

July 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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Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in July

Total home sales in the Northeast Kansas MLS system rose by 100.0% last month to 12 units, compared to 6 units in July 2024. Total sales volume was \$2.7 million, up 178.1% from a year earlier.

The median sale price in July was \$202,500, up from \$160,000 a year earlier. Homes that sold in July were typically on the market for 47 days and sold for 96.7% of their list prices.

Northeast Kansas Active Listings Up at End of July

The total number of active listings in the Northeast Kansas MLS system at the end of July was 35 units, up from 32 at the same point in 2024. This represents a 4.4 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$235,000.

There were 6 contracts written in July 2025 and 2024, showing no change over the year. At the end of the month, there were 14 contracts still pending.

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Northeast Kansas Summary Statistics

| | ly MLS Statistics ree-year History | 2025 | Current Mont 2024 | h 2023 | 2025 | Year-to-Date 2024 | 2023 |
|-----------------|---|------------------------|-------------------------|--------------------------|--------------------------|-------------------------|-------------------------|
| | me Sales ange from prior year | 12 100.0% | 6 -60.0% | 15 150.0% | 56 -20.0% | 70 -1.4% | 71 4.4% |
| | tive Listings ange from prior year | 35 9.4% | 32 0.0% | 32 -3.0% | N/A | N/A | N/A |
| | onths' Supply ange from prior year | 4.4 63.0% | 2.7 -18.2% | 3.3 3.1% | N/A | N/A | N/A |
| Ne Ch | w Listings ange from prior year | 8 -38.5% | 13 0.0% | 13 0.0% | 85 0.0% | 85 -12.4% | 97 -5.8% |
| | ntracts Written ange from prior year | 6 0.0% | 6 -53.8% | 13 62.5% | 62 -18.4% | 76 -3.8% | 79 5.3% |
| | nding Contracts ange from prior year | 14 7.7% | 13 -23.5% | 17 88.9% | N/A | N/A | N/A |
| | les Volume (1,000s) ange from prior year | 2,734 178.1% | 983 -54.6% | 2,165 90.2% | 10,028 -1.3% | 10,162 -3.2% | 10,497 -2.4% |
| | Sale Price Change from prior year | 227,792 39.0% | 163,833 13.5% | 144,310 -23.9% | 1 79,073 23.4% | 145,168 -1.8% | 147,840 -6.6% |
| o | List Price of Actives Change from prior year | 249,480 9.2% | 228,497 72.9% | 132,141 -10.0% | N/A | N/A | N/A |
| Average | Days on Market Change from prior year | 79 49.1% | 53 103.8% | 26 36.8% | 82 26.2% | 65 25.0% | 52 48.6% |
| ٩ | Percent of List Change from prior year | 96.9 % -0.3% | 97.2 % -0.4% | 97.6 % 0.9% | 95.0 % 2.0% | 93.1% 1.4% | 91.8 % -4.7% |
| | Percent of Original Change from prior year | 95.1% 1.1% | 94.1 % 0.7% | 93.4 % -3.4% | 90.0 % -0.2% | 90.2 % 1.7% | 88.7 % -6.3% |
| | Sale Price Change from prior year | 202,500 26.6% | 160,000 28.0% | 125,000 -21.3% | 147,500 -0.2% | 147,750 13.7% | 130,000 -1.5% |
| | List Price of Actives Change from prior year | 235,000 4.4% | 225,000 80.0% | 125,000 8.7% | N/A | N/A | N/A |
| Median | Days on Market Change from prior year | 47 840.0% | 5 -64.3% | 14 16.7% | 50 66.7% | 30 11.1% | 27 125.0% |
| _ | Percent of List Change from prior year | 96.7 % -3.3% | 100.0% 1.7% | 98.3 % 0.4% | 96.5 % 1.2% | 95.4 % 1.2% | 94.3 % -3.0% |
| | Percent of Original Change from prior year | 96.7 % -3.3% | 100.0% 2.4% | 97.7 % -0.2% | 94.9 % -0.3% | 95.2 % 2.0% | 93.3 % -3.6% |

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



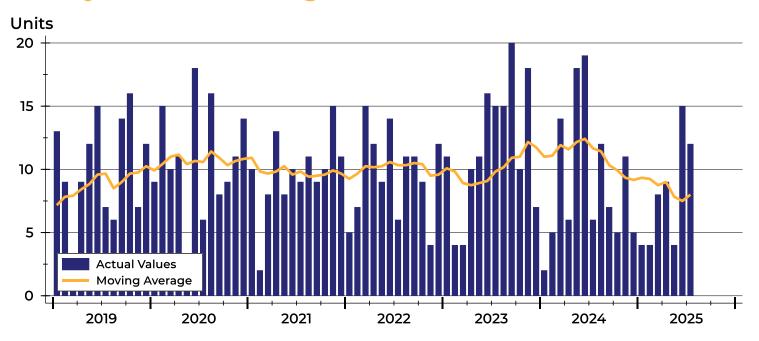
Northeast Kansas Closed Listings Analysis

| | mmary Statistics Closed Listings | 2025 | July 2024 | Change | Year-to-Date 2025 2024 C | | e Change |
|--------|-------------------------------------|---------|--------------|--------|-----------------------------|---------|-------------|
| Clo | sed Listings | 12 | 6 | 100.0% | 56 70 - | | -20.0% |
| Vo | lume (1,000s) | 2,734 | 983 | 178.1% | 10,028 | 10,162 | -1.3% |
| Mc | onths' Supply | 4.4 | 2.7 | 63.0% | N/A | N/A | N/A |
| | Sale Price | 227,792 | 163,833 | 39.0% | 179,073 | 145,168 | 23.4% |
| age | Days on Market | 79 | 53 | 49.1% | 82 | 65 | 26.2% |
| Averag | Percent of List | 96.9% | 97.2% | -0.3% | 95.0% | 93.1% | 2.0% |
| | Percent of Original | 95.1% | 94.1% | 1.1% | 90.0% | 90.2% | -0.2% |
| | Sale Price | 202,500 | 160,000 | 26.6% | 147,500 | 147,750 | -0.2% |
| lian | Days on Market | 47 | 5 | 840.0% | 50 | 30 | 66.7% |
| Median | Percent of List | 96.7% | 100.0% | -3.3% | 96.5% | 95.4% | 1.2% |
| | Percent of Original | 96.7% | 100.0% | -3.3% | 94.9% | 95.2% | -0.3% |

A total of 12 homes sold in the Northeast Kansas MLS system in July, up from 6 units in July 2024. Total sales volume rose to \$2.7 million compared to \$1.0 million in the previous year.

The median sales price in July was \$202,500, up 26.6% compared to the prior year. Median days on market was 47 days, up from 21 days in June, and up from 4 in July 2024.

History of Closed Listings

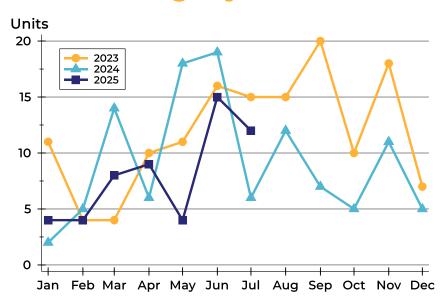






Northeast Kansas Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

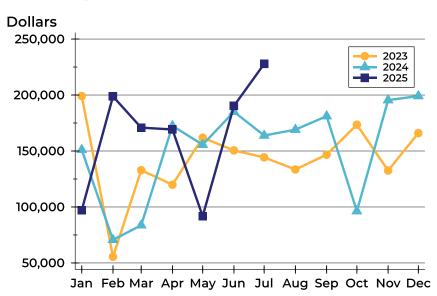
| Price Range | | les Percent | Months' Supply | Sale Average | Price Median | Days or Avg. | Market Med. | Price as Avg. | % of List Med. | Price as ? Avg. | % of Orig. Med. |
|---------------------|---|----------------|-------------------|-------------------|-----------------|-----------------|----------------|------------------|-------------------|--------------------|--------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 2 | 16.7% | 0.5 | 84,500 | 84,500 | 183 | 183 | 97.4% | 97.4% | 97.4% | 97.4% |
| \$100,000-\$124,999 | 1 | 8.3% | 2.4 | 104,500 | 104,500 | 8 | 8 | 95.0% | 95.0% | 95.0% | 95.0% |
| \$125,000-\$149,999 | 1 | 8.3% | 8.0 | 125,000 | 125,000 | 52 | 52 | 96.5% | 96.5% | 96.5% | 96.5% |
| \$150,000-\$174,999 | 1 | 8.3% | 5.3 | 160,000 | 160,000 | 14 | 14 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 8.3% | 4.8 | 180,000 | 180,000 | 97 | 97 | 91.1% | 91.1% | 81.8% | 81.8% |
| \$200,000-\$249,999 | 1 | 8.3% | 2.8 | 225,000 | 225,000 | 15 | 15 | 98.3% | 98.3% | 98.3% | 98.3% |
| \$250,000-\$299,999 | 2 | 16.7% | 12.0 | 265,000 | 265,000 | 53 | 53 | 97.4% | 97.4% | 96.5% | 96.5% |
| \$300,000-\$399,999 | 2 | 16.7% | 12.0 | 345,000 | 345,000 | 142 | 142 | 95.9% | 95.9% | 91.2% | 91.2% |
| \$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 | 1 | 8.3% | 8.0 | 550,000 | 550,000 | 7 | 7 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |





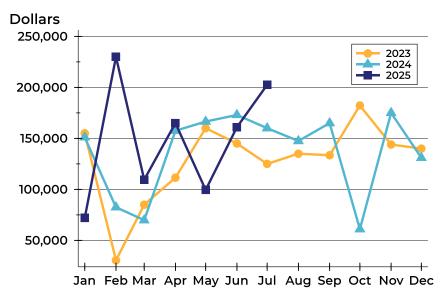
Northeast Kansas Closed Listings Analysis

Average Price



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

Median Price



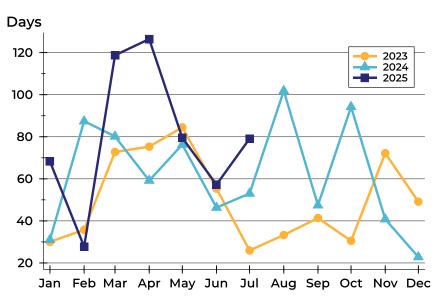
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 155,000 | 151,000 | 72,000 |
| February | 30,500 | 82,500 | 230,000 |
| March | 85,000 | 69,813 | 109,500 |
| April | 111,500 | 157,500 | 165,000 |
| May | 160,000 | 166,500 | 99,500 |
| June | 145,000 | 173,000 |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





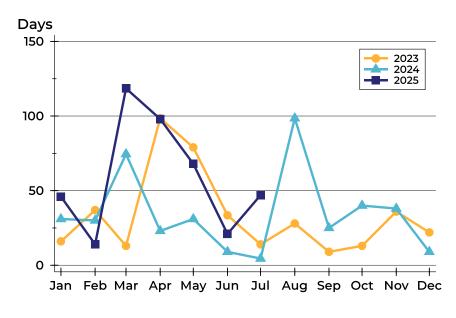
Northeast Kansas Closed Listings Analysis

Average DOM



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

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 | |
| September | 9 | 25 | |
| October | 13 | 40 | |
| November | 36 | 38 | |
| December | 22 | 9 | |



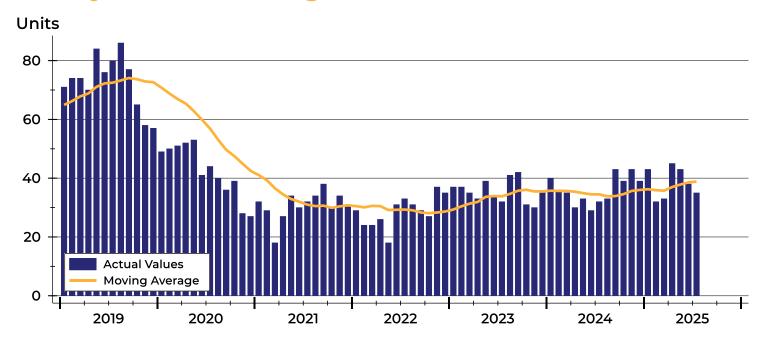
Northeast Kansas Active Listings Analysis

| Summary Statistics for Active Listings | | 2025 | End of July 2024 | Change |
|--|---------------------|---------|---------------------|--------|
| Ac | tive Listings | 35 | 32 | 9.4% |
| Vo | lume (1,000s) | 8,732 | 7,312 | 19.4% |
| Mc | onths' Supply | 4.4 | 2.7 | 63.0% |
| ge | List Price | 249,480 | 228,497 | 9.2% |
| Avera | Days on Market | 84 | 101 | -16.8% |
| ₽ | Percent of Original | 94.9% | 97.9% | -3.1% |
| <u>_</u> | List Price | 235,000 | 225,000 | 4.4% |
| Median | Days on Market | 35 | 66 | -47.0% |
| Σ | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 35 homes were available for sale in the Northeast Kansas MLS system at the end of July. This represents a 4.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$235,000, up 4.4% from 2024. The typical time on market for active listings was 35 days, down from 66 days a year earlier.

History of Active Listings

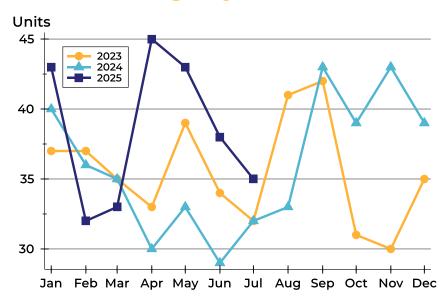






Northeast Kansas Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

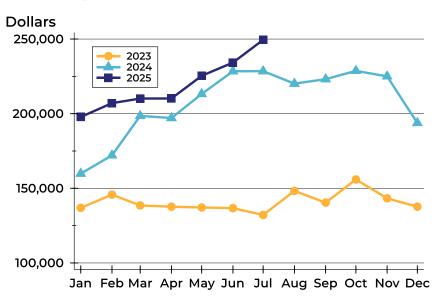
| Price Range | Active I Number | istings Percent | Months' Supply | List I Average | Price Median | Days on Avg. | Market Med. | Price as ^o Avg. | % of Orig. Med. |
|---------------------|--------------------|--------------------|-------------------|-------------------|-----------------|-----------------|----------------|-------------------------------|--------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 2.9% | N/A | 40,000 | 40,000 | 526 | 526 | 66.7% | 66.7% |
| \$50,000-\$99,999 | 1 | 2.9% | 0.5 | 85,000 | 85,000 | 4 | 4 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 2 | 5.7% | 2.4 | 114,750 | 114,750 | 23 | 23 | 98.4% | 98.4% |
| \$125,000-\$149,999 | 6 | 17.1% | 8.0 | 129,983 | 129,000 | 35 | 21 | 98.5% | 100.0% |
| \$150,000-\$174,999 | 4 | 11.4% | 5.3 | 163,225 | 162,500 | 21 | 21 | 98.9% | 100.0% |
| \$175,000-\$199,999 | 2 | 5.7% | 4.8 | 182,000 | 182,000 | 109 | 109 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 3 | 8.6% | 2.8 | 231,000 | 235,000 | 278 | 352 | 89.5% | 92.9% |
| \$250,000-\$299,999 | 7 | 20.0% | 12.0 | 283,143 | 279,000 | 87 | 65 | 88.7% | 89.3% |
| \$300,000-\$399,999 | 6 | 17.1% | 12.0 | 366,083 | 371,500 | 55 | 33 | 97.3% | 98.7% |
| \$400,000-\$499,999 | 1 | 2.9% | N/A | 469,000 | 469,000 | 20 | 20 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 2 | 5.7% | 8.0 | 620,000 | 620,000 | 30 | 30 | 100.0% | 100.0% |
| \$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 |





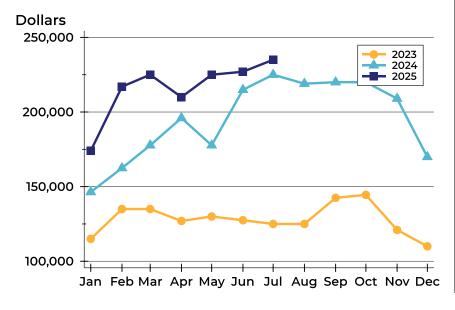
Northeast Kansas Active Listings Analysis

Average Price



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

Median Price



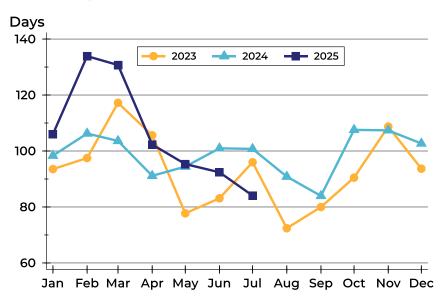
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 115,000 | 146,400 | 174,000 |
| February | 135,000 | 162,450 | 217,000 |
| March | 135,000 | 177,700 | 225,000 |
| April | 127,000 | 196,000 | 210,000 |
| May | 130,000 | 177,700 | 225,000 |
| June | 127,500 | 214,900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





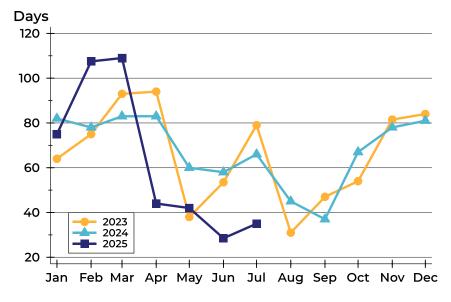
Northeast Kansas Active Listings Analysis

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 | |
| September | 80 | 84 | |
| October | 90 | 108 | |
| November | 109 | 107 | |
| December | 94 | 103 | |

Median DOM

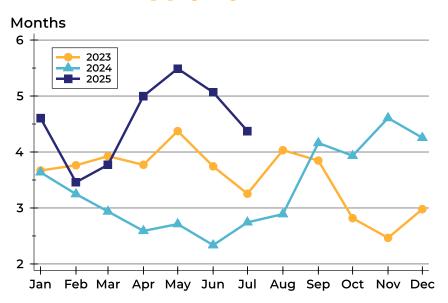


| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 64 | 82 | 75 |
| February | 75 | 78 | 108 |
| March | 93 | 83 | 109 |
| April | 94 | 83 | 44 |
| May | 38 | 60 | 42 |
| June | 54 | 58 | 29 |
| July | 79 | 66 | 35 |
| August | 31 | 45 | |
| September | 47 | 37 | |
| October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



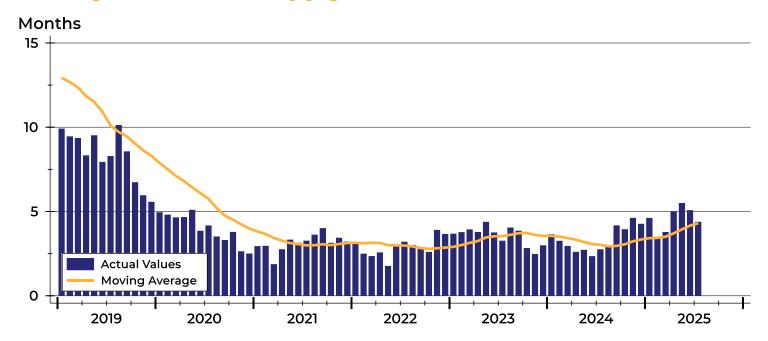
Northeast Kansas Months' Supply Analysis

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 | |
| September | 3.8 | 4.2 | |
| October | 2.8 | 3.9 | |
| November | 2.5 | 4.6 | |
| December | 3.0 | 4.3 | |

History of Month's Supply





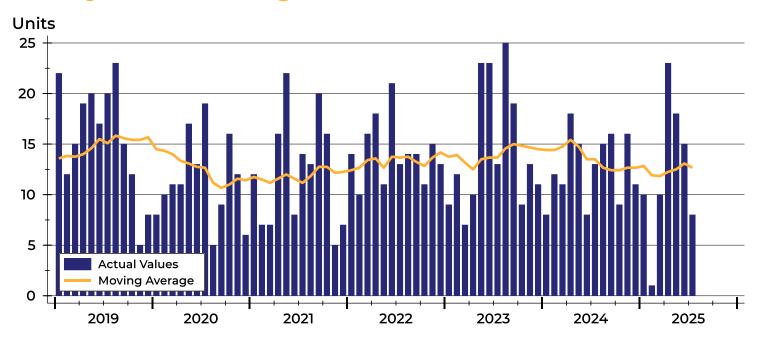
Northeast Kansas New Listings Analysis

| Summary Statistics for New Listings | | 2025 | July 2024 | Change |
|-------------------------------------|--------------------|---------|--------------|--------|
| ţ | New Listings | 8 | 13 | -38.5% |
| Month | Volume (1,000s) | 1,605 | 2,031 | -21.0% |
| Current | Average List Price | 200,613 | 156,246 | 28.4% |
| S | Median List Price | 147,450 | 163,000 | -9.5% |
| ē | New Listings | 85 | 85 | 0.0% |
| -Da | Volume (1,000s) | 18,323 | 15,405 | 18.9% |
| Year-to-Date | Average List Price | 215,568 | 181,229 | 18.9% |
| × | Median List Price | 185,000 | 169,000 | 9.5% |

A total of 8 new listings were added in the Northeast Kansas MLS system during July, down 38.5% from the same month in 2024. Year-to-date the Northeast Kansas MLS system has seen 85 new listings.

The median list price of these homes was \$147,450 down from \$163,000 in 2024.

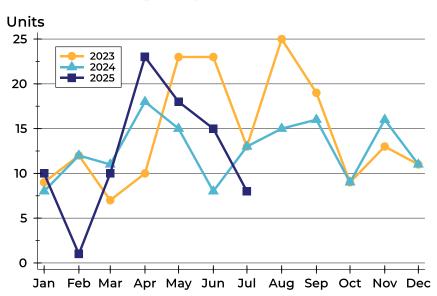
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



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

New Listings by Price Range

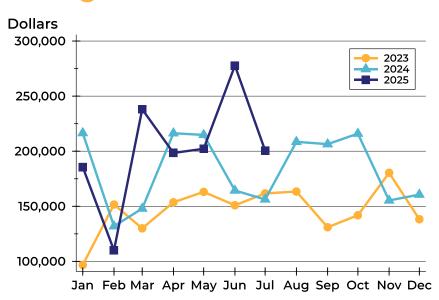
| Price Range | New Li Number | stings Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|------------------|-------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 2 | 25.0% | 87,500 | 87,500 | 7 | 7 | 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 | 2 | 25.0% | 127,450 | 127,450 | 3 | 3 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 1 | 12.5% | 165,000 | 165,000 | 0 | 0 | 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 | 1 | 12.5% | 265,000 | 265,000 | 11 | 11 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 2 | 25.0% | 372,500 | 372,500 | 16 | 16 | 98.7% | 98.7% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |





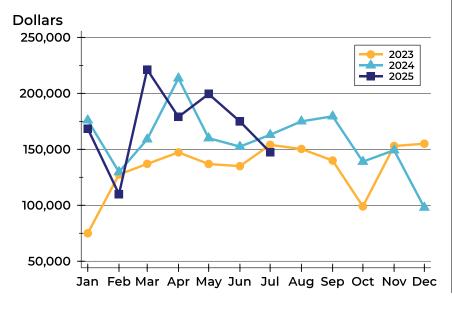
Northeast Kansas New Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 96,778 | 216,500 | 185,670 |
| February | 151,617 | 131,908 | 110,000 |
| March | 130,000 | 147,955 | 238,100 |
| April | 153,650 | 216,344 | 198,452 |
| May | 163,081 | 214,793 | 202,217 |
| June | 150,943 | 164,350 | 277,760 |
| July | 161,715 | 156,246 | 200,613 |
| August | 163,402 | 208,560 | |
| September | 131,005 | 206,431 | |
| October | 141,867 | 215,989 | |
| November | 180,423 | 155,306 | |
| December | 138,255 | 160,636 | |

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 | 179,000 |
| May | 136,900 | 160,000 | 199,450 |
| June | 135,000 | 152,450 | 174,900 |
| July | 154,000 | 163,000 | 147,450 |
| August | 150,350 | 175,000 | |
| September | 140,000 | 179,500 | |
| October | 99,000 | 139,000 | |
| November | 153,000 | 149,200 | |
| December | 155,000 | 98,000 | |



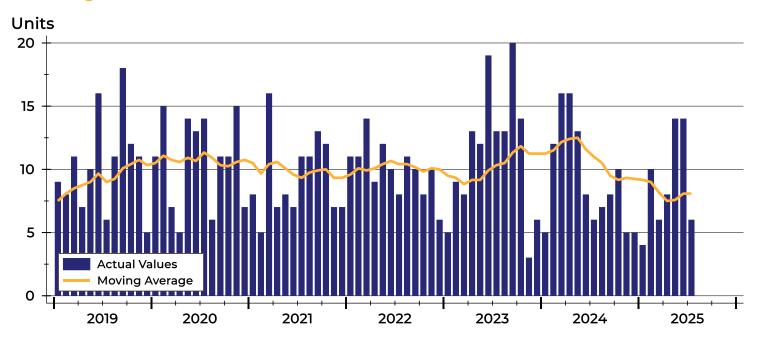
Northeast Kansas Contracts Written Analysis

| | mmary Statistics Contracts Written | 2025 | July 2024 | Change | Year-to-Date 2025 2024 C | | e Change |
|---------|---------------------------------------|---------|--------------|--------|-----------------------------|---------|-------------|
| Со | ntracts Written | 6 | 6 | 0.0% | 62 | 76 | -18.4% |
| Vo | lume (1,000s) | 1,259 | 670 | 87.9% | 12,027 | 11,486 | 4.7% |
| ge | Sale Price | 209,900 | 111,633 | 88.0% | 193,979 | 151,137 | 28.3% |
| Average | Days on Market | 147 | 67 | 119.4% | 86 | 71 | 21.1% |
| Ā | Percent of Original | 90.2% | 87.5% | 3.1% | 91.4% | 89.5% | 2.1% |
| = | Sale Price | 198,700 | 102,500 | 93.9% | 162,500 | 142,500 | 14.0% |
| Median | Days on Market | 84 | 56 | 50.0% | 56 | 31 | 80.6% |
| Σ | Percent of Original | 89.7% | 89.3% | 0.4% | 96.5% | 94.3% | 2.3% |

A total of 6 contracts for sale were written in the Northeast Kansas MLS system during the month of July, the same as in 2024. The median list price of these homes was \$198,700, up from \$102,500 the prior year.

Half of the homes that went under contract in July were on the market less than 84 days, compared to 56 days in July 2024.

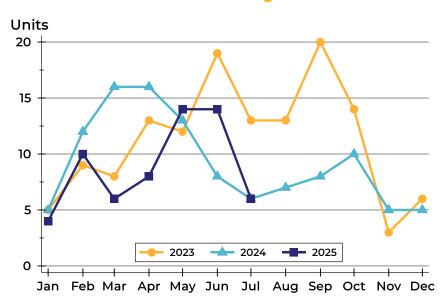
History of Contracts Written





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

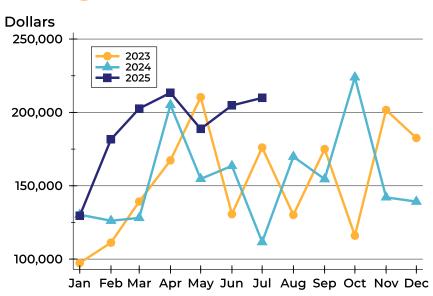
| Price Range | Contracts Number | Written Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|---------------------|--------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 16.7% | 75,000 | 75,000 | 32 | 32 | 93.8% | 93.8% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 16.7% | 130,000 | 130,000 | 23 | 23 | 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 | 2 | 33.3% | 198,700 | 198,700 | 84 | 84 | 80.9% | 80.9% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 1 | 16.7% | 252,000 | 252,000 | 392 | 392 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 16.7% | 405,000 | 405,000 | 268 | 268 | 85.6% | 85.6% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |





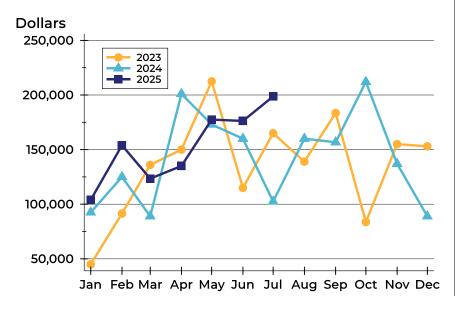
Northeast Kansas Contracts Written Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 97,400 | 130,300 | 129,500 |
| February | 111,244 | 126,167 | 181,670 |
| March | 139,238 | 128,106 | 202,633 |
| April | 167,308 | 205,125 | 213,375 |
| May | 210,400 | 154,692 | 188,779 |
| June | 130,668 | 163,550 | 204,779 |
| July | 176,077 | 111,633 | 209,900 |
| August | 130,112 | 169,857 | |
| September | 175,045 | 154,550 | |
| October | 116,021 | 223,930 | |
| November | 201,667 | 142,100 | |
| December | 182,583 | 139,220 | |

Median Price



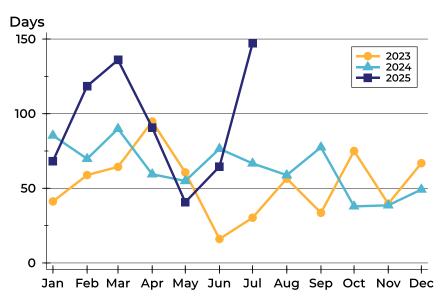
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 45,000 | 92,500 | 104,000 |
| February | 91,500 | 125,000 | 153,950 |
| March | 136,000 | 89,000 | 123,450 |
| April | 150,000 | 201,000 | 135,000 |
| Мау | 212,500 | 173,000 | 177,500 |
| June | 115,000 | 160,000 | 176,250 |
| July | 165,000 | 102,500 | 198,700 |
| August | 139,000 | 160,000 | |
| September | 183,500 | 156,700 | |
| October | 83,750 | 212,000 | |
| November | 155,000 | 137,000 | |
| December | 153,000 | 89,000 | |





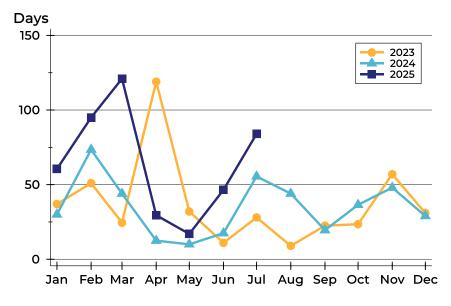
Northeast Kansas Contracts Written Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 41 | 85 | 68 |
| February | 59 | 70 | 119 |
| March | 64 | 90 | 136 |
| April | 95 | 59 | 91 |
| May | 61 | 55 | 41 |
| June | 16 | 77 | 65 |
| July | 30 | 67 | 147 |
| August | 57 | 59 | |
| September | 34 | 78 | |
| October | 75 | 38 | |
| November | 40 | 39 | |
| December | 67 | 49 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 37 | 30 | 61 |
| February | 51 | 74 | 95 |
| March | 25 | 44 | 121 |
| April | 119 | 13 | 30 |
| May | 32 | 10 | 17 |
| June | 11 | 18 | 47 |
| July | 28 | 56 | 84 |
| August | 9 | 44 | |
| September | 23 | 20 | |
| October | 24 | 37 | |
| November | 57 | 48 | |
| December | 31 | 29 | |



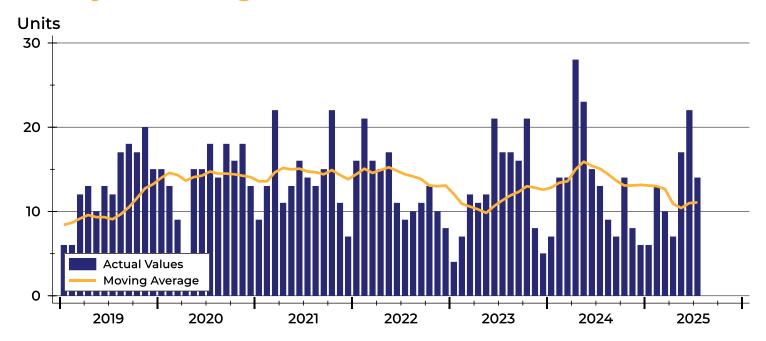
Northeast Kansas Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | 2025 | Change | |
|--|---------------------|---------|---------|--------|
| Pe | nding Contracts | 14 | 13 | 7.7% |
| Volume (1,000s) | | 2,976 | 2,109 | 41.1% |
| ge | List Price | 212,564 | 162,208 | 31.0% |
| Avera | Days on Market | 88 | 96 | -8.3% |
| ¥ | Percent of Original | 98.0% | 96.0% | 2.1% |
| _ | List Price | 182,450 | 149,900 | 21.7% |
| Median | Days on Market | 28 | 82 | -65.9% |
| Σ | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 14 listings in the Northeast Kansas MLS system had contracts pending at the end of July, up from 13 contracts pending at the end of July 2024.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

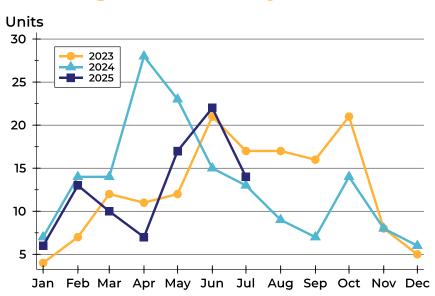
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

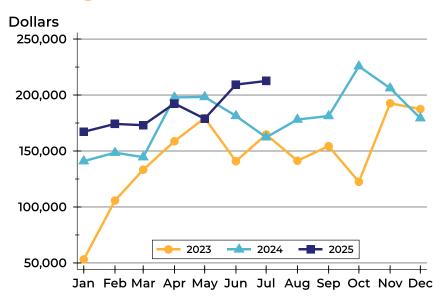
| Price Range | Pending (Number | Contracts Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|---------------------|----------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 7.1% | 75,000 | 75,000 | 32 | 32 | 93.8% | 93.8% |
| \$100,000-\$124,999 | 2 | 14.3% | 110,000 | 110,000 | 5 | 5 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 1 | 7.1% | 130,000 | 130,000 | 23 | 23 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 3 | 21.4% | 158,333 | 160,000 | 73 | 14 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 7.1% | 199,900 | 199,900 | 71 | 71 | 80.0% | 80.0% |
| \$200,000-\$249,999 | 2 | 14.3% | 244,500 | 244,500 | 23 | 23 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 2 | 14.3% | 266,000 | 266,000 | 272 | 272 | 104.5% | 104.5% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 2 | 14.3% | 427,500 | 427,500 | 144 | 144 | 95.0% | 95.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |





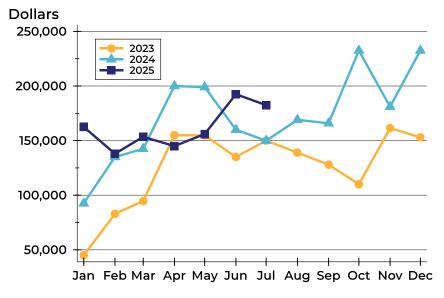
Northeast Kansas Pending Contracts Analysis

Average Price



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

Median Price



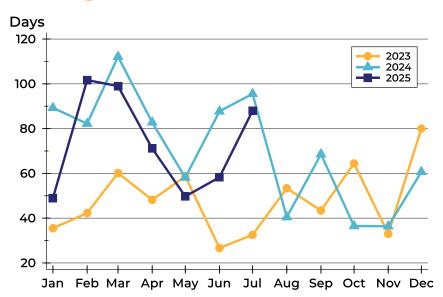
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 45,000 | 92,500 | 162,500 |
| February | 83,000 | 135,000 | 138,000 |
| March | 94,700 | 142,500 | 153,450 |
| April | 155,000 | 200,000 | 145,000 |
| May | 154,750 | 199,000 | 156,000 |
| June | 135,000 | 160,000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





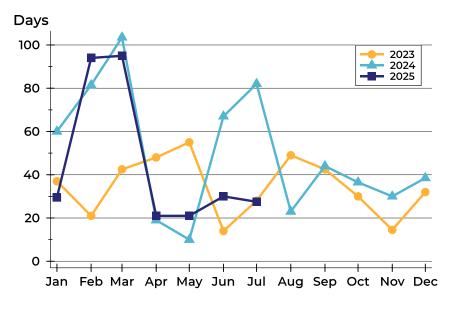
Northeast Kansas Pending Contracts Analysis

Average DOM



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

Median DOM



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





Brown County Housing Report



Market Overview

Brown County Home Sales Rose in July

Total home sales in Brown County rose by 150.0% last month to 10 units, compared to 4 units in July 2024. Total sales volume was \$2.4 million, up 262.8% from a year earlier.

The median sale price in July was \$240,000, up from \$160,000 a year earlier. Homes that sold in July were typically on the market for 47 days and sold for 97.5% of their list prices.

Brown County Active Listings Down at End of July

The total number of active listings in Brown County at the end of July was 27 units, down from 28 at the same point in 2024. This represents a 4.8 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$174,900.

During July, a total of 4 contracts were written up from 3 in July 2024. At the end of the month, there were 10 contracts still pending.

Report Contents

- Summary Statistics Page 2
- Closed Listing Analysis Page 3
- Active Listings Analysis Page 7
- Months' Supply Analysis Page 11
- New Listings Analysis Page 12
- Contracts Written Analysis Page 15
- Pending Contracts Analysis Page 19

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Brown County Summary Statistics

| | ly MLS Statistics ree-year History | 2025 | urrent Mont 2024 | h 2023 | 2025 | Year-to-Date 2024 | 2023 |
|----------|---|-------------------------|------------------------|--------------------------|-------------------------|-------------------------|--------------------------|
| _ | rme Sales ange from prior year | 10 150.0% | 4 -66.7% | 12 300.0% | 45 -19.6% | 56 14.3% | 49 4.3% |
| | tive Listings ange from prior year | 27 -3.6% | 28 16.7% | 24 -11.1% | N/A | N/A | N/A |
| | onths' Supply ange from prior year | 4.8 60.0% | 3.0 -11.8% | 3.4 -12.8% | N/A | N/A | N/A |
| | w Listings ange from prior year | 5 -50.0% | 10 25.0% | 8 -33.3% | 66 6.5% | 62 -10.1% | 69 -6.8% |
| | ntracts Written ange from prior year | 4 33.3% | 3 -66.7% | 9 125.0% | 50 -13.8% | 58 0.0% | 58 13.7% |
| | nding Contracts ange from prior year | 10 100.0% | 5 -61.5% | 13 116.7% | N/A | N/A | N/A |
| | les Volume (1,000s) ange from prior year | 2,449 262.8% | 675 -65.8% | 1,973 389.6% | 7,903 9.9% | 7,191 10.2% | 6,526 -7.6% |
| | Sale Price Change from prior year | 244,900 45.1% | 168,750 2.7% | 164,388 22.5% | 175,613 36.8% | 128,406 -3.6% | 133,177 -11.4% |
| u | List Price of Actives Change from prior year | 209,196 -3.8% | 217,568 84.6% | 117,863 -11.0% | N/A | N/A | N/A |
| Average | Days on Market Change from prior year | 84 37.7% | 61 165.2% | 23 228.6% | 90 34.3% | 67 19.6% | 56 40.0% |
| ⋖ | Percent of List Change from prior year | 97.6 % | 96.2 % -1.6% | 97.8 % 1.7% | 94.9 % 3.0% | 92.1 % 1.7% | 90.6 % -6.5% |
| | Percent of Original Change from prior year | 96.5 % 0.3% | 96.2 % 0.6% | 95.6 % -0.6% | 89.3 % 0.2% | 89.1 % | 87.8 % -7.9% |
| | Sale Price Change from prior year | 240,000 50.0% | 160,000 18.5% | 135,000 0.4% | 137,000 14.2% | 120,000 0.0% | 120,000 -9.1% |
| | List Price of Actives Change from prior year | 174,900 -1.4% | 177,450 57.8% | 112,450 7.1% | N/A | N/A | N/A |
| Median | Days on Market Change from prior year | 47 1466.7% | 3 -75.0% | 12 500.0% | 52 73.3% | 30 -18.9% | 37 208.3% |
| _ | Percent of List Change from prior year | 97.5 % -2.5% | 100.0% 1.1% | 98.9 % -1.1% | 96.5 % | 95.1 % | 93.5 % -4.3% |
| | Percent of Original Change from prior year | 97.5 % -2.5% | 100.0% 1.1% | 98.9 % -1.1% | 94.7 % -0.2% | 94.9 % 1.7% | 93.3 % -3.8% |

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



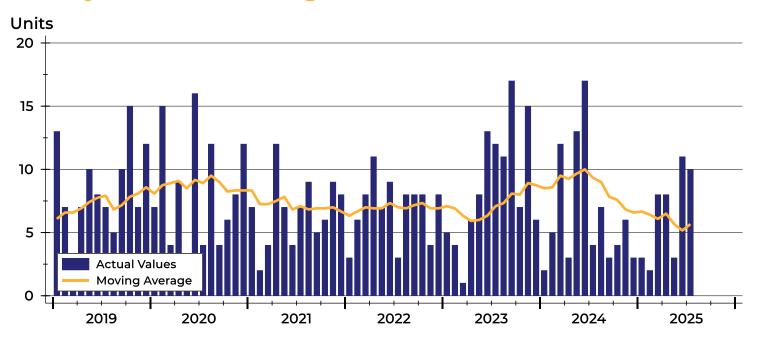
Brown County Closed Listings Analysis

| | mmary Statistics Closed Listings | 2025 | July 2024 | Change | 2025 | ear-to-Dat 2024 | e Change |
|--------|-------------------------------------|---------|--------------|---------|---------|--------------------|-------------|
| Clo | sed Listings | 10 | 4 | 150.0% | 45 | 56 | -19.6% |
| Vo | lume (1,000s) | 2,449 | 675 | 262.8% | 7,903 | 7,191 | 9.9% |
| Mc | onths' Supply | 4.8 | 3.0 | 60.0% | N/A | N/A | N/A |
| | Sale Price | 244,900 | 168,750 | 45.1% | 175,613 | 128,406 | 36.8% |
| age | Days on Market | 84 | 61 | 37.7% | 90 | 67 | 34.3% |
| Averag | Percent of List | 97.6% | 96.2% | 1.5% | 94.9% | 92.1% | 3.0% |
| ` | Percent of Original | 96.5% | 96.2% | 0.3% | 89.3% | 89.1% | 0.2% |
| | Sale Price | 240,000 | 160,000 | 50.0% | 137,000 | 120,000 | 14.2% |
| lian | Days on Market | 47 | 3 | 1466.7% | 52 | 30 | 73.3% |
| Median | Percent of List | 97.5% | 100.0% | -2.5% | 96.5% | 95.1% | 1.5% |
| | Percent of Original | 97.5% | 100.0% | -2.5% | 94.7% | 94.9% | -0.2% |

A total of 10 homes sold in Brown County in July, up from 4 units in July 2024. Total sales volume rose to \$2.4 million compared to \$0.7 million in the previous year.

The median sales price in July was \$240,000, up 50.0% compared to the prior year. Median days on market was 47 days, up from 21 days in June, and up from 3 in July 2024.

History of Closed Listings

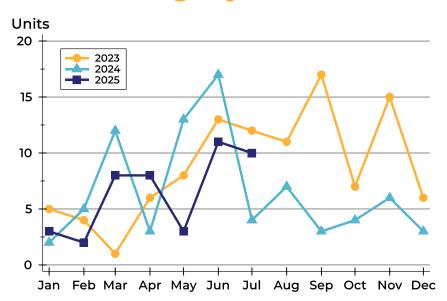






Brown County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

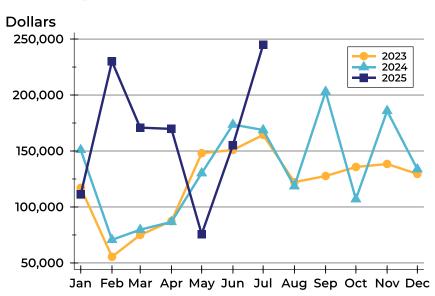
| Price Range | Sa Number | les Percent | Months' Supply | Sale Average | Price Median | Days or Avg. | Market Med. | Price as Avg. | % of List Med. | Price as ? Avg. | % of Orig. Med. |
|---------------------|--------------|----------------|-------------------|-------------------|-----------------|-----------------|----------------|------------------|-------------------|--------------------|--------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 2 | 20.0% | 0.7 | 84,500 | 84,500 | 183 | 183 | 97.4% | 97.4% | 97.4% | 97.4% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 10.0% | 10.3 | 125,000 | 125,000 | 52 | 52 | 96.5% | 96.5% | 96.5% | 96.5% |
| \$150,000-\$174,999 | 1 | 10.0% | 12.0 | 160,000 | 160,000 | 14 | 14 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 10.0% | 2.2 | 225,000 | 225,000 | 15 | 15 | 98.3% | 98.3% | 98.3% | 98.3% |
| \$250,000-\$299,999 | 2 | 20.0% | 20.0 | 265,000 | 265,000 | 53 | 53 | 97.4% | 97.4% | 96.5% | 96.5% |
| \$300,000-\$399,999 | 2 | 20.0% | 9.0 | 345,000 | 345,000 | 142 | 142 | 95.9% | 95.9% | 91.2% | 91.2% |
| \$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 | 1 | 10.0% | 0.0 | 550,000 | 550,000 | 7 | 7 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |





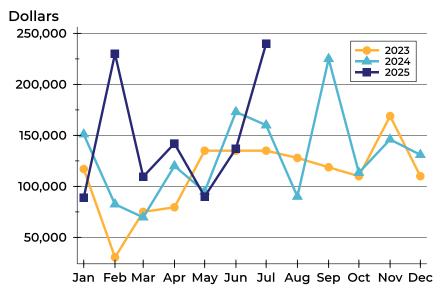
Brown County Closed Listings Analysis

Average Price



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

Median Price



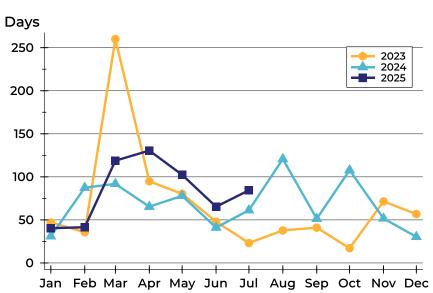
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 117,000 | 151,000 | 89,000 |
| February | 30,500 | 82,500 | 230,000 |
| March | 75,000 | 69,625 | 109,500 |
| April | 79,500 | 120,000 | 142,050 |
| May | 135,000 | 95,000 | 90,000 |
| June | 135,000 | 173,000 | 137,000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





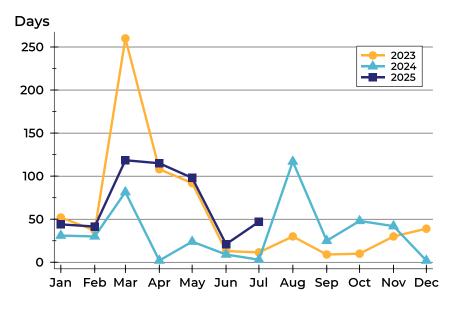
Brown County Closed Listings Analysis

Average DOM



| _ | | | |
|-----------|------------|------|------|
| Month | 2023 | 2024 | 2025 |
| January | 47 | 31 | 40 |
| February | 36 | 87 | 42 |
| March | 260 | 92 | 119 |
| April | 95 | 65 | 131 |
| May | 80 | 78 | 102 |
| June | 48 | 41 | 65 |
| July | 23 | 61 | 84 |
| August | 38 | 121 | |
| September | 41 | 51 | |
| October | 17 | 108 | |
| November | 7 1 | 52 | |
| December | 57 | 30 | |

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 | |
| September | 9 | 25 | |
| October | 10 | 48 | |
| November | 30 | 42 | |
| December | 39 | 2 | |



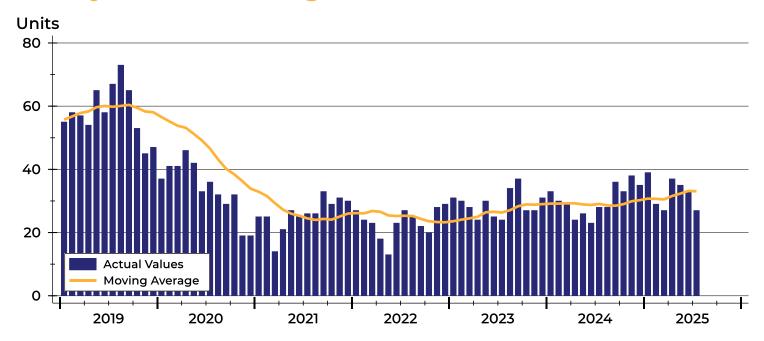
Brown County Active Listings Analysis

| Summary Statistics for Active Listings | | 2025 | End of July 2024 | Change |
|--|---------------------|---------|---------------------|--------|
| Ac | tive Listings | 27 | 28 | -3.6% |
| Volume (1,000s) | | 5,648 | 6,092 | -7.3% |
| Months' Supply | | 4.8 | 3.0 | 60.0% |
| ge | List Price | 209,196 | 217,568 | -3.8% |
| Avera | Days on Market | 82 | 97 | -15.5% |
| ¥ | Percent of Original | 95.5% | 98.5% | -3.0% |
| _ | List Price | 174,900 | 177,450 | -1.4% |
| Median | Days on Market | 38 | 58 | -34.5% |
| Σ | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 27 homes were available for sale in Brown County at the end of July. This represents a 4.8 months' supply of active listings.

The median list price of homes on the market at the end of July was \$174,900, down 1.4% from 2024. The typical time on market for active listings was 38 days, down from 58 days a year earlier.

History of Active Listings

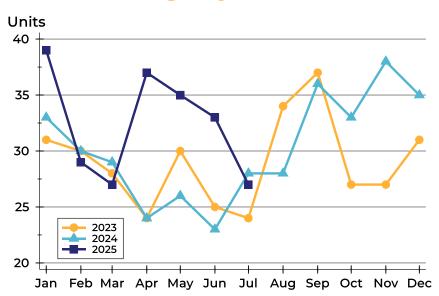






Brown County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

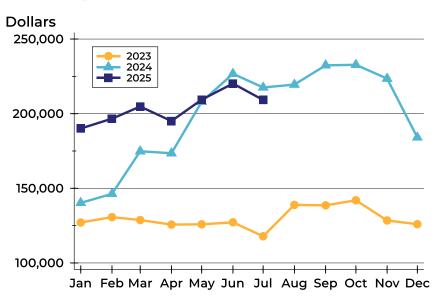
| Price Range | Active I Number | Listings Percent | Months' Supply | List I Average | Price Median | Days on Avg. | Market Med. | Price as ⁹ Avg. | % of Orig. Med. |
|---------------------|--------------------|---------------------|-------------------|-------------------|-----------------|-----------------|----------------|-------------------------------|--------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 3.7% | N/A | 40,000 | 40,000 | 526 | 526 | 66.7% | 66.7% |
| \$50,000-\$99,999 | 1 | 3.7% | 0.7 | 85,000 | 85,000 | 4 | 4 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 2 | 7.4% | N/A | 114,750 | 114,750 | 23 | 23 | 98.4% | 98.4% |
| \$125,000-\$149,999 | 6 | 22.2% | 10.3 | 129,983 | 129,000 | 35 | 21 | 98.5% | 100.0% |
| \$150,000-\$174,999 | 4 | 14.8% | 12.0 | 163,225 | 162,500 | 21 | 21 | 98.9% | 100.0% |
| \$175,000-\$199,999 | 2 | 7.4% | N/A | 182,000 | 182,000 | 109 | 109 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 2 | 7.4% | 2.2 | 222,000 | 222,000 | 189 | 189 | 96.4% | 96.4% |
| \$250,000-\$299,999 | 5 | 18.5% | 20.0 | 288,400 | 295,000 | 103 | 65 | 88.0% | 89.3% |
| \$300,000-\$399,999 | 3 | 11.1% | 9.0 | 380,667 | 383,000 | 69 | 47 | 98.7% | 100.0% |
| \$400,000-\$499,999 | 1 | 3.7% | N/A | 469,000 | 469,000 | 20 | 20 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 0 | 0.0% | 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 | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |





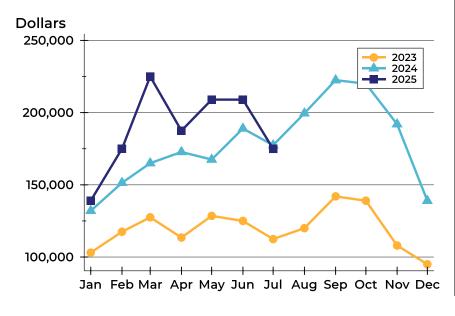
Brown County Active Listings Analysis

Average Price



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

Median Price



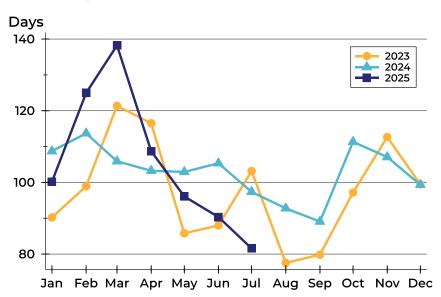
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 103,075 | 132,000 | 139,000 |
| February | 117,500 | 151,400 | 175,000 |
| March | 127,500 | 165,000 | 225,000 |
| April | 113,500 | 172,750 | 187,500 |
| May | 128,500 | 167,500 | 209,000 |
| June | 125,000 | 189,000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





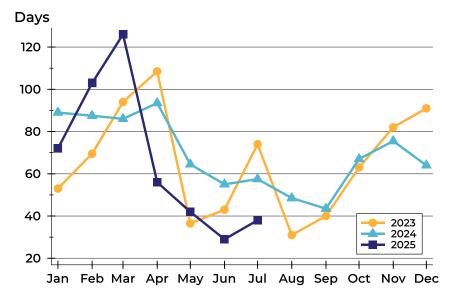
Brown County Active Listings Analysis

Average DOM



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

Median DOM

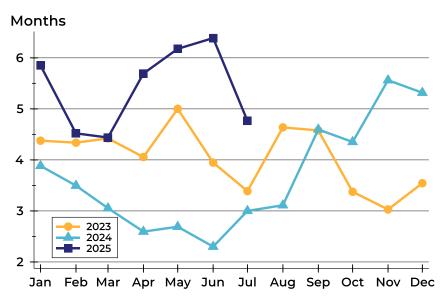


| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 53 | 89 | 72 |
| February | 70 | 88 | 103 |
| March | 94 | 86 | 126 |
| April | 109 | 94 | 56 |
| May | 37 | 65 | 42 |
| June | 43 | 55 | 29 |
| July | 74 | 58 | 38 |
| August | 31 | 49 | |
| September | 40 | 44 | |
| October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



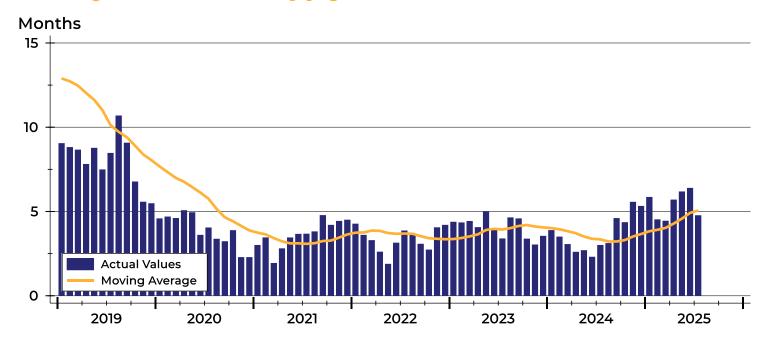
Brown County Months' Supply Analysis

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 | |
| September | 4.6 | 4.6 | |
| October | 3.4 | 4.4 | |
| November | 3.0 | 5.6 | |
| December | 3.5 | 5.3 | |

History of Month's Supply





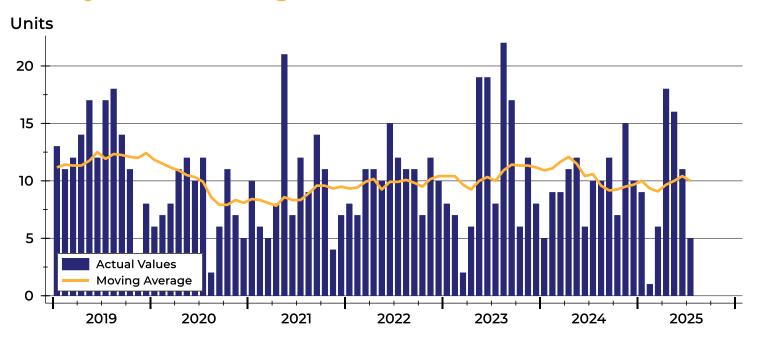
Brown County New Listings Analysis

| Summary Statistics for New Listings | | 2025 | July 2024 | Change | |
|-------------------------------------|--------------------|---------|--------------|--------|--|
| th | New Listings | 5 | 10 | -50.0% | |
| Month | Volume (1,000s) | 595 | 1,620 | -63.3% | |
| Current | Average List Price | 118,980 | 161,970 | -26.5% | |
| Cu | Median List Price | 125,000 | 166,000 | -24.7% | |
| e t | New Listings | 66 | 62 | 6.5% | |
| Year-to-Date | Volume (1,000s) | 12,898 | 10,651 | 21.1% | |
| | Average List Price | 195,421 | 171,784 | 13.8% | |
| | Median List Price | 176,950 | 160,000 | 10.6% | |

A total of 5 new listings were added in Brown County during July, down 50.0% from the same month in 2024. Year-to-date Brown County has seen 66 new listings.

The median list price of these homes was \$125,000 down from \$166,000 in 2024.

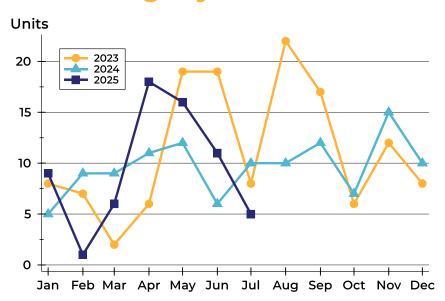
History of New Listings





Brown County New Listings Analysis

New Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 8 | 5 | 9 |
| February | 7 | 9 | 1 |
| March | 2 | 9 | 6 |
| April | 6 | 11 | 18 |
| May | 19 | 12 | 16 |
| June | 19 | 6 | 11 |
| July | 8 | 10 | 5 |
| August | 22 | 10 | |
| September | 17 | 12 | |
| October | 6 | 7 | |
| November | 12 | 15 | |
| December | 8 | 10 | |

New Listings by Price Range

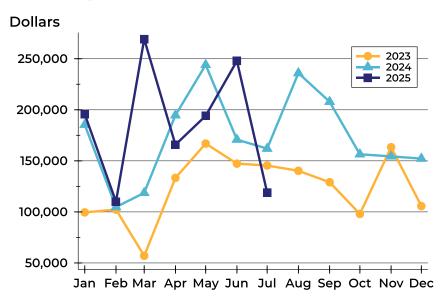
| Price Range | New Li Number | istings Percent | List F Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|------------------|--------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 2 | 40.0% | 87,500 | 87,500 | 7 | 7 | 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 | 2 | 40.0% | 127,450 | 127,450 | 3 | 3 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 1 | 20.0% | 165,000 | 165,000 | 0 | 0 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



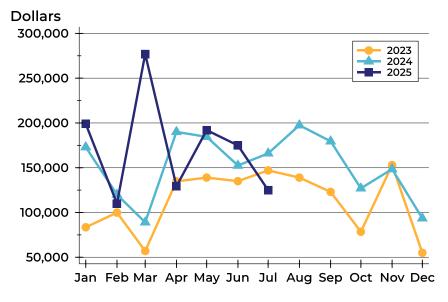


Brown County New Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 99,500 | 185,400 | 195,744 |
| February | 102,271 | 104,767 | 110,000 |
| March | 57,000 | 118,611 | 269,250 |
| April | 133,250 | 194,618 | 165,800 |
| May | 166,905 | 243,992 | 194,056 |
| June | 147,247 | 170,800 | 247,855 |
| July | 145,425 | 161,970 | 118,980 |
| August | 140,230 | 235,940 | |
| September | 129,064 | 207,875 | |
| October | 97,967 | 156,429 | |
| November | 163,375 | 154,333 | |
| December | 105,725 | 152,200 | |



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 83,500 | 173,000 | 199,000 |
| February | 99,900 | 120,000 | 110,000 |
| March | 57,000 | 89,000 | 277,000 |
| April | 134,750 | 190,000 | 129,250 |
| May | 139,000 | 184,500 | 192,000 |
| June | 135,000 | 152,450 | 174,900 |
| July | 147,000 | 166,000 | 125,000 |
| August | 139,000 | 197,450 | |
| September | 123,000 | 179,500 | |
| October | 78,500 | 127,000 | |
| November | 153,000 | 148,500 | |
| December | 54,950 | 93,500 | |



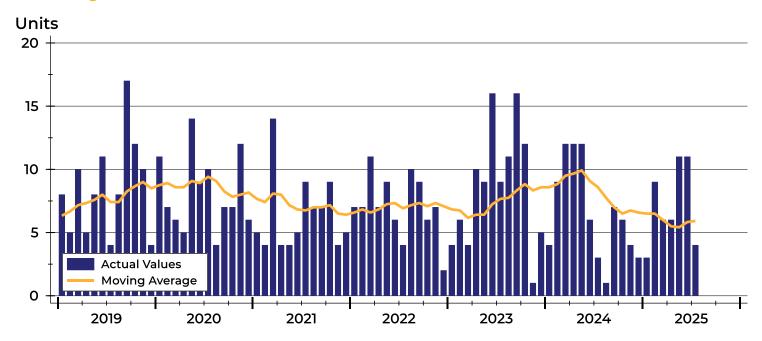
Brown County Contracts Written Analysis

| | mmary Statistics Contracts Written | 2025 | July 2024 | Change | Year-to-Date inge 2025 2024 | | te Change |
|-------------------|---------------------------------------|---------|--------------|--------|--------------------------------|---------|--------------|
| Contracts Written | | 4 | 3 | 33.3% | 50 | 58 | -13.8% |
| Vo | lume (1,000s) | 932 | 196 | 375.5% | 9,525 | 7,564 | 25.9% |
| ge | Sale Price | 232,975 | 65,300 | 256.8% | 190,506 | 130,414 | 46.1% |
| Avera | Days on Market | 191 | 94 | 103.2% | 99 | 77 | 28.6% |
| ¥ | Percent of Original | 89.8% | 84.1% | 6.8% | 90.4% | 88.3% | 2.4% |
| = | Sale Price | 225,950 | 45,000 | 402.1% | 155,000 | 125,250 | 23.8% |
| Median | Days on Market | 170 | 117 | 45.3% | 68 | 33 | 106.1% |
| Σ | Percent of Original | 89.7% | 84.4% | 6.3% | 96.5% | 94.2% | 2.4% |

A total of 4 contracts for sale were written in Brown County during the month of July, up from 3 in 2024. The median list price of these homes was \$225,950, up from \$45,000 the prior year.

Half of the homes that went under contract in July were on the market less than 170 days, compared to 117 days in July 2024.

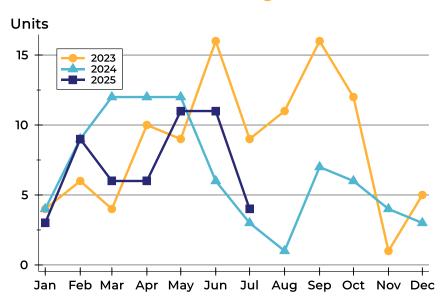
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

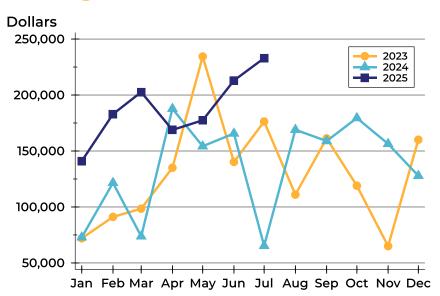
| Price Range | Contracts Number | Written Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|---------------------|--------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 25.0% | 75,000 | 75,000 | 32 | 32 | 93.8% | 93.8% |
| \$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 | 1 | 25.0% | 199,900 | 199,900 | 71 | 71 | 80.0% | 80.0% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 1 | 25.0% | 252,000 | 252,000 | 392 | 392 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 25.0% | 405,000 | 405,000 | 268 | 268 | 85.6% | 85.6% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



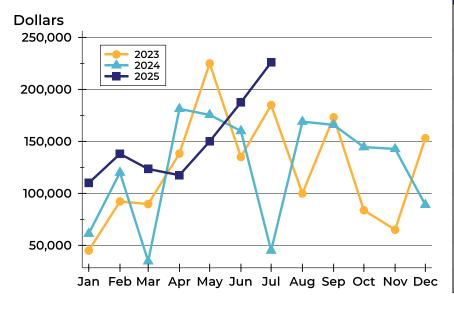


Brown County Contracts Written Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 72,000 | 72,875 | 141,000 |
| February | 91,117 | 121,556 | 182,978 |
| March | 98,475 | 73,725 | 202,633 |
| April | 135,050 | 187,750 | 168,833 |
| May | 234,422 | 154,250 | 177,445 |
| June | 140,231 | 165,650 | 212,991 |
| July | 176,333 | 65,300 | 232,975 |
| August | 111,041 | 169,000 | |
| September | 161,306 | 158,914 | |
| October | 118,983 | 179,483 | |
| November | 65,000 | 156,375 | |
| December | 160,100 | 127,867 | |



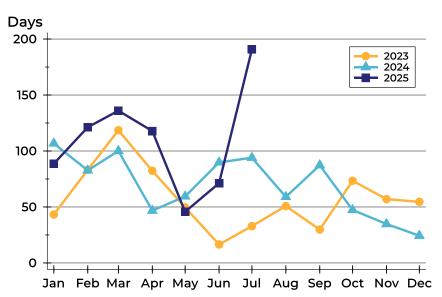
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 45,000 | 61,250 | 110,000 |
| February | 92,250 | 120,000 | 138,000 |
| March | 89,700 | 34,700 | 123,450 |
| April | 138,250 | 181,250 | 117,500 |
| May | 225,000 | 175,500 | 150,000 |
| June | 135,000 | 160,000 | 187,500 |
| July | 185,000 | 45,000 | 225,950 |
| August | 99,900 | 169,000 | |
| September | 173,250 | 165,900 | |
| October | 83,750 | 144,500 | |
| November | 65,000 | 142,750 | |
| December | 153,000 | 89,000 | |





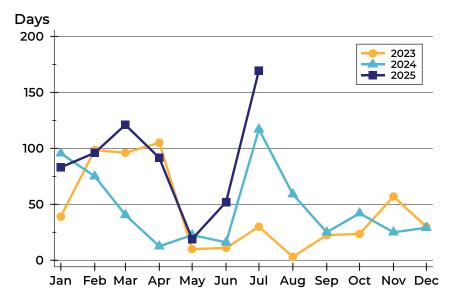
Brown County Contracts Written Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 43 | 107 | 89 |
| February | 83 | 83 | 121 |
| March | 119 | 100 | 136 |
| April | 82 | 47 | 118 |
| May | 50 | 59 | 46 |
| June | 17 | 90 | 71 |
| July | 33 | 94 | 191 |
| August | 51 | 59 | |
| September | 30 | 87 | |
| October | 73 | 47 | |
| November | 57 | 35 | |
| December | 55 | 24 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 39 | 96 | 83 |
| February | 99 | 75 | 96 |
| March | 96 | 41 | 121 |
| April | 105 | 13 | 92 |
| May | 10 | 23 | 19 |
| June | 11 | 16 | 52 |
| July | 30 | 117 | 170 |
| August | 3 | 59 | |
| September | 23 | 25 | |
| October | 24 | 42 | |
| November | 57 | 25 | |
| December | 30 | 29 | |



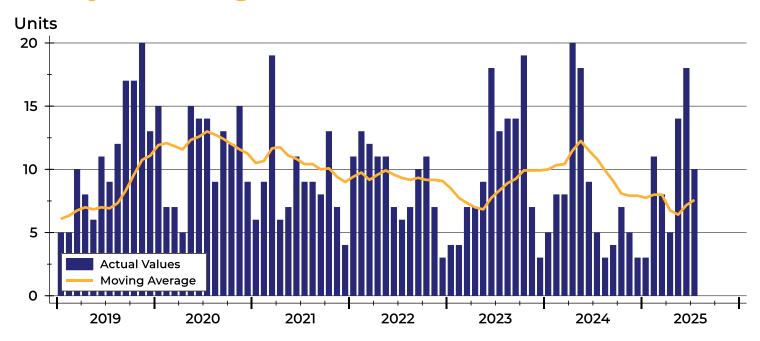
Brown County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of July 2025 2024 | | Change |
|--|---------------------|--------------------------|---------|--------|
| Pending Contracts | | 10 | 5 | 100.0% |
| Volume (1,000s) | | 2,247 | 675 | 232.9% |
| ge | List Price | 224,690 | 134,960 | 66.5% |
| Avera | Days on Market | 116 | 154 | -24.7% |
| ₹ | Percent of Original | 97.3% | 95.5% | 1.9% |
| _ | List Price | 182,450 | 121,000 | 50.8% |
| Media | Days on Market | 52 | 134 | -61.2% |
| Σ | Percent of Original | 100.0% | 96.9% | 3.2% |

A total of 10 listings in Brown County had contracts pending at the end of July, up from 5 contracts pending at the end of July 2024.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

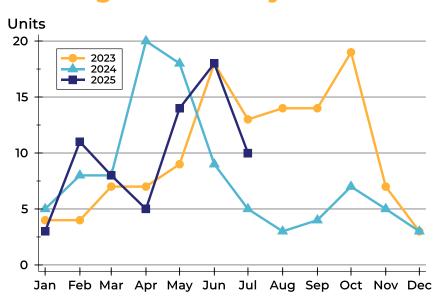
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

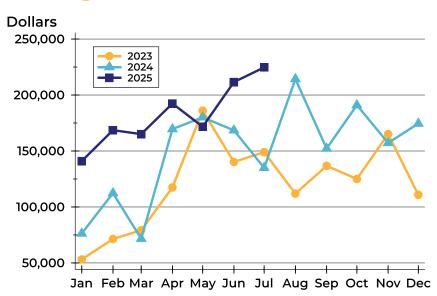
| Price Range | Pending (Number | Contracts Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|---------------------|----------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 10.0% | 75,000 | 75,000 | 32 | 32 | 93.8% | 93.8% |
| \$100,000-\$124,999 | 1 | 10.0% | 110,000 | 110,000 | 2 | 2 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 3 | 30.0% | 158,333 | 160,000 | 73 | 14 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 10.0% | 199,900 | 199,900 | 71 | 7 1 | 80.0% | 80.0% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 2 | 20.0% | 266,000 | 266,000 | 272 | 272 | 104.5% | 104.5% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 2 | 20.0% | 427,500 | 427,500 | 144 | 144 | 95.0% | 95.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



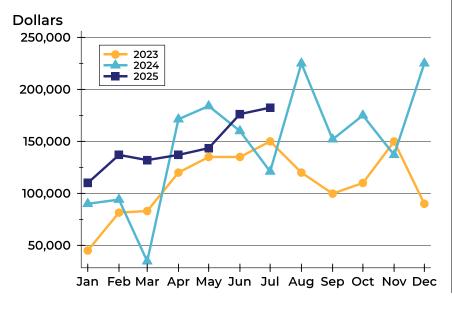


Brown County Pending Contracts Analysis

Average Price



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



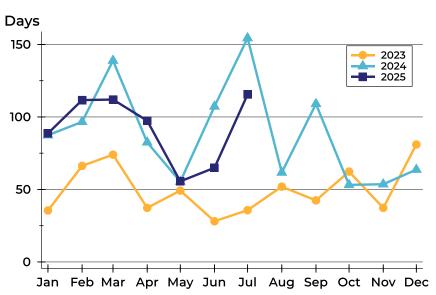
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 45,000 | 89,999 | 110,000 |
| February | 81,500 | 94,000 | 137,000 |
| March | 83,000 | 34,700 | 132,000 |
| April | 120,000 | 171,300 | 137,000 |
| May | 135,000 | 184,000 | 143,500 |
| June | 135,000 | 160,000 |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





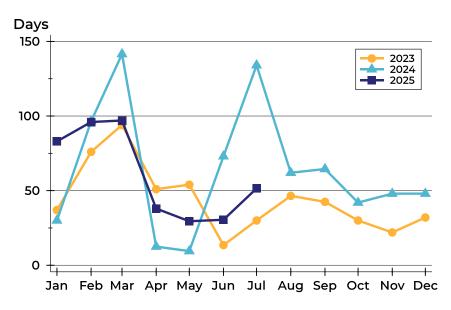
Brown County Pending Contracts Analysis

Average DOM



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

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 | |
| September | 43 | 65 | |
| October | 30 | 42 | |
| November | 22 | 48 | |
| December | 32 | 48 | |





Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Remained Constant in July

Total home sales in Nemaha County remained at 2 units last month, the same as in July 2024. Total sales volume was \$0.3 million, down from a year earlier.

The median sale price in July was \$142,250, down from \$154,000 a year earlier. Homes that sold in July were typically on the market for 52 days and sold for 93.1% of their list prices.

Nemaha County Active Listings Up at End of July

The total number of active listings in Nemaha County at the end of July was 8 units, up from 4 at the same point in 2024. This represents a 3.4 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$334,750.

During July, a total of 2 contracts were written down from 3 in July 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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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Nemaha County Summary Statistics

| | ly MLS Statistics ree-year History | 2025 | Current Mont 2024 | h 2023 | 2025 | Year-to-Date 2024 | 2023 |
|-----------------|---|-------------------------|--------------------------|--------------------------|--------------------------|-------------------------|-------------------------|
| | me Sales ange from prior year | 2 0.0% | 2 -33.3% | 3 0.0% | 11 -21.4% | 14 -36.4% | 22 4.8% |
| | tive Listings ange from prior year | 8 100.0% | 4 -50.0% | 8 33.3% | N/A | N/A | N/A |
| | onths' Supply ange from prior year | 3.4 100.0% | 1.7 -41.4% | 2.9 61.1% | N/A | N/A | N/A |
| Ne Ch | w Listings ange from prior year | 3 0.0% | 3 -40.0% | 5 400.0% | 19 -17.4% | 23 -17.9% | 28 -3.4% |
| | ntracts Written ange from prior year | 2 -33.3% | 3 -25.0% | 4 0.0% | 12 -33.3% | 18 -14.3% | 21 -12.5% |
| | nding Contracts ange from prior year | 4 -50.0% | 8 100.0% | 4 33.3% | N/A | N/A | N/A |
| | les Volume (1,000s) ange from prior year | 285 -7.5% | 308 60.4% | 192 -73.9% | 2,126 -28.4% | 2,971 -25.2% | 3,971 7.5% |
| | Sale Price Change from prior year | 142,250 -7.6% | 154,000 140.6% | 64,000 -73.9% | 193,227 -8.9% | 212,214 17.6% | 1 80,500 2.6% |
| o | List Price of Actives Change from prior year | 385,438 26.4% | 305,000 74.3% | 174,975 -17.4% | N/A | N/A | N/A |
| Average | Days on Market Change from prior year | 53 43.2% | 37 0.0% | 37 23.3% | 48 -15.8% | 57 29.5% | 44 83.3% |
| ٩ | Percent of List Change from prior year | 93.1 % -6.2% | 99.3 % 2.6% | 96.8 % -0.4% | 95.3 % -1.9% | 97.1 % 2.8% | 94.5 % -0.7% |
| | Percent of Original Change from prior year | 88.4 % -1.6% | 89.8 % 6.5% | 84.3 % -13.3% | 92.8 % -1.6% | 94.3 % 3.9% | 90.8 % -2.9% |
| | Sale Price Change from prior year | 142,250 -7.6% | 154,000 250.0% | 44,000 -80.9% | 161,000 -16.4% | 192,500 16.8% | 164,750 -0.2% |
| | List Price of Actives Change from prior year | 334,750 15.4% | 290,000 63.4% | 177,500 -14.3% | N/A | N/A | N/A |
| Median | Days on Market Change from prior year | 53 43.2% | 37 48.0% | 25 31.6% | 21 -25.0% | 28 47.4% | 19 72.7% |
| _ | Percent of List Change from prior year | 93.1 % -6.2% | 99.3 % 1.0% | 98.3 % 2.6% | 95.0 % -2.6% | 97.5 % 1.8% | 95.8 % 0.0% |
| | Percent of Original Change from prior year | 88.4 % -1.6% | 89.8 % -3.0% | 92.6 % -3.3% | 95.0 % -2.6% | 97.5 % 4.4% | 93.4 % -2.5% |

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



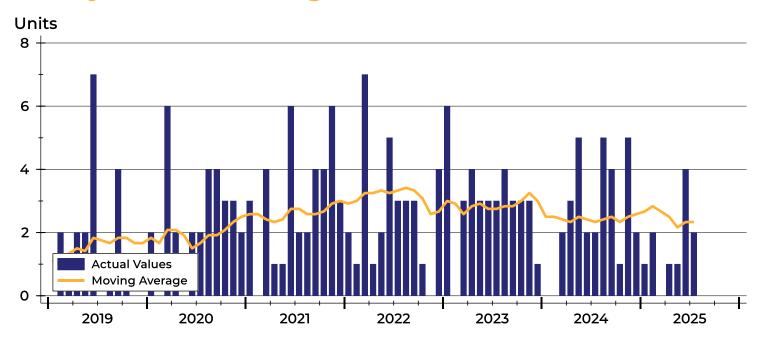
Nemaha County Closed Listings Analysis

| | mmary Statistics Closed Listings | 2025 | July 2024 | Change | 2025 | ear-to-Dat 2024 | te Change |
|--------|-------------------------------------|---------|--------------|--------|---------|--------------------|--------------|
| Clo | sed Listings | 2 | 2 | 0.0% | 11 | 14 | -21.4% |
| Vo | lume (1,000s) | 285 | 308 | -7.5% | 2,126 | 2,971 | -28.4% |
| Mc | onths' Supply | 3.4 | 1.7 | 100.0% | N/A | N/A | N/A |
| _ | Sale Price | 142,250 | 154,000 | -7.6% | 193,227 | 212,214 | -8.9% |
| age | Days on Market | 53 | 37 | 43.2% | 48 | 57 | -15.8% |
| Averag | Percent of List | 93.1% | 99.3% | -6.2% | 95.3% | 97.1% | -1.9% |
| | Percent of Original | 88.4% | 89.8% | -1.6% | 92.8% | 94.3% | -1.6% |
| | Sale Price | 142,250 | 154,000 | -7.6% | 161,000 | 192,500 | -16.4% |
| lan | Days on Market | 53 | 37 | 43.2% | 21 | 28 | -25.0% |
| Median | Percent of List | 93.1% | 99.3% | -6.2% | 95.0% | 97.5% | -2.6% |
| | Percent of Original | 88.4% | 89.8% | -1.6% | 95.0% | 97.5% | -2.6% |

A total of 2 homes sold in Nemaha County in July, showing no change from July 2024. Total sales volume was essentially unchanged from the previous year's figure of \$0.3 million.

The median sales price in July was \$142,250, down 7.6% compared to the prior year. Median days on market was 52 days, up from 35 days in June, and up from 36 in July 2024.

History of Closed Listings

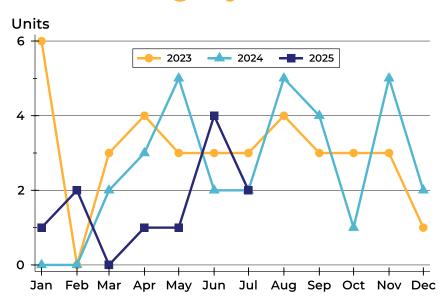






Nemaha County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

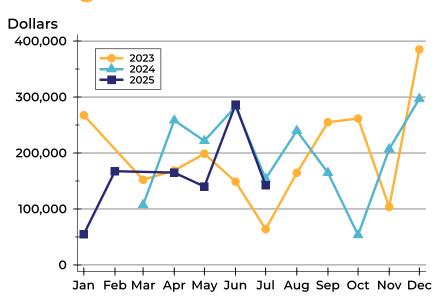
| Price Range | | les Percent | Months' Supply | Sale Average | Price Median | Days on Avg. | Market Med. | Price as Avg. | % of List Med. | Price as ' Avg. | % of Orig. Med. |
|---------------------|---|----------------|-------------------|-------------------|-----------------|-----------------|----------------|------------------|-------------------|--------------------|--------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 1 | 50.0% | 0.0 | 104,500 | 104,500 | 8 | 8 | 95.0% | 95.0% | 95.0% | 95.0% |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 1 | 50.0% | 0.0 | 180,000 | 180,000 | 97 | 97 | 91.1% | 91.1% | 81.8% | 81.8% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



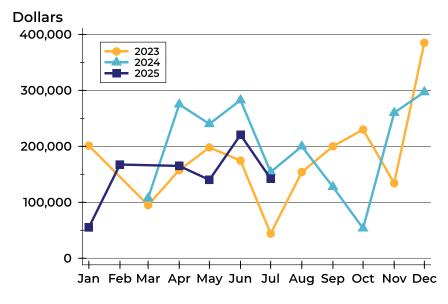


Nemaha County Closed Listings Analysis

Average Price



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



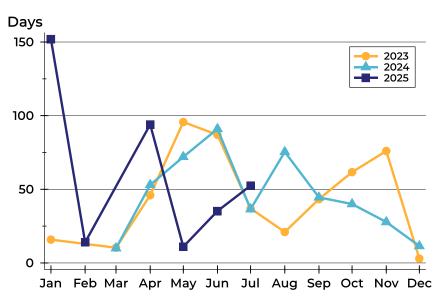
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 201,250 | N/A | 55,000 |
| February | N/A | N/A | 167,500 |
| March | 95,000 | 107,250 | N/A |
| April | 157,500 | 275,000 | 165,000 |
| May | 198,000 | 240,000 | 140,000 |
| June | 174,500 | 282,500 | 220,500 |
|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





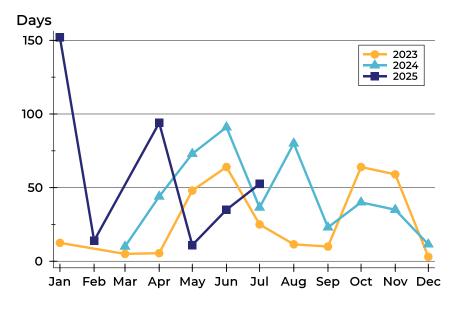
Nemaha County Closed Listings Analysis

Average DOM



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

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 | |
| September | 10 | 23 | |
| October | 64 | 40 | |
| November | 59 | 35 | |
| December | 3 | 12 | |



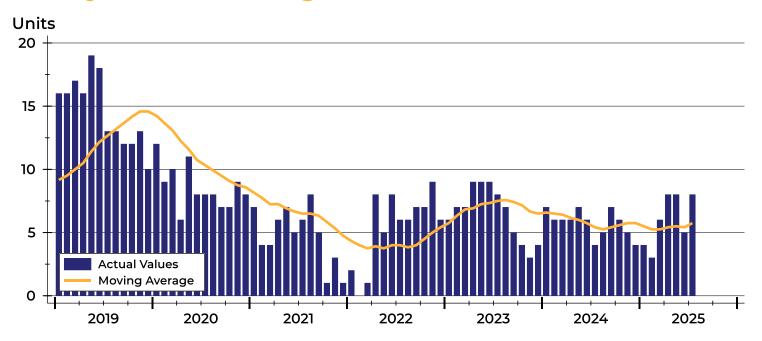
Nemaha County Active Listings Analysis

| Summary Statistics for Active Listings | | 2025 | End of July 2024 | Change |
|--|---------------------|---------|---------------------|--------|
| Ac | tive Listings | 8 | 4 | 100.0% |
| Volume (1,000s) | | 3,084 | 1,220 | 152.8% |
| Months' Supply | | 3.4 | 1.7 | 100.0% |
| ge | List Price | 385,438 | 305,000 | 26.4% |
| Avera | Days on Market | 92 | 125 | -26.4% |
| ₹ | Percent of Original | 93.0% | 93.5% | -0.5% |
| _ | List Price | 334,750 | 290,000 | 15.4% |
| Median | Days on Market | 30 | 147 | -79.6% |
| Σ | Percent of Original | 98.7% | 93.9% | 5.1% |

A total of 8 homes were available for sale in Nemaha County at the end of July. This represents a 3.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$334,750, up 15.4% from 2024. The typical time on market for active listings was 30 days, down from 147 days a year earlier.

History of Active Listings

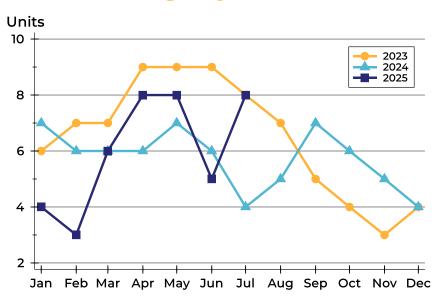






Nemaha County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

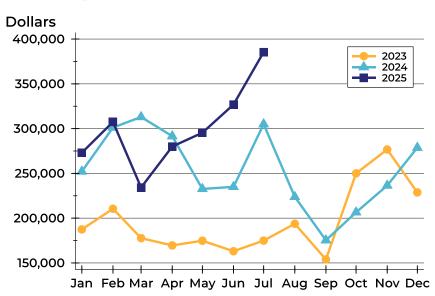
| Price Range | Active I Number | Listings Percent | Months' Supply | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|--------------------|---------------------|-------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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% | 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 | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 12.5% | N/A | 249,000 | 249,000 | 457 | 457 | 75.5% | 75.5% |
| \$250,000-\$299,999 | 2 | 25.0% | N/A | 270,000 | 270,000 | 49 | 49 | 90.4% | 90.4% |
| \$300,000-\$399,999 | 3 | 37.5% | N/A | 351,500 | 360,000 | 42 | 18 | 95.9% | 97.5% |
| \$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 | 25.0% | N/A | 620,000 | 620,000 | 30 | 30 | 100.0% | 100.0% |
| \$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 |



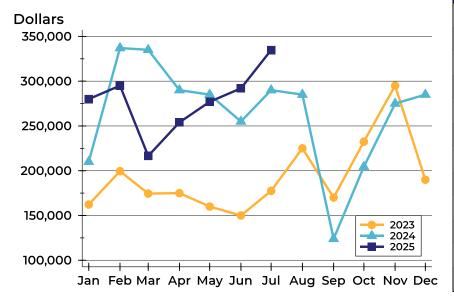


Nemaha County Active Listings Analysis

Average Price



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



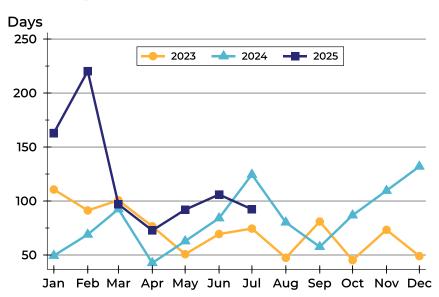
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 162,250 | 210,000 | 280,000 |
| February | 199,500 | 337,000 | 295,000 |
| March | 174,500 | 335,000 | 216,500 |
| April | 175,000 | 290,000 | 254,000 |
| May | 160,000 | 285,000 | 277,000 |
| June | 150,000 | 254,950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





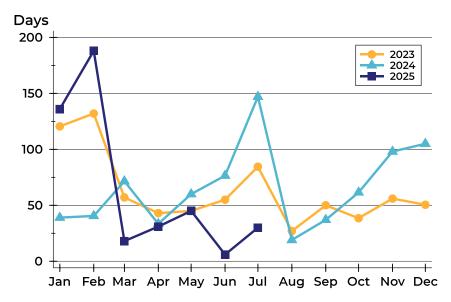
Nemaha County Active Listings Analysis

Average DOM



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

Median DOM

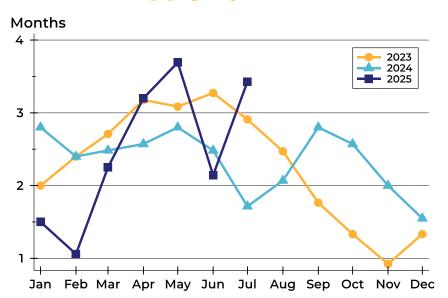


| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 121 | 39 | 136 |
| February | 132 | 41 | 188 |
| March | 57 | 72 | 18 |
| April | 43 | 34 | 31 |
| May | 45 | 60 | 45 |
| June | 55 | 77 | 6 |
| July | 85 | 147 | 30 |
| August | 27 | 19 | |
| September | 50 | 37 | |
| October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



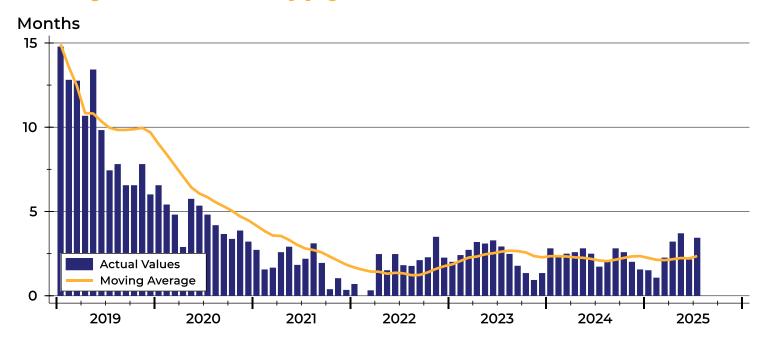
Nemaha County Months' Supply Analysis

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 | |
| September | 1.8 | 2.8 | |
| October | 1.3 | 2.6 | |
| November | 0.9 | 2.0 | |
| December | 1.3 | 1.5 | |

History of Month's Supply





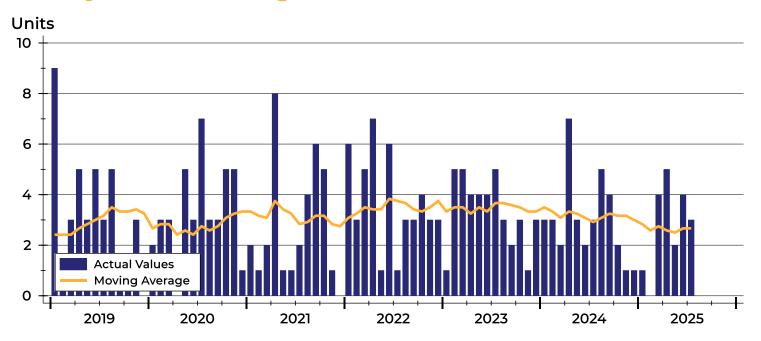
Nemaha County New Listings Analysis

| | mmary Statistics New Listings | 2025 | July 2024 | Change |
|--------------|----------------------------------|---------|--------------|--------|
| th | New Listings | 3 | 3 | 0.0% |
| Month | Volume (1,000s) | 1,010 | 412 | 145.1% |
| Current | Average List Price | 336,667 | 137,167 | 145.4% |
| Cu | Median List Price | 360,000 | 84,000 | 328.6% |
| te | New Listings | 19 | 23 | -17.4% |
| Year-to-Date | Volume (1,000s) | 5,425 | 4,754 | 14.1% |
| ar-to | Average List Price | 285,553 | 206,691 | 38.2% |
| ۶ | Median List Price | 265,000 | 214,900 | 23.3% |

A total of 3 new listings were added in Nemaha County during July, the same figure as reported in 2024. Year-to-date Nemaha County has seen 19 new listings.

The median list price of these homes was \$360,000 up from \$84,000 in 2024.

History of New Listings

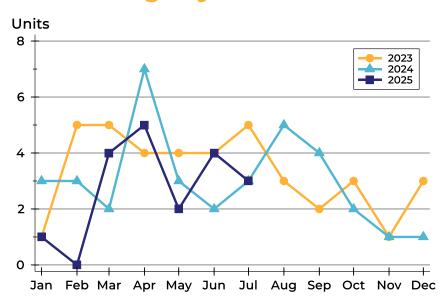






Nemaha County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

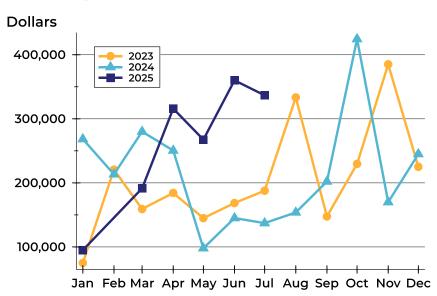
| Price Range | New Li Number | stings Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|------------------|-------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 1 | 33.3% | 265,000 | 265,000 | 11 | 11 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 2 | 66.7% | 372,500 | 372,500 | 16 | 16 | 98.7% | 98.7% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



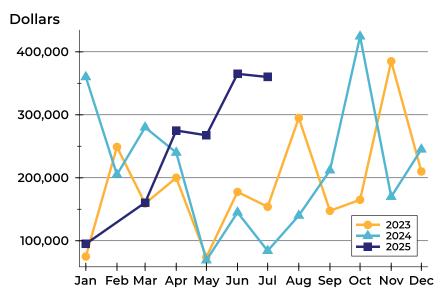


Nemaha County New Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 75,000 | 268,333 | 95,000 |
| February | 220,700 | 213,333 | N/A |
| March | 159,200 | 280,000 | 191,375 |
| April | 184,250 | 250,486 | 316,000 |
| May | 144,914 | 98,000 | 267,500 |
| June | 168,500 | 145,000 | 360,000 |
| July | 187,780 | 137,167 | 336,667 |
| August | 333,333 | 153,800 | |
| September | 147,500 | 202,100 | |
| October | 229,667 | 424,450 | |
| November | 385,000 | 169,900 | |
| December | 225,000 | 245,000 | |



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 75,000 | 360,000 | 95,000 |
| February | 249,000 | 205,000 | N/A |
| March | 159,000 | 280,000 | 160,500 |
| April | 200,000 | 240,000 | 275,000 |
| May | 74,078 | 69,000 | 267,500 |
| June | 177,500 | 145,000 | 365,000 |
| July | 154,000 | 84,000 | 360,000 |
| August | 295,000 | 139,999 | |
| September | 147,500 | 211,750 | |
| October | 165,000 | 424,450 | |
| November | 385,000 | 169,900 | |
| December | 210,000 | 245,000 | |



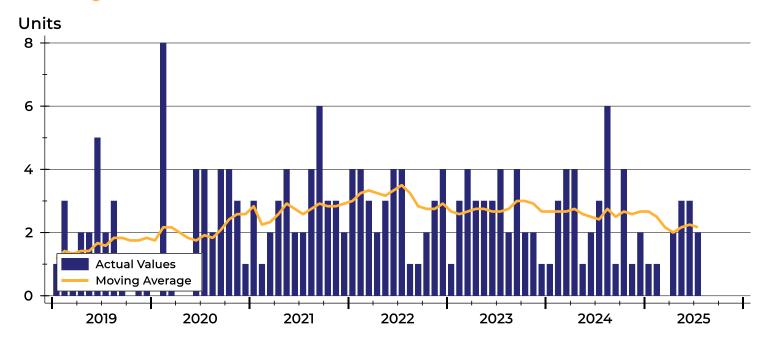
Nemaha County Contracts Written Analysis

| | mmary Statistics Contracts Written | 2025 | July 2024 | Change | Y0 2025 | ear-to-Dat 2024 | e Change |
|----------|---------------------------------------|---------|--------------|--------|------------|--------------------|-------------|
| Со | ntracts Written | 2 | 3 | -33.3% | 12 | 18 | -33.3% |
| Vo | lume (1,000s) | 328 | 474 | -30.8% | 2,501 | 3,922 | -36.2% |
| ge | Sale Price | 163,750 | 157,967 | 3.7% | 208,450 | 217,911 | -4.3% |
| Average | Days on Market | 60 | 39 | 53.8% | 36 | 51 | -29.4% |
| ₹ | Percent of Original | 90.9% | 91.0% | -0.1% | 95.6% | 93.3% | 2.5% |
| <u>_</u> | Sale Price | 163,750 | 175,000 | -6.4% | 167,450 | 207,500 | -19.3% |
| Median | Days on Market | 60 | 22 | 172.7% | 17 | 19 | -10.5% |
| Σ | Percent of Original | 90.9% | 91.7% | -0.9% | 96.8% | 94.8% | 2.1% |

A total of 2 contracts for sale were written in Nemaha County during the month of July, down from 3 in 2024. The median list price of these homes was \$163,750, down from \$175,000 the prior year.

Half of the homes that went under contract in July were on the market less than 60 days, compared to 22 days in July 2024.

History of Contracts Written

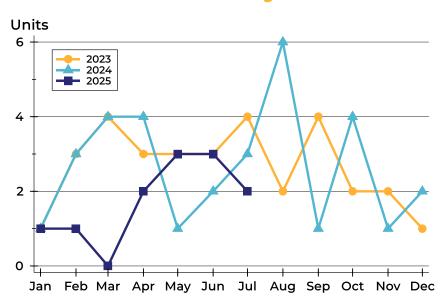






Nemaha County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

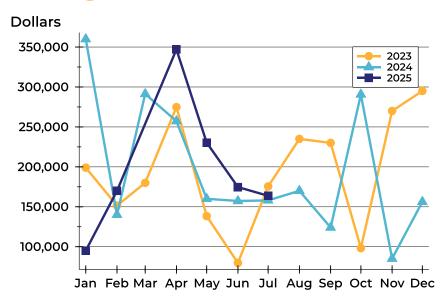
| Price Range | Contracts Number | Written Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|---------------------|--------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| 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 | 1 | 50.0% | 130,000 | 130,000 | 23 | 23 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 1 | 50.0% | 197,500 | 197,500 | 97 | 97 | 81.8% | 81.8% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



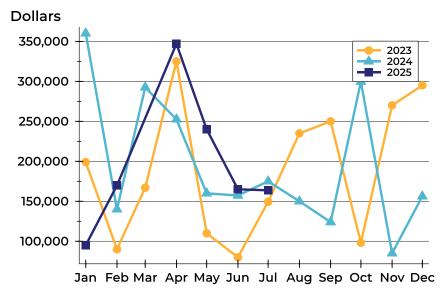


Nemaha County Contracts Written Analysis

Average Price



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



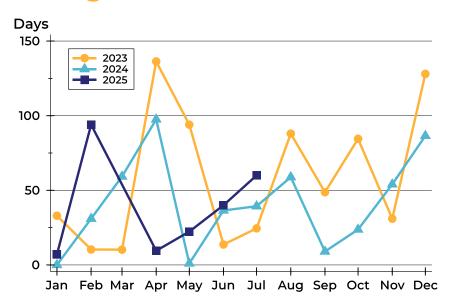
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | 199,000 | 360,000 | 95,000 |
| February | 90,000 | 140,000 | 169,900 |
| March | 167,000 | 292,500 | N/A |
| April | 325,000 | 252,500 | 347,000 |
| May | 109,999 | 160,000 | 240,000 |
| June | 80,000 | 157,250 | 165,000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





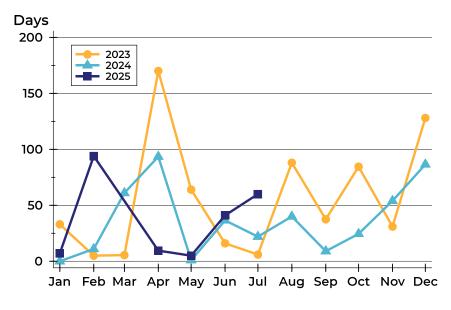
Nemaha County Contracts Written Analysis

Average DOM



| | | 000/ | |
|-----------|------|------|------|
| 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 | |
| September | 49 | 9 | |
| October | 85 | 24 | |
| November | 31 | 54 | |
| December | 128 | 87 | |

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 | |
| September | 38 | 9 | |
| October | 85 | 25 | |
| November | 31 | 54 | |
| December | 128 | 87 | |



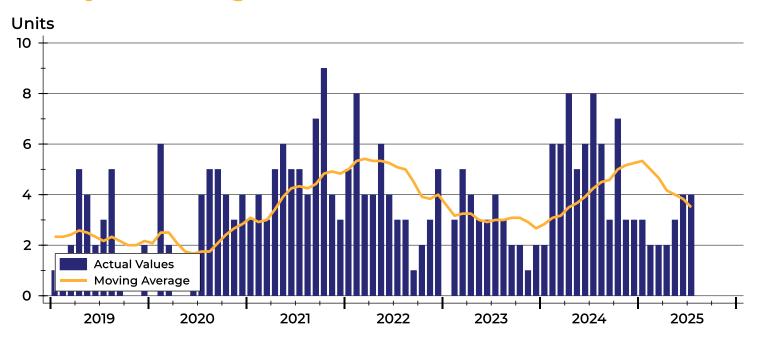
Nemaha County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | 2025 | End of July 2024 | Change |
|--|---------------------|---------|---------------------|--------|
| Pe | nding Contracts | 4 | 8 | -50.0% |
| Volume (1,000s) | | 729 | 1,434 | -49.2% |
| ge | List Price | 182,250 | 179,238 | 1.7% |
| Avera | Days on Market | 19 | 59 | -67.8% |
| ¥ | Percent of Original | 100.0% | 96.4% | 3.7% |
| 2 | List Price | 185,000 | 194,950 | -5.1% |
| Media | Days on Market | 16 | 51 | -68.6% |
| Σ | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 4 listings in Nemaha County had contracts pending at the end of July, down from 8 contracts pending at the end of July 2024.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

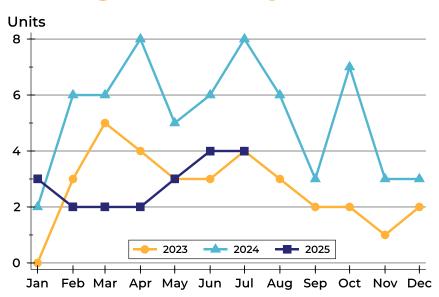
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

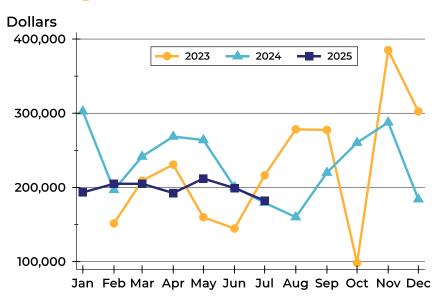
| Price Range | Pending (Number | Contracts Percent | List I Average | Price Median | Days on Avg. | Market Med. | Price as 9 Avg. | % of Orig. Med. |
|---------------------|---------------------|----------------------|-------------------|-----------------|-----------------|----------------|--------------------|--------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 1 | 25.0% | 110,000 | 110,000 | 8 | 8 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 1 | 25.0% | 130,000 | 130,000 | 23 | 23 | 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 | 2 | 50.0% | 244,500 | 244,500 | 23 | 23 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



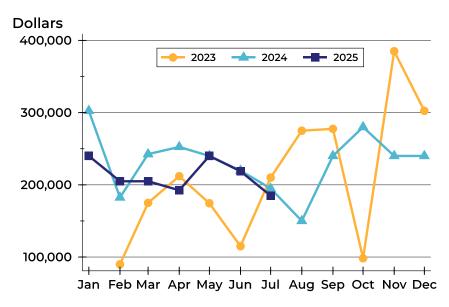


Nemaha County Pending Contracts Analysis

Average Price



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



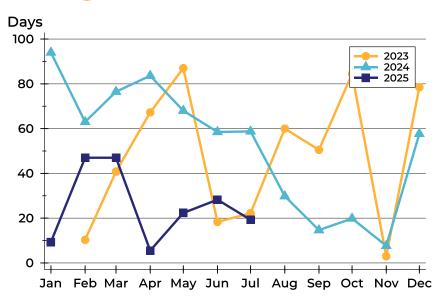
| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|---------|
| January | N/A | 302,500 | 240,000 |
| February | 90,000 | 182,500 | 204,950 |
| March | 175,000 | 242,500 | 204,950 |
| April | 212,000 | 252,500 | 192,500 |
| May | 174,500 | 240,000 | 240,000 |
| June | 115,000 | 219,750 |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





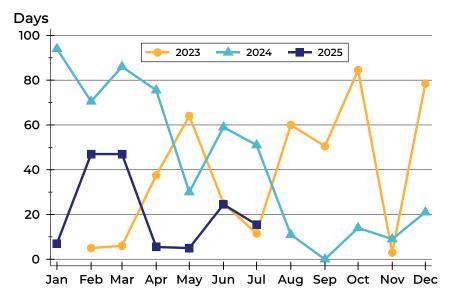
Nemaha County Pending Contracts Analysis

Average DOM



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

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------------|------|
| January | N/A | 94 | 7 |
| February | 5 | 7 1 | 47 |
| March | 6 | 86 | 47 |
| April | 38 | 76 | 6 |
| May | 64 | 30 | 5 |
| June | 25 | 59 | 25 |
| July | 12 | 51 | 16 |
| August | 60 | 11 | |
| September | 51 | N/A | |
| October | 85 | 14 | |
| November | 3 | 9 | |
| December | 79 | 21 | |