



# Riley County Housing Report



## Market Overview

### Riley County Home Sales Fell in January

Total home sales in Riley County fell last month to 39 units, compared to 48 units in January 2024. Total sales volume was \$13.1 million, up from a year earlier.

The median sale price in January was \$300,000, up from \$230,500 a year earlier. Homes that sold in January were typically on the market for 10 days and sold for 98.6% of their list prices.

### Riley County Active Listings Up at End of January

The total number of active listings in Riley County at the end of January was 137 units, up from 127 at the same point in 2024. 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 January was \$282,900.

During January, a total of 53 contracts were written down from 55 in January 2024. At the end of the month, there were 75 contracts still pending.

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## Riley County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>39</b>	<b>48</b>	<b>30</b>	<b>39</b>	<b>48</b>	<b>30</b>
Change from prior year		-18.8%	60.0%	-50.8%	-18.8%	60.0%	-50.8%
<b>Active Listings</b>		<b>137</b>	<b>127</b>	<b>120</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		7.9%	5.8%	23.7%			
<b>Months' Supply</b>		<b>2.0</b>	<b>1.9</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.3%	26.7%	50.0%			
<b>New Listings</b>		<b>67</b>	<b>58</b>	<b>49</b>	<b>67</b>	<b>58</b>	<b>49</b>
Change from prior year		15.5%	18.4%	-37.2%	15.5%	18.4%	-37.2%
<b>Contracts Written</b>		<b>53</b>	<b>55</b>	<b>47</b>	<b>53</b>	<b>55</b>	<b>47</b>
Change from prior year		-3.6%	17.0%	-39.7%	-3.6%	17.0%	-39.7%
<b>Pending Contracts</b>		<b>75</b>	<b>85</b>	<b>70</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-11.8%	21.4%	-43.5%			
<b>Sales Volume (1,000s)</b>		<b>13,129</b>	<b>12,236</b>	<b>6,702</b>	<b>13,129</b>	<b>12,236</b>	<b>6,702</b>
Change from prior year		7.3%	82.6%	-51.4%	7.3%	82.6%	-51.4%
Average	<b>Sale Price</b>	<b>336,632</b>	<b>254,923</b>	<b>223,398</b>	<b>336,632</b>	<b>254,923</b>	<b>223,398</b>
	Change from prior year	32.1%	14.1%	-1.1%	32.1%	14.1%	-1.1%
	<b>List Price of Actives</b>	<b>320,191</b>	<b>313,781</b>	<b>316,889</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	2.0%	-1.0%	7.4%			
	<b>Days on Market</b>	<b>33</b>	<b>49</b>	<b>40</b>	<b>33</b>	<b>49</b>	<b>40</b>
Change from prior year	-32.7%	22.5%	-21.6%	-32.7%	22.5%	-21.6%	
<b>Percent of List</b>	<b>97.6%</b>	<b>96.6%</b>	<b>97.0%</b>	<b>97.6%</b>	<b>96.6%</b>	<b>97.0%</b>	
Change from prior year	1.0%	-0.4%	-1.1%	1.0%	-0.4%	-1.1%	
<b>Percent of Original</b>	<b>96.5%</b>	<b>94.5%</b>	<b>95.2%</b>	<b>96.5%</b>	<b>94.5%</b>	<b>95.2%</b>	
Change from prior year	2.1%	-0.7%	0.1%	2.1%	-0.7%	0.1%	
Median	<b>Sale Price</b>	<b>300,000</b>	<b>230,500</b>	<b>207,450</b>	<b>300,000</b>	<b>230,500</b>	<b>207,450</b>
	Change from prior year	30.2%	11.1%	10.3%	30.2%	11.1%	10.3%
	<b>List Price of Actives</b>	<b>282,900</b>	<b>274,900</b>	<b>259,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	2.9%	5.9%	11.9%			
	<b>Days on Market</b>	<b>10</b>	<b>19</b>	<b>24</b>	<b>10</b>	<b>19</b>	<b>24</b>
Change from prior year	-47.4%	-20.8%	9.1%	-47.4%	-20.8%	9.1%	
<b>Percent of List</b>	<b>98.6%</b>	<b>97.8%</b>	<b>98.3%</b>	<b>98.6%</b>	<b>97.8%</b>	<b>98.3%</b>	
Change from prior year	0.8%	-0.5%	-1.4%	0.8%	-0.5%	-1.4%	
<b>Percent of Original</b>	<b>98.3%</b>	<b>97.1%</b>	<b>97.0%</b>	<b>98.3%</b>	<b>97.1%</b>	<b>97.0%</b>	
Change from prior year	1.2%	0.1%	-1.3%	1.2%	0.1%	-1.3%	

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



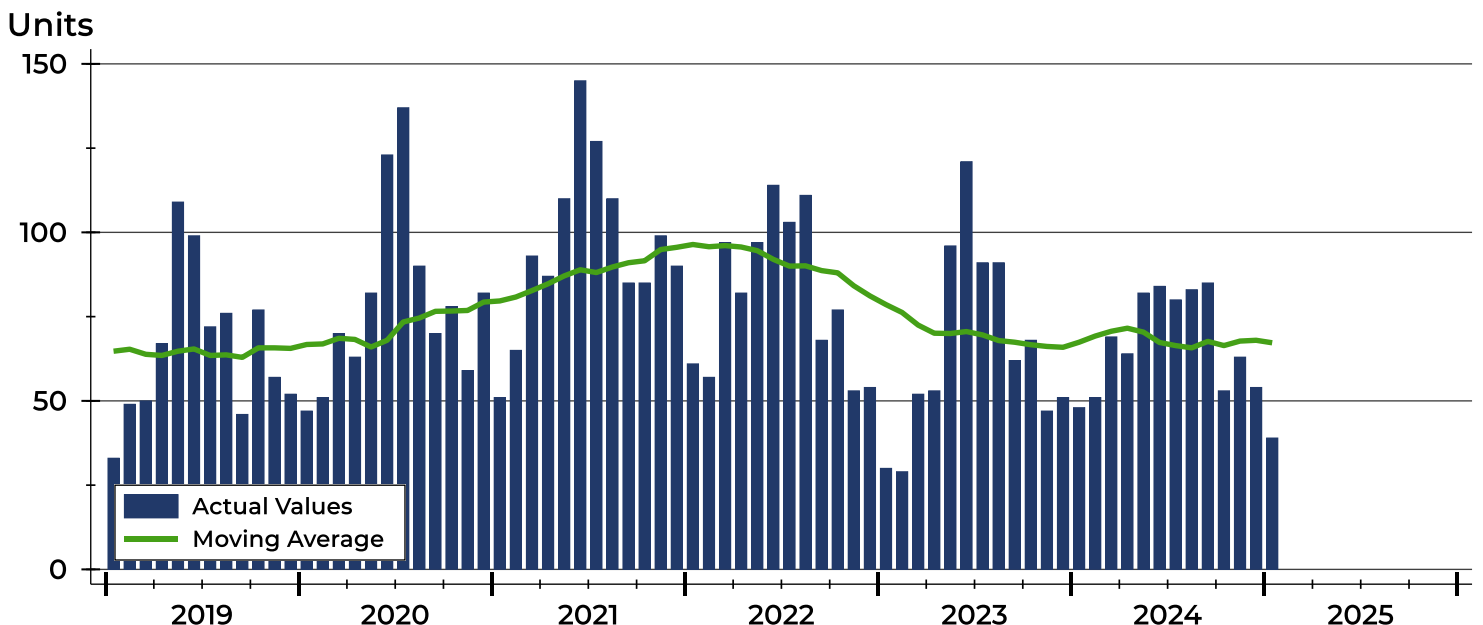
## Riley County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>39</b>	48	-18.8%	<b>39</b>	48	-18.8%
Volume (1,000s)		<b>13,129</b>	12,236	7.3%	<b>13,129</b>	12,236	7.3%
Months' Supply		<b>2.0</b>	1.9	5.3%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>336,632</b>	254,923	32.1%	<b>336,632</b>	254,923	32.1%
	Days on Market	<b>33</b>	49	-32.7%	<b>33</b>	49	-32.7%
	Percent of List	<b>97.6%</b>	96.6%	1.0%	<b>97.6%</b>	96.6%	1.0%
	Percent of Original	<b>96.5%</b>	94.5%	2.1%	<b>96.5%</b>	94.5%	2.1%
Median	Sale Price	<b>300,000</b>	230,500	30.2%	<b>300,000</b>	230,500	30.2%
	Days on Market	<b>10</b>	19	-47.4%	<b>10</b>	19	-47.4%
	Percent of List	<b>98.6%</b>	97.8%	0.8%	<b>98.6%</b>	97.8%	0.8%
	Percent of Original	<b>98.3%</b>	97.1%	1.2%	<b>98.3%</b>	97.1%	1.2%

A total of 39 homes sold in Riley County in January, down from 48 units in January 2024. Total sales volume rose to \$13.1 million compared to \$12.2 million in the previous year.

The median sales price in January was \$300,000, up 30.2% compared to the prior year. Median days on market was 10 days, down from 17 days in December, and down from 19 in January 2024.

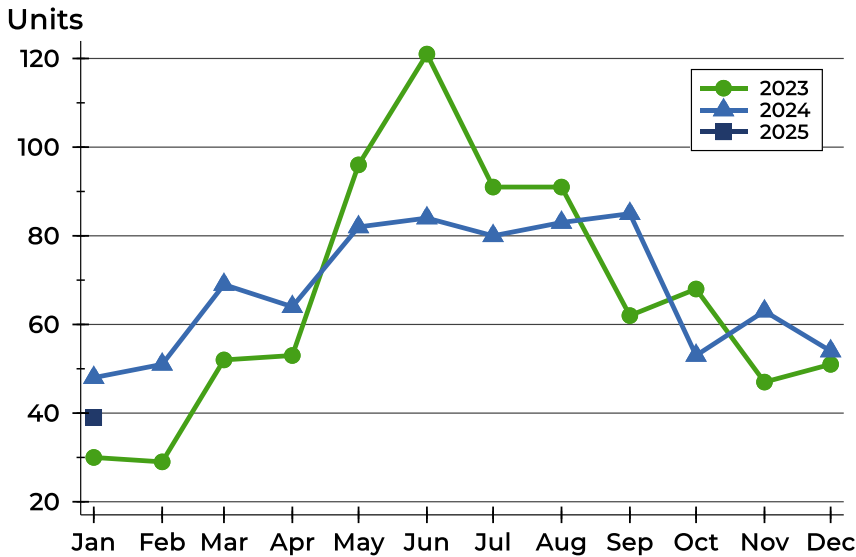
## History of Closed Listings





## Riley County Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
<b>January</b>	30	48	<b>39</b>
<b>February</b>	29	51	
<b>March</b>	52	69	
<b>April</b>	53	64	
<b>May</b>	96	82	
<b>June</b>	121	84	
<b>July</b>	91	80	
<b>August</b>	91	83	
<b>September</b>	62	85	
<b>October</b>	68	53	
<b>November</b>	47	63	
<b>December</b>	51	54	

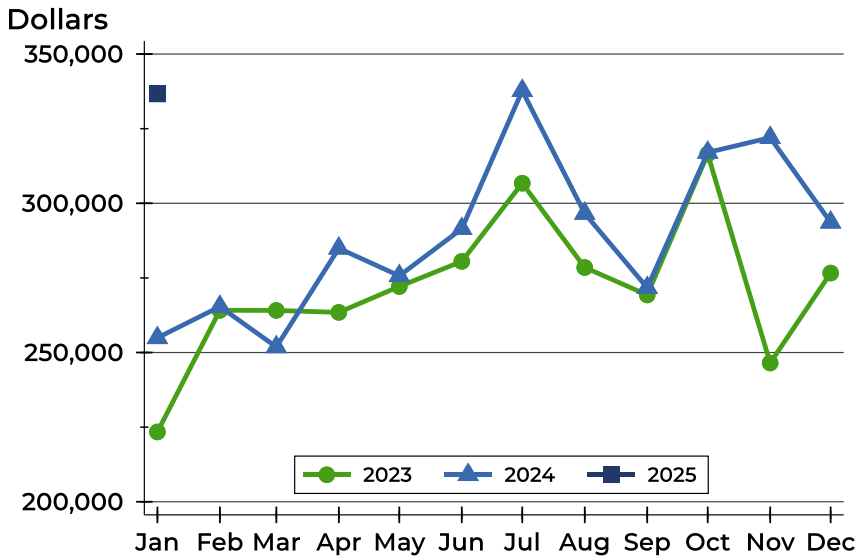
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	2.6%	2.9	120,000	120,000	1	1	92.3%	92.3%	92.3%	92.3%
\$125,000-\$149,999	1	2.6%	4.3	145,000	145,000	93	93	97.3%	97.3%	97.3%	97.3%
\$150,000-\$174,999	2	5.1%	2.0	169,950	169,950	138	138	95.9%	95.9%	90.7%	90.7%
\$175,000-\$199,999	5	12.8%	1.5	186,480	182,900	29	29	96.4%	96.3%	96.4%	96.3%
\$200,000-\$249,999	8	20.5%	1.3	226,750	226,000	36	13	99.7%	99.6%	97.7%	97.8%
\$250,000-\$299,999	2	5.1%	2.0	267,000	267,000	30	30	98.3%	98.3%	96.6%	96.6%
\$300,000-\$399,999	7	17.9%	2.9	336,286	337,000	7	7	99.3%	100.0%	99.3%	100.0%
\$400,000-\$499,999	8	20.5%	0.3	427,231	414,750	24	6	98.2%	100.0%	96.6%	100.0%
\$500,000-\$749,999	3	7.7%	3.2	585,500	620,000	37	7	95.4%	98.3%	95.4%	98.3%
\$750,000-\$999,999	2	5.1%	3.0	857,500	857,500	26	26	91.6%	91.6%	91.6%	91.6%
\$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



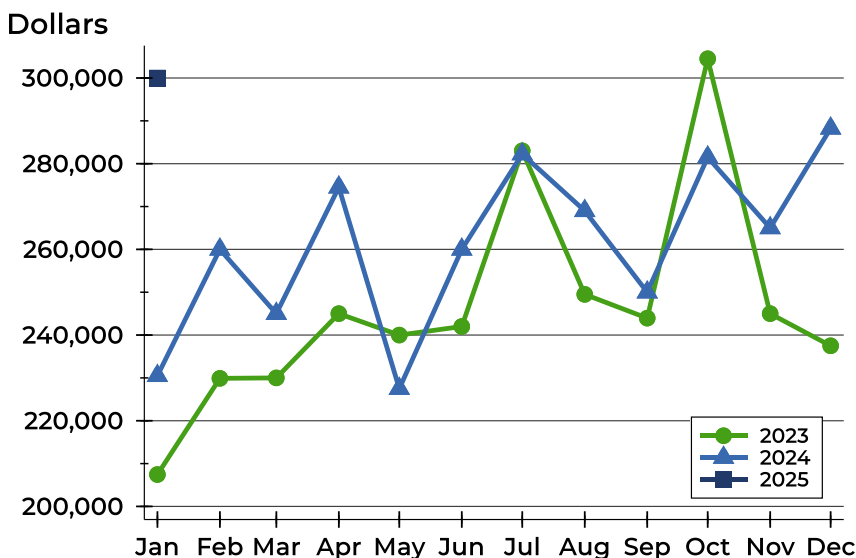
## Riley County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	223,398	254,923	<b>336,632</b>
<b>February</b>	264,153	265,385	
<b>March</b>	264,104	251,866	
<b>April</b>	263,458	284,918	
<b>May</b>	272,119	275,698	
<b>June</b>	280,542	291,474	
<b>July</b>	306,725	337,739	
<b>August</b>	278,493	296,589	
<b>September</b>	269,304	271,717	
<b>October</b>	316,505	317,039	
<b>November</b>	246,497	322,011	
<b>December</b>	276,629	293,637	

### Median Price

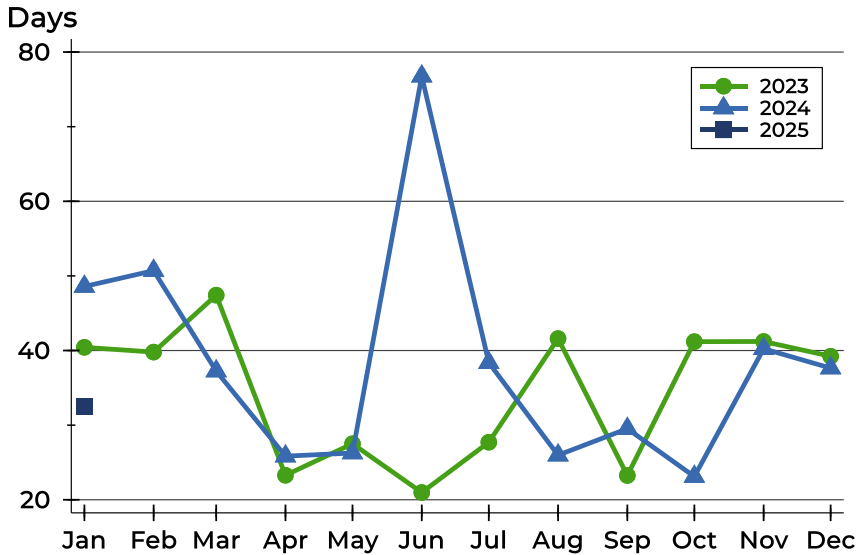


Month	2023	2024	2025
<b>January</b>	207,450	230,500	<b>300,000</b>
<b>February</b>	229,900	260,000	
<b>March</b>	230,000	245,000	
<b>April</b>	245,000	274,500	
<b>May</b>	240,000	227,500	
<b>June</b>	242,000	260,000	
<b>July</b>	283,000	282,250	
<b>August</b>	249,500	269,000	
<b>September</b>	243,950	250,000	
<b>October</b>	304,500	281,500	
<b>November</b>	245,000	265,000	
<b>December</b>	237,500	288,250	



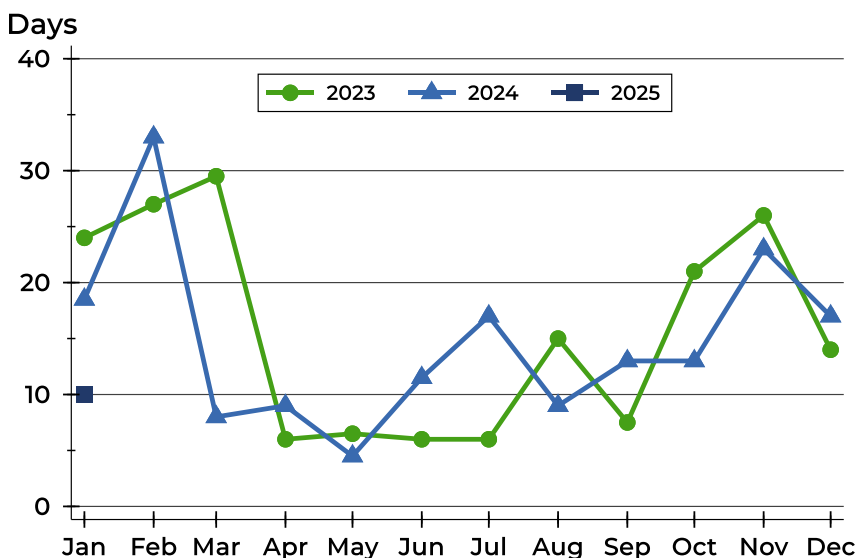
# Riley County Closed Listings Analysis

## Average DOM



Month	2023	2024	2025
January	40	49	<b>33</b>
February	40	51	
March	47	37	
April	23	26	
May	28	26	
June	21	77	
July	28	38	
August	42	26	
September	23	30	
October	41	23	
November	41	40	
December	39	38	

## Median DOM



Month	2023	2024	2025
January	24	19	<b>10</b>
February	27	33	
March	30	8	
April	6	9	
May	7	5	
June	6	12	
July	6	17	
August	15	9	
September	8	13	
October	21	13	
November	26	23	
December	14	17	



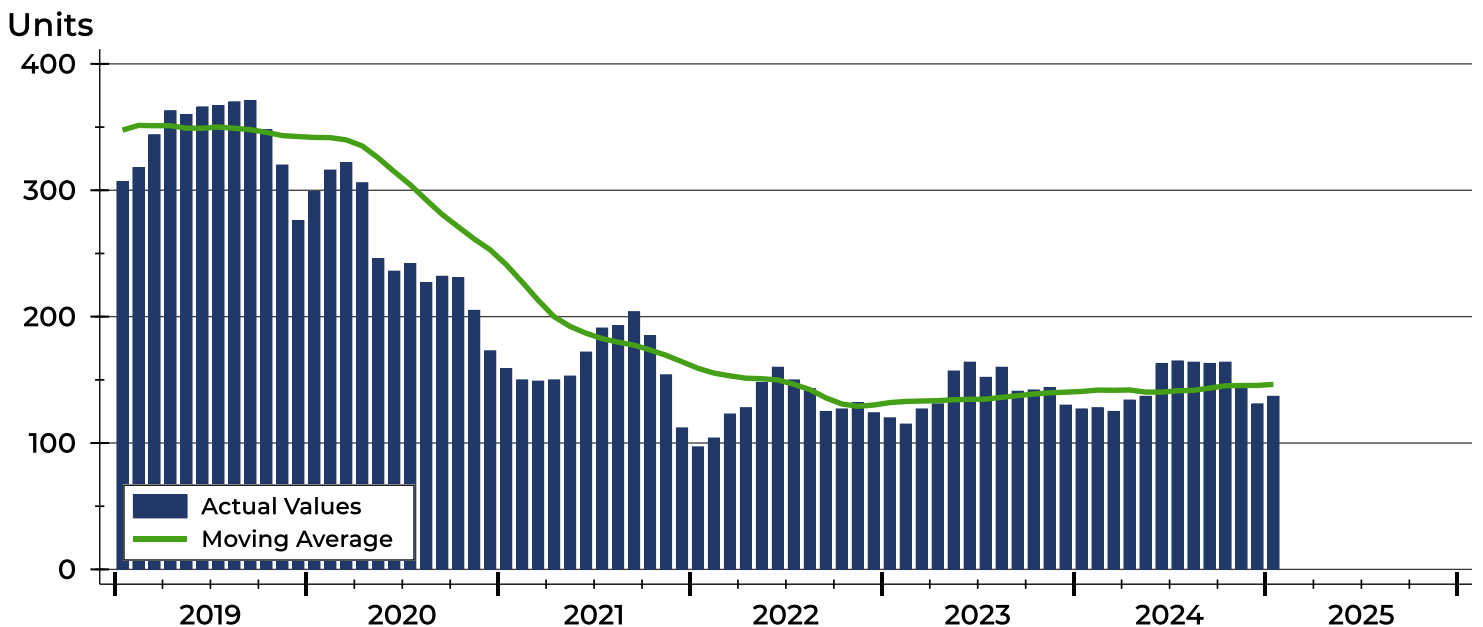
## Riley County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		<b>137</b>	127	7.9%
Volume (1,000s)		<b>43,866</b>	39,850	10.1%
Months' Supply		<b>2.0</b>	1.9	5.3%
Average	List Price	<b>320,191</b>	313,781	2.0%
	Days on Market	<b>84</b>	80	5.0%
	Percent of Original	<b>98.3%</b>	97.9%	0.4%
Median	List Price	<b>282,900</b>	274,900	2.9%
	Days on Market	<b>57</b>	52	9.6%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 137 homes were available for sale in Riley County at the end of January. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$282,900, up 2.9% from 2024. The typical time on market for active listings was 57 days, up from 52 days a year earlier.

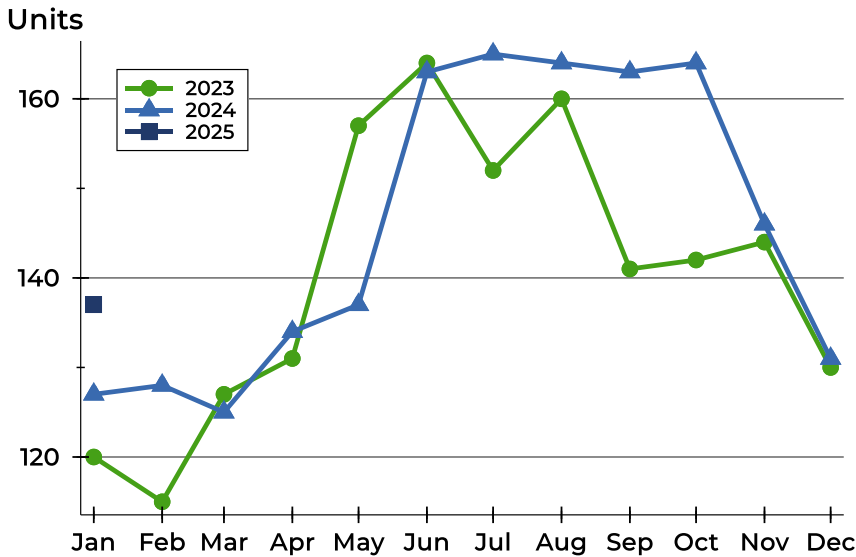
## History of Active Listings





## Riley County Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
<b>January</b>	120	127	<b>137</b>
<b>February</b>	115	128	
<b>March</b>	127	125	
<b>April</b>	131	134	
<b>May</b>	157	137	
<b>June</b>	164	163	
<b>July</b>	152	165	
<b>August</b>	160	164	
<b>September</b>	141	163	
<b>October</b>	142	164	
<b>November</b>	144	146	
<b>December</b>	130	131	

### Active Listings by Price Range

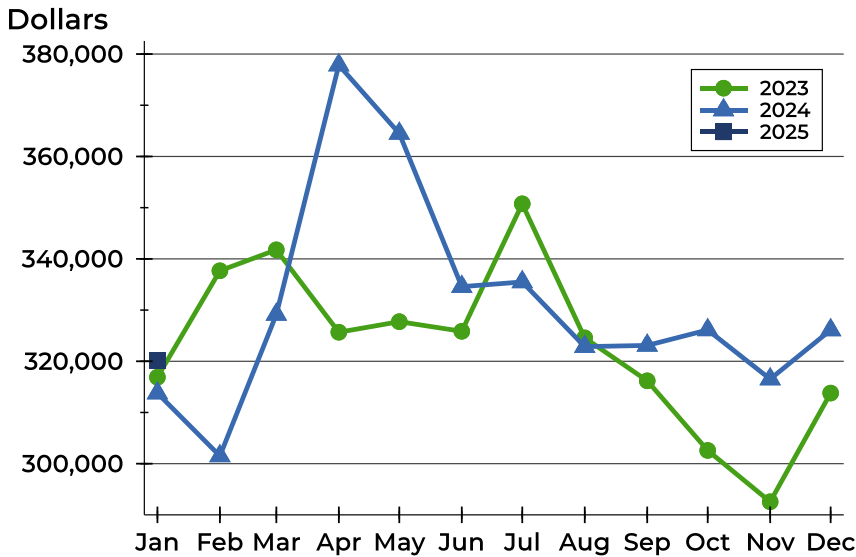
Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	2.9%	N/A	97,200	98,200	93	85	93.5%	93.5%
\$100,000-\$124,999	6	4.4%	2.9	114,800	115,000	45	37	94.4%	100.0%
\$125,000-\$149,999	9	6.6%	4.3	136,644	135,000	85	61	97.7%	100.0%
\$150,000-\$174,999	9	6.6%	2.0	162,433	165,000	109	66	98.8%	100.0%
\$175,000-\$199,999	10	7.3%	1.5	187,390	185,000	120	56	97.6%	100.0%
\$200,000-\$249,999	17	12.4%	1.3	227,671	229,900	51	18	99.1%	100.0%
\$250,000-\$299,999	23	16.8%	2.0	274,617	279,900	93	61	99.4%	100.0%
\$300,000-\$399,999	38	27.7%	2.9	359,092	362,000	82	49	98.9%	100.0%
\$400,000-\$499,999	2	1.5%	0.3	457,500	457,500	74	74	97.9%	97.9%
\$500,000-\$749,999	14	10.2%	3.2	602,421	584,500	71	61	98.8%	100.0%
\$750,000-\$999,999	3	2.2%	3.0	914,000	958,000	81	86	93.3%	100.0%
\$1,000,000 and up	2	1.5%	N/A	1,150,000	1,150,000	190	190	100.0%	100.0%





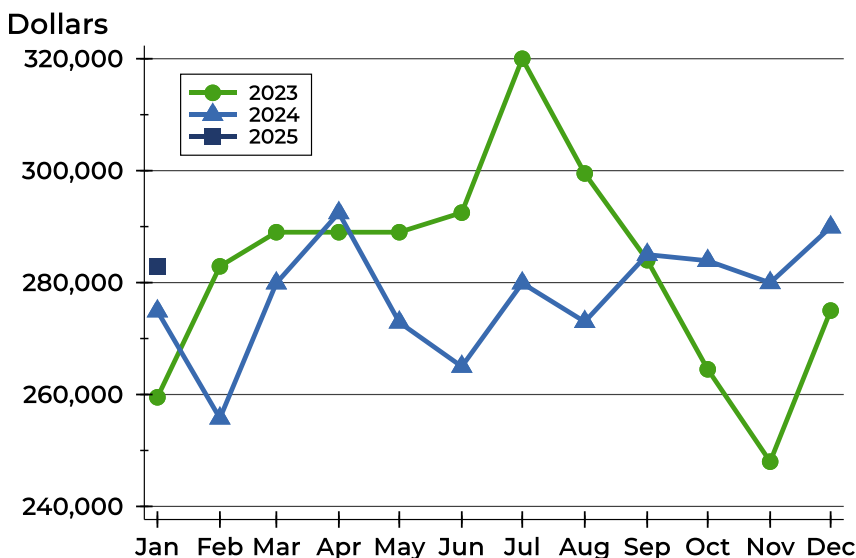
# Riley County Active Listings Analysis

## Average Price



Month	2023	2024	2025
January	316,889	313,781	<b>320,191</b>
February	337,680	301,514	
March	341,768	329,145	
April	325,675	377,844	
May	327,740	364,496	
June	325,855	334,580	
July	350,757	335,498	
August	324,571	322,859	
September	316,188	323,097	
October	302,591	326,126	
November	292,564	316,524	
December	313,791	326,110	

## Median Price

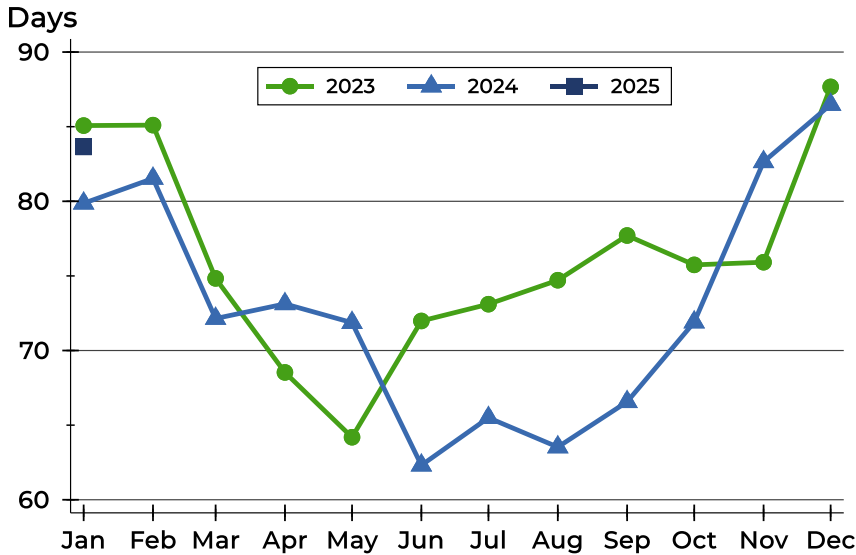


Month	2023	2024	2025
January	259,500	274,900	<b>282,900</b>
February	282,900	255,750	
March	289,000	279,900	
April	289,000	292,450	
May	289,000	272,900	
June	292,500	265,000	
July	320,000	279,900	
August	299,500	273,000	
September	284,000	285,000	
October	264,500	283,900	
November	248,000	279,950	
December	275,000	289,900	



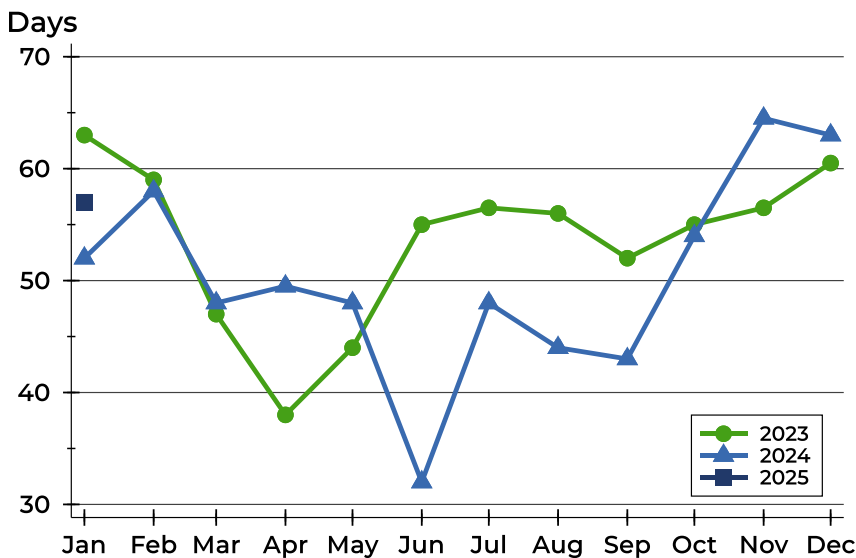
## Riley County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	85	80	<b>84</b>
February	85	82	
March	75	72	
April	69	73	
May	64	72	
June	72	62	
July	73	65	
August	75	64	
September	78	67	
October	76	72	
November	76	83	
December	88	86	

### Median DOM

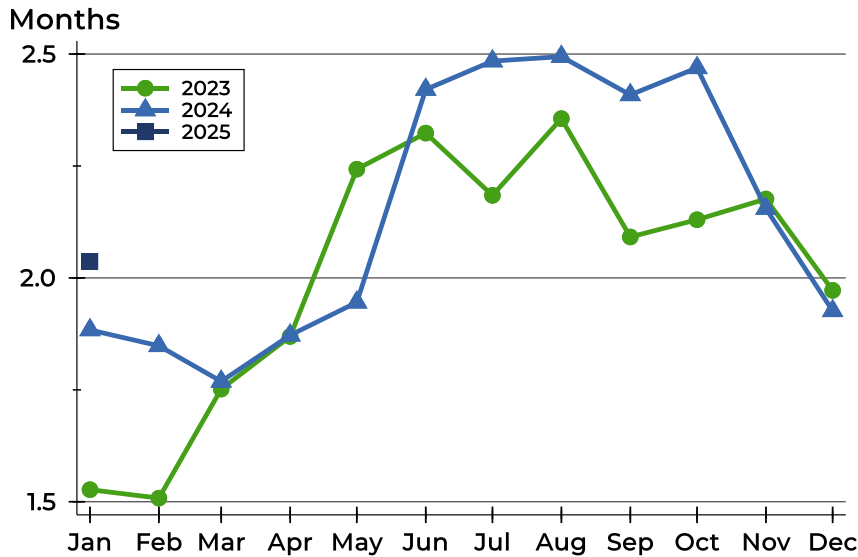


Month	2023	2024	2025
January	63	52	<b>57</b>
February	59	58	
March	47	48	
April	38	50	
May	44	48	
June	55	32	
July	57	48	
August	56	44	
September	52	43	
October	55	54	
November	57	65	
December	61	63	



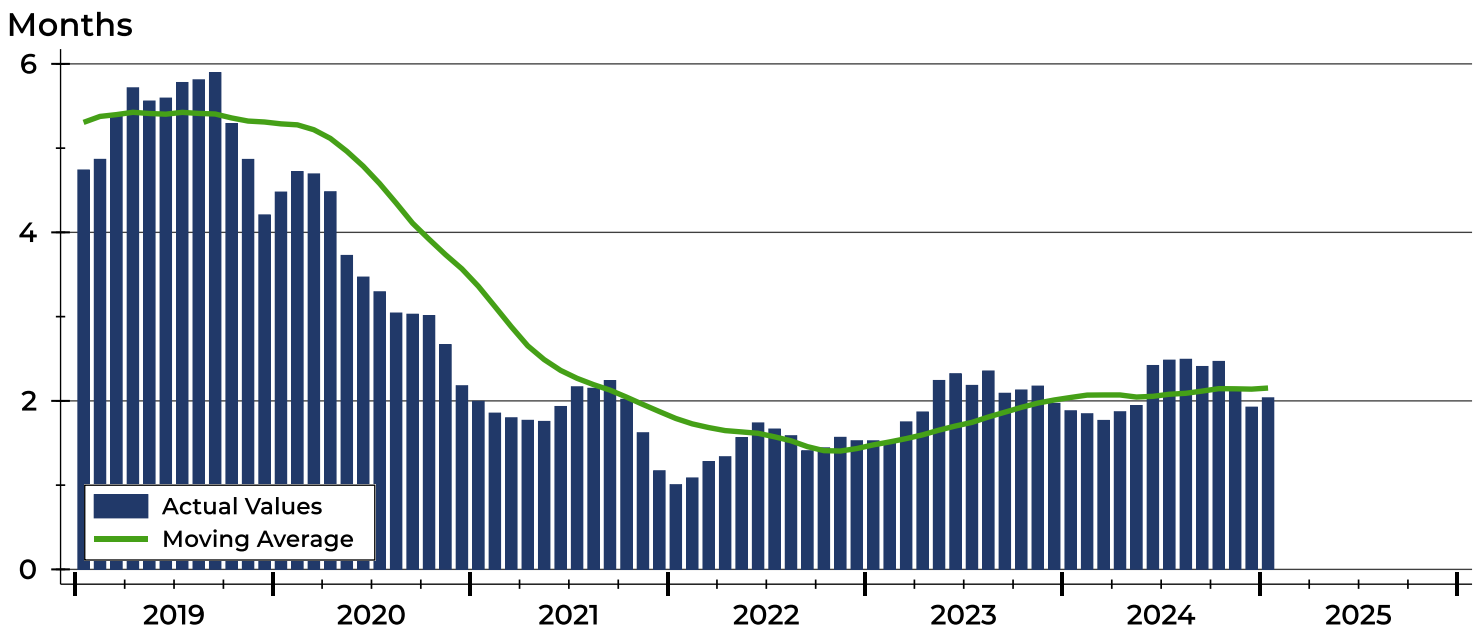
# Riley County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	1.5	1.9	<b>2.0</b>
February	1.5	1.8	
March	1.8	1.8	
April	1.9	1.9	
May	2.2	1.9	
June	2.3	2.4	
July	2.2	2.5	
August	2.4	2.5	
September	2.1	2.4	
October	2.1	2.5	
November	2.2	2.2	
December	2.0	1.9	

## History of Month's Supply





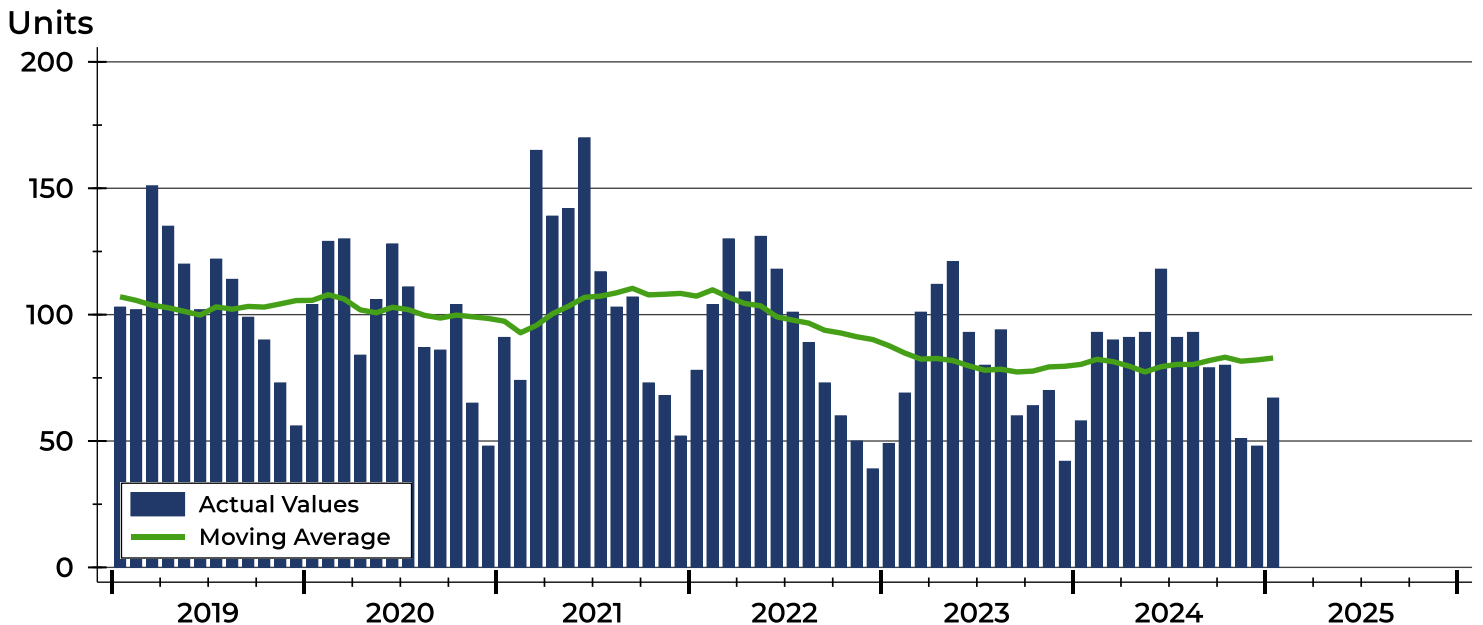
# Riley County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	67	58	15.5%
	Volume (1,000s)	20,918	15,674	33.5%
	Average List Price	312,209	270,247	15.5%
	Median List Price	284,900	270,750	5.2%
Year-to-Date	New Listings	67	58	15.5%
	Volume (1,000s)	20,918	15,674	33.5%
	Average List Price	312,209	270,247	15.5%
	Median List Price	284,900	270,750	5.2%

A total of 67 new listings were added in Riley County during January, up 15.5% from the same month in 2024.

The median list price of these homes was \$284,900 up from \$270,750 in 2024.

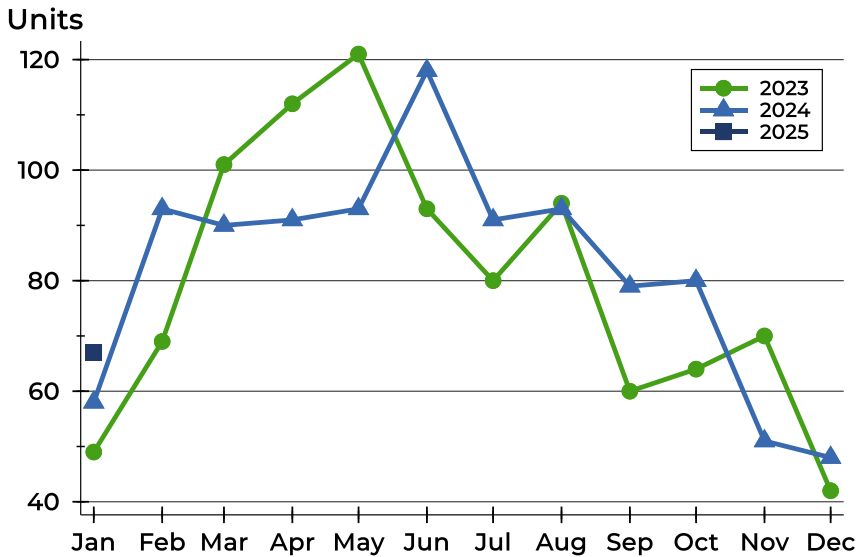
## History of New Listings





## Riley County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
<b>January</b>	49	58	<b>67</b>
<b>February</b>	69	93	
<b>March</b>	101	90	
<b>April</b>	112	91	
<b>May</b>	121	93	
<b>June</b>	93	118	
<b>July</b>	80	91	
<b>August</b>	94	93	
<b>September</b>	60	79	
<b>October</b>	64	80	
<b>November</b>	70	51	
<b>December</b>	42	48	

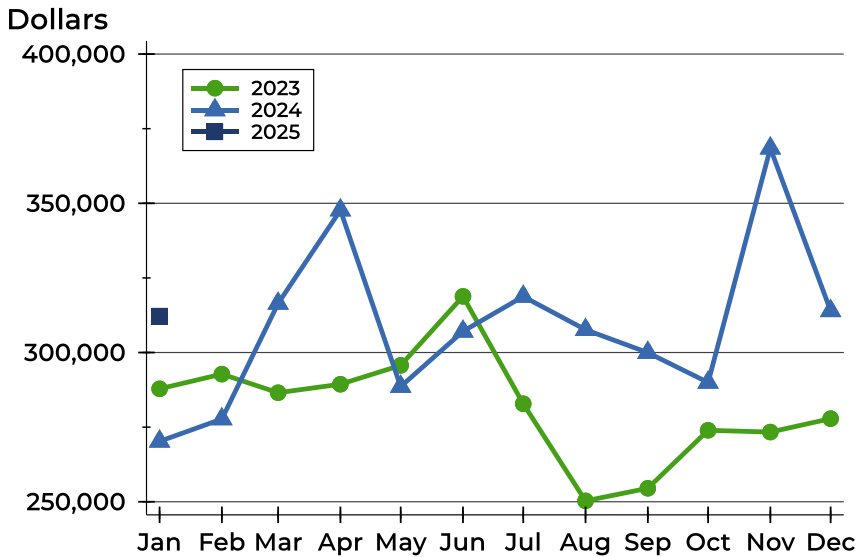
### New Listings by Price Range

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	1.5%	118,000	118,000	5	5	100.0%	100.0%
\$125,000-\$149,999	3	4.5%	135,000	135,000	10	9	100.0%	100.0%
\$150,000-\$174,999	5	7.5%	162,500	165,000	7	6	100.8%	100.0%
\$175,000-\$199,999	6	9.0%	188,750	187,500	18	17	99.5%	100.0%
\$200,000-\$249,999	9	13.4%	226,211	229,900	10	9	99.5%	100.0%
\$250,000-\$299,999	13	19.4%	276,131	279,900	15	10	99.2%	100.0%
\$300,000-\$399,999	22	32.8%	349,655	352,000	19	17	99.6%	100.0%
\$400,000-\$499,999	2	3.0%	432,500	432,500	10	10	100.0%	100.0%
\$500,000-\$749,999	4	6.0%	608,250	614,000	15	15	100.0%	100.0%
\$750,000-\$999,999	2	3.0%	917,000	917,000	13	13	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



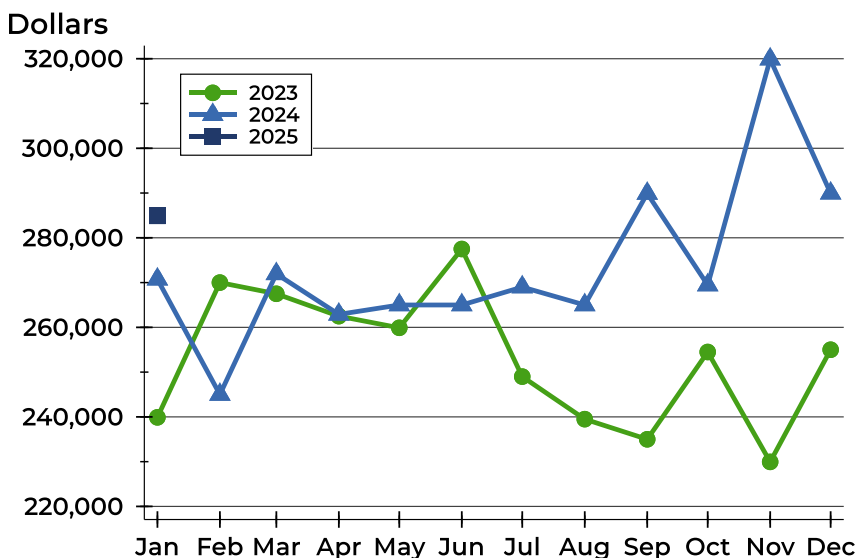
## Riley County New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	287,852	270,247	<b>312,209</b>
<b>February</b>	292,767	277,719	
<b>March</b>	286,544	316,455	
<b>April</b>	289,376	347,701	
<b>May</b>	295,696	288,602	
<b>June</b>	318,828	307,088	
<b>July</b>	282,840	318,773	
<b>August</b>	250,303	307,643	
<b>September</b>	254,518	299,970	
<b>October</b>	273,948	289,978	
<b>November</b>	273,362	368,438	
<b>December</b>	277,852	313,955	

### Median Price



Month	2023	2024	2025
<b>January</b>	239,900	270,750	<b>284,900</b>
<b>February</b>	270,000	245,000	
<b>March</b>	267,500	271,950	
<b>April</b>	262,500	262,900	
<b>May</b>	259,900	265,000	
<b>June</b>	277,500	265,000	
<b>July</b>	249,000	269,000	
<b>August</b>	239,500	265,000	
<b>September</b>	235,000	289,900	
<b>October</b>	254,500	269,450	
<b>November</b>	229,950	319,900	
<b>December</b>	255,000	289,950	



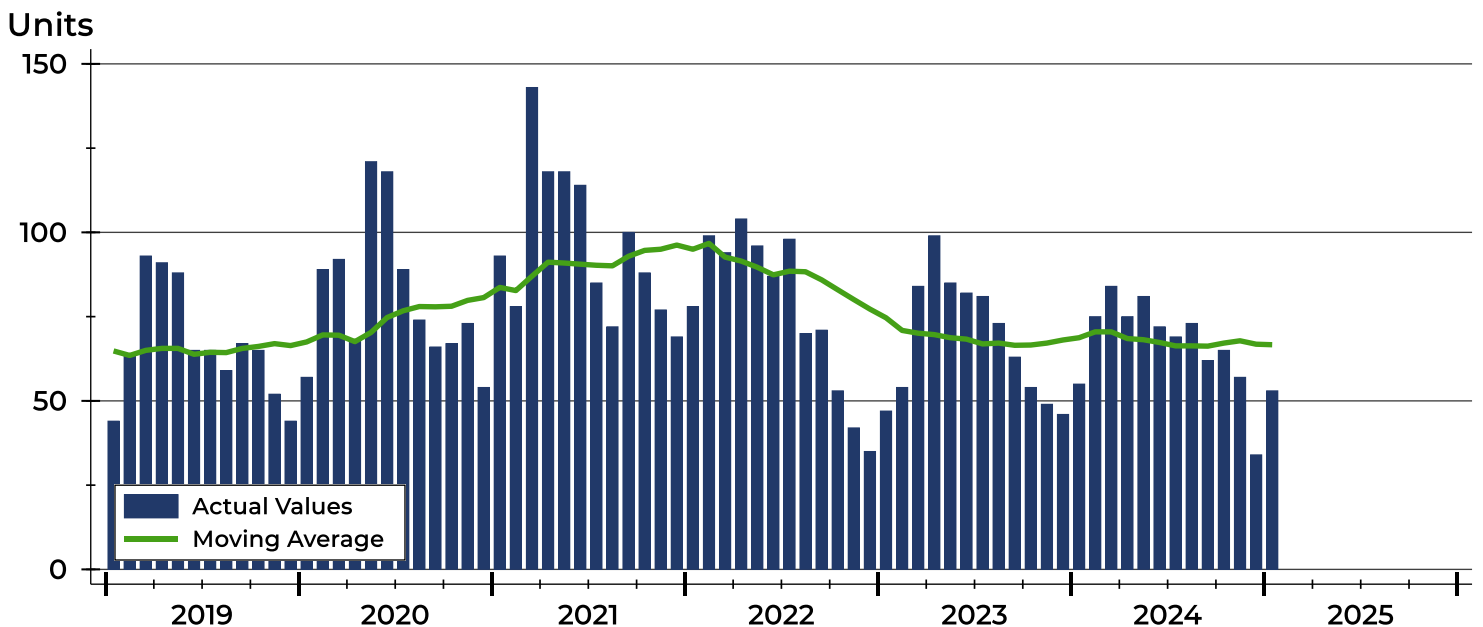
# Riley County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		53	55	-3.6%	53	55	-3.6%
Volume (1,000s)		15,163	15,273	-0.7%	15,163	15,273	-0.7%
Average	Sale Price	286,098	277,683	3.0%	286,098	277,683	3.0%
	Days on Market	41	54	-24.1%	41	54	-24.1%
	Percent of Original	98.2%	96.4%	1.9%	98.2%	96.4%	1.9%
Median	Sale Price	275,000	274,900	0.0%	275,000	274,900	0.0%
	Days on Market	25	38	-34.2%	25	38	-34.2%
	Percent of Original	100.0%	96.6%	3.5%	100.0%	96.6%	3.5%

A total of 53 contracts for sale were written in Riley County during the month of January, down from 55 in 2024. The median list price of these homes was \$275,000, up from \$274,900 the prior year.

Half of the homes that went under contract in January were on the market less than 25 days, compared to 38 days in January 2024.

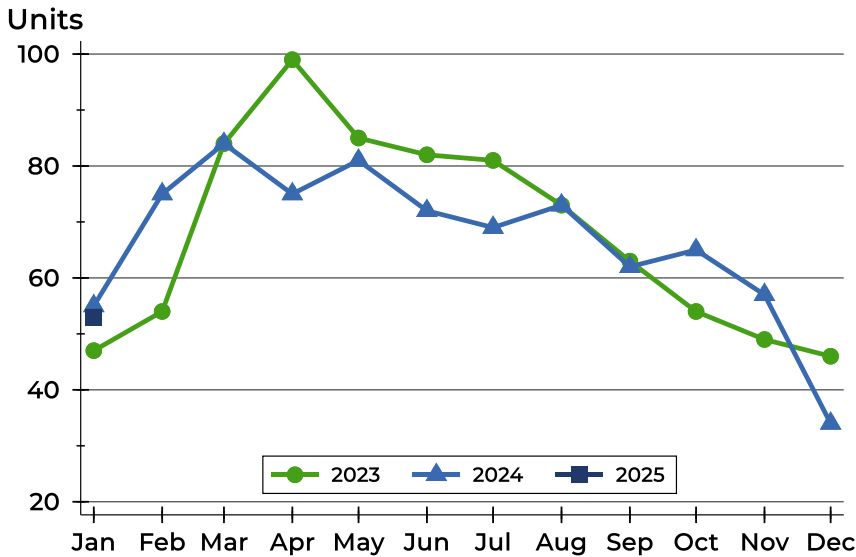
## History of Contracts Written





## Riley County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
<b>January</b>	47	55	<b>53</b>
<b>February</b>	54	75	
<b>March</b>	84	84	
<b>April</b>	99	75	
<b>May</b>	85	81	
<b>June</b>	82	72	
<b>July</b>	81	69	
<b>August</b>	73	73	
<b>September</b>	63	62	
<b>October</b>	54	65	
<b>November</b>	49	57	
<b>December</b>	46	34	

### Contracts Written by Price Range

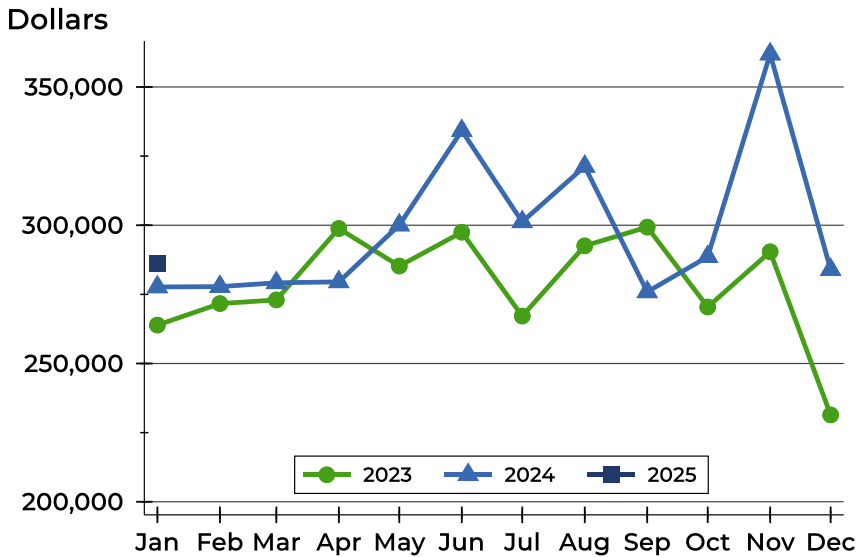
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	1.9%	65,000	65,000	102	102	100.0%	100.0%
\$100,000-\$124,999	1	1.9%	118,000	118,000	5	5	100.0%	100.0%
\$125,000-\$149,999	2	3.8%	142,450	142,450	24	24	100.0%	100.0%
\$150,000-\$174,999	4	7.5%	164,375	166,250	5	5	101.0%	100.0%
\$175,000-\$199,999	8	15.1%	185,300	185,000	56	41	97.3%	100.0%
\$200,000-\$249,999	6	11.3%	237,567	244,500	33	39	97.7%	100.0%
\$250,000-\$299,999	10	18.9%	275,530	277,250	22	8	97.9%	100.0%
\$300,000-\$399,999	16	30.2%	340,919	335,750	59	31	98.0%	100.0%
\$400,000-\$499,999	2	3.8%	432,500	432,500	25	25	100.0%	100.0%
\$500,000-\$749,999	2	3.8%	637,500	637,500	56	56	94.3%	94.3%
\$750,000-\$999,999	1	1.9%	780,000	780,000	33	33	98.1%	98.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





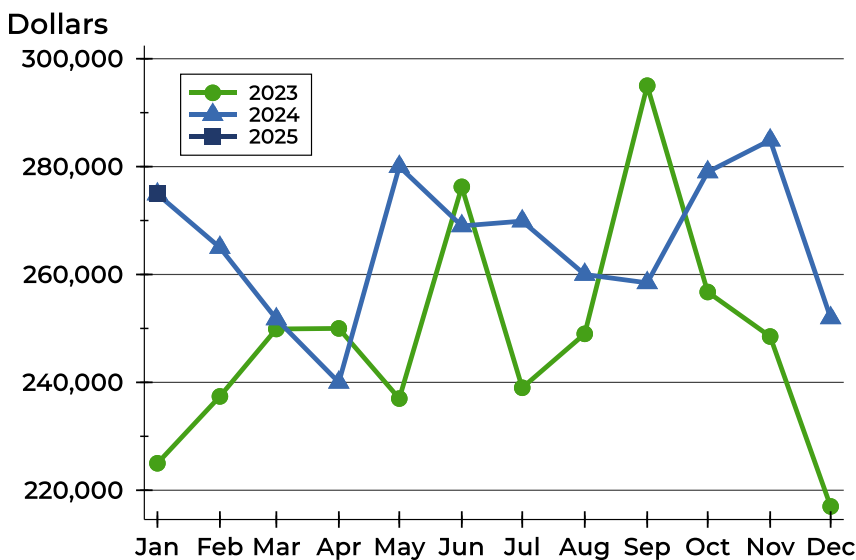
## Riley County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	263,891	277,683	<b>286,098</b>
<b>February</b>	271,664	277,810	
<b>March</b>	273,006	279,183	
<b>April</b>	298,818	279,529	
<b>May</b>	285,244	300,060	
<b>June</b>	297,489	334,209	
<b>July</b>	267,157	301,232	
<b>August</b>	292,554	321,281	
<b>September</b>	299,340	275,903	
<b>October</b>	270,441	288,634	
<b>November</b>	290,402	361,909	
<b>December</b>	231,409	283,954	

### Median Price

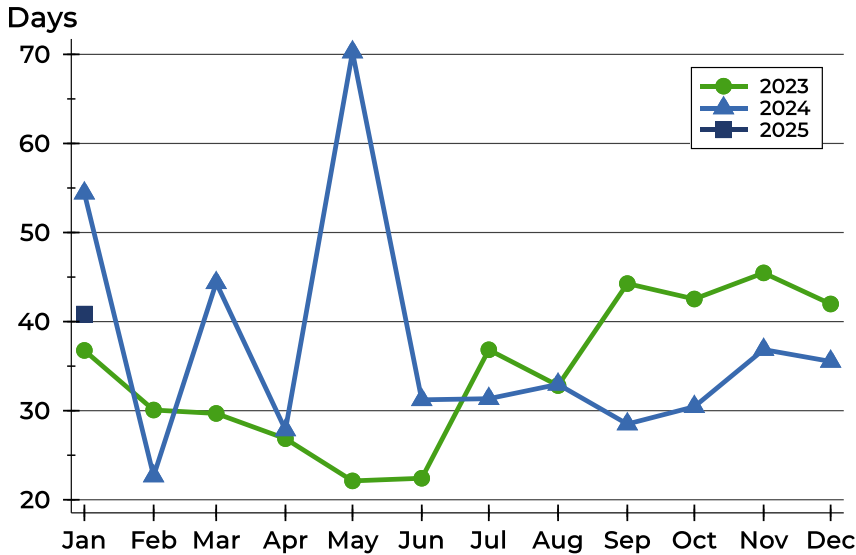


Month	2023	2024	2025
<b>January</b>	225,000	274,900	<b>275,000</b>
<b>February</b>	237,400	265,000	
<b>March</b>	249,900	251,750	
<b>April</b>	250,000	240,000	
<b>May</b>	237,000	280,000	
<b>June</b>	276,250	269,000	
<b>July</b>	239,000	269,900	
<b>August</b>	249,000	260,000	
<b>September</b>	295,000	258,450	
<b>October</b>	256,750	279,000	
<b>November</b>	248,500	284,900	
<b>December</b>	217,000	251,950	



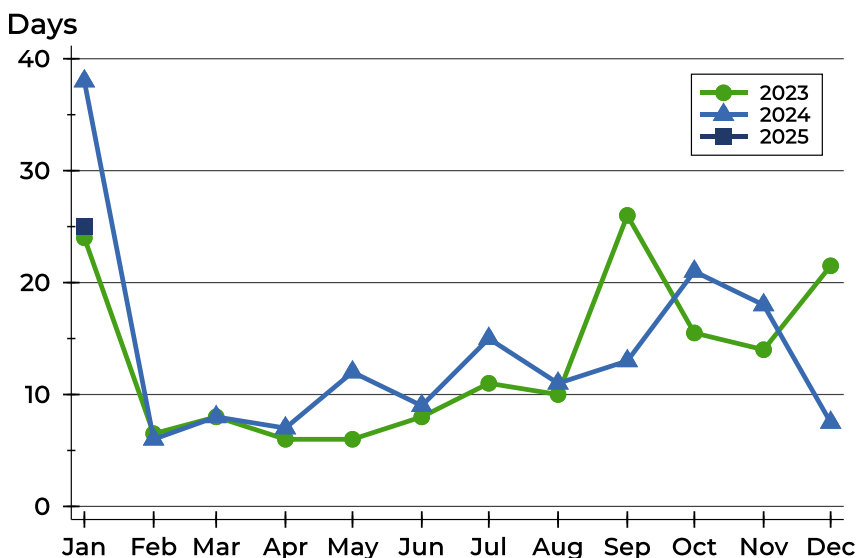
## Riley County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	37	54	<b>41</b>
February	30	23	
March	30	44	
April	27	28	
May	22	70	
June	22	31	
July	37	31	
August	33	33	
September	44	29	
October	43	30	
November	45	37	
December	42	36	

### Median DOM



Month	2023	2024	2025
January	24	38	<b>25</b>
February	7	6	
March	8	8	
April	6	7	
May	6	12	
June	8	9	
July	11	15	
August	10	11	
September	26	13	
October	16	21	
November	14	18	
December	22	8	



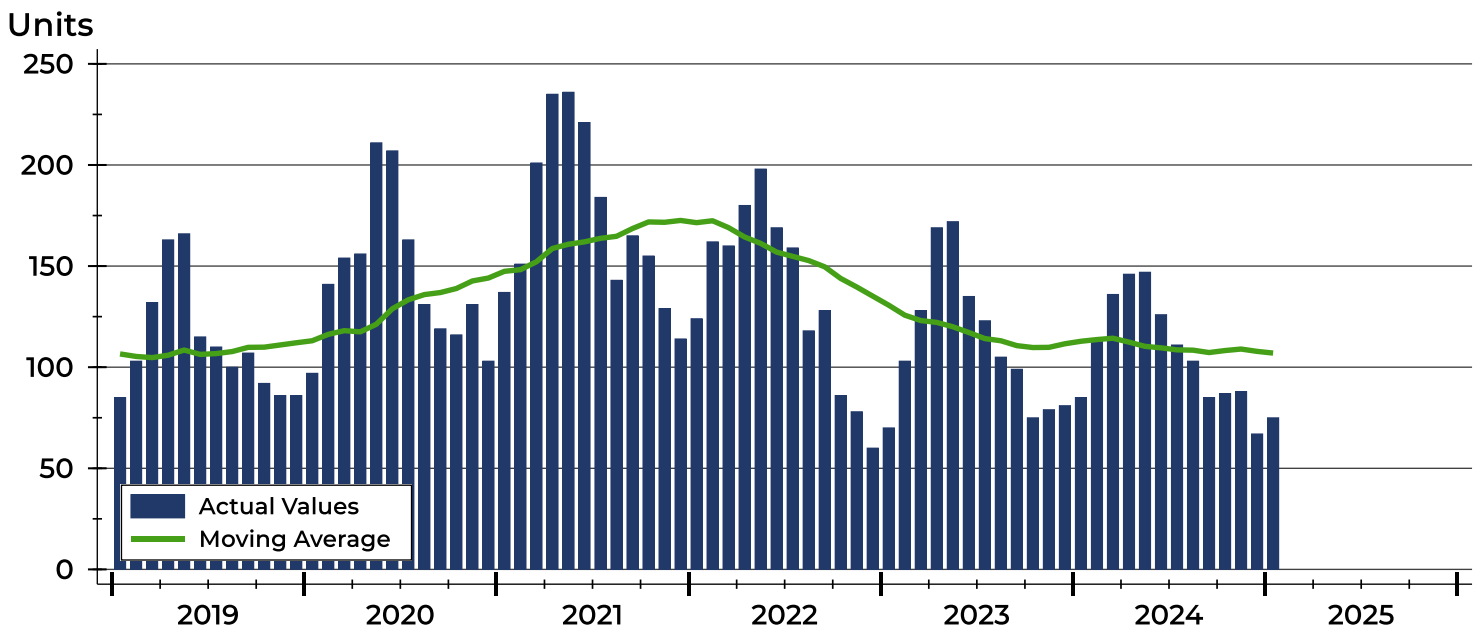
# Riley County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		75	85	-11.8%
Volume (1,000s)		21,249	22,524	-5.7%
Average	List Price	283,327	264,992	6.9%
	Days on Market	46	50	-8.0%
	Percent of Original	98.4%	98.4%	0.0%
Median	List Price	275,000	250,000	10.0%
	Days on Market	25	26	-3.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 75 listings in Riley County had contracts pending at the end of January, down from 85 contracts pending at the end of January 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.

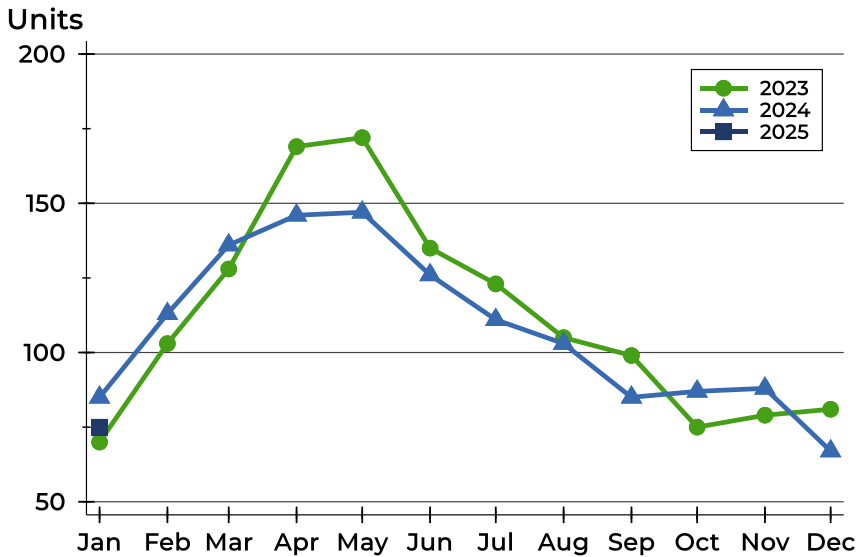
## History of Pending Contracts





## Riley County Pending Contracts Analysis

### Pending Contracts by Month



Month	2023	2024	2025
<b>January</b>	70	85	<b>75</b>
<b>February</b>	103	113	
<b>March</b>	128	136	
<b>April</b>	169	146	
<b>May</b>	172	147	
<b>June</b>	135	126	
<b>July</b>	123	111	
<b>August</b>	105	103	
<b>September</b>	99	85	
<b>October</b>	75	87	
<b>November</b>	79	88	
<b>December</b>	81	67	

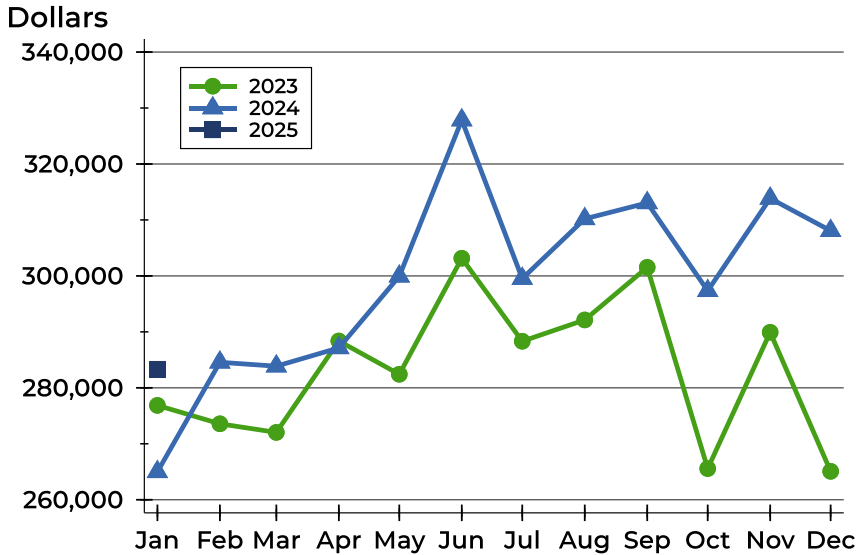
### Pending Contracts by Price Range

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	1.3%	65,000	65,000	102	102	100.0%	100.0%
\$100,000-\$124,999	1	1.3%	118,000	118,000	5	5	100.0%	100.0%
\$125,000-\$149,999	4	5.3%	136,150	132,500	14	7	100.0%	100.0%
\$150,000-\$174,999	5	6.7%	164,500	165,000	9	6	100.8%	100.0%
\$175,000-\$199,999	9	12.0%	186,933	185,000	65	49	97.6%	100.0%
\$200,000-\$249,999	12	16.0%	229,520	224,950	39	28	97.8%	100.0%
\$250,000-\$299,999	14	18.7%	276,093	277,250	45	8	99.2%	100.0%
\$300,000-\$399,999	21	28.0%	343,029	340,000	56	29	97.3%	100.0%
\$400,000-\$499,999	5	6.7%	449,970	450,000	39	31	100.0%	100.0%
\$500,000-\$749,999	3	4.0%	648,000	669,000	55	54	98.6%	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



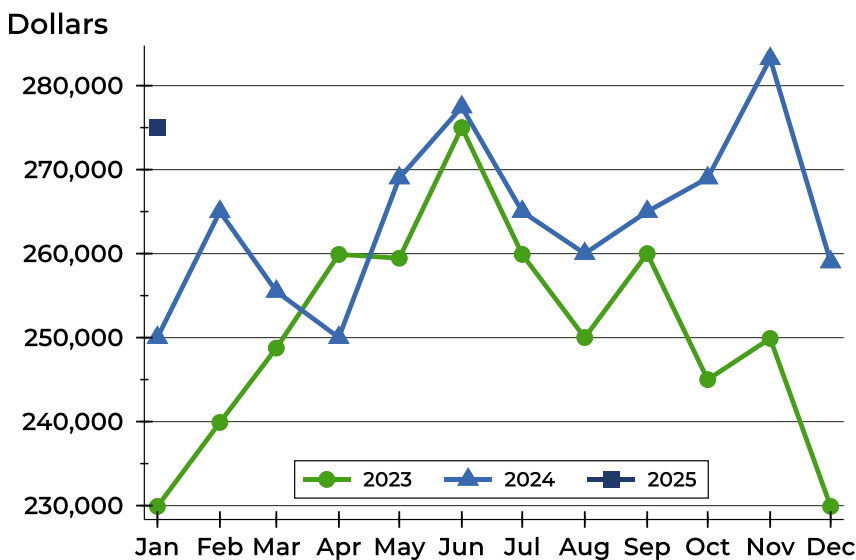
# Riley County Pending Contracts Analysis

## Average Price



Month	2023	2024	2025
January	276,864	264,992	<b>283,327</b>
February	273,576	284,565	
March	272,038	283,872	
April	288,375	287,141	
May	282,422	299,939	
June	303,159	327,846	
July	288,326	299,528	
August	292,135	310,197	
September	301,537	313,052	
October	265,571	297,345	
November	289,928	313,855	
December	265,080	308,070	

## Median Price

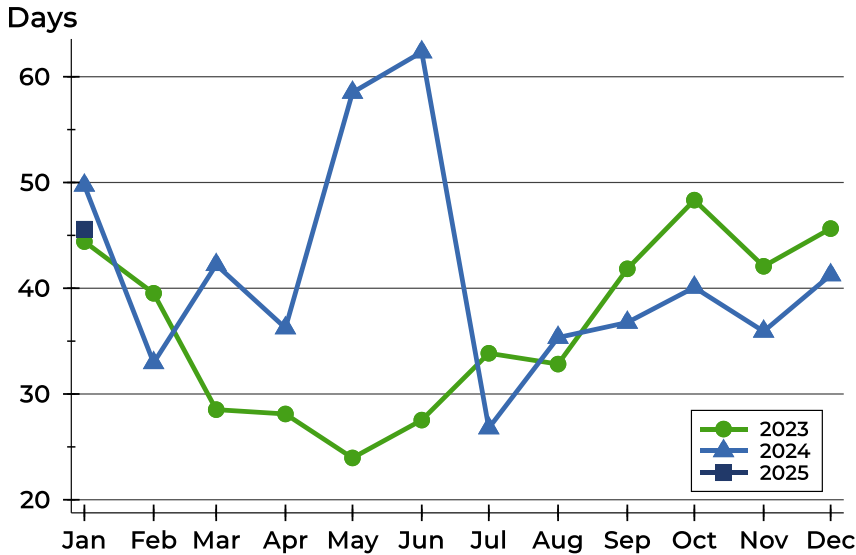


Month	2023	2024	2025
January	229,900	250,000	<b>275,000</b>
February	239,900	265,000	
March	248,750	255,500	
April	259,900	250,000	
May	259,450	269,000	
June	275,000	277,450	
July	259,900	265,000	
August	250,000	260,000	
September	260,000	265,000	
October	245,000	269,000	
November	249,900	283,200	
December	229,900	259,000	



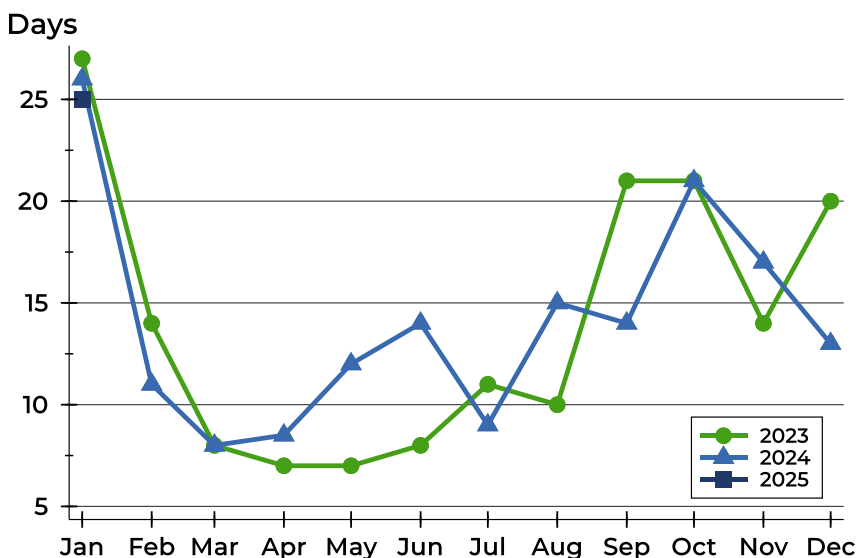
## Riley County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	44	50	<b>46</b>
February	40	33	
March	29	42	
April	28	36	
May	24	59	
June	28	62	
July	34	27	
August	33	35	
September	42	37	
October	48	40	
November	42	36	
December	46	41	

### Median DOM



Month	2023	2024	2025
January	27	26	<b>25</b>
February	14	11	
March	8	8	
April	7	9	
May	7	12	
June	8	14	
July	11	9	
August	10	15	
September	21	14	
October	21	21	
November	14	17	
December	20	13	