



Marshall County Housing Report



Market Overview

Marshall County Home Sales Remained Constant in February

Total home sales in Marshall County remained at 0 units last month, the same as in February 2023. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

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

Marshall County Active Listings Up at End of February

The total number of active listings in Marshall County at the end of February was 4 units, up from 2 at the same point in 2023. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of February was \$105,450.

During February, a total of 0 contracts were written down from 1 in February 2023. At the end of the month, there were 0 contracts still pending.

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Contact Information

Margaret Pendleton, Association Executive
 Flint Hills Association of REALTORS®
 205 S. Seth Child Road
 Manhattan, KS 66502
 785-776-1203
ae@flinthillsrealtors.net
www.flinthillsrealtors.net



Marshall County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		0	0	2	1	0	2
Change from prior year		N/A	-100.0%	N/A	N/A	-100.0%	N/A
Active Listings		4	2	1	N/A	N/A	N/A
Change from prior year		100.0%	100.0%	-50.0%			
Months' Supply		4.8	2.7	0.6	N/A	N/A	N/A
Change from prior year		77.8%	350.0%	-92.5%			
New Listings		1	1	0	3	1	0
Change from prior year		0.0%	N/A	-100.0%	200.0%	N/A	-100.0%
Contracts Written		0	1	0	0	1	1
Change from prior year		-100.0%	N/A	N/A	-100.0%	0.0%	0.0%
Pending Contracts		0	1	0	N/A	N/A	N/A
Change from prior year		-100.0%	N/A	-100.0%			
Sales Volume (1,000s)		0	0	293	225	0	293
Change from prior year		N/A	-100.0%	N/A	N/A	-100.0%	N/A
Average	Sale Price	N/A	N/A	146,250	225,000	N/A	146,250
	Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A
	List Price of Actives	105,100	229,900	45,000	N/A	N/A	N/A
	Change from prior year	-54.3%	410.9%	-44.4%			
	Days on Market	N/A	N/A	145	47	N/A	145
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
Percent of List	N/A	N/A	74.4%	88.2%	N/A	74.4%	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
Percent of Original	N/A	N/A	69.4%	81.8%	N/A	69.4%	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
Median	Sale Price	N/A	N/A	146,250	225,000	N/A	146,250
	Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A
	List Price of Actives	105,450	229,900	45,000	N/A	N/A	N/A
	Change from prior year	-54.1%	410.9%	-44.4%			
	Days on Market	N/A	N/A	145	47	N/A	145
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
Percent of List	N/A	N/A	74.4%	88.2%	N/A	74.4%	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	
Percent of Original	N/A	N/A	69.4%	81.8%	N/A	69.4%	
Change from prior year	N/A	N/A	N/A	N/A	N/A	N/A	

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



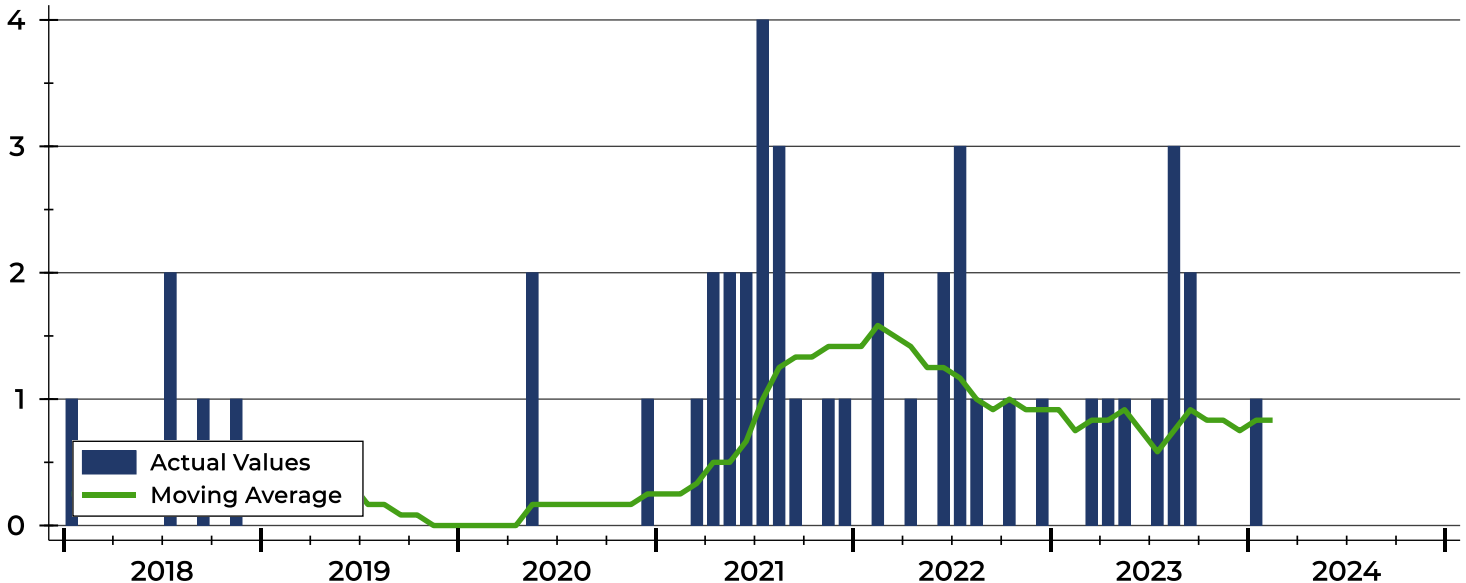
Marshall County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		0	0	N/A	1	0	N/A
Volume (1,000s)		0	0	N/A	225	0	N/A
Months' Supply		4.8	2.7	77.8%	N/A	N/A	N/A
Average	Sale Price	N/A	N/A	N/A	225,000	N/A	N/A
	Days on Market	N/A	N/A	N/A	47	N/A	N/A
	Percent of List	N/A	N/A	N/A	88.2%	N/A	N/A
	Percent of Original	N/A	N/A	N/A	81.8%	N/A	N/A
Median	Sale Price	N/A	N/A	N/A	225,000	N/A	N/A
	Days on Market	N/A	N/A	N/A	47	N/A	N/A
	Percent of List	N/A	N/A	N/A	88.2%	N/A	N/A
	Percent of Original	N/A	N/A	N/A	81.8%	N/A	N/A

A total of 0 homes sold in Marshall County in February, showing no change from February 2023. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

History of Closed Listings

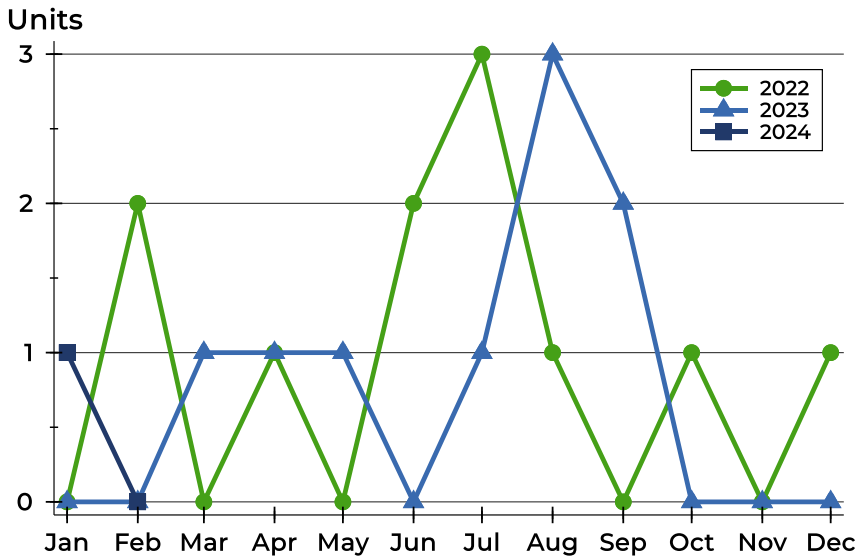
Units





Marshall County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	0	0	1
February	2	0	0
March	0	1	
April	1	1	
May	0	1	
June	2	0	
July	3	1	
August	1	3	
September	0	2	
October	1	0	
November	0	0	
December	1	0	

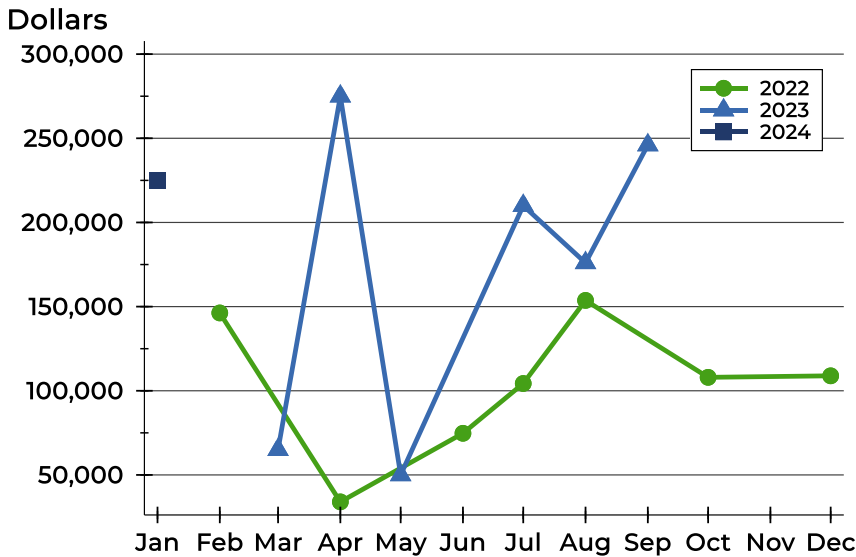
Closed Listings by Price Range

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



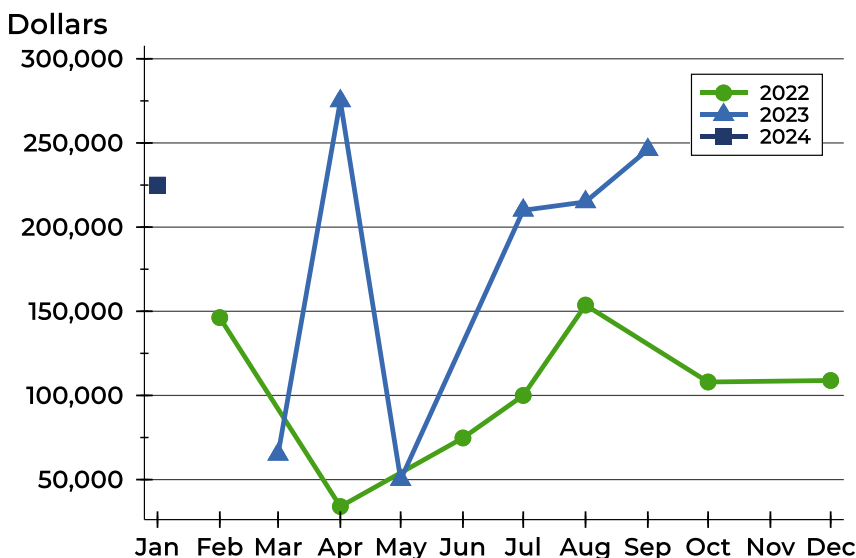
Marshall County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	N/A	225,000
February	146,250	N/A	N/A
March	N/A	65,000	
April	34,000	275,000	
May	N/A	50,001	
June	74,750	N/A	
July	104,333	210,000	
August	153,700	176,000	
September	N/A	246,000	
October	108,000	N/A	
November	N/A	N/A	
December	108,900	N/A	

Median Price

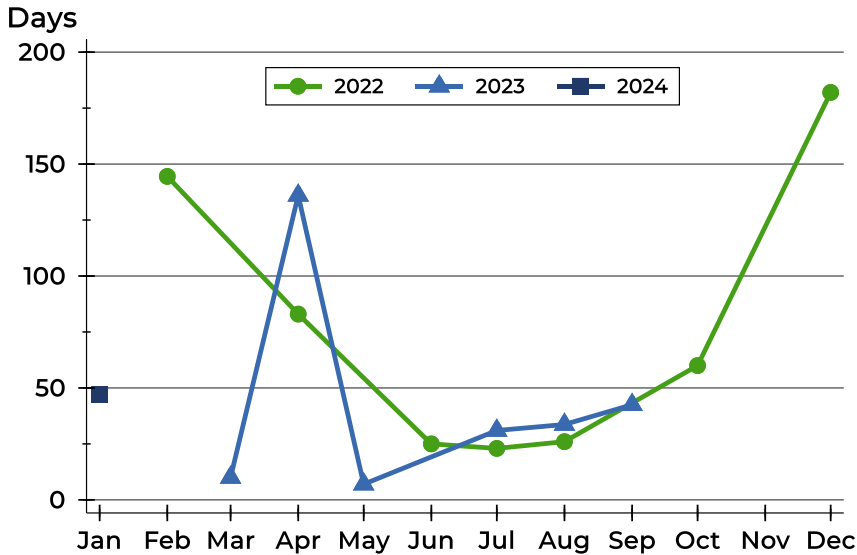


Month	2022	2023	2024
January	N/A	N/A	225,000
February	146,250	N/A	N/A
March	N/A	65,000	
April	34,000	275,000	
May	N/A	50,001	
June	74,750	N/A	
July	100,000	210,000	
August	153,700	215,000	
September	N/A	246,000	
October	108,000	N/A	
November	N/A	N/A	
December	108,900	N/A	



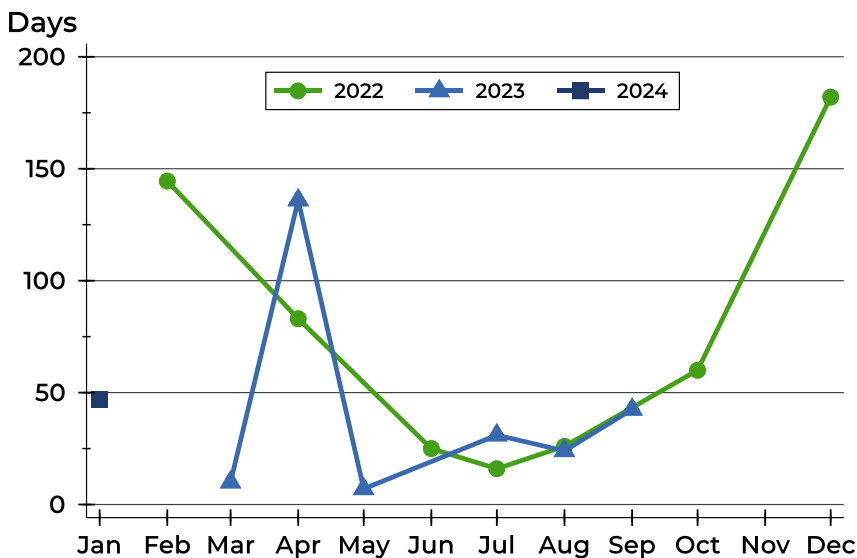
Marshall County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	N/A	N/A	47
February	145	N/A	N/A
March	N/A	10	
April	83	136	
May	N/A	7	
June	25	N/A	
July	23	31	
August	26	34	
September	N/A	43	
October	60	N/A	
November	N/A	N/A	
December	182	N/A	

Median DOM



Month	2022	2023	2024
January	N/A	N/A	47
February	145	N/A	N/A
March	N/A	10	
April	83	136	
May	N/A	7	
June	25	N/A	
July	16	31	
August	26	24	
September	N/A	43	
October	60	N/A	
November	N/A	N/A	
December	182	N/A	



Marshall County Active Listings Analysis

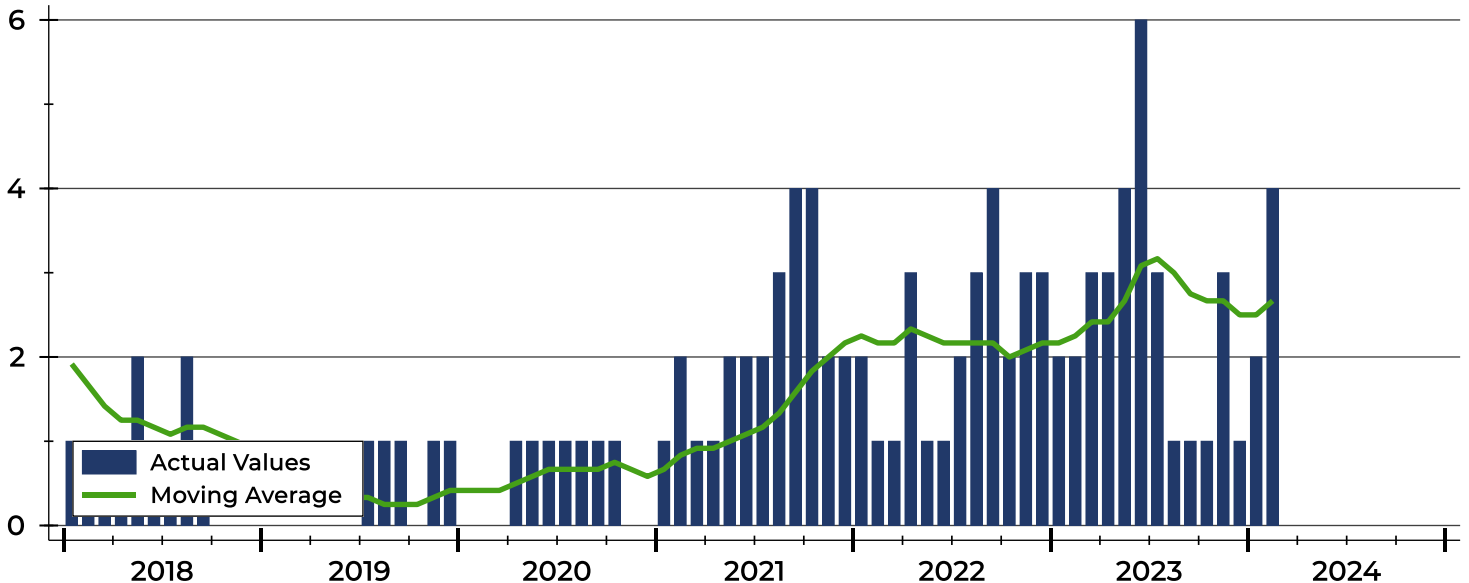
Summary Statistics for Active Listings		End of February		
		2024	2023	Change
Active Listings		4	2	100.0%
Volume (1,000s)		420	460	-8.7%
Months' Supply		4.8	2.7	77.8%
Average	List Price	105,100	229,900	-54.3%
	Days on Market	46	139	-66.9%
	Percent of Original	100.0%	98.4%	1.6%
Median	List Price	105,450	229,900	-54.1%
	Days on Market	44	139	-68.3%
	Percent of Original	100.0%	98.4%	1.6%

A total of 4 homes were available for sale in Marshall County at the end of February. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of February was \$105,450, down 54.1% from 2023. The typical time on market for active listings was 44 days, down from 139 days a year earlier.

History of Active Listings

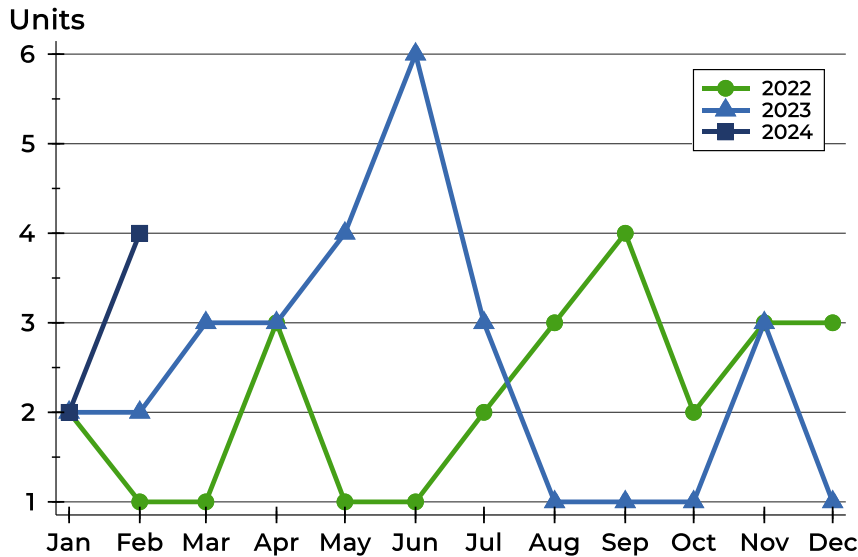
Units





Marshall County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	2	2	2
February	1	2	4
March	1	3	3
April	3	3	3
May	1	4	4
June	1	6	3
July	2	3	3
August	3	1	1
September	4	1	1
October	2	1	1
November	3	3	3
December	3	1	1

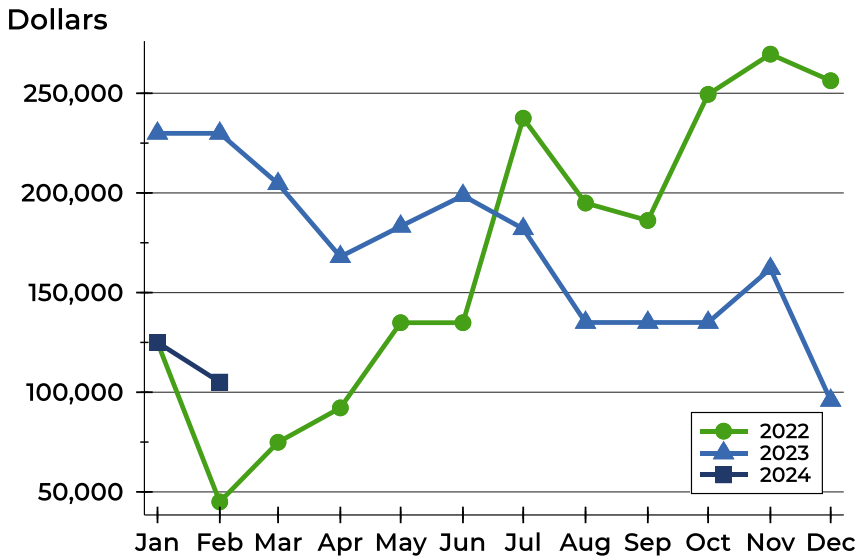
Active Listings by Price Range

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	50.0%	N/A	85,200	85,200	48	48	100.0%	100.0%
\$100,000-\$124,999	1	25.0%	N/A	115,000	115,000	50	50	100.0%	100.0%
\$125,000-\$149,999	1	25.0%	N/A	135,000	135,000	37	37	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



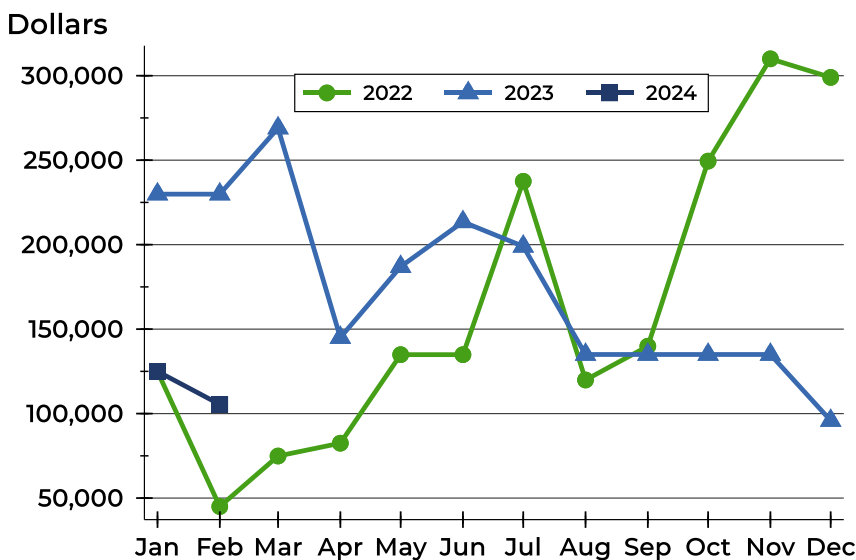
Marshall County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	124,950	229,900	125,000
February	45,000	229,900	105,100
March	74,900	204,633	
April	92,167	168,000	
May	134,900	183,250	
June	134,900	198,667	
July	237,500	182,000	
August	194,933	135,000	
September	186,175	135,000	
October	249,450	135,000	
November	269,633	161,967	
December	256,300	95,900	

Median Price

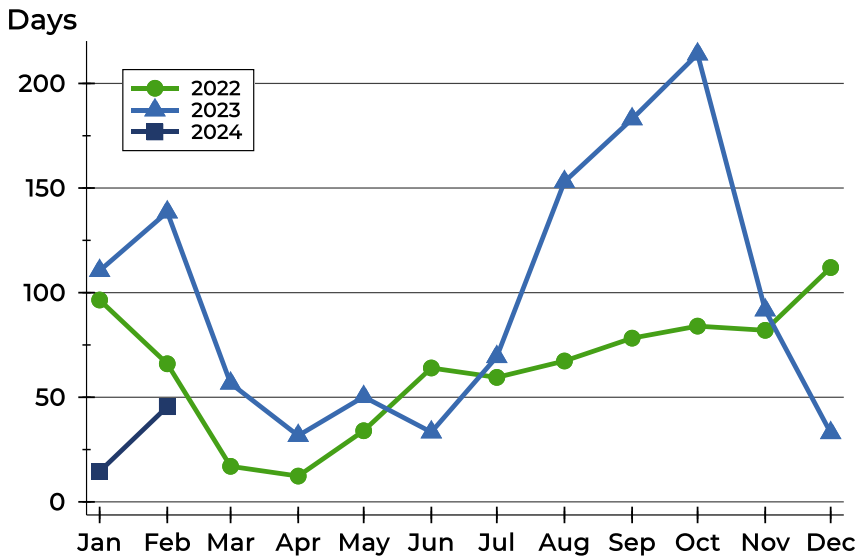


Month	2022	2023	2024
January	124,950	229,900	125,000
February	45,000	229,900	105,450
March	74,900	269,000	
April	82,500	145,000	
May	134,900	187,000	
June	134,900	213,500	
July	237,500	199,000	
August	119,900	135,000	
September	139,900	135,000	
October	249,450	135,000	
November	310,000	135,000	
December	299,000	95,900	



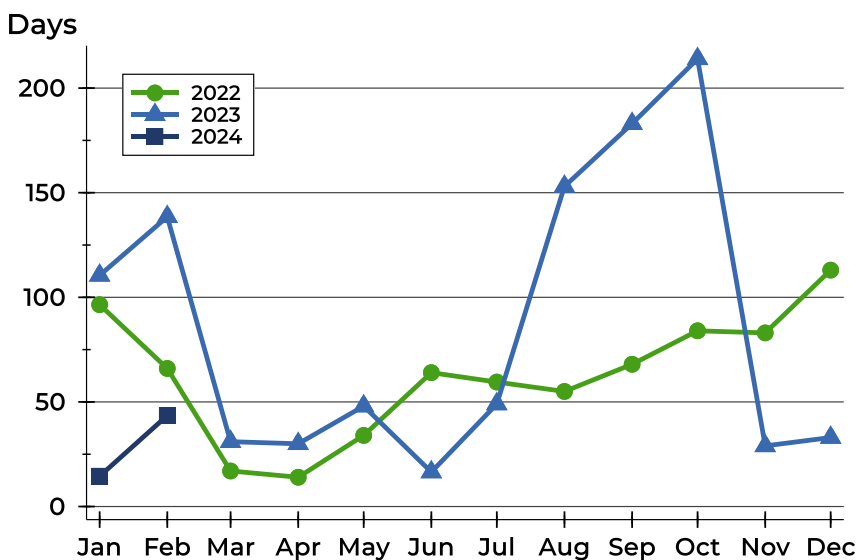
Marshall County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	97	111	15
February	66	139	46
March	17	57	
April	12	32	
May	34	50	
June	64	33	
July	60	69	
August	67	153	
September	78	183	
October	84	214	
November	82	92	
December	112	33	

Median DOM

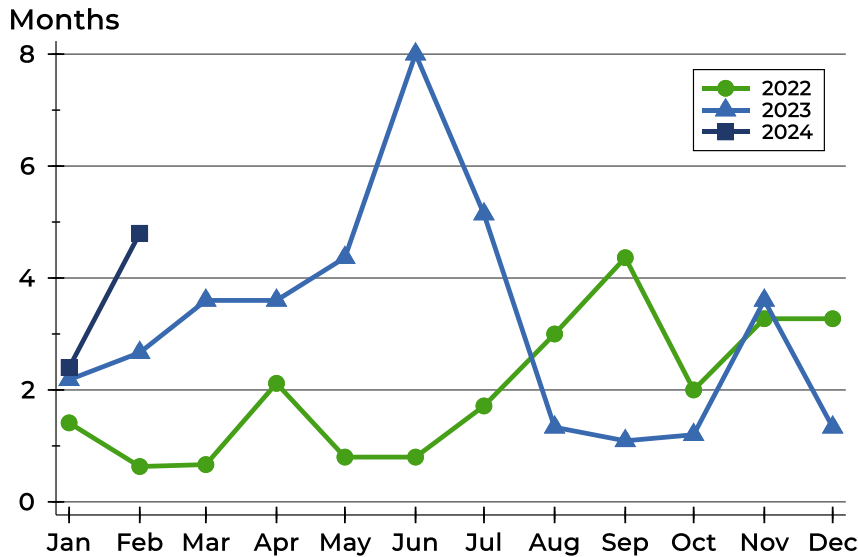


Month	2022	2023	2024
January	97	111	15
February	66	139	44
March	17	31	
April	14	30	
May	34	48	
June	64	17	
July	60	49	
August	55	153	
September	68	183	
October	84	214	
November	83	29	
December	113	33	



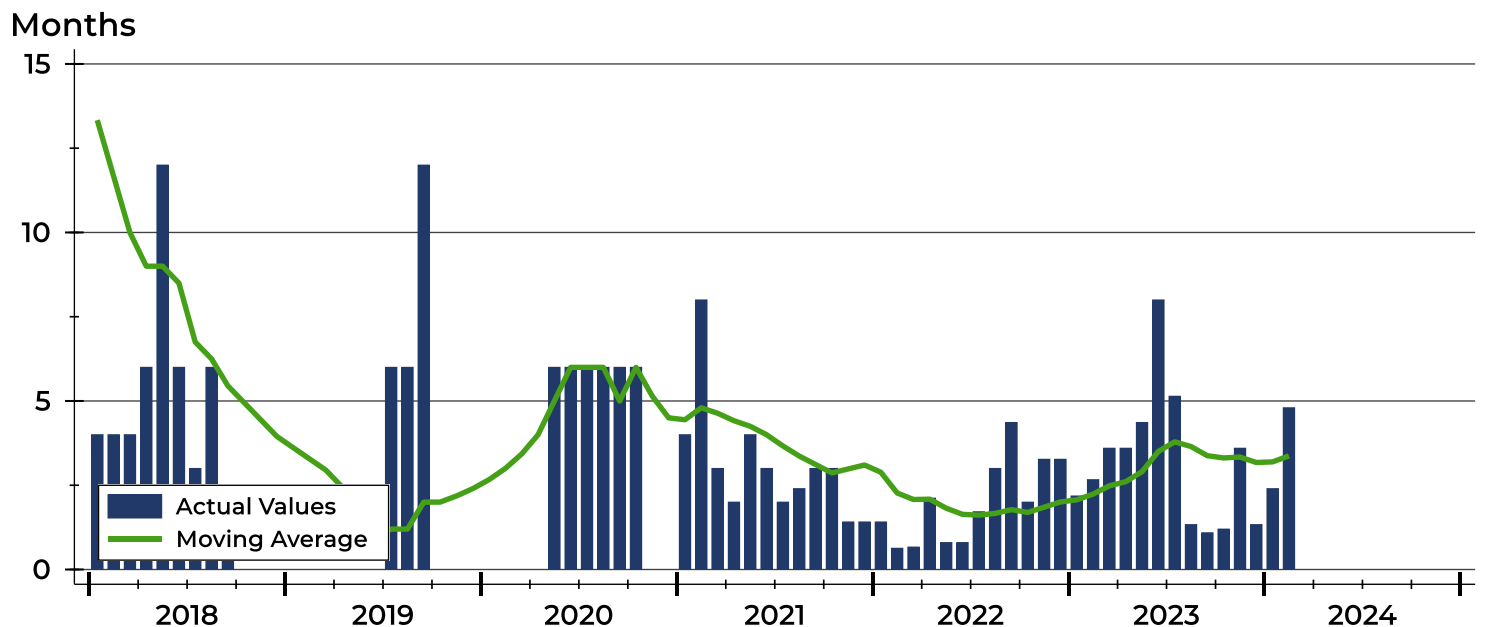
Marshall County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.4	2.2	2.4
February	0.6	2.7	4.8
March	0.7	3.6	
April	2.1	3.6	
May	0.8	4.4	
June	0.8	8.0	
July	1.7	5.1	
August	3.0	1.3	
September	4.4	1.1	
October	2.0	1.2	
November	3.3	3.6	
December	3.3	1.3	

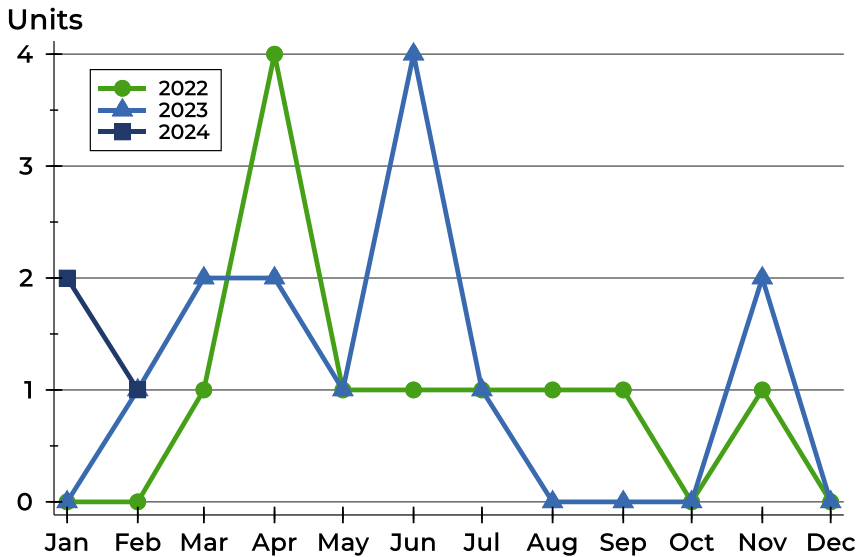
History of Month's Supply





Marshall County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	0	0	2
February	0	1	1
March	1	2	
April	4	2	
May	1	1	
June	1	4	
July	1	1	
August	1	0	
September	1	0	
October	0	0	
November	1	2	
December	0	0	

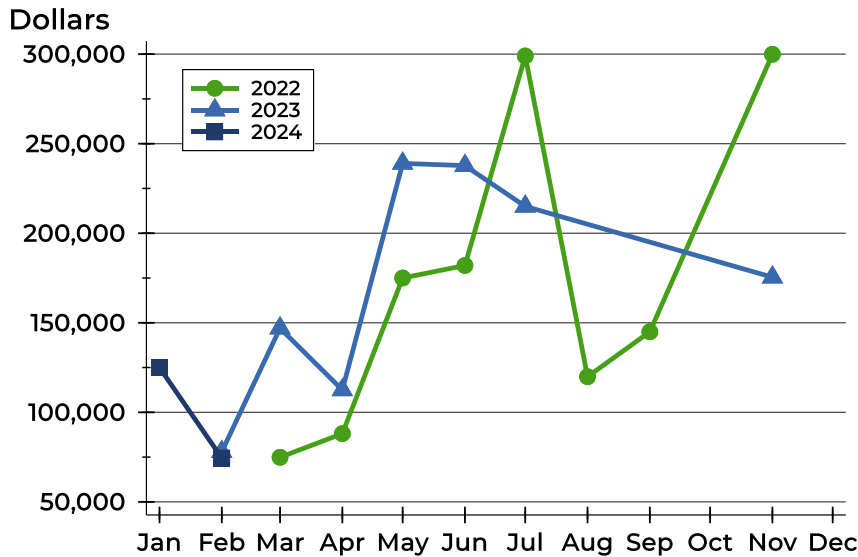
New Listings by Price Range

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%	74,500	74,500	8	8	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



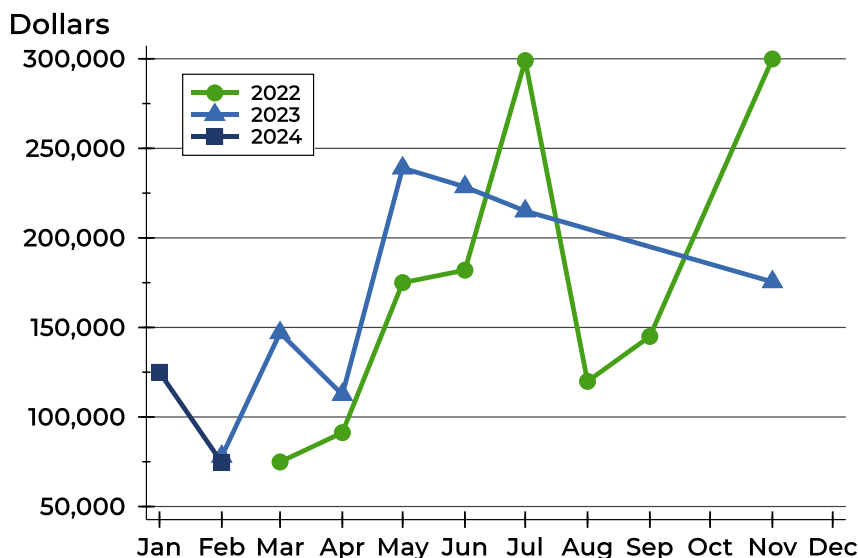
Marshall County New Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	N/A	125,000
February	N/A	78,000	74,500
March	74,900	147,000	
April	88,100	112,500	
May	175,000	239,000	
June	182,000	237,750	
July	299,000	215,000	
August	119,900	N/A	
September	145,000	N/A	
October	N/A	N/A	
November	299,900	175,450	
December	N/A	N/A	

Median Price



Month	2022	2023	2024
January	N/A	N/A	125,000
February	N/A	78,000	74,500
March	74,900	147,000	
April	91,250	112,500	
May	175,000	239,000	
June	182,000	228,500	
July	299,000	215,000	
August	119,900	N/A	
September	145,000	N/A	
October	N/A	N/A	
November	299,900	175,450	
December	N/A	N/A	



Marshall County Contracts Written Analysis

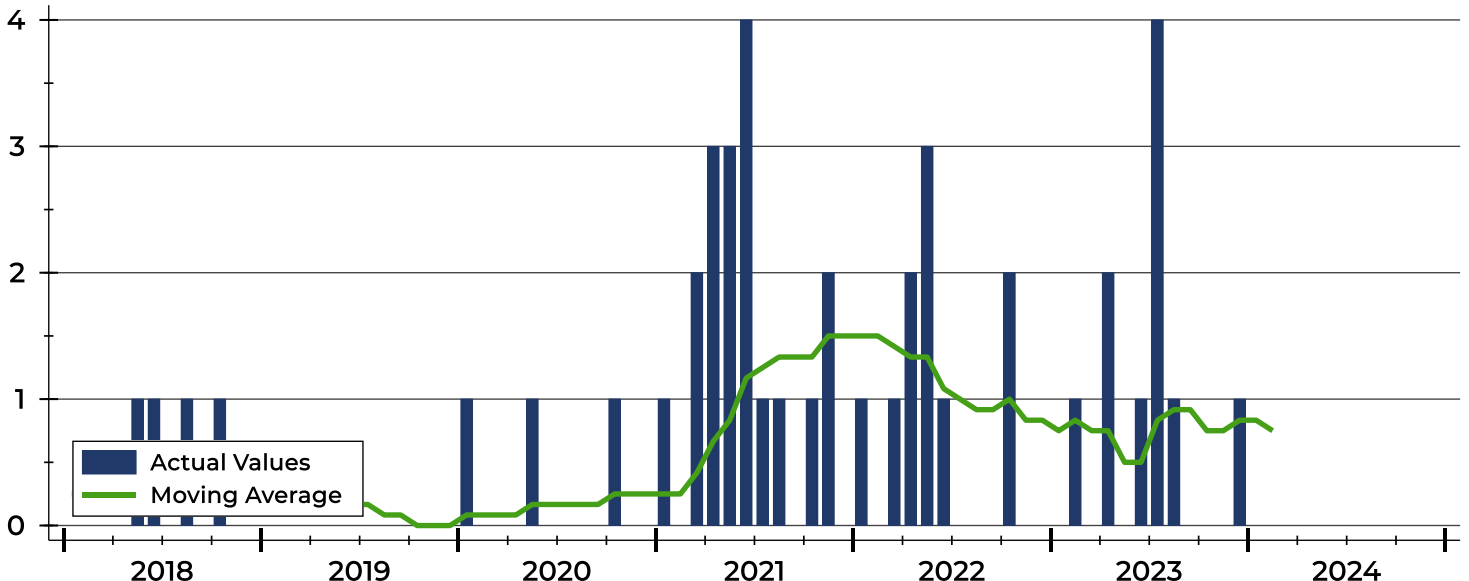
Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		0	1	-100.0%	0	1	-100.0%
Volume (1,000s)		0	78	-100.0%	0	78	-100.0%
Average	Sale Price	N/A	78,000	N/A	N/A	78,000	N/A
	Days on Market	N/A	10	N/A	N/A	10	N/A
	Percent of Original	N/A	83.3%	N/A	N/A	83.3%	N/A
Median	Sale Price	N/A	78,000	N/A	N/A	78,000	N/A
	Days on Market	N/A	10	N/A	N/A	10	N/A
	Percent of Original	N/A	83.3%	N/A	N/A	83.3%	N/A

A total of 0 contracts for sale were written in Marshall County during the month of February, down from 1 in 2023. The median list price of these homes in February 2023 was \$78,000.

Half of the homes that went under contract during this period were on the market less than 10 days.

History of Contracts Written

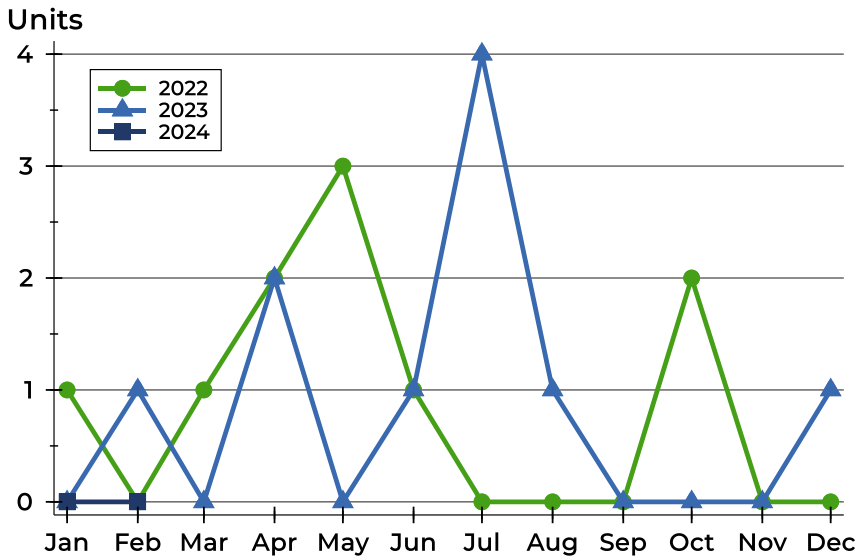
Units





Marshall County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	1	N/A	N/A
February	N/A	1	N/A
March	1	N/A	
April	2	2	
May	3	N/A	
June	1	1	
July	N/A	4	
August	N/A	1	
September	N/A	N/A	
October	2	N/A	
November	N/A	N/A	
December	N/A	1	

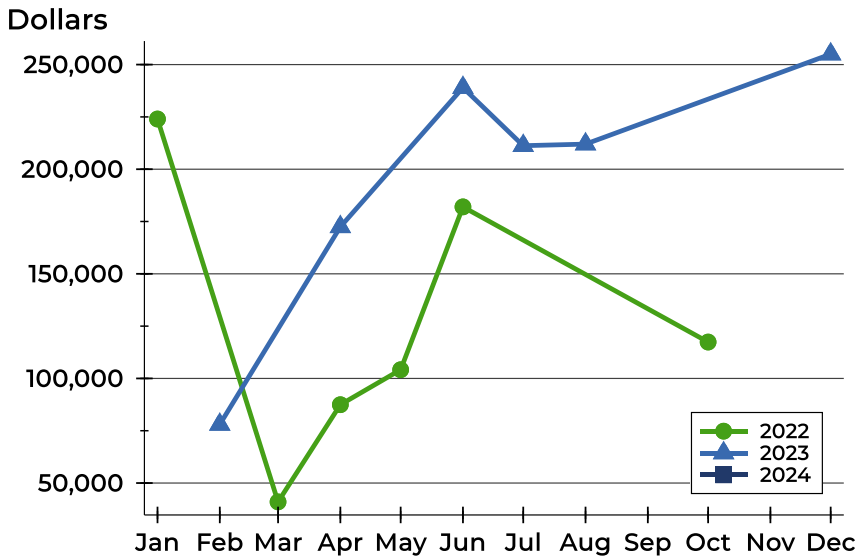
Contracts Written by Price Range

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



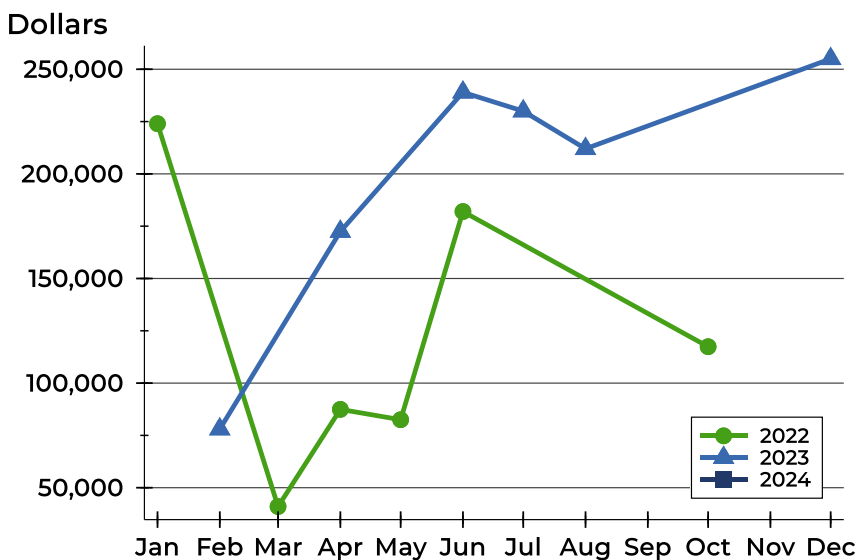
Marshall County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	224,000	N/A	N/A
February	N/A	78,000	N/A
March	41,000	N/A	N/A
April	87,450	172,450	N/A
May	104,167	N/A	N/A
June	182,000	239,000	N/A
July	N/A	211,250	N/A
August	N/A	212,000	N/A
September	N/A	N/A	N/A
October	117,400	N/A	N/A
November	N/A	N/A	N/A
December	N/A	255,000	N/A

Median Price

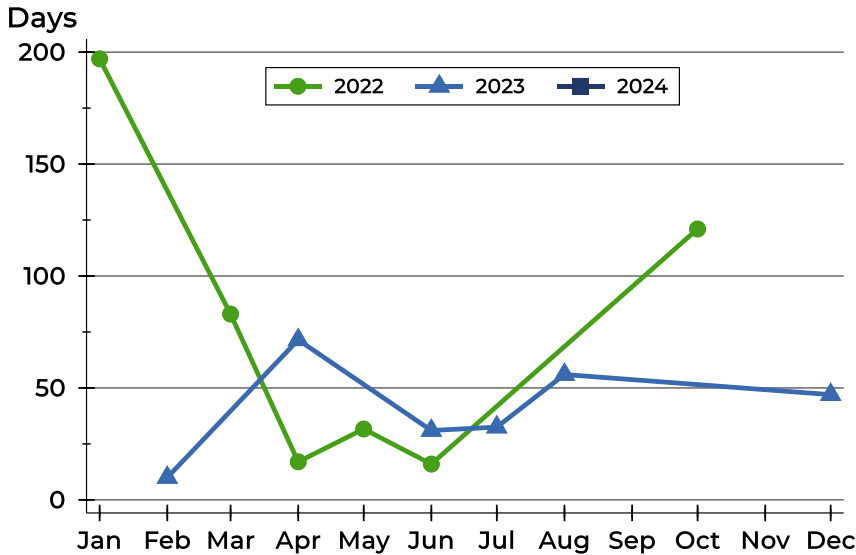


Month	2022	2023	2024
January	224,000	N/A	N/A
February	N/A	78,000	N/A
March	41,000	N/A	N/A
April	87,450	172,450	N/A
May	82,500	N/A	N/A
June	182,000	239,000	N/A
July	N/A	230,000	N/A
August	N/A	212,000	N/A
September	N/A	N/A	N/A
October	117,400	N/A	N/A
November	N/A	N/A	N/A
December	N/A	255,000	N/A



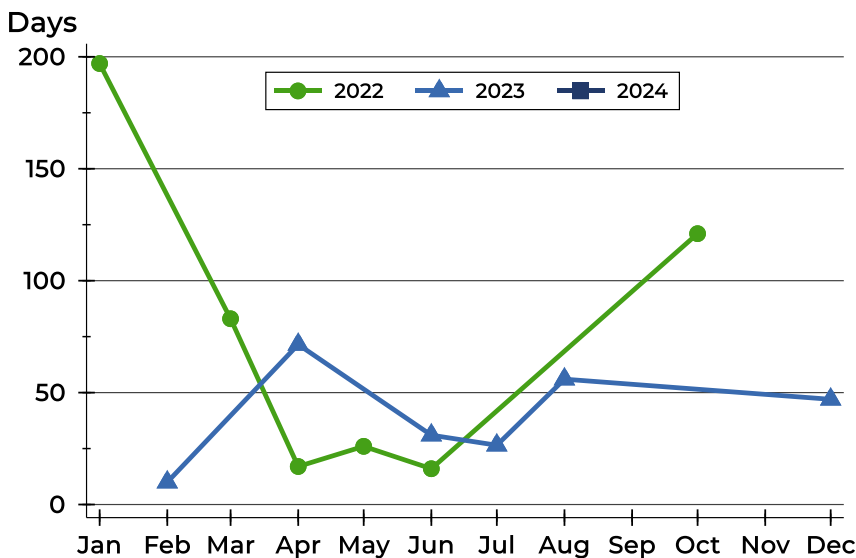
Marshall County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	197	N/A	N/A
February	N/A	10	N/A
March	83	N/A	
April	17	72	
May	32	N/A	
June	16	31	
July	N/A	33	
August	N/A	56	
September	N/A	N/A	
October	121	N/A	
November	N/A	N/A	
December	N/A	47	

Median DOM

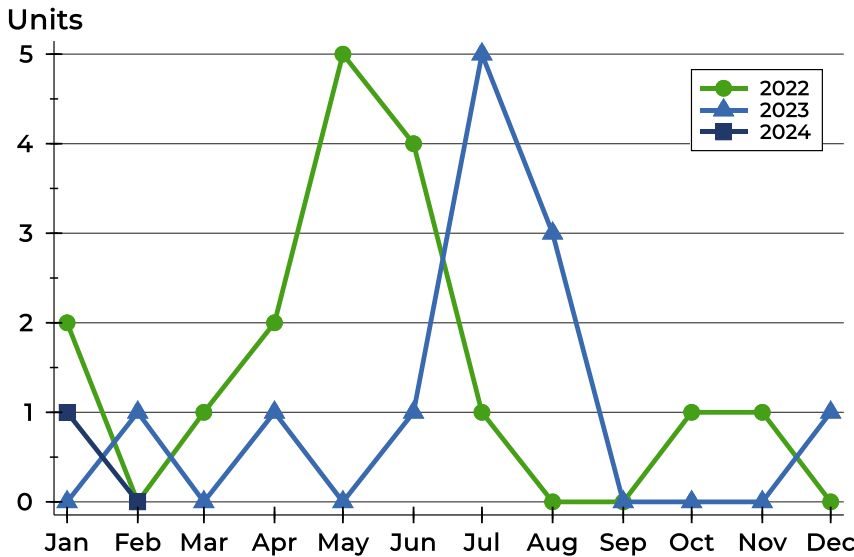


Month	2022	2023	2024
January	197	N/A	N/A
February	N/A	10	N/A
March	83	N/A	
April	17	72	
May	26	N/A	
June	16	31	
July	N/A	27	
August	N/A	56	
September	N/A	N/A	
October	121	N/A	
November	N/A	N/A	
December	N/A	47	



Marshall County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	2	0	1
February	0	1	0
March	1	0	
April	2	1	
May	5	0	
June	4	1	
July	1	5	
August	0	3	
September	0	0	
October	1	0	
November	1	0	
December	0	1	

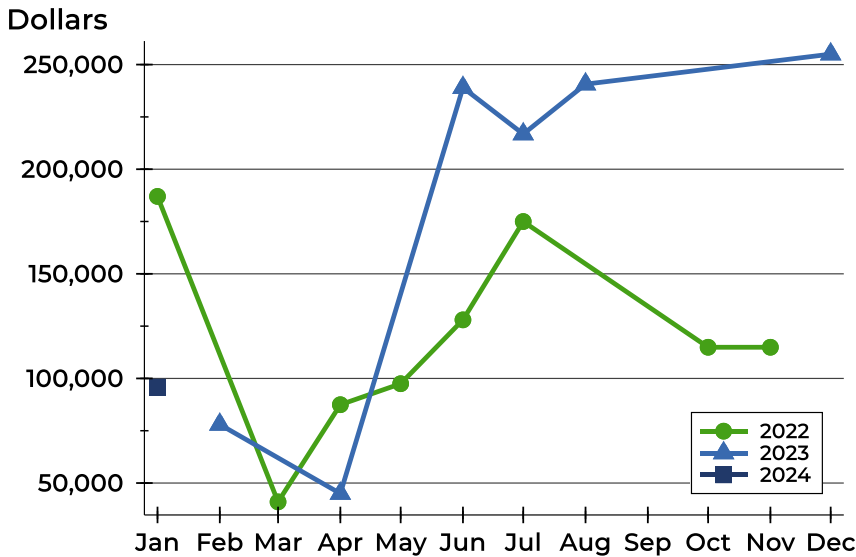
Pending Contracts by Price Range

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



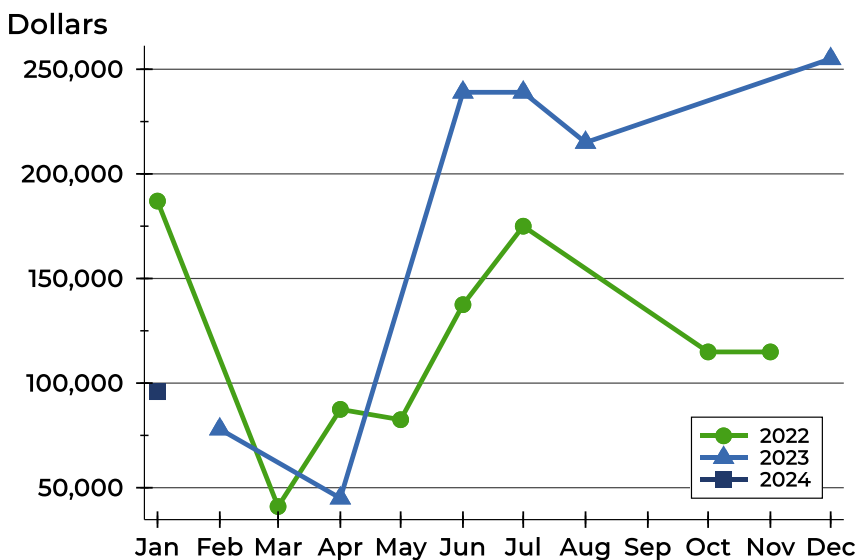
Marshall County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	187,000	N/A	95,900
February	N/A	78,000	N/A
March	41,000	N/A	
April	87,450	45,000	
May	97,480	N/A	
June	128,000	239,000	
July	175,000	216,800	
August	N/A	240,667	
September	N/A	N/A	
October	114,900	N/A	
November	114,900	N/A	
December	N/A	255,000	

Median Price

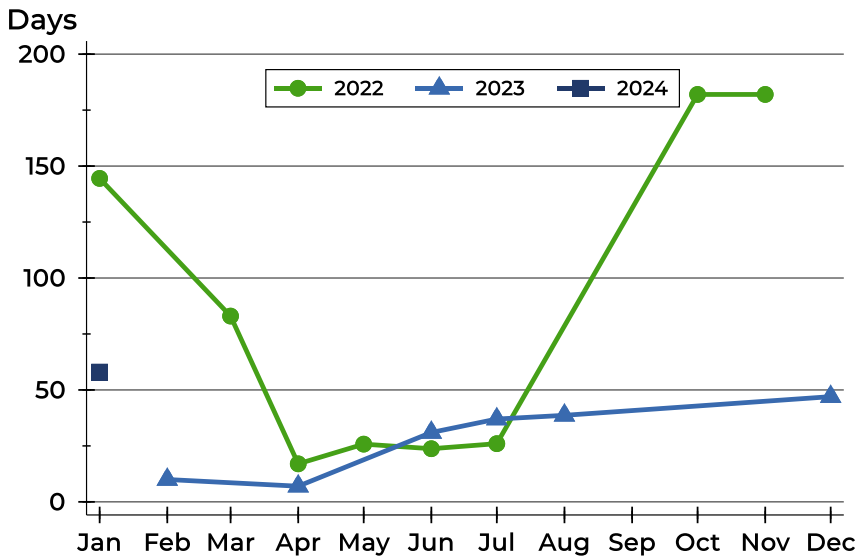


Month	2022	2023	2024
January	187,000	N/A	95,900
February	N/A	78,000	N/A
March	41,000	N/A	
April	87,450	45,000	
May	82,500	N/A	
June	137,500	239,000	
July	175,000	239,000	
August	N/A	215,000	
September	N/A	N/A	
October	114,900	N/A	
November	114,900	N/A	
December	N/A	255,000	



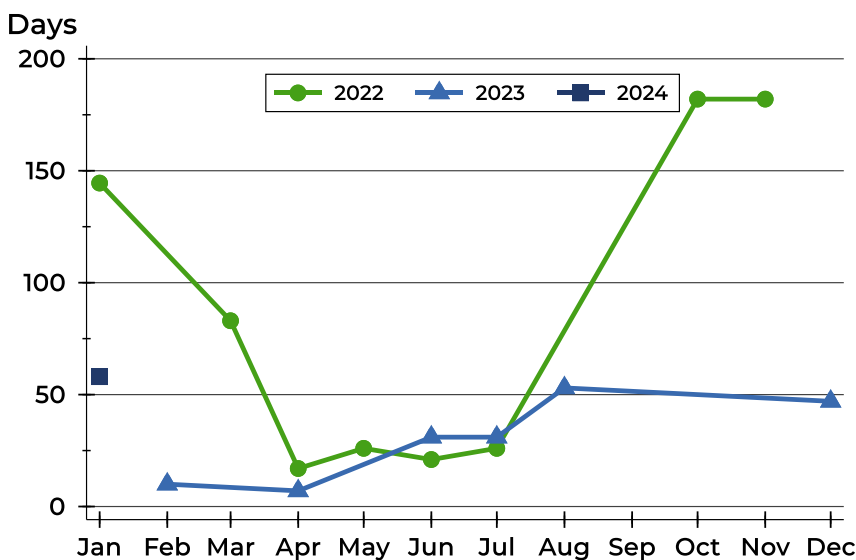
Marshall County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	145	N/A	58
February	N/A	10	N/A
March	83	N/A	
April	17	7	
May	26	N/A	
June	24	31	
July	26	37	
August	N/A	39	
September	N/A	N/A	
October	182	N/A	
November	182	N/A	
December	N/A	47	

Median DOM



Month	2022	2023	2024
January	145	N/A	58
February	N/A	10	N/A
March	83	N/A	
April	17	7	
May	26	N/A	
June	21	31	
July	26	31	
August	N/A	53	
September	N/A	N/A	
October	182	N/A	
November	182	N/A	
December	N/A	47	