



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

May 2026 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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**May
2026**

Northeast Kansas MLS Statistics



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in May

Total home sales in the Northeast Kansas MLS system rose by 150.0% last month to 10 units, compared to 4 units in May 2025. Total sales volume was \$1.6 million, up 341.3% from a year earlier.

The median sale price in May was \$137,500, up from \$99,500 a year earlier. Homes that sold in May were typically on the market for 44 days and sold for 95.7% of their list prices.

Northeast Kansas Active Listings Up at End of May

The total number of active listings in the Northeast Kansas MLS system at the end of May was 39 units, up from 32 at the same point in 2025. This represents a 4.7 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$155,000.

During May, a total of 9 contracts were written down from 14 in May 2025. At the end of the month, there were 12 contracts still pending.

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**May
2026**

Northeast Kansas MLS Statistics



Northeast Kansas Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales Change from prior year	10 150.0%	4 -77.8%	18 63.6%	36 24.1%	29 -35.6%	45 12.5%	
Active Listings Change from prior year	39 21.9%	32 68.4%	19 -34.5%	N/A	N/A	N/A	
Months' Supply Change from prior year	4.7 14.6%	4.1 156.3%	1.6 -51.5%	N/A	N/A	N/A	
New Listings Change from prior year	13 -27.8%	18 20.0%	15 -34.8%	56 -11.1%	63 -1.6%	64 4.9%	
Contracts Written Change from prior year	9 -35.7%	14 7.7%	13 0.0%	41 -2.4%	42 -32.3%	62 29.2%	
Pending Contracts Change from prior year	12 -20.0%	15 -16.7%	18 63.6%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	1,619 341.1%	367 -86.9%	2,801 57.3%	6,210 39.8%	4,441 -21.6%	5,662 -4.4%	
Average	Sale Price Change from prior year	161,940 76.5%	91,750 -41.0%	155,606 -3.9%	172,496 12.7%	153,124 21.7%	125,821 -15.0%
	List Price of Actives Change from prior year	208,756 -9.4%	230,513 10.6%	208,489 99.5%	N/A	N/A	N/A
	Days on Market Change from prior year	72 -10.0%	80 5.3%	76 -9.5%	106 10.4%	96 29.7%	74 21.3%
	Percent of List Change from prior year	94.1% 1.2%	93.0% 1.5%	91.6% -2.8%	93.8% 0.4%	93.4% 2.0%	91.6% 1.9%
	Percent of Original Change from prior year	89.3% 4.9%	85.1% -4.7%	89.3% -1.9%	88.8% 3.9%	85.5% -3.1%	88.2% 1.4%
Median	Sale Price Change from prior year	137,500 38.2%	99,500 -40.2%	166,500 4.1%	155,000 33.6%	116,000 0.9%	115,000 -6.9%
	List Price of Actives Change from prior year	155,000 -32.6%	230,000 43.8%	160,000 77.8%	N/A	N/A	N/A
	Days on Market Change from prior year	45 -33.8%	68 119.4%	31 -60.8%	87 -4.4%	91 145.9%	37 0.0%
	Percent of List Change from prior year	95.7% 0.6%	95.1% -0.1%	95.2% -0.3%	94.2% -0.5%	94.7% -0.2%	94.9% 1.5%
	Percent of Original Change from prior year	85.7% -0.2%	85.9% -9.8%	95.2% 6.2%	89.9% -1.5%	91.3% -1.8%	93.0% -0.2%

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



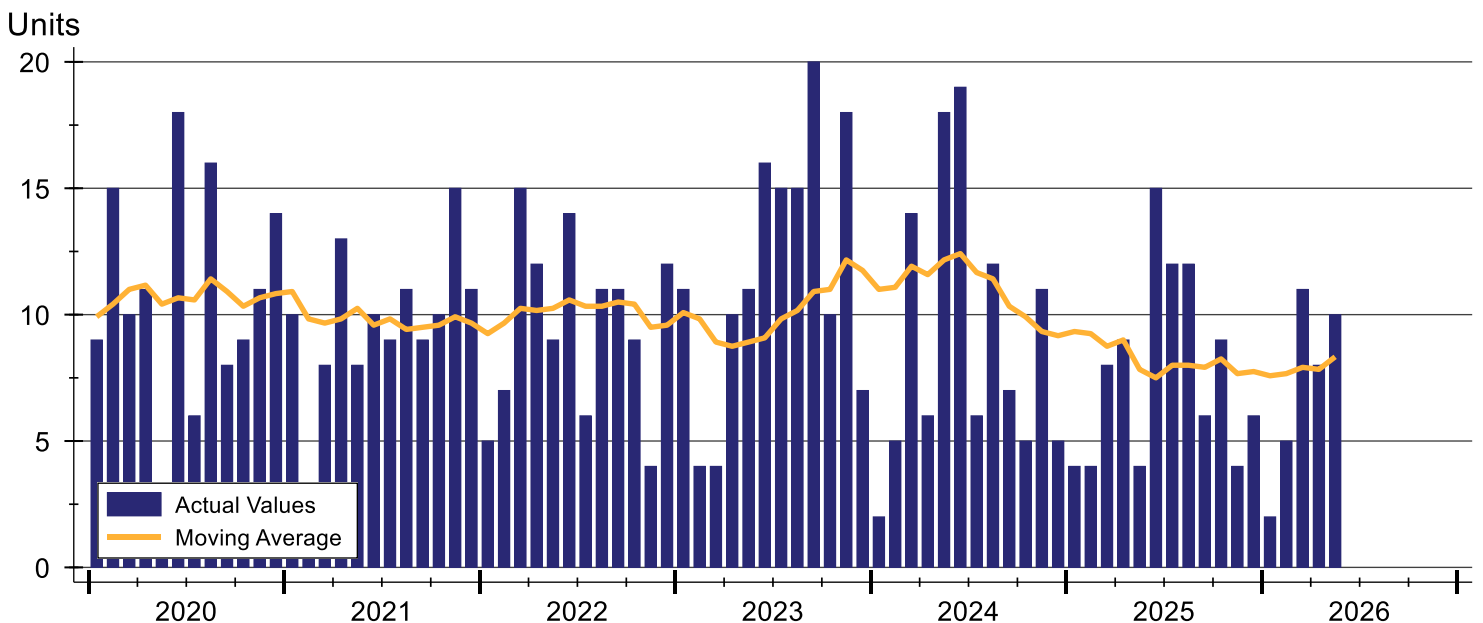
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		2026	May 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		10	4	150.0%	36	29	24.1%
Volume (1,000s)		1,619	367	341.1%	6,210	4,441	39.8%
Months' Supply		4.7	4.1	14.6%	N/A	N/A	N/A
Average	Sale Price	161,940	91,750	76.5%	172,496	153,124	12.7%
	Days on Market	72	80	-10.0%	106	96	10.4%
	Percent of List	94.1%	93.0%	1.2%	93.8%	93.4%	0.4%
	Percent of Original	89.3%	85.1%	4.9%	88.8%	85.5%	3.9%
Median	Sale Price	137,500	99,500	38.2%	155,000	116,000	33.6%
	Days on Market	45	68	-33.8%	87	91	-4.4%
	Percent of List	95.7%	95.1%	0.6%	94.2%	94.7%	-0.5%
	Percent of Original	85.7%	85.9%	-0.2%	89.9%	91.3%	-1.5%

A total of 10 homes sold in the Northeast Kansas MLS system in May, up from 4 units in May 2025. Total sales volume rose to \$1.6 million compared to \$0.4 million in the previous year.

The median sales price in May was \$137,500, up 38.2% compared to the prior year. Median days on market was 44 days, down from 106 days in April, and down from 68 in May 2025.

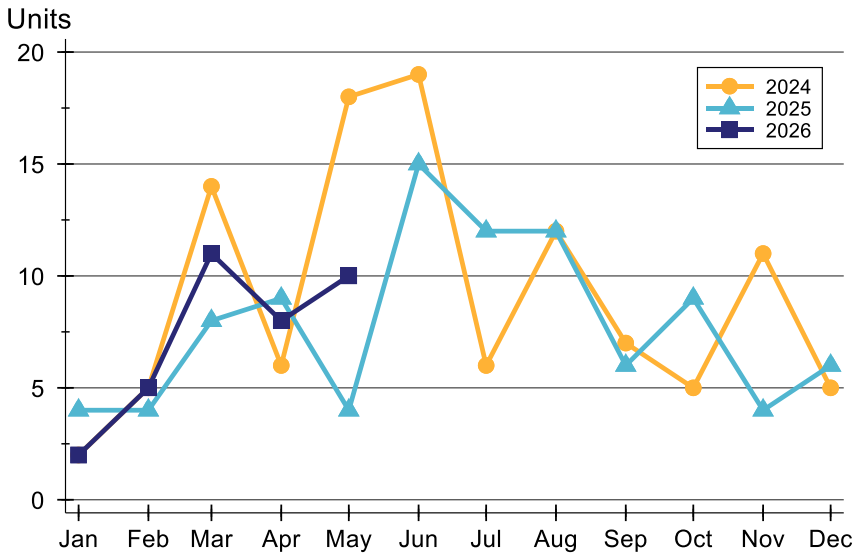
History of Closed Listings





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	2	4	2
February	5	4	5
March	14	8	11
April	6	9	8
May	18	4	10
June	19	15	19
July	6	12	12
August	12	12	12
September	7	6	7
October	5	9	5
November	11	4	11
December	5	6	5

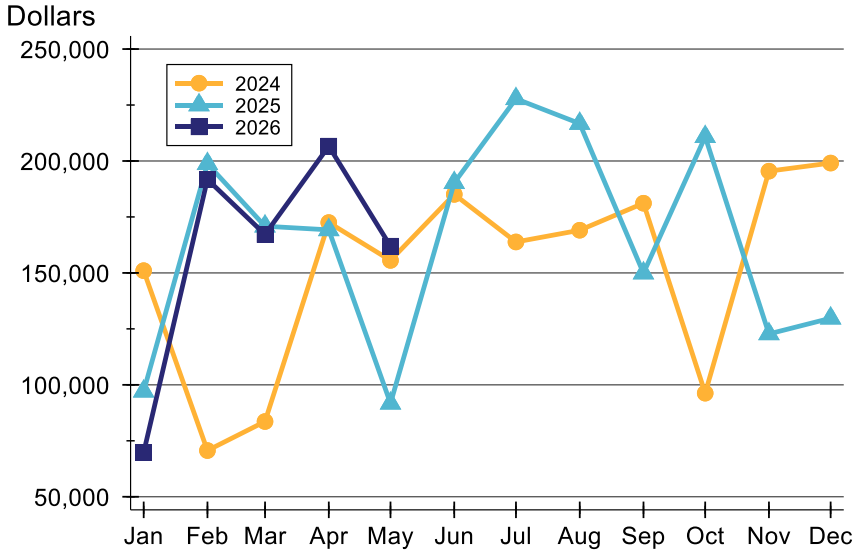
Closed Listings by Price Range

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	10.0%	6.0	82,500	82,500	30	30	86.8%	86.8%	86.8%	86.8%
\$100,000-\$124,999	2	20.0%	3.3	104,500	104,500	40	40	89.2%	89.2%	87.4%	87.4%
\$125,000-\$149,999	3	30.0%	6.0	134,000	129,000	123	85	100.7%	100.0%	89.1%	84.4%
\$150,000-\$174,999	1	10.0%	2.0	174,000	174,000	16	16	96.7%	96.7%	96.7%	96.7%
\$175,000-\$199,999	1	10.0%	0.0	182,000	182,000	4	4	91.2%	91.2%	84.7%	84.7%
\$200,000-\$249,999	1	10.0%	4.0	239,900	239,900	27	27	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	1	10.0%	7.2	330,000	330,000	196	196	85.7%	85.7%	82.5%	82.5%
\$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



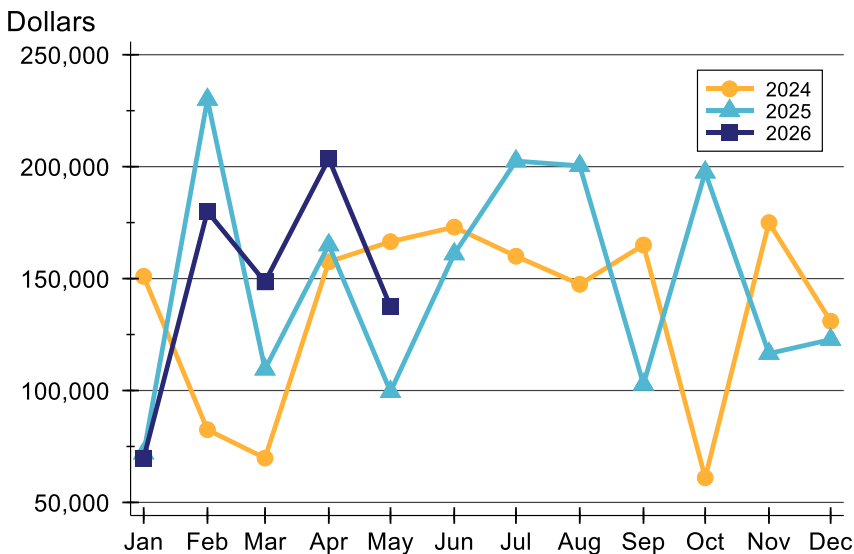
Northeast Kansas Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	151,000	97,125	69,750
February	70,660	198,750	191,790
March	83,625	170,875	167,182
April	172,500	169,233	206,626
May	155,606	91,750	161,940
June	185,095	190,267	
July	163,833	227,792	
August	169,075	216,733	
September	181,143	149,920	
October	96,280	210,833	
November	195,455	122,750	
December	199,080	129,750	

Median Price

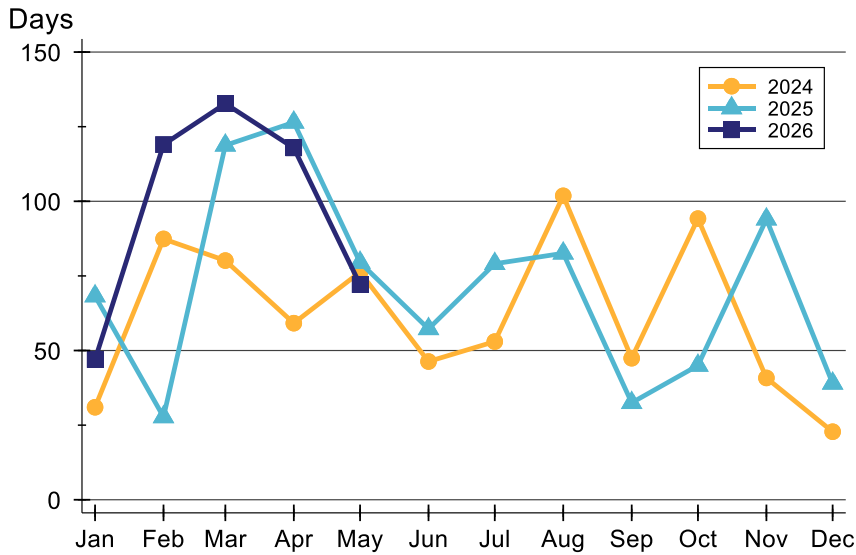


Month	2024	2025	2026
January	151,000	72,000	69,750
February	82,500	230,000	179,950
March	69,813	109,500	148,500
April	157,500	165,000	203,505
May	166,500	99,500	137,500
June	173,000	161,000	
July	160,000	202,500	
August	147,450	200,400	
September	165,000	102,760	
October	61,000	197,500	
November	175,000	116,500	
December	131,000	122,750	



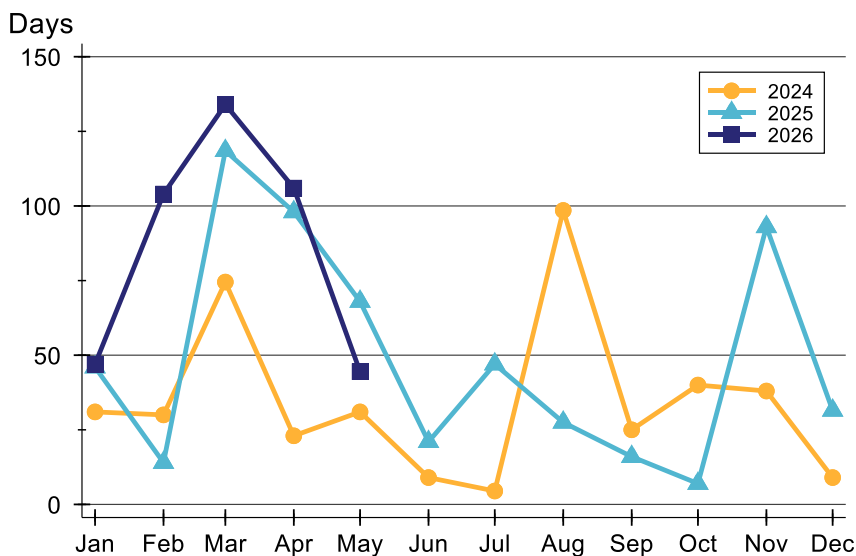
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	31	68	47
February	87	28	119
March	80	119	133
April	59	126	118
May	76	80	72
June	46	57	
July	53	79	
August	102	83	
September	47	33	
October	94	45	
November	41	94	
December	23	39	

Median DOM



Month	2024	2025	2026
January	31	46	47
February	30	14	104
March	75	119	134
April	23	98	106
May	31	68	45
June	9	21	
July	5	47	
August	99	28	
September	25	16	
October	40	7	
November	38	93	
December	9	32	



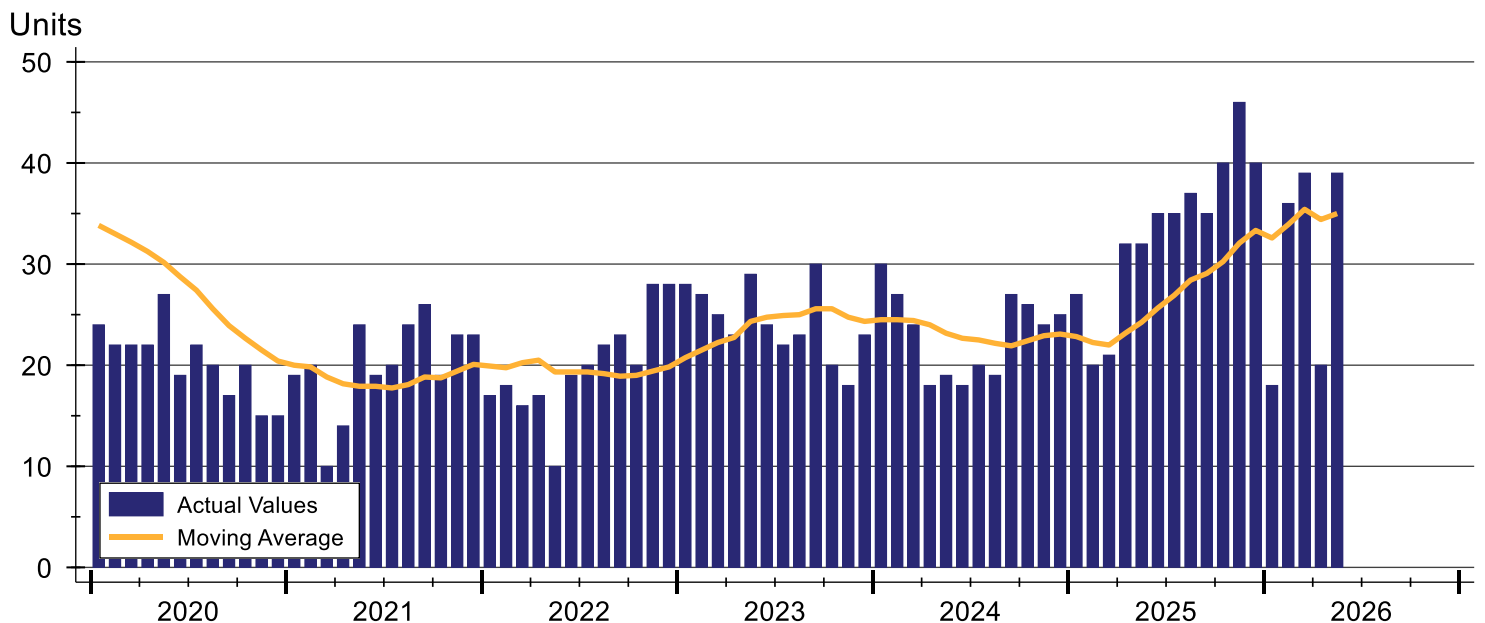
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2026	End of May 2025	Change
Active Listings		39	32	21.9%
Volume (1,000s)		8,142	7,376	10.4%
Months' Supply		4.7	4.1	14.6%
Average	List Price	208,756	230,513	-9.4%
	Days on Market	82	94	-12.8%
	Percent of Original	92.8%	95.8%	-3.1%
Median	List Price	155,000	230,000	-32.6%
	Days on Market	31	38	-18.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 homes were available for sale in the Northeast Kansas MLS system at the end of May. This represents a 4.7 months' supply of active listings.

The median list price of homes on the market at the end of May was \$155,000, down 32.6% from 2025. The typical time on market for active listings was 31 days, down from 38 days a year earlier.

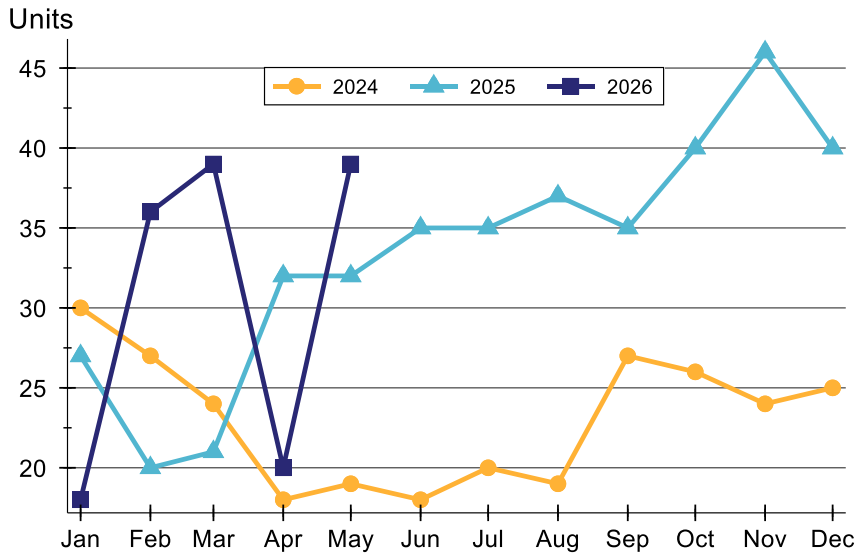
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	30	27	18
February	27	20	36
March	24	21	39
April	18	32	20
May	19	32	39
June	18	35	
July	20	35	
August	19	37	
September	27	35	
October	26	40	
November	24	46	
December	25	40	

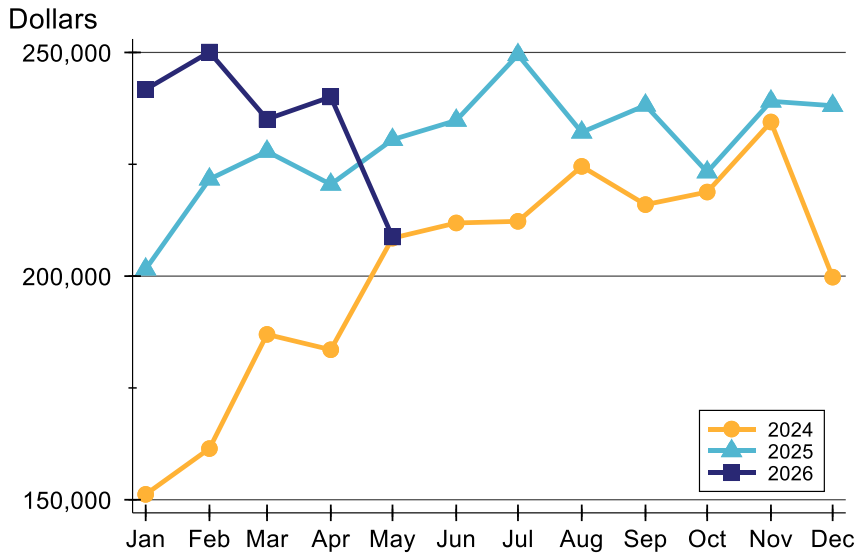
Active Listings by Price Range

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	5.1%	N/A	37,450	37,450	62	62	70.8%	70.8%
\$50,000-\$99,999	8	20.5%	6.0	75,225	77,400	57	7	94.6%	100.0%
\$100,000-\$124,999	3	7.7%	3.3	116,667	120,000	39	31	100.0%	100.0%
\$125,000-\$149,999	6	15.4%	6.0	136,567	136,700	115	114	89.6%	87.1%
\$150,000-\$174,999	2	5.1%	2.0	159,950	159,950	28	28	96.3%	96.3%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	10.3%	4.0	228,250	227,500	41	35	96.4%	98.1%
\$250,000-\$299,999	5	12.8%	N/A	283,100	289,000	147	89	86.4%	91.7%
\$300,000-\$399,999	6	15.4%	7.2	353,000	342,000	93	69	97.5%	99.2%
\$400,000-\$499,999	1	2.6%	N/A	429,000	429,000	294	294	88.5%	88.5%
\$500,000-\$749,999	2	5.1%	N/A	550,000	550,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



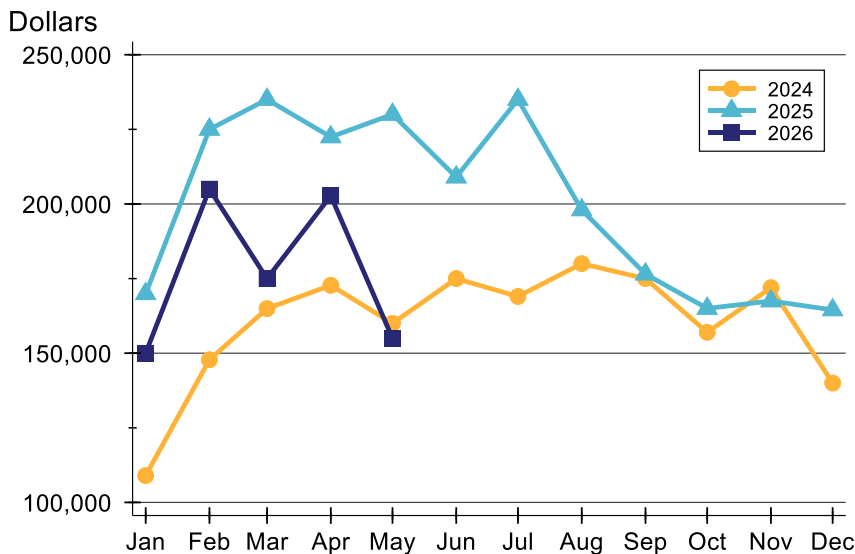
Northeast Kansas Active Listings Analysis

Average Price



Month	2024	2025	2026
January	151,207	201,556	241,741
February	161,448	221,665	250,092
March	186,971	227,871	235,090
April	183,544	220,509	240,065
May	208,489	230,513	208,756
June	211,883	234,809	
July	212,250	249,480	
August	224,537	232,157	
September	215,989	238,183	
October	218,800	223,261	
November	234,463	239,094	
December	199,768	238,099	

Median Price

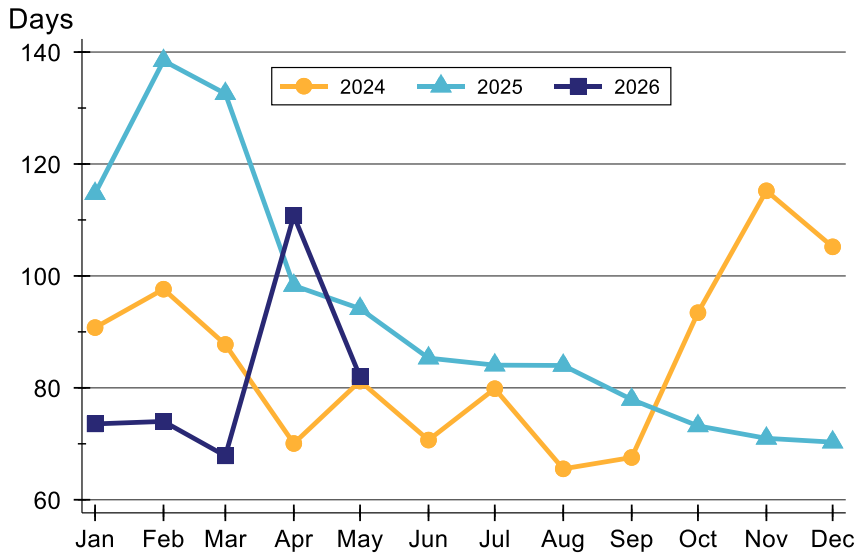


Month	2024	2025	2026
January	109,000	169,900	150,000
February	147,800	225,000	205,000
March	164,950	235,000	175,000
April	172,750	222,450	202,750
May	160,000	230,000	155,000
June	175,000	209,000	
July	169,000	235,000	
August	180,000	198,000	
September	175,000	176,500	
October	157,000	165,000	
November	171,950	167,500	
December	140,000	164,500	



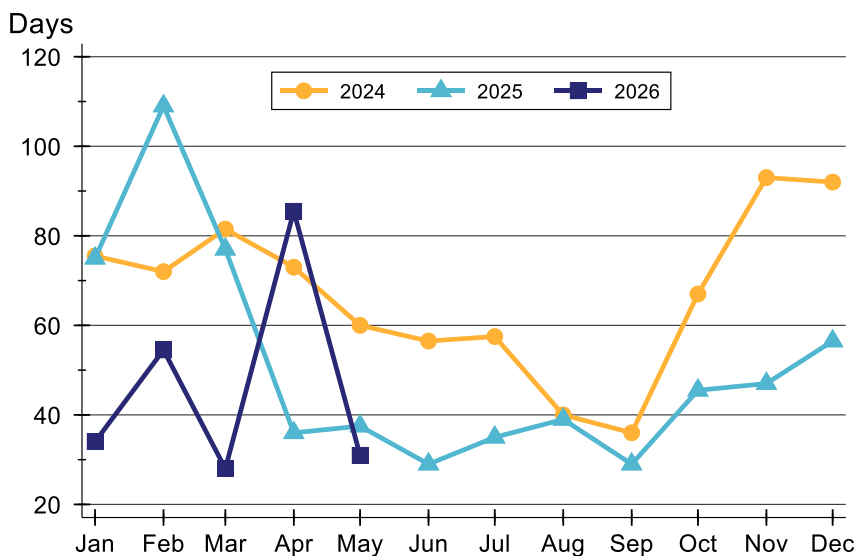
Northeast Kansas Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	91	115	74
February	98	138	74
March	88	133	68
April	70	98	111
May	81	94	82
June	71	85	
July	80	84	
August	66	84	
September	68	78	
October	93	73	
November	115	71	
December	105	70	

Median DOM

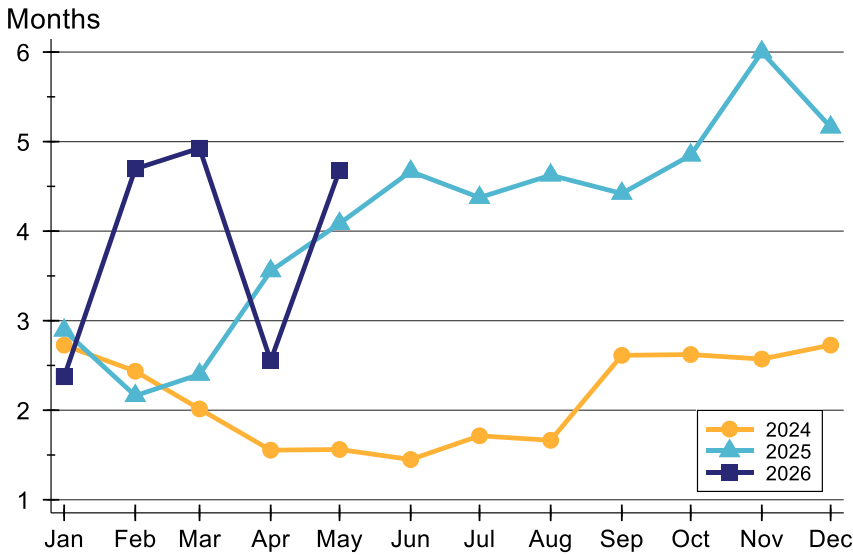


Month	2024	2025	2026
January	76	75	34
February	72	109	55
March	82	77	28
April	73	36	86
May	60	38	31
June	57	29	
July	58	35	
August	40	39	
September	36	29	
October	67	46	
November	93	47	
December	92	57	



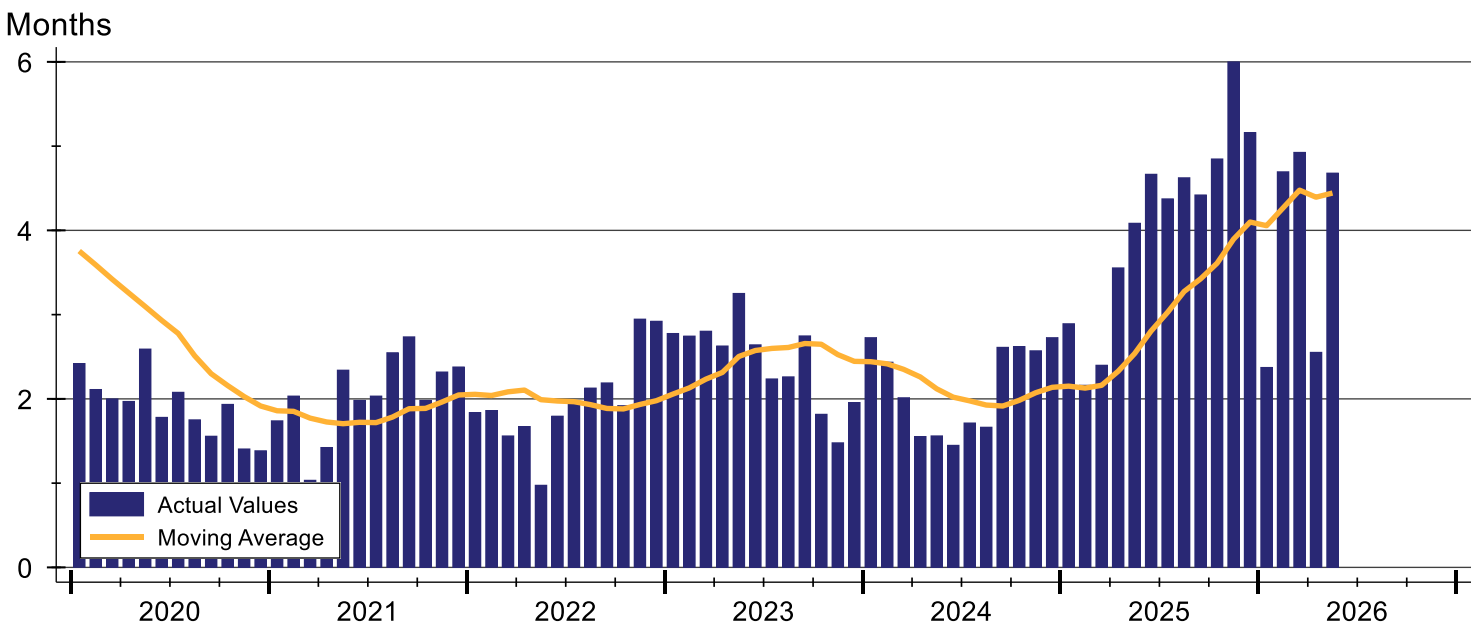
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.7	2.9	2.4
February	2.4	2.2	4.7
March	2.0	2.4	4.9
April	1.6	3.6	2.6
May	1.6	4.1	4.7
June	1.4	4.7	
July	1.7	4.4	
August	1.7	4.6	
September	2.6	4.4	
October	2.6	4.8	
November	2.6	6.0	
December	2.7	5.2	

History of Month's Supply





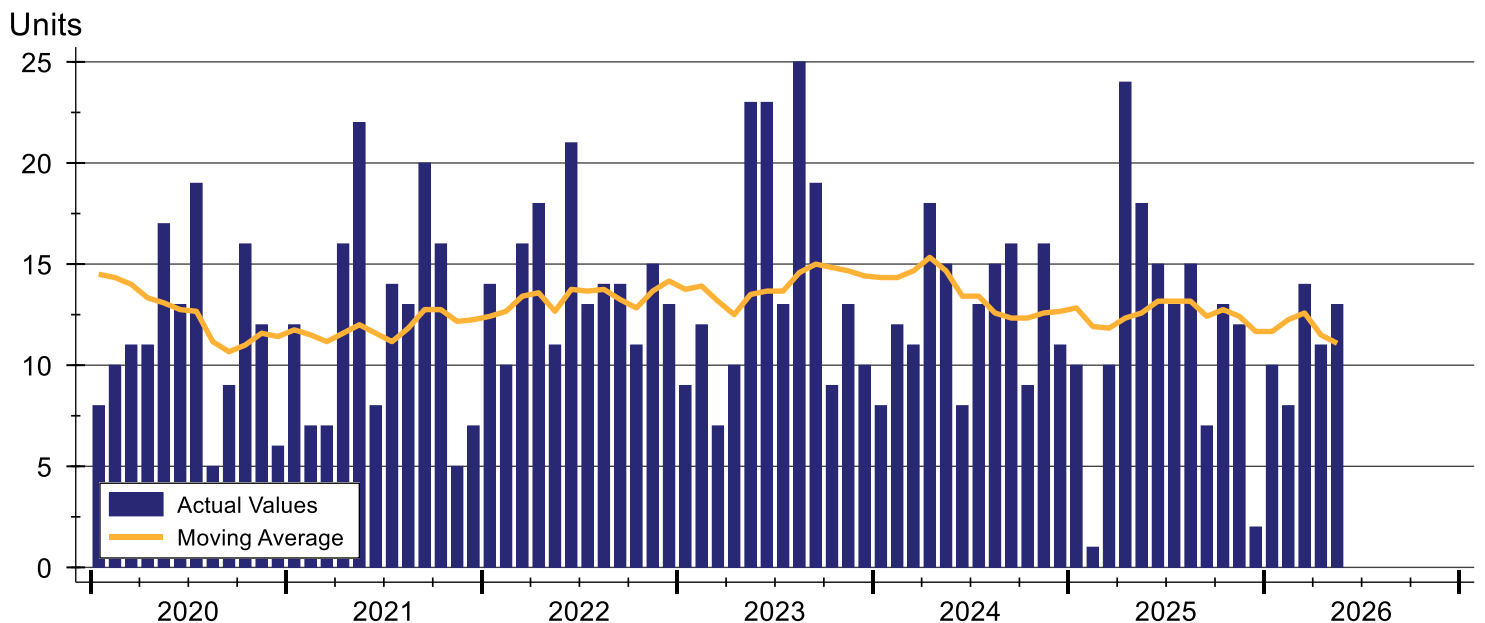
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2026	May 2025	Change
Current Month	New Listings	13	18	-27.8%
	Volume (1,000s)	2,094	3,589	-41.7%
	Average List Price	161,062	199,383	-19.2%
	Median List Price	110,000	199,450	-44.8%
Year-to-Date	New Listings	56	63	-11.1%
	Volume (1,000s)	11,091	12,556	-11.7%
	Average List Price	198,054	199,302	-0.6%
	Median List Price	191,500	187,500	2.1%

A total of 13 new listings were added in the Northeast Kansas MLS system during May, down 27.8% from the same month in 2025. Year-to-date the Northeast Kansas MLS system has seen 56 new listings.

The median list price of these homes was \$110,000 down from \$199,450 in 2025.

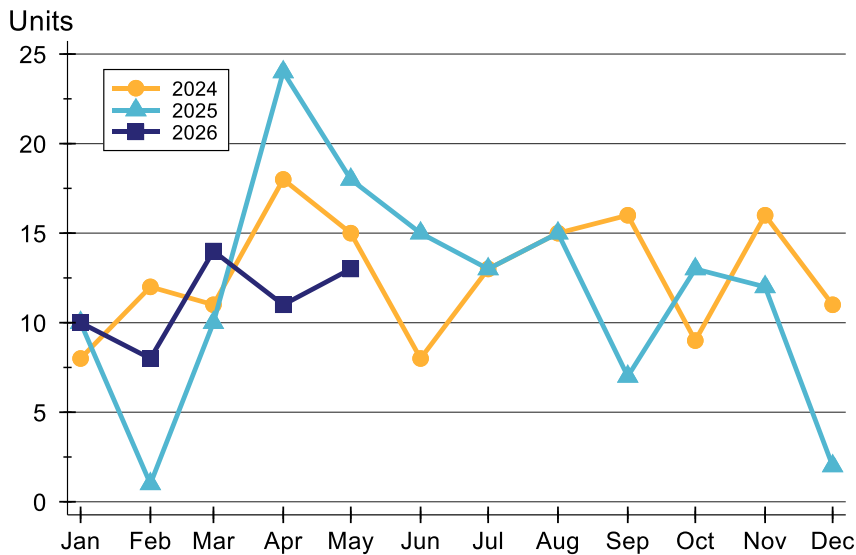
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	8	10	10
February	12	1	8
March	11	10	14
April	18	24	11
May	15	18	13
June	8	15	15
July	13	13	13
August	15	15	15
September	16	7	16
October	9	13	9
November	16	12	16
December	11	2	11

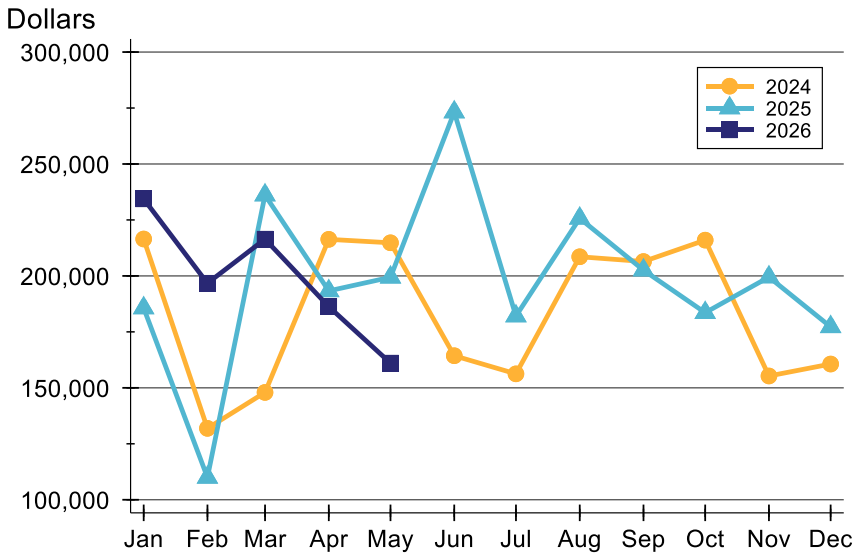
New Listings by Price Range

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	6	46.2%	72,800	69,900	8	6	100.0%	100.0%
\$100,000-\$124,999	1	7.7%	110,000	110,000	7	7	100.0%	100.0%
\$125,000-\$149,999	1	7.7%	149,000	149,000	28	28	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	7.7%	190,000	190,000	9	9	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	230,000	230,000	7	7	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	279,000	279,000	12	12	100.0%	100.0%
\$300,000-\$399,999	2	15.4%	349,500	349,500	13	13	97.6%	97.6%
\$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



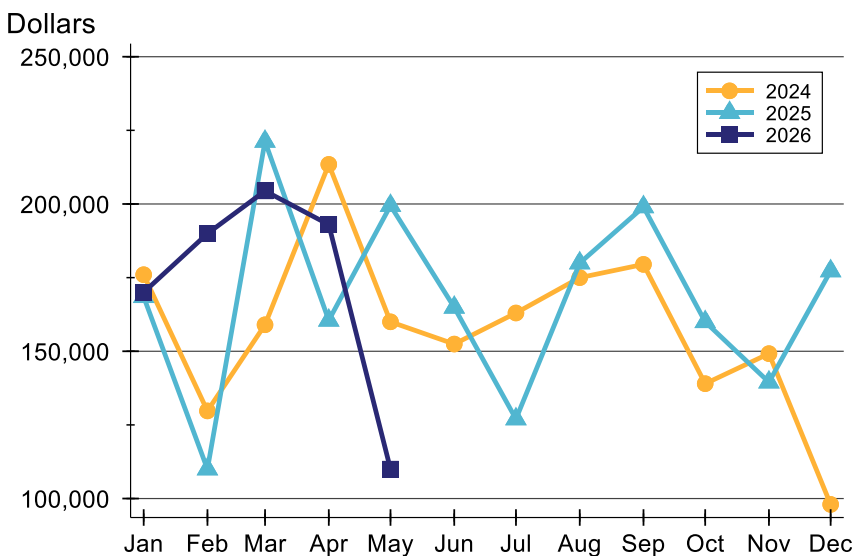
Northeast Kansas New Listings Analysis

Average Price



Month	2024	2025	2026
January	216,500	185,670	234,420
February	131,908	110,000	196,738
March	147,955	236,100	216,436
April	216,344	193,308	186,273
May	214,793	199,383	161,062
June	164,350	273,187	
July	156,246	182,077	
August	208,560	225,723	
September	206,431	202,571	
October	215,989	183,577	
November	155,306	199,490	
December	160,636	177,250	

Median Price



Month	2024	2025	2026
January	176,000	168,500	170,000
February	129,750	110,000	189,950
March	159,000	221,250	204,450
April	213,450	160,500	193,000
May	160,000	199,450	110,000
June	152,450	164,900	
July	163,000	127,000	
August	175,000	179,950	
September	179,500	199,000	
October	139,000	160,000	
November	149,200	139,500	
December	98,000	177,250	



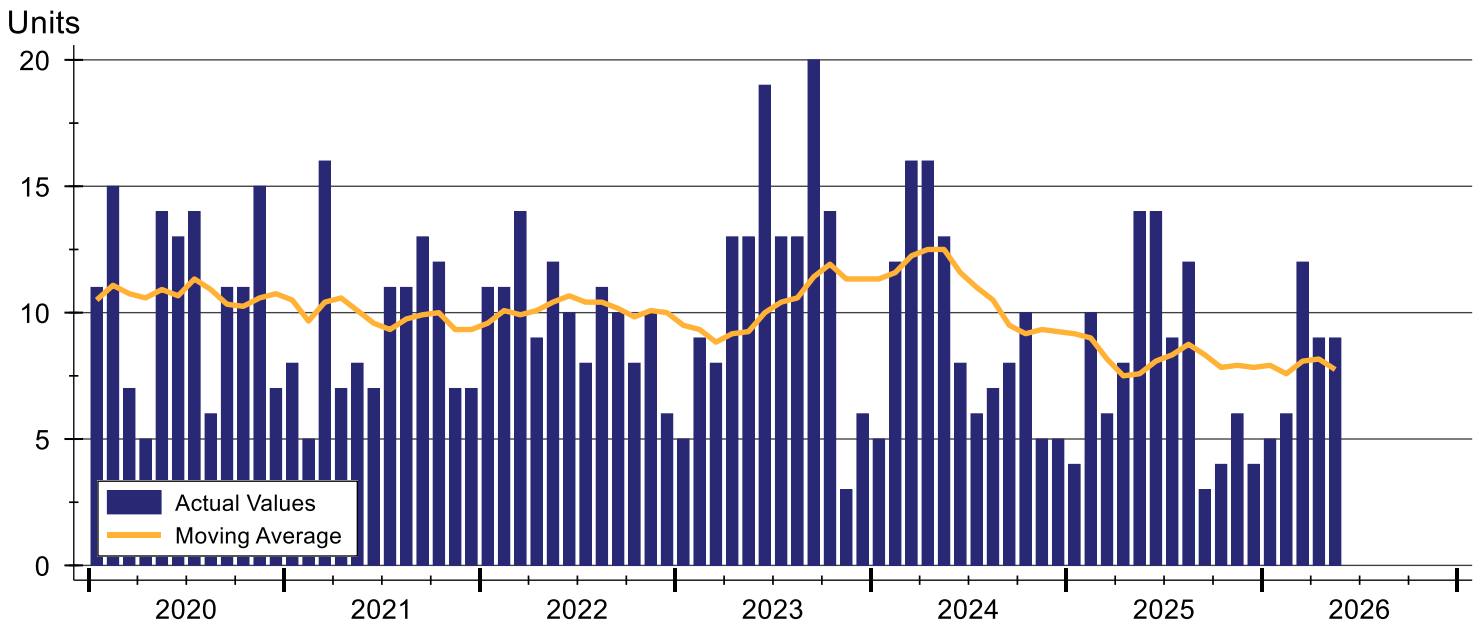
Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		2026	May 2025	Change	Year-to-Date		
		2026	2025	Change	2026	2025	Change
Contracts Written		9	14	-35.7%	41	42	-2.4%
Volume (1,000s)		2,297	2,643	-13.1%	8,310	7,900	5.2%
Average	Sale Price	255,222	188,779	35.2%	202,671	188,105	7.7%
	Days on Market	62	41	51.2%	104	85	22.4%
	Percent of Original	93.5%	95.5%	-2.1%	90.1%	89.6%	0.6%
Median	Sale Price	239,000	177,500	34.6%	190,000	141,500	34.3%
	Days on Market	46	17	170.6%	78	55	41.8%
	Percent of Original	100.0%	96.2%	4.0%	89.8%	94.7%	-5.2%

A total of 9 contracts for sale were written in the Northeast Kansas MLS system during the month of May, down from 14 in 2025. The median list price of these homes was \$239,000, up from \$177,500 the prior year.

Half of the homes that went under contract in May were on the market less than 46 days, compared to 17 days in May 2025.

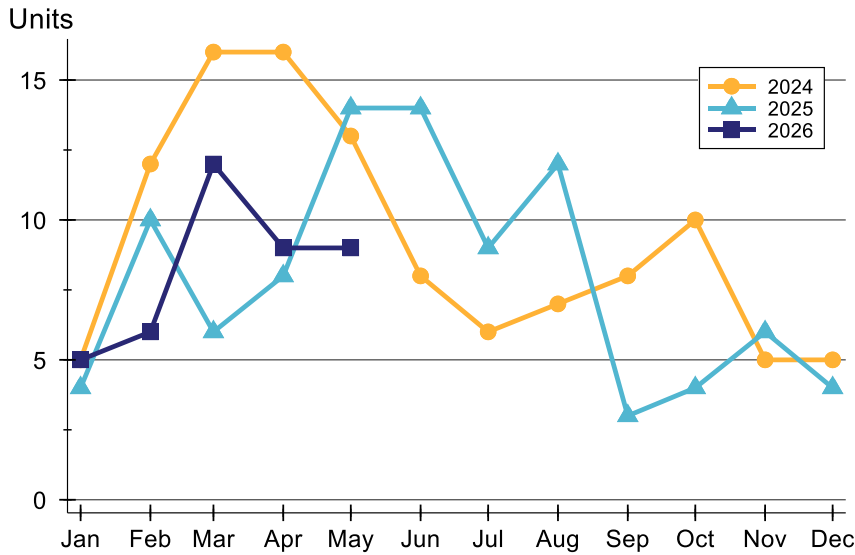
History of Contracts Written





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	5	4	5
February	12	10	6
March	16	6	12
April	16	8	9
May	13	14	9
June	8	14	
July	6	9	
August	7	12	
September	8	3	
October	10	4	
November	5	6	
December	5	4	

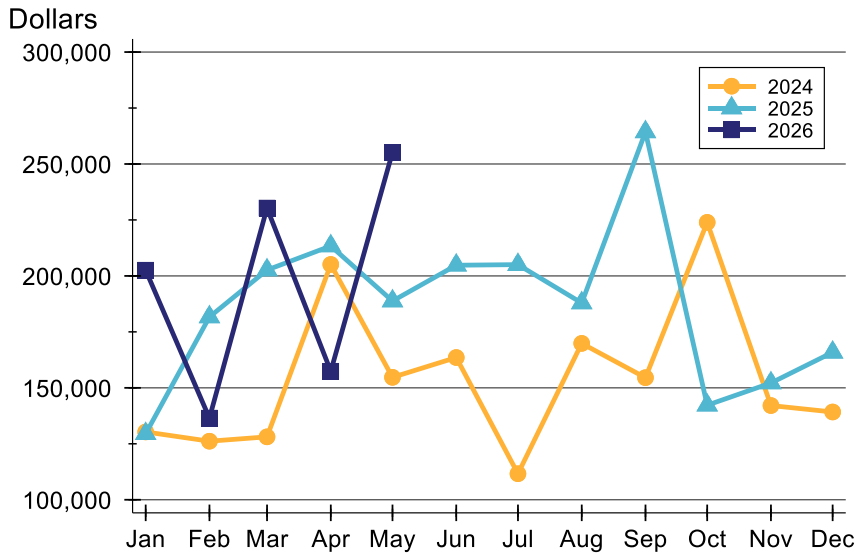
Contracts Written by Price Range

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	11.1%	95,000	95,000	30	30	86.8%	86.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	126,000	126,000	62	62	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	22.2%	191,500	191,500	28	28	92.9%	92.9%
\$200,000-\$249,999	1	11.1%	239,000	239,000	7	7	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	279,000	279,000	12	12	100.0%	100.0%
\$300,000-\$399,999	2	22.2%	330,000	330,000	71	71	92.2%	92.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	515,000	515,000	249	249	84.4%	84.4%
\$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



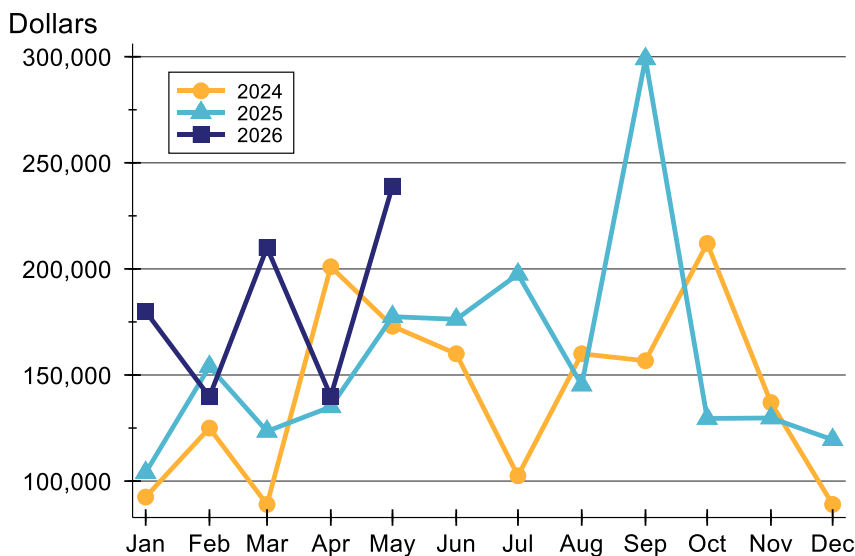
Northeast Kansas Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	130,300	129,500	202,570
February	126,167	181,670	136,480
March	128,106	202,633	230,333
April	205,125	213,375	157,422
May	154,692	188,779	255,222
June	163,550	204,779	
July	111,633	205,044	
August	169,857	187,908	
September	154,550	264,333	
October	223,930	142,250	
November	142,100	152,167	
December	139,220	165,875	

Median Price

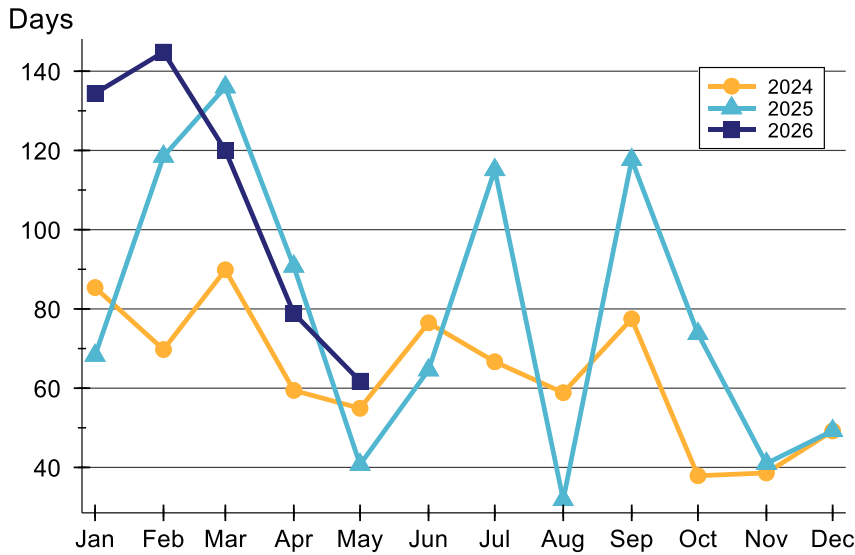


Month	2024	2025	2026
January	92,500	104,000	179,950
February	125,000	153,950	139,750
March	89,000	123,450	210,000
April	201,000	135,000	140,000
May	173,000	177,500	239,000
June	160,000	176,250	
July	102,500	197,500	
August	160,000	145,250	
September	156,700	299,000	
October	212,000	129,500	
November	137,000	129,750	
December	89,000	119,500	



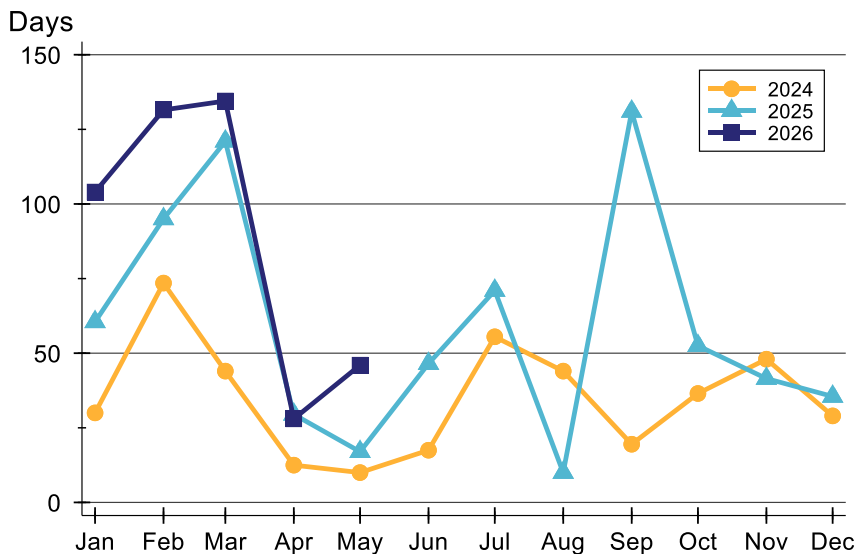
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	85	68	134
February	70	119	145
March	90	136	120
April	59	91	79
May	55	41	62
June	77	65	
July	67	115	
August	59	32	
September	78	118	
October	38	74	
November	39	41	
December	49	49	

Median DOM



Month	2024	2025	2026
January	30	61	104
February	74	95	132
March	44	121	135
April	13	30	28
May	10	17	46
June	18	47	
July	56	71	
August	44	10	
September	20	131	
October	37	53	
November	48	42	
December	29	36	



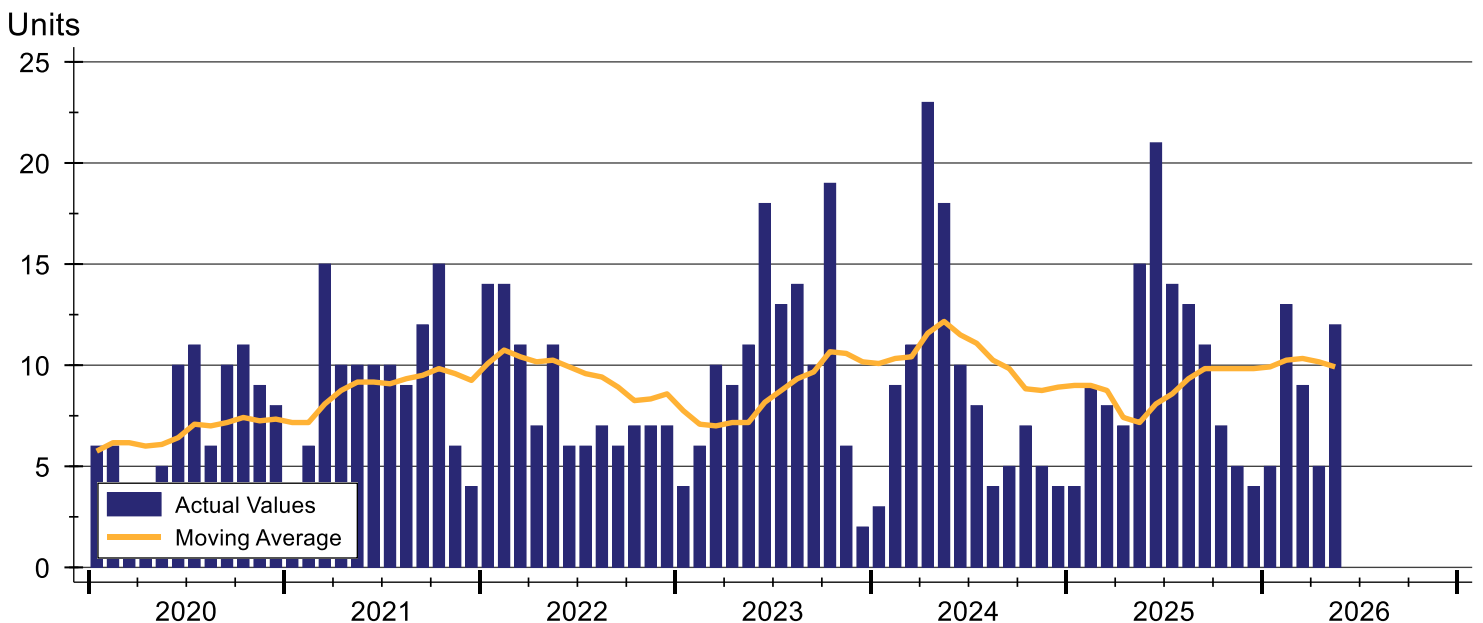
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of May 2025	Change
Pending Contracts		12	15	-20.0%
Volume (1,000s)		2,854	2,909	-1.9%
Average	List Price	237,867	193,933	22.7%
	Days on Market	67	47	42.6%
	Percent of Original	93.7%	98.0%	-4.4%
Median	List Price	214,450	199,000	7.8%
	Days on Market	37	21	76.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in the Northeast Kansas MLS system had contracts pending at the end of May, down from 15 contracts pending at the end of May 2025.

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.

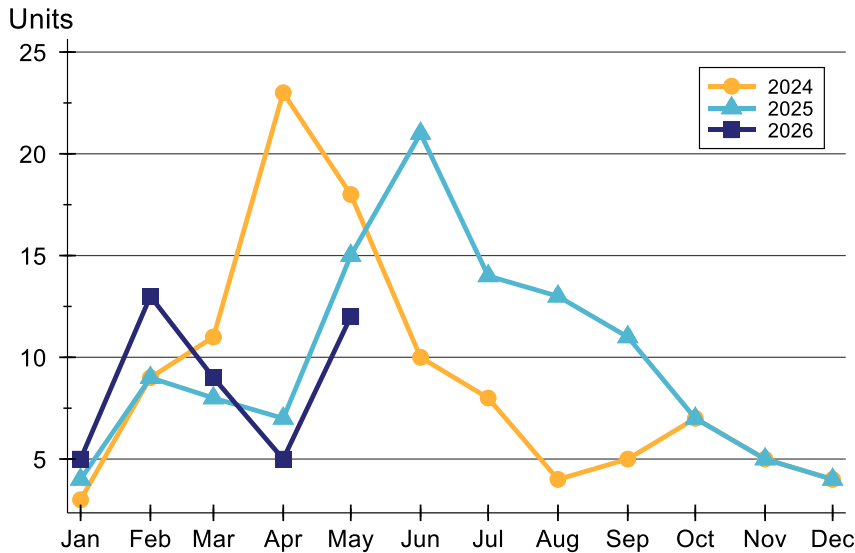
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	3	4	5
February	9	9	13
March	11	8	9
April	23	7	5
May	18	15	12
June	10	21	
July	8	14	
August	4	13	
September	5	11	
October	7	7	
November	5	5	
December	4	4	

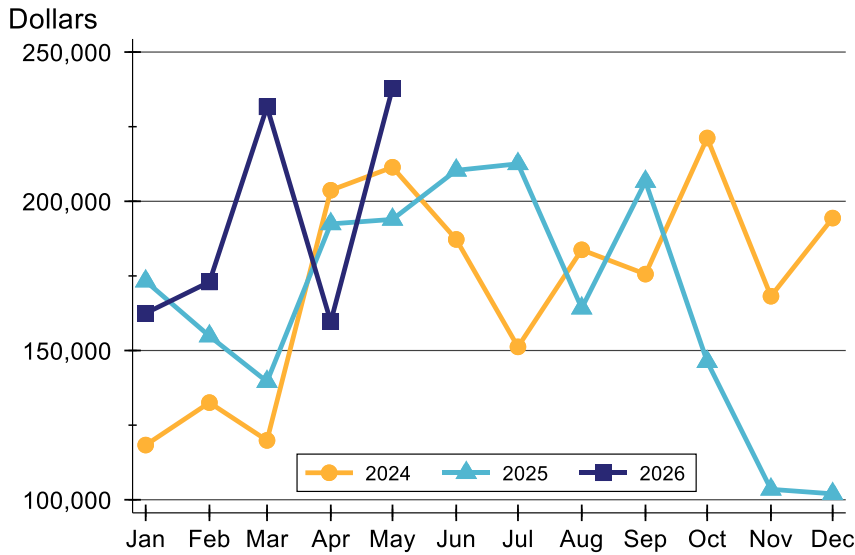
Pending Contracts by Price Range

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	2	16.7%	111,750	111,750	110	110	85.1%	85.1%
\$125,000-\$149,999	1	8.3%	126,000	126,000	62	62	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	25.0%	194,300	193,000	27	27	95.3%	100.0%
\$200,000-\$249,999	2	16.7%	234,000	234,000	18	18	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	279,000	279,000	12	12	100.0%	100.0%
\$300,000-\$399,999	2	16.7%	330,000	330,000	71	71	92.2%	92.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	8.3%	515,000	515,000	249	249	84.4%	84.4%
\$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



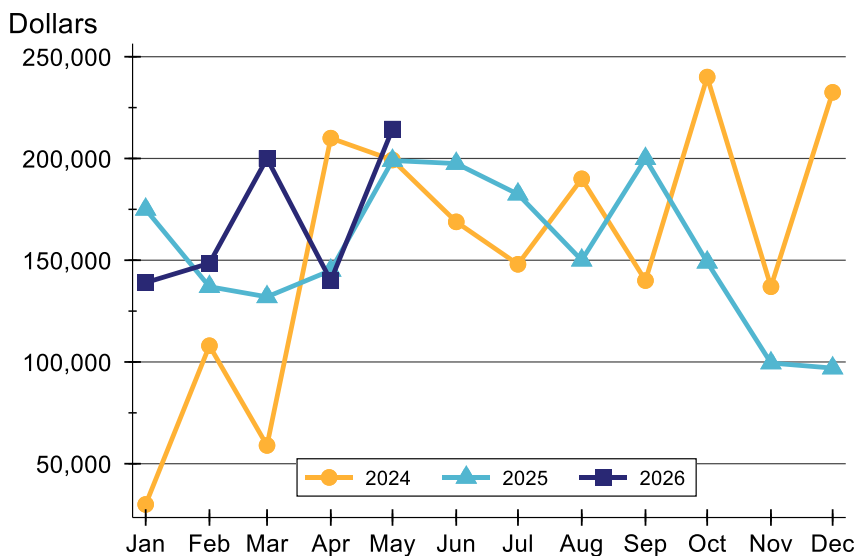
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	118,333	173,250	162,500
February	132,556	154,856	172,983
March	119,891	139,588	231,653
April	203,700	192,428	159,656
May	211,417	193,933	237,867
June	187,220	210,381	
July	151,225	212,564	
August	183,750	164,185	
September	175,600	206,618	
October	221,200	146,271	
November	168,200	103,500	
December	194,375	102,000	

Median Price

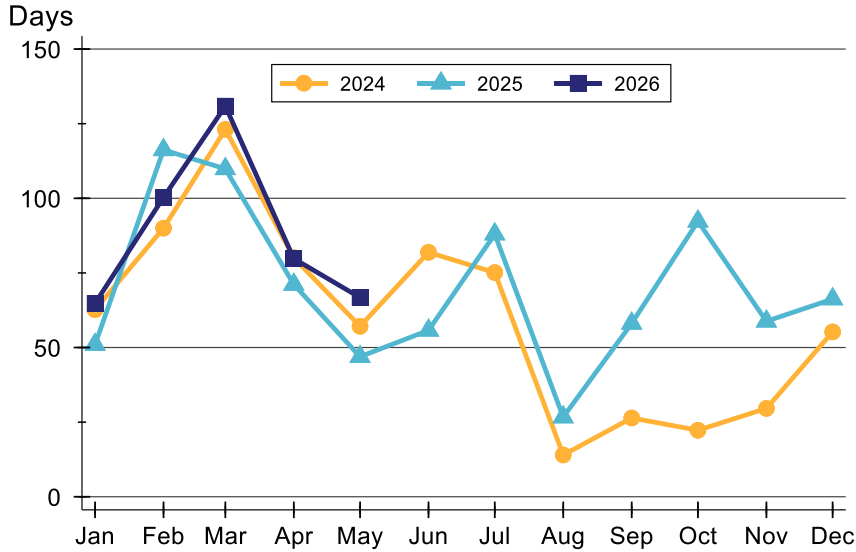


Month	2024	2025	2026
January	30,000	175,000	139,000
February	108,000	137,000	148,500
March	59,000	132,000	199,999
April	210,000	145,000	140,000
May	199,250	199,000	214,450
June	168,850	197,500	
July	148,000	182,450	
August	190,000	150,000	
September	139,999	199,900	
October	240,000	149,000	
November	137,000	99,500	
December	232,500	97,000	



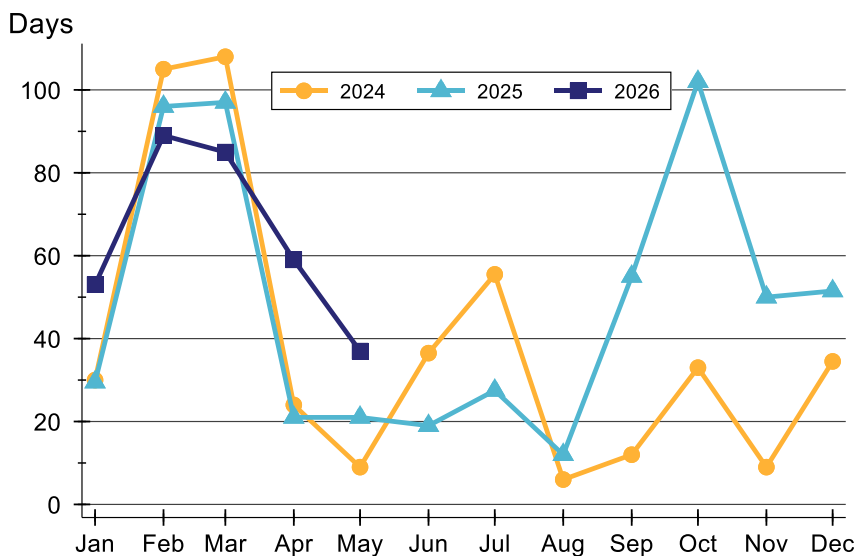
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	63	51	65
February	90	116	100
March	123	110	131
April	80	71	80
May	57	47	67
June	82	56	
July	75	88	
August	14	27	
September	26	58	
October	22	92	
November	30	59	
December	55	66	

Median DOM



Month	2024	2025	2026
January	30	30	53
February	105	96	89
March	108	97	85
April	24	21	59
May	9	21	37
June	37	19	
July	56	28	
August	6	12	
September	12	55	
October	33	102	
November	9	50	
December	35	52	



**May
2026**

Northeast Kansas MLS Statistics



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in May

Total home sales in Brown County rose by 133.3% last month to 7 units, compared to 3 units in May 2025. Total sales volume was \$1.3 million, up 452.4% from a year earlier.

The median sale price in May was \$146,000, up from \$90,000 a year earlier. Homes that sold in May were typically on the market for 78 days and sold for 97.8% of their list prices.

Brown County Active Listings Up at End of May

The total number of active listings in Brown County at the end of May was 31 units, up from 24 at the same point in 2025. This represents a 5.0 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$135,000.

During May, a total of 5 contracts were written down from 11 in May 2025. At the end of the month, there were 9 contracts still pending.

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- Summary Statistics – Page 2
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- 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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**May
2026**

Northeast Kansas MLS Statistics



Brown County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		7	3	13	27	24	35
Change from prior year		133.3%	-76.9%	62.5%	12.5%	-31.4%	45.8%
Active Listings		31	24	16	N/A	N/A	N/A
Change from prior year		29.2%	50.0%	-30.4%			
Months' Supply		5.0	4.2	1.7	N/A	N/A	N/A
Change from prior year		19.0%	147.1%	-55.3%			
New Listings		11	16	12	44	51	46
Change from prior year		-31.3%	33.3%	-36.8%	-13.7%	10.9%	9.5%
Contracts Written		5	11	12	30	35	49
Change from prior year		-54.5%	-8.3%	20.0%	-14.3%	-28.6%	44.1%
Pending Contracts		9	12	13	N/A	N/A	N/A
Change from prior year		-25.0%	-7.7%	62.5%			
Sales Volume (1,000s)		1,254	227	1,692	4,488	3,746	3,564
Change from prior year		452.4%	-86.6%	42.8%	19.8%	5.1%	37.6%
Average	Sale Price	179,129	75,667	130,185	166,217	156,067	101,827
	Change from prior year	136.7%	-41.9%	-12.1%	6.5%	53.3%	-5.7%
	List Price of Actives	161,468	208,892	190,406	N/A	N/A	N/A
	Change from prior year	-22.7%	9.7%	89.0%			
	Days on Market	96	102	78	128	104	80
Change from prior year	-5.9%	30.8%	-2.5%	23.1%	30.0%	3.9%	
Percent of List	94.7%	91.8%	90.8%	93.8%	93.3%	90.2%	
Change from prior year	3.2%	1.1%	-6.3%	0.5%	3.4%	4.2%	
Percent of Original	87.8%	81.3%	88.9%	87.7%	84.1%	86.4%	
Change from prior year	8.0%	-8.5%	-5.6%	4.3%	-2.7%	4.9%	
Median	Sale Price	146,000	90,000	95,000	150,000	112,500	95,000
	Change from prior year	62.2%	-5.3%	-29.6%	33.3%	18.4%	-1.0%
	List Price of Actives	135,000	184,500	159,500	N/A	N/A	N/A
	Change from prior year	-26.8%	15.7%	77.2%			
	Days on Market	78	98	24	104	92	37
Change from prior year	-20.4%	308.3%	-73.9%	13.0%	148.6%	-53.2%	
Percent of List	97.8%	93.6%	95.5%	94.1%	93.6%	94.0%	
Change from prior year	4.5%	-2.0%	-3.1%	0.5%	-0.4%	0.6%	
Percent of Original	84.4%	80.2%	95.5%	87.8%	89.3%	93.0%	
Change from prior year	5.2%	-16.0%	-0.9%	-1.7%	-4.0%	3.0%	

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



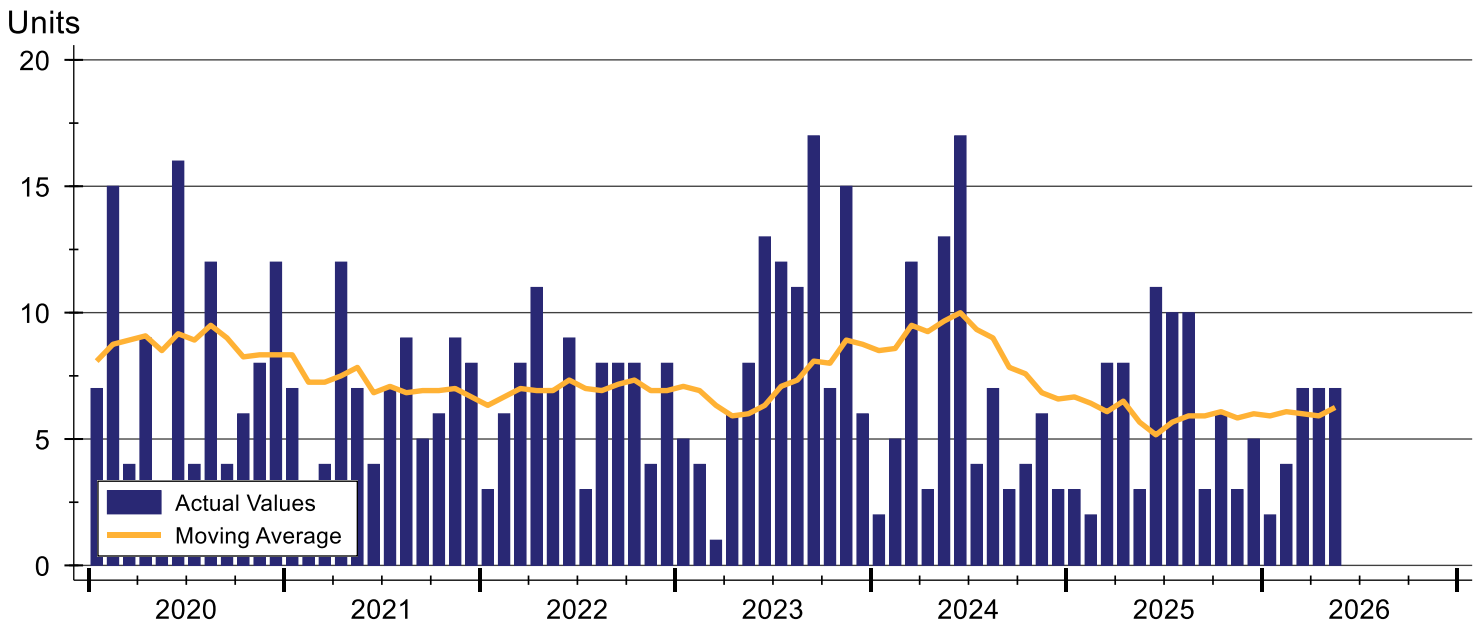
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	May 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		7	3	133.3%	27	24	12.5%
Volume (1,000s)		1,254	227	452.4%	4,488	3,746	19.8%
Months' Supply		5.0	4.2	19.0%	N/A	N/A	N/A
Average	Sale Price	179,129	75,667	136.7%	166,217	156,067	6.5%
	Days on Market	96	102	-5.9%	128	104	23.1%
	Percent of List	94.7%	91.8%	3.2%	93.8%	93.3%	0.5%
	Percent of Original	87.8%	81.3%	8.0%	87.7%	84.1%	4.3%
Median	Sale Price	146,000	90,000	62.2%	150,000	112,500	33.3%
	Days on Market	78	98	-20.4%	104	92	13.0%
	Percent of List	97.8%	93.6%	4.5%	94.1%	93.6%	0.5%
	Percent of Original	84.4%	80.2%	5.2%	87.8%	89.3%	-1.7%

A total of 7 homes sold in Brown County in May, up from 3 units in May 2025. Total sales volume rose to \$1.3 million compared to \$0.2 million in the previous year.

The median sales price in May was \$146,000, up 62.2% compared to the prior year. Median days on market was 78 days, down from 135 days in April, and down from 98 in May 2025.

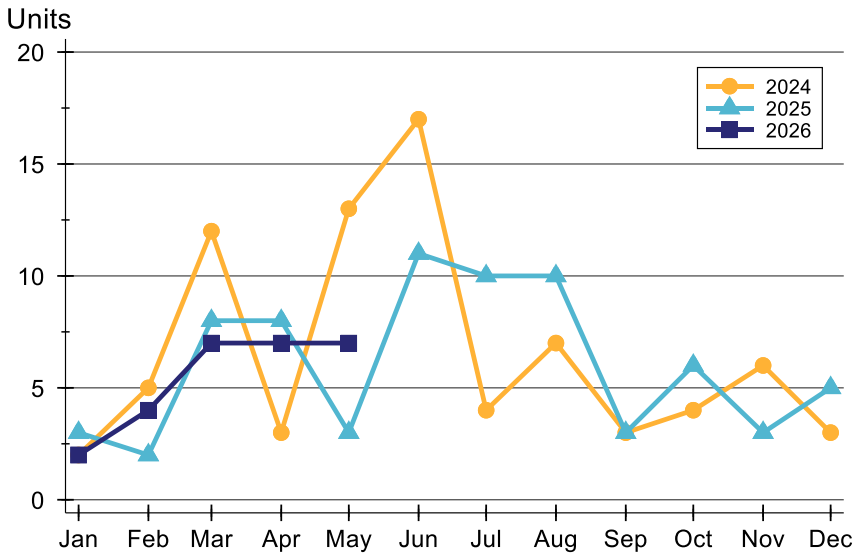
History of Closed Listings





Brown County Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	2	3	2
February	5	2	4
March	12	8	7
April	3	8	7
May	13	3	7
June	17	11	
July	4	10	
August	7	10	
September	3	3	
October	4	6	
November	6	3	
December	3	5	

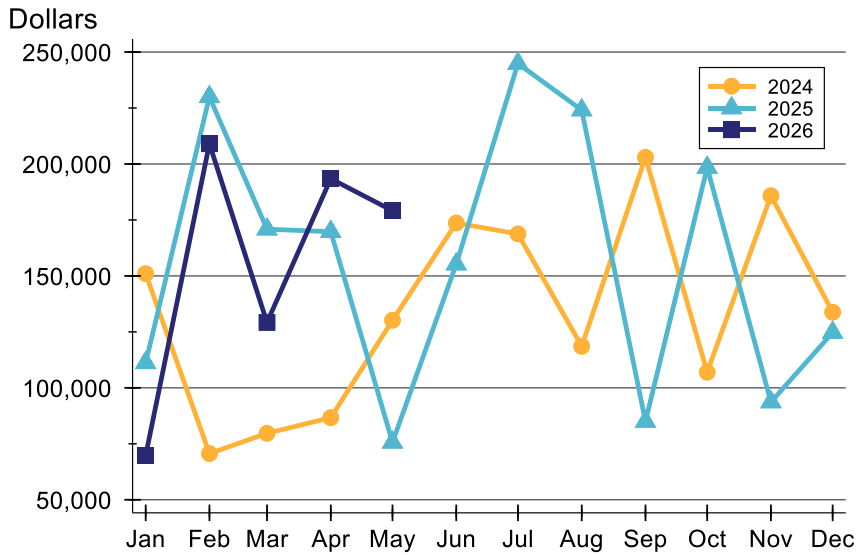
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	14.3%	6.0	100,000	100,000	78	78	83.7%	83.7%	80.0%	80.0%
\$125,000-\$149,999	3	42.9%	6.5	134,000	129,000	123	85	100.7%	100.0%	89.1%	84.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	0.0	182,000	182,000	4	4	91.2%	91.2%	84.7%	84.7%
\$200,000-\$249,999	1	14.3%	4.5	239,900	239,900	27	27	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	1	14.3%	3.0	330,000	330,000	196	196	85.7%	85.7%	82.5%	82.5%
\$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



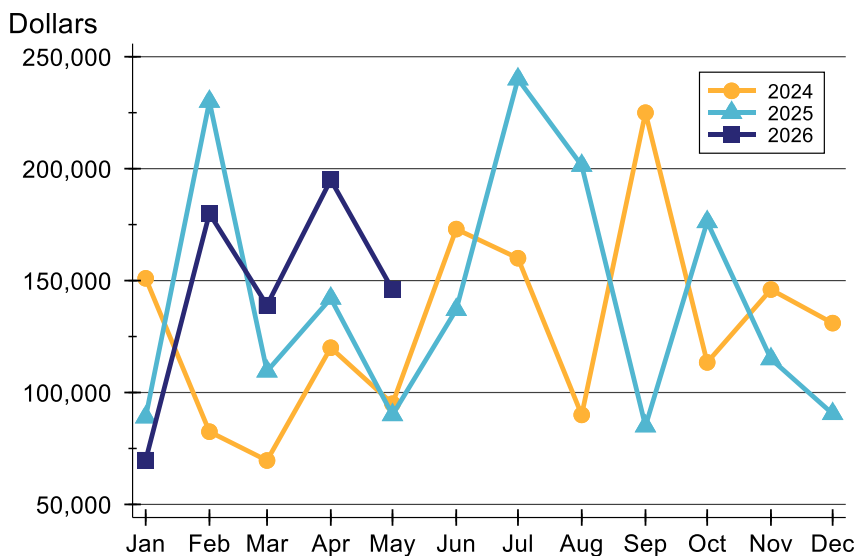
Brown County Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	151,000	111,167	69,750
February	70,660	230,000	208,988
March	79,688	170,875	129,214
April	86,667	169,763	193,430
May	130,185	75,667	179,129
June	173,635	155,273	
July	168,750	244,900	
August	118,557	224,080	
September	203,000	85,000	
October	106,975	198,417	
November	185,833	93,667	
December	133,800	124,700	

Median Price

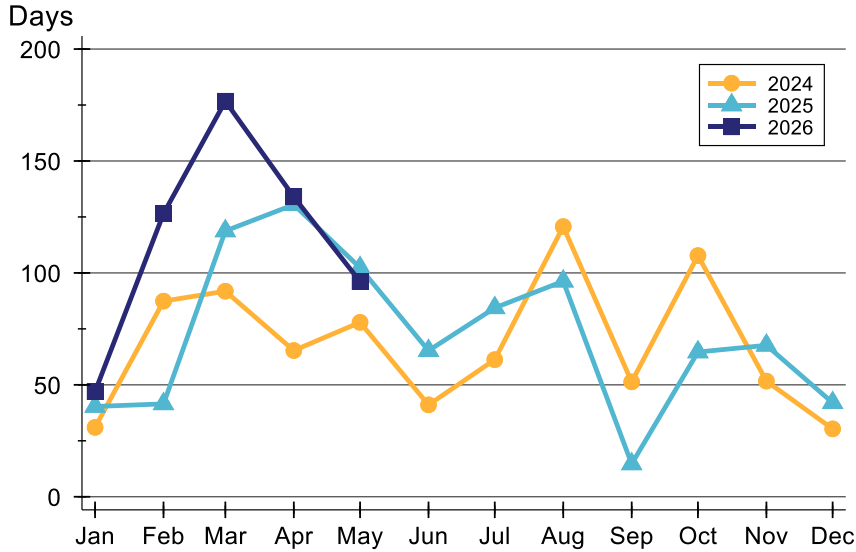


Month	2024	2025	2026
January	151,000	89,000	69,750
February	82,500	230,000	179,975
March	69,625	109,500	139,000
April	120,000	142,050	195,000
May	95,000	90,000	146,000
June	173,000	137,000	
July	160,000	240,000	
August	90,000	201,400	
September	225,000	85,000	
October	113,450	176,250	
November	146,000	115,000	
December	131,000	90,500	



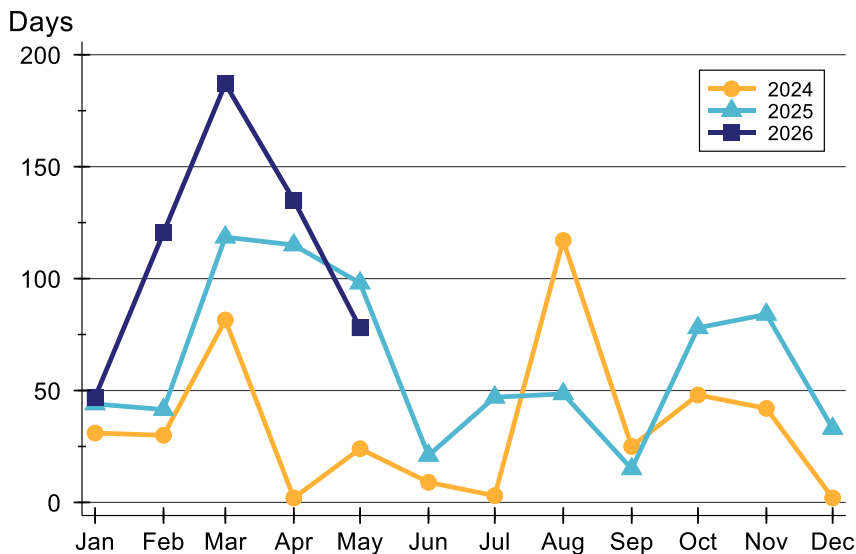
Brown County Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	31	40	47
February	87	42	127
March	92	119	177
April	65	131	134
May	78	102	96
June	41	65	
July	61	84	
August	121	96	
September	51	15	
October	108	65	
November	52	68	
December	30	42	

Median DOM



Month	2024	2025	2026
January	31	44	47
February	30	42	121
March	82	119	187
April	2	115	135
May	24	98	78
June	9	21	
July	3	47	
August	117	49	
September	25	15	
October	48	78	
November	42	84	
December	2	33	



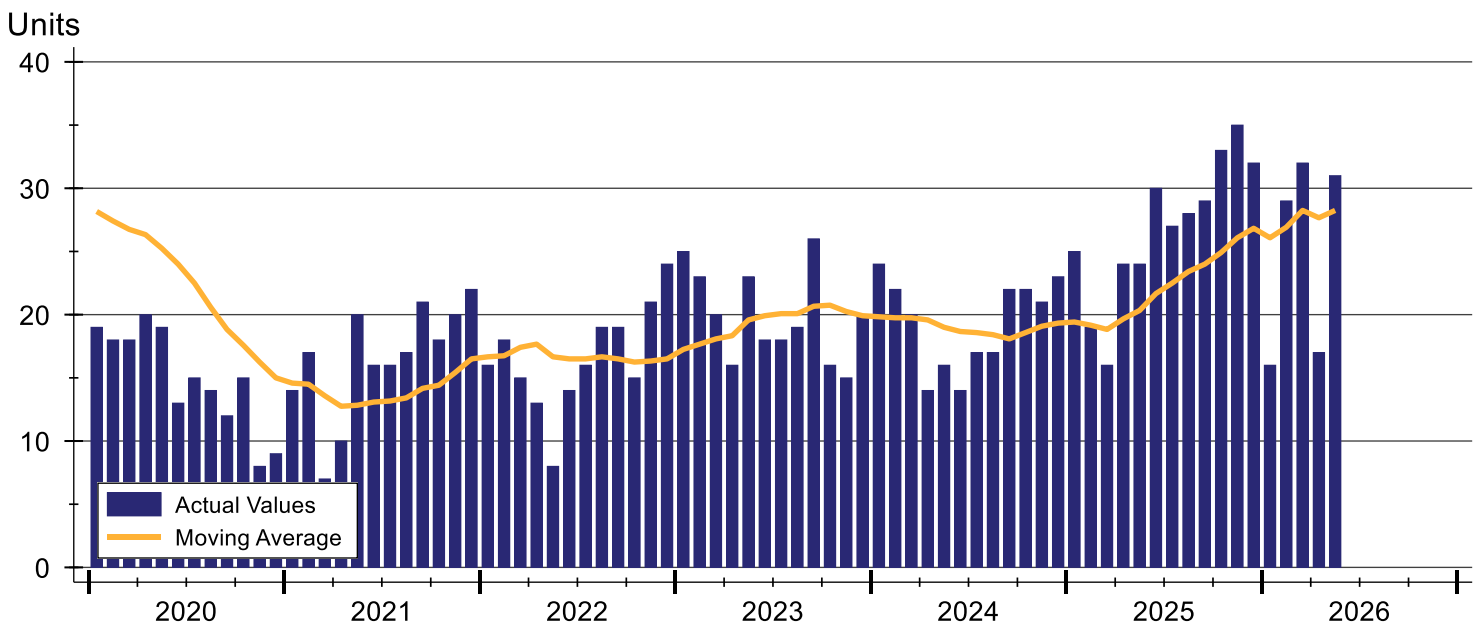
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of May 2025	Change
Active Listings		31	24	29.2%
Volume (1,000s)		5,006	5,013	-0.1%
Months' Supply		5.0	4.2	19.0%
Average	List Price	161,468	208,892	-22.7%
	Days on Market	74	95	-22.1%
	Percent of Original	91.7%	96.4%	-4.9%
Median	List Price	135,000	184,500	-26.8%
	Days on Market	28	38	-26.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 31 homes were available for sale in Brown County at the end of May. This represents a 5.0 months' supply of active listings.

The median list price of homes on the market at the end of May was \$135,000, down 26.8% from 2025. The typical time on market for active listings was 28 days, down from 38 days a year earlier.

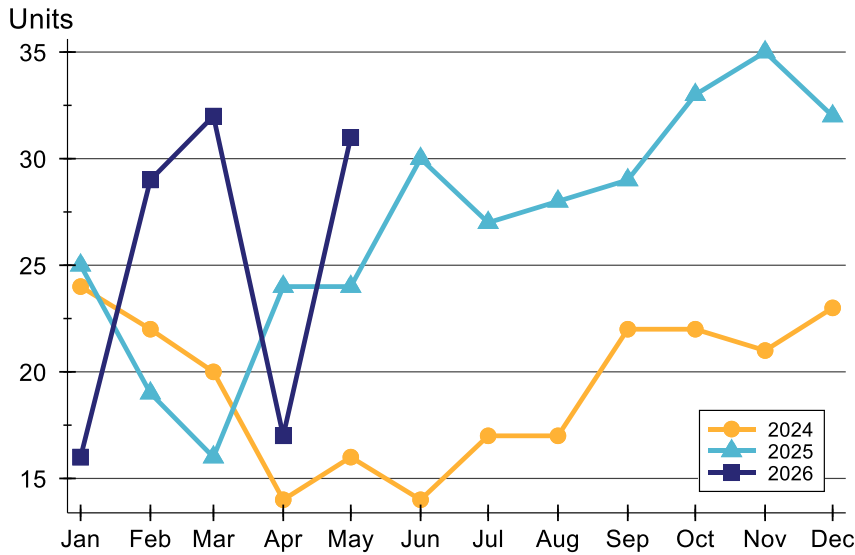
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	24	25	16
February	22	19	29
March	20	16	32
April	14	24	17
May	16	24	31
June	14	30	
July	17	27	
August	17	28	
September	22	29	
October	22	33	
November	21	35	
December	23	32	

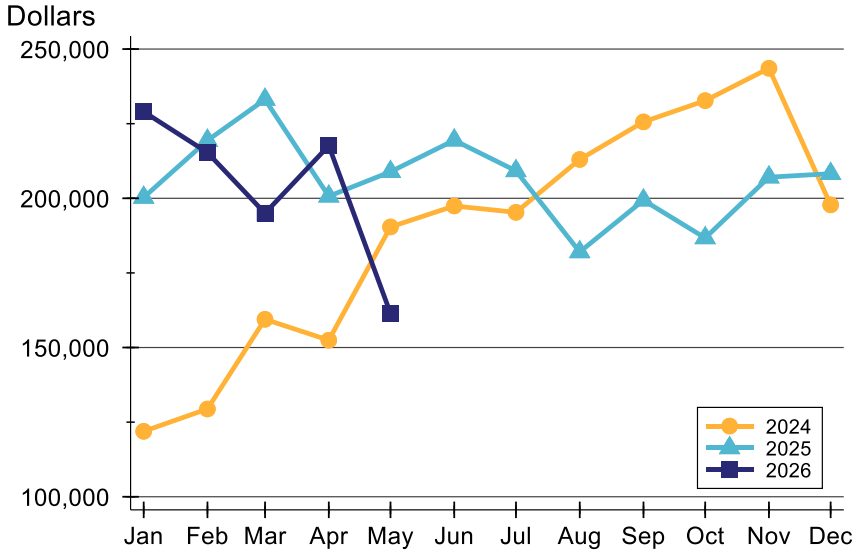
Active Listings by Price Range

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	6.5%	N/A	37,450	37,450	62	62	70.8%	70.8%
\$50,000-\$99,999	8	25.8%	N/A	75,225	77,400	57	7	94.6%	100.0%
\$100,000-\$124,999	3	9.7%	6.0	116,667	120,000	39	31	100.0%	100.0%
\$125,000-\$149,999	6	19.4%	6.5	136,567	136,700	115	114	89.6%	87.1%
\$150,000-\$174,999	2	6.5%	N/A	159,950	159,950	28	28	96.3%	96.3%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	9.7%	4.5	234,667	230,000	39	25	95.7%	97.8%
\$250,000-\$299,999	5	16.1%	N/A	283,100	289,000	147	89	86.4%	91.7%
\$300,000-\$399,999	2	6.5%	3.0	360,000	360,000	6	6	97.6%	97.6%
\$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



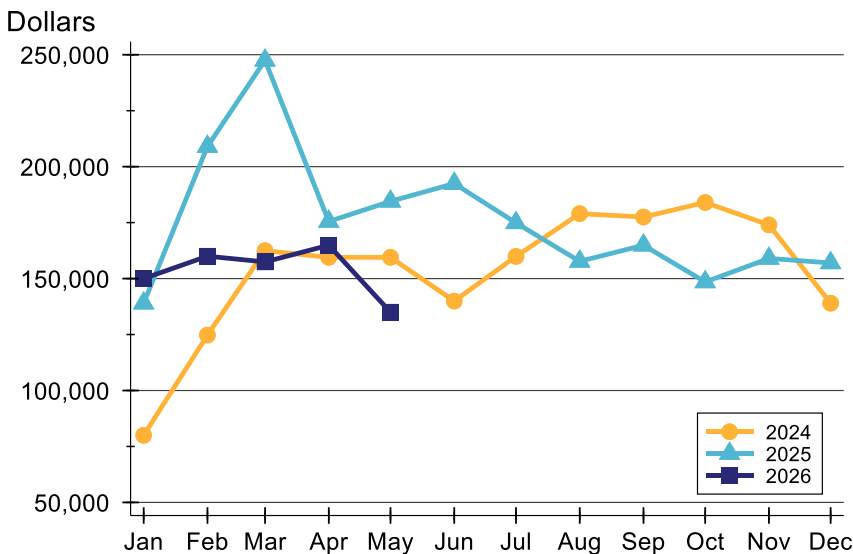
Brown County Active Listings Analysis

Average Price



Month	2024	2025	2026
January	121,925	200,284	229,021
February	129,414	219,384	215,338
March	159,465	233,113	195,000
April	152,457	200,679	217,635
May	190,406	208,892	161,468
June	197,436	219,460	
July	195,294	209,196	
August	213,012	182,029	
September	225,600	199,359	
October	232,718	186,727	
November	243,557	207,083	
December	197,796	208,248	

Median Price

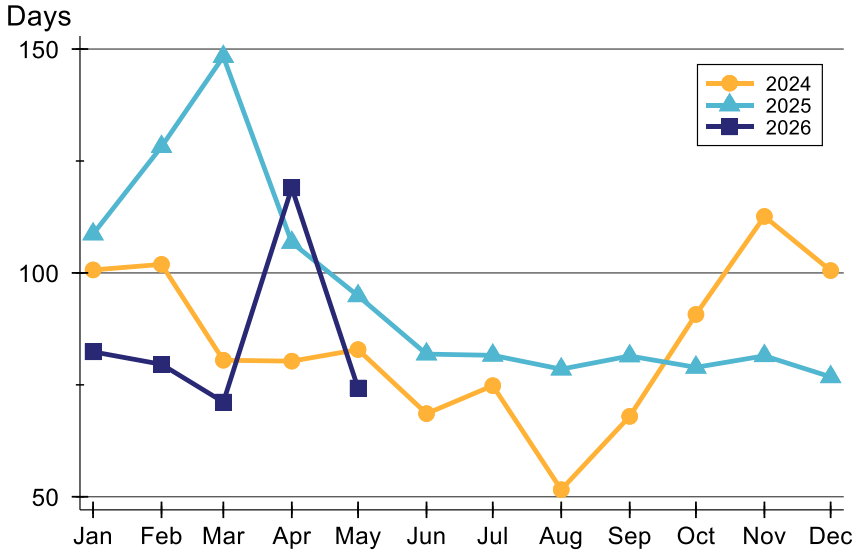


Month	2024	2025	2026
January	80,000	139,000	150,000
February	124,750	209,000	160,000
March	162,450	247,500	157,450
April	159,500	175,500	164,900
May	159,500	184,500	135,000
June	139,950	192,450	
July	159,900	174,900	
August	179,000	157,700	
September	177,500	164,900	
October	184,000	148,500	
November	174,000	159,000	
December	139,000	157,000	



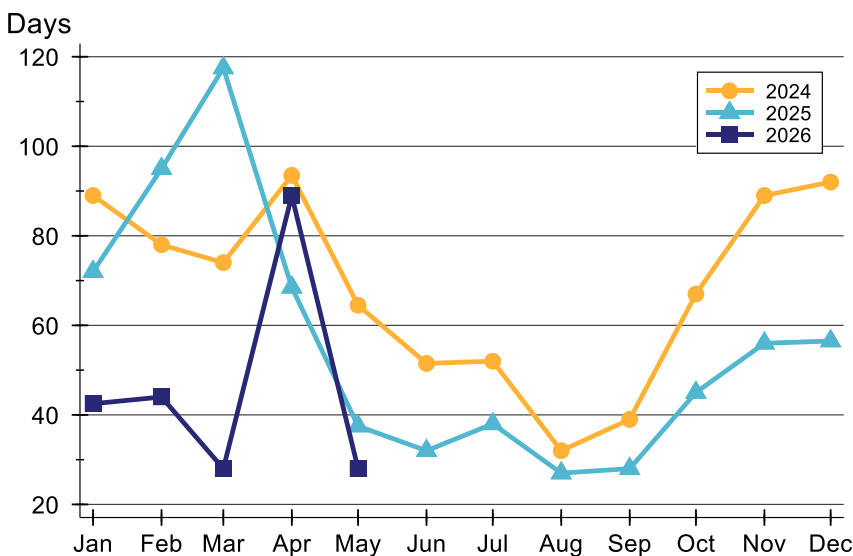
Brown County Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	101	109	82
February	102	128	80
March	81	148	71
April	80	107	119
May	83	95	74
June	69	82	
July	75	82	
August	52	79	
September	68	81	
October	91	79	
November	113	81	
December	101	77	

Median DOM

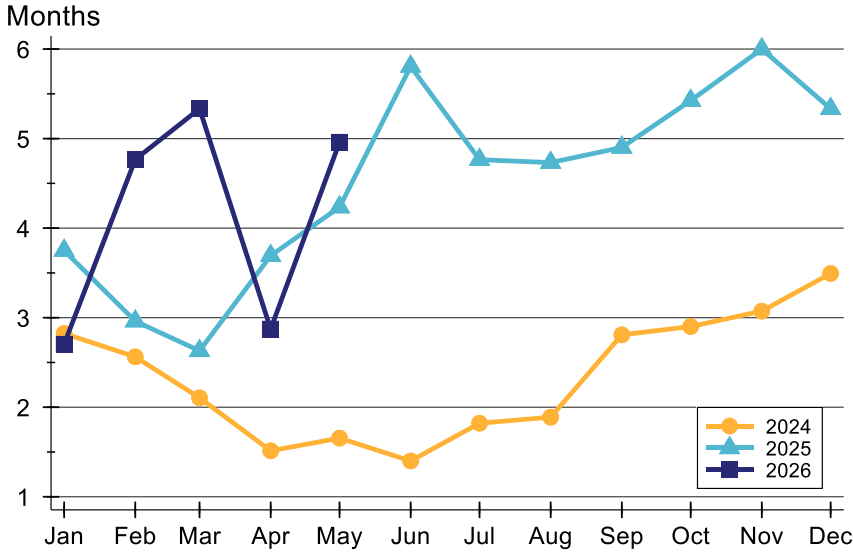


Month	2024	2025	2026
January	89	72	43
February	78	95	44
March	74	118	28
April	94	69	89
May	65	38	28
June	52	32	
July	52	38	
August	32	27	
September	39	28	
October	67	45	
November	89	56	
December	92	57	



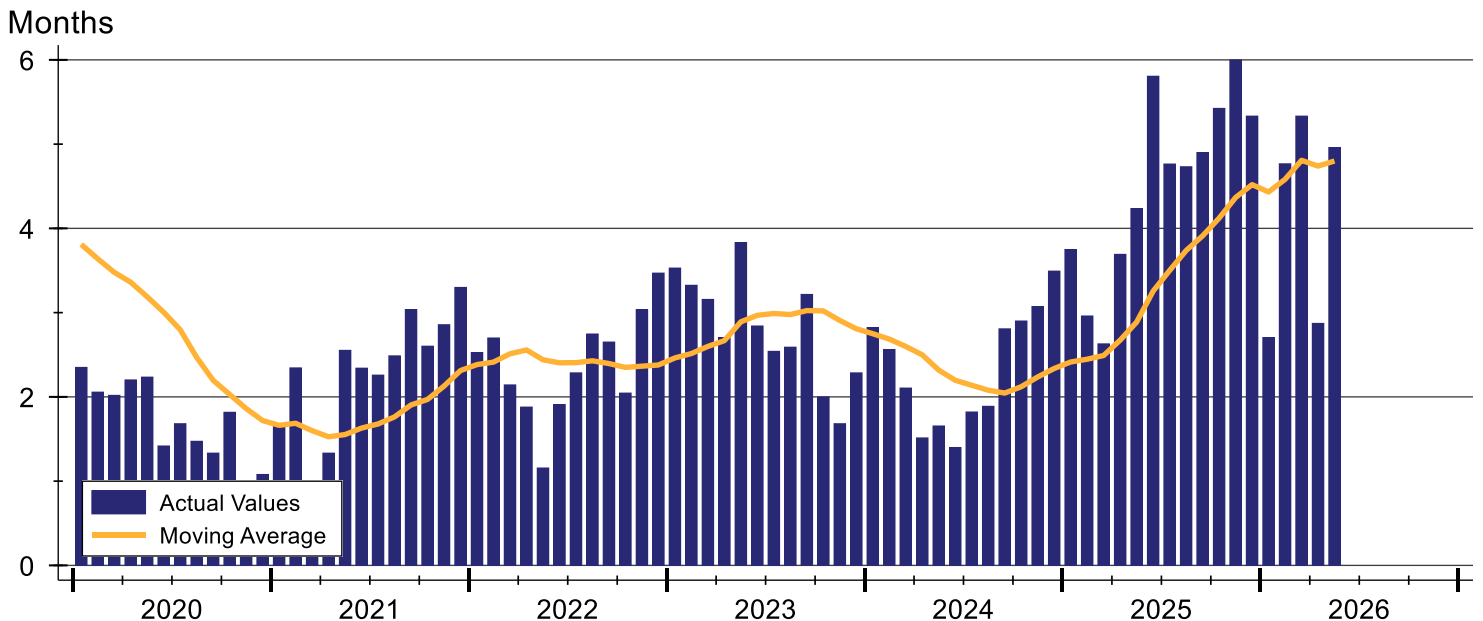
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.8	3.8	2.7
February	2.6	3.0	4.8
March	2.1	2.6	5.3
April	1.5	3.7	2.9
May	1.7	4.2	5.0
June	1.4	5.8	
July	1.8	4.8	
August	1.9	4.7	
September	2.8	4.9	
October	2.9	5.4	
November	3.1	6.0	
December	3.5	5.3	

History of Month's Supply





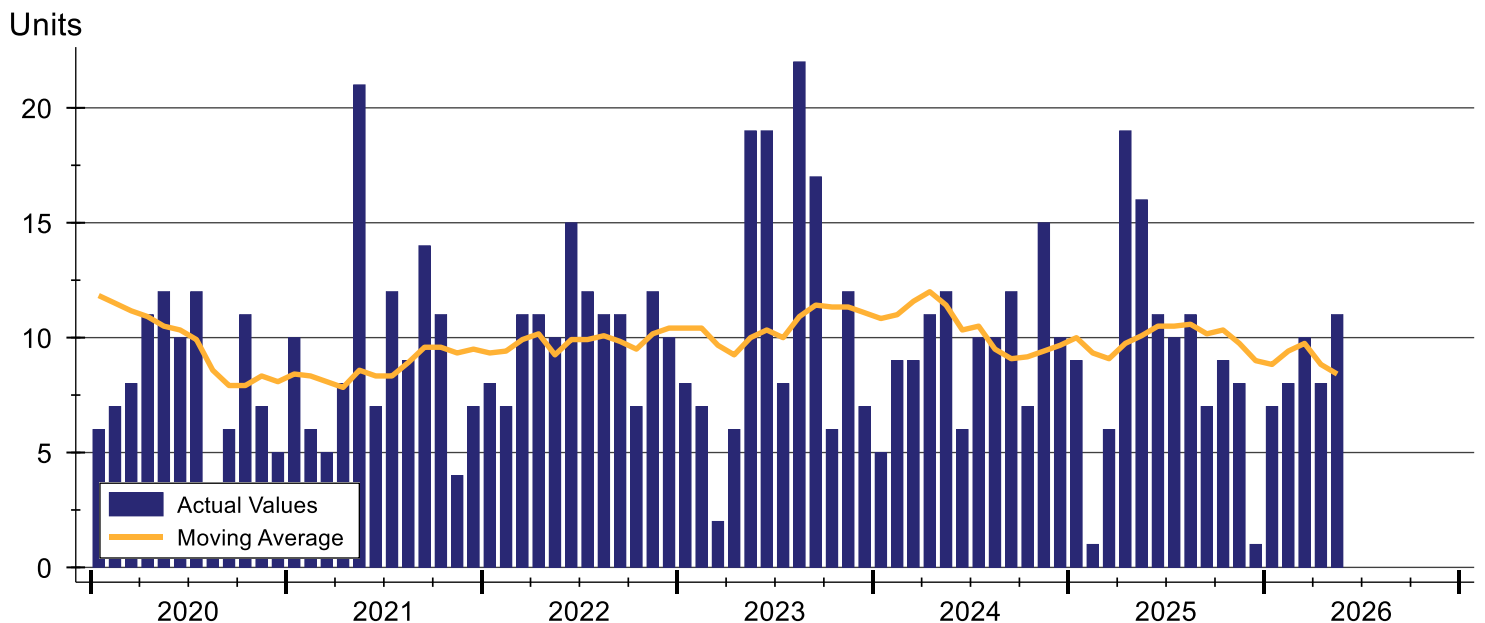
Brown County New Listings Analysis

Summary Statistics for New Listings		2026	May 2025	Change
Current Month	New Listings	11	16	-31.3%
	Volume (1,000s)	1,625	3,054	-46.8%
	Average List Price	147,709	190,869	-22.6%
	Median List Price	93,000	192,000	-51.6%
Year-to-Date	New Listings	44	51	-13.7%
	Volume (1,000s)	7,589	9,605	-21.0%
	Average List Price	172,480	188,343	-8.4%
	Median List Price	159,950	179,000	-10.6%

A total of 11 new listings were added in Brown County during May, down 31.2% from the same month in 2025. Year-to-date Brown County has seen 44 new listings.

The median list price of these homes was \$93,000 down from \$192,000 in 2025.

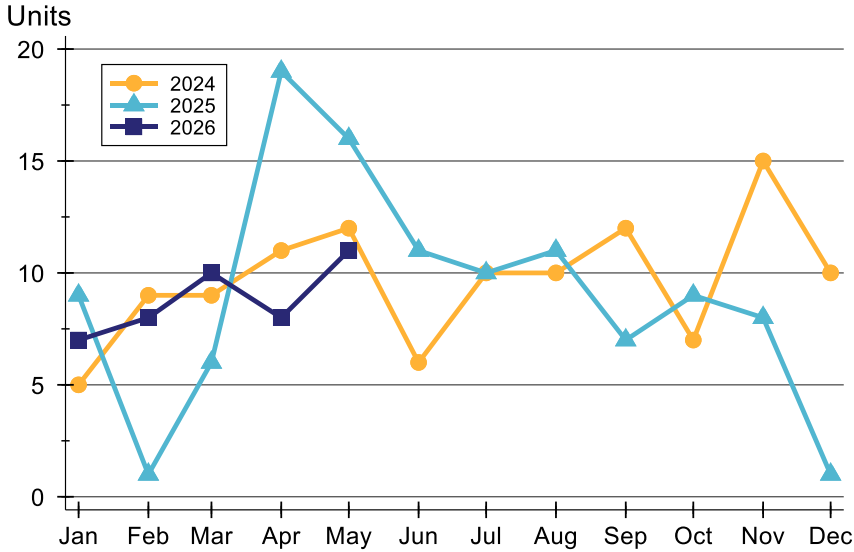
History of New Listings





Brown County New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	5	9	7
February	9	1	8
March	9	6	10
April	11	19	8
May	12	16	11
June	6	11	
July	10	10	
August	10	11	
September	12	7	
October	7	9	
November	15	8	
December	10	1	

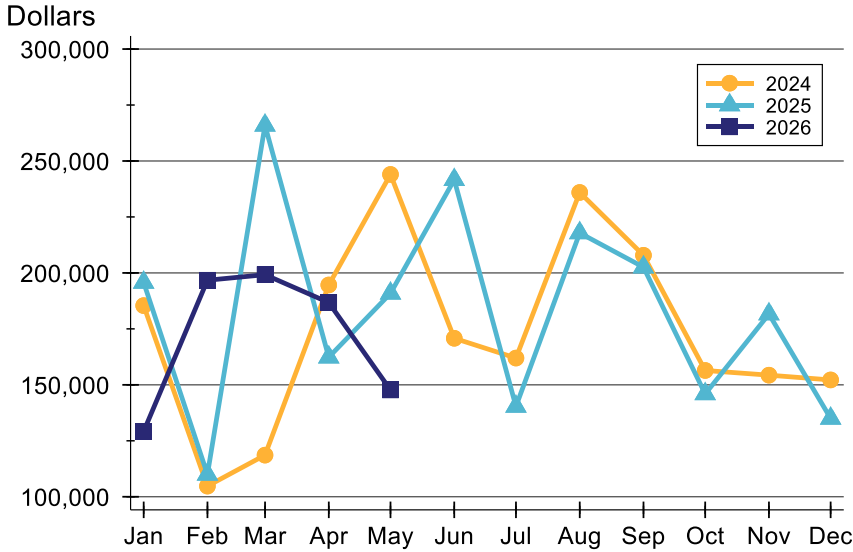
New Listings by Price Range

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	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	6	54.5%	72,800	69,900	8	6	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	110,000	110,000	7	7	100.0%	100.0%
\$125,000-\$149,999	1	9.1%	149,000	149,000	28	28	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	1	9.1%	230,000	230,000	7	7	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	2	18.2%	349,500	349,500	13	13	97.6%	97.6%
\$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



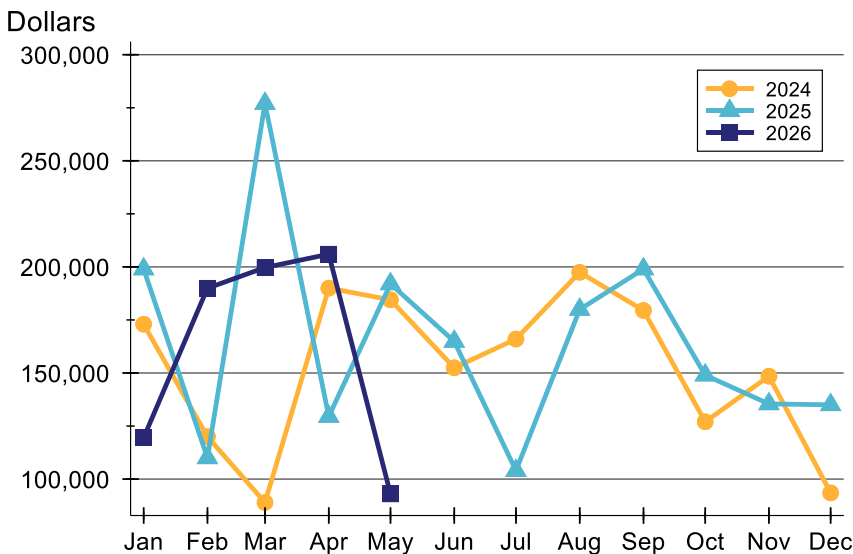
Brown County New Listings Analysis

Average Price



Month	2024	2025	2026
January	185,400	195,744	129,186
February	104,767	110,000	196,738
March	118,611	265,917	199,210
April	194,618	162,337	186,750
May	243,992	190,869	147,709
June	170,800	241,618	
July	161,970	140,350	
August	235,940	217,850	
September	207,875	202,571	
October	156,429	145,944	
November	154,333	181,610	
December	152,200	135,000	

Median Price



Month	2024	2025	2026
January	173,000	199,000	119,500
February	120,000	110,000	189,950
March	89,000	277,000	199,700
April	190,000	129,500	206,000
May	184,500	192,000	93,000
June	152,450	164,900	
July	166,000	104,000	
August	197,450	179,950	
September	179,500	199,000	
October	127,000	149,000	
November	148,500	135,440	
December	93,500	135,000	



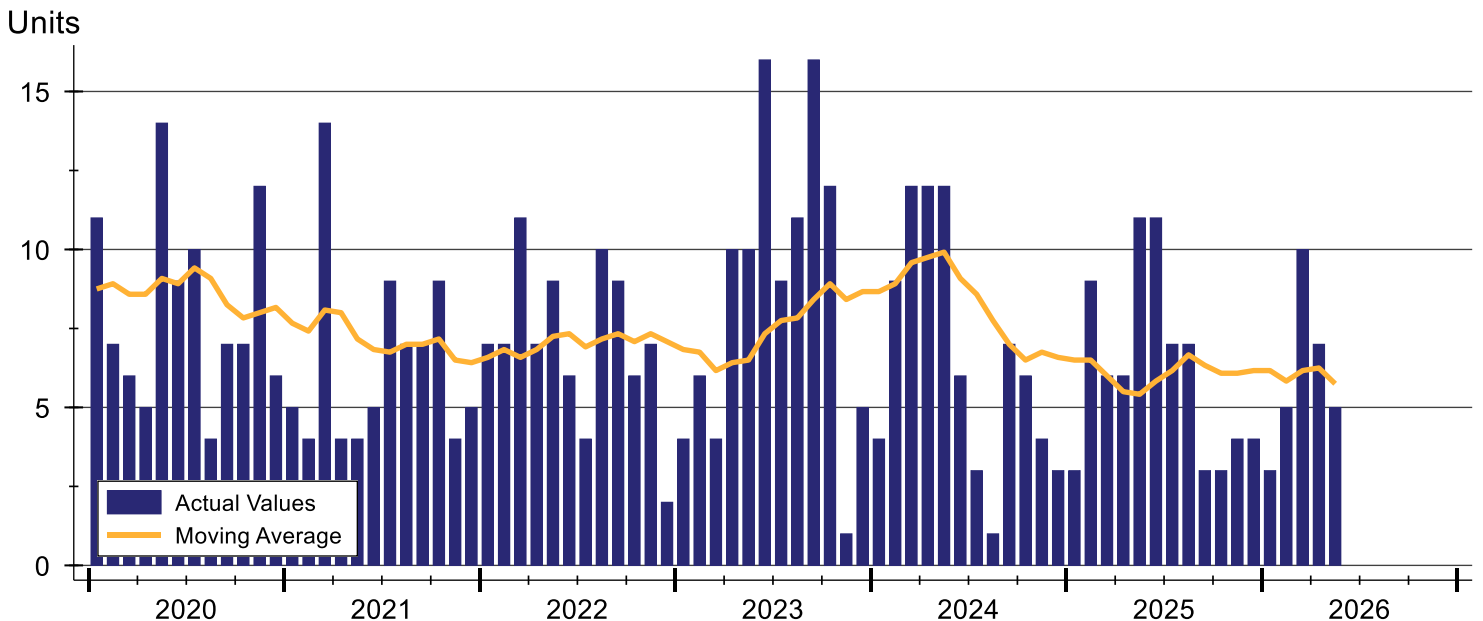
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	May 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		5	11	-54.5%	30	35	-14.3%
Volume (1,000s)		1,383	1,952	-29.1%	5,950	6,250	-4.8%
Average	Sale Price	276,600	177,445	55.9%	198,321	178,586	11.1%
	Days on Market	85	46	84.8%	126	97	29.9%
	Percent of Original	94.0%	94.9%	-0.9%	89.0%	88.1%	1.0%
Median	Sale Price	239,000	150,000	59.3%	186,475	127,000	46.8%
	Days on Market	60	19	215.8%	102	83	22.9%
	Percent of Original	100.0%	94.8%	5.5%	86.8%	92.2%	-5.9%

A total of 5 contracts for sale were written in Brown County during the month of May, down from 11 in 2025. The median list price of these homes was \$239,000, up from \$150,000 the prior year.

Half of the homes that went under contract in May were on the market less than 60 days, compared to 19 days in May 2025.

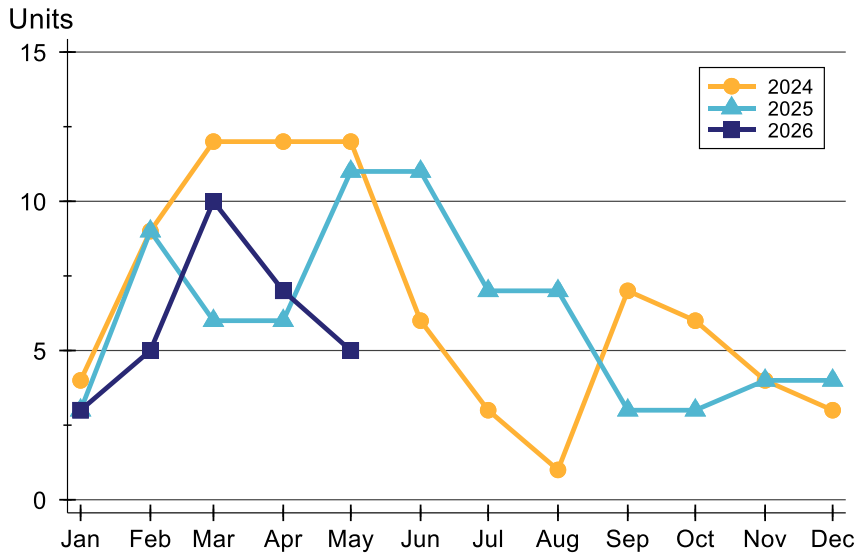
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	4	3	3
February	9	9	5
March	12	6	10
April	12	6	7
May	12	11	5
June	6	11	
July	3	7	
August	1	7	
September	7	3	
October	6	3	
November	4	4	
December	3	4	

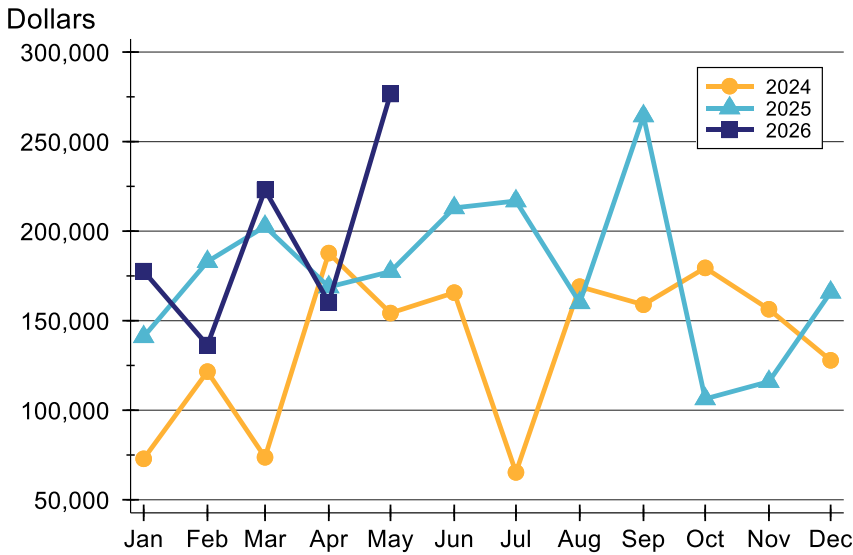
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	126,000	126,000	62	62	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	20.0%	193,000	193,000	46	46	85.8%	85.8%
\$200,000-\$249,999	1	20.0%	239,000	239,000	7	7	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	20.0%	310,000	310,000	60	60	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	1	20.0%	515,000	515,000	249	249	84.4%	84.4%
\$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



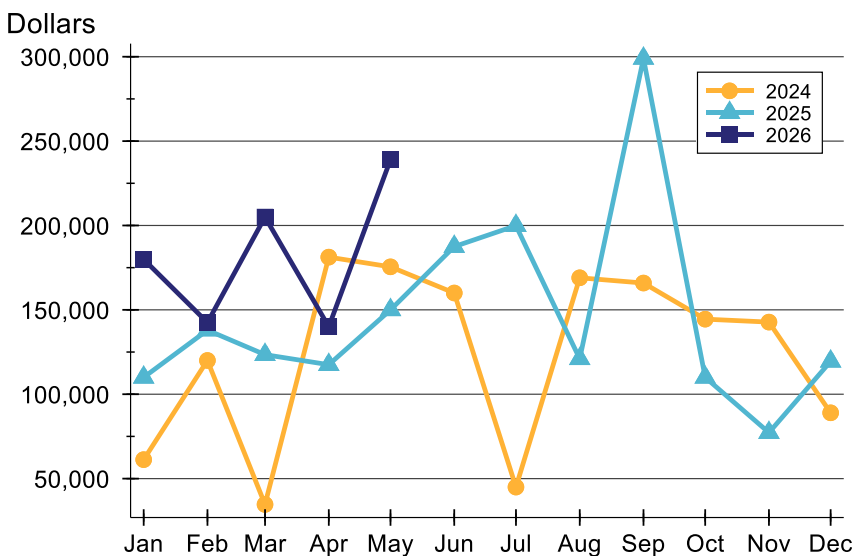
Brown County Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	72,875	141,000	177,650
February	121,556	182,978	136,376
March	73,725	202,633	223,000
April	187,750	168,833	160,257
May	154,250	177,445	276,600
June	165,650	212,991	
July	65,300	216,843	
August	169,000	159,986	
September	158,914	264,333	
October	179,483	106,333	
November	156,375	116,000	
December	127,867	165,875	

Median Price

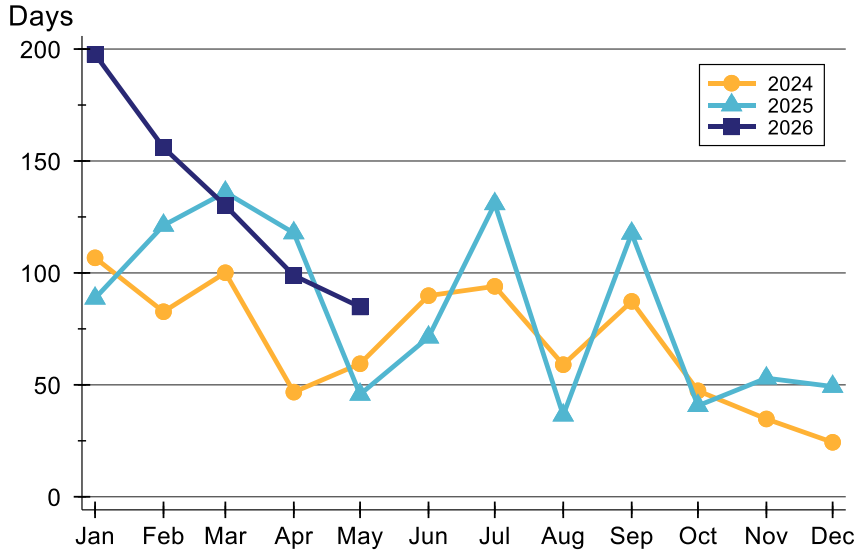


Month	2024	2025	2026
January	61,250	110,000	179,950
February	120,000	138,000	142,500
March	34,700	123,450	205,000
April	181,250	117,500	140,000
May	175,500	150,000	239,000
June	160,000	187,500	
July	45,000	199,900	
August	169,000	121,000	
September	165,900	299,000	
October	144,500	110,000	
November	142,750	77,250	
December	89,000	119,500	



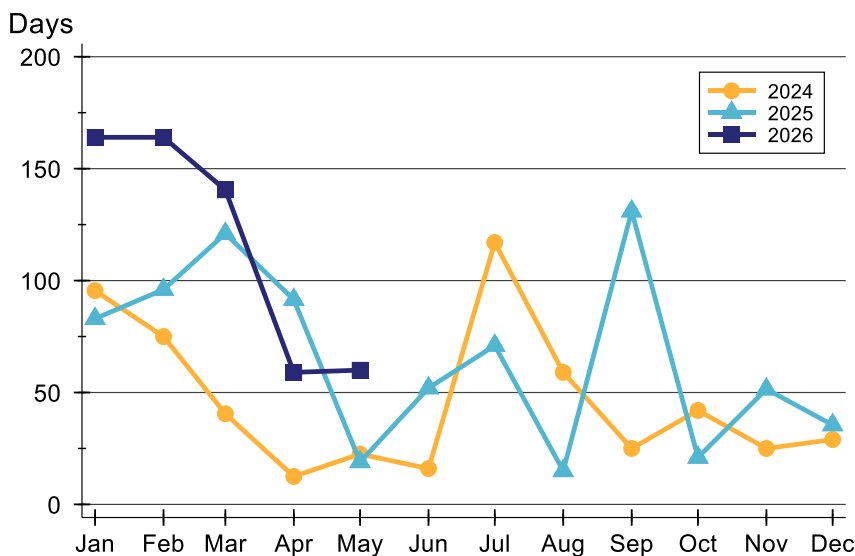
Brown County Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	107	89	198
February	83	121	156
March	100	136	130
April	47	118	99
May	59	46	85
June	90	71	
July	94	131	
August	59	36	
September	87	118	
October	47	41	
November	35	53	
December	24	49	

Median DOM



Month	2024	2025	2026
January	96	83	164
February	75	96	164
March	41	121	141
April	13	92	59
May	23	19	60
June	16	52	
July	117	71	
August	59	15	
September	25	131	
October	42	21	
November	25	52	
December	29	36	



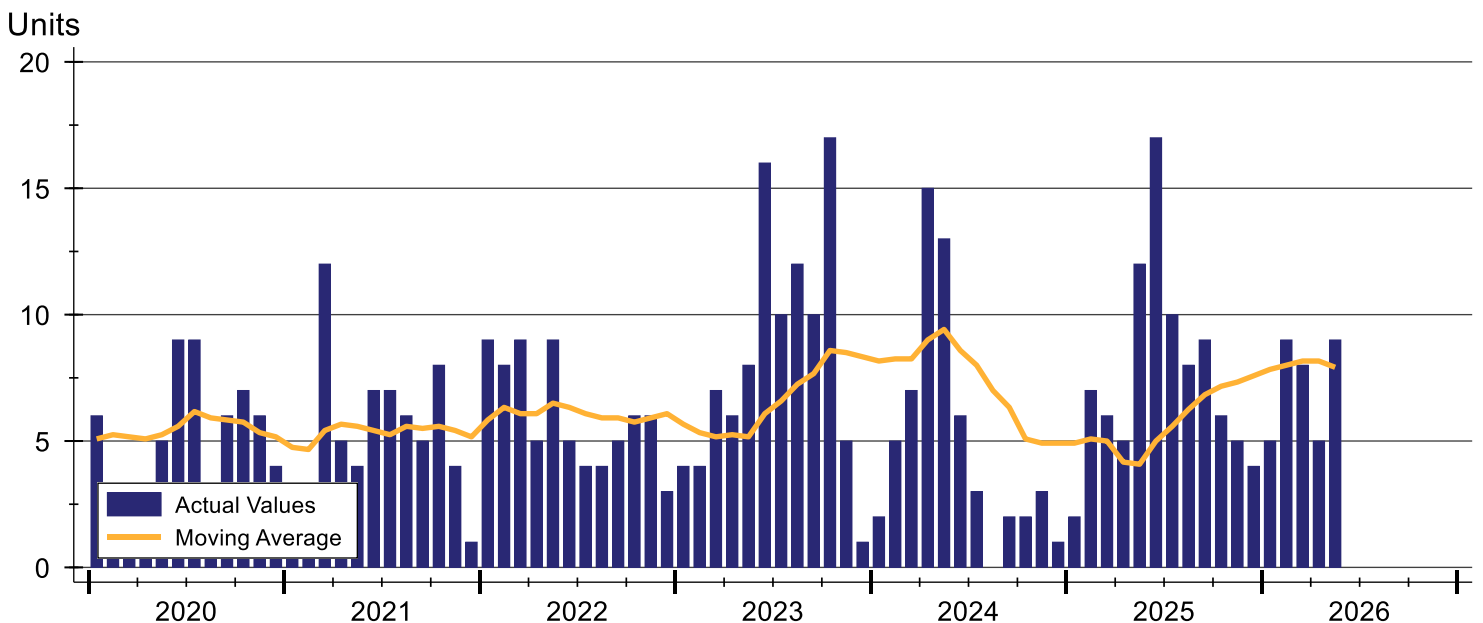
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of May 2025	Change
Pending Contracts		9	12	-25.0%
Volume (1,000s)		2,035	2,273	-10.5%
Average	List Price	226,156	189,417	19.4%
	Days on Market	78	53	47.2%
	Percent of Original	93.4%	98.0%	-4.7%
Median	List Price	199,900	174,500	14.6%
	Days on Market	46	30	53.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Brown County had contracts pending at the end of May, down from 12 contracts pending at the end of May 2025.

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.

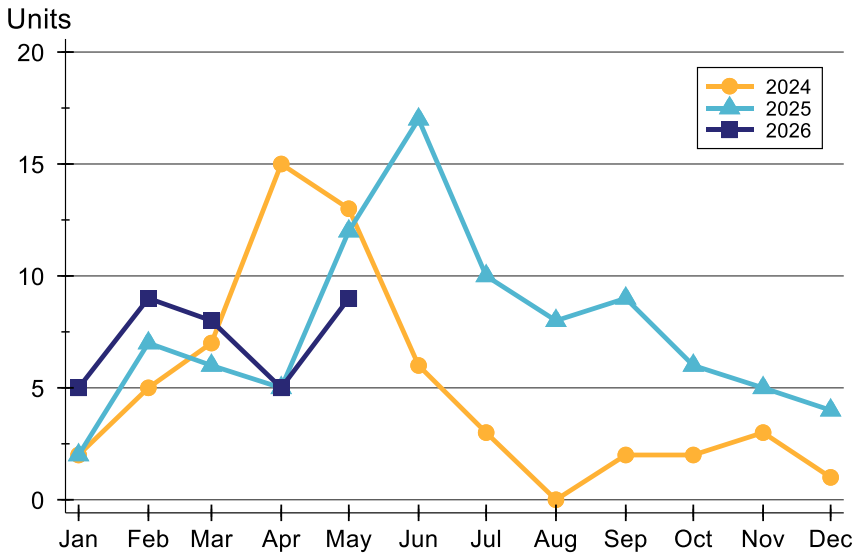
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	2	2	5
February	5	7	9
March	7	6	8
April	15	5	5
May	13	12	9
June	6	17	0
July	3	10	0
August	0	8	0
September	2	9	0
October	2	6	0
November	3	5	0
December	1	4	0

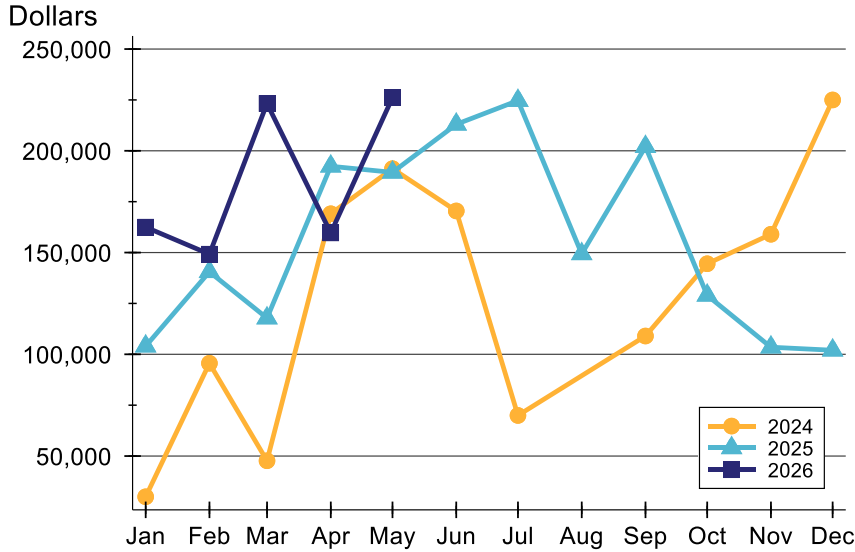
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	22.2%	111,750	111,750	110	110	85.1%	85.1%
\$125,000-\$149,999	1	11.1%	126,000	126,000	62	62	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	22.2%	196,450	196,450	37	37	92.9%	92.9%
\$200,000-\$249,999	2	22.2%	234,000	234,000	18	18	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	11.1%	310,000	310,000	60	60	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	1	11.1%	515,000	515,000	249	249	84.4%	84.4%
\$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



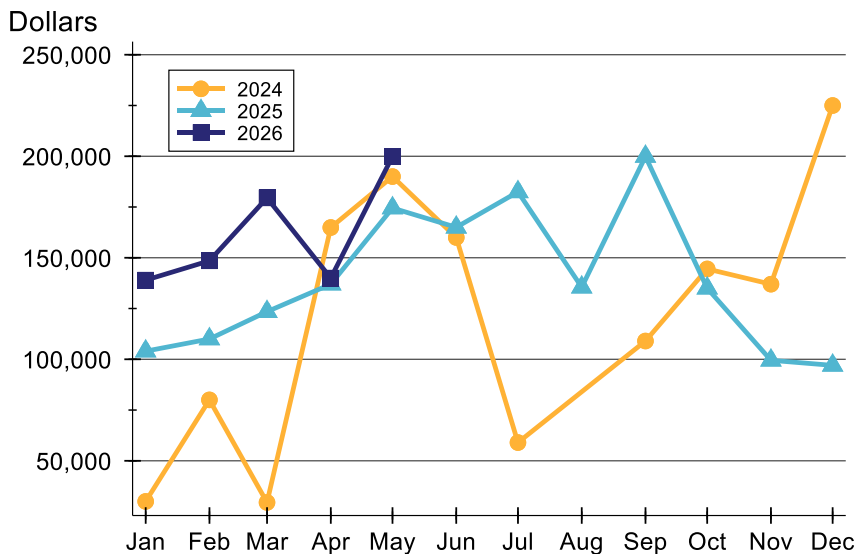
Brown County Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	30,000	104,000	162,500
February	95,600	140,543	149,209
March	47,686	117,800	223,235
April	169,073	192,400	159,656
May	191,231	189,417	226,156
June	170,450	213,029	
July	69,967	224,690	
August	N/A	149,363	
September	109,000	202,033	
October	144,500	128,983	
November	159,000	103,500	
December	225,000	102,000	

Median Price

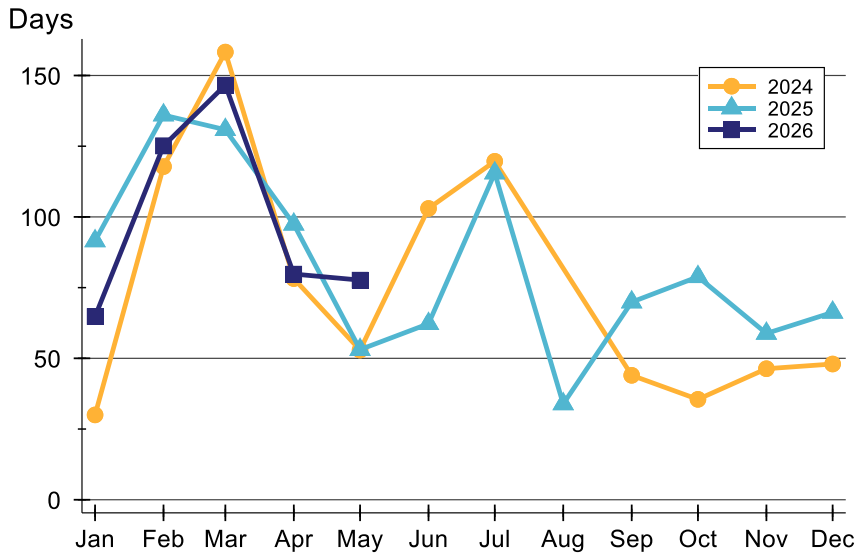


Month	2024	2025	2026
January	30,000	104,000	139,000
February	80,000	110,000	148,500
March	29,500	123,450	179,500
April	164,900	137,000	140,000
May	190,000	174,500	199,900
June	160,000	165,000	
July	59,000	182,450	
August	N/A	135,500	
September	109,000	199,900	
October	144,500	135,000	
November	137,000	99,500	
December	225,000	97,000	



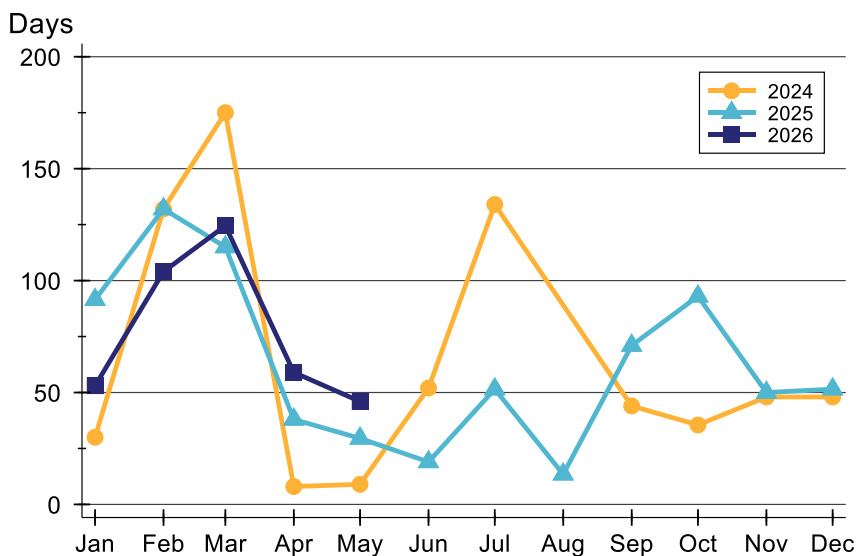
Brown County Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	30	92	65
February	118	136	125
March	158	131	147
April	78	97	80
May	53	53	78
June	103	62	
July	120	116	
August	N/A	34	
September	44	70	
October	36	79	
November	46	59	
December	48	66	

Median DOM



Month	2024	2025	2026
January	30	92	53
February	132	132	104
March	175	115	125
April	8	38	59
May	9	30	46
June	52	19	
July	134	52	
August	N/A	14	
September	44	71	
October	36	93	
November	48	50	
December	48	52	



**May
2026**

Northeast Kansas MLS Statistics



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in May

Total home sales in Nemaha County rose by 200.0% last month to 3 units, compared to 1 unit in May 2025. Total sales volume was \$0.4 million, up 161.1% from a year earlier.

The median sale price in May was \$109,000, down from \$140,000 a year earlier. Homes that sold in May were typically on the market for 16 days and sold for 94.8% of their list prices.

Nemaha County Active Listings Remain the Same at End of May

The total number of active listings in Nemaha County at the end of May was 8 units, the same as in May 2025. This represents a 3.8 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$360,000.

During May, a total of 4 contracts were written up from 3 in May 2025. 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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**May
2026**

Northeast Kansas MLS Statistics



Nemaha County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales Change from prior year	3 200.0%	1 -80.0%	5 66.7%	9 80.0%	5 -50.0%	10 -37.5%	
Active Listings Change from prior year	8 0.0%	8 166.7%	3 -50.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	3.8 2.7%	3.7 208.3%	1.2 -42.9%	N/A	N/A	N/A	
New Listings Change from prior year	2 0.0%	2 -33.3%	3 -25.0%	12 0.0%	12 -33.3%	18 -5.3%	
Contracts Written Change from prior year	4 33.3%	3 200.0%	1 -66.7%	11 57.1%	7 -46.2%	13 -7.1%	
Pending Contracts Change from prior year	3 0.0%	3 -40.0%	5 66.7%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	366 161.4%	140 -87.4%	1,109 86.1%	1,722 147.8%	695 -66.9%	2,098 -37.1%	
Average	Sale Price Change from prior year	121,833 -13.0%	140,000 -36.9%	221,700 11.6%	191,333 37.6%	139,000 -33.7%	209,800 0.7%
	List Price of Actives Change from prior year	392,000 32.7%	295,375 -3.1%	304,933 156.2%	N/A	N/A	N/A
	Days on Market Change from prior year	16 45.5%	11 -84.7%	72 -25.0%	41 -28.1%	57 5.6%	54 45.9%
	Percent of List Change from prior year	92.8% -3.9%	96.6% 3.1%	93.7% 7.7%	93.7% -0.3%	94.0% -2.6%	96.5% 1.6%
	Percent of Original Change from prior year	92.8% -3.9%	96.6% 7.1%	90.2% 9.3%	92.3% 0.0%	92.3% -2.3%	94.5% 0.7%
Median	Sale Price Change from prior year	109,000 -22.1%	140,000 -41.7%	240,000 21.2%	174,000 24.3%	140,000 -35.6%	217,500 20.8%
	List Price of Actives Change from prior year	360,000 30.0%	277,000 -7.6%	299,900 263.7%	N/A	N/A	N/A
	Days on Market Change from prior year	16 45.5%	11 -84.9%	73 52.1%	17 -19.0%	21 -25.0%	28 115.4%
	Percent of List Change from prior year	94.8% -1.9%	96.6% 3.4%	93.4% 4.8%	94.8% -1.9%	96.6% -0.9%	97.5% 3.5%
	Percent of Original Change from prior year	94.8% -1.9%	96.6% 12.7%	85.7% 7.8%	94.8% -1.9%	96.6% -0.9%	97.5% 3.5%

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



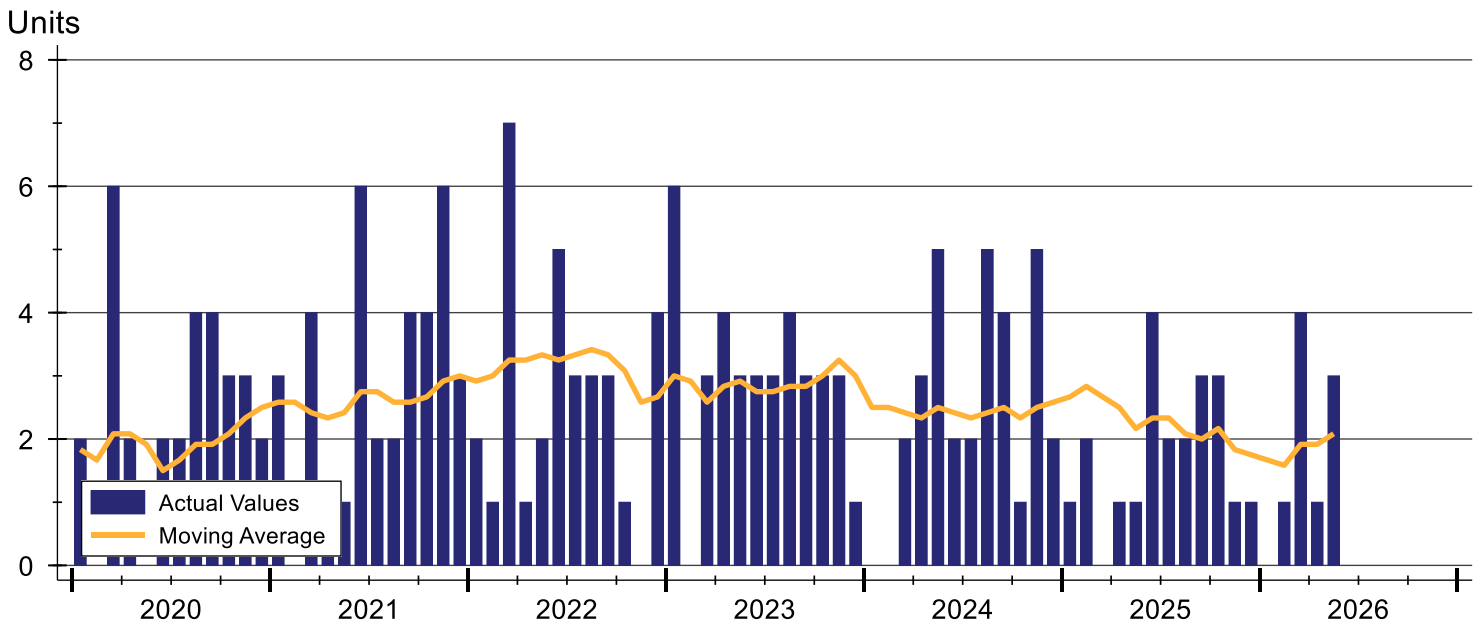
Nemaha County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	May 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		3	1	200.0%	9	5	80.0%
Volume (1,000s)		366	140	161.4%	1,722	695	147.8%
Months' Supply		3.8	3.7	2.7%	N/A	N/A	N/A
Average	Sale Price	121,833	140,000	-13.0%	191,333	139,000	37.6%
	Days on Market	16	11	45.5%	41	57	-28.1%
	Percent of List	92.8%	96.6%	-3.9%	93.7%	94.0%	-0.3%
	Percent of Original	92.8%	96.6%	-3.9%	92.3%	92.3%	0.0%
Median	Sale Price	109,000	140,000	-22.1%	174,000	140,000	24.3%
	Days on Market	16	11	45.5%	17	21	-19.0%
	Percent of List	94.8%	96.6%	-1.9%	94.8%	96.6%	-1.9%
	Percent of Original	94.8%	96.6%	-1.9%	94.8%	96.6%	-1.9%

A total of 3 homes sold in Nemaha County in May, up from 1 unit in May 2025. Total sales volume rose to \$0.4 million compared to \$0.1 million in the previous year.

The median sales price in May was \$109,000, down 22.1% compared to the prior year. Median days on market was 16 days, up from 5 days in April, and up from 11 in May 2025.

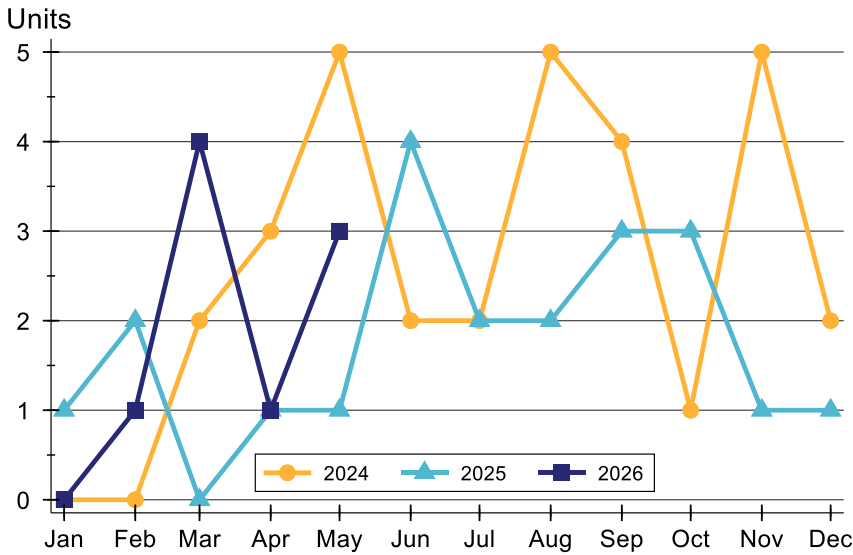
History of Closed Listings





Nemaha County Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	0	1	0
February	0	2	1
March	2	0	4
April	3	1	1
May	5	1	3
June	2	4	2
July	2	2	2
August	5	2	2
September	4	3	3
October	1	3	1
November	5	1	1
December	2	1	1

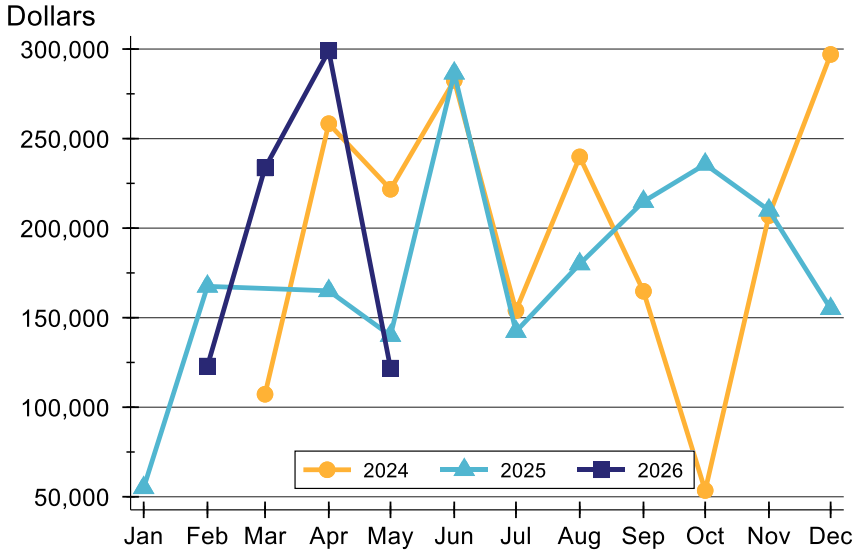
Closed Listings by Price Range

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	33.3%	0.0	82,500	82,500	30	30	86.8%	86.8%	86.8%	86.8%
\$100,000-\$124,999	1	33.3%	0.0	109,000	109,000	2	2	94.8%	94.8%	94.8%	94.8%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	0.0	174,000	174,000	16	16	96.7%	96.7%	96.7%	96.7%
\$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



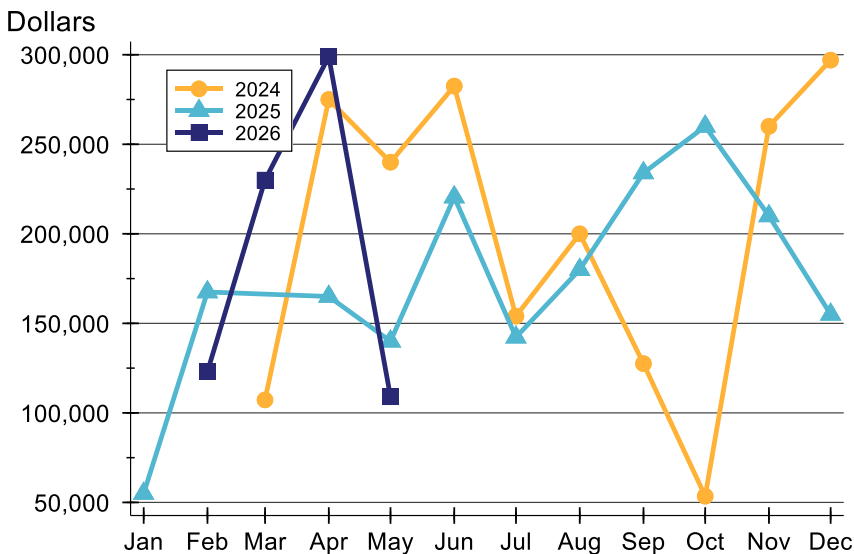
Nemaha County Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	N/A	55,000	N/A
February	N/A	167,500	123,000
March	107,250	N/A	233,625
April	258,333	165,000	299,000
May	221,700	140,000	121,833
June	282,500	286,500	
July	154,000	142,250	
August	239,800	180,000	
September	164,750	214,840	
October	53,500	235,667	
November	207,000	210,000	
December	297,000	155,000	

Median Price

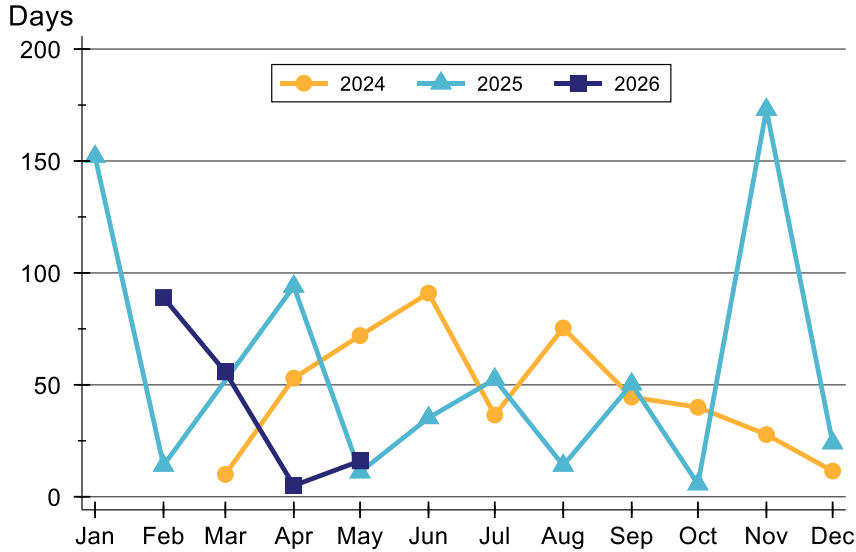


Month	2024	2025	2026
January	N/A	55,000	N/A
February	N/A	167,500	123,000
March	107,250	N/A	230,000
April	275,000	165,000	299,000
May	240,000	140,000	109,000
June	282,500	220,500	
July	154,000	142,250	
August	200,000	180,000	
September	127,500	234,000	
October	53,500	260,000	
November	260,000	210,000	
December	297,000	155,000	



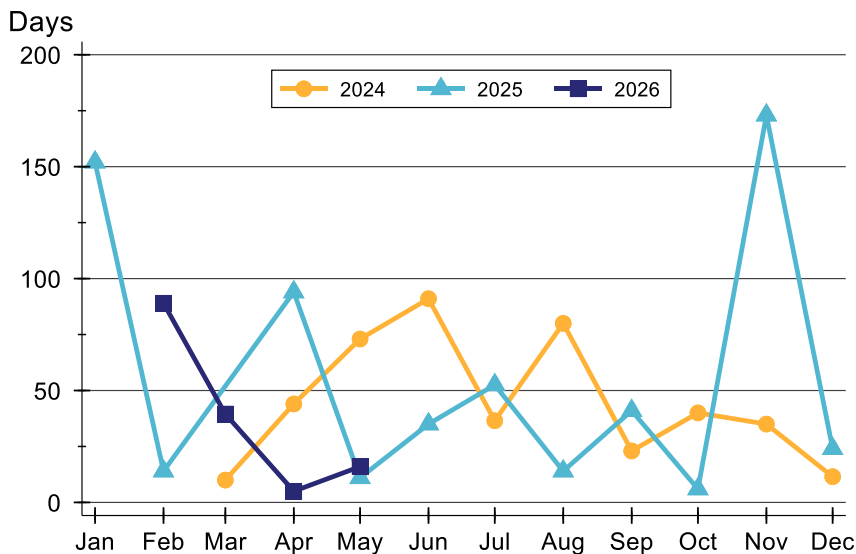
Nemaha County Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	N/A	152	N/A
February	N/A	14	89
March	10	N/A	56
April	53	94	5
May	72	11	16
June	91	35	
July	37	53	
August	75	14	
September	45	50	
October	40	6	
November	28	173	
December	12	24	

Median DOM



Month	2024	2025	2026
January	N/A	152	N/A
February	N/A	14	89
March	10	N/A	40
April	44	94	5
May	73	11	16
June	91	35	
July	37	53	
August	80	14	
September	23	41	
October	40	6	
November	35	173	
December	12	24	



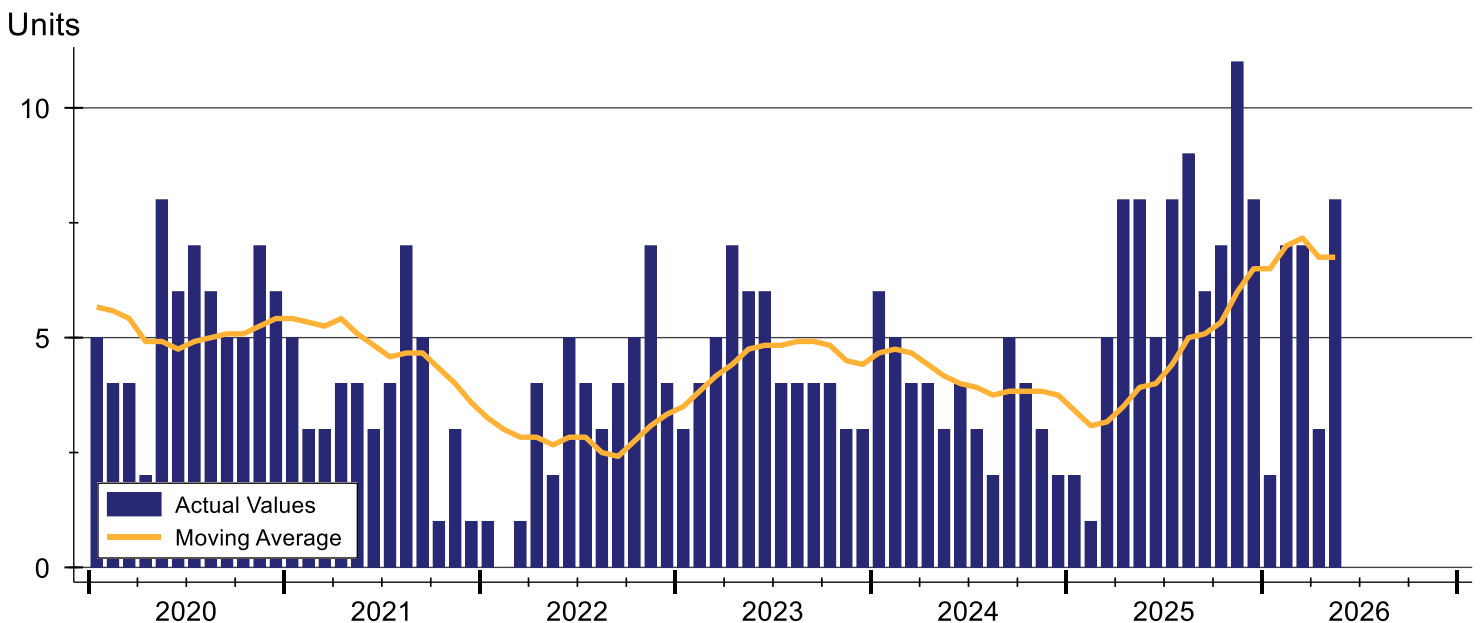
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of May 2025	Change
Active Listings		8	8	0.0%
Volume (1,000s)		3,136	2,363	32.7%
Months' Supply		3.8	3.7	2.7%
Average	List Price	392,000	295,375	32.7%
	Days on Market	112	92	21.7%
	Percent of Original	97.1%	94.1%	3.2%
Median	List Price	360,000	277,000	30.0%
	Days on Market	88	45	95.6%
	Percent of Original	99.2%	97.4%	1.8%

A total of 8 homes were available for sale in Nemaha County at the end of May. This represents a 3.8 months' supply of active listings.

The median list price of homes on the market at the end of May was \$360,000, up 30.0% from 2025. The typical time on market for active listings was 88 days, up from 45 days a year earlier.

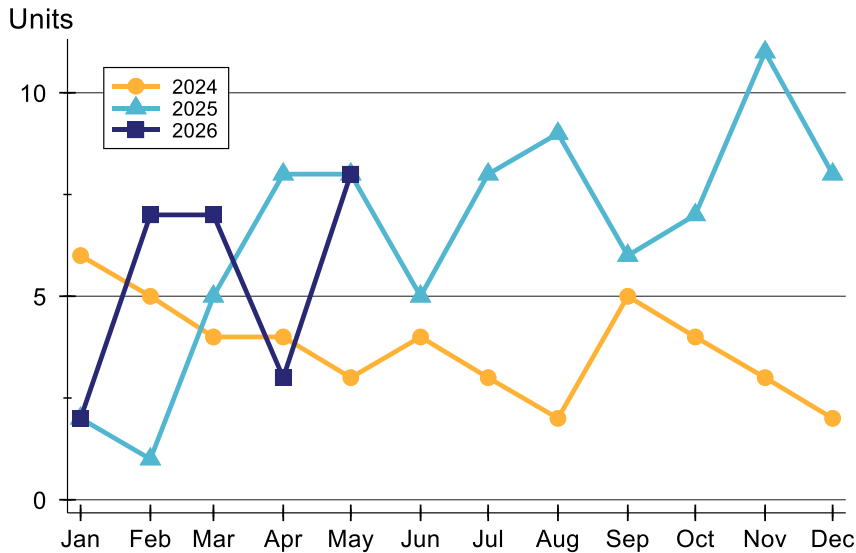
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	6	2	2
February	5	1	7
March	4	5	7
April	4	8	3
May	3	8	8
June	4	5	
July	3	8	
August	2	9	
September	5	6	
October	4	7	
November	3	11	
December	2	8	

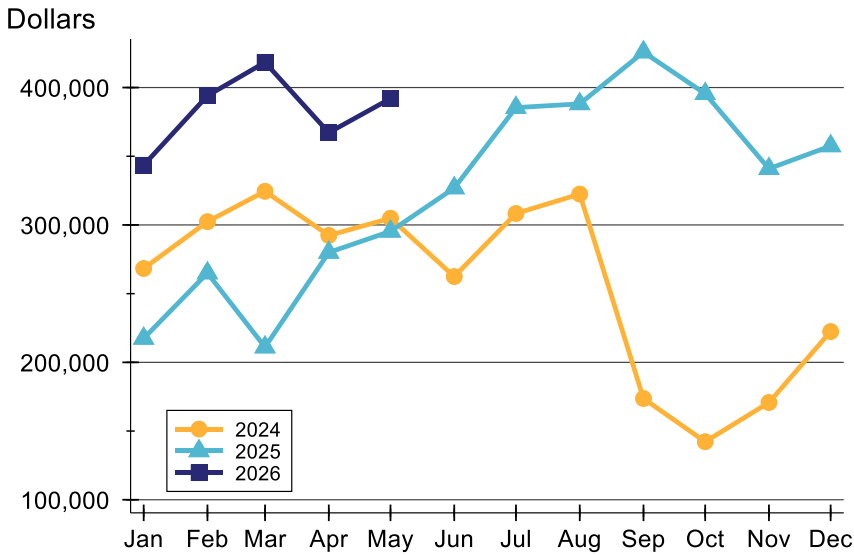
Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	N/A	209,000	209,000	45	45	98.4%	98.4%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	50.0%	N/A	349,500	342,000	137	167	97.5%	99.2%
\$400,000-\$499,999	1	12.5%	N/A	429,000	429,000	294	294	88.5%	88.5%
\$500,000-\$749,999	2	25.0%	N/A	550,000	550,000	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



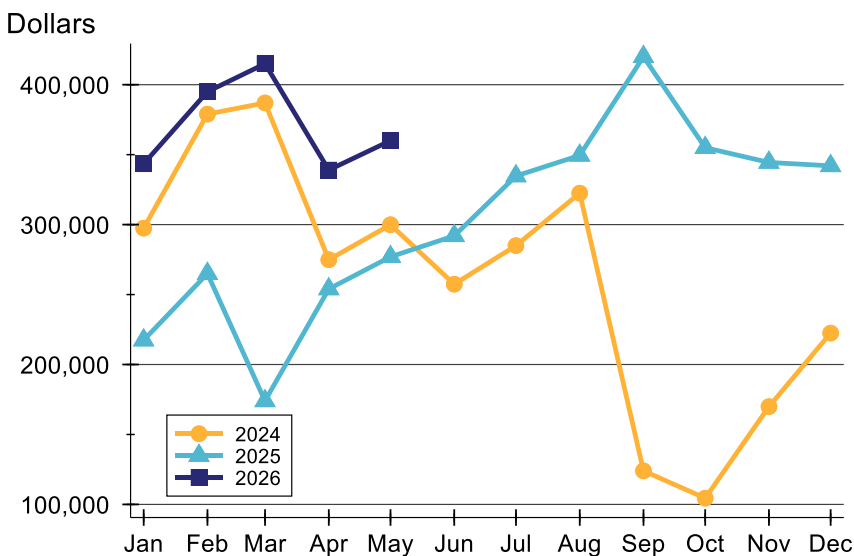
Nemaha County Active Listings Analysis

Average Price



Month	2024	2025	2026
January	268,333	217,450	343,500
February	302,400	265,000	394,071
March	324,500	211,100	418,357
April	292,350	280,000	367,167
May	304,933	295,375	392,000
June	262,450	326,900	
July	308,333	385,438	
August	322,500	388,111	
September	173,700	425,833	
October	142,250	395,492	
November	170,800	340,949	
December	222,450	357,500	

Median Price

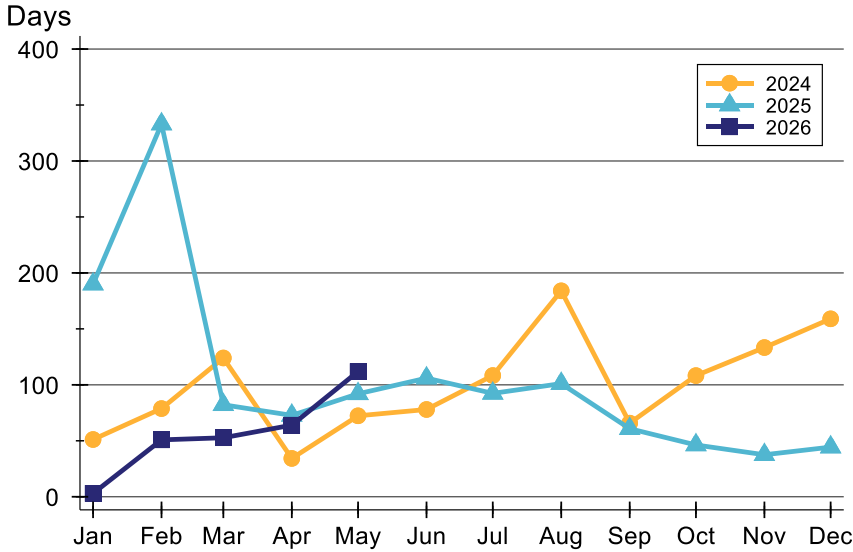


Month	2024	2025	2026
January	297,500	217,450	343,500
February	379,000	265,000	395,000
March	387,000	174,000	415,000
April	274,950	254,000	339,000
May	299,900	277,000	360,000
June	257,400	292,000	
July	285,000	334,750	
August	322,500	349,500	
September	124,000	420,000	
October	104,500	355,000	
November	169,900	344,444	
December	222,450	342,000	



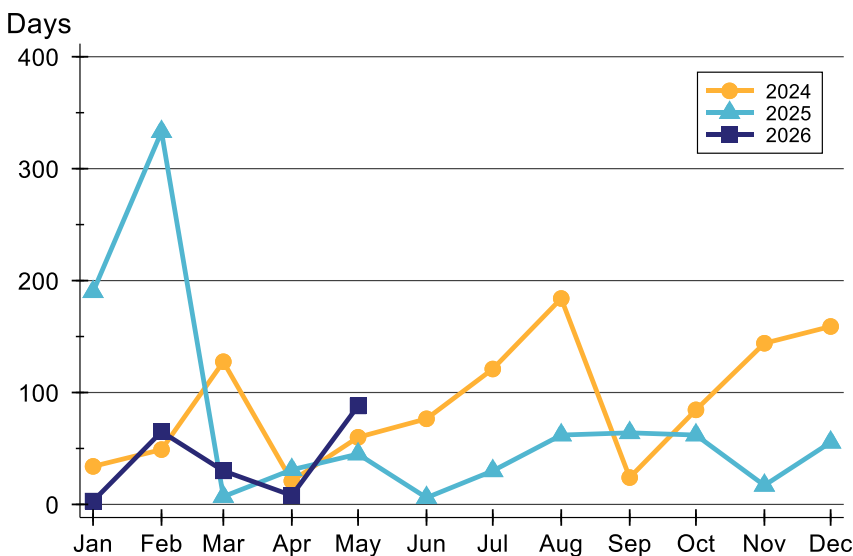
Nemaha County Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	51	190	3
February	79	333	51
March	124	82	53
April	34	73	64
May	72	92	112
June	78	106	
July	108	92	
August	184	101	
September	66	61	
October	108	46	
November	133	38	
December	159	44	

Median DOM

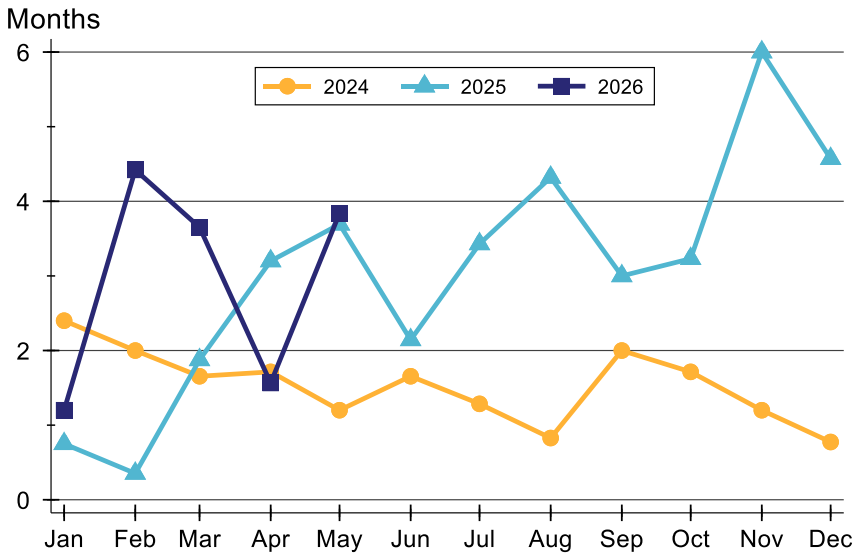


Month	2024	2025	2026
January	34	190	3
February	49	333	65
March	128	7	30
April	21	31	8
May	60	45	88
June	77	6	
July	121	30	
August	184	62	
September	24	64	
October	85	62	
November	144	17	
December	159	56	



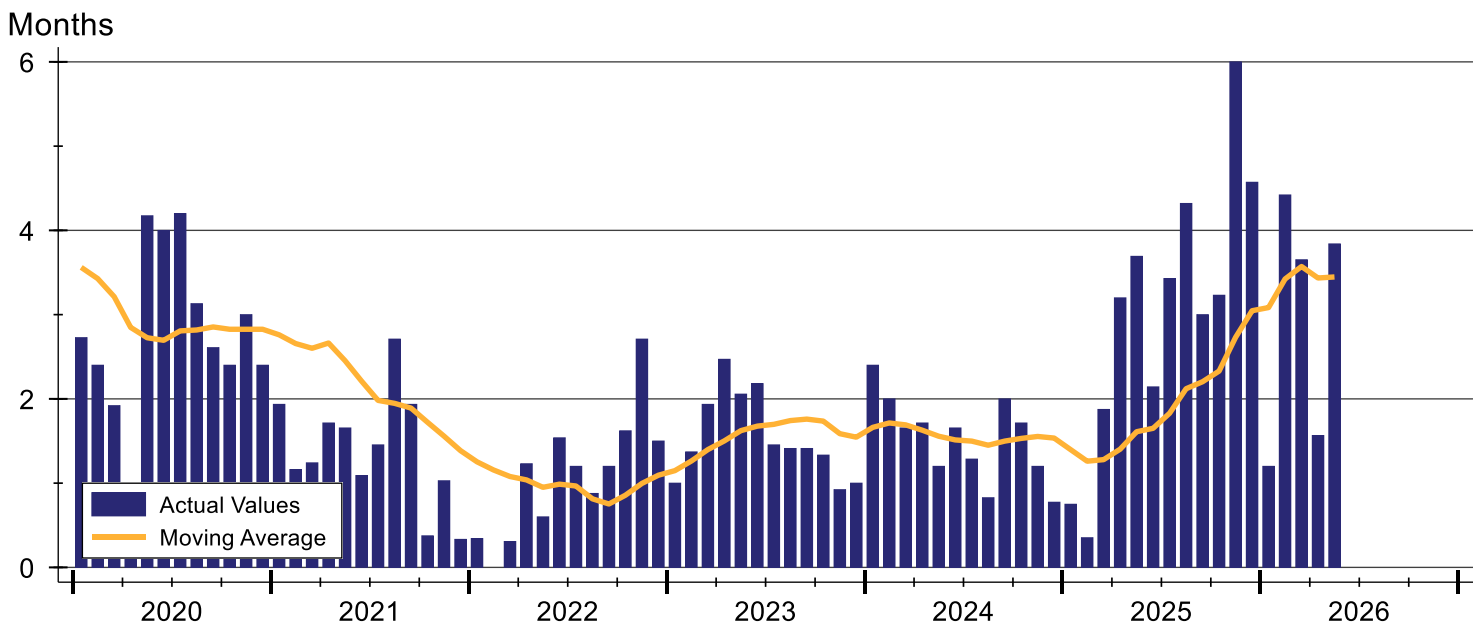
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.4	0.8	1.2
February	2.0	0.4	4.4
March	1.7	1.9	3.7
April	1.7	3.2	1.6
May	1.2	3.7	3.8
June	1.7	2.1	
July	1.3	3.4	
August	0.8	4.3	
September	2.0	3.0	
October	1.7	3.2	
November	1.2	6.0	
December	0.8	4.6	

History of Month's Supply





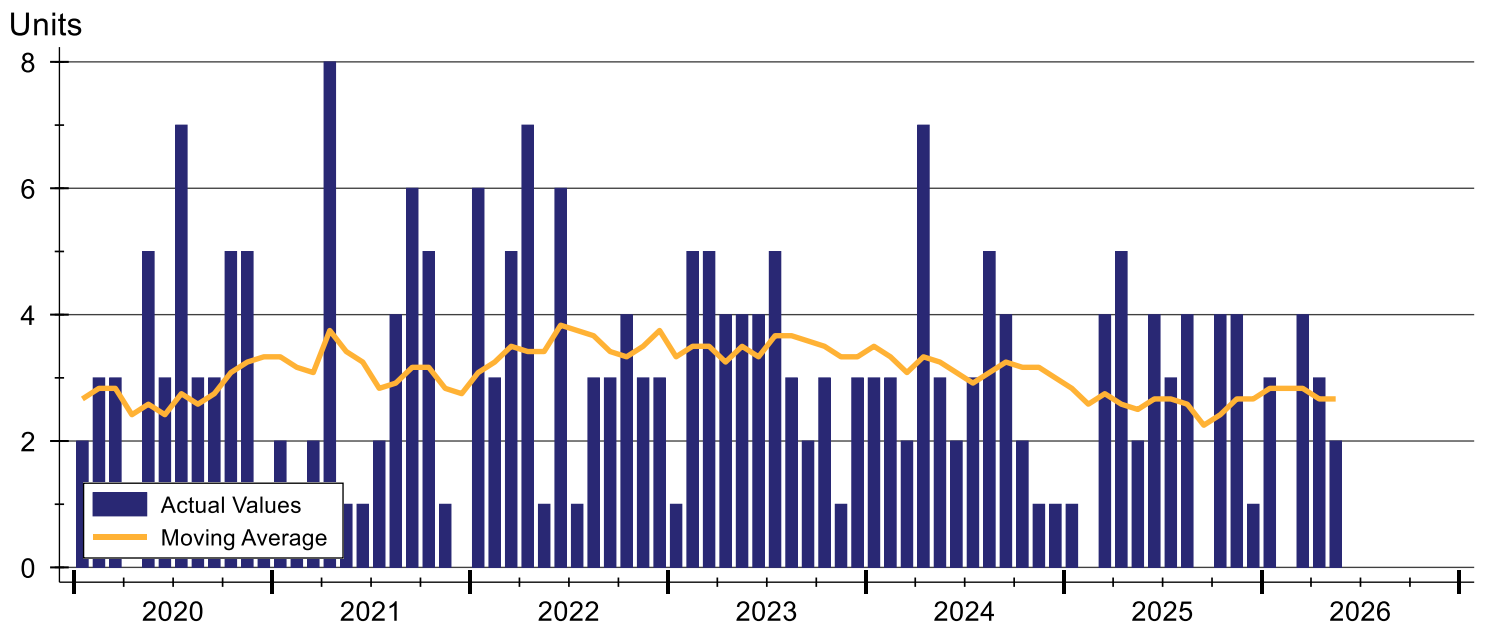
Nemaha County New Listings Analysis

Summary Statistics for New Listings		2026	May 2025	Change
Current Month	New Listings	2	2	0.0%
	Volume (1,000s)	469	535	-12.3%
	Average List Price	234,500	267,500	-12.3%
	Median List Price	234,500	267,500	-12.3%
Year-to-Date	New Listings	12	12	0.0%
	Volume (1,000s)	3,502	2,951	18.7%
	Average List Price	291,825	245,875	18.7%
	Median List Price	289,000	244,500	18.2%

A total of 2 new listings were added in Nemaha County during May, the same figure as reported in 2025. Year-to-date Nemaha County has seen 12 new listings.

The median list price of these homes was \$234,500 down from \$267,500 in 2025.

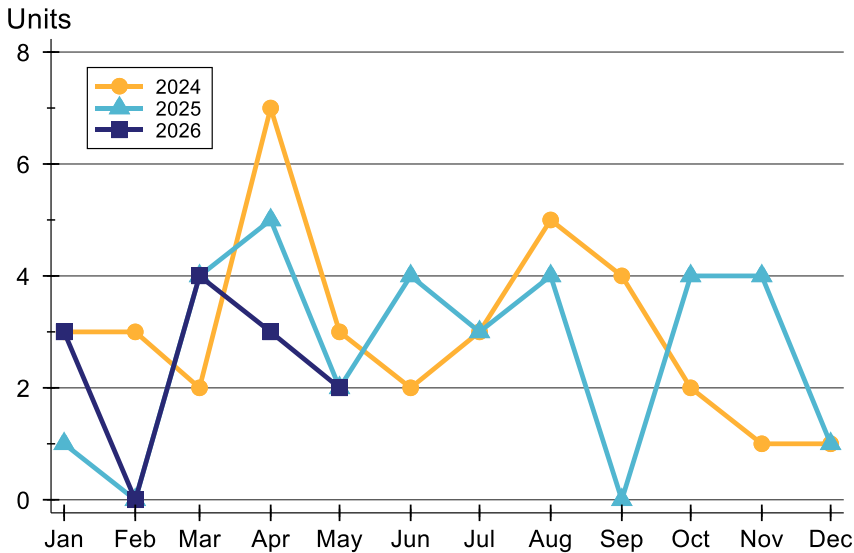
History of New Listings





Nemaha County New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	3	1	3
February	3	0	0
March	2	4	4
April	7	5	3
May	3	2	2
June	2	4	
July	3	3	
August	5	4	
September	4	0	
October	2	4	
November	1	4	
December	1	1	

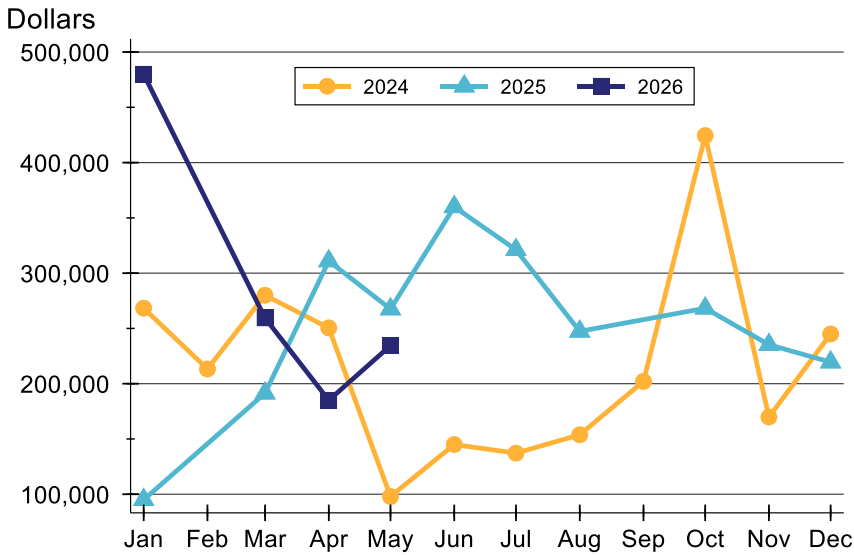
New Listings by Price Range

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	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	50.0%	190,000	190,000	9	9	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	1	50.0%	279,000	279,000	12	12	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



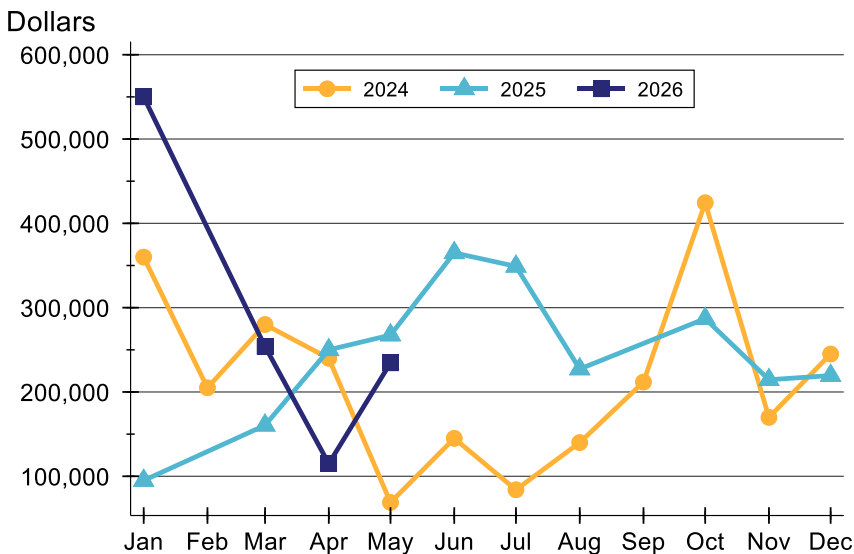
Nemaha County New Listings Analysis

Average Price



Month	2024	2025	2026
January	268,333	95,000	479,967
February	213,333	N/A	N/A
March	280,000	191,375	259,500
April	250,486	311,000	185,000
May	98,000	267,500	234,500
June	145,000	360,000	
July	137,167	321,167	
August	153,800	247,375	
September	202,100	N/A	
October	424,450	268,250	
November	169,900	235,250	
December	245,000	219,500	

Median Price



Month	2024	2025	2026
January	360,000	95,000	550,000
February	205,000	N/A	N/A
March	280,000	160,500	254,000
April	240,000	250,000	115,000
May	69,000	267,500	234,500
June	145,000	365,000	
July	84,000	349,000	
August	139,999	227,250	
September	211,750	N/A	
October	424,450	287,000	
November	169,900	214,500	
December	245,000	219,500	



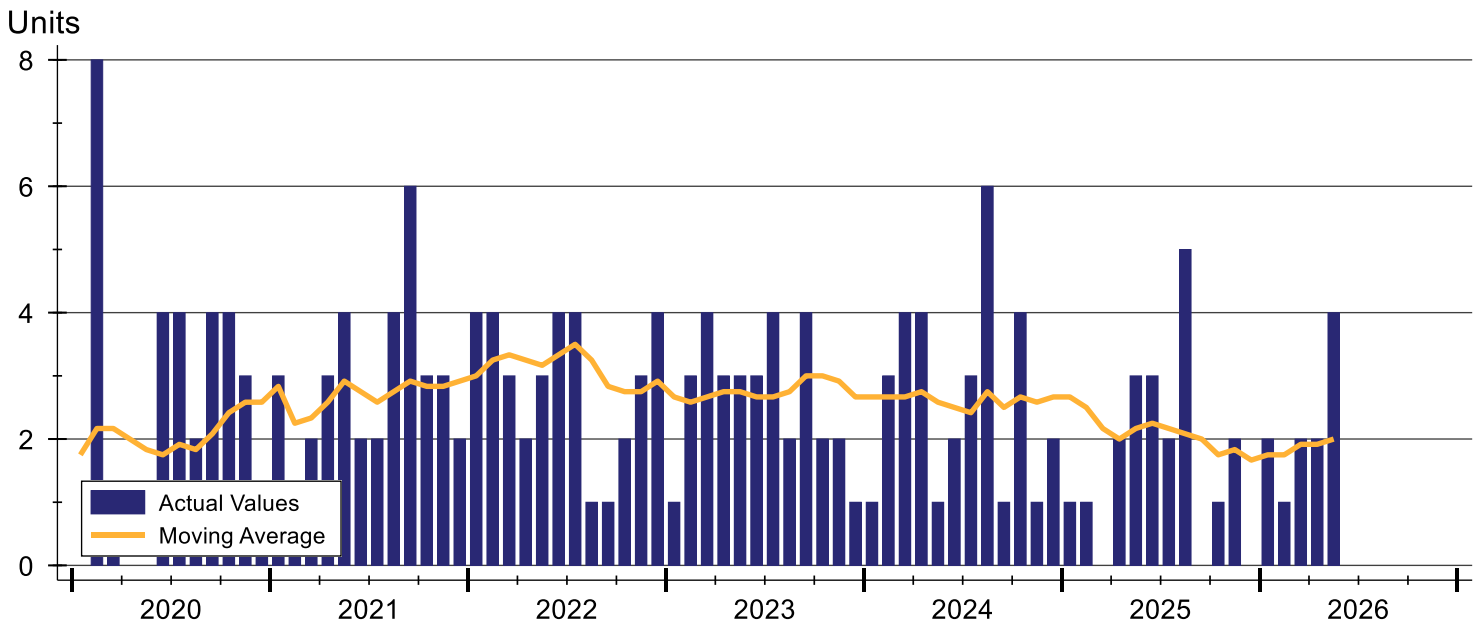
Nemaha County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	May 2025	Change	Year-to-Date		
		2026	2025		2026	2025	Change
Contracts Written		4	3	33.3%	11	7	57.1%
Volume (1,000s)		914	691	32.3%	2,360	1,650	43.0%
Average	Sale Price	228,500	230,333	-0.8%	214,536	235,700	-9.0%
	Days on Market	33	22	50.0%	42	27	55.6%
	Percent of Original	92.8%	97.5%	-4.8%	93.2%	97.3%	-4.2%
Median	Sale Price	234,500	240,000	-2.3%	190,000	169,900	11.8%
	Days on Market	21	5	320.0%	17	8	112.5%
	Percent of Original	93.4%	97.6%	-4.3%	95.1%	97.1%	-2.1%

A total of 4 contracts for sale were written in Nemaha County during the month of May, up from 3 in 2025. The median list price of these homes was \$234,500, down from \$240,000 the prior year.

Half of the homes that went under contract in May were on the market less than 21 days, compared to 5 days in May 2025.

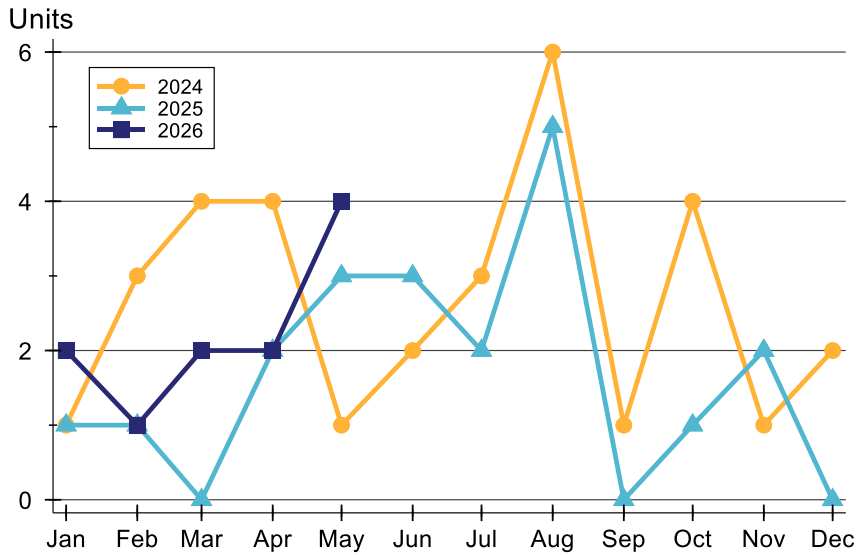
History of Contracts Written





Nemaha County Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	1	1	2
February	3	1	1
March	4	N/A	2
April	4	2	2
May	1	3	4
June	2	3	
July	3	2	
August	6	5	
September	1	N/A	
October	4	1	
November	1	2	
December	2	N/A	

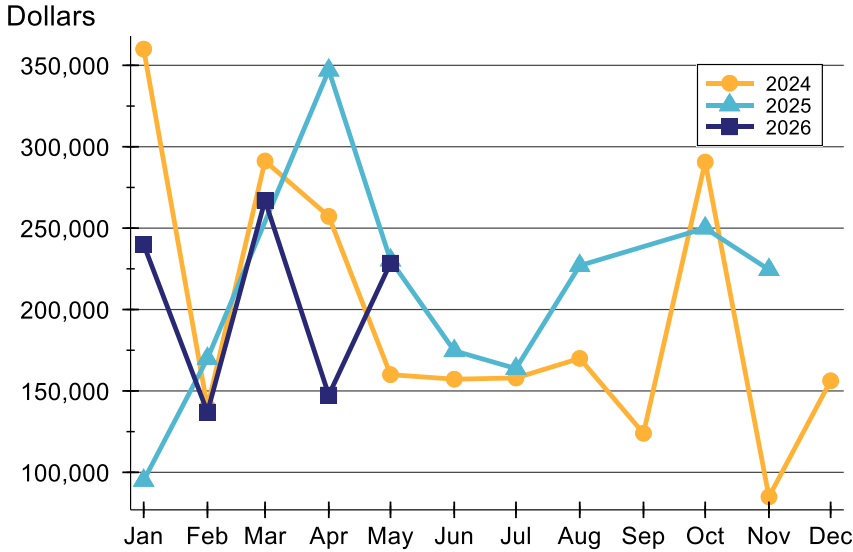
Contracts Written by Price Range

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	25.0%	95,000	95,000	30	30	86.8%	86.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	25.0%	190,000	190,000	9	9	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	1	25.0%	279,000	279,000	12	12	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	350,000	350,000	81	81	84.3%	84.3%
\$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



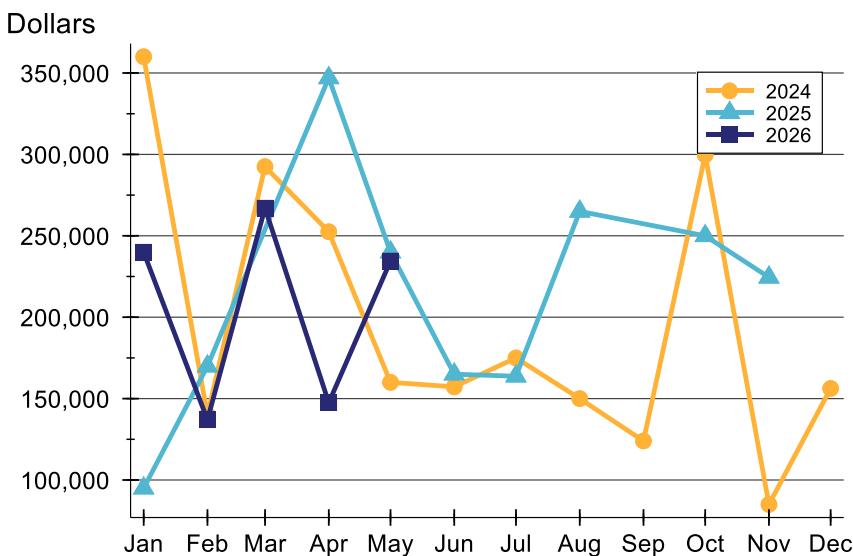
Nemaha County Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	360,000	95,000	239,950
February	140,000	169,900	137,000
March	291,250	N/A	267,000
April	257,250	347,000	147,500
May	160,000	230,333	228,500
June	157,250	174,667	
July	157,967	163,750	
August	170,000	227,000	
September	124,000	N/A	
October	290,600	250,000	
November	85,000	224,500	
December	156,250	N/A	

Median Price

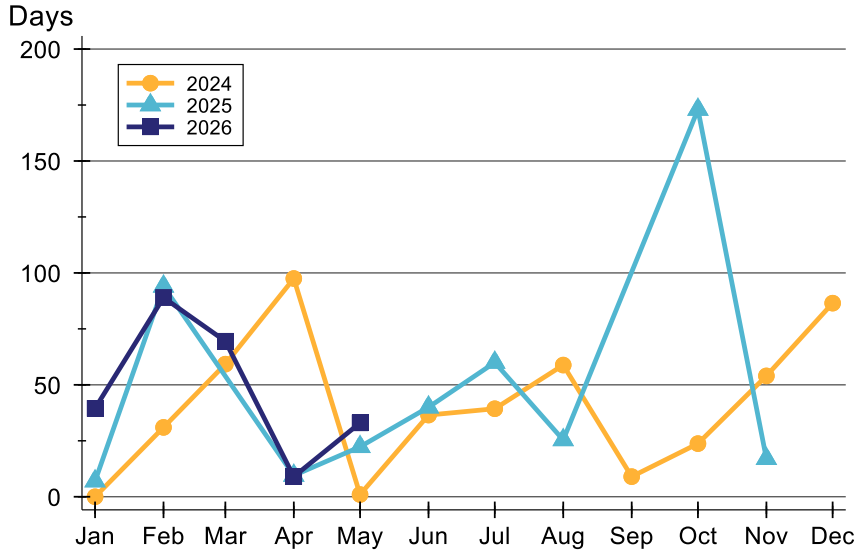


Month	2024	2025	2026
January	360,000	95,000	239,950
February	140,000	169,900	137,000
March	292,500	N/A	267,000
April	252,500	347,000	147,500
May	160,000	240,000	234,500
June	157,250	165,000	
July	175,000	163,750	
August	150,000	265,000	
September	124,000	N/A	
October	299,700	250,000	
November	85,000	224,500	
December	156,250	N/A	



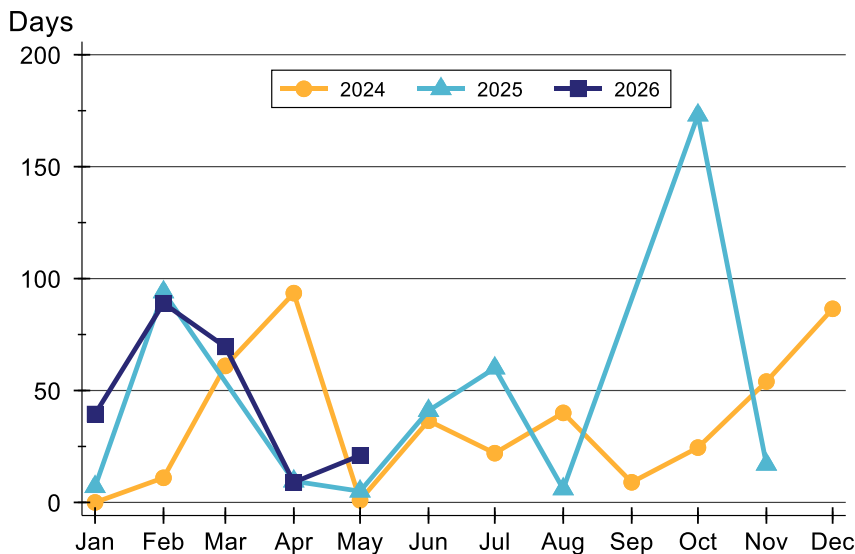
Nemaha County Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	N/A	7	40
February	31	94	89
March	59	N/A	70
April	98	10	9
May	1	22	33
June	37	40	
July	39	60	
August	59	25	
September	9	N/A	
October	24	173	
November	54	17	
December	87	N/A	

Median DOM



Month	2024	2025	2026
January	N/A	7	40
February	11	94	89
March	61	N/A	70
April	94	10	9
May	1	5	21
June	37	41	
July	22	60	
August	40	6	
September	9	N/A	
October	25	173	
November	54	17	
December	87	N/A	



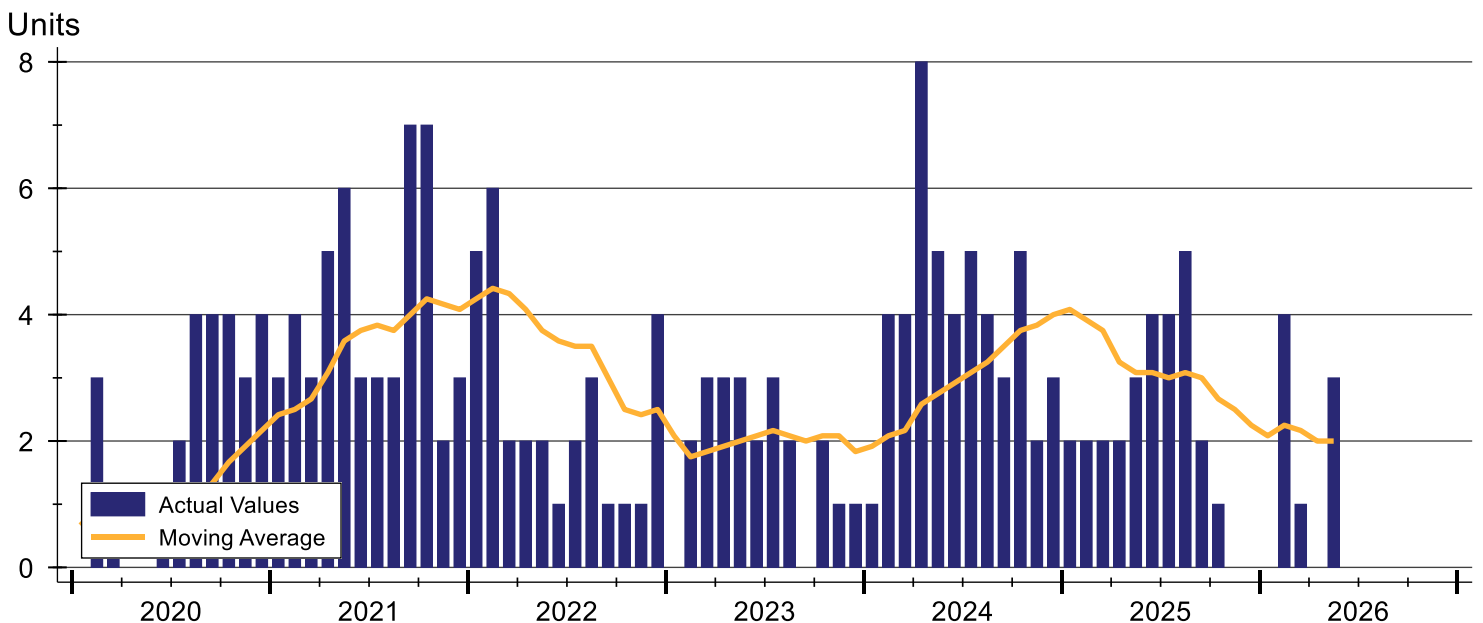
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of May 2025	Change
Pending Contracts		3	3	0.0%
Volume (1,000s)		819	636	28.8%
Average	List Price	273,000	212,000	28.8%
	Days on Market	34	22	54.5%
	Percent of Original	94.8%	98.2%	-3.5%
Median	List Price	279,000	240,000	16.3%
	Days on Market	12	5	140.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Nemaha County had contracts pending at the end of May, the same number of contracts pending at the end of May 2025.

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.

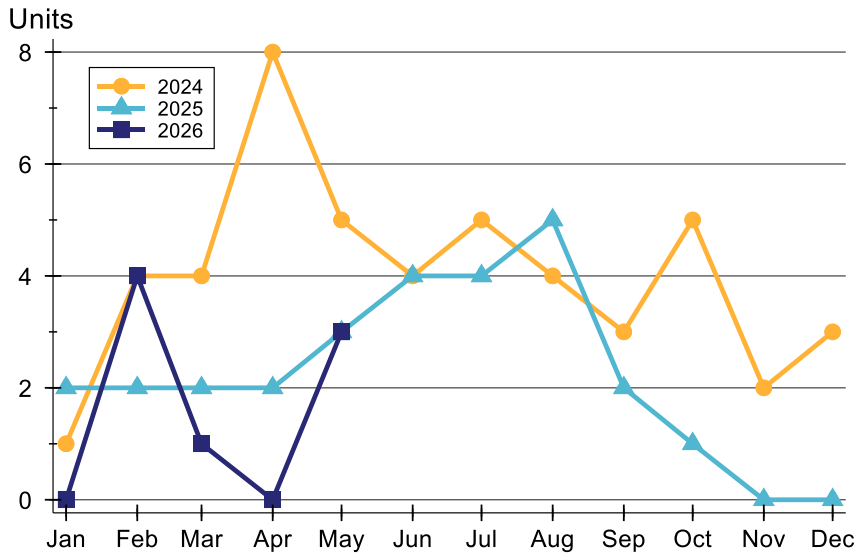
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	1	2	0
February	4	2	4
March	4	2	1
April	8	2	0
May	5	3	3
June	4	4	4
July	5	4	4
August	4	5	4
September	3	2	2
October	5	1	1
November	2	0	0
December	3	0	0

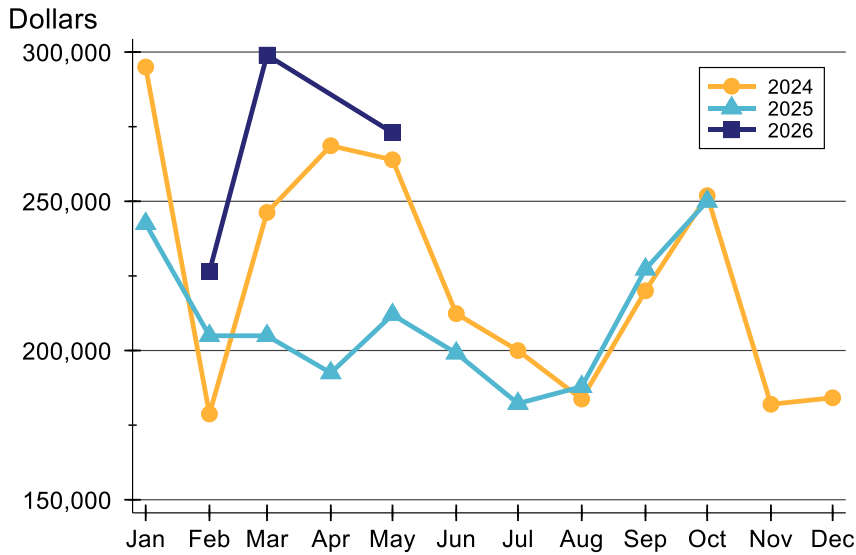
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	190,000	190,000	9	9	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	1	33.3%	279,000	279,000	12	12	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	350,000	350,000	81	81	84.3%	84.3%
\$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



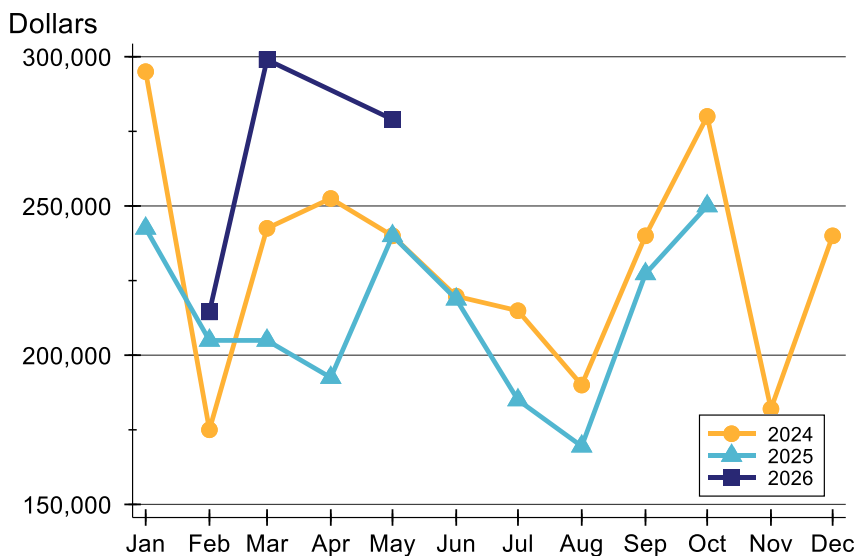
Nemaha County Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	295,000	242,500	N/A
February	178,750	204,950	226,475
March	246,250	204,950	299,000
April	268,625	192,500	N/A
May	263,900	212,000	273,000
June	212,375	199,125	
July	199,980	182,250	
August	183,750	187,900	
September	220,000	227,250	
October	251,880	250,000	
November	182,000	N/A	
December	184,167	N/A	

Median Price

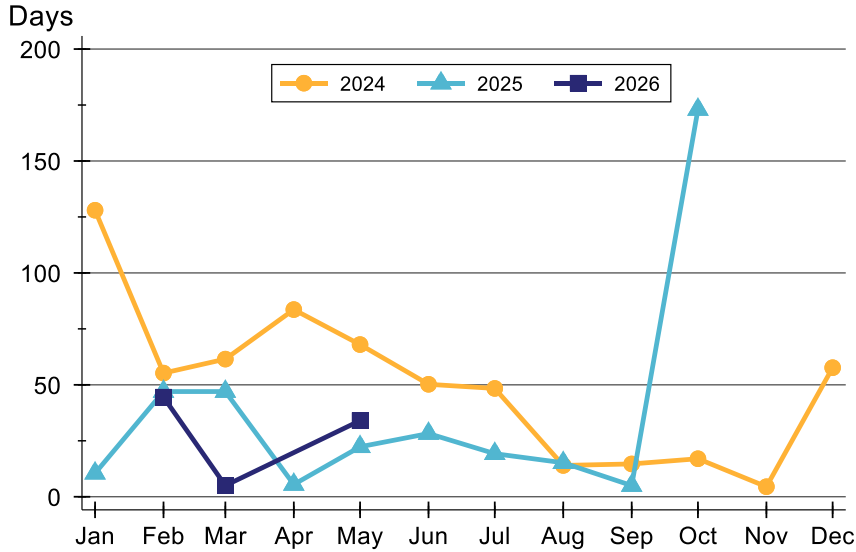


Month	2024	2025	2026
January	295,000	242,500	N/A
February	175,000	204,950	214,500
March	242,500	204,950	299,000
April	252,500	192,500	N/A
May	240,000	240,000	279,000
June	219,750	218,750	
July	214,900	185,000	
August	190,000	169,500	
September	240,000	227,250	
October	280,000	250,000	
November	182,000	N/A	
December	240,000	N/A	



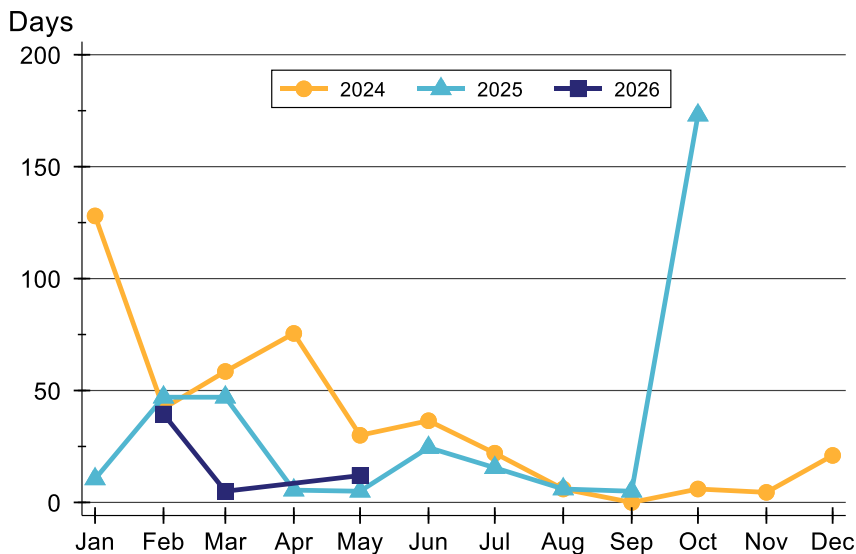
Nemaha County Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	128	11	N/A
February	55	47	45
March	62	47	5
April	84	6	N/A
May	68	22	34
June	50	28	
July	48	19	
August	14	15	
September	15	5	
October	17	173	
November	5	N/A	
December	58	N/A	

Median DOM



Month	2024	2025	2026
January	128	11	N/A
February	42	47	40
March	59	47	5
April	76	6	N/A
May	30	5	12
June	37	25	
July	22	16	
August	6	6	
September	N/A	5	
October	6	173	
November	5	N/A	
December	21	N/A	