



**August  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Riley County Housing Report



### Market Overview

#### Riley County Home Sales Fell in August

Total home sales in Riley County fell last month to 83 units, compared to 91 units in August 2023. Total sales volume was \$24.5 million, down from a year earlier.

The median sale price in August was \$265,000, up from \$249,500 a year earlier. Homes that sold in August were typically on the market for 9 days and sold for 100.0% of their list prices.

#### Riley County Active Listings Up at End of August

The total number of active listings in Riley County at the end of August was 164 units, up from 160 at the same point in 2023. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$273,000.

During August, a total of 76 contracts were written up from 73 in August 2023. At the end of the month, there were 103 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](mailto:ae@flinthillsrealtors.net)  
[www.flinthillsrealtors.net](http://www.flinthillsrealtors.net)



## Riley County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b> Change from prior year	<b>83</b> -8.8%	<b>91</b> -18.0%	<b>111</b> 0.9%	<b>561</b> -0.4%	<b>563</b> -22.0%	<b>722</b> -8.4%	
<b>Active Listings</b> Change from prior year	<b>164</b> 2.5%	<b>160</b> 11.9%	<b>143</b> -25.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>2.5</b> 4.2%	<b>2.4</b> 50.0%	<b>1.6</b> -27.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>92</b> -2.1%	<b>94</b> 5.6%	<b>89</b> -13.6%	<b>723</b> 0.6%	<b>719</b> -16.4%	<b>860</b> -14.1%	
<b>Contracts Written</b> Change from prior year	<b>76</b> 4.1%	<b>73</b> 4.3%	<b>70</b> -2.8%	<b>588</b> -2.8%	<b>605</b> -16.7%	<b>726</b> -11.6%	
<b>Pending Contracts</b> Change from prior year	<b>103</b> -1.9%	<b>105</b> -11.0%	<b>118</b> -17.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>24,519</b> -3.3%	<b>25,343</b> -5.4%	<b>26,781</b> -0.7%	<b>160,013</b> 3.0%	<b>155,383</b> -13.0%	<b>178,549</b> -2.5%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>295,408</b> 6.1%	<b>278,493</b> 15.4%	<b>241,275</b> -1.6%	<b>285,229</b> 3.3%	<b>275,991</b> 11.6%	<b>247,297</b> 6.4%
	<b>List Price of Actives</b> Change from prior year	<b>322,859</b> -0.5%	<b>324,571</b> 11.2%	<b>291,827</b> 8.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>26</b> -38.1%	<b>42</b> 133.3%	<b>18</b> -25.0%	<b>41</b> 32.3%	<b>31</b> 24.0%	<b>25</b> -28.6%
	<b>Percent of List</b> Change from prior year	<b>98.9%</b> 1.7%	<b>97.2%</b> -1.2%	<b>98.4%</b> -0.9%	<b>98.6%</b> -0.1%	<b>98.7%</b> -1.2%	<b>99.9%</b> 0.5%
	<b>Percent of Original</b> Change from prior year	<b>97.3%</b> 1.6%	<b>95.8%</b> -1.3%	<b>97.1%</b> -1.8%	<b>97.5%</b> 0.0%	<b>97.5%</b> -1.6%	<b>99.1%</b> 0.7%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>265,000</b> 6.2%	<b>249,500</b> 12.8%	<b>221,159</b> -1.4%	<b>259,000</b> 7.9%	<b>240,000</b> 6.7%	<b>225,000</b> 7.7%
	<b>List Price of Actives</b> Change from prior year	<b>273,000</b> -8.8%	<b>299,500</b> 17.9%	<b>254,000</b> 21.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>9</b> -40.0%	<b>15</b> 87.5%	<b>8</b> -20.0%	<b>11</b> 22.2%	<b>9</b> 28.6%	<b>7</b> -22.2%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.6%	<b>99.4%</b> -0.6%	<b>100.0%</b> 0.0%	<b>99.9%</b> -0.1%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>99.5%</b> 2.3%	<b>97.3%</b> -2.3%	<b>99.6%</b> -0.4%	<b>98.8%</b> -1.2%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%

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



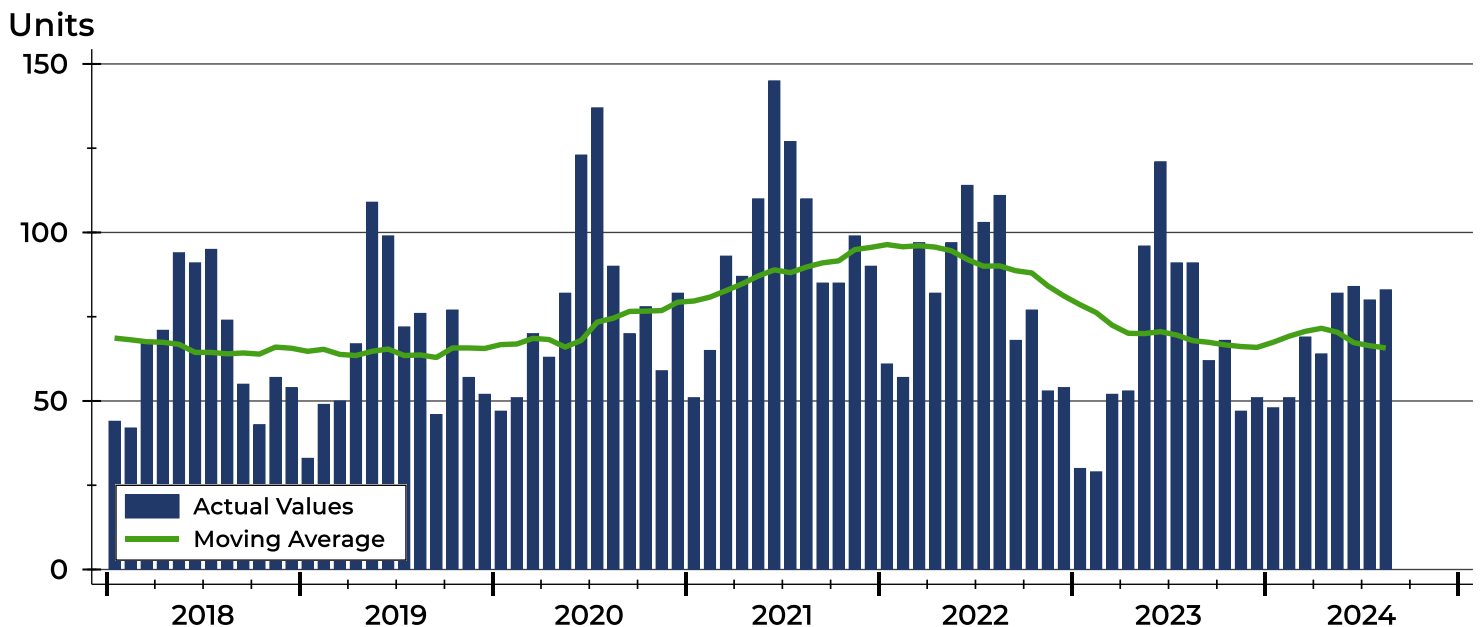
# Riley County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		83	91	-8.8%	561	563	-0.4%
Volume (1,000s)		24,519	25,343	-3.3%	160,013	155,383	3.0%
Months' Supply		2.5	2.4	4.2%	N/A	N/A	N/A
Average	Sale Price	295,408	278,493	6.1%	285,229	275,991	3.3%
	Days on Market	26	42	-38.1%	41	31	32.3%
	Percent of List	98.9%	97.2%	1.7%	98.6%	98.7%	-0.1%
	Percent of Original	97.3%	95.8%	1.6%	97.5%	97.5%	0.0%
Median	Sale Price	265,000	249,500	6.2%	259,000	240,000	7.9%
	Days on Market	9	15	-40.0%	11	9	22.2%
	Percent of List	100.0%	99.4%	0.6%	99.9%	100.0%	-0.1%
	Percent of Original	99.5%	97.3%	2.3%	98.8%	100.0%	-1.2%

A total of 83 homes sold in Riley County in August, down from 91 units in August 2023. Total sales volume fell to \$24.5 million compared to \$25.3 million in the previous year.

The median sales price in August was \$265,000, up 6.2% compared to the prior year. Median days on market was 9 days, down from 17 days in July, and down from 15 in August 2023.

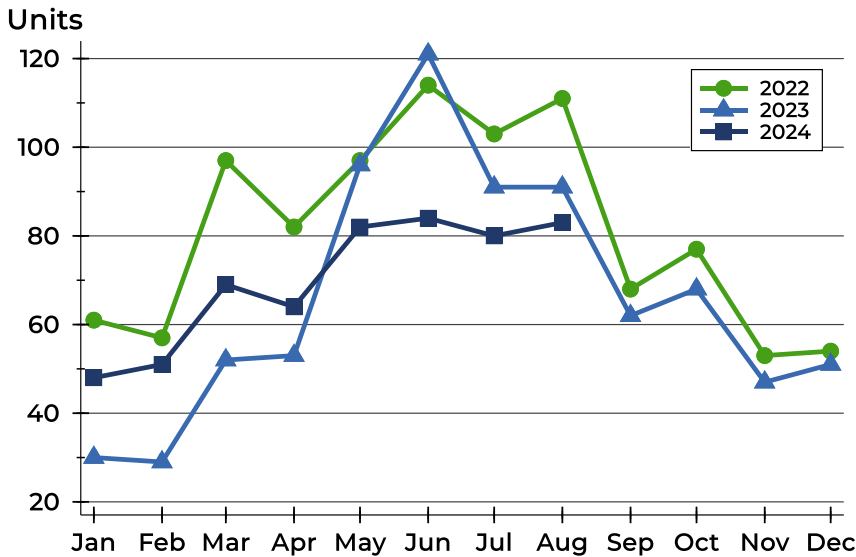
## History of Closed Listings





## Riley County Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	61	30	48
February	57	29	51
March	97	52	69
April	82	53	64
May	97	96	82
June	114	121	84
July	103	91	80
August	111	91	83
September	68	62	
October	77	68	
November	53	47	
December	54	51	

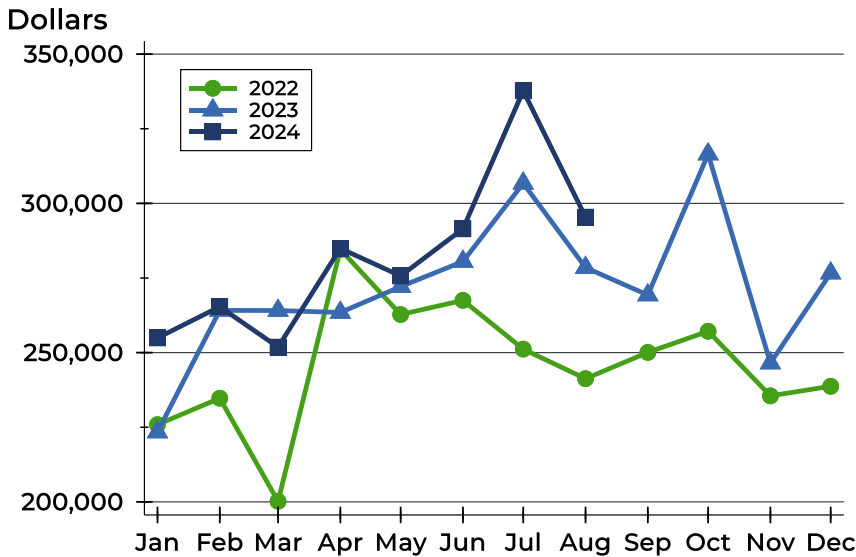
### Closed Listings by Price Range

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	1	1.2%	0.0	35,000	35,000	236	236	85.4%	85.4%	43.8%	43.8%
\$50,000-\$99,999	1	1.2%	4.7	50,000	50,000	8	8	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	1.2%	3.7	125,000	125,000	23	23	92.6%	92.6%	89.3%	89.3%
\$150,000-\$174,999	6	7.2%	1.9	164,683	166,300	21	17	98.1%	98.4%	97.3%	97.7%
\$175,000-\$199,999	10	12.0%	1.9	186,420	186,000	22	10	98.9%	100.0%	97.7%	99.2%
\$200,000-\$249,999	16	19.3%	1.4	225,394	229,000	28	8	98.6%	98.0%	96.6%	97.7%
\$250,000-\$299,999	20	24.1%	3.0	275,968	280,000	16	9	100.1%	100.0%	99.3%	100.0%
\$300,000-\$399,999	12	14.5%	3.0	338,075	335,000	38	21	99.1%	99.6%	98.3%	99.1%
\$400,000-\$499,999	9	10.8%	1.2	439,278	441,250	13	7	99.5%	100.0%	99.3%	100.0%
\$500,000-\$749,999	5	6.0%	3.6	535,798	525,000	49	11	97.2%	100.0%	95.2%	100.0%
\$750,000-\$999,999	2	2.4%	5.5	820,750	820,750	2	2	99.1%	99.1%	99.1%	99.1%
\$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



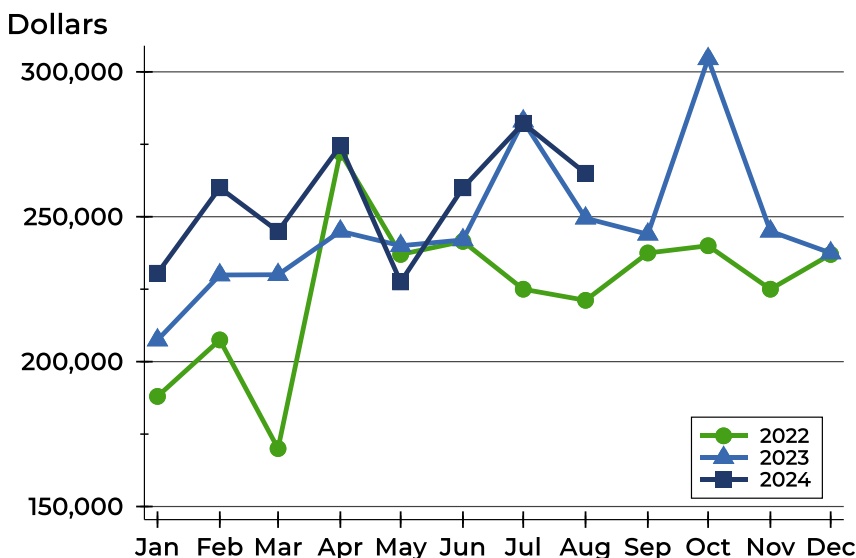
## Riley County Closed Listings Analysis

### Average Price



Month	2022	2023	2024
January	225,875	223,398	<b>254,923</b>
February	234,723	264,153	<b>265,385</b>
March	200,196	264,104	<b>251,866</b>
April	284,561	263,458	<b>284,918</b>
May	262,771	272,119	<b>275,698</b>
June	267,511	280,542	<b>291,474</b>
July	251,180	306,725	<b>337,739</b>
August	241,275	278,493	<b>295,408</b>
September	250,074	269,304	
October	257,164	316,505	
November	235,522	246,497	
December	238,726	276,629	

### Median Price

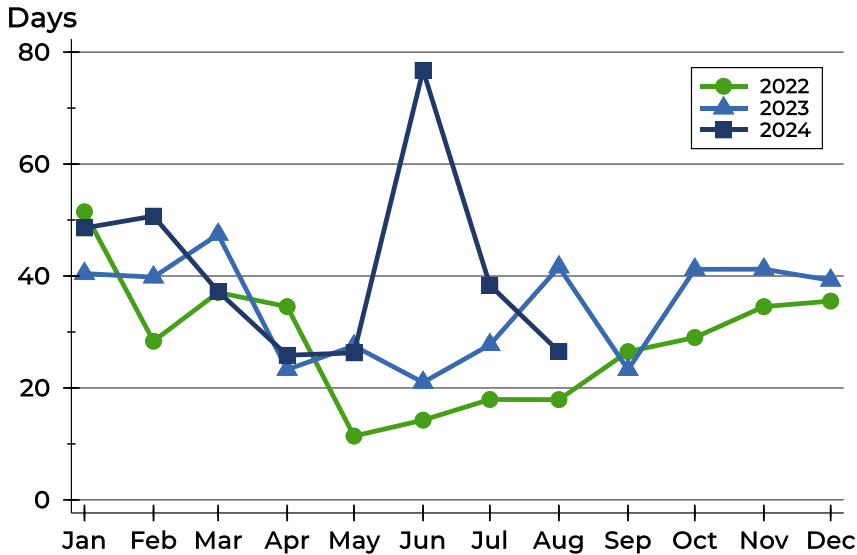


Month	2022	2023	2024
January	188,000	207,450	<b>230,500</b>
February	207,500	229,900	<b>260,000</b>
March	170,000	230,000	<b>245,000</b>
April	272,250	245,000	<b>274,500</b>
May	237,000	240,000	<b>227,500</b>
June	241,500	242,000	<b>260,000</b>
July	225,000	283,000	<b>282,250</b>
August	221,159	249,500	<b>265,000</b>
September	237,500	243,950	
October	240,000	304,500	
November	225,000	245,000	
December	237,000	237,500	



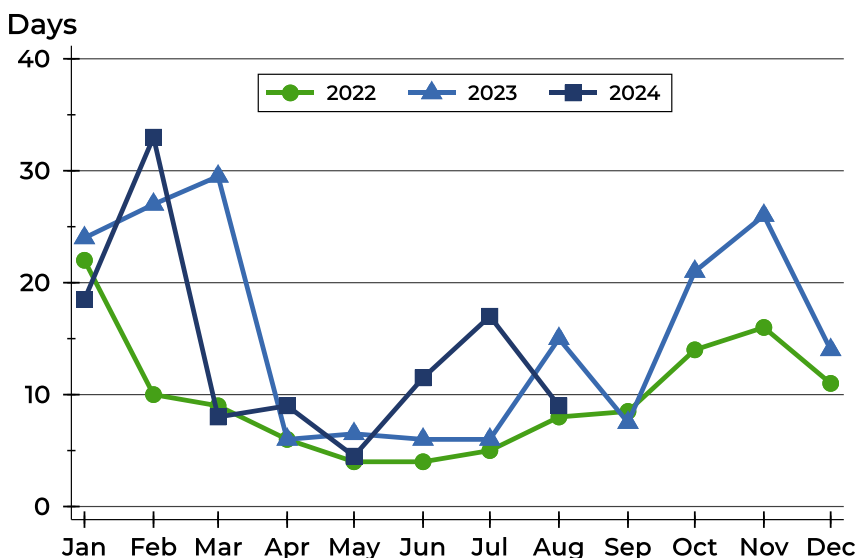
## Riley County Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	51	40	49
February	28	40	51
March	37	47	37
April	35	23	26
May	11	28	26
June	14	21	77
July	18	28	38
August	18	42	26
September	26	23	
October	29	41	
November	35	41	
December	36	39	

### Median DOM



Month	2022	2023	2024
January	22	24	19
February	10	27	33
March	9	30	8
April	6	6	9
May	4	7	5
June	4	6	12
July	5	6	17
August	8	15	9
September	9	8	
October	14	21	
November	16	26	
December	11	14	



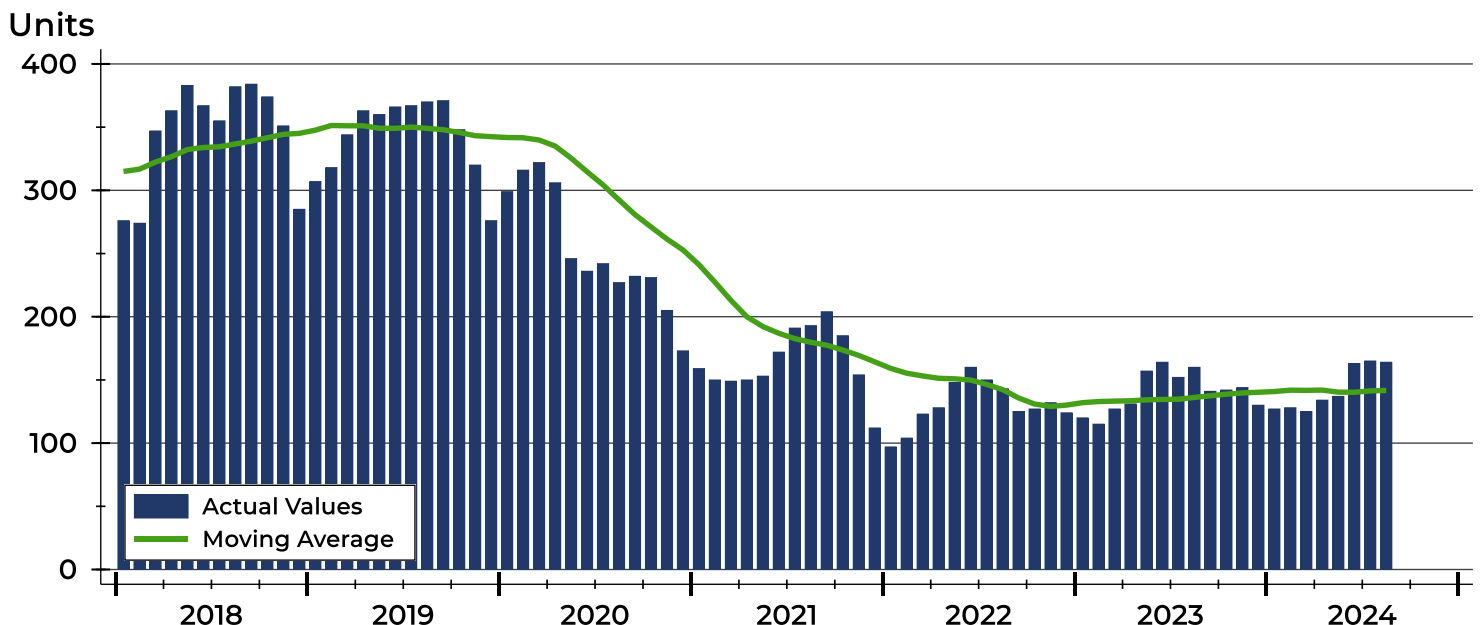
# Riley County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		164	160	2.5%
Volume (1,000s)		52,949	51,931	2.0%
Months' Supply		2.5	2.4	4.2%
Average	List Price	322,859	324,571	-0.5%
	Days on Market	64	75	-14.7%
	Percent of Original	97.6%	97.6%	0.0%
Median	List Price	273,000	299,500	-8.8%
	Days on Market	44	56	-21.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 164 homes were available for sale in Riley County at the end of August. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$273,000, down 8.8% from 2023. The typical time on market for active listings was 44 days, down from 56 days a year earlier.

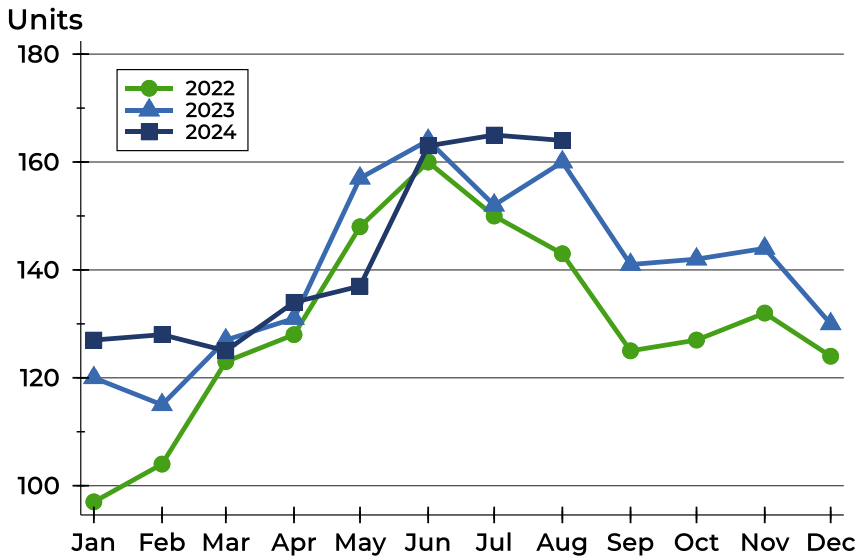
## History of Active Listings





## Riley County Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	97	120	<b>127</b>
February	104	115	<b>128</b>
March	123	127	<b>125</b>
April	128	131	<b>134</b>
May	148	157	<b>137</b>
June	160	164	<b>163</b>
July	150	152	<b>165</b>
August	143	160	<b>164</b>
September	125	141	
October	127	142	
November	132	144	
December	124	130	

### Active Listings by Price Range

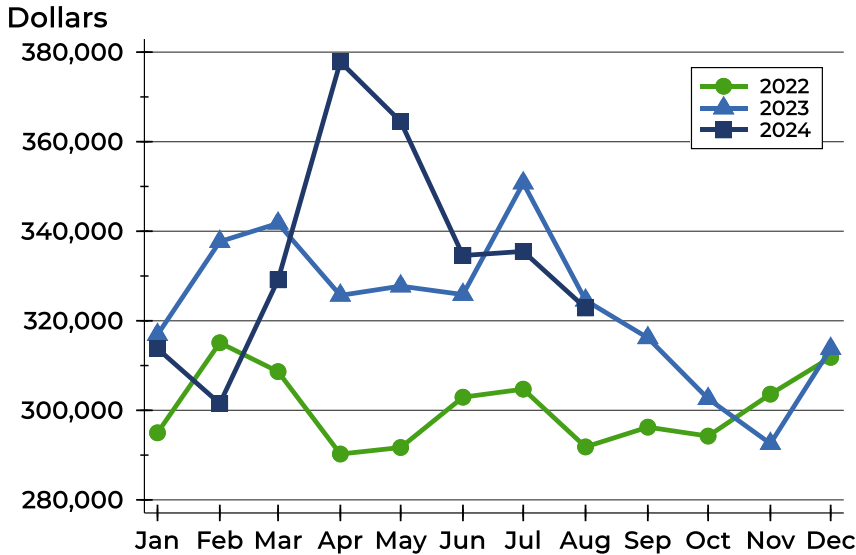
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	4.3%	4.7	85,186	89,900	79	68	93.2%	90.9%
\$100,000-\$124,999	7	4.3%	N/A	114,614	115,000	37	10	94.1%	100.0%
\$125,000-\$149,999	10	6.1%	3.7	142,070	143,700	42	23	99.5%	100.0%
\$150,000-\$174,999	10	6.1%	1.9	163,790	163,500	82	81	96.8%	97.7%
\$175,000-\$199,999	13	7.9%	1.9	186,846	185,000	61	34	98.3%	100.0%
\$200,000-\$249,999	18	11.0%	1.4	225,578	225,000	59	59	98.1%	98.9%
\$250,000-\$299,999	33	20.1%	3.0	274,988	271,000	63	45	97.7%	100.0%
\$300,000-\$399,999	39	23.8%	3.0	357,623	360,000	70	44	98.0%	100.0%
\$400,000-\$499,999	7	4.3%	1.2	437,286	425,000	42	11	97.9%	100.0%
\$500,000-\$749,999	12	7.3%	3.6	571,042	562,000	34	10	100.4%	100.0%
\$750,000-\$999,999	5	3.0%	5.5	828,380	774,900	104	136	92.0%	93.8%
\$1,000,000 and up	3	1.8%	N/A	1,641,667	1,200,000	157	137	100.0%	100.0%





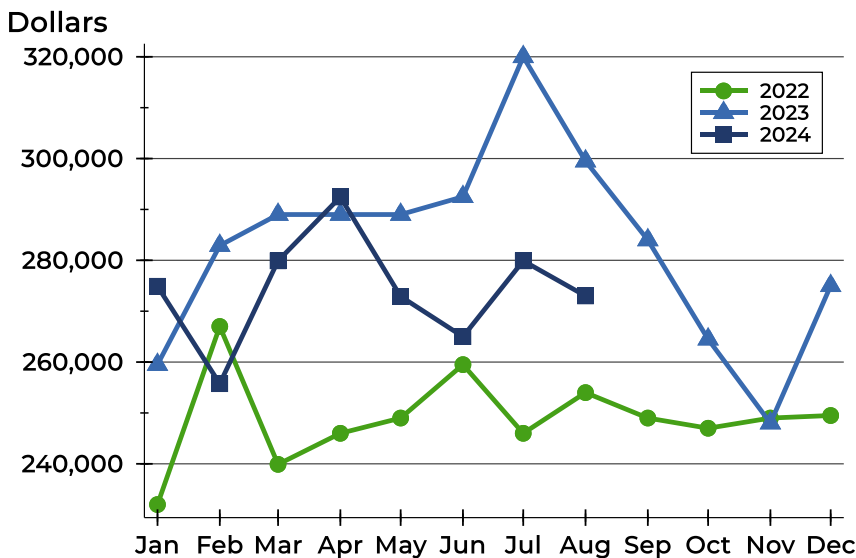
# Riley County Active Listings Analysis

## Average Price



Month	2022	2023	2024
January	294,980	316,889	<b>313,781</b>
February	315,098	337,680	<b>301,514</b>
March	308,649	341,768	<b>329,145</b>
April	290,244	325,675	<b>377,844</b>
May	291,693	327,740	<b>364,496</b>
June	302,934	325,855	<b>334,580</b>
July	304,729	350,757	<b>335,498</b>
August	291,827	324,571	<b>322,859</b>
September	296,245	316,188	
October	294,245	302,591	
November	303,615	292,564	
December	311,834	313,791	

## Median Price

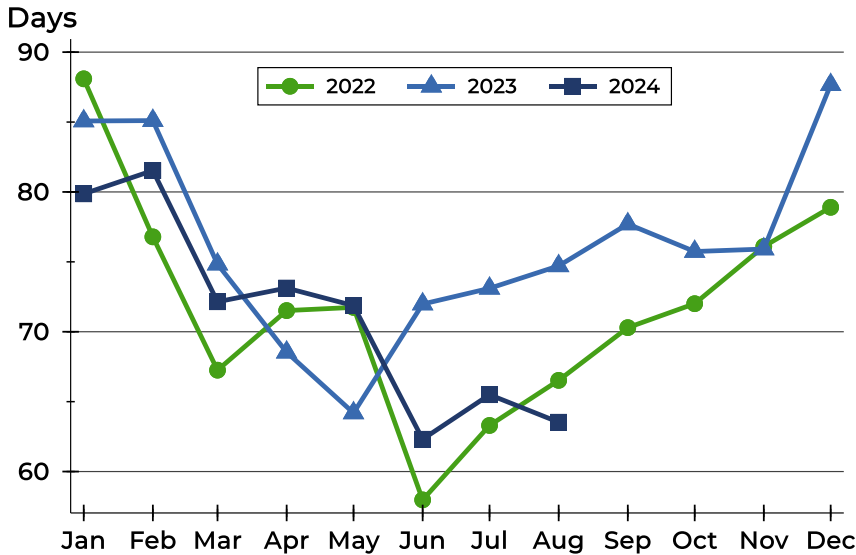


Month	2022	2023	2024
January	232,000	259,500	<b>274,900</b>
February	267,000	282,900	<b>255,750</b>
March	239,900	289,000	<b>279,900</b>
April	246,000	289,000	<b>292,450</b>
May	249,000	289,000	<b>272,900</b>
June	259,500	292,500	<b>265,000</b>
July	246,000	320,000	<b>279,900</b>
August	254,000	299,500	<b>273,000</b>
September	249,000	284,000	
October	247,000	264,500	
November	249,000	248,000	
December	249,500	275,000	



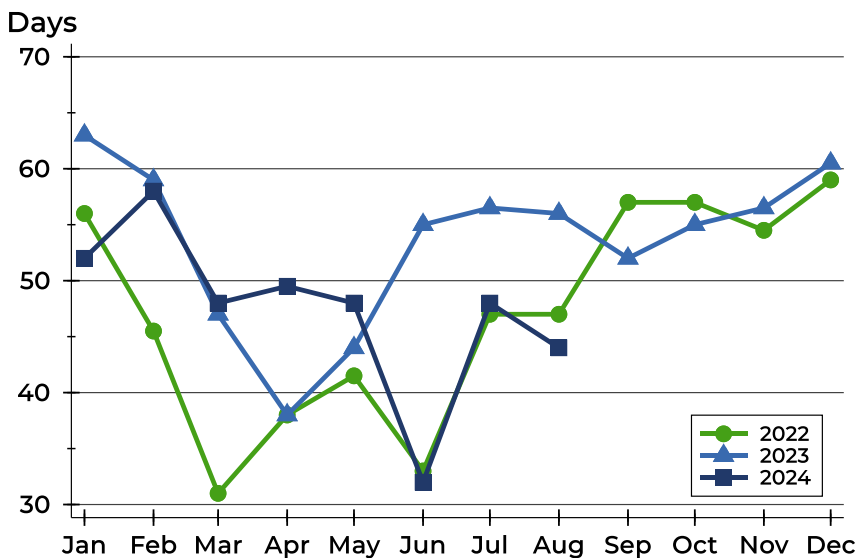
# Riley County Active Listings Analysis

## Average DOM



Month	2022	2023	2024
January	88	85	<b>80</b>
February	77	85	<b>82</b>
March	67	75	<b>72</b>
April	72	69	<b>73</b>
May	72	64	<b>72</b>
June	58	72	<b>62</b>
July	63	73	<b>65</b>
August	67	75	<b>64</b>
September	70	78	
October	72	76	
November	76	76	
December	79	88	

## Median DOM

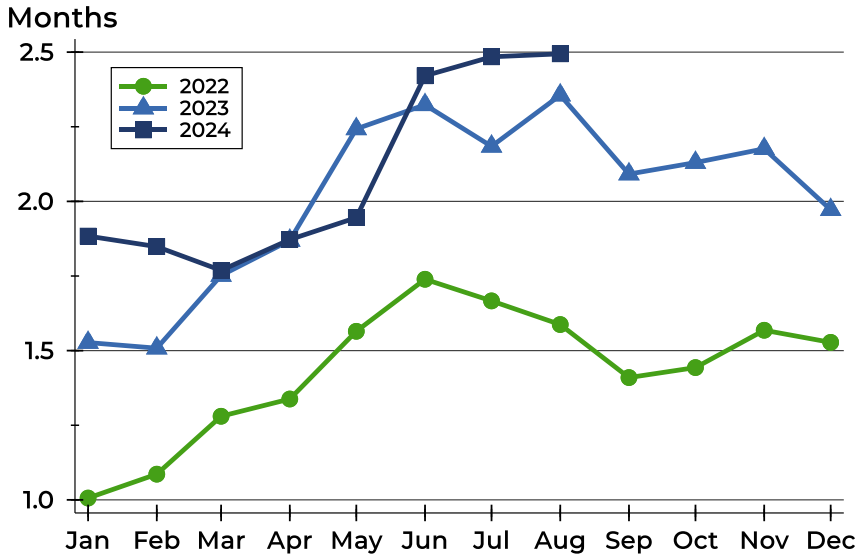


Month	2022	2023	2024
January	56	63	<b>52</b>
February	46	59	<b>58</b>
March	31	47	<b>48</b>
April	38	38	<b>50</b>
May	42	44	<b>48</b>
June	33	55	<b>32</b>
July	47	57	<b>48</b>
August	47	56	<b>44</b>
September	57	52	
October	57	55	
November	55	57	
December	59	61	



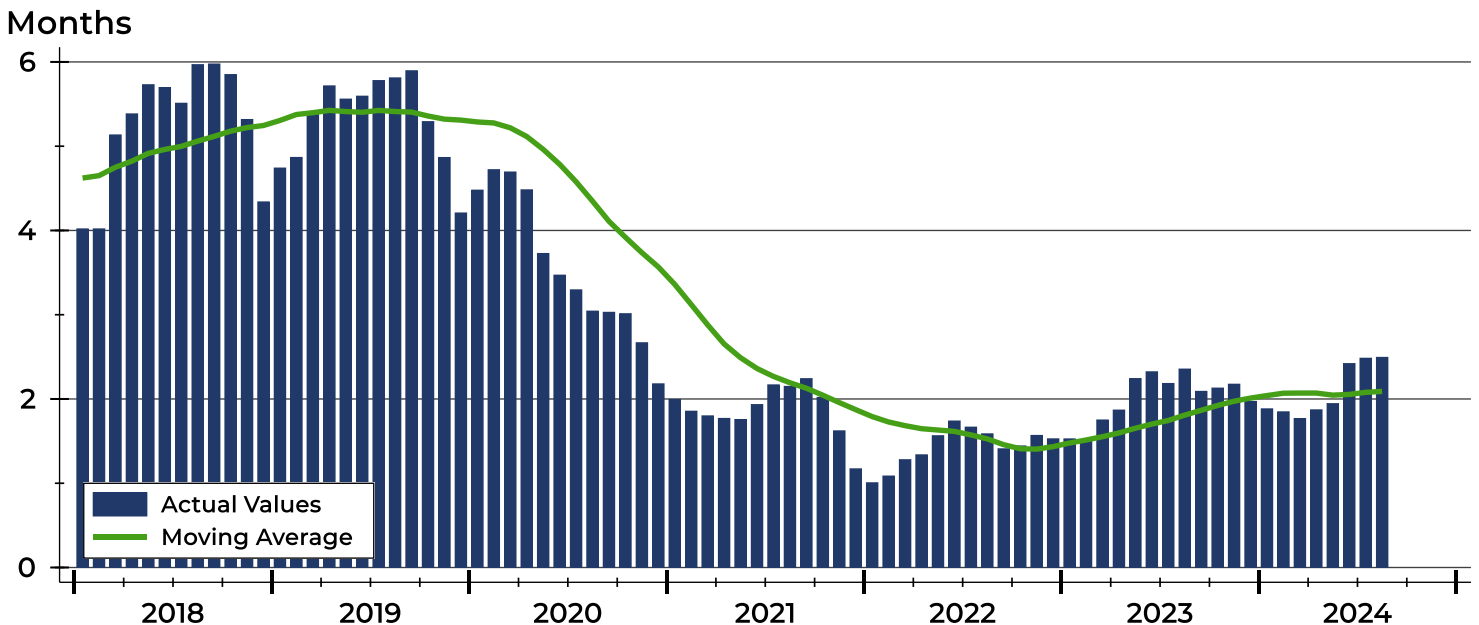
## Riley County Months' Supply Analysis

### Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.5	1.9
February	1.1	1.5	1.8
March	1.3	1.8	1.8
April	1.3	1.9	1.9
May	1.6	2.2	1.9
June	1.7	2.3	2.4
July	1.7	2.2	2.5
August	1.6	2.4	2.5
September	1.4	2.1	
October	1.4	2.1	
November	1.6	2.2	
December	1.5	2.0	

### History of Month's Supply





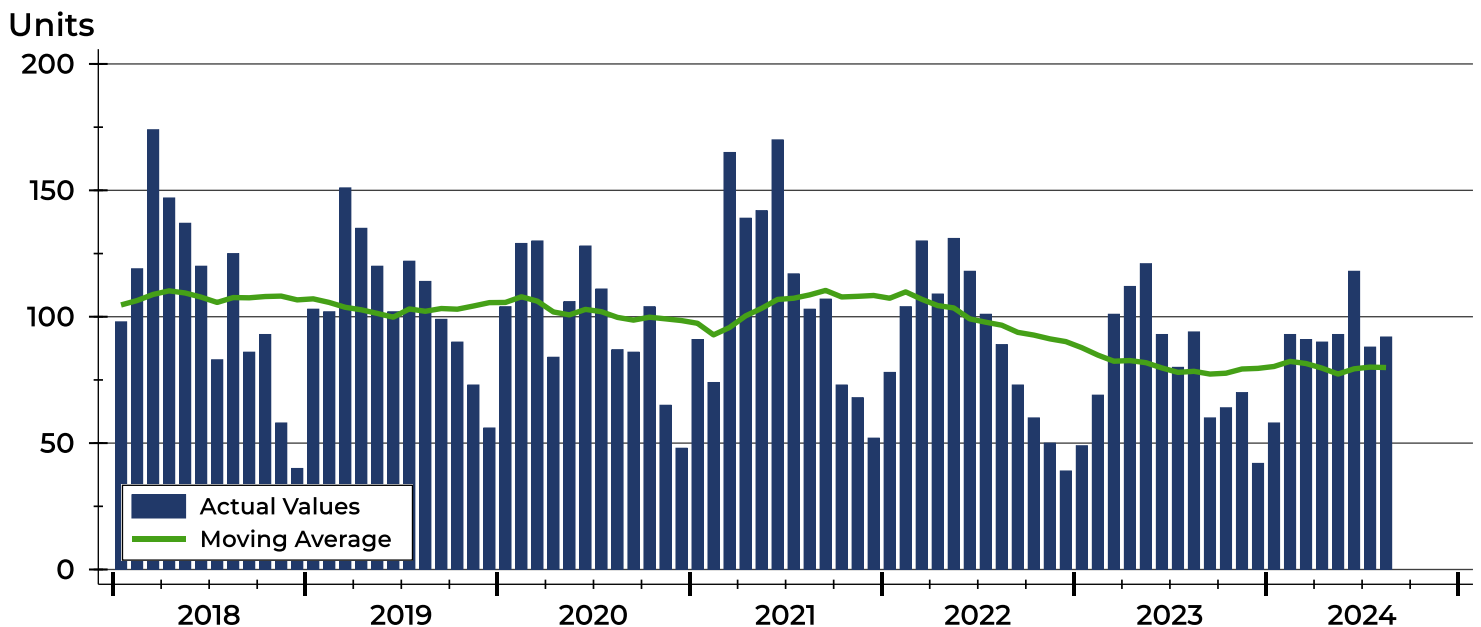
## Riley County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	<b>92</b>	94	-2.1%
	Volume (1,000s)	<b>28,705</b>	23,528	22.0%
	Average List Price	<b>312,015</b>	250,303	24.7%
	Median List Price	<b>269,000</b>	239,500	12.3%
Year-to-Date	New Listings	<b>723</b>	719	0.6%
	Volume (1,000s)	<b>220,994</b>	207,243	6.6%
	Average List Price	<b>305,663</b>	288,237	6.0%
	Median List Price	<b>265,000</b>	259,900	2.0%

A total of 92 new listings were added in Riley County during August, down 2.1% from the same month in 2023. Year-to-date Riley County has seen 723 new listings.

The median list price of these homes was \$269,000 up from \$239,500 in 2023.

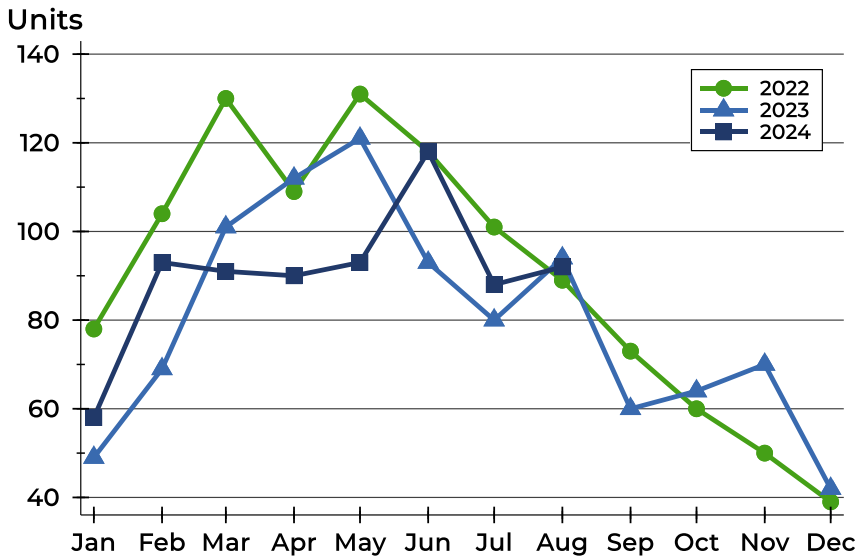
## History of New Listings





## Riley County New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	78	49	<b>58</b>
February	104	69	<b>93</b>
March	130	101	<b>91</b>
April	109	112	<b>90</b>
May	131	121	<b>93</b>
June	118	93	<b>118</b>
July	101	80	<b>88</b>
August	89	94	<b>92</b>
September	73	60	
October	60	64	
November	50	70	
December	39	42	

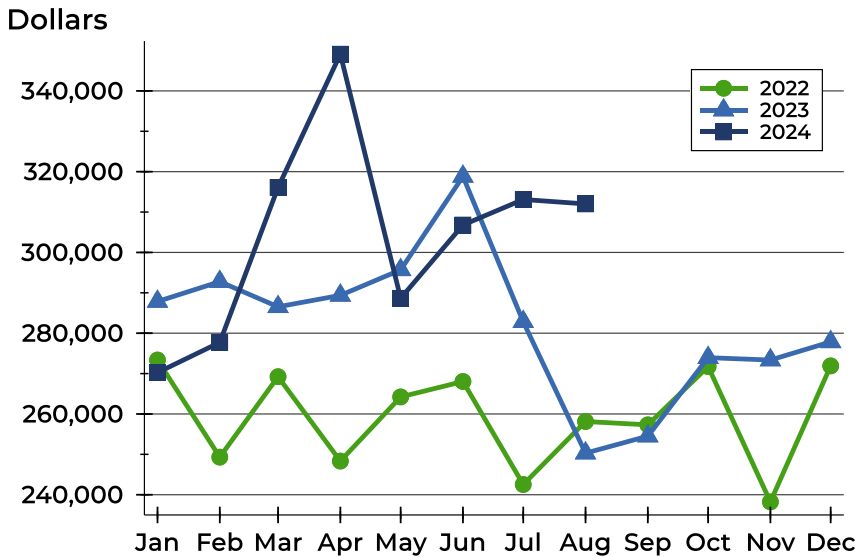
### New Listings by Price Range

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	1.1%	113,500	113,500	16	16	100.0%	100.0%
\$125,000-\$149,999	6	6.5%	143,467	143,700	22	25	100.0%	100.0%
\$150,000-\$174,999	2	2.2%	162,500	162,500	7	7	100.0%	100.0%
\$175,000-\$199,999	10	10.9%	187,700	187,500	9	9	99.5%	100.0%
\$200,000-\$249,999	15	16.3%	223,307	224,850	8	5	99.4%	100.0%
\$250,000-\$299,999	20	21.7%	267,535	263,500	14	12	99.6%	100.0%
\$300,000-\$399,999	19	20.7%	351,558	355,000	12	10	98.6%	100.0%
\$400,000-\$499,999	7	7.6%	438,786	419,000	11	11	99.7%	100.0%
\$500,000-\$749,999	11	12.0%	572,982	559,000	12	9	100.0%	100.0%
\$750,000-\$999,999	1	1.1%	774,900	774,900	9	9	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



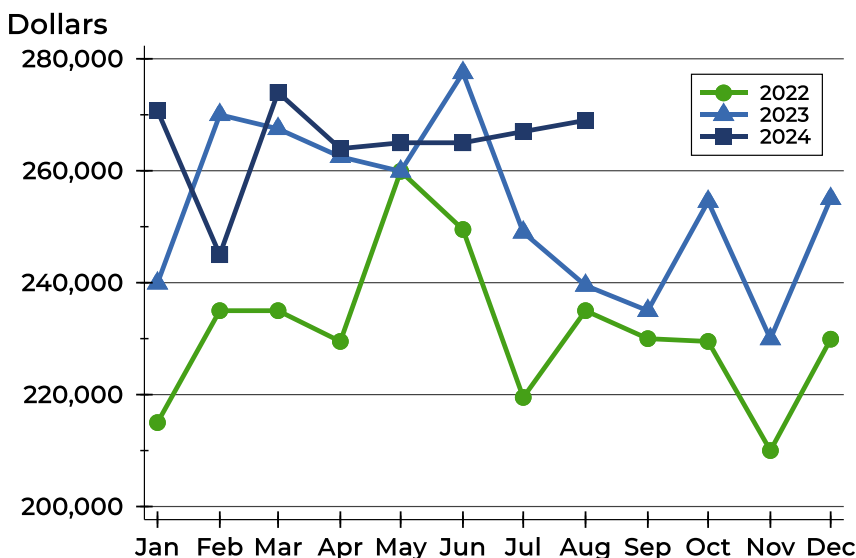
## Riley County New Listings Analysis

### Average Price



Month	2022	2023	2024
January	273,365	287,852	<b>270,247</b>
February	249,317	292,767	<b>277,719</b>
March	269,234	286,544	<b>316,104</b>
April	248,339	289,376	<b>349,103</b>
May	264,226	295,696	<b>288,656</b>
June	268,046	318,828	<b>306,798</b>
July	242,536	282,840	<b>313,119</b>
August	258,135	250,303	<b>312,015</b>
September	257,311	254,518	
October	271,739	273,948	
November	238,235	273,362	
December	271,909	277,852	

### Median Price



Month	2022	2023	2024
January	215,000	239,900	<b>270,750</b>
February	235,000	270,000	<b>245,000</b>
March	235,000	267,500	<b>274,000</b>
April	229,500	262,500	<b>263,950</b>
May	259,900	259,900	<b>265,000</b>
June	249,500	277,500	<b>265,000</b>
July	219,500	249,000	<b>267,000</b>
August	235,000	239,500	<b>269,000</b>
September	230,000	235,000	
October	229,500	254,500	
November	210,000	229,950	
December	229,900	255,000	



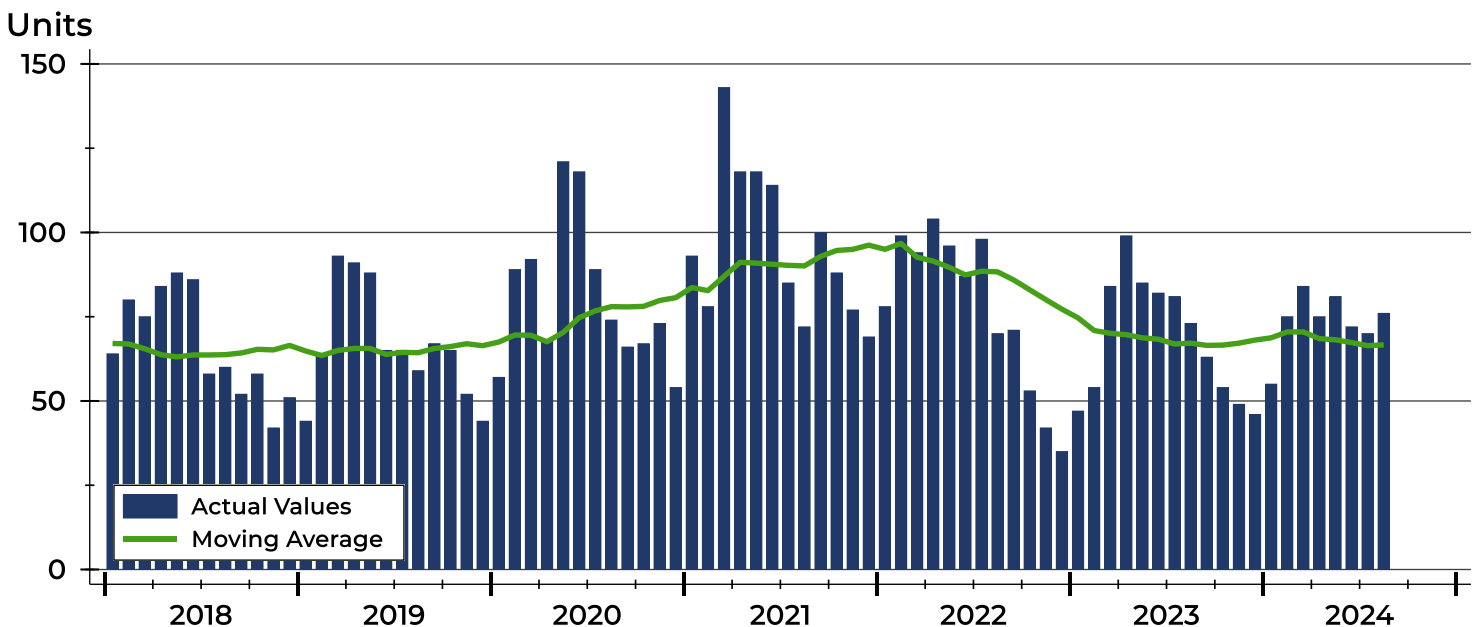
# Riley County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		76	73	4.1%	588	605	-2.8%
Volume (1,000s)		24,313	21,356	13.8%	173,203	171,224	1.2%
Average	Sale Price	319,902	292,554	9.3%	294,562	283,015	4.1%
	Days on Market	33	33	0.0%	39	29	34.5%
	Percent of Original	98.2%	97.8%	0.4%	97.9%	97.9%	0.0%
Median	Sale Price	259,950	249,000	4.4%	262,450	247,000	6.3%
	Days on Market	11	10	10.0%	11	8	37.5%
	Percent of Original	100.0%	98.5%	1.5%	99.9%	100.0%	-0.1%

A total of 76 contracts for sale were written in Riley County during the month of August, up from 73 in 2023. The median list price of these homes was \$259,950, up from \$249,000 the prior year.

Half of the homes that went under contract in August were on the market less than 11 days, compared to 10 days in August 2023.

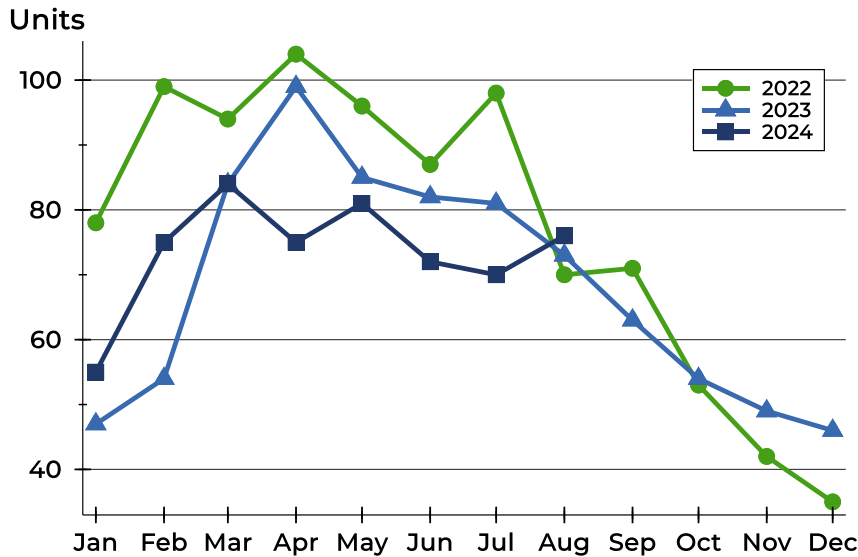
## History of Contracts Written





## Riley County Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	78	47	55
February	99	54	75
March	94	84	84
April	104	99	75
May	96	85	81
June	87	82	72
July	98	81	70
August	70	73	76
September	71	63	
October	53	54	
November	42	49	
December	35	46	

### Contracts Written by Price Range

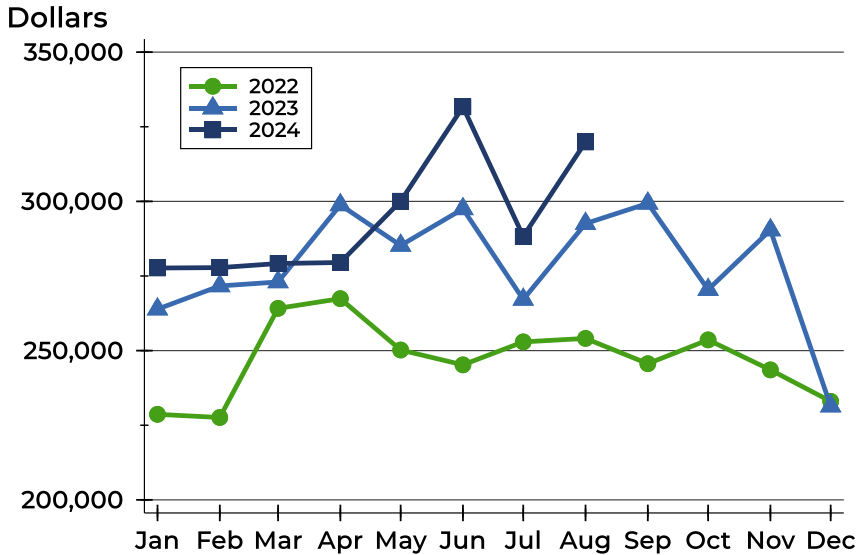
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	1.3%	35,000	35,000	48	48	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	1.3%	119,000	119,000	10	10	100.0%	100.0%
\$125,000-\$149,999	2	2.6%	144,900	144,900	41	41	98.4%	98.4%
\$150,000-\$174,999	4	5.3%	164,375	165,000	46	55	93.9%	95.7%
\$175,000-\$199,999	8	10.5%	185,125	183,500	15	10	98.6%	100.0%
\$200,000-\$249,999	14	18.4%	229,525	228,750	19	6	100.0%	100.0%
\$250,000-\$299,999	17	22.4%	265,100	260,000	34	22	98.1%	100.0%
\$300,000-\$399,999	14	18.4%	344,600	341,500	26	15	98.1%	100.0%
\$400,000-\$499,999	4	5.3%	480,500	479,500	61	31	100.0%	100.0%
\$500,000-\$749,999	10	13.2%	601,380	599,500	20	7	99.3%	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	1	1.3%	1,250,000	1,250,000	445	445	66.7%	66.7%





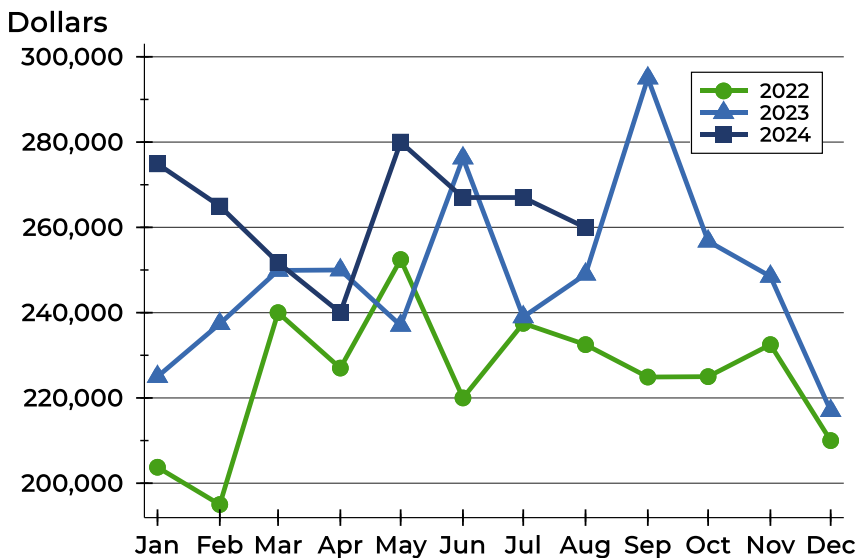
## Riley County Contracts Written Analysis

### Average Price



Month	2022	2023	2024
January	228,668	263,891	<b>277,683</b>
February	227,600	271,664	<b>277,810</b>
March	264,169	273,006	<b>279,183</b>
April	267,411	298,818	<b>279,529</b>
May	250,209	285,244	<b>300,060</b>
June	245,241	297,489	<b>331,678</b>
July	252,925	267,157	<b>288,286</b>
August	254,097	292,554	<b>319,902</b>
September	245,622	299,340	
October	253,600	270,441	
November	243,560	290,402	
December	233,020	231,409	

### Median Price

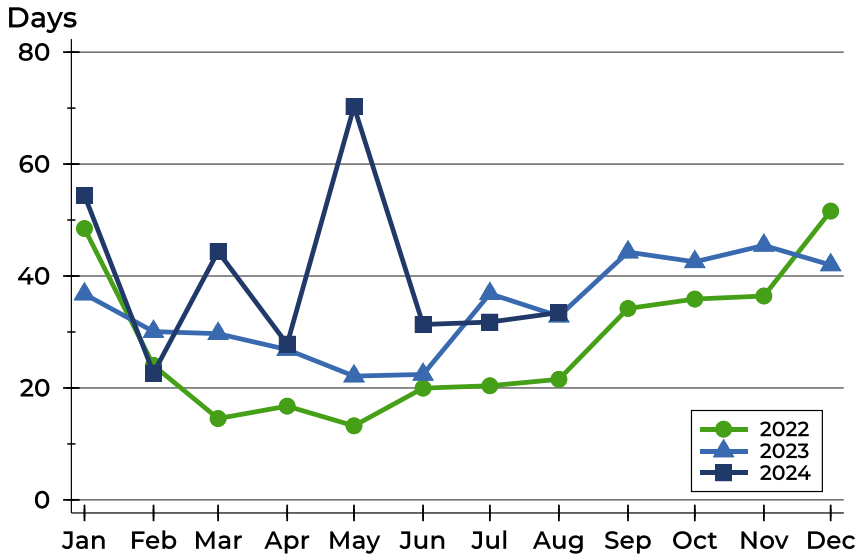


Month	2022	2023	2024
January	203,750	225,000	<b>274,900</b>
February	195,000	237,400	<b>265,000</b>
March	240,000	249,900	<b>251,750</b>
April	227,000	250,000	<b>240,000</b>
May	252,450	237,000	<b>280,000</b>
June	220,000	276,250	<b>267,000</b>
July	237,500	239,000	<b>267,000</b>
August	232,500	249,000	<b>259,950</b>
September	224,900	295,000	
October	225,000	256,750	
November	232,500	248,500	
December	210,000	217,000	



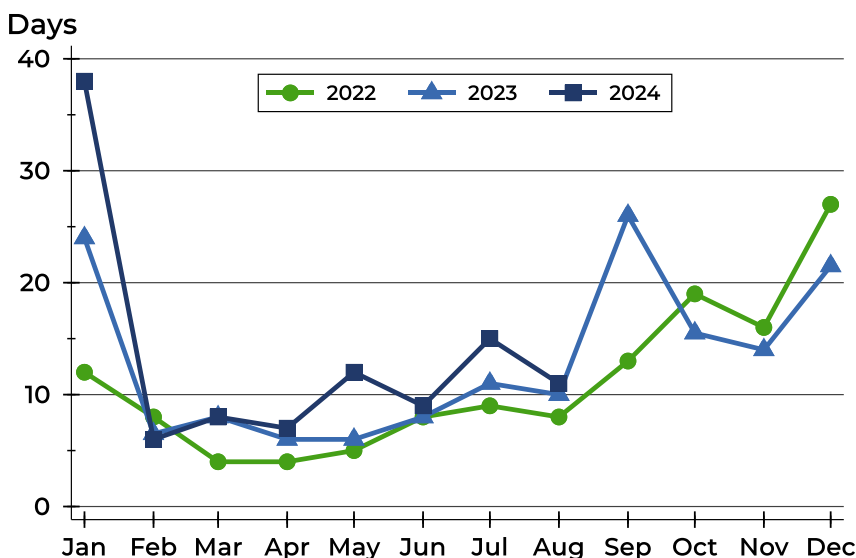
## Riley County Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	48	37	54
February	24	30	23
March	15	30	44
April	17	27	28
May	13	22	70
June	20	22	31
July	20	37	32
August	22	33	33
September	34	44	
October	36	43	
November	36	45	
December	52	42	

### Median DOM



Month	2022	2023	2024
January	12	24	38
February	8	7	6
March	4	8	8
April	4	6	7
May	5	6	12
June	8	8	9
July	9	11	15
August	8	10	11
September	13	26	
October	19	16	
November	16	14	
December	27	22	



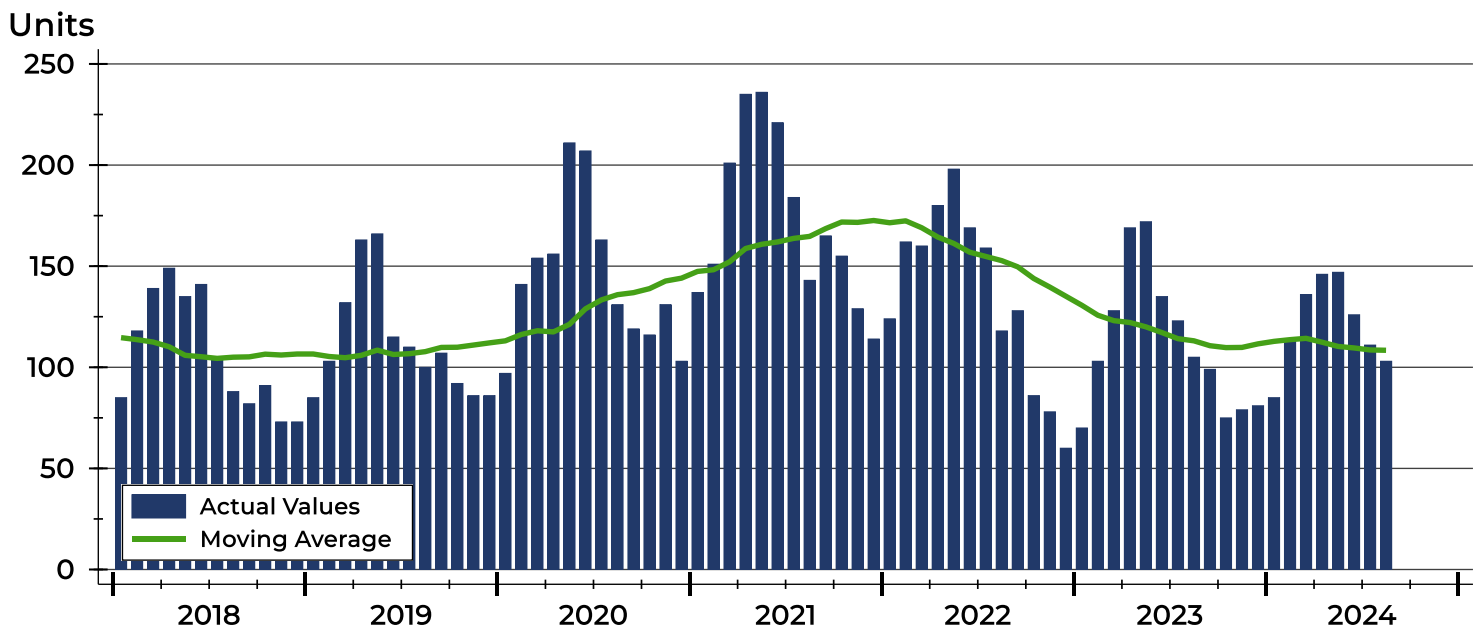
# Riley County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		103	105	-1.9%
Volume (1,000s)		31,950	30,674	4.2%
Average	List Price	310,197	292,135	6.2%
	Days on Market	35	33	6.1%
	Percent of Original	98.5%	98.4%	0.1%
Median	List Price	260,000	250,000	4.0%
	Days on Market	15	10	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 103 listings in Riley County had contracts pending at the end of August, down from 105 contracts pending at the end of August 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.

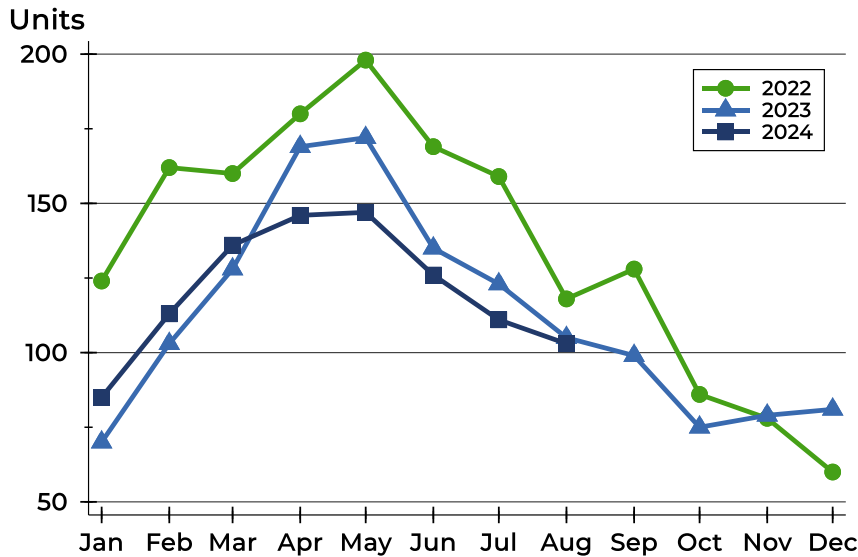
## History of Pending Contracts





## Riley County Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	124	70	<b>85</b>
February	162	103	<b>113</b>
March	160	128	<b>136</b>
April	180	169	<b>146</b>
May	198	172	<b>147</b>
June	169	135	<b>126</b>
July	159	123	<b>111</b>
August	118	105	<b>103</b>
September	128	99	
October	86	75	
November	78	79	
December	60	81	

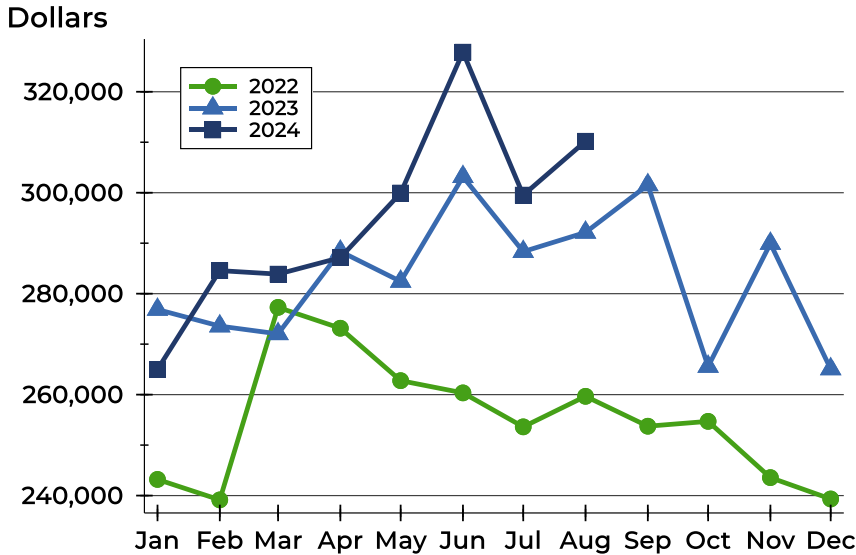
### Pending Contracts by Price Range

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	2	1.9%	32,000	32,000	34	34	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	1.0%	119,000	119,000	10	10	100.0%	100.0%
\$125,000-\$149,999	3	2.9%	136,200	129,700	34	13	98.9%	100.0%
\$150,000-\$174,999	6	5.8%	162,083	165,000	36	35	95.9%	98.6%
\$175,000-\$199,999	9	8.7%	186,055	189,000	34	14	99.7%	100.0%
\$200,000-\$249,999	23	22.3%	227,530	227,500	26	6	99.5%	100.0%
\$250,000-\$299,999	22	21.4%	266,886	265,000	32	18	98.2%	100.0%
\$300,000-\$399,999	18	17.5%	343,406	348,000	33	24	98.2%	100.0%
\$400,000-\$499,999	6	5.8%	481,150	479,950	61	31	100.0%	100.0%
\$500,000-\$749,999	12	11.7%	607,400	622,500	20	12	99.4%	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	1	1.0%	1,250,000	1,250,000	445	445	66.7%	66.7%



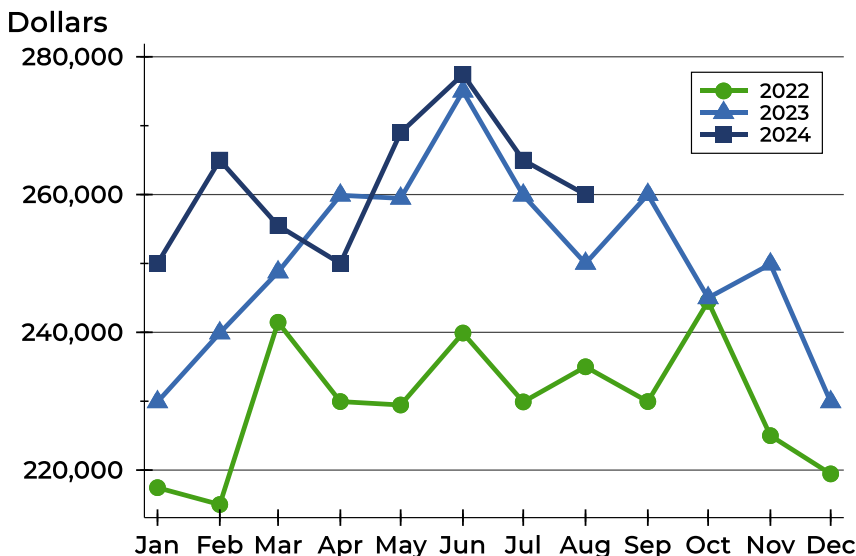
## Riley County Pending Contracts Analysis

### Average Price



Month	2022	2023	2024
January	243,204	276,864	<b>264,992</b>
February	239,149	273,576	<b>284,565</b>
March	277,287	272,038	<b>283,872</b>
April	273,152	288,375	<b>287,141</b>
May	262,768	282,422	<b>299,939</b>
June	260,348	303,159	<b>327,846</b>
July	253,615	288,326	<b>299,528</b>
August	259,667	292,135	<b>310,197</b>
September	253,740	301,537	
October	254,702	265,571	
November	243,560	289,928	
December	239,327	265,080	

### Median Price

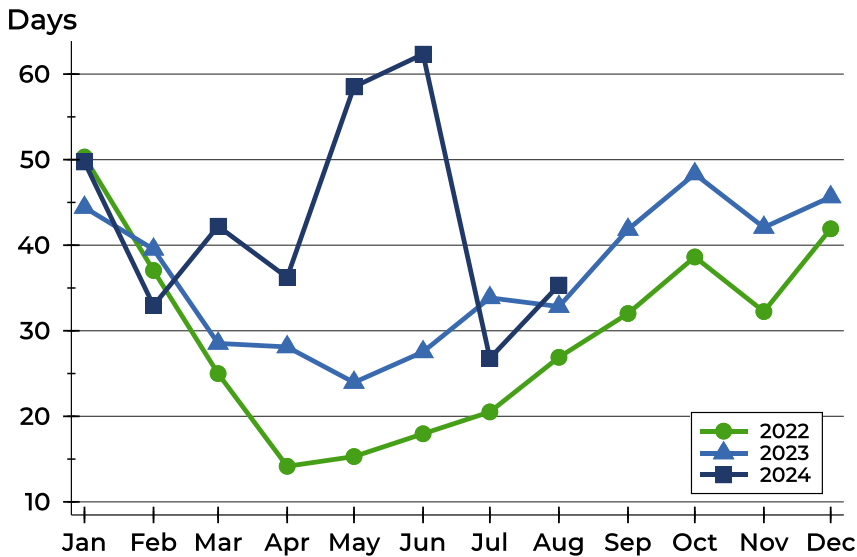


Month	2022	2023	2024
January	217,450	229,900	<b>250,000</b>
February	215,000	239,900	<b>265,000</b>
March	241,460	248,750	<b>255,500</b>
April	229,950	259,900	<b>250,000</b>
May	229,450	259,450	<b>269,000</b>
June	239,900	275,000	<b>277,450</b>
July	229,900	259,900	<b>265,000</b>
August	235,000	250,000	<b>260,000</b>
September	229,950	260,000	
October	244,500	245,000	
November	225,000	249,900	
December	219,450	229,900	



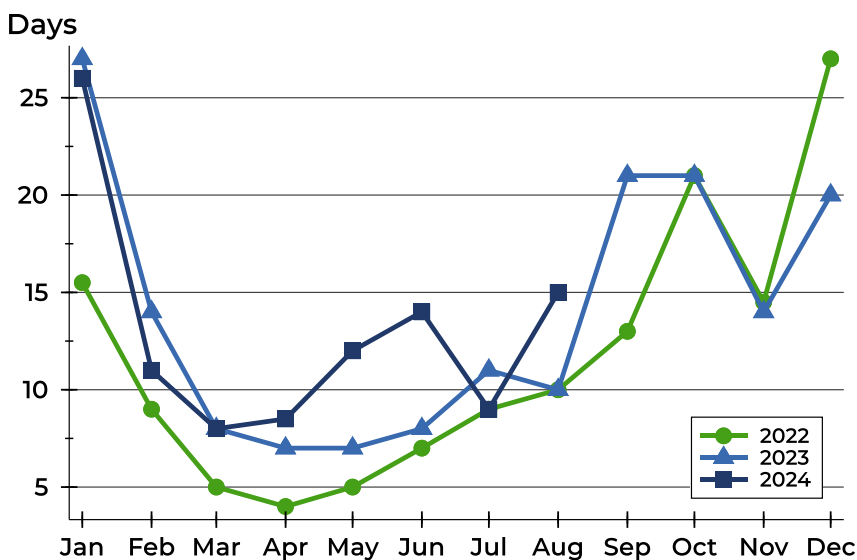
## Riley County Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	50	44	<b>50</b>
February	37	40	<b>33</b>
March	25	29	<b>42</b>
April	14	28	<b>36</b>
May	15	24	<b>59</b>
June	18	28	<b>62</b>
July	21	34	<b>27</b>
August	27	33	<b>35</b>
September	32	42	
October	39	48	
November	32	42	
December	42	46	

### Median DOM



Month	2022	2023	2024
January	16	27	<b>26</b>
February	9	14	<b>11</b>
March	5	8	<b>8</b>
April	4	7	<b>9</b>
May	5	7	<b>12</b>
June	7	8	<b>14</b>
July	9	11	<b>9</b>
August	10	10	<b>15</b>
September	13	21	
October	21	21	
November	15	14	
December	27	20	