



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

February 2025 NE Kansas Market Statistics

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

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 February

Total home sales in the Northeast Kansas MLS system fell last month to 4 units, compared to 5 units in February 2024. Total sales volume was \$0.8 million, up from a year earlier.

The median sale price in February was \$230,000, up from \$82,500 a year earlier. Homes that sold in February were typically on the market for 14 days and sold for 100.0% of their list prices.

Northeast Kansas Active Listings Down at End of February

The total number of active listings in the Northeast Kansas MLS system at the end of February was 32 units, down from 36 at the same point in 2024. This represents a 3.5 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$217,000.

During February, a total of 8 contracts were written down from 12 in February 2024. At the end of the month, there were 13 contracts still pending.

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Contact Information

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



Northeast Kansas Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		4	5	4	8	7	15
Change from prior year		-20.0%	25.0%	-42.9%	14.3%	-53.3%	25.0%
Active Listings		32	36	37	N/A	N/A	N/A
Change from prior year		-11.1%	-2.7%	54.2%			
Months' Supply		3.5	3.2	3.8	N/A	N/A	N/A
Change from prior year		9.4%	-15.8%	52.0%			
New Listings		1	12	12	11	20	21
Change from prior year		-91.7%	0.0%	20.0%	-45.0%	-4.8%	-12.5%
Contracts Written		8	12	9	12	17	14
Change from prior year		-33.3%	33.3%	-18.2%	-29.4%	21.4%	-36.4%
Pending Contracts		13	14	7	N/A	N/A	N/A
Change from prior year		-7.1%	100.0%	-66.7%			
Sales Volume (1,000s)		795	353	222	1,184	655	2,413
Change from prior year		125.2%	59.0%	-70.4%	80.8%	-72.9%	62.8%
Average	Sale Price	198,750	70,660	55,500	147,938	93,614	160,833
	Change from prior year	181.3%	27.3%	-48.2%	58.0%	-41.8%	30.2%
	List Price of Actives	207,069	172,086	145,786	N/A	N/A	N/A
	Change from prior year	20.3%	18.0%	41.3%			
	Days on Market	28	87	36	48	71	32
Change from prior year	-67.8%	141.7%	-59.1%	-32.4%	121.9%	-52.2%	
Percent of List	98.7%	93.4%	52.5%	94.4%	94.9%	86.0%	
Change from prior year	5.7%	77.9%	-44.9%	-0.5%	10.3%	-6.8%	
Percent of Original	98.7%	88.7%	52.5%	93.3%	91.5%	86.0%	
Change from prior year	11.3%	69.0%	-43.5%	2.0%	6.4%	-2.8%	
Median	Sale Price	230,000	82,500	30,500	145,000	95,000	145,000
	Change from prior year	178.8%	170.5%	-68.6%	52.6%	-34.5%	59.3%
	List Price of Actives	217,000	162,450	135,000	N/A	N/A	N/A
	Change from prior year	33.6%	20.3%	80.0%			
	Days on Market	14	30	37	37	30	28
Change from prior year	-53.3%	-18.9%	-14.0%	23.3%	7.1%	-24.3%	
Percent of List	100.0%	93.0%	42.0%	97.4%	93.0%	93.4%	
Change from prior year	7.5%	121.4%	-57.0%	4.7%	-0.4%	-0.7%	
Percent of Original	100.0%	93.0%	42.0%	97.4%	93.0%	93.4%	
Change from prior year	7.5%	121.4%	-53.2%	4.7%	-0.4%	4.4%	

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



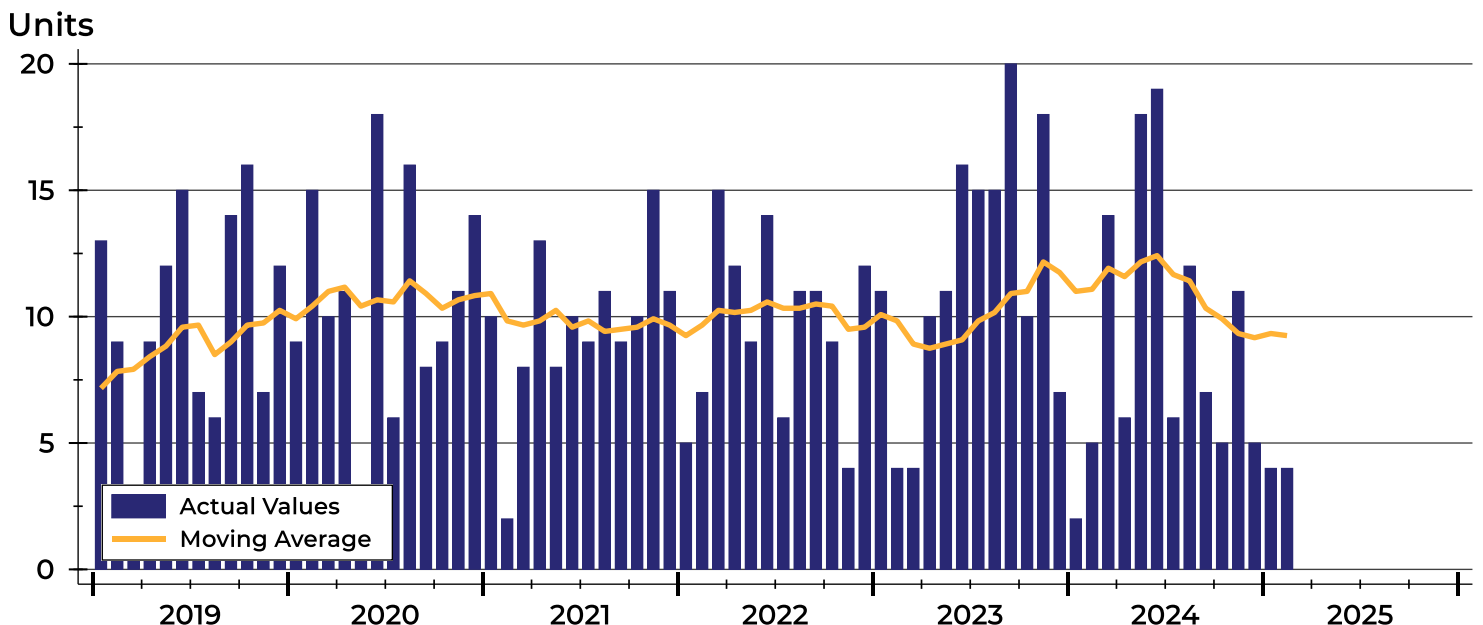
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		4	5	-20.0%	8	7	14.3%
Volume (1,000s)		795	353	125.2%	1,184	655	80.8%
Months' Supply		3.5	3.2	9.4%	N/A	N/A	N/A
Average	Sale Price	198,750	70,660	181.3%	147,938	93,614	58.0%
	Days on Market	28	87	-67.8%	48	71	-32.4%
	Percent of List	98.7%	93.4%	5.7%	94.4%	94.9%	-0.5%
	Percent of Original	98.7%	88.7%	11.3%	93.3%	91.5%	2.0%
Median	Sale Price	230,000	82,500	178.8%	145,000	95,000	52.6%
	Days on Market	14	30	-53.3%	37	30	23.3%
	Percent of List	100.0%	93.0%	7.5%	97.4%	93.0%	4.7%
	Percent of Original	100.0%	93.0%	7.5%	97.4%	93.0%	4.7%

A total of 4 homes sold in the Northeast Kansas MLS system in February, down from 5 units in February 2024. Total sales volume rose to \$0.8 million compared to \$0.4 million in the previous year.

The median sales price in February was \$230,000, up 178.8% compared to the prior year. Median days on market was 14 days, down from 46 days in January, and down from 30 in February 2024.

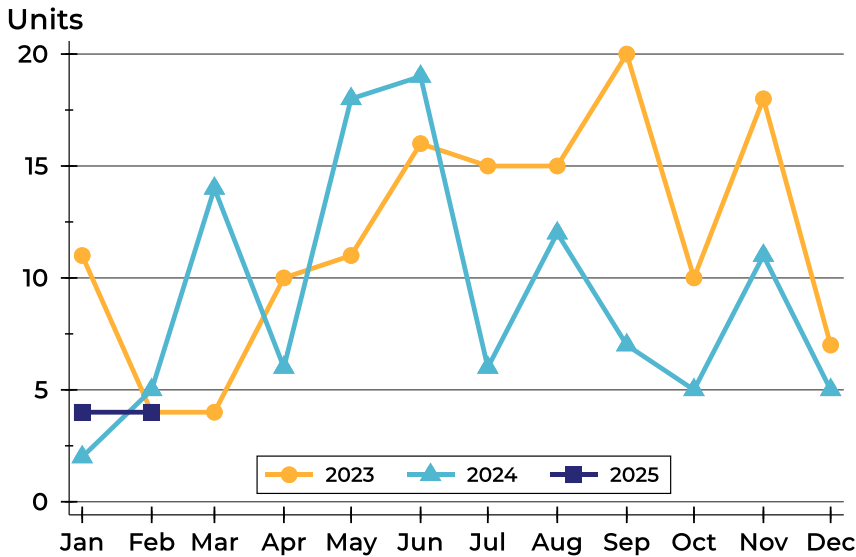
History of Closed Listings





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



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

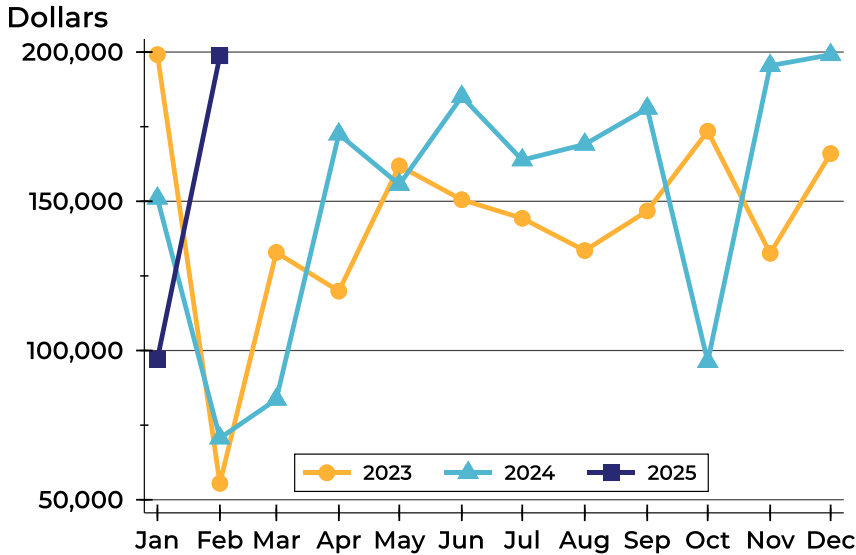
Closed Listings by Price Range

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	25.0%	3.1	90,000	90,000	7	7	94.7%	94.7%	94.7%	94.7%
\$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	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	3	75.0%	6.0	235,000	245,000	35	21	100.0%	100.0%	100.0%	100.0%
\$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



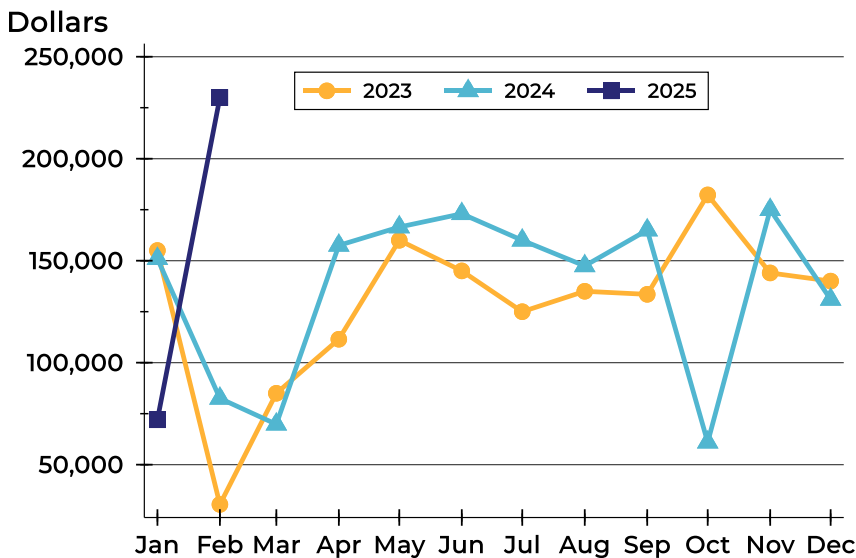
Northeast Kansas Closed Listings Analysis

Average Price



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

Median Price

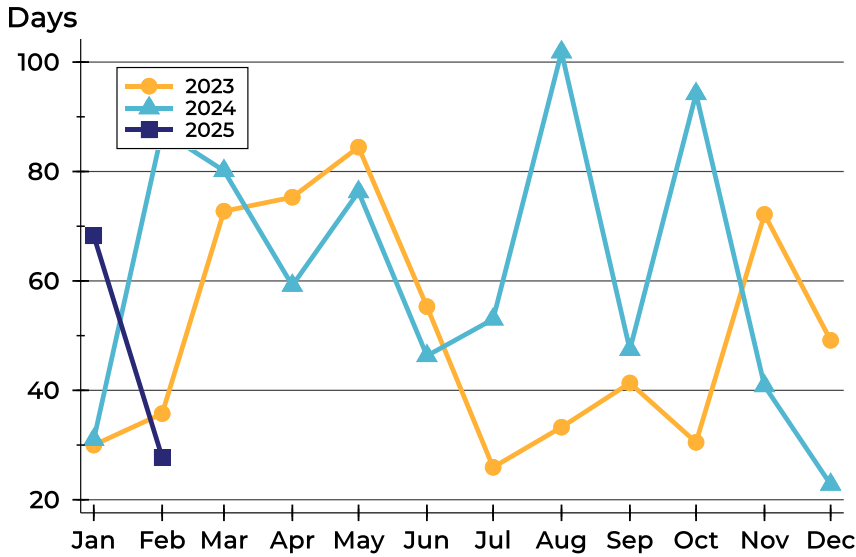


Month	2023	2024	2025
January	155,000	151,000	72,000
February	30,500	82,500	230,000
March	85,000	69,813	
April	111,500	157,500	
May	160,000	166,500	
June	145,000	173,000	
July	125,000	160,000	
August	135,000	147,450	
September	133,500	165,000	
October	182,250	61,000	
November	144,000	175,000	
December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



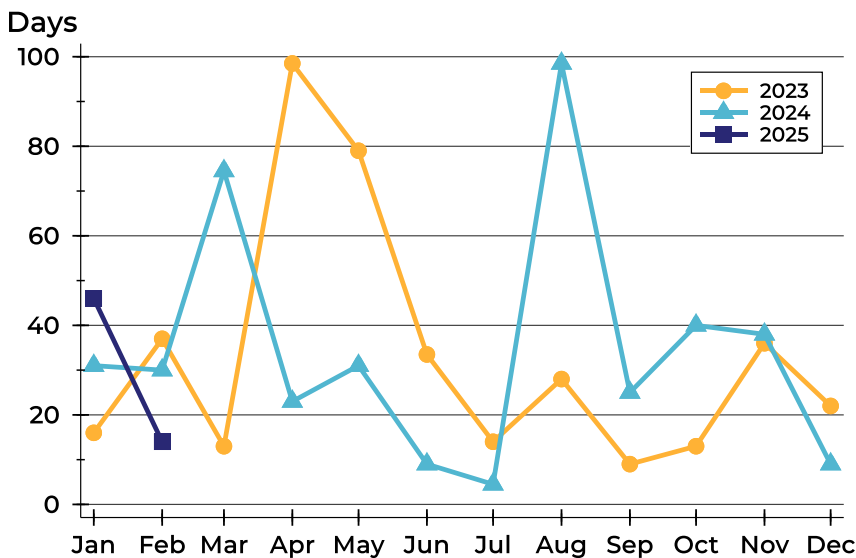
Northeast Kansas Closed Listings Analysis

Average DOM



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

Median DOM



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



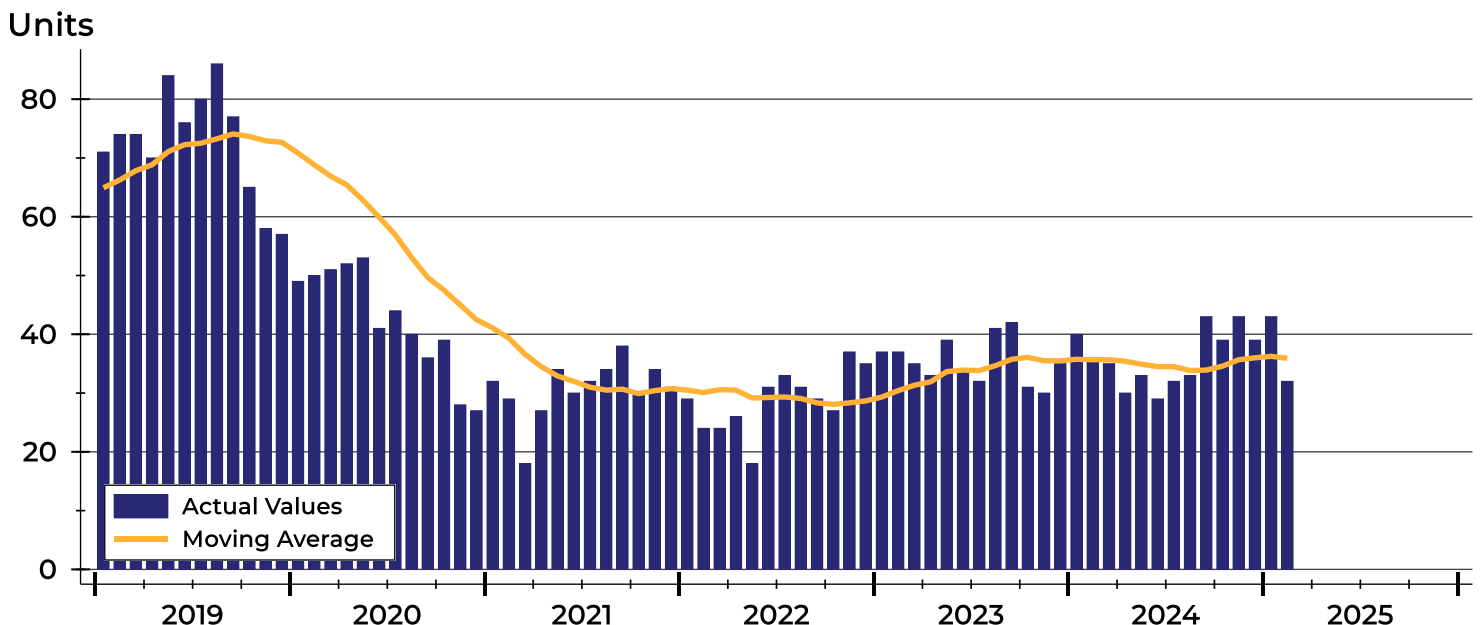
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		32	36	-11.1%
Volume (1,000s)		6,626	6,195	7.0%
Months' Supply		3.5	3.2	9.4%
Average	List Price	207,069	172,086	20.3%
	Days on Market	134	106	26.4%
	Percent of Original	95.8%	96.0%	-0.2%
Median	List Price	217,000	162,450	33.6%
	Days on Market	108	78	38.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 32 homes were available for sale in the Northeast Kansas MLS system at the end of February. This represents a 3.5 months' supply of active listings.

The median list price of homes on the market at the end of February was \$217,000, up 33.6% from 2024. The typical time on market for active listings was 108 days, up from 78 days a year earlier.

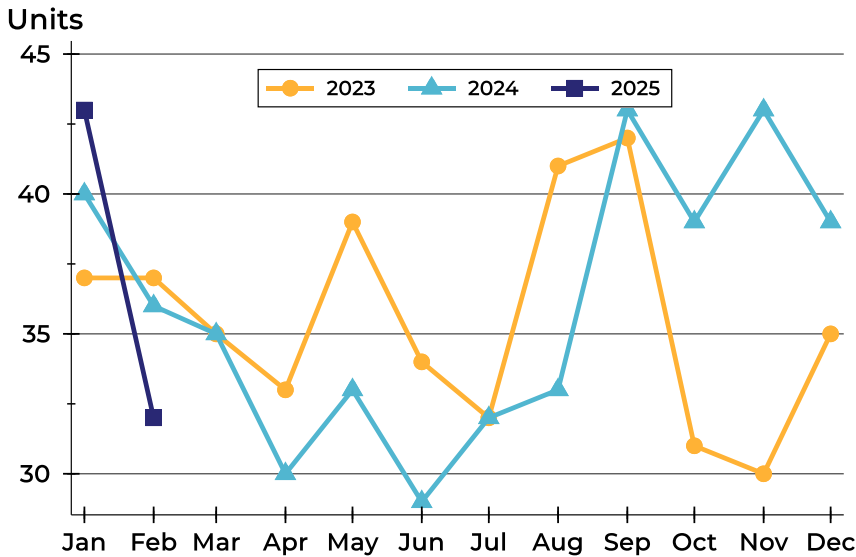
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



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

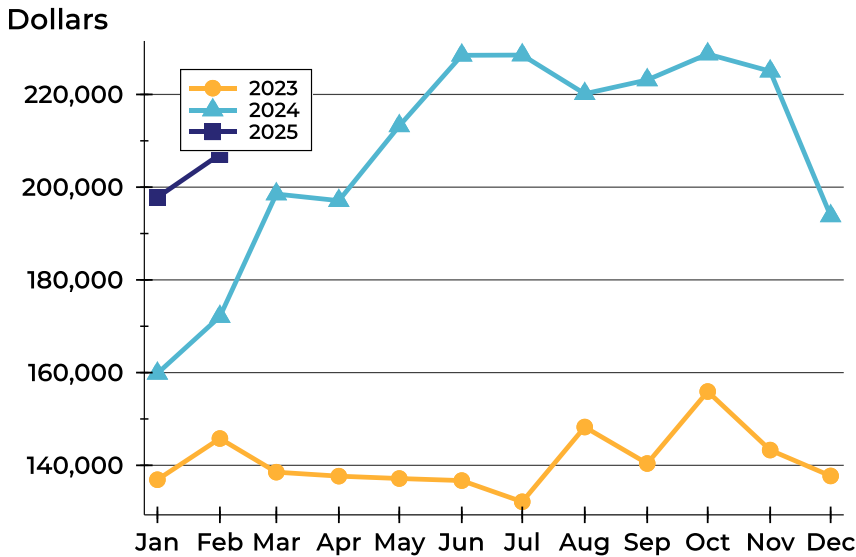
Active Listings by Price Range

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	6.3%	N/A	39,950	39,950	56	56	100.0%	100.0%
\$50,000-\$99,999	6	18.8%	3.1	73,417	75,750	149	108	94.0%	100.0%
\$100,000-\$124,999	2	6.3%	N/A	119,450	119,450	72	72	100.0%	100.0%
\$125,000-\$149,999	4	12.5%	N/A	126,500	126,000	137	139	96.3%	98.1%
\$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	1	3.1%	N/A	175,000	175,000	109	109	100.0%	100.0%
\$200,000-\$249,999	6	18.8%	6.0	230,417	229,000	166	129	96.5%	96.7%
\$250,000-\$299,999	5	15.6%	N/A	278,400	280,000	132	60	97.9%	100.0%
\$300,000-\$399,999	4	12.5%	N/A	349,100	341,200	123	118	94.2%	98.3%
\$400,000-\$499,999	1	3.1%	N/A	415,000	415,000	144	144	92.2%	92.2%
\$500,000-\$749,999	1	3.1%	N/A	600,000	600,000	187	187	77.6%	77.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



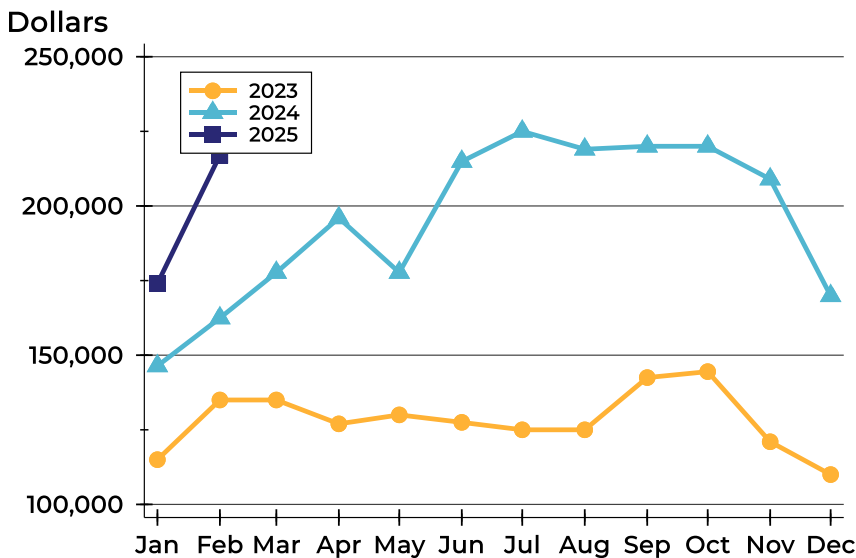
Northeast Kansas Active Listings Analysis

Average Price



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

Median Price

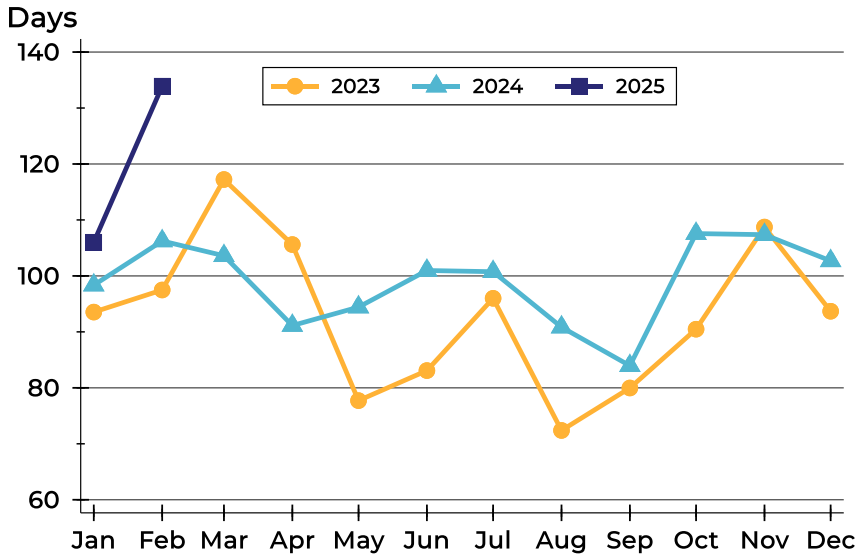


Month	2023	2024	2025
January	115,000	146,400	174,000
February	135,000	162,450	217,000
March	135,000	177,700	
April	127,000	196,000	
May	130,000	177,700	
June	127,500	214,900	
July	125,000	225,000	
August	125,000	219,000	
September	142,500	220,000	
October	144,500	220,000	
November	121,000	209,000	
December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



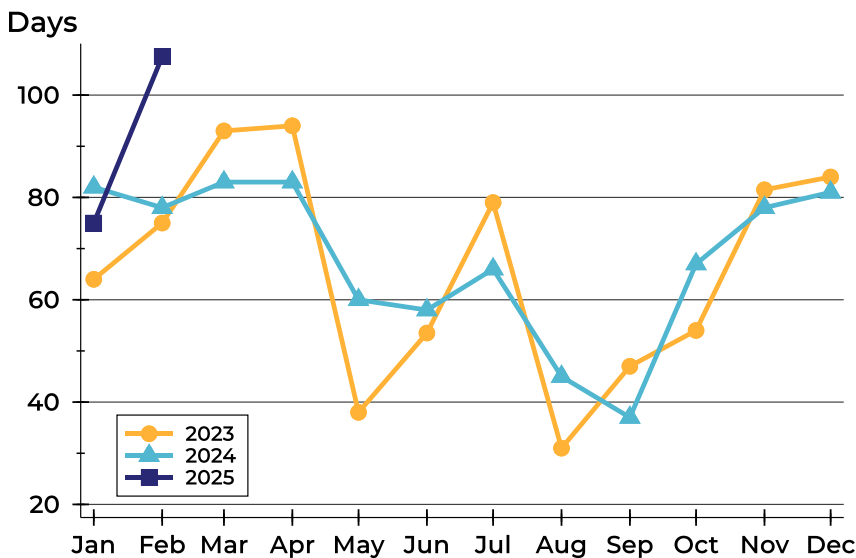
Northeast Kansas Active Listings Analysis

Average DOM



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

Median DOM

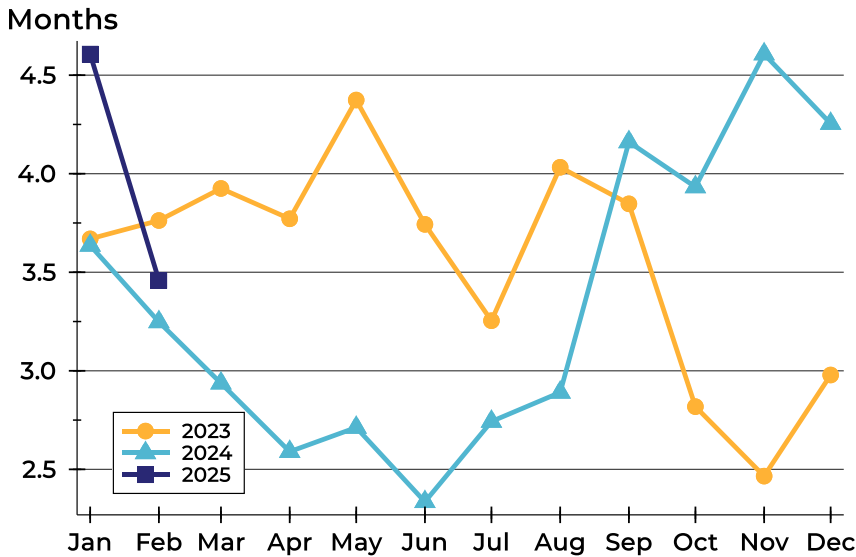


Month	2023	2024	2025
January	64	82	75
February	75	78	108
March	93	83	
April	94	83	
May	38	60	
June	54	58	
July	79	66	
August	31	45	
September	47	37	
October	54	67	
November	82	78	
December	84	81	



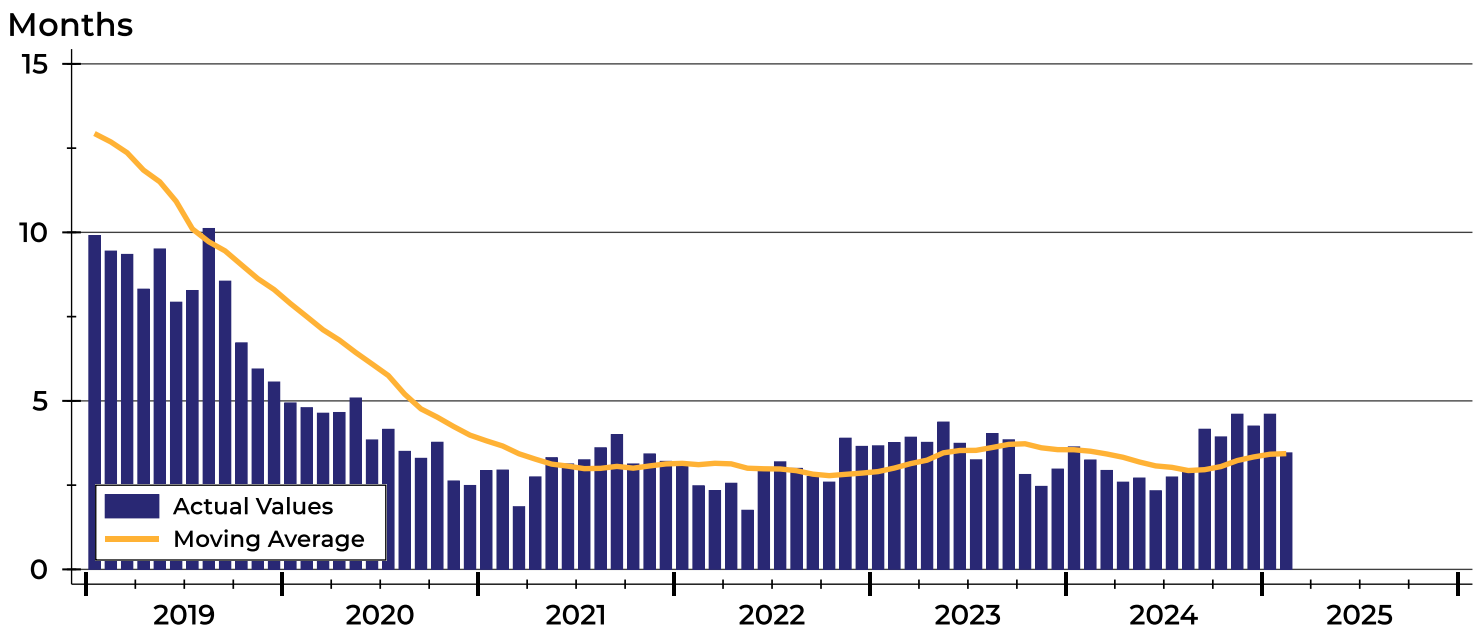
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





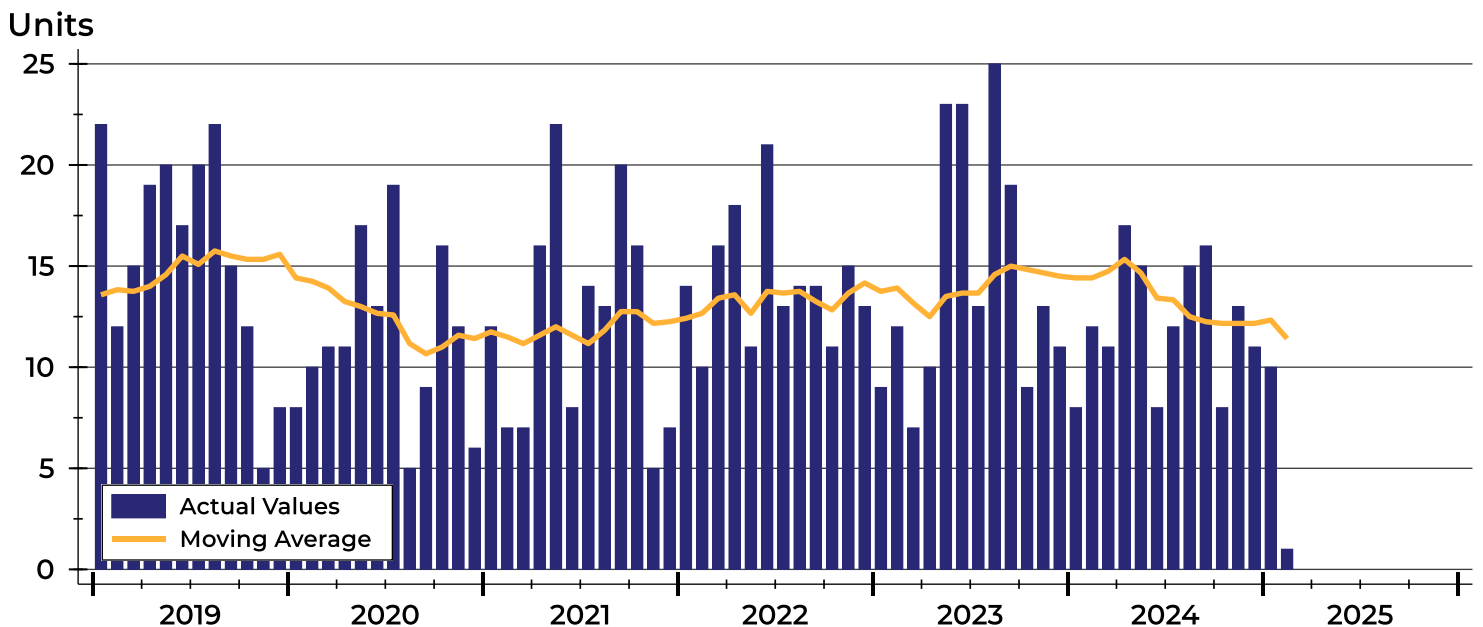
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	1	12	-91.7%
	Volume (1,000s)	125	1,583	-92.1%
	Average List Price	125,000	131,908	-5.2%
	Median List Price	125,000	129,750	-3.7%
Year-to-Date	New Listings	11	20	-45.0%
	Volume (1,000s)	2,015	3,325	-39.4%
	Average List Price	183,209	166,245	10.2%
	Median List Price	138,000	142,500	-3.2%

A total of 1 new listing was added in the Northeast Kansas MLS system during February, down 91.7% from the same month in 2024. Year-to-date the Northeast Kansas MLS system has seen 11 new listings.

The median list price of these homes was \$125,000 down from \$129,750 in 2024.

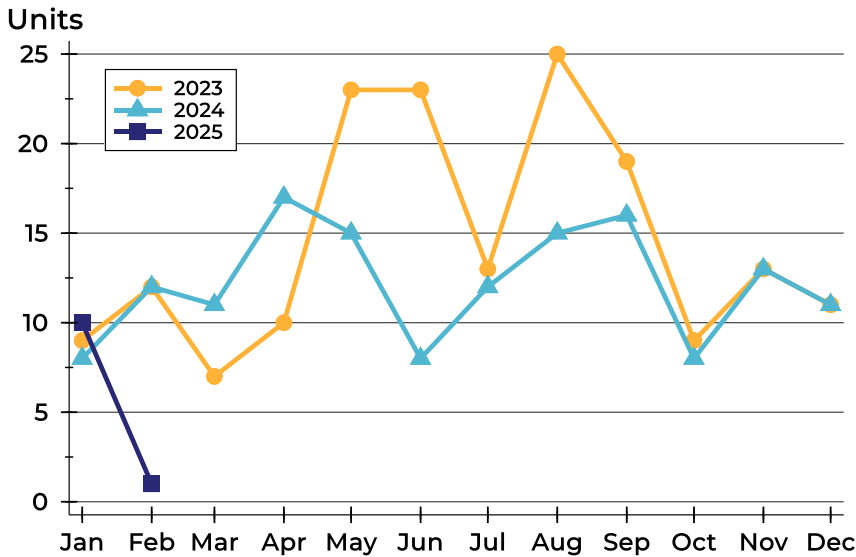
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	9	8	10
February	12	12	1
March	7	11	
April	10	17	
May	23	15	
June	23	8	
July	13	12	
August	25	15	
September	19	16	
October	9	8	
November	13	13	
December	11	11	

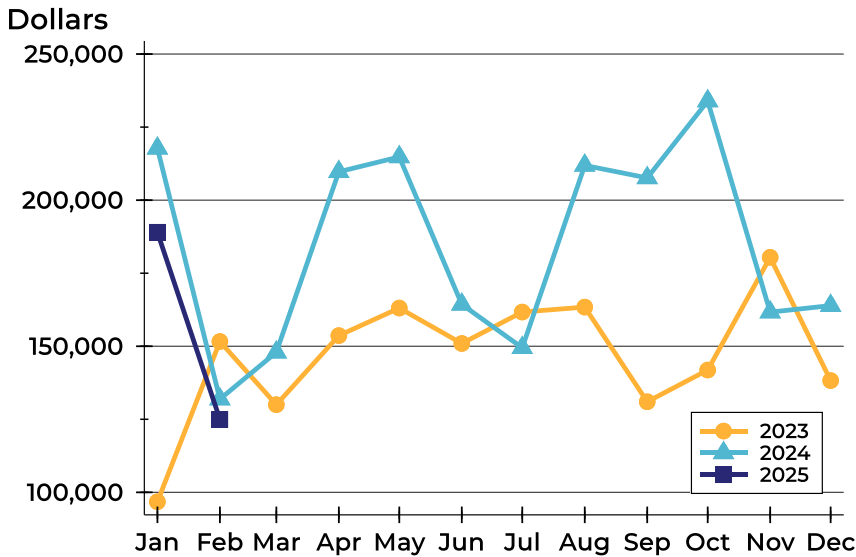
New Listings by Price Range

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	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	100.0%	125,000	125,000	12	12	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



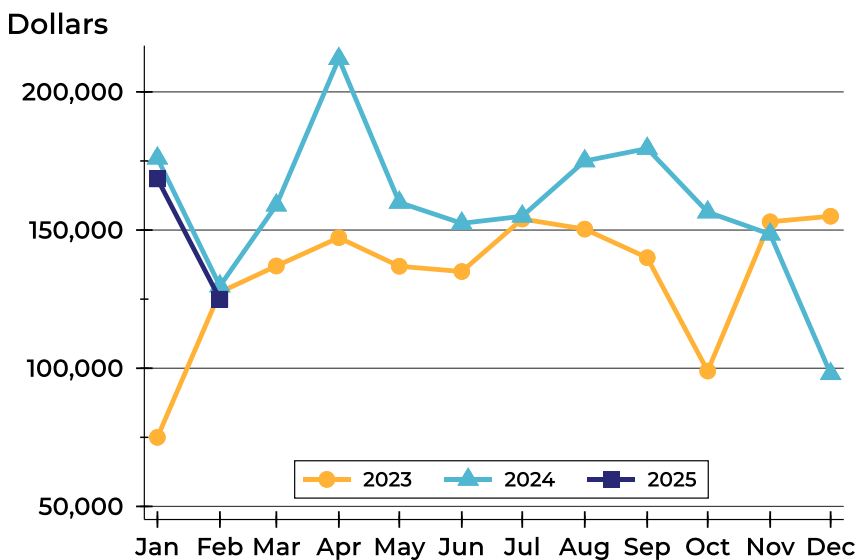
Northeast Kansas New Listings Analysis

Average Price



Month	2023	2024	2025
January	96,778	217,750	189,030
February	151,617	131,908	125,000
March	130,000	147,955	
April	153,650	209,718	
May	163,081	214,793	
June	150,943	164,350	
July	161,715	149,483	
August	163,402	211,893	
September	131,005	207,619	
October	141,867	233,925	
November	180,423	161,685	
December	138,255	163,909	

Median Price



Month	2023	2024	2025
January	75,000	176,000	168,500
February	127,500	129,750	125,000
March	137,000	159,000	
April	147,250	212,000	
May	136,900	160,000	
June	135,000	152,450	
July	154,000	155,000	
August	150,350	175,000	
September	140,000	179,500	
October	99,000	156,500	
November	153,000	148,500	
December	155,000	98,000	



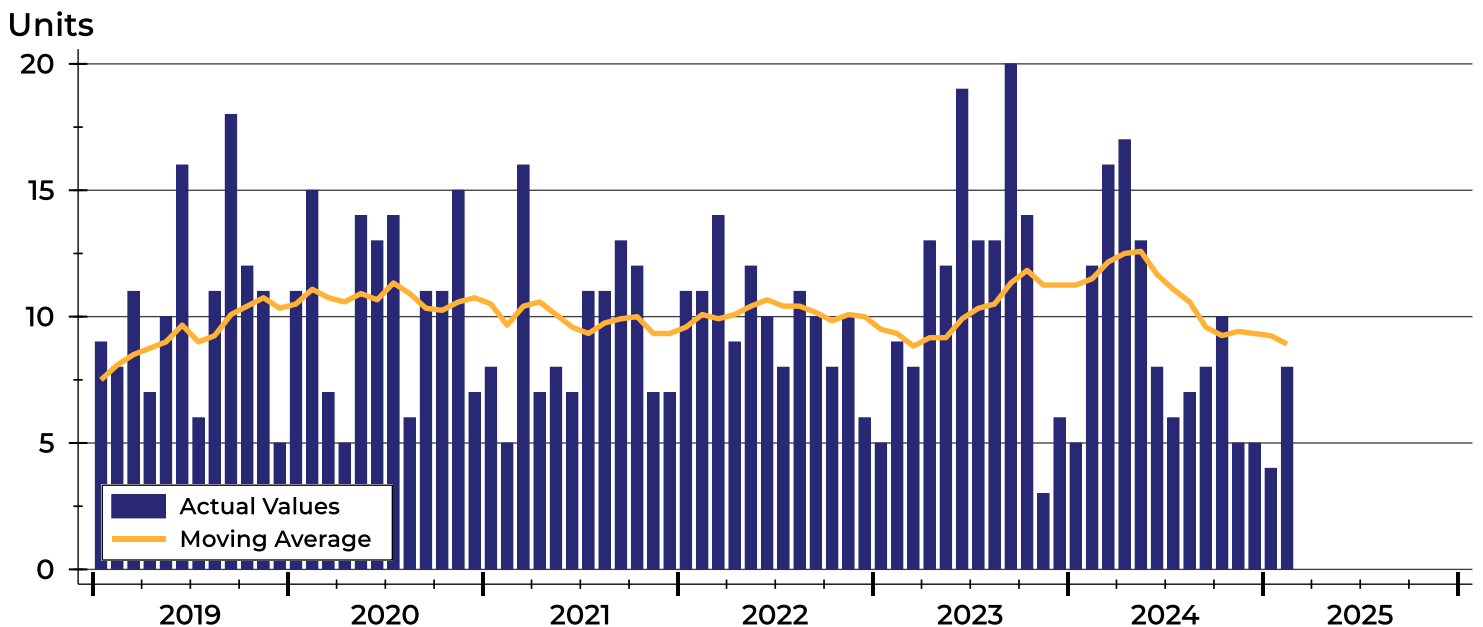
Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		8	12	-33.3%	12	17	-29.4%
Volume (1,000s)		1,283	1,514	-15.3%	1,801	2,166	-16.9%
Average	Sale Price	160,338	126,167	27.1%	150,058	127,382	17.8%
	Days on Market	115	70	64.3%	99	74	33.8%
	Percent of Original	84.8%	92.0%	-7.8%	87.2%	89.8%	-2.9%
Median	Sale Price	153,950	125,000	23.2%	137,500	120,000	14.6%
	Days on Market	95	74	28.4%	89	73	21.9%
	Percent of Original	98.9%	88.7%	11.5%	98.9%	88.5%	11.8%

A total of 8 contracts for sale were written in the Northeast Kansas MLS system during the month of February, down from 12 in 2024. The median list price of these homes was \$153,950, up from \$125,000 the prior year.

Half of the homes that went under contract in February were on the market less than 95 days, compared to 74 days in February 2024.

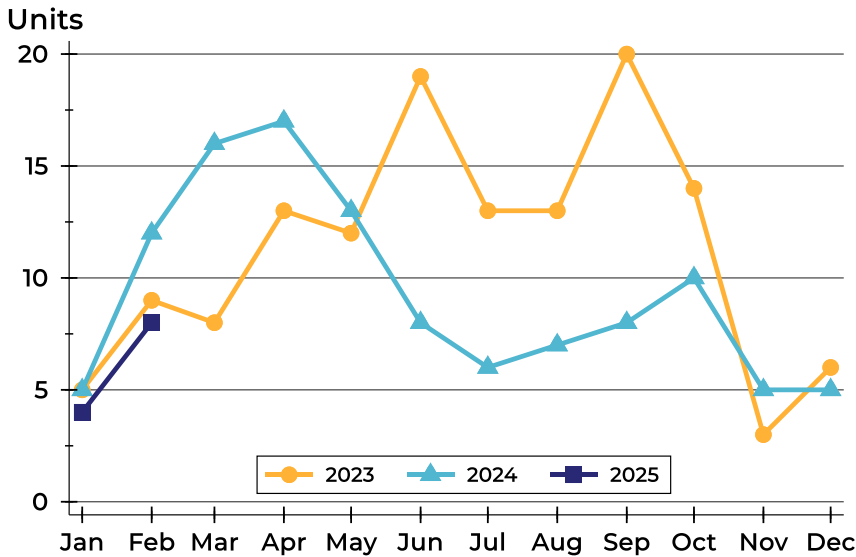
History of Contracts Written





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	5	5	4
February	9	12	8
March	8	16	
April	13	17	
May	12	13	
June	19	8	
July	13	6	
August	13	7	
September	20	8	
October	14	10	
November	3	5	
December	6	5	

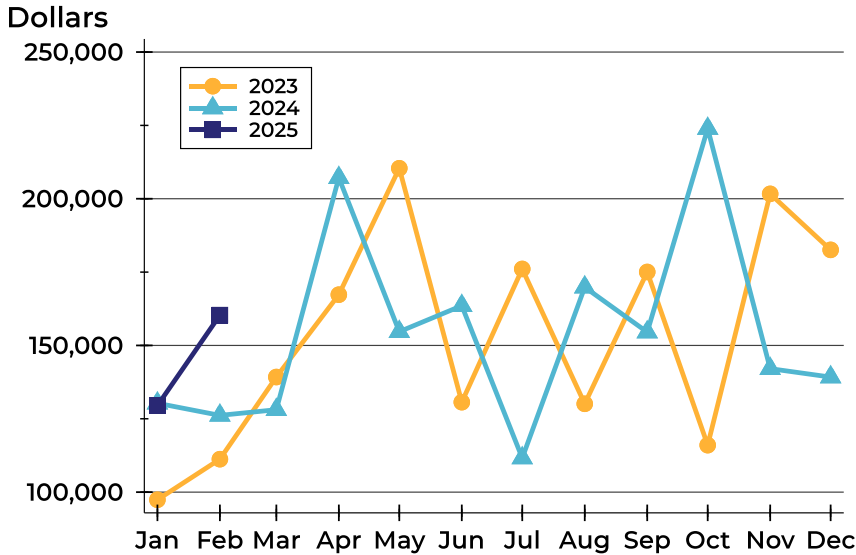
Contracts Written by Price Range

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	2	25.0%	77,400	77,400	250	250	49.7%	49.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	25.0%	137,500	137,500	65	65	98.9%	98.9%
\$150,000-\$174,999	2	25.0%	171,950	171,950	113	113	90.5%	90.5%
\$175,000-\$199,999	1	12.5%	199,000	199,000	23	23	100.0%	100.0%
\$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	1	12.5%	310,000	310,000	42	42	100.0%	100.0%
\$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



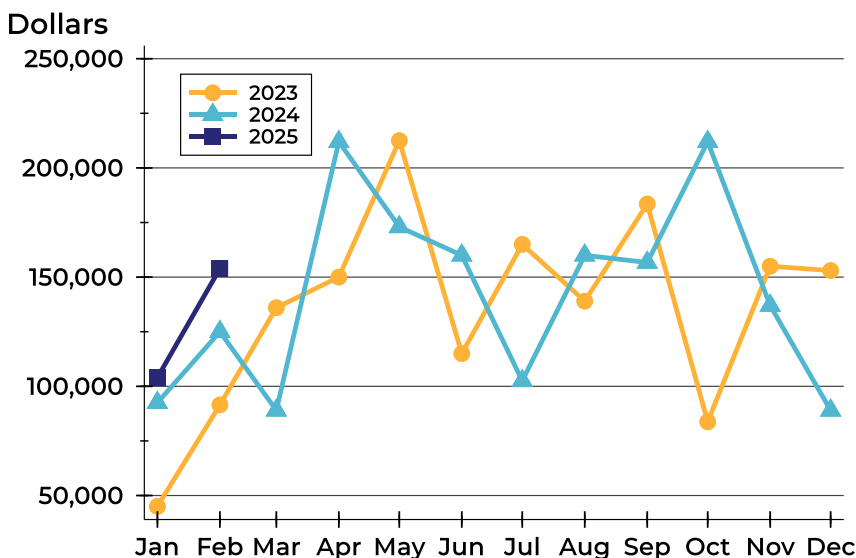
Northeast Kansas Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	97,400	130,300	129,500
February	111,244	126,167	160,338
March	139,238	128,106	
April	167,308	207,176	
May	210,400	154,692	
June	130,668	163,550	
July	176,077	111,633	
August	130,112	169,857	
September	175,045	154,550	
October	116,021	223,930	
November	201,667	142,100	
December	182,583	139,220	

Median Price

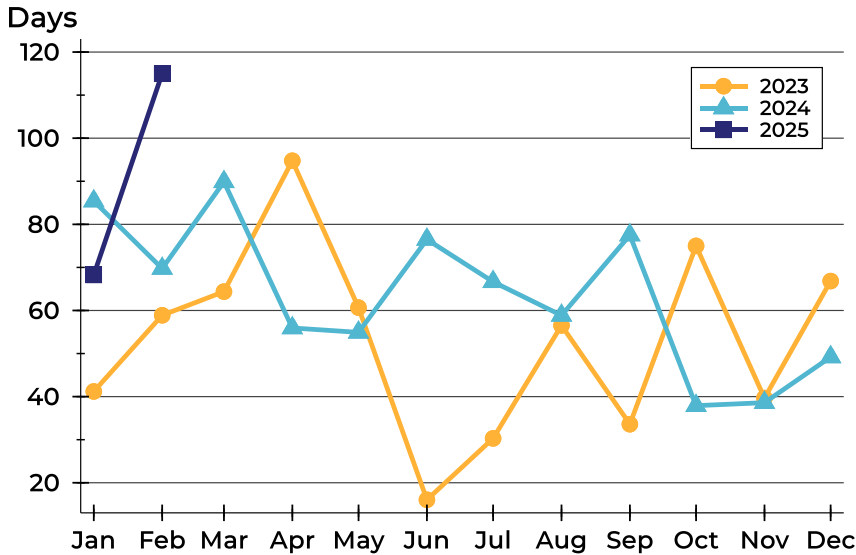


Month	2023	2024	2025
January	45,000	92,500	104,000
February	91,500	125,000	153,950
March	136,000	89,000	
April	150,000	212,000	
May	212,500	173,000	
June	115,000	160,000	
July	165,000	102,500	
August	139,000	160,000	
September	183,500	156,700	
October	83,750	212,000	
November	155,000	137,000	
December	153,000	89,000	



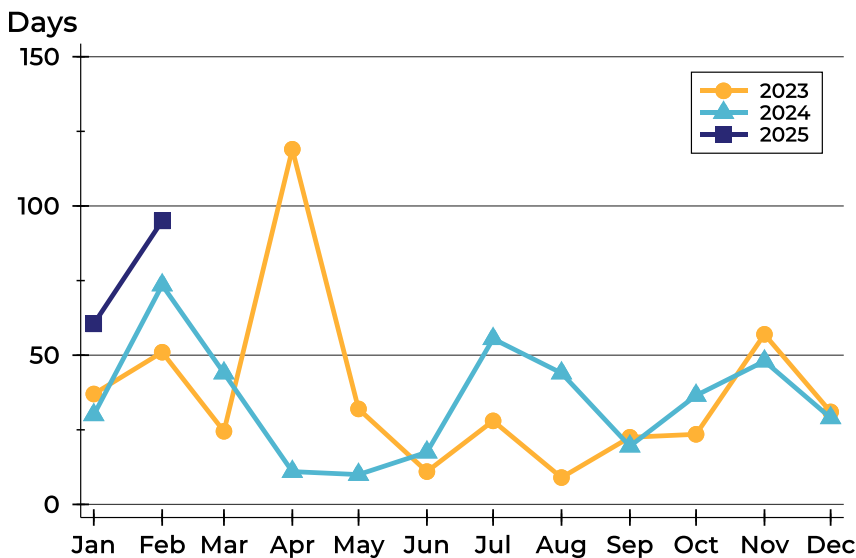
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	41	85	68
February	59	70	115
March	64	90	
April	95	56	
May	61	55	
June	16	77	
July	30	67	
August	57	59	
September	34	78	
October	75	38	
November	40	39	
December	67	49	

Median DOM



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



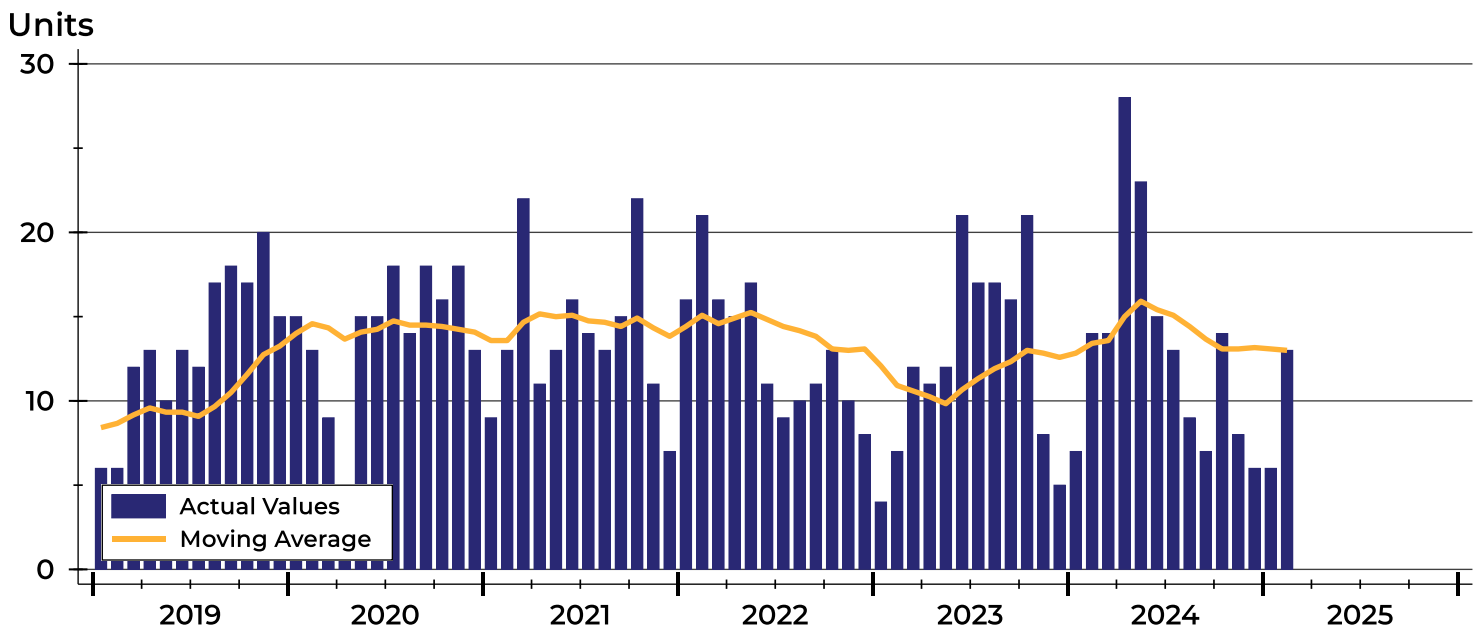
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		13	14	-7.1%
Volume (1,000s)		2,265	2,079	8.9%
Average	List Price	174,208	148,500	17.3%
	Days on Market	102	82	24.4%
	Percent of Original	88.0%	96.8%	-9.1%
Median	List Price	138,000	135,000	2.2%
	Days on Market	94	82	14.6%
	Percent of Original	100.0%	100.0%	0.0%

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

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

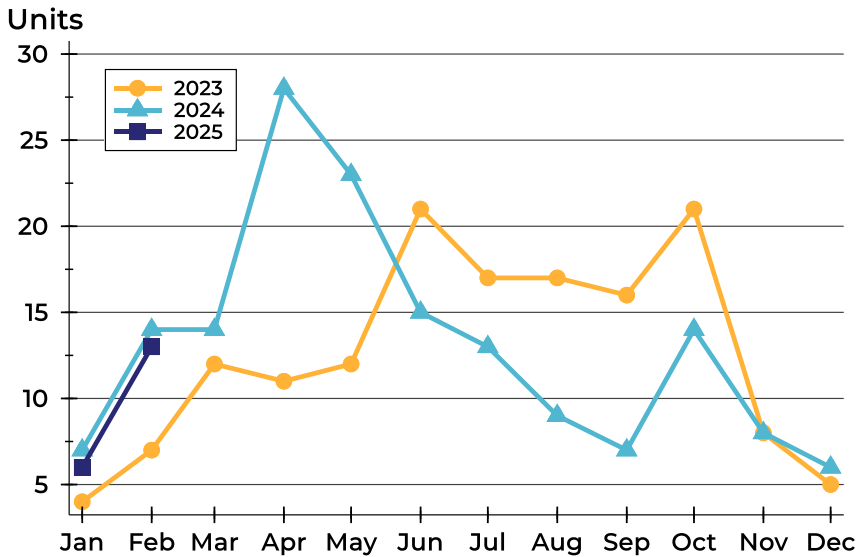
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



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

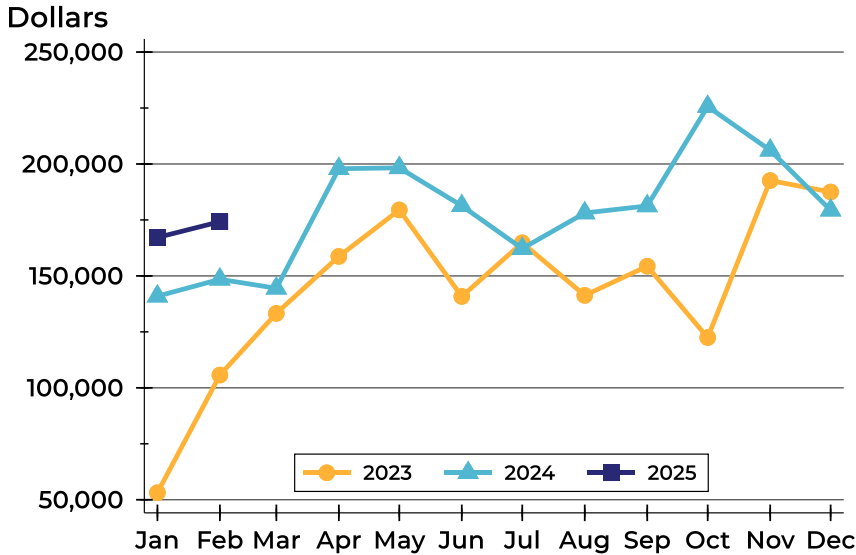
Pending Contracts by Price Range

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	3	23.1%	84,267	94,900	179	231	66.4%	59.3%
\$100,000-\$124,999	2	15.4%	114,500	114,500	154	154	82.8%	82.8%
\$125,000-\$149,999	2	15.4%	137,500	137,500	65	65	98.9%	98.9%
\$150,000-\$174,999	2	15.4%	171,950	171,950	113	113	90.5%	90.5%
\$175,000-\$199,999	1	7.7%	199,000	199,000	23	23	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	240,000	240,000	0	0	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	1	7.7%	310,000	310,000	42	42	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	415,000	415,000	57	57	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



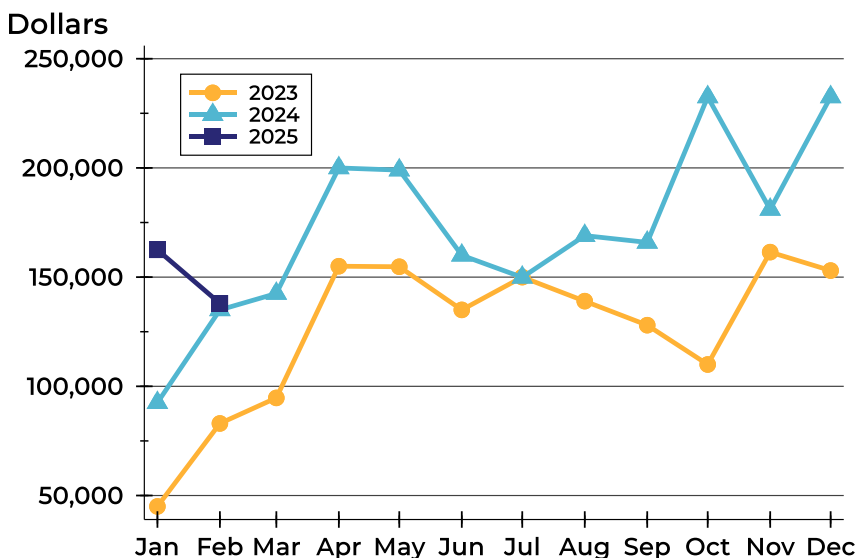
Northeast Kansas Pending Contracts Analysis

Average Price



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

Median Price

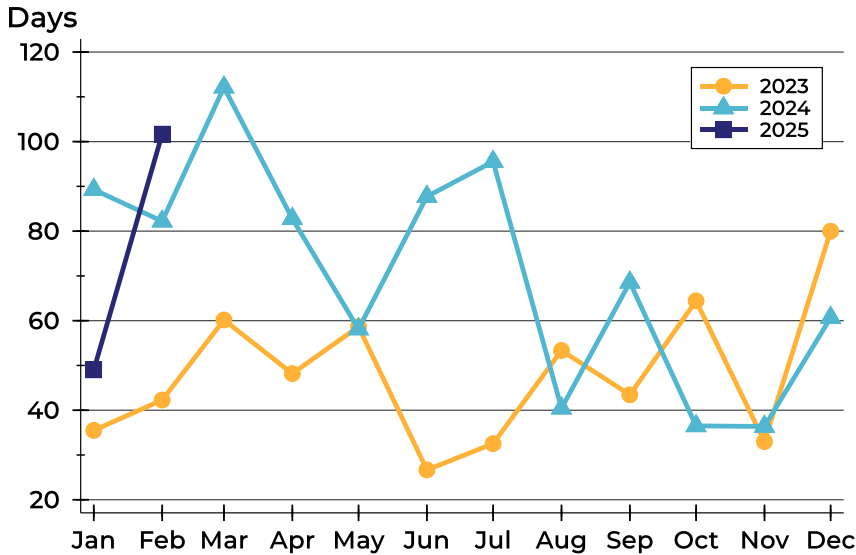


Month	2023	2024	2025
January	45,000	92,500	162,500
February	83,000	135,000	138,000
March	94,700	142,500	
April	155,000	200,000	
May	154,750	199,000	
June	135,000	160,000	
July	150,000	149,900	
August	139,000	169,000	
September	128,000	165,900	
October	110,000	232,500	
November	161,450	181,000	
December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



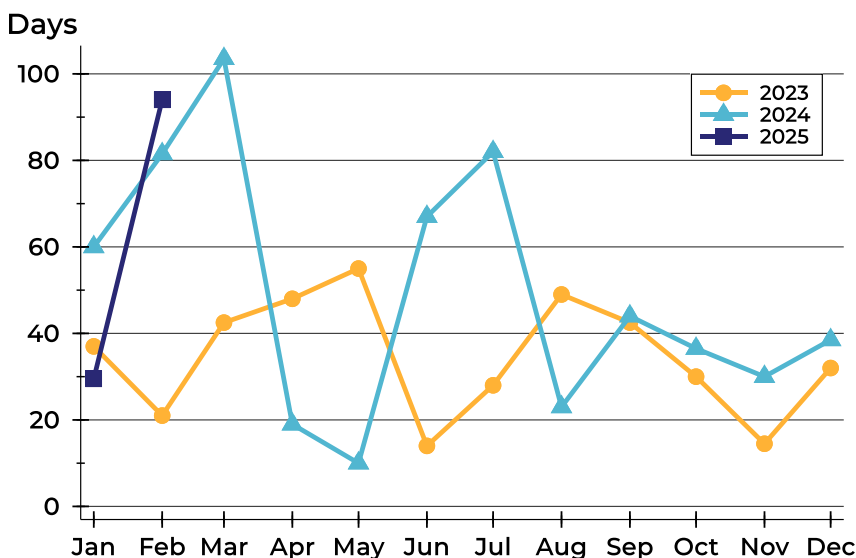
Northeast Kansas Pending Contracts Analysis

Average DOM



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

Median DOM



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



Brown County Housing Report



Market Overview

Brown County Home Sales Fell in February

Total home sales in Brown County fell last month to 2 units, compared to 5 units in February 2024. Total sales volume was \$0.5 million, up from a year earlier.

The median sale price in February was \$230,000, up from \$82,500 a year earlier. Homes that sold in February were typically on the market for 42 days and sold for 100.0% of their list prices.

Brown County Active Listings Down at End of February

The total number of active listings in Brown County at the end of February was 29 units, down from 30 at the same point in 2024. This represents a 4.5 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$175,000.

During February, a total of 7 contracts were written down from 9 in February 2024. At the end of the month, there were 11 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, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3216
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Brown County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		2	5	4	5	7	9
Change from prior year		-60.0%	25.0%	-33.3%	-28.6%	-22.2%	0.0%
Active Listings		29	30	30	N/A	N/A	N/A
Change from prior year		-3.3%	0.0%	25.0%			
Months' Supply		4.5	3.5	4.3	N/A	N/A	N/A
Change from prior year		28.6%	-18.6%	19.4%			
New Listings		1	9	7	10	14	15
Change from prior year		-88.9%	28.6%	0.0%	-28.6%	-6.7%	0.0%
Contracts Written		7	9	6	10	13	10
Change from prior year		-22.2%	50.0%	-14.3%	-23.1%	30.0%	-28.6%
Pending Contracts		11	8	4	N/A	N/A	N/A
Change from prior year		37.5%	100.0%	-69.2%			
Sales Volume (1,000s)		460	353	222	794	655	808
Change from prior year		30.3%	59.0%	-67.7%	21.2%	-18.9%	-38.4%
Average	Sale Price	230,000	70,660	55,500	158,700	93,614	89,722
	Change from prior year	225.5%	27.3%	-51.5%	69.5%	4.3%	-38.5%
	List Price of Actives	196,683	146,270	130,687	N/A	N/A	N/A
	Change from prior year	34.5%	11.9%	26.6%			
	Days on Market	42	87	36	41	71	42
Change from prior year	-51.7%	141.7%	-62.9%	-42.3%	69.0%	-48.1%	
Percent of List	100.0%	93.4%	52.5%	95.7%	94.9%	76.0%	
Change from prior year	7.1%	77.9%	-45.4%	0.8%	24.9%	-18.9%	
Percent of Original	100.0%	88.7%	52.5%	95.7%	91.5%	76.0%	
Change from prior year	12.7%	69.0%	-44.3%	4.6%	20.4%	-17.7%	
Median	Sale Price	230,000	82,500	30,500	200,000	95,000	99,000
	Change from prior year	178.8%	170.5%	-72.5%	110.5%	-4.0%	-20.8%
	List Price of Actives	175,000	151,400	117,500	N/A	N/A	N/A
	Change from prior year	15.6%	28.9%	56.7%			
	Days on Market	42	30	37	44	30	37
Change from prior year	40.0%	-18.9%	-41.3%	46.7%	-18.9%	-17.8%	
Percent of List	100.0%	93.0%	42.0%	100.0%	93.0%	90.6%	
Change from prior year	7.5%	121.4%	-57.5%	7.5%	2.6%	-4.6%	
Percent of Original	100.0%	93.0%	42.0%	100.0%	93.0%	90.6%	
Change from prior year	7.5%	121.4%	-55.2%	7.5%	2.6%	-2.9%	

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



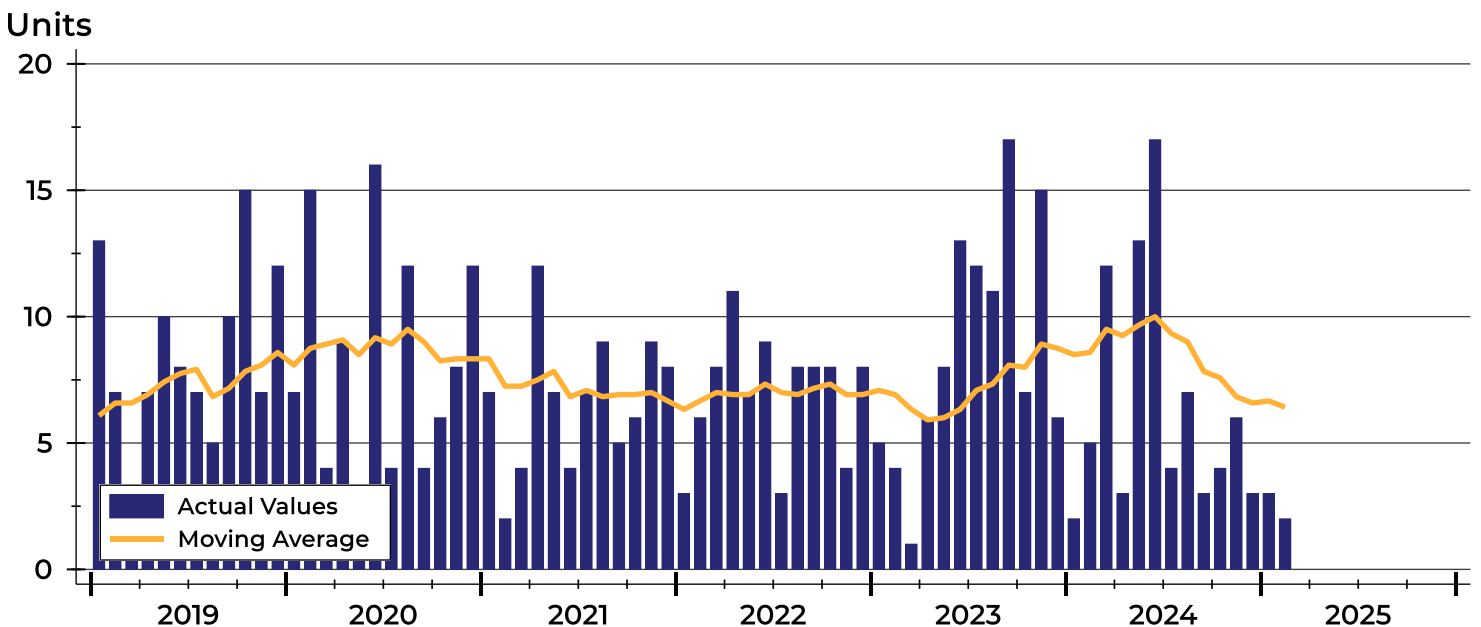
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		2	5	-60.0%	5	7	-28.6%
Volume (1,000s)		460	353	30.3%	794	655	21.2%
Months' Supply		4.5	3.5	28.6%	N/A	N/A	N/A
Average	Sale Price	230,000	70,660	225.5%	158,700	93,614	69.5%
	Days on Market	42	87	-51.7%	41	71	-42.3%
	Percent of List	100.0%	93.4%	7.1%	95.7%	94.9%	0.8%
	Percent of Original	100.0%	88.7%	12.7%	95.7%	91.5%	4.6%
Median	Sale Price	230,000	82,500	178.8%	200,000	95,000	110.5%
	Days on Market	42	30	40.0%	44	30	46.7%
	Percent of List	100.0%	93.0%	7.5%	100.0%	93.0%	7.5%
	Percent of Original	100.0%	93.0%	7.5%	100.0%	93.0%	7.5%

A total of 2 homes sold in Brown County in February, down from 5 units in February 2024. Total sales volume rose to \$0.5 million compared to \$0.4 million in the previous year.

The median sales price in February was \$230,000, up 178.8% compared to the prior year. Median days on market was 42 days, down from 44 days in January, but up from 30 in February 2024.

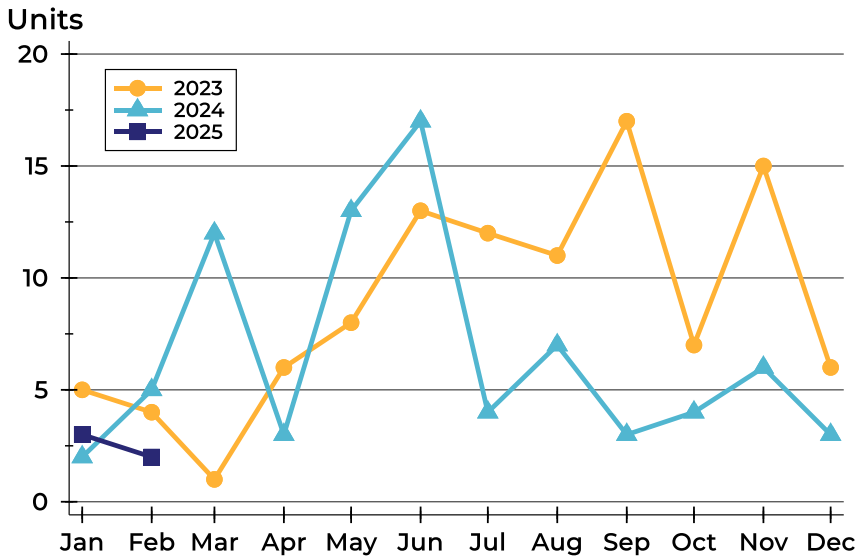
History of Closed Listings





Brown County Closed Listings Analysis

Closed Listings by Month



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

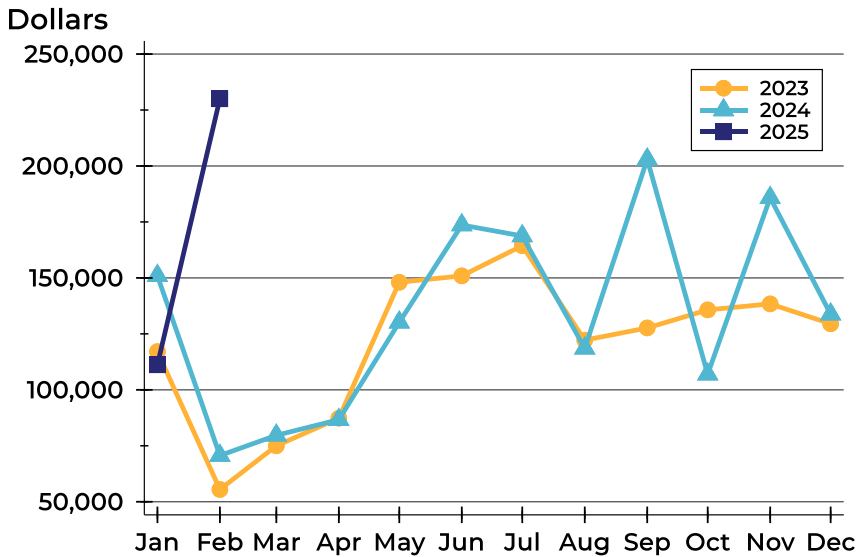
Closed Listings by Price Range

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	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	2	100.0%	8.0	230,000	230,000	42	42	100.0%	100.0%	100.0%	100.0%
\$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



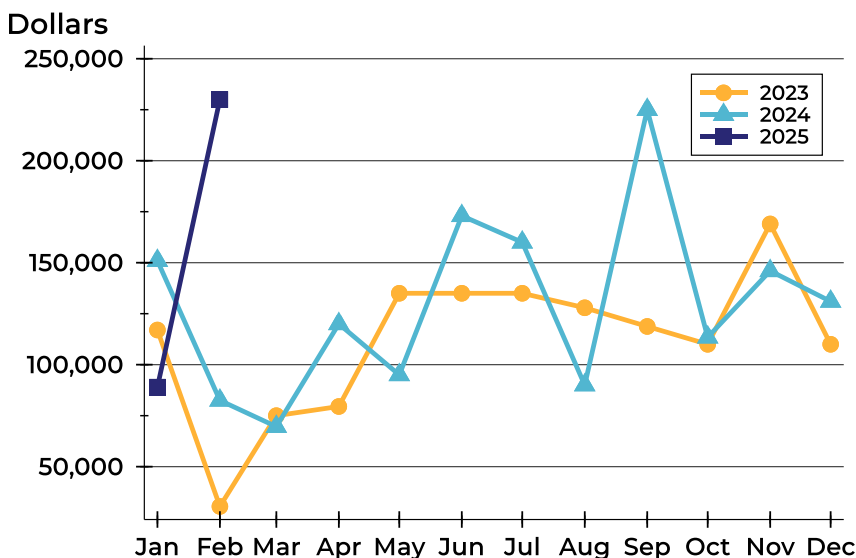
Brown County Closed Listings Analysis

Average Price



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

Median Price

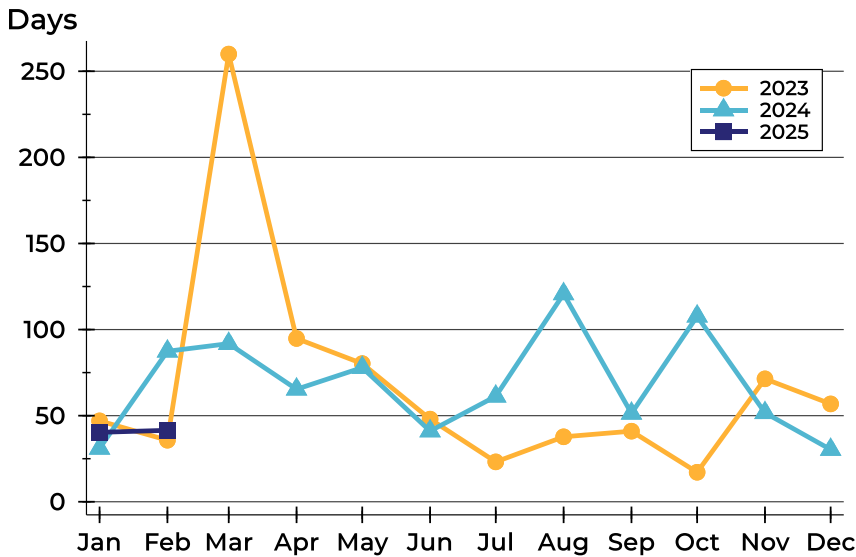


Month	2023	2024	2025
January	117,000	151,000	89,000
February	30,500	82,500	230,000
March	75,000	69,625	
April	79,500	120,000	
May	135,000	95,000	
June	135,000	173,000	
July	135,000	160,000	
August	127,900	90,000	
September	118,750	225,000	
October	110,000	113,450	
November	169,000	146,000	
December	110,000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



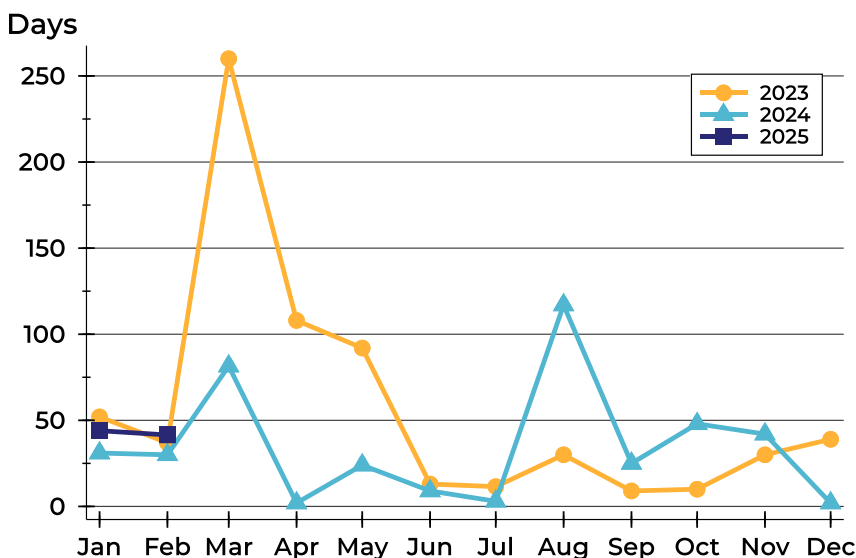
Brown County Closed Listings Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	52	31	44
February	37	30	42
March	260	82	
April	108	2	
May	92	24	
June	13	9	
July	12	3	
August	30	117	
September	9	25	
October	10	48	
November	30	42	
December	39	2	



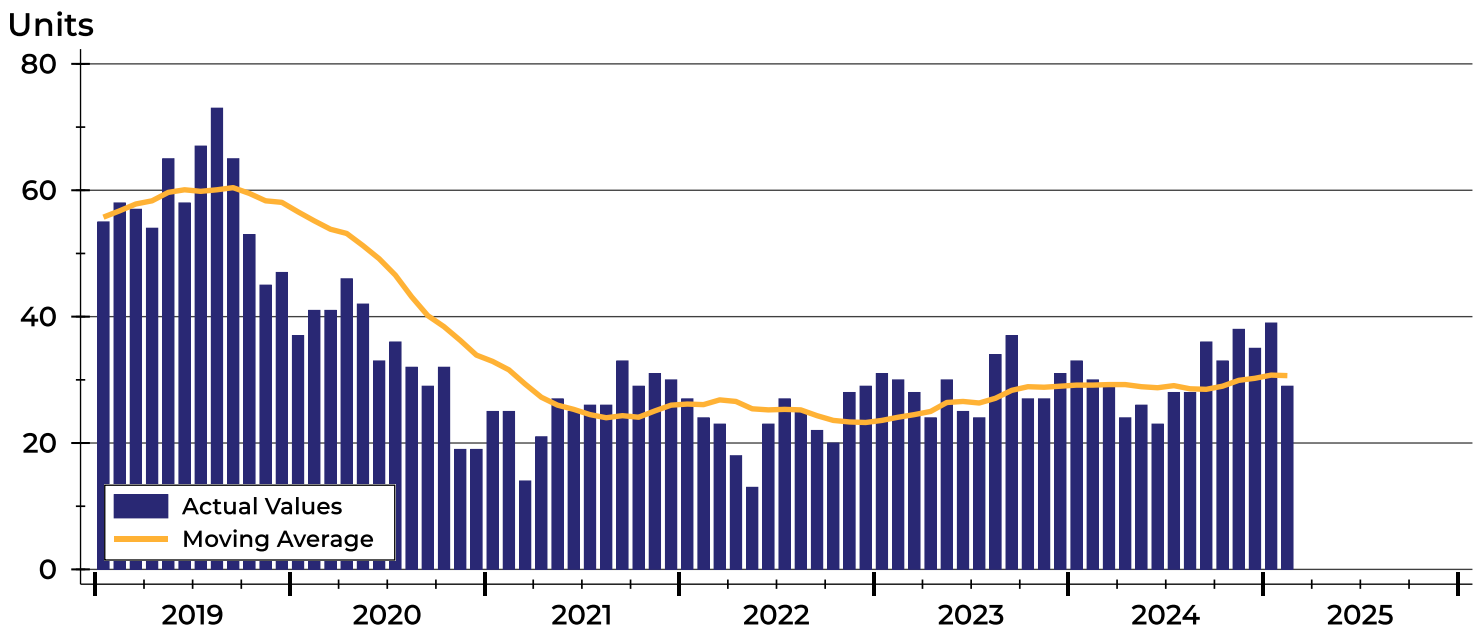
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		29	30	-3.3%
Volume (1,000s)		5,704	4,388	30.0%
Months' Supply		4.5	3.5	28.6%
Average	List Price	196,683	146,270	34.5%
	Days on Market	125	114	9.6%
	Percent of Original	96.1%	95.6%	0.5%
Median	List Price	175,000	151,400	15.6%
	Days on Market	103	88	17.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 29 homes were available for sale in Brown County at the end of February. This represents a 4.5 months' supply of active listings.

The median list price of homes on the market at the end of February was \$175,000, up 15.6% from 2024. The typical time on market for active listings was 103 days, up from 88 days a year earlier.

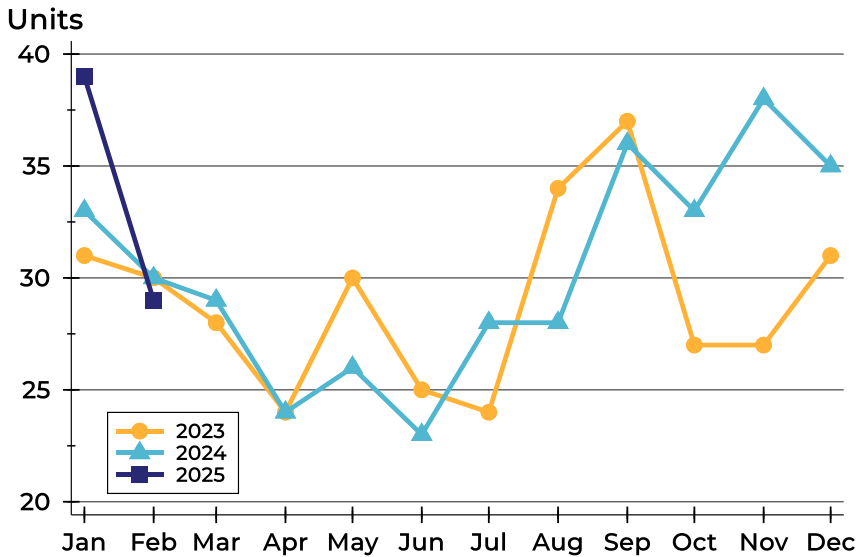
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



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

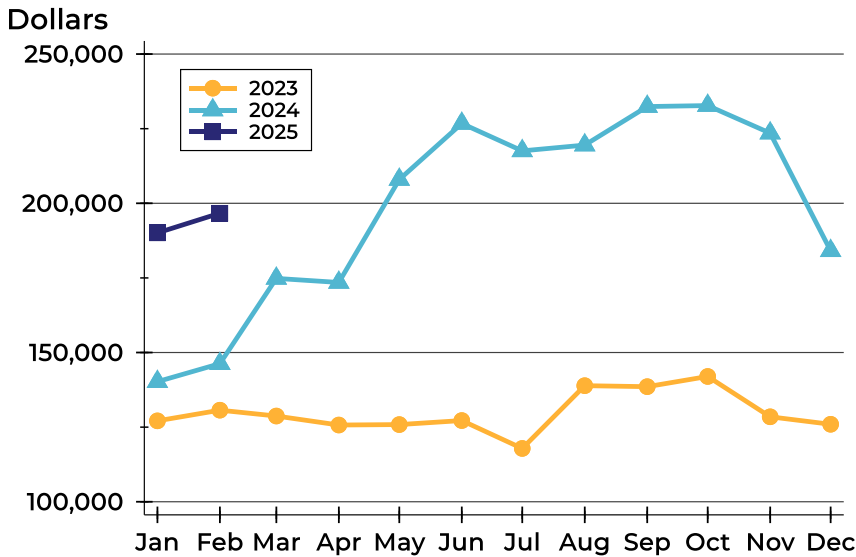
Active Listings by Price Range

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	6.9%	N/A	39,950	39,950	56	56	100.0%	100.0%
\$50,000-\$99,999	6	20.7%	N/A	73,417	75,750	149	108	94.0%	100.0%
\$100,000-\$124,999	2	6.9%	N/A	119,450	119,450	72	72	100.0%	100.0%
\$125,000-\$149,999	4	13.8%	N/A	126,500	126,000	137	139	96.3%	98.1%
\$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	1	3.4%	N/A	175,000	175,000	109	109	100.0%	100.0%
\$200,000-\$249,999	6	20.7%	8.0	230,417	229,000	166	129	96.5%	96.7%
\$250,000-\$299,999	3	10.3%	N/A	277,333	280,000	47	43	103.0%	100.0%
\$300,000-\$399,999	3	10.3%	N/A	344,667	320,000	117	95	93.4%	100.0%
\$400,000-\$499,999	1	3.4%	N/A	415,000	415,000	144	144	92.2%	92.2%
\$500,000-\$749,999	1	3.4%	N/A	600,000	600,000	187	187	77.6%	77.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



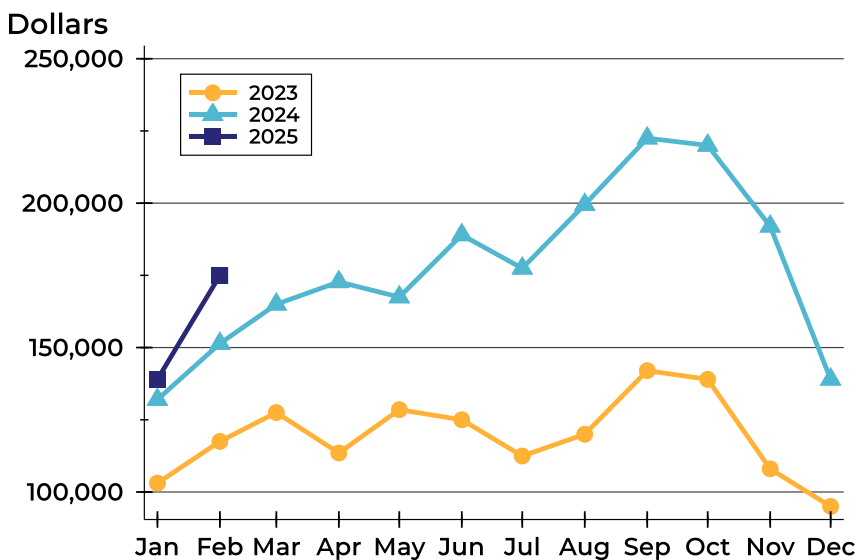
Brown County Active Listings Analysis

Average Price



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

Median Price

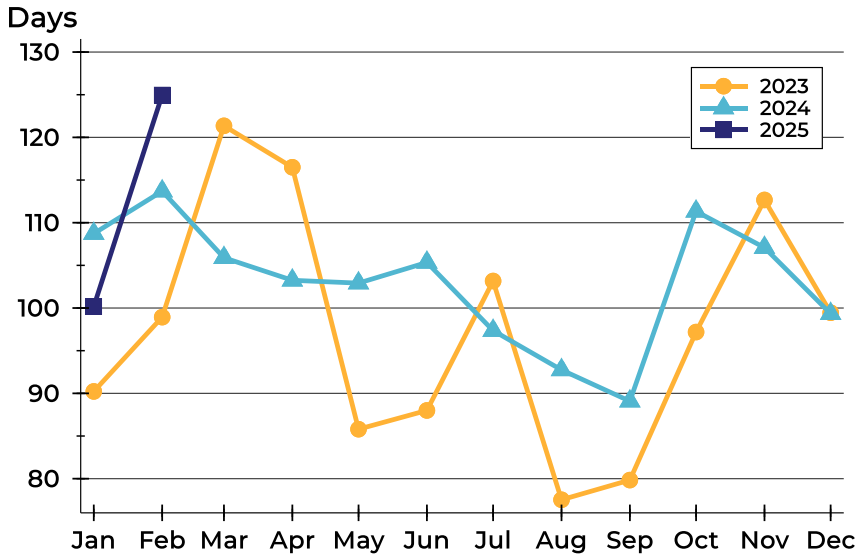


Month	2023	2024	2025
January	103,075	132,000	139,000
February	117,500	151,400	175,000
March	127,500	165,000	
April	113,500	172,750	
May	128,500	167,500	
June	125,000	189,000	
July	112,450	177,450	
August	120,000	199,500	
September	142,000	222,500	
October	139,000	220,000	
November	108,000	192,000	
December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



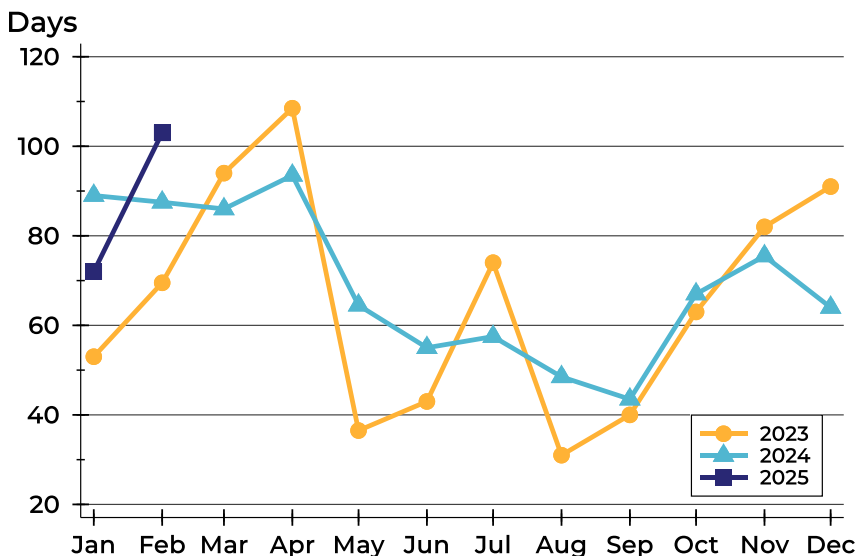
Brown County Active Listings Analysis

Average DOM



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

Median DOM

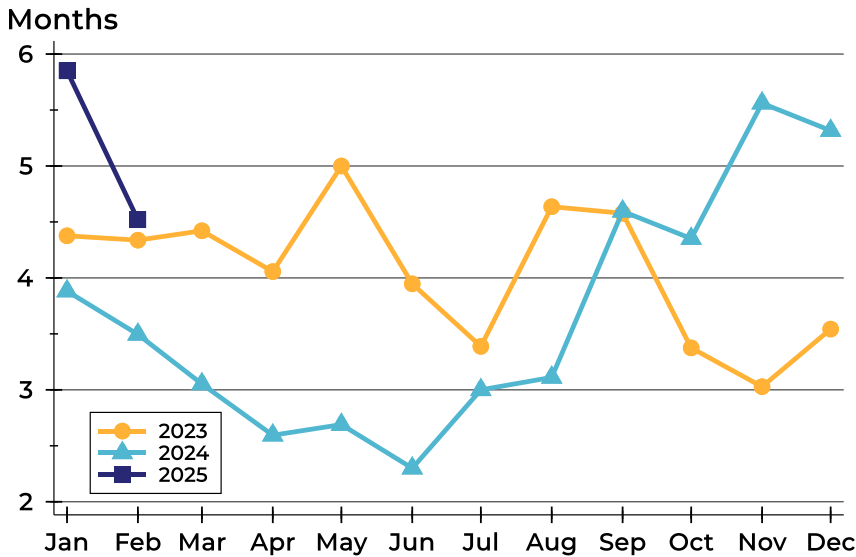


Month	2023	2024	2025
January	53	89	72
February	70	88	103
March	94	86	
April	109	94	
May	37	65	
June	43	55	
July	74	58	
August	31	49	
September	40	44	
October	63	67	
November	82	76	
December	91	64	



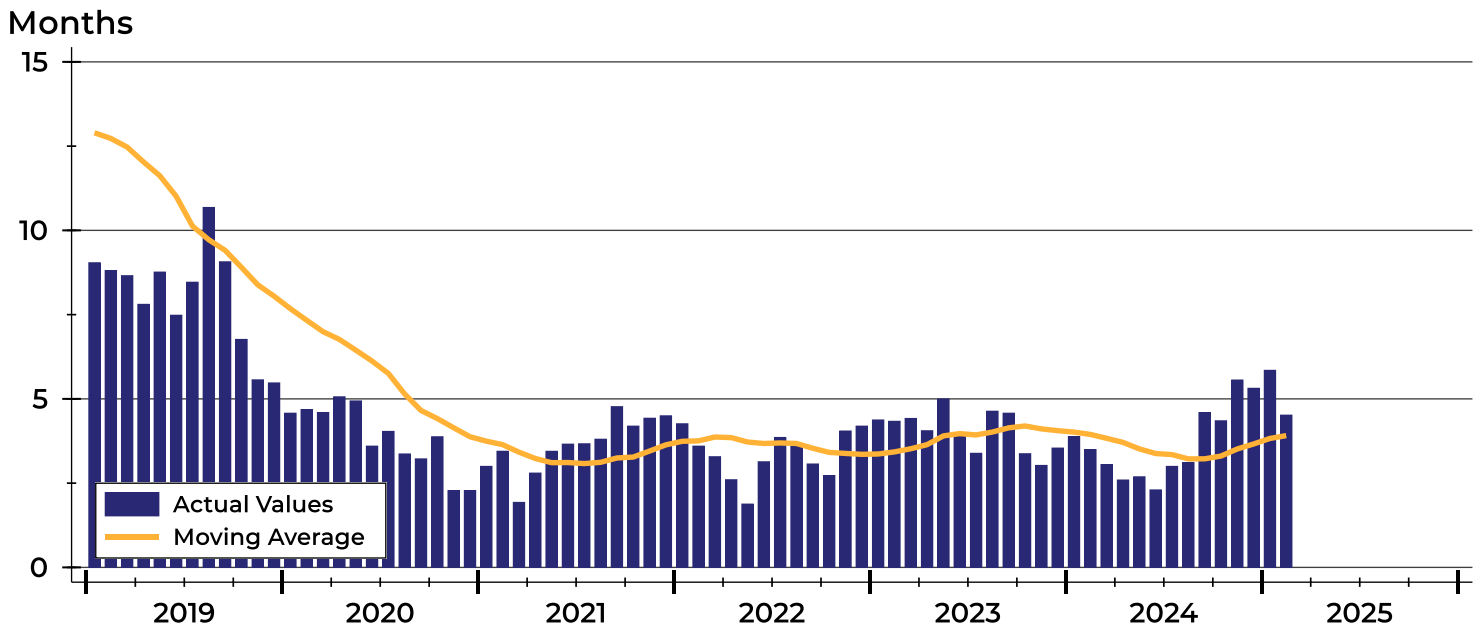
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	4.4	3.9	5.8
February	4.3	3.5	4.5
March	4.4	3.1	
April	4.1	2.6	
May	5.0	2.7	
June	3.9	2.3	
July	3.4	3.0	
August	4.6	3.1	
September	4.6	4.6	
October	3.4	4.4	
November	3.0	5.6	
December	3.5	5.3	

History of Month's Supply





Brown County New Listings Analysis

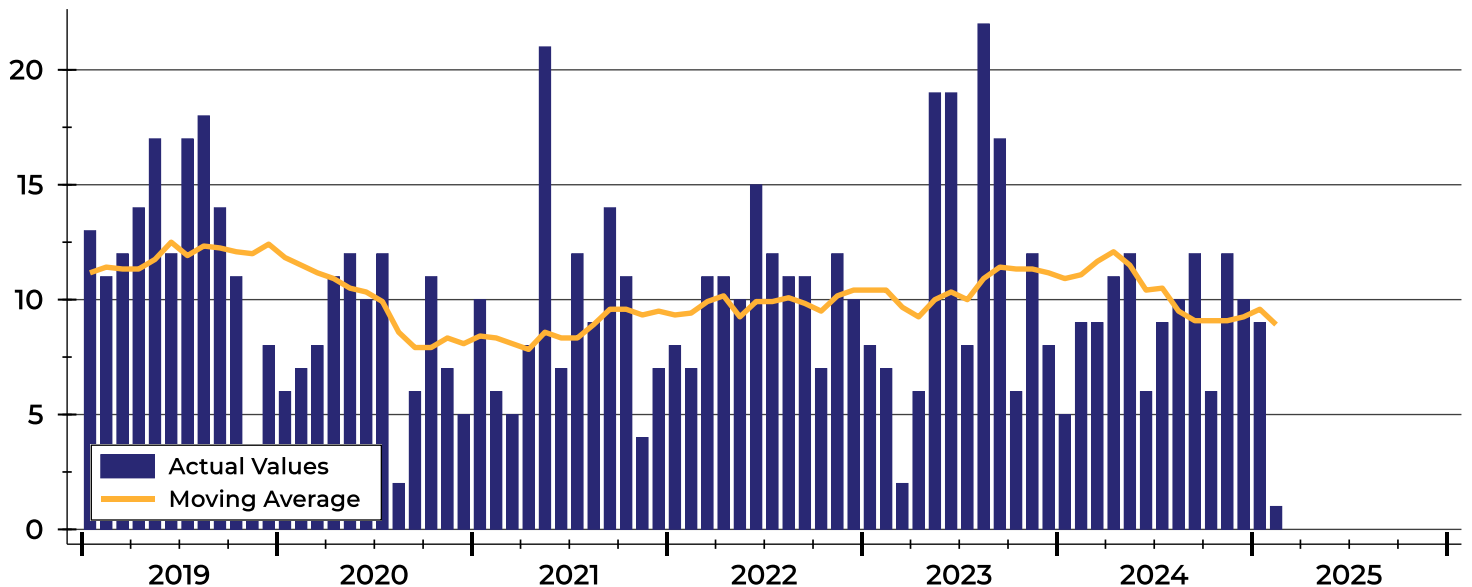
Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	1	9	-88.9%
	Volume (1,000s)	125	943	-86.7%
	Average List Price	125,000	104,767	19.3%
	Median List Price	125,000	120,000	4.2%
Year-to-Date	New Listings	10	14	-28.6%
	Volume (1,000s)	1,920	1,880	2.1%
	Average List Price	192,030	134,279	43.0%
	Median List Price	168,500	129,750	29.9%

A total of 1 new listing was added in Brown County during February, down 88.9% from the same month in 2024. Year-to-date Brown County has seen 10 new listings.

The median list price of these homes was \$125,000 up from \$120,000 in 2024.

History of New Listings

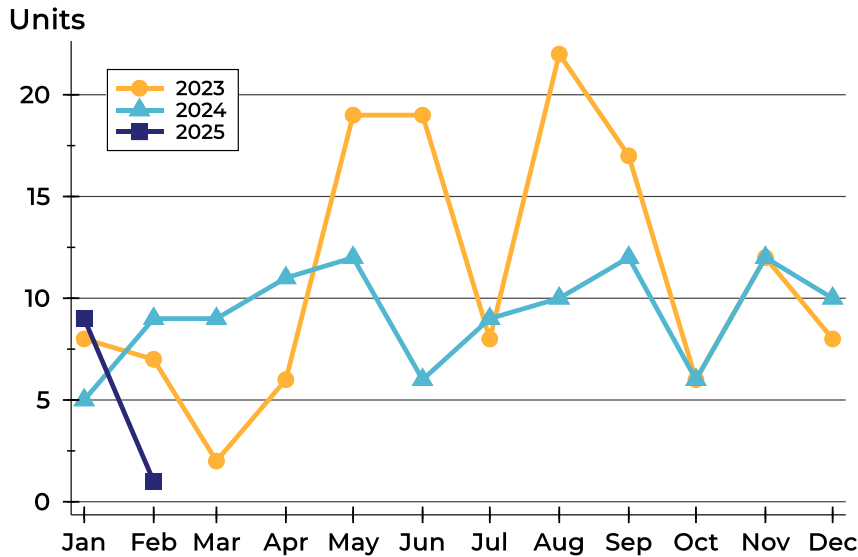
Units





Brown County New Listings Analysis

New Listings by Month



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

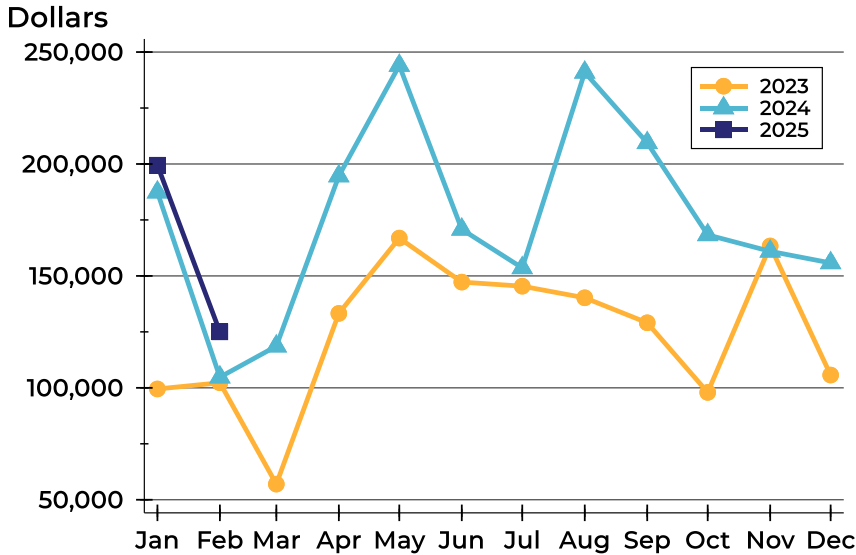
New Listings by Price Range

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	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	100.0%	125,000	125,000	12	12	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



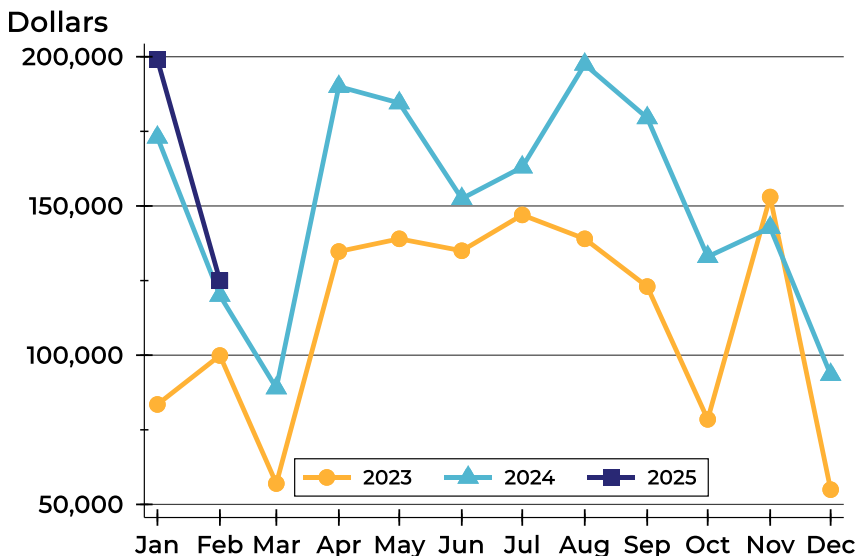
Brown County New Listings Analysis

Average Price



Month	2023	2024	2025
January	99,500	187,400	199,478
February	102,271	104,767	125,000
March	57,000	118,611	
April	133,250	194,618	
May	166,905	243,992	
June	147,247	170,800	
July	145,425	153,589	
August	140,230	240,940	
September	129,064	209,458	
October	97,967	168,333	
November	163,375	161,000	
December	105,725	155,800	

Median Price



Month	2023	2024	2025
January	83,500	173,000	199,000
February	99,900	120,000	125,000
March	57,000	89,000	
April	134,750	190,000	
May	139,000	184,500	
June	135,000	152,450	
July	147,000	163,000	
August	139,000	197,450	
September	123,000	179,500	
October	78,500	133,000	
November	153,000	142,750	
December	54,950	93,500	



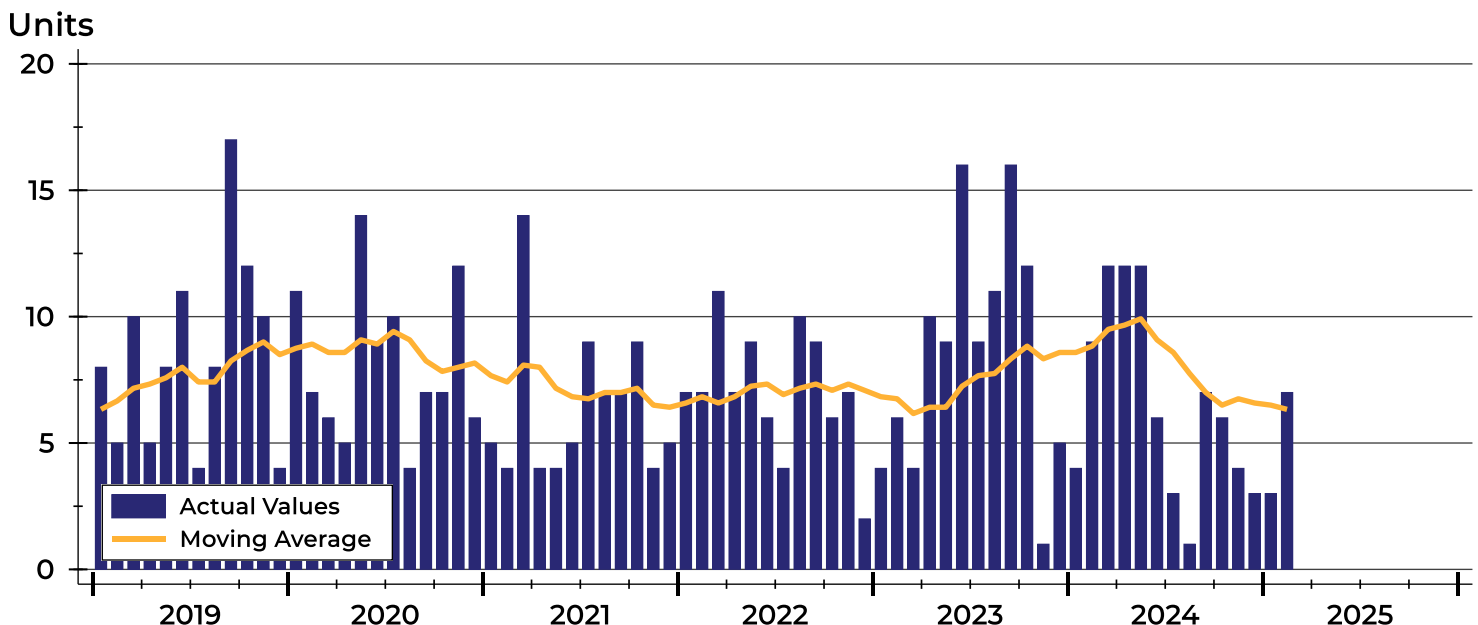
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		7	9	-22.2%	10	13	-23.1%
Volume (1,000s)		1,113	1,094	1.7%	1,536	1,386	10.8%
Average	Sale Price	158,971	121,556	30.8%	153,580	106,577	44.1%
	Days on Market	118	83	42.2%	109	90	21.1%
	Percent of Original	82.6%	90.7%	-8.9%	85.1%	88.8%	-4.2%
Median	Sale Price	138,000	120,000	15.0%	137,500	108,000	27.3%
	Days on Market	96	75	28.0%	90	75	20.0%
	Percent of Original	97.9%	88.5%	10.6%	98.9%	88.5%	11.8%

A total of 7 contracts for sale were written in Brown County during the month of February, down from 9 in 2024. The median list price of these homes was \$138,000, up from \$120,000 the prior year.

Half of the homes that went under contract in February were on the market less than 96 days, compared to 75 days in February 2024.

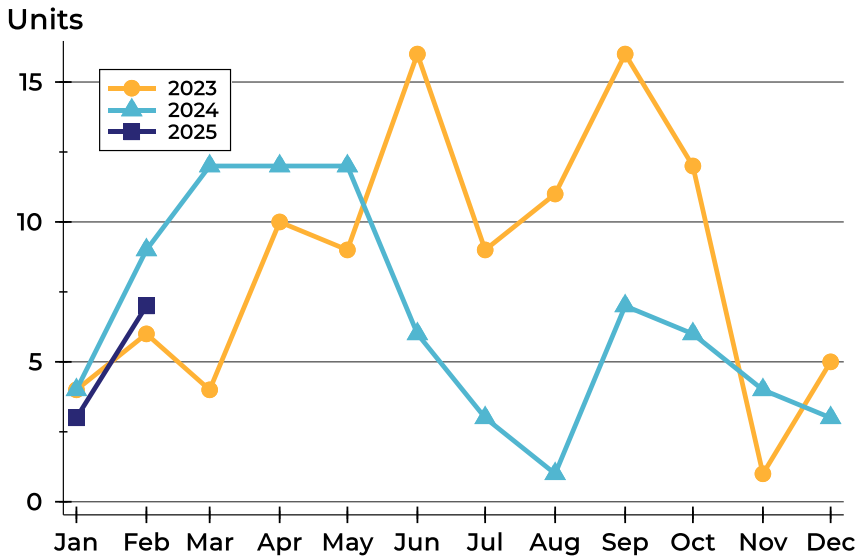
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



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

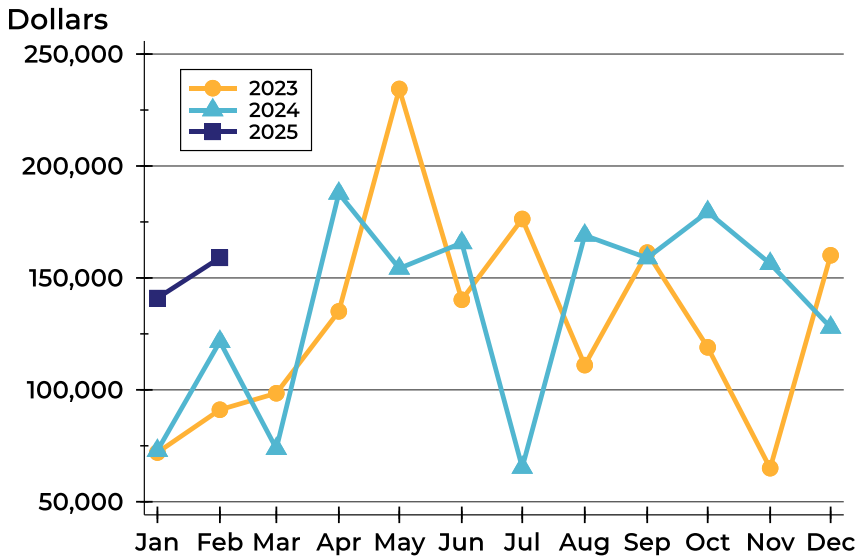
Contracts Written by Price Range

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	2	28.6%	77,400	77,400	250	250	49.7%	49.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	28.6%	137,500	137,500	65	65	98.9%	98.9%
\$150,000-\$174,999	1	14.3%	174,000	174,000	132	132	80.9%	80.9%
\$175,000-\$199,999	1	14.3%	199,000	199,000	23	23	100.0%	100.0%
\$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	1	14.3%	310,000	310,000	42	42	100.0%	100.0%
\$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



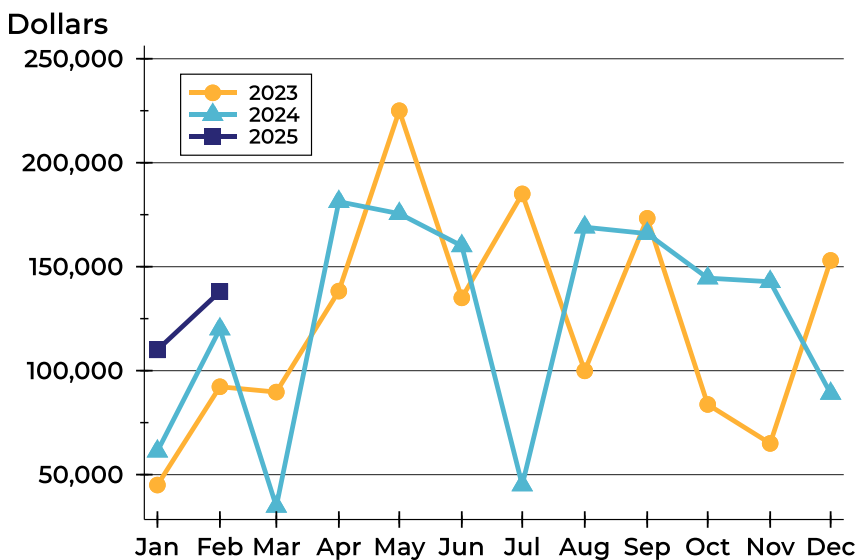
Brown County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	72,000	72,875	141,000
February	91,117	121,556	158,971
March	98,475	73,725	
April	135,050	187,750	
May	234,422	154,250	
June	140,231	165,650	
July	176,333	65,300	
August	111,041	169,000	
September	161,306	158,914	
October	118,983	179,483	
November	65,000	156,375	
December	160,100	127,867	

Median Price

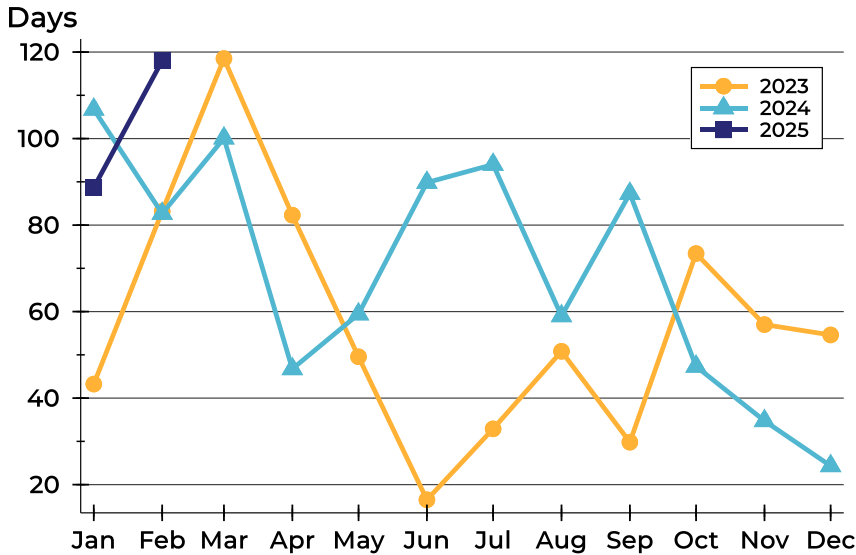


Month	2023	2024	2025
January	45,000	61,250	110,000
February	92,250	120,000	138,000
March	89,700	34,700	
April	138,250	181,250	
May	225,000	175,500	
June	135,000	160,000	
July	185,000	45,000	
August	99,900	169,000	
September	173,250	165,900	
October	83,750	144,500	
November	65,000	142,750	
December	153,000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



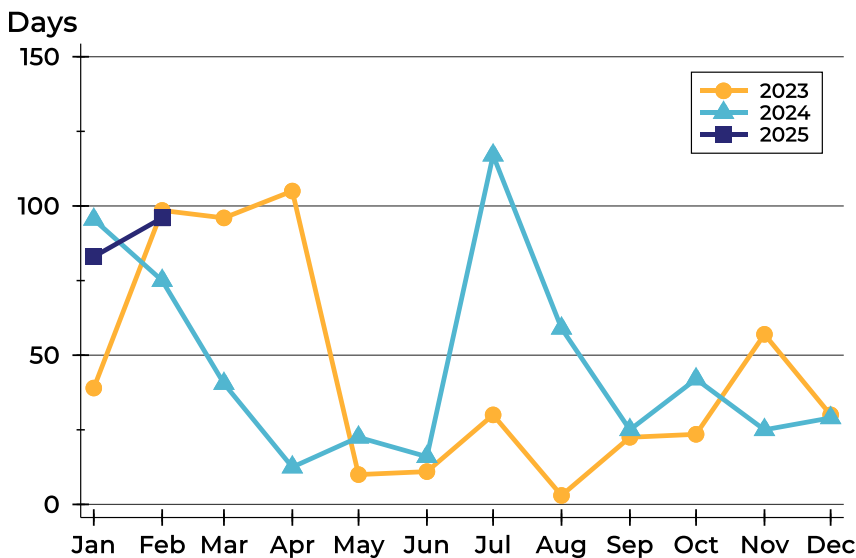
Brown County Contracts Written Analysis

Average DOM



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

Median DOM



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



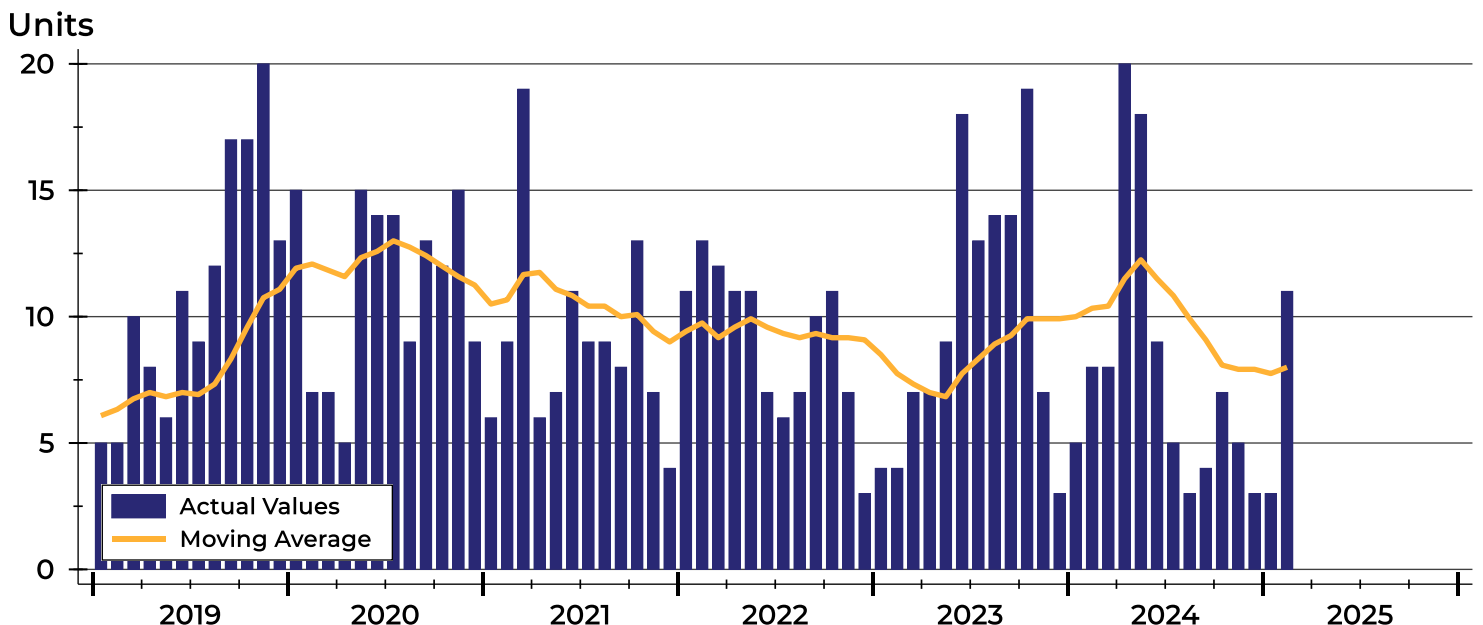
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		11	8	37.5%
Volume (1,000s)		1,855	899	106.3%
Average	List Price	168,618	112,375	50.0%
	Days on Market	112	97	15.5%
	Percent of Original	85.8%	95.9%	-10.5%
Median	List Price	137,000	94,000	45.7%
	Days on Market	96	97	-1.0%
	Percent of Original	97.9%	100.0%	-2.1%

A total of 11 listings in Brown County had contracts pending at the end of February, up from 8 contracts pending at the end of February 2024.

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

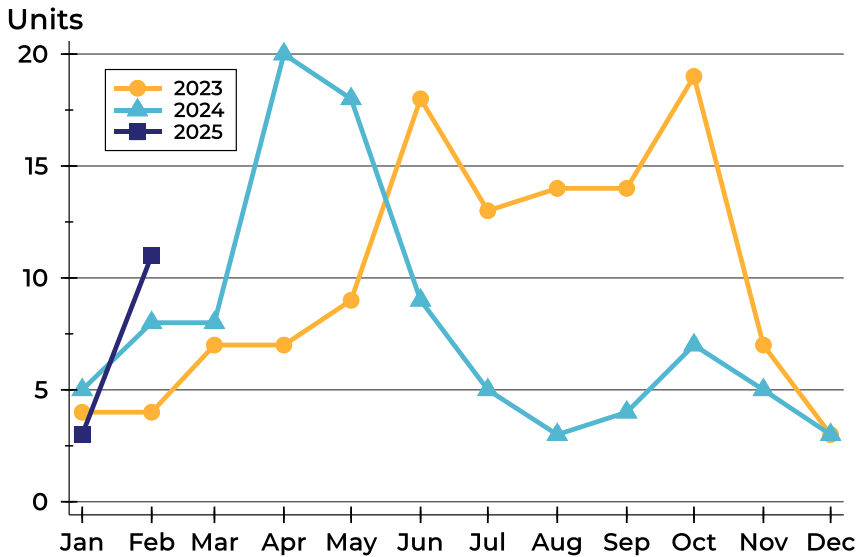
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



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

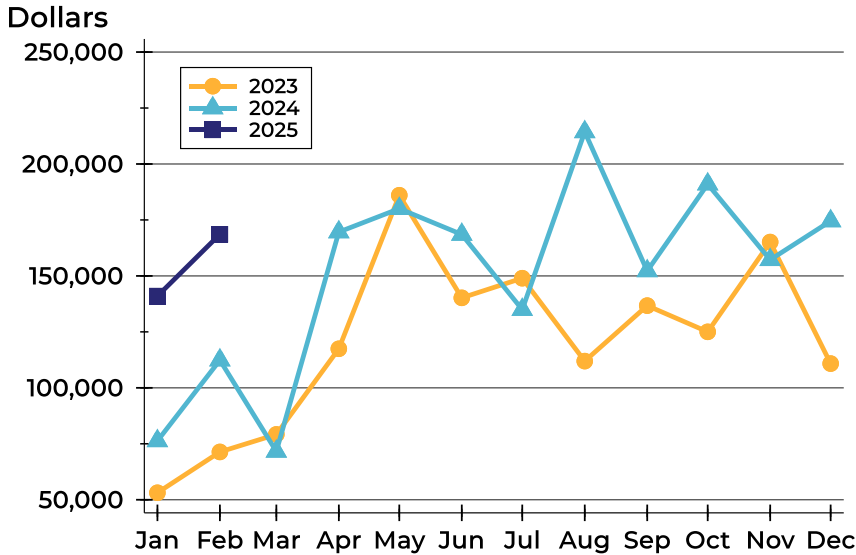
Pending Contracts by Price Range

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	3	27.3%	84,267	94,900	179	231	66.4%	59.3%
\$100,000-\$124,999	2	18.2%	114,500	114,500	154	154	82.8%	82.8%
\$125,000-\$149,999	2	18.2%	137,500	137,500	65	65	98.9%	98.9%
\$150,000-\$174,999	1	9.1%	174,000	174,000	132	132	80.9%	80.9%
\$175,000-\$199,999	1	9.1%	199,000	199,000	23	23	100.0%	100.0%
\$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	1	9.1%	310,000	310,000	42	42	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	415,000	415,000	57	57	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



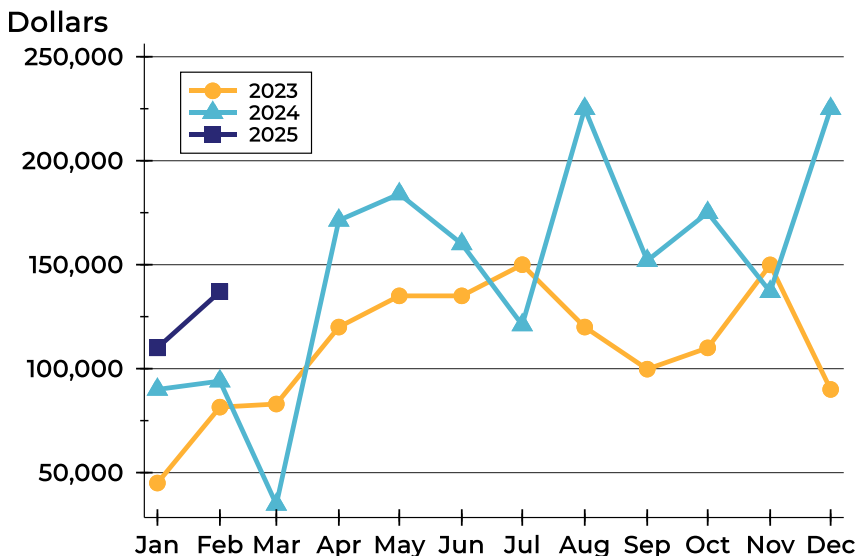
Brown County Pending Contracts Analysis

Average Price



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

Median Price

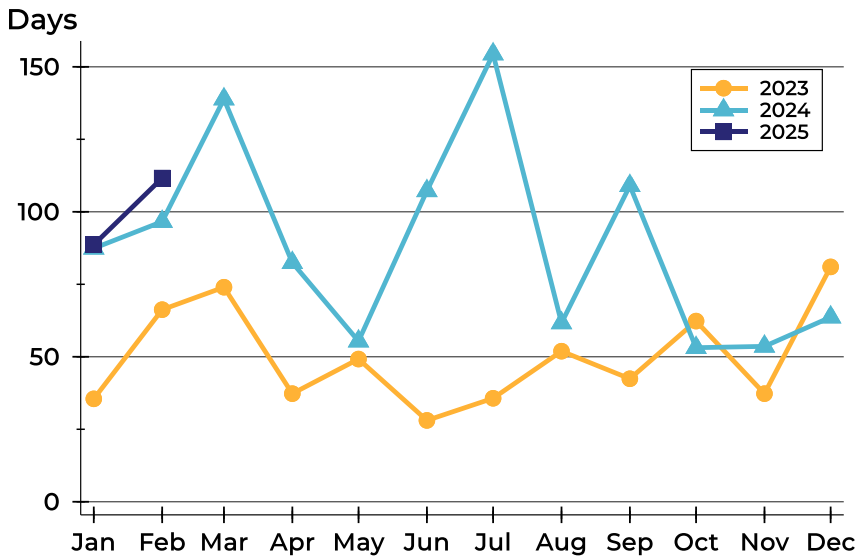


Month	2023	2024	2025
January	45,000	89,999	110,000
February	81,500	94,000	137,000
March	83,000	34,700	
April	120,000	171,300	
May	135,000	184,000	
June	135,000	160,000	
July	150,000	121,000	
August	120,000	225,000	
September	99,750	151,950	
October	110,000	175,000	
November	149,900	137,000	
December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



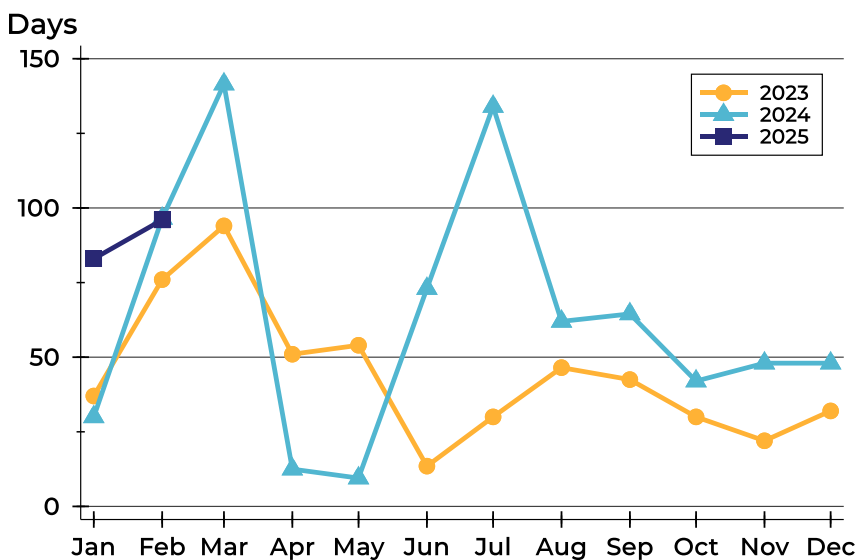
Brown County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in February

Total home sales in Nemaha County rose last month to 2 units, compared to 0 units in February 2024. Total sales volume was \$0.3 million, essentially the same as home sales volume from a year earlier.

The median sale price in February was \$167,500. Homes that sold in February were typically on the market for 14 days and sold for 97.4% of their list prices.

Nemaha County Active Listings Down at End of February

The total number of active listings in Nemaha County at the end of February was 3 units, down from 6 at the same point in 2024. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$295,000.

During February, a total of 1 contract was written down from 3 in February 2024. At the end of the month, there were 2 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, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3217
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Nemaha County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	2 N/A	0 N/A	0 -100.0%	3 N/A	0 -100.0%	6 100.0%	
Active Listings Change from prior year	3 -50.0%	6 -14.3%	7 N/A	N/A	N/A	N/A	
Months' Supply Change from prior year	1.1 -54.2%	2.4 0.0%	2.4 N/A	N/A	N/A	N/A	
New Listings Change from prior year	0 -100.0%	3 -40.0%	5 66.7%	1 -83.3%	6 0.0%	6 -33.3%	
Contracts Written Change from prior year	1 -66.7%	3 0.0%	3 -25.0%	2 -50.0%	4 0.0%	4 -50.0%	
Pending Contracts Change from prior year	2 -66.7%	6 100.0%	3 -62.5%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	335 N/A	0 N/A	0 -100.0%	390 N/A	0 -100.0%	1,605 844.1%	
Average	Sale Price Change from prior year	167,500 N/A	N/A N/A	N/A N/A	130,000 N/A	N/A N/A	267,500 372.1%
	List Price of Actives Change from prior year	307,467 2.1%	301,167 43.1%	210,500 N/A	N/A	N/A	N/A
	Days on Market Change from prior year	14 N/A	N/A N/A	N/A N/A	60 N/A	N/A N/A	16 -33.3%
	Percent of List Change from prior year	97.4% N/A	N/A N/A	N/A N/A	92.1% N/A	N/A N/A	100.9% 14.3%
	Percent of Original Change from prior year	97.4% N/A	N/A N/A	N/A N/A	89.4% N/A	N/A N/A	100.9% 31.6%
Median	Sale Price Change from prior year	167,500 N/A	N/A N/A	N/A N/A	90,000 N/A	N/A N/A	201,250 219.4%
	List Price of Actives Change from prior year	295,000 -12.5%	337,000 68.9%	199,500 N/A	N/A	N/A	N/A
	Days on Market Change from prior year	14 N/A	N/A N/A	N/A N/A	21 N/A	N/A N/A	13 -50.0%
	Percent of List Change from prior year	97.4% N/A	N/A N/A	N/A N/A	94.7% N/A	N/A N/A	98.3% 9.1%
	Percent of Original Change from prior year	97.4% N/A	N/A N/A	N/A N/A	94.7% N/A	N/A N/A	98.3% 31.6%

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



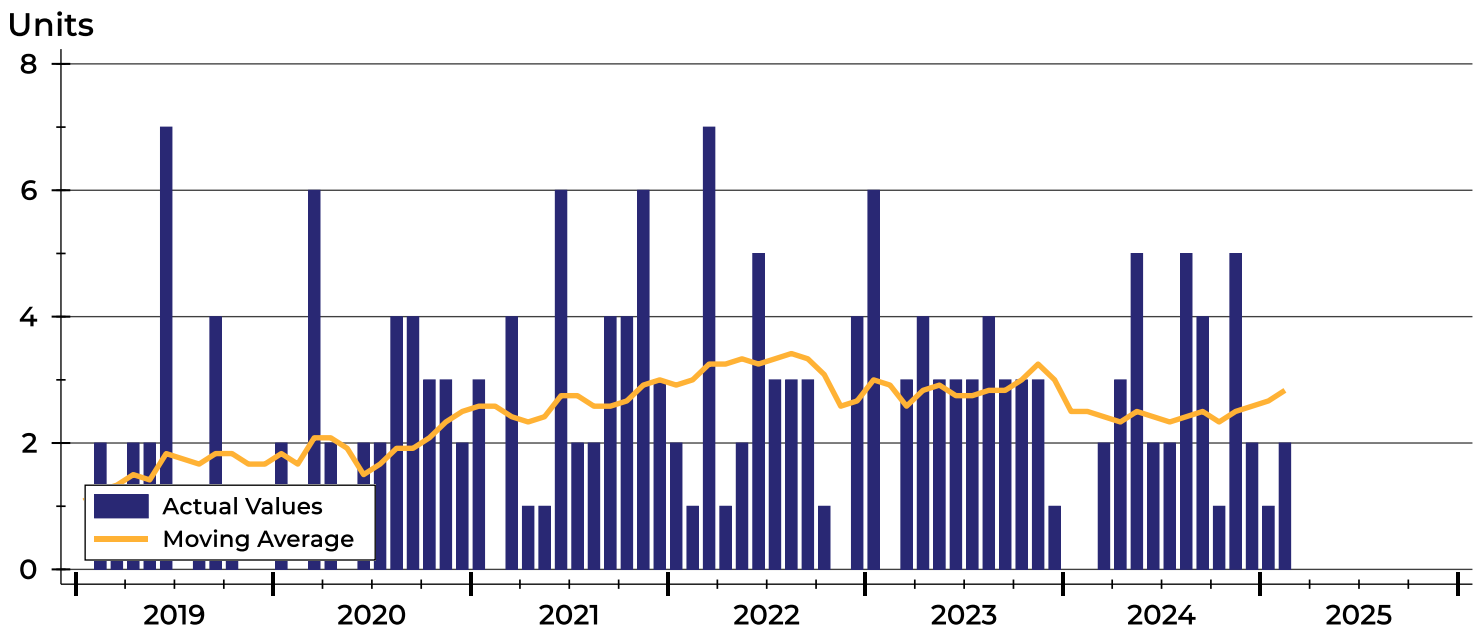
Nemaha County Closed Listings Analysis

Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		2	0	N/A	3	0	N/A
Volume (1,000s)		335	0	N/A	390	0	N/A
Months' Supply		1.1	2.4	-54.2%	N/A	N/A	N/A
Average	Sale Price	167,500	N/A	N/A	130,000	N/A	N/A
	Days on Market	14	N/A	N/A	60	N/A	N/A
	Percent of List	97.4%	N/A	N/A	92.1%	N/A	N/A
	Percent of Original	97.4%	N/A	N/A	89.4%	N/A	N/A
Median	Sale Price	167,500	N/A	N/A	90,000	N/A	N/A
	Days on Market	14	N/A	N/A	21	N/A	N/A
	Percent of List	97.4%	N/A	N/A	94.7%	N/A	N/A
	Percent of Original	97.4%	N/A	N/A	94.7%	N/A	N/A

A total of 2 homes sold in Nemaha County in February, up from 0 units in February 2024. Total sales volume rose to \$0.3 million compared to \$0.0 million in the previous year.

The median sale price in February was \$167,500. Average days on market for the same time period was 14 days.

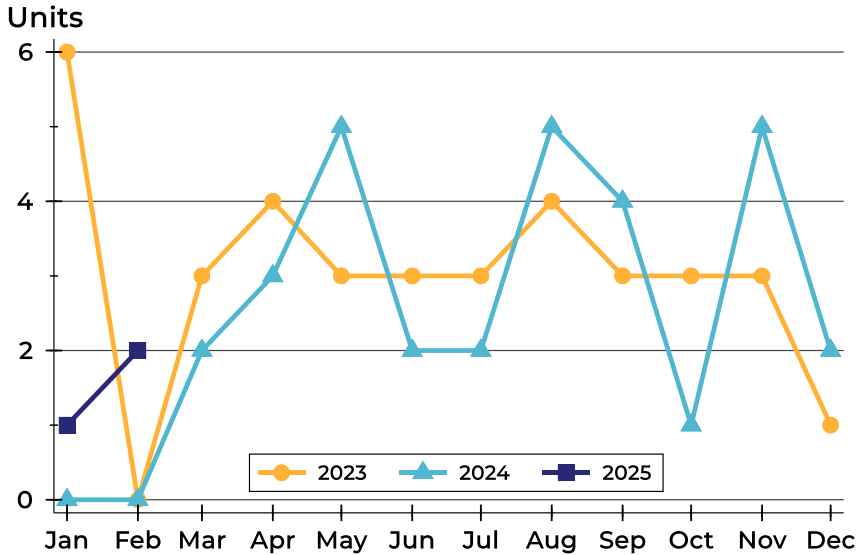
History of Closed Listings





Nemaha County Closed Listings Analysis

Closed Listings by Month



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

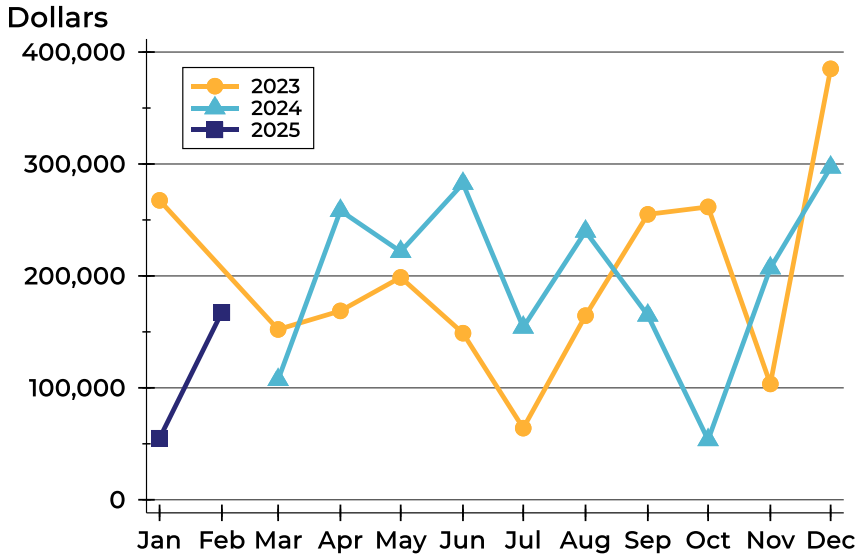
Closed Listings by Price Range

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	50.0%	0.0	90,000	90,000	7	7	94.7%	94.7%	94.7%	94.7%
\$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	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	1	50.0%	0.0	245,000	245,000	21	21	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



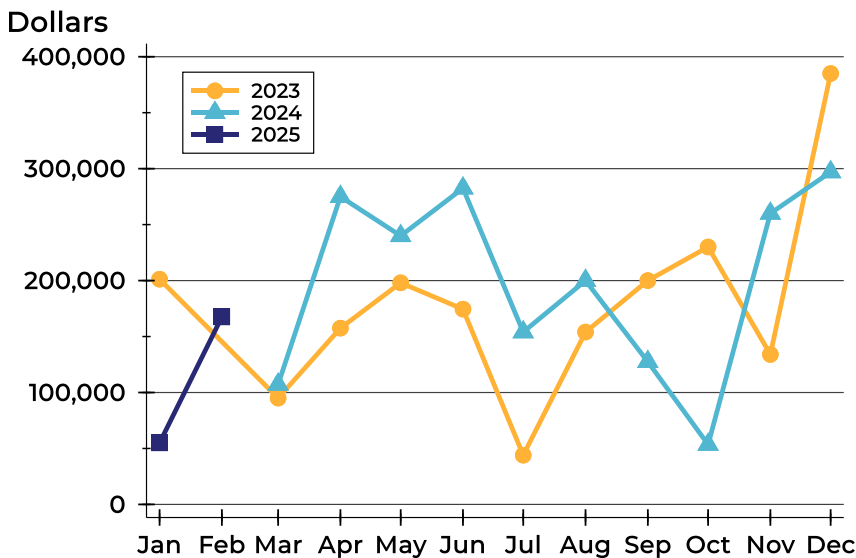
Nemaha County Closed Listings Analysis

Average Price



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

Median Price

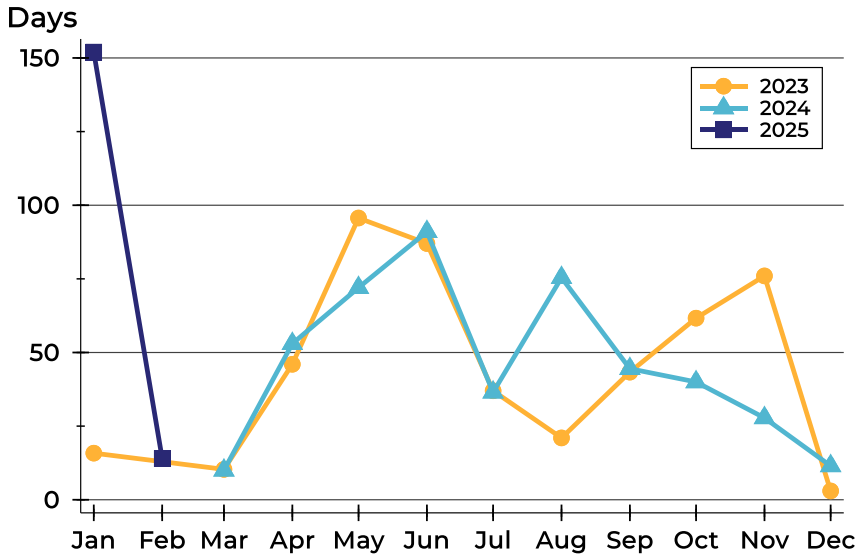


Month	2023	2024	2025
January	201,250	N/A	55,000
February	N/A	N/A	167,500
March	95,000	107,250	
April	157,500	275,000	
May	198,000	240,000	
June	174,500	282,500	
July	44,000	154,000	
August	154,000	200,000	
September	200,000	127,500	
October	230,000	53,500	
November	134,000	260,000	
December	385,000	297,000	



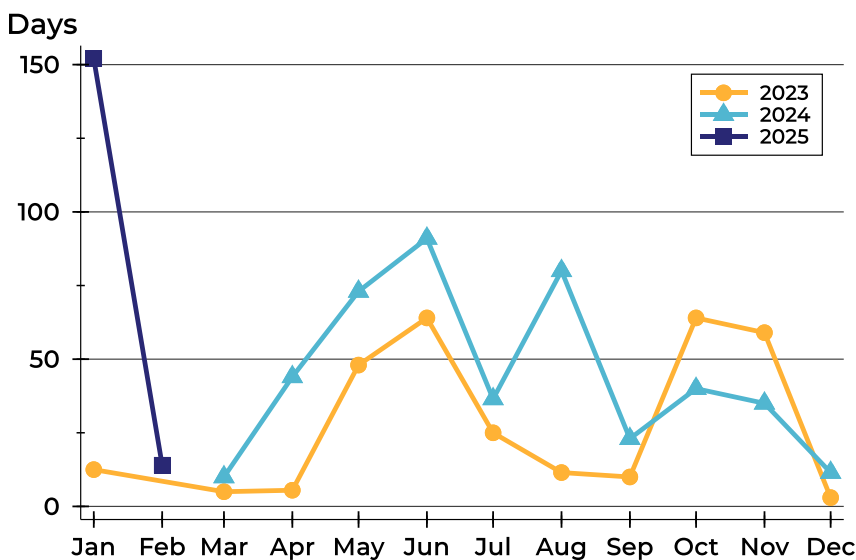
Nemaha County Closed Listings Analysis

Average DOM



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

Median DOM



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



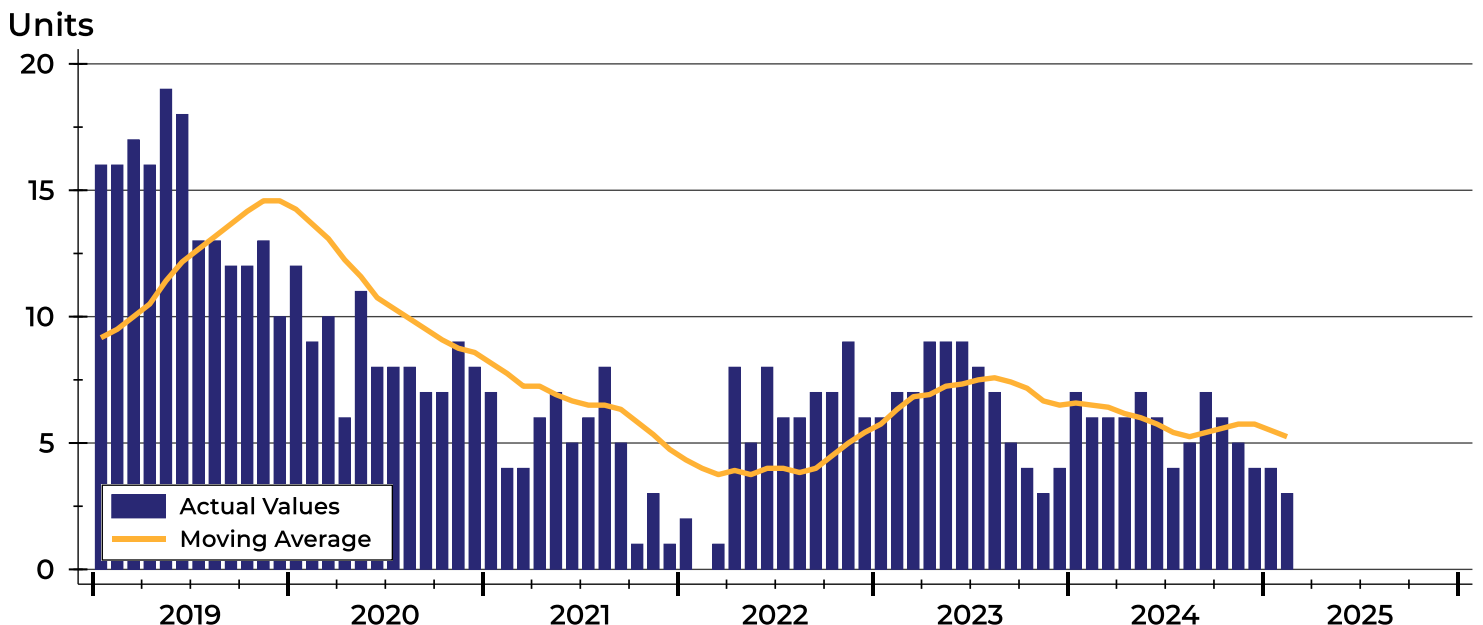
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		3	6	-50.0%
Volume (1,000s)		922	1,807	-49.0%
Months' Supply		1.1	2.4	-54.2%
Average	List Price	307,467	301,167	2.1%
	Days on Market	220	69	218.8%
	Percent of Original	92.3%	97.6%	-5.4%
Median	List Price	295,000	337,000	-12.5%
	Days on Market	188	41	358.5%
	Percent of Original	96.6%	99.2%	-2.6%

A total of 3 homes were available for sale in Nemaha County at the end of February. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of February was \$295,000, down 12.5% from 2024. The typical time on market for active listings was 188 days, up from 40 days a year earlier.

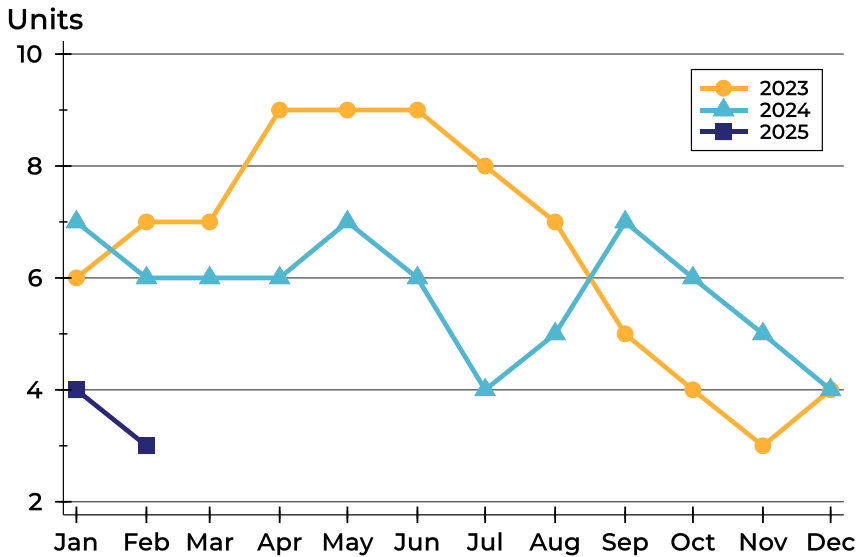
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



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

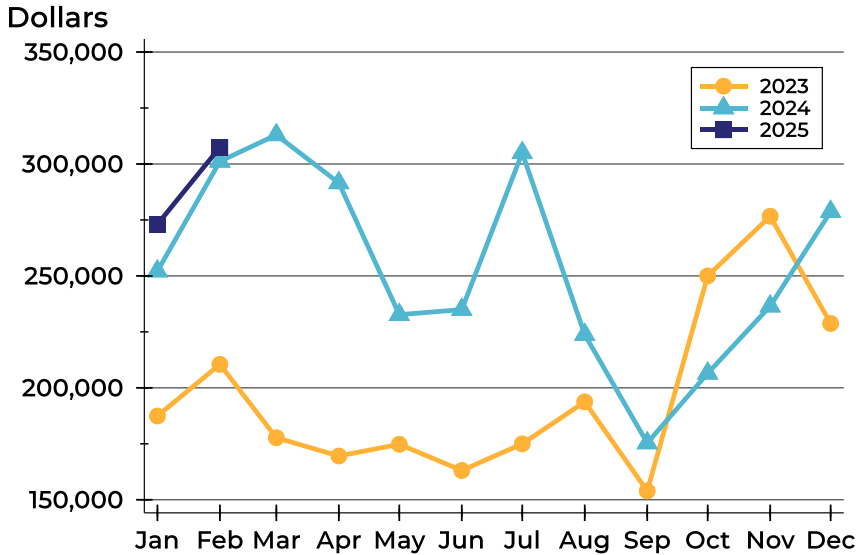
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	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	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%	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	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%	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	66.7%	N/A	280,000	280,000	261	261	90.2%	90.2%
\$300,000-\$399,999	1	33.3%	N/A	362,400	362,400	140	140	96.6%	96.6%
\$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



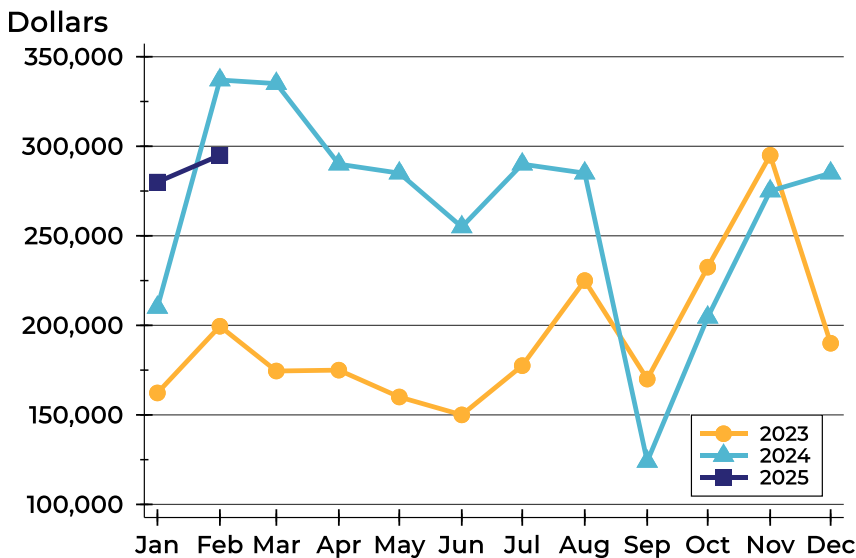
Nemaha County Active Listings Analysis

Average Price



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

Median Price

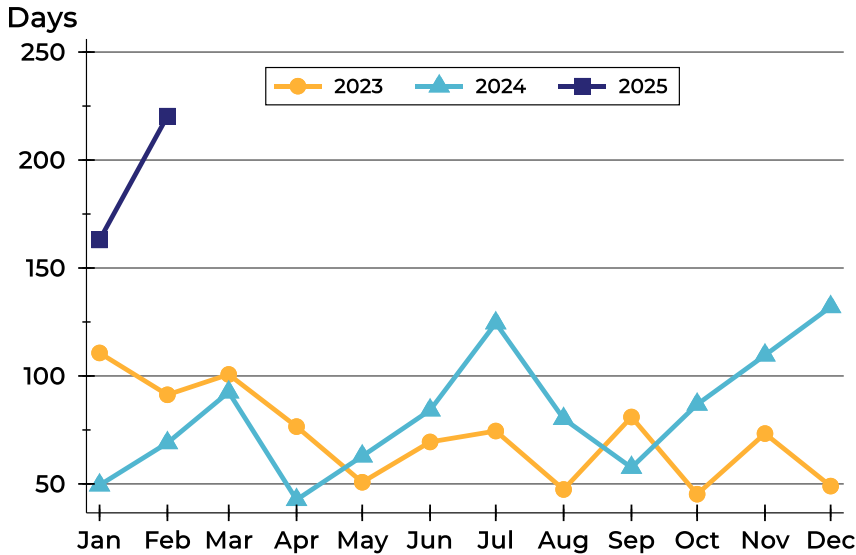


Month	2023	2024	2025
January	162,250	210,000	280,000
February	199,500	337,000	295,000
March	174,500	335,000	
April	175,000	290,000	
May	160,000	285,000	
June	150,000	254,950	
July	177,500	290,000	
August	225,000	285,000	
September	170,000	124,000	
October	232,500	204,500	
November	295,000	275,000	
December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



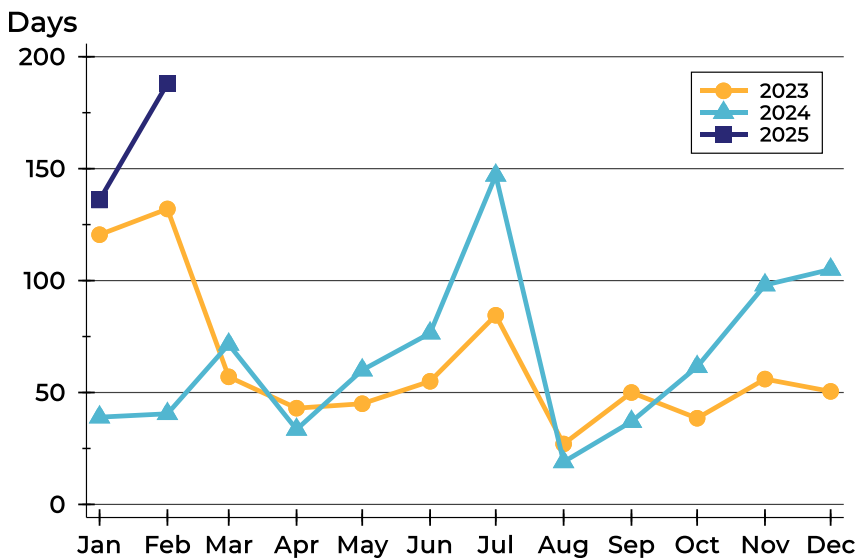
Nemaha County Active Listings Analysis

Average DOM



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

Median DOM

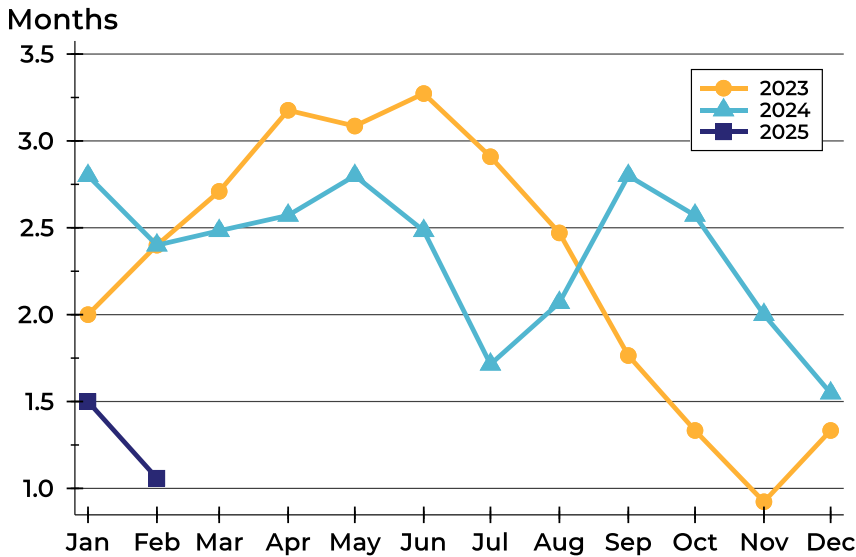


Month	2023	2024	2025
January	121	39	136
February	132	41	188
March	57	72	
April	43	34	
May	45	60	
June	55	77	
July	85	147	
August	27	19	
September	50	37	
October	39	62	
November	56	98	
December	51	105	



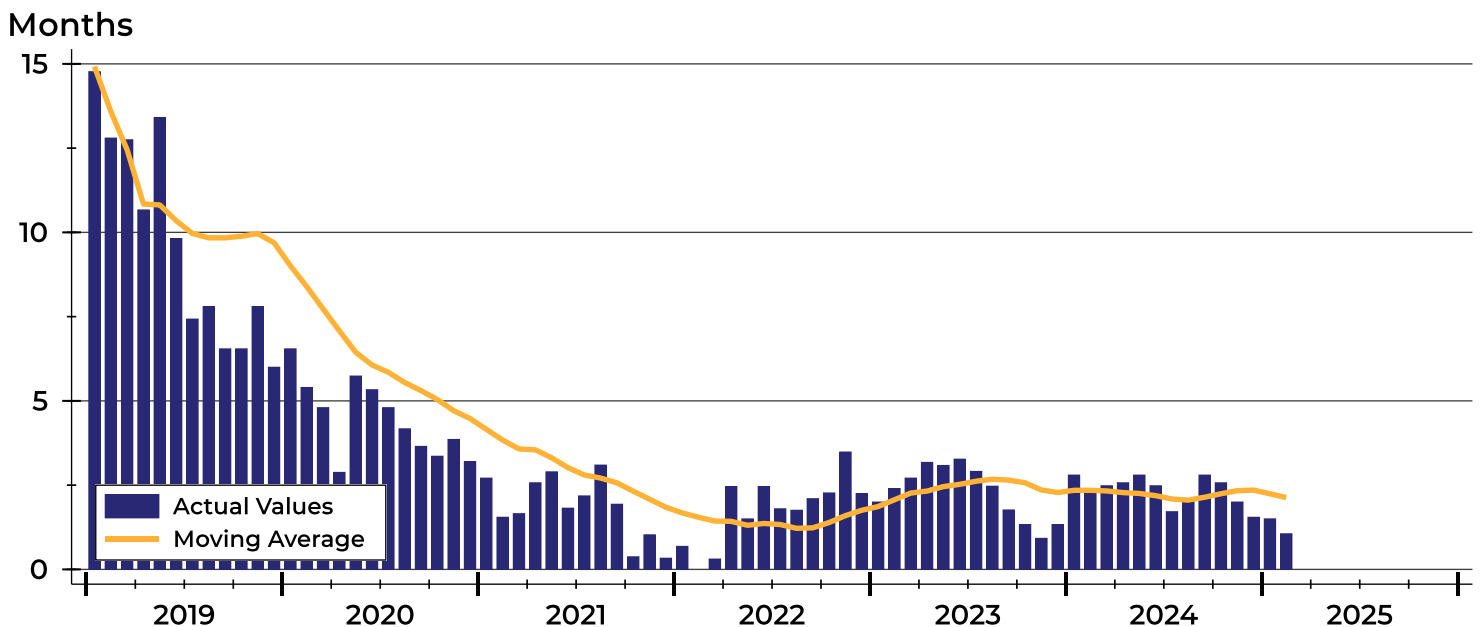
Nemaha County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply



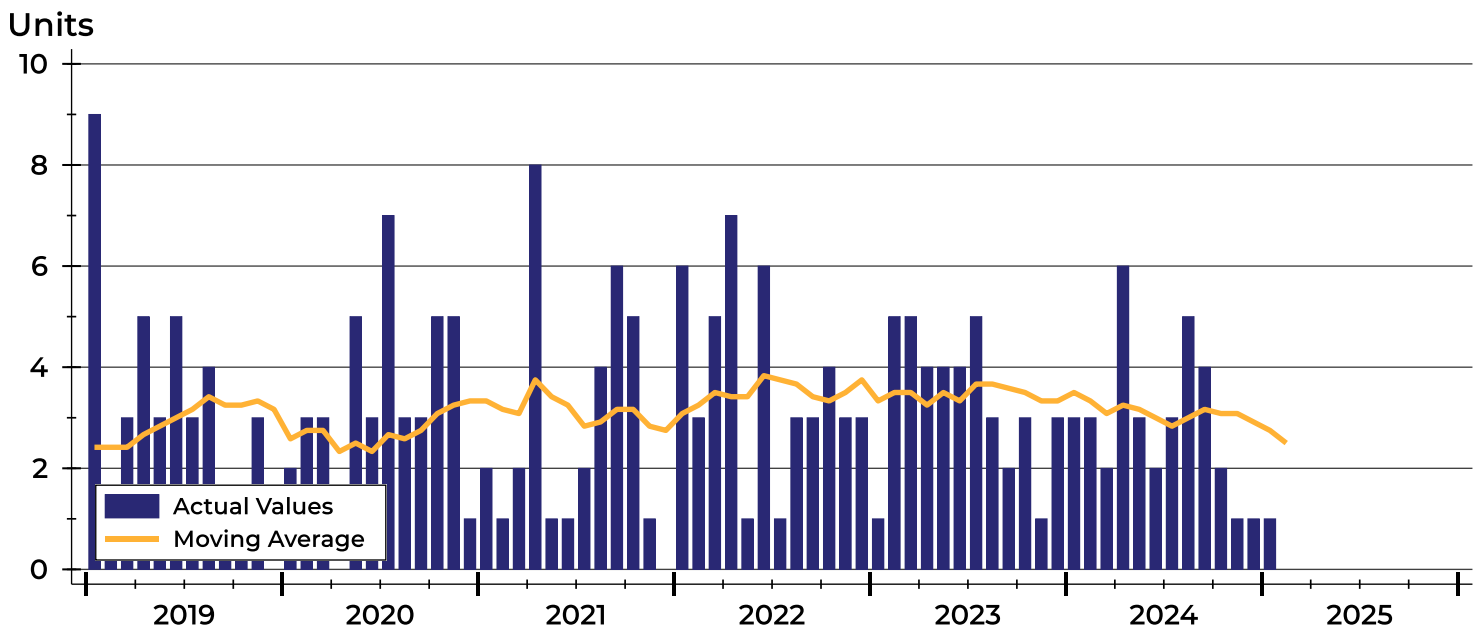


Nemaha County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	0	3	-100.0%
	Volume (1,000s)	0	640	-100.0%
	Average List Price	N/A	213,333	N/A
	Median List Price	N/A	205,000	N/A
Year-to-Date	New Listings	1	6	-83.3%
	Volume (1,000s)	95	1,445	-93.4%
	Average List Price	95,000	240,833	-60.6%
	Median List Price	95,000	250,000	-62.0%

No new listings were added in Nemaha County during February. In comparison, 3 new listings were added in February 2024. Year-to-date Nemaha County has seen 1 new listings.

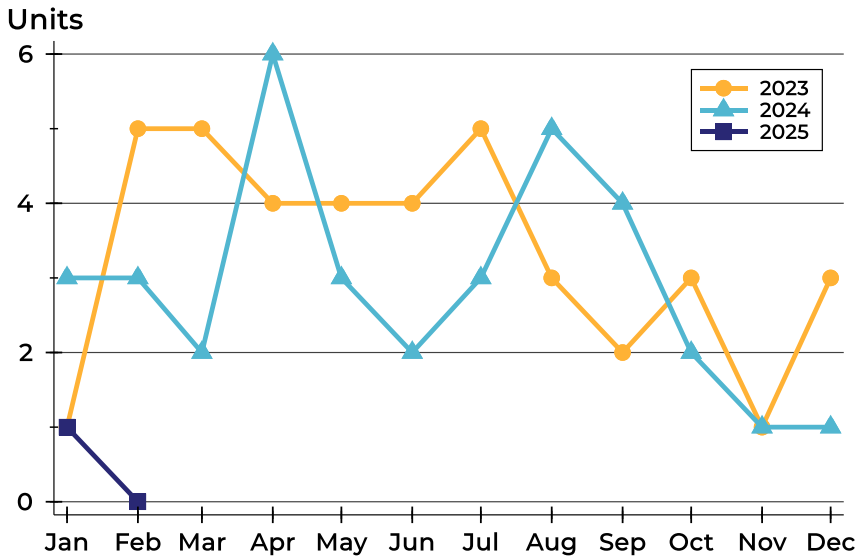
History of New Listings





Nemaha County New Listings Analysis

New Listings by Month



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

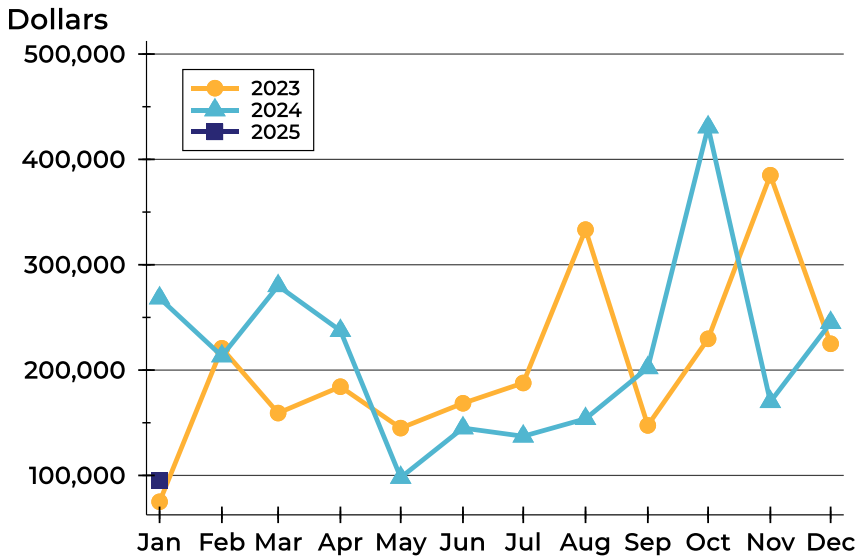
New Listings by Price Range

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



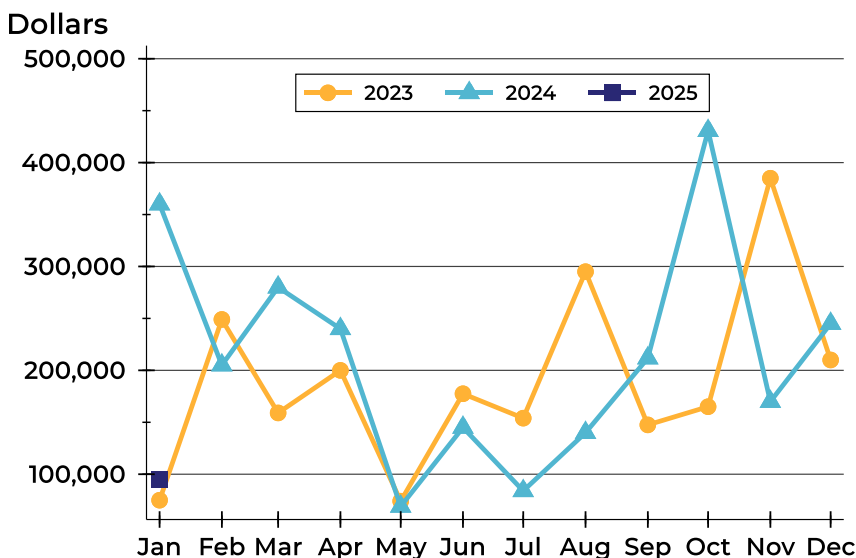
Nemaha County New Listings Analysis

Average Price



Month	2023	2024	2025
January	75,000	268,333	95,000
February	220,700	213,333	N/A
March	159,200	280,000	
April	184,250	237,400	
May	144,914	98,000	
June	168,500	145,000	
July	187,780	137,167	
August	333,333	153,800	
September	147,500	202,100	
October	229,667	430,700	
November	385,000	169,900	
December	225,000	245,000	

Median Price



Month	2023	2024	2025
January	75,000	360,000	95,000
February	249,000	205,000	N/A
March	159,000	280,000	
April	200,000	240,000	
May	74,078	69,000	
June	177,500	145,000	
July	154,000	84,000	
August	295,000	139,999	
September	147,500	211,750	
October	165,000	430,700	
November	385,000	169,900	
December	210,000	245,000	



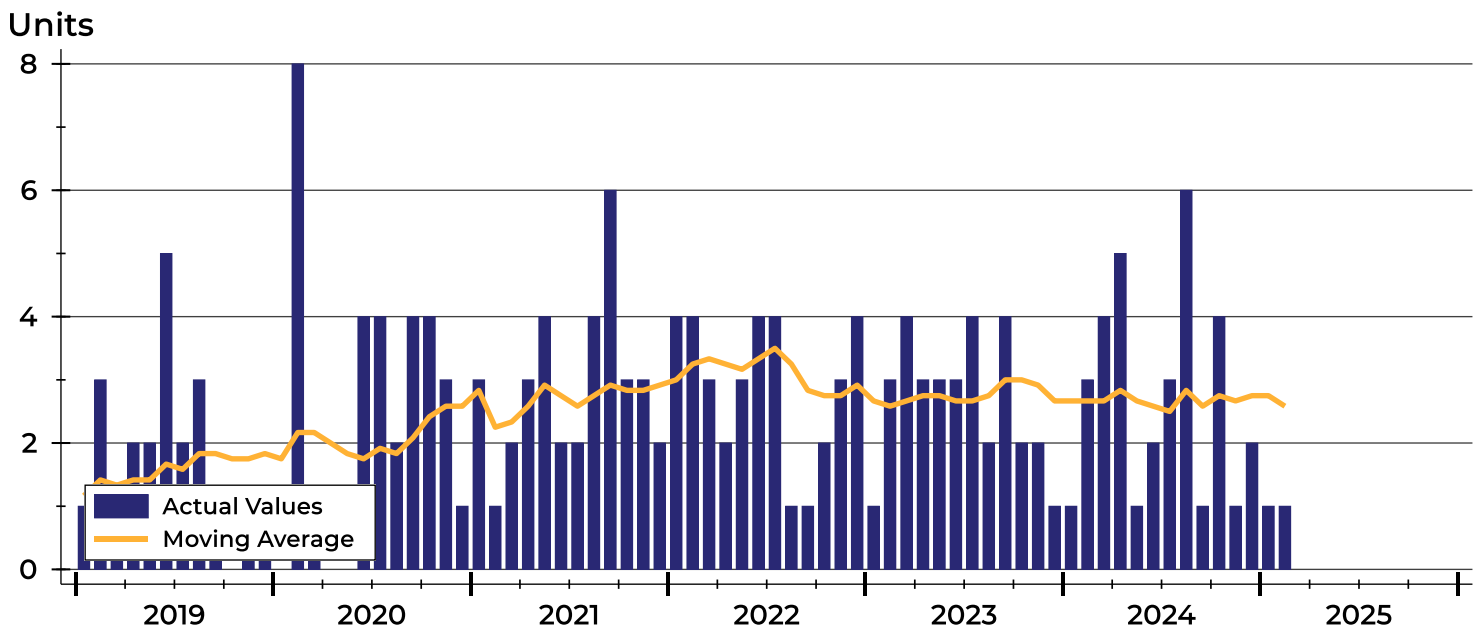
Nemaha County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		1	3	-66.7%	2	4	-50.0%
Volume (1,000s)		170	420	-59.5%	265	780	-66.0%
Average	Sale Price	169,900	140,000	21.4%	132,450	195,000	-32.1%
	Days on Market	94	31	203.2%	51	23	121.7%
	Percent of Original	100.0%	95.9%	4.3%	97.4%	93.3%	4.4%
Median	Sale Price	169,900	140,000	21.4%	132,450	175,000	-24.3%
	Days on Market	94	11	754.5%	51	10	410.0%
	Percent of Original	100.0%	100.0%	0.0%	97.4%	92.7%	5.1%

A total of 1 contract for sale was written in Nemaha County during the month of February, down from 3 in 2024. The median list price of this home was \$169,900, up from \$140,000 the prior year.

Half of the homes that went under contract in February were on the market less than 94 days, compared to 11 days in February 2024.

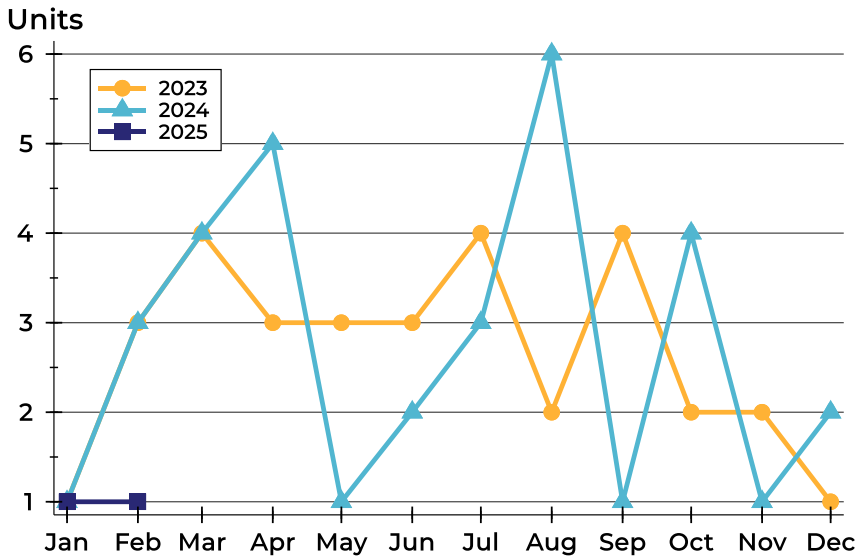
History of Contracts Written





Nemaha County Contracts Written Analysis

Contracts Written by Month



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

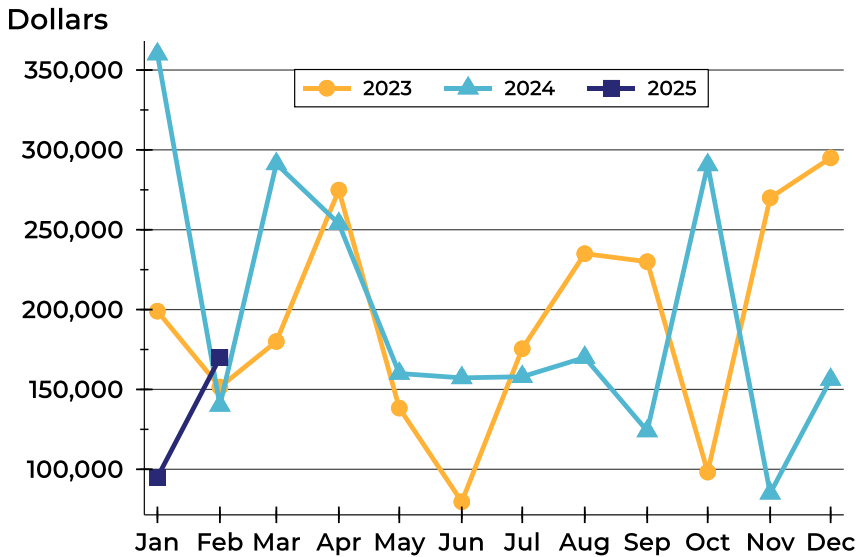
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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%	169,900	169,900	94	94	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



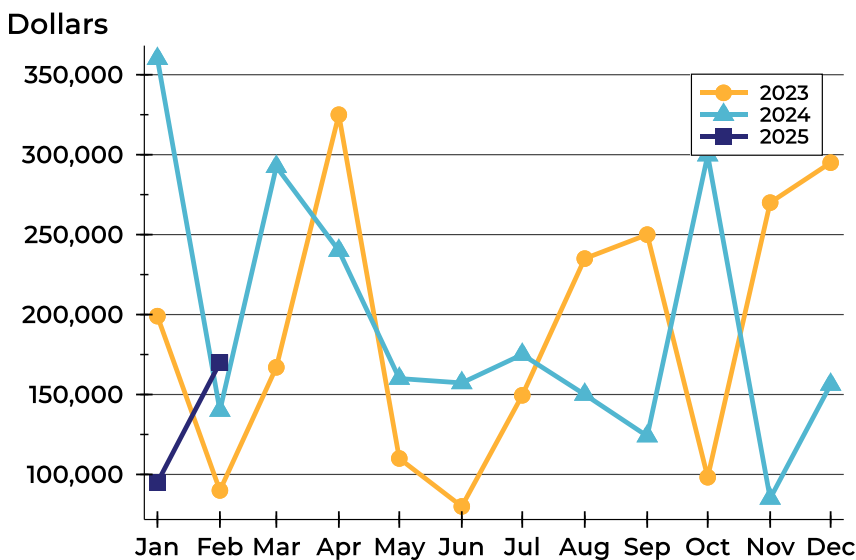
Nemaha County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	199,000	360,000	95,000
February	151,500	140,000	169,900
March	180,000	291,250	
April	274,833	253,800	
May	138,333	160,000	
June	79,667	157,250	
July	175,500	157,967	
August	235,000	170,000	
September	230,000	124,000	
October	98,250	290,600	
November	270,000	85,000	
December	295,000	156,250	

Median Price

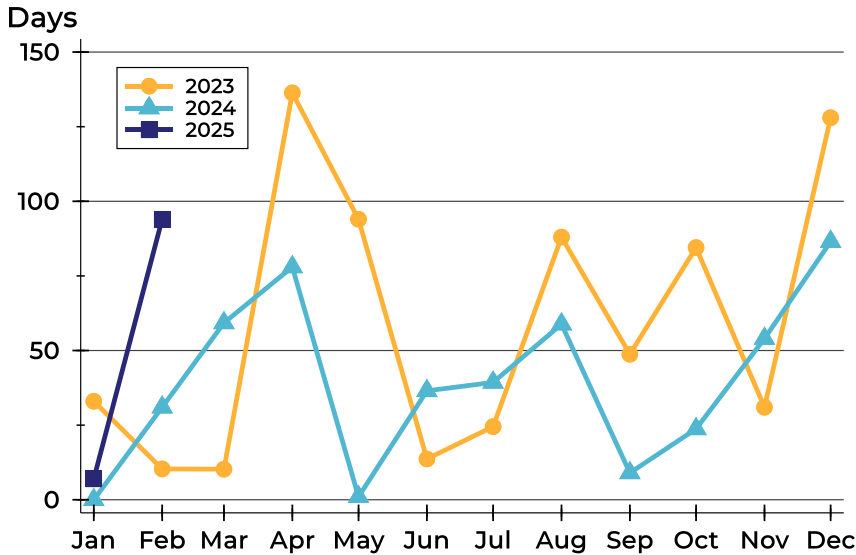


Month	2023	2024	2025
January	199,000	360,000	95,000
February	90,000	140,000	169,900
March	167,000	292,500	
April	325,000	240,000	
May	109,999	160,000	
June	80,000	157,250	
July	149,500	175,000	
August	235,000	150,000	
September	250,000	124,000	
October	98,250	299,700	
November	270,000	85,000	
December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



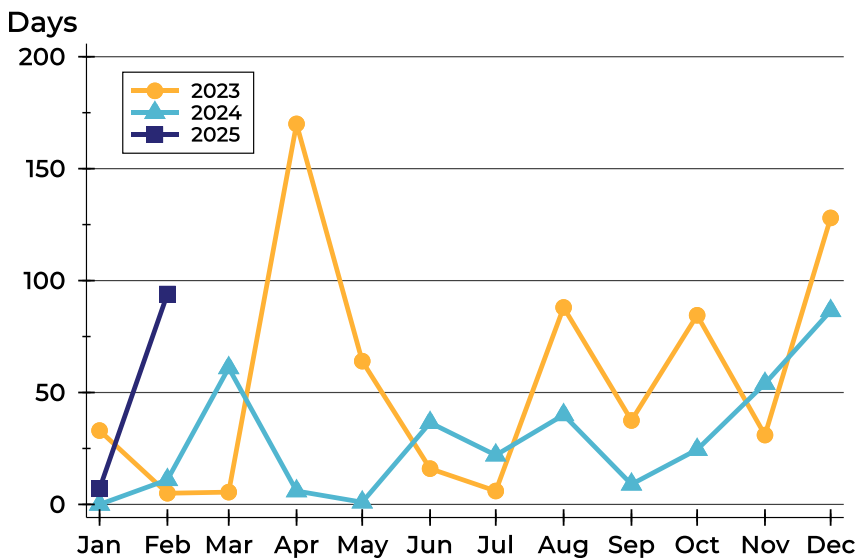
Nemaha County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	33	N/A	7
February	10	31	94
March	10	59	
April	136	78	
May	94	1	
June	14	37	
July	25	39	
August	88	59	
September	49	9	
October	85	24	
November	31	54	
December	128	87	

Median DOM



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



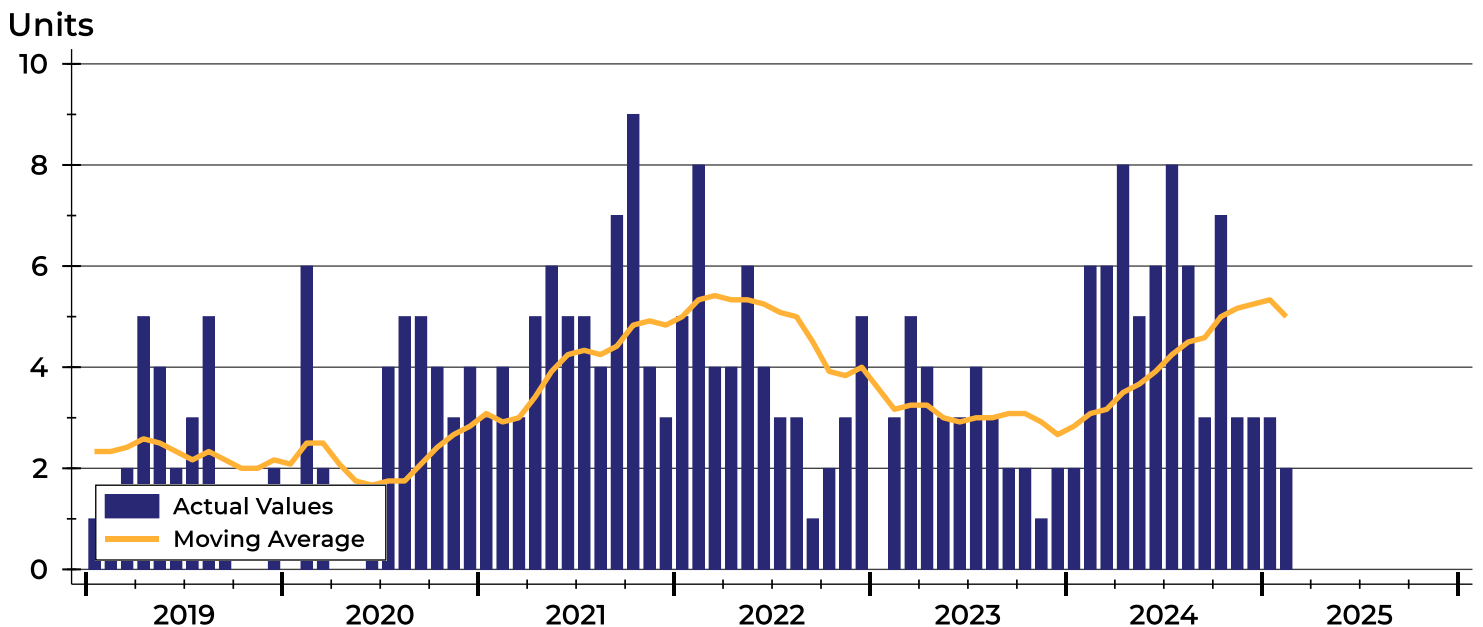
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		2	6	-66.7%
Volume (1,000s)		410	1,180	-65.3%
Average	List Price	204,950	196,667	4.2%
	Days on Market	47	63	-25.4%
	Percent of Original	100.0%	98.1%	1.9%
Median	List Price	204,950	182,500	12.3%
	Days on Market	47	71	-33.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 2 listings in Nemaha County had contracts pending at the end of February, down from 6 contracts pending at the end of February 2024.

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

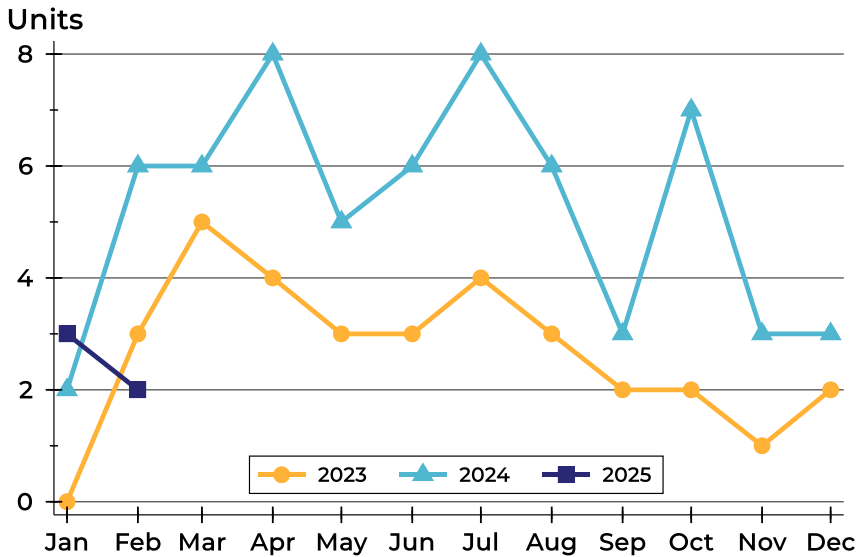
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

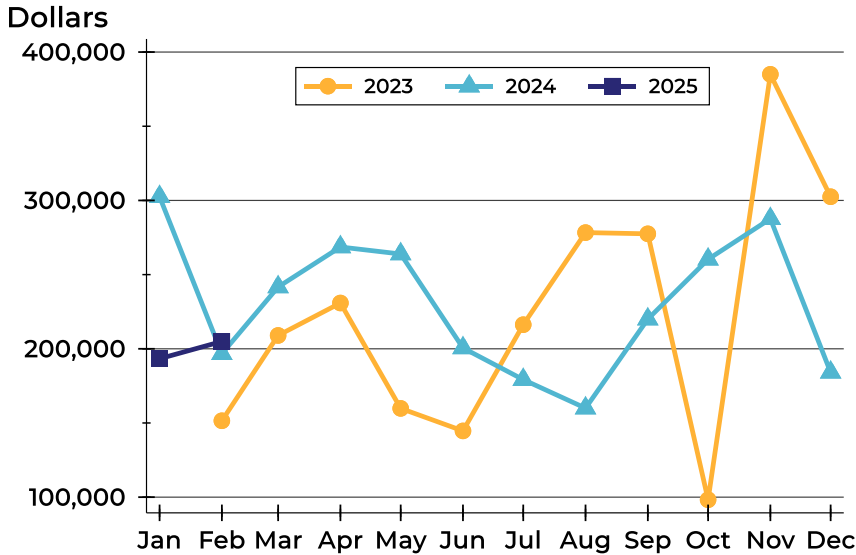
Pending Contracts by Price Range

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	50.0%	169,900	169,900	94	94	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



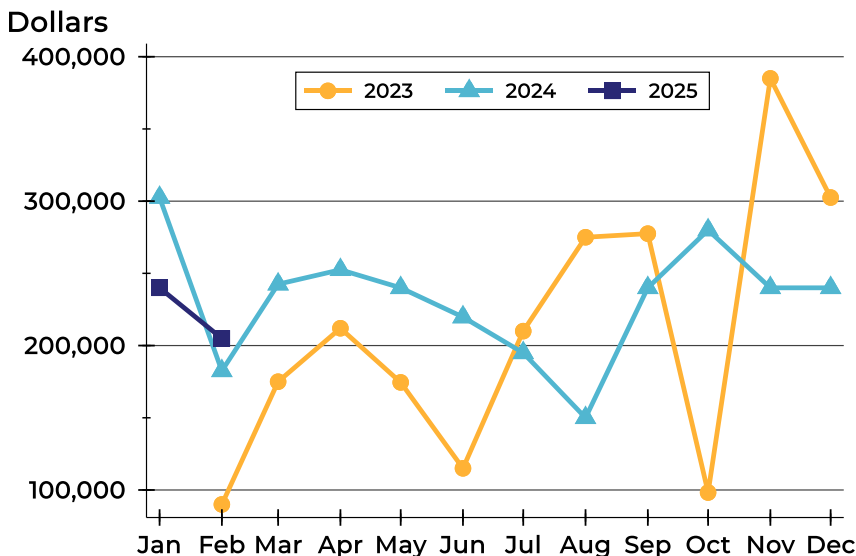
Nemaha County Pending Contracts Analysis

Average Price



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

Median Price

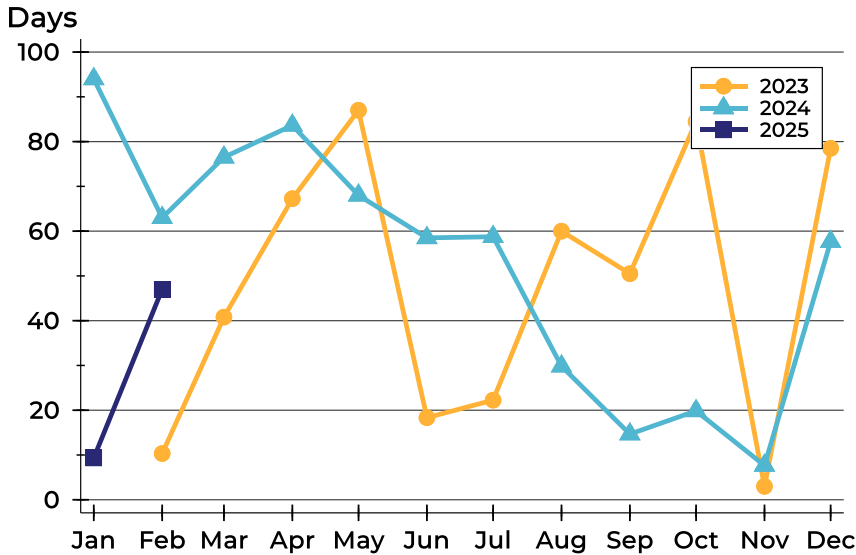


Month	2023	2024	2025
January	N/A	302,500	240,000
February	90,000	182,500	204,950
March	175,000	242,500	
April	212,000	252,500	
May	174,500	240,000	
June	115,000	219,750	
July	210,000	194,950	
August	275,000	150,000	
September	277,500	240,000	
October	98,250	280,000	
November	385,000	240,000	
December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



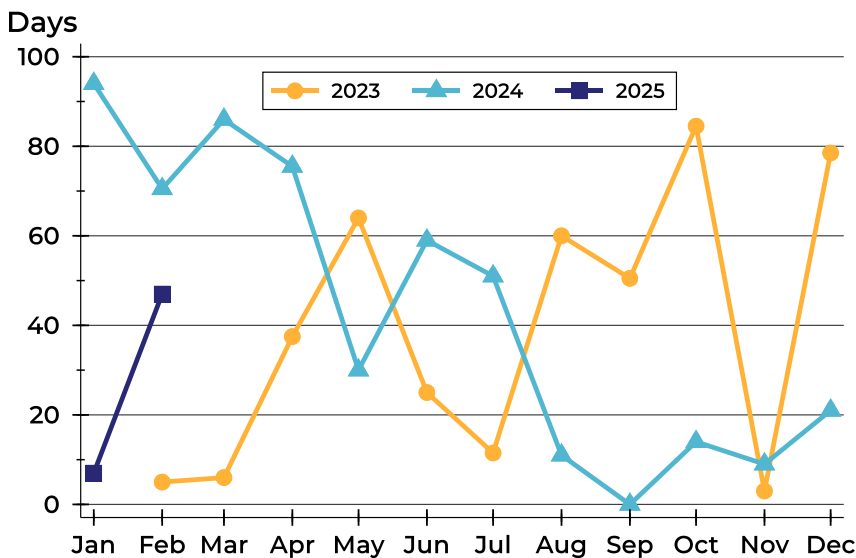
Nemaha County Pending Contracts Analysis

Average DOM



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

Median DOM



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