



**April  
2025**

## Flint Hills MLS Statistics



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# Wabaunsee County Housing Report



## Market Overview

### Wabaunsee County Home Sales Rose in April

Total home sales in Wabaunsee County rose by 200.0% last month to 3 units, compared to 1 unit in April 2024. Total sales volume was \$0.9 million, up 242.2% from a year earlier.

The median sale price in April was \$315,000, up from \$260,000 a year earlier. Homes that sold in April were typically on the market for 3 days and sold for 100.0% of their list prices.

### Wabaunsee County Active Listings Down at End of April

The total number of active listings in Wabaunsee County at the end of April was 8 units, down from 13 at the same point in 2024. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$127,250.

There were 6 contracts written in April 2025 and 2024, showing no change over the year. At the end of the month, there were 8 contracts still pending.

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### Wabaunsee County Summary Statistics

| April MLS Statistics<br>Three-year History             |  | Current Month            |                         |                          | Year-to-Date             |                         |                          |
|--|--|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------|--------------------------|
|  |  | 2025                     | 2024                    | 2023                     | 2025                     | 2024                    | 2023                     |
| <b>Home Sales</b><br>Change from prior year            |  | <b>3</b><br>200.0%       | <b>1</b><br>0.0%        | <b>1</b><br>-80.0%       | <b>9</b><br>50.0%        | <b>6</b><br>20.0%       | <b>5</b><br>-54.5%       |
| <b>Active Listings</b><br>Change from prior year       |  | <b>8</b><br>-38.5%       | <b>13</b><br>18.2%      | <b>11</b><br>-8.3%       | <b>N/A</b>               | <b>N/A</b>              | <b>N/A</b>               |
| <b>Months' Supply</b><br>Change from prior year        |  | <b>2.9</b><br>-57.4%     | <b>6.8</b><br>33.3%     | <b>5.1</b><br>-3.8%      | <b>N/A</b>               | <b>N/A</b>              | <b>N/A</b>               |
| <b>New Listings</b><br>Change from prior year          |  | <b>2</b><br>-50.0%       | <b>4</b><br>100.0%      | <b>2</b><br>-66.7%       | <b>12</b><br>71.4%       | <b>7</b><br>-30.0%      | <b>10</b><br>-54.5%      |
| <b>Contracts Written</b><br>Change from prior year     |  | <b>6</b><br>0.0%         | <b>6</b><br>N/A         | <b>0</b><br>-100.0%      | <b>13</b><br>85.7%       | <b>7</b><br>-12.5%      | <b>8</b><br>-55.6%       |
| <b>Pending Contracts</b><br>Change from prior year     |  | <b>8</b><br>33.3%        | <b>6</b><br>50.0%       | <b>4</b><br>-66.7%       | <b>N/A</b>               | <b>N/A</b>              | <b>N/A</b>               |
| <b>Sales Volume (1,000s)</b><br>Change from prior year |  | <b>890</b><br>242.3%     | <b>260</b><br>-3.3%     | <b>269</b><br>-74.1%     | <b>2,625</b><br>55.6%    | <b>1,687</b><br>96.8%   | <b>857</b><br>-66.7%     |
| Average  | <b>Sale Price</b><br>Change from prior year            | <b>296,567</b><br>14.1%  | <b>260,000</b><br>-3.3% | <b>269,000</b><br>29.5%  | <b>291,644</b><br>3.7%   | <b>281,167</b><br>64.0% | <b>171,400</b><br>-26.8% |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>136,050</b><br>-47.3% | <b>258,192</b><br>98.1% | <b>130,318</b><br>-21.7% | <b>N/A</b>               | <b>N/A</b>              | <b>N/A</b>               |
|  | <b>Days on Market</b><br>Change from prior year        | <b>6</b><br>-92.3%       | <b>78</b><br>-67.2%     | <b>238</b><br>1222.2%    | <b>55</b><br>-34.5%      | <b>84</b><br>-10.6%     | <b>94</b><br>394.7%      |
|  | <b>Percent of List</b><br>Change from prior year       | <b>99.2%</b><br>-0.8%    | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>1.2%    | <b>99.9%</b><br>2.7%     | <b>97.3%</b><br>-0.1%   | <b>97.4%</b><br>-0.4%    |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>99.2%</b><br>-0.8%    | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>1.2%    | <b>94.9%</b><br>1.7%     | <b>93.3%</b><br>-2.8%   | <b>96.0%</b><br>-1.4%    |
| Median   | <b>Sale Price</b><br>Change from prior year            | <b>315,000</b><br>21.2%  | <b>260,000</b><br>-3.3% | <b>269,000</b><br>46.2%  | <b>250,000</b><br>-10.2% | <b>278,500</b><br>92.1% | <b>145,000</b><br>-21.2% |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>127,250</b><br>-24.0% | <b>167,500</b><br>28.8% | <b>130,000</b><br>-11.9% | <b>N/A</b>               | <b>N/A</b>              | <b>N/A</b>               |
|  | <b>Days on Market</b><br>Change from prior year        | <b>3</b><br>-96.2%       | <b>78</b><br>-67.2%     | <b>238</b><br>2875.0%    | <b>13</b><br>-76.8%      | <b>56</b><br>-34.1%     | <b>85</b><br>466.7%      |
|  | <b>Percent of List</b><br>Change from prior year       | <b>100.0%</b><br>0.0%    | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>1.9%    | <b>100.0%</b><br>1.5%    | <b>98.5%</b><br>0.5%    | <b>98.0%</b><br>-0.2%    |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>100.0%</b><br>0.0%    | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>1.9%    | <b>98.9%</b><br>2.6%     | <b>96.4%</b><br>-1.6%   | <b>98.0%</b><br>-0.2%    |

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





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## Flint Hills MLS Statistics



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### Wabaunsee County Closed Listings Analysis

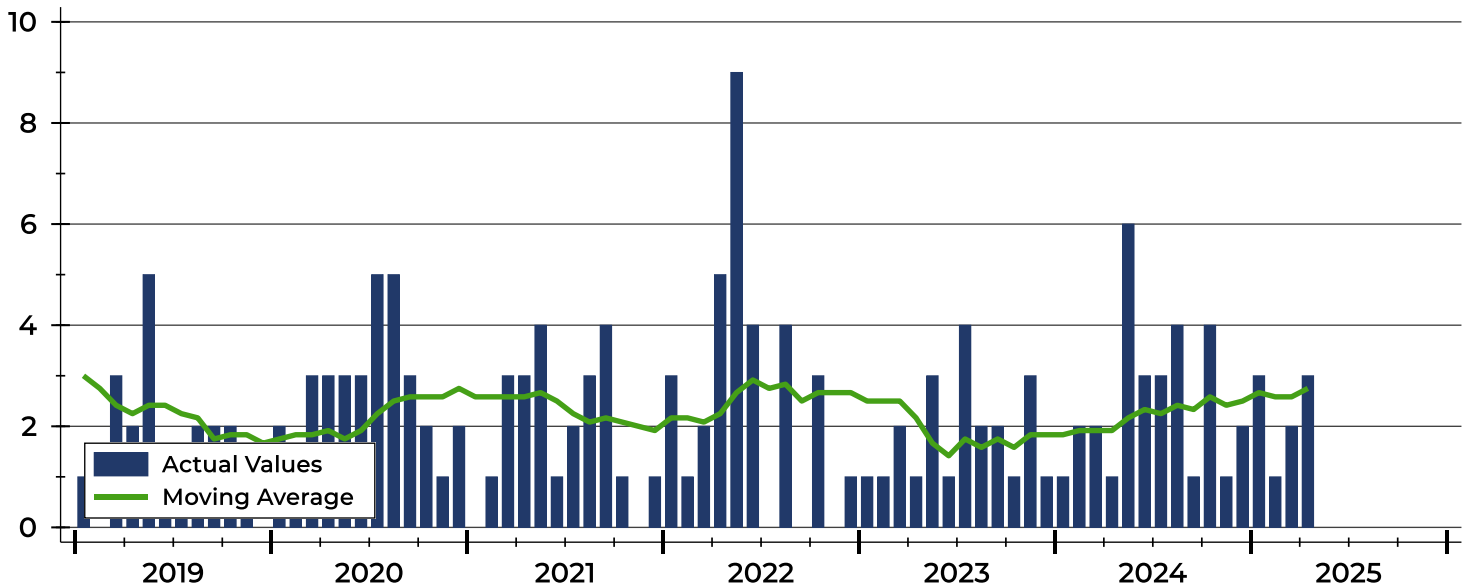
| Summary Statistics for Closed Listings |                     | 2025           | April 2024 | Change | 2025           | Year-to-Date 2024 | Change |
|--|---------------------|----------------|------------|--------|----------------|-------------------|--------|
| Closed Listings                        |                     | <b>3</b>       | 1          | 200.0% | <b>9</b>       | 6                 | 50.0%  |
| Volume (1,000s)                        |                     | <b>890</b>     | 260        | 242.3% | <b>2,625</b>   | 1,687             | 55.6%  |
| Months' Supply                         |                     | <b>2.9</b>     | 6.8        | -57.4% | <b>N/A</b>     | N/A               | N/A    |
| Average                                | Sale Price          | <b>296,567</b> | 260,000    | 14.1%  | <b>291,644</b> | 281,167           | 3.7%   |
|  | Days on Market      | <b>6</b>       | 78         | -92.3% | <b>55</b>      | 84                | -34.5% |
|  | Percent of List     | <b>99.2%</b>   | 100.0%     | -0.8%  | <b>99.9%</b>   | 97.3%             | 2.7%   |
|  | Percent of Original | <b>99.2%</b>   | 100.0%     | -0.8%  | <b>94.9%</b>   | 93.3%             | 1.7%   |
| Median                                 | Sale Price          | <b>315,000</b> | 260,000    | 21.2%  | <b>250,000</b> | 278,500           | -10.2% |
|  | Days on Market      | <b>3</b>       | 78         | -96.2% | <b>13</b>      | 56                | -76.8% |
|  | Percent of List     | <b>100.0%</b>  | 100.0%     | 0.0%   | <b>100.0%</b>  | 98.5%             | 1.5%   |
|  | Percent of Original | <b>100.0%</b>  | 100.0%     | 0.0%   | <b>98.9%</b>   | 96.4%             | 2.6%   |

A total of 3 homes sold in Wabaunsee County in April, up from 1 unit in April 2024. Total sales volume rose to \$0.9 million compared to \$0.3 million in the previous year.

The median sales price in April was \$315,000, up 21.2% compared to the prior year. Median days on market was 3 days, down from 30 days in March, and down from 78 in April 2024.

### History of Closed Listings

Units







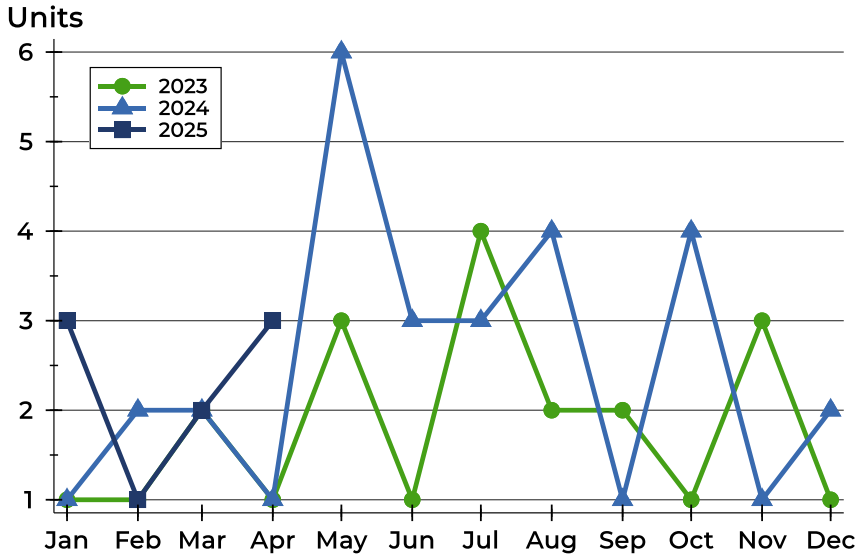
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## Flint Hills MLS Statistics



# 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    | 3    |
| 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 Number | Percent | Months' Supply | Sale Price Average | Median  | Days on Market Avg. | Med. | Price as % of List Avg. | Med.   | Price as % of Orig. 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 | 1            | 33.3%   | 0.0            | 125,700            | 125,700 | 3                   | 3    | 100.6%                  | 100.6% | 100.6%                   | 100.6% |
| \$150,000-\$174,999 | 0            | 0.0%    | N/A            | N/A                | N/A     | N/A                 | N/A  | N/A                     | N/A    | N/A                      | N/A    |
| \$175,000-\$199,999 | 0            | 0.0%    | N/A            | N/A                | N/A     | N/A                 | N/A  | N/A                     | N/A    | N/A                      | N/A    |
| \$200,000-\$249,999 | 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 | 0            | 0.0%    | N/A            | N/A                | N/A     | N/A                 | N/A  | N/A                     | N/A    | N/A                      | N/A    |
| \$300,000-\$399,999 | 1            | 33.3%   | 1.7            | 315,000            | 315,000 | 13                  | 13   | 96.9%                   | 96.9%  | 96.9%                    | 96.9%  |
| \$400,000-\$499,999 | 1            | 33.3%   | 0.0            | 449,000            | 449,000 | 2                   | 2    | 100.0%                  | 100.0% | 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    | 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    |





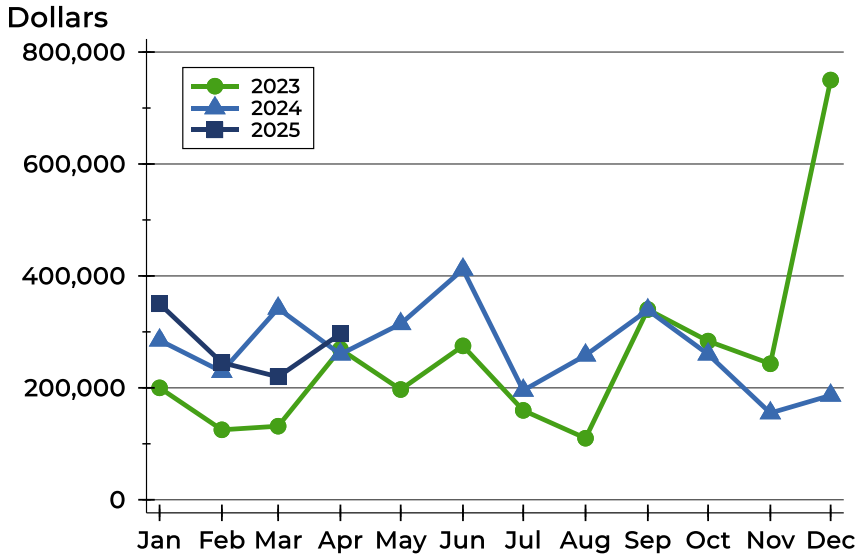
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## Flint Hills MLS Statistics



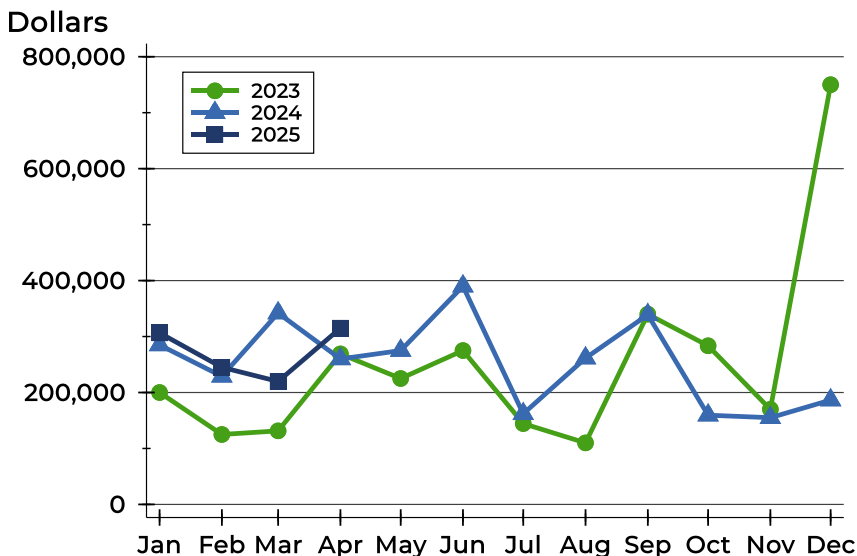
### Wabaunsee County Closed Listings Analysis

#### Average Price



| Month     | 2023    | 2024    | 2025           |
|-----------|---------|---------|----------------|
| January   | 200,000 | 285,000 | <b>350,200</b> |
| February  | 125,000 | 229,000 | <b>245,000</b> |
| March     | 131,500 | 342,000 | <b>219,750</b> |
| April     | 269,000 | 260,000 | <b>296,567</b> |
| 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 | <b>306,500</b> |
| February  | 125,000 | 229,000 | <b>245,000</b> |
| March     | 131,500 | 342,000 | <b>219,750</b> |
| April     | 269,000 | 260,000 | <b>315,000</b> |
| 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 |                |





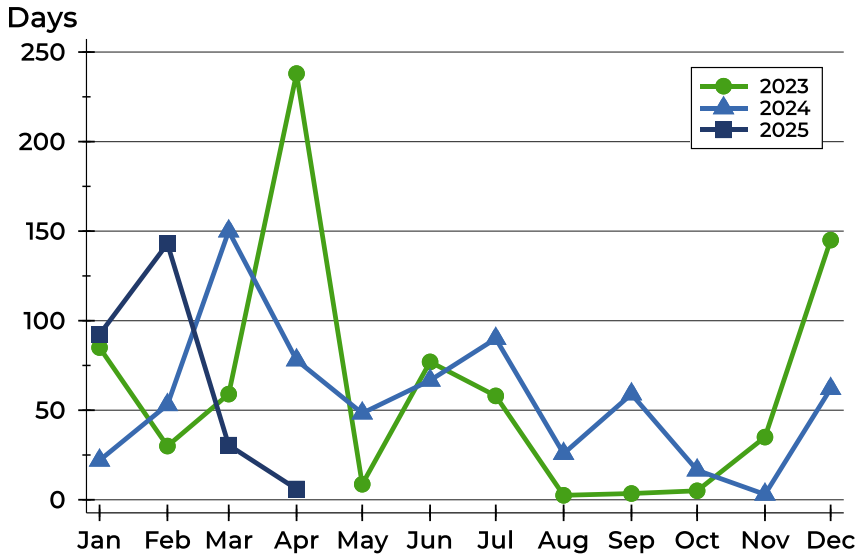
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## Flint Hills MLS Statistics



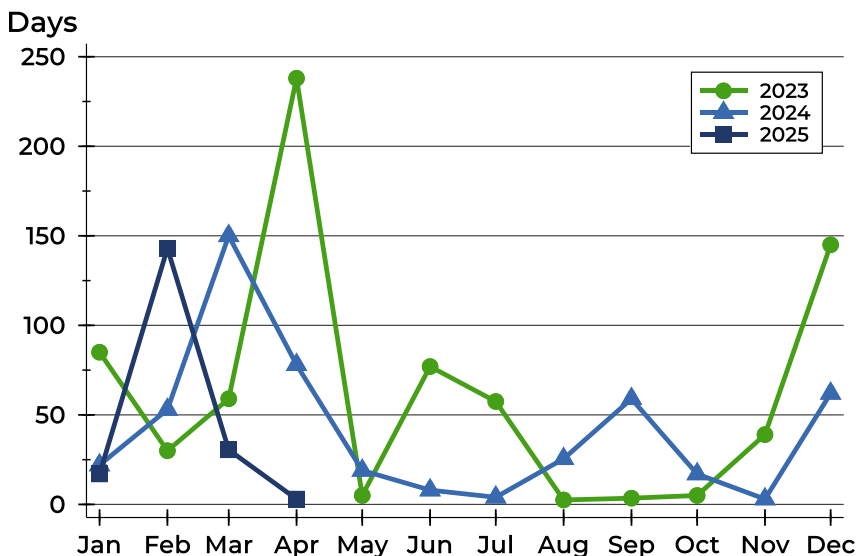
### Wabaunsee County Closed Listings Analysis

#### Average DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 85   | 22   | 92   |
| February  | 30   | 53   | 143  |
| March     | 59   | 150  | 31   |
| April     | 238  | 78   | 6    |
| 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   | 3    |
| May       | 5    | 19   |      |
| June      | 77   | 8    |      |
| July      | 58   | 4    |      |
| August    | 3    | 26   |      |
| September | 4    | 59   |      |
| October   | 5    | 17   |      |
| November  | 39   | 3    |      |
| December  | 145  | 62   |      |





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## Flint Hills MLS Statistics



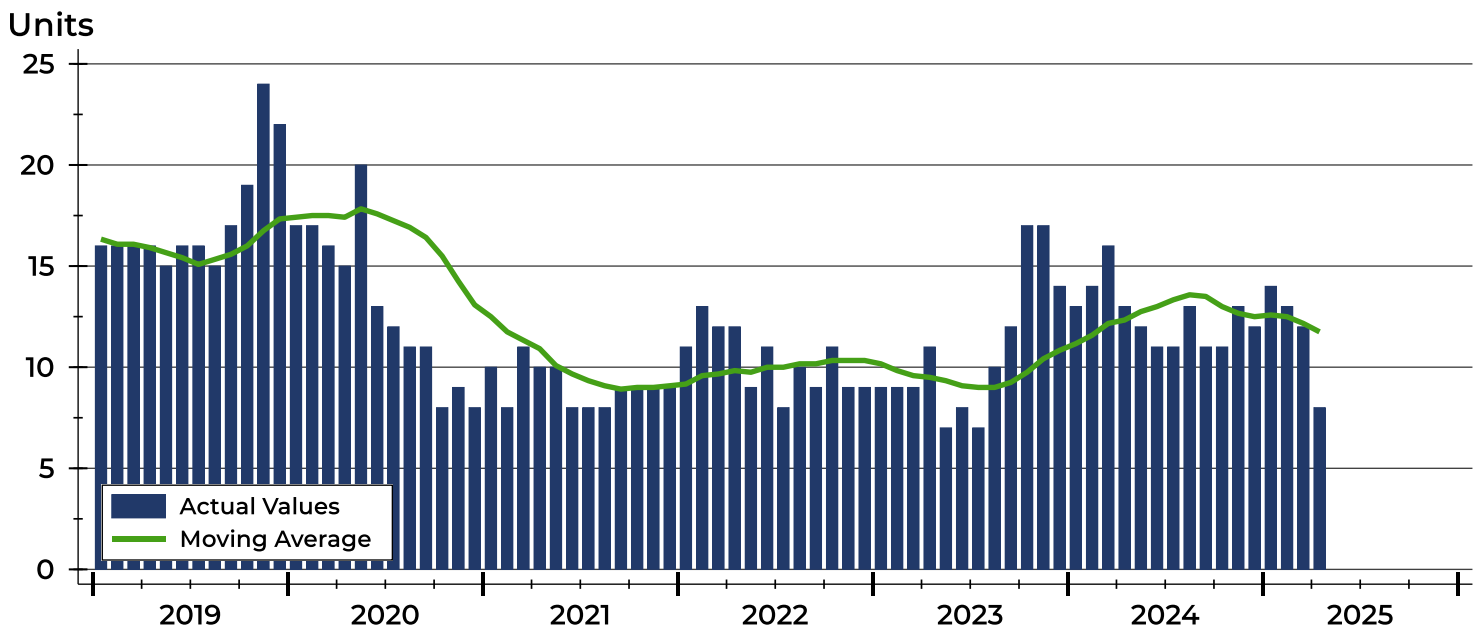
### Wabaunsee County Active Listings Analysis

| Summary Statistics for Active Listings |                     | 2025    | End of April 2024 | Change |
|--|---------------------|---------|-------------------|--------|
| Active Listings                        |                     | 8       | 13                | -38.5% |
| Volume (1,000s)                        |                     | 1,088   | 3,357             | -67.6% |
| Months' Supply                         |                     | 2.9     | 6.8               | -57.4% |
| Average                                | List Price          | 136,050 | 258,192           | -47.3% |
|  | Days on Market      | 136     | 154               | -11.7% |
|  | Percent of Original | 98.1%   | 98.5%             | -0.4%  |
| Median                                 | List Price          | 127,250 | 167,500           | -24.0% |
|  | Days on Market      | 122     | 166               | -26.5% |
|  | Percent of Original | 100.0%  | 100.0%            | 0.0%   |

A total of 8 homes were available for sale in Wabaunsee County at the end of April. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of April was \$127,250, down 24.0% from 2024. The typical time on market for active listings was 122 days, down from 166 days a year earlier.

### History of Active Listings







**April  
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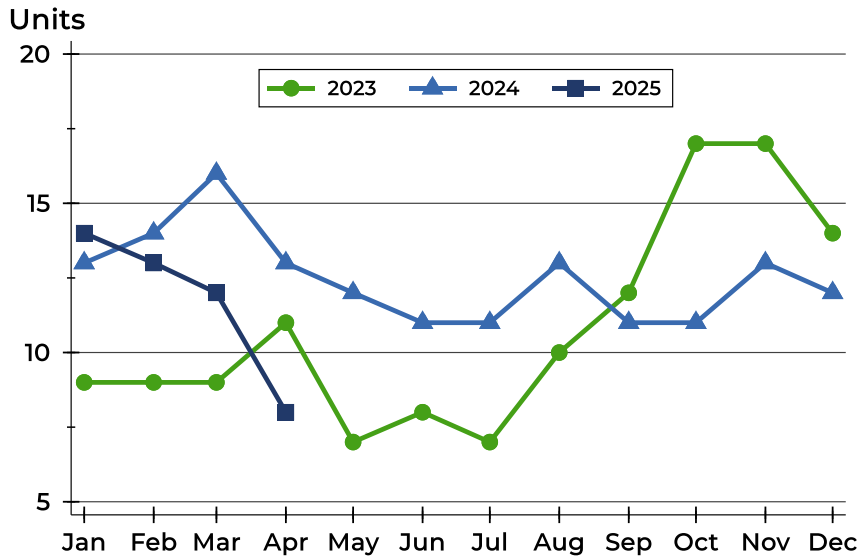
## Flint Hills MLS Statistics



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# 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   | 8    |
| 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<br>Number | Percent | Months'<br>Supply | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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                         | 12.5%   | N/A               | 49,000                | 49,000  | 307                    | 307  | 92.5%                       | 92.5%  |
| \$50,000-\$99,999   | 3                         | 37.5%   | N/A               | 79,000                | 80,000  | 141                    | 113  | 98.5%                       | 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%    | 0.0               | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$150,000-\$174,999 | 3                         | 37.5%   | N/A               | 167,467               | 167,500 | 72                     | 70   | 99.1%                       | 100.0% |
| \$175,000-\$199,999 | 0                         | 0.0%    | N/A               | 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                         | N/A    |
| \$250,000-\$299,999 | 0                         | 0.0%    | N/A               | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$300,000-\$399,999 | 1                         | 12.5%   | 1.7               | 300,000               | 300,000 | 147                    | 147  | 100.0%                      | 100.0% |
| \$400,000-\$499,999 | 0                         | 0.0%    | 0.0               | 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    |
| \$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    |





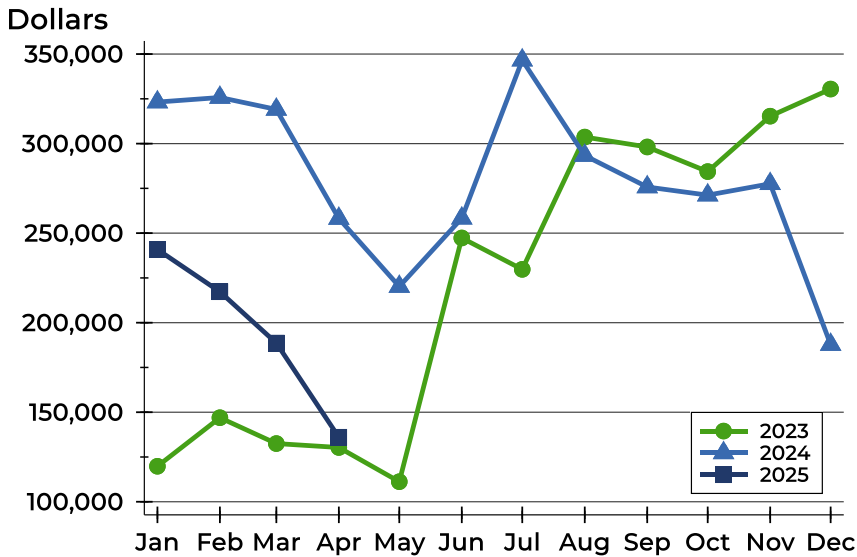
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## Flint Hills MLS Statistics



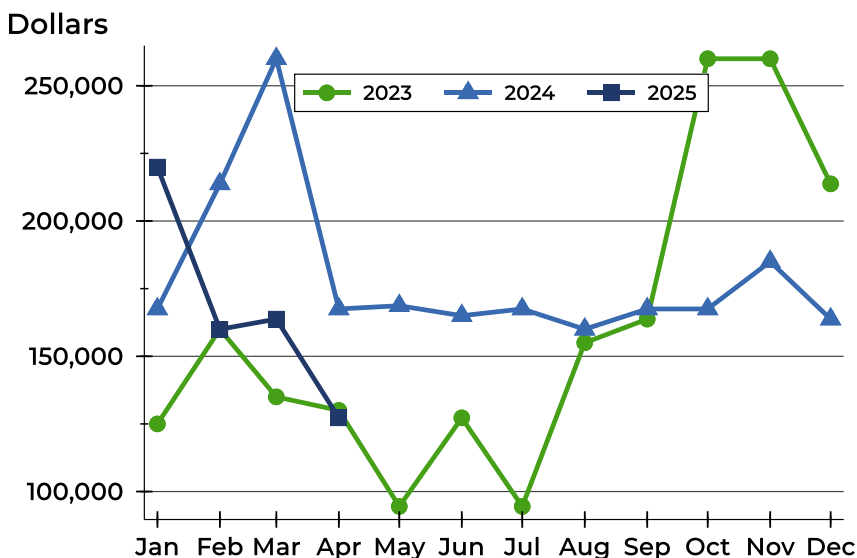
### Wabaunsee County Active Listings Analysis

#### 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 | 136,050 |
| 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 | 127,250 |
| 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 |         |





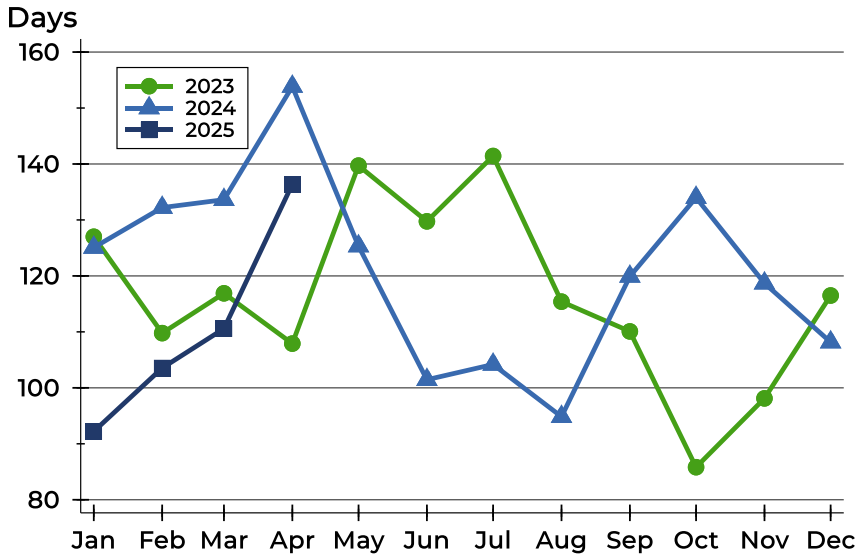
**April  
2025**

## Flint Hills MLS Statistics



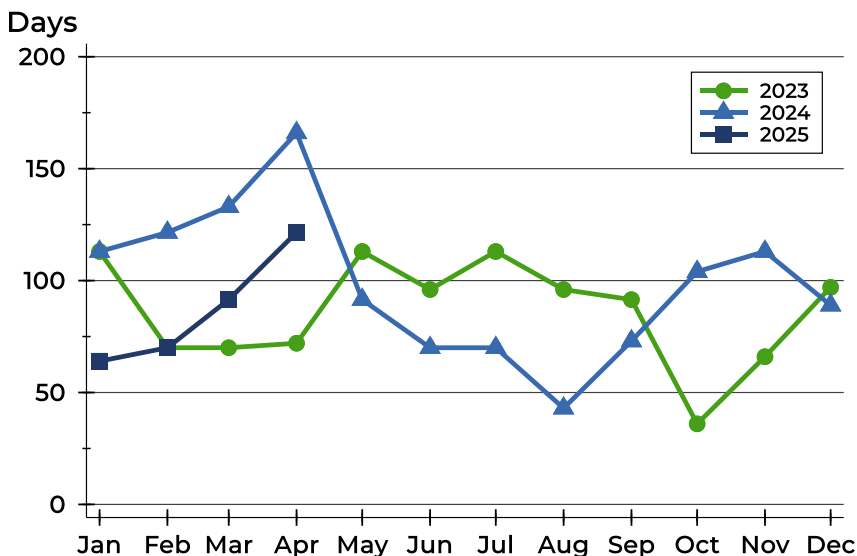
### Wabaunsee County Active Listings Analysis

#### Average DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 127  | 125  | 92   |
| February  | 110  | 132  | 104  |
| March     | 117  | 134  | 111  |
| April     | 108  | 154  | 136  |
| 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  | 122  |
| May       | 113  | 92   |      |
| June      | 96   | 70   |      |
| July      | 113  | 70   |      |
| August    | 96   | 43   |      |
| September | 92   | 73   |      |
| October   | 36   | 104  |      |
| November  | 66   | 113  |      |
| December  | 97   | 89   |      |

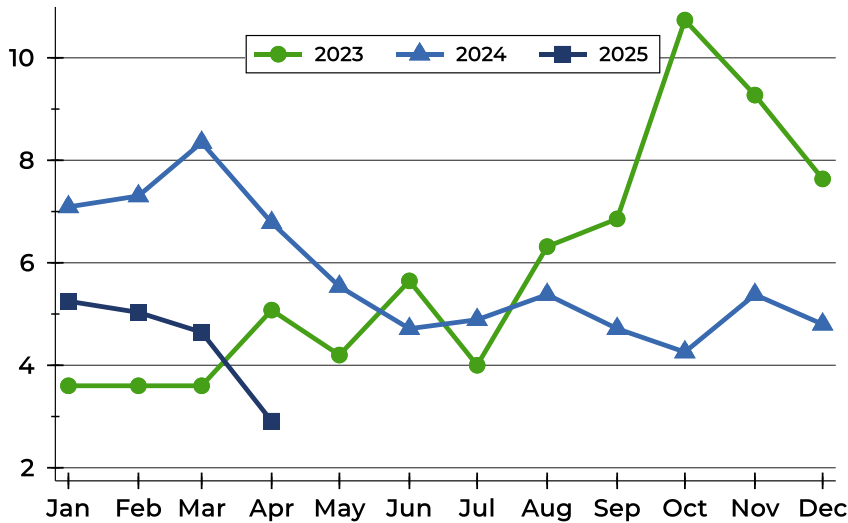




## Wabaunsee County Months' Supply Analysis

### Months' Supply by Month

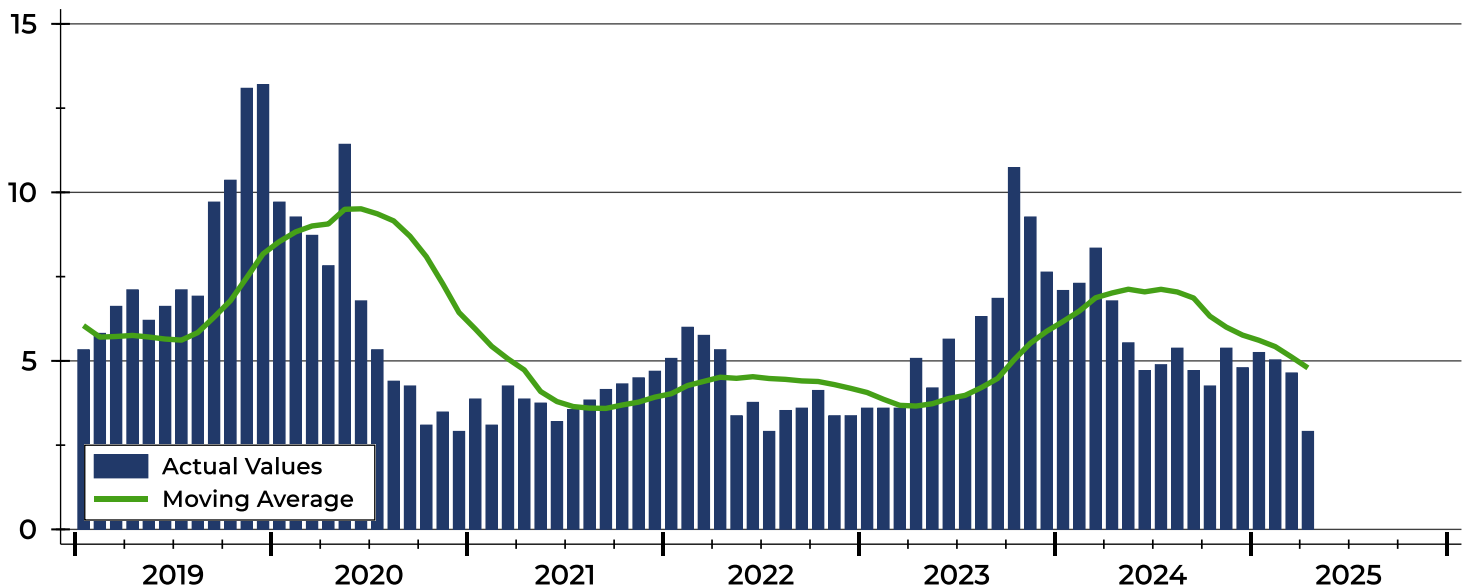
Months



| 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  | 2.9  |
| 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

Months







**April  
2025**

## Flint Hills MLS Statistics



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### Wabaunsee County New Listings Analysis

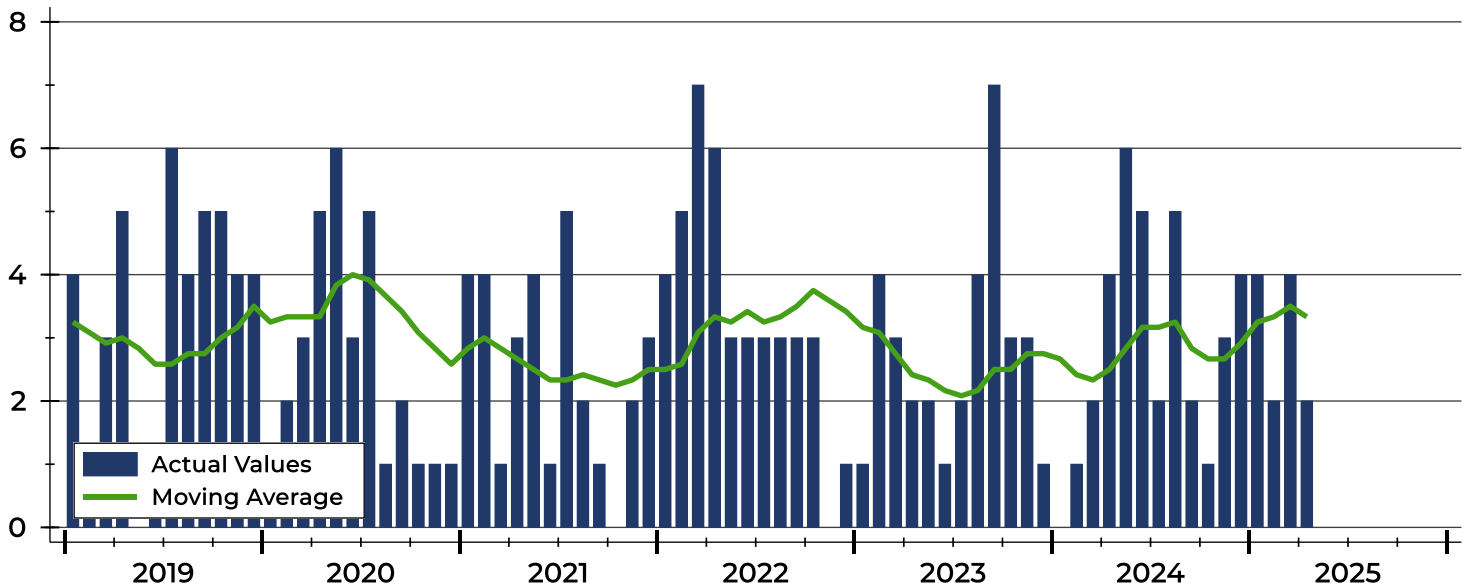
| Summary Statistics for New Listings |                    | 2025    | April 2024 | Change |
|-------------------------------------|--------------------|---------|------------|--------|
| Current Month                       | New Listings       | 2       | 4          | -50.0% |
|                                     | Volume (1,000s)    | 355     | 1,133      | -68.7% |
|                                     | Average List Price | 177,400 | 283,250    | -37.4% |
|                                     | Median List Price  | 177,400 | 229,250    | -22.6% |
| Year-to-Date                        | New Listings       | 12      | 7          | 71.4%  |
|                                     | Volume (1,000s)    | 3,059   | 2,006      | 52.5%  |
|                                     | Average List Price | 254,900 | 286,571    | -11.1% |
|                                     | Median List Price  | 224,500 | 275,000    | -18.4% |

A total of 2 new listings were added in Wabaunsee County during April, down 50.0% from the same month in 2024. Year-to-date Wabaunsee County has seen 12 new listings.

The median list price of these homes was \$177,400 down from \$229,250 in 2024.

### History of New Listings

Units







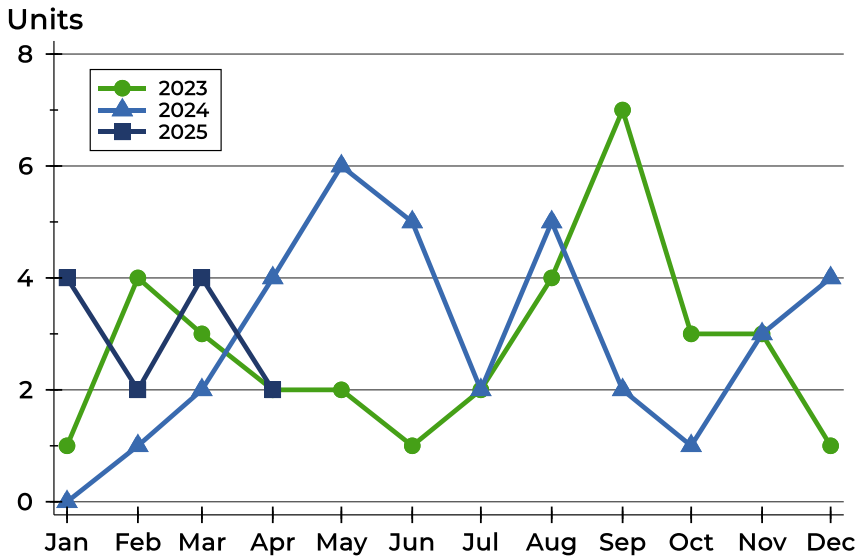
**April  
2025**

## Flint Hills MLS Statistics



### 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    |      |
| June      | 1    | 5    |      |
| July      | 2    | 2    |      |
| August    | 4    | 5    |      |
| September | 7    | 2    |      |
| October   | 3    | 1    |      |
| November  | 3    | 3    |      |
| December  | 1    | 4    |      |

#### New Listings by Price Range

| Price Range         | New Listings<br>Number | Percent | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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 | 0                      | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$150,000-\$174,999 | 1                      | 50.0%   | 174,900               | 174,900 | 21                     | 21   | 97.2%                       | 97.2%  |
| \$175,000-\$199,999 | 1                      | 50.0%   | 179,900               | 179,900 | 4                      | 4    | 100.0%                      | 100.0% |
| \$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 | 0                      | 0.0%    | 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    |
| \$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    |





**April  
2025**

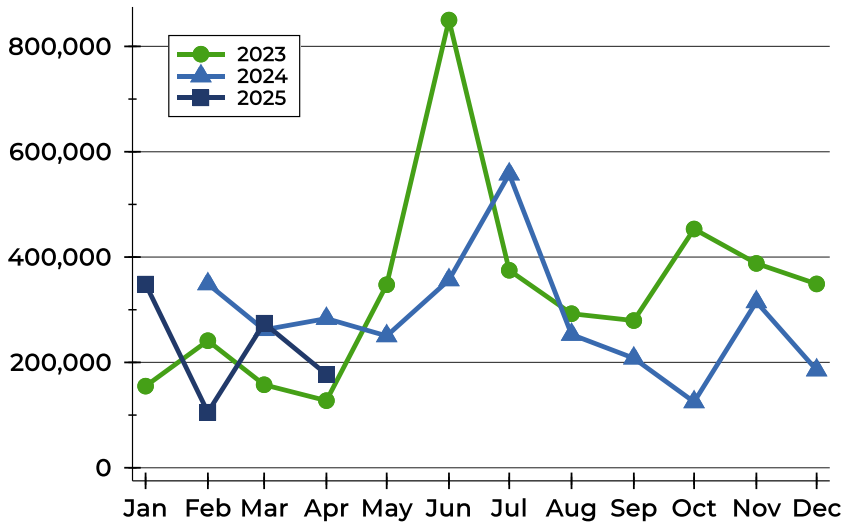
## Flint Hills MLS Statistics



### Wabaunsee County New Listings Analysis

#### Average Price

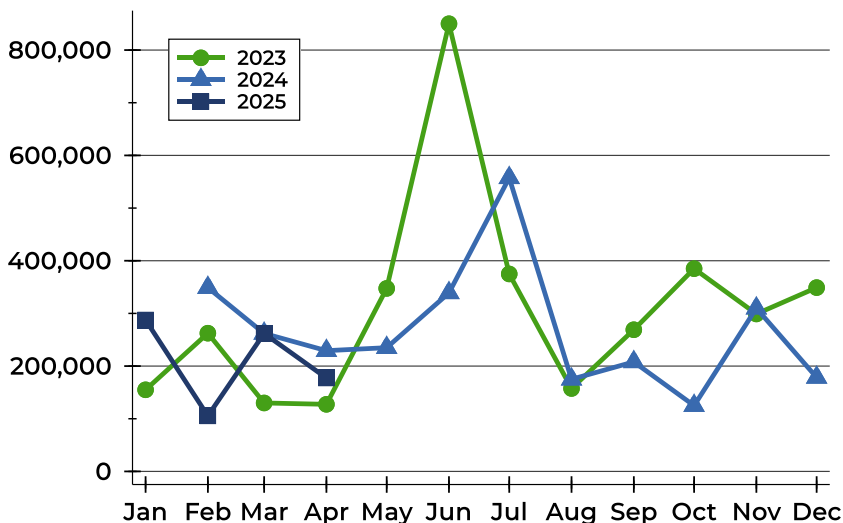
Dollars



| 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 | 177,400 |
| 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 | 185,450 |         |

#### Median Price

Dollars



| 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 | 177,400 |
| 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 |         |





**April  
2025**

## Flint Hills MLS Statistics



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### Wabaunsee County Contracts Written Analysis

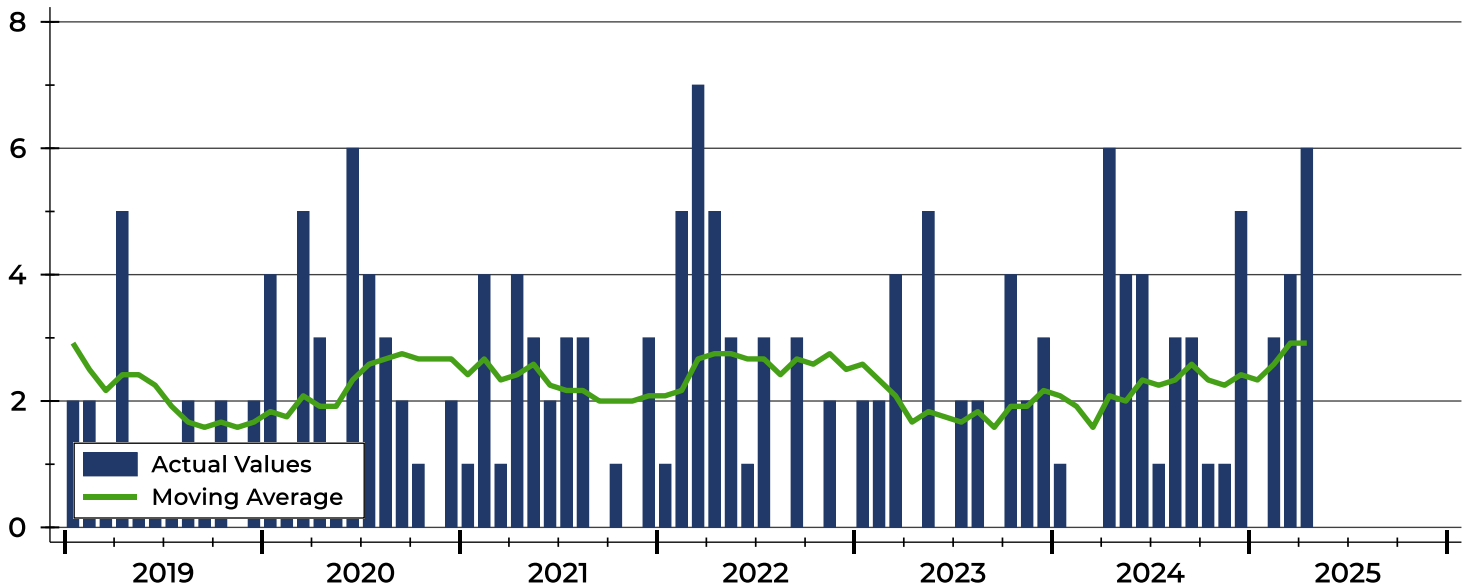
| Summary Statistics for Contracts Written |                     | 2025    | April 2024 | Change | Year-to-Date |         |        |
|--|---------------------|---------|------------|--------|--------------|---------|--------|
|  |                     | 2025    | 2024       | Change | 2025         | 2024    | Change |
| Contracts Written                        |                     | 6       | 6          | 0.0%   | 13           | 7       | 85.7%  |
| Volume (1,000s)                          |                     | 1,530   | 2,051      | -25.4% | 3,524        | 2,476   | 42.3%  |
| Average                                  | Sale Price          | 254,983 | 341,833    | -25.4% | 271,062      | 353,714 | -23.4% |
|  | Days on Market      | 60      | 48         | 25.0%  | 43           | 76      | -43.4% |
|  | Percent of Original | 96.6%   | 93.0%      | 3.9%   | 96.8%        | 92.1%   | 5.1%   |
| Median                                   | Sale Price          | 244,500 | 284,250    | -14.0% | 250,000      | 319,500 | -21.8% |
|  | Days on Market      | 43      | 19         | 126.3% | 39           | 25      | 56.0%  |
|  | Percent of Original | 100.0%  | 94.6%      | 5.7%   | 100.0%       | 89.1%   | 12.2%  |

A total of 6 contracts for sale were written in Wabaunsee County during the month of April, the same as in 2024. The median list price of these homes was \$244,500, down from \$284,250 the prior year.

Half of the homes that went under contract in April were on the market less than 42 days, compared to 19 days in April 2024.

### History of Contracts Written

Units







**April  
2025**

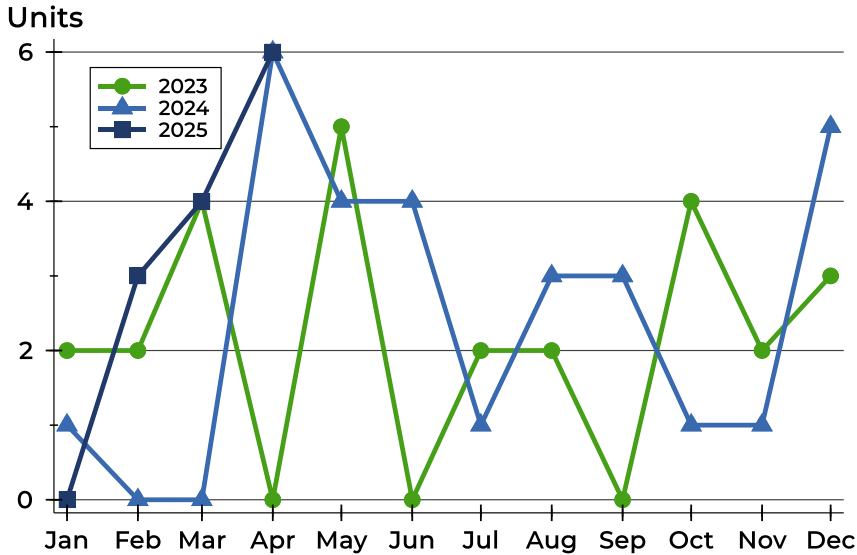
## Flint Hills MLS Statistics



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# 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    | 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<br>Number | Percent | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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                           | 16.7%   | 86,000                | 86,000  | 46                     | 46   | 100.0%                      | 100.0% |
| \$100,000-\$124,999 | 0                           | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$125,000-\$149,999 | 0                           | 0.0%    | 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    |
| \$175,000-\$199,999 | 2                           | 33.3%   | 189,450               | 189,450 | 22                     | 22   | 91.5%                       | 91.5%  |
| \$200,000-\$249,999 | 0                           | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$250,000-\$299,999 | 1                           | 16.7%   | 290,000               | 290,000 | 90                     | 90   | 100.0%                      | 100.0% |
| \$300,000-\$399,999 | 1                           | 16.7%   | 325,000               | 325,000 | 13                     | 13   | 96.9%                       | 96.9%  |
| \$400,000-\$499,999 | 1                           | 16.7%   | 450,000               | 450,000 | 168                    | 168  | 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    |





**April  
2025**

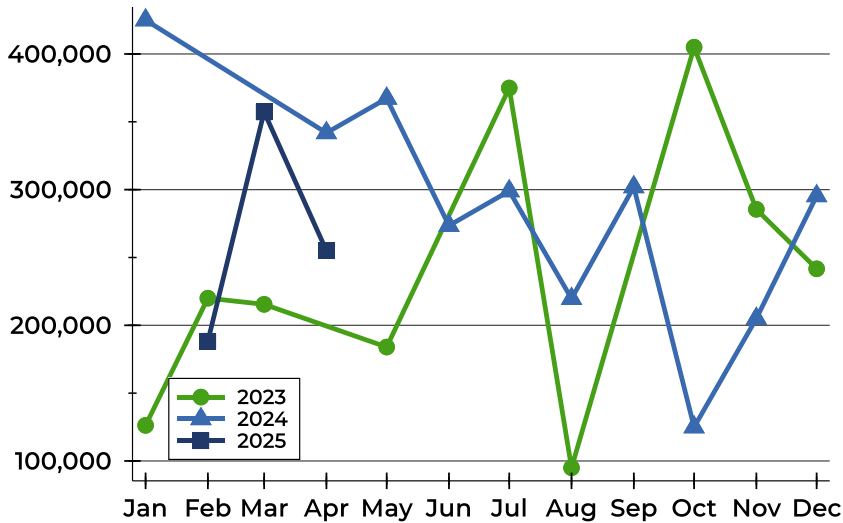
## Flint Hills MLS Statistics



### Wabaunsee County Contracts Written Analysis

#### Average Price

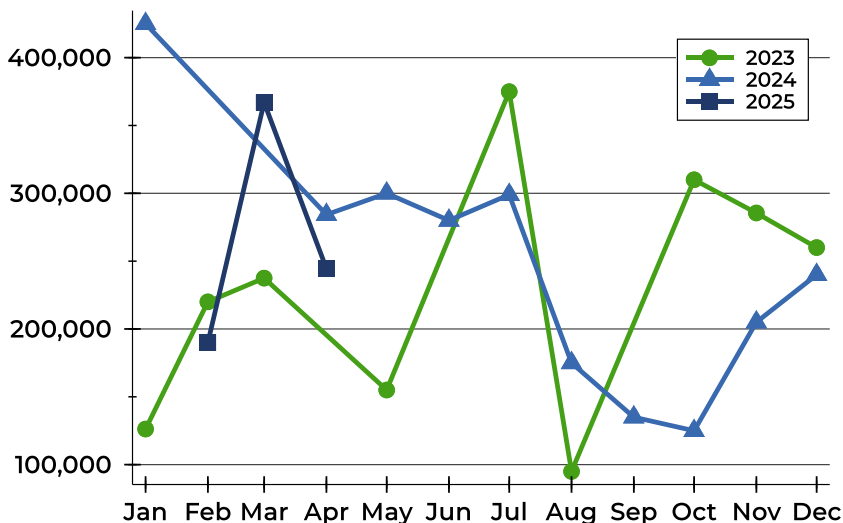
Dollars



| 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 | 254,983 |
| 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

Dollars



| 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 | 244,500 |
| 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 |         |





**April  
2025**

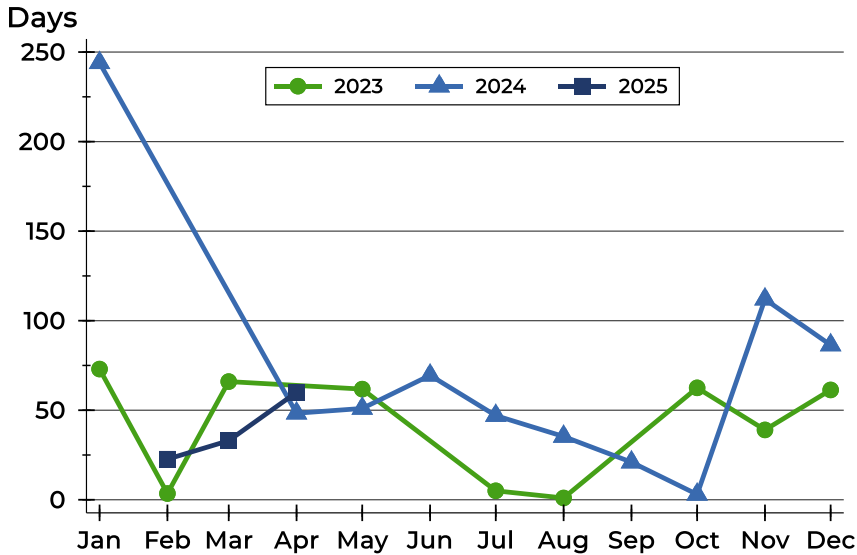
## Flint Hills MLS Statistics



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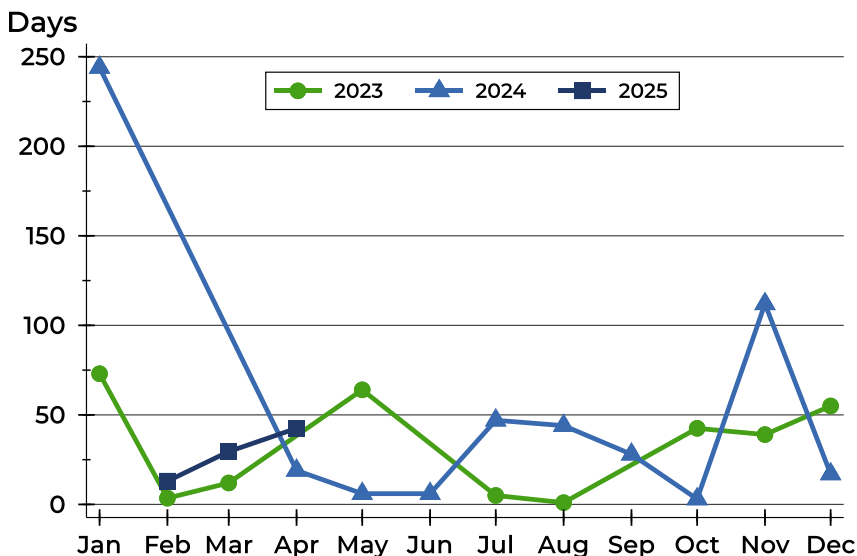
### Wabaunsee County Contracts Written Analysis

#### 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   | 60   |
| 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   | 43   |
| 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   |      |





**April  
2025**

## Flint Hills MLS Statistics



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### Wabaunsee County Pending Contracts Analysis

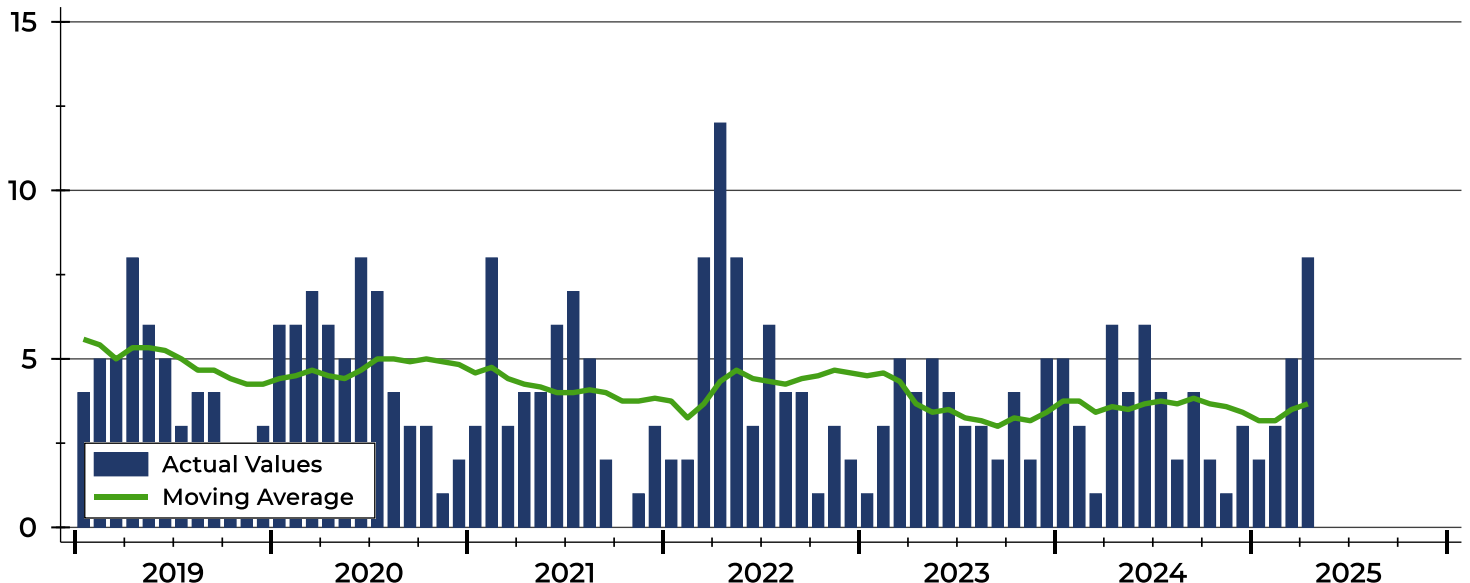
| Summary Statistics<br>for Pending Contracts |                     | 2025           | End of April<br>2024 | Change |
|---|---------------------|----------------|----------------------|--------|
| Pending Contracts                           |                     | <b>8</b>       | 6                    | 33.3%  |
| Volume (1,000s)                             |                     | <b>2,185</b>   | 2,051                | 6.5%   |
| Average                                     | List Price          | <b>273,113</b> | 341,833              | -20.1% |
|   | Days on Market      | <b>60</b>      | 48                   | 25.0%  |
|   | Percent of Original | <b>96.3%</b>   | 97.2%                | -0.9%  |
| Median                                      | List Price          | <b>242,000</b> | 284,250              | -14.9% |
|   | Days on Market      | <b>51</b>      | 19                   | 168.4% |
|   | Percent of Original | <b>100.0%</b>  | 98.6%                | 1.4%   |

A total of 8 listings in Wabaunsee County had contracts pending at the end of April, up from 6 contracts pending at the end of April 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

Units







**April  
2025**

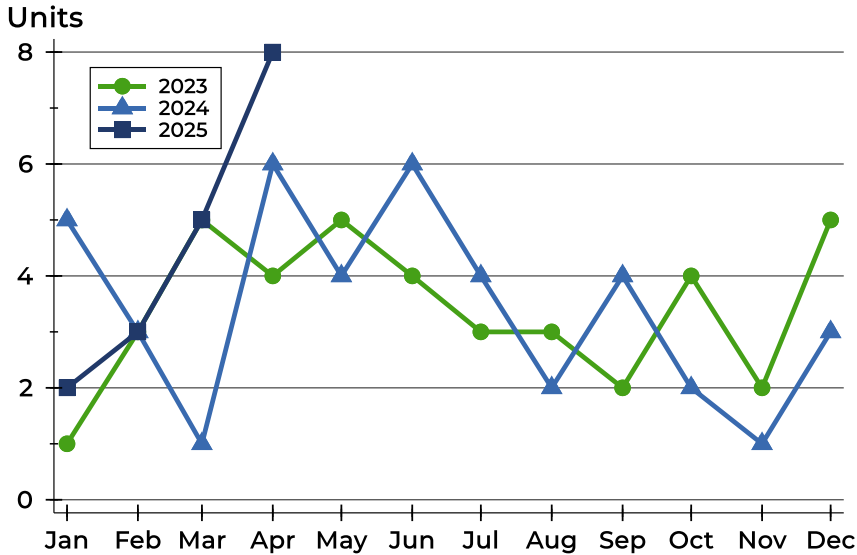
## Flint Hills MLS Statistics



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### 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    | 8    |
| May       | 5    | 4    |      |
| June      | 4    | 6    |      |
| July      | 3    | 4    |      |
| August    | 3    | 2    |      |
| September | 2    | 4    |      |
| October   | 4    | 2    |      |
| November  | 2    | 1    |      |
| December  | 5    | 3    |      |

#### Pending Contracts by Price Range

| Price Range         | Pending Contracts<br>Number | Percent | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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                           | 12.5%   | 86,000                | 86,000  | 46                     | 46   | 100.0%                      | 100.0% |
| \$100,000-\$124,999 | 0                           | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$125,000-\$149,999 | 1                           | 12.5%   | 125,000               | 125,000 | 7                      | 7    | 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 | 2                           | 25.0%   | 189,450               | 189,450 | 22                     | 22   | 91.5%                       | 91.5%  |
| \$200,000-\$249,999 | 0                           | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$250,000-\$299,999 | 2                           | 25.0%   | 287,500               | 287,500 | 81                     | 81   | 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                           | 12.5%   | 450,000               | 450,000 | 168                    | 168  | 100.0%                      | 100.0% |
| \$500,000-\$749,999 | 1                           | 12.5%   | 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    |





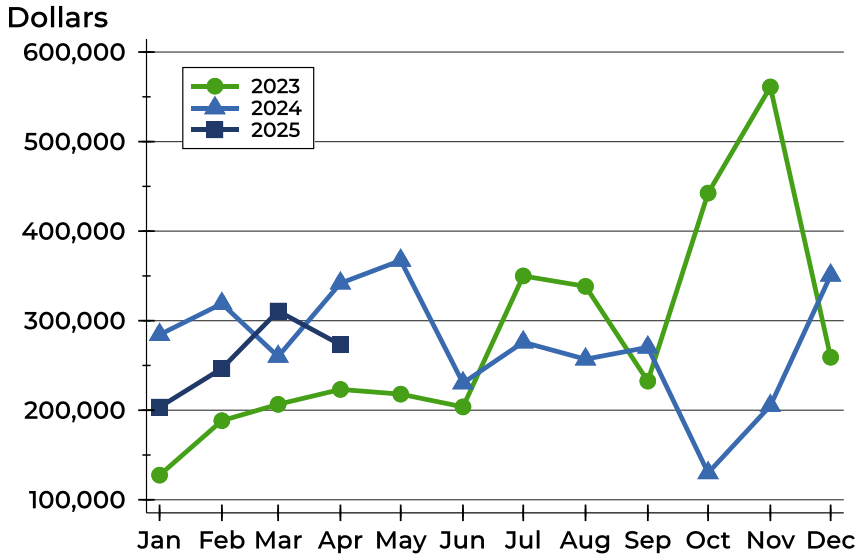
**April  
2025**

## Flint Hills MLS Statistics



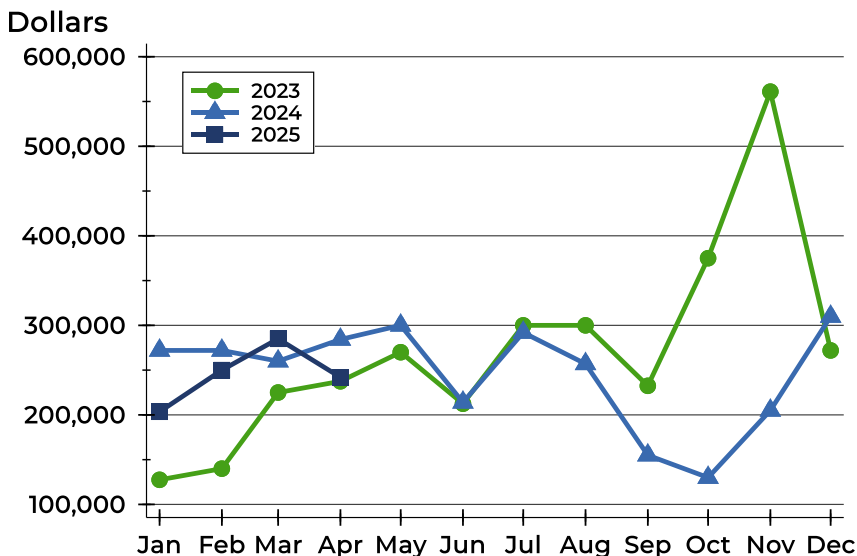
### Wabaunsee County Pending Contracts Analysis

#### 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 | 273,113 |
| 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 | 242,000 |
| 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 |         |





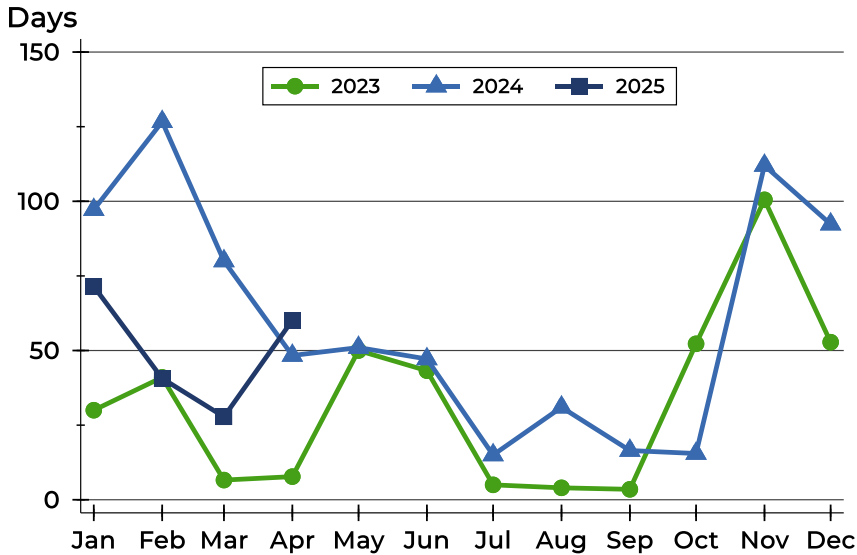
**April  
2025**

## Flint Hills MLS Statistics



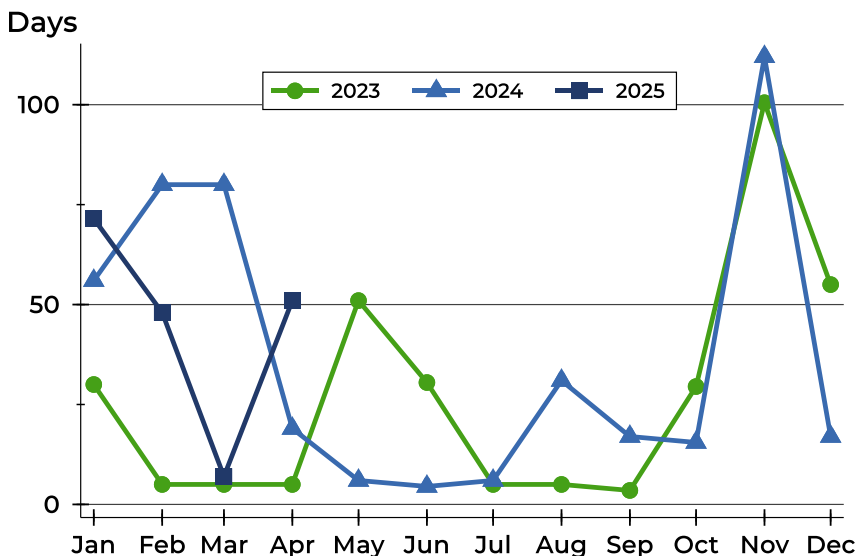
### Wabaunsee County Pending Contracts Analysis

#### Average DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 30   | 97   | 72   |
| February  | 41   | 127  | 41   |
| March     | 7    | 80   | 28   |
| April     | 8    | 48   | 60   |
| 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   | 51   |
| May       | 51   | 6    |      |
| June      | 31   | 5    |      |
| July      | 5    | 6    |      |
| August    | 5    | 31   |      |
| September | 4    | 17   |      |
| October   | 30   | 16   |      |
| November  | 101  | 112  |      |
| December  | 55   | 17   |      |