575 | 174,763 | |
| December | 186,658 | 186,288 | |

Median Price

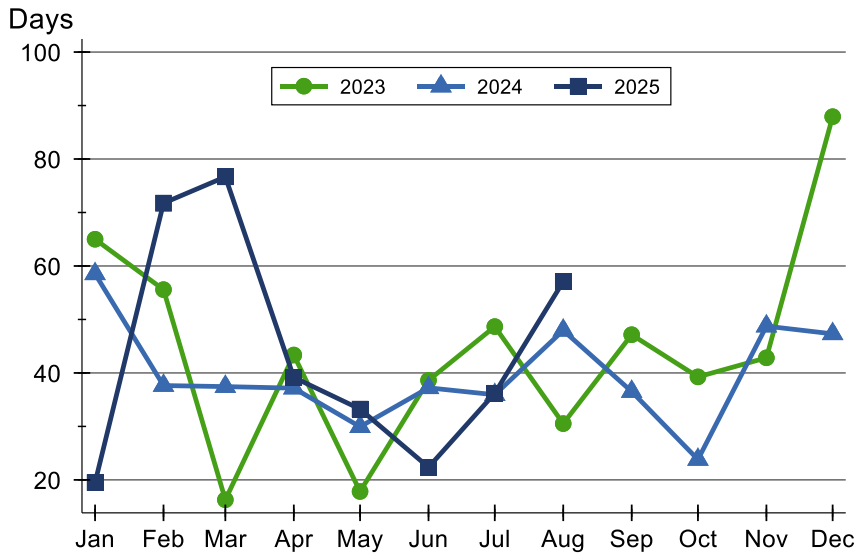


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 133,700 | 139,900 | 207,500 |
| February | 127,000 | 162,450 | 156,500 |
| March | 169,000 | 127,250 | 149,900 |
| April | 119,000 | 188,500 | 222,450 |
| May | 135,000 | 130,500 | 217,500 |
| June | 160,000 | 129,500 | 139,900 |
| July | 153,500 | 134,500 | 219,000 |
| August | 152,500 | 185,000 | 179,000 |
| September | 176,400 | 210,000 | |
| October | 139,900 | 162,450 | |
| November | 174,000 | 179,950 | |
| December | 209,000 | 170,500 | |



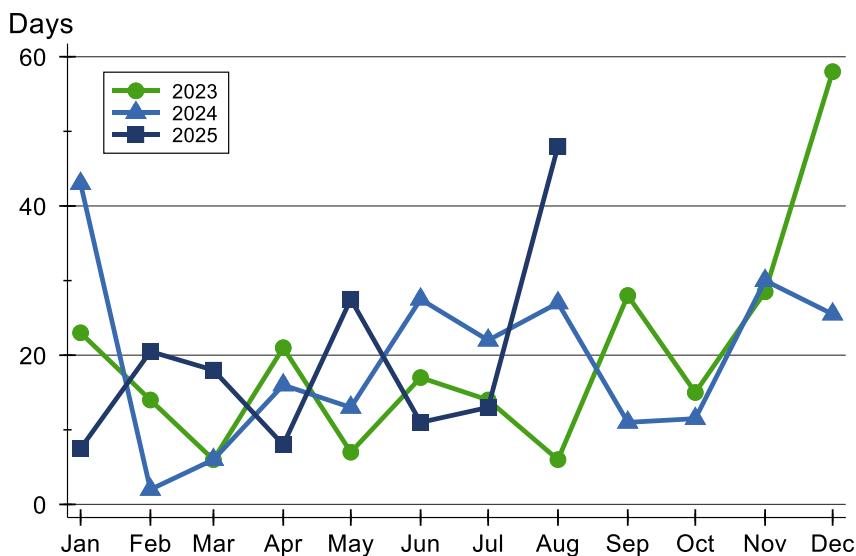
Dickinson County Contracts Written Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 65 | 59 | 20 |
| February | 56 | 38 | 72 |
| March | 16 | 37 | 77 |
| April | 43 | 37 | 39 |
| May | 18 | 30 | 33 |
| June | 39 | 37 | 22 |
| July | 49 | 36 | 36 |
| August | 31 | 48 | 57 |
| September | 47 | 37 | |
| October | 39 | 24 | |
| November | 43 | 49 | |
| December | 88 | 47 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 23 | 43 | 8 |
| February | 14 | 2 | 21 |
| March | 6 | 6 | 18 |
| April | 21 | 16 | 8 |
| May | 7 | 13 | 28 |
| June | 17 | 28 | 11 |
| July | 14 | 22 | 13 |
| August | 6 | 27 | 48 |
| September | 28 | 11 | |
| October | 15 | 12 | |
| November | 29 | 30 | |
| December | 58 | 26 | |



**August
2025**

Flint Hills MLS Statistics



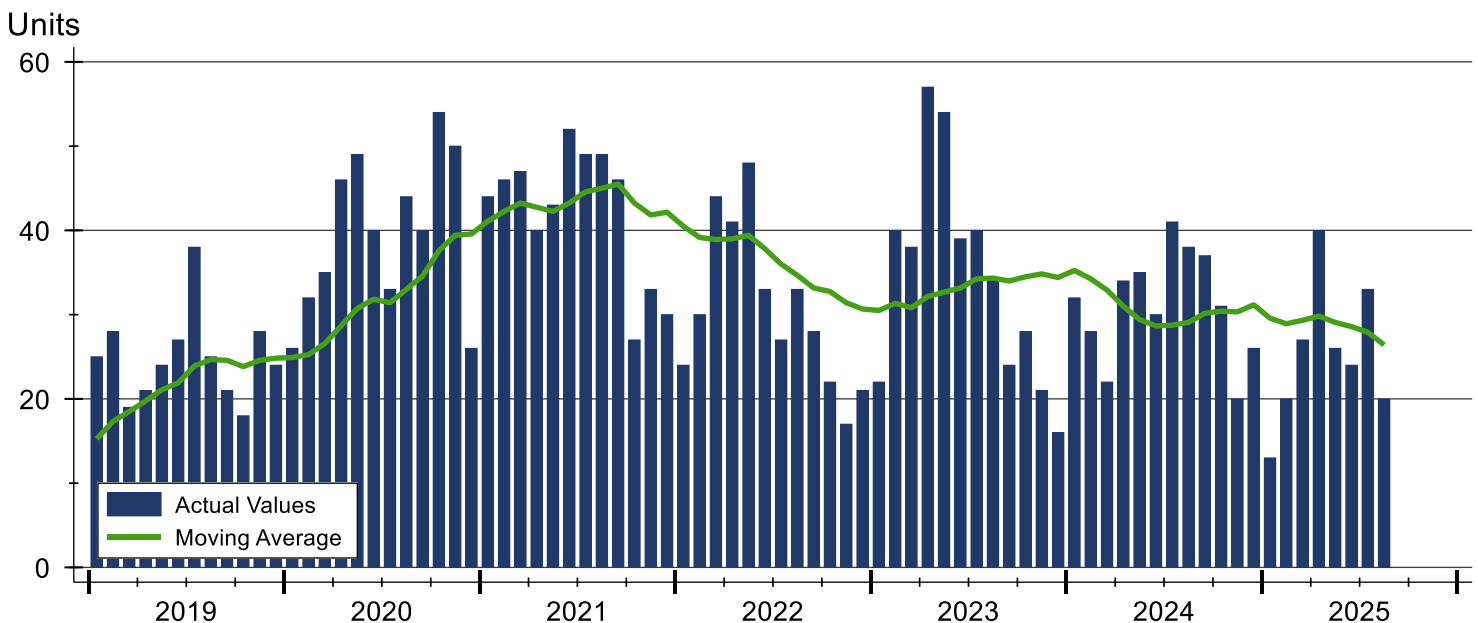
Dickinson County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | 2025 | End of August 2024 | Change |
|--|---------------------|---------|--------------------|--------|
| Pending Contracts | | 20 | 38 | -47.4% |
| Volume (1,000s) | | 4,421 | 7,678 | -42.4% |
| Average | List Price | 221,045 | 202,043 | 9.4% |
| | Days on Market | 56 | 59 | -5.1% |
| | Percent of Original | 94.9% | 95.6% | -0.7% |
| Median | List Price | 177,000 | 177,000 | 0.0% |
| | Days on Market | 52 | 16 | 225.0% |
| | Percent of Original | 97.1% | 100.0% | -2.9% |

A total of 20 listings in Dickinson County had contracts pending at the end of August, down from 38 contracts pending at the end of August 2024.

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





**August
2025**

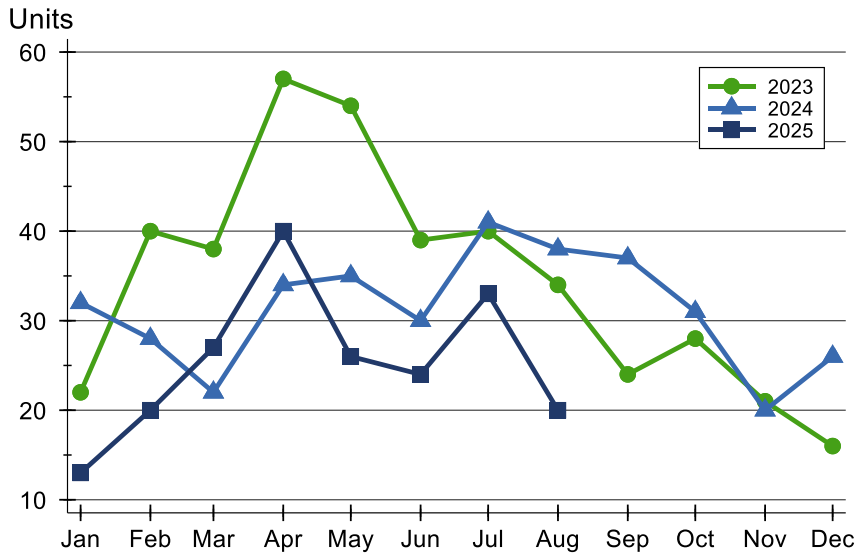
Flint Hills MLS Statistics



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Dickinson County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 22 | 32 | 13 |
| February | 40 | 28 | 20 |
| March | 38 | 22 | 27 |
| April | 57 | 34 | 40 |
| May | 54 | 35 | 26 |
| June | 39 | 30 | 24 |
| July | 40 | 41 | 33 |
| August | 34 | 38 | 20 |
| September | 24 | 37 | |
| October | 28 | 31 | |
| November | 21 | 20 | |
| December | 16 | 26 | |

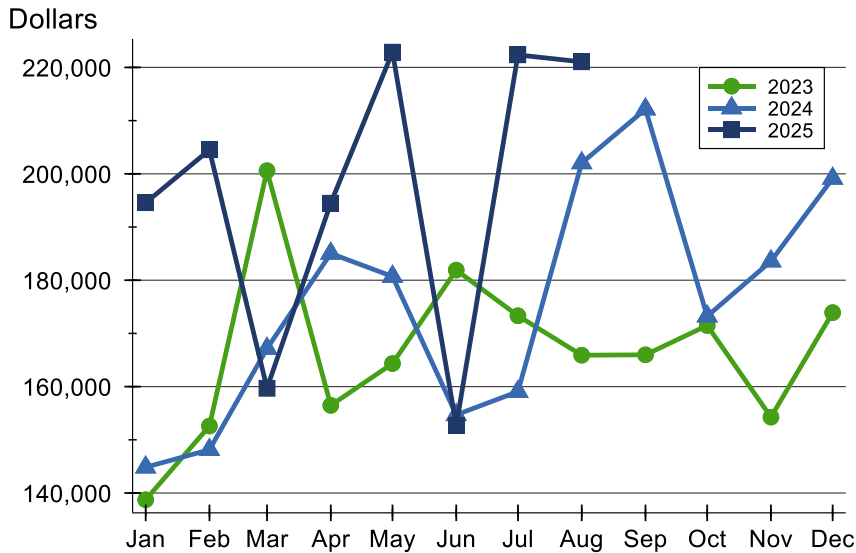
Pending Contracts by Price Range

| Price Range | Pending Contracts Number | Percent | List Price Average | Median | Days on Market Avg. | Med. | Price as % of Orig. Avg. | Med. |
|---------------------|-----------------------------|---------|-----------------------|---------|------------------------|------|-----------------------------|--------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 2 | 10.0% | 79,700 | 79,700 | 80 | 80 | 76.9% | 76.9% |
| \$100,000-\$124,999 | 1 | 5.0% | 110,000 | 110,000 | 118 | 118 | 88.0% | 88.0% |
| \$125,000-\$149,999 | 4 | 20.0% | 143,575 | 142,450 | 30 | 36 | 98.4% | 98.5% |
| \$150,000-\$174,999 | 2 | 10.0% | 167,500 | 167,500 | 62 | 62 | 98.6% | 98.6% |
| \$175,000-\$199,999 | 4 | 20.0% | 188,450 | 189,450 | 47 | 41 | 94.7% | 96.2% |
| \$200,000-\$249,999 | 2 | 10.0% | 246,250 | 246,250 | 77 | 77 | 97.1% | 97.1% |
| \$250,000-\$299,999 | 1 | 5.0% | 250,000 | 250,000 | 79 | 79 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 3 | 15.0% | 331,967 | 337,000 | 50 | 55 | 97.1% | 97.7% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 1 | 5.0% | 750,000 | 750,000 | 27 | 27 | 100.0% | 100.0% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



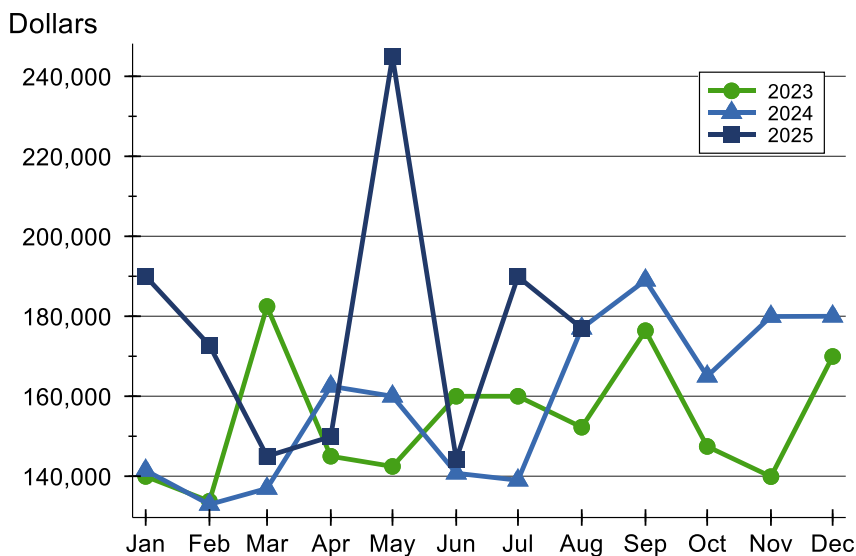
Dickinson County Pending Contracts Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 138,732 | 144,853 | 194,554 |
| February | 152,596 | 148,137 | 204,503 |
| March | 200,589 | 167,161 | 159,704 |
| April | 156,477 | 185,033 | 194,492 |
| May | 164,343 | 180,705 | 222,888 |
| June | 181,908 | 154,698 | 152,658 |
| July | 173,317 | 159,064 | 222,355 |
| August | 165,906 | 202,043 | 221,045 |
| September | 165,977 | 212,155 | |
| October | 171,496 | 173,237 | |
| November | 154,267 | 183,580 | |
| December | 173,909 | 199,127 | |

Median Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 139,950 | 141,450 | 190,000 |
| February | 133,750 | 132,950 | 172,750 |
| March | 182,450 | 136,950 | 145,000 |
| April | 145,000 | 162,500 | 149,900 |
| May | 142,450 | 160,000 | 244,900 |
| June | 160,000 | 140,750 | 144,250 |
| July | 160,000 | 139,000 | 189,900 |
| August | 152,250 | 177,000 | 177,000 |
| September | 176,400 | 189,000 | |
| October | 147,450 | 165,000 | |
| November | 139,900 | 179,950 | |
| December | 169,950 | 180,000 | |



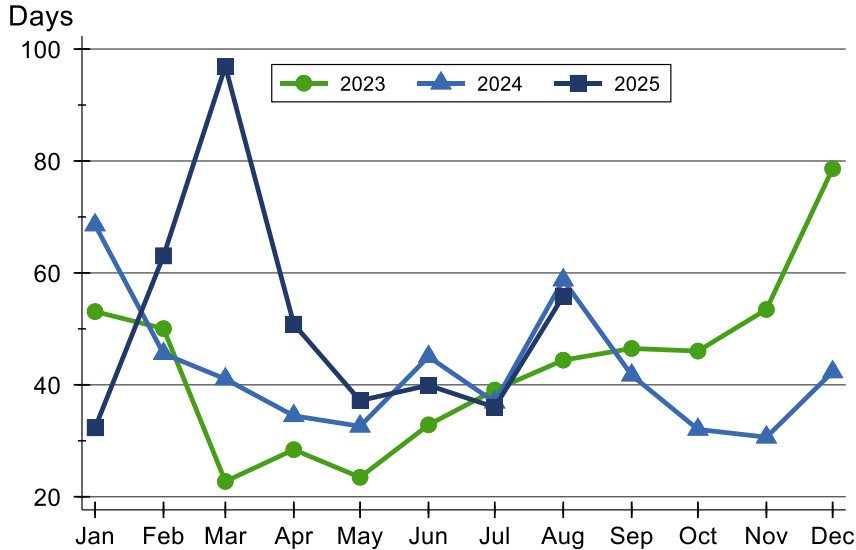
**August
2025**

Flint Hills MLS Statistics



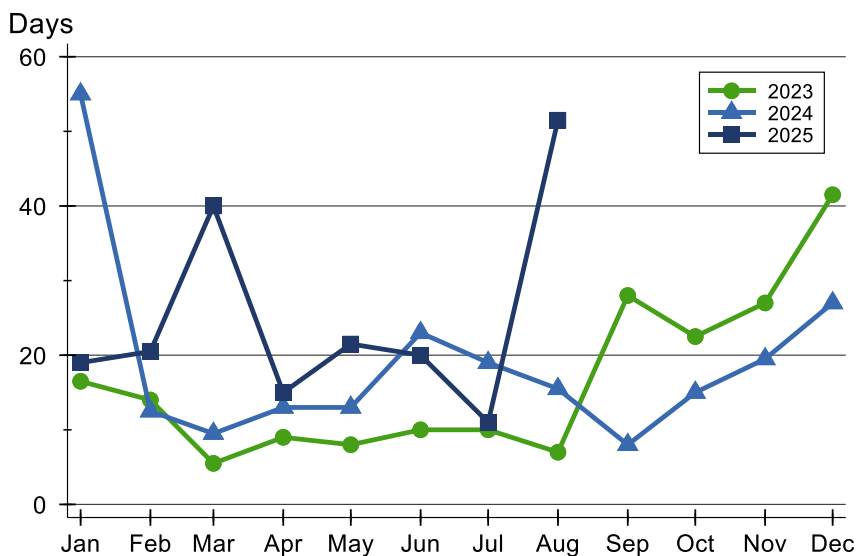
Dickinson County Pending Contracts Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 53 | 69 | 32 |
| February | 50 | 46 | 63 |
| March | 23 | 41 | 97 |
| April | 28 | 34 | 51 |
| May | 23 | 33 | 37 |
| June | 33 | 45 | 40 |
| July | 39 | 37 | 36 |
| August | 44 | 59 | 56 |
| September | 47 | 42 | |
| October | 46 | 32 | |
| November | 53 | 31 | |
| December | 79 | 42 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 17 | 55 | 19 |
| February | 14 | 13 | 21 |
| March | 6 | 10 | 40 |
| April | 9 | 13 | 15 |
| May | 8 | 13 | 22 |
| June | 10 | 23 | 20 |
| July | 10 | 19 | 11 |
| August | 7 | 16 | 52 |
| September | 28 | 8 | |
| October | 23 | 15 | |
| November | 27 | 20 | |
| December | 42 | 27 | |