



**February  
2023**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Entire MLS System Housing Report



### Market Overview

#### Flint Hills MLS Home Sales Fell in February

Total home sales in the Flint Hills MLS system fell last month to 107 units, compared to 152 units in February 2022. Total sales volume was \$20.7 million, down from a year earlier.

The median sale price in February was \$174,900, down from \$196,500 a year earlier. Homes that sold in February were typically on the market for 30 days and sold for 98.2% of their list prices.

#### Flint Hills MLS Active Listings Up at End of February

The total number of active listings in the Flint Hills MLS system at the end of February was 352 units, up from 283 at the same point in 2022. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$219,900.

During February, a total of 202 contracts were written down from 203 in February 2022. At the end of the month, there were 316 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)



## Entire MLS System Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>107</b>	<b>152</b>	<b>168</b>	<b>200</b>	<b>311</b>	<b>301</b>
Change from prior year		-29.6%	-9.5%	27.3%	-35.7%	3.3%	19.0%
<b>Active Listings</b>		<b>352</b>	<b>283</b>	<b>356</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		24.4%	-20.5%	-54.6%			
<b>Months' Supply</b>		<b>1.8</b>	<b>1.2</b>	<b>1.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-29.4%	-64.6%			
<b>New Listings</b>		<b>209</b>	<b>223</b>	<b>211</b>	<b>360</b>	<b>407</b>	<b>421</b>
Change from prior year		-6.3%	5.7%	-20.7%	-11.5%	-3.3%	-20.4%
<b>Contracts Written</b>		<b>202</b>	<b>203</b>	<b>212</b>	<b>354</b>	<b>384</b>	<b>428</b>
Change from prior year		-0.5%	-4.2%	4.4%	-7.8%	-10.3%	13.8%
<b>Pending Contracts</b>		<b>316</b>	<b>348</b>	<b>404</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-9.2%	-13.9%	21.0%			
<b>Sales Volume (1,000s)</b>		<b>20,735</b>	<b>31,603</b>	<b>32,558</b>	<b>40,150</b>	<b>64,214</b>	<b>57,586</b>
Change from prior year		-34.4%	-2.9%	51.3%	-37.5%	11.5%	31.9%
Average	<b>Sale Price</b>	<b>193,784</b>	<b>207,913</b>	<b>193,796</b>	<b>200,751</b>	<b>206,475</b>	<b>191,315</b>
	Change from prior year	-6.8%	7.3%	18.9%	-2.8%	7.9%	10.9%
	<b>List Price of Actives</b>	<b>268,538</b>	<b>248,619</b>	<b>209,173</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	8.0%	18.9%	7.2%			
	<b>Days on Market</b>	<b>47</b>	<b>46</b>	<b>56</b>	<b>50</b>	<b>46</b>	<b>58</b>
Change from prior year	2.2%	-17.9%	-30.9%	8.7%	-20.7%	-33.3%	
	<b>Percent of List</b>	<b>97.9%</b>	<b>97.6%</b>	<b>97.5%</b>	<b>97.0%</b>	<b>97.5%</b>	<b>97.3%</b>
Change from prior year	0.3%	0.1%	0.9%	-0.5%	0.2%	0.8%	
	<b>Percent of Original</b>	<b>95.4%</b>	<b>95.9%</b>	<b>96.0%</b>	<b>94.4%</b>	<b>95.4%</b>	<b>95.9%</b>
Change from prior year	-0.5%	-0.1%	2.7%	-1.0%	-0.5%	2.5%	
Median	<b>Sale Price</b>	<b>174,900</b>	<b>196,500</b>	<b>174,200</b>	<b>181,000</b>	<b>189,000</b>	<b>175,000</b>
	Change from prior year	-11.0%	12.8%	10.3%	-4.2%	8.0%	8.7%
	<b>List Price of Actives</b>	<b>219,900</b>	<b>180,000</b>	<b>162,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	22.2%	11.1%	1.3%			
	<b>Days on Market</b>	<b>30</b>	<b>18</b>	<b>28</b>	<b>30</b>	<b>22</b>	<b>29</b>
Change from prior year	66.7%	-35.7%	-46.2%	36.4%	-24.1%	-49.1%	
	<b>Percent of List</b>	<b>98.2%</b>	<b>99.7%</b>	<b>99.1%</b>	<b>98.0%</b>	<b>99.7%</b>	<b>99.0%</b>
Change from prior year	-1.5%	0.6%	1.1%	-1.7%	0.7%	0.9%	
	<b>Percent of Original</b>	<b>97.2%</b>	<b>98.5%</b>	<b>97.9%</b>	<b>96.6%</b>	<b>98.2%</b>	<b>98.3%</b>
Change from prior year	-1.3%	0.6%	1.0%	-1.6%	-0.1%	1.8%	

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



## Entire MLS System Closed Listings Analysis

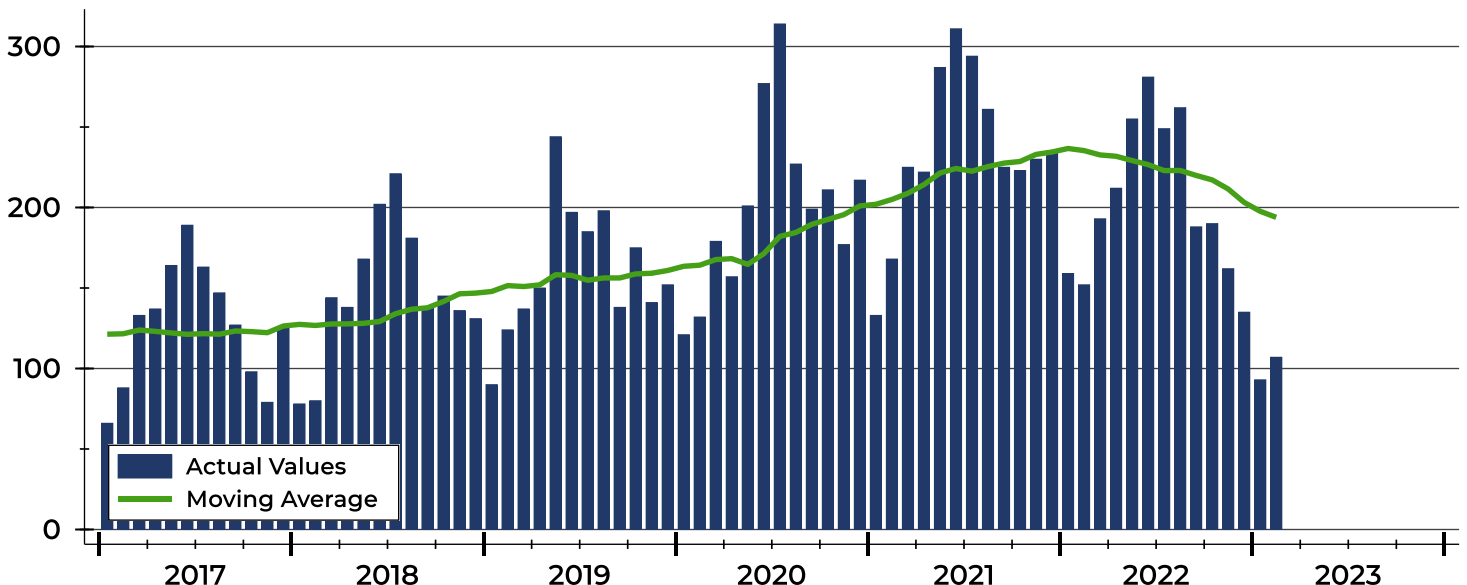
Summary Statistics for Closed Listings		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		107	152	-29.6%	200	311	-35.7%
Volume (1,000s)		20,735	31,603	-34.4%	40,150	64,214	-37.5%
Months' Supply		1.8	1.2	50.0%	N/A	N/A	N/A
Average	Sale Price	193,784	207,913	-6.8%	200,751	206,475	-2.8%
	Days on Market	47	46	2.2%	50	46	8.7%
	Percent of List	97.9%	97.6%	0.3%	97.0%	97.5%	-0.5%
	Percent of Original	95.4%	95.9%	-0.5%	94.4%	95.4%	-1.0%
Median	Sale Price	174,900	196,500	-11.0%	181,000	189,000	-4.2%
	Days on Market	30	18	66.7%	30	22	36.4%
	Percent of List	98.2%	99.7%	-1.5%	98.0%	99.7%	-1.7%
	Percent of Original	97.2%	98.5%	-1.3%	96.6%	98.2%	-1.6%

A total of 107 homes sold in the Flint Hills MLS system in February, down from 152 units in February 2022. Total sales volume fell to \$20.7 million compared to \$31.6 million in the previous year.

The median sales price in February was \$174,900, down 11.0% compared to the prior year. Median days on market was 30 days, down from 32 days in January, but up from 18 in February 2022.

## History of Closed Listings

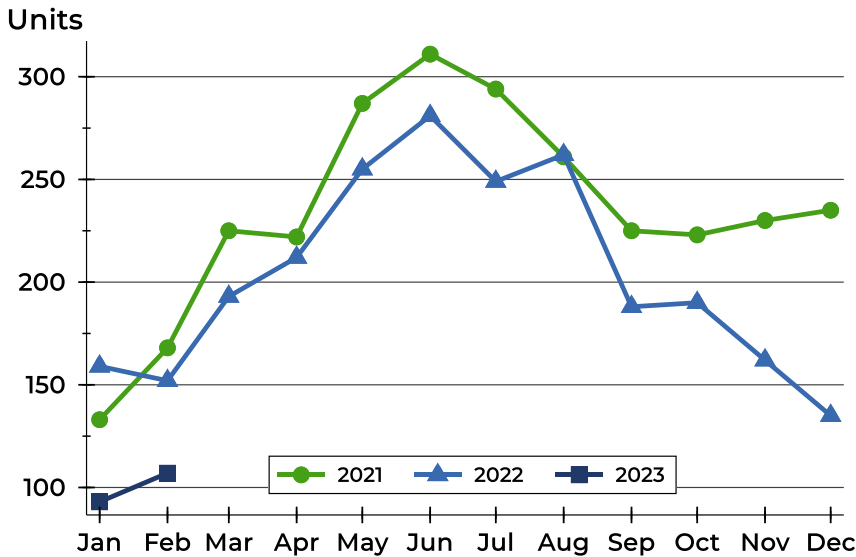
Units





## Entire MLS System Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	133	159	93
February	168	152	107
March	225	193	
April	222	212	
May	287	255	
June	311	281	
July	294	249	
August	261	262	
September	225	188	
October	223	190	
November	230	162	
December	235	135	

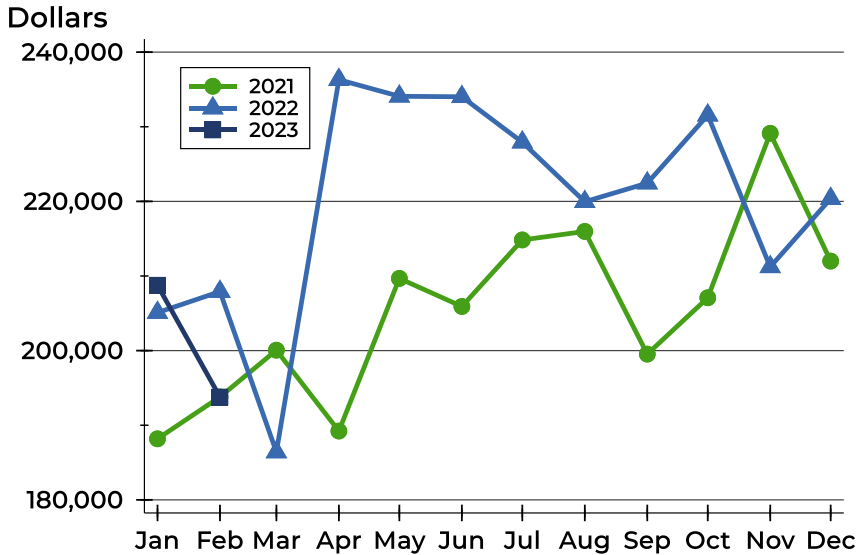
### Closed Listings by Price Range

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	5	4.7%	0.5	13,500	13,999	30	24	73.9%	75.0%	67.8%	75.0%
\$25,000-\$49,999	3	2.8%	1.2	44,633	49,000	88	80	102.8%	100.0%	85.3%	87.7%
\$50,000-\$99,999	15	14.0%	2.2	74,337	68,000	46	14	102.7%	96.8%	99.2%	96.8%
\$100,000-\$124,999	9	8.4%	1.6	107,846	109,000	40	42	96.7%	95.7%	95.0%	95.7%
\$125,000-\$149,999	10	9.3%	1.5	134,690	134,500	52	26	98.5%	99.6%	97.5%	98.9%
\$150,000-\$174,999	12	11.2%	1.5	162,038	162,525	29	29	98.4%	98.4%	98.6%	98.7%
\$175,000-\$199,999	6	5.6%	1.2	188,750	187,750	20	8	97.3%	96.2%	97.3%	96.2%
\$200,000-\$249,999	19	17.8%	1.7	224,726	225,000	60	37	98.3%	97.9%	96.3%	96.3%
\$250,000-\$299,999	11	10.3%	1.4	268,664	265,000	55	48	98.9%	100.0%	95.2%	97.7%
\$300,000-\$399,999	10	9.3%	1.9	325,491	322,500	49	33	98.5%	100.0%	97.2%	100.0%
\$400,000-\$499,999	4	3.7%	3.3	460,000	457,500	43	26	98.0%	98.2%	97.0%	97.1%
\$500,000-\$749,999	3	2.8%	6.6	568,000	580,000	49	27	100.3%	100.0%	98.7%	100.0%
\$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



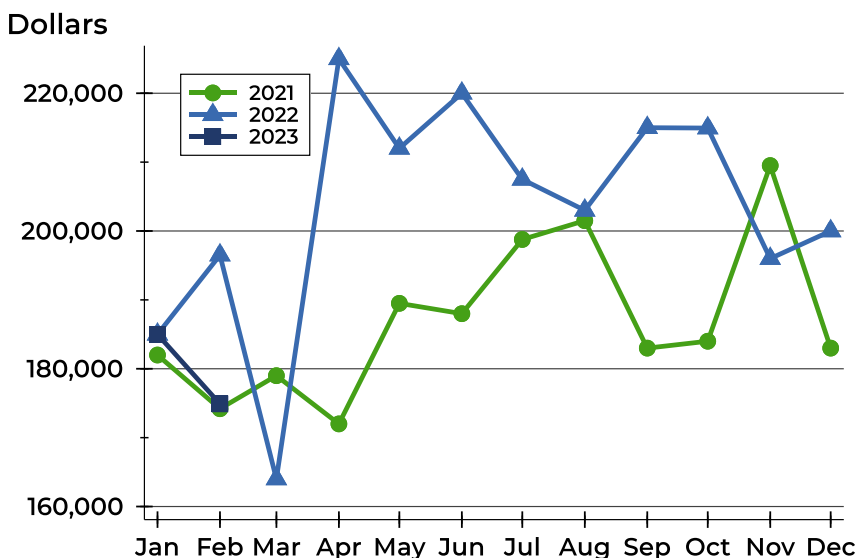
## Entire MLS System Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	188,181	205,099	<b>208,765</b>
February	193,796	207,913	<b>193,784</b>
March	200,061	186,409	
April	189,225	236,310	
May	209,681	234,084	
June	205,917	234,019	
July	214,832	227,936	
August	215,972	219,954	
September	199,533	222,446	
October	207,083	231,545	
November	229,123	211,225	
December	211,999	220,369	

### Median Price

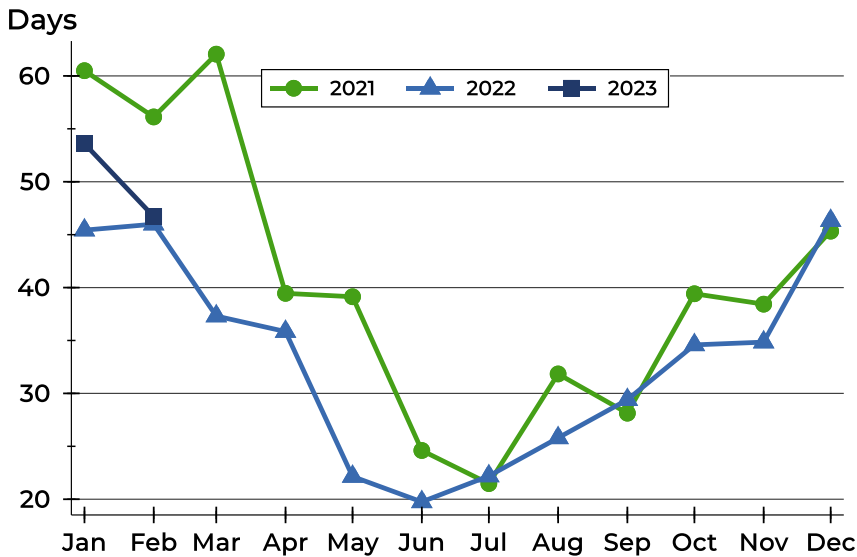


Month	2021	2022	2023
January	182,000	185,000	<b>185,000</b>
February	174,200	196,500	<b>174,900</b>
March	179,000	164,000	
April	172,000	225,000	
May	189,500	212,000	
June	188,000	220,000	
July	198,775	207,500	
August	201,500	203,000	
September	183,000	215,000	
October	184,000	214,950	
November	209,500	196,000	
December	183,000	200,000	



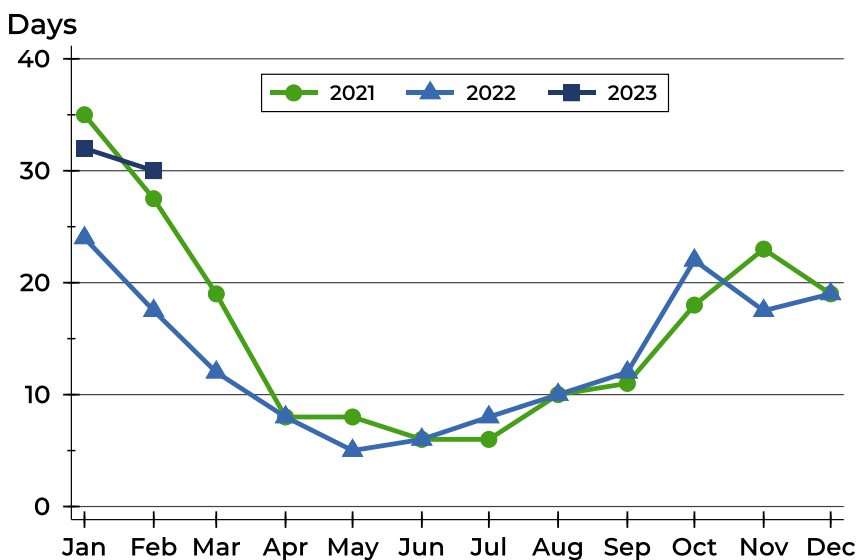
## Entire MLS System Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	60	45	54
February	56	46	47
March	62	37	
April	39	36	
May	39	22	
June	25	20	
July	21	22	
August	32	26	
September	28	29	
October	39	35	
November	38	35	
December	45	46	

### Median DOM



Month	2021	2022	2023
January	35	24	32
February	28	18	30
March	19	12	
April	8	8	
May	8	5	
June	6	6	
July	6	8	
August	10	10	
September	11	12	
October	18	22	
November	23	18	
December	19	19	



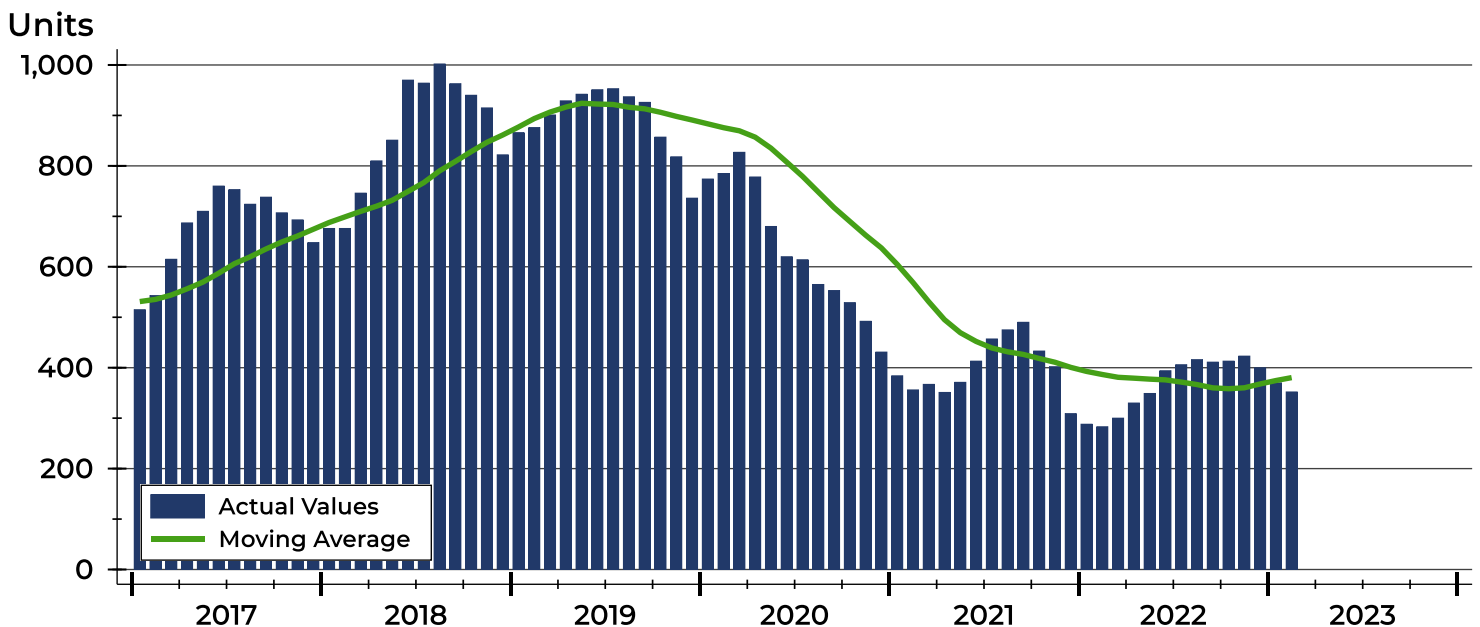
## Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2023	2022	Change
Active Listings		352	283	24.4%
Volume (1,000s)		94,525	70,359	34.3%
Months' Supply		1.8	1.2	50.0%
Average	List Price	268,538	248,619	8.0%
	Days on Market	83	78	6.4%
	Percent of Original	97.5%	98.1%	-0.6%
Median	List Price	219,900	180,000	22.2%
	Days on Market	58	50	16.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 352 homes were available for sale in the Flint Hills MLS system at the end of February. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$219,900, up 22.2% from 2022. The typical time on market for active listings was 58 days, up from 50 days a year earlier.

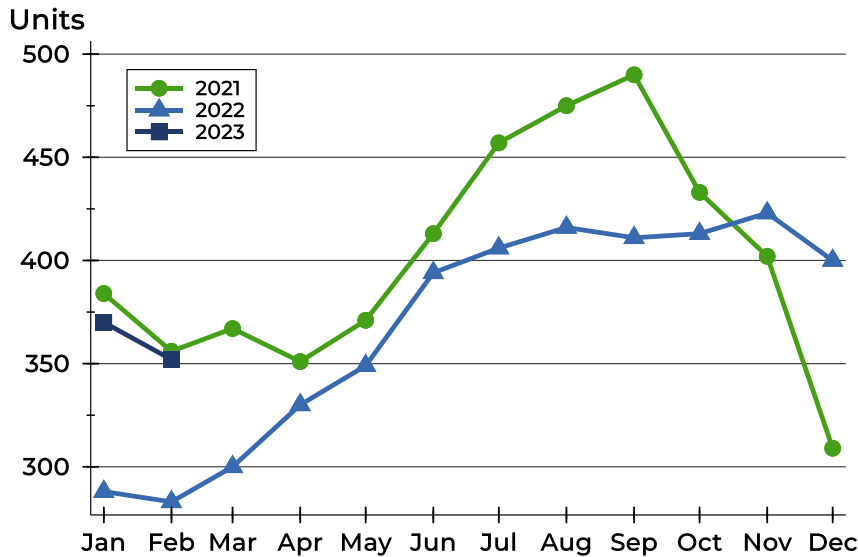
## History of Active Listings





## Entire MLS System Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	384	288	370
February	356	283	352
March	367	300	
April	351	330	
May	371	349	
June	413	394	
July	457	406	
August	475	416	
September	490	411	
October	433	413	
November	402	423	
December	309	400	

### Active Listings by Price Range

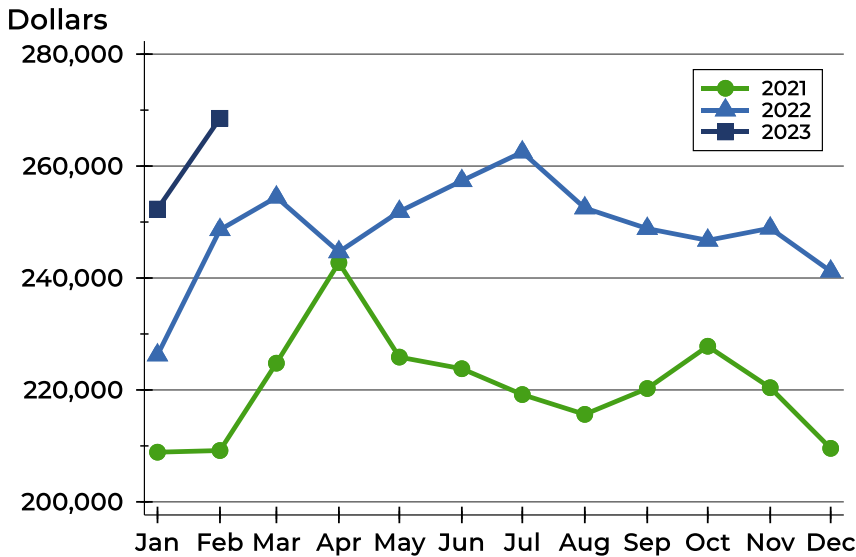
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.3%	0.5	15,000	15,000	76	76	60.0%	60.0%
\$25,000-\$49,999	6	1.7%	1.2	47,550	48,950	91	48	92.8%	100.0%
\$50,000-\$99,999	41	11.6%	2.2	76,993	79,900	97	68	95.8%	100.0%
\$100,000-\$124,999	23	6.5%	1.6	113,435	115,000	70	35	96.4%	100.0%
\$125,000-\$149,999	27	7.7%	1.5	135,226	134,600	79	70	97.7%	100.0%
\$150,000-\$174,999	29	8.2%	1.5	161,969	160,000	87	75	98.1%	100.0%
\$175,000-\$199,999	21	6.0%	1.2	186,900	185,000	89	55	97.5%	100.0%
\$200,000-\$249,999	49	13.9%	1.7	221,924	219,000	84	84	97.0%	100.0%
\$250,000-\$299,999	40	11.4%	1.4	276,918	275,000	57	51	98.7%	100.0%
\$300,000-\$399,999	52	14.8%	1.9	349,291	347,000	86	43	98.1%	100.0%
\$400,000-\$499,999	30	8.5%	3.3	449,268	450,000	91	61	99.5%	100.0%
\$500,000-\$749,999	27	7.7%	6.6	619,671	640,000	67	31	98.3%	100.0%
\$750,000-\$999,999	4	1.1%	N/A	865,725	871,450	151	86	94.5%	99.0%
\$1,000,000 and up	2	0.6%	N/A	1,200,000	1,200,000	153	153	100.0%	100.0%





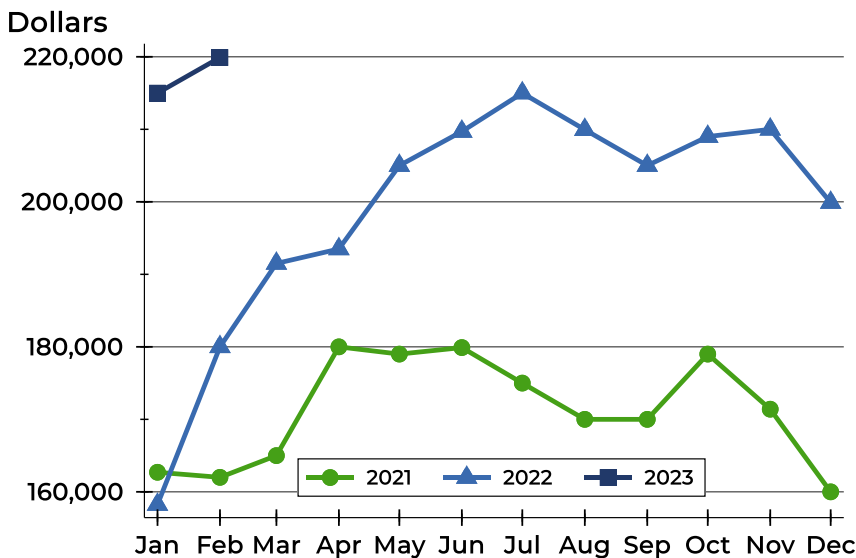
## Entire MLS System Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	208,880	226,233	<b>252,323</b>
February	209,173	248,619	<b>268,538</b>
March	224,783	254,438	
April	242,746	244,659	
May	225,867	251,870	
June	223,792	257,371	
July	219,178	262,496	
August	215,637	252,502	
September	220,257	248,830	
October	227,809	246,733	
November	220,400	248,900	
December	209,564	241,203	

### Median Price

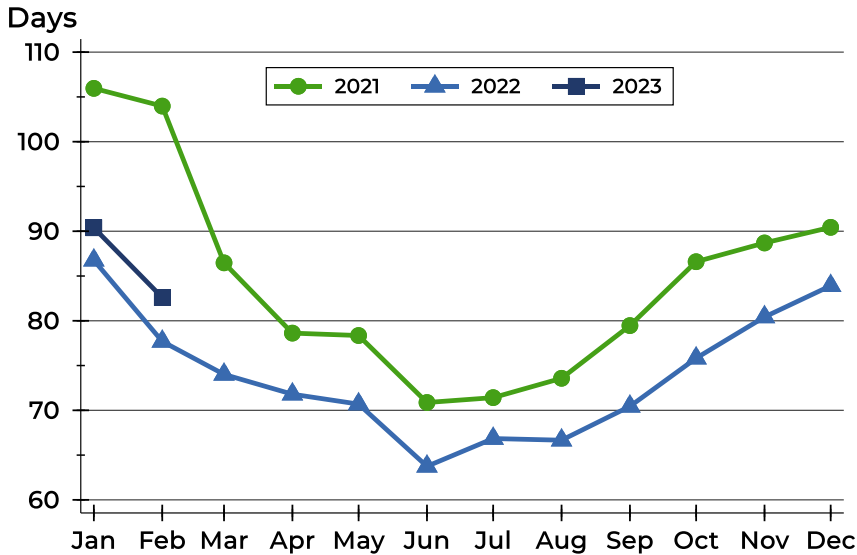


Month	2021	2022	2023
January	162,700	158,250	<b>215,000</b>
February	162,000	180,000	<b>219,900</b>
March	165,000	191,500	
April	180,000	193,500	
May	179,000	205,000	
June	179,900	209,700	
July	175,000	215,000	
August	170,000	209,950	
September	170,000	205,000	
October	179,000	209,000	
November	171,400	210,000	
December	160,000	199,900	



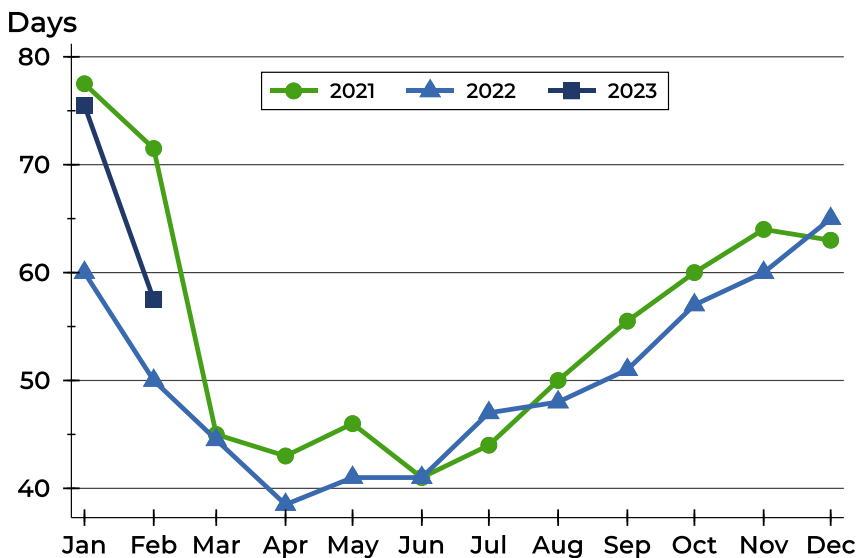
## Entire MLS System Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	106	87	90
February	104	78	83
March	86	74	
April	79	72	
May	78	71	
June	71	64	
July	71	67	
August	74	67	
September	79	70	
October	87	76	
November	89	80	
December	90	84	

### Median DOM

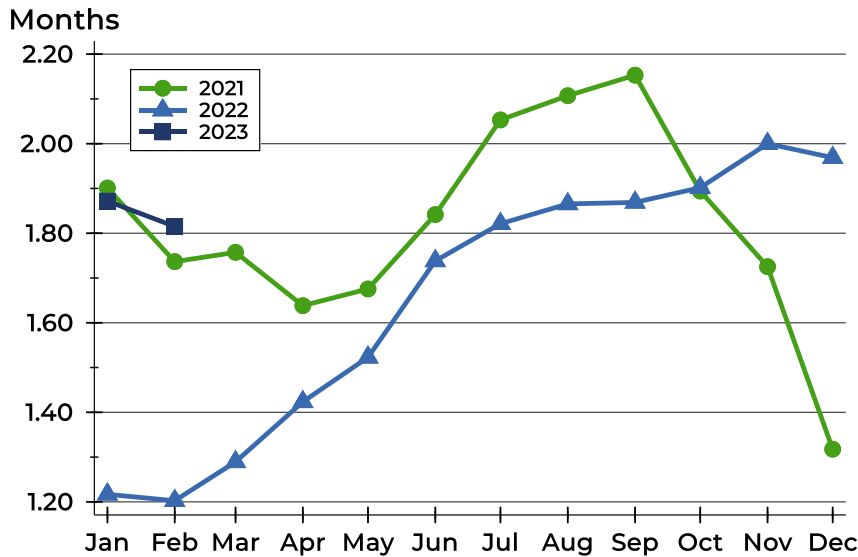


Month	2021	2022	2023
January	78	60	76
February	72	50	58
March	45	45	
April	43	39	
May	46	41	
June	41	41	
July	44	47	
August	50	48	
September	56	51	
October	60	57	
November	64	60	
December	63	65	



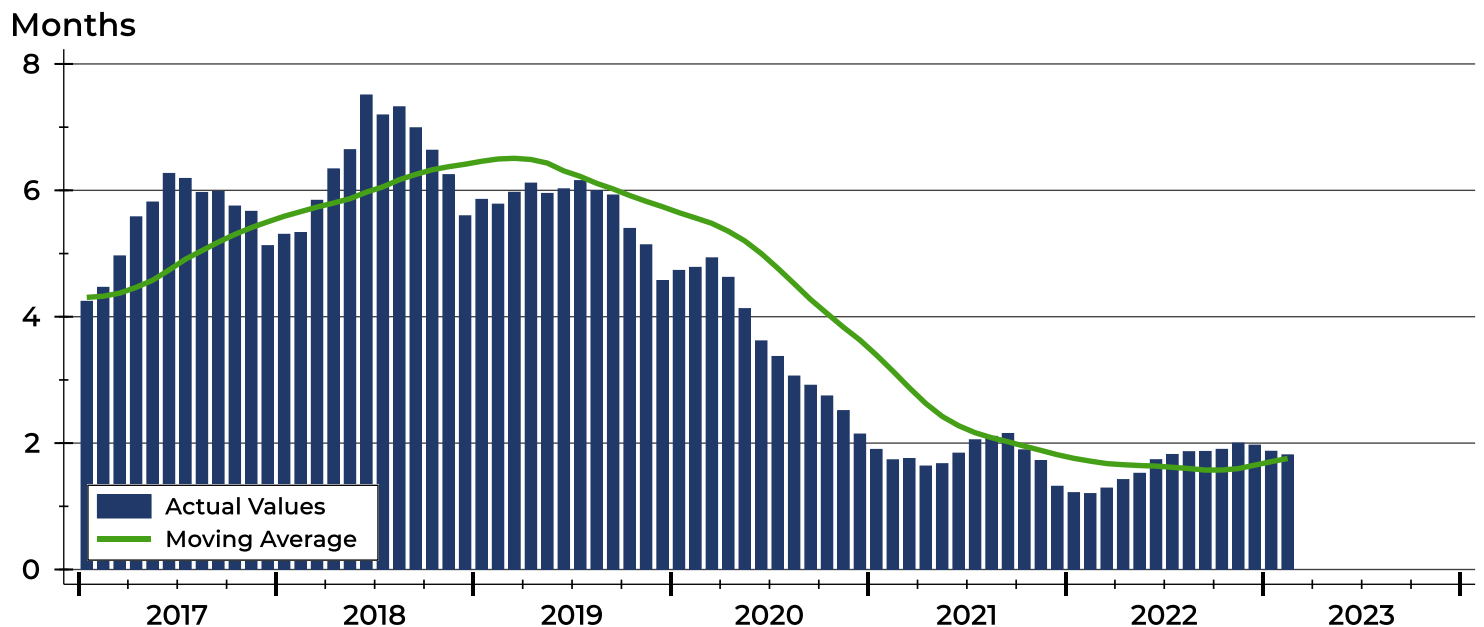
# Entire MLS System Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	1.9	1.2	1.9
February	1.7	1.2	1.8
March	1.8	1.3	1.8
April	1.6	1.4	1.8
May	1.7	1.5	1.8
June	1.8	1.7	1.8
July	2.1	1.8	1.8
August	2.1	1.9	1.8
September	2.2	1.9	1.8
October	1.9	1.9	1.8
November	1.7	2.0	1.8
December	1.3	2.0	1.8

## History of Month's Supply





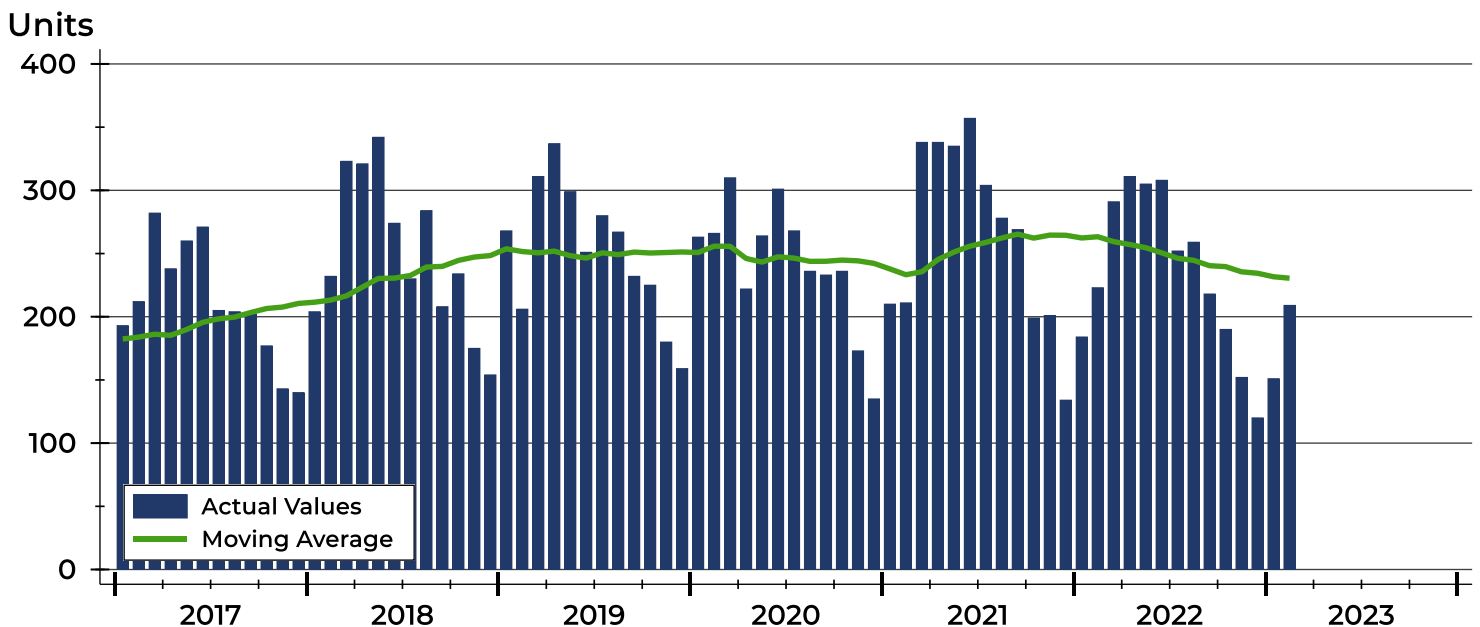
## Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2023	February 2022	Change
Current Month	New Listings	209	223	-6.3%
	Volume (1,000s)	54,939	51,402	6.9%
	Average List Price	262,865	230,500	14.0%
	Median List Price	229,950	215,000	7.0%
Year-to-Date	New Listings	360	407	-11.5%
	Volume (1,000s)	92,286	97,073	-4.9%
	Average List Price	256,349	238,510	7.5%
	Median List Price	230,000	201,000	14.4%

A total of 209 new listings were added in the Flint Hills MLS system during February, down 6.3% from the same month in 2022. Year-to-date the Flint Hills MLS system has seen 360 new listings.

The median list price of these homes was \$229,950 up from \$215,000 in 2022.

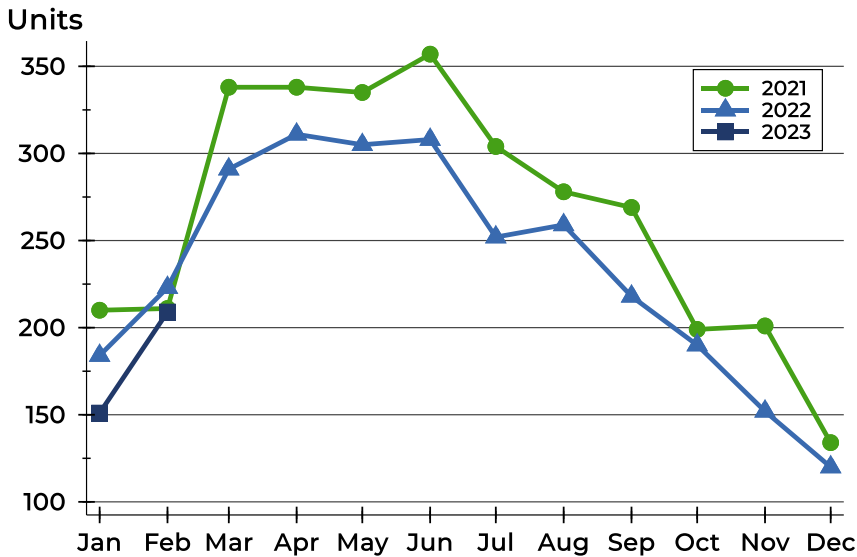
## History of New Listings





## Entire MLS System New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	210	184	151
February	211	223	209
March	338	291	
April	338	311	
May	335	305	
June	357	308	
July	304	252	
August	278	259	
September	269	218	
October	199	190	
November	201	152	
December	134	120	

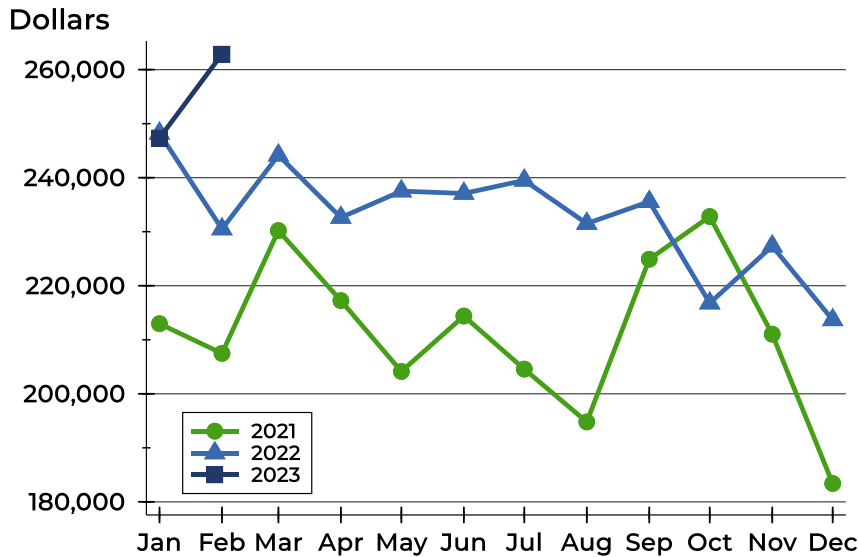
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	15,000	15,000	16	16	75.0%	75.0%
\$25,000-\$49,999	5	2.4%	38,330	35,000	10	7	87.1%	100.0%
\$50,000-\$99,999	13	6.2%	74,785	74,000	12	10	99.3%	100.0%
\$100,000-\$124,999	13	6.2%	112,977	115,000	13	12	99.7%	100.0%
\$125,000-\$149,999	16	7.7%	137,641	139,950	11	9	100.2%	100.0%
\$150,000-\$174,999	16	7.7%	161,875	163,000	12	10	100.1%	100.0%
\$175,000-\$199,999	16	7.7%	189,038	187,450	11	7	98.8%	100.0%
\$200,000-\$249,999	32	15.3%	220,408	217,000	9	8	99.6%	100.0%
\$250,000-\$299,999	30	14.4%	276,907	275,000	10	5	99.7%	100.0%
\$300,000-\$399,999	43	20.6%	349,712	350,000	13	8	99.9%	100.0%
\$400,000-\$499,999	8	3.8%	436,425	440,000	12	11	100.0%	100.0%
\$500,000-\$749,999	13	6.2%	603,871	600,000	15	13	99.9%	100.0%
\$750,000-\$999,999	2	1.0%	767,450	767,450	23	23	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,200,000	1,200,000	16	16	100.0%	100.0%



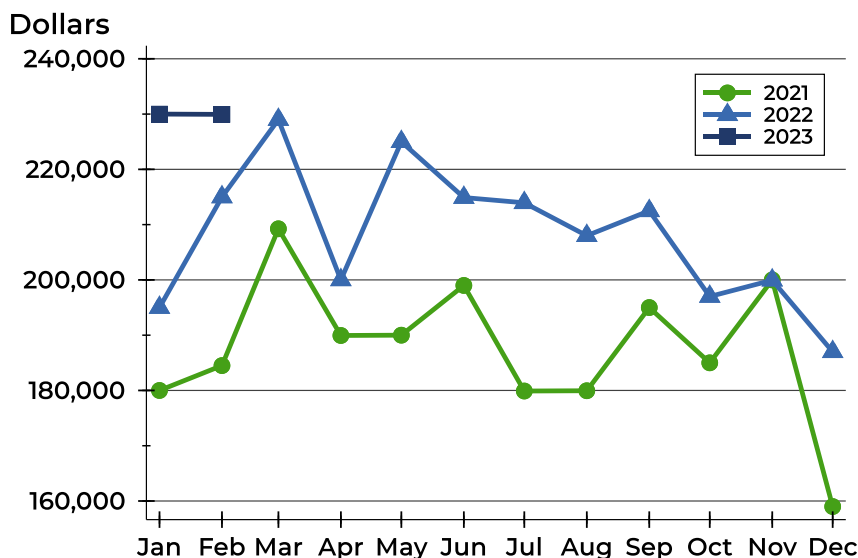
## Entire MLS System New Listings Analysis

### Average Price



Month	2021	2022	2023
January	212,979	248,217	<b>247,330</b>
February	207,485	230,500	<b>262,865</b>
March	230,215	244,155	
April	217,248	232,630	
May	204,140	237,514	
June	214,392	237,080	
July	204,572	239,514	
August	194,796	231,514	
September	224,912	235,564	
October	232,814	216,782	
November	211,039	227,332	
December	183,401	213,688	

### Median Price



Month	2021	2022	2023
January	180,000	195,000	<b>230,000</b>
February	184,500	215,000	<b>229,950</b>
March	209,250	229,000	
April	189,950	200,000	
May	190,000	225,000	
June	199,000	214,900	
July	179,900	213,950	
August	179,950	208,000	
September	195,000	212,500	
October	185,000	197,000	
November	200,000	199,950	
December	159,000	187,000	



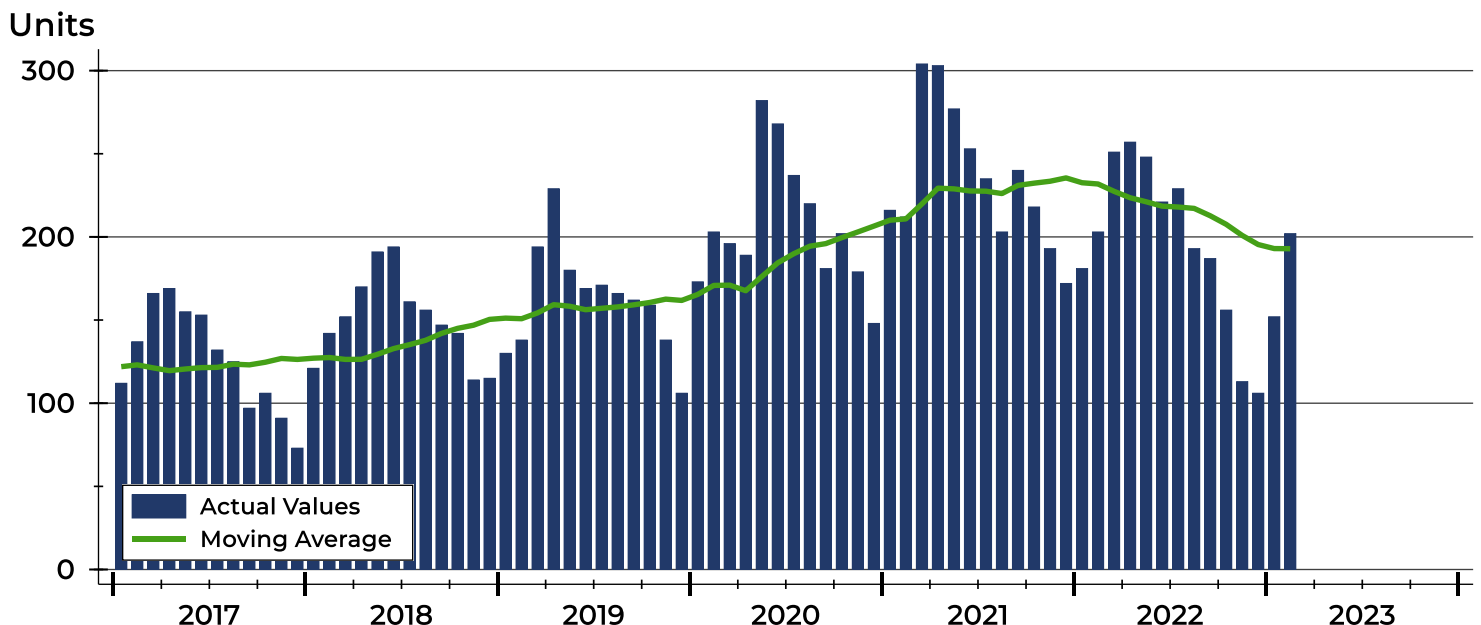
## Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		202	203	-0.5%	354	384	-7.8%
Volume (1,000s)		46,942	41,665	12.7%	78,105	79,976	-2.3%
Average	Sale Price	232,388	205,247	13.2%	220,637	208,272	5.9%
	Days on Market	51	31	64.5%	49	39	25.6%
	Percent of Original	97.3%	97.9%	-0.6%	96.5%	97.5%	-1.0%
Median	Sale Price	215,000	185,000	16.2%	199,900	189,000	5.8%
	Days on Market	14	9	55.6%	21	12	75.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 202 contracts for sale were written in the Flint Hills MLS system during the month of February, down from 203 in 2022. The median list price of these homes was \$215,000, up from \$185,000 the prior year.

Half of the homes that went under contract in February were on the market less than 14 days, compared to 9 days in February 2022.

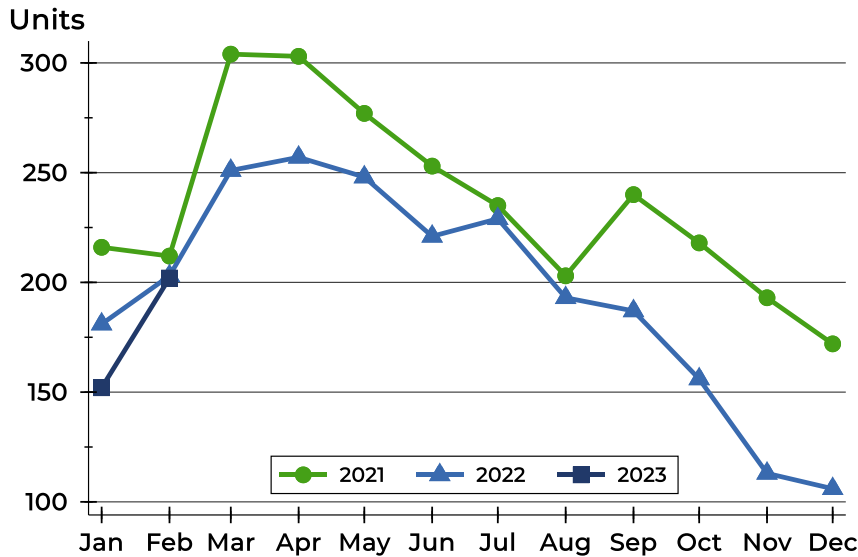
## History of Contracts Written





## Entire MLS System Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	216	181	152
February	212	203	202
March	304	251	
April	303	257	
May	277	248	
June	253	221	
July	235	229	
August	203	193	
September	240	187	
October	218	156	
November	193	113	
December	172	106	

### Contracts Written by Price Range

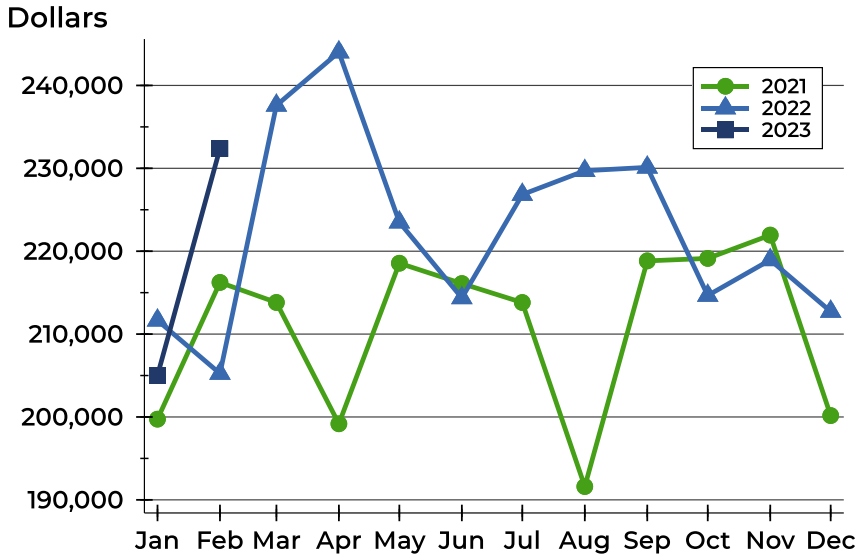
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.5%	16,633	15,000	54	32	84.9%	79.6%
\$25,000-\$49,999	4	2.0%	35,463	33,925	20	9	100.0%	100.0%
\$50,000-\$99,999	18	8.9%	81,222	87,400	69	49	90.6%	90.7%
\$100,000-\$124,999	8	4.0%	117,913	120,000	115	72	93.2%	96.8%
\$125,000-\$149,999	21	10.4%	136,883	139,900	51	41	98.1%	100.0%
\$150,000-\$174,999	17	8.4%	163,053	164,900	58	14	98.3%	100.0%
\$175,000-\$199,999	19	9.4%	191,068	194,750	53	37	95.7%	100.0%
\$200,000-\$249,999	35	17.3%	224,719	224,900	40	10	98.5%	100.0%
\$250,000-\$299,999	28	13.9%	274,900	275,000	21	6	99.4%	100.0%
\$300,000-\$399,999	31	15.3%	340,389	334,500	58	11	99.3%	100.0%
\$400,000-\$499,999	11	5.4%	431,836	435,000	44	21	98.1%	100.0%
\$500,000-\$749,999	6	3.0%	558,167	557,500	83	57	99.3%	100.0%
\$750,000-\$999,999	1	0.5%	855,000	855,000	113	113	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





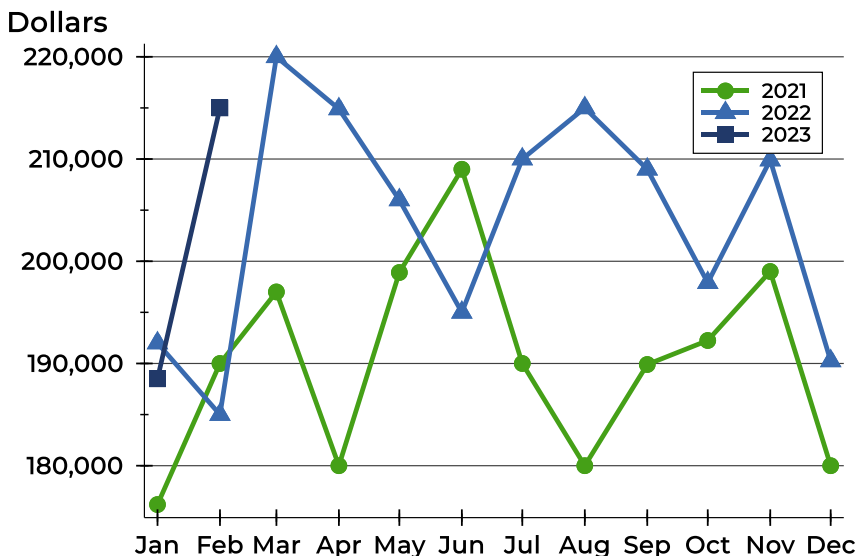
## Entire MLS System Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	199,738	211,664	<b>205,020</b>
February	216,236	205,247	<b>232,388</b>
March	213,817	237,592	
April	199,180	244,018	
May	218,551	223,500	
June	216,103	214,364	
July	213,811	226,836	
August	191,610	229,706	
September	218,836	230,119	
October	219,134	214,656	
November	221,945	218,954	
December	200,172	212,728	

### Median Price

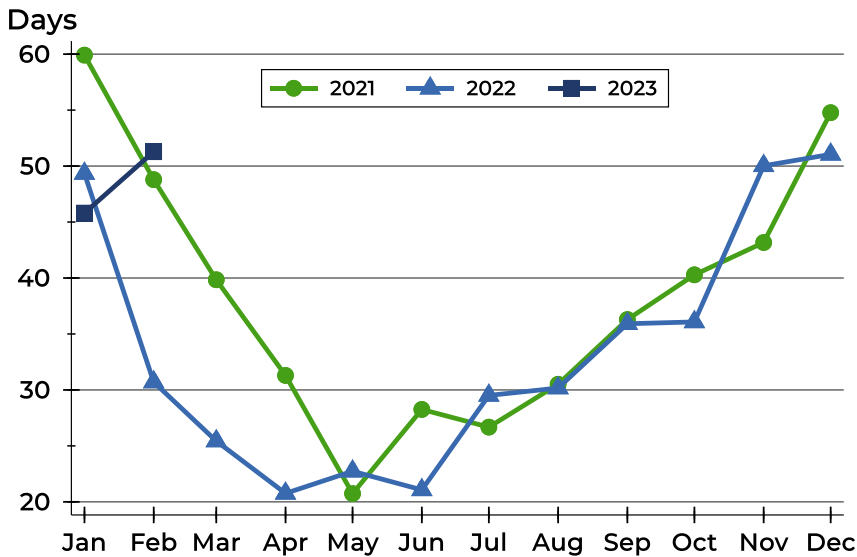


Month	2021	2022	2023
January	176,200	192,000	<b>188,500</b>
February	190,000	185,000	<b>215,000</b>
March	197,000	220,000	
April	180,000	214,900	
May	198,900	206,000	
June	209,000	195,000	
July	190,000	210,000	
August	180,000	215,000	
September	189,900	209,000	
October	192,250	197,900	
November	199,000	209,900	
December	180,000	190,250	



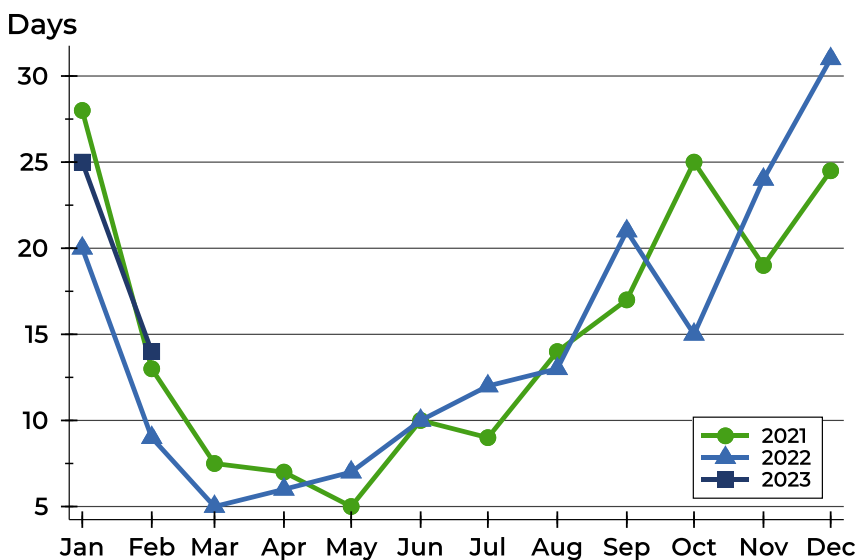
## Entire MLS System Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	60	49	46
February	49	31	51
March	40	25	
April	31	21	
May	21	23	
June	28	21	
July	27	30	
August	31	30	
September	36	36	
October	40	36	
November	43	50	
December	55	51	

### Median DOM



Month	2021	2022	2023
January	28	20	25
February	13	9	14
March	8	5	
April	7	6	
May	5	7	
June	10	10	
July	9	12	
August	14	13	
September	17	21	
October	25	15	
November	19	24	
December	25	31	



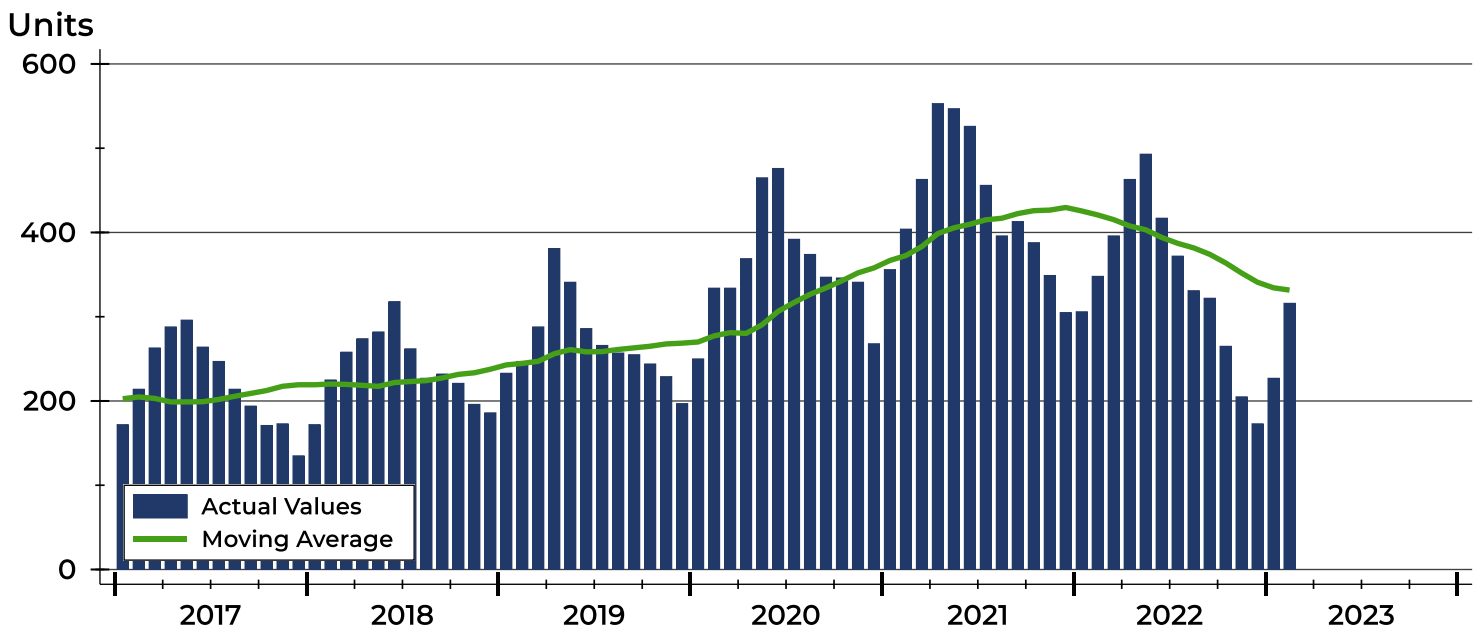
## Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2023	2022	Change
Pending Contracts		<b>316</b>	348	-9.2%
Volume (1,000s)		<b>73,769</b>	74,313	-0.7%
Average	List Price	<b>233,448</b>	213,544	9.3%
	Days on Market	<b>51</b>	44	15.9%
	Percent of Original	<b>98.0%</b>	98.4%	-0.4%
Median	List Price	<b>215,000</b>	185,000	16.2%
	Days on Market	<b>21</b>	13	61.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 316 listings in the Flint Hills MLS system had contracts pending at the end of February, down from 348 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.

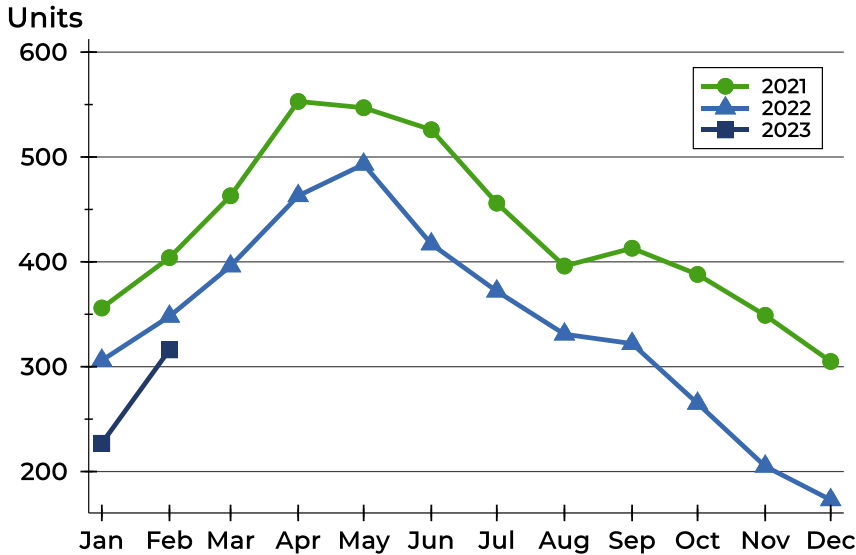
## History of Pending Contracts





## Entire MLS System Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	356	306	227
February	404	348	316
March	463	396	
April	553	463	
May	547	493	
June	526	417	
July	456	372	
August	396	331	
September	413	322	
October	388	265	
November	349	205	
December	305	173	

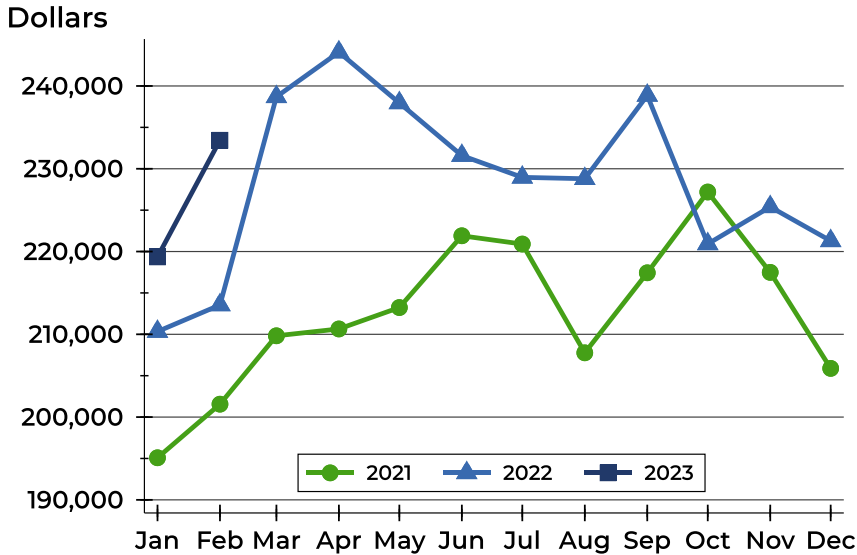
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	4	1.3%	15,975	15,000	43	24	88.7%	89.8%
\$25,000-\$49,999	7	2.2%	35,836	35,000	35	14	93.3%	100.0%
\$50,000-\$99,999	24	7.6%	80,017	82,200	79	43	96.1%	100.0%
\$100,000-\$124,999	18	5.7%	116,169	117,925	88	27	95.4%	100.0%
\$125,000-\$149,999	28	8.9%	138,409	139,900	51	38	97.9%	100.0%
\$150,000-\$174,999	27	8.5%	163,941	165,000	54	22	98.3%	100.0%
\$175,000-\$199,999	36	11.4%	189,506	190,000	71	61	96.6%	100.0%
\$200,000-\$249,999	56	17.7%	227,025	229,700	40	11	98.6%	100.0%
\$250,000-\$299,999	42	13.3%	272,098	273,700	22	6	100.2%	100.0%
\$300,000-\$399,999	46	14.6%	344,616	340,000	50	12	99.1%	100.0%
\$400,000-\$499,999	17	5.4%	437,794	439,000	41	21	98.8%	100.0%
\$500,000-\$749,999	9	2.8%	562,100	550,000	67	31	99.5%	100.0%
\$750,000-\$999,999	2	0.6%	912,000	912,000	88	88	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



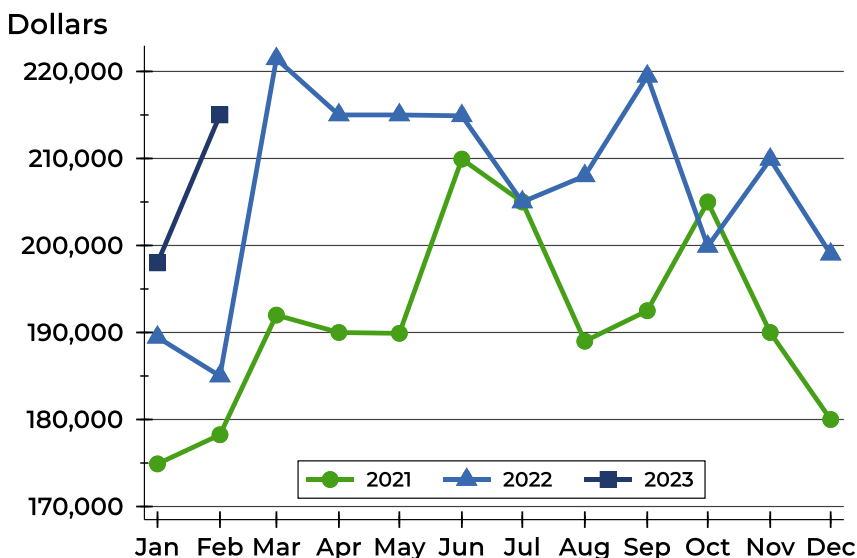
## Entire MLS System Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	195,087	210,334	<b>219,347</b>
February	201,563	213,544	<b>233,448</b>
March	209,821	238,690	
April	210,649	244,088	
May	213,236	237,952	
June	221,905	231,591	
July	220,905	228,963	
August	207,764	228,795	
September	217,430	238,856	
October	227,191	220,922	
November	217,486	225,397	
December	205,886	221,290	

### Median Price

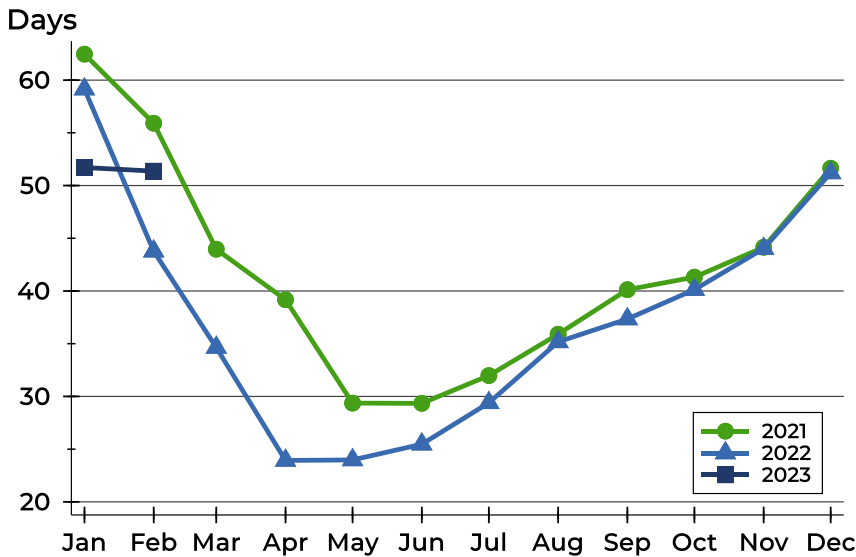


Month	2021	2022	2023
January	174,900	189,450	<b>198,000</b>
February	178,250	185,000	<b>215,000</b>
March	192,000	221,450	
April	190,000	215,000	
May	189,900	215,000	
June	209,925	214,900	
July	205,000	205,000	
August	189,000	208,000	
September	192,500	219,450	
October	205,000	199,900	
November	190,000	209,900	
December	180,000	199,000	



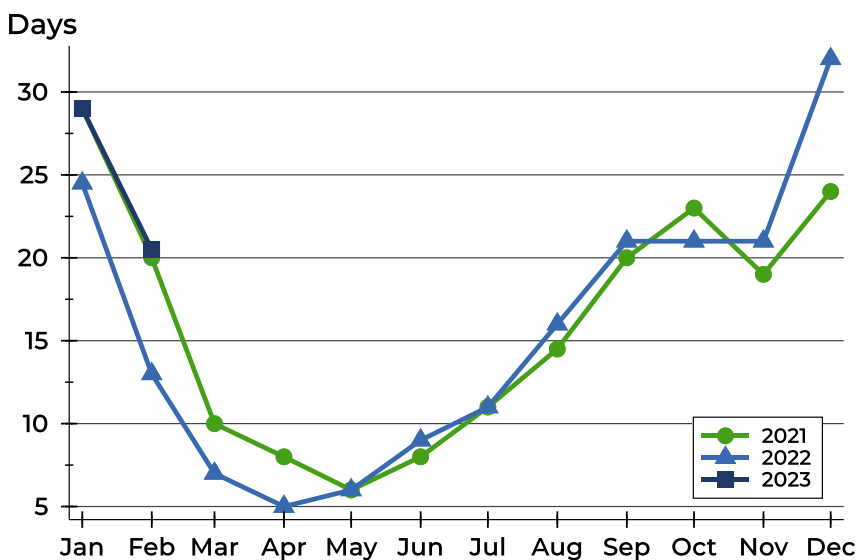
## Entire MLS System Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	62	59	52
February	56	44	51
March	44	35	
April	39	24	
May	29	24	
June	29	25	
July	32	29	
August	36	35	
September	40	37	
October	41	40	
November	44	44	
December	52	51	

### Median DOM



Month	2021	2022	2023
January	29	25	29
February	20	13	21
March	10	7	
April	8	5	
May	6	6	
June	8	9	
July	11	11	
August	15	16	
September	20	21	
October	23	21	
November	19	21	
December	24	32	