



**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.

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## Northeast Kansas MLS Statistics



# Northeast Kansas Summary Statistics

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

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



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## Northeast Kansas MLS Statistics



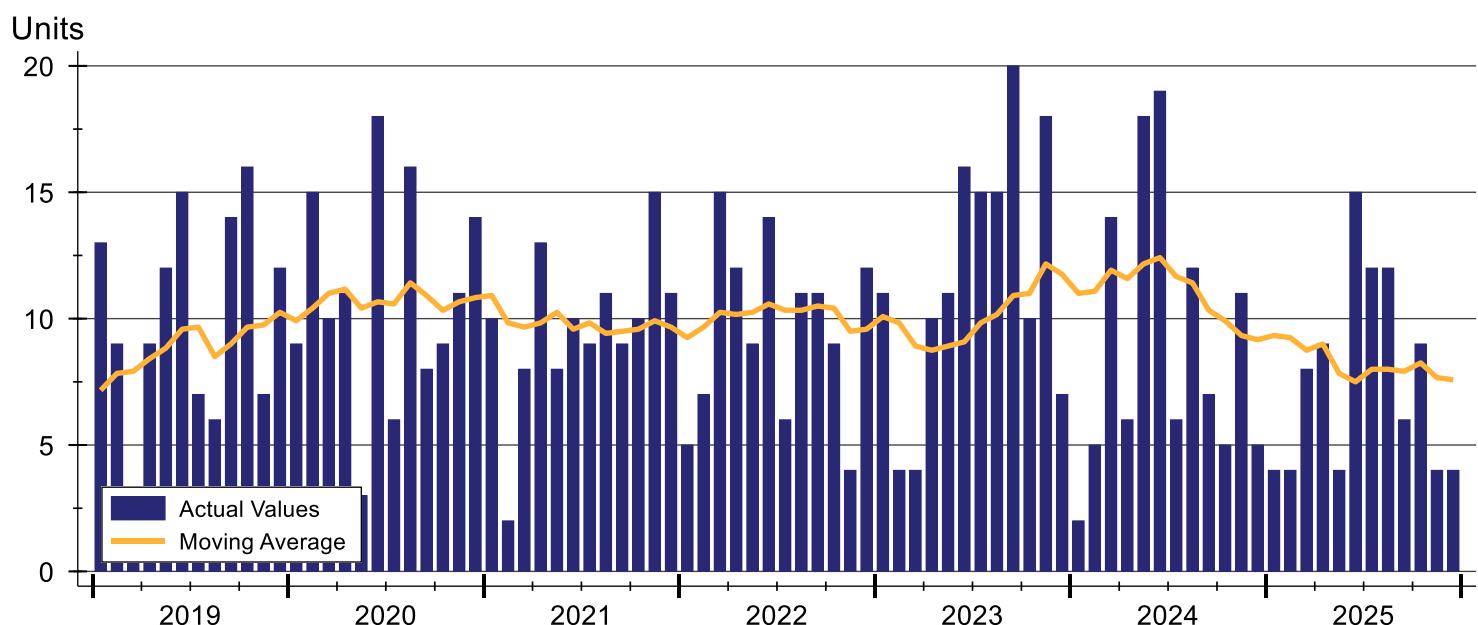
### Northeast Kansas Closed Listings Analysis

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





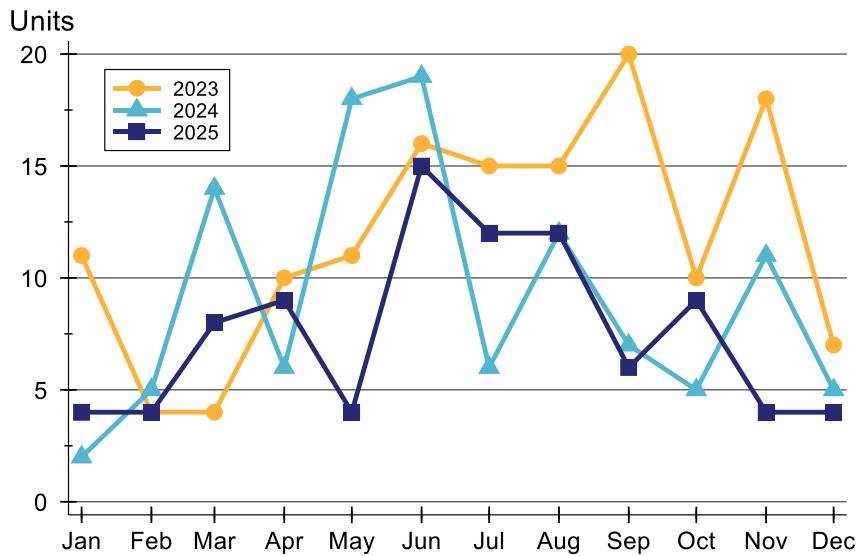
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## Northeast Kansas MLS Statistics



### 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	Sales Percent	Months' Supply	Sale Price		Days on Market Avg.	Market Med.	Price as % of List Avg.	Price as % of List Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
				Average	Median						
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



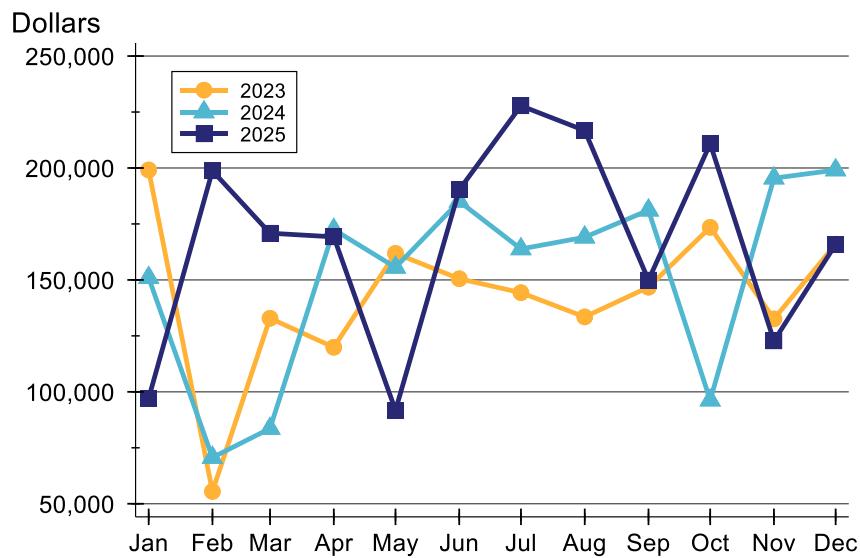
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## Northeast Kansas MLS Statistics



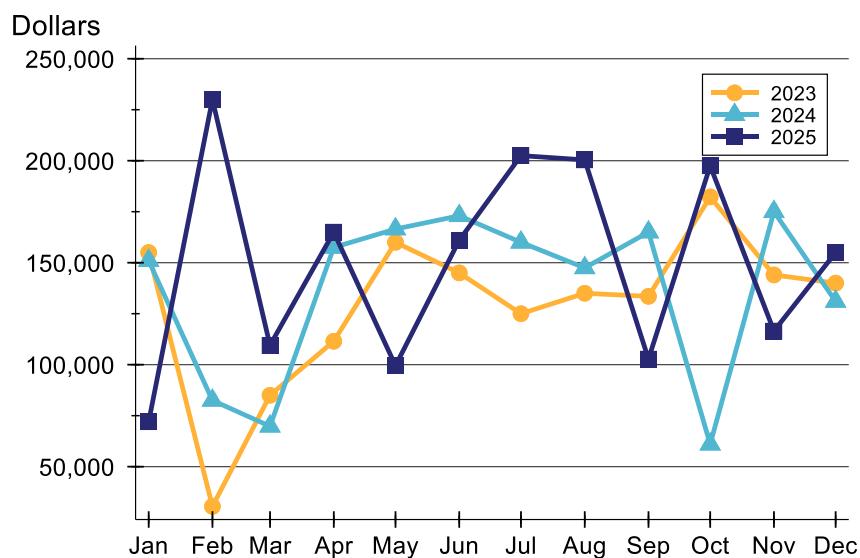
### Northeast Kansas Closed Listings Analysis

#### Average Price



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

#### Median Price



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



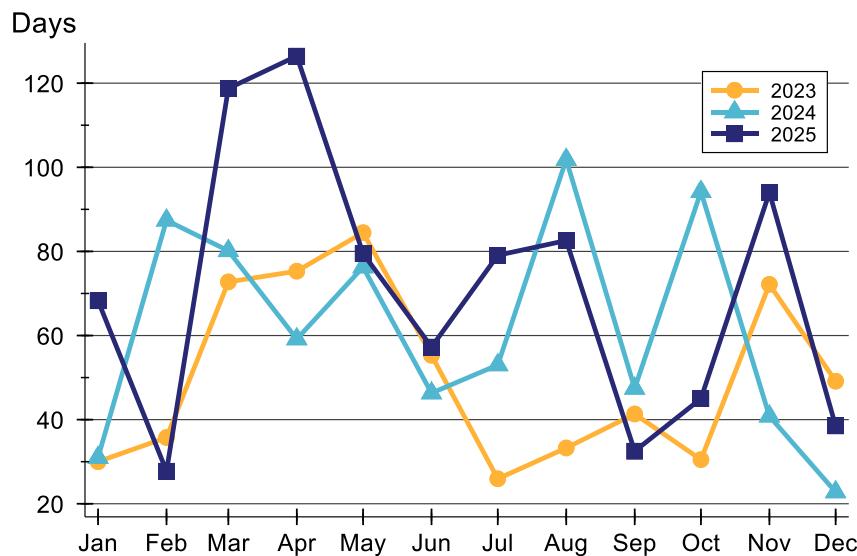
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## Northeast Kansas MLS Statistics



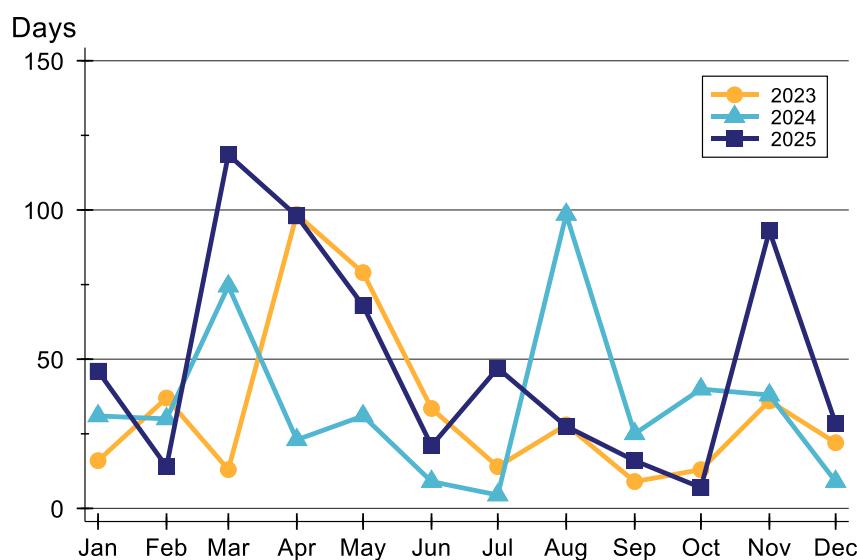
### Northeast Kansas Closed Listings Analysis

#### 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



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## Northeast Kansas MLS Statistics



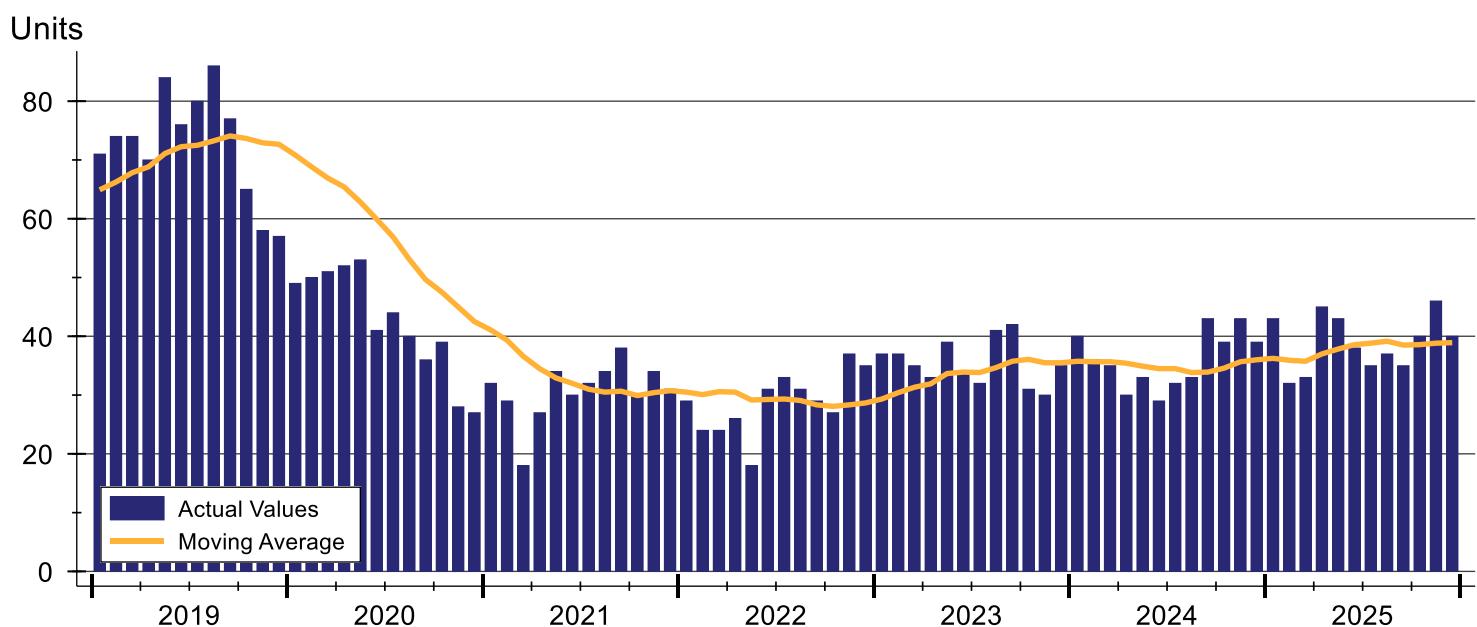
### Northeast Kansas Active Listings Analysis

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





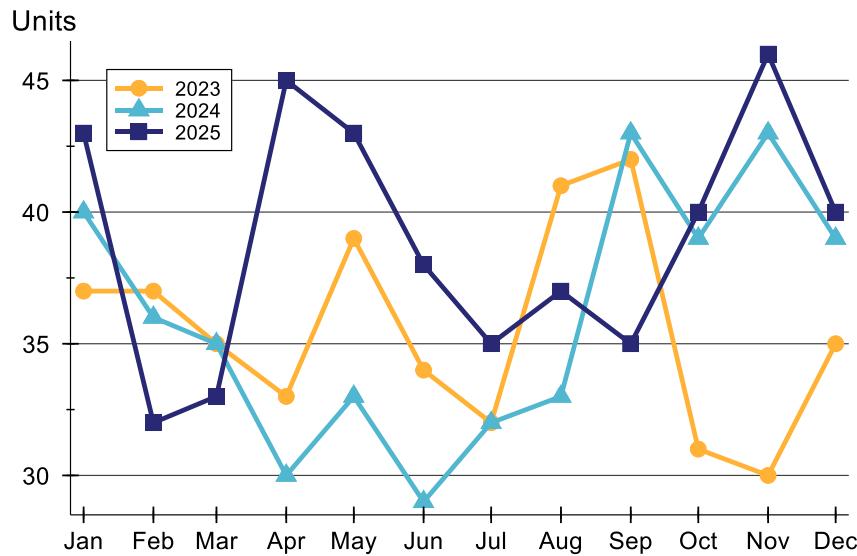
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## Northeast Kansas MLS Statistics



### 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	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	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



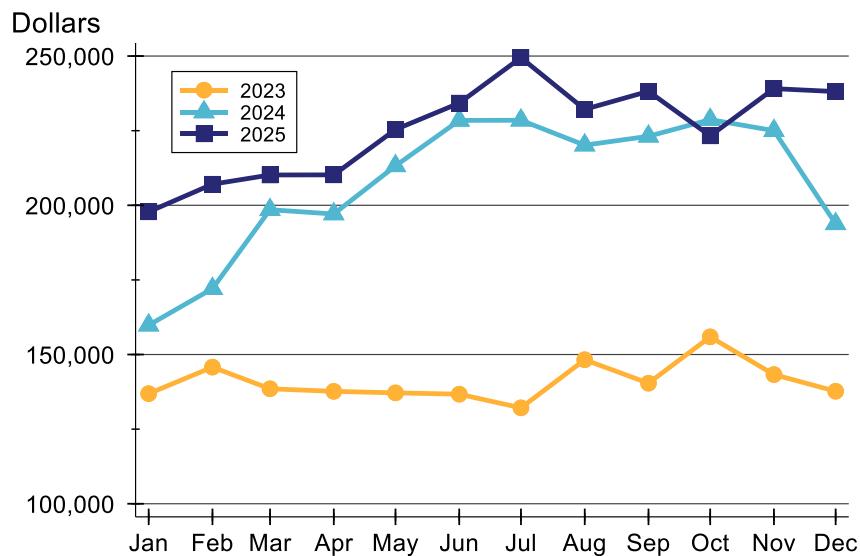
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## Northeast Kansas MLS Statistics



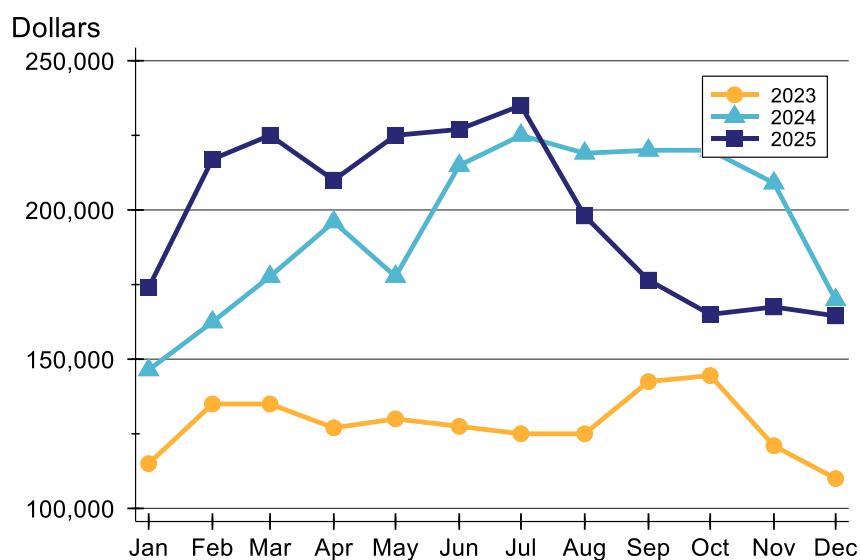
### Northeast Kansas Active Listings Analysis

#### Average Price



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

#### Median Price



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



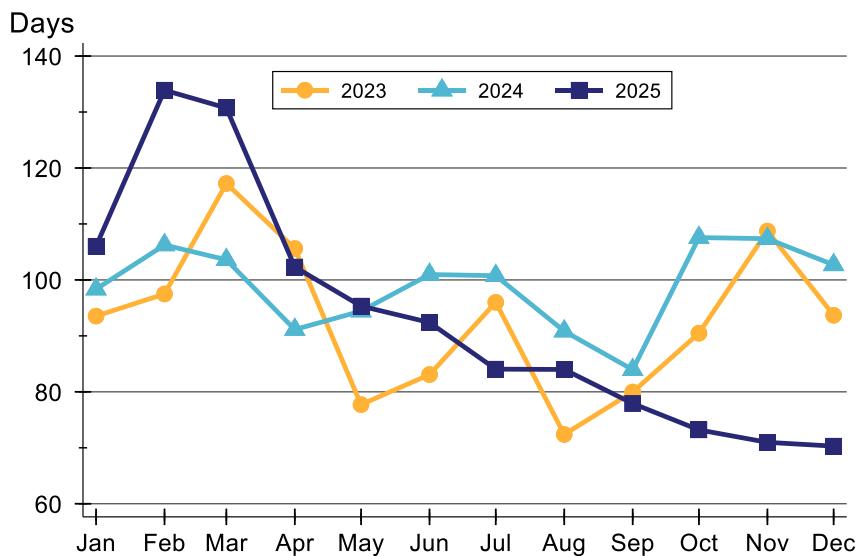
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## Northeast Kansas MLS Statistics



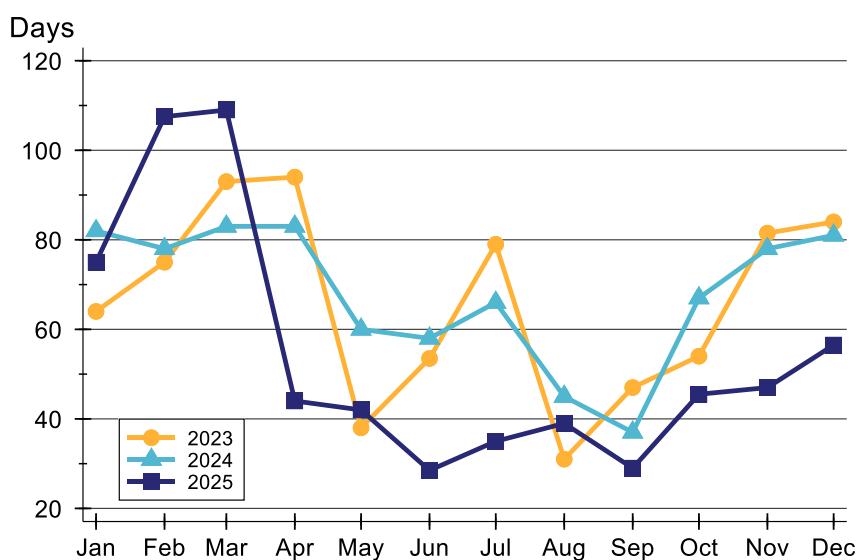
### Northeast Kansas Active Listings Analysis

#### 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



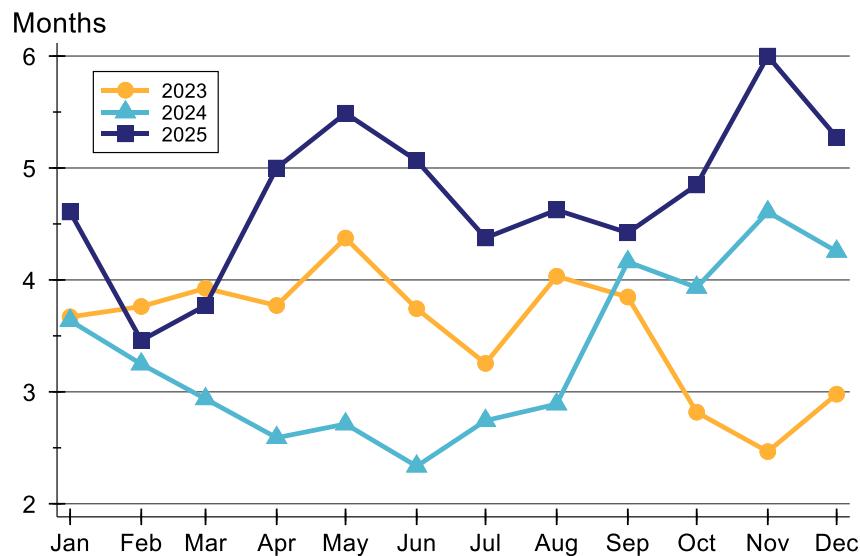
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## Northeast Kansas MLS Statistics



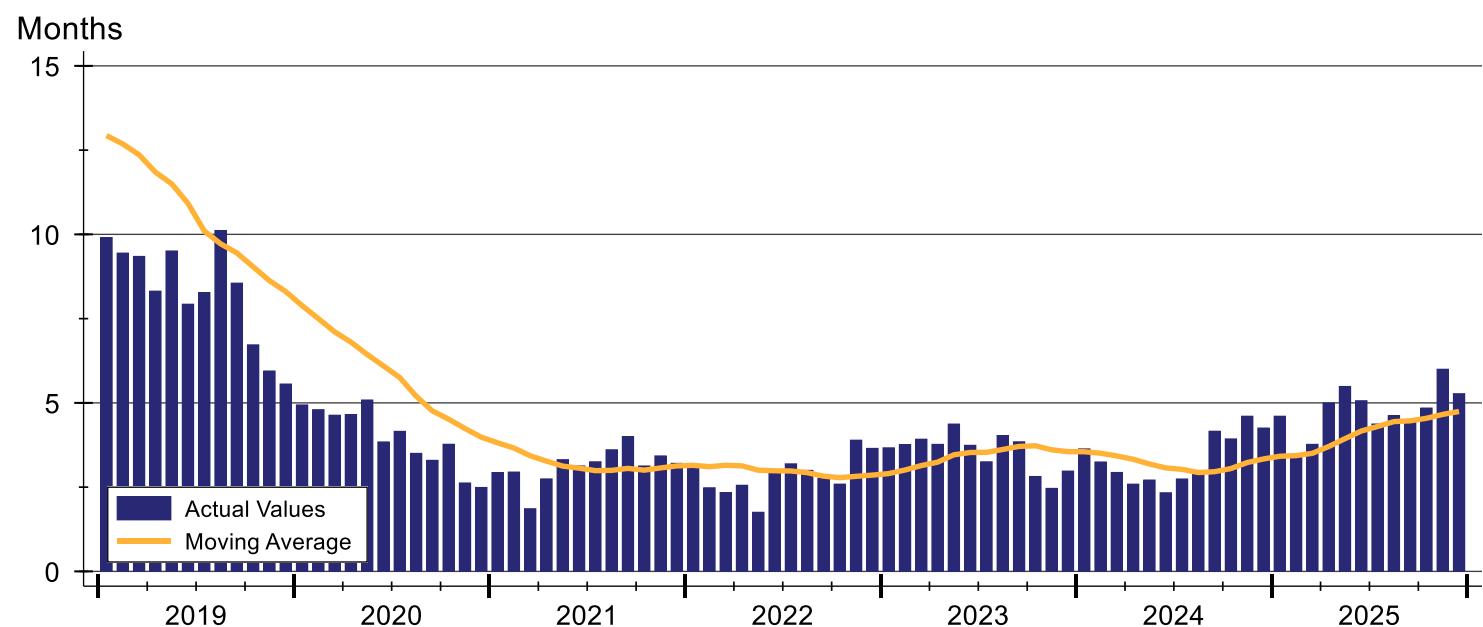
### Northeast Kansas Months' Supply Analysis

#### 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





**December  
2025**

## Northeast Kansas MLS Statistics



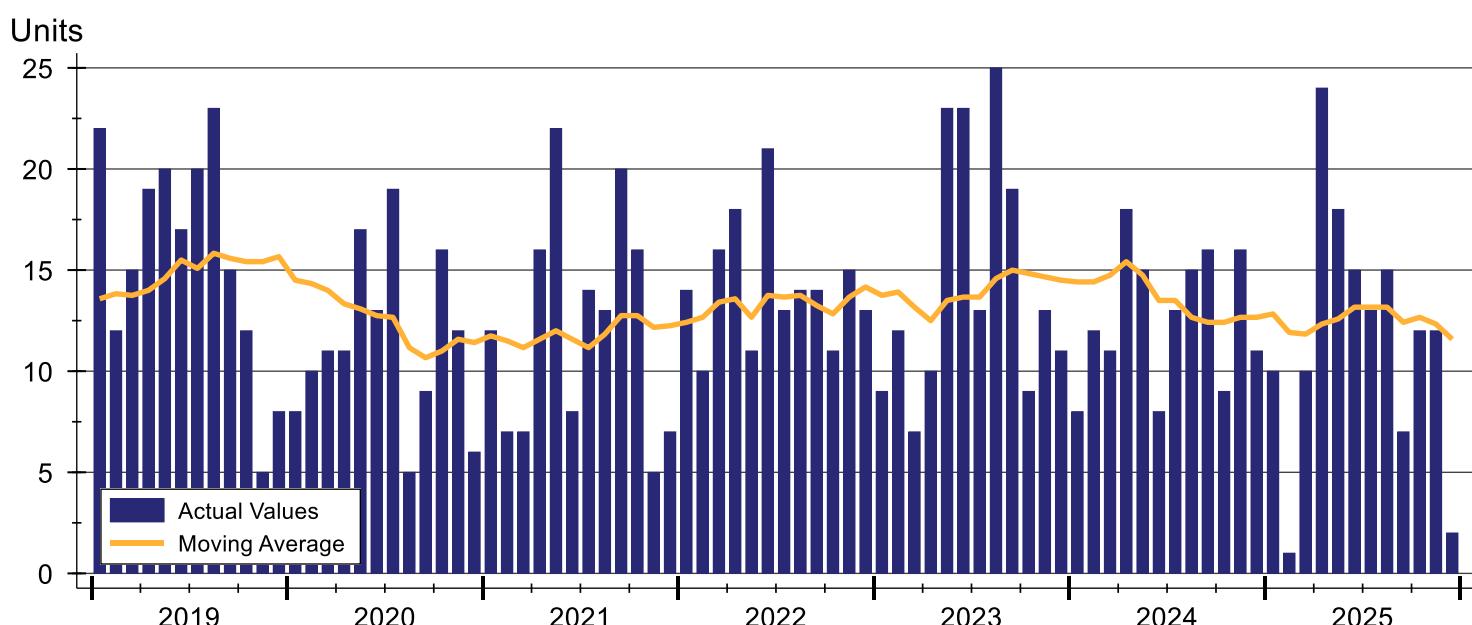
### Northeast Kansas New Listings Analysis

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





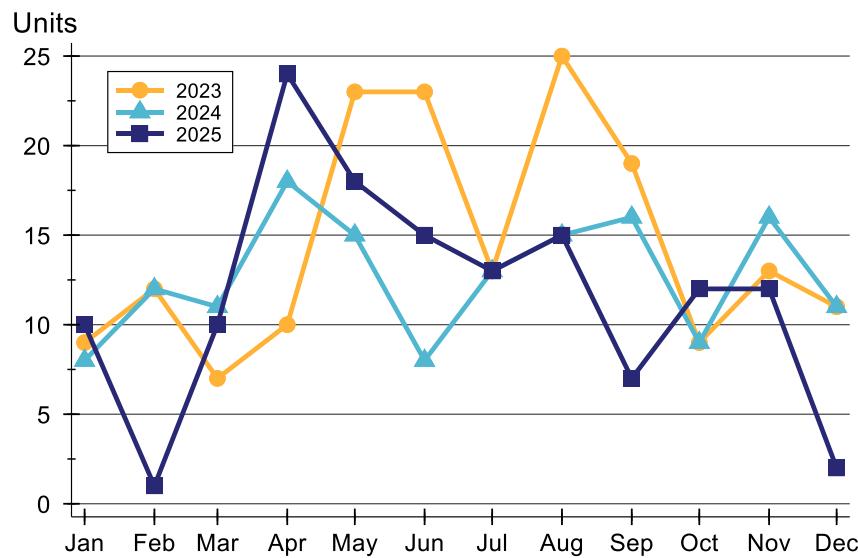
**December  
2025**

## Northeast Kansas MLS Statistics



### 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	23	15	24
May	22	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		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	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



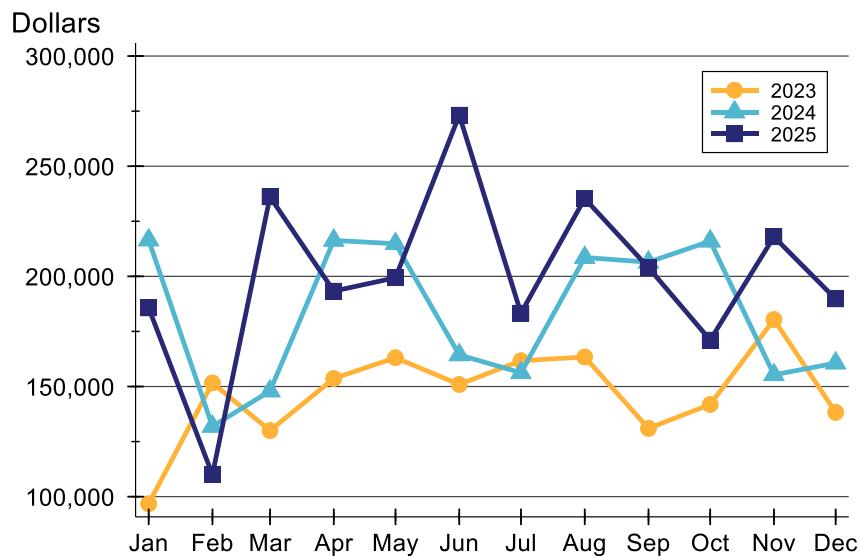
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## Northeast Kansas MLS Statistics



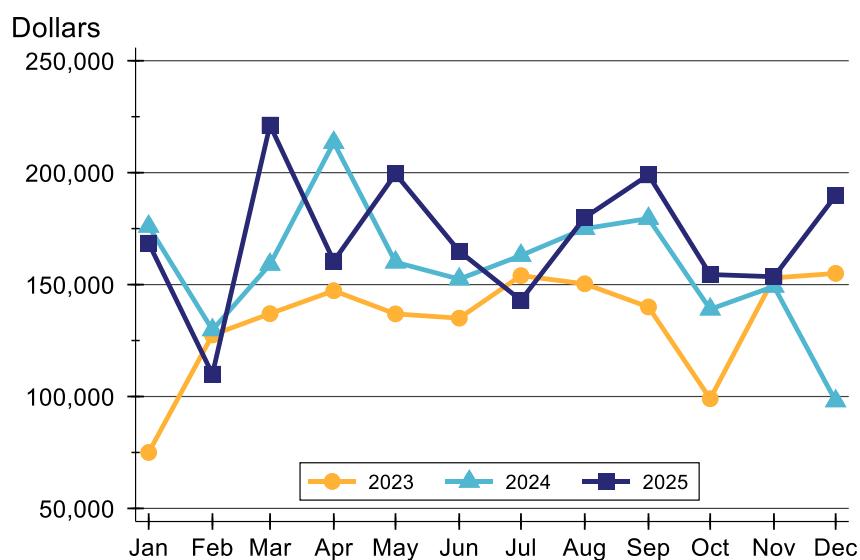
### Northeast Kansas New Listings Analysis

#### 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



**December  
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## Northeast Kansas MLS Statistics



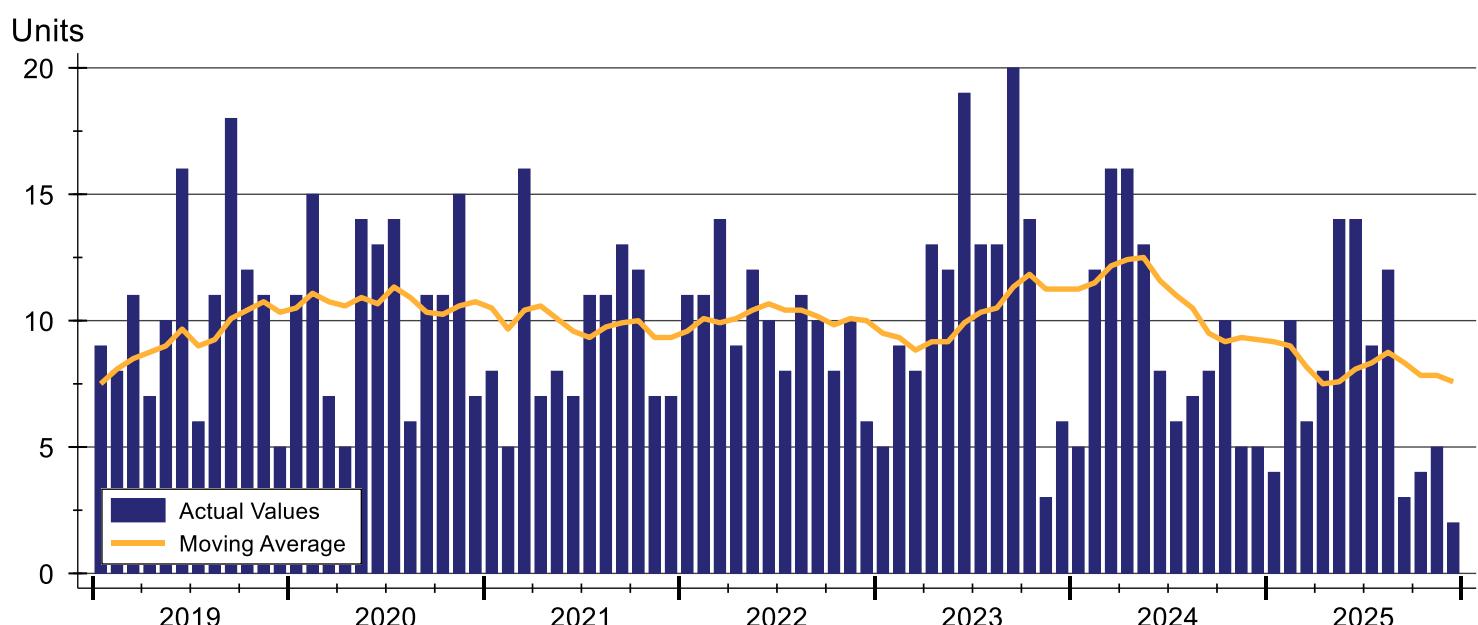
### Northeast Kansas Contracts Written Analysis

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





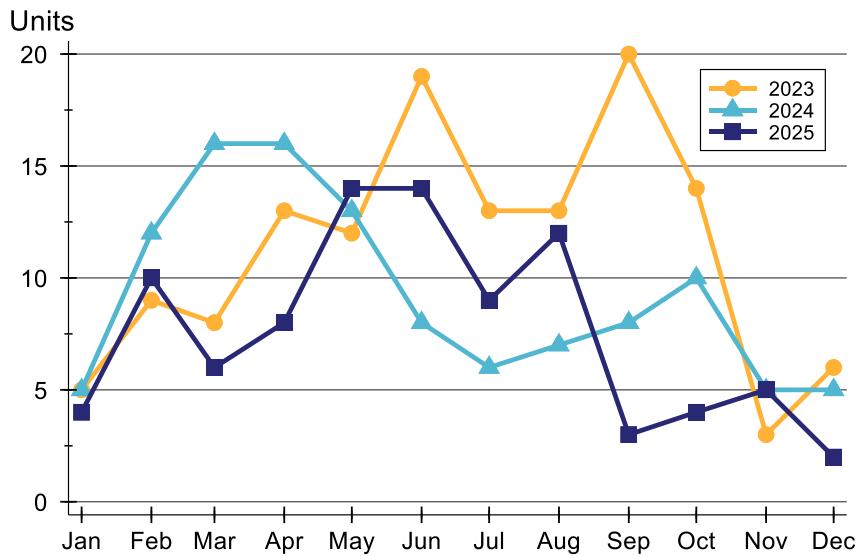
**December  
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## Northeast Kansas MLS Statistics



### 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		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	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



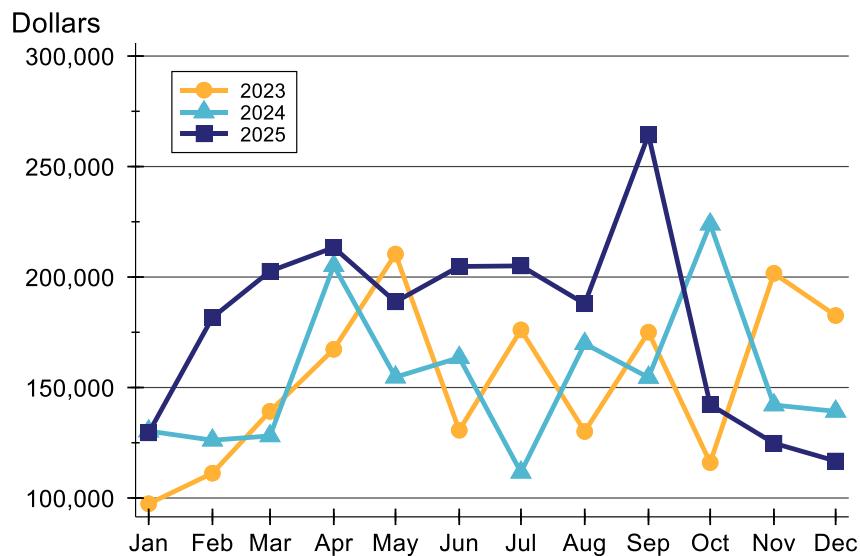
**December  
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## Northeast Kansas MLS Statistics



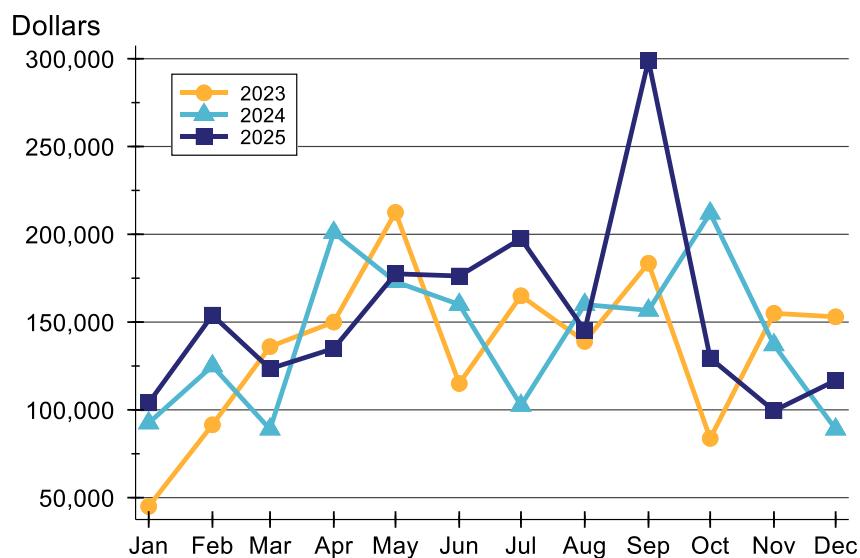
### Northeast Kansas Contracts Written Analysis

#### Average Price



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

#### Median Price



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



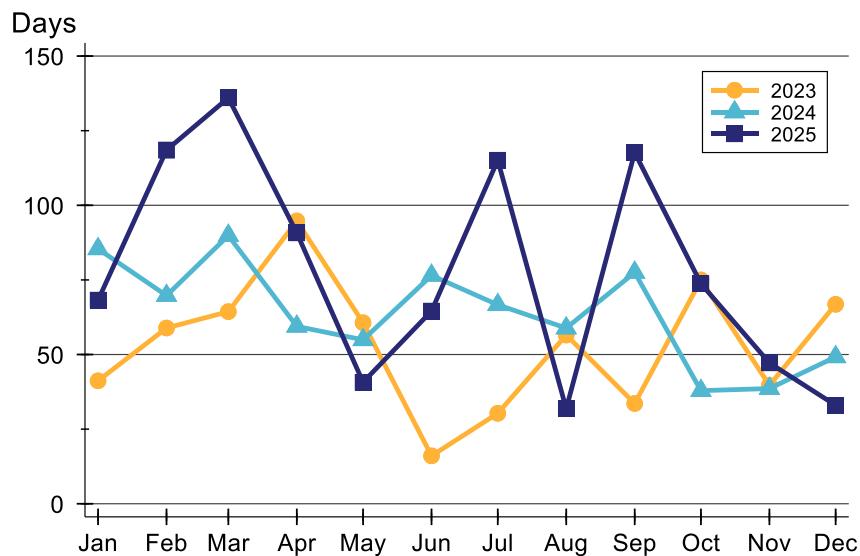
**December  
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## Northeast Kansas MLS Statistics



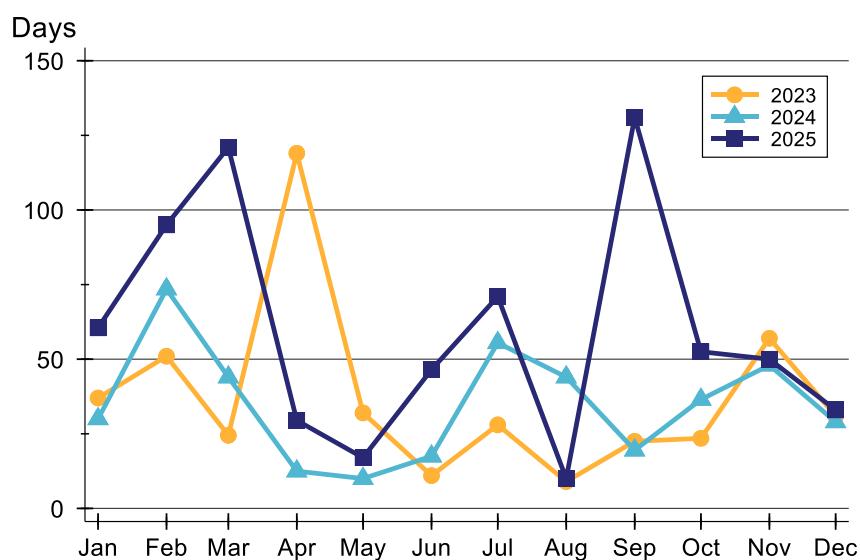
### Northeast Kansas Contracts Written Analysis

#### Average DOM



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

#### Median DOM



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



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## Northeast Kansas MLS Statistics



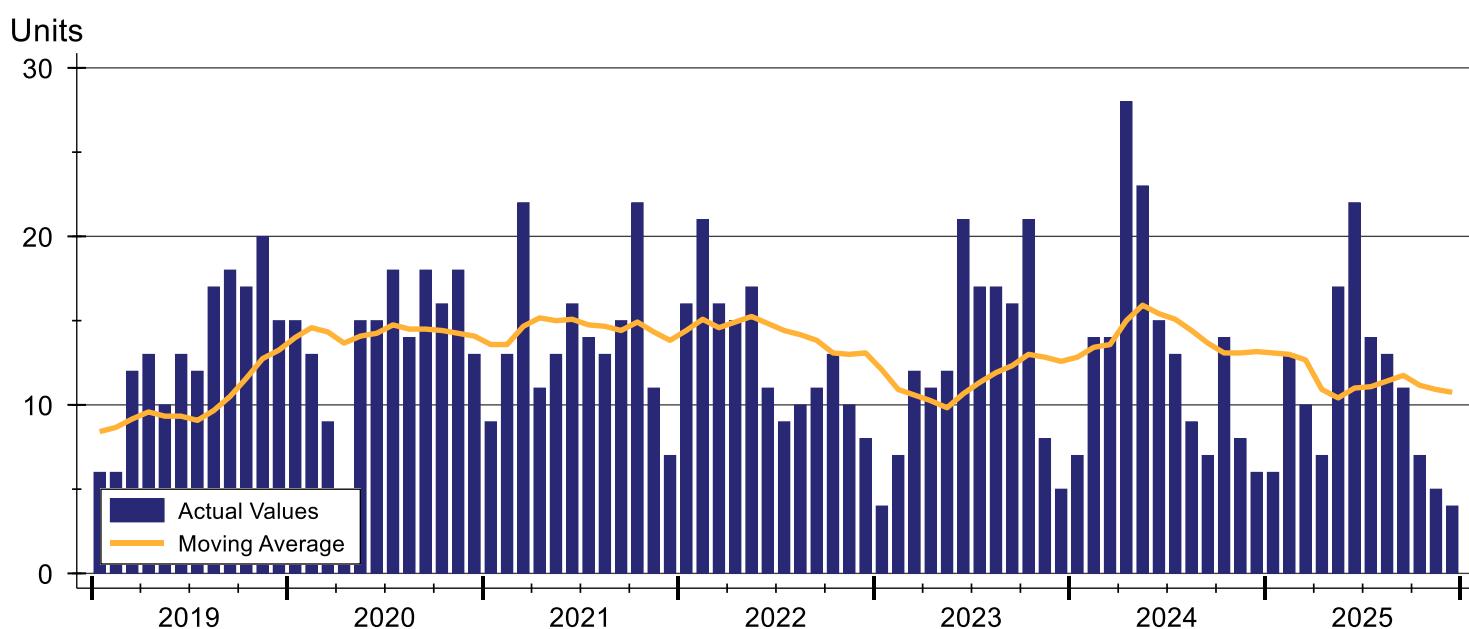
# Northeast Kansas Pending Contracts Analysis

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





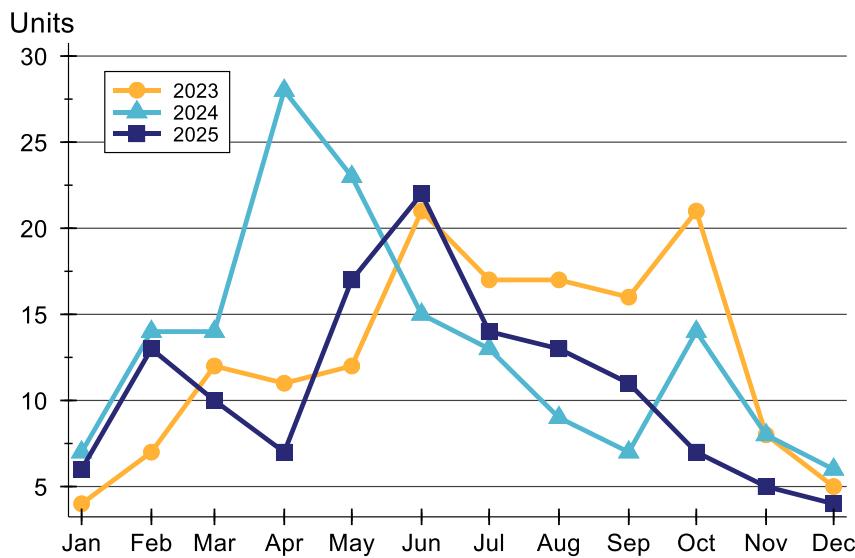
**December  
2025**

## Northeast Kansas MLS Statistics



### 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		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	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



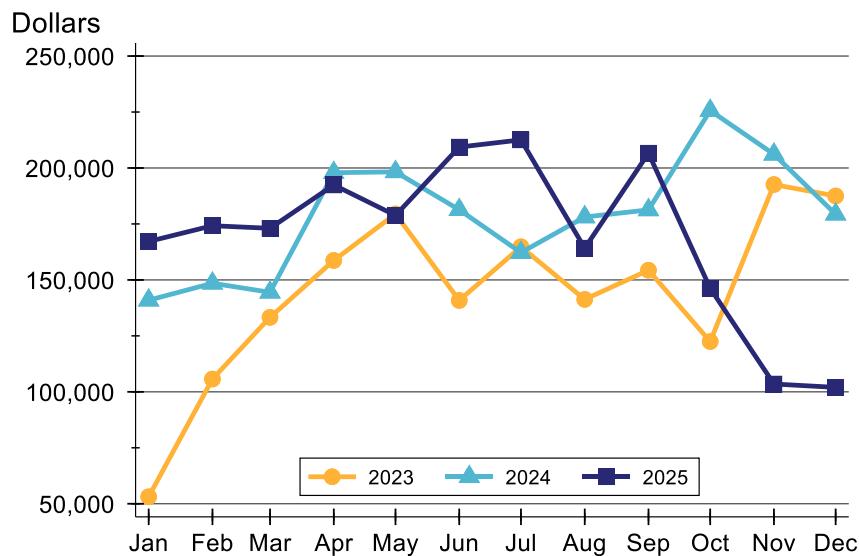
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## Northeast Kansas MLS Statistics



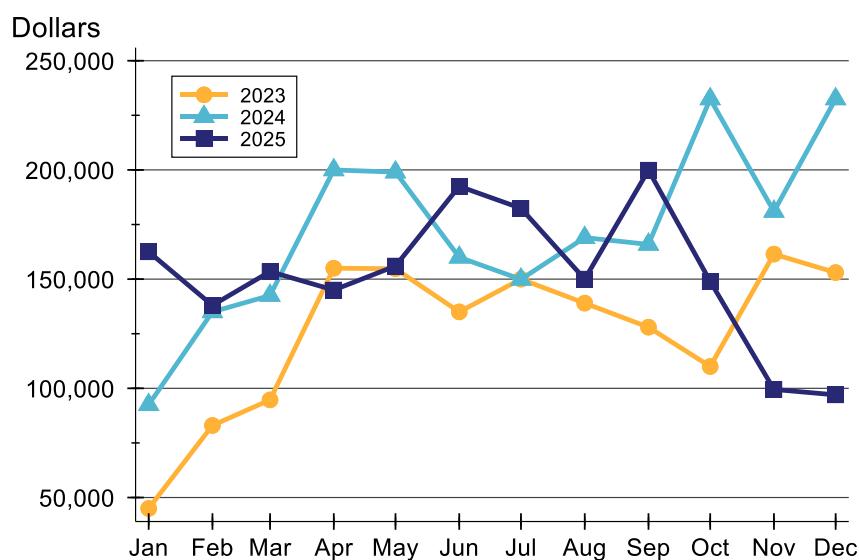
### Northeast Kansas Pending Contracts Analysis

#### Average Price



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

#### Median Price



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



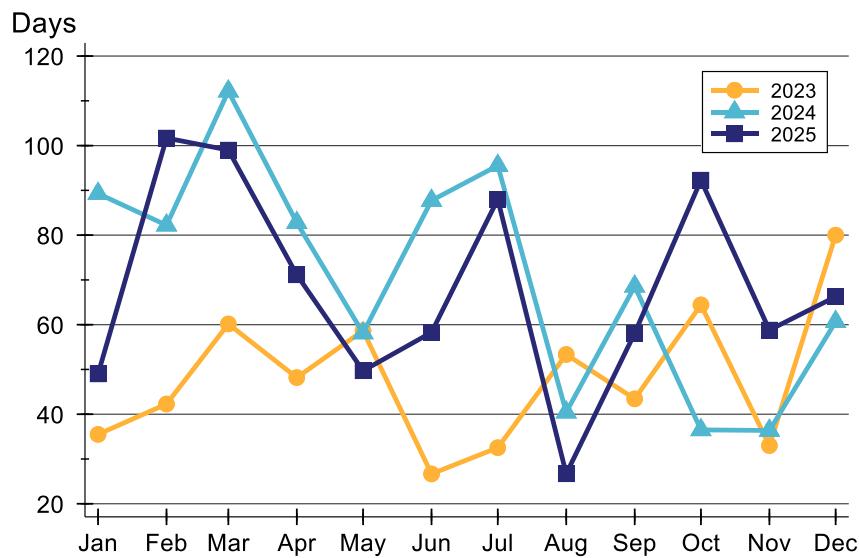
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## Northeast Kansas MLS Statistics



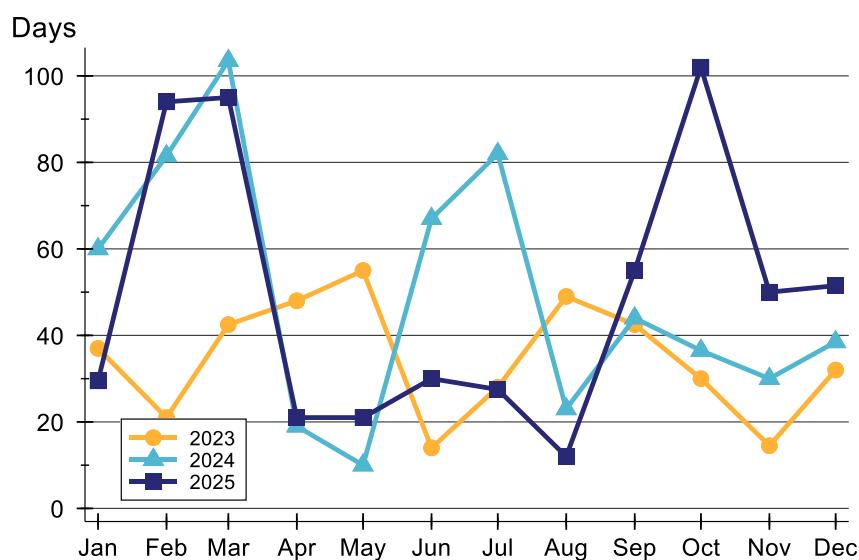
### Northeast Kansas Pending Contracts Analysis

#### Average DOM



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

#### Median DOM



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



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## 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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## Northeast Kansas MLS Statistics



### Brown County Summary Statistics

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

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



**December  
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## Northeast Kansas MLS Statistics



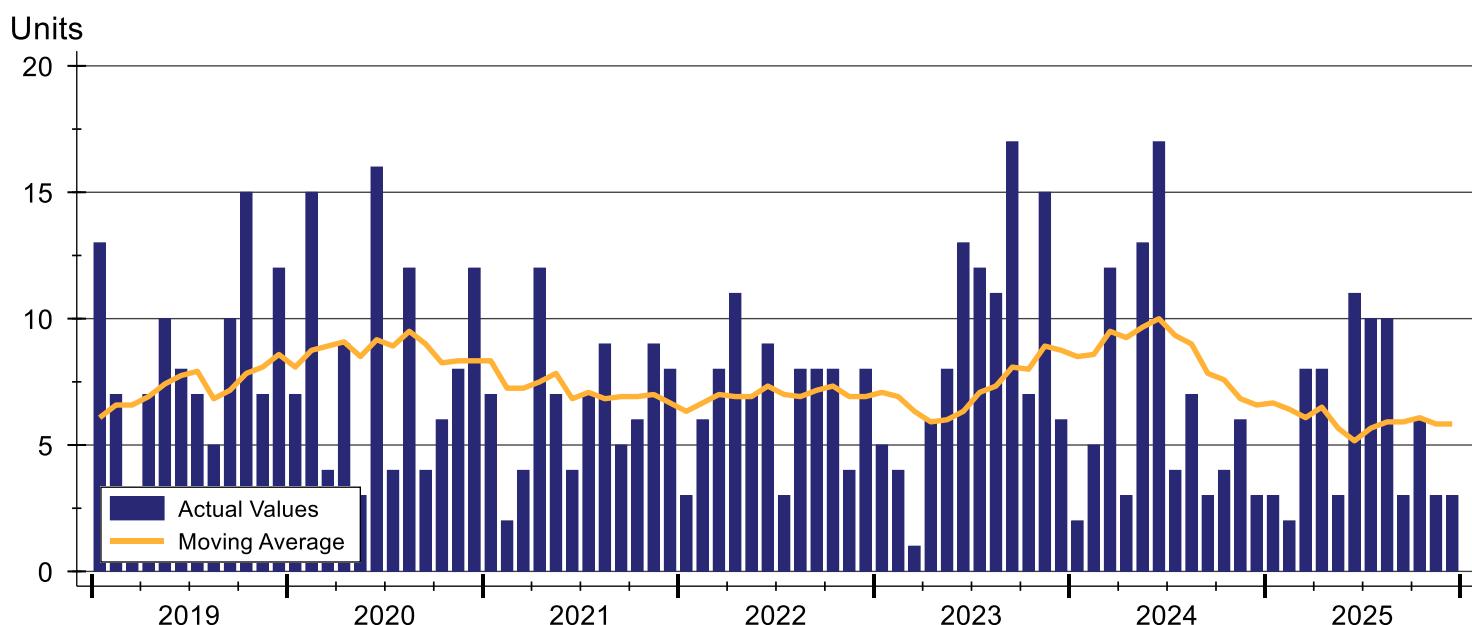
### Brown County Closed Listings Analysis

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





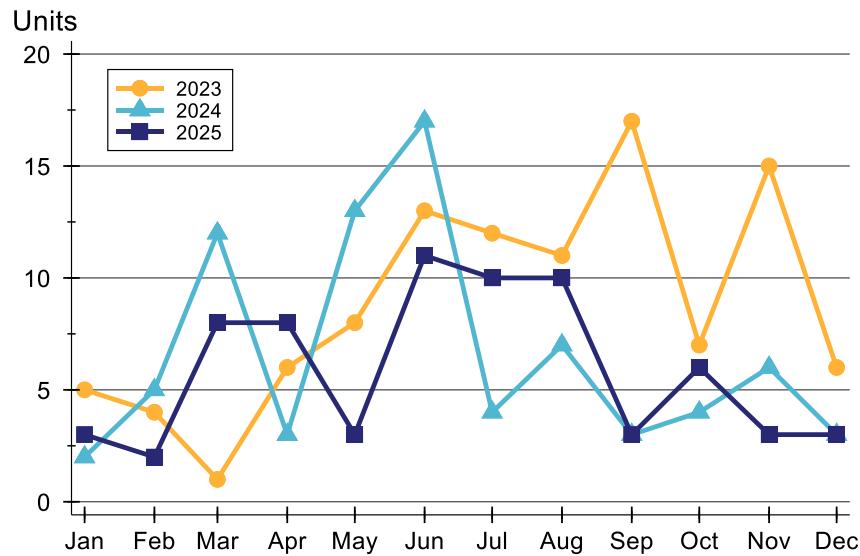
**December  
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## Northeast Kansas MLS Statistics



### 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	Sales Percent	Months' Supply	Sale Price		Days on Market	Avg.	Market Med.	Price as % of List	Avg.	Med.	Price as % of Orig.	Avg.	Med.
				Average	Median				Avg.	Med.		Avg.	Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	3.0	90,500	90,500	33	33	33	91.0%	91.0%	91.0%	86.2%	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	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	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	10.0	155,000	155,000	21	21	21	104.0%	104.0%	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	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	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	1.7	263,000	263,000	76	76	76	99.4%	99.4%	99.4%	93.9%	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	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	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	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	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	N/A	N/A	N/A



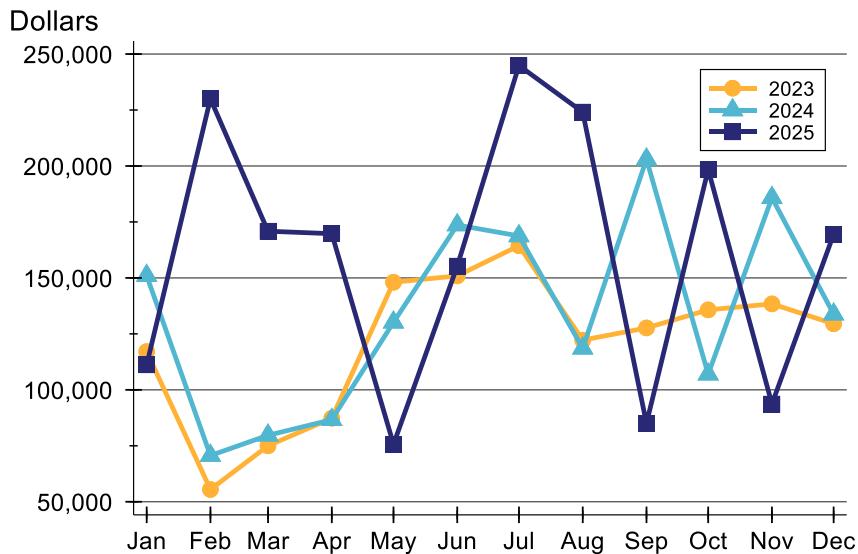
**December  
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## Northeast Kansas MLS Statistics



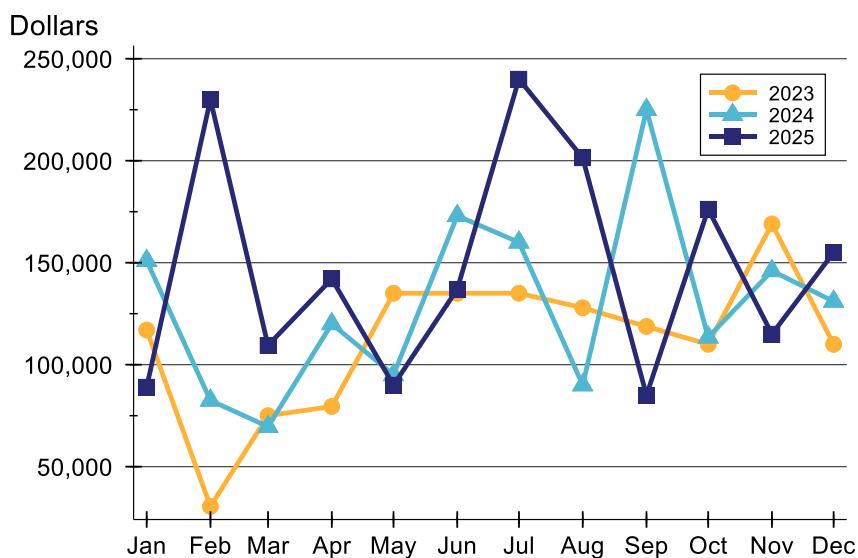
### Brown County Closed Listings Analysis

#### Average Price



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

#### Median Price



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



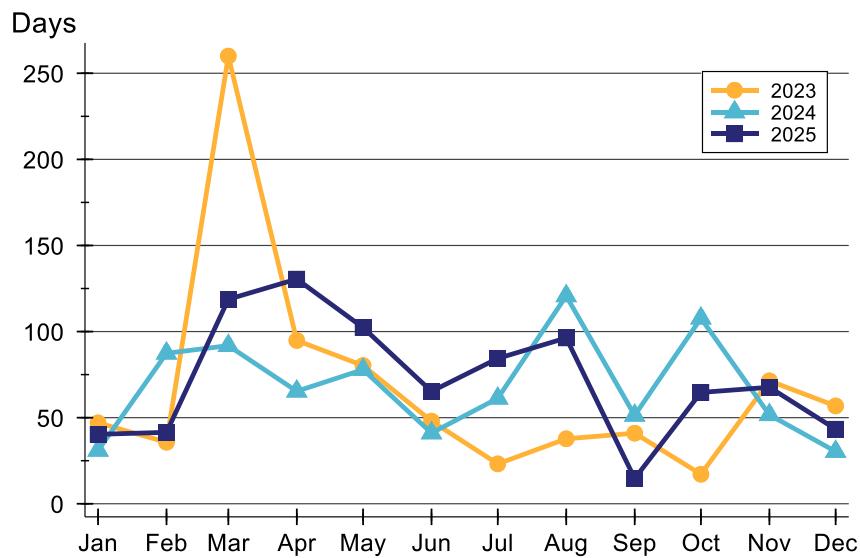
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## Northeast Kansas MLS Statistics



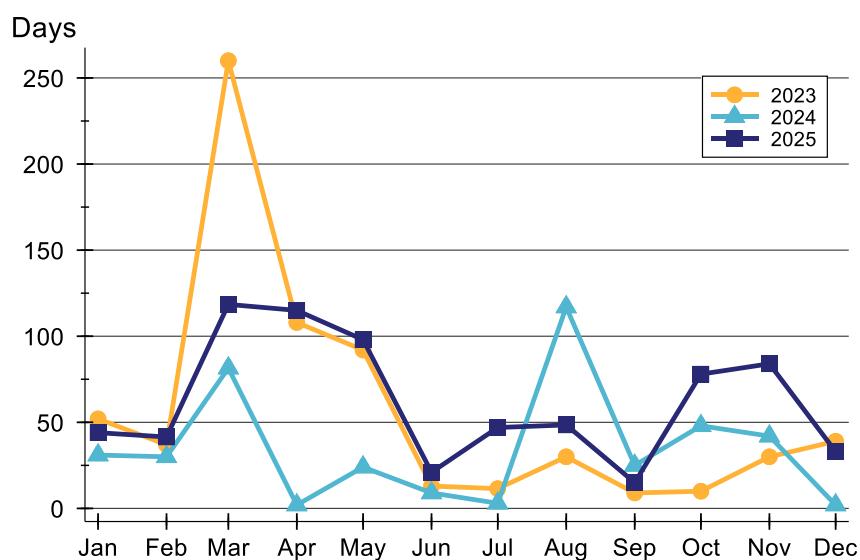
### Brown County Closed Listings Analysis

#### 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



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## Northeast Kansas MLS Statistics



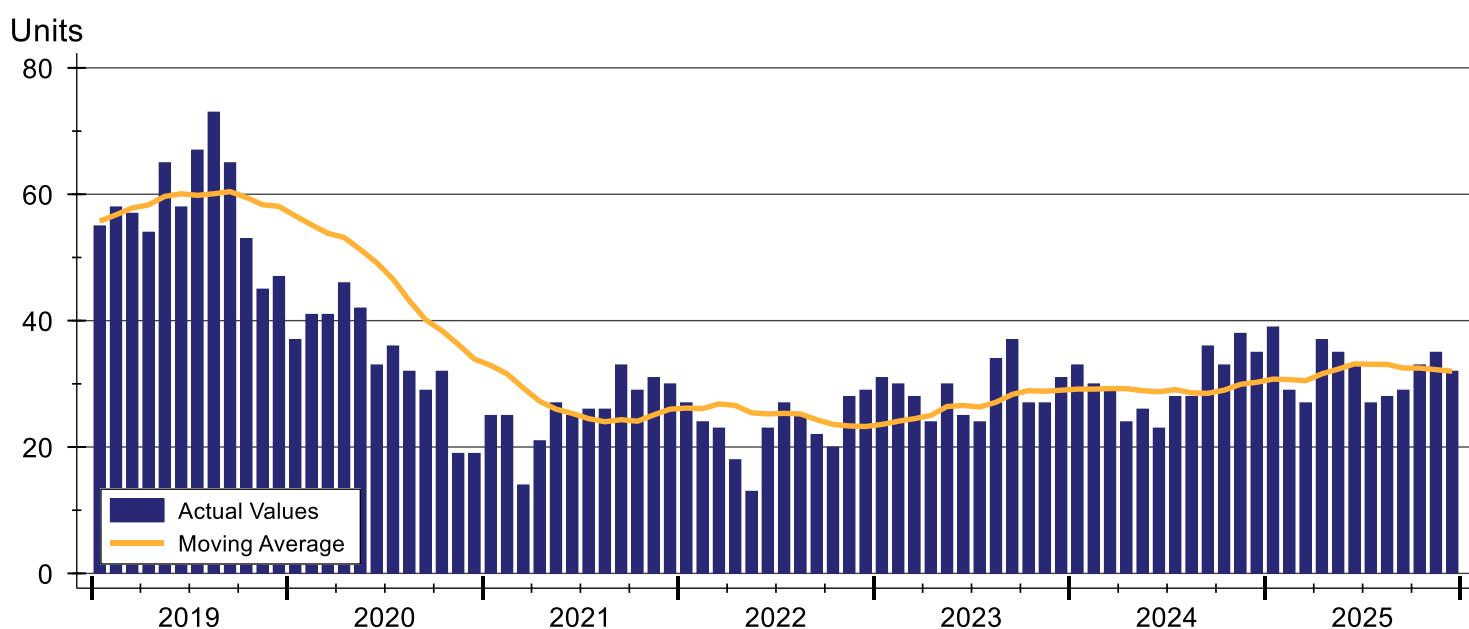
### Brown County Active Listings Analysis

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





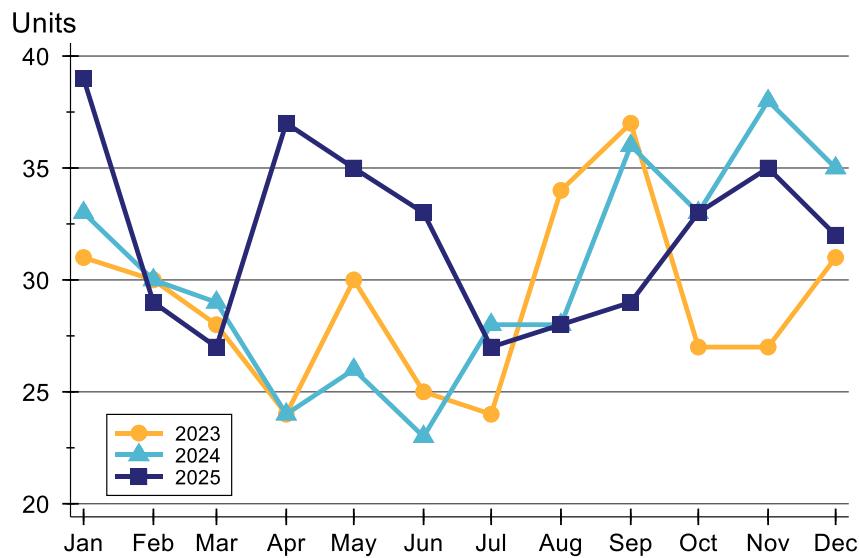
**December  
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## Northeast Kansas MLS Statistics



### Brown County Active Listings Analysis

#### Active Listings by Month



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

#### 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	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



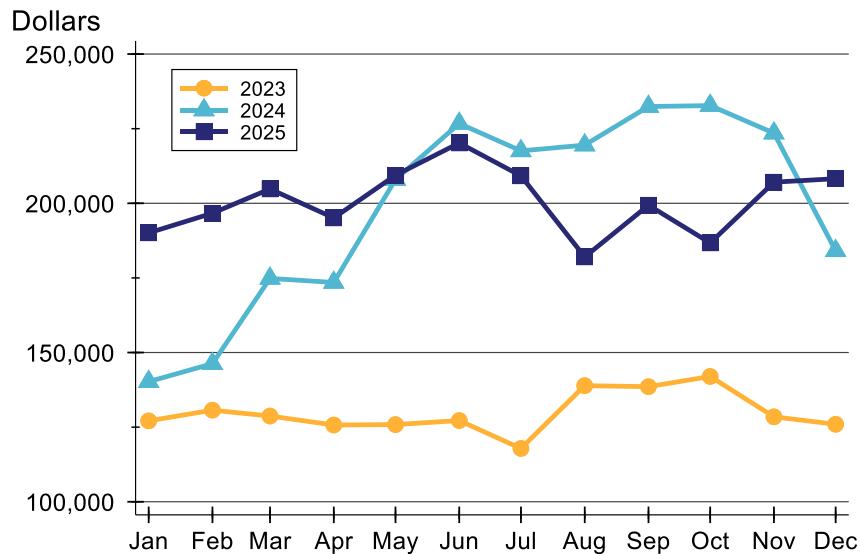
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## Northeast Kansas MLS Statistics



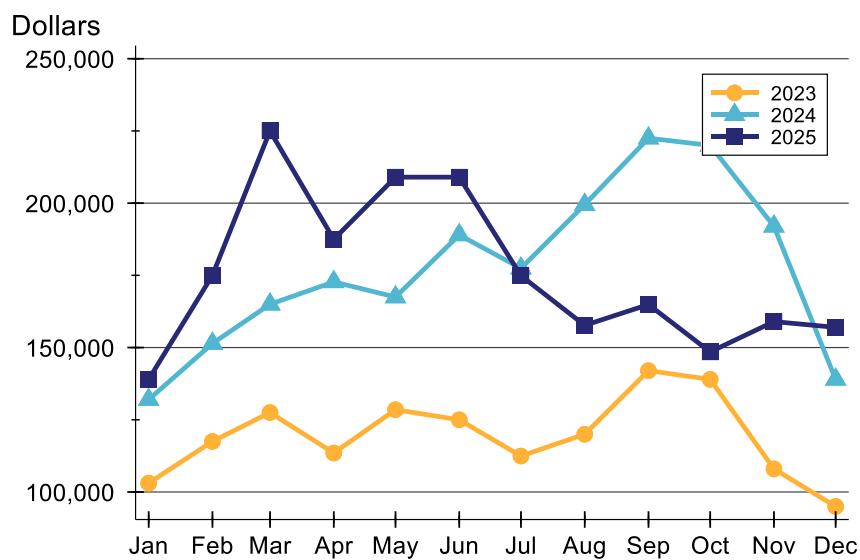
### Brown County Active Listings Analysis

#### Average Price



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

#### Median Price



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



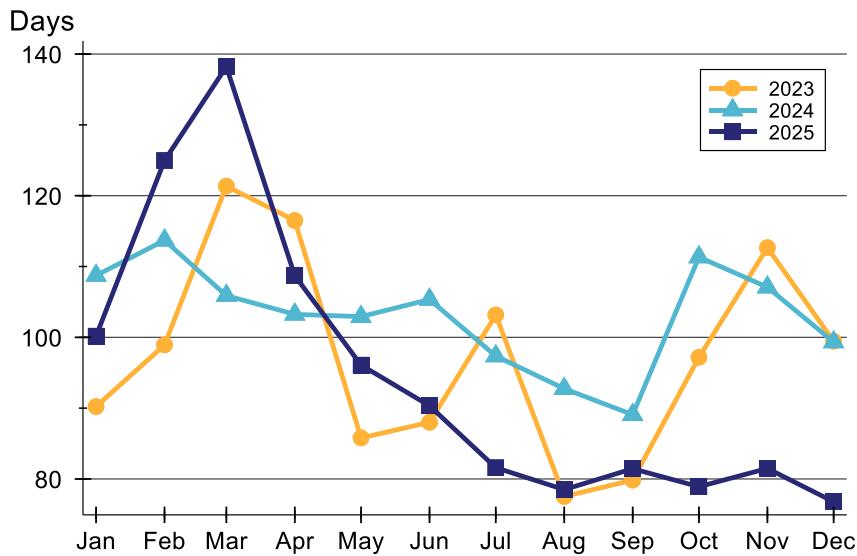
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## Northeast Kansas MLS Statistics



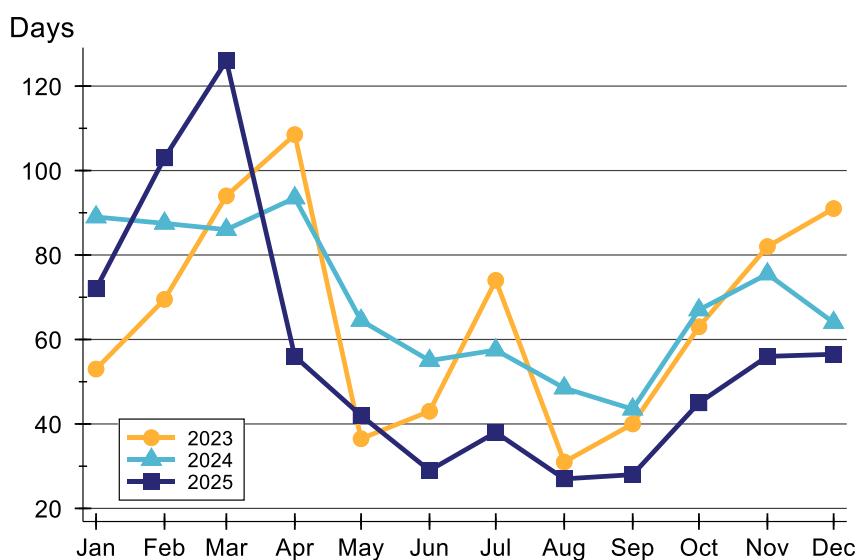
### Brown County Active Listings Analysis

#### 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



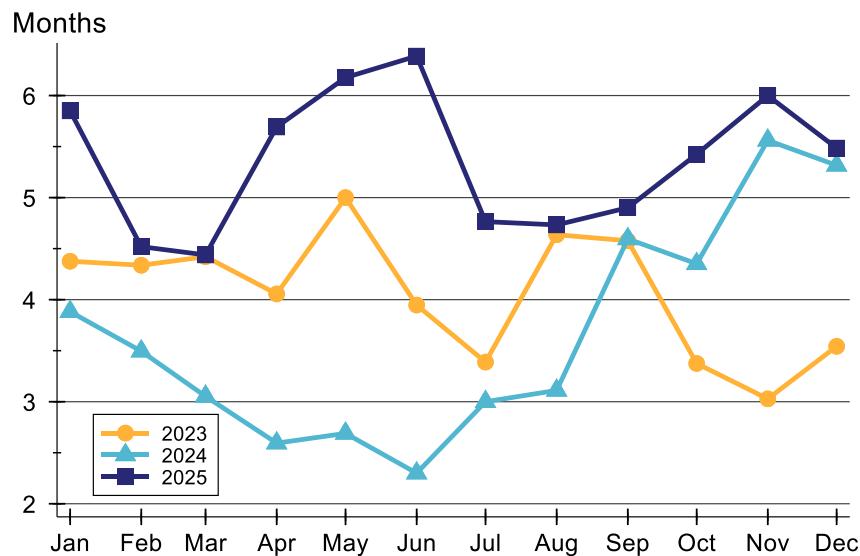
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## Northeast Kansas MLS Statistics



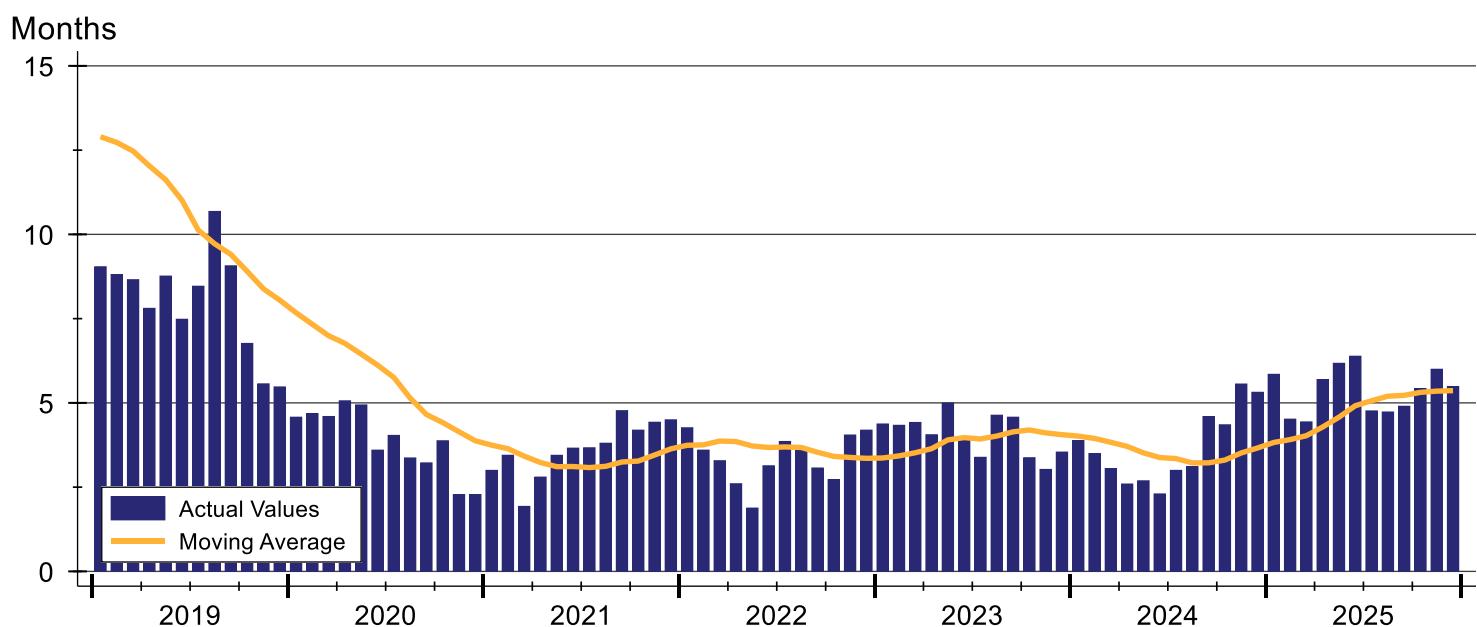
### Brown County Months' Supply Analysis

#### 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





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## Northeast Kansas MLS Statistics



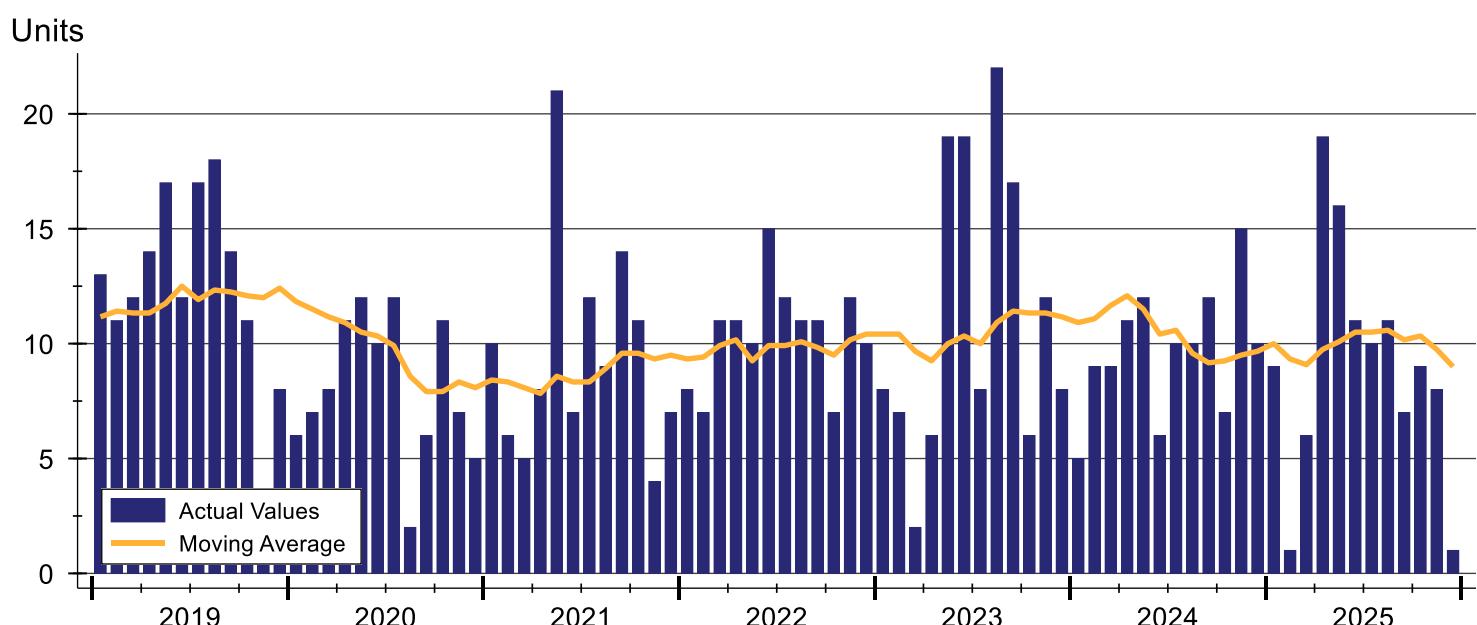
### Brown County New Listings Analysis

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





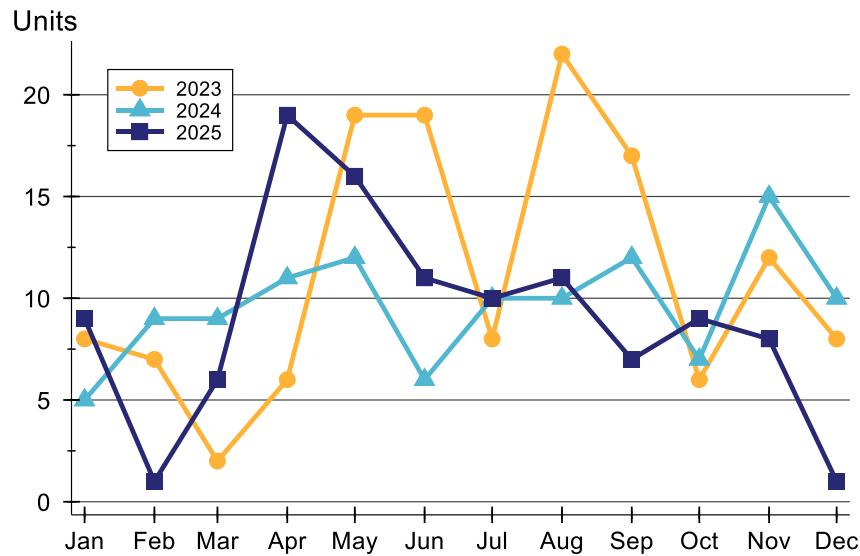
**December  
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## Northeast Kansas MLS Statistics



### 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	19	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		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%	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



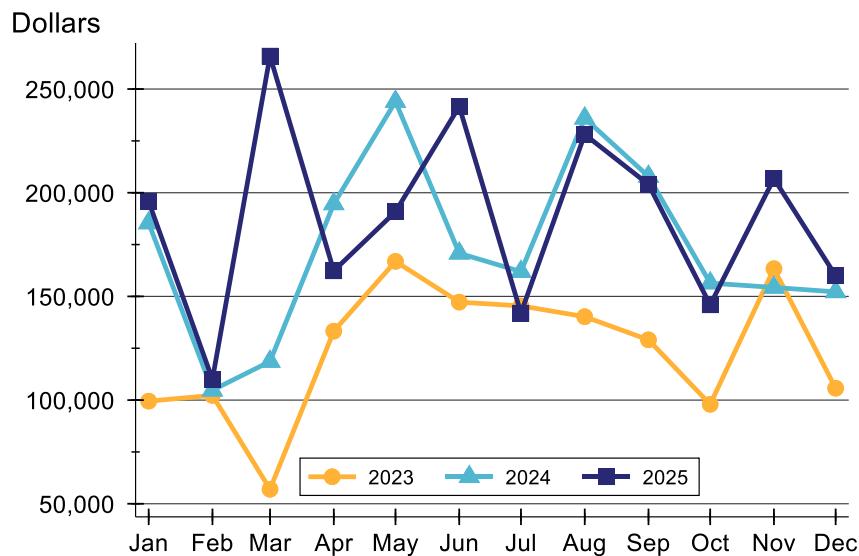
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## Northeast Kansas MLS Statistics



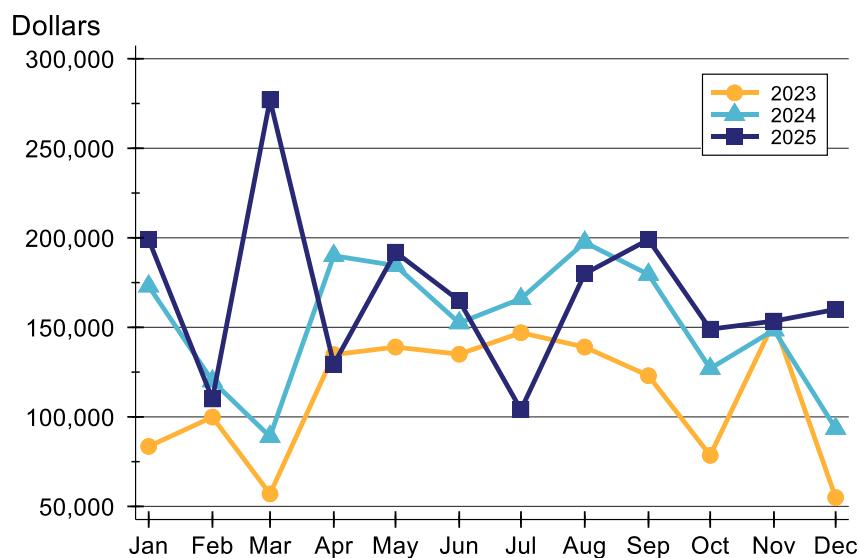
### Brown County New Listings Analysis

#### Average Price



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

#### Median Price



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



**December  
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## Northeast Kansas MLS Statistics



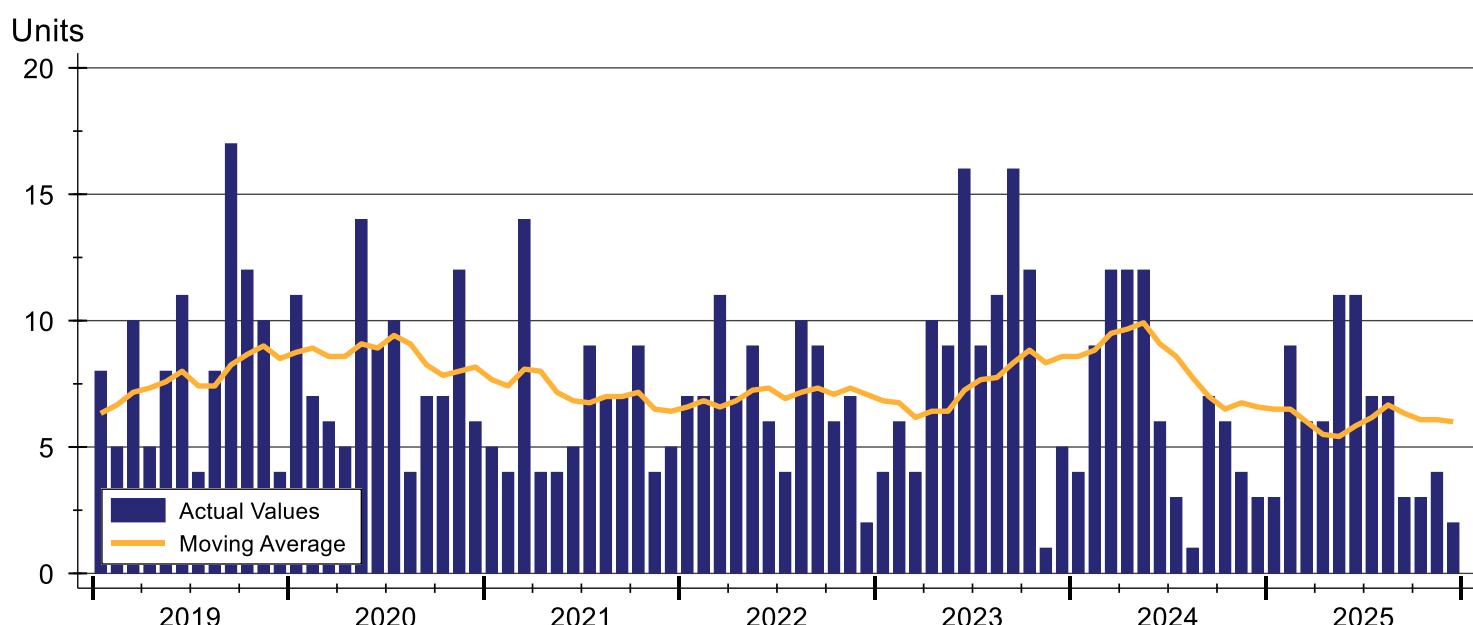
### Brown County Contracts Written Analysis

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





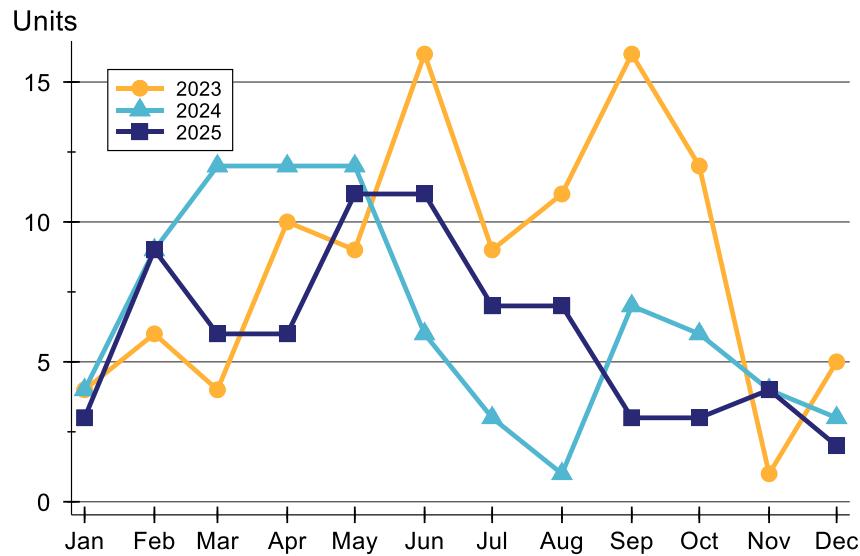
**December  
2025**

## Northeast Kansas MLS Statistics



### 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		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	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



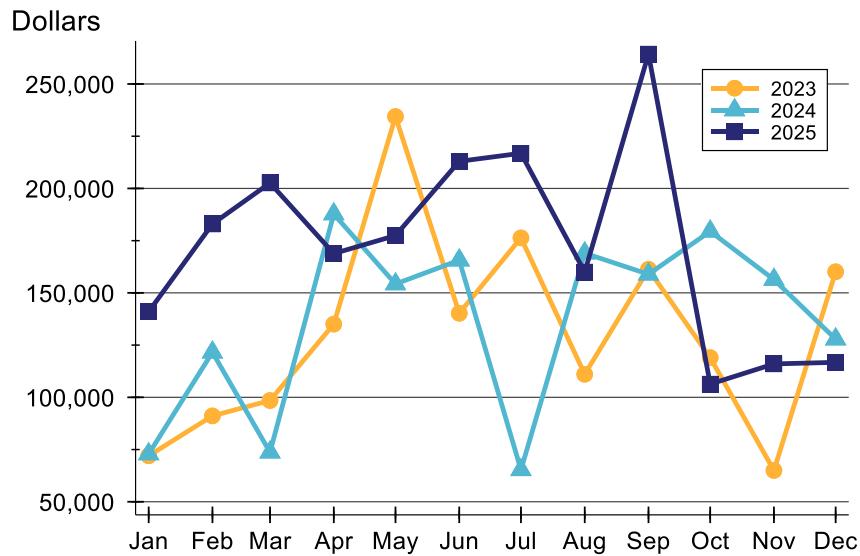
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## Northeast Kansas MLS Statistics



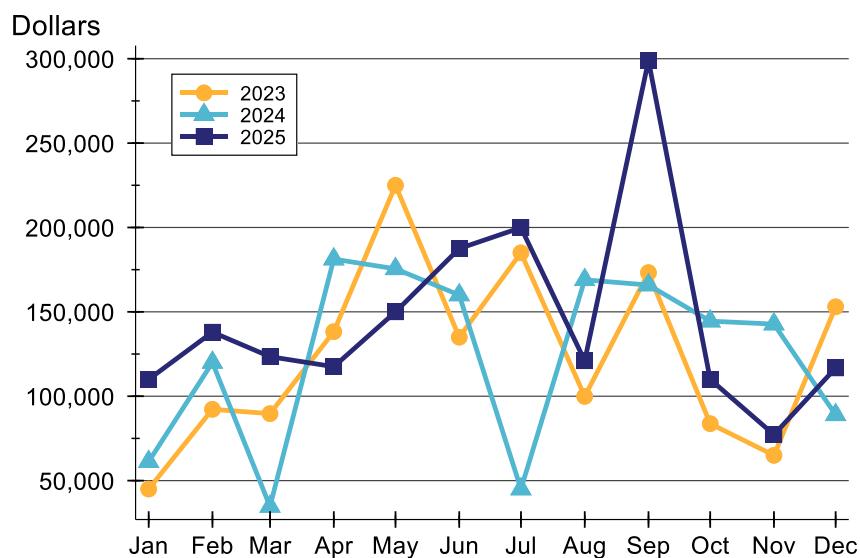
### Brown County Contracts Written Analysis

#### Average Price



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

#### Median Price



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



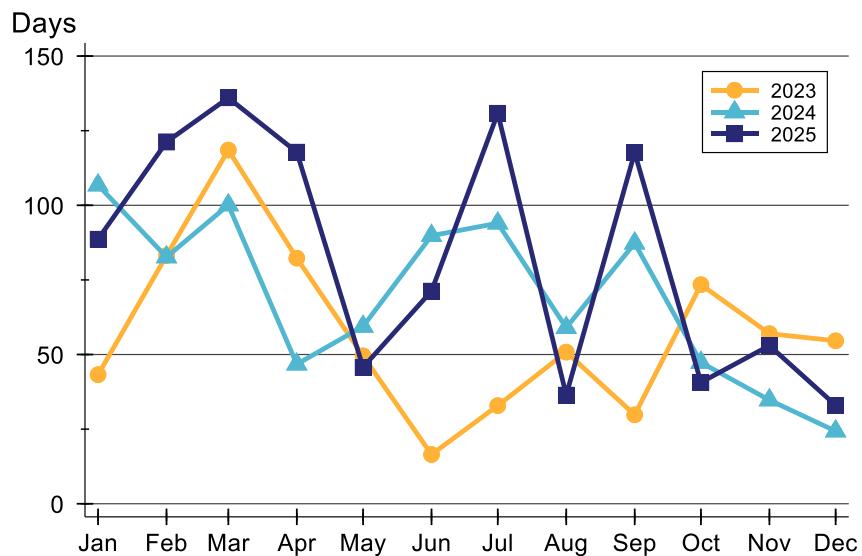
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## Northeast Kansas MLS Statistics



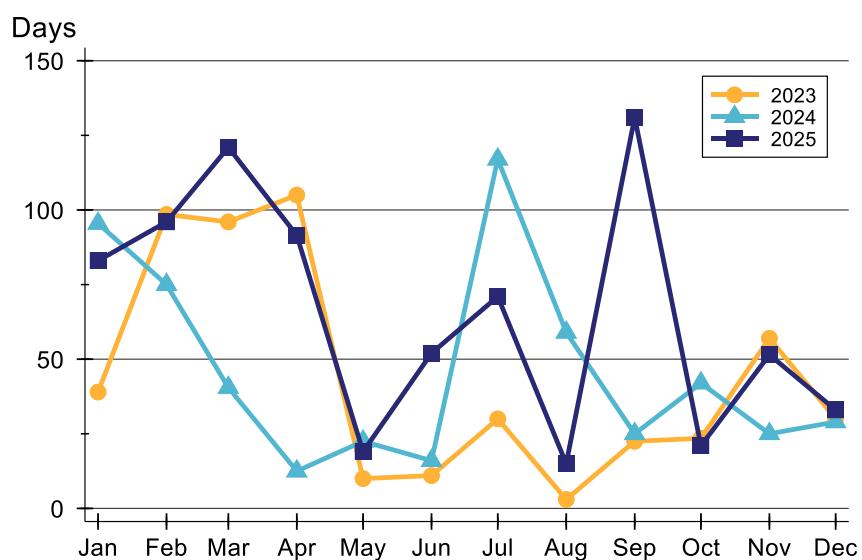
### Brown County Contracts Written Analysis

#### Average DOM



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

#### Median DOM



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



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## Northeast Kansas MLS Statistics



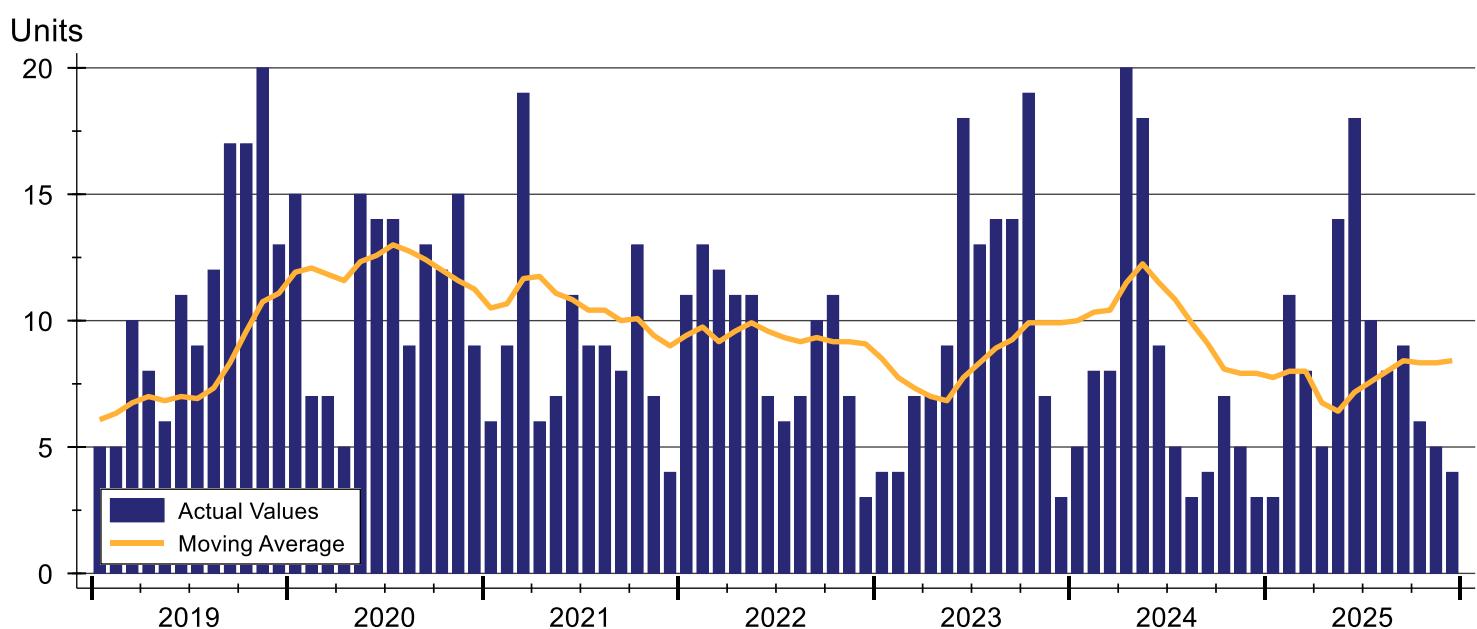
### Brown County Pending Contracts Analysis

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





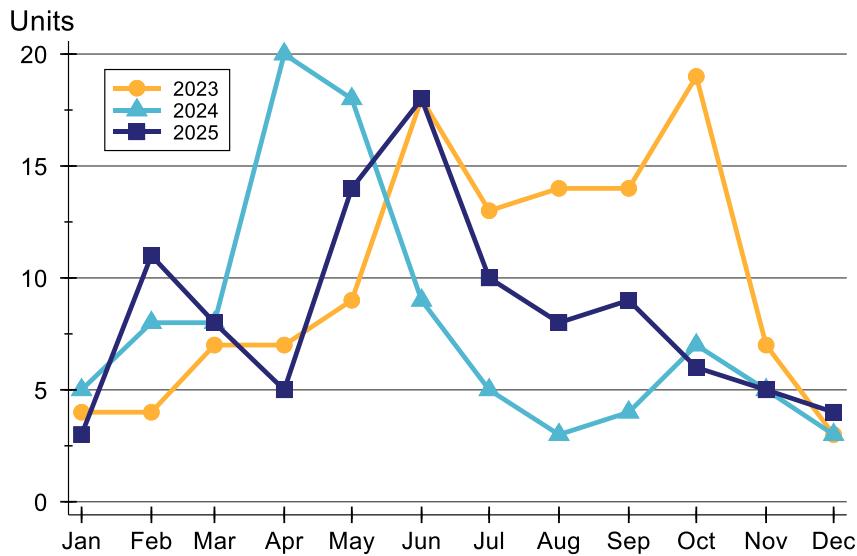
**December  
2025**

## Northeast Kansas MLS Statistics



### 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		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	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



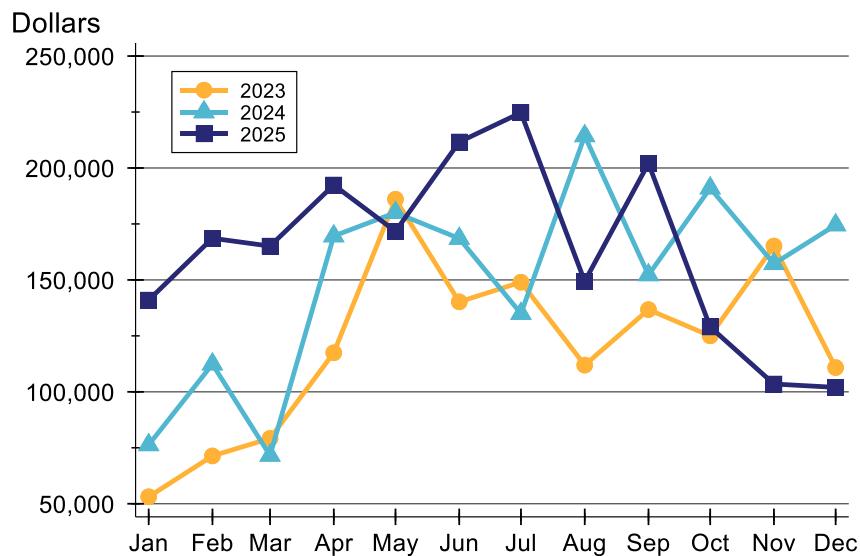
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## Northeast Kansas MLS Statistics



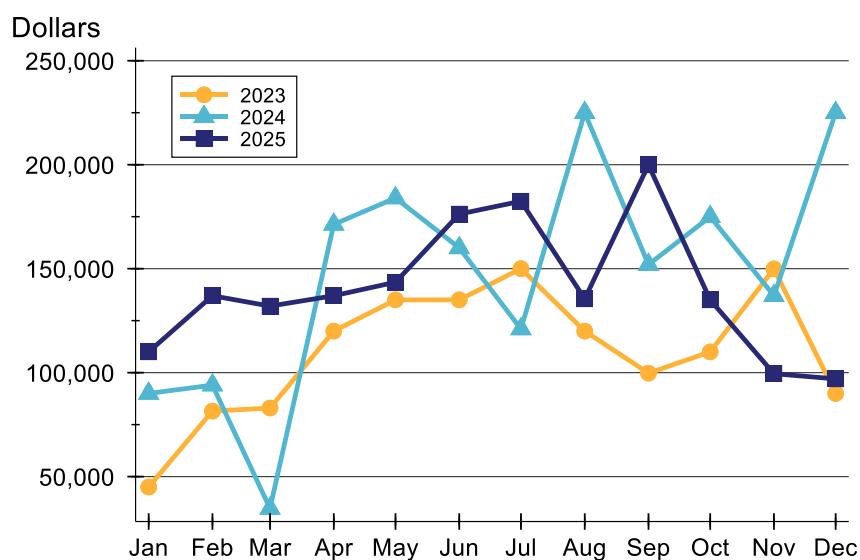
### Brown County Pending Contracts Analysis

#### Average Price



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

#### Median Price



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



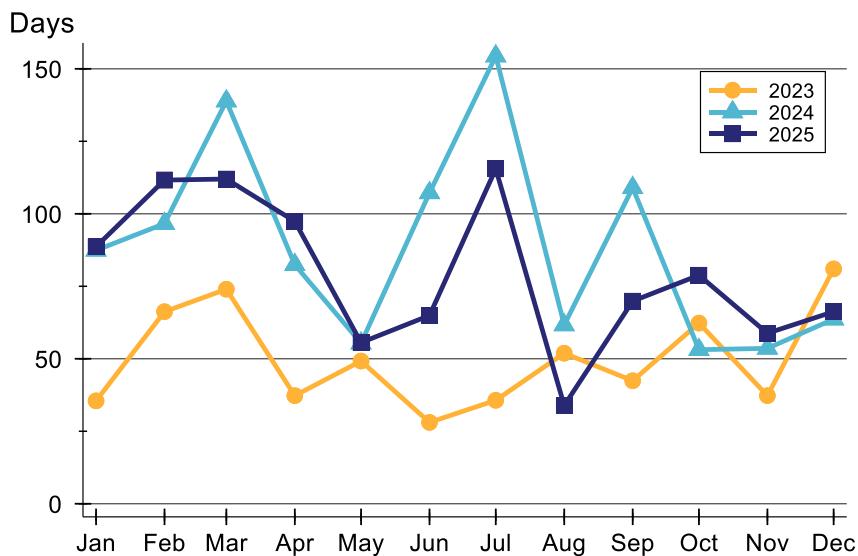
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## Northeast Kansas MLS Statistics



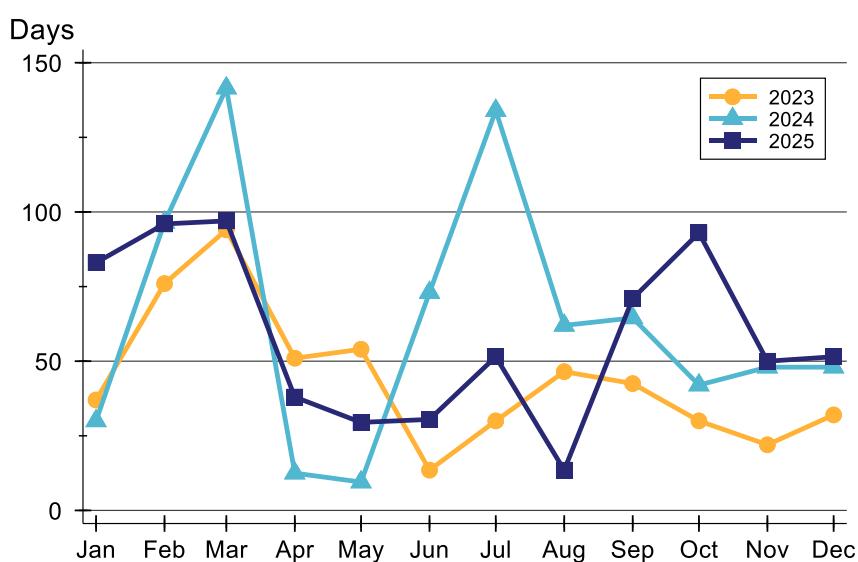
### Brown County Pending Contracts Analysis

#### 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



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## 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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## Northeast Kansas MLS Statistics



### Nemaha County Summary Statistics

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

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



**December  
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## Northeast Kansas MLS Statistics



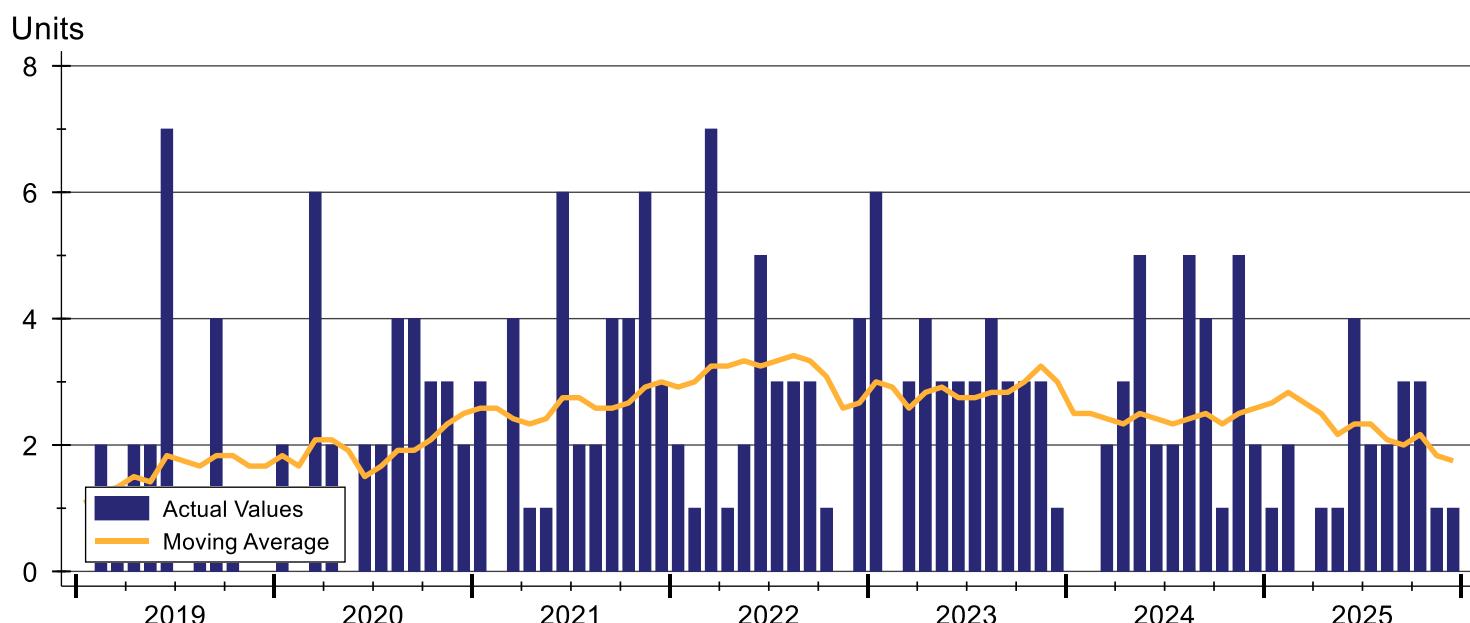
### Nemaha County Closed Listings Analysis

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





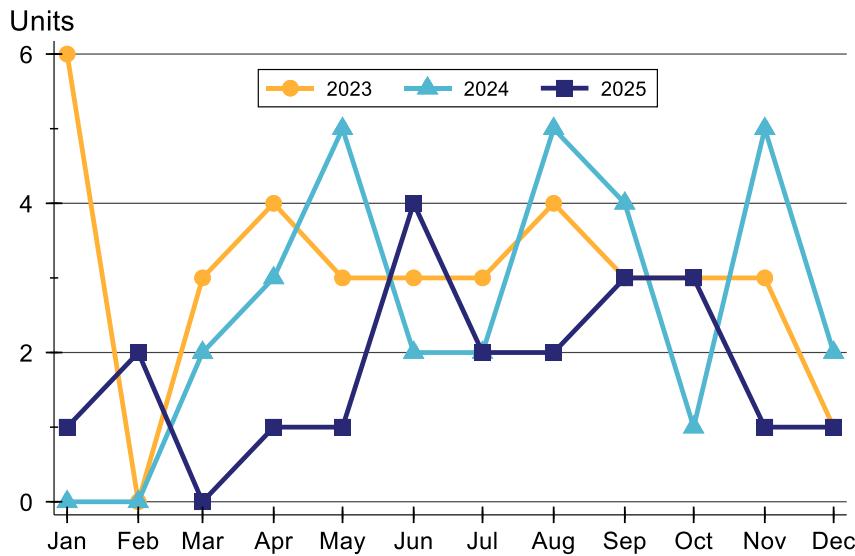
**December  
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## Northeast Kansas MLS Statistics



### 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	Sales Percent	Months' Supply	Sale Price		Days on Avg.	Market Med.	Price as % of List Avg.	Price as % of Orig. Avg.
				Average	Median			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	0	0.0%	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%
\$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	0	0.0%	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
\$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	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



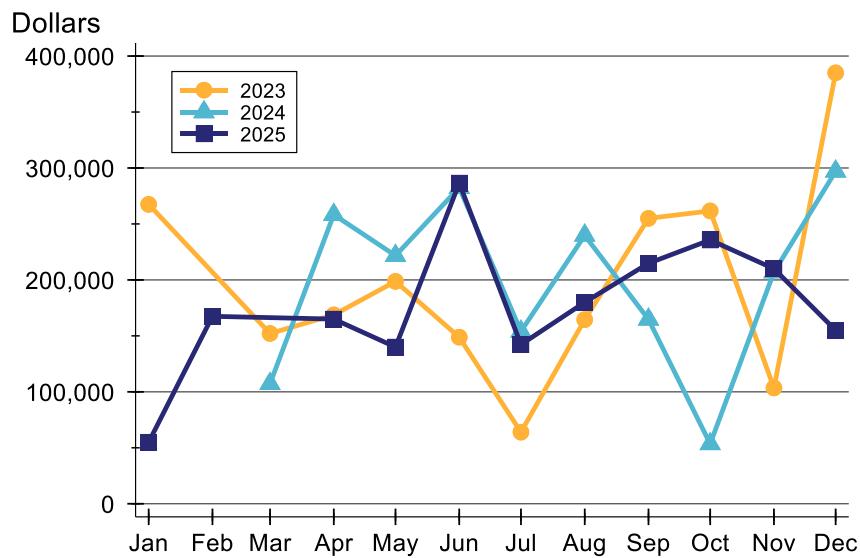
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## Northeast Kansas MLS Statistics



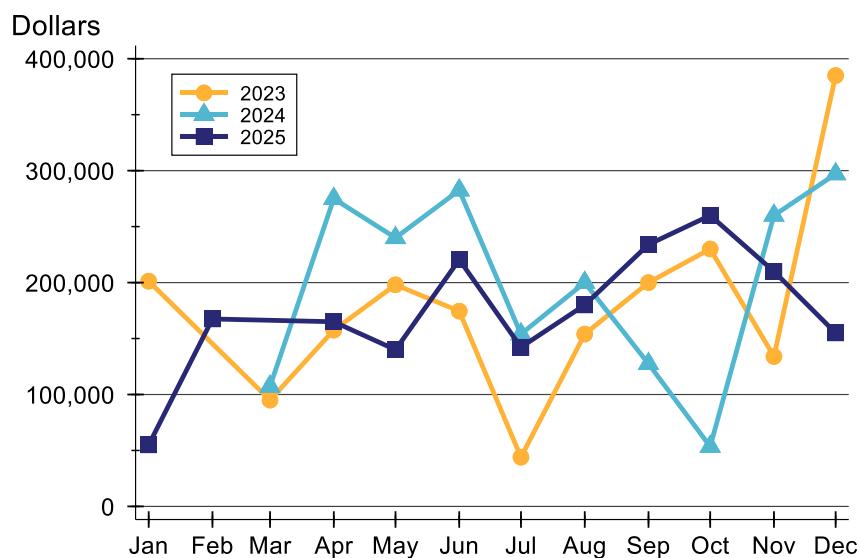
### Nemaha County Closed Listings Analysis

#### Average Price



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

#### Median Price



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



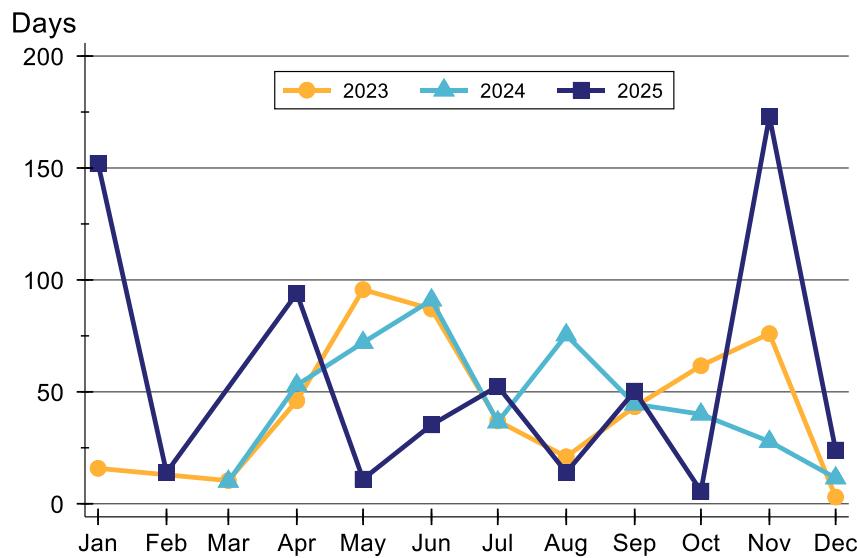
**December  
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## Northeast Kansas MLS Statistics



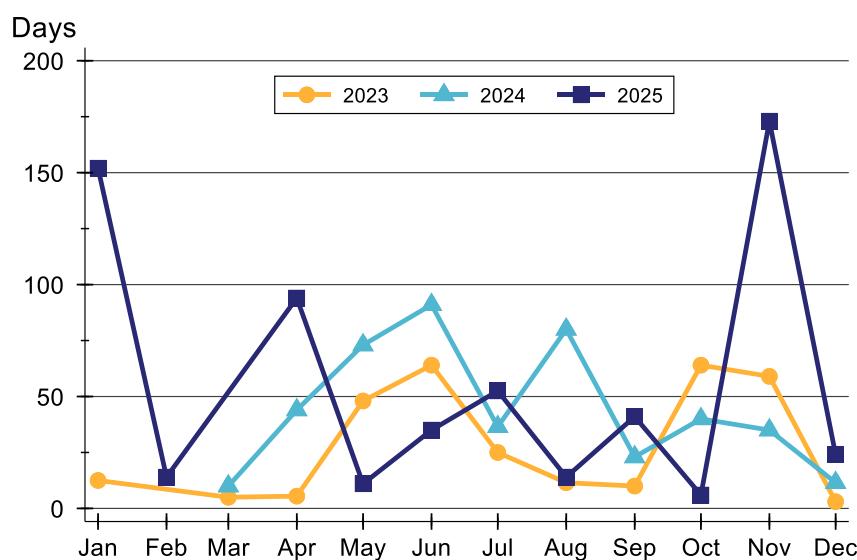
### Nemaha County Closed Listings Analysis

#### 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



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## Northeast Kansas MLS Statistics



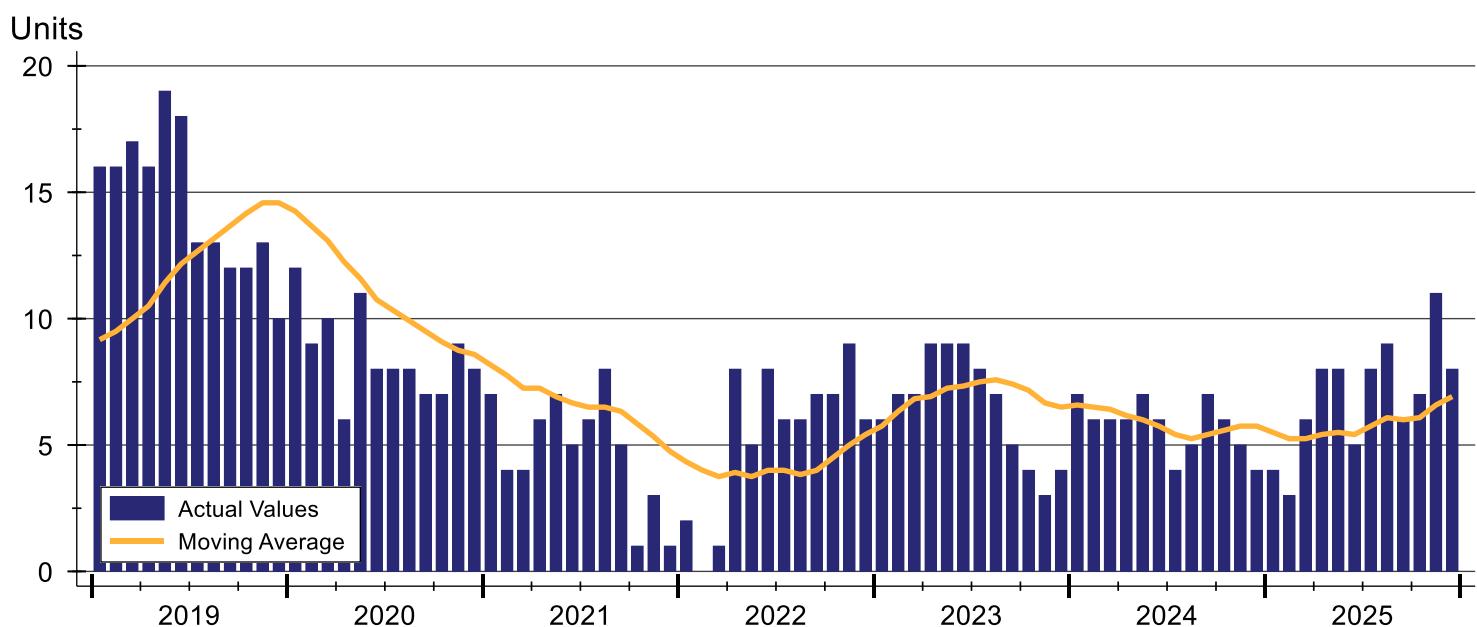
### Nemaha County Active Listings Analysis

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





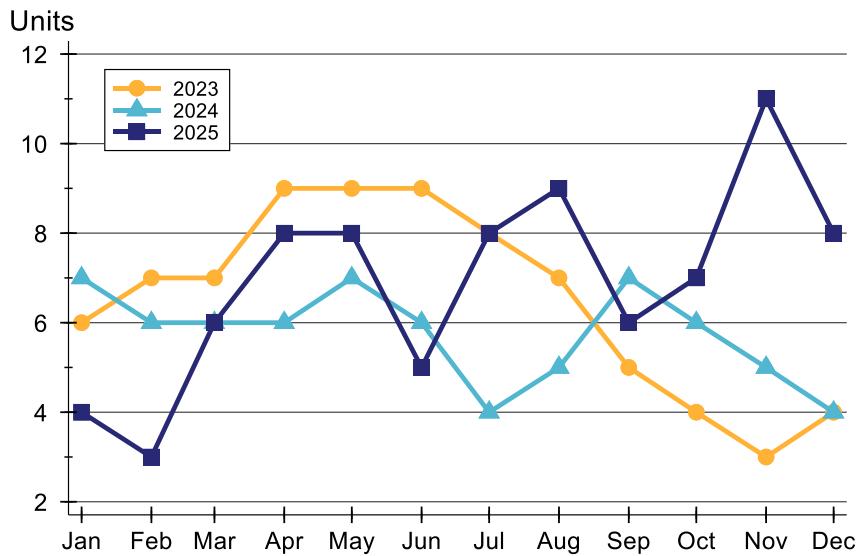
**December  
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## Northeast Kansas MLS Statistics



### 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	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	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



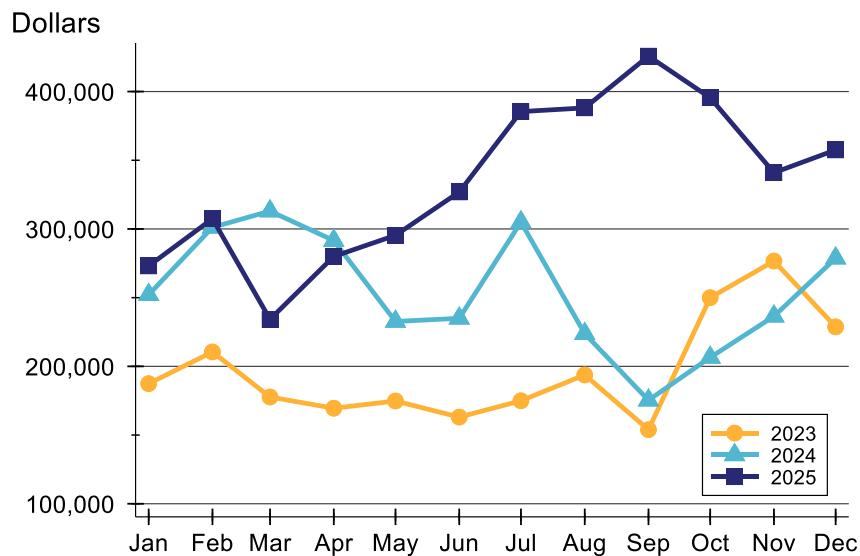
**December  
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## Northeast Kansas MLS Statistics



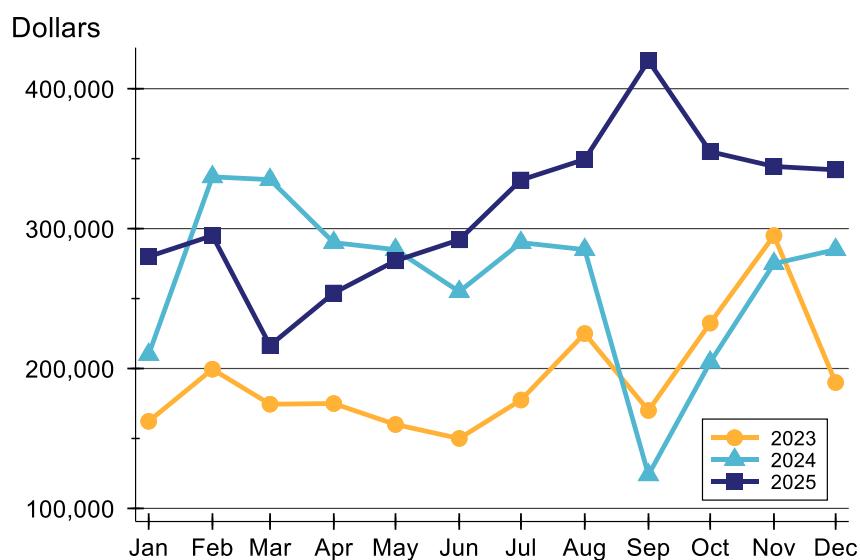
### Nemaha County Active Listings Analysis

#### Average Price



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

#### Median Price



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



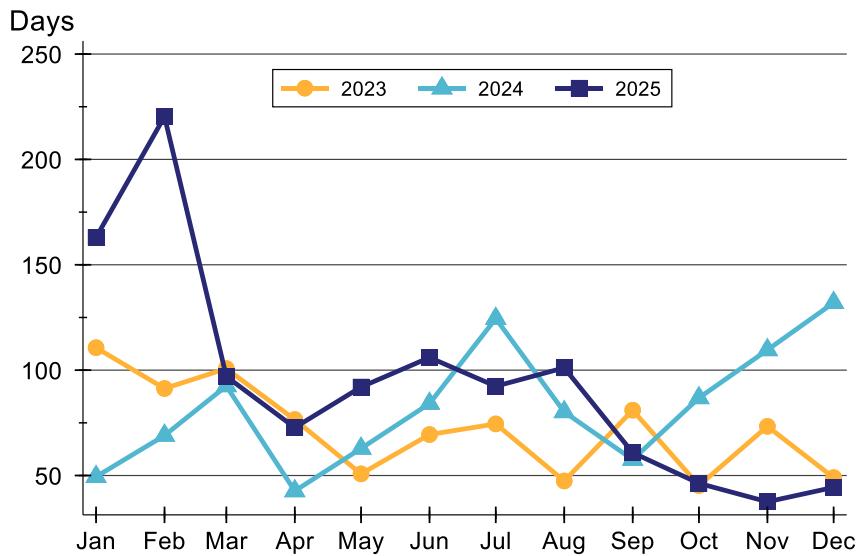
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## Northeast Kansas MLS Statistics



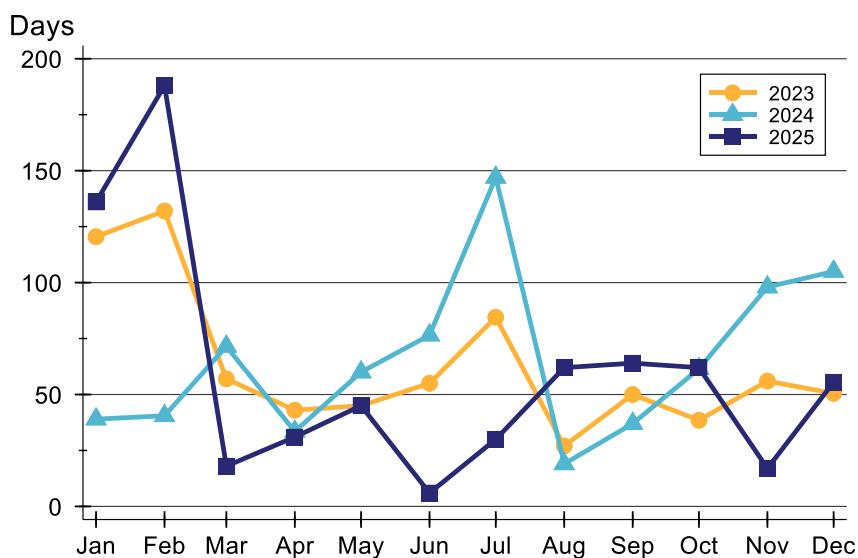
### Nemaha County Active Listings Analysis

#### 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



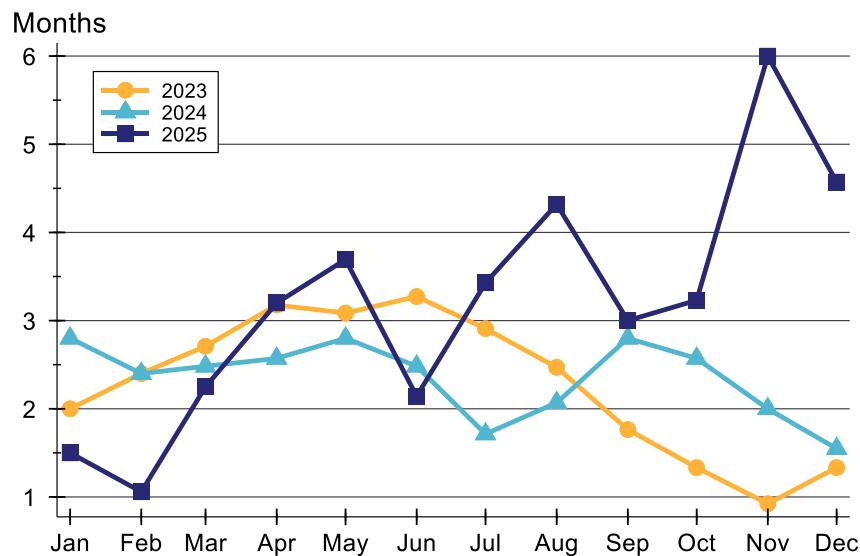
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## Northeast Kansas MLS Statistics



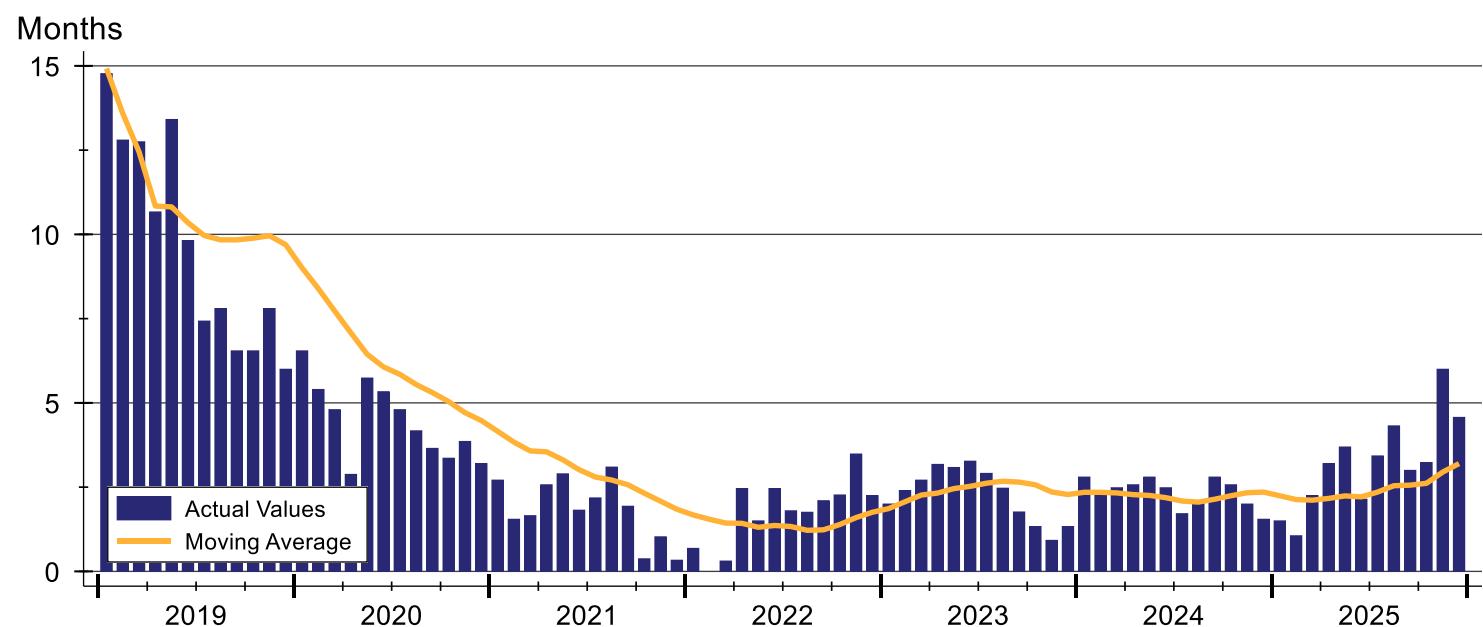
### Nemaha County Months' Supply Analysis

#### 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





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## Northeast Kansas MLS Statistics



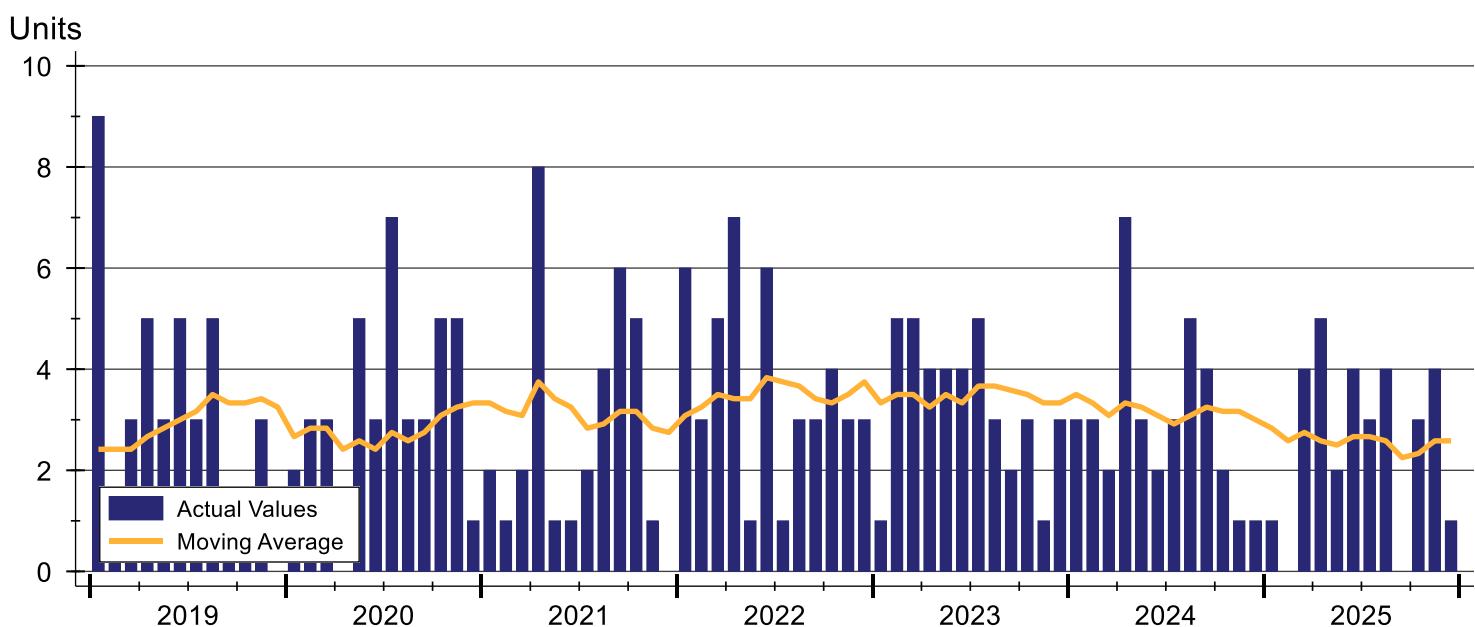
### Nemaha County New Listings Analysis

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





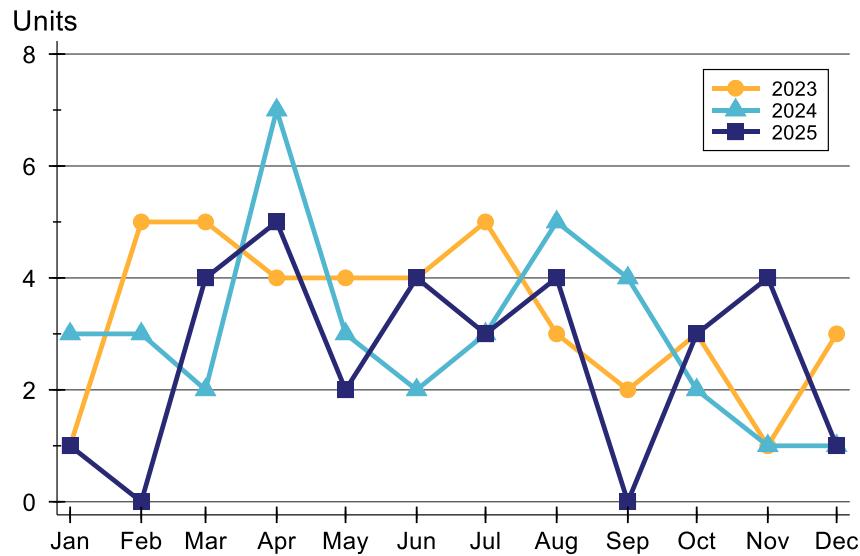
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## Northeast Kansas MLS Statistics



### 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		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	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



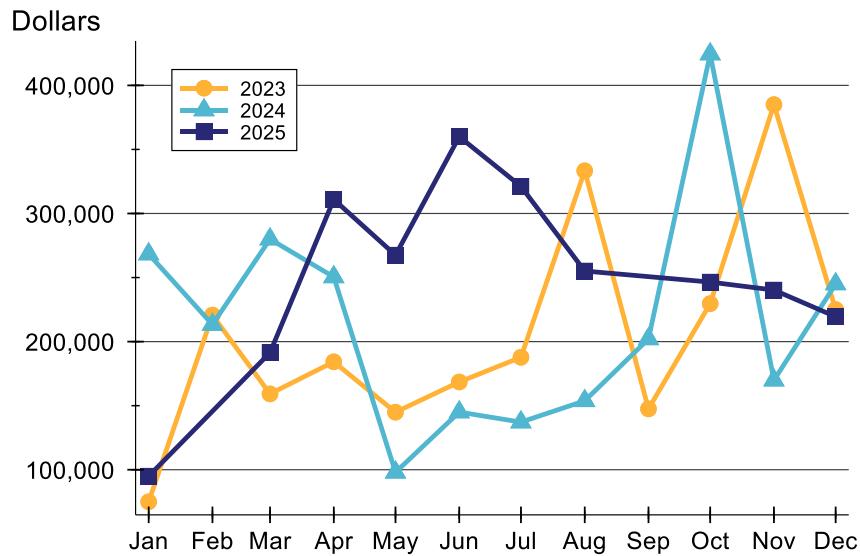
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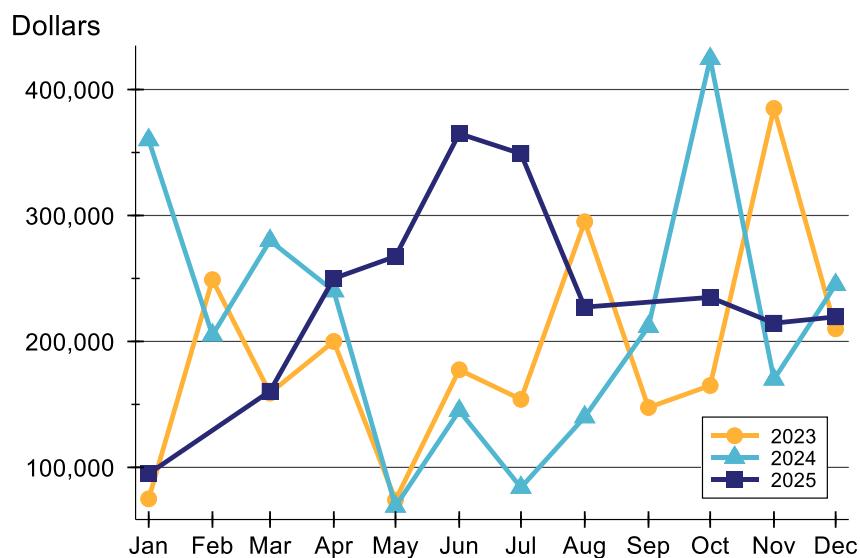
### Nemaha County New Listings Analysis

#### Average Price



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

#### Median Price



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



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## Northeast Kansas MLS Statistics



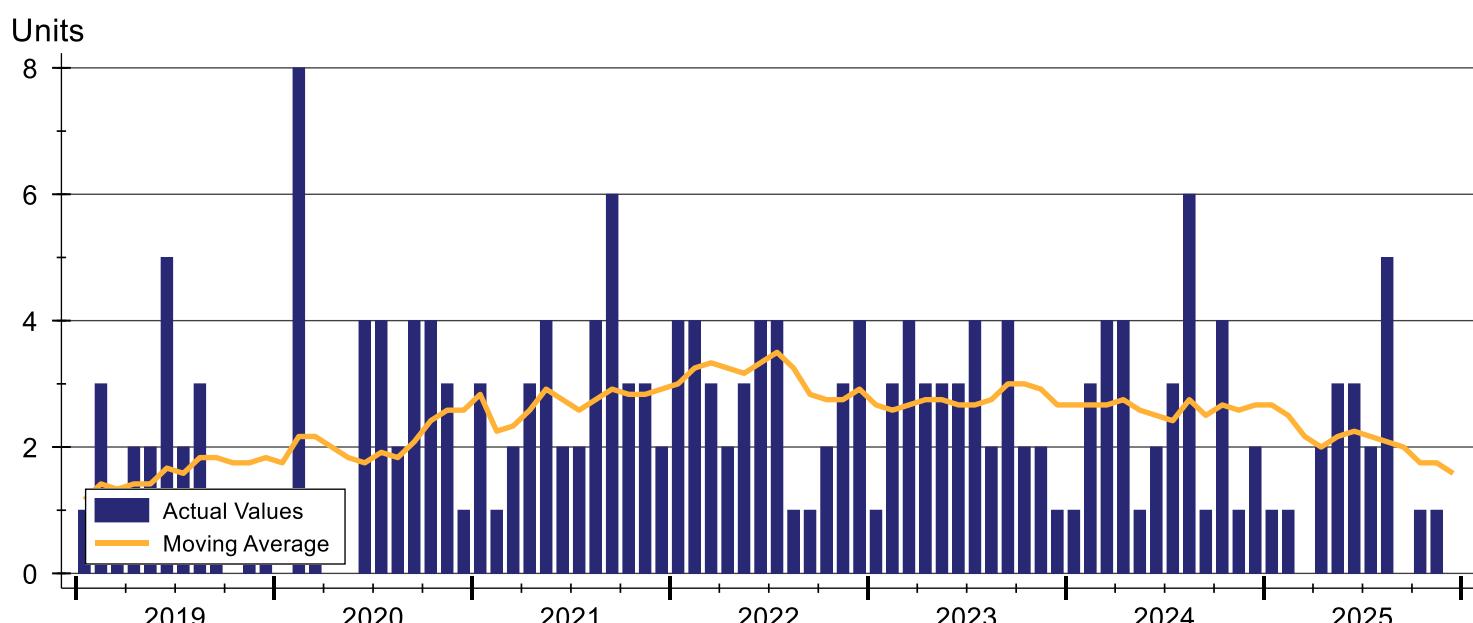
### Nemaha County Contracts Written Analysis

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





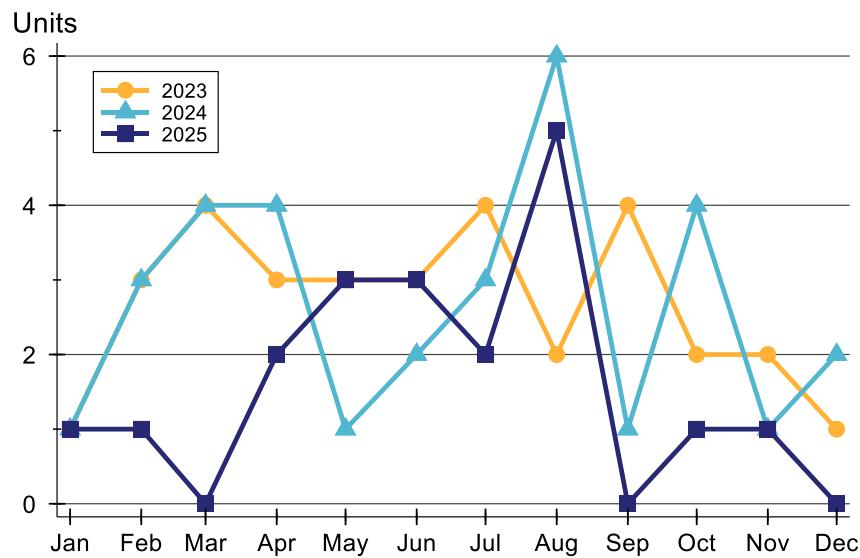
**December  
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## Northeast Kansas MLS Statistics



### 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		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	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



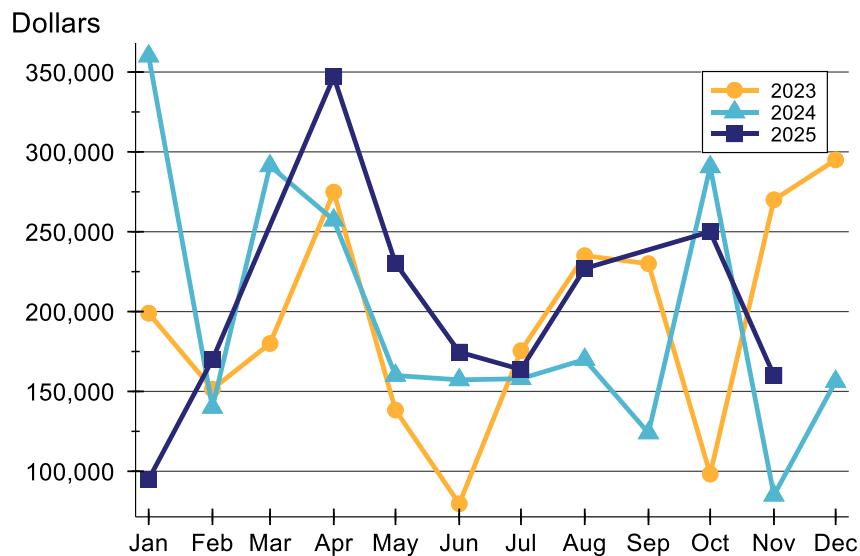
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## Northeast Kansas MLS Statistics



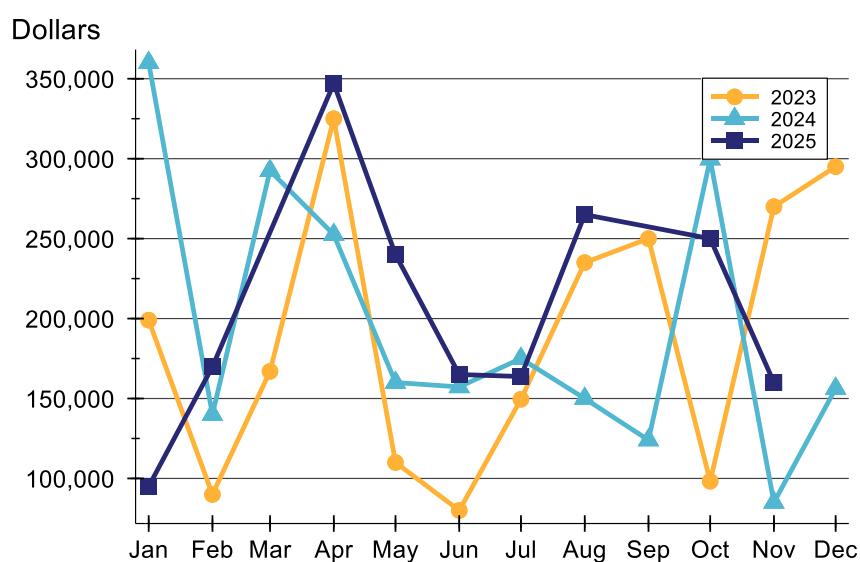
### Nemaha County Contracts Written Analysis

#### Average Price



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

#### Median Price



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



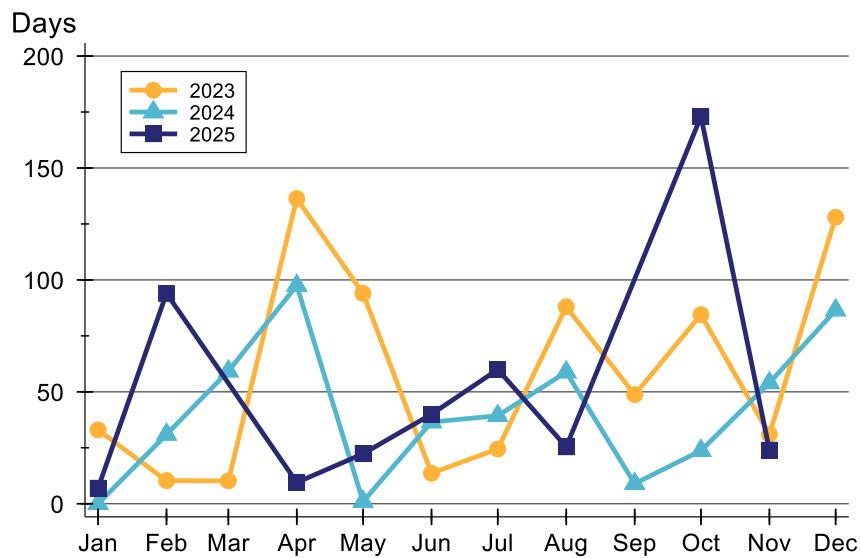
**December  
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## Northeast Kansas MLS Statistics



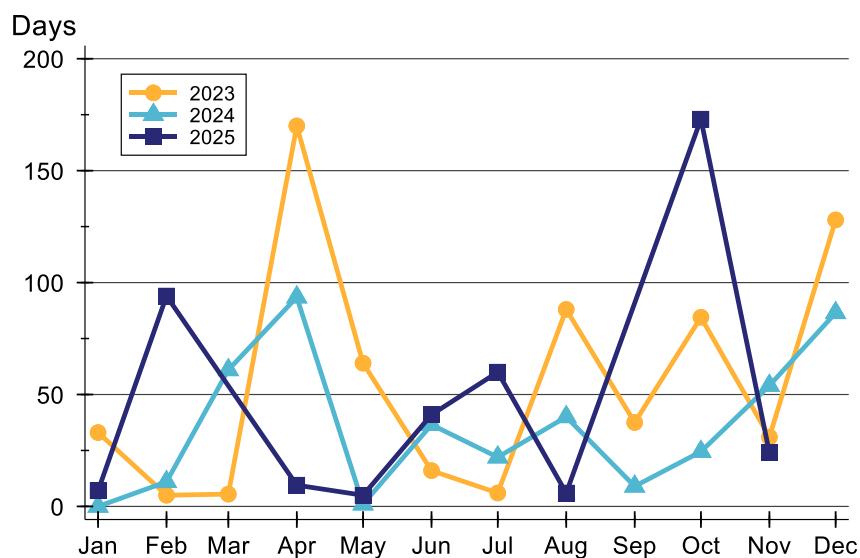
### Nemaha County Contracts Written Analysis

#### 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



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## Northeast Kansas MLS Statistics



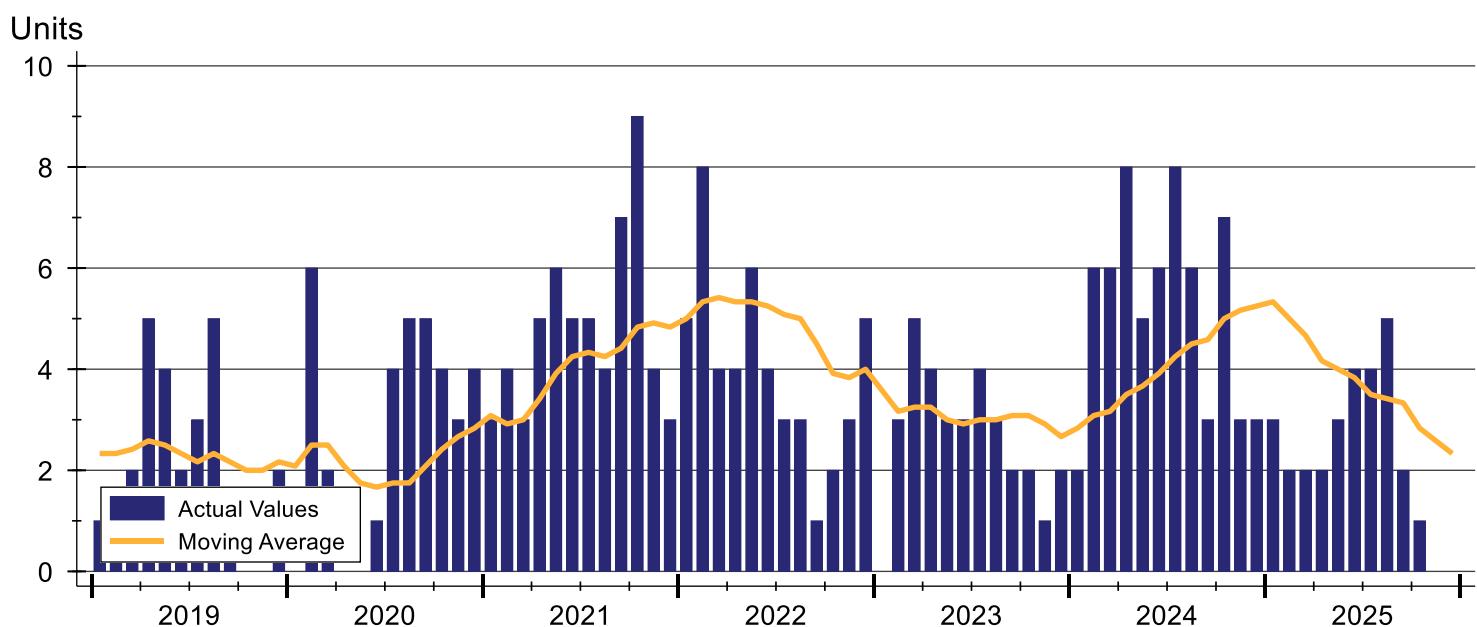
### Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		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





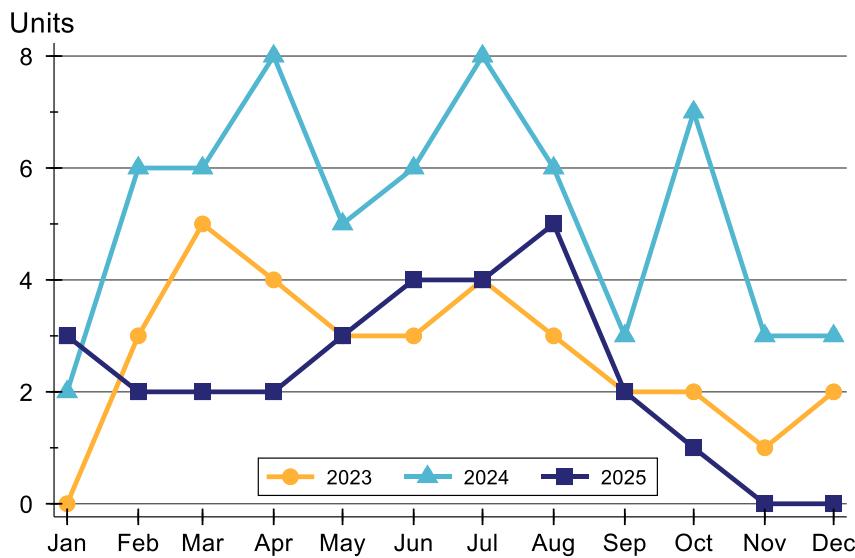
**December  
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## Northeast Kansas MLS Statistics



### 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		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	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



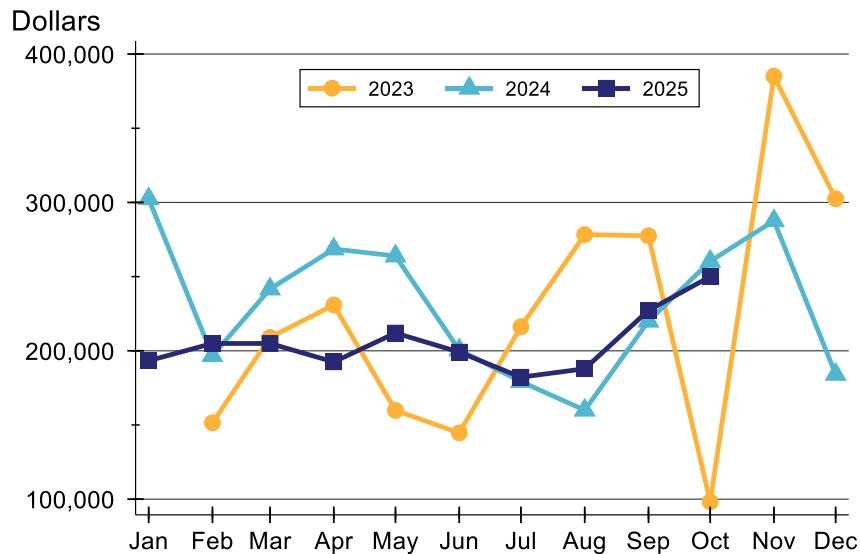
**December  
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## Northeast Kansas MLS Statistics



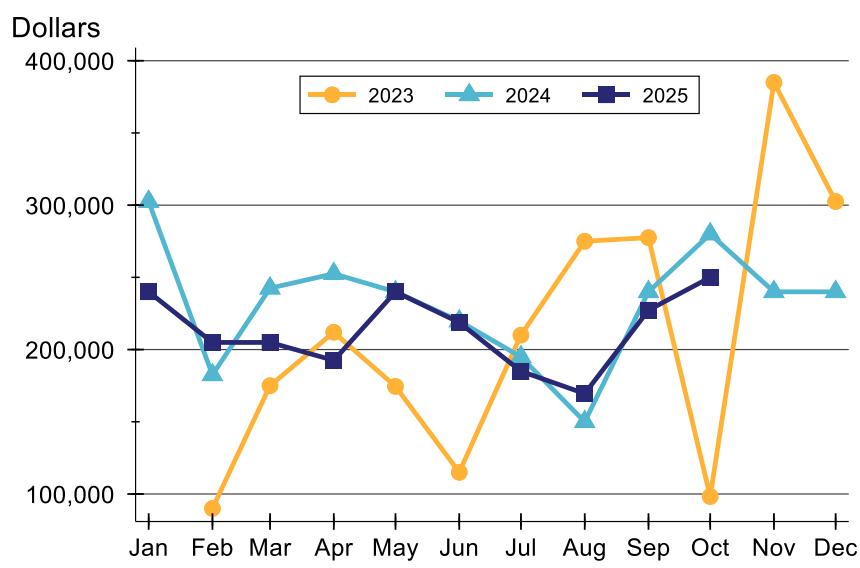
### Nemaha County Pending Contracts Analysis

#### Average Price



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

#### Median Price



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



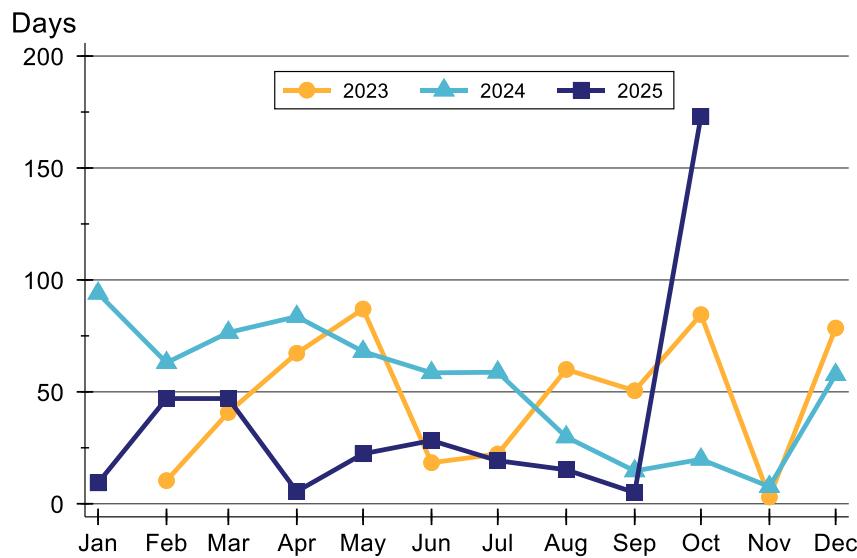
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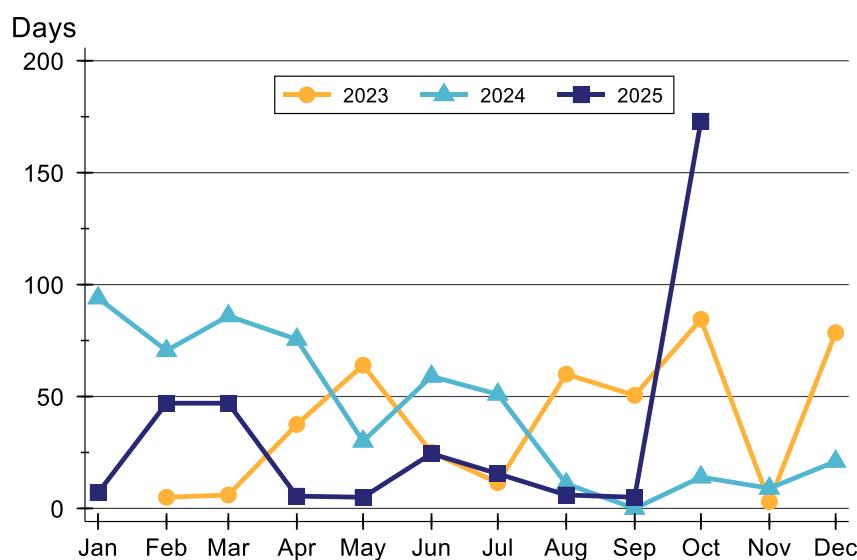
### Nemaha County Pending Contracts Analysis

#### Average DOM



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

#### Median DOM



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