



Entire MLS System Housing Report



Market Overview

Flint Hills MLS Home Sales Fell in February

Total home sales in the Flint Hills MLS system fell last month to 104 units, compared to 141 units in February 2024. Total sales volume was \$24.5 million, down from a year earlier.

The median sale price in February was \$235,000, up from \$201,000 a year earlier. Homes that sold in February were typically on the market for 22 days and sold for 100.0% of their list prices.

Flint Hills MLS Active Listings Up at End of February

The total number of active listings in the Flint Hills MLS system at the end of February was 365 units, up from 356 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$250,000.

During February, a total of 156 contracts were written down from 173 in February 2024. At the end of the month, there were 242 contracts still pending.

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Entire MLS System Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		104	141	116	228	253	211
Change from prior year		-26.2%	21.6%	-23.7%	-9.9%	19.9%	-32.2%
Active Listings		365	356	352	N/A	N/A	N/A
Change from prior year		2.5%	1.1%	24.4%			
Months' Supply		2.1	2.0	1.8	N/A	N/A	N/A
Change from prior year		5.0%	11.1%	50.0%			
New Listings		185	201	220	349	355	374
Change from prior year		-8.0%	-8.6%	-1.3%	-1.7%	-5.1%	-8.1%
Contracts Written		156	173	191	288	329	345
Change from prior year		-9.8%	-9.4%	-5.9%	-12.5%	-4.6%	-10.2%
Pending Contracts		242	307	316	N/A	N/A	N/A
Change from prior year		-21.2%	-2.8%	-9.2%			
Sales Volume (1,000s)		24,543	30,283	22,818	57,337	55,969	42,593
Change from prior year		-19.0%	32.7%	-27.8%	2.4%	31.4%	-33.7%
Average	Sale Price	235,992	214,774	196,703	251,479	221,220	201,861
	Change from prior year	9.9%	9.2%	-5.4%	13.7%	9.6%	-2.2%
	List Price of Actives	289,719	273,748	268,538	N/A	N/A	N/A
	Change from prior year	5.8%	1.9%	8.0%			
	Days on Market	50	57	48	49	56	51
Change from prior year	-12.3%	18.8%	4.3%	-12.5%	9.8%	10.9%	
Percent of List	98.9%	96.9%	97.8%	98.9%	96.7%	97.0%	
Change from prior year	2.1%	-0.9%	0.2%	2.3%	-0.3%	-0.5%	
Percent of Original	96.8%	94.2%	95.3%	96.5%	93.9%	94.3%	
Change from prior year	2.8%	-1.2%	-0.6%	2.8%	-0.4%	-1.2%	
Median	Sale Price	235,000	201,000	183,500	222,250	205,000	184,000
	Change from prior year	16.9%	9.5%	-6.6%	8.4%	11.4%	-2.6%
	List Price of Actives	250,000	209,950	219,900	N/A	N/A	N/A
	Change from prior year	19.1%	-4.5%	22.2%			
	Days on Market	23	36	33	23	32	34
Change from prior year	-36.1%	9.1%	83.3%	-28.1%	-5.9%	54.5%	
Percent of List	100.0%	97.9%	98.4%	99.4%	97.9%	98.0%	
Change from prior year	2.1%	-0.5%	-1.3%	1.5%	-0.1%	-1.7%	
Percent of Original	98.6%	96.9%	97.1%	98.2%	96.6%	96.5%	
Change from prior year	1.8%	-0.2%	-1.4%	1.7%	0.1%	-1.7%	

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



Entire MLS System Closed Listings Analysis

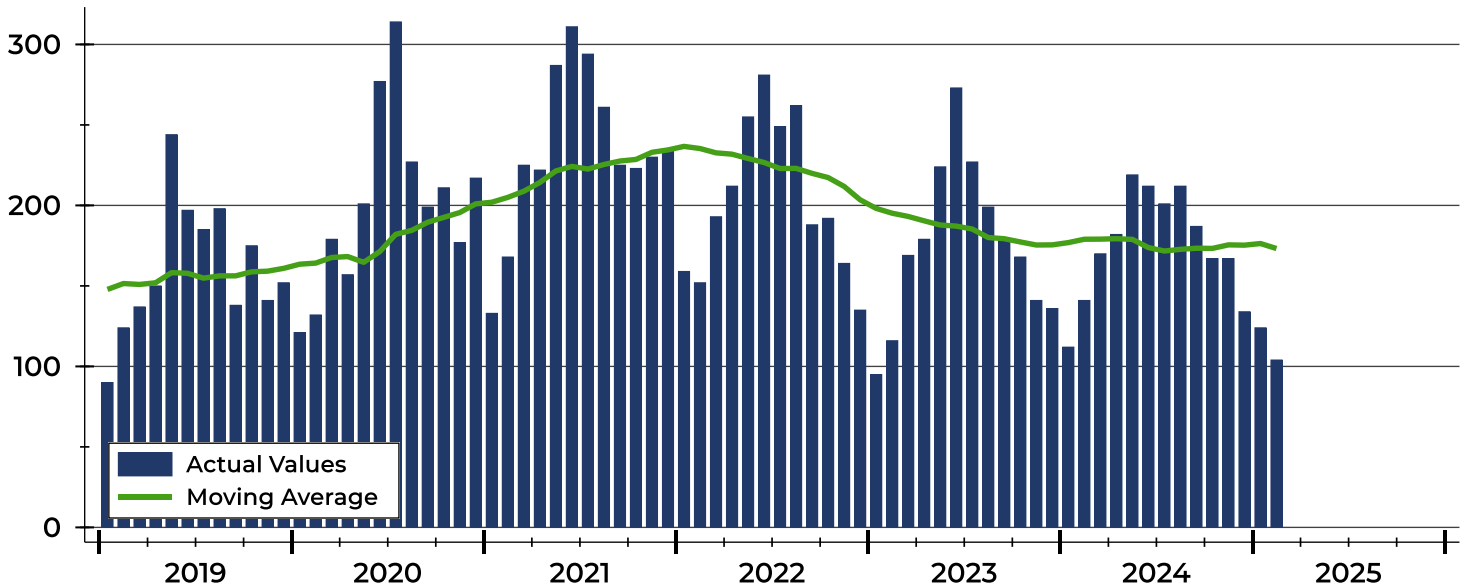
Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		104	141	-26.2%	228	253	-9.9%
Volume (1,000s)		24,543	30,283	-19.0%	57,337	55,969	2.4%
Months' Supply		2.1	2.0	5.0%	N/A	N/A	N/A
Average	Sale Price	235,992	214,774	9.9%	251,479	221,220	13.7%
	Days on Market	50	57	-12.3%	49	56	-12.5%
	Percent of List	98.9%	96.9%	2.1%	98.9%	96.7%	2.3%
	Percent of Original	96.8%	94.2%	2.8%	96.5%	93.9%	2.8%
Median	Sale Price	235,000	201,000	16.9%	222,250	205,000	8.4%
	Days on Market	23	36	-36.1%	23	32	-28.1%
	Percent of List	100.0%	97.9%	2.1%	99.4%	97.9%	1.5%
	Percent of Original	98.6%	96.9%	1.8%	98.2%	96.6%	1.7%

A total of 104 homes sold in the Flint Hills MLS system in February, down from 141 units in February 2024. Total sales volume fell to \$24.5 million compared to \$30.3 million in the previous year.

The median sales price in February was \$235,000, up 16.9% compared to the prior year. Median days on market was 22 days, down from 23 days in January, and down from 36 in February 2024.

History of Closed Listings

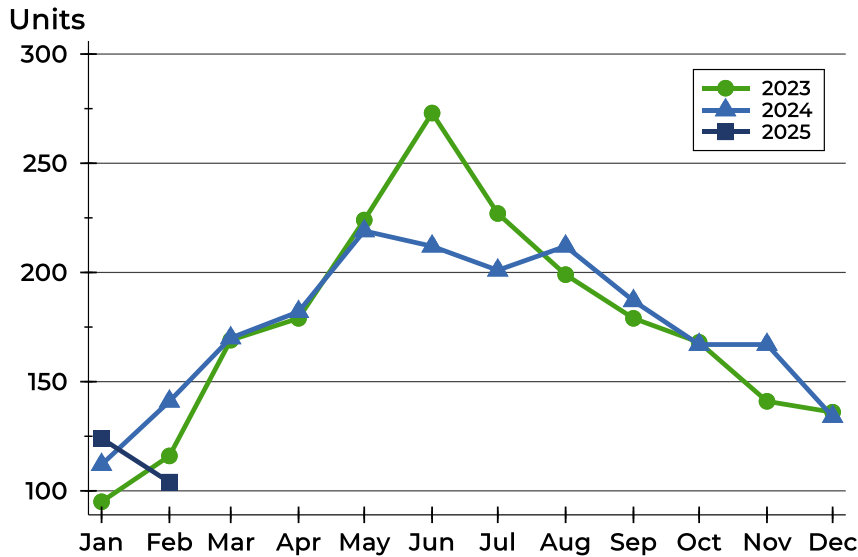
Units





Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	95	112	124
February	116	141	104
March	169	170	
April	179	182	
May	224	219	
June	273	212	
July	227	201	
August	199	212	
September	179	187	
October	168	167	
November	141	167	
December	136	134	

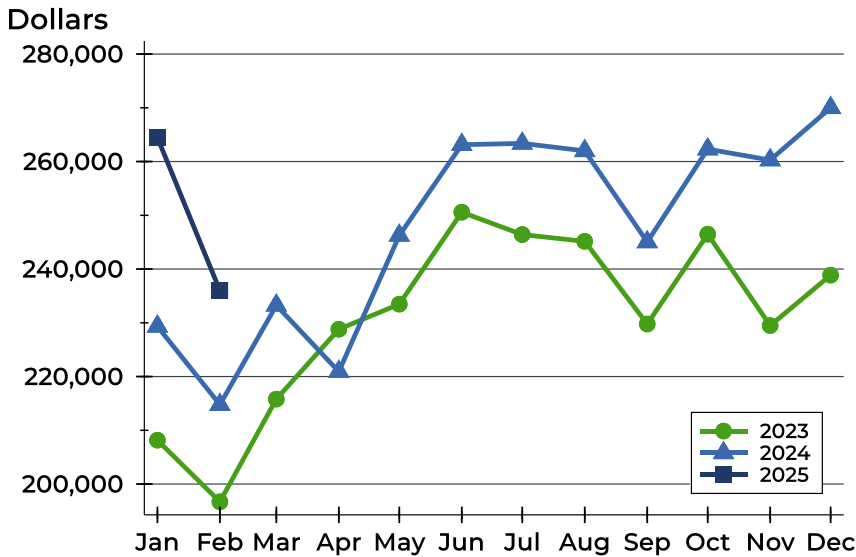
Closed Listings by Price Range

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	4	3.8%	0.9	36,725	36,950	69	66	79.4%	73.2%	75.8%	72.6%
\$50,000-\$99,999	3	2.9%	2.3	72,541	65,624	81	106	96.4%	92.9%	85.0%	80.9%
\$100,000-\$124,999	4	3.8%	2.5	113,750	115,000	50	7	98.6%	100.4%	96.2%	95.6%
\$125,000-\$149,999	8	7.7%	3.0	135,863	135,200	47	23	102.1%	102.9%	102.1%	102.9%
\$150,000-\$174,999	8	7.7%	1.8	154,563	152,500	48	6	102.3%	99.2%	100.7%	98.0%
\$175,000-\$199,999	12	11.5%	1.6	187,292	189,250	37	10	100.1%	100.0%	97.8%	100.0%
\$200,000-\$249,999	20	19.2%	1.3	226,025	230,000	47	24	100.2%	100.2%	98.3%	98.7%
\$250,000-\$299,999	21	20.2%	2.4	270,971	273,000	36	9	99.1%	100.0%	98.2%	100.0%
\$300,000-\$399,999	20	19.2%	2.4	346,640	347,500	66	36	97.6%	98.0%	95.6%	96.8%
\$400,000-\$499,999	2	1.9%	1.3	422,000	422,000	3	3	102.3%	102.3%	102.3%	102.3%
\$500,000-\$749,999	2	1.9%	3.4	582,500	582,500	161	161	99.6%	99.6%	92.1%	92.1%
\$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



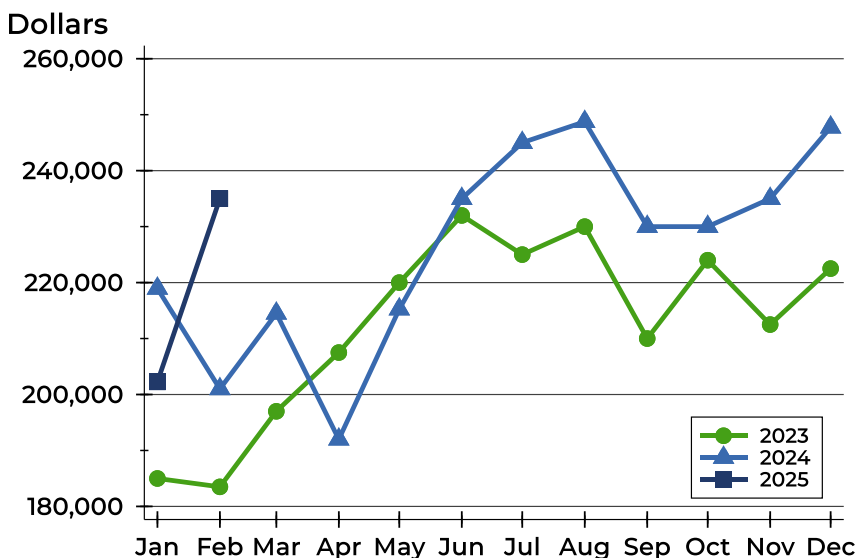
Entire MLS System Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	208,160	229,336	264,468
February	196,703	214,774	235,992
March	215,804	233,252	
April	228,800	220,924	
May	233,474	246,248	
June	250,577	263,143	
July	246,419	263,376	
August	245,159	261,997	
September	229,777	245,035	
October	246,488	262,309	
November	229,481	260,283	
December	238,873	270,002	

Median Price

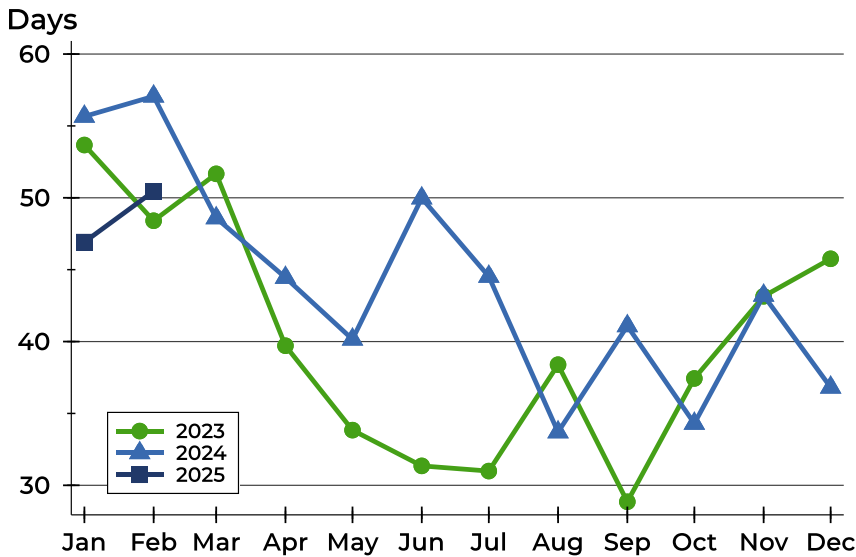


Month	2023	2024	2025
January	185,000	218,950	202,250
February	183,500	201,000	235,000
March	197,000	214,500	
April	207,500	192,000	
May	220,000	215,250	
June	232,000	235,000	
July	225,000	245,000	
August	230,000	248,750	
September	210,000	230,000	
October	224,000	230,000	
November	212,500	235,000	
December	222,500	247,750	



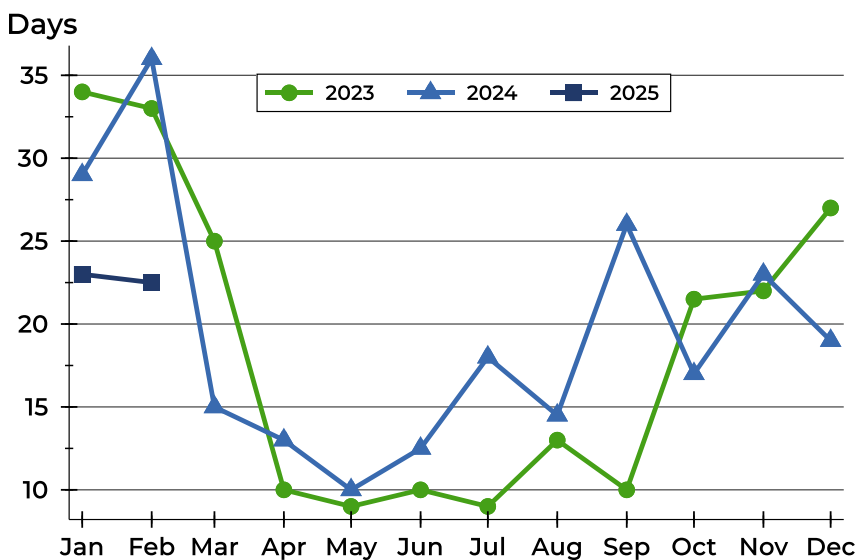
Entire MLS System Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	54	56	47
February	48	57	50
March	52	49	
April	40	44	
May	34	40	
June	31	50	
July	31	45	
August	38	34	
September	29	41	
October	37	34	
November	43	43	
December	46	37	

Median DOM



Month	2023	2024	2025
January	34	29	23
February	33	36	23
March	25	15	
April	10	13	
May	9	10	
June	10	13	
July	9	18	
August	13	15	
September	10	26	
October	22	17	
November	22	23	
December	27	19	



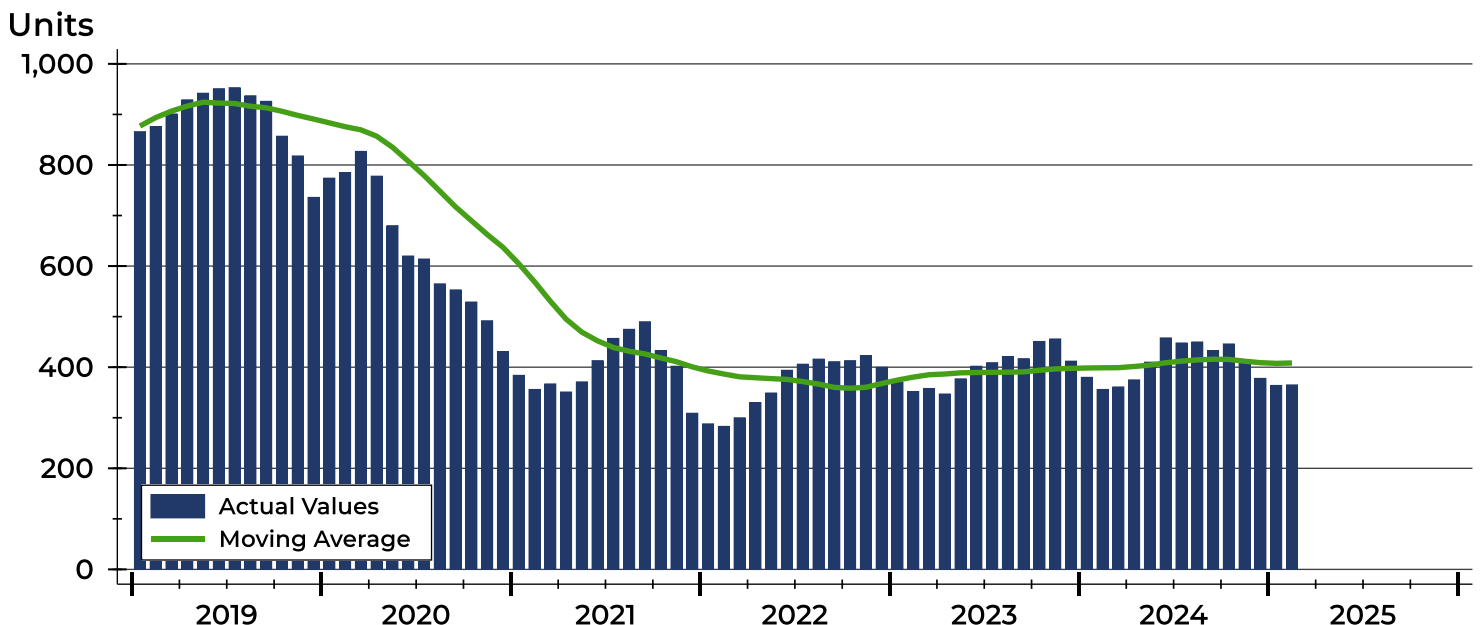
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		365	356	2.5%
Volume (1,000s)		105,747	97,454	8.5%
Months' Supply		2.1	2.0	5.0%
Average	List Price	289,719	273,748	5.8%
	Days on Market	86	88	-2.3%
	Percent of Original	98.1%	97.6%	0.5%
Median	List Price	250,000	209,950	19.1%
	Days on Market	51	60	-15.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 365 homes were available for sale in the Flint Hills MLS system at the end of February. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of February was \$250,000, up 19.1% from 2024. The typical time on market for active listings was 51 days, down from 60 days a year earlier.

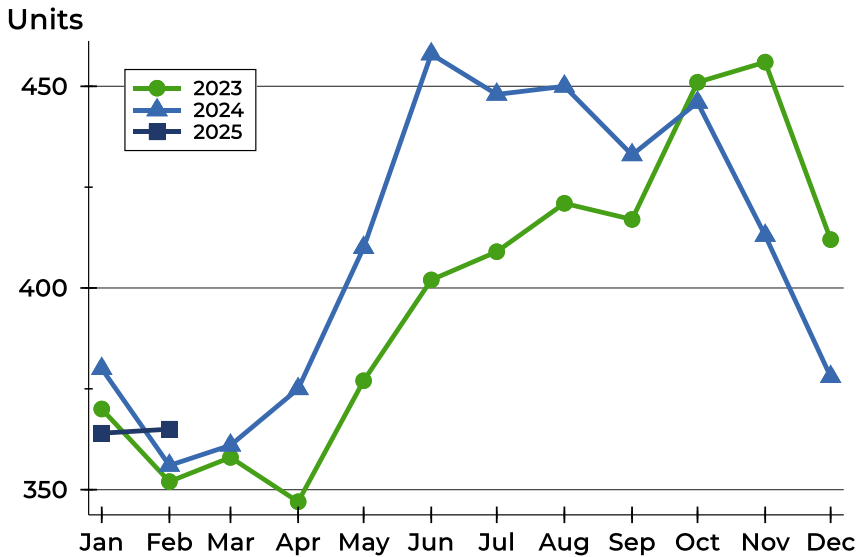
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	370	380	364
February	352	356	365
March	358	361	
April	347	375	
May	377	410	
June	402	458	
July	409	448	
August	421	450	
September	417	433	
October	451	446	
November	456	413	
December	412	378	

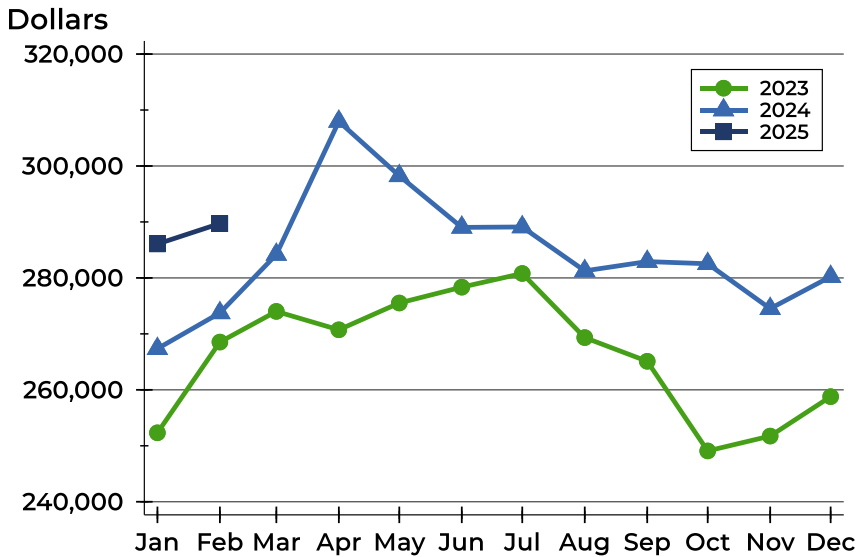
Active Listings by Price Range

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	4	1.1%	0.9	41,225	42,950	155	138	91.1%	92.2%
\$50,000-\$99,999	29	7.9%	2.3	80,822	80,000	100	74	95.6%	100.0%
\$100,000-\$124,999	22	6.0%	2.5	114,068	113,950	52	26	96.1%	100.0%
\$125,000-\$149,999	37	10.1%	3.0	135,891	135,000	88	79	99.1%	100.0%
\$150,000-\$174,999	22	6.0%	1.8	161,855	160,000	88	57	97.1%	100.0%
\$175,000-\$199,999	27	7.4%	1.6	186,674	189,000	101	58	98.2%	100.0%
\$200,000-\$249,999	38	10.4%	1.3	230,082	230,000	96	41	98.1%	100.0%
\$250,000-\$299,999	65	17.8%	2.4	277,522	279,900	70	41	99.9%	100.0%
\$300,000-\$399,999	68	18.6%	2.4	345,207	342,500	85	46	98.3%	100.0%
\$400,000-\$499,999	14	3.8%	1.3	437,629	430,000	57	41	98.5%	100.0%
\$500,000-\$749,999	26	7.1%	3.4	625,782	625,000	64	42	99.3%	100.0%
\$750,000-\$999,999	8	2.2%	N/A	890,238	875,000	121	126	94.5%	99.5%
\$1,000,000 and up	5	1.4%	N/A	1,465,000	1,400,000	257	200	96.6%	100.0%



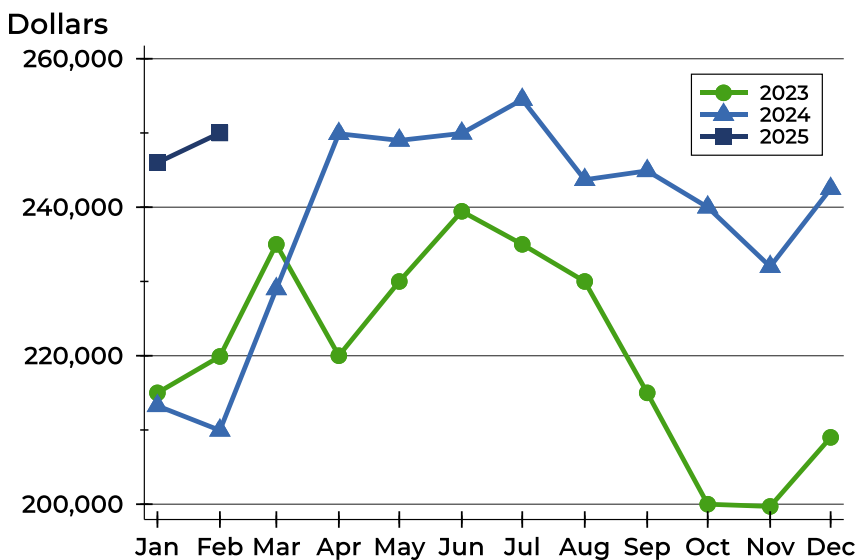
Entire MLS System Active Listings Analysis

Average Price



Month	2023	2024	2025
January	252,323	267,351	286,061
February	268,538	273,748	289,719
March	274,015	284,187	
April	270,729	307,959	
May	275,521	298,243	
June	278,352	289,030	
July	280,794	289,102	
August	269,336	281,265	
September	265,105	282,919	
October	249,087	282,532	
November	251,743	274,510	
December	258,786	280,236	

Median Price

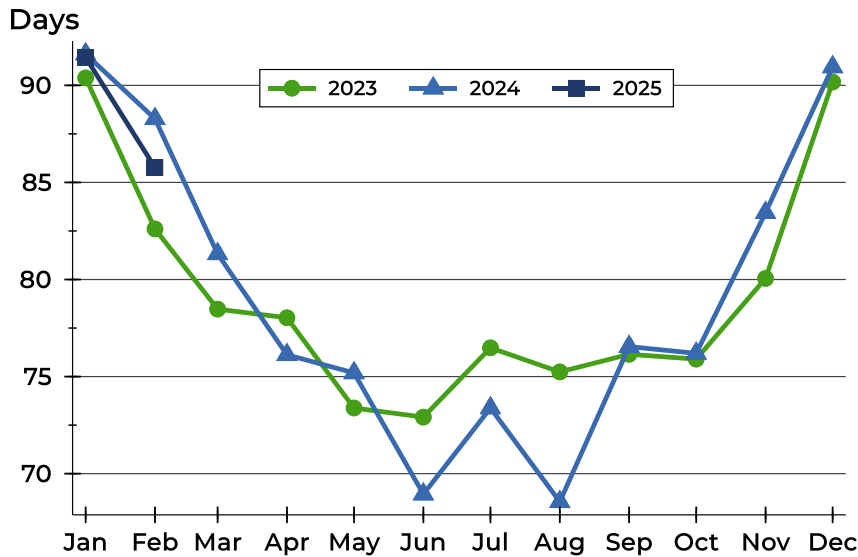


Month	2023	2024	2025
January	215,000	213,250	246,000
February	219,900	209,950	250,000
March	235,000	229,000	
April	220,000	249,900	
May	230,000	249,000	
June	239,450	249,950	
July	235,000	254,500	
August	230,000	243,700	
September	215,000	244,900	
October	199,999	240,000	
November	199,700	232,000	
December	209,000	242,500	



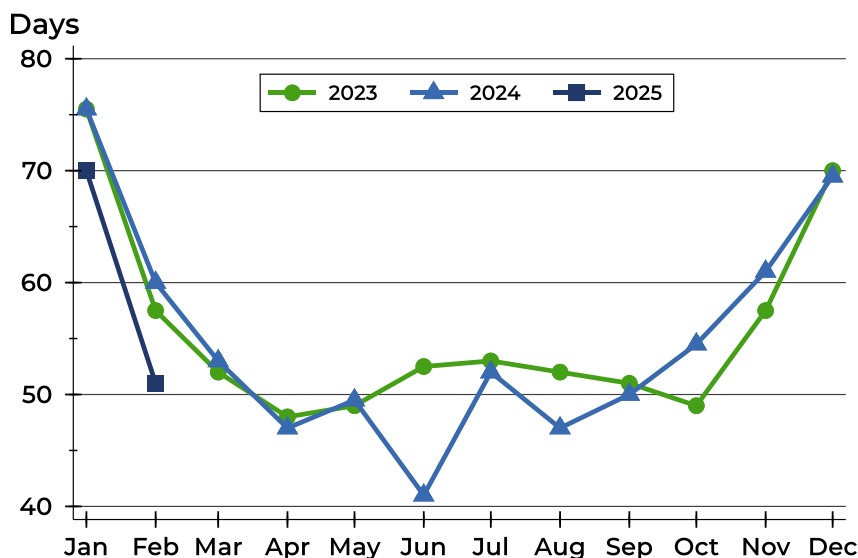
Entire MLS System Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	90	92	91
February	83	88	86
March	78	81	78
April	78	76	78
May	73	75	73
June	73	69	73
July	76	73	76
August	75	69	75
September	76	77	76
October	76	76	76
November	80	83	80
December	90	91	90

Median DOM

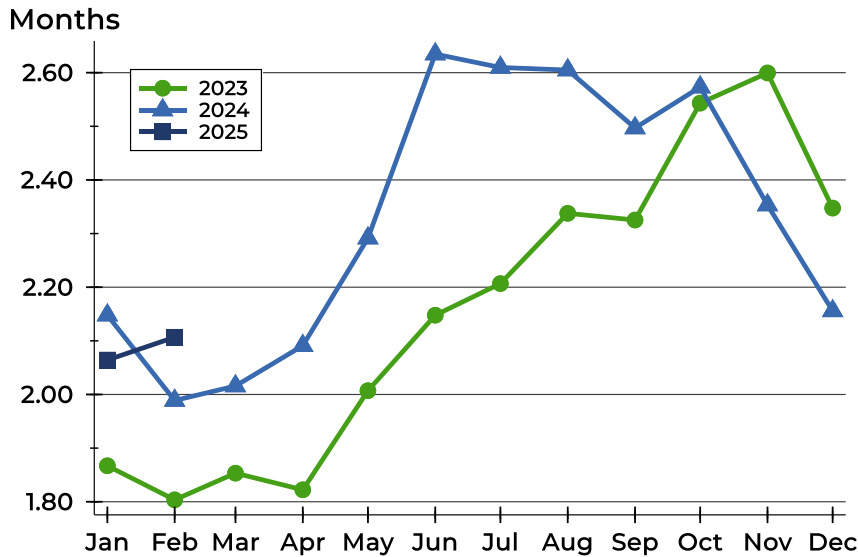


Month	2023	2024	2025
January	76	76	70
February	58	60	51
March	52	53	52
April	48	47	48
May	49	50	49
June	53	41	53
July	53	52	53
August	52	47	52
September	51	50	51
October	49	55	49
November	58	61	58
December	70	70	70



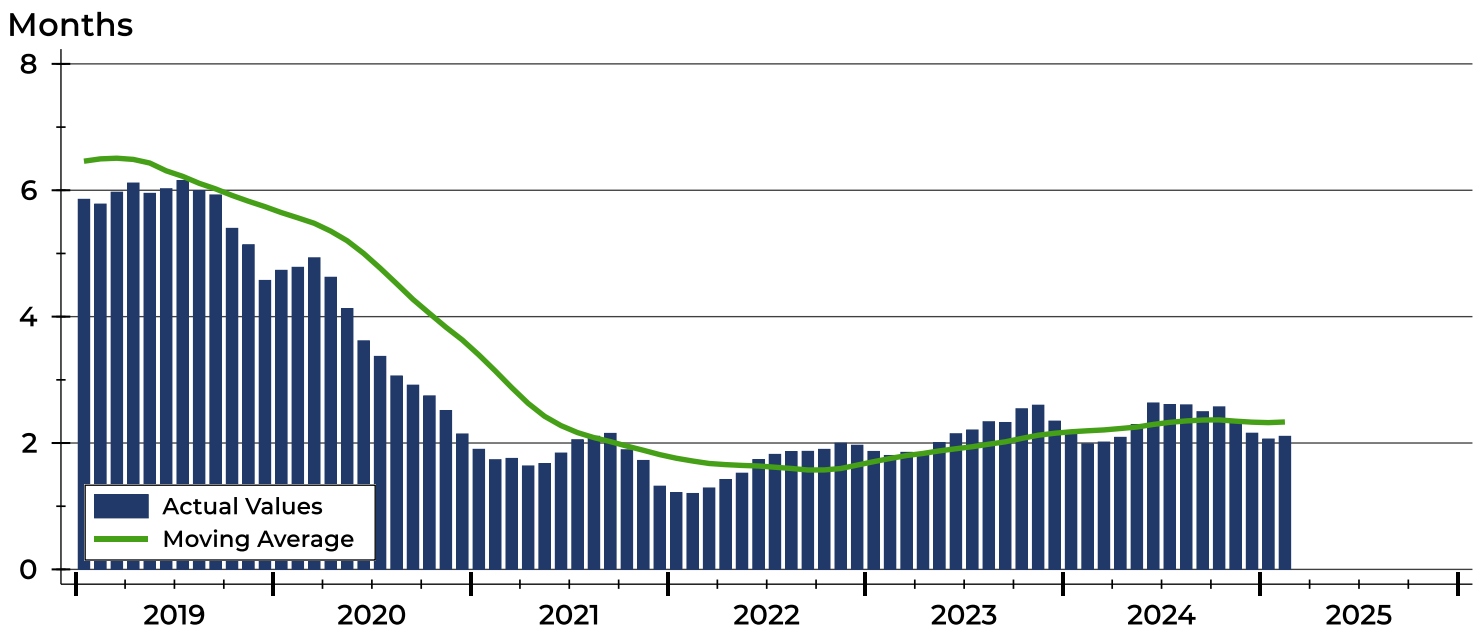
Entire MLS System Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.9	2.1	2.1
February	1.8	2.0	2.1
March	1.9	2.0	
April	1.8	2.1	
May	2.0	2.3	
June	2.1	2.6	
July	2.2	2.6	
August	2.3	2.6	
September	2.3	2.5	
October	2.5	2.6	
November	2.6	2.4	
December	2.3	2.2	

History of Month's Supply





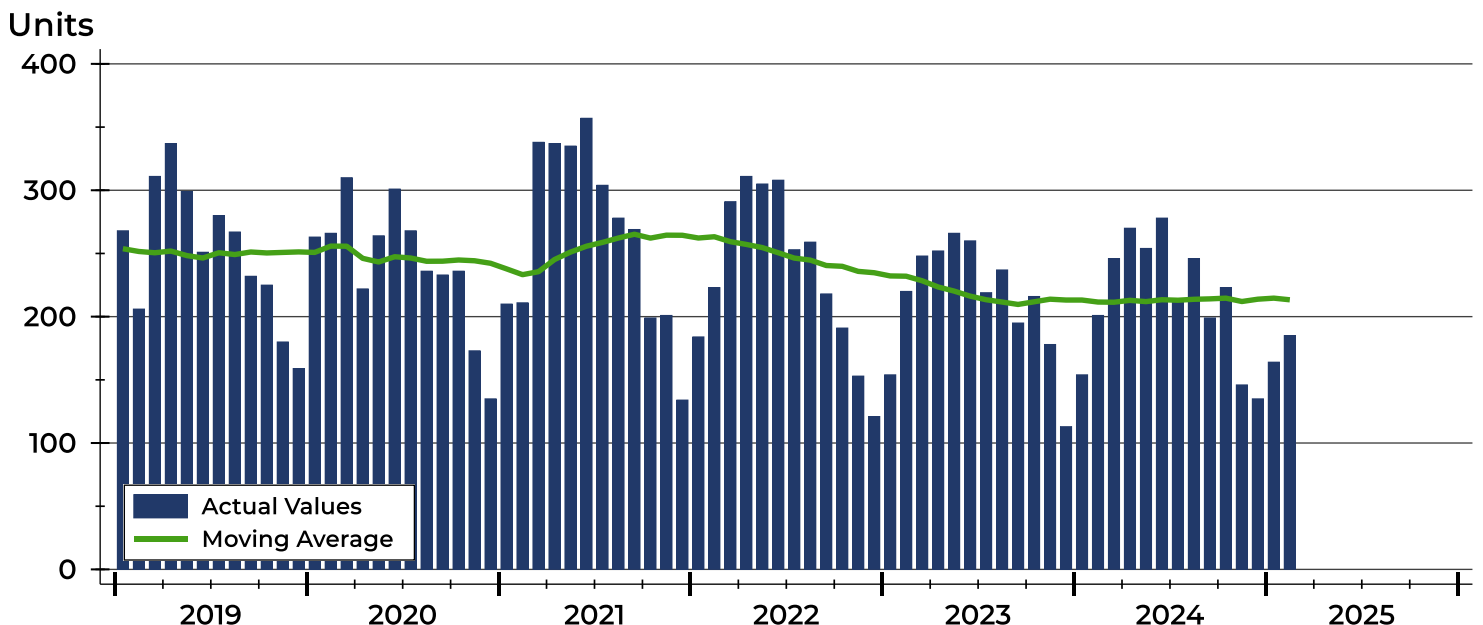
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	185	201	-8.0%
	Volume (1,000s)	51,425	49,541	3.8%
	Average List Price	277,973	246,471	12.8%
	Median List Price	259,900	220,000	18.1%
Year-to-Date	New Listings	349	355	-1.7%
	Volume (1,000s)	95,953	87,698	9.4%
	Average List Price	274,938	247,036	11.3%
	Median List Price	255,000	225,000	13.3%

A total of 185 new listings were added in the Flint Hills MLS system during February, down 8.0% from the same month in 2024. Year-to-date the Flint Hills MLS system has seen 349 new listings.

The median list price of these homes was \$259,900 up from \$220,000 in 2024.

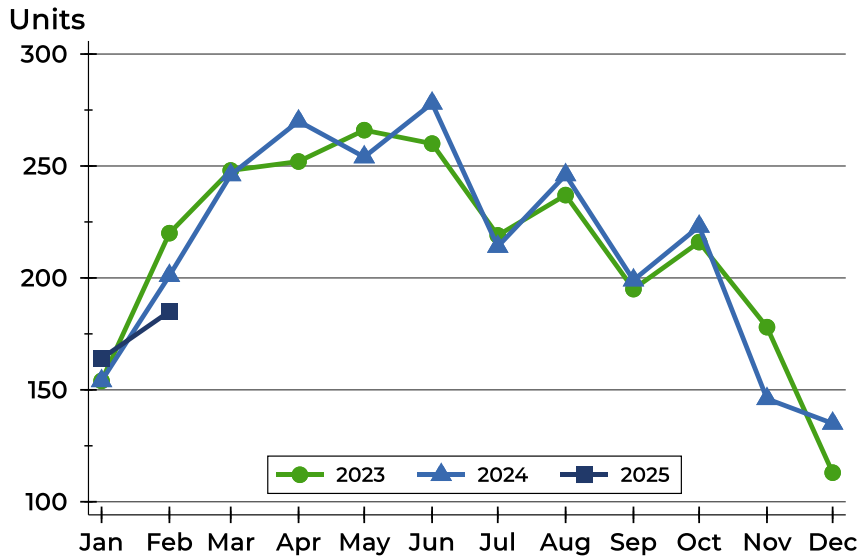
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	154	154	164
February	220	201	185
March	248	246	
April	252	270	
May	266	254	
June	260	278	
July	219	214	
August	237	246	
September	195	199	
October	216	223	
November	178	146	
December	113	135	

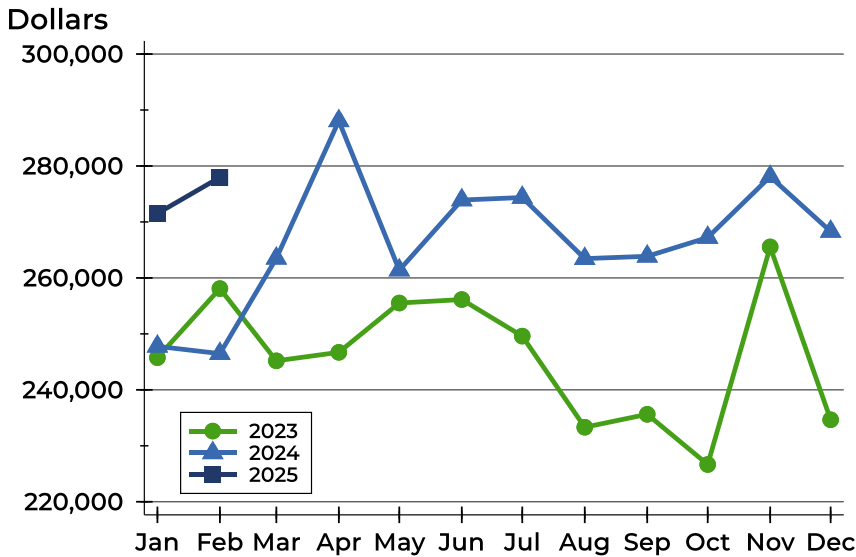
New Listings by Price Range

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	3	1.6%	37,967	39,000	9	8	90.5%	100.0%
\$50,000-\$99,999	6	3.2%	75,958	82,000	13	11	98.2%	100.0%
\$100,000-\$124,999	13	7.0%	113,869	114,900	15	13	99.2%	100.0%
\$125,000-\$149,999	15	8.1%	134,533	130,000	11	7	99.9%	100.0%
\$150,000-\$174,999	7	3.8%	162,257	159,900	18	25	98.8%	100.0%
\$175,000-\$199,999	14	7.6%	184,229	182,250	12	5	99.3%	100.0%
\$200,000-\$249,999	30	16.2%	229,463	229,000	9	8	99.9%	100.0%
\$250,000-\$299,999	33	17.8%	279,203	279,900	12	10	99.4%	100.0%
\$300,000-\$399,999	35	18.9%	344,889	349,000	14	10	99.8%	100.0%
\$400,000-\$499,999	16	8.6%	442,603	437,000	11	7	99.9%	100.0%
\$500,000-\$749,999	12	6.5%	632,654	644,500	11	10	99.7%	100.0%
\$750,000-\$999,999	1	0.5%	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



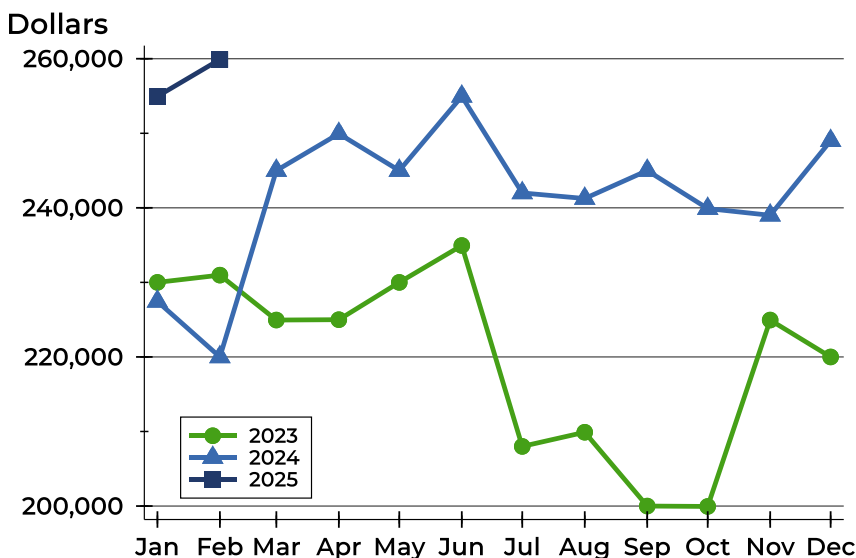
Entire MLS System New Listings Analysis

Average Price



Month	2023	2024	2025
January	245,756	247,774	271,514
February	258,094	246,471	277,973
March	245,187	263,502	
April	246,706	288,065	
May	255,514	261,392	
June	256,138	273,918	
July	249,603	274,369	
August	233,322	263,449	
September	235,628	263,860	
October	226,659	267,220	
November	265,542	278,094	
December	234,656	268,304	

Median Price



Month	2023	2024	2025
January	230,000	227,450	254,950
February	230,975	220,000	259,900
March	224,950	245,000	
April	225,000	249,950	
May	230,000	245,000	
June	234,950	254,950	
July	208,000	242,000	
August	209,900	241,250	
September	200,000	245,000	
October	199,950	239,900	
November	224,950	239,000	
December	220,000	249,000	



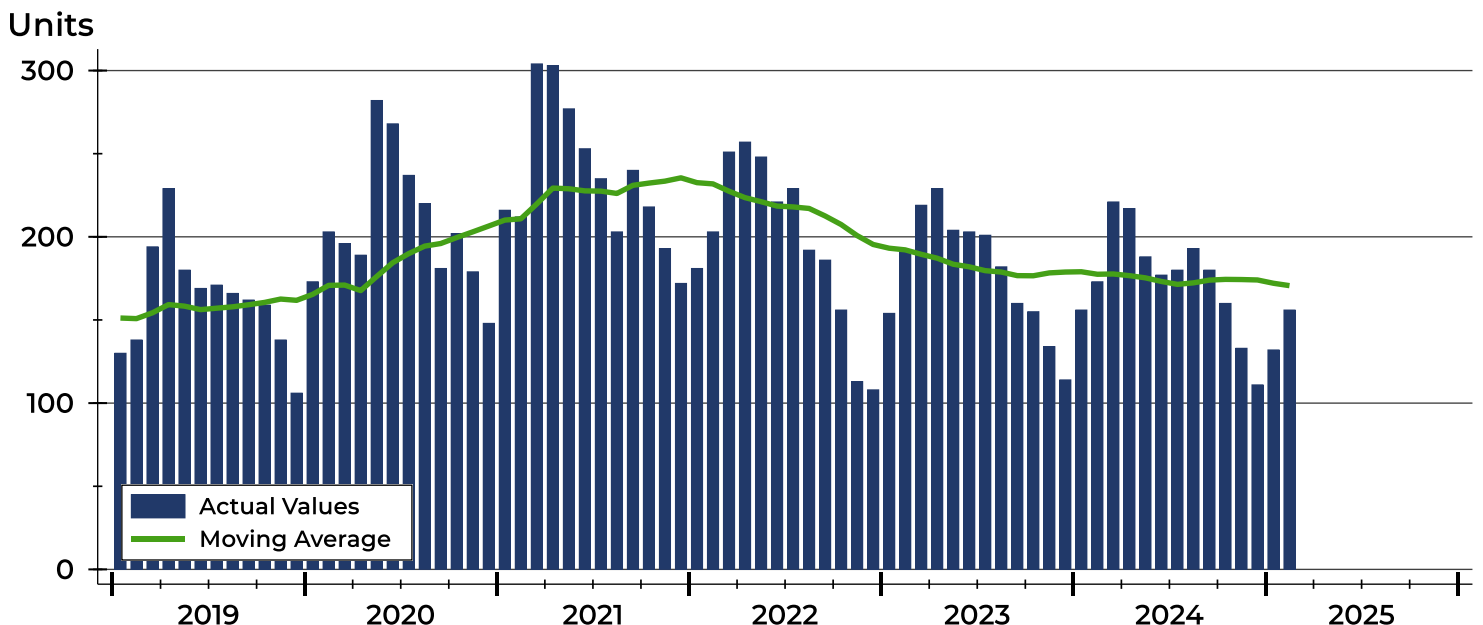
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		156	173	-9.8%	288	329	-12.5%
Volume (1,000s)		40,447	43,032	-6.0%	75,050	78,526	-4.4%
Average	Sale Price	259,276	248,742	4.2%	260,590	238,682	9.2%
	Days on Market	44	43	2.3%	44	51	-13.7%
	Percent of Original	98.0%	97.3%	0.7%	97.6%	96.2%	1.5%
Median	Sale Price	237,450	225,000	5.5%	242,500	219,900	10.3%
	Days on Market	14	14	0.0%	22	26	-15.4%
	Percent of Original	100.0%	98.7%	1.3%	100.0%	98.3%	1.7%

A total of 156 contracts for sale were written in the Flint Hills MLS system during the month of February, down from 173 in 2024. The median list price of these homes was \$237,450, up from \$225,000 the prior year.

Half of the homes that went under contract in February were on the market less than 14 days, compared to 14 days in February 2024.

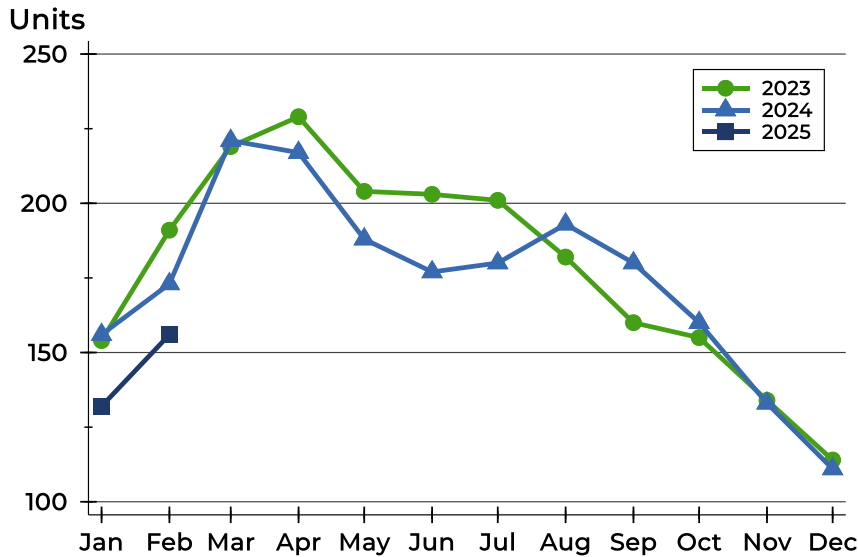
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	154	156	132
February	191	173	156
March	219	221	
April	229	217	
May	204	188	
June	203	177	
July	201	180	
August	182	193	
September	160	180	
October	155	160	
November	134	133	
December	114	111	

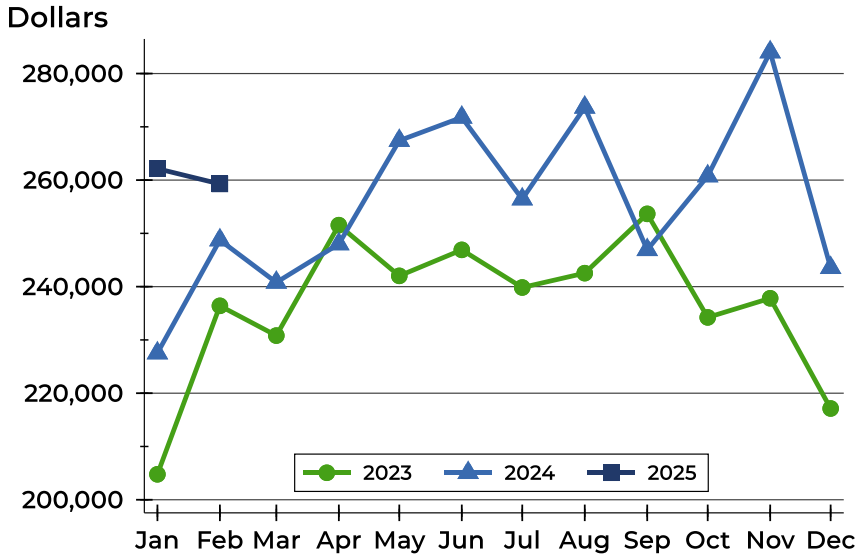
Contracts Written by Price Range

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	2	1.3%	37,500	37,500	73	73	64.7%	64.7%
\$50,000-\$99,999	7	4.5%	71,464	74,250	54	54	99.3%	100.0%
\$100,000-\$124,999	11	7.1%	115,100	116,000	93	27	95.5%	94.3%
\$125,000-\$149,999	9	5.8%	138,094	140,000	29	6	98.6%	100.0%
\$150,000-\$174,999	7	4.5%	162,286	165,000	54	35	98.0%	100.0%
\$175,000-\$199,999	16	10.3%	188,713	189,950	45	9	96.0%	100.0%
\$200,000-\$249,999	35	22.4%	228,129	225,000	32	9	99.3%	100.0%
\$250,000-\$299,999	25	16.0%	276,896	279,000	47	9	98.8%	100.0%
\$300,000-\$399,999	26	16.7%	346,492	345,500	38	34	99.0%	100.0%
\$400,000-\$499,999	11	7.1%	453,523	450,000	12	5	100.0%	100.0%
\$500,000-\$749,999	7	4.5%	614,714	630,000	77	23	97.3%	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



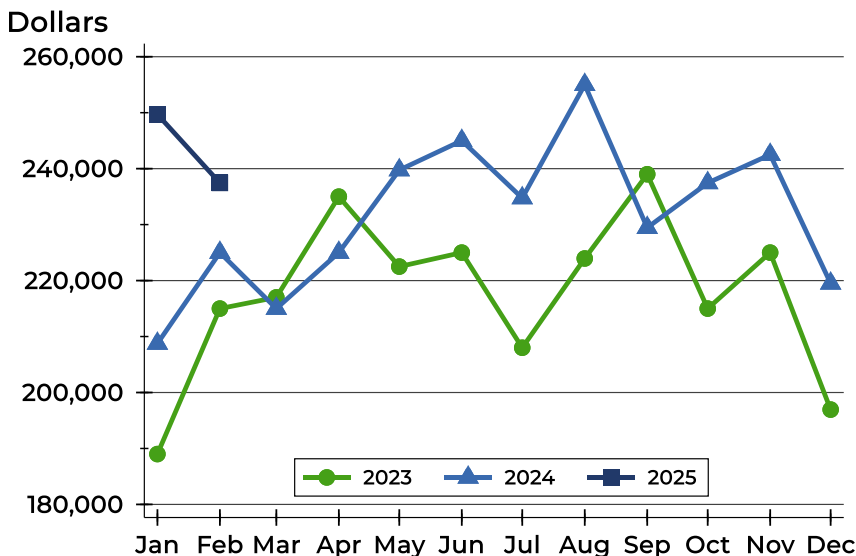
Entire MLS System Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	204,779	227,526	262,144
February	236,402	248,742	259,276
March	230,814	240,795	
April	251,547	248,004	
May	242,026	267,412	
June	246,905	271,774	
July	239,842	256,430	
August	242,533	273,654	
September	253,663	246,918	
October	234,231	260,756	
November	237,818	284,031	
December	217,136	243,544	

Median Price

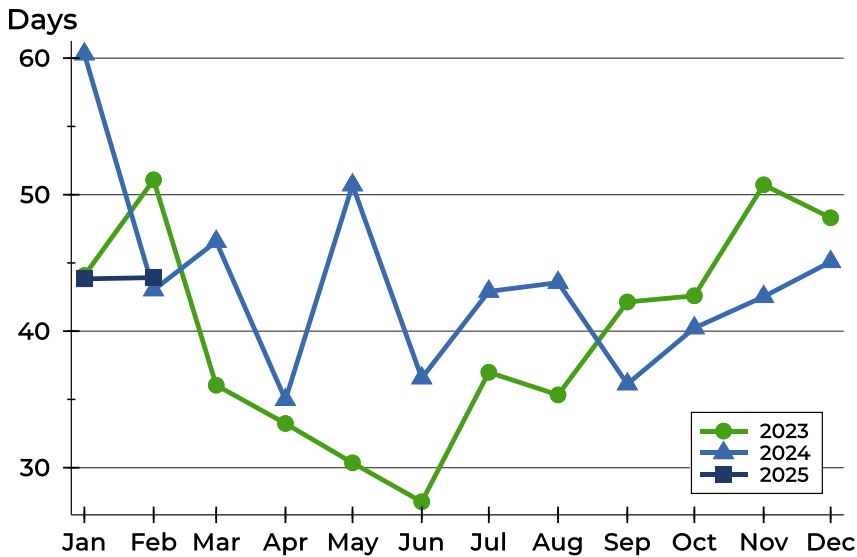


Month	2023	2024	2025
January	189,000	208,750	249,700
February	215,000	225,000	237,450
March	217,000	215,000	
April	235,000	225,000	
May	222,500	239,750	
June	225,000	245,000	
July	208,000	234,750	
August	223,950	255,000	
September	239,000	229,450	
October	215,000	237,450	
November	225,000	242,500	
December	196,950	219,500	



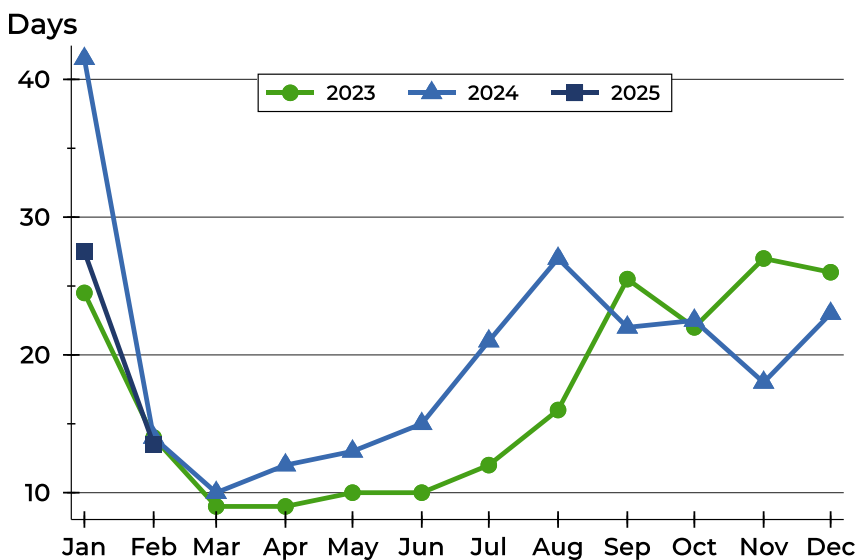
Entire MLS System Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	44	60	44
February	51	43	44
March	36	47	
April	33	35	
May	30	51	
June	28	37	
July	37	43	
August	35	44	
September	42	36	
October	43	40	
November	51	43	
December	48	45	

Median DOM



Month	2023	2024	2025
January	25	42	28
February	14	14	14
March	9	10	
April	9	12	
May	10	13	
June	10	15	
July	12	21	
August	16	27	
September	26	22	
October	22	23	
November	27	18	
December	26	23	



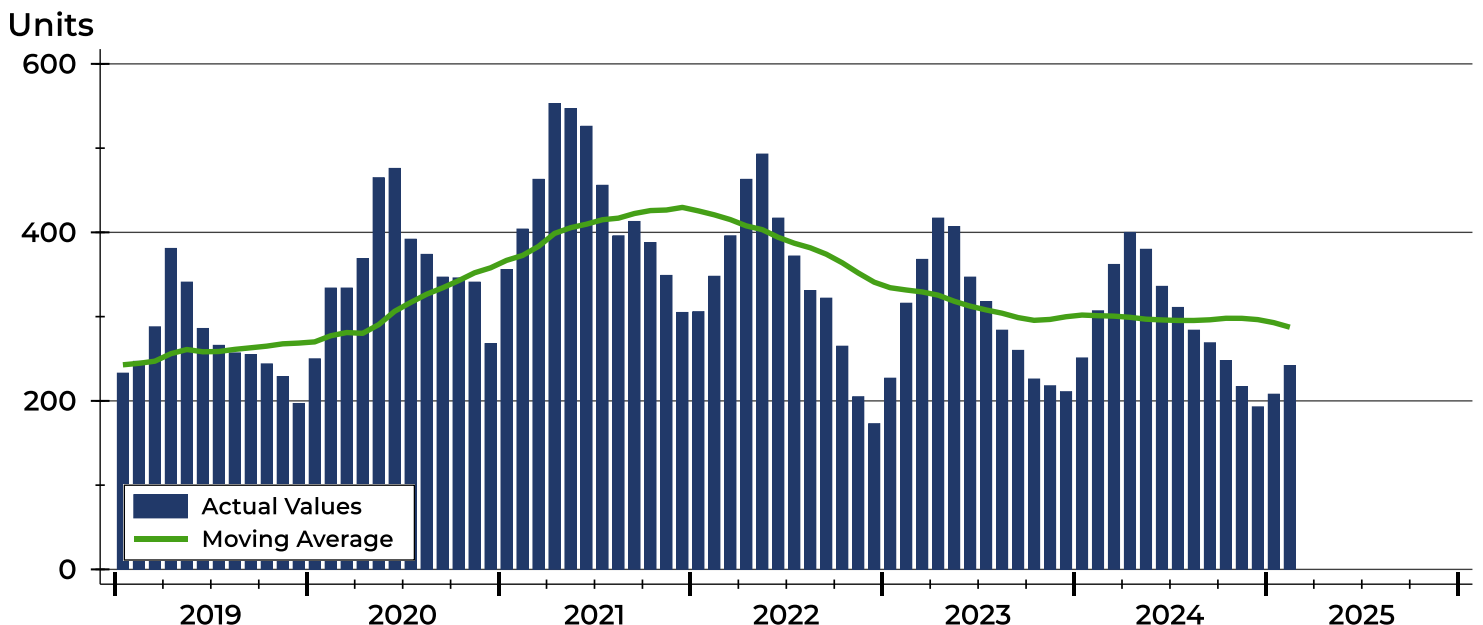
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		242	307	-21.2%
Volume (1,000s)		63,275	72,509	-12.7%
Average	List Price	261,466	236,184	10.7%
	Days on Market	44	50	-12.0%
	Percent of Original	99.0%	98.5%	0.5%
Median	List Price	242,073	215,000	12.6%
	Days on Market	24	19	26.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 242 listings in the Flint Hills MLS system had contracts pending at the end of February, down from 307 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.

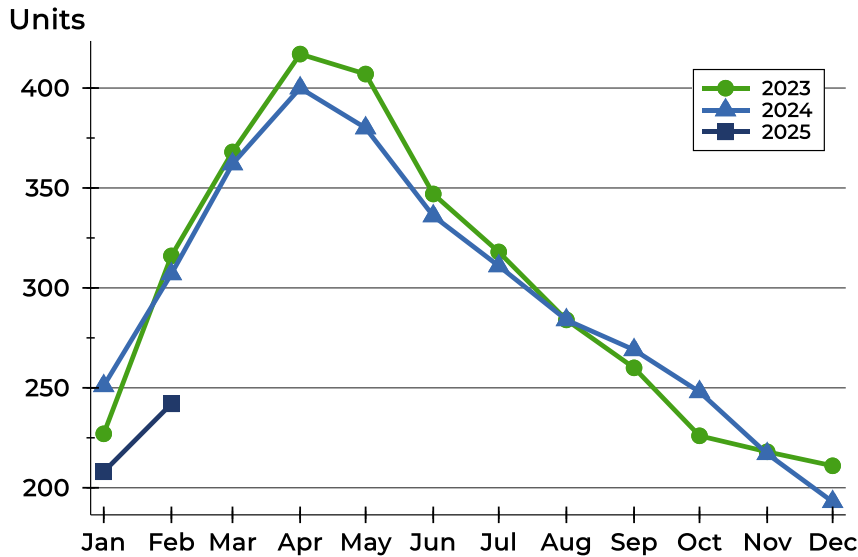
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	227	251	208
February	316	307	242
March	368	362	
April	417	400	
May	407	380	
June	347	336	
July	318	311	
August	284	284	
September	260	269	
October	226	248	
November	218	217	
December	211	193	

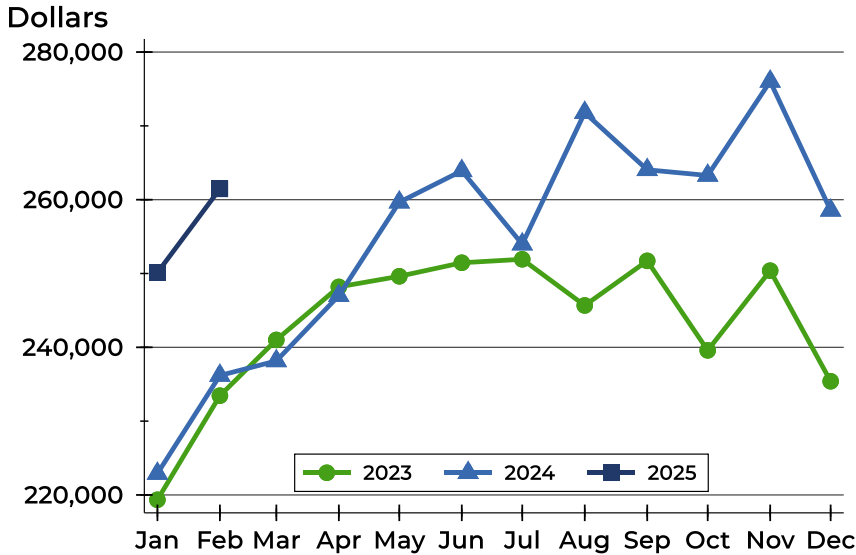
Pending Contracts by Price Range

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	11	4.5%	70,968	65,000	56	54	99.6%	100.0%
\$100,000-\$124,999	12	5.0%	115,408	116,950	80	27	97.1%	100.0%
\$125,000-\$149,999	18	7.4%	139,519	137,500	24	9	99.5%	100.0%
\$150,000-\$174,999	13	5.4%	163,592	165,000	41	27	99.1%	100.0%
\$175,000-\$199,999	22	9.1%	185,918	186,250	55	32	97.9%	100.0%
\$200,000-\$249,999	56	23.1%	228,788	229,700	35	20	99.4%	100.0%
\$250,000-\$299,999	35	14.5%	276,751	279,900	44	10	99.5%	100.0%
\$300,000-\$399,999	49	20.2%	343,692	340,000	49	33	98.9%	100.0%
\$400,000-\$499,999	18	7.4%	444,642	437,000	23	15	99.8%	100.0%
\$500,000-\$749,999	8	3.3%	629,750	632,500	75	41	97.7%	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



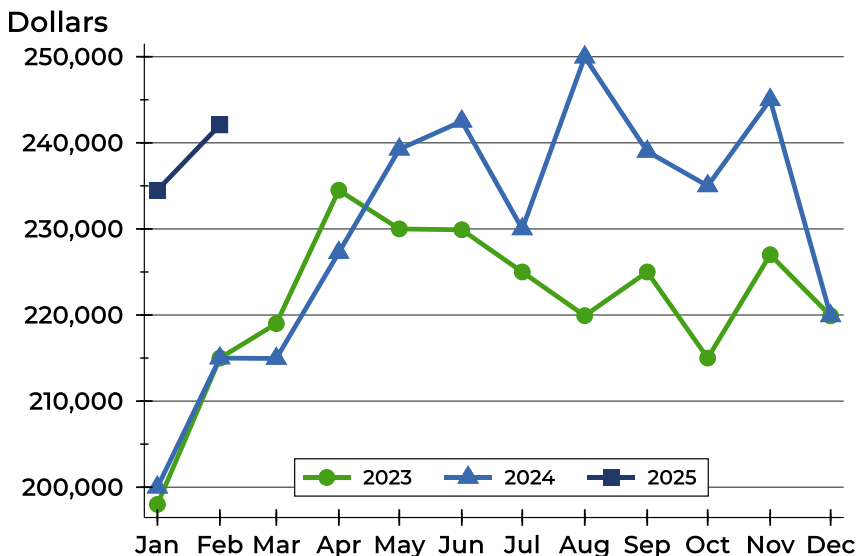
Entire MLS System Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	219,347	222,900	250,114
February	233,448	236,184	261,466
March	241,005	238,158	
April	248,189	247,003	
May	249,623	259,657	
June	251,457	263,913	
July	251,929	253,975	
August	245,672	271,799	
September	251,716	264,050	
October	239,586	263,283	
November	250,379	276,025	
December	235,400	258,556	

Median Price

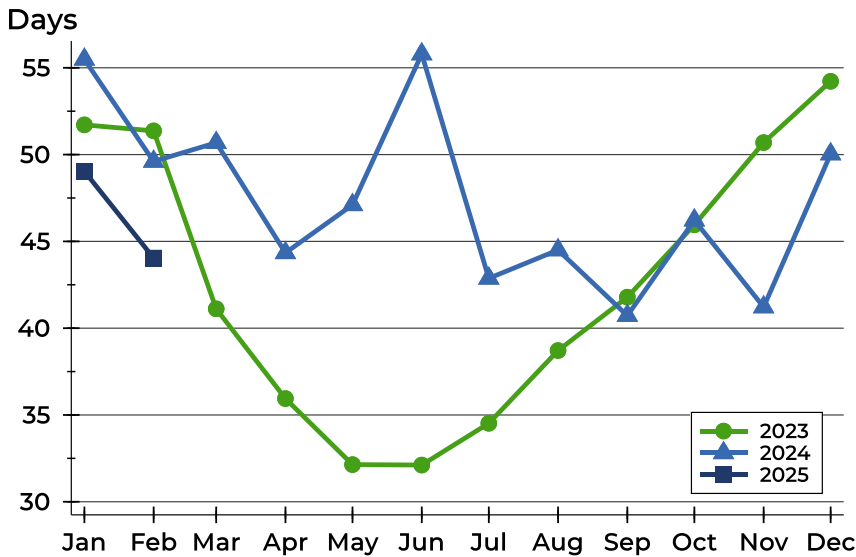


Month	2023	2024	2025
January	198,000	200,000	234,500
February	215,000	215,000	242,073
March	219,000	214,950	
April	234,500	227,250	
May	230,000	239,250	
June	229,900	242,500	
July	225,000	230,000	
August	219,925	249,950	
September	225,000	239,000	
October	215,000	235,000	
November	227,000	245,000	
December	219,900	219,900	



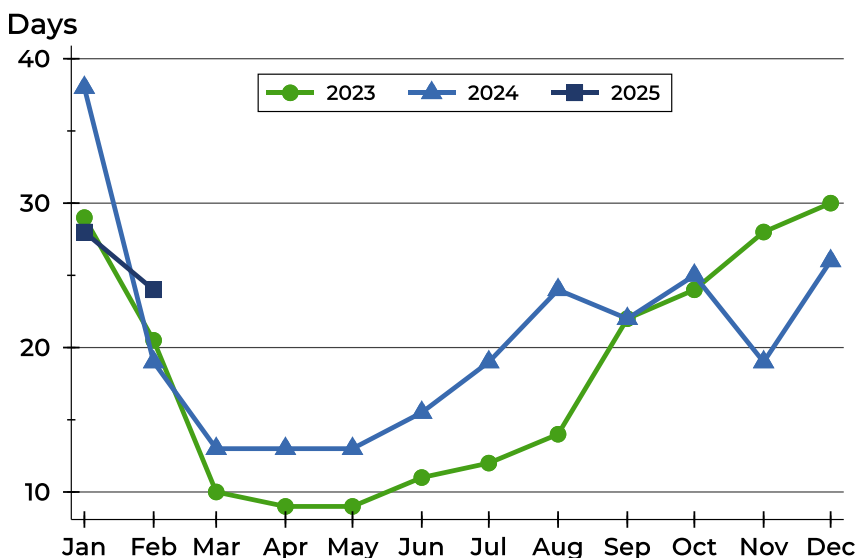
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	52	55	49
February	51	50	44
March	41	51	
April	36	44	
May	32	47	
June	32	56	
July	35	43	
August	39	45	
September	42	41	
October	46	46	
November	51	41	
December	54	50	

Median DOM



Month	2023	2024	2025
January	29	38	28
February	21	19	24
March	10	13	
April	9	13	
May	9	13	
June	11	16	
July	12	19	
August	14	24	
September	22	22	
October	24	25	
November	28	19	
December	30	26	