



**February  
2023**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Pottawatomie County Housing Report



### Market Overview

#### Pottawatomie County Home Sales Fell in February

Total home sales in Pottawatomie County fell last month to 18 units, compared to 25 units in February 2022. Total sales volume was \$5.1 million, down from a year earlier.

The median sale price in February was \$264,200, down from \$320,000 a year earlier. Homes that sold in February were typically on the market for 46 days and sold for 98.3% of their list prices.

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

The total number of active listings in Pottawatomie County at the end of February was 60 units, up from 36 at the same point in 2022. 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 February was \$362,400.

During February, a total of 35 contracts were written up from 19 in February 2022. At the end of the month, there were 45 contracts still pending.

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## Pottawatomie County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>18</b>	<b>25</b>	<b>27</b>	<b>33</b>	<b>46</b>	<b>47</b>
Change from prior year		-28.0%	-7.4%	68.8%	-28.3%	-2.1%	38.2%
<b>Active Listings</b>		<b>60</b>	<b>36</b>	<b>34</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		66.7%	5.9%	-47.7%			
<b>Months' Supply</b>		<b>2.2</b>	<b>1.1</b>	<b>1.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		100.0%	0.0%	-52.2%			
<b>New Listings</b>		<b>40</b>	<b>32</b>	<b>30</b>	<b>69</b>	<b>61</b>	<b>55</b>
Change from prior year		25.0%	6.7%	-16.7%	13.1%	10.9%	-19.1%
<b>Contracts Written</b>		<b>35</b>	<b>19</b>	<b>32</b>	<b>52</b>	<b>44</b>	<b>60</b>
Change from prior year		84.2%	-40.6%	23.1%	18.2%	-26.7%	-1.6%
<b>Pending Contracts</b>		<b>45</b>	<b>43</b>	<b>56</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		4.7%	-23.2%	7.7%			
<b>Sales Volume (1,000s)</b>		<b>5,113</b>	<b>7,636</b>	<b>7,143</b>	<b>10,327</b>	<b>13,616</b>	<b>12,464</b>
Change from prior year		-33.0%	6.9%	82.3%	-24.2%	9.2%	44.4%
Average	<b>Sale Price</b>	<b>284,072</b>	<b>305,443</b>	<b>264,562</b>	<b>312,925</b>	<b>295,997</b>	<b>265,201</b>
	Change from prior year	-7.0%	15.5%	8.0%	5.7%	11.6%	4.5%
	<b>List Price of Actives</b>	<b>371,789</b>	<b>333,767</b>	<b>259,565</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	11.4%	28.6%	10.6%			
	<b>Days on Market</b>	<b>50</b>	<b>30</b>	<b>41</b>	<b>56</b>	<b>34</b>	<b>51</b>
Change from prior year	66.7%	-26.8%	5.1%	64.7%	-33.3%	-37.0%	
	<b>Percent of List</b>	<b>98.4%</b>	<b>101.2%</b>	<b>97.7%</b>	<b>98.4%</b>	<b>100.4%</b>	<b>97.8%</b>
Change from prior year	-2.8%	3.6%	-1.9%	-2.0%	2.7%	-2.3%	
	<b>Percent of Original</b>	<b>96.3%</b>	<b>100.6%</b>	<b>96.8%</b>	<b>95.3%</b>	<b>99.3%</b>	<b>96.4%</b>
Change from prior year	-4.3%	3.9%	-2.7%	-4.0%	3.0%	-2.8%	
Median	<b>Sale Price</b>	<b>264,200</b>	<b>320,000</b>	<b>285,000</b>	<b>299,900</b>	<b>299,000</b>	<b>270,000</b>
	Change from prior year	-17.4%	12.3%	15.5%	0.3%	10.7%	8.6%
	<b>List Price of Actives</b>	<b>362,400</b>	<b>364,450</b>	<b>268,700</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-0.6%	35.6%	31.1%			
	<b>Days on Market</b>	<b>46</b>	<b>9</b>	<b>22</b>	<b>45</b>	<b>15</b>	<b>22</b>
Change from prior year	411.1%	-59.1%	100.0%	200.0%	-31.8%	-31.3%	
	<b>Percent of List</b>	<b>98.3%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.7%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	-1.7%	0.0%	0.0%	-1.3%	0.0%	0.2%	
	<b>Percent of Original</b>	<b>96.5%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>97.2%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	-3.5%	0.0%	0.0%	-2.8%	0.0%	0.4%	

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



## Pottawatomie County Closed Listings Analysis

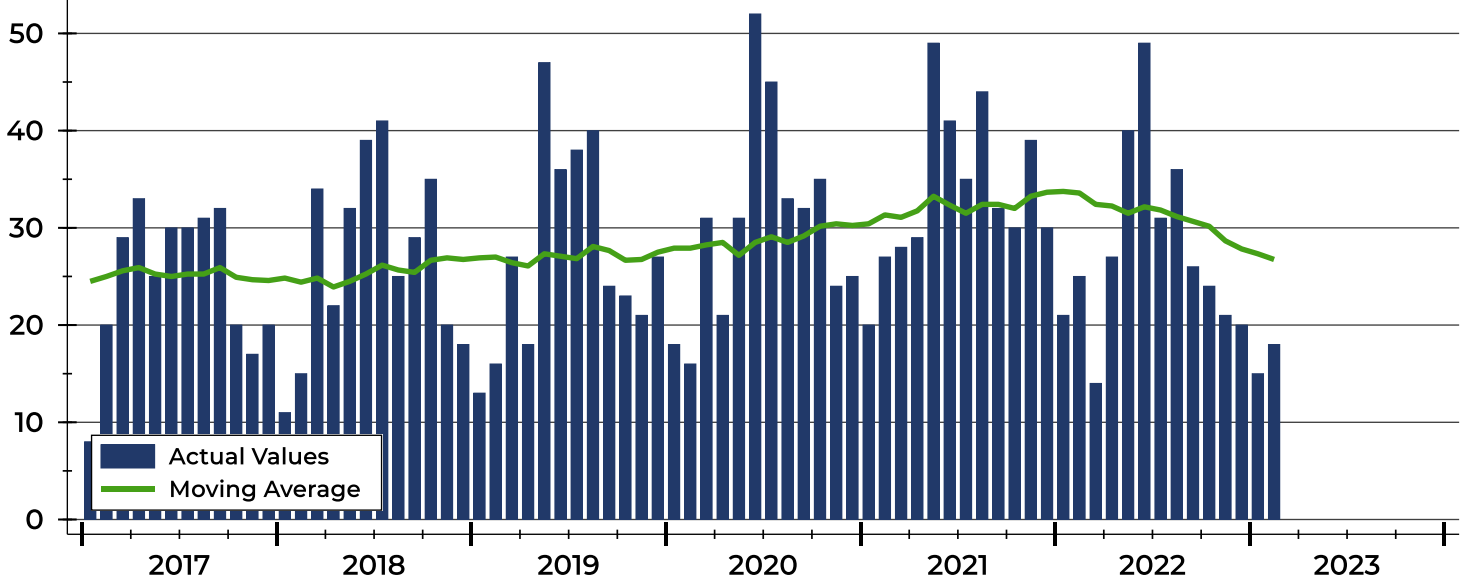
Summary Statistics for Closed Listings		February 2022			Year-to-Date 2022		
		2023	2022	Change	2023	2022	Change
Closed Listings		18	25	-28.0%	33	46	-28.3%
Volume (1,000s)		5,113	7,636	-33.0%	10,327	13,616	-24.2%
Months' Supply		2.2	1.1	100.0%	N/A	N/A	N/A
Average	Sale Price	284,072	305,443	-7.0%	312,925	295,997	5.7%
	Days on Market	50	30	66.7%	56	34	64.7%
	Percent of List	98.4%	101.2%	-2.8%	98.4%	100.4%	-2.0%
	Percent of Original	96.3%	100.6%	-4.3%	95.3%	99.3%	-4.0%
Median	Sale Price	264,200	320,000	-17.4%	299,900	299,000	0.3%
	Days on Market	46	9	411.1%	45	15	200.0%
	Percent of List	98.3%	100.0%	-1.7%	98.7%	100.0%	-1.3%
	Percent of Original	96.5%	100.0%	-3.5%	97.2%	100.0%	-2.8%

A total of 18 homes sold in Pottawatomie County in February, down from 25 units in February 2022. Total sales volume fell to \$5.1 million compared to \$7.6 million in the previous year.

The median sales price in February was \$264,200, down 17.4% compared to the prior year. Median days on market was 46 days, up from 22 days in January, and up from 9 in February 2022.

## History of Closed Listings

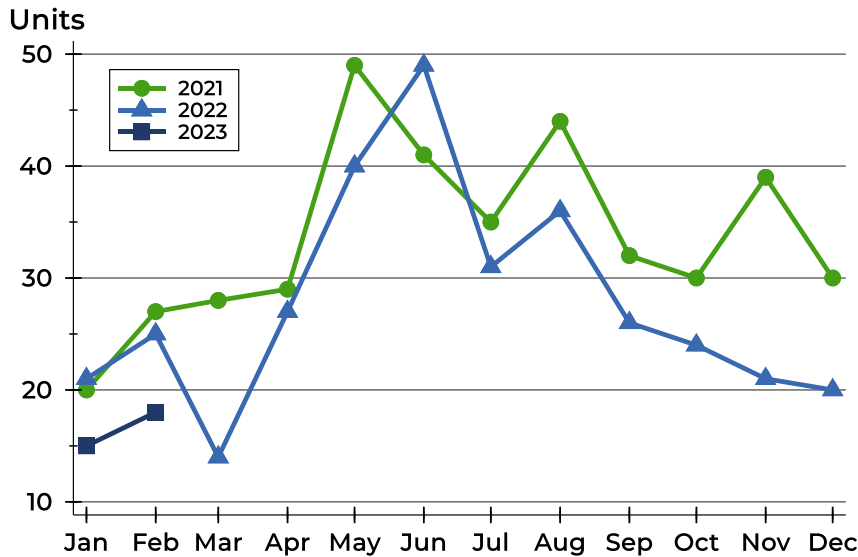
Units





## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	20	21	15
February	27	25	18
March	28	14	
April	29	27	
May	49	40	
June	41	49	
July	35	31	
August	44	36	
September	32	26	
October	30	24	
November	39	21	
December	30	20	

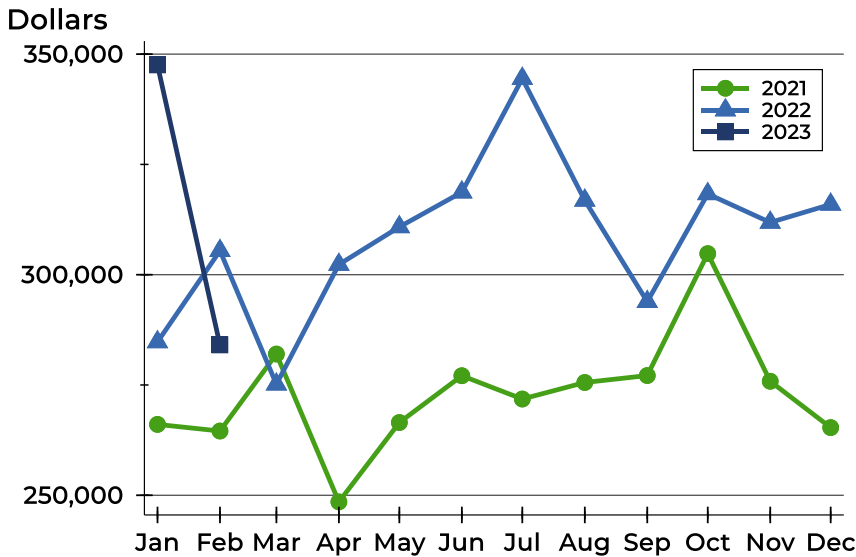
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	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	2	11.1%	2.0	189,000	189,000	4	4	98.6%	98.6%	98.6%	98.6%
\$200,000-\$249,999	6	33.3%	1.4	227,483	229,950	47	56	97.7%	97.9%	94.4%	93.8%
\$250,000-\$299,999	3	16.7%	1.7	274,800	274,400	94	58	97.1%	97.7%	94.3%	97.7%
\$300,000-\$399,999	5	27.8%	1.9	324,200	320,000	56	39	99.9%	100.0%	98.6%	100.0%
\$400,000-\$499,999	2	11.1%	2.9	462,500	462,500	25	25	98.9%	98.9%	96.9%	96.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



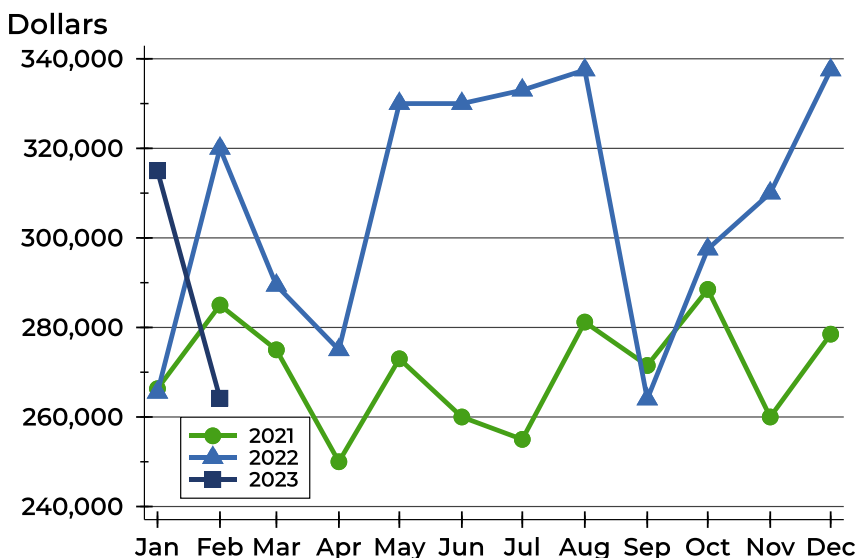
## Pottawatomie County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	266,064	284,752	<b>347,548</b>
February	264,562	305,443	<b>284,072</b>
March	282,018	275,167	
April	248,504	302,308	
May	266,490	310,831	
June	277,099	318,706	
July	271,821	344,468	
August	275,567	316,847	
September	277,140	293,881	
October	304,775	318,325	
November	275,848	311,843	
December	265,343	315,935	

### Median Price

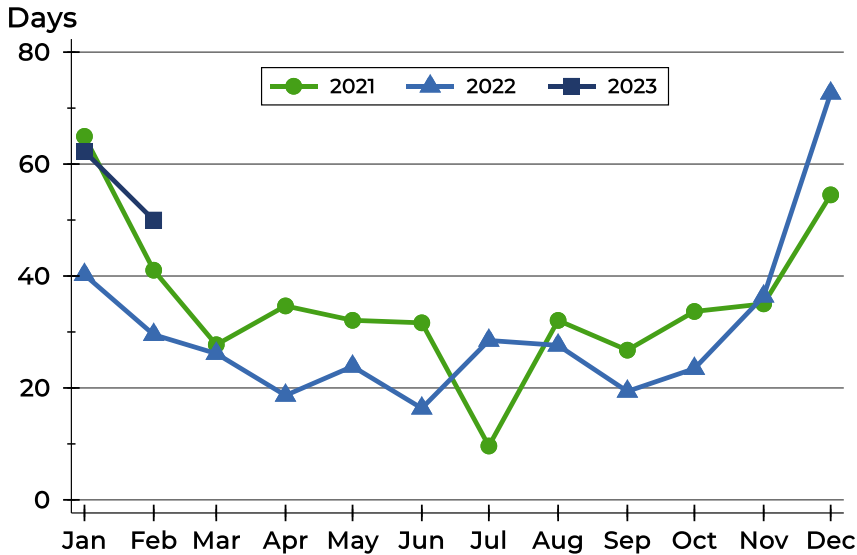


Month	2021	2022	2023
January	266,314	265,500	<b>315,000</b>
February	285,000	320,000	<b>264,200</b>
March	275,000	289,400	
April	250,000	275,000	
May	273,000	330,000	
June	260,000	330,000	
July	255,000	333,000	
August	281,200	337,500	
September	271,500	264,000	
October	288,500	297,500	
November	260,000	310,000	
December	278,500	337,500	



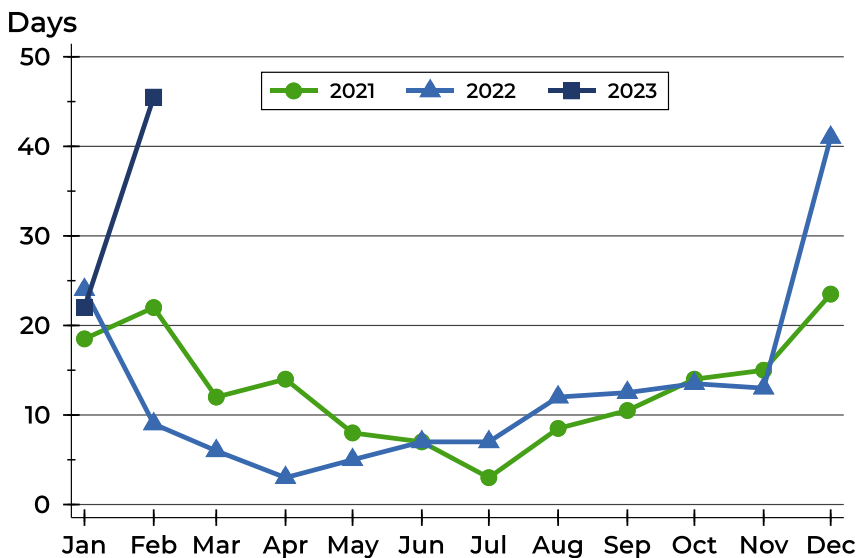
## Pottawatomie County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	65	40	62
February	41	30	50
March	28	26	
April	35	19	
May	32	24	
June	32	16	
July	10	28	
August	32	28	
September	27	19	
October	34	23	
November	35	36	
December	55	73	

### Median DOM



Month	2021	2022	2023
January	19	24	22
February	22	9	46
March	12	6	
April	14	3	
May	8	5	
June	7	7	
July	3	7	
August	9	12	
September	11	13	
October	14	14	
November	15	13	
December	24	41	



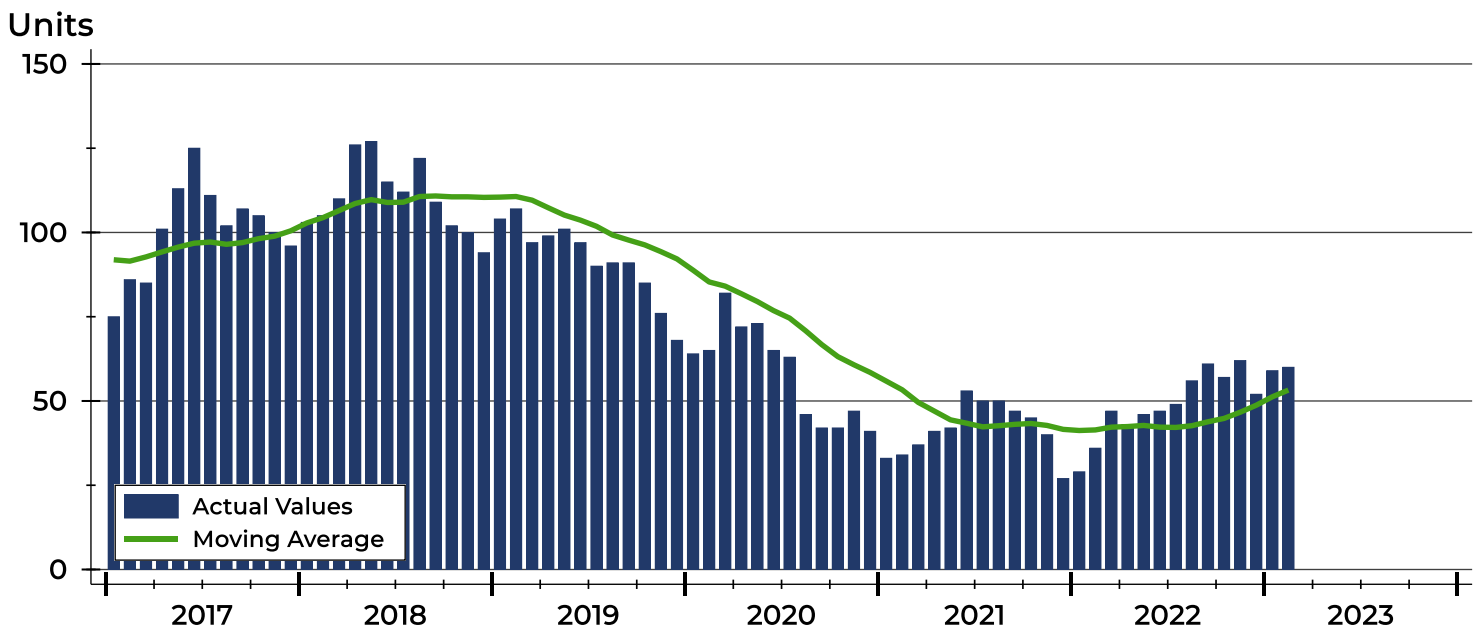
## Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2023	2022	Change
Active Listings		<b>60</b>	36	<b>66.7%</b>
Volume (1,000s)		<b>22,307</b>	12,016	<b>85.6%</b>
Months' Supply		<b>2.2</b>	1.1	<b>100.0%</b>
Average	List Price	<b>371,789</b>	333,767	<b>11.4%</b>
	Days on Market	<b>63</b>	52	<b>21.2%</b>
	Percent of Original	<b>98.7%</b>	99.6%	<b>-0.9%</b>
Median	List Price	<b>362,400</b>	364,450	<b>-0.6%</b>
	Days on Market	<b>35</b>	27	<b>29.6%</b>
	Percent of Original	<b>100.0%</b>	100.0%	<b>0.0%</b>

A total of 60 homes were available for sale in Pottawatomie County at the end of February. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$362,400, down 0.6% from 2022. The typical time on market for active listings was 35 days, up from 27 days a year earlier.

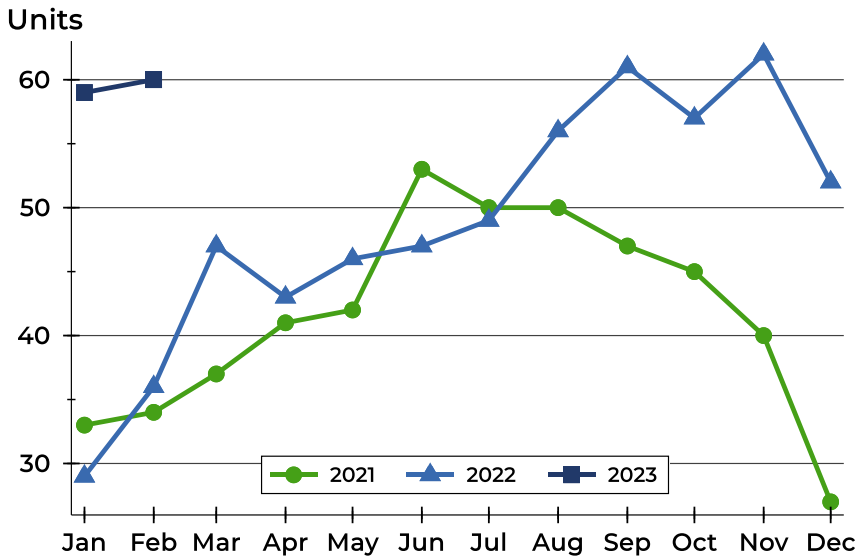
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	33	29	59
February	34	36	60
March	37	47	
April	41	43	
May	42	46	
June	53	47	
July	50	49	
August	50	56	
September	47	61	
October	45	57	
November	40	62	
December	27	52	

### Active Listings by Price Range

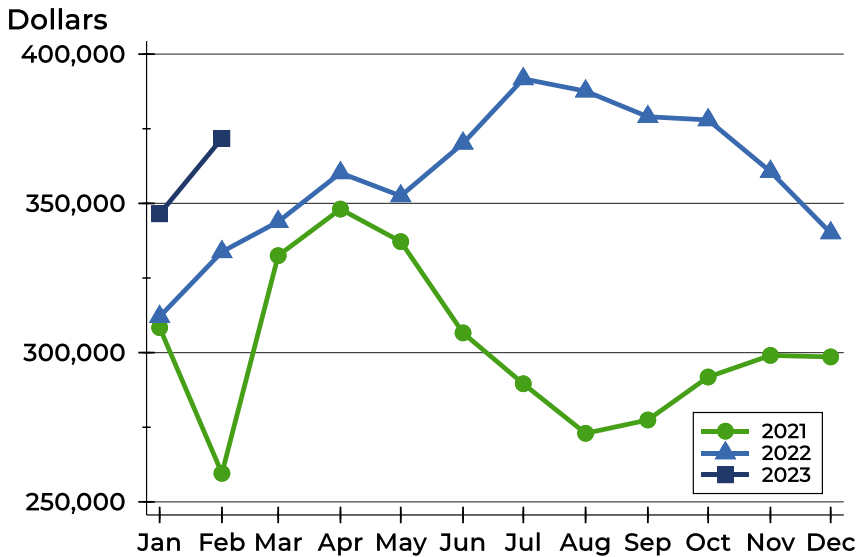
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	1.7%	N/A	105,000	105,000	7	7	100.0%	100.0%
\$125,000-\$149,999	2	3.3%	N/A	127,500	127,500	73	73	93.3%	93.3%
\$150,000-\$174,999	2	3.3%	N/A	168,900	168,900	83	83	100.0%	100.0%
\$175,000-\$199,999	2	3.3%	2.0	181,950	181,950	21	21	90.5%	90.5%
\$200,000-\$249,999	4	6.7%	1.4	230,375	238,250	79	70	96.7%	99.0%
\$250,000-\$299,999	9	15.0%	1.7	280,367	270,000	61	48	99.2%	100.0%
\$300,000-\$399,999	19	31.7%	1.9	355,374	359,900	72	28	98.9%	100.0%
\$400,000-\$499,999	11	18.3%	2.9	433,309	429,900	84	62	99.5%	100.0%
\$500,000-\$749,999	10	16.7%	N/A	628,233	632,500	28	19	99.9%	100.0%
\$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





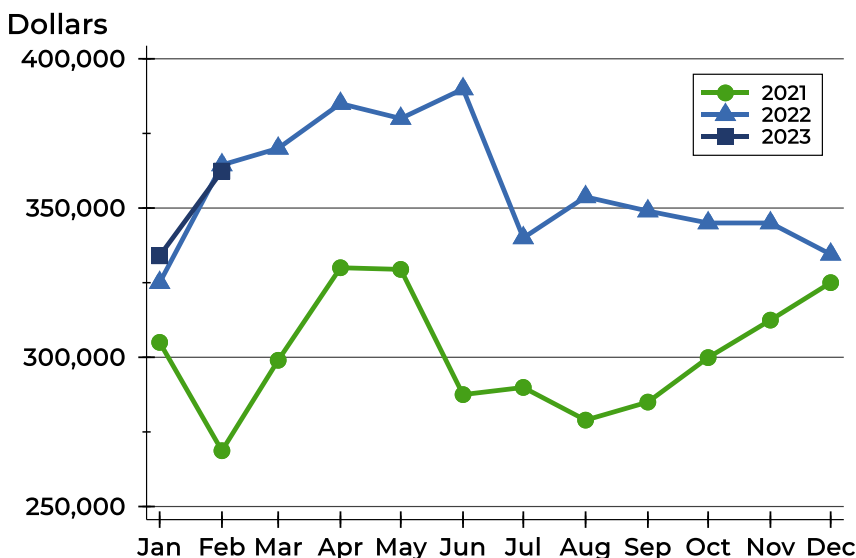
## Pottawatomie County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	308,385	312,066	<b>346,498</b>
February	259,565	333,767	<b>371,789</b>
March	332,489	343,857	
April	348,095	360,213	
May	337,200	352,492	
June	306,614	370,121	
July	289,574	391,716	
August	272,958	387,600	
September	277,430	379,030	
October	291,840	377,949	
November	299,078	360,668	
December	298,563	340,103	

### Median Price

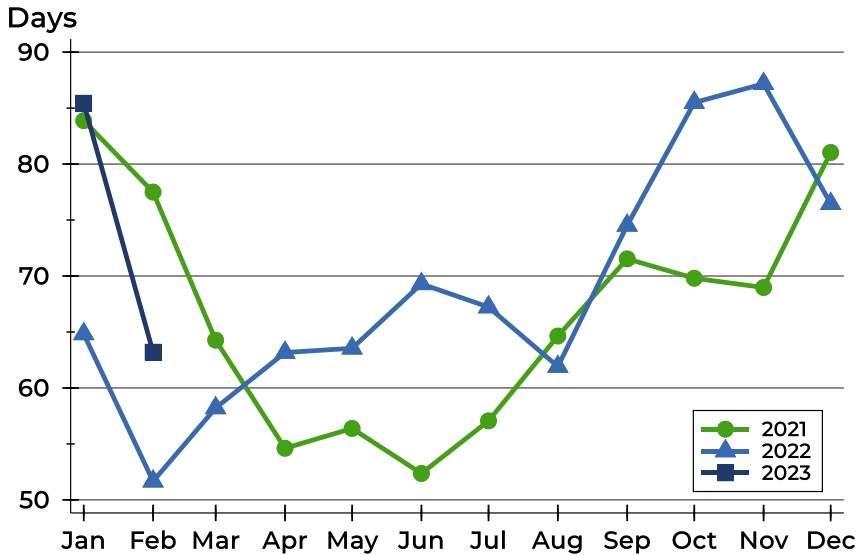


Month	2021	2022	2023
January	305,000	325,000	<b>334,000</b>
February	268,700	364,450	<b>362,400</b>
March	299,000	370,000	
April	330,000	385,000	
May	329,450	380,000	
June	287,500	389,900	
July	289,900	340,000	
August	278,950	353,750	
September	285,000	349,000	
October	299,900	345,000	
November	312,450	345,000	
December	325,000	334,500	



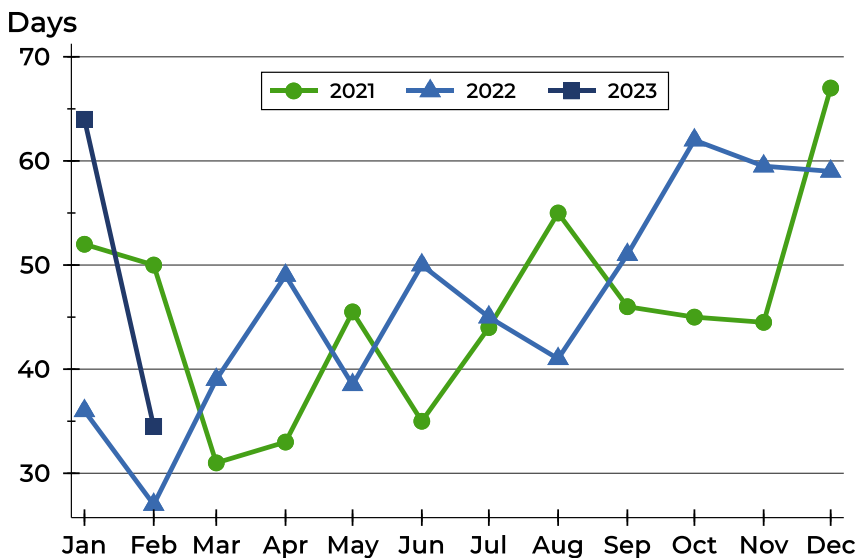
## Pottawatomie County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	84	65	85
February	78	52	63
March	64	58	
April	55	63	
May	56	64	
June	52	69	
July	57	67	
August	65	62	
September	72	75	
October	70	85	
November	69	87	
December	81	76	

### Median DOM

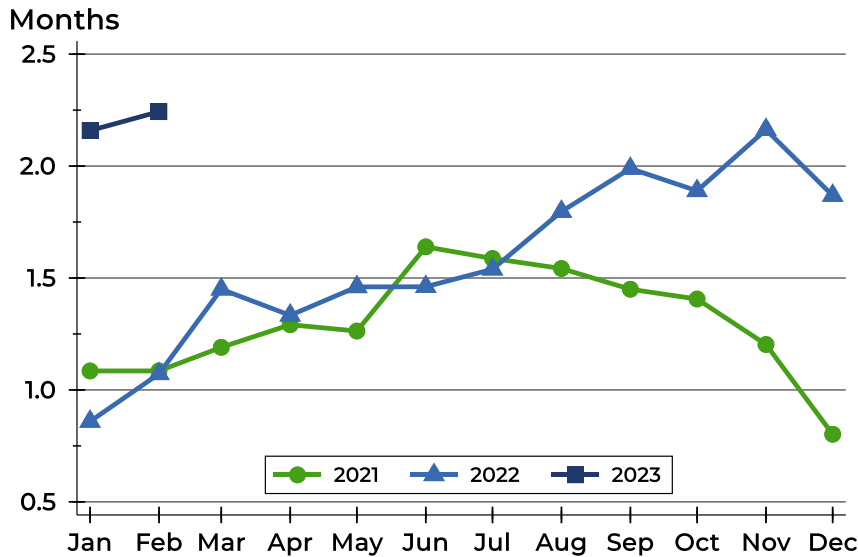


Month	2021	2022	2023
January	52	36	64
February	50	27	35
March	31	39	
April	33	49	
May	46	39	
June	35	50	
July	44	45	
August	55	41	
September	46	51	
October	45	62	
November	45	60	
December	67	59	



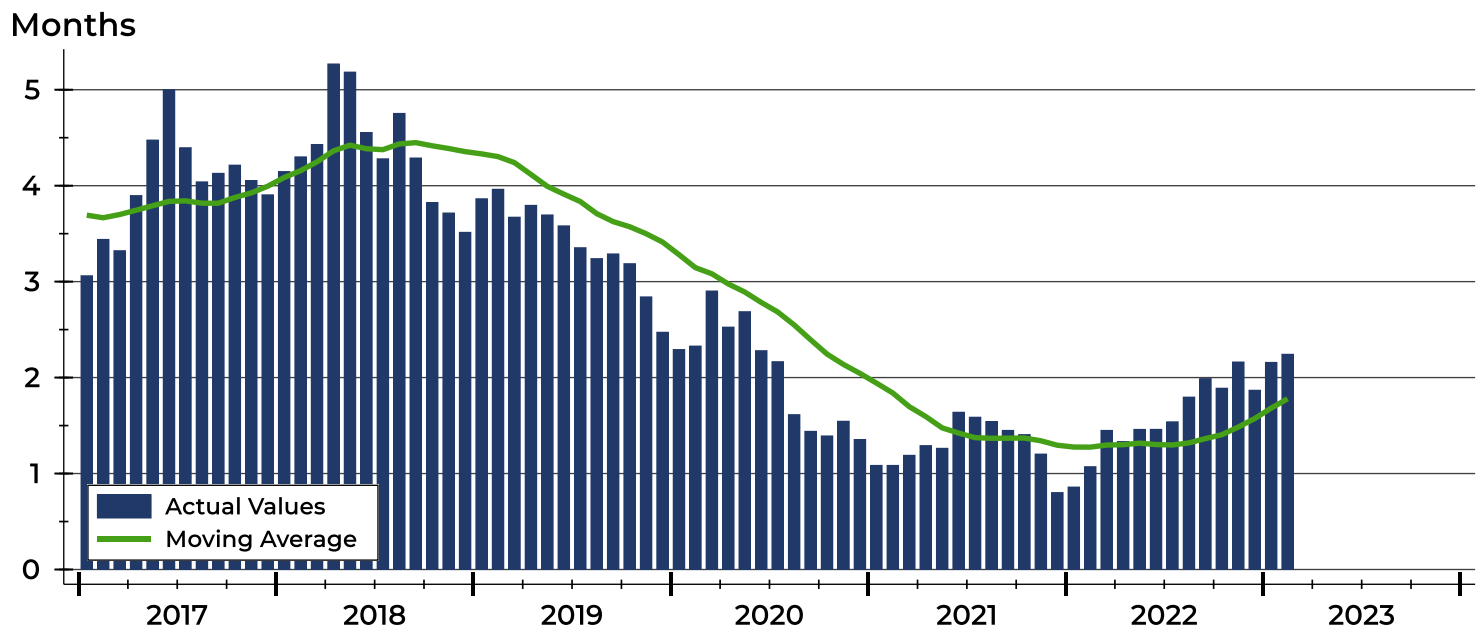
# Pottawatomie County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	1.1	0.9	2.2
February	1.1	1.1	2.2
March	1.2	1.4	
April	1.3	1.3	
May	1.3	1.5	
June	1.6	1.5	
July	1.6	1.5	
August	1.5	1.8	
September	1.4	2.0	
October	1.4	1.9	
November	1.2	2.2	
December	0.8	1.9	

## History of Month's Supply





## Pottawatomie County New Listings Analysis

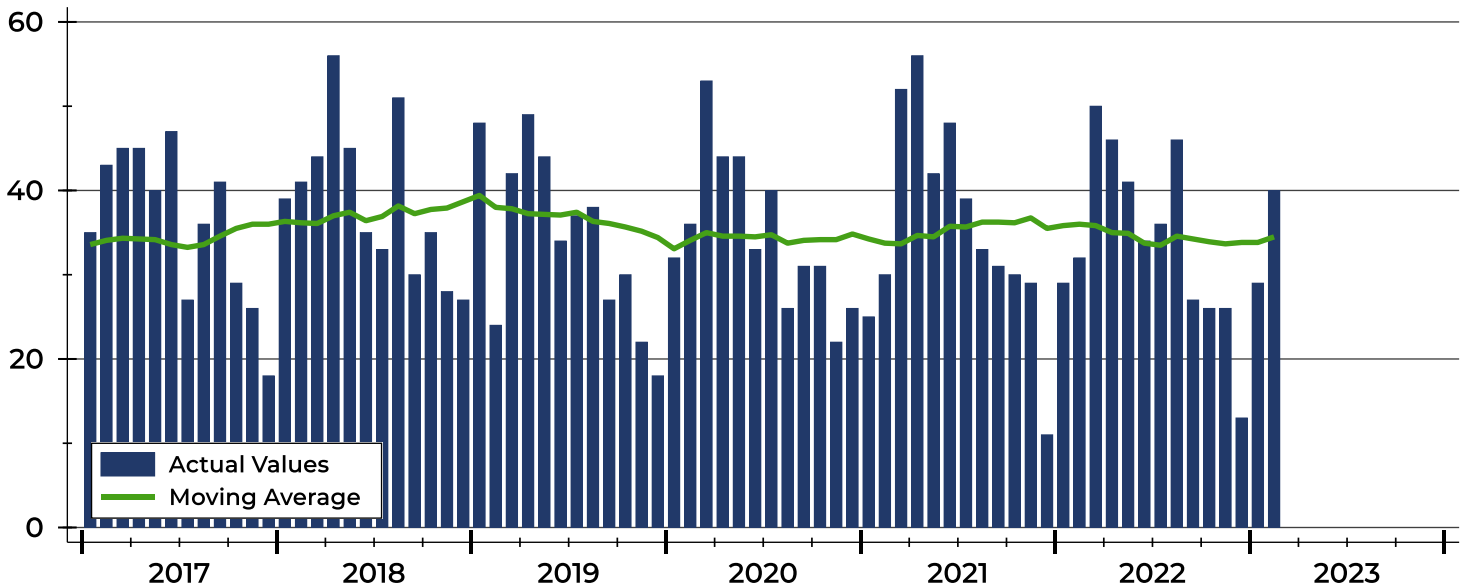
Summary Statistics for New Listings		2023	February 2022	Change
Current Month	New Listings	40	32	25.0%
	Volume (1,000s)	15,317	10,783	42.0%
	Average List Price	382,936	336,953	13.6%
	Median List Price	364,950	340,000	7.3%
Year-to-Date	New Listings	69	61	13.1%
	Volume (1,000s)	26,017	20,597	26.3%
	Average List Price	377,055	337,659	11.7%
	Median List Price	364,900	329,000	10.9%

A total of 40 new listings were added in Pottawatomie County during February, up 25.0% from the same month in 2022. Year-to-date Pottawatomie County has seen 69 new listings.

The median list price of these homes was \$364,950 up from \$340,000 in 2022.

## History of New Listings

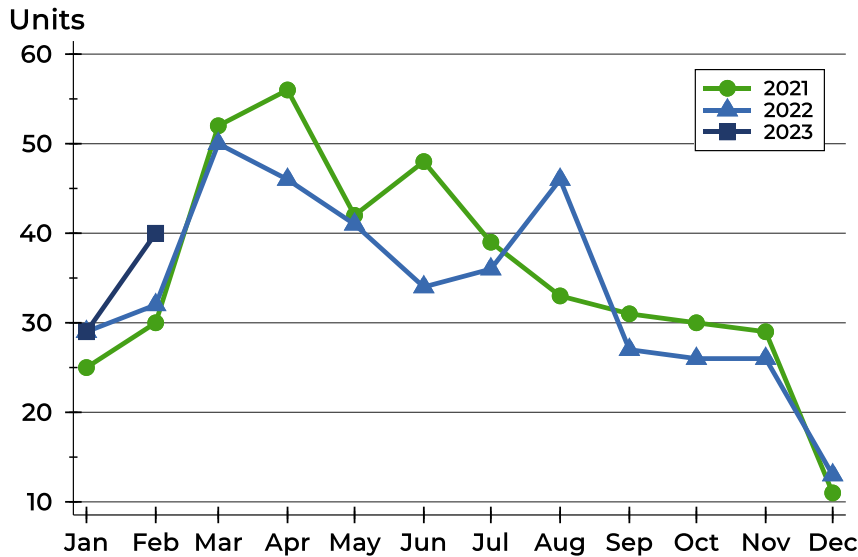
Units





## Pottawatomie County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	25	29	29
February	30	32	40
March	52	50	
April	56	46	
May	42	41	
June	48	34	
July	39	36	
August	33	46	
September	31	27	
October	30	26	
November	29	26	
December	11	13	

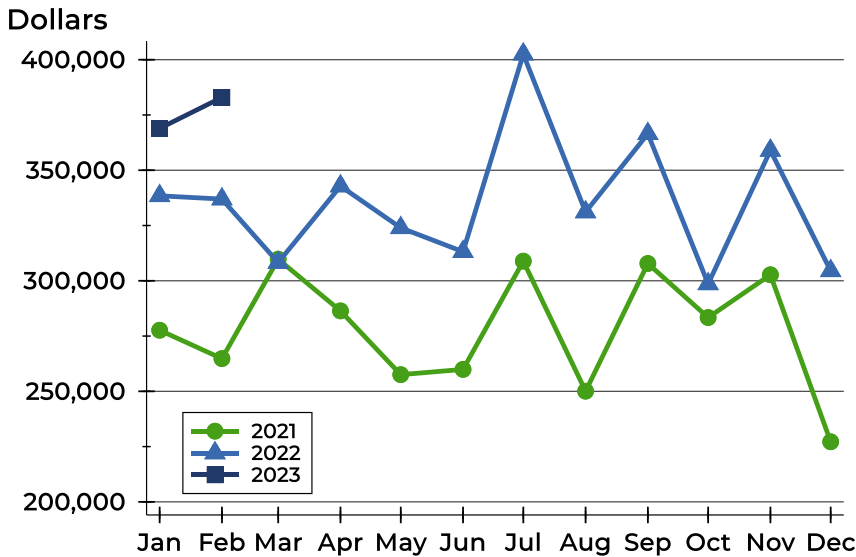
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	2.5%	105,000	105,000	13	13	100.0%	100.0%
\$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	3	7.5%	187,933	184,000	18	25	93.7%	97.4%
\$200,000-\$249,999	3	7.5%	213,333	210,000	4	3	100.0%	100.0%
\$250,000-\$299,999	3	7.5%	289,966	299,900	21	29	100.0%	100.0%
\$300,000-\$399,999	20	50.0%	359,115	364,950	16	13	100.0%	100.0%
\$400,000-\$499,999	1	2.5%	415,000	415,000	13	13	100.0%	100.0%
\$500,000-\$749,999	9	22.5%	615,714	624,500	17	22	99.8%	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



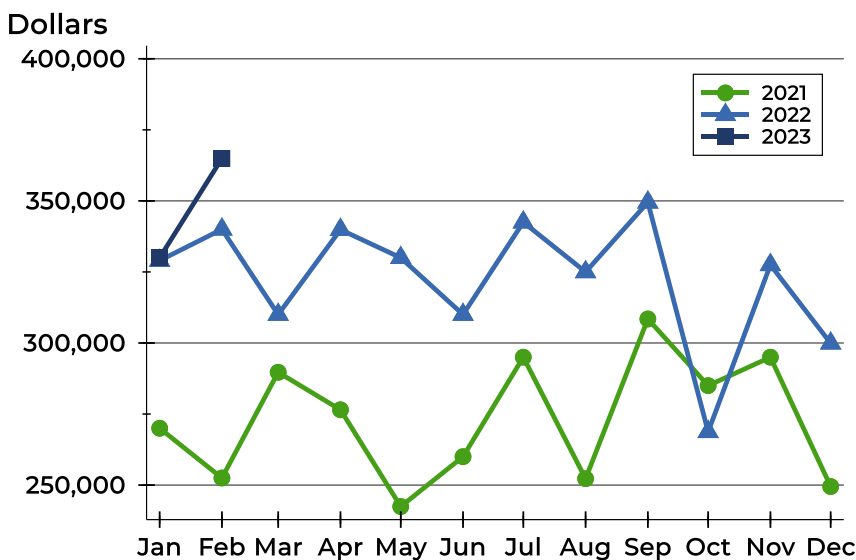
## Pottawatomie County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	277,640	338,438	368,945
February	264,803	336,953	382,936
March	309,779	308,271	308,271
April	286,386	342,847	342,847
May	257,544	323,966	323,966
June	259,931	313,151	313,151
July	308,895	402,519	402,519
August	250,072	331,116	331,116
September	307,825	366,507	366,507
October	283,383	298,596	298,596
November	302,724	358,965	358,965
December	227,186	304,512	304,512

### Median Price



Month	2021	2022	2023
January	270,000	329,000	330,000
February	252,500	340,000	364,950
March	289,700	310,000	310,000
April	276,500	339,900	339,900
May	242,450	330,000	330,000
June	260,000	310,000	310,000
July	295,000	342,500	342,500
August	252,250	325,000	325,000
September	308,450	349,500	349,500
October	285,000	268,750	268,750
November	295,000	327,500	327,500
December	249,500	299,900	299,900



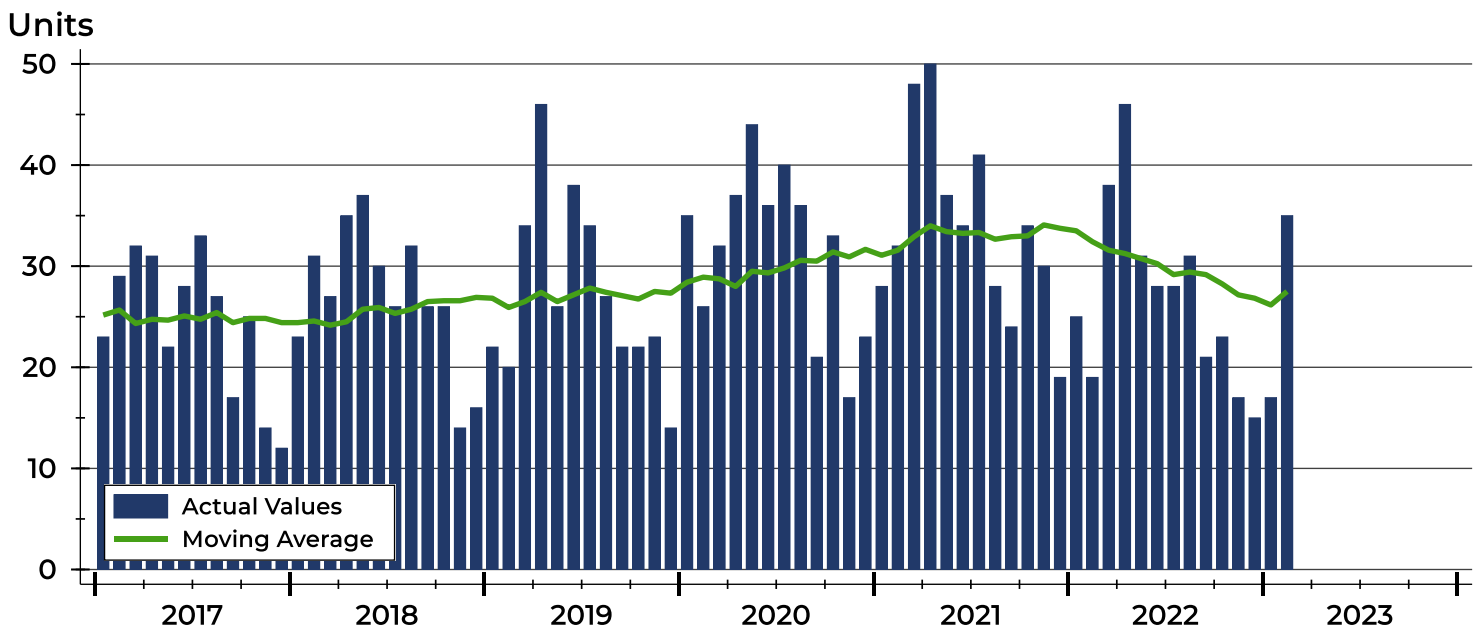
## Pottawatomie County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		35	19	84.2%	52	44	18.2%
Volume (1,000s)		11,690	5,492	112.9%	16,783	13,305	26.1%
Average	Sale Price	334,009	289,037	15.6%	322,758	302,395	6.7%
	Days on Market	67	32	109.4%	54	33	63.6%
	Percent of Original	98.8%	100.2%	-1.4%	98.4%	101.2%	-2.8%
Median	Sale Price	334,500	279,000	19.9%	327,500	289,000	13.3%
	Days on Market	25	6	316.7%	24	7	242.9%
	Percent of Original	100.0%	100.6%	-0.6%	100.0%	100.5%	-0.5%

A total of 35 contracts for sale were written in Pottawatomie County during the month of February, up from 19 in 2022. The median list price of these homes was \$334,500, up from \$279,000 the prior year.

Half of the homes that went under contract in February were on the market less than 25 days, compared to 6 days in February 2022.

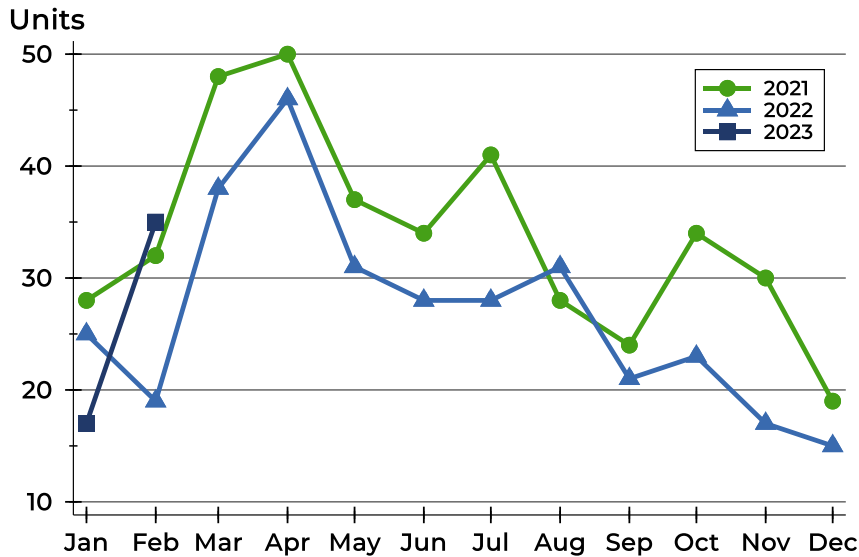
## History of Contracts Written





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	28	25	17
February	32	19	35
March	48	38	
April	50	46	
May	37	31	
June	34	28	
July	41	28	
August	28	31	
September	24	21	
October	34	23	
November	30	17	
December	19	15	

### Contracts Written by Price Range

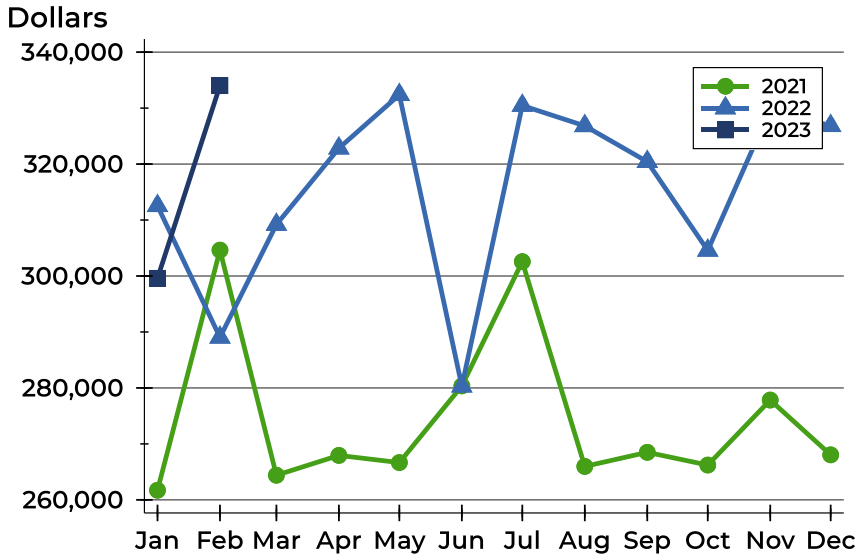
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	5.7%	94,950	94,950	105	105	94.4%	94.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	2.9%	145,000	145,000	66	66	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	2.9%	199,900	199,900	1	1	100.0%	100.0%
\$200,000-\$249,999	3	8.6%	213,333	210,000	4	3	100.0%	100.0%
\$250,000-\$299,999	4	11.4%	276,000	277,000	17	21	100.0%	100.0%
\$300,000-\$399,999	16	45.7%	345,731	335,000	93	37	98.7%	100.0%
\$400,000-\$499,999	4	11.4%	419,950	419,900	72	60	96.9%	96.6%
\$500,000-\$749,999	4	11.4%	550,000	555,000	49	43	100.7%	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





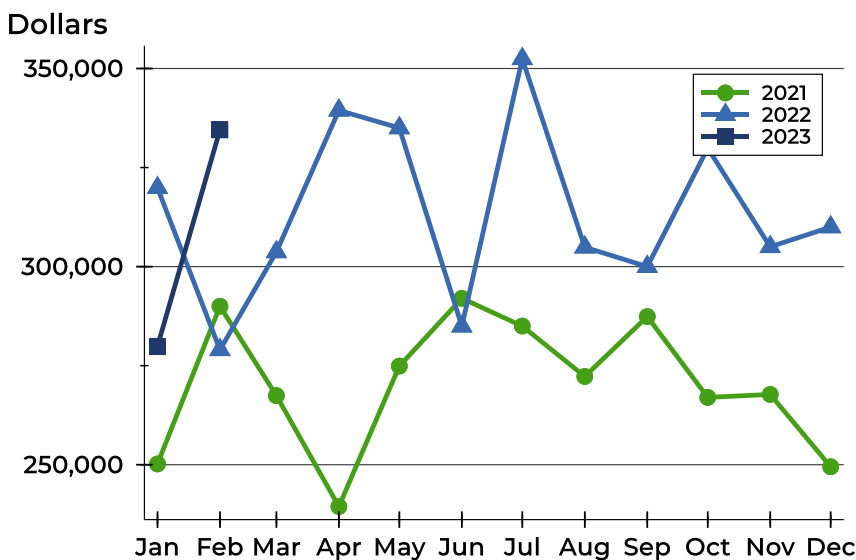
## Pottawatomie County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	261,718	312,546	<b>299,594</b>
February	304,628	289,037	<b>334,009</b>
March	264,400	309,196	
April	267,945	322,826	
May	266,667	332,385	
June	280,366	280,298	
July	302,572	330,457	
August	265,977	326,824	
September	268,499	320,429	
October	266,221	304,570	
November	277,837	329,815	
December	268,045	326,840	

### Median Price

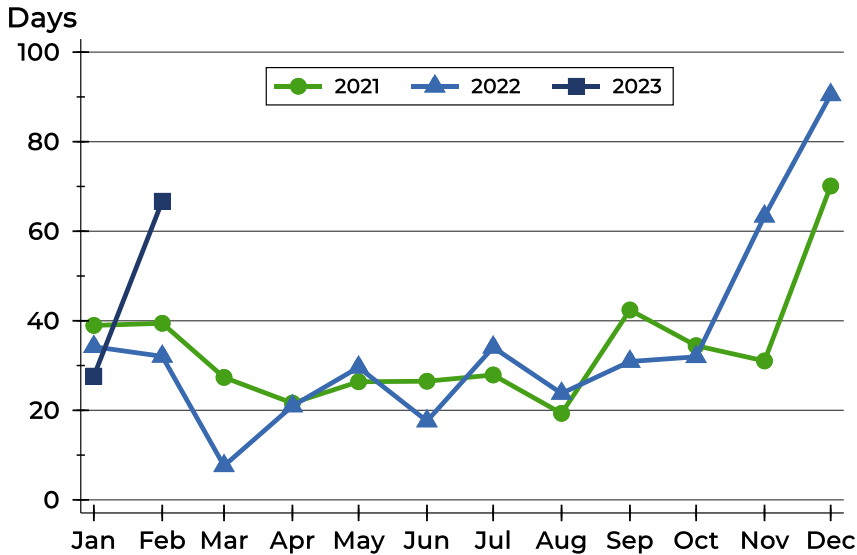


Month	2021	2022	2023
January	250,200	319,900	<b>279,900</b>
February	290,000	279,000	<b>334,500</b>
March	267,450	303,700	
April	239,450	339,450	
May	274,900	335,000	
June	292,000	284,950	
July	285,000	352,450	
August	272,280	304,900	
September	287,400	300,000	
October	267,000	329,900	
November	267,750	305,000	
December	249,500	310,000	



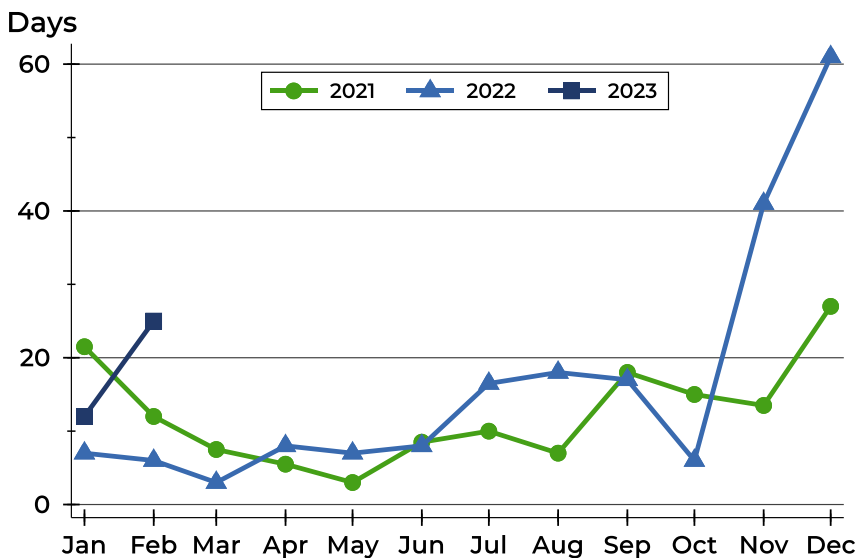
## Pottawatomie County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	39	34	28
February	39	32	67
March	27	8	
April	22	21	
May	26	30	
June	27	18	
July	28	34	
August	19	24	
September	42	31	
October	34	32	
November	31	63	
December	70	90	

### Median DOM



Month	2021	2022	2023
January	22	7	12
February	12	6	25
March	8	3	
April	6	8	
May	3	7	
June	9	8	
July	10	17	
August	7	18	
September	18	17	
October	15	6	
November	14	41	
December	27	61	



## Pottawatomie County Pending Contracts Analysis

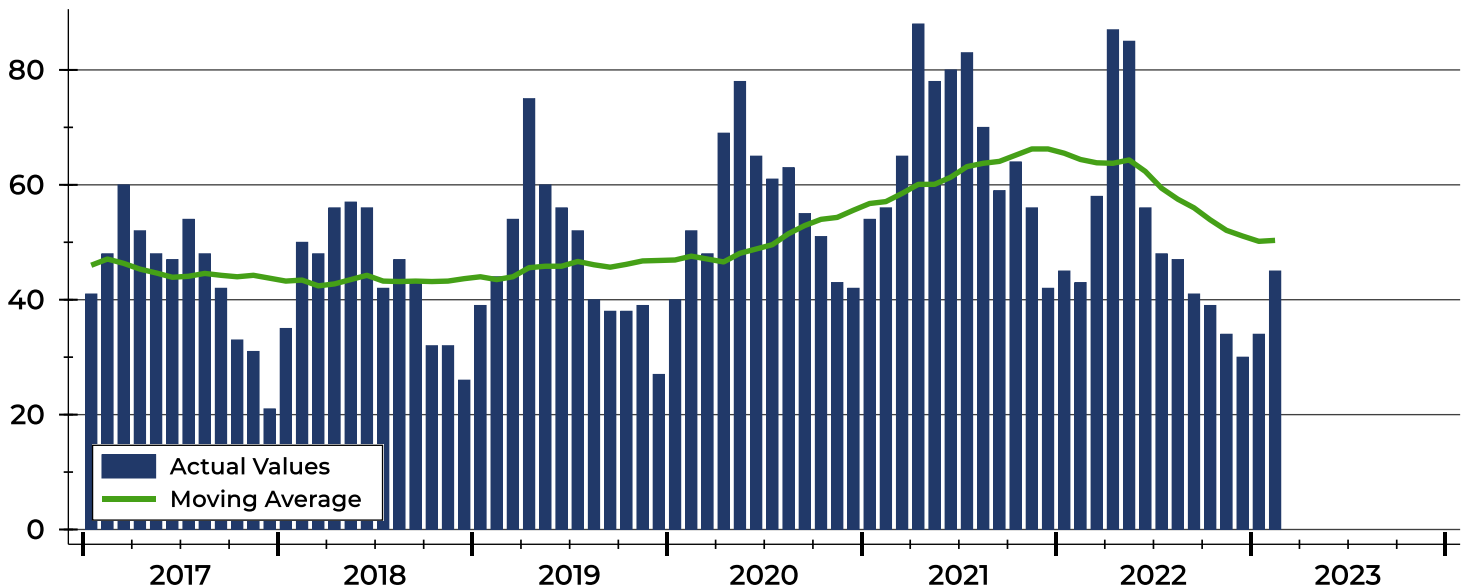
Summary Statistics for Pending Contracts		End of February		
		2023	2022	Change
Pending Contracts		45	43	4.7%
Volume (1,000s)		15,094	13,022	15.9%
Average	List Price	335,418	302,832	10.8%
	Days on Market	52	41	26.8%
	Percent of Original	100.2%	100.3%	-0.1%
Median	List Price	332,500	288,000	15.5%
	Days on Market	22	10	120.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 45 listings in Pottawatomie County had contracts pending at the end of February, up from 43 contracts pending at the end of February 2022.

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

## History of Pending Contracts

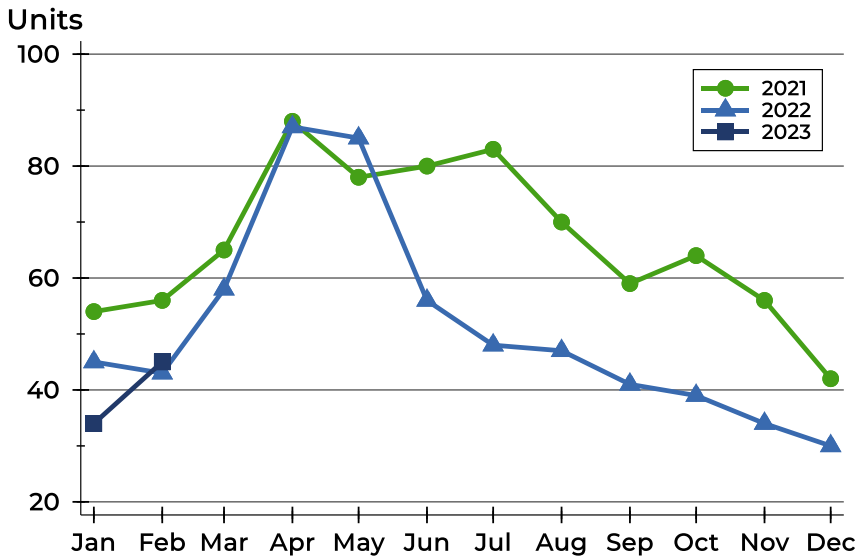
Units





## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	54	45	34
February	56	43	45
March	65	58	
April	88	87	
May	78	85	
June	80	56	
July	83	48	
August	70	47	
September	59	41	
October	64	39	
November	56	34	
December	42	30	

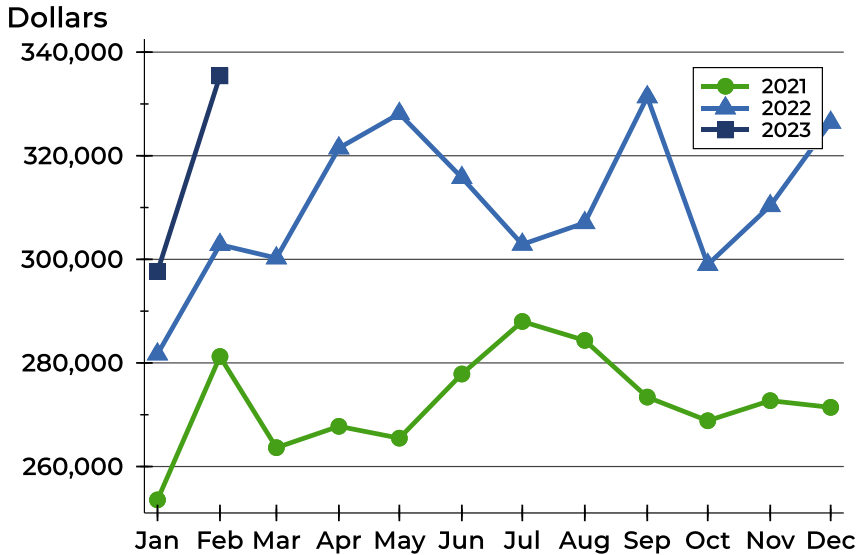
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	2.2%	99,900	99,900	112	112	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	2.2%	145,000	145,000	66	66	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	2.2%	199,900	199,900	1	1	100.0%	100.0%
\$200,000-\$249,999	8	17.8%	229,900	232,200	12	4	100.0%	100.0%
\$250,000-\$299,999	5	11.1%	272,800	260,000	22	22	106.0%	100.0%
\$300,000-\$399,999	18	40.0%	349,589	340,000	77	22	99.4%	100.0%
\$400,000-\$499,999	7	15.6%	421,886	419,900	54	41	98.2%	100.0%
\$500,000-\$749,999	4	8.9%	550,000	555,000	49	43	100.7%	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



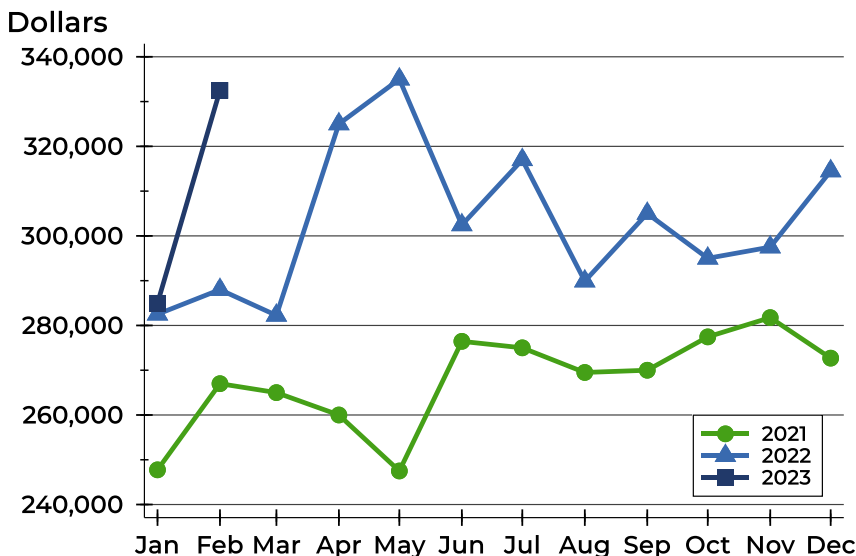
## Pottawatomie County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	253,565	281,700	297,634
February	281,241	302,832	335,418
March	263,641	300,248	
April	267,766	321,471	
May	265,473	328,125	
June	277,862	315,771	
July	288,006	302,886	
August	284,350	307,048	
September	273,403	331,346	
October	268,839	298,977	
November	272,718	310,334	
December	271,423	326,423	

### Median Price

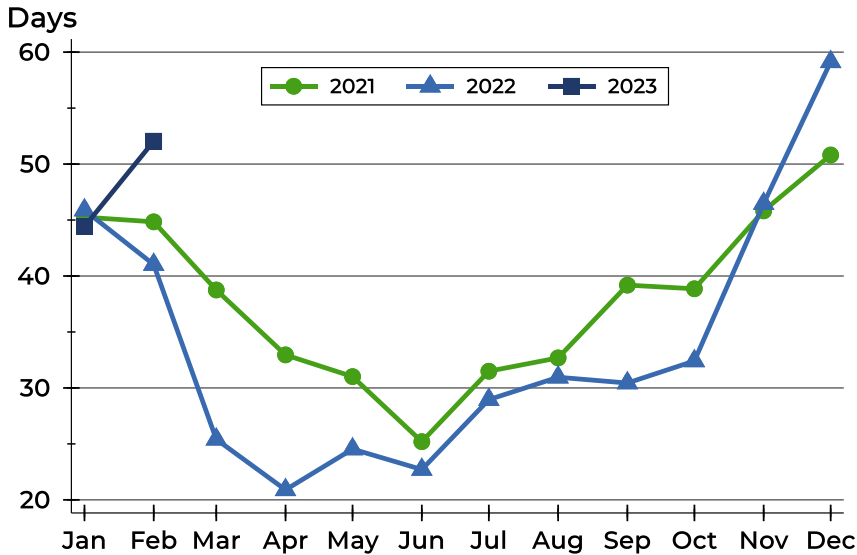


Month	2021	2022	2023
January	247,750	282,500	284,950
February	267,000	288,000	332,500
March	265,000	282,250	
April	260,000	325,000	
May	247,500	335,000	
June	276,450	302,450	
July	275,000	317,000	
August	269,500	289,900	
September	270,000	305,000	
October	277,450	295,000	
November	281,750	297,500	
December	272,700	314,500	



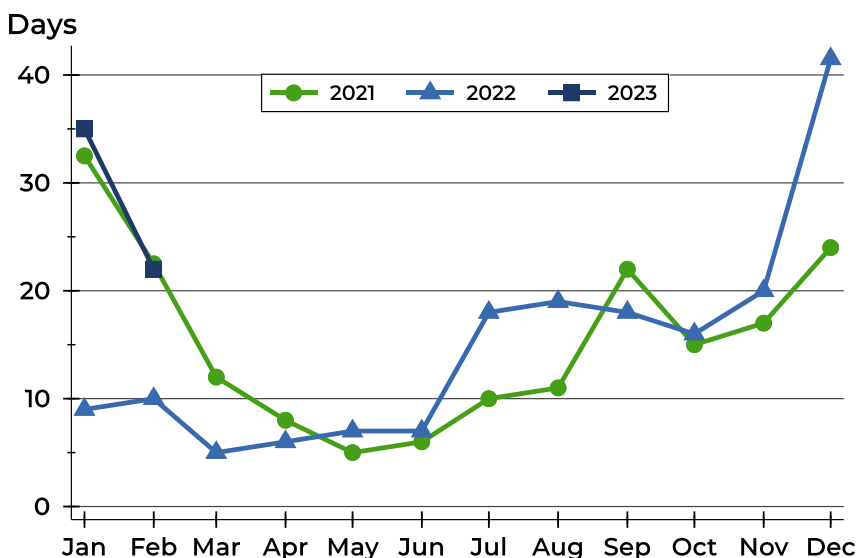
## Pottawatomie County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	45	46	44
February	45	41	52
March	39	25	
April	33	21	
May	31	25	
June	25	23	
July	31	29	
August	33	31	
September	39	30	
October	39	32	
November	46	46	
December	51	59	59

### Median DOM



Month	2021	2022	2023
January	33	9	35
February	23	10	22
March	12	5	
April	8	6	
May	5	7	
June	6	7	
July	10	18	
August	11	19	
September	22	18	
October	15	16	
November	17	20	
December	24	42	42