



**May
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Rose in May

Total home sales in Pottawatomie County rose by 36.4% last month to 30 units, compared to 22 units in May 2023. Total sales volume was \$11.5 million, up 73.2% from a year earlier.

The median sale price in May was \$341,250, up from \$314,875 a year earlier. Homes that sold in May were typically on the market for 21 days and sold for 100.0% of their list prices.

Pottawatomie County Active Listings Down at End of May

The total number of active listings in Pottawatomie County at the end of May was 55 units, down from 62 at the same point in 2023. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$359,900.

During May, a total of 28 contracts were written up from 21 in May 2023. At the end of the month, there were 57 contracts still pending.

Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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



**May
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Pottawatomie County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		30	22	40	100	107	127
Change from prior year		36.4%	-45.0%	-18.4%	-6.5%	-15.7%	-17.0%
Active Listings		55	62	46	N/A	N/A	N/A
Change from prior year		-11.3%	34.8%	9.5%			
Months' Supply		2.3	2.4	1.5	N/A	N/A	N/A
Change from prior year		-4.2%	60.0%	15.4%			
New Listings		32	28	41	164	160	198
Change from prior year		14.3%	-31.7%	-2.4%	2.5%	-19.2%	-3.4%
Contracts Written		28	21	31	127	126	159
Change from prior year		33.3%	-32.3%	-16.2%	0.8%	-20.8%	-18.5%
Pending Contracts		57	46	85	N/A	N/A	N/A
Change from prior year		23.9%	-45.9%	9.0%			
Sales Volume (1,000s)		11,490	6,635	12,433	31,906	34,313	38,064
Change from prior year		73.2%	-46.6%	-4.8%	-7.0%	-9.9%	-6.3%
Average	Sale Price	383,004	301,576	310,831	319,061	320,679	299,715
	Change from prior year	27.0%	-3.0%	16.6%	-0.5%	7.0%	12.9%
	List Price of Actives	433,521	391,065	352,492	N/A	N/A	N/A
	Change from prior year	10.9%	10.9%	4.5%			
	Days on Market	40	41	24	50	51	27
Change from prior year	-2.4%	70.8%	-25.0%	-2.0%	88.9%	-28.9%	
Percent of List	99.8%	99.4%	100.8%	99.0%	99.5%	100.8%	
Change from prior year	0.4%	-1.4%	0.1%	-0.5%	-1.3%	1.5%	
Percent of Original	98.7%	97.2%	100.6%	97.7%	97.8%	100.3%	
Change from prior year	1.5%	-3.4%	0.6%	-0.1%	-2.5%	1.9%	
Median	Sale Price	341,250	314,875	330,000	306,250	316,000	295,000
	Change from prior year	8.4%	-4.6%	20.9%	-3.1%	7.1%	9.7%
	List Price of Actives	359,900	362,500	380,000	N/A	N/A	N/A
	Change from prior year	-0.7%	-4.6%	15.3%			
	Days on Market	21	14	5	26	16	6
Change from prior year	50.0%	180.0%	-37.5%	62.5%	166.7%	-50.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	-1.2%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	99.0%	99.6%	100.0%	
Change from prior year	0.0%	0.0%	-1.7%	-0.6%	-0.4%	0.0%	

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



**May
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Pottawatomie County Closed Listings Analysis

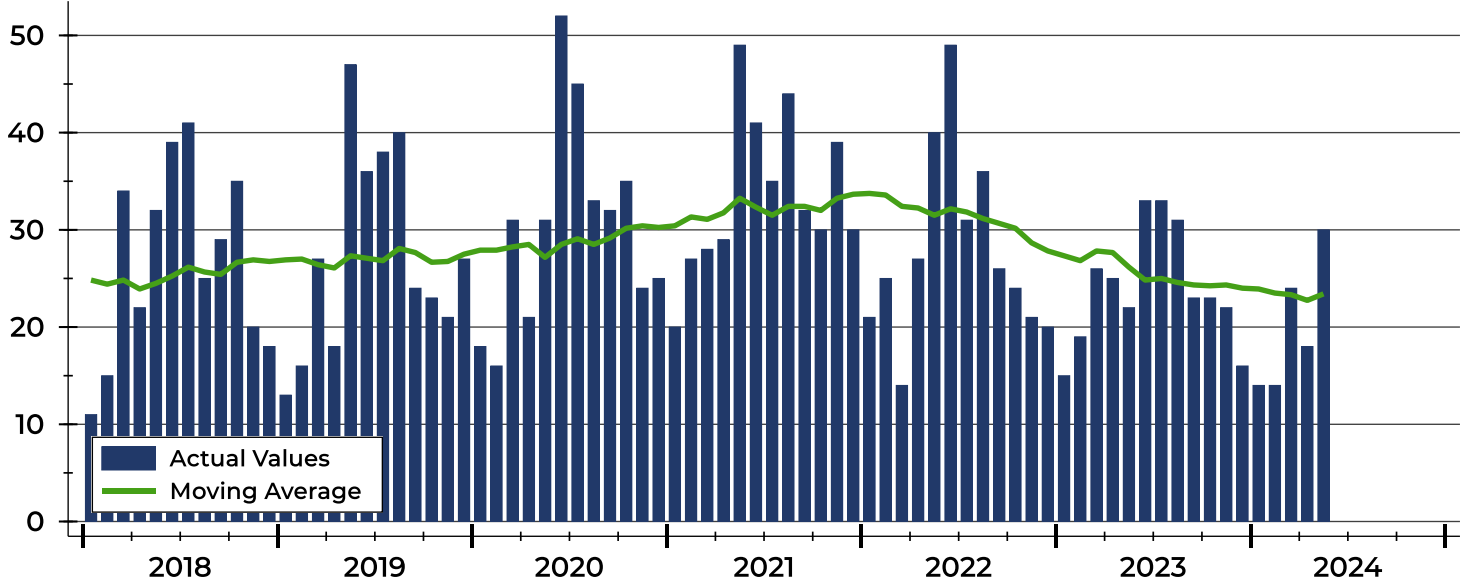
Summary Statistics for Closed Listings		2024	May 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		30	22	36.4%	100	107	-6.5%
Volume (1,000s)		11,490	6,635	73.2%	31,906	34,313	-7.0%
Months' Supply		2.3	2.4	-4.2%	N/A	N/A	N/A
Average	Sale Price	383,004	301,576	27.0%	319,061	320,679	-0.5%
	Days on Market	40	41	-2.4%	50	51	-2.0%
	Percent of List	99.8%	99.4%	0.4%	99.0%	99.5%	-0.5%
	Percent of Original	98.7%	97.2%	1.5%	97.7%	97.8%	-0.1%
Median	Sale Price	341,250	314,875	8.4%	306,250	316,000	-3.1%
	Days on Market	21	14	50.0%	26	16	62.5%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.0%	99.6%	-0.6%

A total of 30 homes sold in Pottawatomie County in May, up from 22 units in May 2023. Total sales volume rose to \$11.5 million compared to \$6.6 million in the previous year.

The median sales price in May was \$341,250, up 8.4% compared to the prior year. Median days on market was 21 days, up from 13 days in April, and up from 14 in May 2023.

History of Closed Listings

Units





**May
2024**

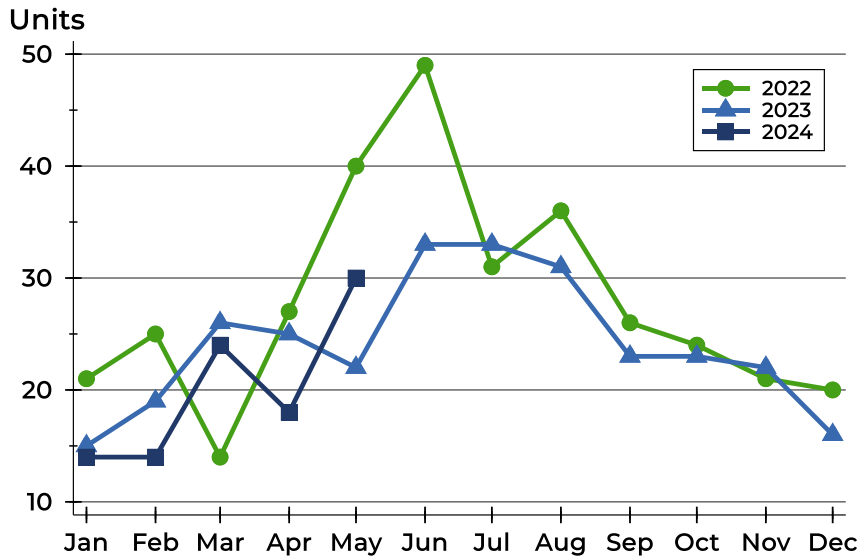
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

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	18
May	40	22	30
June	49	33	33
July	31	33	31
August	36	31	31
September	26	23	23
October	24	23	23
November	21	22	22
December	20	16	16

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	3.3%	0.0	120,000	120,000	121	121	96.0%	96.0%	88.9%	88.9%
\$125,000-\$149,999	0	0.0%	2.2	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	3	10.0%	0.0	186,167	185,000	25	16	97.4%	100.0%	97.4%	100.0%
\$200,000-\$249,999	2	6.7%	2.1	221,750	221,750	103	103	100.0%	100.0%	96.0%	96.0%
\$250,000-\$299,999	2	6.7%	0.9	261,500	261,500	5	5	103.0%	103.0%	103.0%	103.0%
\$300,000-\$399,999	13	43.3%	2.6	345,685	337,500	24	8	100.2%	100.0%	100.1%	100.0%
\$400,000-\$499,999	5	16.7%	3.9	453,005	445,000	39	25	100.8%	100.0%	100.0%	100.0%
\$500,000-\$749,999	2	6.7%	3.8	673,600	673,600	49	49	99.3%	99.3%	96.8%	96.8%
\$750,000-\$999,999	2	6.7%	1.0	869,500	869,500	93	93	96.9%	96.9%	93.6%	93.6%
\$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



**May
2024**

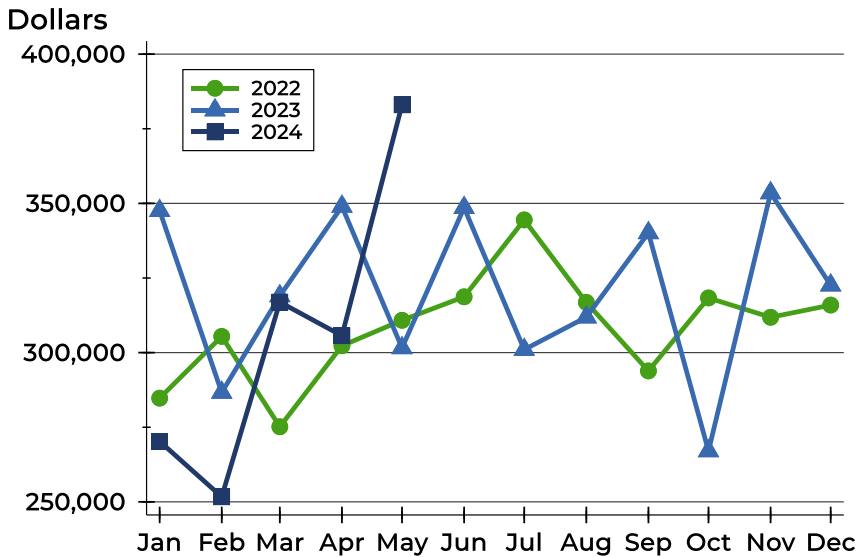
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

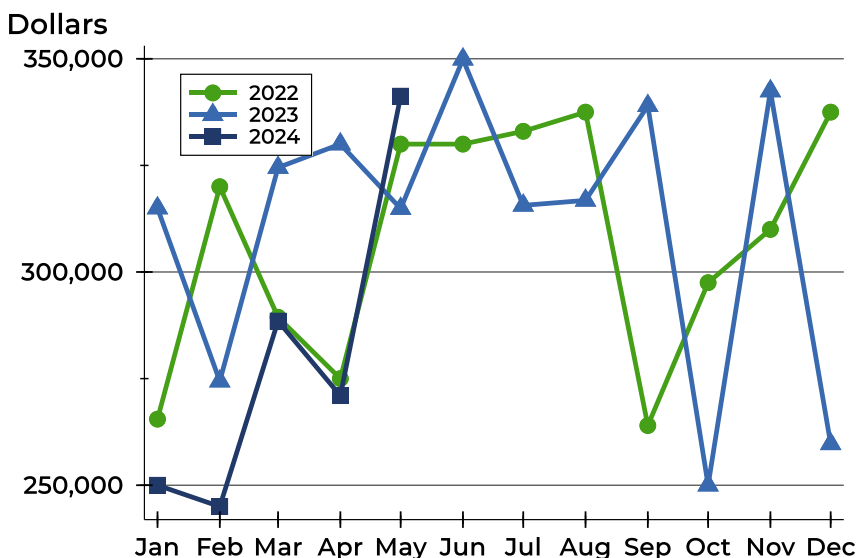
Pottawatomie County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	284,752	347,548	270,281
February	305,443	286,647	251,689
March	275,167	319,004	316,938
April	302,308	348,976	305,661
May	310,831	301,576	383,004
June	318,706	348,576	
July	344,468	301,005	
August	316,847	311,874	
September	293,881	340,115	
October	318,325	267,050	
November	311,843	353,491	
December	315,935	322,588	

Median Price

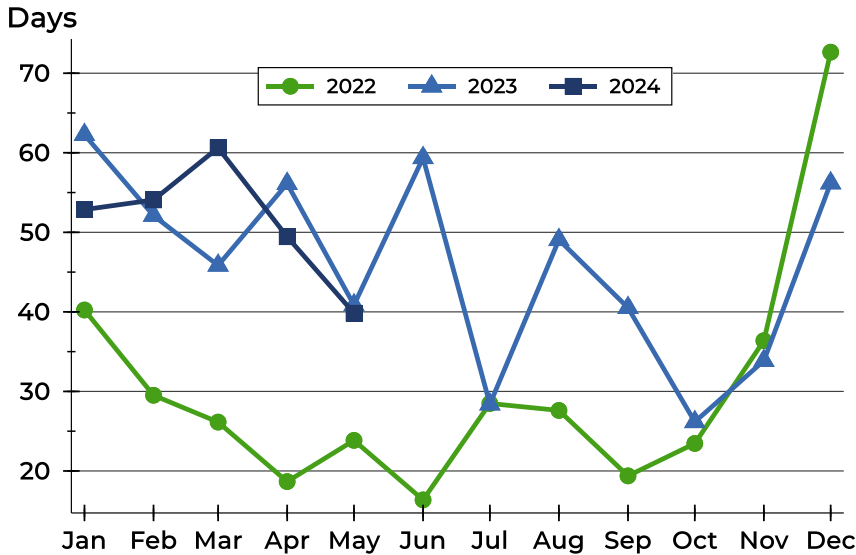


Month	2022	2023	2024
January	265,500	315,000	250,000
February	320,000	274,400	245,000
March	289,400	324,500	288,500
April	275,000	330,000	271,000
May	330,000	314,875	341,250
June	330,000	349,900	
July	333,000	315,626	
August	337,500	316,806	
September	264,000	339,000	
October	297,500	250,000	
November	310,000	342,450	
December	337,500	259,703	



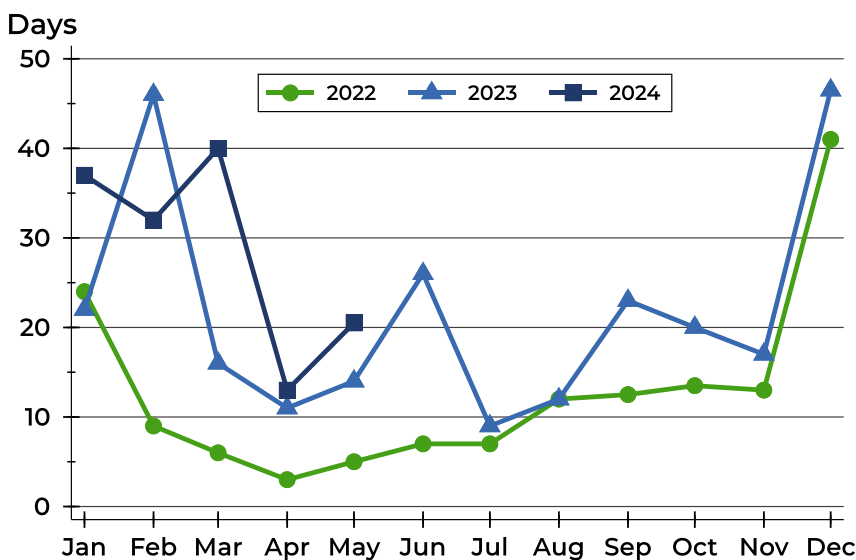
Pottawatomie County Closed Listings Analysis

Average DOM



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

Median DOM



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



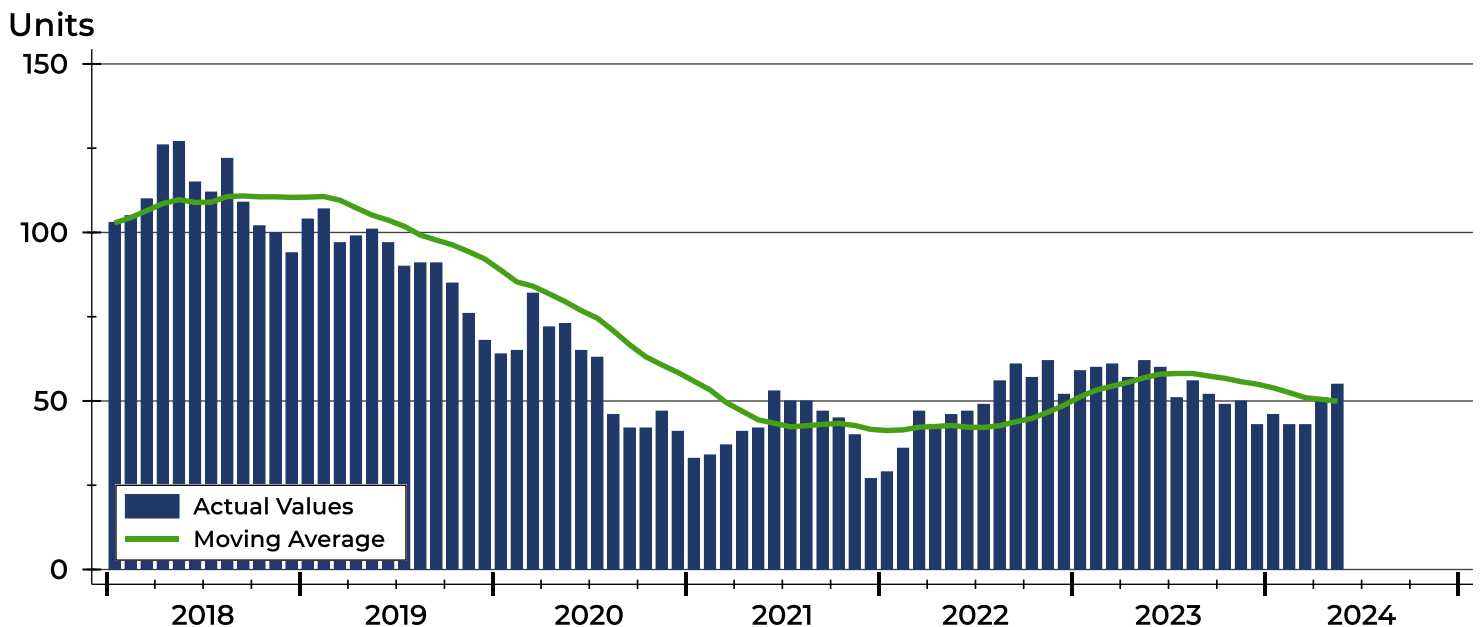
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of May 2023	Change
Active Listings		55	62	-11.3%
Volume (1,000s)		23,844	24,246	-1.7%
Months' Supply		2.3	2.4	-4.2%
Average	List Price	433,521	391,065	10.9%
	Days on Market	56	76	-26.3%
	Percent of Original	98.1%	98.3%	-0.2%
Median	List Price	359,900	362,500	-0.7%
	Days on Market	43	66	-34.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 55 homes were available for sale in Pottawatomie County at the end of May. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of May was \$359,900, down 0.7% from 2023. The typical time on market for active listings was 43 days, down from 66 days a year earlier.

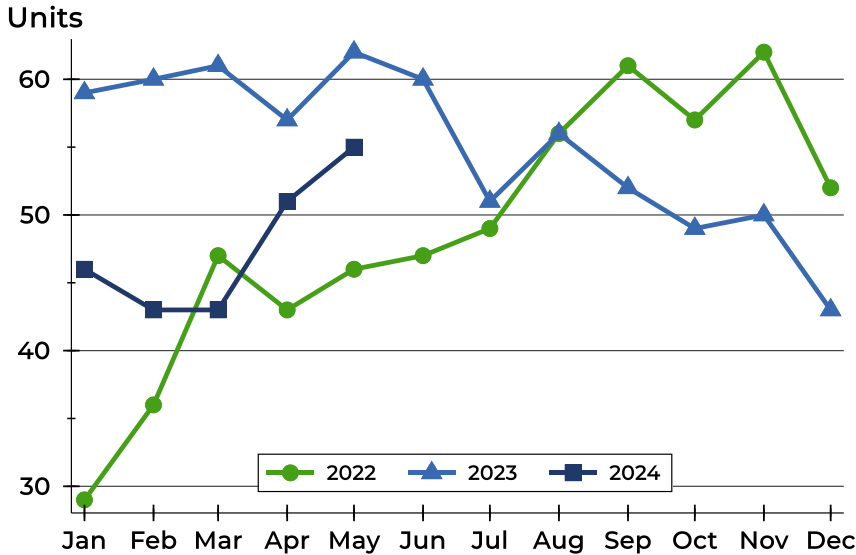
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



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

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	3.6%	2.2	137,250	137,250	11	11	100.0%	100.0%
\$150,000-\$174,999	2	3.6%	N/A	168,900	168,900	83	83	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	5	9.1%	2.1	228,480	235,000	48	40	95.1%	95.9%
\$250,000-\$299,999	3	5.5%	0.9	279,633	280,000	47	45	98.3%	100.0%
\$300,000-\$399,999	22	40.0%	2.6	345,973	347,450	63	50	98.0%	97.6%
\$400,000-\$499,999	9	16.4%	3.9	421,111	415,000	37	36	98.7%	100.0%
\$500,000-\$749,999	8	14.5%	3.8	604,956	610,925	50	55	98.7%	100.0%
\$750,000-\$999,999	2	3.6%	1.0	905,000	905,000	23	23	99.0%	99.0%
\$1,000,000 and up	2	3.6%	N/A	1,599,500	1,599,500	167	167	96.4%	96.4%



**May
2024**

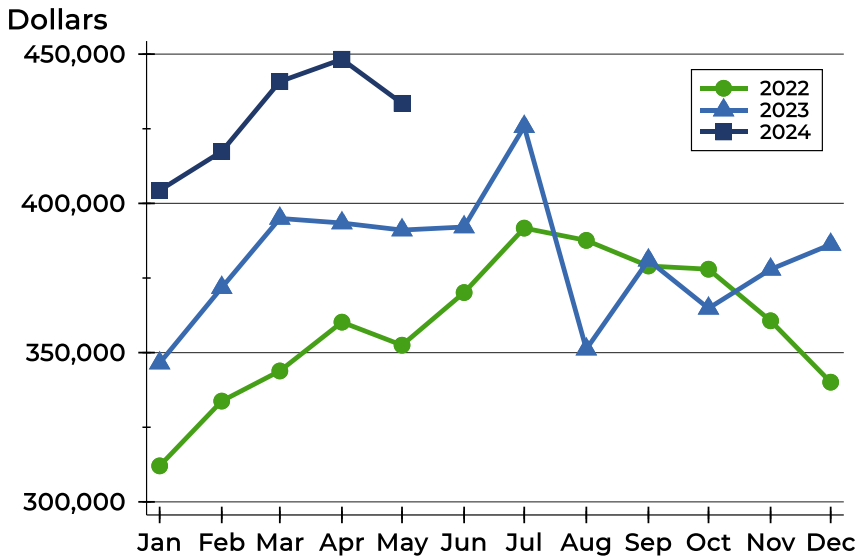
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

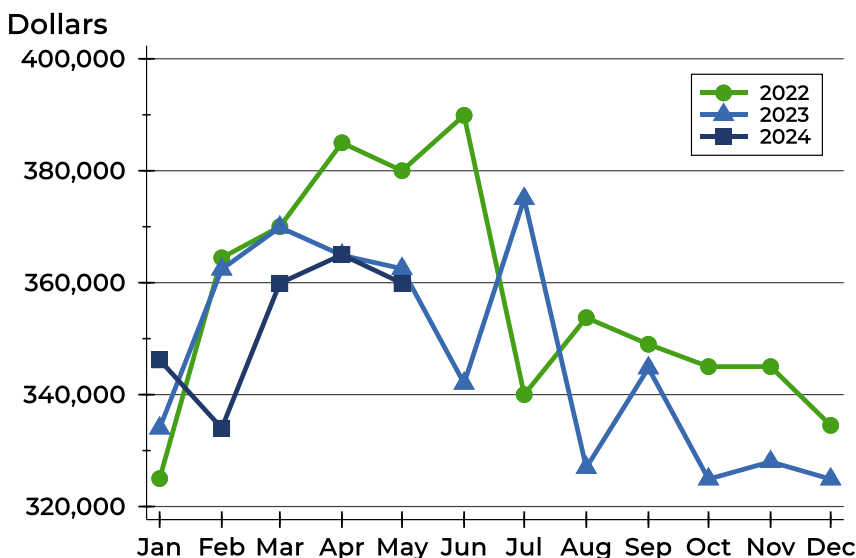
Pottawatomie County Active Listings Analysis

Average Price



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

Median Price

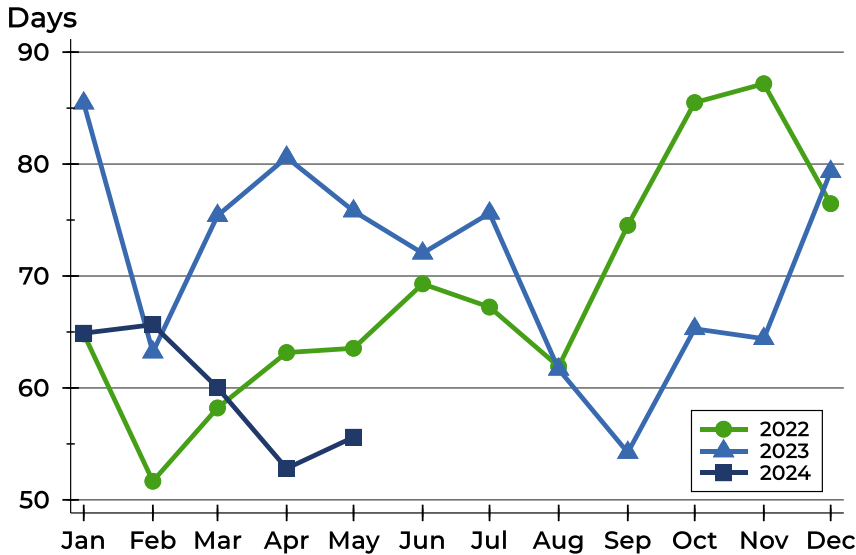


Month	2022	2023	2024
January	325,000	334,000	346,200
February	364,450	362,400	334,000
March	370,000	369,900	359,900
April	385,000	364,900	365,000
May	380,000	362,500	359,900
June	389,900	342,000	
July	340,000	375,000	
August	353,750	326,950	
September	349,000	344,750	
October	345,000	324,900	
November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



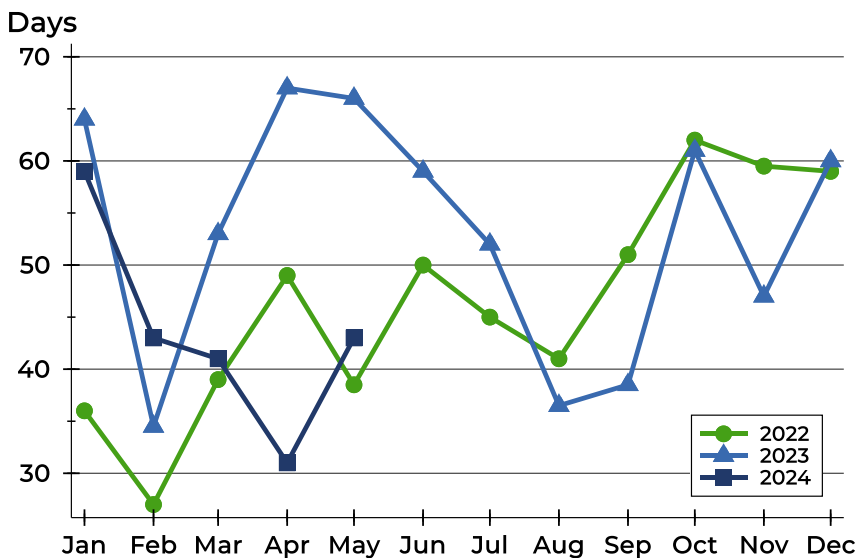
Pottawatomie County Active Listings Analysis

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	
July	67	76	
August	62	62	
September	75	54	
October	85	65	
November	87	64	
December	76	79	

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	
July	45	52	
August	41	37	
September	51	39	
October	62	61	
November	60	47	
December	59	60	



**May
2024**

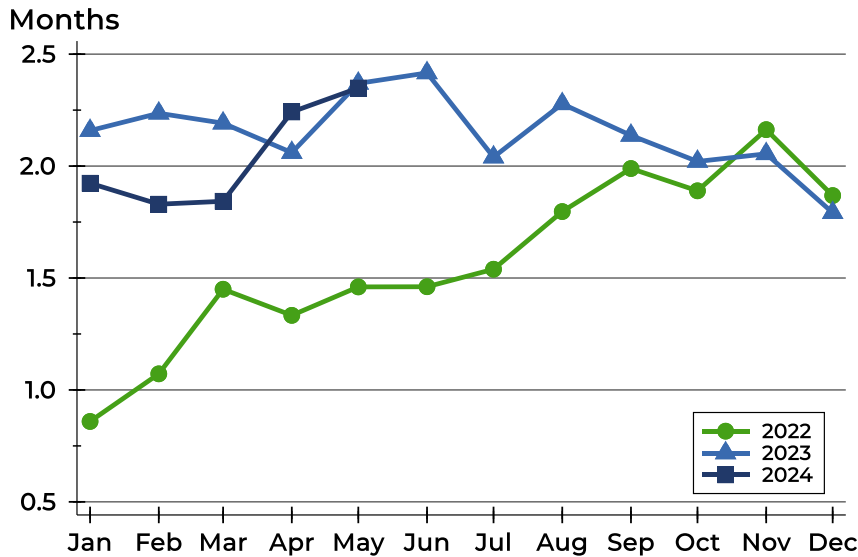
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

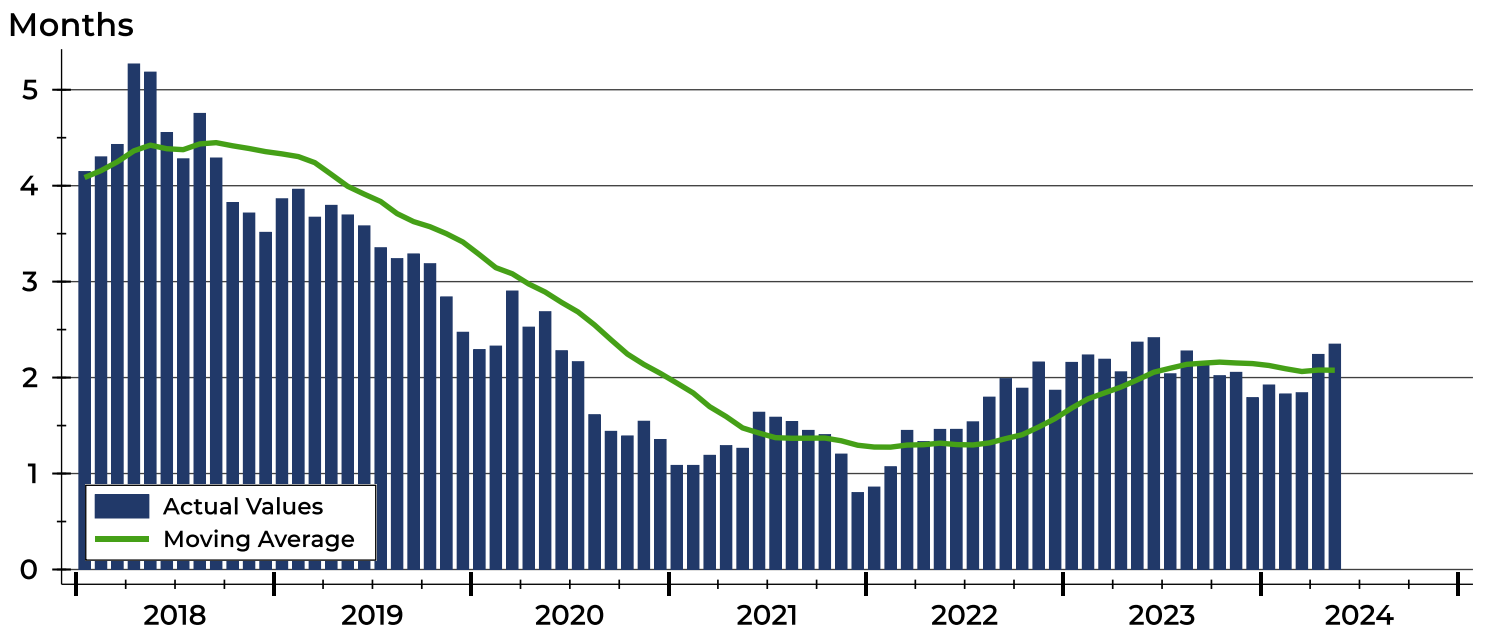
Pottawatomie County Months' Supply Analysis

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	
July	1.5	2.0	
August	1.8	2.3	
September	2.0	2.1	
October	1.9	2.0	
November	2.2	2.1	
December	1.9	1.8	

History of Month's Supply





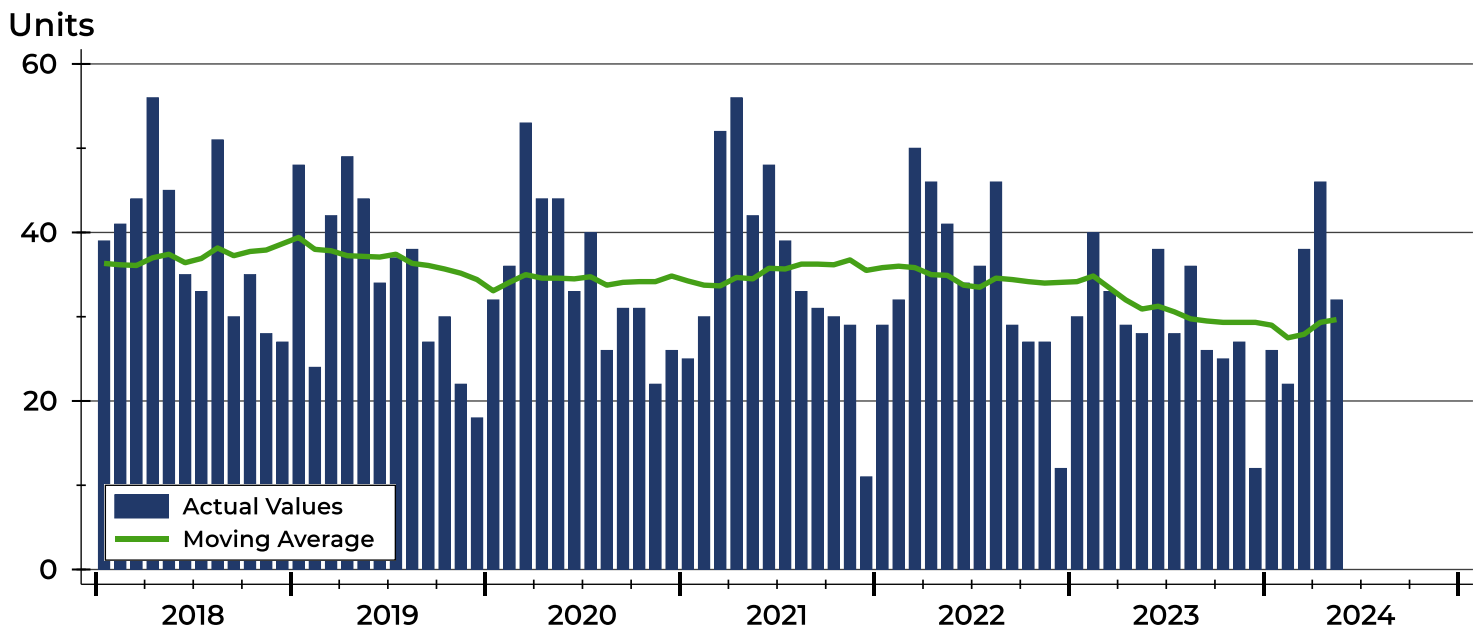
Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2024	May 2023	Change
Current Month	New Listings	32	28	14.3%
	Volume (1,000s)	12,482	9,284	34.4%
	Average List Price	390,061	331,554	17.6%
	Median List Price	347,450	332,500	4.5%
Year-to-Date	New Listings	164	160	2.5%
	Volume (1,000s)	61,057	57,010	7.1%
	Average List Price	372,300	356,311	4.5%
	Median List Price	348,700	340,000	2.6%

A total of 32 new listings were added in Pottawatomie County during May, up 14.3% from the same month in 2023. Year-to-date Pottawatomie County has seen 164 new listings.

The median list price of these homes was \$347,450 up from \$332,500 in 2023.

History of New Listings





**May
2024**

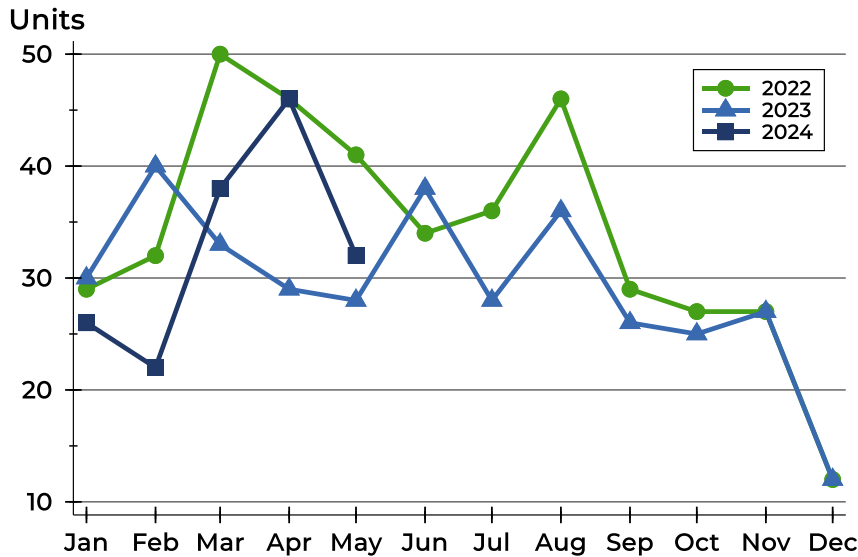
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Pottawatomie County New Listings Analysis

New Listings by Month



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

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	3.1%	149,500	149,500	17	17	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	3.1%	187,900	187,900	19	19	96.4%	96.4%
\$200,000-\$249,999	5	15.6%	234,780	239,000	10	4	100.0%	100.0%
\$250,000-\$299,999	2	6.3%	259,500	259,500	15	15	100.0%	100.0%
\$300,000-\$399,999	13	40.6%	344,669	345,000	16	15	99.3%	100.0%
\$400,000-\$499,999	4	12.5%	421,250	417,500	18	21	98.3%	98.9%
\$500,000-\$749,999	4	12.5%	618,988	622,975	14	17	100.0%	100.0%
\$750,000-\$999,999	2	6.3%	905,000	905,000	30	30	99.0%	99.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



**May
2024**

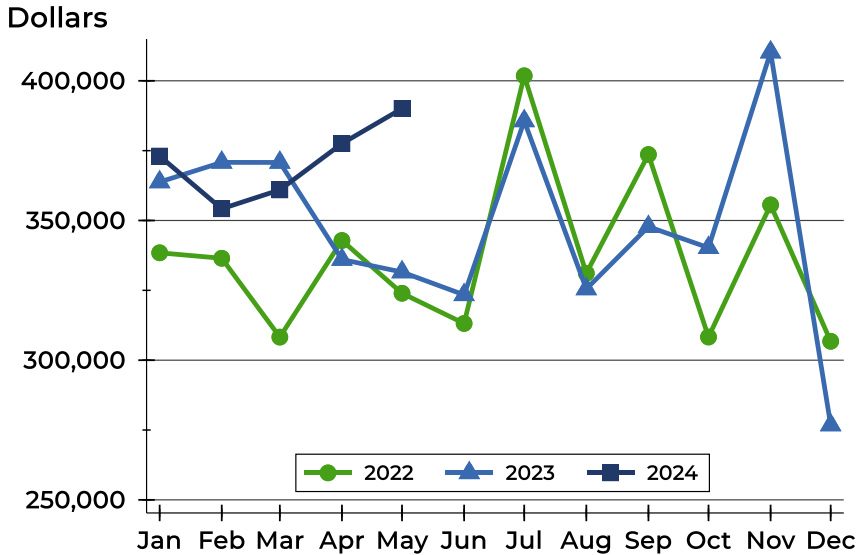
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

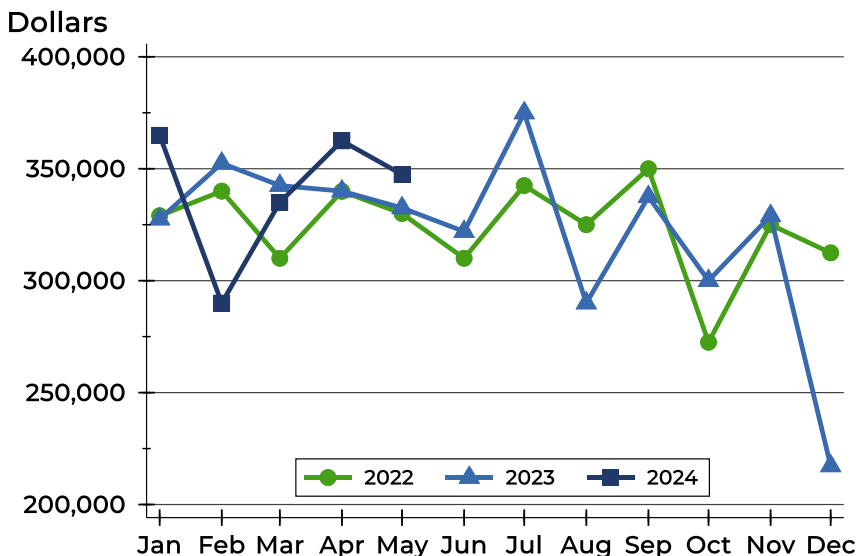
Pottawatomie County New Listings Analysis

Average Price



Month	2022	2023	2024
January	338,438	363,783	373,069
February	336,485	370,801	354,200
March	308,271	370,785	360,963
April	342,847	336,028	377,530
May	323,966	331,554	390,061
June	313,151	323,391	
July	401,797	385,643	
August	331,116	325,497	
September	373,607	347,785	
October	308,297	340,256	
November	355,596	410,263	
December	306,771	276,792	

Median Price



Month	2022	2023	2024
January	329,000	327,500	364,950
February	340,000	352,450	290,000
March	310,000	342,500	335,000
April	339,900	340,000	362,450
May	330,000	332,500	347,450
June	310,000	321,950	
July	342,500	374,900	
August	325,000	290,000	
September	350,000	337,500	
October	272,500	300,000	
November	325,000	329,000	
December	312,425	217,250	



**May
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

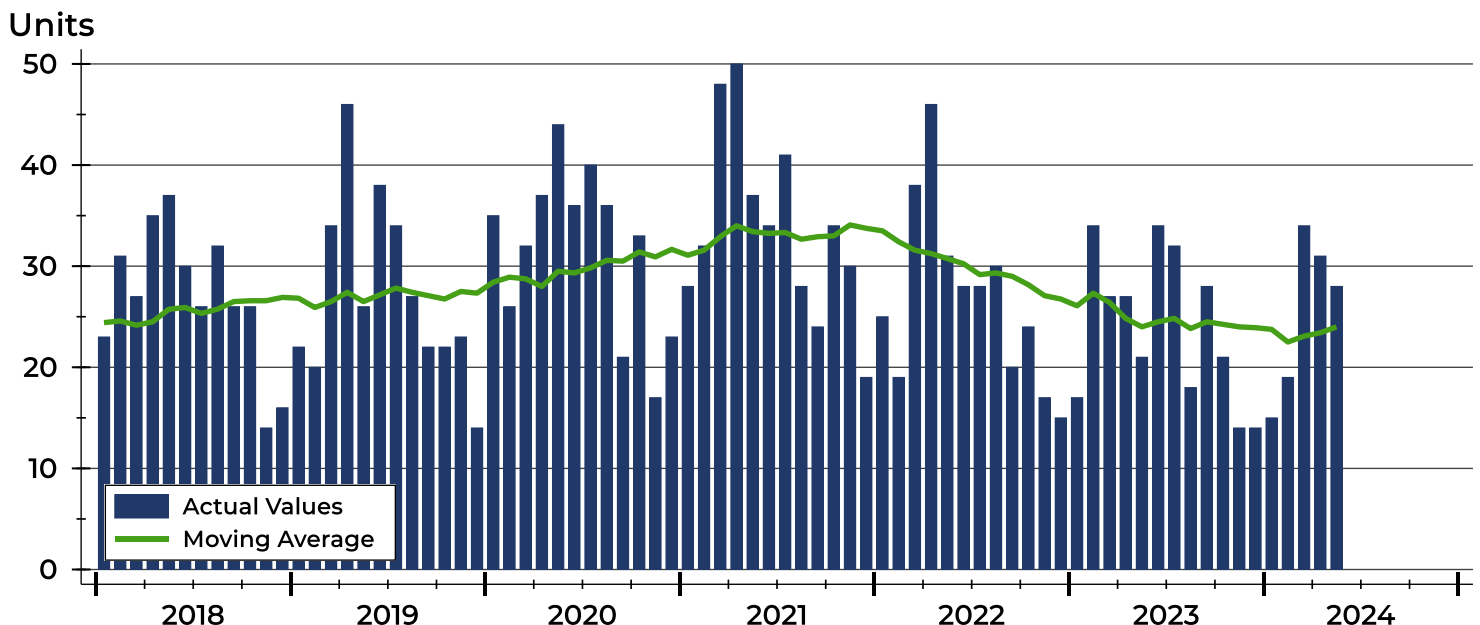
Pottawatomie County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	May 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		28	21	33.3%	127	126	0.8%
Volume (1,000s)		10,454	6,805	53.6%	44,206	40,702	8.6%
Average	Sale Price	373,343	324,033	15.2%	348,075	323,031	7.8%
	Days on Market	41	69	-40.6%	43	49	-12.2%
	Percent of Original	98.7%	98.7%	0.0%	98.2%	98.5%	-0.3%
Median	Sale Price	337,250	340,000	-0.8%	330,000	330,500	-0.2%
	Days on Market	18	26	-30.8%	16	16	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 28 contracts for sale were written in Pottawatomie County during the month of May, up from 21 in 2023. The median list price of these homes was \$337,250, down from \$340,000 the prior year.

Half of the homes that went under contract in May were on the market less than 18 days, compared to 26 days in May 2023.

History of Contracts Written





**May
2024**

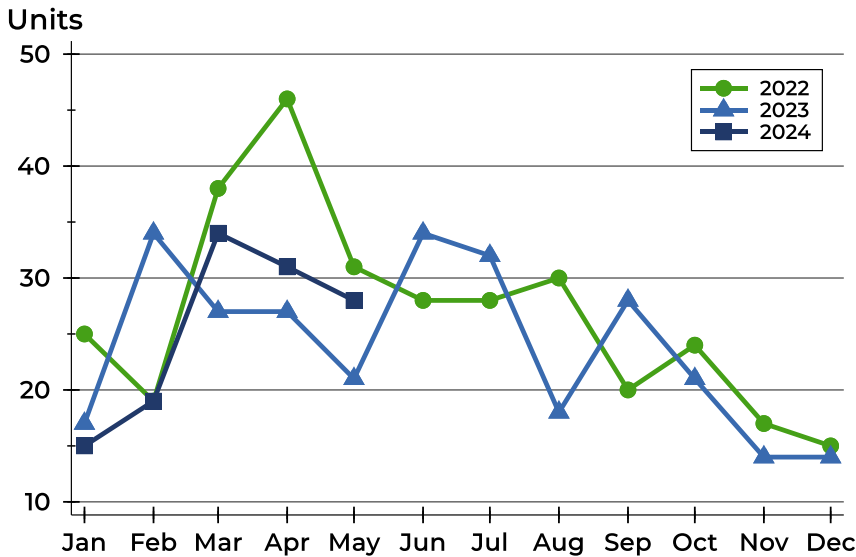
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	3.6%	157,500	157,500	103	103	95.5%	95.5%
\$175,000-\$199,999	1	3.6%	187,900	187,900	19	19	96.4%	96.4%
\$200,000-\$249,999	5	17.9%	234,780	239,000	5	4	99.6%	100.0%
\$250,000-\$299,999	2	7.1%	262,500	262,500	9	9	100.0%	100.0%
\$300,000-\$399,999	11	39.3%	349,391	339,500	45	36	99.5%	100.0%
\$400,000-\$499,999	4	14.3%	425,000	420,000	50	48	97.1%	96.6%
\$500,000-\$749,999	3	10.7%	639,000	687,000	63	22	100.0%	100.0%
\$750,000-\$999,999	1	3.6%	949,000	949,000	97	97	89.4%	89.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



**May
2024**

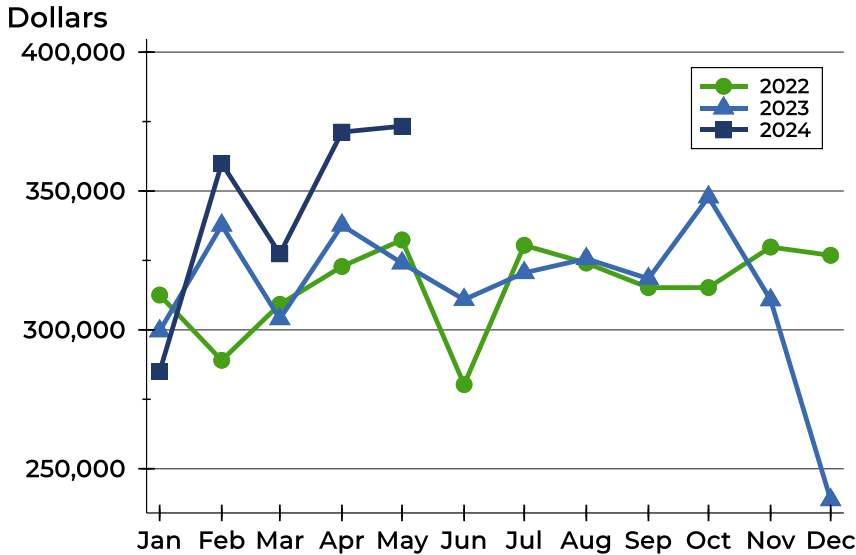
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

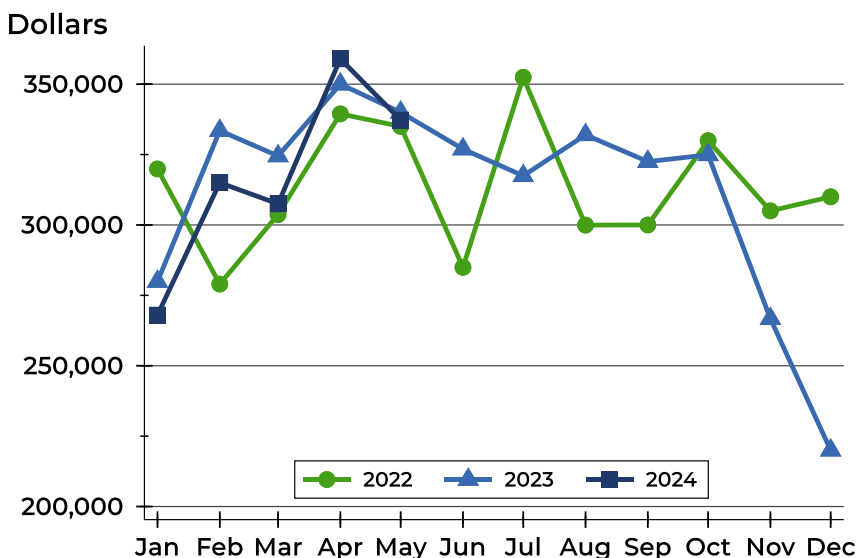
Pottawatomie County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	312,546	299,594	284,980
February	289,037	337,656	359,942
March	309,196	303,959	327,365
April	322,826	337,663	371,223
May	332,385	324,033	373,343
June	280,298	310,883	
July	330,457	320,544	
August	324,068	325,628	
September	315,205	318,421	
October	315,234	347,819	
November	329,815	310,786	
December	326,840	238,786	

Median Price

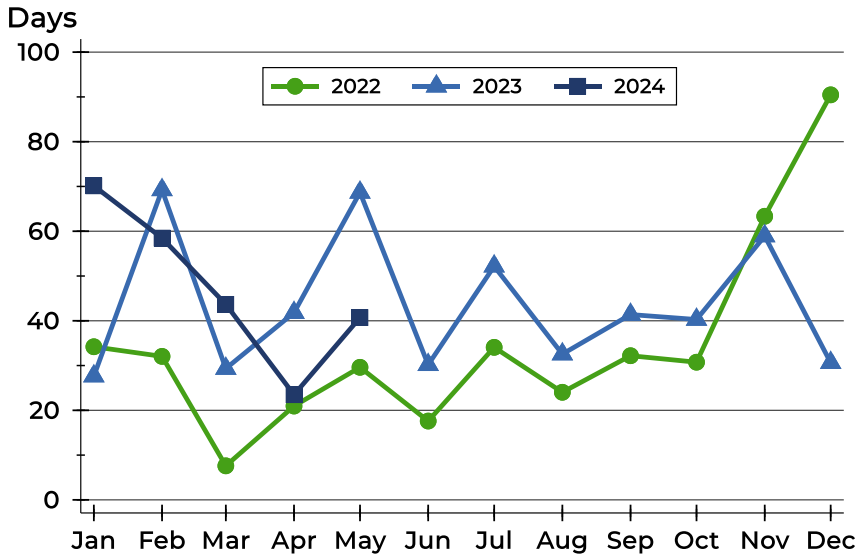


Month	2022	2023	2024
January	319,900	279,900	268,000
February	279,000	333,500	315,000
March	303,700	324,500	307,500
April	339,450	350,000	359,000
May	335,000	340,000	337,250
June	284,950	326,950	
July	352,450	317,450	
August	299,950	332,000	
September	300,000	322,500	
October	329,950	324,900	
November	305,000	266,703	
December	310,000	220,000	



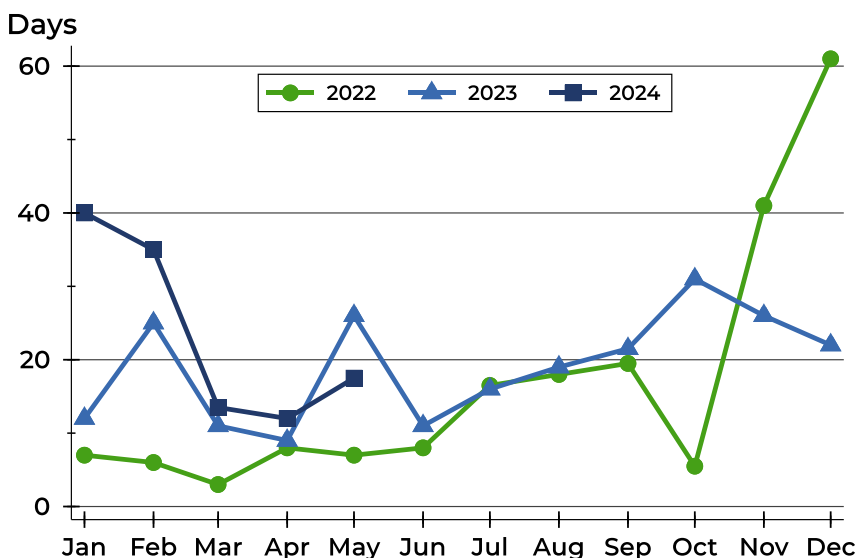
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	34	28	70
February	32	69	58
March	8	29	44
April	21	42	23
May	30	69	41
June	18	30	
July	34	52	
August	24	33	
September	32	41	
October	31	40	
November	63	59	
December	90	31	

Median DOM



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



**May
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Pottawatomie County Pending Contracts Analysis

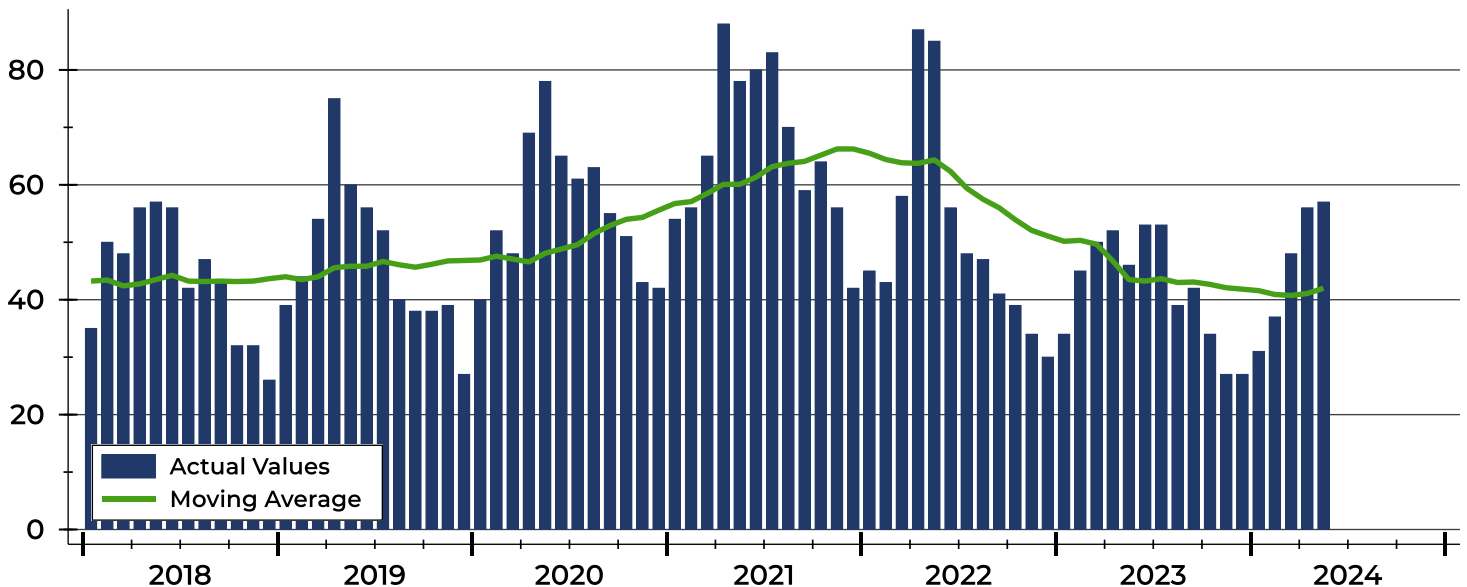
Summary Statistics for Pending Contracts		2024	End of May 2023	Change
Pending Contracts		57	46	23.9%
Volume (1,000s)		19,814	15,492	27.9%
Average	List Price	347,611	336,778	3.2%
	Days on Market	29	48	-39.6%
	Percent of Original	99.7%	99.5%	0.2%
Median	List Price	335,000	339,750	-1.4%
	Days on Market	13	15	-13.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 57 listings in Pottawatomie County had contracts pending at the end of May, up from 46 contracts pending at the end of May 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

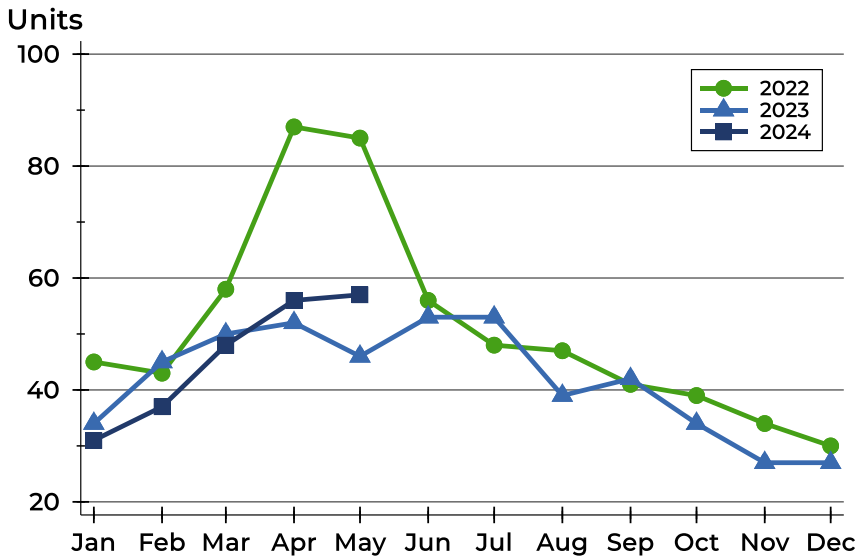
Units





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	
July	48	53	
August	47	39	
September	41	42	
October	39	34	
November	34	27	
December	30	27	

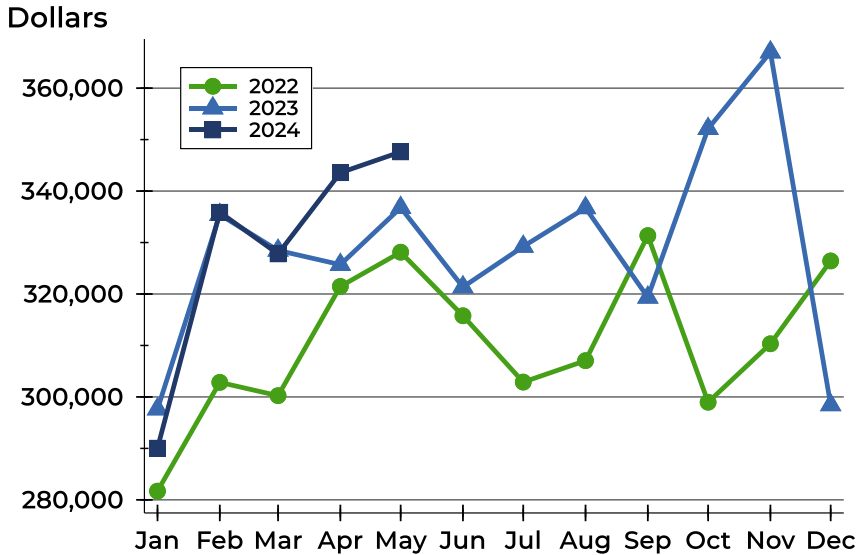
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	3.5%	135,000	135,000	54	54	93.9%	93.9%
\$150,000-\$174,999	1	1.8%	157,500	157,500	103	103	95.5%	95.5%
\$175,000-\$199,999	1	1.8%	187,900	187,900	19	19	96.4%	96.4%
\$200,000-\$249,999	11	19.3%	237,336	239,000	15	8	100.0%	100.0%
\$250,000-\$299,999	5	8.8%	267,200	272,000	14	5	106.0%	100.0%
\$300,000-\$399,999	22	38.6%	348,355	344,700	29	14	99.8%	100.0%
\$400,000-\$499,999	10	17.5%	430,200	422,500	38	28	97.7%	100.0%
\$500,000-\$749,999	5	8.8%	657,180	687,000	40	9	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



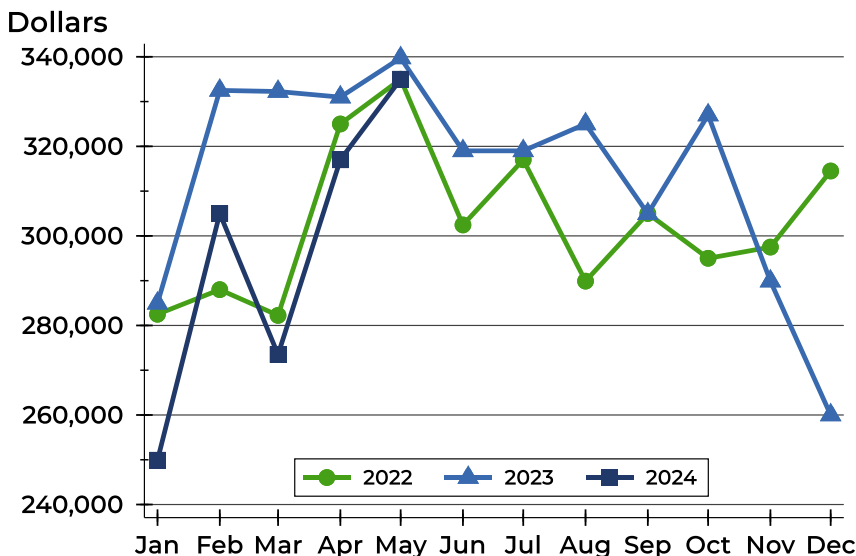
Pottawatomie County Pending Contracts Analysis

Average Price



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

Median Price

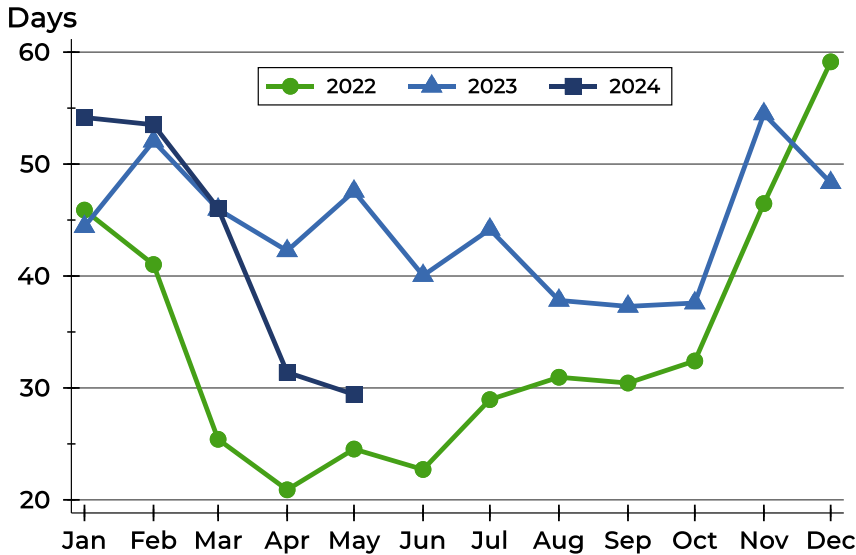


Month	2022	2023	2024
January	282,500	284,950	249,900
February	288,000	332,500	305,000
March	282,250	332,250	273,500
April	325,000	331,000	317,000
May	335,000	339,750	335,000
June	302,450	319,000	
July	317,000	319,000	
August	289,900	325,000	
September	305,000	304,950	
October	295,000	327,000	
November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



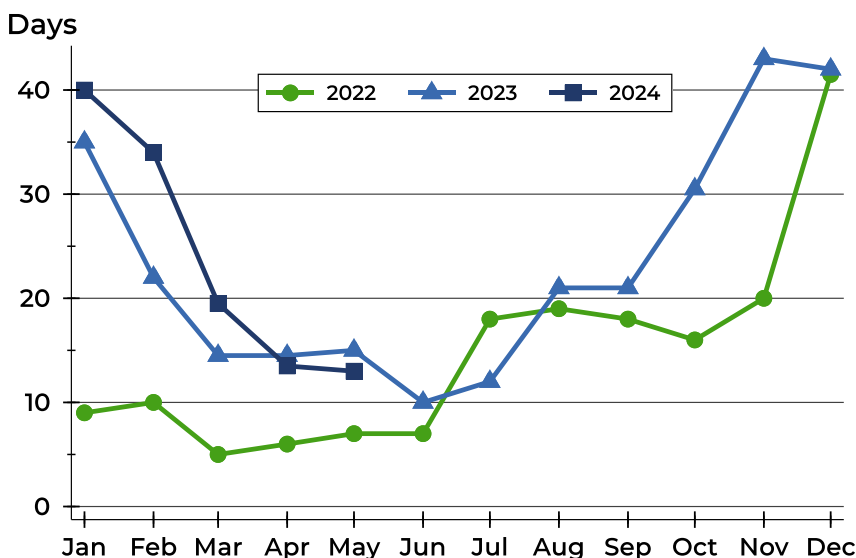
Pottawatomie County Pending Contracts Analysis

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	
July	29	44	
August	31	38	
September	30	37	
October	32	38	
November	46	54	
December	59	48	

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	
July	18	12	
August	19	21	
September	18	21	
October	16	31	
November	20	43	
December	42	42	