



# Pottawatomie County Housing Report



## Market Overview

### Pottawatomie County Home Sales Rose in December

Total home sales in Pottawatomie County rose by 31.3% last month to 21 units, compared to 16 units in December 2023. Total sales volume was \$6.9 million, up 34.3% from a year earlier.

The median sale price in December was \$296,000, up from \$259,703 a year earlier. Homes that sold in December were typically on the market for 19 days and sold for 98.9% of their list prices.

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

The total number of active listings in Pottawatomie County at the end of December was 46 units, up from 43 at the same point in 2023. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$316,200.

During December, a total of 17 contracts were written up from 14 in December 2023. At the end of the month, there were 22 contracts still pending.

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## Pottawatomie County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>21</b>	<b>16</b>	<b>20</b>	<b>287</b>	<b>288</b>	<b>334</b>
Change from prior year		31.3%	-20.0%	-33.3%	-0.3%	-13.8%	-17.3%
<b>Active Listings</b>		<b>46</b>	<b>43</b>	<b>52</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		7.0%	-17.3%	92.6%			
<b>Months' Supply</b>		<b>1.9</b>	<b>1.8</b>	<b>1.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.6%	-5.3%	137.5%			
<b>New Listings</b>		<b>13</b>	<b>12</b>	<b>12</b>	<b>355</b>	<b>352</b>	<b>409</b>
Change from prior year		8.3%	0.0%	9.1%	0.9%	-13.9%	-4.0%
<b>Contracts Written</b>		<b>17</b>	<b>14</b>	<b>15</b>	<b>286</b>	<b>287</b>	<b>321</b>
Change from prior year		21.4%	-6.7%	-21.1%	-0.3%	-10.6%	-20.7%
<b>Pending Contracts</b>		<b>22</b>	<b>27</b>	<b>30</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-18.5%	-10.0%	-28.6%			
<b>Sales Volume (1,000s)</b>		<b>6,934</b>	<b>5,161</b>	<b>6,319</b>	<b>96,186</b>	<b>92,320</b>	<b>103,913</b>
Change from prior year		34.4%	-18.3%	-20.6%	4.2%	-11.2%	-5.8%
Average	<b>Sale Price</b>	<b>330,206</b>	<b>322,588</b>	<b>315,935</b>	<b>335,144</b>	<b>320,555</b>	<b>311,118</b>
	Change from prior year	2.4%	2.1%	19.1%	4.6%	3.0%	13.9%
	<b>List Price of Actives</b>	<b>378,028</b>	<b>386,226</b>	<b>340,103</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-2.1%	13.6%	13.9%			
	<b>Days on Market</b>	<b>28</b>	<b>56</b>	<b>73</b>	<b>41</b>	<b>45</b>	<b>28</b>
Change from prior year	-50.0%	-23.3%	32.7%	-8.9%	60.7%	-17.6%	
	<b>Percent of List</b>	<b>96.1%</b>	<b>96.4%</b>	<b>100.2%</b>	<b>98.4%</b>	<b>98.7%</b>	<b>100.1%</b>
Change from prior year		-0.3%	-3.8%	1.5%	-0.3%	-1.4%	0.0%
	<b>Percent of Original</b>	<b>95.1%</b>	<b>94.6%</b>	<b>97.5%</b>	<b>96.9%</b>	<b>96.8%</b>	<b>99.4%</b>
Change from prior year		0.5%	-3.0%	0.2%	0.1%	-2.6%	0.2%
Median	<b>Sale Price</b>	<b>296,000</b>	<b>259,703</b>	<b>337,500</b>	<b>323,500</b>	<b>324,950</b>	<b>310,000</b>
	Change from prior year	14.0%	-23.1%	21.2%	-0.4%	4.8%	14.8%
	<b>List Price of Actives</b>	<b>316,200</b>	<b>324,900</b>	<b>334,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-2.7%	-2.9%	2.9%			
	<b>Days on Market</b>	<b>19</b>	<b>47</b>	<b>41</b>	<b>22</b>	<b>18</b>	<b>9</b>
Change from prior year	-59.6%	14.6%	70.8%	22.2%	100.0%	-10.0%	
	<b>Percent of List</b>	<b>98.9%</b>	<b>97.3%</b>	<b>100.0%</b>	<b>99.8%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year		1.6%	-2.7%	0.4%	-0.2%	0.0%	0.0%
	<b>Percent of Original</b>	<b>96.6%</b>	<b>95.6%</b>	<b>99.0%</b>	<b>98.3%</b>	<b>98.5%</b>	<b>100.0%</b>
Change from prior year		1.0%	-3.4%	0.4%	-0.2%	-1.5%	0.0%

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



## Pottawatomie County Closed Listings Analysis

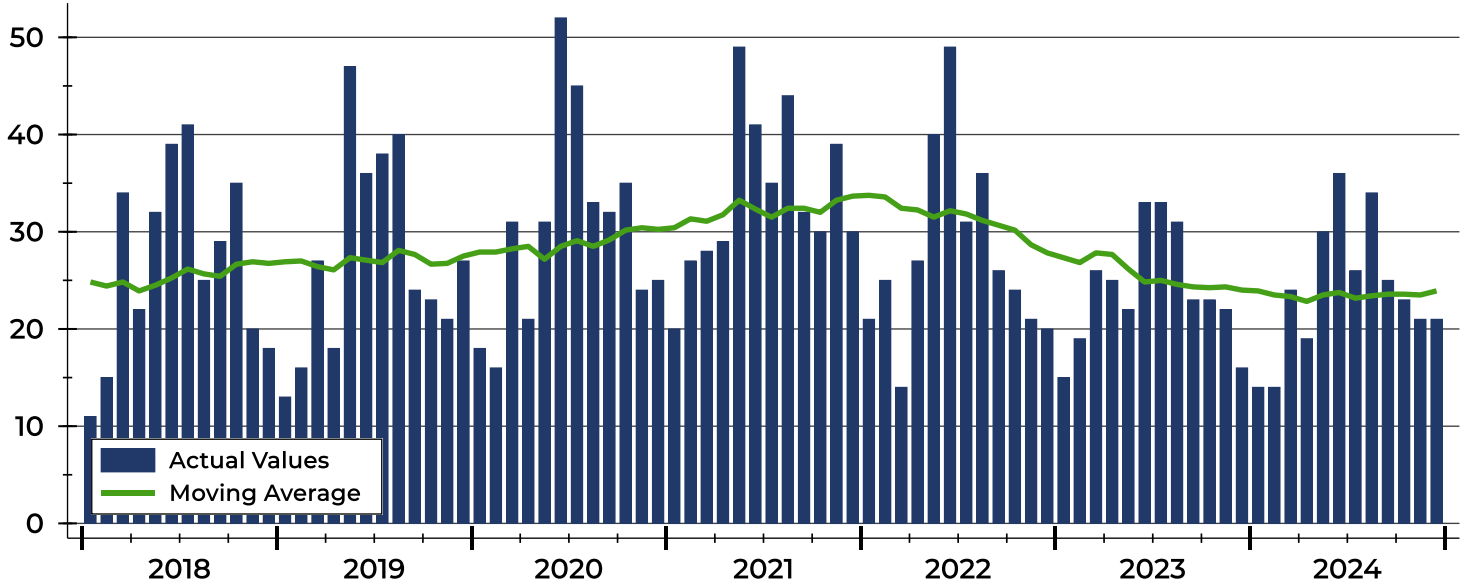
Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		<b>21</b>	16	31.3%	<b>287</b>	288	-0.3%
Volume (1,000s)		<b>6,934</b>	5,161	34.4%	<b>96,186</b>	92,320	4.2%
Months' Supply		<b>1.9</b>	1.8	5.6%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>330,206</b>	322,588	2.4%	<b>335,144</b>	320,555	4.6%
	Days on Market	<b>28</b>	56	-50.0%	<b>41</b>	45	-8.9%
	Percent of List	<b>96.1%</b>	96.4%	-0.3%	<b>98.4%</b>	98.7%	-0.3%
	Percent of Original	<b>95.1%</b>	94.6%	0.5%	<b>96.9%</b>	96.8%	0.1%
Median	Sale Price	<b>296,000</b>	259,703	14.0%	<b>323,500</b>	324,950	-0.4%
	Days on Market	<b>19</b>	47	-59.6%	<b>22</b>	18	22.2%
	Percent of List	<b>98.9%</b>	97.3%	1.6%	<b>99.8%</b>	100.0%	-0.2%
	Percent of Original	<b>96.6%</b>	95.6%	1.0%	<b>98.3%</b>	98.5%	-0.2%

A total of 21 homes sold in Pottawatomie County in December, up from 16 units in December 2023. Total sales volume rose to \$6.9 million compared to \$5.2 million in the previous year.

The median sales price in December was \$296,000, up 14.0% compared to the prior year. Median days on market was 19 days, up from 17 days in November, but down from 47 in December 2023.

## History of Closed Listings

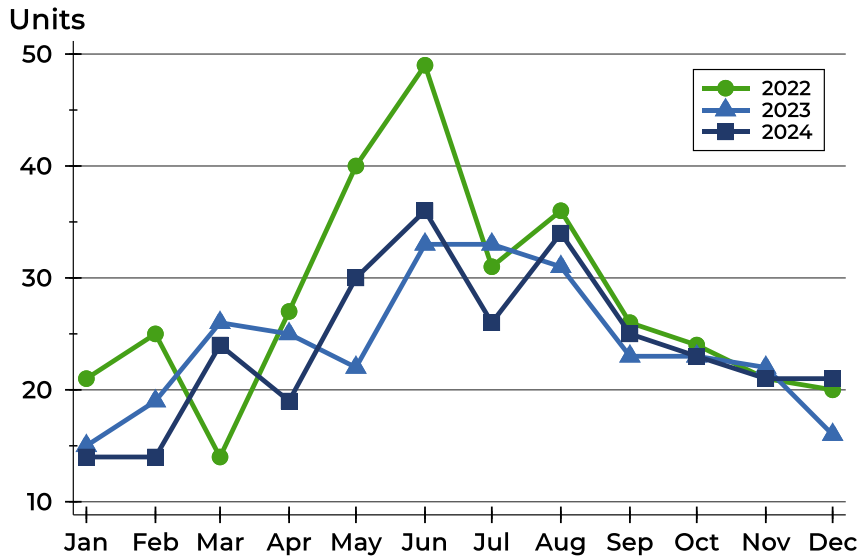
Units





## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	21	15	14
February	25	19	14
March	14	26	24
April	27	25	19
May	40	22	30
June	49	33	36
July	31	33	26
August	36	31	34
September	26	23	25
October	24	23	23
November	21	22	21
December	20	16	21

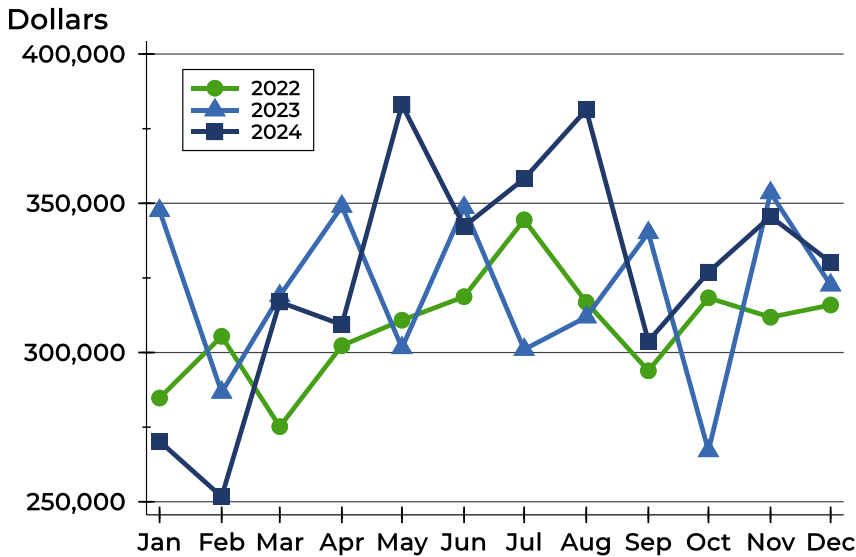
### Closed Listings by Price Range

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	2	9.5%	0.0	65,000	65,000	11	11	76.1%	76.1%	76.1%	76.1%
\$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	2	9.5%	5.1	171,500	171,500	20	20	95.6%	95.6%	95.6%	95.6%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	19.0%	1.9	237,625	240,750	27	6	101.2%	100.8%	97.0%	100.0%
\$250,000-\$299,999	3	14.3%	2.2	280,000	274,000	50	29	96.8%	96.5%	96.8%	96.5%
\$300,000-\$399,999	5	23.8%	1.5	349,164	350,000	25	19	98.4%	99.1%	97.3%	96.6%
\$400,000-\$499,999	2	9.5%	1.6	417,500	417,500	36	36	97.1%	97.1%	97.1%	97.1%
\$500,000-\$749,999	2	9.5%	2.6	645,000	645,000	18	18	97.2%	97.2%	97.2%	97.2%
\$750,000-\$999,999	1	4.8%	5.3	800,000	800,000	34	34	100.0%	100.0%	100.0%	100.0%
\$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



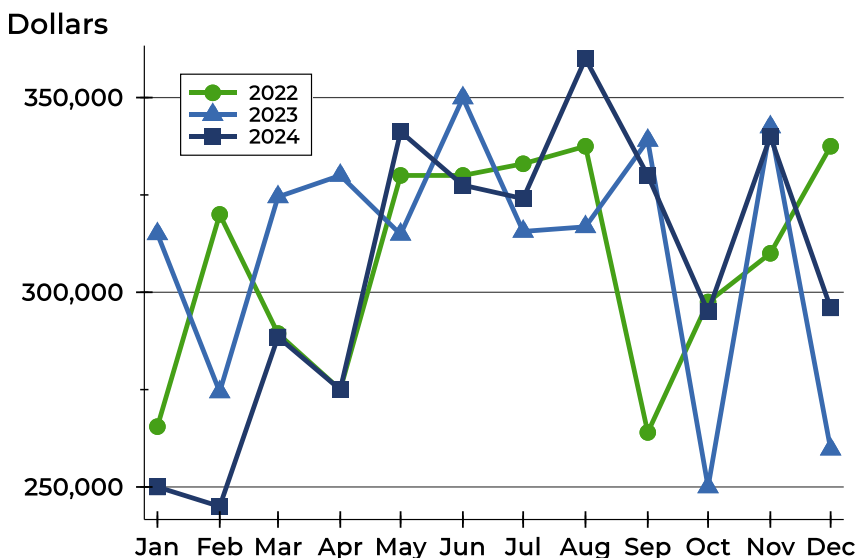
## Pottawatomie County Closed Listings Analysis

### Average Price



Month	2022	2023	2024
January	284,752	347,548	<b>270,281</b>
February	305,443	286,647	<b>251,689</b>
March	275,167	319,004	<b>316,938</b>
April	302,308	348,976	<b>309,311</b>
May	310,831	301,576	<b>383,004</b>
June	318,706	348,576	<b>342,261</b>
July	344,468	301,005	<b>358,219</b>
August	316,847	311,874	<b>381,306</b>
September	293,881	340,115	<b>303,804</b>
October	318,325	267,050	<b>326,926</b>
November	311,843	353,491	<b>345,573</b>
December	315,935	322,588	<b>330,206</b>

### Median Price

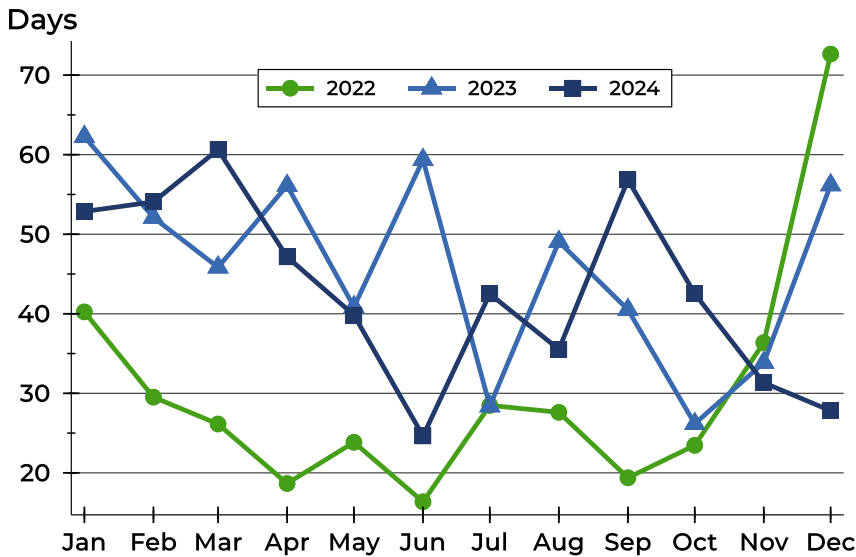


Month	2022	2023	2024
January	265,500	315,000	<b>250,000</b>
February	320,000	274,400	<b>245,000</b>
March	289,400	324,500	<b>288,500</b>
April	275,000	330,000	<b>275,000</b>
May	330,000	314,875	<b>341,250</b>
June	330,000	349,900	<b>327,500</b>
July	333,000	315,626	<b>324,050</b>
August	337,500	316,806	<b>359,975</b>
September	264,000	339,000	<b>330,000</b>
October	297,500	250,000	<b>295,000</b>
November	310,000	342,450	<b>340,000</b>
December	337,500	259,703	<b>296,000</b>



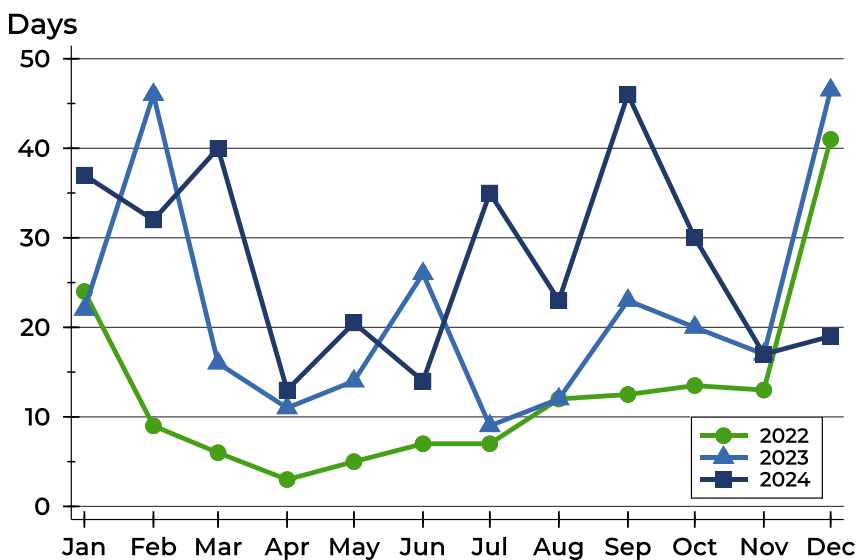
## Pottawatomie County Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	40	62	<b>53</b>
February	30	52	<b>54</b>
March	26	46	<b>61</b>
April	19	56	<b>47</b>
May	24	41	<b>40</b>
June	16	59	<b>25</b>
July	28	28	<b>43</b>
August	28	49	<b>36</b>
September	19	41	<b>57</b>
October	23	26	<b>43</b>
November	36	34	<b>31</b>
December	73	56	<b>28</b>

### Median DOM



Month	2022	2023	2024
January	24	22	<b>37</b>
February	9	46	<b>32</b>
March	6	16	<b>40</b>
April	3	11	<b>13</b>
May	5	14	<b>21</b>
June	7	26	<b>14</b>
July	7	9	<b>35</b>
August	12	12	<b>23</b>
September	13	23	<b>46</b>
October	14	20	<b>30</b>
November	13	17	<b>17</b>
December	41	47	<b>19</b>



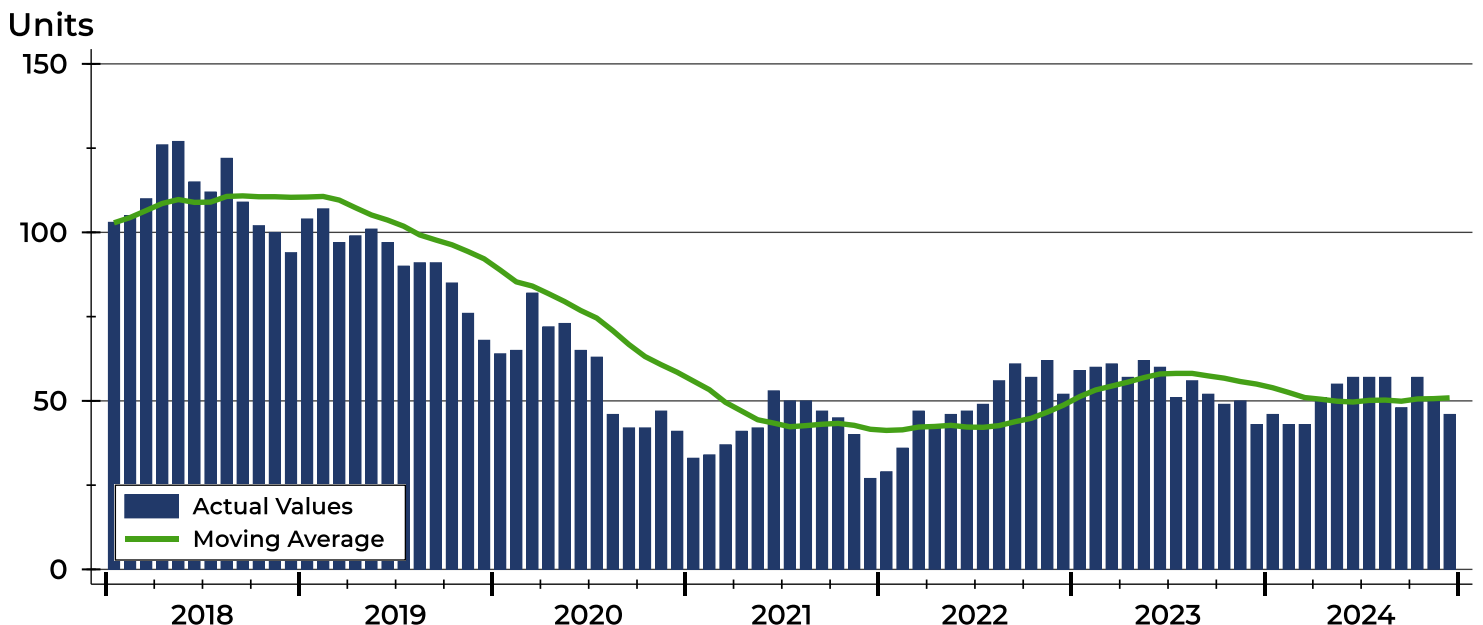
## Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	End of December Change
Active Listings		<b>46</b>	43	7.0%
Volume (1,000s)		<b>17,389</b>	16,608	4.7%
Months' Supply		<b>1.9</b>	1.8	5.6%
Average	List Price	<b>378,028</b>	386,226	-2.1%
	Days on Market	<b>73</b>	79	-7.6%
	Percent of Original	<b>98.4%</b>	98.2%	0.2%
Median	List Price	<b>316,200</b>	324,900	-2.7%
	Days on Market	<b>47</b>	60	-21.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 46 homes were available for sale in Pottawatomie County at the end of December. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of December was \$316,200, down 2.7% from 2023. The typical time on market for active listings was 47 days, down from 60 days a year earlier.

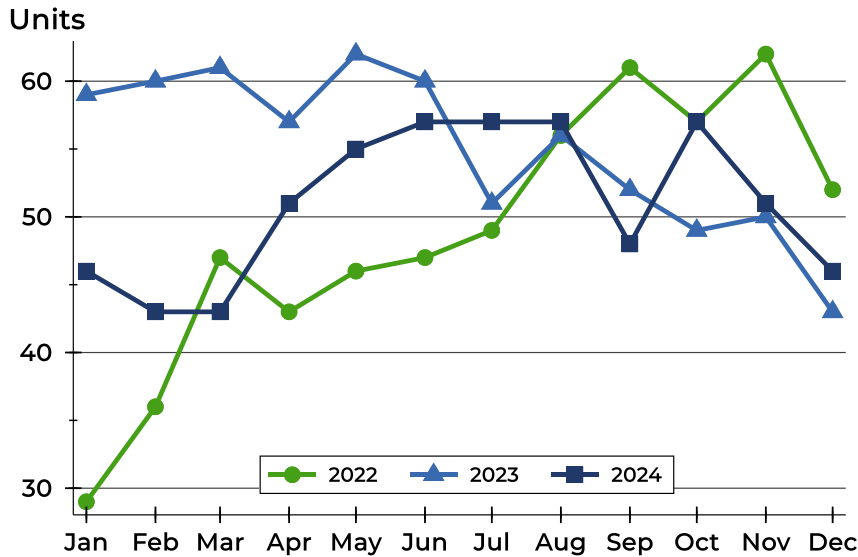
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
<b>January</b>	29	59	<b>46</b>
<b>February</b>	36	60	<b>43</b>
<b>March</b>	47	61	<b>43</b>
<b>April</b>	43	57	<b>51</b>
<b>May</b>	46	62	<b>55</b>
<b>June</b>	47	60	<b>57</b>
<b>July</b>	49	51	<b>57</b>
<b>August</b>	56	56	<b>57</b>
<b>September</b>	61	52	<b>48</b>
<b>October</b>	57	49	<b>57</b>
<b>November</b>	62	50	<b>51</b>
<b>December</b>	52	43	<b>46</b>

### Active Listings by Price Range

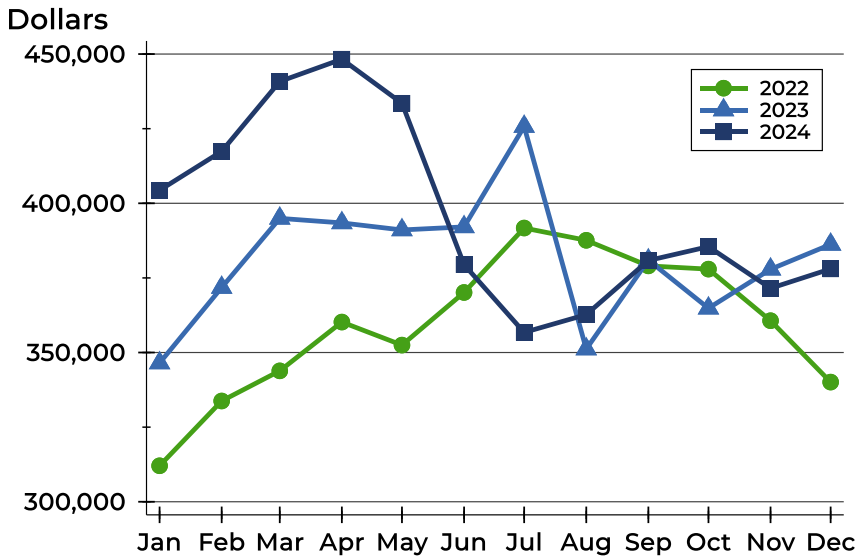
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	2.2%	N/A	105,000	105,000	35	35	87.5%	87.5%
\$125,000-\$149,999	2	4.3%	N/A	132,250	132,250	20	20	100.0%	100.0%
\$150,000-\$174,999	3	6.5%	5.1	164,267	162,900	70	43	99.0%	100.0%
\$175,000-\$199,999	2	4.3%	N/A	192,000	192,000	46	46	100.0%	100.0%
\$200,000-\$249,999	5	10.9%	1.9	234,180	240,000	89	49	98.3%	100.0%
\$250,000-\$299,999	7	15.2%	2.2	284,943	285,000	62	45	98.3%	100.0%
\$300,000-\$399,999	12	26.1%	1.5	333,383	324,950	96	90	99.0%	100.0%
\$400,000-\$499,999	6	13.0%	1.6	423,817	427,000	44	34	99.0%	100.0%
\$500,000-\$749,999	5	10.9%	2.6	652,000	635,000	53	75	100.0%	100.0%
\$750,000-\$999,999	2	4.3%	5.3	887,000	887,000	162	162	91.0%	91.0%
\$1,000,000 and up	1	2.2%	N/A	1,400,000	1,400,000	82	82	100.0%	100.0%





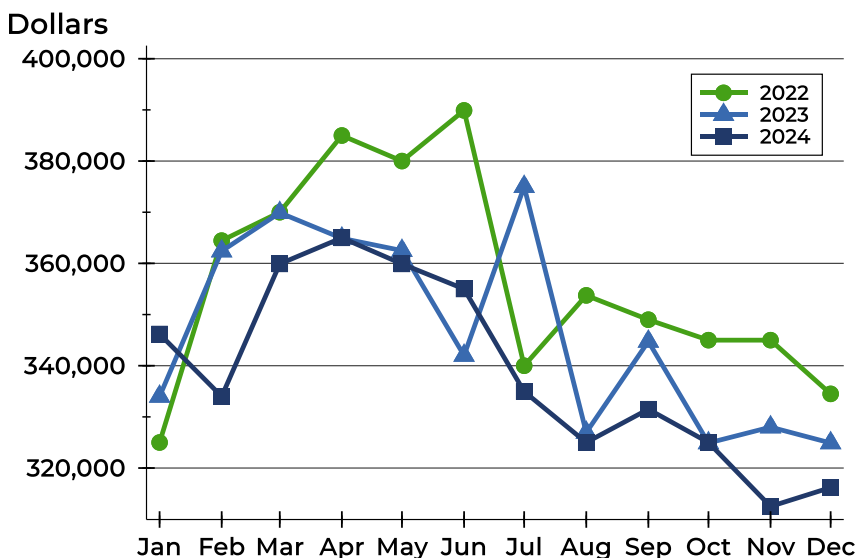
# Pottawatomie County Active Listings Analysis

## Average Price



Month	2022	2023	2024
January	312,066	346,498	<b>404,365</b>
February	333,767	371,789	<b>417,395</b>
March	343,857	394,956	<b>440,809</b>
April	360,213	393,429	<b>448,288</b>
May	352,492	391,065	<b>433,521</b>
June	370,121	392,093	<b>379,446</b>
July	391,716	425,723	<b>356,743</b>
August	387,600	351,161	<b>362,711</b>
September	379,030	380,967	<b>380,836</b>
October	377,949	364,845	<b>385,474</b>
November	360,668	377,906	<b>371,523</b>
December	340,103	386,226	<b>378,028</b>

## Median Price

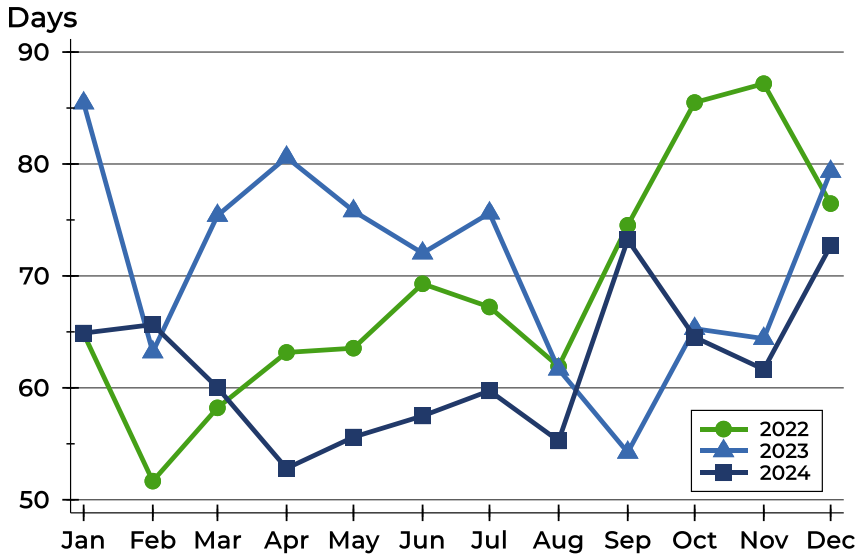


Month	2022	2023	2024
January	325,000	334,000	<b>346,200</b>
February	364,450	362,400	<b>334,000</b>
March	370,000	369,900	<b>359,900</b>
April	385,000	364,900	<b>365,000</b>
May	380,000	362,500	<b>359,900</b>
June	389,900	342,000	<b>355,000</b>
July	340,000	375,000	<b>334,950</b>
August	353,750	326,950	<b>325,000</b>
September	349,000	344,750	<b>331,500</b>
October	345,000	324,900	<b>325,000</b>
November	345,000	328,000	<b>312,500</b>
December	334,500	324,900	<b>316,200</b>



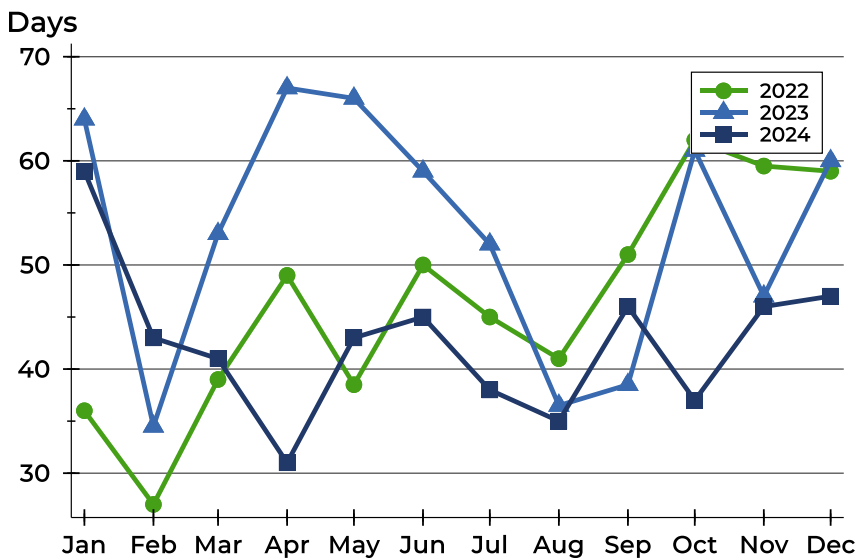
## Pottawatomie County Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	65	85	65
February	52	63	66
March	58	75	60
April	63	81	53
May	64	76	56
June	69	72	57
July	67	76	60
August	62	62	55
September	75	54	73
October	85	65	65
November	87	64	62
December	76	79	73

### Median DOM

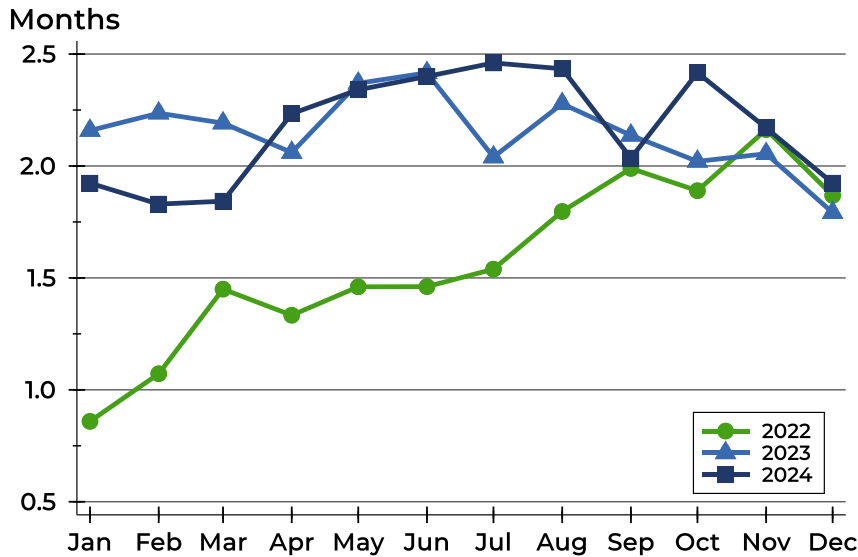


Month	2022	2023	2024
January	36	64	59
February	27	35	43
March	39	53	41
April	49	67	31
May	39	66	43
June	50	59	45
July	45	52	38
August	41	37	35
September	51	39	46
October	62	61	37
November	60	47	46
December	59	60	47



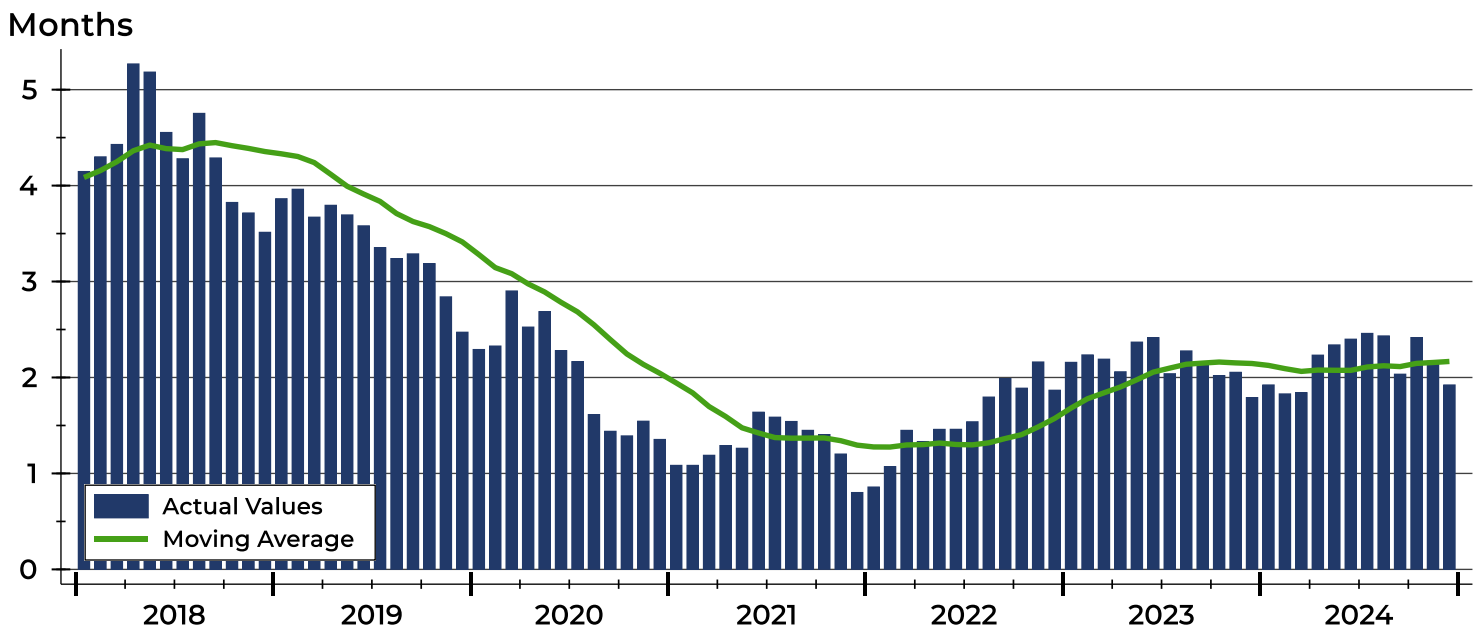
## Pottawatomie County Months' Supply Analysis

### Months' Supply by Month



Month	2022	2023	2024
January	0.9	2.2	1.9
February	1.1	2.2	1.8
March	1.4	2.2	1.8
April	1.3	2.1	2.2
May	1.5	2.4	2.3
June	1.5	2.4	2.4
July	1.5	2.0	2.5
August	1.8	2.3	2.4
September	2.0	2.1	2.0
October	1.9	2.0	2.4
November	2.2	2.1	2.2
December	1.9	1.8	1.9

### History of Month's Supply





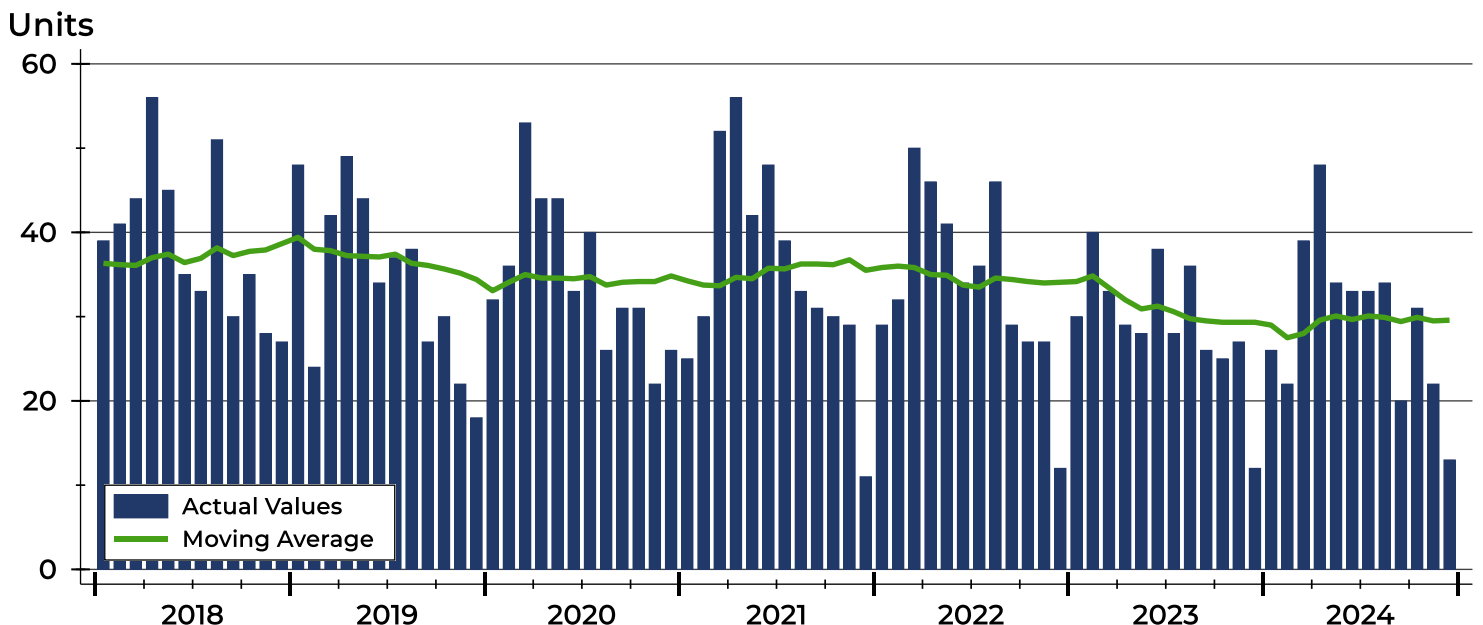
## Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	<b>13</b>	12	8.3%
	Volume (1,000s)	<b>4,668</b>	3,322	40.5%
	Average List Price	<b>359,088</b>	276,792	29.7%
	Median List Price	<b>319,900</b>	217,250	47.2%
Year-to-Date	New Listings	<b>355</b>	352	0.9%
	Volume (1,000s)	<b>127,503</b>	123,762	3.0%
	Average List Price	<b>359,162</b>	351,596	2.2%
	Median List Price	<b>330,000</b>	331,500	-0.5%

A total of 13 new listings were added in Pottawatomie County during December, up 8.3% from the same month in 2023. Year-to-date Pottawatomie County has seen 355 new listings.

The median list price of these homes was \$319,900 up from \$217,250 in 2023.

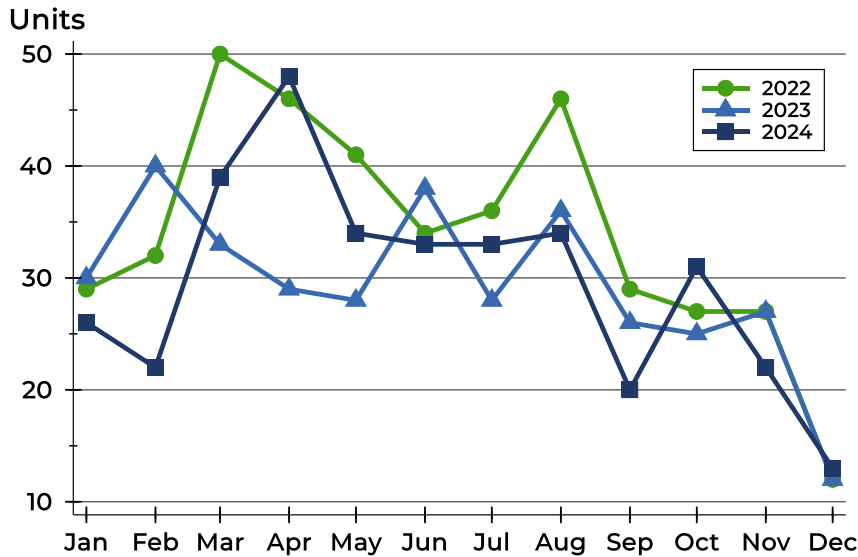
## History of New Listings





## Pottawatomie County New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	29	30	26
February	32	40	22
March	50	33	39
April	46	29	48
May	41	28	34
June	34	38	33
July	36	28	33
August	46	36	34
September	29	26	20
October	27	25	31
November	27	27	22
December	12	12	13

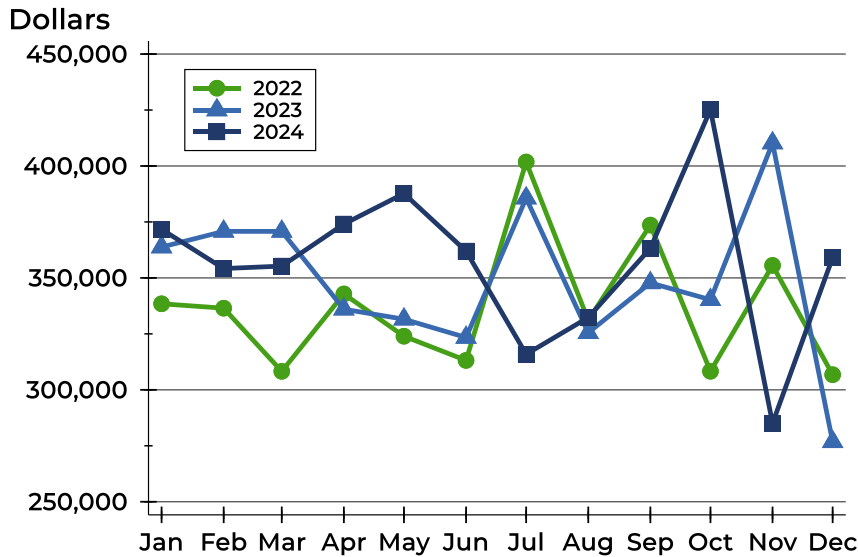
### New Listings by Price Range

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	1	7.7%	89,950	89,950	19	19	83.4%	83.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.7%	139,500	139,500	34	34	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	7.7%	195,000	195,000	28	28	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	23.1%	281,600	275,000	19	27	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	319,900	319,900	34	34	100.0%	100.0%
\$400,000-\$499,999	4	30.8%	432,250	432,500	17	16	100.0%	100.0%
\$500,000-\$749,999	2	15.4%	675,000	675,000	25	25	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



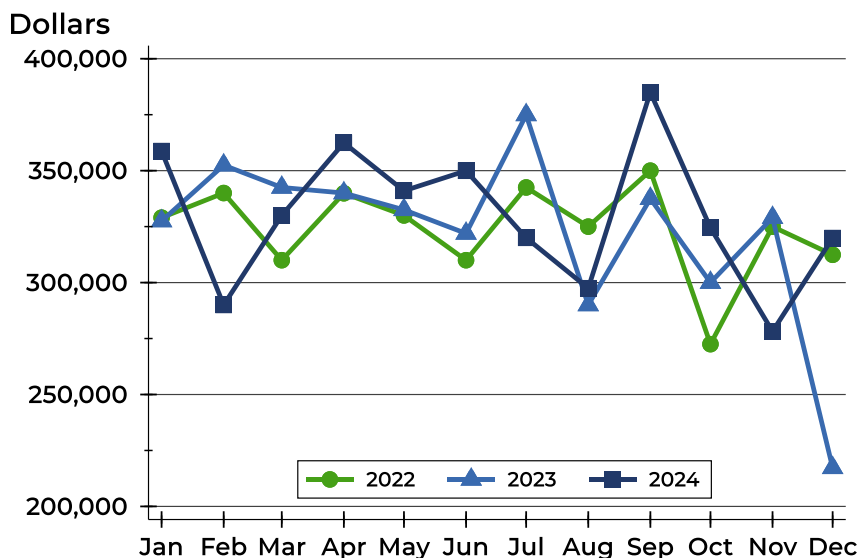
## Pottawatomie County New Listings Analysis

### Average Price



Month	2022	2023	2024
January	338,438	363,783	<b>371,723</b>
February	336,485	370,801	<b>354,200</b>
March	308,271	370,785	<b>355,285</b>
April	342,847	336,028	<b>374,065</b>
May	323,966	331,554	<b>387,699</b>
June	313,151	323,391	<b>361,974</b>
July	401,797	385,643	<b>315,900</b>
August	331,116	325,497	<b>332,324</b>
September	373,607	347,785	<b>363,213</b>
October	308,297	340,256	<b>425,161</b>
November	355,596	410,263	<b>285,058</b>
December	306,771	276,792	<b>359,088</b>

### Median Price



Month	2022	2023	2024
January	329,000	327,500	<b>358,750</b>
February	340,000	352,450	<b>290,000</b>
March	310,000	342,500	<b>330,000</b>
April	339,900	340,000	<b>362,450</b>
May	330,000	332,500	<b>341,000</b>
June	310,000	321,950	<b>349,950</b>
July	342,500	374,900	<b>320,000</b>
August	325,000	290,000	<b>297,475</b>
September	350,000	337,500	<b>385,000</b>
October	272,500	300,000	<b>324,500</b>
November	325,000	329,000	<b>278,200</b>
December	312,425	217,250	<b>319,900</b>



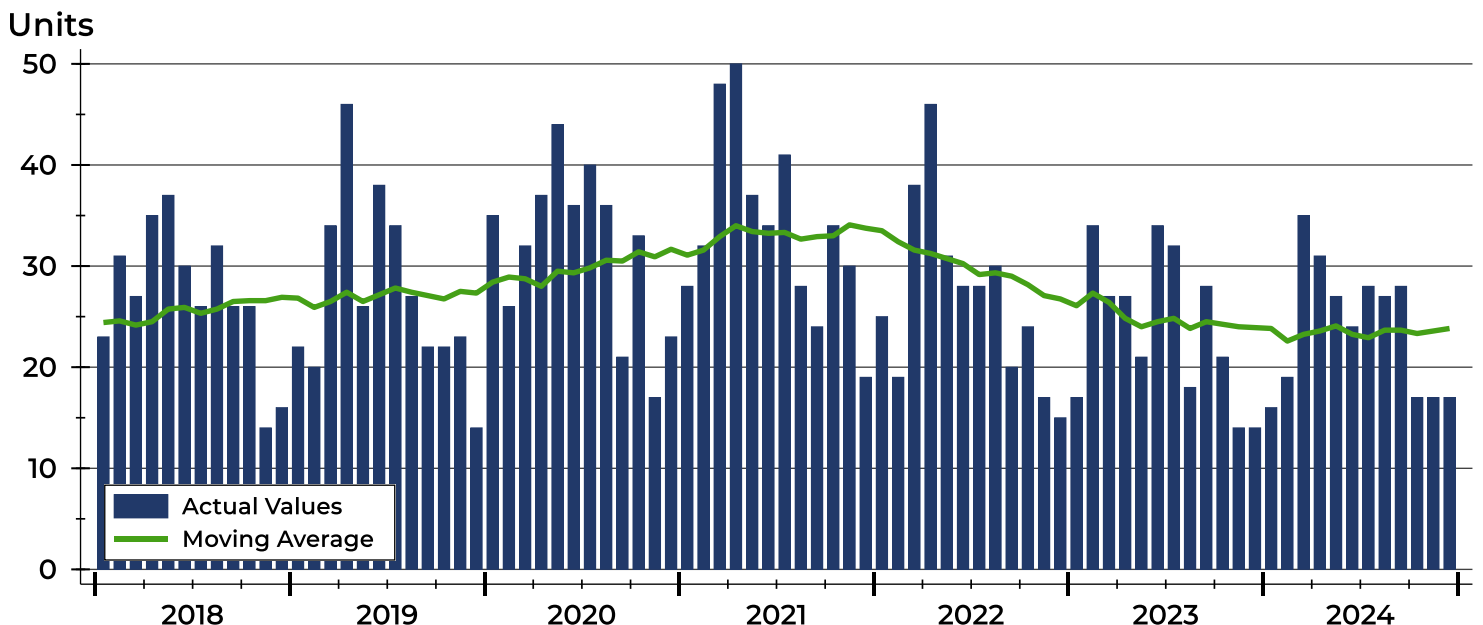
## Pottawatomie County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>17</b>	14	21.4%	<b>286</b>	287	-0.3%
Volume (1,000s)		<b>5,866</b>	3,343	75.5%	<b>99,877</b>	91,305	9.4%
Average	Sale Price	<b>345,048</b>	238,786	44.5%	<b>349,220</b>	318,135	9.8%
	Days on Market	<b>51</b>	31	64.5%	<b>43</b>	44	-2.3%
	Percent of Original	<b>97.1%</b>	95.7%	1.5%	<b>96.8%</b>	96.9%	-0.1%
Median	Sale Price	<b>335,000</b>	220,000	52.3%	<b>334,900</b>	324,900	3.1%
	Days on Market	<b>41</b>	22	86.4%	<b>23</b>	19	21.1%
	Percent of Original	<b>98.5%</b>	98.8%	-0.3%	<b>98.3%</b>	98.5%	-0.2%

A total of 17 contracts for sale were written in Pottawatomie County during the month of December, up from 14 in 2023. The median list price of these homes was \$335,000, up from \$220,000 the prior year.

Half of the homes that went under contract in December were on the market less than 41 days, compared to 22 days in December 2023.

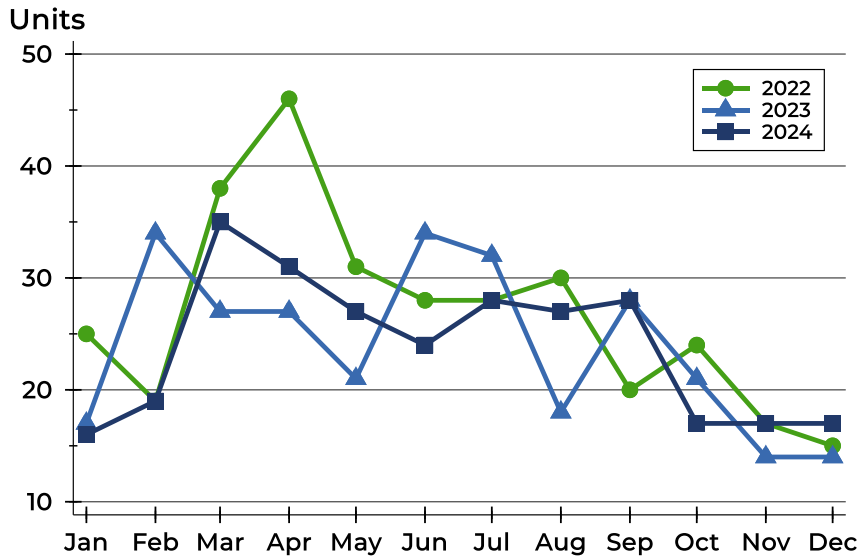
## History of Contracts Written





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	25	17	16
February	19	34	19
March	38	27	35
April	46	27	31
May	31	21	27
June	28	34	24
July	28	32	28
August	30	18	27
September	20	28	28
October	24	21	17
November	17	14	17
December	15	14	17

### Contracts Written by Price Range

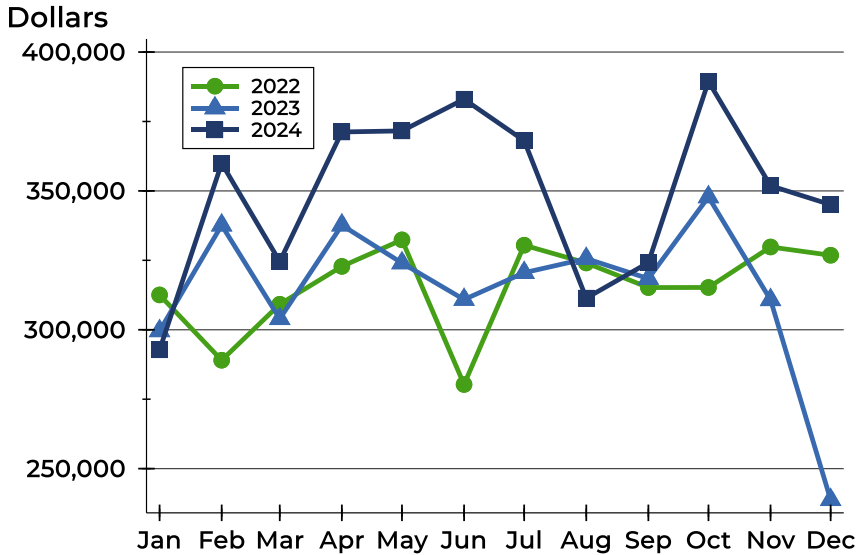
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.9%	89,950	89,950	19	19	83.4%	83.4%
\$100,000-\$124,999	1	5.9%	102,570	102,570	15	15	100.0%	100.0%
\$125,000-\$149,999	1	5.9%	139,500	139,500	58	58	98.2%	98.2%
\$150,000-\$174,999	1	5.9%	165,000	165,000	23	23	100.0%	100.0%
\$175,000-\$199,999	1	5.9%	195,000	195,000	28	28	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	11.8%	265,950	265,950	107	107	97.6%	97.6%
\$300,000-\$399,999	5	29.4%	359,780	374,000	64	79	98.0%	98.5%
\$400,000-\$499,999	2	11.8%	430,000	430,000	23	23	100.0%	100.0%
\$500,000-\$749,999	2	11.8%	554,000	554,000	30	30	96.2%	96.2%
\$750,000-\$999,999	1	5.9%	875,000	875,000	81	81	92.1%	92.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





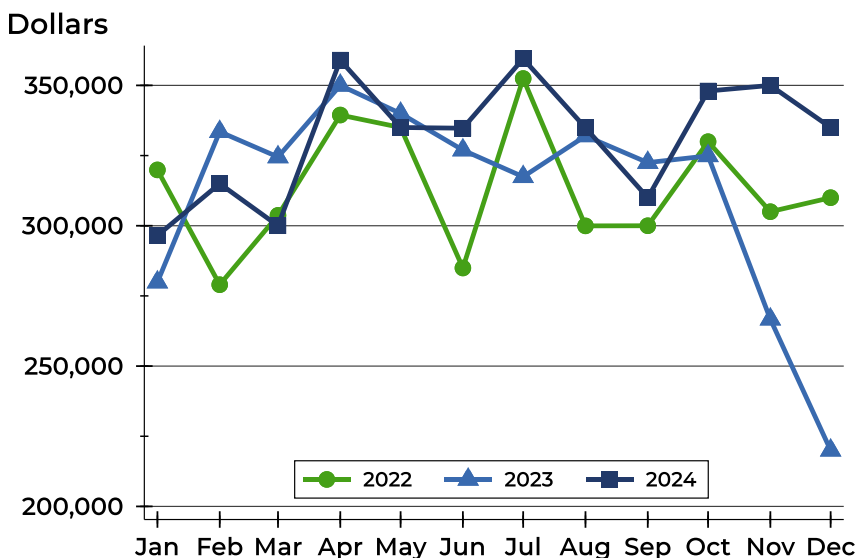
## Pottawatomie County Contracts Written Analysis

### Average Price



Month	2022	2023	2024
January	312,546	299,594	<b>292,788</b>
February	289,037	337,656	<b>359,942</b>
March	309,196	303,959	<b>324,583</b>
April	322,826	337,663	<b>371,223</b>
May	332,385	324,033	<b>371,615</b>
June	280,298	310,883	<b>383,033</b>
July	330,457	320,544	<b>368,096</b>
August	324,068	325,628	<b>311,400</b>
September	315,205	318,421	<b>324,163</b>
October	315,234	347,819	<b>389,421</b>
November	329,815	310,786	<b>351,865</b>
December	326,840	238,786	<b>345,048</b>

### Median Price

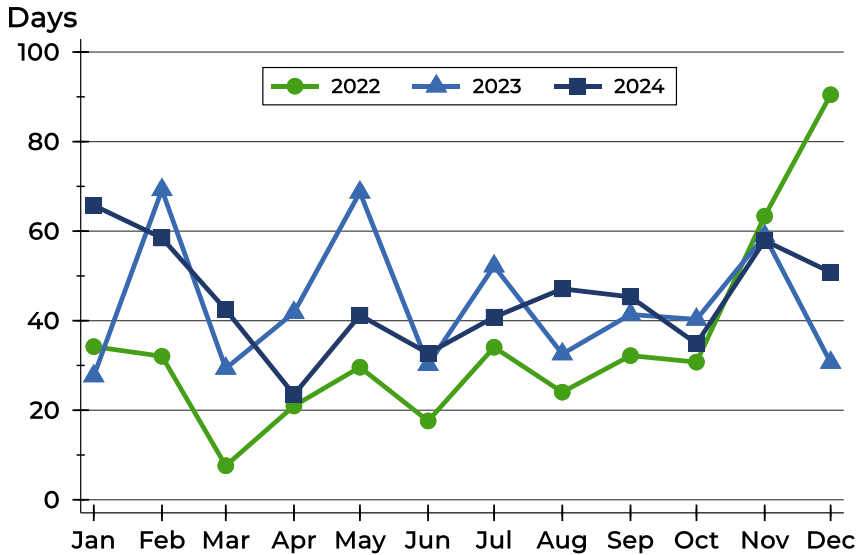


Month	2022	2023	2024
January	319,900	279,900	<b>296,500</b>
February	279,000	333,500	<b>315,000</b>
March	303,700	324,500	<b>300,000</b>
April	339,450	350,000	<b>359,000</b>
May	335,000	340,000	<b>335,000</b>
June	284,950	326,950	<b>334,750</b>
July	352,450	317,450	<b>359,500</b>
August	299,950	332,000	<b>334,900</b>
September	300,000	322,500	<b>310,000</b>
October	329,950	324,900	<b>348,000</b>
November	305,000	266,703	<b>350,000</b>
December	310,000	220,000	<b>335,000</b>



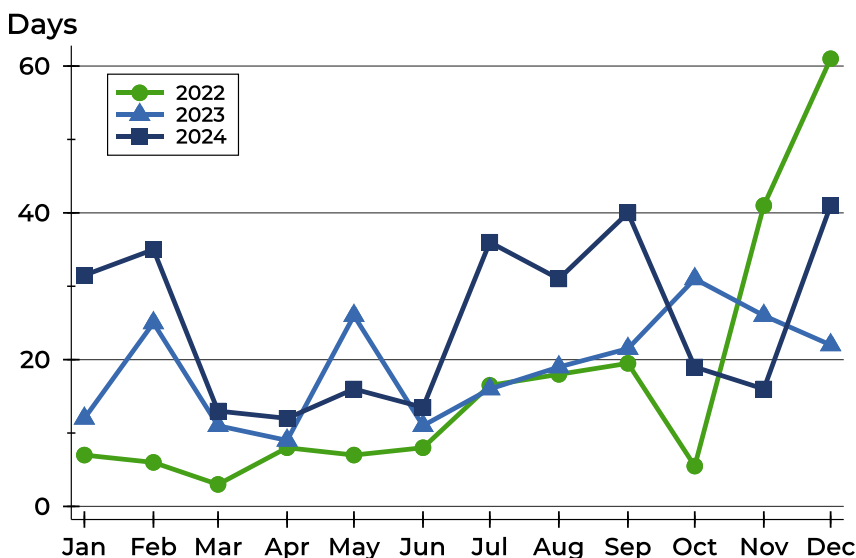
## Pottawatomie County Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	34	28	66
February	32	69	58
March	8	29	42
April	21	42	23
May	30	69	41
June	18	30	33
July	34	52	41
August	24	33	47
September	32	41	45
October	31	40	35
November	63	59	58
December	90	31	51

### Median DOM



Month	2022	2023	2024
January	7	12	32
February	6	25	35
March	3	11	13
April	8	9	12
May	7	26	16
June	8	11	14
July	17	16	36
August	18	19	31
September	20	22	40
October	6	31	19
November	41	26	16
December	61	22	41



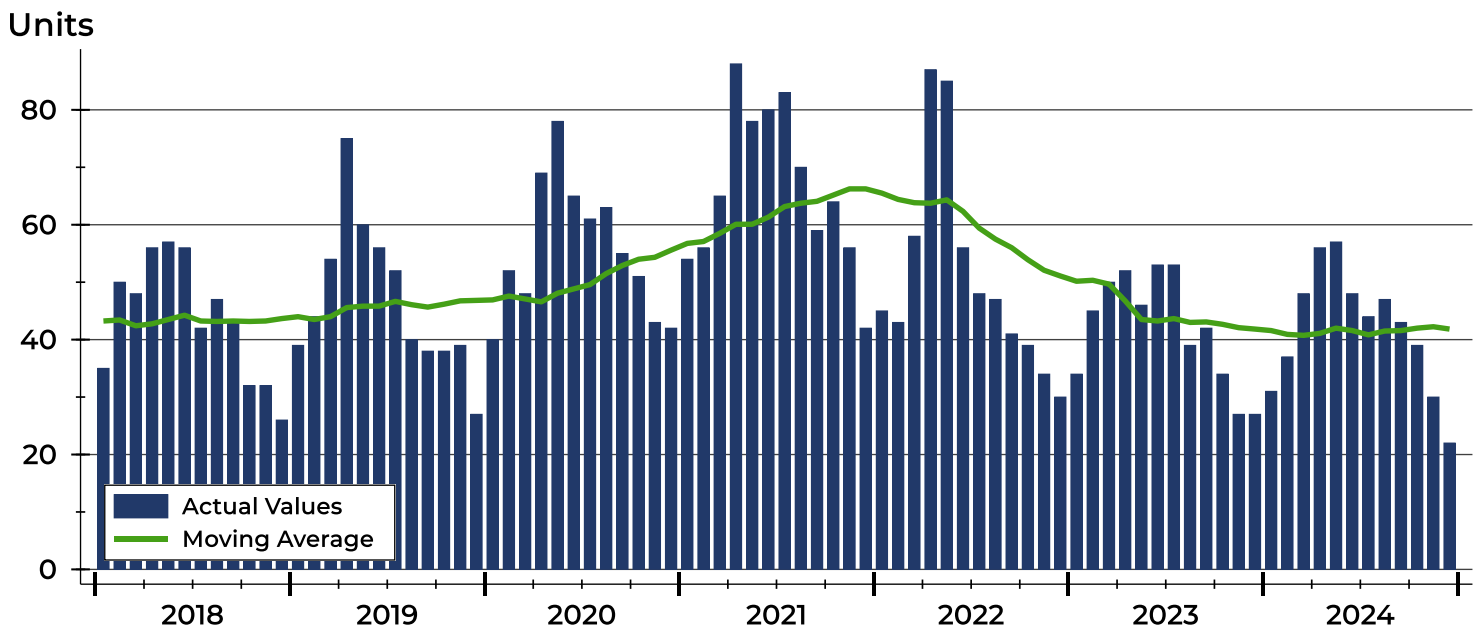
# Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		22	27	-18.5%
Volume (1,000s)		7,341	8,058	-8.9%
Average	List Price	333,680	298,444	11.8%
	Days on Market	66	48	37.5%
	Percent of Original	100.0%	99.1%	0.9%
Median	List Price	309,500	260,000	19.0%
	Days on Market	42	42	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 22 listings in Pottawatomie County had contracts pending at the end of December, down from 27 contracts pending at the end of December 2023.

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.

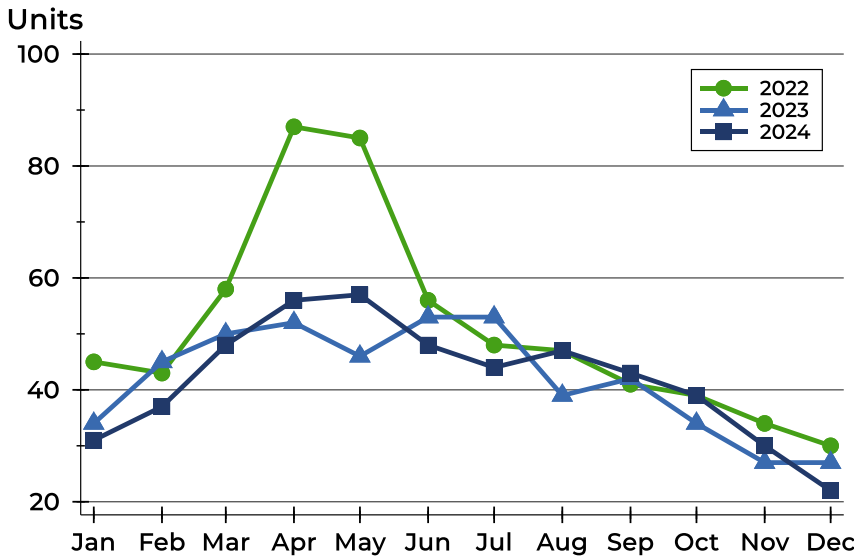
## History of Pending Contracts





## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	45	34	31
February	43	45	37
March	58	50	48
April	87	52	56
May	85	46	57
June	56	53	48
July	48	53	44
August	47	39	47
September	41	42	43
October	39	34	39
November	34	27	30
December	30	27	22

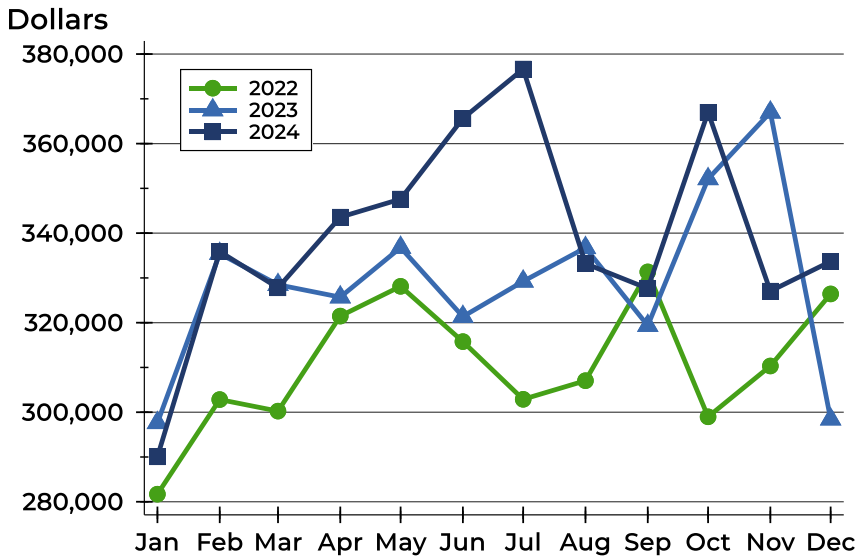
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	4.5%	102,570	102,570	15	15	100.0%	100.0%
\$125,000-\$149,999	1	4.5%	139,500	139,500	58	58	98.2%	98.2%
\$150,000-\$174,999	1	4.5%	165,000	165,000	23	23	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	13.6%	239,767	239,900	26	31	100.0%	100.0%
\$250,000-\$299,999	4	18.2%	265,450	265,950	64	62	106.3%	100.0%
\$300,000-\$399,999	7	31.8%	356,257	374,000	121	79	98.1%	98.5%
\$400,000-\$499,999	3	13.6%	425,000	430,000	21	17	100.0%	100.0%
\$500,000-\$749,999	1	4.5%	509,000	509,000	41	41	98.1%	98.1%
\$750,000-\$999,999	1	4.5%	875,000	875,000	81	81	92.1%	92.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



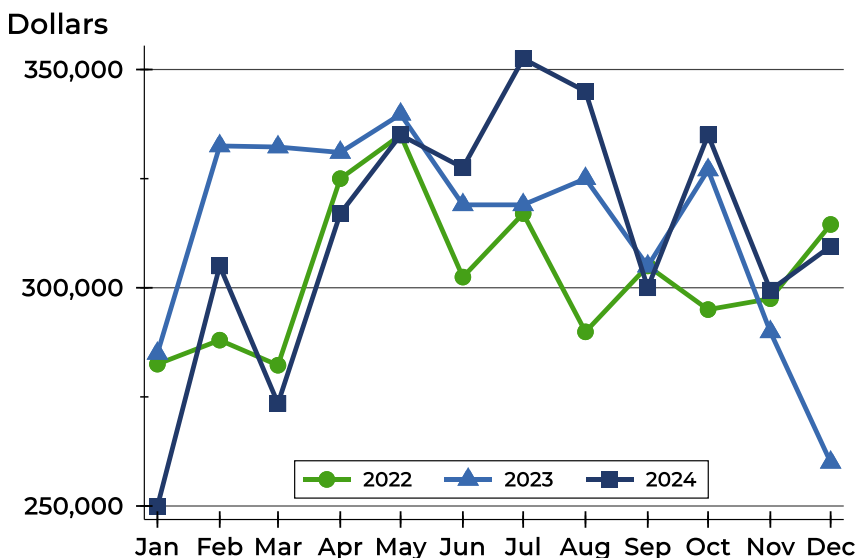
# Pottawatomie County Pending Contracts Analysis

## Average Price



Month	2022	2023	2024
<b>January</b>	281,700	297,634	<b>290,045</b>
<b>February</b>	302,832	335,418	<b>335,886</b>
<b>March</b>	300,248	328,472	<b>327,794</b>
<b>April</b>	321,471	325,708	<b>343,570</b>
<b>May</b>	328,125	336,778	<b>347,611</b>
<b>June</b>	315,771	321,353	<b>365,630</b>
<b>July</b>	302,886	329,236	<b>376,651</b>
<b>August</b>	307,048	336,728	<b>333,200</b>
<b>September</b>	331,346	319,350	<b>327,636</b>
<b>October</b>	298,977	352,121	<b>367,003</b>
<b>November</b>	310,334	366,993	<b>327,047</b>
<b>December</b>	326,423	298,444	<b>333,680</b>

## Median Price

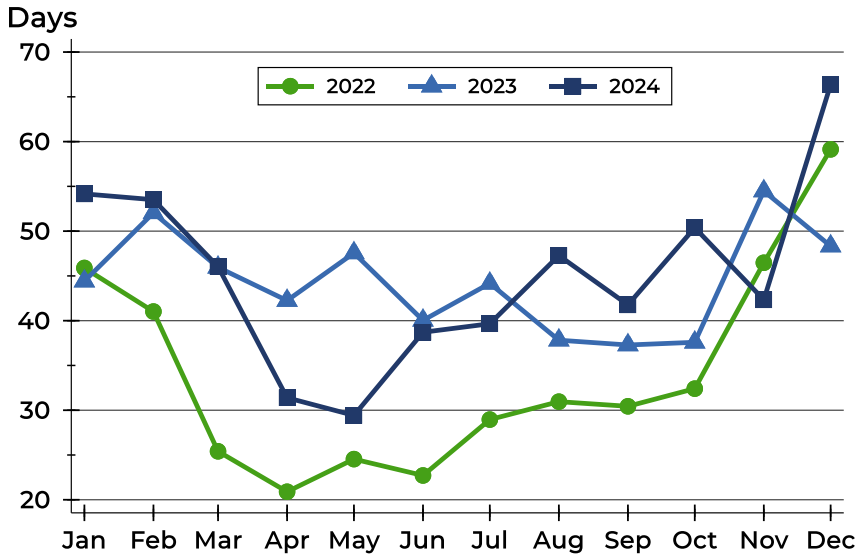


Month	2022	2023	2024
<b>January</b>	282,500	284,950	<b>249,900</b>
<b>February</b>	288,000	332,500	<b>305,000</b>
<b>March</b>	282,250	332,250	<b>273,500</b>
<b>April</b>	325,000	331,000	<b>317,000</b>
<b>May</b>	335,000	339,750	<b>335,000</b>
<b>June</b>	302,450	319,000	<b>327,500</b>
<b>July</b>	317,000	319,000	<b>352,475</b>
<b>August</b>	289,900	325,000	<b>345,000</b>
<b>September</b>	305,000	304,950	<b>300,000</b>
<b>October</b>	295,000	327,000	<b>335,000</b>
<b>November</b>	297,500	289,900	<b>299,450</b>
<b>December</b>	314,500	260,000	<b>309,500</b>



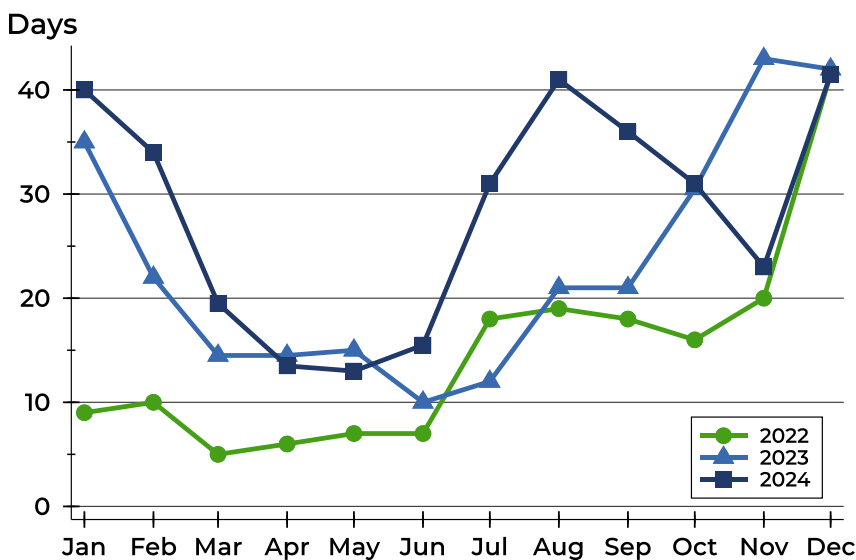
## Pottawatomie County Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	46	44	54
February	41	52	54
March	25	46	46
April	21	42	31
May	25	48	29
June	23	40	39
July	29	44	40
August	31	38	47
September	30	37	42
October	32	38	50
November	46	54	42
December	59	48	66

### Median DOM



Month	2022	2023	2024
January	9	35	40
February	10	22	34
March	5	15	20
April	6	15	14
May	7	15	13
June	7	10	16
July	18	12	31
August	19	21	41
September	18	21	36
October	16	31	31
November	20	43	23
December	42	42	42