



**March
2025**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Remained Constant in March

Total home sales in Wabaunsee County remained at 2 units last month, the same as in March 2024. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in March was \$219,750, down from \$342,000 a year earlier. Homes that sold in March were typically on the market for 30 days and sold for 99.9% of their list prices.

Wabaunsee County Active Listings Down at End of March

The total number of active listings in Wabaunsee County at the end of March was 12 units, down from 16 at the same point in 2024. This represents a 4.6 months' supply of homes available for sale. The median list price of homes on the market at the end of March was \$163,750.

During March, a total of 4 contracts were written up from 0 in March 2024. At the end of the month, there were 5 contracts still pending.

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Flint Hills MLS Statistics



**FLINT HILLS
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Wabaunsee County Summary Statistics

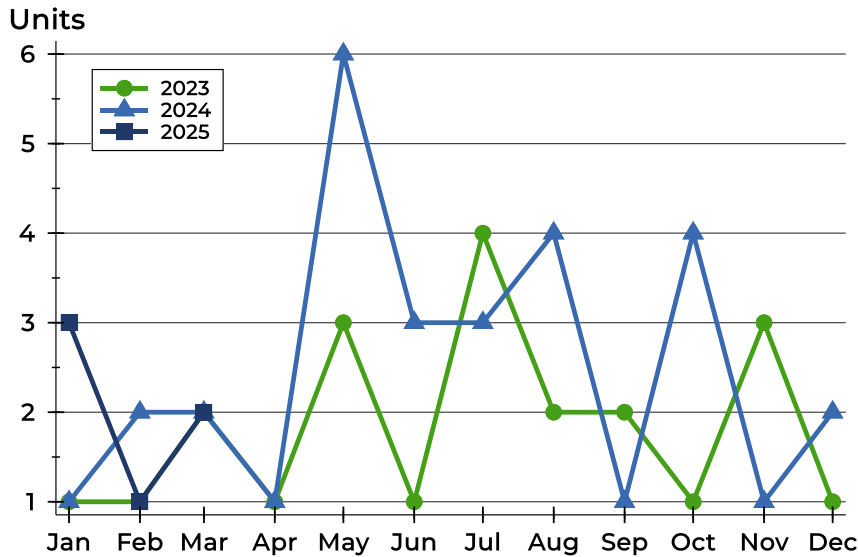
March MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		2 0.0%	2 0.0%	2 0.0%	6 20.0%	5 25.0%	4 -33.3%
Active Listings Change from prior year		12 -25.0%	16 77.8%	9 -25.0%	N/A	N/A	N/A
Months' Supply Change from prior year		4.6 -44.6%	8.3 130.6%	3.6 -37.9%	N/A	N/A	N/A
New Listings Change from prior year		4 100.0%	2 -33.3%	3 -57.1%	10 233.3%	3 -62.5%	8 -50.0%
Contracts Written Change from prior year		4 N/A	0 -100.0%	4 -42.9%	7 600.0%	1 -87.5%	8 -38.5%
Pending Contracts Change from prior year		5 400.0%	1 -80.0%	5 -37.5%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		440 -35.7%	684 160.1%	263 -15.2%	1,735 21.6%	1,427 142.7%	588 -61.8%
Average	Sale Price Change from prior year	219,750 -35.7%	342,000 160.1%	131,500 -15.2%	289,183 1.3%	285,400 94.1%	147,000 -42.7%
	List Price of Actives Change from prior year	188,625 -40.9%	319,094 140.8%	132,500 -20.2%	N/A	N/A	N/A
	Days on Market Change from prior year	31 -79.3%	150 154.2%	59 145.8%	80 -7.0%	86 48.3%	58 205.3%
	Percent of List Change from prior year	99.9% 1.4%	98.5% -0.5%	99.0% 6.8%	100.3% 3.7%	96.7% 0.0%	96.7% -0.2%
	Percent of Original Change from prior year	95.1% 1.8%	93.4% -2.2%	95.5% 3.0%	92.8% 1.0%	91.9% -3.3%	95.0% -1.2%
Median	Sale Price Change from prior year	219,750 -35.7%	342,000 160.1%	131,500 -15.2%	247,500 -13.2%	285,000 111.1%	135,000 -32.5%
	List Price of Actives Change from prior year	163,750 -37.0%	260,000 92.6%	135,000 -8.5%	N/A	N/A	N/A
	Days on Market Change from prior year	31 -79.3%	150 154.2%	59 145.8%	33 -40.0%	55 -5.2%	58 262.5%
	Percent of List Change from prior year	99.9% 1.4%	98.5% -0.5%	99.0% 6.8%	100.0% 3.2%	96.9% 0.7%	96.2% -2.9%
	Percent of Original Change from prior year	95.1% 1.8%	93.4% -2.2%	95.5% 3.0%	95.7% 0.4%	95.3% 0.8%	94.5% -4.6%

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



Wabaunsee County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	1	1	3
February	1	2	1
March	2	2	2
April	1	1	
May	3	6	
June	1	3	
July	4	3	
August	2	4	
September	2	1	
October	1	4	
November	3	1	
December	1	2	

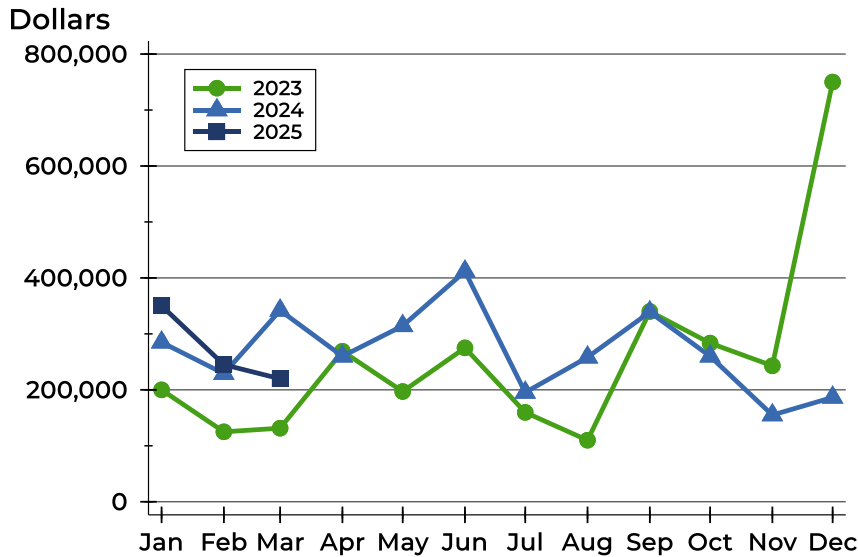
Closed Listings by Price Range

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	1	50.0%	3.0	189,500	189,500	48	48	99.8%	99.8%	90.2%	90.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	2.4	250,000	250,000	13	13	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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



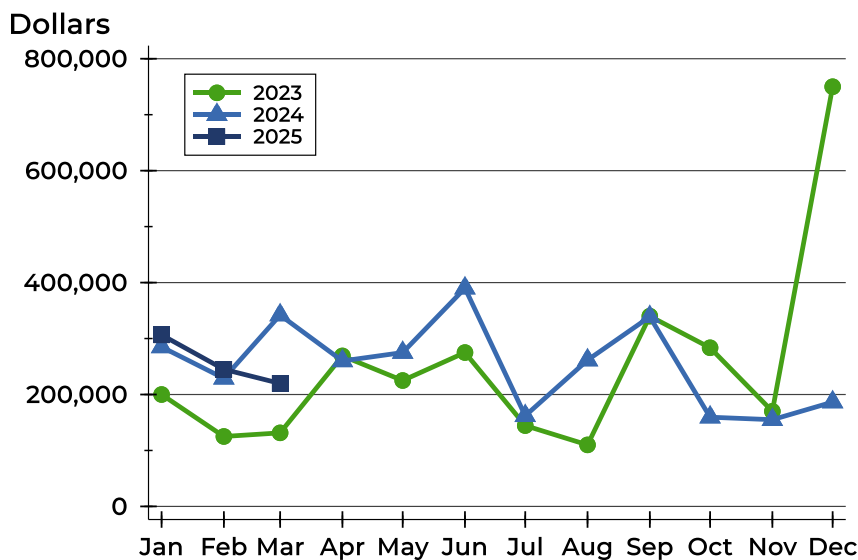
Wabaunsee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	200,000	285,000	350,200
February	125,000	229,000	245,000
March	131,500	342,000	219,750
April	269,000	260,000	
May	197,000	314,392	
June	275,000	411,667	
July	159,750	195,333	
August	110,000	258,250	
September	340,000	339,000	
October	283,500	260,000	
November	243,000	155,000	
December	750,000	186,500	

Median Price

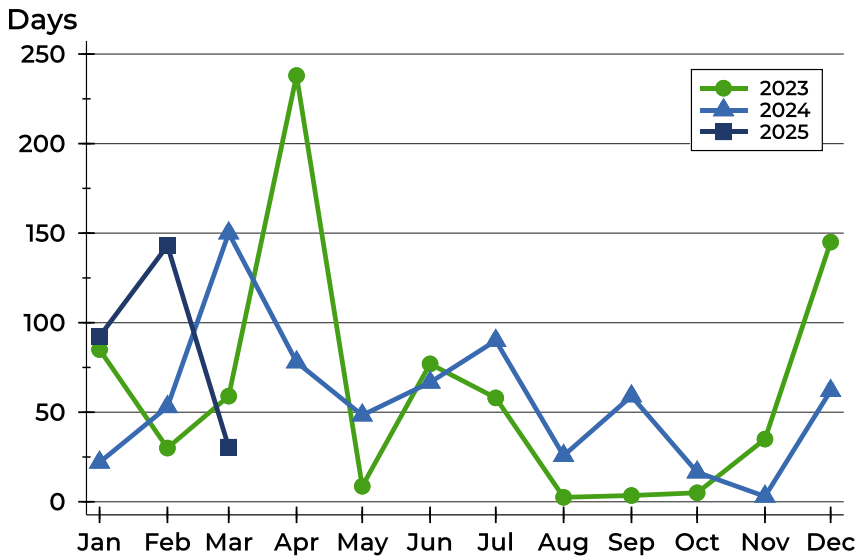


Month	2023	2024	2025
January	200,000	285,000	306,500
February	125,000	229,000	245,000
March	131,500	342,000	219,750
April	269,000	260,000	
May	225,000	275,000	
June	275,000	390,000	
July	144,500	162,000	
August	110,000	261,500	
September	340,000	339,000	
October	283,500	159,500	
November	170,000	155,000	
December	750,000	186,500	



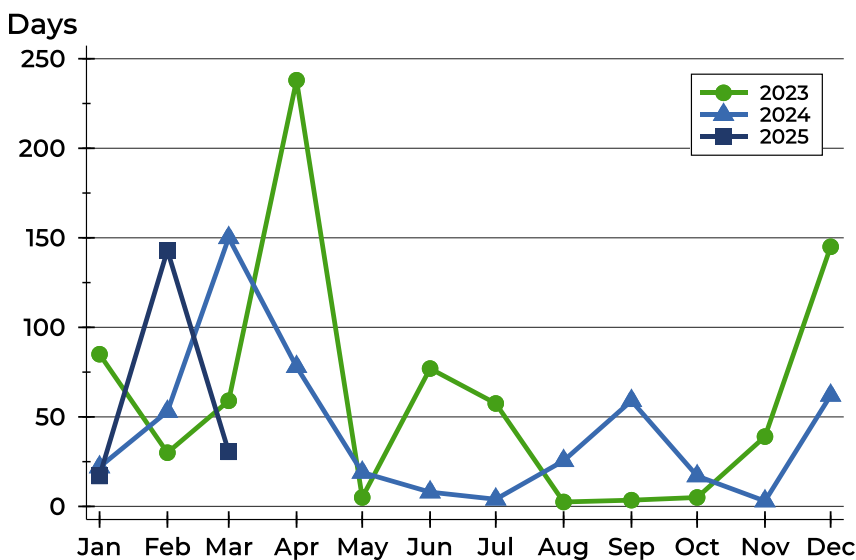
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	85	22	92
February	30	53	143
March	59	150	31
April	238	78	
May	9	48	
June	77	67	
July	58	90	
August	3	26	
September	4	59	
October	5	17	
November	35	3	
December	145	62	

Median DOM



Month	2023	2024	2025
January	85	22	17
February	30	53	143
March	59	150	31
April	238	78	
May	5	19	
June	77	8	
July	58	4	
August	3	26	
September	4	59	
October	5	17	
November	39	3	
December	145	62	



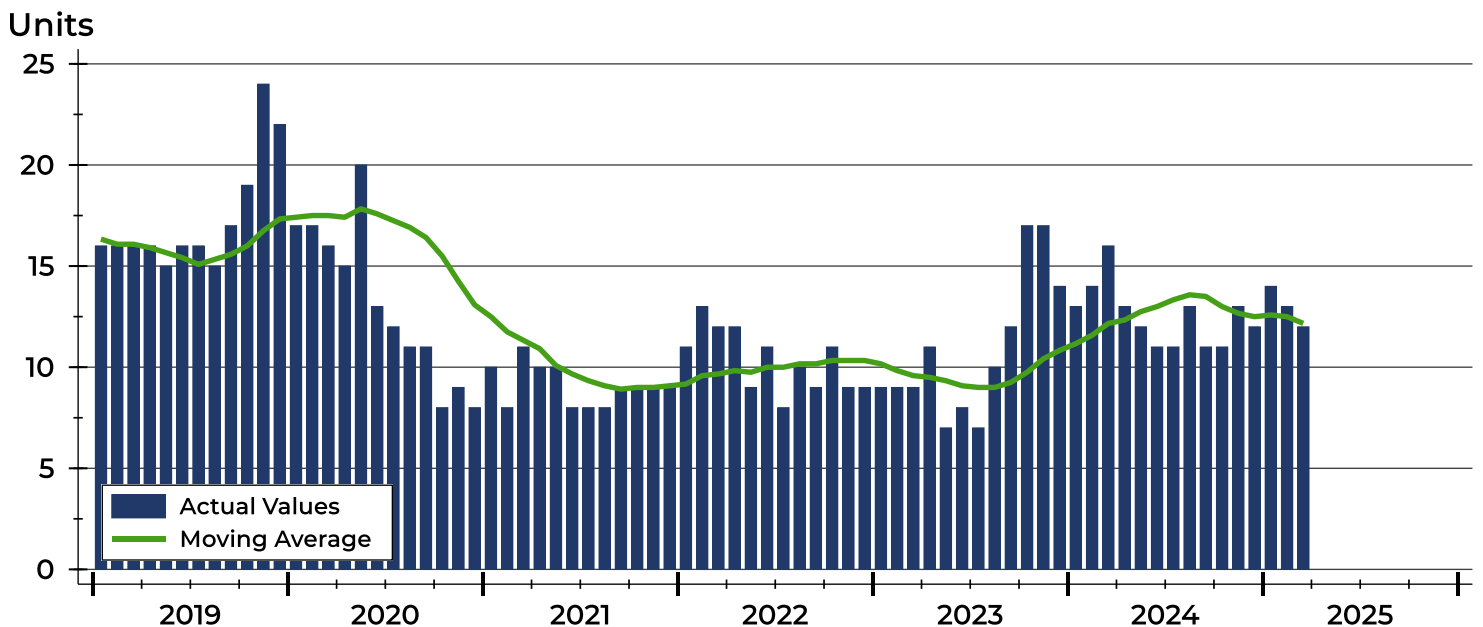
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of March 2024	Change
Active Listings		12	16	-25.0%
Volume (1,000s)		2,264	5,106	-55.7%
Months' Supply		4.6	8.3	-44.6%
Average	List Price	188,625	319,094	-40.9%
	Days on Market	111	134	-17.2%
	Percent of Original	97.6%	98.5%	-0.9%
Median	List Price	163,750	260,000	-37.0%
	Days on Market	92	133	-30.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 homes were available for sale in Wabaunsee County at the end of March. This represents a 4.6 months' supply of active listings.

The median list price of homes on the market at the end of March was \$163,750, down 37.0% from 2024. The typical time on market for active listings was 92 days, down from 133 days a year earlier.

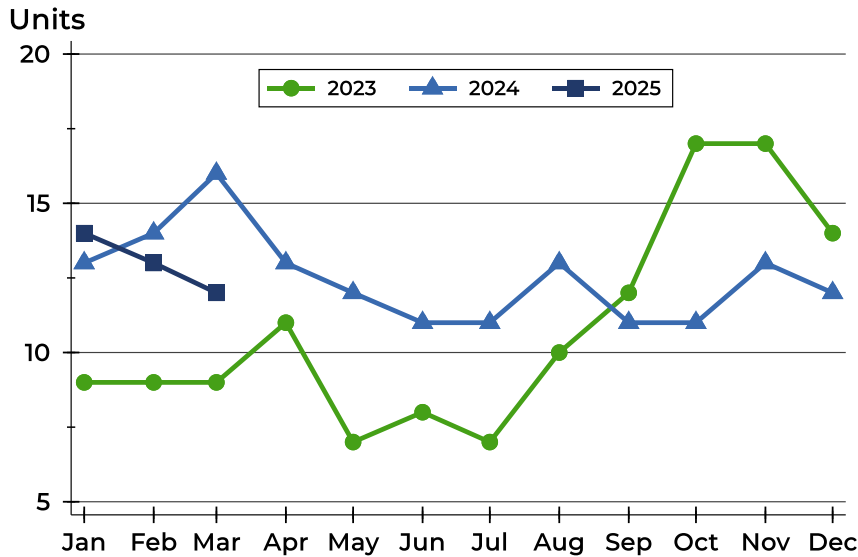
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	9	13	14
February	9	14	13
March	9	16	12
April	11	13	
May	7	12	
June	8	11	
July	7	11	
August	10	13	
September	12	11	
October	17	11	
November	17	13	
December	14	12	

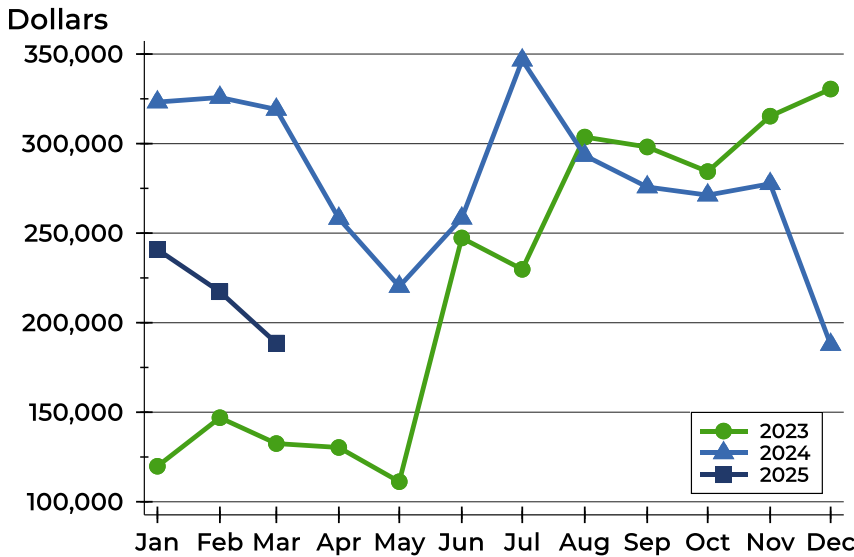
Active Listings by Price Range

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	1	8.3%	N/A	49,000	49,000	307	307	92.5%	92.5%
\$50,000-\$99,999	4	33.3%	N/A	80,750	83,000	116	77	98.9%	100.0%
\$100,000-\$124,999	0	0.0%	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
\$150,000-\$174,999	2	16.7%	N/A	163,750	163,750	100	100	100.0%	100.0%
\$175,000-\$199,999	1	8.3%	3.0	199,000	199,000	29	29	82.9%	82.9%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	8.3%	2.4	290,000	290,000	67	67	100.0%	100.0%
\$300,000-\$399,999	2	16.7%	N/A	312,500	312,500	61	61	100.0%	100.0%
\$400,000-\$499,999	1	8.3%	N/A	450,000	450,000	141	141	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



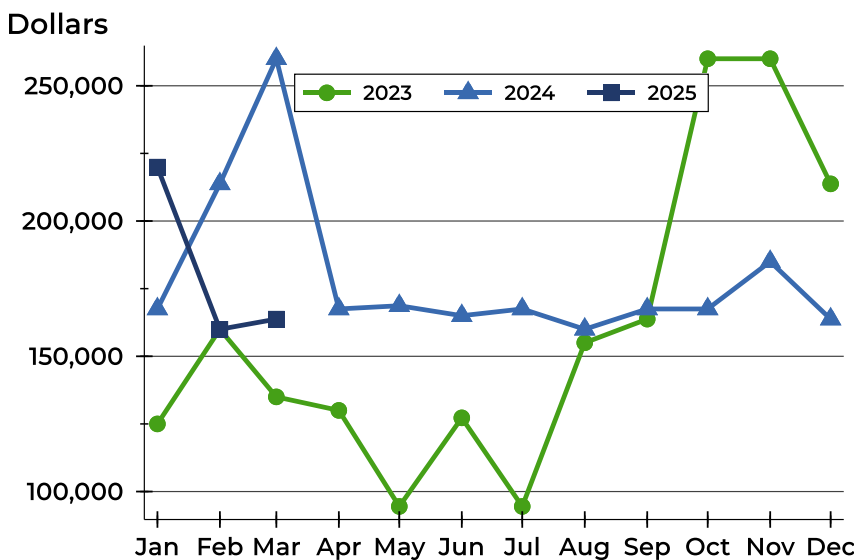
Wabaunsee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	119,833	323,192	240,886
February	146,944	325,750	217,269
March	132,500	319,094	188,625
April	130,318	258,192	
May	111,214	220,200	
June	247,313	258,314	
July	229,786	346,591	
August	303,650	293,342	
September	298,125	275,773	
October	284,382	271,227	
November	315,318	277,569	
December	330,464	187,783	

Median Price

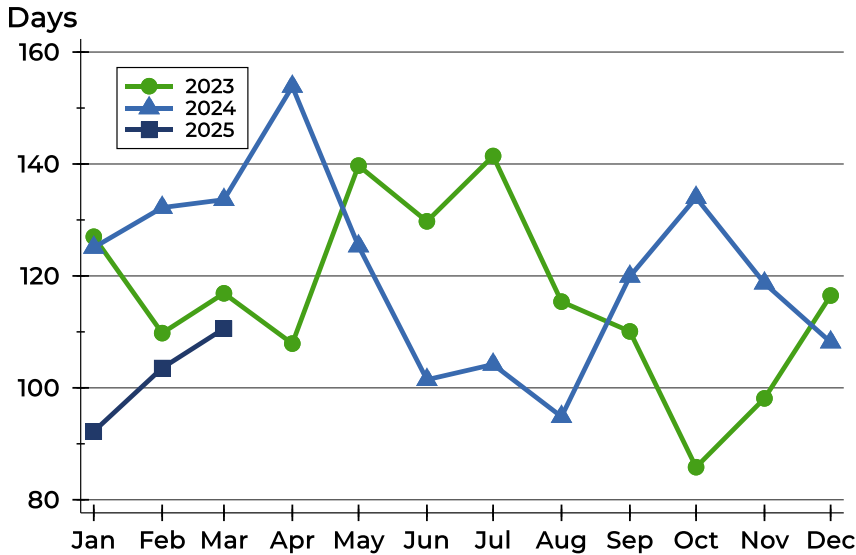


Month	2023	2024	2025
January	125,000	167,500	219,950
February	160,000	213,750	160,000
March	135,000	260,000	163,750
April	130,000	167,500	
May	94,500	168,700	
June	127,250	165,000	
July	94,500	167,500	
August	155,000	160,000	
September	163,750	167,500	
October	260,000	167,500	
November	260,000	185,000	
December	213,750	163,750	



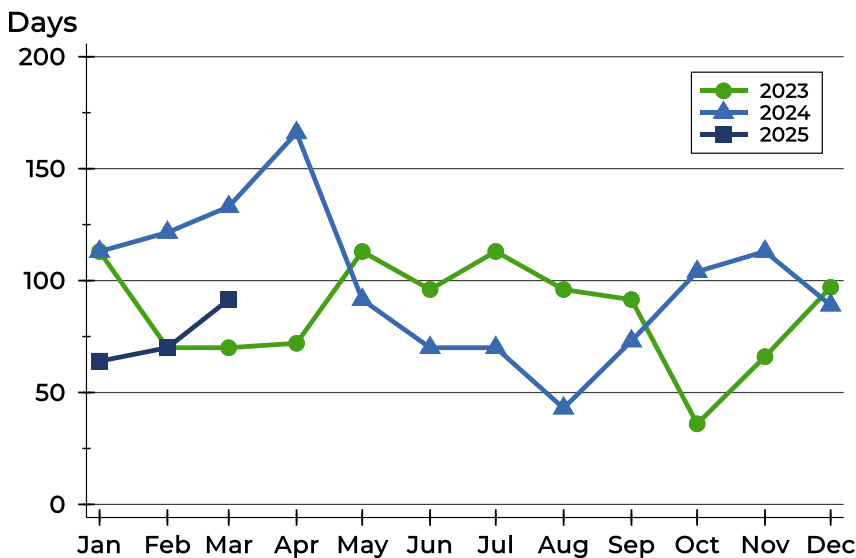
Wabaunsee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	127	125	92
February	110	132	104
March	117	134	111
April	108	154	
May	140	125	
June	130	101	
July	141	104	
August	115	95	
September	110	120	
October	86	134	
November	98	119	
December	117	108	

Median DOM

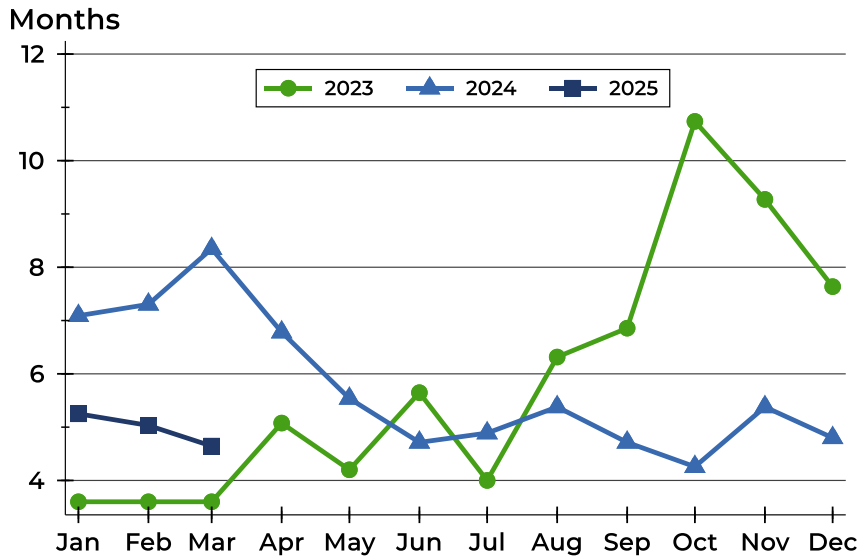


Month	2023	2024	2025
January	113	113	64
February	70	122	70
March	70	133	92
April	72	166	
May	113	92	
June	96	70	
July	113	70	
August	96	43	
September	92	73	
October	36	104	
November	66	113	
December	97	89	



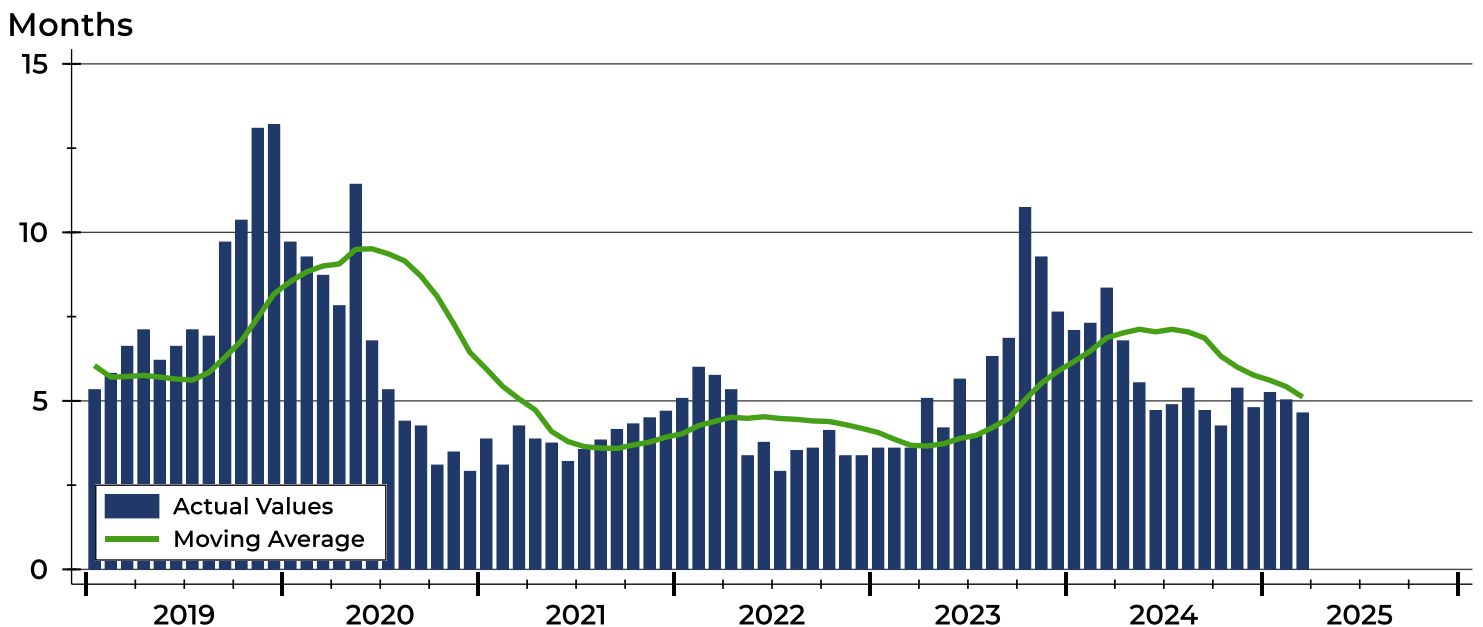
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	3.6	7.1	5.3
February	3.6	7.3	5.0
March	3.6	8.3	4.6
April	5.1	6.8	
May	4.2	5.5	
June	5.6	4.7	
July	4.0	4.9	
August	6.3	5.4	
September	6.9	4.7	
October	10.7	4.3	
November	9.3	5.4	
December	7.6	4.8	

History of Month's Supply





Wabaunsee County New Listings Analysis

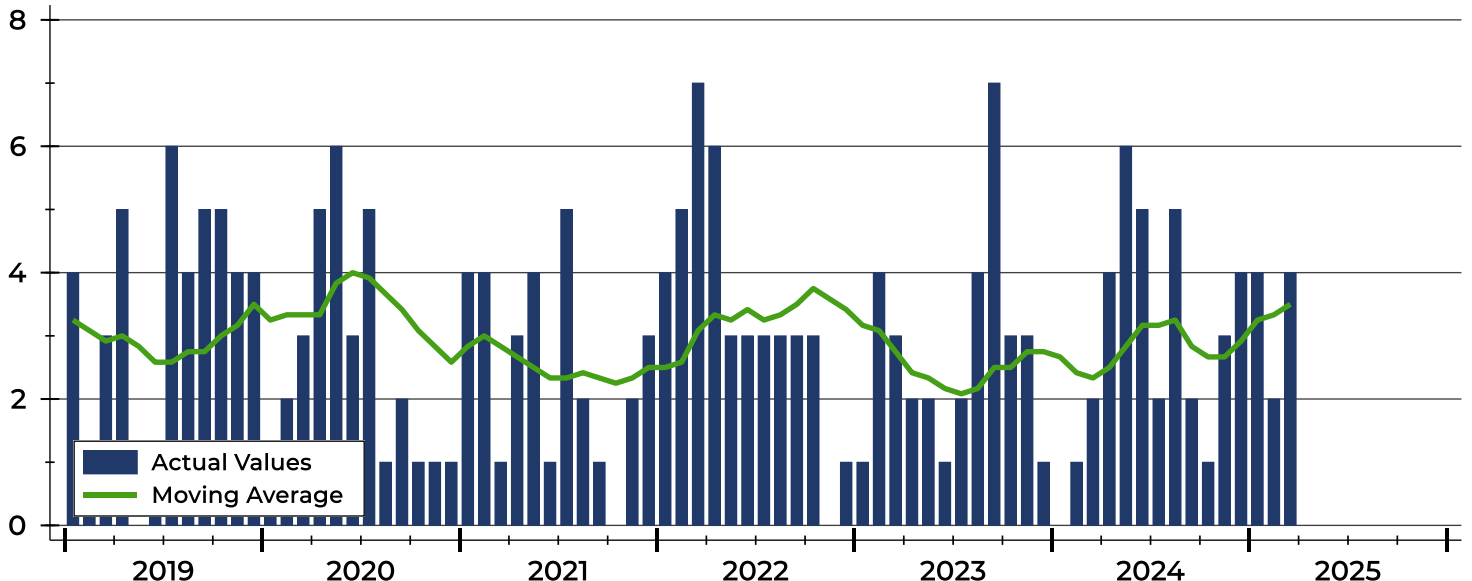
Summary Statistics for New Listings		2025	March 2024	Change
Current Month	New Listings	4	2	100.0%
	Volume (1,000s)	1,098	524	109.5%
	Average List Price	274,500	262,000	4.8%
	Median List Price	262,000	262,000	0.0%
Year-to-Date	New Listings	10	3	233.3%
	Volume (1,000s)	2,704	873	209.7%
	Average List Price	270,400	291,000	-7.1%
	Median List Price	267,500	275,000	-2.7%

A total of 4 new listings were added in Wabaunsee County during March, up 100.0% from the same month in 2024. Year-to-date Wabaunsee County has seen 10 new listings.

The median list price of these homes was \$262,000 showing no change from 2024.

History of New Listings

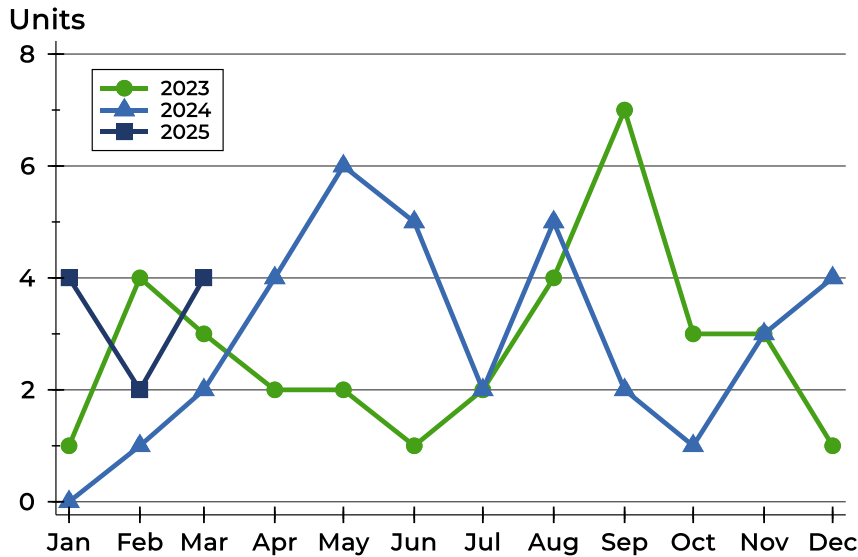
Units





Wabaunsee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	1	0	4
February	4	1	2
March	3	2	4
April	2	4	2
May	2	6	2
June	1	5	1
July	2	2	2
August	4	5	4
September	7	2	2
October	3	1	3
November	3	3	3
December	1	4	1

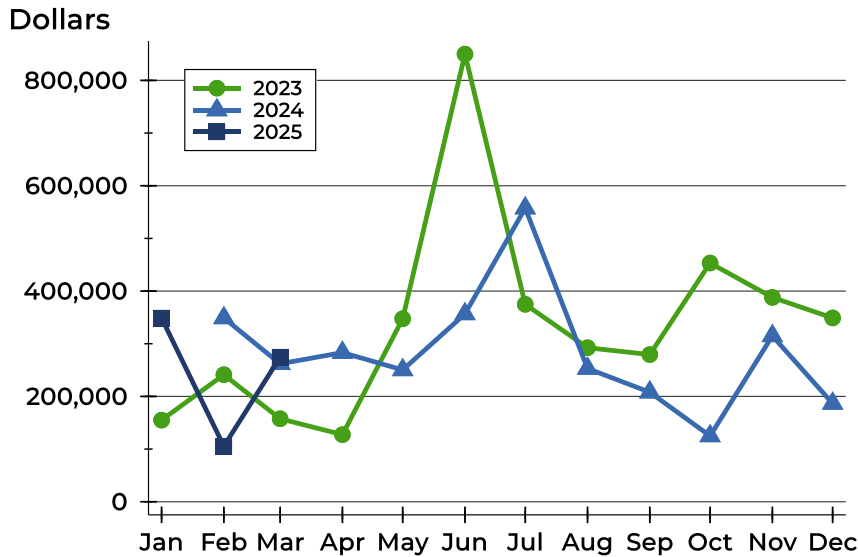
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	125,000	125,000	3	3	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	25.0%	199,000	199,000	36	36	82.9%	82.9%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	325,000	325,000	11	11	100.0%	100.0%
\$400,000-\$499,999	1	25.0%	449,000	449,000	2	2	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



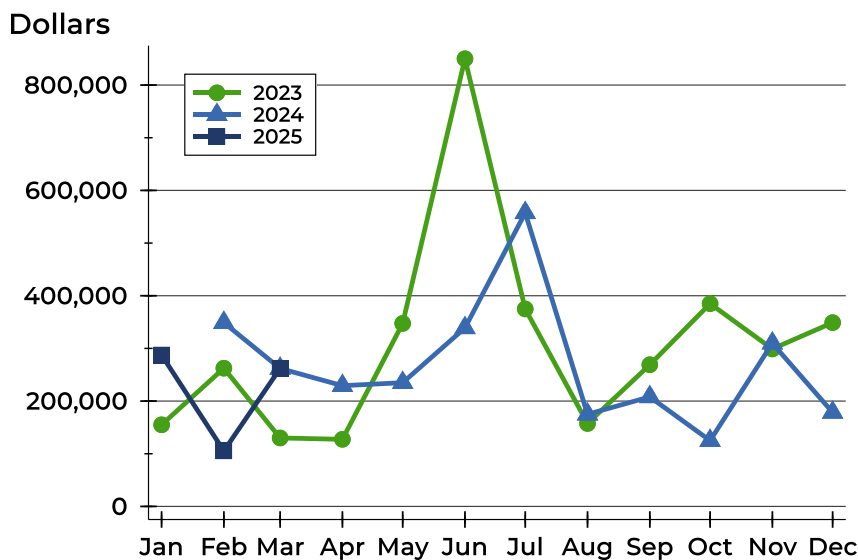
Wabaunsee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	155,000	N/A	348,750
February	241,250	349,000	105,500
March	157,633	262,000	274,500
April	127,450	283,250	
May	347,500	250,333	
June	850,000	356,600	
July	374,950	557,500	
August	292,500	252,980	
September	279,429	208,000	
October	453,300	125,000	
November	388,000	314,967	
December	349,000	186,700	

Median Price

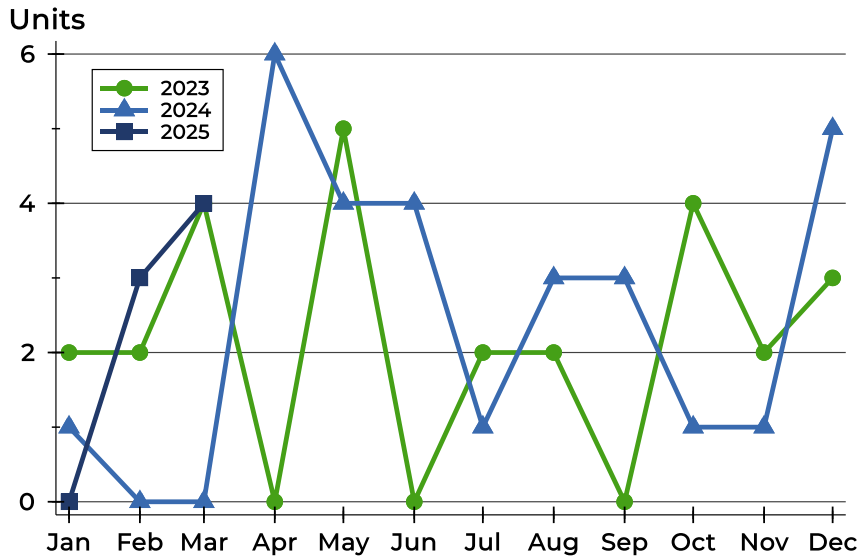


Month	2023	2024	2025
January	155,000	N/A	287,500
February	262,500	349,000	105,500
March	130,000	262,000	262,000
April	127,450	229,250	
May	347,500	235,000	
June	850,000	339,000	
July	374,950	557,500	
August	157,500	175,000	
September	269,000	208,000	
October	385,000	125,000	
November	299,000	309,900	
December	349,000	178,450	



Wabaunsee County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	2	1	N/A
February	2	N/A	3
March	4	N/A	4
April	N/A	6	
May	5	4	
June	N/A	4	
July	2	1	
August	2	3	
September	N/A	3	
October	4	1	
November	2	1	
December	3	5	

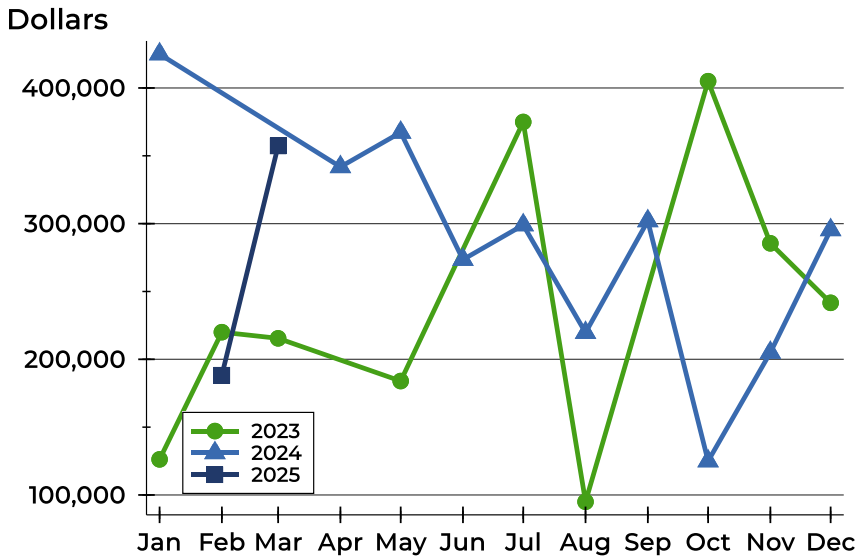
Contracts Written by Price Range

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	25.0%	125,000	125,000	3	3	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	25.0%	285,000	285,000	71	71	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	25.0%	449,000	449,000	2	2	100.0%	100.0%
\$500,000-\$749,999	1	25.0%	570,000	570,000	56	56	87.8%	87.8%
\$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



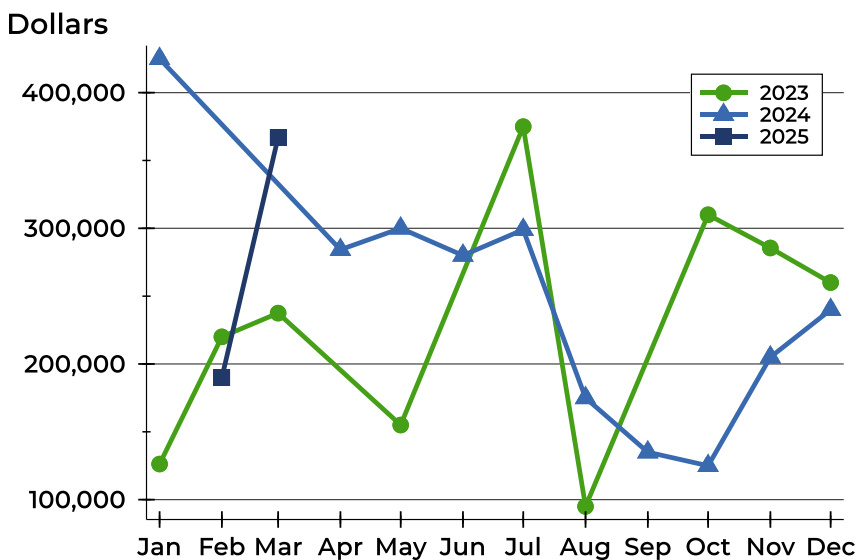
Wabaunsee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	126,250	425,000	N/A
February	220,000	N/A	188,300
March	215,475	N/A	357,250
April	N/A	341,833	
May	183,980	367,250	
June	N/A	273,500	
July	374,950	299,000	
August	95,000	219,667	
September	N/A	301,983	
October	405,000	125,000	
November	285,500	205,000	
December	241,633	295,380	

Median Price

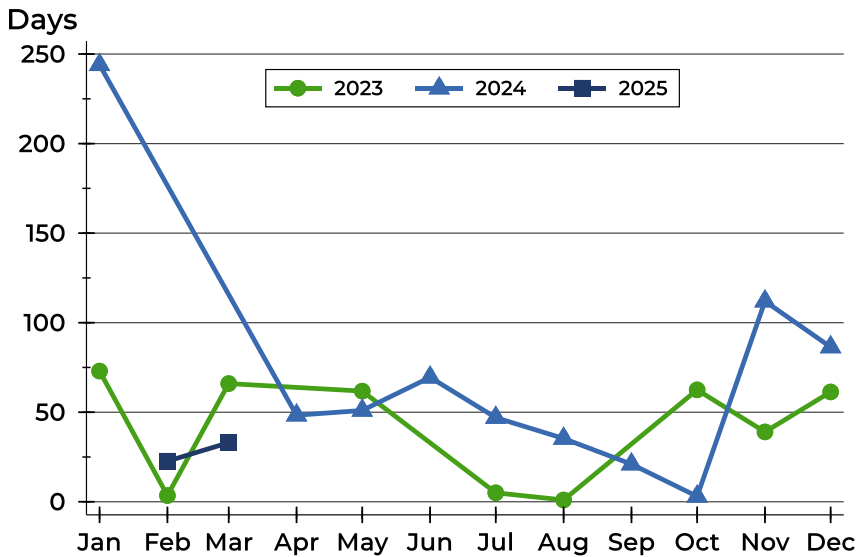


Month	2023	2024	2025
January	126,250	425,000	N/A
February	220,000	N/A	189,900
March	237,500	N/A	367,000
April	N/A	284,250	
May	155,000	300,000	
June	N/A	280,000	
July	374,950	299,000	
August	95,000	175,000	
September	N/A	135,000	
October	310,000	125,000	
November	285,500	205,000	
December	260,000	240,000	



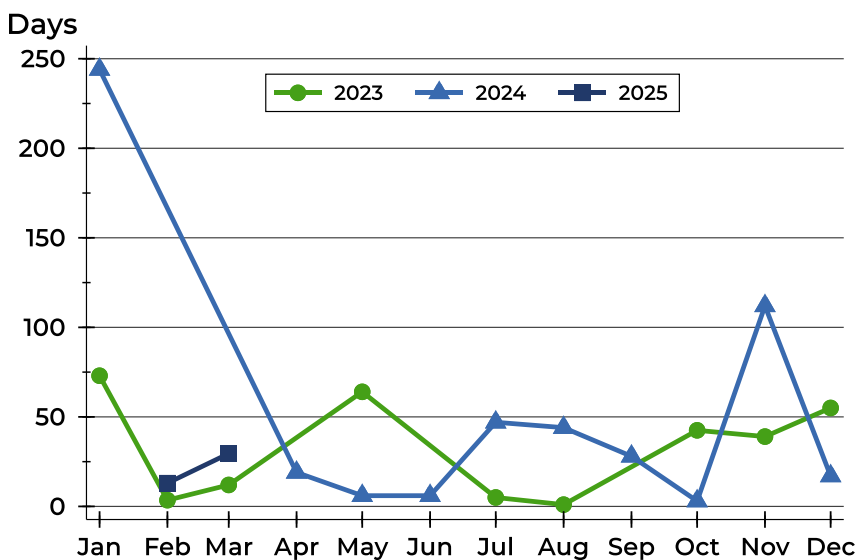
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	73	244	N/A
February	4	N/A	23
March	66	N/A	33
April	N/A	48	
May	62	51	
June	N/A	70	
July	5	47	
August	1	35	
September	N/A	21	
October	63	3	
November	39	112	
December	61	86	

Median DOM



Month	2023	2024	2025
January	73	244	N/A
February	4	N/A	13
March	12	N/A	30
April	N/A	19	
May	64	6	
June	N/A	6	
July	5	47	
August	1	44	
September	N/A	28	
October	43	3	
November	39	112	
December	55	17	



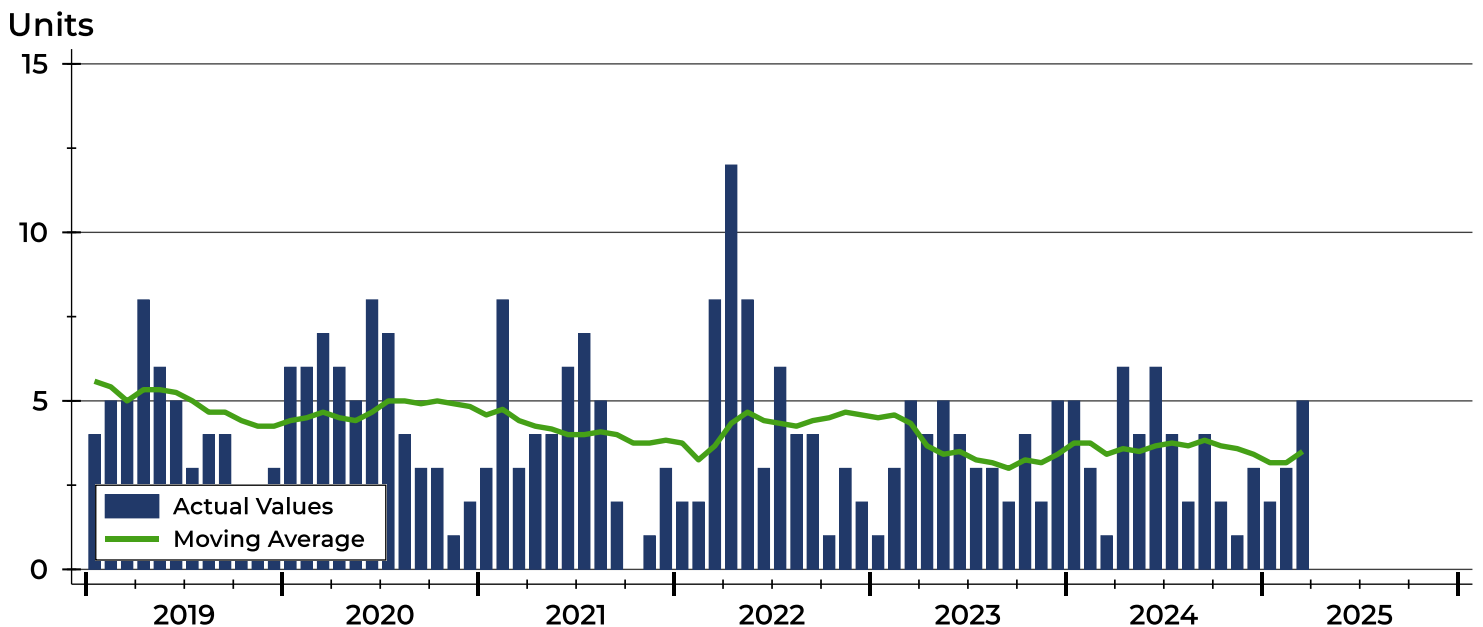
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of March 2024	Change
Pending Contracts		5	1	400.0%
Volume (1,000s)		1,554	260	497.7%
Average	List Price	310,800	260,000	19.5%
	Days on Market	28	80	-65.0%
	Percent of Original	97.6%	100.0%	-2.4%
Median	List Price	285,000	260,000	9.6%
	Days on Market	7	80	-91.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Wabaunsee County had contracts pending at the end of March, up from 1 contract pending at the end of March 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.

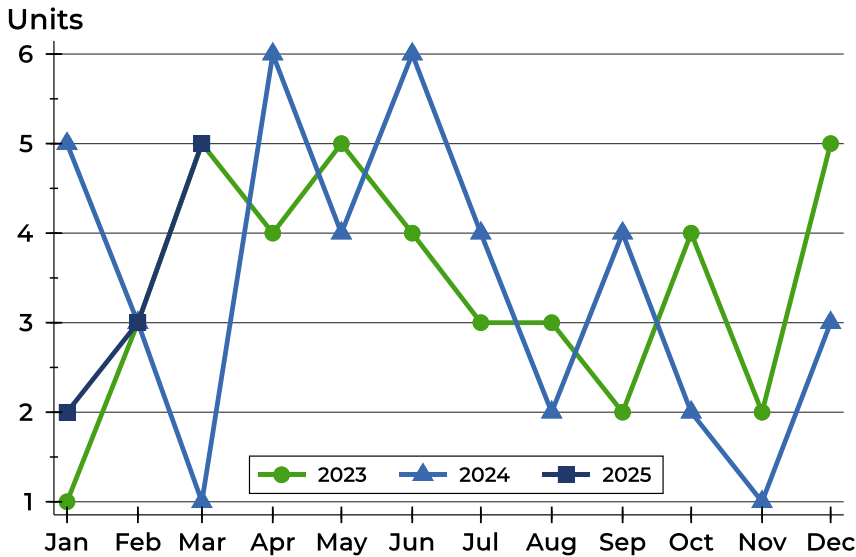
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	1	5	2
February	3	3	3
March	5	1	5
April	4	6	4
May	5	4	5
June	4	6	4
July	3	4	3
August	3	2	3
September	2	4	2
October	4	2	4
November	2	1	2
December	5	3	5

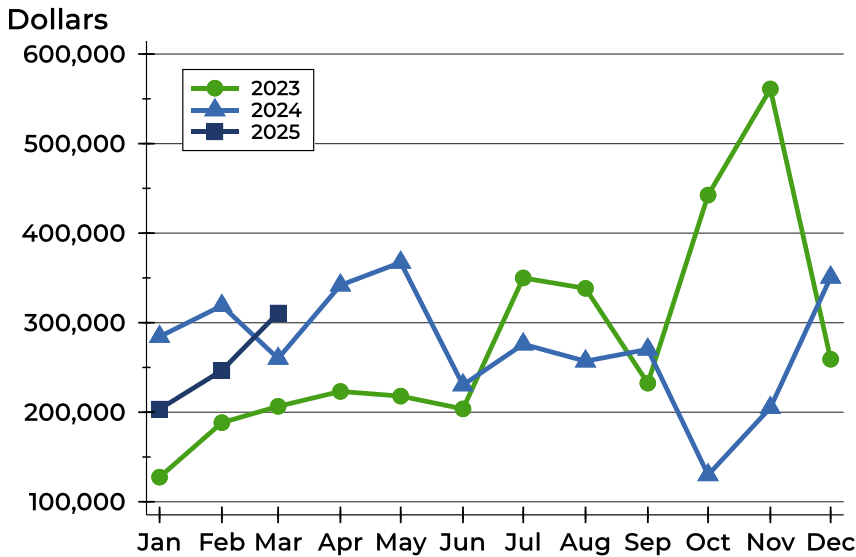
Pending Contracts by Price Range

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	2	40.0%	125,000	125,000	5	5	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	285,000	285,000	71	71	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	20.0%	449,000	449,000	2	2	100.0%	100.0%
\$500,000-\$749,999	1	20.0%	570,000	570,000	56	56	87.8%	87.8%
\$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



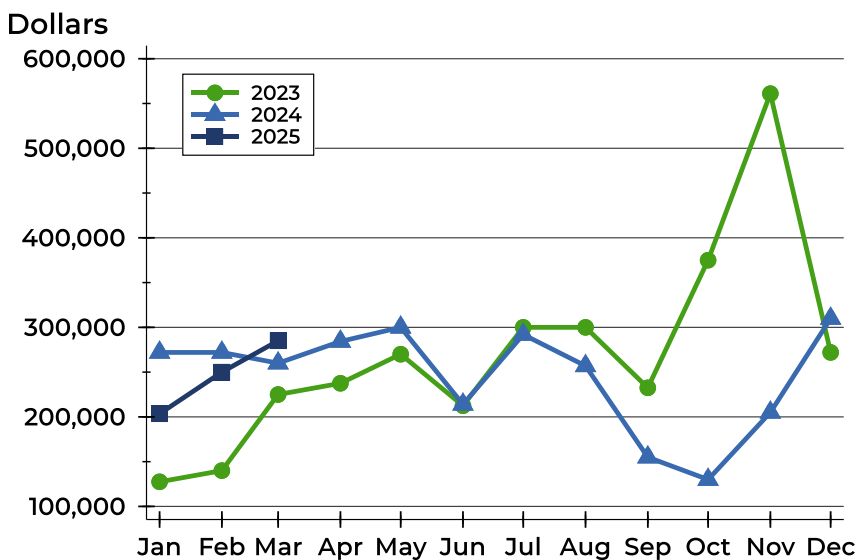
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	127,500	284,380	203,500
February	188,333	319,000	246,633
March	206,580	260,000	310,800
April	223,225	341,833	
May	217,980	367,250	
June	203,725	230,333	
July	349,967	276,000	
August	338,333	257,000	
September	232,500	270,238	
October	442,500	130,000	
November	561,000	205,000	
December	259,180	350,633	

Median Price

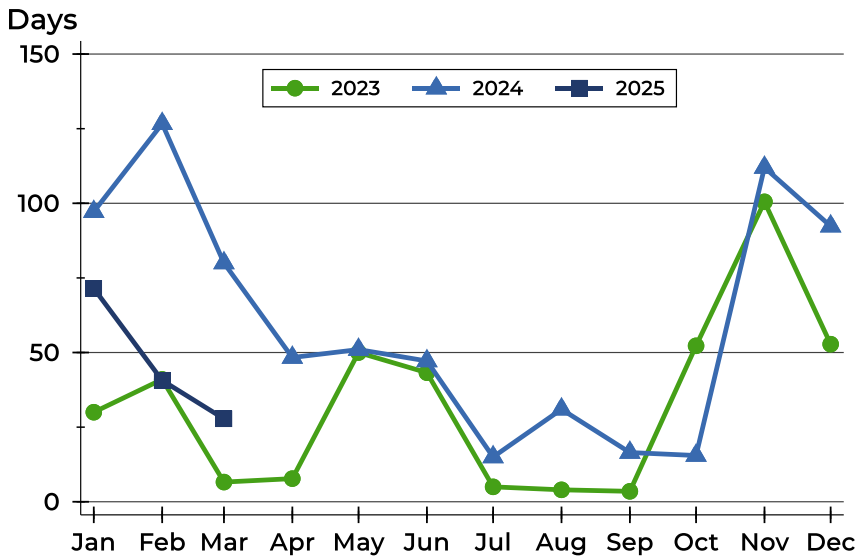


Month	2023	2024	2025
January	127,500	272,000	203,500
February	140,000	272,000	250,000
March	225,000	260,000	285,000
April	237,500	284,250	
May	270,000	300,000	
June	212,500	214,000	
July	300,000	292,000	
August	300,000	257,000	
September	232,500	155,000	
October	375,000	130,000	
November	561,000	205,000	
December	272,000	309,900	



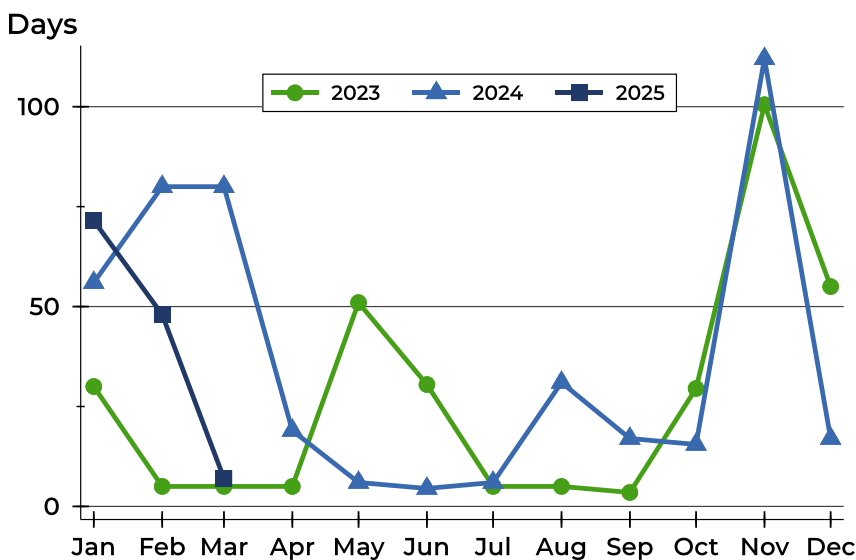
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	30	97	72
February	41	127	41
March	7	80	28
April	8	48	
May	50	51	
June	43	47	
July	5	15	
August	4	31	
September	4	17	
October	52	16	
November	101	112	
December	53	92	

Median DOM



Month	2023	2024	2025
January	30	56	72
February	5	80	48
March	5	80	7
April	5	19	
May	51	6	
June	31	5	
July	5	6	
August	5	31	
September	4	17	
October	30	16	
November	101	112	
December	55	17	