



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

February 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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Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in February

Total home sales in the Northeast Kansas MLS system rose by 25.0% last month to 5 units, compared to 4 units in February 2025. Total sales volume was \$1.0 million, up 20.6% from a year earlier.

The median sale price in February was \$179,950, down from \$230,000 a year earlier. Homes that sold in February were typically on the market for 104 days and sold for 92.8% of their list prices.

Northeast Kansas Active Listings Up at End of February

The total number of active listings in the Northeast Kansas MLS system at the end of February was 36 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 February was \$205,000.

During February, a total of 6 contracts were written down from 10 in February 2025. At the end of the month, there were 13 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

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales Change from prior year		5 25.0%	4 -20.0%	5 25.0%	7 -12.5%	8 14.3%	7 -53.3%
Active Listings Change from prior year		36 12.5%	32 -11.1%	36 -2.7%	N/A	N/A	N/A
Months' Supply Change from prior year		4.7 34.3%	3.5 9.4%	3.2 -15.8%	N/A	N/A	N/A
New Listings Change from prior year		7 600.0%	1 -91.7%	12 0.0%	17 54.5%	11 -45.0%	20 -4.8%
Contracts Written Change from prior year		6 -40.0%	10 -16.7%	12 33.3%	11 -21.4%	14 -17.6%	17 21.4%
Pending Contracts Change from prior year		13 0.0%	13 -7.1%	14 100.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		959 20.6%	795 125.2%	353 59.0%	1,098 -7.3%	1,184 80.8%	655 -72.9%
Average	Sale Price Change from prior year	191,790 -3.5%	198,750 181.3%	70,660 27.3%	156,921 6.1%	147,938 58.0%	93,614 -41.8%
	List Price of Actives Change from prior year	250,092 20.8%	207,069 20.3%	172,086 18.0%	N/A	N/A	N/A
	Days on Market Change from prior year	119 325.0%	28 -67.8%	87 141.7%	98 104.2%	48 -32.4%	71 121.9%
	Percent of List Change from prior year	95.5% -3.2%	98.7% 5.7%	93.4% 77.9%	94.6% 0.2%	94.4% -0.5%	94.9% 10.3%
	Percent of Original Change from prior year	91.4% -7.4%	98.7% 11.3%	88.7% 69.0%	89.0% -4.6%	93.3% 2.0%	91.5% 6.4%
Median	Sale Price Change from prior year	179,950 -21.8%	230,000 178.8%	82,500 170.5%	176,000 21.4%	145,000 52.6%	95,000 -34.5%
	List Price of Actives Change from prior year	205,000 -5.5%	217,000 33.6%	162,450 20.3%	N/A	N/A	N/A
	Days on Market Change from prior year	104 642.9%	14 -53.3%	30 -18.9%	101 173.0%	37 23.3%	30 7.1%
	Percent of List Change from prior year	92.8% -7.2%	100.0% 7.5%	93.0% 121.4%	92.8% -4.7%	97.4% 4.7%	93.0% -0.4%
	Percent of Original Change from prior year	90.9% -9.1%	100.0% 7.5%	93.0% 121.4%	90.9% -6.7%	97.4% 4.7%	93.0% -0.4%

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



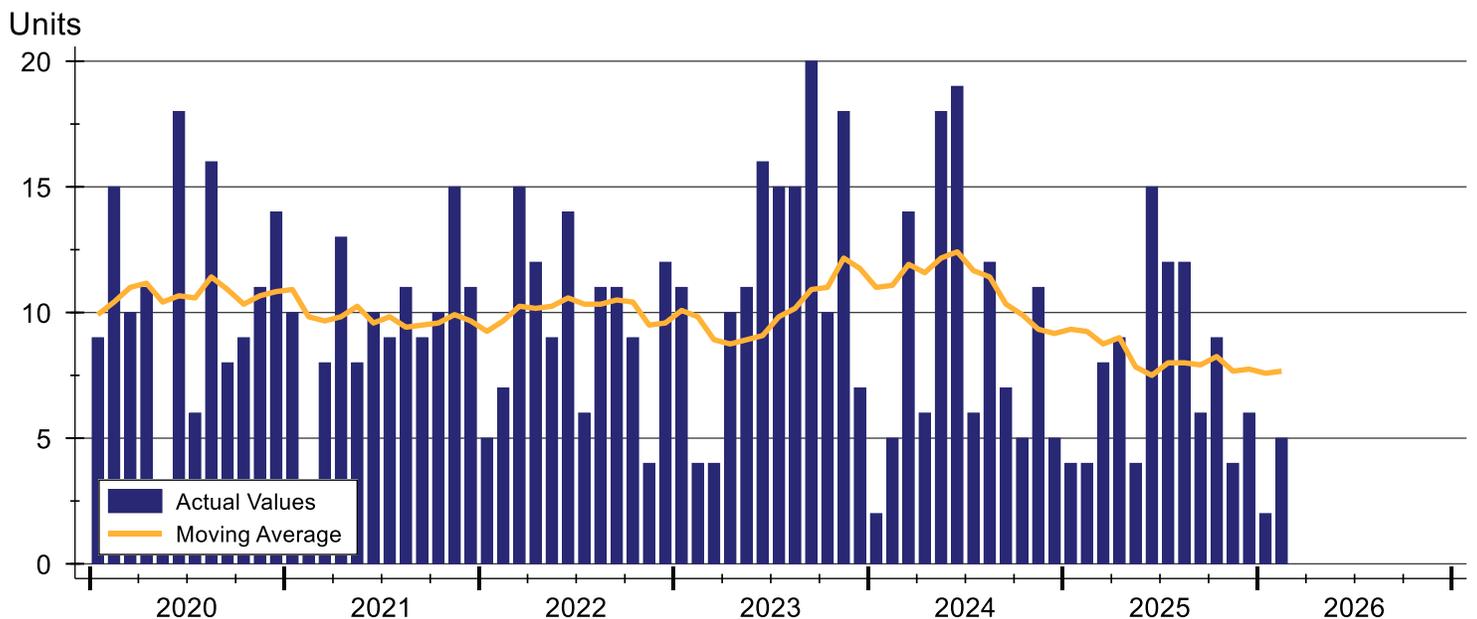
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		5	4	25.0%	7	8	-12.5%
Volume (1,000s)		959	795	20.6%	1,098	1,184	-7.3%
Months' Supply		4.7	3.5	34.3%	N/A	N/A	N/A
Average	Sale Price	191,790	198,750	-3.5%	156,921	147,938	6.1%
	Days on Market	119	28	325.0%	98	48	104.2%
	Percent of List	95.5%	98.7%	-3.2%	94.6%	94.4%	0.2%
	Percent of Original	91.4%	98.7%	-7.4%	89.0%	93.3%	-4.6%
Median	Sale Price	179,950	230,000	-21.8%	176,000	145,000	21.4%
	Days on Market	104	14	642.9%	101	37	173.0%
	Percent of List	92.8%	100.0%	-7.2%	92.8%	97.4%	-4.7%
	Percent of Original	90.9%	100.0%	-9.1%	90.9%	97.4%	-6.7%

A total of 5 homes sold in the Northeast Kansas MLS system in February, up from 4 units in February 2025. Total sales volume rose to \$1.0 million compared to \$0.8 million in the previous year.

The median sales price in February was \$179,950, down 21.8% compared to the prior year. Median days on market was 104 days, up from 47 days in January, and up from 14 in February 2025.

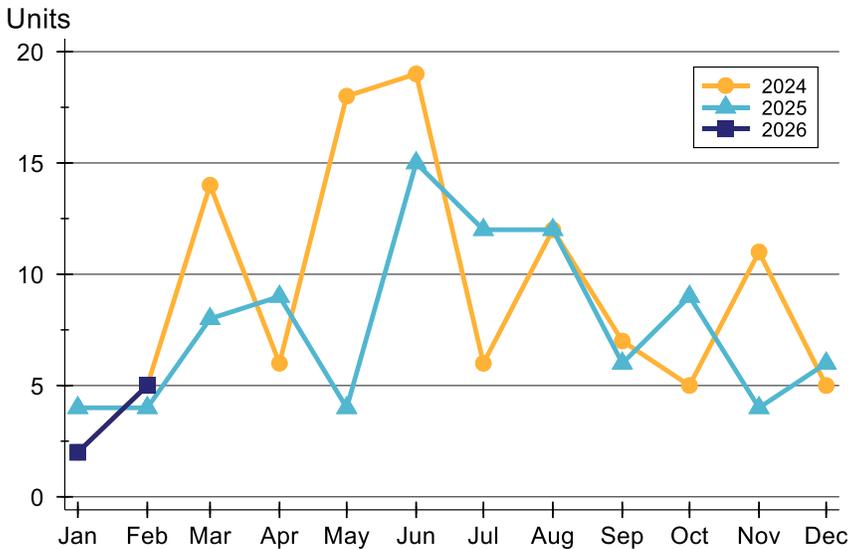
History of Closed Listings





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



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

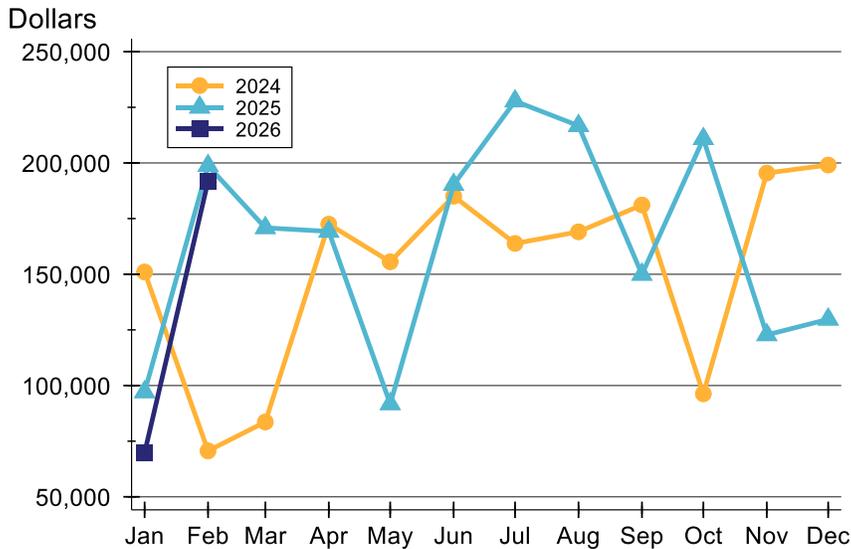
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	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	20.0%	1.7	123,000	123,000	89	89	89.8%	89.8%	89.8%	89.8%
\$125,000-\$149,999	0	0.0%	12.0	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	3	60.0%	3.4	178,650	179,950	135	137	99.0%	100.0%	92.2%	90.9%
\$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%	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	13.7	300,000	300,000	101	101	90.9%	90.9%	90.9%	90.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



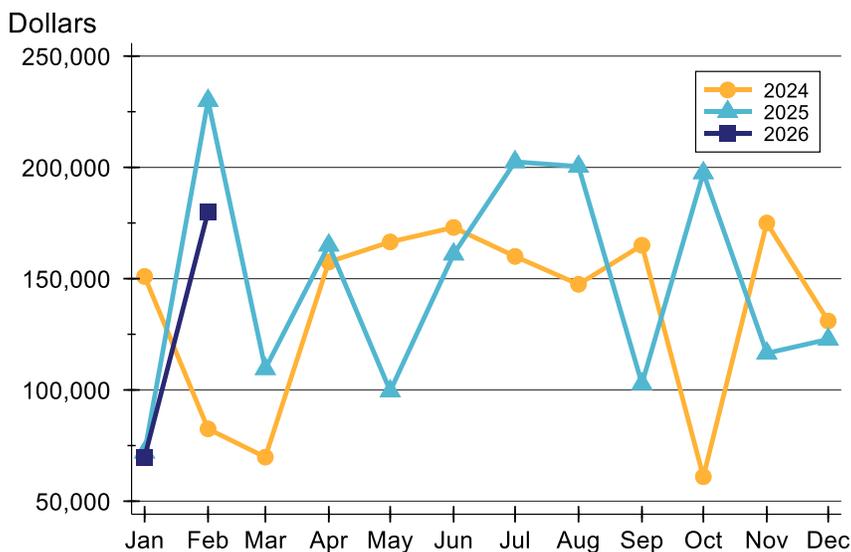
Northeast Kansas Closed Listings Analysis

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	
April	172,500	169,233	
May	155,606	91,750	
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

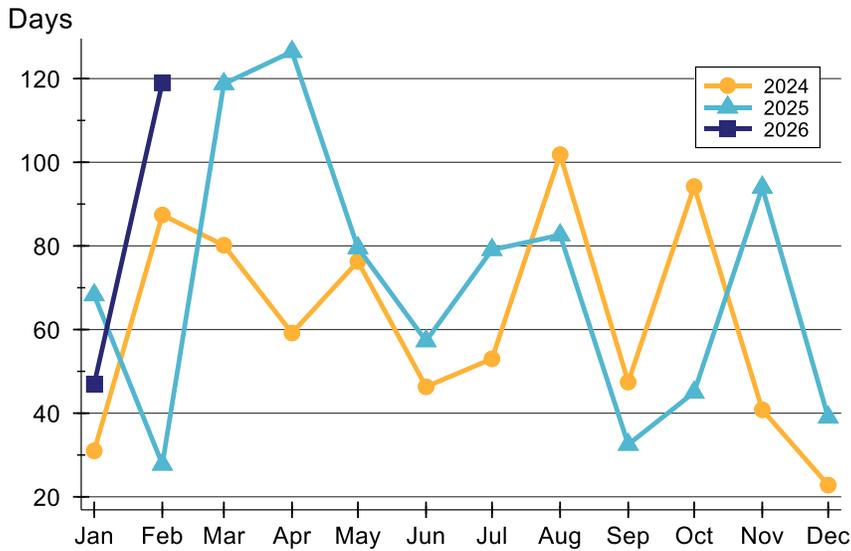


Month	2024	2025	2026
January	151,000	72,000	69,750
February	82,500	230,000	179,950
March	69,813	109,500	
April	157,500	165,000	
May	166,500	99,500	
June	173,000	161,000	
July	160,000	202,500	
August	147,450	200,400	
September	165,000	102,760	
October	61,000	197,500	
November	175,000	116,500	
December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



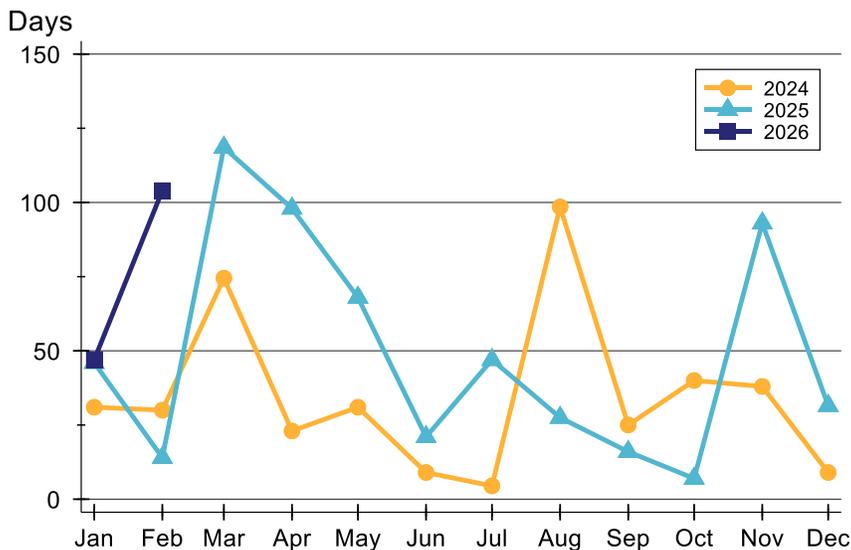
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	31	68	47
February	87	28	119
March	80	119	
April	59	126	
May	76	80	
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	
April	23	98	
May	31	68	
June	9	21	
July	5	47	
August	99	28	
September	25	16	
October	40	7	
November	38	93	
December	9	32	



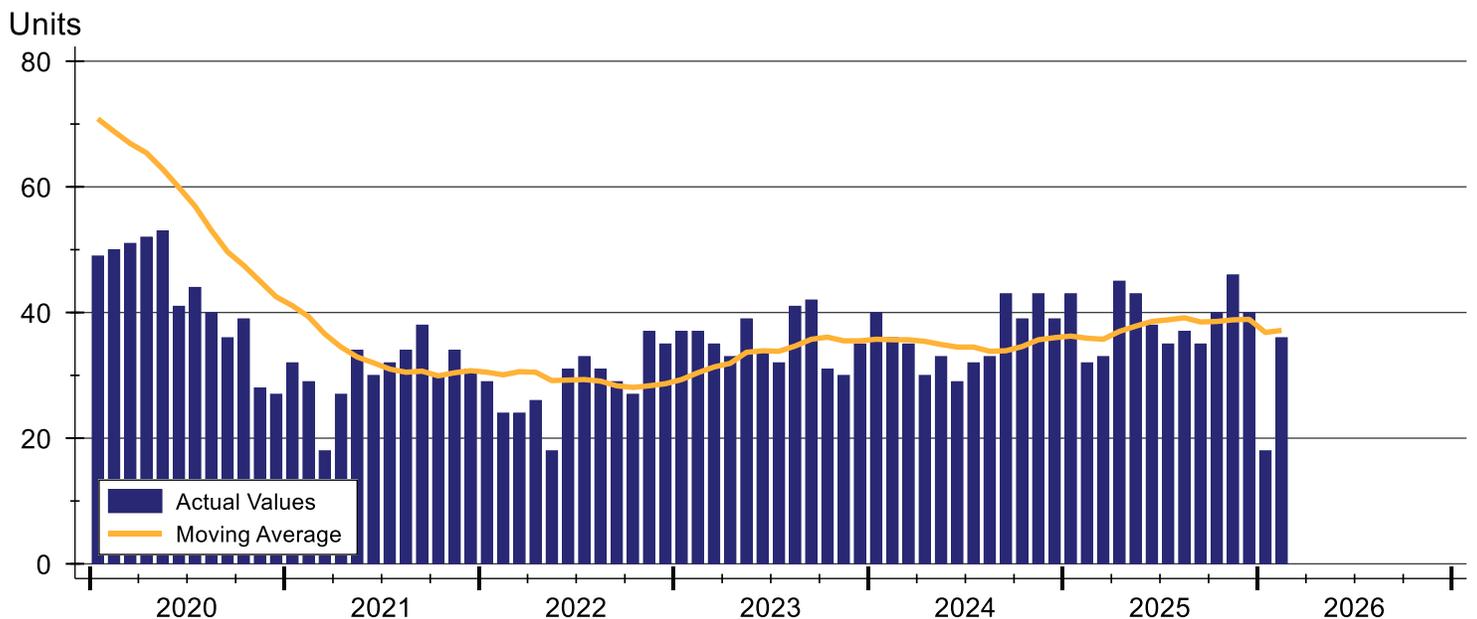
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		36	32	12.5%
Volume (1,000s)		9,003	6,626	35.9%
Months' Supply		4.7	3.5	34.3%
Average	List Price	250,092	207,069	20.8%
	Days on Market	74	134	-44.8%
	Percent of Original	95.7%	95.8%	-0.1%
Median	List Price	205,000	217,000	-5.5%
	Days on Market	55	108	-49.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 36 homes were available for sale in the Northeast Kansas MLS system at the end of February. This represents a 4.7 months' supply of active listings.

The median list price of homes on the market at the end of February was \$205,000, down 5.5% from 2025. The typical time on market for active listings was 54 days, down from 108 days a year earlier.

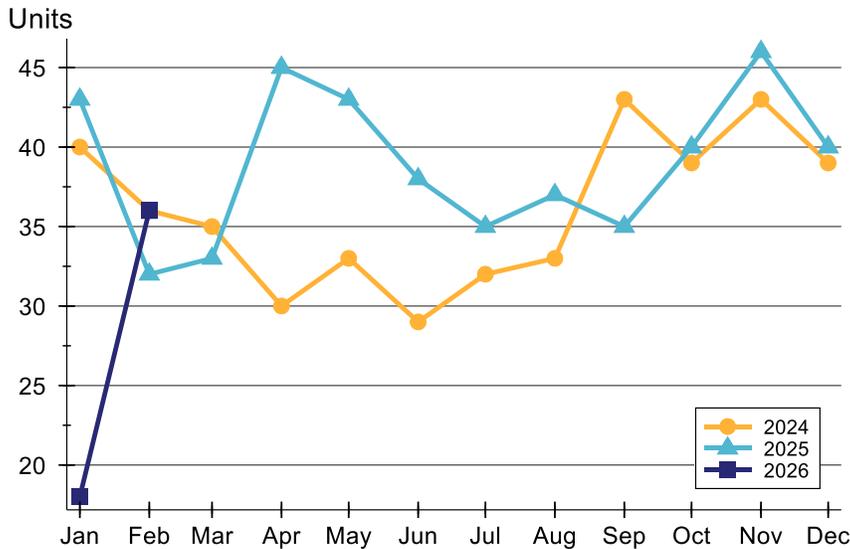
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	40	43	18
February	36	32	36
March	35	33	
April	30	45	
May	33	43	
June	29	38	
July	32	35	
August	33	37	
September	43	35	
October	39	40	
November	43	46	
December	39	40	

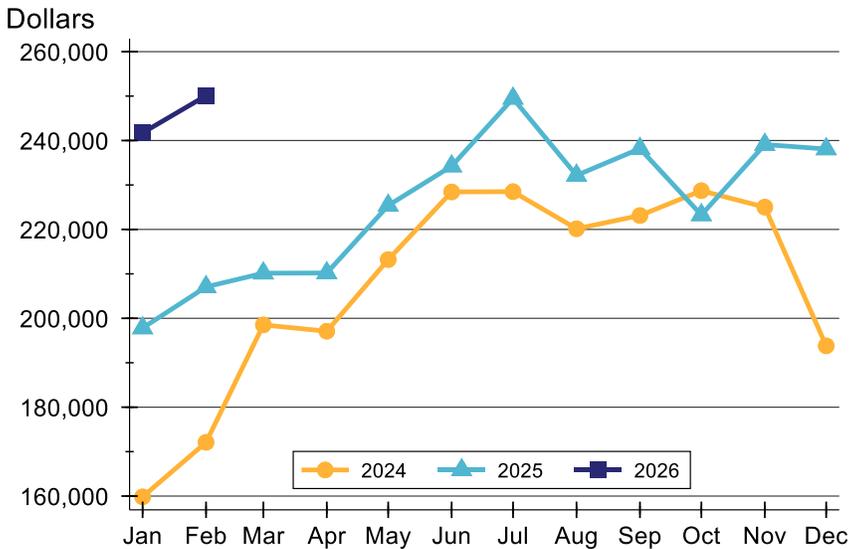
Active Listings by Price Range

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	1	2.8%	N/A	49,900	49,900	1	1	100.0%	100.0%
\$50,000-\$99,999	3	8.3%	N/A	86,000	85,000	104	126	83.6%	85.0%
\$100,000-\$124,999	2	5.6%	1.7	110,000	110,000	96	96	100.0%	100.0%
\$125,000-\$149,999	6	16.7%	12.0	131,983	126,950	61	18	95.7%	98.6%
\$150,000-\$174,999	4	11.1%	N/A	157,500	155,000	30	19	98.4%	100.0%
\$175,000-\$199,999	2	5.6%	3.4	187,500	187,500	24	24	98.8%	98.8%
\$200,000-\$249,999	3	8.3%	N/A	221,500	219,500	58	65	96.6%	95.5%
\$250,000-\$299,999	2	5.6%	2.4	274,500	274,500	219	219	83.8%	83.8%
\$300,000-\$399,999	8	22.2%	13.7	356,875	357,000	87	93	98.8%	100.0%
\$400,000-\$499,999	1	2.8%	N/A	460,000	460,000	75	75	94.8%	94.8%
\$500,000-\$749,999	4	11.1%	N/A	537,500	537,500	61	41	96.5%	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



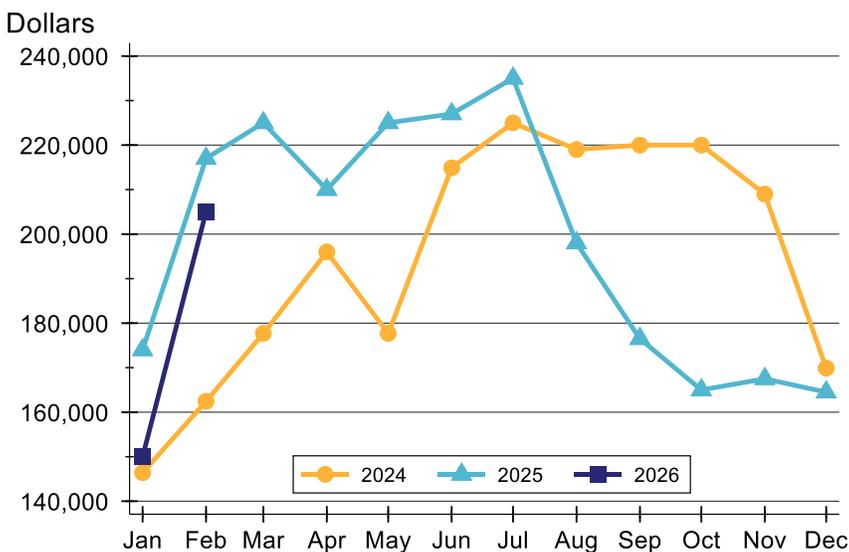
Northeast Kansas Active Listings Analysis

Average Price



Month	2024	2025	2026
January	159,830	197,812	241,741
February	172,086	207,069	250,092
March	198,523	210,155	
April	197,093	210,193	
May	213,218	225,393	
June	228,445	234,245	
July	228,497	249,480	
August	220,152	232,157	
September	223,130	238,183	
October	228,713	223,261	
November	225,014	239,094	
December	193,800	238,099	

Median Price

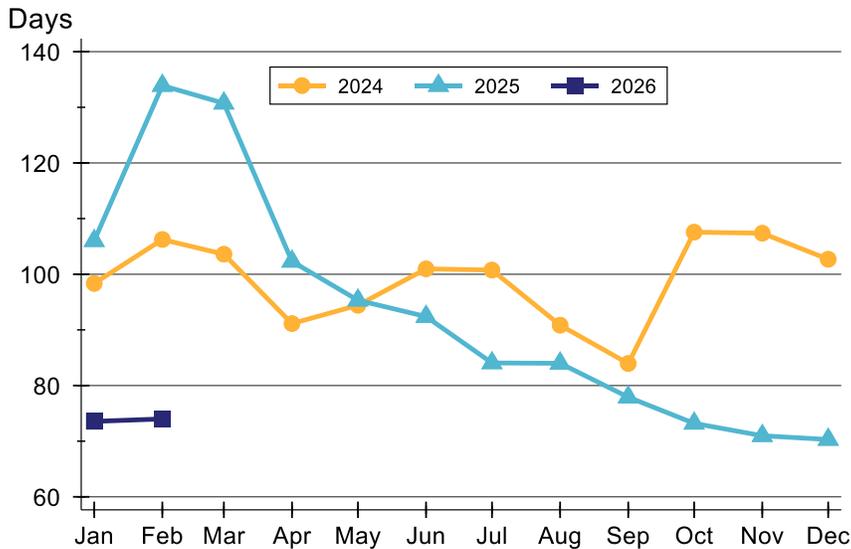


Month	2024	2025	2026
January	146,400	174,000	150,000
February	162,450	217,000	205,000
March	177,700	225,000	
April	196,000	210,000	
May	177,700	225,000	
June	214,900	227,000	
July	225,000	235,000	
August	219,000	198,000	
September	220,000	176,500	
October	220,000	165,000	
November	209,000	167,500	
December	169,900	164,500	



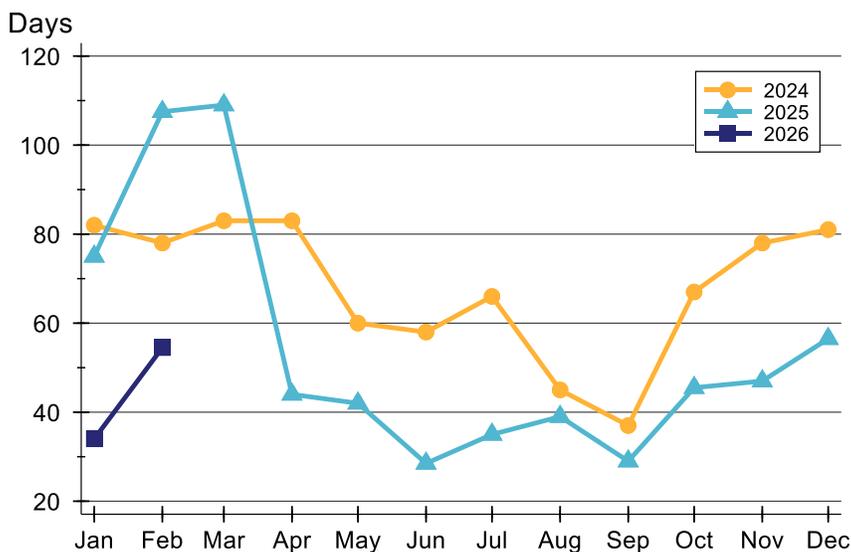
Northeast Kansas Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	98	106	74
February	106	134	74
March	104	131	
April	91	102	
May	94	95	
June	101	92	
July	101	84	
August	91	84	
September	84	78	
October	108	73	
November	107	71	
December	103	70	

Median DOM

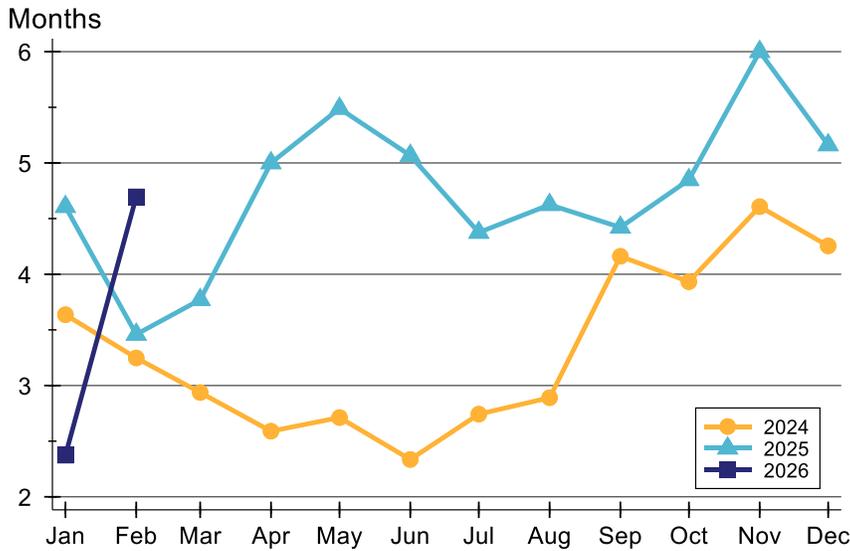


Month	2024	2025	2026
January	82	75	34
February	78	108	55
March	83	109	
April	83	44	
May	60	42	
June	58	29	
July	66	35	
August	45	39	
September	37	29	
October	67	46	
November	78	47	
December	81	57	



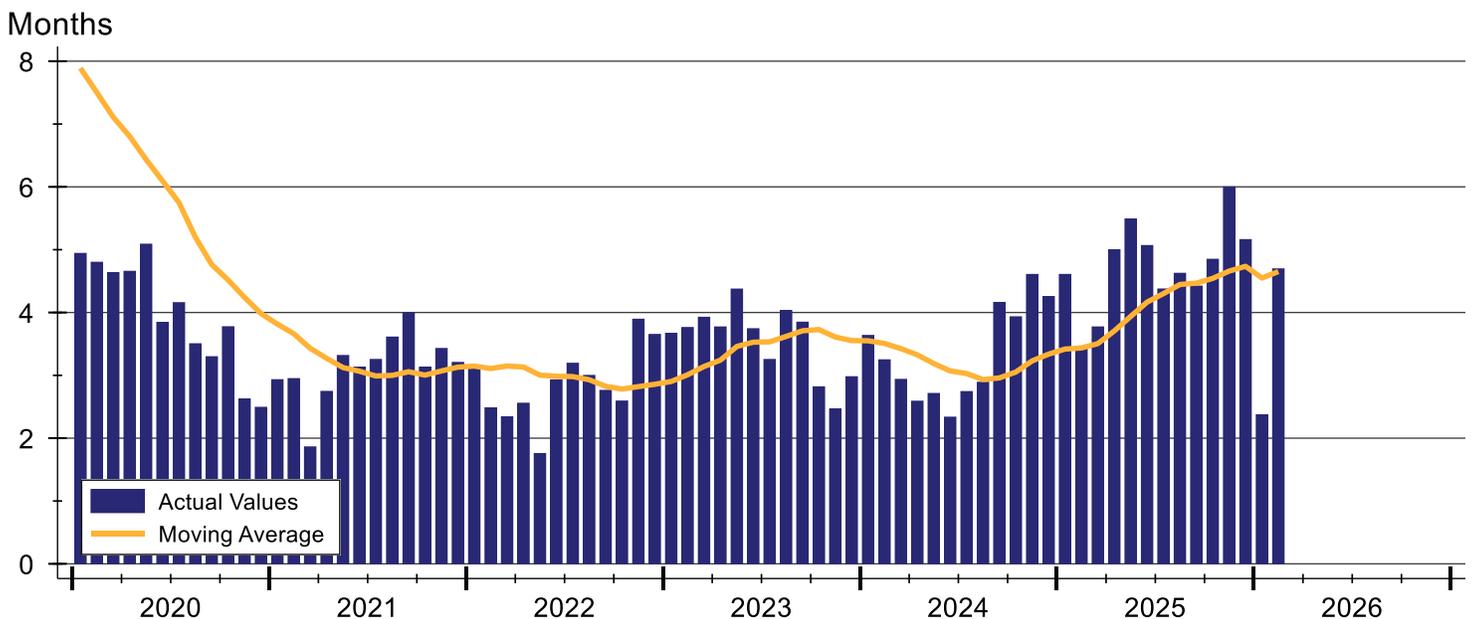
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	3.6	4.6	2.4
February	3.2	3.5	4.7
March	2.9	3.8	
April	2.6	5.0	
May	2.7	5.5	
June	2.3	5.1	
July	2.7	4.4	
August	2.9	4.6	
September	4.2	4.4	
October	3.9	4.8	
November	4.6	6.0	
December	4.3	5.2	

History of Month's Supply





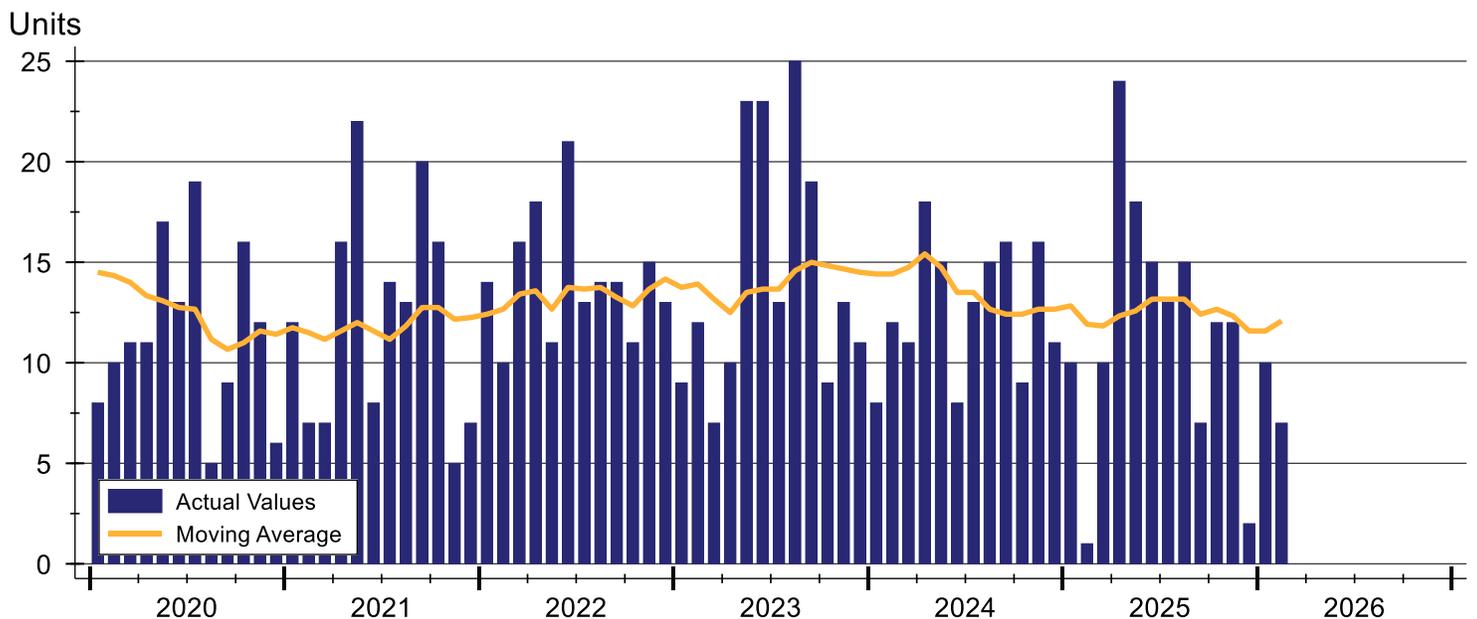
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	7	1	600.0%
	Volume (1,000s)	1,524	110	1285.5%
	Average List Price	217,714	110,000	97.9%
	Median List Price	175,000	110,000	59.1%
Year-to-Date	New Listings	17	11	54.5%
	Volume (1,000s)	3,892	1,967	97.9%
	Average List Price	228,923	178,791	28.0%
	Median List Price	175,000	138,000	26.8%

A total of 7 new listings were added in the Northeast Kansas MLS system during February, up 600.0% from the same month in 2025. Year-to-date the Northeast Kansas MLS system has seen 17 new listings.

The median list price of these homes was \$175,000 up from \$110,000 in 2025.

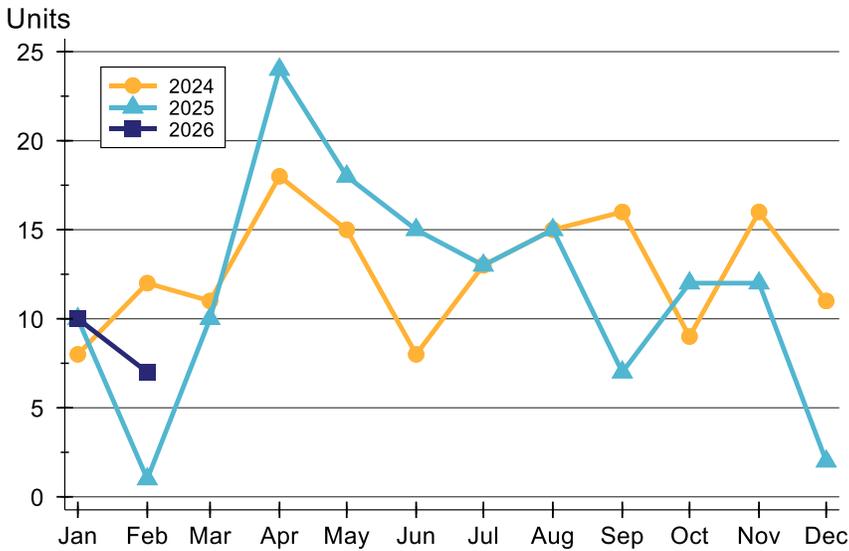
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



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

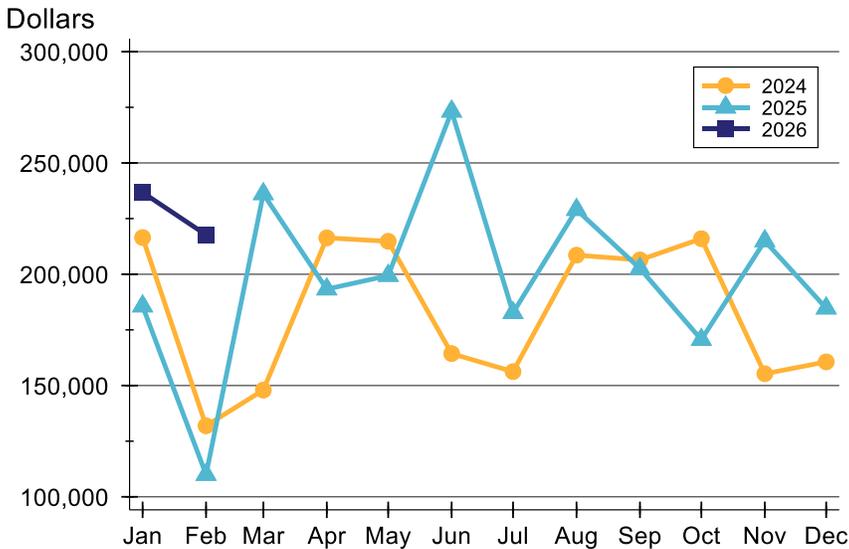
New Listings by Price Range

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	1	14.3%	120,000	120,000	5	5	100.0%	100.0%
\$125,000-\$149,999	2	28.6%	135,000	135,000	3	3	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	14.3%	175,000	175,000	4	4	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	14.3%	269,000	269,000	35	35	96.4%	96.4%
\$300,000-\$399,999	2	28.6%	345,000	345,000	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



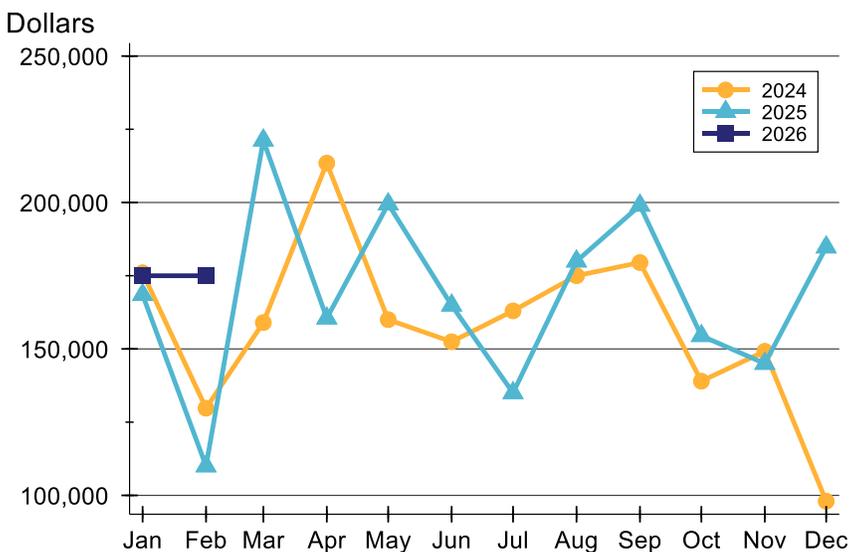
Northeast Kansas New Listings Analysis

Average Price



Month	2024	2025	2026
January	216,500	185,670	236,770
February	131,908	110,000	217,714
March	147,955	236,100	
April	216,344	193,308	
May	214,793	199,383	
June	164,350	273,187	
July	156,246	182,692	
August	208,560	229,017	
September	206,431	202,571	
October	215,989	170,625	
November	155,306	214,948	
December	160,636	184,750	

Median Price



Month	2024	2025	2026
January	176,000	168,500	175,000
February	129,750	110,000	175,000
March	159,000	221,250	
April	213,450	160,500	
May	160,000	199,450	
June	152,450	164,900	
July	163,000	135,000	
August	175,000	179,950	
September	179,500	199,000	
October	139,000	154,500	
November	149,200	145,000	
December	98,000	184,750	



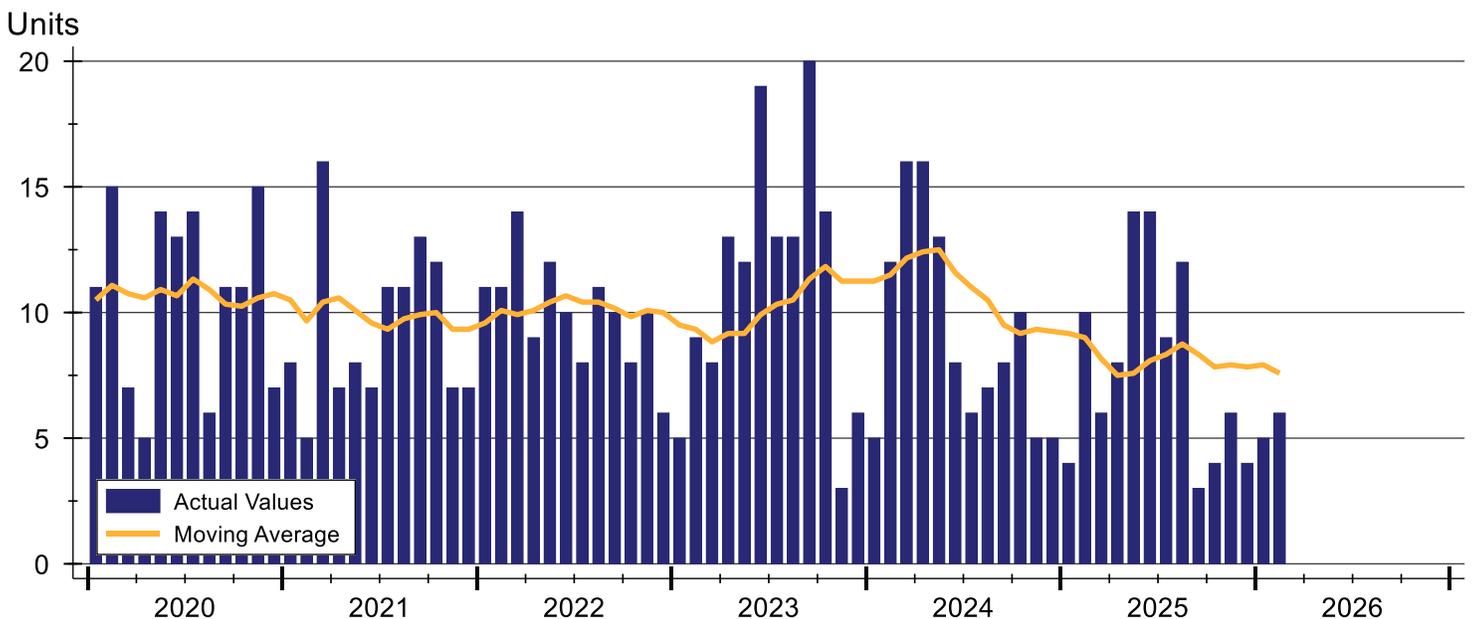
Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		6	10	-40.0%	11	14	-21.4%
Volume (1,000s)		819	1,817	-54.9%	1,832	2,335	-21.5%
Average	Sale Price	136,480	181,670	-24.9%	166,521	166,764	-0.1%
	Days on Market	145	119	21.8%	140	104	34.6%
	Percent of Original	88.1%	84.9%	3.8%	90.4%	86.6%	4.4%
Median	Sale Price	139,750	153,950	-9.2%	148,500	137,500	8.0%
	Days on Market	132	95	38.9%	104	93	11.8%
	Percent of Original	87.5%	95.3%	-8.2%	90.0%	95.9%	-6.2%

A total of 6 contracts for sale were written in the Northeast Kansas MLS system during the month of February, down from 10 in 2025. The median list price of these homes was \$139,750, down from \$153,950 the prior year.

Half of the homes that went under contract in February were on the market less than 132 days, compared to 95 days in February 2025.

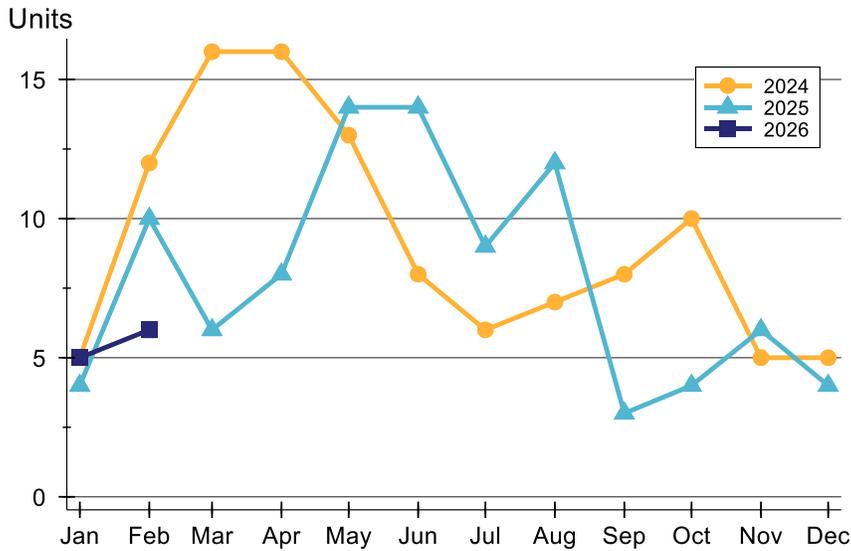
History of Contracts Written





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



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

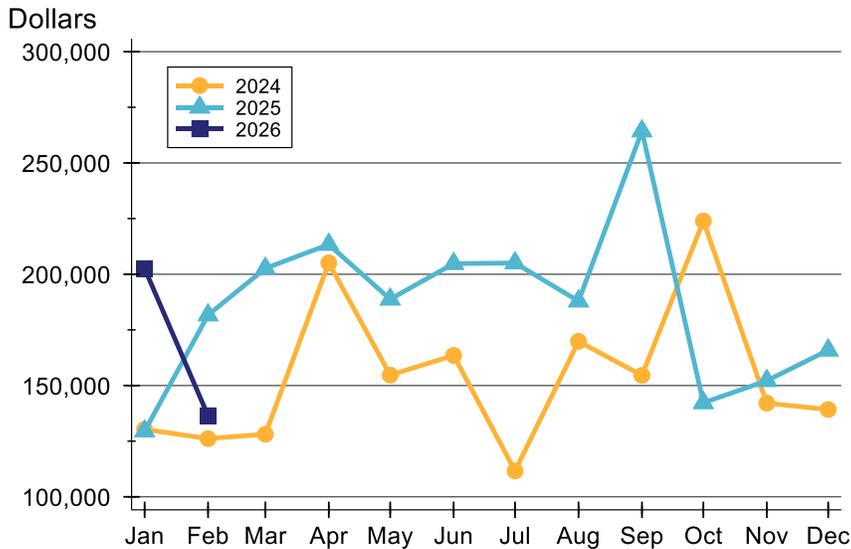
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	16.7%	110,000	110,000	245	245	85.3%	85.3%
\$125,000-\$149,999	5	83.3%	141,776	142,500	125	99	88.7%	89.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



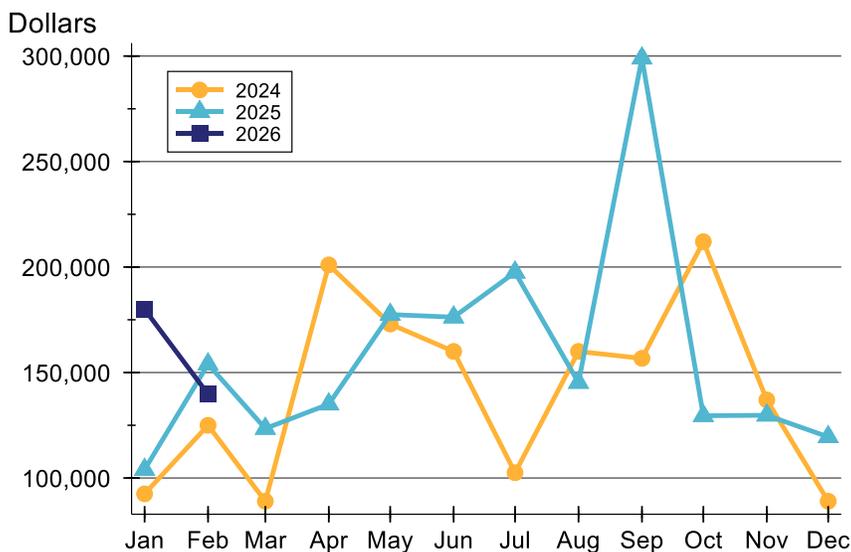
Northeast Kansas Contracts Written Analysis

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	
April	205,125	213,375	
May	154,692	188,779	
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

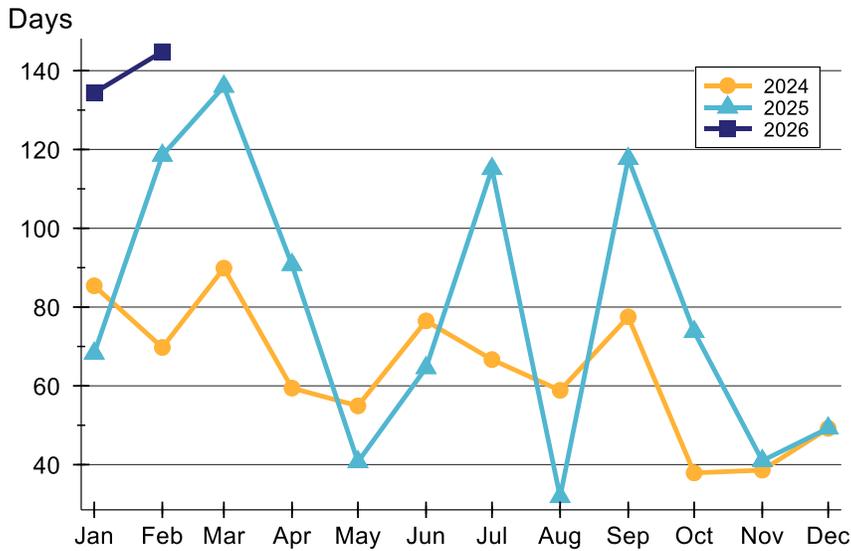


Month	2024	2025	2026
January	92,500	104,000	179,950
February	125,000	153,950	139,750
March	89,000	123,450	
April	201,000	135,000	
May	173,000	177,500	
June	160,000	176,250	
July	102,500	197,500	
August	160,000	145,250	
September	156,700	299,000	
October	212,000	129,500	
November	137,000	129,750	
December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



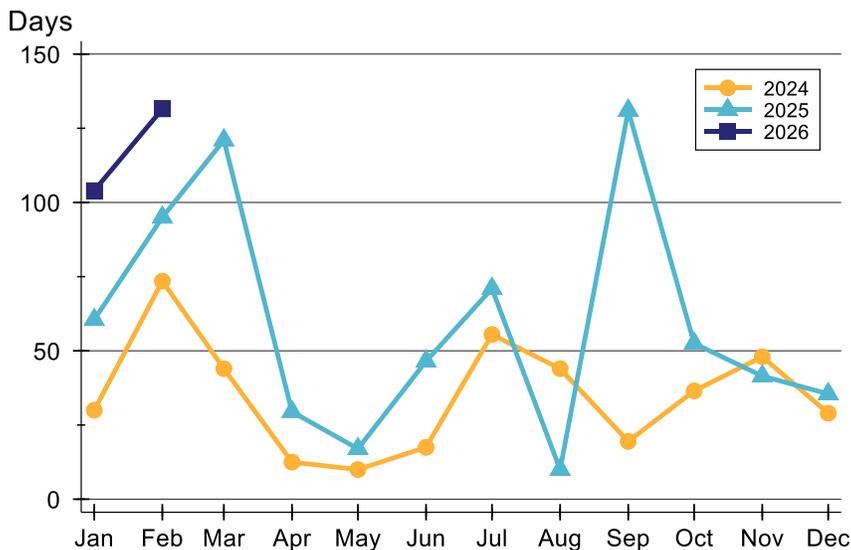
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	85	68	134
February	70	119	145
March	90	136	
April	59	91	
May	55	41	
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	
April	13	30	
May	10	17	
June	18	47	
July	56	71	
August	44	10	
September	20	131	
October	37	53	
November	48	42	
December	29	36	



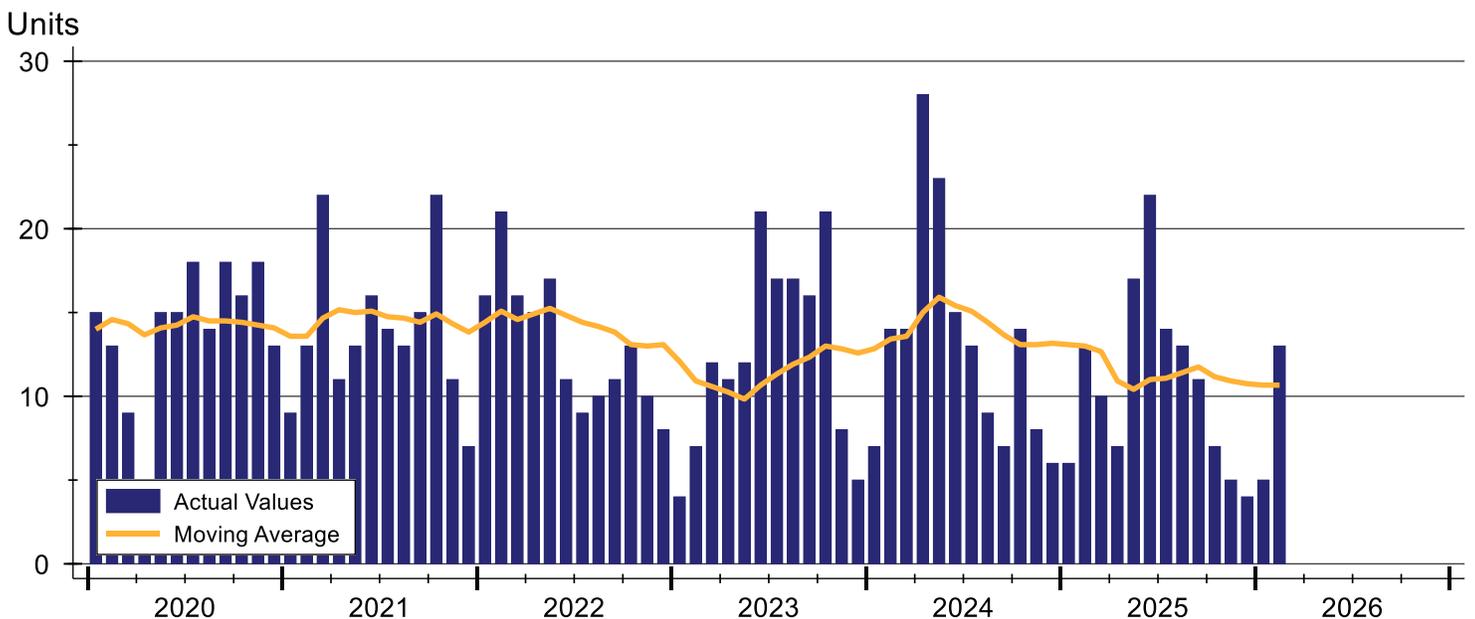
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		13	13	0.0%
Volume (1,000s)		2,249	2,265	-0.7%
Average	List Price	172,983	174,208	-0.7%
	Days on Market	100	102	-2.0%
	Percent of Original	93.0%	88.0%	5.7%
Median	List Price	148,500	138,000	7.6%
	Days on Market	89	94	-5.3%
	Percent of Original	92.1%	100.0%	-7.9%

A total of 13 listings in the Northeast Kansas MLS system had contracts pending at the end of February, the same number of contracts pending at the end of February 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.

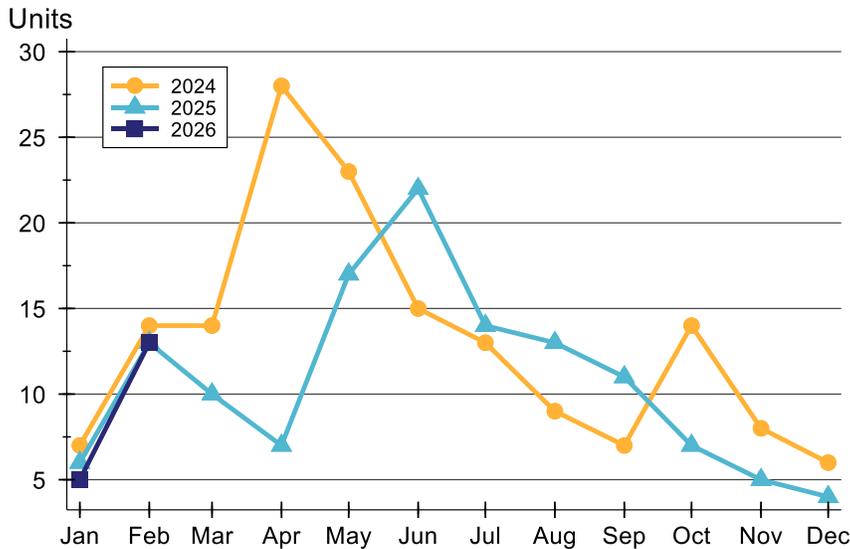
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	7	6	5
February	14	13	13
March	14	10	10
April	28	7	7
May	23	17	17
June	15	22	22
July	13	14	14
August	9	13	13
September	7	11	11
October	14	7	7
November	8	5	5
December	6	4	4

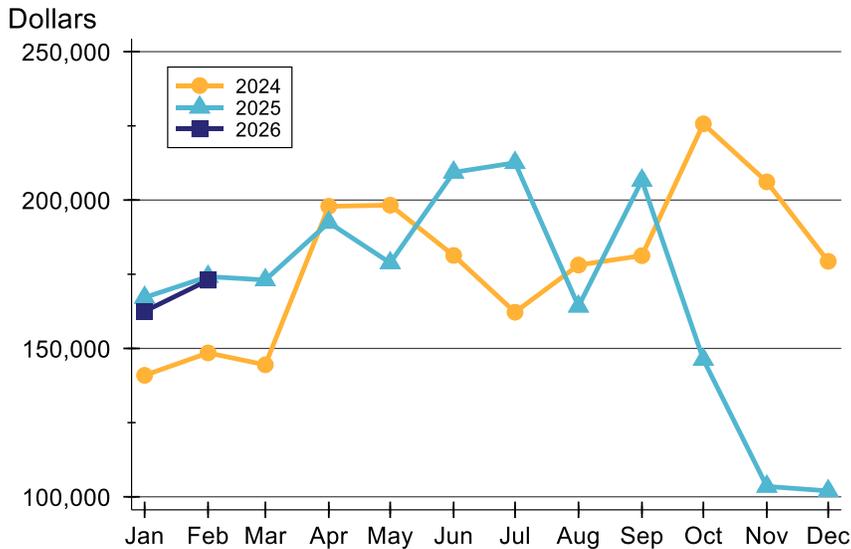
Pending Contracts by Price Range

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	1	7.7%	110,000	110,000	0	0	85.3%	85.3%
\$125,000-\$149,999	7	53.8%	141,126	140,000	102	89	92.2%	92.1%
\$150,000-\$174,999	2	15.4%	164,000	164,000	231	231	90.1%	90.1%
\$175,000-\$199,999	1	7.7%	194,000	194,000	104	104	97.5%	97.5%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	7.7%	289,000	289,000	10	10	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	339,900	339,900	17	17	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



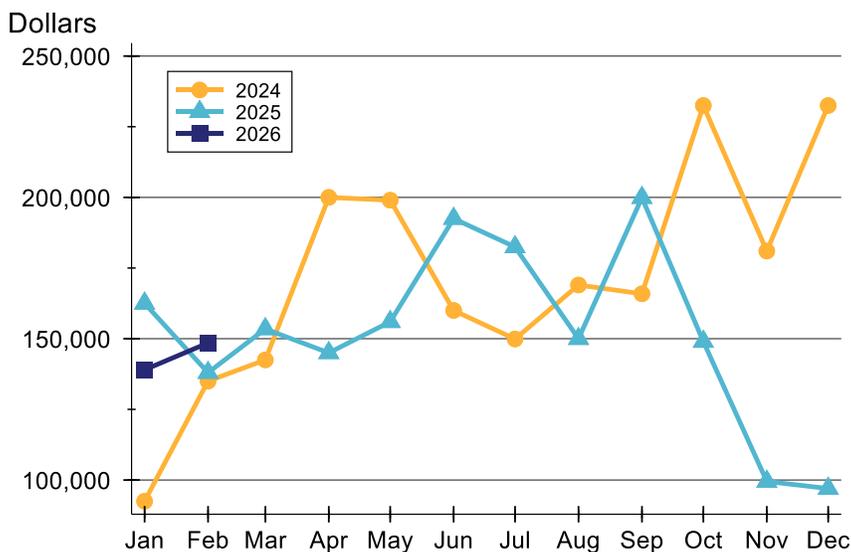
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	140,928	167,167	162,500
February	148,500	174,208	172,983
March	144,486	173,070	
April	197,896	192,428	
May	198,283	178,818	
June	181,340	209,341	
July	162,208	212,564	
August	178,111	164,185	
September	181,271	206,618	
October	225,671	146,271	
November	206,125	103,500	
December	179,350	102,000	

Median Price

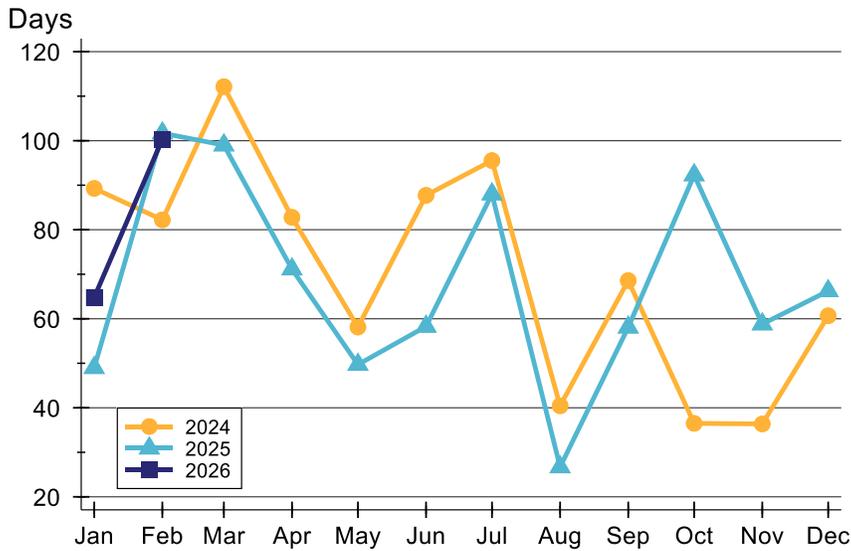


Month	2024	2025	2026
January	92,500	162,500	139,000
February	135,000	138,000	148,500
March	142,500	153,450	
April	200,000	145,000	
May	199,000	156,000	
June	160,000	192,500	
July	149,900	182,450	
August	169,000	150,000	
September	165,900	199,900	
October	232,500	149,000	
November	181,000	99,500	
December	232,500	97,000	



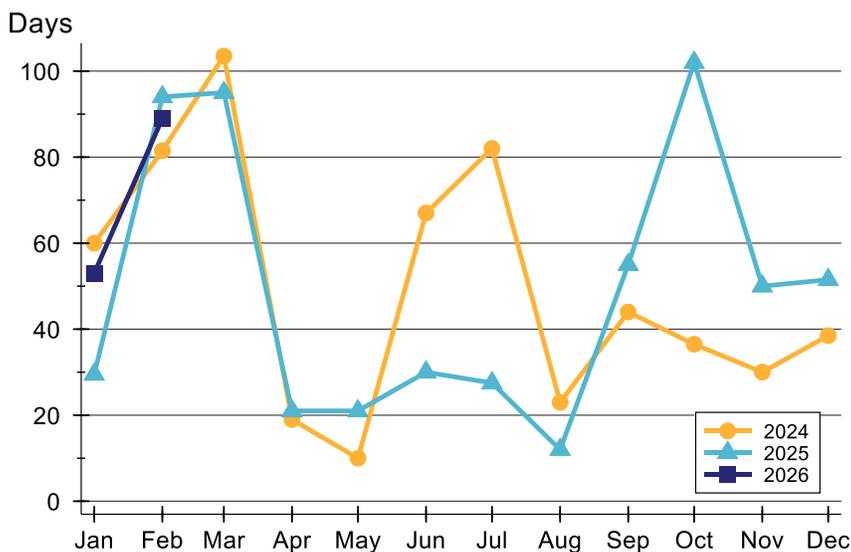
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	89	49	65
February	82	102	100
March	112	99	
April	83	71	
May	58	50	
June	88	58	
July	96	88	
August	40	27	
September	69	58	
October	37	92	
November	36	59	
December	61	66	

Median DOM



Month	2024	2025	2026
January	60	30	53
February	82	94	89
March	104	95	
April	19	21	
May	10	21	
June	67	30	
July	82	28	
August	23	12	
September	44	55	
October	37	102	
November	30	50	
December	39	52	



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in February

Total home sales in Brown County rose by 100.0% last month to 4 units, compared to 2 units in February 2025. Total sales volume was \$0.8 million, up 81.7% from a year earlier.

The median sale price in February was \$179,975, down from \$230,000 a year earlier. Homes that sold in February were typically on the market for 120 days and sold for 96.4% of their list prices.

Brown County Active Listings Remain the Same at End of February

The total number of active listings in Brown County at the end of February was 29 units, the same as in February 2025. This represents a 4.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$160,000.

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

Report Contents

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

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Brown County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		4	2	5	6	5	7
Change from prior year		100.0%	-60.0%	25.0%	20.0%	-28.6%	-22.2%
Active Listings		29	29	30	N/A	N/A	N/A
Change from prior year		0.0%	-3.3%	0.0%			
Months' Supply		4.8	4.5	3.5	N/A	N/A	N/A
Change from prior year		6.7%	28.6%	-18.6%			
New Listings		7	1	9	14	10	14
Change from prior year		600.0%	-88.9%	28.6%	40.0%	-28.6%	-6.7%
Contracts Written		5	9	9	8	12	13
Change from prior year		-44.4%	0.0%	50.0%	-33.3%	-7.7%	30.0%
Pending Contracts		9	11	8	N/A	N/A	N/A
Change from prior year		-18.2%	37.5%	100.0%			
Sales Volume (1,000s)		836	460	353	975	794	655
Change from prior year		81.7%	30.3%	59.0%	22.8%	21.2%	-18.9%
Average	Sale Price	208,988	230,000	70,660	162,575	158,700	93,614
	Change from prior year	-9.1%	225.5%	27.3%	2.4%	69.5%	4.3%
	List Price of Actives	215,338	196,683	146,270	N/A	N/A	N/A
	Change from prior year	9.5%	34.5%	11.9%			
	Days on Market	127	42	87	100	41	71
Change from prior year	202.4%	-51.7%	141.7%	143.9%	-42.3%	69.0%	
Percent of List	97.0%	100.0%	93.4%	95.4%	95.7%	94.9%	
Change from prior year	-3.0%	7.1%	77.9%	-0.3%	0.8%	24.9%	
Percent of Original	91.8%	100.0%	88.7%	88.8%	95.7%	91.5%	
Change from prior year	-8.2%	12.7%	69.0%	-7.2%	4.6%	20.4%	
Median	Sale Price	179,975	230,000	82,500	177,975	200,000	95,000
	Change from prior year	-21.8%	178.8%	170.5%	-11.0%	110.5%	-4.0%
	List Price of Actives	160,000	175,000	151,400	N/A	N/A	N/A
	Change from prior year	-8.6%	15.6%	28.9%			
	Days on Market	121	42	30	103	44	30
Change from prior year	188.1%	40.0%	-18.9%	134.1%	46.7%	-18.9%	
Percent of List	96.4%	100.0%	93.0%	94.5%	100.0%	93.0%	
Change from prior year	-3.6%	7.5%	121.4%	-5.5%	7.5%	2.6%	
Percent of Original	90.9%	100.0%	93.0%	90.9%	100.0%	93.0%	
Change from prior year	-9.1%	7.5%	121.4%	-9.1%	7.5%	2.6%	

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



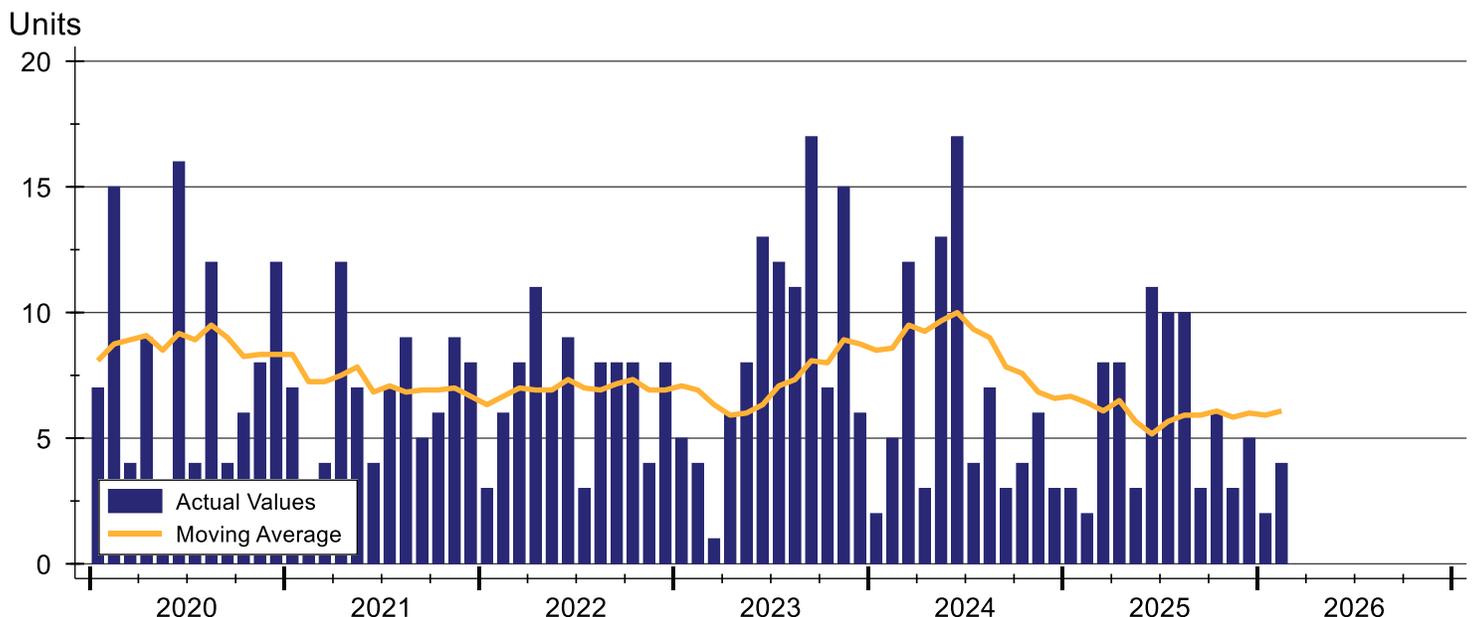
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		4	2	100.0%	6	5	20.0%
Volume (1,000s)		836	460	81.7%	975	794	22.8%
Months' Supply		4.8	4.5	6.7%	N/A	N/A	N/A
Average	Sale Price	208,988	230,000	-9.1%	162,575	158,700	2.4%
	Days on Market	127	42	202.4%	100	41	143.9%
	Percent of List	97.0%	100.0%	-3.0%	95.4%	95.7%	-0.3%
	Percent of Original	91.8%	100.0%	-8.2%	88.8%	95.7%	-7.2%
Median	Sale Price	179,975	230,000	-21.8%	177,975	200,000	-11.0%
	Days on Market	121	42	188.1%	103	44	134.1%
	Percent of List	96.4%	100.0%	-3.6%	94.5%	100.0%	-5.5%
	Percent of Original	90.9%	100.0%	-9.1%	90.9%	100.0%	-9.1%

A total of 4 homes sold in Brown County in February, up from 2 units in February 2025. Total sales volume rose to \$0.8 million compared to \$0.5 million in the previous year.

The median sales price in February was \$179,975, down 21.8% compared to the prior year. Median days on market was 120 days, up from 47 days in January, and up from 42 in February 2025.

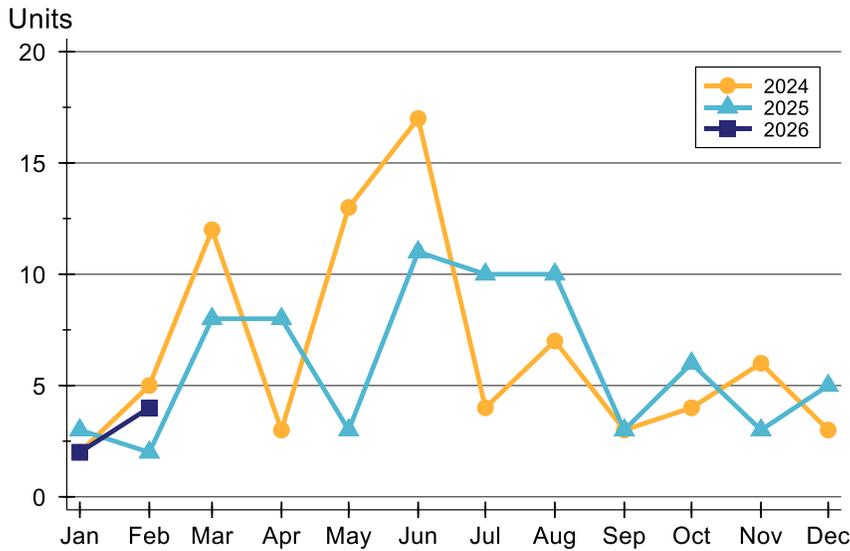
History of Closed Listings





Brown County Closed Listings Analysis

Closed Listings by Month



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

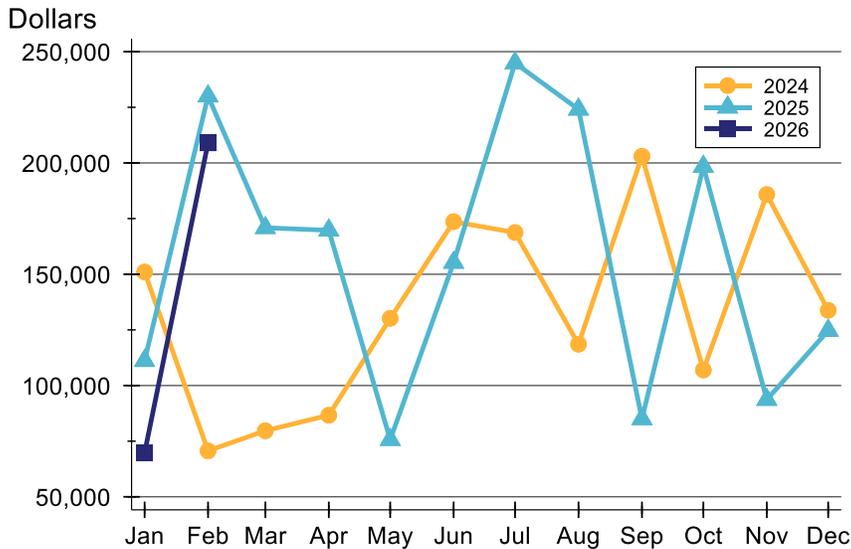
Closed Listings by Price Range

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	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	3	75.0%	4.0	178,650	179,950	135	137	99.0%	100.0%	92.2%	90.9%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	12.0	300,000	300,000	101	101	90.9%	90.9%	90.9%	90.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



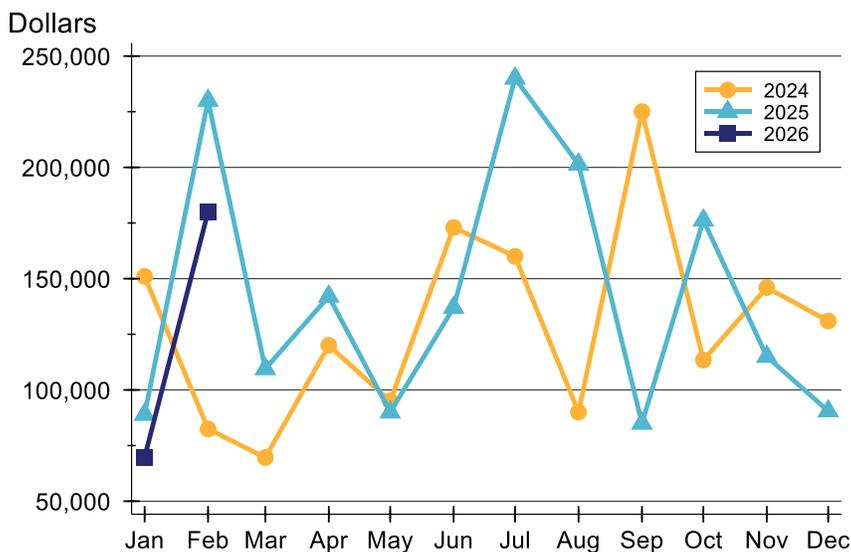
Brown County Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	151,000	111,167	69,750
February	70,660	230,000	208,988
March	79,688	170,875	
April	86,667	169,763	
May	130,185	75,667	
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

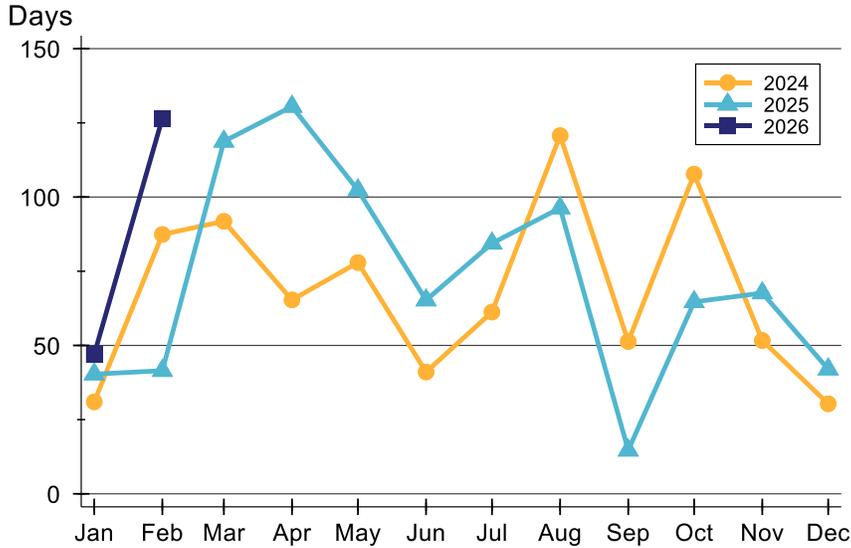


Month	2024	2025	2026
January	151,000	89,000	69,750
February	82,500	230,000	179,975
March	69,625	109,500	
April	120,000	142,050	
May	95,000	90,000	
June	173,000	137,000	
July	160,000	240,000	
August	90,000	201,400	
September	225,000	85,000	
October	113,450	176,250	
November	146,000	115,000	
December	131,000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



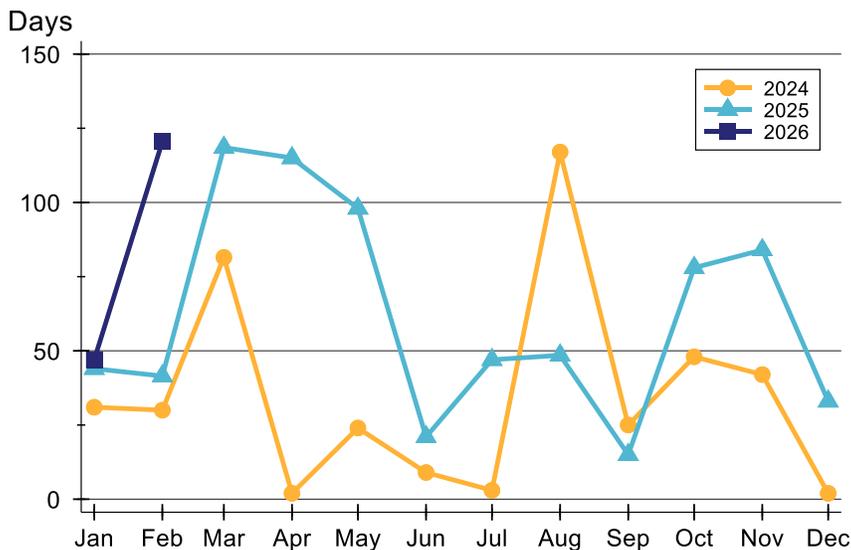
Brown County Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	31	40	47
February	87	42	127
March	92	119	
April	65	131	
May	78	102	
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	
April	2	115	
May	24	98	
June	9	21	
July	3	47	
August	117	49	
September	25	15	
October	48	78	
November	42	84	
December	2	33	



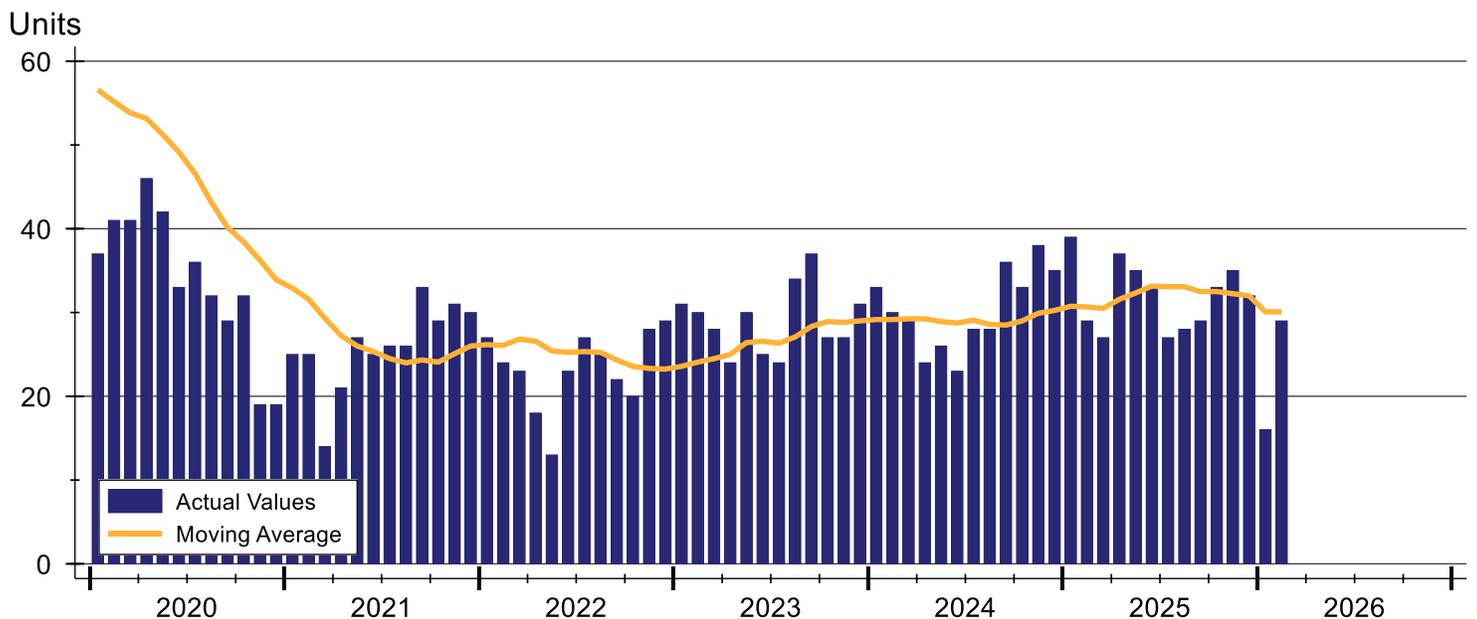
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		29	29	0.0%
Volume (1,000s)		6,245	5,704	9.5%
Months' Supply		4.8	4.5	6.7%
Average	List Price	215,338	196,683	9.5%
	Days on Market	80	125	-36.0%
	Percent of Original	95.1%	96.1%	-1.0%
Median	List Price	160,000	175,000	-8.6%
	Days on Market	44	103	-57.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 29 homes were available for sale in Brown County at the end of February. This represents a 4.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$160,000, down 8.6% from 2025. The typical time on market for active listings was 44 days, down from 103 days a year earlier.

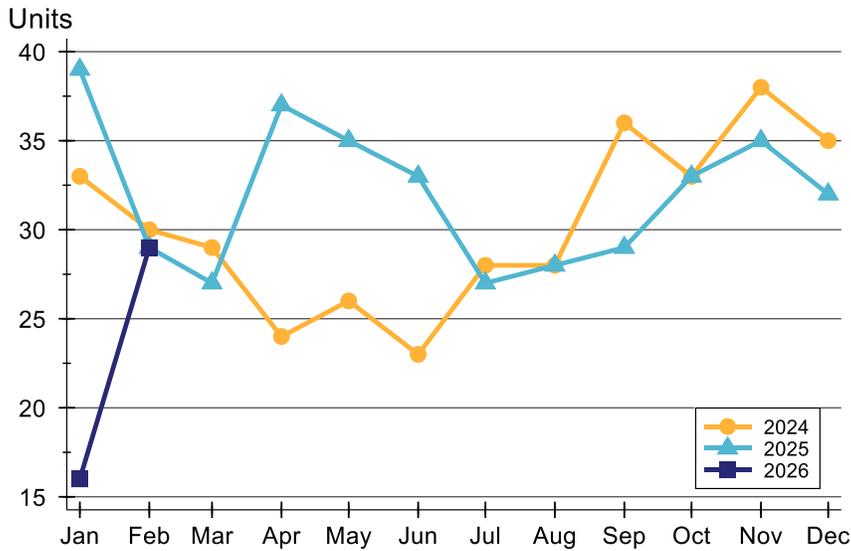
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	33	39	16
February	30	29	29
March	29	27	
April	24	37	
May	26	35	
June	23	33	
July	28	27	
August	28	28	
September	36	29	
October	33	33	
November	38	35	
December	35	32	

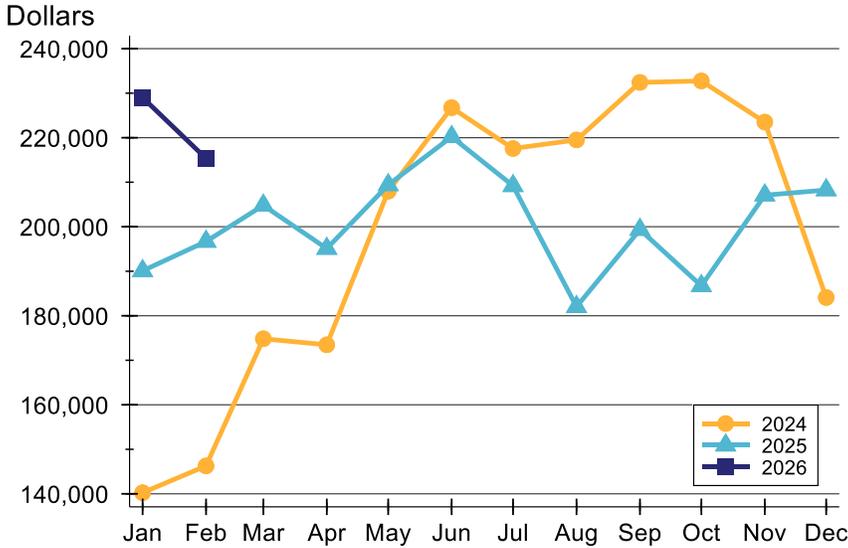
Active Listings by Price Range

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	1	3.4%	N/A	49,900	49,900	1	1	100.0%	100.0%
\$50,000-\$99,999	3	10.3%	N/A	86,000	85,000	104	126	83.6%	85.0%
\$100,000-\$124,999	2	6.9%	N/A	110,000	110,000	96	96	100.0%	100.0%
\$125,000-\$149,999	6	20.7%	N/A	131,983	126,950	61	18	95.7%	98.6%
\$150,000-\$174,999	4	13.8%	N/A	157,500	155,000	30	19	98.4%	100.0%
\$175,000-\$199,999	2	6.9%	4.0	187,500	187,500	24	24	98.8%	98.8%
\$200,000-\$249,999	1	3.4%	N/A	210,000	210,000	78	78	95.5%	95.5%
\$250,000-\$299,999	2	6.9%	N/A	274,500	274,500	219	219	83.8%	83.8%
\$300,000-\$399,999	6	20.7%	12.0	351,833	347,000	87	98	98.8%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	6.9%	N/A	525,000	525,000	118	118	93.0%	93.0%
\$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



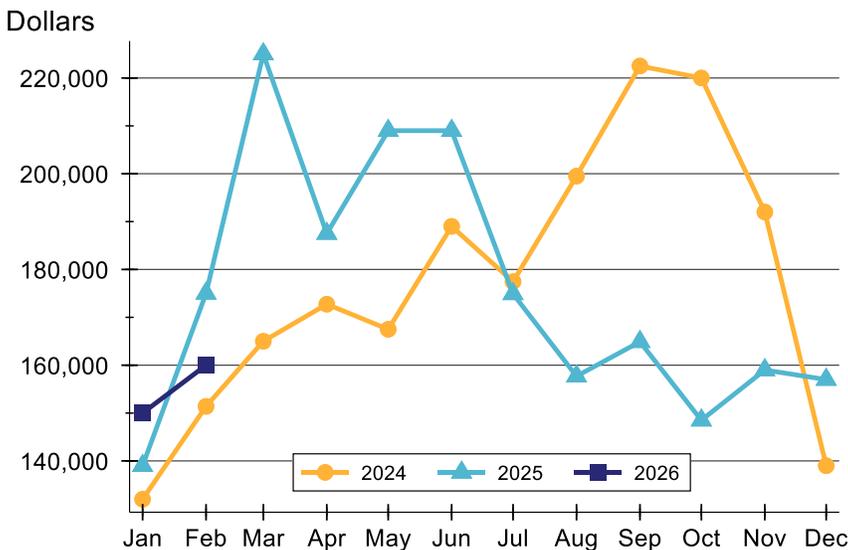
Brown County Active Listings Analysis

Average Price



Month	2024	2025	2026
January	140,248	190,092	229,021
February	146,270	196,683	215,338
March	174,838	204,804	
April	173,475	195,100	
May	207,977	209,397	
June	226,743	220,206	
July	217,568	209,196	
August	219,500	182,029	
September	232,419	199,359	
October	232,751	186,727	
November	223,505	207,083	
December	184,094	208,248	

Median Price

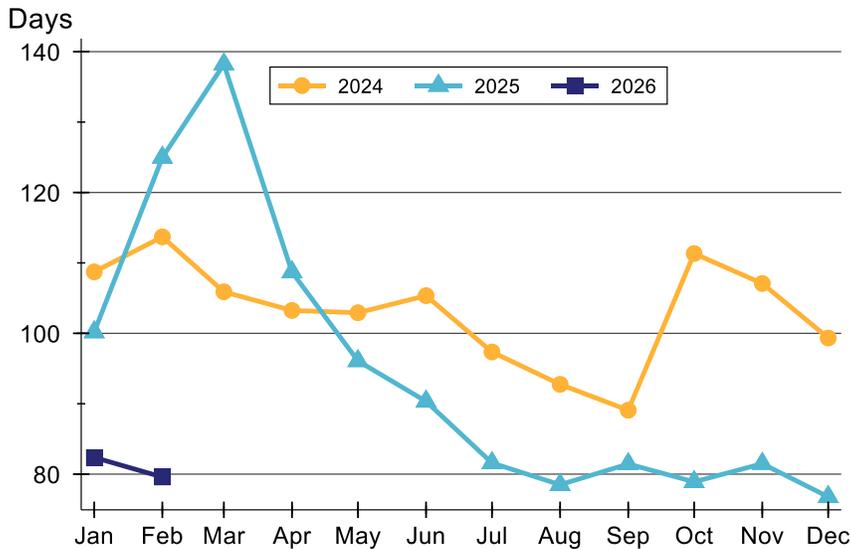


Month	2024	2025	2026
January	132,000	139,000	150,000
February	151,400	175,000	160,000
March	165,000	225,000	
April	172,750	187,500	
May	167,500	209,000	
June	189,000	209,000	
July	177,450	174,900	
August	199,500	157,700	
September	222,500	164,900	
October	220,000	148,500	
November	192,000	159,000	
December	139,000	157,000	



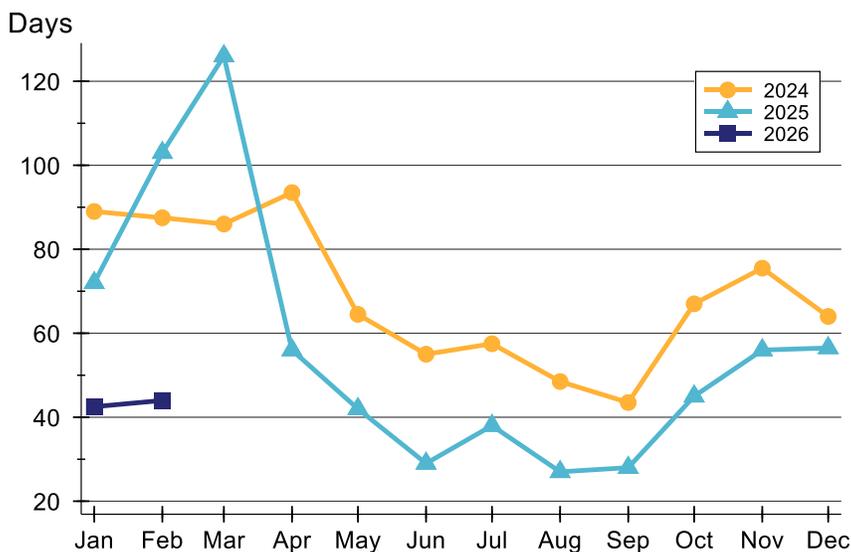
Brown County Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	109	100	82
February	114	125	80
March	106	138	
April	103	109	
May	103	96	
June	105	90	
July	97	82	
August	93	79	
September	89	81	
October	111	79	
November	107	81	
December	99	77	

Median DOM

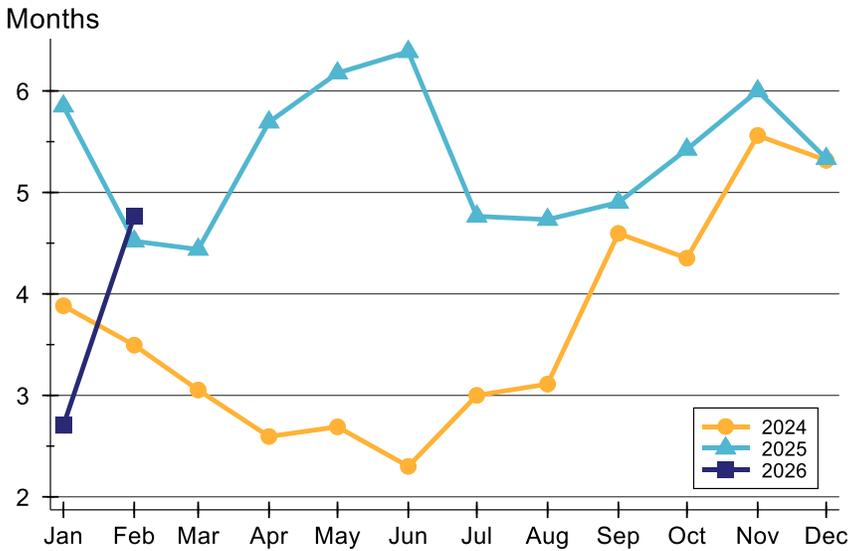


Month	2024	2025	2026
January	89	72	43
February	88	103	44
March	86	126	
April	94	56	
May	65	42	
June	55	29	
July	58	38	
August	49	27	
September	44	28	
October	67	45	
November	76	56	
December	64	57	



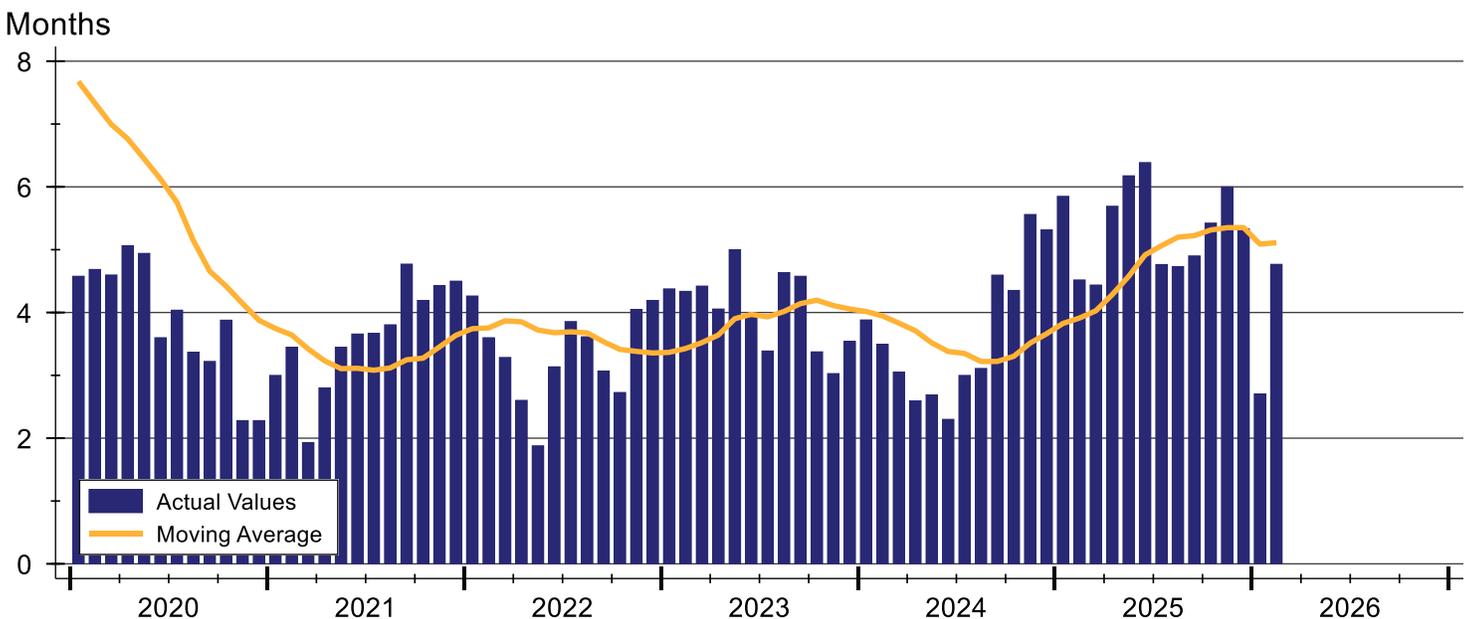
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	3.9	5.8	2.7
February	3.5	4.5	4.8
March	3.1	4.4	
April	2.6	5.7	
May	2.7	6.2	
June	2.3	6.4	
July	3.0	4.8	
August	3.1	4.7	
September	4.6	4.9	
October	4.4	5.4	
November	5.6	6.0	
December	5.3	5.3	

History of Month's Supply





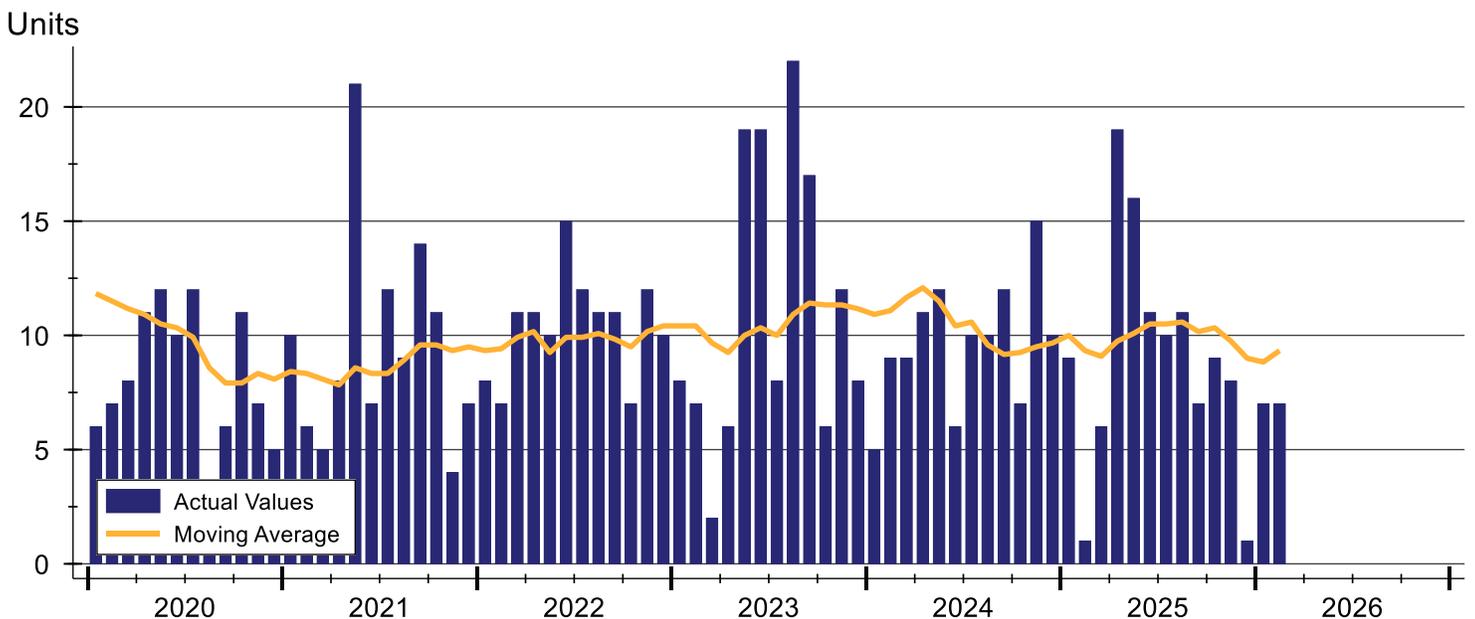
Brown County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	7	1	600.0%
	Volume (1,000s)	1,524	110	1285.5%
	Average List Price	217,714	110,000	97.9%
	Median List Price	175,000	110,000	59.1%
Year-to-Date	New Listings	14	10	40.0%
	Volume (1,000s)	2,452	1,872	31.0%
	Average List Price	175,129	187,170	-6.4%
	Median List Price	147,500	168,500	-12.5%

A total of 7 new listings were added in Brown County during February, up 600.0% from the same month in 2025. Year-to-date Brown County has seen 14 new listings.

The median list price of these homes was \$175,000 up from \$110,000 in 2025.

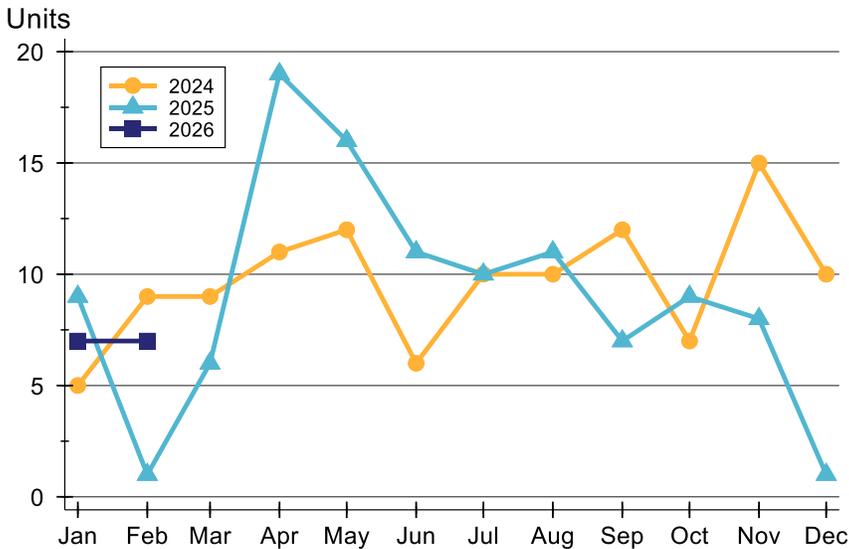
History of New Listings





Brown County New Listings Analysis

New Listings by Month



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

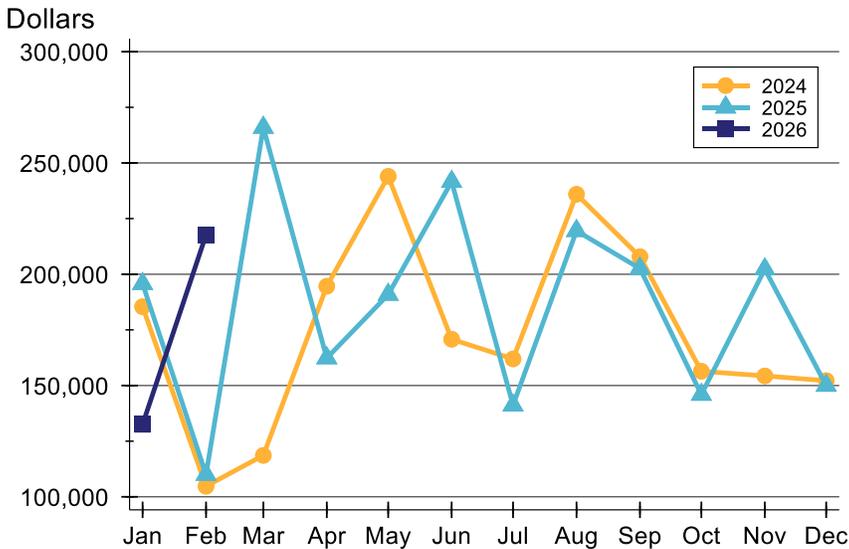
New Listings by Price Range

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	1	14.3%	120,000	120,000	5	5	100.0%	100.0%
\$125,000-\$149,999	2	28.6%	135,000	135,000	3	3	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	14.3%	175,000	175,000	4	4	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	14.3%	269,000	269,000	35	35	96.4%	96.4%
\$300,000-\$399,999	2	28.6%	345,000	345,000	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



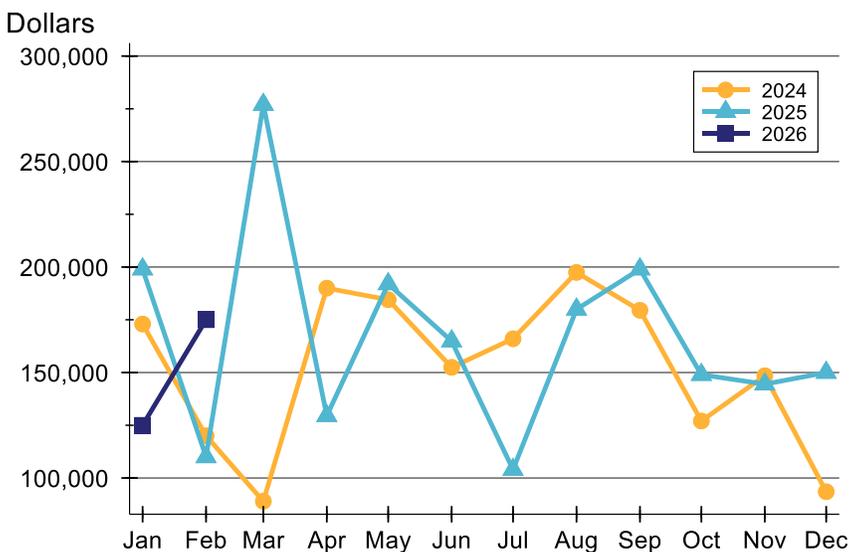
Brown County New Listings Analysis

Average Price



Month	2024	2025	2026
January	185,400	195,744	132,543
February	104,767	110,000	217,714
March	118,611	265,917	
April	194,618	162,337	
May	243,992	190,869	
June	170,800	241,618	
July	161,970	141,150	
August	235,940	219,523	
September	207,875	202,571	
October	156,429	145,944	
November	154,333	202,298	
December	152,200	150,000	

Median Price



Month	2024	2025	2026
January	173,000	199,000	125,000
February	120,000	110,000	175,000
March	89,000	277,000	
April	190,000	129,500	
May	184,500	192,000	
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	144,500	
December	93,500	150,000	



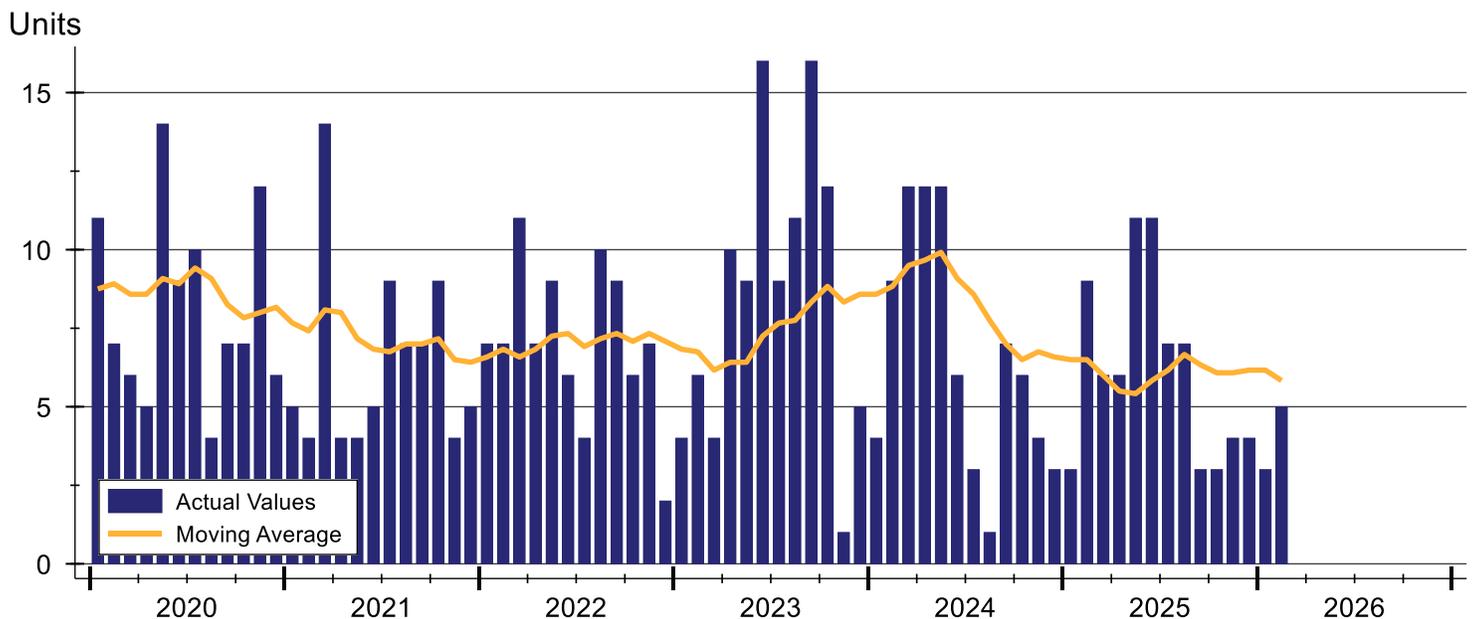
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		5	9	-44.4%	8	12	-33.3%
Volume (1,000s)		682	1,647	-58.6%	1,215	2,070	-41.3%
Average	Sale Price	136,376	182,978	-25.5%	151,854	172,483	-12.0%
	Days on Market	156	121	28.9%	172	113	52.2%
	Percent of Original	87.8%	83.5%	5.1%	88.6%	85.0%	4.2%
Median	Sale Price	142,500	138,000	3.3%	148,750	137,500	8.2%
	Days on Market	164	96	70.8%	164	94	74.5%
	Percent of Original	85.3%	93.5%	-8.8%	89.4%	95.7%	-6.6%

A total of 5 contracts for sale were written in Brown County during the month of February, down from 9 in 2025. The median list price of these homes was \$142,500, up from \$138,000 the prior year.

Half of the homes that went under contract in February were on the market less than 164 days, compared to 96 days in February 2025.

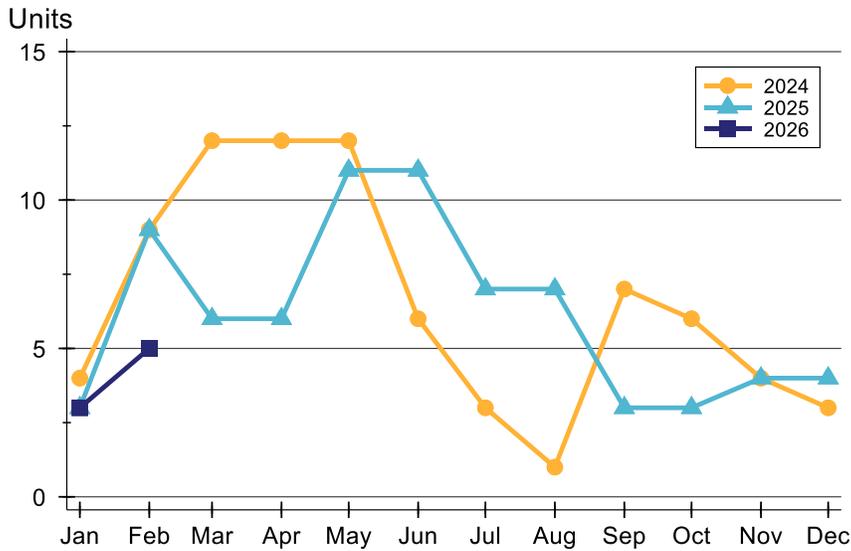
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



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

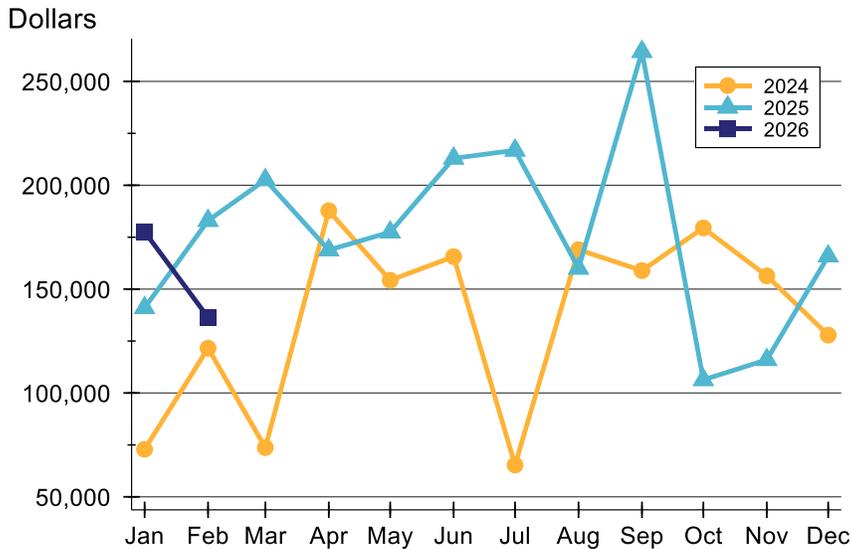
Contracts Written by Price Range

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	1	20.0%	110,000	110,000	245	245	85.3%	85.3%
\$125,000-\$149,999	4	80.0%	142,970	145,500	134	132	88.4%	87.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



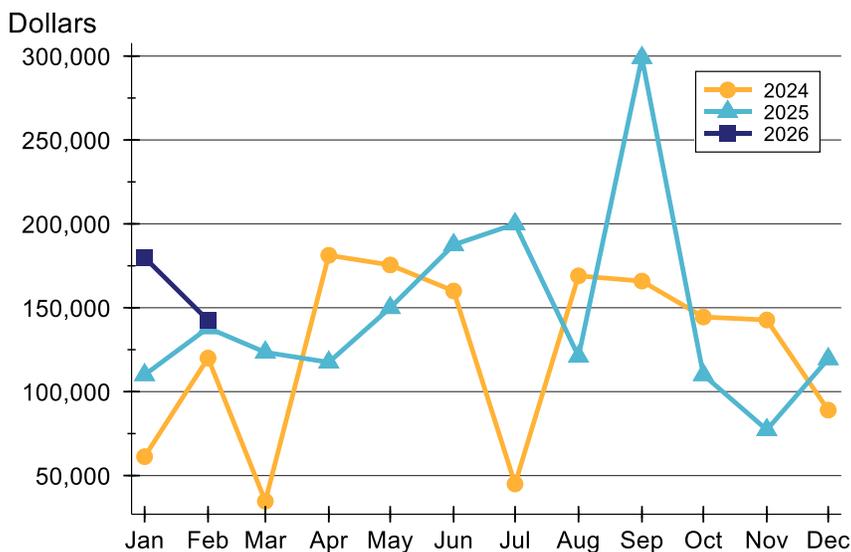
Brown County Contracts Written Analysis

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	
April	187,750	168,833	
May	154,250	177,445	
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

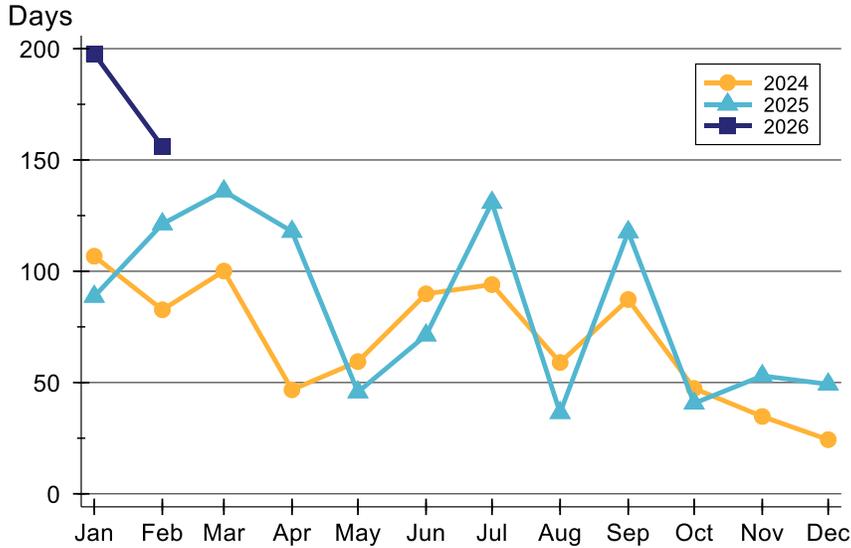


Month	2024	2025	2026
January	61,250	110,000	179,950
February	120,000	138,000	142,500
March	34,700	123,450	
April	181,250	117,500	
May	175,500	150,000	
June	160,000	187,500	
July	45,000	199,900	
August	169,000	121,000	
September	165,900	299,000	
October	144,500	110,000	
November	142,750	77,250	
December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



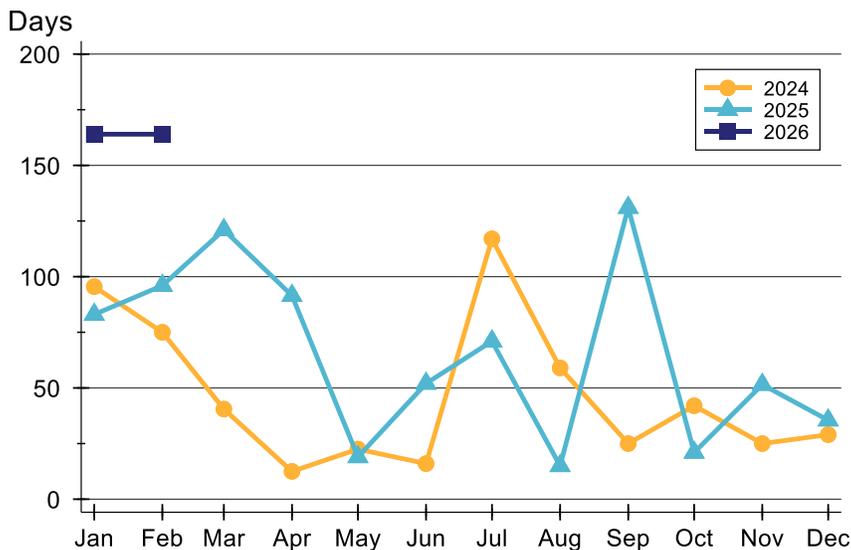
Brown County Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	107	89	198
February	83	121	156
March	100	136	
April	47	118	
May	59	46	
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	
April	13	92	
May	23	19	
June	16	52	
July	117	71	
August	59	15	
September	25	131	
October	42	21	
November	25	52	
December	29	36	



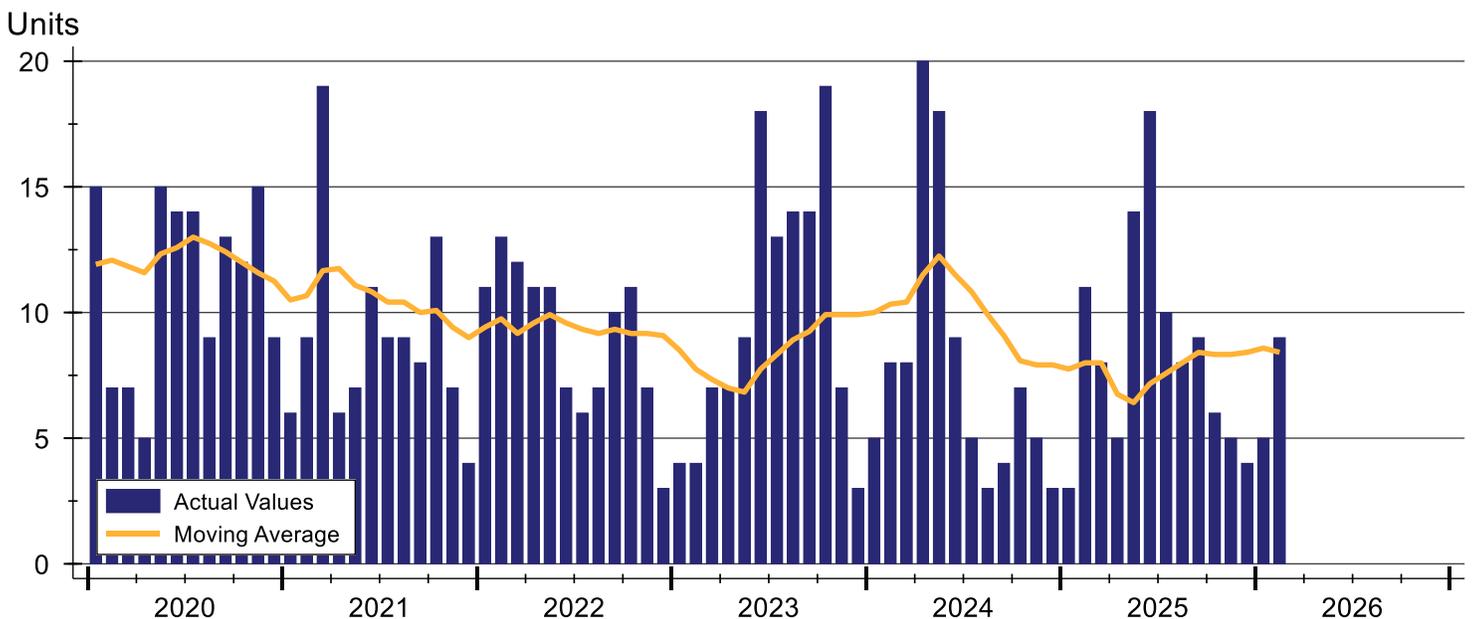
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		9	11	-18.2%
Volume (1,000s)		1,343	1,855	-27.6%
Average	List Price	149,209	168,618	-11.5%
	Days on Market	125	112	11.6%
	Percent of Original	90.7%	85.8%	5.7%
Median	List Price	148,500	137,000	8.4%
	Days on Market	104	96	8.3%
	Percent of Original	90.0%	97.9%	-8.1%

A total of 9 listings in Brown County had contracts pending at the end of February, down from 11 contracts pending at the end of February 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.

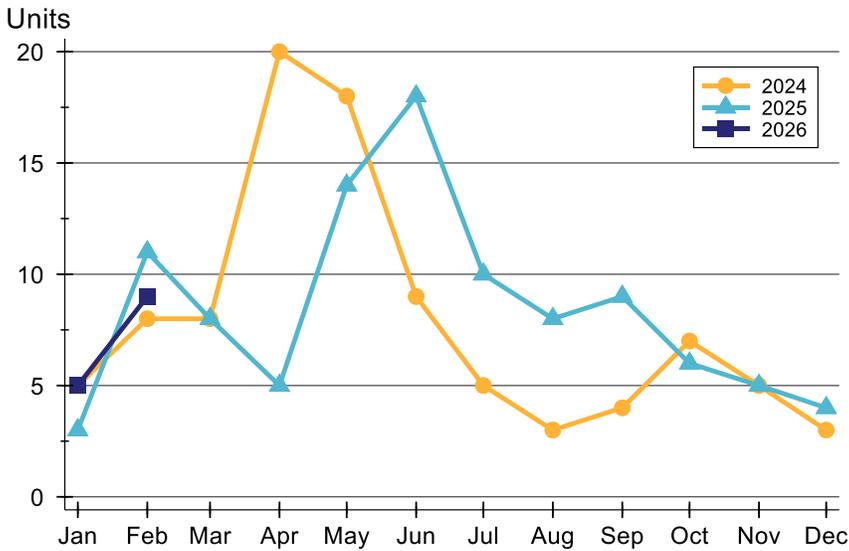
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	5	3	5
February	8	11	9
March	8	8	
April	20	5	
May	18	14	
June	9	18	
July	5	10	
August	3	8	
September	4	9	
October	7	6	
November	5	5	
December	3	4	

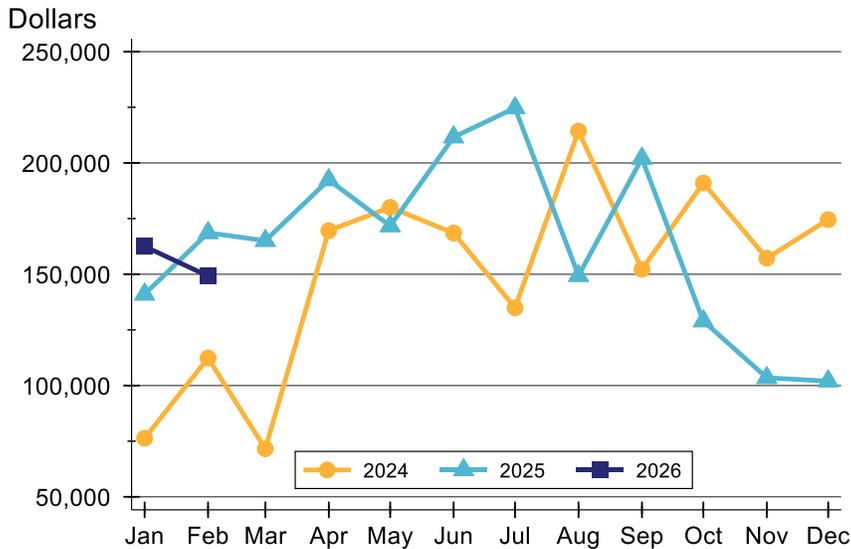
Pending Contracts by Price Range

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	1	11.1%	110,000	110,000	0	0	85.3%	85.3%
\$125,000-\$149,999	5	55.6%	142,176	142,500	112	99	90.7%	90.0%
\$150,000-\$174,999	2	22.2%	164,000	164,000	231	231	90.1%	90.1%
\$175,000-\$199,999	1	11.1%	194,000	194,000	104	104	97.5%	97.5%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



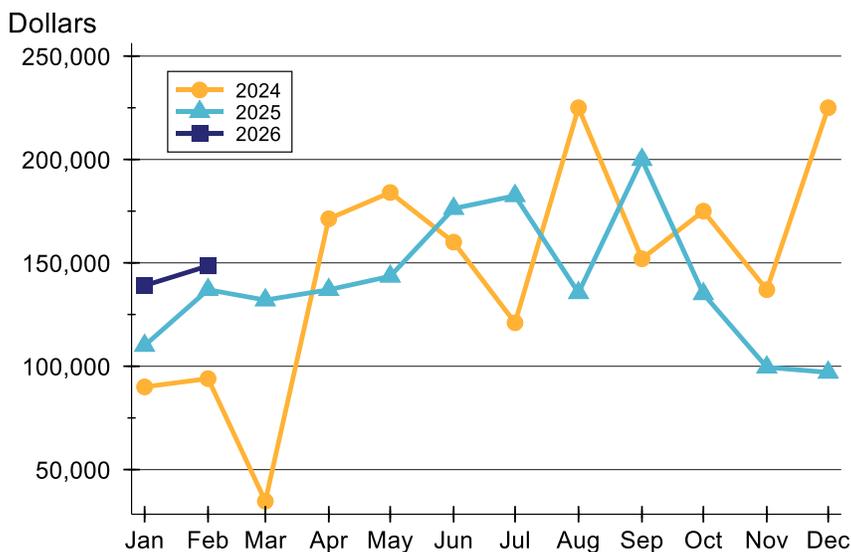
Brown County Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	76,300	141,000	162,500
February	112,375	168,618	149,209
March	71,600	165,100	
April	169,605	192,400	
May	180,056	171,707	
June	168,511	211,611	
July	134,960	224,690	
August	214,333	149,363	
September	152,225	202,033	
October	191,000	128,983	
November	157,200	103,500	
December	174,533	102,000	

Median Price

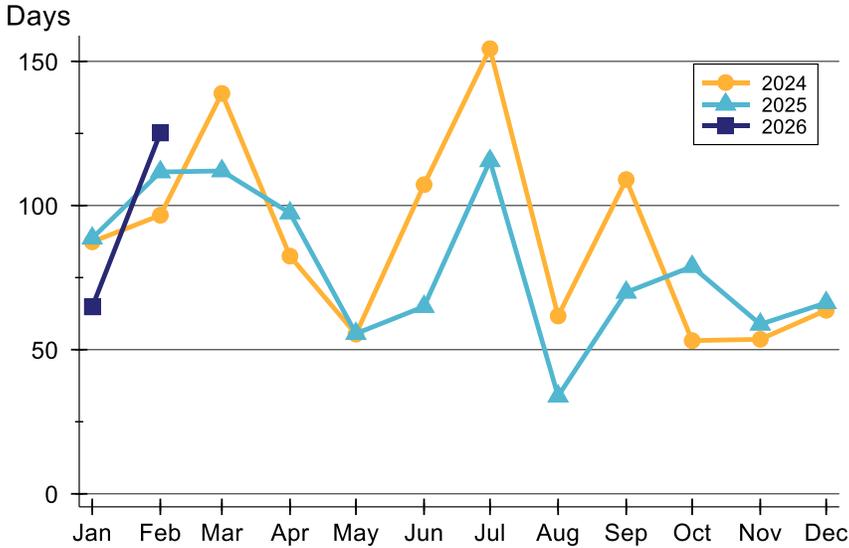


Month	2024	2025	2026
January	89,999	110,000	139,000
February	94,000	137,000	148,500
March	34,700	132,000	
April	171,300	137,000	
May	184,000	143,500	
June	160,000	176,250	
July	121,000	182,450	
August	225,000	135,500	
September	151,950	199,900	
October	175,000	135,000	
November	137,000	99,500	
December	225,000	97,000	



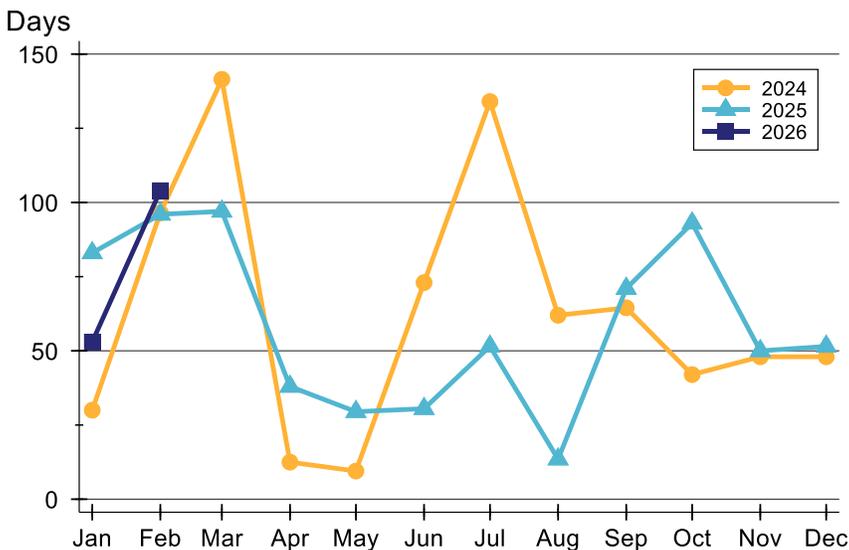
Brown County Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	87	89	65
February	97	112	125
March	139	112	
April	82	97	
May	55	56	
June	107	65	
July	154	116	
August	62	34	
September	109	70	
October	53	79	
November	54	59	
December	64	66	

Median DOM



Month	2024	2025	2026
January	30	83	53
February	97	96	104
March	142	97	
April	13	38	
May	10	30	
June	73	31	
July	134	52	
August	62	14	
September	65	71	
October	42	93	
November	48	50	
December	48	52	



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Fell in February

Total home sales in Nemaha County fell last month to 1 unit, compared to 2 units in February 2025. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in February was \$123,000, down from \$167,500 a year earlier. Homes that sold in February were typically on the market for 89 days and sold for 89.8% of their list prices.

Nemaha County Active Listings Up at End of February

The total number of active listings in Nemaha County at the end of February was 7 units, up from 3 at the same point in 2025. This represents a 4.4 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$395,000.

There was 1 contract written in February 2026 and 2025, showing no change over the year. At the end of the month, there were 4 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

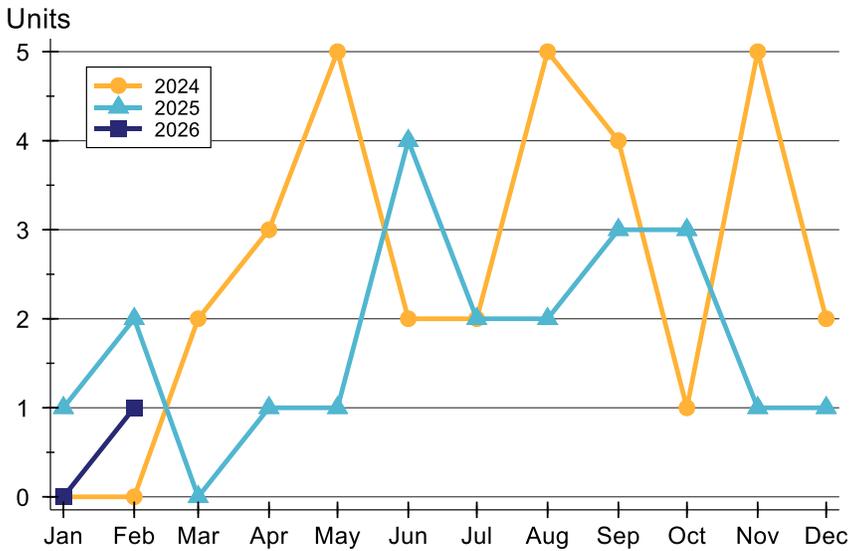
February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		1	2	0	1	3	0
Change from prior year		-50.0%	N/A	N/A	-66.7%	N/A	-100.0%
Active Listings		7	3	6	N/A	N/A	N/A
Change from prior year		133.3%	-50.0%	-14.3%			
Months' Supply		4.4	1.1	2.4	N/A	N/A	N/A
Change from prior year		300.0%	-54.2%	0.0%			
New Listings		0	0	3	3	1	6
Change from prior year		N/A	-100.0%	-40.0%	200.0%	-83.3%	0.0%
Contracts Written		1	1	3	3	2	4
Change from prior year		0.0%	-66.7%	0.0%	50.0%	-50.0%	0.0%
Pending Contracts		4	2	6	N/A	N/A	N/A
Change from prior year		100.0%	-66.7%	100.0%			
Sales Volume (1,000s)		123	335	0	123	390	0
Change from prior year		-63.3%	N/A	N/A	-68.5%	N/A	-100.0%
Average	Sale Price	123,000	167,500	N/A	123,000	130,000	N/A
	Change from prior year	-26.6%	N/A	N/A	-5.4%	N/A	N/A
	List Price of Actives	394,071	307,467	301,167	N/A	N/A	N/A
	Change from prior year	28.2%	2.1%	43.1%			
	Days on Market	89	14	N/A	89	60	N/A
Change from prior year	535.7%	N/A	N/A	48.3%	N/A	N/A	
Percent of List	89.8%	97.4%	N/A	89.8%	92.1%	N/A	
Change from prior year	-7.8%	N/A	N/A	-2.5%	N/A	N/A	
Percent of Original	89.8%	97.4%	N/A	89.8%	89.4%	N/A	
Change from prior year	-7.8%	N/A	N/A	0.4%	N/A	N/A	
Median	Sale Price	123,000	167,500	N/A	123,000	90,000	N/A
	Change from prior year	-26.6%	N/A	N/A	36.7%	N/A	N/A
	List Price of Actives	395,000	295,000	337,000	N/A	N/A	N/A
	Change from prior year	33.9%	-12.5%	68.9%			
	Days on Market	89	14	N/A	89	21	N/A
Change from prior year	535.7%	N/A	N/A	323.8%	N/A	N/A	
Percent of List	89.8%	97.4%	N/A	89.8%	94.7%	N/A	
Change from prior year	-7.8%	N/A	N/A	-5.2%	N/A	N/A	
Percent of Original	89.8%	97.4%	N/A	89.8%	94.7%	N/A	
Change from prior year	-7.8%	N/A	N/A	-5.2%	N/A	N/A	

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



Nemaha County Closed Listings Analysis

Closed Listings by Month



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

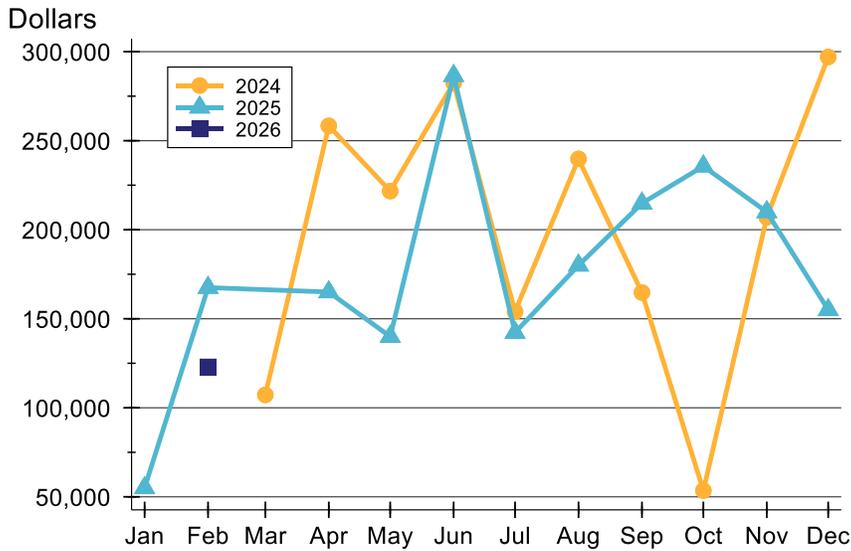
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	100.0%	0.0	123,000	123,000	89	89	89.8%	89.8%	89.8%	89.8%
\$125,000-\$149,999	0	0.0%	0.0	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%	0.0	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



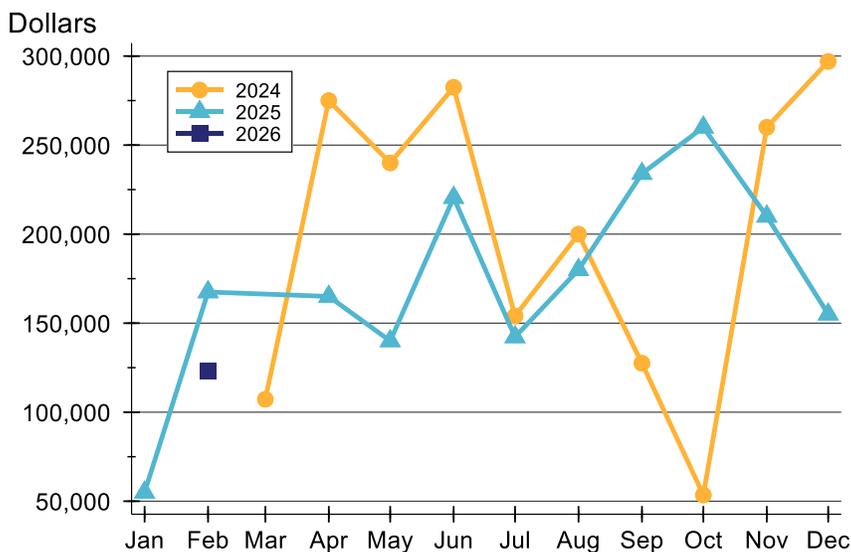
Nemaha County Closed Listings Analysis

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	
April	258,333	165,000	
May	221,700	140,000	
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

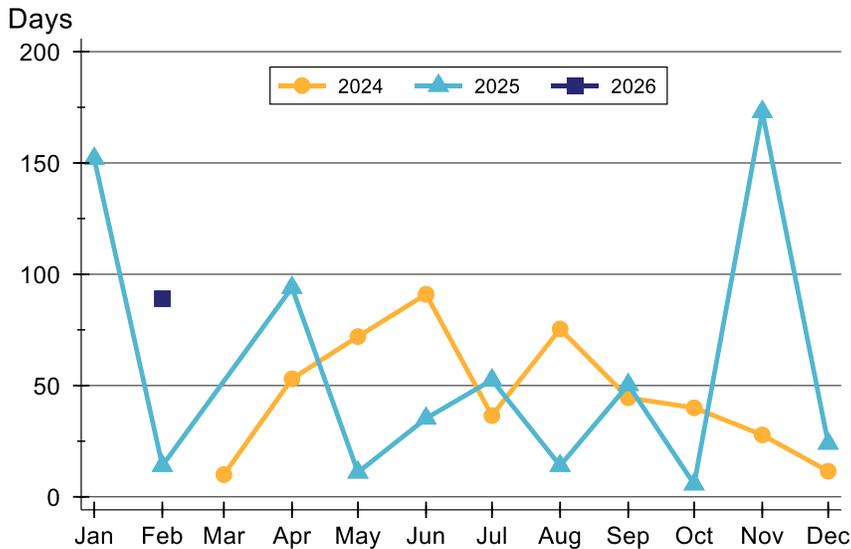


Month	2024	2025	2026
January	N/A	55,000	N/A
February	N/A	167,500	123,000
March	107,250	N/A	
April	275,000	165,000	
May	240,000	140,000	
June	282,500	220,500	
July	154,000	142,250	
August	200,000	180,000	
September	127,500	234,000	
October	53,500	260,000	
November	260,000	210,000	
December	297,000	155,000	



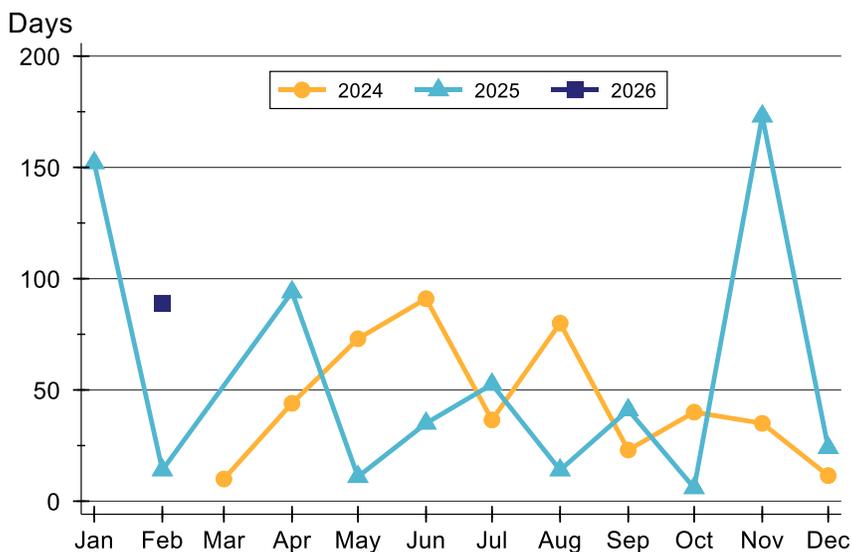
Nemaha County Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	N/A	152	N/A
February	N/A	14	89
March	10	N/A	
April	53	94	
May	72	11	
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	
April	44	94	
May	73	11	
June	91	35	
July	37	53	
August	80	14	
September	23	41	
October	40	6	
November	35	173	
December	12	24	



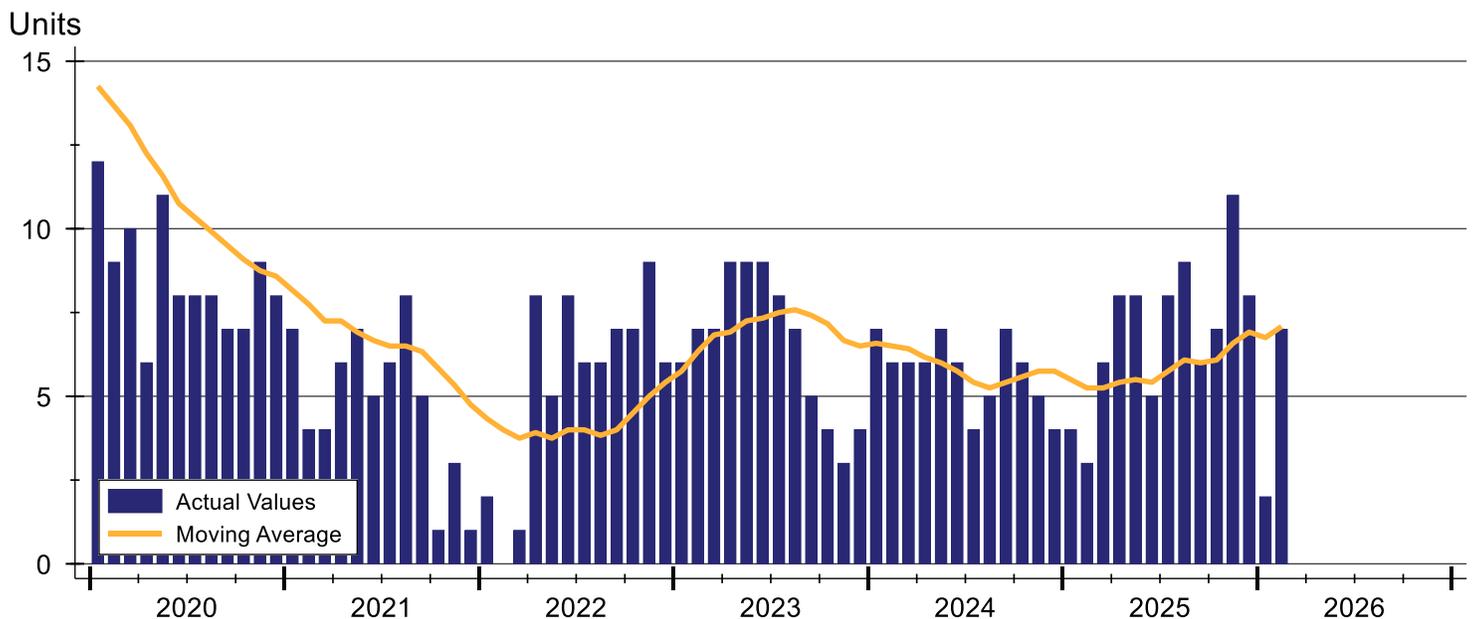
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		7	3	133.3%
Volume (1,000s)		2,759	922	199.2%
Months' Supply		4.4	1.1	300.0%
Average	List Price	394,071	307,467	28.2%
	Days on Market	51	220	-76.8%
	Percent of Original	98.1%	92.3%	6.3%
Median	List Price	395,000	295,000	33.9%
	Days on Market	65	188	-65.4%
	Percent of Original	100.0%	96.6%	3.5%

A total of 7 homes were available for sale in Nemaha County at the end of February. This represents a 4.4 months' supply of active listings.

The median list price of homes on the market at the end of February was \$395,000, up 33.9% from 2025. The typical time on market for active listings was 65 days, down from 188 days a year earlier.

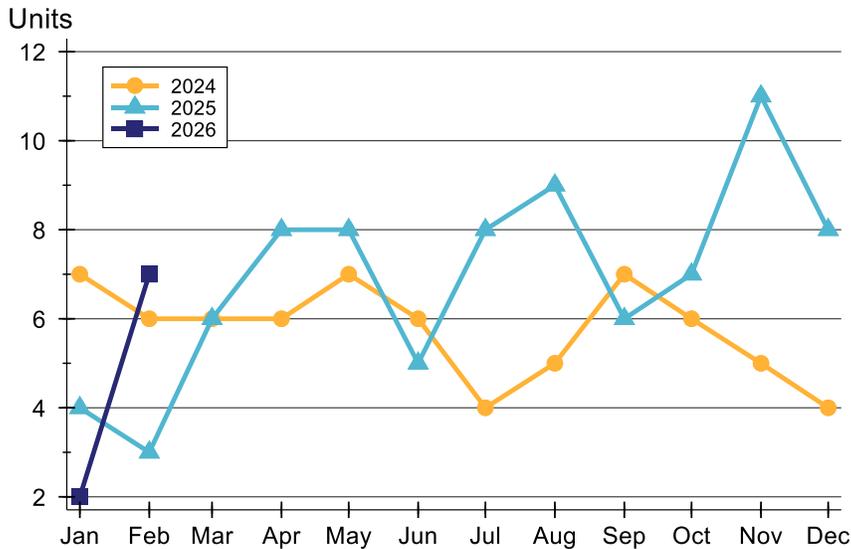
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



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

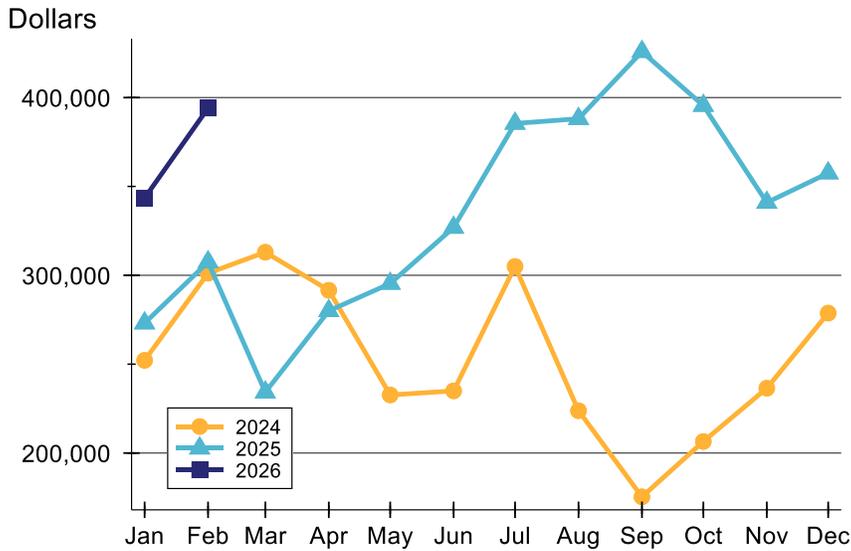
Active Listings by Price Range

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%	N/A	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%	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	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	2	28.6%	N/A	227,250	227,250	48	48	97.2%	97.2%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	28.6%	N/A	372,000	372,000	88	88	98.8%	98.8%
\$400,000-\$499,999	1	14.3%	N/A	460,000	460,000	75	75	94.8%	94.8%
\$500,000-\$749,999	2	28.6%	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



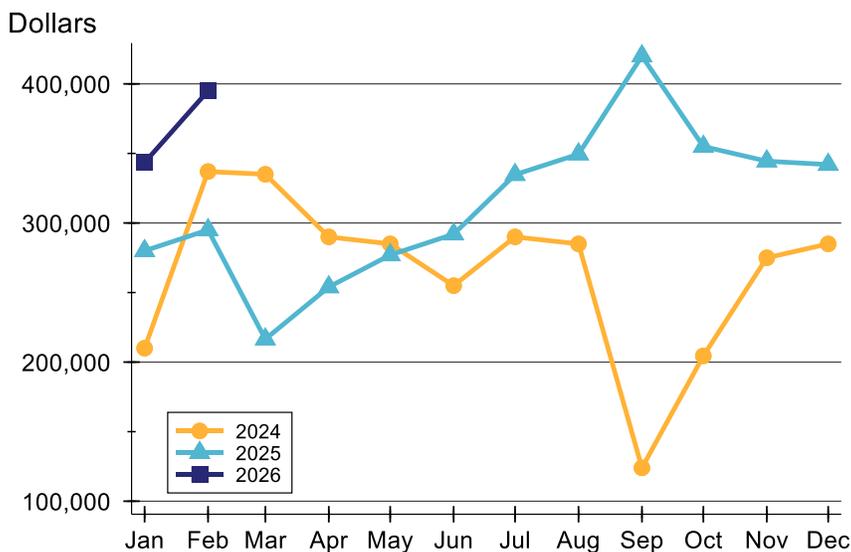
Nemaha County Active Listings Analysis

Average Price



Month	2024	2025	2026
January	252,143	273,075	343,500
February	301,167	307,467	394,071
March	313,000	234,233	
April	291,567	280,000	
May	232,686	295,375	
June	234,967	326,900	
July	305,000	385,438	
August	223,800	388,111	
September	175,357	425,833	
October	206,500	395,492	
November	236,480	340,949	
December	278,725	357,500	

Median Price

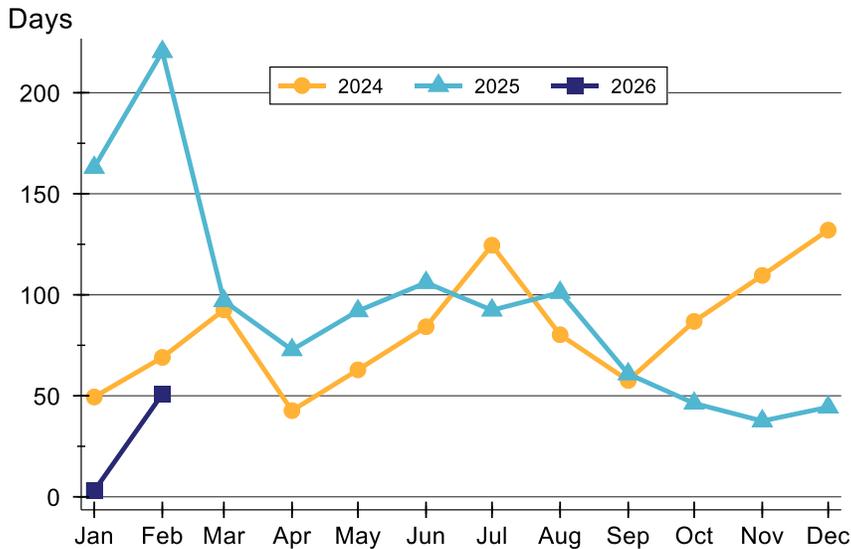


Month	2024	2025	2026
January	210,000	280,000	343,500
February	337,000	295,000	395,000
March	335,000	216,500	
April	290,000	254,000	
May	285,000	277,000	
June	254,950	292,000	
July	290,000	334,750	
August	285,000	349,500	
September	124,000	420,000	
October	204,500	355,000	
November	275,000	344,444	
December	285,000	342,000	



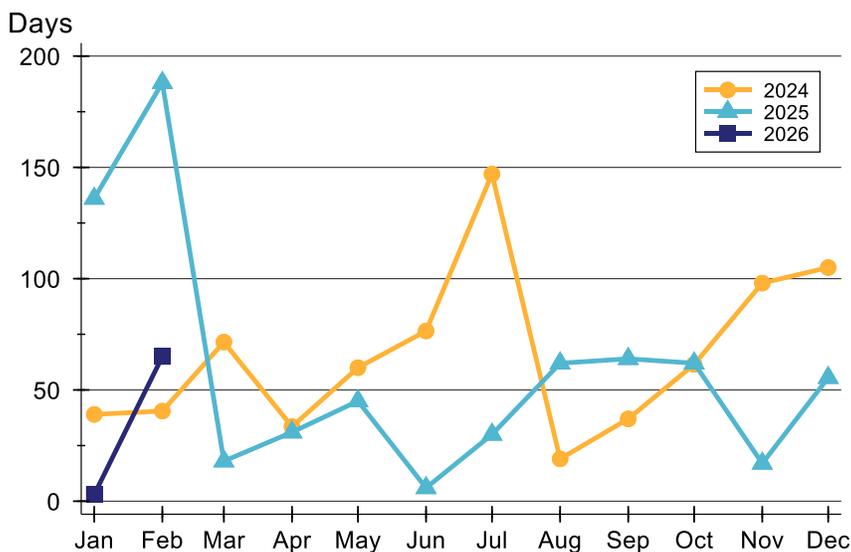
Nemaha County Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	49	163	3
February	69	220	51
March	93	97	
April	43	73	
May	63	92	
June	84	106	
July	125	92	
August	80	101	
September	58	61	
October	87	46	
November	110	38	
December	132	44	

Median DOM

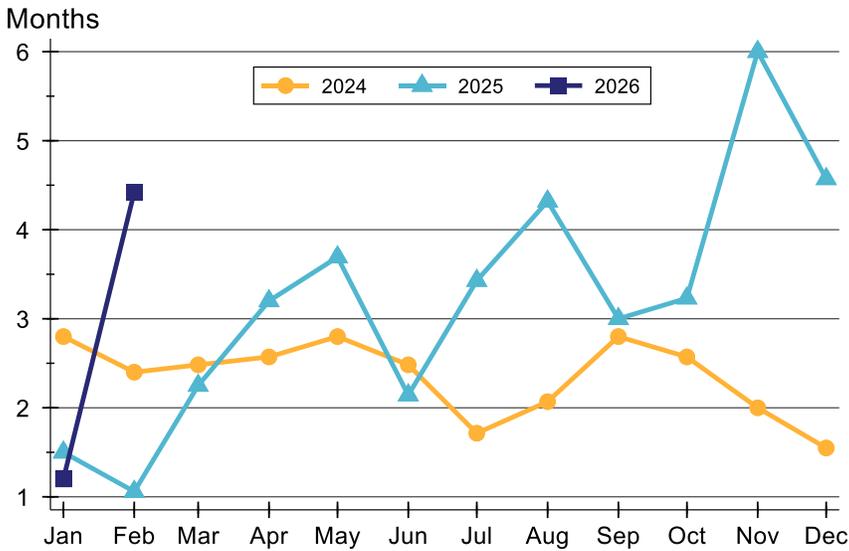


Month	2024	2025	2026
January	39	136	3
February	41	188	65
March	72	18	
April	34	31	
May	60	45	
June	77	6	
July	147	30	
August	19	62	
September	37	64	
October	62	62	
November	98	17	
December	105	56	



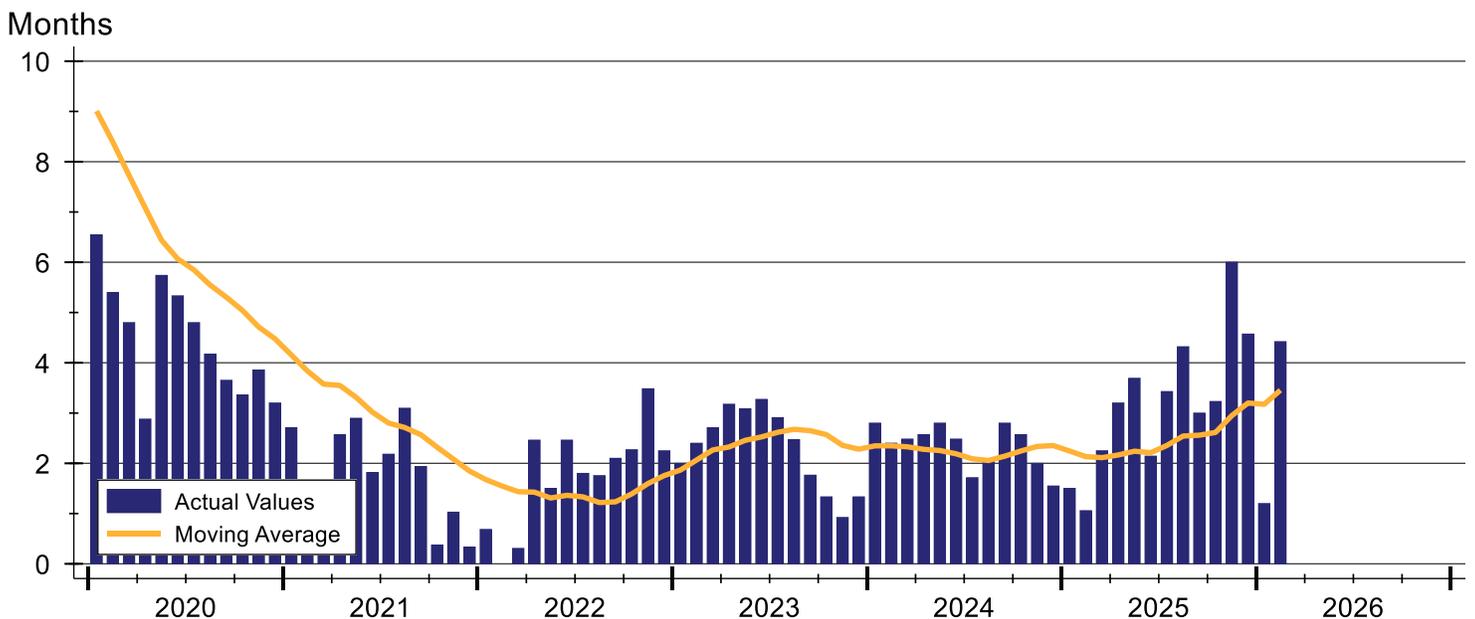
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.8	1.5	1.2
February	2.4	1.1	4.4
March	2.5	2.3	
April	2.6	3.2	
May	2.8	3.7	
June	2.5	2.1	
July	1.7	3.4	
August	2.1	4.3	
September	2.8	3.0	
October	2.6	3.2	
November	2.0	6.0	
December	1.5	4.6	

History of Month's Supply



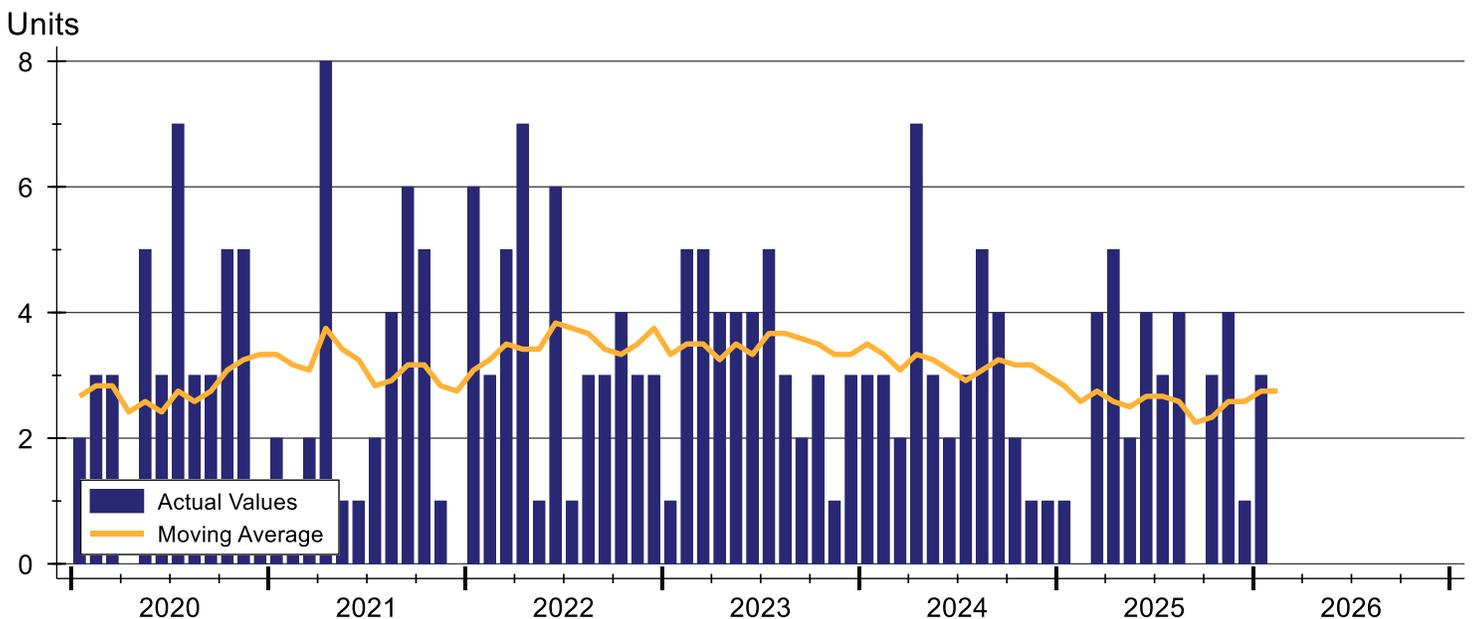


Nemaha County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	0	0	N/A
	Volume (1,000s)	0	0	N/A
	Average List Price	N/A	N/A	N/A
	Median List Price	N/A	N/A	N/A
Year-to-Date	New Listings	3	1	200.0%
	Volume (1,000s)	1,440	95	1415.8%
	Average List Price	479,967	95,000	405.2%
	Median List Price	550,000	95,000	478.9%

No new listings were added in Nemaha County during February. In comparison, 0 new listings were added in February 2025. Year-to-date Nemaha County has seen 3 new listings.

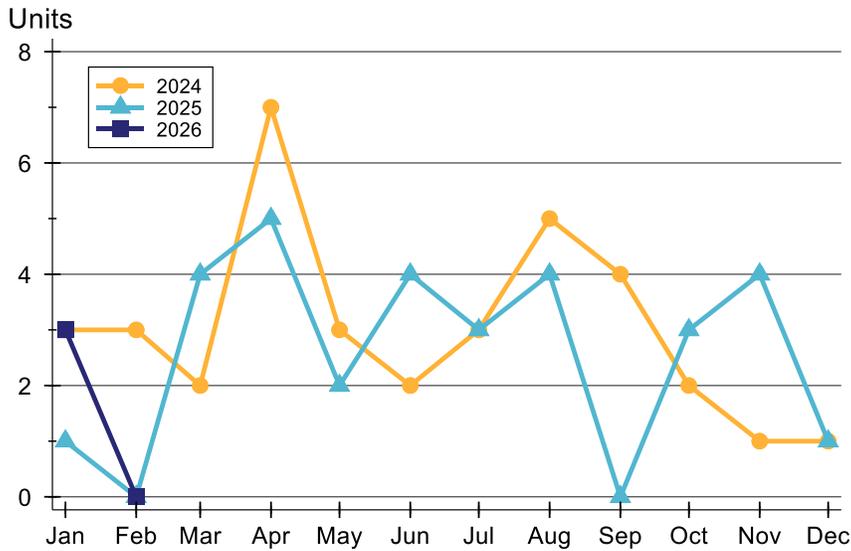
History of New Listings





Nemaha County New Listings Analysis

New Listings by Month



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

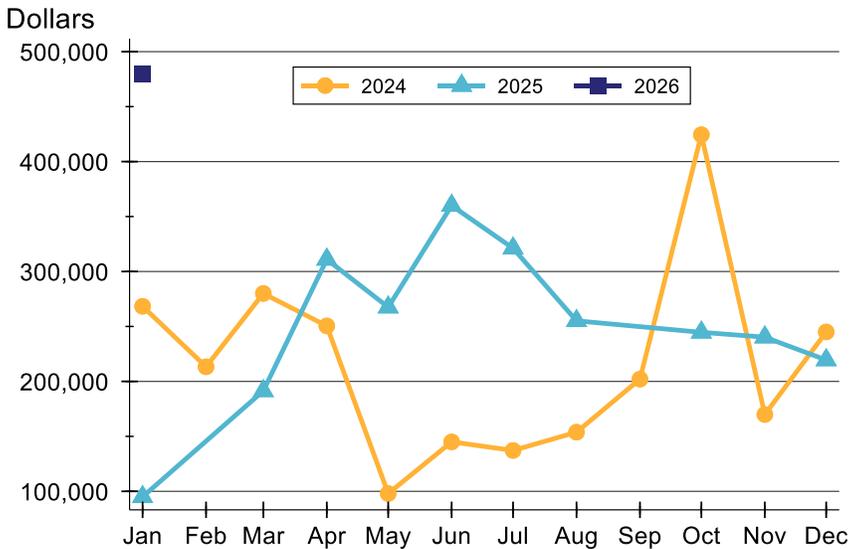
New Listings by Price Range

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



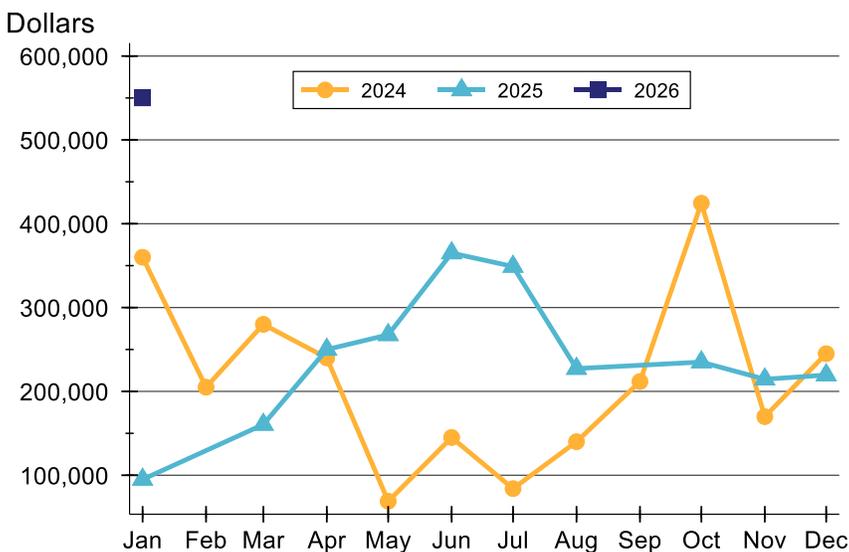
Nemaha County New Listings Analysis

Average Price



Month	2024	2025	2026
January	268,333	95,000	479,967
February	213,333	N/A	N/A
March	280,000	191,375	
April	250,486	311,000	
May	98,000	267,500	
June	145,000	360,000	
July	137,167	321,167	
August	153,800	255,125	
September	202,100	N/A	
October	424,450	244,667	
November	169,900	240,250	
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	
April	240,000	250,000	
May	69,000	267,500	
June	145,000	365,000	
July	84,000	349,000	
August	139,999	227,250	
September	211,750	N/A	
October	424,450	235,000	
November	169,900	214,500	
December	245,000	219,500	



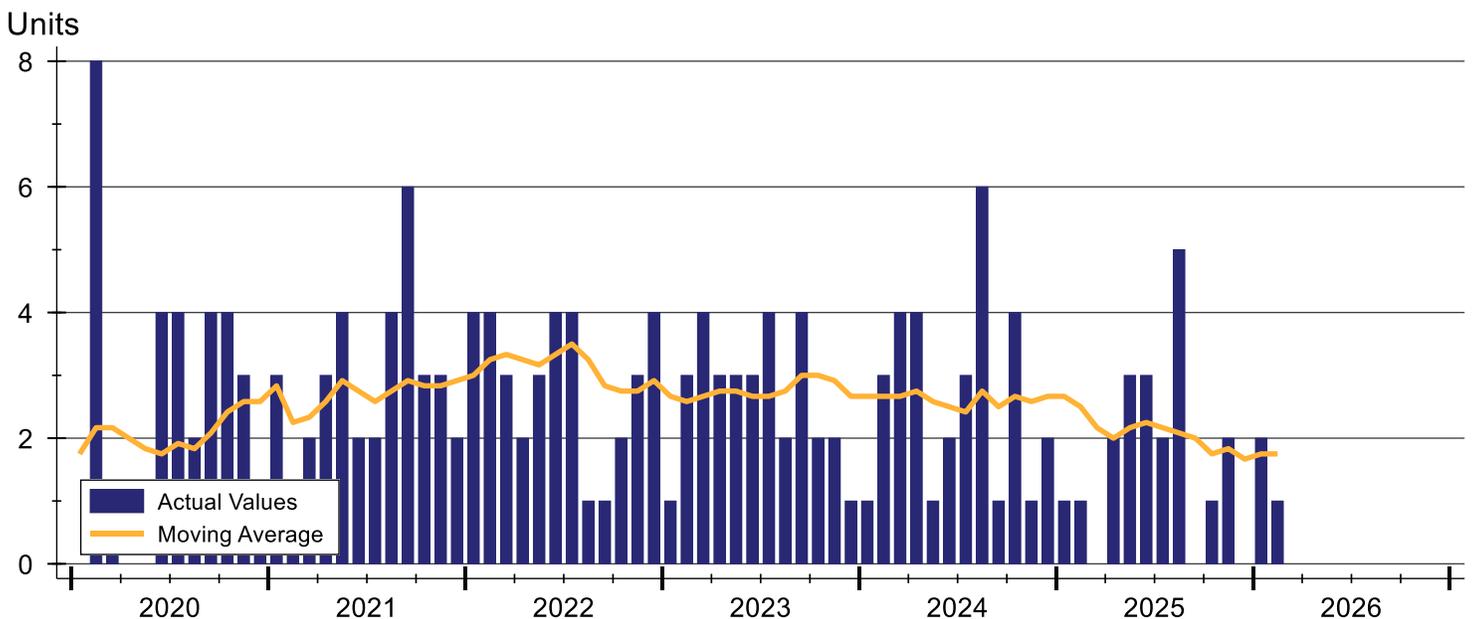
Nemaha County Contracts Written Analysis

Summary Statistics for Contracts Written		February 2025			Year-to-Date 2026		
		2026	2025	Change	2026	2025	Change
Contracts Written		1	1	0.0%	3	2	50.0%
Volume (1,000s)		137	170	-19.4%	617	265	132.8%
Average	Sale Price	137,000	169,900	-19.4%	205,633	132,450	55.3%
	Days on Market	89	94	-5.3%	56	51	9.8%
	Percent of Original	89.8%	97.1%	-7.5%	94.9%	95.9%	-1.0%
Median	Sale Price	137,000	169,900	-19.4%	140,000	132,450	5.7%
	Days on Market	89	94	-5.3%	62	51	21.6%
	Percent of Original	89.8%	97.1%	-7.5%	95.1%	95.9%	-0.8%

A total of 1 contract for sale was written in Nemaha County during the month of February, the same as in 2025. The median list price of this home was \$137,000, down from \$169,900 the prior year.

Half of the homes that went under contract in February were on the market less than 89 days, compared to 94 days in February 2025.

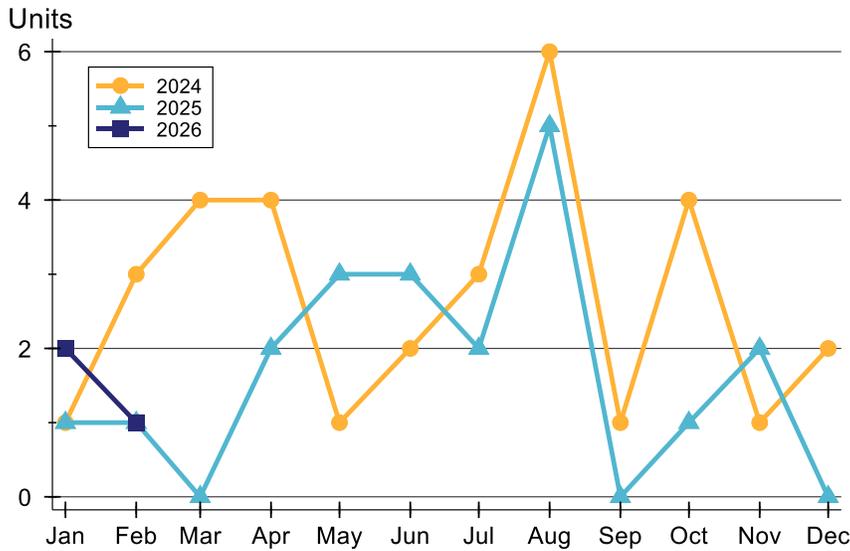
History of Contracts Written





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	
April	4	2	
May	1	3	
June	2	3	
July	3	2	
August	6	5	
September	1	N/A	
October	4	1	
November	1	2	
December	2	N/A	

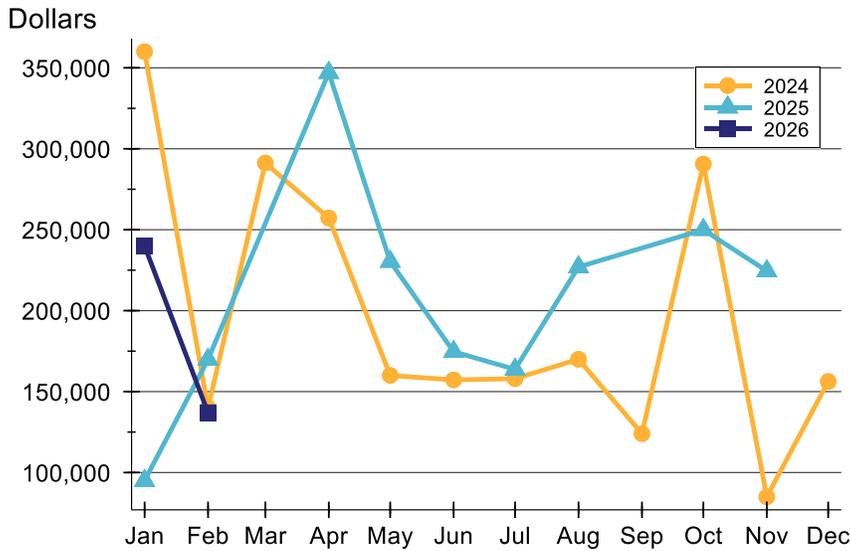
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	100.0%	137,000	137,000	89	89	89.8%	89.8%
\$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



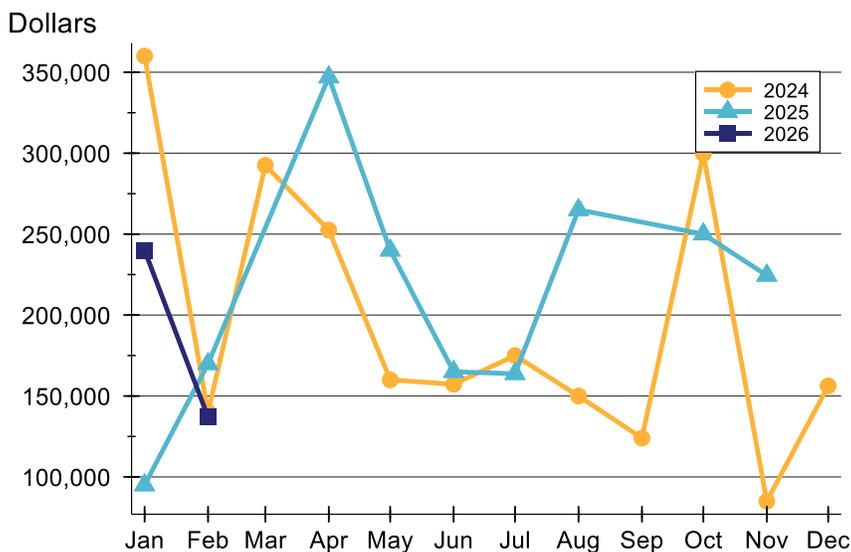
Nemaha County Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	360,000	95,000	239,950
February	140,000	169,900	137,000
March	291,250	N/A	
April	257,250	347,000	
May	160,000	230,333	
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

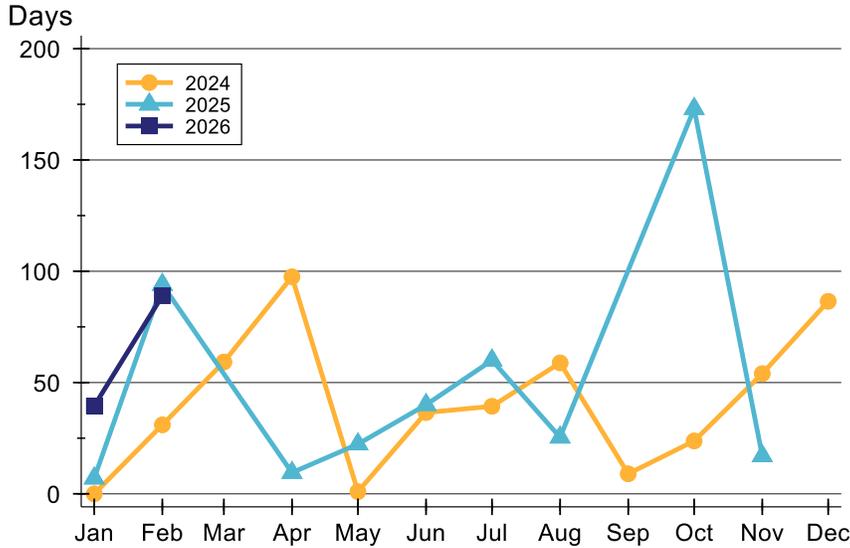


Month	2024	2025	2026
January	360,000	95,000	239,950
February	140,000	169,900	137,000
March	292,500	N/A	
April	252,500	347,000	
May	160,000	240,000	
June	157,250	165,000	
July	175,000	163,750	
August	150,000	265,000	
September	124,000	N/A	
October	299,700	250,000	
November	85,000	224,500	
December	156,250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



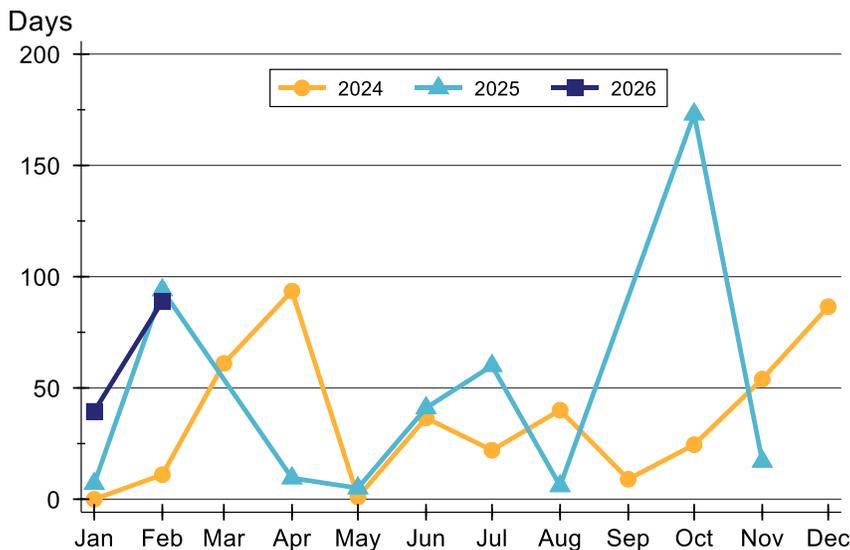
Nemaha County Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	N/A	7	40
February	31	94	89
March	59	N/A	
April	98	10	
May	1	22	
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	
April	94	10	
May	1	5	
June	37	41	
July	22	60	
August	40	6	
September	9	N/A	
October	25	173	
November	54	17	
December	87	N/A	



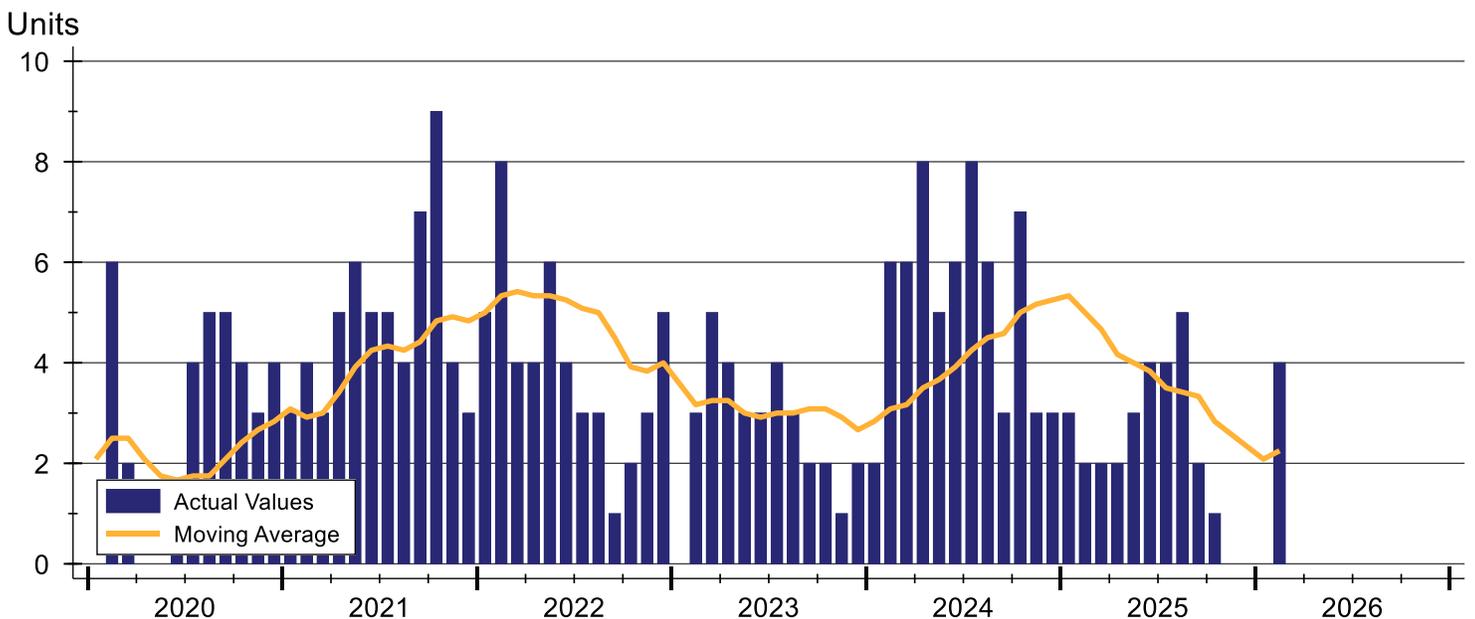
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		4	2	100.0%
Volume (1,000s)		906	410	121.0%
Average	List Price	226,475	204,950	10.5%
	Days on Market	45	47	-4.3%
	Percent of Original	98.0%	100.0%	-2.0%
Median	List Price	214,500	204,950	4.7%
	Days on Market	40	47	-14.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 4 listings in Nemaha County had contracts pending at the end of February, up from 2 contracts pending at the end of February 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.

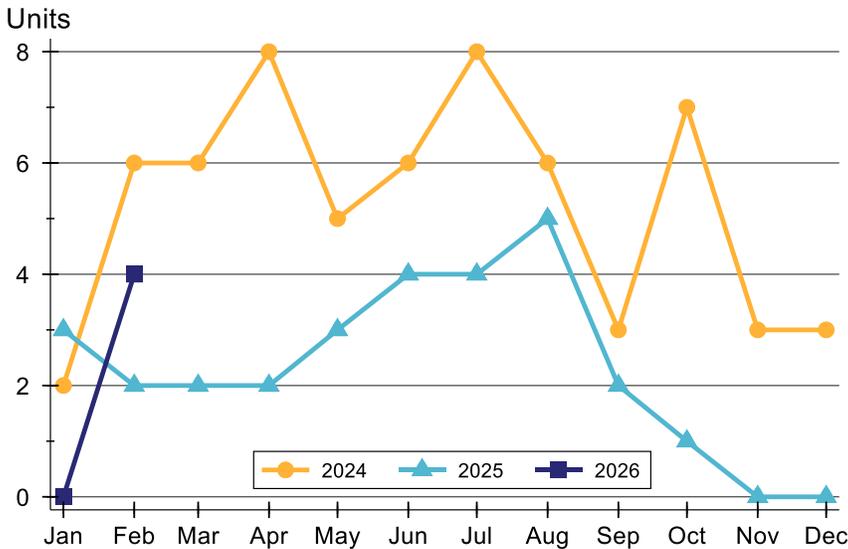
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

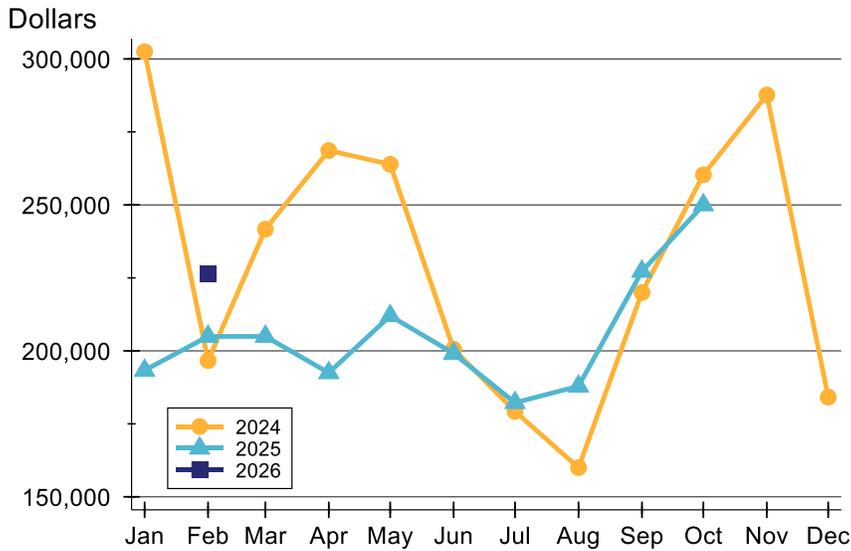
Pending Contracts by Price Range

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	2	50.0%	138,500	138,500	76	76	96.1%	96.1%
\$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	1	25.0%	289,000	289,000	10	10	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	339,900	339,900	17	17	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



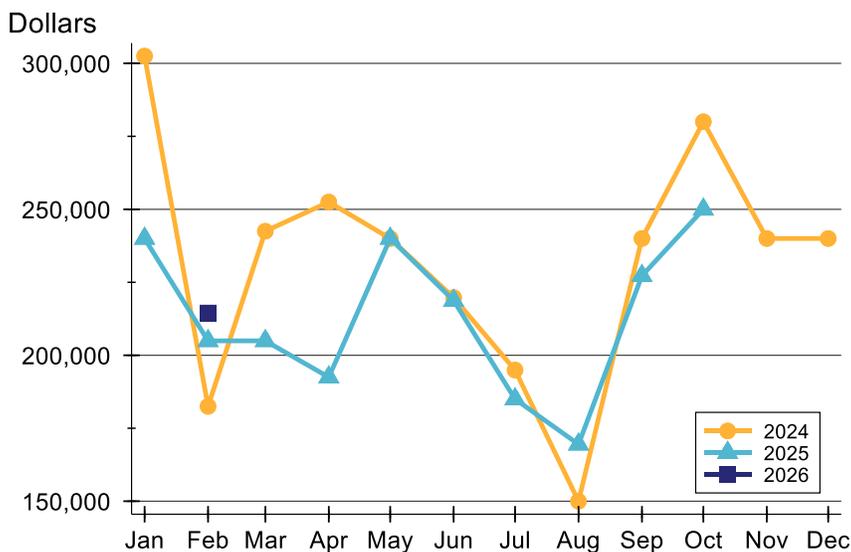
Nemaha County Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	302,500	193,333	N/A
February	196,667	204,950	226,475
March	241,667	204,950	
April	268,625	192,500	
May	263,900	212,000	
June	200,583	199,125	
July	179,238	182,250	
August	160,000	187,900	
September	220,000	227,250	
October	260,343	250,000	
November	287,667	N/A	
December	184,167	N/A	

Median Price

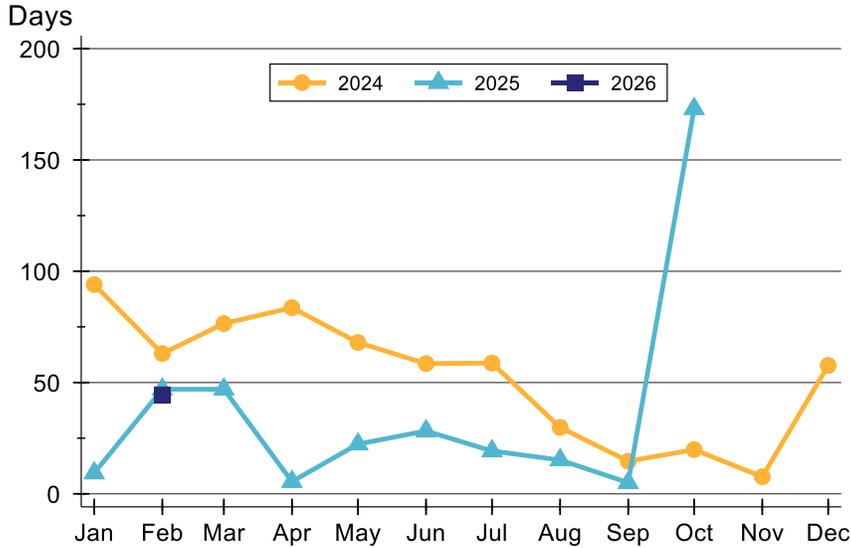


Month	2024	2025	2026
January	302,500	240,000	N/A
February	182,500	204,950	214,500
March	242,500	204,950	
April	252,500	192,500	
May	240,000	240,000	
June	219,750	218,750	
July	194,950	185,000	
August	150,000	169,500	
September	240,000	227,250	
October	280,000	250,000	
November	240,000	N/A	
December	240,000	N/A	



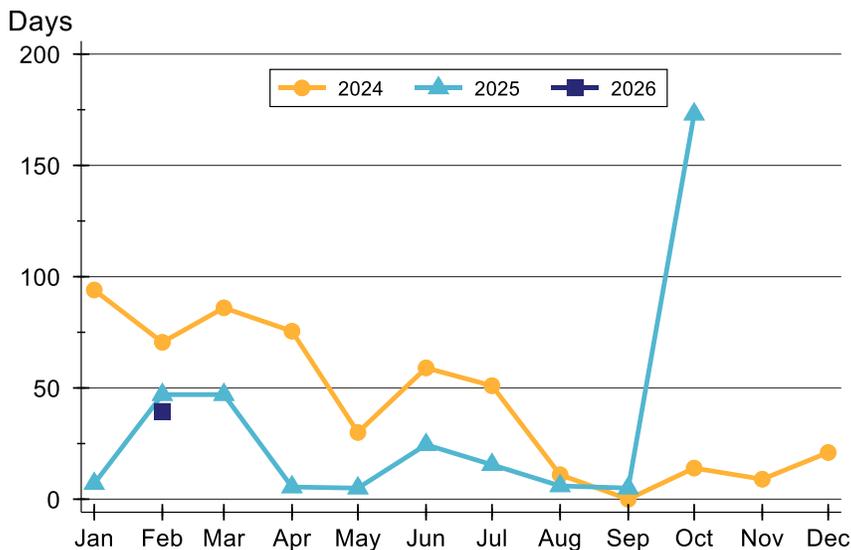
Nemaha County Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	94	9	N/A
February	63	47	45
March	77	47	
April	84	6	
May	68	22	
June	59	28	
July	59	19	
August	30	15	
September	15	5	
October	20	173	
November	8	N/A	
December	58	N/A	

Median DOM



Month	2024	2025	2026
January	94	7	N/A
February	71	47	40
March	86	47	
April	76	6	
May	30	5	
June	59	25	
July	51	16	
August	11	6	
September	N/A	5	
October	14	173	
November	9	N/A	
December	21	N/A	