



# Wabaunsee County Housing Report



### Market Overview

#### **Wabaunsee County Home Sales Fell in May**

Total home sales in Wabaunsee County fell last month to 3 units, compared to 6 units in May 2024. Total sales volume was \$1.0 million, down from a year earlier.

The median sale price in May was \$274,900, down from \$275,000 a year earlier. Homes that sold in May were typically on the market for 56 days and sold for 96.5% of their list prices.

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

The total number of active listings in Wabaunsee County at the end of May was 8 units, down from 12 at the same point in 2024. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$127,250.

During May, a total of 1 contract was written down from 4 in May 2024. At the end of the month, there were 6 contracts still pending.

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# Wabaunsee County Summary Statistics

|         | ny MLS Statistics<br>ree-year History                  | 2025                     | Surrent Mont<br>2024    | h<br>2023                | 2025                 | Year-to-Date<br>2024  | 2023                     |
|---------|--|--------------------------|-------------------------|--------------------------|----------------------|-----------------------|--------------------------|
| _       | r <b>me Sales</b><br>ange from prior year              | <b>3</b><br>-50.0%       | <b>6</b><br>100.0%      | <b>3</b><br>-66.7%       | <b>12</b><br>0.0%    | <b>12</b><br>50.0%    | <b>8</b><br>-60.0%       |
|         | <b>tive Listings</b><br>ange from prior year           | <b>8</b><br>-33.3%       | <b>12</b><br>71.4%      | <b>7</b><br>-22.2%       | N/A                  | N/A                   | N/A                      |
|         | onths' Supply<br>ange from prior year                  | <b>3.2</b><br>-41.8%     | <b>5.5</b> 31.0%        | <b>4.2</b> 23.5%         | N/A                  | N/A                   | N/A                      |
|         | w Listings<br>ange from prior year                     | <b>1</b><br>-83.3%       | <b>6</b><br>200.0%      | <b>2</b><br>-33.3%       | <b>13</b><br>0.0%    | <b>13</b><br>8.3%     | <b>12</b><br>-52.0%      |
|         | ntracts Written<br>ange from prior year                | <b>1</b><br>-75.0%       | <b>4</b><br>-20.0%      | <b>5</b><br>66.7%        | <b>14</b><br>27.3%   | <b>11</b><br>-15.4%   | <b>13</b><br>-38.1%      |
|         | nding Contracts<br>ange from prior year                | <b>6</b><br>50.0%        | <b>4</b><br>-20.0%      | <b>5</b><br>-37.5%       | N/A                  | N/A                   | N/A                      |
|         | les Volume (1,000s)<br>ange from prior year            | <b>1,004</b><br>-46.8%   | <b>1,886</b> 219.1%     | <b>591</b><br>-72.7%     | <b>3,629</b> 1.6%    | <b>3,573</b> 146.8%   | <b>1,448</b><br>-69.5%   |
|         | Sale Price<br>Change from prior year                   | <b>334,633</b><br>6.4%   | <b>314,392</b> 59.6%    | <b>197,000</b><br>-18.1% | <b>302,392</b> 1.5%  | <b>297,779</b> 64.5%  | <b>181,000</b> -23.7%    |
| 4       | <b>List Price of Actives</b><br>Change from prior year | <b>146,688</b><br>-33.4% | <b>220,200</b><br>98.0% | <b>111,214</b><br>-34.7% | N/A                  | N/A                   | N/A                      |
| Average | Days on Market Change from prior year                  | <b>44</b><br>-8.3%       | <b>48</b><br>433.3%     | <b>9</b><br>-72.7%       | <b>53</b><br>-19.7%  | <b>66</b><br>6.5%     | <b>62</b><br>148.0%      |
| ٩       | Percent of List Change from prior year                 | <b>97.5%</b> 2.2%        | <b>95.4%</b><br>-4.1%   | <b>99.5%</b><br>-1.0%    | <b>99.3%</b><br>3.0% | <b>96.4%</b><br>-1.8% | <b>98.2%</b><br>-0.8%    |
|         | Percent of Original Change from prior year             | <b>93.6%</b> 0.6%        | <b>93.0%</b> -6.5%      | <b>99.5%</b><br>-0.1%    | <b>94.6%</b> 1.6%    | <b>93.1%</b><br>-4.3% | <b>97.3%</b> -1.1%       |
|         | Sale Price<br>Change from prior year                   | <b>274,900</b><br>0.0%   | <b>275,000</b> 22.2%    | <b>225,000</b><br>-8.2%  | <b>262,450</b> -5.8% | <b>278,500</b> 61.4%  | <b>172,500</b><br>-17.7% |
|         | <b>List Price of Actives</b><br>Change from prior year | <b>127,250</b><br>-24.6% | <b>168,700</b> 78.5%    | <b>94,500</b> -40.9%     | N/A                  | N/A                   | N/A                      |
| Median  | Days on Market Change from prior year                  | <b>56</b><br>194.7%      | <b>19</b><br>280.0%     | <b>5</b><br>0.0%         | <b>15</b><br>-71.7%  | <b>53</b><br>112.0%   | <b>25</b><br>212.5%      |
| _       | Percent of List Change from prior year                 | <b>96.5%</b> 0.3%        | <b>96.2%</b><br>-3.8%   | <b>100.0%</b> 0.0%       | <b>99.9%</b><br>1.4% | <b>98.5%</b> -0.7%    | <b>99.2%</b><br>-0.8%    |
|         | Percent of Original Change from prior year             | <b>96.5%</b> 2.0%        | <b>94.6%</b><br>-5.4%   | <b>100.0%</b> 0.0%       | <b>97.9%</b><br>1.6% | <b>96.4%</b> -2.8%    | <b>99.2%</b><br>-0.8%    |

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





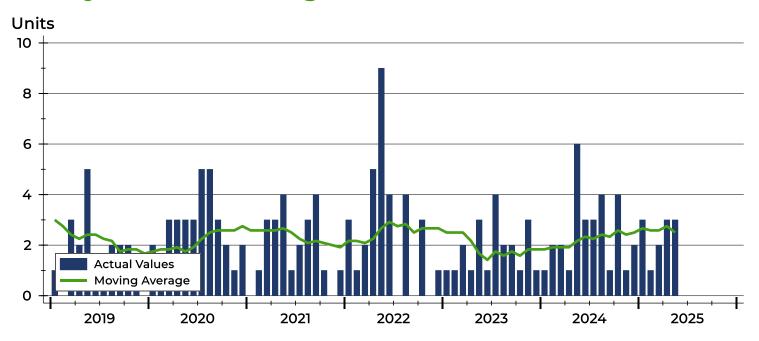
# **Wabaunsee County Closed Listings Analysis**

|        | mmary Statistics<br>Closed Listings | 2025    | May<br>2024 | Change | 2025    | ear-to-Dat<br>2024 | e<br>Change |
|--------|-------------------------------------|---------|-------------|--------|---------|--------------------|-------------|
| Clc    | sed Listings                        | 3       | 6           | -50.0% | 12      | 12                 | 0.0%        |
| Vo     | ume (1,000s)                        | 1,004   | 1,886       | -46.8% | 3,629   | 3,573              | 1.6%        |
| Мс     | nths' Supply                        | 3.2     | 5.5         | -41.8% | N/A     | N/A                | N/A         |
|        | Sale Price                          | 334,633 | 314,392     | 6.4%   | 302,392 | 297,779            | 1.5%        |
| age    | Days on Market                      | 44      | 48          | -8.3%  | 53      | 66                 | -19.7%      |
| Averag | Percent of List                     | 97.5%   | 95.4%       | 2.2%   | 99.3%   | 96.4%              | 3.0%        |
|        | Percent of Original                 | 93.6%   | 93.0%       | 0.6%   | 94.6%   | 93.1%              | 1.6%        |
|        | Sale Price                          | 274,900 | 275,000     | 0.0%   | 262,450 | 278,500            | -5.8%       |
| lian   | Days on Market                      | 56      | 19          | 194.7% | 15      | 53                 | -71.7%      |
| Median | Percent of List                     | 96.5%   | 96.2%       | 0.3%   | 99.9%   | 98.5%              | 1.4%        |
|        | Percent of Original                 | 96.5%   | 94.6%       | 2.0%   | 97.9%   | 96.4%              | 1.6%        |

A total of 3 homes sold in Wabaunsee County in May, down from 6 units in May 2024. Total sales volume fell to \$1.0 million compared to \$1.9 million in the previous year.

The median sales price in May was \$274,900, essentially the same as in the prior year. Median days on market was 56 days, up from 3 days in April, and up from 19 in May 2024.

### **History of Closed Listings**

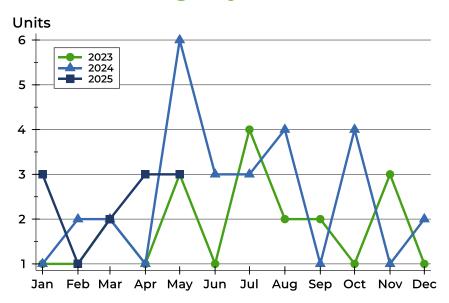






# Wabaunsee County Closed Listings Analysis

### **Closed Listings by Month**



| Manth     | 2027 | 2027 | 2025 |
|-----------|------|------|------|
| Month     | 2023 | 2024 | 2025 |
| January   | 1    | 1    | 3    |
| February  | 1    | 2    | 1    |
| March     | 2    | 2    | 2    |
| April     | 1    | 1    | 3    |
| May       | 3    | 6    | 3    |
| 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**

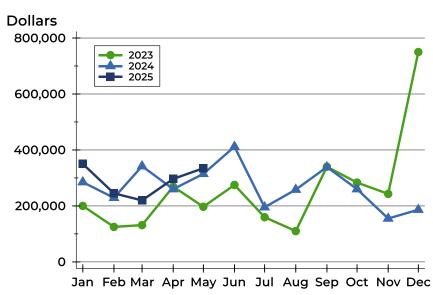
| Price Range         |   | les<br>Percent | Months'<br>Supply | Sale  <br>Average | Price<br>Median | Days or<br>Avg. | Market<br>Med. | Price as<br>Avg. | % of List<br>Med. | Price as <sup>9</sup><br>Avg. | % of Orig.<br>Med. |
|---------------------|---|----------------|-------------------|-------------------|-----------------|-----------------|----------------|------------------|-------------------|-------------------------------|--------------------|
| 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 | 33.3%          | 0.0               | 179,000           | 179,000         | 4               | 4              | 99.5%            | 99.5%             | 99.5%                         | 99.5%              |
| \$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 | 33.3%          | 4.8               | 274,900           | 274,900         | 71              | 71             | 96.5%            | 96.5%             | 96.5%                         | 96.5%              |
| \$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 | 1 | 33.3%          | 0.0               | 550,000           | 550,000         | 56              | 56             | 96.5%            | 96.5%             | 84.7%                         | 84.7%              |
| \$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                |



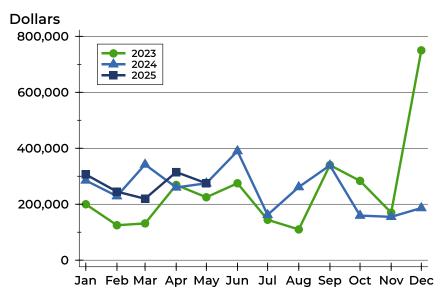


# Wabaunsee County Closed Listings Analysis

### **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 | 296,567 |
| May       | 197,000 | 314,392 | 334,633 |
| 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 |         |



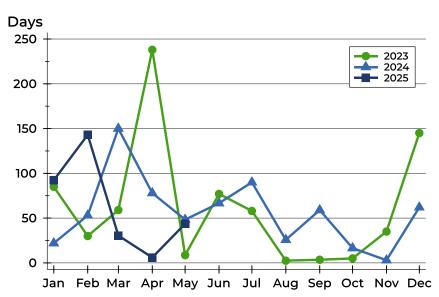
| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 200,000 | 285,000 | 306,500 |
| February  | 125,000 | 229,000 | 245,000 |
| March     | 131,500 | 342,000 | 219,750 |
| April     | 269,000 | 260,000 | 315,000 |
| May       | 225,000 | 275,000 | 274,900 |
| 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 |         |





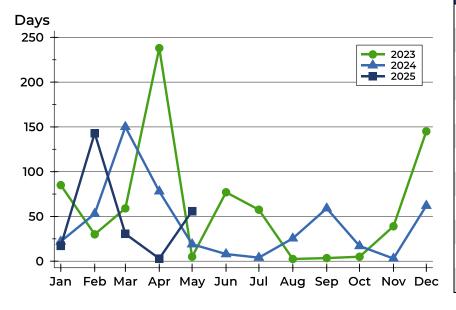
# Wabaunsee County Closed Listings Analysis

#### **Average DOM**



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 85   | 22   | 92   |
| February  | 30   | 53   | 143  |
| March     | 59   | 150  | 31   |
| April     | 238  | 78   | 6    |
| May       | 9    | 48   | 44   |
| 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   | 56   |
| June      | 77   | 8    |      |
| July      | 58   | 4    |      |
| August    | 3    | 26   |      |
| September | 4    | 59   |      |
| October   | 5    | 17   |      |
| November  | 39   | 3    |      |
| December  | 145  | 62   |      |





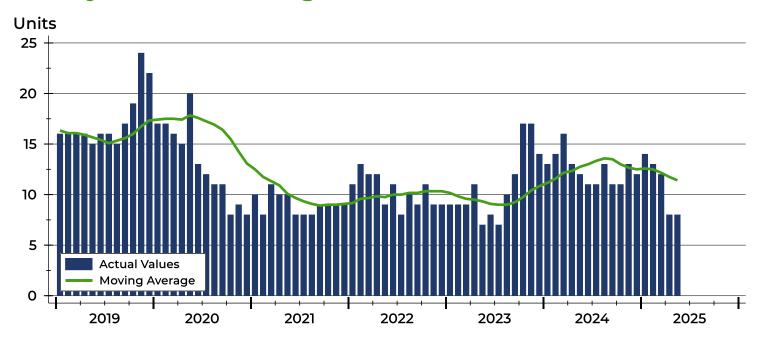
# **Wabaunsee County Active Listings Analysis**

|        | mmary Statistics<br>Active Listings | 2025    | End of May<br>2024 | Change |
|--------|-------------------------------------|---------|--------------------|--------|
| Ac     | tive Listings                       | 8       | 12                 | -33.3% |
| Vo     | lume (1,000s)                       | 1,174   | 2,642              | -55.6% |
| Мс     | onths' Supply                       | 3.2     | 5.5                | -41.8% |
| ge     | List Price                          | 146,688 | 220,200            | -33.4% |
| Avera  | Days on Market                      | 142     | 125                | 13.6%  |
| ₹      | Percent of Original                 | 97.9%   | 98.1%              | -0.2%  |
|        | List Price                          | 127,250 | 168,700            | -24.6% |
| Median | Days on Market                      | 122     | 92                 | 32.6%  |
| Σ      | Percent of Original                 | 99.2%   | 100.0%             | -0.8%  |

A total of 8 homes were available for sale in Wabaunsee County at the end of May. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of May was \$127,250, down 24.6% from 2024. The typical time on market for active listings was 122 days, up from 92 days a year earlier.

### **History of Active Listings**

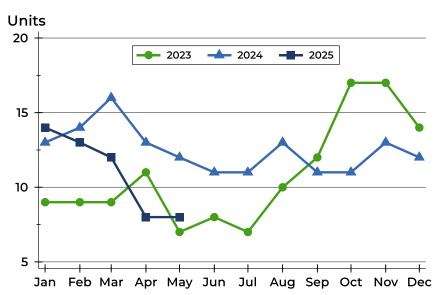






# Wabaunsee County Active Listings Analysis

### **Active Listings by Month**



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 9    | 13   | 14   |
| February  | 9    | 14   | 13   |
| March     | 9    | 16   | 12   |
| April     | 11   | 13   | 8    |
| May       | 7    | 12   | 8    |
| 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**

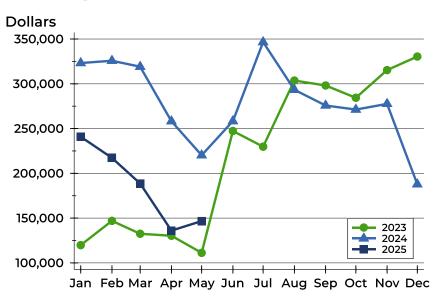
| Price Range         | Active I<br>Number | Listings<br>Percent | Months'<br>Supply | List I<br>Average | Price<br>Median | Days on<br>Avg. | Market<br>Med. | Price as '<br>Avg. | % of Orig.<br>Med. |
|---------------------|--------------------|---------------------|-------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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%                | N/A               | N/A               | N/A             | N/A             | N/A            | N/A                | N/A                |
| \$150,000-\$174,999 | 2                  | 25.0%               | N/A               | 163,750           | 163,750         | 100             | 100            | 100.0%             | 100.0%             |
| \$175,000-\$199,999 | 0                  | 0.0%                | 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                | N/A                |
| \$250,000-\$299,999 | 2                  | 25.0%               | 4.8               | 280,000           | 280,000         | 103             | 103            | 97.8%              | 97.8%              |
| \$300,000-\$399,999 | 0                  | 0.0%                | 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                |
| \$500,000-\$749,999 | 0                  | 0.0%                | 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                | N/A                |
| \$1,000,000 and up  | 0                  | 0.0%                | N/A               | N/A               | N/A             | N/A             | N/A            | N/A                | N/A                |



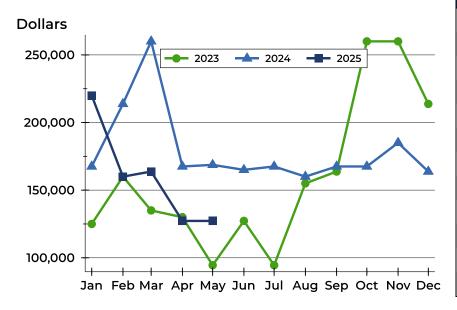


# Wabaunsee County Active Listings Analysis

### **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 | 136,050 |
| May       | 111,214 | 220,200 | 146,688 |
| 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 |         |



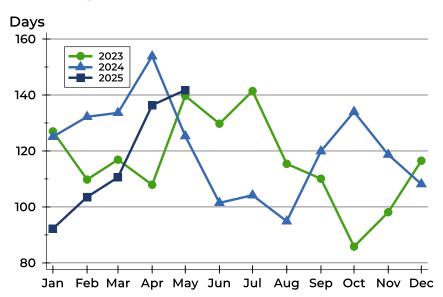
| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 125,000 | 167,500 | 219,950 |
| February  | 160,000 | 213,750 | 160,000 |
| March     | 135,000 | 260,000 | 163,750 |
| April     | 130,000 | 167,500 | 127,250 |
| May       | 94,500  | 168,700 | 127,250 |
| 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 |         |





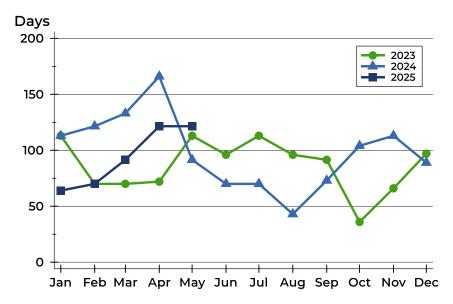
# Wabaunsee County Active Listings Analysis

### **Average DOM**



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 127  | 125  | 92   |
| February  | 110  | 132  | 104  |
| March     | 117  | 134  | 111  |
| April     | 108  | 154  | 136  |
| May       | 140  | 125  | 142  |
| 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   | 122  |
| June      | 96   | 70   |      |
| July      | 113  | 70   |      |
| August    | 96   | 43   |      |
| September | 92   | 73   |      |
| October   | 36   | 104  |      |
| November  | 66   | 113  |      |
| December  | 97   | 89   |      |





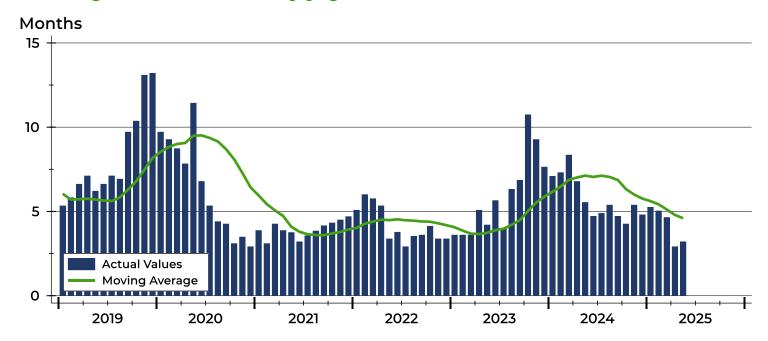
### Wabaunsee County Months' Supply Analysis

#### **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  | 2.9  |
| May       | 4.2  | 5.5  | 3.2  |
| 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**







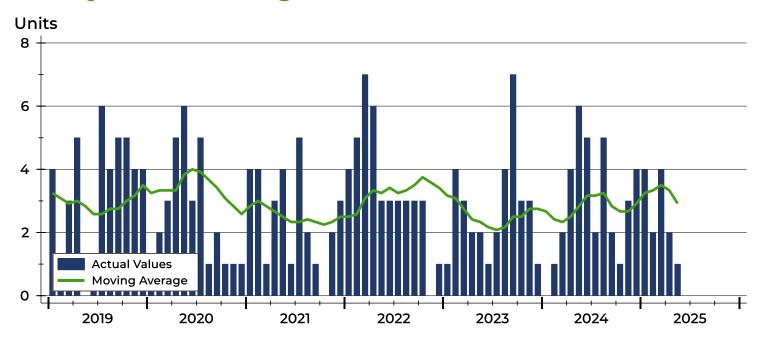
### Wabaunsee County New Listings Analysis

|              | mmary Statistics<br>New Listings | 2025    | May<br>2024 | Change |
|--------------|----------------------------------|---------|-------------|--------|
| £            | New Listings                     | 1       | 6           | -83.3% |
| Month        | Volume (1,000s)                  | 265     | 1,502       | -82.4% |
| Current      | Average List Price               | 265,000 | 250,333     | 5.9%   |
| C            | Median List Price                | 265,000 | 235,000     | 12.8%  |
| ā            | New Listings                     | 13      | 13          | 0.0%   |
| o-Da         | Volume (1,000s)                  | 3,314   | 3,508       | -5.5%  |
| Year-to-Date | Average List Price               | 254,908 | 269,846     | -5.5%  |
| ×            | Median List Price                | 250,000 | 275,000     | -9.1%  |

A total of 1 new listing was added in Wabaunsee County during May, down 83.3% from the same month in 2024. Yearto-date Wabaunsee County has seen 13 new listings.

The median list price of these homes was \$265,000 up from \$235,000 in 2024.

### **History of New Listings**

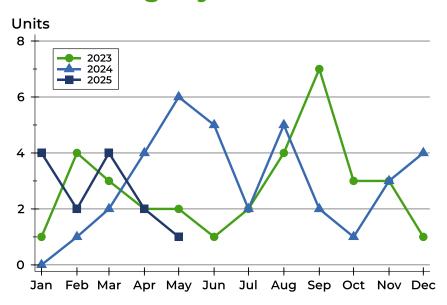






### Wabaunsee County New Listings Analysis

### **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    | 1    |
| 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**

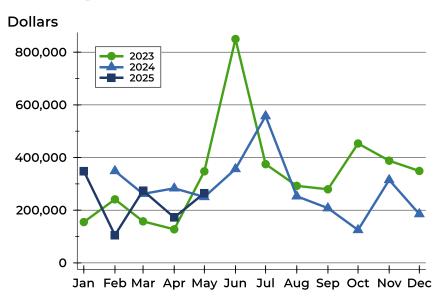
| Price Range         | New L<br>Number | istings<br>Percent | List F<br>Average | Price<br>Median | Days on<br>Avg. | Market<br>Med. | Price as 9<br>Avg. | % of Orig.<br>Med. |
|---------------------|-----------------|--------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 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               | 100.0%             | 265,000           | 265,000         | 33              | 33             | 97.2%              | 97.2%              |
| \$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                |



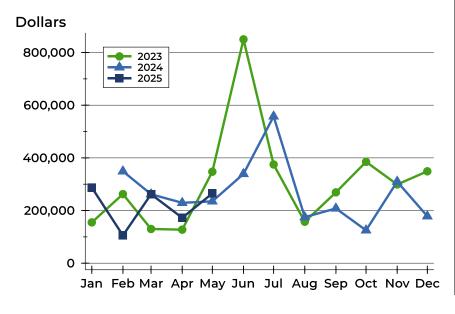


### Wabaunsee County New Listings Analysis

### **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 | 172,400 |
| May       | 347,500 | 250,333 | 265,000 |
| 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 |         |



| 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 | 172,400 |
| May       | 347,500 | 235,000 | 265,000 |
| 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 |         |





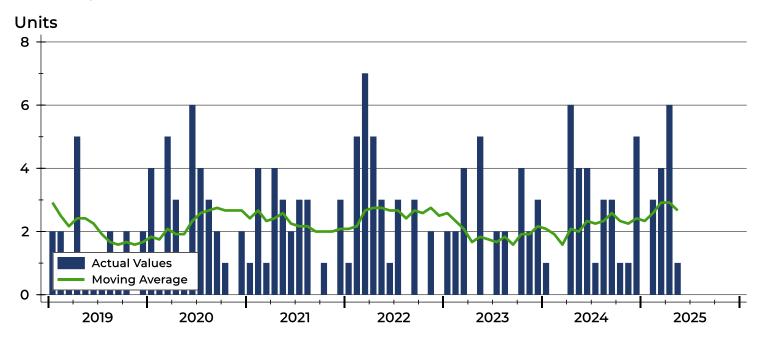
# Wabaunsee County Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | 2025    | May<br>2024 | Change | Yea<br>ange 2025 |         | te<br>Change |
|--|---------------------|---------|-------------|--------|------------------|---------|--------------|
| Со                                       | ntracts Written     | 1       | 4           | -75.0% | 14               | 11      | 27.3%        |
| Vol                                      | ume (1,000s)        | 165     | 1,469       | -88.8% | 3,689            | 3,945   | -6.5%        |
| ge                                       | Sale Price          | 164,900 | 367,250     | -55.1% | 263,479          | 358,636 | -26.5%       |
| Avera                                    | Days on Market      | 33      | 51          | -35.3% | 42               | 67      | -37.3%       |
| ¥  | Percent of Original | 91.7%   | 97.0%       | -5.5%  | 95.9%            | 93.9%   | 2.1%         |
| <u>_</u>                                 | Sale Price          | 164,900 | 300,000     | -45.0% | 224,500          | 319,500 | -29.7%       |
| Median                                   | Days on Market      | 33      | 6           | 450.0% | 36               | 13      | 176.9%       |
| Σ  | Percent of Original | 91.7%   | 97.0%       | -5.5%  | 99.7%            | 94.0%   | 6.1%         |

A total of 1 contract for sale was written in Wabaunsee County during the month of May, down from 4 in 2024. The median list price of this home was \$164,900, down from \$300,000 the prior year.

Half of the homes that went under contract in May were on the market less than 33 days, compared to 6 days in May 2024.

### **History of Contracts Written**

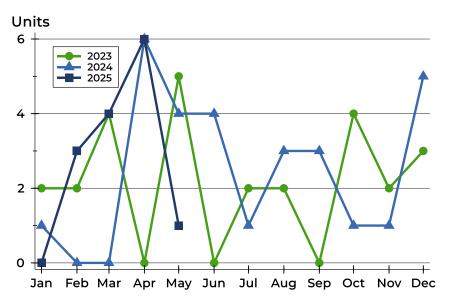






# Wabaunsee County Contracts Written Analysis

### **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    | 1    |
| 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         | Contract:<br>Number | Written<br>Percent | List F<br>Average | Price<br>Median | Days on<br>Avg. | Market<br>Med. | Price as <sup>o</sup><br>Avg. | % of Orig.<br>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                   | 100.0%             | 164,900           | 164,900         | 33              | 33             | 91.7%                         | 91.7%              |
| \$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 | 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                |



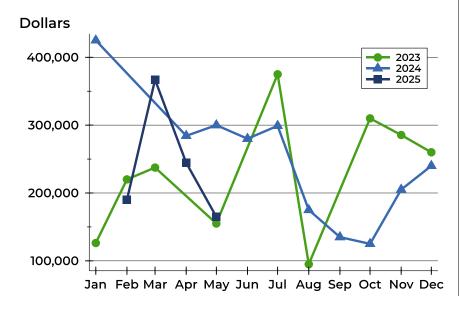


# Wabaunsee County Contracts Written Analysis

### **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 | 254,983 |
| May       | 183,980 | 367,250 | 164,900 |
| 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 |         |



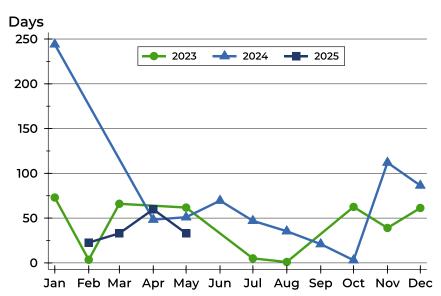
| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 126,250 | 425,000 | N/A     |
| February  | 220,000 | N/A     | 189,900 |
| March     | 237,500 | N/A     | 367,000 |
| April     | N/A     | 284,250 | 244,500 |
| May       | 155,000 | 300,000 | 164,900 |
| 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 |         |





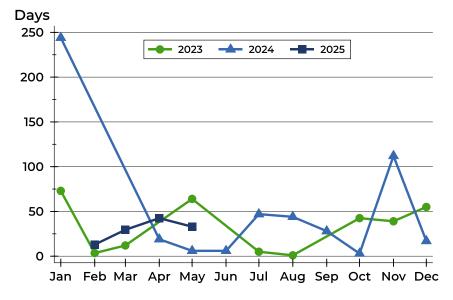
# Wabaunsee County Contracts Written Analysis

#### **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   | 60   |
| May       | 62   | 51   | 33   |
| 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    | 33   |
| June      | N/A  | 6    |      |
| July      | 5    | 47   |      |
| August    | 1    | 44   |      |
| September | N/A  | 28   |      |
| October   | 43   | 3    |      |
| November  | 39   | 112  |      |
| December  | 55   | 17   |      |





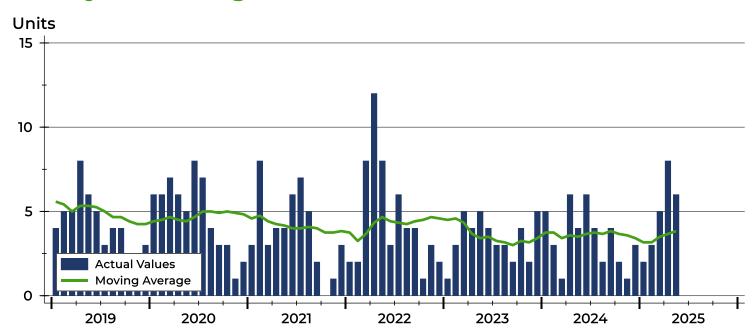
# Wabaunsee County Pending Contracts Analysis

|          | mmary Statistics<br>Pending Contracts | 2025    | End of May<br>2024 | Change |
|----------|---------------------------------------|---------|--------------------|--------|
| Pe       | nding Contracts                       | 6       | 4                  | 50.0%  |
| Vo       | lume (1,000s)                         | 1,315   | 1,469              | -10.5% |
| ge       | List Price                            | 219,150 | 367,250            | -40.3% |
| Avera    | Days on Market                        | 64      | 51                 | 25.5%  |
| ¥        | Percent of Original                   | 95.8%   | 99.0%              | -3.2%  |
| <u>_</u> | List Price                            | 181,950 | 300,000            | -39.4% |
| Media    | Days on Market                        | 43      | 6                  | 616.7% |
| Σ        | Percent of Original                   | 100.0%  | 100.0%             | 0.0%   |

A total of 6 listings in Wabaunsee County had contracts pending at the end of May, up from 4 contracts pending at the end of May 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**

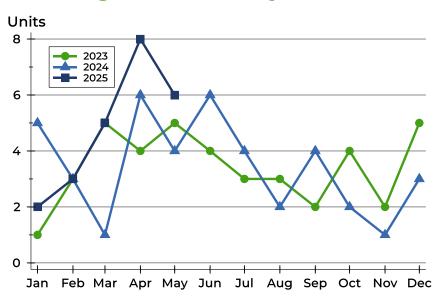






# Wabaunsee County Pending Contracts Analysis

### **Pending Contracts by Month**



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 1    | 5    | 2    |
| February  | 3    | 3    | 3    |
| March     | 5    | 1    | 5    |
| April     | 4    | 6    | 8    |
| May       | 5    | 4    | 6    |
| 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**

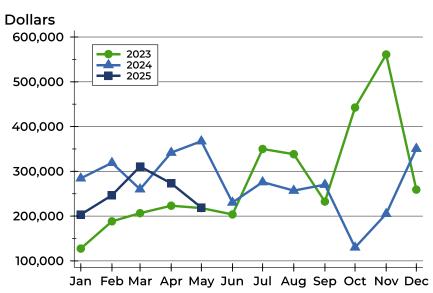
| Price Range         | Pending (<br>Number | Contracts<br>Percent | List I<br>Average | Price<br>Median | Days on<br>Avg. | Market<br>Med. | Price as S<br>Avg. | % of Orig.<br>Med. |
|---------------------|---------------------|----------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 1                   | 16.7%                | 125,000           | 125,000         | 7               | 7              | 100.0%             | 100.0%             |
| \$150,000-\$174,999 | 1                   | 16.7%                | 164,900           | 164,900         | 33              | 33             | 91.7%              | 91.7%              |
| \$175,000-\$199,999 | 1                   | 16.7%                | 199,000           | 199,000         | 39              | 39             | 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 | 1                   | 16.7%                | 290,000           | 290,000         | 90              | 90             | 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                   | 16.7%                | 450,000           | 450,000         | 167             | 167            | 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                |



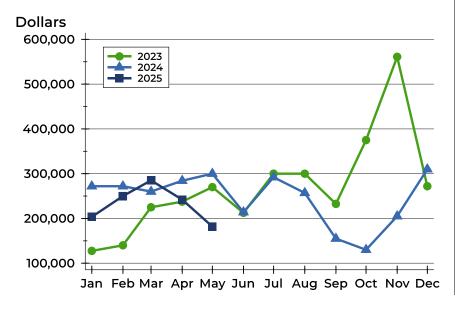


# Wabaunsee County Pending Contracts Analysis

### **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 | 219,150 |
| 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 |         |



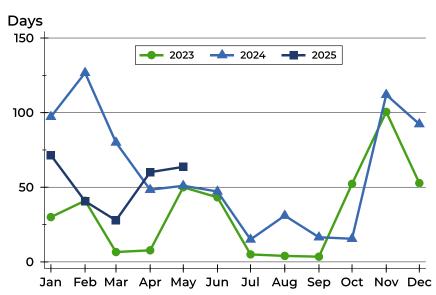
| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 127,500 | 272,000 | 203,500 |
| February  | 140,000 | 272,000 | 250,000 |
| March     | 225,000 | 260,000 | 285,000 |
| April     | 237,500 | 284,250 | 242,000 |
| May       | 270,000 | 300,000 | 181,950 |
| 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 |         |





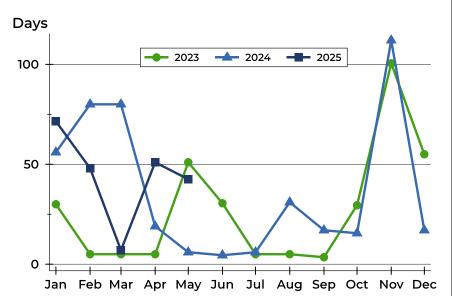
# Wabaunsee County Pending Contracts Analysis

#### **Average DOM**



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 30   | 97   | 72   |
| February  | 41   | 127  | 41   |
| March     | 7    | 80   | 28   |
| April     | 8    | 48   | 60   |
| Мау       | 50   | 51   | 64   |
| 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    | 43   |
| June      | 31   | 5    |      |
| July      | 5    | 6    |      |
| August    | 5    | 31   |      |
| September | 4    | 17   |      |
| October   | 30   | 16   |      |
| November  | 101  | 112  |      |
| December  | 55   | 17   |      |