



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Fell in February

Total home sales in Pottawatomie County fell last month to 9 units, compared to 14 units in February 2024. Total sales volume was \$3.0 million, down from a year earlier.

The median sale price in February was \$375,000, up from \$245,000 a year earlier. Homes that sold in February were typically on the market for 34 days and sold for 100.7% of their list prices.

Pottawatomie County Active Listings Up at End of February

The total number of active listings in Pottawatomie County at the end of February was 44 units, up from 43 at the same point in 2024. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$313,750.

During February, a total of 15 contracts were written down from 19 in February 2024. At the end of the month, there were 29 contracts still pending.

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Pottawatomie County Summary Statistics

| February MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2025 | 2024 | 2023 | 2025 | 2024 | 2023 |
| Home Sales | | 9 | 14 | 19 | 25 | 28 | 34 |
| Change from prior year | | -35.7% | -26.3% | -24.0% | -10.7% | -17.6% | -26.1% |
| Active Listings | | 44 | 43 | 60 | N/A | N/A | N/A |
| Change from prior year | | 2.3% | -28.3% | 66.7% | | | |
| Months' Supply | | 1.9 | 1.8 | 2.2 | N/A | N/A | N/A |
| Change from prior year | | 5.6% | -18.2% | 100.0% | | | |
| New Listings | | 27 | 22 | 40 | 37 | 48 | 70 |
| Change from prior year | | 22.7% | -45.0% | 25.0% | -22.9% | -31.4% | 14.8% |
| Contracts Written | | 15 | 19 | 34 | 32 | 35 | 51 |
| Change from prior year | | -21.1% | -44.1% | 78.9% | -8.6% | -31.4% | 15.9% |
| Pending Contracts | | 29 | 37 | 45 | N/A | N/A | N/A |
| Change from prior year | | -21.6% | -17.8% | 4.7% | | | |
| Sales Volume (1,000s) | | 3,047 | 3,524 | 5,446 | 8,874 | 7,308 | 10,660 |
| Change from prior year | | -13.5% | -35.3% | -28.7% | 21.4% | -31.4% | -21.7% |
| Average | Sale Price | 338,544 | 251,689 | 286,647 | 354,952 | 260,985 | 313,515 |
| | Change from prior year | 34.5% | -12.2% | -6.2% | 36.0% | -16.8% | 5.9% |
| | List Price of Actives | 385,392 | 417,395 | 371,789 | N/A | N/A | N/A |
| | Change from prior year | -7.7% | 12.3% | 11.4% | | | |
| | Days on Market | 84 | 54 | 52 | 63 | 53 | 57 |
| Change from prior year | 55.6% | 3.8% | 73.3% | 18.9% | -7.0% | 67.6% | |
| Percent of List | 99.4% | 99.9% | 98.5% | 98.3% | 99.3% | 98.4% | |
| Change from prior year | -0.5% | 1.4% | -2.7% | -1.0% | 0.9% | -2.0% | |
| Percent of Original | 97.9% | 98.9% | 96.3% | 97.0% | 97.3% | 95.4% | |
| Change from prior year | -1.0% | 2.7% | -4.3% | -0.3% | 2.0% | -3.9% | |
| Median | Sale Price | 375,000 | 245,000 | 274,400 | 365,000 | 250,000 | 299,950 |
| | Change from prior year | 53.1% | -10.7% | -14.3% | 46.0% | -16.7% | 0.3% |
| | List Price of Actives | 313,750 | 334,000 | 362,400 | N/A | N/A | N/A |
| | Change from prior year | -6.1% | -7.8% | -0.6% | | | |
| | Days on Market | 34 | 32 | 46 | 41 | 32 | 46 |
| Change from prior year | 6.3% | -30.4% | 411.1% | 28.1% | -30.4% | 206.7% | |
| Percent of List | 100.7% | 99.1% | 98.6% | 99.0% | 99.1% | 99.1% | |
| Change from prior year | 1.6% | 0.5% | -1.4% | -0.1% | 0.0% | -0.9% | |
| Percent of Original | 97.7% | 98.9% | 96.5% | 97.7% | 98.5% | 96.9% | |
| Change from prior year | -1.2% | 2.5% | -3.5% | -0.8% | 1.7% | -3.1% | |

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



Pottawatomie County Closed Listings Analysis

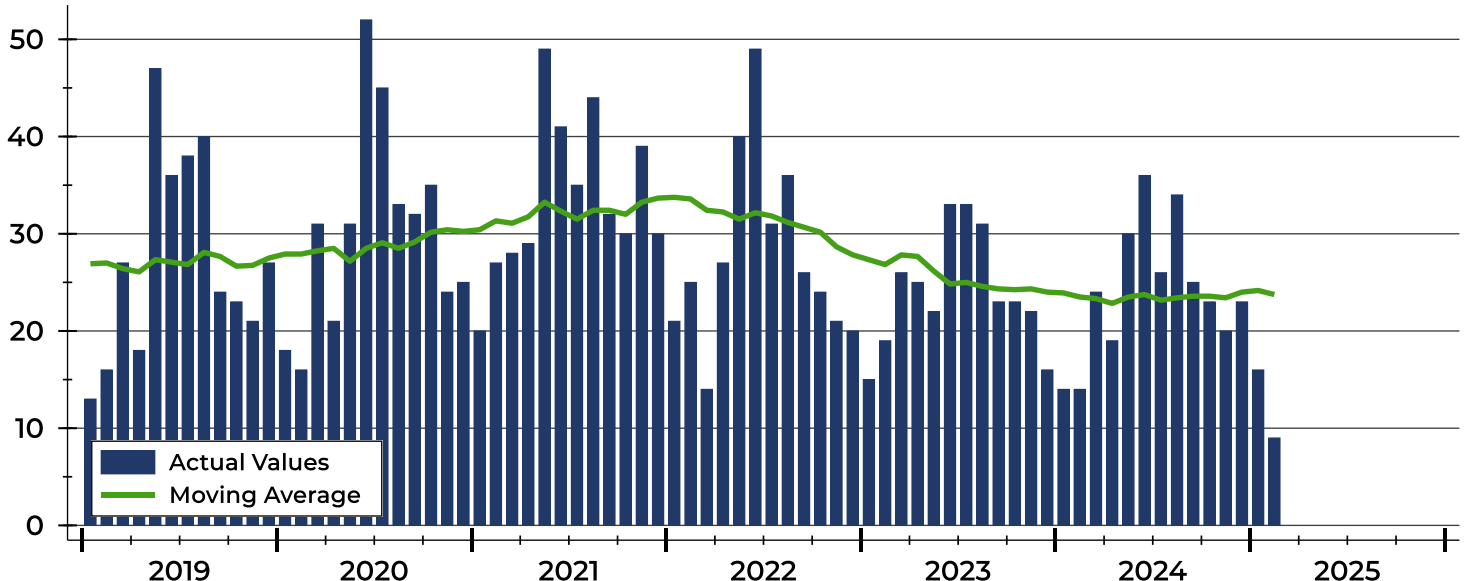
| Summary Statistics for Closed Listings | | 2025 | February 2024 | Change | 2025 | Year-to-Date 2024 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Closed Listings | | 9 | 14 | -35.7% | 25 | 28 | -10.7% |
| Volume (1,000s) | | 3,047 | 3,524 | -13.5% | 8,874 | 7,308 | 21.4% |
| Months' Supply | | 1.9 | 1.8 | 5.6% | N/A | N/A | N/A |
| Average | Sale Price | 338,544 | 251,689 | 34.5% | 354,952 | 260,985 | 36.0% |
| | Days on Market | 84 | 54 | 55.6% | 63 | 53 | 18.9% |
| | Percent of List | 99.4% | 99.9% | -0.5% | 98.3% | 99.3% | -1.0% |
| | Percent of Original | 97.9% | 98.9% | -1.0% | 97.0% | 97.3% | -0.3% |
| Median | Sale Price | 375,000 | 245,000 | 53.1% | 365,000 | 250,000 | 46.0% |
| | Days on Market | 34 | 32 | 6.3% | 41 | 32 | 28.1% |
| | Percent of List | 100.7% | 99.1% | 1.6% | 99.0% | 99.1% | -0.1% |
| | Percent of Original | 97.7% | 98.9% | -1.2% | 97.7% | 98.5% | -0.8% |

A total of 9 homes sold in Pottawatomie County in February, down from 14 units in February 2024. Total sales volume fell to \$3.0 million compared to \$3.5 million in the previous year.

The median sales price in February was \$375,000, up 53.1% compared to the prior year. Median days on market was 34 days, down from 50 days in January, but up from 32 in February 2024.

History of Closed Listings

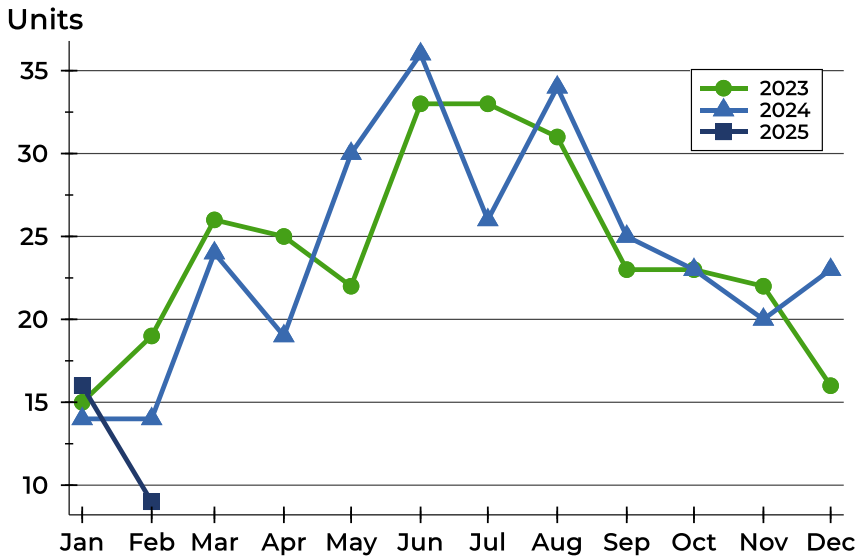
Units





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 15 | 14 | 16 |
| February | 19 | 14 | 9 |
| March | 26 | 24 | |
| April | 25 | 19 | |
| May | 22 | 30 | |
| June | 33 | 36 | |
| July | 33 | 26 | |
| August | 31 | 34 | |
| September | 23 | 25 | |
| October | 23 | 23 | |
| November | 22 | 20 | |
| December | 16 | 23 | |

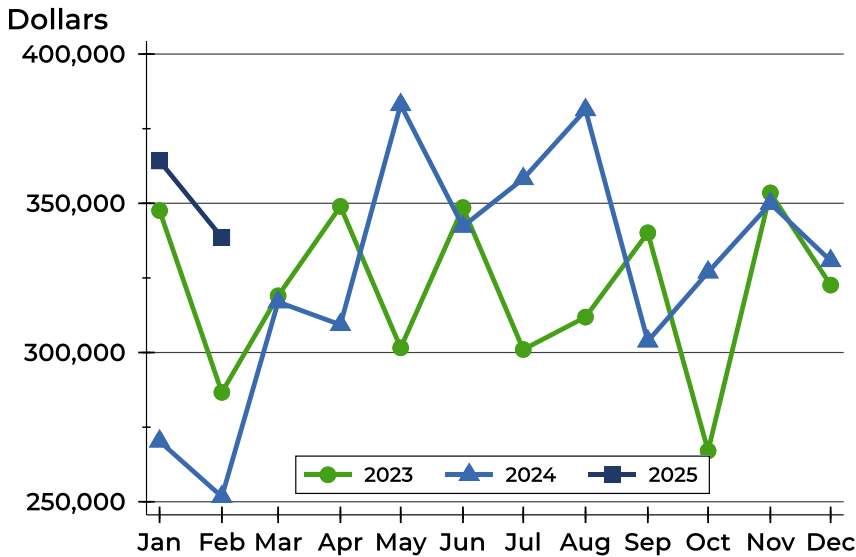
Closed Listings by Price Range

| 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 | 22.2% | 0.4 | 217,000 | 217,000 | 50 | 50 | 98.3% | 98.3% | 96.0% | 96.0% |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 5 | 55.6% | 1.7 | 353,780 | 375,000 | 131 | 60 | 98.7% | 100.3% | 96.9% | 97.7% |
| \$400,000-\$499,999 | 2 | 22.2% | 0.8 | 422,000 | 422,000 | 3 | 3 | 102.3% | 102.3% | 102.3% | 102.3% |
| \$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 |



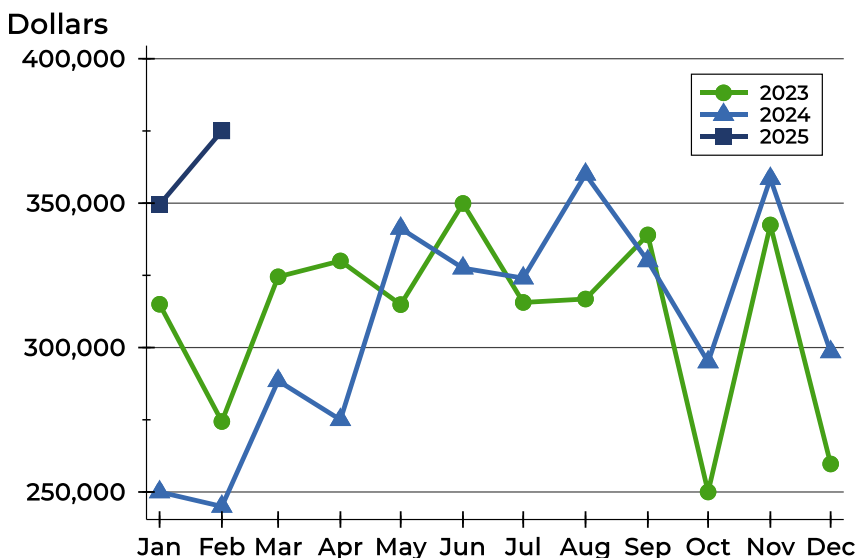
Pottawatomie County Closed Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 347,548 | 270,281 | 364,181 |
| February | 286,647 | 251,689 | 338,544 |
| March | 319,004 | 316,938 | |
| April | 348,976 | 309,311 | |
| May | 301,576 | 383,004 | |
| June | 348,576 | 342,261 | |
| July | 301,005 | 358,219 | |
| August | 311,874 | 381,306 | |
| September | 340,115 | 303,804 | |
| October | 267,050 | 326,926 | |
| November | 353,491 | 349,902 | |
| December | 322,588 | 330,731 | |

Median Price

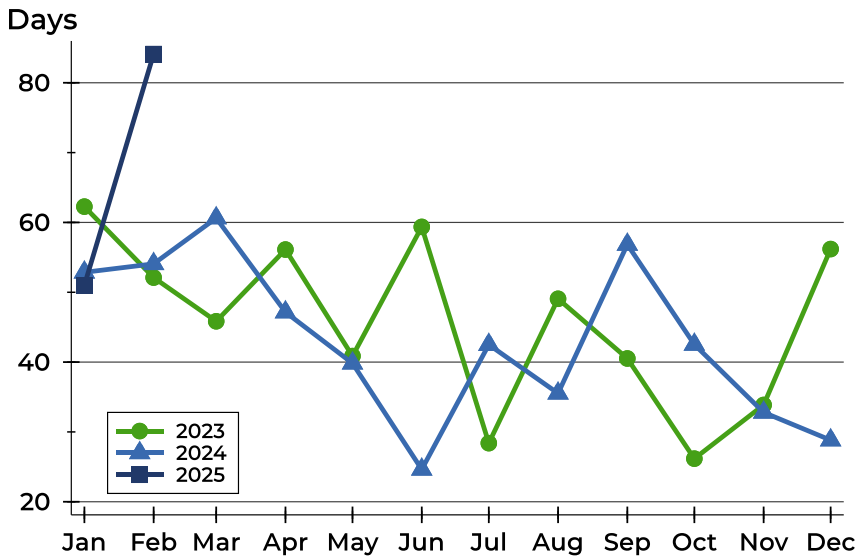


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 315,000 | 250,000 | 349,500 |
| February | 274,400 | 245,000 | 375,000 |
| March | 324,500 | 288,500 | |
| April | 330,000 | 275,000 | |
| May | 314,875 | 341,250 | |
| June | 349,900 | 327,500 | |
| July | 315,626 | 324,050 | |
| August | 316,806 | 359,975 | |
| September | 339,000 | 330,000 | |
| October | 250,000 | 295,000 | |
| November | 342,450 | 358,500 | |
| December | 259,703 | 298,500 | |



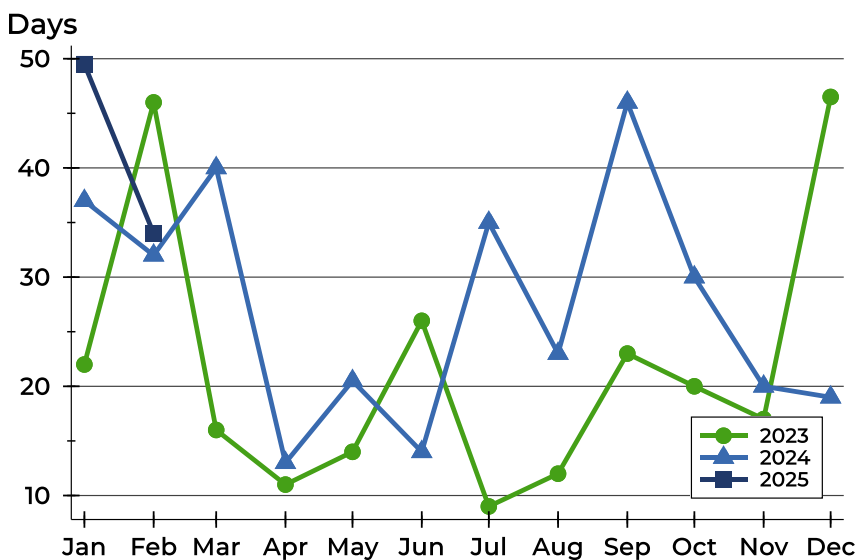
Pottawatomie County Closed Listings Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 62 | 53 | 51 |
| February | 52 | 54 | 84 |
| March | 46 | 61 | |
| April | 56 | 47 | |
| May | 41 | 40 | |
| June | 59 | 25 | |
| July | 28 | 43 | |
| August | 49 | 36 | |
| September | 41 | 57 | |
| October | 26 | 43 | |
| November | 34 | 33 | |
| December | 56 | 29 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 22 | 37 | 50 |
| February | 46 | 32 | 34 |
| March | 16 | 40 | |
| April | 11 | 13 | |
| May | 14 | 21 | |
| June | 26 | 14 | |
| July | 9 | 35 | |
| August | 12 | 23 | |
| September | 23 | 46 | |
| October | 20 | 30 | |
| November | 17 | 20 | |
| December | 47 | 19 | |



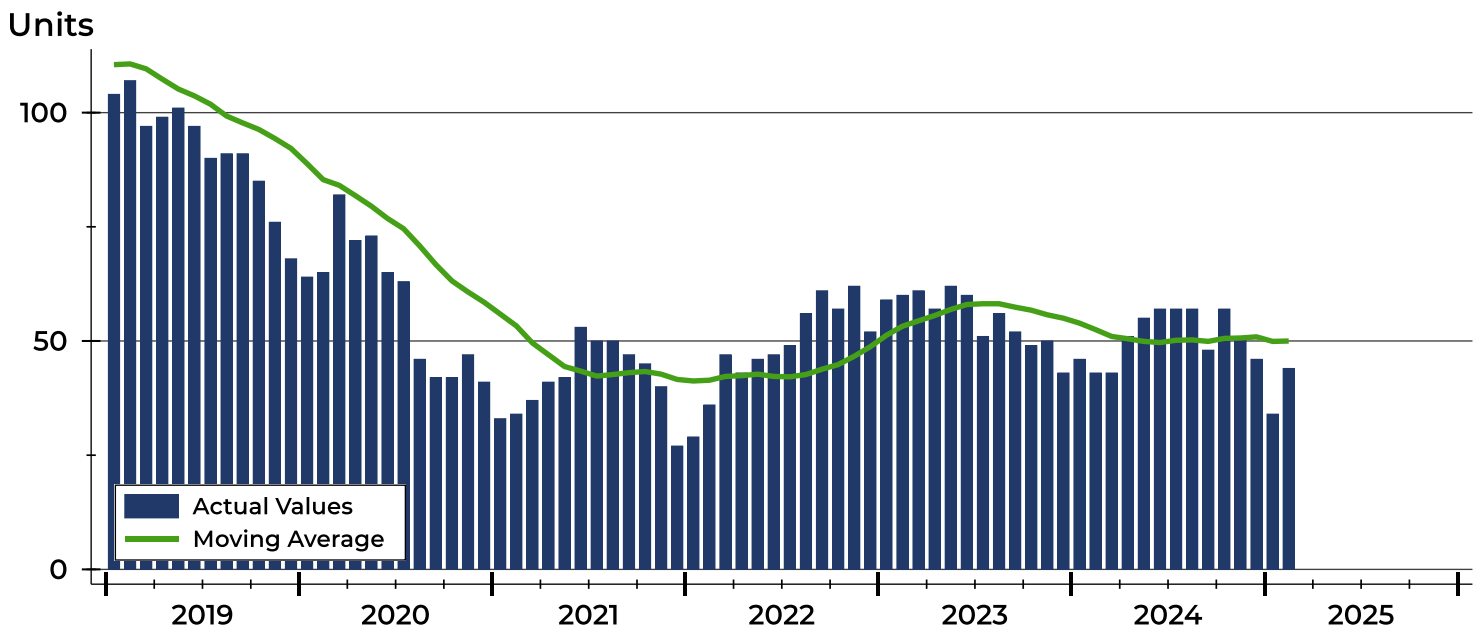
Pottawatomie County Active Listings Analysis

| Summary Statistics for Active Listings | | 2025 | End of February 2024 | Change |
|--|---------------------|----------------|----------------------|--------|
| Active Listings | | 44 | 43 | 2.3% |
| Volume (1,000s) | | 16,957 | 17,948 | -5.5% |
| Months' Supply | | 1.9 | 1.8 | 5.6% |
| Average | List Price | 385,392 | 417,395 | -7.7% |
| | Days on Market | 73 | 66 | 10.6% |
| | Percent of Original | 98.2% | 98.5% | -0.3% |
| Median | List Price | 313,750 | 334,000 | -6.1% |
| | Days on Market | 46 | 43 | 7.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 44 homes were available for sale in Pottawatomie County at the end of February. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$313,750, down 6.1% from 2024. The typical time on market for active listings was 46 days, up from 43 days a year earlier.

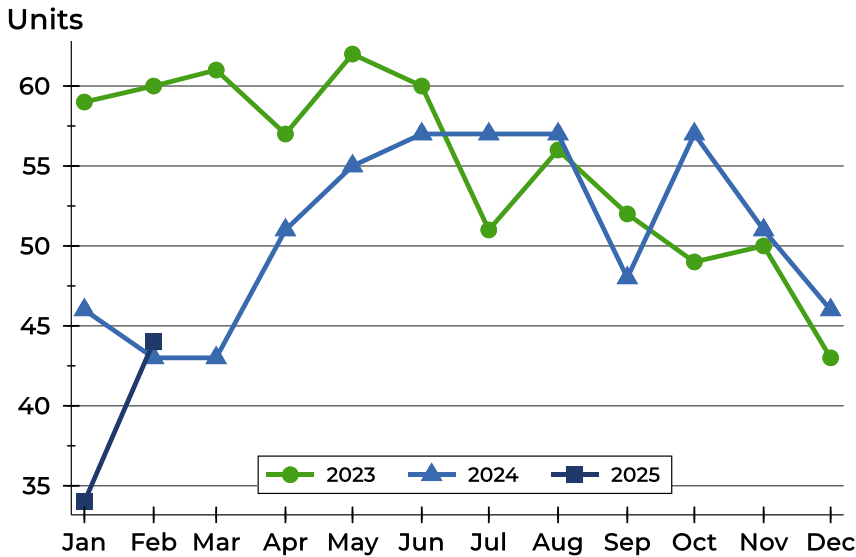
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 59 | 46 | 34 |
| February | 60 | 43 | 44 |
| March | 61 | 43 | |
| April | 57 | 51 | |
| May | 62 | 55 | |
| June | 60 | 57 | |
| July | 51 | 57 | |
| August | 56 | 57 | |
| September | 52 | 48 | |
| October | 49 | 57 | |
| November | 50 | 51 | |
| December | 43 | 46 | |

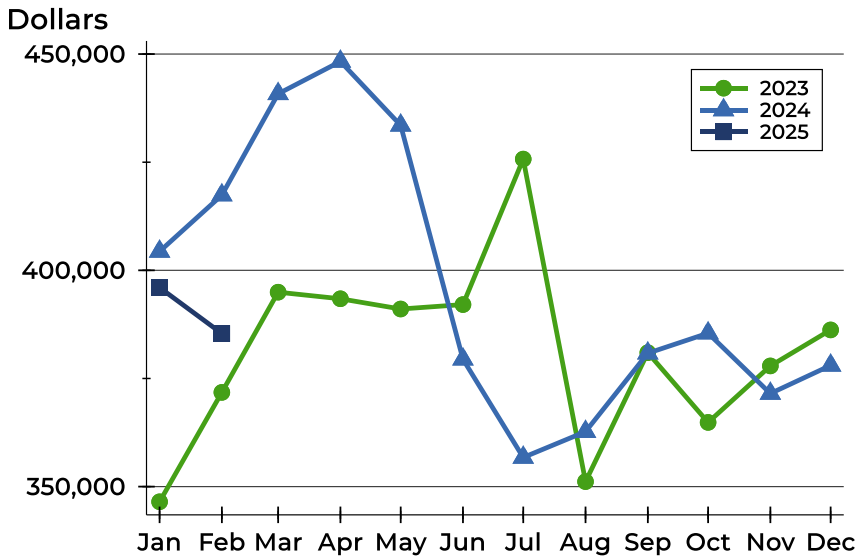
Active Listings by Price Range

| 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 | 2.3% | N/A | 87,000 | 87,000 | 6 | 6 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 1 | 2.3% | N/A | 105,000 | 105,000 | 94 | 94 | 87.5% | 87.5% |
| \$125,000-\$149,999 | 2 | 4.5% | N/A | 127,375 | 127,375 | 46 | 46 | 96.5% | 96.5% |
| \$150,000-\$174,999 | 2 | 4.5% | N/A | 168,900 | 168,900 | 83 | 83 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 2.3% | N/A | 195,000 | 195,000 | 88 | 88 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 1 | 2.3% | 0.4 | 242,500 | 242,500 | 35 | 35 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 10 | 22.7% | N/A | 281,960 | 284,950 | 48 | 33 | 98.5% | 100.0% |
| \$300,000-\$399,999 | 14 | 31.8% | 1.7 | 326,979 | 322,500 | 91 | 88 | 98.6% | 100.0% |
| \$400,000-\$499,999 | 3 | 6.8% | 0.8 | 419,667 | 425,000 | 50 | 25 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 6 | 13.6% | N/A | 658,983 | 627,500 | 43 | 42 | 99.8% | 100.0% |
| \$750,000-\$999,999 | 2 | 4.5% | N/A | 862,500 | 862,500 | 221 | 221 | 88.6% | 88.6% |
| \$1,000,000 and up | 1 | 2.3% | N/A | 1,400,000 | 1,400,000 | 141 | 141 | 100.0% | 100.0% |



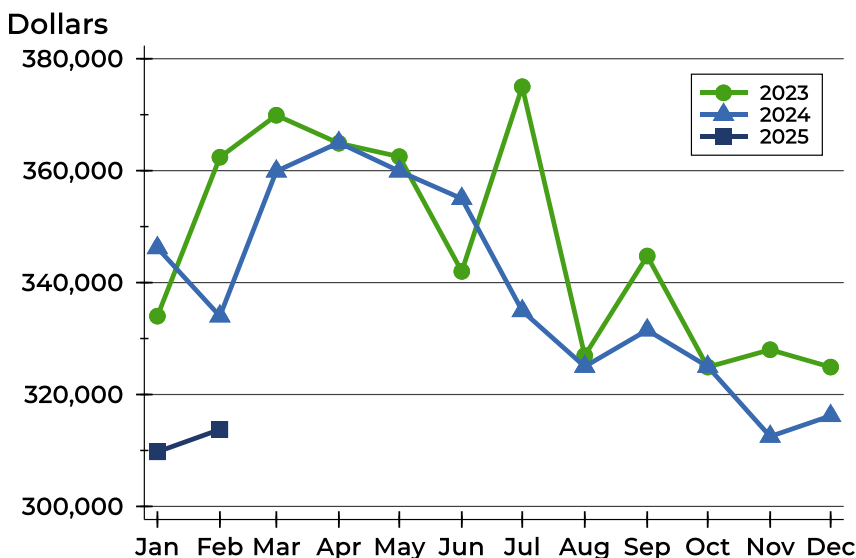
Pottawatomie County Active Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 346,498 | 404,365 | 396,028 |
| February | 371,789 | 417,395 | 385,392 |
| March | 394,956 | 440,809 | |
| April | 393,429 | 448,288 | |
| May | 391,065 | 433,521 | |
| June | 392,093 | 379,446 | |
| July | 425,723 | 356,743 | |
| August | 351,161 | 362,711 | |
| September | 380,967 | 380,836 | |
| October | 364,845 | 385,474 | |
| November | 377,906 | 371,523 | |
| December | 386,226 | 378,028 | |

Median Price

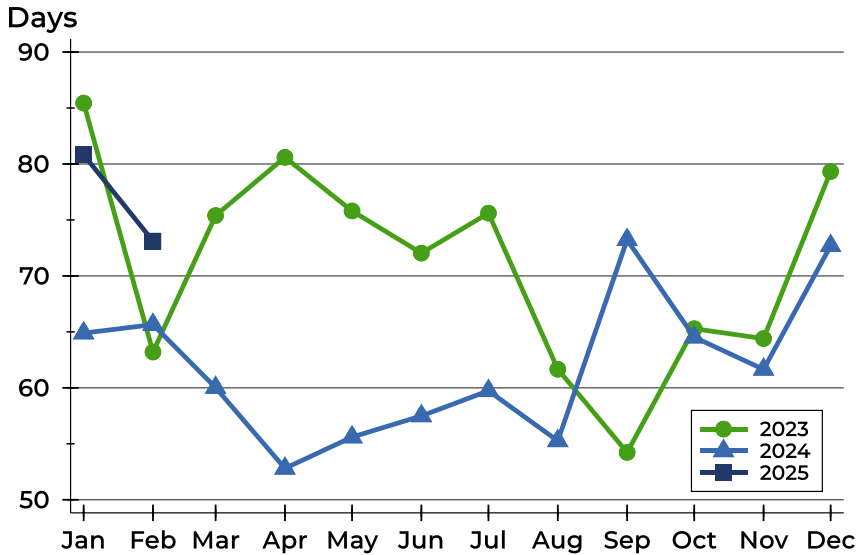


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 334,000 | 346,200 | 309,750 |
| February | 362,400 | 334,000 | 313,750 |
| March | 369,900 | 359,900 | |
| April | 364,900 | 365,000 | |
| May | 362,500 | 359,900 | |
| June | 342,000 | 355,000 | |
| July | 375,000 | 334,950 | |
| August | 326,950 | 325,000 | |
| September | 344,750 | 331,500 | |
| October | 324,900 | 325,000 | |
| November | 328,000 | 312,500 | |
| December | 324,900 | 316,200 | |



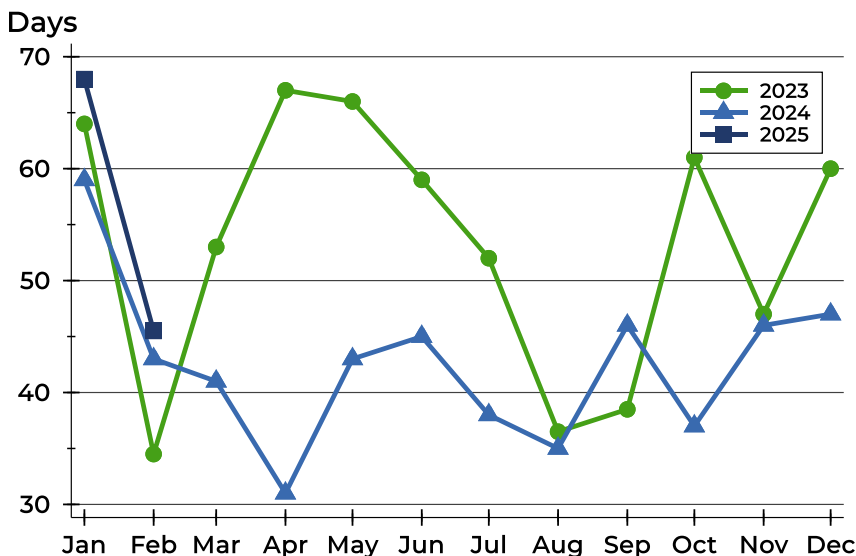
Pottawatomie County Active Listings Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 85 | 65 | 81 |
| February | 63 | 66 | 73 |
| March | 75 | 60 | |
| April | 81 | 53 | |
| May | 76 | 56 | |
| June | 72 | 57 | |
| July | 76 | 60 | |
| August | 62 | 55 | |
| September | 54 | 73 | |
| October | 65 | 65 | |
| November | 64 | 62 | |
| December | 79 | 73 | |

Median DOM

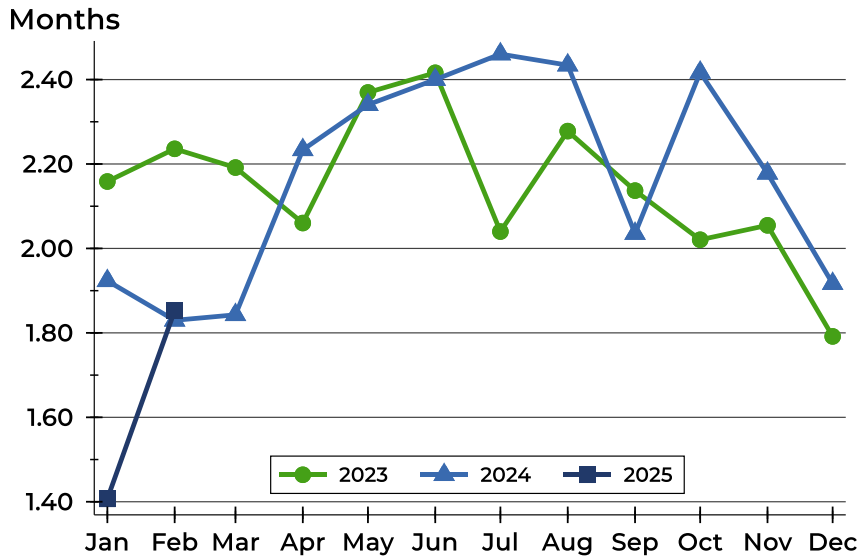


| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 64 | 59 | 68 |
| February | 35 | 43 | 46 |
| March | 53 | 41 | |
| April | 67 | 31 | |
| May | 66 | 43 | |
| June | 59 | 45 | |
| July | 52 | 38 | |
| August | 37 | 35 | |
| September | 39 | 46 | |
| October | 61 | 37 | |
| November | 47 | 46 | |
| December | 60 | 47 | |



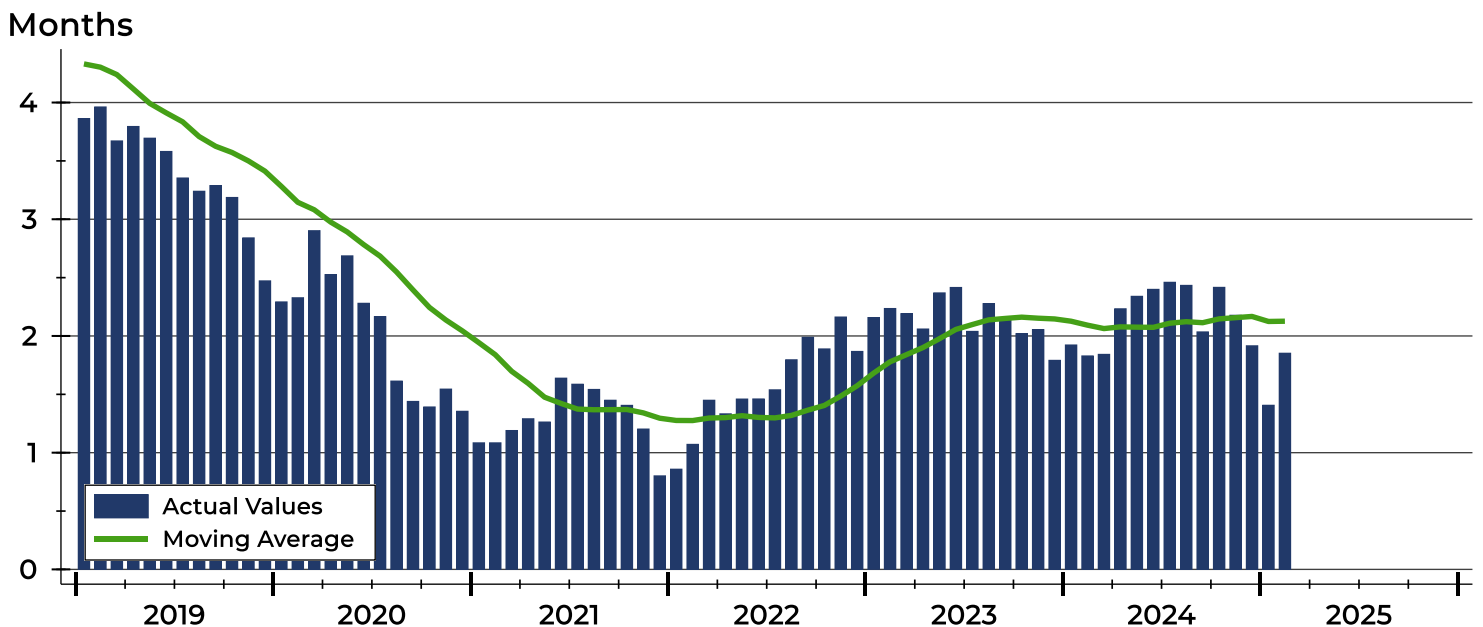
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 2.2 | 1.9 | 1.4 |
| February | 2.2 | 1.8 | 1.9 |
| March | 2.2 | 1.8 | |
| April | 2.1 | 2.2 | |
| May | 2.4 | 2.3 | |
| June | 2.4 | 2.4 | |
| July | 2.0 | 2.5 | |
| August | 2.3 | 2.4 | |
| September | 2.1 | 2.0 | |
| October | 2.0 | 2.4 | |
| November | 2.1 | 2.2 | |
| December | 1.8 | 1.9 | |

History of Month's Supply





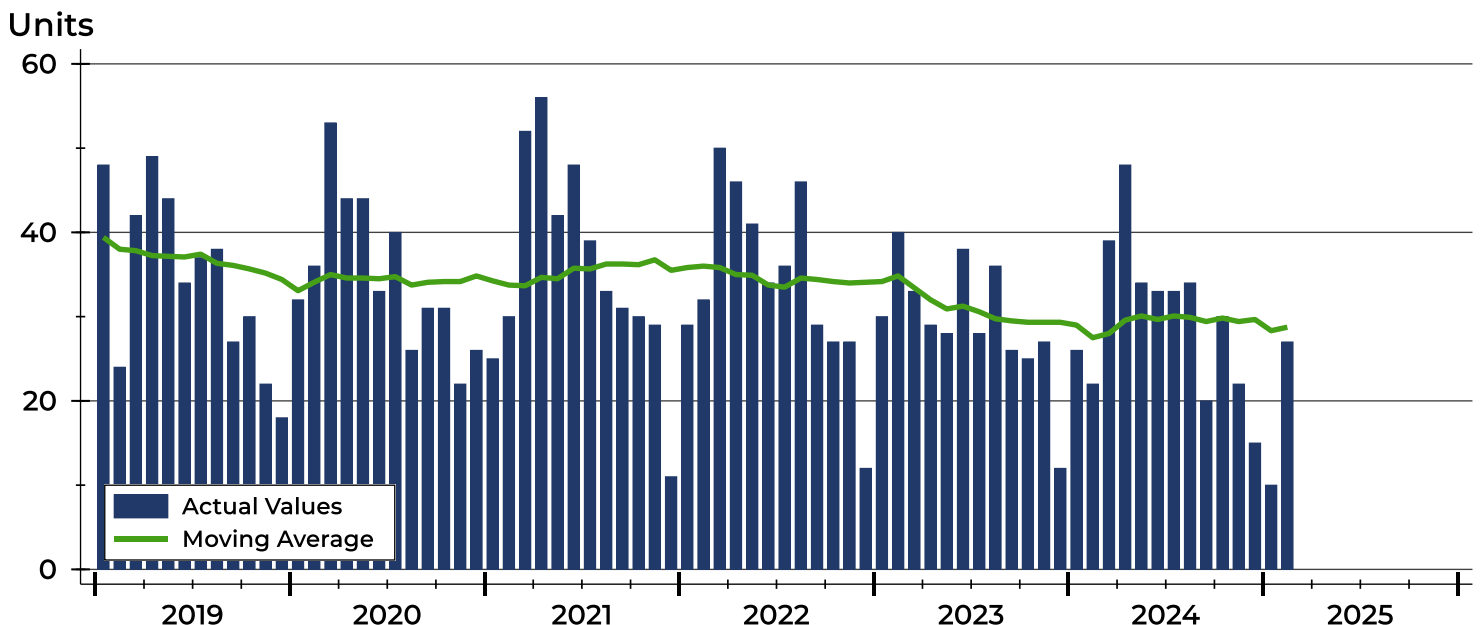
Pottawatomie County New Listings Analysis

| Summary Statistics for New Listings | | 2025 | February 2024 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 27 | 22 | 22.7% |
| | Volume (1,000s) | 9,526 | 7,792 | 22.3% |
| | Average List Price | 352,828 | 354,200 | -0.4% |
| | Median List Price | 339,900 | 290,000 | 17.2% |
| Year-to-Date | New Listings | 37 | 48 | -22.9% |
| | Volume (1,000s) | 13,411 | 17,457 | -23.2% |
| | Average List Price | 362,458 | 363,692 | -0.3% |
| | Median List Price | 329,900 | 326,000 | 1.2% |

A total of 27 new listings were added in Pottawatomie County during February, up 22.7% from the same month in 2024. Year-to-date Pottawatomie County has seen 37 new listings.

The median list price of these homes was \$339,900 up from \$290,000 in 2024.

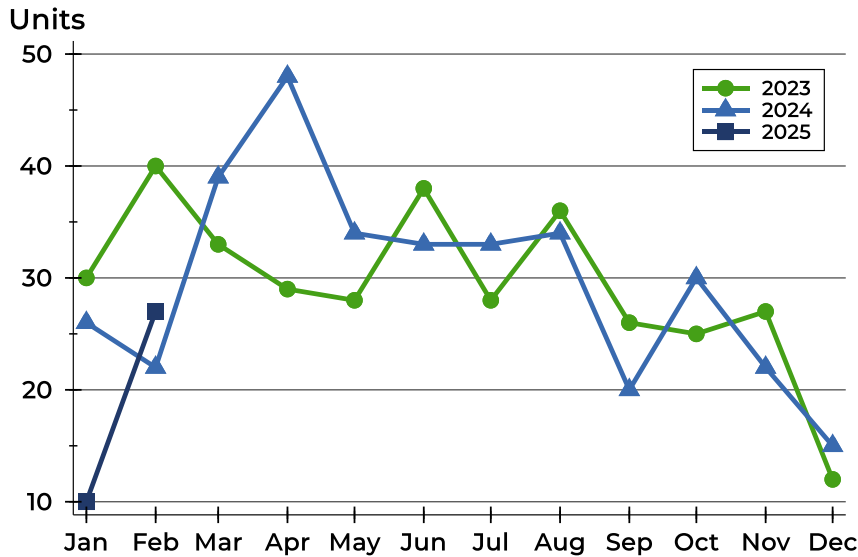
History of New Listings





Pottawatomie County New Listings Analysis

New Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 30 | 26 | 10 |
| February | 40 | 22 | 27 |
| March | 33 | 39 | |
| April | 29 | 48 | |
| May | 28 | 34 | |
| June | 38 | 33 | |
| July | 28 | 33 | |
| August | 36 | 34 | |
| September | 26 | 20 | |
| October | 25 | 30 | |
| November | 27 | 22 | |
| December | 12 | 15 | |

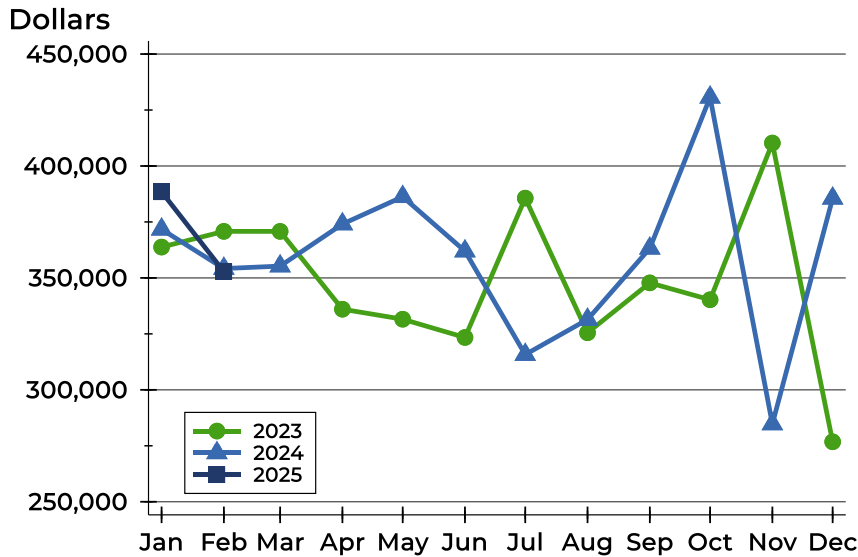
New Listings by Price Range

| 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 | 3.7% | 87,000 | 87,000 | 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 | 1 | 3.7% | 145,000 | 145,000 | 1 | 1 | 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 | 3 | 11.1% | 230,667 | 227,000 | 2 | 2 | 98.5% | 100.0% |
| \$250,000-\$299,999 | 5 | 18.5% | 282,980 | 290,000 | 11 | 12 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 10 | 37.0% | 347,870 | 357,000 | 18 | 18 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 4 | 14.8% | 418,450 | 417,450 | 14 | 12 | 99.4% | 100.0% |
| \$500,000-\$749,999 | 3 | 11.1% | 678,317 | 679,950 | 16 | 13 | 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 |



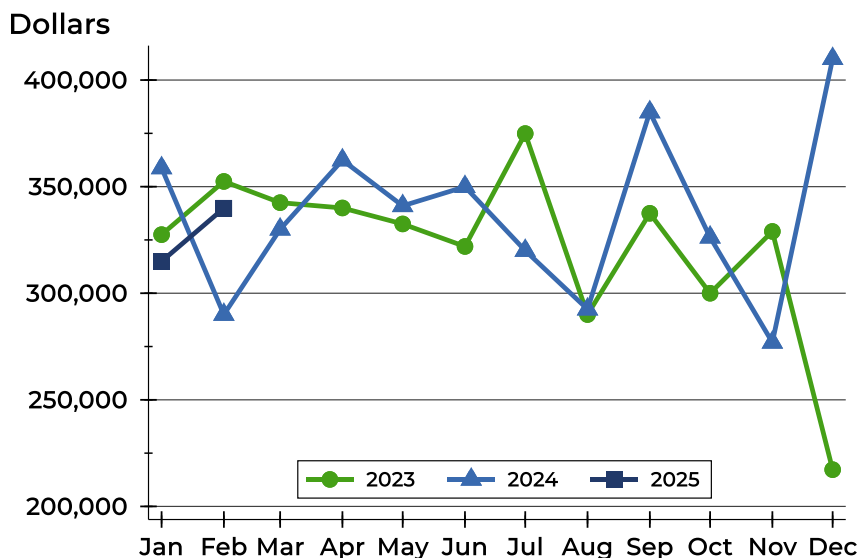
Pottawatomie County New Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 363,783 | 371,723 | 388,460 |
| February | 370,801 | 354,200 | 352,828 |
| March | 370,785 | 355,285 | |
| April | 336,028 | 374,065 | |
| May | 331,554 | 386,257 | |
| June | 323,391 | 361,974 | |
| July | 385,643 | 315,752 | |
| August | 325,497 | 331,443 | |
| September | 347,785 | 363,213 | |
| October | 340,256 | 430,667 | |
| November | 410,263 | 284,740 | |
| December | 276,792 | 385,560 | |

Median Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 327,500 | 358,750 | 314,950 |
| February | 352,450 | 290,000 | 339,900 |
| March | 342,500 | 330,000 | |
| April | 340,000 | 362,450 | |
| May | 332,500 | 341,000 | |
| June | 321,950 | 349,950 | |
| July | 374,900 | 320,000 | |
| August | 290,000 | 292,500 | |
| September | 337,500 | 385,000 | |
| October | 300,000 | 326,250 | |
| November | 329,000 | 276,950 | |
| December | 217,250 | 410,000 | |



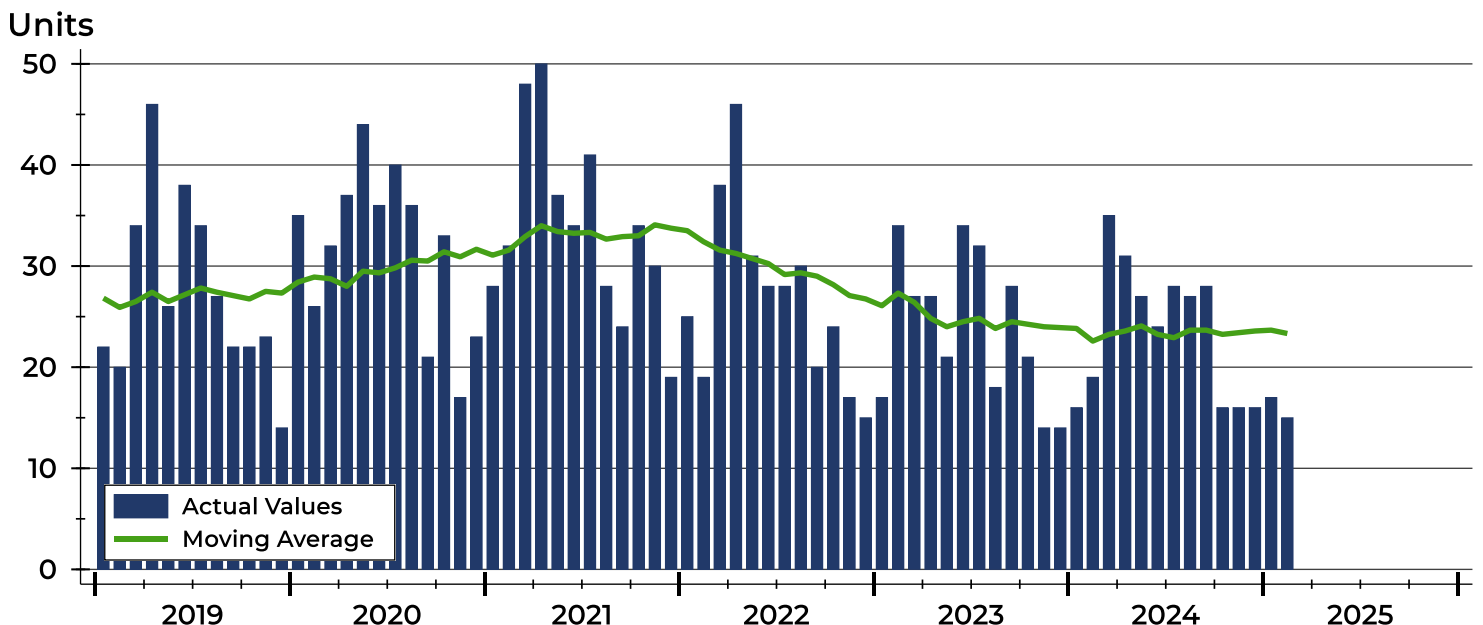
Pottawatomie County Contracts Written Analysis

| Summary Statistics for Contracts Written | | 2025 | February 2024 | Change | 2025 | Year-to-Date 2024 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written | | 15 | 19 | -21.1% | 32 | 35 | -8.6% |
| Volume (1,000s) | | 4,925 | 6,839 | -28.0% | 11,434 | 11,524 | -0.8% |
| Average | Sale Price | 328,340 | 359,942 | -8.8% | 357,303 | 329,243 | 8.5% |
| | Days on Market | 28 | 58 | -51.7% | 37 | 62 | -40.3% |
| | Percent of Original | 99.7% | 97.3% | 2.5% | 99.4% | 98.0% | 1.4% |
| Median | Sale Price | 290,000 | 315,000 | -7.9% | 344,950 | 315,000 | 9.5% |
| | Days on Market | 6 | 35 | -82.9% | 22 | 35 | -37.1% |
| | Percent of Original | 100.0% | 98.0% | 2.0% | 100.0% | 98.7% | 1.3% |

A total of 15 contracts for sale were written in Pottawatomie County during the month of February, down from 19 in 2024. The median list price of these homes was \$290,000, down from \$315,000 the prior year.

Half of the homes that went under contract in February were on the market less than 6 days, compared to 35 days in February 2024.

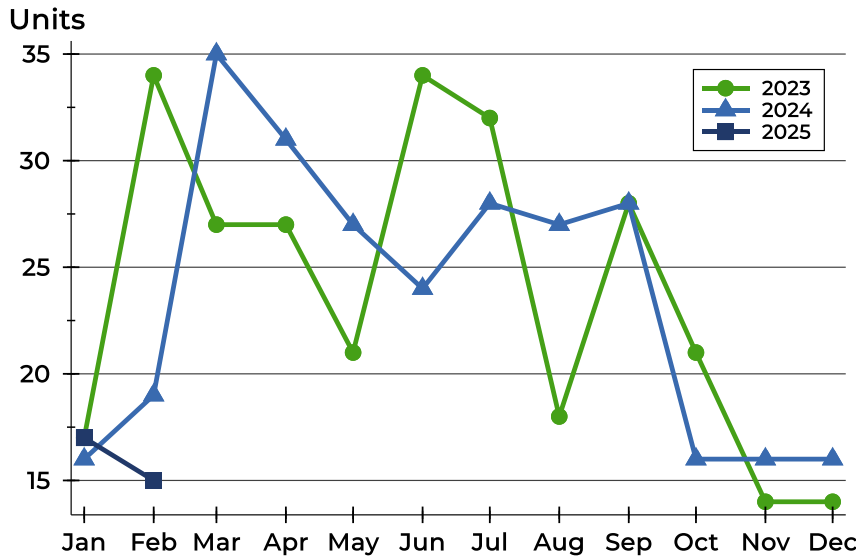
History of Contracts Written





Pottawatomie County Contracts Written Analysis

Contracts Written by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 17 | 16 | 17 |
| February | 34 | 19 | 15 |
| March | 27 | 35 | |
| April | 27 | 31 | |
| May | 21 | 27 | |
| June | 34 | 24 | |
| July | 32 | 28 | |
| August | 18 | 27 | |
| September | 28 | 28 | |
| October | 21 | 16 | |
| November | 14 | 16 | |
| December | 14 | 16 | |

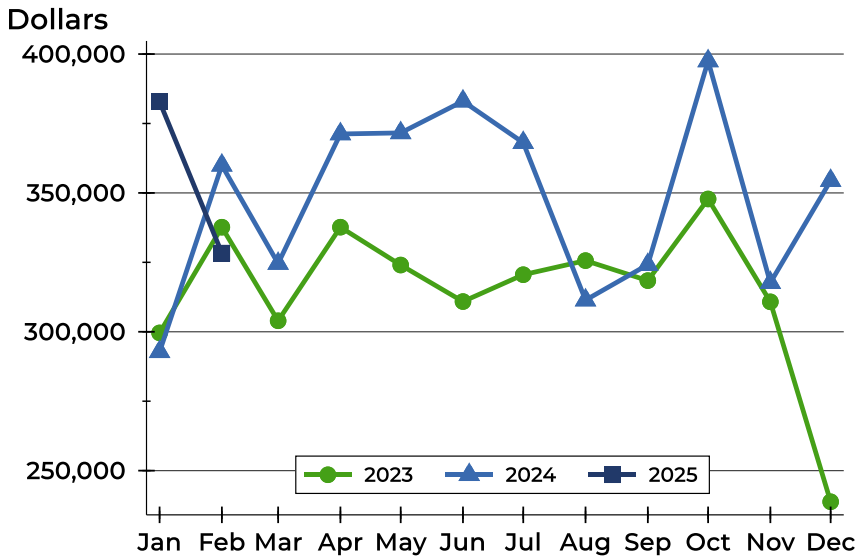
Contracts Written by Price Range

| 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 | 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 | 6.7% | 145,000 | 145,000 | 1 | 1 | 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 | 5 | 33.3% | 233,080 | 227,000 | 34 | 3 | 99.1% | 100.0% |
| \$250,000-\$299,999 | 2 | 13.3% | 287,450 | 287,450 | 10 | 10 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 3 | 20.0% | 373,333 | 375,000 | 14 | 17 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 3 | 20.0% | 428,267 | 429,900 | 21 | 5 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 1 | 6.7% | 635,000 | 635,000 | 126 | 126 | 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 |



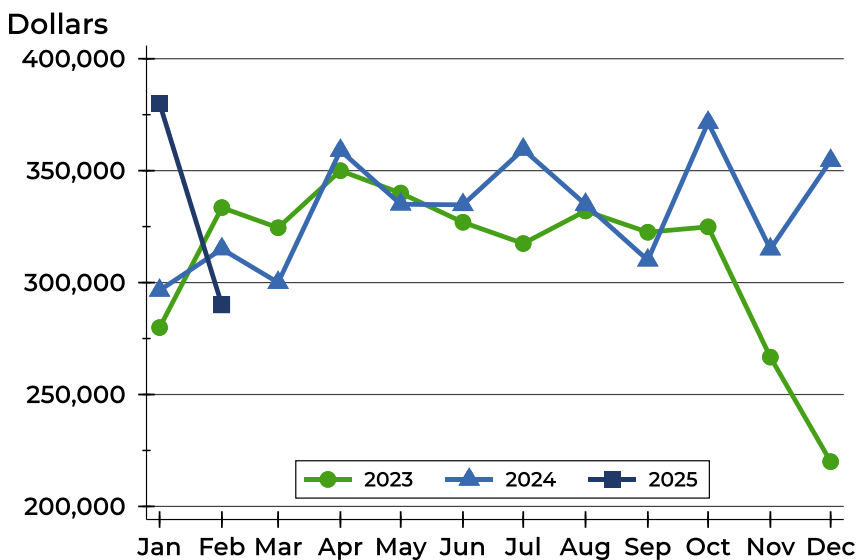
Pottawatomie County Contracts Written Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 299,594 | 292,788 | 382,859 |
| February | 337,656 | 359,942 | 328,340 |
| March | 303,959 | 324,583 | |
| April | 337,663 | 371,223 | |
| May | 324,033 | 371,615 | |
| June | 310,883 | 383,033 | |
| July | 320,544 | 368,096 | |
| August | 325,628 | 311,400 | |
| September | 318,421 | 324,163 | |
| October | 347,819 | 397,509 | |
| November | 310,786 | 317,669 | |
| December | 238,786 | 354,426 | |

Median Price

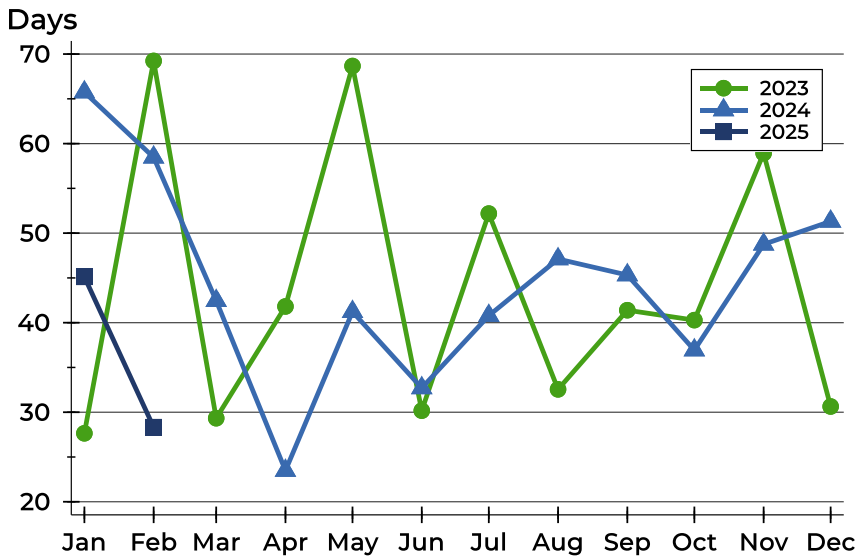


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 279,900 | 296,500 | 380,000 |
| February | 333,500 | 315,000 | 290,000 |
| March | 324,500 | 300,000 | |
| April | 350,000 | 359,000 | |
| May | 340,000 | 335,000 | |
| June | 326,950 | 334,750 | |
| July | 317,450 | 359,500 | |
| August | 332,000 | 334,900 | |
| September | 322,500 | 310,000 | |
| October | 324,900 | 371,500 | |
| November | 266,703 | 314,950 | |
| December | 220,000 | 354,500 | |



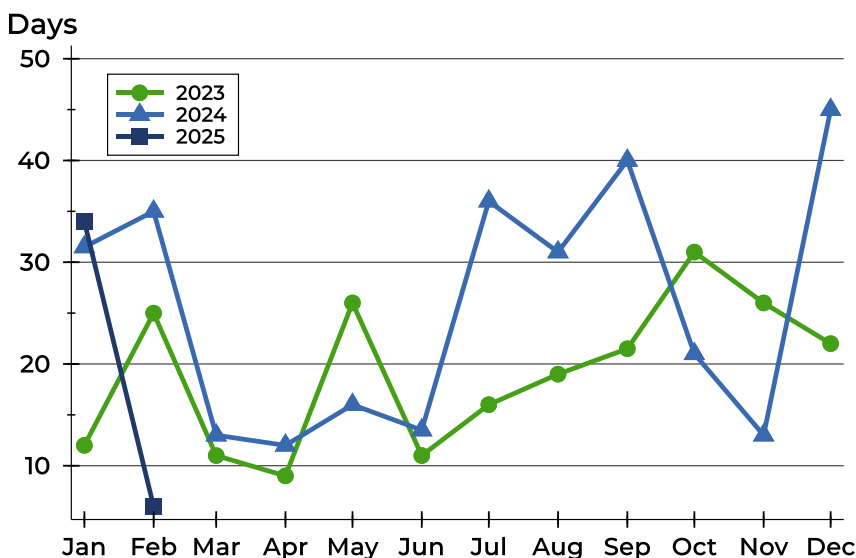
Pottawatomie County Contracts Written Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 28 | 66 | 45 |
| February | 69 | 58 | 28 |
| March | 29 | 42 | |
| April | 42 | 23 | |
| May | 69 | 41 | |
| June | 30 | 33 | |
| July | 52 | 41 | |
| August | 33 | 47 | |
| September | 41 | 45 | |
| October | 40 | 37 | |
| November | 59 | 49 | |
| December | 31 | 51 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 12 | 32 | 34 |
| February | 25 | 35 | 6 |
| March | 11 | 13 | |
| April | 9 | 12 | |
| May | 26 | 16 | |
| June | 11 | 14 | |
| July | 16 | 36 | |
| August | 19 | 31 | |
| September | 22 | 40 | |
| October | 31 | 21 | |
| November | 26 | 13 | |
| December | 22 | 45 | |



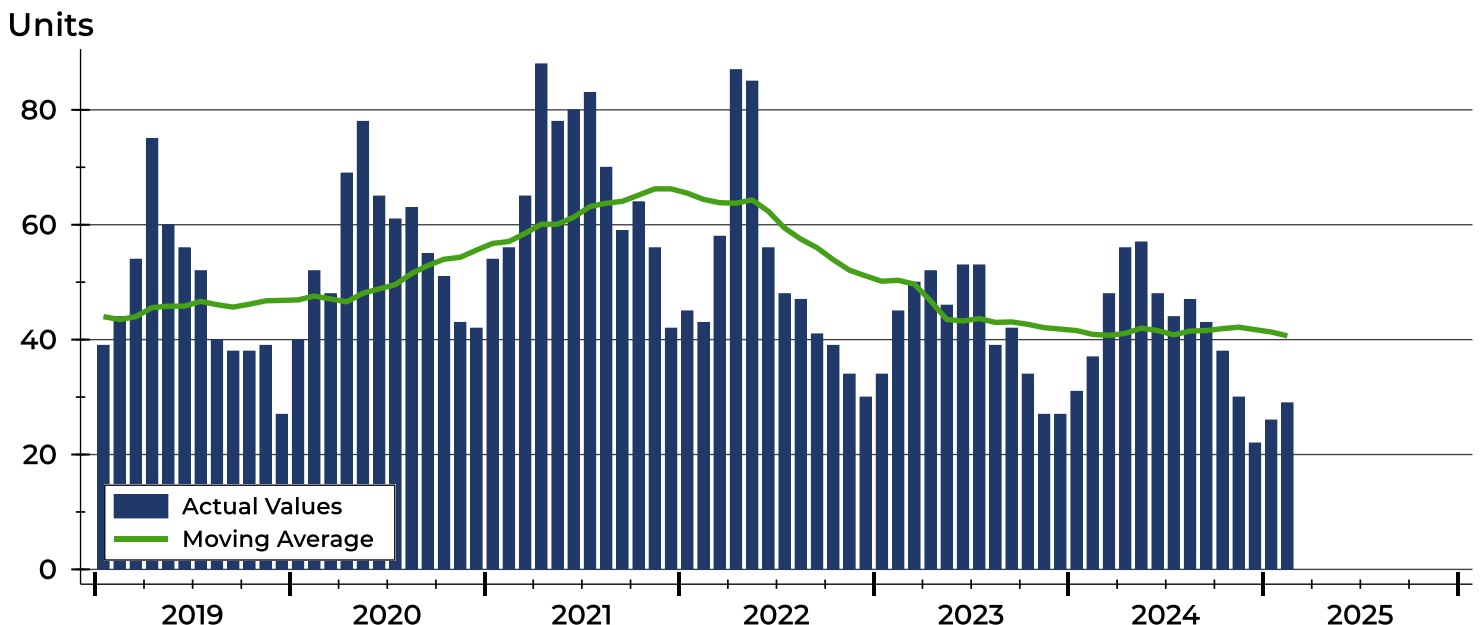
Pottawatomie County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of February | | |
|--|---------------------|-----------------|---------|--------|
| | | 2025 | 2024 | Change |
| Pending Contracts | | 29 | 37 | -21.6% |
| Volume (1,000s) | | 9,915 | 12,428 | -20.2% |
| Average | List Price | 341,903 | 335,886 | 1.8% |
| | Days on Market | 34 | 54 | -37.0% |
| | Percent of Original | 100.9% | 99.9% | 1.0% |
| Median | List Price | 319,000 | 305,000 | 4.6% |
| | Days on Market | 25 | 34 | -26.5% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 29 listings in Pottawatomie County had contracts pending at the end of February, down from 37 contracts pending at the end of February 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.

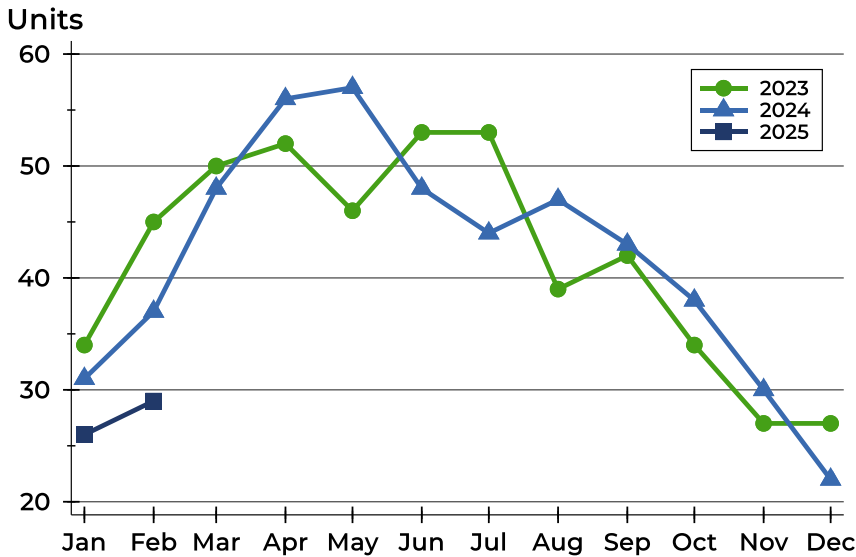
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 34 | 31 | 26 |
| February | 45 | 37 | 29 |
| March | 50 | 48 | |
| April | 52 | 56 | |
| May | 46 | 57 | |
| June | 53 | 48 | |
| July | 53 | 44 | |
| August | 39 | 47 | |
| September | 42 | 43 | |
| October | 34 | 38 | |
| November | 27 | 30 | |
| December | 27 | 22 | |

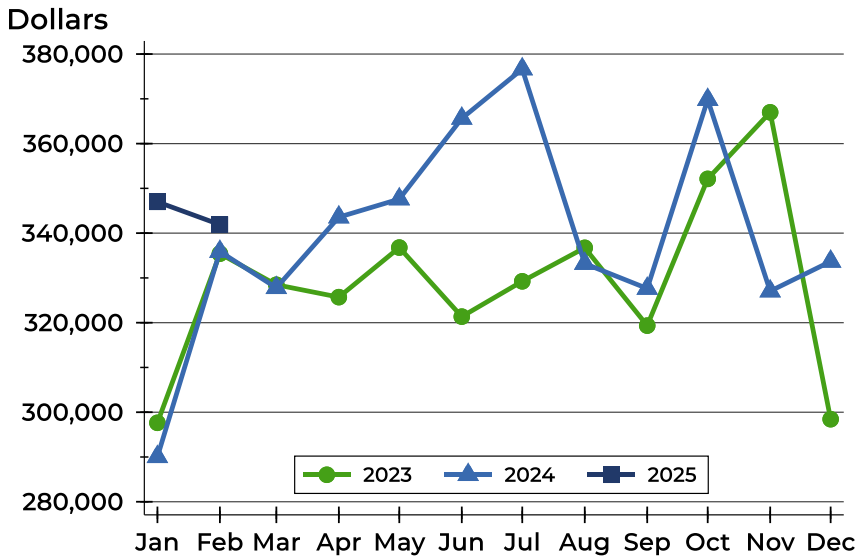
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 3.4% | 145,000 | 145,000 | 1 | 1 | 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 | 3.4% | 189,000 | 189,000 | 90 | 90 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 7 | 24.1% | 236,814 | 239,900 | 36 | 31 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 5 | 17.2% | 282,980 | 285,000 | 34 | 25 | 106.0% | 100.0% |
| \$300,000-\$399,999 | 5 | 17.2% | 353,780 | 360,000 | 21 | 17 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 8 | 27.6% | 421,213 | 417,450 | 23 | 24 | 99.6% | 100.0% |
| \$500,000-\$749,999 | 2 | 6.9% | 685,000 | 685,000 | 92 | 92 | 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 |



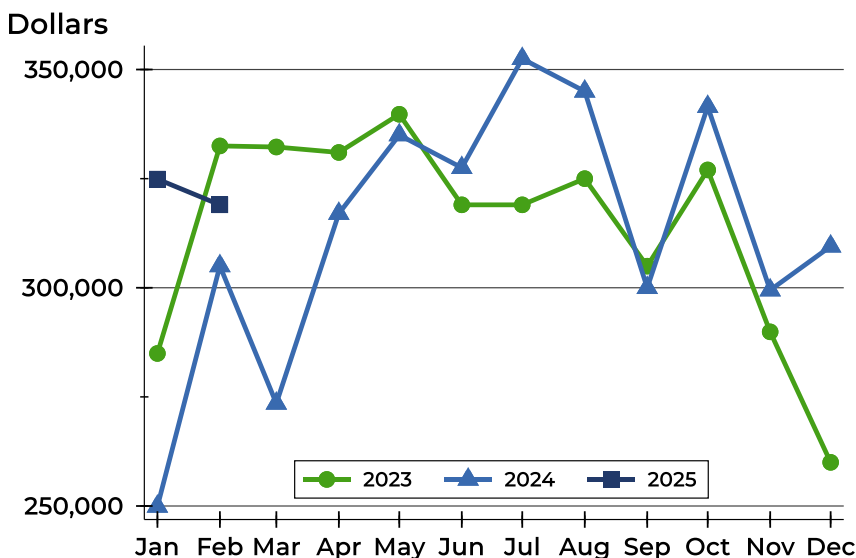
Pottawatomie County Pending Contracts Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|------------------|---------|---------|----------------|
| January | 297,634 | 290,045 | 346,994 |
| February | 335,418 | 335,886 | 341,903 |
| March | 328,472 | 327,794 | |
| April | 325,708 | 343,570 | |
| May | 336,778 | 347,611 | |
| June | 321,353 | 365,630 | |
| July | 329,236 | 376,651 | |
| August | 336,728 | 333,200 | |
| September | 319,350 | 327,636 | |
| October | 352,121 | 369,818 | |
| November | 366,993 | 327,047 | |
| December | 298,444 | 333,680 | |

Median Price

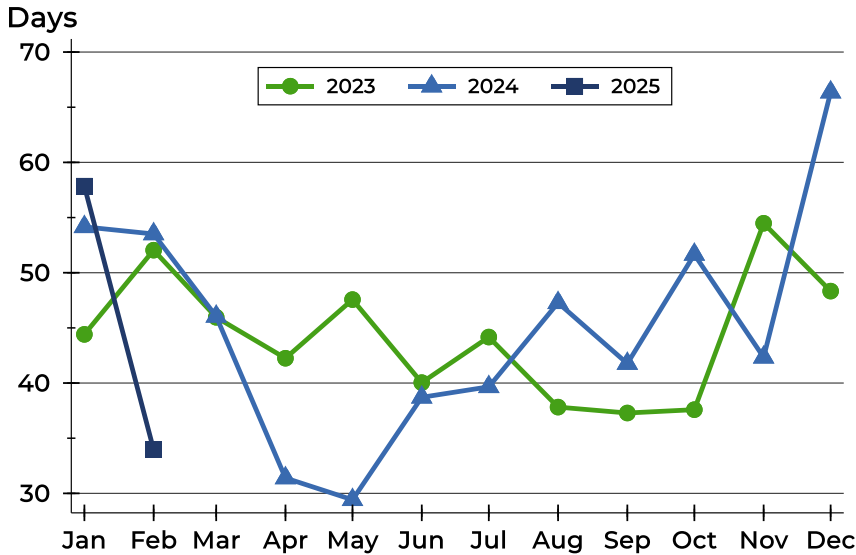


| Month | 2023 | 2024 | 2025 |
|------------------|---------|---------|----------------|
| January | 284,950 | 249,900 | 324,900 |
| February | 332,500 | 305,000 | 319,000 |
| March | 332,250 | 273,500 | |
| April | 331,000 | 317,000 | |
| May | 339,750 | 335,000 | |
| June | 319,000 | 327,500 | |
| July | 319,000 | 352,475 | |
| August | 325,000 | 345,000 | |
| September | 304,950 | 300,000 | |
| October | 327,000 | 341,500 | |
| November | 289,900 | 299,450 | |
| December | 260,000 | 309,500 | |



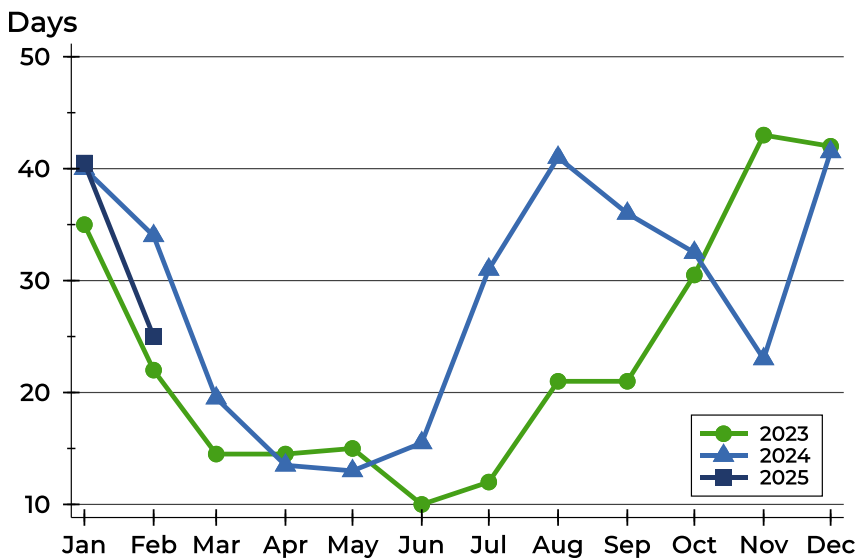
Pottawatomie County Pending Contracts Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 44 | 54 | 58 |
| February | 52 | 54 | 34 |
| March | 46 | 46 | |
| April | 42 | 31 | |
| May | 48 | 29 | |
| June | 40 | 39 | |
| July | 44 | 40 | |
| August | 38 | 47 | |
| September | 37 | 42 | |
| October | 38 | 52 | |
| November | 54 | 42 | |
| December | 48 | 66 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 35 | 40 | 41 |
| February | 22 | 34 | 25 |
| March | 15 | 20 | |
| April | 15 | 14 | |
| May | 15 | 13 | |
| June | 10 | 16 | |
| July | 12 | 31 | |
| August | 21 | 41 | |
| September | 21 | 36 | |
| October | 31 | 33 | |
| November | 43 | 23 | |
| December | 42 | 42 | |