



**SUNFLOWER**  
ASSOCIATION OF REALTORS®, INC.

## January 2025 NE Kansas Market Statistics

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

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# Northeast Kansas Housing Report



## Market Overview

### Northeast Kansas Home Sales Rose in January

Total home sales in the Northeast Kansas MLS system rose by 100.0% last month to 4 units, compared to 2 units in January 2024. Total sales volume was \$0.4 million, up 28.6% from a year earlier.

The median sale price in January was \$72,000, down from \$151,000 a year earlier. Homes that sold in January were typically on the market for 46 days and sold for 89.3% of their list prices.

### Northeast Kansas Active Listings Up at End of January

The total number of active listings in the Northeast Kansas MLS system at the end of January was 43 units, up from 40 at the same point in 2024. This represents a 4.6 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$174,000.

During January, a total of 4 contracts were written down from 5 in January 2024. At the end of the month, there were 6 contracts still pending.

## Report Contents

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

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## Northeast Kansas Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year	<b>4</b> 100.0%	<b>2</b> -81.8%	<b>11</b> 120.0%	<b>4</b> 100.0%	<b>2</b> -81.8%	<b>11</b> 120.0%	
<b>Active Listings</b> Change from prior year	<b>43</b> 7.5%	<b>40</b> 8.1%	<b>37</b> 27.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>4.6</b> 27.8%	<b>3.6</b> -2.7%	<b>3.7</b> 19.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>10</b> 25.0%	<b>8</b> -11.1%	<b>9</b> -35.7%	<b>10</b> 25.0%	<b>8</b> -11.1%	<b>9</b> -35.7%	
<b>Contracts Written</b> Change from prior year	<b>4</b> -20.0%	<b>5</b> 0.0%	<b>5</b> -54.5%	<b>4</b> -20.0%	<b>5</b> 0.0%	<b>5</b> -54.5%	
<b>Pending Contracts</b> Change from prior year	<b>6</b> -14.3%	<b>7</b> 75.0%	<b>4</b> -75.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>389</b> 28.8%	<b>302</b> -86.2%	<b>2,191</b> 199.3%	<b>389</b> 28.8%	<b>302</b> -86.2%	<b>2,191</b> 199.3%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>97,125</b> -35.7%	<b>151,000</b> -24.2%	<b>199,136</b> 36.0%	<b>97,125</b> -35.7%	<b>151,000</b> -24.2%	<b>199,136</b> 36.0%
	<b>List Price of Actives</b> Change from prior year	<b>197,812</b> 23.8%	<b>159,830</b> 16.8%	<b>136,893</b> 22.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>68</b> 119.4%	<b>31</b> 3.3%	<b>30</b> -18.9%	<b>68</b> 119.4%	<b>31</b> 3.3%	<b>30</b> -18.9%
	<b>Percent of List</b> Change from prior year	<b>90.0%</b> -8.8%	<b>98.7%</b> 0.6%	<b>98.1%</b> 11.2%	<b>90.0%</b> -8.8%	<b>98.7%</b> 0.6%	<b>98.1%</b> 11.2%
	<b>Percent of Original</b> Change from prior year	<b>88.0%</b> -10.8%	<b>98.7%</b> 0.6%	<b>98.1%</b> 19.2%	<b>88.0%</b> -10.8%	<b>98.7%</b> 0.6%	<b>98.1%</b> 19.2%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>72,000</b> -52.3%	<b>151,000</b> -2.6%	<b>155,000</b> 82.4%	<b>72,000</b> -52.3%	<b>151,000</b> -2.6%	<b>155,000</b> 82.4%
	<b>List Price of Actives</b> Change from prior year	<b>174,000</b> 18.9%	<b>146,400</b> 27.3%	<b>115,000</b> 40.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>46</b> 48.4%	<b>31</b> 93.8%	<b>16</b> -38.5%	<b>46</b> 48.4%	<b>31</b> 93.8%	<b>16</b> -38.5%
	<b>Percent of List</b> Change from prior year	<b>89.3%</b> -9.5%	<b>98.7%</b> 2.1%	<b>96.7%</b> 3.6%	<b>89.3%</b> -9.5%	<b>98.7%</b> 2.1%	<b>96.7%</b> 3.6%
	<b>Percent of Original</b> Change from prior year	<b>89.3%</b> -9.5%	<b>98.7%</b> 2.1%	<b>96.7%</b> 24.0%	<b>89.3%</b> -9.5%	<b>98.7%</b> 2.1%	<b>96.7%</b> 24.0%

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



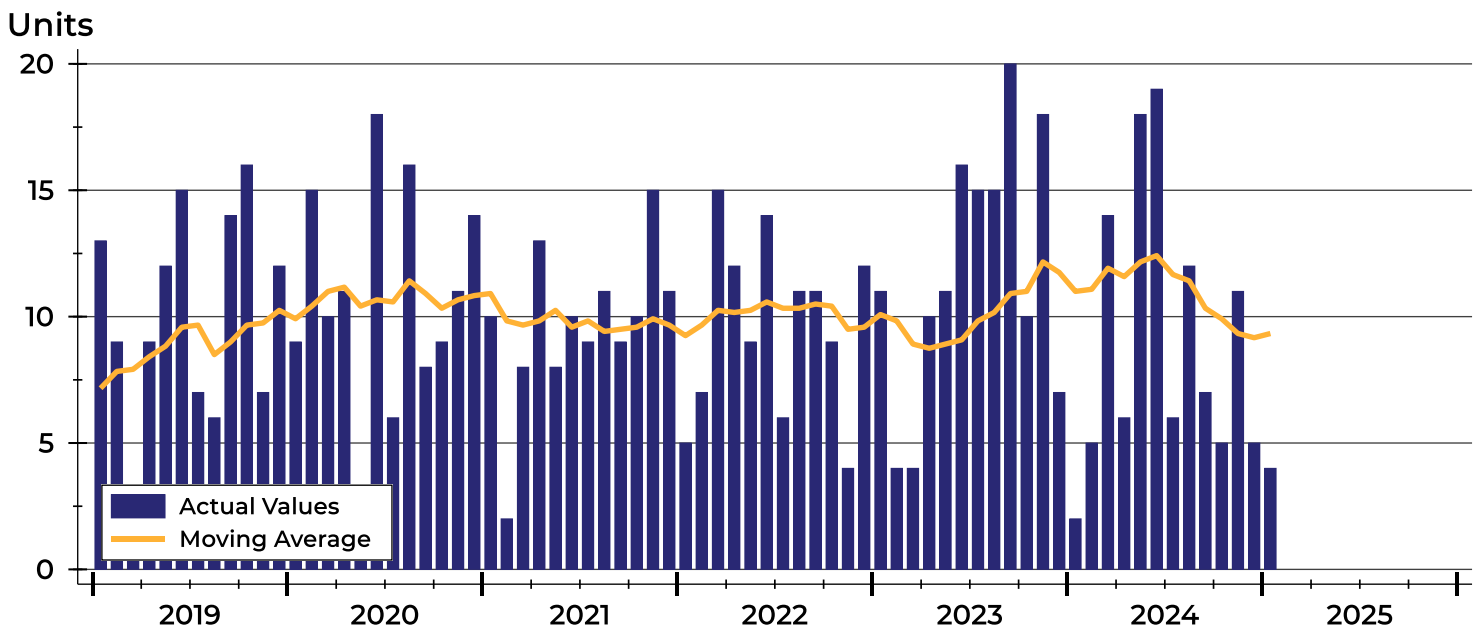
# Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		4	2	100.0%	4	2	100.0%
Volume (1,000s)		389	302	28.8%	389	302	28.8%
Months' Supply		4.6	3.6	27.8%	N/A	N/A	N/A
Average	Sale Price	97,125	151,000	-35.7%	97,125	151,000	-35.7%
	Days on Market	68	31	119.4%	68	31	119.4%
	Percent of List	90.0%	98.7%	-8.8%	90.0%	98.7%	-8.8%
	Percent of Original	88.0%	98.7%	-10.8%	88.0%	98.7%	-10.8%
Median	Sale Price	72,000	151,000	-52.3%	72,000	151,000	-52.3%
	Days on Market	46	31	48.4%	46	31	48.4%
	Percent of List	89.3%	98.7%	-9.5%	89.3%	98.7%	-9.5%
	Percent of Original	89.3%	98.7%	-9.5%	89.3%	98.7%	-9.5%

A total of 4 homes sold in the Northeast Kansas MLS system in January, up from 2 units in January 2024. Total sales volume rose to \$0.4 million compared to \$0.3 million in the previous year.

The median sales price in January was \$72,000, down 52.3% compared to the prior year. Median days on market was 46 days, up from 9 days in December, and up from 31 in January 2024.

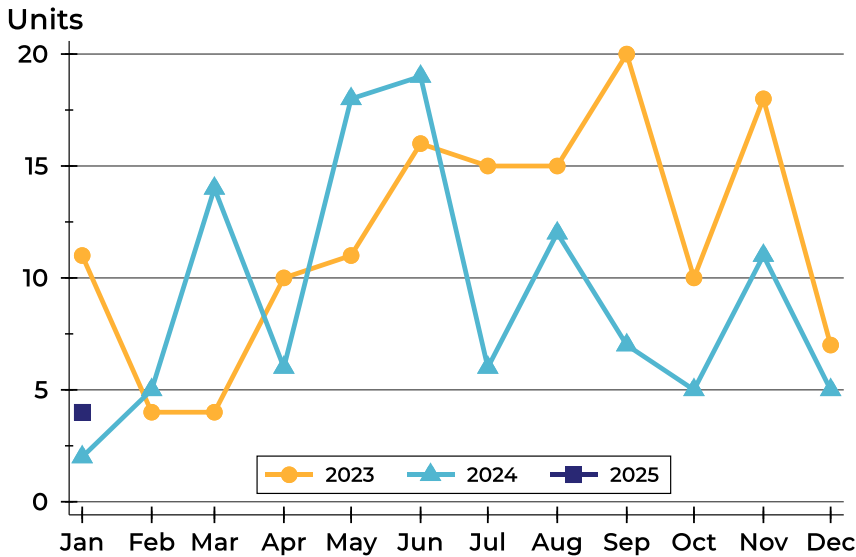
## History of Closed Listings





## Northeast Kansas Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	11	2	4
February	4	5	
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	

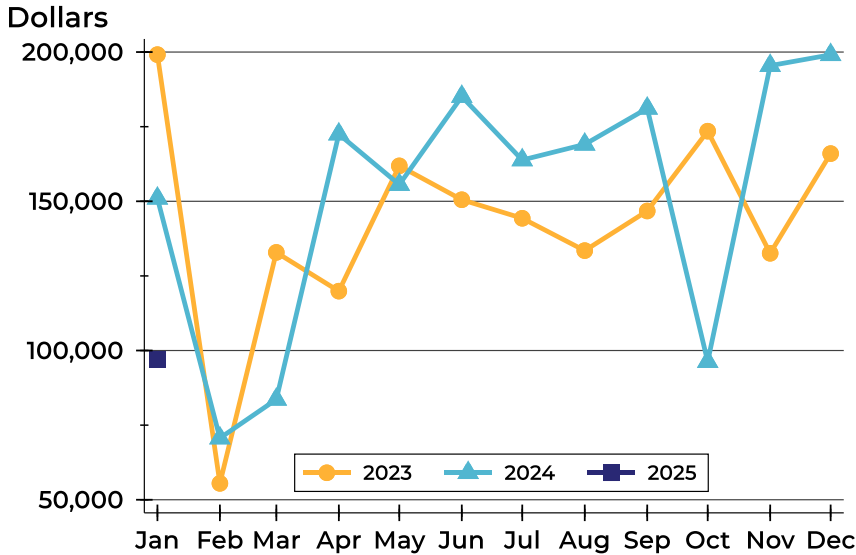
### Closed Listings by Price Range

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	1	25.0%	2.2	44,500	44,500	29	29	89.7%	89.7%	89.7%	89.7%
\$50,000-\$99,999	2	50.0%	3.5	72,000	72,000	98	98	90.7%	90.7%	86.7%	86.7%
\$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	25.0%	8.0	200,000	200,000	48	48	88.9%	88.9%	88.9%	88.9%
\$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



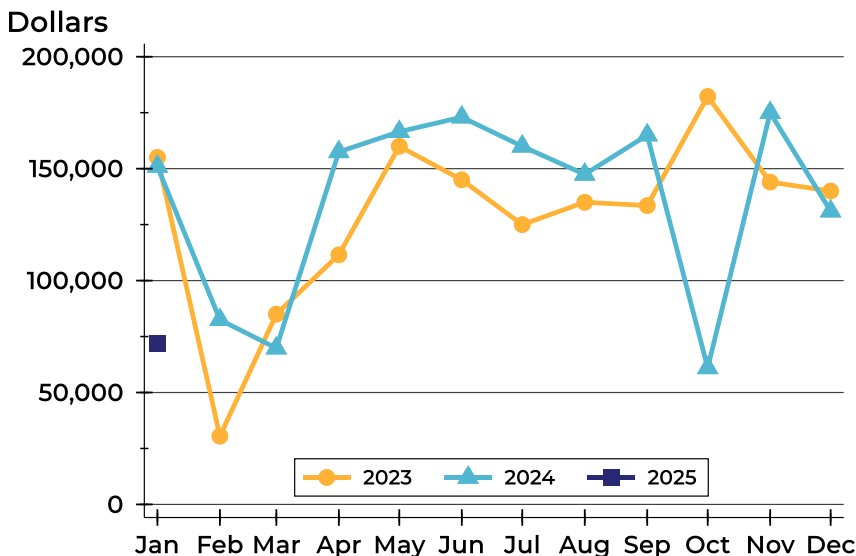
# Northeast Kansas Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	199,136	151,000	<b>97,125</b>
February	55,500	70,660	
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

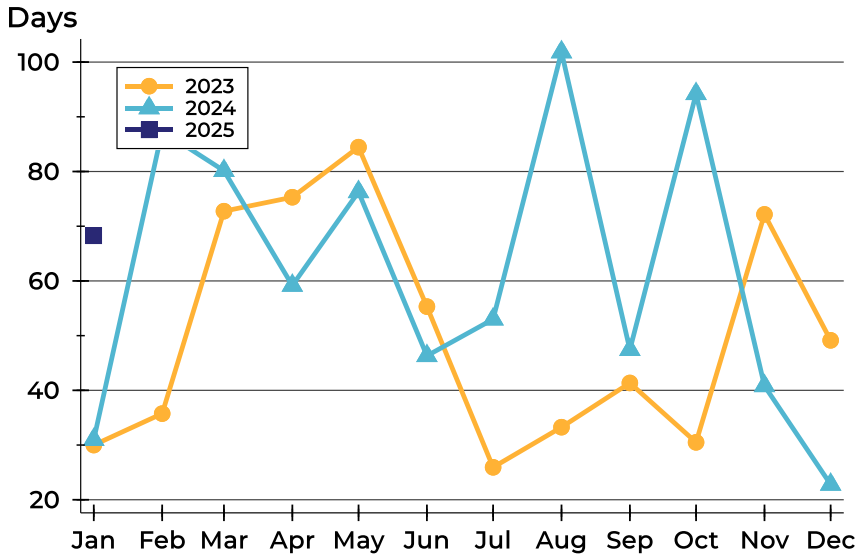


Month	2023	2024	2025
January	155,000	151,000	<b>72,000</b>
February	30,500	82,500	
March	85,000	69,813	
April	111,500	157,500	
May	160,000	166,500	
June	145,000	173,000	
July	125,000	160,000	
August	135,000	147,450	
September	133,500	165,000	
October	182,250	61,000	
November	144,000	175,000	
December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



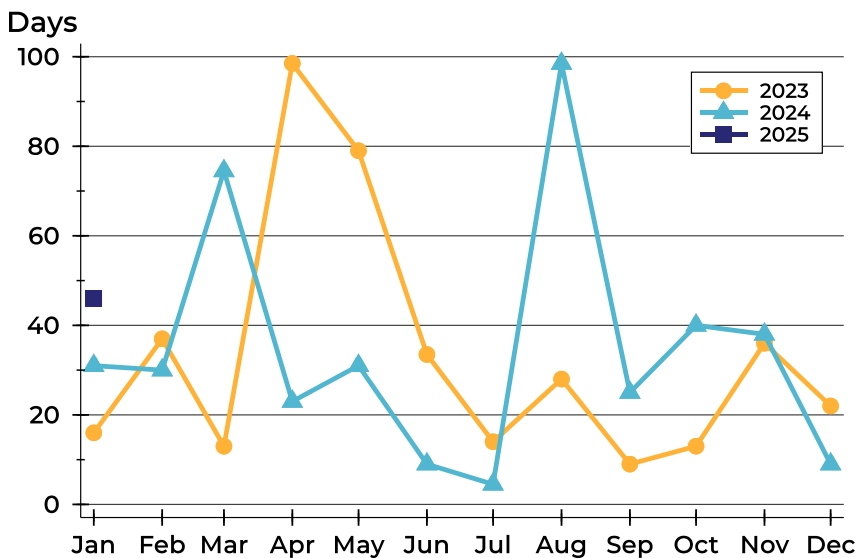
## Northeast Kansas Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	30	31	<b>68</b>
February	36	87	
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	<b>46</b>
February	37	30	
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	



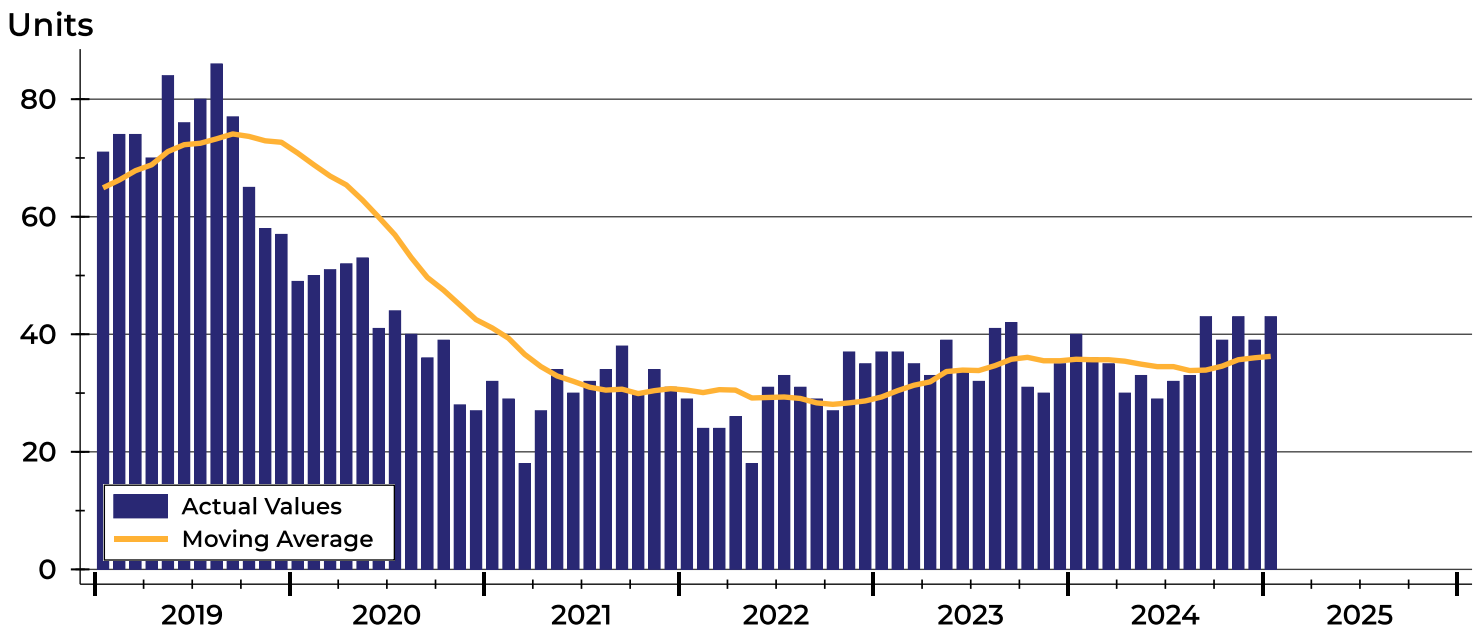
# Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		43	40	7.5%
Volume (1,000s)		8,506	6,393	33.1%
Months' Supply		4.6	3.6	27.8%
Average	List Price	197,812	159,830	23.8%
	Days on Market	106	98	8.2%
	Percent of Original	95.1%	95.4%	-0.3%
Median	List Price	174,000	146,400	18.9%
	Days on Market	75	82	-8.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 43 homes were available for sale in the Northeast Kansas MLS system at the end of January. This represents a 4.6 months' supply of active listings.

The median list price of homes on the market at the end of January was \$174,000, up 18.9% from 2024. The typical time on market for active listings was 75 days, down from 82 days a year earlier.

## History of Active Listings

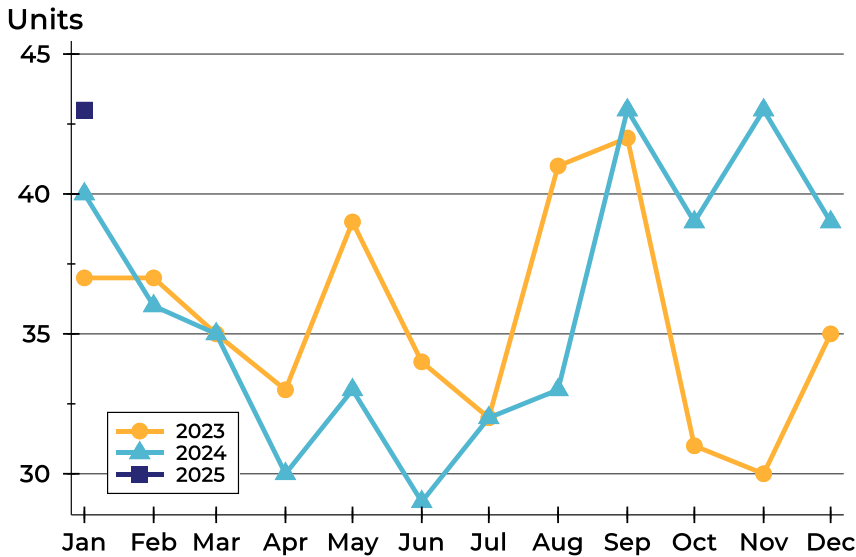






## Northeast Kansas Active Listings Analysis

### Active Listings by Month



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

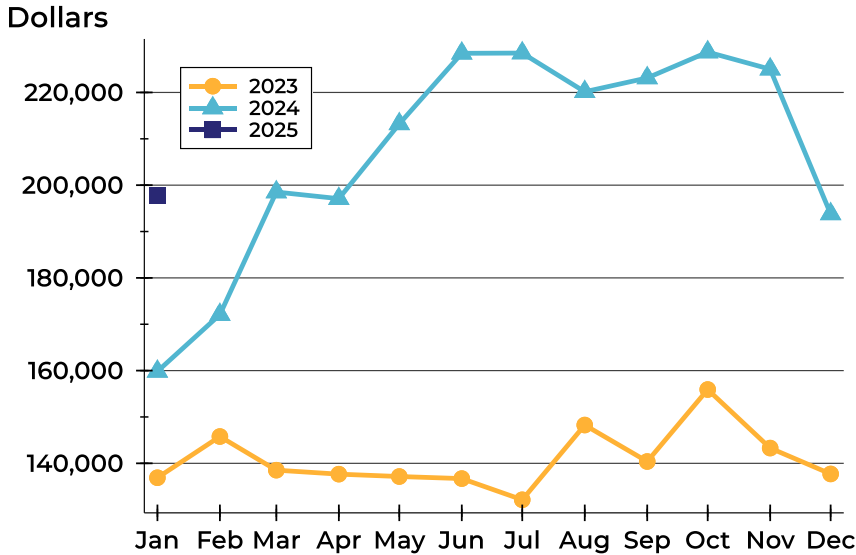
### Active Listings by Price Range

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	4.7%	2.2	39,950	39,950	28	28	100.0%	100.0%
\$50,000-\$99,999	7	16.3%	3.5	65,929	55,000	109	78	97.6%	100.0%
\$100,000-\$124,999	6	14.0%	N/A	112,950	114,450	124	105	87.8%	93.9%
\$125,000-\$149,999	5	11.6%	N/A	133,200	137,000	109	95	98.0%	97.9%
\$150,000-\$174,999	2	4.7%	N/A	171,950	171,950	99	99	90.5%	90.5%
\$175,000-\$199,999	2	4.7%	N/A	187,000	187,000	50	50	100.0%	100.0%
\$200,000-\$249,999	6	14.0%	8.0	230,417	229,000	152	106	96.5%	96.7%
\$250,000-\$299,999	5	11.6%	N/A	273,800	265,000	104	32	96.1%	100.0%
\$300,000-\$399,999	5	11.6%	N/A	341,280	320,000	83	67	95.4%	100.0%
\$400,000-\$499,999	2	4.7%	N/A	422,500	422,500	73	73	97.8%	97.8%
\$500,000-\$749,999	1	2.3%	N/A	600,000	600,000	159	159	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



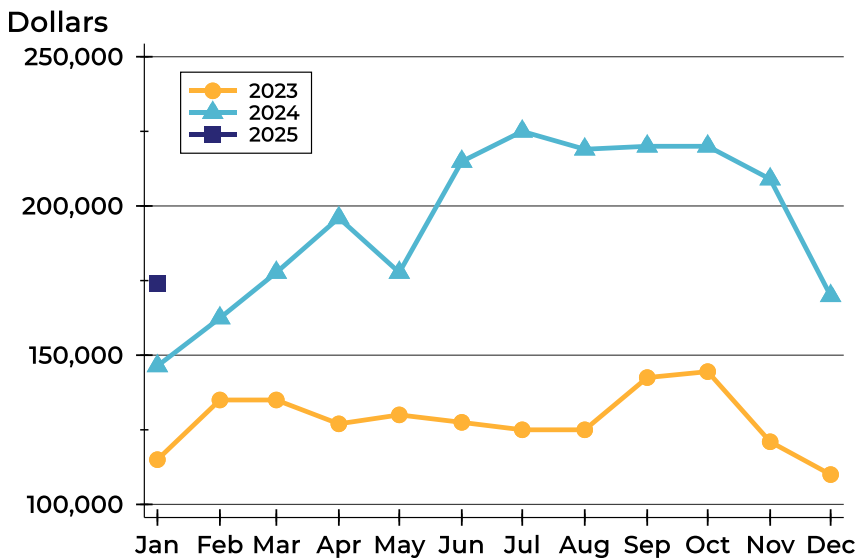
# Northeast Kansas Active Listings Analysis

## Average Price



Month	2023	2024	2025
January	136,893	159,830	<b>197,812</b>
February	145,786	172,086	
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

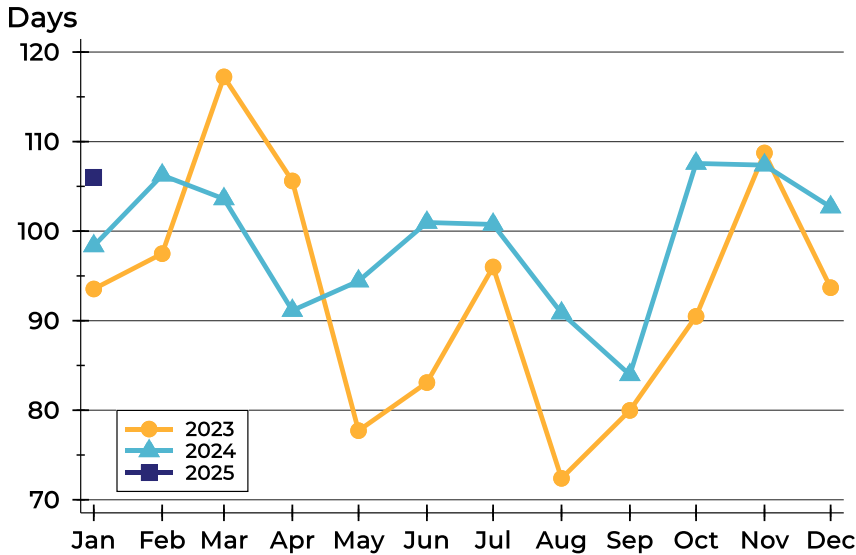


Month	2023	2024	2025
January	115,000	146,400	<b>174,000</b>
February	135,000	162,450	
March	135,000	177,700	
April	127,000	196,000	
May	130,000	177,700	
June	127,500	214,900	
July	125,000	225,000	
August	125,000	219,000	
September	142,500	220,000	
October	144,500	220,000	
November	121,000	209,000	
December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



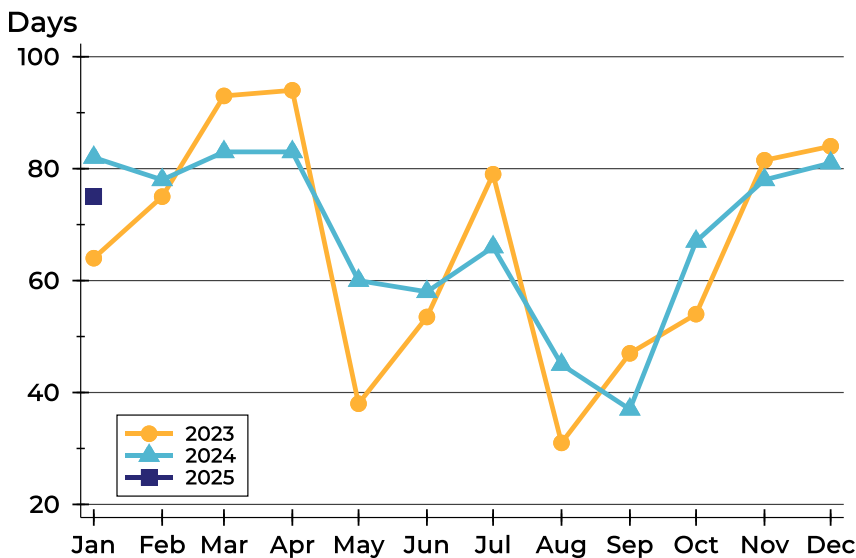
## Northeast Kansas Active Listings Analysis

### Average DOM



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

### Median DOM

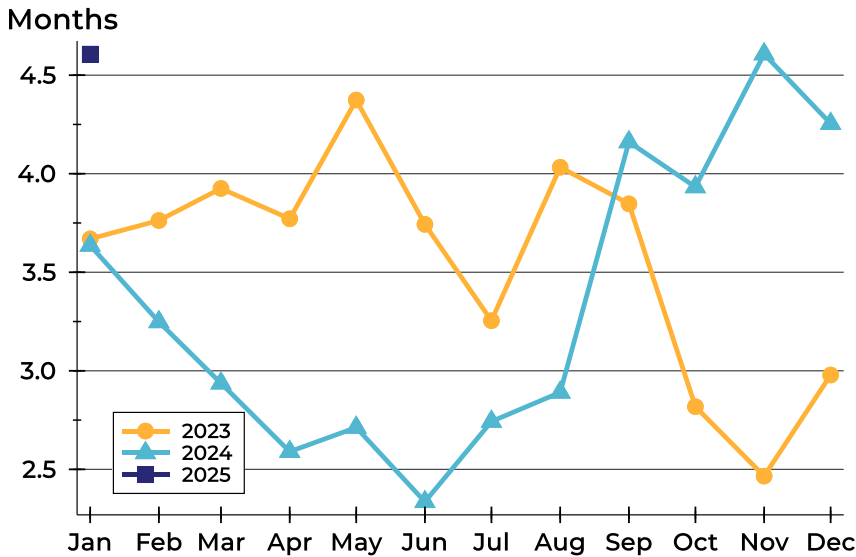


Month	2023	2024	2025
<b>January</b>	64	82	<b>75</b>
<b>February</b>	75	78	
<b>March</b>	93	83	
<b>April</b>	94	83	
<b>May</b>	38	60	
<b>June</b>	54	58	
<b>July</b>	79	66	
<b>August</b>	31	45	
<b>September</b>	47	37	
<b>October</b>	54	67	
<b>November</b>	82	78	
<b>December</b>	84	81	



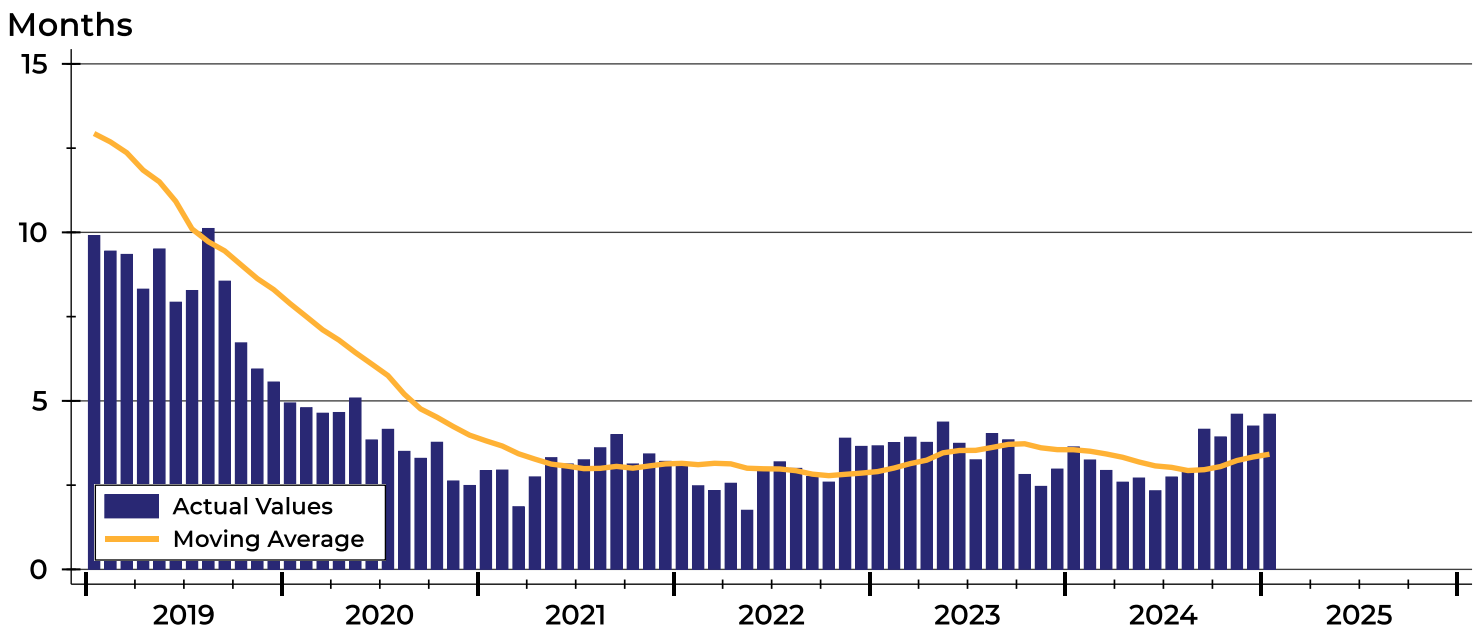
# Northeast Kansas Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	3.7	3.6	4.6
February	3.8	3.2	
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





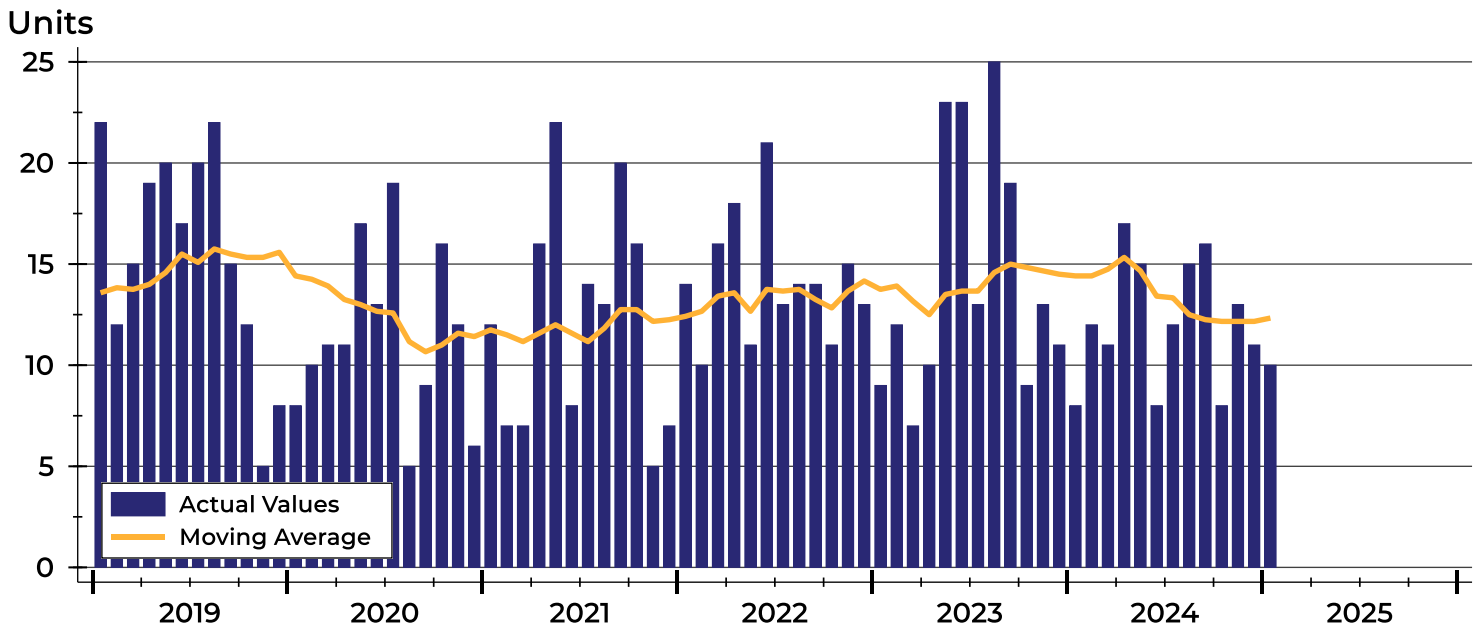
# Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	10	8	25.0%
	Volume (1,000s)	1,890	1,742	8.5%
	Average List Price	189,030	217,750	-13.2%
	Median List Price	168,500	176,000	-4.3%
Year-to-Date	New Listings	10	8	25.0%
	Volume (1,000s)	1,890	1,742	8.5%
	Average List Price	189,030	217,750	-13.2%
	Median List Price	168,500	176,000	-4.3%

A total of 10 new listings were added in the Northeast Kansas MLS system during January, up 25.0% from the same month in 2024.

The median list price of these homes was \$168,500 down from \$176,000 in 2024.

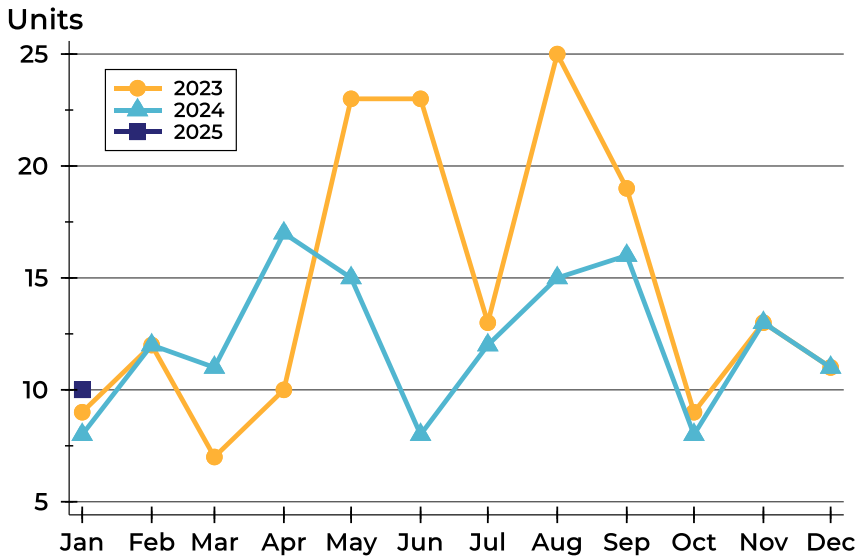
## History of New Listings





## Northeast Kansas New Listings Analysis

### New Listings by Month



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

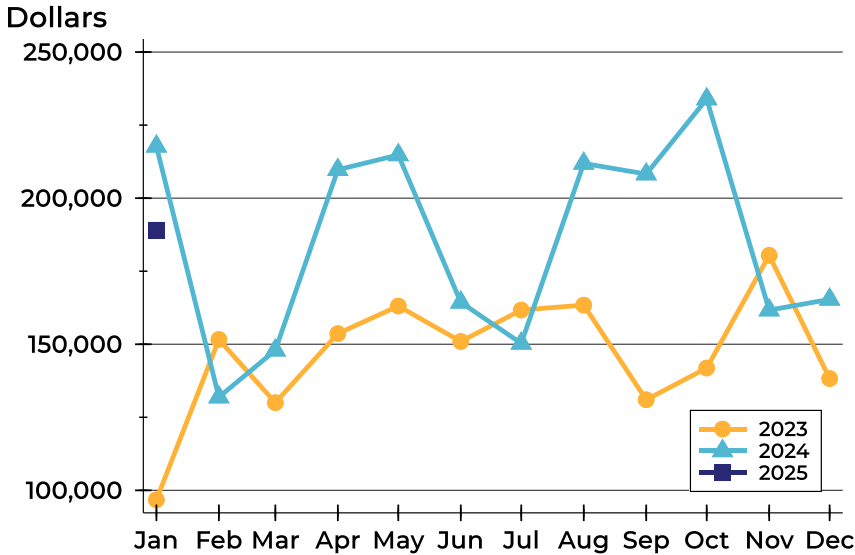
### New Listings by Price Range

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	1	10.0%	34,900	34,900	11	11	100.0%	100.0%
\$50,000-\$99,999	2	20.0%	83,750	83,750	10	10	100.0%	100.0%
\$100,000-\$124,999	1	10.0%	119,900	119,900	19	19	100.0%	100.0%
\$125,000-\$149,999	1	10.0%	138,000	138,000	23	23	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	10.0%	199,000	199,000	23	23	100.0%	100.0%
\$200,000-\$249,999	1	10.0%	241,000	241,000	25	25	100.0%	100.0%
\$250,000-\$299,999	2	20.0%	287,500	287,500	19	19	104.5%	104.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	10.0%	415,000	415,000	36	36	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



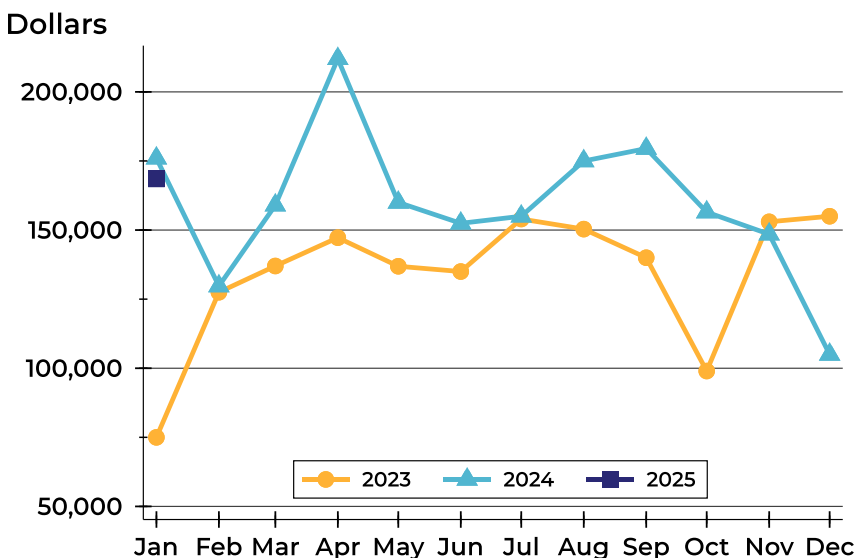
# Northeast Kansas New Listings Analysis

## Average Price



Month	2023	2024	2025
January	96,778	217,750	189,030
February	151,617	131,908	
March	130,000	147,955	
April	153,650	209,718	
May	163,081	214,793	
June	150,943	164,350	
July	161,715	150,317	
August	163,402	211,893	
September	131,005	208,244	
October	141,867	233,925	
November	180,423	161,685	
December	138,255	165,364	

## Median Price



Month	2023	2024	2025
January	75,000	176,000	168,500
February	127,500	129,750	
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	105,000	



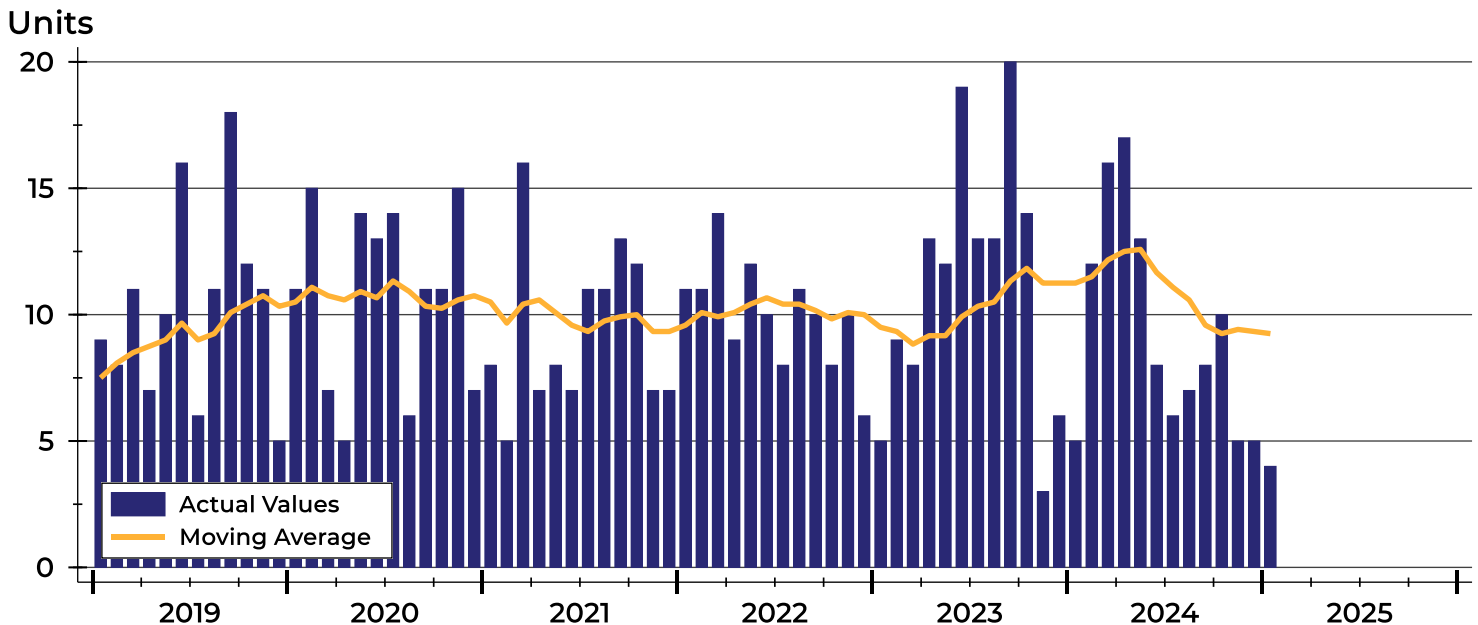
# Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		4	5	-20.0%	4	5	-20.0%
Volume (1,000s)		518	652	-20.6%	518	652	-20.6%
Average	Sale Price	129,500	130,300	-0.6%	129,500	130,300	-0.6%
	Days on Market	68	85	-20.0%	68	85	-20.0%
	Percent of Original	93.3%	84.6%	10.3%	93.3%	84.6%	10.3%
Median	Sale Price	104,000	92,500	12.4%	104,000	92,500	12.4%
	Days on Market	61	30	103.3%	61	30	103.3%
	Percent of Original	100.0%	85.4%	17.1%	100.0%	85.4%	17.1%

A total of 4 contracts for sale were written in the Northeast Kansas MLS system during the month of January, down from 5 in 2024. The median list price of these homes was \$104,000, up from \$92,500 the prior year.

Half of the homes that went under contract in January were on the market less than 61 days, compared to 30 days in January 2024.

## History of Contracts Written

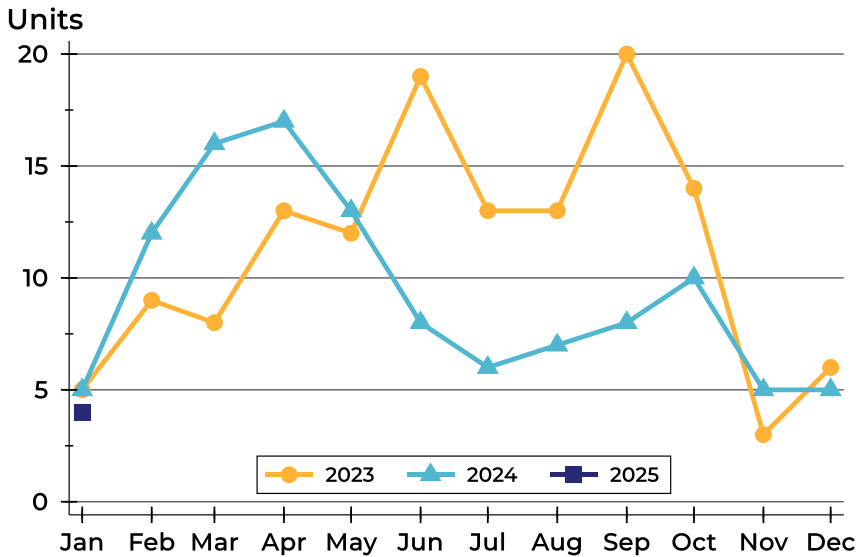






## Northeast Kansas Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	5	5	4
February	9	12	
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	

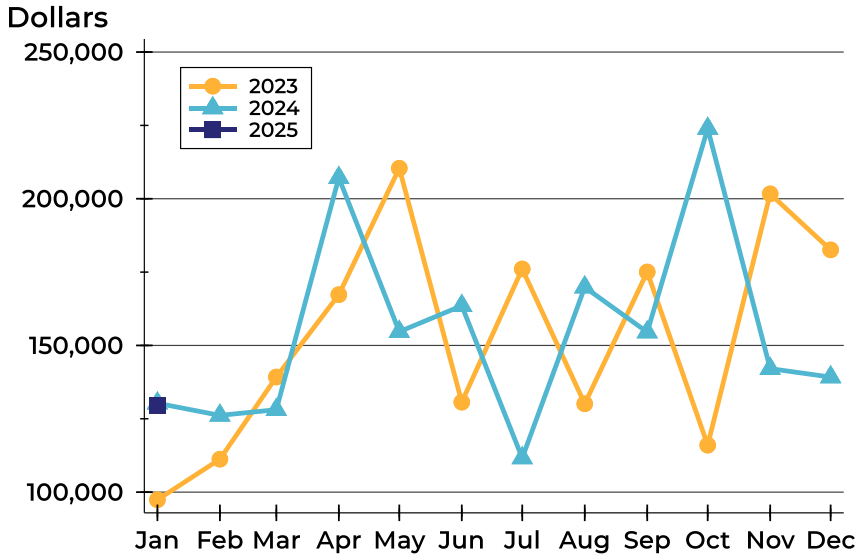
### Contracts Written by Price Range

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	50.0%	96,500	96,500	23	23	100.0%	100.0%
\$100,000-\$124,999	1	25.0%	110,000	110,000	145	145	73.3%	73.3%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	215,000	215,000	83	83	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



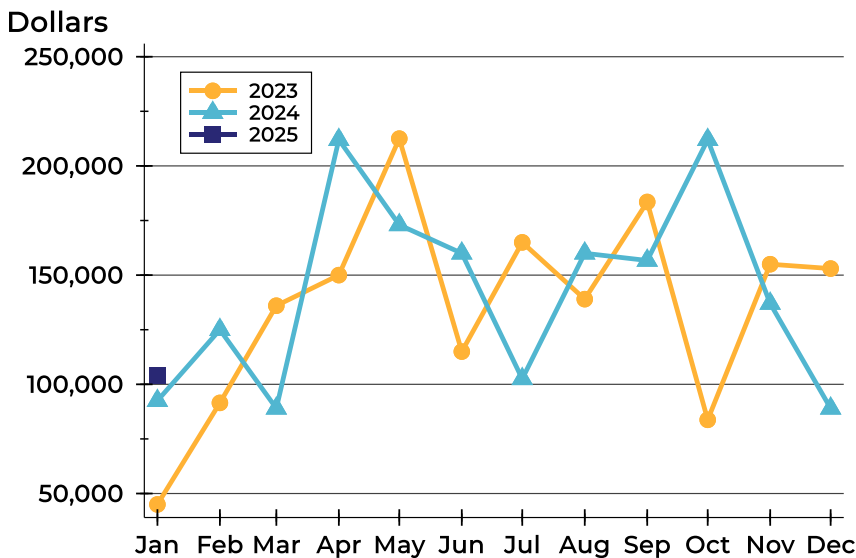
# Northeast Kansas Contracts Written Analysis

## Average Price



Month	2023	2024	2025
January	97,400	130,300	129,500
February	111,244	126,167	
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

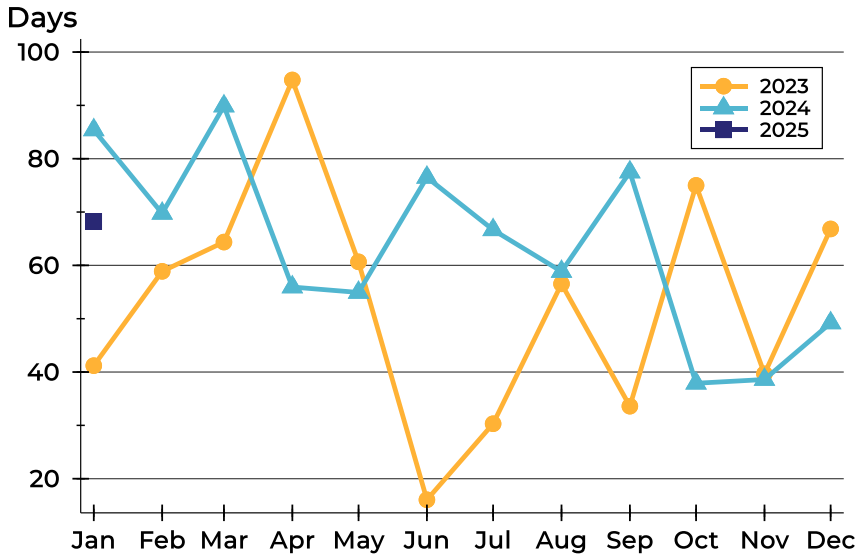


Month	2023	2024	2025
January	45,000	92,500	104,000
February	91,500	125,000	
March	136,000	89,000	
April	150,000	212,000	
May	212,500	173,000	
June	115,000	160,000	
July	165,000	102,500	
August	139,000	160,000	
September	183,500	156,700	
October	83,750	212,000	
November	155,000	137,000	
December	153,000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



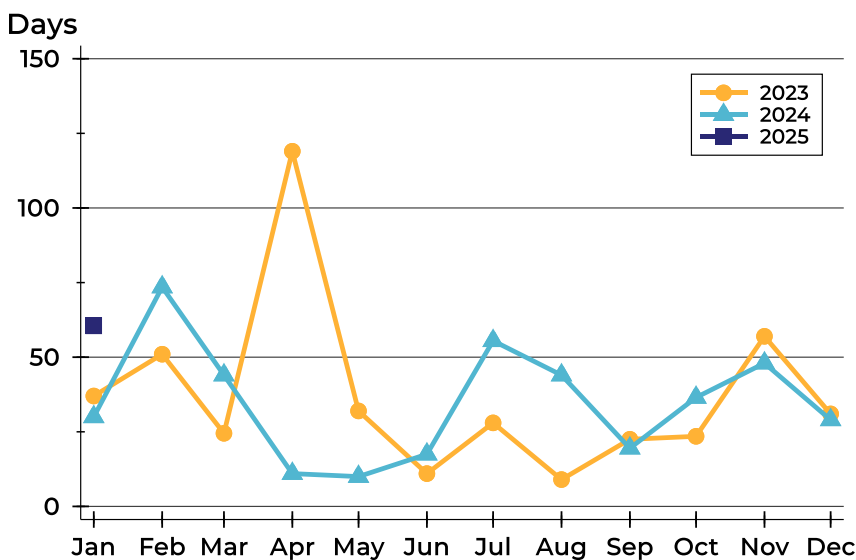
# Northeast Kansas Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	41	85	<b>68</b>
February	59	70	
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	<b>61</b>
February	51	74	
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	



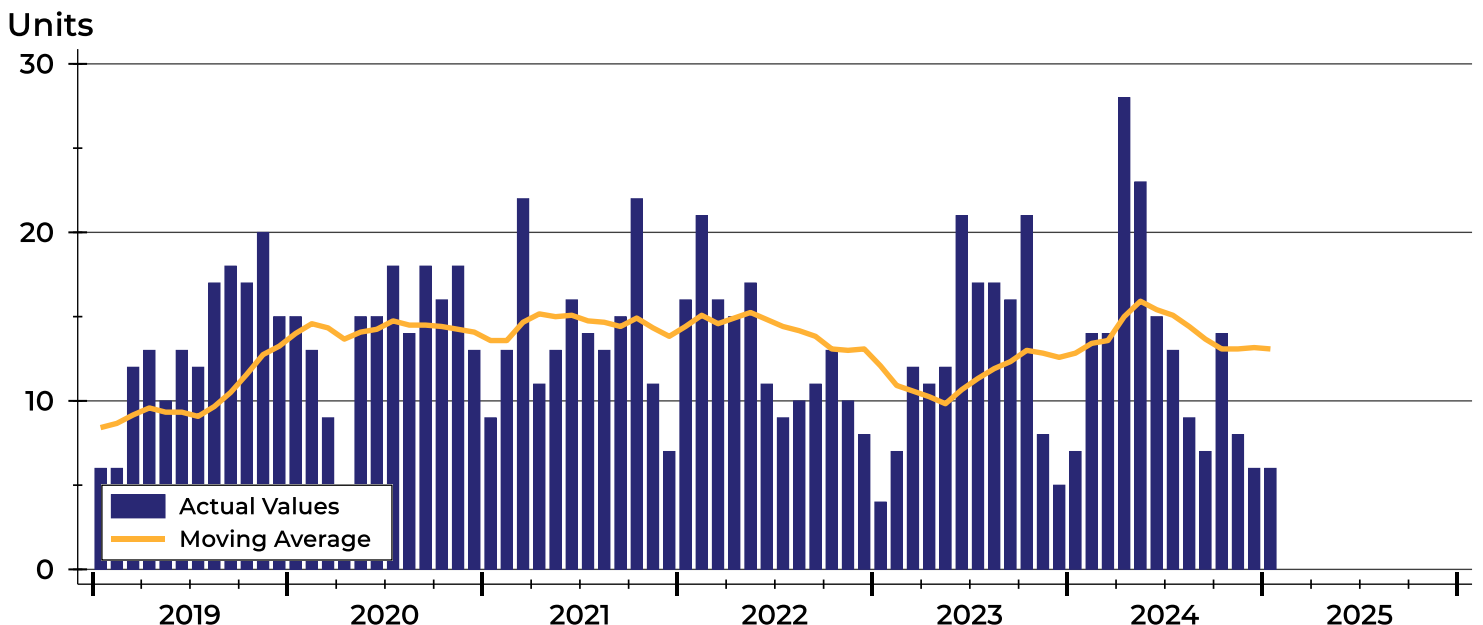
## Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		<b>6</b>	7	-14.3%
Volume (1,000s)		<b>1,003</b>	986	1.7%
Average	List Price	<b>167,167</b>	140,928	18.6%
	Days on Market	<b>49</b>	89	-44.9%
	Percent of Original	<b>95.6%</b>	95.5%	0.1%
Median	List Price	<b>162,500</b>	92,500	75.7%
	Days on Market	<b>30</b>	60	-50.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 6 listings in the Northeast Kansas MLS system had contracts pending at the end of January, down from 7 contracts pending at the end of January 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.

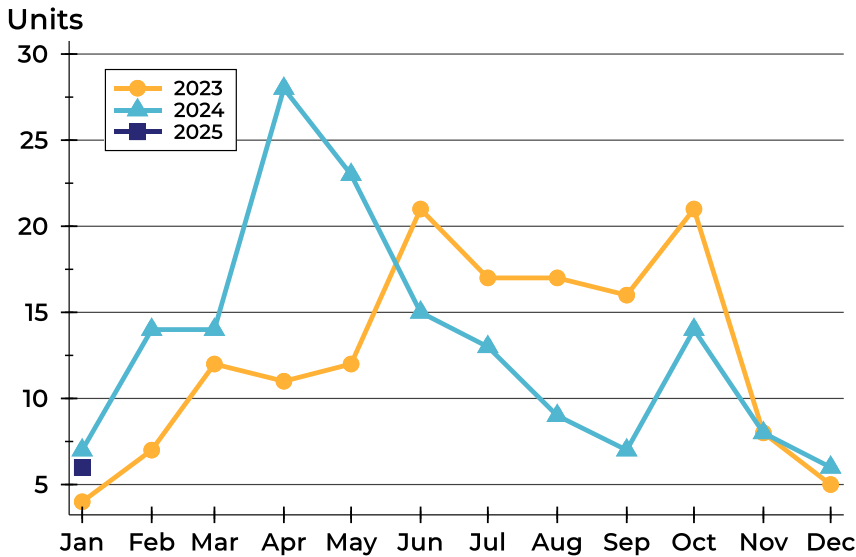
### History of Pending Contracts





## Northeast Kansas Pending Contracts Analysis

### Pending Contracts by Month



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

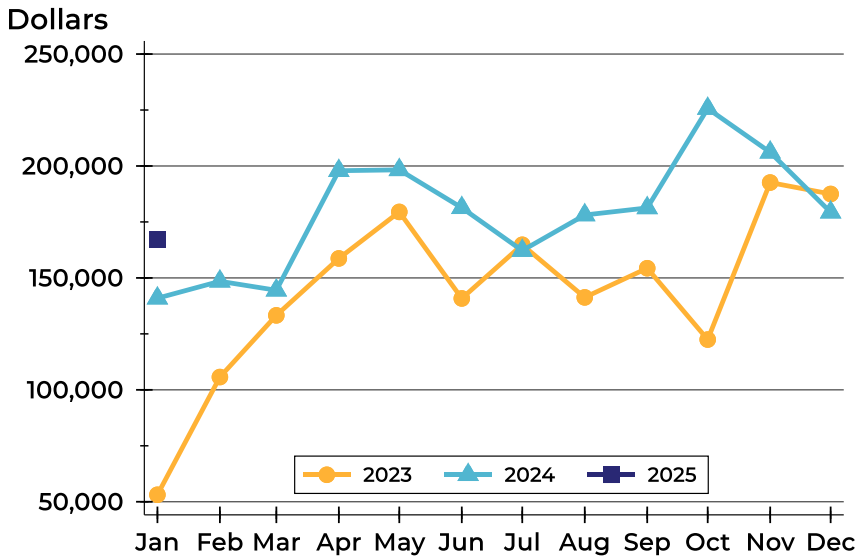
### Pending Contracts by Price Range

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	2	33.3%	96,500	96,500	23	23	100.0%	100.0%
\$100,000-\$124,999	1	16.7%	110,000	110,000	145	145	73.3%	73.3%
\$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	50.0%	233,333	240,000	35	21	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



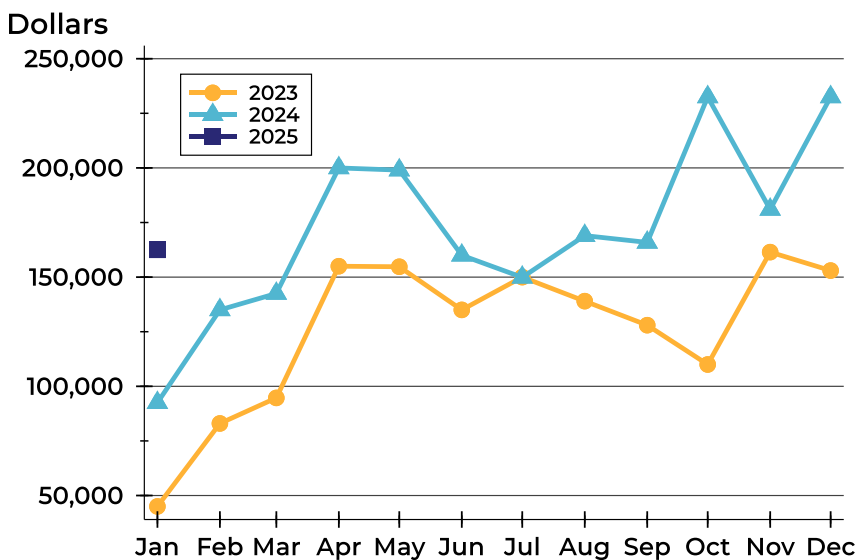
# Northeast Kansas Pending Contracts Analysis

## Average Price



Month	2023	2024	2025
January	53,125	140,928	<b>167,167</b>
February	105,714	148,500	
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

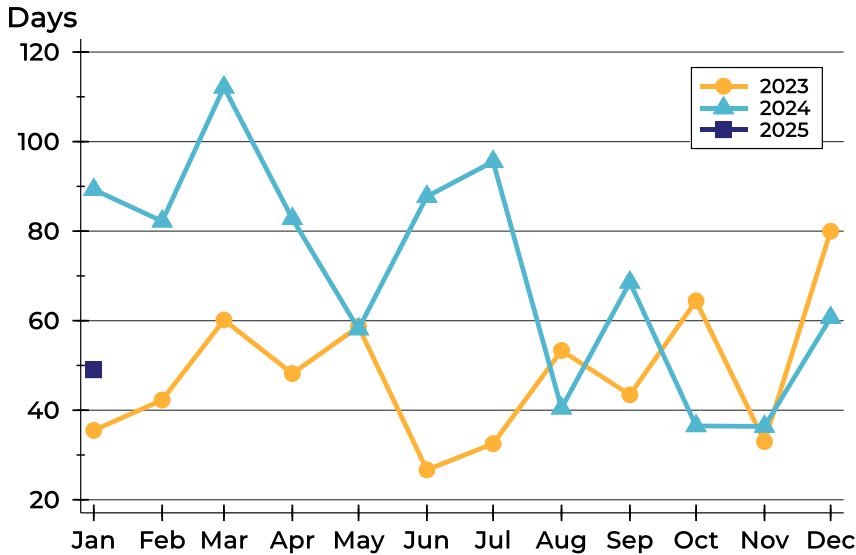


Month	2023	2024	2025
January	45,000	92,500	<b>162,500</b>
February	83,000	135,000	
March	94,700	142,500	
April	155,000	200,000	
May	154,750	199,000	
June	135,000	160,000	
July	150,000	149,900	
August	139,000	169,000	
September	128,000	165,900	
October	110,000	232,500	
November	161,450	181,000	
December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



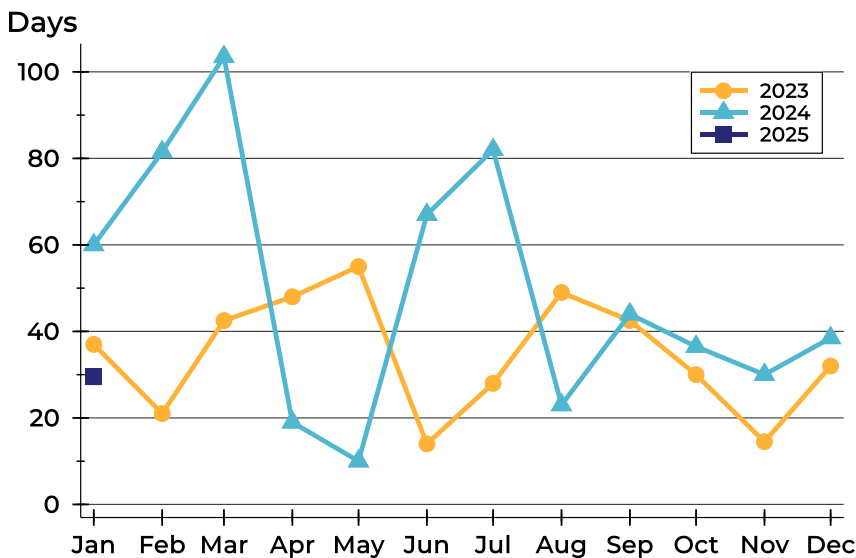
## Northeast Kansas Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	36	89	<b>49</b>
February	42	82	
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	<b>30</b>
February	21	82	
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 Rose in January

Total home sales in Brown County rose by 50.0% last month to 3 units, compared to 2 units in January 2024. Total sales volume was \$0.3 million, up 10.4% from a year earlier.

The median sale price in January was \$89,000, down from \$151,000 a year earlier. Homes that sold in January were typically on the market for 44 days and sold for 89.7% of their list prices.

### Brown County Active Listings Up at End of January

The total number of active listings in Brown County at the end of January was 39 units, up from 33 at the same point in 2024. This represents a 5.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$139,000.

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

## Report Contents

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

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## Brown County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>3</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>5</b>
Change from prior year		50.0%	-60.0%	66.7%	50.0%	-60.0%	66.7%
<b>Active Listings</b>		<b>39</b>	<b>33</b>	<b>31</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		18.2%	6.5%	14.8%			
<b>Months' Supply</b>		<b>5.8</b>	<b>3.9</b>	<b>4.4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		48.7%	-11.4%	2.3%			
<b>New Listings</b>		<b>9</b>	<b>5</b>	<b>8</b>	<b>9</b>	<b>5</b>	<b>8</b>
Change from prior year		80.0%	-37.5%	0.0%	80.0%	-37.5%	0.0%
<b>Contracts Written</b>		<b>3</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>
Change from prior year		-25.0%	0.0%	-42.9%	-25.0%	0.0%	-42.9%
<b>Pending Contracts</b>		<b>3</b>	<b>5</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-40.0%	25.0%	-63.6%			
<b>Sales Volume (1,000s)</b>		<b>334</b>	<b>302</b>	<b>586</b>	<b>334</b>	<b>302</b>	<b>586</b>
Change from prior year		10.6%	-48.5%	-6.2%	10.6%	-48.5%	-6.2%
<b>Average</b>	<b>Sale Price</b>	<b>111,167</b>	<b>151,000</b>	<b>117,100</b>	<b>111,167</b>	<b>151,000</b>	<b>117,100</b>
	Change from prior year	-26.4%	28.9%	-43.8%	-26.4%	28.9%	-43.8%
	<b>List Price of Actives</b>	<b>190,092</b>	<b>140,248</b>	<b>127,114</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	35.5%	10.3%	13.0%			
	<b>Days on Market</b>	<b>40</b>	<b>31</b>	<b>47</b>	<b>40</b>	<b>31</b>	<b>47</b>
Change from prior year	29.0%	-34.0%	-2.1%	29.0%	-34.0%	-2.1%	
<b>Percent of List</b>	<b>92.9%</b>	<b>98.7%</b>	<b>94.8%</b>	<b>92.9%</b>	<b>98.7%</b>	<b>94.8%</b>	
Change from prior year	-5.9%	4.1%	6.9%	-5.9%	4.1%	6.9%	
<b>Percent of Original</b>	<b>92.9%</b>	<b>98.7%</b>	<b>94.8%</b>	<b>92.9%</b>	<b>98.7%</b>	<b>94.8%</b>	
Change from prior year	-5.9%	4.1%	6.9%	-5.9%	4.1%	6.9%	
<b>Median</b>	<b>Sale Price</b>	<b>89,000</b>	<b>151,000</b>	<b>117,000</b>	<b>89,000</b>	<b>151,000</b>	<b>117,000</b>
	Change from prior year	-41.1%	29.1%	-40.0%	-41.1%	29.1%	-40.0%
	<b>List Price of Actives</b>	<b>139,000</b>	<b>132,000</b>	<b>103,075</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	5.3%	28.1%	25.7%			
	<b>Days on Market</b>	<b>44</b>	<b>31</b>	<b>52</b>	<b>44</b>	<b>31</b>	<b>52</b>
Change from prior year	41.9%	-40.4%	15.6%	41.9%	-40.4%	15.6%	
<b>Percent of List</b>	<b>89.7%</b>	<b>98.7%</b>	<b>93.4%</b>	<b>89.7%</b>	<b>98.7%</b>	<b>93.4%</b>	
Change from prior year	-9.1%	5.7%	0.1%	-9.1%	5.7%	0.1%	
<b>Percent of Original</b>	<b>89.7%</b>	<b>98.7%</b>	<b>93.4%</b>	<b>89.7%</b>	<b>98.7%</b>	<b>93.4%</b>	
Change from prior year	-9.1%	5.7%	0.1%	-9.1%	5.7%	0.1%	

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



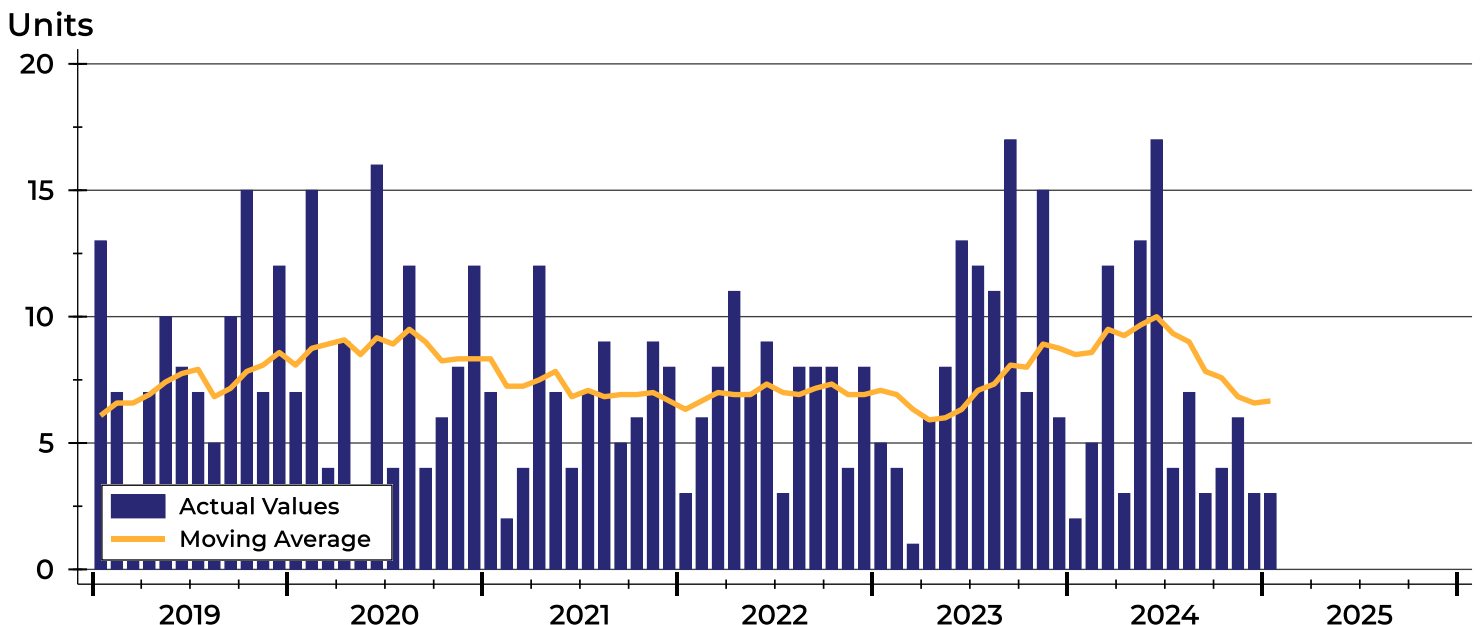
## Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>3</b>	2	50.0%	<b>3</b>	2	50.0%
Volume (1,000s)		<b>334</b>	302	10.6%	<b>334</b>	302	10.6%
Months' Supply		<b>5.8</b>	3.9	48.7%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>111,167</b>	151,000	-26.4%	<b>111,167</b>	151,000	-26.4%
	Days on Market	<b>40</b>	31	29.0%	<b>40</b>	31	29.0%
	Percent of List	<b>92.9%</b>	98.7%	-5.9%	<b>92.9%</b>	98.7%	-5.9%
	Percent of Original	<b>92.9%</b>	98.7%	-5.9%	<b>92.9%</b>	98.7%	-5.9%
Median	Sale Price	<b>89,000</b>	151,000	-41.1%	<b>89,000</b>	151,000	-41.1%
	Days on Market	<b>44</b>	31	41.9%	<b>44</b>	31	41.9%
	Percent of List	<b>89.7%</b>	98.7%	-9.1%	<b>89.7%</b>	98.7%	-9.1%
	Percent of Original	<b>89.7%</b>	98.7%	-9.1%	<b>89.7%</b>	98.7%	-9.1%

A total of 3 homes sold in Brown County in January, up from 2 units in January 2024. Total sales volume was essentially unchanged from the previous year's figure of \$0.3 million.

The median sales price in January was \$89,000, down 41.1% compared to the prior year. Median days on market was 44 days, up from 2 days in December, and up from 31 in January 2024.

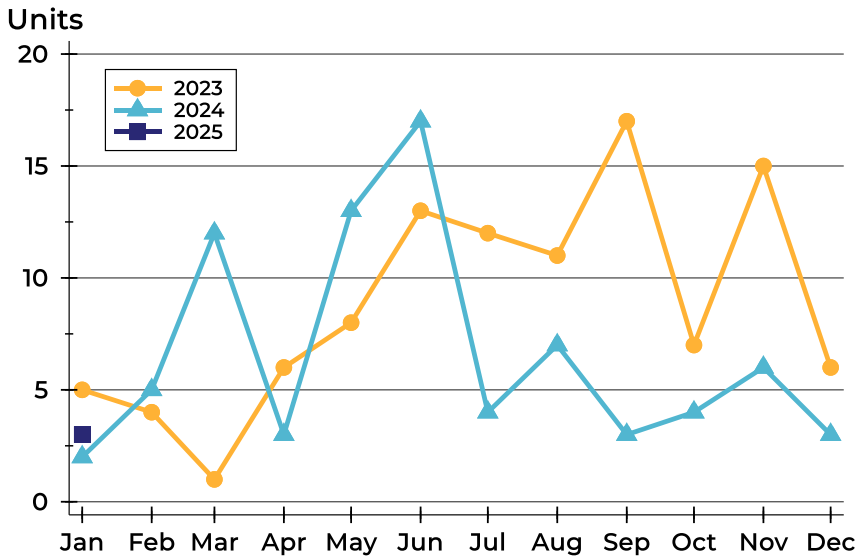
## History of Closed Listings





## Brown County Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	5	2	<b>3</b>
February	4	5	
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	

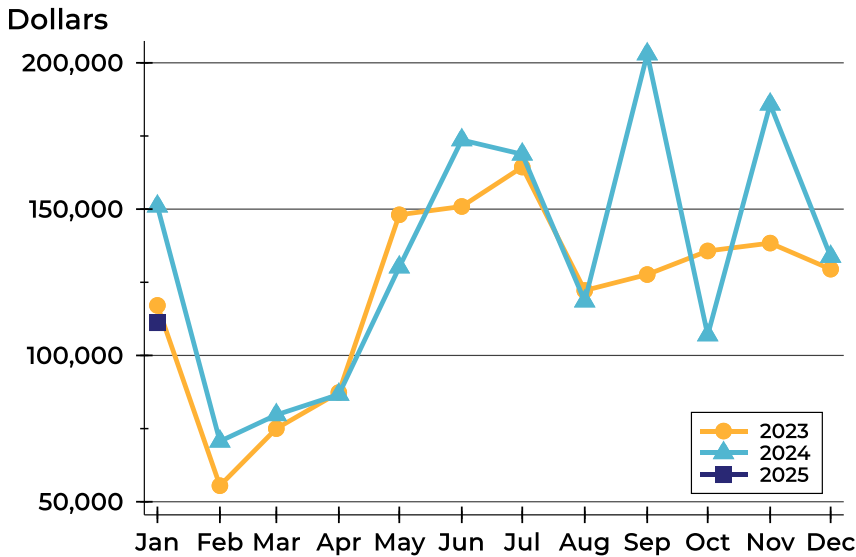
### Closed Listings by Price Range

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	1	33.3%	2.2	44,500	44,500	29	29	89.7%	89.7%	89.7%	89.7%
\$50,000-\$99,999	1	33.3%	5.2	89,000	89,000	44	44	100.0%	100.0%	100.0%	100.0%
\$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	33.3%	10.3	200,000	200,000	48	48	88.9%	88.9%	88.9%	88.9%
\$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



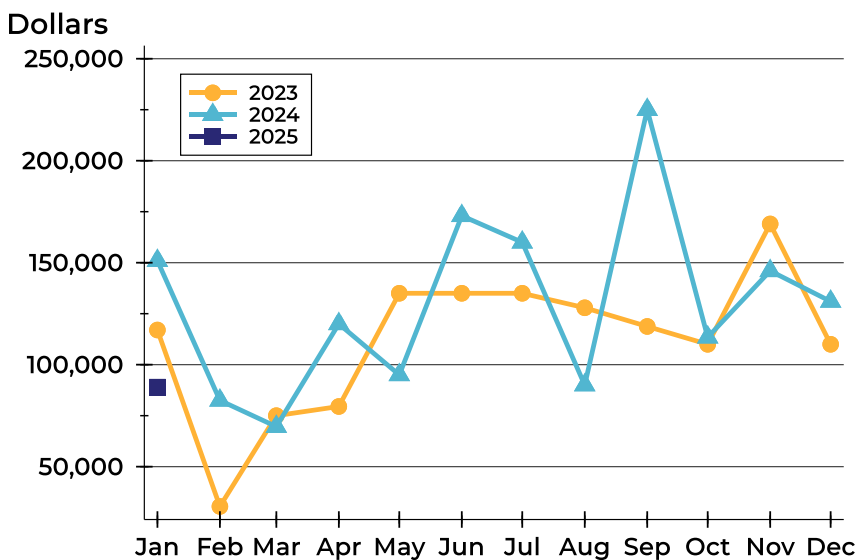
# Brown County Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	117,100	151,000	<b>111,167</b>
February	55,500	70,660	
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

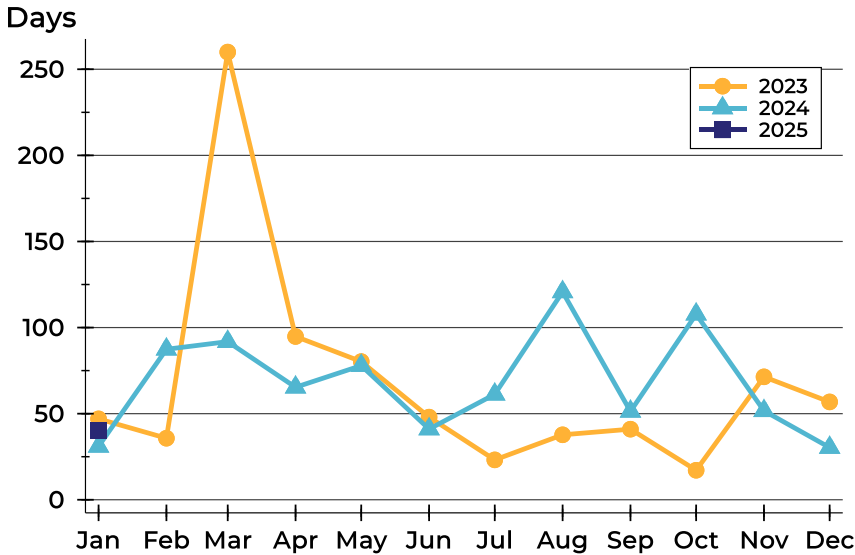


Month	2023	2024	2025
January	117,000	151,000	<b>89,000</b>
February	30,500	82,500	
March	75,000	69,625	
April	79,500	120,000	
May	135,000	95,000	
June	135,000	173,000	
July	135,000	160,000	
August	127,900	90,000	
September	118,750	225,000	
October	110,000	113,450	
November	169,000	146,000	
December	110,000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



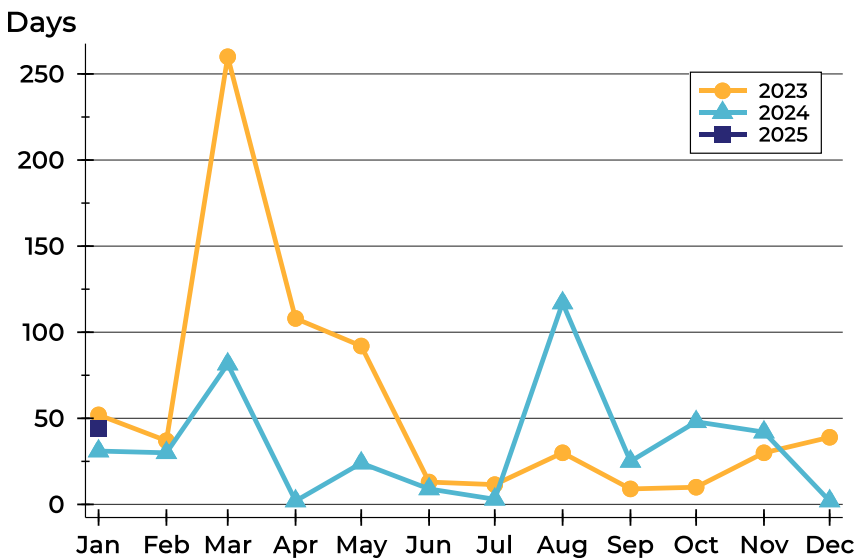
## Brown County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	47	31	<b>40</b>
February	36	87	
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	<b>44</b>
February	37	30	
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	



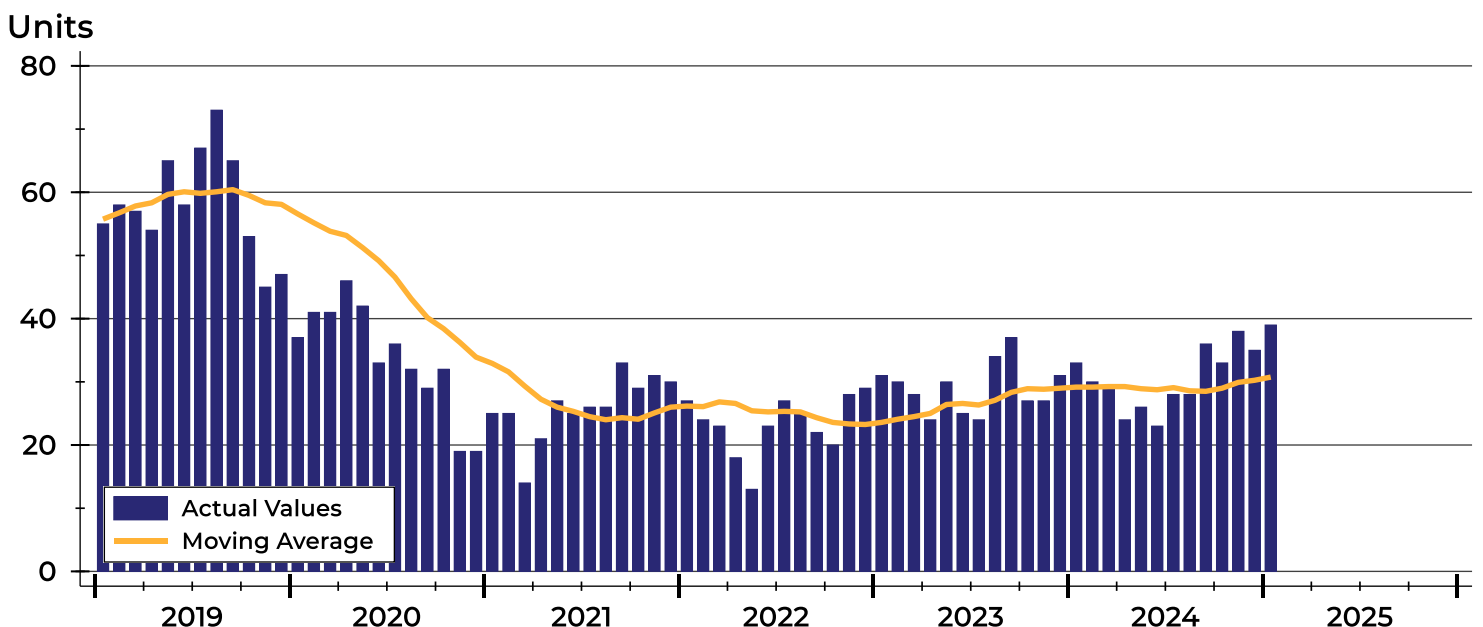
## Brown County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		<b>39</b>	33	18.2%
Volume (1,000s)		<b>7,414</b>	4,628	60.2%
Months' Supply		<b>5.8</b>	3.9	48.7%
Average	List Price	<b>190,092</b>	140,248	35.5%
	Days on Market	<b>100</b>	109	-8.3%
	Percent of Original	<b>95.2%</b>	94.6%	0.6%
Median	List Price	<b>139,000</b>	132,000	5.3%
	Days on Market	<b>72</b>	89	-19.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 39 homes were available for sale in Brown County at the end of January. This represents a 5.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$139,000, up 5.3% from 2024. The typical time on market for active listings was 72 days, down from 89 days a year earlier.

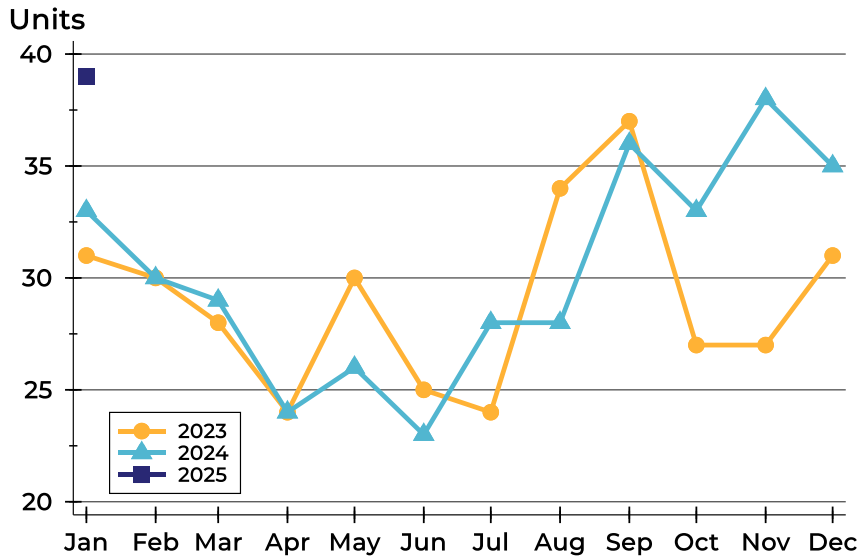
## History of Active Listings





## Brown County Active Listings Analysis

### Active Listings by Month



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

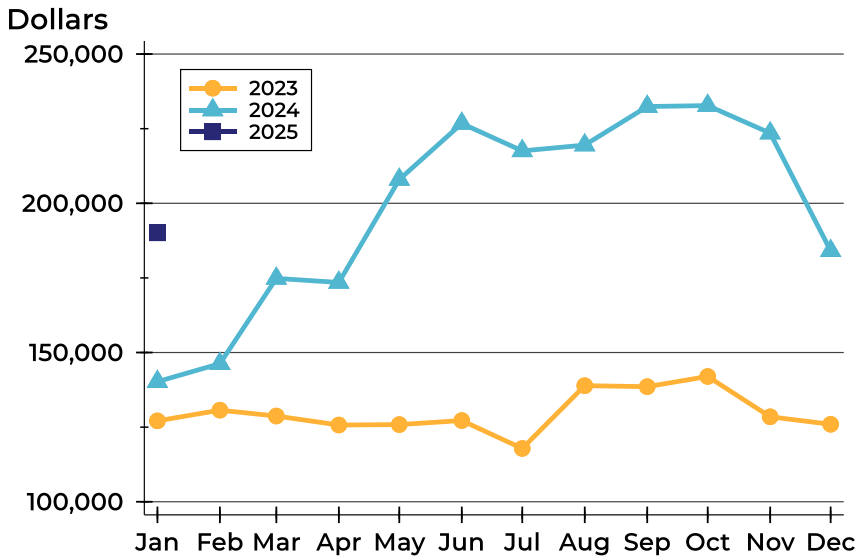
### Active Listings by Price Range

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	2	5.1%	2.2	39,950	39,950	28	28	100.0%	100.0%
\$50,000-\$99,999	7	17.9%	5.2	65,929	55,000	109	78	97.6%	100.0%
\$100,000-\$124,999	6	15.4%	N/A	112,950	114,450	124	105	87.8%	93.9%
\$125,000-\$149,999	5	12.8%	N/A	133,200	137,000	109	95	98.0%	97.9%
\$150,000-\$174,999	1	2.6%	N/A	174,000	174,000	123	123	80.9%	80.9%
\$175,000-\$199,999	2	5.1%	N/A	187,000	187,000	50	50	100.0%	100.0%
\$200,000-\$249,999	6	15.4%	10.3	230,417	229,000	152	106	96.5%	96.7%
\$250,000-\$299,999	3	7.7%	N/A	269,667	257,000	19	15	100.0%	100.0%
\$300,000-\$399,999	4	10.3%	N/A	336,000	317,500	76	59	95.1%	100.0%
\$400,000-\$499,999	2	5.1%	N/A	422,500	422,500	73	73	97.8%	97.8%
\$500,000-\$749,999	1	2.6%	N/A	600,000	600,000	159	159	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



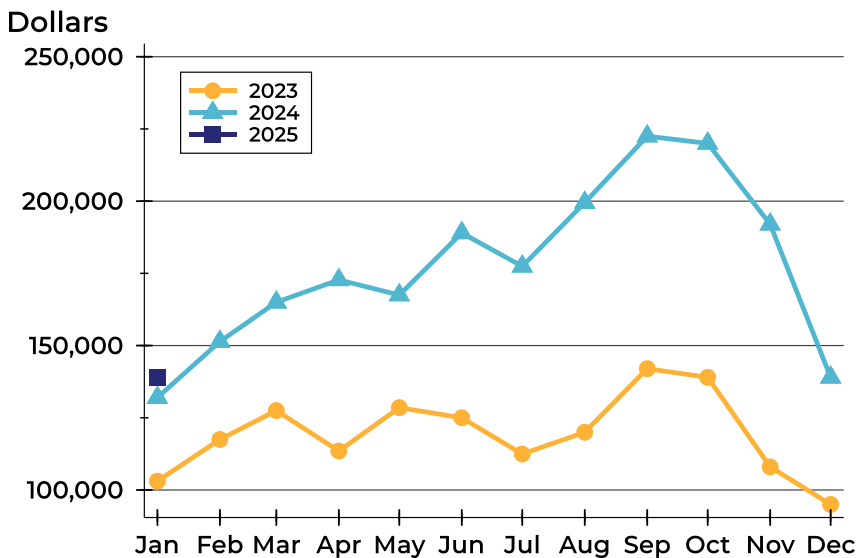
## Brown County Active Listings Analysis

### Average Price



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

### Median Price



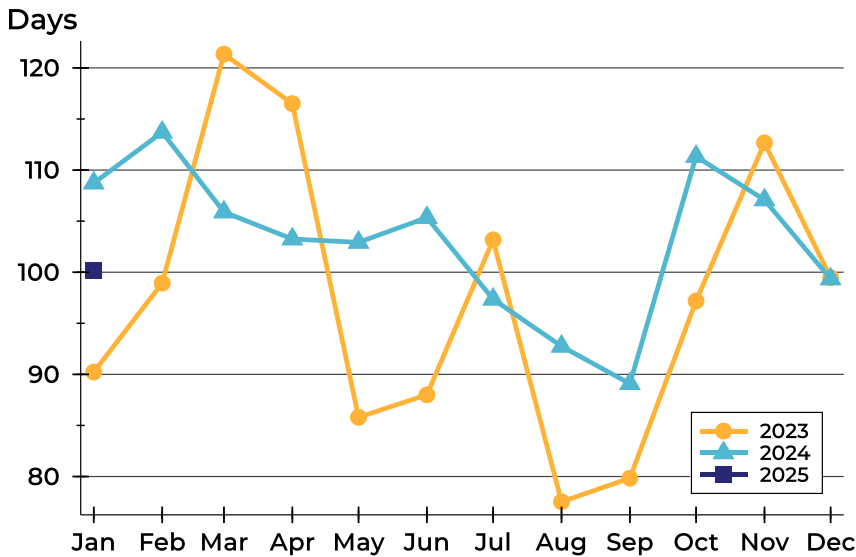
Month	2023	2024	2025
<b>January</b>	103,075	132,000	<b>139,000</b>
<b>February</b>	117,500	151,400	
<b>March</b>	127,500	165,000	
<b>April</b>	113,500	172,750	
<b>May</b>	128,500	167,500	
<b>June</b>	125,000	189,000	
<b>July</b>	112,450	177,450	
<b>August</b>	120,000	199,500	
<b>September</b>	142,000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





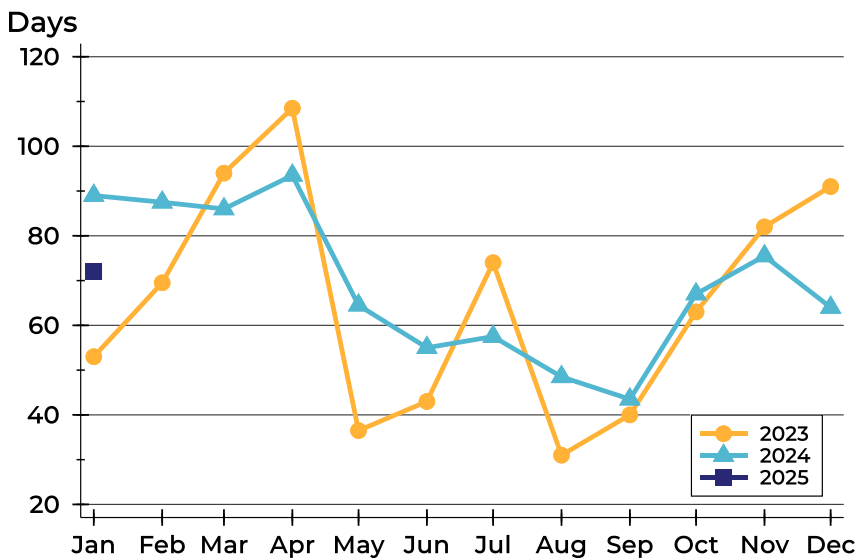
## Brown County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	90	109	<b>100</b>
February	99	114	
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

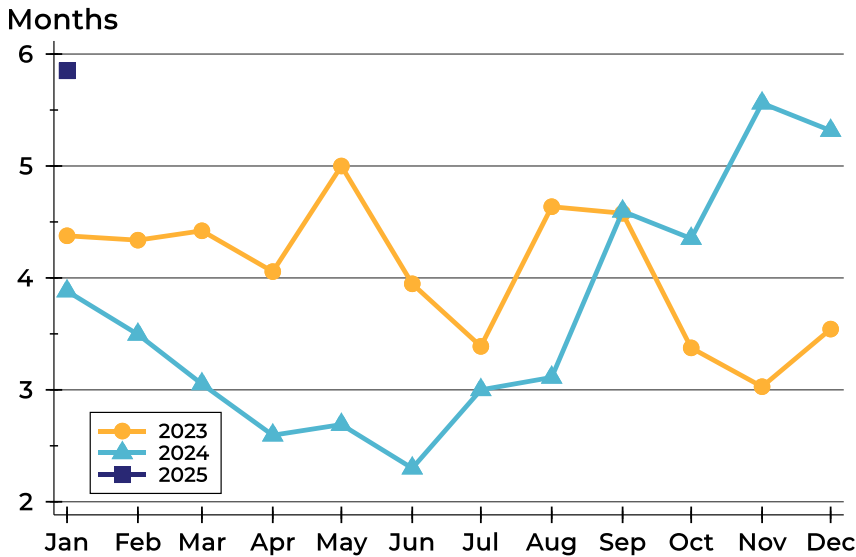


Month	2023	2024	2025
January	53	89	<b>72</b>
February	70	88	
March	94	86	
April	109	94	
May	37	65	
June	43	55	
July	74	58	
August	31	49	
September	40	44	
October	63	67	
November	82	76	
December	91	64	



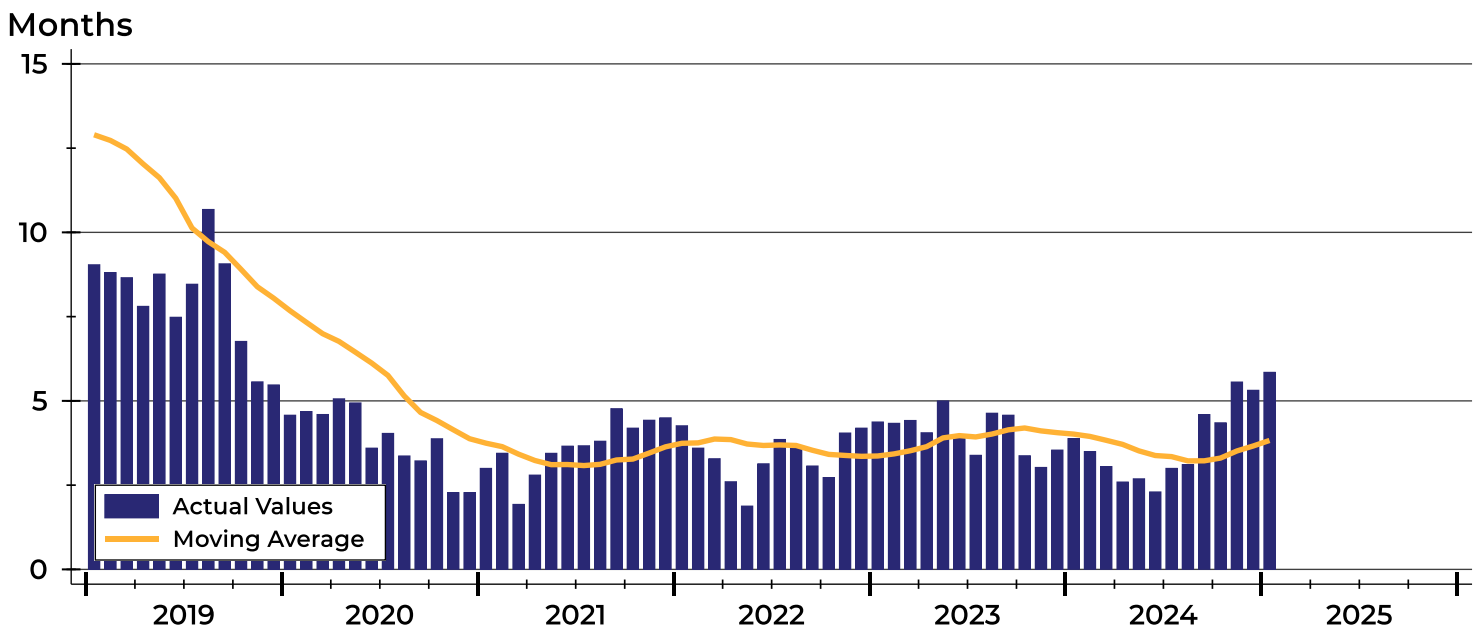
# Brown County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	4.4	3.9	5.8
February	4.3	3.5	
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





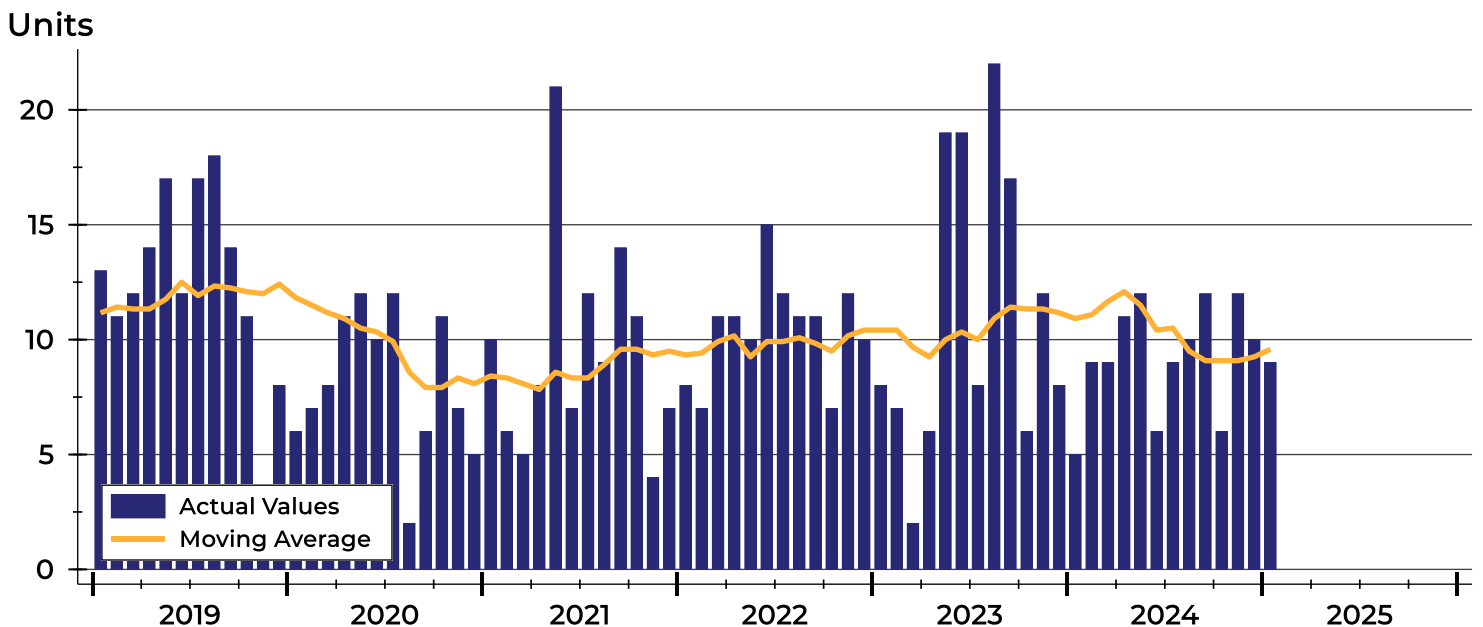
# Brown County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	9	5	80.0%
	Volume (1,000s)	1,795	937	91.6%
	Average List Price	199,478	187,400	6.4%
	Median List Price	199,000	173,000	15.0%
Year-to-Date	New Listings	9	5	80.0%
	Volume (1,000s)	1,795	937	91.6%
	Average List Price	199,478	187,400	6.4%
	Median List Price	199,000	173,000	15.0%

A total of 9 new listings were added in Brown County during January, up 80.0% from the same month in 2024.

The median list price of these homes was \$199,000 up from \$173,000 in 2024.

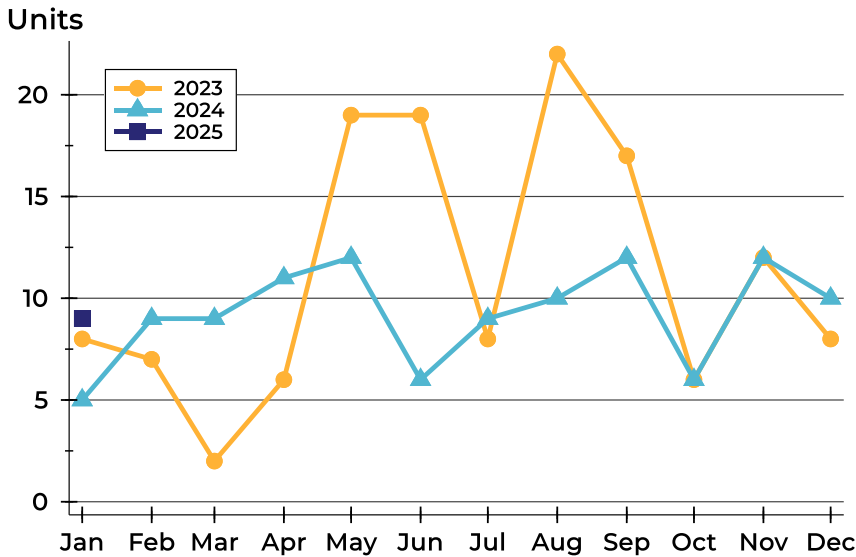
## History of New Listings





## Brown County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	8	5	<b>9</b>
February	7	9	
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	

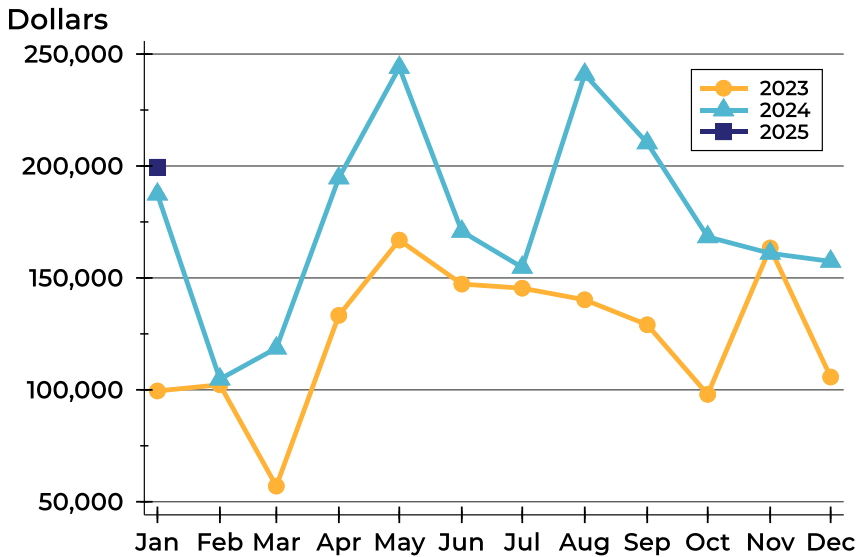
### New Listings by Price Range

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	1	11.1%	34,900	34,900	11	11	100.0%	100.0%
\$50,000-\$99,999	1	11.1%	72,500	72,500	13	13	100.0%	100.0%
\$100,000-\$124,999	1	11.1%	119,900	119,900	19	19	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	138,000	138,000	23	23	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	11.1%	199,000	199,000	23	23	100.0%	100.0%
\$200,000-\$249,999	1	11.1%	241,000	241,000	25	25	100.0%	100.0%
\$250,000-\$299,999	2	22.2%	287,500	287,500	19	19	104.5%	104.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	11.1%	415,000	415,000	36	36	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



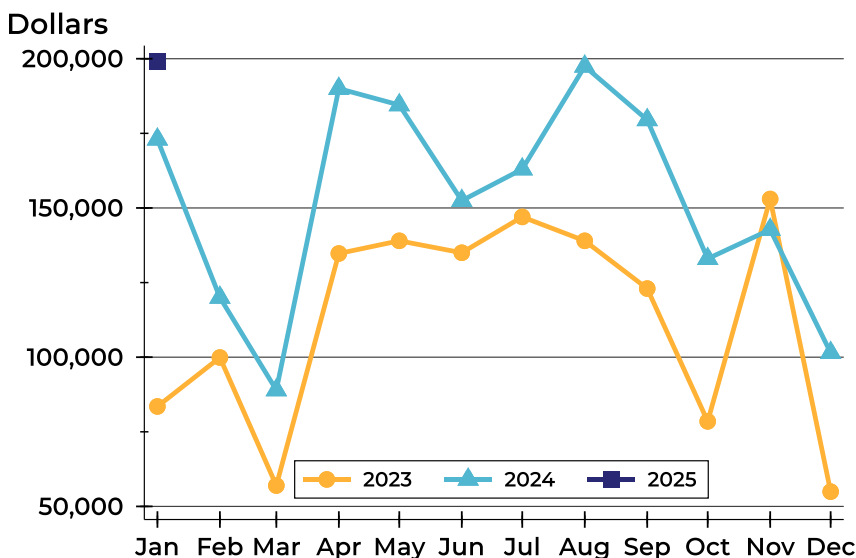
## Brown County New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	99,500	187,400	<b>199,478</b>
<b>February</b>	102,271	104,767	
<b>March</b>	57,000	118,611	
<b>April</b>	133,250	194,618	
<b>May</b>	166,905	243,992	
<b>June</b>	147,247	170,800	
<b>July</b>	145,425	154,700	
<b>August</b>	140,230	240,940	
<b>September</b>	129,064	210,292	
<b>October</b>	97,967	168,333	
<b>November</b>	163,375	161,000	
<b>December</b>	105,725	157,400	

### Median Price



Month	2023	2024	2025
<b>January</b>	83,500	173,000	<b>199,000</b>
<b>February</b>	99,900	120,000	
<b>March</b>	57,000	89,000	
<b>April</b>	134,750	190,000	
<b>May</b>	139,000	184,500	
<b>June</b>	135,000	152,450	
<b>July</b>	147,000	163,000	
<b>August</b>	139,000	197,450	
<b>September</b>	123,000	179,500	
<b>October</b>	78,500	133,000	
<b>November</b>	153,000	142,750	
<b>December</b>	54,950	101,500	



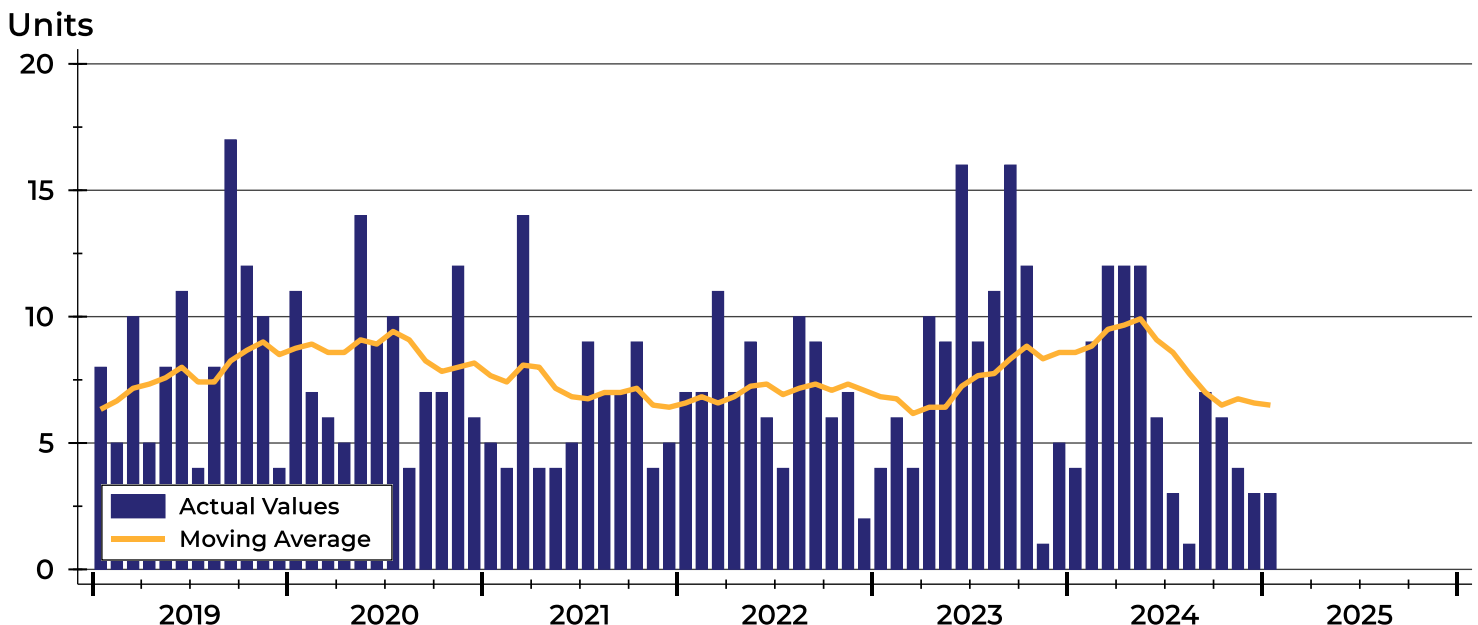
# Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		3	4	-25.0%	3	4	-25.0%
Volume (1,000s)		423	292	44.9%	423	292	44.9%
Average	Sale Price	141,000	72,875	93.5%	141,000	72,875	93.5%
	Days on Market	89	107	-16.8%	89	107	-16.8%
	Percent of Original	91.1%	84.4%	7.9%	91.1%	84.4%	7.9%
Median	Sale Price	110,000	61,250	79.6%	110,000	61,250	79.6%
	Days on Market	83	96	-13.5%	83	96	-13.5%
	Percent of Original	100.0%	86.5%	15.6%	100.0%	86.5%	15.6%

A total of 3 contracts for sale were written in Brown County during the month of January, down from 4 in 2024. The median list price of these homes was \$110,000, up from \$61,250 the prior year.

Half of the homes that went under contract in January were on the market less than 83 days, compared to 96 days in January 2024.

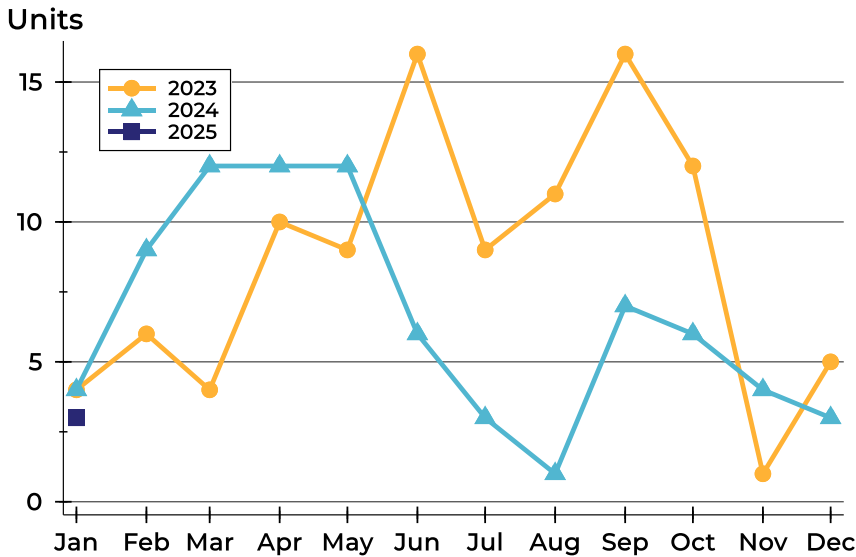
## History of Contracts Written





## Brown County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	4	4	<b>3</b>
February	6	9	
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	

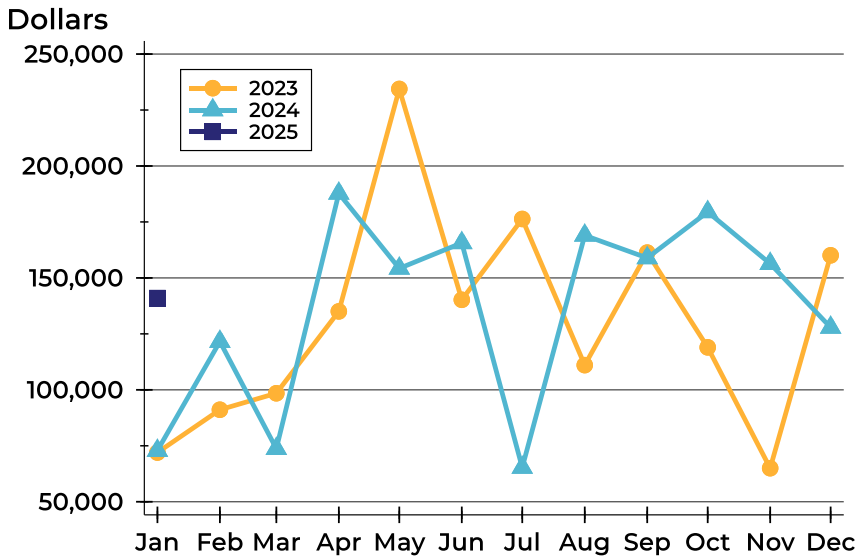
### Contracts Written by Price Range

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	1	33.3%	98,000	98,000	38	38	100.0%	100.0%
\$100,000-\$124,999	1	33.3%	110,000	110,000	145	145	73.3%	73.3%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	215,000	215,000	83	83	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



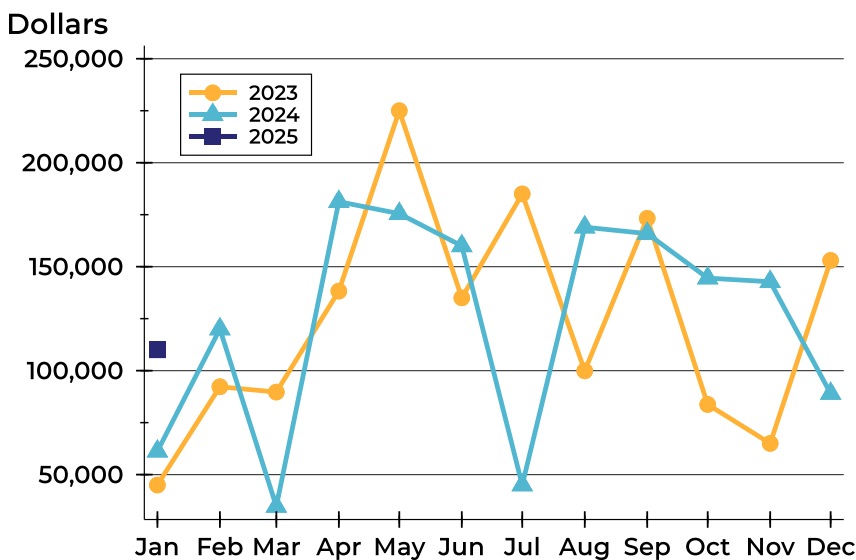
## Brown County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	72,000	72,875	141,000
February	91,117	121,556	
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



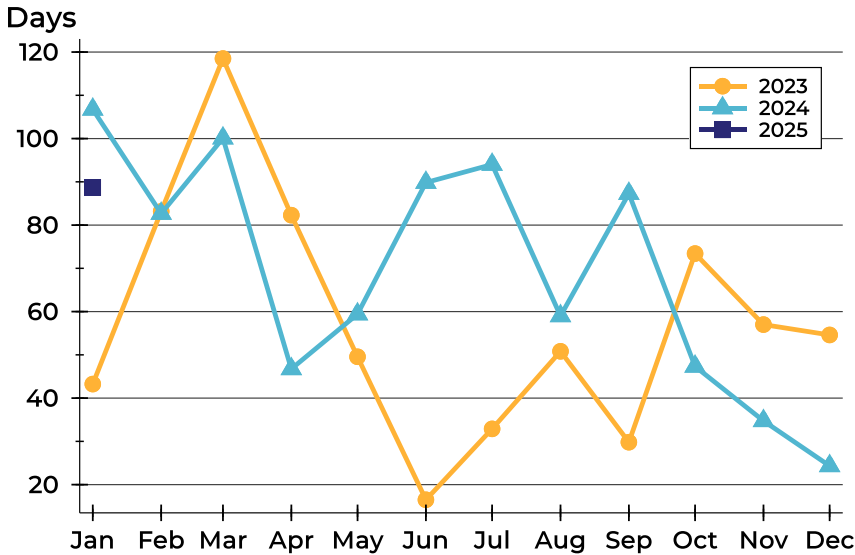
Month	2023	2024	2025
January	45,000	61,250	110,000
February	92,250	120,000	
March	89,700	34,700	
April	138,250	181,250	
May	225,000	175,500	
June	135,000	160,000	
July	185,000	45,000	
August	99,900	169,000	
September	173,250	165,900	
October	83,750	144,500	
November	65,000	142,750	
December	153,000	89,000	





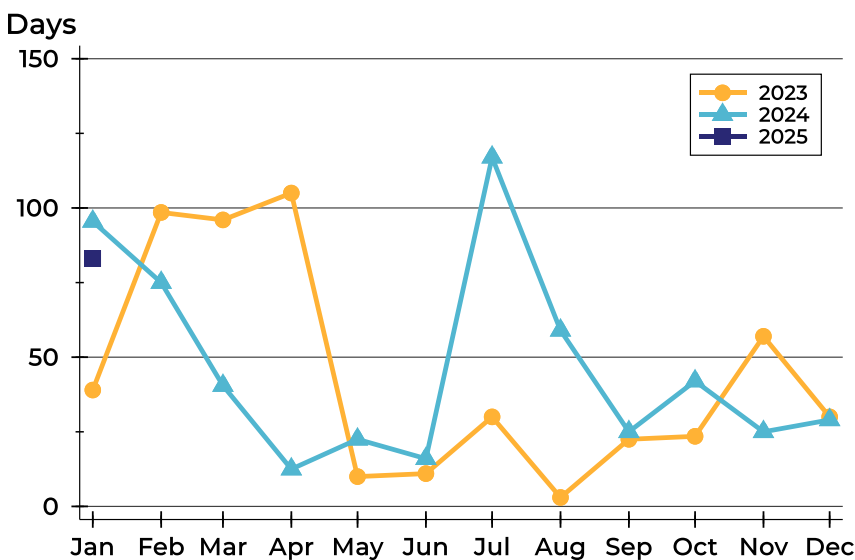
# Brown County Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	43	107	<b>89</b>
February	83	83	
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	<b>83</b>
February	99	75	
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	



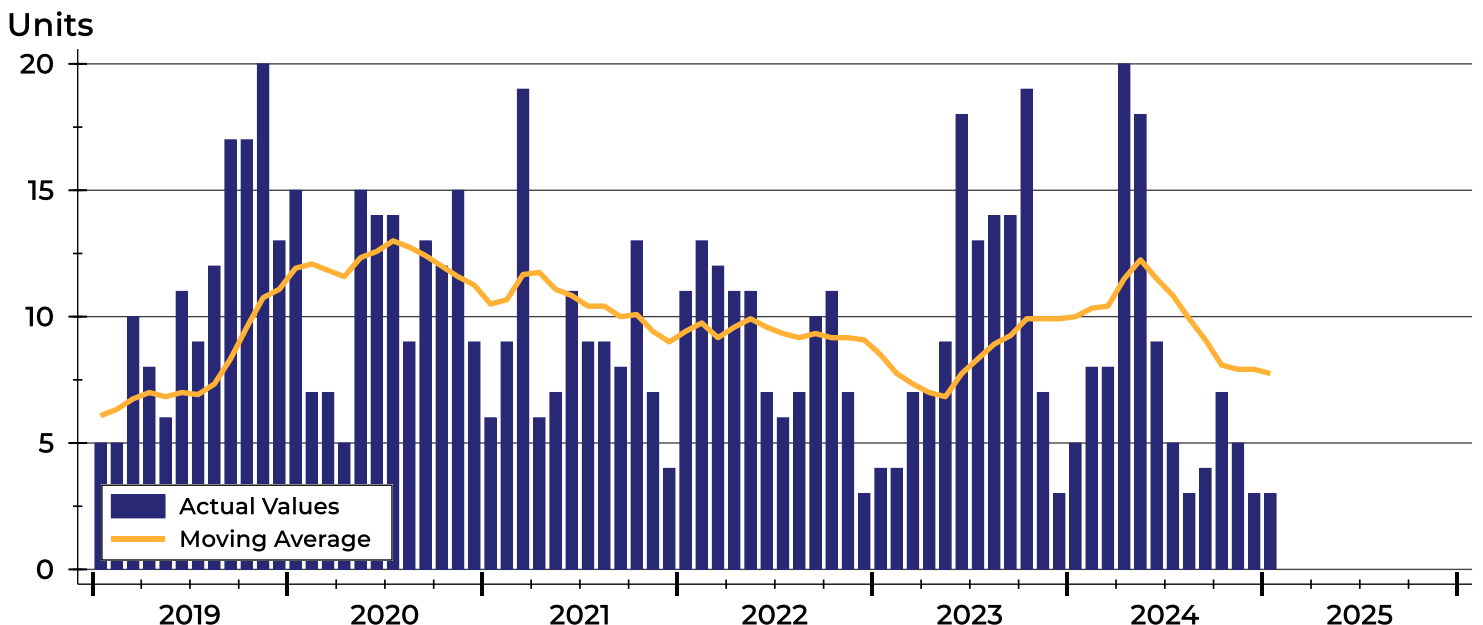
# Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		3	5	-40.0%
Volume (1,000s)		423	381	11.0%
Average	List Price	141,000	76,300	84.8%
	Days on Market	89	87	2.3%
	Percent of Original	91.1%	94.6%	-3.7%
Median	List Price	110,000	89,999	22.2%
	Days on Market	83	30	176.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Brown County had contracts pending at the end of January, down from 5 contracts pending at the end of January 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.

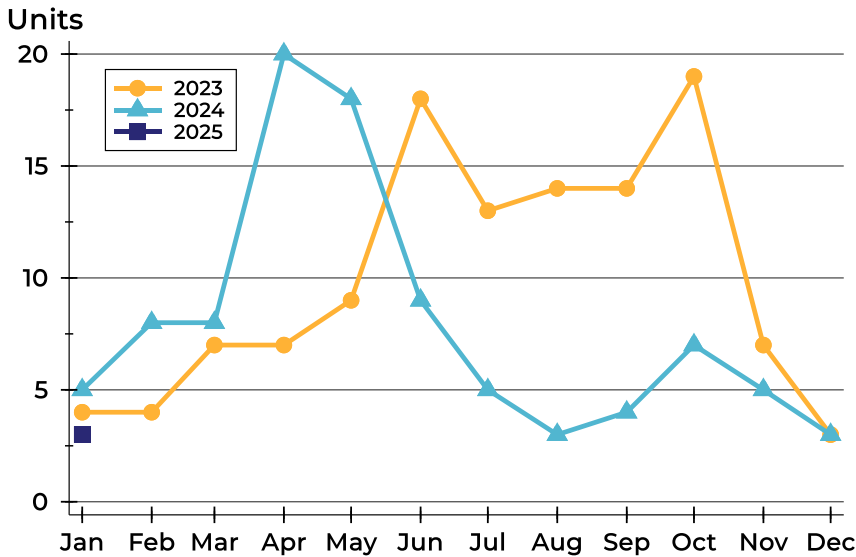
## History of Pending Contracts





## Brown County Pending Contracts Analysis

### Pending Contracts by Month



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

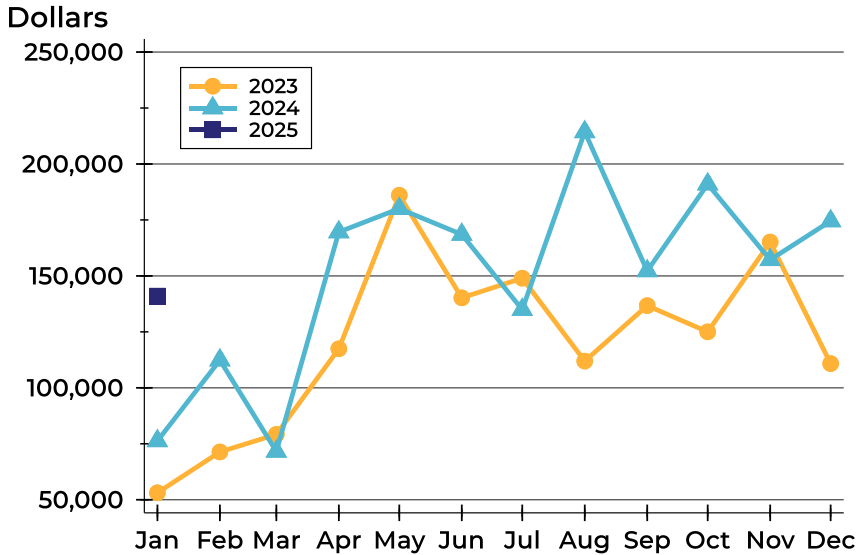
### Pending Contracts by Price Range

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	1	33.3%	98,000	98,000	38	38	100.0%	100.0%
\$100,000-\$124,999	1	33.3%	110,000	110,000	145	145	73.3%	73.3%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	215,000	215,000	83	83	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



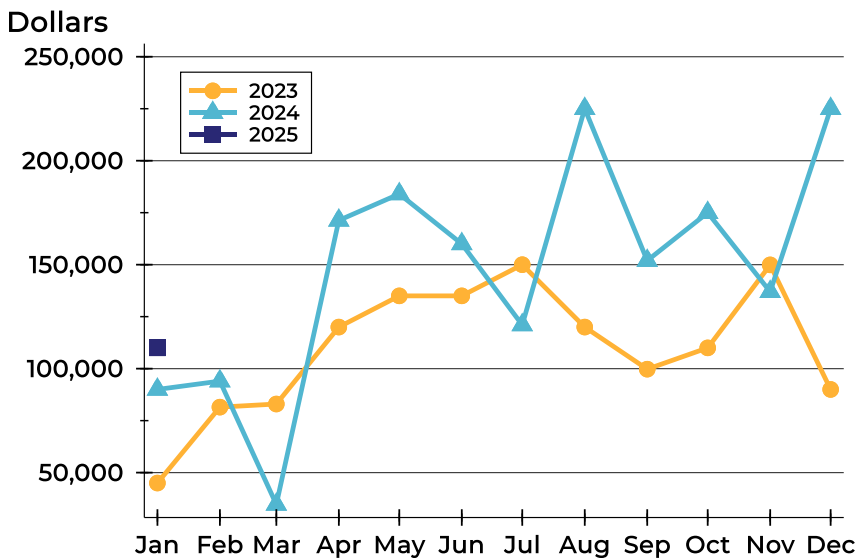
# Brown County Pending Contracts Analysis

## Average Price



Month	2023	2024	2025
January	53,125	76,300	141,000
February	71,375	112,375	
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

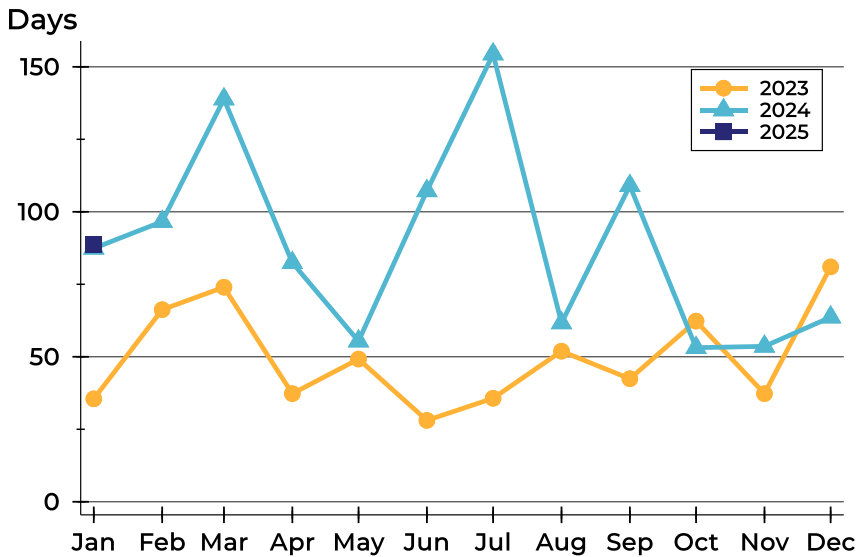


Month	2023	2024	2025
January	45,000	89,999	110,000
February	81,500	94,000	
March	83,000	34,700	
April	120,000	171,300	
May	135,000	184,000	
June	135,000	160,000	
July	150,000	121,000	
August	120,000	225,000	
September	99,750	151,950	
October	110,000	175,000	
November	149,900	137,000	
December	89,999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



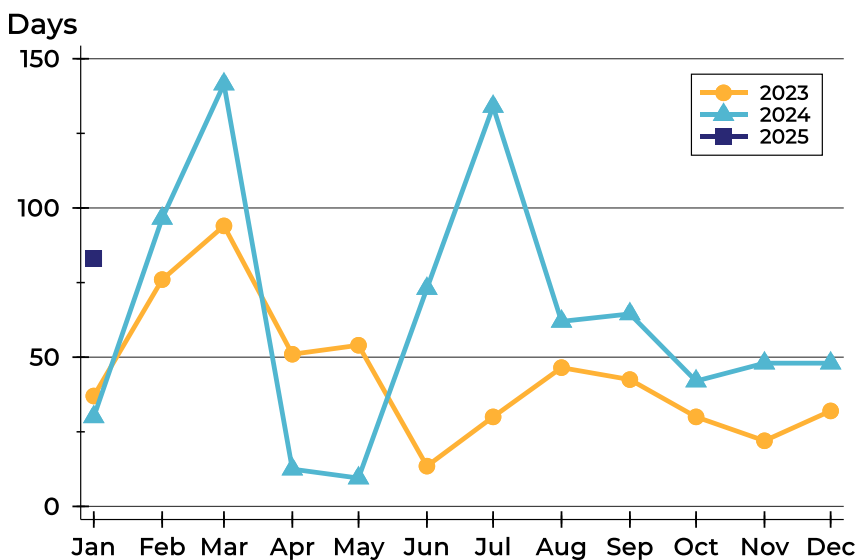
## Brown County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	36	87	<b>89</b>
February	66	97	
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	<b>83</b>
February	76	97	
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 January

Total home sales in Nemaha County rose last month to 1 unit, compared to 0 units in January 2024. Total sales volume was \$0.1 million, essentially the same as home sales volume from a year earlier.

The median sale price in January was \$55,000. Homes that sold in January were typically on the market for 152 days and sold for 81.5% of their list prices.

### Nemaha County Active Listings Down at End of January

The total number of active listings in Nemaha County at the end of January was 4 units, down from 7 at the same point in 2024. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$280,000.

There was 1 contract written in January 2025 and 2024, showing no change over the year. At the end of the month, there were 3 contracts still pending.

## Report Contents

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

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## Nemaha County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year		<b>1</b> N/A	<b>0</b> -100.0%	<b>6</b> 200.0%	<b>1</b> N/A	<b>0</b> -100.0%	<b>6</b> 200.0%
<b>Active Listings</b> Change from prior year		<b>4</b> -42.9%	<b>7</b> 16.7%	<b>6</b> 200.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.5</b> -46.4%	<b>2.8</b> 40.0%	<b>2.0</b> 185.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>1</b> -66.7%	<b>3</b> 200.0%	<b>1</b> -83.3%	<b>1</b> -66.7%	<b>3</b> 200.0%	<b>1</b> -83.3%
<b>Contracts Written</b> Change from prior year		<b>1</b> 0.0%	<b>1</b> 0.0%	<b>1</b> -75.0%	<b>1</b> 0.0%	<b>1</b> 0.0%	<b>1</b> -75.0%
<b>Pending Contracts</b> Change from prior year		<b>3</b> 50.0%	<b>2</b> N/A	<b>0</b> -100.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>55</b> N/A	<b>0</b> -100.0%	<b>1,605</b> 1400.0%	<b>55</b> N/A	<b>0</b> -100.0%	<b>1,605</b> 1400.0%
Average	<b>Sale Price</b> Change from prior year	<b>55,000</b> N/A	<b>N/A</b> N/A	<b>267,500</b> 400.0%	<b>55,000</b> N/A	<b>N/A</b> N/A	<b>267,500</b> 400.0%
	<b>List Price of Actives</b> Change from prior year	<b>273,075</b> 8.3%	<b>252,143</b> 34.5%	<b>187,417</b> 92.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>152</b> N/A	<b>N/A</b> N/A	<b>16</b> -23.8%	<b>152</b> N/A	<b>N/A</b> N/A	<b>16</b> -23.8%
	<b>Percent of List</b> Change from prior year	<b>81.5%</b> N/A	<b>N/A</b> N/A	<b>100.9%</b> 15.4%	<b>81.5%</b> N/A	<b>N/A</b> N/A	<b>100.9%</b> 15.4%
	<b>Percent of Original</b> Change from prior year	<b>73.3%</b> N/A	<b>N/A</b> N/A	<b>100.9%</b> 38.8%	<b>73.3%</b> N/A	<b>N/A</b> N/A	<b>100.9%</b> 38.8%
Median	<b>Sale Price</b> Change from prior year	<b>55,000</b> N/A	<b>N/A</b> N/A	<b>201,250</b> 276.2%	<b>55,000</b> N/A	<b>N/A</b> N/A	<b>201,250</b> 276.2%
	<b>List Price of Actives</b> Change from prior year	<b>280,000</b> 33.3%	<b>210,000</b> 29.4%	<b>162,250</b> 66.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>152</b> N/A	<b>N/A</b> N/A	<b>13</b> -38.1%	<b>152</b> N/A	<b>N/A</b> N/A	<b>13</b> -38.1%
	<b>Percent of List</b> Change from prior year	<b>81.5%</b> N/A	<b>N/A</b> N/A	<b>98.3%</b> 12.5%	<b>81.5%</b> N/A	<b>N/A</b> N/A	<b>98.3%</b> 12.5%
	<b>Percent of Original</b> Change from prior year	<b>73.3%</b> N/A	<b>N/A</b> N/A	<b>98.3%</b> 35.2%	<b>73.3%</b> N/A	<b>N/A</b> N/A	<b>98.3%</b> 35.2%

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



## Nemaha County Closed Listings Analysis

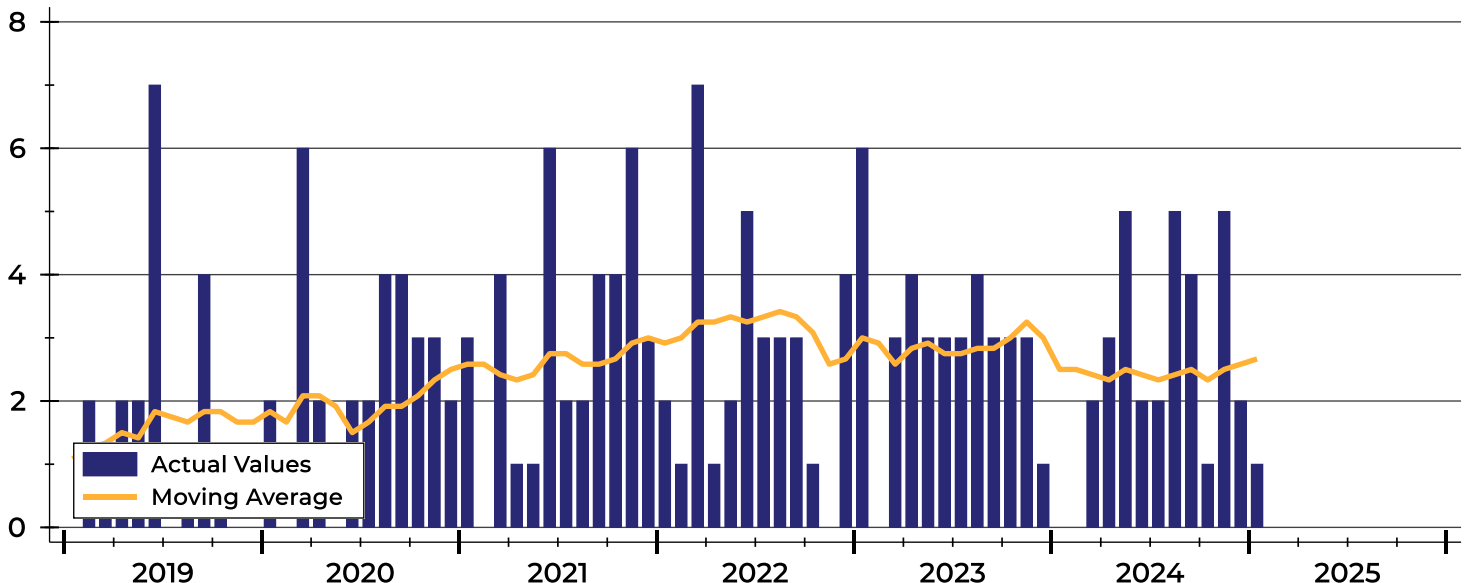
Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		1	0	N/A	1	0	N/A
Volume (1,000s)		55	0	N/A	55	0	N/A
Months' Supply		1.5	2.8	-46.4%	N/A	N/A	N/A
Average	Sale Price	55,000	N/A	N/A	55,000	N/A	N/A
	Days on Market	152	N/A	N/A	152	N/A	N/A
	Percent of List	81.5%	N/A	N/A	81.5%	N/A	N/A
	Percent of Original	73.3%	N/A	N/A	73.3%	N/A	N/A
Median	Sale Price	55,000	N/A	N/A	55,000	N/A	N/A
	Days on Market	152	N/A	N/A	152	N/A	N/A
	Percent of List	81.5%	N/A	N/A	81.5%	N/A	N/A
	Percent of Original	73.3%	N/A	N/A	73.3%	N/A	N/A

A total of 1 home sold in Nemaha County in January, up from 0 units in January 2024. Total sales volume rose to \$0.1 million compared to \$0.0 million in the previous year.

The median sale price in January was \$55,000. Average days on market for the same time period was 152 days.

## History of Closed Listings

Units

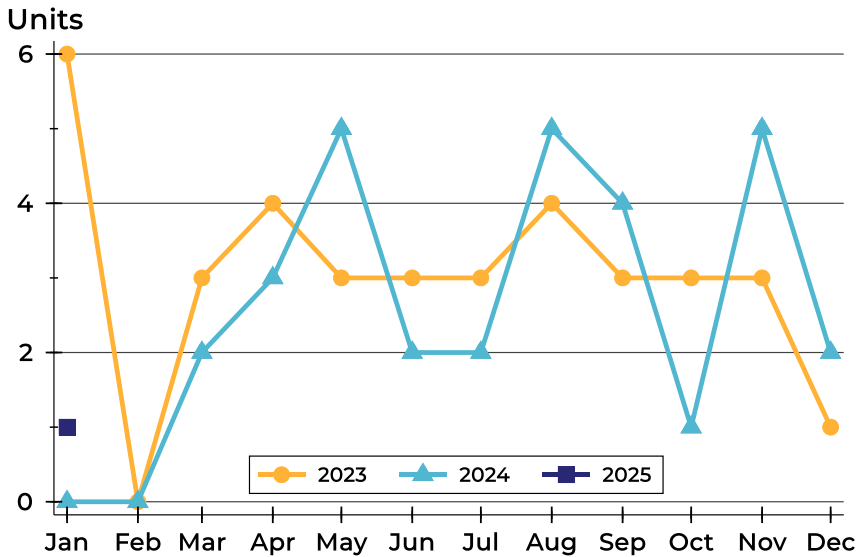






## Nemaha County Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	6	0	1
February	0	0	0
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

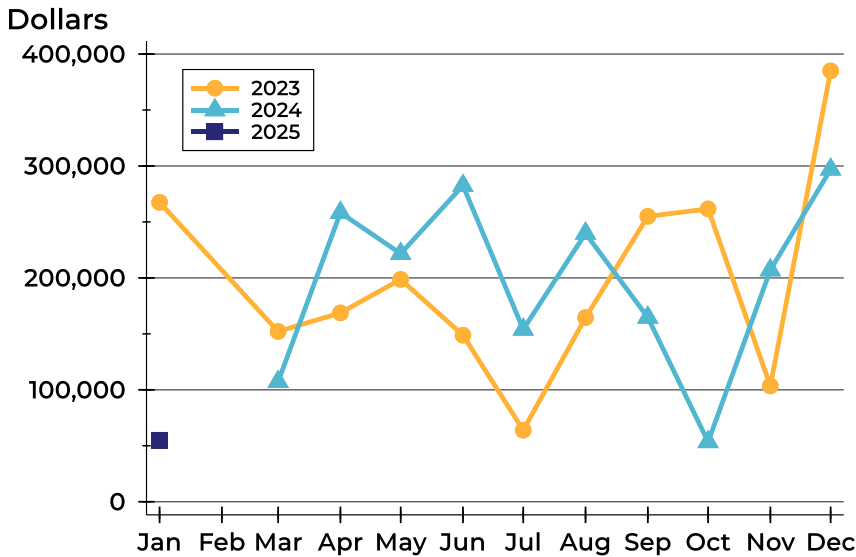
### Closed Listings by Price Range

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	100.0%	0.0	55,000	55,000	152	152	81.5%	81.5%	73.3%	73.3%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



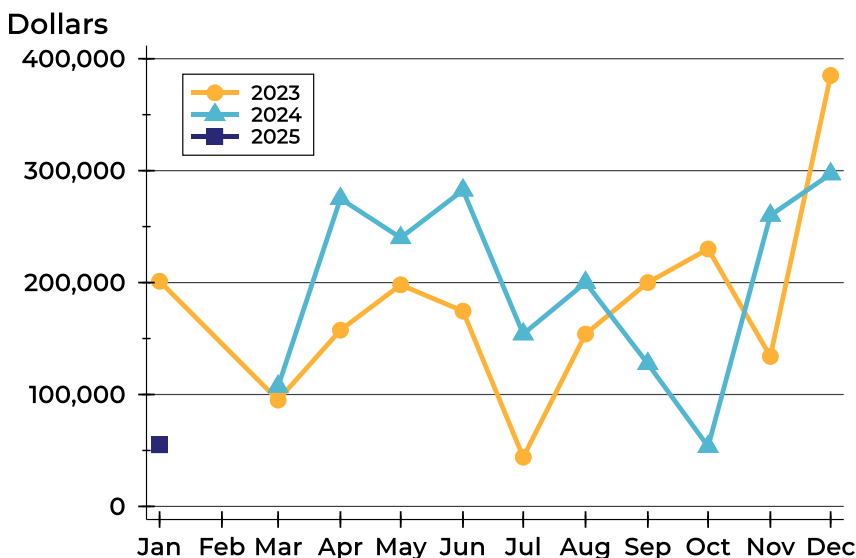
# Nemaha County Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	267,500	N/A	55,000
February	N/A	N/A	
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

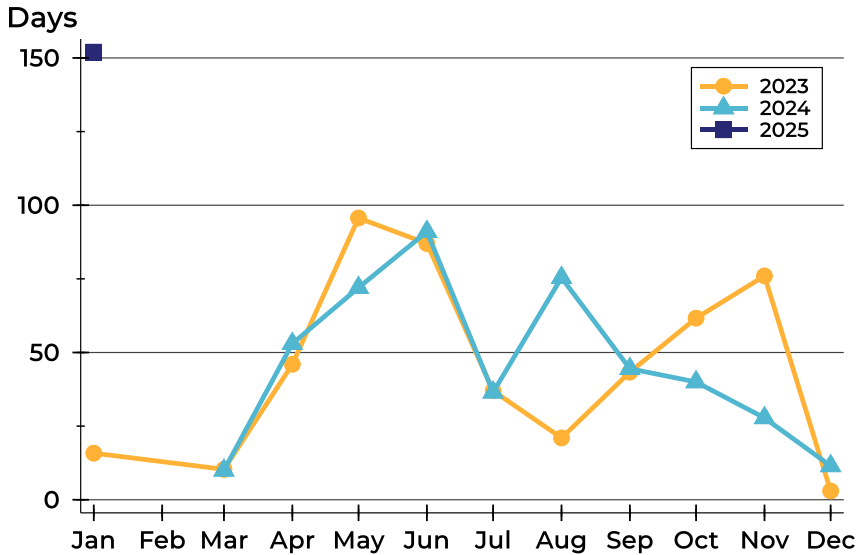


Month	2023	2024	2025
January	201,250	N/A	55,000
February	N/A	N/A	
March	95,000	107,250	
April	157,500	275,000	
May	198,000	240,000	
June	174,500	282,500	
July	44,000	154,000	
August	154,000	200,000	
September	200,000	127,500	
October	230,000	53,500	
November	134,000	260,000	
December	385,000	297,000	



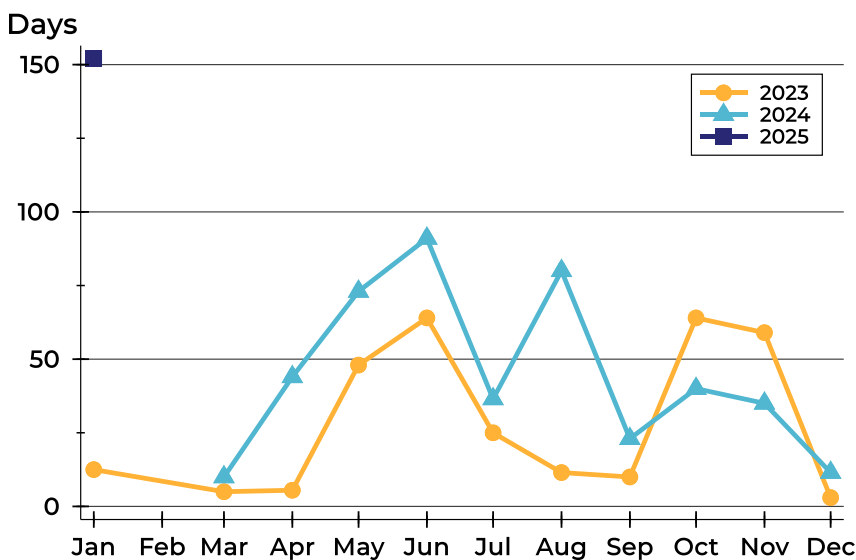
## Nemaha County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	16	N/A	<b>152</b>
February	N/A	N/A	
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	<b>152</b>
February	N/A	N/A	
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	



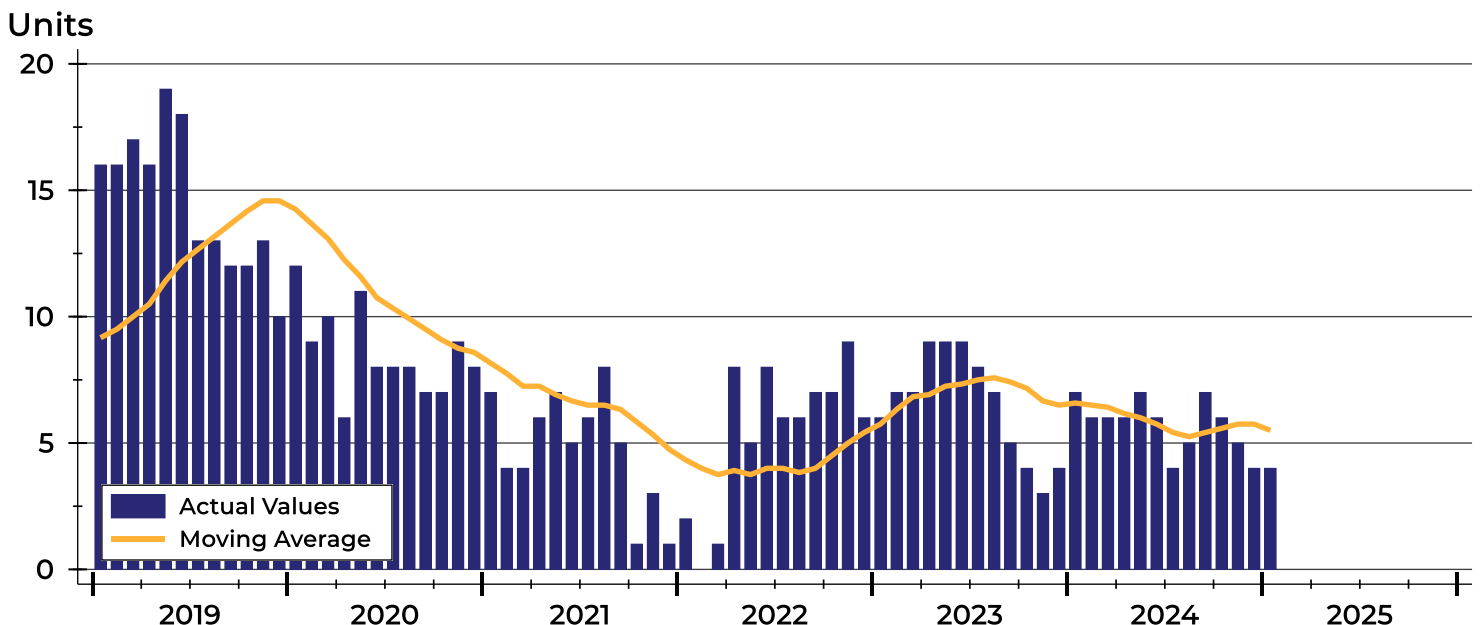
# Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		4	7	-42.9%
Volume (1,000s)		1,092	1,765	-38.1%
Months' Supply		1.5	2.8	-46.4%
Average	List Price	273,075	252,143	8.3%
	Days on Market	163	49	232.7%
	Percent of Original	94.2%	99.0%	-4.8%
Median	List Price	280,000	210,000	33.3%
	Days on Market	136	39	248.7%
	Percent of Original	98.3%	100.0%	-1.7%

A total of 4 homes were available for sale in Nemaha County at the end of January. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of January was \$280,000, up 33.3% from 2024. The typical time on market for active listings was 136 days, up from 39 days a year earlier.

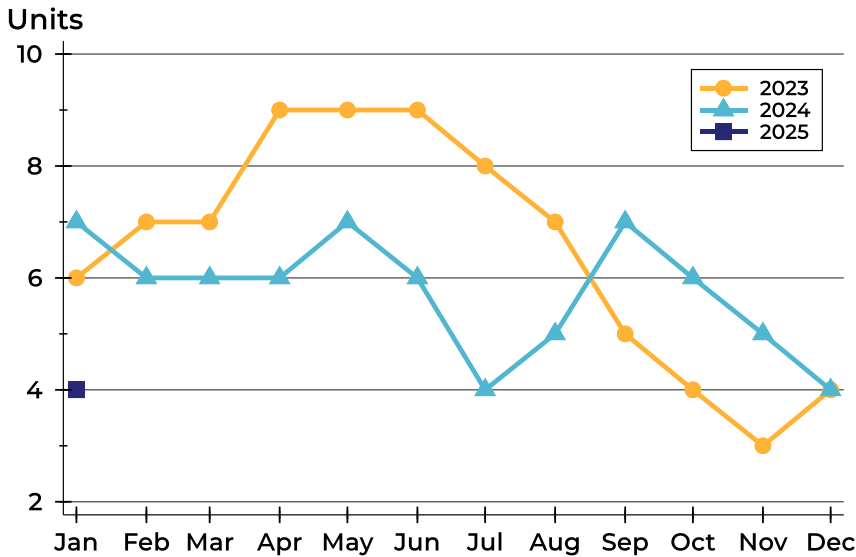
## History of Active Listings





## Nemaha County Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
January	6	7	4
February	7	6	
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	

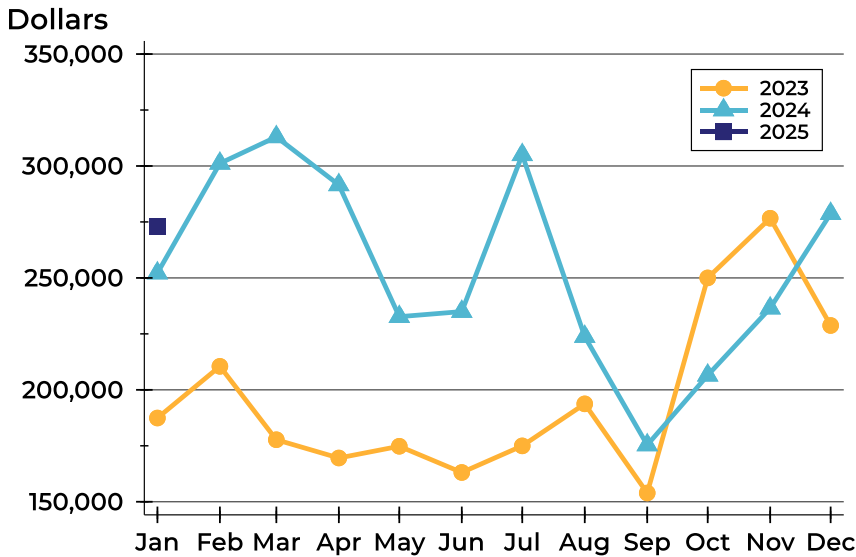
### Active Listings by Price Range

Price Range	Active Listings 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%	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	1	25.0%	N/A	169,900	169,900	75	75	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	50.0%	N/A	280,000	280,000	233	233	90.2%	90.2%
\$300,000-\$399,999	1	25.0%	N/A	362,400	362,400	112	112	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



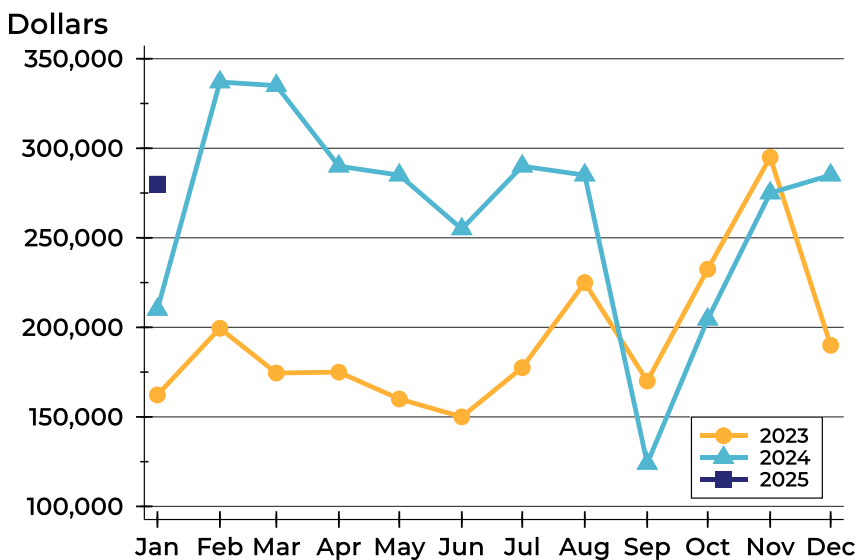
## Nemaha County Active Listings Analysis

### Average Price



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

### Median Price

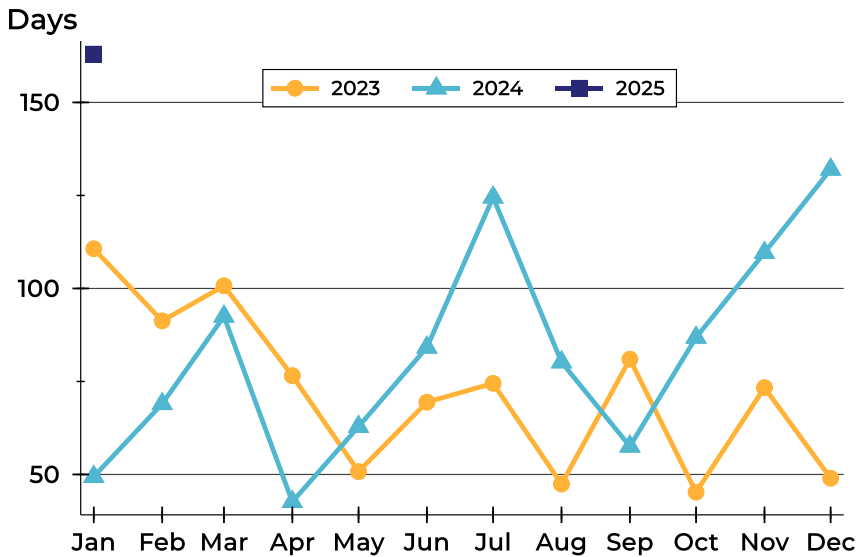


Month	2023	2024	2025
<b>January</b>	162,250	210,000	<b>280,000</b>
<b>February</b>	199,500	337,000	
<b>March</b>	174,500	335,000	
<b>April</b>	175,000	290,000	
<b>May</b>	160,000	285,000	
<b>June</b>	150,000	254,950	
<b>July</b>	177,500	290,000	
<b>August</b>	225,000	285,000	
<b>September</b>	170,000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



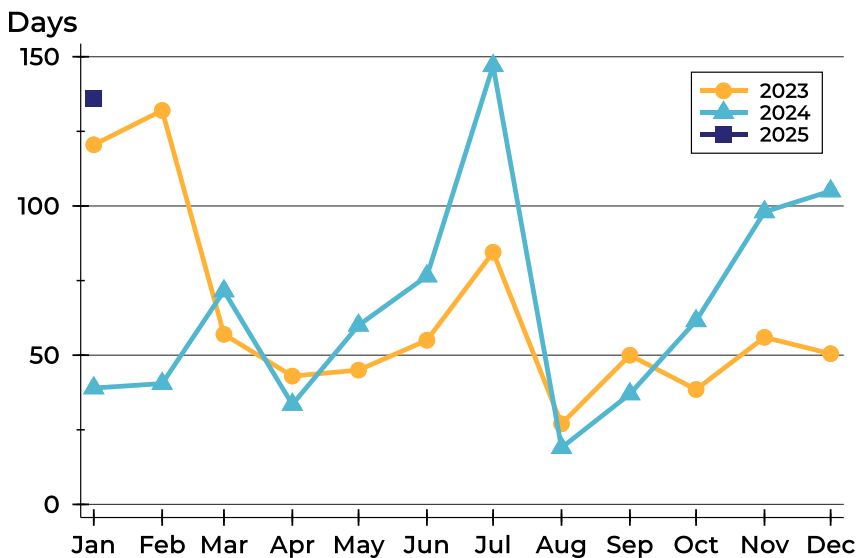
## Nemaha County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	111	49	<b>163</b>
February	91	69	
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

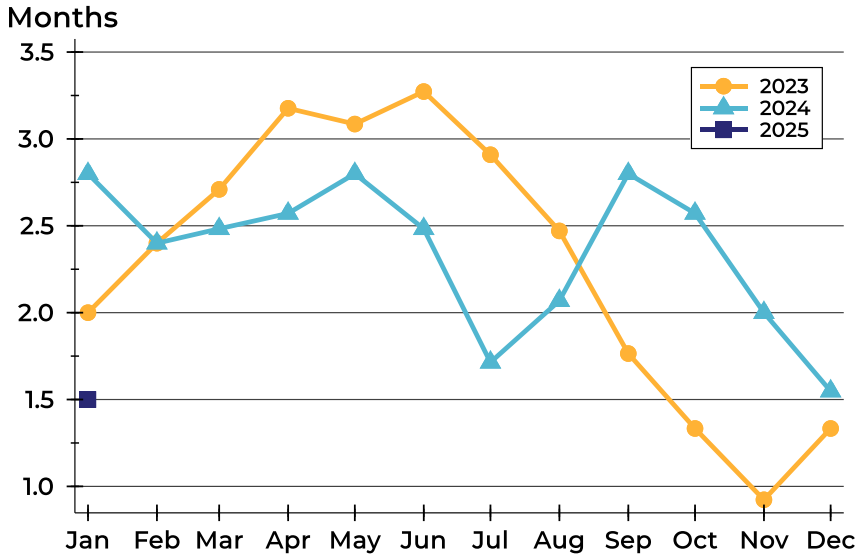


Month	2023	2024	2025
January	121	39	<b>136</b>
February	132	41	
March	57	72	
April	43	34	
May	45	60	
June	55	77	
July	85	147	
August	27	19	
September	50	37	
October	39	62	
November	56	98	
December	51	105	



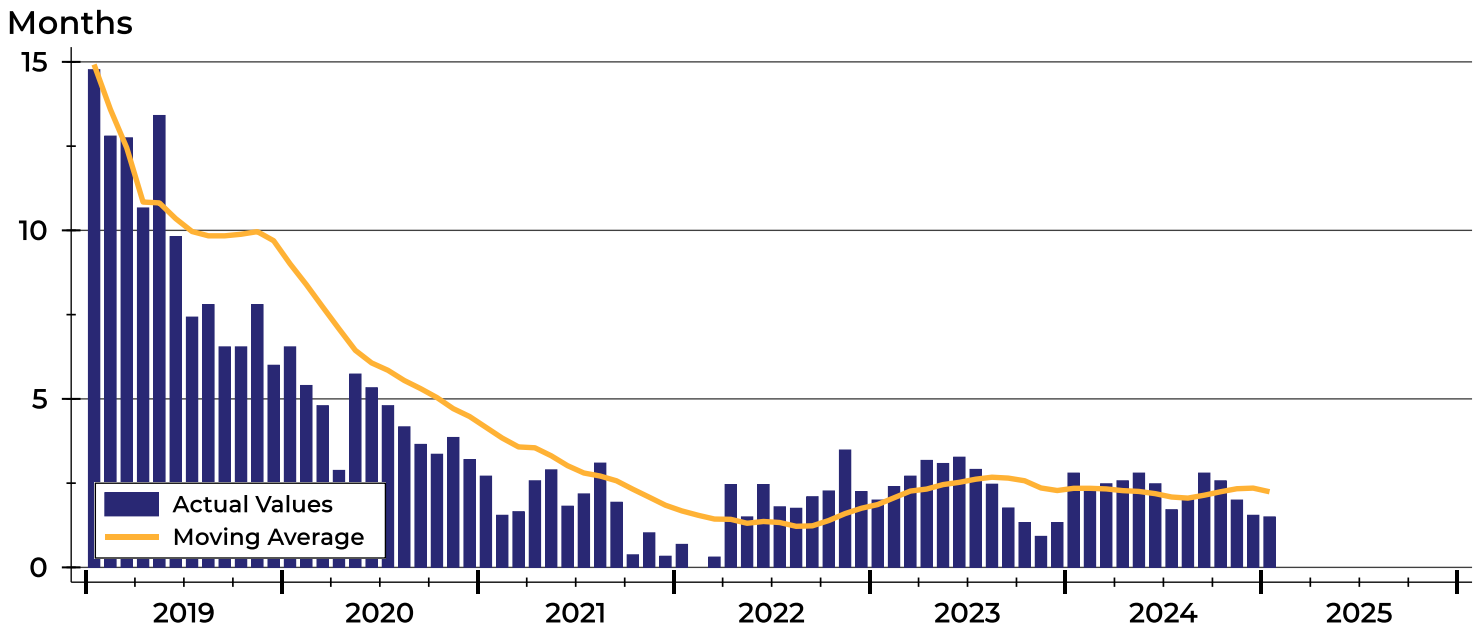
# Nemaha County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	2.0	2.8	<b>1.5</b>
February	2.4	2.4	
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







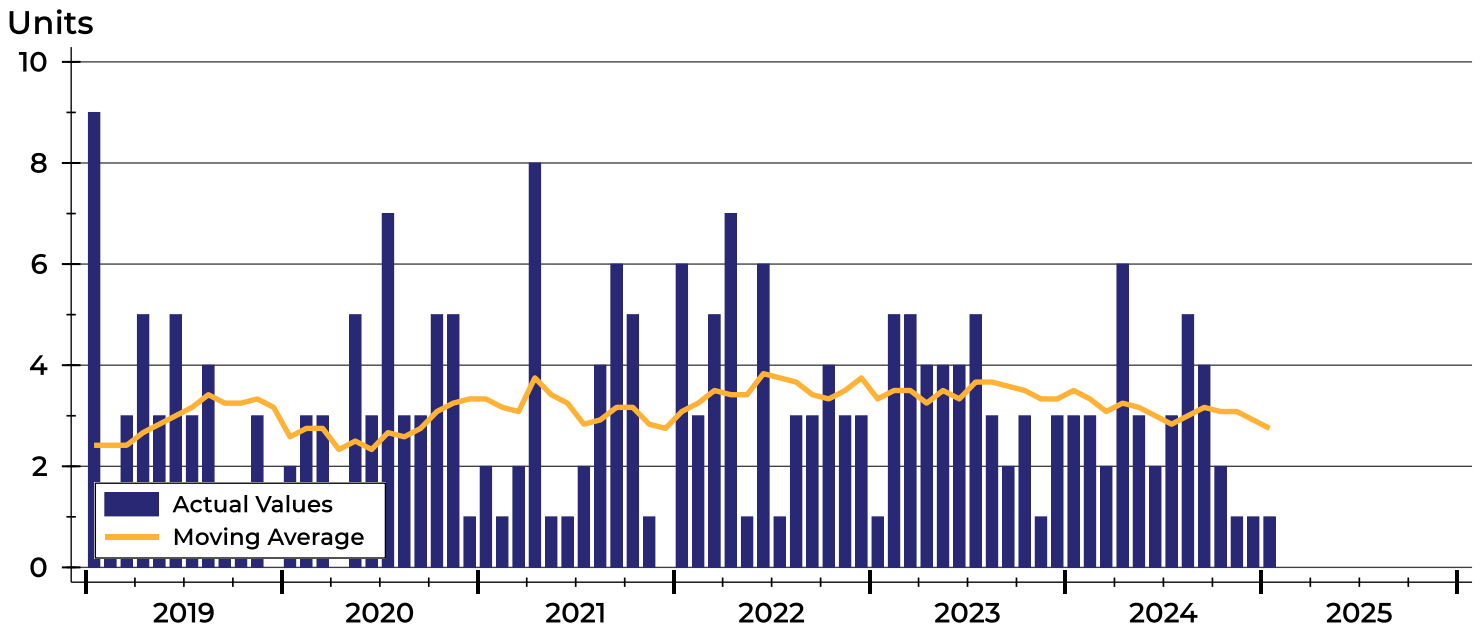
# Nemaha County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	1	3	-66.7%
	Volume (1,000s)	95	805	-88.2%
	Average List Price	95,000	268,333	-64.6%
	Median List Price	95,000	360,000	-73.6%
Year-to-Date	New Listings	1	3	-66.7%
	Volume (1,000s)	95	805	-88.2%
	Average List Price	95,000	268,333	-64.6%
	Median List Price	95,000	360,000	-73.6%

A total of 1 new listing was added in Nemaha County during January, down 66.7% from the same month in 2024.

The median list price of these homes was \$95,000 down from \$360,000 in 2024.

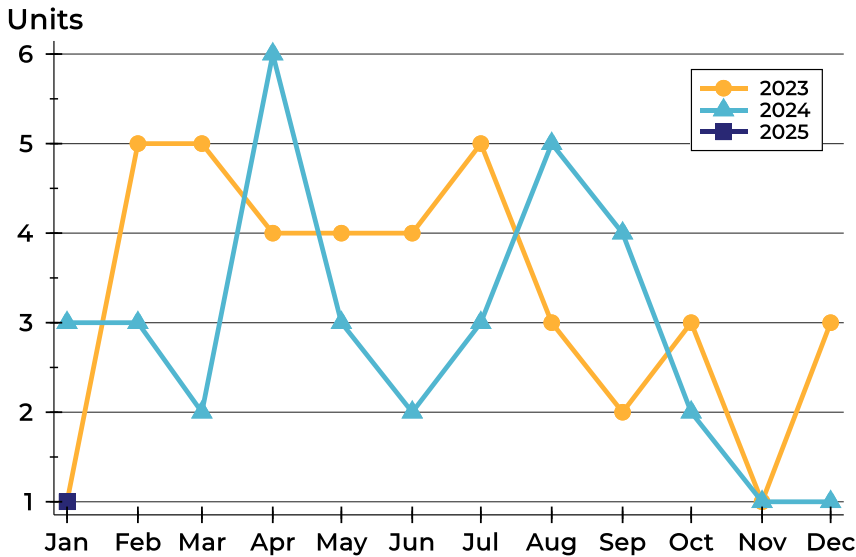
## History of New Listings





## Nemaha County New Listings Analysis

### New Listings by Month



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

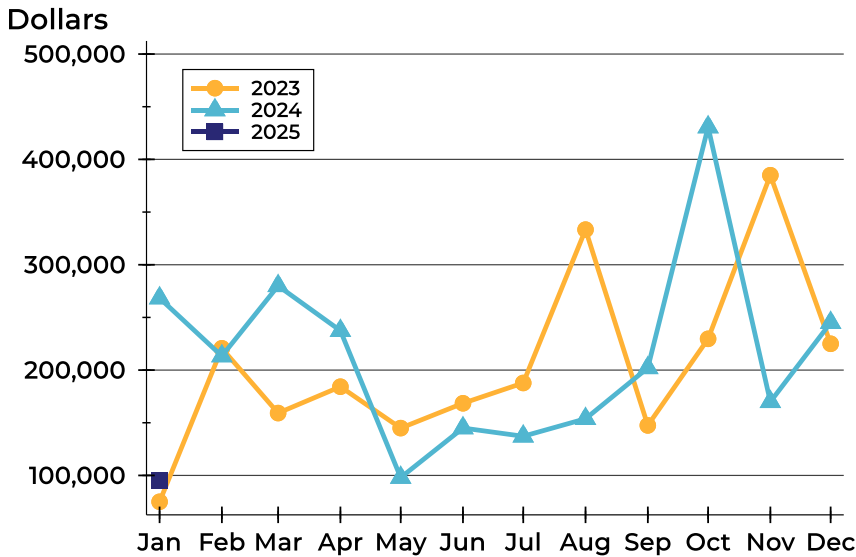
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	95,000	95,000	7	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	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



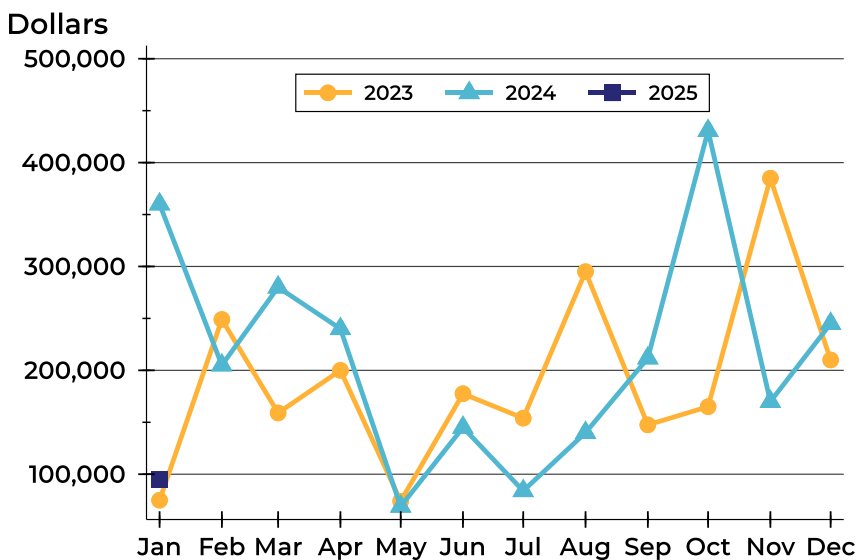
# Nemaha County New Listings Analysis

## Average Price



Month	2023	2024	2025
January	75,000	268,333	95,000
February	220,700	213,333	
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	
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	



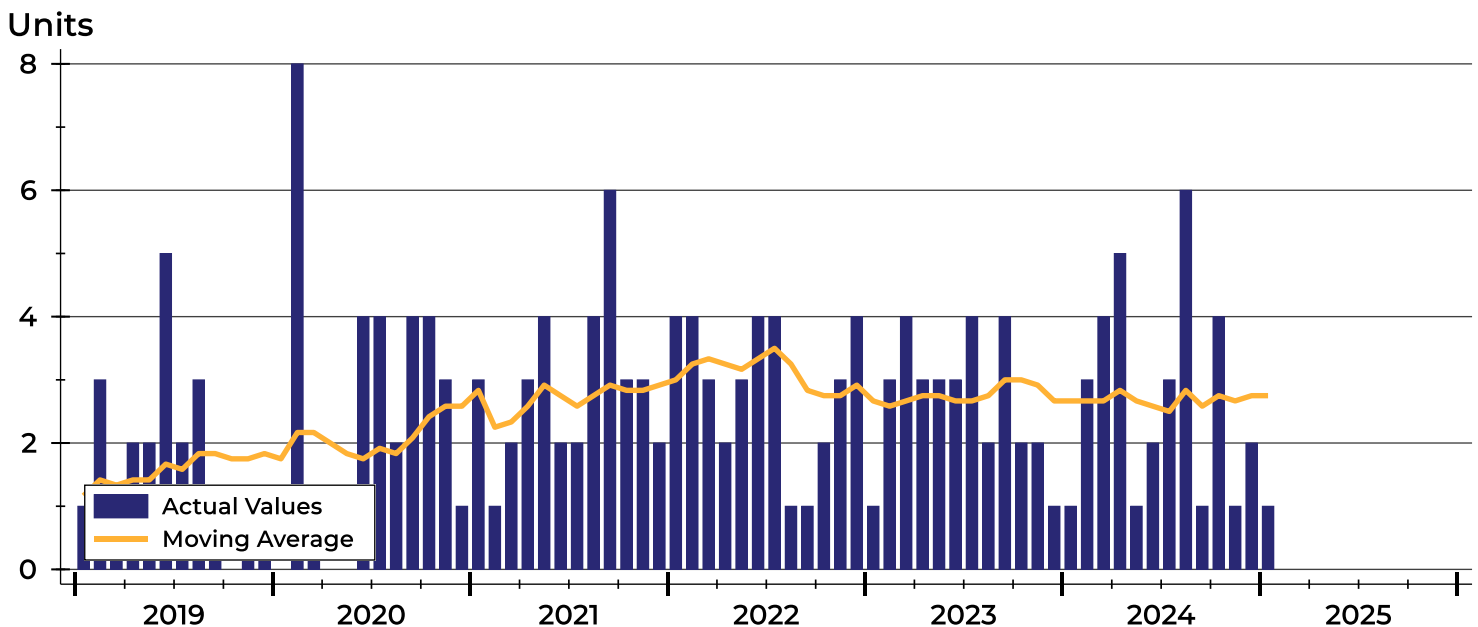
# Nemaha County Contracts Written Analysis

Summary Statistics for Contracts Written		January 2024			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		1	1	0.0%	1	1	0.0%
Volume (1,000s)		95	360	-73.6%	95	360	-73.6%
Average	Sale Price	95,000	360,000	-73.6%	95,000	360,000	-73.6%
	Days on Market	7	0	N/A	7	0	N/A
	Percent of Original	100.0%	85.4%	17.1%	100.0%	85.4%	17.1%
Median	Sale Price	95,000	360,000	-73.6%	95,000	360,000	-73.6%
	Days on Market	7	0	N/A	7	0	N/A
	Percent of Original	100.0%	85.4%	17.1%	100.0%	85.4%	17.1%

A total of 1 contract for sale was written in Nemaha County during the month of January, the same as in 2024. The median list price of this home was \$95,000, down from \$360,000 the prior year.

Half of the homes that went under contract in January were on the market less than 7 days, compared to 0 days in January 2024.

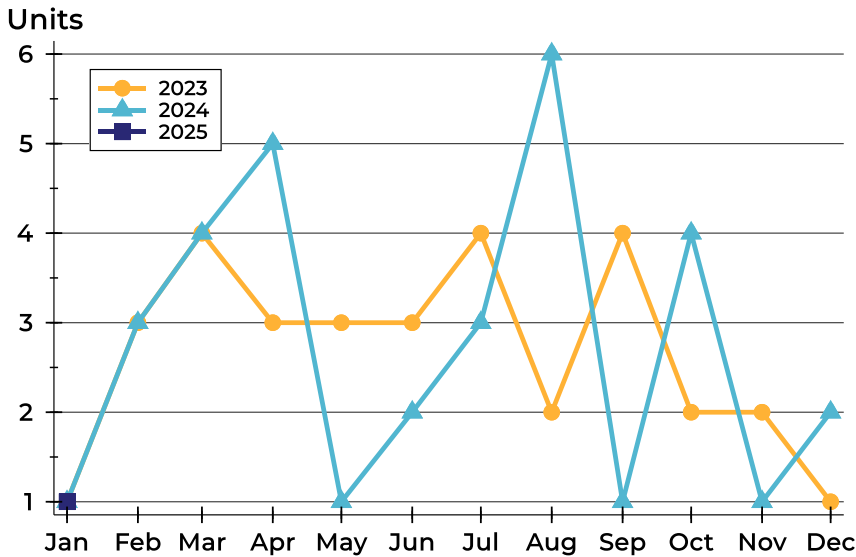
## History of Contracts Written





## Nemaha County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	1	1	<b>1</b>
February	3	3	
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	

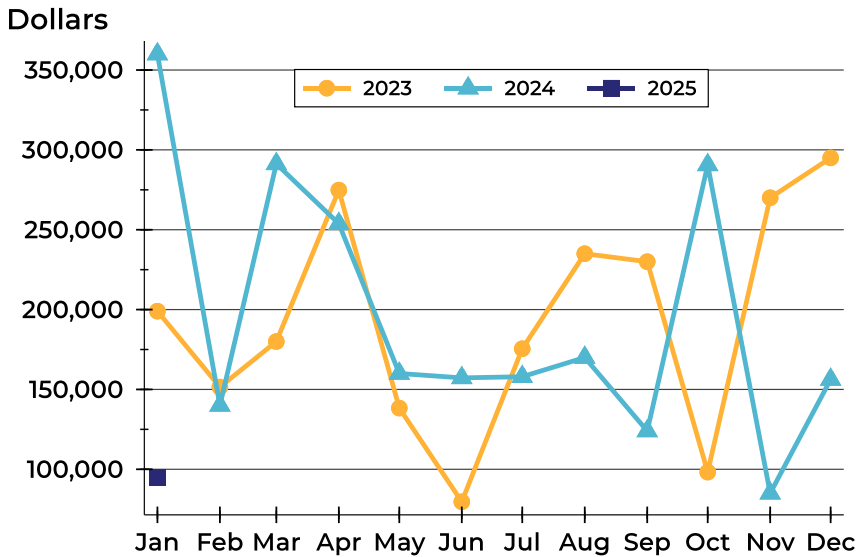
### Contracts Written by Price Range

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	1	100.0%	95,000	95,000	7	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	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



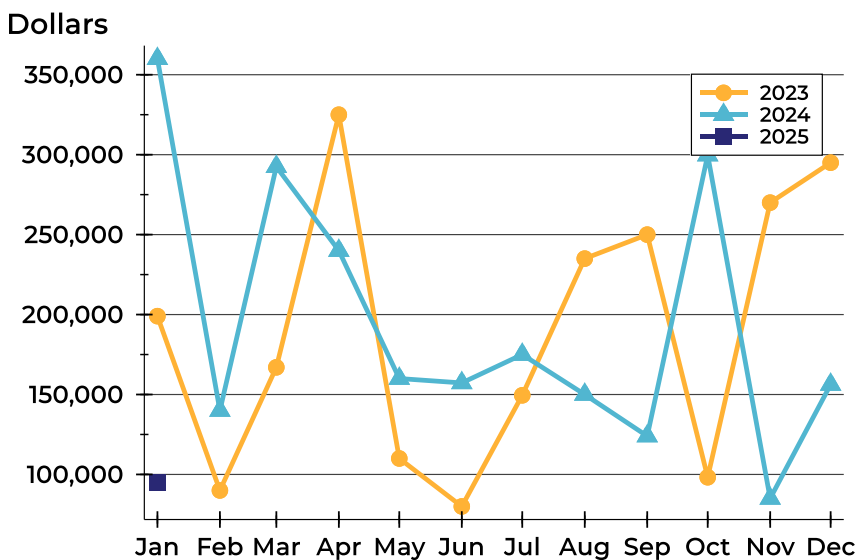
# Nemaha County Contracts Written Analysis

## Average Price



Month	2023	2024	2025
January	199,000	360,000	95,000
February	151,500	140,000	
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

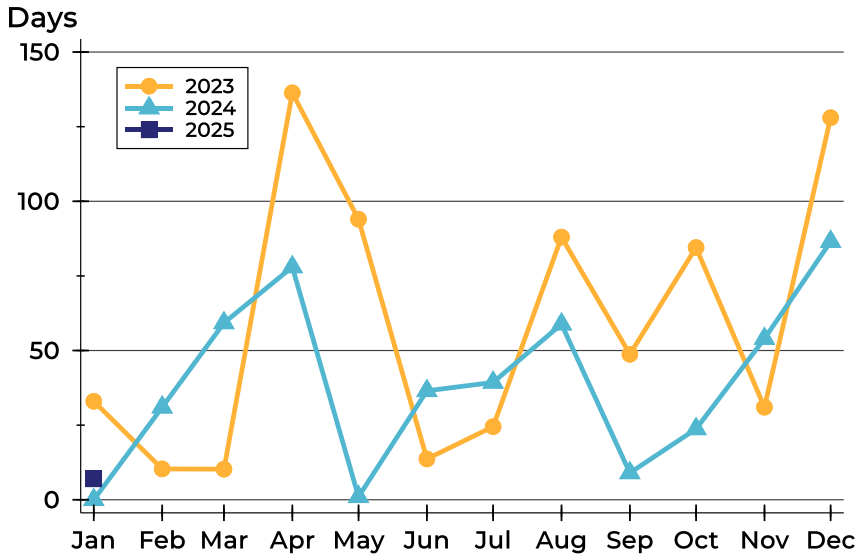


Month	2023	2024	2025
January	199,000	360,000	95,000
February	90,000	140,000	
March	167,000	292,500	
April	325,000	240,000	
May	109,999	160,000	
June	80,000	157,250	
July	149,500	175,000	
August	235,000	150,000	
September	250,000	124,000	
October	98,250	299,700	
November	270,000	85,000	
December	295,000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



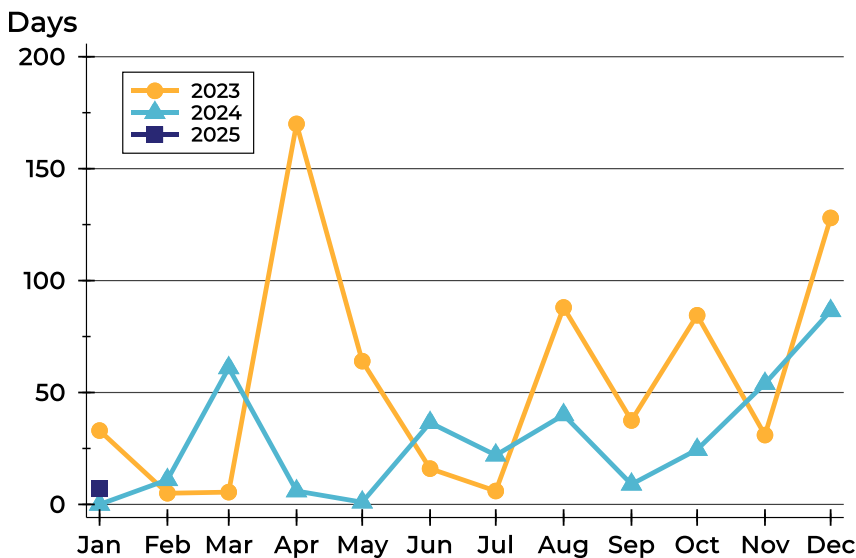
# Nemaha County Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	33	N/A	7
February	10	31	
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	
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	



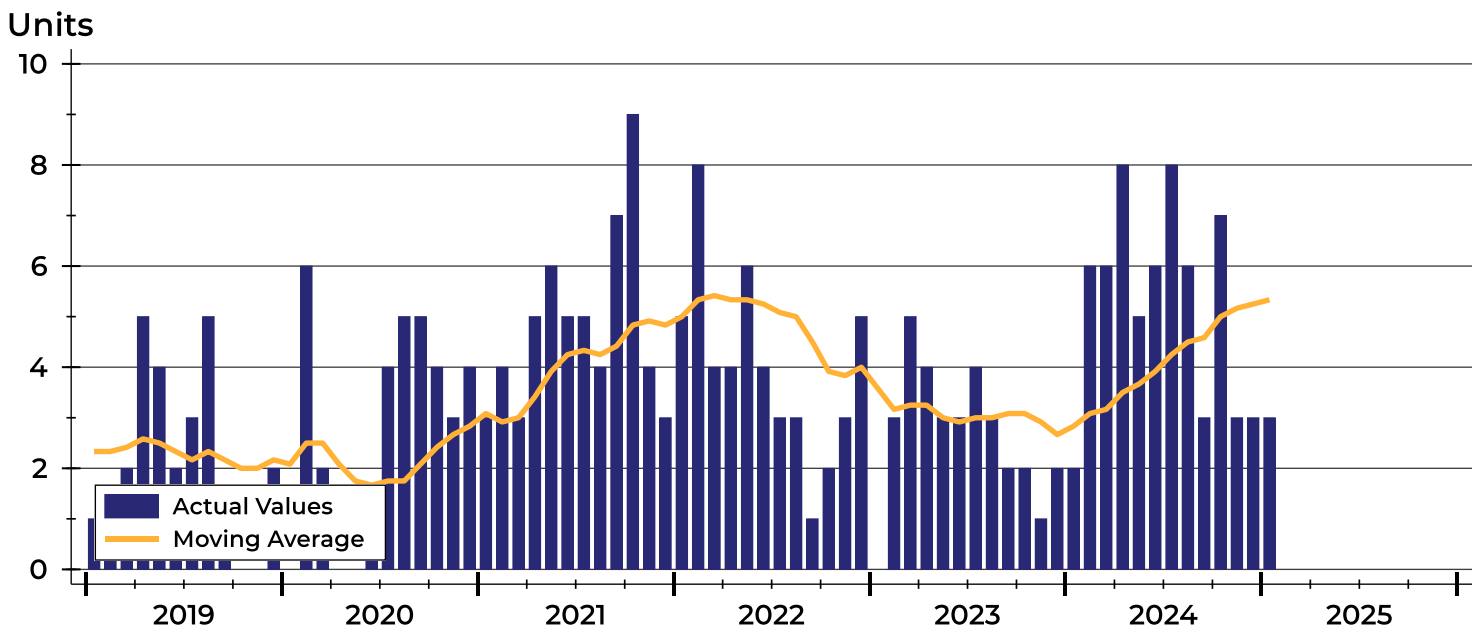
# Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		3	2	50.0%
Volume (1,000s)		580	605	-4.1%
Average	List Price	193,333	302,500	-36.1%
	Days on Market	9	94	-90.4%
	Percent of Original	100.0%	97.6%	2.5%
Median	List Price	240,000	302,500	-20.7%
	Days on Market	7	94	-92.6%
	Percent of Original	100.0%	97.6%	2.5%

A total of 3 listings in Nemaha County had contracts pending at the end of January, up from 2 contracts pending at the end of January 2024.

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

## History of Pending Contracts

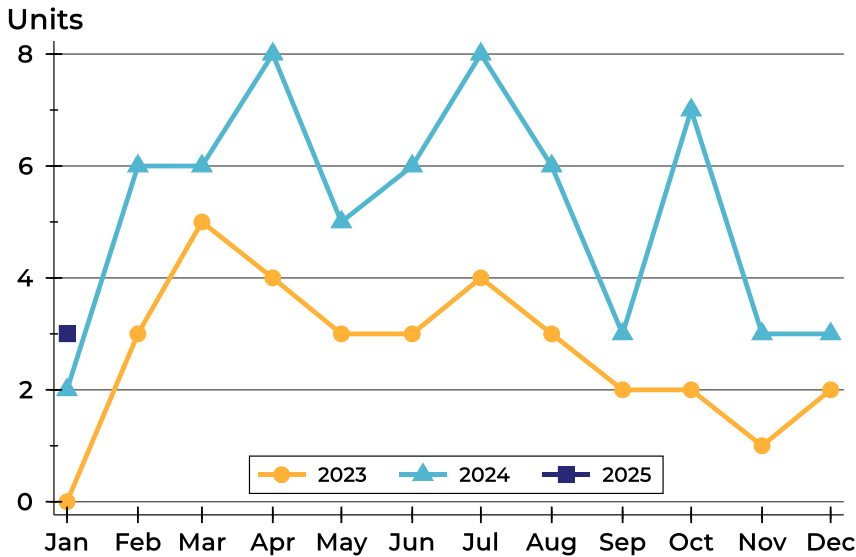






## Nemaha County Pending Contracts Analysis

### Pending Contracts by Month



Month	2023	2024	2025
January	0	2	<b>3</b>
February	3	6	
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	

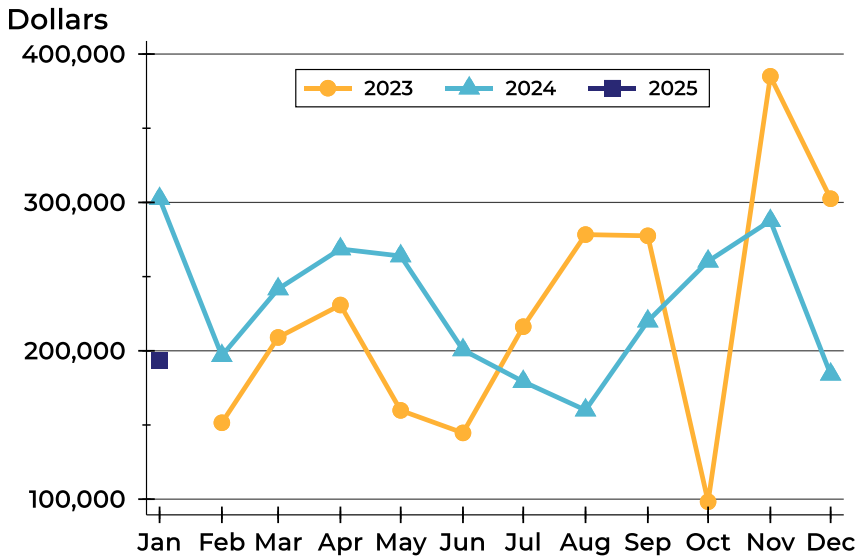
### Pending Contracts by Price Range

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	1	33.3%	95,000	95,000	7	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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	66.7%	242,500	242,500	11	11	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



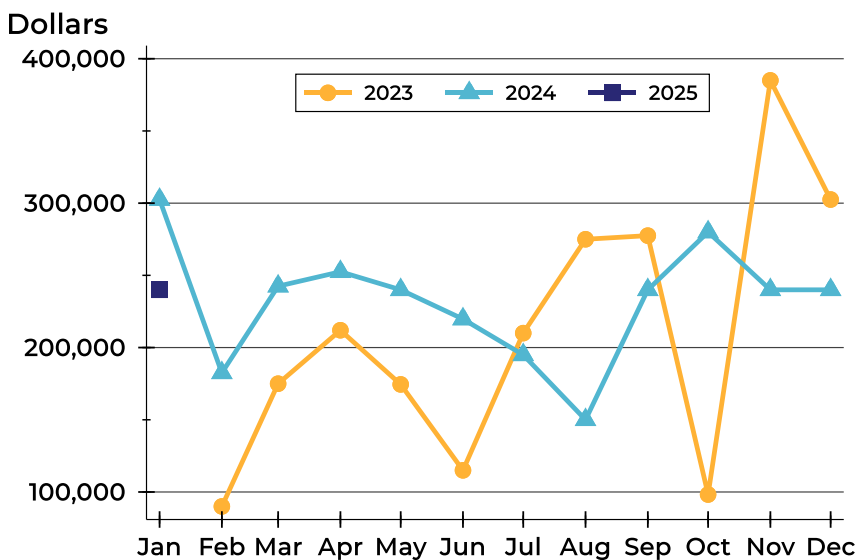
## Nemaha County Pending Contracts Analysis

### Average Price



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

### Median Price

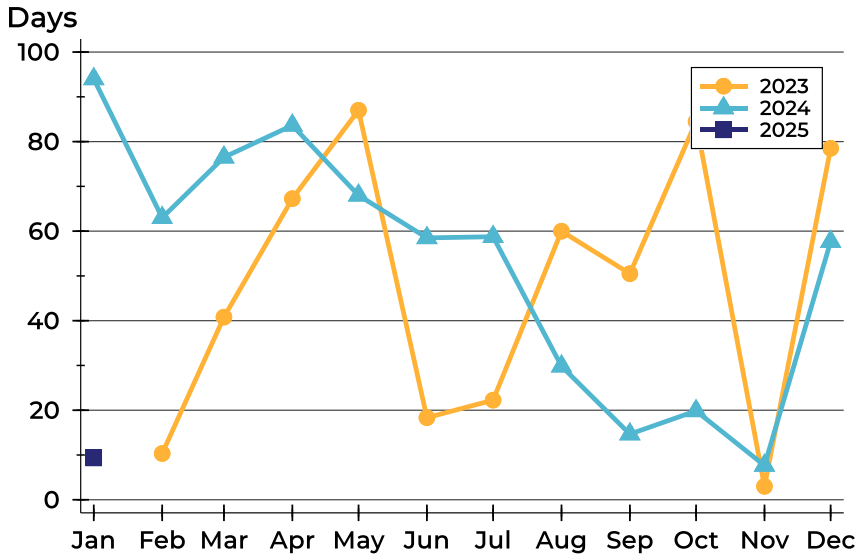


Month	2023	2024	2025
<b>January</b>	N/A	302,500	<b>240,000</b>
<b>February</b>	90,000	182,500	
<b>March</b>	175,000	242,500	
<b>April</b>	212,000	252,500	
<b>May</b>	174,500	240,000	
<b>June</b>	115,000	219,750	
<b>July</b>	210,000	194,950	
<b>August</b>	275,000	150,000	
<b>September</b>	277,500	240,000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



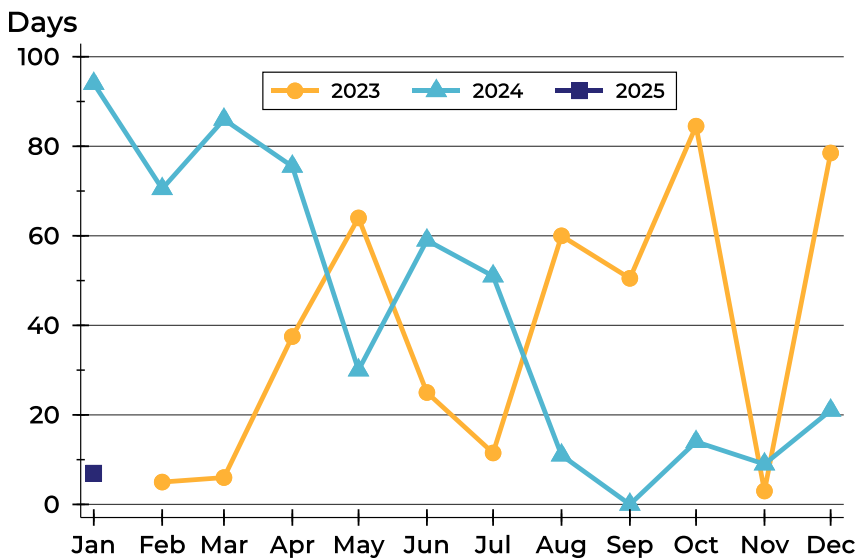
## Nemaha County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	N/A	94	<b>9</b>
February	10	63	
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	<b>7</b>
February	5	71	
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	