



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

December 2025 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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**December
2025**

Northeast Kansas MLS Statistics



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Fell in December

Total home sales in the Northeast Kansas MLS system fell last month to 4 units, compared to 5 units in December 2024. Total sales volume was \$0.7 million, down from a year earlier.

The median sale price in December was \$155,000, up from \$131,000 a year earlier. Homes that sold in December were typically on the market for 28 days and sold for 98.2% of their list prices.

Northeast Kansas Active Listings Up at End of December

The total number of active listings in the Northeast Kansas MLS system at the end of December was 40 units, up from 39 at the same point in 2024. This represents a 5.3 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$164,500.

During December, a total of 2 contracts were written down from 5 in December 2024. At the end of the month, there were 4 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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**December
2025**

Northeast Kansas MLS Statistics



Northeast Kansas Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		4	5	7	91	110	141
Change from prior year		-20.0%	-28.6%	-41.7%	-17.3%	-22.0%	22.6%
Active Listings		40	39	35	N/A	N/A	N/A
Change from prior year		2.6%	11.4%	0.0%			
Months' Supply		5.3	4.3	3.0	N/A	N/A	N/A
Change from prior year		23.3%	43.3%	-18.9%			
New Listings		2	11	11	139	152	174
Change from prior year		-81.8%	0.0%	-15.4%	-8.6%	-12.6%	2.4%
Contracts Written		2	5	6	91	111	135
Change from prior year		-60.0%	-16.7%	0.0%	-18.0%	-17.8%	12.5%
Pending Contracts		4	6	5	N/A	N/A	N/A
Change from prior year		-33.3%	20.0%	-37.5%			
Sales Volume (1,000s)		664	995	1,162	16,580	17,085	20,717
Change from prior year		-33.3%	-14.4%	-49.9%	-3.0%	-17.5%	13.5%
Average	Sale Price	165,875	199,080	165,993	182,202	155,322	146,932
	Change from prior year	-16.7%	19.9%	-14.2%	17.3%	5.7%	-7.4%
	List Price of Actives	238,099	193,800	137,709	N/A	N/A	N/A
	Change from prior year	22.9%	40.7%	-2.1%			
	Days on Market	39	23	49	74	65	50
	Change from prior year	69.6%	-53.1%	-29.0%	13.8%	30.0%	16.3%
Median	Percent of List	97.8%	99.2%	96.0%	95.1%	94.4%	94.6%
	Change from prior year	-1.4%	3.3%	1.4%	0.7%	-0.2%	-1.9%
	Percent of Original	95.3%	96.1%	93.6%	91.0%	91.3%	91.3%
	Change from prior year	-0.8%	2.7%	6.7%	-0.3%	0.0%	-3.1%
	Sale Price	155,000	131,000	140,000	155,000	146,500	135,000
Median	Change from prior year	18.3%	-6.4%	22.0%	5.8%	8.5%	0.4%
	List Price of Actives	164,500	169,900	110,000	N/A	N/A	N/A
	Change from prior year	-3.2%	54.5%	-12.0%			
	Days on Market	29	9	22	42	33	25
	Change from prior year	222.2%	-59.1%	-72.8%	27.3%	32.0%	31.6%
Median	Percent of List	98.2%	100.0%	94.8%	96.8%	97.1%	97.4%
	Change from prior year	-1.8%	5.5%	-2.1%	-0.3%	-0.3%	-0.3%
	Percent of Original	95.4%	100.0%	94.8%	94.8%	95.2%	94.8%
Median	Change from prior year	-4.6%	5.5%	6.8%	-0.4%	0.4%	-2.3%

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



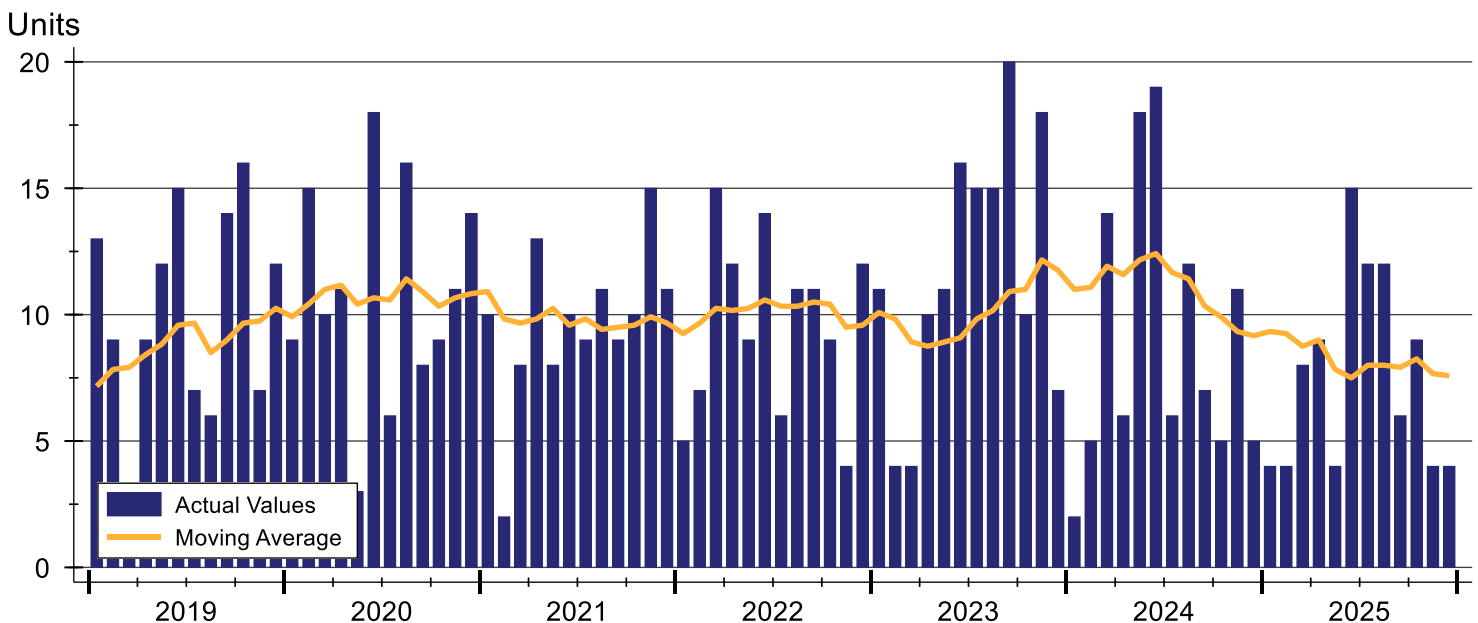
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		4	5	-20.0%	91	110	-17.3%
Volume (1,000s)		664	995	-33.3%	16,580	17,085	-3.0%
Months' Supply		5.3	4.3	23.3%	N/A	N/A	N/A
Average	Sale Price	165,875	199,080	-16.7%	182,202	155,322	17.3%
	Days on Market	39	23	69.6%	74	65	13.8%
	Percent of List	97.8%	99.2%	-1.4%	95.1%	94.4%	0.7%
	Percent of Original	95.3%	96.1%	-0.8%	91.0%	91.3%	-0.3%
Median	Sale Price	155,000	131,000	18.3%	155,000	146,500	5.8%
	Days on Market	29	9	222.2%	42	33	27.3%
	Percent of List	98.2%	100.0%	-1.8%	96.8%	97.1%	-0.3%
	Percent of Original	95.4%	100.0%	-4.6%	94.8%	95.2%	-0.4%

A total of 4 homes sold in the Northeast Kansas MLS system in December, down from 5 units in December 2024. Total sales volume fell to \$0.7 million compared to \$1.0 million in the previous year.

The median sales price in December was \$155,000, up 18.3% compared to the prior year. Median days on market was 28 days, down from 93 days in November, but up from 9 in December 2024.

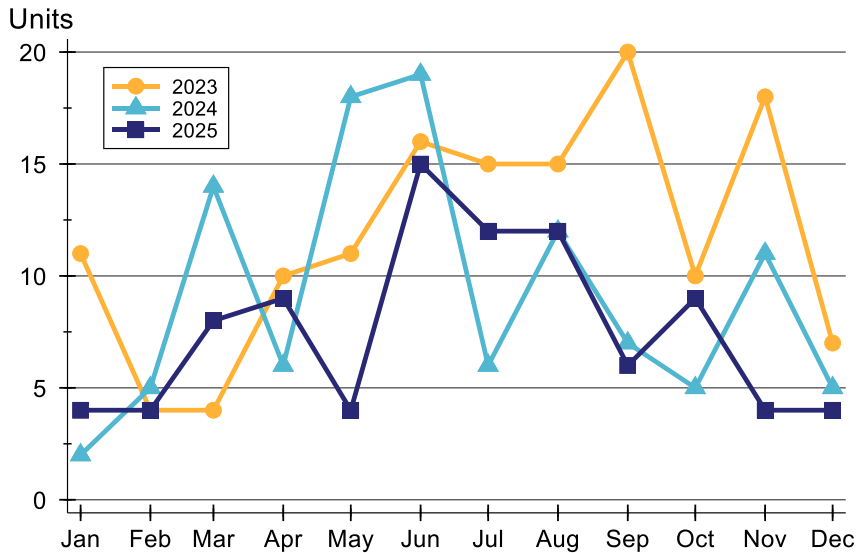
History of Closed Listings





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	11	2	4
February	4	5	4
March	4	14	8
April	10	6	9
May	11	18	4
June	16	19	15
July	15	6	12
August	15	12	12
September	20	7	6
October	10	5	9
November	18	11	4
December	7	5	4

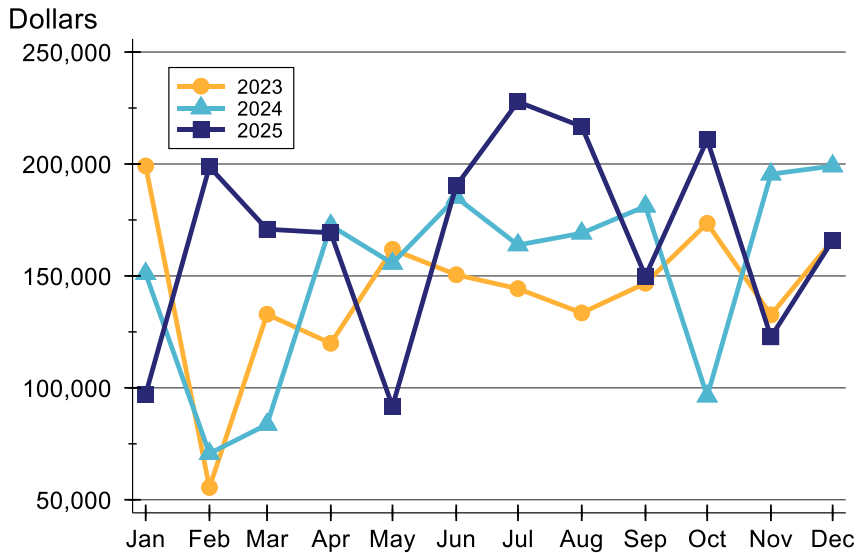
Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	25.0%	2.7	90,500	90,500	33	33	91.0%	91.0%	86.2%	86.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	50.0%	5.5	155,000	155,000	23	23	100.5%	100.5%	100.5%	100.5%
\$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	1	25.0%	2.4	263,000	263,000	76	76	99.4%	99.4%	93.9%	93.9%
\$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	0	0.0%	N/A	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



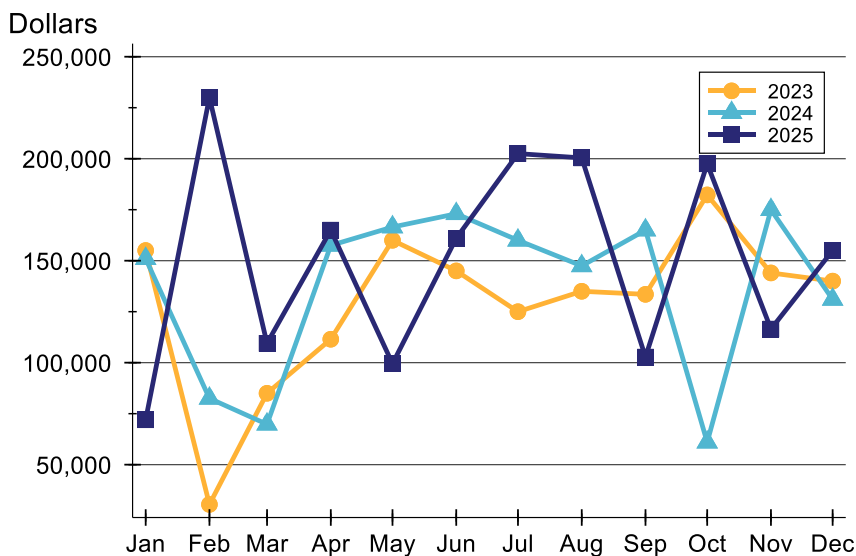
Northeast Kansas Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	199,136	151,000	97,125
February	55,500	70,660	198,750
March	132,875	83,625	170,875
April	119,900	172,500	169,233
May	161,873	155,606	91,750
June	150,525	185,095	190,267
July	144,310	163,833	227,792
August	133,480	169,075	216,733
September	146,755	181,143	149,920
October	173,500	96,280	210,833
November	132,583	195,455	122,750
December	165,993	199,080	165,875

Median Price

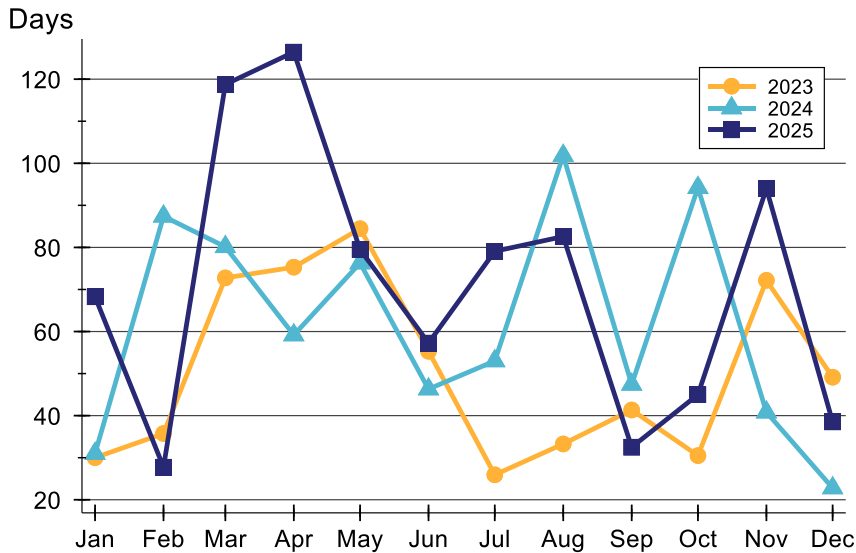


Month	2023	2024	2025
January	155,000	151,000	72,000
February	30,500	82,500	230,000
March	85,000	69,813	109,500
April	111,500	157,500	165,000
May	160,000	166,500	99,500
June	145,000	173,000	161,000
July	125,000	160,000	202,500
August	135,000	147,450	200,400
September	133,500	165,000	102,760
October	182,250	61,000	197,500
November	144,000	175,000	116,500
December	140,000	131,000	155,000



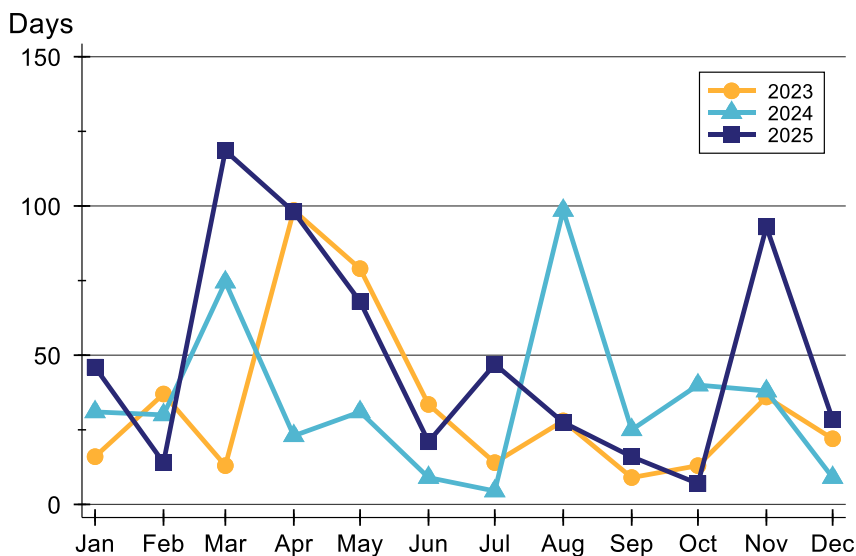
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	30	31	68
February	36	87	28
March	73	80	119
April	75	59	126
May	84	76	80
June	55	46	57
July	26	53	79
August	33	102	83
September	41	47	33
October	31	94	45
November	72	41	94
December	49	23	39

Median DOM



Month	2023	2024	2025
January	16	31	46
February	37	30	14
March	13	75	119
April	99	23	98
May	79	31	68
June	34	9	21
July	14	5	47
August	28	99	28
September	9	25	16
October	13	40	7
November	36	38	93
December	22	9	29



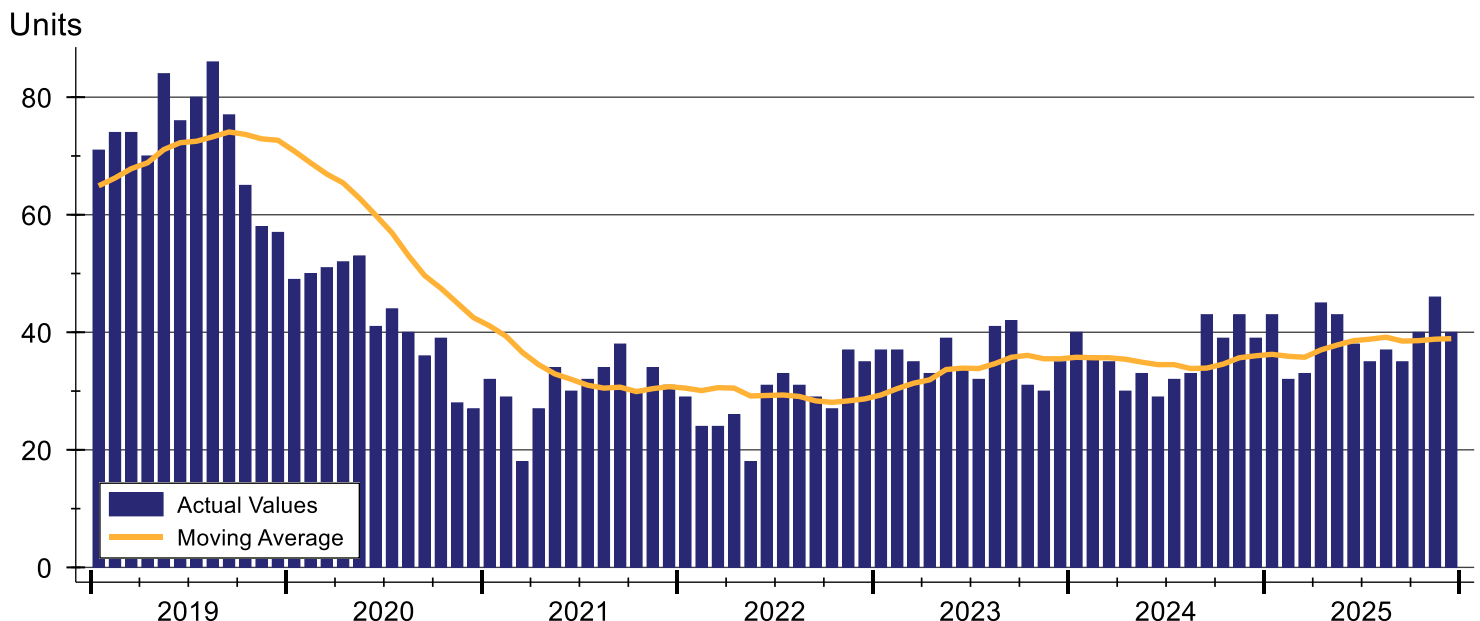
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2025	End of December 2024	Change
Active Listings		40	39	2.6%
Volume (1,000s)		9,524	7,558	26.0%
Months' Supply		5.3	4.3	23.3%
Average	List Price	238,099	193,800	22.9%
	Days on Market	70	103	-32.0%
	Percent of Original	94.4%	94.8%	-0.4%
Median	List Price	164,500	169,900	-3.2%
	Days on Market	57	81	-29.6%
	Percent of Original	97.0%	100.0%	-3.0%

A total of 40 homes were available for sale in the Northeast Kansas MLS system at the end of December. This represents a 5.3 months' supply of active listings.

The median list price of homes on the market at the end of December was \$164,500, down 3.2% from 2024. The typical time on market for active listings was 56 days, down from 81 days a year earlier.

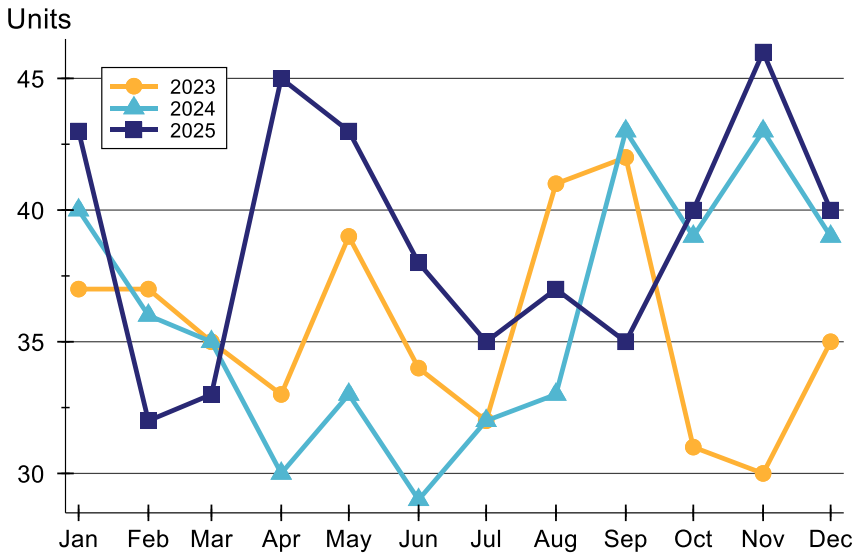
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	37	40	43
February	37	36	32
March	35	35	33
April	33	30	45
May	39	33	43
June	34	29	38
July	32	32	35
August	41	33	37
September	42	43	35
October	31	39	40
November	30	43	46
December	35	39	40

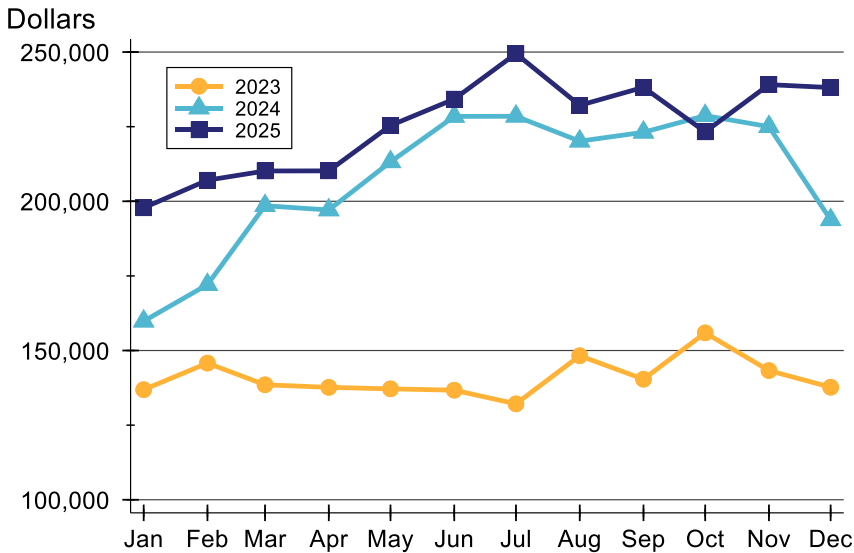
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	10.0%	2.7	88,625	87,500	95	123	88.2%	92.5%
\$100,000-\$124,999	5	12.5%	N/A	108,400	109,000	100	115	90.9%	88.6%
\$125,000-\$149,999	7	17.5%	N/A	141,643	143,000	35	29	95.8%	97.3%
\$150,000-\$174,999	5	12.5%	5.5	158,600	157,000	68	5	95.3%	100.0%
\$175,000-\$199,999	3	7.5%	N/A	184,317	179,950	70	55	94.4%	94.7%
\$200,000-\$249,999	2	5.0%	N/A	227,500	227,500	41	41	97.2%	97.2%
\$250,000-\$299,999	2	5.0%	2.4	279,500	279,500	223	223	83.8%	83.8%
\$300,000-\$399,999	7	17.5%	N/A	358,000	349,000	45	49	98.9%	100.0%
\$400,000-\$499,999	1	2.5%	N/A	460,000	460,000	75	75	94.8%	94.8%
\$500,000-\$749,999	4	10.0%	N/A	577,500	592,500	55	64	97.4%	96.8%
\$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



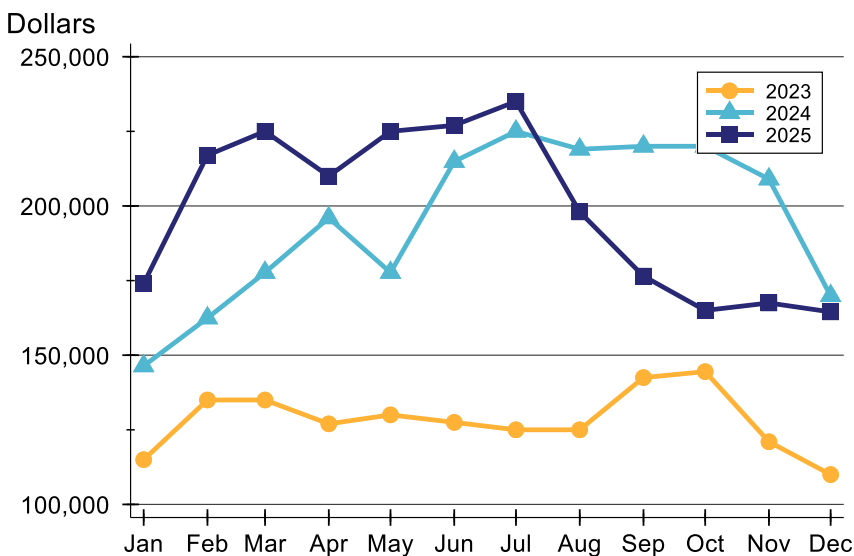
Northeast Kansas Active Listings Analysis

Average Price



Month	2023	2024	2025
January	136,893	159,830	197,812
February	145,786	172,086	207,069
March	138,526	198,523	210,155
April	137,670	197,093	210,193
May	137,159	213,218	225,393
June	136,712	228,445	234,245
July	132,141	228,497	249,480
August	148,264	220,152	232,157
September	140,396	223,130	238,183
October	155,922	228,713	223,261
November	143,290	225,014	239,094
December	137,709	193,800	238,099

Median Price

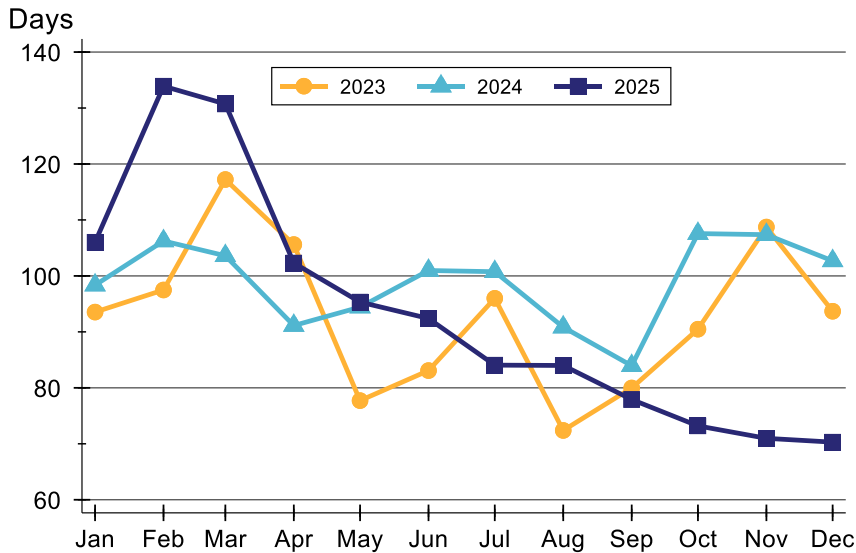


Month	2023	2024	2025
January	115,000	146,400	174,000
February	135,000	162,450	217,000
March	135,000	177,700	225,000
April	127,000	196,000	210,000
May	130,000	177,700	225,000
June	127,500	214,900	227,000
July	125,000	225,000	235,000
August	125,000	219,000	198,000
September	142,500	220,000	176,500
October	144,500	220,000	165,000
November	121,000	209,000	167,500
December	110,000	169,900	164,500



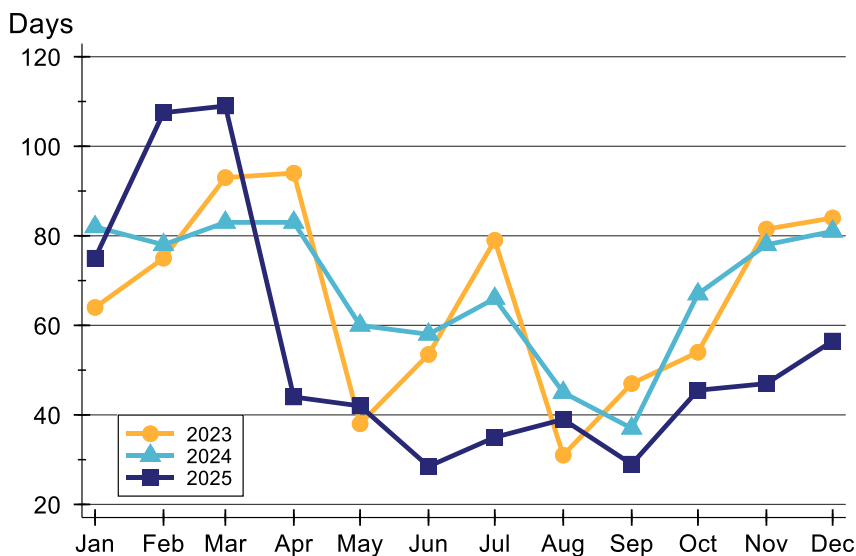
Northeast Kansas Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	98	106
February	97	106	134
March	117	104	131
April	106	91	102
May	78	94	95
June	83	101	92
July	96	101	84
August	72	91	84
September	80	84	78
October	90	108	73
November	109	107	71
December	94	103	70

Median DOM

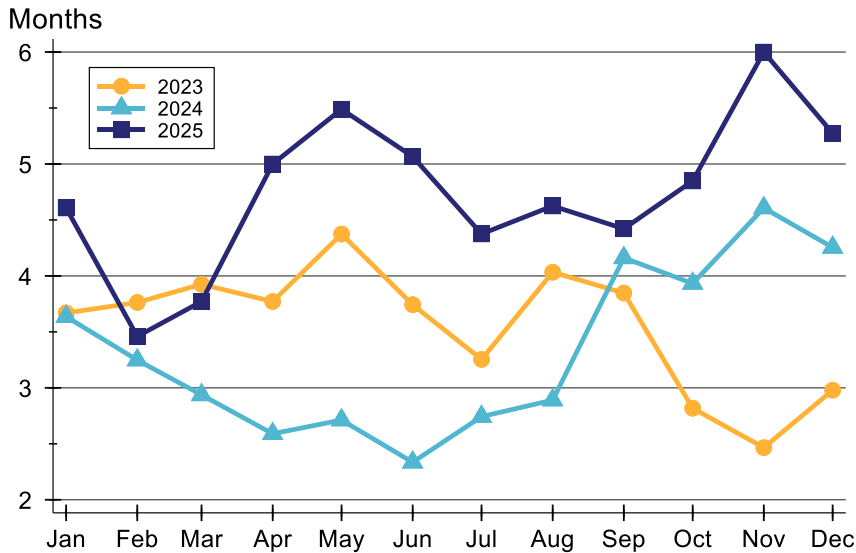


Month	2023	2024	2025
January	64	82	75
February	75	78	108
March	93	83	109
April	94	83	44
May	38	60	42
June	54	58	29
July	79	66	35
August	31	45	39
September	47	37	29
October	54	67	46
November	82	78	47
December	84	81	57



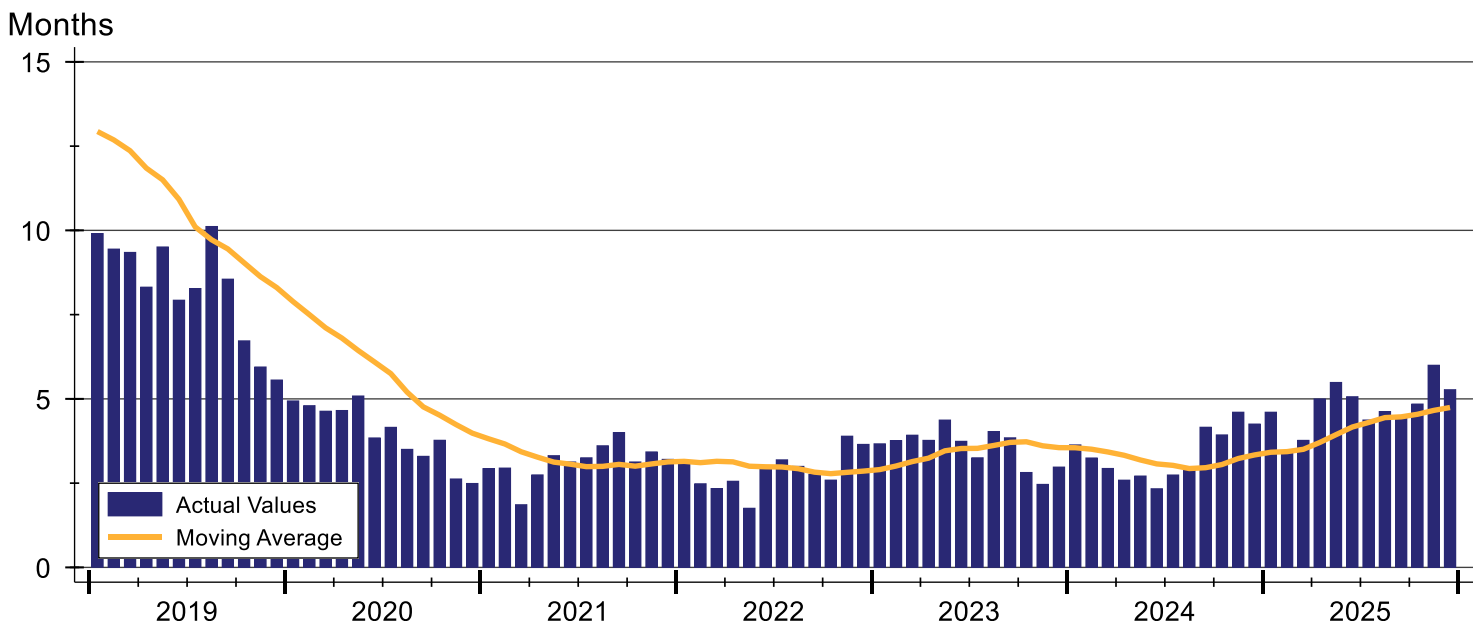
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	3.7	3.6	4.6
February	3.8	3.2	3.5
March	3.9	2.9	3.8
April	3.8	2.6	5.0
May	4.4	2.7	5.5
June	3.7	2.3	5.1
July	3.3	2.7	4.4
August	4.0	2.9	4.6
September	3.8	4.2	4.4
October	2.8	3.9	4.8
November	2.5	4.6	6.0
December	3.0	4.3	5.3

History of Month's Supply





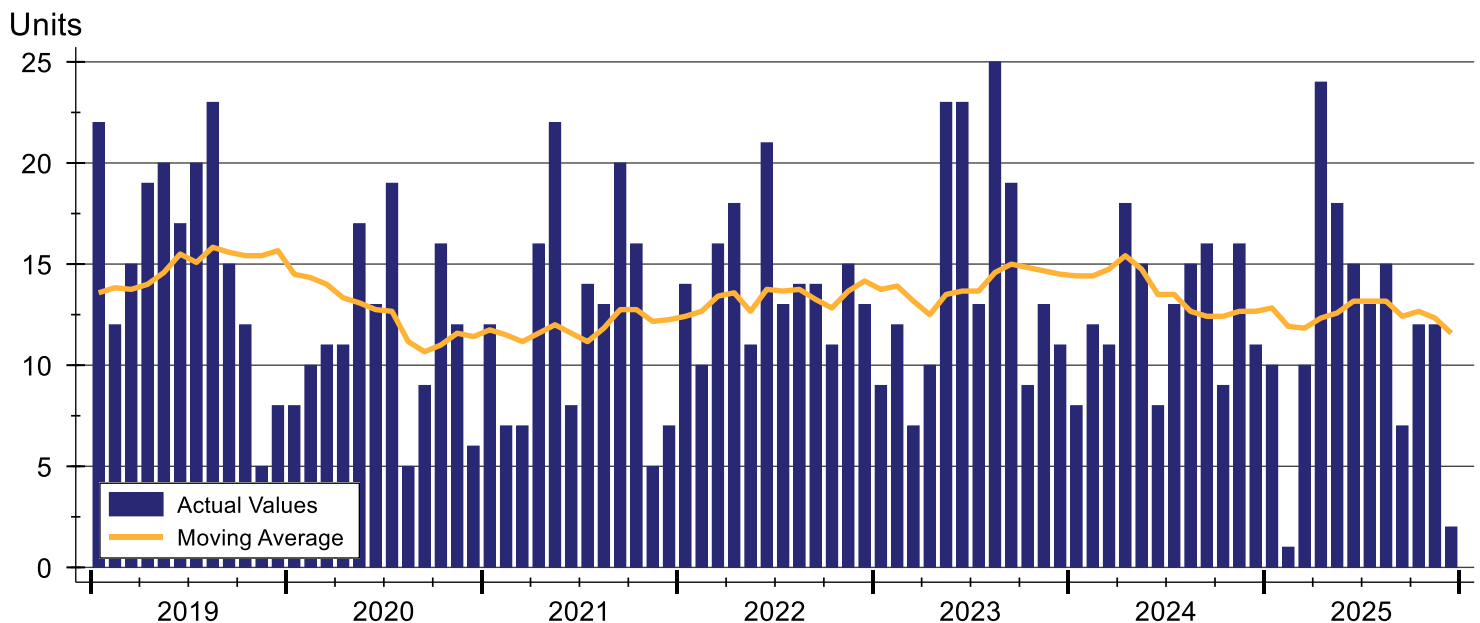
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	2	11	-81.8%
	Volume (1,000s)	380	1,767	-78.5%
	Average List Price	189,750	160,636	18.1%
	Median List Price	189,750	98,000	93.6%
Year-to-Date	New Listings	139	152	-8.6%
	Volume (1,000s)	29,043	28,032	3.6%
	Average List Price	208,940	184,418	13.3%
	Median List Price	169,500	164,950	2.8%

A total of 2 new listings were added in the Northeast Kansas MLS system during December, down 81.8% from the same month in 2024. Year-to-date the Northeast Kansas MLS system has seen 139 new listings.

The median list price of these homes was \$189,750 up from \$98,000 in 2024.

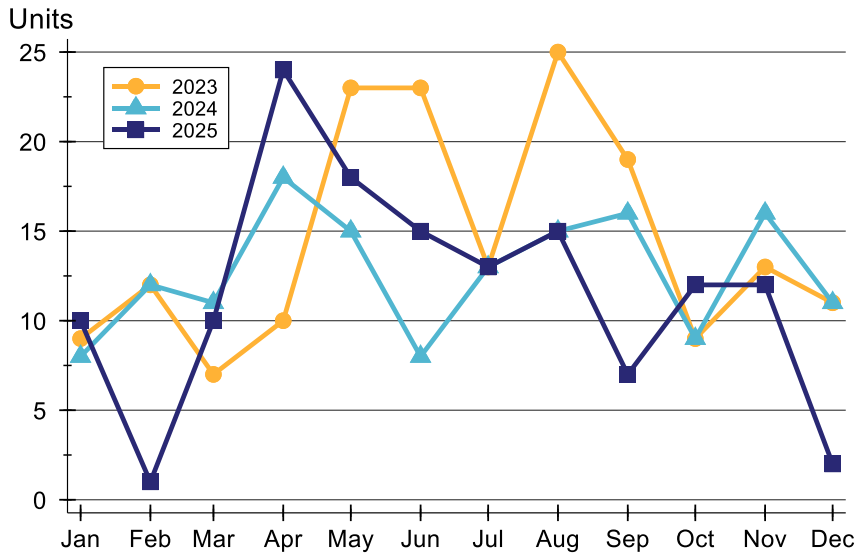
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	9	8	10
February	12	12	1
March	7	11	10
April	10	18	24
May	23	15	18
June	23	8	15
July	13	13	13
August	25	15	15
September	19	16	7
October	9	9	12
November	13	16	12
December	11	11	2

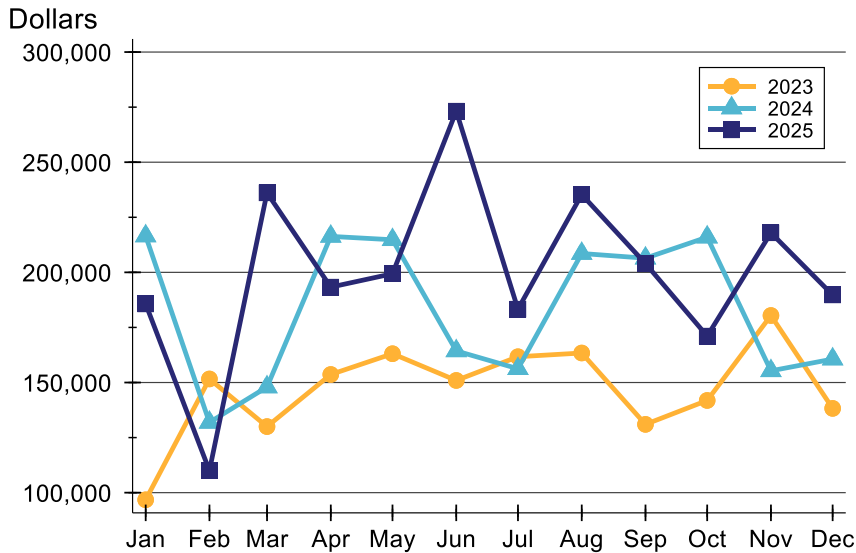
New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	50.0%	160,000	160,000	1	1	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	1	50.0%	219,500	219,500	0	0	99.1%	99.1%
\$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



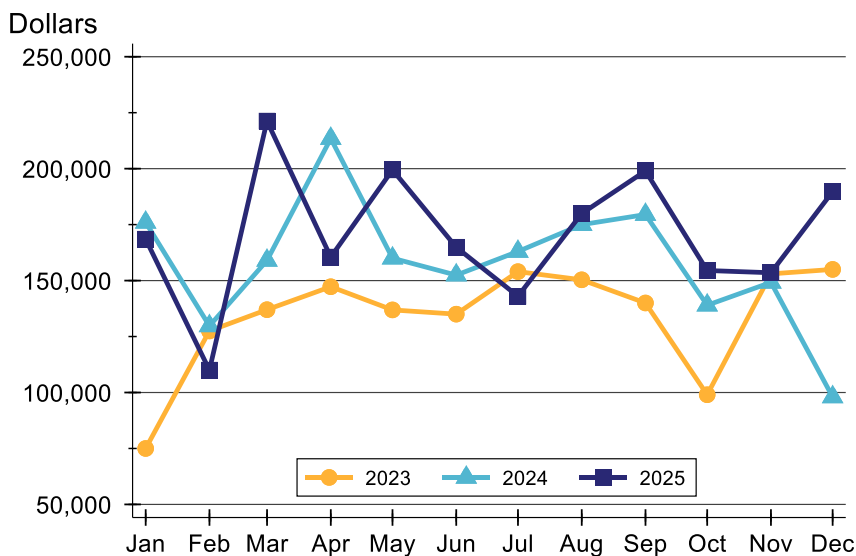
Northeast Kansas New Listings Analysis

Average Price



Month	2023	2024	2025
January	96,778	216,500	185,670
February	151,617	131,908	110,000
March	130,000	147,955	236,100
April	153,650	216,344	193,308
May	163,081	214,793	199,383
June	150,943	164,350	273,187
July	161,715	156,246	183,308
August	163,402	208,560	235,323
September	131,005	206,431	204,000
October	141,867	215,989	171,079
November	180,423	155,306	217,958
December	138,255	160,636	189,750

Median Price



Month	2023	2024	2025
January	75,000	176,000	168,500
February	127,500	129,750	110,000
March	137,000	159,000	221,250
April	147,250	213,450	160,500
May	136,900	160,000	199,450
June	135,000	152,450	164,900
July	154,000	163,000	143,000
August	150,350	175,000	179,950
September	140,000	179,500	199,000
October	99,000	139,000	154,500
November	153,000	149,200	153,500
December	155,000	98,000	189,750



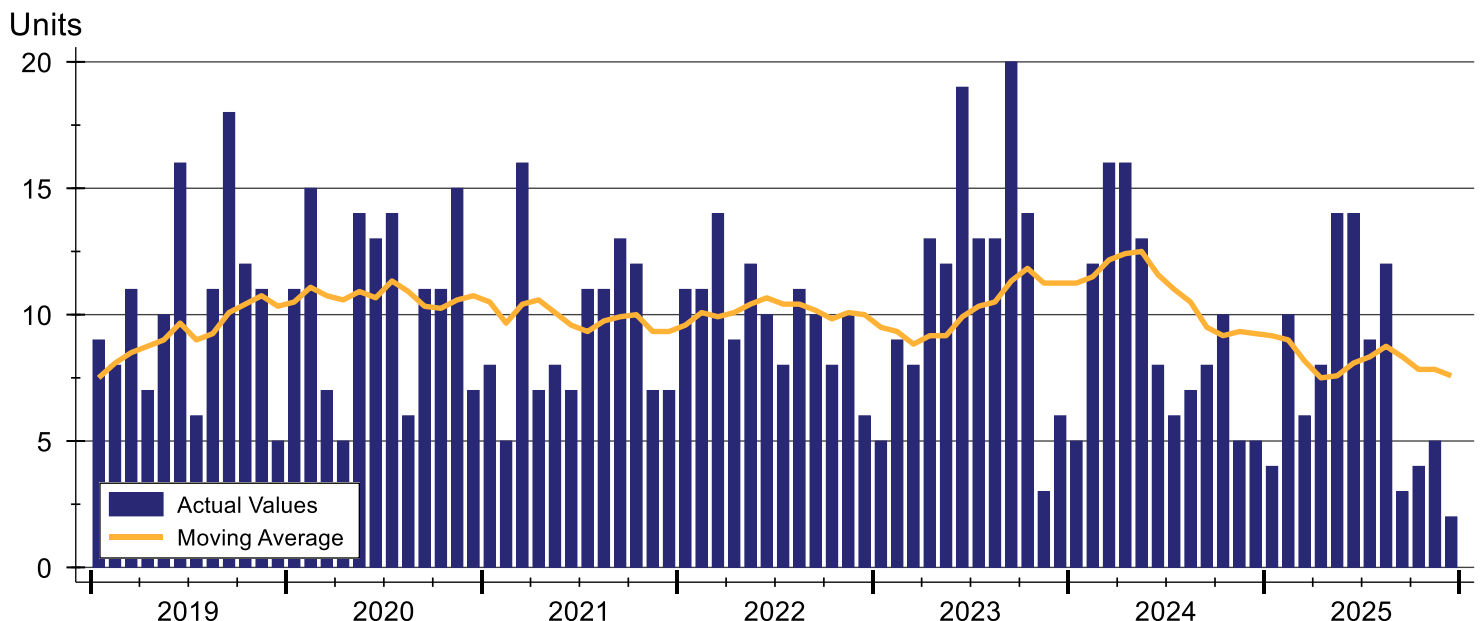
Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	5	-60.0%	91	111	-18.0%
Volume (1,000s)		234	696	-66.4%	17,087	17,558	-2.7%
Average	Sale Price	116,750	139,220	-16.1%	187,770	158,177	18.7%
	Days on Market	33	49	-32.7%	75	65	15.4%
	Percent of Original	100.0%	92.6%	8.0%	91.2%	91.0%	0.2%
Median	Sale Price	116,750	89,000	31.2%	160,000	145,000	10.3%
	Days on Market	33	29	13.8%	47	35	34.3%
	Percent of Original	100.0%	100.0%	0.0%	94.9%	94.9%	0.0%

A total of 2 contracts for sale were written in the Northeast Kansas MLS system during the month of December, down from 5 in 2024. The median list price of these homes was \$116,750, up from \$89,000 the prior year.

Half of the homes that went under contract in December were on the market less than 33 days, compared to 29 days in December 2024.

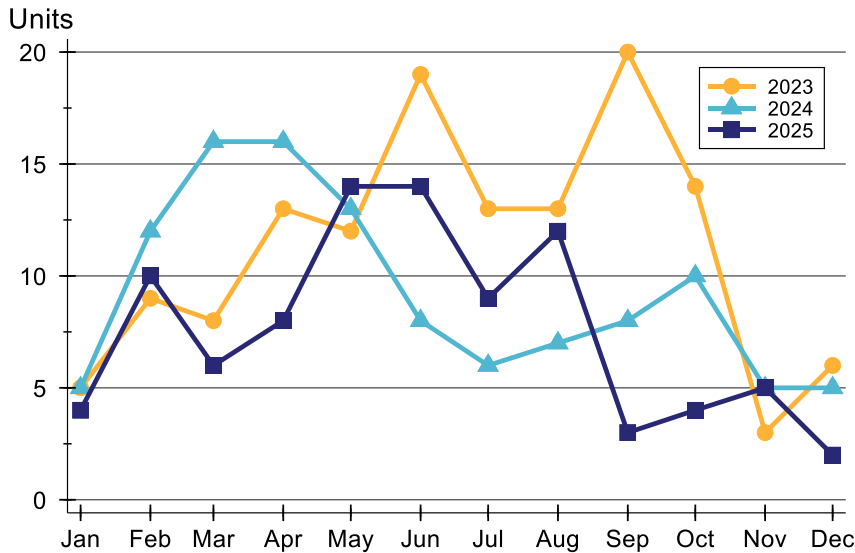
History of Contracts Written





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	5	5	4
February	9	12	10
March	8	16	6
April	13	16	8
May	12	13	14
June	19	8	14
July	13	6	9
August	13	7	12
September	20	8	3
October	14	10	4
November	3	5	5
December	6	5	2

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	50.0%	94,500	94,500	41	41	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	139,000	139,000	25	25	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	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



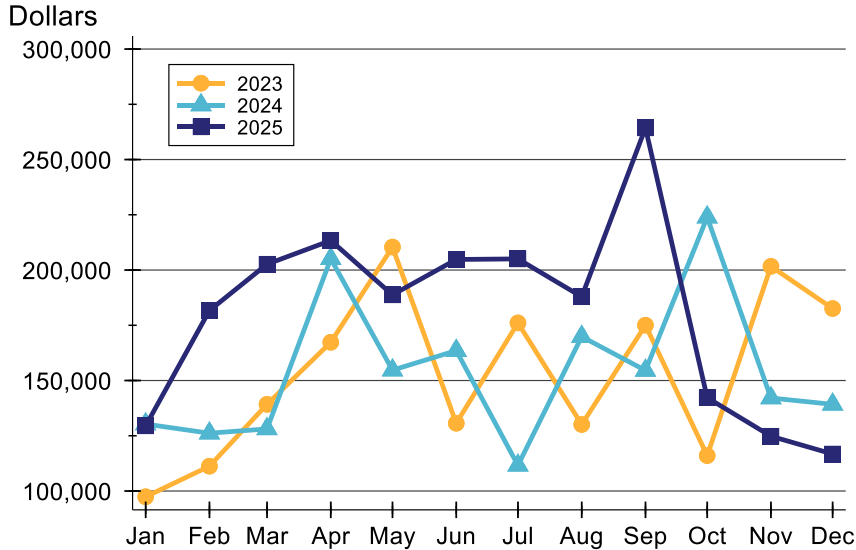
**December
2025**

Northeast Kansas MLS Statistics



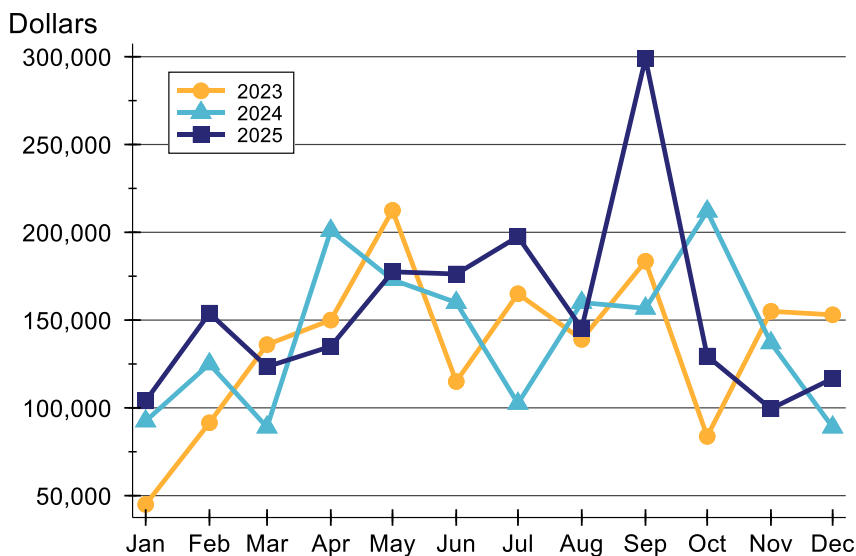
Northeast Kansas Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	97,400	130,300	129,500
February	111,244	126,167	181,670
March	139,238	128,106	202,633
April	167,308	205,125	213,375
May	210,400	154,692	188,779
June	130,668	163,550	204,779
July	176,077	111,633	205,044
August	130,112	169,857	187,908
September	175,045	154,550	264,333
October	116,021	223,930	142,250
November	201,667	142,100	124,800
December	182,583	139,220	116,750

Median Price

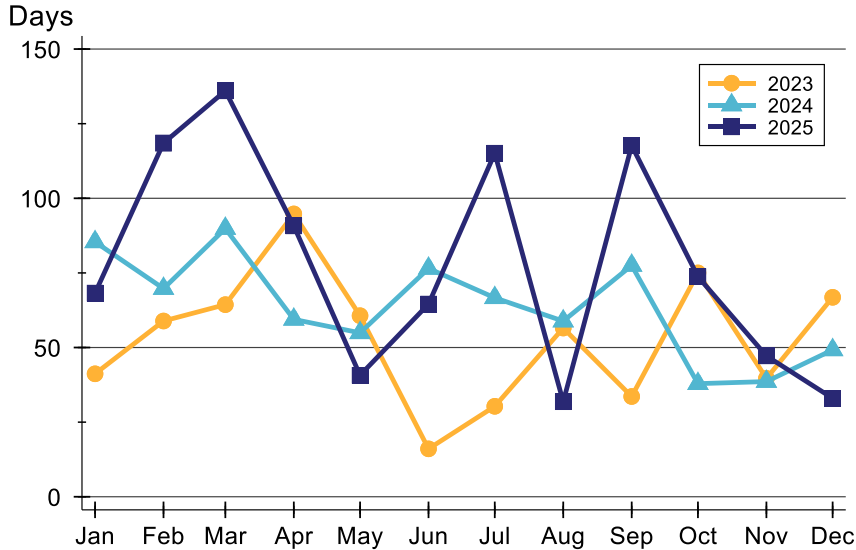


Month	2023	2024	2025
January	45,000	92,500	104,000
February	91,500	125,000	153,950
March	136,000	89,000	123,450
April	150,000	201,000	135,000
May	212,500	173,000	177,500
June	115,000	160,000	176,250
July	165,000	102,500	197,500
August	139,000	160,000	145,250
September	183,500	156,700	299,000
October	83,750	212,000	129,500
November	155,000	137,000	99,500
December	153,000	89,000	116,750



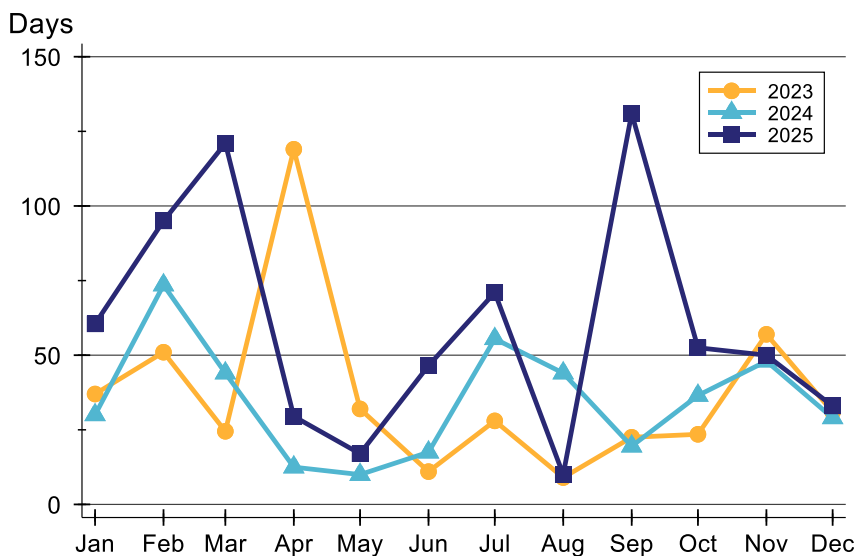
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	41	85	68
February	59	70	119
March	64	90	136
April	95	59	91
May	61	55	41
June	16	77	65
July	30	67	115
August	57	59	32
September	34	78	118
October	75	38	74
November	40	39	47
December	67	49	33

Median DOM



Month	2023	2024	2025
January	37	30	61
February	51	74	95
March	25	44	121
April	119	13	30
May	32	10	17
June	11	18	47
July	28	56	71
August	9	44	10
September	23	20	131
October	24	37	53
November	57	48	50
December	31	29	33



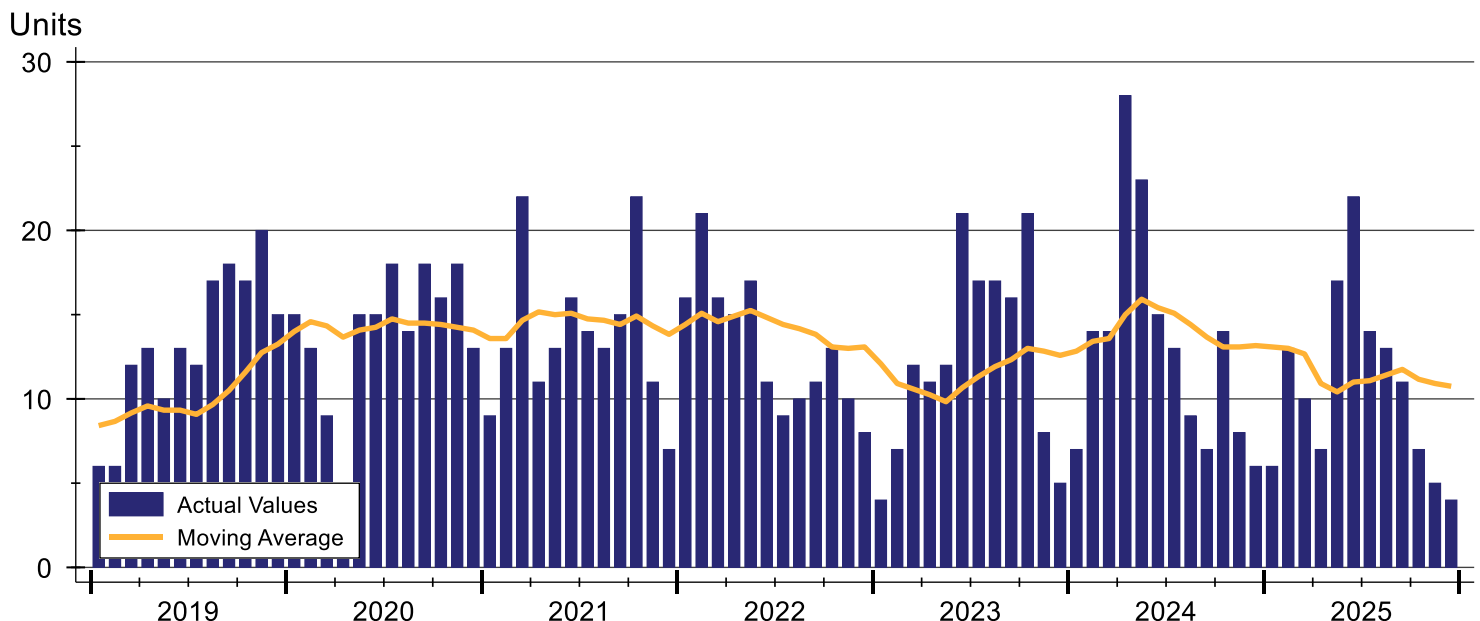
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		4	6	-33.3%
Volume (1,000s)		408	1,076	-62.1%
Average	List Price	102,000	179,350	-43.1%
	Days on Market	66	61	8.2%
	Percent of Original	92.5%	98.3%	-5.9%
Median	List Price	97,000	232,500	-58.3%
	Days on Market	52	39	33.3%
	Percent of Original	95.7%	100.0%	-4.3%

A total of 4 listings in the Northeast Kansas MLS system had contracts pending at the end of December, down from 6 contracts pending at the end of December 2024.

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.

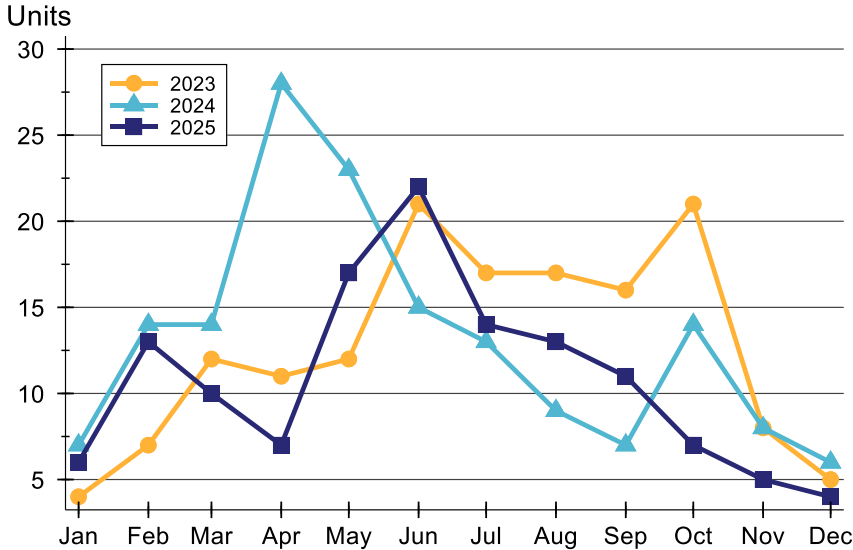
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	4	7	6
February	7	14	13
March	12	14	10
April	11	28	7
May	12	23	17
June	21	15	22
July	17	13	14
August	17	9	13
September	16	7	11
October	21	14	7
November	8	8	5
December	5	6	4

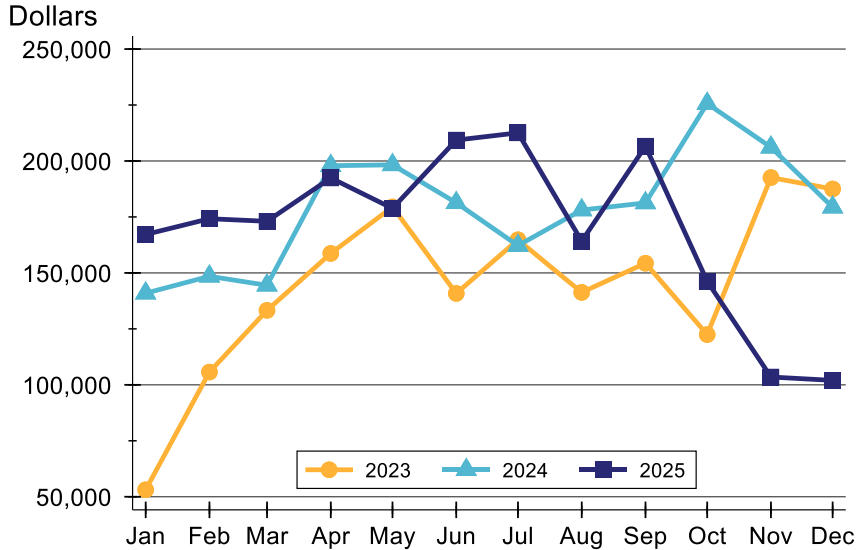
Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	25.0%	45,000	45,000	50	50	100.0%	100.0%
\$50,000-\$99,999	1	25.0%	55,000	55,000	53	53	78.6%	78.6%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	139,000	139,000	25	25	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	169,000	169,000	137	137	91.4%	91.4%
\$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



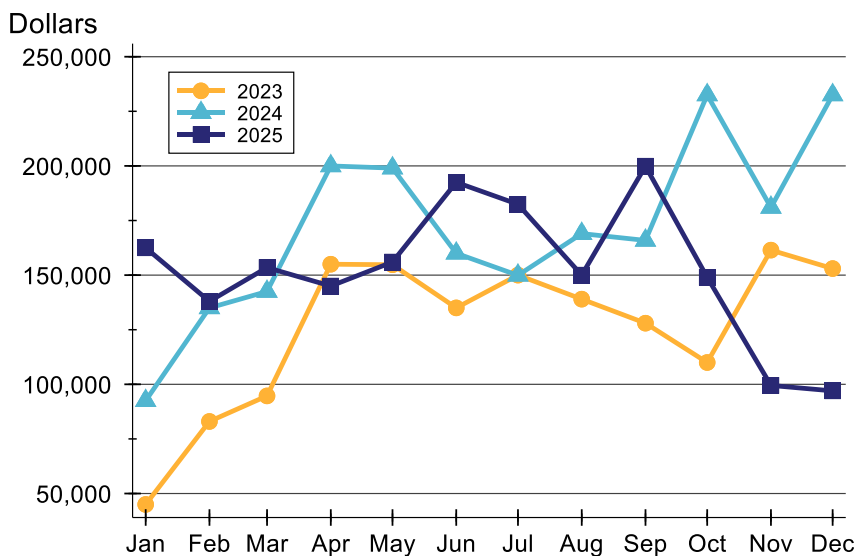
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	53,125	140,928	167,167
February	105,714	148,500	174,208
March	133,283	144,486	173,070
April	158,700	197,896	192,428
May	179,492	198,283	178,818
June	140,838	181,340	209,341
July	164,812	162,208	212,564
August	141,306	178,111	164,185
September	154,325	181,271	206,618
October	122,467	225,671	146,271
November	192,613	206,125	103,500
December	187,500	179,350	102,000

Median Price

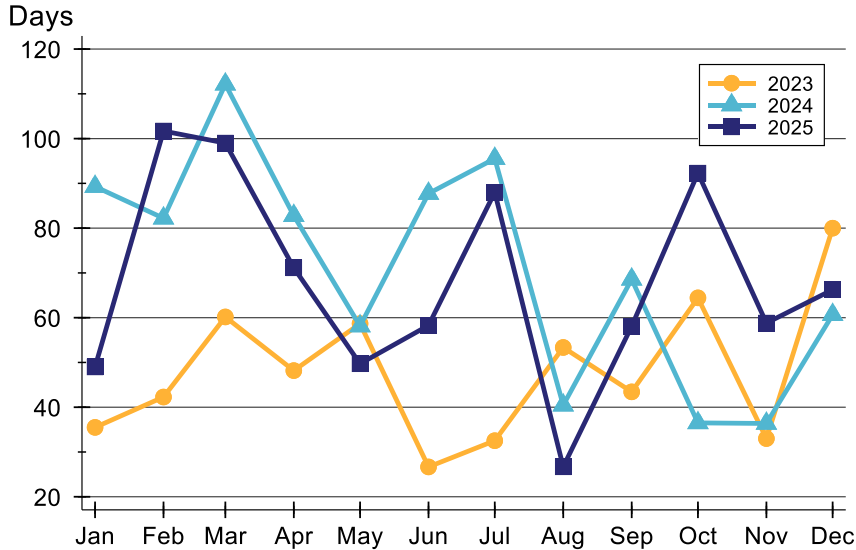


Month	2023	2024	2025
January	45,000	92,500	162,500
February	83,000	135,000	138,000
March	94,700	142,500	153,450
April	155,000	200,000	145,000
May	154,750	199,000	156,000
June	135,000	160,000	192,500
July	150,000	149,900	182,450
August	139,000	169,000	150,000
September	128,000	165,900	199,900
October	110,000	232,500	149,000
November	161,450	181,000	99,500
December	153,000	232,500	97,000



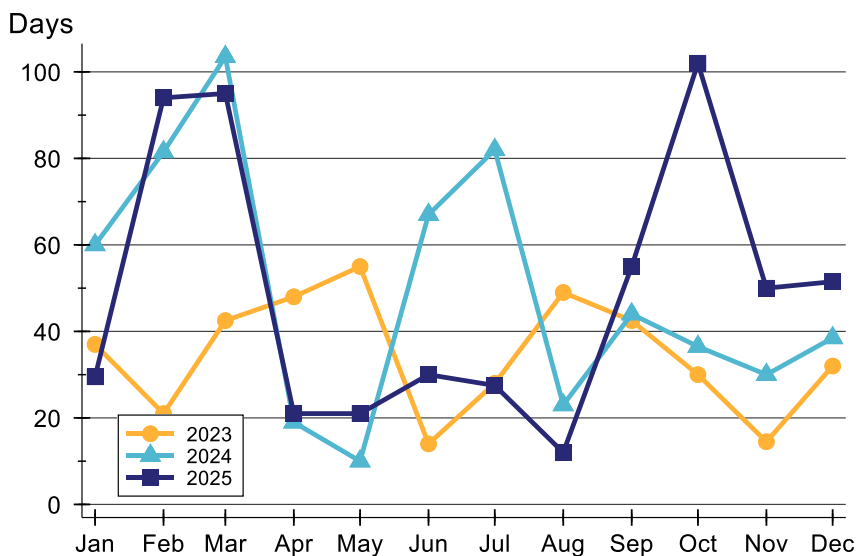
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	36	89	49
February	42	82	102
March	60	112	99
April	48	83	71
May	59	58	50
June	27	88	58
July	33	96	88
August	53	40	27
September	43	69	58
October	64	37	92
November	33	36	59
December	80	61	66

Median DOM



Month	2023	2024	2025
January	37	60	30
February	21	82	94
March	43	104	95
April	48	19	21
May	55	10	21
June	14	67	30
July	28	82	28
August	49	23	12
September	43	44	55
October	30	37	102
November	15	30	50
December	32	39	52



**December
2025**

Northeast Kansas MLS Statistics



Brown County Housing Report



Market Overview

Brown County Home Sales Remained Constant in December

Total home sales in Brown County remained at 3 units last month, the same as in December 2024. Total sales volume was \$0.5 million, up from a year earlier.

The median sale price in December was \$155,000, up from \$131,000 a year earlier. Homes that sold in December were typically on the market for 33 days and sold for 99.4% of their list prices.

Brown County Active Listings Down at End of December

The total number of active listings in Brown County at the end of December was 32 units, down from 35 at the same point in 2024. This represents a 5.5 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$157,000.

During December, a total of 2 contracts were written down from 3 in December 2024. At the end of the month, there were 4 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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**December
2025**

Northeast Kansas MLS Statistics



Brown County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		3 0.0%	3 -50.0%	6 -25.0%	70 -11.4%	79 -24.8%	105 26.5%
Active Listings Change from prior year		32 -8.6%	35 12.9%	31 6.9%	N/A	N/A	N/A
Months' Supply Change from prior year		5.5 3.8%	5.3 51.4%	3.5 -16.7%	N/A	N/A	N/A
New Listings Change from prior year		1 -90.0%	10 25.0%	8 -20.0%	108 -6.9%	116 -13.4%	134 7.2%
Contracts Written Change from prior year		2 -33.3%	3 -40.0%	5 150.0%	72 -8.9%	79 -23.3%	103 21.2%
Pending Contracts Change from prior year		4 33.3%	3 0.0%	3 0.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		509 26.9%	401 -48.4%	777 -8.9%	12,378 17.1%	10,574 -23.6%	13,843 16.5%
Average	Sale Price Change from prior year	169,500 26.7%	133,800 3.3%	129,492 21.5%	176,834 32.1%	133,847 1.5%	131,837 -7.9%
	List Price of Actives Change from prior year	208,248 13.1%	184,094 46.2%	125,961 -0.6%	N/A	N/A	N/A
	Days on Market Change from prior year	43 43.3%	30 -47.4%	57 -23.0%	83 16.9%	71 39.2%	51 8.5%
	Percent of List Change from prior year	98.1% -2.4%	100.5% 5.5%	95.3% -0.9%	94.9% 1.7%	93.3% -0.7%	94.0% -3.0%
	Percent of Original Change from prior year	94.7% -0.8%	95.5% 3.2%	92.5% 3.0%	90.5% 0.2%	90.3% -0.7%	90.9% -4.3%
Median	Sale Price Change from prior year	155,000 18.3%	131,000 19.1%	110,000 27.5%	141,000 12.8%	125,000 3.3%	121,000 -6.9%
	List Price of Actives Change from prior year	157,000 12.9%	139,000 46.3%	95,000 -20.8%	N/A	N/A	N/A
	Days on Market Change from prior year	33 1550.0%	2 -94.9%	39 -54.1%	50 56.3%	32 14.3%	28 27.3%
	Percent of List Change from prior year	99.4% -0.6%	100.0% 6.3%	94.1% -2.9%	96.7% -0.5%	97.2% -0.2%	97.4% -0.5%
	Percent of Original Change from prior year	93.9% -6.1%	100.0% 6.3%	94.1% -0.2%	94.3% -1.9%	96.1% 1.4%	94.8% -2.9%

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



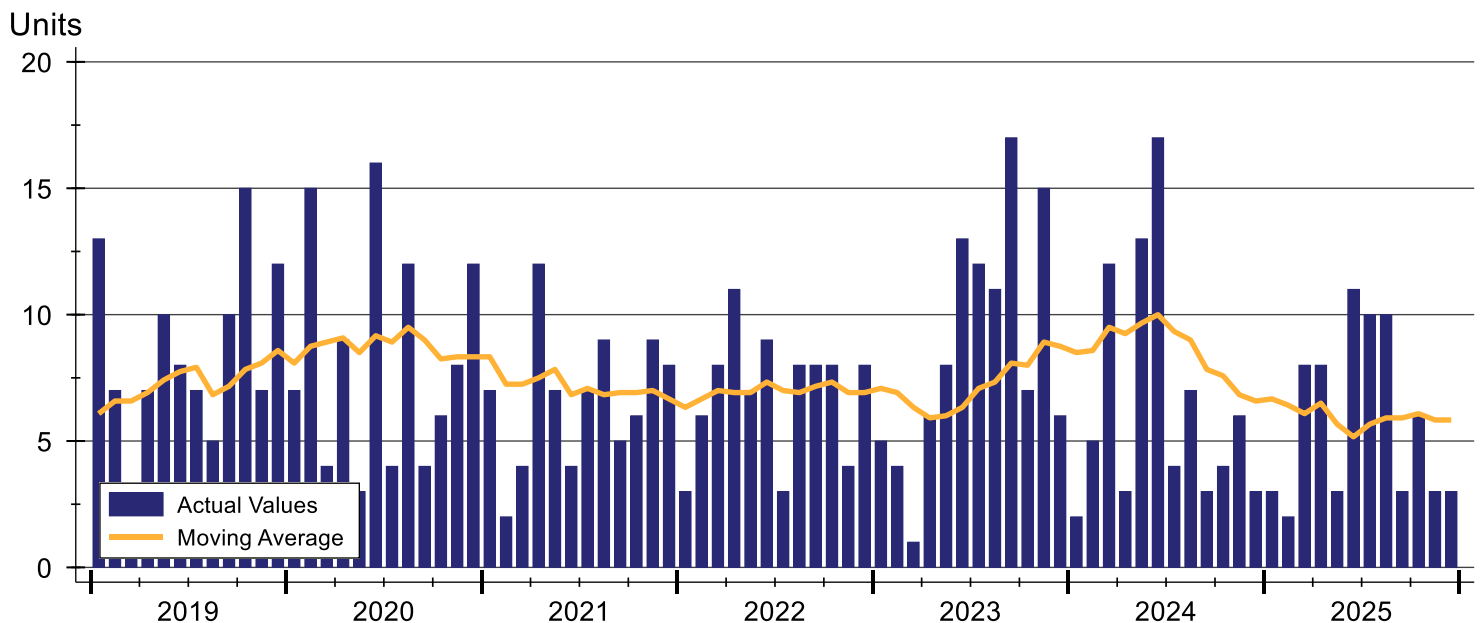
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		3	3	0.0%	70	79	-11.4%
Volume (1,000s)		509	401	26.9%	12,378	10,574	17.1%
Months' Supply		5.5	5.3	3.8%	N/A	N/A	N/A
Average	Sale Price	169,500	133,800	26.7%	176,834	133,847	32.1%
	Days on Market	43	30	43.3%	83	71	16.9%
	Percent of List	98.1%	100.5%	-2.4%	94.9%	93.3%	1.7%
	Percent of Original	94.7%	95.5%	-0.8%	90.5%	90.3%	0.2%
Median	Sale Price	155,000	131,000	18.3%	141,000	125,000	12.8%
	Days on Market	33	2	1550.0%	50	32	56.3%
	Percent of List	99.4%	100.0%	-0.6%	96.7%	97.2%	-0.5%
	Percent of Original	93.9%	100.0%	-6.1%	94.3%	96.1%	-1.9%

A total of 3 homes sold in Brown County in December, showing no change from December 2024. Total sales volume rose to \$0.5 million compared to \$0.4 million in the previous year.

The median sales price in December was \$155,000, up 18.3% compared to the prior year. Median days on market was 33 days, down from 84 days in November, but up from 2 in December 2024.

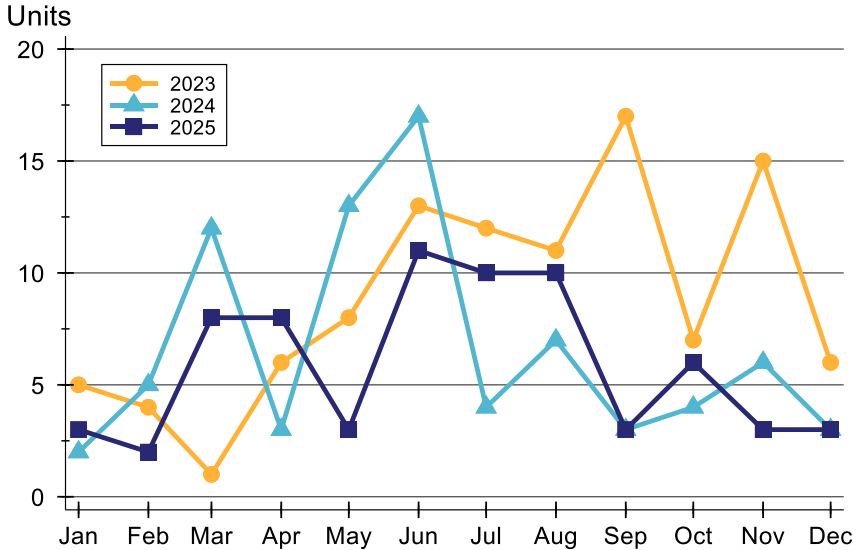
History of Closed Listings





Brown County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	5	2	3
February	4	5	2
March	1	12	8
April	6	3	8
May	8	13	3
June	13	17	11
July	12	4	10
August	11	7	10
September	17	3	3
October	7	4	6
November	15	6	3
December	6	3	3

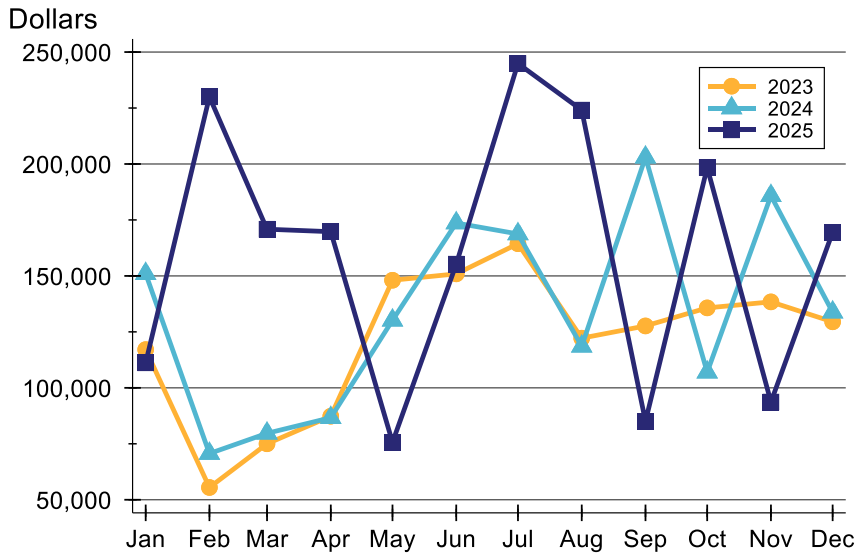
Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	33.3%	3.0	90,500	90,500	33	33	91.0%	91.0%	86.2%	86.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	10.0	155,000	155,000	21	21	104.0%	104.0%	104.0%	104.0%
\$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	1	33.3%	1.7	263,000	263,000	76	76	99.4%	99.4%	93.9%	93.9%
\$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	0	0.0%	N/A	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



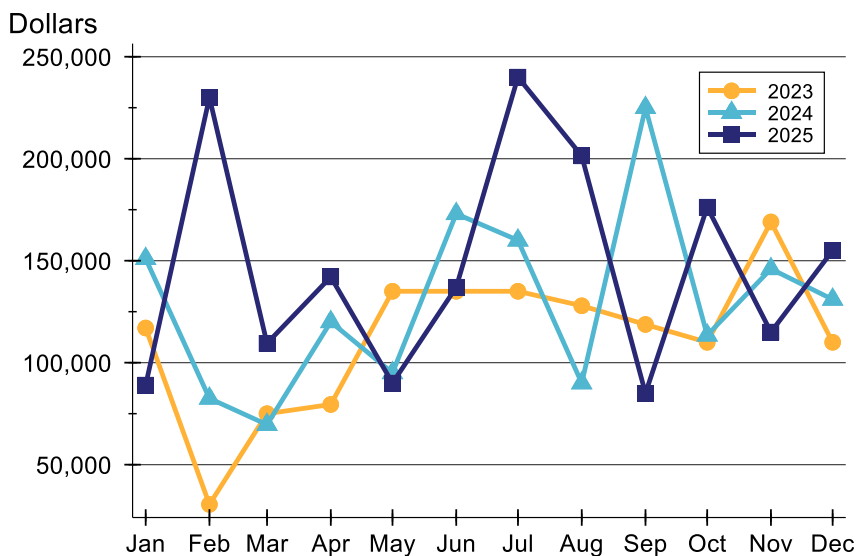
Brown County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	117,100	151,000	111,167
February	55,500	70,660	230,000
March	75,000	79,688	170,875
April	87,333	86,667	169,763
May	148,075	130,185	75,667
June	150,915	173,635	155,273
July	164,388	168,750	244,900
August	122,200	118,557	224,080
September	127,653	203,000	85,000
October	135,714	106,975	198,417
November	138,400	185,833	93,667
December	129,492	133,800	169,500

Median Price

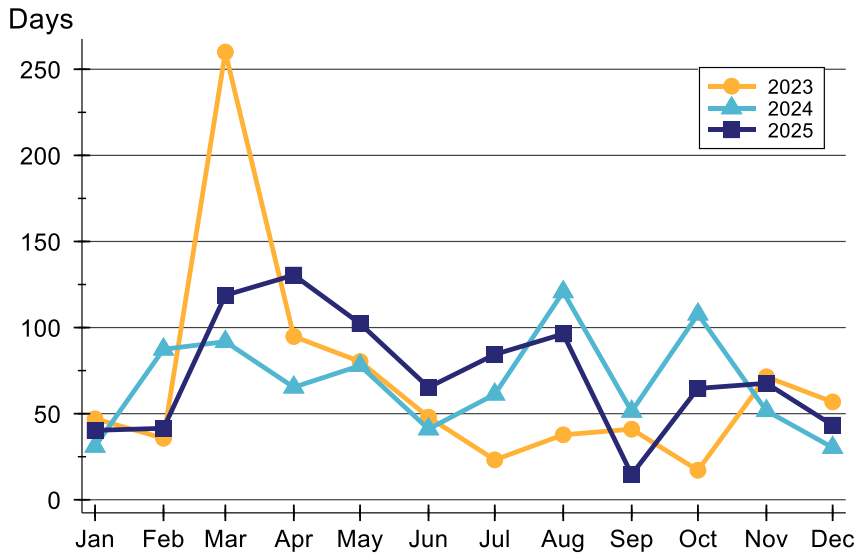


Month	2023	2024	2025
January	117,000	151,000	89,000
February	30,500	82,500	230,000
March	75,000	69,625	109,500
April	79,500	120,000	142,050
May	135,000	95,000	90,000
June	135,000	173,000	137,000
July	135,000	160,000	240,000
August	127,900	90,000	201,400
September	118,750	225,000	85,000
October	110,000	113,450	176,250
November	169,000	146,000	115,000
December	110,000	131,000	155,000



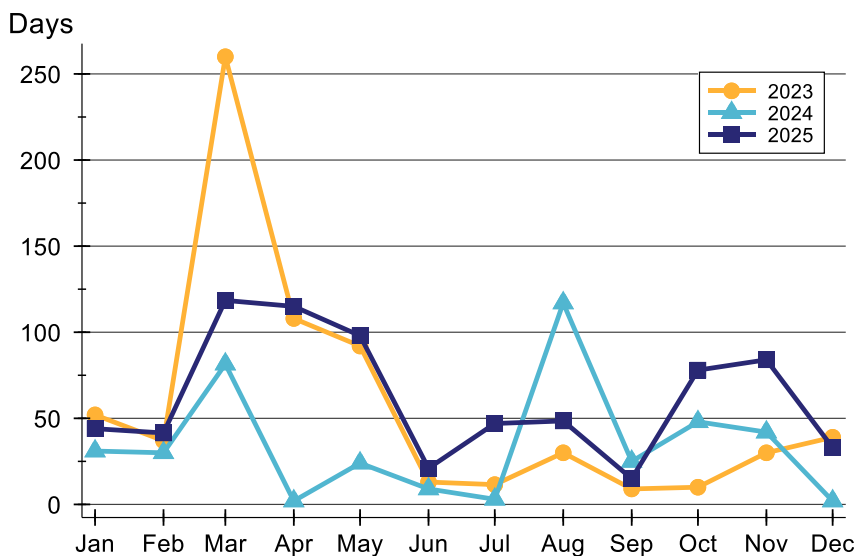
Brown County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	47	31	40
February	36	87	42
March	260	92	119
April	95	65	131
May	80	78	102
June	48	41	65
July	23	61	84
August	38	121	96
September	41	51	15
October	17	108	65
November	71	52	68
December	57	30	43

Median DOM



Month	2023	2024	2025
January	52	31	44
February	37	30	42
March	260	82	119
April	108	2	115
May	92	24	98
June	13	9	21
July	12	3	47
August	30	117	49
September	9	25	15
October	10	48	78
November	30	42	84
December	39	2	33



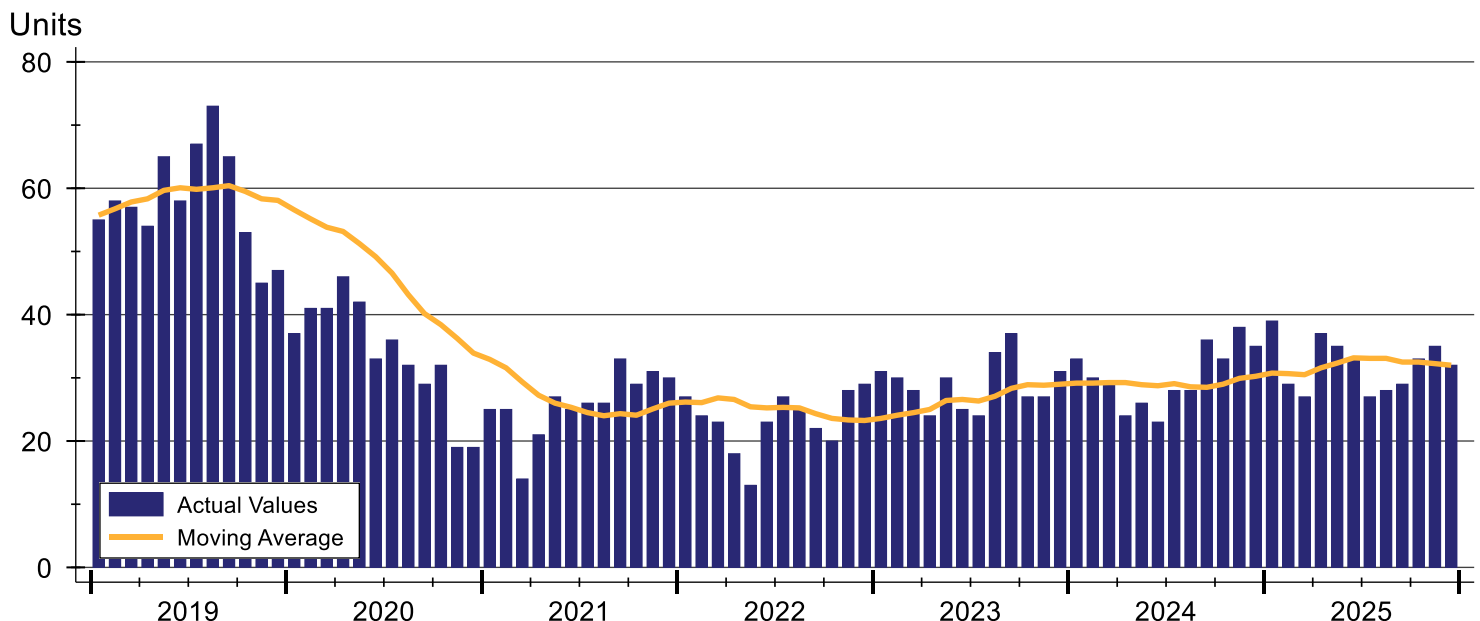
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of December 2024	Change
Active Listings		32	35	-8.6%
Volume (1,000s)		6,664	6,443	3.4%
Months' Supply		5.5	5.3	3.8%
Average	List Price	208,248	184,094	13.1%
	Days on Market	77	99	-22.2%
	Percent of Original	93.8%	94.7%	-1.0%
Median	List Price	157,000	139,000	12.9%
	Days on Market	57	64	-10.9%
	Percent of Original	98.7%	100.0%	-1.3%

A total of 32 homes were available for sale in Brown County at the end of December. This represents a 5.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$157,000, up 12.9% from 2024. The typical time on market for active listings was 56 days, down from 64 days a year earlier.

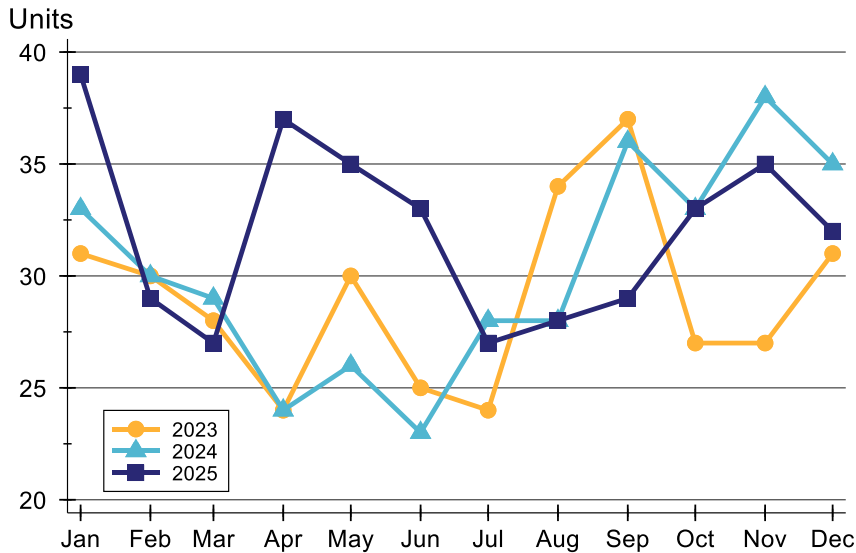
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	31	33	39
February	30	30	29
March	28	29	27
April	24	24	37
May	30	26	35
June	25	23	33
July	24	28	27
August	34	28	28
September	37	36	29
October	27	33	33
November	27	38	35
December	31	35	32

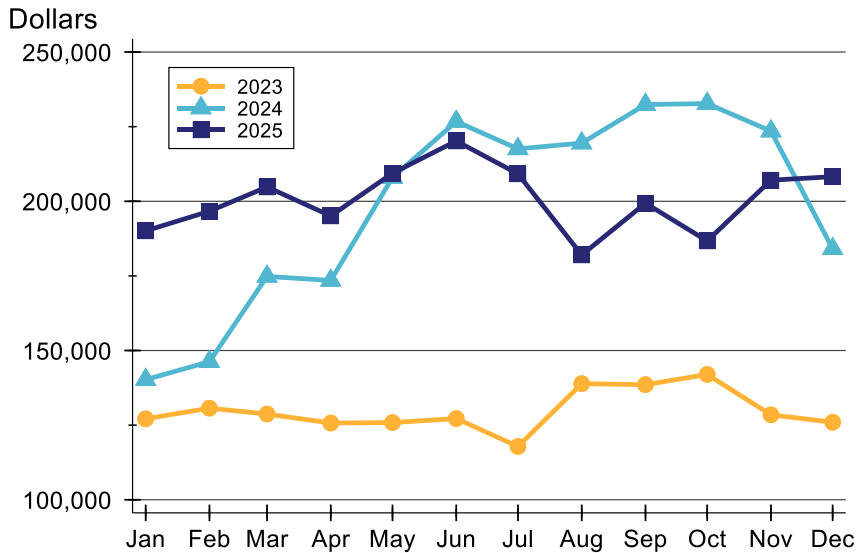
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	12.5%	3.0	88,625	87,500	95	123	88.2%	92.5%
\$100,000-\$124,999	5	15.6%	N/A	108,400	109,000	100	115	90.9%	88.6%
\$125,000-\$149,999	5	15.6%	N/A	142,100	143,000	45	39	95.1%	97.3%
\$150,000-\$174,999	5	15.6%	10.0	158,600	157,000	68	5	95.3%	100.0%
\$175,000-\$199,999	3	9.4%	N/A	184,317	179,950	70	55	94.4%	94.7%
\$200,000-\$249,999	1	3.1%	N/A	220,000	220,000	16	16	100.0%	100.0%
\$250,000-\$299,999	1	3.1%	1.7	270,000	270,000	429	429	67.7%	67.7%
\$300,000-\$399,999	6	18.8%	N/A	351,833	339,500	45	35	99.4%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	6.3%	N/A	555,000	555,000	45	45	98.0%	98.0%
\$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



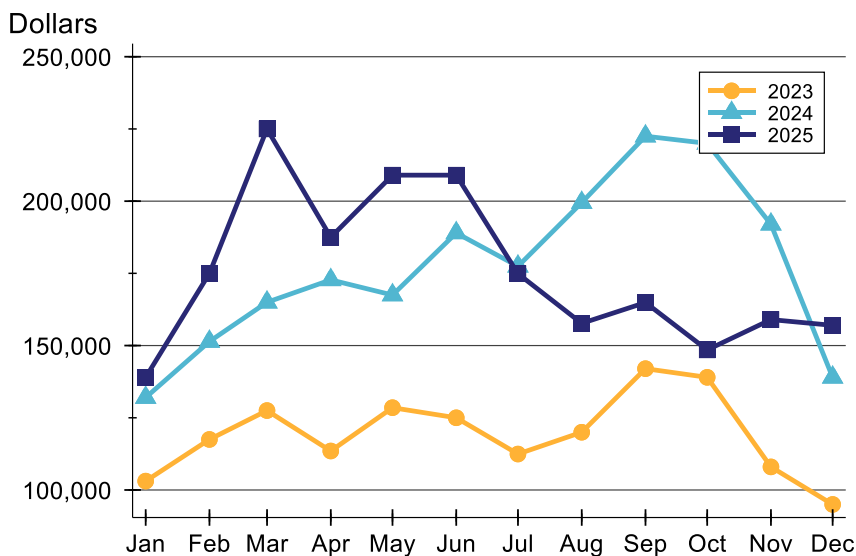
Brown County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	127,114	140,248	190,092
February	130,687	146,270	196,683
March	128,729	174,838	204,804
April	125,713	173,475	195,100
May	125,867	207,977	209,397
June	127,216	226,743	220,206
July	117,863	217,568	209,196
August	138,900	219,500	182,029
September	138,567	232,419	199,359
October	141,985	232,751	186,727
November	128,470	223,505	207,083
December	125,961	184,094	208,248

Median Price

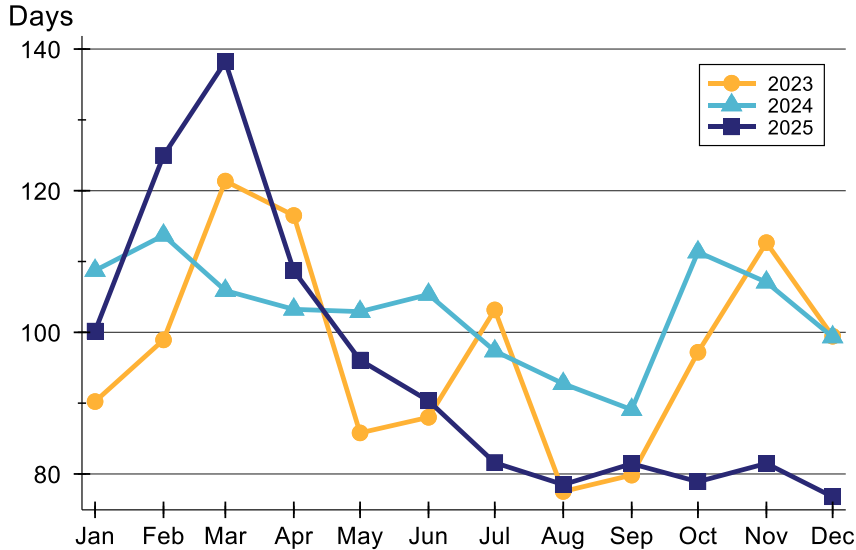


Month	2023	2024	2025
January	103,075	132,000	139,000
February	117,500	151,400	175,000
March	127,500	165,000	225,000
April	113,500	172,750	187,500
May	128,500	167,500	209,000
June	125,000	189,000	209,000
July	112,450	177,450	174,900
August	120,000	199,500	157,700
September	142,000	222,500	164,900
October	139,000	220,000	148,500
November	108,000	192,000	159,000
December	95,000	139,000	157,000



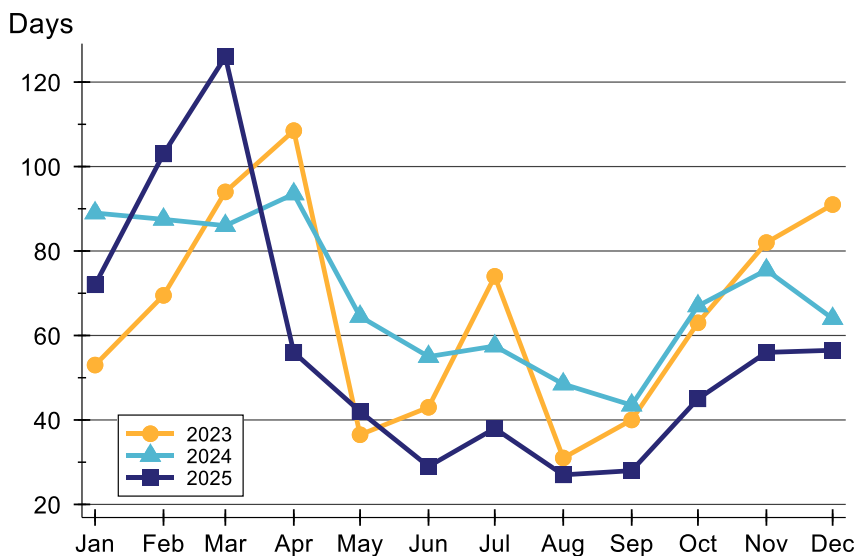
Brown County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	90	109	100
February	99	114	125
March	121	106	138
April	117	103	109
May	86	103	96
June	88	105	90
July	103	97	82
August	78	93	79
September	80	89	81
October	97	111	79
November	113	107	81
December	99	99	77

Median DOM

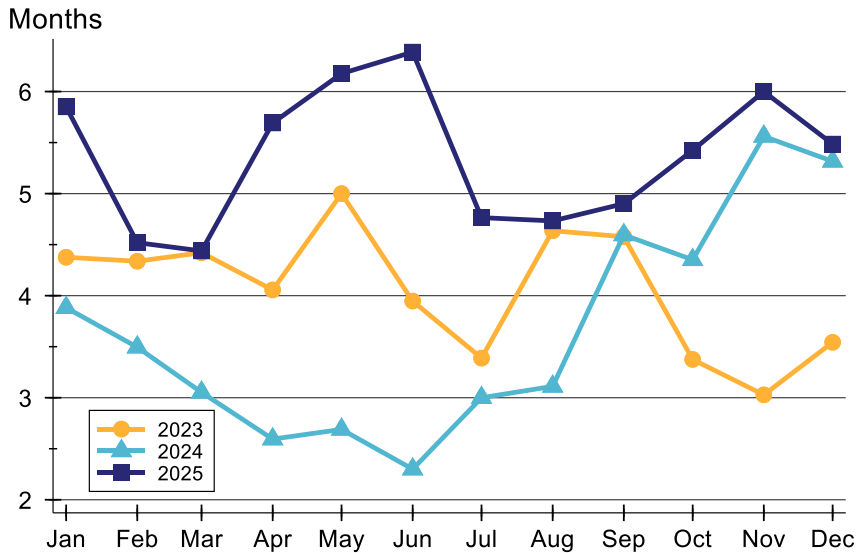


Month	2023	2024	2025
January	53	89	72
February	70	88	103
March	94	86	126
April	109	94	56
May	37	65	42
June	43	55	29
July	74	58	38
August	31	49	27
September	40	44	28
October	63	67	45
November	82	76	56
December	91	64	57



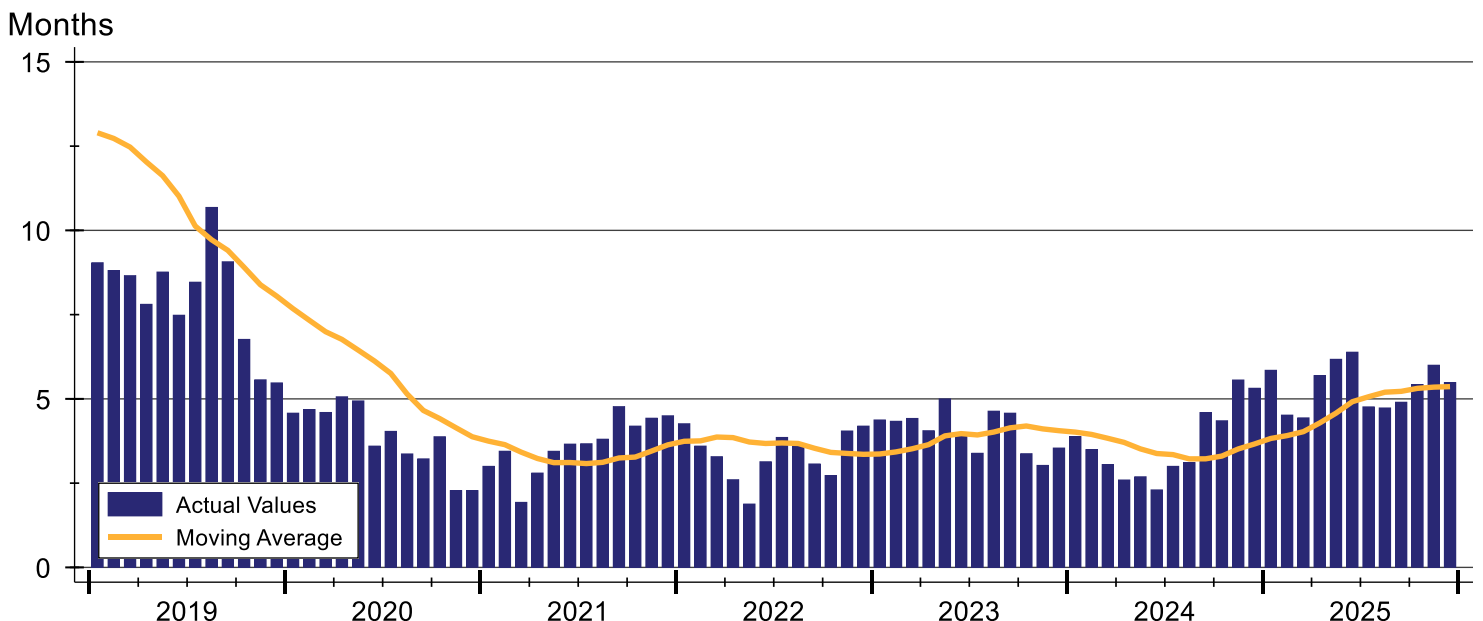
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	4.4	3.9	5.8
February	4.3	3.5	4.5
March	4.4	3.1	4.4
April	4.1	2.6	5.7
May	5.0	2.7	6.2
June	3.9	2.3	6.4
July	3.4	3.0	4.8
August	4.6	3.1	4.7
September	4.6	4.6	4.9
October	3.4	4.4	5.4
November	3.0	5.6	6.0
December	3.5	5.3	5.5

History of Month's Supply





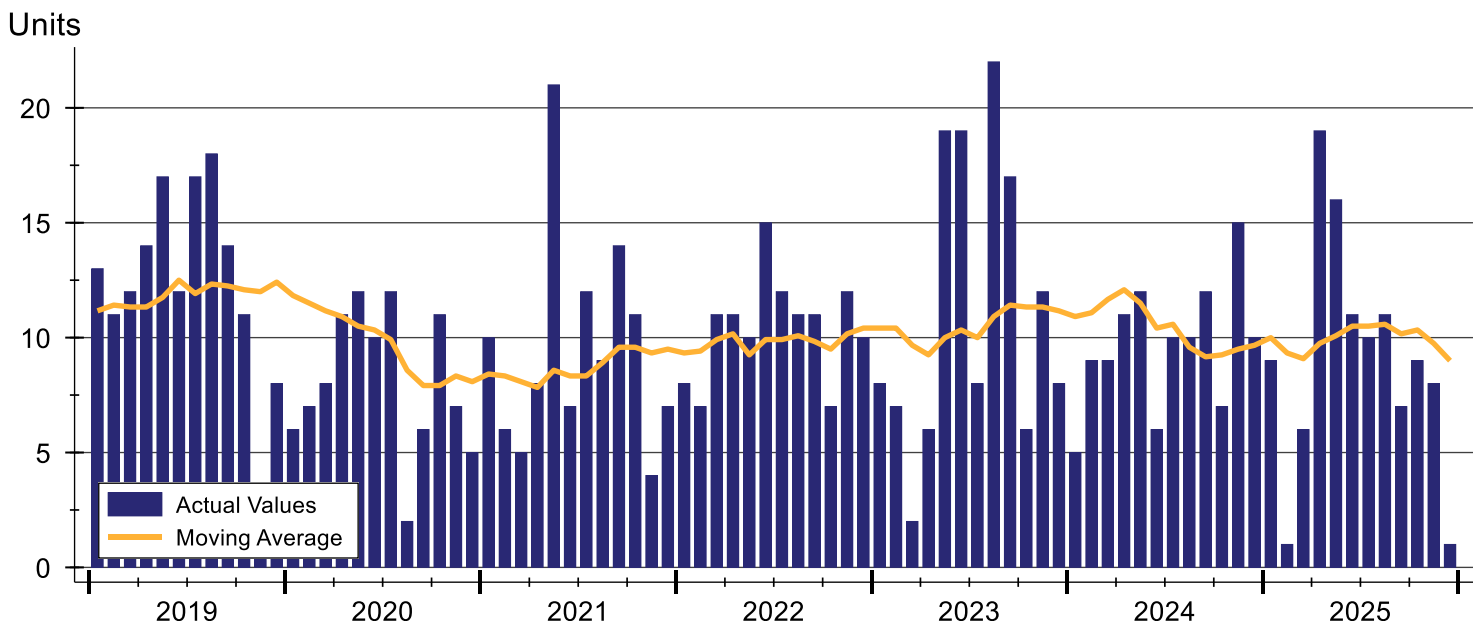
Brown County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	1	10	-90.0%
	Volume (1,000s)	160	1,522	-89.5%
	Average List Price	160,000	152,200	5.1%
	Median List Price	160,000	93,500	71.1%
Year-to-Date	New Listings	108	116	-6.9%
	Volume (1,000s)	20,748	20,436	1.5%
	Average List Price	192,112	176,177	9.0%
	Median List Price	159,500	160,000	-0.3%

A total of 1 new listing was added in Brown County during December, down 90.0% from the same month in 2024. Year-to-date Brown County has seen 108 new listings.

The median list price of these homes was \$160,000 up from \$93,500 in 2024.

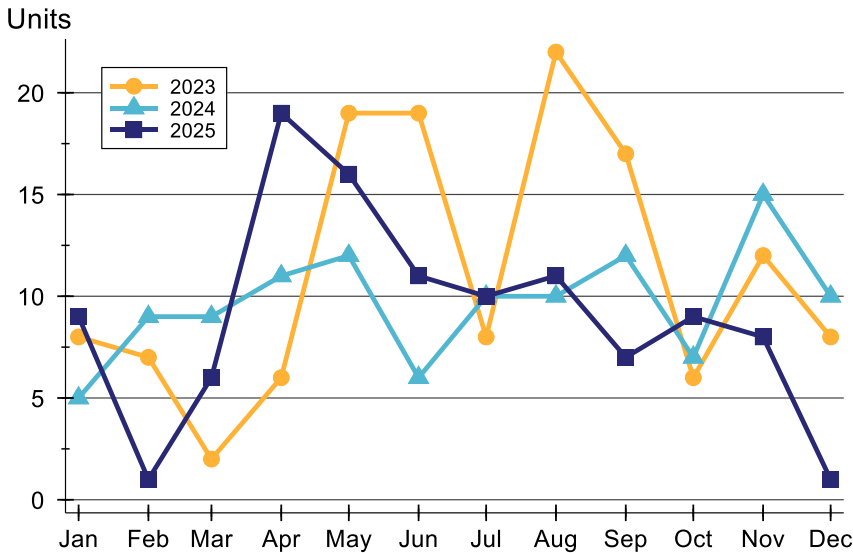
History of New Listings





Brown County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	8	5	9
February	7	9	1
March	2	9	6
April	6	11	19
May	19	12	16
June	19	6	11
July	8	10	10
August	22	10	11
September	17	12	7
October	6	7	9
November	12	15	8
December	8	10	1

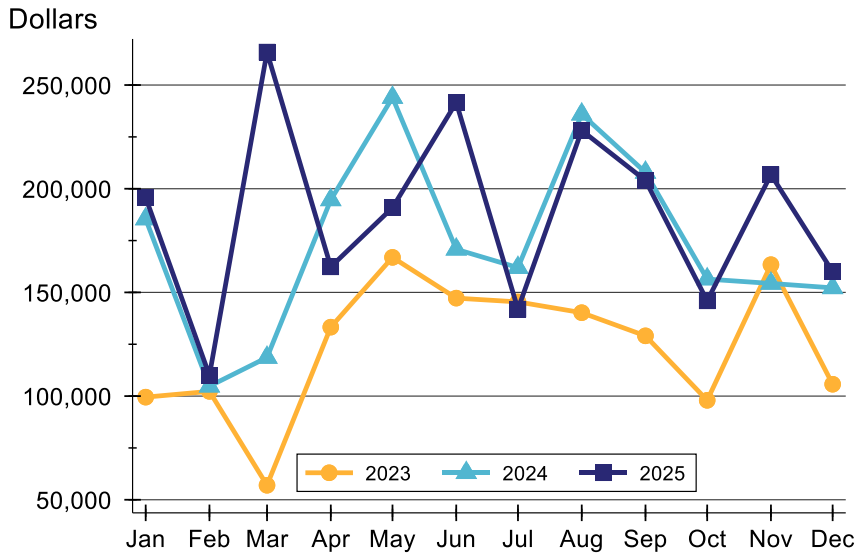
New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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%	160,000	160,000	1	1	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



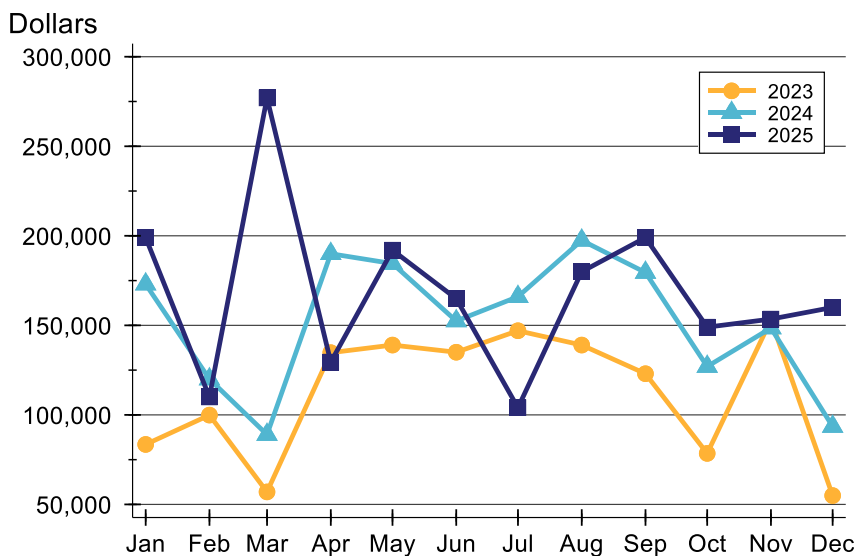
Brown County New Listings Analysis

Average Price



Month	2023	2024	2025
January	99,500	185,400	195,744
February	102,271	104,767	110,000
March	57,000	118,611	265,917
April	133,250	194,618	162,337
May	166,905	243,992	190,869
June	147,247	170,800	241,618
July	145,425	161,970	141,950
August	140,230	235,940	228,123
September	129,064	207,875	204,000
October	97,967	156,429	145,944
November	163,375	154,333	206,813
December	105,725	152,200	160,000

Median Price



Month	2023	2024	2025
January	83,500	173,000	199,000
February	99,900	120,000	110,000
March	57,000	89,000	277,000
April	134,750	190,000	129,500
May	139,000	184,500	192,000
June	135,000	152,450	164,900
July	147,000	166,000	104,000
August	139,000	197,450	179,950
September	123,000	179,500	199,000
October	78,500	127,000	149,000
November	153,000	148,500	153,500
December	54,950	93,500	160,000



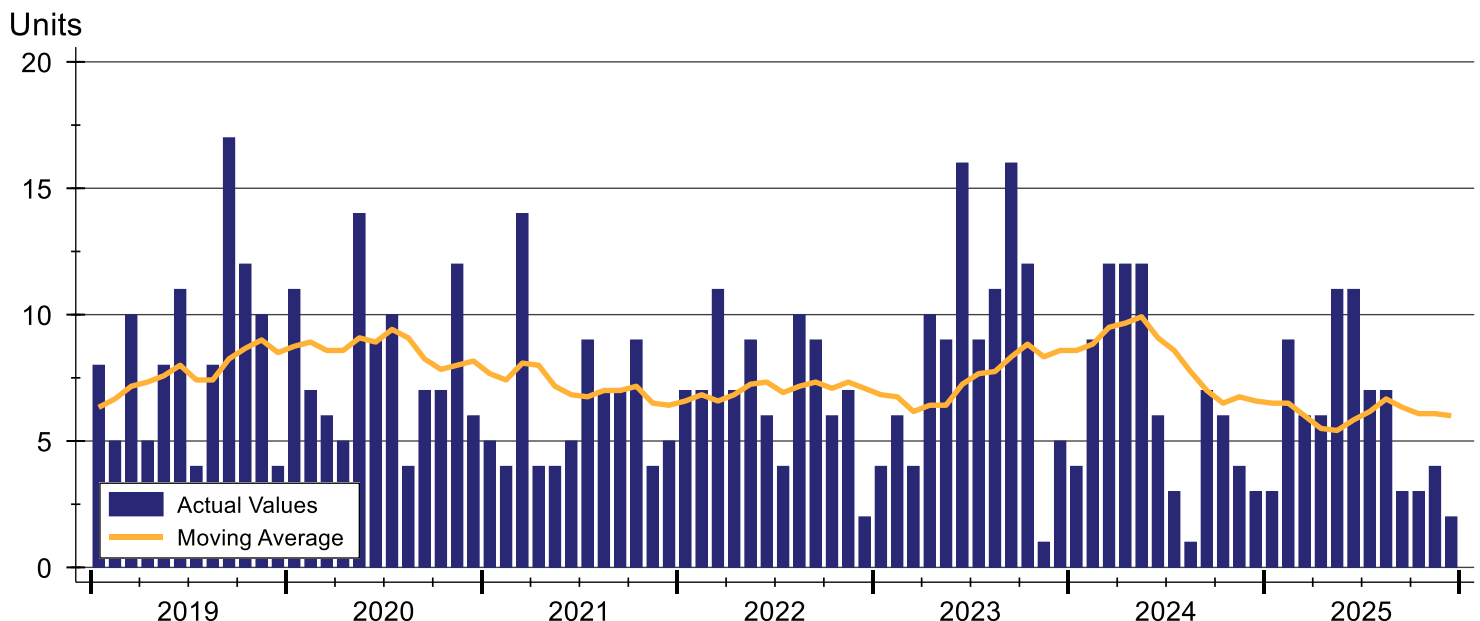
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	3	-33.3%	72	79	-8.9%
Volume (1,000s)		234	384	-39.1%	13,041	10,931	19.3%
Average	Sale Price	116,750	127,867	-8.7%	181,121	138,372	30.9%
	Days on Market	33	24	37.5%	85	71	19.7%
	Percent of Original	100.0%	96.6%	3.5%	90.6%	90.0%	0.7%
Median	Sale Price	116,750	89,000	31.2%	140,500	130,000	8.1%
	Days on Market	33	29	13.8%	56	35	60.0%
	Percent of Original	100.0%	100.0%	0.0%	94.7%	95.2%	-0.5%

A total of 2 contracts for sale were written in Brown County during the month of December, down from 3 in 2024. The median list price of these homes was \$116,750, up from \$89,000 the prior year.

Half of the homes that went under contract in December were on the market less than 33 days, compared to 29 days in December 2024.

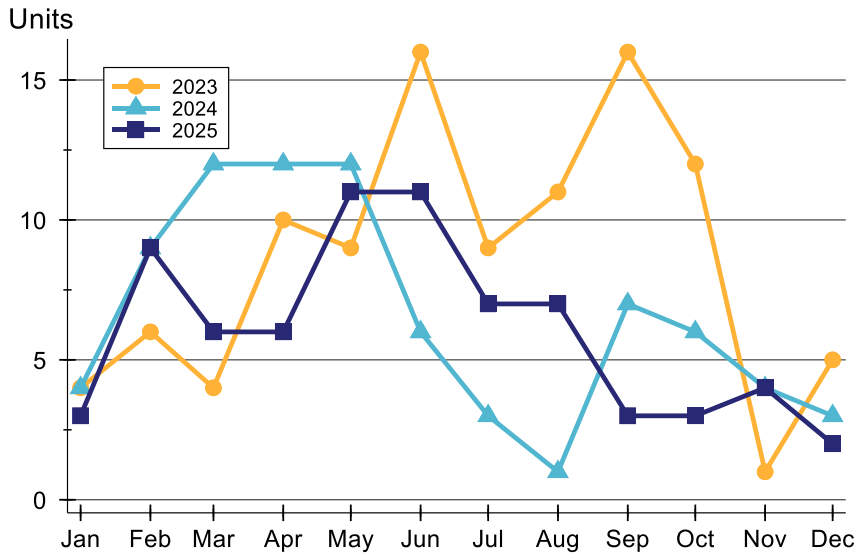
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	4	4	3
February	6	9	9
March	4	12	6
April	10	12	6
May	9	12	11
June	16	6	11
July	9	3	7
August	11	1	7
September	16	7	3
October	12	6	3
November	1	4	4
December	5	3	2

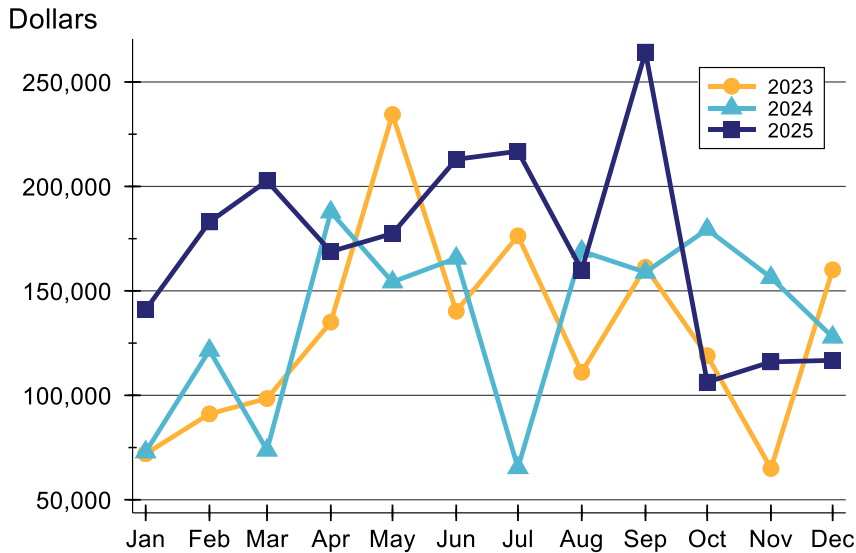
Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	50.0%	94,500	94,500	41	41	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	139,000	139,000	25	25	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	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



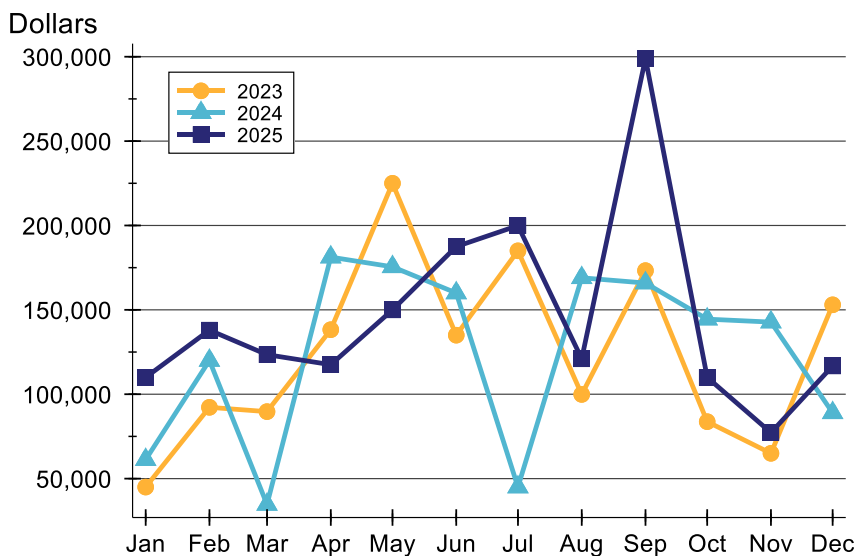
Brown County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	72,000	72,875	141,000
February	91,117	121,556	182,978
March	98,475	73,725	202,633
April	135,050	187,750	168,833
May	234,422	154,250	177,445
June	140,231	165,650	212,991
July	176,333	65,300	216,843
August	111,041	169,000	159,986
September	161,306	158,914	264,333
October	118,983	179,483	106,333
November	65,000	156,375	116,000
December	160,100	127,867	116,750

Median Price

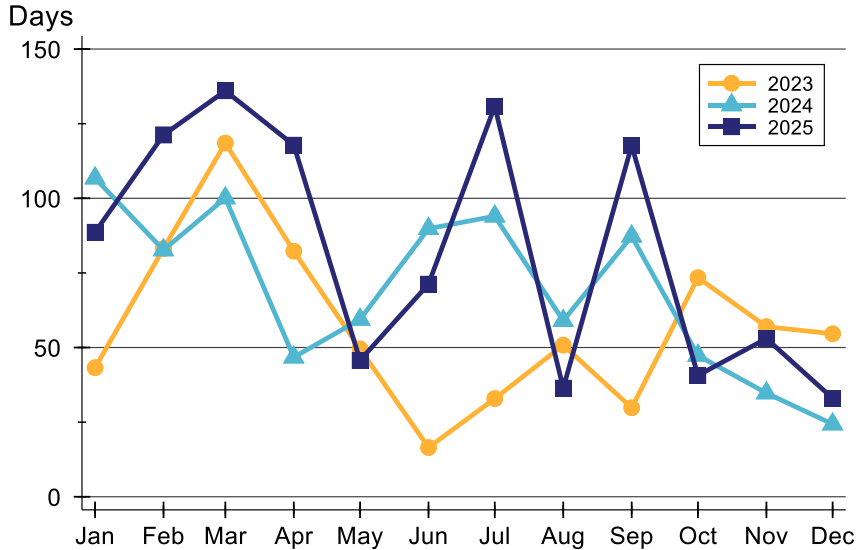


Month	2023	2024	2025
January	45,000	61,250	110,000
February	92,250	120,000	138,000
March	89,700	34,700	123,450
April	138,250	181,250	117,500
May	225,000	175,500	150,000
June	135,000	160,000	187,500
July	185,000	45,000	199,900
August	99,900	169,000	121,000
September	173,250	165,900	299,000
October	83,750	144,500	110,000
November	65,000	142,750	77,250
December	153,000	89,000	116,750



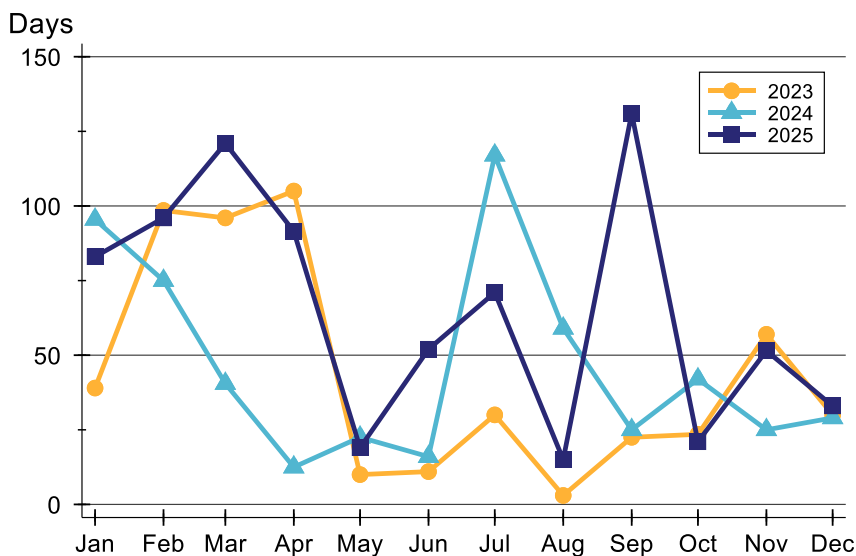
Brown County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	43	107	89
February	83	83	121
March	119	100	136
April	82	47	118
May	50	59	46
June	17	90	71
July	33	94	131
August	51	59	36
September	30	87	118
October	73	47	41
November	57	35	53
December	55	24	33

Median DOM



Month	2023	2024	2025
January	39	96	83
February	99	75	96
March	96	41	121
April	105	13	92
May	10	23	19
June	11	16	52
July	30	117	71
August	3	59	15
September	23	25	131
October	24	42	21
November	57	25	52
December	30	29	33



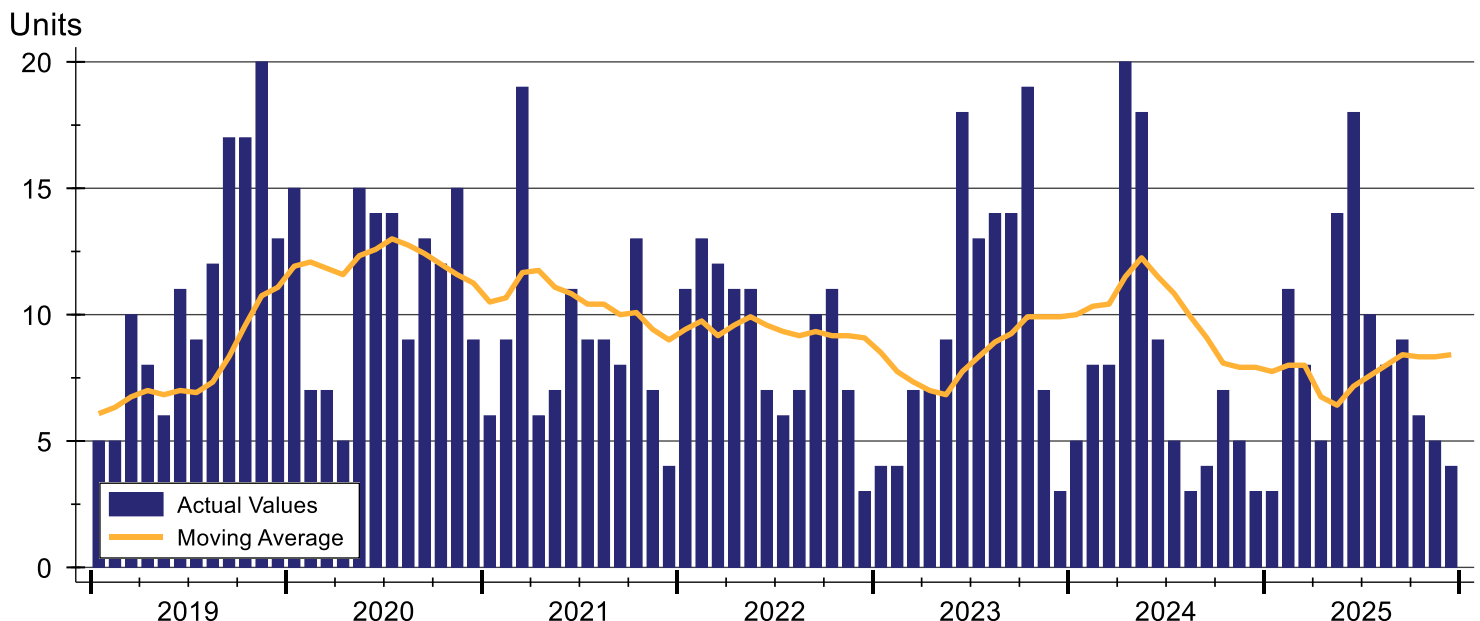
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		4	3	33.3%
Volume (1,000s)		408	524	-22.1%
Average	List Price	102,000	174,533	-41.6%
	Days on Market	66	64	3.1%
	Percent of Original	92.5%	100.0%	-7.5%
Median	List Price	97,000	225,000	-56.9%
	Days on Market	52	48	8.3%
	Percent of Original	95.7%	100.0%	-4.3%

A total of 4 listings in Brown County had contracts pending at the end of December, up from 3 contracts pending at the end of December 2024.

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.

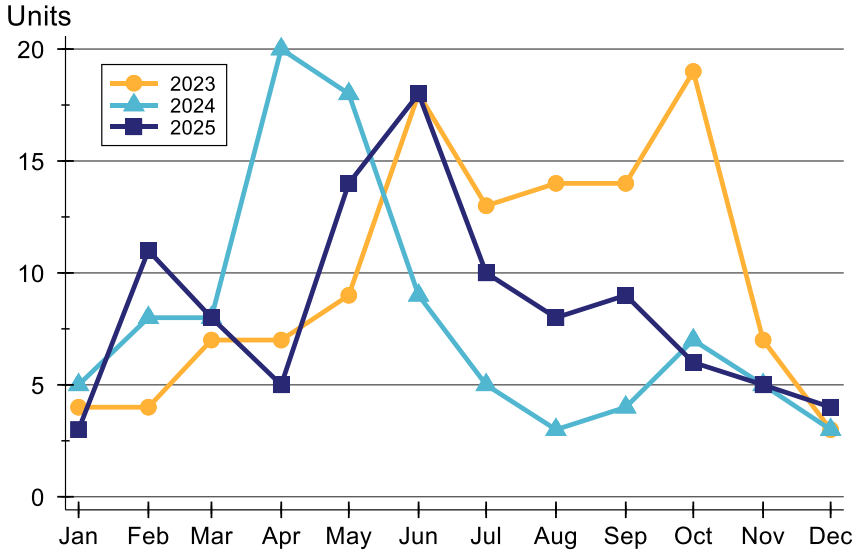
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	4	5	3
February	4	8	11
March	7	8	8
April	7	20	5
May	9	18	14
June	18	9	18
July	13	5	10
August	14	3	8
September	14	4	9
October	19	7	6
November	7	5	5
December	3	3	4

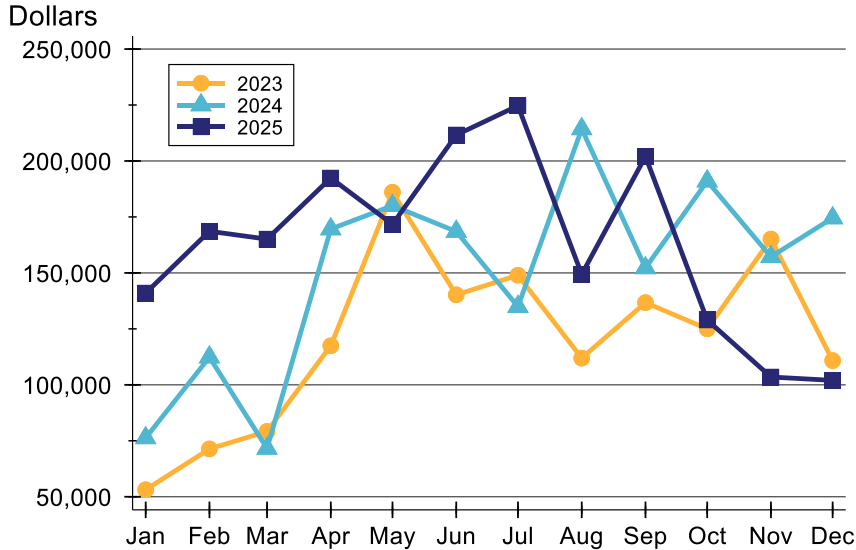
Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	25.0%	45,000	45,000	50	50	100.0%	100.0%
\$50,000-\$99,999	1	25.0%	55,000	55,000	53	53	78.6%	78.6%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	139,000	139,000	25	25	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	169,000	169,000	137	137	91.4%	91.4%
\$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



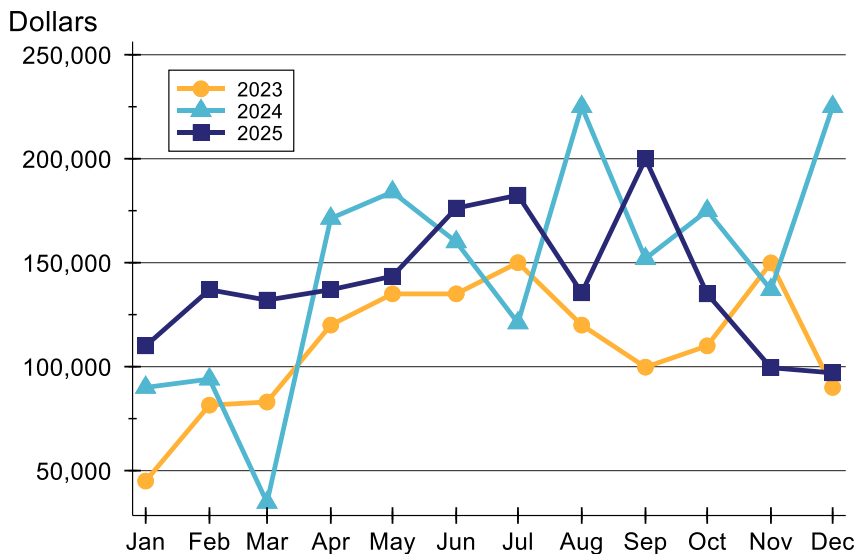
Brown County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	53,125	76,300	141,000
February	71,375	112,375	168,618
March	79,200	71,600	165,100
April	117,457	169,605	192,400
May	186,044	180,056	171,707
June	140,200	168,511	211,611
July	148,985	134,960	224,690
August	111,943	214,333	149,363
September	136,729	152,225	202,033
October	125,016	191,000	128,983
November	165,129	157,200	103,500
December	110,833	174,533	102,000

Median Price

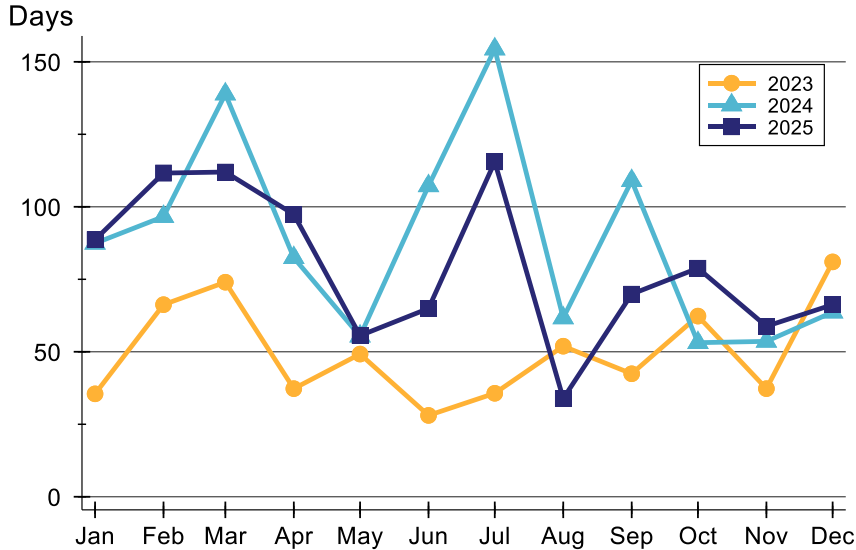


Month	2023	2024	2025
January	45,000	89,999	110,000
February	81,500	94,000	137,000
March	83,000	34,700	132,000
April	120,000	171,300	137,000
May	135,000	184,000	143,500
June	135,000	160,000	176,250
July	150,000	121,000	182,450
August	120,000	225,000	135,500
September	99,750	151,950	199,900
October	110,000	175,000	135,000
November	149,900	137,000	99,500
December	89,999	225,000	97,000



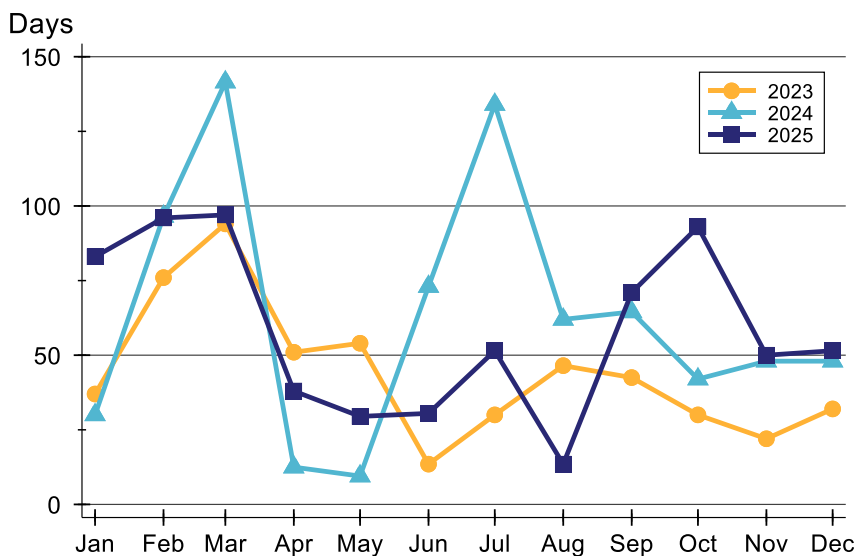
Brown County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	36	87	89
February	66	97	112
March	74	139	112
April	37	82	97
May	49	55	56
June	28	107	65
July	36	154	116
August	52	62	34
September	42	109	70
October	62	53	79
November	37	54	59
December	81	64	66

Median DOM



Month	2023	2024	2025
January	37	30	83
February	76	97	96
March	94	142	97
April	51	13	38
May	54	10	30
June	14	73	31
July	30	134	52
August	47	62	14
September	43	65	71
October	30	42	93
November	22	48	50
December	32	48	52



**December
2025**

Northeast Kansas MLS Statistics



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Fell in December

Total home sales in Nemaha County fell last month to 1 unit, compared to 2 units in December 2024. Total sales volume was \$0.2 million, down from a year earlier.

The median sale price in December was \$155,000, down from \$297,000 a year earlier. Homes that sold in December were typically on the market for 24 days and sold for 96.9% of their list prices.

Nemaha County Active Listings Up at End of December

The total number of active listings in Nemaha County at the end of December was 8 units, up from 4 at the same point in 2024. 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 December was \$342,000.

During December, a total of 0 contracts were written down from 2 in December 2024. At the end of the month, there were 0 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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**December
2025**

Northeast Kansas MLS Statistics



Nemaha County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		1	2	1	21	31	36
Change from prior year		-50.0%	100.0%	-75.0%	-32.3%	-13.9%	12.5%
Active Listings		8	4	4	N/A	N/A	N/A
Change from prior year		100.0%	0.0%	-33.3%			
Months' Supply		4.6	1.5	1.3	N/A	N/A	N/A
Change from prior year		206.7%	15.4%	-43.5%			
New Listings		1	1	3	31	36	40
Change from prior year		0.0%	-66.7%	0.0%	-13.9%	-10.0%	-11.1%
Contracts Written		0	2	1	19	32	32
Change from prior year		-100.0%	100.0%	-75.0%	-40.6%	0.0%	-8.6%
Pending Contracts		0	3	2	N/A	N/A	N/A
Change from prior year		-100.0%	50.0%	-60.0%			
Sales Volume (1,000s)		155	594	385	4,202	6,512	6,875
Change from prior year		-73.9%	54.3%	-73.8%	-35.5%	-5.3%	7.9%
Average	Sale Price	155,000	297,000	385,000	200,096	210,048	190,958
	Change from prior year	-47.8%	-22.9%	4.9%	-4.7%	10.0%	-4.1%
	List Price of Actives	357,500	278,725	228,750	N/A	N/A	N/A
	Change from prior year	28.3%	21.8%	9.9%			
	Days on Market	24	12	3	44	50	44
	Change from prior year	100.0%	300.0%	-94.9%	-12.0%	13.6%	33.3%
Median	Percent of List	96.9%	97.1%	100.0%	95.8%	97.1%	96.5%
	Change from prior year	-0.2%	-2.9%	9.1%	-1.3%	0.6%	1.6%
	Percent of Original	96.9%	97.1%	100.0%	92.9%	93.9%	92.5%
	Change from prior year	-0.2%	-2.9%	19.8%	-1.1%	1.5%	0.2%
	Sale Price	155,000	297,000	385,000	167,000	190,000	164,750
	Change from prior year	-47.8%	-22.9%	20.3%	-12.1%	15.3%	-4.8%
Median	List Price of Actives	342,000	285,000	190,000	N/A	N/A	N/A
	Change from prior year	20.0%	50.0%	-4.6%			
	Days on Market	24	12	3	21	35	16
	Change from prior year	100.0%	300.0%	-95.2%	-40.0%	118.8%	0.0%
	Percent of List	96.9%	97.1%	100.0%	96.9%	96.6%	98.2%
	Change from prior year	-0.2%	-2.9%	8.2%	0.3%	-1.6%	2.3%
Median	Percent of Original	96.9%	97.1%	100.0%	96.6%	94.2%	94.2%
	Change from prior year	-0.2%	-2.9%	21.8%	2.5%	0.0%	-1.4%

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



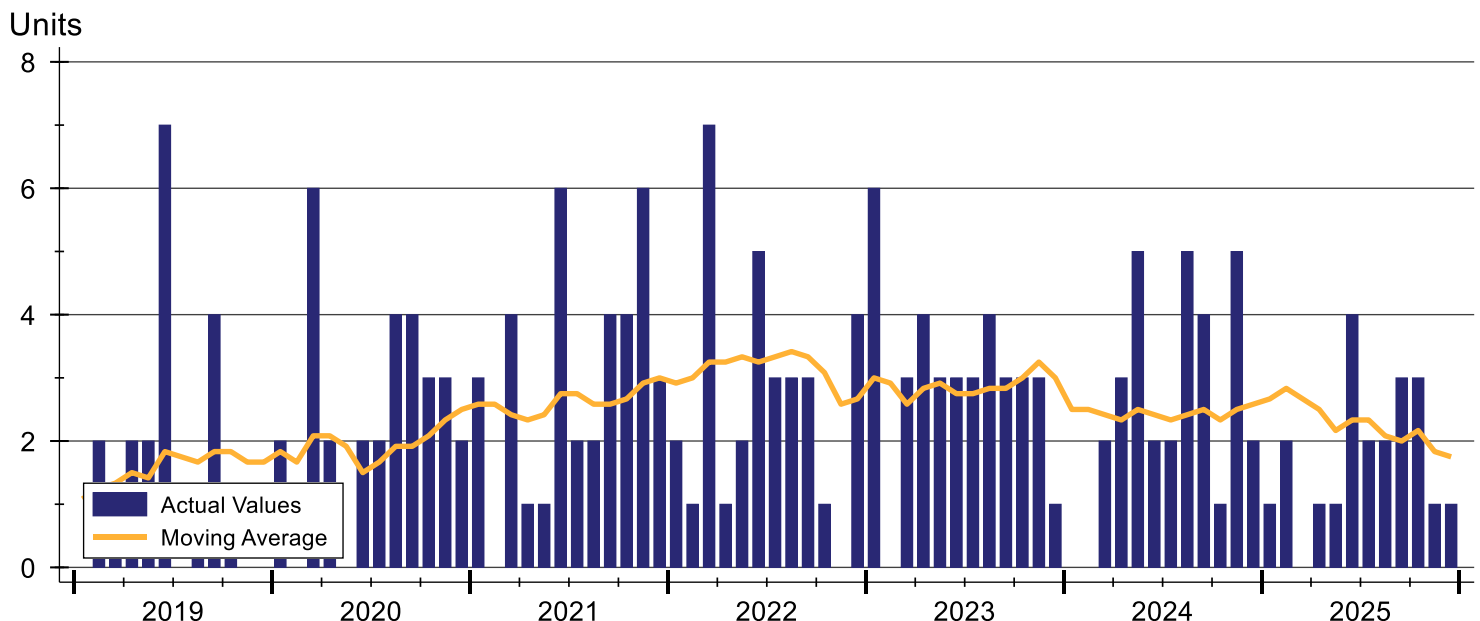
Nemaha County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		1	2	-50.0%	21	31	-32.3%
Volume (1,000s)		155	594	-73.9%	4,202	6,512	-35.5%
Months' Supply		4.6	1.5	206.7%	N/A	N/A	N/A
Average	Sale Price	155,000	297,000	-47.8%	200,096	210,048	-4.7%
	Days on Market	24	12	100.0%	44	50	-12.0%
	Percent of List	96.9%	97.1%	-0.2%	95.8%	97.1%	-1.3%
	Percent of Original	96.9%	97.1%	-0.2%	92.9%	93.9%	-1.1%
Median	Sale Price	155,000	297,000	-47.8%	167,000	190,000	-12.1%
	Days on Market	24	12	100.0%	21	35	-40.0%
	Percent of List	96.9%	97.1%	-0.2%	96.9%	96.6%	0.3%
	Percent of Original	96.9%	97.1%	-0.2%	96.6%	94.2%	2.5%

A total of 1 home sold in Nemaha County in December, down from 2 units in December 2024. Total sales volume fell to \$0.2 million compared to \$0.6 million in the previous year.

The median sales price in December was \$155,000, down 47.8% compared to the prior year. Median days on market was 24 days, down from 173 days in November, but up from 12 in December 2024.

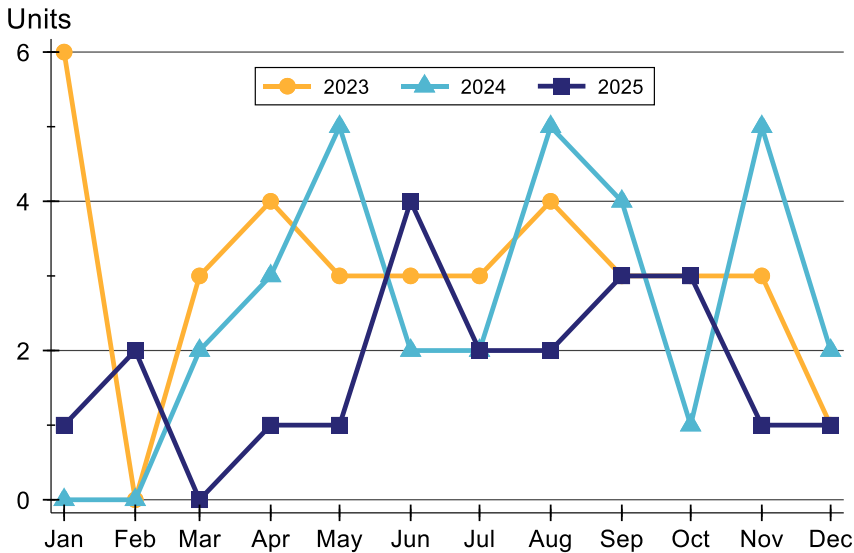
History of Closed Listings





Nemaha County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	0	1
February	0	0	2
March	3	2	0
April	4	3	1
May	3	5	1
June	3	2	4
July	3	2	2
August	4	5	2
September	3	4	3
October	3	1	3
November	3	5	1
December	1	2	1

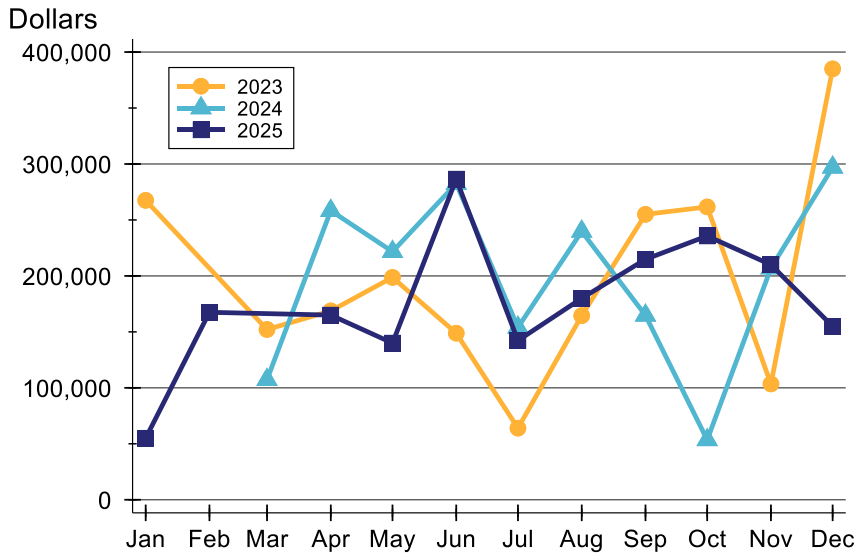
Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	0.0	155,000	155,000	24	24	96.9%	96.9%	96.9%	96.9%
\$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	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	0	0.0%	N/A	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



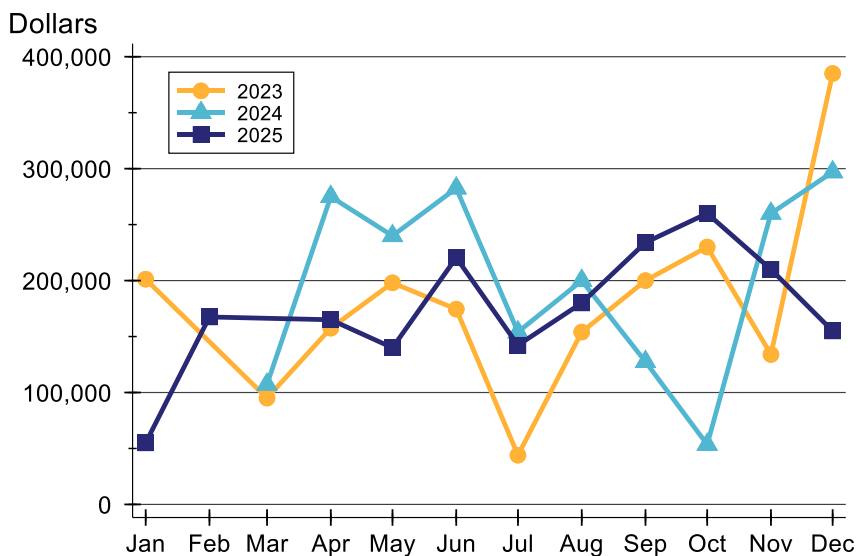
Nemaha County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	267,500	N/A	55,000
February	N/A	N/A	167,500
March	152,167	107,250	N/A
April	168,750	258,333	165,000
May	198,667	221,700	140,000
June	148,833	282,500	286,500
July	64,000	154,000	142,250
August	164,500	239,800	180,000
September	255,000	164,750	214,840
October	261,667	53,500	235,667
November	103,500	207,000	210,000
December	385,000	297,000	155,000

Median Price

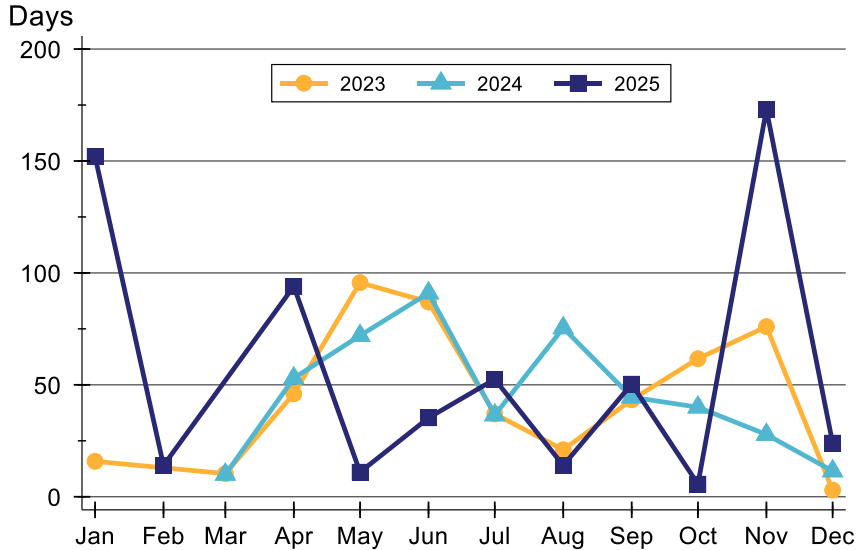


Month	2023	2024	2025
January	201,250	N/A	55,000
February	N/A	N/A	167,500
March	95,000	107,250	N/A
April	157,500	275,000	165,000
May	198,000	240,000	140,000
June	174,500	282,500	220,500
July	44,000	154,000	142,250
August	154,000	200,000	180,000
September	200,000	127,500	234,000
October	230,000	53,500	260,000
November	134,000	260,000	210,000
December	385,000	297,000	155,000



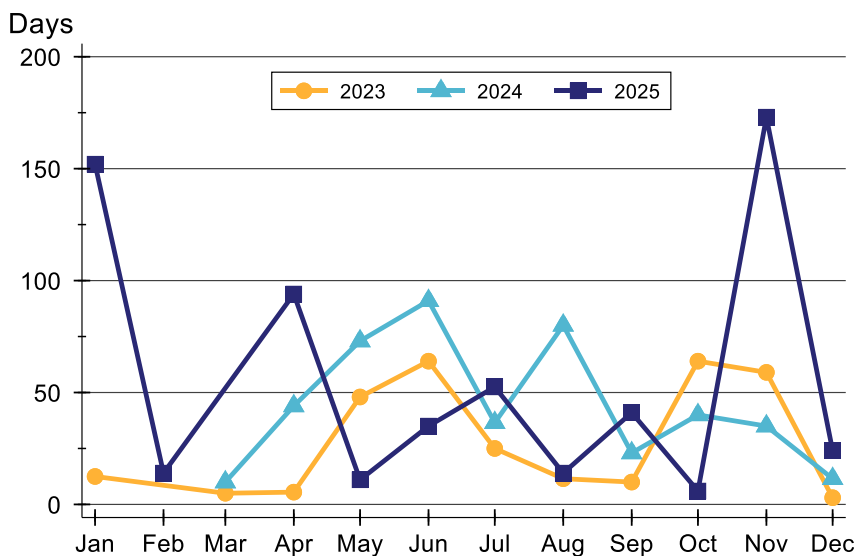
Nemaha County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	16	N/A	152
February	N/A	N/A	14
March	10	10	N/A
April	46	53	94
May	96	72	11
June	87	91	35
July	37	37	53
August	21	75	14
September	43	45	50
October	62	40	6
November	76	28	173
December	3	12	24

Median DOM



Month	2023	2024	2025
January	13	N/A	152
February	N/A	N/A	14
March	5	10	N/A
April	6	44	94
May	48	73	11
June	64	91	35
July	25	37	53
August	12	80	14
September	10	23	41
October	64	40	6
November	59	35	173
December	3	12	24



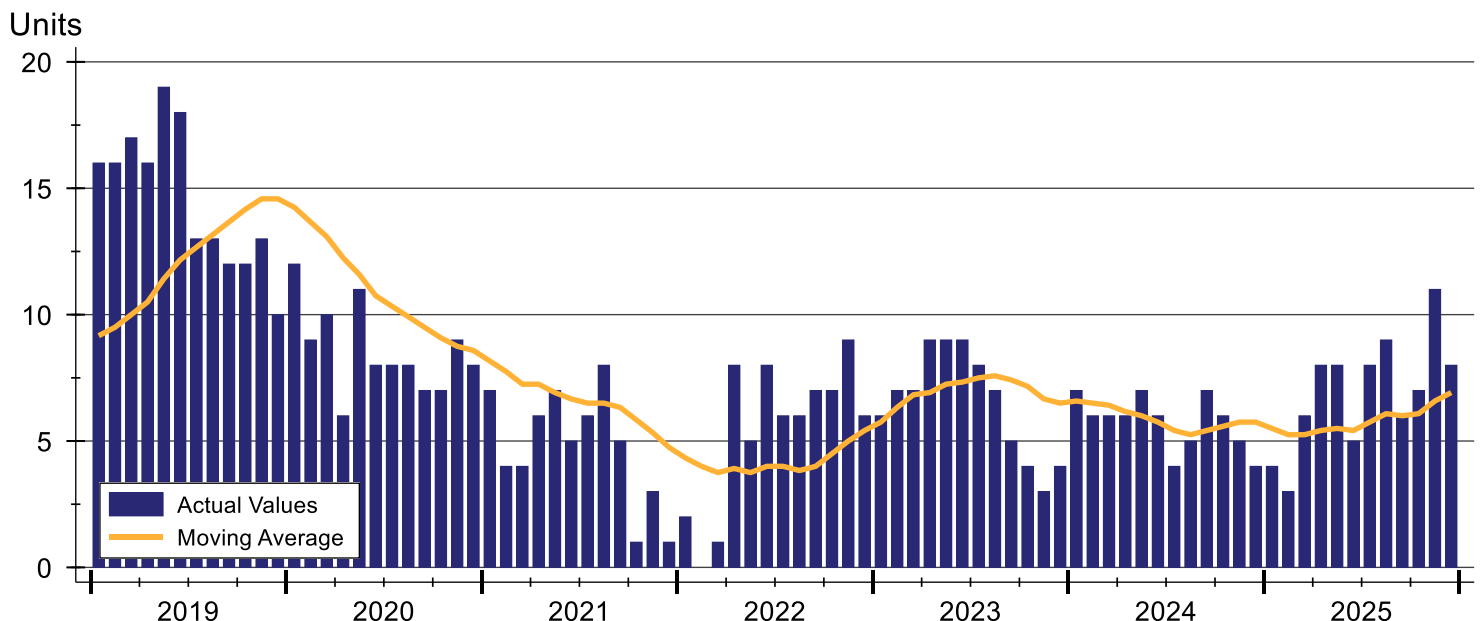
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		8	4	100.0%
Volume (1,000s)		2,860	1,115	156.5%
Months' Supply		4.6	1.5	206.7%
Average	List Price	357,500	278,725	28.3%
	Days on Market	44	132	-66.7%
	Percent of Original	96.7%	95.8%	0.9%
Median	List Price	342,000	285,000	20.0%
	Days on Market	56	105	-46.7%
	Percent of Original	96.6%	100.0%	-3.4%

A total of 8 homes were available for sale in Nemaha County at the end of December. This represents a 4.6 months' supply of active listings.

The median list price of homes on the market at the end of December was \$342,000, up 20.0% from 2024. The typical time on market for active listings was 56 days, down from 105 days a year earlier.

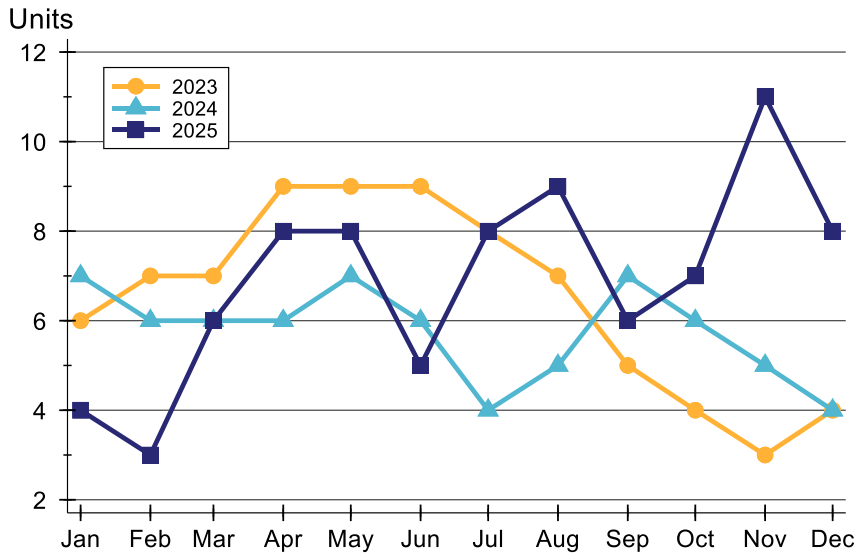
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	6	7	4
February	7	6	3
March	7	6	6
April	9	6	8
May	9	7	8
June	9	6	5
July	8	4	8
August	7	5	9
September	5	7	6
October	4	6	7
November	3	5	11
December	4	4	8

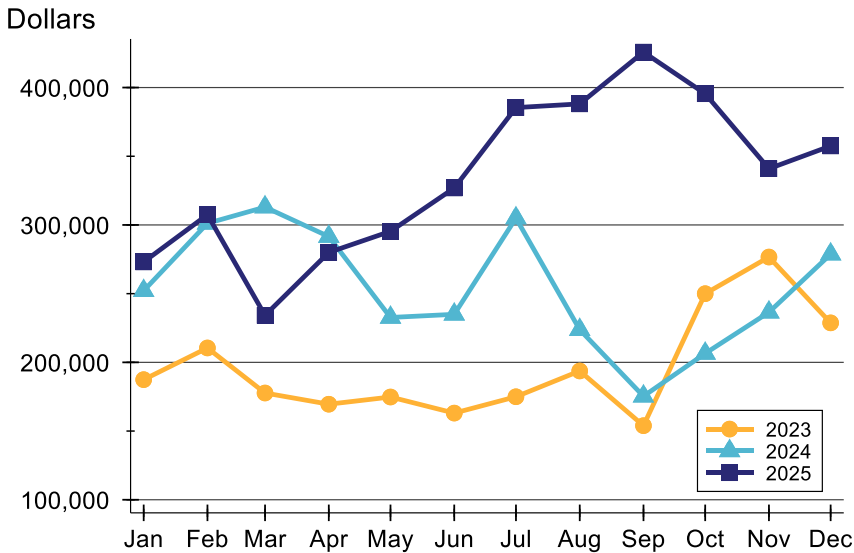
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	25.0%	N/A	140,500	140,500	11	11	97.4%	97.4%
\$150,000-\$174,999	0	0.0%	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	N/A
\$200,000-\$249,999	1	12.5%	N/A	235,000	235,000	65	65	94.4%	94.4%
\$250,000-\$299,999	1	12.5%	N/A	289,000	289,000	17	17	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	N/A	395,000	395,000	49	49	96.3%	96.3%
\$400,000-\$499,999	1	12.5%	N/A	460,000	460,000	75	75	94.8%	94.8%
\$500,000-\$749,999	2	25.0%	N/A	599,999	599,999	64	64	96.8%	96.8%
\$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



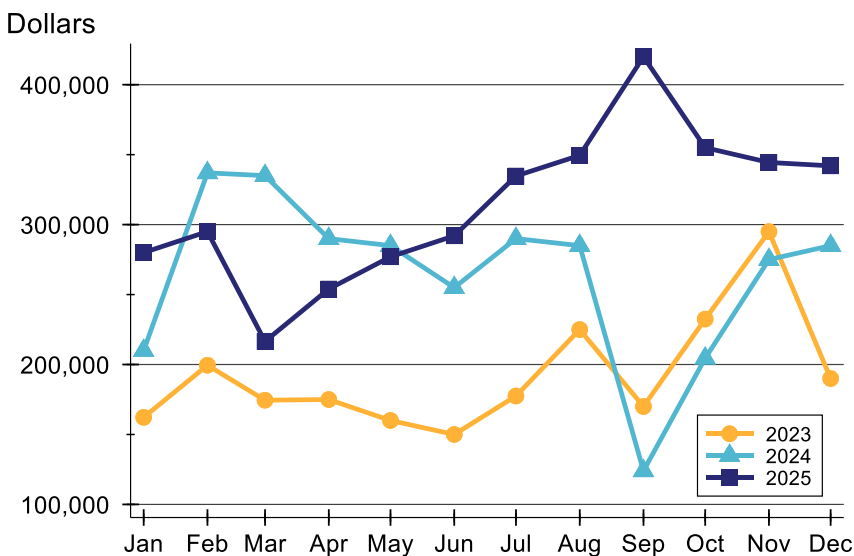
Nemaha County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	187,417	252,143	273,075
February	210,500	301,167	307,467
March	177,714	313,000	234,233
April	169,555	291,567	280,000
May	174,800	232,686	295,375
June	163,089	234,967	326,900
July	174,975	305,000	385,438
August	193,744	223,800	388,111
September	153,931	175,357	425,833
October	250,000	206,500	395,492
November	276,667	236,480	340,949
December	228,750	278,725	357,500

Median Price

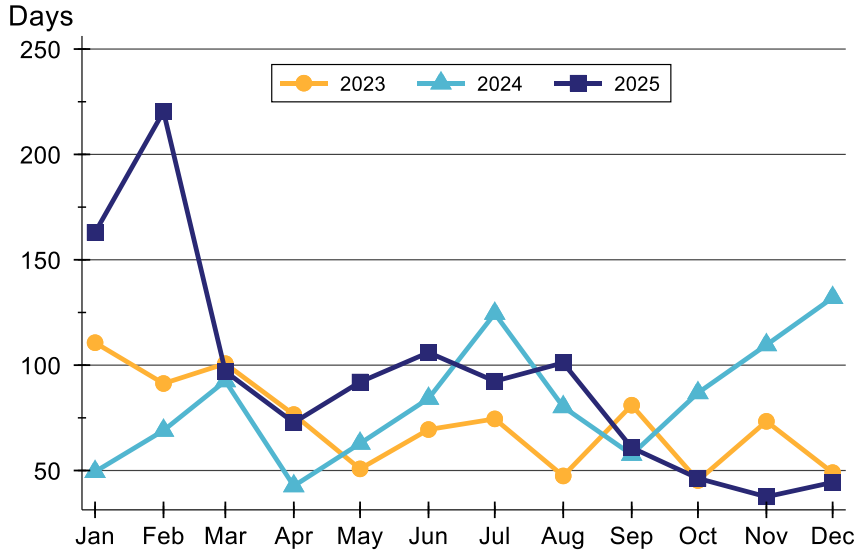


Month	2023	2024	2025
January	162,250	210,000	280,000
February	199,500	337,000	295,000
March	174,500	335,000	216,500
April	175,000	290,000	254,000
May	160,000	285,000	277,000
June	150,000	254,950	292,000
July	177,500	290,000	334,750
August	225,000	285,000	349,500
September	170,000	124,000	420,000
October	232,500	204,500	355,000
November	295,000	275,000	344,444
December	190,000	285,000	342,000



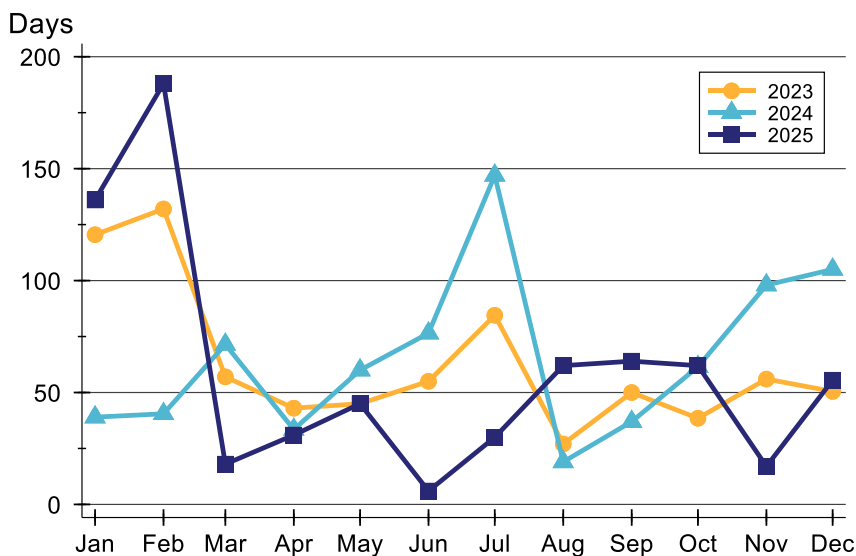
Nemaha County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	111	49	163
February	91	69	220
March	101	93	97
April	77	43	73
May	51	63	92
June	69	84	106
July	75	125	92
August	47	80	101
September	81	58	61
October	45	87	46
November	73	110	38
December	49	132	44

Median DOM

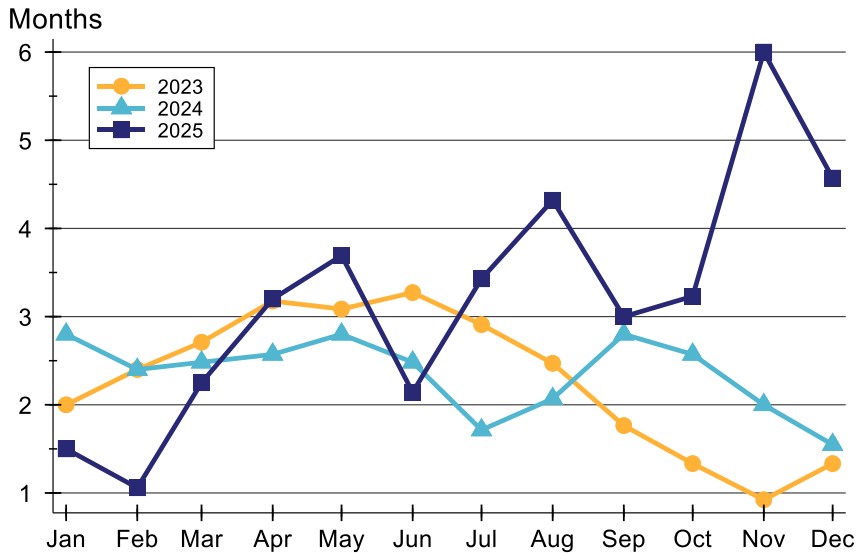


Month	2023	2024	2025
January	121	39	136
February	132	41	188
March	57	72	18
April	43	34	31
May	45	60	45
June	55	77	6
July	85	147	30
August	27	19	62
September	50	37	64
October	39	62	62
November	56	98	17
December	51	105	56



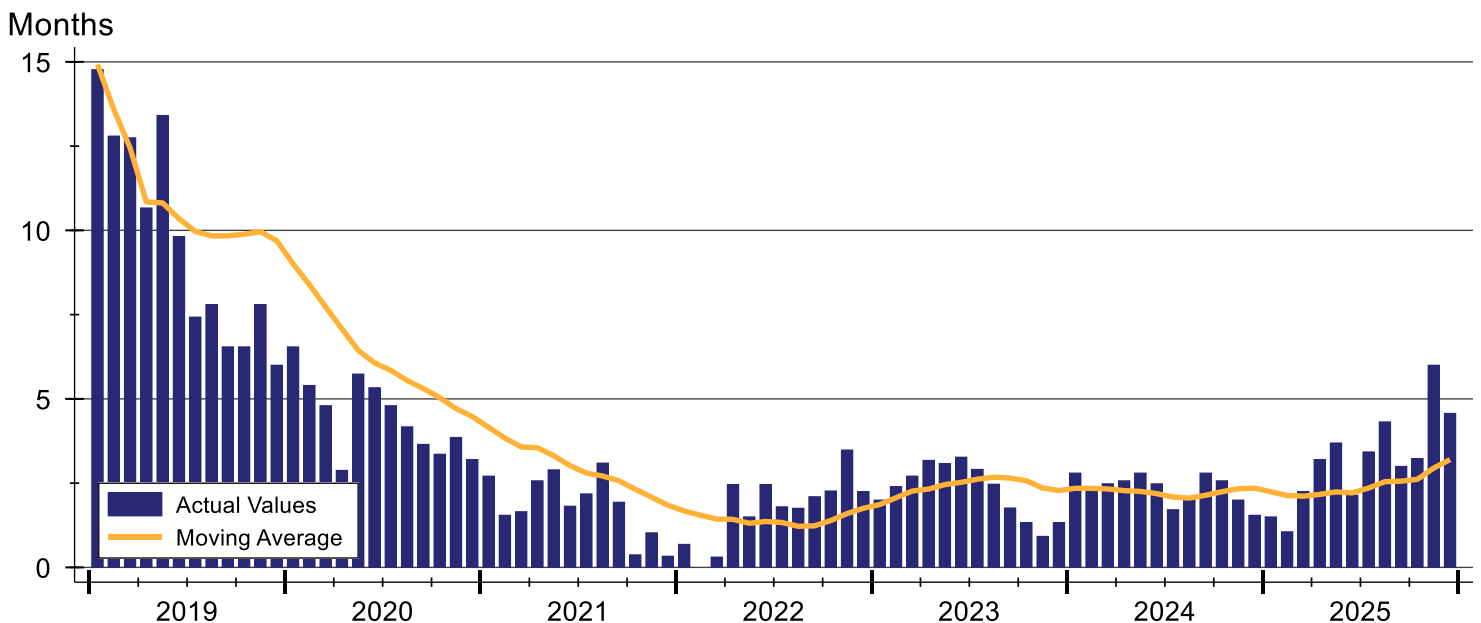
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	2.0	2.8	1.5
February	2.4	2.4	1.1
March	2.7	2.5	2.3
April	3.2	2.6	3.2
May	3.1	2.8	3.7
June	3.3	2.5	2.1
July	2.9	1.7	3.4
August	2.5	2.1	4.3
September	1.8	2.8	3.0
October	1.3	2.6	3.2
November	0.9	2.0	6.0
December	1.3	1.5	4.6

History of Month's Supply





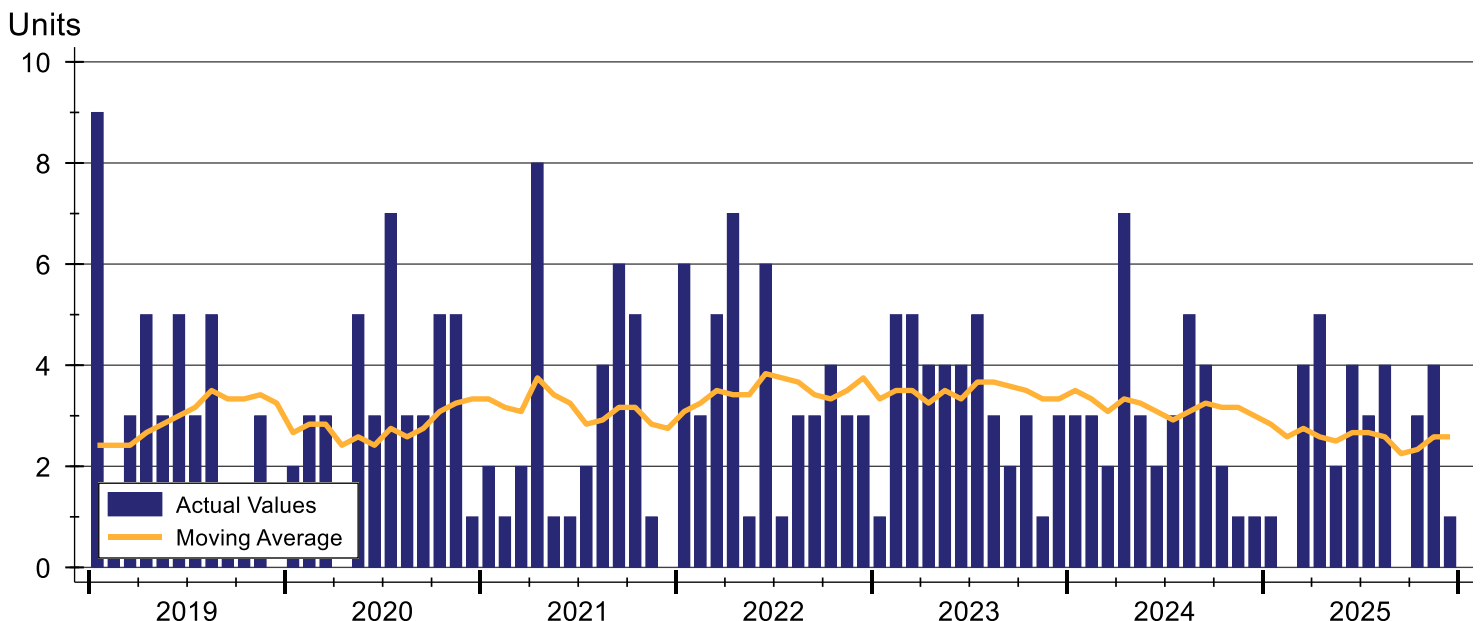
Nemaha County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	1	1	0.0%
	Volume (1,000s)	220	245	-10.2%
	Average List Price	219,500	245,000	-10.4%
	Median List Price	219,500	245,000	-10.4%
Year-to-Date	New Listings	31	36	-13.9%
	Volume (1,000s)	8,294	7,595	9.2%
	Average List Price	267,563	210,975	26.8%
	Median List Price	249,000	209,950	18.6%

A total of 1 new listing was added in Nemaha County during December, the same figure as reported in 2024. Year-to-date Nemaha County has seen 31 new listings.

The median list price of these homes was \$219,500 down from \$245,000 in 2024.

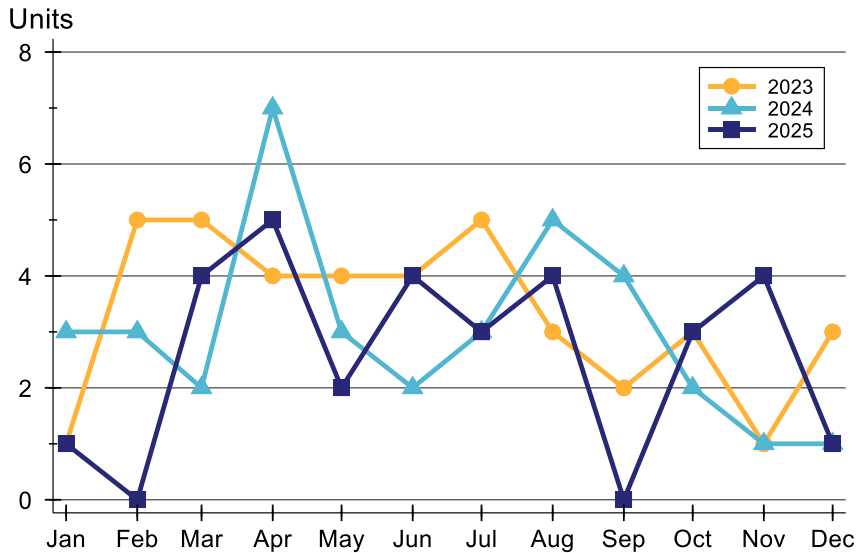
History of New Listings





Nemaha County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	1	3	1
February	5	3	0
March	5	2	4
April	4	7	5
May	4	3	2
June	4	2	4
July	5	3	3
August	3	5	4
September	2	4	0
October	3	2	3
November	1	1	4
December	3	1	1

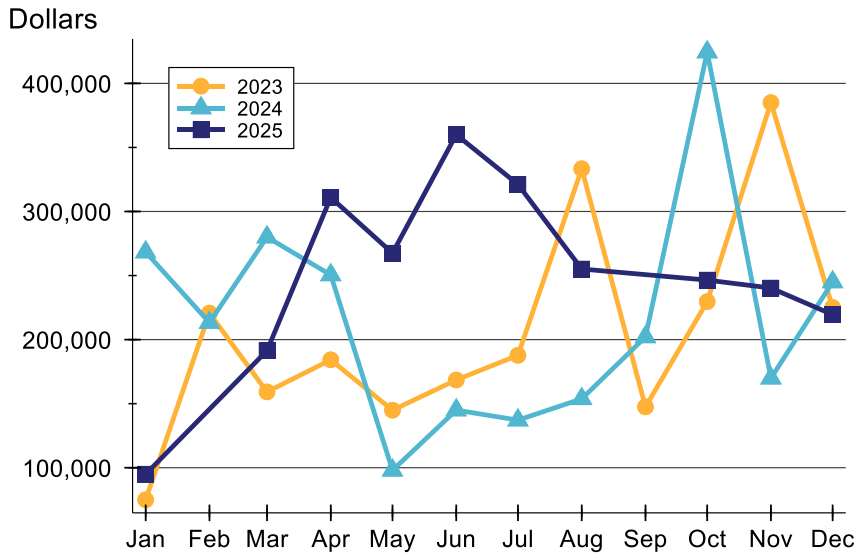
New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	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	100.0%	219,500	219,500	0	0	99.1%	99.1%
\$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



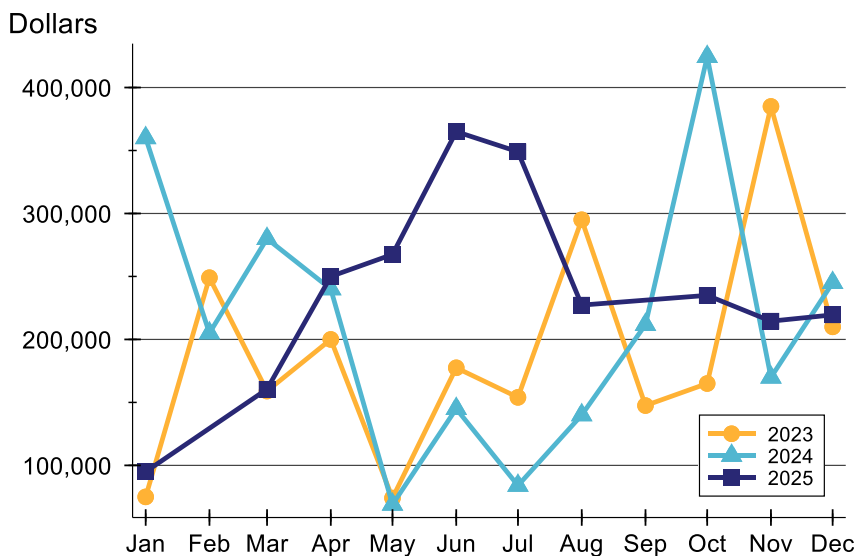
Nemaha County New Listings Analysis

Average Price



Month	2023	2024	2025
January	75,000	268,333	95,000
February	220,700	213,333	N/A
March	159,200	280,000	191,375
April	184,250	250,486	311,000
May	144,914	98,000	267,500
June	168,500	145,000	360,000
July	187,780	137,167	321,167
August	333,333	153,800	255,125
September	147,500	202,100	N/A
October	229,667	424,450	246,481
November	385,000	169,900	240,250
December	225,000	245,000	219,500

Median Price



Month	2023	2024	2025
January	75,000	360,000	95,000
February	249,000	205,000	N/A
March	159,000	280,000	160,500
April	200,000	240,000	250,000
May	74,078	69,000	267,500
June	177,500	145,000	365,000
July	154,000	84,000	349,000
August	295,000	139,999	227,250
September	147,500	211,750	N/A
October	165,000	424,450	235,000
November	385,000	169,900	214,500
December	210,000	245,000	219,500



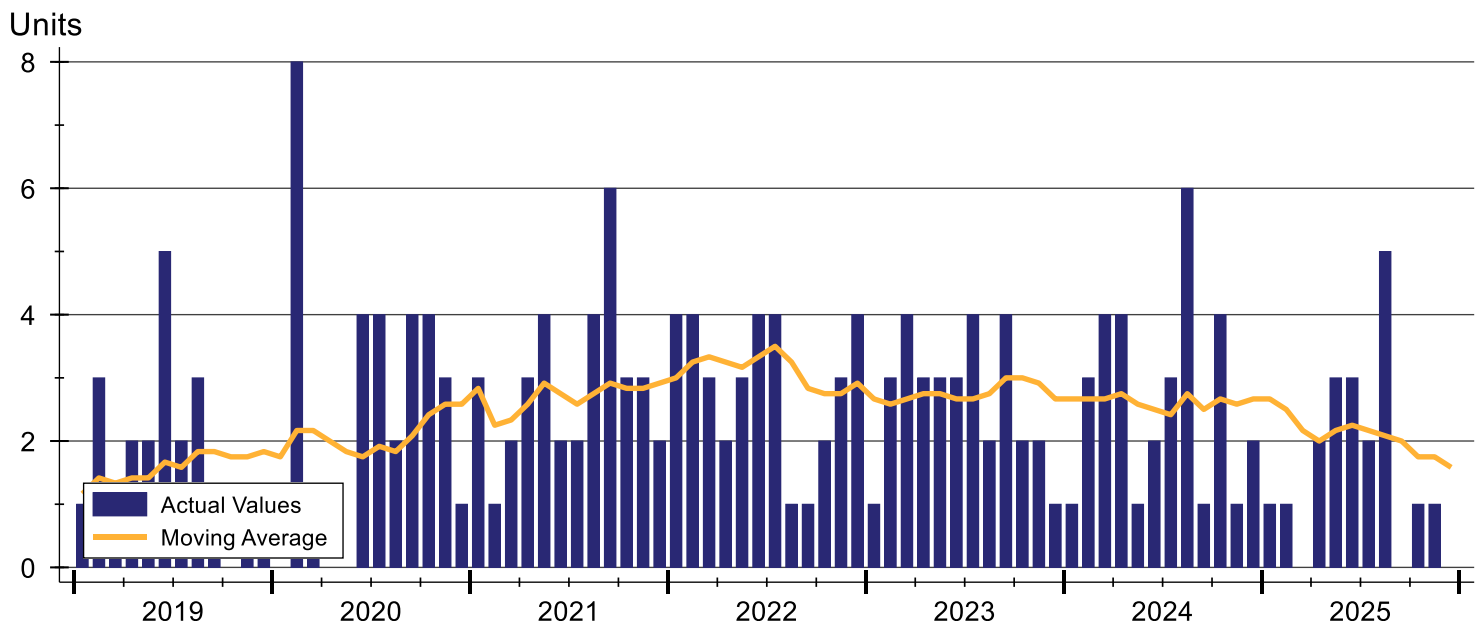
Nemaha County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		0	2	-100.0%	19	32	-40.6%
Volume (1,000s)		0	313	-100.0%	4,046	6,626	-38.9%
Average	Sale Price	N/A	156,250	N/A	212,968	207,072	2.8%
	Days on Market	N/A	87	N/A	40	50	-20.0%
	Percent of Original	N/A	86.7%	N/A	93.6%	93.5%	0.1%
Median	Sale Price	N/A	156,250	N/A	169,900	202,250	-16.0%
	Days on Market	N/A	87	N/A	11	29	-62.1%
	Percent of Original	N/A	86.7%	N/A	96.6%	94.2%	2.5%

A total of 0 contracts for sale were written in Nemaha County during the month of December, down from 2 in 2024. The median list price of these homes in December 2024 was \$156,250.

Half of the homes that went under contract during this period were on the market less than 86 days.

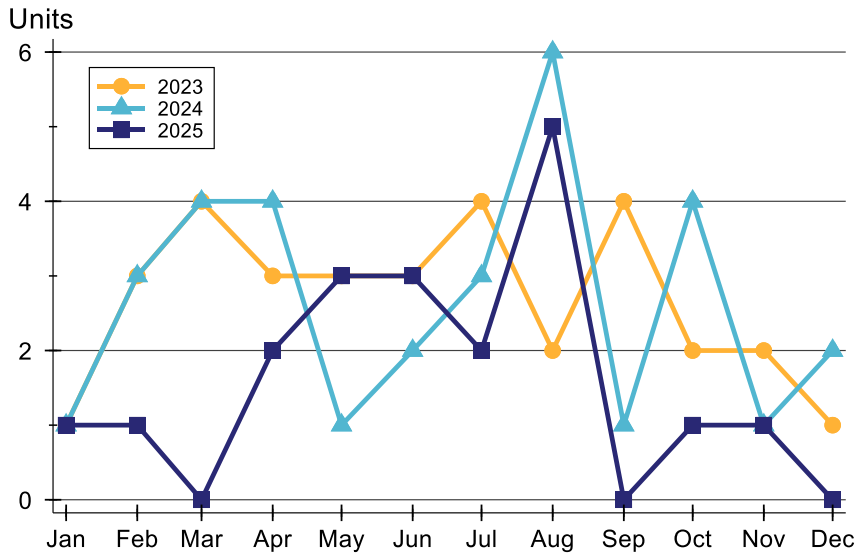
History of Contracts Written





Nemaha County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	1	1	1
February	3	3	1
March	4	4	N/A
April	3	4	2
May	3	1	3
June	3	2	3
July	4	3	2
August	2	6	5
September	4	1	N/A
October	2	4	1
November	2	1	1
December	1	2	N/A

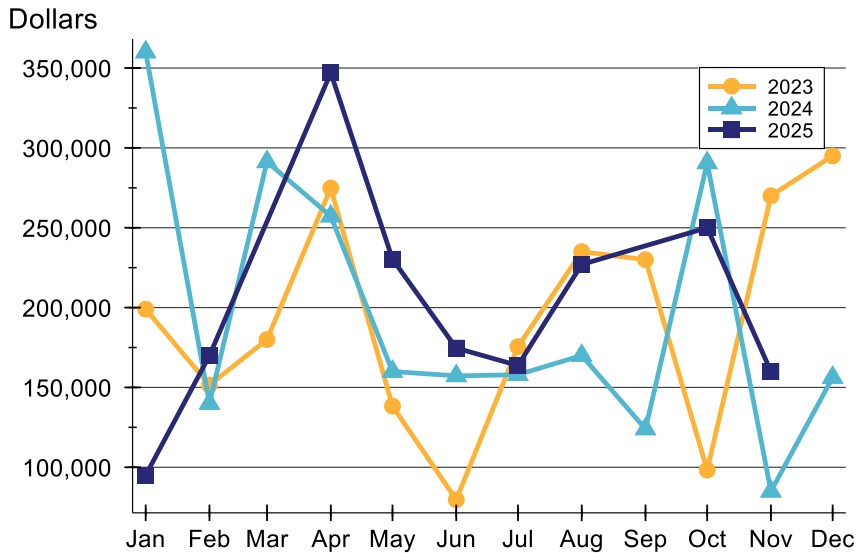
Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



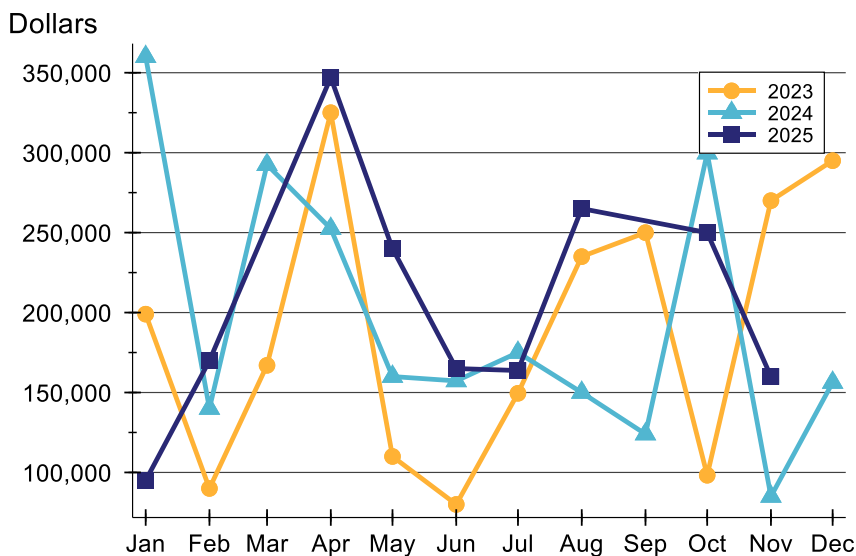
Nemaha County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	199,000	360,000	95,000
February	151,500	140,000	169,900
March	180,000	291,250	N/A
April	274,833	257,250	347,000
May	138,333	160,000	230,333
June	79,667	157,250	174,667
July	175,500	157,967	163,750
August	235,000	170,000	227,000
September	230,000	124,000	N/A
October	98,250	290,600	250,000
November	270,000	85,000	160,000
December	295,000	156,250	N/A

Median Price

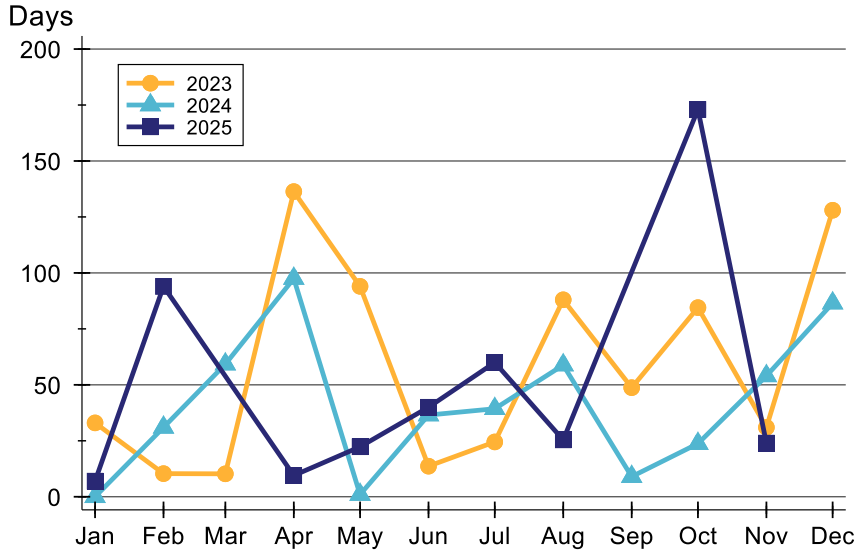


Month	2023	2024	2025
January	199,000	360,000	95,000
February	90,000	140,000	169,900
March	167,000	292,500	N/A
April	325,000	252,500	347,000
May	109,999	160,000	240,000
June	80,000	157,250	165,000
July	149,500	175,000	163,750
August	235,000	150,000	265,000
September	250,000	124,000	N/A
October	98,250	299,700	250,000
November	270,000	85,000	160,000
December	295,000	156,250	N/A



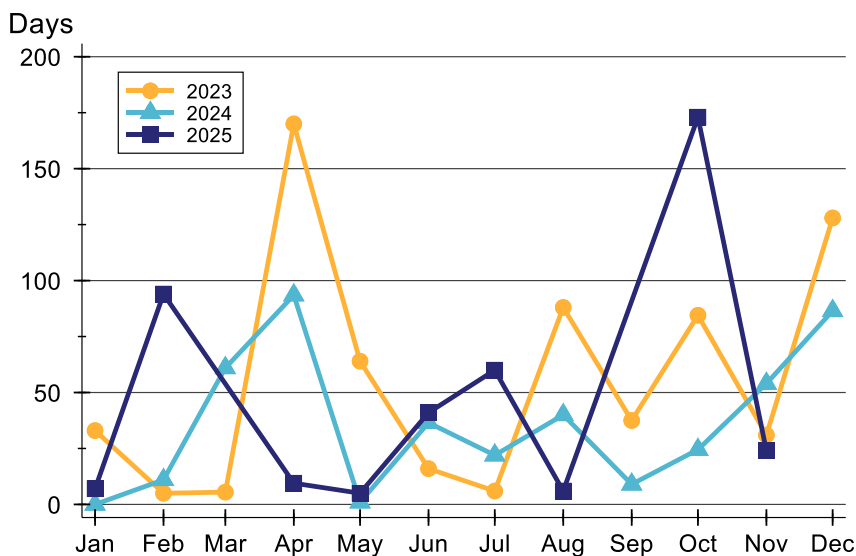
Nemaha County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	33	N/A	7
February	10	31	94
March	10	59	N/A
April	136	98	10
May	94	1	22
June	14	37	40
July	25	39	60
August	88	59	25
September	49	9	N/A
October	85	24	173
November	31	54	24
December	128	87	N/A

Median DOM



Month	2023	2024	2025
January	33	N/A	7
February	5	11	94
March	6	61	N/A
April	170	94	10
May	64	1	5
June	16	37	41
July	6	22	60
August	88	40	6
September	38	9	N/A
October	85	25	173
November	31	54	24
December	128	87	N/A



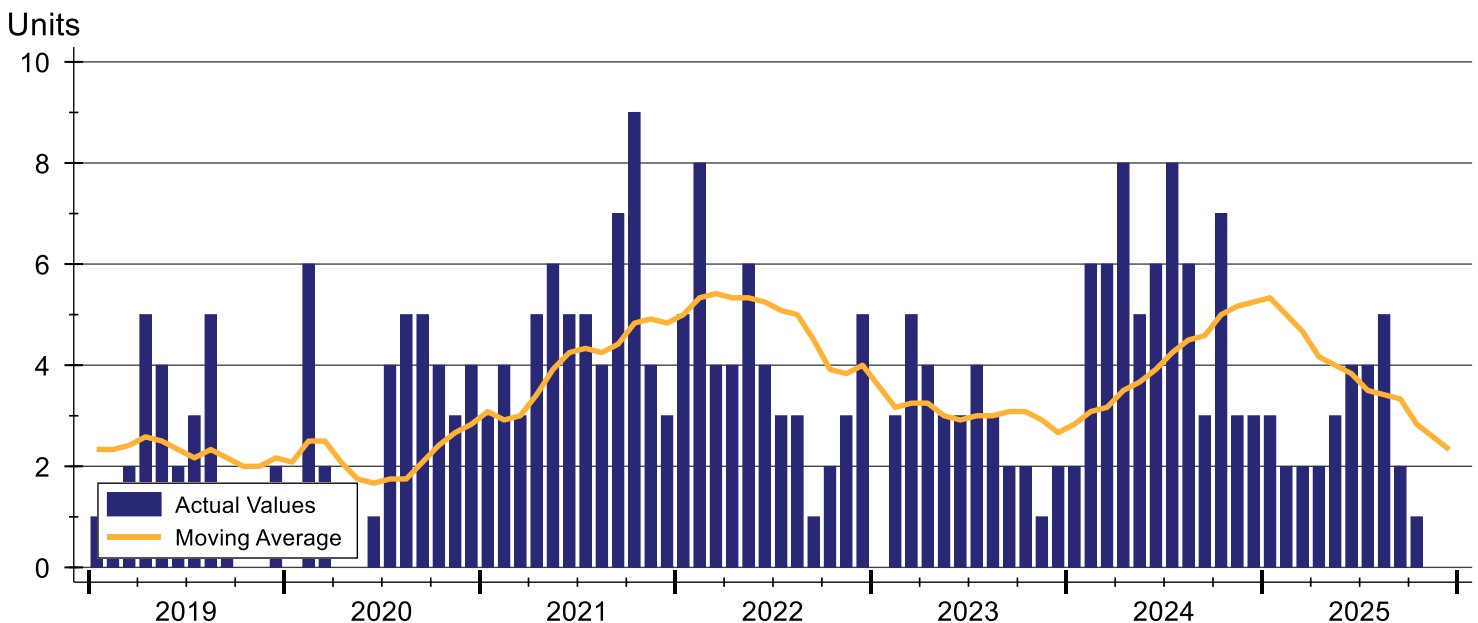
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		0	3	-100.0%
Volume (1,000s)		0	553	-100.0%
Average	List Price	N/A	184,167	N/A
	Days on Market	N/A	58	N/A
	Percent of Original	N/A	96.7%	N/A
Median	List Price	N/A	240,000	N/A
	Days on Market	N/A	21	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 listings in Nemaha County had contracts pending at the end of December, down from 3 contracts pending at the end of December 2024.

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.

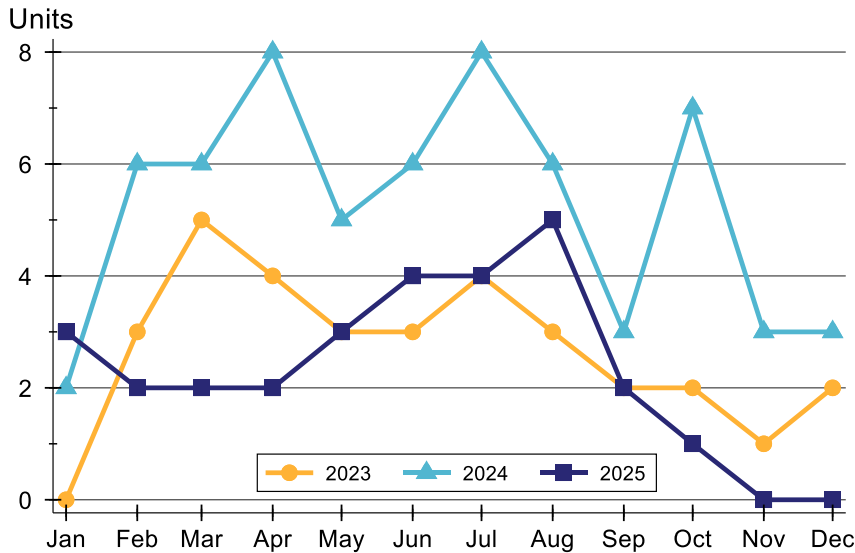
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	0	2	3
February	3	6	2
March	5	6	2
April	4	8	2
May	3	5	3
June	3	6	4
July	4	8	4
August	3	6	5
September	2	3	2
October	2	7	1
November	1	3	0
December	2	3	0

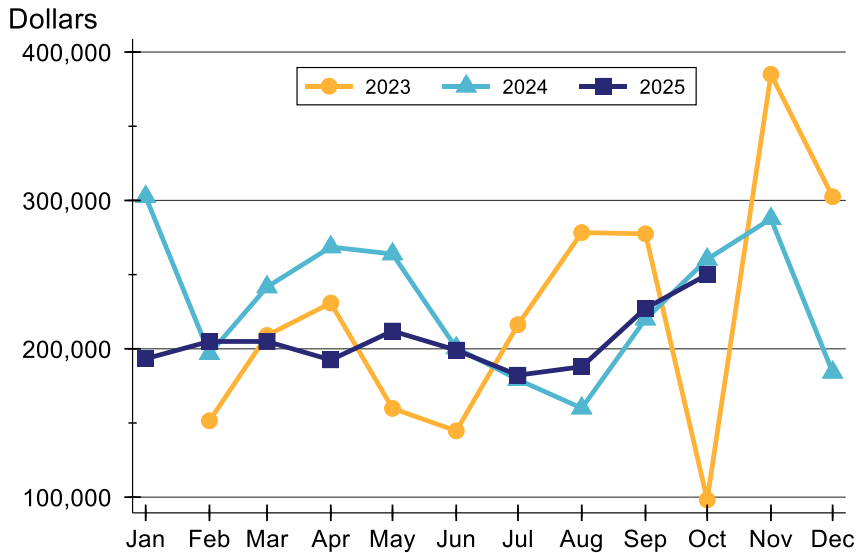
Pending Contracts by Price Range

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



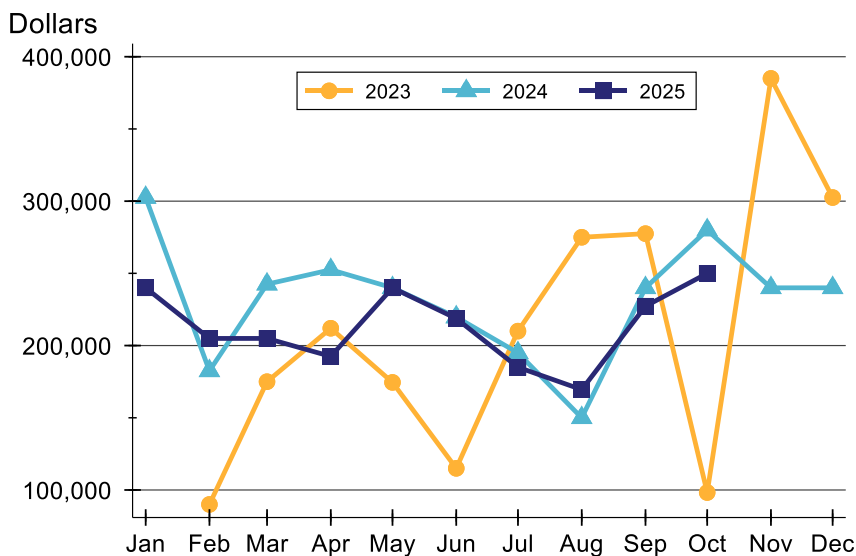
Nemaha County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	N/A	302,500	193,333
February	151,500	196,667	204,950
March	209,000	241,667	204,950
April	230,875	268,625	192,500
May	159,833	263,900	212,000
June	144,667	200,583	199,125
July	216,250	179,238	182,250
August	278,333	160,000	187,900
September	277,500	220,000	227,250
October	98,250	260,343	250,000
November	385,000	287,667	N/A
December	302,500	184,167	N/A

Median Price

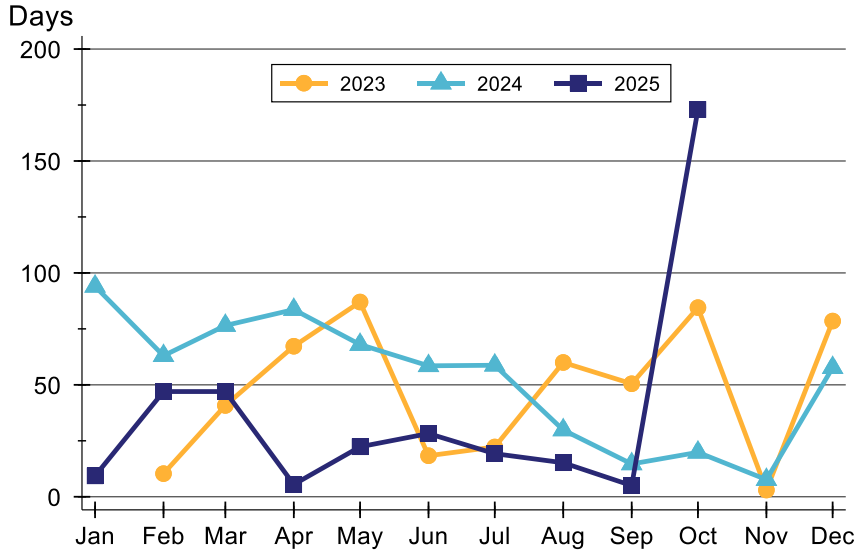


Month	2023	2024	2025
January	N/A	302,500	240,000
February	90,000	182,500	204,950
March	175,000	242,500	204,950
April	212,000	252,500	192,500
May	174,500	240,000	240,000
June	115,000	219,750	218,750
July	210,000	194,950	185,000
August	275,000	150,000	169,500
September	277,500	240,000	227,250
October	98,250	280,000	250,000
November	385,000	240,000	N/A
December	302,500	240,000	N/A



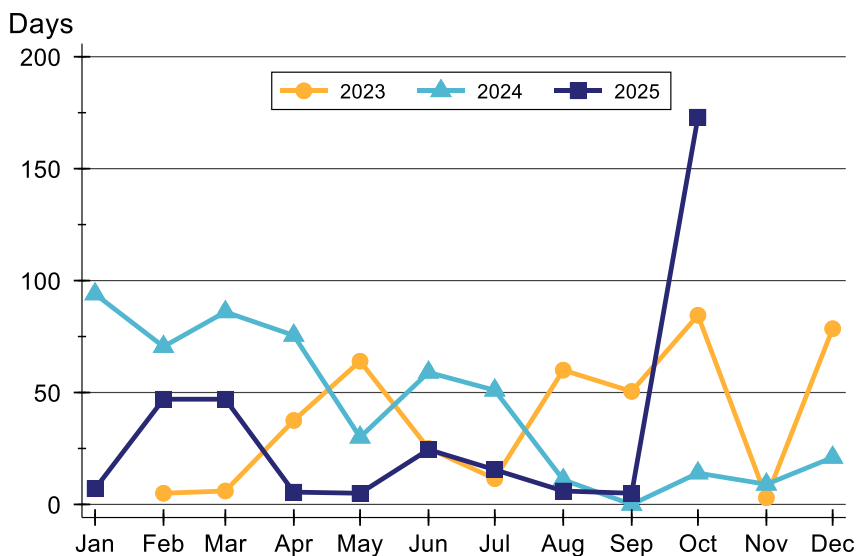
Nemaha County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	N/A	94	9
February	10	63	47
March	41	77	47
April	67	84	6
May	87	68	22
June	18	59	28
July	22	59	19
August	60	30	15
September	51	15	5
October	85	20	173
November	3	8	N/A
December	79	58	N/A

Median DOM



Month	2023	2024	2025
January	N/A	94	7
February	5	71	47
March	6	86	47
April	38	76	6
May	64	30	5
June	25	59	25
July	12	51	16
August	60	11	6
September	51	N/A	5
October	85	14	173
November	3	9	N/A
December	79	21	N/A