



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

August 2024 NE Kansas Market Statistics

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

Sunflower MLS, Inc.

3646 S.W. Plass Ave.
Topeka, Kansas 66611

Phone: 785/267-3215
Fax: 785/267-4993
E-mail: denise@sunflowerrealtors.com



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Fell in August

Total home sales in the Northeast Kansas MLS system fell last month to 12 units, compared to 15 units in August 2023. Total sales volume was \$2.0 million, up from a year earlier.

The median sale price in August was \$147,450, up from \$135,000 a year earlier. Homes that sold in August were typically on the market for 99 days and sold for 97.1% of their list prices.

Northeast Kansas Active Listings Down at End of August

The total number of active listings in the Northeast Kansas MLS system at the end of August was 33 units, down from 41 at the same point in 2023. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$219,000.

During August, a total of 5 contracts were written down from 13 in August 2023. At the end of the month, there were 9 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Northeast Kansas Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		12	15	11	82	86	79
Change from prior year		-20.0%	36.4%	0.0%	-4.7%	8.9%	11.3%
Active Listings		33	41	31	N/A	N/A	N/A
Change from prior year		-19.5%	32.3%	-8.8%			
Months' Supply		2.9	4.0	3.0	N/A	N/A	N/A
Change from prior year		-27.5%	33.3%	-16.7%			
New Listings		15	25	14	98	122	117
Change from prior year		-40.0%	78.6%	7.7%	-19.7%	4.3%	18.2%
Contracts Written		5	13	11	82	92	86
Change from prior year		-61.5%	18.2%	0.0%	-10.9%	7.0%	17.8%
Pending Contracts		9	17	10	N/A	N/A	N/A
Change from prior year		-47.1%	70.0%	-23.1%			
Sales Volume (1,000s)		2,029	2,002	1,465	12,191	12,499	12,224
Change from prior year		1.3%	36.7%	9.4%	-2.5%	2.2%	75.4%
Average	Sale Price	169,075	133,480	133,191	148,666	145,336	154,729
	Change from prior year	26.7%	0.2%	9.4%	2.3%	-6.1%	57.6%
	List Price of Actives	220,152	148,264	175,655	N/A	N/A	N/A
	Change from prior year	48.5%	-15.6%	51.0%			
	Days on Market	102	33	54	70	49	38
Change from prior year	209.1%	-38.9%	0.0%	42.9%	28.9%	-51.9%	
Percent of List	99.8%	95.5%	97.7%	94.1%	92.4%	96.5%	
Change from prior year	4.5%	-2.3%	3.1%	1.8%	-4.2%	0.2%	
Percent of Original	97.1%	94.9%	98.8%	91.2%	89.8%	95.3%	
Change from prior year	2.3%	-3.9%	7.7%	1.6%	-5.8%	0.7%	
Median	Sale Price	147,450	135,000	105,000	147,750	132,500	132,000
	Change from prior year	9.2%	28.6%	5.0%	11.5%	0.4%	61.0%
	List Price of Actives	219,000	125,000	149,500	N/A	N/A	N/A
	Change from prior year	75.2%	-16.4%	59.9%			
	Days on Market	99	28	24	32	28	12
Change from prior year	253.6%	16.7%	-22.6%	14.3%	133.3%	-72.1%	
Percent of List	97.1%	98.0%	100.0%	96.0%	95.1%	97.6%	
Change from prior year	-0.9%	-2.0%	0.4%	0.9%	-2.6%	-0.9%	
Percent of Original	93.4%	96.7%	100.0%	95.1%	93.4%	97.0%	
Change from prior year	-3.4%	-3.3%	10.0%	1.8%	-3.7%	2.1%	

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



Northeast Kansas Closed Listings Analysis

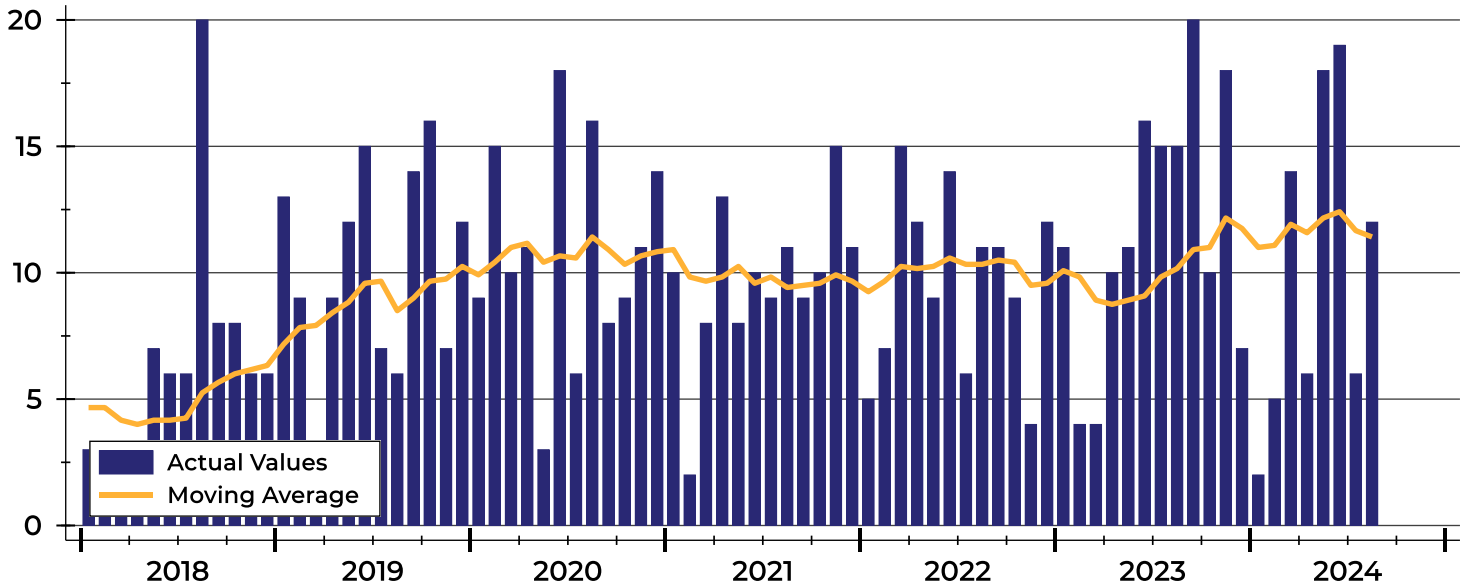
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		12	15	-20.0%	82	86	-4.7%
Volume (1,000s)		2,029	2,002	1.3%	12,191	12,499	-2.5%
Months' Supply		2.9	4.0	-27.5%	N/A	N/A	N/A
Average	Sale Price	169,075	133,480	26.7%	148,666	145,336	2.3%
	Days on Market	102	33	209.1%	70	49	42.9%
	Percent of List	99.8%	95.5%	4.5%	94.1%	92.4%	1.8%
	Percent of Original	97.1%	94.9%	2.3%	91.2%	89.8%	1.6%
Median	Sale Price	147,450	135,000	9.2%	147,750	132,500	11.5%
	Days on Market	99	28	253.6%	32	28	14.3%
	Percent of List	97.1%	98.0%	-0.9%	96.0%	95.1%	0.9%
	Percent of Original	93.4%	96.7%	-3.4%	95.1%	93.4%	1.8%

A total of 12 homes sold in the Northeast Kansas MLS system in August, down from 15 units in August 2023. Total sales volume was essentially unchanged from the previous year's figure of \$2.0 million.

The median sales price in August was \$147,450, up 9.2% compared to the prior year. Median days on market was 99 days, up from 5 days in July, and up from 28 in August 2023.

History of Closed Listings

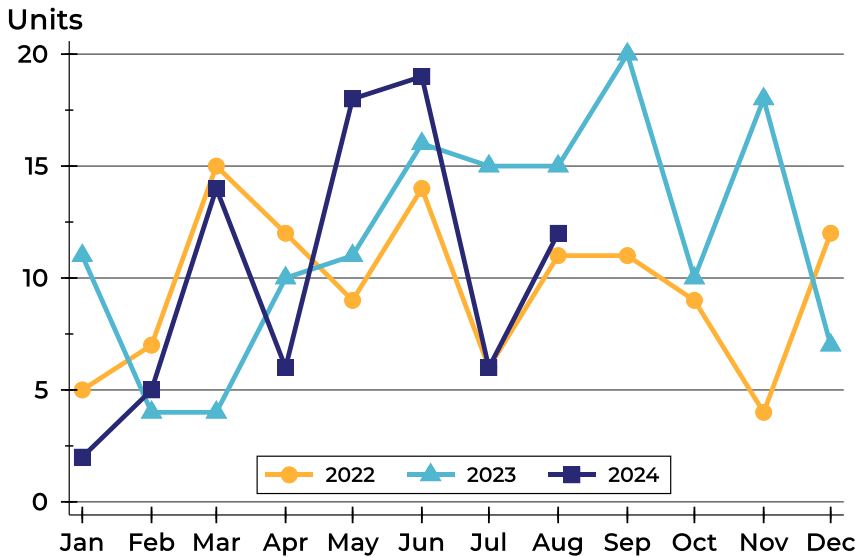
Units





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



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

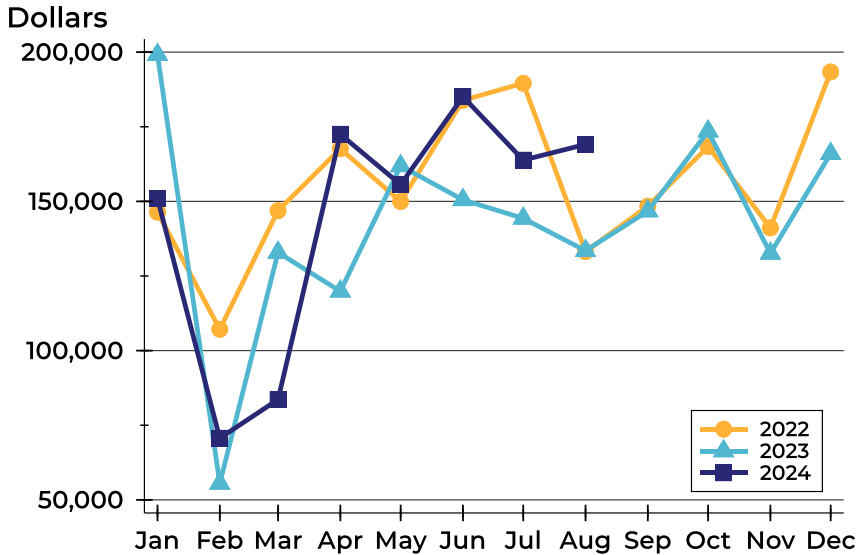
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	16.7%	1.6	33,500	33,500	74	74	90.7%	90.7%	90.7%	90.7%
\$50,000-\$99,999	3	25.0%	1.7	75,333	77,000	115	134	88.7%	91.7%	82.7%	85.5%
\$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	8.3%	5.5	129,900	129,900	1	1	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	2	16.7%	1.3	167,000	167,000	41	41	97.1%	97.1%	97.1%	97.1%
\$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	8.3%	6.7	200,000	200,000	80	80	93.1%	93.1%	87.0%	87.0%
\$250,000-\$299,999	1	8.3%	7.6	287,000	287,000	128	128	97.3%	97.3%	92.6%	92.6%
\$300,000-\$399,999	1	8.3%	4.5	315,000	315,000	309	309	100.0%	100.0%	96.9%	96.9%
\$400,000-\$499,999	1	8.3%	4.0	470,000	470,000	131	131	164.9%	164.9%	164.9%	164.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



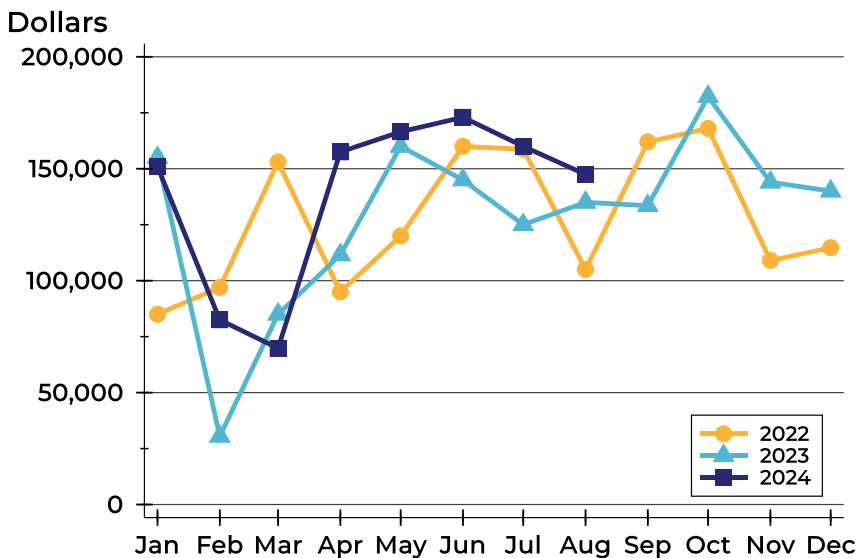
Northeast Kansas Closed Listings Analysis

Average Price



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

Median Price

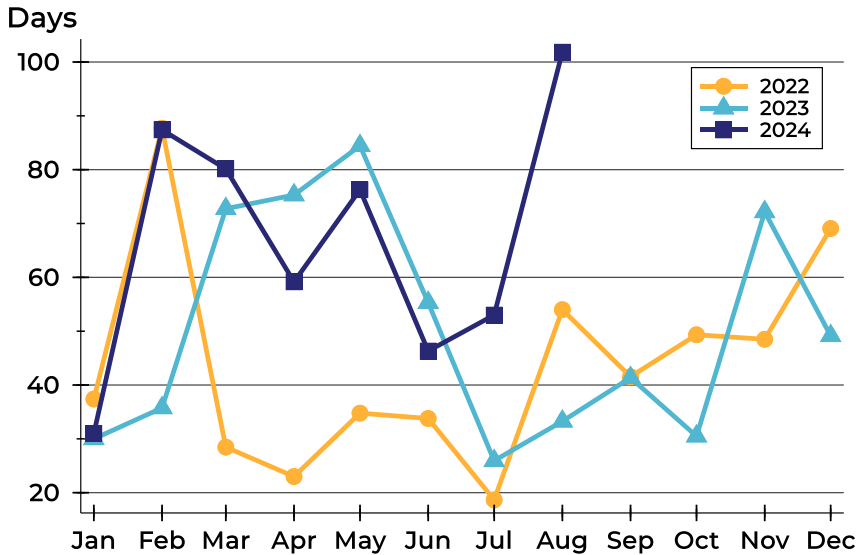


Month	2022	2023	2024
January	85,000	155,000	151,000
February	97,000	30,500	82,500
March	153,000	85,000	69,813
April	95,000	111,500	157,500
May	120,000	160,000	166,500
June	160,000	145,000	173,000
July	158,750	125,000	160,000
August	105,000	135,000	147,450
September	162,000	133,500	
October	168,000	182,250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



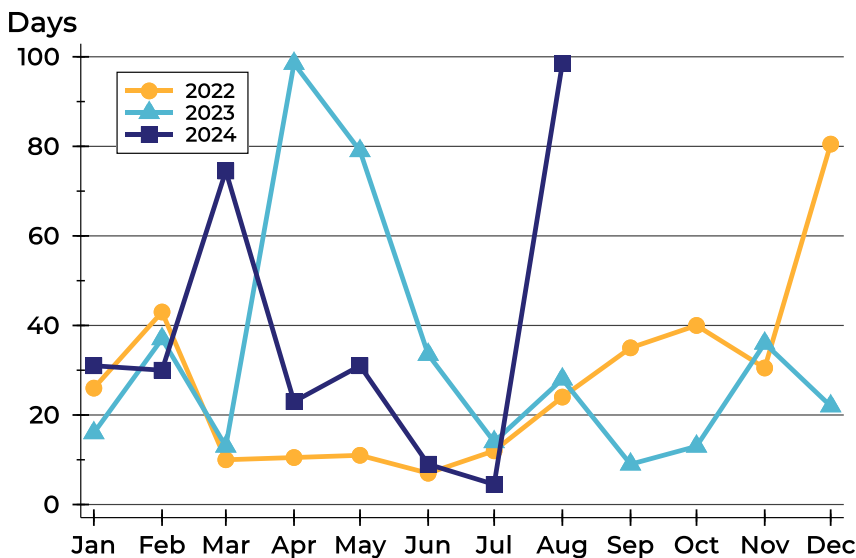
Northeast Kansas Closed Listings Analysis

Average DOM



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

Median DOM



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



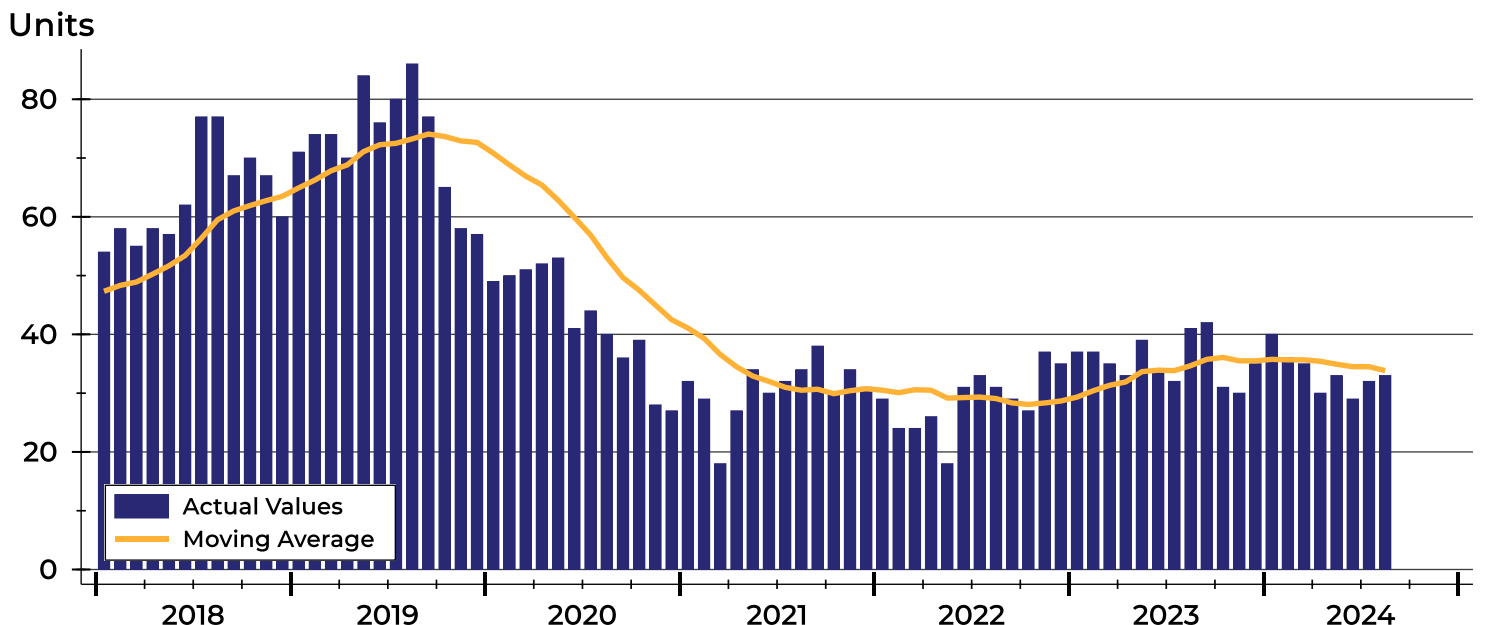
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		33	41	-19.5%
Volume (1,000s)		7,265	6,079	19.5%
Months' Supply		2.9	4.0	-27.5%
Average	List Price	220,152	148,264	48.5%
	Days on Market	91	72	26.4%
	Percent of Original	96.4%	93.4%	3.2%
Median	List Price	219,000	125,000	75.2%
	Days on Market	45	31	45.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 33 homes were available for sale in the Northeast Kansas MLS system at the end of August. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of August was \$219,000, up 75.2% from 2023. The typical time on market for active listings was 45 days, up from 31 days a year earlier.

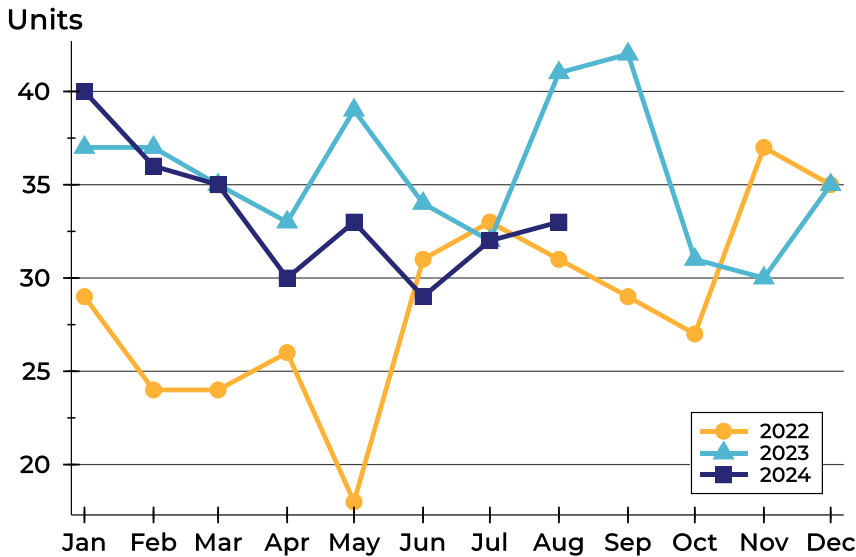
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



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

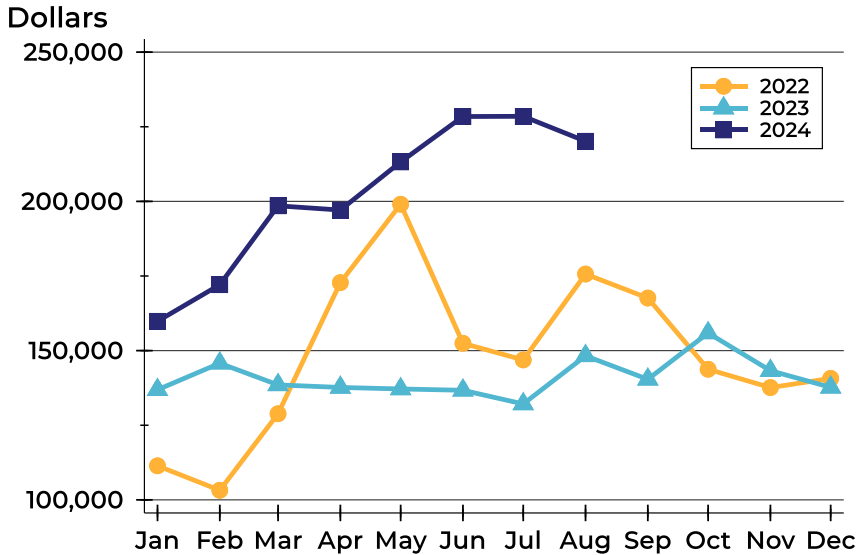
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.1%	1.6	37,450	37,450	80	80	93.3%	93.3%
\$50,000-\$99,999	4	12.1%	1.7	69,750	67,000	125	127	95.8%	100.0%
\$100,000-\$124,999	1	3.0%	N/A	110,000	110,000	19	19	100.0%	100.0%
\$125,000-\$149,999	5	15.2%	5.5	144,440	149,900	78	83	98.0%	100.0%
\$150,000-\$174,999	2	6.1%	1.3	164,450	164,450	140	140	91.7%	91.7%
\$175,000-\$199,999	2	6.1%	N/A	179,500	179,500	5	5	100.0%	100.0%
\$200,000-\$249,999	5	15.2%	6.7	225,400	225,000	116	27	97.3%	100.0%
\$250,000-\$299,999	7	21.2%	7.6	276,000	269,500	89	61	97.4%	100.0%
\$300,000-\$399,999	3	9.1%	4.5	354,667	360,000	107	83	89.8%	87.8%
\$400,000-\$499,999	1	3.0%	4.0	495,000	495,000	108	108	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	3.0%	N/A	773,000	773,000	6	6	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



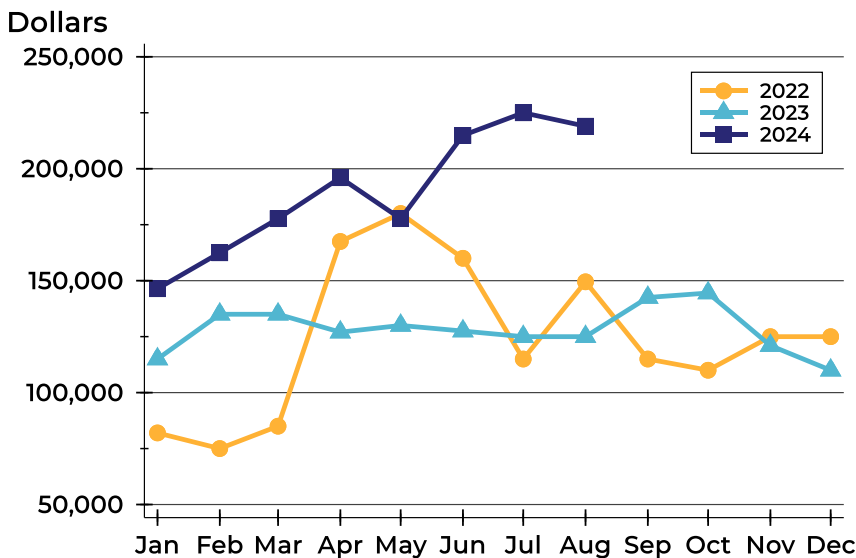
Northeast Kansas Active Listings Analysis

Average Price



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

Median Price

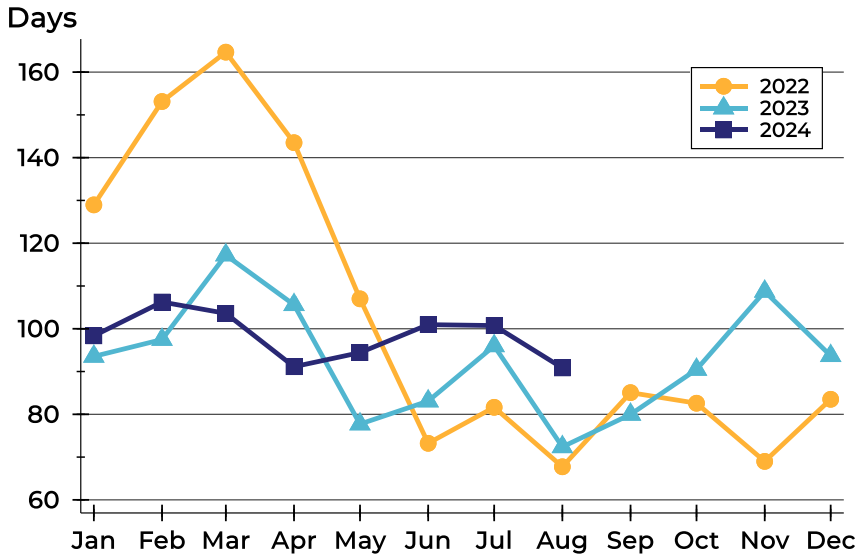


Month	2022	2023	2024
January	82,000	115,000	146,400
February	75,000	135,000	162,450
March	85,000	135,000	177,700
April	167,500	127,000	196,000
May	180,000	130,000	177,700
June	160,000	127,500	214,900
July	115,000	125,000	225,000
August	149,500	125,000	219,000
September	115,000	142,500	
October	110,000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



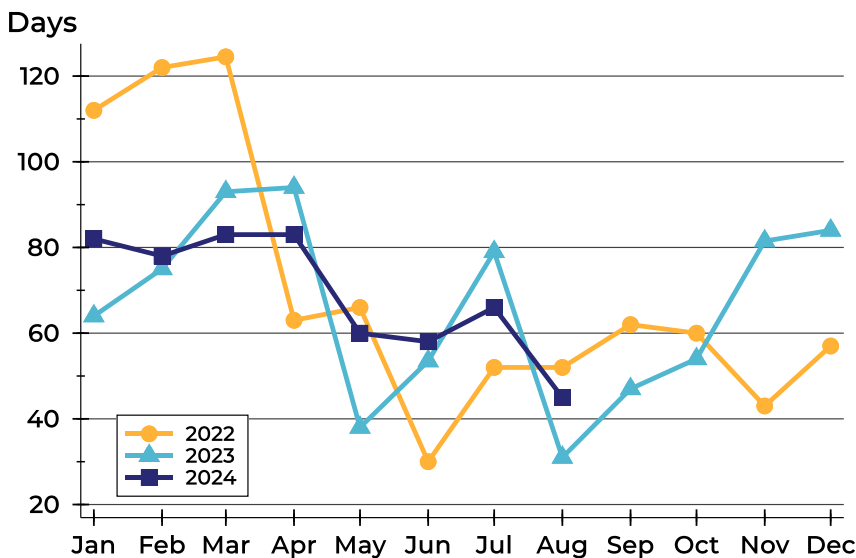
Northeast Kansas Active Listings Analysis

Average DOM



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

Median DOM

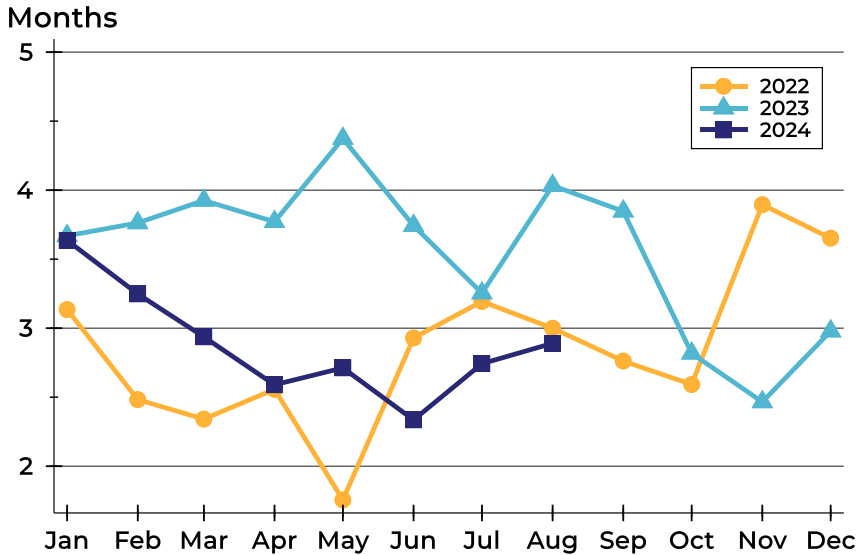


Month	2022	2023	2024
January	112	64	82
February	122	75	78
March	125	93	83
April	63	94	83
May	66	38	60
June	30	54	58
July	52	79	66
August	52	31	45
September	62	47	
October	60	54	
November	43	82	
December	57	84	



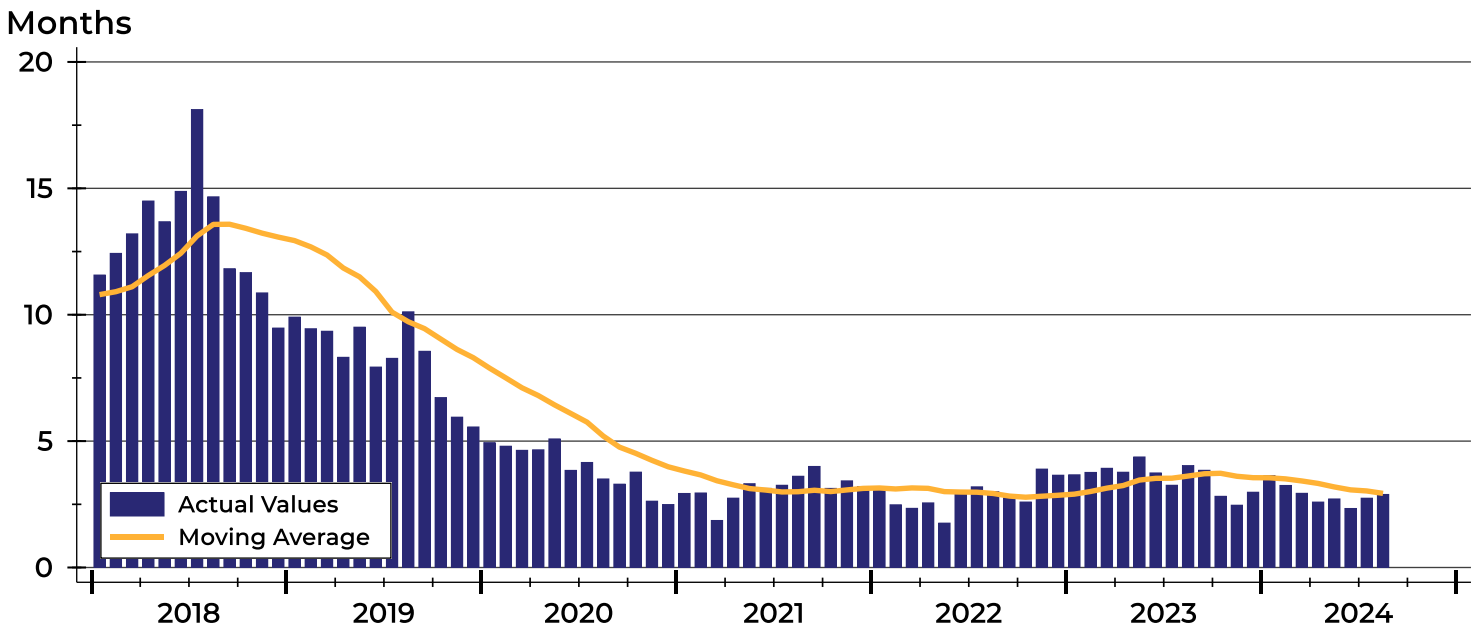
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





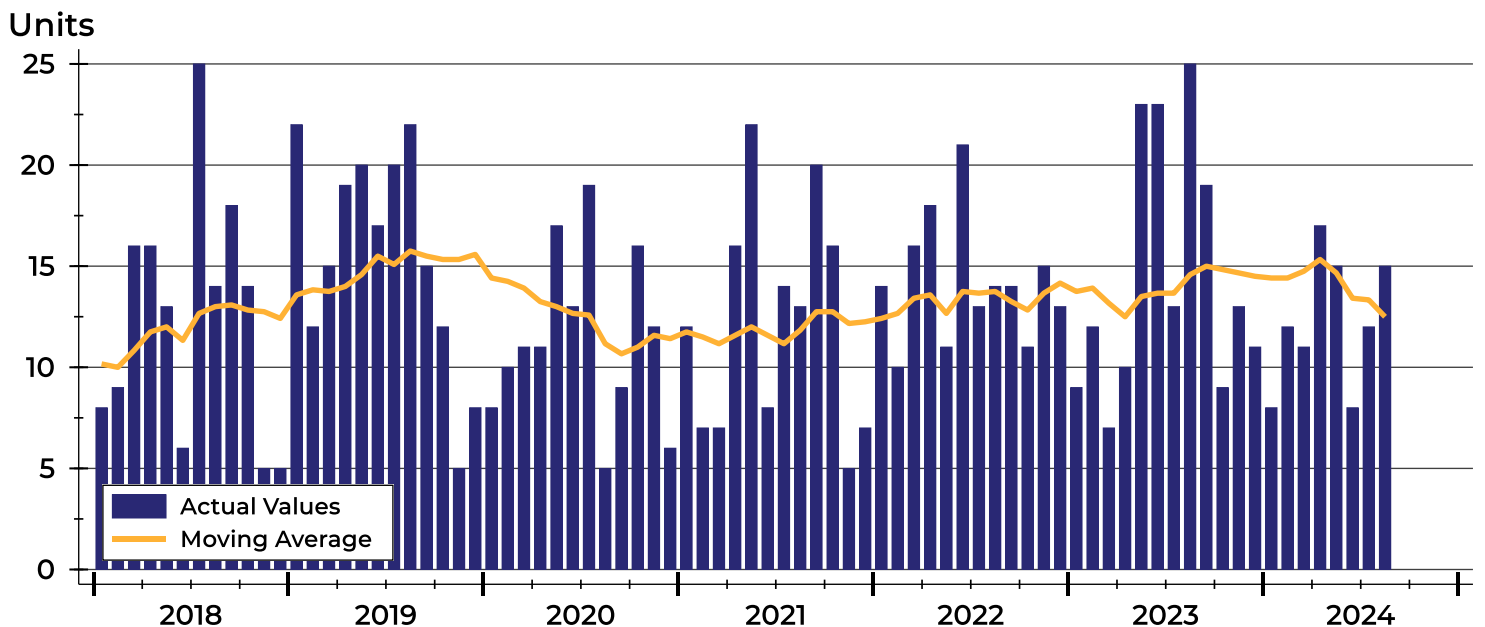
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	15	25	-40.0%
	Volume (1,000s)	3,464	4,085	-15.2%
	Average List Price	230,967	163,402	41.3%
	Median List Price	179,000	150,350	19.1%
Year-to-Date	New Listings	98	122	-19.7%
	Volume (1,000s)	18,554	18,547	0.0%
	Average List Price	189,322	152,023	24.5%
	Median List Price	169,000	138,000	22.5%

A total of 15 new listings were added in the Northeast Kansas MLS system during August, down 40.0% from the same month in 2023. Year-to-date the Northeast Kansas MLS system has seen 98 new listings.

The median list price of these homes was \$179,000 up from \$150,350 in 2023.

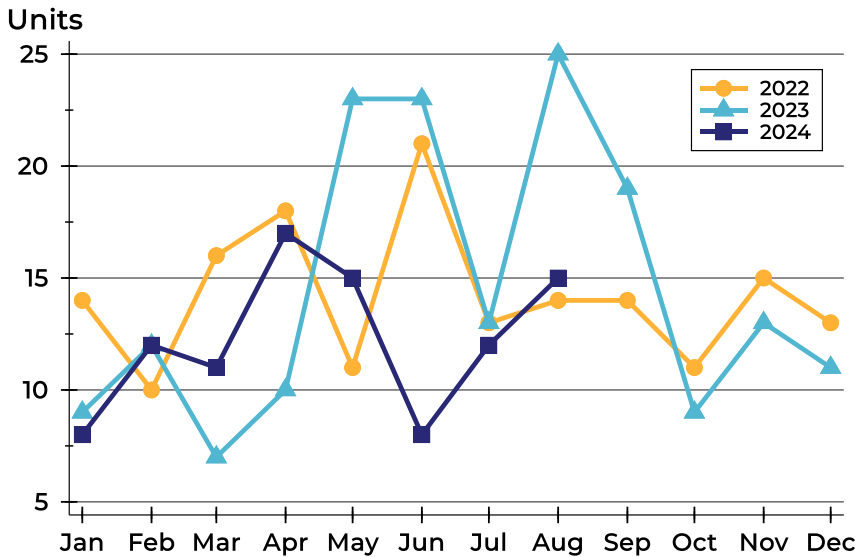
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



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

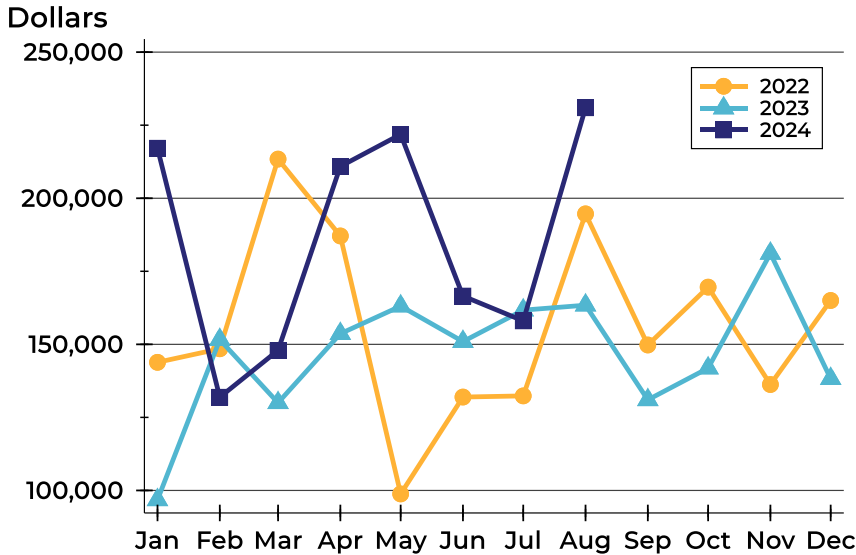
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	69,000	69,000	13	13	100.0%	100.0%
\$100,000-\$124,999	1	6.7%	110,000	110,000	25	25	100.0%	100.0%
\$125,000-\$149,999	2	13.3%	143,750	143,750	7	7	100.0%	100.0%
\$150,000-\$174,999	3	20.0%	159,667	160,000	14	12	97.3%	100.0%
\$175,000-\$199,999	2	13.3%	179,500	179,500	11	11	100.0%	100.0%
\$200,000-\$249,999	2	13.3%	222,000	222,000	24	24	96.5%	96.5%
\$250,000-\$299,999	2	13.3%	277,000	277,000	16	16	100.0%	100.0%
\$300,000-\$399,999	1	6.7%	389,000	389,000	28	28	97.5%	97.5%
\$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	1	6.7%	773,000	773,000	12	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



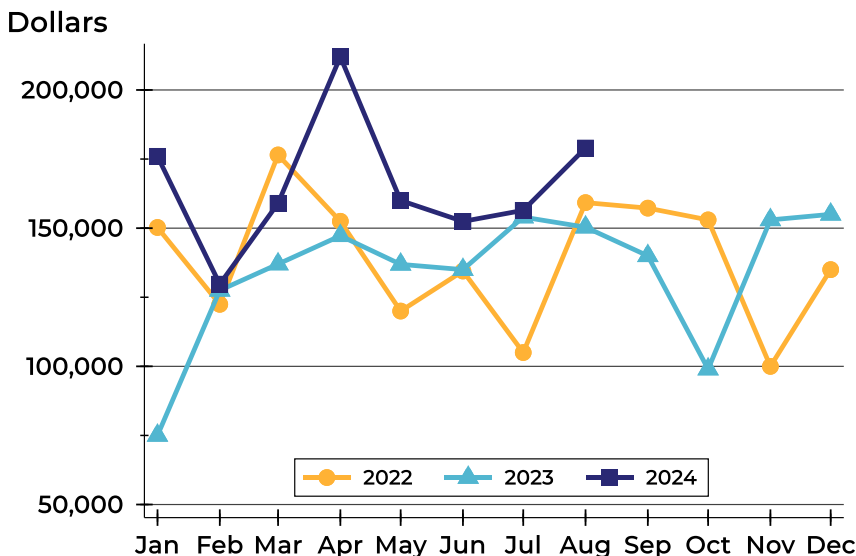
Northeast Kansas New Listings Analysis

Average Price



Month	2022	2023	2024
January	143,857	96,778	217,125
February	148,480	151,617	131,908
March	213,400	130,000	147,955
April	187,106	153,650	210,894
May	98,818	163,081	221,860
June	131,967	150,943	166,538
July	132,369	161,715	158,025
August	194,664	163,402	230,967
September	149,786	131,005	
October	169,591	141,867	
November	136,260	181,115	
December	165,015	138,255	

Median Price



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



Northeast Kansas Contracts Written Analysis

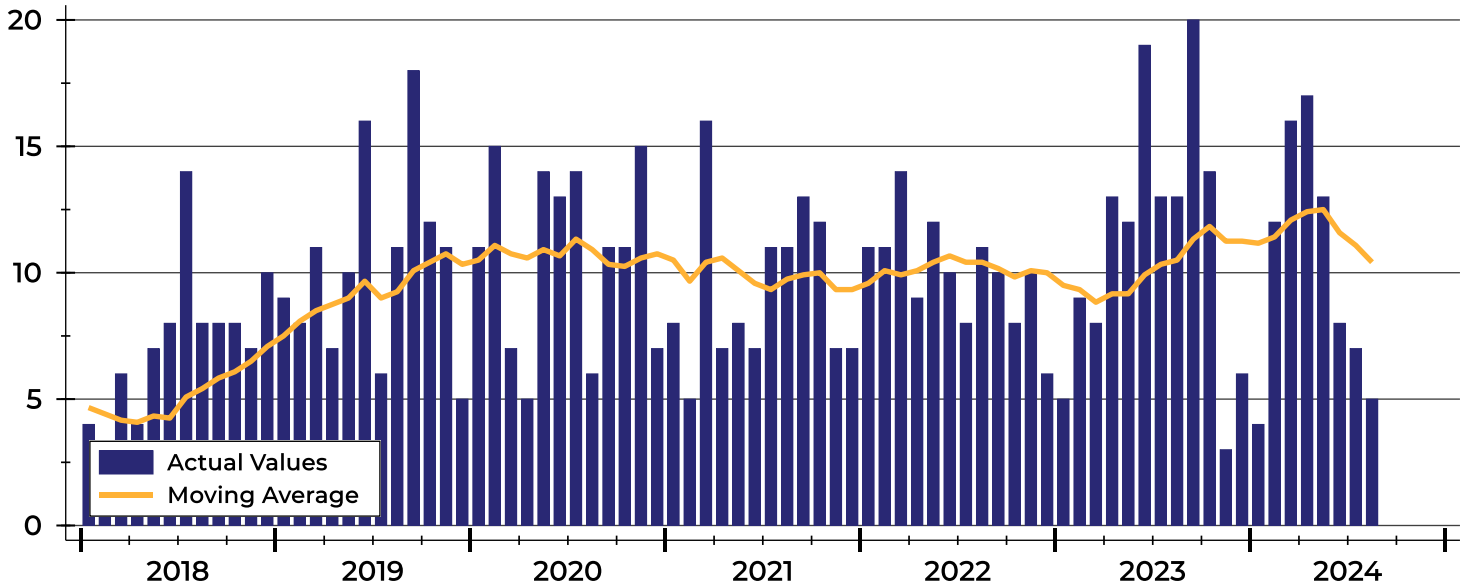
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		5	13	-61.5%	82	92	-10.9%
Volume (1,000s)		1,034	1,691	-38.9%	12,475	13,765	-9.4%
Average	Sale Price	206,800	130,112	58.9%	152,139	149,620	1.7%
	Days on Market	49	57	-14.0%	69	50	38.0%
	Percent of Original	113.0%	91.2%	23.9%	91.2%	90.3%	1.0%
Median	Sale Price	169,000	139,000	21.6%	145,000	135,950	6.7%
	Days on Market	44	9	388.9%	31	28	10.7%
	Percent of Original	100.0%	99.1%	0.9%	95.2%	94.7%	0.5%

A total of 5 contracts for sale were written in the Northeast Kansas MLS system during the month of August, down from 13 in 2023. The median list price of these homes was \$169,000, up from \$139,000 the prior year.

Half of the homes that went under contract in August were on the market less than 44 days, compared to 9 days in August 2023.

History of Contracts Written

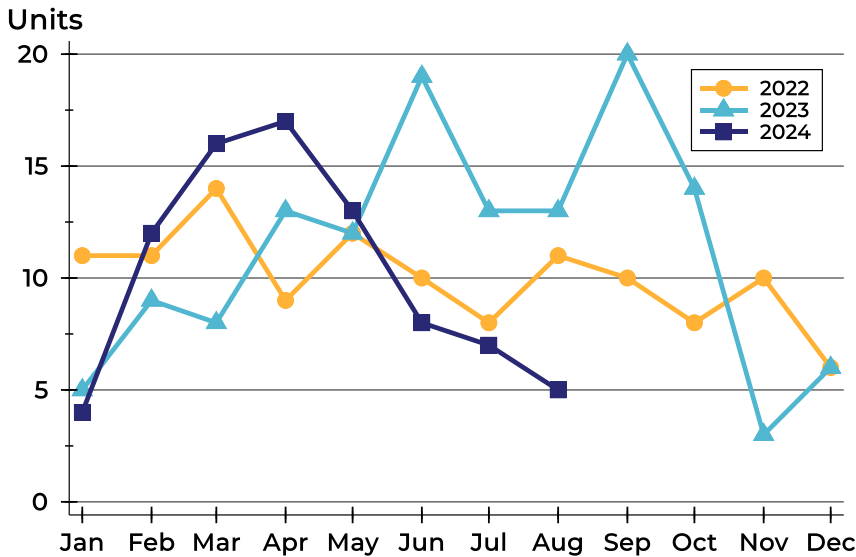
Units





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



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

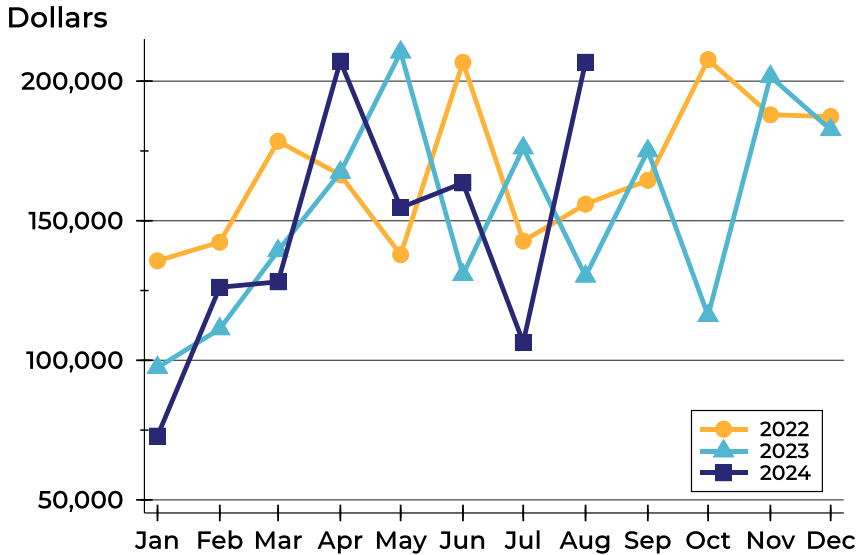
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	20.0%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	2	40.0%	164,500	164,500	35	35	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	2	40.0%	282,500	282,500	88	88	132.5%	132.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



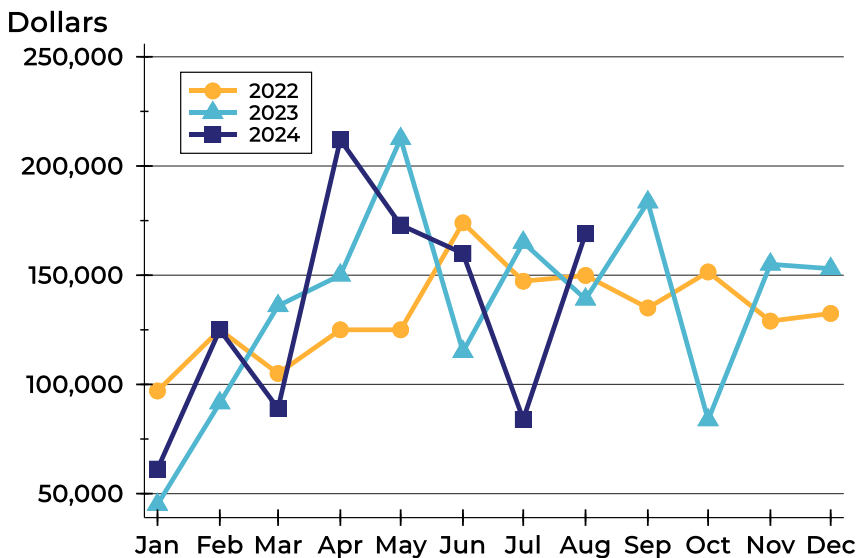
Northeast Kansas Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	135,636	97,400	72,875
February	142,318	111,244	126,167
March	178,500	139,238	128,106
April	166,444	167,308	207,176
May	137,825	210,400	154,692
June	206,750	130,668	163,550
July	142,738	176,077	106,400
August	155,945	130,112	206,800
September	164,500	175,045	
October	207,725	116,021	
November	187,950	201,667	
December	187,333	182,583	

Median Price

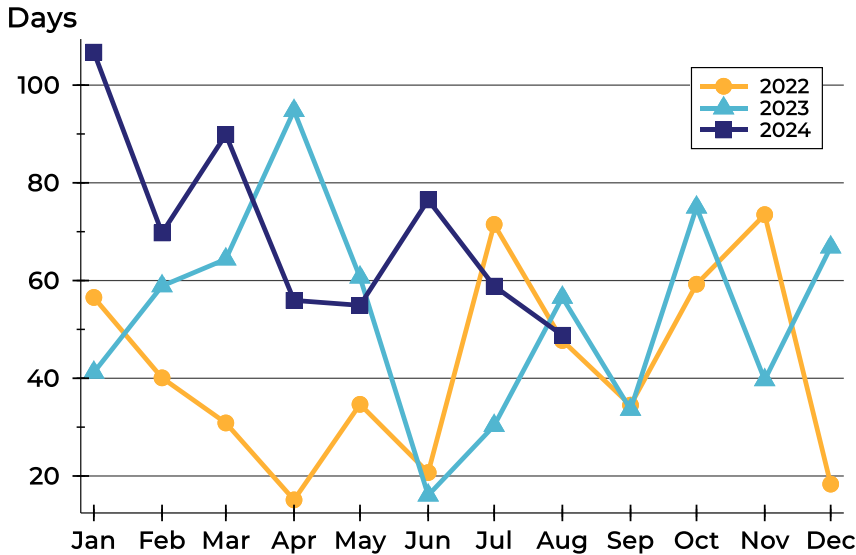


Month	2022	2023	2024
January	97,000	45,000	61,250
February	125,000	91,500	125,000
March	105,000	136,000	89,000
April	125,000	150,000	212,000
May	125,000	212,500	173,000
June	174,000	115,000	160,000
July	147,250	165,000	84,000
August	149,900	139,000	169,000
September	135,000	183,500	
October	151,500	83,750	
November	129,000	155,000	
December	132,500	153,000	



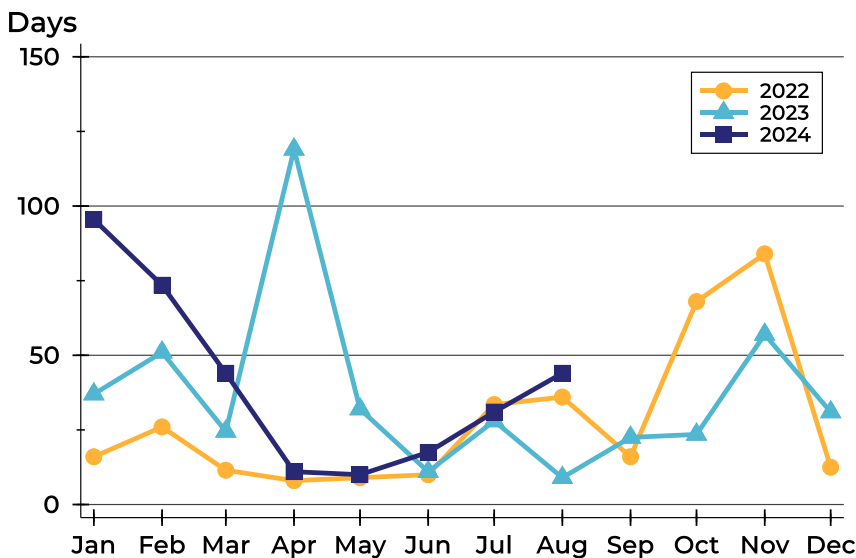
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	57	41	107
February	40	59	70
March	31	64	90
April	15	95	56
May	35	61	55
June	21	16	77
July	72	30	59
August	48	57	49
September	35	34	
October	59	75	
November	74	40	
December	18	67	

Median DOM



Month	2022	2023	2024
January	16	37	96
February	26	51	74
March	12	25	44
April	8	119	11
May	9	32	10
June	10	11	18
July	34	28	31
August	36	9	44
September	16	23	
October	68	24	
November	84	57	
December	13	31	



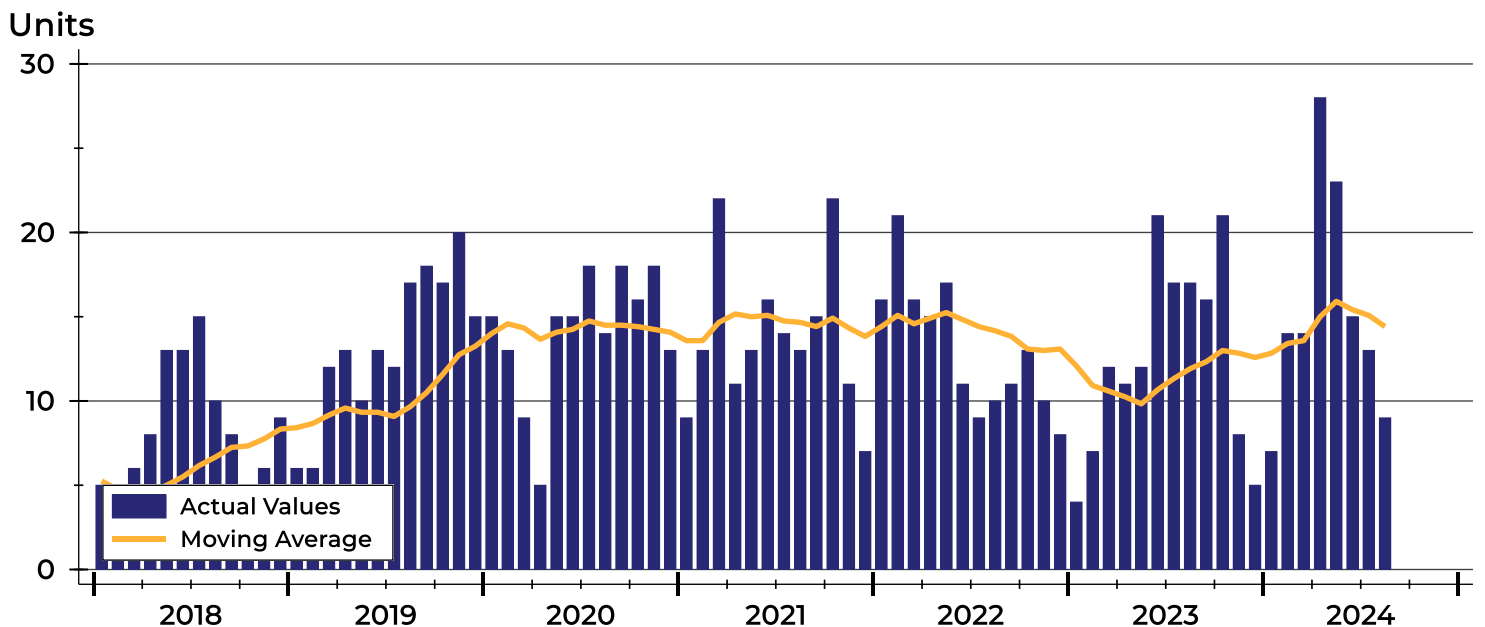
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		9	17	-47.1%
Volume (1,000s)		1,603	2,402	-33.3%
Average	List Price	178,111	141,306	26.0%
	Days on Market	40	53	-24.5%
	Percent of Original	98.0%	98.0%	0.0%
Median	List Price	169,000	139,000	21.6%
	Days on Market	23	49	-53.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in the Northeast Kansas MLS system had contracts pending at the end of August, down from 17 contracts pending at the end of August 2023.

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

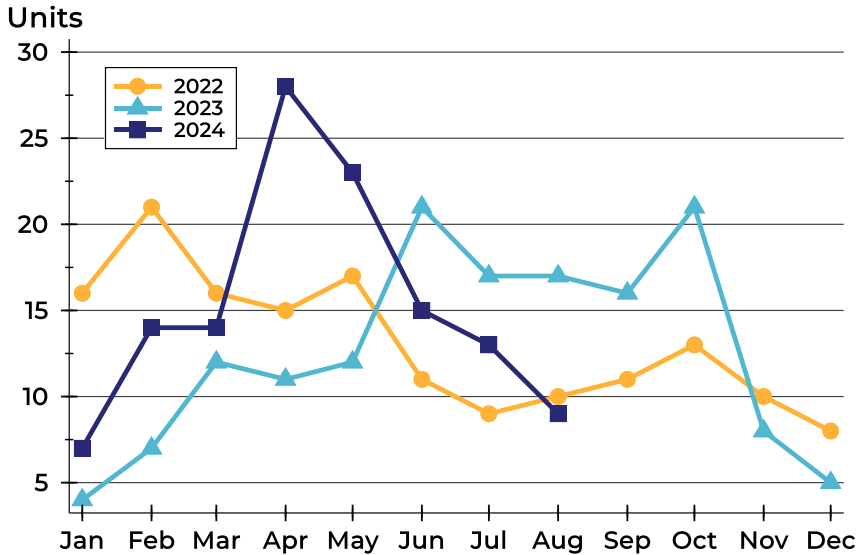
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



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

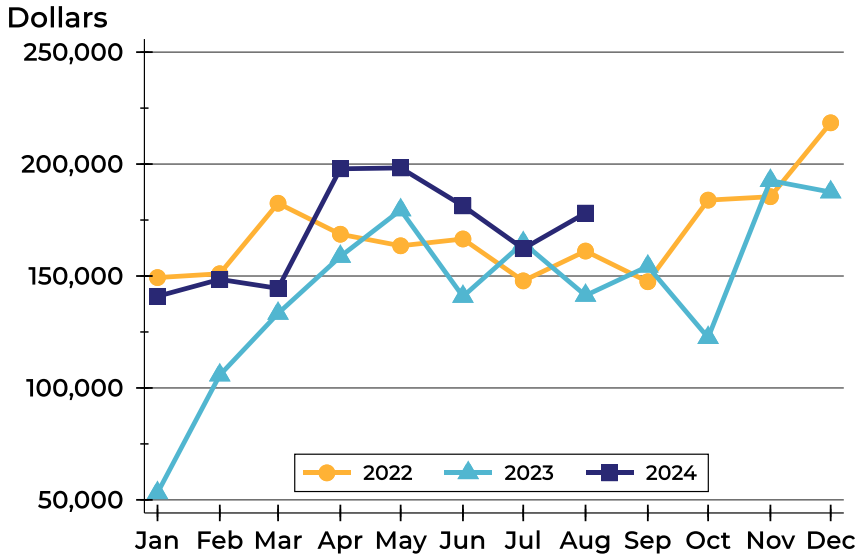
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	22.2%	70,000	70,000	63	63	91.1%	91.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	2	22.2%	164,500	164,500	36	36	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	3	33.3%	238,000	240,000	41	23	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	280,000	280,000	44	44	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



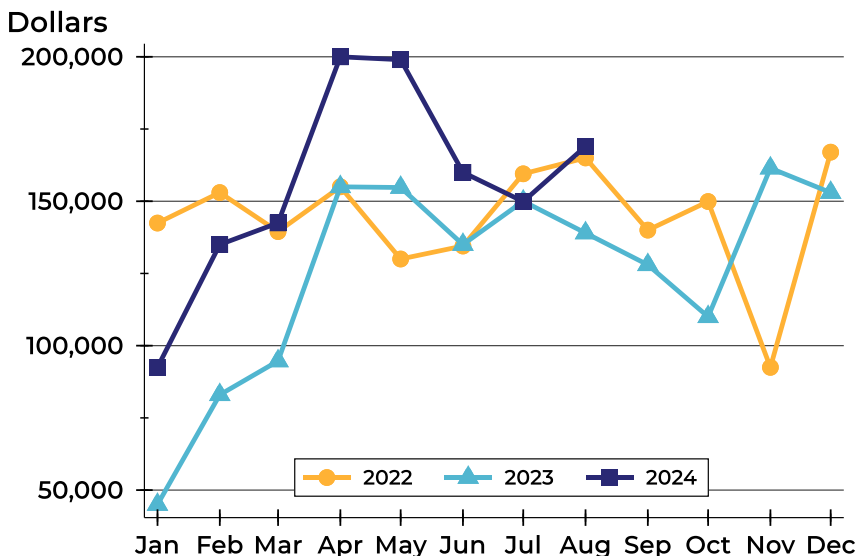
Northeast Kansas Pending Contracts Analysis

Average Price



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

Median Price

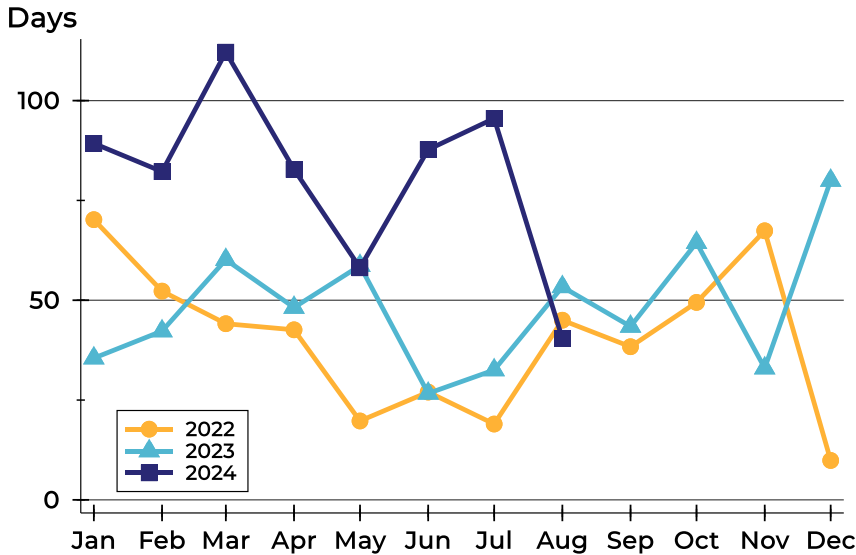


Month	2022	2023	2024
January	142,450	45,000	92,500
February	153,000	83,000	135,000
March	139,500	94,700	142,500
April	155,000	155,000	200,000
May	130,000	154,750	199,000
June	134,500	135,000	160,000
July	159,500	150,000	149,900
August	165,000	139,000	169,000
September	140,000	128,000	
October	149,900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



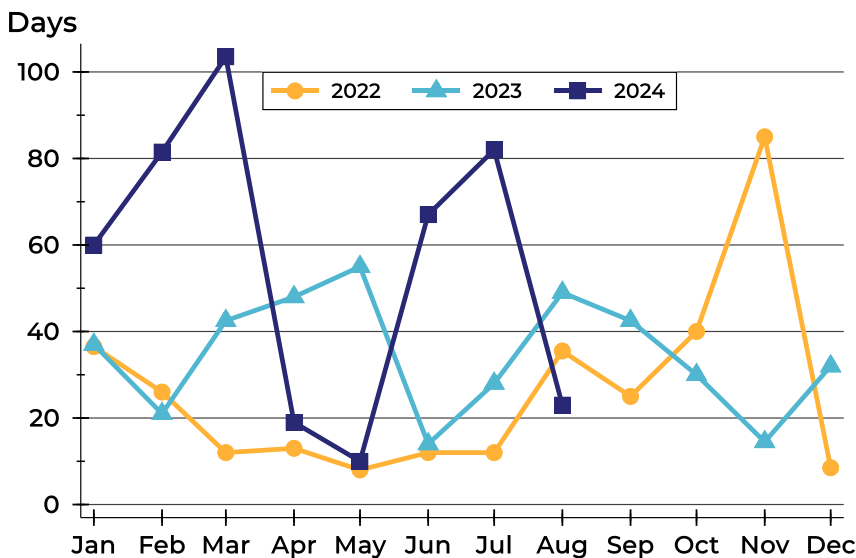
Northeast Kansas Pending Contracts Analysis

Average DOM



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

Median DOM



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



Brown County Housing Report



Market Overview

Brown County Home Sales Fell in August

Total home sales in Brown County fell last month to 7 units, compared to 11 units in August 2023. Total sales volume was \$0.8 million, down from a year earlier.

The median sale price in August was \$90,000, down from \$127,900 a year earlier. Homes that sold in August were typically on the market for 117 days and sold for 100.0% of their list prices.

Brown County Active Listings Down at End of August

The total number of active listings in Brown County at the end of August was 28 units, down from 34 at the same point in 2023. This represents a 3.1 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$199,500.

During August, a total of 1 contract was written down from 11 in August 2023. At the end of the month, there were 3 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Brown County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		7	11	8	63	60	55
Change from prior year		-36.4%	37.5%	-11.1%	5.0%	9.1%	5.8%
Active Listings		28	34	25	N/A	N/A	N/A
Change from prior year		-17.6%	36.0%	-3.8%			
Months' Supply		3.1	4.6	3.6	N/A	N/A	N/A
Change from prior year		-32.6%	27.8%	-5.3%			
New Listings		10	22	11	71	91	85
Change from prior year		-54.5%	100.0%	22.2%	-22.0%	7.1%	9.0%
Contracts Written		1	11	10	59	69	61
Change from prior year		-90.9%	10.0%	42.9%	-14.5%	13.1%	17.3%
Pending Contracts		3	14	7	N/A	N/A	N/A
Change from prior year		-78.6%	100.0%	-22.2%			
Sales Volume (1,000s)		830	1,344	783	8,021	7,870	7,847
Change from prior year		-38.2%	71.6%	-31.3%	1.9%	0.3%	67.4%
Average	Sale Price	118,557	122,200	97,875	127,312	131,164	142,664
	Change from prior year	-3.0%	24.9%	-22.7%	-2.9%	-8.1%	58.2%
	List Price of Actives	219,500	138,900	124,412	N/A	N/A	N/A
	Change from prior year	58.0%	11.6%	18.0%			
	Days on Market	121	38	69	73	53	45
Change from prior year	218.4%	-44.9%	15.0%	37.7%	17.8%	-51.6%	
Percent of List	93.7%	93.4%	97.0%	92.3%	91.1%	96.9%	
Change from prior year	0.3%	-3.7%	-1.0%	1.3%	-6.0%	0.4%	
Percent of Original	90.7%	92.6%	98.8%	89.3%	88.7%	95.8%	
Change from prior year	-2.1%	-6.3%	5.0%	0.7%	-7.4%	1.4%	
Median	Sale Price	90,000	127,900	89,000	120,000	120,500	125,000
	Change from prior year	-29.6%	43.7%	-11.0%	-0.4%	-3.6%	67.9%
	List Price of Actives	199,500	120,000	110,000	N/A	N/A	N/A
	Change from prior year	66.3%	9.1%	38.4%			
	Days on Market	117	30	32	31	37	12
Change from prior year	290.0%	-6.3%	-40.7%	-16.2%	208.3%	-76.5%	
Percent of List	100.0%	94.5%	100.0%	95.5%	93.9%	97.7%	
Change from prior year	5.8%	-5.5%	0.0%	1.7%	-3.9%	-1.0%	
Percent of Original	96.9%	93.4%	100.0%	94.9%	93.3%	97.6%	
Change from prior year	3.7%	-6.6%	8.3%	1.7%	-4.4%	2.1%	

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



Brown County Closed Listings Analysis

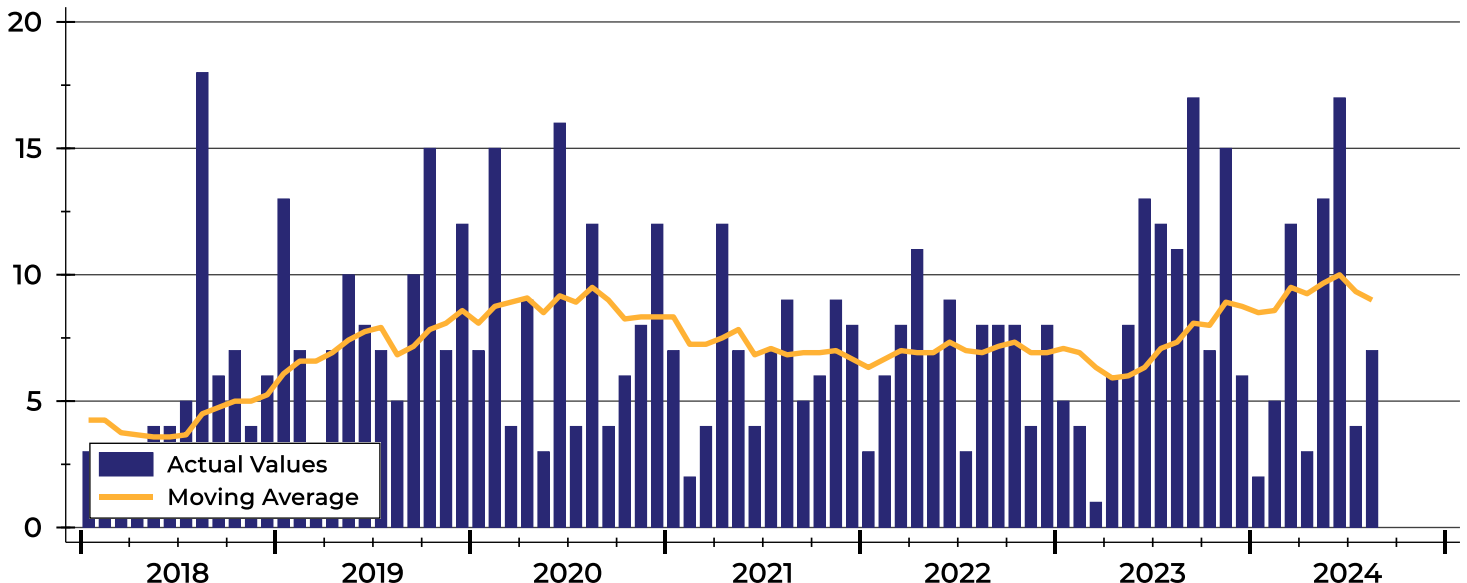
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		7	11	-36.4%	63	60	5.0%
Volume (1,000s)		830	1,344	-38.2%	8,021	7,870	1.9%
Months' Supply		3.1	4.6	-32.6%	N/A	N/A	N/A
Average	Sale Price	118,557	122,200	-3.0%	127,312	131,164	-2.9%
	Days on Market	121	38	218.4%	73	53	37.7%
	Percent of List	93.7%	93.4%	0.3%	92.3%	91.1%	1.3%
	Percent of Original	90.7%	92.6%	-2.1%	89.3%	88.7%	0.7%
Median	Sale Price	90,000	127,900	-29.6%	120,000	120,500	-0.4%
	Days on Market	117	30	290.0%	31	37	-16.2%
	Percent of List	100.0%	94.5%	5.8%	95.5%	93.9%	1.7%
	Percent of Original	96.9%	93.4%	3.7%	94.9%	93.3%	1.7%

A total of 7 homes sold in Brown County in August, down from 11 units in August 2023. Total sales volume fell to \$0.8 million compared to \$1.3 million in the previous year.

The median sales price in August was \$90,000, down 29.6% compared to the prior year. Median days on market was 117 days, up from 3 days in July, and up from 30 in August 2023.

History of Closed Listings

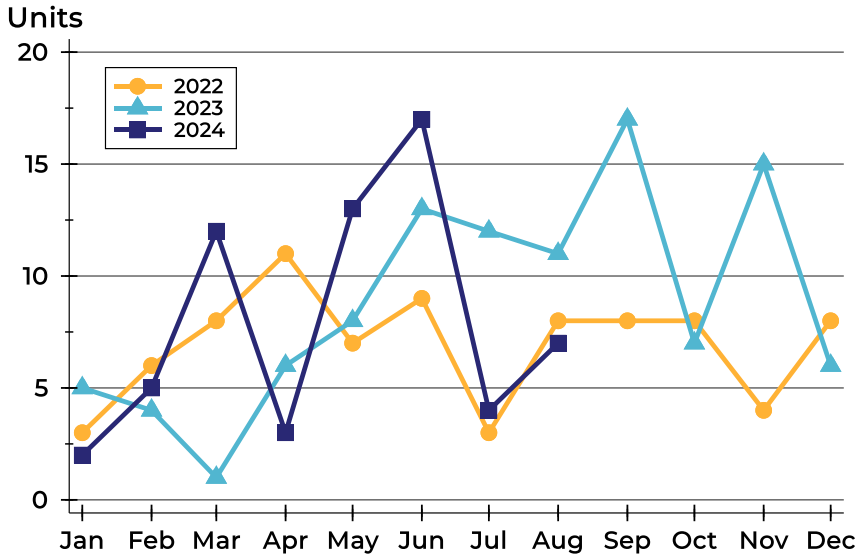
Units





Brown County Closed Listings Analysis

Closed Listings by Month



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

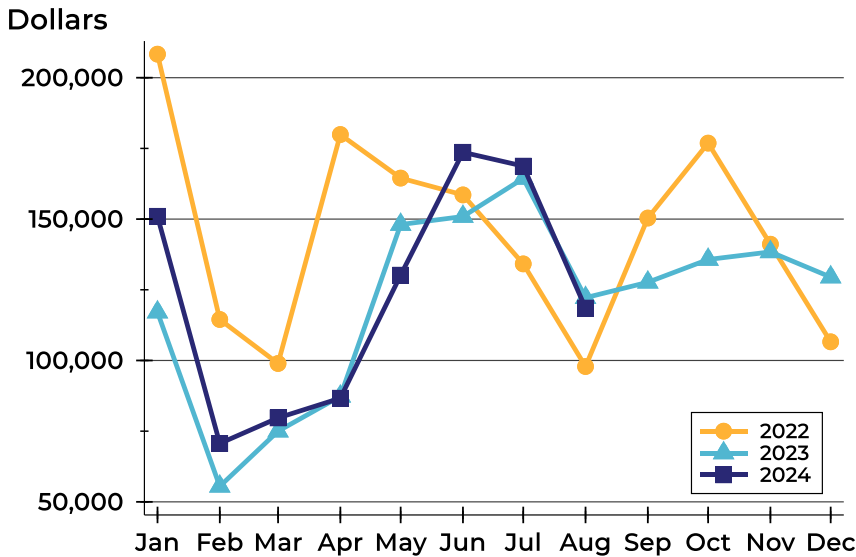
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	28.6%	1.7	33,500	33,500	74	74	90.7%	90.7%	90.7%	90.7%
\$50,000-\$99,999	2	28.6%	1.4	74,500	74,500	164	164	87.2%	87.2%	78.2%	78.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	8.6	129,900	129,900	1	1	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	1.5	169,000	169,000	59	59	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	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	1	14.3%	6.0	315,000	315,000	309	309	100.0%	100.0%	96.9%	96.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



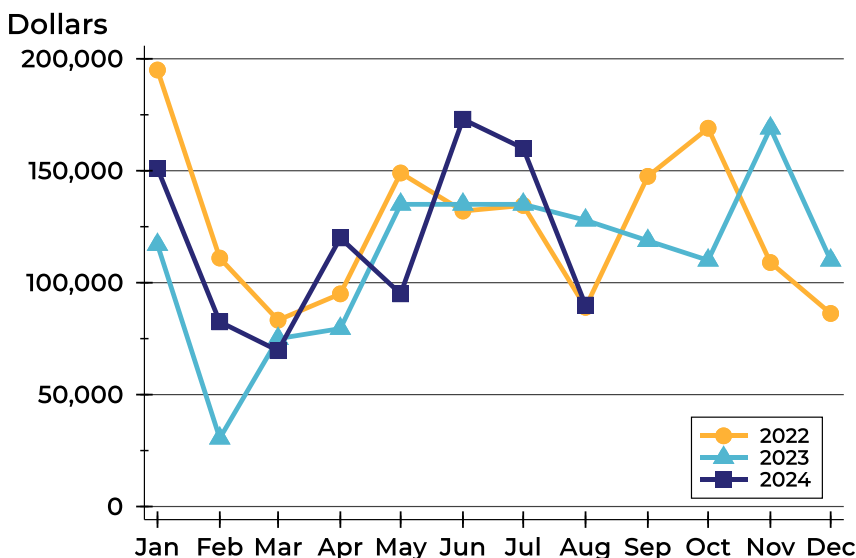
Brown County Closed Listings Analysis

Average Price



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

Median Price

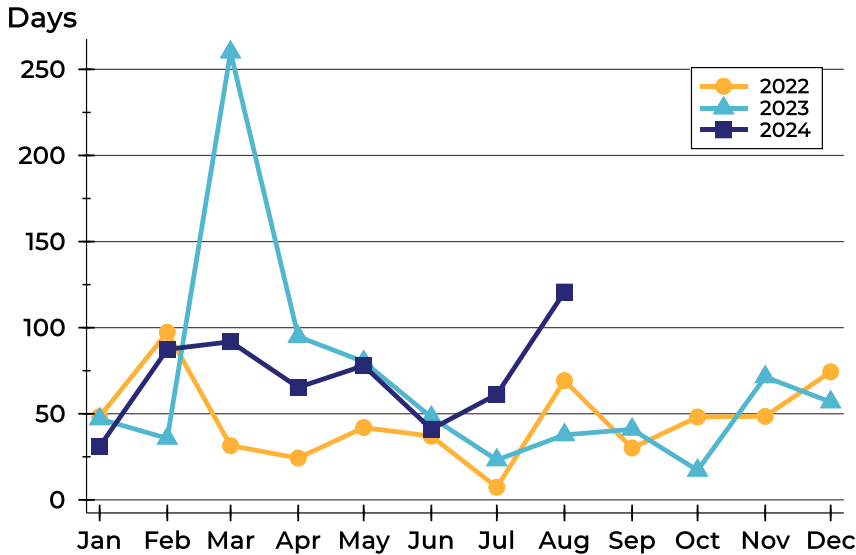


Month	2022	2023	2024
January	195,000	117,000	151,000
February	111,000	30,500	82,500
March	83,250	75,000	69,625
April	95,000	79,500	120,000
May	149,000	135,000	95,000
June	132,000	135,000	173,000
July	134,500	135,000	160,000
August	89,000	127,900	90,000
September	147,500	118,750	
October	169,000	110,000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



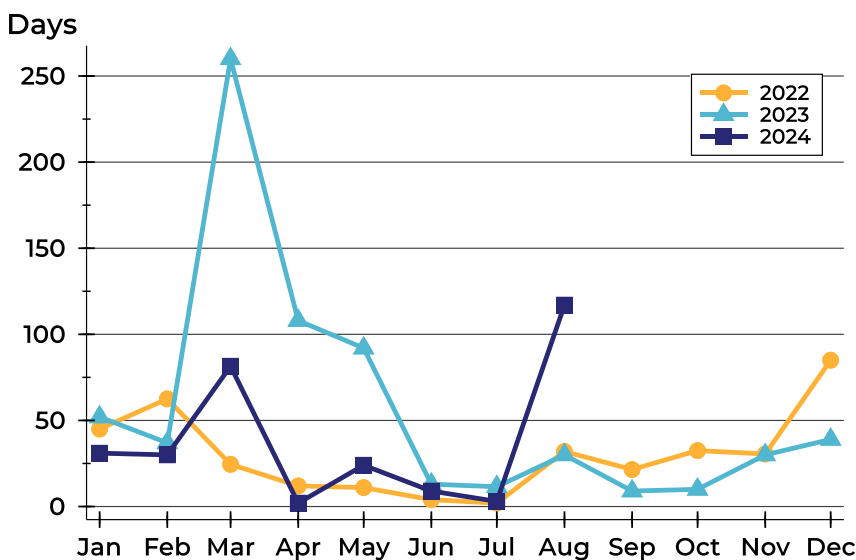
Brown County Closed Listings Analysis

Average DOM



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

Median DOM



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



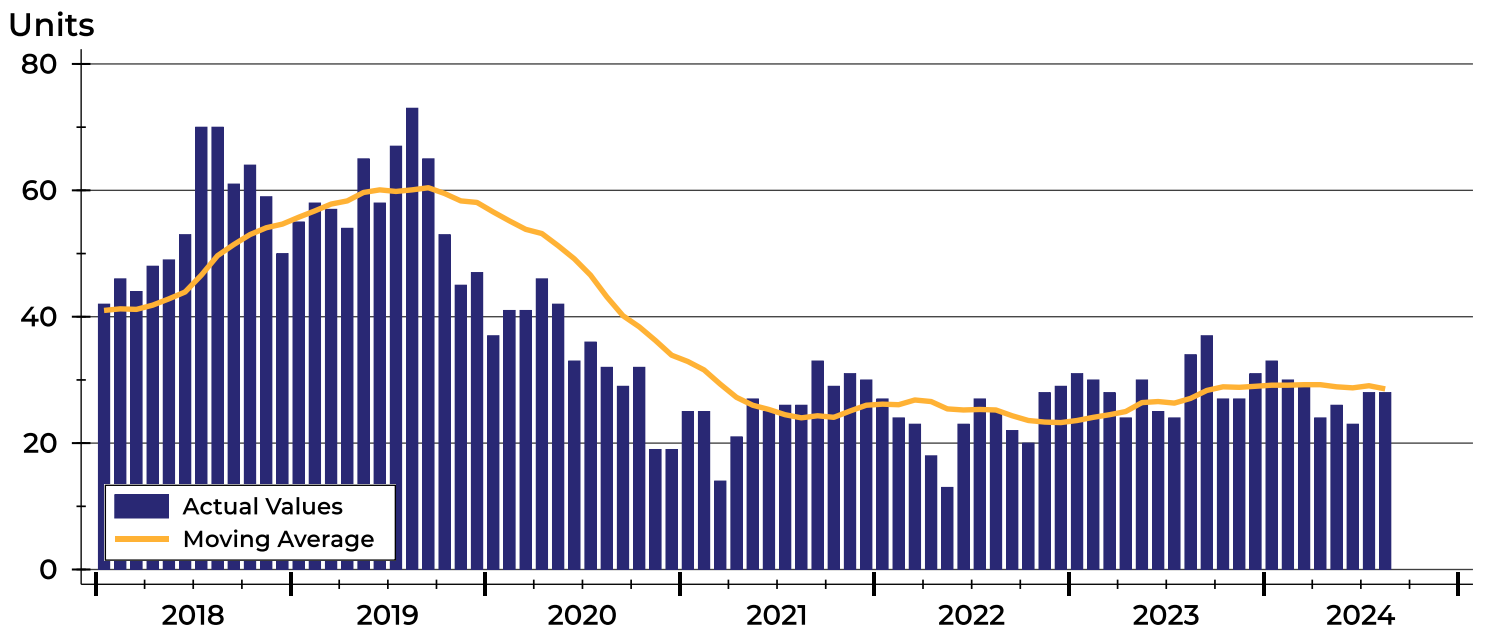
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		28	34	-17.6%
Volume (1,000s)		6,146	4,723	30.1%
Months' Supply		3.1	4.6	-32.6%
Average	List Price	219,500	138,900	58.0%
	Days on Market	93	78	19.2%
	Percent of Original	96.7%	94.2%	2.7%
Median	List Price	199,500	120,000	66.3%
	Days on Market	49	31	58.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 28 homes were available for sale in Brown County at the end of August. This represents a 3.1 months' supply of active listings.

The median list price of homes on the market at the end of August was \$199,500, up 66.3% from 2023. The typical time on market for active listings was 49 days, up from 31 days a year earlier.

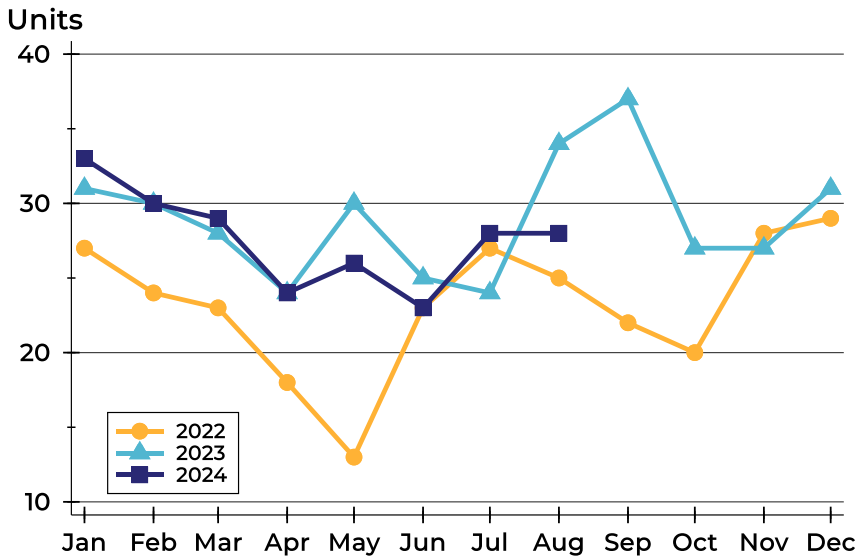
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



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

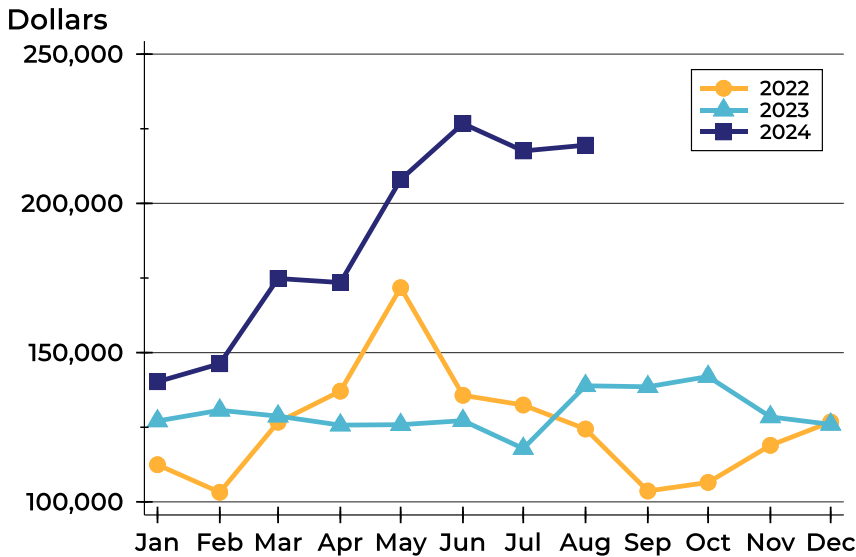
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	7.1%	1.7	37,450	37,450	80	80	93.3%	93.3%
\$50,000-\$99,999	3	10.7%	1.4	70,000	65,000	164	208	94.4%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	5	17.9%	8.6	144,440	149,900	78	83	98.0%	100.0%
\$150,000-\$174,999	2	7.1%	1.5	164,450	164,450	140	140	91.7%	91.7%
\$175,000-\$199,999	2	7.1%	N/A	179,500	179,500	5	5	100.0%	100.0%
\$200,000-\$249,999	5	17.9%	N/A	225,400	225,000	116	27	97.3%	100.0%
\$250,000-\$299,999	5	17.9%	N/A	270,400	267,500	93	61	99.1%	100.0%
\$300,000-\$399,999	2	7.1%	6.0	352,000	352,000	53	53	90.7%	90.7%
\$400,000-\$499,999	1	3.6%	N/A	495,000	495,000	108	108	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	3.6%	N/A	773,000	773,000	6	6	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



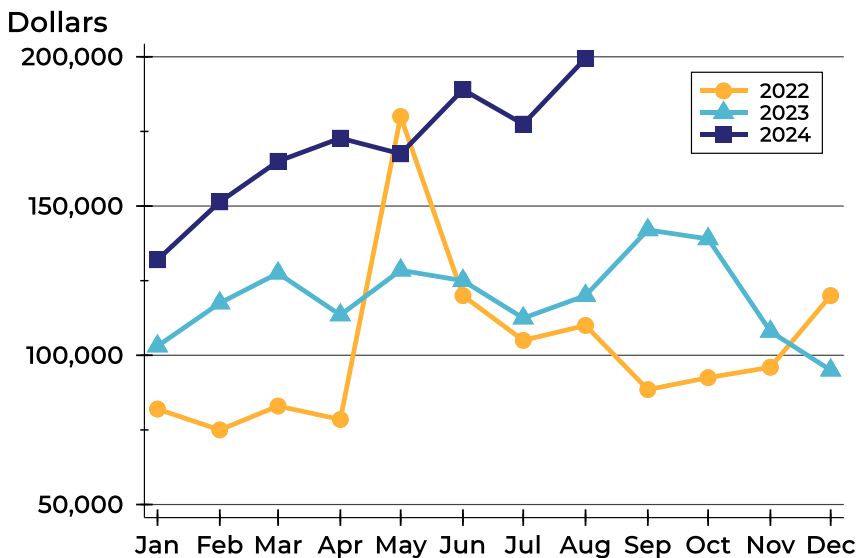
Brown County Active Listings Analysis

Average Price



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

Median Price

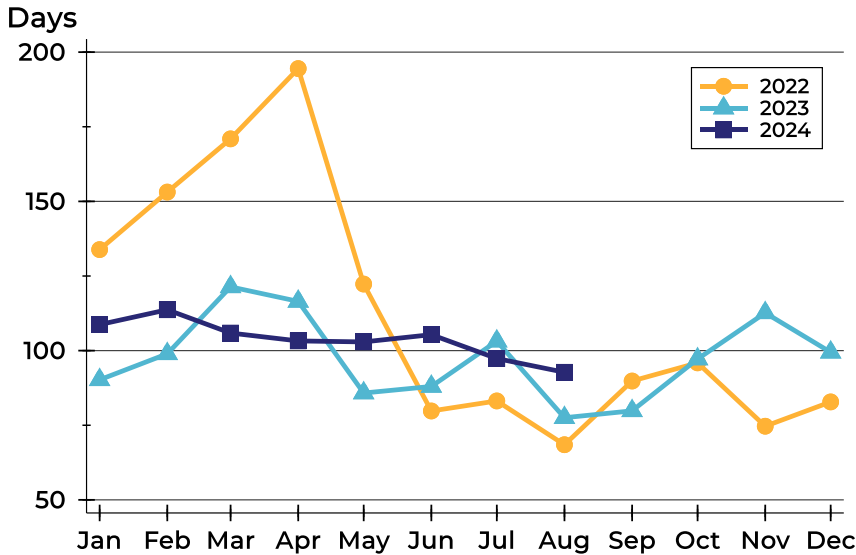


Month	2022	2023	2024
January	82,000	103,075	132,000
February	75,000	117,500	151,400
March	83,000	127,500	165,000
April	78,500	113,500	172,750
May	180,000	128,500	167,500
June	120,000	125,000	189,000
July	105,000	112,450	177,450
August	110,000	120,000	199,500
September	88,500	142,000	
October	92,500	139,000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



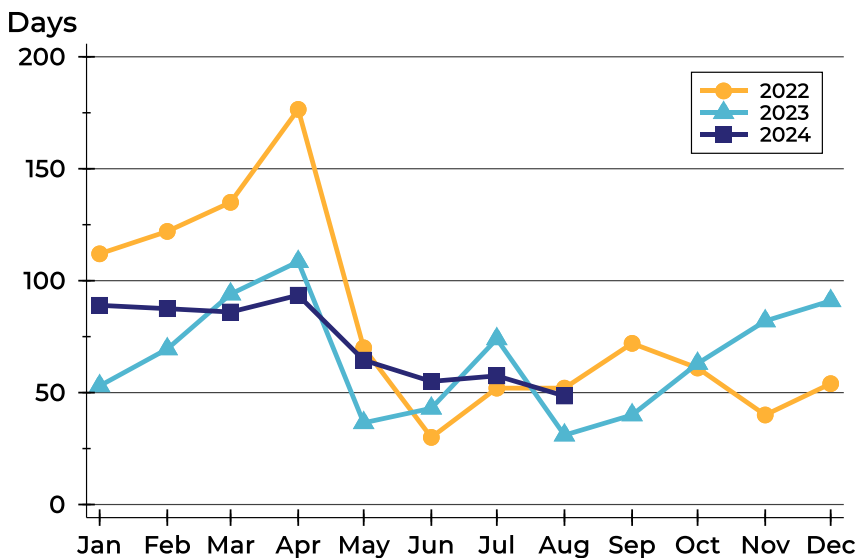
Brown County Active Listings Analysis

Average DOM



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

Median DOM

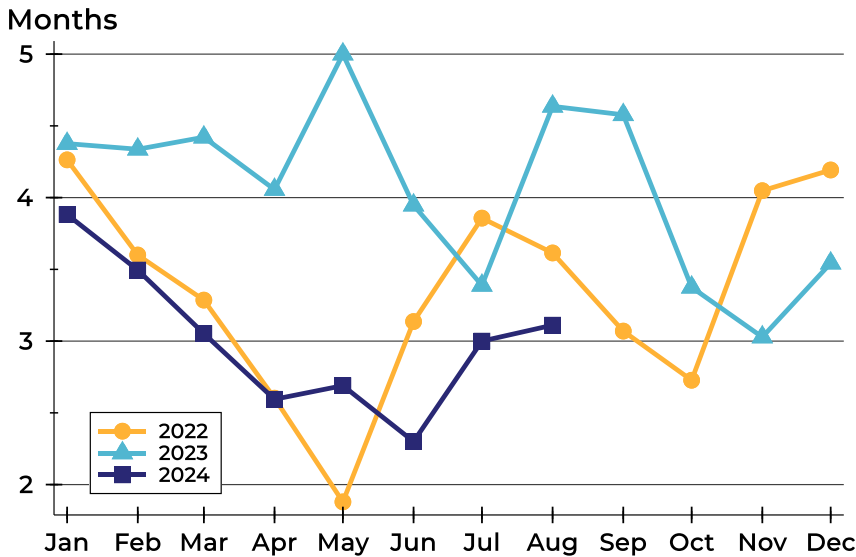


Month	2022	2023	2024
January	112	53	89
February	122	70	88
March	135	94	86
April	177	109	94
May	70	37	65
June	30	43	55
July	52	74	58
August	52	31	49
September	72	40	
October	61	63	
November	40	82	
December	54	91	



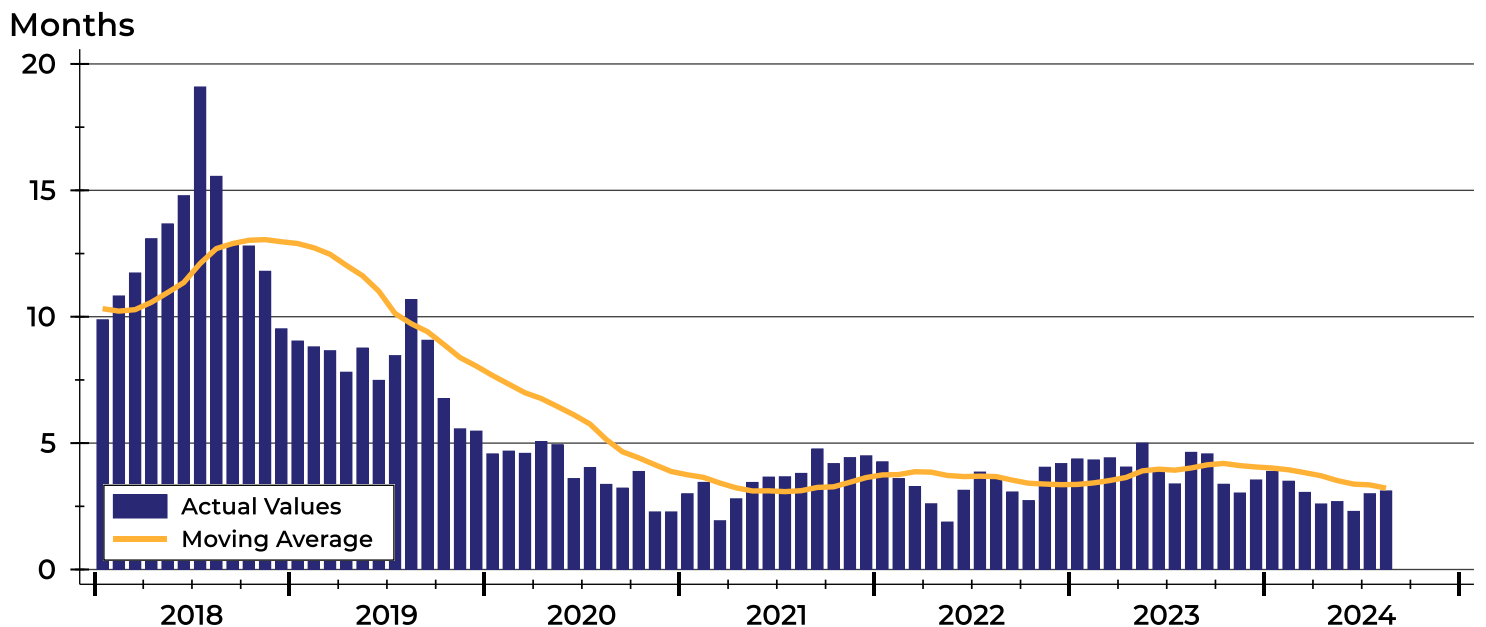
Brown County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





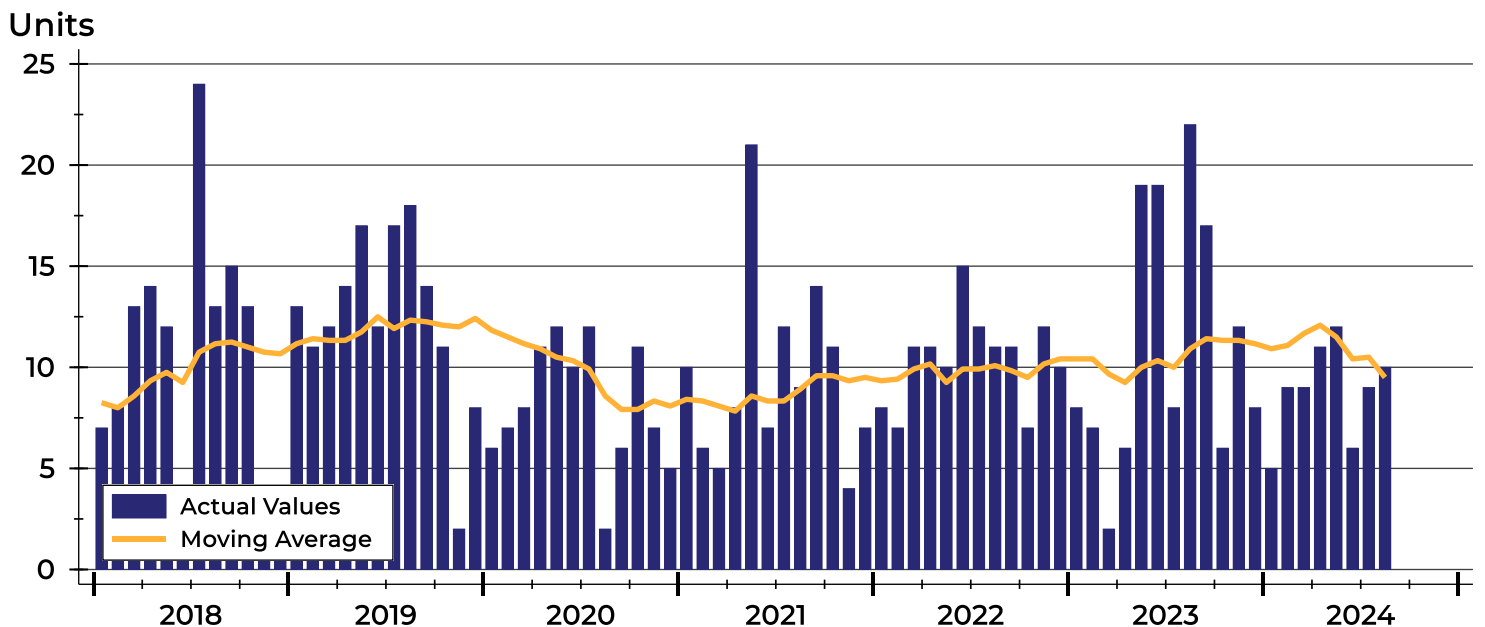
Brown County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	10	22	-54.5%
	Volume (1,000s)	2,691	3,085	-12.8%
	Average List Price	269,050	140,230	91.9%
	Median List Price	199,500	139,000	43.5%
Year-to-Date	New Listings	71	91	-22.0%
	Volume (1,000s)	13,307	12,643	5.3%
	Average List Price	187,425	138,931	34.9%
	Median List Price	164,900	132,000	24.9%

A total of 10 new listings were added in Brown County during August, down 54.5% from the same month in 2023. Year-to-date Brown County has seen 71 new listings.

The median list price of these homes was \$199,500 up from \$139,000 in 2023.

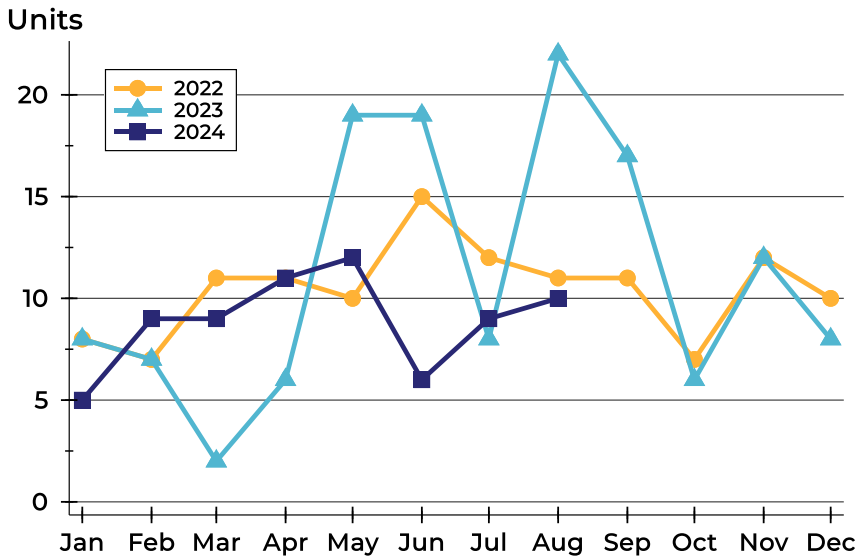
History of New Listings





Brown County New Listings Analysis

New Listings by Month



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

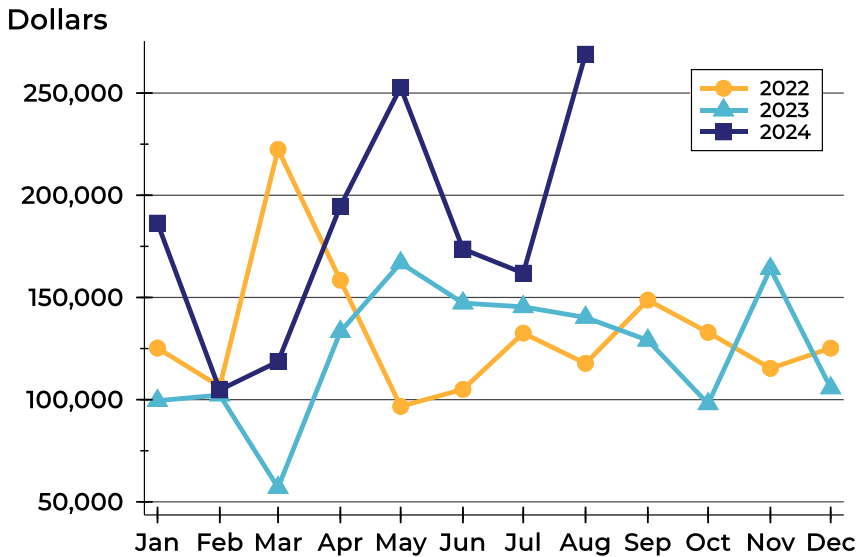
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	10.0%	147,500	147,500	14	14	100.0%	100.0%
\$150,000-\$174,999	2	20.0%	159,500	159,500	17	17	96.0%	96.0%
\$175,000-\$199,999	2	20.0%	179,500	179,500	11	11	100.0%	100.0%
\$200,000-\$249,999	2	20.0%	222,000	222,000	24	24	96.5%	96.5%
\$250,000-\$299,999	1	10.0%	259,000	259,000	18	18	100.0%	100.0%
\$300,000-\$399,999	1	10.0%	389,000	389,000	28	28	97.5%	97.5%
\$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	1	10.0%	773,000	773,000	12	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



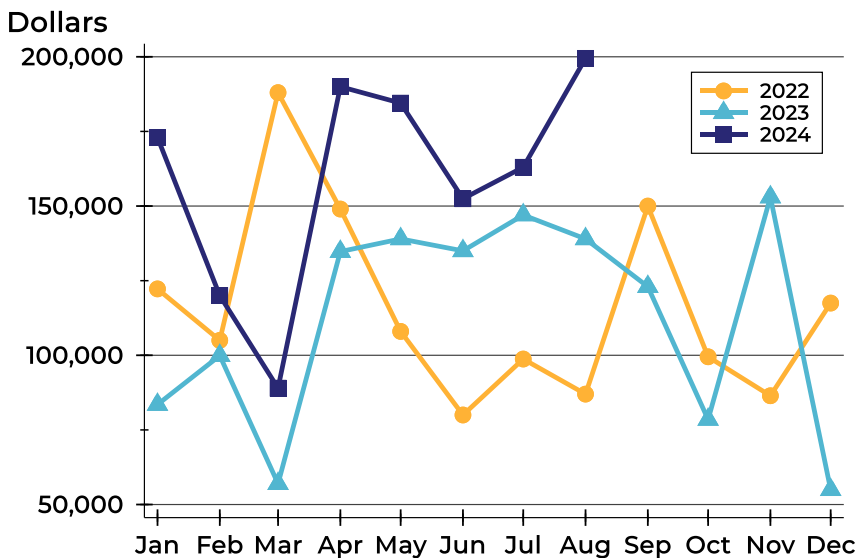
Brown County New Listings Analysis

Average Price



Month	2022	2023	2024
January	125,250	99,500	186,400
February	106,429	102,271	104,767
March	222,445	57,000	118,611
April	158,445	133,250	194,618
May	96,700	166,905	252,825
June	105,053	147,247	173,717
July	132,567	145,425	161,922
August	117,755	140,230	269,050
September	148,727	129,064	
October	132,929	97,967	
November	115,325	164,125	
December	125,220	105,725	

Median Price



Month	2022	2023	2024
January	122,250	83,500	173,000
February	105,000	99,900	120,000
March	188,000	57,000	89,000
April	149,000	134,750	190,000
May	108,000	139,000	184,500
June	80,000	135,000	152,450
July	98,750	147,000	163,000
August	87,000	139,000	199,500
September	150,000	123,000	
October	99,500	78,500	
November	86,450	153,000	
December	117,500	54,950	



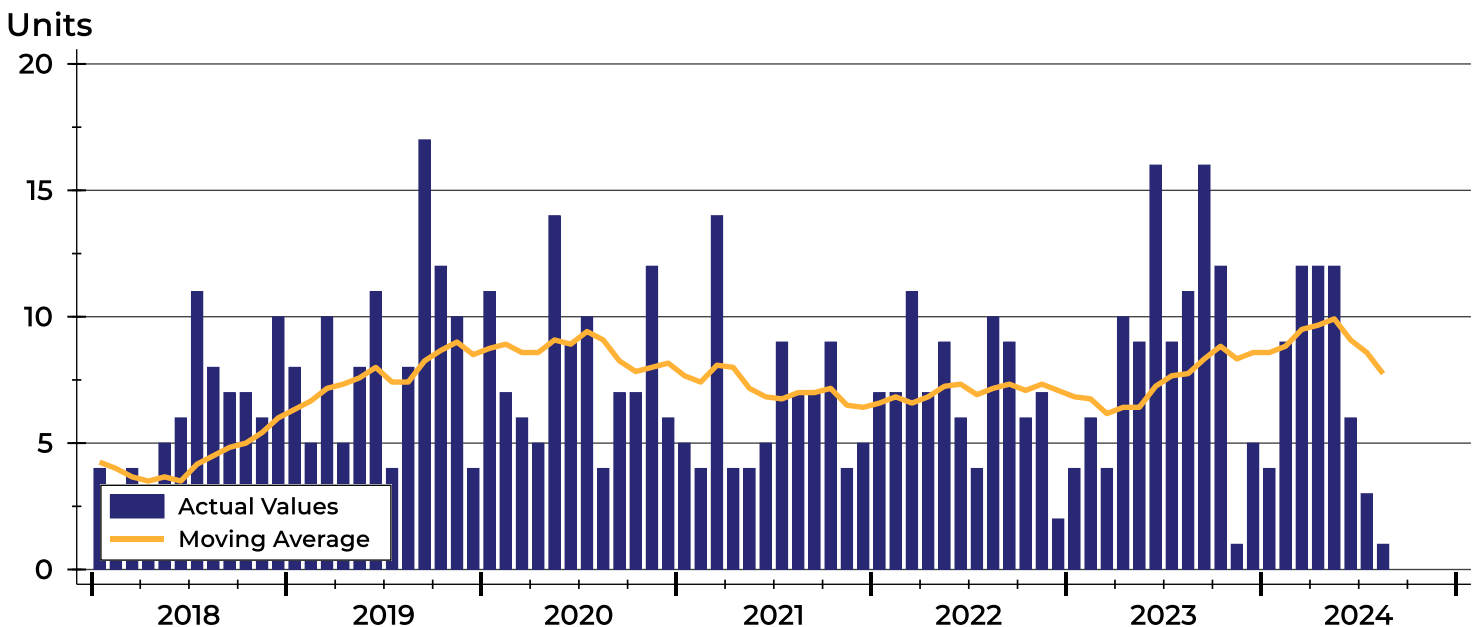
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		1	11	-90.9%	59	69	-14.5%
Volume (1,000s)		169	1,221	-86.2%	7,733	9,741	-20.6%
Average	Sale Price	169,000	111,041	52.2%	131,068	141,175	-7.2%
	Days on Market	59	51	15.7%	77	51	51.0%
	Percent of Original	100.0%	92.8%	7.8%	88.5%	90.3%	-2.0%
Median	Sale Price	169,000	99,900	69.2%	129,500	135,000	-4.1%
	Days on Market	59	3	1866.7%	35	30	16.7%
	Percent of Original	100.0%	100.0%	0.0%	94.4%	95.3%	-0.9%

A total of 1 contract for sale was written in Brown County during the month of August, down from 11 in 2023. The median list price of this home was \$169,000, up from \$99,900 the prior year.

Half of the homes that went under contract in August were on the market less than 59 days, compared to 3 days in August 2023.

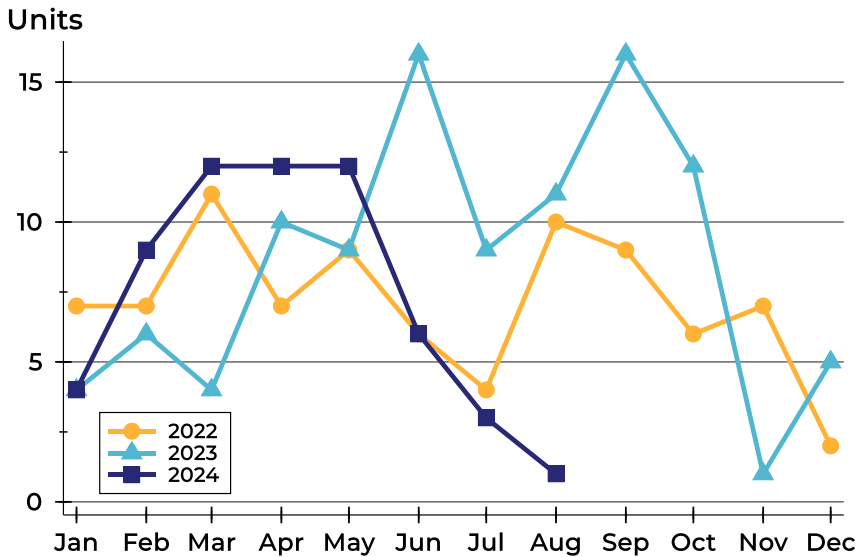
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



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

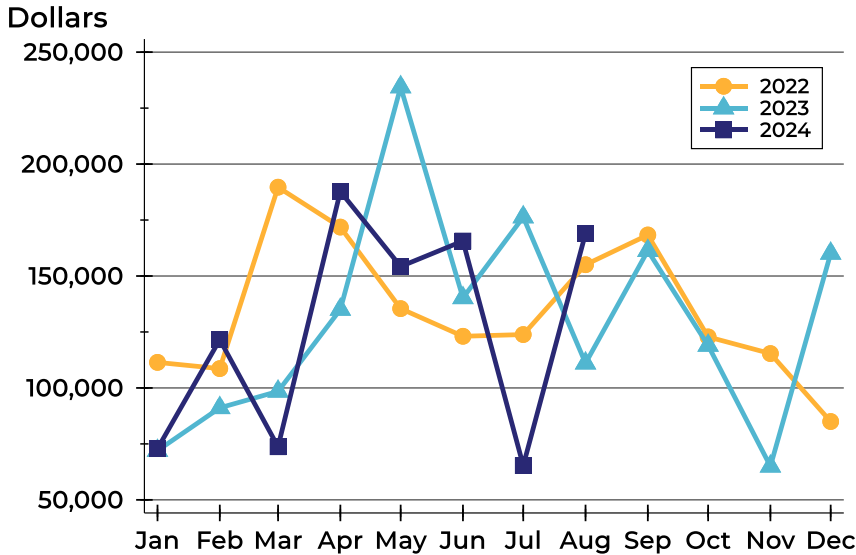
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	169,000	169,000	59	59	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



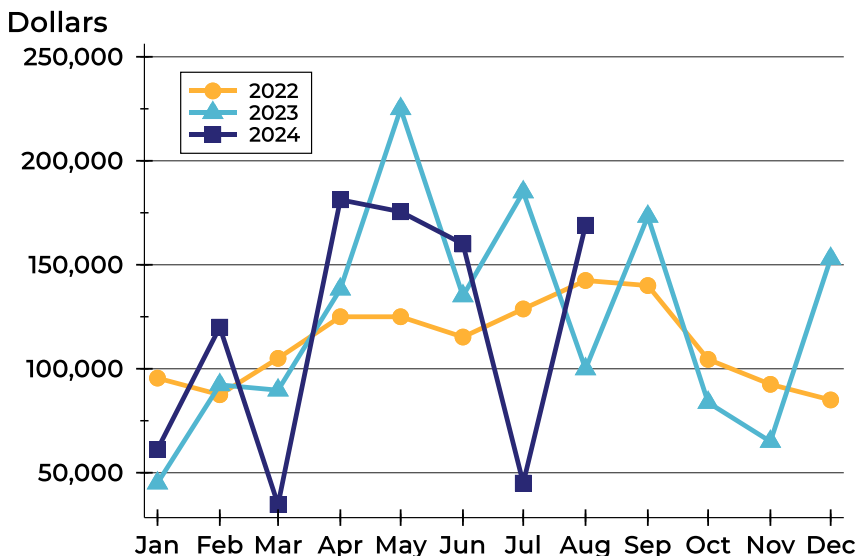
Brown County Contracts Written Analysis

Average Price



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

Median Price

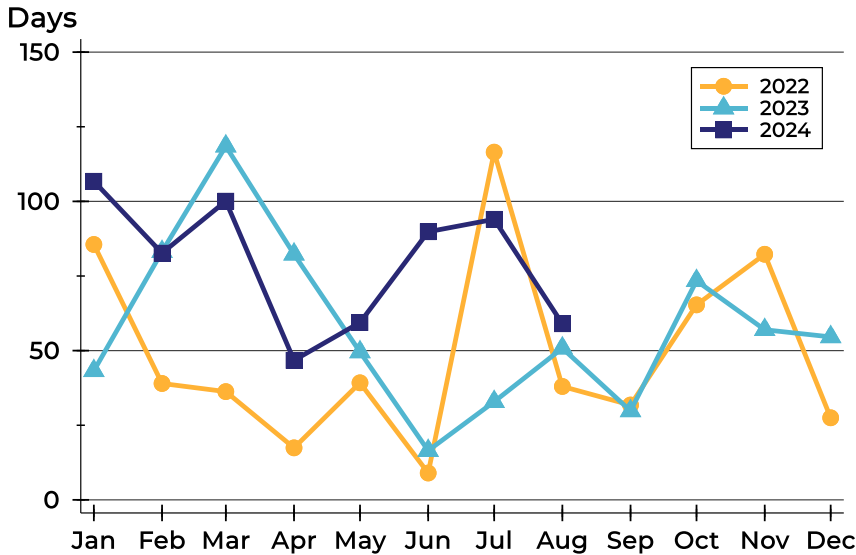


Month	2022	2023	2024
January	95,500	45,000	61,250
February	87,500	92,250	120,000
March	105,000	89,700	34,700
April	125,000	138,250	181,250
May	125,000	225,000	175,500
June	115,250	135,000	160,000
July	128,750	185,000	45,000
August	142,450	99,900	169,000
September	140,000	173,250	
October	104,500	83,750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



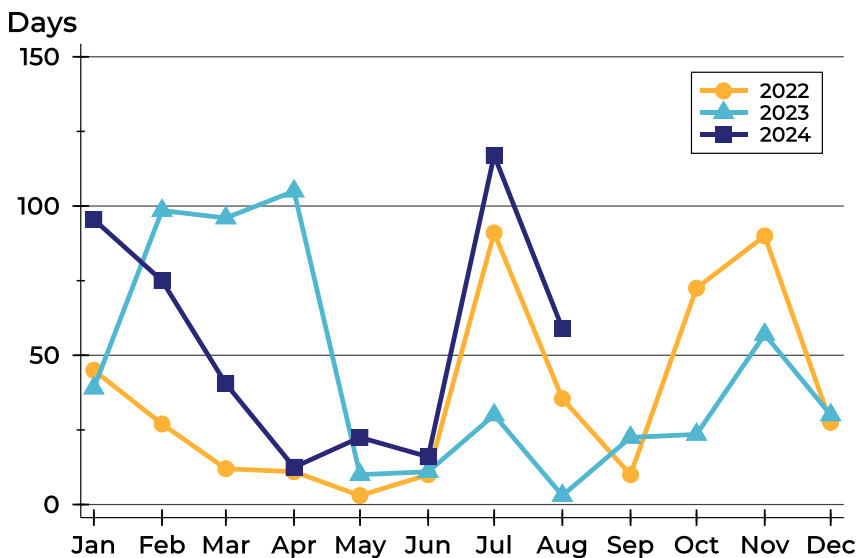
Brown County Contracts Written Analysis

Average DOM



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

Median DOM



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



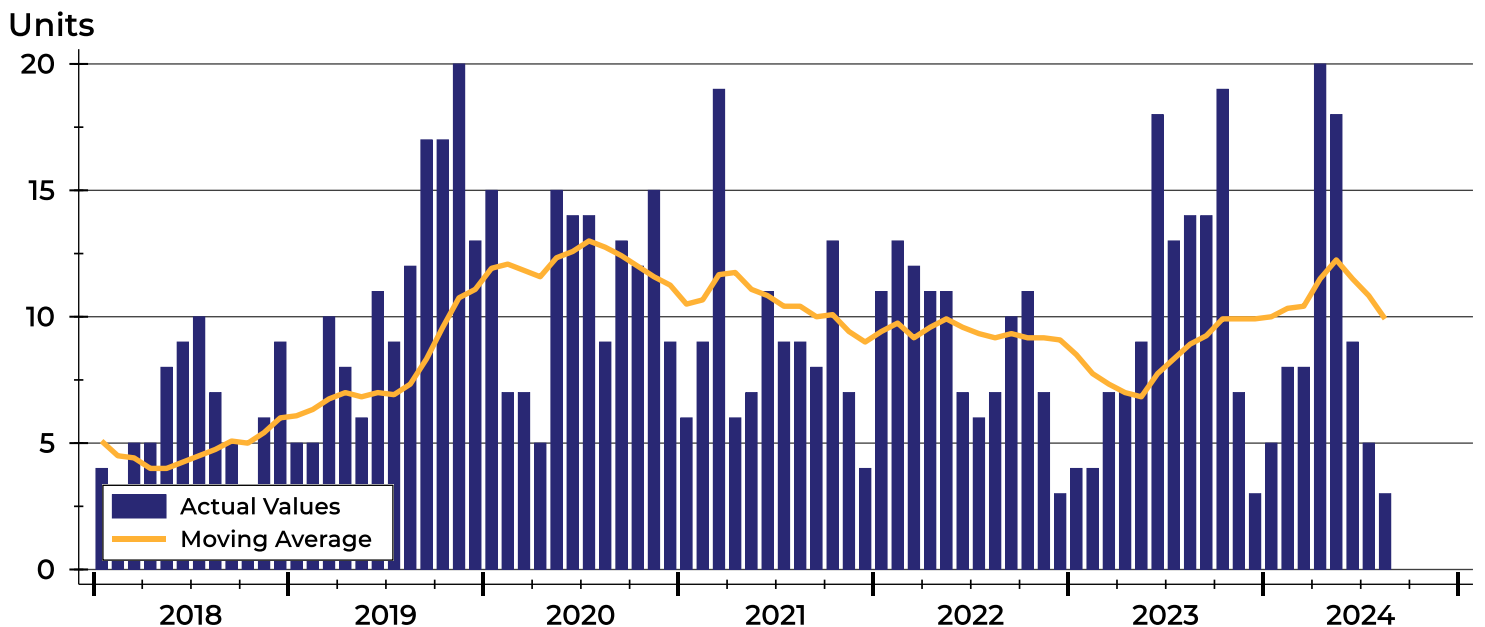
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		3	14	-78.6%
Volume (1,000s)		643	1,567	-59.0%
Average	List Price	214,333	111,943	91.5%
	Days on Market	62	52	19.2%
	Percent of Original	100.0%	100.1%	-0.1%
Median	List Price	225,000	120,000	87.5%
	Days on Market	62	47	31.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Brown County had contracts pending at the end of August, down from 14 contracts pending at the end of August 2023.

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

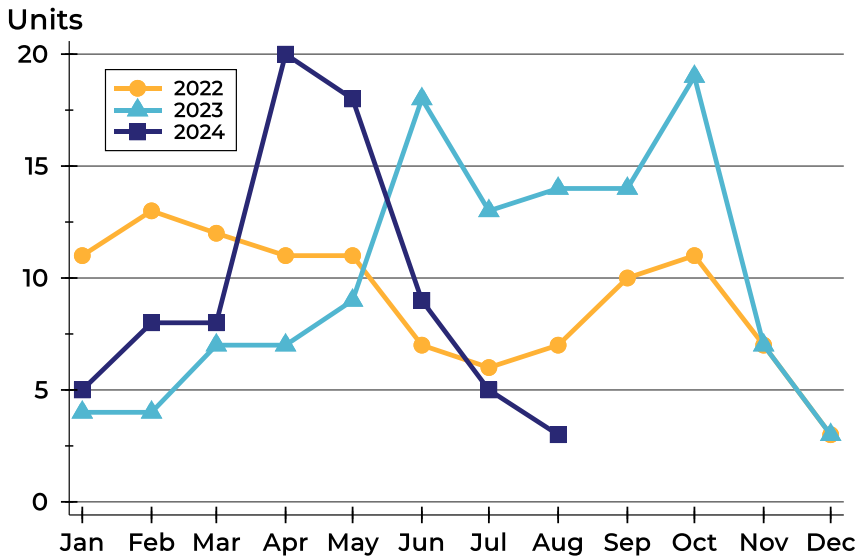
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



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

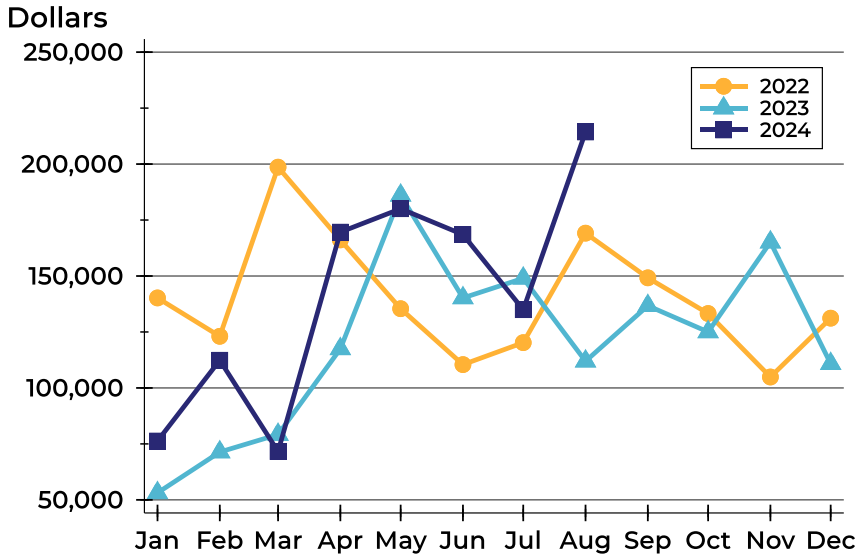
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	169,000	169,000	62	62	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	2	66.7%	237,000	237,000	62	62	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



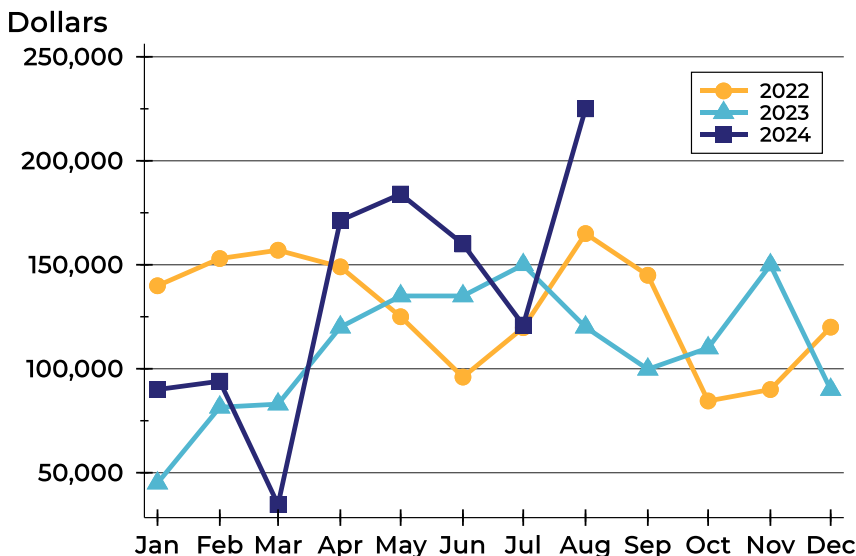
Brown County Pending Contracts Analysis

Average Price



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

Median Price

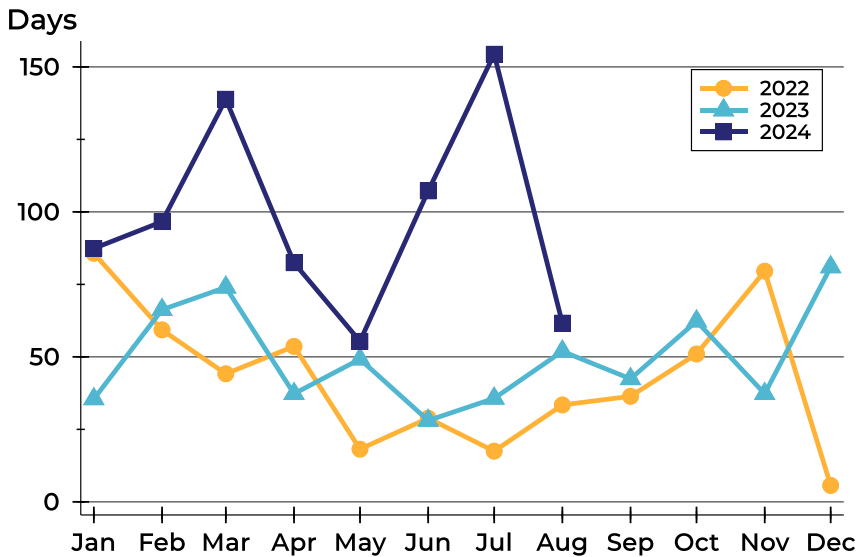


Month	2022	2023	2024
January	139,900	45,000	89,999
February	153,000	81,500	94,000
March	157,000	83,000	34,700
April	149,000	120,000	171,300
May	125,000	135,000	184,000
June	96,000	135,000	160,000
July	119,750	150,000	121,000
August	165,000	120,000	225,000
September	144,950	99,750	
October	84,500	110,000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



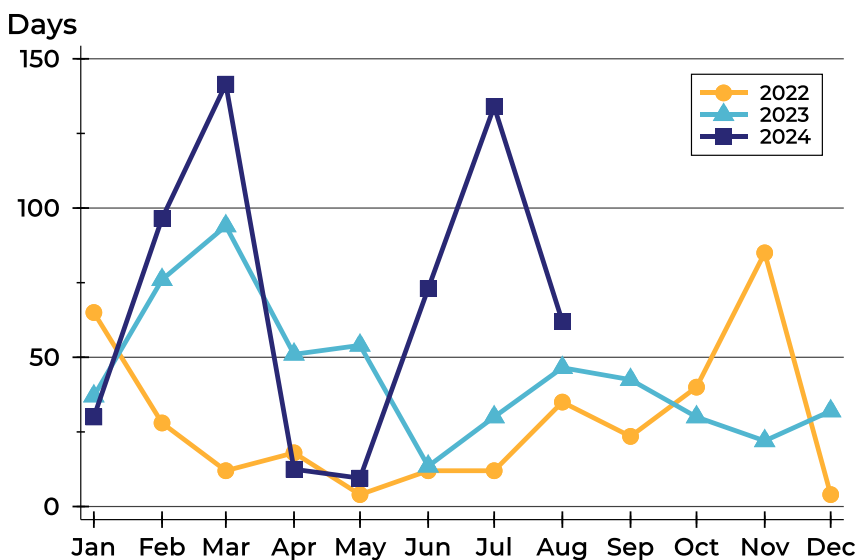
Brown County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in August

Total home sales in Nemaha County rose by 25.0% last month to 5 units, compared to 4 units in August 2023. Total sales volume was \$1.2 million, up 82.2% from a year earlier.

The median sale price in August was \$200,000, up from \$154,000 a year earlier. Homes that sold in August were typically on the market for 80 days and sold for 94.3% of their list prices.

Nemaha County Active Listings Down at End of August

The total number of active listings in Nemaha County at the end of August was 5 units, down from 7 at the same point in 2023. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$285,000.

During August, a total of 4 contracts were written up from 2 in August 2023. At the end of the month, there were 6 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



**August
2024**

Northeast Kansas MLS Statistics



Nemaha County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year		5 25.0%	4 33.3%	3 50.0%	19 -26.9%	26 8.3%	24 26.3%
Active Listings Change from prior year		5 -28.6%	7 16.7%	6 -25.0%	N/A	N/A	N/A
Months' Supply Change from prior year		2.1 -16.0%	2.5 38.9%	1.8 -41.9%	N/A	N/A	N/A
New Listings Change from prior year		5 66.7%	3 0.0%	3 -25.0%	27 -12.9%	31 -3.1%	32 52.4%
Contracts Written Change from prior year		4 100.0%	2 100.0%	1 -75.0%	23 0.0%	23 -8.0%	25 19.0%
Pending Contracts Change from prior year		6 100.0%	3 0.0%	3 -25.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,199 82.2%	658 -3.5%	682 241.0%	4,170 -9.9%	4,629 5.8%	4,377 91.9%
Average	Sale Price Change from prior year	239,800 45.8%	164,500 -27.7%	227,367 127.4%	219,474 23.3%	178,038 -2.4%	182,379 51.9%
	List Price of Actives Change from prior year	223,800 15.5%	193,744 -50.2%	389,167 156.8%	N/A	N/A	N/A
	Days on Market Change from prior year	75 257.1%	21 61.5%	13 -50.0%	62 51.2%	41 78.3%	23 -43.9%
	Percent of List Change from prior year	108.2% 7.0%	101.1% 1.6%	99.5% 23.6%	100.0% 4.7%	95.5% -0.2%	95.7% -0.3%
	Percent of Original Change from prior year	106.1% 4.9%	101.1% 2.4%	98.7% 22.6%	97.4% 5.4%	92.4% -1.8%	94.1% -0.7%
Median	Sale Price Change from prior year	200,000 29.9%	154,000 -33.0%	230,000 130.0%	195,000 26.2%	154,500 -9.1%	170,000 91.0%
	List Price of Actives Change from prior year	285,000 26.7%	225,000 -35.3%	347,500 138.8%	N/A	N/A	N/A
	Days on Market Change from prior year	80 566.7%	12 9.1%	11 -57.7%	44 175.0%	16 45.5%	11 -45.0%
	Percent of List Change from prior year	94.3% -5.7%	100.0% 0.0%	100.0% 24.2%	96.6% -1.3%	97.9% 2.0%	96.0% -1.3%
	Percent of Original Change from prior year	92.6% -7.4%	100.0% -3.2%	103.3% 28.3%	95.3% -0.5%	95.8% 0.0%	95.8% 1.6%

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



Nemaha County Closed Listings Analysis

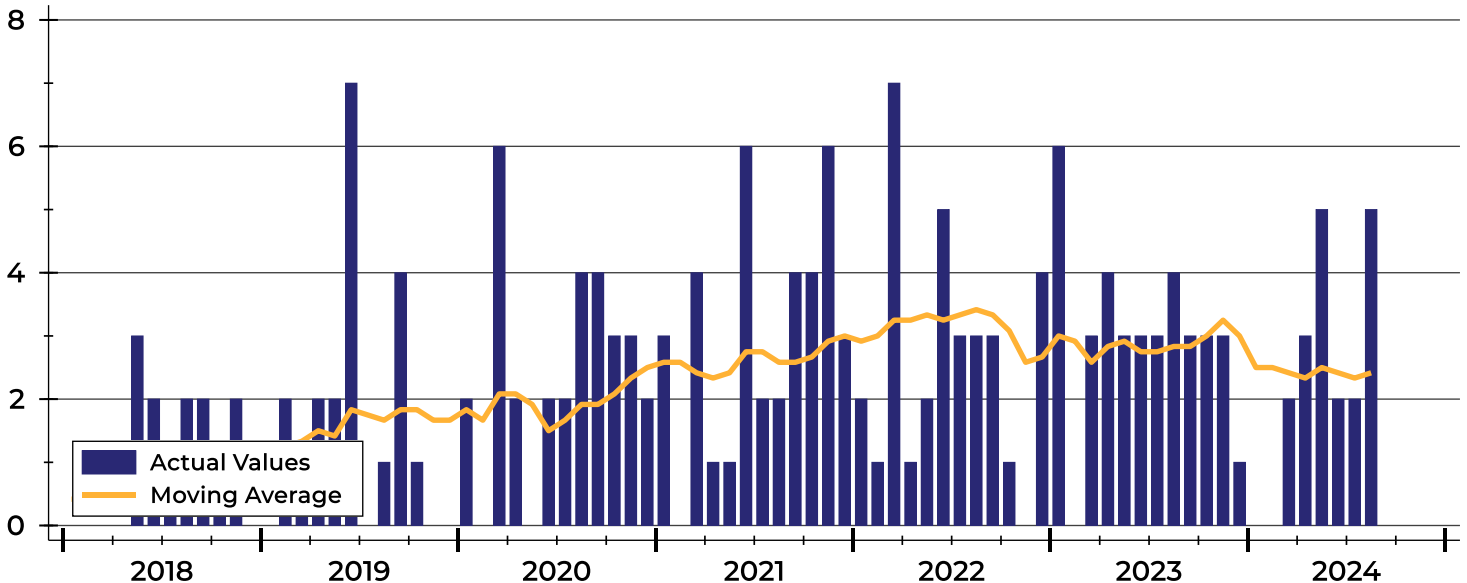
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		5	4	25.0%	19	26	-26.9%
Volume (1,000s)		1,199	658	82.2%	4,170	4,629	-9.9%
Months' Supply		2.1	2.5	-16.0%	N/A	N/A	N/A
Average	Sale Price	239,800	164,500	45.8%	219,474	178,038	23.3%
	Days on Market	75	21	257.1%	62	41	51.2%
	Percent of List	108.2%	101.1%	7.0%	100.0%	95.5%	4.7%
	Percent of Original	106.1%	101.1%	4.9%	97.4%	92.4%	5.4%
Median	Sale Price	200,000	154,000	29.9%	195,000	154,500	26.2%
	Days on Market	80	12	566.7%	44	16	175.0%
	Percent of List	94.3%	100.0%	-5.7%	96.6%	97.9%	-1.3%
	Percent of Original	92.6%	100.0%	-7.4%	95.3%	95.8%	-0.5%

A total of 5 homes sold in Nemaha County in August, up from 4 units in August 2023. Total sales volume rose to \$1.2 million compared to \$0.7 million in the previous year.

The median sales price in August was \$200,000, up 29.9% compared to the prior year. Median days on market was 80 days, up from 37 days in July, and up from 12 in August 2023.

History of Closed Listings

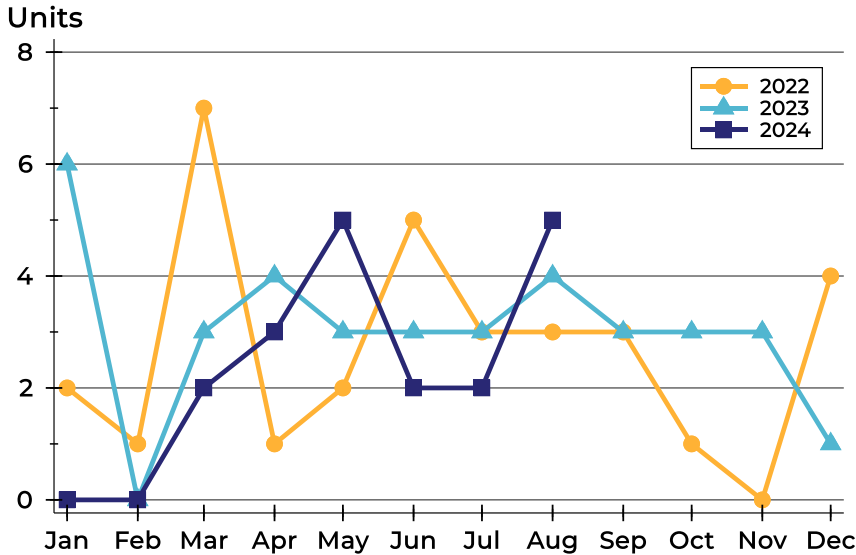
Units





Nemaha County Closed Listings Analysis

Closed Listings by Month



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

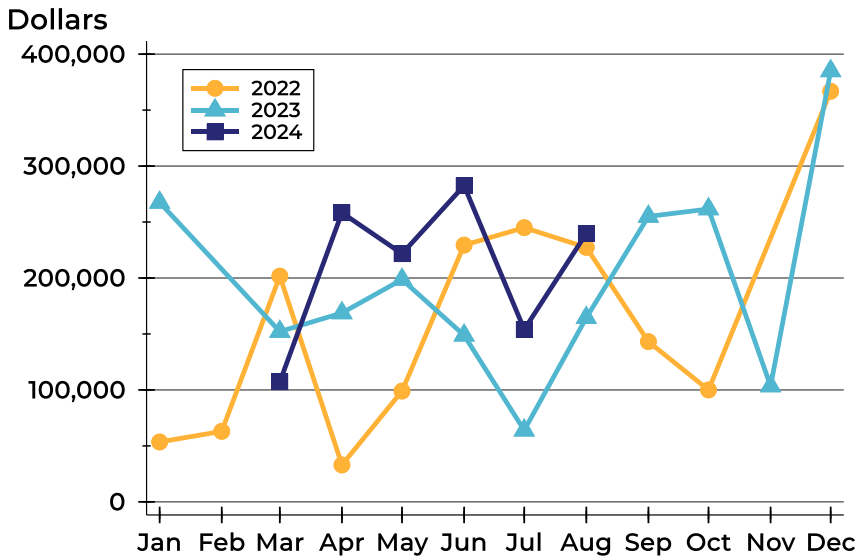
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	4.0	77,000	77,000	16	16	91.7%	91.7%	91.7%	91.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	0.0	165,000	165,000	22	22	94.3%	94.3%	94.3%	94.3%
\$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	20.0%	0.0	200,000	200,000	80	80	93.1%	93.1%	87.0%	87.0%
\$250,000-\$299,999	1	20.0%	8.0	287,000	287,000	128	128	97.3%	97.3%	92.6%	92.6%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	20.0%	0.0	470,000	470,000	131	131	164.9%	164.9%	164.9%	164.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



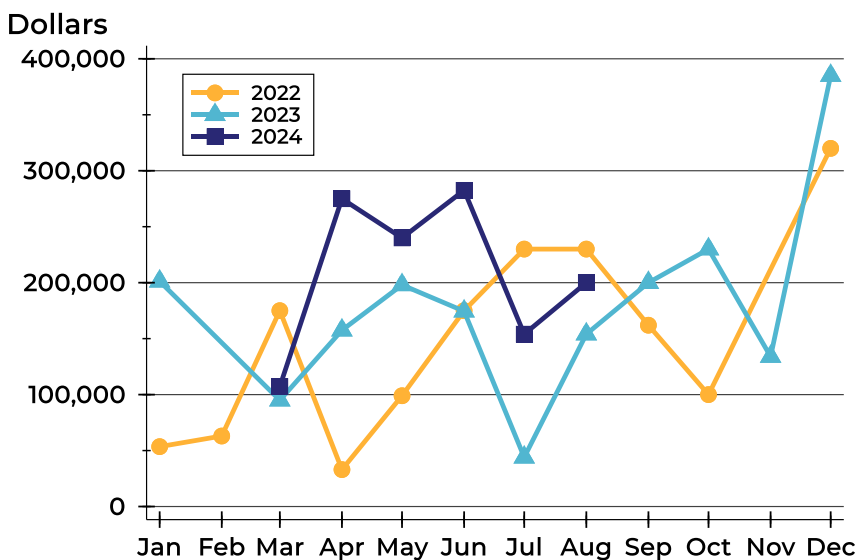
Nemaha County Closed Listings Analysis

Average Price



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

Median Price

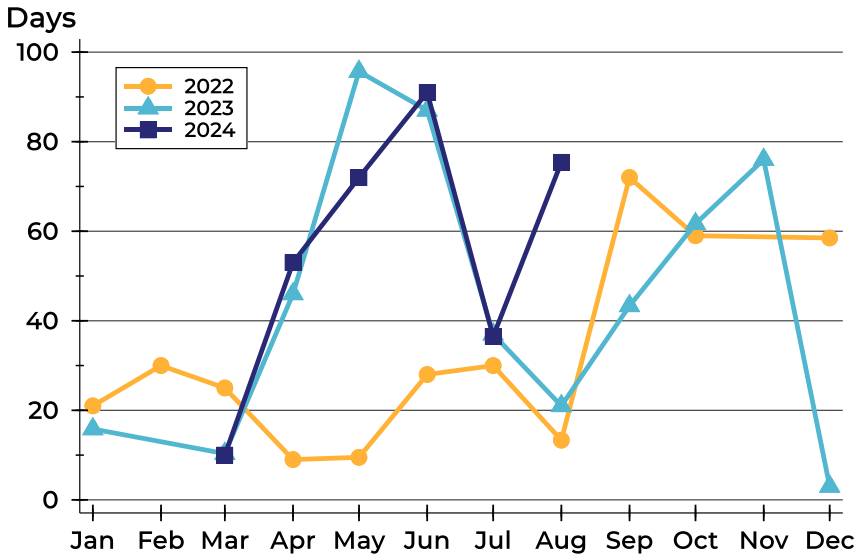


Month	2022	2023	2024
January	53,500	201,250	N/A
February	63,000	N/A	N/A
March	175,000	95,000	107,250
April	33,000	157,500	275,000
May	99,000	198,000	240,000
June	175,000	174,500	282,500
July	230,000	44,000	154,000
August	230,000	154,000	200,000
September	162,000	200,000	
October	100,000	230,000	
November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



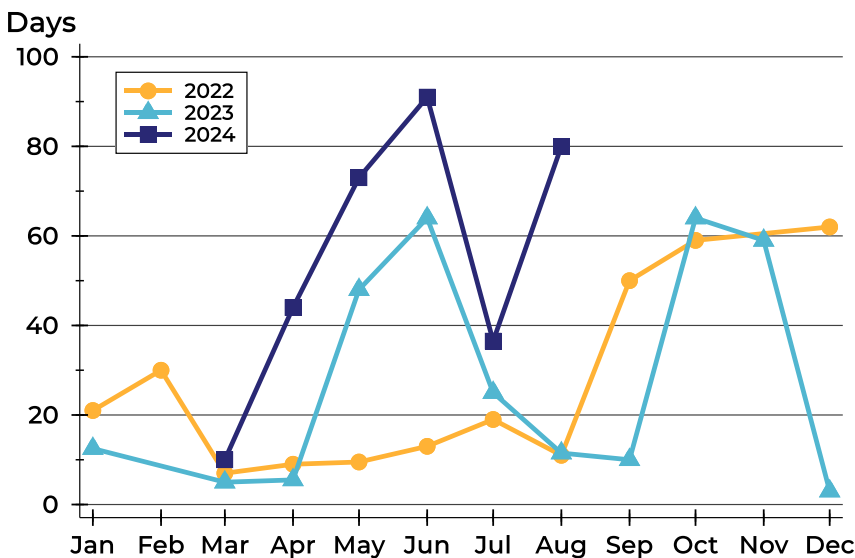
Nemaha County Closed Listings Analysis

Average DOM



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

Median DOM



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



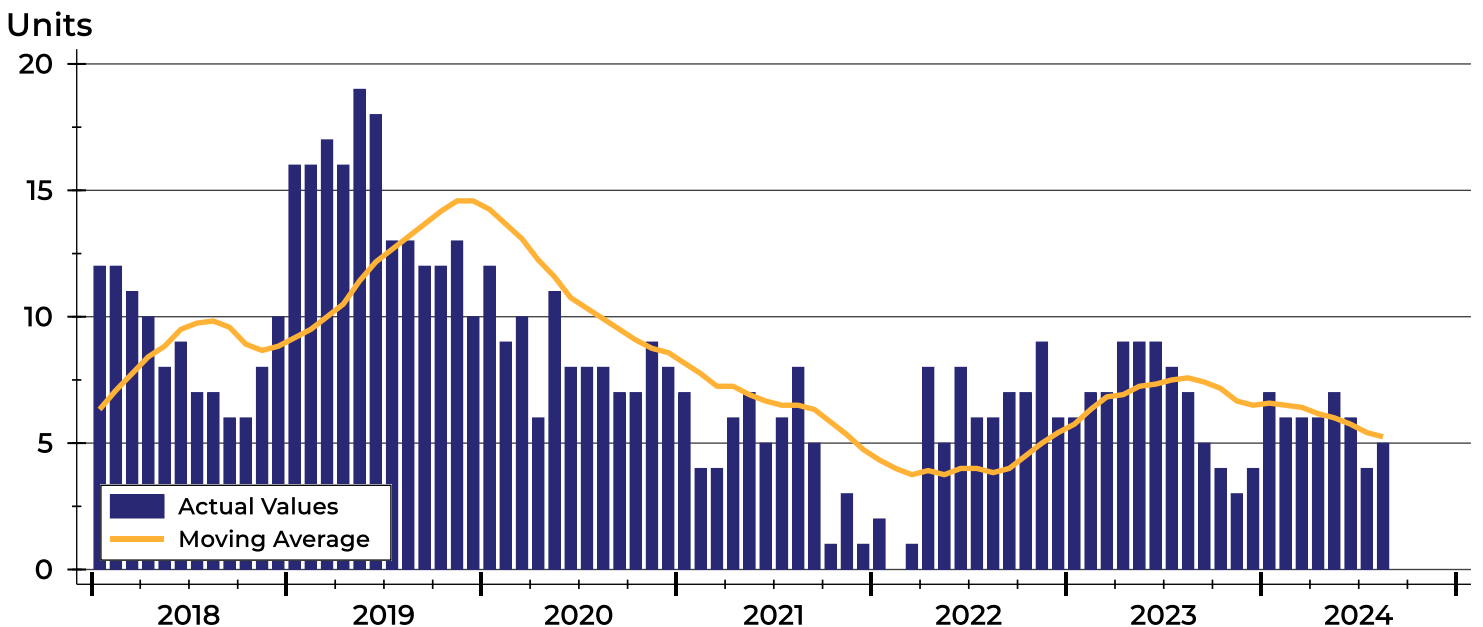
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		5	7	-28.6%
Volume (1,000s)		1,119	1,356	-17.5%
Months' Supply		2.1	2.5	-16.0%
Average	List Price	223,800	193,744	15.5%
	Days on Market	80	47	70.2%
	Percent of Original	94.8%	89.7%	5.7%
Median	List Price	285,000	225,000	26.7%
	Days on Market	19	27	-29.6%
	Percent of Original	100.0%	95.5%	4.7%

A total of 5 homes were available for sale in Nemaha County at the end of August. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of August was \$285,000, up 26.7% from 2023. The typical time on market for active listings was 19 days, down from 27 days a year earlier.

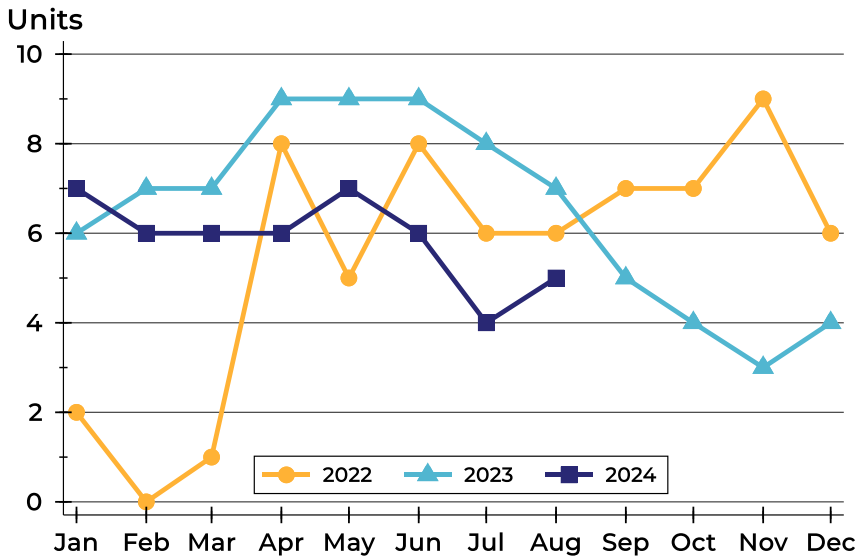
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



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

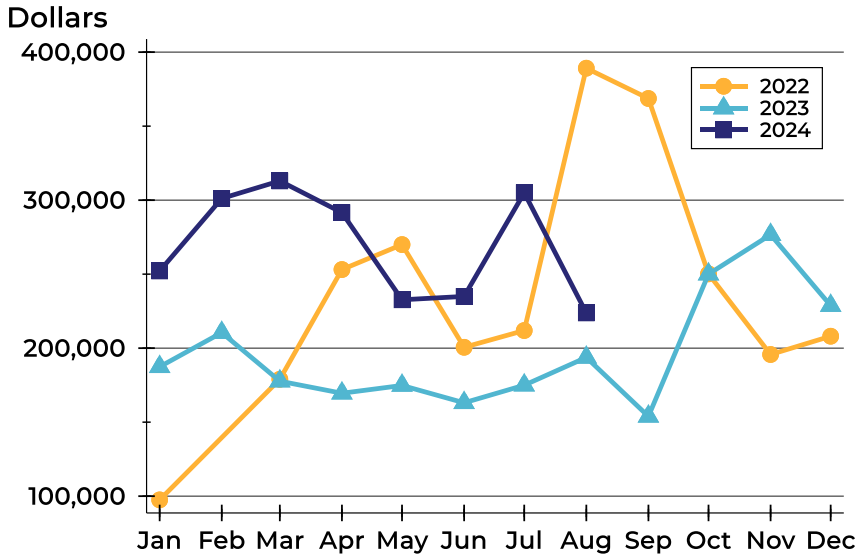
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	4.0	69,000	69,000	7	7	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	N/A	110,000	110,000	19	19	100.0%	100.0%
\$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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	40.0%	8.0	290,000	290,000	80	80	93.2%	93.2%
\$300,000-\$399,999	1	20.0%	N/A	360,000	360,000	216	216	87.8%	87.8%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



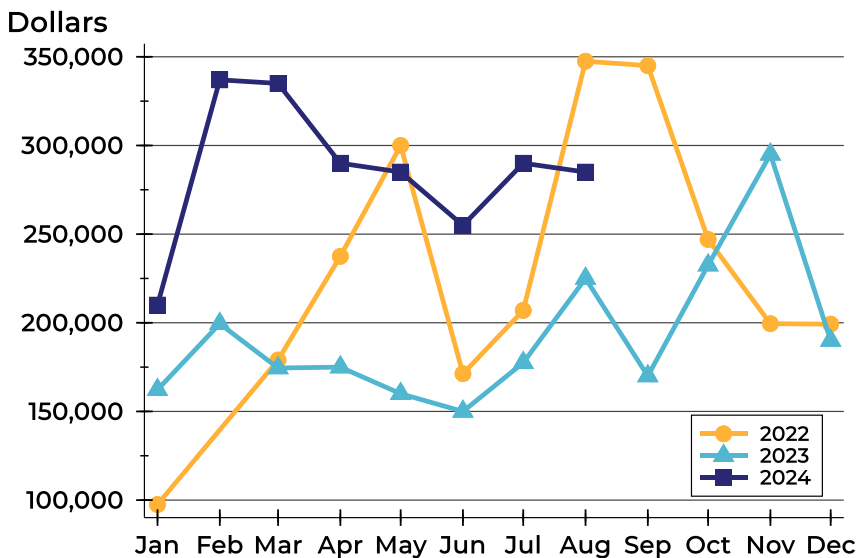
Nemaha County Active Listings Analysis

Average Price



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

Median Price

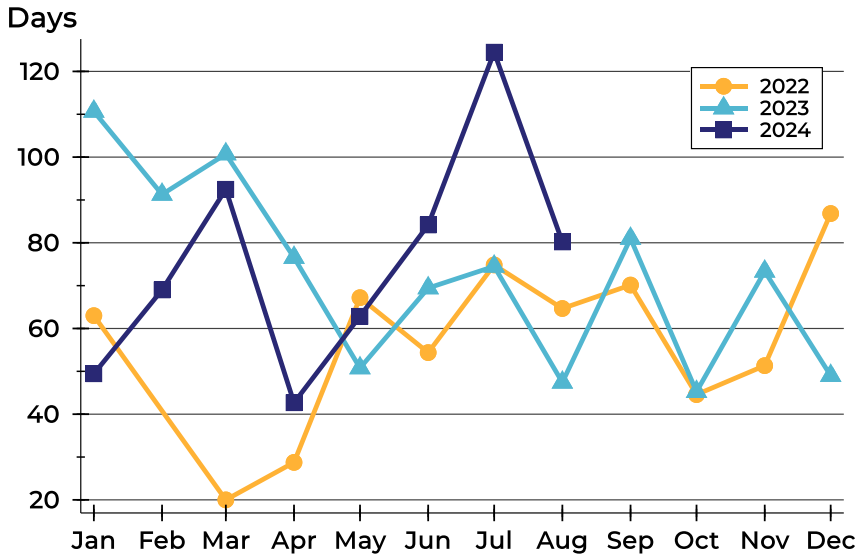


Month	2022	2023	2024
January	97,500	162,250	210,000
February	N/A	199,500	337,000
March	179,000	174,500	335,000
April	237,500	175,000	290,000
May	300,000	160,000	285,000
June	171,250	150,000	254,950
July	207,000	177,500	290,000
August	347,500	225,000	285,000
September	345,000	170,000	
October	247,000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



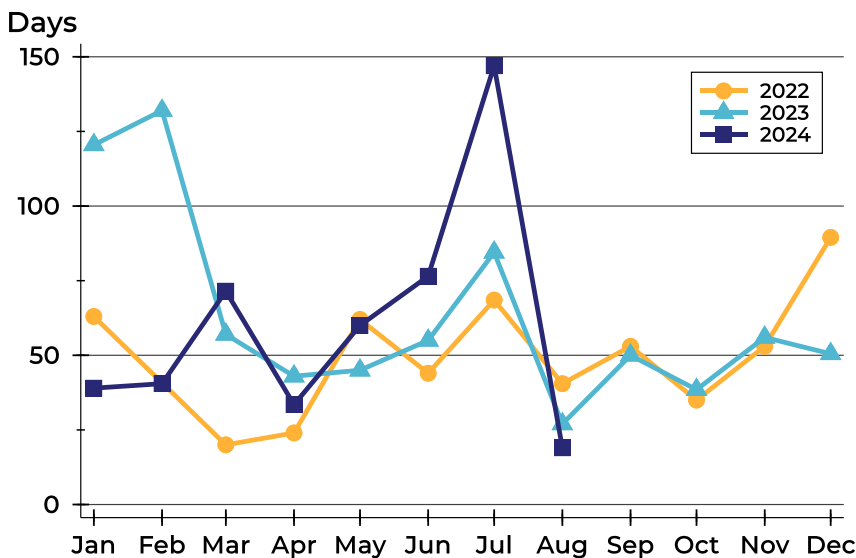
Nemaha County Active Listings Analysis

Average DOM



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

Median DOM

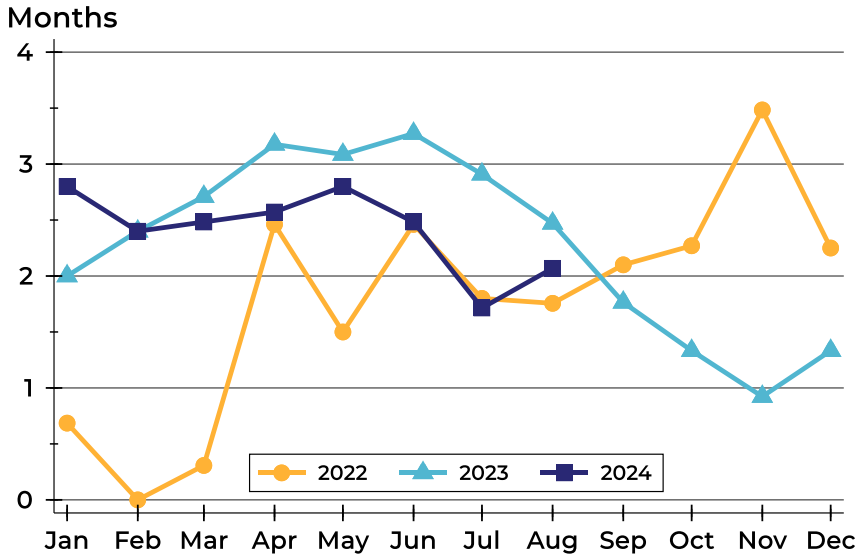


Month	2022	2023	2024
January	63	121	39
February	N/A	132	41
March	20	57	72
April	24	43	34
May	62	45	60
June	44	55	77
July	69	85	147
August	41	27	19
September	53	50	
October	35	39	
November	53	56	
December	90	51	



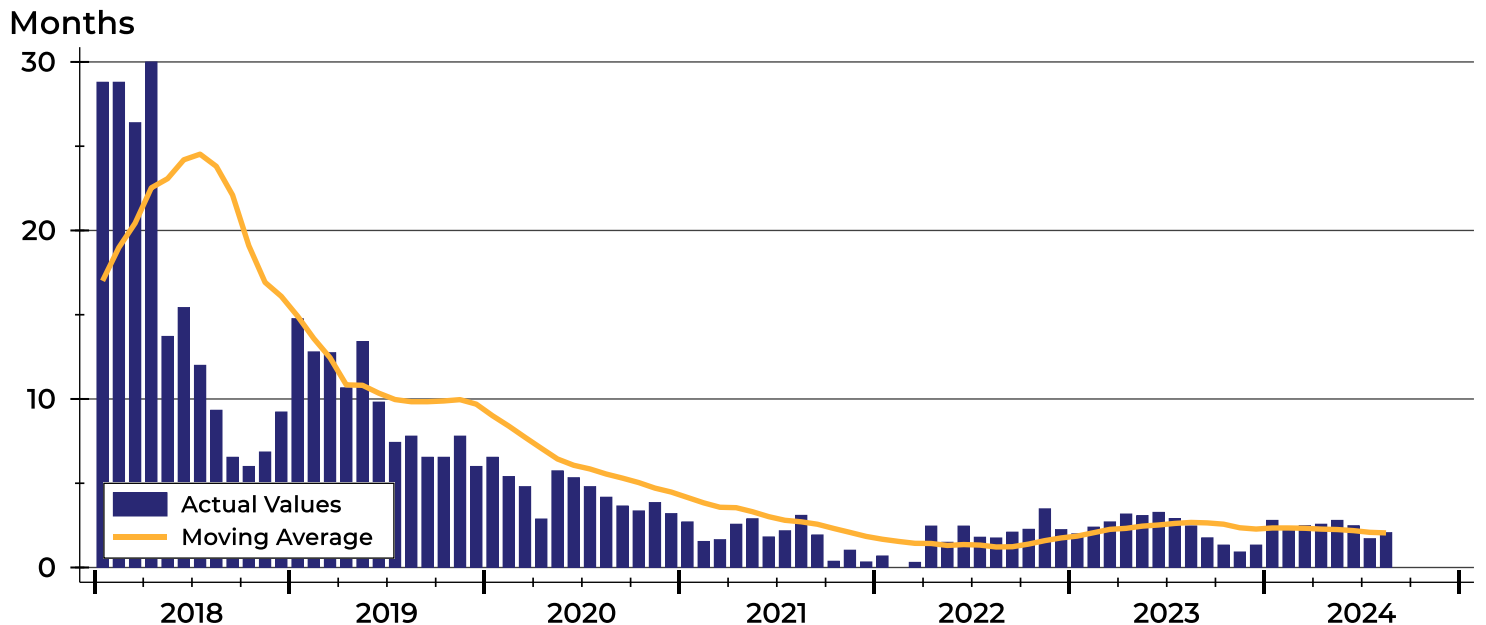
Nemaha County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





Nemaha County New Listings Analysis

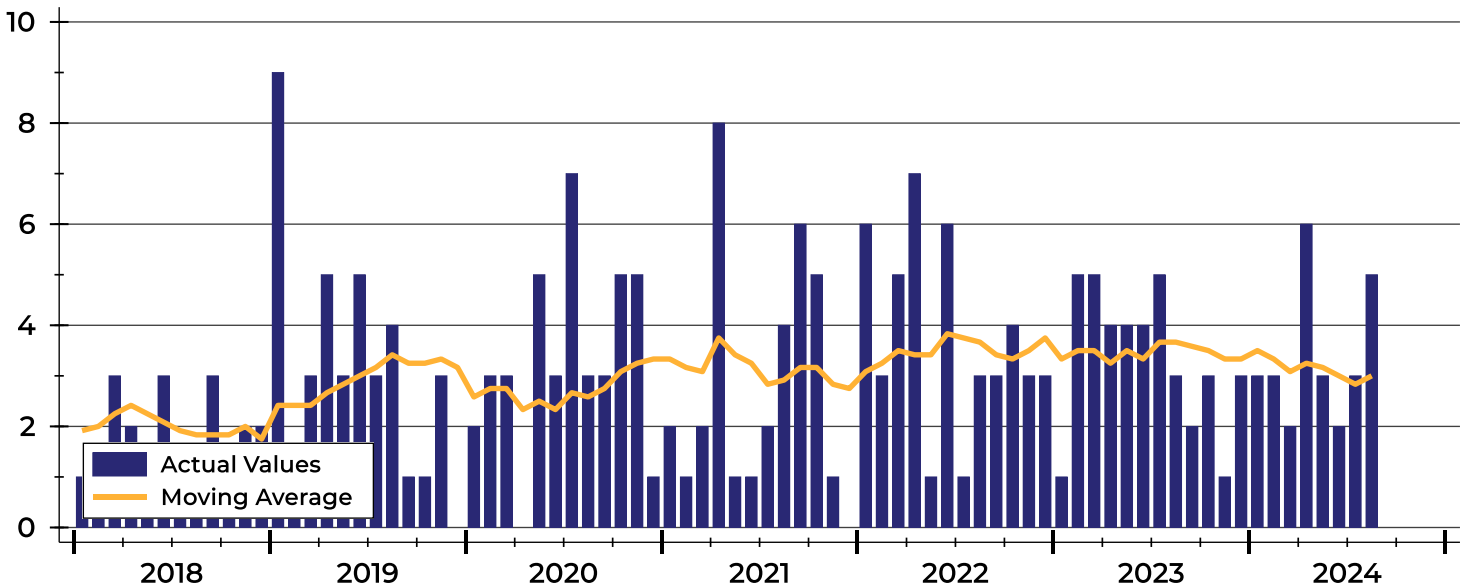
Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	5	3	66.7%
	Volume (1,000s)	774	1,000	-22.6%
	Average List Price	154,800	333,333	-53.6%
	Median List Price	139,999	295,000	-52.5%
Year-to-Date	New Listings	27	31	-12.9%
	Volume (1,000s)	5,246	5,904	-11.1%
	Average List Price	194,311	190,453	2.0%
	Median List Price	199,500	175,000	14.0%

A total of 5 new listings were added in Nemaha County during August, up 66.7% from the same month in 2023. Year-to-date Nemaha County has seen 27 new listings.

The median list price of these homes was \$139,999 down from \$295,000 in 2023.

History of New Listings

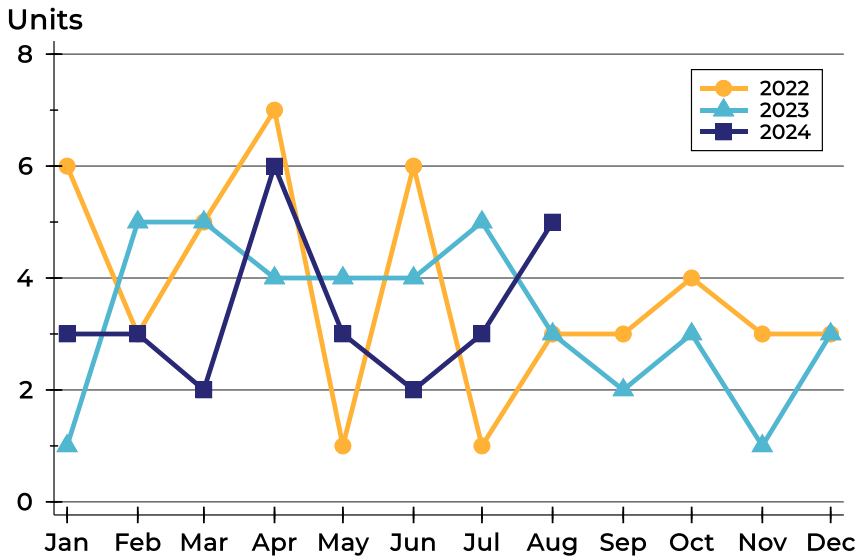
Units





Nemaha County New Listings Analysis

New Listings by Month



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

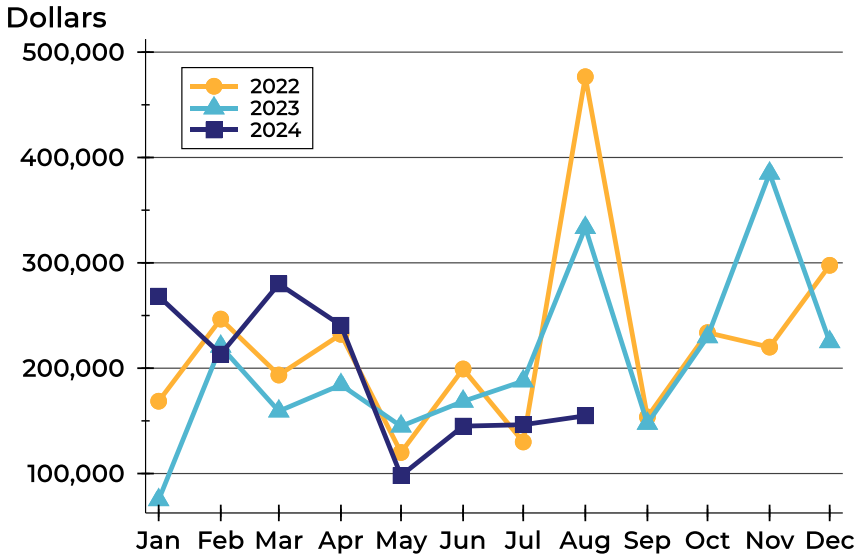
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	69,000	69,000	13	13	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	110,000	110,000	25	25	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	160,000	160,000	10	10	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	20.0%	295,000	295,000	13	13	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



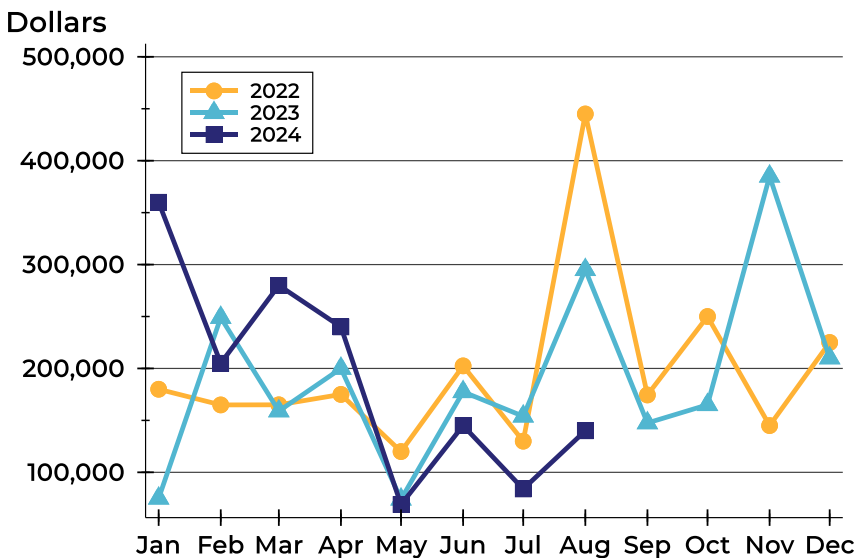
Nemaha County New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,667	75,000	268,333
February	246,600	220,700	213,333
March	193,500	159,200	280,000
April	232,143	184,250	240,733
May	120,000	144,914	98,000
June	199,250	168,500	145,000
July	130,000	187,780	146,333
August	476,667	333,333	154,800
September	153,667	147,500	
October	233,750	229,667	
November	220,000	385,000	
December	297,667	225,000	

Median Price



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



Nemaha County Contracts Written Analysis

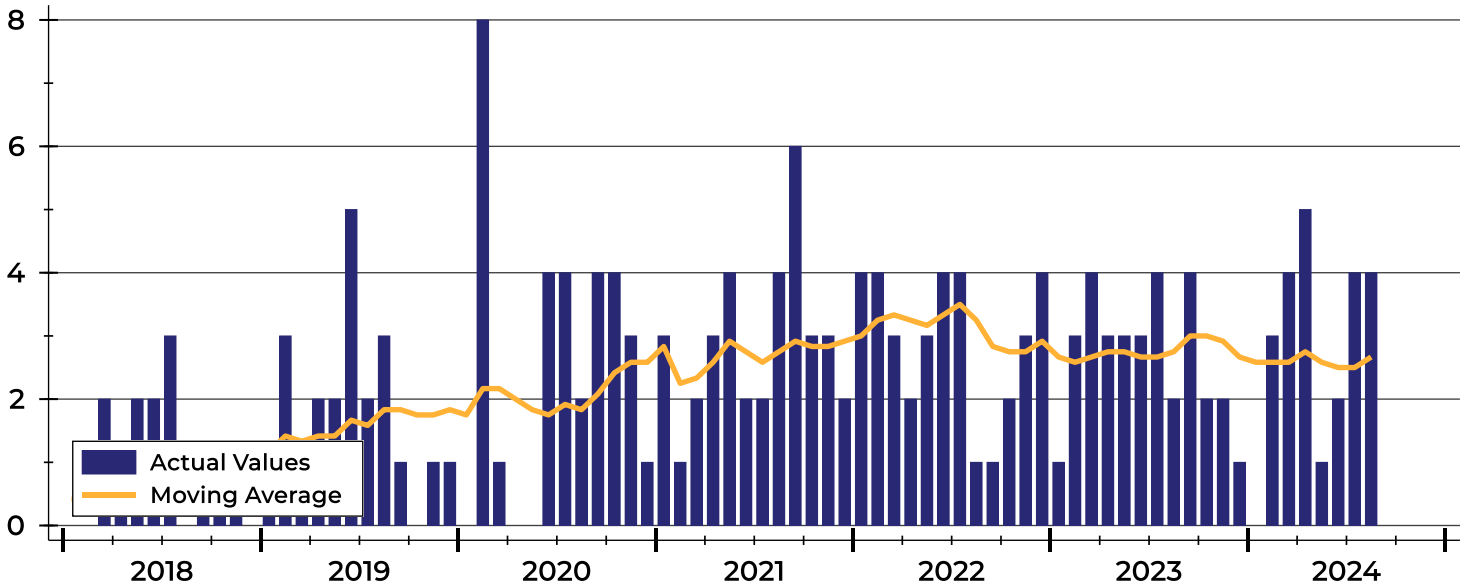
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		4	2	100.0%	23	23	0.0%
Volume (1,000s)		865	470	84.0%	4,742	4,024	17.8%
Average	Sale Price	216,250	235,000	-8.0%	206,191	174,956	17.9%
	Days on Market	46	88	-47.7%	48	48	0.0%
	Percent of Original	116.2%	82.5%	40.8%	98.2%	90.3%	8.7%
Median	Sale Price	220,000	235,000	-6.4%	205,000	159,000	28.9%
	Days on Market	27	88	-69.3%	16	21	-23.8%
	Percent of Original	100.0%	82.5%	21.2%	100.0%	93.3%	7.2%

A total of 4 contracts for sale were written in Nemaha County during the month of August, up from 2 in 2023. The median list price of these homes was \$220,000, down from \$235,000 the prior year.

Half of the homes that went under contract in August were on the market less than 27 days, compared to 88 days in August 2023.

History of Contracts Written

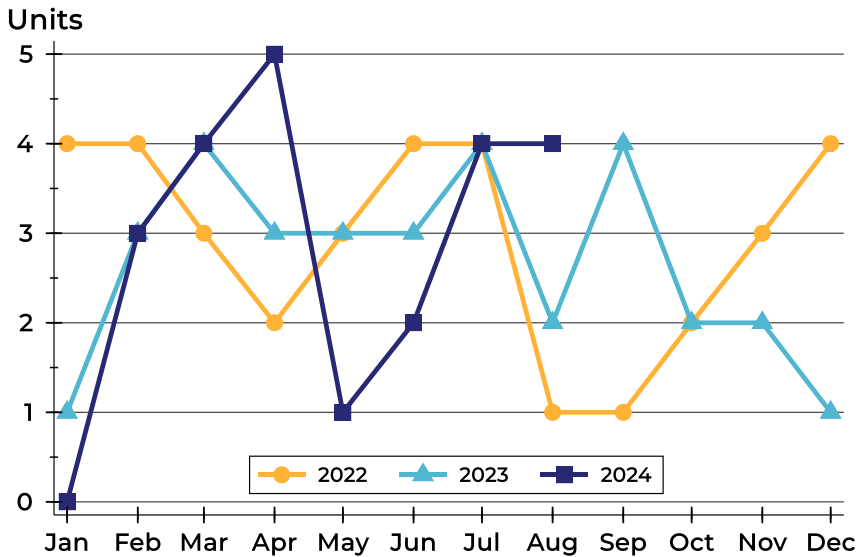
Units





Nemaha County Contracts Written Analysis

Contracts Written by Month



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

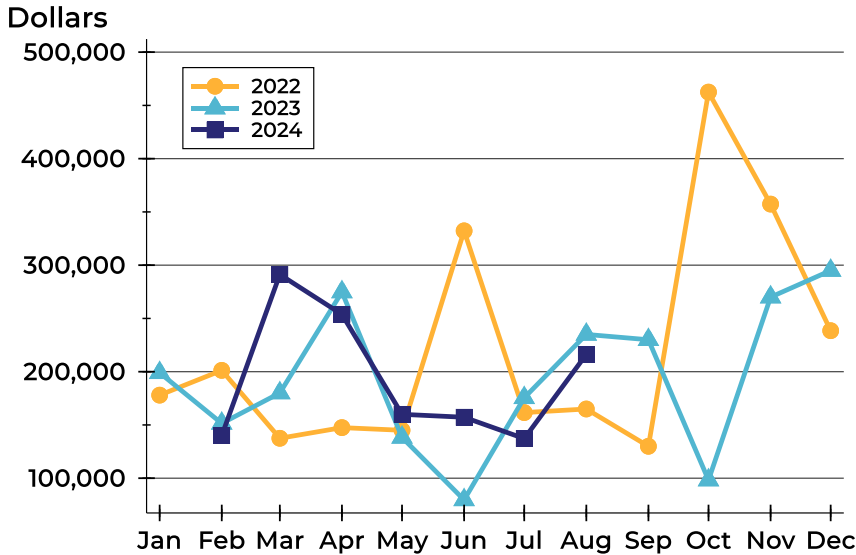
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	25.0%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	160,000	160,000	10	10	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	2	50.0%	282,500	282,500	88	88	132.5%	132.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



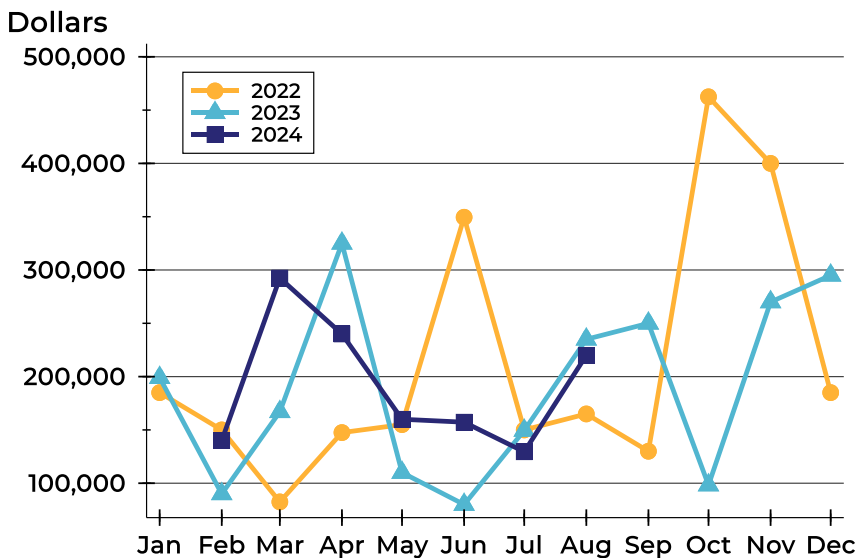
Nemaha County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	178,000	199,000	N/A
February	201,250	151,500	140,000
March	137,500	180,000	291,250
April	147,500	274,833	253,800
May	145,000	138,333	160,000
June	332,250	79,667	157,250
July	161,625	175,500	137,225
August	165,000	235,000	216,250
September	130,000	230,000	
October	462,500	98,250	
November	357,333	270,000	
December	238,500	295,000	

Median Price

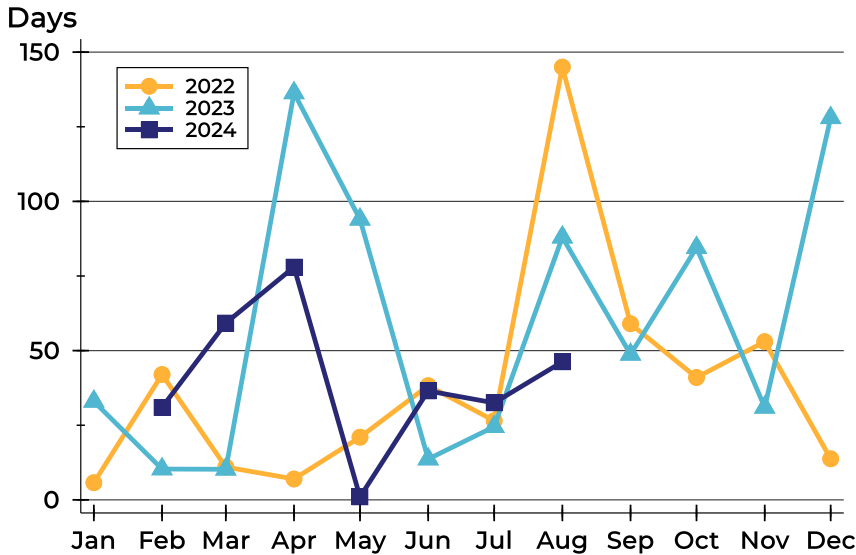


Month	2022	2023	2024
January	185,000	199,000	N/A
February	150,000	90,000	140,000
March	82,500	167,000	292,500
April	147,500	325,000	240,000
May	155,000	109,999	160,000
June	349,500	80,000	157,250
July	150,000	149,500	129,500
August	165,000	235,000	220,000
September	130,000	250,000	
October	462,500	98,250	
November	400,000	270,000	
December	185,000	295,000	



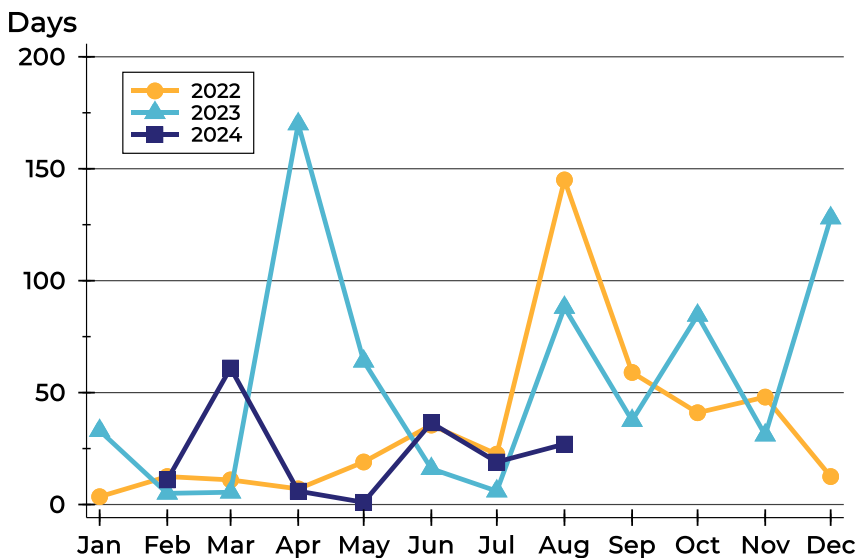
Nemaha County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	6	33	N/A
February	42	10	31
March	11	10	59
April	7	136	78
May	21	94	1
June	38	14	37
July	27	25	33
August	145	88	46
September	59	49	
October	41	85	
November	53	31	
December	14	128	

Median DOM



Month	2022	2023	2024
January	4	33	N/A
February	13	5	11
March	11	6	61
April	7	170	6
May	19	64	1
June	36	16	37
July	23	6	19
August	145	88	27
September	59	38	
October	41	85	
November	48	31	
December	13	128	



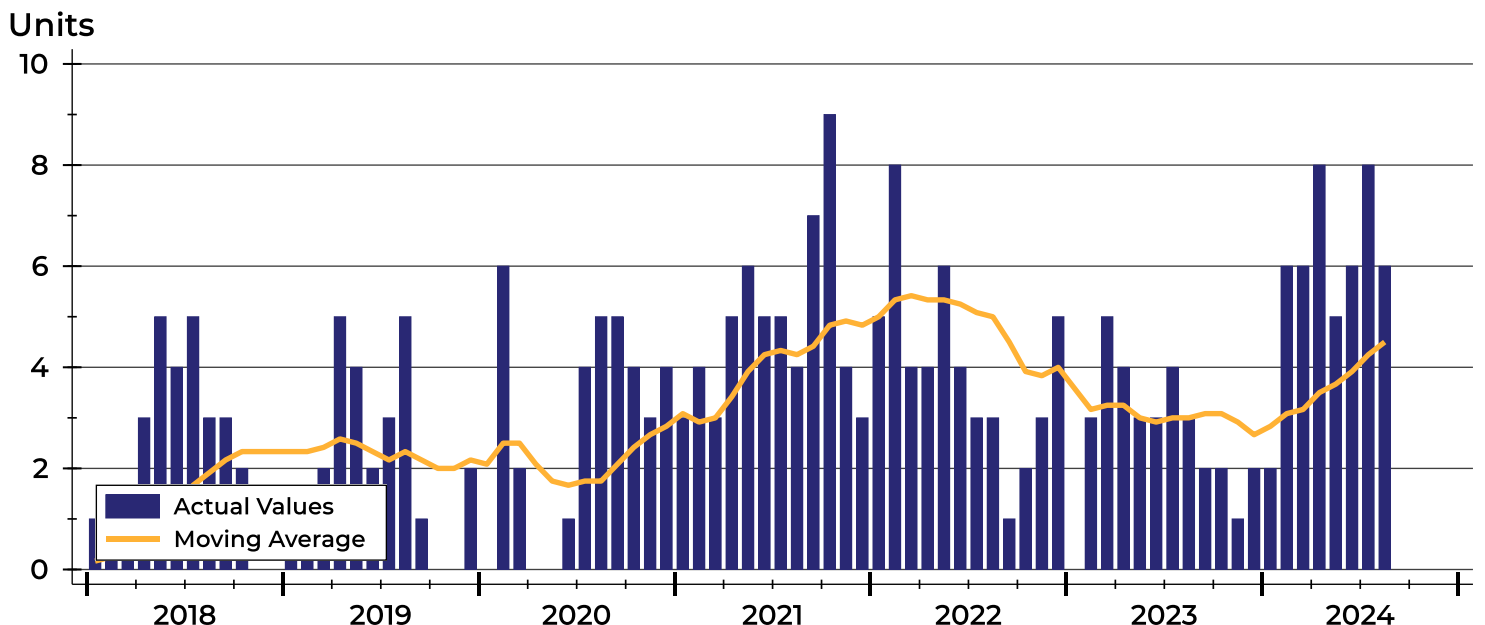
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		6	3	100.0%
Volume (1,000s)		960	835	15.0%
Average	List Price	160,000	278,333	-42.5%
	Days on Market	30	60	-50.0%
	Percent of Original	97.0%	88.4%	9.7%
Median	List Price	150,000	275,000	-45.5%
	Days on Market	11	60	-81.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Nemaha County had contracts pending at the end of August, up from 3 contracts pending at the end of August 2023.

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

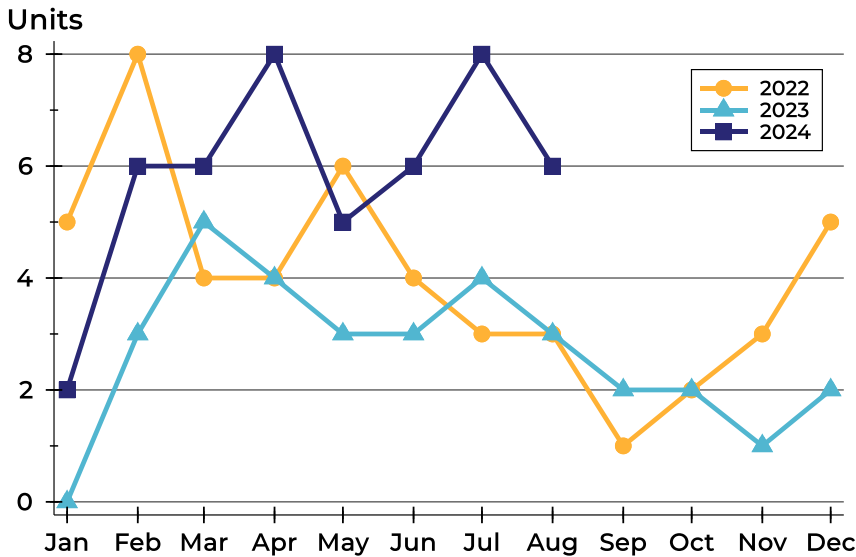
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

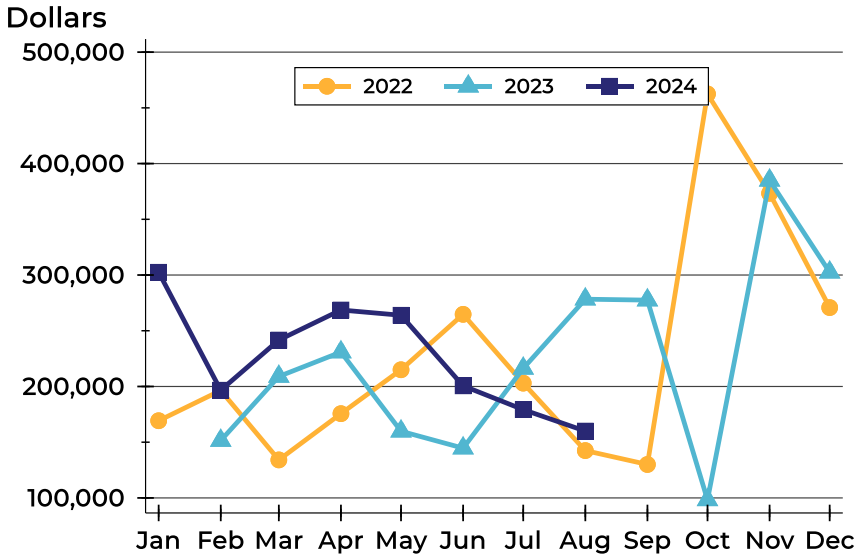
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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	33.3%	70,000	70,000	63	63	91.1%	91.1%
\$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%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	1	16.7%	160,000	160,000	10	10	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	16.7%	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	280,000	280,000	44	44	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	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



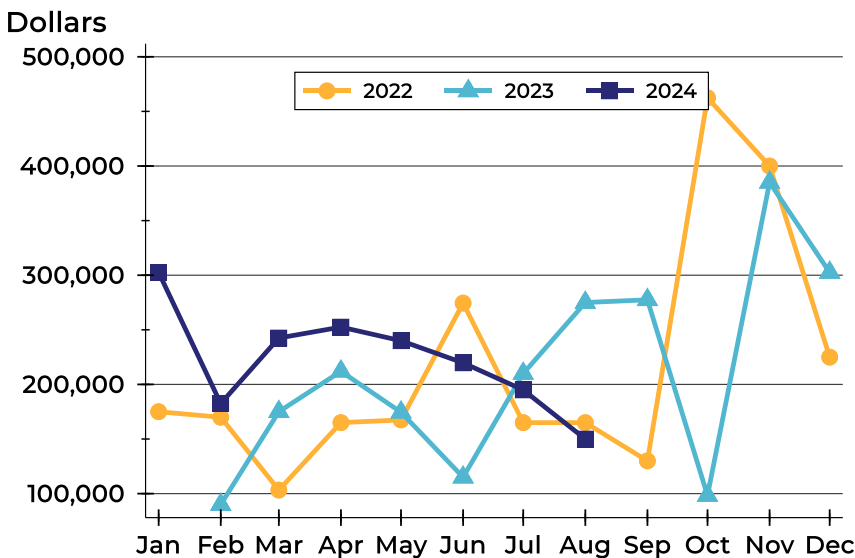
Nemaha County Pending Contracts Analysis

Average Price



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

Median Price

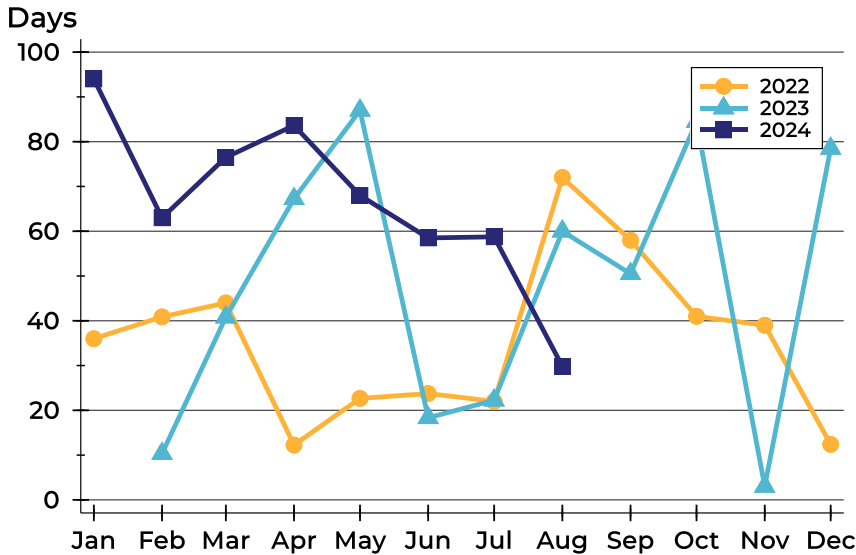


Month	2022	2023	2024
January	175,000	N/A	302,500
February	169,950	90,000	182,500
March	103,250	175,000	242,500
April	165,000	212,000	252,500
May	167,500	174,500	240,000
June	274,500	115,000	219,750
July	165,000	210,000	194,950
August	165,000	275,000	150,000
September	130,000	277,500	
October	462,500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



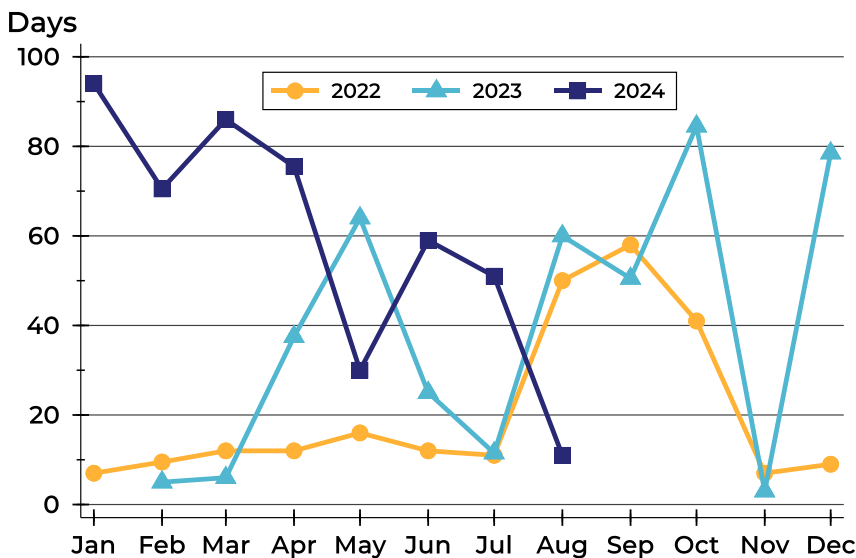
Nemaha County Pending Contracts Analysis

Average DOM



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

Median DOM



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