# Pottawatomie County Housing Report




## Market Overview

### Pottawatomie County Home Sales Fell in October

Total home sales in Pottawatomie County fell last month to 18 units, compared to 19 units in October 2025. Total sales volume was $6.9 million, up from a year earlier.

The median sale price in October was $377,000, up from $300,000 a year earlier. Homes that sold in October were typically on the market for 44 days and sold for 99.4% of their list prices.

### Pottawatomie County Active Listings Up at End of October

The total number of active listings in Pottawatomie County at the end of October was 82 units, up from 52 at the same point in 2025. This represents a 3.4 months' supply of homes available for sale. The median list price of homes on the market at the end of October was $344,950.

During October, a total of 24 contracts were written up from 15 in October 2025. At the end of the month, there were 29 contracts still pending.

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## Contact Information

Margaret Rezek, Association Executive
Flint Hills Association of REALTORS®
205 S. Seth Child Road
Manhattan, KS 66502
785-776-1203
ae@flinthillsrealtors.net
www.flinthillsrealtors.net

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Flint Hills Association of REALTORS®.
Courtesy of the Kansas REALTORS®, Inc.

# Pottawatomie County
## Summary Statistics

| October MLS Statistics Three-year History | | Current Month 2026 | Current Month 2025 | Current Month 2024 | Year-to-Date 2026 | Year-to-Date 2025 | Year-to-Date 2024 |
|---|---|---|---|---|---|---|---|
| **Home Sales** | Change from prior year | **18** -5.3% | **19** -17.4% | **23** 0.0% | **250** 6.8% | **234** -4.9% | **246** -2.8% |
| **Active Listings** | Change from prior year | **82** 57.7% | **52** 4.0% | **50** 19.0% | **N/A** | **N/A** | **N/A** |
| **Months' Supply** | Change from prior year | **3.4** 47.8% | **2.3** 9.5% | **2.1** 23.5% | **N/A** | **N/A** | **N/A** |
| **New Listings** | Change from prior year | **30** -6.3% | **32** 6.7% | **30** 20.0% | **389** 25.1% | **311** -4.6% | **326** 3.2% |
| **Contracts Written** | Change from prior year | **24** 60.0% | **15** -6.3% | **16** -23.8% | **263** 9.1% | **241** -4.7% | **253** -3.4% |
| **Pending Contracts** | Change from prior year | **29** 16.0% | **25** -24.2% | **33** 13.8% | **N/A** | **N/A** | **N/A** |
| **Sales Volume (1,000s)** | Change from prior year | **6,907** 17.1% | **5,900** -21.5% | **7,519** 22.4% | **88,010** 7.1% | **82,213** -0.1% | **82,280** 2.9% |
| **Average** | **Sale Price** Change from prior year | **383,720** 23.6% | **310,514** -5.0% | **326,926** 22.4% | **352,038** 0.2% | **351,338** 5.0% | **334,472** 5.8% |
| | **List Price of Actives** Change from prior year | **372,695** -1.4% | **377,808** -7.0% | **406,458** 5.2% | **N/A** | **N/A** | **N/A** |
| | **Days on Market** Change from prior year | **57** 67.6% | **34** -20.9% | **43** 65.4% | **32** -5.9% | **34** -20.9% | **43** -4.4% |
| | **Percent of List** Change from prior year | **98.9%** -0.4% | **99.3%** 1.4% | **97.9%** 2.7% | **98.4%** -0.9% | **99.3%** 0.7% | **98.6%** -0.4% |
| | **Percent of Original** Change from prior year | **96.0%** -2.2% | **98.2%** 2.3% | **96.0%** 2.6% | **96.9%** -1.5% | **98.4%** 1.3% | **97.1%** 0.1% |
| **Median** | **Sale Price** Change from prior year | **377,000** 25.7% | **300,000** 1.7% | **295,000** 18.0% | **345,000** 1.3% | **340,500** 5.0% | **324,200** 1.3% |
| | **List Price of Actives** Change from prior year | **344,950** -0.7% | **347,500** 4.7% | **332,000** -0.3% | **N/A** | **N/A** | **N/A** |
| | **Days on Market** Change from prior year | **44** 22.2% | **36** 20.0% | **30** 50.0% | **14** -17.6% | **17** -26.1% | **23** 35.3% |
| | **Percent of List** Change from prior year | **99.4%** -0.6% | **100.0%** 1.3% | **98.7%** 1.5% | **99.4%** -0.6% | **100.0%** 0.2% | **99.8%** -0.2% |
| | **Percent of Original** Change from prior year | **97.4%** -1.4% | **98.8%** 1.0% | **97.8%** 0.6% | **98.4%** -0.6% | **99.0%** 0.8% | **98.2%** -0.8% |

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

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Flint Hills Association of REALTORS®.
Courtesy of the Kansas REALTORS®, Inc.

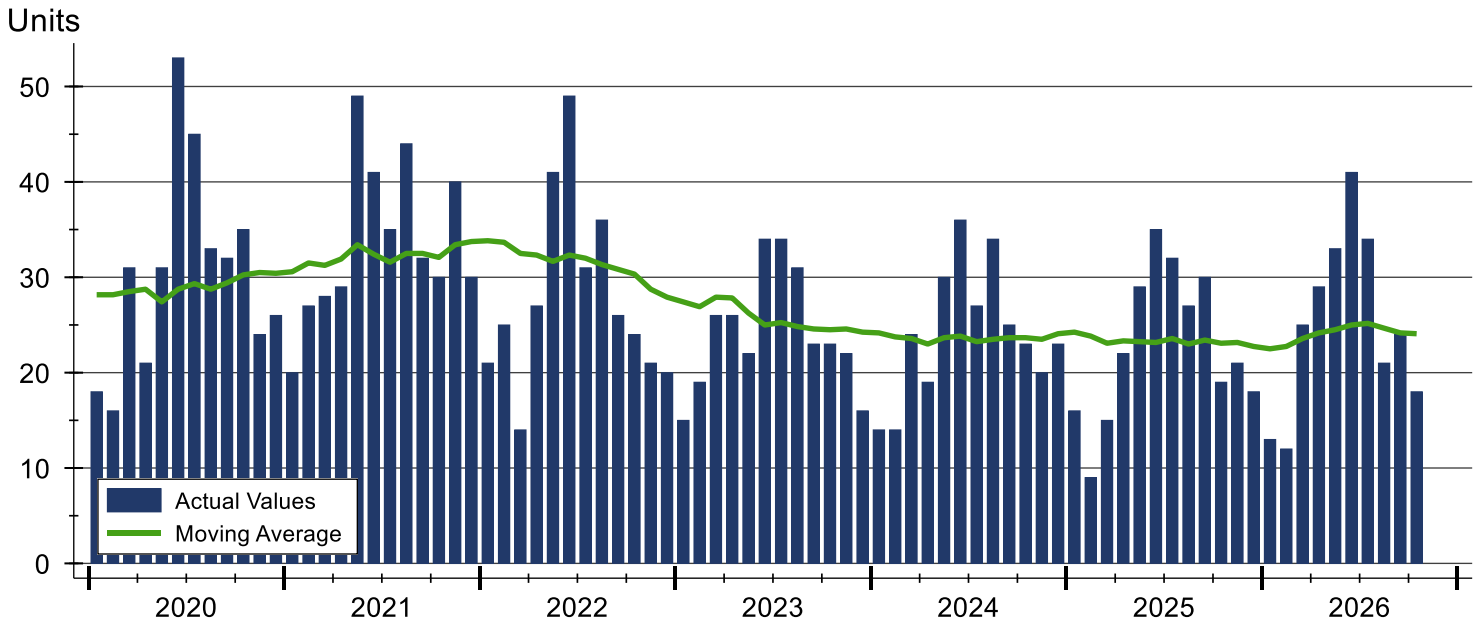
# Pottawatomie County
## Closed Listings Analysis

| Summary Statistics for Closed Listings | | October 2026 | October 2025 | Change | Year-to-Date 2026 | Year-to-Date 2025 | Change |
|---|---|---|---|---|---|---|---|
| Closed Listings | | **18** | 19 | -5.3% | **250** | 234 | 6.8% |
| Volume (1,000s) | | **6,907** | 5,900 | 17.1% | **88,010** | 82,213 | 7.1% |
| Months' Supply | | **3.4** | 2.3 | 47.8% | **N/A** | N/A | N/A |
| Average | Sale Price | **383,720** | 310,514 | 23.6% | **352,038** | 351,338 | 0.2% |
| | Days on Market | **57** | 34 | 67.6% | **32** | 34 | -5.9% |
| | Percent of List | **98.9%** | 99.3% | -0.4% | **98.4%** | 99.3% | -0.9% |
| | Percent of Original | **96.0%** | 98.2% | -2.2% | **96.9%** | 98.4% | -1.5% |
| Median | Sale Price | **377,000** | 300,000 | 25.7% | **345,000** | 340,500 | 1.3% |
| | Days on Market | **44** | 36 | 22.2% | **14** | 17 | -17.6% |
| | Percent of List | **99.4%** | 100.0% | -0.6% | **99.4%** | 100.0% | -0.6% |
| | Percent of Original | **97.4%** | 98.8% | -1.4% | **98.4%** | 99.0% | -0.6% |

A total of 18 homes sold in Pottawatomie County in October, down from 19 units in October 2025. Total sales volume rose to $6.9 million compared to $5.9 million in the previous year.

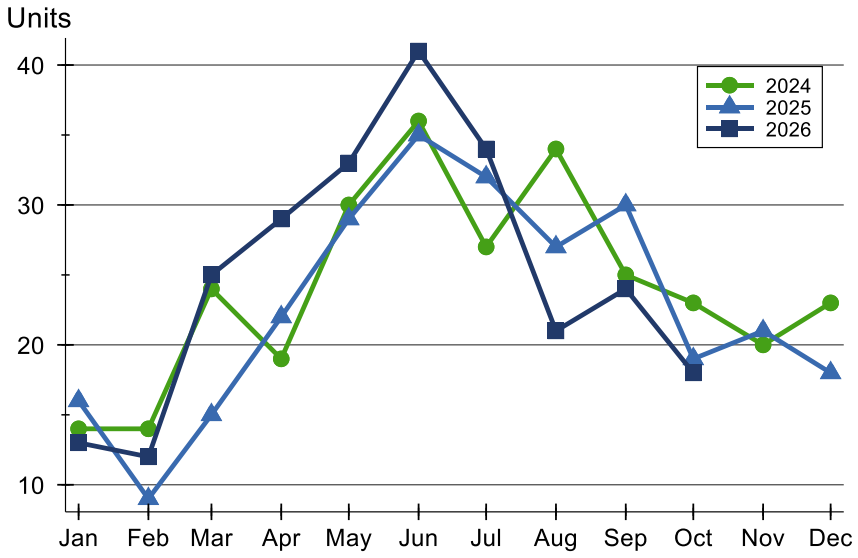
The median sales price in October was $377,000, up 25.7% compared to the prior year. Median days on market was 44 days, up from 22 days in September, and up from 36 in October 2025.

## History of Closed Listings



# Pottawatomie County
# Closed Listings Analysis

## Closed Listings by Month



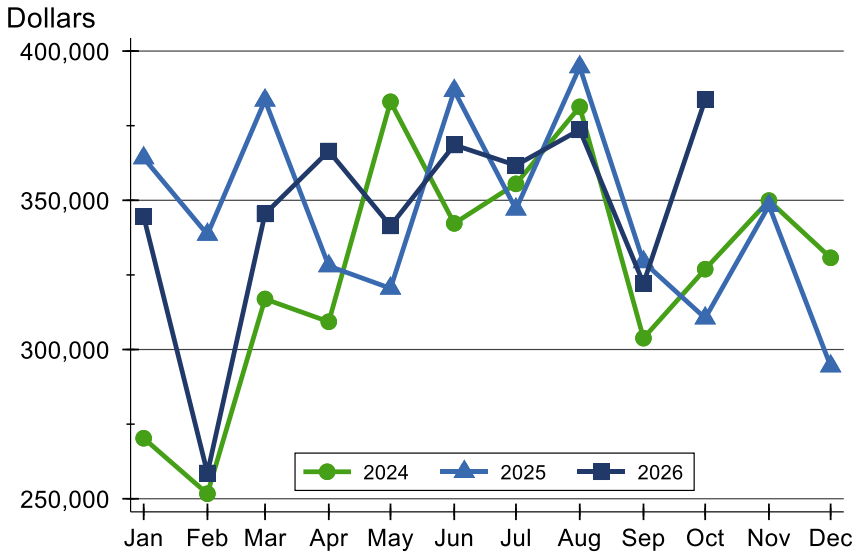

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 14 | 16 | **13** |
| **February** | 14 | 9 | **12** |
| **March** | 24 | 15 | **25** |
| **April** | 19 | 22 | **29** |
| **May** | 30 | 29 | **33** |
| **June** | 36 | 35 | **41** |
| **July** | 27 | 32 | **34** |
| **August** | 34 | 27 | **21** |
| **September** | 25 | 30 | **24** |
| **October** | 23 | 19 | **18** |
| **November** | 20 | 21 | |
| **December** | 23 | 18 | |

## Closed Listings by Price Range

| Price Range | Sales Number | Sales Percent | Months' Supply | Sale Price Average | Sale Price Median | Days on Market Avg. | Days on Market Med. | Price as % of List Avg. | Price as % of List Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Below $25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 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 | 5.6% | 6.5 | 193,000 | 193,000 | 41 | 41 | 101.6% | 101.6% | 99.0% | 99.0% |
| $200,000-$249,999 | 1 | 5.6% | 1.1 | 239,000 | 239,000 | 115 | 115 | 100.0% | 100.0% | 85.8% | 85.8% |
| $250,000-$299,999 | 1 | 5.6% | 4.1 | 262,000 | 262,000 | 68 | 68 | 98.9% | 98.9% | 91.9% | 91.9% |
| $300,000-$399,999 | 8 | 44.4% | 3.9 | 354,495 | 357,500 | 34 | 11 | 98.7% | 98.7% | 97.3% | 97.4% |
| $400,000-$499,999 | 6 | 33.3% | 1.6 | 437,833 | 439,950 | 85 | 90 | 98.5% | 98.9% | 95.6% | 96.2% |
| $500,000-$749,999 | 0 | 0.0% | 4.4 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| $750,000-$999,999 | 1 | 5.6% | 4.8 | 750,000 | 750,000 | 10 | 10 | 98.7% | 98.7% | 98.7% | 98.7% |
| $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 |

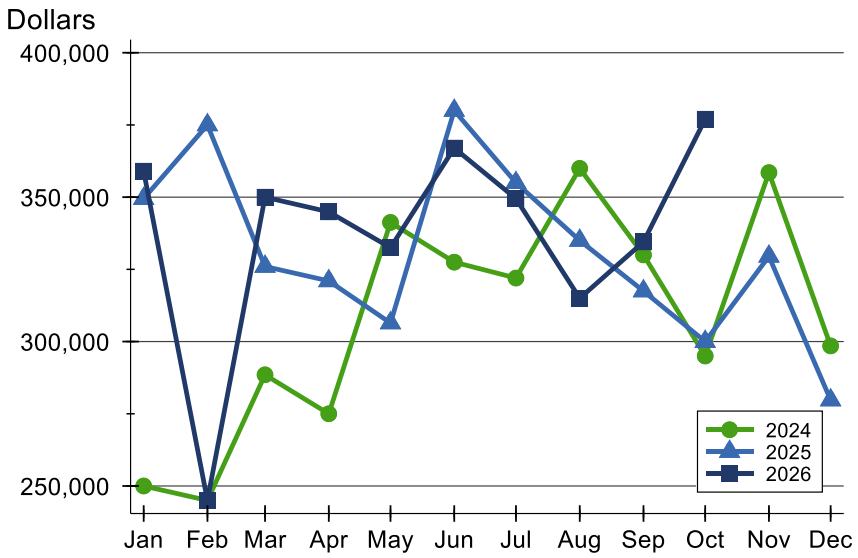
# Pottawatomie County
## Closed Listings Analysis

### Average Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 270,281 | 364,181 | **344,592** |
| **February** | 251,689 | 338,544 | **258,625** |
| **March** | 316,938 | 383,500 | **345,446** |
| **April** | 309,311 | 327,993 | **366,500** |
| **May** | 383,004 | 320,503 | **341,430** |
| **June** | 342,261 | 386,738 | **368,555** |
| **July** | 355,507 | 346,994 | **361,732** |
| **August** | 381,306 | 394,678 | **373,619** |
| **September** | 303,804 | 329,360 | **322,163** |
| **October** | 326,926 | 310,514 | **383,720** |
| **November** | 349,902 | 348,233 | |
| **December** | 330,731 | 294,451 | |

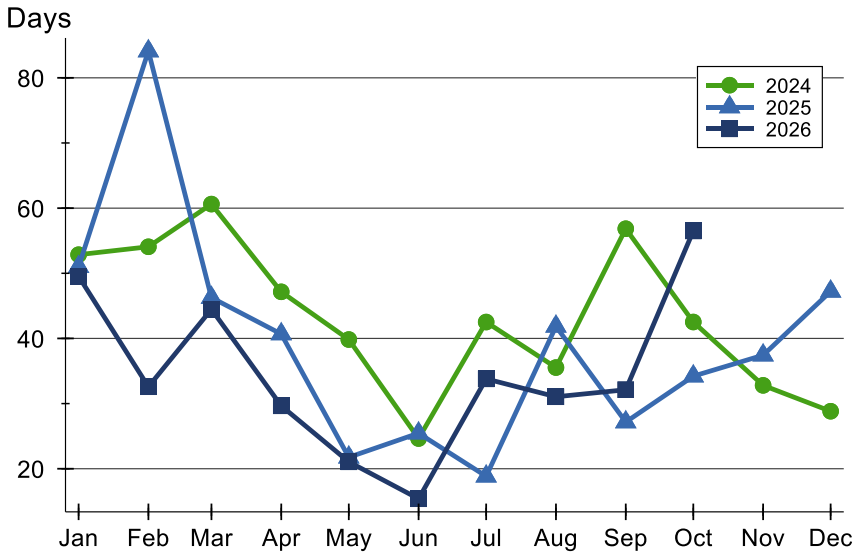
### Median Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 250,000 | 349,500 | **359,000** |
| **February** | 245,000 | 375,000 | **245,000** |
| **March** | 288,500 | 326,000 | **350,000** |
| **April** | 275,000 | 321,000 | **344,900** |
| **May** | 341,250 | 306,425 | **332,500** |
| **June** | 327,500 | 380,000 | **367,000** |
| **July** | 322,000 | 355,000 | **349,500** |
| **August** | 359,975 | 335,000 | **315,000** |
| **September** | 330,000 | 317,500 | **334,500** |
| **October** | 295,000 | 300,000 | **377,000** |
| **November** | 358,500 | 329,500 | |
| **December** | 298,500 | 279,750 | |

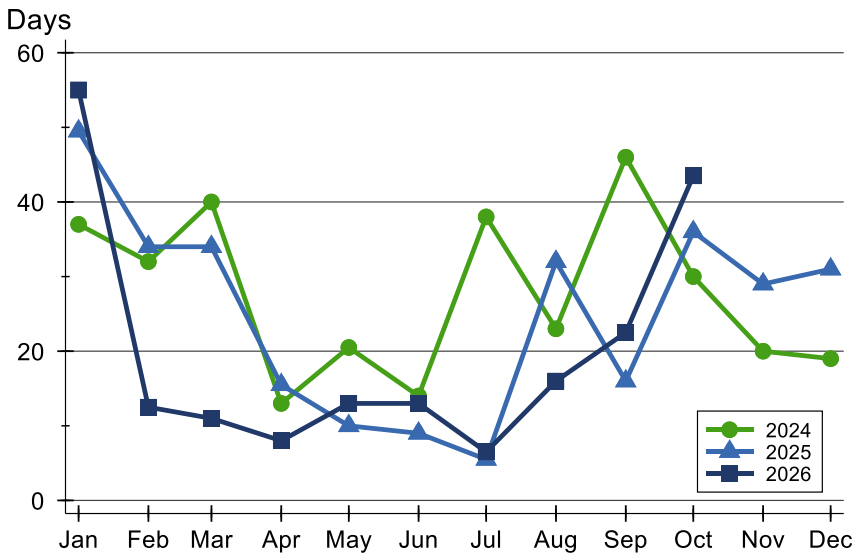
# Pottawatomie County
## Closed Listings Analysis

### Average DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 53 | 51 | **50** |
| **February** | 54 | 84 | **33** |
| **March** | 61 | 46 | **44** |
| **April** | 47 | 41 | **30** |
| **May** | 40 | 22 | **21** |
| **June** | 25 | 25 | **15** |
| **July** | 43 | 19 | **34** |
| **August** | 36 | 42 | **31** |
| **September** | 57 | 27 | **32** |
| **October** | 43 | 34 | **57** |
| **November** | 33 | 37 | |
| **December** | 29 | 47 | |

### Median DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 37 | 50 | **55** |
| **February** | 32 | 34 | **13** |
| **March** | 40 | 34 | **11** |
| **April** | 13 | 16 | **8** |
| **May** | 21 | 10 | **13** |
| **June** | 14 | 9 | **13** |
| **July** | 38 | 6 | **7** |
| **August** | 23 | 32 | **16** |
| **September** | 46 | 16 | **23** |
| **October** | 30 | 36 | **44** |
| **November** | 20 | 29 | |
| **December** | 19 | 31 | |

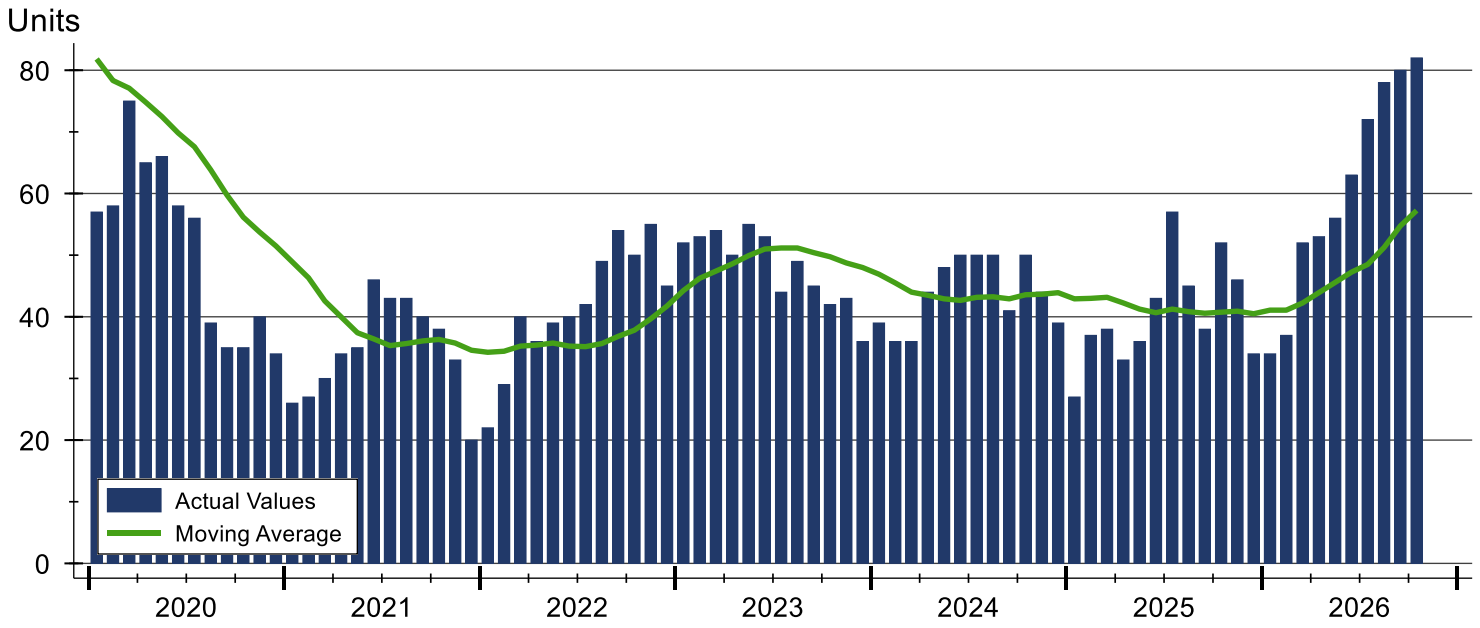
# Pottawatomie County
## Active Listings Analysis

| Summary Statistics for Active Listings | | End of October 2026 | 2025 | Change |
|---|---|---|---|---|
| Active Listings | | **82** | 52 | 57.7% |
| Volume (1,000s) | | **30,561** | 19,646 | 55.6% |
| Months' Supply | | **3.4** | 2.3 | 47.8% |
| Average | List Price | **372,695** | 377,808 | -1.4% |
| | Days on Market | **54** | 39 | 38.5% |
| | Percent of Original | **98.1%** | 97.9% | 0.2% |
| Median | List Price | **344,950** | 347,500 | -0.7% |
| | Days on Market | **36** | 23 | 56.5% |
| | Percent of Original | **100.0%** | 100.0% | 0.0% |

A total of 82 homes were available for sale in Pottawatomie County at the end of October. This represents a 3.4 months' supply of active listings.

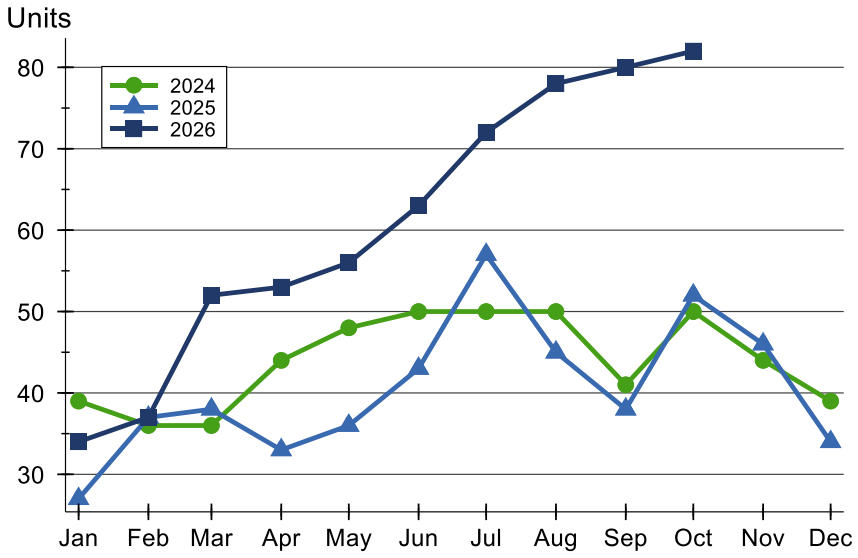
The median list price of homes on the market at the end of October was $344,950, down 0.7% from 2025. The typical time on market for active listings was 36 days, up from 22 days a year earlier.

## History of Active Listings



# Pottawatomie County
## Active Listings Analysis

### Active Listings by Month



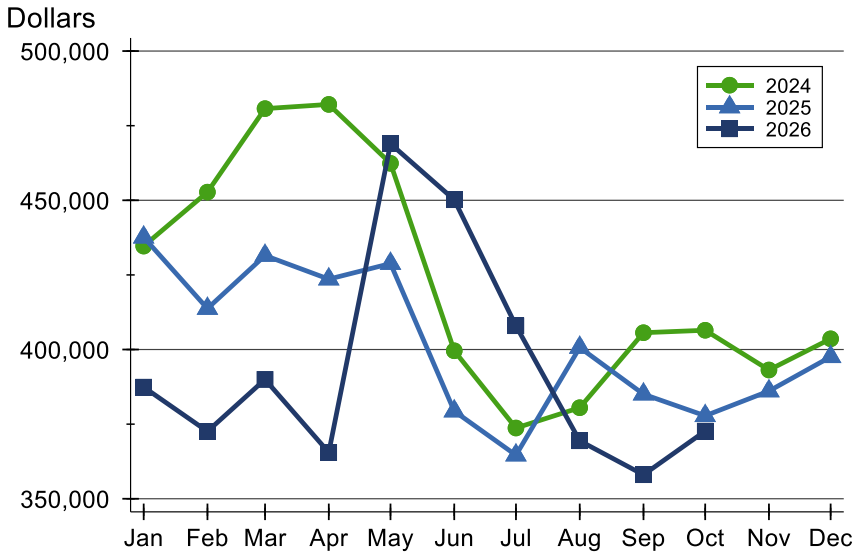

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 39 | 27 | **34** |
| **February** | 36 | 37 | **37** |
| **March** | 36 | 38 | **52** |
| **April** | 44 | 33 | **53** |
| **May** | 48 | 36 | **56** |
| **June** | 50 | 43 | **63** |
| **July** | 50 | 57 | **72** |
| **August** | 50 | 45 | **78** |
| **September** | 41 | 38 | **80** |
| **October** | 50 | 52 | **82** |
| **November** | 44 | 46 | |
| **December** | 39 | 34 | |

### Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---|---|---|---|---|---|---|---|---|---|
| Below $25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| $25,000-$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| $50,000-$99,999 | 1 | 1.2% | N/A | 94,900 | 94,900 | 62 | 62 | 100.0% | 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 | 6 | 7.3% | N/A | 139,958 | 142,450 | 77 | 59 | 97.6% | 100.0% |
| $150,000-$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| $175,000-$199,999 | 6 | 7.3% | 6.5 | 188,750 | 187,250 | 47 | 30 | 94.8% | 96.3% |
| $200,000-$249,999 | 3 | 3.7% | 1.1 | 219,967 | 215,000 | 19 | 17 | 99.2% | 100.0% |
| $250,000-$299,999 | 14 | 17.1% | 4.1 | 270,279 | 268,950 | 51 | 41 | 98.3% | 100.0% |
| $300,000-$399,999 | 33 | 40.2% | 3.9 | 357,338 | 350,000 | 51 | 38 | 97.9% | 100.0% |
| $400,000-$499,999 | 8 | 9.8% | 1.6 | 445,000 | 447,500 | 67 | 8 | 98.4% | 100.0% |
| $500,000-$749,999 | 7 | 8.5% | 4.4 | 642,500 | 649,000 | 51 | 52 | 100.0% | 100.0% |
| $750,000-$999,999 | 2 | 2.4% | 4.8 | 835,000 | 835,000 | 24 | 24 | 98.7% | 98.7% |
| $1,000,000 and up | 2 | 2.4% | N/A | 1,265,194 | 1,265,194 | 99 | 99 | 100.0% | 100.0% |

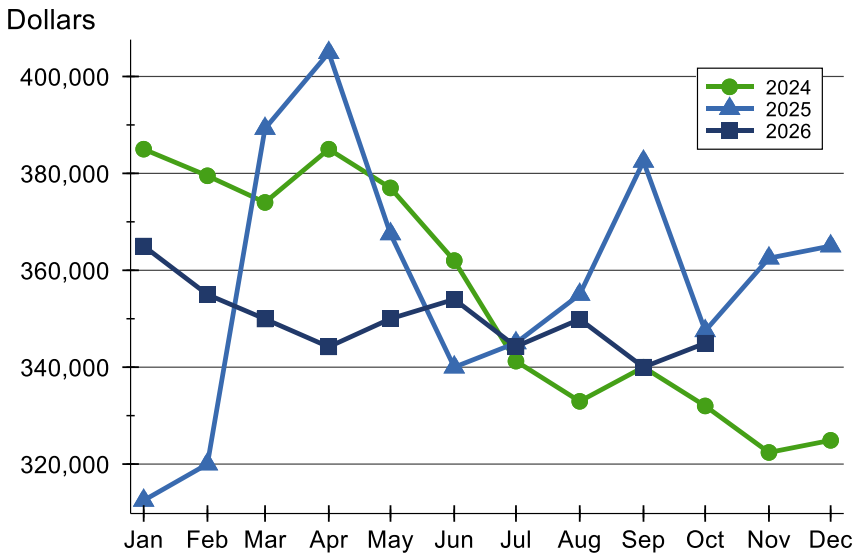
# Pottawatomie County
## Active Listings Analysis

### Average Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 434,659 | 437,624 | **387,415** |
| **February** | 452,747 | 413,734 | **372,573** |
| **March** | 480,714 | 431,498 | **389,987** |
| **April** | 482,127 | 423,592 | **365,532** |
| **May** | 462,386 | 428,804 | **468,946** |
| **June** | 399,586 | 379,366 | **450,186** |
| **July** | 373,705 | 364,618 | **407,958** |
| **August** | 380,508 | 400,684 | **369,417** |
| **September** | 405,635 | 385,046 | **358,045** |
| **October** | 406,458 | 377,808 | **372,695** |
| **November** | 393,149 | 386,098 | |
| **December** | 403,595 | 397,565 | |

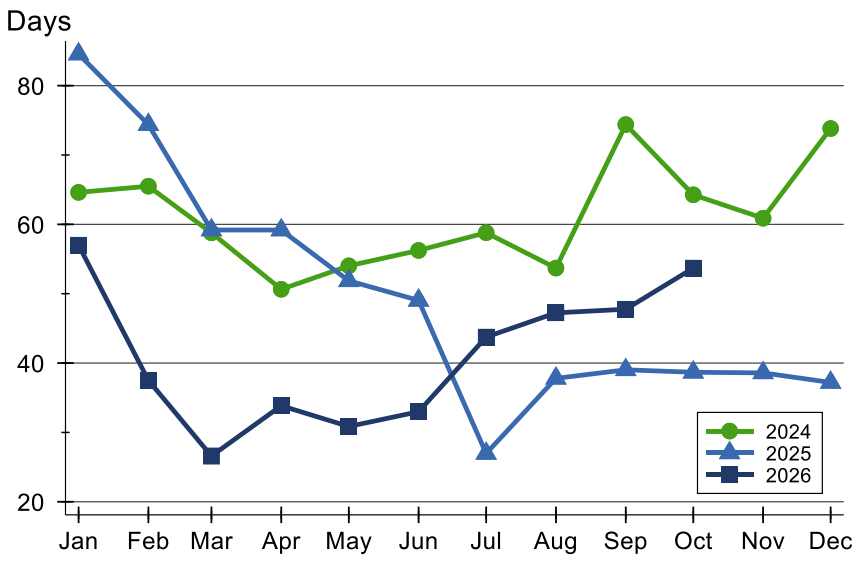
### Median Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 385,000 | 312,500 | **365,000** |
| **February** | 379,500 | 320,000 | **355,000** |
| **March** | 374,000 | 389,250 | **349,950** |
| **April** | 385,000 | 404,900 | **344,200** |
| **May** | 377,000 | 367,500 | **350,000** |
| **June** | 362,000 | 340,000 | **354,000** |
| **July** | 341,250 | 345,000 | **344,250** |
| **August** | 332,950 | 355,000 | **349,900** |
| **September** | 340,000 | 382,475 | **340,000** |
| **October** | 332,000 | 347,500 | **344,950** |
| **November** | 322,400 | 362,500 | |
| **December** | 324,900 | 365,000 | |

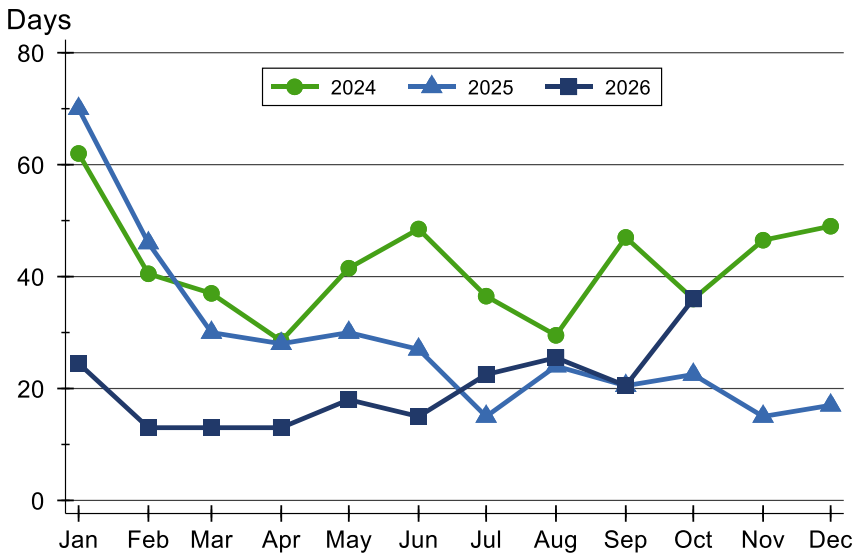
# Pottawatomie County
## Active Listings Analysis

### Average DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| January | 65 | 85 | **57** |
| February | 66 | 74 | **38** |
| March | 59 | 59 | **27** |
| April | 51 | 59 | **34** |
| May | 54 | 52 | **31** |
| June | 56 | 49 | **33** |
| July | 59 | 27 | **44** |
| August | 54 | 38 | **47** |
| September | 74 | 39 | **48** |
| October | 64 | 39 | **54** |
| November | 61 | 39 | |
| December | 74 | 37 | |

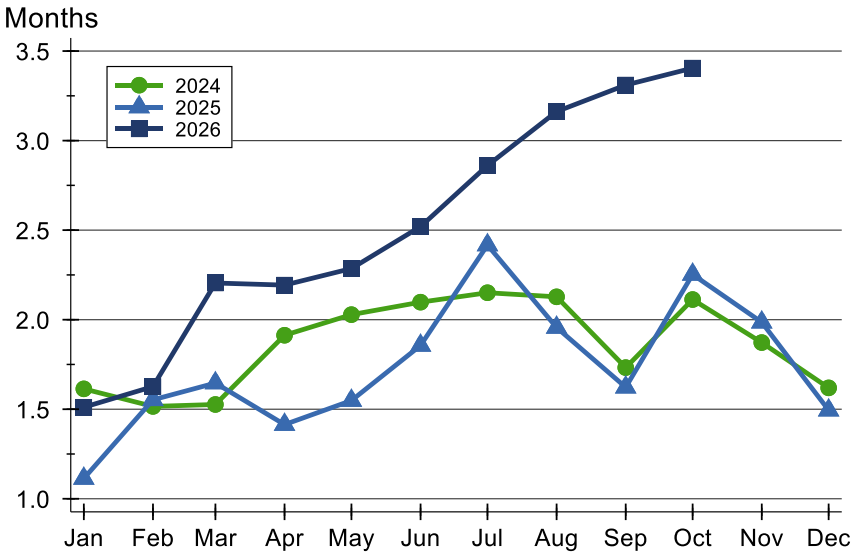
### Median DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| January | 62 | 70 | **25** |
| February | 41 | 46 | **13** |
| March | 37 | 30 | **13** |
| April | 29 | 28 | **13** |
| May | 42 | 30 | **18** |
| June | 49 | 27 | **15** |
| July | 37 | 15 | **23** |
| August | 30 | 24 | **26** |
| September | 47 | 21 | **21** |
| October | 36 | 23 | **36** |
| November | 47 | 15 | |
| December | 49 | 17 | |

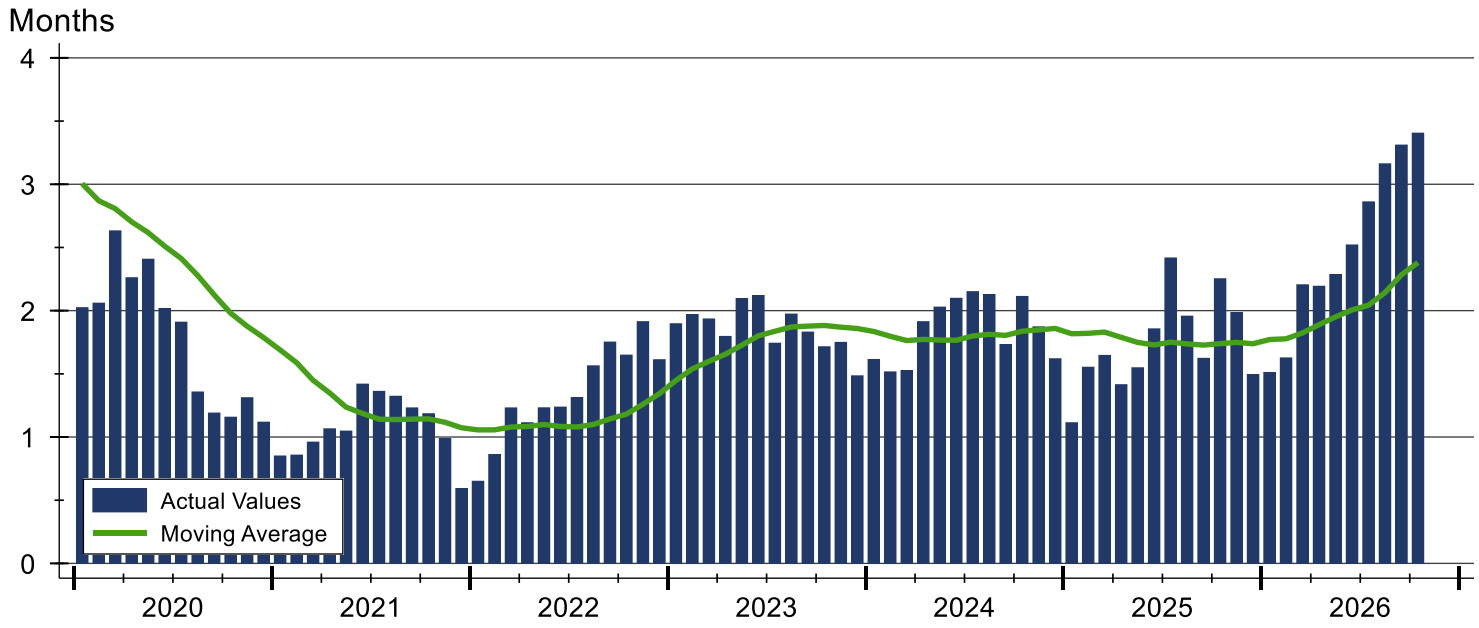
# Pottawatomie County
## Months' Supply Analysis

### Months' Supply by Month




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 1.6 | 1.1 | **1.5** |
| **February** | 1.5 | 1.6 | **1.6** |
| **March** | 1.5 | 1.6 | **2.2** |
| **April** | 1.9 | 1.4 | **2.2** |
| **May** | 2.0 | 1.5 | **2.3** |
| **June** | 2.1 | 1.9 | **2.5** |
| **July** | 2.2 | 2.4 | **2.9** |
| **August** | 2.1 | 2.0 | **3.2** |
| **September** | 1.7 | 1.6 | **3.3** |
| **October** | 2.1 | 2.3 | **3.4** |
| **November** | 1.9 | 2.0 | |
| **December** | 1.6 | 1.5 | |

### History of Month's Supply




Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Flint Hills Association of REALTORS®.
Courtesy of the Kansas REALTORS®, Inc.

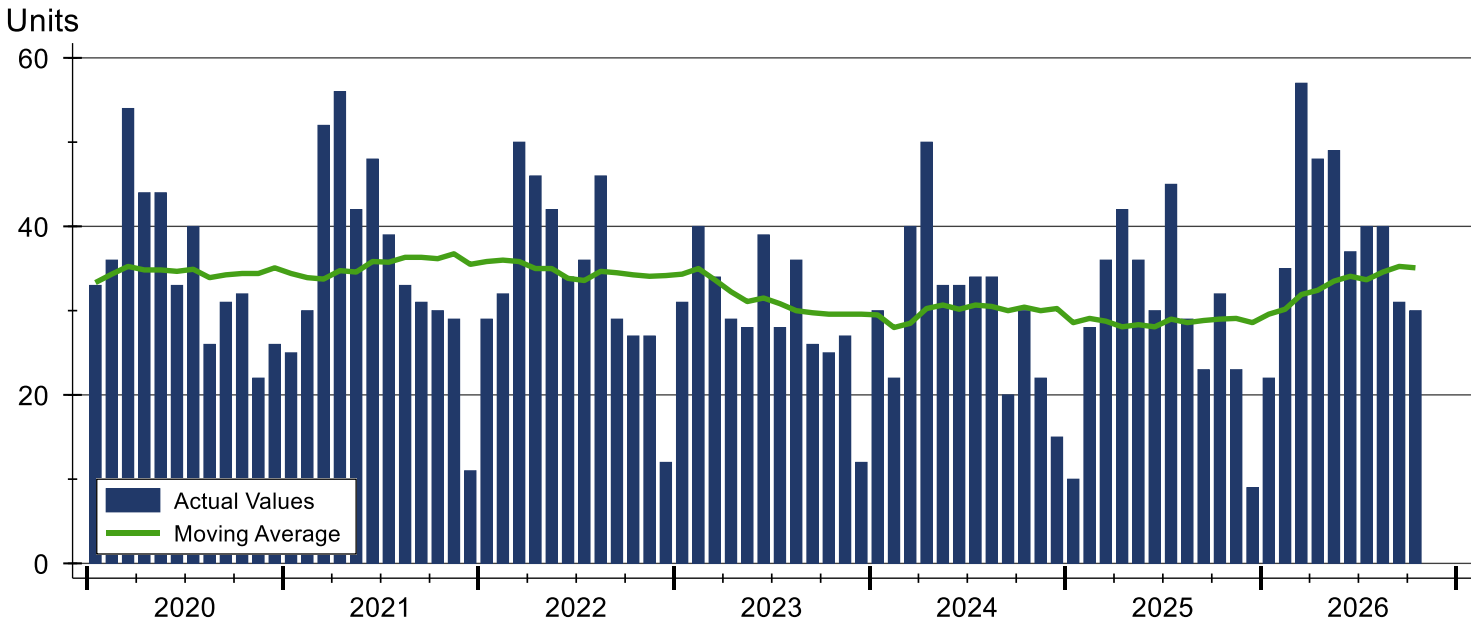
# Pottawatomie County
## New Listings Analysis

| Summary Statistics for New Listings | | 2026 | October 2025 | Change |
|---|---|---|---|---|
| Current Month | New Listings | **30** | 32 | -6.3% |
| | Volume (1,000s) | **11,361** | 12,183 | -6.7% |
| | Average List Price | **378,708** | 380,731 | -0.5% |
| | Median List Price | **354,950** | 329,700 | 7.7% |
| Year-to-Date | New Listings | **389** | 311 | 25.1% |
| | Volume (1,000s) | **146,749** | 112,599 | 30.3% |
| | Average List Price | **377,248** | 362,055 | 4.2% |
| | Median List Price | **347,600** | 345,000 | 0.8% |

A total of 30 new listings were added in Pottawatomie County during October, down 6.2% from the same month in 2025. Year-to-date Pottawatomie County has seen 389 new listings.

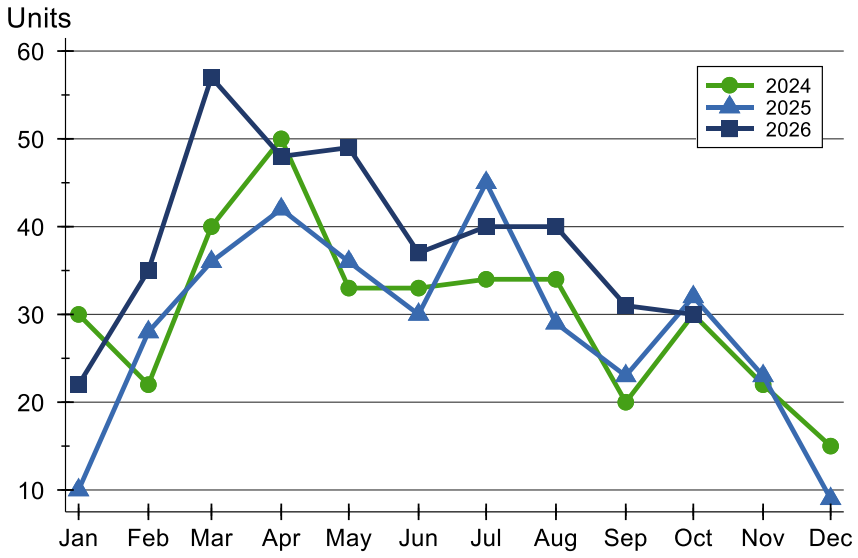
The median list price of these homes was $354,950 up from $329,700 in 2025.

## History of New Listings



# Pottawatomie County
## New Listings Analysis

### New Listings by Month



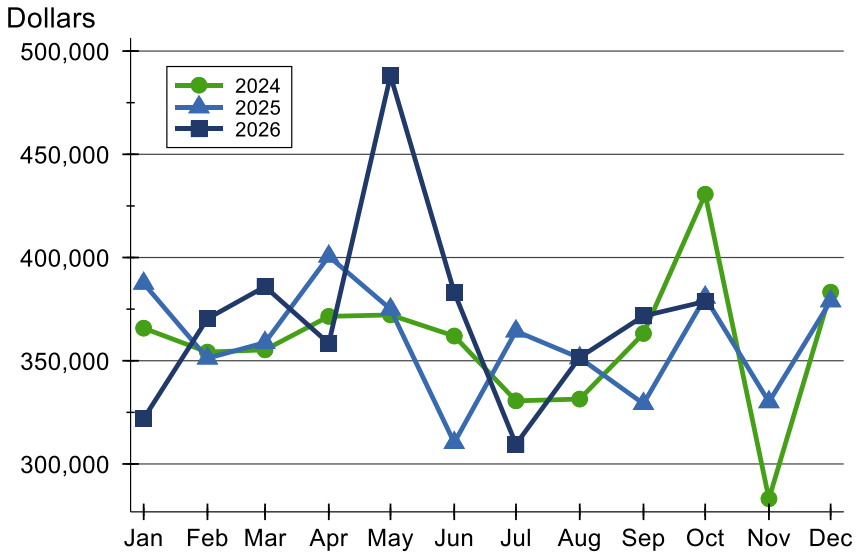

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 30 | 10 | **22** |
| **February** | 22 | 28 | **35** |
| **March** | 40 | 36 | **57** |
| **April** | 50 | 42 | **48** |
| **May** | 33 | 36 | **49** |
| **June** | 33 | 30 | **37** |
| **July** | 34 | 45 | **40** |
| **August** | 34 | 29 | **40** |
| **September** | 20 | 23 | **31** |
| **October** | 30 | 32 | **30** |
| **November** | 22 | 23 | |
| **December** | 15 | 9 | |

### New Listings by Price Range

| Price Range | New Listings Number | New Listings Percent | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---|---|---|---|---|---|---|---|---|
| Below $25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $25,000-$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $50,000-$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $100,000-$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $125,000-$149,999 | 1 | 3.3% | 144,900 | 144,900 | 21 | 21 | 97.2% | 97.2% |
| $150,000-$174,999 | 1 | 3.3% | 169,900 | 169,900 | 3 | 3 | 100.0% | 100.0% |
| $175,000-$199,999 | 3 | 10.0% | 191,167 | 189,500 | 14 | 9 | 97.5% | 100.0% |
| $200,000-$249,999 | 4 | 13.3% | 229,725 | 227,450 | 14 | 12 | 99.4% | 100.0% |
| $250,000-$299,999 | 3 | 10.0% | 270,000 | 268,000 | 13 | 5 | 98.8% | 100.0% |
| $300,000-$399,999 | 9 | 30.0% | 366,072 | 360,000 | 13 | 7 | 100.0% | 100.0% |
| $400,000-$499,999 | 5 | 16.7% | 438,000 | 450,000 | 7 | 7 | 100.0% | 100.0% |
| $500,000-$749,999 | 2 | 6.7% | 662,000 | 662,000 | 3 | 3 | 100.0% | 100.0% |
| $750,000-$999,999 | 1 | 3.3% | 895,000 | 895,000 | 10 | 10 | 100.0% | 100.0% |
| $1,000,000 and up | 1 | 3.3% | 1,040,388 | 1,040,388 | 9 | 9 | 100.0% | 100.0% |

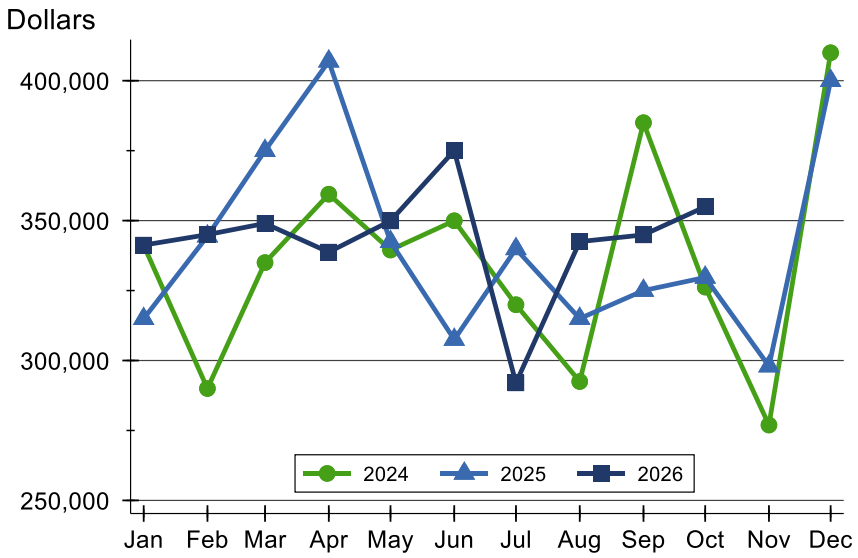
# Pottawatomie County
## New Listings Analysis

### Average Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 365,790 | 387,460 | **321,991** |
| **February** | 354,200 | 351,213 | **370,394** |
| **March** | 355,278 | 358,800 | **385,881** |
| **April** | 371,502 | 400,583 | **358,412** |
| **May** | 372,205 | 375,011 | **488,090** |
| **June** | 361,974 | 310,320 | **383,135** |
| **July** | 330,579 | 364,328 | **309,554** |
| **August** | 331,443 | 351,374 | **351,655** |
| **September** | 363,213 | 329,183 | **371,679** |
| **October** | 430,667 | 380,731 | **378,708** |
| **November** | 283,149 | 330,052 | |
| **December** | 383,227 | 378,933 | |

### Median Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 341,200 | 314,950 | **341,250** |
| **February** | 290,000 | 344,450 | **345,000** |
| **March** | 335,000 | 375,000 | **349,000** |
| **April** | 359,450 | 406,950 | **338,750** |
| **May** | 339,500 | 342,450 | **349,900** |
| **June** | 349,950 | 307,500 | **375,000** |
| **July** | 319,950 | 339,900 | **292,000** |
| **August** | 292,500 | 315,000 | **342,500** |
| **September** | 385,000 | 325,000 | **344,900** |
| **October** | 326,250 | 329,700 | **354,950** |
| **November** | 276,950 | 298,000 | |
| **December** | 410,000 | 400,000 | |

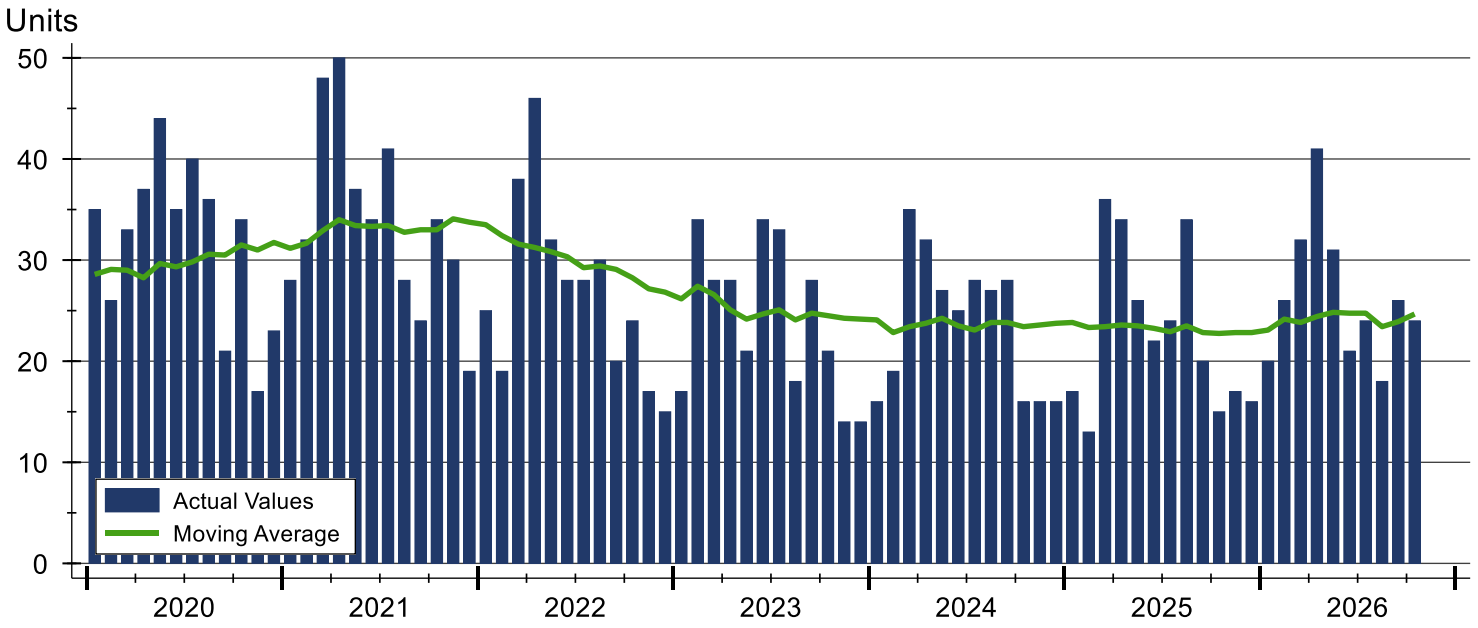
# Pottawatomie County
## Contracts Written Analysis

| Summary Statistics for Contracts Written | | October 2026 | October 2025 | Change | Year-to-Date 2026 | Year-to-Date 2025 | Change |
|---|---|---|---|---|---|---|---|
| Contracts Written | | **24** | 15 | 60.0% | **263** | 241 | 9.1% |
| Volume (1,000s) | | **7,523** | 6,022 | 24.9% | **93,338** | 85,987 | 8.5% |
| Average | Sale Price | **313,450** | 401,483 | -21.9% | **354,897** | 356,794 | -0.5% |
| | Days on Market | **63** | 32 | 96.9% | **33** | 31 | 6.5% |
| | Percent of Original | **96.8%** | 98.4% | -1.6% | **97.1%** | 98.4% | -1.3% |
| Median | Sale Price | **307,000** | 345,000 | -11.0% | **349,000** | 339,900 | 2.7% |
| | Days on Market | **50** | 27 | 85.2% | **16** | 16 | 0.0% |
| | Percent of Original | **97.6%** | 99.2% | -1.6% | **98.4%** | 99.2% | -0.8% |

A total of 24 contracts for sale were written in Pottawatomie County during the month of October, up from 15 in 2025. The median list price of these homes was $307,000, down from $345,000 the prior year.

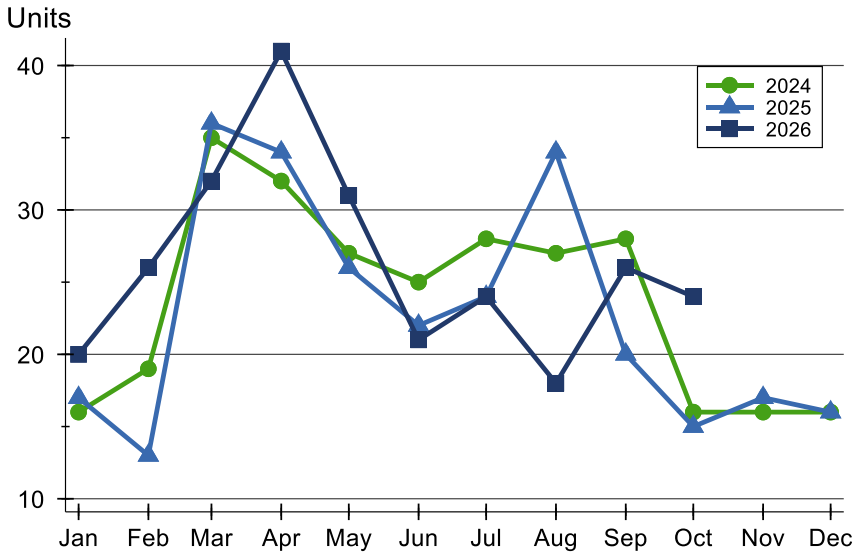
Half of the homes that went under contract in October were on the market less than 50 days, compared to 27 days in October 2025.

## History of Contracts Written



# Pottawatomie County
## Contracts Written Analysis

### Contracts Written by Month



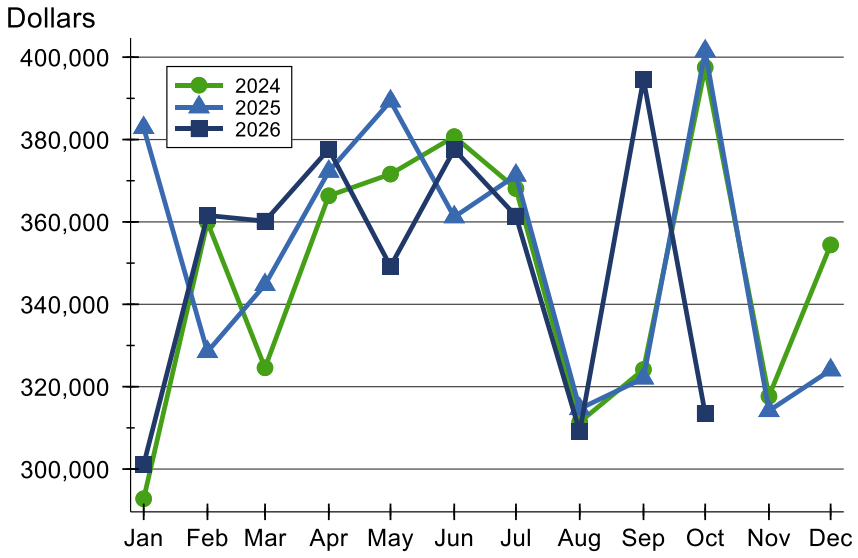

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 16 | 17 | **20** |
| **February** | 19 | 13 | **26** |
| **March** | 35 | 36 | **32** |
| **April** | 32 | 34 | **41** |
| **May** | 27 | 26 | **31** |
| **June** | 25 | 22 | **21** |
| **July** | 28 | 24 | **24** |
| **August** | 27 | 34 | **18** |
| **September** | 28 | 20 | **26** |
| **October** | 16 | 15 | **24** |
| **November** | 16 | 17 | |
| **December** | 16 | 16 | |

### Contracts Written by Price Range

| Price Range | Contracts Written Number | Contracts Written Percent | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---|---|---|---|---|---|---|---|---|
| Below $25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $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 | 3 | 13.6% | 166,267 | 169,900 | 71 | 8 | 96.1% | 100.0% |
| $175,000-$199,999 | 1 | 4.5% | 197,900 | 197,900 | 26 | 26 | 99.7% | 99.7% |
| $200,000-$249,999 | 3 | 13.6% | 241,633 | 240,000 | 81 | 69 | 95.0% | 94.3% |
| $250,000-$299,999 | 4 | 18.2% | 287,975 | 287,450 | 75 | 76 | 95.0% | 93.9% |
| $300,000-$399,999 | 8 | 36.4% | 347,800 | 356,000 | 78 | 60 | 97.4% | 97.4% |
| $400,000-$499,999 | 2 | 9.1% | 432,500 | 432,500 | 24 | 24 | 98.8% | 98.8% |
| $500,000-$749,999 | 1 | 4.5% | 675,000 | 675,000 | 1 | 1 | 100.0% | 100.0% |
| $750,000-$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |

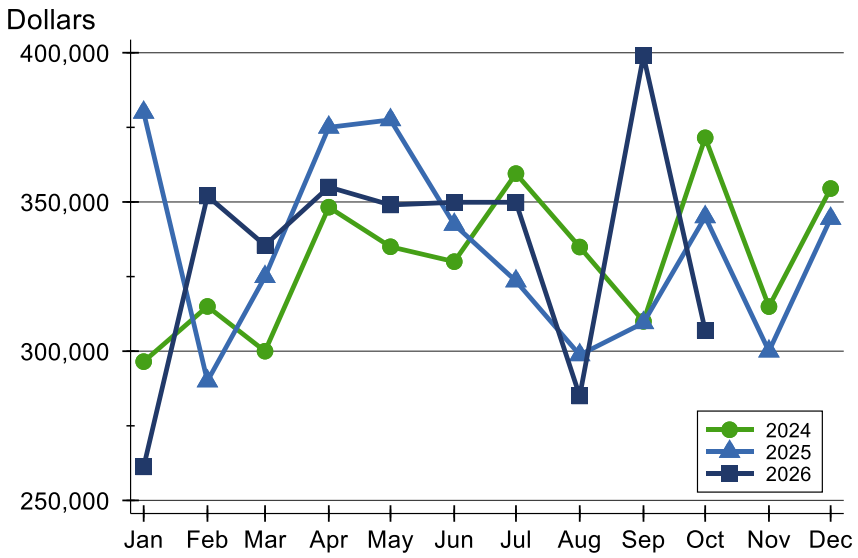
# Pottawatomie County
## Contracts Written Analysis

### Average Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 292,788 | 382,859 | **301,120** |
| **February** | 359,942 | 328,477 | **361,581** |
| **March** | 324,583 | 344,743 | **360,191** |
| **April** | 366,341 | 372,249 | **377,644** |
| **May** | 371,615 | 389,329 | **349,216** |
| **June** | 380,712 | 361,207 | **377,576** |
| **July** | 368,096 | 371,308 | **361,425** |
| **August** | 311,400 | 314,629 | **309,100** |
| **September** | 324,163 | 322,063 | **394,635** |
| **October** | 397,509 | 401,483 | **313,450** |
| **November** | 317,669 | 314,147 | |
| **December** | 354,426 | 324,044 | |

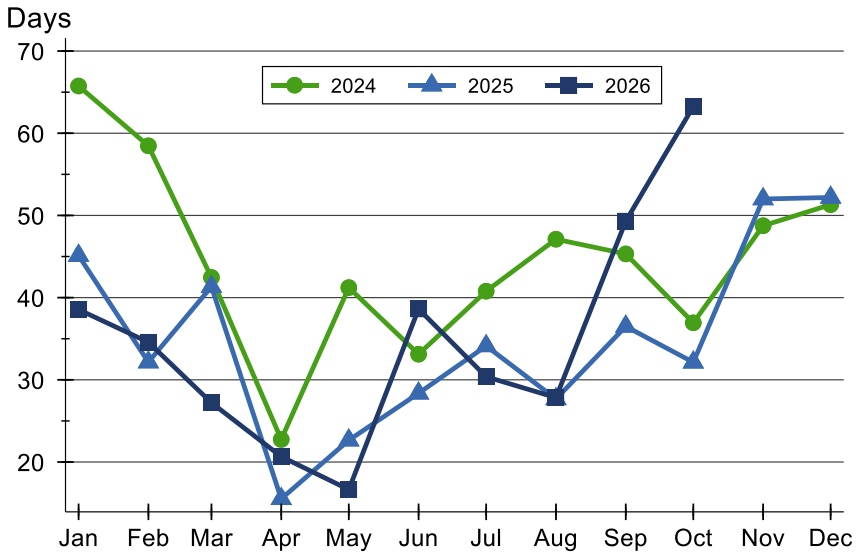
### Median Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 296,500 | 380,000 | **261,250** |
| **February** | 315,000 | 290,000 | **352,000** |
| **March** | 300,000 | 324,950 | **335,500** |
| **April** | 348,250 | 375,000 | **355,000** |
| **May** | 335,000 | 377,500 | **349,000** |
| **June** | 330,000 | 342,450 | **349,900** |
| **July** | 359,500 | 323,500 | **349,900** |
| **August** | 334,900 | 298,750 | **285,000** |
| **September** | 310,000 | 309,500 | **399,000** |
| **October** | 371,500 | 345,000 | **307,000** |
| **November** | 314,950 | 300,000 | |
| **December** | 354,500 | 344,450 | |

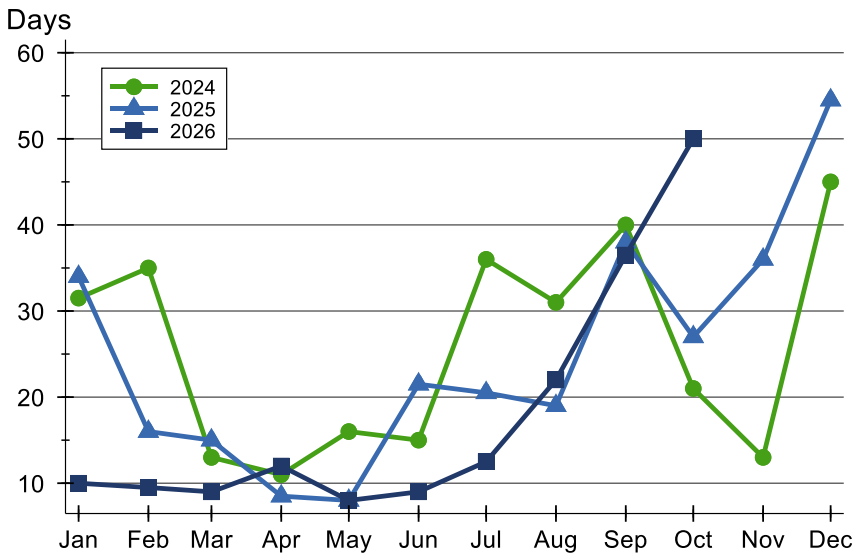
# Pottawatomie County
## Contracts Written Analysis

### Average DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 66 | 45 | **39** |
| **February** | 58 | 32 | **35** |
| **March** | 42 | 41 | **27** |
| **April** | 23 | 16 | **21** |
| **May** | 41 | 23 | **17** |
| **June** | 33 | 28 | **39** |
| **July** | 41 | 34 | **30** |
| **August** | 47 | 28 | **28** |
| **September** | 45 | 37 | **49** |
| **October** | 37 | 32 | **63** |
| **November** | 49 | 52 | |
| **December** | 51 | 52 | |

### Median DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 32 | 34 | **10** |
| **February** | 35 | 16 | **10** |
| **March** | 13 | 15 | **9** |
| **April** | 11 | 9 | **12** |
| **May** | 16 | 8 | **8** |
| **June** | 15 | 22 | **9** |
| **July** | 36 | 21 | **13** |
| **August** | 31 | 19 | **22** |
| **September** | 40 | 38 | **37** |
| **October** | 21 | 27 | **50** |
| **November** | 13 | 36 | |
| **December** | 45 | 55 | |

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Flint Hills Association of REALTORS®.
Courtesy of the Kansas REALTORS®, Inc.

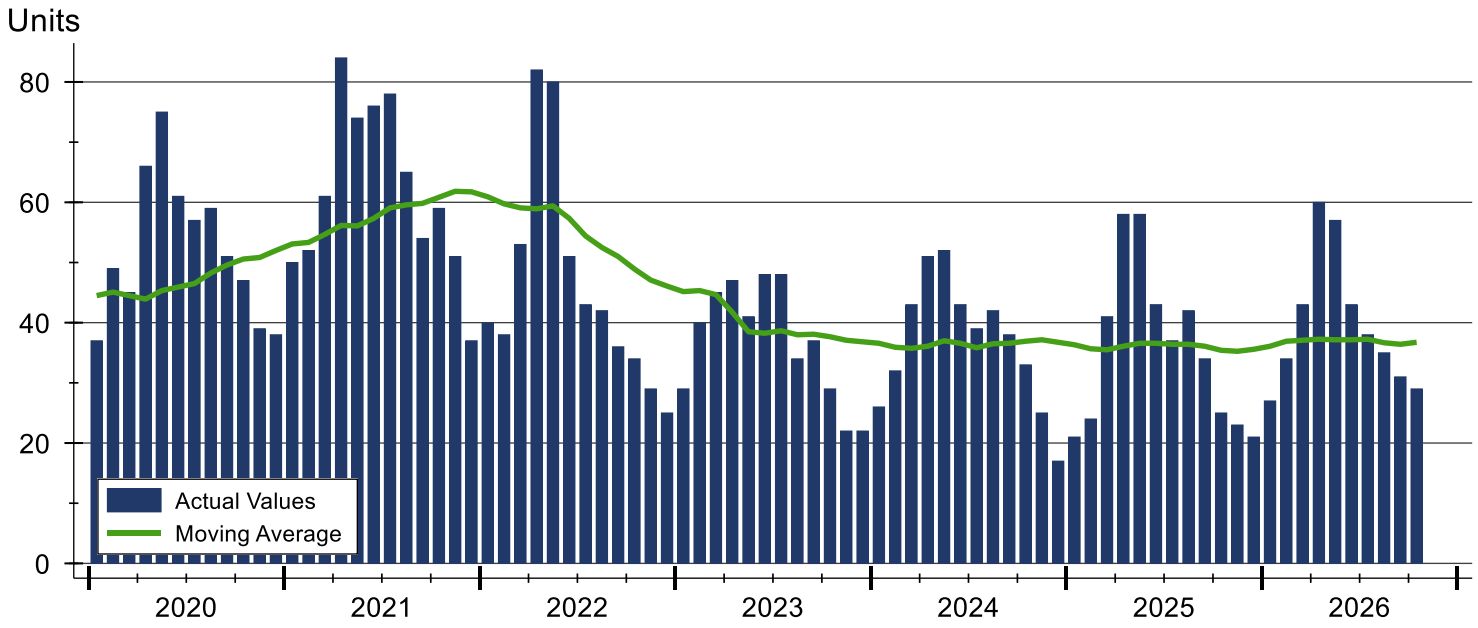
# Pottawatomie County
## Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of October 2026 | 2025 | Change |
|---|---|---|---|---|
| Pending Contracts | | **29** | 25 | 16.0% |
| Volume (1,000s) | | **9,762** | 9,038 | 8.0% |
| Average | List Price | **336,619** | 361,510 | -6.9% |
| | Days on Market | **49** | 38 | 28.9% |
| | Percent of Original | **96.5%** | 98.4% | -1.9% |
| Median | List Price | **349,900** | 329,500 | 6.2% |
| | Days on Market | **41** | 28 | 46.4% |
| | Percent of Original | **98.7%** | 100.0% | -1.3% |

A total of 29 listings in Pottawatomie County had contracts pending at the end of October, up from 25 contracts pending at the end of October 2025.

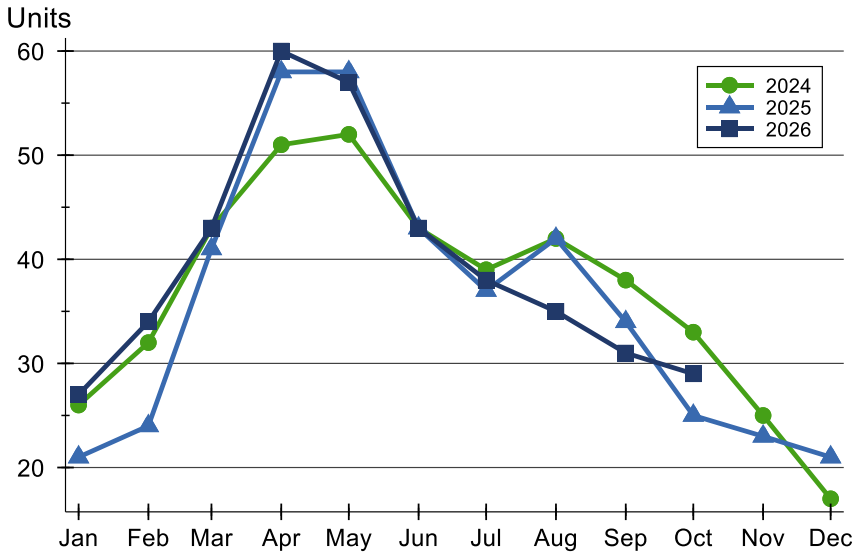
Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

## History of Pending Contracts



# Pottawatomie County
## Pending Contracts Analysis

### Pending Contracts by Month




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 26 | 21 | **27** |
| **February** | 32 | 24 | **34** |
| **March** | 43 | 41 | **43** |
| **April** | 51 | 58 | **60** |
| **May** | 52 | 58 | **57** |
| **June** | 43 | 43 | **43** |
| **July** | 39 | 37 | **38** |
| **August** | 42 | 42 | **35** |
| **September** | 38 | 34 | **31** |
| **October** | 33 | 25 | **29** |
| **November** | 25 | 23 | |
| **December** | 17 | 21 | |

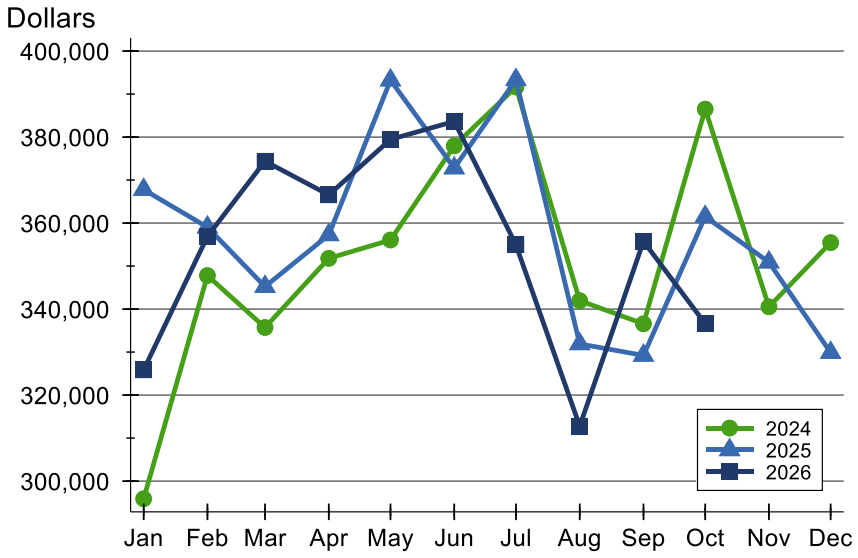
### Pending Contracts by Price Range

| Price Range | Pending Contracts Number | Pending Contracts Percent | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---|---|---|---|---|---|---|---|---|
| Below $25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $25,000-$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $50,000-$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $100,000-$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $125,000-$149,999 | 1 | 3.7% | 136,000 | 136,000 | 84 | 84 | 80.3% | 80.3% |
| $150,000-$174,999 | 3 | 11.1% | 166,267 | 169,900 | 71 | 8 | 96.1% | 100.0% |
| $175,000-$199,999 | 1 | 3.7% | 197,900 | 197,900 | 26 | 26 | 99.7% | 99.7% |
| $200,000-$249,999 | 3 | 11.1% | 241,633 | 240,000 | 81 | 69 | 95.0% | 94.3% |
| $250,000-$299,999 | 3 | 11.1% | 291,300 | 289,900 | 55 | 69 | 95.3% | 93.5% |
| $300,000-$399,999 | 8 | 29.6% | 354,025 | 356,000 | 60 | 53 | 96.8% | 97.2% |
| $400,000-$499,999 | 6 | 22.2% | 433,333 | 432,500 | 24 | 23 | 98.7% | 100.0% |
| $500,000-$749,999 | 2 | 7.4% | 612,500 | 612,500 | 2 | 2 | 100.0% | 100.0% |
| $750,000-$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |

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Courtesy of the Kansas REALTORS®, Inc.

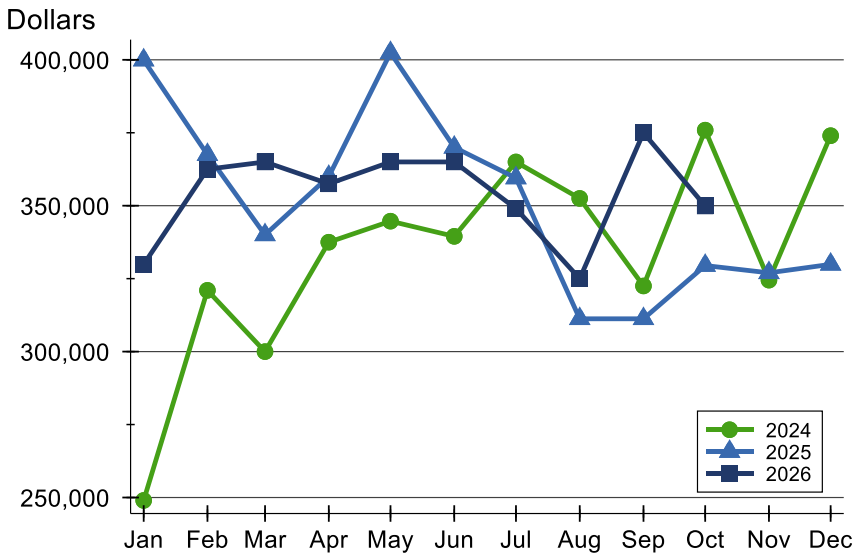
# Pottawatomie County
## Pending Contracts Analysis

### Average Price




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 295,888 | 367,788 | **325,856** |
| **February** | 347,797 | 359,038 | **356,903** |
| **March** | 335,716 | 345,226 | **374,391** |
| **April** | 351,796 | 357,247 | **366,553** |
| **May** | 356,067 | 393,239 | **379,456** |
| **June** | 377,952 | 372,798 | **383,635** |
| **July** | 391,650 | 393,323 | **354,947** |
| **August** | 341,955 | 331,900 | **312,777** |
| **September** | 336,580 | 329,225 | **355,755** |
| **October** | 386,509 | 361,510 | **336,619** |
| **November** | 340,524 | 350,909 | |
| **December** | 355,451 | 329,876 | |

### Median Price

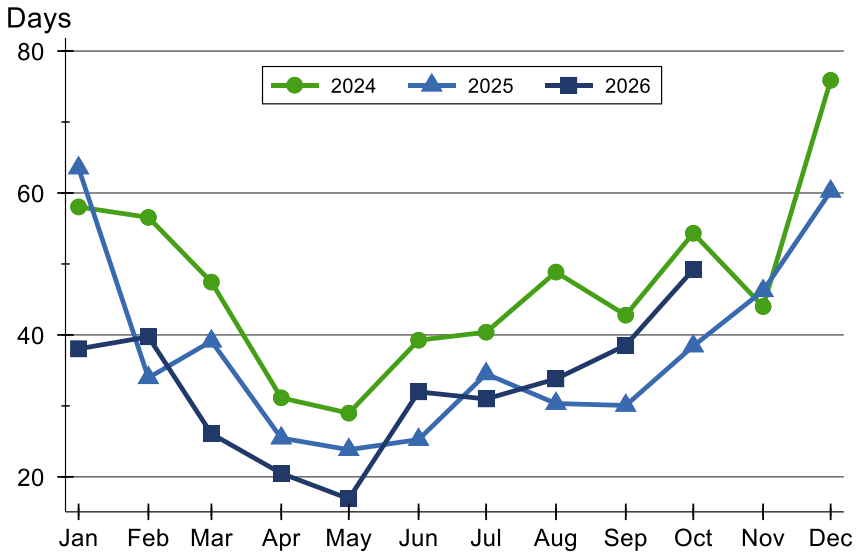



| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 249,000 | 399,900 | **329,900** |
| **February** | 321,000 | 367,500 | **362,500** |
| **March** | 300,000 | 340,000 | **365,000** |
| **April** | 337,500 | 360,000 | **357,500** |
| **May** | 344,700 | 402,425 | **365,000** |
| **June** | 339,500 | 370,000 | **365,000** |
| **July** | 365,000 | 359,500 | **349,000** |
| **August** | 352,500 | 311,250 | **325,000** |
| **September** | 322,500 | 311,250 | **375,000** |
| **October** | 375,900 | 329,500 | **349,900** |
| **November** | 324,500 | 327,000 | |
| **December** | 374,000 | 329,900 | |

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Flint Hills Association of REALTORS®.
Courtesy of the Kansas REALTORS®, Inc.

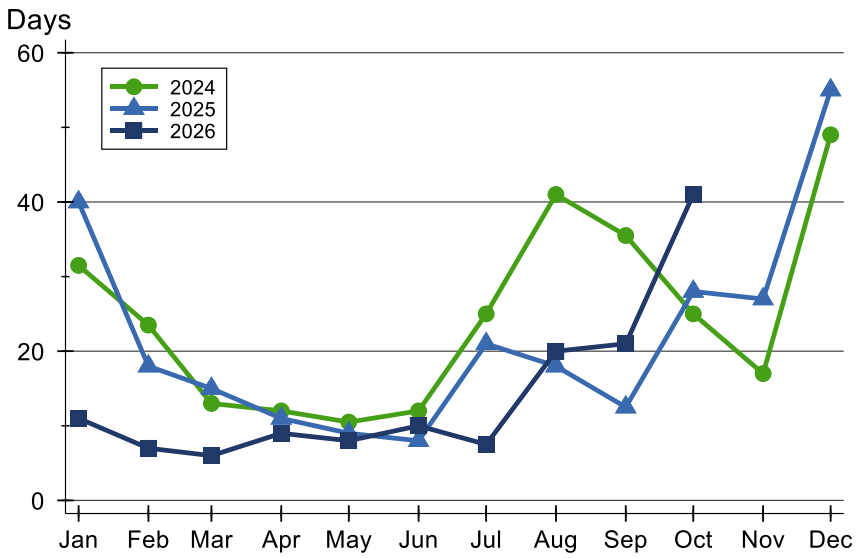
# Pottawatomie County
## Pending Contracts Analysis

### Average DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| January | 58 | 64 | **38** |
| February | 57 | 34 | **40** |
| March | 47 | 39 | **26** |
| April | 31 | 25 | **21** |
| May | 29 | 24 | **17** |
| June | 39 | 25 | **32** |
| July | 40 | 35 | **31** |
| August | 49 | 30 | **34** |
| September | 43 | 30 | **39** |
| October | 54 | 38 | **49** |
| November | 44 | 46 | |
| December | 76 | 60 | |

### Median DOM




| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| January | 32 | 40 | **11** |
| February | 24 | 18 | **7** |
| March | 13 | 15 | **6** |
| April | 12 | 11 | **9** |
| May | 11 | 9 | **8** |
| June | 12 | 8 | **10** |
| July | 25 | 21 | **8** |
| August | 41 | 18 | **20** |
| September | 36 | 13 | **21** |
| October | 25 | 28 | **41** |
| November | 17 | 27 | |
| December | 49 | 55 | |

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