



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

April 2024 NE Kansas Market Statistics

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

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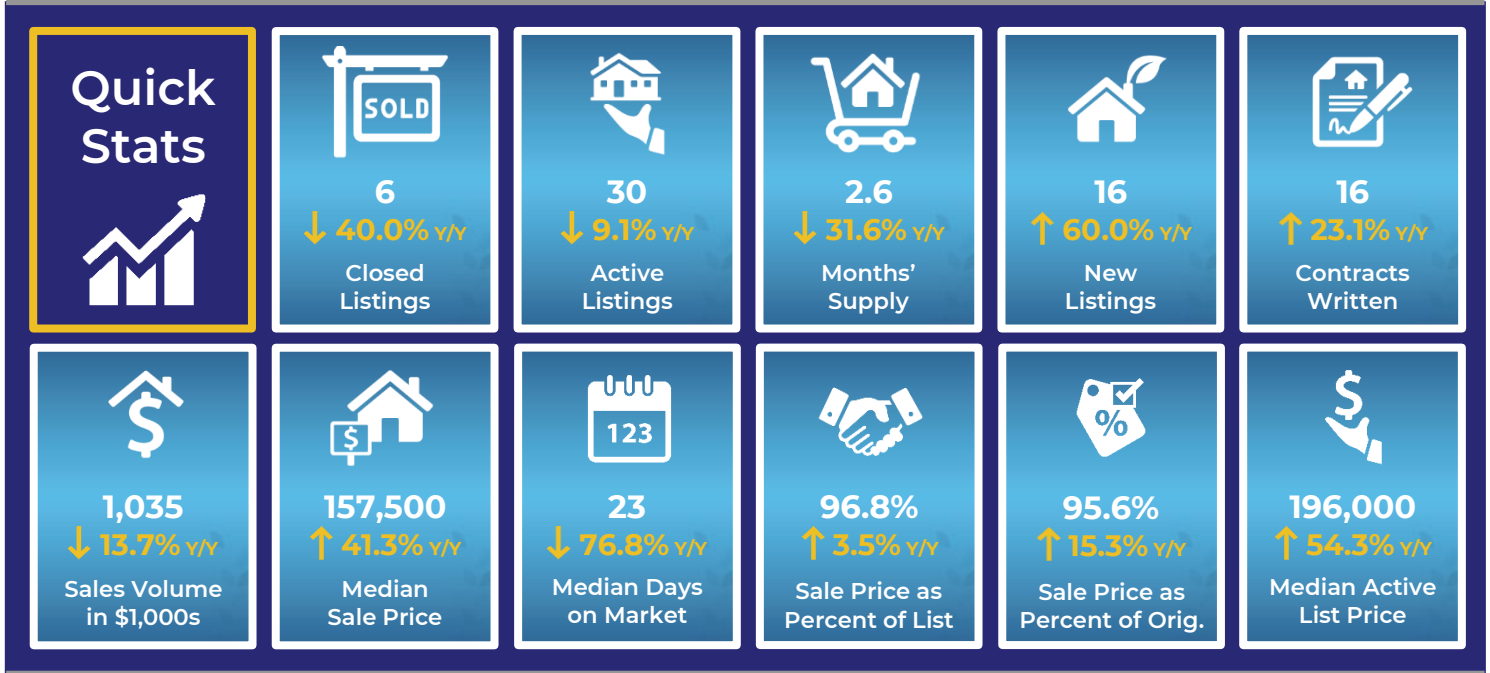


**April
2024**

Northeast Kansas MLS Statistics



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Fell in April

Total home sales in the Northeast Kansas MLS system fell last month to 6 units, compared to 10 units in April 2023. Total sales volume was \$1.0 million, down from a year earlier.

The median sale price in April was \$157,500, up from \$111,500 a year earlier. Homes that sold in April were typically on the market for 23 days and sold for 96.8% of their list prices.

Northeast Kansas Active Listings Down at End of April

The total number of active listings in the Northeast Kansas MLS system at the end of April was 30 units, down from 33 at the same point in 2023. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$196,000.

During April, a total of 16 contracts were written up from 13 in April 2023. At the end of the month, there were 28 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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**April
2024**

Northeast Kansas MLS Statistics



Northeast Kansas Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		6	10	12	27	29	39
Change from prior year		-40.0%	-16.7%	-7.7%	-6.9%	-25.6%	18.2%
Active Listings		30	33	26	N/A	N/A	N/A
Change from prior year		-9.1%	26.9%	-3.7%			
Months' Supply		2.6	3.8	2.6	N/A	N/A	N/A
Change from prior year		-31.6%	46.2%	-3.7%			
New Listings		16	10	18	47	38	58
Change from prior year		60.0%	-44.4%	12.5%	23.7%	-34.5%	38.1%
Contracts Written		16	13	9	48	35	45
Change from prior year		23.1%	44.4%	28.6%	37.1%	-22.2%	25.0%
Pending Contracts		28	11	15	N/A	N/A	N/A
Change from prior year		154.5%	-26.7%	36.4%			
Sales Volume (1,000s)		1,035	1,199	2,012	2,861	4,143	5,698
Change from prior year		-13.7%	-40.4%	49.6%	-30.9%	-27.3%	75.4%
Average	Sale Price	172,500	119,900	167,667	105,965	142,862	146,090
	Change from prior year	43.9%	-28.5%	62.1%	-25.8%	-2.2%	48.4%
	List Price of Actives	197,093	137,670	172,787	N/A	N/A	N/A
	Change from prior year	43.2%	-20.3%	53.7%			
	Days on Market	59	75	23	73	52	39
Change from prior year	-21.3%	226.1%	-85.4%	40.4%	33.3%	-62.1%	
Percent of List	89.3%	88.8%	94.7%	91.6%	88.3%	94.6%	
Change from prior year	0.6%	-6.2%	-4.3%	3.7%	-6.7%	-3.4%	
Percent of Original	85.7%	81.3%	94.3%	87.5%	85.4%	91.9%	
Change from prior year	5.4%	-13.8%	-1.3%	2.5%	-7.1%	-5.1%	
Median	Sale Price	157,500	111,500	95,000	115,000	117,000	97,000
	Change from prior year	41.3%	17.4%	27.7%	-1.7%	20.6%	30.2%
	List Price of Actives	196,000	127,000	167,500	N/A	N/A	N/A
	Change from prior year	54.3%	-24.2%	103.0%			
	Days on Market	23	99	11	37	28	14
Change from prior year	-76.8%	800.0%	-80.0%	32.1%	100.0%	-69.6%	
Percent of List	96.8%	93.5%	96.9%	93.0%	93.4%	96.8%	
Change from prior year	3.5%	-3.5%	-3.1%	-0.4%	-3.5%	-2.2%	
Percent of Original	95.6%	82.9%	95.7%	92.9%	93.3%	94.3%	
Change from prior year	15.3%	-13.4%	-4.3%	-0.4%	-1.1%	-1.9%	

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



Northeast Kansas Closed Listings Analysis

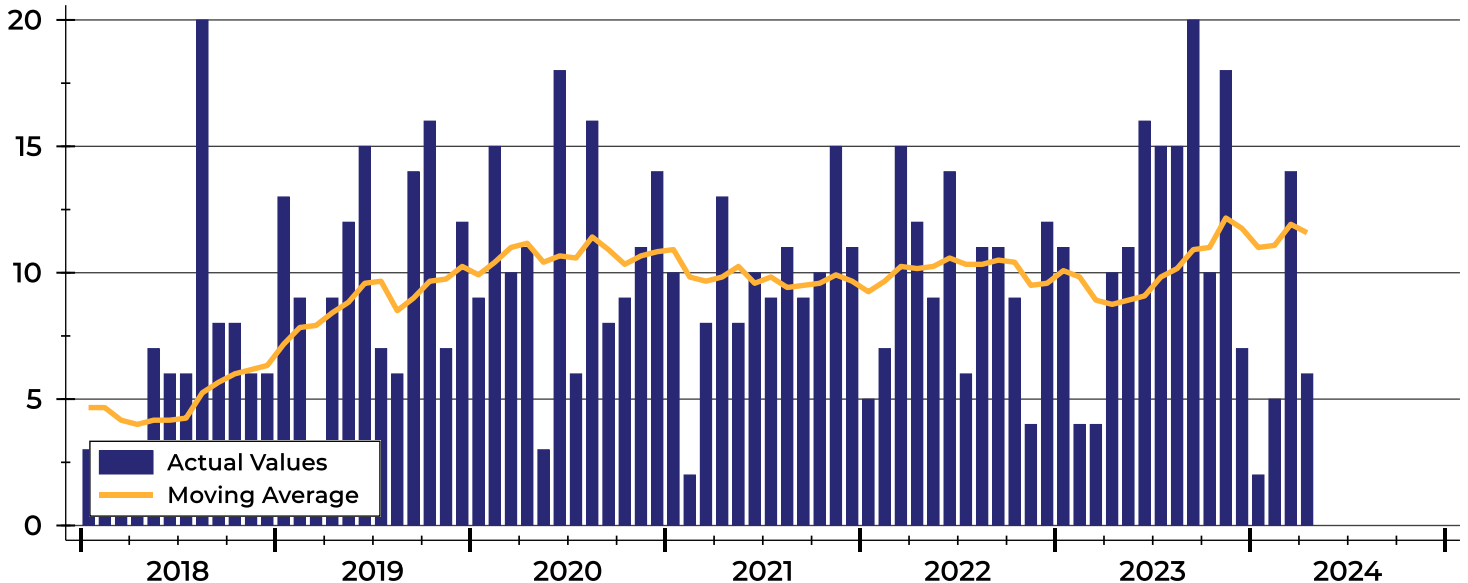
Summary Statistics for Closed Listings		2024	April 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		6	10	-40.0%	27	29	-6.9%
Volume (1,000s)		1,035	1,199	-13.7%	2,861	4,143	-30.9%
Months' Supply		2.6	3.8	-31.6%	N/A	N/A	N/A
Average	Sale Price	172,500	119,900	43.9%	105,965	142,862	-25.8%
	Days on Market	59	75	-21.3%	73	52	40.4%
	Percent of List	89.3%	88.8%	0.6%	91.6%	88.3%	3.7%
	Percent of Original	85.7%	81.3%	5.4%	87.5%	85.4%	2.5%
Median	Sale Price	157,500	111,500	41.3%	115,000	117,000	-1.7%
	Days on Market	23	99	-76.8%	37	28	32.1%
	Percent of List	96.8%	93.5%	3.5%	93.0%	93.4%	-0.4%
	Percent of Original	95.6%	82.9%	15.3%	92.9%	93.3%	-0.4%

A total of 6 homes sold in the Northeast Kansas MLS system in April, down from 10 units in April 2023. Total sales volume fell to \$1.0 million compared to \$1.2 million in the previous year.

The median sales price in April was \$157,500, up 41.3% compared to the prior year. Median days on market was 23 days, down from 75 days in March, and down from 99 in April 2023.

History of Closed Listings

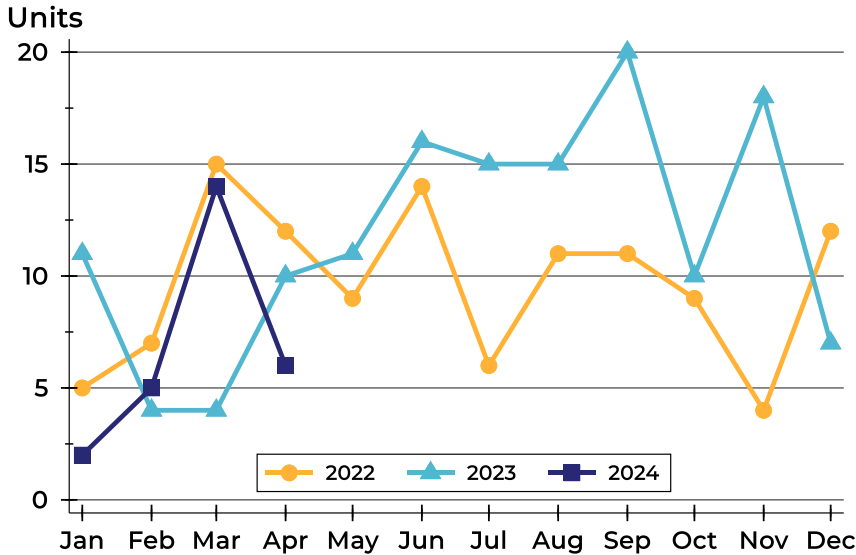
Units





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	11
June	14	16	14
July	6	15	15
August	11	15	11
September	11	20	11
October	9	10	9
November	4	18	4
December	12	7	12

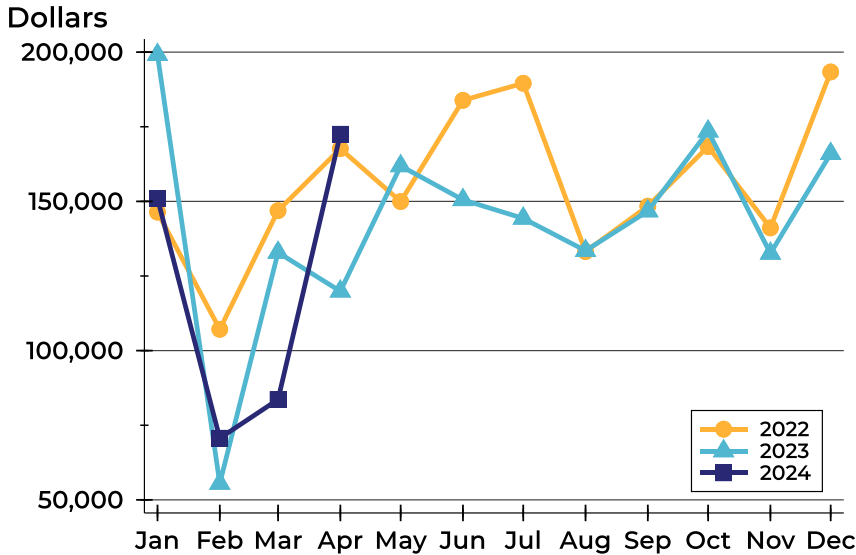
Closed Listings by Price Range

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	1	16.7%	0.0	20,000	20,000	194	194	50.1%	50.1%	30.3%	30.3%
\$25,000-\$49,999	0	0.0%	1.5	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	2	33.3%	0.0	120,000	120,000	1	1	96.2%	96.2%	96.2%	96.2%
\$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	16.7%	3.7	195,000	195,000	44	44	95.1%	95.1%	92.9%	92.9%
\$200,000-\$249,999	0	0.0%	5.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	3.3	275,000	275,000	1	1	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	16.7%	10.0	305,000	305,000	114	114	98.4%	98.4%	98.4%	98.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



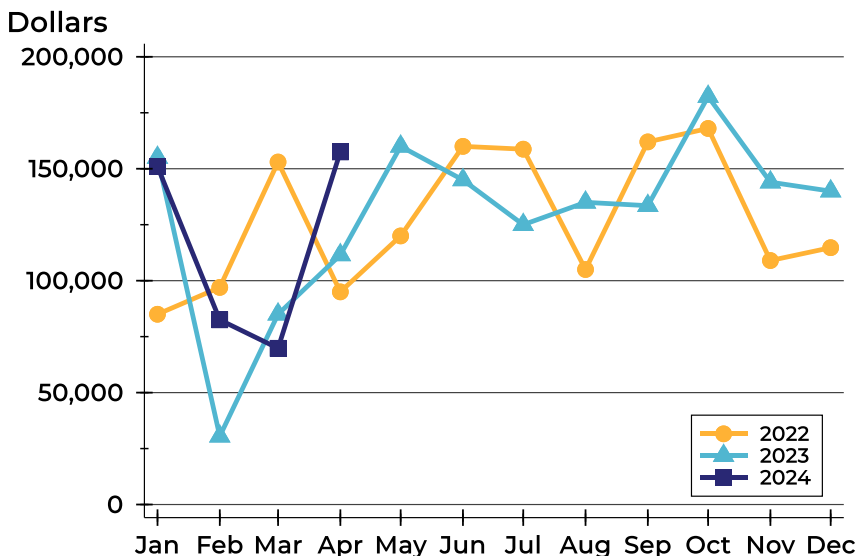
Northeast Kansas Closed Listings Analysis

Average Price



Month	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	
June	183,857	150,525	
July	189,583	144,310	
August	133,191	133,480	
September	148,409	146,755	
October	168,333	173,500	
November	141,125	132,583	
December	193,358	165,993	

Median Price

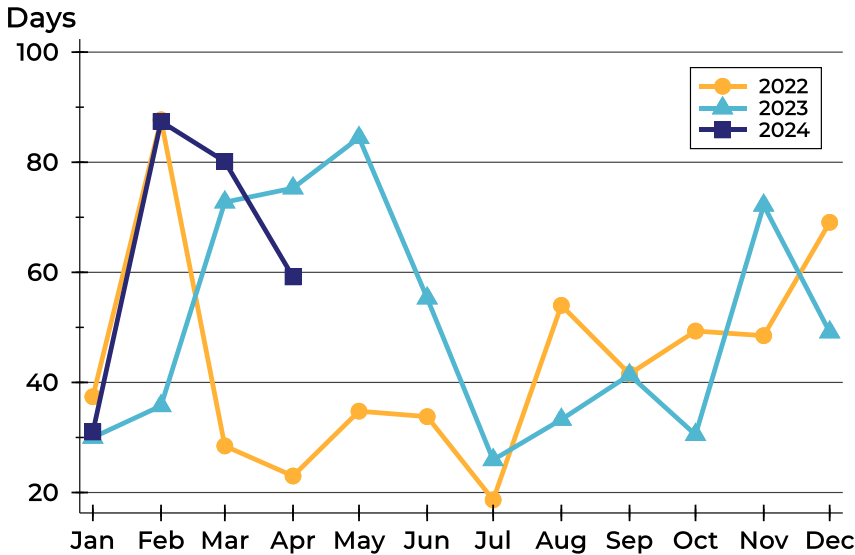


Month	2022	2023	2024
January	85,000	155,000	151,000
February	97,000	30,500	82,500
March	153,000	85,000	69,813
April	95,000	111,500	157,500
May	120,000	160,000	
June	160,000	145,000	
July	158,750	125,000	
August	105,000	135,000	
September	162,000	133,500	
October	168,000	182,250	
November	109,000	144,000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



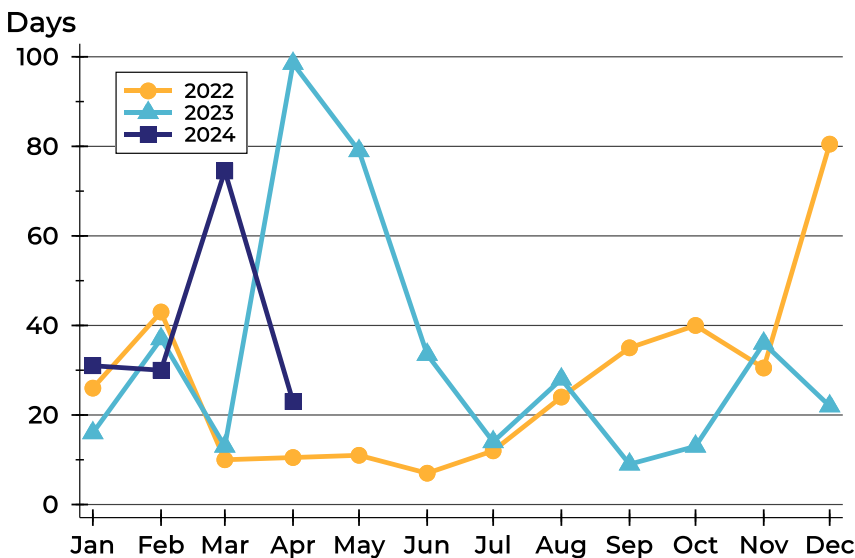
Northeast Kansas Closed Listings Analysis

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	
June	34	55	
July	19	26	
August	54	33	
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	
June	7	34	
July	12	14	
August	24	28	
September	35	9	
October	40	13	
November	31	36	
December	81	22	



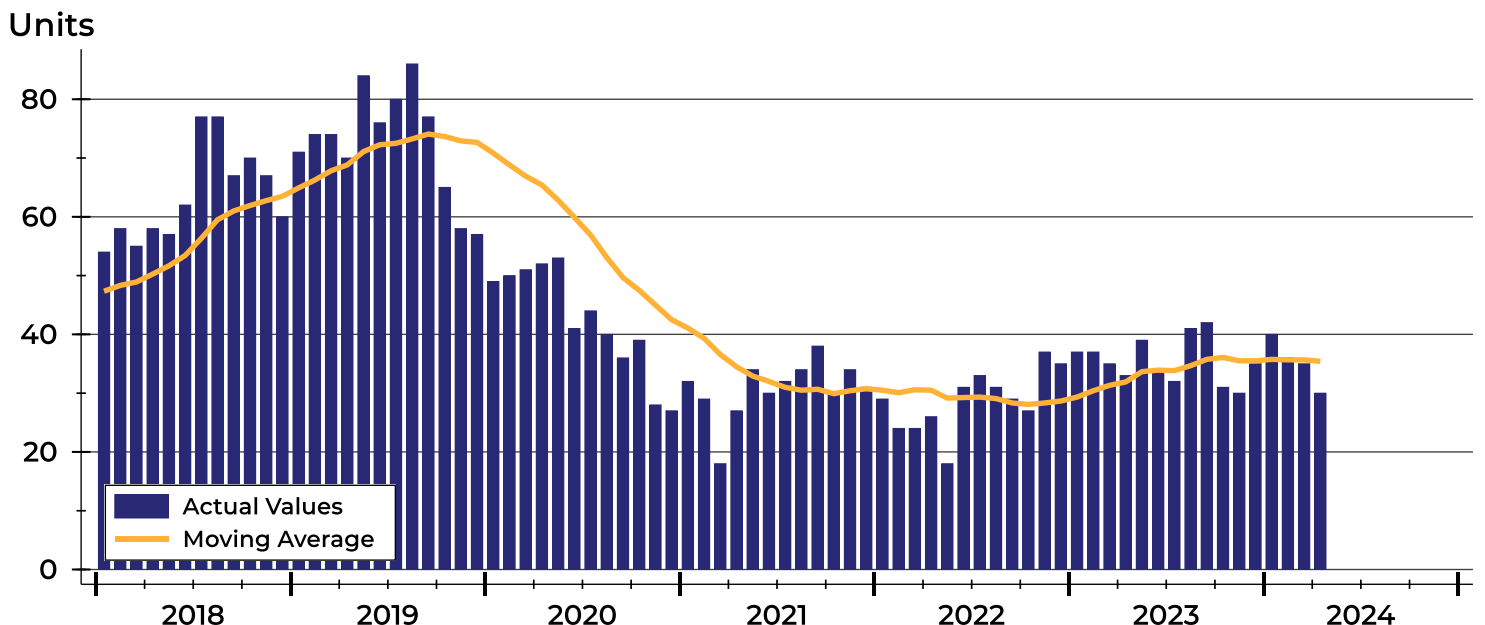
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2024	End of April 2023	Change
Active Listings		30	33	-9.1%
Volume (1,000s)		5,913	4,543	30.2%
Months' Supply		2.6	3.8	-31.6%
Average	List Price	197,093	137,670	43.2%
	Days on Market	91	106	-14.2%
	Percent of Original	98.4%	94.1%	4.6%
Median	List Price	196,000	127,000	54.3%
	Days on Market	83	94	-11.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in the Northeast Kansas MLS system at the end of April. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of April was \$196,000, up 54.3% from 2023. The typical time on market for active listings was 83 days, down from 94 days a year earlier.

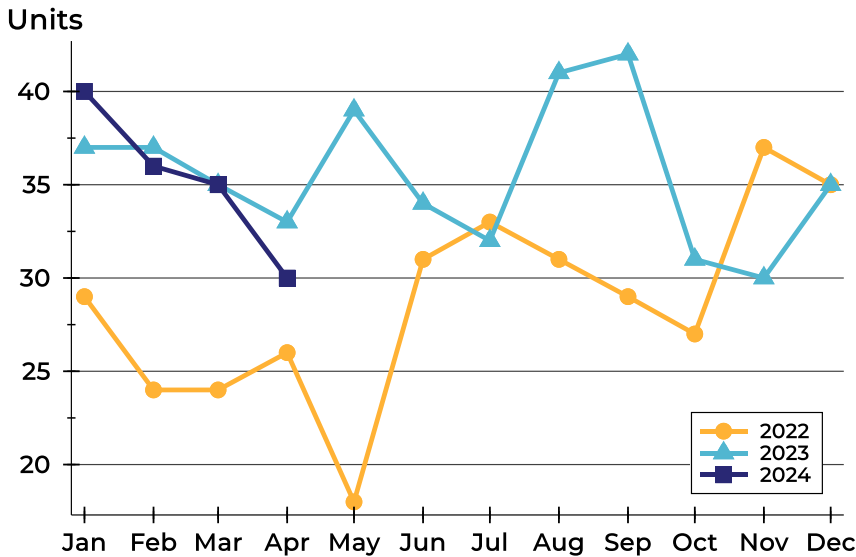
History of Active Listings





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	18
June	31	34	31
July	33	32	33
August	31	41	31
September	29	42	29
October	27	31	27
November	37	30	35
December	35	35	35

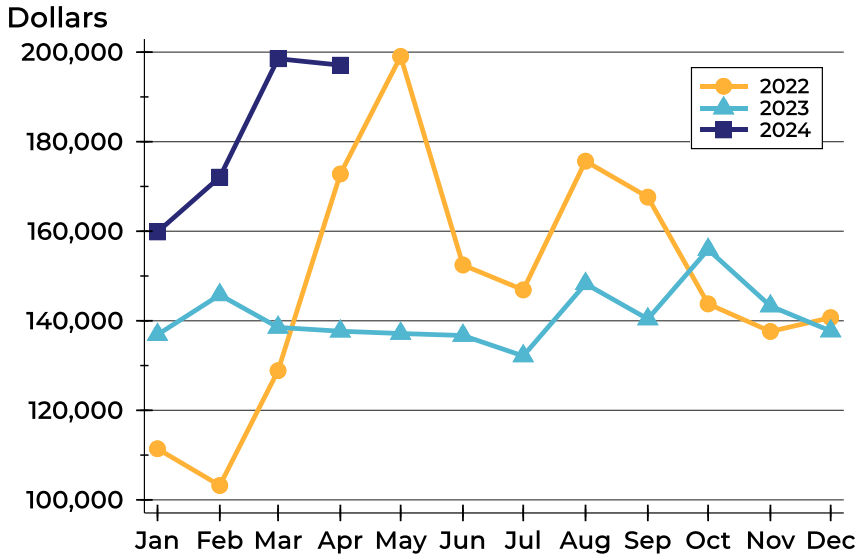
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.7%	1.5	46,950	46,950	22	22	100.0%	100.0%
\$50,000-\$99,999	5	16.7%	N/A	69,800	60,000	122	133	92.9%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	3.3%	N/A	131,000	131,000	44	44	103.1%	103.1%
\$150,000-\$174,999	5	16.7%	N/A	165,900	165,000	96	96	101.3%	100.0%
\$175,000-\$199,999	4	13.3%	3.7	192,250	196,000	62	50	100.0%	100.0%
\$200,000-\$249,999	5	16.7%	5.5	228,480	229,000	108	26	97.1%	100.0%
\$250,000-\$299,999	3	10.0%	3.3	277,667	285,000	41	38	100.0%	100.0%
\$300,000-\$399,999	5	16.7%	10.0	353,000	340,000	128	120	98.4%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



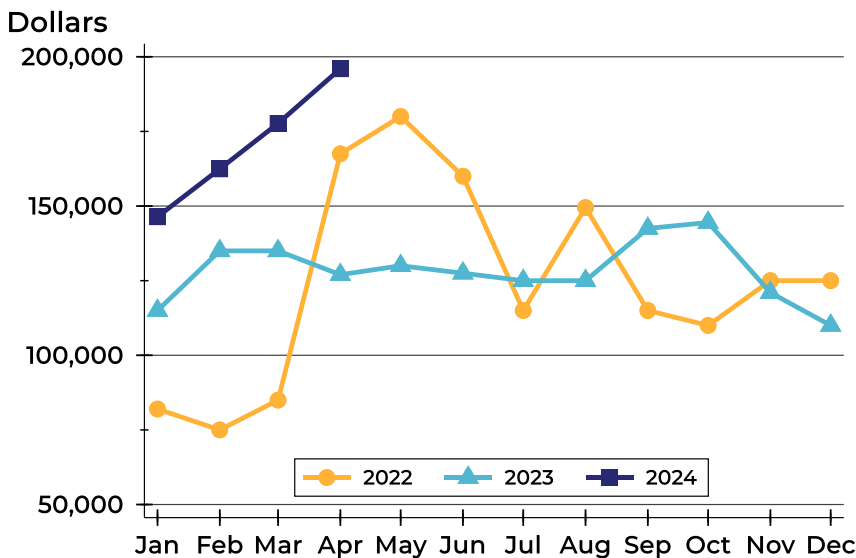
Northeast Kansas Active Listings Analysis

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	
June	152,458	136,712	
July	146,897	132,141	
August	175,655	148,264	
September	167,621	140,396	
October	143,772	155,922	
November	137,617	143,290	
December	140,701	137,709	

Median Price

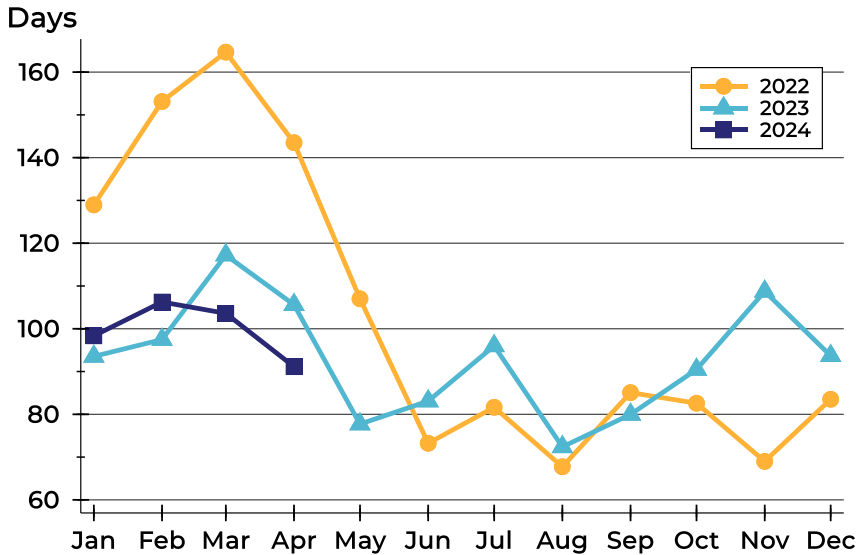


Month	2022	2023	2024
January	82,000	115,000	146,400
February	75,000	135,000	162,450
March	85,000	135,000	177,700
April	167,500	127,000	196,000
May	180,000	130,000	
June	160,000	127,500	
July	115,000	125,000	
August	149,500	125,000	
September	115,000	142,500	
October	110,000	144,500	
November	125,000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



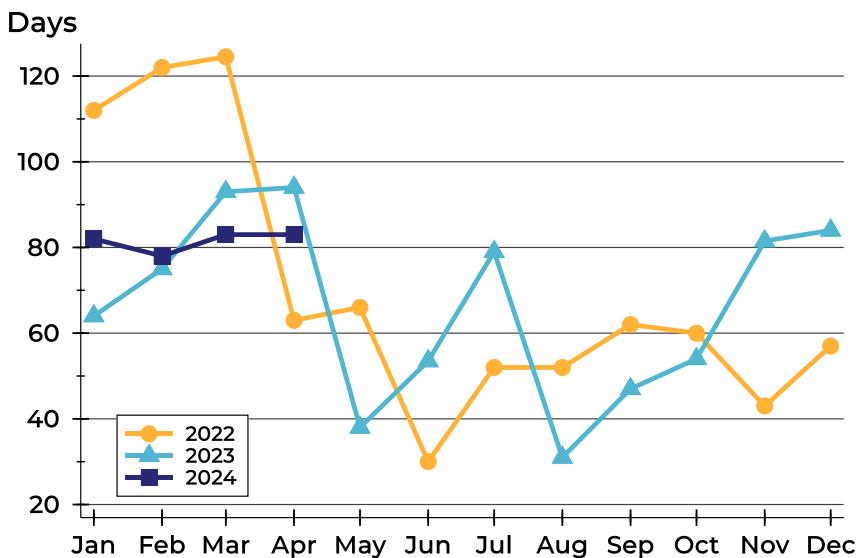
Northeast Kansas Active Listings Analysis

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	
June	73	83	
July	82	96	
August	68	72	
September	85	80	
October	83	90	
November	69	109	
December	84	94	

Median DOM

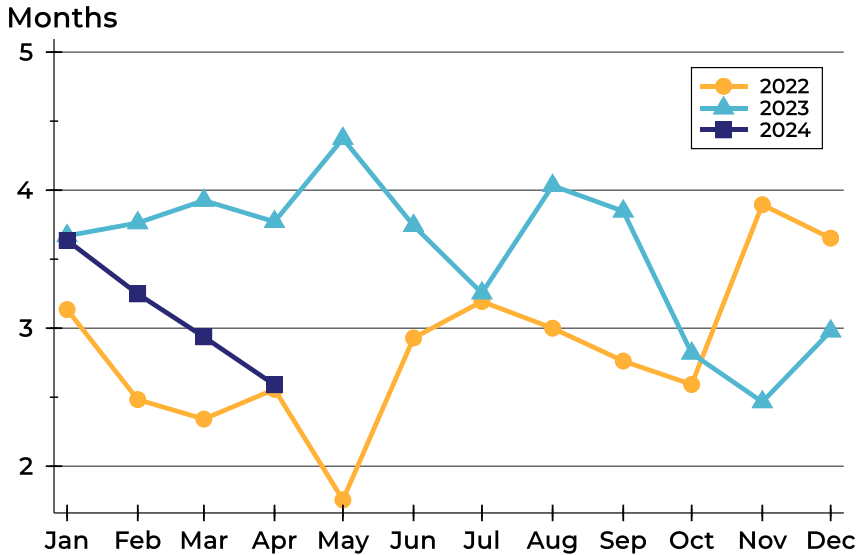


Month	2022	2023	2024
January	112	64	82
February	122	75	78
March	125	93	83
April	63	94	83
May	66	38	
June	30	54	
July	52	79	
August	52	31	
September	62	47	
October	60	54	
November	43	82	
December	57	84	



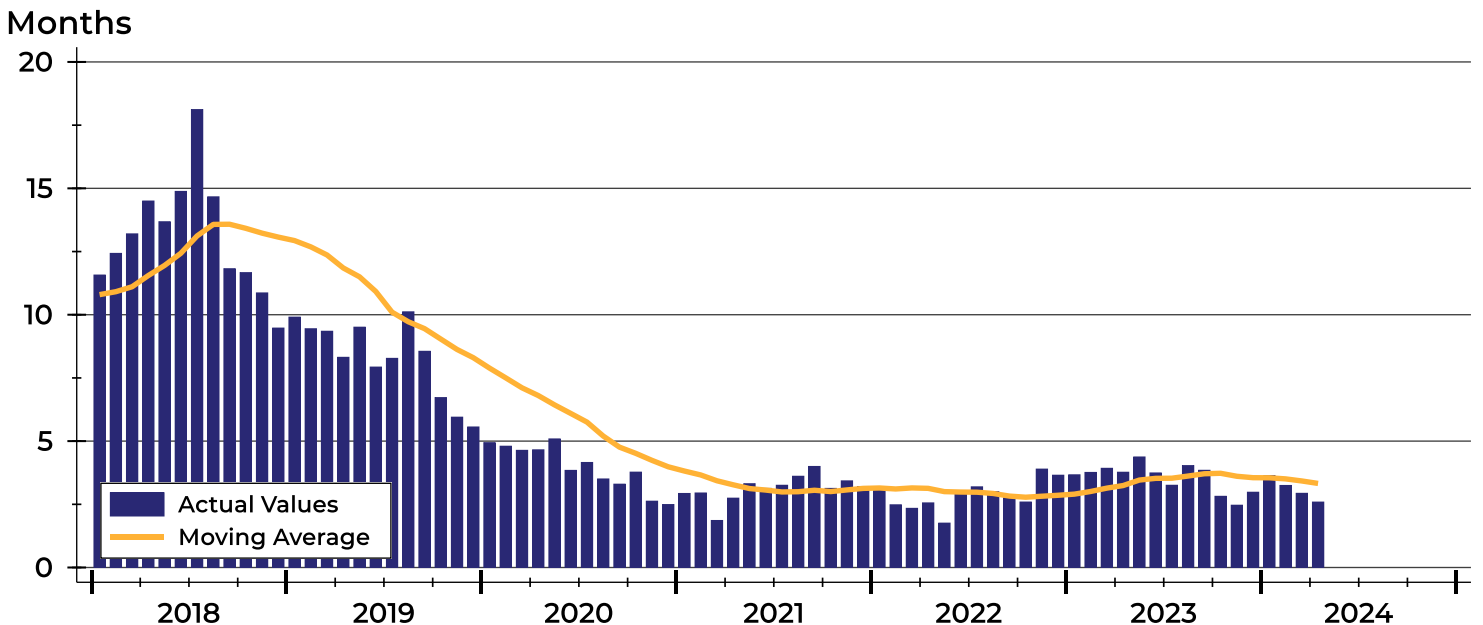
Northeast Kansas Months' Supply Analysis

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	
June	2.9	3.7	
July	3.2	3.3	
August	3.0	4.0	
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





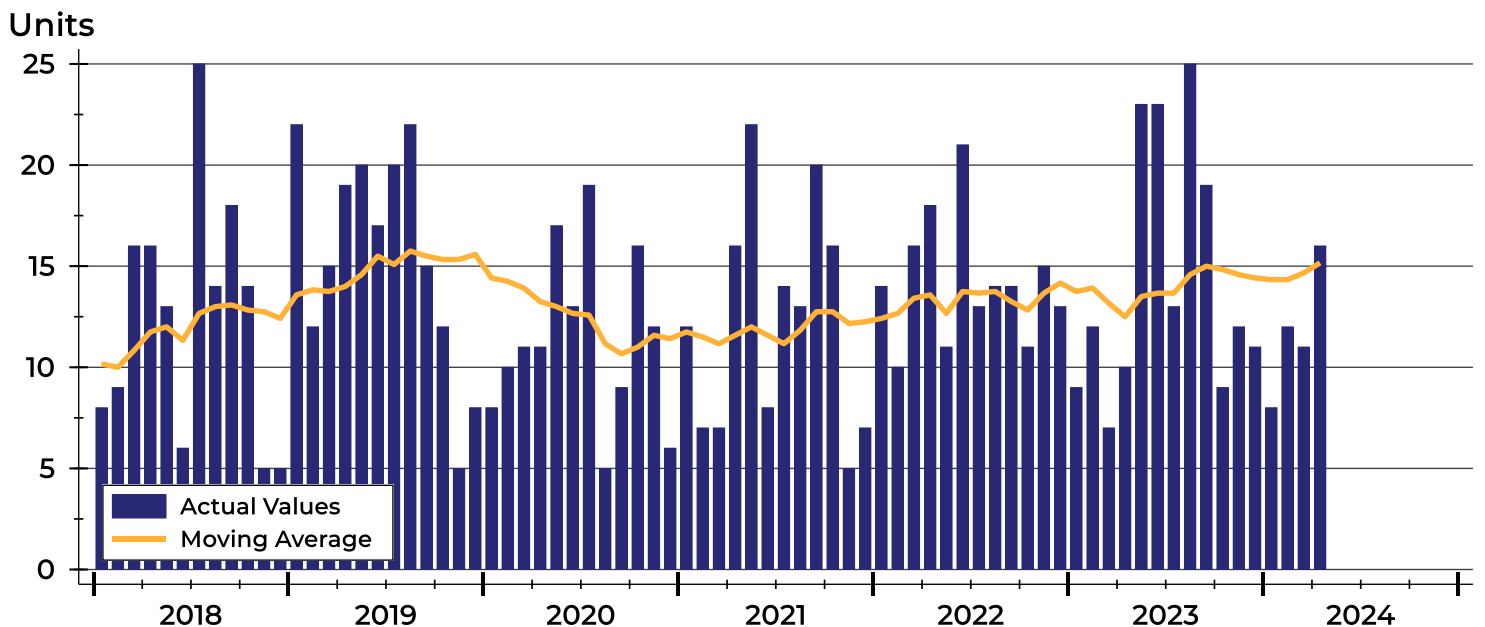
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2024	April 2023	Change
Current Month	New Listings	16	10	60.0%
	Volume (1,000s)	3,485	1,537	126.7%
	Average List Price	217,831	153,650	41.8%
	Median List Price	220,950	147,250	50.1%
Year-to-Date	New Listings	47	38	23.7%
	Volume (1,000s)	8,502	5,137	65.5%
	Average List Price	180,887	135,182	33.8%
	Median List Price	173,000	129,500	33.6%

A total of 16 new listings were added in the Northeast Kansas MLS system during April, up 60.0% from the same month in 2023. Year-to-date the Northeast Kansas MLS system has seen 47 new listings.

The median list price of these homes was \$220,950 up from \$147,250 in 2023.

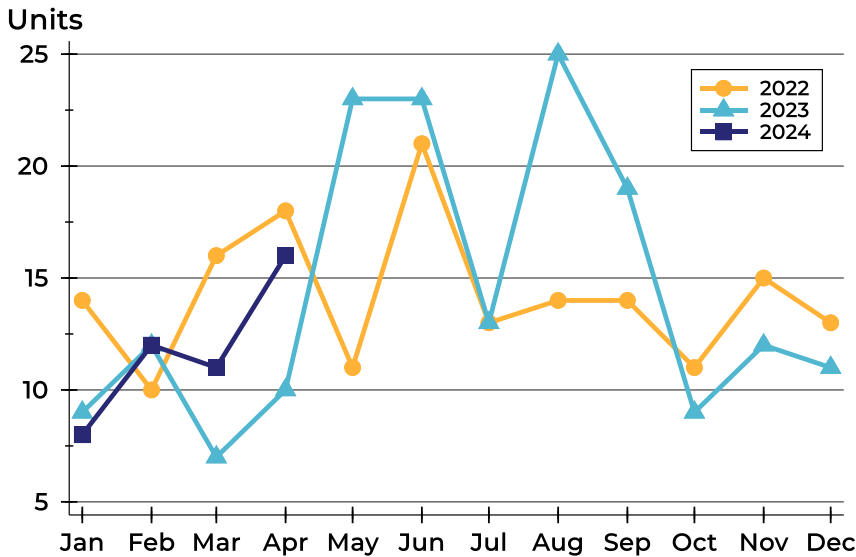
History of New Listings





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	16
May	11	23	11
June	21	23	11
July	13	13	11
August	14	25	11
September	14	19	11
October	11	9	11
November	15	12	11
December	13	11	11

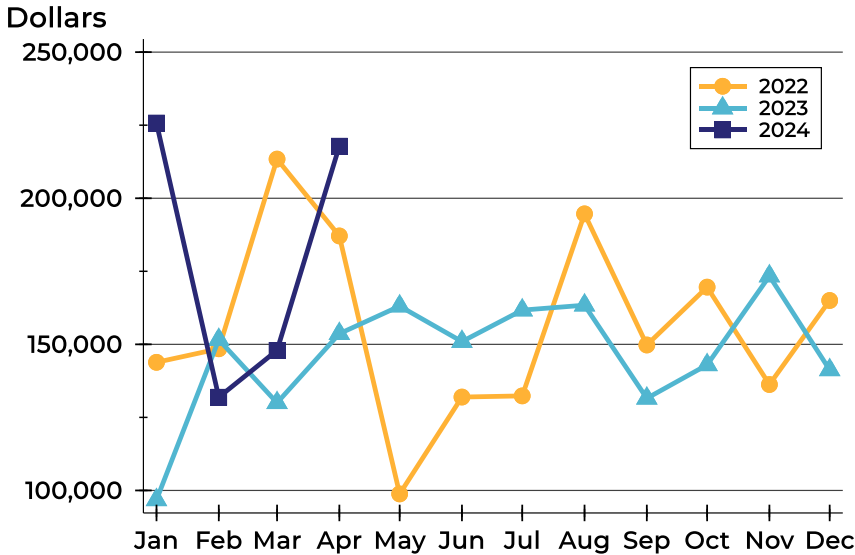
New Listings by Price Range

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	2	12.5%	46,950	46,950	27	27	100.0%	100.0%
\$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	6.3%	145,000	145,000	1	1	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	4	25.0%	191,625	194,500	11	10	95.0%	100.0%
\$200,000-\$249,999	4	25.0%	230,475	234,950	4	4	100.0%	100.0%
\$250,000-\$299,999	3	18.8%	271,000	265,000	8	6	100.0%	100.0%
\$300,000-\$399,999	1	6.3%	320,000	320,000	34	34	97.0%	97.0%
\$400,000-\$499,999	1	6.3%	425,000	425,000	8	8	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



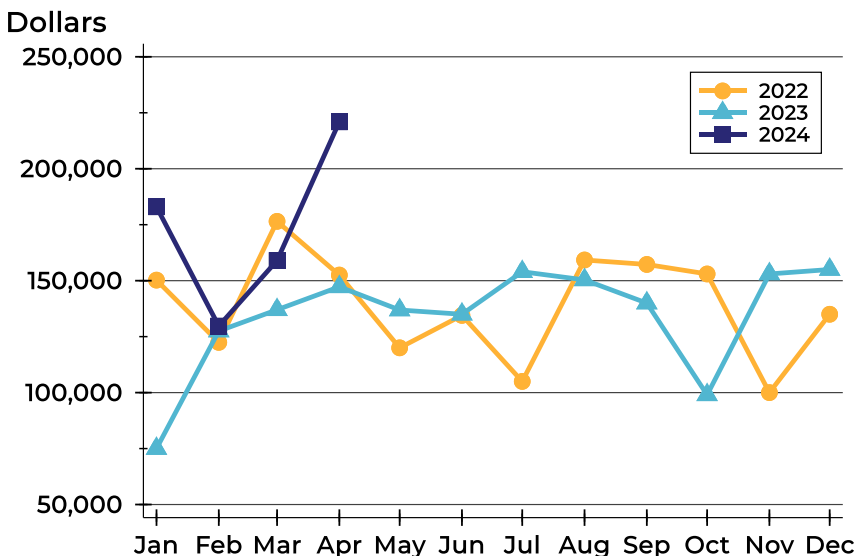
Northeast Kansas New Listings Analysis

Average Price



Month	2022	2023	2024
January	143,857	96,778	225,750
February	148,480	151,617	131,908
March	213,400	130,000	147,955
April	187,106	153,650	217,831
May	98,818	163,081	
June	131,967	150,943	
July	132,369	161,715	
August	194,664	163,402	
September	149,786	131,531	
October	169,591	142,978	
November	136,260	173,375	
December	165,015	141,264	

Median Price



Month	2022	2023	2024
January	150,250	75,000	183,000
February	122,450	127,500	129,750
March	176,500	137,000	159,000
April	152,500	147,250	220,950
May	120,000	136,900	
June	134,500	135,000	
July	105,000	154,000	
August	159,250	150,350	
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

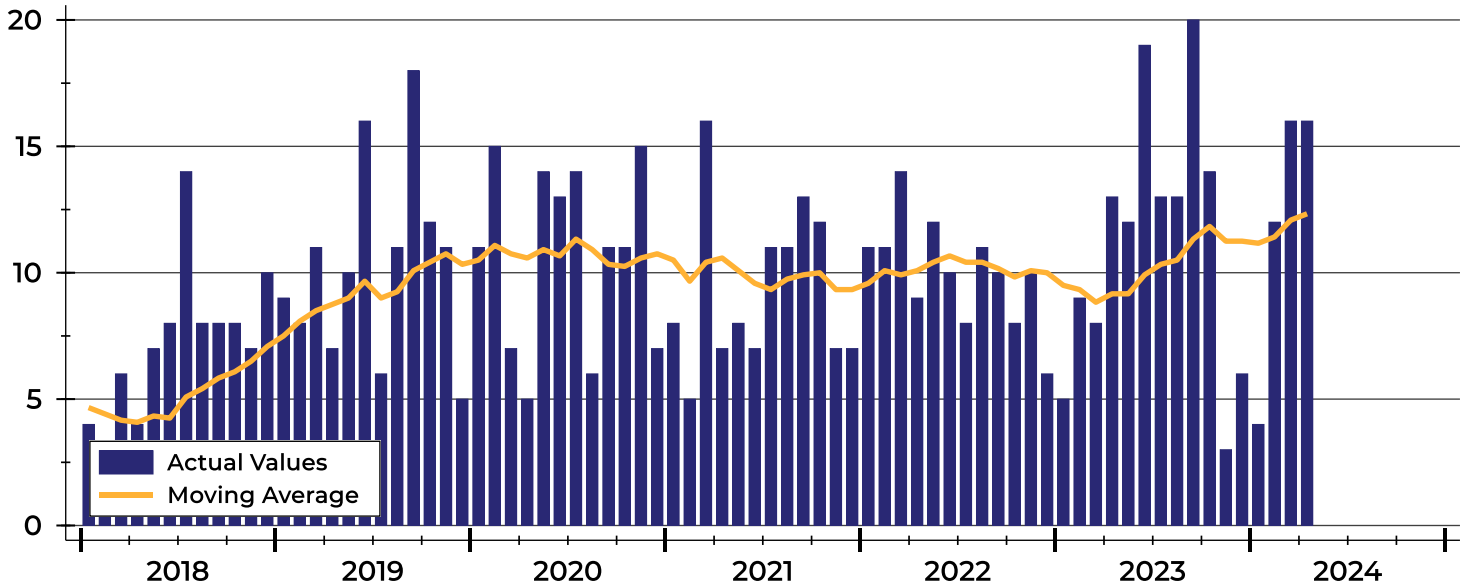
Summary Statistics for Contracts Written		2024	April 2023	Change	Year-to-Date		
		2024	2023		2024	2023	Change
Contracts Written		16	13	23.1%	48	35	37.1%
Volume (1,000s)		3,350	2,175	54.0%	7,205	4,777	50.8%
Average	Sale Price	209,344	167,308	25.1%	150,098	136,489	10.0%
	Days on Market	57	95	-40.0%	75	71	5.6%
	Percent of Original	99.4%	91.3%	8.9%	90.1%	83.6%	7.8%
Median	Sale Price	218,500	150,000	45.7%	129,750	120,000	8.1%
	Days on Market	10	119	-91.6%	34	51	-33.3%
	Percent of Original	100.0%	90.0%	11.1%	99.2%	88.1%	12.6%

A total of 16 contracts for sale were written in the Northeast Kansas MLS system during the month of April, up from 13 in 2023. The median list price of these homes was \$218,500, up from \$150,000 the prior year.

Half of the homes that went under contract in April were on the market less than 10 days, compared to 119 days in April 2023.

History of Contracts Written

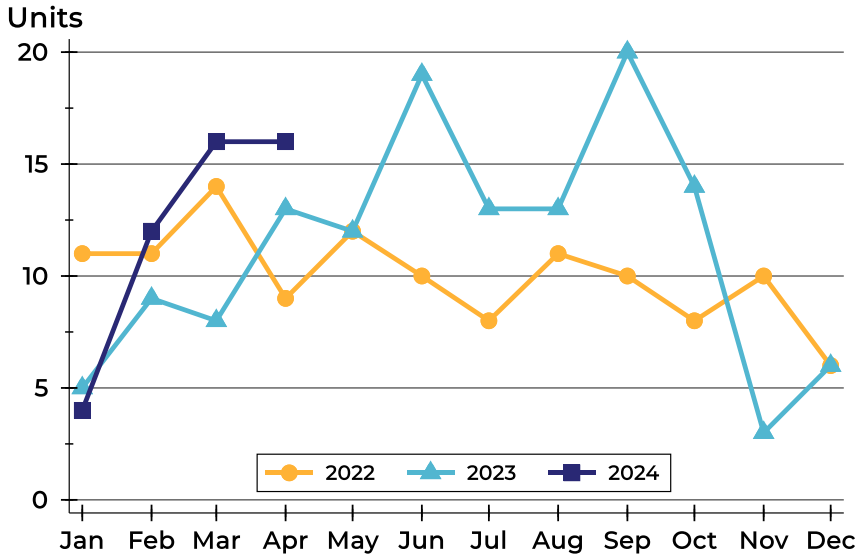
Units





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	16
May	12	12	
June	10	19	
July	8	13	
August	11	13	
September	10	20	
October	8	14	
November	10	3	
December	6	6	

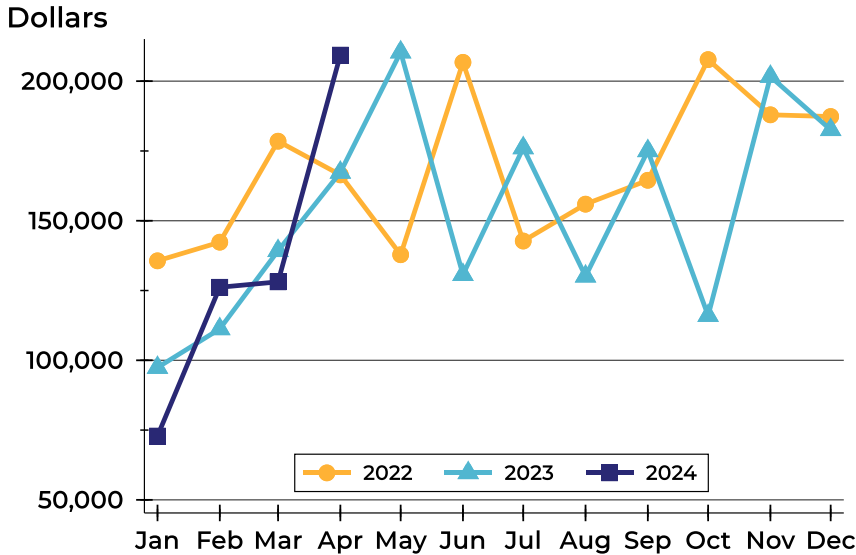
Contracts Written by Price Range

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	2	12.5%	42,000	42,000	10	10	100.0%	100.0%
\$50,000-\$99,999	3	18.8%	97,833	99,000	163	203	96.7%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.3%	145,000	145,000	1	1	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	6.3%	190,000	190,000	8	8	100.0%	100.0%
\$200,000-\$249,999	4	25.0%	229,250	232,500	8	4	100.0%	100.0%
\$250,000-\$299,999	2	12.5%	280,000	280,000	9	9	100.0%	100.0%
\$300,000-\$399,999	1	6.3%	310,000	310,000	159	159	100.0%	100.0%
\$400,000-\$499,999	2	12.5%	425,000	425,000	95	95	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



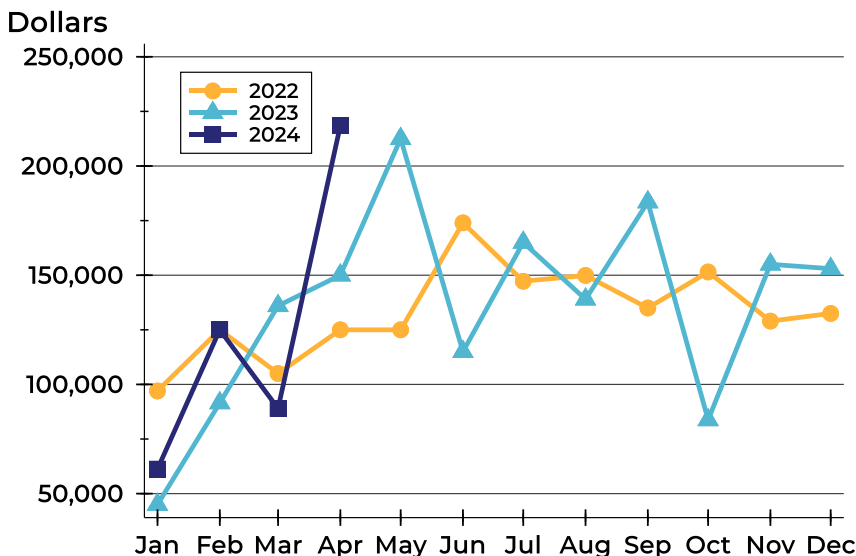
Northeast Kansas Contracts Written Analysis

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	209,344
May	137,825	210,400	
June	206,750	130,668	
July	142,738	176,077	
August	155,945	130,112	
September	164,500	175,045	
October	207,725	116,021	
November	187,950	201,667	
December	187,333	182,583	

Median Price

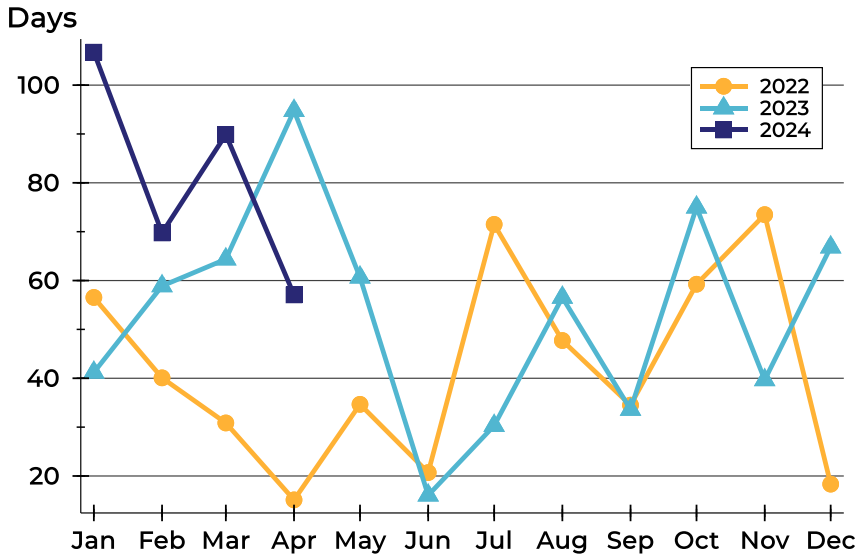


Month	2022	2023	2024
January	97,000	45,000	61,250
February	125,000	91,500	125,000
March	105,000	136,000	89,000
April	125,000	150,000	218,500
May	125,000	212,500	
June	174,000	115,000	
July	147,250	165,000	
August	149,900	139,000	
September	135,000	183,500	
October	151,500	83,750	
November	129,000	155,000	
December	132,500	153,000	



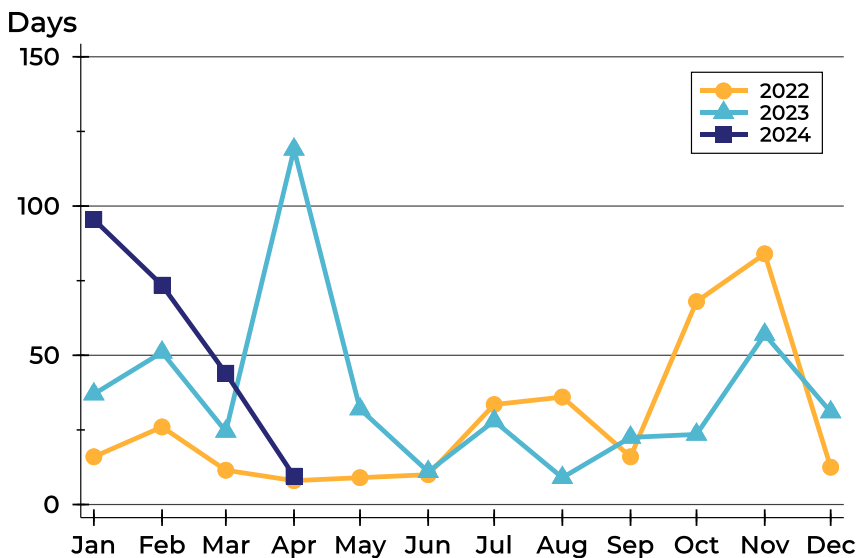
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	57	41	107
February	40	59	70
March	31	64	90
April	15	95	57
May	35	61	
June	21	16	
July	72	30	
August	48	57	
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	10
May	9	32	
June	10	11	
July	34	28	
August	36	9	
September	16	23	
October	68	24	
November	84	57	
December	13	31	



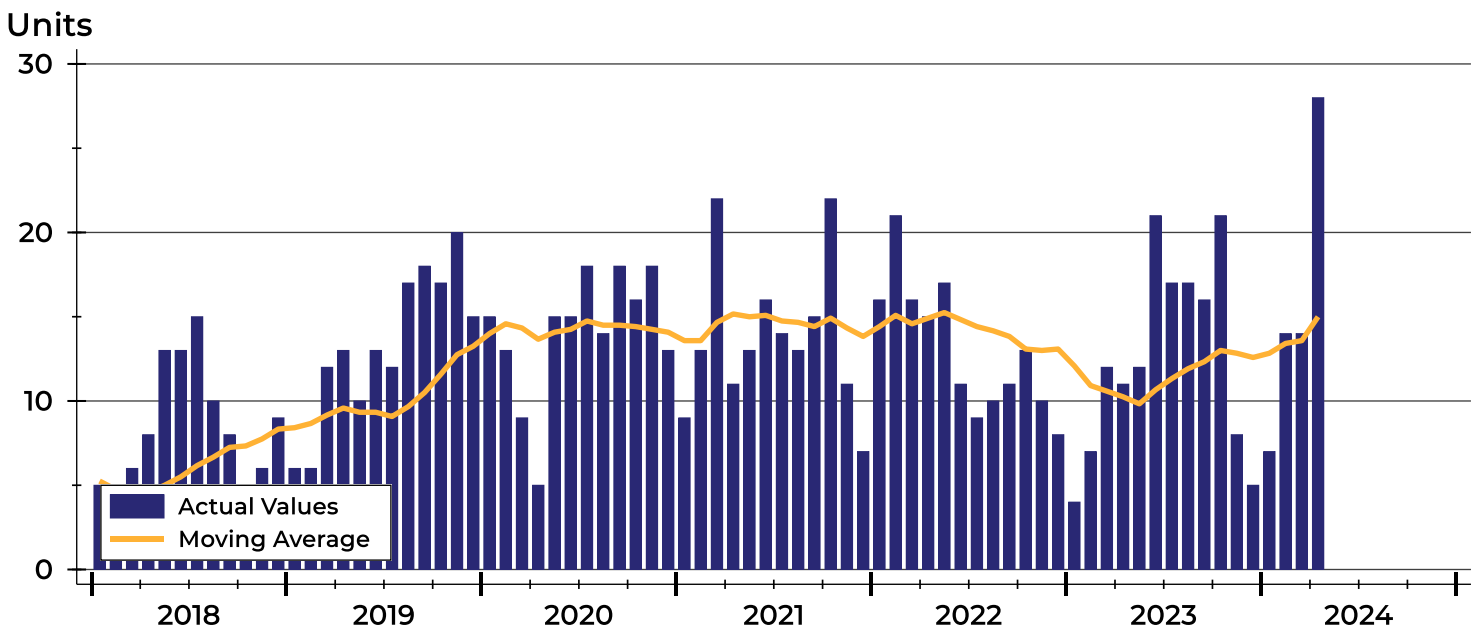
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of April		
		2024	2023	Change
Pending Contracts		28	11	154.5%
Volume (1,000s)		5,541	1,746	217.4%
Average	List Price	197,896	158,700	24.7%
	Days on Market	83	48	72.9%
	Percent of Original	97.6%	95.7%	2.0%
Median	List Price	200,000	155,000	29.0%
	Days on Market	19	48	-60.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 28 listings in the Northeast Kansas MLS system had contracts pending at the end of April, up from 11 contracts pending at the end of April 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.

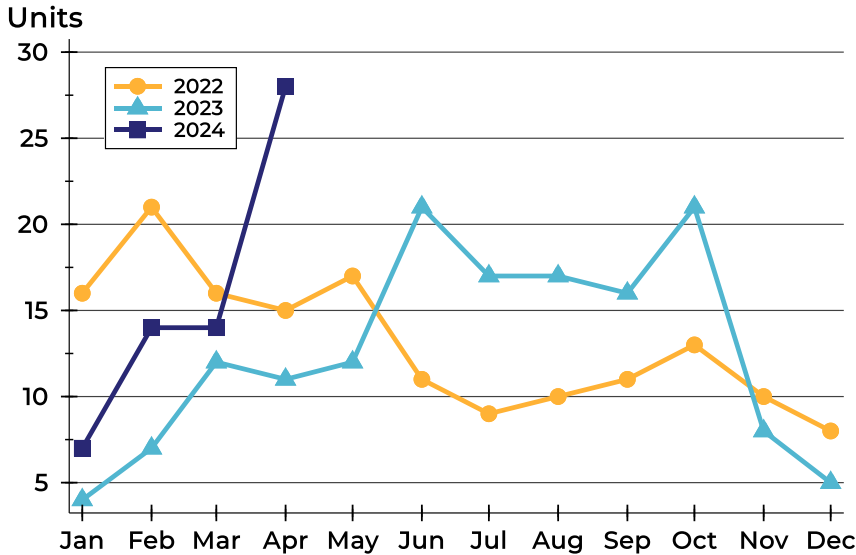
History of Pending Contracts





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	
June	11	21	
July	9	17	
August	10	17	
September	11	16	
October	13	21	
November	10	8	
December	8	5	

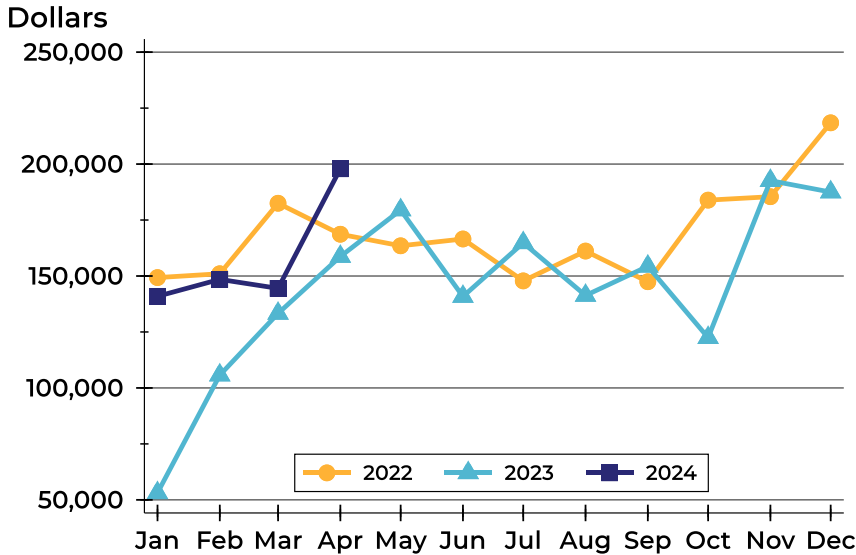
Pending Contracts by Price Range

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	4	14.3%	35,750	32,250	154	156	92.1%	92.1%
\$50,000-\$99,999	5	17.9%	94,300	95,000	99	49	98.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	3.6%	145,000	145,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	3.6%	164,900	164,900	44	44	97.3%	97.3%
\$175,000-\$199,999	3	10.7%	181,900	178,000	162	212	97.4%	96.2%
\$200,000-\$249,999	6	21.4%	227,667	232,000	18	5	98.9%	100.0%
\$250,000-\$299,999	3	10.7%	285,000	295,000	48	11	98.4%	100.0%
\$300,000-\$399,999	3	10.7%	333,333	315,000	79	78	99.1%	100.0%
\$400,000-\$499,999	2	7.1%	425,000	425,000	95	95	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



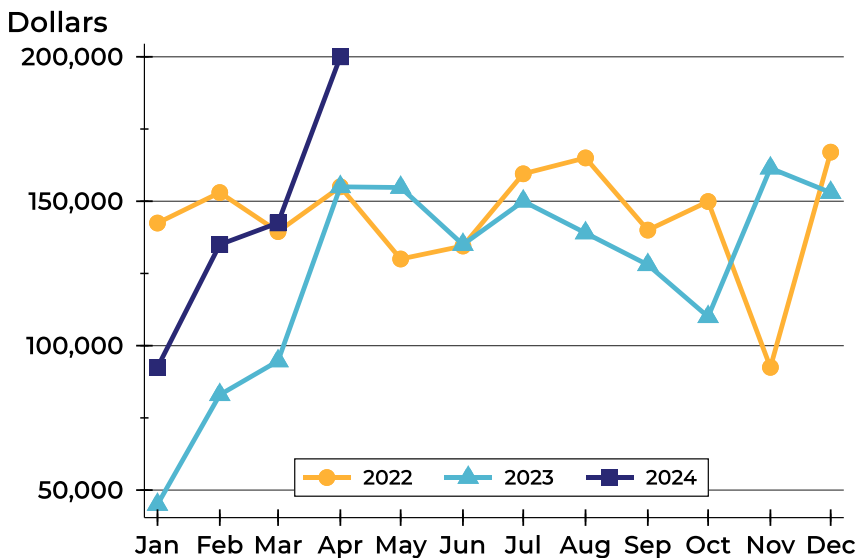
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	149,300	53,125	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	
June	166,545	140,838	
July	147,822	164,812	
August	161,150	141,306	
September	147,445	154,325	
October	183,900	122,467	
November	185,430	192,613	
December	218,438	187,500	

Median Price

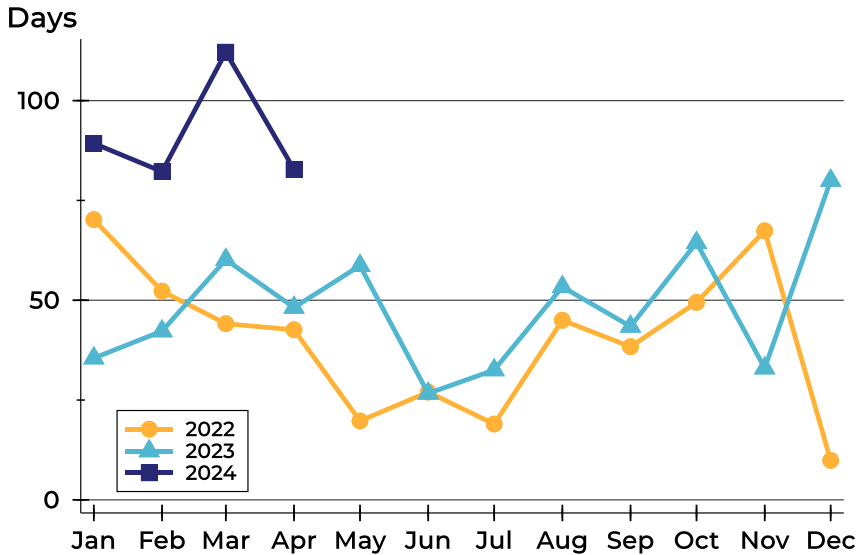


Month	2022	2023	2024
January	142,450	45,000	92,500
February	153,000	83,000	135,000
March	139,500	94,700	142,500
April	155,000	155,000	200,000
May	130,000	154,750	
June	134,500	135,000	
July	159,500	150,000	
August	165,000	139,000	
September	140,000	128,000	
October	149,900	110,000	
November	92,500	161,450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



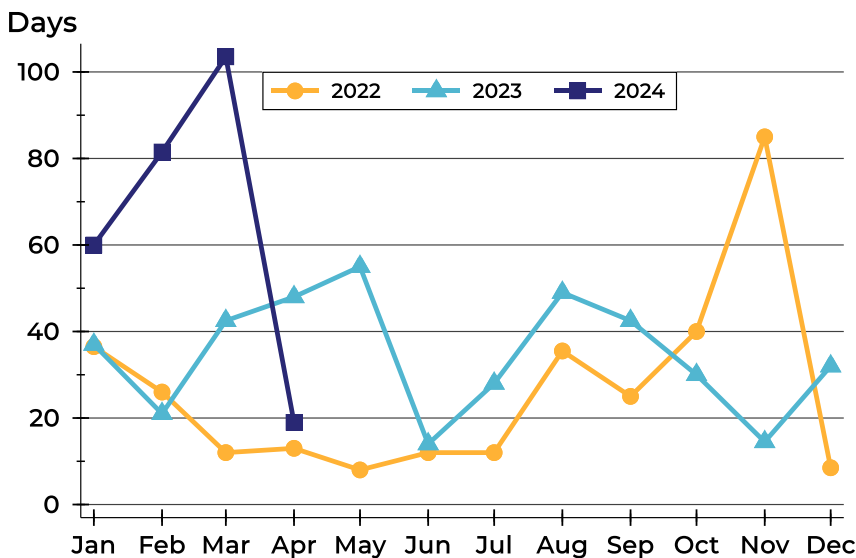
Northeast Kansas Pending Contracts Analysis

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	
June	27	27	
July	19	33	
August	45	53	
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	
June	12	14	
July	12	28	
August	36	49	
September	25	43	
October	40	30	
November	85	15	
December	9	32	



**April
2024**

Northeast Kansas MLS Statistics



Brown County Housing Report



Market Overview

Brown County Home Sales Fell in April

Total home sales in Brown County fell last month to 3 units, compared to 6 units in April 2023. Total sales volume was \$0.3 million, down from a year earlier.

The median sale price in April was \$120,000, up from \$79,500 a year earlier. Homes that sold in April were typically on the market for 2 days and sold for 92.3% of their list prices.

Brown County Active Listings Remain the Same at End of April

The total number of active listings in Brown County at the end of April was 24 units, the same as in April 2023. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$172,750.

During April, a total of 11 contracts were written up from 10 in April 2023. At the end of the month, there were 20 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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**April
2024**

Northeast Kansas MLS Statistics



Brown County Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		3	6	11	22	16	28
Change from prior year		-50.0%	-45.5%	-8.3%	37.5%	-42.9%	12.0%
Active Listings		24	24	18	N/A	N/A	N/A
Change from prior year		0.0%	33.3%	-14.3%			
Months' Supply		2.6	4.1	2.6	N/A	N/A	N/A
Change from prior year		-36.6%	57.7%	-7.1%			
New Listings		10	6	11	33	23	37
Change from prior year		66.7%	-45.5%	37.5%	43.5%	-37.8%	27.6%
Contracts Written		11	10	7	36	24	32
Change from prior year		10.0%	42.9%	75.0%	50.0%	-25.0%	18.5%
Pending Contracts		20	7	11	N/A	N/A	N/A
Change from prior year		185.7%	-36.4%	83.3%			
Sales Volume (1,000s)		260	524	1,979	1,872	1,407	4,083
Change from prior year		-50.4%	-73.5%	91.2%	33.0%	-65.5%	115.1%
Average	Sale Price	86,667	87,333	179,909	85,070	87,906	145,804
	Change from prior year	-0.8%	-51.5%	108.7%	-3.2%	-39.7%	92.1%
	List Price of Actives	173,475	125,713	137,087	N/A	N/A	N/A
	Change from prior year	38.0%	-8.3%	24.9%			
	Days on Market	65	95	24	82	75	45
Change from prior year	-31.6%	295.8%	-85.8%	9.3%	66.7%	-63.1%	
	Percent of List	80.8%	89.1%	95.8%	89.9%	81.4%	95.5%
Change from prior year	-9.3%	-7.0%	-3.1%	10.4%	-14.8%	-2.7%	
	Percent of Original	74.2%	77.4%	95.4%	84.9%	76.5%	92.9%
Change from prior year	-4.1%	-18.9%	0.3%	11.0%	-17.7%	-4.0%	
Median	Sale Price	120,000	79,500	95,000	88,750	79,500	96,250
	Change from prior year	50.9%	-16.3%	27.7%	11.6%	-17.4%	49.9%
	List Price of Actives	172,750	113,500	78,500	N/A	N/A	N/A
	Change from prior year	52.2%	44.6%	-4.8%			
	Days on Market	2	108	12	56	65	19
Change from prior year	-98.1%	800.0%	-88.1%	-13.8%	242.1%	-62.0%	
	Percent of List	92.3%	93.5%	97.0%	90.7%	91.9%	97.0%
Change from prior year	-1.3%	-3.6%	-3.0%	-1.3%	-5.3%	-2.0%	
	Percent of Original	92.3%	77.6%	97.0%	88.8%	83.9%	94.7%
Change from prior year	18.9%	-20.0%	-1.1%	5.8%	-11.4%	-4.3%	

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



Brown County Closed Listings Analysis

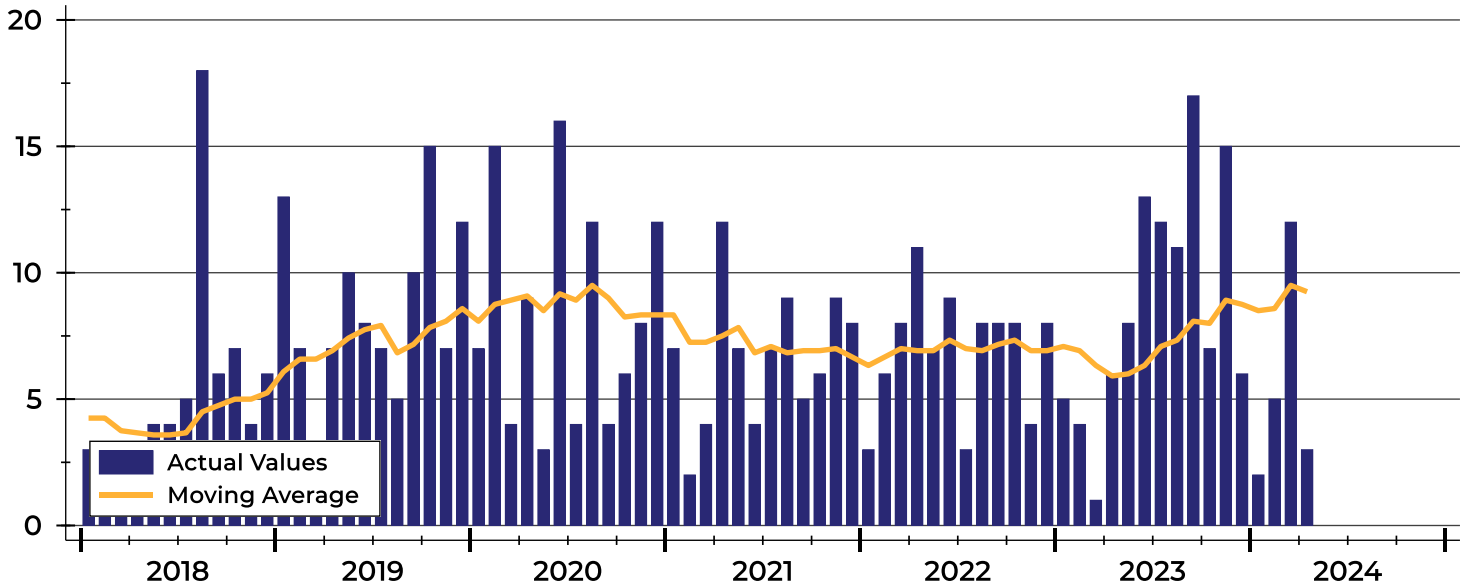
Summary Statistics for Closed Listings		2024	April 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		3	6	-50.0%	22	16	37.5%
Volume (1,000s)		260	524	-50.4%	1,872	1,407	33.0%
Months' Supply		2.6	4.1	-36.6%	N/A	N/A	N/A
Average	Sale Price	86,667	87,333	-0.8%	85,070	87,906	-3.2%
	Days on Market	65	95	-31.6%	82	75	9.3%
	Percent of List	80.8%	89.1%	-9.3%	89.9%	81.4%	10.4%
	Percent of Original	74.2%	77.4%	-4.1%	84.9%	76.5%	11.0%
Median	Sale Price	120,000	79,500	50.9%	88,750	79,500	11.6%
	Days on Market	2	108	-98.1%	56	65	-13.8%
	Percent of List	92.3%	93.5%	-1.3%	90.7%	91.9%	-1.3%
	Percent of Original	92.3%	77.6%	18.9%	88.8%	83.9%	5.8%

A total of 3 homes sold in Brown County in April, down from 6 units in April 2023. Total sales volume fell to \$0.3 million compared to \$0.5 million in the previous year.

The median sales price in April was \$120,000, up 50.9% compared to the prior year. Median days on market was 2 days, down from 82 days in March, and down from 108 in April 2023.

History of Closed Listings

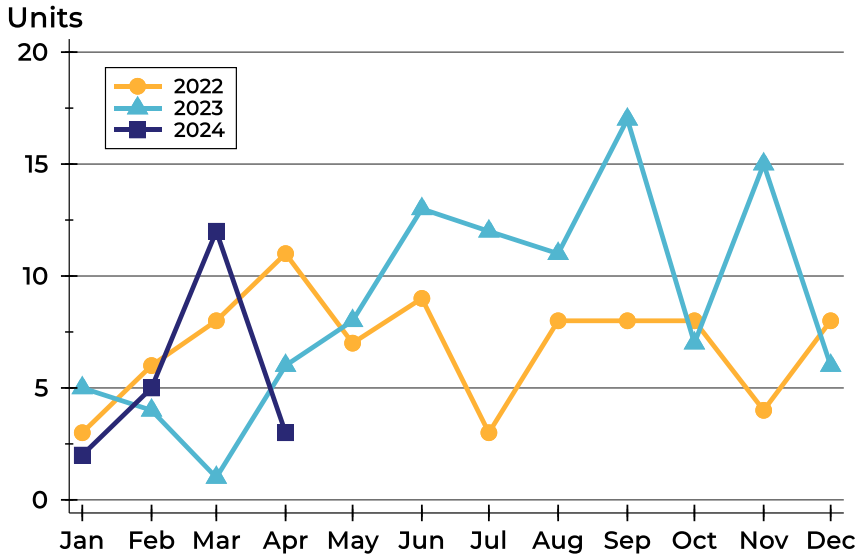
Units





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	
June	9	13	
July	3	12	
August	8	11	
September	8	17	
October	8	7	
November	4	15	
December	8	6	

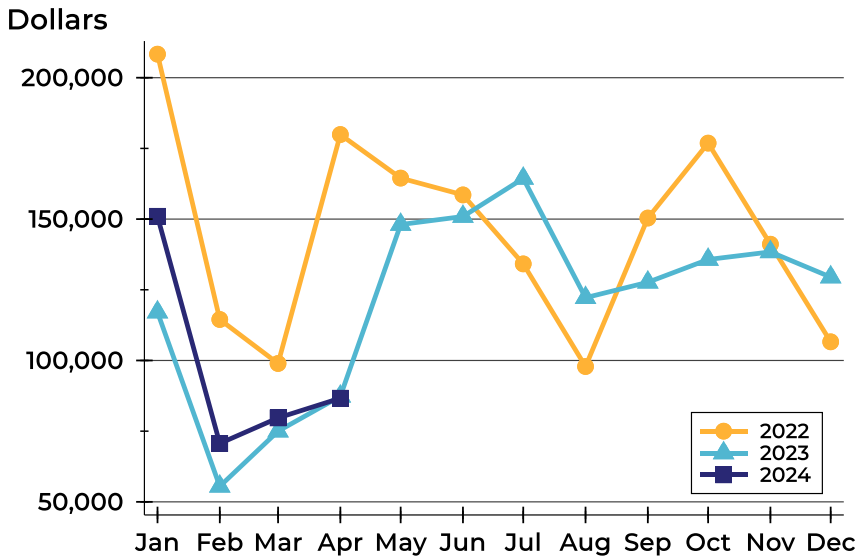
Closed Listings by Price Range

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	1	33.3%	0.0	20,000	20,000	194	194	50.1%	50.1%	30.3%	30.3%
\$25,000-\$49,999	0	0.0%	1.8	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	2	66.7%	0.0	120,000	120,000	1	1	96.2%	96.2%	96.2%	96.2%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



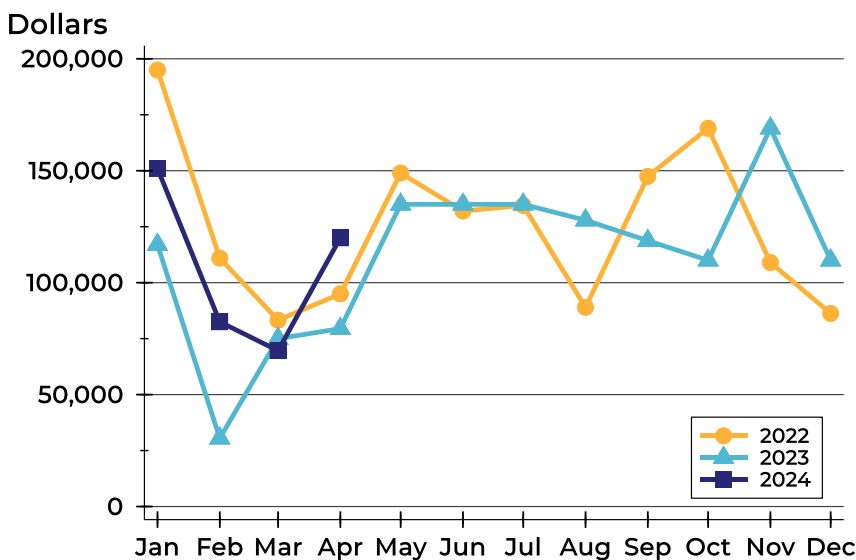
Brown County Closed Listings Analysis

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	
June	158,556	150,915	
July	134,167	164,388	
August	97,875	122,200	
September	150,375	127,653	
October	176,875	135,714	
November	141,125	138,400	
December	106,600	129,492	

Median Price

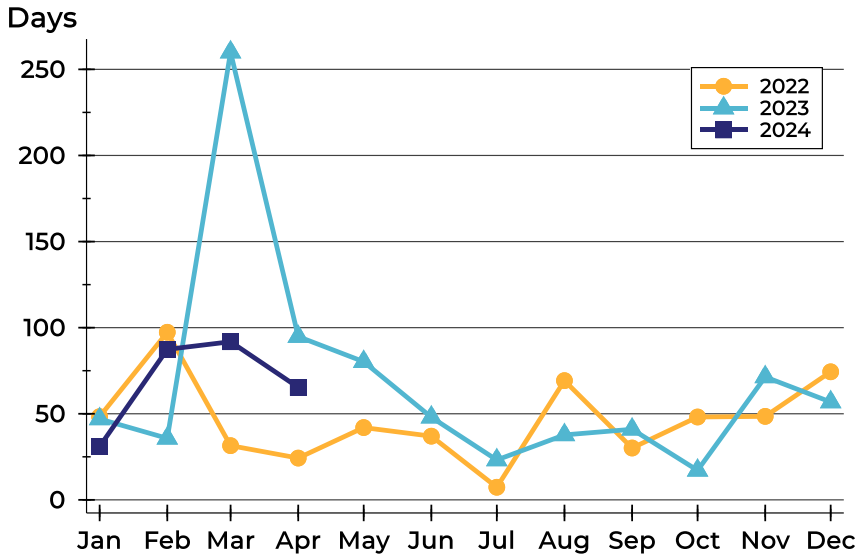


Month	2022	2023	2024
January	195,000	117,000	151,000
February	111,000	30,500	82,500
March	83,250	75,000	69,625
April	95,000	79,500	120,000
May	149,000	135,000	
June	132,000	135,000	
July	134,500	135,000	
August	89,000	127,900	
September	147,500	118,750	
October	169,000	110,000	
November	109,000	169,000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



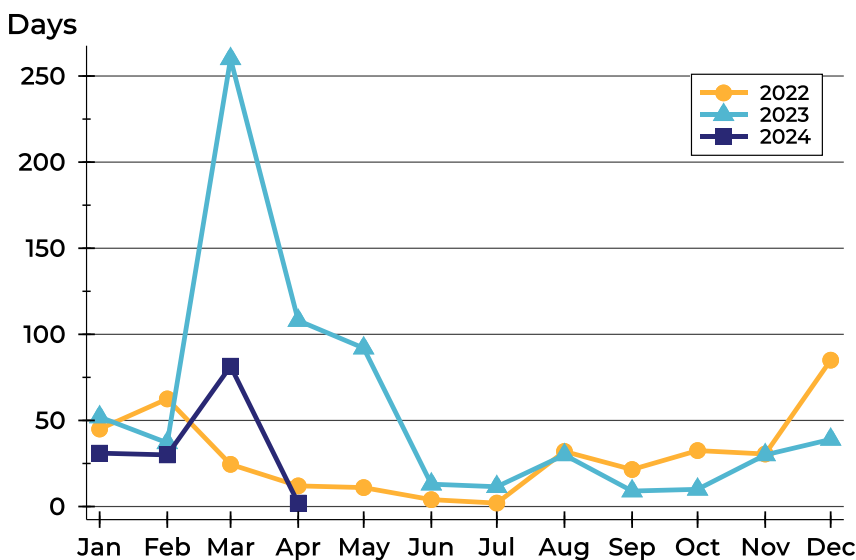
Brown County Closed Listings Analysis

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	
June	37	48	
July	7	23	
August	69	38	
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	
June	4	13	
July	2	12	
August	32	30	
September	22	9	
October	33	10	
November	31	30	
December	85	39	



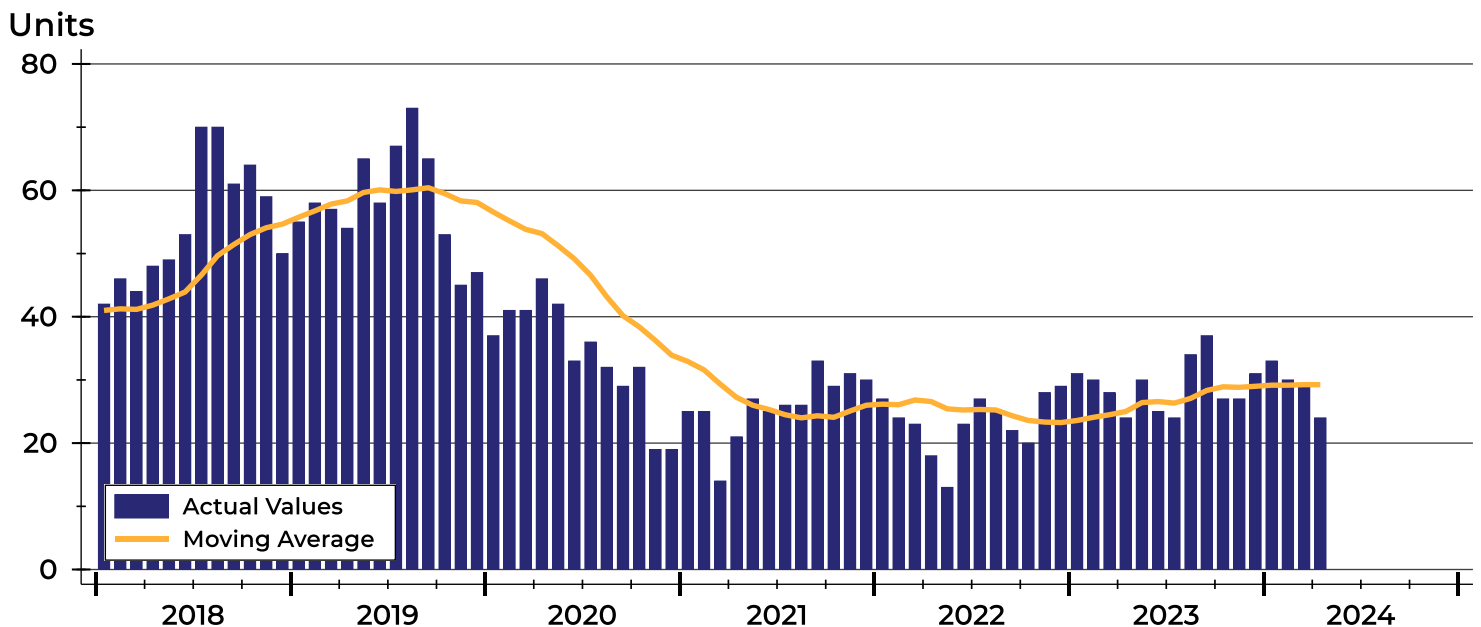
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of April 2023	Change
Active Listings		24	24	0.0%
Volume (1,000s)		4,163	3,017	38.0%
Months' Supply		2.6	4.1	-36.6%
Average	List Price	173,475	125,713	38.0%
	Days on Market	103	117	-12.0%
	Percent of Original	98.6%	94.0%	4.9%
Median	List Price	172,750	113,500	52.2%
	Days on Market	94	109	-13.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 24 homes were available for sale in Brown County at the end of April. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of April was \$172,750, up 52.2% from 2023. The typical time on market for active listings was 94 days, down from 109 days a year earlier.

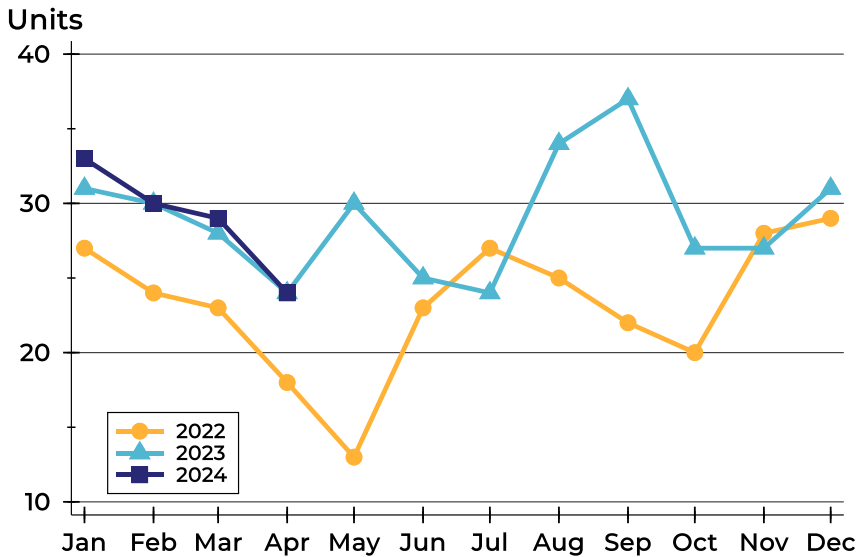
History of Active Listings





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	24
June	23	25	25
July	27	24	27
August	25	34	25
September	22	37	22
October	20	27	20
November	28	27	28
December	29	31	29

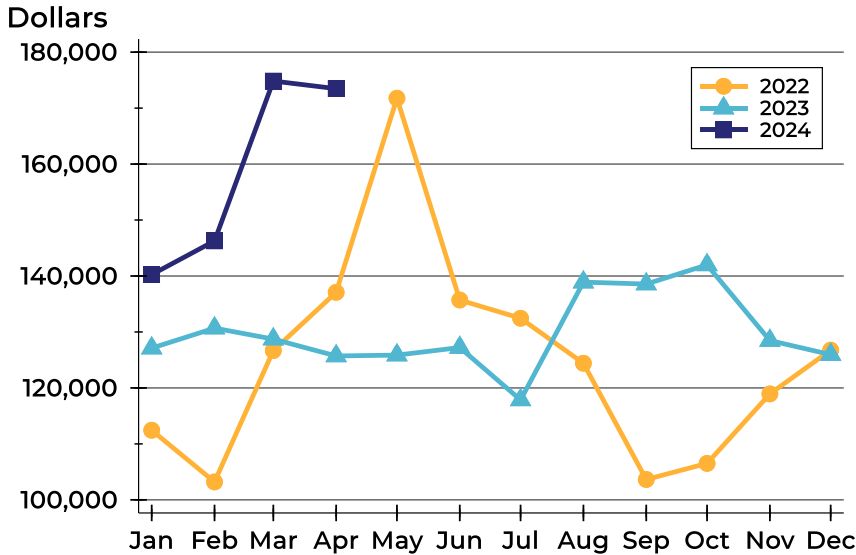
Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	8.3%	1.8	46,950	46,950	22	22	100.0%	100.0%
\$50,000-\$99,999	5	20.8%	N/A	69,800	60,000	122	133	92.9%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	4.2%	N/A	131,000	131,000	44	44	103.1%	103.1%
\$150,000-\$174,999	5	20.8%	N/A	165,900	165,000	96	96	101.3%	100.0%
\$175,000-\$199,999	4	16.7%	N/A	192,250	196,000	62	50	100.0%	100.0%
\$200,000-\$249,999	3	12.5%	N/A	227,667	229,000	175	27	97.8%	100.0%
\$250,000-\$299,999	1	4.2%	N/A	253,000	253,000	5	5	100.0%	100.0%
\$300,000-\$399,999	3	12.5%	N/A	351,667	340,000	173	167	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



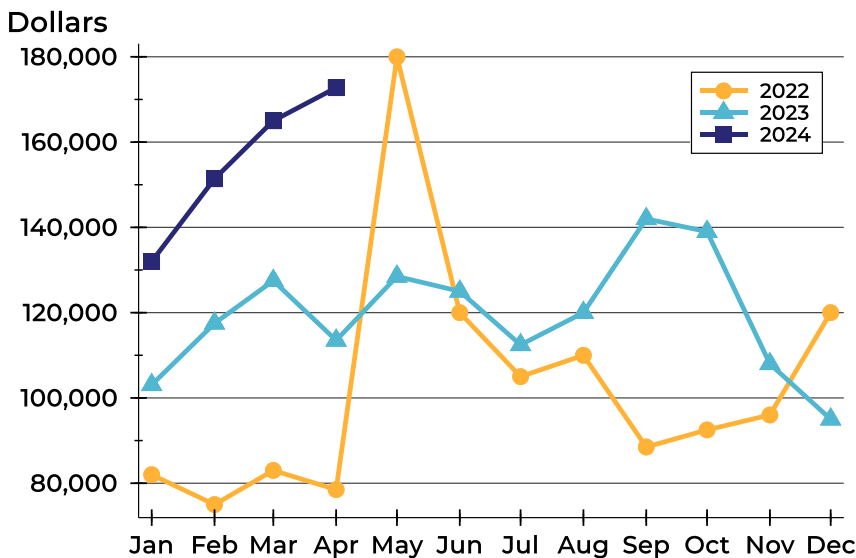
Brown County Active Listings Analysis

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	
June	135,709	127,216	
July	132,448	117,863	
August	124,412	138,900	
September	103,641	138,567	
October	106,518	141,985	
November	118,941	128,470	
December	126,760	125,961	

Median Price

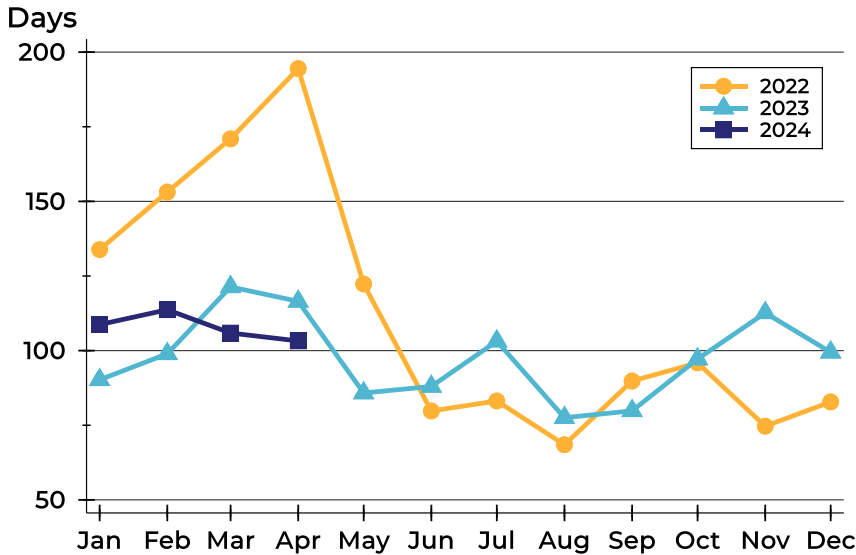


Month	2022	2023	2024
January	82,000	103,075	132,000
February	75,000	117,500	151,400
March	83,000	127,500	165,000
April	78,500	113,500	172,750
May	180,000	128,500	
June	120,000	125,000	
July	105,000	112,450	
August	110,000	120,000	
September	88,500	142,000	
October	92,500	139,000	
November	96,000	108,000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



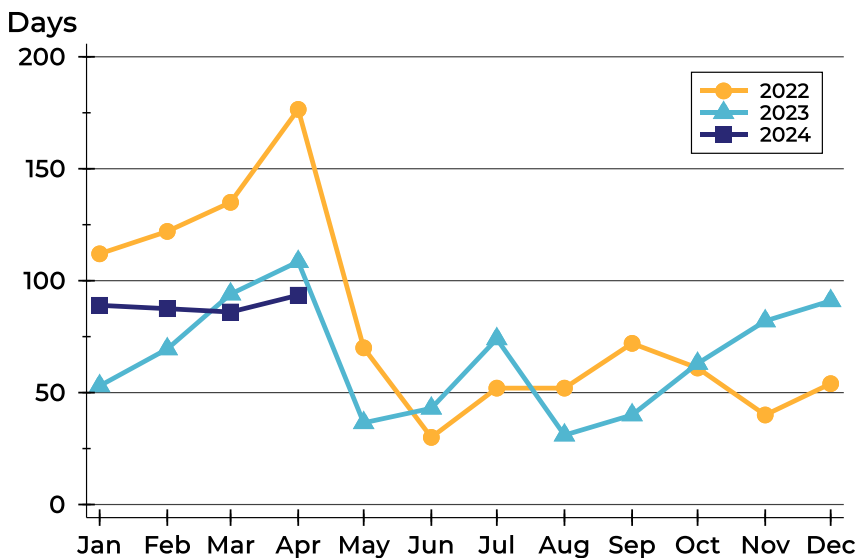
Brown County Active Listings Analysis

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	
June	80	88	
July	83	103	
August	68	78	
September	90	80	
October	96	97	
November	75	113	
December	83	99	

Median DOM

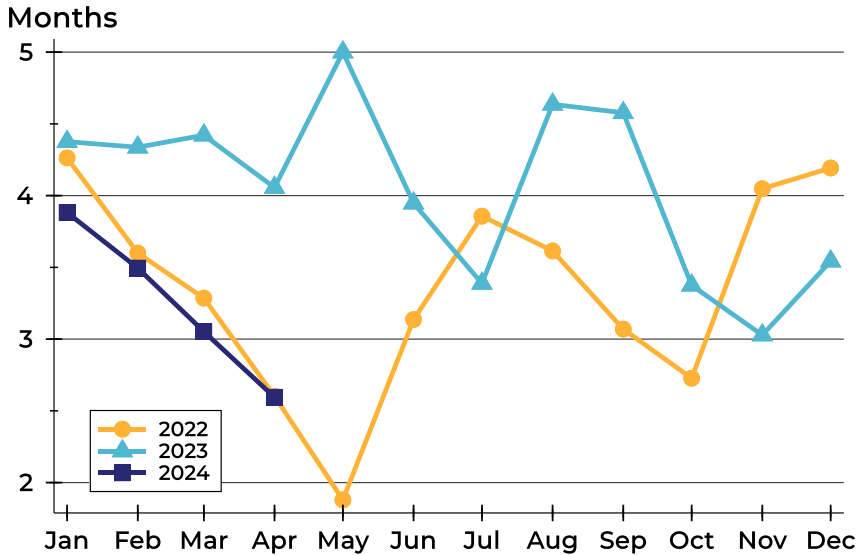


Month	2022	2023	2024
January	112	53	89
February	122	70	88
March	135	94	86
April	177	109	94
May	70	37	
June	30	43	
July	52	74	
August	52	31	
September	72	40	
October	61	63	
November	40	82	
December	54	91	



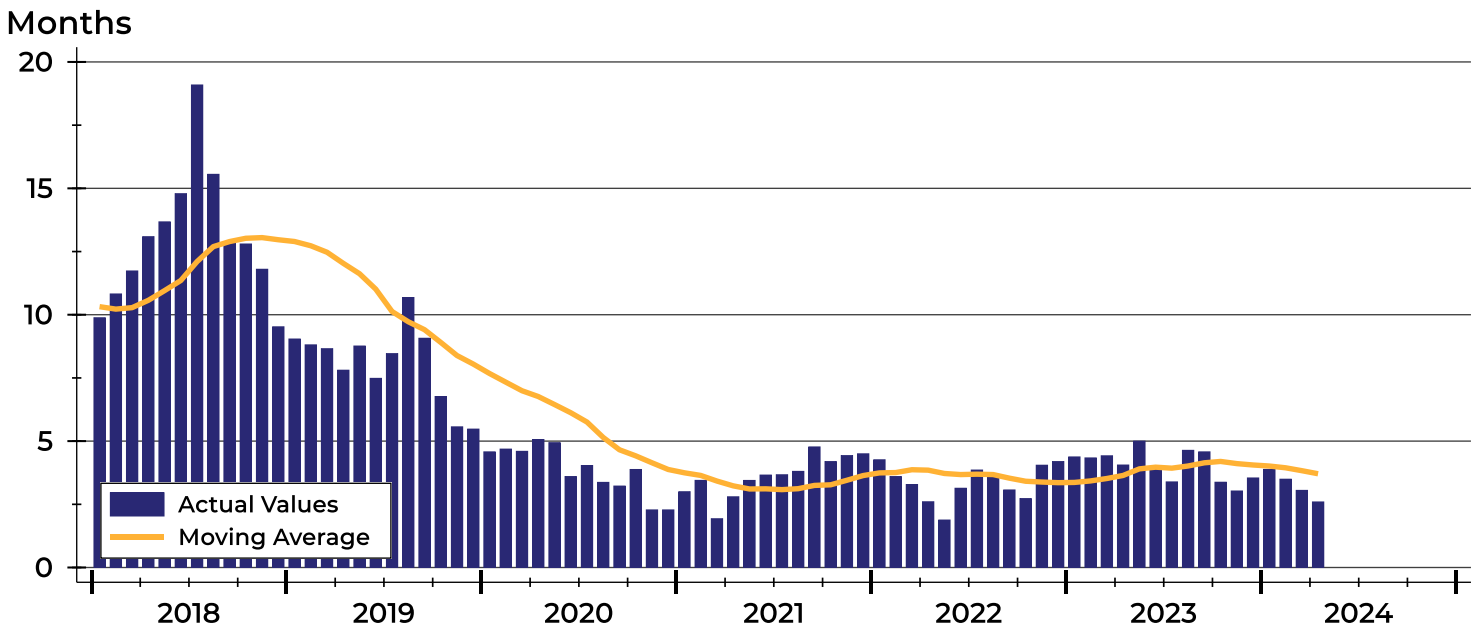
Brown County Months' Supply Analysis

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	
June	3.1	3.9	
July	3.9	3.4	
August	3.6	4.6	
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





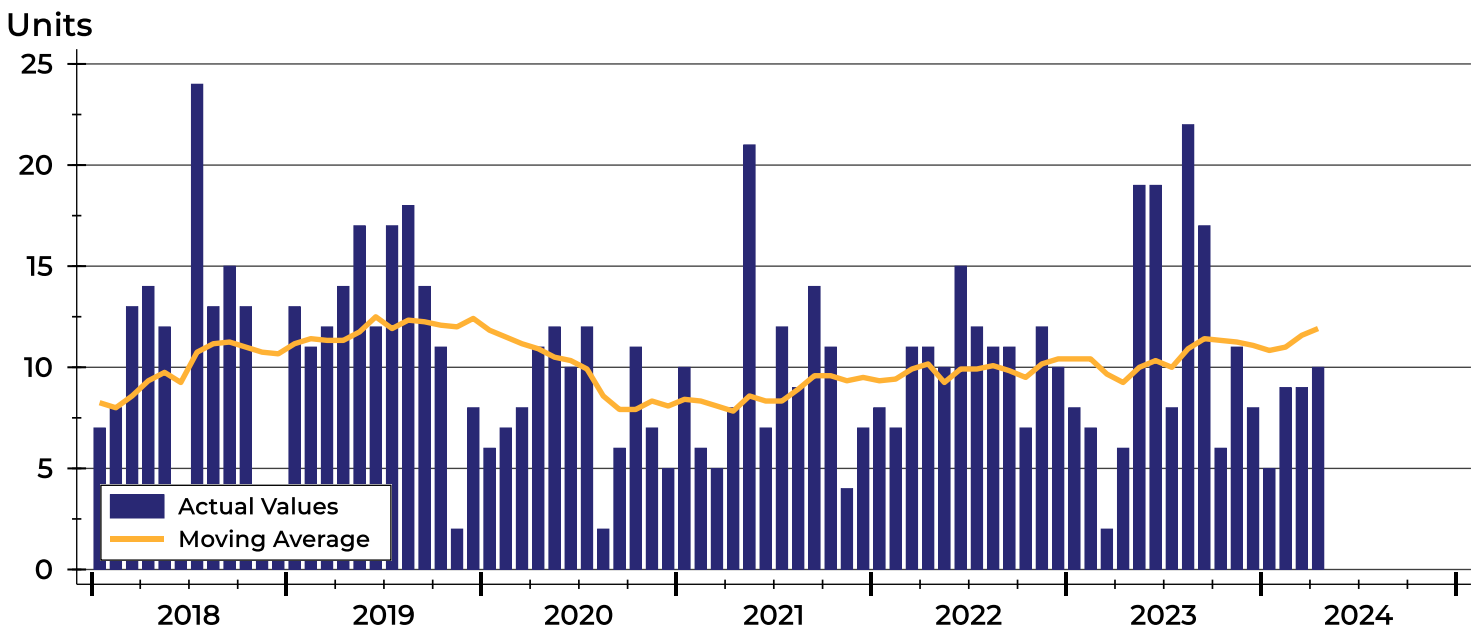
Brown County New Listings Analysis

Summary Statistics for New Listings		2024	April 2023	Change
Current Month	New Listings	10	6	66.7%
	Volume (1,000s)	1,991	800	148.9%
	Average List Price	199,090	133,250	49.4%
	Median List Price	194,500	134,750	44.3%
Year-to-Date	New Listings	33	23	43.5%
	Volume (1,000s)	4,977	2,425	105.2%
	Average List Price	150,827	105,452	43.0%
	Median List Price	145,000	99,900	45.1%

A total of 10 new listings were added in Brown County during April, up 66.7% from the same month in 2023. Year-to-date Brown County has seen 33 new listings.

The median list price of these homes was \$194,500 up from \$134,750 in 2023.

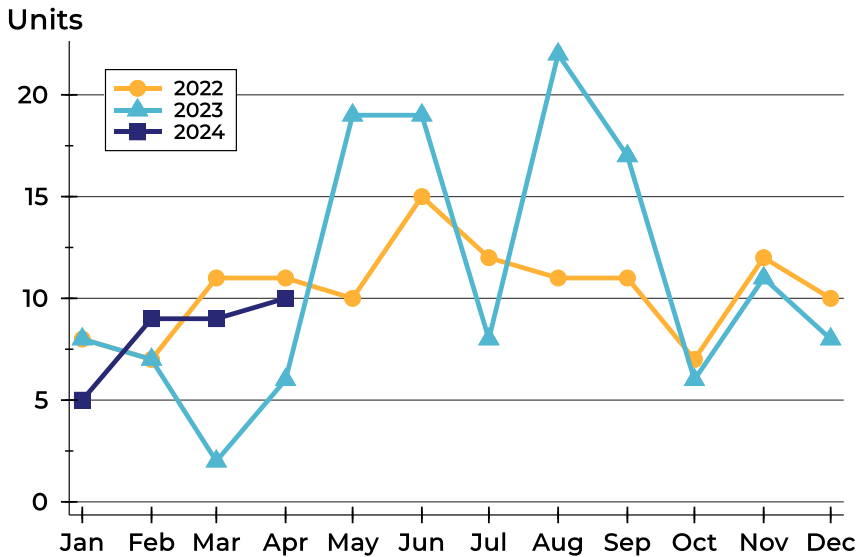
History of New Listings





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	10
May	10	19	10
June	15	19	10
July	12	8	10
August	11	22	10
September	11	17	10
October	7	6	10
November	12	11	10
December	10	8	10

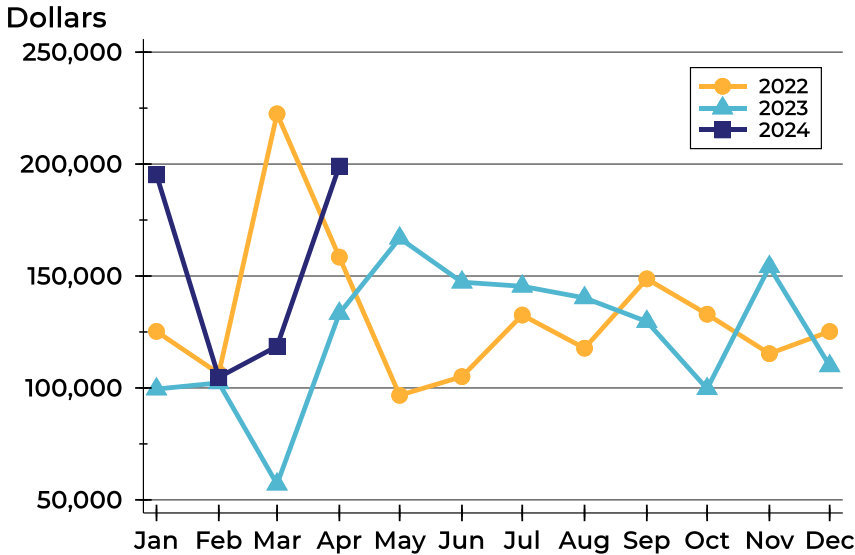
New Listings by Price Range

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	2	20.0%	46,950	46,950	27	27	100.0%	100.0%
\$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%	145,000	145,000	1	1	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	3	30.0%	189,000	190,000	9	9	100.0%	100.0%
\$200,000-\$249,999	1	10.0%	212,000	212,000	7	7	100.0%	100.0%
\$250,000-\$299,999	2	20.0%	274,000	274,000	9	9	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	10.0%	425,000	425,000	8	8	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



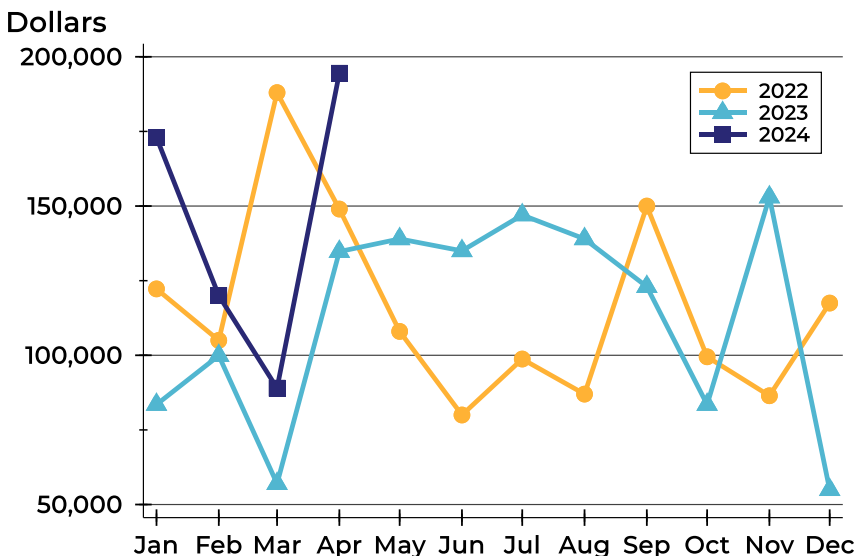
Brown County New Listings Analysis

Average Price



Month	2022	2023	2024
January	125,250	99,500	195,200
February	106,429	102,271	104,767
March	222,445	57,000	118,611
April	158,445	133,250	199,090
May	96,700	166,905	
June	105,053	147,247	
July	132,567	145,425	
August	117,755	140,230	
September	148,727	129,653	
October	132,929	99,633	
November	115,325	154,136	
December	125,220	109,863	

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	194,500
May	108,000	139,000	
June	80,000	135,000	
July	98,750	147,000	
August	87,000	139,000	
September	150,000	123,000	
October	99,500	83,500	
November	86,450	153,000	
December	117,500	54,950	



Brown County Contracts Written Analysis

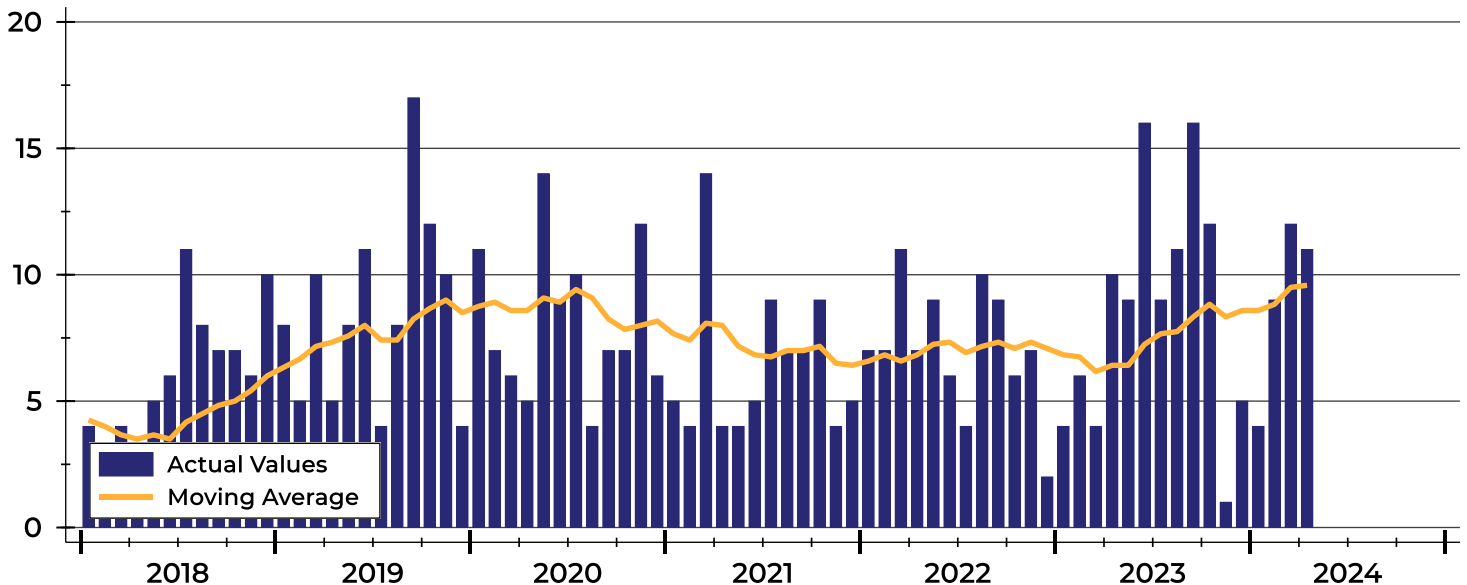
Summary Statistics for Contracts Written		2024	April 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		11	10	10.0%	36	24	50.0%
Volume (1,000s)		2,081	1,351	54.0%	4,351	2,579	68.7%
Average	Sale Price	189,136	135,050	40.0%	120,853	107,463	12.5%
	Days on Market	48	82	-41.5%	80	82	-2.4%
	Percent of Original	100.0%	94.8%	5.5%	87.7%	80.5%	8.9%
Median	Sale Price	190,000	138,250	37.4%	97,250	96,250	1.0%
	Days on Market	11	105	-89.5%	34	85	-60.0%
	Percent of Original	100.0%	95.6%	4.6%	96.9%	87.8%	10.4%

A total of 11 contracts for sale were written in Brown County during the month of April, up from 10 in 2023. The median list price of these homes was \$190,000, up from \$138,250 the prior year.

Half of the homes that went under contract in April were on the market less than 11 days, compared to 105 days in April 2023.

History of Contracts Written

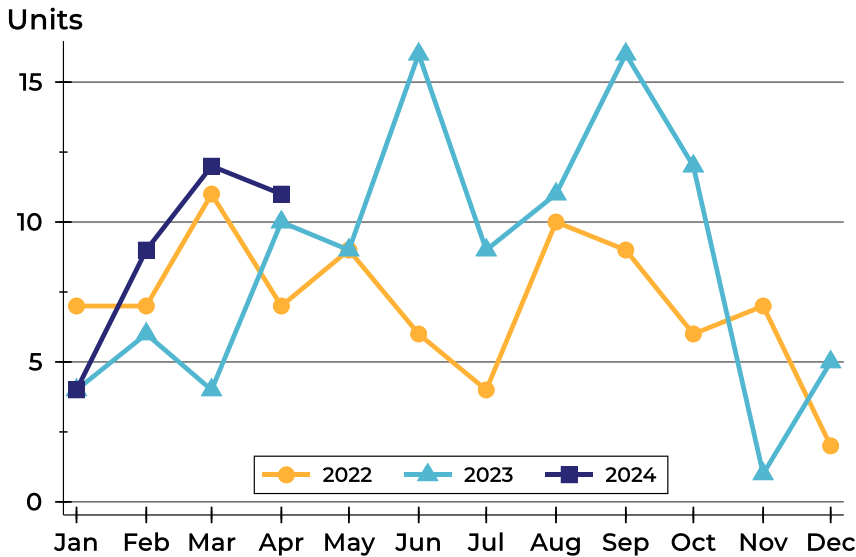
Units





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	11
May	9	9	9
June	6	16	6
July	4	9	4
August	10	11	10
September	9	16	9
October	6	12	6
November	7	1	7
December	2	5	2

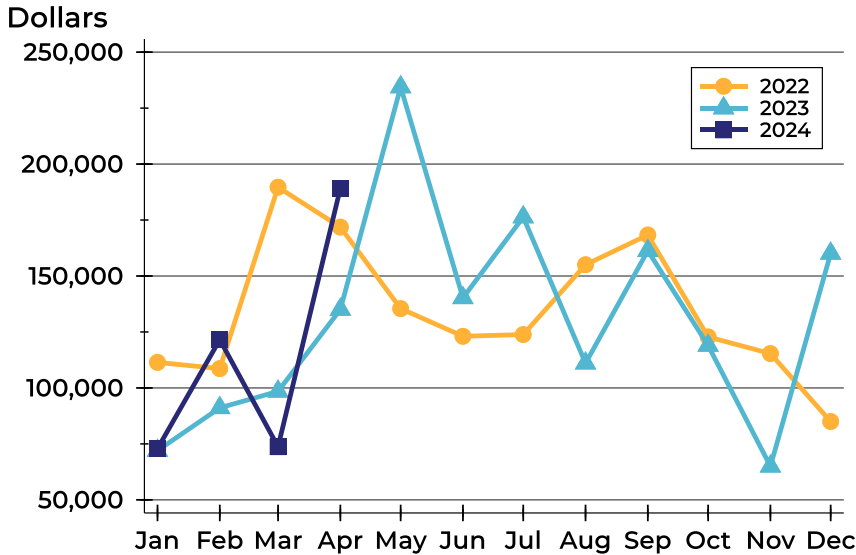
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	18.2%	42,000	42,000	10	10	100.0%	100.0%
\$50,000-\$99,999	2	18.2%	97,250	97,250	143	143	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	9.1%	145,000	145,000	1	1	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	9.1%	190,000	190,000	8	8	100.0%	100.0%
\$200,000-\$249,999	2	18.2%	218,500	218,500	16	16	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	295,000	295,000	11	11	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	310,000	310,000	159	159	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	425,000	425,000	8	8	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



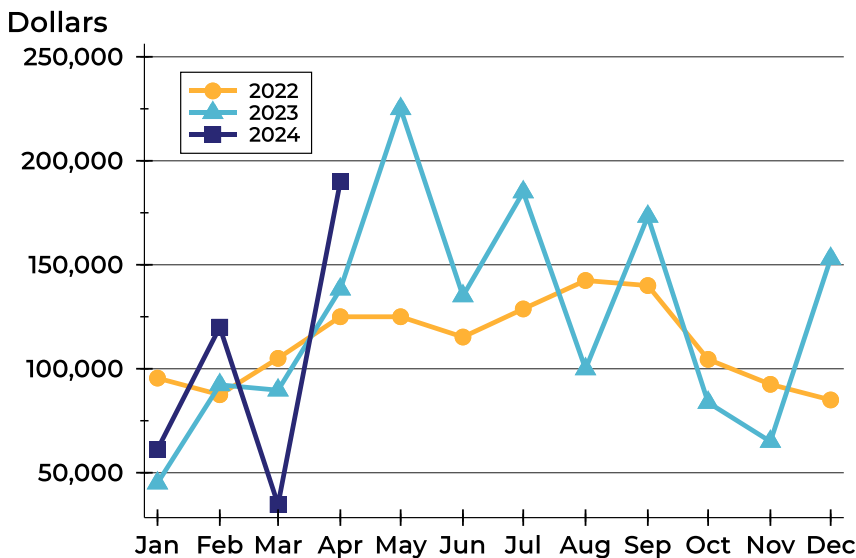
Brown County Contracts Written Analysis

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	189,136
May	135,433	234,422	
June	123,083	140,231	
July	123,850	176,333	
August	155,040	111,041	
September	168,333	161,306	
October	122,800	118,983	
November	115,357	65,000	
December	84,998	160,100	

Median Price

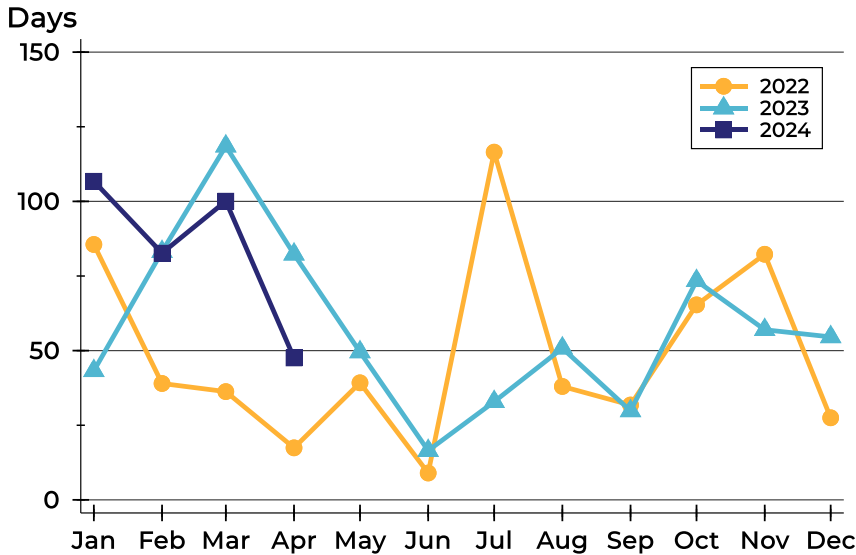


Month	2022	2023	2024
January	95,500	45,000	61,250
February	87,500	92,250	120,000
March	105,000	89,700	34,700
April	125,000	138,250	190,000
May	125,000	225,000	
June	115,250	135,000	
July	128,750	185,000	
August	142,450	99,900	
September	140,000	173,250	
October	104,500	83,750	
November	92,500	65,000	
December	84,998	153,000	



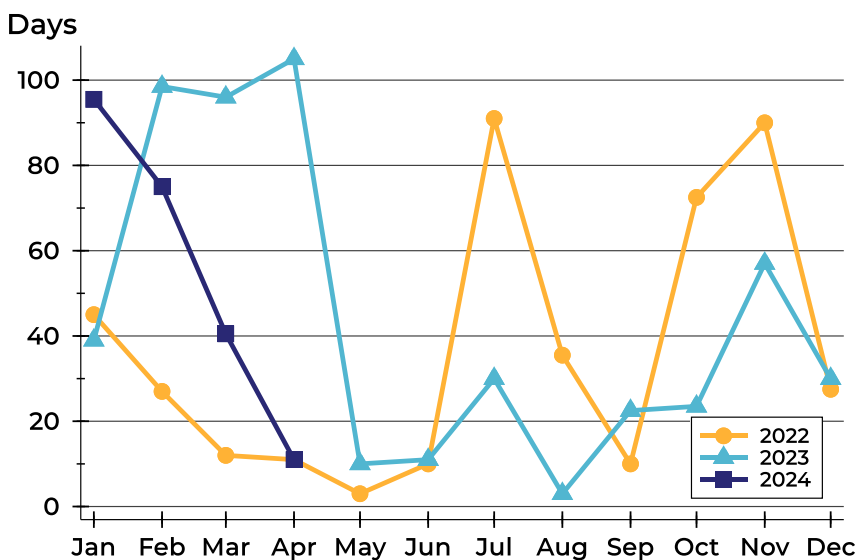
Brown County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	86	43	107
February	39	83	83
March	36	119	100
April	17	82	48
May	39	50	
June	9	17	
July	117	33	
August	38	51	
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	11
May	3	10	
June	10	11	
July	91	30	
August	36	3	
September	10	23	
October	73	24	
November	90	57	
December	28	30	



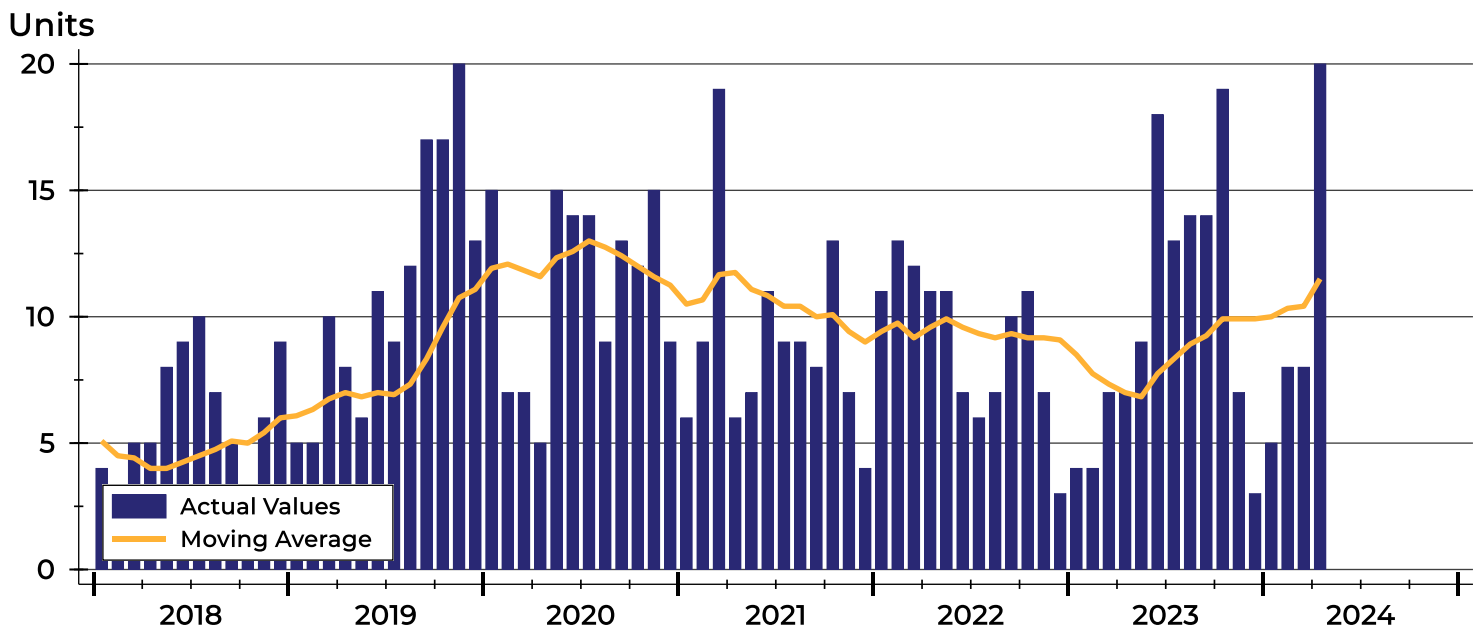
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of April		
		2024	2023	Change
Pending Contracts		20	7	185.7%
Volume (1,000s)		3,392	822	312.7%
Average	List Price	169,605	117,457	44.4%
	Days on Market	82	37	121.6%
	Percent of Original	97.9%	96.0%	2.0%
Median	List Price	171,300	120,000	42.8%
	Days on Market	13	51	-74.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in Brown County had contracts pending at the end of April, up from 7 contracts pending at the end of April 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.

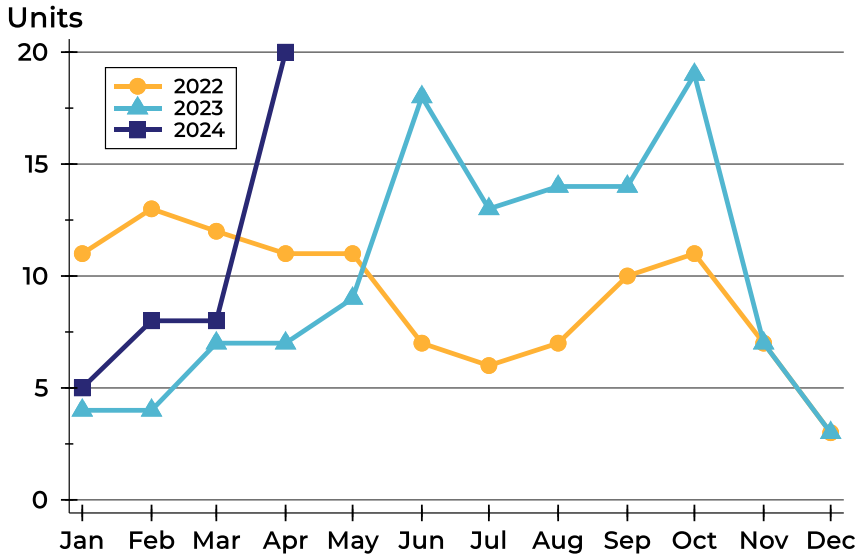
History of Pending Contracts





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	
June	7	18	
July	6	13	
August	7	14	
September	10	14	
October	11	19	
November	7	7	
December	3	3	

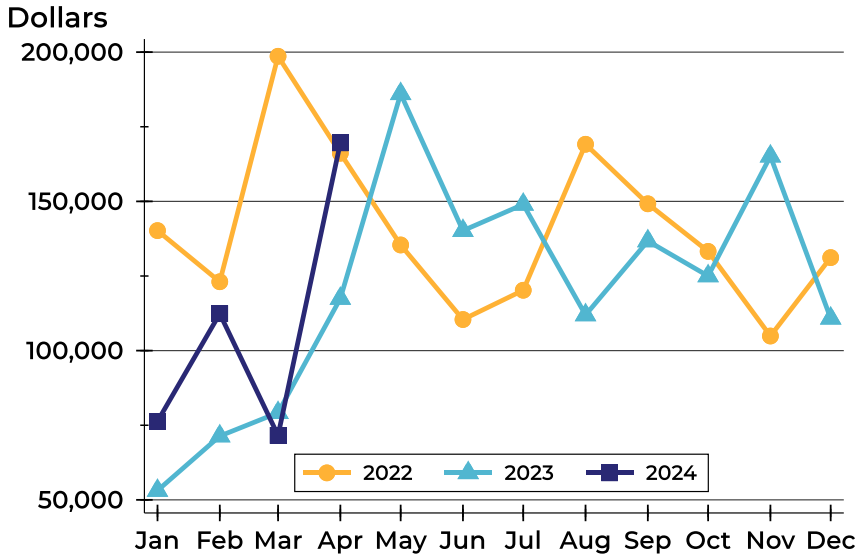
Pending Contracts by Price Range

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	4	20.0%	35,750	32,250	154	156	92.1%	92.1%
\$50,000-\$99,999	4	20.0%	93,125	92,000	73	26	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	5.0%	145,000	145,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	5.0%	164,900	164,900	44	44	97.3%	97.3%
\$175,000-\$199,999	3	15.0%	181,900	178,000	162	212	97.4%	96.2%
\$200,000-\$249,999	3	15.0%	225,333	225,000	11	7	100.0%	100.0%
\$250,000-\$299,999	1	5.0%	295,000	295,000	11	11	100.0%	100.0%
\$300,000-\$399,999	2	10.0%	312,500	312,500	80	80	100.0%	100.0%
\$400,000-\$499,999	1	5.0%	425,000	425,000	8	8	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



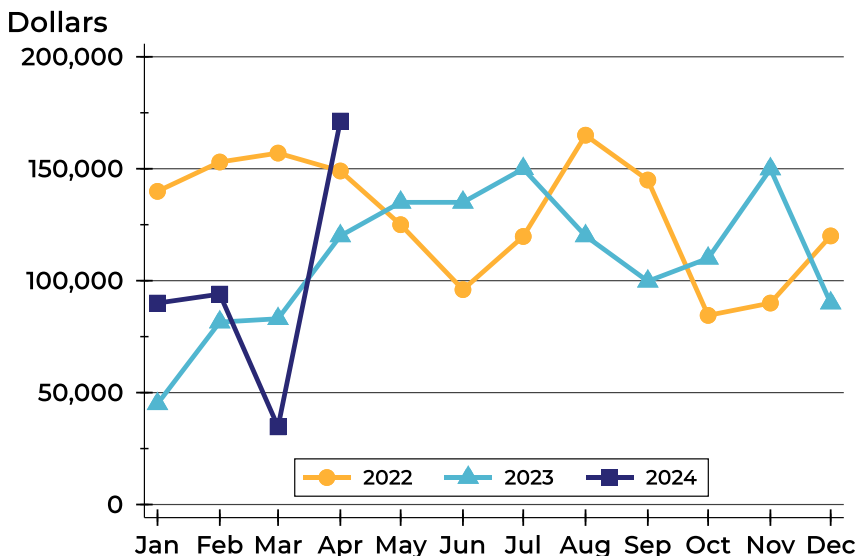
Brown County Pending Contracts Analysis

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	
June	110,429	140,200	
July	120,233	148,985	
August	169,143	111,943	
September	149,190	136,729	
October	133,245	125,016	
November	104,900	165,129	
December	131,167	110,833	

Median Price

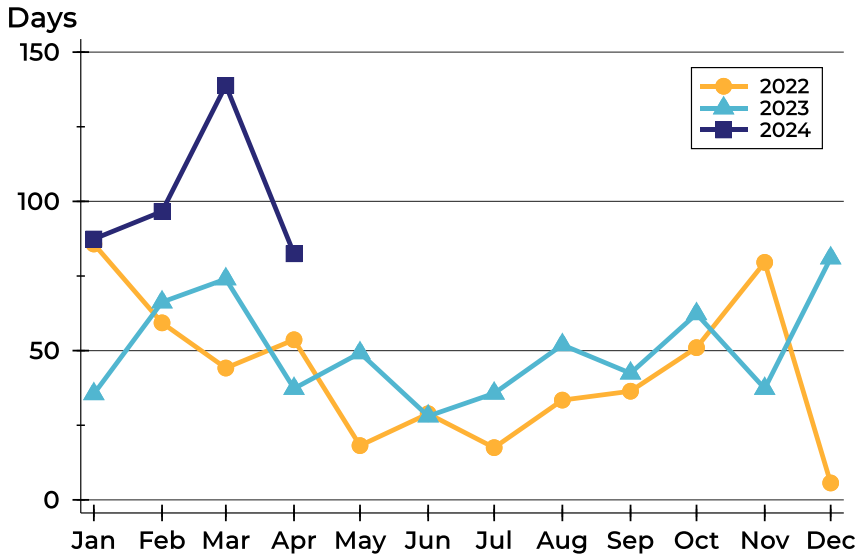


Month	2022	2023	2024
January	139,900	45,000	89,999
February	153,000	81,500	94,000
March	157,000	83,000	34,700
April	149,000	120,000	171,300
May	125,000	135,000	
June	96,000	135,000	
July	119,750	150,000	
August	165,000	120,000	
September	144,950	99,750	
October	84,500	110,000	
November	90,000	149,900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



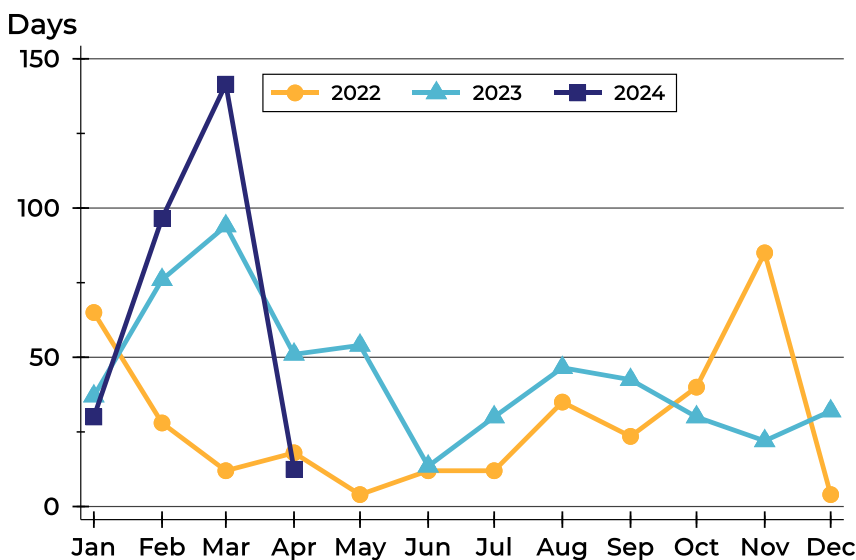
Brown County Pending Contracts Analysis

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	
June	29	28	
July	18	36	
August	33	52	
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	
June	12	14	
July	12	30	
August	35	47	
September	24	43	
October	40	30	
November	85	22	
December	4	32	



**April
2024**

Northeast Kansas MLS Statistics



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Fell in April

Total home sales in Nemaha County fell last month to 3 units, compared to 4 units in April 2023. Total sales volume was \$0.8 million, up from a year earlier.

The median sale price in April was \$275,000, up from \$157,500 a year earlier. Homes that sold in April were typically on the market for 44 days and sold for 98.4% of their list prices.

Nemaha County Active Listings Down at End of April

The total number of active listings in Nemaha County at the end of April was 6 units, down from 9 at the same point in 2023. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$290,000.

During April, a total of 5 contracts were written up from 3 in April 2023. At the end of the month, there were 8 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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**April
2024**

Northeast Kansas MLS Statistics



Nemaha County Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales	3	4	1	5	13	11	
Change from prior year	-25.0%	300.0%	0.0%	-61.5%	18.2%	37.5%	
Active Listings	6	9	8	N/A	N/A	N/A	
Change from prior year	-33.3%	12.5%	33.3%				
Months' Supply	2.6	3.2	2.5	N/A	N/A	N/A	
Change from prior year	-18.8%	28.0%	-3.8%				
New Listings	6	4	7	14	15	21	
Change from prior year	50.0%	-42.9%	-12.5%	-6.7%	-28.6%	61.5%	
Contracts Written	5	3	2	12	11	13	
Change from prior year	66.7%	50.0%	-33.3%	9.1%	-15.4%	44.4%	
Pending Contracts	8	4	4	N/A	N/A	N/A	
Change from prior year	100.0%	0.0%	-20.0%				
Sales Volume (1,000s)	775	675	33	990	2,737	1,615	
Change from prior year	14.8%	1945.5%	-89.4%	-63.8%	69.5%	19.5%	
Average	Sale Price	258,333	168,750	33,000	197,900	210,500	146,818
	Change from prior year	53.1%	411.4%	-89.4%	-6.0%	43.4%	-13.1%
	List Price of Actives	291,567	169,555	253,113	N/A	N/A	N/A
	Change from prior year	72.0%	-33.0%	108.0%			
	Days on Market	53	46	9	36	24	23
Change from prior year	15.2%	411.1%	28.6%	50.0%	4.3%	-45.2%	
Percent of List	97.8%	88.4%	82.5%	99.3%	96.8%	92.5%	
Change from prior year	10.6%	7.2%	-17.5%	2.6%	4.6%	-5.0%	
Percent of Original	97.1%	87.2%	82.5%	98.9%	96.4%	89.3%	
Change from prior year	11.4%	5.7%	-17.5%	2.6%	8.0%	-8.0%	
Median	Sale Price	275,000	157,500	33,000	195,000	175,000	112,000
	Change from prior year	74.6%	377.3%	-89.4%	11.4%	56.3%	-34.2%
	List Price of Actives	290,000	175,000	237,500	N/A	N/A	N/A
	Change from prior year	65.7%	-26.3%	96.3%			
	Days on Market	44	6	9	11	8	10
Change from prior year	633.3%	-33.3%	28.6%	37.5%	-20.0%	-52.4%	
Percent of List	98.4%	91.5%	82.5%	100.0%	96.7%	94.6%	
Change from prior year	7.5%	10.9%	-17.5%	3.4%	2.2%	-1.5%	
Percent of Original	98.4%	91.5%	82.5%	100.0%	96.7%	92.9%	
Change from prior year	7.5%	10.9%	-17.5%	3.4%	4.1%	-2.1%	

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



Nemaha County Closed Listings Analysis

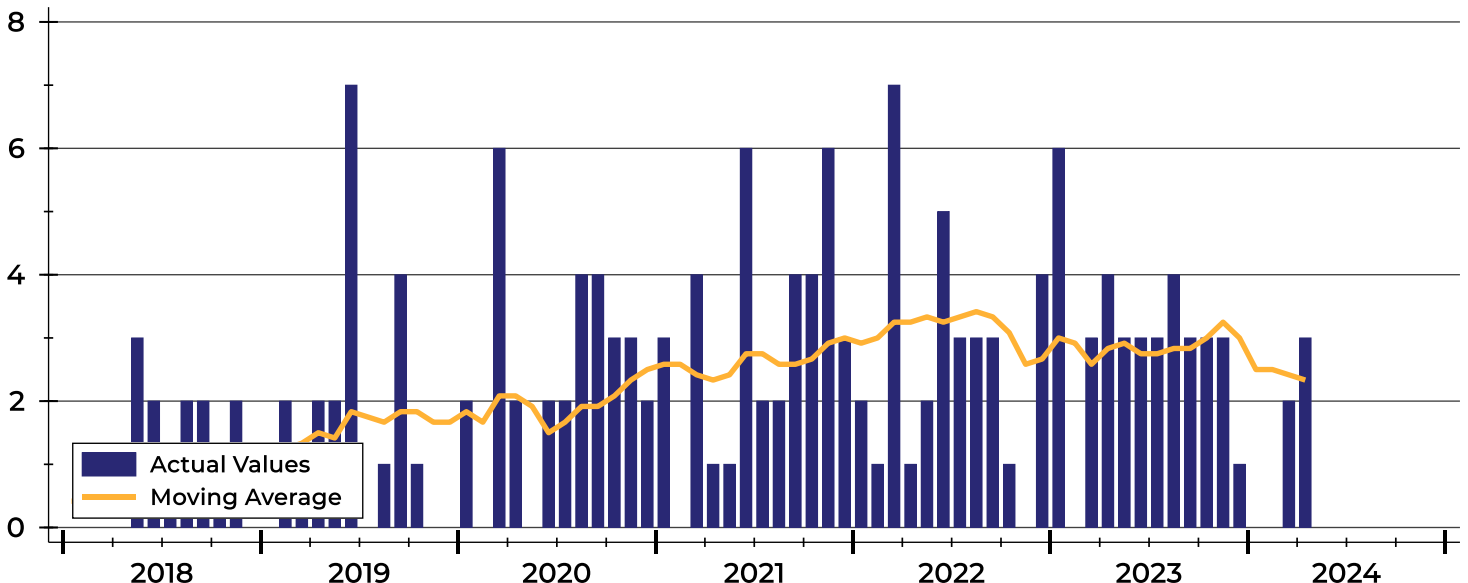
Summary Statistics for Closed Listings		2024	April 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		3	4	-25.0%	5	13	-61.5%
Volume (1,000s)		775	675	14.8%	990	2,737	-63.8%
Months' Supply		2.6	3.2	-18.8%	N/A	N/A	N/A
Average	Sale Price	258,333	168,750	53.1%	197,900	210,500	-6.0%
	Days on Market	53	46	15.2%	36	24	50.0%
	Percent of List	97.8%	88.4%	10.6%	99.3%	96.8%	2.6%
	Percent of Original	97.1%	87.2%	11.4%	98.9%	96.4%	2.6%
Median	Sale Price	275,000	157,500	74.6%	195,000	175,000	11.4%
	Days on Market	44	6	633.3%	11	8	37.5%
	Percent of List	98.4%	91.5%	7.5%	100.0%	96.7%	3.4%
	Percent of Original	98.4%	91.5%	7.5%	100.0%	96.7%	3.4%

A total of 3 homes sold in Nemaha County in April, down from 4 units in April 2023. Total sales volume rose to \$0.8 million compared to \$0.7 million in the previous year.

The median sales price in April was \$275,000, up 74.6% compared to the prior year. Median days on market was 44 days, up from 10 days in March, and up from 6 in April 2023.

History of Closed Listings

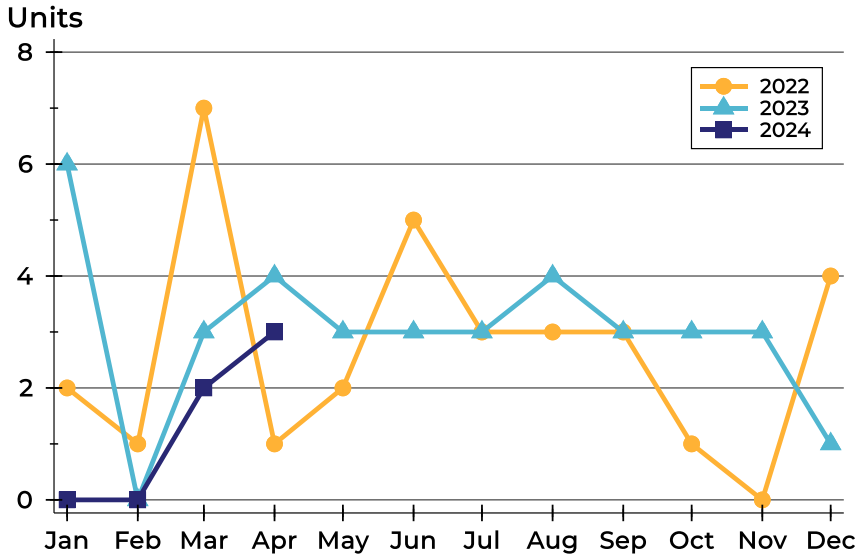
Units





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	3
June	5	3	3
July	3	3	3
August	3	4	3
September	3	3	3
October	1	3	3
November	0	3	0
December	4	1	0

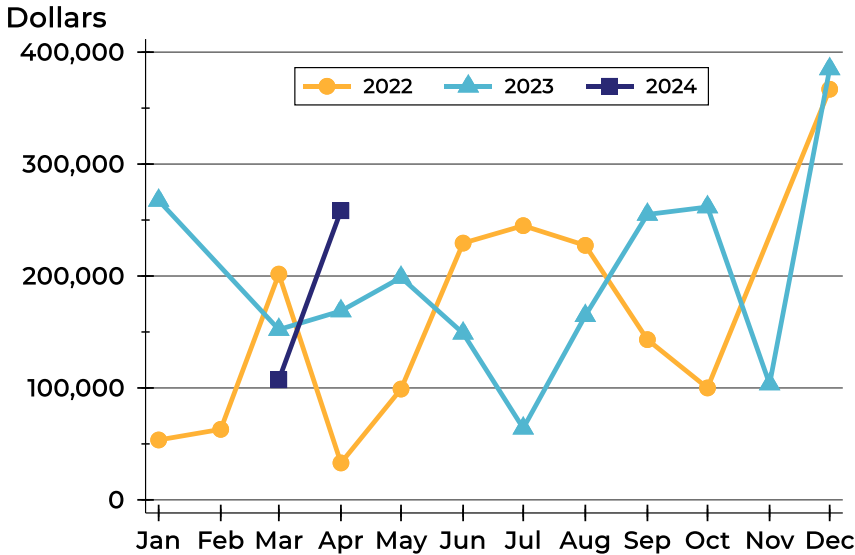
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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	33.3%	0.0	195,000	195,000	44	44	95.1%	95.1%	92.9%	92.9%
\$200,000-\$249,999	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	12.0	275,000	275,000	1	1	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	6.0	305,000	305,000	114	114	98.4%	98.4%	98.4%	98.4%
\$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



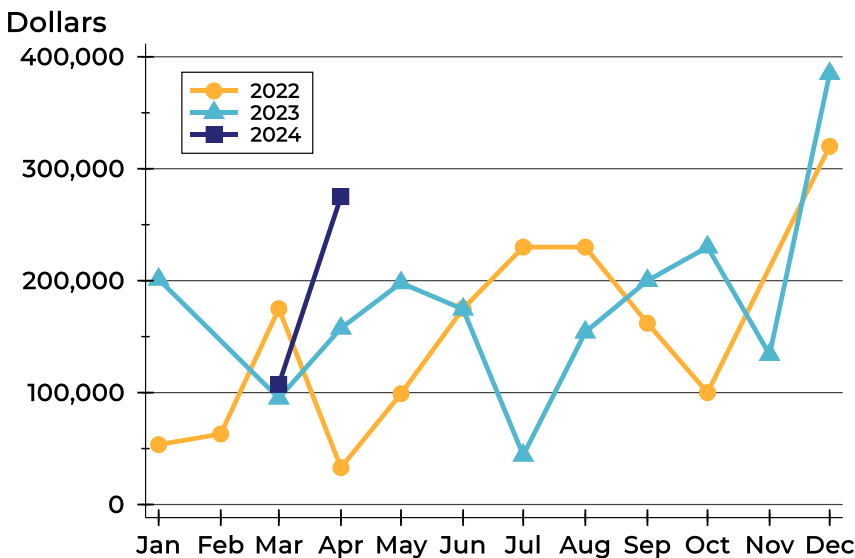
Nemaha County Closed Listings Analysis

Average Price



Month	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	
June	229,400	148,833	
July	245,000	64,000	
August	227,367	164,500	
September	143,167	255,000	
October	100,000	261,667	
November	N/A	103,500	
December	366,875	385,000	

Median Price

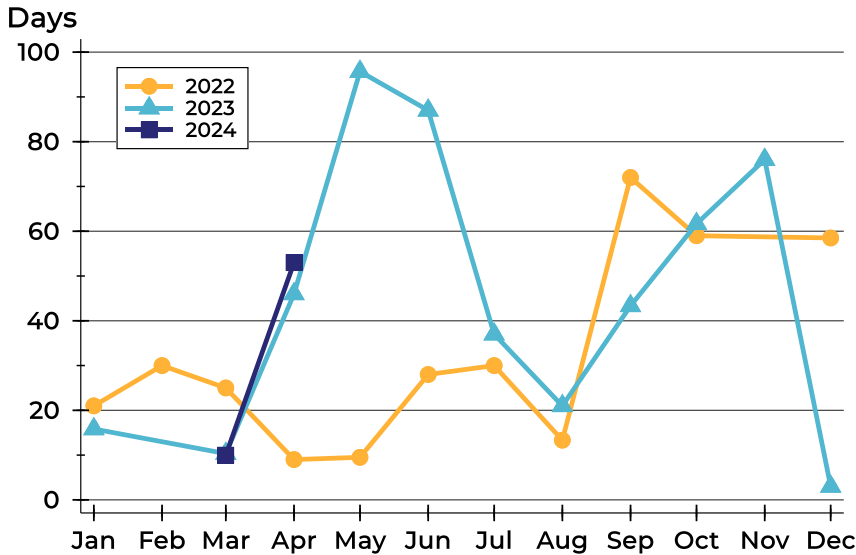


Month	2022	2023	2024
January	53,500	201,250	N/A
February	63,000	N/A	N/A
March	175,000	95,000	107,250
April	33,000	157,500	275,000
May	99,000	198,000	
June	175,000	174,500	
July	230,000	44,000	
August	230,000	154,000	
September	162,000	200,000	
October	100,000	230,000	
November	N/A	134,000	
December	320,000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



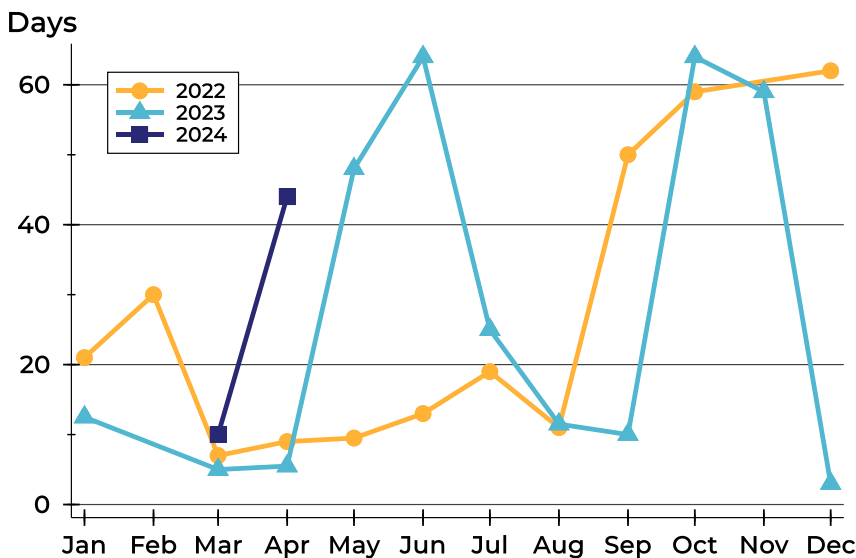
Nemaha County Closed Listings Analysis

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	
June	28	87	
July	30	37	
August	13	21	
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	
June	13	64	
July	19	25	
August	11	12	
September	50	10	
October	59	64	
November	N/A	59	
December	62	3	



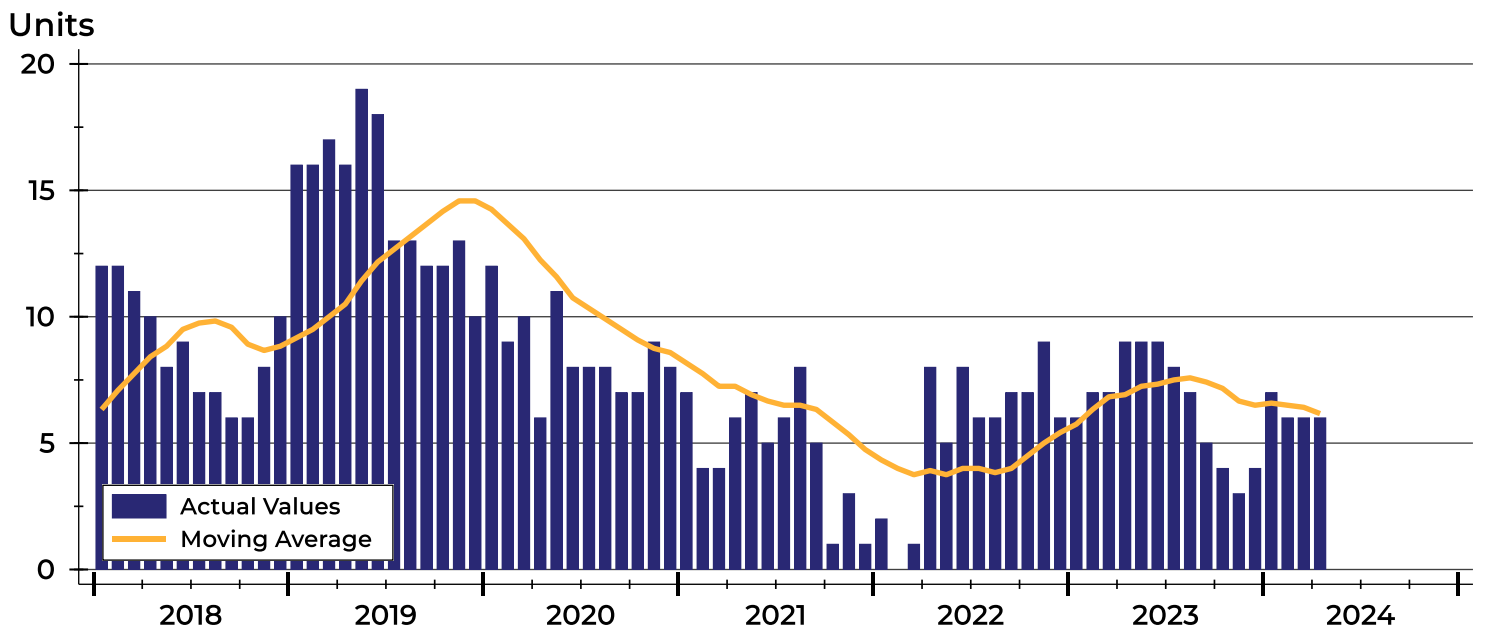
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of April 2023	Change
Active Listings		6	9	-33.3%
Volume (1,000s)		1,749	1,526	14.6%
Months' Supply		2.6	3.2	-18.8%
Average	List Price	291,567	169,555	72.0%
	Days on Market	43	77	-44.2%
	Percent of Original	97.4%	94.4%	3.2%
Median	List Price	290,000	175,000	65.7%
	Days on Market	34	43	-20.9%
	Percent of Original	98.5%	94.3%	4.5%

A total of 6 homes were available for sale in Nemaha County at the end of April. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of April was \$290,000, up 65.7% from 2023. The typical time on market for active listings was 34 days, down from 43 days a year earlier.

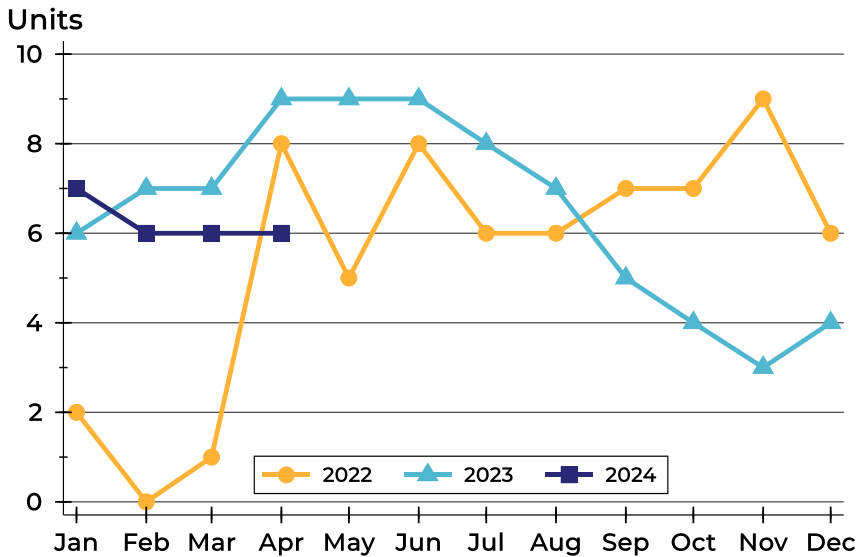
History of Active Listings





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	6
June	8	9	6
July	6	8	6
August	6	7	6
September	7	5	6
October	7	4	6
November	9	3	6
December	6	4	6

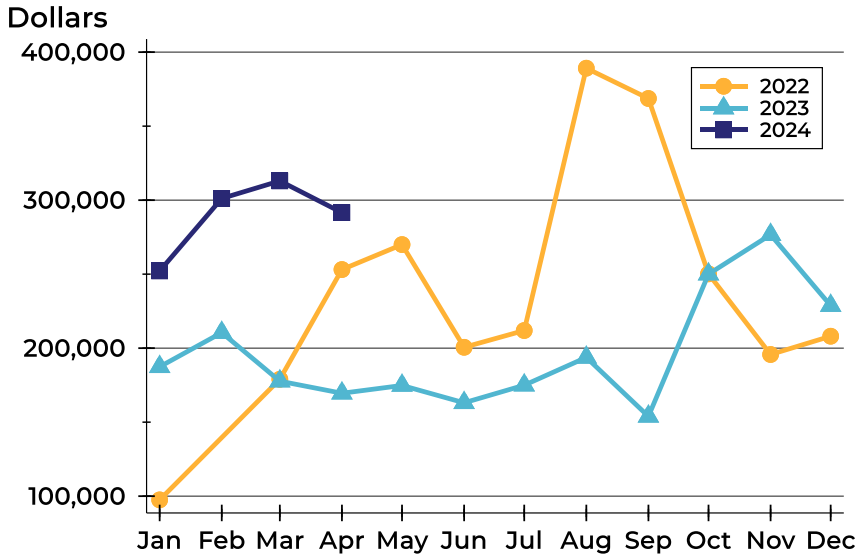
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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	2	33.3%	6.0	229,700	229,700	8	8	96.0%	96.0%
\$250,000-\$299,999	2	33.3%	12.0	290,000	290,000	60	60	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	6.0	355,000	355,000	61	61	96.1%	96.1%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



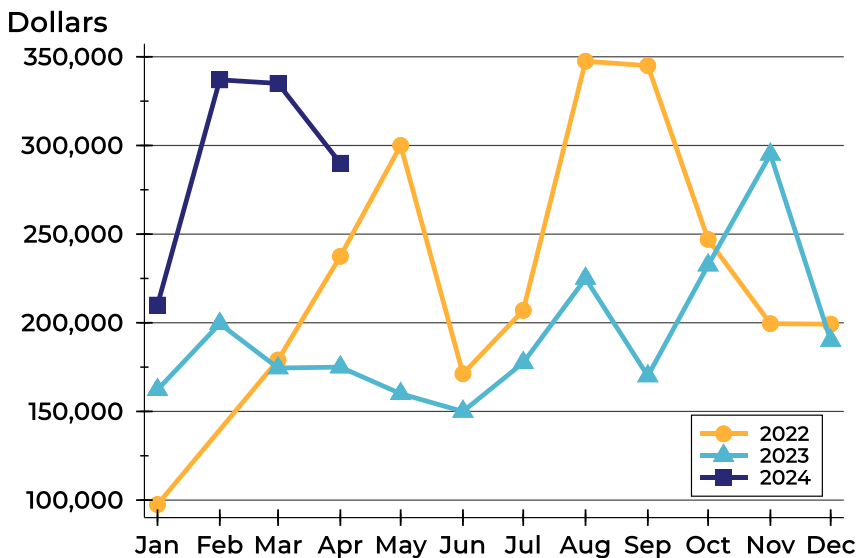
Nemaha County Active Listings Analysis

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	
June	200,613	163,089	
July	211,917	174,975	
August	389,167	193,744	
September	368,700	153,931	
October	250,214	250,000	
November	195,722	276,667	
December	208,083	228,750	

Median Price

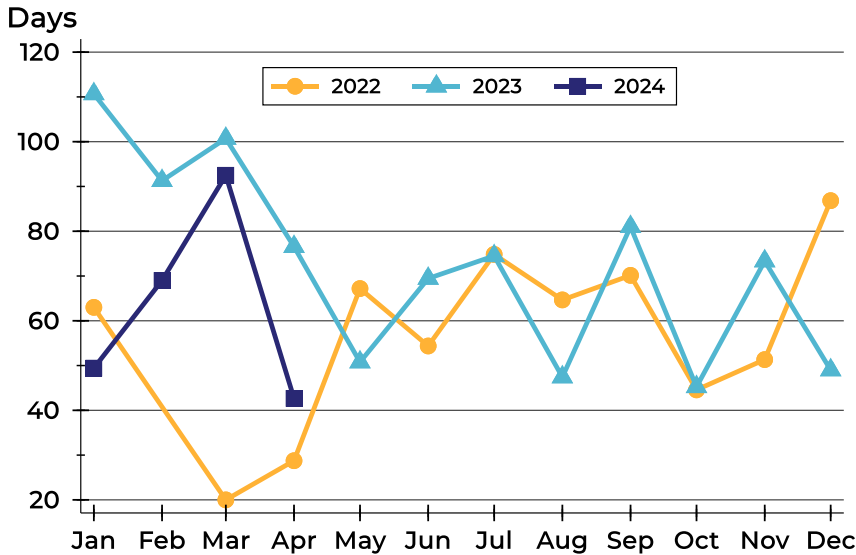


Month	2022	2023	2024
January	97,500	162,250	210,000
February	N/A	199,500	337,000
March	179,000	174,500	335,000
April	237,500	175,000	290,000
May	300,000	160,000	
June	171,250	150,000	
July	207,000	177,500	
August	347,500	225,000	
September	345,000	170,000	
October	247,000	232,500	
November	199,500	295,000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



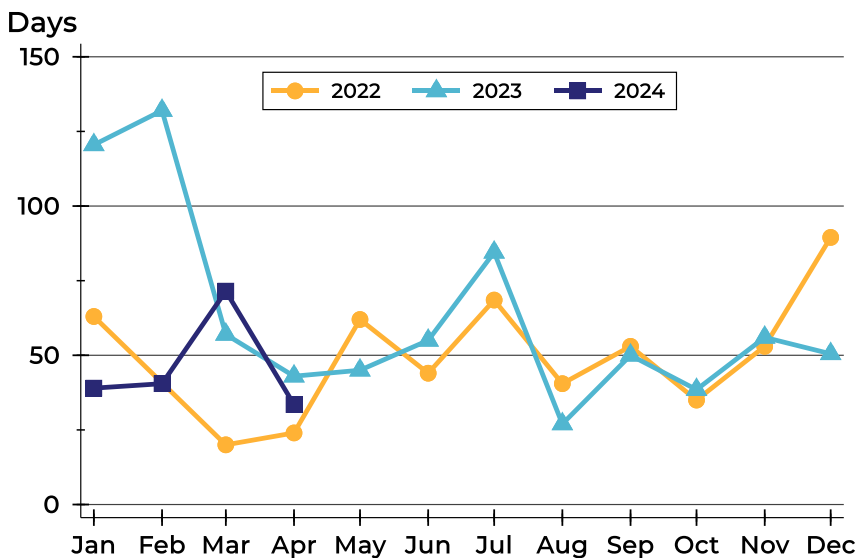
Nemaha County Active Listings Analysis

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	
June	54	69	
July	75	75	
August	65	47	
September	70	81	
October	45	45	
November	51	73	
December	87	49	

Median DOM

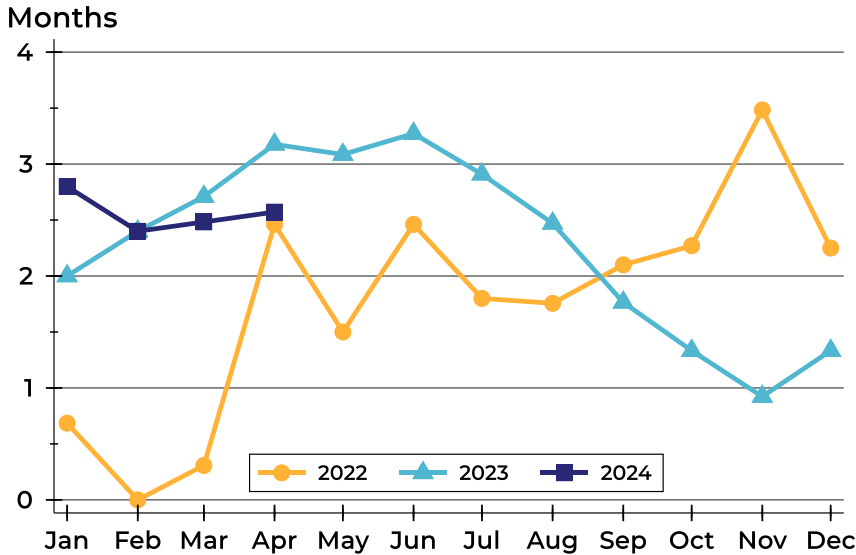


Month	2022	2023	2024
January	63	121	39
February	N/A	132	41
March	20	57	72
April	24	43	34
May	62	45	
June	44	55	
July	69	85	
August	41	27	
September	53	50	
October	35	39	
November	53	56	
December	90	51	



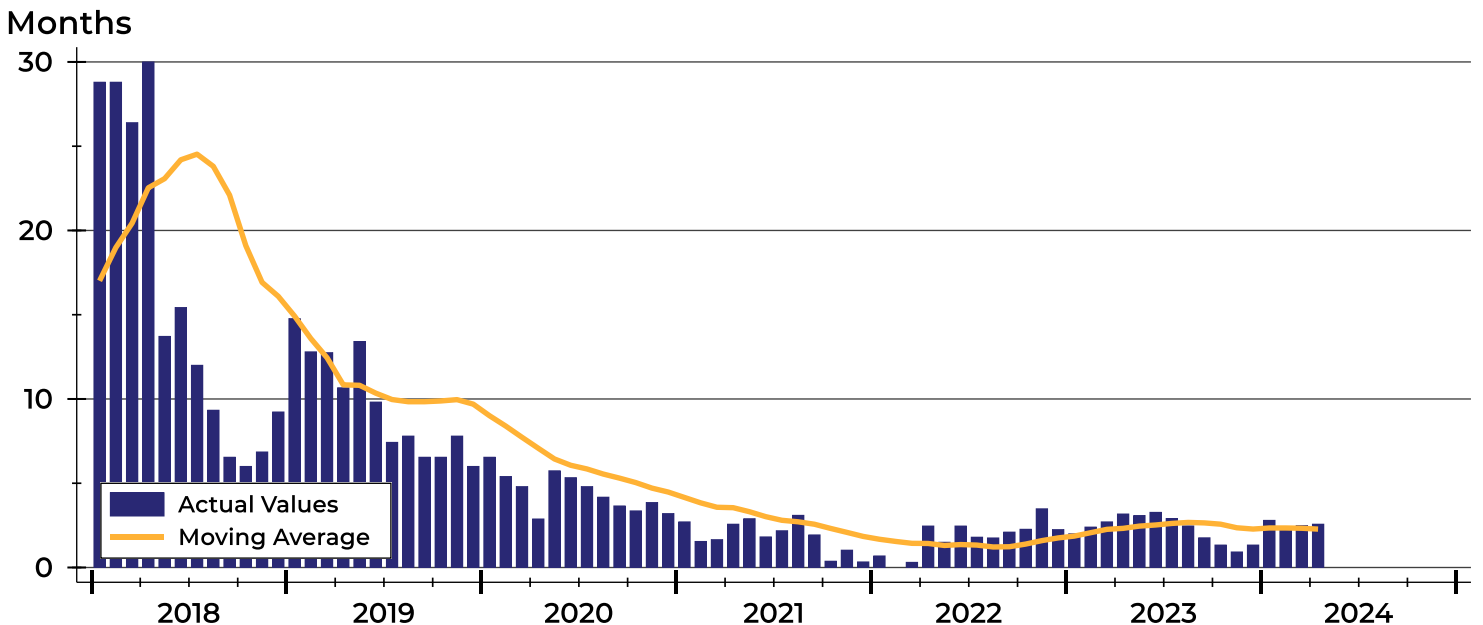
Nemaha County Months' Supply Analysis

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	
June	2.5	3.3	
July	1.8	2.9	
August	1.8	2.5	
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

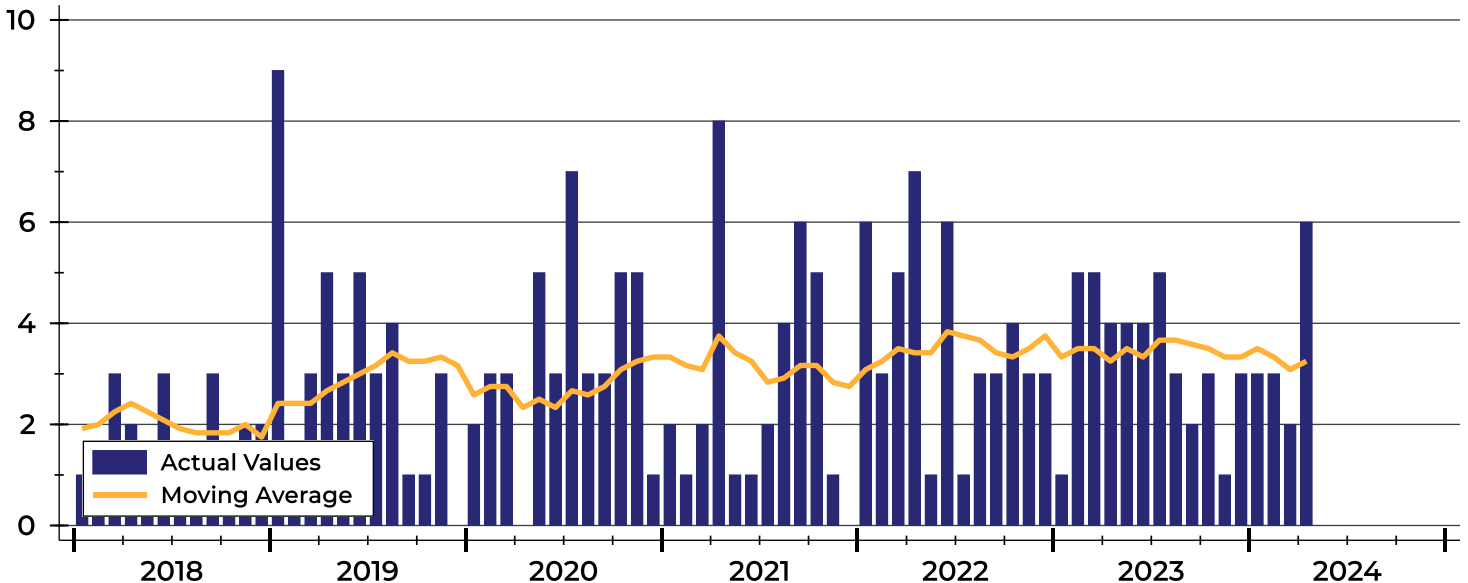
Summary Statistics for New Listings		2024	April 2023	Change
Current Month	New Listings	6	4	50.0%
	Volume (1,000s)	1,494	737	102.7%
	Average List Price	249,067	184,250	35.2%
	Median List Price	240,000	200,000	20.0%
Year-to-Date	New Listings	14	15	-6.7%
	Volume (1,000s)	3,524	2,711	30.0%
	Average List Price	251,743	180,767	39.3%
	Median List Price	252,500	175,000	44.3%

A total of 6 new listings were added in Nemaha County during April, up 50.0% from the same month in 2023. Year-to-date Nemaha County has seen 14 new listings.

The median list price of these homes was \$240,000 up from \$200,000 in 2023.

History of New Listings

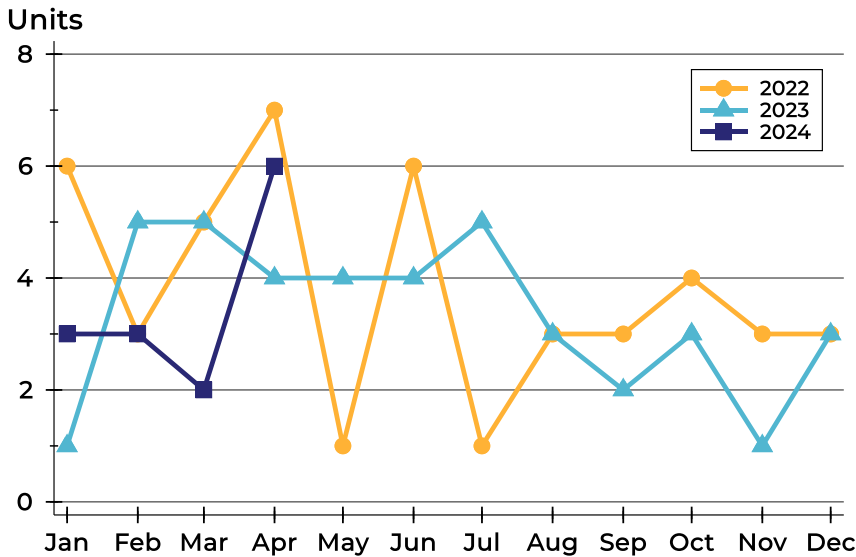
Units





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	1
June	6	4	4
July	1	5	1
August	3	3	3
September	3	2	2
October	4	3	3
November	3	1	1
December	3	3	3

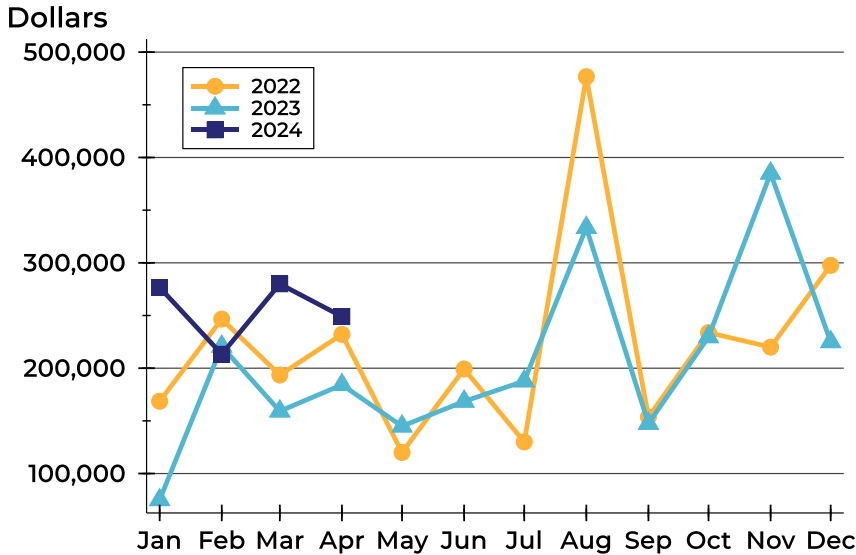
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	199,500	199,500	18	18	80.0%	80.0%
\$200,000-\$249,999	3	50.0%	236,633	240,000	2	0	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	265,000	265,000	6	6	100.0%	100.0%
\$300,000-\$399,999	1	16.7%	320,000	320,000	34	34	97.0%	97.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



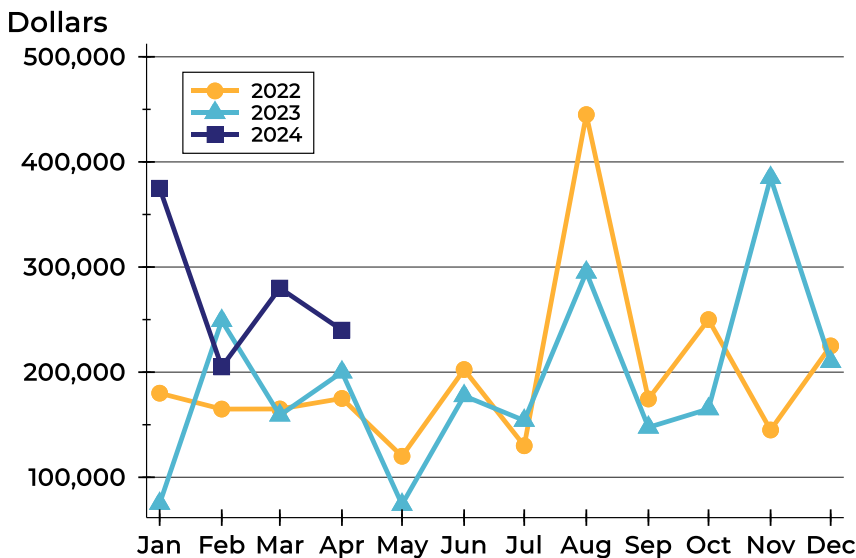
Nemaha County New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,667	75,000	276,667
February	246,600	220,700	213,333
March	193,500	159,200	280,000
April	232,143	184,250	249,067
May	120,000	144,914	
June	199,250	168,500	
July	130,000	187,780	
August	476,667	333,333	
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	375,000
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	
June	202,500	177,500	
July	130,000	154,000	
August	445,000	295,000	
September	174,500	147,500	
October	250,000	165,000	
November	145,000	385,000	
December	225,000	210,000	



**April
2024**

Northeast Kansas MLS Statistics



Nemaha County Contracts Written Analysis

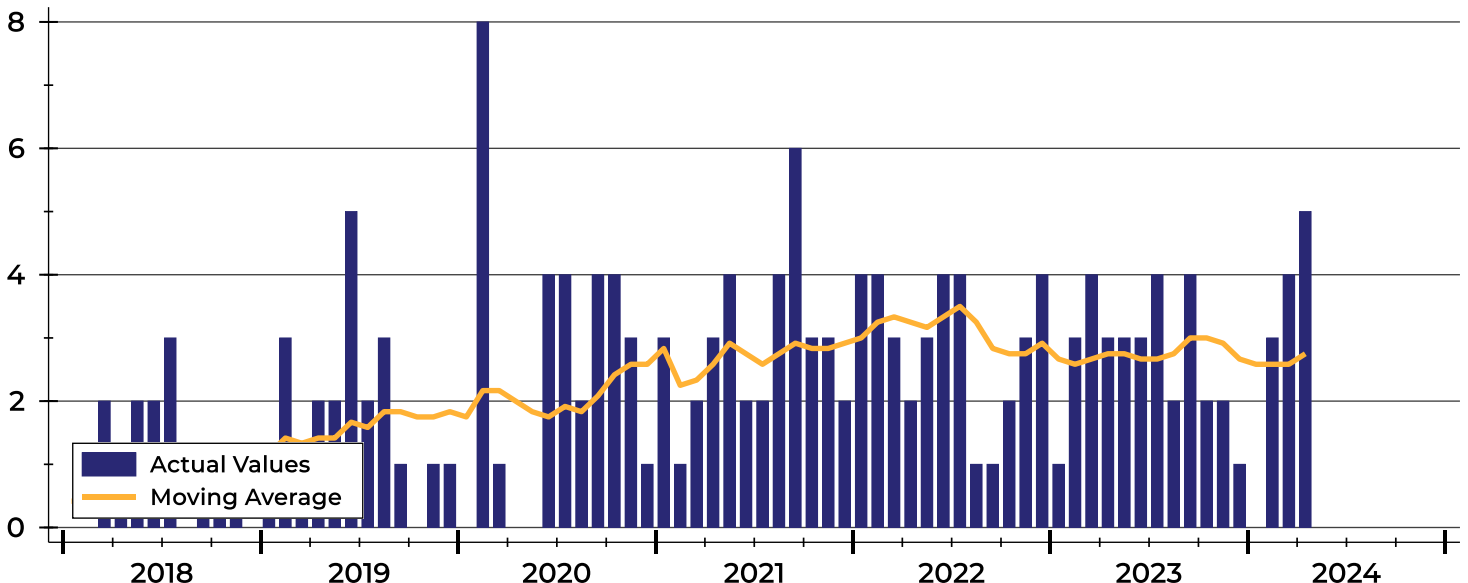
Summary Statistics for Contracts Written		2024	April 2023	Change	Year-to-Date		
		2024	2023		2024	2023	Change
Contracts Written		5	3	66.7%	12	11	9.1%
Volume (1,000s)		1,269	825	53.8%	2,854	2,198	29.8%
Average	Sale Price	253,800	274,833	-7.7%	237,833	199,818	19.0%
	Days on Market	78	136	-42.6%	60	47	27.7%
	Percent of Original	98.0%	79.6%	23.1%	97.2%	90.3%	7.6%
Median	Sale Price	240,000	325,000	-26.2%	240,000	175,000	37.1%
	Days on Market	6	170	-96.5%	28	21	33.3%
	Percent of Original	100.0%	83.5%	19.8%	100.0%	93.0%	7.5%

A total of 5 contracts for sale were written in Nemaha County during the month of April, up from 3 in 2023. The median list price of these homes was \$240,000, down from \$325,000 the prior year.

Half of the homes that went under contract in April were on the market less than 6 days, compared to 170 days in April 2023.

History of Contracts Written

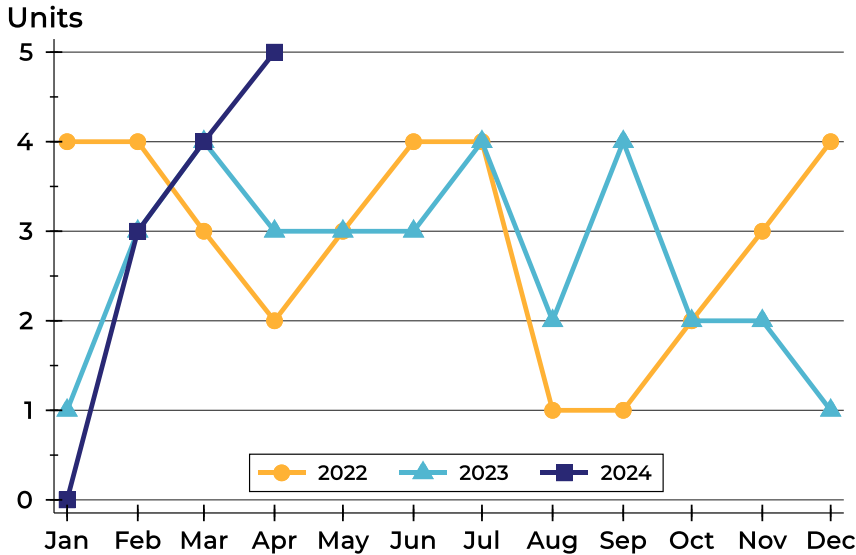
Units





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	3
June	4	3	3
July	4	4	4
August	1	2	1
September	1	4	1
October	2	2	2
November	3	2	2
December	4	1	1

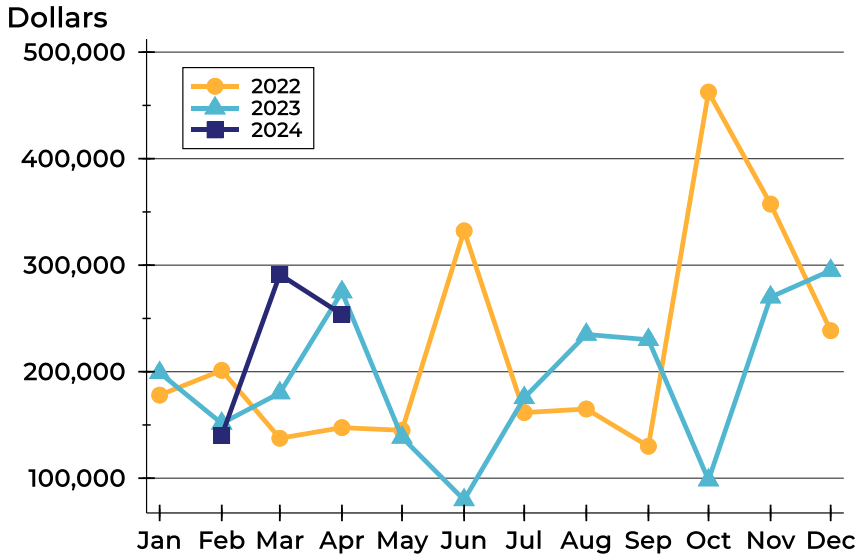
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	99,000	99,000	203	203	90.0%	90.0%
\$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	2	40.0%	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	1	20.0%	265,000	265,000	6	6	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	20.0%	425,000	425,000	181	181	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



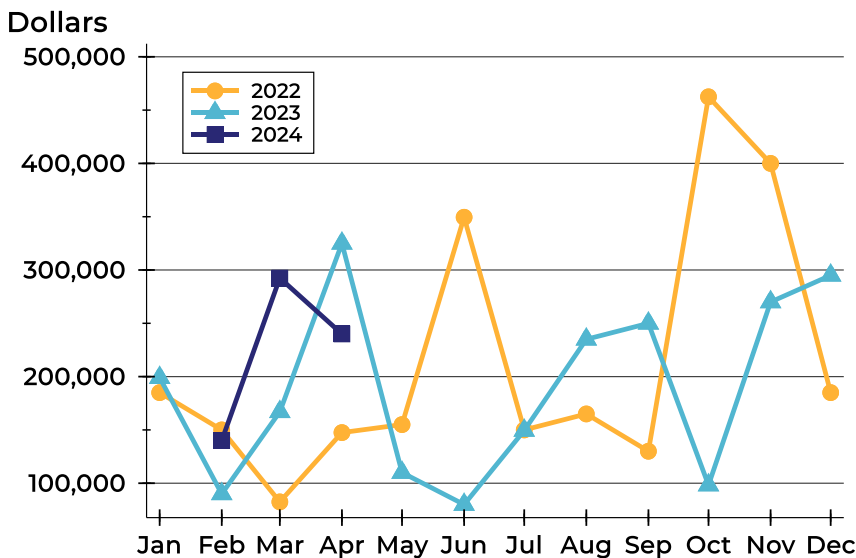
Nemaha County Contracts Written Analysis

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	
June	332,250	79,667	
July	161,625	175,500	
August	165,000	235,000	
September	130,000	230,000	
October	462,500	98,250	
November	357,333	270,000	
December	238,500	295,000	

Median Price

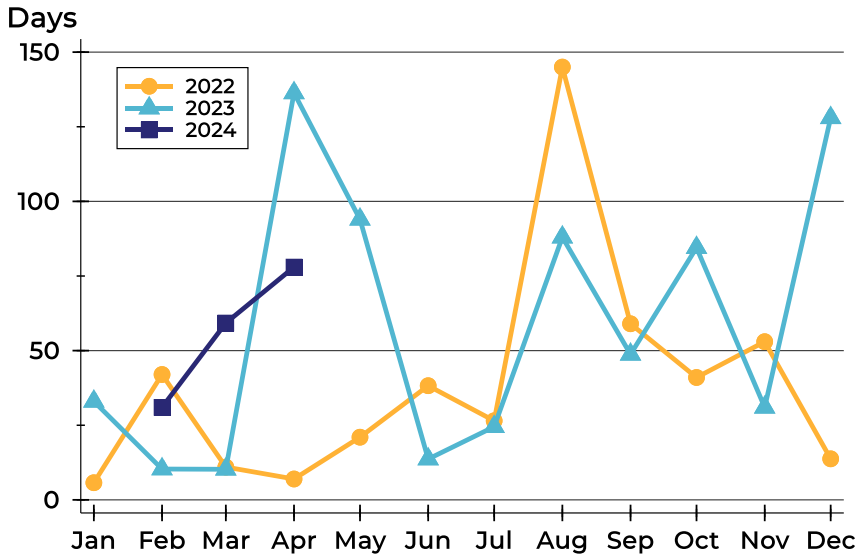


Month	2022	2023	2024
January	185,000	199,000	N/A
February	150,000	90,000	140,000
March	82,500	167,000	292,500
April	147,500	325,000	240,000
May	155,000	109,999	
June	349,500	80,000	
July	150,000	149,500	
August	165,000	235,000	
September	130,000	250,000	
October	462,500	98,250	
November	400,000	270,000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



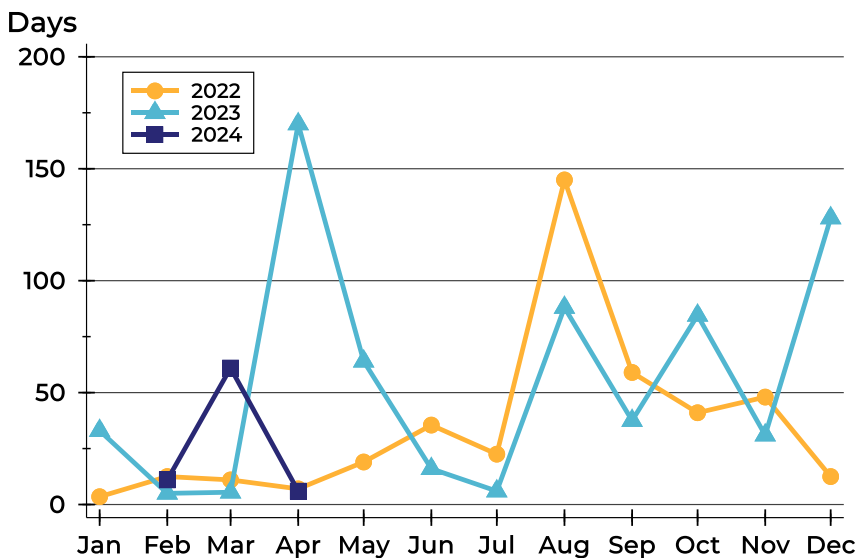
Nemaha County Contracts Written Analysis

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	
June	38	14	
July	27	25	
August	145	88	
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	
June	36	16	
July	23	6	
August	145	88	
September	59	38	
October	41	85	
November	48	31	
December	13	128	



Nemaha County Pending Contracts Analysis

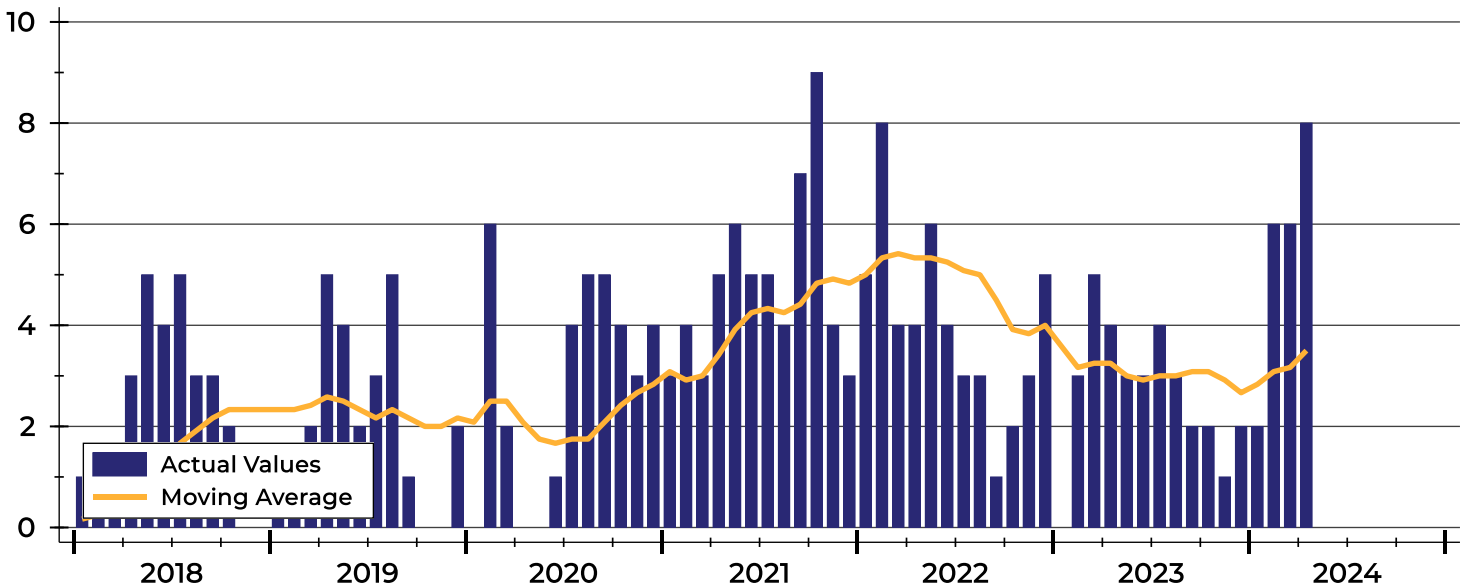
Summary Statistics for Pending Contracts		End of April		
		2024	2023	Change
Pending Contracts		8	4	100.0%
Volume (1,000s)		2,149	924	132.6%
Average	List Price	268,625	230,875	16.4%
	Days on Market	84	67	25.4%
	Percent of Original	97.0%	95.1%	2.0%
Median	List Price	252,500	212,000	19.1%
	Days on Market	76	38	100.0%
	Percent of Original	98.7%	98.5%	0.2%

A total of 8 listings in Nemaha County had contracts pending at the end of April, up from 4 contracts pending at the end of April 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

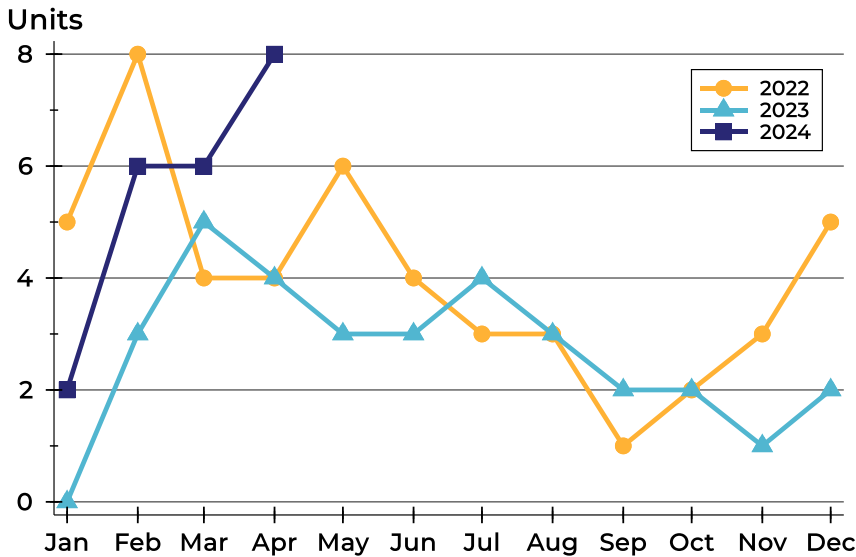
Units





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	0
June	4	3	0
July	3	4	0
August	3	3	0
September	1	2	0
October	2	2	0
November	3	1	0
December	5	2	0

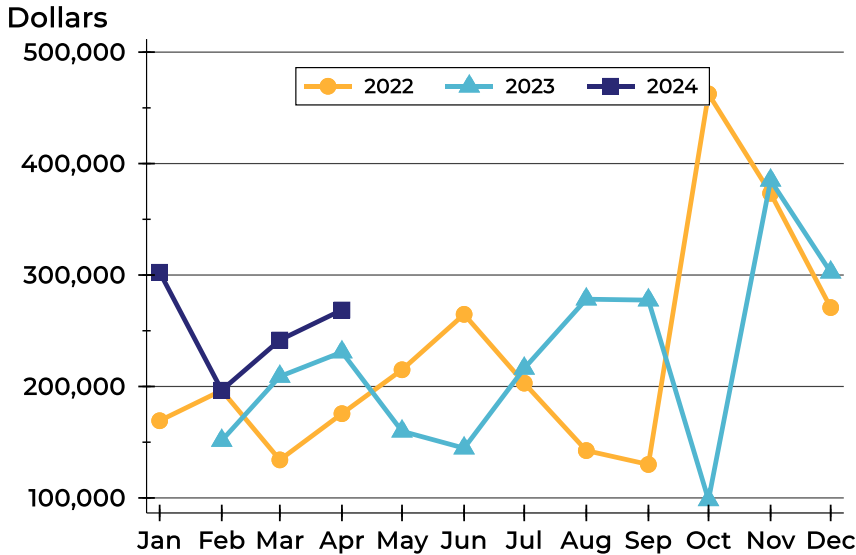
Pending Contracts by Price Range

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	1	12.5%	99,000	99,000	203	203	90.0%	90.0%
\$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	3	37.5%	230,000	240,000	24	0	97.8%	100.0%
\$250,000-\$299,999	2	25.0%	280,000	280,000	67	67	97.6%	97.6%
\$300,000-\$399,999	1	12.5%	375,000	375,000	78	78	97.4%	97.4%
\$400,000-\$499,999	1	12.5%	425,000	425,000	181	181	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



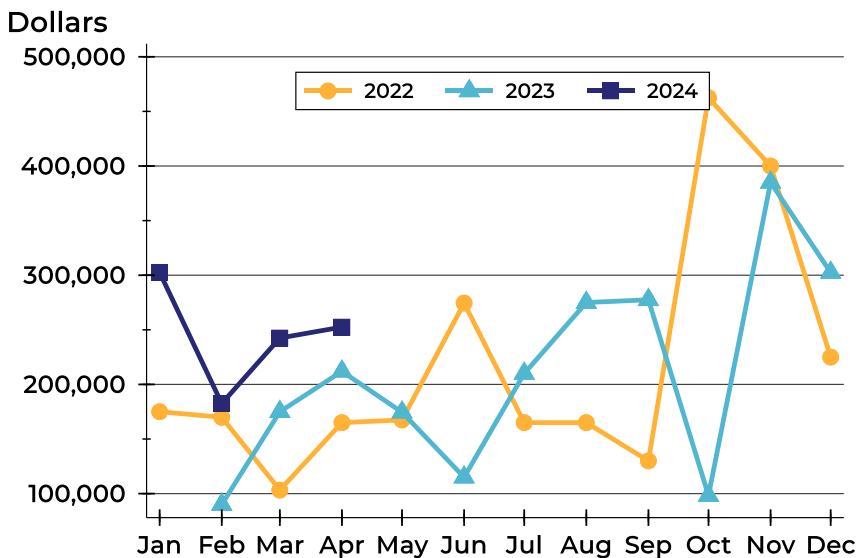
Nemaha County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	169,280	N/A	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	
June	264,750	144,667	
July	203,000	216,250	
August	142,500	278,333	
September	130,000	277,500	
October	462,500	98,250	
November	373,333	385,000	
December	270,800	302,500	

Median Price

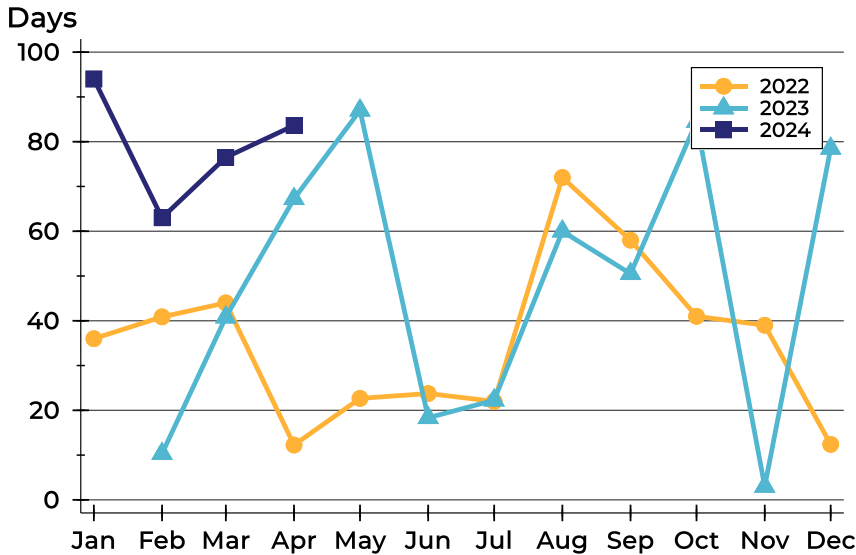


Month	2022	2023	2024
January	175,000	N/A	302,500
February	169,950	90,000	182,500
March	103,250	175,000	242,500
April	165,000	212,000	252,500
May	167,500	174,500	
June	274,500	115,000	
July	165,000	210,000	
August	165,000	275,000	
September	130,000	277,500	
October	462,500	98,250	
November	400,000	385,000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



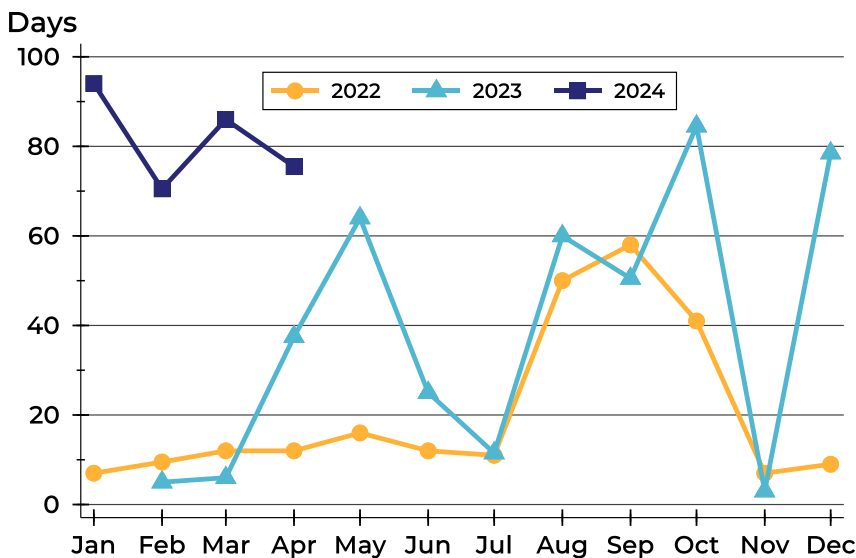
Nemaha County Pending Contracts Analysis

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	
June	24	18	
July	22	22	
August	72	60	
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	
June	12	25	
July	11	12	
August	50	60	
September	58	51	
October	41	85	
November	7	3	
December	9	79	