



# Riley County Housing Report



## Market Overview

### Riley County Home Sales Fell in February

Total home sales in Riley County fell last month to 37 units, compared to 51 units in February 2024. Total sales volume was \$9.6 million, down from a year earlier.

The median sale price in February was \$255,000, down from \$260,000 a year earlier. Homes that sold in February were typically on the market for 11 days and sold for 98.8% of their list prices.

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

The total number of active listings in Riley County at the end of February was 130 units, up from 128 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 February was \$281,450.

During February, a total of 65 contracts were written down from 75 in February 2024. At the end of the month, there were 104 contracts still pending.

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## Riley County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year	<b>37</b> -27.5%	<b>51</b> 75.9%	<b>29</b> -49.1%	<b>76</b> -23.2%	<b>99</b> 67.8%	<b>59</b> -50.0%	
<b>Active Listings</b> Change from prior year	<b>130</b> 1.6%	<b>128</b> 11.3%	<b>115</b> 10.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>2.0</b> 11.1%	<b>1.8</b> 20.0%	<b>1.5</b> 36.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>76</b> -18.3%	<b>93</b> 34.8%	<b>69</b> -33.7%	<b>143</b> -5.3%	<b>151</b> 28.0%	<b>118</b> -35.2%	
<b>Contracts Written</b> Change from prior year	<b>65</b> -13.3%	<b>75</b> 38.9%	<b>54</b> -45.5%	<b>118</b> -9.2%	<b>130</b> 28.7%	<b>101</b> -42.9%	
<b>Pending Contracts</b> Change from prior year	<b>104</b> -8.0%	<b>113</b> 9.7%	<b>103</b> -36.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>9,596</b> -29.1%	<b>13,535</b> 76.7%	<b>7,660</b> -42.7%	<b>22,725</b> -11.8%	<b>25,771</b> 79.4%	<b>14,362</b> -47.1%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>259,349</b> -2.3%	<b>265,385</b> 0.5%	<b>264,153</b> 12.5%	<b>299,007</b> 14.9%	<b>260,312</b> 6.9%	<b>243,430</b> 5.8%
	<b>List Price of Actives</b> Change from prior year	<b>327,012</b> 8.5%	<b>301,514</b> -10.7%	<b>337,680</b> 7.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>34</b> -33.3%	<b>51</b> 27.5%	<b>40</b> 42.9%	<b>33</b> -34.0%	<b>50</b> 25.0%	<b>40</b> 0.0%
	<b>Percent of List</b> Change from prior year	<b>98.0%</b> 1.1%	<b>96.9%</b> -1.9%	<b>98.8%</b> 0.0%	<b>97.8%</b> 1.0%	<b>96.8%</b> -1.1%	<b>97.9%</b> -0.6%
	<b>Percent of Original</b> Change from prior year	<b>96.3%</b> 0.5%	<b>95.8%</b> -1.9%	<b>97.7%</b> 0.3%	<b>96.4%</b> 1.3%	<b>95.2%</b> -1.2%	<b>96.4%</b> 0.2%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>255,000</b> -1.9%	<b>260,000</b> 13.1%	<b>229,900</b> 10.8%	<b>257,750</b> 3.3%	<b>249,500</b> 17.4%	<b>212,500</b> 6.3%
	<b>List Price of Actives</b> Change from prior year	<b>281,450</b> 10.0%	<b>255,750</b> -9.6%	<b>282,900</b> 6.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>11</b> -66.7%	<b>33</b> 22.2%	<b>27</b> 170.0%	<b>11</b> -57.7%	<b>26</b> -3.7%	<b>27</b> 68.8%
	<b>Percent of List</b> Change from prior year	<b>98.8%</b> 1.4%	<b>97.4%</b> -2.3%	<b>99.7%</b> -0.3%	<b>98.7%</b> 1.0%	<b>97.7%</b> -1.1%	<b>98.8%</b> -1.2%
	<b>Percent of Original</b> Change from prior year	<b>96.9%</b> 0.0%	<b>96.9%</b> -1.5%	<b>98.4%</b> -1.6%	<b>98.0%</b> 1.1%	<b>96.9%</b> -0.3%	<b>97.2%</b> -2.0%

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



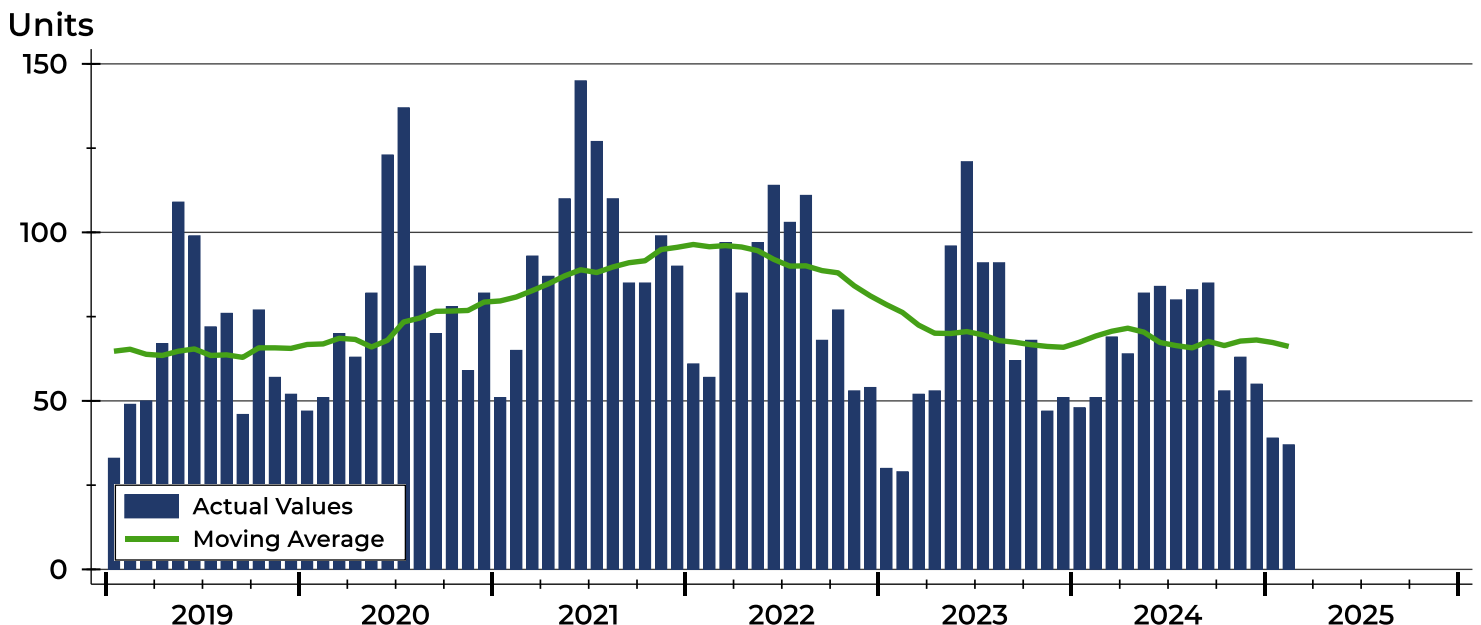
## Riley County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>37</b>	51	-27.5%	<b>76</b>	99	-23.2%
Volume (1,000s)		<b>9,596</b>	13,535	-29.1%	<b>22,725</b>	25,771	-11.8%
Months' Supply		<b>2.0</b>	1.8	11.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>259,349</b>	265,385	-2.3%	<b>299,007</b>	260,312	14.9%
	Days on Market	<b>34</b>	51	-33.3%	<b>33</b>	50	-34.0%
	Percent of List	<b>98.0%</b>	96.9%	1.1%	<b>97.8%</b>	96.8%	1.0%
	Percent of Original	<b>96.3%</b>	95.8%	0.5%	<b>96.4%</b>	95.2%	1.3%
Median	Sale Price	<b>255,000</b>	260,000	-1.9%	<b>257,750</b>	249,500	3.3%
	Days on Market	<b>11</b>	33	-66.7%	<b>11</b>	26	-57.7%
	Percent of List	<b>98.8%</b>	97.4%	1.4%	<b>98.7%</b>	97.7%	1.0%
	Percent of Original	<b>96.9%</b>	96.9%	0.0%	<b>98.0%</b>	96.9%	1.1%

A total of 37 homes sold in Riley County in February, down from 51 units in February 2024. Total sales volume fell to \$9.6 million compared to \$13.5 million in the previous year.

The median sales price in February was \$255,000, down 1.9% compared to the prior year. Median days on market was 11 days, up from 10 days in January, but down from 33 in February 2024.

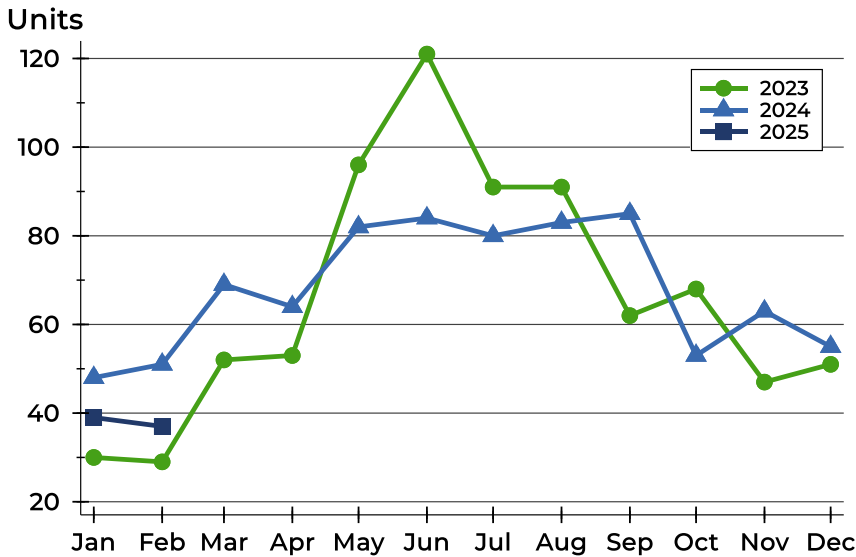
## History of Closed Listings





## Riley County Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	30	48	<b>39</b>
February	29	51	<b>37</b>
March	52	69	
April	53	64	
May	96	82	
June	121	84	
July	91	80	
August	91	83	
September	62	85	
October	68	53	
November	47	63	
December	51	55	

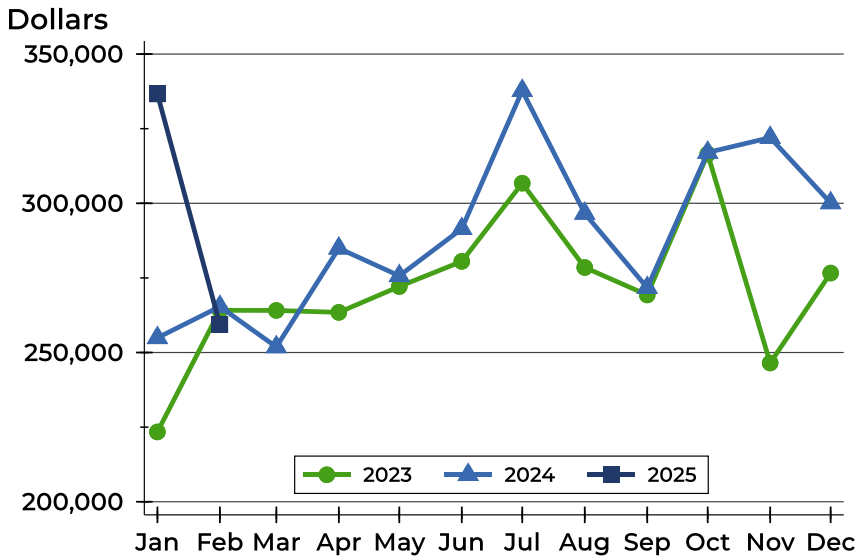
### Closed Listings by Price Range

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	1	2.7%	0.0	48,000	48,000	102	102	73.8%	73.8%	73.8%	73.8%
\$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	2.7%	3.7	105,000	105,000	5	5	89.0%	89.0%	89.0%	89.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	5.4%	2.2	154,500	154,500	6	6	98.4%	98.4%	97.8%	97.8%
\$175,000-\$199,999	5	13.5%	1.4	183,500	184,000	54	5	99.6%	98.5%	96.4%	98.5%
\$200,000-\$249,999	7	18.9%	0.9	226,286	230,000	36	26	101.0%	103.5%	99.2%	100.0%
\$250,000-\$299,999	11	29.7%	2.1	267,945	274,000	22	6	99.1%	100.0%	98.1%	98.9%
\$300,000-\$399,999	9	24.3%	2.5	345,556	340,000	42	31	96.8%	97.1%	94.3%	95.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	2.7%	2.7	575,000	575,000	11	11	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



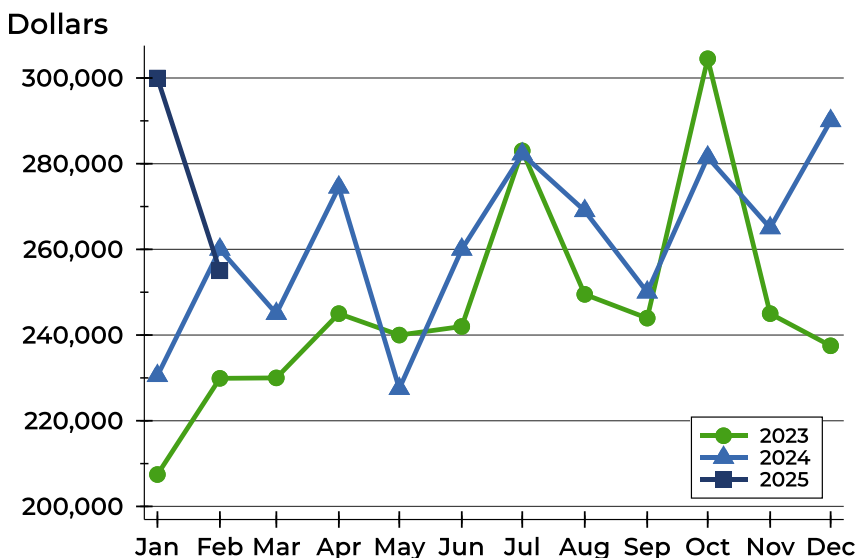
## Riley County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
January	223,398	254,923	<b>336,632</b>
February	264,153	265,385	<b>259,349</b>
March	264,104	251,866	
April	263,458	284,918	
May	272,119	275,698	
June	280,542	291,474	
July	306,725	337,739	
August	278,493	296,589	
September	269,304	271,717	
October	316,505	317,039	
November	246,497	322,011	
December	276,629	300,116	

### Median Price

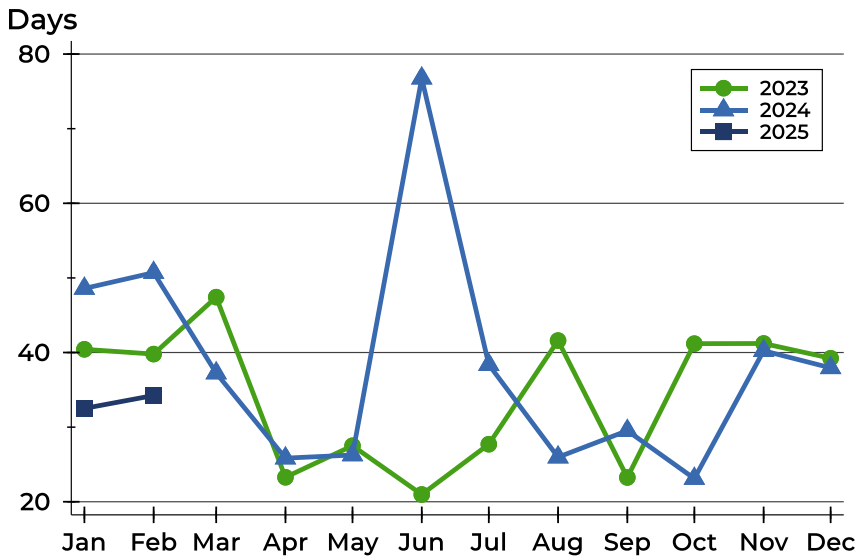


Month	2023	2024	2025
January	207,450	230,500	<b>300,000</b>
February	229,900	260,000	<b>255,000</b>
March	230,000	245,000	
April	245,000	274,500	
May	240,000	227,500	
June	242,000	260,000	
July	283,000	282,250	
August	249,500	269,000	
September	243,950	250,000	
October	304,500	281,500	
November	245,000	265,000	
December	237,500	290,000	



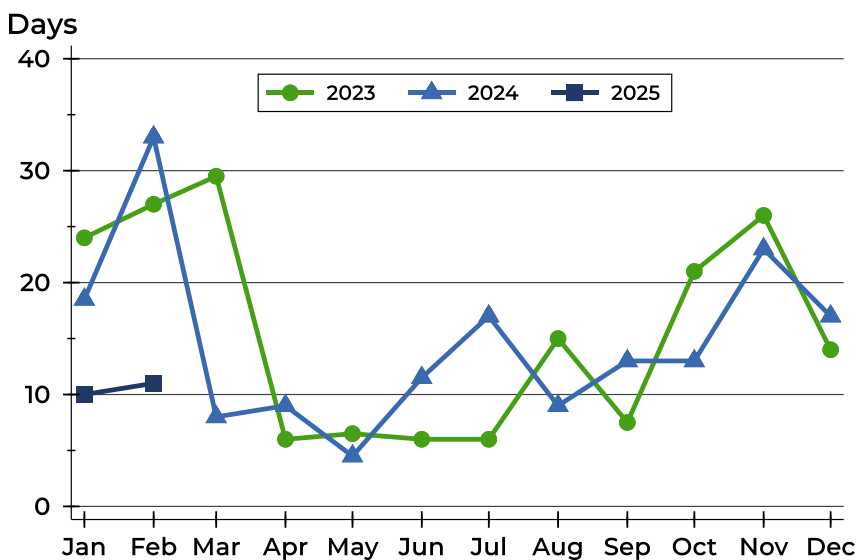
## Riley County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	40	49	<b>33</b>
February	40	51	<b>34</b>
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	<b>11</b>
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	



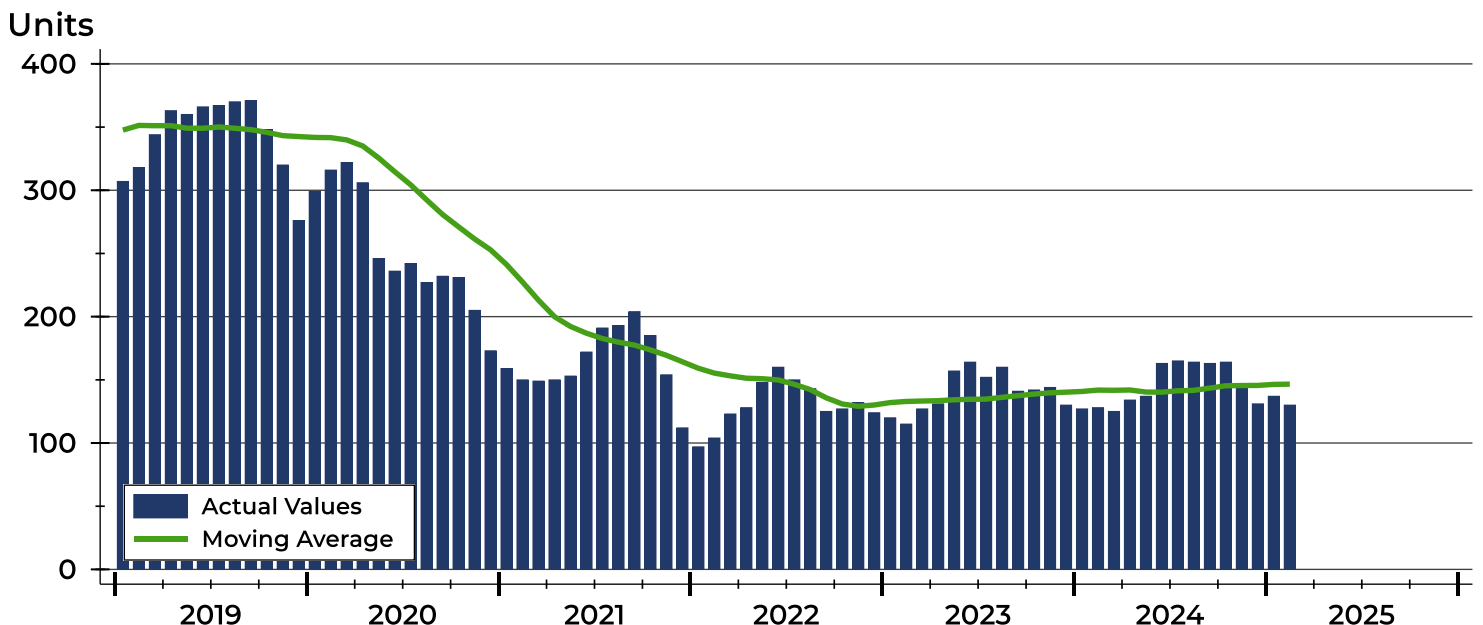
## Riley County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		<b>130</b>	128	1.6%
Volume (1,000s)		<b>42,512</b>	38,594	10.2%
Months' Supply		<b>2.0</b>	1.8	11.1%
Average	List Price	<b>327,012</b>	301,514	8.5%
	Days on Market	<b>79</b>	82	-3.7%
	Percent of Original	<b>98.8%</b>	97.7%	1.1%
Median	List Price	<b>281,450</b>	255,750	10.0%
	Days on Market	<b>46</b>	58	-20.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 130 homes were available for sale in Riley County at the end of February. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$281,450, up 10.0% from 2024. The typical time on market for active listings was 46 days, down from 58 days a year earlier.

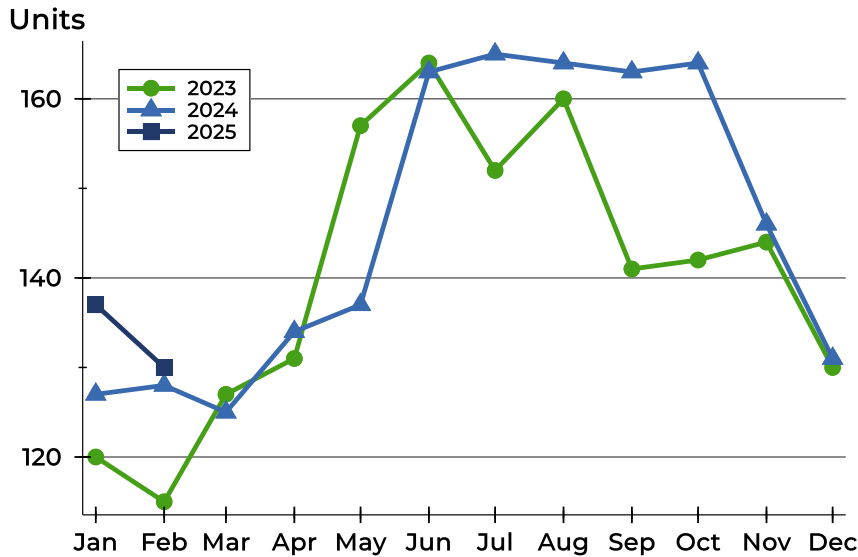
## History of Active Listings





## 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>130</b>
<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

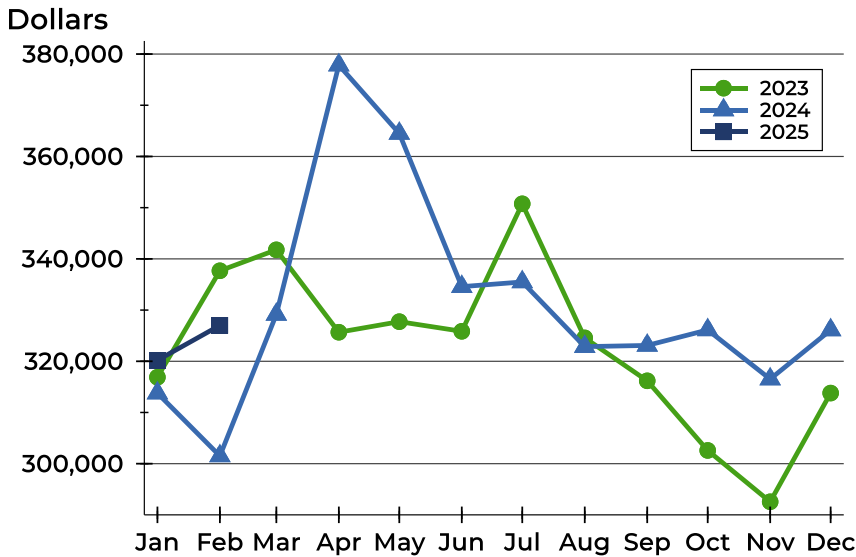
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	3.1%	N/A	94,700	94,500	100	99	91.3%	93.4%
\$100,000-\$124,999	7	5.4%	3.7	114,400	115,000	30	12	94.8%	100.0%
\$125,000-\$149,999	9	6.9%	N/A	136,089	135,000	100	85	97.7%	100.0%
\$150,000-\$174,999	9	6.9%	2.2	160,867	159,900	111	37	98.4%	100.0%
\$175,000-\$199,999	9	6.9%	1.4	187,644	185,000	109	46	98.9%	100.0%
\$200,000-\$249,999	12	9.2%	0.9	232,150	230,950	70	46	98.8%	100.0%
\$250,000-\$299,999	25	19.2%	2.1	276,300	279,900	70	50	101.8%	100.0%
\$300,000-\$399,999	32	24.6%	2.5	359,738	364,500	80	44	98.8%	100.0%
\$400,000-\$499,999	4	3.1%	N/A	434,725	432,450	48	13	99.0%	100.0%
\$500,000-\$749,999	12	9.2%	2.7	609,983	560,000	58	15	99.8%	100.0%
\$750,000-\$999,999	5	3.8%	N/A	881,380	875,000	66	39	95.8%	100.0%
\$1,000,000 and up	2	1.5%	N/A	1,150,000	1,150,000	204	204	100.0%	100.0%





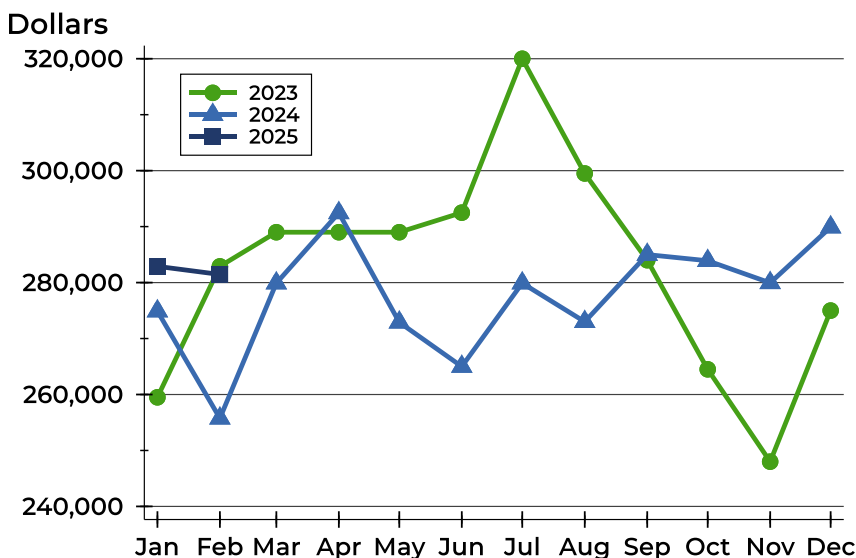
## Riley County Active Listings Analysis

### Average Price



Month	2023	2024	2025
January	316,889	313,781	<b>320,191</b>
February	337,680	301,514	<b>327,012</b>
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

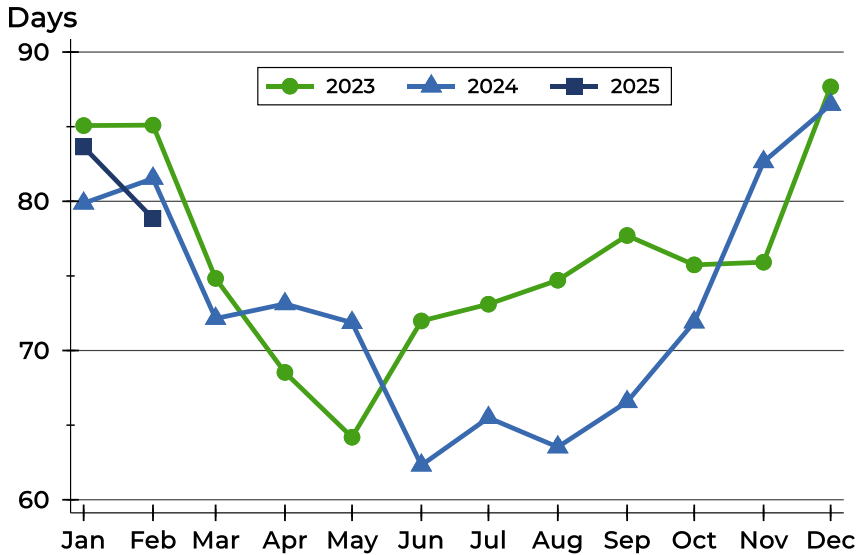


Month	2023	2024	2025
January	259,500	274,900	<b>282,900</b>
February	282,900	255,750	<b>281,450</b>
March	289,000	279,900	
April	289,000	292,450	
May	289,000	272,900	
June	292,500	265,000	
July	320,000	279,900	
August	299,500	273,000	
September	284,000	285,000	
October	264,500	283,900	
November	248,000	279,950	
December	275,000	289,900	



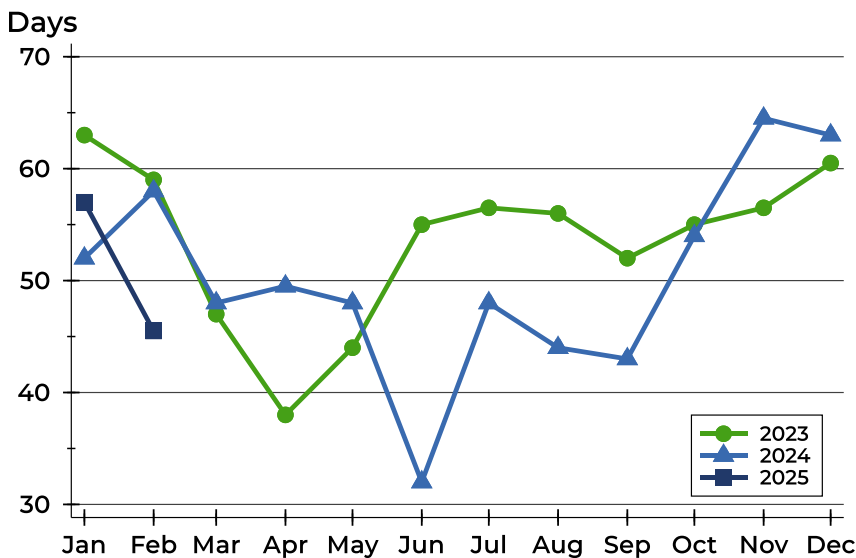
## Riley County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	85	80	<b>84</b>
February	85	82	<b>79</b>
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

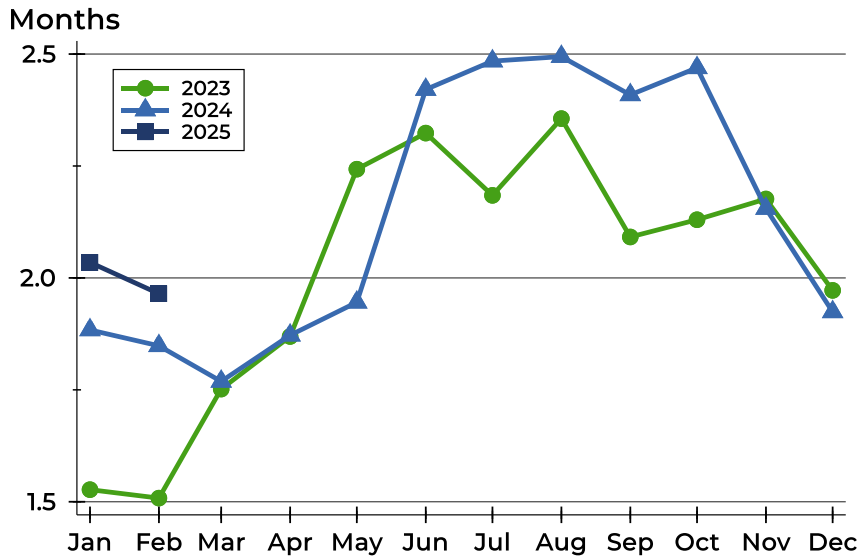


Month	2023	2024	2025
January	63	52	<b>57</b>
February	59	58	<b>46</b>
March	47	48	
April	38	50	
May	44	48	
June	55	32	
July	57	48	
August	56	44	
September	52	43	
October	55	54	
November	57	65	
December	61	63	



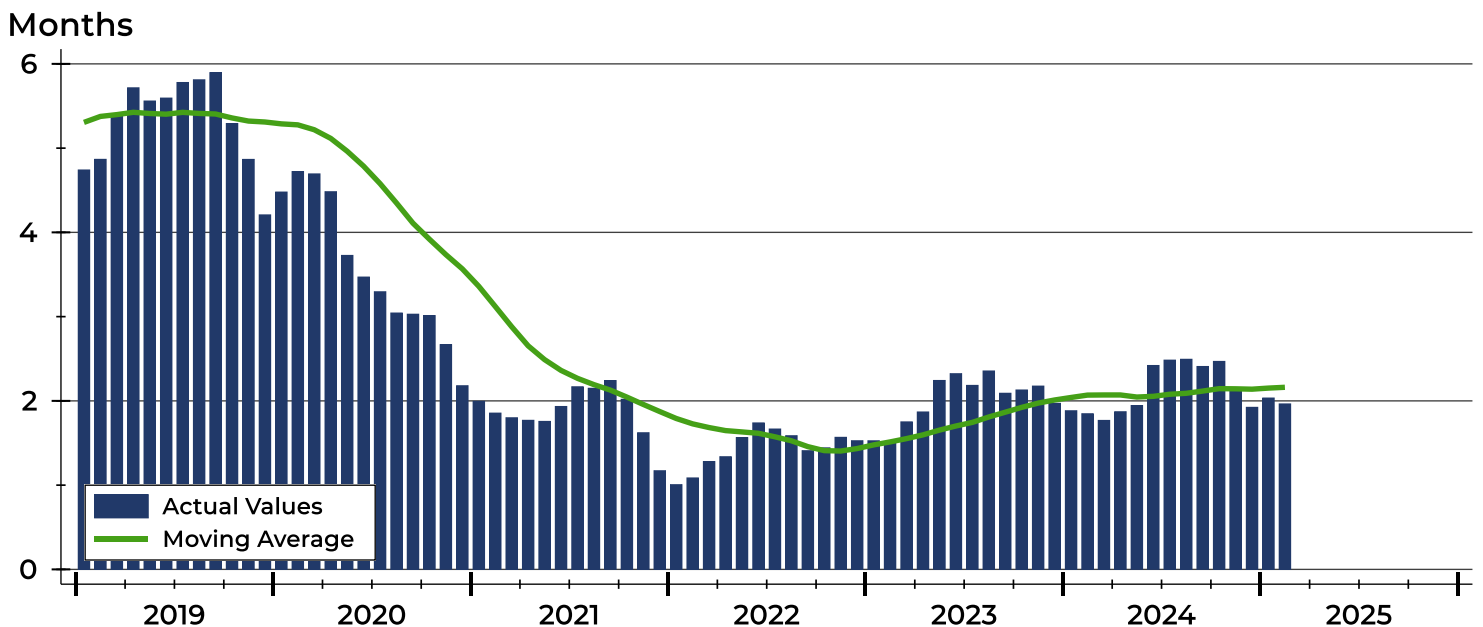
# Riley County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	1.5	1.9	2.0
February	1.5	1.8	2.0
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





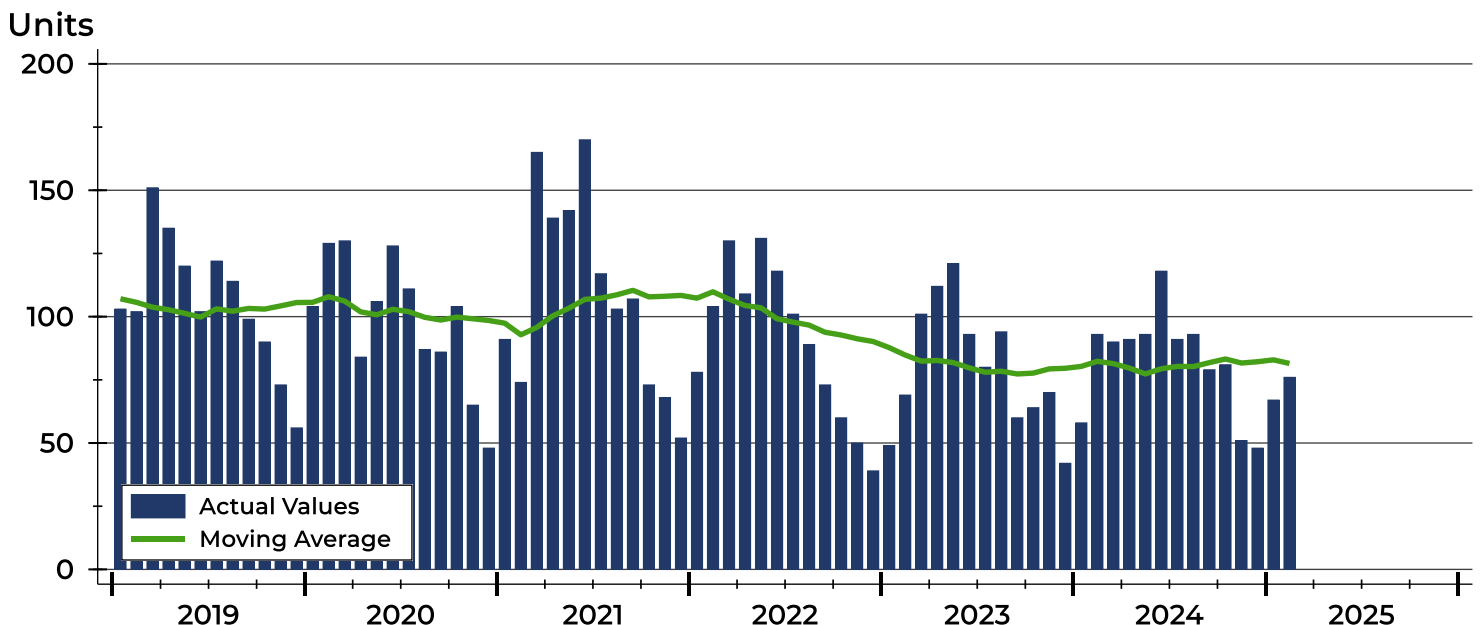
## Riley County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>76</b>	93	-18.3%
	Volume (1,000s)	<b>25,287</b>	25,828	-2.1%
	Average List Price	<b>332,728</b>	277,719	19.8%
	Median List Price	<b>296,500</b>	245,000	21.0%
Year-to-Date	New Listings	<b>143</b>	151	-5.3%
	Volume (1,000s)	<b>46,146</b>	41,502	11.2%
	Average List Price	<b>322,702</b>	274,849	17.4%
	Median List Price	<b>290,000</b>	250,000	16.0%

A total of 76 new listings were added in Riley County during February, down 18.3% from the same month in 2024. Year-to-date Riley County has seen 143 new listings.

The median list price of these homes was \$296,500 up from \$245,000 in 2024.

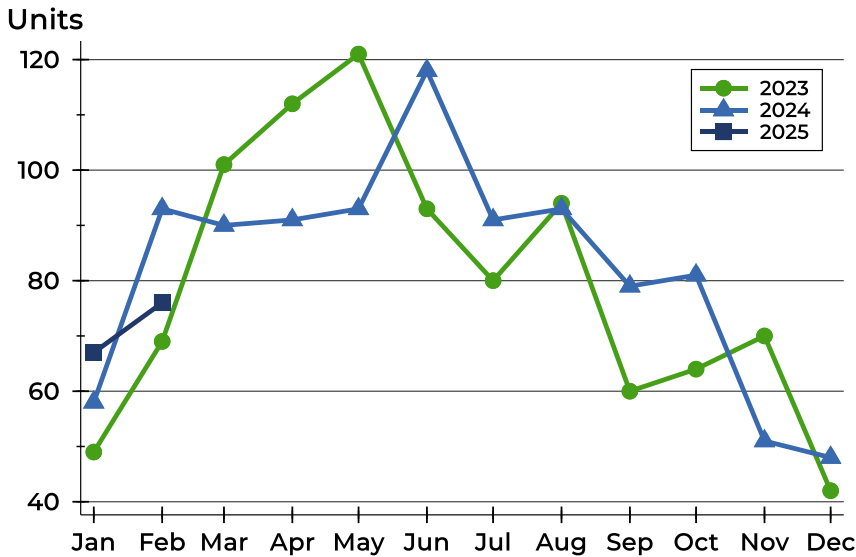
## History of New Listings





## Riley County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	49	58	<b>67</b>
February	69	93	<b>76</b>
March	101	90	
April	112	91	
May	121	93	
June	93	118	
July	80	91	
August	94	93	
September	60	79	
October	64	81	
November	70	51	
December	42	48	

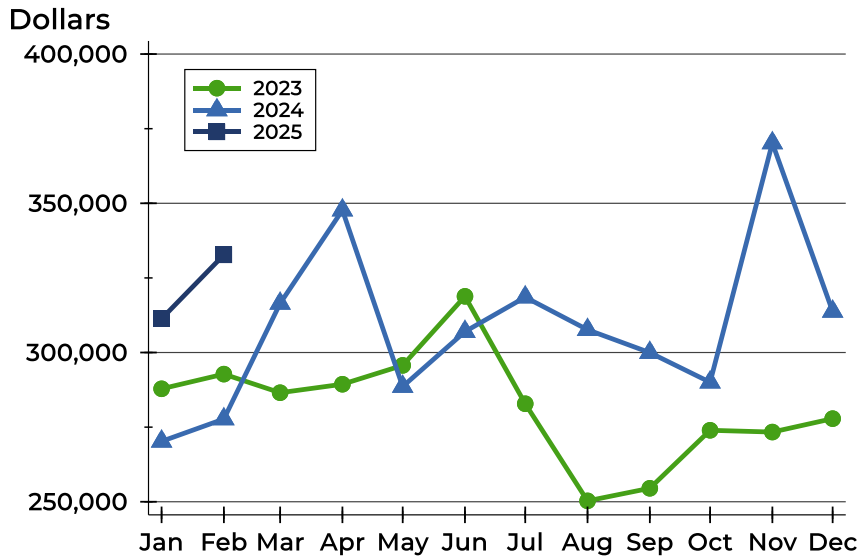
### New Listings by Price Range

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	3	3.9%	116,833	118,500	17	13	99.2%	100.0%
\$125,000-\$149,999	1	1.3%	130,000	130,000	2	2	100.0%	100.0%
\$150,000-\$174,999	3	3.9%	156,300	155,000	24	29	99.0%	100.0%
\$175,000-\$199,999	6	7.9%	184,700	182,200	7	3	99.2%	100.0%
\$200,000-\$249,999	14	18.4%	232,050	229,450	6	3	100.0%	100.0%
\$250,000-\$299,999	13	17.1%	279,677	279,900	11	7	98.9%	100.0%
\$300,000-\$399,999	16	21.1%	354,100	349,950	12	8	99.7%	100.0%
\$400,000-\$499,999	11	14.5%	452,077	445,000	9	6	100.0%	100.0%
\$500,000-\$749,999	8	10.5%	613,363	597,000	10	9	99.6%	100.0%
\$750,000-\$999,999	1	1.3%	799,900	799,900	3	3	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



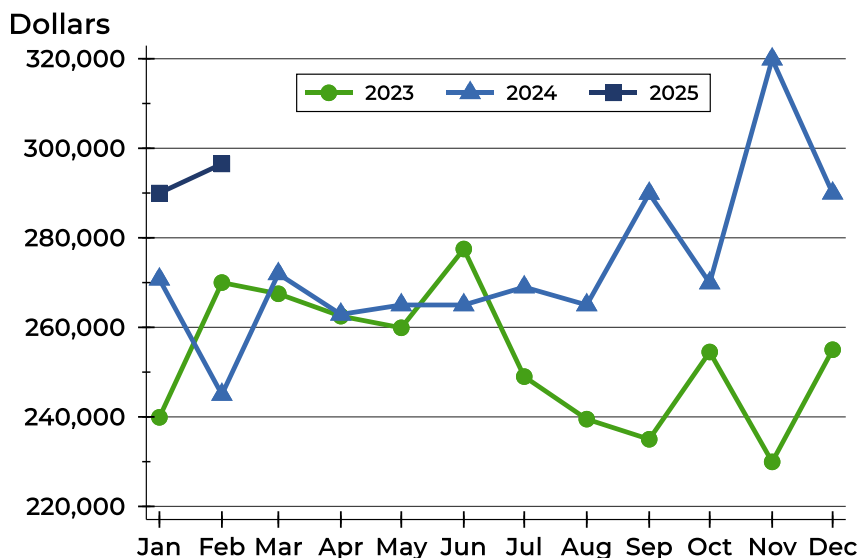
## Riley County New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	287,852	270,247	<b>311,328</b>
<b>February</b>	292,767	277,719	<b>332,728</b>
<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	307,003	
<b>July</b>	282,840	318,551	
<b>August</b>	250,303	307,643	
<b>September</b>	254,518	299,970	
<b>October</b>	273,948	290,046	
<b>November</b>	273,362	370,203	
<b>December</b>	277,852	313,768	

### Median Price



Month	2023	2024	2025
<b>January</b>	239,900	270,750	<b>290,000</b>
<b>February</b>	270,000	245,000	<b>296,500</b>
<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	269,900	
<b>November</b>	229,950	319,900	
<b>December</b>	255,000	289,950	



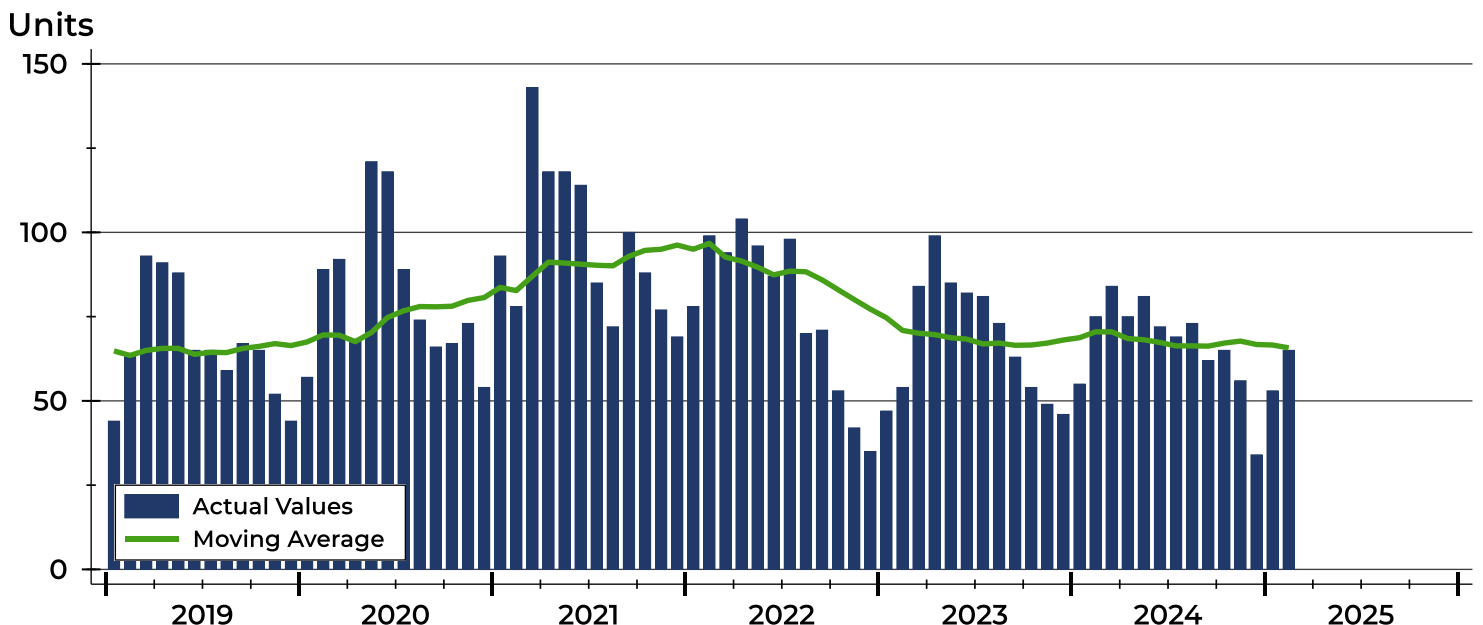
## Riley County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>65</b>	75	-13.3%	<b>118</b>	130	-9.2%
Volume (1,000s)		<b>20,281</b>	20,836	-2.7%	<b>35,436</b>	36,108	-1.9%
Average	Sale Price	<b>312,015</b>	277,810	12.3%	<b>300,302</b>	277,756	8.1%
	Days on Market	<b>30</b>	23	30.4%	<b>35</b>	36	-2.8%
	Percent of Original	<b>99.0%</b>	98.7%	0.3%	<b>98.1%</b>	97.7%	0.4%
Median	Sale Price	<b>285,000</b>	265,000	7.5%	<b>279,700</b>	273,700	2.2%
	Days on Market	<b>6</b>	6	0.0%	<b>13</b>	12	8.3%
	Percent of Original	<b>100.0%</b>	99.9%	0.1%	<b>100.0%</b>	98.5%	1.5%

A total of 65 contracts for sale were written in Riley County during the month of February, down from 75 in 2024. The median list price of these homes was \$285,000, up from \$265,000 the prior year.

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

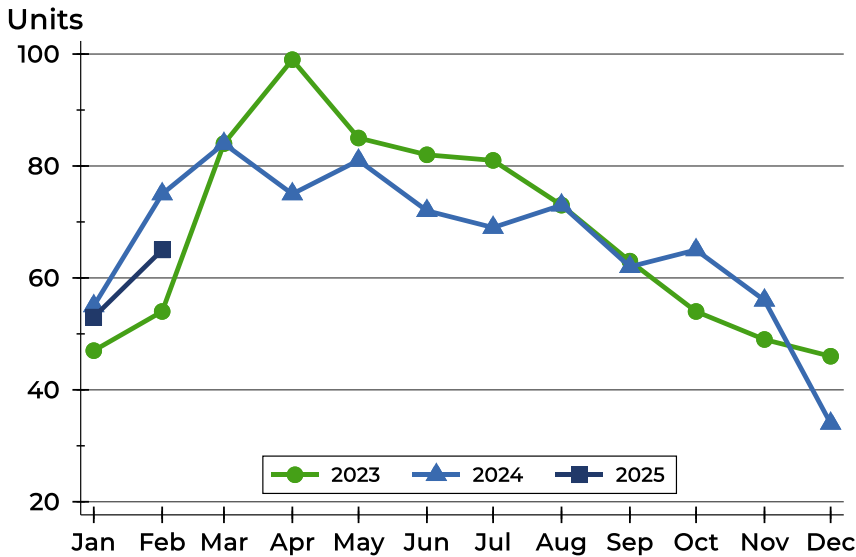
## History of Contracts Written





## Riley County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	47	55	53
February	54	75	65
March	84	84	
April	99	75	
May	85	81	
June	82	72	
July	81	69	
August	73	73	
September	63	62	
October	54	65	
November	49	56	
December	46	34	

### Contracts Written by Price Range

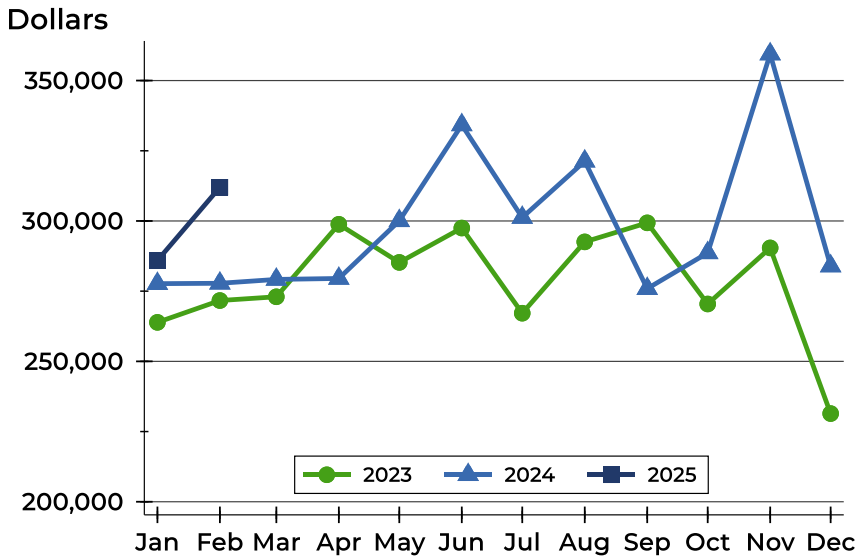
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	3.1%	119,250	119,250	51	51	95.8%	95.8%
\$125,000-\$149,999	1	1.5%	140,000	140,000	84	84	93.3%	93.3%
\$150,000-\$174,999	1	1.5%	168,000	168,000	35	35	91.1%	91.1%
\$175,000-\$199,999	8	12.3%	186,650	184,750	49	5	97.7%	100.0%
\$200,000-\$249,999	15	23.1%	225,993	225,000	9	4	99.9%	100.0%
\$250,000-\$299,999	10	15.4%	279,750	282,450	19	4	99.6%	100.0%
\$300,000-\$399,999	15	23.1%	350,793	349,000	46	43	99.1%	100.0%
\$400,000-\$499,999	8	12.3%	462,994	457,500	9	6	100.0%	100.0%
\$500,000-\$749,999	5	7.7%	617,600	630,000	44	6	98.8%	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





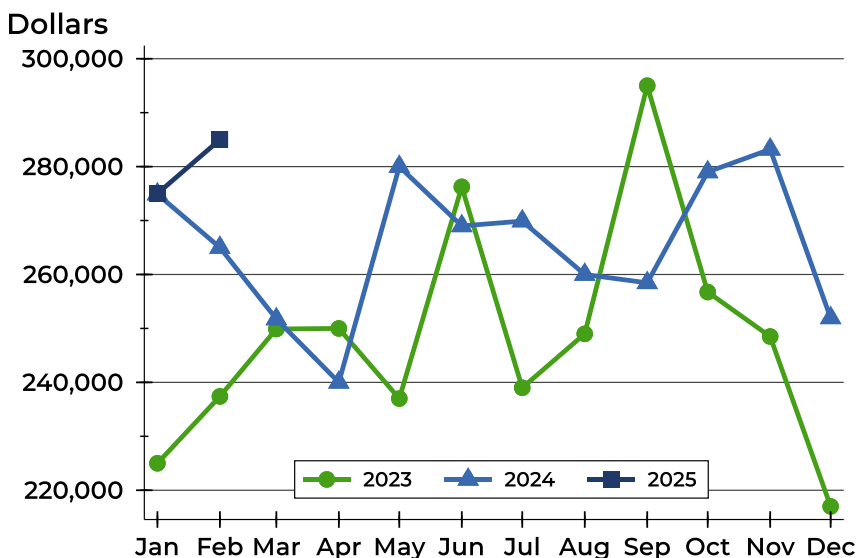
## Riley County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	263,891	277,683	<b>285,938</b>
February	271,664	277,810	<b>312,015</b>
March	273,006	279,183	
April	298,818	279,529	
May	285,244	300,060	
June	297,489	334,209	
July	267,157	301,232	
August	292,554	321,281	
September	299,340	275,903	
October	270,441	288,634	
November	290,402	359,444	
December	231,409	283,954	

### Median Price

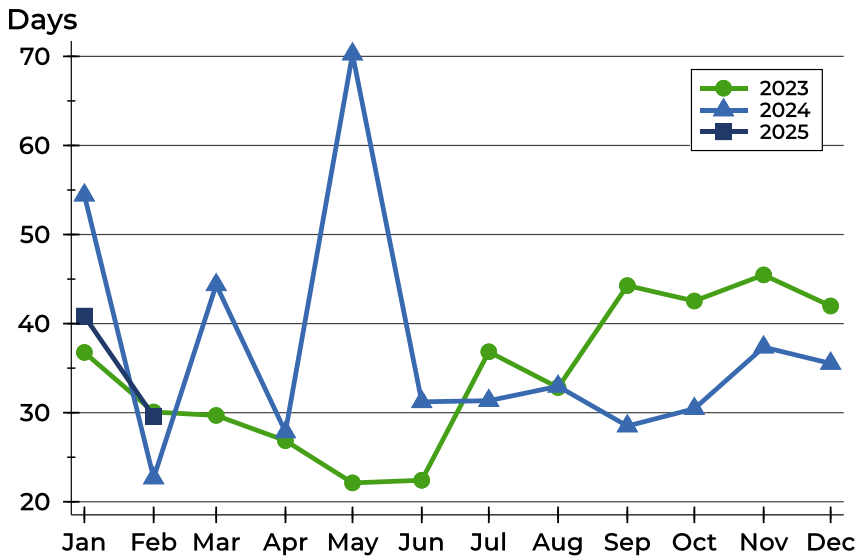


Month	2023	2024	2025
January	225,000	274,900	<b>275,000</b>
February	237,400	265,000	<b>285,000</b>
March	249,900	251,750	
April	250,000	240,000	
May	237,000	280,000	
June	276,250	269,000	
July	276,250	269,000	
August	239,000	260,000	
September	249,000	260,000	
October	295,000	258,450	
November	256,750	279,000	
December	217,000	251,950	



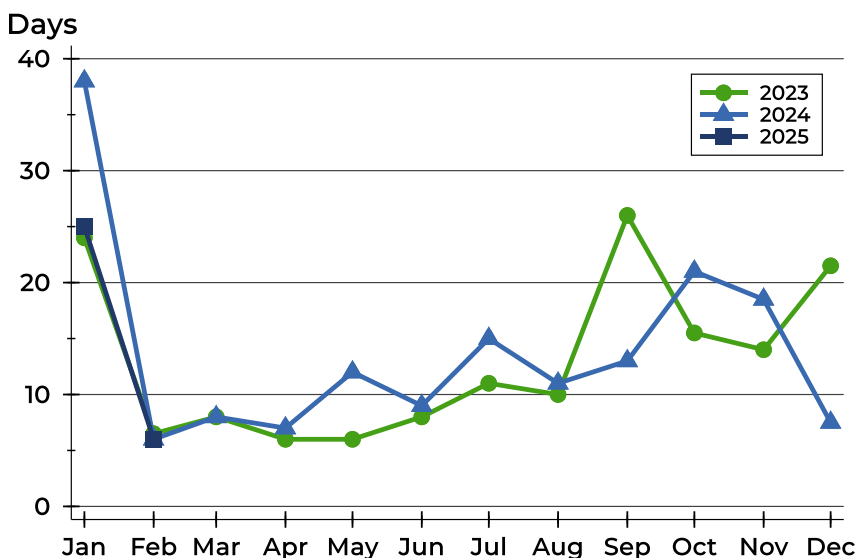
## Riley County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	37	54	<b>41</b>
February	30	23	<b>30</b>
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	<b>6</b>
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	19	
December	22	8	



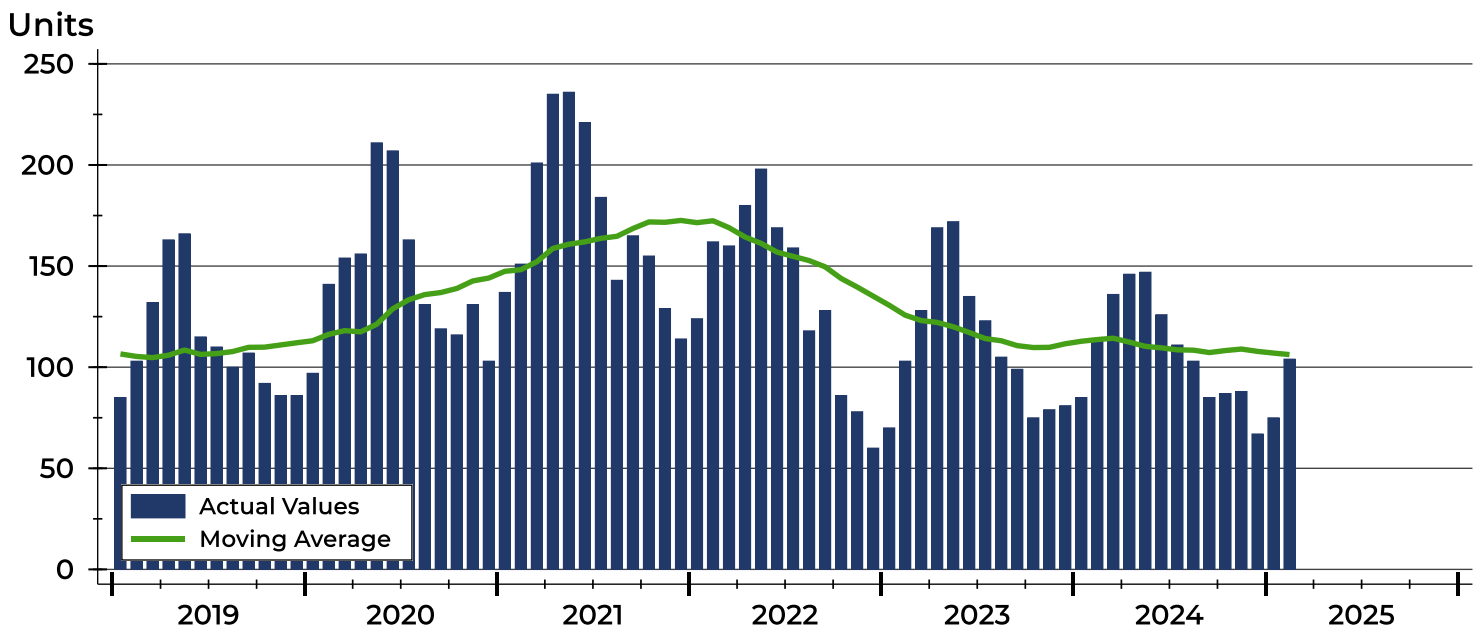
# Riley County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		104	113	-8.0%
Volume (1,000s)		30,563	32,156	-5.0%
Average	List Price	293,871	284,565	3.3%
	Days on Market	37	33	12.1%
	Percent of Original	99.0%	98.9%	0.1%
Median	List Price	277,400	265,000	4.7%
	Days on Market	13	11	18.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 104 listings in Riley County had contracts pending at the end of February, down from 113 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.

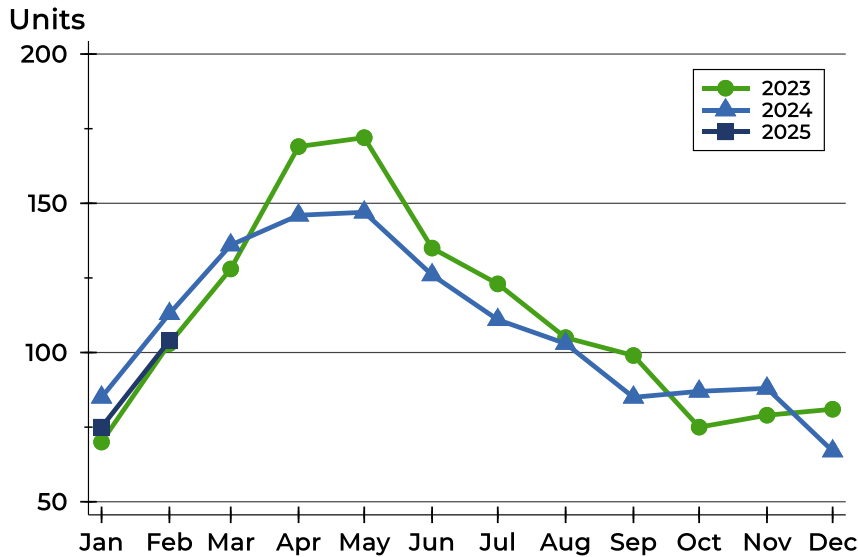
## History of Pending Contracts





## Riley County Pending Contracts Analysis

### Pending Contracts by Month



Month	2023	2024	2025
January	70	85	<b>75</b>
February	103	113	<b>104</b>
March	128	136	
April	169	146	
May	172	147	
June	135	126	
July	123	111	
August	105	103	
September	99	85	
October	75	87	
November	79	88	
December	81	67	

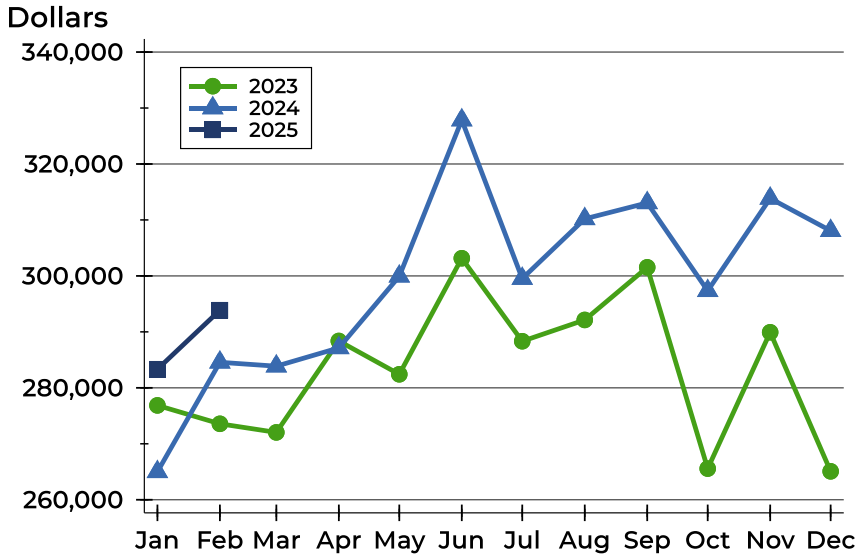
### Pending Contracts by Price Range

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	1.0%	65,000	65,000	102	102	100.0%	100.0%
\$100,000-\$124,999	2	1.9%	119,250	119,250	73	73	100.0%	100.0%
\$125,000-\$149,999	4	3.8%	137,400	135,000	21	18	100.0%	100.0%
\$150,000-\$174,999	4	3.8%	163,250	165,000	19	17	101.0%	100.0%
\$175,000-\$199,999	12	11.5%	184,233	183,500	69	44	97.8%	100.0%
\$200,000-\$249,999	23	22.1%	226,967	225,000	17	6	99.2%	100.0%
\$250,000-\$299,999	15	14.4%	278,827	284,900	15	4	99.6%	100.0%
\$300,000-\$399,999	28	26.9%	347,186	347,000	56	39	98.3%	100.0%
\$400,000-\$499,999	10	9.6%	463,385	457,500	23	10	100.0%	100.0%
\$500,000-\$749,999	5	4.8%	617,600	630,000	44	6	98.8%	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



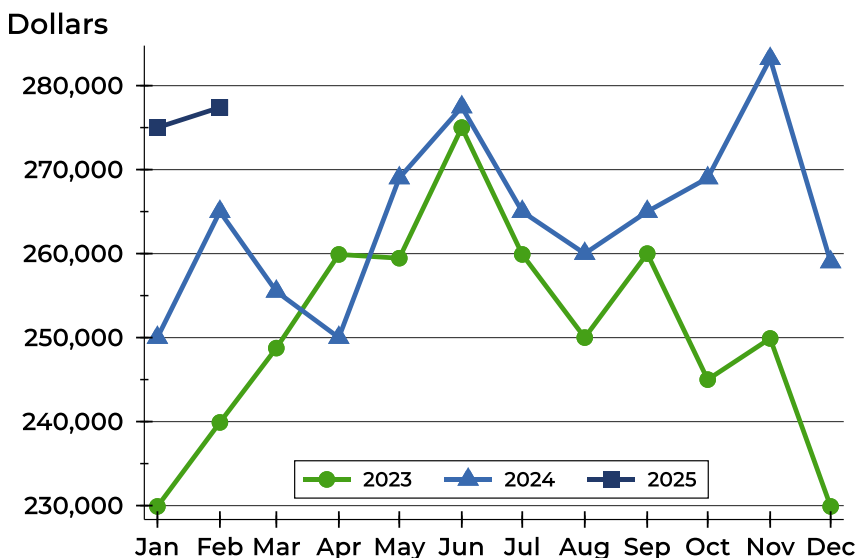
## Riley County Pending Contracts Analysis

### Average Price



Month	2023	2024	2025
January	276,864	264,992	<b>283,327</b>
February	273,576	284,565	<b>293,871</b>
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

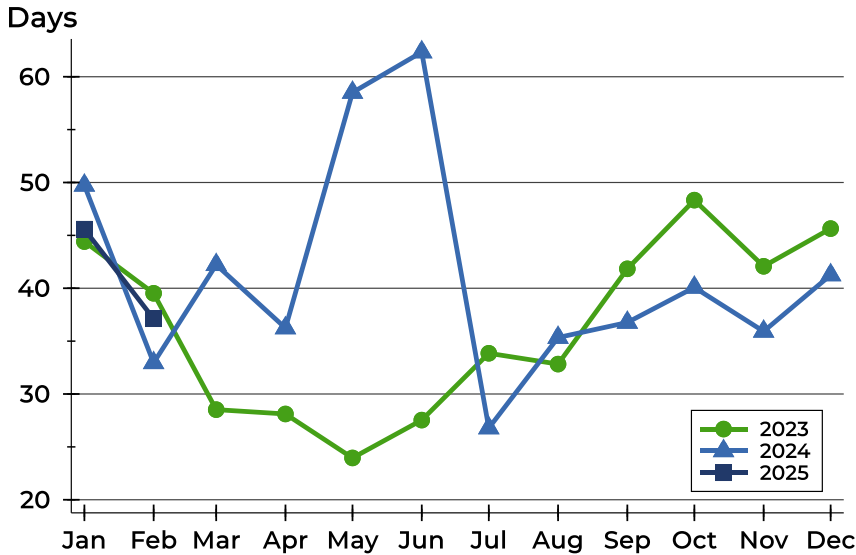


Month	2023	2024	2025
January	229,900	250,000	<b>275,000</b>
February	239,900	265,000	<b>277,400</b>
March	248,750	255,500	
April	259,900	250,000	
May	259,450	269,000	
June	275,000	277,450	
July	259,900	265,000	
August	250,000	260,000	
September	260,000	265,000	
October	245,000	269,000	
November	249,900	283,200	
December	229,900	259,000	



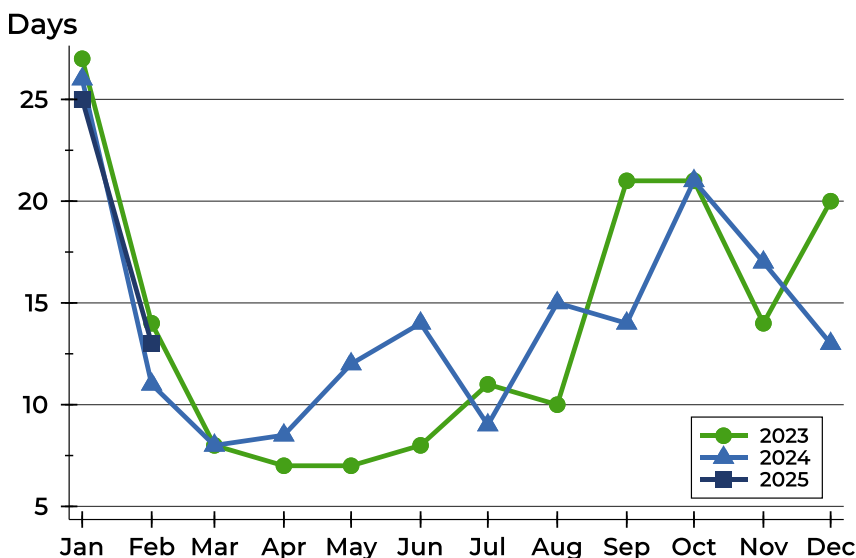
## Riley County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	44	50	<b>46</b>
February	40	33	<b>37</b>
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	<b>13</b>
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	