



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

April 2025 NE Kansas Market Statistics

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

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**April
2025**

Northeast Kansas MLS Statistics



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in April

Total home sales in the Northeast Kansas MLS system rose by 50.0% last month to 9 units, compared to 6 units in April 2024. Total sales volume was \$1.5 million, up 47.2% from a year earlier.

The median sale price in April was \$165,000, up from \$157,500 a year earlier. Homes that sold in April were typically on the market for 98 days and sold for 96.2% of their list prices.

Northeast Kansas Active Listings Up at End of April

The total number of active listings in the Northeast Kansas MLS system at the end of April was 45 units, up from 30 at the same point in 2024. 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 April was \$210,000.

During April, a total of 5 contracts were written down from 17 in April 2024. At the end of the month, there were 7 contracts still pending.

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**April
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Northeast Kansas MLS Statistics



Northeast Kansas Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		9 50.0%	6 -40.0%	10 -16.7%	25 -7.4%	27 -6.9%	29 -25.6%
Active Listings Change from prior year		45 50.0%	30 -9.1%	33 26.9%	N/A	N/A	N/A
Months' Supply Change from prior year		5.0 92.3%	2.6 -31.6%	3.8 46.2%	N/A	N/A	N/A
New Listings Change from prior year		21 23.5%	17 70.0%	10 -44.4%	40 -16.7%	48 26.3%	38 -34.5%
Contracts Written Change from prior year		5 -70.6%	17 30.8%	13 44.4%	25 -50.0%	50 42.9%	35 -22.2%
Pending Contracts Change from prior year		7 -75.0%	28 154.5%	11 -26.7%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,523 47.1%	1,035 -13.7%	1,199 -40.4%	4,074 42.4%	2,861 -30.9%	4,143 -27.3%
Average	Sale Price Change from prior year	169,233 -1.9%	172,500 43.9%	119,900 -28.5%	162,944 53.8%	105,965 -25.8%	142,862 -2.2%
	List Price of Actives Change from prior year	210,193 6.6%	197,093 43.2%	137,670 -20.3%	N/A	N/A	N/A
	Days on Market Change from prior year	126 113.6%	59 -21.3%	75 226.1%	99 35.6%	73 40.4%	52 33.3%
	Percent of List Change from prior year	94.0% 5.3%	89.3% 0.6%	88.8% -6.2%	93.5% 2.1%	91.6% 3.7%	88.3% -6.7%
	Percent of Original Change from prior year	82.5% -3.7%	85.7% 5.4%	81.3% -13.8%	85.6% -2.2%	87.5% 2.5%	85.4% -7.1%
Median	Sale Price Change from prior year	165,000 4.8%	157,500 41.3%	111,500 17.4%	119,000 3.5%	115,000 -1.7%	117,000 20.6%
	List Price of Actives Change from prior year	210,000 7.1%	196,000 54.3%	127,000 -24.2%	N/A	N/A	N/A
	Days on Market Change from prior year	98 326.1%	23 -76.8%	99 800.0%	91 145.9%	37 32.1%	28 100.0%
	Percent of List Change from prior year	96.2% -0.6%	96.8% 3.5%	93.5% -3.5%	94.7% 1.8%	93.0% -0.4%	93.4% -3.5%
	Percent of Original Change from prior year	83.9% -12.2%	95.6% 15.3%	82.9% -13.4%	91.3% -1.7%	92.9% -0.4%	93.3% -1.1%

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



**April
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Northeast Kansas MLS Statistics



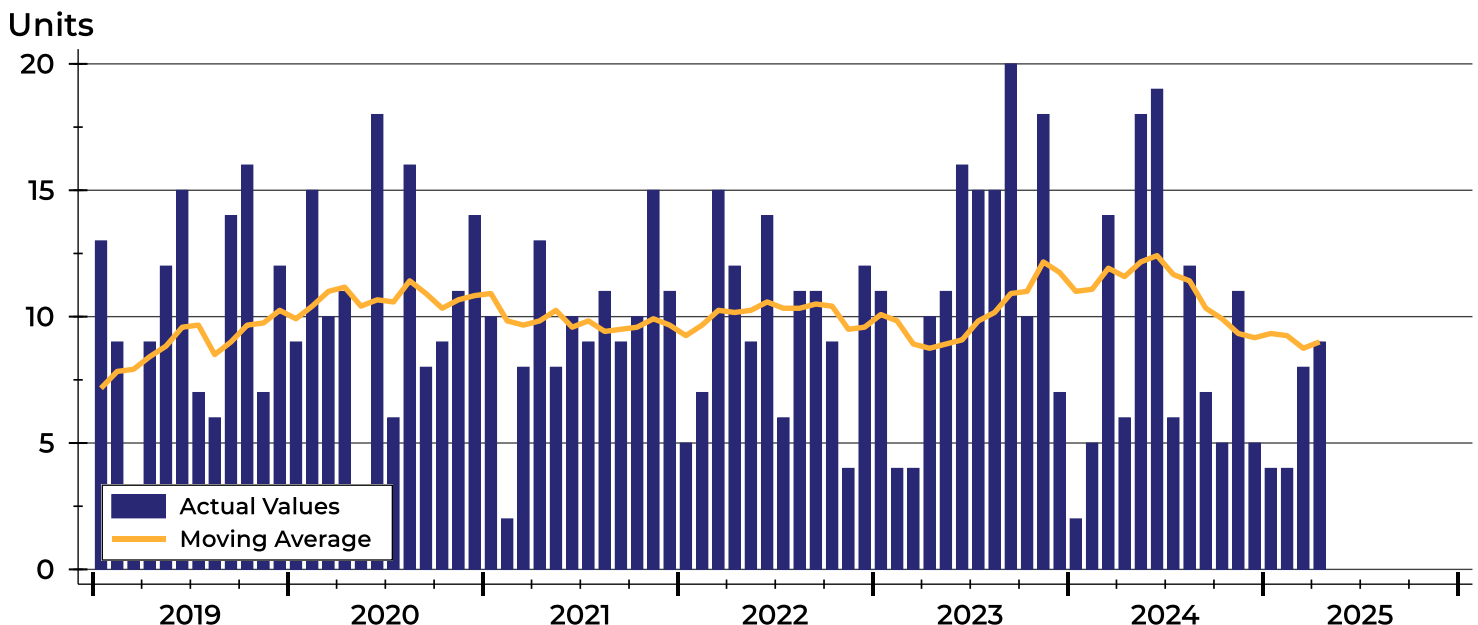
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		2025	April 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		9	6	50.0%	25	27	-7.4%
Volume (1,000s)		1,523	1,035	47.1%	4,074	2,861	42.4%
Months' Supply		5.0	2.6	92.3%	N/A	N/A	N/A
Average	Sale Price	169,233	172,500	-1.9%	162,944	105,965	53.8%
	Days on Market	126	59	113.6%	99	73	35.6%
	Percent of List	94.0%	89.3%	5.3%	93.5%	91.6%	2.1%
	Percent of Original	82.5%	85.7%	-3.7%	85.6%	87.5%	-2.2%
Median	Sale Price	165,000	157,500	4.8%	119,000	115,000	3.5%
	Days on Market	98	23	326.1%	91	37	145.9%
	Percent of List	96.2%	96.8%	-0.6%	94.7%	93.0%	1.8%
	Percent of Original	83.9%	95.6%	-12.2%	91.3%	92.9%	-1.7%

A total of 9 homes sold in the Northeast Kansas MLS system in April, up from 6 units in April 2024. Total sales volume rose to \$1.5 million compared to \$1.0 million in the previous year.

The median sales price in April was \$165,000, up 4.8% compared to the prior year. Median days on market was 98 days, down from 118 days in March, but up from 23 in April 2024.

History of Closed Listings





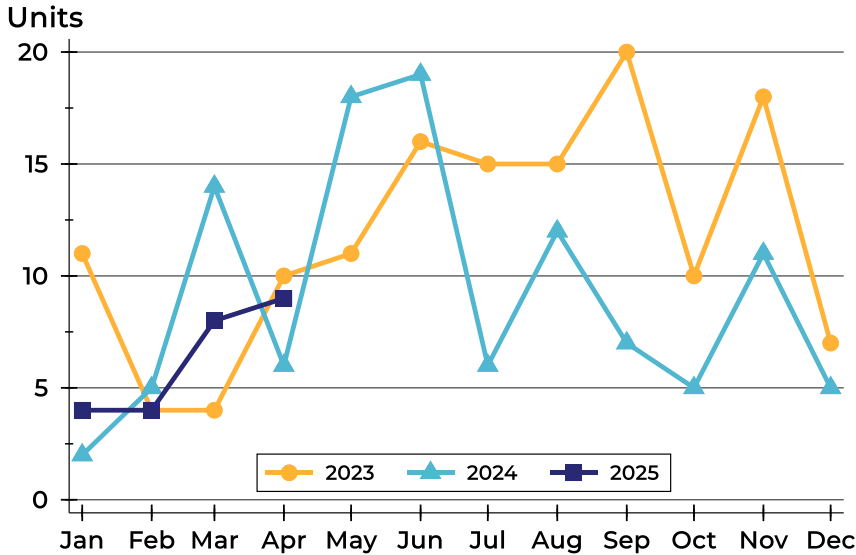
**April
2025**

Northeast Kansas MLS Statistics



Northeast Kansas Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	11	2	4
February	4	5	4
March	4	14	8
April	10	6	9
May	11	18	
June	16	19	
July	15	6	
August	15	12	
September	20	7	
October	10	5	
November	18	11	
December	7	5	

Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	3	33.3%	4.0	78,000	80,000	138	98	88.1%	89.9%	64.0%	72.7%
\$100,000-\$124,999	1	11.1%	3.0	116,000	116,000	144	144	91.3%	91.3%	91.3%	91.3%
\$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	2	22.2%	1.7	166,550	166,550	113	113	96.9%	96.9%	87.7%	87.7%
\$175,000-\$199,999	1	11.1%	3.3	199,000	199,000	23	23	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	1	11.1%	8.0	226,000	226,000	241	241	96.2%	96.2%	83.9%	83.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	11.1%	4.8	415,000	415,000	91	91	100.0%	100.0%	100.0%	100.0%
\$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



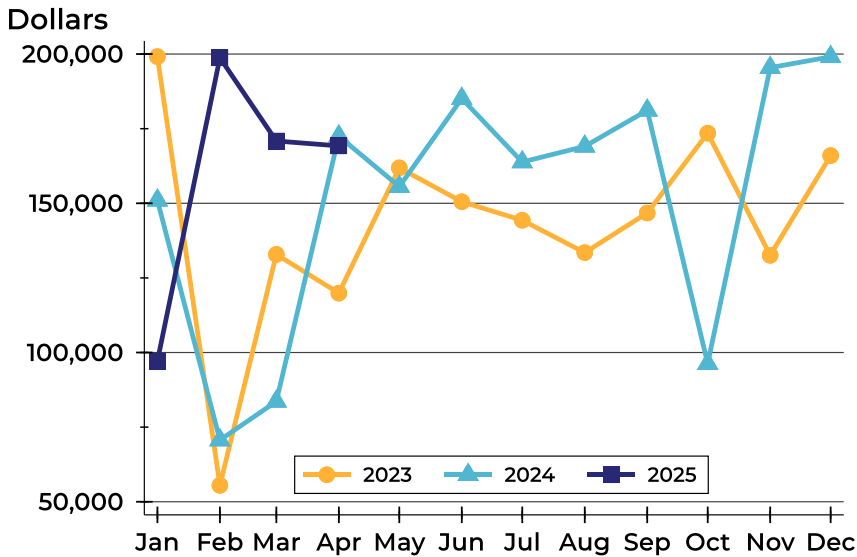
**April
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Northeast Kansas MLS Statistics



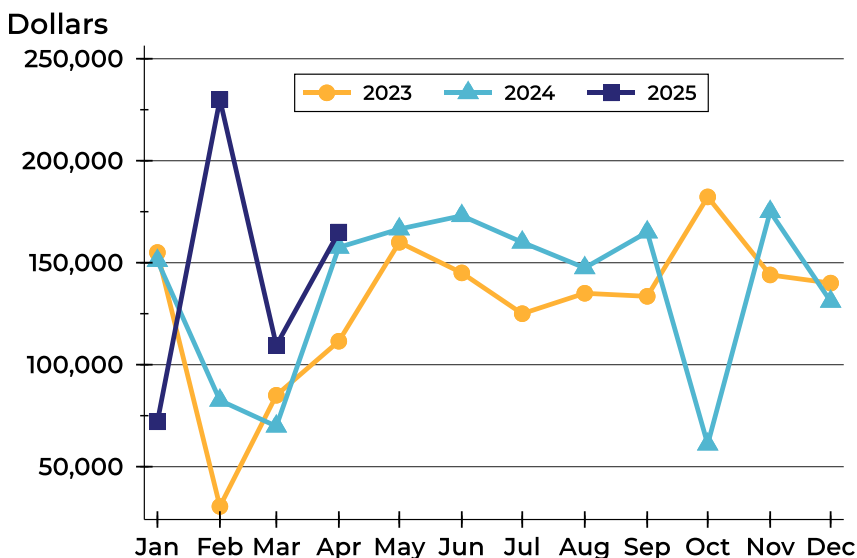
Northeast Kansas Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	199,136	151,000	97,125
February	55,500	70,660	198,750
March	132,875	83,625	170,875
April	119,900	172,500	169,233
May	161,873	155,606	
June	150,525	185,095	
July	144,310	163,833	
August	133,480	169,075	
September	146,755	181,143	
October	173,500	96,280	
November	132,583	195,455	
December	165,993	199,080	

Median Price



Month	2023	2024	2025
January	155,000	151,000	72,000
February	30,500	82,500	230,000
March	85,000	69,813	109,500
April	111,500	157,500	165,000
May	160,000	166,500	
June	145,000	173,000	
July	125,000	160,000	
August	135,000	147,450	
September	133,500	165,000	
October	182,250	61,000	
November	144,000	175,000	
December	140,000	131,000	



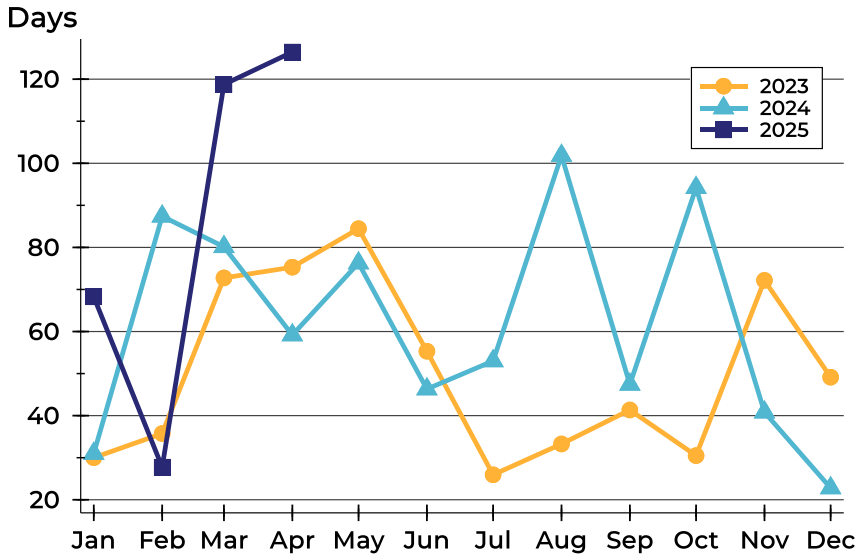
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Northeast Kansas MLS Statistics



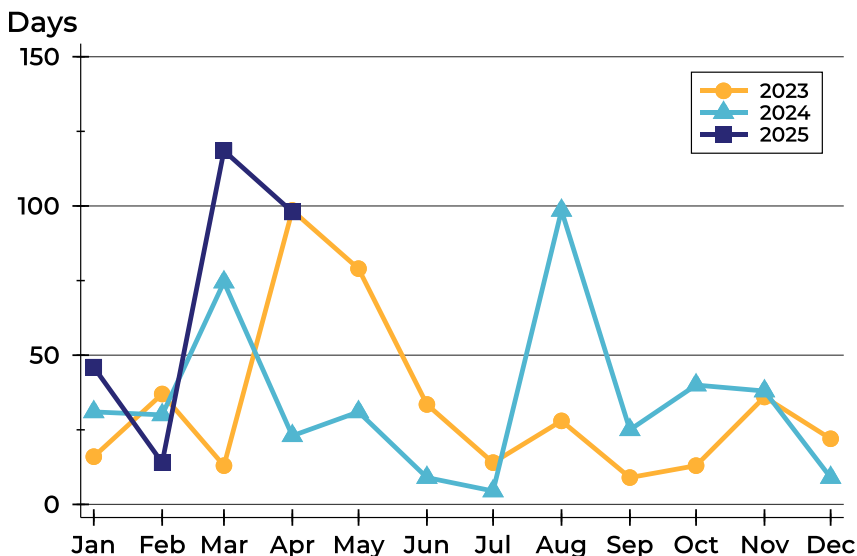
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	30	31	68
February	36	87	28
March	73	80	119
April	75	59	126
May	84	76	
June	55	46	
July	26	53	
August	33	102	
September	41	47	
October	31	94	
November	72	41	
December	49	23	

Median DOM



Month	2023	2024	2025
January	16	31	46
February	37	30	14
March	13	75	119
April	99	23	98
May	79	31	
June	34	9	
July	14	5	
August	28	99	
September	9	25	
October	13	40	
November	36	38	
December	22	9	



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Northeast Kansas MLS Statistics



Northeast Kansas Active Listings Analysis

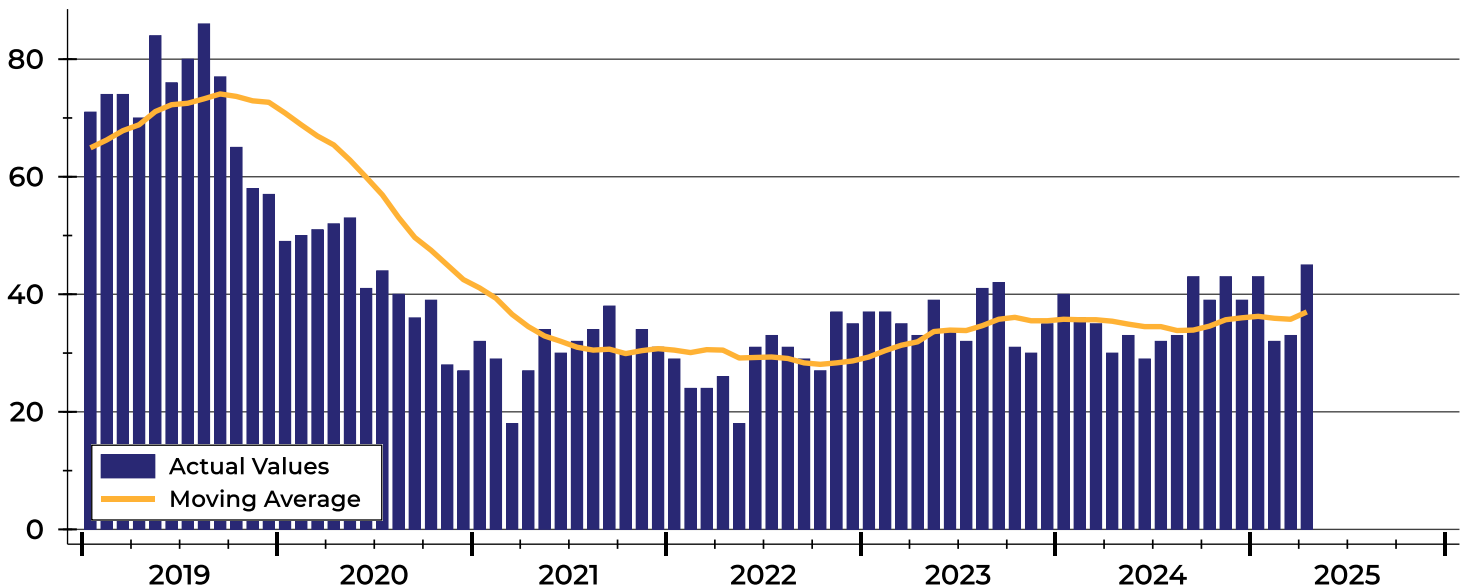
Summary Statistics for Active Listings		2025	End of April 2024	Change
Active Listings		45	30	50.0%
Volume (1,000s)		9,459	5,913	60.0%
Months' Supply		5.0	2.6	92.3%
Average	List Price	210,193	197,093	6.6%
	Days on Market	102	91	12.1%
	Percent of Original	96.1%	98.4%	-2.3%
Median	List Price	210,000	196,000	7.1%
	Days on Market	44	83	-47.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 45 homes were available for sale in the Northeast Kansas MLS system at the end of April. This represents a 5.0 months' supply of active listings.

The median list price of homes on the market at the end of April was \$210,000, up 7.1% from 2024. The typical time on market for active listings was 44 days, down from 83 days a year earlier.

History of Active Listings

Units





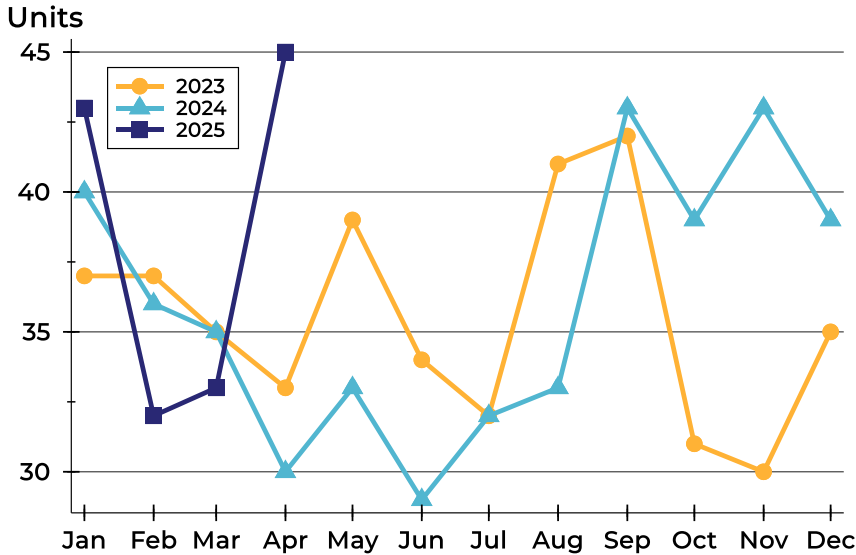
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Northeast Kansas MLS Statistics



Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	37	40	43
February	37	36	32
March	35	35	33
April	33	30	45
May	39	33	
June	34	29	
July	32	32	
August	41	33	
September	42	43	
October	31	39	
November	30	43	
December	35	39	

Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.2%	N/A	29,900	29,900	93	93	85.7%	85.7%
\$50,000-\$99,999	8	17.8%	4.0	73,613	77,000	123	62	96.6%	100.0%
\$100,000-\$124,999	2	4.4%	3.0	116,000	116,000	89	89	95.8%	95.8%
\$125,000-\$149,999	5	11.1%	N/A	132,500	131,000	47	6	97.2%	100.0%
\$150,000-\$174,999	2	4.4%	1.7	165,000	165,000	48	48	97.3%	97.3%
\$175,000-\$199,999	3	6.7%	3.3	180,500	179,000	82	56	99.6%	100.0%
\$200,000-\$249,999	8	17.8%	8.0	227,613	229,000	151	67	95.8%	96.5%
\$250,000-\$299,999	9	20.0%	N/A	273,722	279,000	97	44	96.1%	98.1%
\$300,000-\$399,999	4	8.9%	N/A	343,875	346,250	112	103	92.8%	98.0%
\$400,000-\$499,999	2	4.4%	4.8	432,500	432,500	108	108	96.1%	96.1%
\$500,000-\$749,999	1	2.2%	N/A	549,000	549,000	25	25	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



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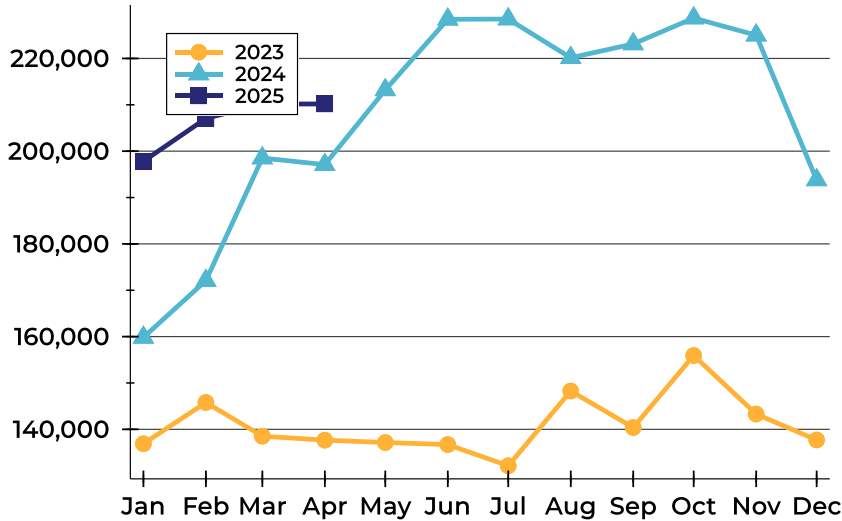
Northeast Kansas MLS Statistics



Northeast Kansas Active Listings Analysis

Average Price

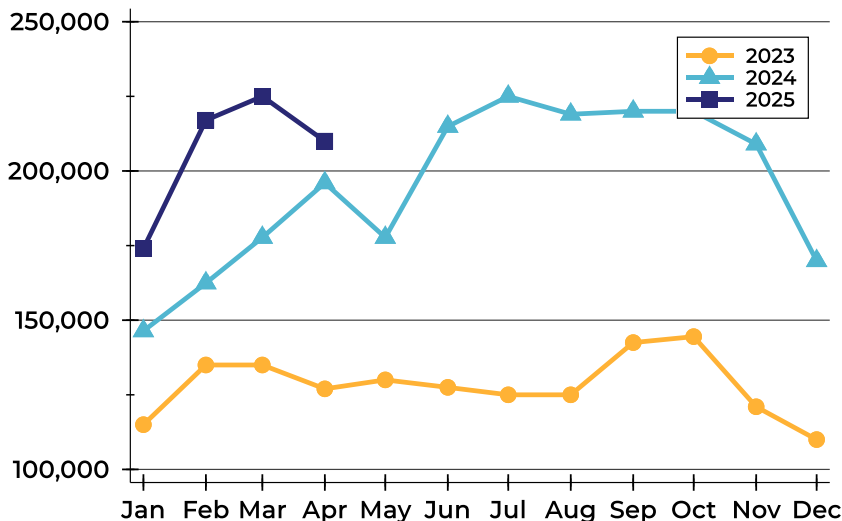
Dollars



Month	2023	2024	2025
January	136,893	159,830	197,812
February	145,786	172,086	207,069
March	138,526	198,523	210,155
April	137,670	197,093	210,193
May	137,159	213,218	
June	136,712	228,445	
July	132,141	228,497	
August	148,264	220,152	
September	140,396	223,130	
October	155,922	228,713	
November	143,290	225,014	
December	137,709	193,800	

Median Price

Dollars



Month	2023	2024	2025
January	115,000	146,400	174,000
February	135,000	162,450	217,000
March	135,000	177,700	225,000
April	127,000	196,000	210,000
May	130,000	177,700	
June	127,500	214,900	
July	125,000	225,000	
August	125,000	219,000	
September	142,500	220,000	
October	144,500	220,000	
November	121,000	209,000	
December	110,000	169,900	



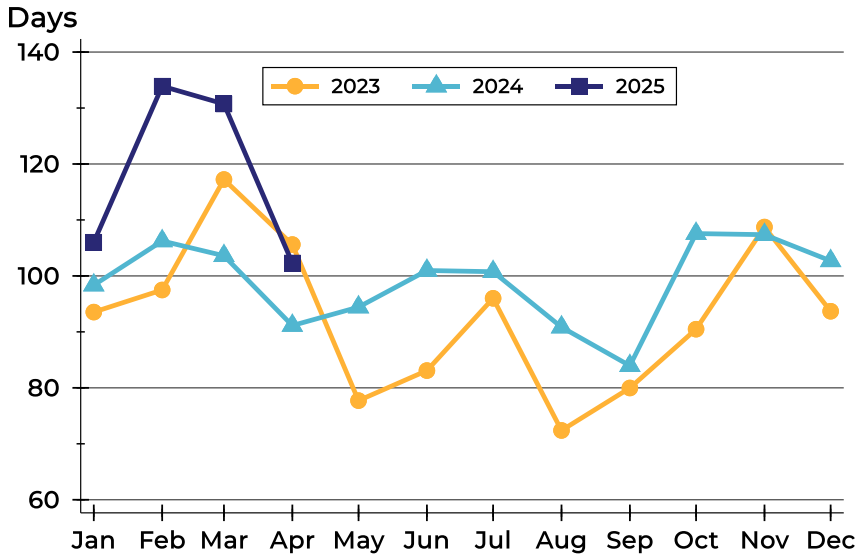
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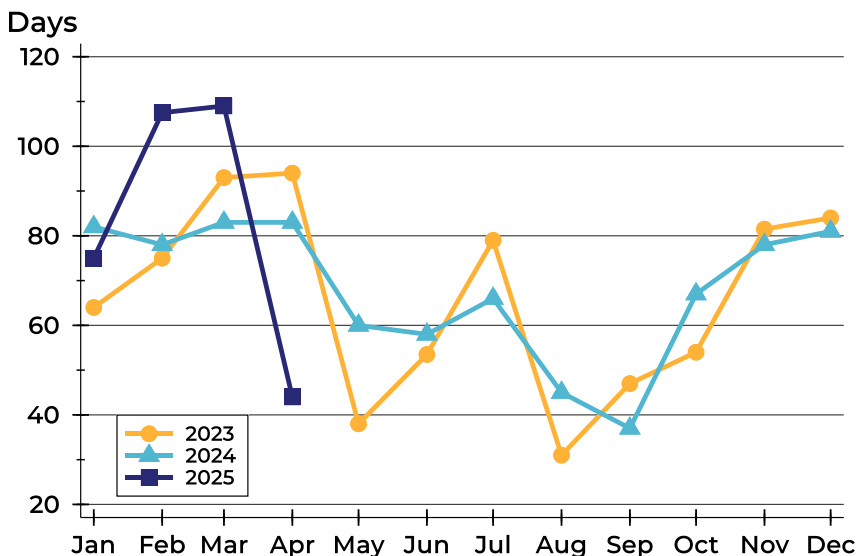
Northeast Kansas Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	98	106
February	97	106	134
March	117	104	131
April	106	91	102
May	78	94	
June	83	101	
July	96	101	
August	72	91	
September	80	84	
October	90	108	
November	109	107	
December	94	103	

Median DOM



Month	2023	2024	2025
January	64	82	75
February	75	78	108
March	93	83	109
April	94	83	44
May	38	60	
June	54	58	
July	79	66	
August	31	45	
September	47	37	
October	54	67	
November	82	78	
December	84	81	



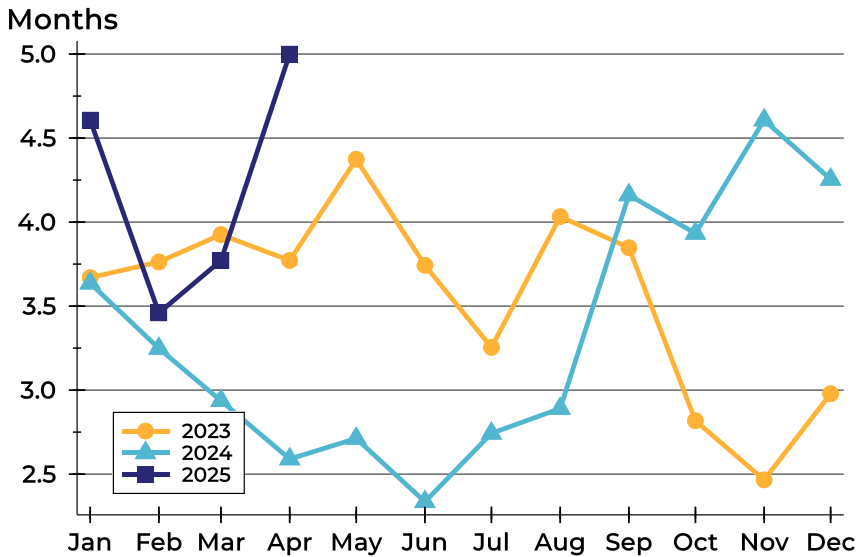
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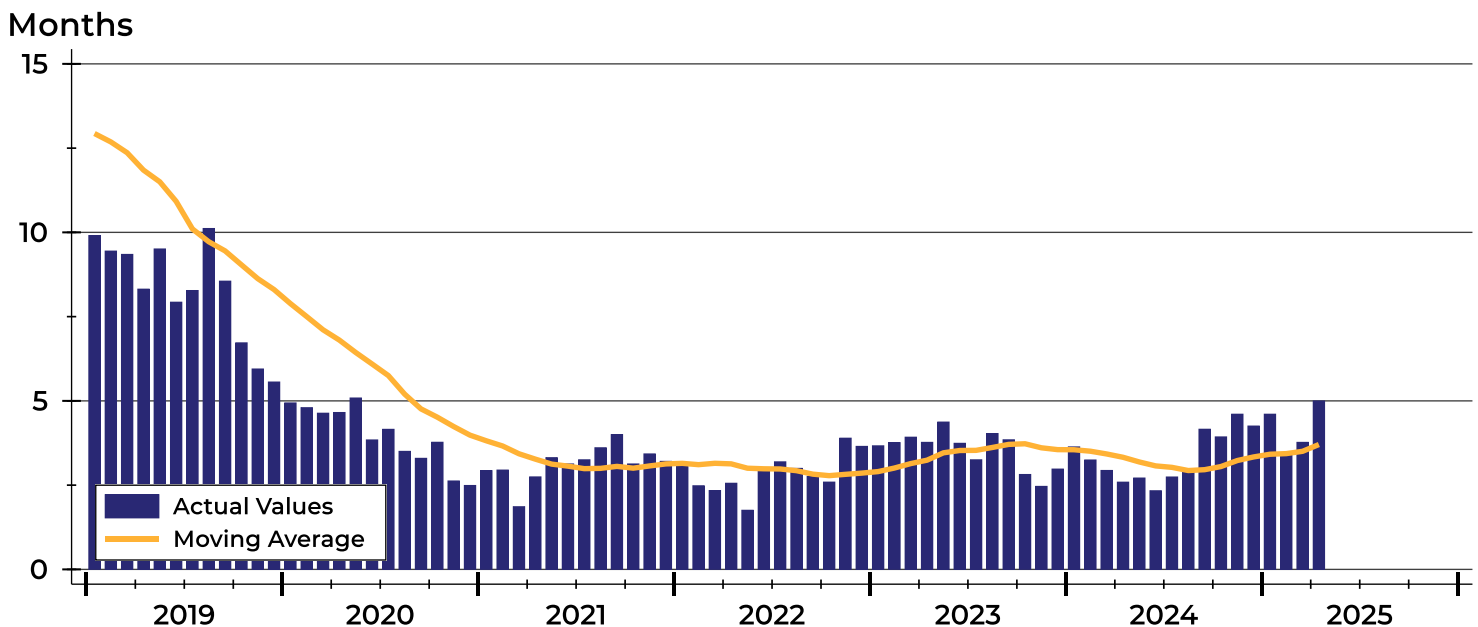
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	3.7	3.6	4.6
February	3.8	3.2	3.5
March	3.9	2.9	3.8
April	3.8	2.6	5.0
May	4.4	2.7	
June	3.7	2.3	
July	3.3	2.7	
August	4.0	2.9	
September	3.8	4.2	
October	2.8	3.9	
November	2.5	4.6	
December	3.0	4.3	

History of Month's Supply





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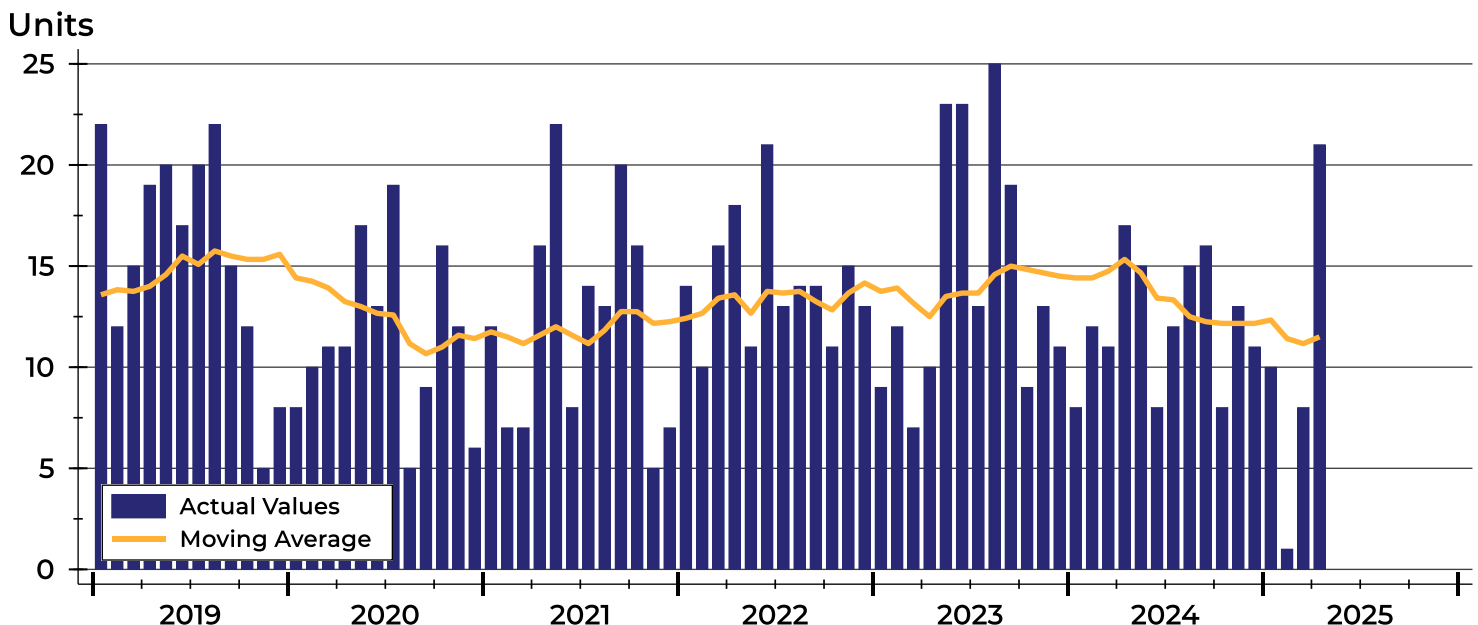
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2025	April 2024	Change
Current Month	New Listings	21	17	23.5%
	Volume (1,000s)	4,428	3,559	24.4%
	Average List Price	210,857	209,365	0.7%
	Median List Price	179,000	212,000	-15.6%
Year-to-Date	New Listings	40	48	-16.7%
	Volume (1,000s)	8,321	8,512	-2.2%
	Average List Price	208,017	177,325	17.3%
	Median List Price	183,250	172,750	6.1%

A total of 21 new listings were added in the Northeast Kansas MLS system during April, up 23.5% from the same month in 2024. Year-to-date the Northeast Kansas MLS system has seen 40 new listings.

The median list price of these homes was \$179,000 down from \$212,000 in 2024.

History of New Listings





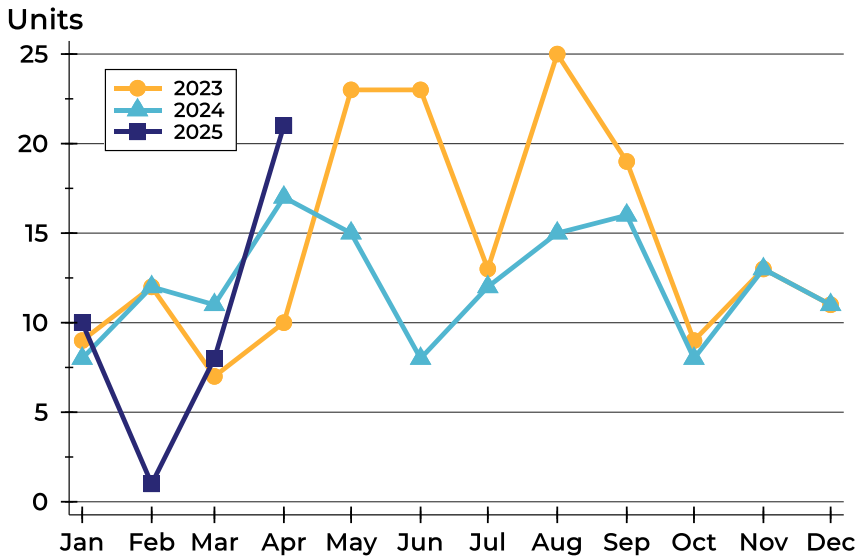
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Northeast Kansas MLS Statistics



Northeast Kansas New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	9	8	10
February	12	12	1
March	7	11	8
April	10	17	21
May	23	15	
June	23	8	
July	13	12	
August	25	15	
September	19	16	
October	9	8	
November	13	13	
December	11	11	

New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	5	23.8%	81,200	85,000	21	20	100.0%	100.0%
\$100,000-\$124,999	1	4.8%	123,000	123,000	20	20	100.0%	100.0%
\$125,000-\$149,999	4	19.0%	134,375	133,000	11	12	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	4.8%	179,000	179,000	26	26	100.0%	100.0%
\$200,000-\$249,999	3	14.3%	229,666	229,999	18	12	97.1%	95.9%
\$250,000-\$299,999	3	14.3%	270,333	264,000	26	26	100.0%	100.0%
\$300,000-\$399,999	2	9.5%	341,750	341,750	9	9	100.0%	100.0%
\$400,000-\$499,999	1	4.8%	450,000	450,000	17	17	100.0%	100.0%
\$500,000-\$749,999	1	4.8%	549,000	549,000	31	31	100.0%	100.0%
\$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



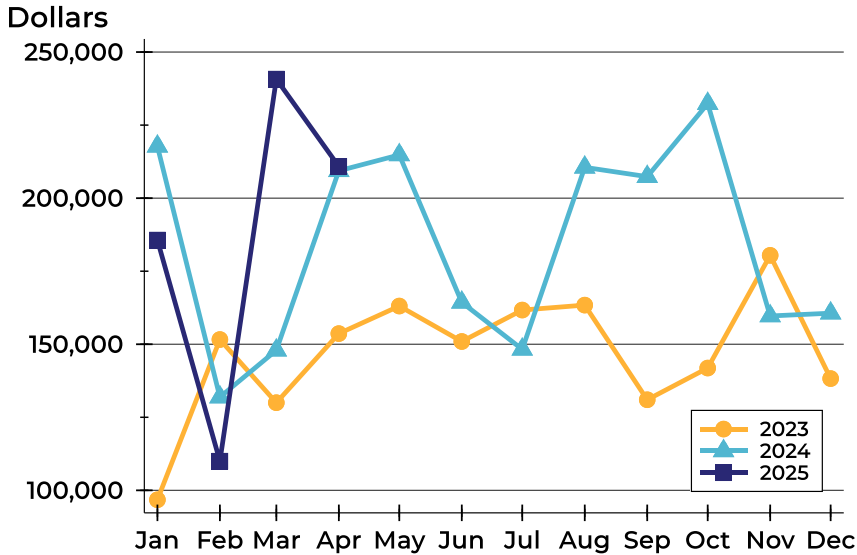
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Northeast Kansas MLS Statistics



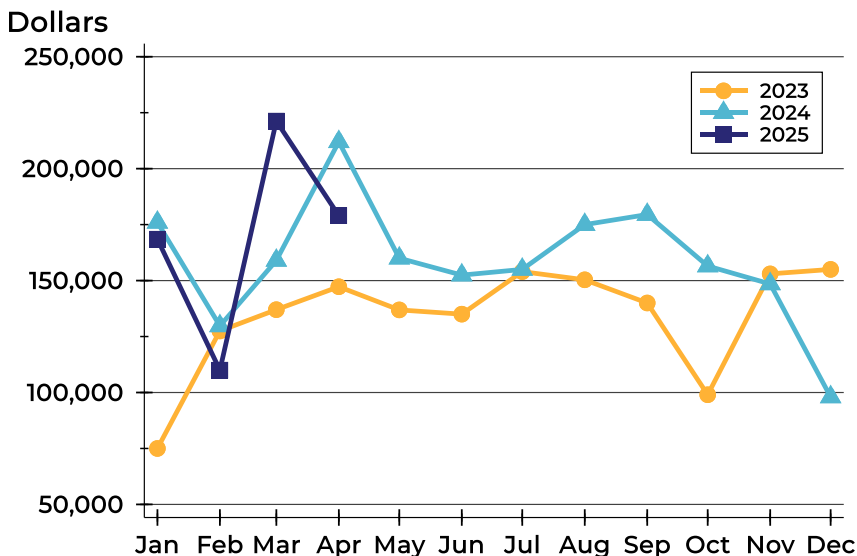
Northeast Kansas New Listings Analysis

Average Price



Month	2023	2024	2025
January	96,778	217,750	185,670
February	151,617	131,908	110,000
March	130,000	147,955	240,750
April	153,650	209,365	210,857
May	163,081	214,793	
June	150,943	164,350	
July	161,715	148,267	
August	163,402	210,560	
September	131,005	207,369	
October	141,867	232,363	
November	180,423	159,685	
December	138,255	160,636	

Median Price



Month	2023	2024	2025
January	75,000	176,000	168,500
February	127,500	129,750	110,000
March	137,000	159,000	221,250
April	147,250	212,000	179,000
May	136,900	160,000	
June	135,000	152,450	
July	154,000	155,000	
August	150,350	175,000	
September	140,000	179,500	
October	99,000	156,500	
November	153,000	148,500	
December	155,000	98,000	



**April
2025**

Northeast Kansas MLS Statistics



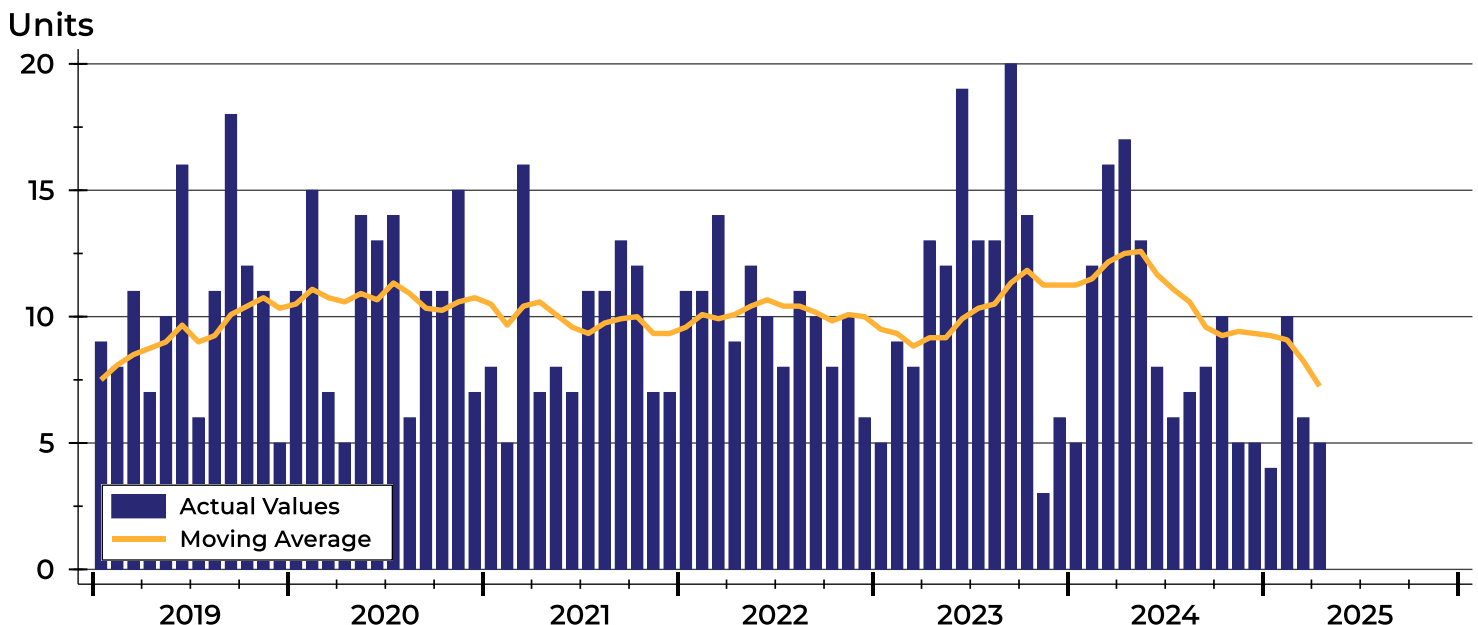
Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		2025	April 2024	Change	Year-to-Date		2025	2024	Change
Contracts Written		5	17	-70.6%			25	50	-50.0%
Volume (1,000s)		970	3,522	-72.5%			4,520	7,737	-41.6%
Average	Sale Price	194,000	207,176	-6.4%			180,820	154,744	16.9%
	Days on Market	80	56	42.9%			107	73	46.6%
	Percent of Original	96.0%	96.4%	-0.4%			86.6%	88.6%	-2.3%
Median	Sale Price	145,000	212,000	-31.6%			137,000	134,500	1.9%
	Days on Market	21	11	90.9%			92	34	170.6%
	Percent of Original	96.2%	100.0%	-3.8%			93.5%	93.0%	0.5%

A total of 5 contracts for sale were written in the Northeast Kansas MLS system during the month of April, down from 17 in 2024. The median list price of these homes was \$145,000, down from \$212,000 the prior year.

Half of the homes that went under contract in April were on the market less than 21 days, compared to 11 days in April 2024.

History of Contracts Written





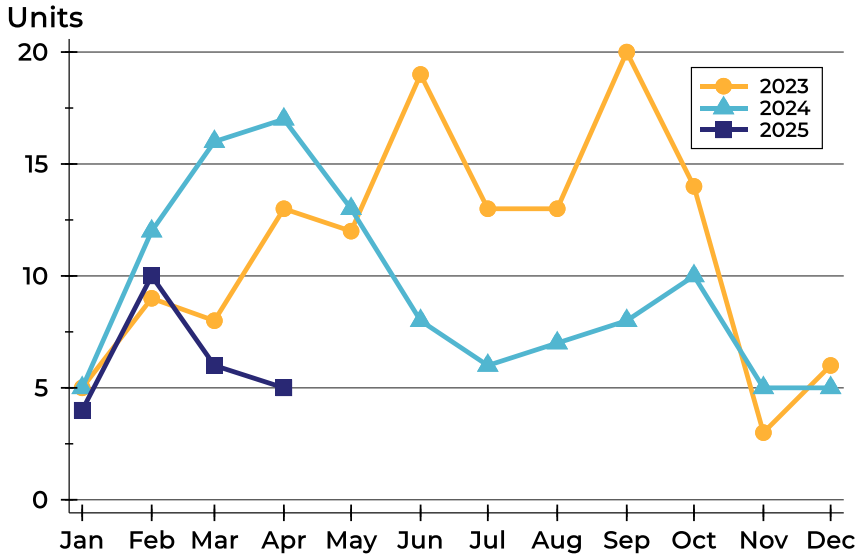
**April
2025**

Northeast Kansas MLS Statistics



Northeast Kansas Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	38	38	88.0%	88.0%
\$125,000-\$149,999	2	40.0%	135,000	135,000	166	166	98.1%	98.1%
\$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	1	20.0%	229,999	229,999	12	12	95.9%	95.9%
\$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%	360,000	360,000	21	21	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



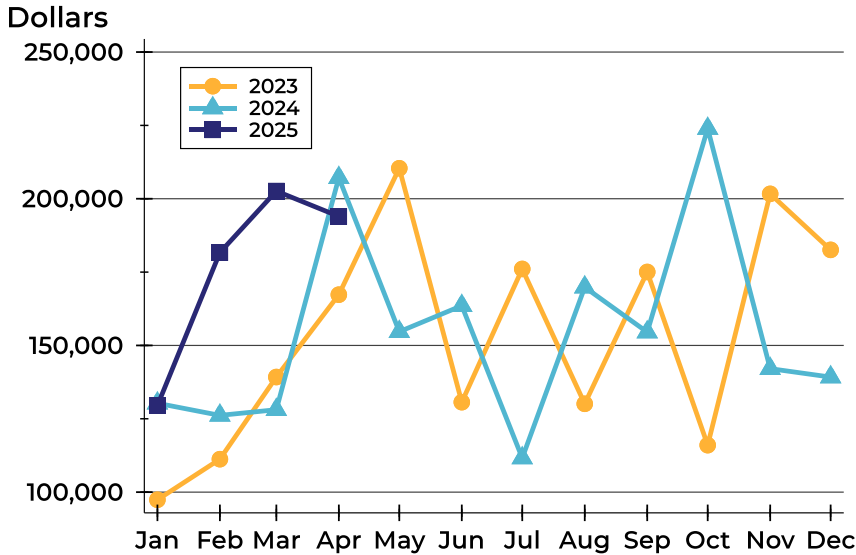
**April
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Northeast Kansas MLS Statistics



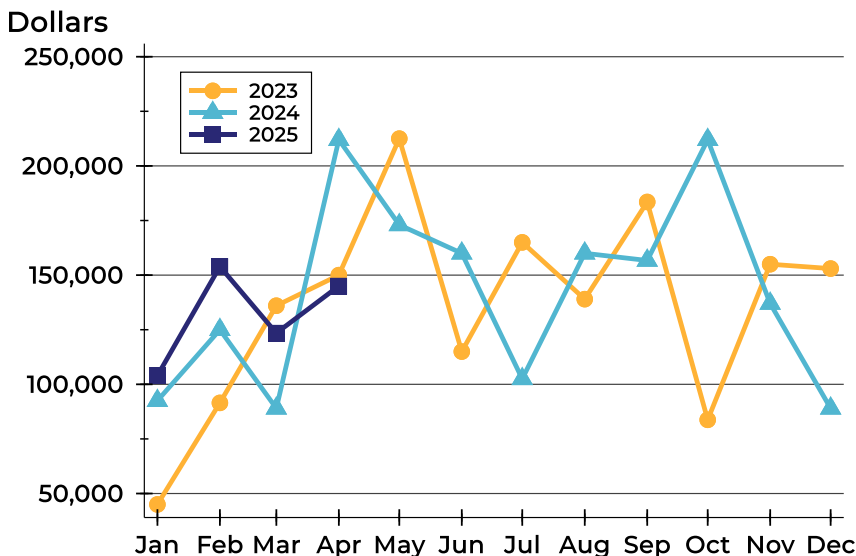
Northeast Kansas Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	97,400	130,300	129,500
February	111,244	126,167	181,670
March	139,238	128,106	202,633
April	167,308	207,176	194,000
May	210,400	154,692	
June	130,668	163,550	
July	176,077	111,633	
August	130,112	169,857	
September	175,045	154,550	
October	116,021	223,930	
November	201,667	142,100	
December	182,583	139,220	

Median Price



Month	2023	2024	2025
January	45,000	92,500	104,000
February	91,500	125,000	153,950
March	136,000	89,000	123,450
April	150,000	212,000	145,000
May	212,500	173,000	
June	115,000	160,000	
July	165,000	102,500	
August	139,000	160,000	
September	183,500	156,700	
October	83,750	212,000	
November	155,000	137,000	
December	153,000	89,000	



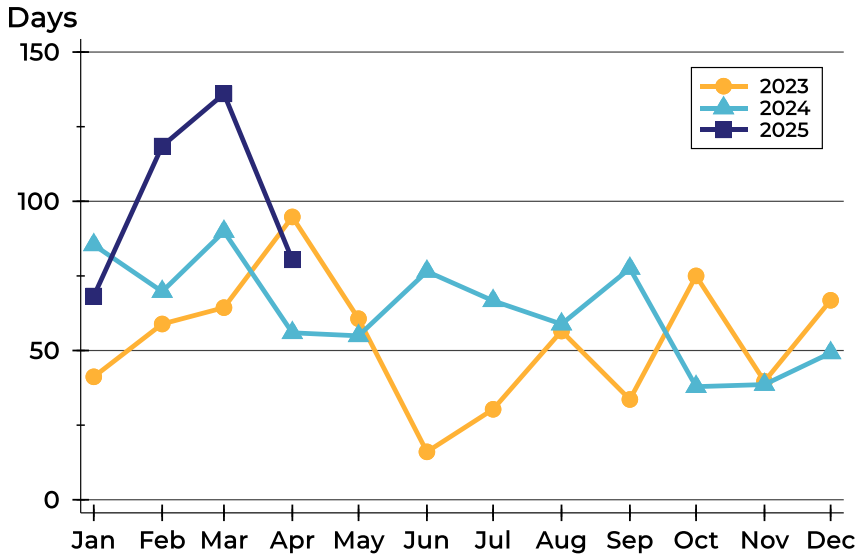
**April
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Northeast Kansas MLS Statistics



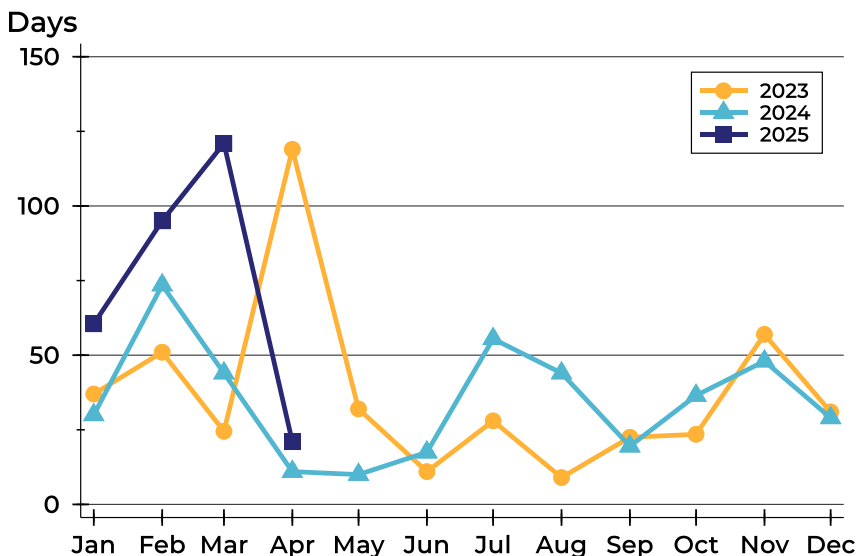
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	41	85	68
February	59	70	119
March	64	90	136
April	95	56	80
May	61	55	
June	16	77	
July	30	67	
August	57	59	
September	34	78	
October	75	38	
November	40	39	
December	67	49	

Median DOM



Month	2023	2024	2025
January	37	30	61
February	51	74	95
March	25	44	121
April	119	11	21
May	32	10	
June	11	18	
July	28	56	
August	9	44	
September	23	20	
October	24	37	
November	57	48	
December	31	29	



**April
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Northeast Kansas MLS Statistics



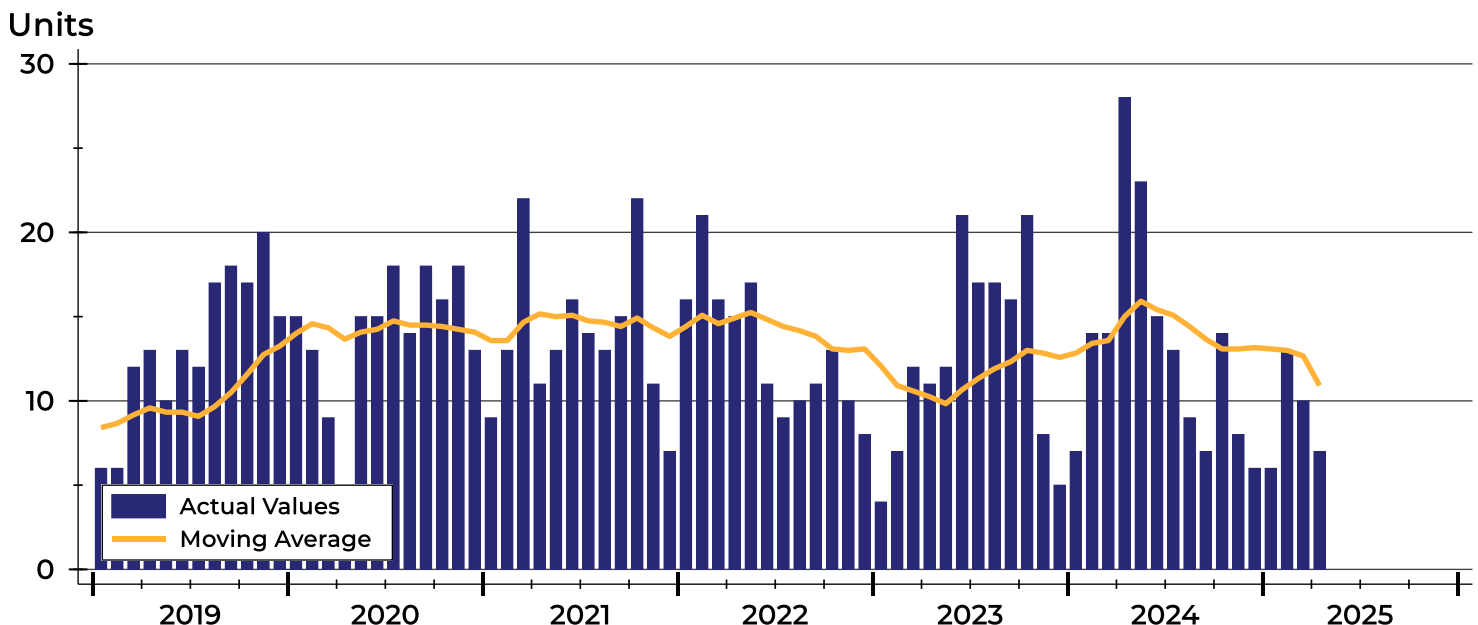
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of April 2024	Change
Pending Contracts		7	28	-75.0%
Volume (1,000s)		1,347	5,541	-75.7%
Average	List Price	192,428	197,896	-2.8%
	Days on Market	71	83	-14.5%
	Percent of Original	96.8%	97.6%	-0.8%
Median	List Price	145,000	200,000	-27.5%
	Days on Market	21	19	10.5%
	Percent of Original	97.9%	100.0%	-2.1%

A total of 7 listings in the Northeast Kansas MLS system had contracts pending at the end of April, down from 28 contracts pending at the end of April 2024.

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

History of Pending Contracts





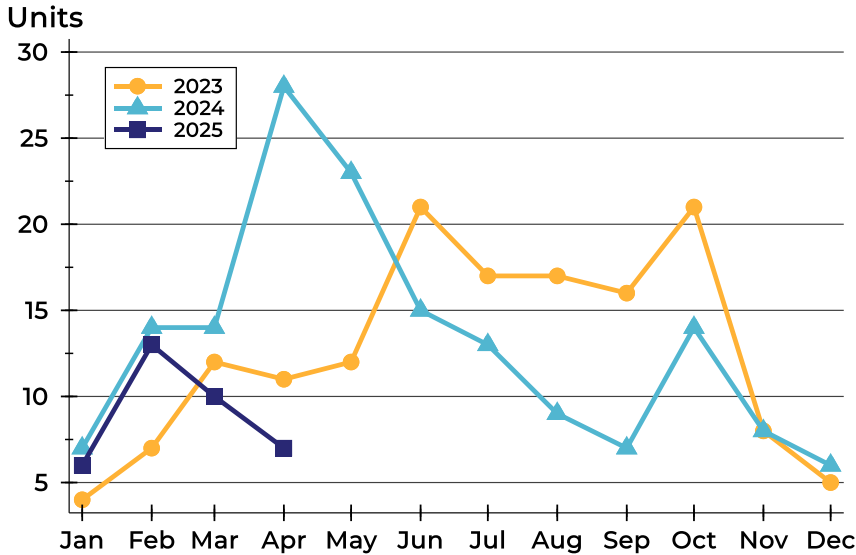
**April
2025**

Northeast Kansas MLS Statistics



Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	4	7	6
February	7	14	13
March	12	14	10
April	11	28	7
May	12	23	
June	21	15	
July	17	13	
August	17	9	
September	16	7	
October	21	14	
November	8	8	
December	5	6	

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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%	110,000	110,000	38	38	88.0%	88.0%
\$125,000-\$149,999	3	42.9%	135,667	137,000	142	96	98.0%	97.9%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	235,000	235,000	6	6	97.9%	97.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	14.3%	360,000	360,000	21	21	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



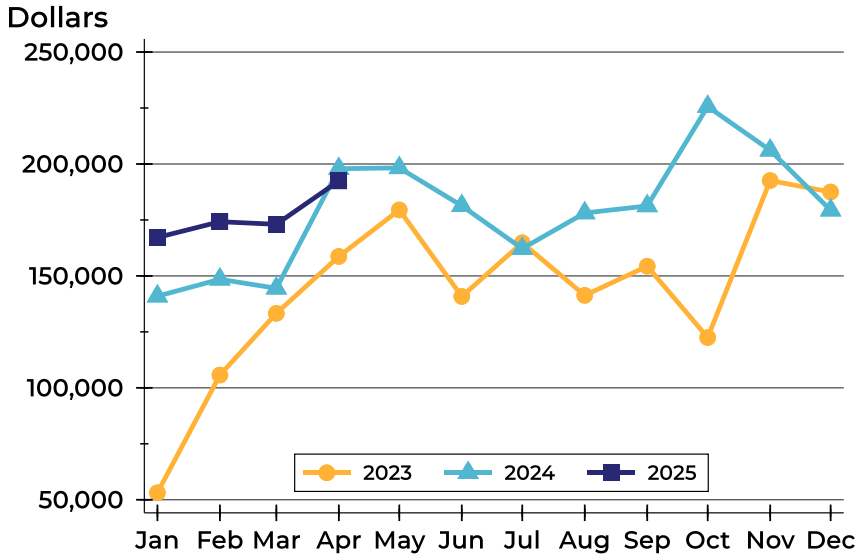
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Northeast Kansas MLS Statistics



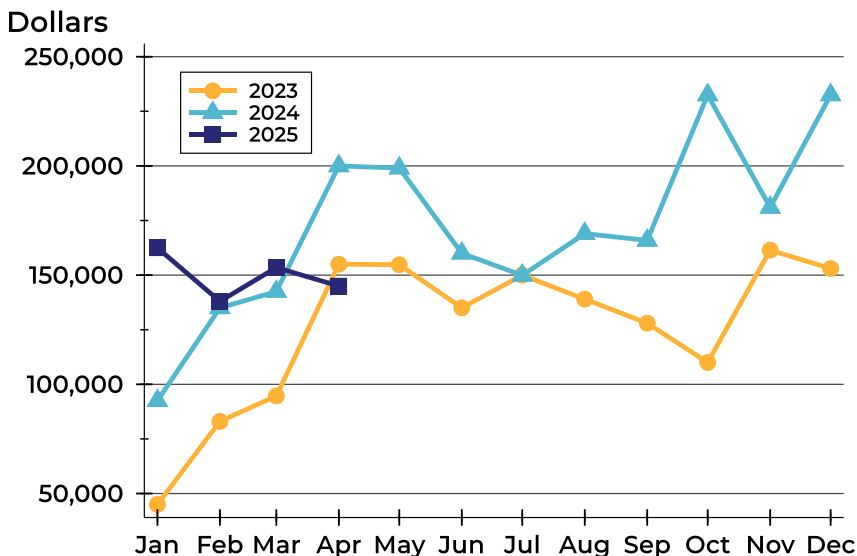
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	53,125	140,928	167,167
February	105,714	148,500	174,208
March	133,283	144,486	173,070
April	158,700	197,896	192,428
May	179,492	198,283	
June	140,838	181,340	
July	164,812	162,208	
August	141,306	178,111	
September	154,325	181,271	
October	122,467	225,671	
November	192,613	206,125	
December	187,500	179,350	

Median Price



Month	2023	2024	2025
January	45,000	92,500	162,500
February	83,000	135,000	138,000
March	94,700	142,500	153,450
April	155,000	200,000	145,000
May	154,750	199,000	
June	135,000	160,000	
July	150,000	149,900	
August	139,000	169,000	
September	128,000	165,900	
October	110,000	232,500	
November	161,450	181,000	
December	153,000	232,500	



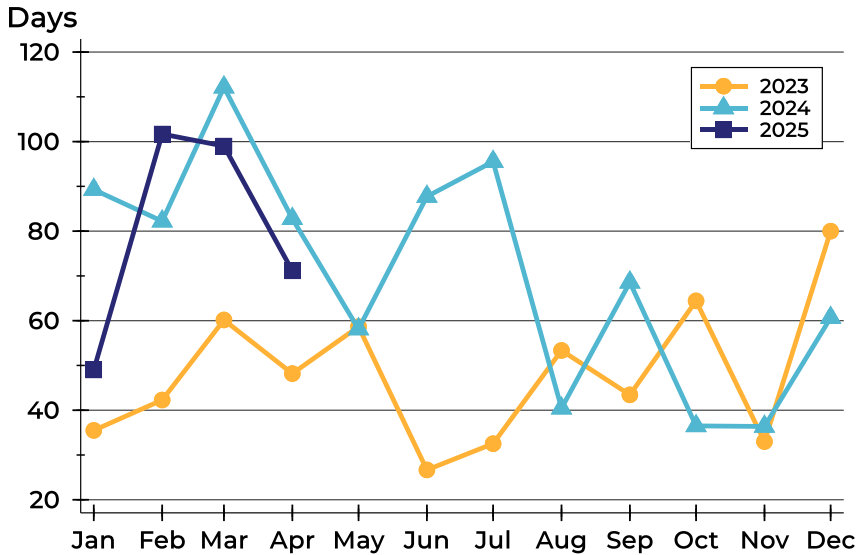
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Northeast Kansas MLS Statistics



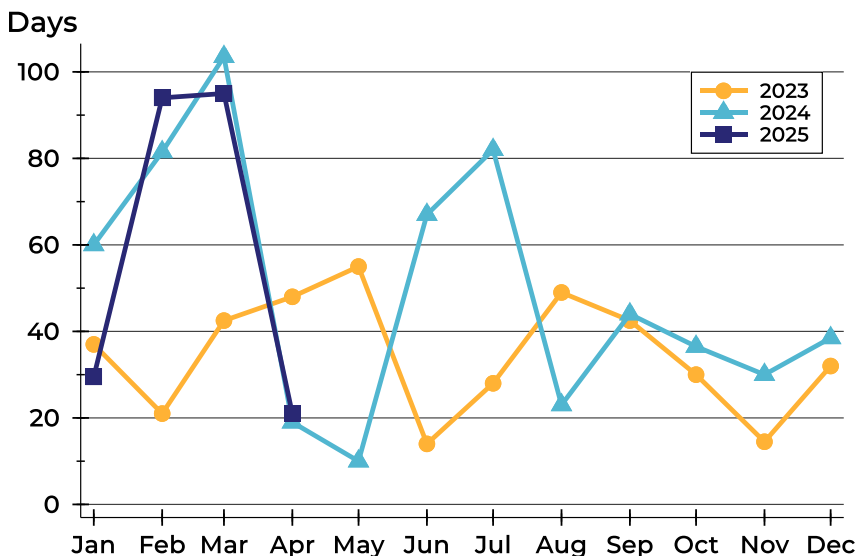
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	36	89	49
February	42	82	102
March	60	112	99
April	48	83	71
May	59	58	
June	27	88	
July	33	96	
August	53	40	
September	43	69	
October	64	37	
November	33	36	
December	80	61	

Median DOM



Month	2023	2024	2025
January	37	60	30
February	21	82	94
March	43	104	95
April	48	19	21
May	55	10	
June	14	67	
July	28	82	
August	49	23	
September	43	44	
October	30	37	
November	15	30	
December	32	39	



**April
2025**

Northeast Kansas MLS Statistics



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in April

Total home sales in Brown County rose by 166.7% last month to 8 units, compared to 3 units in April 2024. Total sales volume was \$1.4 million, up 422.3% from a year earlier.

The median sale price in April was \$142,050, up from \$120,000 a year earlier. Homes that sold in April were typically on the market for 115 days and sold for 94.0% of their list prices.

Brown County Active Listings Up at End of April

The total number of active listings in Brown County at the end of April was 37 units, up from 24 at the same point in 2024. This represents a 5.7 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$187,500.

During April, a total of 4 contracts were written down from 12 in April 2024. At the end of the month, there were 5 contracts still pending.

Report Contents

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

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**April
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Northeast Kansas MLS Statistics



Brown County Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		8 166.7%	3 -50.0%	6 -45.5%	21 -4.5%	22 37.5%	16 -42.9%
Active Listings Change from prior year		37 54.2%	24 0.0%	24 33.3%	N/A	N/A	N/A
Months' Supply Change from prior year		5.7 119.2%	2.6 -36.6%	4.1 57.7%	N/A	N/A	N/A
New Listings Change from prior year		16 45.5%	11 83.3%	6 -45.5%	30 -11.8%	34 47.8%	23 -37.8%
Contracts Written Change from prior year		4 -66.7%	12 20.0%	10 42.9%	22 -40.5%	37 54.2%	24 -25.0%
Pending Contracts Change from prior year		5 -75.0%	20 185.7%	7 -36.4%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,358 422.3%	260 -50.4%	524 -73.5%	3,519 88.0%	1,872 33.0%	1,407 -65.5%
Average	Sale Price Change from prior year	169,763 95.9%	86,667 -0.8%	87,333 -51.5%	167,552 97.0%	85,070 -3.2%	87,906 -39.7%
	List Price of Actives Change from prior year	195,100 12.5%	173,475 38.0%	125,713 -8.3%	N/A	N/A	N/A
	Days on Market Change from prior year	131 101.5%	65 -31.6%	95 295.8%	105 28.0%	82 9.3%	75 66.7%
	Percent of List Change from prior year	93.6% 15.8%	80.8% -9.3%	89.1% -7.0%	93.5% 4.0%	89.9% 10.4%	81.4% -14.8%
	Percent of Original Change from prior year	80.7% 8.8%	74.2% -4.1%	77.4% -18.9%	84.5% -0.5%	84.9% 11.0%	76.5% -17.7%
Median	Sale Price Change from prior year	142,050 18.4%	120,000 50.9%	79,500 -16.3%	119,000 34.1%	88,750 11.6%	79,500 -17.4%
	List Price of Actives Change from prior year	187,500 8.5%	172,750 52.2%	113,500 44.6%	N/A	N/A	N/A
	Days on Market Change from prior year	115 5650.0%	2 -98.1%	108 800.0%	91 62.5%	56 -13.8%	65 242.1%
	Percent of List Change from prior year	94.0% 1.8%	92.3% -1.3%	93.5% -3.6%	93.5% 3.1%	90.7% -1.3%	91.9% -5.3%
	Percent of Original Change from prior year	83.2% -9.9%	92.3% 18.9%	77.6% -20.0%	89.7% 1.0%	88.8% 5.8%	83.9% -11.4%

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



**April
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Northeast Kansas MLS Statistics



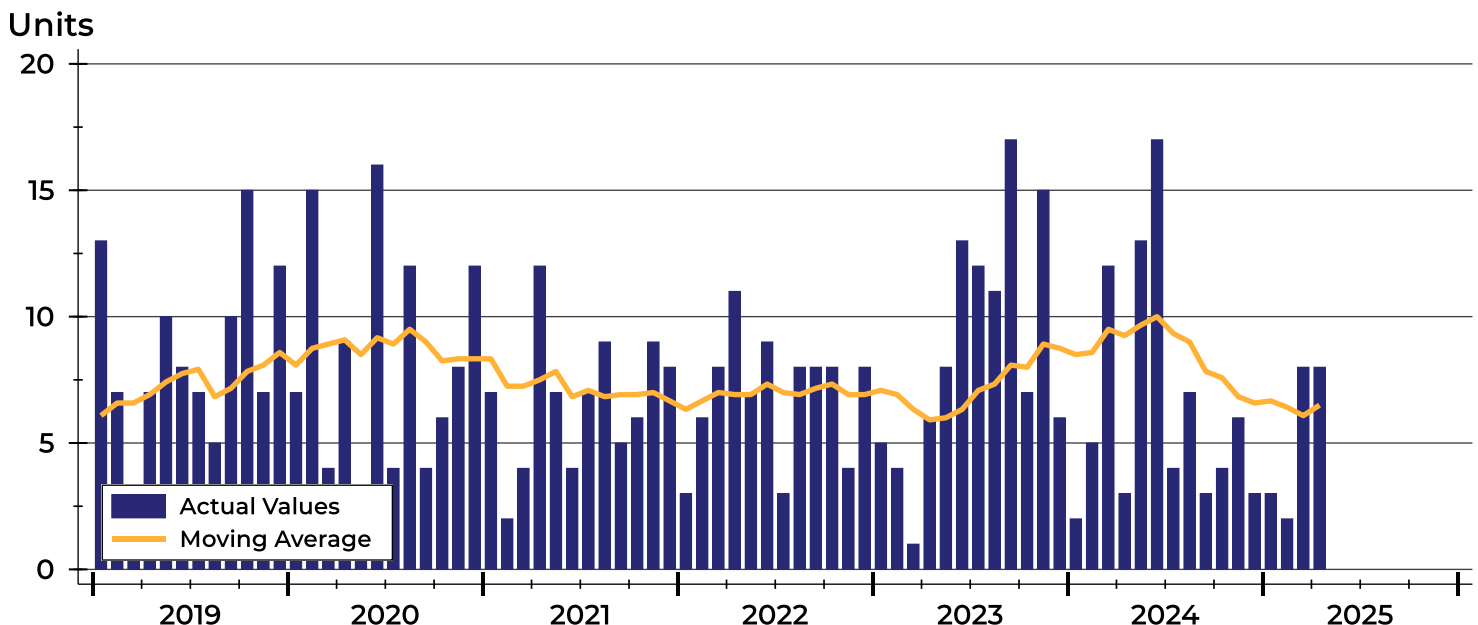
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	April 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		8	3	166.7%	21	22	-4.5%
Volume (1,000s)		1,358	260	422.3%	3,519	1,872	88.0%
Months' Supply		5.7	2.6	119.2%	N/A	N/A	N/A
Average	Sale Price	169,763	86,667	95.9%	167,552	85,070	97.0%
	Days on Market	131	65	101.5%	105	82	28.0%
	Percent of List	93.6%	80.8%	15.8%	93.5%	89.9%	4.0%
	Percent of Original	80.7%	74.2%	8.8%	84.5%	84.9%	-0.5%
Median	Sale Price	142,050	120,000	18.4%	119,000	88,750	34.1%
	Days on Market	115	2	5650.0%	91	56	62.5%
	Percent of List	94.0%	92.3%	1.8%	93.5%	90.7%	3.1%
	Percent of Original	83.2%	92.3%	-9.9%	89.7%	88.8%	1.0%

A total of 8 homes sold in Brown County in April, up from 3 units in April 2024. Total sales volume rose to \$1.4 million compared to \$0.3 million in the previous year.

The median sales price in April was \$142,050, up 18.4% compared to the prior year. Median days on market was 115 days, down from 118 days in March, but up from 2 in April 2024.

History of Closed Listings





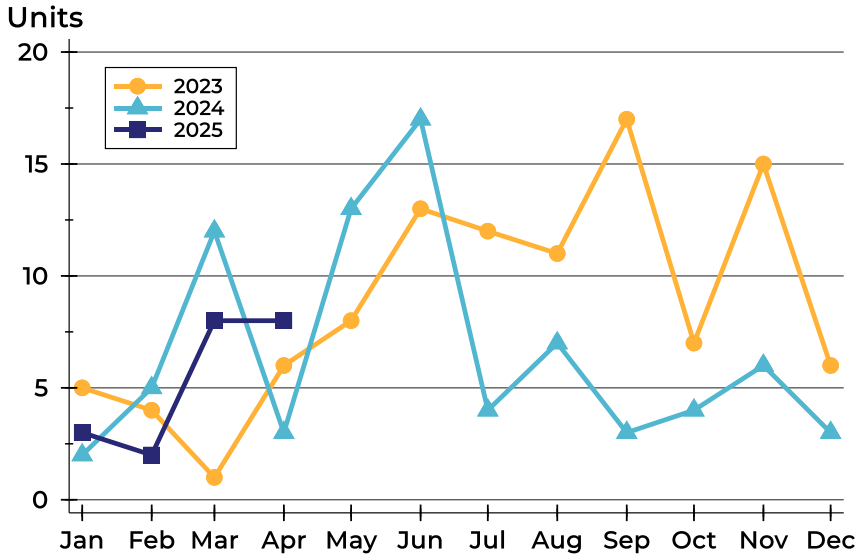
**April
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Northeast Kansas MLS Statistics



Brown County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	3	37.5%	6.0	78,000	80,000	138	98	88.1%	89.9%	64.0%	72.7%
\$100,000-\$124,999	1	12.5%	4.0	116,000	116,000	144	144	91.3%	91.3%	91.3%	91.3%
\$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	12.5%	0.0	168,100	168,100	132	132	96.6%	96.6%	78.2%	78.2%
\$175,000-\$199,999	1	12.5%	4.0	199,000	199,000	23	23	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	8.0	226,000	226,000	241	241	96.2%	96.2%	83.9%	83.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	12.5%	12.0	415,000	415,000	91	91	100.0%	100.0%	100.0%	100.0%
\$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



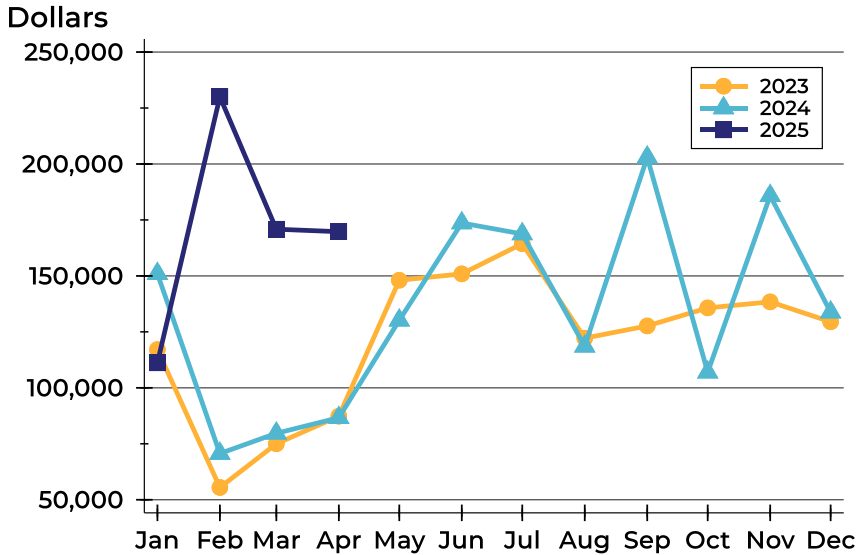
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Northeast Kansas MLS Statistics



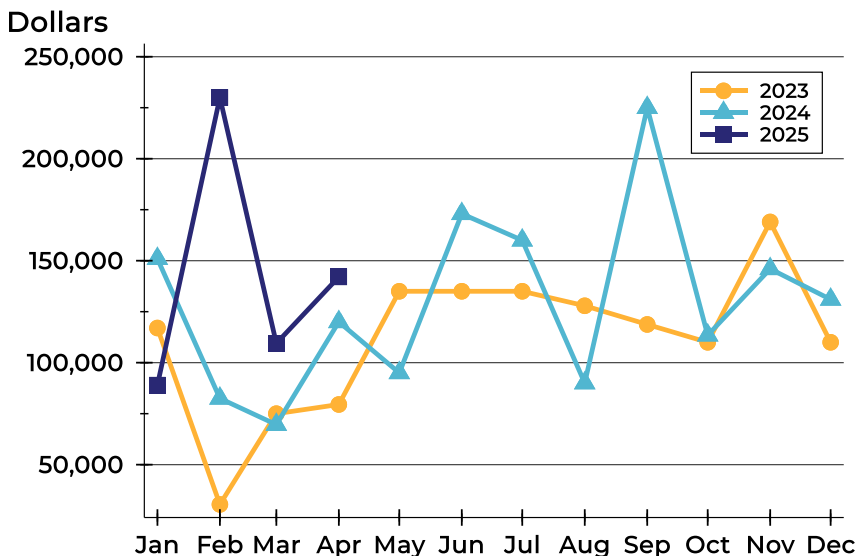
Brown County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	117,100	151,000	111,167
February	55,500	70,660	230,000
March	75,000	79,688	170,875
April	87,333	86,667	169,763
May	148,075	130,185	
June	150,915	173,635	
July	164,388	168,750	
August	122,200	118,557	
September	127,653	203,000	
October	135,714	106,975	
November	138,400	185,833	
December	129,492	133,800	

Median Price



Month	2023	2024	2025
January	117,000	151,000	89,000
February	30,500	82,500	230,000
March	75,000	69,625	109,500
April	79,500	120,000	142,050
May	135,000	95,000	
June	135,000	173,000	
July	135,000	160,000	
August	127,900	90,000	
September	118,750	225,000	
October	110,000	113,450	
November	169,000	146,000	
December	110,000	131,000	



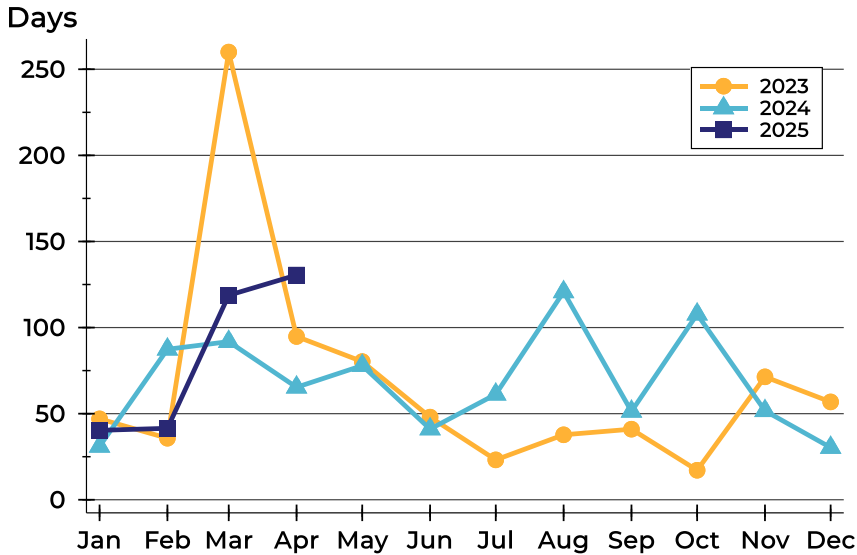
**April
2025**

Northeast Kansas MLS Statistics



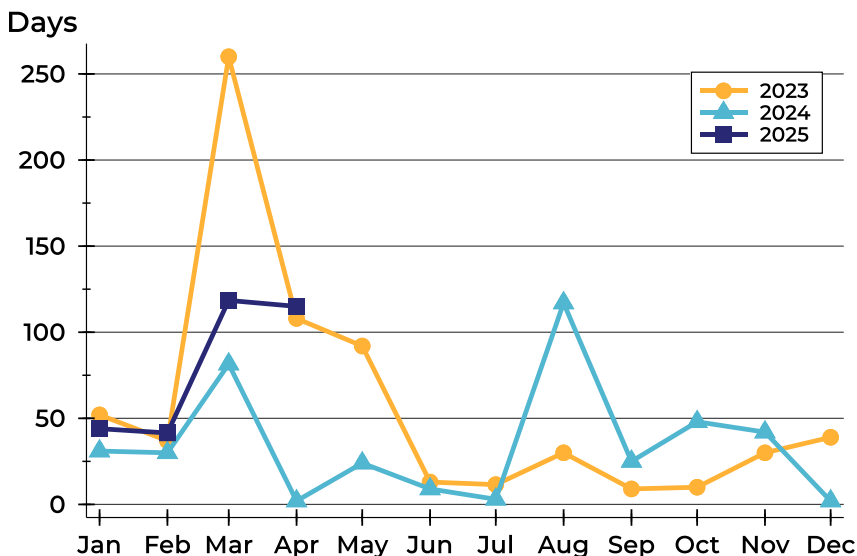
Brown County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	47	31	40
February	36	87	42
March	260	92	119
April	95	65	131
May	80	78	
June	48	41	
July	23	61	
August	38	121	
September	41	51	
October	17	108	
November	71	52	
December	57	30	

Median DOM



Month	2023	2024	2025
January	52	31	44
February	37	30	42
March	260	82	119
April	108	2	115
May	92	24	
June	13	9	
July	12	3	
August	30	117	
September	9	25	
October	10	48	
November	30	42	
December	39	2	



**April
2025**

Northeast Kansas MLS Statistics



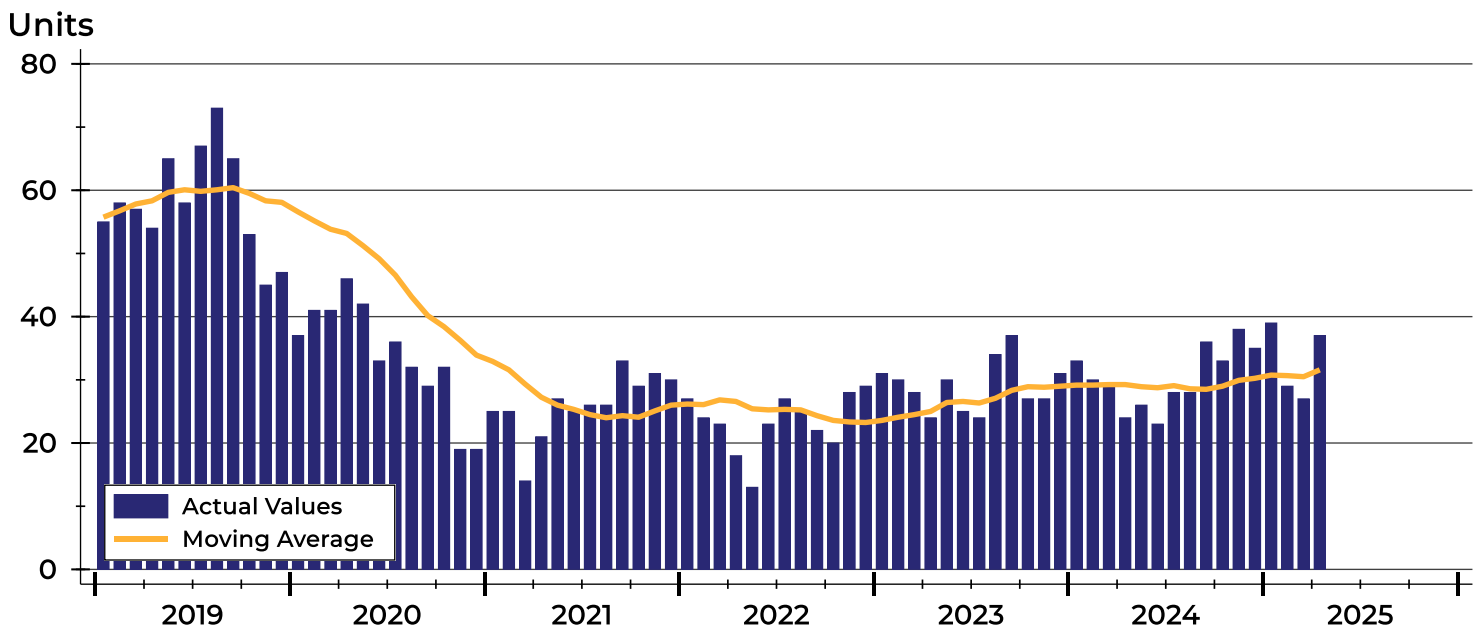
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of April 2024	Change
Active Listings		37	24	54.2%
Volume (1,000s)		7,219	4,163	73.4%
Months' Supply		5.7	2.6	119.2%
Average	List Price	195,100	173,475	12.5%
	Days on Market	109	103	5.8%
	Percent of Original	96.2%	98.6%	-2.4%
Median	List Price	187,500	172,750	8.5%
	Days on Market	56	94	-40.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 37 homes were available for sale in Brown County at the end of April. This represents a 5.7 months' supply of active listings.

The median list price of homes on the market at the end of April was \$187,500, up 8.5% from 2024. The typical time on market for active listings was 56 days, down from 94 days a year earlier.

History of Active Listings





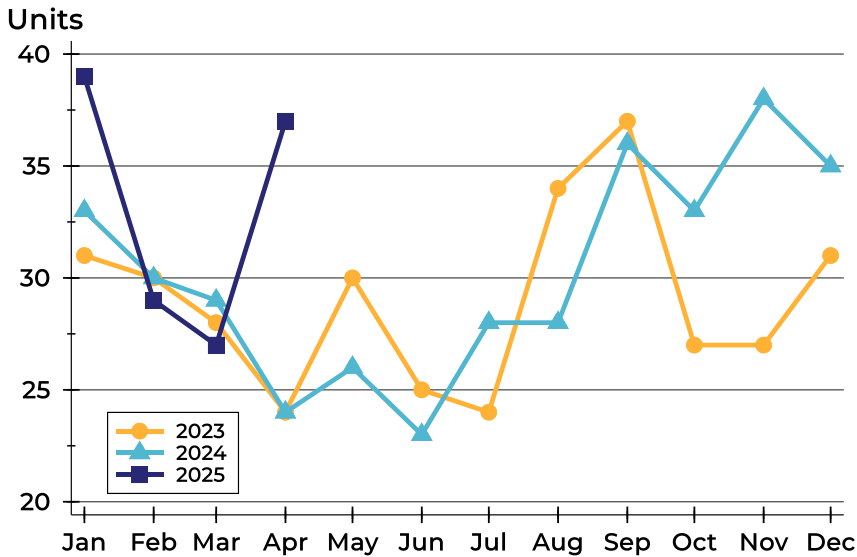
**April
2025**

Northeast Kansas MLS Statistics



Brown County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.7%	N/A	29,900	29,900	93	93	85.7%	85.7%
\$50,000-\$99,999	8	21.6%	6.0	73,613	77,000	123	62	96.6%	100.0%
\$100,000-\$124,999	2	5.4%	4.0	116,000	116,000	89	89	95.8%	95.8%
\$125,000-\$149,999	5	13.5%	N/A	132,500	131,000	47	6	97.2%	100.0%
\$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	3	8.1%	4.0	180,500	179,000	82	56	99.6%	100.0%
\$200,000-\$249,999	6	16.2%	8.0	226,983	229,000	197	190	95.2%	95.5%
\$250,000-\$299,999	7	18.9%	N/A	272,143	279,000	63	44	98.6%	100.0%
\$300,000-\$399,999	3	8.1%	N/A	344,000	349,000	148	156	90.4%	96.0%
\$400,000-\$499,999	2	5.4%	12.0	432,500	432,500	108	108	96.1%	96.1%
\$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



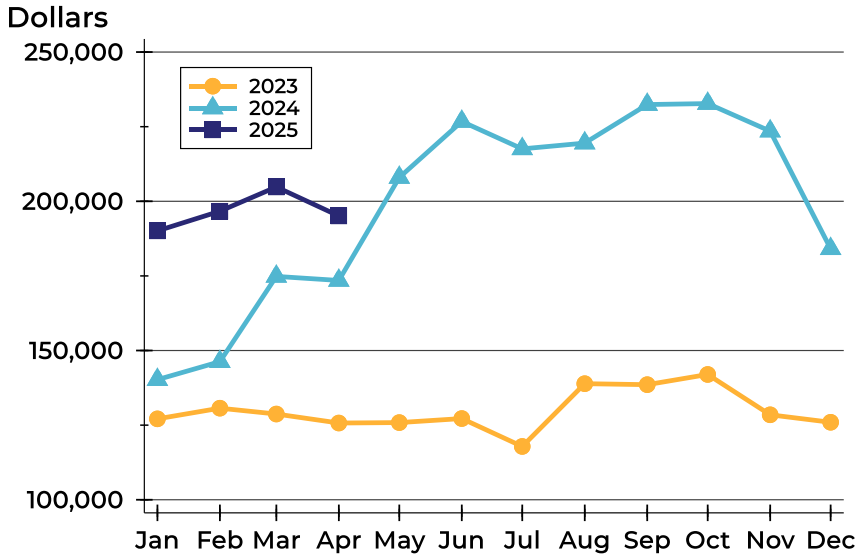
**April
2025**

Northeast Kansas MLS Statistics



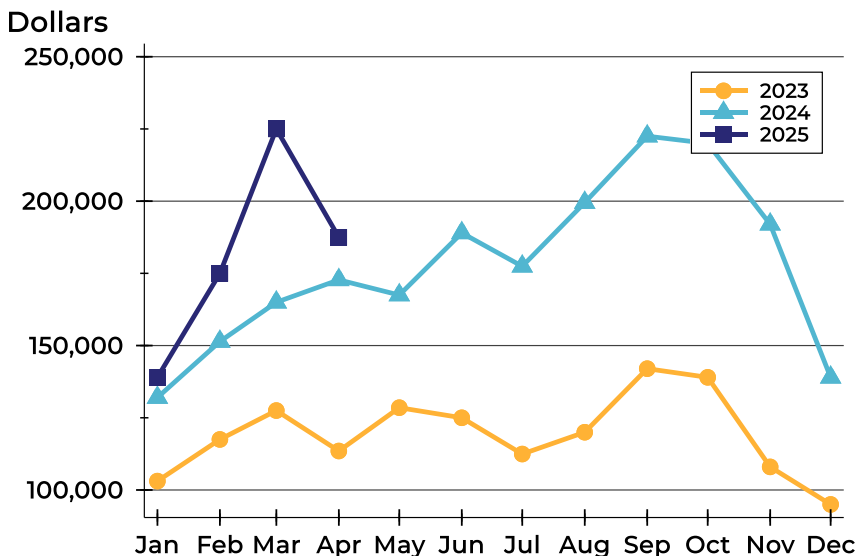
Brown County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	127,114	140,248	190,092
February	130,687	146,270	196,683
March	128,729	174,838	204,804
April	125,713	173,475	195,100
May	125,867	207,977	
June	127,216	226,743	
July	117,863	217,568	
August	138,900	219,500	
September	138,567	232,419	
October	141,985	232,751	
November	128,470	223,505	
December	125,961	184,094	

Median Price



Month	2023	2024	2025
January	103,075	132,000	139,000
February	117,500	151,400	175,000
March	127,500	165,000	225,000
April	113,500	172,750	187,500
May	128,500	167,500	
June	125,000	189,000	
July	112,450	177,450	
August	120,000	199,500	
September	142,000	222,500	
October	139,000	220,000	
November	108,000	192,000	
December	95,000	139,000	



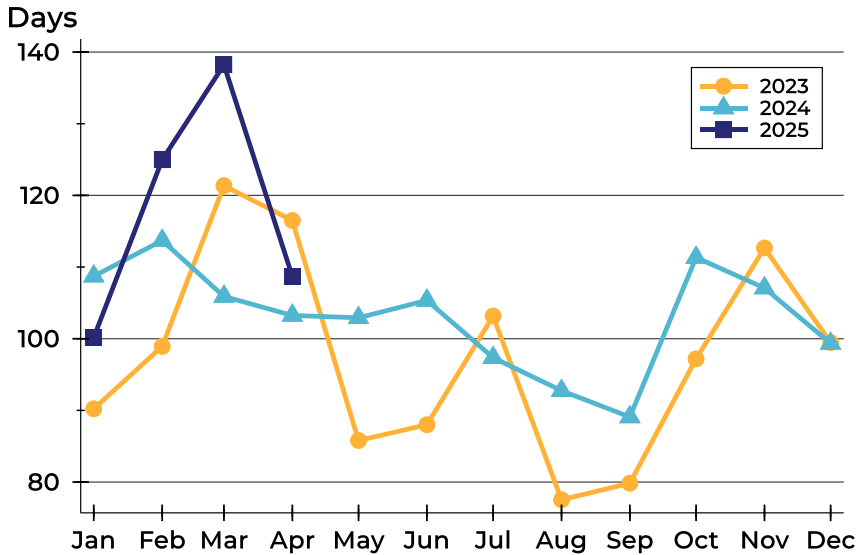
**April
2025**

Northeast Kansas MLS Statistics



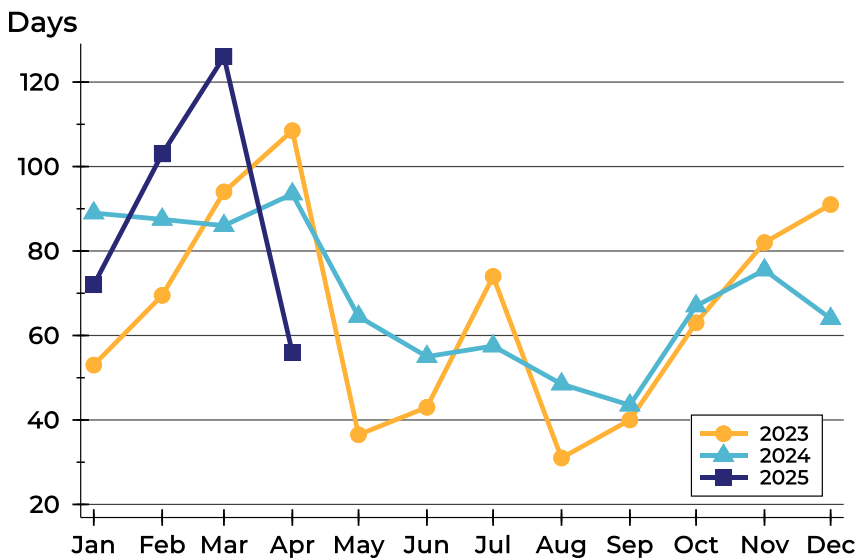
Brown County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	90	109	100
February	99	114	125
March	121	106	138
April	117	103	109
May	86	103	
June	88	105	
July	103	97	
August	78	93	
September	80	89	
October	97	111	
November	113	107	
December	99	99	

Median DOM



Month	2023	2024	2025
January	53	89	72
February	70	88	103
March	94	86	126
April	109	94	56
May	37	65	
June	43	55	
July	74	58	
August	31	49	
September	40	44	
October	63	67	
November	82	76	
December	91	64	



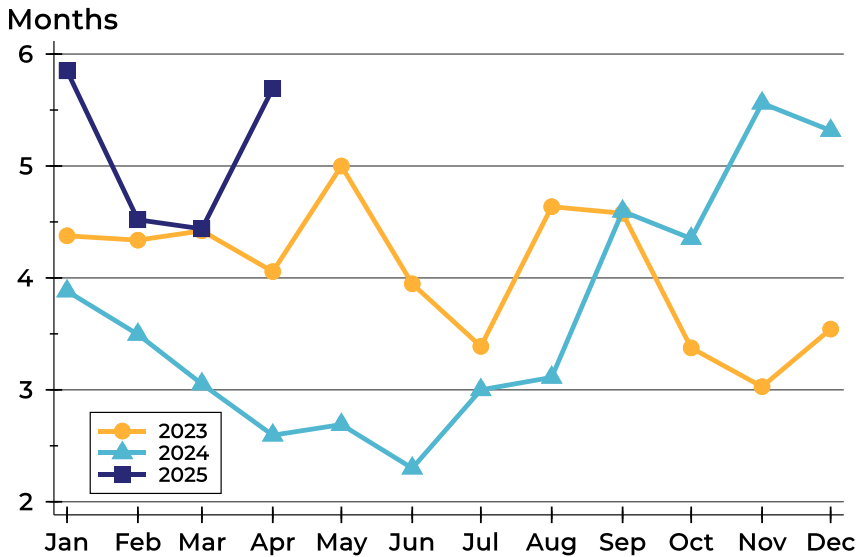
**April
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Northeast Kansas MLS Statistics



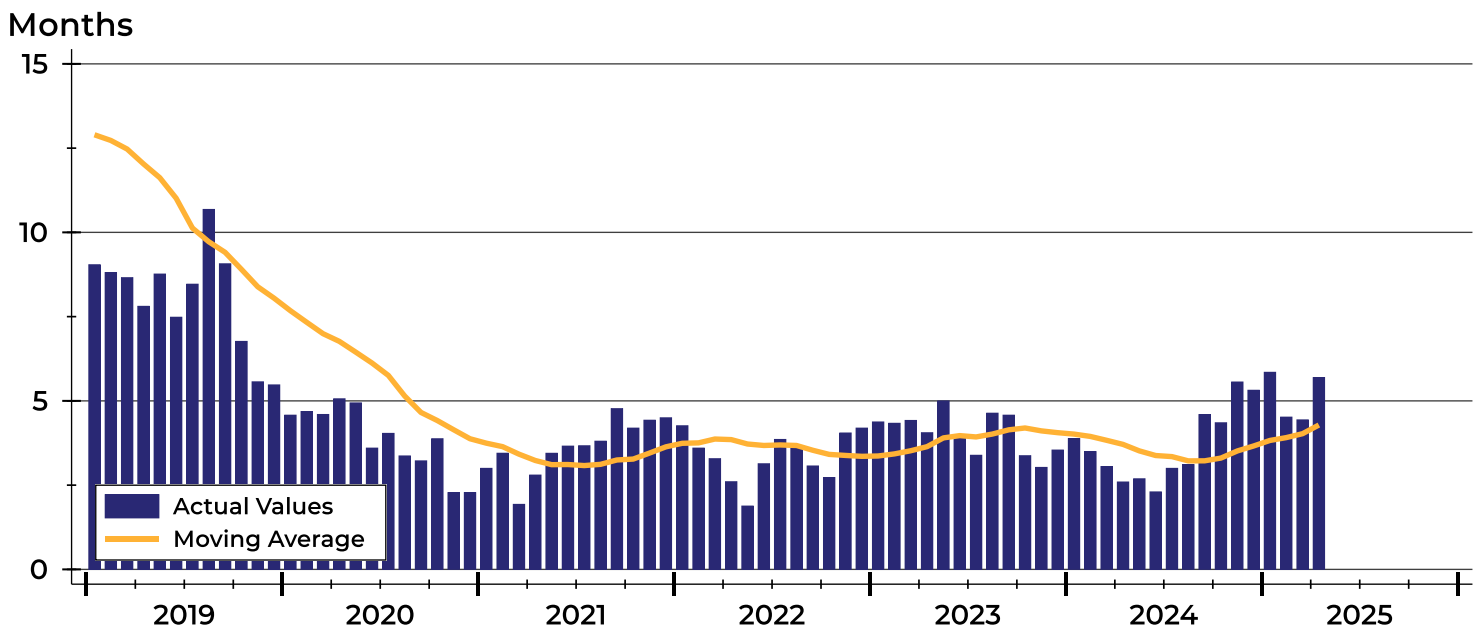
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	4.4	3.9	5.8
February	4.3	3.5	4.5
March	4.4	3.1	4.4
April	4.1	2.6	5.7
May	5.0	2.7	
June	3.9	2.3	
July	3.4	3.0	
August	4.6	3.1	
September	4.6	4.6	
October	3.4	4.4	
November	3.0	5.6	
December	3.5	5.3	

History of Month's Supply





**April
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Northeast Kansas MLS Statistics



Brown County New Listings Analysis

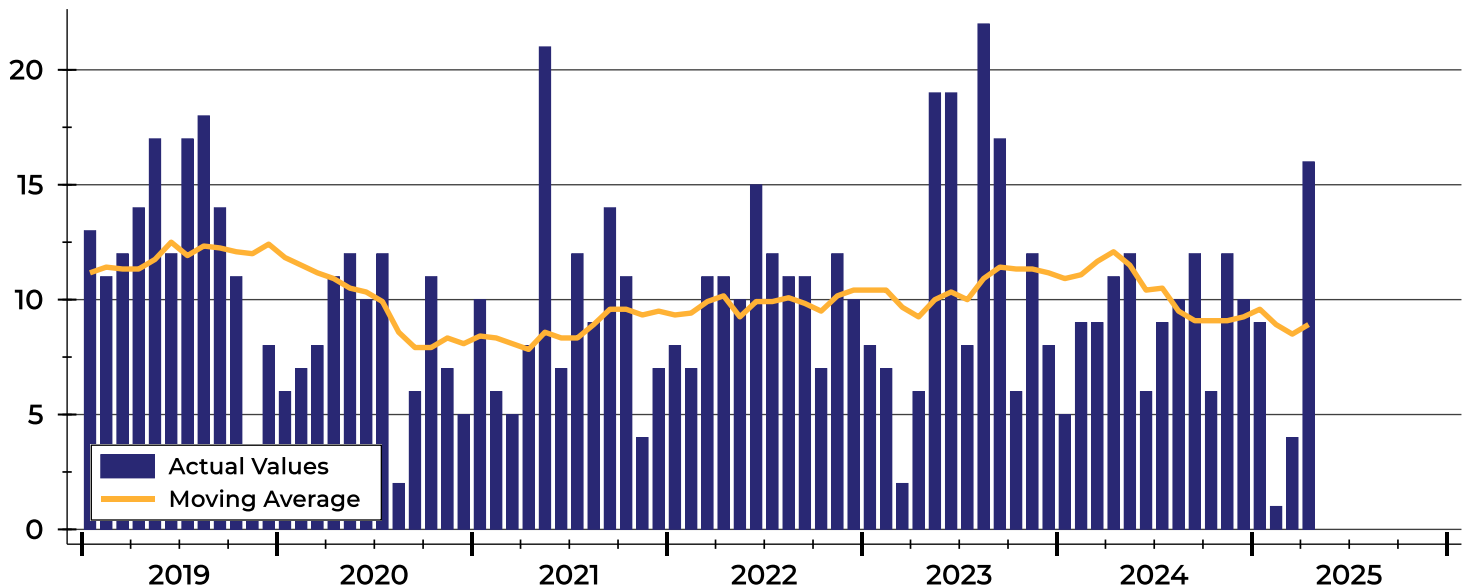
Summary Statistics for New Listings		2025	April 2024	Change
Current Month	New Listings	16	11	45.5%
	Volume (1,000s)	2,736	2,141	27.8%
	Average List Price	171,031	194,618	-12.1%
	Median List Price	133,000	190,000	-30.0%
Year-to-Date	New Listings	30	34	-11.8%
	Volume (1,000s)	5,760	5,088	13.2%
	Average List Price	191,990	149,653	28.3%
	Median List Price	160,500	147,450	8.9%

A total of 16 new listings were added in Brown County during April, up 45.5% from the same month in 2024. Year-to-date Brown County has seen 30 new listings.

The median list price of these homes was \$133,000 down from \$190,000 in 2024.

History of New Listings

Units





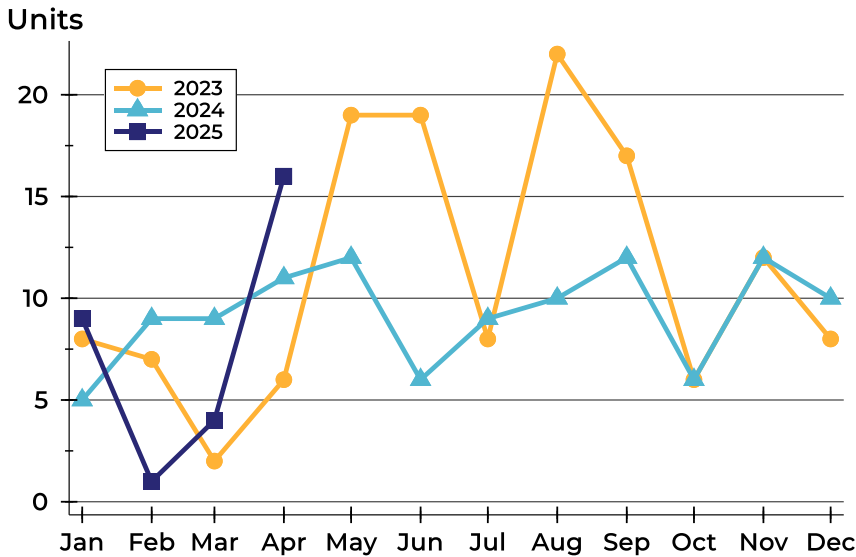
**April
2025**

Northeast Kansas MLS Statistics



Brown County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	8	5	9
February	7	9	1
March	2	9	4
April	6	11	16
May	19	12	
June	19	6	
July	8	9	
August	22	10	
September	17	12	
October	6	6	
November	12	12	
December	8	10	

New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	5	31.3%	81,200	85,000	21	20	100.0%	100.0%
\$100,000-\$124,999	1	6.3%	123,000	123,000	20	20	100.0%	100.0%
\$125,000-\$149,999	4	25.0%	134,375	133,000	11	12	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	6.3%	179,000	179,000	26	26	100.0%	100.0%
\$200,000-\$249,999	1	6.3%	229,999	229,999	12	12	95.9%	95.9%
\$250,000-\$299,999	3	18.8%	270,333	264,000	26	26	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	6.3%	450,000	450,000	17	17	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



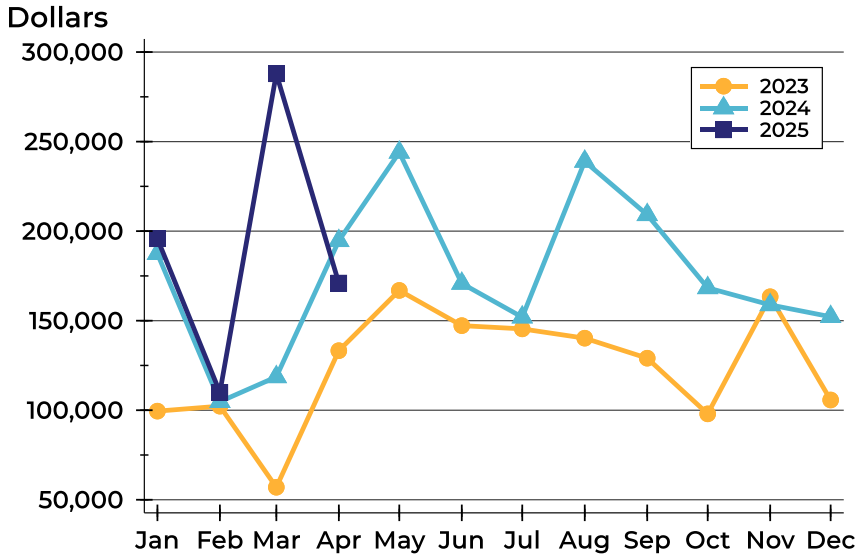
**April
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Northeast Kansas MLS Statistics



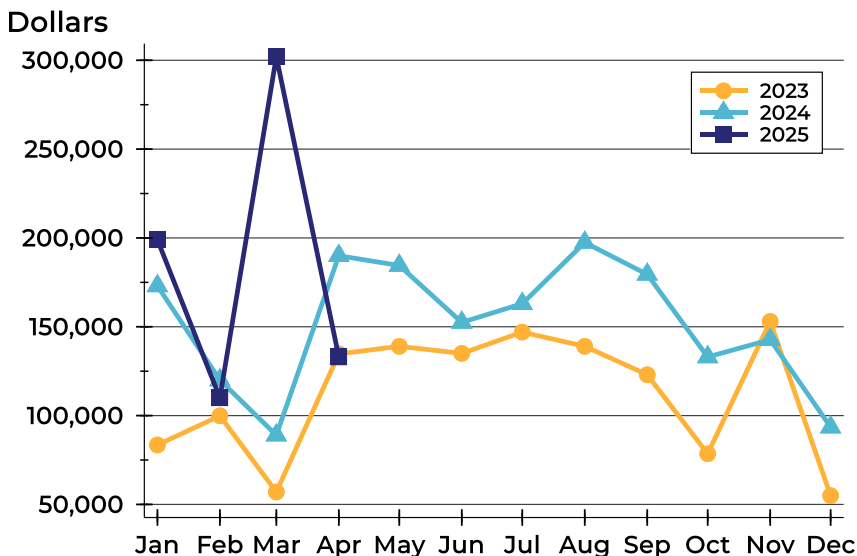
Brown County New Listings Analysis

Average Price



Month	2023	2024	2025
January	99,500	187,400	195,744
February	102,271	104,767	110,000
March	57,000	118,611	287,875
April	133,250	194,618	171,031
May	166,905	243,992	
June	147,247	170,800	
July	145,425	151,967	
August	140,230	238,940	
September	129,064	209,125	
October	97,967	168,333	
November	163,375	158,833	
December	105,725	152,200	

Median Price



Month	2023	2024	2025
January	83,500	173,000	199,000
February	99,900	120,000	110,000
March	57,000	89,000	302,000
April	134,750	190,000	133,000
May	139,000	184,500	
June	135,000	152,450	
July	147,000	163,000	
August	139,000	197,450	
September	123,000	179,500	
October	78,500	133,000	
November	153,000	142,750	
December	54,950	93,500	



**April
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Northeast Kansas MLS Statistics



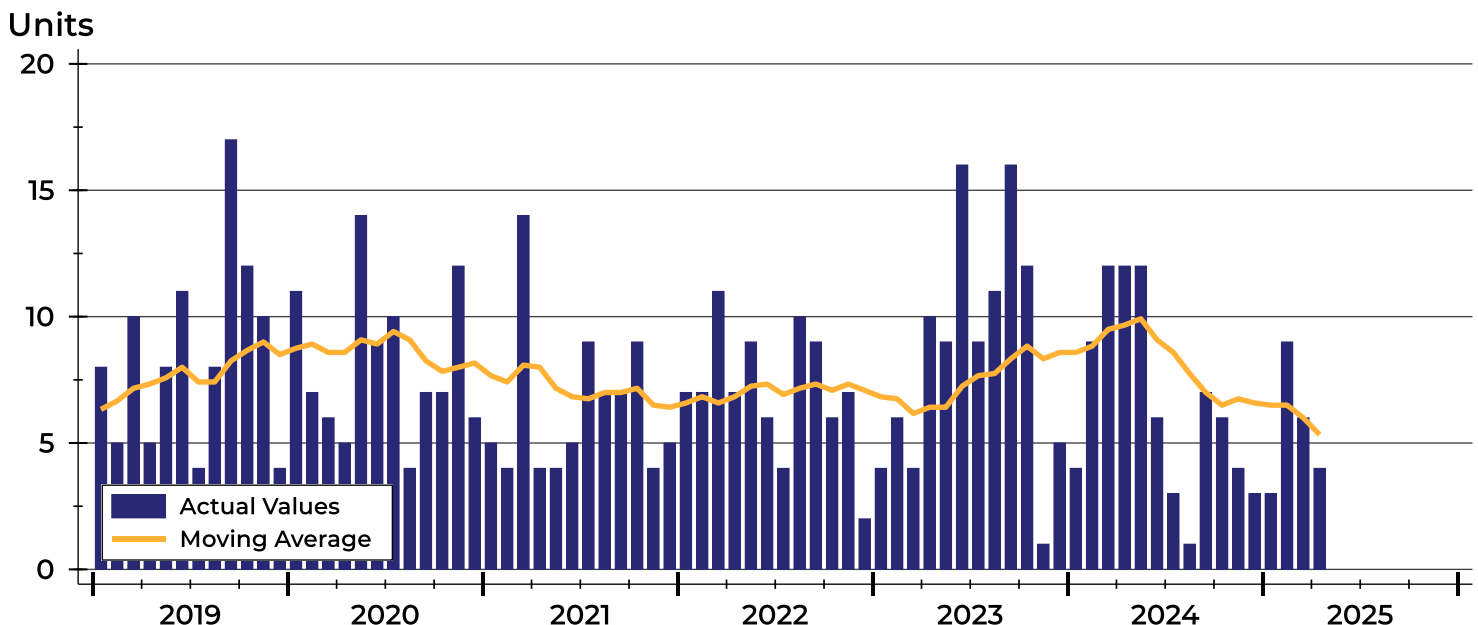
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	April 2024	Change	Year-to-Date		2025	2024	Change
Contracts Written		4	12	-66.7%			22	37	-40.5%
Volume (1,000s)		825	2,253	-63.4%			4,111	4,523	-9.1%
Average	Sale Price	206,250	187,750	9.9%			186,845	122,249	52.8%
	Days on Market	98	47	108.5%			117	79	48.1%
	Percent of Original	95.0%	96.9%	-2.0%			85.2%	86.6%	-1.6%
Median	Sale Price	177,500	181,250	-2.1%			132,000	99,500	32.7%
	Days on Market	30	13	130.8%			94	37	154.1%
	Percent of Original	96.0%	100.0%	-4.0%			91.8%	92.3%	-0.5%

A total of 4 contracts for sale were written in Brown County during the month of April, down from 12 in 2024. The median list price of these homes was \$177,500, down from \$181,250 the prior year.

Half of the homes that went under contract in April were on the market less than 30 days, compared to 12 days in April 2024.

History of Contracts Written





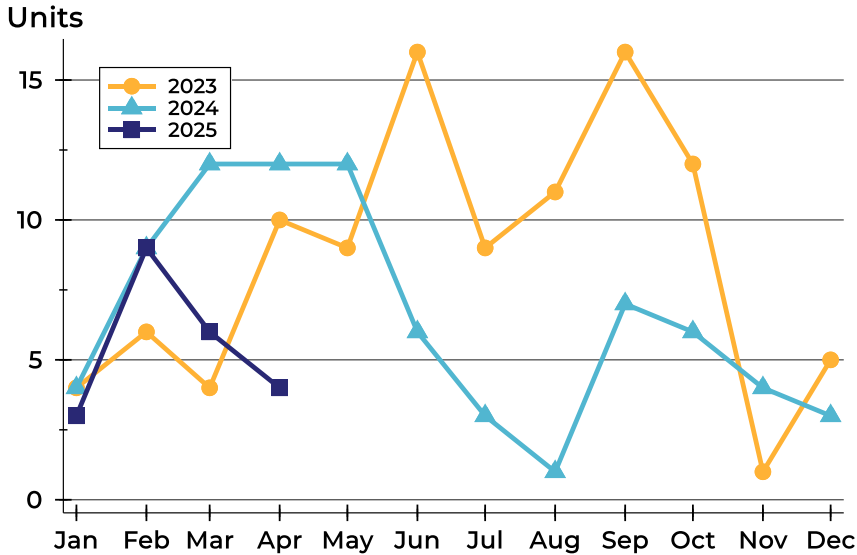
**April
2025**

Northeast Kansas MLS Statistics



Brown County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	25.0%	110,000	110,000	38	38	88.0%	88.0%
\$125,000-\$149,999	1	25.0%	125,000	125,000	320	320	96.2%	96.2%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	229,999	229,999	12	12	95.9%	95.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	360,000	360,000	21	21	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



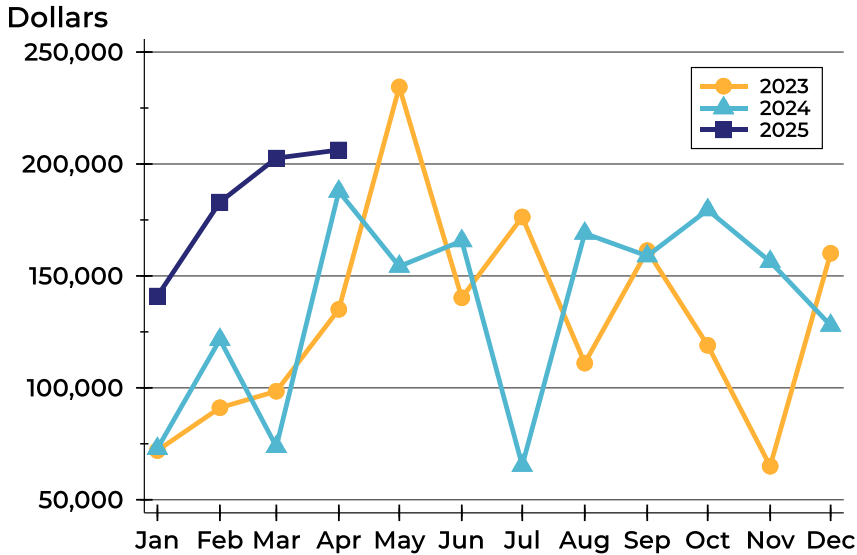
**April
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Northeast Kansas MLS Statistics



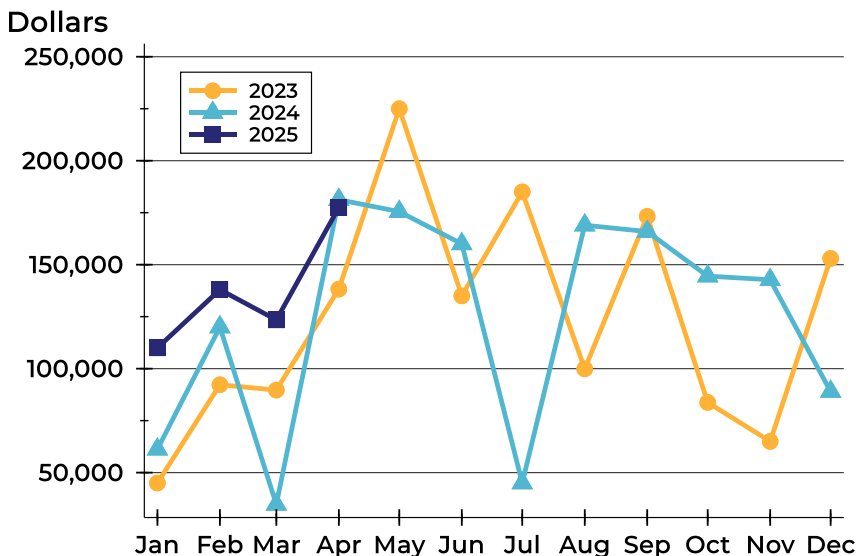
Brown County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	72,000	72,875	141,000
February	91,117	121,556	182,978
March	98,475	73,725	202,633
April	135,050	187,750	206,250
May	234,422	154,250	
June	140,231	165,650	
July	176,333	65,300	
August	111,041	169,000	
September	161,306	158,914	
October	118,983	179,483	
November	65,000	156,375	
December	160,100	127,867	

Median Price



Month	2023	2024	2025
January	45,000	61,250	110,000
February	92,250	120,000	138,000
March	89,700	34,700	123,450
April	138,250	181,250	177,500
May	225,000	175,500	
June	135,000	160,000	
July	185,000	45,000	
August	99,900	169,000	
September	173,250	165,900	
October	83,750	144,500	
November	65,000	142,750	
December	153,000	89,000	



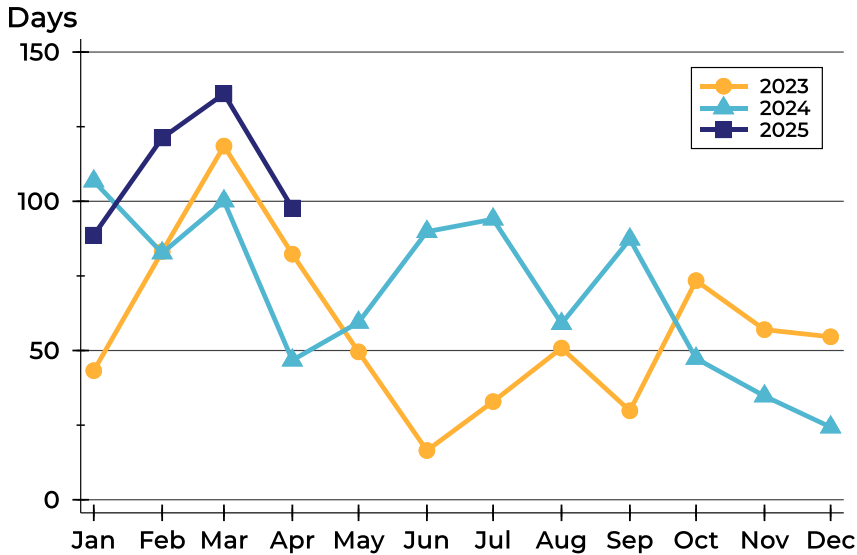
**April
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Northeast Kansas MLS Statistics



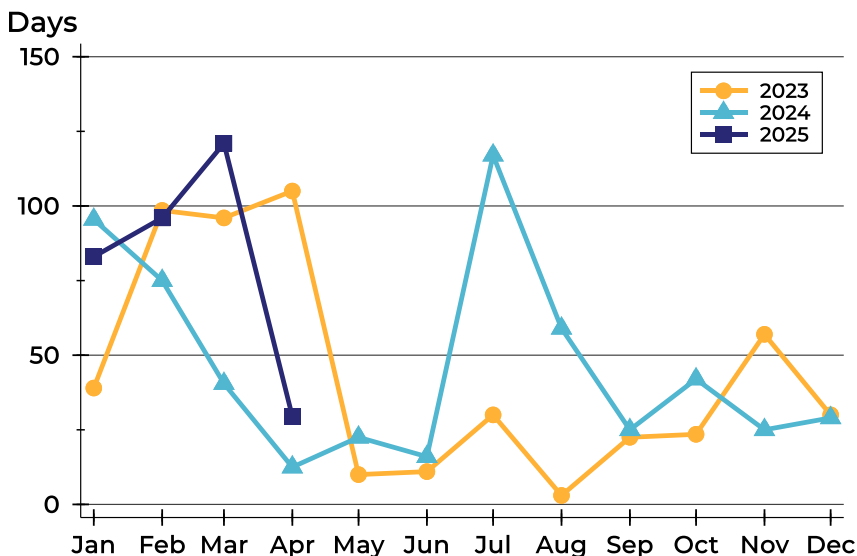
Brown County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	43	107	89
February	83	83	121
March	119	100	136
April	82	47	98
May	50	59	
June	17	90	
July	33	94	
August	51	59	
September	30	87	
October	73	47	
November	57	35	
December	55	24	

Median DOM



Month	2023	2024	2025
January	39	96	83
February	99	75	96
March	96	41	121
April	105	13	30
May	10	23	
June	11	16	
July	30	117	
August	3	59	
September	23	25	
October	24	42	
November	57	25	
December	30	29	



**April
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Northeast Kansas MLS Statistics



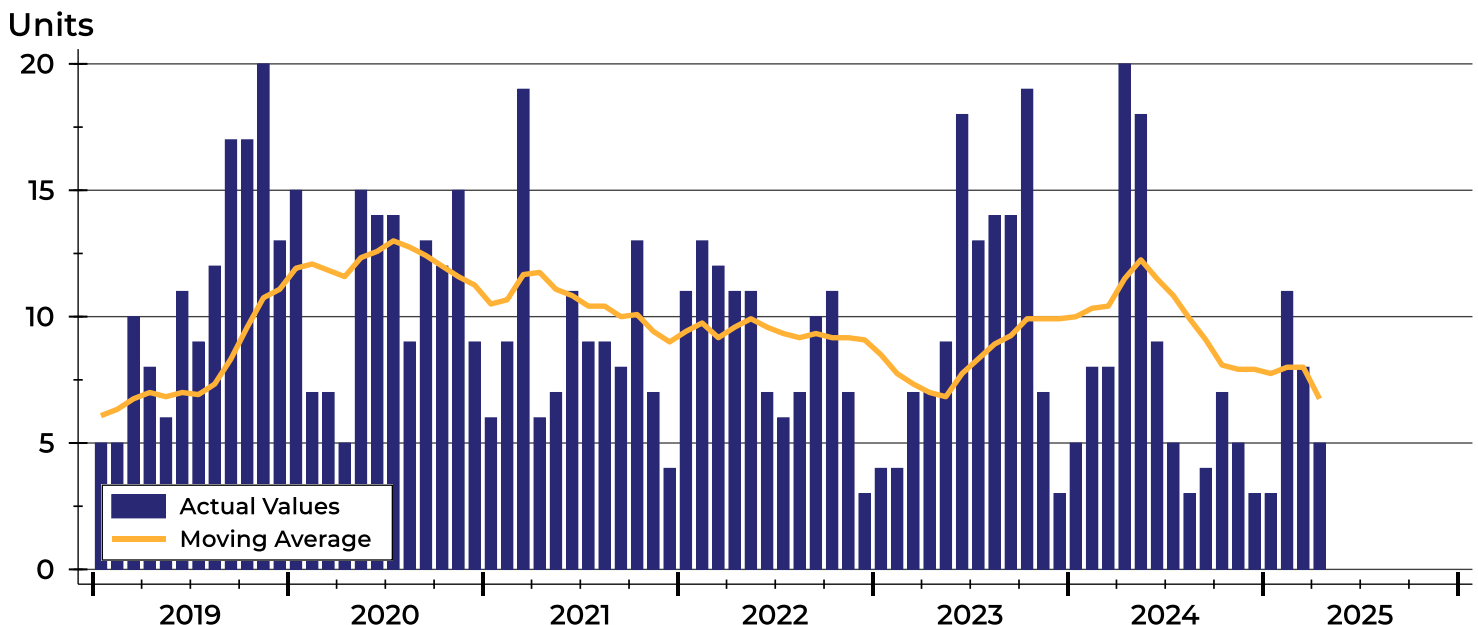
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of April 2024	Change
Pending Contracts		5	20	-75.0%
Volume (1,000s)		962	3,392	-71.6%
Average	List Price	192,400	169,605	13.4%
	Days on Market	97	82	18.3%
	Percent of Original	95.6%	97.9%	-2.3%
Median	List Price	137,000	171,300	-20.0%
	Days on Market	38	13	192.3%
	Percent of Original	96.2%	100.0%	-3.8%

A total of 5 listings in Brown County had contracts pending at the end of April, down from 20 contracts pending at the end of April 2024.

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

History of Pending Contracts





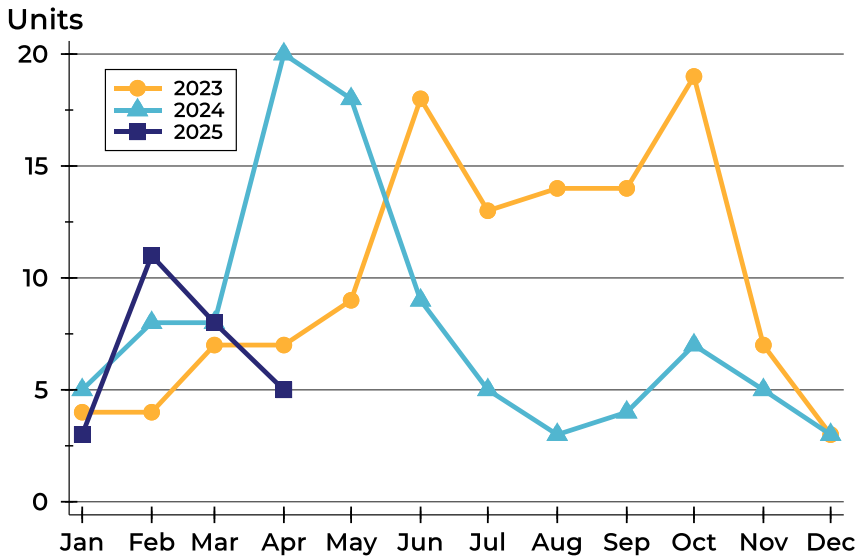
**April
2025**

Northeast Kansas MLS Statistics



Brown County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	38	38	88.0%	88.0%
\$125,000-\$149,999	2	40.0%	131,000	131,000	208	208	97.0%	97.0%
\$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	20.0%	229,999	229,999	12	12	95.9%	95.9%
\$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%	360,000	360,000	21	21	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



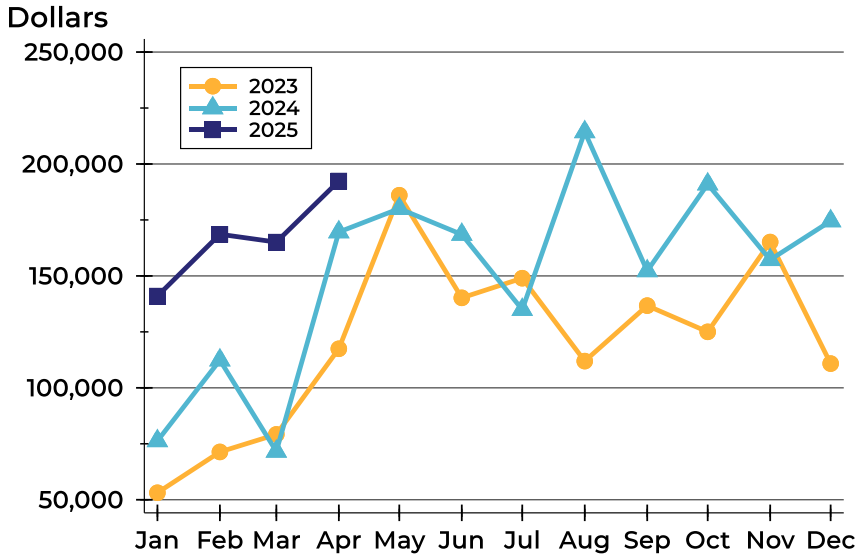
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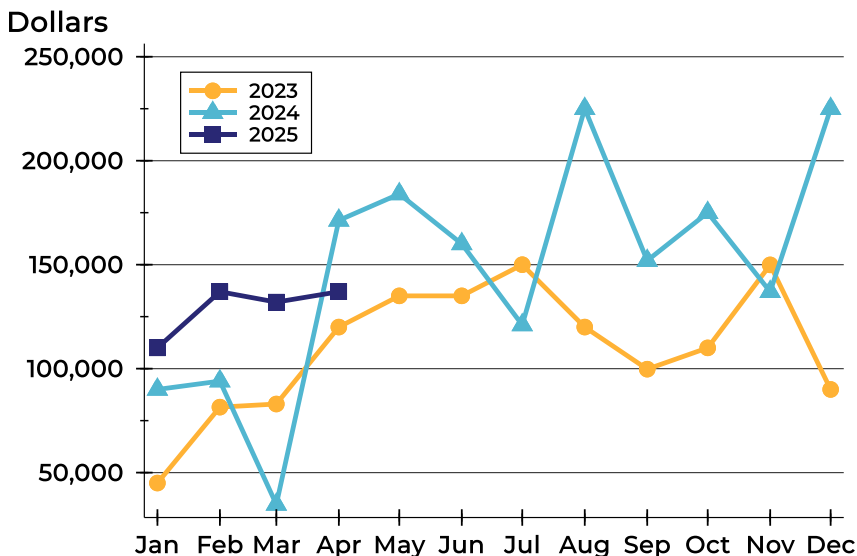
Brown County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	53,125	76,300	141,000
February	71,375	112,375	168,618
March	79,200	71,600	165,100
April	117,457	169,605	192,400
May	186,044	180,056	
June	140,200	168,511	
July	148,985	134,960	
August	111,943	214,333	
September	136,729	152,225	
October	125,016	191,000	
November	165,129	157,200	
December	110,833	174,533	

Median Price



Month	2023	2024	2025
January	45,000	89,999	110,000
February	81,500	94,000	137,000
March	83,000	34,700	132,000
April	120,000	171,300	137,000
May	135,000	184,000	
June	135,000	160,000	
July	150,000	121,000	
August	120,000	225,000	
September	99,750	151,950	
October	110,000	175,000	
November	149,900	137,000	
December	89,999	225,000	



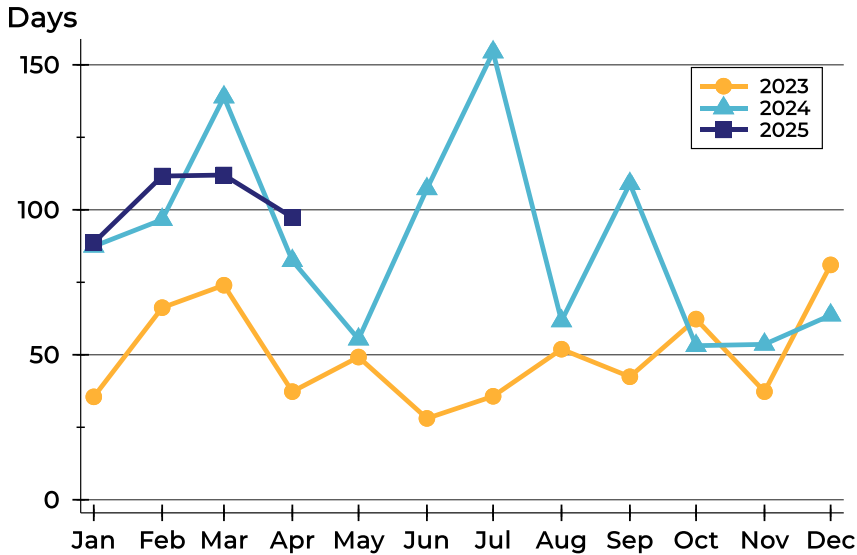
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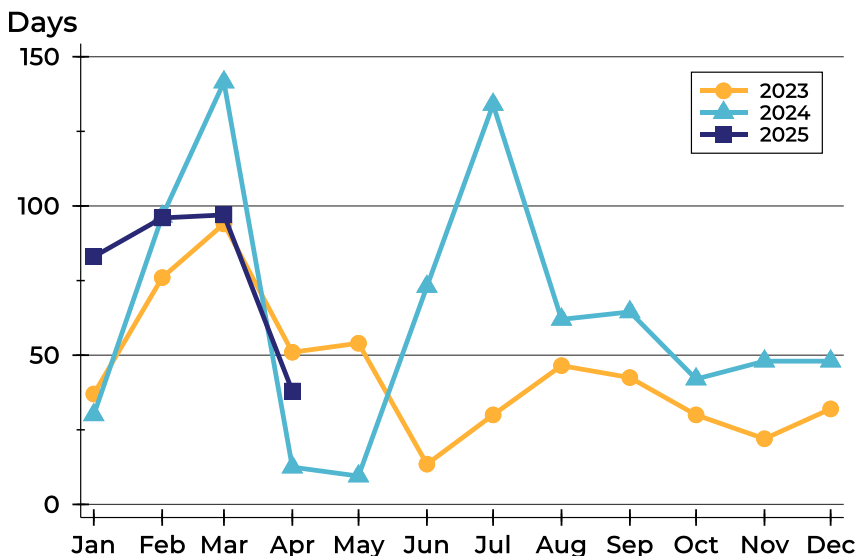
Brown County Pending Contracts Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	37	30	83
February	76	97	96
March	94	142	97
April	51	13	38
May	54	10	
June	14	73	
July	30	134	
August	47	62	
September	43	65	
October	30	42	
November	22	48	
December	32	48	



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Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Fell in April

Total home sales in Nemaha County fell last month to 1 unit, compared to 3 units in April 2024. Total sales volume was \$0.2 million, down from a year earlier.

The median sale price in April was \$165,000, down from \$275,000 a year earlier. Homes that sold in April were typically on the market for 94 days and sold for 97.1% of their list prices.

Nemaha County Active Listings Up at End of April

The total number of active listings in Nemaha County at the end of April was 8 units, up from 6 at the same point in 2024. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$254,000.

During April, a total of 1 contract was written down from 5 in April 2024. At the end of the month, there were 2 contracts still pending.

Report Contents

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

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Nemaha County Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		1 -66.7%	3 -25.0%	4 300.0%	4 -20.0%	5 -61.5%	13 18.2%
Active Listings Change from prior year		8 33.3%	6 -33.3%	9 12.5%	N/A	N/A	N/A
Months' Supply Change from prior year		3.2 23.1%	2.6 -18.8%	3.2 28.0%	N/A	N/A	N/A
New Listings Change from prior year		5 -16.7%	6 50.0%	4 -42.9%	10 -28.6%	14 -6.7%	15 -28.6%
Contracts Written Change from prior year		1 -80.0%	5 66.7%	3 50.0%	3 -76.9%	13 18.2%	11 -15.4%
Pending Contracts Change from prior year		2 -75.0%	8 100.0%	4 0.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		165 -78.7%	775 14.8%	675 1945.5%	555 -43.9%	990 -63.8%	2,737 69.5%
Average	Sale Price Change from prior year	165,000 -36.1%	258,333 53.1%	168,750 411.4%	138,750 -29.9%	197,900 -6.0%	210,500 43.4%
	List Price of Actives Change from prior year	280,000 -4.0%	291,567 72.0%	169,555 -33.0%	N/A	N/A	N/A
	Days on Market Change from prior year	94 77.4%	53 15.2%	46 411.1%	69 91.7%	36 50.0%	24 4.3%
	Percent of List Change from prior year	97.1% -0.7%	97.8% 10.6%	88.4% 7.2%	93.3% -6.0%	99.3% 2.6%	96.8% 4.6%
	Percent of Original Change from prior year	97.1% 0.0%	97.1% 11.4%	87.2% 5.7%	91.3% -7.7%	98.9% 2.6%	96.4% 8.0%
Median	Sale Price Change from prior year	165,000 -40.0%	275,000 74.6%	157,500 377.3%	127,500 -34.6%	195,000 11.4%	175,000 56.3%
	List Price of Actives Change from prior year	254,000 -12.4%	290,000 65.7%	175,000 -26.3%	N/A	N/A	N/A
	Days on Market Change from prior year	94 113.6%	44 633.3%	6 -33.3%	58 427.3%	11 37.5%	8 -20.0%
	Percent of List Change from prior year	97.1% -1.3%	98.4% 7.5%	91.5% 10.9%	95.9% -4.1%	100.0% 3.4%	96.7% 2.2%
	Percent of Original Change from prior year	97.1% -1.3%	98.4% 7.5%	91.5% 10.9%	95.9% -4.1%	100.0% 3.4%	96.7% 4.1%

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



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Nemaha County Closed Listings Analysis

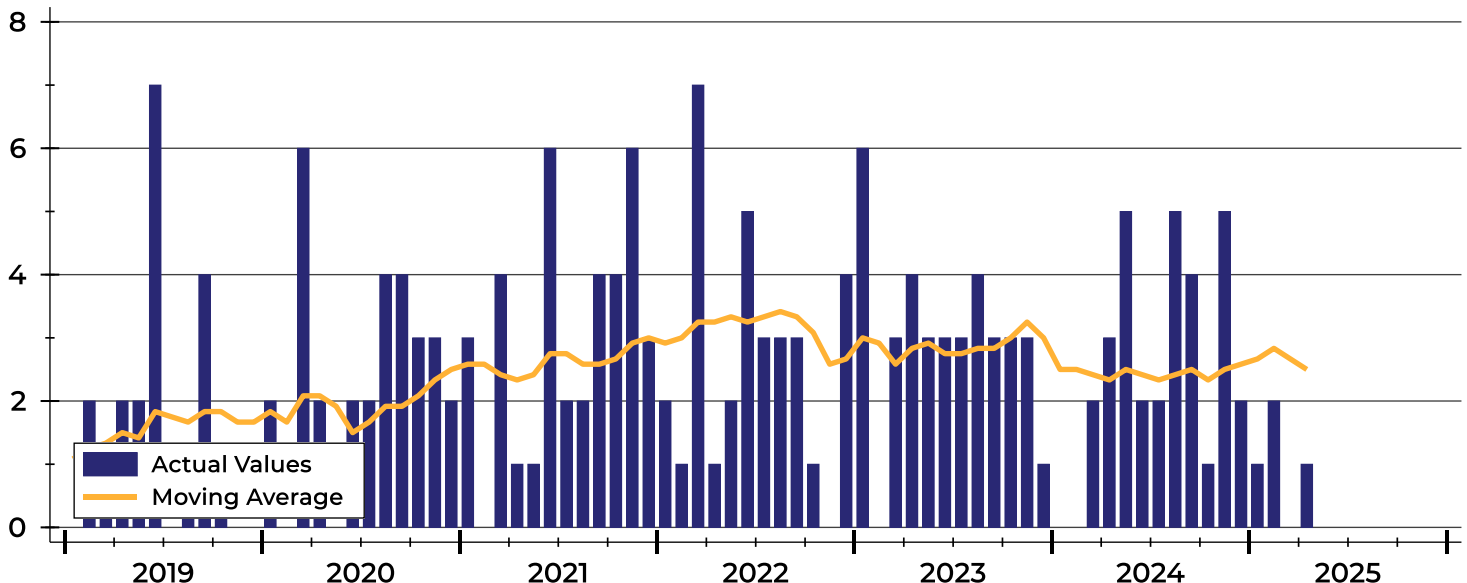
Summary Statistics for Closed Listings		2025	April 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		1	3	-66.7%	4	5	-20.0%
Volume (1,000s)		165	775	-78.7%	555	990	-43.9%
Months' Supply		3.2	2.6	23.1%	N/A	N/A	N/A
Average	Sale Price	165,000	258,333	-36.1%	138,750	197,900	-29.9%
	Days on Market	94	53	77.4%	69	36	91.7%
	Percent of List	97.1%	97.8%	-0.7%	93.3%	99.3%	-6.0%
	Percent of Original	97.1%	97.1%	0.0%	91.3%	98.9%	-7.7%
Median	Sale Price	165,000	275,000	-40.0%	127,500	195,000	-34.6%
	Days on Market	94	44	113.6%	58	11	427.3%
	Percent of List	97.1%	98.4%	-1.3%	95.9%	100.0%	-4.1%
	Percent of Original	97.1%	98.4%	-1.3%	95.9%	100.0%	-4.1%

A total of 1 home sold in Nemaha County in April, down from 3 units in April 2024. Total sales volume fell to \$0.2 million compared to \$0.8 million in the previous year.

The median sales price in April was \$165,000, down 40.0% compared to the prior year. Median days on market in April was 94 days.

History of Closed Listings

Units





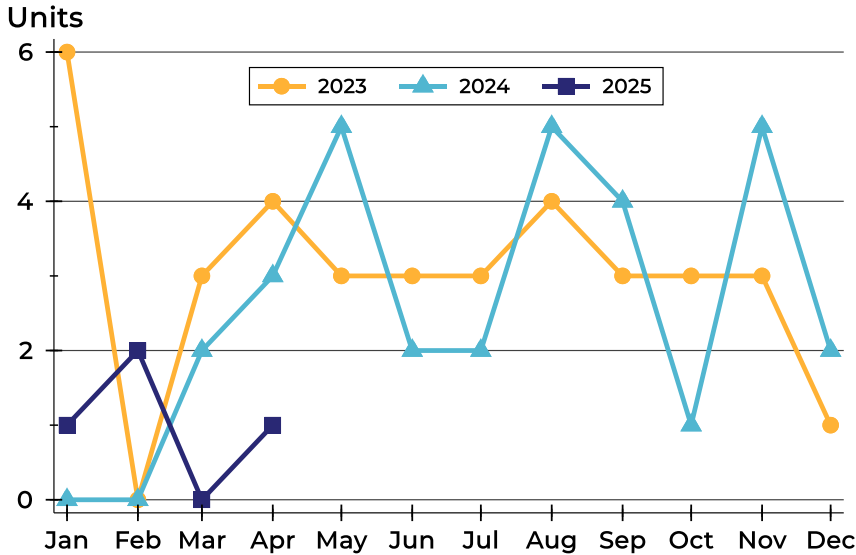
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Northeast Kansas MLS Statistics



Nemaha County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	1	100.0%	6.0	165,000	165,000	94	94	97.1%	97.1%	97.1%	97.1%
\$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



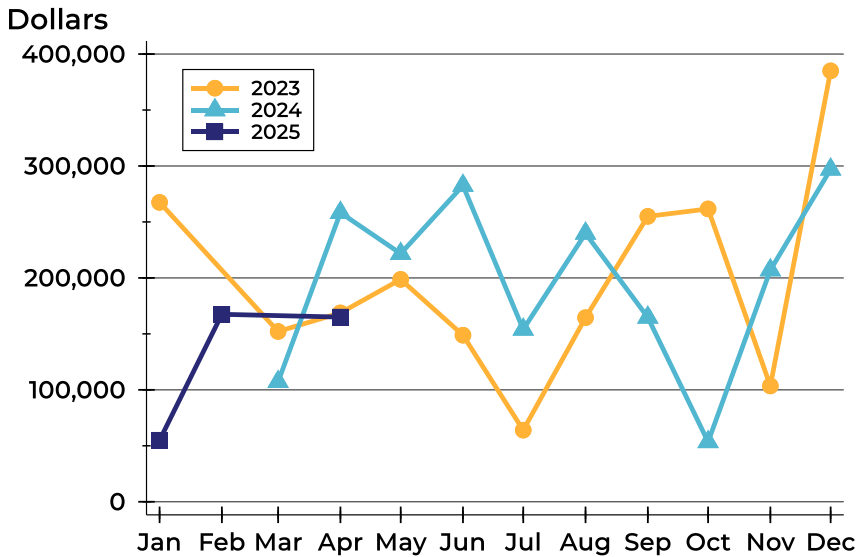
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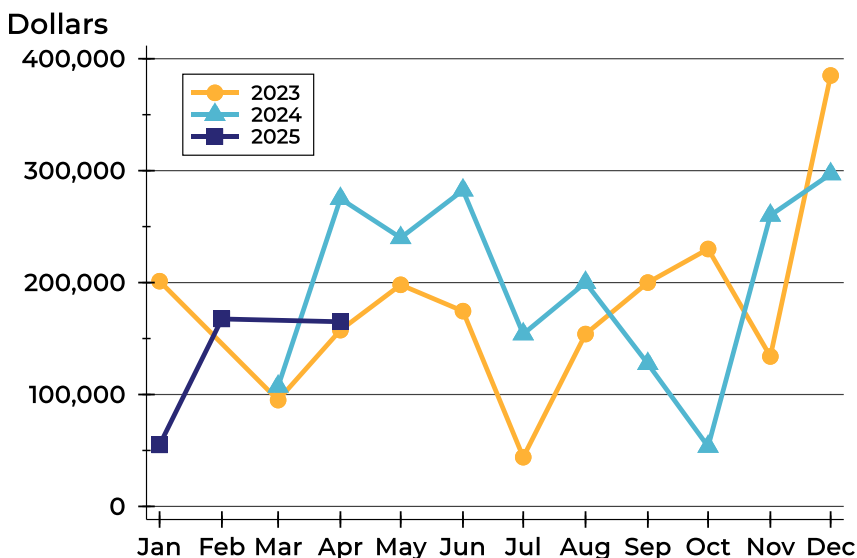
Nemaha County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	267,500	N/A	55,000
February	N/A	N/A	167,500
March	152,167	107,250	N/A
April	168,750	258,333	165,000
May	198,667	221,700	
June	148,833	282,500	
July	64,000	154,000	
August	164,500	239,800	
September	255,000	164,750	
October	261,667	53,500	
November	103,500	207,000	
December	385,000	297,000	

Median Price



Month	2023	2024	2025
January	201,250	N/A	55,000
February	N/A	N/A	167,500
March	95,000	107,250	N/A
April	157,500	275,000	165,000
May	198,000	240,000	
June	174,500	282,500	
July	44,000	154,000	
August	154,000	200,000	
September	200,000	127,500	
October	230,000	53,500	
November	134,000	260,000	
December	385,000	297,000	



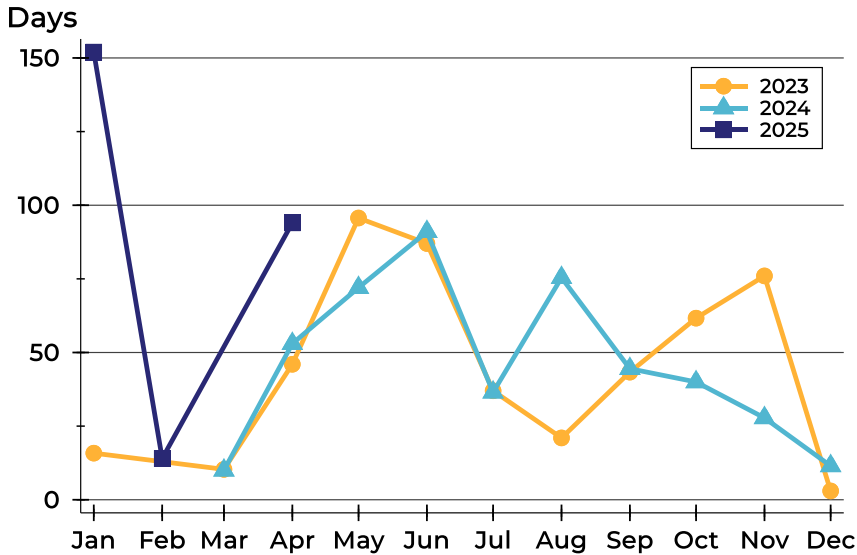
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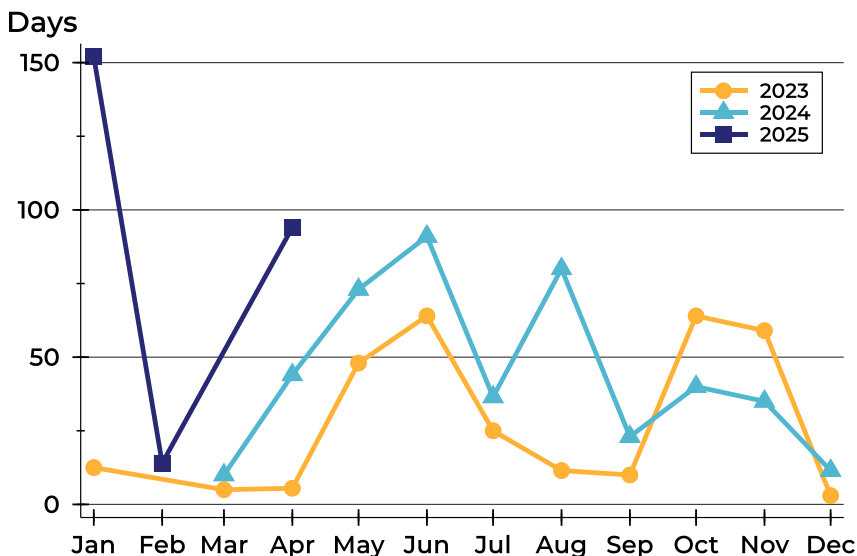
Nemaha County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	16	N/A	152
February	N/A	N/A	14
March	10	10	N/A
April	46	53	94
May	96	72	
June	87	91	
July	37	37	
August	21	75	
September	43	45	
October	62	40	
November	76	28	
December	3	12	

Median DOM



Month	2023	2024	2025
January	13	N/A	152
February	N/A	N/A	14
March	5	10	N/A
April	6	44	94
May	48	73	
June	64	91	
July	25	37	
August	12	80	
September	10	23	
October	64	40	
November	59	35	
December	3	12	



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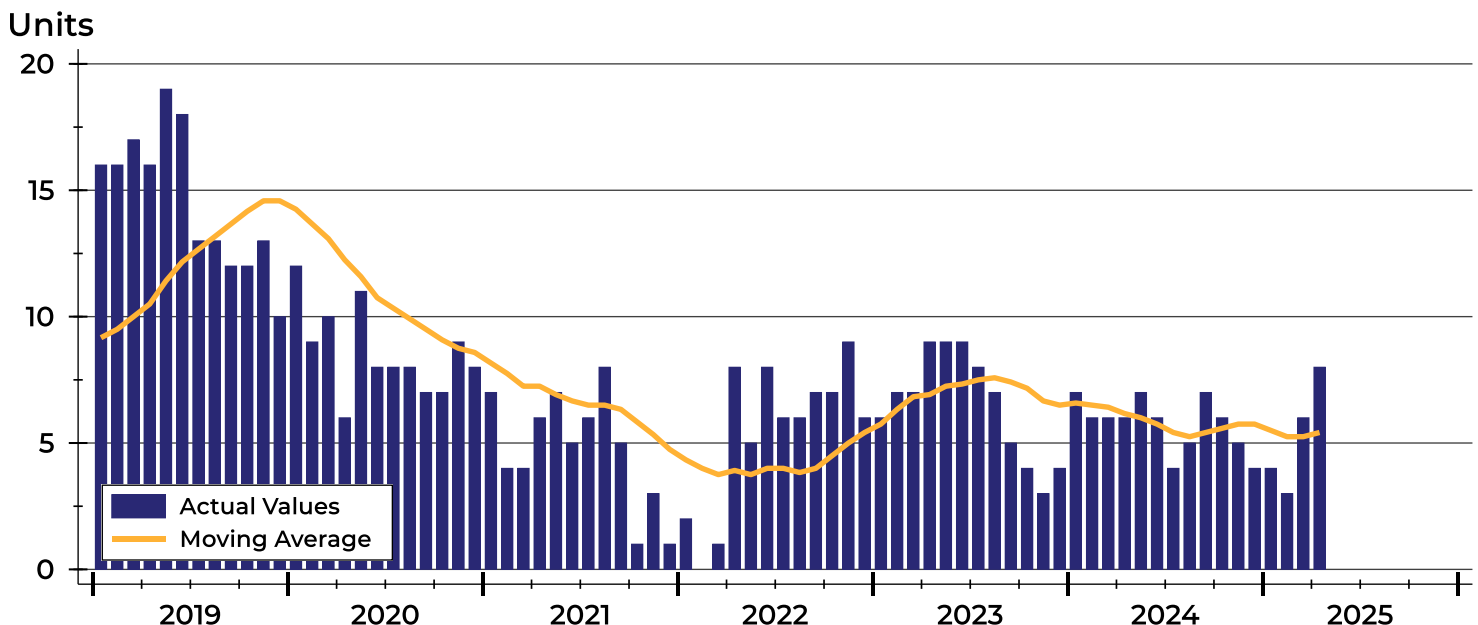
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of April 2024	Change
Active Listings		8	6	33.3%
Volume (1,000s)		2,240	1,749	28.1%
Months' Supply		3.2	2.6	23.1%
Average	List Price	280,000	291,567	-4.0%
	Days on Market	73	43	69.8%
	Percent of Original	95.5%	97.4%	-2.0%
Median	List Price	254,000	290,000	-12.4%
	Days on Market	31	34	-8.8%
	Percent of Original	97.9%	98.5%	-0.6%

A total of 8 homes were available for sale in Nemaha County at the end of April. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of April was \$254,000, down 12.4% from 2024. The typical time on market for active listings was 31 days, down from 34 days a year earlier.

History of Active Listings





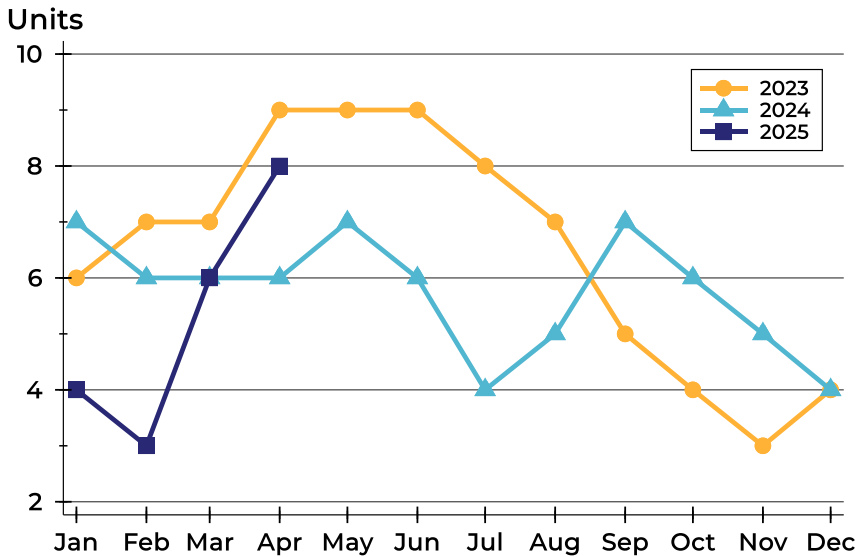
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Nemaha County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	25.0%	6.0	165,000	165,000	48	48	97.3%	97.3%
\$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	25.0%	N/A	229,500	229,500	15	15	97.7%	97.7%
\$250,000-\$299,999	2	25.0%	N/A	279,250	279,250	215	215	87.2%	87.2%
\$300,000-\$399,999	1	12.5%	N/A	343,500	343,500	3	3	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	12.5%	N/A	549,000	549,000	25	25	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



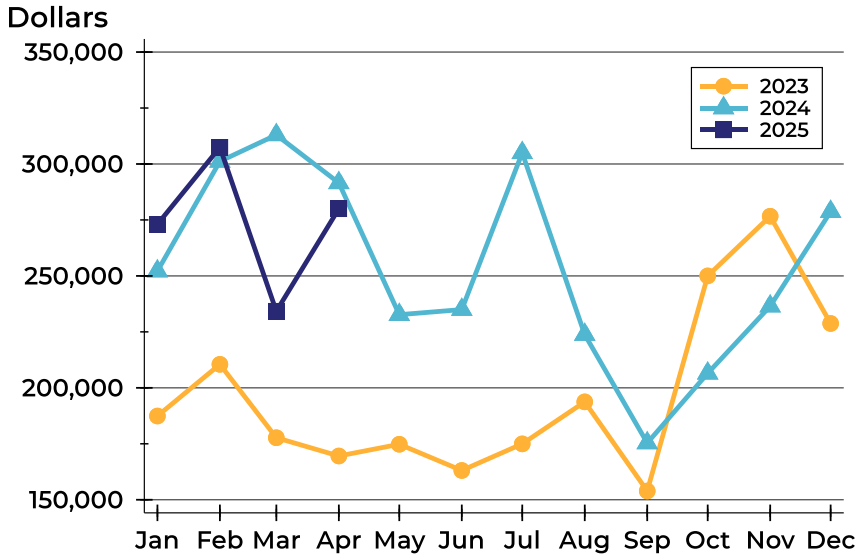
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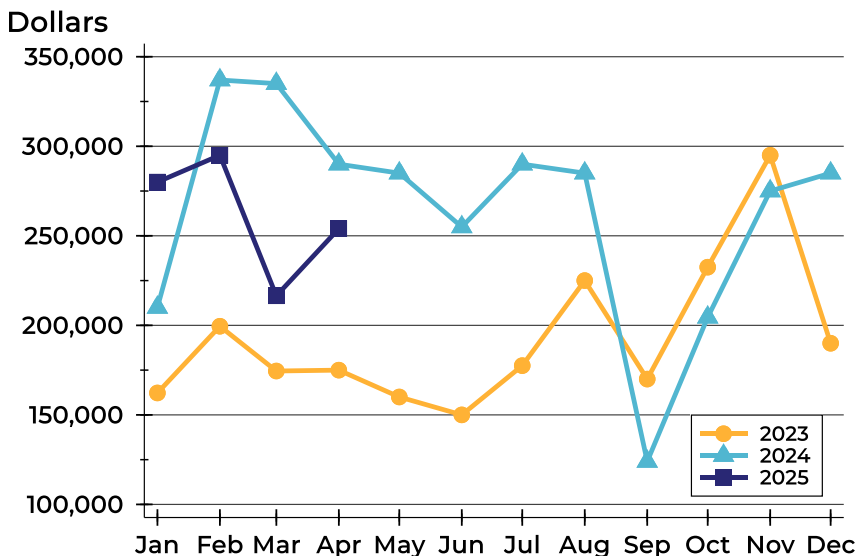
Nemaha County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	187,417	252,143	273,075
February	210,500	301,167	307,467
March	177,714	313,000	234,233
April	169,555	291,567	280,000
May	174,800	232,686	
June	163,089	234,967	
July	174,975	305,000	
August	193,744	223,800	
September	153,931	175,357	
October	250,000	206,500	
November	276,667	236,480	
December	228,750	278,725	

Median Price



Month	2023	2024	2025
January	162,250	210,000	280,000
February	199,500	337,000	295,000
March	174,500	335,000	216,500
April	175,000	290,000	254,000
May	160,000	285,000	
June	150,000	254,950	
July	177,500	290,000	
August	225,000	285,000	
September	170,000	124,000	
October	232,500	204,500	
November	295,000	275,000	
December	190,000	285,000	



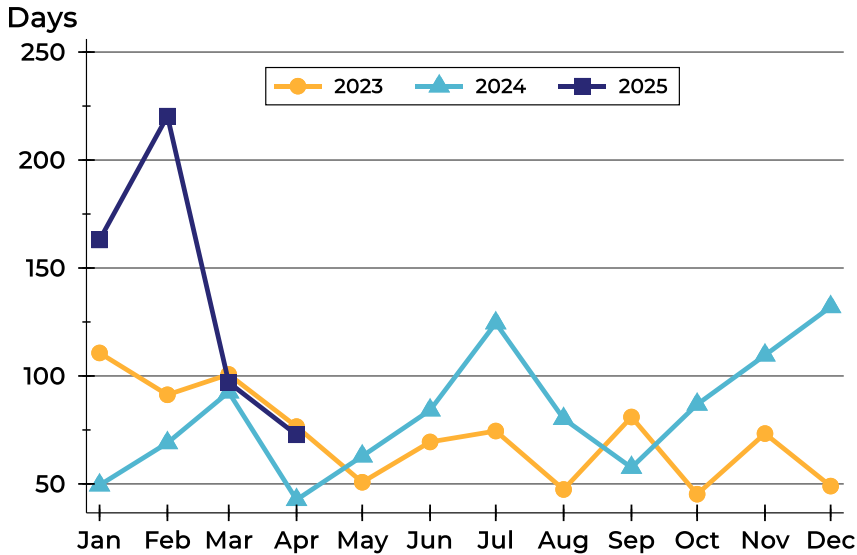
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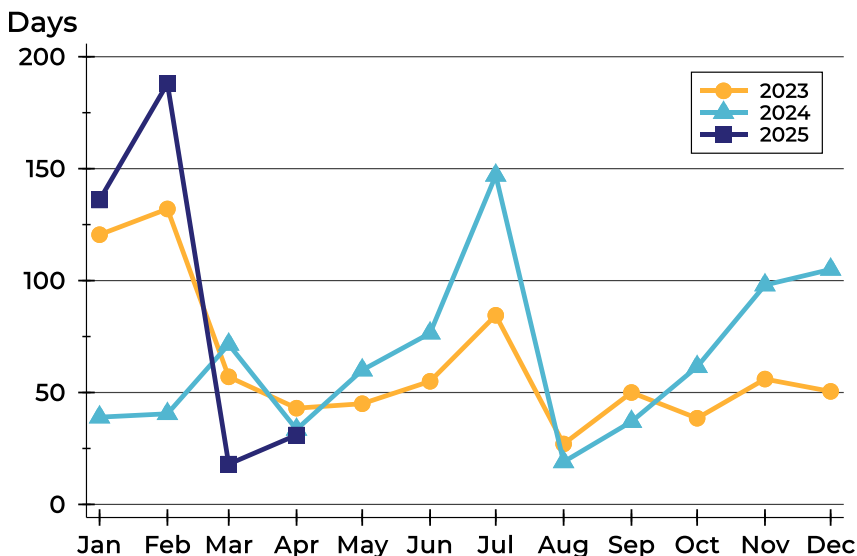
Nemaha County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	111	49	163
February	91	69	220
March	101	93	97
April	77	43	73
May	51	63	
June	69	84	
July	75	125	
August	47	80	
September	81	58	
October	45	87	
November	73	110	
December	49	132	

Median DOM



Month	2023	2024	2025
January	121	39	136
February	132	41	188
March	57	72	18
April	43	34	31
May	45	60	
June	55	77	
July	85	147	
August	27	19	
September	50	37	
October	39	62	
November	56	98	
December	51	105	



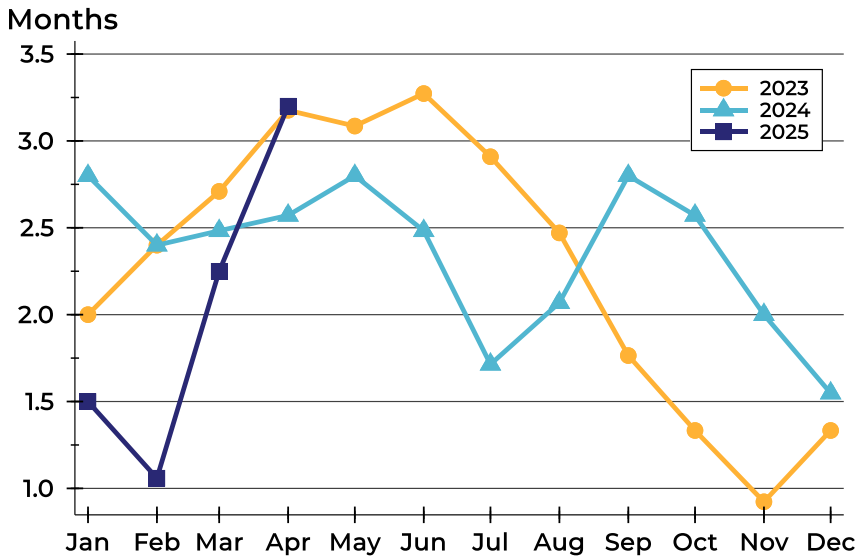
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Northeast Kansas MLS Statistics



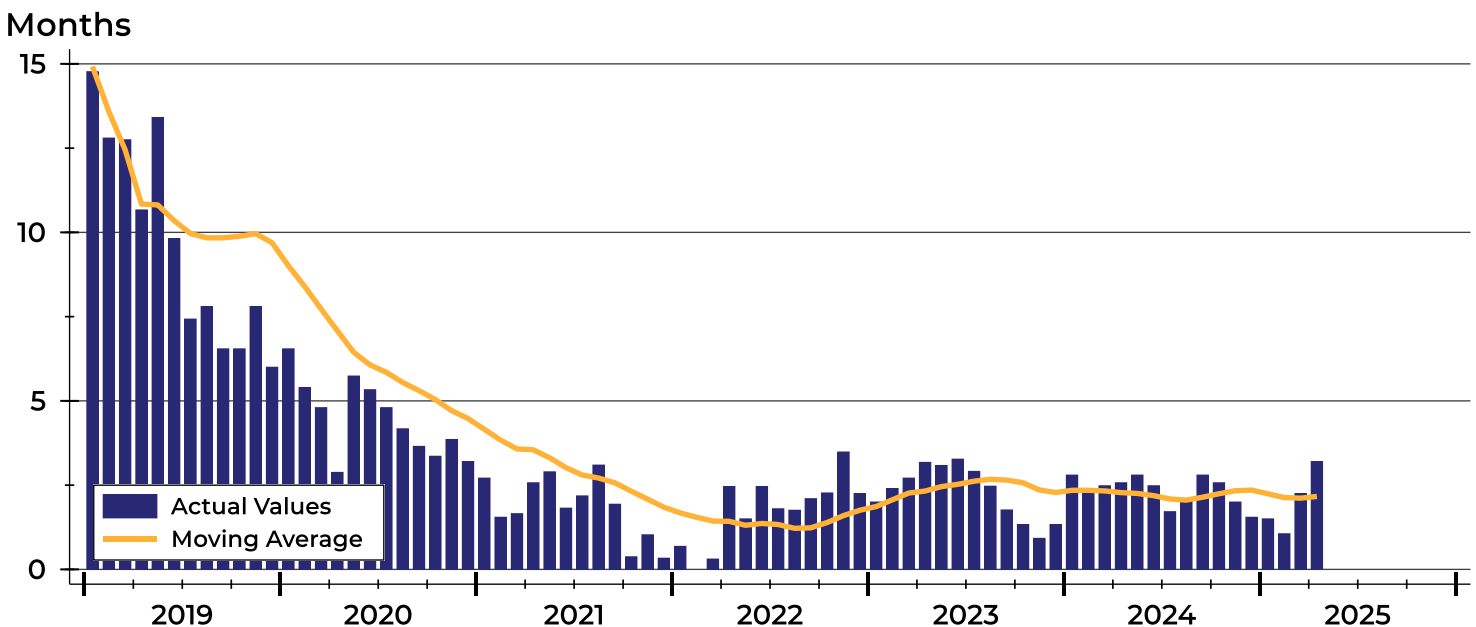
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	2.0	2.8	1.5
February	2.4	2.4	1.1
March	2.7	2.5	2.3
April	3.2	2.6	3.2
May	3.1	2.8	
June	3.3	2.5	
July	2.9	1.7	
August	2.5	2.1	
September	1.8	2.8	
October	1.3	2.6	
November	0.9	2.0	
December	1.3	1.5	

History of Month's Supply





**April
2025**

Northeast Kansas MLS Statistics



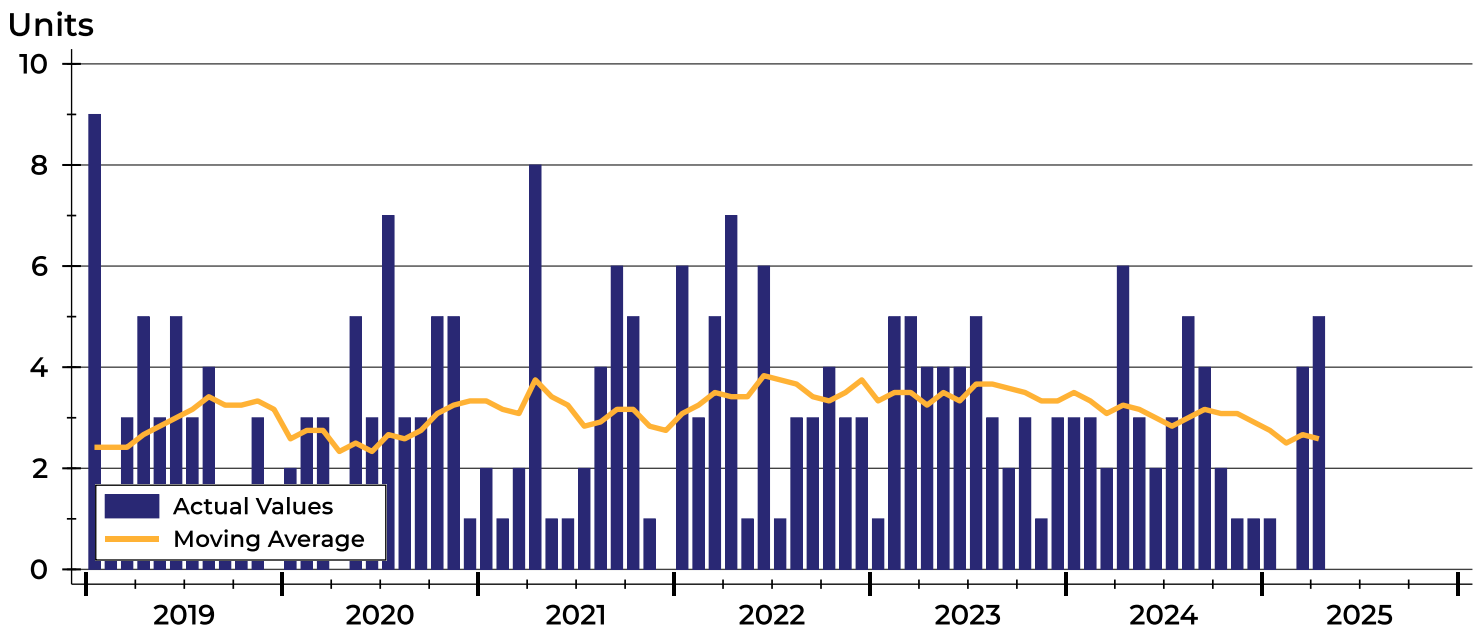
Nemaha County New Listings Analysis

Summary Statistics for New Listings		2025	April 2024	Change
Current Month	New Listings	5	6	-16.7%
	Volume (1,000s)	1,692	1,418	19.3%
	Average List Price	338,300	236,400	43.1%
	Median List Price	340,000	240,000	41.7%
Year-to-Date	New Listings	10	14	-28.6%
	Volume (1,000s)	2,561	3,423	-25.2%
	Average List Price	256,100	244,529	4.7%
	Median List Price	229,500	249,500	-8.0%

A total of 5 new listings were added in Nemaha County during April, down 16.7% from the same month in 2024. Year-to-date Nemaha County has seen 10 new listings.

The median list price of these homes was \$340,000 up from \$240,000 in 2024.

History of New Listings





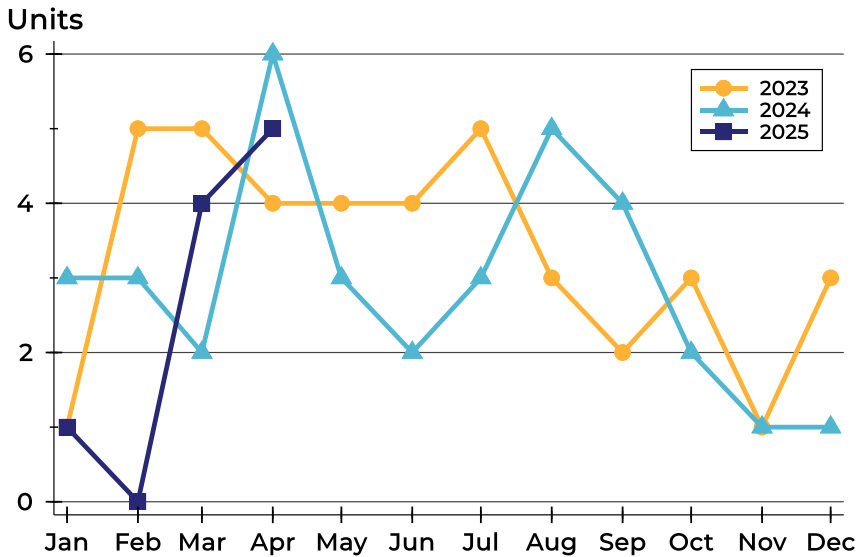
**April
2025**

Northeast Kansas MLS Statistics



Nemaha County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	40.0%	229,500	229,500	21	21	97.7%	97.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	40.0%	341,750	341,750	9	9	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%	549,000	549,000	31	31	100.0%	100.0%
\$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



**April
2025**

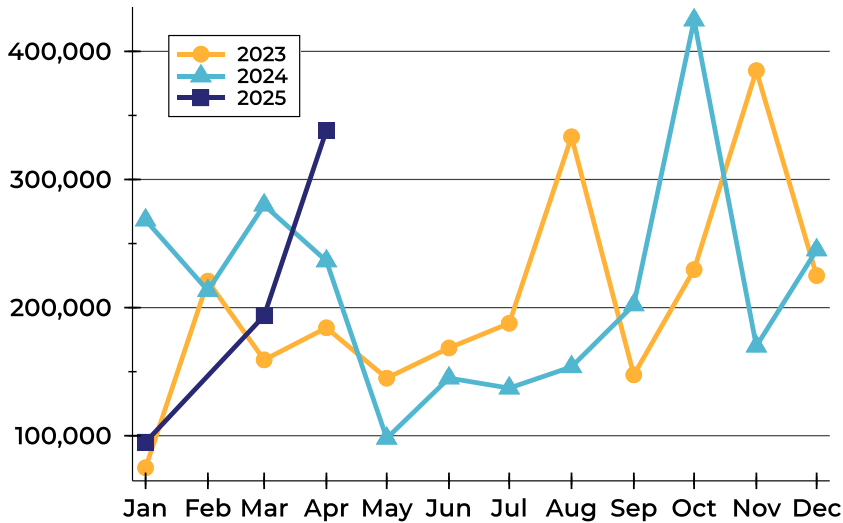
Northeast Kansas MLS Statistics



Nemaha County New Listings Analysis

Average Price

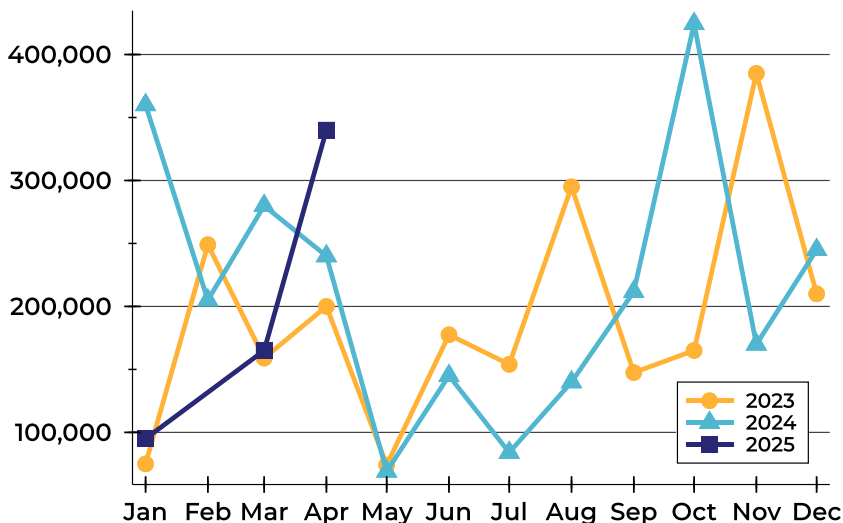
Dollars



Month	2023	2024	2025
January	75,000	268,333	95,000
February	220,700	213,333	N/A
March	159,200	280,000	193,625
April	184,250	236,400	338,300
May	144,914	98,000	
June	168,500	145,000	
July	187,780	137,167	
August	333,333	153,800	
September	147,500	202,100	
October	229,667	424,450	
November	385,000	169,900	
December	225,000	245,000	

Median Price

Dollars



Month	2023	2024	2025
January	75,000	360,000	95,000
February	249,000	205,000	N/A
March	159,000	280,000	165,000
April	200,000	240,000	340,000
May	74,078	69,000	
June	177,500	145,000	
July	154,000	84,000	
August	295,000	139,999	
September	147,500	211,750	
October	165,000	424,450	
November	385,000	169,900	
December	210,000	245,000	



**April
2025**

Northeast Kansas MLS Statistics



Nemaha County Contracts Written Analysis

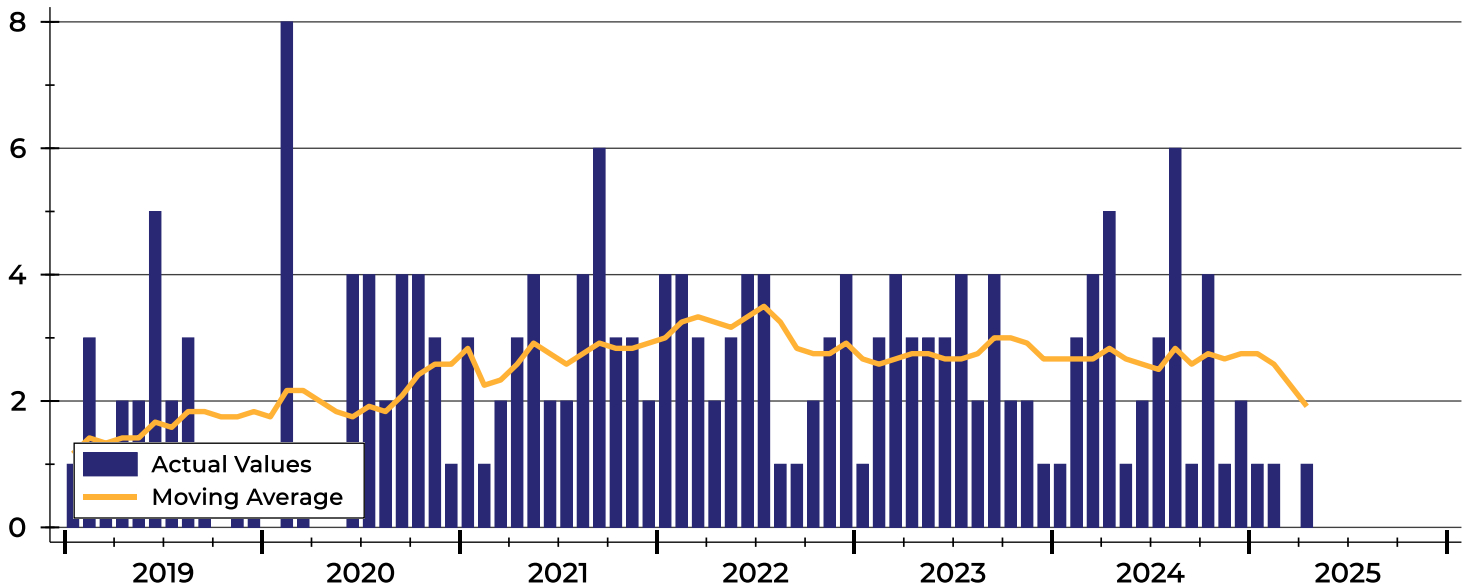
Summary Statistics for Contracts Written		2025	April 2024	Change	Year-to-Date		2025	2024	Change
Contracts Written		1	5	-80.0%			3	13	-76.9%
Volume (1,000s)		145	1,269	-88.6%			410	3,214	-87.2%
Average	Sale Price	145,000	253,800	-42.9%			136,633	247,231	-44.7%
	Days on Market	11	78	-85.9%			37	55	-32.7%
	Percent of Original	100.0%	95.2%	5.0%			97.3%	94.3%	3.2%
Median	Sale Price	145,000	240,000	-39.6%			145,000	240,000	-39.6%
	Days on Market	11	6	83.3%			11	11	0.0%
	Percent of Original	100.0%	96.6%	3.5%			97.1%	96.6%	0.5%

A total of 1 contract for sale was written in Nemaha County during the month of April, down from 5 in 2024. The median list price of this home was \$145,000, down from \$240,000 the prior year.

Half of the homes that went under contract in April were on the market less than 11 days, compared to 6 days in April 2024.

History of Contracts Written

Units





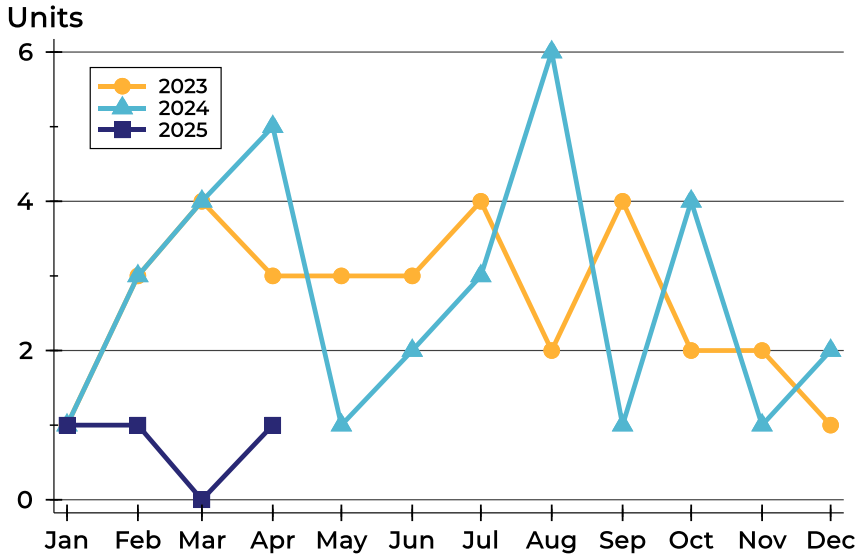
**April
2025**

Northeast Kansas MLS Statistics



Nemaha County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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%	145,000	145,000	11	11	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



**April
2025**

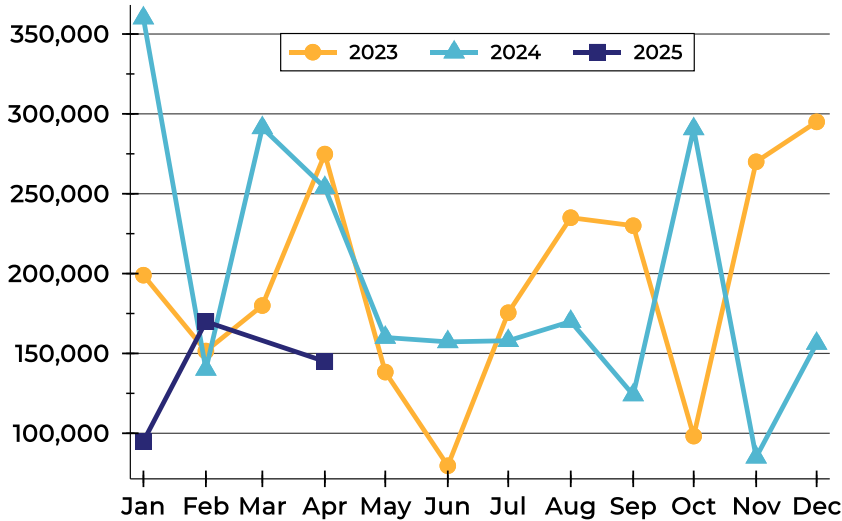
Northeast Kansas MLS Statistics



Nemaha County Contracts Written Analysis

Average Price

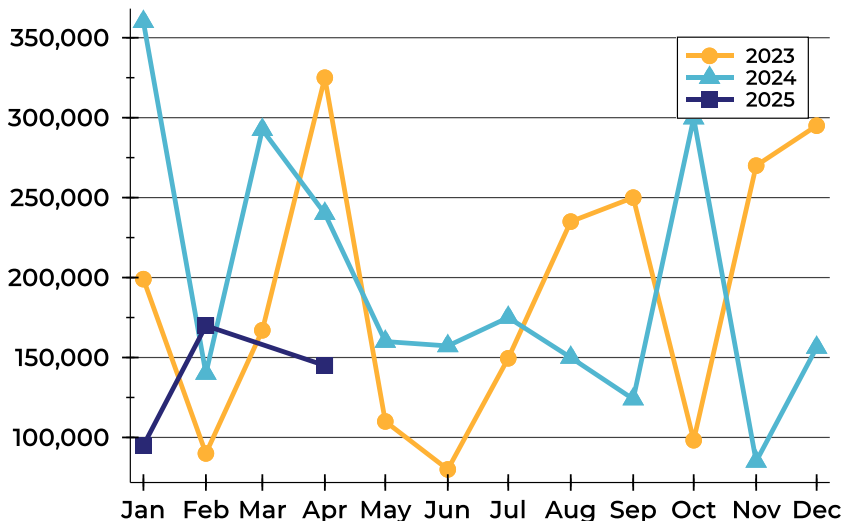
Dollars



Month	2023	2024	2025
January	199,000	360,000	95,000
February	151,500	140,000	169,900
March	180,000	291,250	N/A
April	274,833	253,800	145,000
May	138,333	160,000	
June	79,667	157,250	
July	175,500	157,967	
August	235,000	170,000	
September	230,000	124,000	
October	98,250	290,600	
November	270,000	85,000	
December	295,000	156,250	

Median Price

Dollars



Month	2023	2024	2025
January	199,000	360,000	95,000
February	90,000	140,000	169,900
March	167,000	292,500	N/A
April	325,000	240,000	145,000
May	109,999	160,000	
June	80,000	157,250	
July	149,500	175,000	
August	235,000	150,000	
September	250,000	124,000	
October	98,250	299,700	
November	270,000	85,000	
December	295,000	156,250	



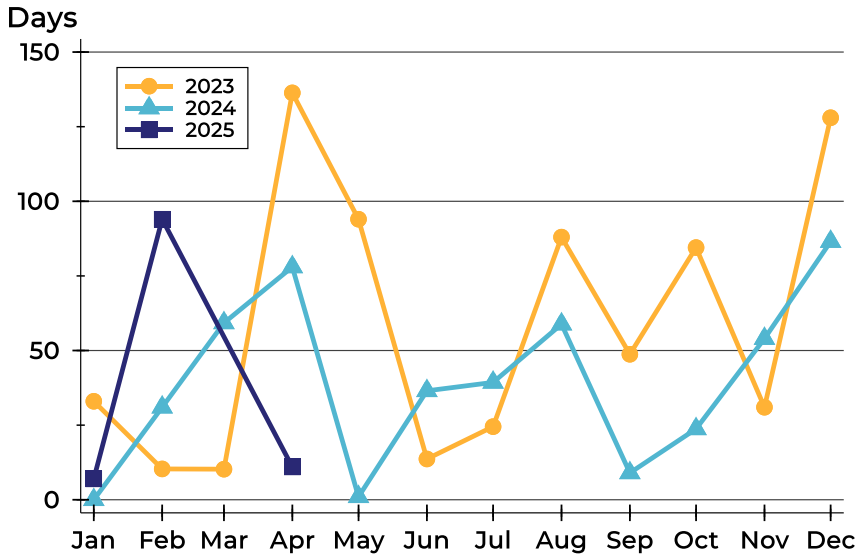
**April
2025**

Northeast Kansas MLS Statistics



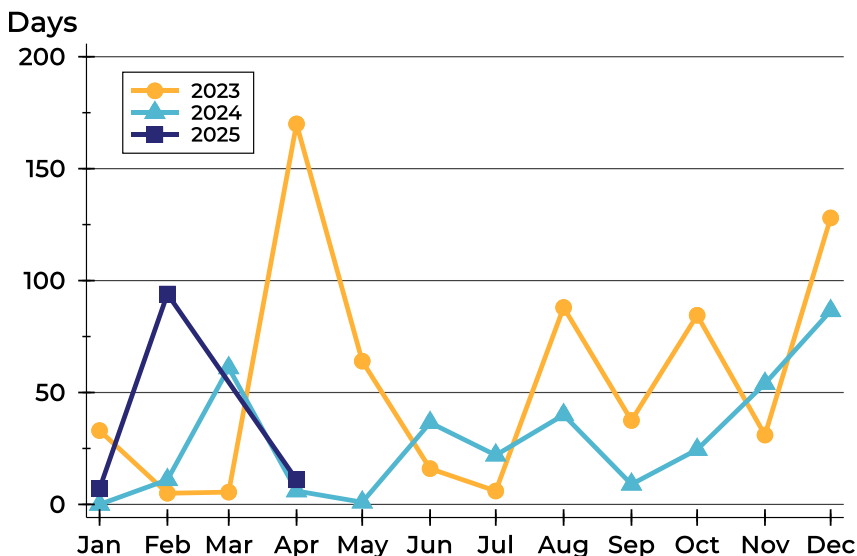
Nemaha County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	33	N/A	7
February	10	31	94
March	10	59	N/A
April	136	78	11
May	94	1	
June	14	37	
July	25	39	
August	88	59	
September	49	9	
October	85	24	
November	31	54	
December	128	87	

Median DOM



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



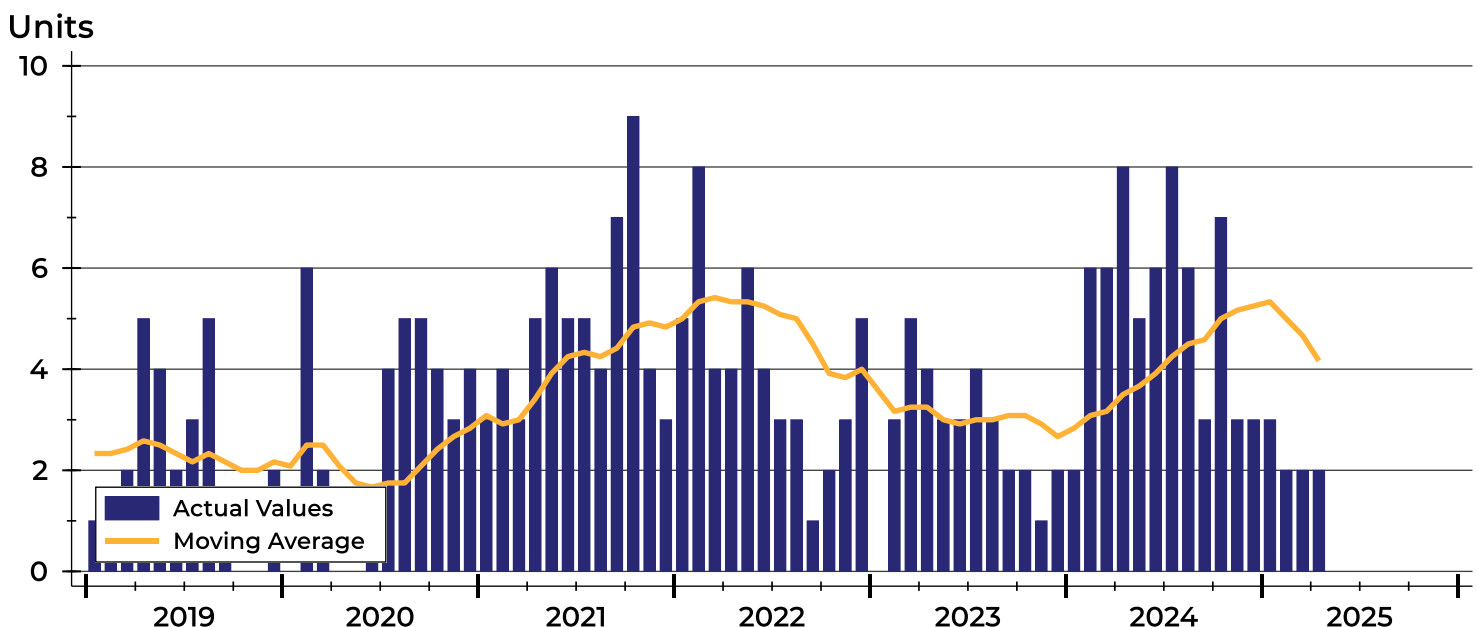
Northeast Kansas MLS Statistics



A total of 2 listings in Nemaha County had contracts pending at the end of April, down from 8 contracts pending at the end of April 2024.

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

History of Pending Contracts





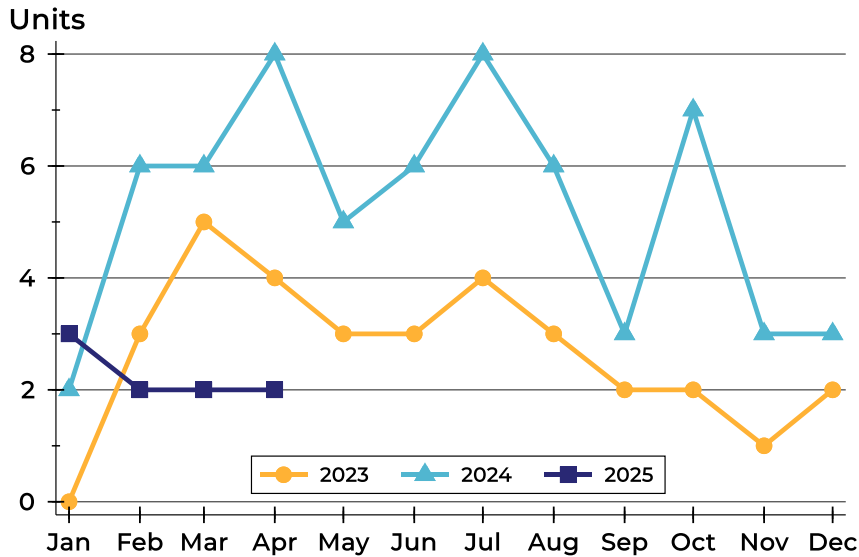
**April
2025**

Northeast Kansas MLS Statistics



Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	50.0%	145,000	145,000	11	11	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	50.0%	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



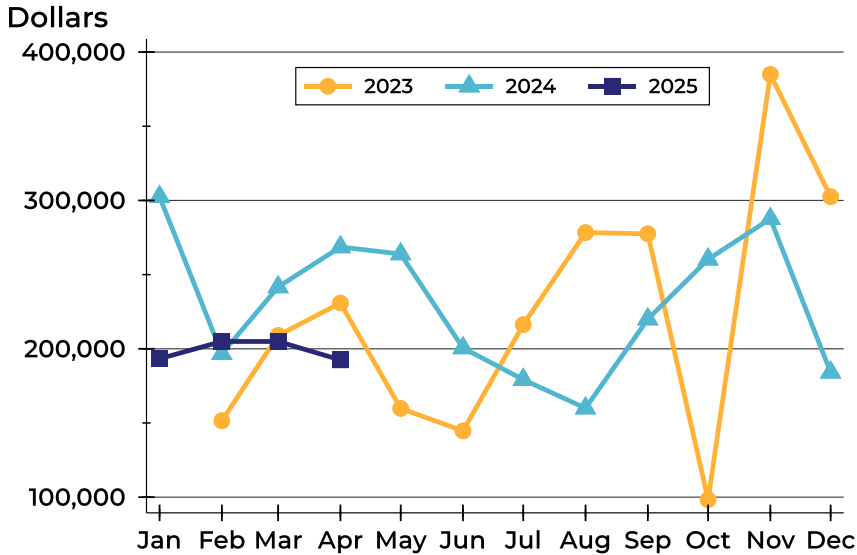
**April
2025**

Northeast Kansas MLS Statistics



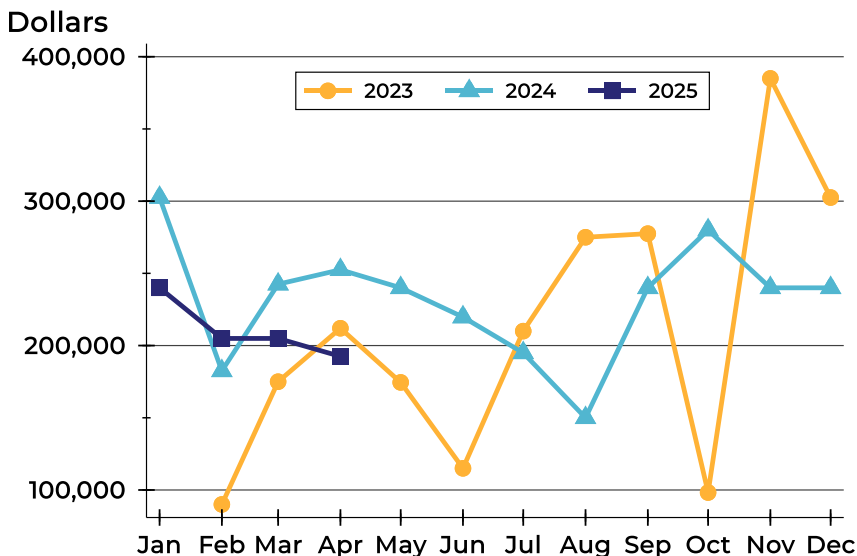
Nemaha County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	N/A	302,500	193,333
February	151,500	196,667	204,950
March	209,000	241,667	204,950
April	230,875	268,625	192,500
May	159,833	263,900	
June	144,667	200,583	
July	216,250	179,238	
August	278,333	160,000	
September	277,500	220,000	
October	98,250	260,343	
November	385,000	287,667	
December	302,500	184,167	

Median Price



Month	2023	2024	2025
January	N/A	302,500	240,000
February	90,000	182,500	204,950
March	175,000	242,500	204,950
April	212,000	252,500	192,500
May	174,500	240,000	
June	115,000	219,750	
July	210,000	194,950	
August	275,000	150,000	
September	277,500	240,000	
October	98,250	280,000	
November	385,000	240,000	
December	302,500	240,000	



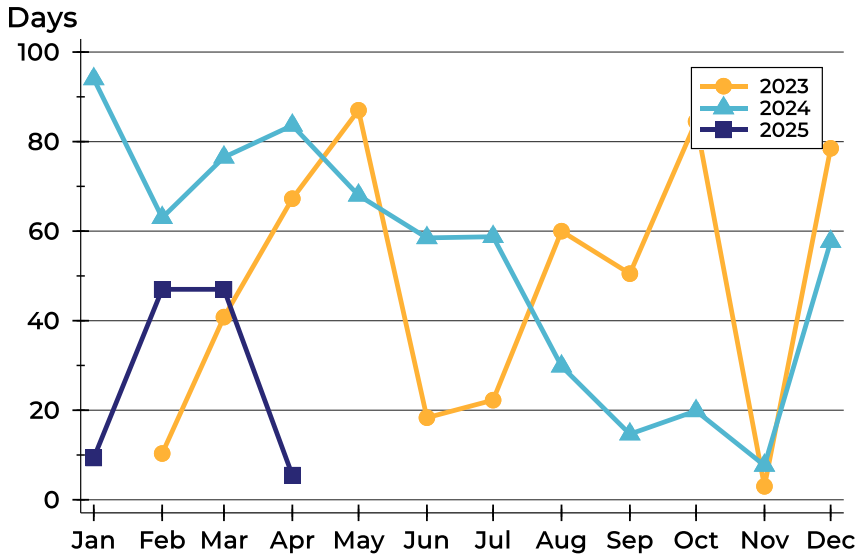
**April
2025**

Northeast Kansas MLS Statistics



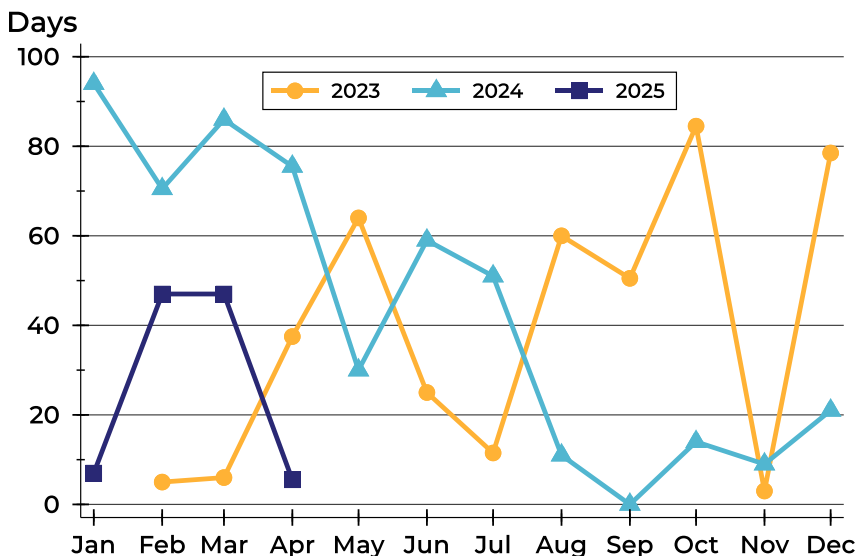
Nemaha County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	N/A	94	9
February	10	63	47
March	41	77	47
April	67	84	6
May	87	68	
June	18	59	
July	22	59	
August	60	30	
September	51	15	
October	85	20	
November	3	8	
December	79	58	

Median DOM



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