



**SUNFLOWER**  
ASSOCIATION OF REALTORS®, INC.

## November 2024 NE Kansas Market Statistics

- NE Kansas System Total (*print pages 2 through 23*)
- Brown County (*print pages 24 through 45*)
- Nemaha County (*print pages 46 through 67*)

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# Northeast Kansas Housing Report



## Market Overview

### Northeast Kansas Home Sales Fell in November

Total home sales in the Northeast Kansas MLS system fell last month to 10 units, compared to 18 units in November 2023. Total sales volume was \$1.9 million, down from a year earlier.

The median sale price in November was \$157,500, up from \$144,000 a year earlier. Homes that sold in November were typically on the market for 37 days and sold for 100.0% of their list prices.

### Northeast Kansas Active Listings Up at End of November

The total number of active listings in the Northeast Kansas MLS system at the end of November was 43 units, up from 30 at the same point in 2023. This represents a 4.6 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$209,000.

During November, a total of 4 contracts were written up from 3 in November 2023. At the end of the month, there were 8 contracts still pending.

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## Northeast Kansas Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>10</b>	<b>18</b>	<b>4</b>	<b>104</b>	<b>134</b>	<b>103</b>
Change from prior year		-44.4%	350.0%	-73.3%	-22.4%	30.1%	-1.9%
<b>Active Listings</b>		<b>43</b>	<b>30</b>	<b>37</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		43.3%	-18.9%	8.8%			
<b>Months' Supply</b>		<b>4.6</b>	<b>2.5</b>	<b>3.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		84.0%	-35.9%	14.7%			
<b>New Listings</b>		<b>12</b>	<b>13</b>	<b>15</b>	<b>134</b>	<b>163</b>	<b>157</b>
Change from prior year		-7.7%	-13.3%	200.0%	-17.8%	3.8%	12.1%
<b>Contracts Written</b>		<b>4</b>	<b>3</b>	<b>10</b>	<b>105</b>	<b>129</b>	<b>114</b>
Change from prior year		33.3%	-70.0%	42.9%	-18.6%	13.2%	8.6%
<b>Pending Contracts</b>		<b>8</b>	<b>8</b>	<b>10</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-20.0%	-9.1%			
<b>Sales Volume (1,000s)</b>		<b>1,901</b>	<b>2,387</b>	<b>565</b>	<b>15,841</b>	<b>19,555</b>	<b>15,936</b>
Change from prior year		-20.4%	322.5%	-68.1%	-19.0%	22.7%	48.6%
<b>Average</b>	<b>Sale Price</b>	<b>190,100</b>	<b>132,583</b>	<b>141,125</b>	<b>152,318</b>	<b>145,936</b>	<b>154,715</b>
	Change from prior year	43.4%	-6.1%	19.4%	4.4%	-5.7%	51.5%
	<b>List Price of Actives</b>	<b>225,014</b>	<b>143,290</b>	<b>137,617</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	57.0%	4.1%	31.3%			
	<b>Days on Market</b>	<b>39</b>	<b>72</b>	<b>49</b>	<b>67</b>	<b>50</b>	<b>40</b>
Change from prior year	-45.8%	46.9%	14.0%	34.0%	25.0%	-40.3%	
	<b>Percent of List</b>	<b>96.9%</b>	<b>96.7%</b>	<b>96.2%</b>	<b>94.1%</b>	<b>94.5%</b>	<b>96.6%</b>
Change from prior year	0.2%	0.5%	0.4%	-0.4%	-2.2%	0.2%	
	<b>Percent of Original</b>	<b>94.9%</b>	<b>86.7%</b>	<b>90.2%</b>	<b>91.0%</b>	<b>91.2%</b>	<b>95.0%</b>
Change from prior year	9.5%	-3.9%	-4.7%	-0.2%	-4.0%	0.5%	
<b>Median</b>	<b>Sale Price</b>	<b>157,500</b>	<b>144,000</b>	<b>109,000</b>	<b>147,750</b>	<b>135,000</b>	<b>134,500</b>
	Change from prior year	9.4%	32.1%	45.3%	9.4%	0.4%	64.0%
	<b>List Price of Actives</b>	<b>209,000</b>	<b>121,000</b>	<b>125,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	72.7%	-3.2%	47.5%			
	<b>Days on Market</b>	<b>37</b>	<b>36</b>	<b>31</b>	<b>34</b>	<b>26</b>	<b>14</b>
Change from prior year	2.8%	16.1%	40.9%	30.8%	85.7%	-51.7%	
	<b>Percent of List</b>	<b>100.0%</b>	<b>97.6%</b>	<b>96.7%</b>	<b>96.9%</b>	<b>97.4%</b>	<b>97.9%</b>
Change from prior year	2.5%	0.9%	0.4%	-0.5%	-0.5%	-0.6%	
	<b>Percent of Original</b>	<b>100.0%</b>	<b>89.0%</b>	<b>96.7%</b>	<b>95.1%</b>	<b>94.7%</b>	<b>97.0%</b>
Change from prior year	12.4%	-8.0%	0.4%	0.4%	-2.4%	2.1%	

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



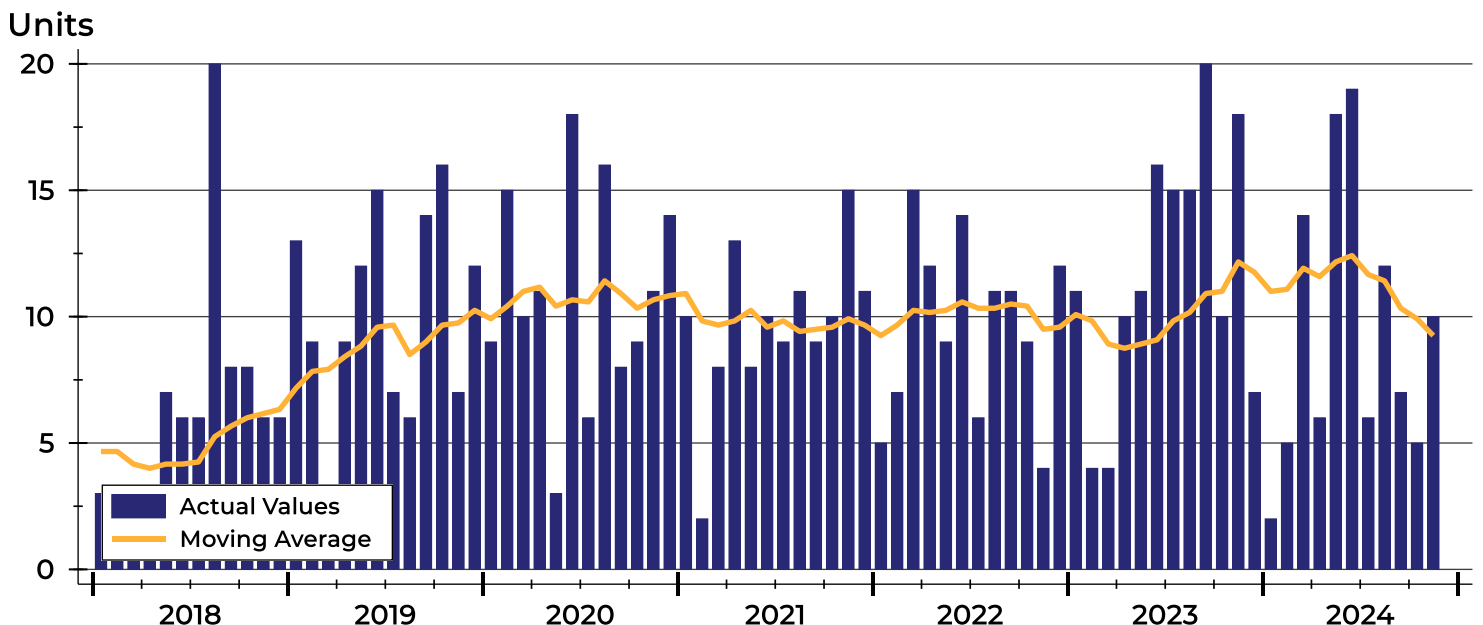
# Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		10	18	-44.4%	104	134	-22.4%
Volume (1,000s)		1,901	2,387	-20.4%	15,841	19,555	-19.0%
Months' Supply		4.6	2.5	84.0%	N/A	N/A	N/A
Average	Sale Price	190,100	132,583	43.4%	152,318	145,936	4.4%
	Days on Market	39	72	-45.8%	67	50	34.0%
	Percent of List	96.9%	96.7%	0.2%	94.1%	94.5%	-0.4%
	Percent of Original	94.9%	86.7%	9.5%	91.0%	91.2%	-0.2%
Median	Sale Price	157,500	144,000	9.4%	147,750	135,000	9.4%
	Days on Market	37	36	2.8%	34	26	30.8%
	Percent of List	100.0%	97.6%	2.5%	96.9%	97.4%	-0.5%
	Percent of Original	100.0%	89.0%	12.4%	95.1%	94.7%	0.4%

A total of 10 homes sold in the Northeast Kansas MLS system in November, down from 18 units in November 2023. Total sales volume fell to \$1.9 million compared to \$2.4 million in the previous year.

The median sales price in November was \$157,500, up 9.4% compared to the prior year. Median days on market was 37 days, down from 40 days in October, but up from 36 in November 2023.

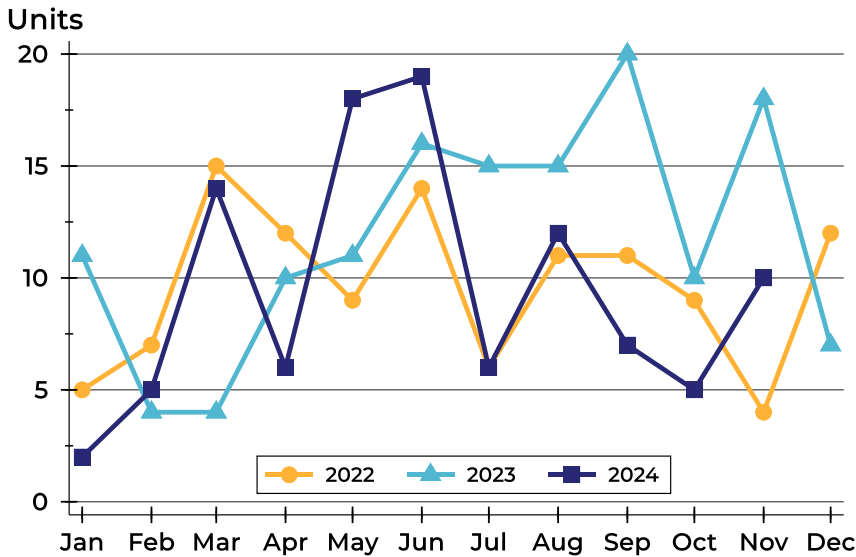
## History of Closed Listings





## Northeast Kansas Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	5	11	2
February	7	4	5
March	15	4	14
April	12	10	6
May	9	11	18
June	14	16	19
July	6	15	6
August	11	15	12
September	11	20	7
October	9	10	5
November	4	18	10
December	12	7	10

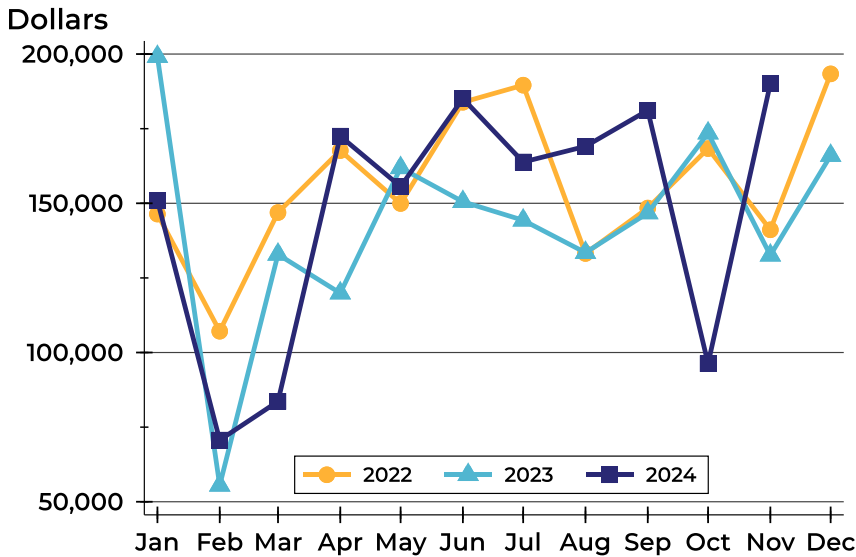
### Closed Listings by Price Range

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	3	30.0%	2.4	63,333	65,000	62	54	92.2%	100.0%	92.2%	100.0%
\$100,000-\$124,999	1	10.0%	3.4	117,000	117,000	33	33	102.6%	102.6%	102.6%	102.6%
\$125,000-\$149,999	1	10.0%	15.4	140,000	140,000	0	0	100.0%	100.0%	100.0%	100.0%
\$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	1	10.0%	1.1	175,000	175,000	38	38	100.0%	100.0%	97.8%	97.8%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	20.0%	8.0	265,000	265,000	40	40	95.1%	95.1%	86.1%	86.1%
\$300,000-\$399,999	1	10.0%	8.0	300,000	300,000	6	6	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	1	10.0%	8.0	449,000	449,000	46	46	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



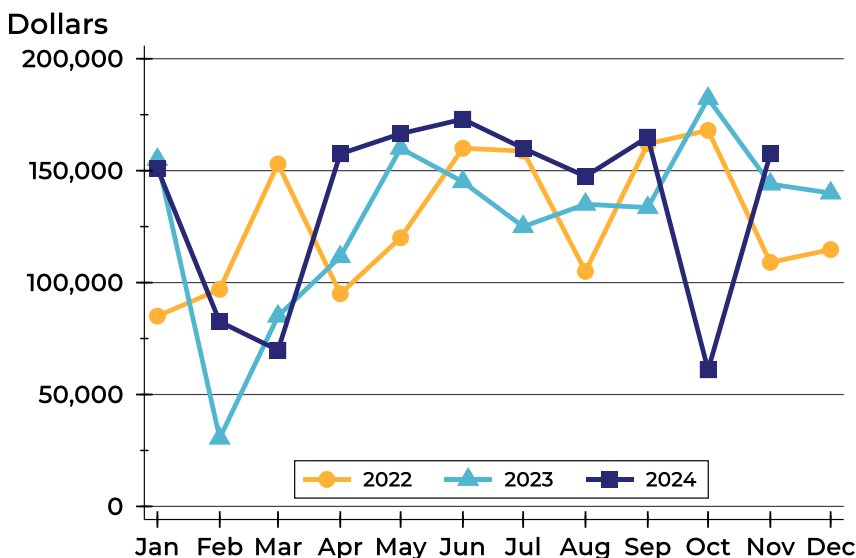
# Northeast Kansas Closed Listings Analysis

## Average Price



Month	2022	2023	2024
January	146,400	199,136	<b>151,000</b>
February	107,143	55,500	<b>70,660</b>
March	146,900	132,875	<b>83,625</b>
April	167,667	119,900	<b>172,500</b>
May	149,944	161,873	<b>155,606</b>
June	183,857	150,525	<b>185,095</b>
July	189,583	144,310	<b>163,833</b>
August	133,191	133,480	<b>169,075</b>
September	148,409	146,755	<b>181,143</b>
October	168,333	173,500	<b>96,280</b>
November	141,125	132,583	<b>190,100</b>
December	193,358	165,993	

## Median Price

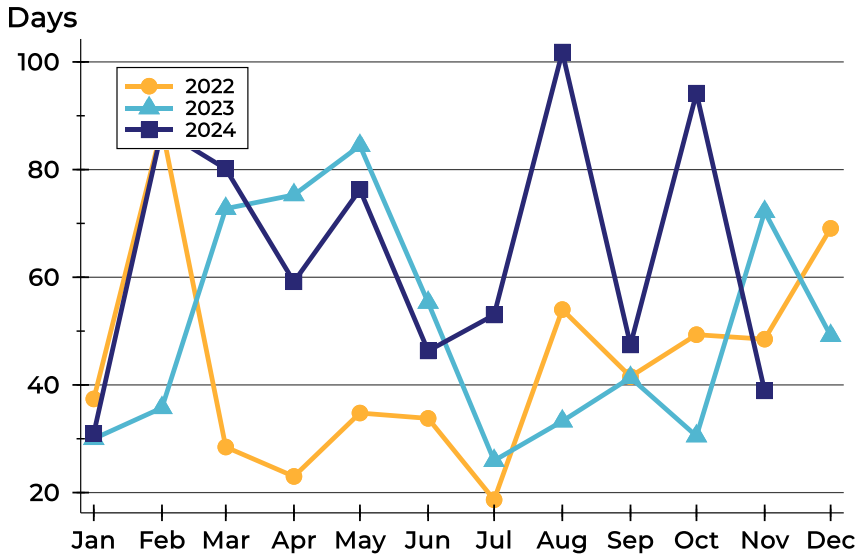


Month	2022	2023	2024
January	85,000	155,000	<b>151,000</b>
February	97,000	30,500	<b>82,500</b>
March	153,000	85,000	<b>69,813</b>
April	95,000	111,500	<b>157,500</b>
May	120,000	160,000	<b>166,500</b>
June	160,000	145,000	<b>173,000</b>
July	158,750	125,000	<b>160,000</b>
August	105,000	135,000	<b>147,450</b>
September	162,000	133,500	<b>165,000</b>
October	168,000	182,250	<b>61,000</b>
November	109,000	144,000	<b>157,500</b>
December	114,750	140,000	



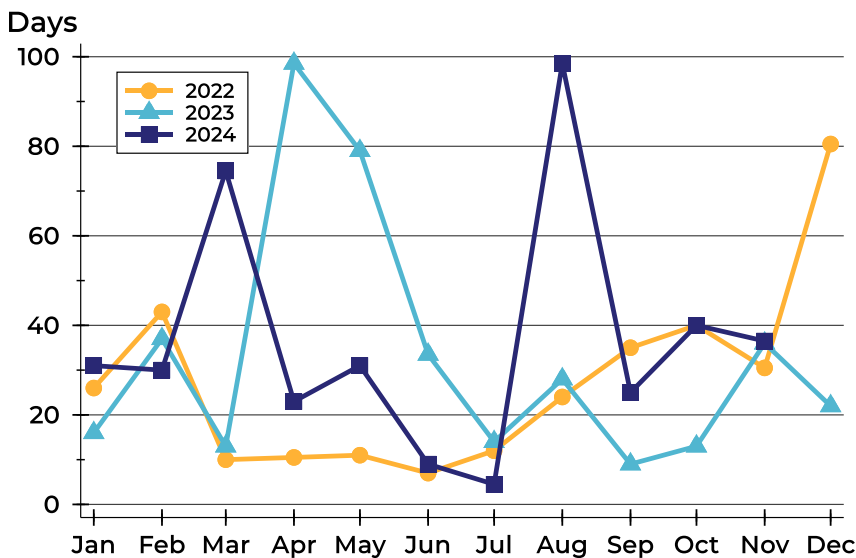
## Northeast Kansas Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	37	30	31
February	88	36	87
March	28	73	80
April	23	75	59
May	35	84	76
June	34	55	46
July	19	26	53
August	54	33	102
September	42	41	47
October	49	31	94
November	49	72	39
December	69	49	

### Median DOM



Month	2022	2023	2024
January	26	16	31
February	43	37	30
March	10	13	75
April	11	99	23
May	11	79	31
June	7	34	9
July	12	14	5
August	24	28	99
September	35	9	25
October	40	13	40
November	31	36	37
December	81	22	



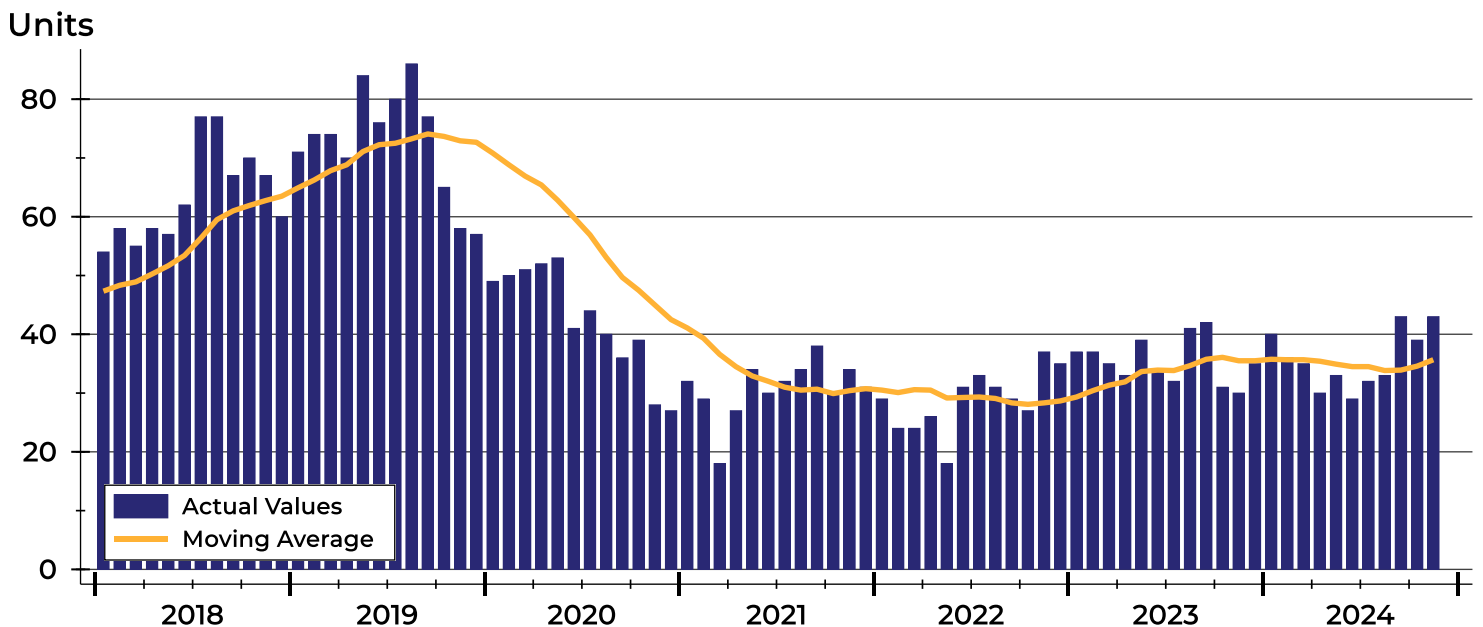
# Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		<b>43</b>	30	43.3%
Volume (1,000s)		<b>9,676</b>	4,299	125.1%
Months' Supply		<b>4.6</b>	2.5	84.0%
Average	List Price	<b>225,014</b>	143,290	57.0%
	Days on Market	<b>107</b>	109	-1.8%
	Percent of Original	<b>95.5%</b>	94.3%	1.3%
Median	List Price	<b>209,000</b>	121,000	72.7%
	Days on Market	<b>78</b>	82	-4.9%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 43 homes were available for sale in the Northeast Kansas MLS system at the end of November. This represents a 4.6 months' supply of active listings.

The median list price of homes on the market at the end of November was \$209,000, up 72.7% from 2023. The typical time on market for active listings was 78 days, down from 82 days a year earlier.

## History of Active Listings

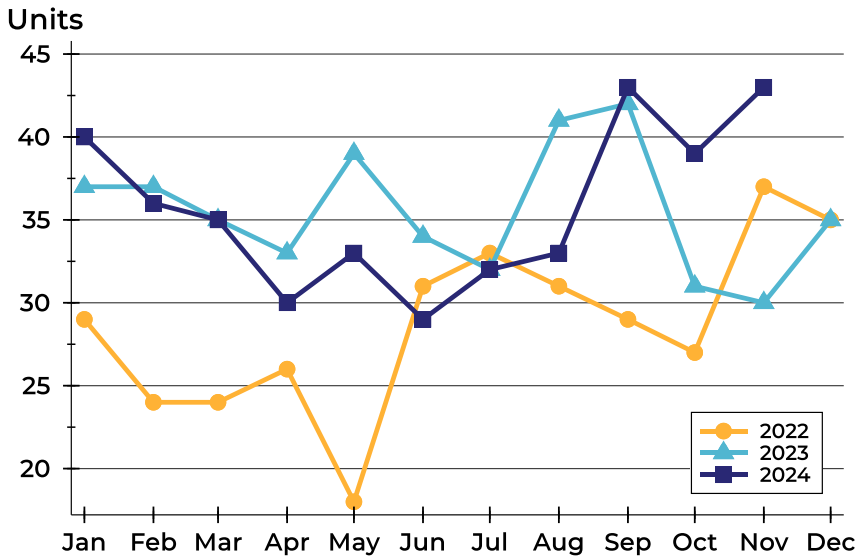






## Northeast Kansas Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	29	37	40
February	24	37	36
March	24	35	35
April	26	33	30
May	18	39	33
June	31	34	29
July	33	32	32
August	31	41	33
September	29	42	43
October	27	31	39
November	37	30	43
December	35	35	35

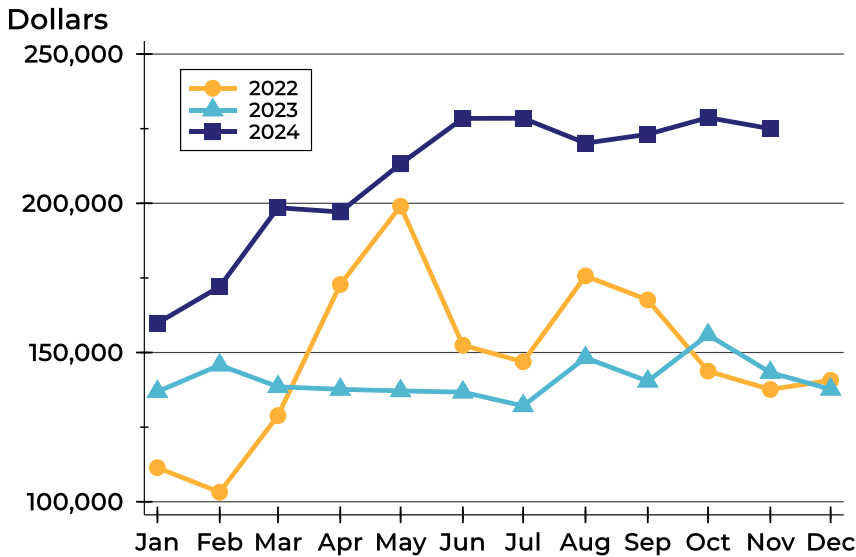
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. 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	1	2.3%	N/A	49,600	49,600	10	10	100.0%	100.0%
\$50,000-\$99,999	5	11.6%	2.4	69,300	67,500	112	52	94.7%	100.0%
\$100,000-\$124,999	2	4.7%	3.4	119,500	119,500	50	50	90.0%	90.0%
\$125,000-\$149,999	9	20.9%	15.4	135,522	134,900	88	72	95.9%	100.0%
\$150,000-\$174,999	3	7.0%	N/A	170,967	169,900	57	61	93.6%	100.0%
\$175,000-\$199,999	1	2.3%	1.1	175,000	175,000	19	19	100.0%	100.0%
\$200,000-\$249,999	7	16.3%	N/A	229,486	229,000	128	103	96.5%	96.5%
\$250,000-\$299,999	6	14.0%	8.0	282,500	289,999	163	125	96.6%	99.6%
\$300,000-\$399,999	6	14.0%	8.0	368,917	375,000	123	88	95.1%	98.1%
\$400,000-\$499,999	2	4.7%	8.0	459,500	459,500	127	127	97.3%	97.3%
\$500,000-\$749,999	1	2.3%	N/A	699,000	699,000	97	97	90.4%	90.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



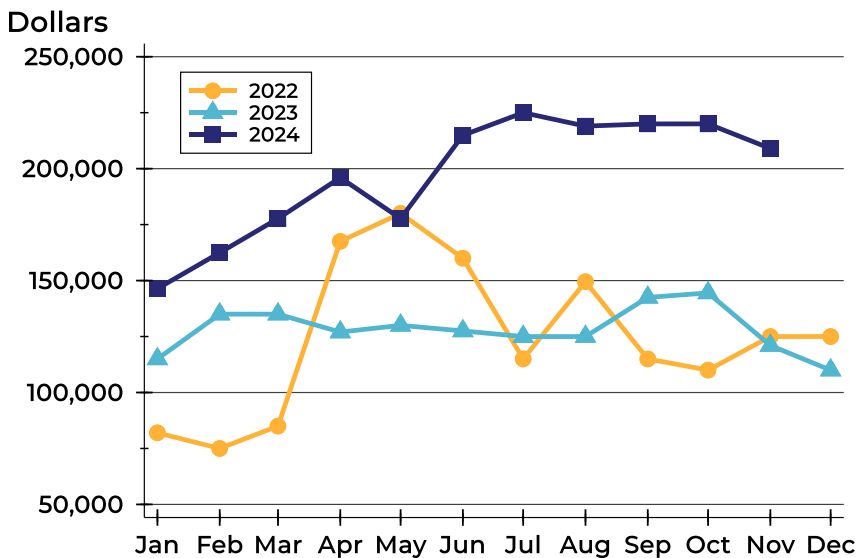
# Northeast Kansas Active Listings Analysis

## Average Price



Month	2022	2023	2024
<b>January</b>	111,416	136,893	<b>159,830</b>
<b>February</b>	103,211	145,786	<b>172,086</b>
<b>March</b>	128,861	138,526	<b>198,523</b>
<b>April</b>	172,787	137,670	<b>197,093</b>
<b>May</b>	199,050	137,159	<b>213,218</b>
<b>June</b>	152,458	136,712	<b>228,445</b>
<b>July</b>	146,897	132,141	<b>228,497</b>
<b>August</b>	175,655	148,264	<b>220,152</b>
<b>September</b>	167,621	140,396	<b>223,130</b>
<b>October</b>	143,772	155,922	<b>228,713</b>
<b>November</b>	137,617	143,290	<b>225,014</b>
<b>December</b>	140,701	137,709	

## Median Price

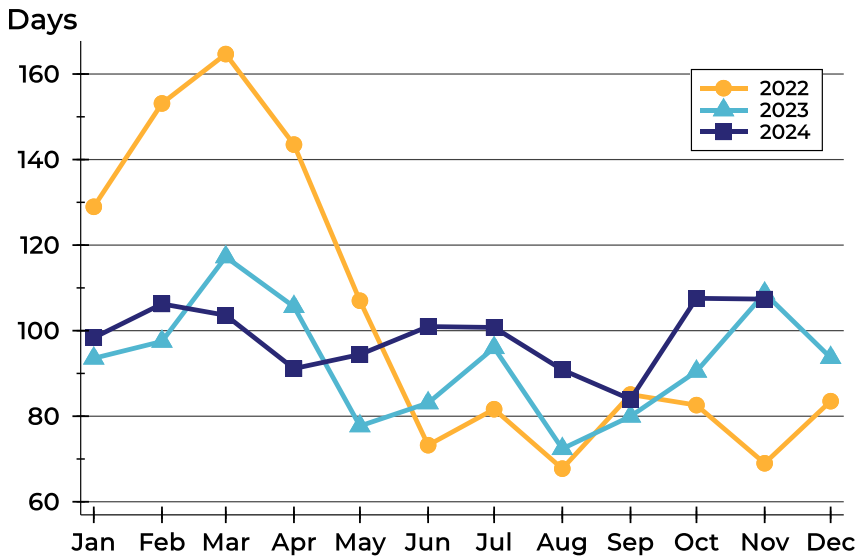


Month	2022	2023	2024
<b>January</b>	82,000	115,000	<b>146,400</b>
<b>February</b>	75,000	135,000	<b>162,450</b>
<b>March</b>	85,000	135,000	<b>177,700</b>
<b>April</b>	167,500	127,000	<b>196,000</b>
<b>May</b>	180,000	130,000	<b>177,700</b>
<b>June</b>	160,000	127,500	<b>214,900</b>
<b>July</b>	115,000	125,000	<b>225,000</b>
<b>August</b>	149,500	125,000	<b>219,000</b>
<b>September</b>	115,000	142,500	<b>220,000</b>
<b>October</b>	110,000	144,500	<b>220,000</b>
<b>November</b>	125,000	121,000	<b>209,000</b>
<b>December</b>	125,000	110,000	



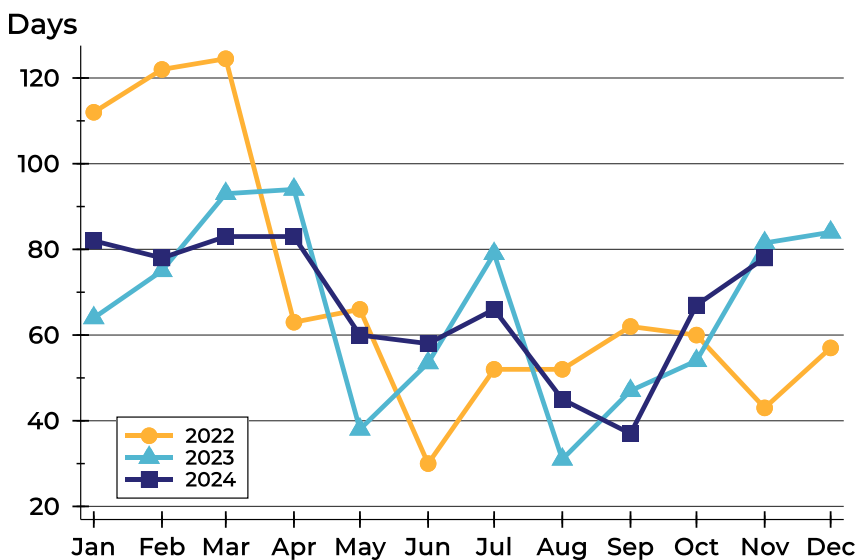
## Northeast Kansas Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	129	94	<b>98</b>
February	153	97	<b>106</b>
March	165	117	<b>104</b>
April	144	106	<b>91</b>
May	107	78	<b>94</b>
June	73	83	<b>101</b>
July	82	96	<b>101</b>
August	68	72	<b>91</b>
September	85	80	<b>84</b>
October	83	90	<b>108</b>
November	69	109	<b>107</b>
December	84	94	

### Median DOM

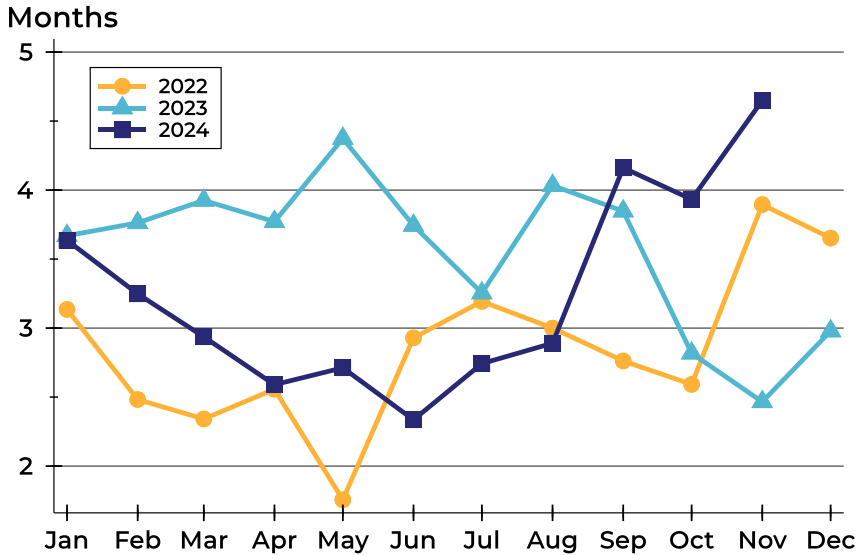


Month	2022	2023	2024
January	112	64	<b>82</b>
February	122	75	<b>78</b>
March	125	93	<b>83</b>
April	63	94	<b>83</b>
May	66	38	<b>60</b>
June	30	54	<b>58</b>
July	52	79	<b>66</b>
August	52	31	<b>45</b>
September	62	47	<b>37</b>
October	60	54	<b>67</b>
November	43	82	<b>78</b>
December	57	84	



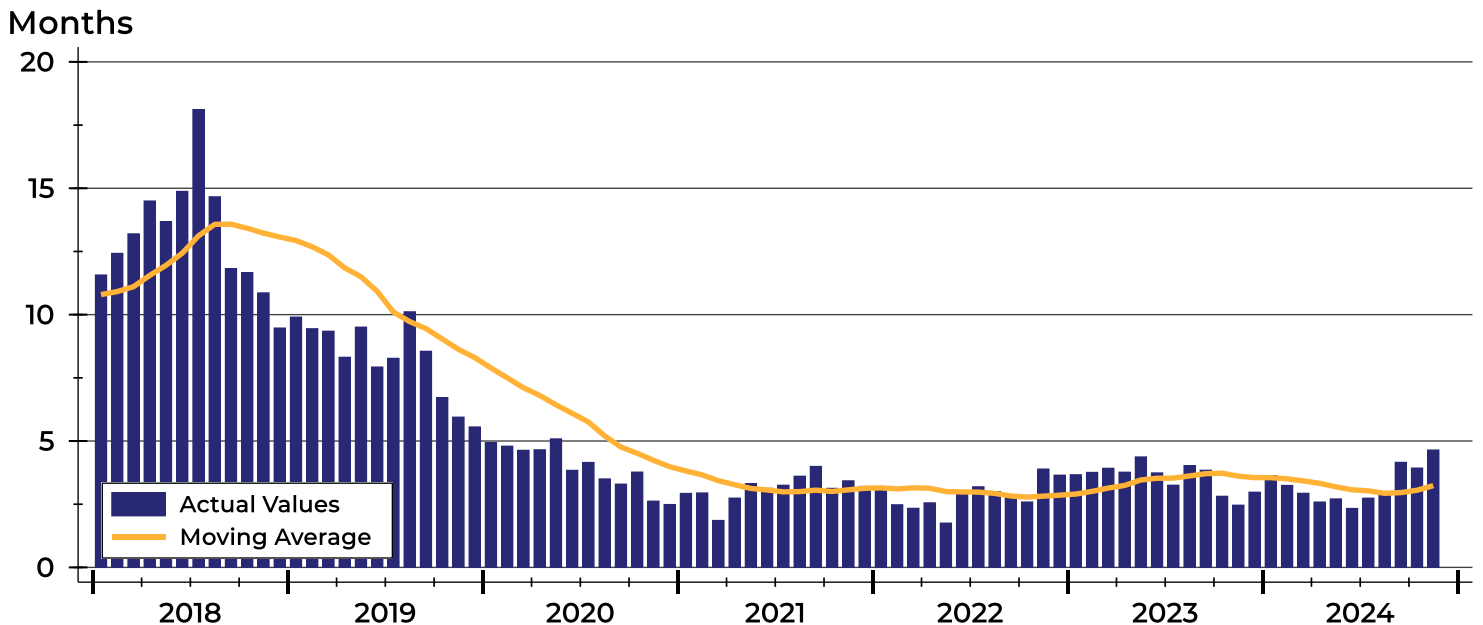
# Northeast Kansas Months' Supply Analysis

## Months' Supply by Month



Month	2022	2023	2024
January	3.1	3.7	<b>3.6</b>
February	2.5	3.8	<b>3.2</b>
March	2.3	3.9	<b>2.9</b>
April	2.6	3.8	<b>2.6</b>
May	1.8	4.4	<b>2.7</b>
June	2.9	3.7	<b>2.3</b>
July	3.2	3.3	<b>2.7</b>
August	3.0	4.0	<b>2.9</b>
September	2.8	3.8	<b>4.2</b>
October	2.6	2.8	<b>3.9</b>
November	3.9	2.5	<b>4.6</b>
December	3.7	3.0	

## History of Month's Supply





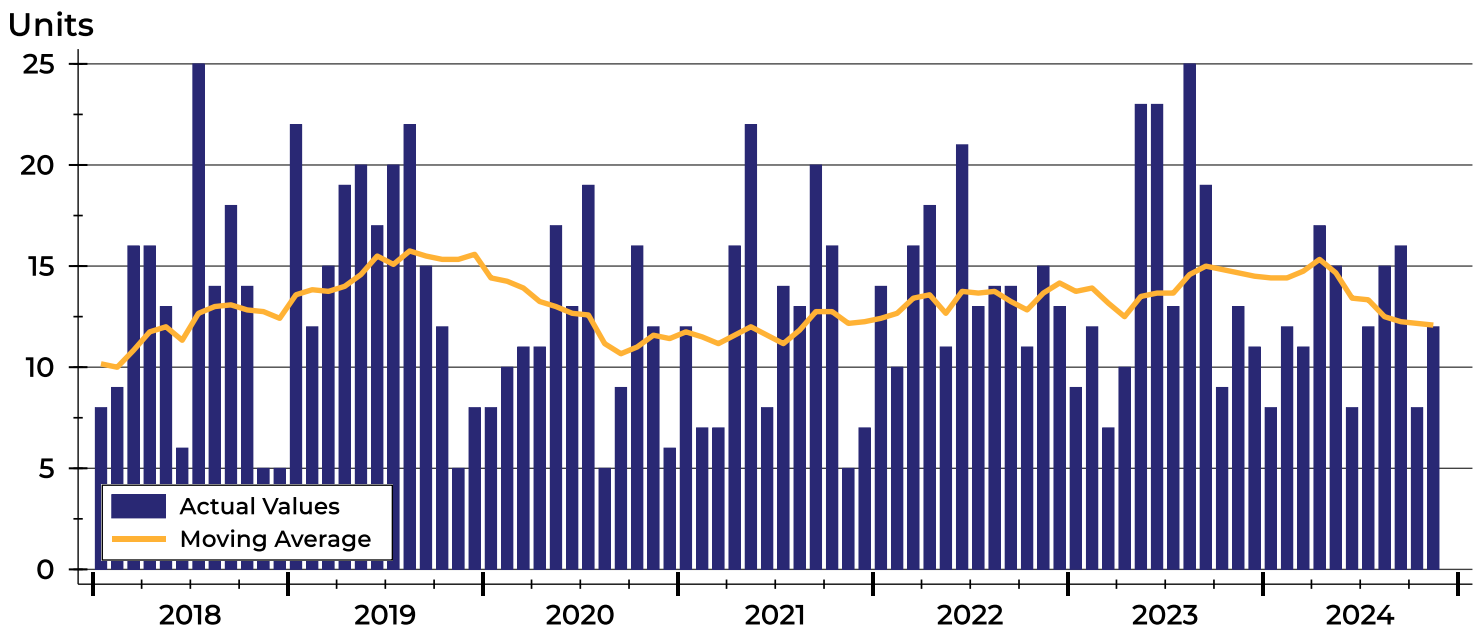
# Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	<b>12</b>	13	-7.7%
	Volume (1,000s)	<b>1,956</b>	2,345	-16.6%
	Average List Price	<b>163,033</b>	180,423	-9.6%
	Median List Price	<b>144,950</b>	153,000	-5.3%
Year-to-Date	New Listings	<b>134</b>	163	-17.8%
	Volume (1,000s)	<b>25,404</b>	24,658	3.0%
	Average List Price	<b>189,581</b>	151,277	25.3%
	Median List Price	<b>166,950</b>	139,000	20.1%

A total of 12 new listings were added in the Northeast Kansas MLS system during November, down 7.7% from the same month in 2023. Year-to-date the Northeast Kansas MLS system has seen 134 new listings.

The median list price of these homes was \$144,950 down from \$153,000 in 2023.

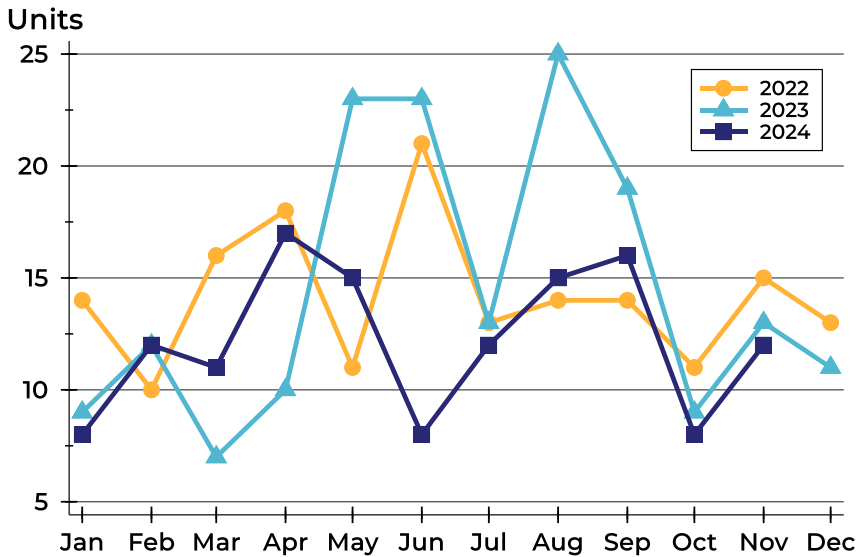
## History of New Listings





## Northeast Kansas New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	14	9	8
February	10	12	12
March	16	7	11
April	18	10	17
May	11	23	15
June	21	23	8
July	13	13	12
August	14	25	15
September	14	19	16
October	11	9	8
November	15	13	12
December	13	11	

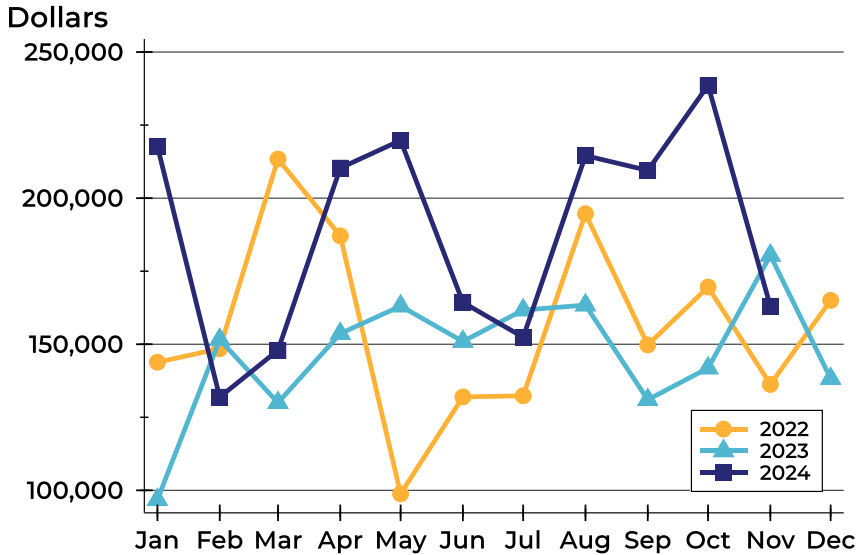
### New Listings by Price Range

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	1	8.3%	49,600	49,600	17	17	100.0%	100.0%
\$50,000-\$99,999	2	16.7%	67,000	67,000	25	25	100.0%	100.0%
\$100,000-\$124,999	2	16.7%	117,000	117,000	11	11	103.0%	103.0%
\$125,000-\$149,999	2	16.7%	144,950	144,950	24	24	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	169,900	169,900	20	20	100.0%	100.0%
\$175,000-\$199,999	1	8.3%	175,000	175,000	26	26	100.0%	100.0%
\$200,000-\$249,999	1	8.3%	215,000	215,000	33	33	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	289,999	289,999	30	30	100.0%	100.0%
\$300,000-\$399,999	1	8.3%	399,000	399,000	12	12	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



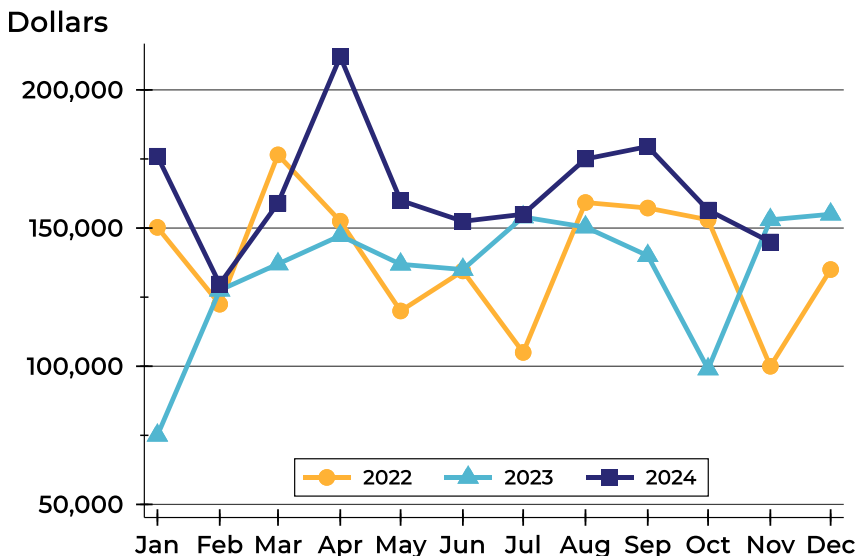
## Northeast Kansas New Listings Analysis

### Average Price



Month	2022	2023	2024
January	143,857	96,778	<b>217,750</b>
February	148,480	151,617	<b>131,908</b>
March	213,400	130,000	<b>147,955</b>
April	187,106	153,650	<b>210,306</b>
May	98,818	163,081	<b>219,793</b>
June	131,967	150,943	<b>164,350</b>
July	132,369	161,715	<b>152,400</b>
August	194,664	163,402	<b>214,560</b>
September	149,786	131,005	<b>209,494</b>
October	169,591	141,867	<b>238,625</b>
November	136,260	180,423	<b>163,033</b>
December	165,015	138,255	

### Median Price



Month	2022	2023	2024
January	150,250	75,000	<b>176,000</b>
February	122,450	127,500	<b>129,750</b>
March	176,500	137,000	<b>159,000</b>
April	152,500	147,250	<b>212,000</b>
May	120,000	136,900	<b>160,000</b>
June	134,500	135,000	<b>152,450</b>
July	105,000	154,000	<b>155,000</b>
August	159,250	150,350	<b>175,000</b>
September	157,250	140,000	<b>179,500</b>
October	153,000	99,000	<b>156,500</b>
November	100,000	153,000	<b>144,950</b>
December	135,000	155,000	



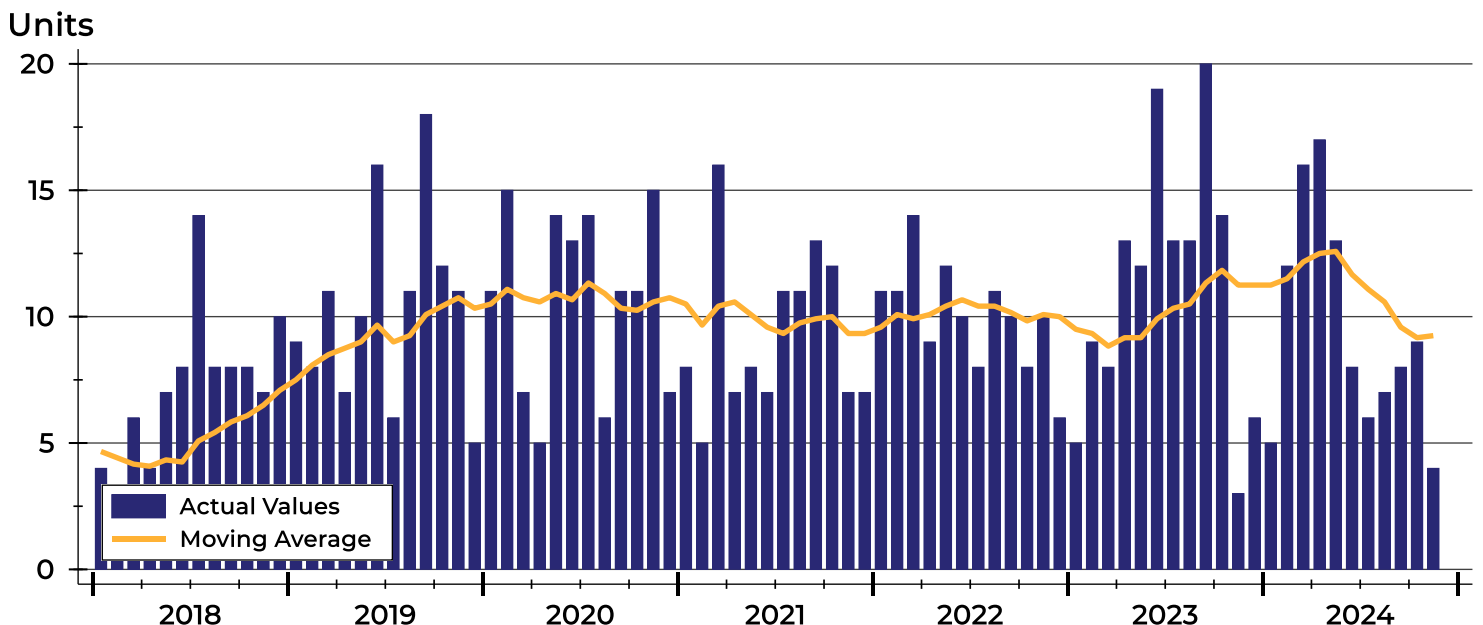
## Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>4</b>	3	33.3%	<b>105</b>	129	-18.6%
Volume (1,000s)		<b>562</b>	605	-7.1%	<b>16,704</b>	19,495	-14.3%
Average	Sale Price	<b>140,500</b>	201,667	-30.3%	<b>159,087</b>	151,126	5.3%
	Days on Market	<b>48</b>	40	20.0%	<b>66</b>	50	32.0%
	Percent of Original	<b>91.6%</b>	96.8%	-5.4%	<b>91.0%</b>	91.0%	0.0%
Median	Sale Price	<b>126,000</b>	155,000	-18.7%	<b>145,000</b>	140,000	3.6%
	Days on Market	<b>51</b>	57	-10.5%	<b>35</b>	27	29.6%
	Percent of Original	<b>92.0%</b>	100.0%	-8.0%	<b>94.9%</b>	94.8%	0.1%

A total of 4 contracts for sale were written in the Northeast Kansas MLS system during the month of November, up from 3 in 2023. The median list price of these homes was \$126,000, down from \$155,000 the prior year.

Half of the homes that went under contract in November were on the market less than 51 days, compared to 57 days in November 2023.

## History of Contracts Written

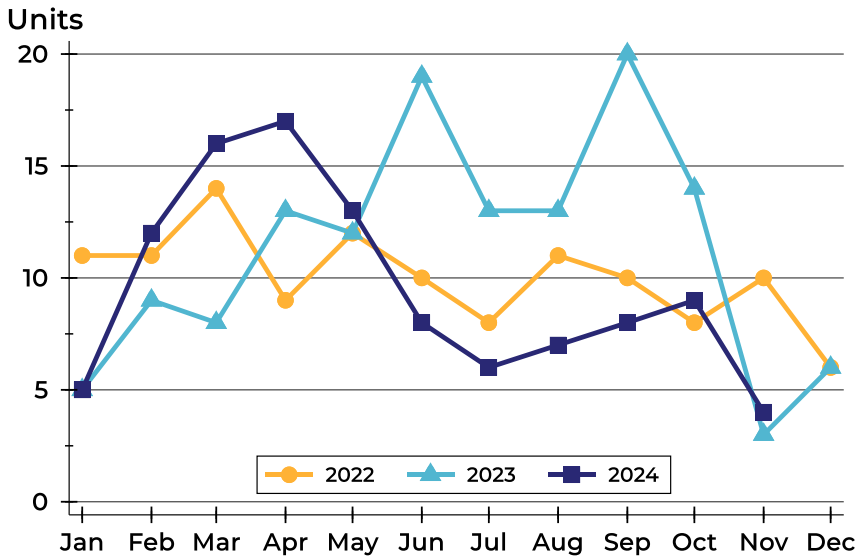






## Northeast Kansas Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	11	5	5
February	11	9	12
March	14	8	16
April	9	13	17
May	12	12	13
June	10	19	8
July	8	13	6
August	11	13	7
September	10	20	8
October	8	14	9
November	10	3	4
December	6	6	6

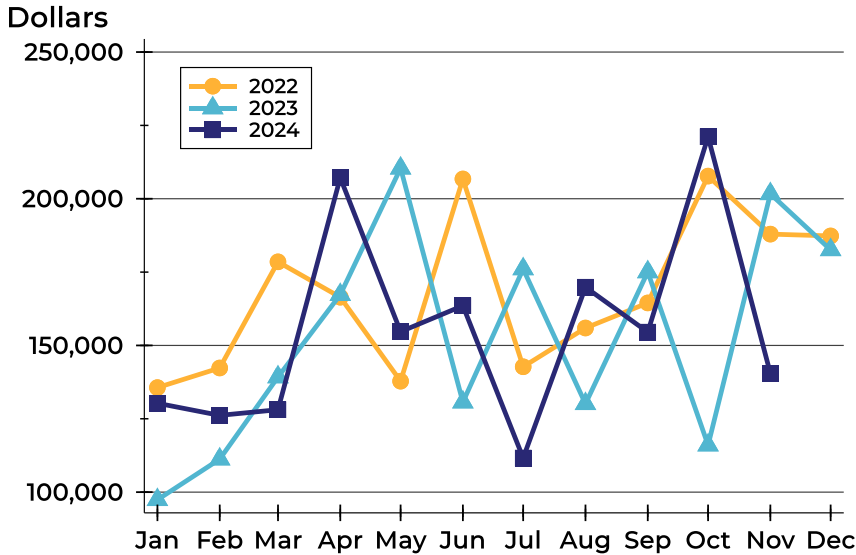
### Contracts Written by Price Range

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	25.0%	85,000	85,000	54	54	76.5%	76.5%
\$100,000-\$124,999	1	25.0%	115,000	115,000	2	2	106.0%	106.0%
\$125,000-\$149,999	1	25.0%	137,000	137,000	89	89	84.0%	84.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	225,000	225,000	48	48	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



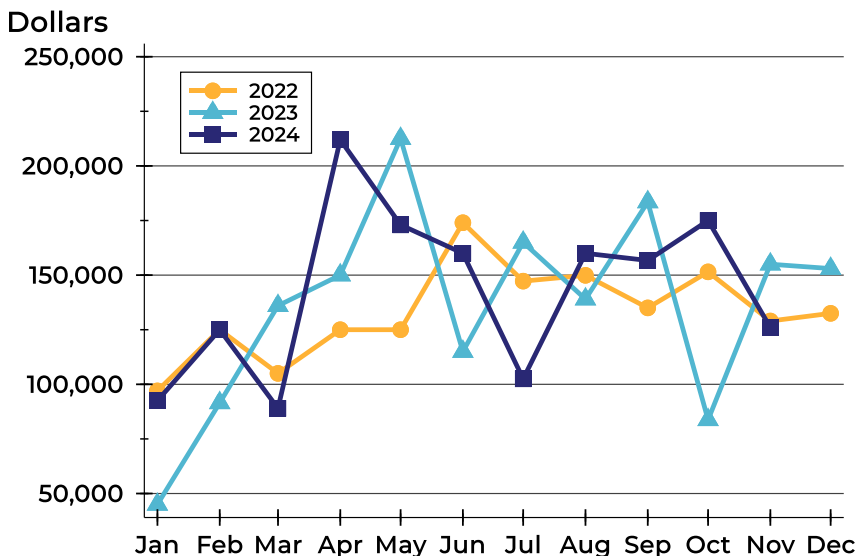
## Northeast Kansas Contracts Written Analysis

### Average Price



Month	2022	2023	2024
January	135,636	97,400	<b>130,300</b>
February	142,318	111,244	<b>126,167</b>
March	178,500	139,238	<b>128,106</b>
April	166,444	167,308	<b>207,176</b>
May	137,825	210,400	<b>154,692</b>
June	206,750	130,668	<b>163,550</b>
July	142,738	176,077	<b>111,633</b>
August	155,945	130,112	<b>169,857</b>
September	164,500	175,045	<b>154,550</b>
October	207,725	116,021	<b>221,144</b>
November	187,950	201,667	<b>140,500</b>
December	187,333	182,583	

### Median Price

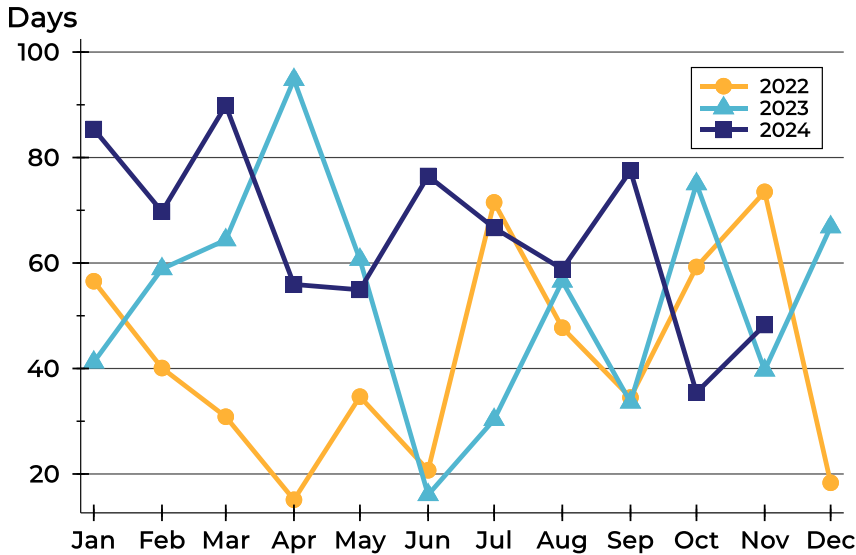


Month	2022	2023	2024
January	97,000	45,000	<b>92,500</b>
February	125,000	91,500	<b>125,000</b>
March	105,000	136,000	<b>89,000</b>
April	125,000	150,000	<b>212,000</b>
May	125,000	212,500	<b>173,000</b>
June	174,000	115,000	<b>160,000</b>
July	147,250	165,000	<b>102,500</b>
August	149,900	139,000	<b>160,000</b>
September	135,000	183,500	<b>156,700</b>
October	151,500	83,750	<b>175,000</b>
November	129,000	155,000	<b>126,000</b>
December	132,500	153,000	



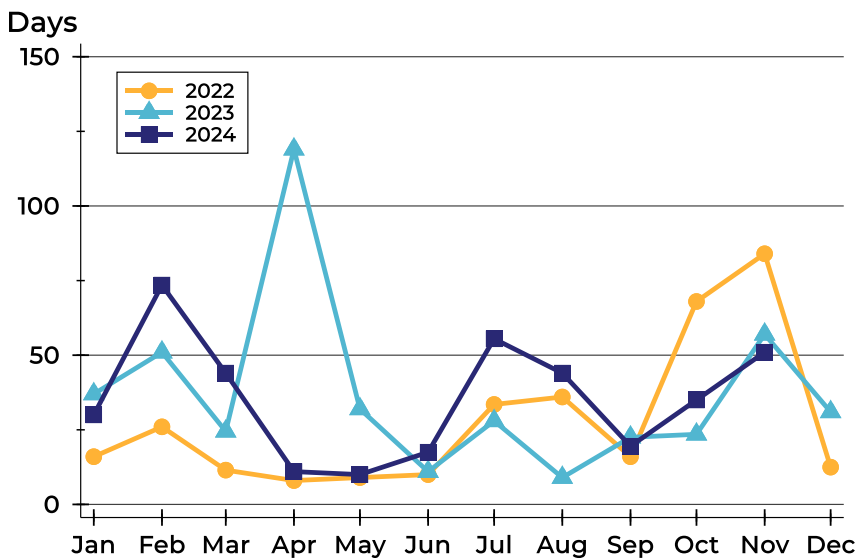
## Northeast Kansas Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	57	41	<b>85</b>
February	40	59	<b>70</b>
March	31	64	<b>90</b>
April	15	95	<b>56</b>
May	35	61	<b>55</b>
June	21	16	<b>77</b>
July	72	30	<b>67</b>
August	48	57	<b>59</b>
September	35	34	<b>78</b>
October	59	75	<b>35</b>
November	74	40	<b>48</b>
December	18	67	

### Median DOM



Month	2022	2023	2024
January	16	37	<b>30</b>
February	26	51	<b>74</b>
March	12	25	<b>44</b>
April	8	119	<b>11</b>
May	9	32	<b>10</b>
June	10	11	<b>18</b>
July	34	28	<b>56</b>
August	36	9	<b>44</b>
September	16	23	<b>20</b>
October	68	24	<b>35</b>
November	84	57	<b>51</b>
December	13	31	



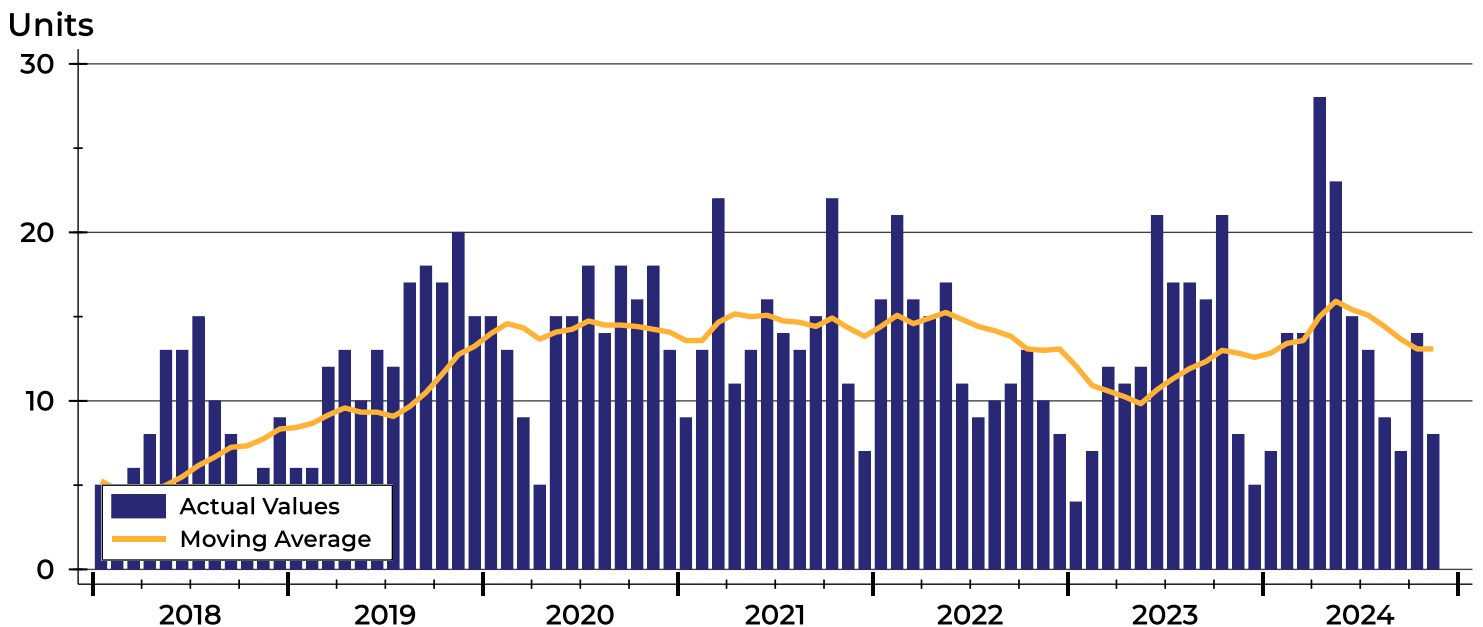
# Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		8	8	0.0%
Volume (1,000s)		1,649	1,541	7.0%
Average	List Price	206,125	192,613	7.0%
	Days on Market	36	33	9.1%
	Percent of Original	98.0%	101.0%	-3.0%
Median	List Price	181,000	161,450	12.1%
	Days on Market	30	15	100.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in the Northeast Kansas MLS system had contracts pending at the end of November, the same number of contracts pending at the end of November 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.

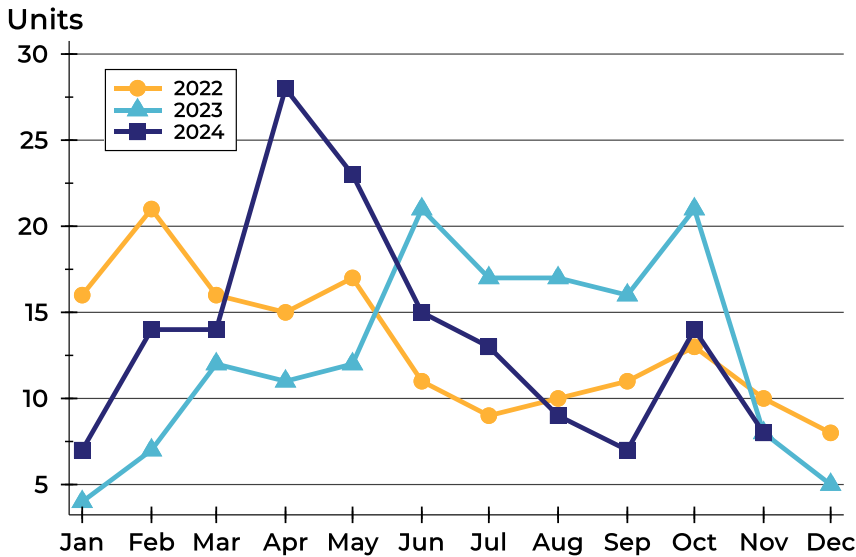
## History of Pending Contracts





## Northeast Kansas Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	16	4	7
February	21	7	14
March	16	12	14
April	15	11	28
May	17	12	23
June	11	21	15
July	9	17	13
August	10	17	9
September	11	16	7
October	13	21	14
November	10	8	8
December	8	5	8

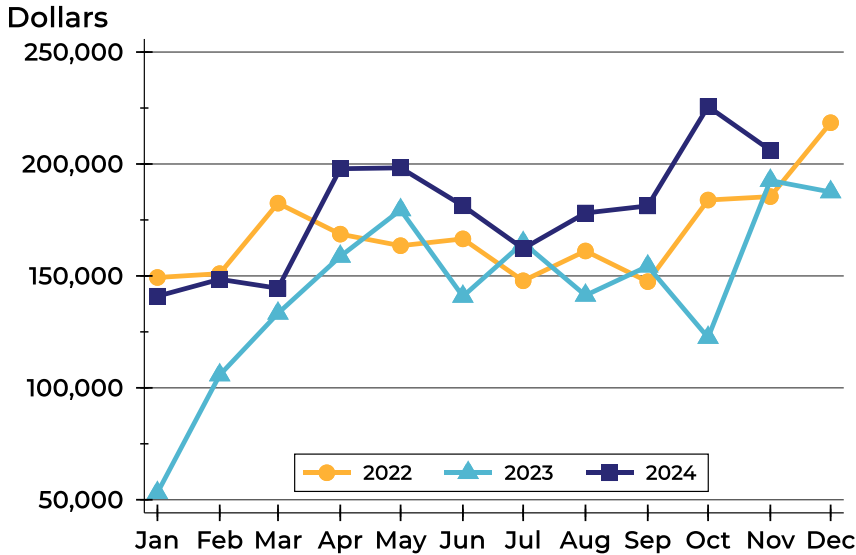
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	60,000	60,000	46	46	100.0%	100.0%
\$100,000-\$124,999	2	25.0%	119,500	119,500	6	6	100.0%	100.0%
\$125,000-\$149,999	1	12.5%	137,000	137,000	89	89	84.0%	84.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	37.5%	238,000	240,000	44	48	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	12.5%	499,000	499,000	14	14	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



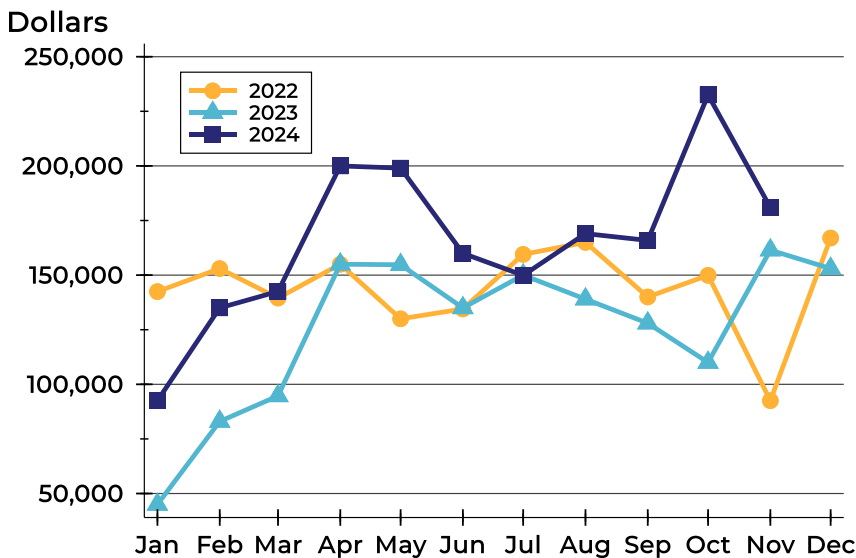
# Northeast Kansas Pending Contracts Analysis

## Average Price



Month	2022	2023	2024
January	149,300	53,125	<b>140,928</b>
February	151,019	105,714	<b>148,500</b>
March	182,500	133,283	<b>144,486</b>
April	168,667	158,700	<b>197,896</b>
May	163,494	179,492	<b>198,283</b>
June	166,545	140,838	<b>181,340</b>
July	147,822	164,812	<b>162,208</b>
August	161,150	141,306	<b>178,111</b>
September	147,445	154,325	<b>181,271</b>
October	183,900	122,467	<b>225,671</b>
November	185,430	192,613	<b>206,125</b>
December	218,438	187,500	

## Median Price

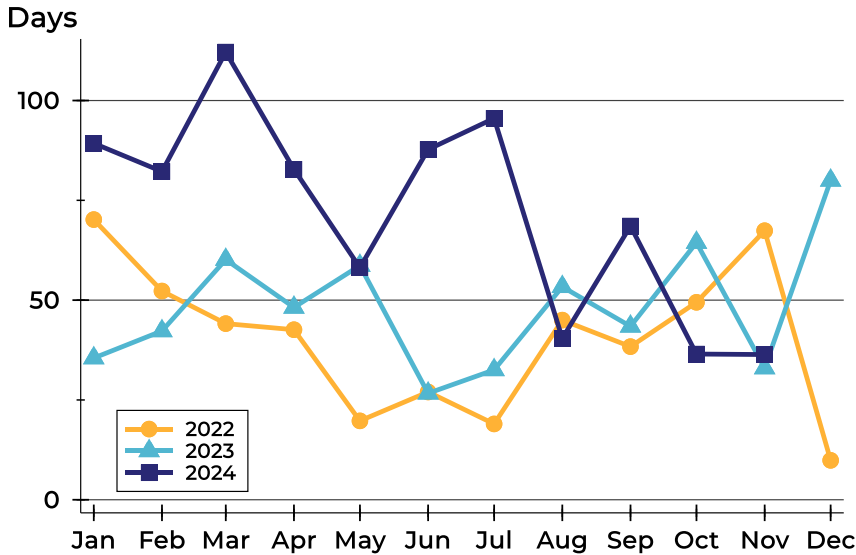


Month	2022	2023	2024
January	142,450	45,000	<b>92,500</b>
February	153,000	83,000	<b>135,000</b>
March	139,500	94,700	<b>142,500</b>
April	155,000	155,000	<b>200,000</b>
May	130,000	154,750	<b>199,000</b>
June	134,500	135,000	<b>160,000</b>
July	159,500	150,000	<b>149,900</b>
August	165,000	139,000	<b>169,000</b>
September	140,000	128,000	<b>165,900</b>
October	149,900	110,000	<b>232,500</b>
November	92,500	161,450	<b>181,000</b>
December	167,000	153,000	



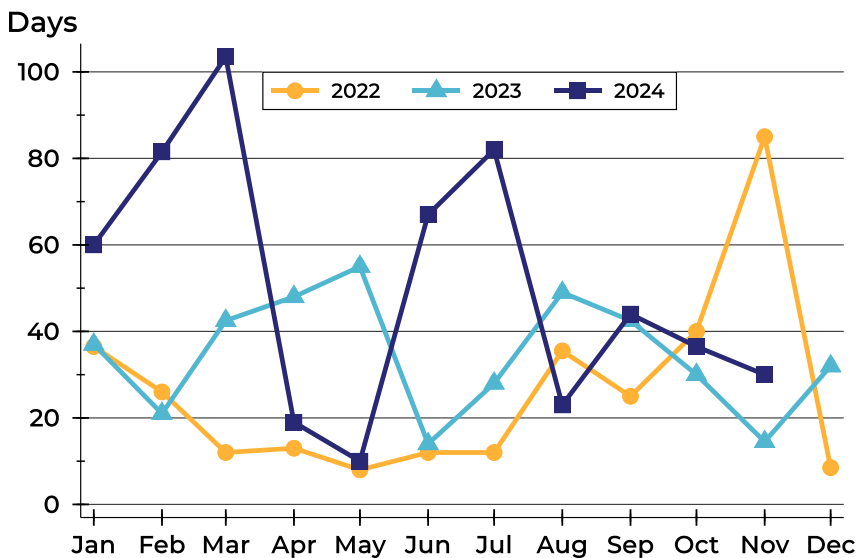
## Northeast Kansas Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	70	36	89
February	52	42	82
March	44	60	112
April	43	48	83
May	20	59	58
June	27	27	88
July	19	33	96
August	45	53	40
September	38	43	69
October	49	64	37
November	67	33	36
December	10	80	

### Median DOM



Month	2022	2023	2024
January	37	37	60
February	26	21	82
March	12	43	104
April	13	48	19
May	8	55	10
June	12	14	67
July	12	28	82
August	36	49	23
September	25	43	44
October	40	30	37
November	85	15	30
December	9	32	



# Brown County Housing Report



## Market Overview

### Brown County Home Sales Fell in November

Total home sales in Brown County fell last month to 5 units, compared to 15 units in November 2023. Total sales volume was \$0.9 million, down from a year earlier.

The median sale price in November was \$117,000, down from \$169,000 a year earlier. Homes that sold in November were typically on the market for 38 days and sold for 100.0% of their list prices.

### Brown County Active Listings Up at End of November

The total number of active listings in Brown County at the end of November was 38 units, up from 27 at the same point in 2023. This represents a 5.6 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$192,000.

During November, a total of 3 contracts were written up from 1 in November 2023. At the end of the month, there were 5 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

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## Brown County Summary Statistics

November 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>5</b> -66.7%	<b>15</b> 275.0%	<b>4</b> -55.6%	<b>75</b> -24.2%	<b>99</b> 32.0%	<b>75</b> 4.2%	
<b>Active Listings</b> Change from prior year	<b>38</b> 40.7%	<b>27</b> -3.6%	<b>28</b> -9.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>5.6</b> 86.7%	<b>3.0</b> -25.0%	<b>4.0</b> -9.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>11</b> -8.3%	<b>12</b> 0.0%	<b>12</b> 200.0%	<b>100</b> -20.6%	<b>126</b> 9.6%	<b>115</b> 7.5%	
<b>Contracts Written</b> Change from prior year	<b>3</b> 200.0%	<b>1</b> -85.7%	<b>7</b> 75.0%	<b>74</b> -24.5%	<b>98</b> 18.1%	<b>83</b> 15.3%	
<b>Pending Contracts</b> Change from prior year	<b>5</b> -28.6%	<b>7</b> 0.0%	<b>7</b> 0.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>866</b> -58.3%	<b>2,076</b> 267.4%	<b>565</b> -48.7%	<b>9,924</b> -24.0%	<b>13,066</b> 18.5%	<b>11,029</b> 64.2%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>173,200</b> 25.1%	<b>138,400</b> -1.9%	<b>141,125</b> 15.3%	<b>132,314</b> 0.3%	<b>131,979</b> -10.3%	<b>147,053</b> 57.7%
	<b>List Price of Actives</b> Change from prior year	<b>223,505</b> 74.0%	<b>128,470</b> 8.0%	<b>118,941</b> 10.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>50</b> -29.6%	<b>71</b> 44.9%	<b>49</b> -9.3%	<b>72</b> 41.2%	<b>51</b> 15.9%	<b>44</b> -45.0%
	<b>Percent of List</b> Change from prior year	<b>100.5%</b> 2.8%	<b>97.8%</b> 1.7%	<b>96.2%</b> -2.1%	<b>92.9%</b> -1.1%	<b>93.9%</b> -3.2%	<b>97.0%</b> 0.5%
	<b>Percent of Original</b> Change from prior year	<b>100.1%</b> 14.1%	<b>87.7%</b> -2.8%	<b>90.2%</b> -6.2%	<b>90.0%</b> -0.9%	<b>90.8%</b> -4.9%	<b>95.5%</b> 1.2%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>117,000</b> -30.8%	<b>169,000</b> 55.0%	<b>109,000</b> 73.0%	<b>120,000</b> -0.8%	<b>121,000</b> -8.3%	<b>132,000</b> 77.4%
	<b>List Price of Actives</b> Change from prior year	<b>192,000</b> 77.8%	<b>108,000</b> 12.5%	<b>96,000</b> 7.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>38</b> 26.7%	<b>30</b> -3.2%	<b>31</b> -24.4%	<b>32</b> 14.3%	<b>28</b> 100.0%	<b>14</b> -65.9%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 2.1%	<b>97.9%</b> 1.2%	<b>96.7%</b> -3.3%	<b>97.0%</b> -0.4%	<b>97.4%</b> -0.9%	<b>98.3%</b> -0.7%
	<b>Percent of Original</b> Change from prior year	<b>100.0%</b> 7.6%	<b>92.9%</b> -3.9%	<b>96.7%</b> -1.4%	<b>95.5%</b> 0.2%	<b>95.3%</b> -2.5%	<b>97.7%</b> 1.3%

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



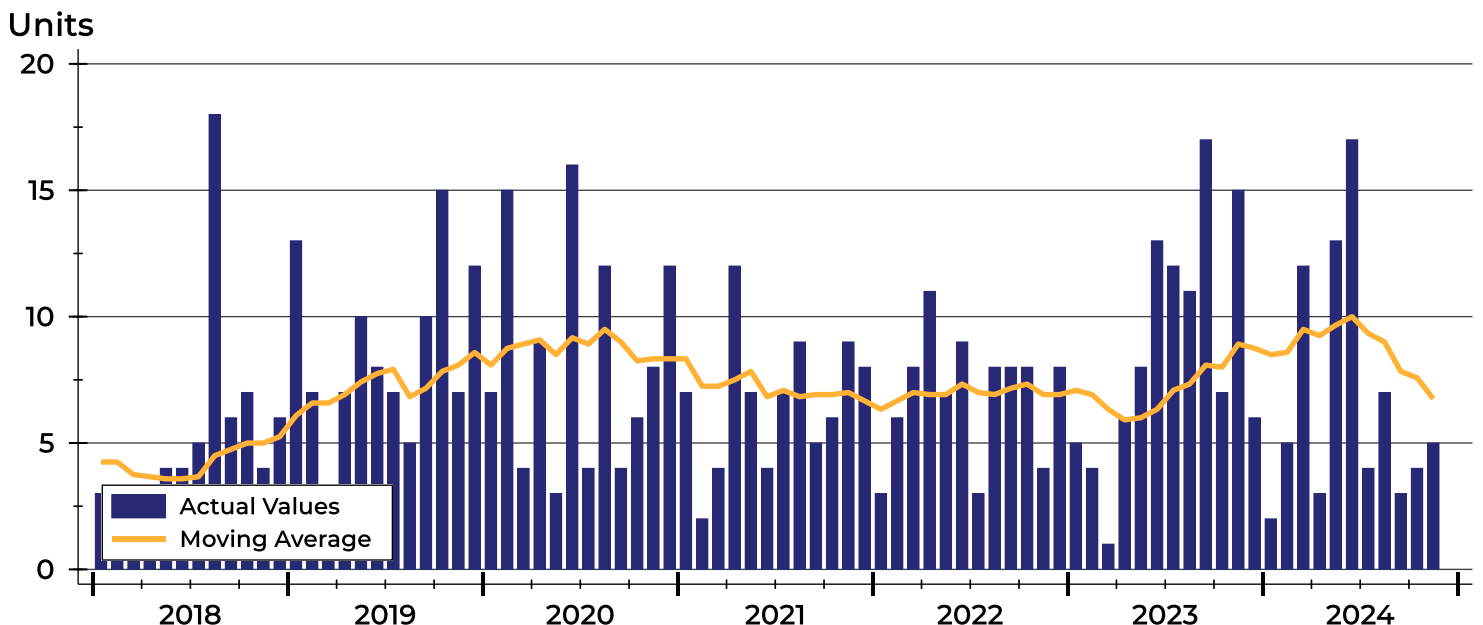
# Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		5	15	-66.7%	75	99	-24.2%
Volume (1,000s)		866	2,076	-58.3%	9,924	13,066	-24.0%
Months' Supply		5.6	3.0	86.7%	N/A	N/A	N/A
Average	Sale Price	173,200	138,400	25.1%	132,314	131,979	0.3%
	Days on Market	50	71	-29.6%	72	51	41.2%
	Percent of List	100.5%	97.8%	2.8%	92.9%	93.9%	-1.1%
	Percent of Original	100.1%	87.7%	14.1%	90.0%	90.8%	-0.9%
Median	Sale Price	117,000	169,000	-30.8%	120,000	121,000	-0.8%
	Days on Market	38	30	26.7%	32	28	14.3%
	Percent of List	100.0%	97.9%	2.1%	97.0%	97.4%	-0.4%
	Percent of Original	100.0%	92.9%	7.6%	95.5%	95.3%	0.2%

A total of 5 homes sold in Brown County in November, down from 15 units in November 2023. Total sales volume fell to \$0.9 million compared to \$2.1 million in the previous year.

The median sales price in November was \$117,000, down 30.8% compared to the prior year. Median days on market was 38 days, down from 48 days in October, but up from 30 in November 2023.

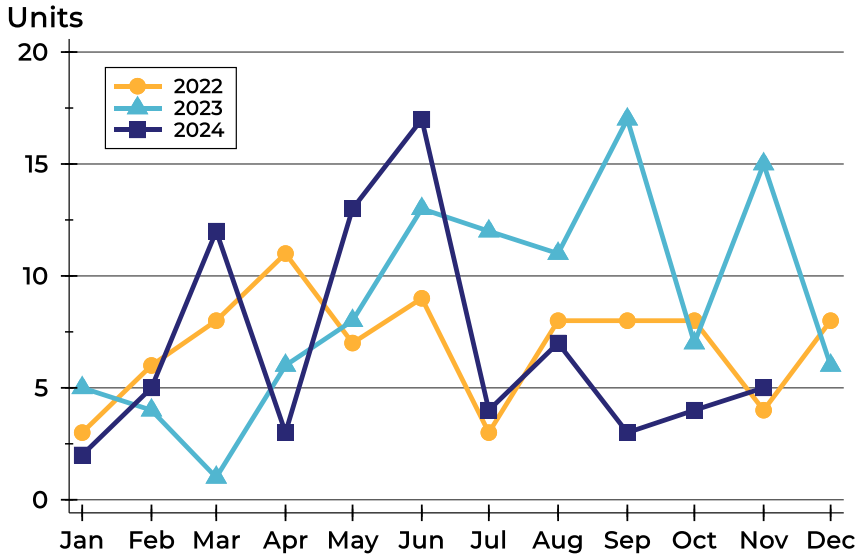
## History of Closed Listings





## Brown County Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	3	5	2
February	6	4	5
March	8	1	12
April	11	6	3
May	7	8	13
June	9	13	17
July	3	12	4
August	8	11	7
September	8	17	3
October	8	7	4
November	4	15	5
December	8	6	5

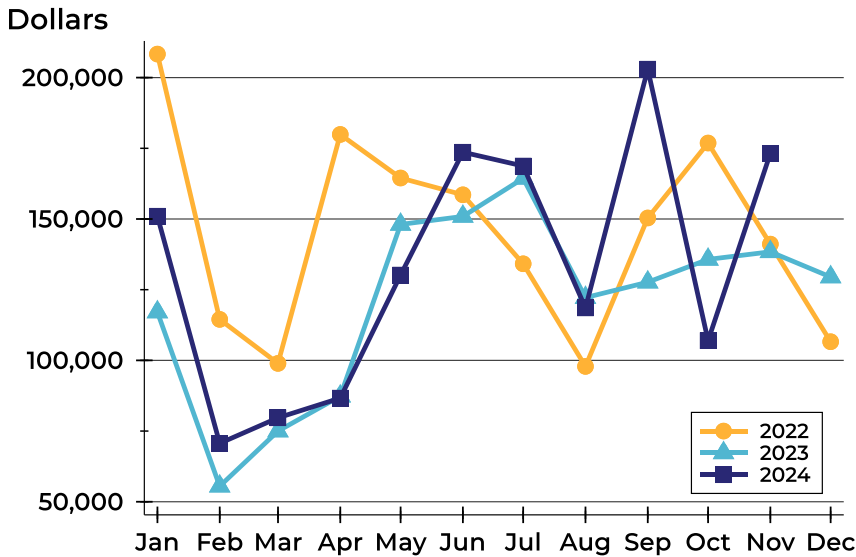
### Closed Listings by Price Range

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	40.0%	2.7	62,500	62,500	67	67	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	4.0	117,000	117,000	33	33	102.6%	102.6%	102.6%	102.6%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	20.0%	1.5	175,000	175,000	38	38	100.0%	100.0%	97.8%	97.8%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	20.0%	24.0	449,000	449,000	46	46	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



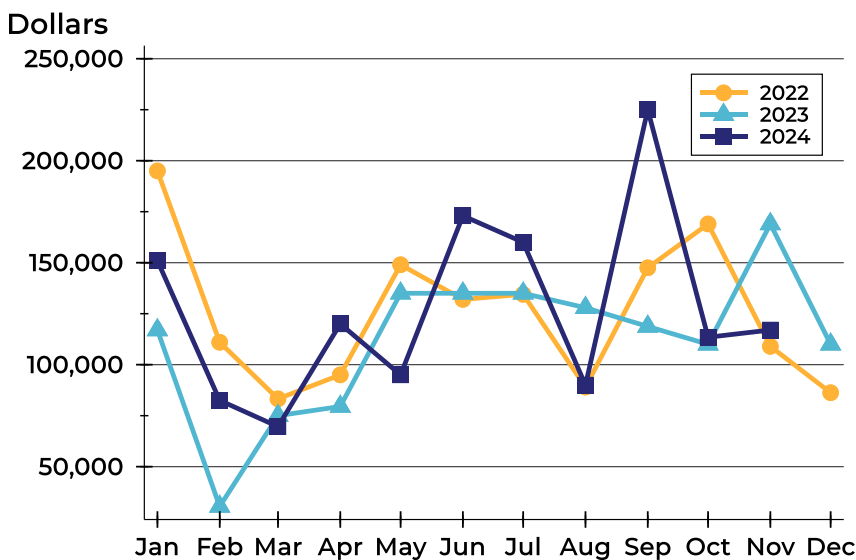
# Brown County Closed Listings Analysis

## Average Price



Month	2022	2023	2024
January	208,333	117,100	<b>151,000</b>
February	114,500	55,500	<b>70,660</b>
March	98,938	75,000	<b>79,688</b>
April	179,909	87,333	<b>86,667</b>
May	164,500	148,075	<b>130,185</b>
June	158,556	150,915	<b>173,635</b>
July	134,167	164,388	<b>168,750</b>
August	97,875	122,200	<b>118,557</b>
September	150,375	127,653	<b>203,000</b>
October	176,875	135,714	<b>106,975</b>
November	141,125	138,400	<b>173,200</b>
December	106,600	129,492	

## Median Price

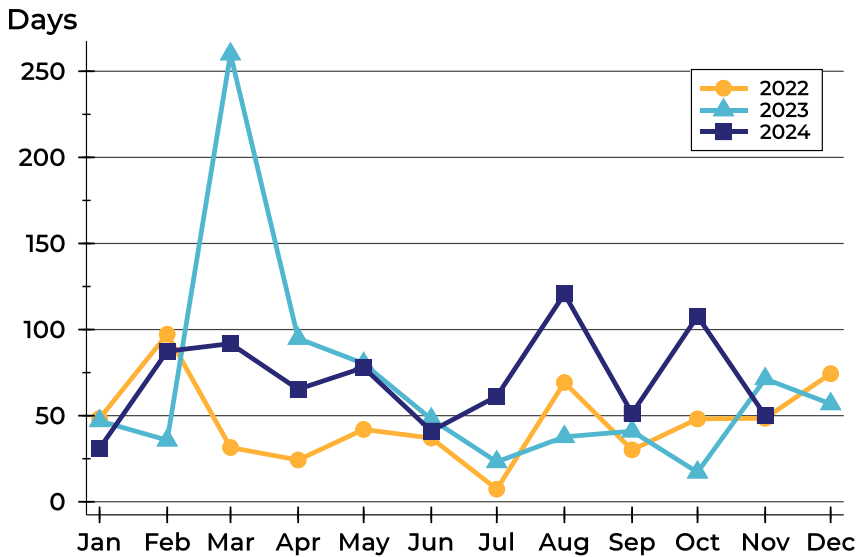


Month	2022	2023	2024
January	195,000	117,000	<b>151,000</b>
February	111,000	30,500	<b>82,500</b>
March	83,250	75,000	<b>69,625</b>
April	95,000	79,500	<b>120,000</b>
May	149,000	135,000	<b>95,000</b>
June	132,000	135,000	<b>173,000</b>
July	134,500	135,000	<b>160,000</b>
August	89,000	127,900	<b>90,000</b>
September	147,500	118,750	<b>225,000</b>
October	169,000	110,000	<b>113,450</b>
November	109,000	169,000	<b>117,000</b>
December	86,250	110,000	



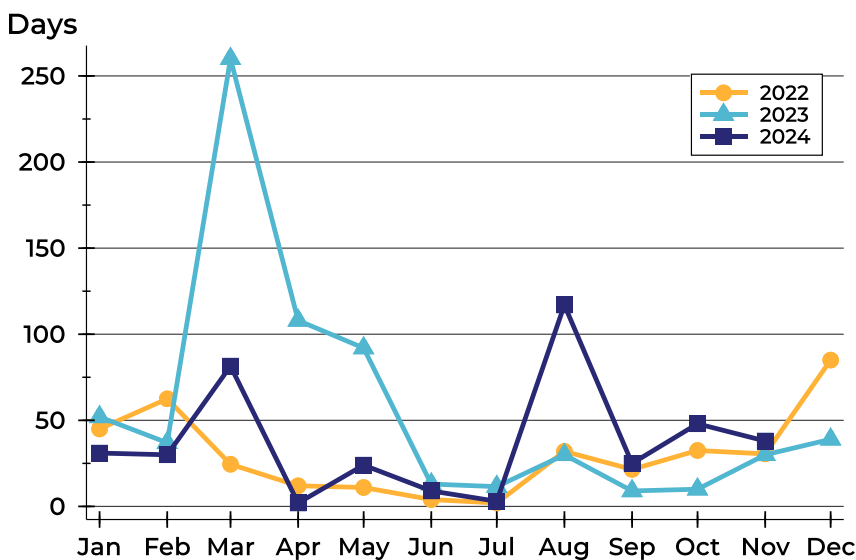
## Brown County Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	48	47	<b>31</b>
February	97	36	<b>87</b>
March	32	260	<b>92</b>
April	24	95	<b>65</b>
May	42	80	<b>78</b>
June	37	48	<b>41</b>
July	7	23	<b>61</b>
August	69	38	<b>121</b>
September	30	41	<b>51</b>
October	48	17	<b>108</b>
November	49	71	<b>50</b>
December	74	57	

### Median DOM



Month	2022	2023	2024
January	45	52	<b>31</b>
February	63	37	<b>30</b>
March	25	260	<b>82</b>
April	12	108	<b>2</b>
May	11	92	<b>24</b>
June	4	13	<b>9</b>
July	2	12	<b>3</b>
August	32	30	<b>117</b>
September	22	9	<b>25</b>
October	33	10	<b>48</b>
November	31	30	<b>38</b>
December	85	39	



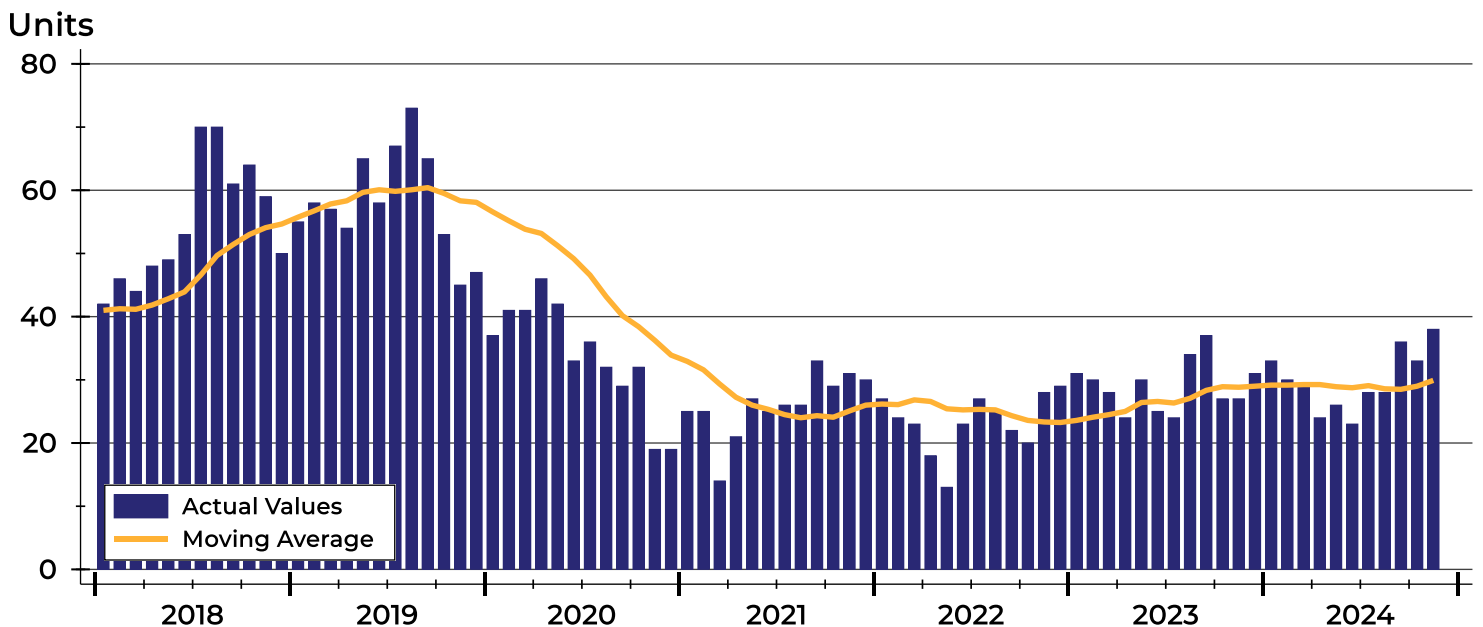
# Brown County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		38	27	40.7%
Volume (1,000s)		8,493	3,469	144.8%
Months' Supply		5.6	3.0	86.7%
Average	List Price	223,505	128,470	74.0%
	Days on Market	107	113	-5.3%
	Percent of Original	95.6%	93.8%	1.9%
Median	List Price	192,000	108,000	77.8%
	Days on Market	76	82	-7.3%
	Percent of Original	99.6%	100.0%	-0.4%

A total of 38 homes were available for sale in Brown County at the end of November. This represents a 5.6 months' supply of active listings.

The median list price of homes on the market at the end of November was \$192,000, up 77.8% from 2023. The typical time on market for active listings was 76 days, down from 82 days a year earlier.

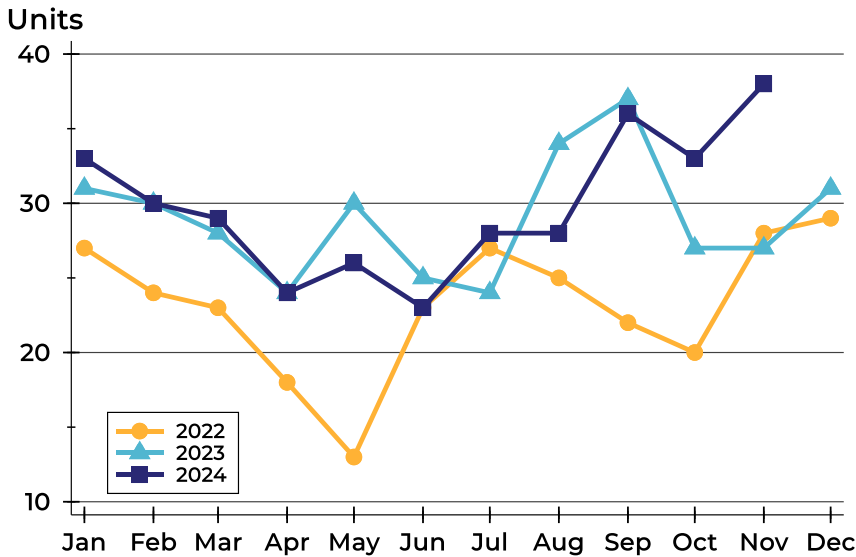
## History of Active Listings





## Brown County Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	27	31	<b>33</b>
February	24	30	<b>30</b>
March	23	28	<b>29</b>
April	18	24	<b>24</b>
May	13	30	<b>26</b>
June	23	25	<b>23</b>
July	27	24	<b>28</b>
August	25	34	<b>28</b>
September	22	37	<b>36</b>
October	20	27	<b>33</b>
November	28	27	<b>38</b>
December	29	31	

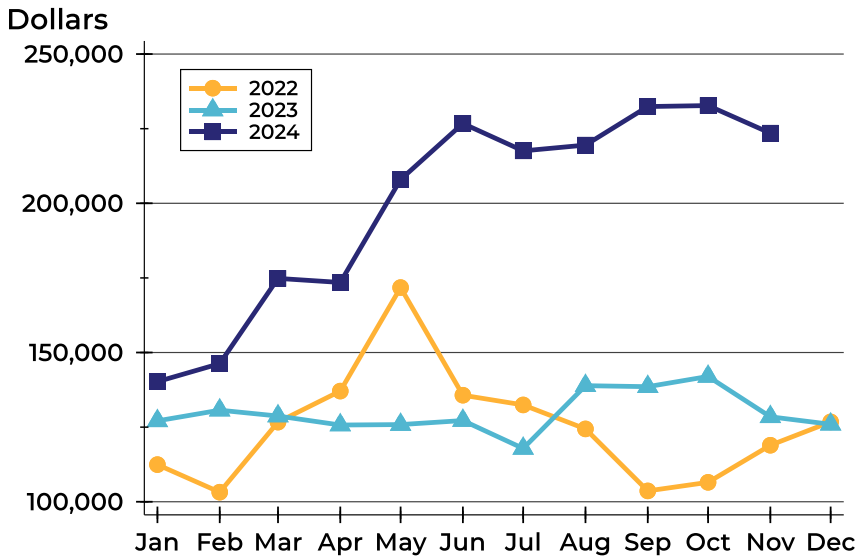
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. 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	1	2.6%	N/A	49,600	49,600	10	10	100.0%	100.0%
\$50,000-\$99,999	4	10.5%	2.7	69,750	67,000	104	36	95.8%	100.0%
\$100,000-\$124,999	2	5.3%	4.0	119,500	119,500	50	50	90.0%	90.0%
\$125,000-\$149,999	9	23.7%	N/A	135,522	134,900	88	72	95.9%	100.0%
\$150,000-\$174,999	2	5.3%	N/A	171,500	171,500	79	79	90.5%	90.5%
\$175,000-\$199,999	1	2.6%	1.5	175,000	175,000	19	19	100.0%	100.0%
\$200,000-\$249,999	7	18.4%	N/A	229,486	229,000	128	103	96.5%	96.5%
\$250,000-\$299,999	4	10.5%	N/A	281,250	289,999	159	115	99.1%	99.6%
\$300,000-\$399,999	5	13.2%	N/A	367,700	375,000	138	89	94.1%	96.2%
\$400,000-\$499,999	2	5.3%	24.0	459,500	459,500	127	127	97.3%	97.3%
\$500,000-\$749,999	1	2.6%	N/A	699,000	699,000	97	97	90.4%	90.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



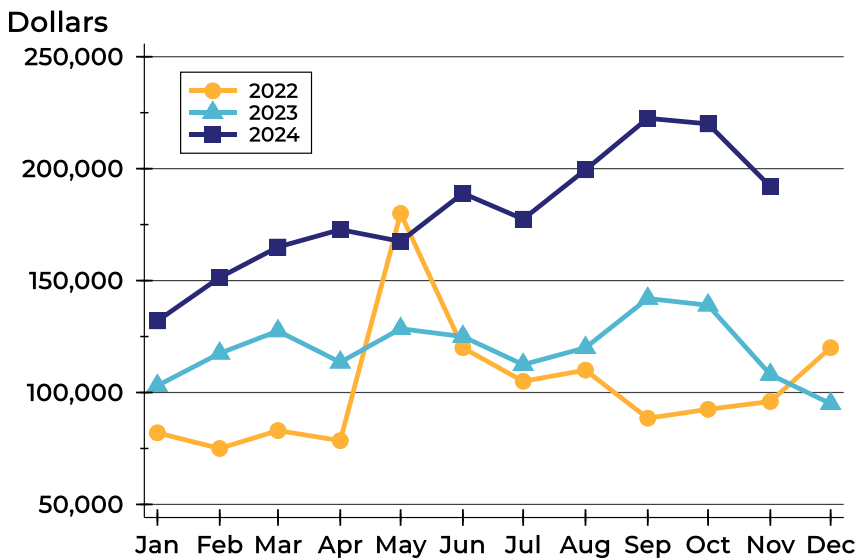
# Brown County Active Listings Analysis

## Average Price



Month	2022	2023	2024
<b>January</b>	112,447	127,114	<b>140,248</b>
<b>February</b>	103,211	130,687	<b>146,270</b>
<b>March</b>	126,681	128,729	<b>174,838</b>
<b>April</b>	137,087	125,713	<b>173,475</b>
<b>May</b>	171,769	125,867	<b>207,977</b>
<b>June</b>	135,709	127,216	<b>226,743</b>
<b>July</b>	132,448	117,863	<b>217,568</b>
<b>August</b>	124,412	138,900	<b>219,500</b>
<b>September</b>	103,641	138,567	<b>232,419</b>
<b>October</b>	106,518	141,985	<b>232,751</b>
<b>November</b>	118,941	128,470	<b>223,505</b>
<b>December</b>	126,760	125,961	

## Median Price



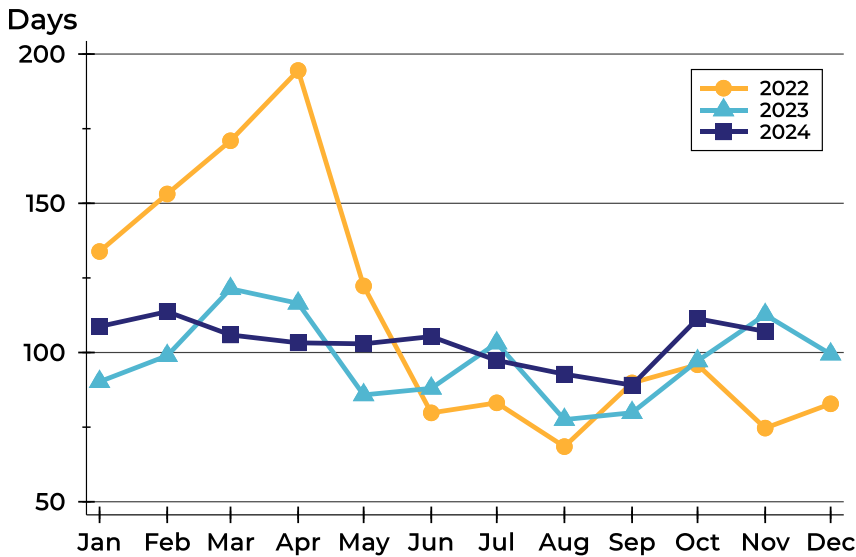
Month	2022	2023	2024
<b>January</b>	82,000	103,075	<b>132,000</b>
<b>February</b>	75,000	117,500	<b>151,400</b>
<b>March</b>	83,000	127,500	<b>165,000</b>
<b>April</b>	78,500	113,500	<b>172,750</b>
<b>May</b>	180,000	128,500	<b>167,500</b>
<b>June</b>	120,000	125,000	<b>189,000</b>
<b>July</b>	105,000	112,450	<b>177,450</b>
<b>August</b>	110,000	120,000	<b>199,500</b>
<b>September</b>	88,500	142,000	<b>222,500</b>
<b>October</b>	92,500	139,000	<b>220,000</b>
<b>November</b>	96,000	108,000	<b>192,000</b>
<b>December</b>	120,000	95,000	





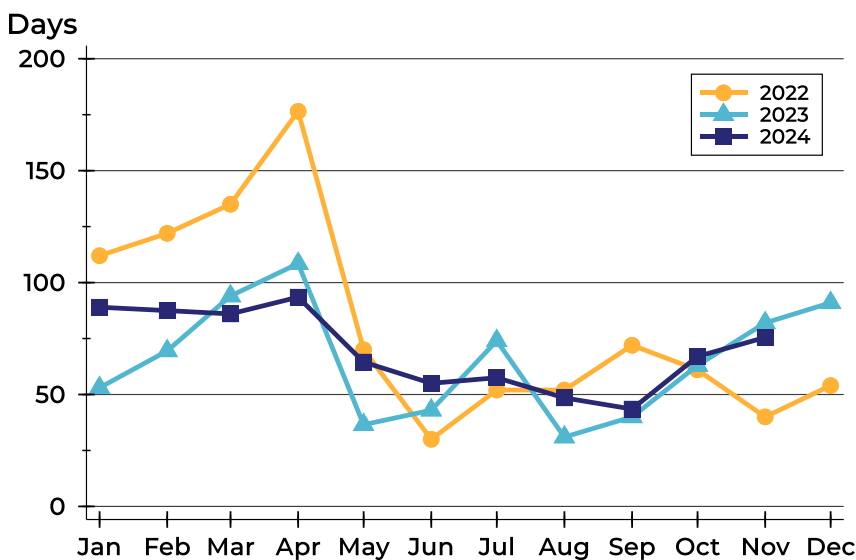
## Brown County Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	134	90	109
February	153	99	114
March	171	121	106
April	195	117	103
May	122	86	103
June	80	88	105
July	83	103	97
August	68	78	93
September	90	80	89
October	96	97	111
November	75	113	107
December	83	99	

### Median DOM

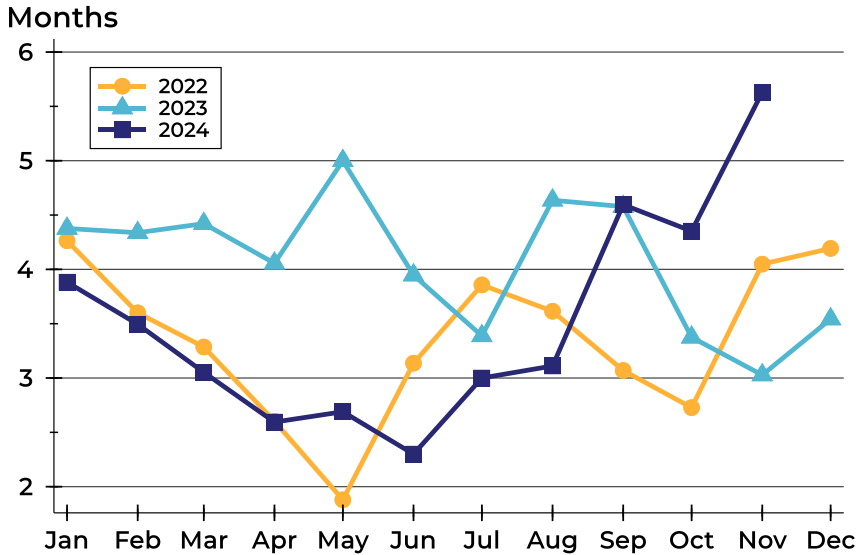


Month	2022	2023	2024
January	112	53	89
February	122	70	88
March	135	94	86
April	177	109	94
May	70	37	65
June	30	43	55
July	52	74	58
August	52	31	49
September	72	40	44
October	61	63	67
November	40	82	76
December	54	91	



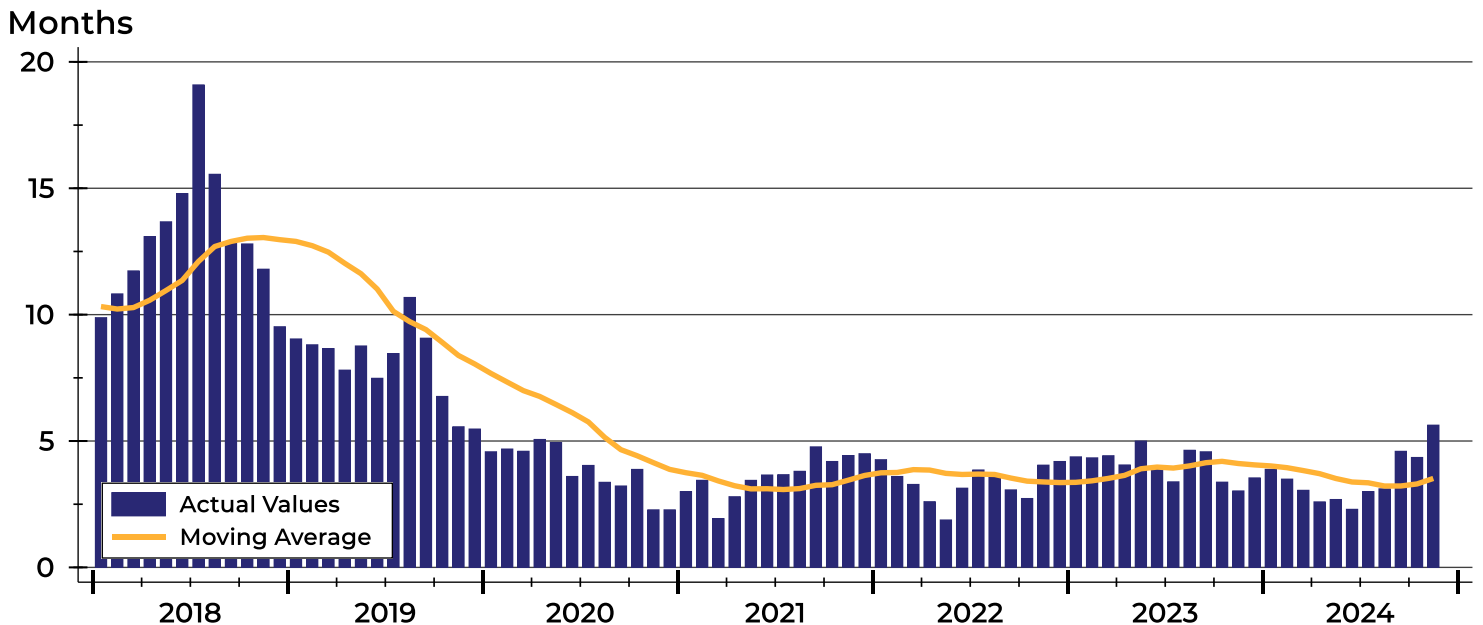
## Brown County Months' Supply Analysis

### Months' Supply by Month



Month	2022	2023	2024
January	4.3	4.4	<b>3.9</b>
February	3.6	4.3	<b>3.5</b>
March	3.3	4.4	<b>3.1</b>
April	2.6	4.1	<b>2.6</b>
May	1.9	5.0	<b>2.7</b>
June	3.1	3.9	<b>2.3</b>
July	3.9	3.4	<b>3.0</b>
August	3.6	4.6	<b>3.1</b>
September	3.1	4.6	<b>4.6</b>
October	2.7	3.4	<b>4.4</b>
November	4.0	3.0	<b>5.6</b>
December	4.2	3.5	

### History of Month's Supply





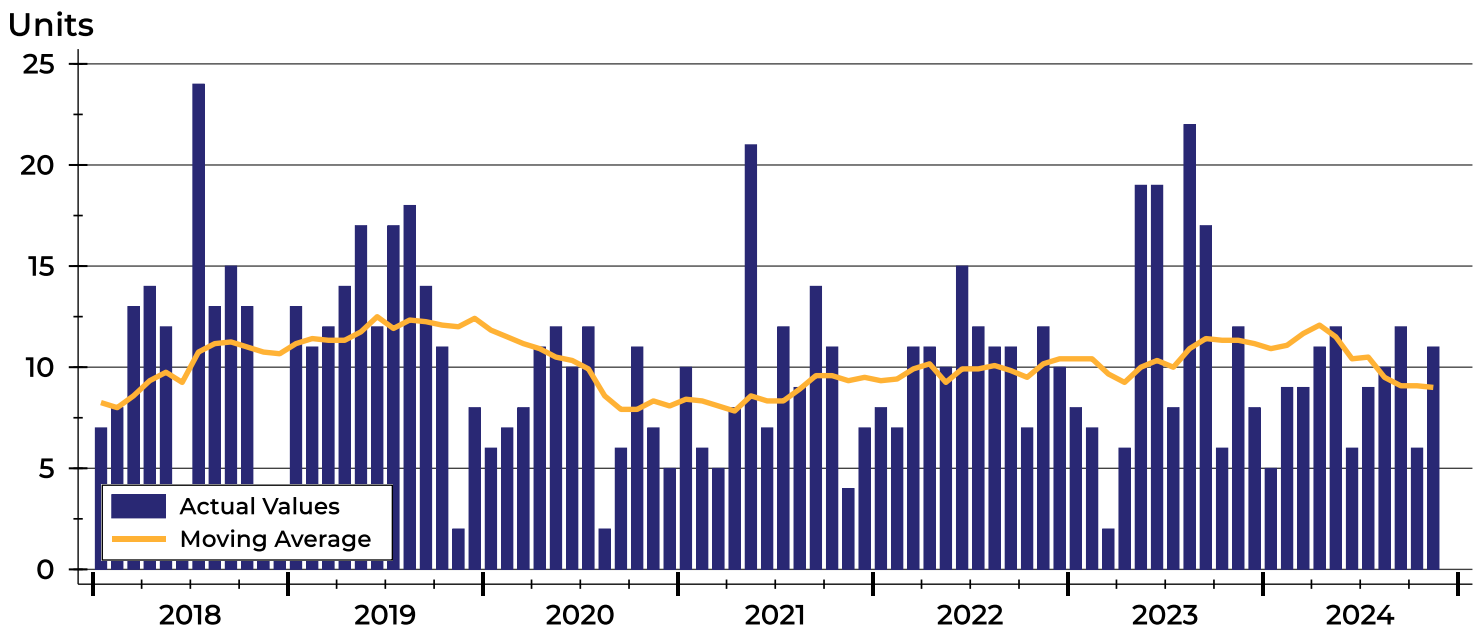
## Brown County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	<b>11</b>	12	-8.3%
	Volume (1,000s)	<b>1,786</b>	1,960	-8.9%
	Average List Price	<b>162,409</b>	163,375	-0.6%
	Median List Price	<b>140,000</b>	153,000	-8.5%
Year-to-Date	New Listings	<b>100</b>	126	-20.6%
	Volume (1,000s)	<b>18,348</b>	17,385	5.5%
	Average List Price	<b>183,476</b>	137,977	33.0%
	Median List Price	<b>160,000</b>	131,000	22.1%

A total of 11 new listings were added in Brown County during November, down 8.3% from the same month in 2023. Year-to-date Brown County has seen 100 new listings.

The median list price of these homes was \$140,000 down from \$153,000 in 2023.

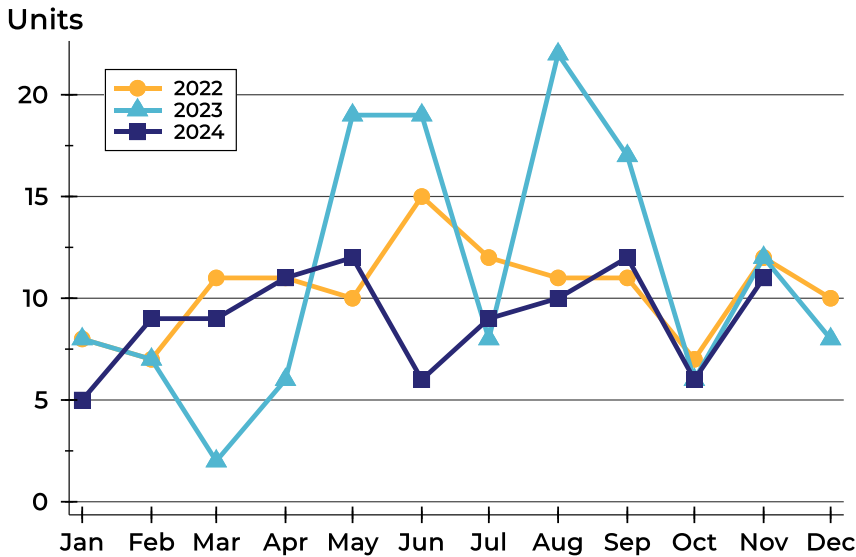
## History of New Listings





## Brown County New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	8	8	5
February	7	7	9
March	11	2	9
April	11	6	11
May	10	19	12
June	15	19	6
July	12	8	9
August	11	22	10
September	11	17	12
October	7	6	6
November	12	12	11
December	10	8	

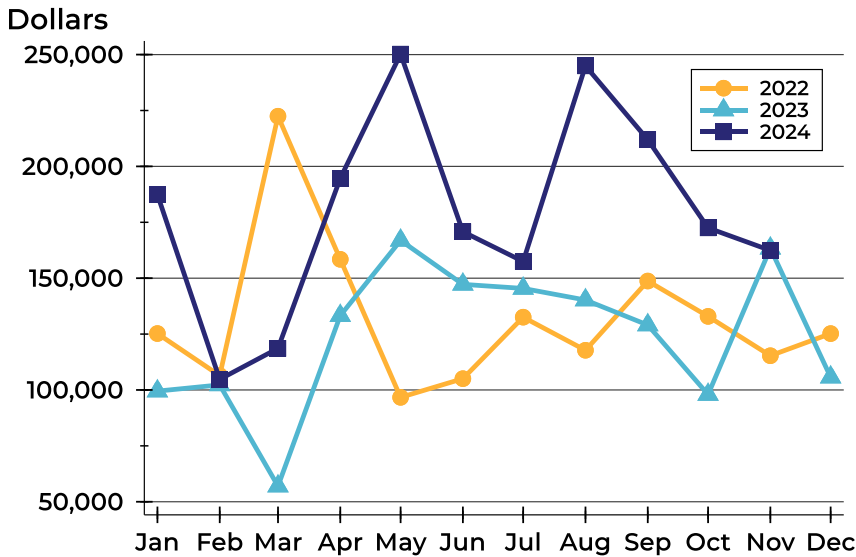
### New Listings by Price Range

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	1	9.1%	49,600	49,600	17	17	100.0%	100.0%
\$50,000-\$99,999	2	18.2%	67,000	67,000	25	25	100.0%	100.0%
\$100,000-\$124,999	2	18.2%	117,000	117,000	11	11	103.0%	103.0%
\$125,000-\$149,999	2	18.2%	144,950	144,950	24	24	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	9.1%	175,000	175,000	26	26	100.0%	100.0%
\$200,000-\$249,999	1	9.1%	215,000	215,000	33	33	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	289,999	289,999	30	30	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	399,000	399,000	12	12	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



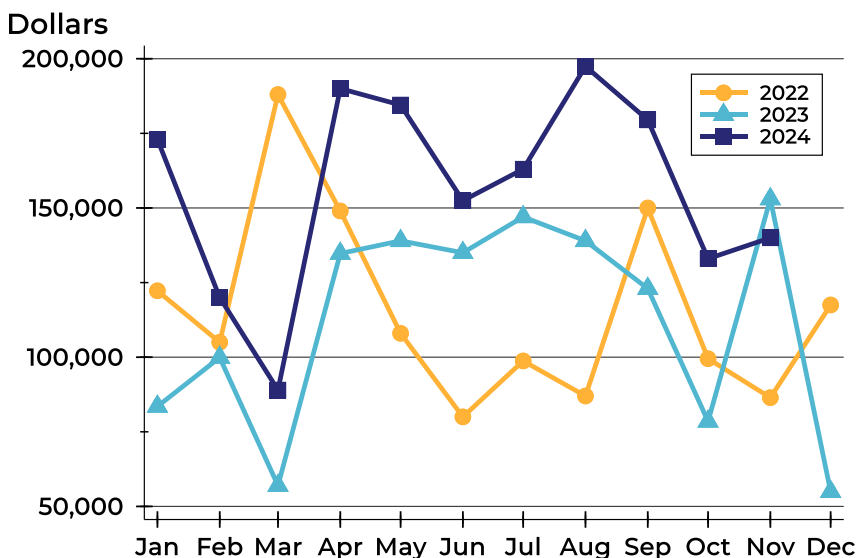
# Brown County New Listings Analysis

## Average Price



Month	2022	2023	2024
January	125,250	99,500	<b>187,400</b>
February	106,429	102,271	<b>104,767</b>
March	222,445	57,000	<b>118,611</b>
April	158,445	133,250	<b>194,618</b>
May	96,700	166,905	<b>250,242</b>
June	105,053	147,247	<b>170,800</b>
July	132,567	145,425	<b>157,478</b>
August	117,755	140,230	<b>244,940</b>
September	148,727	129,064	<b>211,958</b>
October	132,929	97,967	<b>172,500</b>
November	115,325	163,375	<b>162,409</b>
December	125,220	105,725	

## Median Price



Month	2022	2023	2024
January	122,250	83,500	<b>173,000</b>
February	105,000	99,900	<b>120,000</b>
March	188,000	57,000	<b>89,000</b>
April	149,000	134,750	<b>190,000</b>
May	108,000	139,000	<b>184,500</b>
June	80,000	135,000	<b>152,450</b>
July	98,750	147,000	<b>163,000</b>
August	87,000	139,000	<b>197,450</b>
September	150,000	123,000	<b>179,500</b>
October	99,500	78,500	<b>133,000</b>
November	86,450	153,000	<b>140,000</b>
December	117,500	54,950	



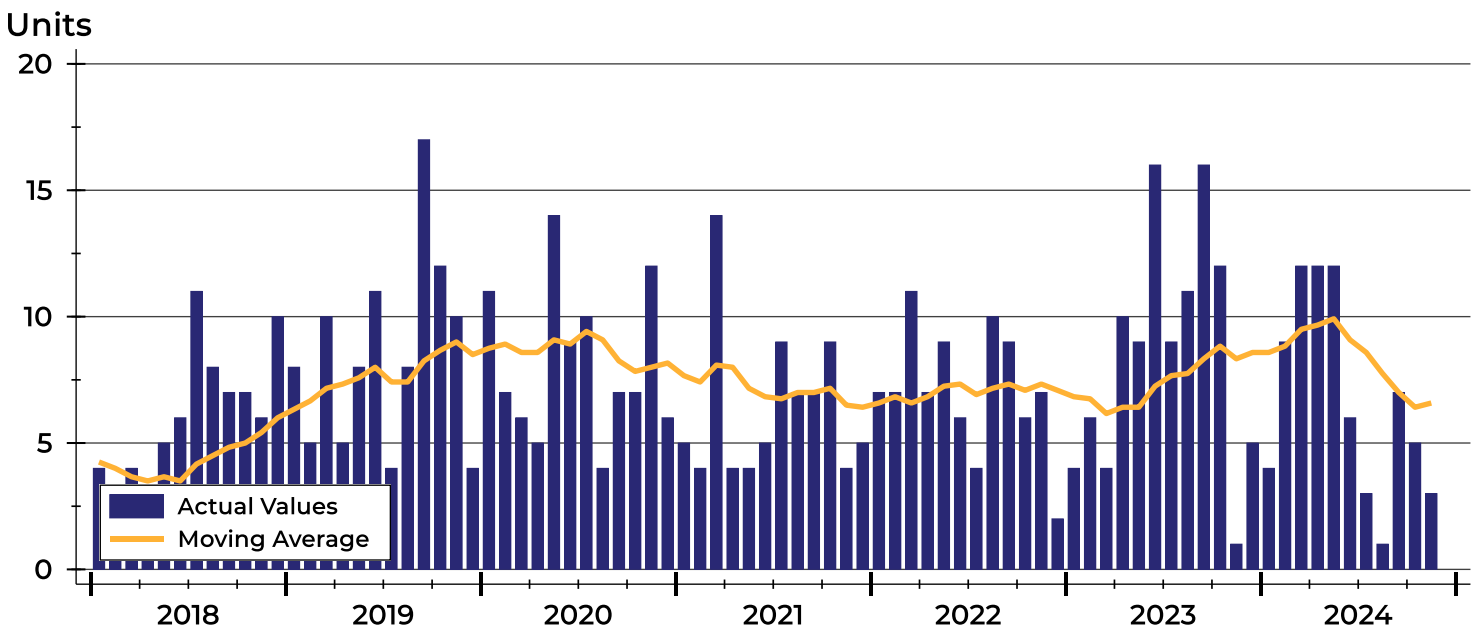
## Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>3</b>	1	200.0%	<b>74</b>	98	-24.5%
Volume (1,000s)		<b>477</b>	65	633.8%	<b>10,150</b>	13,815	-26.5%
Average	Sale Price	<b>159,000</b>	65,000	144.6%	<b>137,166</b>	140,967	-2.7%
	Days on Market	<b>46</b>	57	-19.3%	<b>74</b>	51	45.1%
	Percent of Original	<b>96.7%</b>	111.6%	-13.4%	<b>89.7%</b>	91.1%	-1.5%
Median	Sale Price	<b>137,000</b>	65,000	110.8%	<b>129,950</b>	135,000	-3.7%
	Days on Market	<b>48</b>	57	-15.8%	<b>35</b>	28	25.0%
	Percent of Original	<b>100.0%</b>	111.6%	-10.4%	<b>95.1%</b>	95.4%	-0.3%

A total of 3 contracts for sale were written in Brown County during the month of November, up from 1 in 2023. The median list price of these homes was \$137,000, up from \$65,000 the prior year.

Half of the homes that went under contract in November were on the market less than 48 days, compared to 57 days in November 2023.

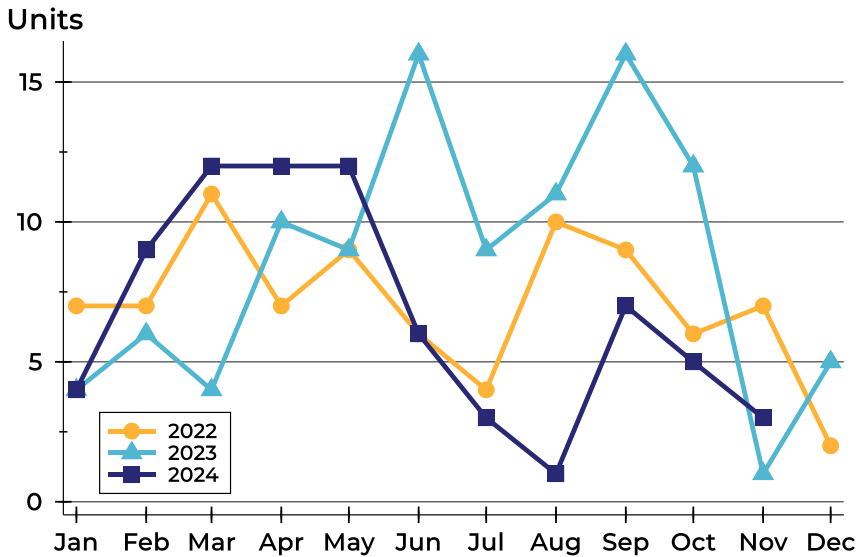
## History of Contracts Written





## Brown County Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	7	4	4
February	7	6	9
March	11	4	12
April	7	10	12
May	9	9	12
June	6	16	6
July	4	9	3
August	10	11	1
September	9	16	7
October	6	12	5
November	7	1	3
December	2	5	

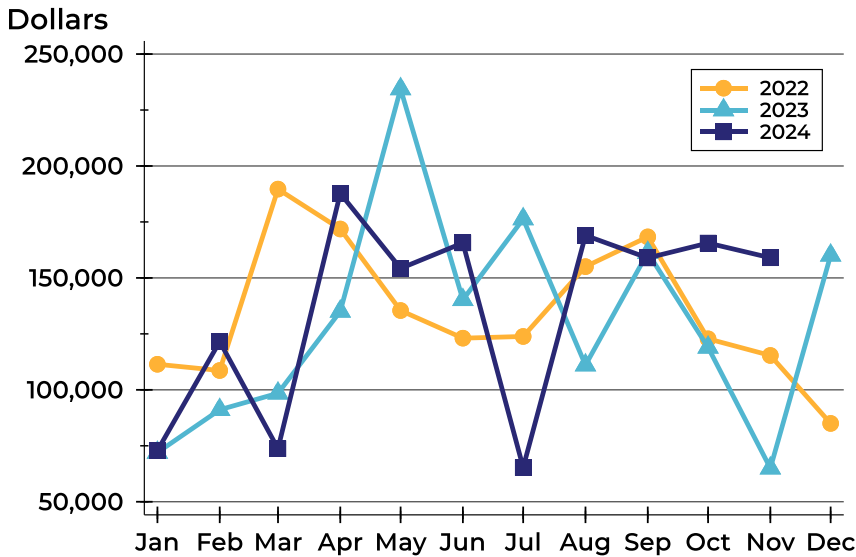
### Contracts Written by Price Range

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	1	33.3%	115,000	115,000	2	2	106.0%	106.0%
\$125,000-\$149,999	1	33.3%	137,000	137,000	89	89	84.0%	84.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	225,000	225,000	48	48	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



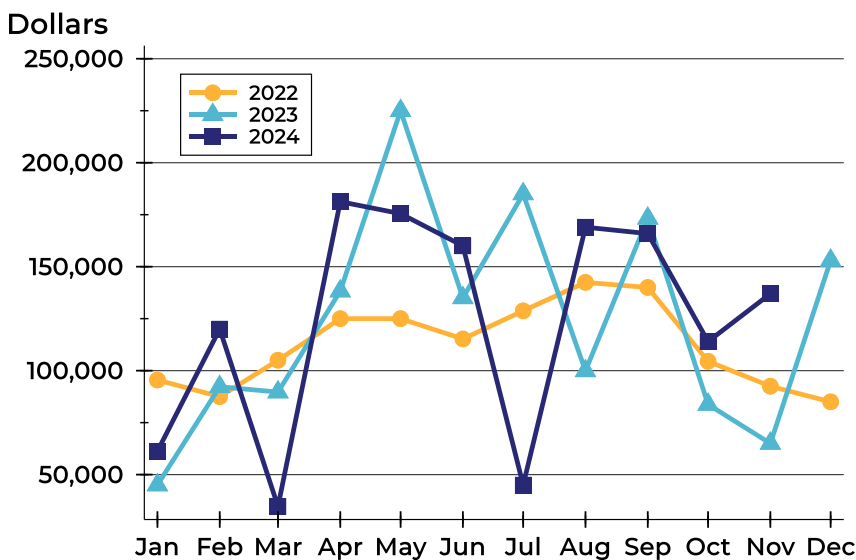
# Brown County Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	111,429	72,000	<b>72,875</b>
February	108,643	91,117	<b>121,556</b>
March	189,682	98,475	<b>73,725</b>
April	171,857	135,050	<b>187,750</b>
May	135,433	234,422	<b>154,250</b>
June	123,083	140,231	<b>165,650</b>
July	123,850	176,333	<b>65,300</b>
August	155,040	111,041	<b>169,000</b>
September	168,333	161,306	<b>158,914</b>
October	122,800	118,983	<b>165,580</b>
November	115,357	65,000	<b>159,000</b>
December	84,998	160,100	

## Median Price



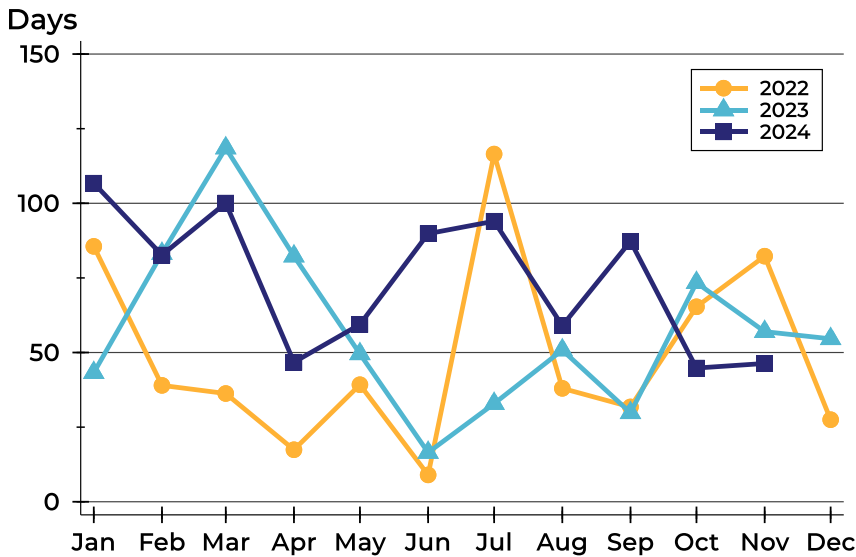
Month	2022	2023	2024
January	95,500	45,000	<b>61,250</b>
February	87,500	92,250	<b>120,000</b>
March	105,000	89,700	<b>34,700</b>
April	125,000	138,250	<b>181,250</b>
May	125,000	225,000	<b>175,500</b>
June	115,250	135,000	<b>160,000</b>
July	128,750	185,000	<b>45,000</b>
August	142,450	99,900	<b>169,000</b>
September	140,000	173,250	<b>165,900</b>
October	104,500	83,750	<b>114,000</b>
November	92,500	65,000	<b>137,000</b>
December	84,998	153,000	





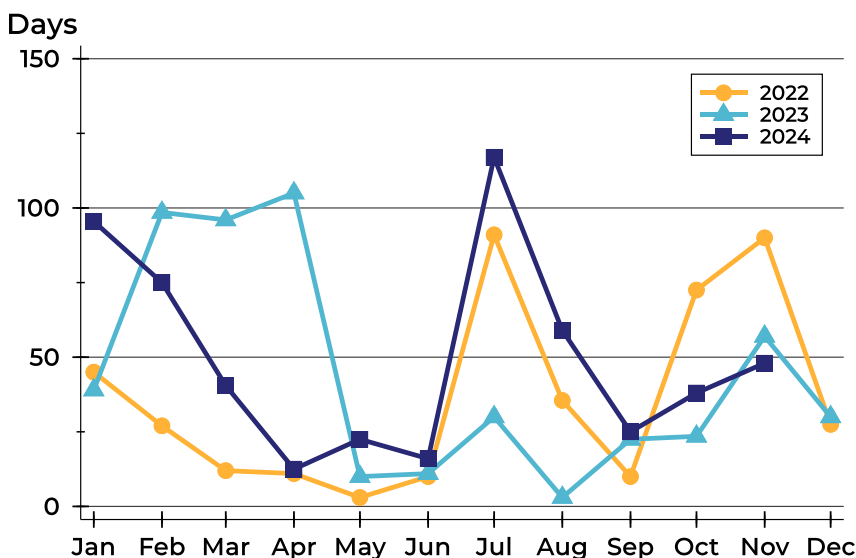
## Brown County Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	86	43	<b>107</b>
February	39	83	<b>83</b>
March	36	119	<b>100</b>
April	17	82	<b>47</b>
May	39	50	<b>59</b>
June	9	17	<b>90</b>
July	117	33	<b>94</b>
August	38	51	<b>59</b>
September	32	30	<b>87</b>
October	65	73	<b>45</b>
November	82	57	<b>46</b>
December	28	55	

### Median DOM



Month	2022	2023	2024
January	45	39	<b>96</b>
February	27	99	<b>75</b>
March	12	96	<b>41</b>
April	11	105	<b>13</b>
May	3	10	<b>23</b>
June	10	11	<b>16</b>
July	91	30	<b>117</b>
August	36	3	<b>59</b>
September	10	23	<b>25</b>
October	73	24	<b>38</b>
November	90	57	<b>48</b>
December	28	30	



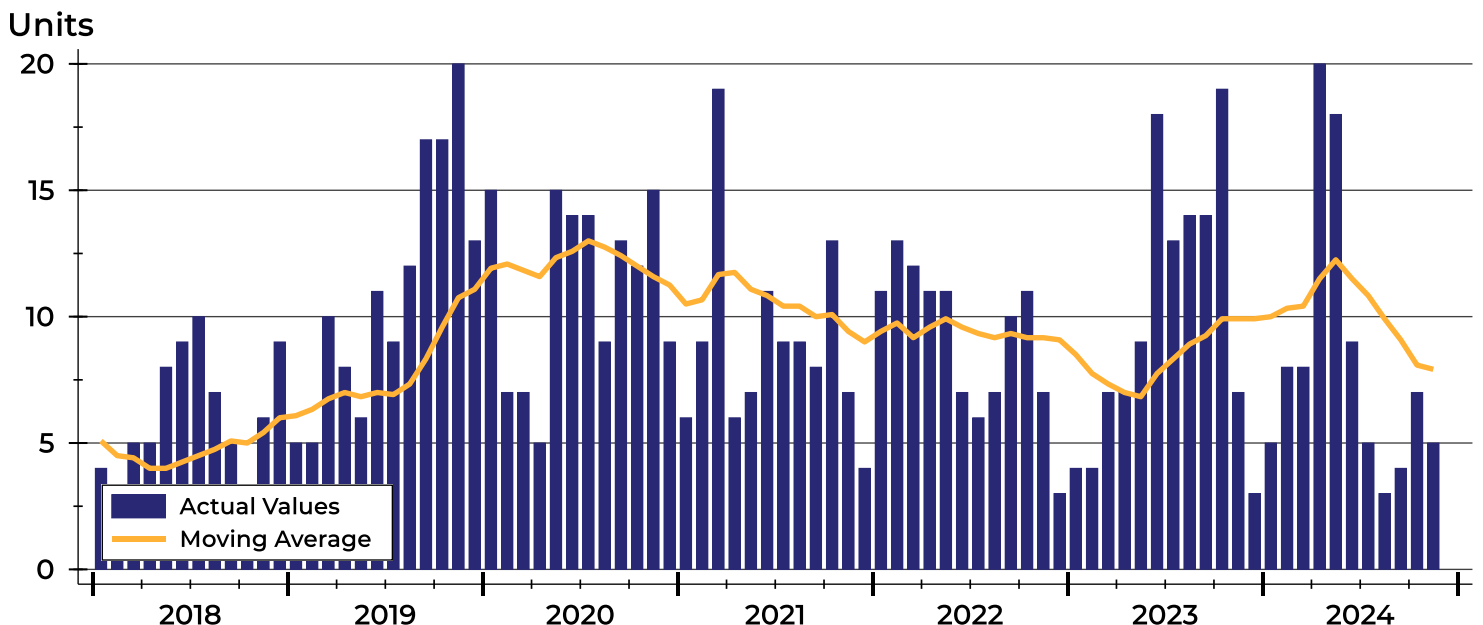
# Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		5	7	-28.6%
Volume (1,000s)		786	1,156	-32.0%
Average	List Price	157,200	165,129	-4.8%
	Days on Market	54	37	45.9%
	Percent of Original	96.8%	101.2%	-4.3%
Median	List Price	137,000	149,900	-8.6%
	Days on Market	48	22	118.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Brown County had contracts pending at the end of November, down from 7 contracts pending at the end of November 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.

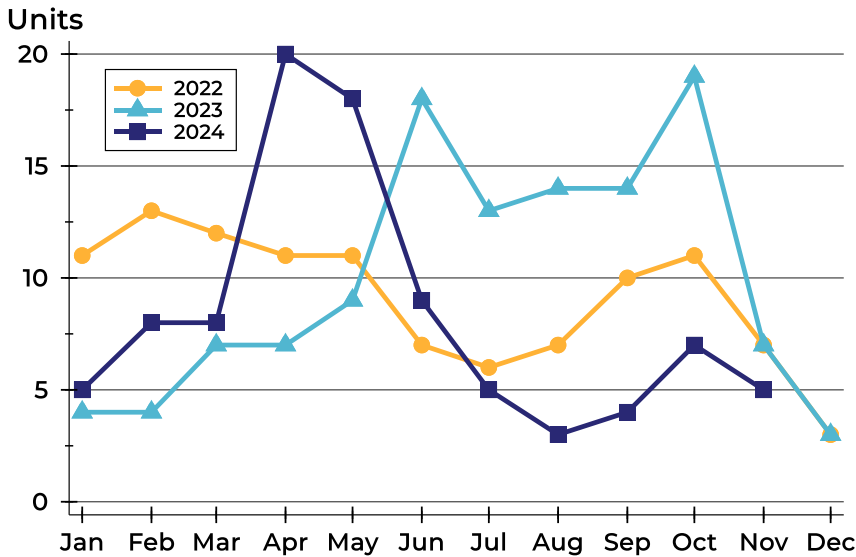
## History of Pending Contracts





## Brown County Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	11	4	5
February	13	4	8
March	12	7	8
April	11	7	20
May	11	9	18
June	7	18	9
July	6	13	5
August	7	14	3
September	10	14	4
October	11	19	7
November	7	7	5
December	3	3	5

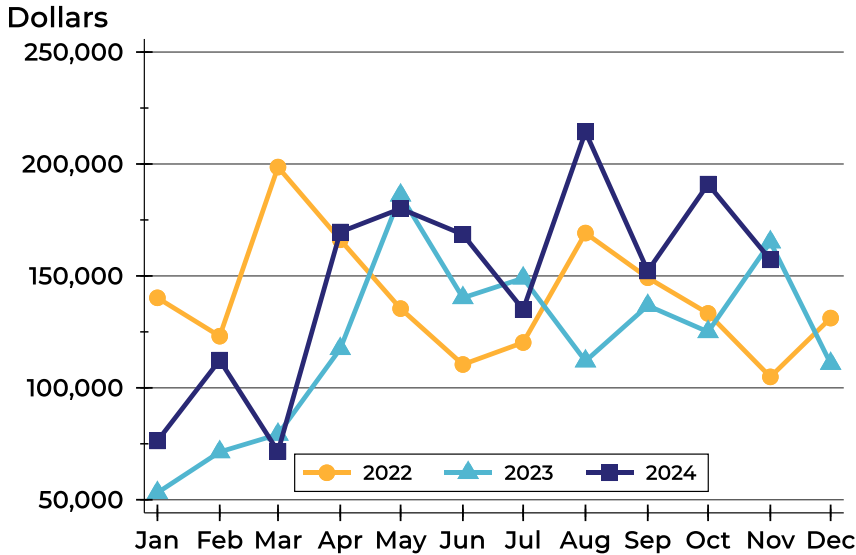
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	60,000	60,000	46	46	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	115,000	115,000	2	2	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	137,000	137,000	89	89	84.0%	84.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	40.0%	237,000	237,000	66	66	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



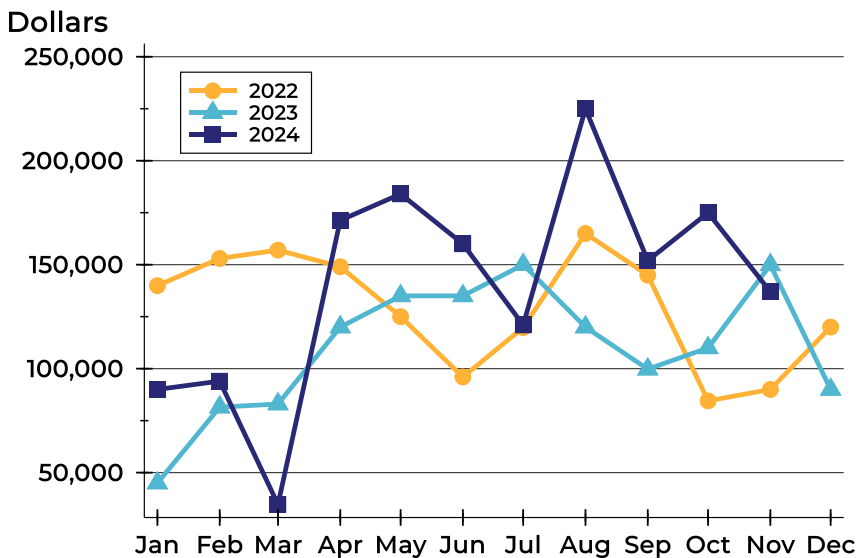
# Brown County Pending Contracts Analysis

## Average Price



Month	2022	2023	2024
January	140,218	53,125	<b>76,300</b>
February	123,077	71,375	<b>112,375</b>
March	198,625	79,200	<b>71,600</b>
April	166,136	117,457	<b>169,605</b>
May	135,400	186,044	<b>180,056</b>
June	110,429	140,200	<b>168,511</b>
July	120,233	148,985	<b>134,960</b>
August	169,143	111,943	<b>214,333</b>
September	149,190	136,729	<b>152,225</b>
October	133,245	125,016	<b>191,000</b>
November	104,900	165,129	<b>157,200</b>
December	131,167	110,833	

## Median Price

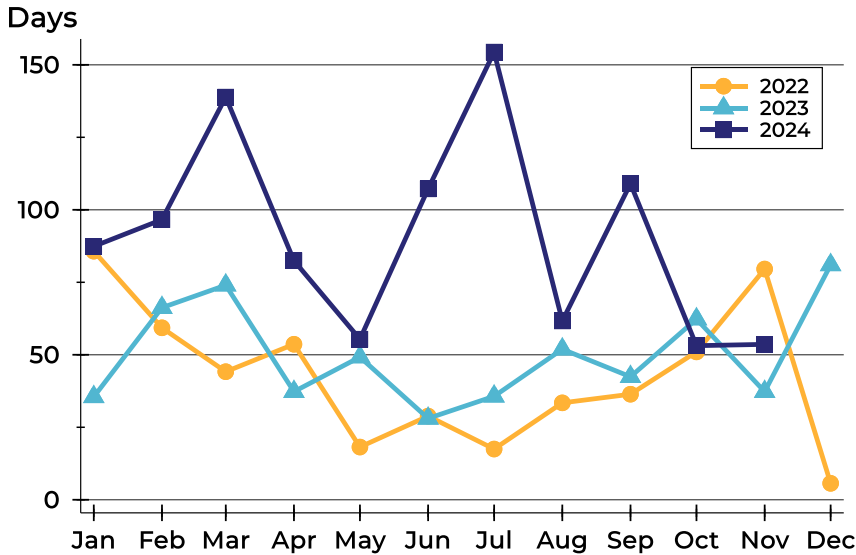


Month	2022	2023	2024
January	139,900	45,000	<b>89,999</b>
February	153,000	81,500	<b>94,000</b>
March	157,000	83,000	<b>34,700</b>
April	149,000	120,000	<b>171,300</b>
May	125,000	135,000	<b>184,000</b>
June	96,000	135,000	<b>160,000</b>
July	119,750	150,000	<b>121,000</b>
August	165,000	120,000	<b>225,000</b>
September	144,950	99,750	<b>151,950</b>
October	84,500	110,000	<b>175,000</b>
November	90,000	149,900	<b>137,000</b>
December	120,000	89,999	



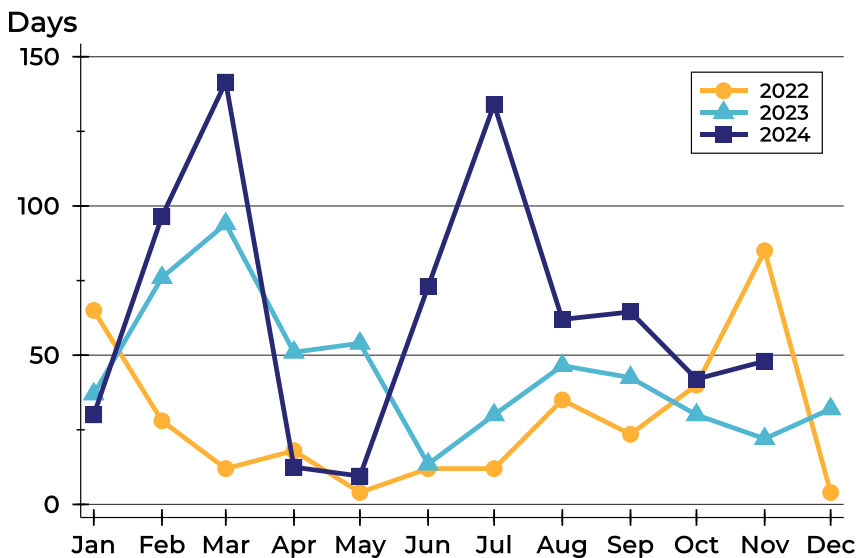
## Brown County Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	86	36	87
February	59	66	97
March	44	74	139
April	54	37	82
May	18	49	55
June	29	28	107
July	18	36	154
August	33	52	62
September	36	42	109
October	51	62	53
November	80	37	54
December	6	81	

### Median DOM



Month	2022	2023	2024
January	65	37	30
February	28	76	97
March	12	94	142
April	18	51	13
May	4	54	10
June	12	14	73
July	12	30	134
August	35	47	62
September	24	43	65
October	40	30	42
November	85	22	48
December	4	32	



# Nemaha County Housing Report



## Market Overview

### Nemaha County Home Sales Rose in November

Total home sales in Nemaha County rose by 66.7% last month to 5 units, compared to 3 units in November 2023. Total sales volume was \$1.0 million, up 233.3% from a year earlier.

The median sale price in November was \$260,000, up from \$134,000 a year earlier. Homes that sold in November were typically on the market for 35 days and sold for 100.0% of their list prices.

### Nemaha County Active Listings Up at End of November

The total number of active listings in Nemaha County at the end of November was 5 units, up from 3 at the same point in 2023. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$275,000.

During November, a total of 1 contract was written down from 2 in November 2023. At the end of the month, there were 3 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

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## Nemaha County Summary Statistics

November 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>5</b> 66.7%	<b>3</b> N/A	<b>0</b> -100.0%	<b>29</b> -17.1%	<b>35</b> 25.0%	<b>28</b> -15.2%	
<b>Active Listings</b> Change from prior year	<b>5</b> 66.7%	<b>3</b> -66.7%	<b>9</b> 200.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>2.0</b> 122.2%	<b>0.9</b> -74.3%	<b>3.5</b> 250.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>1</b> 0.0%	<b>1</b> -66.7%	<b>3</b> 200.0%	<b>34</b> -8.1%	<b>37</b> -11.9%	<b>42</b> 27.3%	
<b>Contracts Written</b> Change from prior year	<b>1</b> -50.0%	<b>2</b> -33.3%	<b>3</b> 0.0%	<b>31</b> 0.0%	<b>31</b> 0.0%	<b>31</b> -6.1%	
<b>Pending Contracts</b> Change from prior year	<b>3</b> 200.0%	<b>1</b> -66.7%	<b>3</b> -25.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>1,035</b> 232.8%	<b>311</b> N/A	<b>0</b> -100.0%	<b>5,918</b> -8.8%	<b>6,490</b> 32.3%	<b>4,907</b> 22.3%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>207,000</b> 100.0%	<b>103,500</b> N/A	<b>N/A</b> N/A	<b>204,052</b> 10.1%	<b>185,414</b> 5.8%	<b>175,236</b> 44.2%
	<b>List Price of Actives</b> Change from prior year	<b>236,480</b> -14.5%	<b>276,667</b> 41.4%	<b>195,722</b> 168.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>28</b> -63.2%	<b>76</b> N/A	<b>N/A</b> N/A	<b>53</b> 15.2%	<b>46</b> 58.6%	<b>29</b> -23.7%
	<b>Percent of List</b> Change from prior year	<b>93.3%</b> 2.1%	<b>91.4%</b> N/A	<b>N/A</b> N/A	<b>97.1%</b> 0.7%	<b>96.4%</b> 0.9%	<b>95.5%</b> -0.8%
	<b>Percent of Original</b> Change from prior year	<b>89.8%</b> 9.6%	<b>81.9%</b> N/A	<b>N/A</b> N/A	<b>93.6%</b> 1.5%	<b>92.2%</b> -1.5%	<b>93.6%</b> -1.0%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>260,000</b> 94.0%	<b>134,000</b> N/A	<b>N/A</b> N/A	<b>190,000</b> 22.6%	<b>155,000</b> -5.2%	<b>163,500</b> 83.7%
	<b>List Price of Actives</b> Change from prior year	<b>275,000</b> -6.8%	<b>295,000</b> 47.9%	<b>199,500</b> 185.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>35</b> -40.7%	<b>59</b> N/A	<b>N/A</b> N/A	<b>36</b> 125.0%	<b>16</b> 14.3%	<b>14</b> -26.3%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 13.8%	<b>87.9%</b> N/A	<b>N/A</b> N/A	<b>96.6%</b> -1.6%	<b>98.2%</b> 1.4%	<b>96.8%</b> 0.2%
	<b>Percent of Original</b> Change from prior year	<b>92.9%</b> 17.7%	<b>78.9%</b> N/A	<b>N/A</b> N/A	<b>92.9%</b> -0.6%	<b>93.5%</b> -2.4%	<b>95.8%</b> 2.8%

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



## Nemaha County Closed Listings Analysis

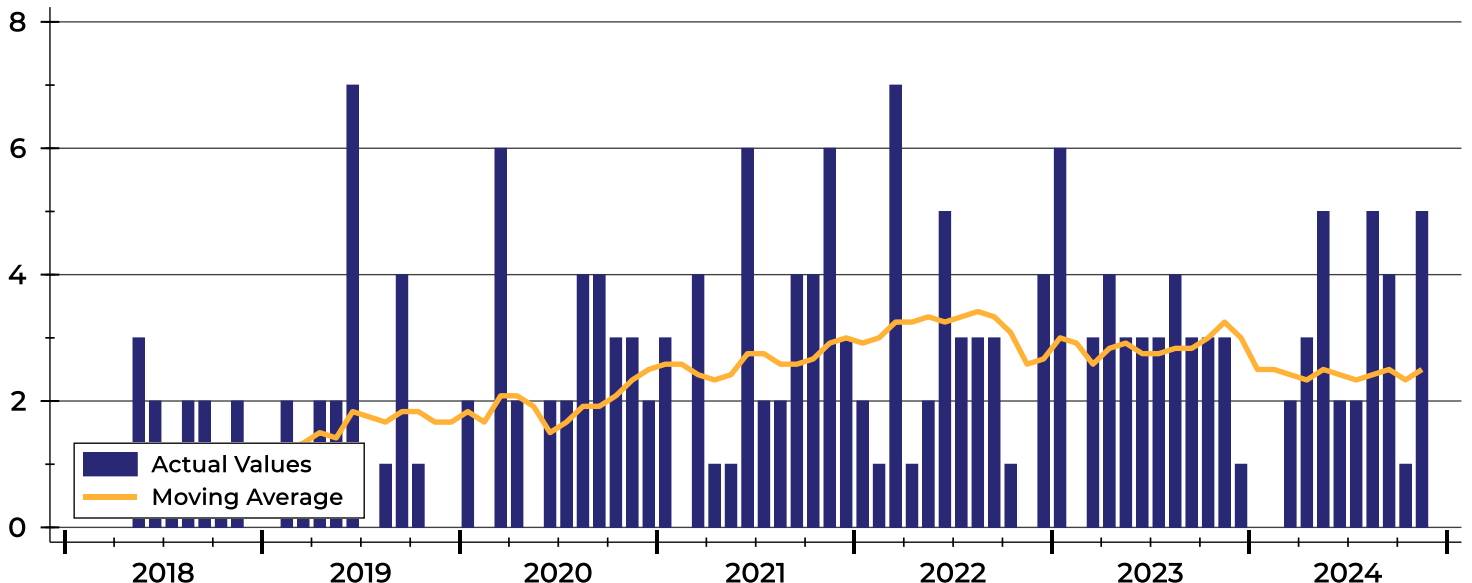
Summary Statistics for Closed Listings		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		5	3	66.7%	29	35	-17.1%
Volume (1,000s)		1,035	311	232.8%	5,918	6,490	-8.8%
Months' Supply		2.0	0.9	122.2%	N/A	N/A	N/A
Average	Sale Price	207,000	103,500	100.0%	204,052	185,414	10.1%
	Days on Market	28	76	-63.2%	53	46	15.2%
	Percent of List	93.3%	91.4%	2.1%	97.1%	96.4%	0.7%
	Percent of Original	89.8%	81.9%	9.6%	93.6%	92.2%	1.5%
Median	Sale Price	260,000	134,000	94.0%	190,000	155,000	22.6%
	Days on Market	35	59	-40.7%	36	16	125.0%
	Percent of List	100.0%	87.9%	13.8%	96.6%	98.2%	-1.6%
	Percent of Original	92.9%	78.9%	17.7%	92.9%	93.5%	-0.6%

A total of 5 homes sold in Nemaha County in November, up from 3 units in November 2023. Total sales volume rose to \$1.0 million compared to \$0.3 million in the previous year.

The median sales price in November was \$260,000, up 94.0% compared to the prior year. Median days on market was 35 days, down from 40 days in October, and down from 59 in November 2023.

## History of Closed Listings

Units

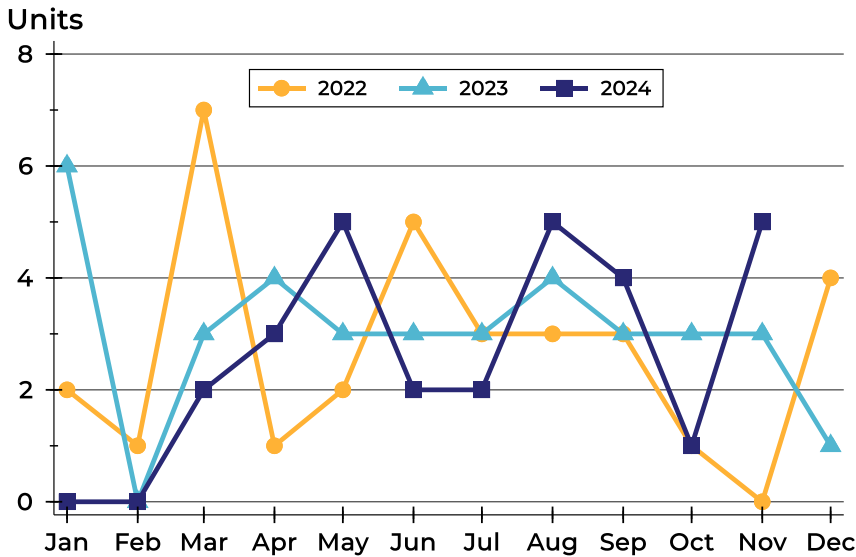






## Nemaha County Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	2	6	0
February	1	0	0
March	7	3	2
April	1	4	3
May	2	3	5
June	5	3	2
July	3	3	2
August	3	4	5
September	3	3	4
October	1	3	1
November	0	3	5
December	4	1	5

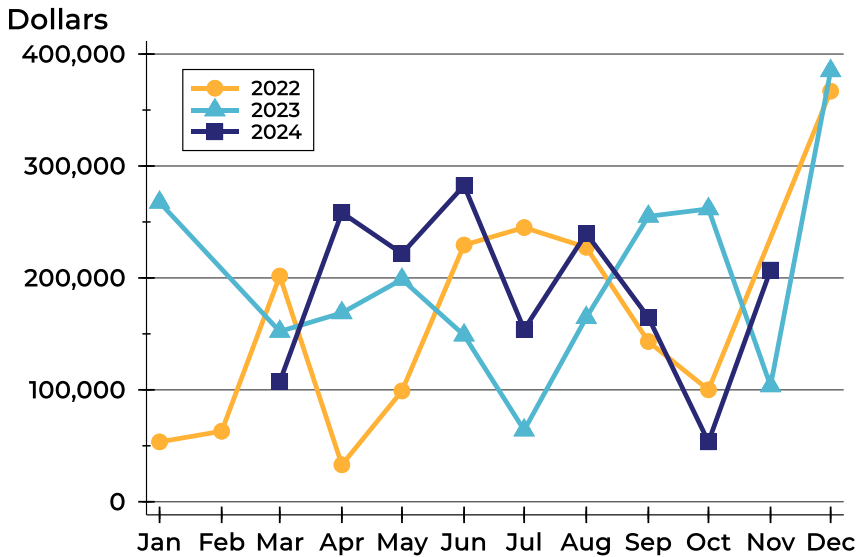
### Closed Listings by Price Range

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	1	20.0%	1.7	65,000	65,000	54	54	76.5%	76.5%	76.5%	76.5%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	0.0	140,000	140,000	0	0	100.0%	100.0%	100.0%	100.0%
\$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	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	40.0%	4.8	265,000	265,000	40	40	95.1%	95.1%	86.1%	86.1%
\$300,000-\$399,999	1	20.0%	2.4	300,000	300,000	6	6	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



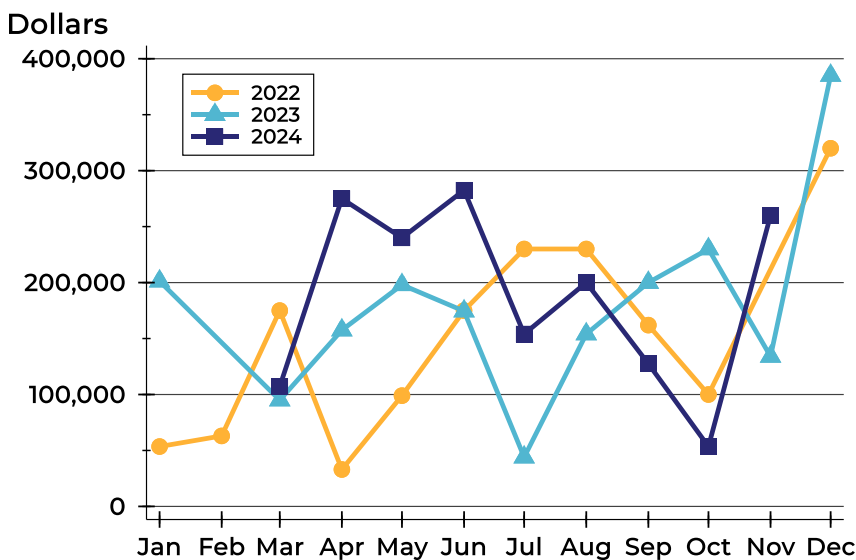
# Nemaha County Closed Listings Analysis

## Average Price



Month	2022	2023	2024
January	53,500	267,500	N/A
February	63,000	N/A	N/A
March	201,714	152,167	107,250
April	33,000	168,750	258,333
May	99,000	198,667	221,700
June	229,400	148,833	282,500
July	245,000	64,000	154,000
August	227,367	164,500	239,800
September	143,167	255,000	164,750
October	100,000	261,667	53,500
November	N/A	103,500	207,000
December	366,875	385,000	

## Median Price

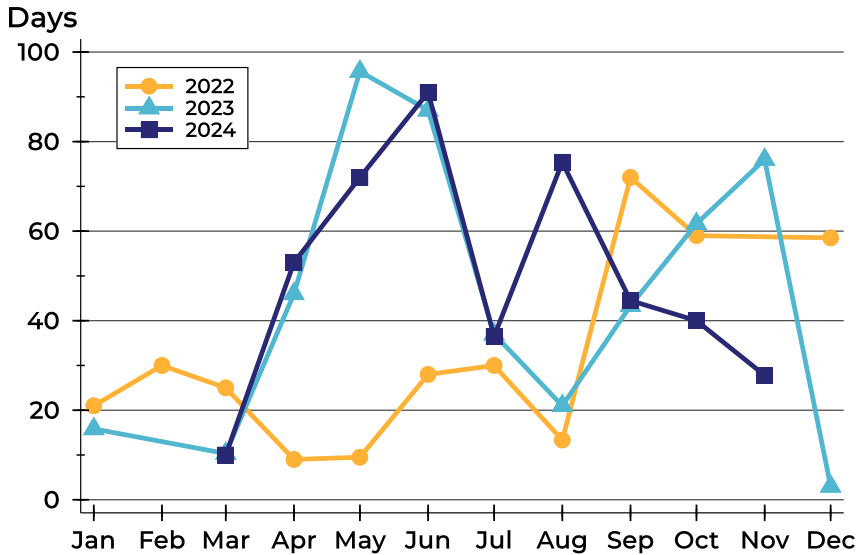


Month	2022	2023	2024
January	53,500	201,250	N/A
February	63,000	N/A	N/A
March	175,000	95,000	107,250
April	33,000	157,500	275,000
May	99,000	198,000	240,000
June	175,000	174,500	282,500
July	230,000	44,000	154,000
August	230,000	154,000	200,000
September	162,000	200,000	127,500
October	100,000	230,000	53,500
November	N/A	134,000	260,000
December	320,000	385,000	



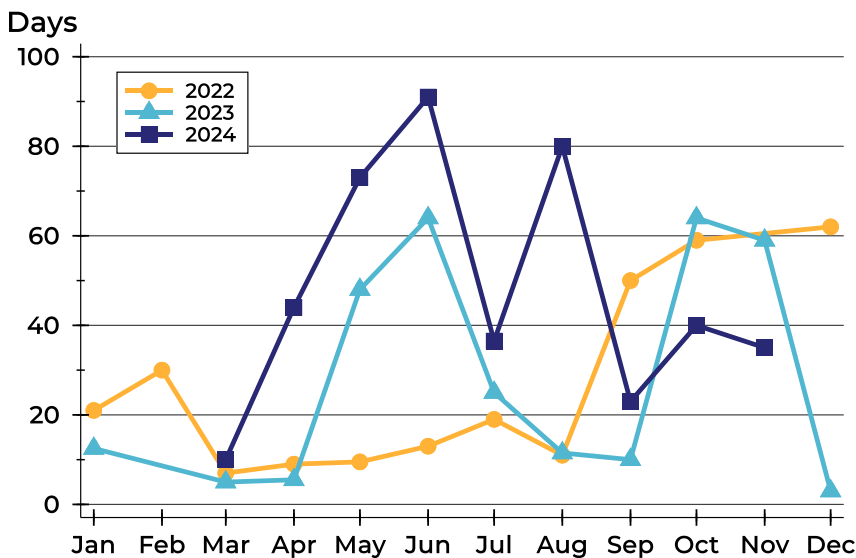
## Nemaha County Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	21	16	N/A
February	30	N/A	N/A
March	25	10	10
April	9	46	53
May	10	96	72
June	28	87	91
July	30	37	37
August	13	21	75
September	72	43	45
October	59	62	40
November	N/A	76	28
December	59	3	

### Median DOM



Month	2022	2023	2024
January	21	13	N/A
February	30	N/A	N/A
March	7	5	10
April	9	6	44
May	10	48	73
June	13	64	91
July	19	25	37
August	11	12	80
September	50	10	23
October	59	64	40
November	N/A	59	35
December	62	3	



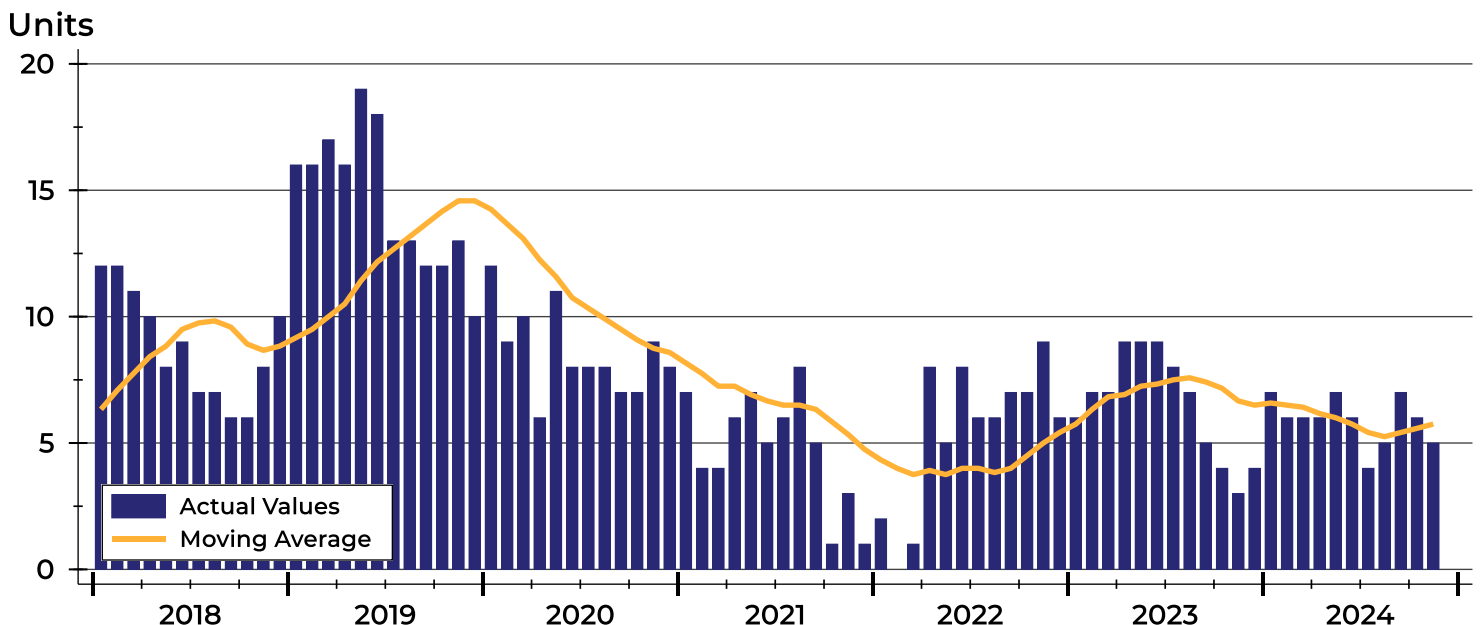
## Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		5	3	66.7%
Volume (1,000s)		1,182	830	42.4%
Months' Supply		2.0	0.9	122.2%
Average	List Price	236,480	276,667	-14.5%
	Days on Market	110	73	50.7%
	Percent of Original	94.7%	98.4%	-3.8%
Median	List Price	275,000	295,000	-6.8%
	Days on Market	98	56	75.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 homes were available for sale in Nemaha County at the end of November. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of November was \$275,000, down 6.8% from 2023. The typical time on market for active listings was 98 days, up from 56 days a year earlier.

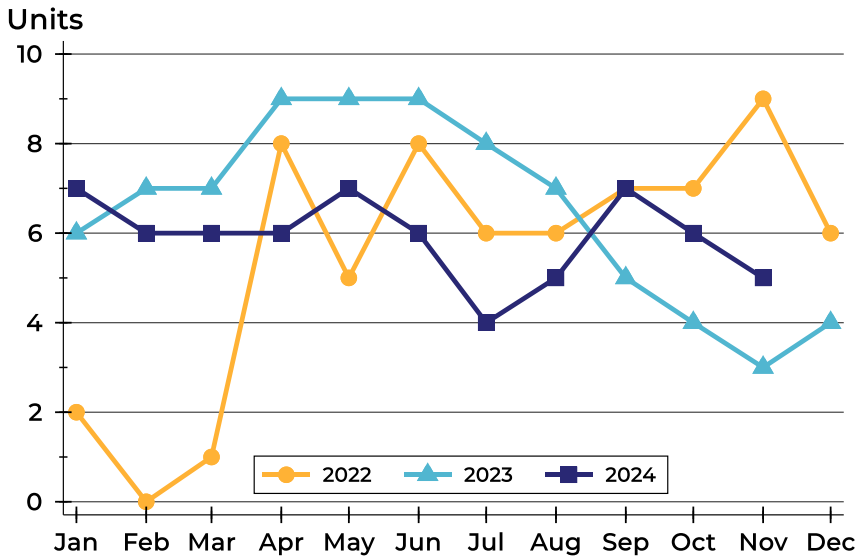
## History of Active Listings





## Nemaha County Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	2	6	7
February	0	7	6
March	1	7	6
April	8	9	6
May	5	9	7
June	8	9	6
July	6	8	4
August	6	7	5
September	7	5	7
October	7	4	6
November	9	3	5
December	6	4	6

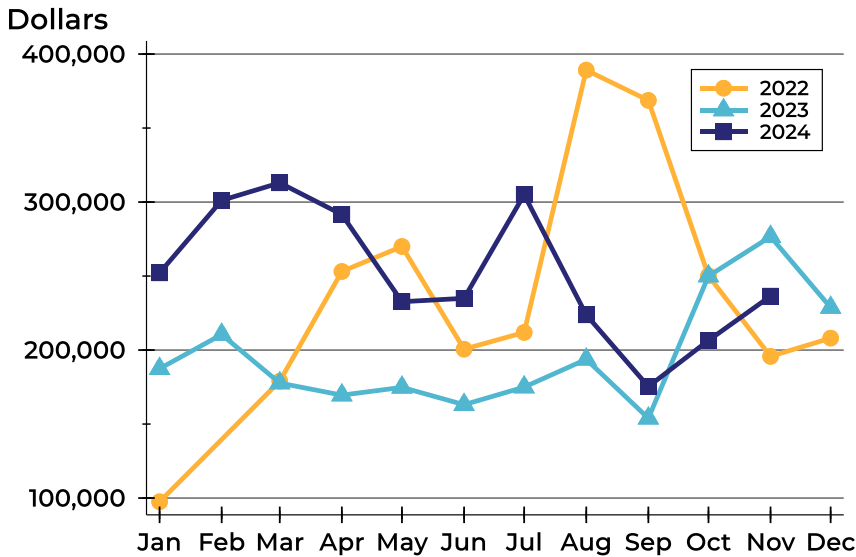
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. 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	1	20.0%	1.7	67,500	67,500	144	144	90.0%	90.0%
\$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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	N/A	169,900	169,900	13	13	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	40.0%	4.8	285,000	285,000	171	171	91.7%	91.7%
\$300,000-\$399,999	1	20.0%	2.4	375,000	375,000	50	50	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



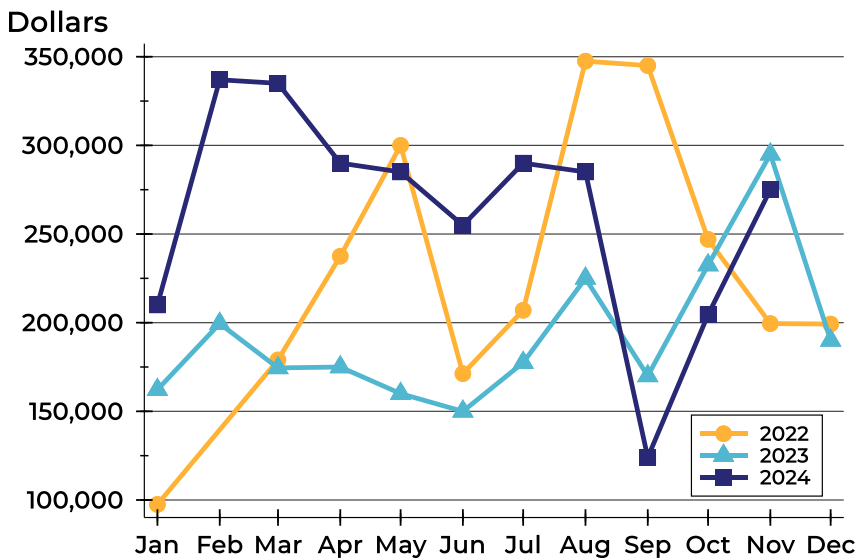
## Nemaha County Active Listings Analysis

### Average Price



Month	2022	2023	2024
January	97,500	187,417	<b>252,143</b>
February	N/A	210,500	<b>301,167</b>
March	179,000	177,714	<b>313,000</b>
April	253,113	169,555	<b>291,567</b>
May	269,980	174,800	<b>232,686</b>
June	200,613	163,089	<b>234,967</b>
July	211,917	174,975	<b>305,000</b>
August	389,167	193,744	<b>223,800</b>
September	368,700	153,931	<b>175,357</b>
October	250,214	250,000	<b>206,500</b>
November	195,722	276,667	<b>236,480</b>
December	208,083	228,750	

### Median Price

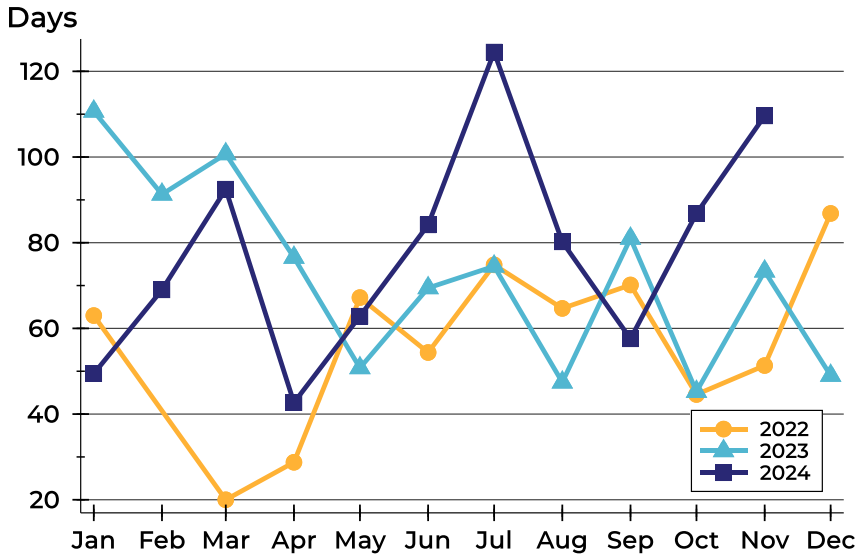


Month	2022	2023	2024
January	97,500	162,250	<b>210,000</b>
February	N/A	199,500	<b>337,000</b>
March	179,000	174,500	<b>335,000</b>
April	237,500	175,000	<b>290,000</b>
May	300,000	160,000	<b>285,000</b>
June	171,250	150,000	<b>254,950</b>
July	207,000	177,500	<b>290,000</b>
August	347,500	225,000	<b>285,000</b>
September	345,000	170,000	<b>124,000</b>
October	247,000	232,500	<b>204,500</b>
November	199,500	295,000	<b>275,000</b>
December	199,250	190,000	



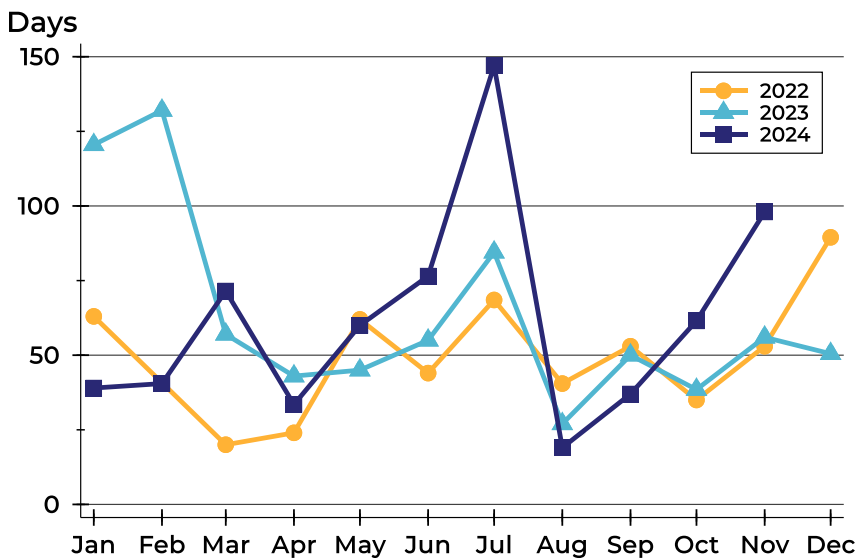
## Nemaha County Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	63	111	49
February	N/A	91	69
March	20	101	93
April	29	77	43
May	67	51	63
June	54	69	84
July	75	75	125
August	65	47	80
September	70	81	58
October	45	45	87
November	51	73	110
December	87	49	

### Median DOM

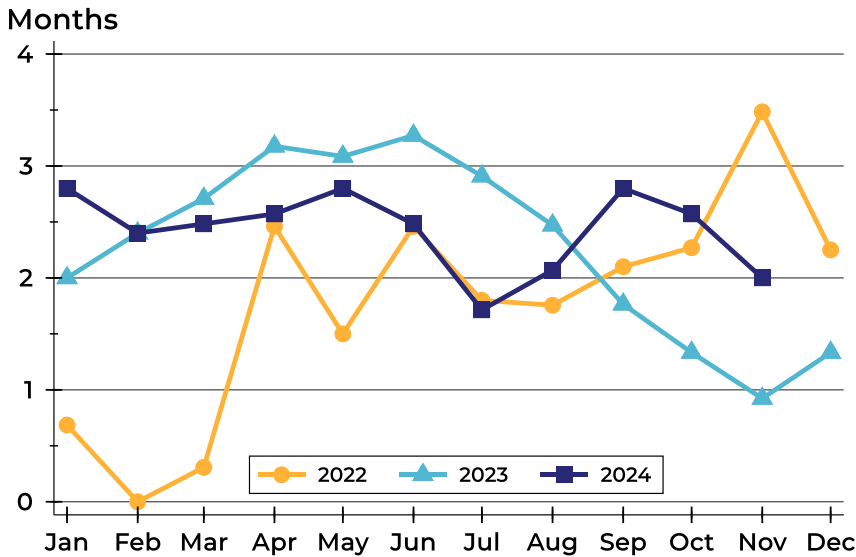


Month	2022	2023	2024
January	63	121	39
February	N/A	132	41
March	20	57	72
April	24	43	34
May	62	45	60
June	44	55	77
July	69	85	147
August	41	27	19
September	53	50	37
October	35	39	62
November	53	56	98
December	90	51	



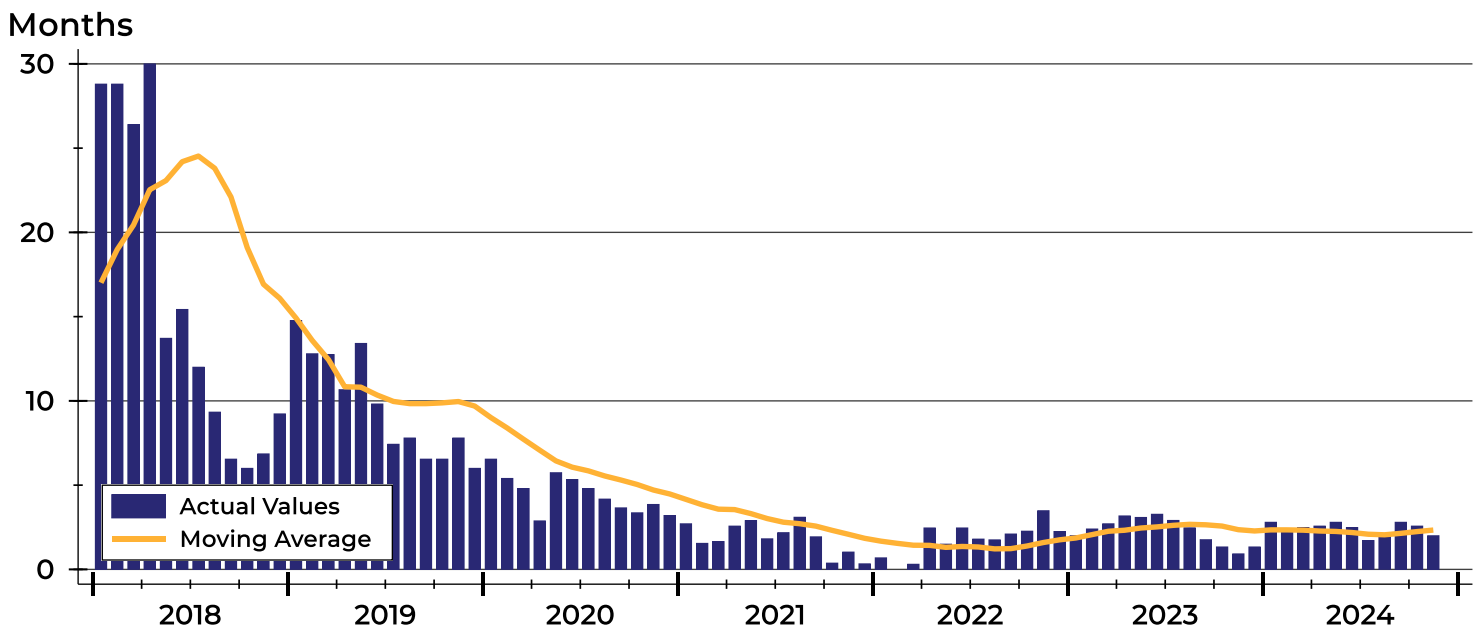
## Nemaha County Months' Supply Analysis

### Months' Supply by Month



Month	2022	2023	2024
January	0.7	2.0	<b>2.8</b>
February	0.0	2.4	<b>2.4</b>
March	0.3	2.7	<b>2.5</b>
April	2.5	3.2	<b>2.6</b>
May	1.5	3.1	<b>2.8</b>
June	2.5	3.3	<b>2.5</b>
July	1.8	2.9	<b>1.7</b>
August	1.8	2.5	<b>2.1</b>
September	2.1	1.8	<b>2.8</b>
October	2.3	1.3	<b>2.6</b>
November	3.5	0.9	<b>2.0</b>
December	2.3	1.3	

### History of Month's Supply







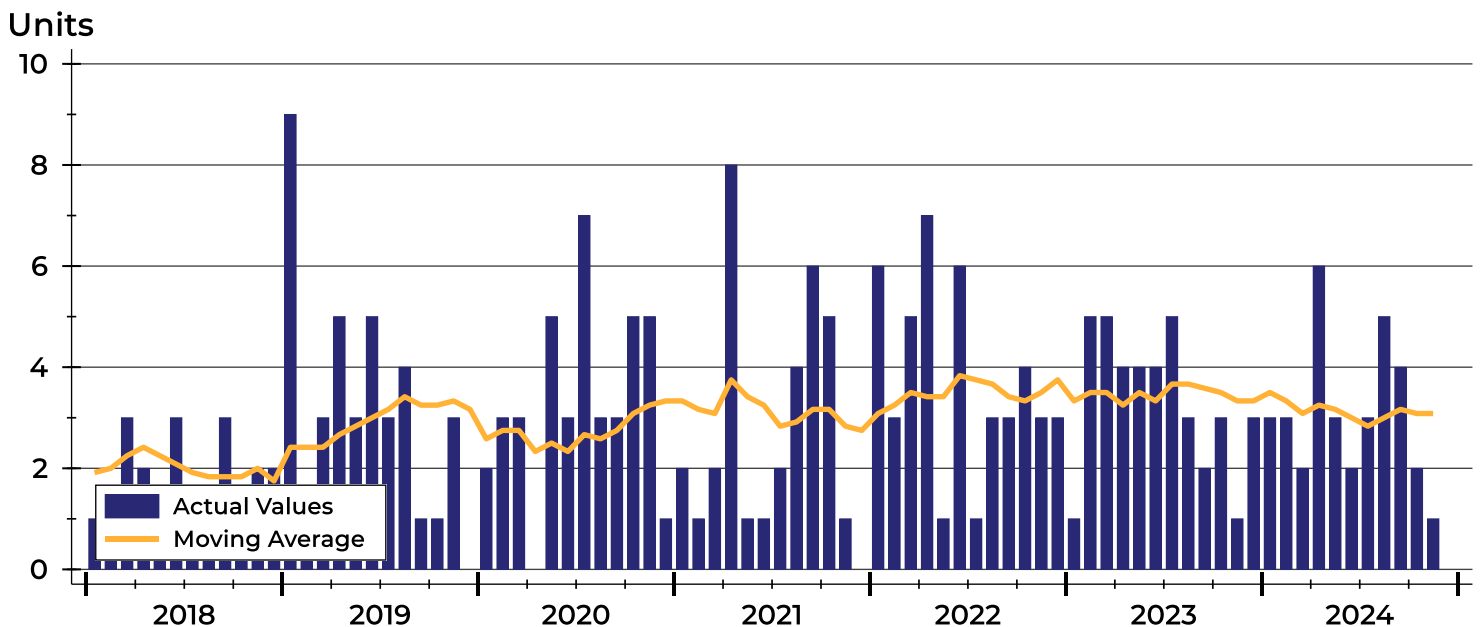
# Nemaha County New Listings Analysis

Summary Statistics for New Listings		2024	November 2023	Change
Current Month	New Listings	1	1	0.0%
	Volume (1,000s)	170	385	-55.8%
	Average List Price	169,900	385,000	-55.9%
	Median List Price	169,900	385,000	-55.9%
Year-to-Date	New Listings	34	37	-8.1%
	Volume (1,000s)	7,056	7,273	-3.0%
	Average List Price	207,535	196,569	5.6%
	Median List Price	202,250	165,000	22.6%

A total of 1 new listing was added in Nemaha County during November, the same figure as reported in 2023. Year-to-date Nemaha County has seen 34 new listings.

The median list price of these homes was \$169,900 down from \$385,000 in 2023.

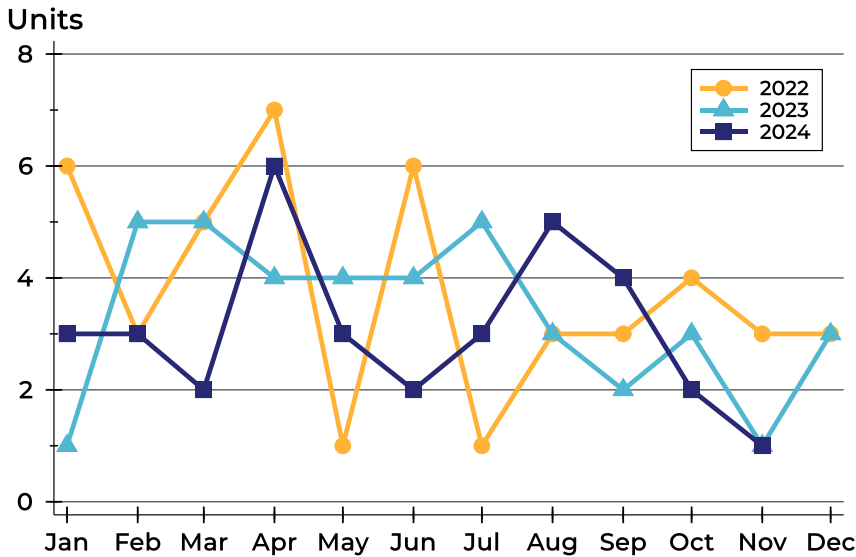
## History of New Listings





## Nemaha County New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	6	1	3
February	3	5	3
March	5	5	2
April	7	4	6
May	1	4	3
June	6	4	2
July	1	5	3
August	3	3	5
September	3	2	4
October	4	3	2
November	3	1	1
December	3	3	3

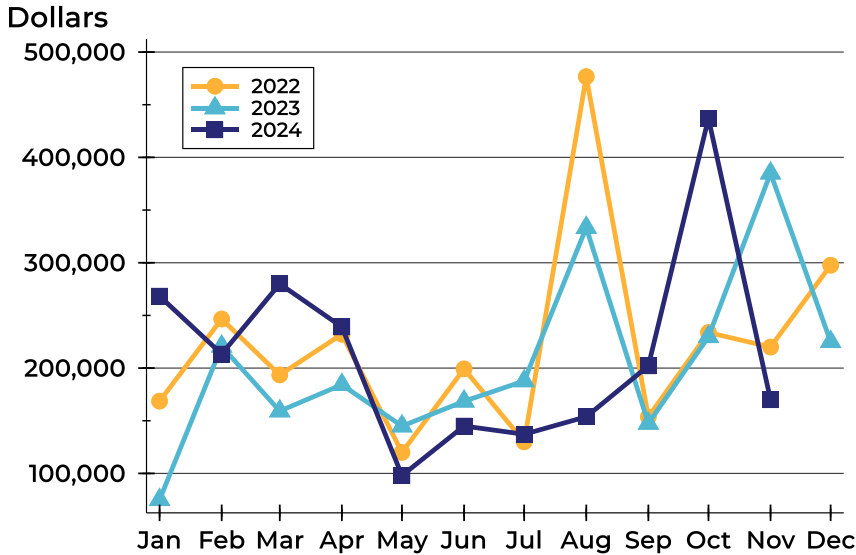
### New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	169,900	169,900	20	20	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



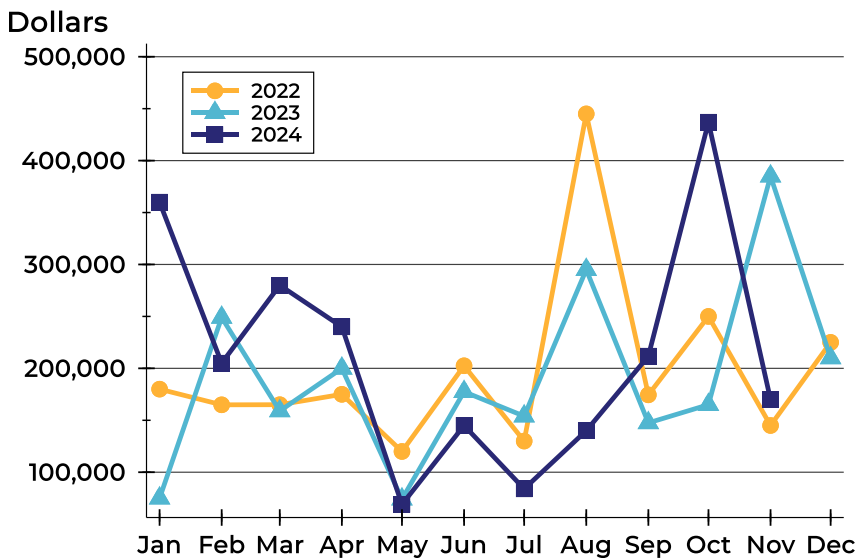
## Nemaha County New Listings Analysis

### Average Price



Month	2022	2023	2024
<b>January</b>	168,667	75,000	<b>268,333</b>
<b>February</b>	246,600	220,700	<b>213,333</b>
<b>March</b>	193,500	159,200	<b>280,000</b>
<b>April</b>	232,143	184,250	<b>239,067</b>
<b>May</b>	120,000	144,914	<b>98,000</b>
<b>June</b>	199,250	168,500	<b>145,000</b>
<b>July</b>	130,000	187,780	<b>137,167</b>
<b>August</b>	476,667	333,333	<b>153,800</b>
<b>September</b>	153,667	147,500	<b>202,100</b>
<b>October</b>	233,750	229,667	<b>437,000</b>
<b>November</b>	220,000	385,000	<b>169,900</b>
<b>December</b>	297,667	225,000	

### Median Price



Month	2022	2023	2024
<b>January</b>	180,000	75,000	<b>360,000</b>
<b>February</b>	164,900	249,000	<b>205,000</b>
<b>March</b>	165,000	159,000	<b>280,000</b>
<b>April</b>	175,000	200,000	<b>240,000</b>
<b>May</b>	120,000	74,078	<b>69,000</b>
<b>June</b>	202,500	177,500	<b>145,000</b>
<b>July</b>	130,000	154,000	<b>84,000</b>
<b>August</b>	445,000	295,000	<b>139,999</b>
<b>September</b>	174,500	147,500	<b>211,750</b>
<b>October</b>	250,000	165,000	<b>437,000</b>
<b>November</b>	145,000	385,000	<b>169,900</b>
<b>December</b>	225,000	210,000	



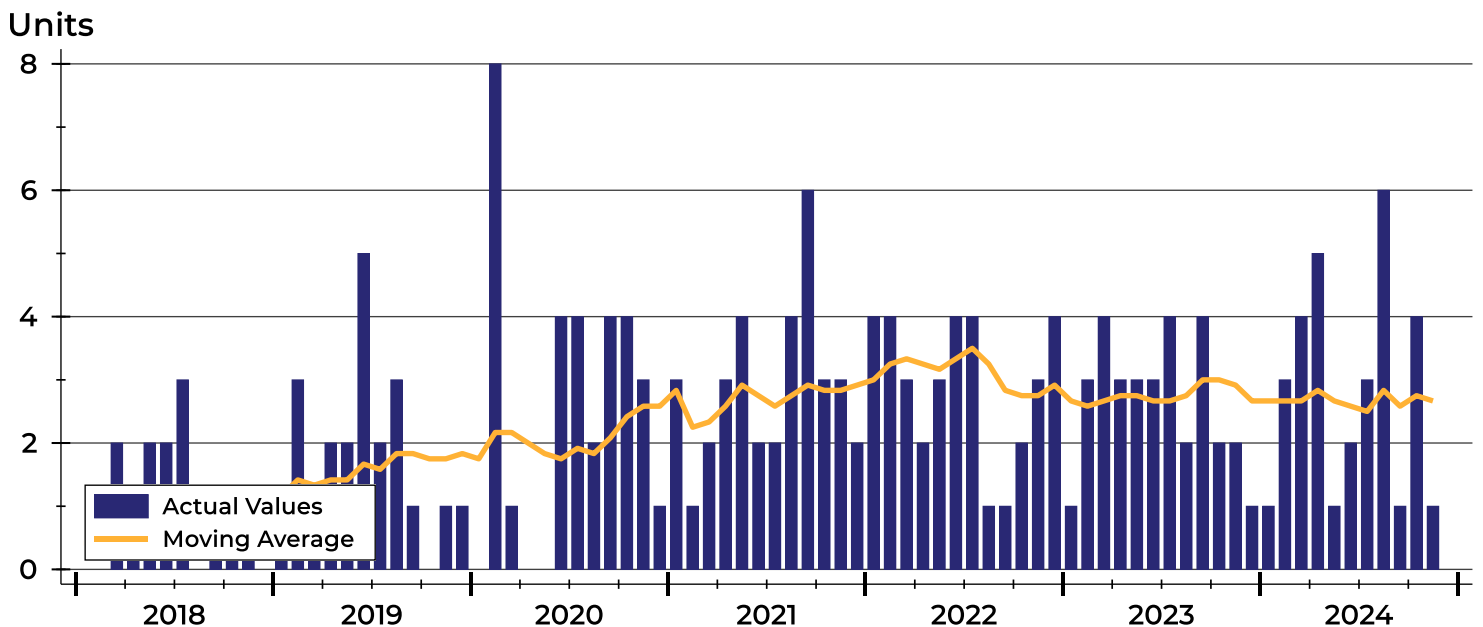
# Nemaha County Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		1	2	-50.0%	31	31	0.0%
Volume (1,000s)		85	540	-84.3%	6,554	5,680	15.4%
Average	Sale Price	85,000	270,000	-68.5%	211,413	183,242	15.4%
	Days on Market	54	31	74.2%	46	50	-8.0%
	Percent of Original	76.5%	89.4%	-14.4%	94.1%	90.8%	3.6%
Median	Sale Price	85,000	270,000	-68.5%	205,000	165,000	24.2%
	Days on Market	54	31	74.2%	22	21	4.8%
	Percent of Original	76.5%	89.4%	-14.4%	94.3%	93.0%	1.4%

A total of 1 contract for sale was written in Nemaha County during the month of November, down from 2 in 2023. The median list price of this home was \$85,000, down from \$270,000 the prior year.

Half of the homes that went under contract in November were on the market less than 54 days, compared to 31 days in November 2023.

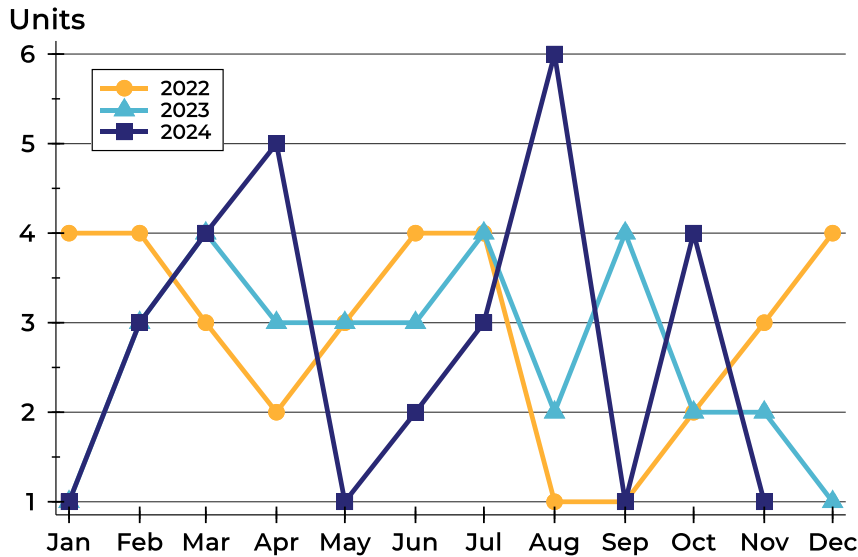
## History of Contracts Written





## Nemaha County Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	4	1	1
February	4	3	3
March	3	4	4
April	2	3	5
May	3	3	1
June	4	3	2
July	4	4	3
August	1	2	6
September	1	4	1
October	2	2	4
November	3	2	1
December	4	1	1

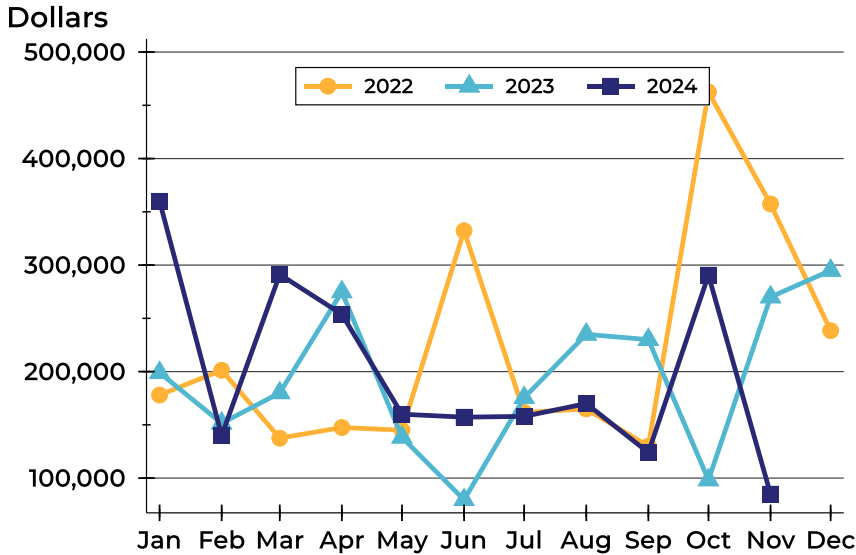
### Contracts Written by Price Range

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	100.0%	85,000	85,000	54	54	76.5%	76.5%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



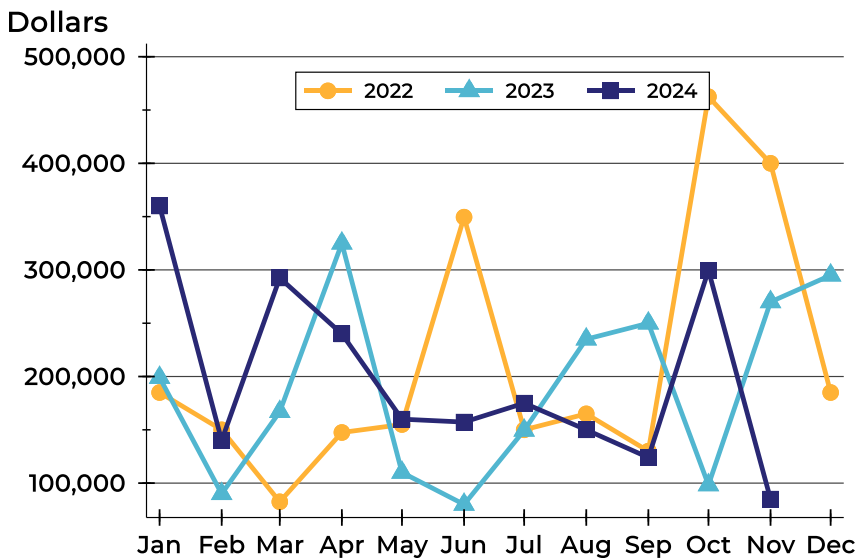
# Nemaha County Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	178,000	199,000	<b>360,000</b>
February	201,250	151,500	<b>140,000</b>
March	137,500	180,000	<b>291,250</b>
April	147,500	274,833	<b>253,800</b>
May	145,000	138,333	<b>160,000</b>
June	332,250	79,667	<b>157,250</b>
July	161,625	175,500	<b>157,967</b>
August	165,000	235,000	<b>170,000</b>
September	130,000	230,000	<b>124,000</b>
October	462,500	98,250	<b>290,600</b>
November	357,333	270,000	<b>85,000</b>
December	238,500	295,000	

## Median Price

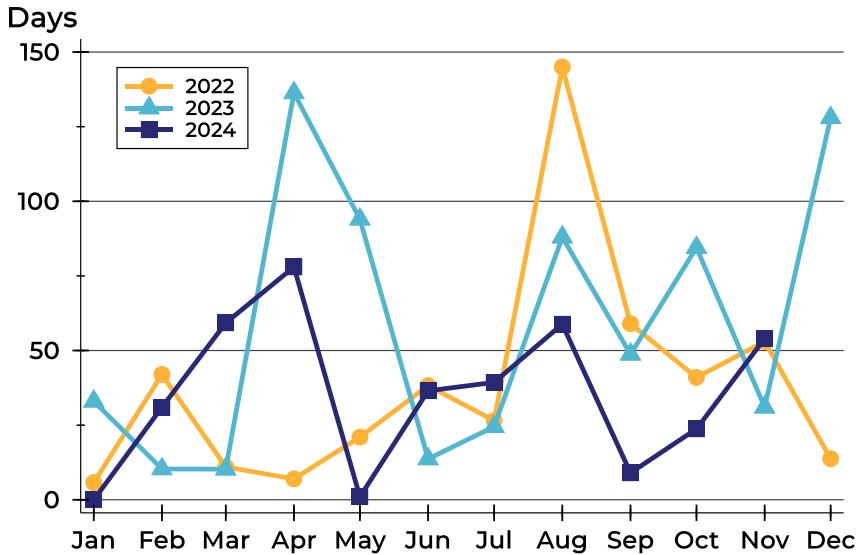


Month	2022	2023	2024
January	185,000	199,000	<b>360,000</b>
February	150,000	90,000	<b>140,000</b>
March	82,500	167,000	<b>292,500</b>
April	147,500	325,000	<b>240,000</b>
May	155,000	109,999	<b>160,000</b>
June	349,500	80,000	<b>157,250</b>
July	150,000	149,500	<b>175,000</b>
August	165,000	235,000	<b>150,000</b>
September	130,000	250,000	<b>124,000</b>
October	462,500	98,250	<b>299,700</b>
November	400,000	270,000	<b>85,000</b>
December	185,000	295,000	



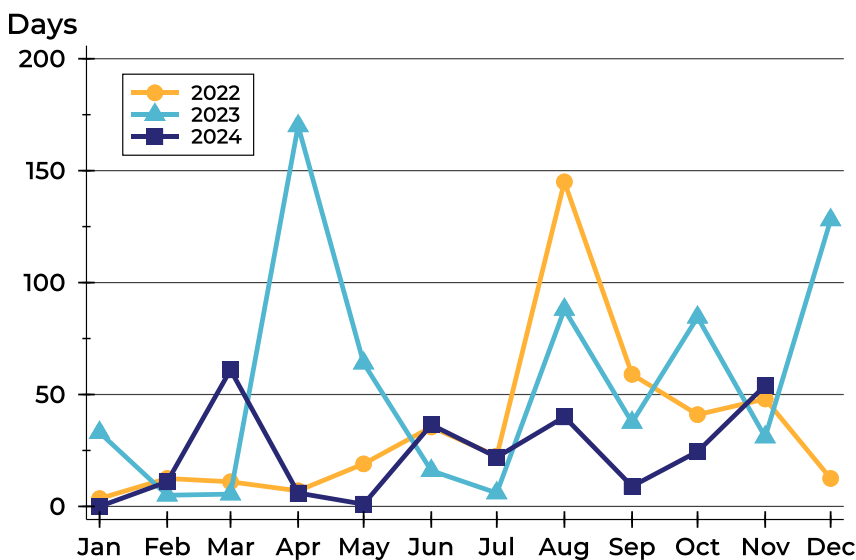
# Nemaha County Contracts Written Analysis

## Average DOM



Month	2022	2023	2024
January	6	33	N/A
February	42	10	31
March	11	10	59
April	7	136	78
May	21	94	1
June	38	14	37
July	27	25	39
August	145	88	59
September	59	49	9
October	41	85	24
November	53	31	54
December	14	128	

## Median DOM



Month	2022	2023	2024
January	4	33	N/A
February	13	5	11
March	11	6	61
April	7	170	6
May	19	64	1
June	36	16	37
July	23	6	22
August	145	88	40
September	59	38	9
October	41	85	25
November	48	31	54
December	13	128	



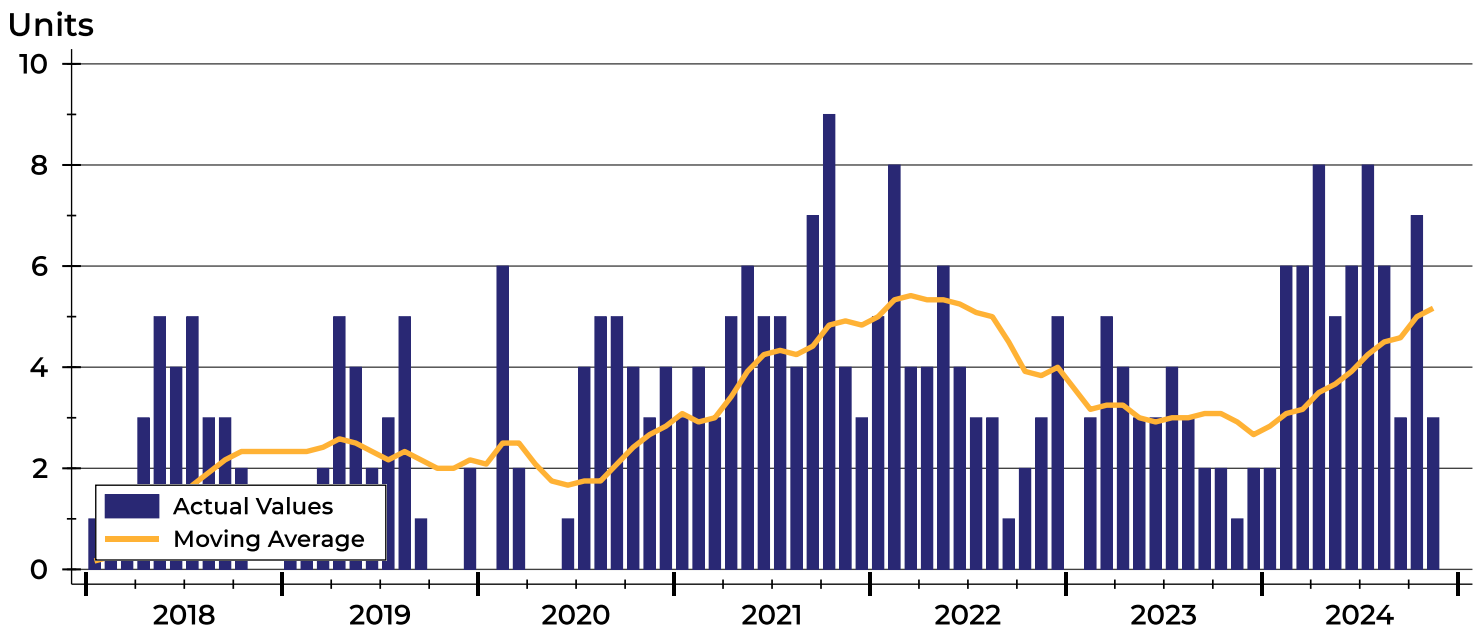
# Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2024	2023	Change
Pending Contracts		3	1	200.0%
Volume (1,000s)		863	385	124.2%
Average	List Price	287,667	385,000	-25.3%
	Days on Market	8	3	166.7%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	240,000	385,000	-37.7%
	Days on Market	9	3	200.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Nemaha County had contracts pending at the end of November, up from 1 contract pending at the end of November 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

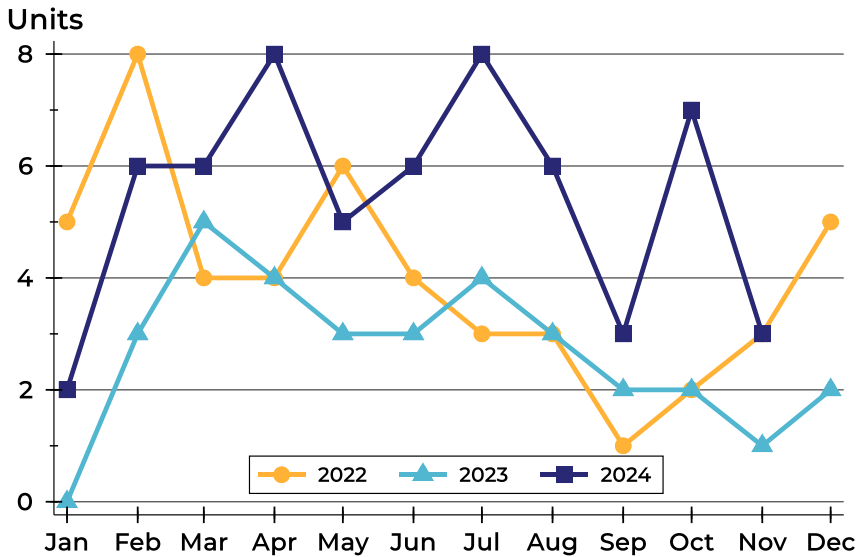






## Nemaha County Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	5	0	2
February	8	3	6
March	4	5	6
April	4	4	8
May	6	3	5
June	4	3	6
July	3	4	8
August	3	3	6
September	1	2	3
October	2	2	7
November	3	1	3
December	5	2	3

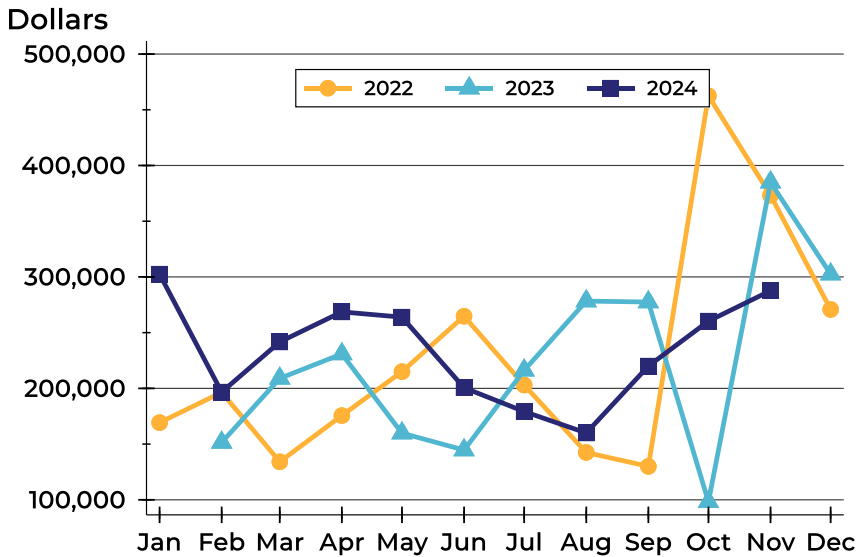
### Pending Contracts by Price Range

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	33.3%	124,000	124,000	9	9	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	33.3%	499,000	499,000	14	14	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



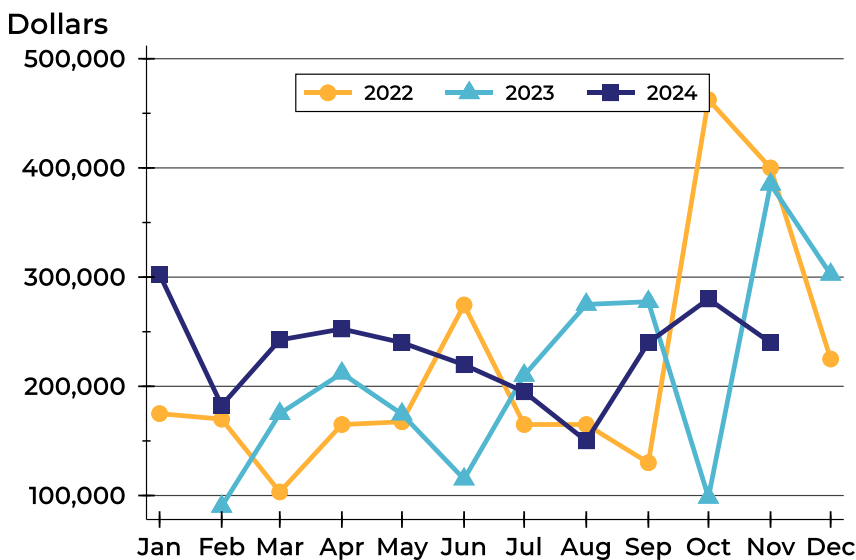
## Nemaha County Pending Contracts Analysis

### Average Price



Month	2022	2023	2024
January	169,280	N/A	<b>302,500</b>
February	196,425	151,500	<b>196,667</b>
March	134,125	209,000	<b>241,667</b>
April	175,625	230,875	<b>268,625</b>
May	215,000	159,833	<b>263,900</b>
June	264,750	144,667	<b>200,583</b>
July	203,000	216,250	<b>179,238</b>
August	142,500	278,333	<b>160,000</b>
September	130,000	277,500	<b>220,000</b>
October	462,500	98,250	<b>260,343</b>
November	373,333	385,000	<b>287,667</b>
December	270,800	302,500	

### Median Price

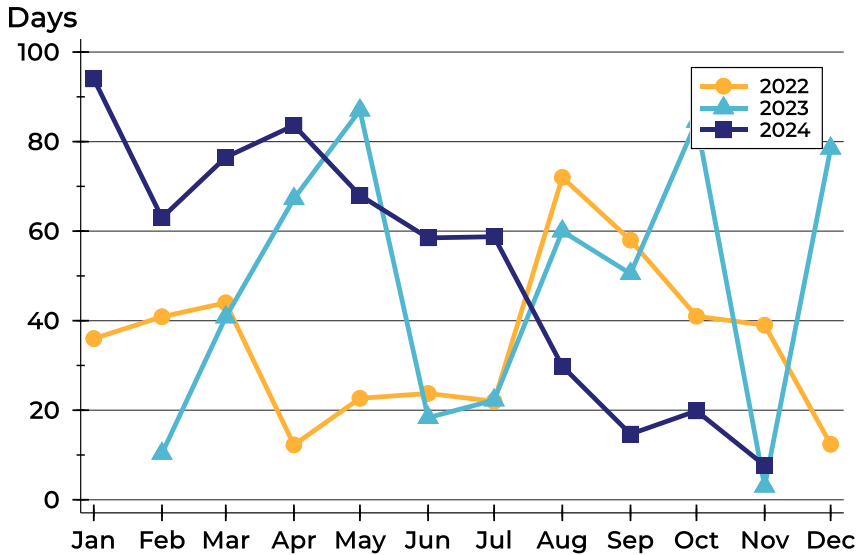


Month	2022	2023	2024
January	175,000	N/A	<b>302,500</b>
February	169,950	90,000	<b>182,500</b>
March	103,250	175,000	<b>242,500</b>
April	165,000	212,000	<b>252,500</b>
May	167,500	174,500	<b>240,000</b>
June	274,500	115,000	<b>219,750</b>
July	165,000	210,000	<b>194,950</b>
August	165,000	275,000	<b>150,000</b>
September	130,000	277,500	<b>240,000</b>
October	462,500	98,250	<b>280,000</b>
November	400,000	385,000	<b>240,000</b>
December	225,000	302,500	



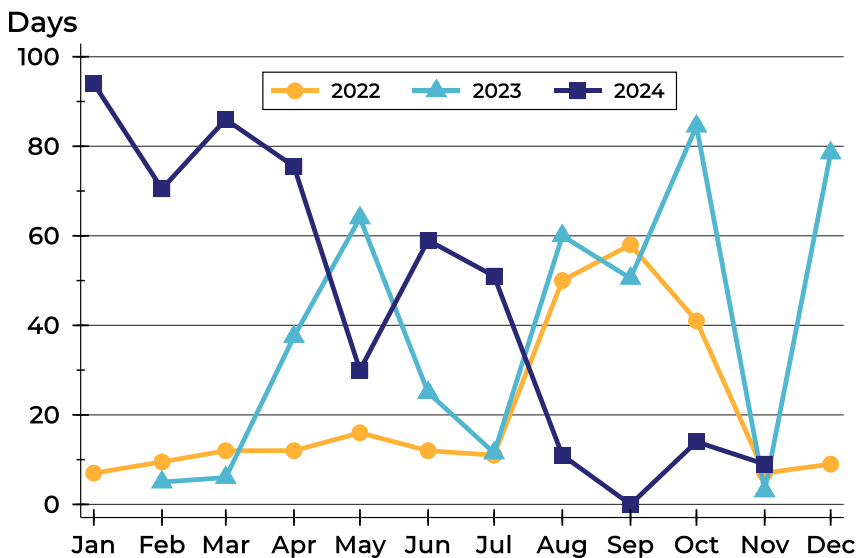
## Nemaha County Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	36	N/A	94
February	41	10	63
March	44	41	77
April	12	67	84
May	23	87	68
June	24	18	59
July	22	22	59
August	72	60	30
September	58	51	15
October	41	85	20
November	39	3	8
December	12	79	

### Median DOM



Month	2022	2023	2024
January	7	N/A	94
February	10	5	71
March	12	6	86
April	12	38	76
May	16	64	30
June	12	25	59
July	11	12	51
August	50	60	11
September	58	51	N/A
October	41	85	14
November	7	3	9
December	9	79	