

MARKET OVERVIEW >>

Riley Home Sales Fell in July

Total home sales in Riley County fell last month to 116 units, compared to 137 units in July 2020. Total sales volume was \$28.2 million, down from a year earlier.

The median sale price in July was \$225,000, up from \$185,000 a year earlier. Homes that sold in July were typically on the market for 7 days and sold for 100.0% of their list prices.

Riley Active Listings Down at End of July

The total number of active listings in Riley County at the end of July was 191 units, down from 242 at the same point in 2020. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$215,000.

There were 89 contracts written in July 2021 and 2020, showing no change over the year. At the end of the month, there were 184 contracts pending, compared to 163 at the end of July 2020.

Your Association Working for You!

The Flint Hills MLS statistical reports are one of the many benefits you receive from being a member of the Flint Hills Association of REALTORS®. Through a partnership with the Kansas Association of REALTORS®, we will send you these reports each month to help you better serve your clients and promote your business.

Contact Information

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

Riley County		July		
Current Month		2021	2020	Change
Summary Statistics				
Home Sales		116	137	-15.3%
Active Listings		191	242	-21.1%
Months' Supply		2.2	3.3	-32.9%
New Listings		114	111	2.7%
Contracts Written		89	89	0.0%
Pending Contracts		184	163	12.9%
Sales Volume (1,000s)		28,207	30,187	-6.6%
Average	Sale Price	243,160	220,343	10.4%
	List Price of Actives	270,021	270,904	-0.3%
	Days on Market	26	50	-48.0%
	Percent of List	99.9%	98.6%	1.3%
	Percent of Original	99.2%	97.0%	2.3%
Median	Sale Price	225,000	185,000	21.6%
	List Price of Actives	215,000	199,700	7.7%
	Days on Market	7	22	-68.2%
	Percent of List	100.0%	99.1%	0.9%
	Percent of Original	100.0%	98.1%	1.9%

REPORT CONTENTS >>

- **Three-Year Comparisons** – Page 2
- **Year-to-Date Statistics** – Page 3
- **Closed Listings Analysis** – Page 4
- **Active Listings Analysis** – Page 8
- **Months' Supply Analysis** – Page 12
- **New Listings Analysis** – Page 13
- **Contracts Written Analysis** – Page 16
- **Pending Contracts Analysis** – Page 20

THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
RILEY COUNTY
AS OF 8/8/2021**

July MLS Statistics By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		116	114	2	137	131	6	72	67	5
Change from prior year		-15.3%	-13.0%	-66.7%	90.3%	95.5%	20.0%	-24.2%	-23.0%	-37.5%
Active Listings		191	174	17	242	225	17	367	341	26
Change from prior year		-21.1%	-22.7%	0.0%	-34.1%	-34.0%	-34.6%	3.4%	8.6%	-36.6%
Months' Supply		2.2	2.1	6.0	3.3	3.2	4.7	5.8	5.7	7.8
Change from prior year		-32.9%	-35.3%	26.5%	-43.0%	-43.2%	-39.2%	4.9%	6.9%	-1.7%
New Listings		114	110	4	111	103	8	122	116	6
Change from prior year		2.7%	6.8%	-50.0%	-9.0%	-11.2%	33.3%	47.0%	46.8%	50.0%
Contracts Written		89	85	4	89	86	3	65	59	6
Change from prior year		0.0%	-1.2%	33.3%	36.9%	45.8%	-50.0%	12.1%	11.3%	20.0%
Pending Contracts		184	170	14	163	160	3	110	104	6
Change from prior year		12.9%	6.3%	366.7%	48.2%	53.8%	-50.0%	4.8%	10.6%	-45.5%
Sales Volume (1,000s)		28,207	27,624	583	30,187	28,136	2,051	16,091	14,798	1,293
Change from prior year		-6.6%	-1.8%	-71.6%	87.6%	90.1%	58.6%	-18.5%	-16.6%	-35.6%
Average	Sale Price	243,160	242,312	291,500	220,343	214,779	341,833	223,492	220,872	258,600
	Change from prior year	10.4%	12.8%	-14.7%	-1.4%	-2.8%	32.2%	7.5%	8.3%	3.1%
	List Price of Actives	270,021	260,775	364,659	270,904	264,031	361,864	240,981	237,296	289,308
	Change from prior year	-0.3%	-1.2%	0.8%	12.4%	11.3%	25.1%	-1.2%	0.9%	-7.1%
	Days on Market	26	26	8	50	49	74	64	58	134
	Change from prior year	-47.9%	-46.1%	-89.2%	-21.8%	-16.8%	-44.6%	-9.8%	-8.8%	-5.1%
Percent of List		99.9%	99.9%	102.1%	98.6%	98.7%	97.4%	97.4%	97.2%	99.9%
	Change from prior year	1.3%	1.2%	4.8%	1.2%	1.5%	-2.5%	-0.4%	-0.5%	1.0%
	Percent of Original	99.2%	99.2%	103.2%	97.0%	97.0%	96.9%	95.6%	95.5%	97.7%
Change from prior year	2.3%	2.2%	6.5%	1.4%	1.6%	-0.8%	0.2%	0.3%	0.3%	
Median	Sale Price	225,000	224,750	291,500	185,000	180,000	320,000	198,000	196,000	280,000
	Change from prior year	21.6%	24.9%	-8.9%	-6.6%	-8.2%	14.3%	1.5%	1.6%	33.0%
	List Price of Actives	215,000	199,950	317,100	199,700	189,900	315,000	185,900	179,500	267,450
	Change from prior year	7.7%	5.3%	0.7%	7.4%	5.8%	17.8%	-6.1%	-3.9%	-6.5%
	Days on Market	7	7	8	22	22	33	50	48	81
	Change from prior year	-68.2%	-68.2%	-75.8%	-56.0%	-54.2%	-59.3%	31.6%	37.1%	-36.2%
Percent of List		100.0%	100.0%	102.1%	99.1%	99.3%	97.7%	98.1%	97.9%	100.0%
	Change from prior year	0.9%	0.7%	4.4%	1.1%	1.4%	-2.3%	-0.1%	-0.3%	0.5%
Percent of Original		100.0%	100.0%	103.2%	98.1%	98.2%	96.9%	96.5%	96.2%	97.5%
	Change from prior year	1.9%	1.8%	6.5%	1.7%	2.0%	-0.7%	0.3%	0.0%	0.3%

YEAR-TO-DATE STATISTICS

SUMMARY >>

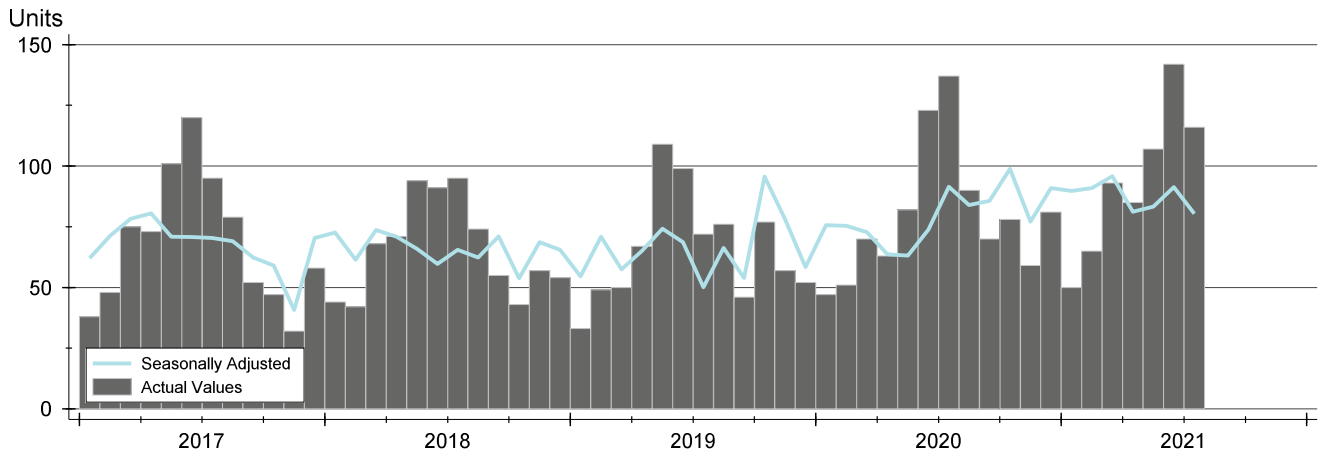
YTD BREAKDOWNS BY HOME TYPE RILEY COUNTY AS OF 8/8/2021

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		658	633	25	573	547	26	479	459	20
Change from prior year		14.8%	15.7%	-3.8%	19.6%	19.2%	30.0%	-5.1%	-2.3%	-42.9%
New Listings		862	826	36	792	759	33	835	803	32
Change from prior year		8.8%	8.8%	9.1%	-5.1%	-5.5%	3.1%	-4.9%	-2.7%	-39.6%
Contracts Written		743	708	35	634	609	25	510	486	24
Change from prior year		17.2%	16.3%	40.0%	24.3%	25.3%	4.2%	-4.7%	-2.0%	-38.5%
Sales Volume (1,000s)		151,121	142,381	8,740	121,197	113,327	7,870	102,723	96,829	5,893
Change from prior year		24.7%	25.6%	11.1%	18.0%	17.0%	33.5%	-4.4%	-0.6%	-41.7%
Average	Sale Price	229,668	224,931	349,603	211,513	207,179	302,685	214,452	210,957	294,664
	Change from prior year	8.6%	8.6%	15.5%	-1.4%	-1.8%	2.7%	0.7%	1.8%	2.0%
	Days on Market	38	36	87	62	60	111	68	65	121
	Change from prior year	-39.3%	-40.1%	-22.0%	-8.3%	-8.7%	-8.2%	0.3%	4.6%	-10.0%
	Percent of List	99.3%	99.3%	100.6%	97.8%	97.8%	98.6%	97.4%	97.3%	99.9%
Change from prior year	1.5%	1.5%	2.0%	0.4%	0.5%	-1.3%	-0.4%	-0.5%	0.8%	
Median	Percent of Original	98.3%	98.2%	100.0%	95.7%	95.6%	97.9%	95.3%	95.2%	98.1%
	Change from prior year	2.7%	2.8%	2.2%	0.5%	0.5%	-0.3%	-1.5%	-1.6%	0.9%
	Sale Price	204,950	199,900	355,250	188,500	185,000	249,250	192,500	189,000	275,000
	Change from prior year	8.7%	8.1%	42.5%	-2.1%	-2.1%	-9.4%	-0.5%	0.6%	-4.2%
	Days on Market	9	9	71	33	33	63	37	34	74
Change from prior year	-72.7%	-72.7%	12.7%	-10.8%	-2.9%	-14.9%	5.7%	11.5%	-46.0%	
Percent of List	100.0%	100.0%	100.0%	98.4%	98.3%	98.9%	98.1%	98.1%	100.0%	
Change from prior year	1.6%	1.7%	1.1%	0.3%	0.3%	-1.1%	-0.2%	-0.2%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	97.4%	97.3%	98.7%	97.2%	96.9%	100.0%	
Change from prior year	2.7%	2.8%	1.3%	0.2%	0.4%	-1.3%	0.2%	0.0%	2.6%	

CLOSED LISTINGS ANALYSIS

HISTORY >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Closed Listings		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		116	137	-15.3%	658	573	14.8%
Volume (1,000s)		28,207	30,187	-6.6%	151,121	121,197	24.7%
Average	Sale Price	243,160	220,343	10.4%	229,668	211,513	8.6%
	Days on Market	26	50	-47.9%	38	62	-39.3%
	Percent of List	99.9%	98.6%	1.3%	99.3%	97.8%	1.5%
	Percent of Original	99.2%	97.0%	2.3%	98.3%	95.7%	2.7%
Median	Sale Price	225,000	185,000	21.6%	204,950	188,500	8.7%
	Days on Market	7	22	-68.2%	9	33	-72.7%
	Percent of List	100.0%	99.1%	0.9%	100.0%	98.4%	1.6%
	Percent of Original	100.0%	98.1%	1.9%	100.0%	97.4%	2.7%

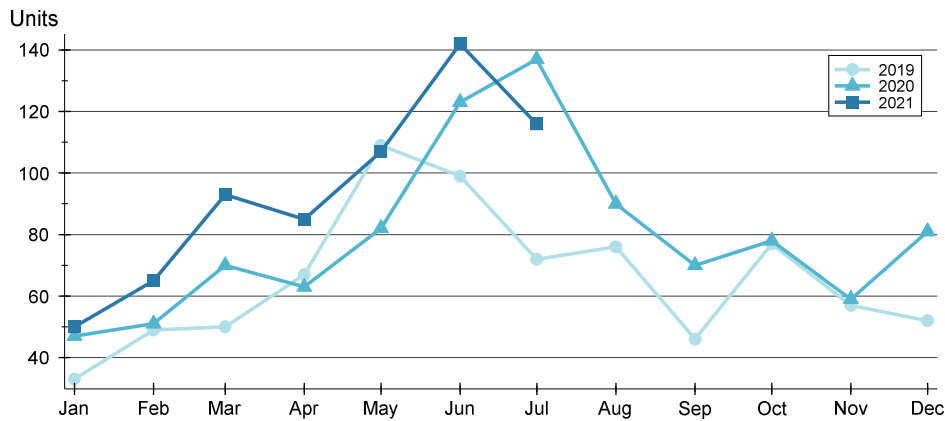
A total of 116 homes sold in Riley County in July, down from 137 units in July 2020. Total sales volume fell to \$28.2 million compared to \$30.2 million in the previous year.

The median sales price in July was \$225,000, up 21.6% compared to the prior year. Median days on market was 7 days, up from 7 days in June, but down from 22 in July 2020.

CLOSED LISTINGS ANALYSIS

BY MONTH >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	33	47	50
February	49	51	65
March	50	70	93
April	67	63	85
May	109	82	107
June	99	123	142
July	72	137	116
August	76	90	
September	46	70	
October	57	59	
November	77	78	
December	52	81	

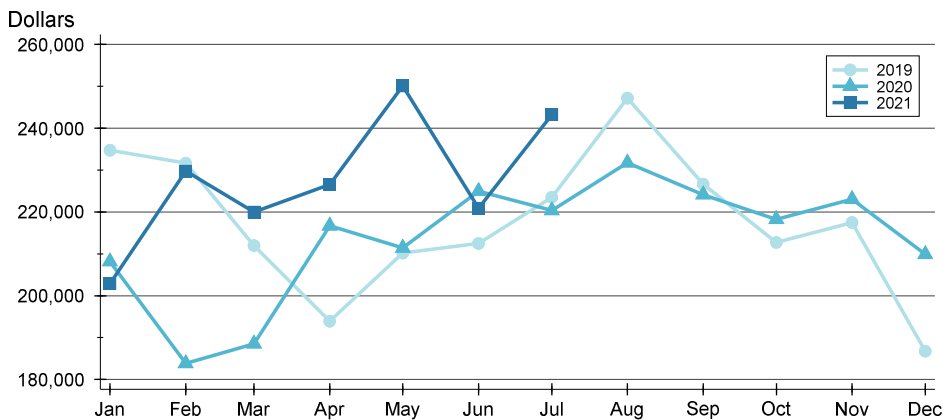
BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	5.2%	503	83,833	87,000	124	54	95.1%	98.1%	93.5%	95.5%
\$100,000-\$124,999	6	5.2%	692	115,250	115,000	13	5	101.0%	101.3%	102.2%	102.3%
\$125,000-\$149,999	13	11.2%	1,850	142,331	145,000	29	14	97.5%	98.7%	96.5%	98.7%
\$150,000-\$174,999	9	7.8%	1,470	163,322	167,500	16	6	100.4%	100.0%	99.4%	100.0%
\$175,000-\$199,999	15	12.9%	2,812	187,495	189,950	15	12	100.5%	100.0%	99.7%	100.0%
\$200,000-\$249,999	24	20.7%	5,488	228,669	229,000	16	6	100.2%	100.0%	99.9%	100.0%
\$250,000-\$299,999	13	11.2%	3,556	273,500	270,500	13	10	100.1%	100.0%	98.7%	99.0%
\$300,000-\$399,999	22	19.0%	7,695	349,791	350,000	34	6	101.8%	101.6%	101.4%	101.6%
\$400,000-\$499,999	4	3.4%	1,915	478,750	486,000	3	3	99.5%	100.8%	99.5%	100.8%
\$500,000-\$749,999	4	3.4%	2,226	556,375	542,750	39	27	97.4%	97.6%	95.4%	97.6%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	116	100.0%	28,207	243,160	225,000	26	7	99.9%	100.0%	99.2%	100.0%

CLOSED LISTINGS ANALYSIS

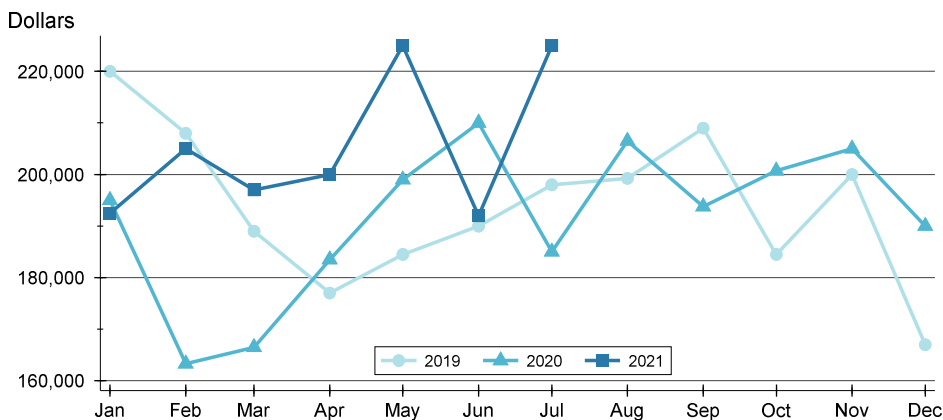
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	234,709	208,157	202,830
February	231,624	183,819	229,715
March	211,977	188,530	219,973
April	193,922	216,671	226,550
May	210,177	211,400	250,088
June	212,476	224,955	220,903
July	223,492	220,343	243,160
August	247,130	231,701	222,000
September	226,639	224,114	225,000
October	212,680	218,236	218,000
November	217,467	222,989	218,000
December	186,779	209,890	210,000

MEDIAN PRICE >>

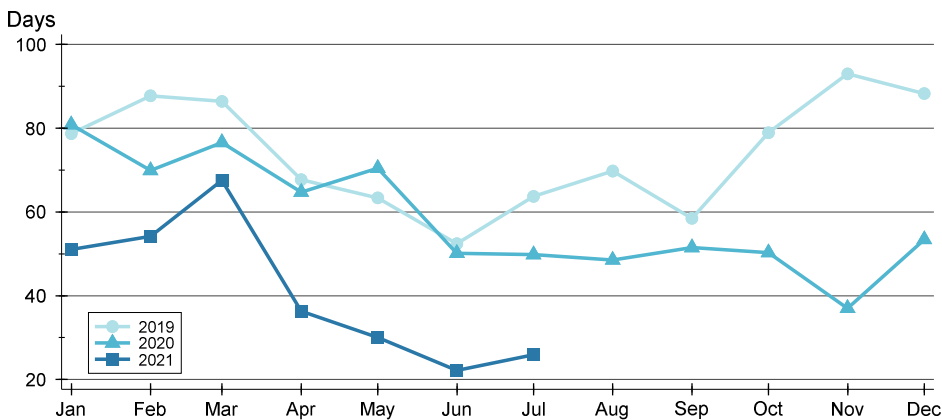


Month	2019	2020	2021
January	220,000	195,000	192,500
February	208,000	163,295	205,000
March	189,000	166,500	197,000
April	177,000	183,500	200,000
May	184,500	199,000	225,000
June	190,000	210,000	192,000
July	198,000	185,000	225,000
August	199,250	206,500	200,000
September	209,000	193,750	200,000
October	184,500	200,700	200,000
November	200,000	205,000	200,000
December	167,000	190,000	190,000

CLOSED LISTINGS ANALYSIS

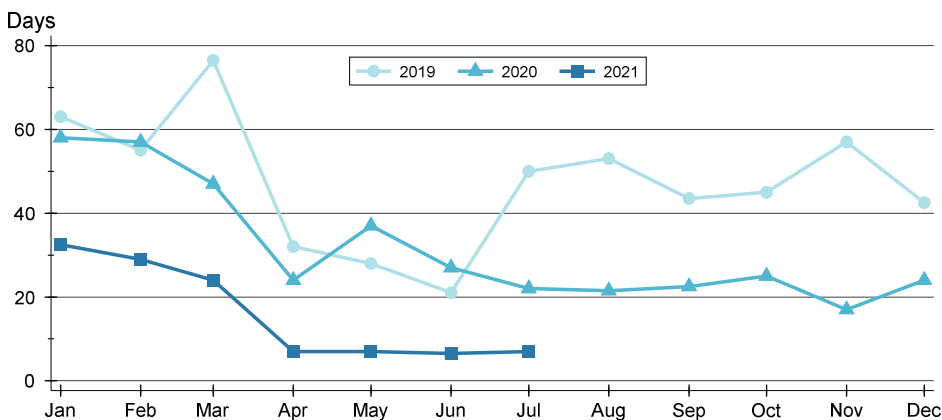
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	79	81	51
February	88	70	54
March	86	77	68
April	68	65	36
May	63	70	30
June	52	50	22
July	64	50	26
August	70	49	
September	58	51	
October	79	50	
November	93	37	
December	88	53	

MEDIAN DOM >>

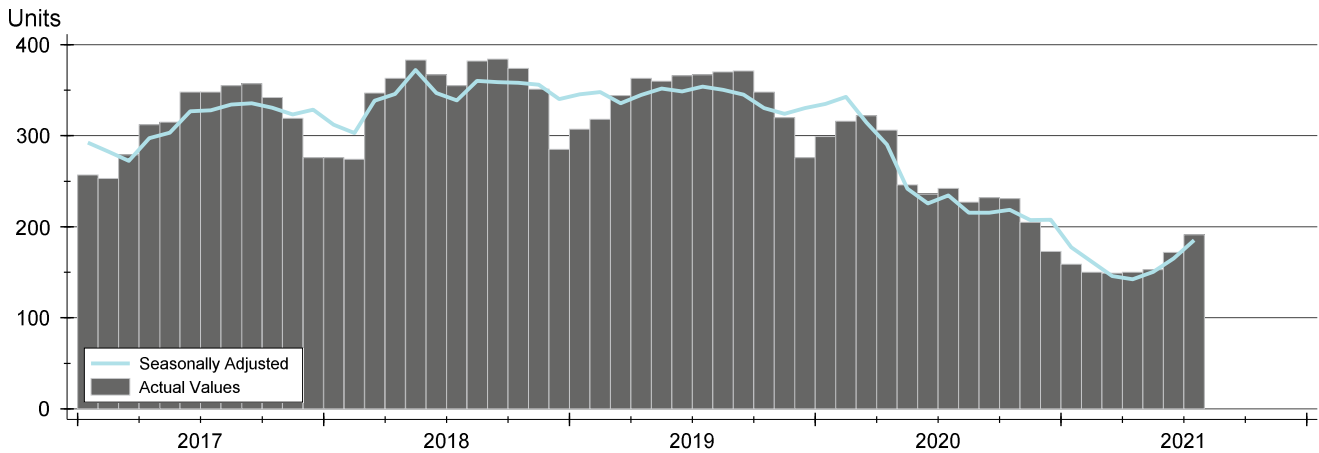


Month	2019	2020	2021
January	63	58	33
February	55	57	29
March	77	47	24
April	32	24	7
May	28	37	7
June	21	27	7
July	50	22	7
August	53	22	
September	44	23	
October	45	25	
November	57	17	
December	43	24	

ACTIVE LISTINGS ANALYSIS

HISTORY >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		191	242	-21.1%
Months' Supply		2.2	3.3	-32.9%
Volume (1,000s)		51,574	65,559	-21.3%
Average	List Price	270,021	270,904	-0.3%
	Days on Market	68	97	-29.6%
	Percent of Original	97.8%	97.6%	0.2%
Median	List Price	215,000	199,700	7.7%
	Days on Market	41	60	-31.1%
	Percent of Original	100.0%	100.0%	0.0%

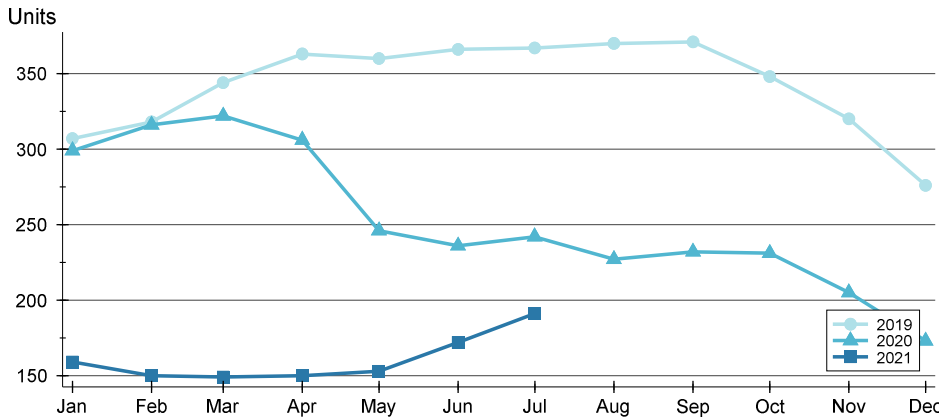
A total of 191 homes were available for sale in Riley County at the end of July. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$215,000, up 7.7% from 2020. The typical time on market for active listings was 41 days, down from 60 days a year earlier.

ACTIVE LISTINGS ANALYSIS

BY MONTH >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	307	299	159
February	318	316	150
March	344	322	149
April	363	306	150
May	360	246	153
June	366	236	172
July	367	242	191
August	370	227	
September	371	232	
October	348	231	
November	320	205	
December	276	173	

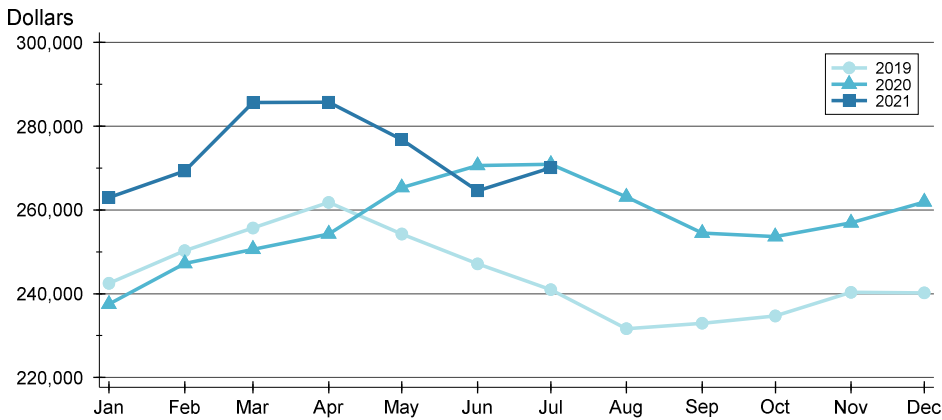
BY PRICE RANGE >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	15	7.9%	1,256	2.5	83,753	88,900	66	61	97.8%	100.0%
\$100,000-\$124,999	15	7.9%	1,674	2.5	111,613	110,000	44	34	97.1%	100.0%
\$125,000-\$149,999	18	9.4%	2,503	1.4	139,044	139,450	46	49	97.5%	100.0%
\$150,000-\$174,999	17	8.9%	2,787	1.9	163,947	165,000	45	26	97.4%	100.0%
\$175,000-\$199,999	22	11.5%	4,098	1.5	186,277	185,000	51	33	98.1%	100.0%
\$200,000-\$249,999	31	16.2%	6,978	1.3	225,102	225,000	90	55	96.3%	97.8%
\$250,000-\$299,999	24	12.6%	6,612	1.8	275,517	274,500	45	36	98.4%	100.0%
\$300,000-\$399,999	29	15.2%	9,969	1.3	343,748	347,500	73	42	99.3%	100.0%
\$400,000-\$499,999	4	2.1%	1,770	1.0	442,475	430,000	40	36	99.3%	100.0%
\$500,000-\$749,999	7	3.7%	3,973	1.8	567,629	565,000	84	79	100.0%	100.0%
\$750,000-\$999,999	6	3.1%	5,403	N/A	900,500	912,500	239	136	94.9%	97.2%
\$1,000,000 and up	3	1.6%	4,550	N/A	1,516,667	1,200,000	146	115	100.0%	100.0%
All price ranges	191	100.0%	51,574	1.6	270,021	215,000	68	41	97.8%	100.0%

ACTIVE LISTINGS ANALYSIS

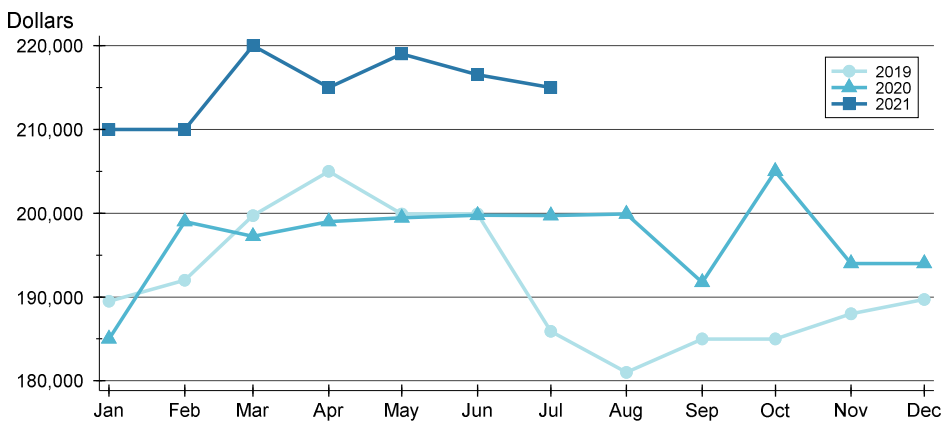
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	242,482	237,490	262,929
February	250,264	247,217	269,299
March	255,674	250,613	285,597
April	261,789	254,270	285,687
May	254,240	265,322	276,770
June	247,115	270,600	264,539
July	240,981	270,904	270,021
August	231,649	263,083	
September	232,972	254,462	
October	234,698	253,619	
November	240,309	256,881	
December	240,202	261,905	

MEDIAN PRICE >>

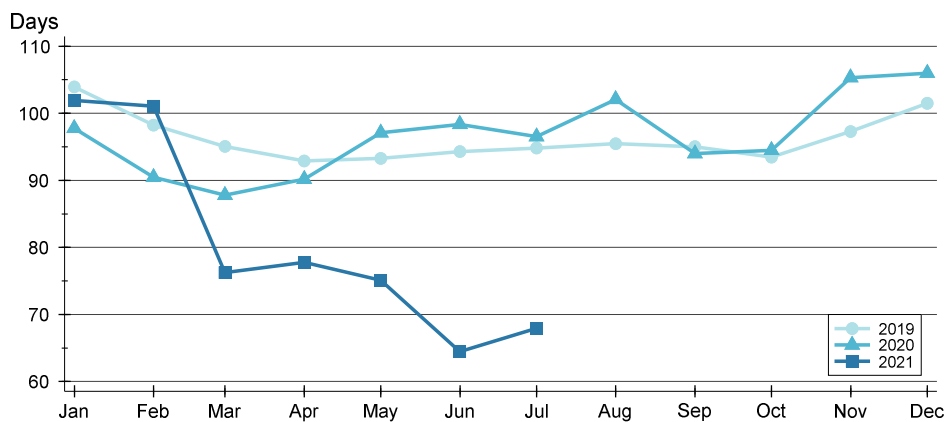


Month	2019	2020	2021
January	189,500	185,000	210,000
February	192,000	199,000	210,000
March	199,700	197,245	220,000
April	205,000	199,000	215,000
May	199,900	199,450	219,000
June	199,900	199,748	216,500
July	185,900	199,700	215,000
August	181,000	199,900	
September	185,000	191,750	
October	185,000	205,000	
November	188,000	194,000	
December	189,700	194,000	

ACTIVE LISTINGS ANALYSIS

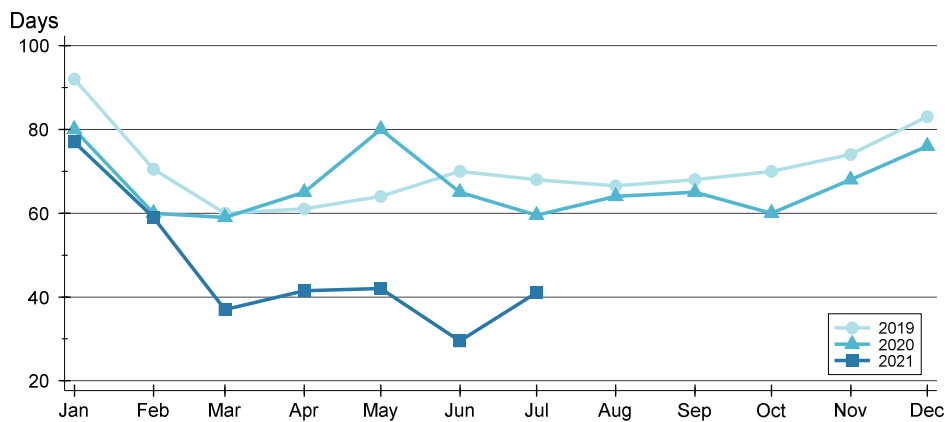
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	104	98	102
February	98	90	101
March	95	88	76
April	93	90	78
May	93	97	75
June	94	98	64
July	95	97	68
August	95	102	
September	95	94	
October	93	94	
November	97	105	
December	102	106	

MEDIAN DOM >>

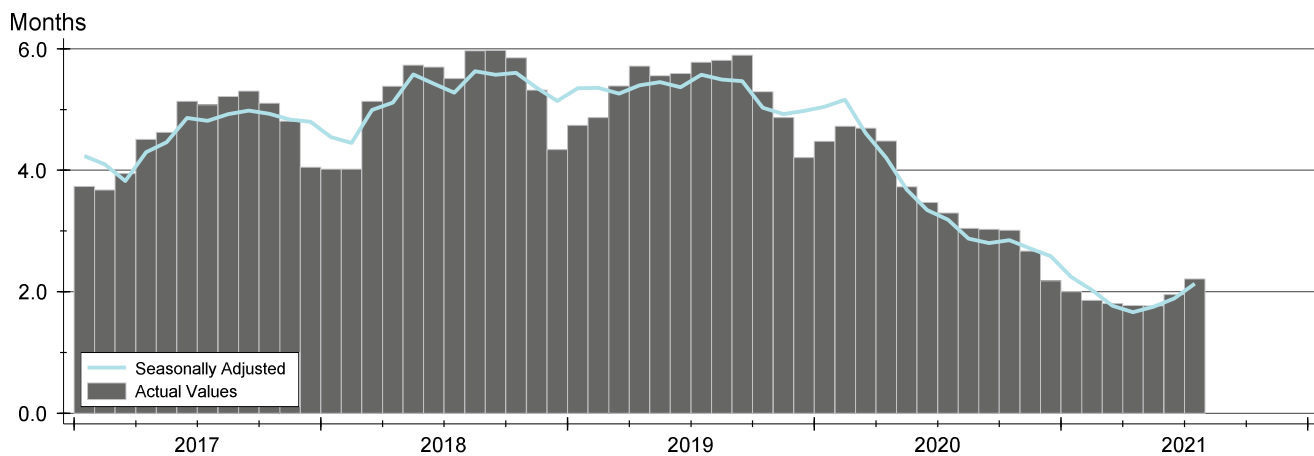


Month	2019	2020	2021
January	92	80	77
February	71	60	59
March	60	59	37
April	61	65	42
May	64	80	42
June	70	65	30
July	68	60	41
August	67	64	
September	68	65	
October	70	60	
November	74	68	
December	83	76	

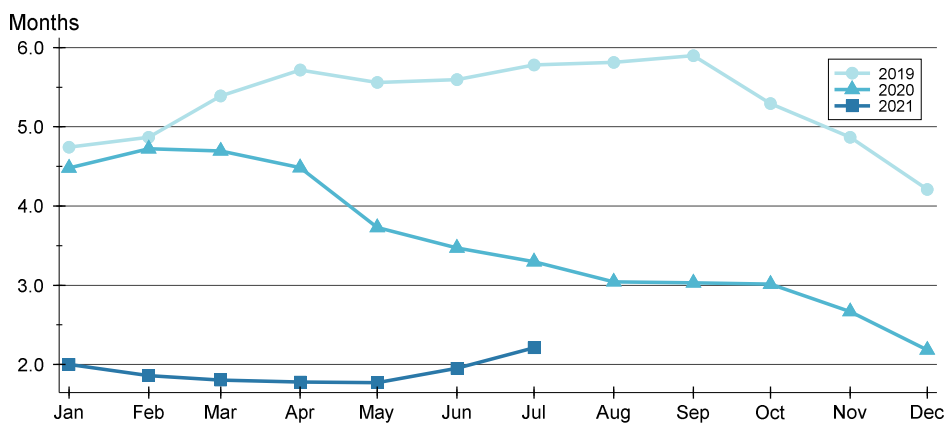
MONTHS' SUPPLY ANALYSIS

HISTORY >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



BY MONTH >>

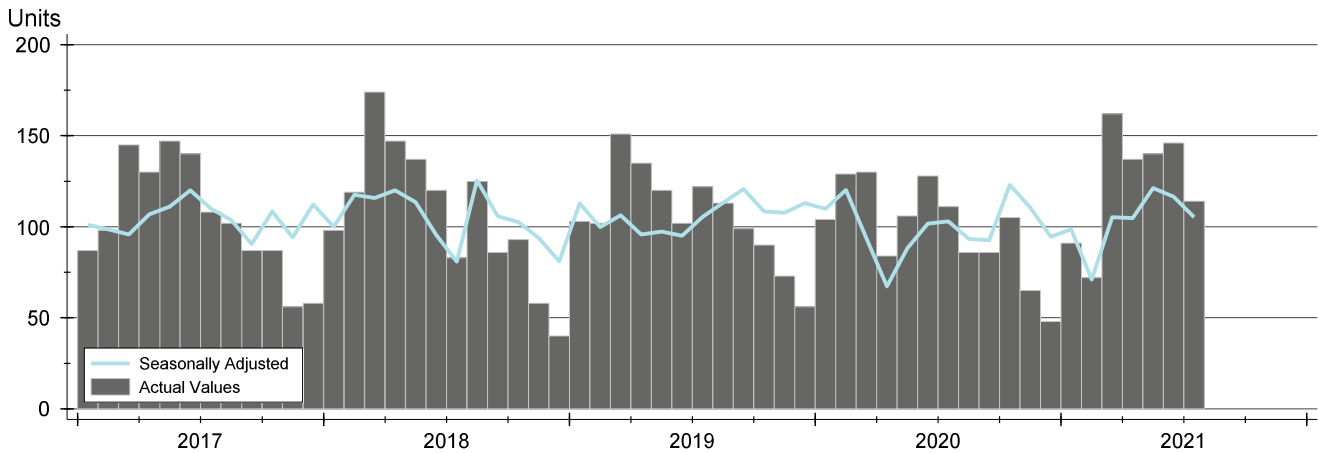


Month	2019	2020	2021
January	4.7	4.5	2.0
February	4.9	4.7	1.9
March	5.4	4.7	1.8
April	5.7	4.5	1.8
May	5.6	3.7	1.8
June	5.6	3.5	2.0
July	5.8	3.3	2.2
August	5.8	3.0	
September	5.9	3.0	
October	5.3	3.0	
November	4.9	2.7	
December	4.2	2.2	

NEW LISTINGS ANALYSIS

HISTORY >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for New Listings		2021	July 2020	Change
Current Month	New Listings	114	111	2.7%
	Volume (1,000s)	27,936	26,731	4.5%
	Average List Price	245,054	240,816	1.8%
	Median List Price	213,500	204,900	4.2%
YTD	New Listings	862	792	8.8%
	Volume (1,000s)	206,100	180,281	14.3%
	Average List Price	239,095	227,627	5.0%
	Median List Price	215,000	197,000	9.1%

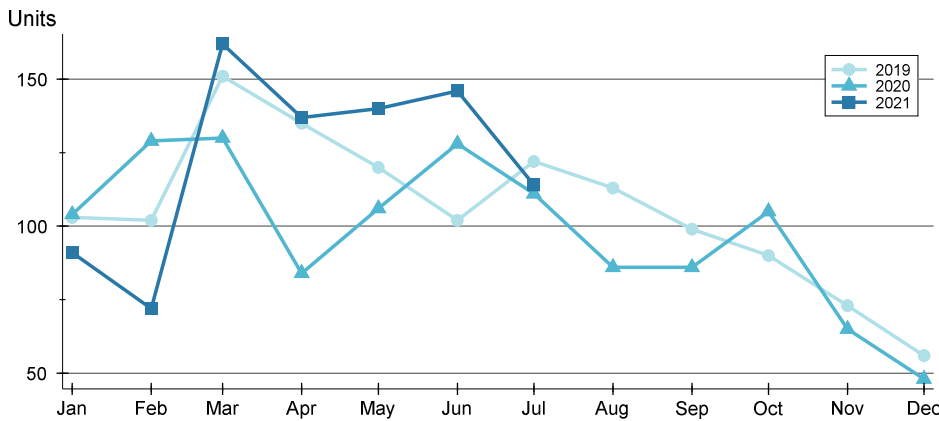
A total of 114 new listings were added in Riley County during July, up 2.7% from the same month in 2020. Year-to-date Riley County has seen 862 new listings.

The median list price of these homes was \$213,500 up from \$204,900 in 2020.

NEW LISTINGS ANALYSIS

BY MONTH >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	103	104	91
February	102	129	72
March	151	130	162
April	135	84	137
May	120	106	140
June	102	128	146
July	122	111	114
August	113	86	86
September	99	86	86
October	90	105	105
November	73	65	65
December	56	48	48

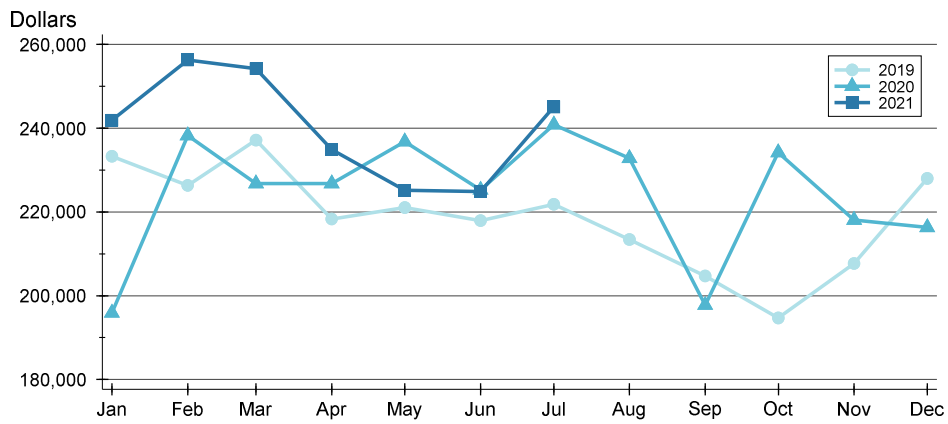
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A
\$50,000-\$99,999	2	1.8%	159	79,500	79,500
\$100,000-\$124,999	4	3.5%	450	112,475	112,000
\$125,000-\$149,999	13	11.4%	1,841	141,635	143,500
\$150,000-\$174,999	14	12.3%	2,288	163,443	165,000
\$175,000-\$199,999	21	18.4%	3,880	184,748	185,000
\$200,000-\$249,999	20	17.5%	4,508	225,400	224,975
\$250,000-\$299,999	14	12.3%	3,888	277,714	272,500
\$300,000-\$399,999	17	14.9%	5,803	341,365	343,000
\$400,000-\$499,999	4	3.5%	1,714	428,500	422,500
\$500,000-\$749,999	4	3.5%	2,305	576,225	565,000
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	1	0.9%	1,100	1,100,000	1,100,000
All price ranges	114	100.0%	27,936	245,054	213,500

NEW LISTINGS ANALYSIS

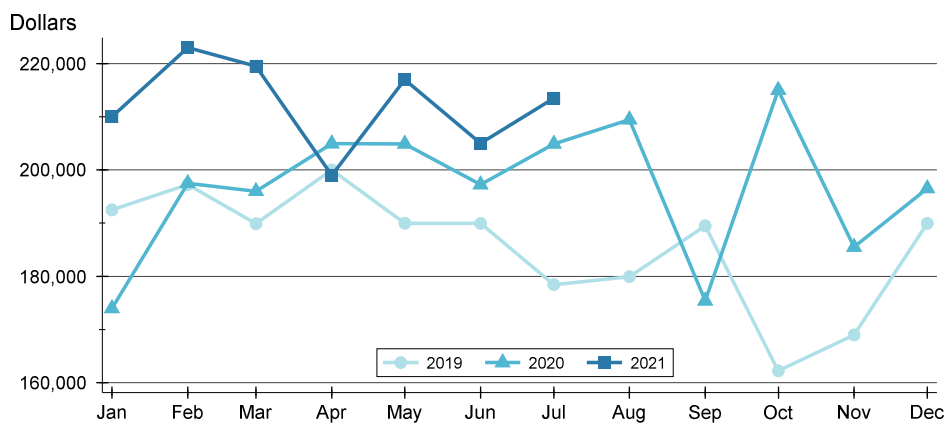
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	233,282	195,887	241,888
February	226,334	238,191	256,282
March	237,119	226,747	254,155
April	218,324	226,764	234,827
May	221,035	236,745	225,155
June	217,944	225,242	224,889
July	221,832	240,816	245,054
August	213,423	232,786	
September	204,728	197,765	
October	194,701	234,161	
November	207,707	218,030	
December	227,983	216,300	

MEDIAN PRICE >>

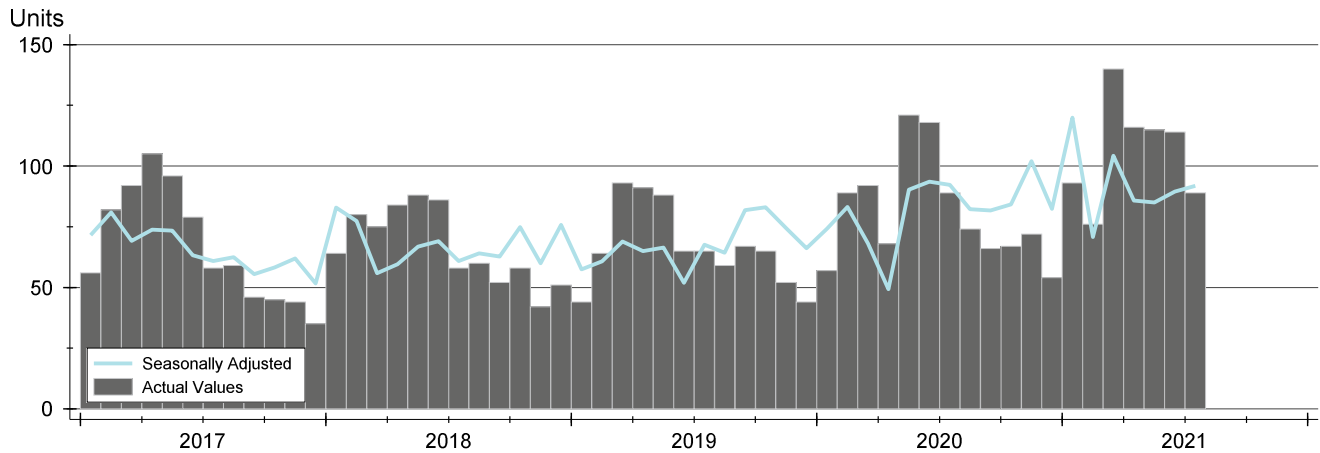


Month	2019	2020	2021
January	192,500	173,950	210,000
February	197,250	197,500	223,000
March	189,900	196,000	219,500
April	200,000	204,948	199,000
May	190,000	204,900	216,950
June	189,950	197,250	205,000
July	178,450	204,900	213,500
August	179,950	209,450	
September	189,500	175,400	
October	162,250	215,000	
November	169,000	185,500	
December	189,950	196,500	

CONTRACTS WRITTEN ANALYSIS

HISTORY >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Contracts Written		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		89	89	0.0%	743	634	17.2%
Volume (1,000s)		20,352	20,950	-2.9%	175,255	138,747	26.3%
Average	Sale Price	228,670	235,391	-2.9%	235,875	218,844	7.8%
	Days on Market	21	49	-58.2%	33	57	-43.0%
	Percent of Original	99.0%	96.7%	2.4%	98.9%	96.0%	2.9%
Median	Sale Price	215,000	197,000	9.1%	214,900	195,000	10.2%
	Days on Market	10	21	-52.4%	9	27	-66.7%
	Percent of Original	100.0%	97.8%	2.3%	100.0%	97.4%	2.6%

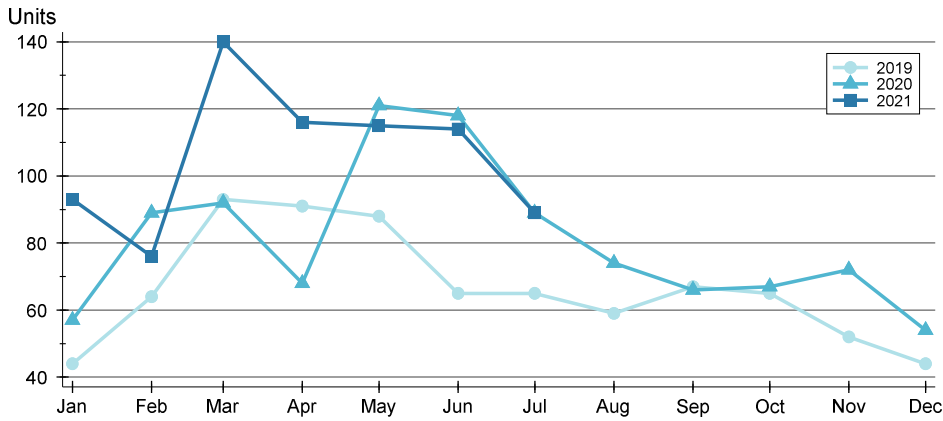
A total of 89 contracts for sale were written in Riley County during the month of July, the same as in 2020. The median list price of these homes was \$215,000, up from \$197,000 the prior year.

Half of the homes that went under contract in July were on the market less than 10 days, compared to 21 days in July 2020.

CONTRACTS WRITTEN ANALYSIS

BY MONTH >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	44	57	93
February	64	89	76
March	93	92	140
April	91	68	116
May	88	121	115
June	65	118	114
July	65	89	89
August	59	74	
September	67	66	
October	65	67	
November	52	72	
December	44	54	

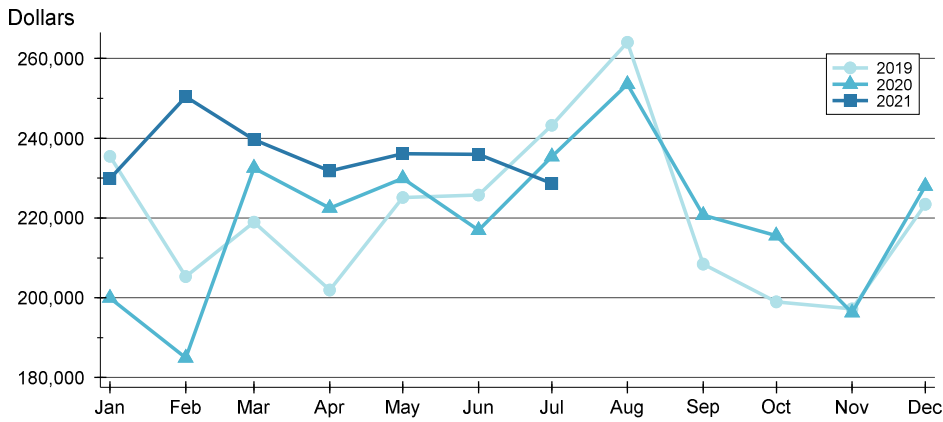
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	2.2%	64	32,000	32,000	63	63	100.0%	100.0%
\$50,000-\$99,999	5	5.6%	416	83,100	90,000	38	41	95.6%	100.0%
\$100,000-\$124,999	1	1.1%	104	104,000	104,000	2	2	99.5%	99.5%
\$125,000-\$149,999	9	10.1%	1,276	141,761	143,900	28	6	100.0%	100.0%
\$150,000-\$174,999	9	10.1%	1,431	158,983	155,000	13	8	100.0%	100.0%
\$175,000-\$199,999	15	16.9%	2,747	183,120	184,500	18	7	99.7%	100.0%
\$200,000-\$249,999	20	22.5%	4,567	228,372	229,450	17	10	98.3%	100.0%
\$250,000-\$299,999	9	10.1%	2,484	276,000	275,000	28	27	98.4%	100.0%
\$300,000-\$399,999	14	15.7%	4,774	341,014	347,450	18	8	99.2%	100.0%
\$400,000-\$499,999	3	3.4%	1,294	431,333	425,000	6	5	100.0%	100.0%
\$500,000-\$749,999	2	2.2%	1,195	597,500	597,500	9	9	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	89	100.0%	20,352	228,670	215,000	21	10	99.0%	100.0%

CONTRACTS WRITTEN ANALYSIS

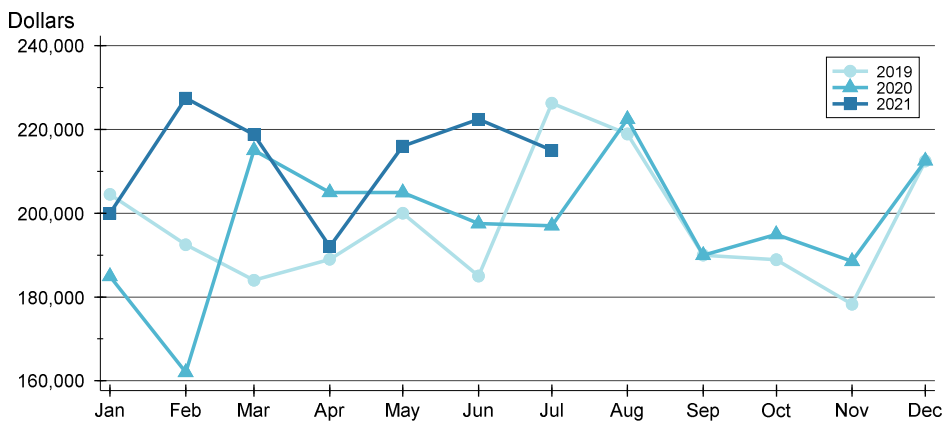
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	235,443	199,955	229,883
February	205,311	184,907	250,422
March	218,969	232,539	239,683
April	201,938	222,503	231,813
May	225,163	229,933	236,091
June	225,740	216,930	235,931
July	243,232	235,391	228,670
August	264,059	253,520	
September	208,434	220,682	
October	198,975	215,569	
November	197,207	196,256	
December	223,432	228,017	

MEDIAN PRICE >>

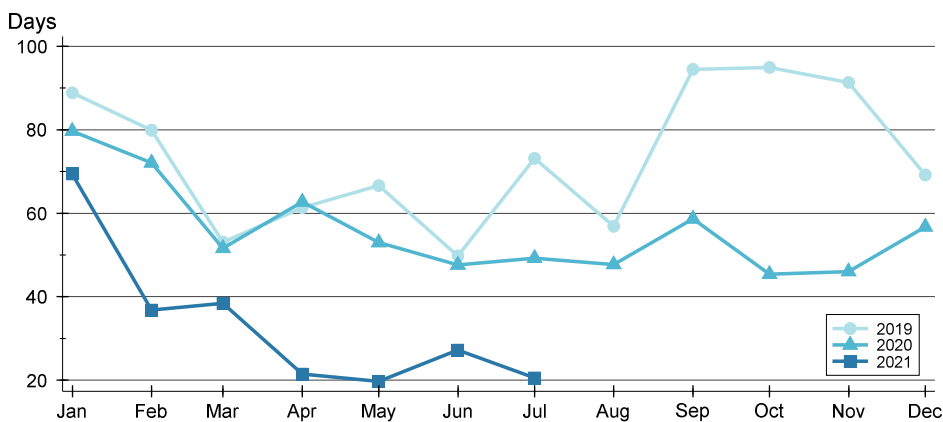


Month	2019	2020	2021
January	204,500	184,900	200,000
February	192,450	162,000	227,450
March	184,000	215,000	218,750
April	189,000	204,950	192,000
May	200,000	204,900	216,000
June	185,000	197,500	222,450
July	226,250	197,000	215,000
August	218,900	222,400	
September	190,000	189,950	
October	188,900	194,900	
November	178,250	188,500	
December	212,450	212,500	

CONTRACTS WRITTEN ANALYSIS

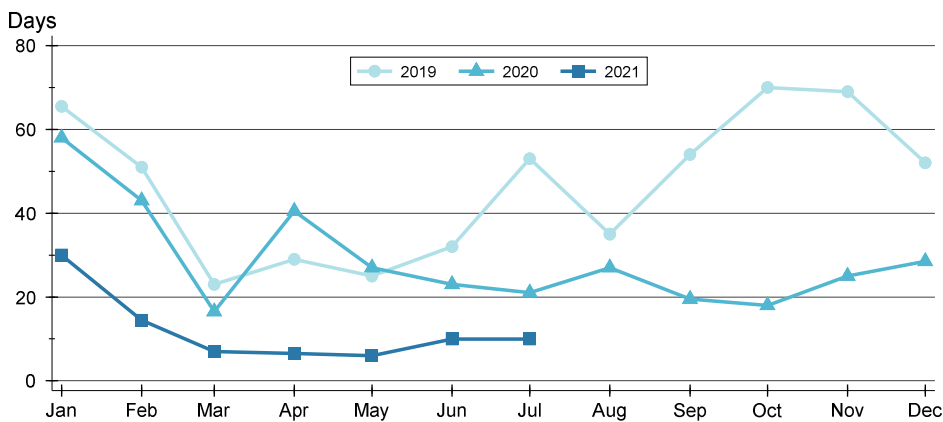
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	89	80	69
February	80	72	37
March	53	52	38
April	61	63	21
May	67	53	20
June	50	48	27
July	73	49	21
August	57	48	
September	94	59	
October	95	45	
November	91	46	
December	69	57	

MEDIAN DOM >>

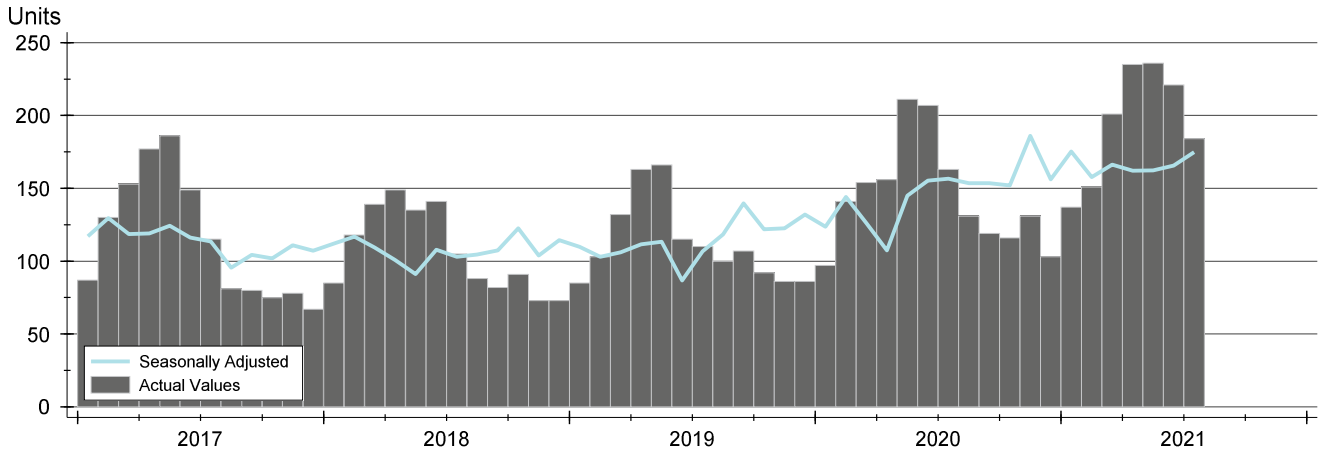


Month	2019	2020	2021
January	66	58	30
February	51	43	15
March	23	17	7
April	29	41	7
May	25	27	6
June	32	23	10
July	53	21	10
August	35	27	
September	54	20	
October	70	18	
November	69	25	
December	52	29	

PENDING CONTRACTS ANALYSIS

HISTORY >>

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		184	163	12.9%
Volume (1,000s)		45,526	35,382	28.7%
Average	List Price	247,424	217,070	14.0%
	Days on Market	22	45	-49.8%
	Percent of Original	99.1%	98.4%	0.6%
Median	List Price	232,500	197,000	18.0%
	Days on Market	9	19	-52.6%
	Percent of Original	100.0%	100.0%	0.0%

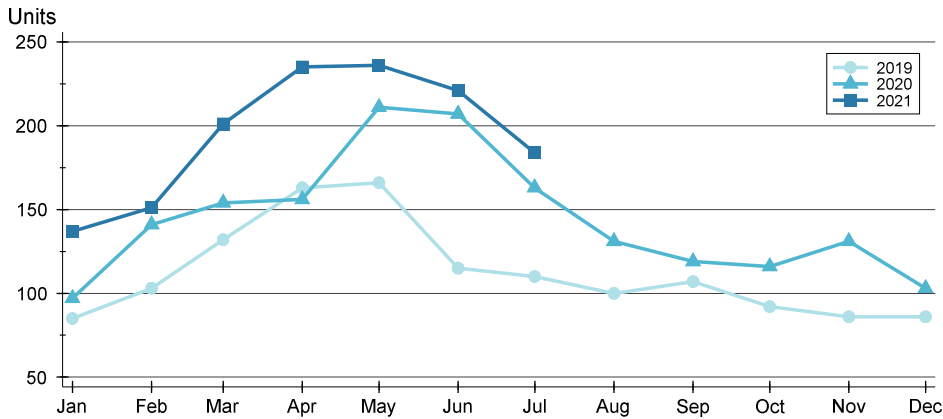
A total of 184 listings in Riley County had contracts pending at the end of July, up from 163 contracts pending at the end of July 2020.

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.

PENDING CONTRACTS ANALYSIS

**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	85	97	137
February	103	141	151
March	132	154	201
April	163	156	235
May	166	211	236
June	115	207	221
July	110	163	184
August	100	131	
September	107	119	
October	92	116	
November	86	131	
December	86	103	

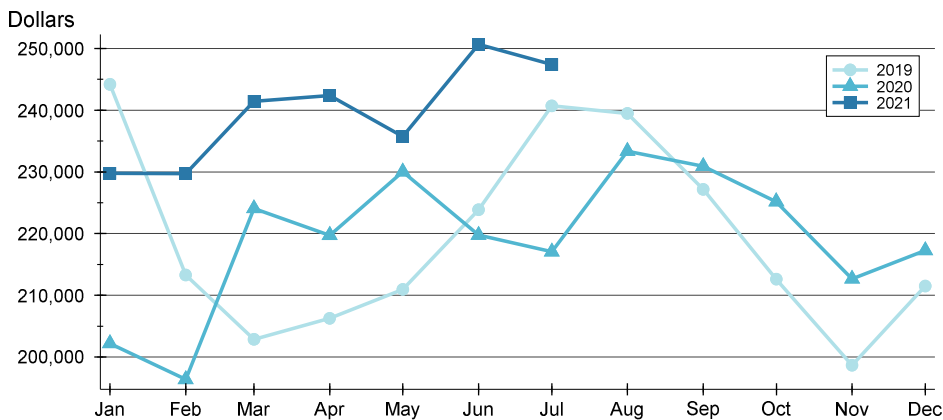
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.6%	112	37,333	32,000	55	55	100.0%	100.0%
\$50,000-\$99,999	6	3.3%	454	75,648	75,950	50	48	94.0%	97.3%
\$100,000-\$124,999	4	2.2%	439	109,750	110,000	30	8	100.0%	100.0%
\$125,000-\$149,999	14	7.6%	1,974	141,025	142,950	21	7	100.0%	100.0%
\$150,000-\$174,999	20	10.9%	3,243	162,133	164,450	19	13	99.5%	100.0%
\$175,000-\$199,999	25	13.6%	4,584	183,368	184,500	21	6	99.7%	100.0%
\$200,000-\$249,999	37	20.1%	8,425	227,691	229,900	21	9	98.8%	100.0%
\$250,000-\$299,999	34	18.5%	9,303	273,612	272,450	17	10	98.9%	100.0%
\$300,000-\$399,999	25	13.6%	8,571	342,840	348,000	20	7	98.3%	100.0%
\$400,000-\$499,999	9	4.9%	3,928	436,399	445,000	37	5	100.0%	100.0%
\$500,000-\$749,999	6	3.3%	3,595	599,150	607,450	16	11	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	899	899,000	899,000	60	60	109.0%	109.0%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	184	100.0%	45,526	247,424	232,500	22	9	99.1%	100.0%

PENDING CONTRACTS ANALYSIS

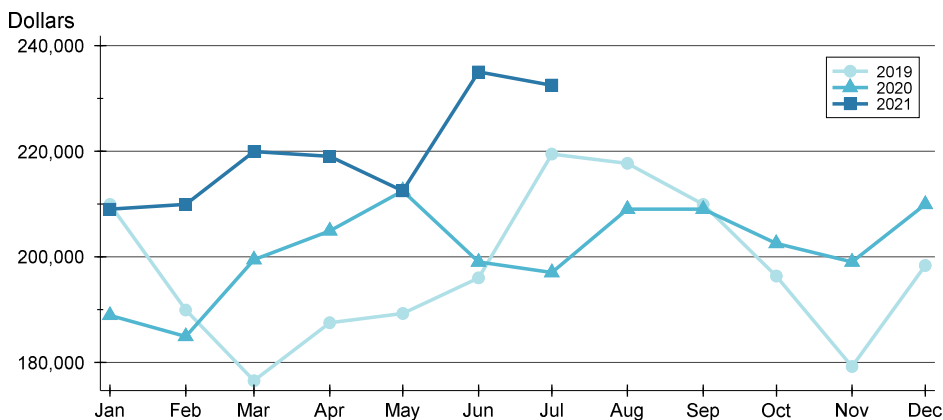
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	244,194	202,199	229,781
February	213,292	196,352	229,712
March	202,871	224,078	241,420
April	206,271	219,735	242,377
May	210,969	230,029	235,738
June	223,881	219,742	250,688
July	240,706	217,070	247,424
August	239,497	233,377	240,000
September	227,173	230,927	230,000
October	212,632	225,181	225,000
November	198,680	212,669	225,000
December	211,500	217,276	225,000

MEDIAN PRICE >>

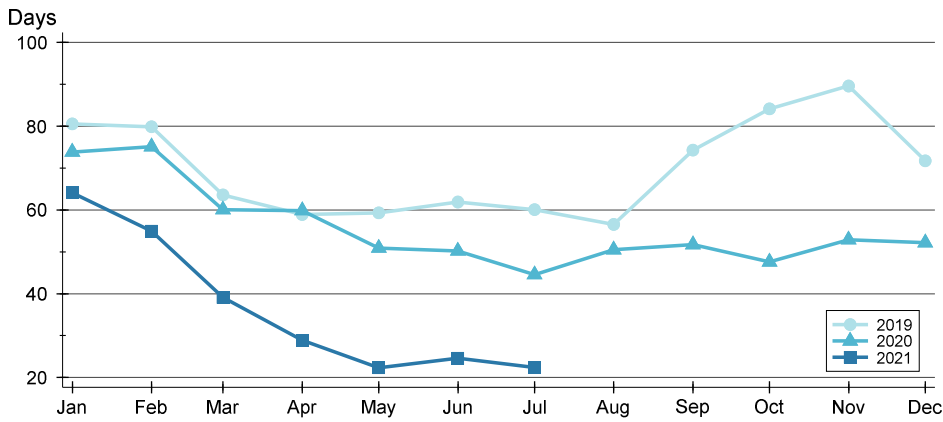


Month	2019	2020	2021
January	209,900	188,900	209,000
February	189,900	184,900	209,900
March	176,500	199,450	219,900
April	187,500	204,900	219,000
May	189,250	212,500	212,500
June	196,000	199,000	235,000
July	219,450	197,000	232,500
August	217,700	209,000	210,000
September	209,900	209,000	210,000
October	196,350	202,498	202,000
November	179,200	199,000	200,000
December	198,350	209,900	210,000

PENDING CONTRACTS ANALYSIS

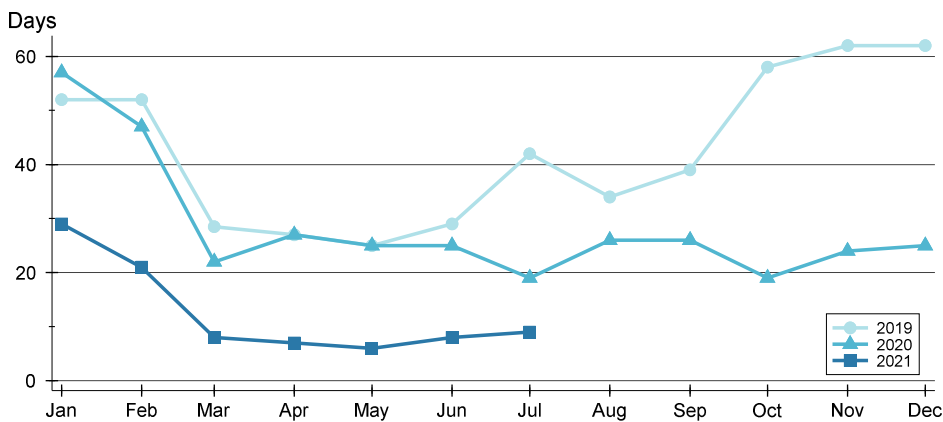
**RILEY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	81	74	64
February	80	75	55
March	64	60	39
April	59	60	29
May	59	51	22
June	62	50	25
July	60	45	22
August	74	52	
September	84	48	
October	90	53	
November	72	52	
December			

MEDIAN DOM >>



Month	2019	2020	2021
January	52	57	29
February	52	47	21
March	29	22	8
April	27	27	7
May	25	25	6
June	29	25	8
July	42	19	9
August	34	26	
September	39	26	
October	58	19	
November	62	24	
December	62	25	