



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

December 2024 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 Fell in December

Total home sales in the Northeast Kansas MLS system fell last month to 5 units, compared to 7 units in December 2023. Total sales volume was \$1.0 million, down from a year earlier.

The median sale price in December was \$131,000, down from \$140,000 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

Northeast Kansas Active Listings Up at End of December

The total number of active listings in the Northeast Kansas MLS system at the end of December was 39 units, up from 35 at the same point in 2023. This represents a 4.3 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$169,900.

During December, a total of 3 contracts were written down from 6 in December 2023. At the end of the month, there were 6 contracts still pending.

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Northeast Kansas Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		5	7	12	110	141	115
Change from prior year		-28.6%	-41.7%	9.1%	-22.0%	22.6%	-0.9%
Active Listings		39	35	35	N/A	N/A	N/A
Change from prior year		11.4%	0.0%	12.9%			
Months' Supply		4.3	3.0	3.7	N/A	N/A	N/A
Change from prior year		43.3%	-18.9%	15.6%			
New Listings		9	11	13	144	174	170
Change from prior year		-18.2%	-15.4%	85.7%	-17.2%	2.4%	15.6%
Contracts Written		3	6	6	110	135	120
Change from prior year		-50.0%	0.0%	-14.3%	-18.5%	12.5%	7.1%
Pending Contracts		6	5	8	N/A	N/A	N/A
Change from prior year		20.0%	-37.5%	14.3%			
Sales Volume (1,000s)		995	1,162	2,320	17,085	20,717	18,256
Change from prior year		-14.4%	-49.9%	73.7%	-17.5%	13.5%	51.4%
Average	Sale Price	199,080	165,993	193,358	155,322	146,932	158,747
	Change from prior year	19.9%	-14.2%	59.2%	5.7%	-7.4%	52.7%
	List Price of Actives	193,800	137,709	140,701	N/A	N/A	N/A
	Change from prior year	40.7%	-2.1%	32.5%			
	Days on Market	23	49	69	65	50	43
Change from prior year	-53.1%	-29.0%	109.1%	30.0%	16.3%	-32.8%	
Percent of List	99.2%	96.0%	94.7%	94.4%	94.6%	96.4%	
Change from prior year	3.3%	1.4%	0.1%	-0.2%	-1.9%	0.1%	
Percent of Original	96.1%	93.6%	87.7%	91.3%	91.3%	94.2%	
Change from prior year	2.7%	6.7%	-7.3%	0.0%	-3.1%	-0.3%	
Median	Sale Price	131,000	140,000	114,750	146,500	135,000	134,500
	Change from prior year	-6.4%	22.0%	4.3%	8.5%	0.4%	60.6%
	List Price of Actives	169,900	110,000	125,000	N/A	N/A	N/A
	Change from prior year	54.5%	-12.0%	60.3%			
	Days on Market	9	22	81	33	25	19
Change from prior year	-59.1%	-72.8%	350.0%	32.0%	31.6%	-34.5%	
Percent of List	100.0%	94.8%	96.8%	97.1%	97.4%	97.7%	
Change from prior year	5.5%	-2.1%	-1.7%	-0.3%	-0.3%	-0.8%	
Percent of Original	100.0%	94.8%	88.8%	95.2%	94.8%	97.0%	
Change from prior year	5.5%	6.8%	-9.8%	0.4%	-2.3%	1.3%	

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



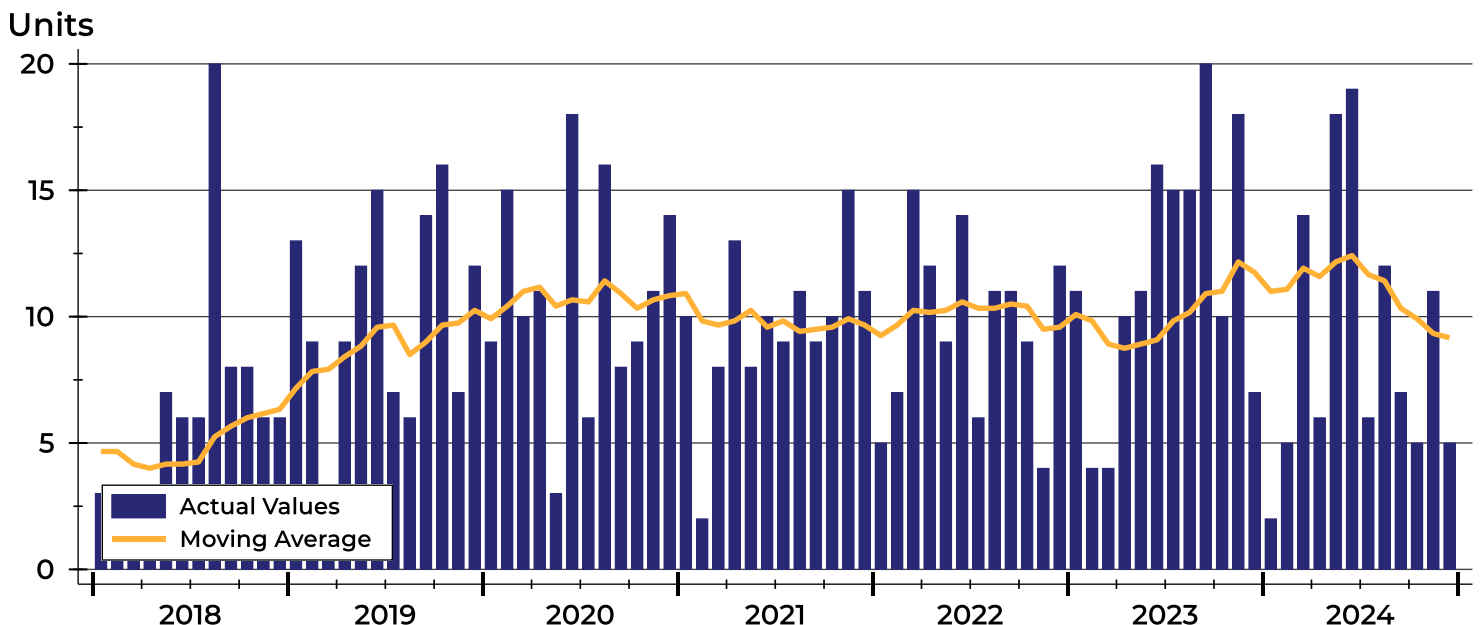
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		5	7	-28.6%	110	141	-22.0%
Volume (1,000s)		995	1,162	-14.4%	17,085	20,717	-17.5%
Months' Supply		4.3	3.0	43.3%	N/A	N/A	N/A
Average	Sale Price	199,080	165,993	19.9%	155,322	146,932	5.7%
	Days on Market	23	49	-53.1%	65	50	30.0%
	Percent of List	99.2%	96.0%	3.3%	94.4%	94.6%	-0.2%
	Percent of Original	96.1%	93.6%	2.7%	91.3%	91.3%	0.0%
Median	Sale Price	131,000	140,000	-6.4%	146,500	135,000	8.5%
	Days on Market	9	22	-59.1%	33	25	32.0%
	Percent of List	100.0%	94.8%	5.5%	97.1%	97.4%	-0.3%
	Percent of Original	100.0%	94.8%	5.5%	95.2%	94.8%	0.4%

A total of 5 homes sold in the Northeast Kansas MLS system in December, down from 7 units in December 2023. Total sales volume fell to \$1.0 million compared to \$1.2 million in the previous year.

The median sales price in December was \$131,000, down 6.4% compared to the prior year. Median days on market was 9 days, down from 38 days in November, and down from 22 in December 2023.

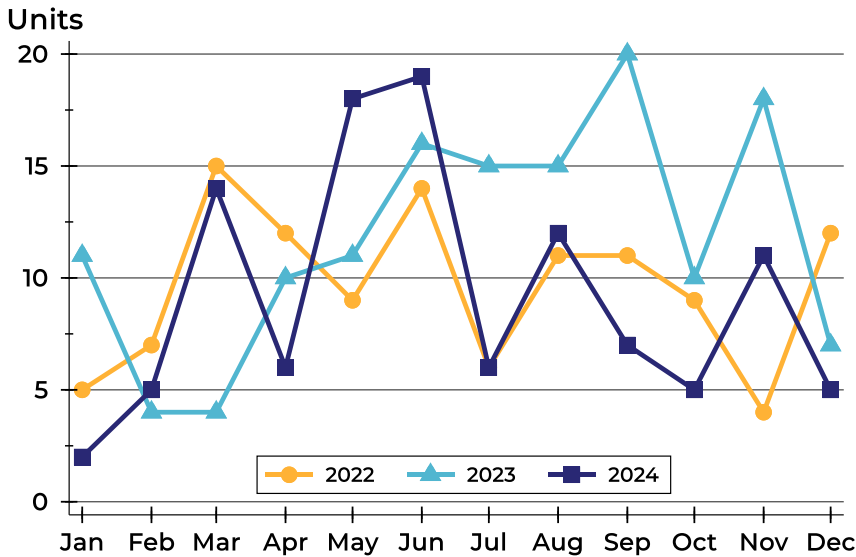
History of Closed Listings





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	5	11	2
February	7	4	5
March	15	4	14
April	12	10	6
May	9	11	18
June	14	16	19
July	6	15	6
August	11	15	12
September	11	20	7
October	9	10	5
November	4	18	11
December	12	7	5

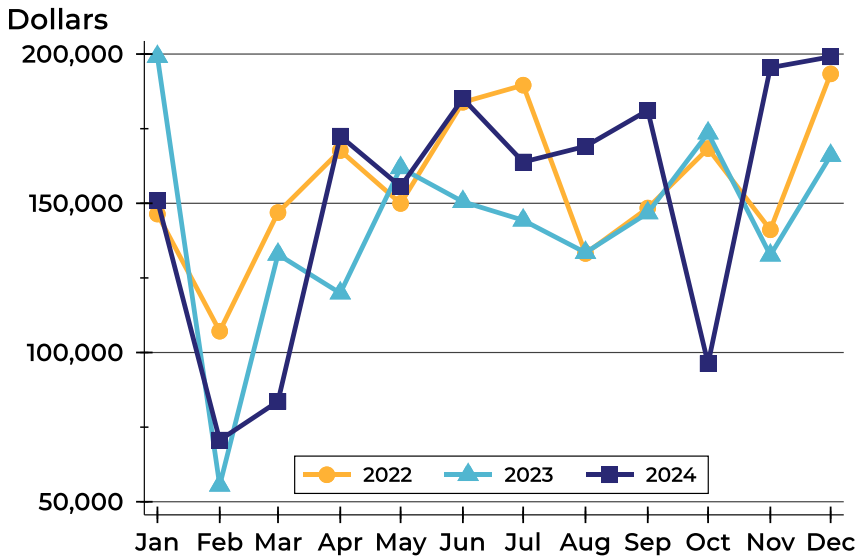
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	2	40.0%	6.7	122,950	122,950	6	6	103.0%	103.0%	103.0%	103.0%
\$125,000-\$149,999	2	40.0%	7.5	139,750	139,750	45	45	97.8%	97.8%	90.2%	90.2%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	20.0%	3.0	470,000	470,000	14	14	94.2%	94.2%	94.2%	94.2%
\$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



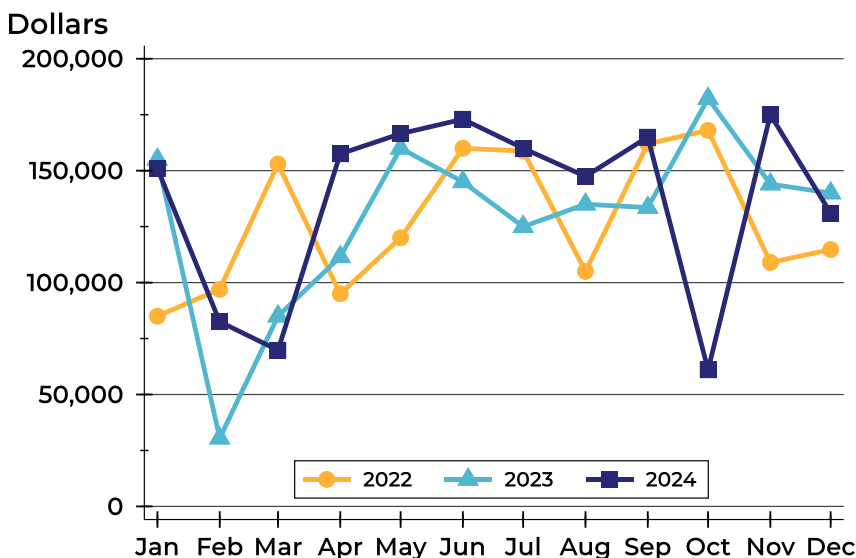
Northeast Kansas Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	146,400	199,136	151,000
February	107,143	55,500	70,660
March	146,900	132,875	83,625
April	167,667	119,900	172,500
May	149,944	161,873	155,606
June	183,857	150,525	185,095
July	189,583	144,310	163,833
August	133,191	133,480	169,075
September	148,409	146,755	181,143
October	168,333	173,500	96,280
November	141,125	132,583	195,455
December	193,358	165,993	199,080

Median Price

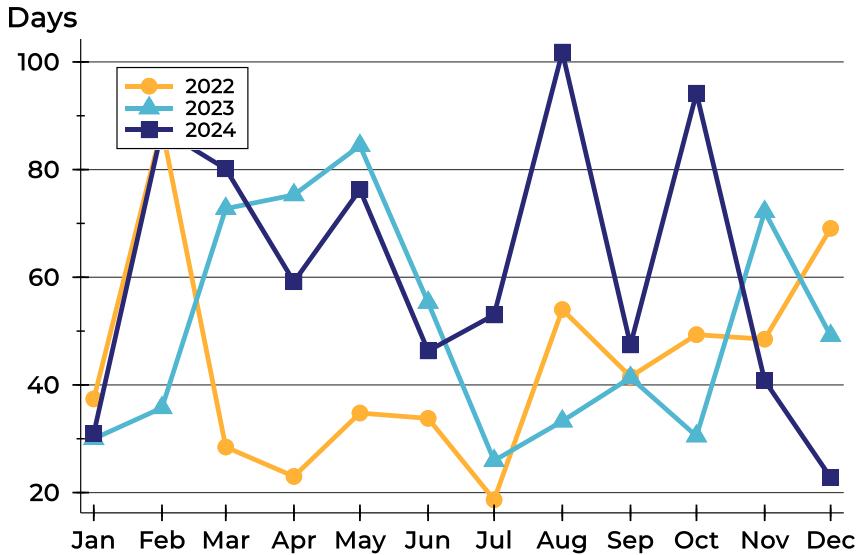


Month	2022	2023	2024
January	85,000	155,000	151,000
February	97,000	30,500	82,500
March	153,000	85,000	69,813
April	95,000	111,500	157,500
May	120,000	160,000	166,500
June	160,000	145,000	173,000
July	158,750	125,000	160,000
August	105,000	135,000	147,450
September	162,000	133,500	165,000
October	168,000	182,250	61,000
November	109,000	144,000	175,000
December	114,750	140,000	131,000



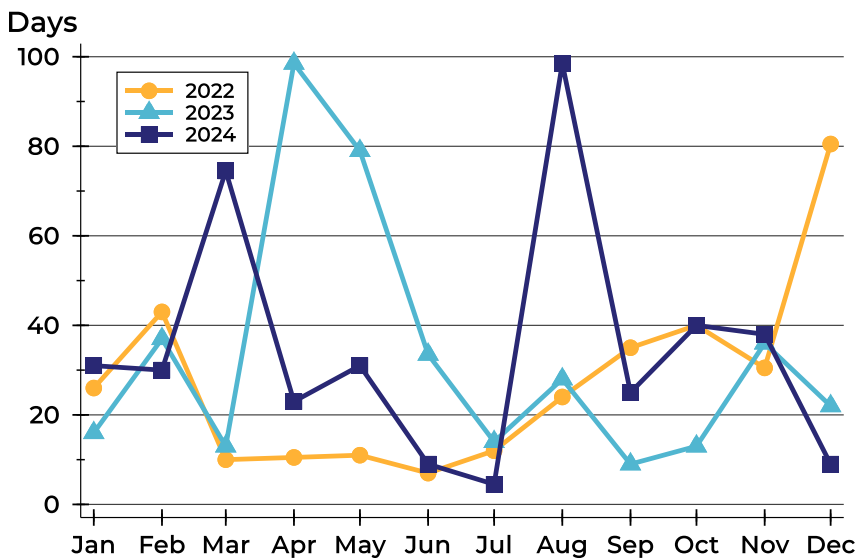
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	30	31
February	88	36	87
March	28	73	80
April	23	75	59
May	35	84	76
June	34	55	46
July	19	26	53
August	54	33	102
September	42	41	47
October	49	31	94
November	49	72	41
December	69	49	23

Median DOM



Month	2022	2023	2024
January	26	16	31
February	43	37	30
March	10	13	75
April	11	99	23
May	11	79	31
June	7	34	9
July	12	14	5
August	24	28	99
September	35	9	25
October	40	13	40
November	31	36	38
December	81	22	9



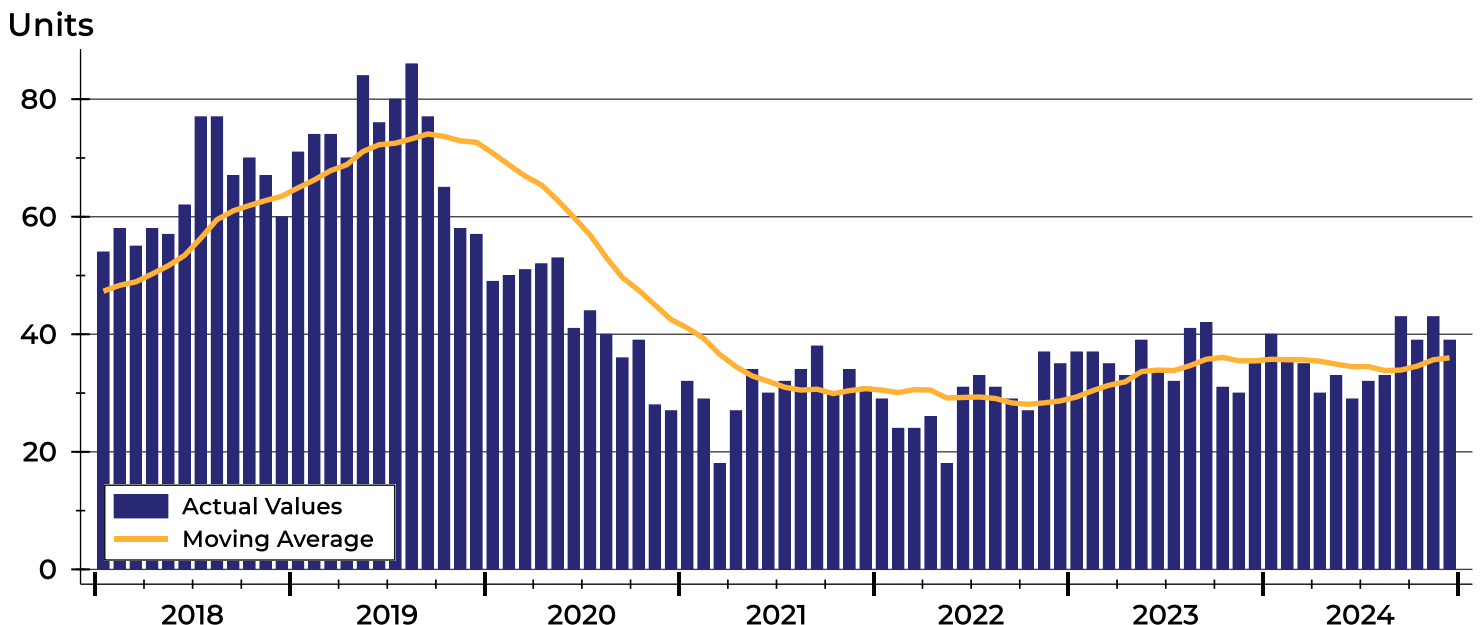
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		39	35	11.4%
Volume (1,000s)		7,558	4,820	56.8%
Months' Supply		4.3	3.0	43.3%
Average	List Price	193,800	137,709	40.7%
	Days on Market	103	94	9.6%
	Percent of Original	94.8%	95.4%	-0.6%
Median	List Price	169,900	110,000	54.5%
	Days on Market	81	84	-3.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 homes were available for sale in the Northeast Kansas MLS system at the end of December. This represents a 4.3 months' supply of active listings.

The median list price of homes on the market at the end of December was \$169,900, up 54.5% from 2023. The typical time on market for active listings was 81 days, down from 84 days a year earlier.

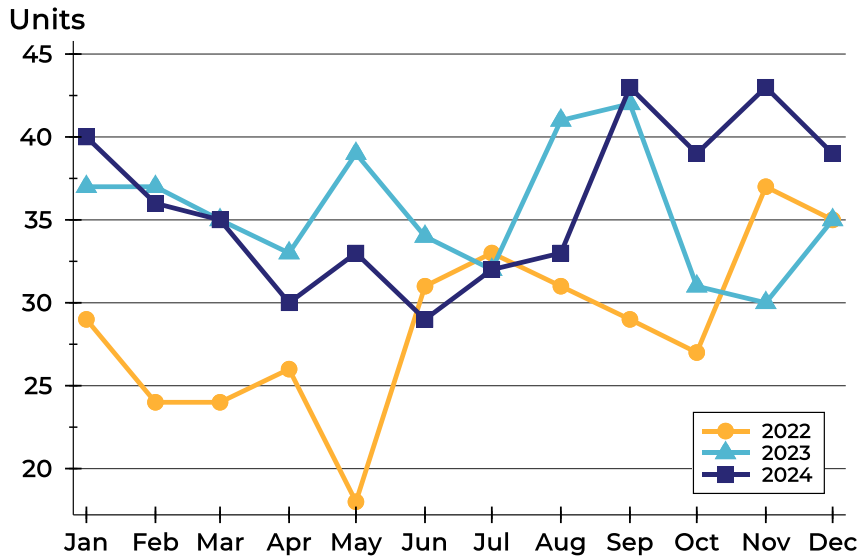
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	29	37	40
February	24	37	36
March	24	35	35
April	26	33	30
May	18	39	33
June	31	34	29
July	33	32	32
August	31	41	33
September	29	42	43
October	27	31	39
November	37	30	43
December	35	35	39

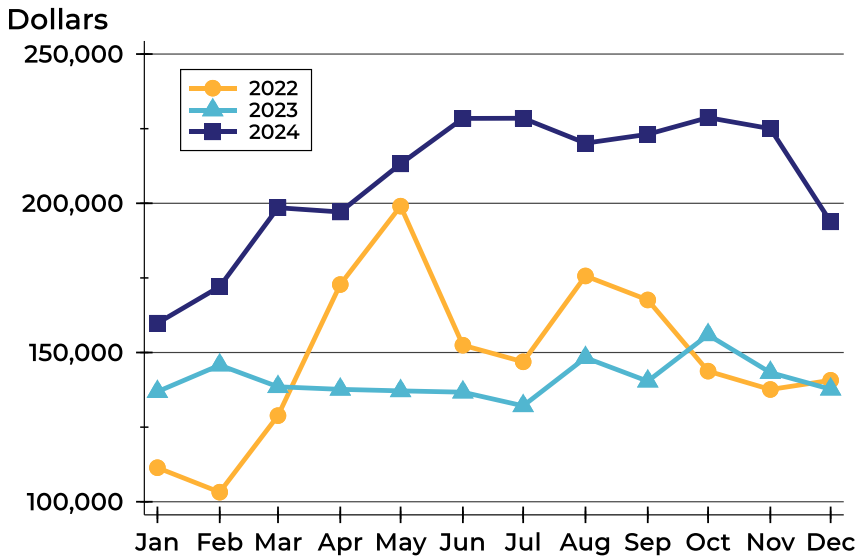
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.6%	N/A	45,000	45,000	21	21	100.0%	100.0%
\$50,000-\$99,999	8	20.5%	N/A	72,000	67,000	77	35	97.9%	100.0%
\$100,000-\$124,999	5	12.8%	6.7	117,360	119,000	118	117	86.7%	80.0%
\$125,000-\$149,999	5	12.8%	7.5	132,000	129,000	102	96	98.4%	100.0%
\$150,000-\$174,999	2	5.1%	N/A	171,950	171,950	68	68	90.5%	90.5%
\$175,000-\$199,999	1	2.6%	N/A	175,000	175,000	50	50	100.0%	100.0%
\$200,000-\$249,999	7	17.9%	N/A	228,214	229,000	146	134	96.0%	93.5%
\$250,000-\$299,999	3	7.7%	N/A	275,000	275,000	195	183	94.2%	99.2%
\$300,000-\$399,999	5	12.8%	N/A	343,800	320,000	52	36	96.0%	100.0%
\$400,000-\$499,999	1	2.6%	3.0	430,000	430,000	85	85	95.6%	95.6%
\$500,000-\$749,999	1	2.6%	N/A	600,000	600,000	128	128	77.6%	77.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



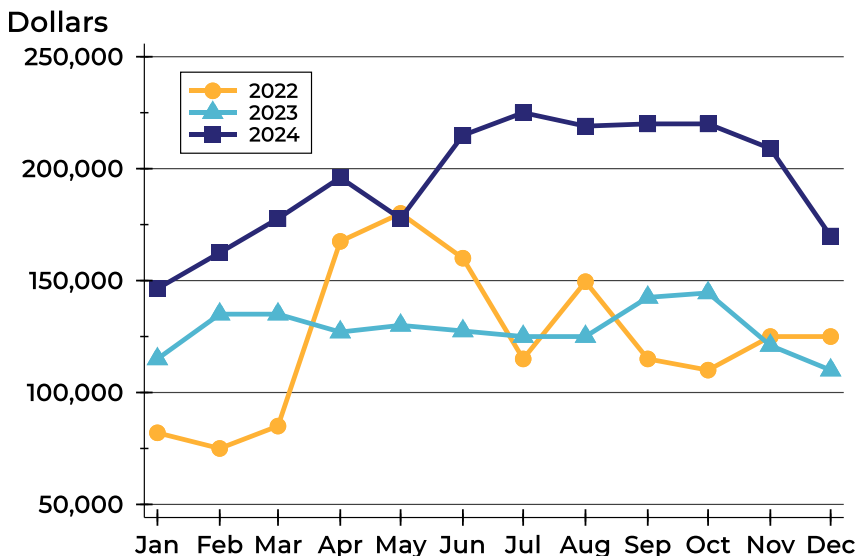
Northeast Kansas Active Listings Analysis

Average Price



Month	2022	2023	2024
January	111,416	136,893	159,830
February	103,211	145,786	172,086
March	128,861	138,526	198,523
April	172,787	137,670	197,093
May	199,050	137,159	213,218
June	152,458	136,712	228,445
July	146,897	132,141	228,497
August	175,655	148,264	220,152
September	167,621	140,396	223,130
October	143,772	155,922	228,713
November	137,617	143,290	225,014
December	140,701	137,709	193,800

Median Price

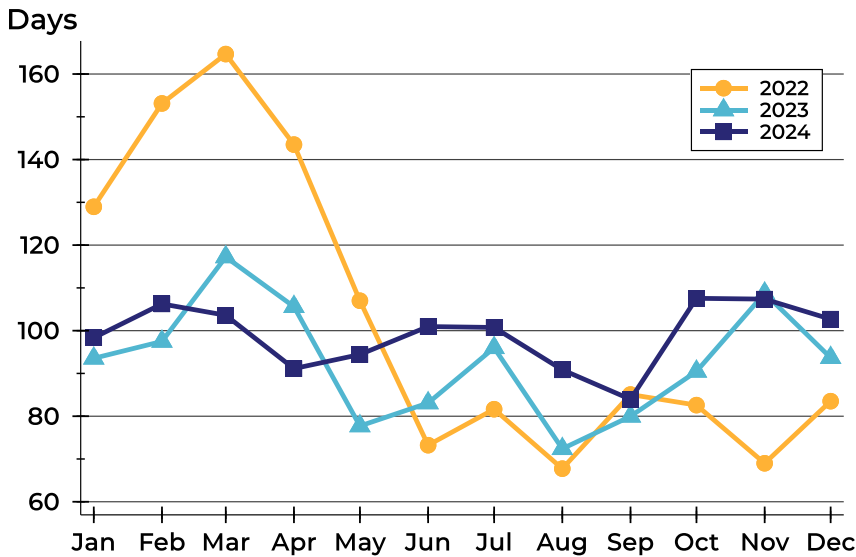


Month	2022	2023	2024
January	82,000	115,000	146,400
February	75,000	135,000	162,450
March	85,000	135,000	177,700
April	167,500	127,000	196,000
May	180,000	130,000	177,700
June	160,000	127,500	214,900
July	115,000	125,000	225,000
August	149,500	125,000	219,000
September	115,000	142,500	220,000
October	110,000	144,500	220,000
November	125,000	121,000	209,000
December	125,000	110,000	169,900



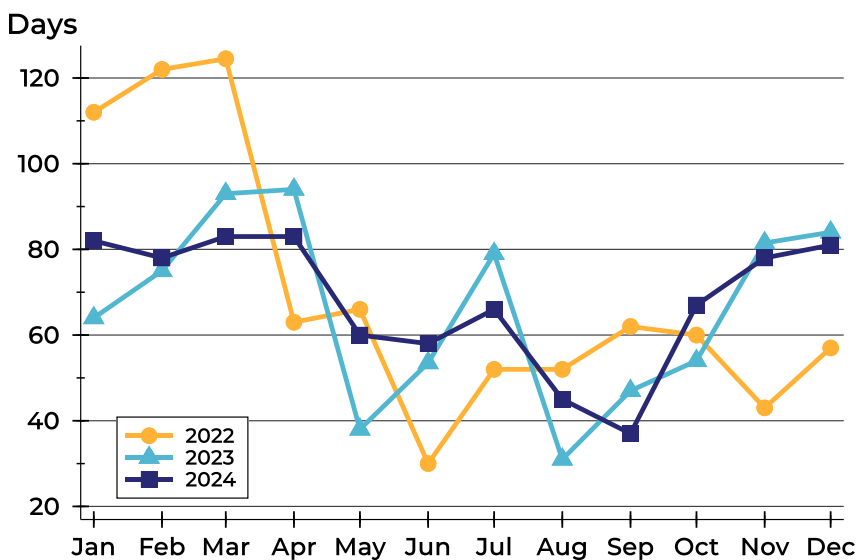
Northeast Kansas Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	129	94	98
February	153	97	106
March	165	117	104
April	144	106	91
May	107	78	94
June	73	83	101
July	82	96	101
August	68	72	91
September	85	80	84
October	83	90	108
November	69	109	107
December	84	94	103

Median DOM

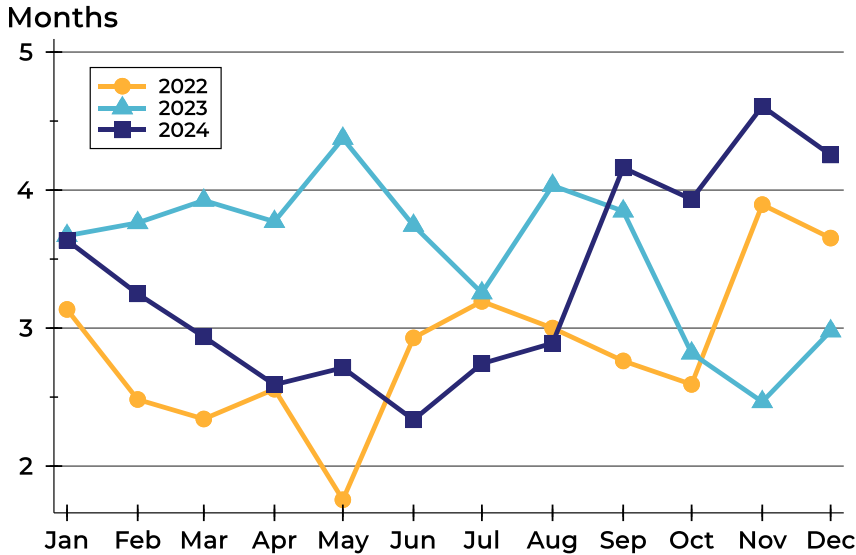


Month	2022	2023	2024
January	112	64	82
February	122	75	78
March	125	93	83
April	63	94	83
May	66	38	60
June	30	54	58
July	52	79	66
August	52	31	45
September	62	47	37
October	60	54	67
November	43	82	78
December	57	84	81



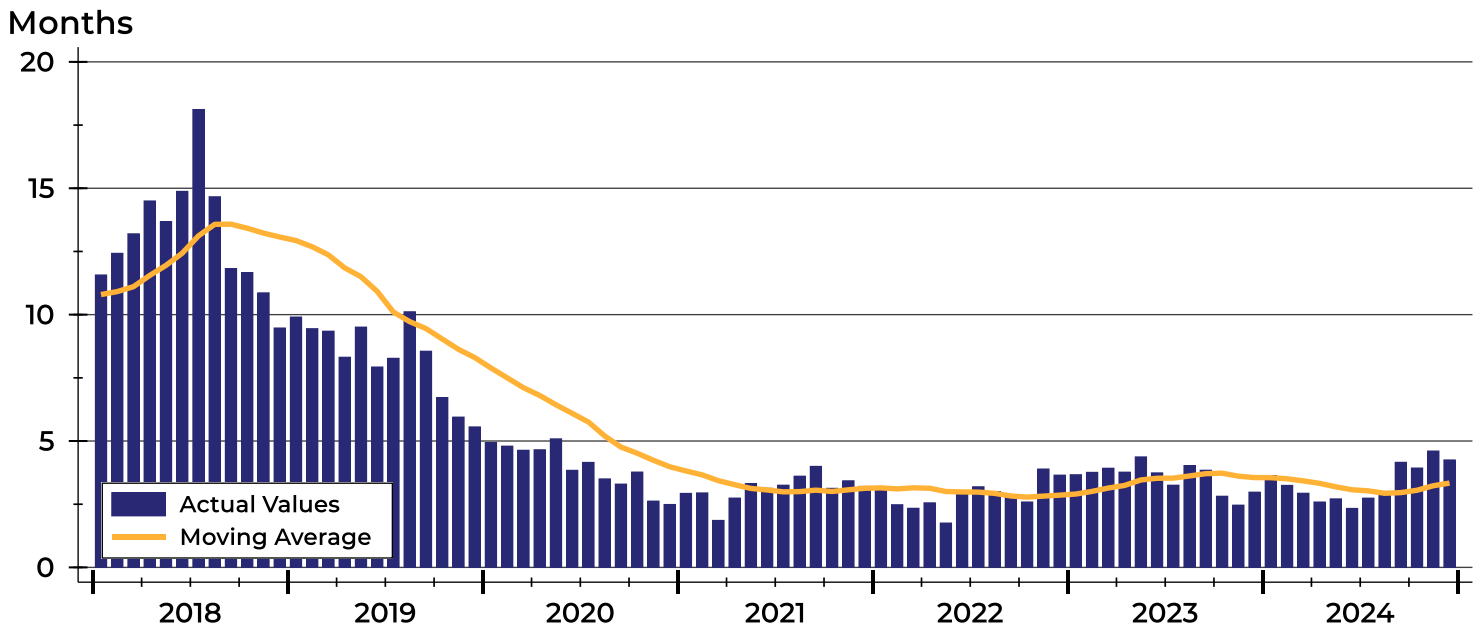
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	3.1	3.7	3.6
February	2.5	3.8	3.2
March	2.3	3.9	2.9
April	2.6	3.8	2.6
May	1.8	4.4	2.7
June	2.9	3.7	2.3
July	3.2	3.3	2.7
August	3.0	4.0	2.9
September	2.8	3.8	4.2
October	2.6	2.8	3.9
November	3.9	2.5	4.6
December	3.7	3.0	4.3

History of Month's Supply





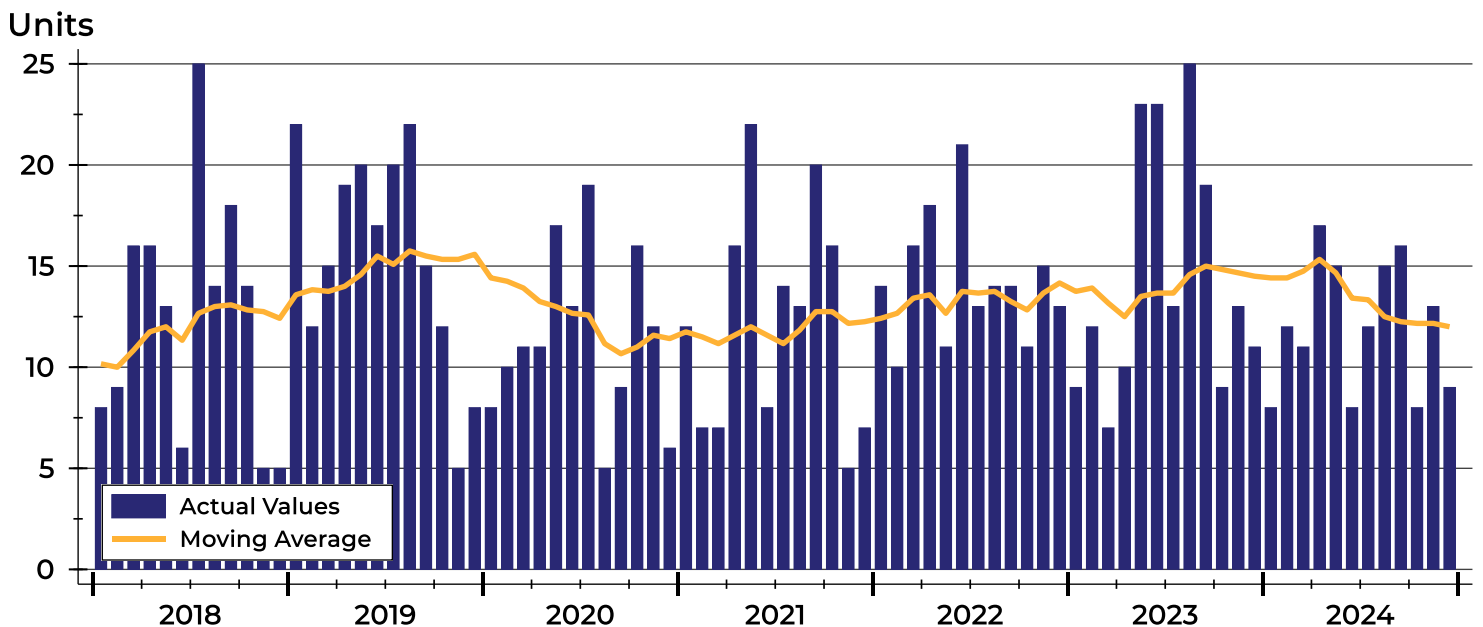
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	9	11	-18.2%
	Volume (1,000s)	1,322	1,521	-13.1%
	Average List Price	146,889	138,255	6.2%
	Median List Price	98,000	155,000	-36.8%
Year-to-Date	New Listings	144	174	-17.2%
	Volume (1,000s)	26,787	26,179	2.3%
	Average List Price	186,023	150,454	23.6%
	Median List Price	161,500	139,250	16.0%

A total of 9 new listings were added in the Northeast Kansas MLS system during December, down 18.2% from the same month in 2023. Year-to-date the Northeast Kansas MLS system has seen 144 new listings.

The median list price of these homes was \$98,000 down from \$155,000 in 2023.

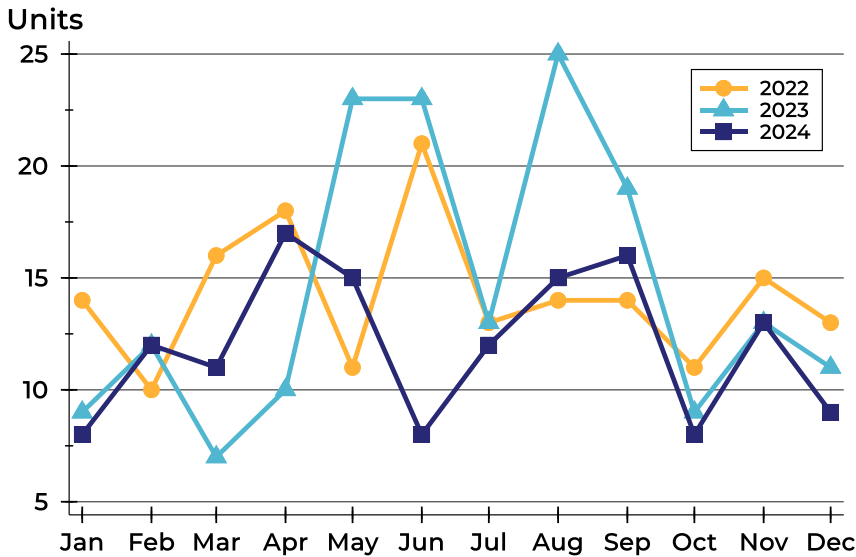
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	14	9	8
February	10	12	12
March	16	7	11
April	18	10	17
May	11	23	15
June	21	23	8
July	13	13	12
August	14	25	15
September	14	19	16
October	11	9	8
November	15	13	13
December	13	11	9

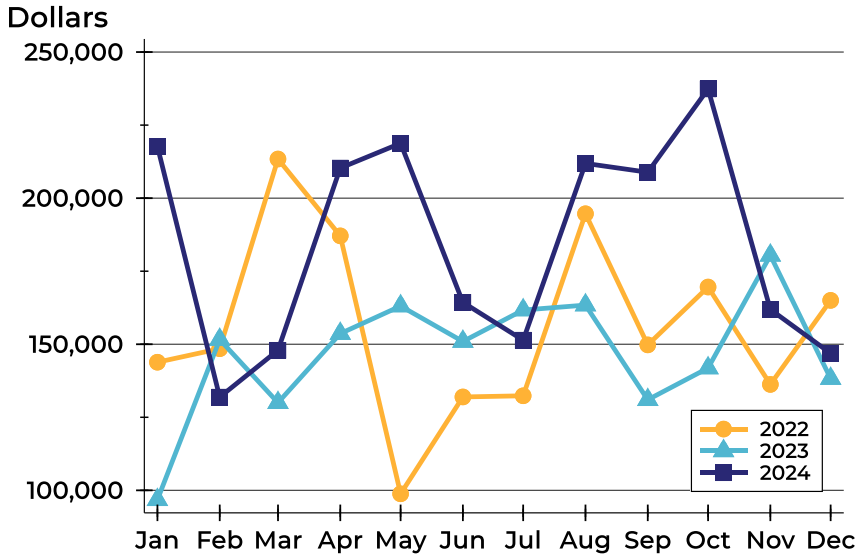
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	11.1%	45,000	45,000	28	28	100.0%	100.0%
\$50,000-\$99,999	4	44.4%	74,250	72,000	25	25	100.0%	100.0%
\$100,000-\$124,999	1	11.1%	110,000	110,000	32	32	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	11.1%	245,000	245,000	21	21	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	22.2%	312,500	312,500	20	20	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



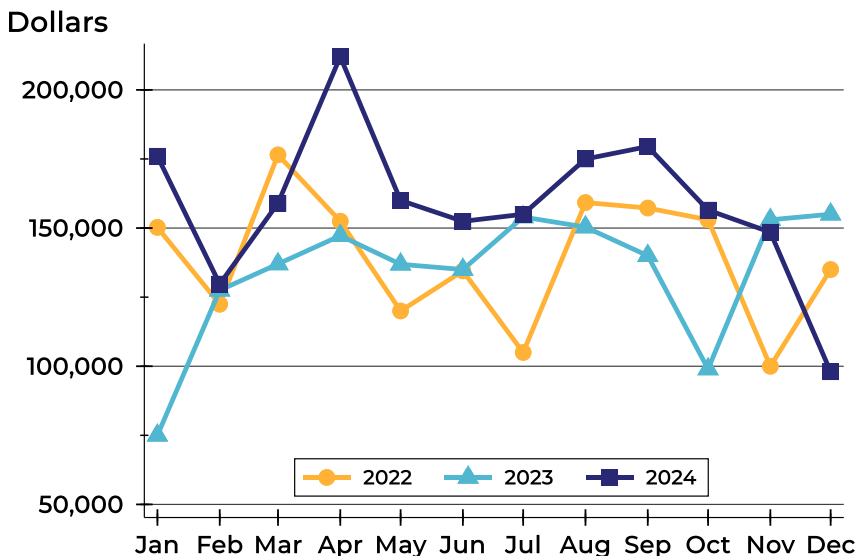
Northeast Kansas New Listings Analysis

Average Price



Month	2022	2023	2024
January	143,857	96,778	217,750
February	148,480	151,617	131,908
March	213,400	130,000	147,955
April	187,106	153,650	210,306
May	98,818	163,081	218,793
June	131,967	150,943	164,350
July	132,369	161,715	151,400
August	194,664	163,402	211,893
September	149,786	131,005	208,869
October	169,591	141,867	237,375
November	136,260	180,423	161,915
December	165,015	138,255	146,889

Median Price



Month	2022	2023	2024
January	150,250	75,000	176,000
February	122,450	127,500	129,750
March	176,500	137,000	159,000
April	152,500	147,250	212,000
May	120,000	136,900	160,000
June	134,500	135,000	152,450
July	105,000	154,000	155,000
August	159,250	150,350	175,000
September	157,250	140,000	179,500
October	153,000	99,000	156,500
November	100,000	153,000	148,500
December	135,000	155,000	98,000



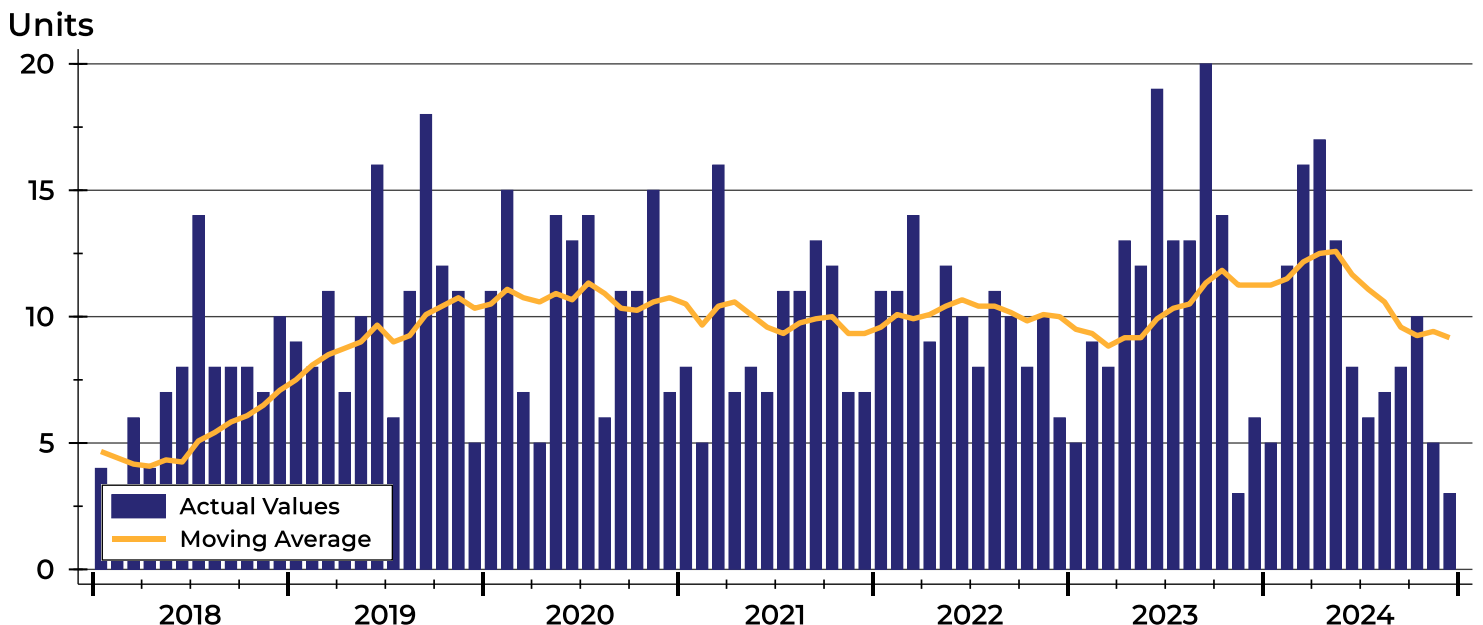
Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		3	6	-50.0%	110	135	-18.5%
Volume (1,000s)		362	1,095	-66.9%	17,464	20,591	-15.2%
Average	Sale Price	120,700	182,583	-33.9%	158,761	152,524	4.1%
	Days on Market	67	67	0.0%	65	51	27.5%
	Percent of Original	96.7%	93.3%	3.6%	91.3%	91.1%	0.2%
Median	Sale Price	67,500	153,000	-55.9%	146,250	143,000	2.3%
	Days on Market	29	31	-6.5%	34	28	21.4%
	Percent of Original	100.0%	98.7%	1.3%	95.2%	94.9%	0.3%

A total of 3 contracts for sale were written in the Northeast Kansas MLS system during the month of December, down from 6 in 2023. The median list price of these homes was \$67,500, down from \$153,000 the prior year.

Half of the homes that went under contract in December were on the market less than 29 days, compared to 31 days in December 2023.

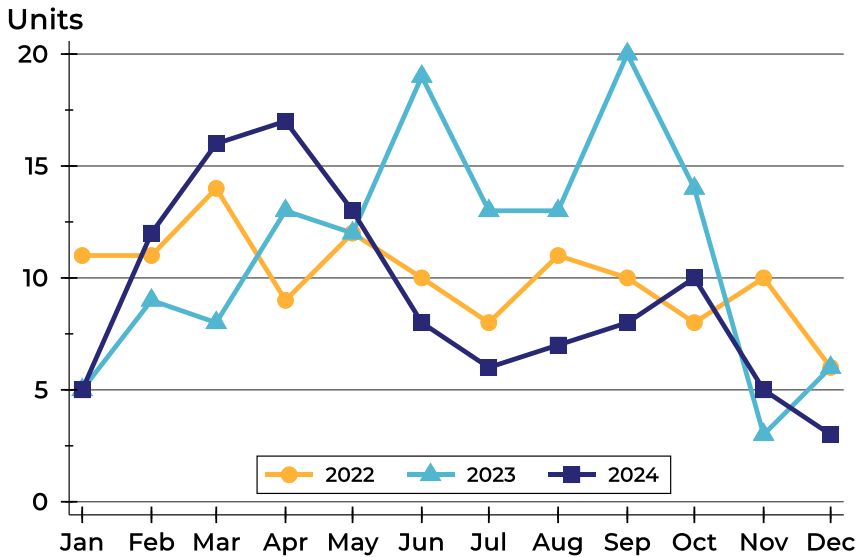
History of Contracts Written





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	11	5	5
February	11	9	12
March	14	8	16
April	9	13	17
May	12	12	13
June	10	19	8
July	8	13	6
August	11	13	7
September	10	20	8
October	8	14	10
November	10	3	5
December	6	6	3

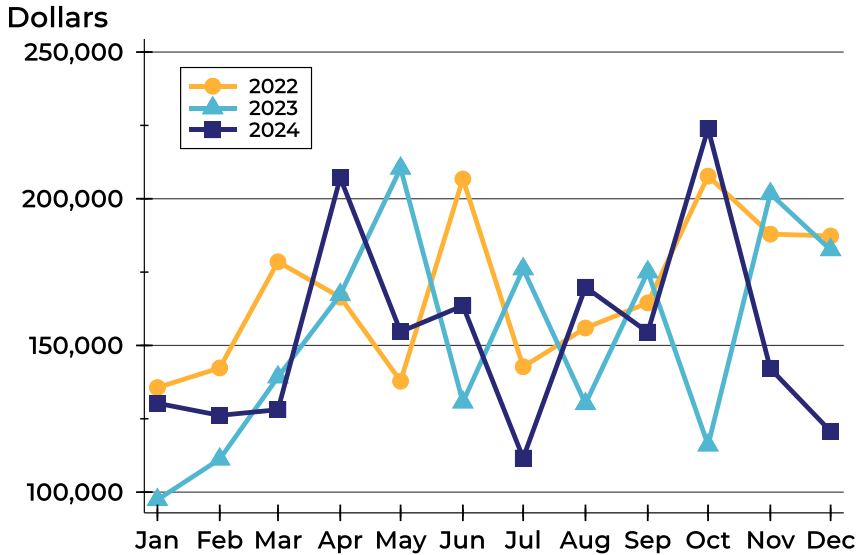
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	33.3%	49,600	49,600	29	29	100.0%	100.0%
\$50,000-\$99,999	1	33.3%	67,500	67,500	152	152	90.0%	90.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	245,000	245,000	21	21	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



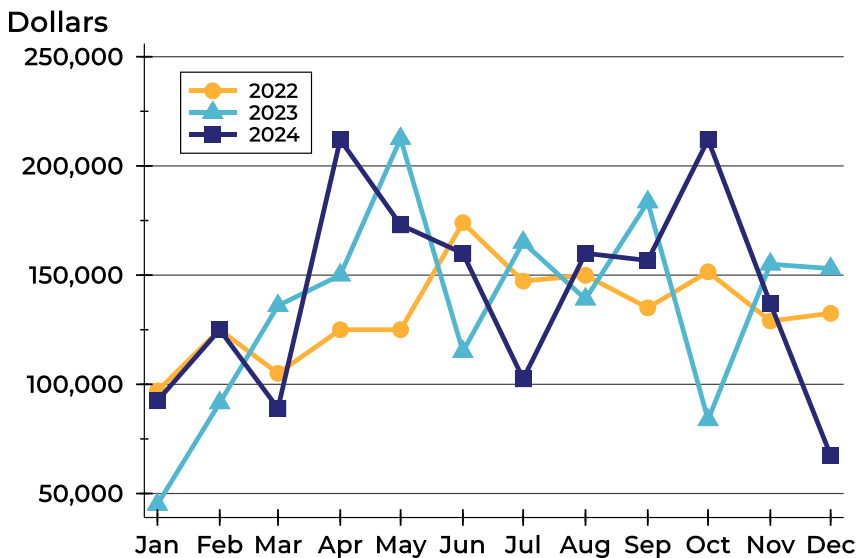
Northeast Kansas Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	135,636	97,400	130,300
February	142,318	111,244	126,167
March	178,500	139,238	128,106
April	166,444	167,308	207,176
May	137,825	210,400	154,692
June	206,750	130,668	163,550
July	142,738	176,077	111,633
August	155,945	130,112	169,857
September	164,500	175,045	154,550
October	207,725	116,021	223,930
November	187,950	201,667	142,100
December	187,333	182,583	120,700

Median Price

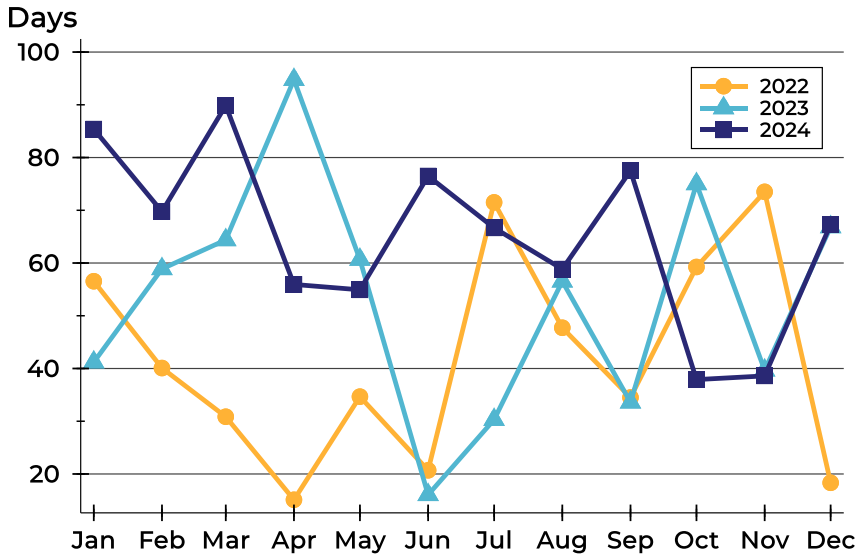


Month	2022	2023	2024
January	97,000	45,000	92,500
February	125,000	91,500	125,000
March	105,000	136,000	89,000
April	125,000	150,000	212,000
May	125,000	212,500	173,000
June	174,000	115,000	160,000
July	147,250	165,000	102,500
August	149,900	139,000	160,000
September	135,000	183,500	156,700
October	151,500	83,750	212,000
November	129,000	155,000	137,000
December	132,500	153,000	67,500



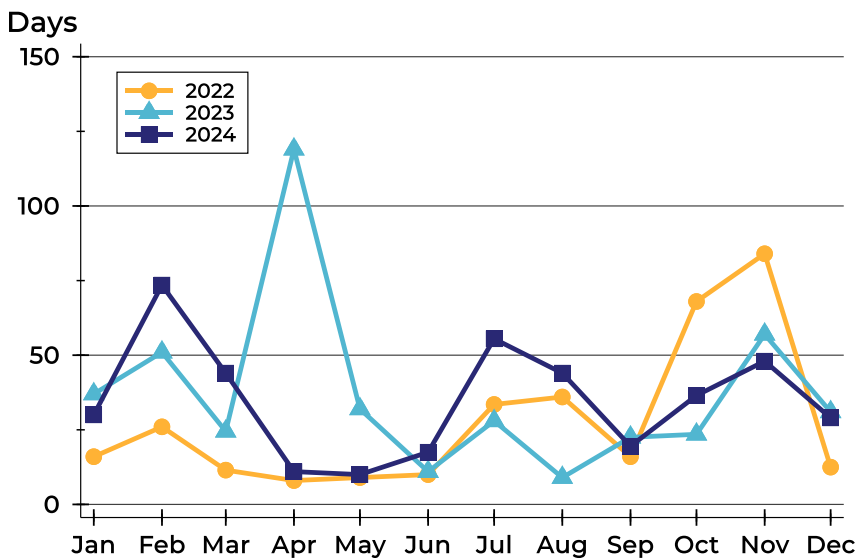
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	57	41	85
February	40	59	70
March	31	64	90
April	15	95	56
May	35	61	55
June	21	16	77
July	72	30	67
August	48	57	59
September	35	34	78
October	59	75	38
November	74	40	39
December	18	67	67

Median DOM



Month	2022	2023	2024
January	16	37	30
February	26	51	74
March	12	25	44
April	8	119	11
May	9	32	10
June	10	11	18
July	34	28	56
August	36	9	44
September	16	23	20
October	68	24	37
November	84	57	48
December	13	31	29



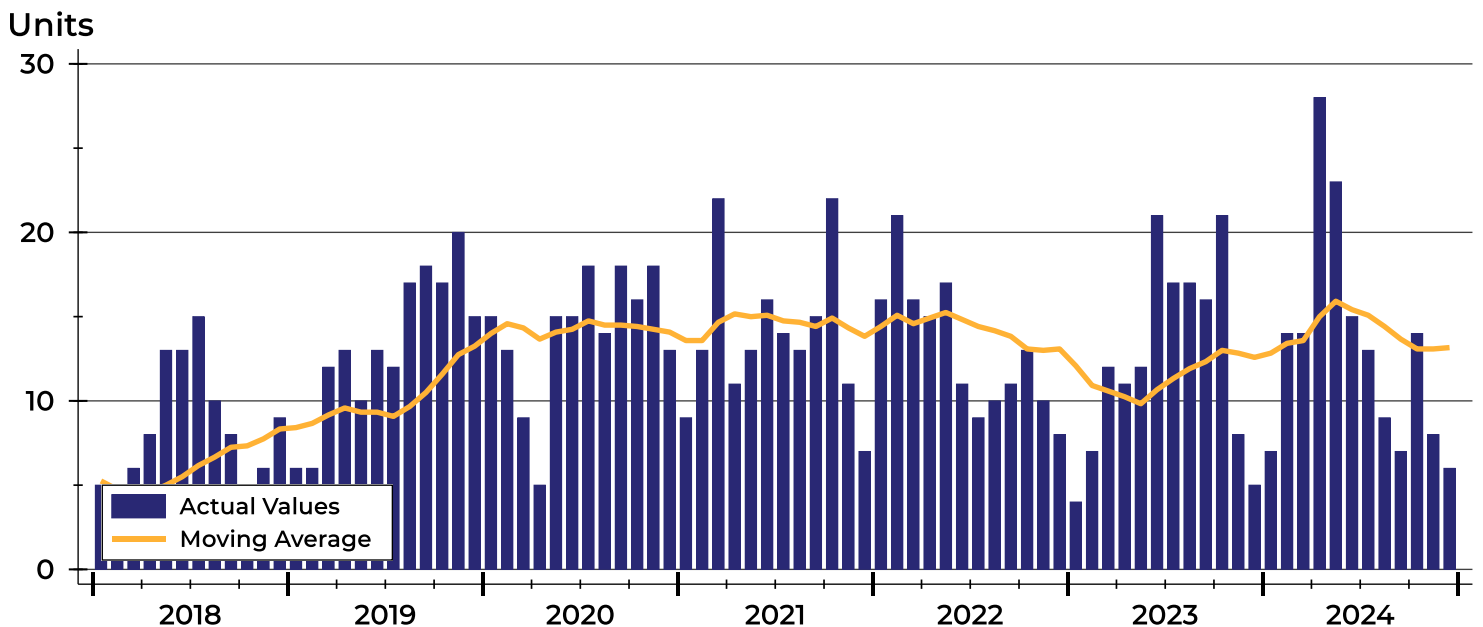
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		6	5	20.0%
Volume (1,000s)		1,076	937	14.8%
Average	List Price	179,350	187,500	-4.3%
	Days on Market	61	80	-23.8%
	Percent of Original	98.3%	93.4%	5.2%
Median	List Price	232,500	153,000	52.0%
	Days on Market	39	32	21.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in the Northeast Kansas MLS system had contracts pending at the end of December, up from 5 contracts pending at the end of December 2023.

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.

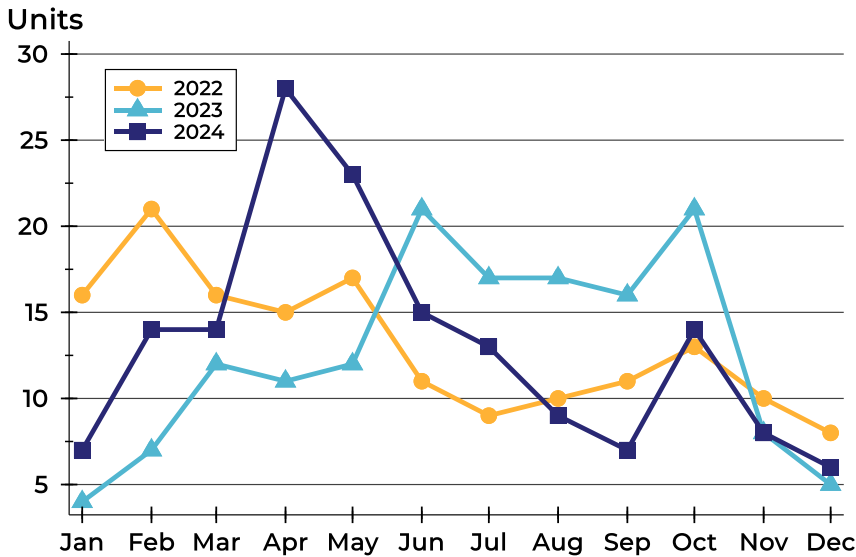
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	16	4	7
February	21	7	14
March	16	12	14
April	15	11	28
May	17	12	23
June	11	21	15
July	9	17	13
August	10	17	9
September	11	16	7
October	13	21	14
November	10	8	8
December	8	5	6

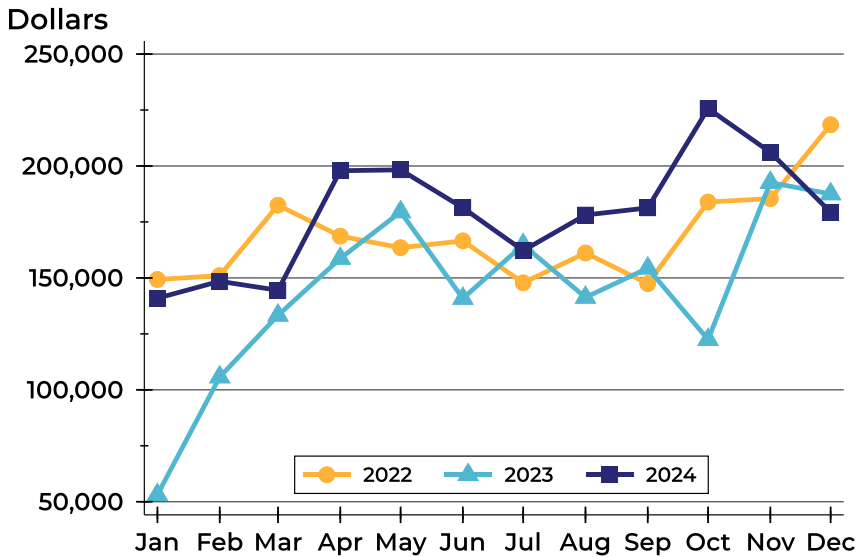
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	16.7%	49,600	49,600	29	29	100.0%	100.0%
\$50,000-\$99,999	1	16.7%	67,500	67,500	152	152	90.0%	90.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	66.7%	239,750	242,500	46	35	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



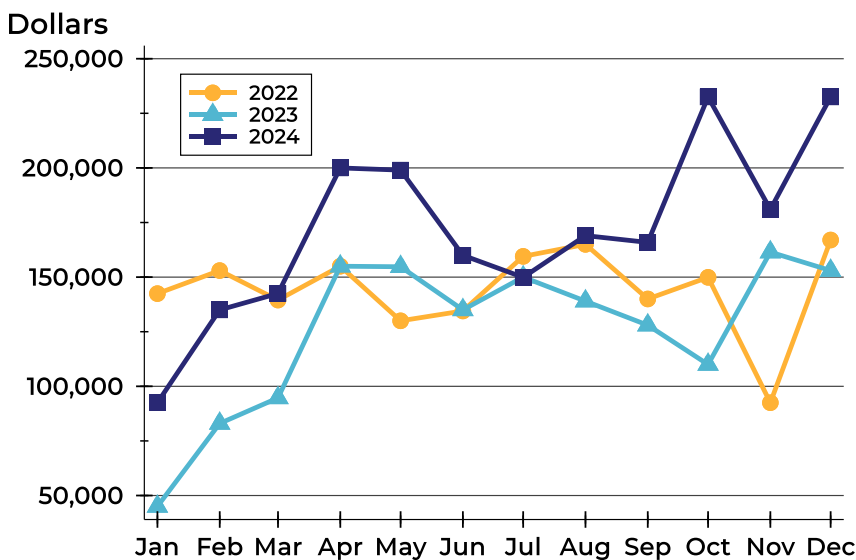
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	149,300	53,125	140,928
February	151,019	105,714	148,500
March	182,500	133,283	144,486
April	168,667	158,700	197,896
May	163,494	179,492	198,283
June	166,545	140,838	181,340
July	147,822	164,812	162,208
August	161,150	141,306	178,111
September	147,445	154,325	181,271
October	183,900	122,467	225,671
November	185,430	192,613	206,125
December	218,438	187,500	179,350

Median Price

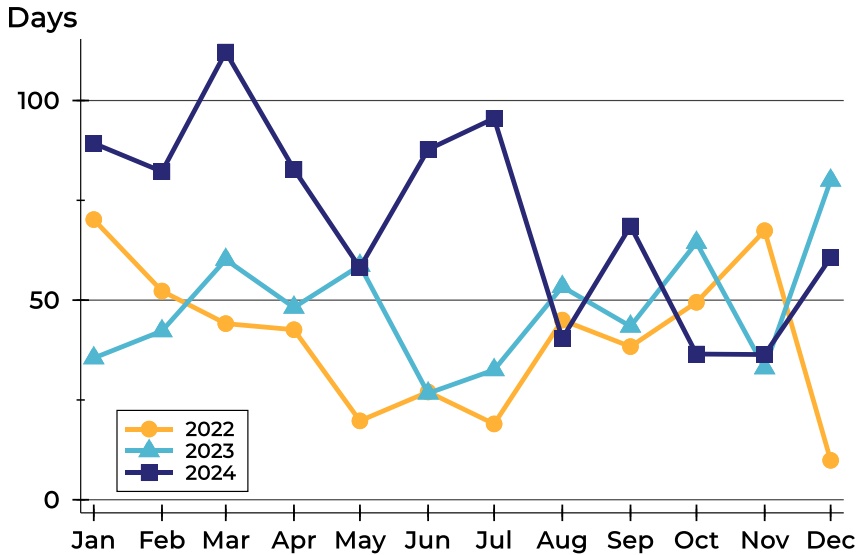


Month	2022	2023	2024
January	142,450	45,000	92,500
February	153,000	83,000	135,000
March	139,500	94,700	142,500
April	155,000	155,000	200,000
May	130,000	154,750	199,000
June	134,500	135,000	160,000
July	159,500	150,000	149,900
August	165,000	139,000	169,000
September	140,000	128,000	165,900
October	149,900	110,000	232,500
November	92,500	161,450	181,000
December	167,000	153,000	232,500



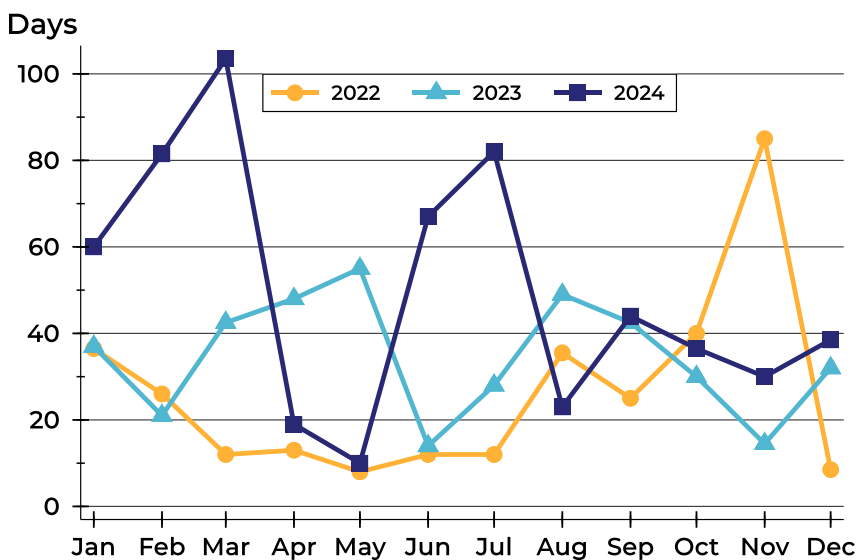
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	70	36	89
February	52	42	82
March	44	60	112
April	43	48	83
May	20	59	58
June	27	27	88
July	19	33	96
August	45	53	40
September	38	43	69
October	49	64	37
November	67	33	36
December	10	80	61

Median DOM



Month	2022	2023	2024
January	37	37	60
February	26	21	82
March	12	43	104
April	13	48	19
May	8	55	10
June	12	14	67
July	12	28	82
August	36	49	23
September	25	43	44
October	40	30	37
November	85	15	30
December	9	32	39



Brown County Housing Report



Market Overview

Brown County Home Sales Fell in December

Total home sales in Brown County fell last month to 3 units, compared to 6 units in December 2023. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in December was \$131,000, up from \$110,000 a year earlier. Homes that sold in December were typically on the market for 2 days and sold for 100.0% of their list prices.

Brown County Active Listings Up at End of December

The total number of active listings in Brown County at the end of December was 35 units, up from 31 at the same point in 2023. This represents a 5.3 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$139,000.

During December, a total of 1 contract was written down from 5 in December 2023. At the end of the month, there were 3 contracts still pending.

Report Contents

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

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Brown County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		3	6	8	79	105	83
Change from prior year		-50.0%	-25.0%	0.0%	-24.8%	26.5%	3.8%
Active Listings		35	31	29	N/A	N/A	N/A
Change from prior year		12.9%	6.9%	-3.3%			
Months' Supply		5.3	3.5	4.2	N/A	N/A	N/A
Change from prior year		51.4%	-16.7%	-6.7%			
New Listings		8	8	10	109	134	125
Change from prior year		0.0%	-20.0%	42.9%	-18.7%	7.2%	9.6%
Contracts Written		1	5	2	77	103	85
Change from prior year		-80.0%	150.0%	-60.0%	-25.2%	21.2%	10.4%
Pending Contracts		3	3	3	N/A	N/A	N/A
Change from prior year		0.0%	0.0%	-25.0%			
Sales Volume (1,000s)		401	777	853	10,574	13,843	11,882
Change from prior year		-48.4%	-8.9%	-6.0%	-23.6%	16.5%	55.9%
Average	Sale Price	133,800	129,492	106,600	133,847	131,837	143,154
	Change from prior year	3.3%	21.5%	-6.0%	1.5%	-7.9%	50.3%
	List Price of Actives	184,094	125,961	126,760	N/A	N/A	N/A
	Change from prior year	46.2%	-0.6%	18.0%			
	Days on Market	30	57	74	71	51	47
Change from prior year	-47.4%	-23.0%	100.0%	39.2%	8.5%	-38.2%	
Percent of List	100.5%	95.3%	96.2%	93.3%	94.0%	96.9%	
Change from prior year	5.5%	-0.9%	0.7%	-0.7%	-3.0%	0.5%	
Percent of Original	95.5%	92.5%	89.8%	90.3%	90.9%	95.0%	
Change from prior year	3.2%	3.0%	-6.0%	-0.7%	-4.3%	0.5%	
Median	Sale Price	131,000	110,000	86,250	125,000	121,000	130,000
	Change from prior year	19.1%	27.5%	-23.3%	3.3%	-6.9%	73.9%
	List Price of Actives	139,000	95,000	120,000	N/A	N/A	N/A
	Change from prior year	46.3%	-20.8%	50.0%			
	Days on Market	2	39	85	32	28	22
Change from prior year	-94.9%	-54.1%	193.1%	14.3%	27.3%	-46.3%	
Percent of List	100.0%	94.1%	96.9%	97.2%	97.4%	97.9%	
Change from prior year	6.3%	-2.9%	-1.8%	-0.2%	-0.5%	-1.1%	
Percent of Original	100.0%	94.1%	94.3%	96.1%	94.8%	97.6%	
Change from prior year	6.3%	-0.2%	-4.5%	1.4%	-2.9%	0.6%	

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



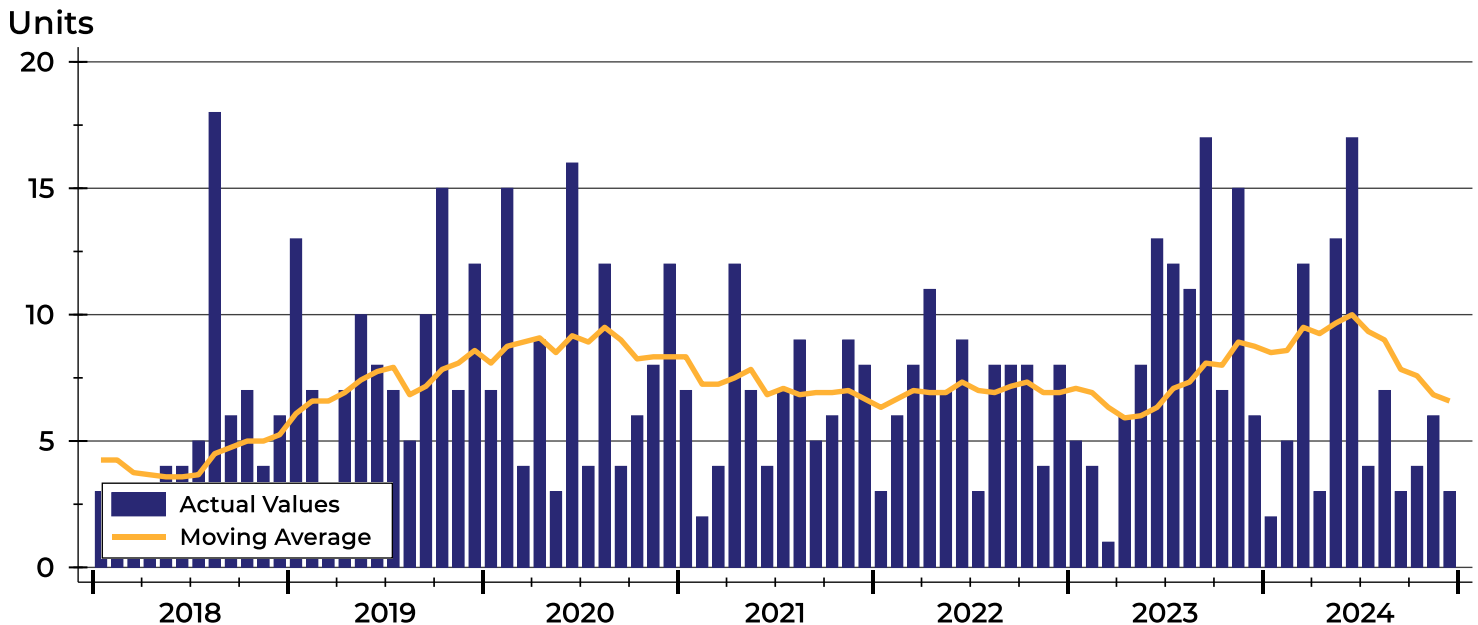
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		3	6	-50.0%	79	105	-24.8%
Volume (1,000s)		401	777	-48.4%	10,574	13,843	-23.6%
Months' Supply		5.3	3.5	51.4%	N/A	N/A	N/A
Average	Sale Price	133,800	129,492	3.3%	133,847	131,837	1.5%
	Days on Market	30	57	-47.4%	71	51	39.2%
	Percent of List	100.5%	95.3%	5.5%	93.3%	94.0%	-0.7%
	Percent of Original	95.5%	92.5%	3.2%	90.3%	90.9%	-0.7%
Median	Sale Price	131,000	110,000	19.1%	125,000	121,000	3.3%
	Days on Market	2	39	-94.9%	32	28	14.3%
	Percent of List	100.0%	94.1%	6.3%	97.2%	97.4%	-0.2%
	Percent of Original	100.0%	94.1%	6.3%	96.1%	94.8%	1.4%

A total of 3 homes sold in Brown County in December, down from 6 units in December 2023. Total sales volume fell to \$0.4 million compared to \$0.8 million in the previous year.

The median sales price in December was \$131,000, up 19.1% compared to the prior year. Median days on market was 2 days, down from 42 days in November, and down from 39 in December 2023.

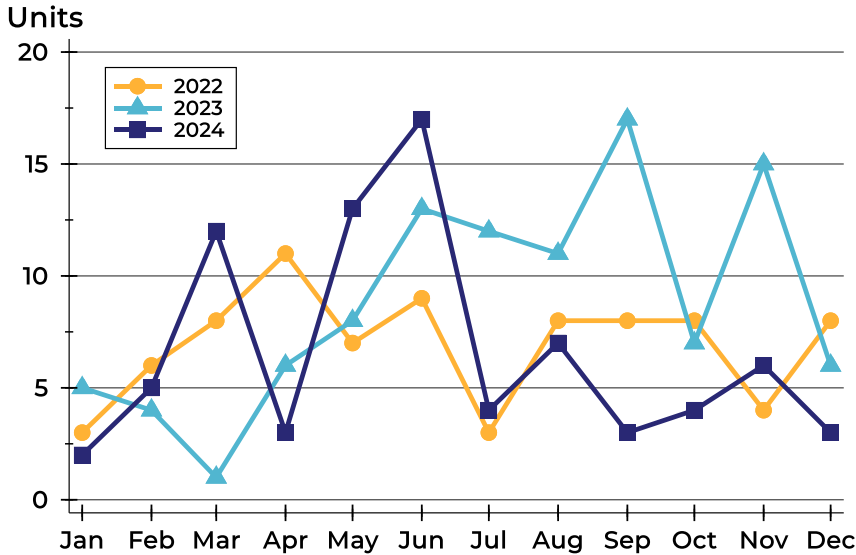
History of Closed Listings





Brown County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	3	5	2
February	6	4	5
March	8	1	12
April	11	6	3
May	7	8	13
June	9	13	17
July	3	12	4
August	8	11	7
September	8	17	3
October	8	7	4
November	4	15	6
December	8	6	3

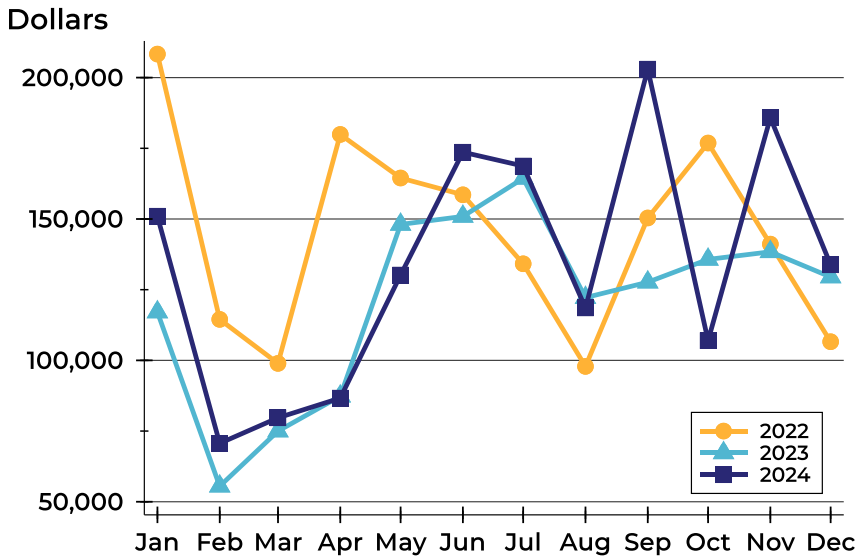
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	8.6	121,900	121,900	2	2	106.0%	106.0%	106.0%	106.0%
\$125,000-\$149,999	2	66.7%	10.0	139,750	139,750	45	45	97.8%	97.8%	90.2%	90.2%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



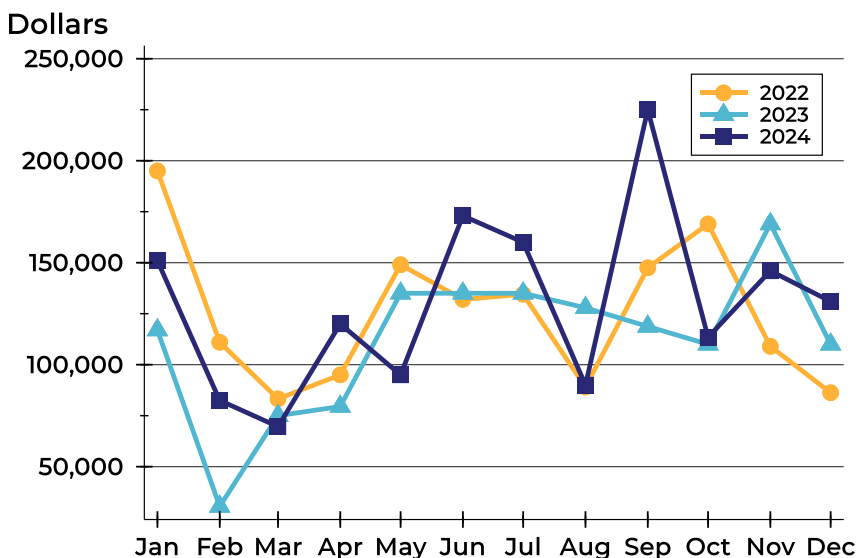
Brown County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	208,333	117,100	151,000
February	114,500	55,500	70,660
March	98,938	75,000	79,688
April	179,909	87,333	86,667
May	164,500	148,075	130,185
June	158,556	150,915	173,635
July	134,167	164,388	168,750
August	97,875	122,200	118,557
September	150,375	127,653	203,000
October	176,875	135,714	106,975
November	141,125	138,400	185,833
December	106,600	129,492	133,800

Median Price

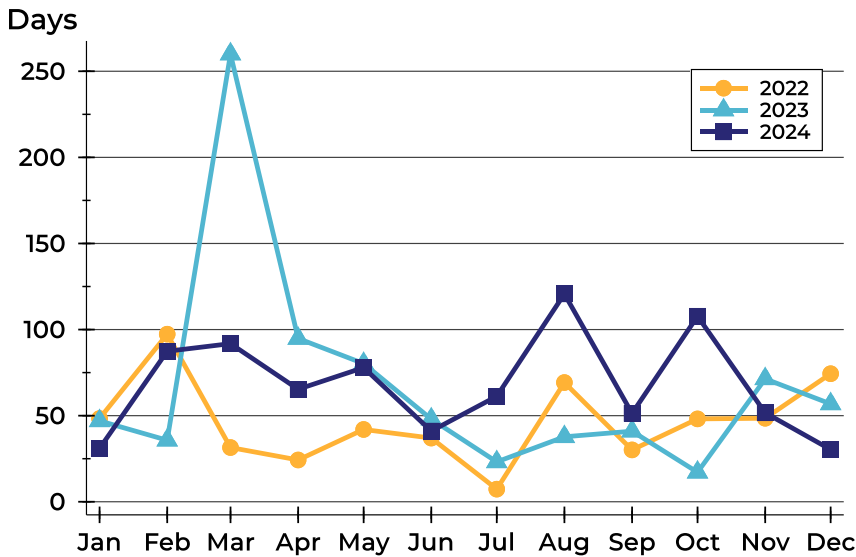


Month	2022	2023	2024
January	195,000	117,000	151,000
February	111,000	30,500	82,500
March	83,250	75,000	69,625
April	95,000	79,500	120,000
May	149,000	135,000	95,000
June	132,000	135,000	173,000
July	134,500	135,000	160,000
August	89,000	127,900	90,000
September	147,500	118,750	225,000
October	169,000	110,000	113,450
November	109,000	169,000	146,000
December	86,250	110,000	131,000



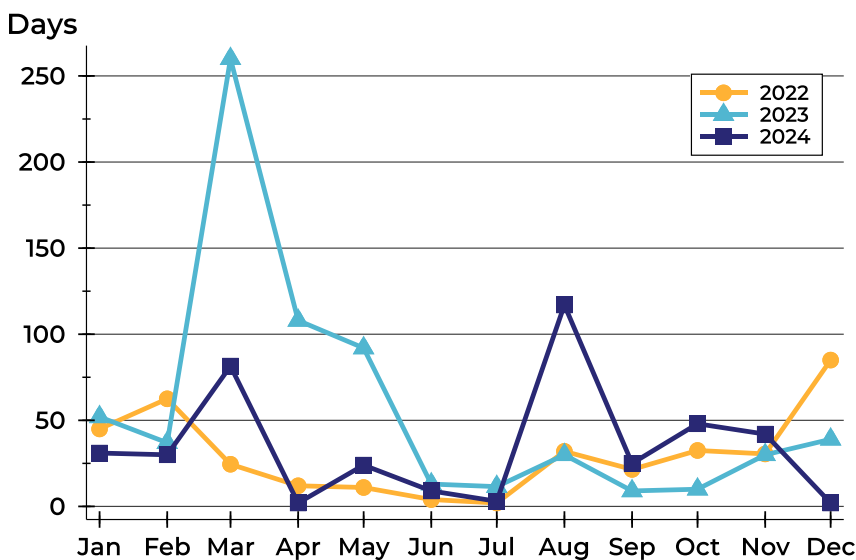
Brown County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	48	47	31
February	97	36	87
March	32	260	92
April	24	95	65
May	42	80	78
June	37	48	41
July	7	23	61
August	69	38	121
September	30	41	51
October	48	17	108
November	49	71	52
December	74	57	30

Median DOM



Month	2022	2023	2024
January	45	52	31
February	63	37	30
March	25	260	82
April	12	108	2
May	11	92	24
June	4	13	9
July	2	12	3
August	32	30	117
September	22	9	25
October	33	10	48
November	31	30	42
December	85	39	2



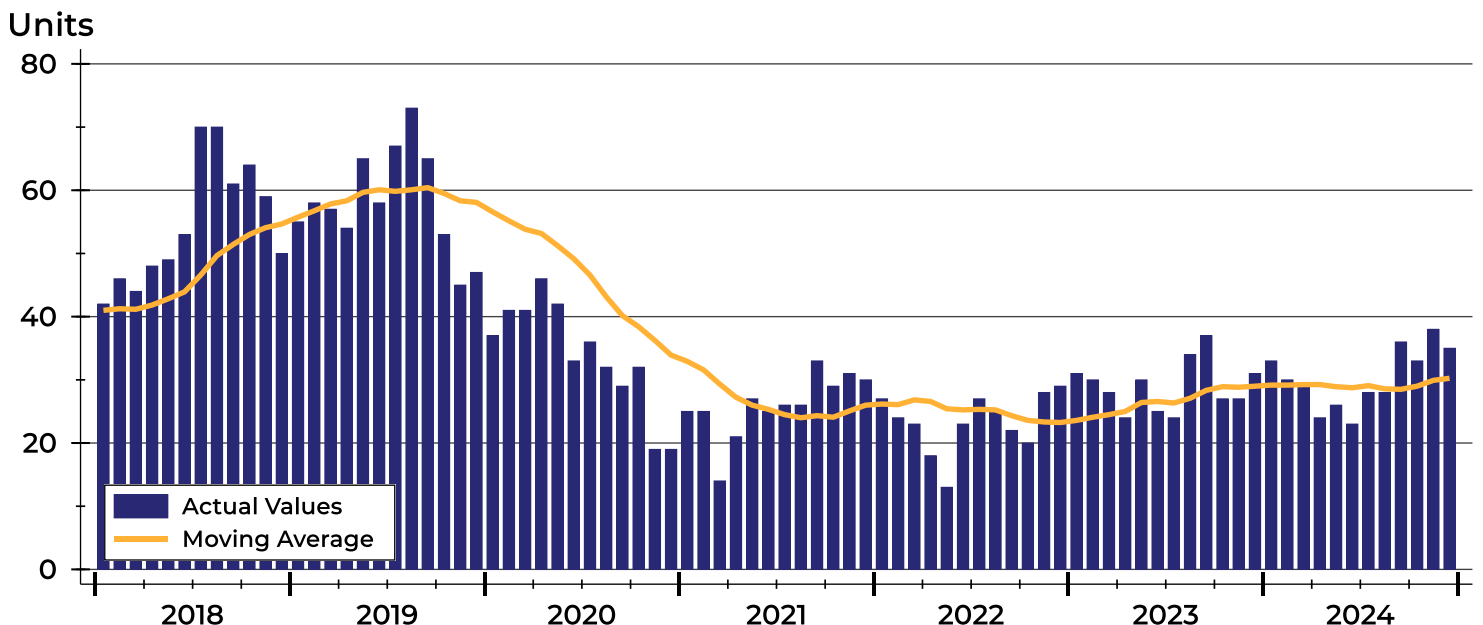
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		35	31	12.9%
Volume (1,000s)		6,443	3,905	65.0%
Months' Supply		5.3	3.5	51.4%
Average	List Price	184,094	125,961	46.2%
	Days on Market	99	99	0.0%
	Percent of Original	94.7%	94.8%	-0.1%
Median	List Price	139,000	95,000	46.3%
	Days on Market	64	91	-29.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 35 homes were available for sale in Brown County at the end of December. This represents a 5.3 months' supply of active listings.

The median list price of homes on the market at the end of December was \$139,000, up 46.3% from 2023. The typical time on market for active listings was 64 days, down from 91 days a year earlier.

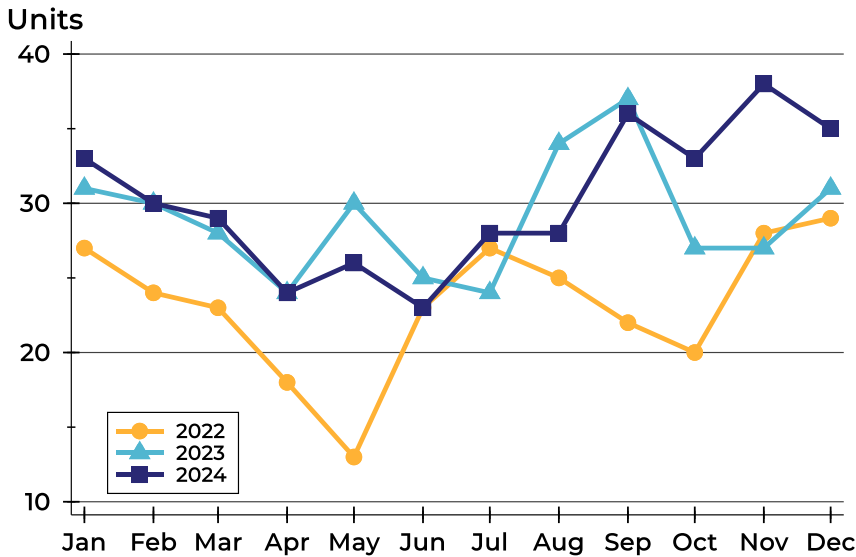
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	27	31	33
February	24	30	30
March	23	28	29
April	18	24	24
May	13	30	26
June	23	25	23
July	27	24	28
August	25	34	28
September	22	37	36
October	20	27	33
November	28	27	38
December	29	31	35

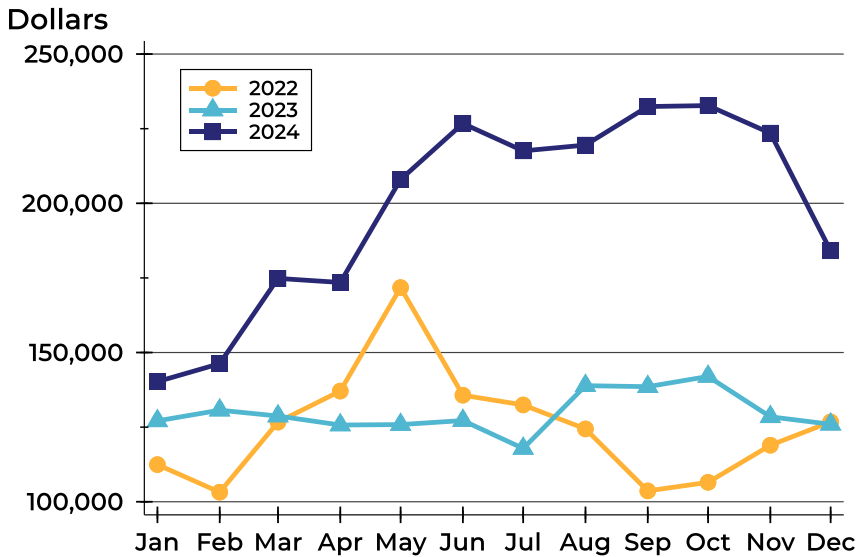
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.9%	N/A	45,000	45,000	21	21	100.0%	100.0%
\$50,000-\$99,999	8	22.9%	N/A	72,000	67,000	77	35	97.9%	100.0%
\$100,000-\$124,999	5	14.3%	8.6	117,360	119,000	118	117	86.7%	80.0%
\$125,000-\$149,999	5	14.3%	10.0	132,000	129,000	102	96	98.4%	100.0%
\$150,000-\$174,999	1	2.9%	N/A	174,000	174,000	92	92	80.9%	80.9%
\$175,000-\$199,999	1	2.9%	N/A	175,000	175,000	50	50	100.0%	100.0%
\$200,000-\$249,999	7	20.0%	N/A	228,214	229,000	146	134	96.0%	93.5%
\$250,000-\$299,999	1	2.9%	N/A	255,000	255,000	183	183	99.2%	99.2%
\$300,000-\$399,999	4	11.4%	N/A	336,000	317,500	45	28	95.1%	100.0%
\$400,000-\$499,999	1	2.9%	N/A	430,000	430,000	85	85	95.6%	95.6%
\$500,000-\$749,999	1	2.9%	N/A	600,000	600,000	128	128	77.6%	77.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



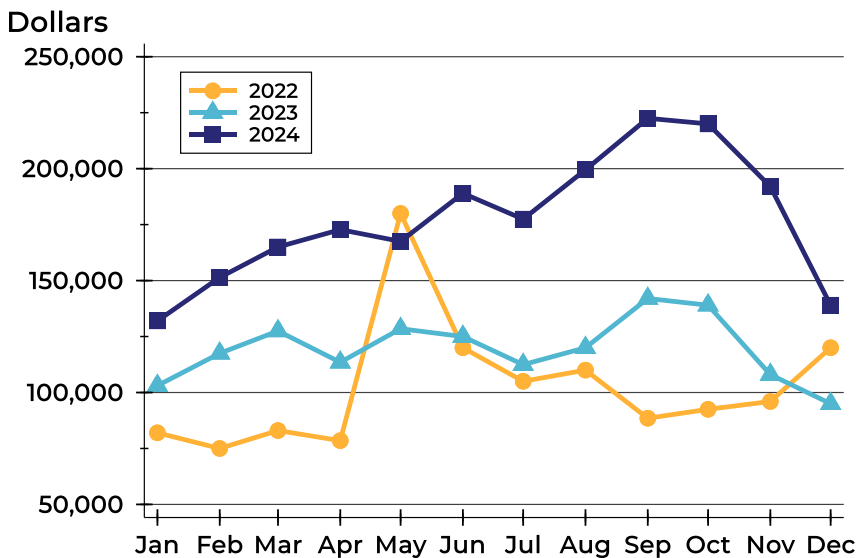
Brown County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	112,447	127,114	140,248
February	103,211	130,687	146,270
March	126,681	128,729	174,838
April	137,087	125,713	173,475
May	171,769	125,867	207,977
June	135,709	127,216	226,743
July	132,448	117,863	217,568
August	124,412	138,900	219,500
September	103,641	138,567	232,419
October	106,518	141,985	232,751
November	118,941	128,470	223,505
December	126,760	125,961	184,094

Median Price

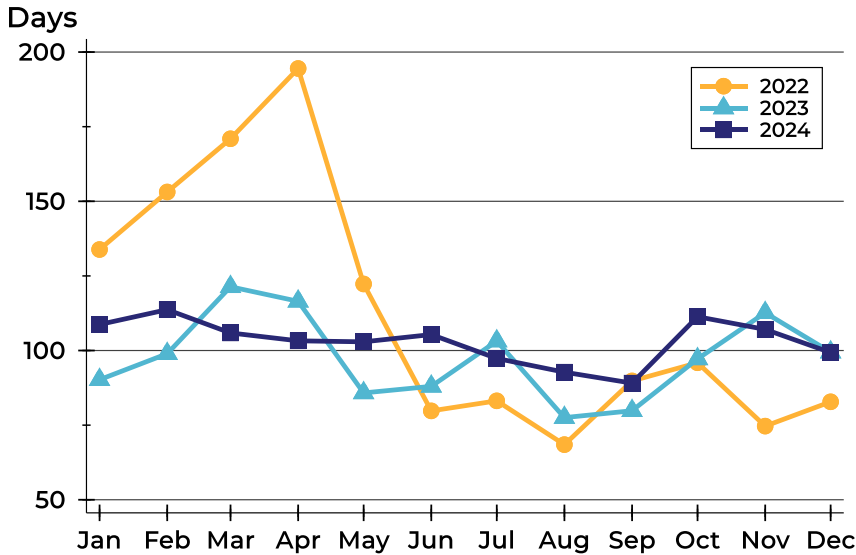


Month	2022	2023	2024
January	82,000	103,075	132,000
February	75,000	117,500	151,400
March	83,000	127,500	165,000
April	78,500	113,500	172,750
May	180,000	128,500	167,500
June	120,000	125,000	189,000
July	105,000	112,450	177,450
August	110,000	120,000	199,500
September	88,500	142,000	222,500
October	92,500	139,000	220,000
November	96,000	108,000	192,000
December	120,000	95,000	139,000



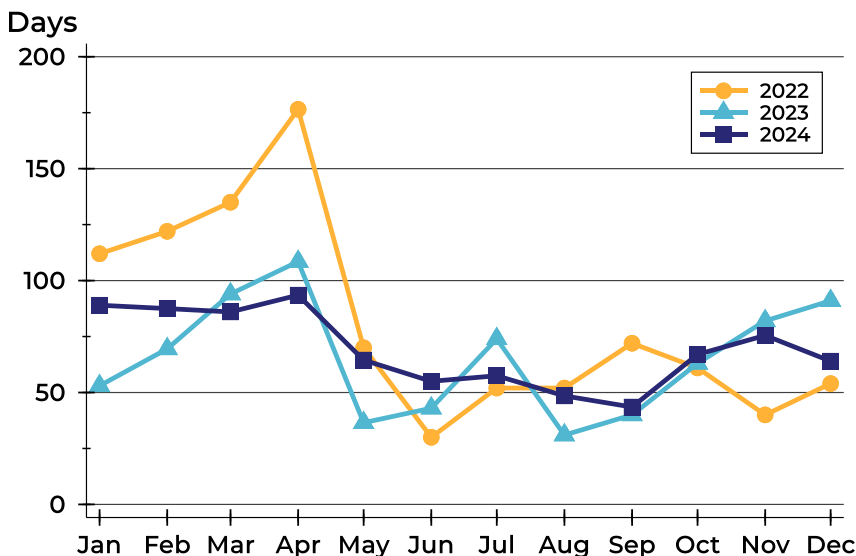
Brown County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	134	90	109
February	153	99	114
March	171	121	106
April	195	117	103
May	122	86	103
June	80	88	105
July	83	103	97
August	68	78	93
September	90	80	89
October	96	97	111
November	75	113	107
December	83	99	99

Median DOM

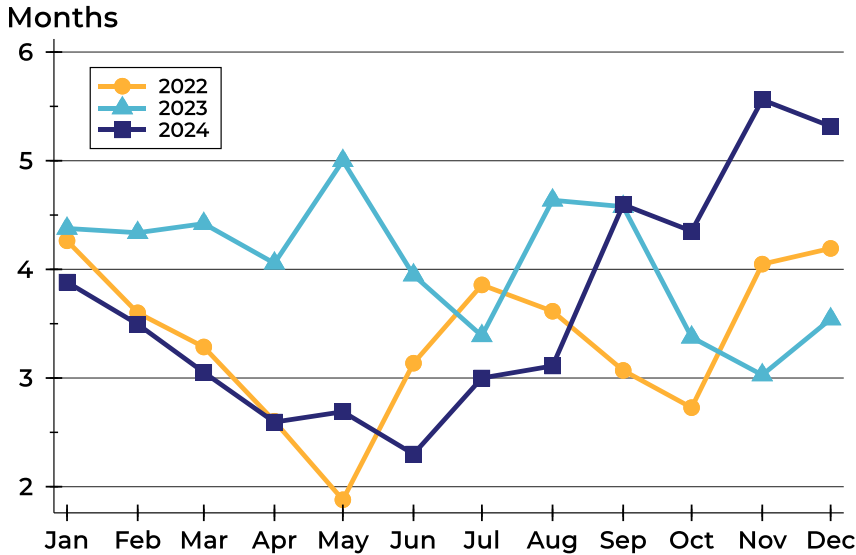


Month	2022	2023	2024
January	112	53	89
February	122	70	88
March	135	94	86
April	177	109	94
May	70	37	65
June	30	43	55
July	52	74	58
August	52	31	49
September	72	40	44
October	61	63	67
November	40	82	76
December	54	91	64



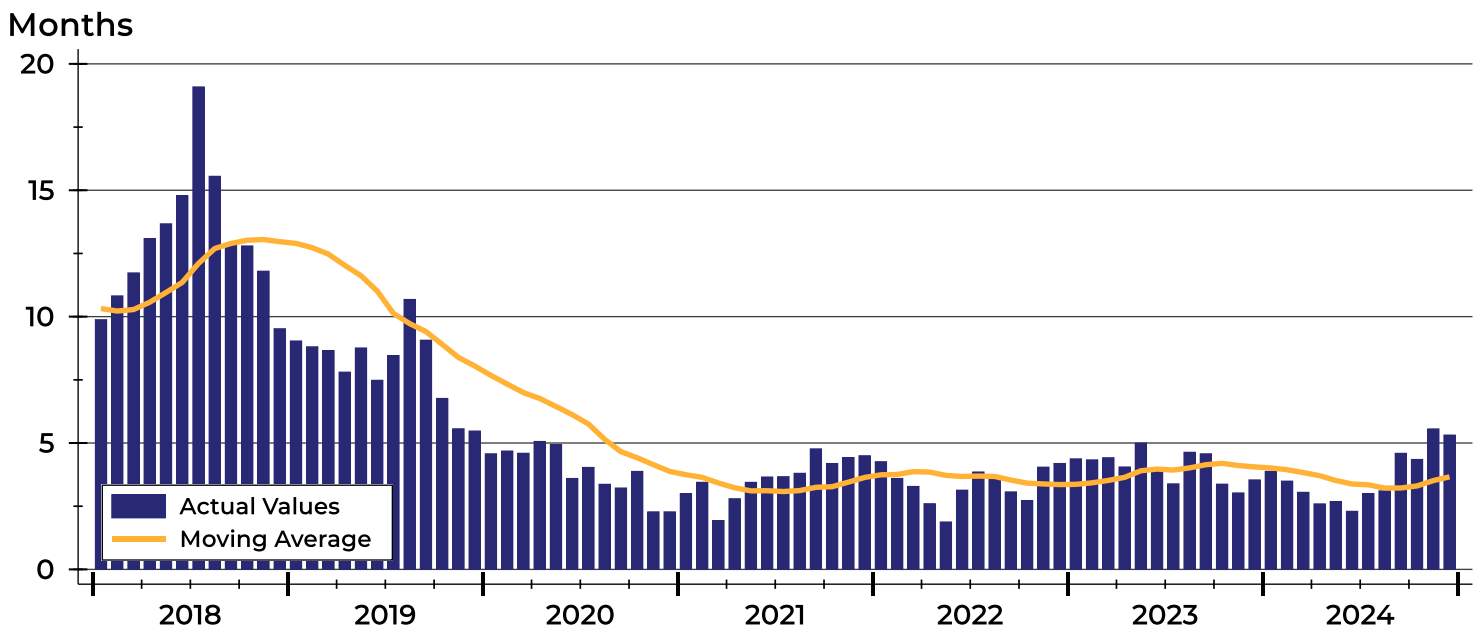
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	4.3	4.4	3.9
February	3.6	4.3	3.5
March	3.3	4.4	3.1
April	2.6	4.1	2.6
May	1.9	5.0	2.7
June	3.1	3.9	2.3
July	3.9	3.4	3.0
August	3.6	4.6	3.1
September	3.1	4.6	4.6
October	2.7	3.4	4.4
November	4.0	3.0	5.6
December	4.2	3.5	5.3

History of Month's Supply





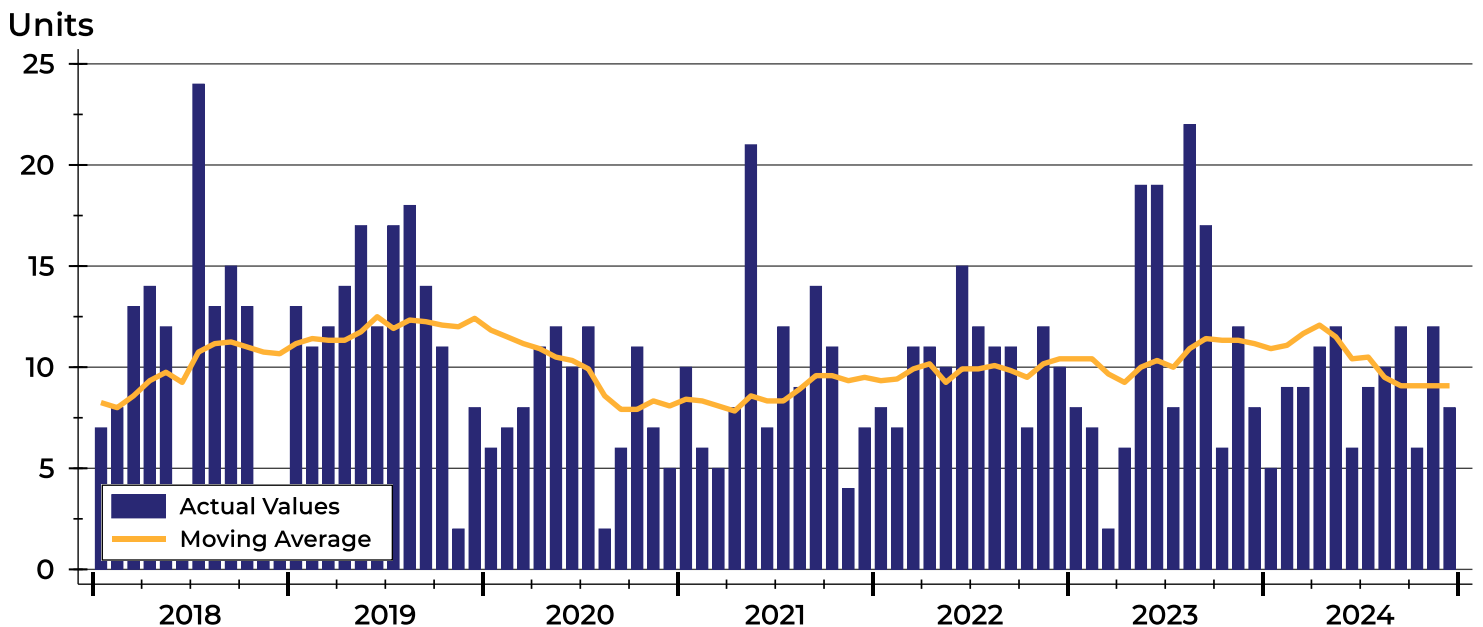
Brown County New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	8	8	0.0%
	Volume (1,000s)	1,077	846	27.3%
	Average List Price	134,625	105,725	27.3%
	Median List Price	93,500	54,950	70.2%
Year-to-Date	New Listings	109	134	-18.7%
	Volume (1,000s)	19,486	18,231	6.9%
	Average List Price	178,772	136,052	31.4%
	Median List Price	159,000	130,000	22.3%

A total of 8 new listings were added in Brown County during December, the same figure as reported in 2023. Year-to-date Brown County has seen 109 new listings.

The median list price of these homes was \$93,500 up from \$54,950 in 2023.

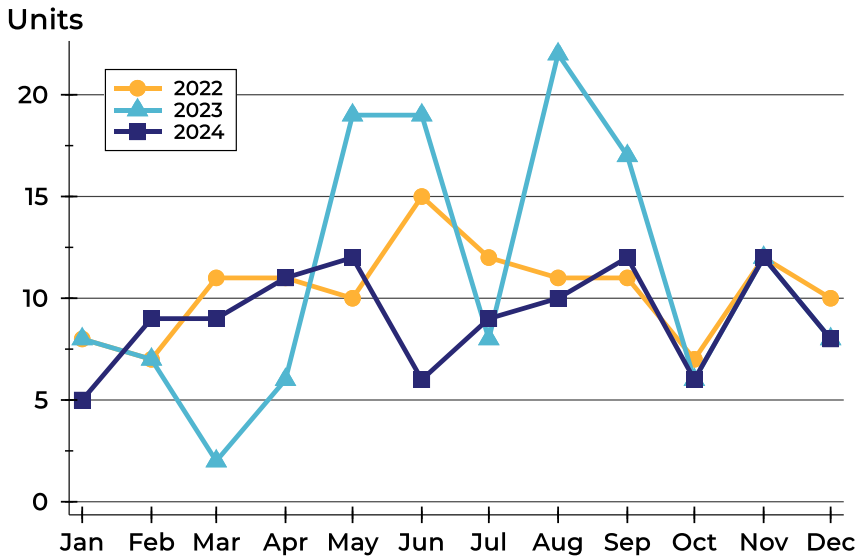
History of New Listings





Brown County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	8	8	5
February	7	7	9
March	11	2	9
April	11	6	11
May	10	19	12
June	15	19	6
July	12	8	9
August	11	22	10
September	11	17	12
October	7	6	6
November	12	12	12
December	10	8	8

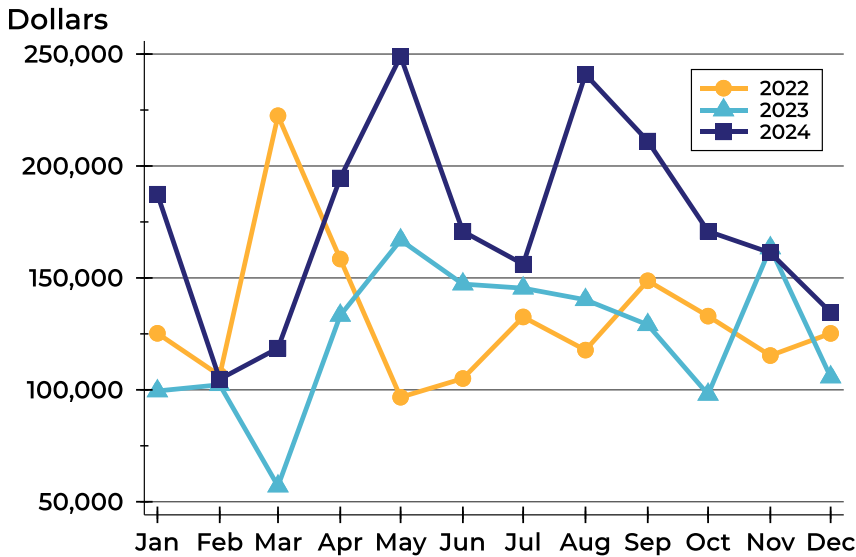
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	12.5%	45,000	45,000	28	28	100.0%	100.0%
\$50,000-\$99,999	4	50.0%	74,250	72,000	25	25	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	110,000	110,000	32	32	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	25.0%	312,500	312,500	20	20	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



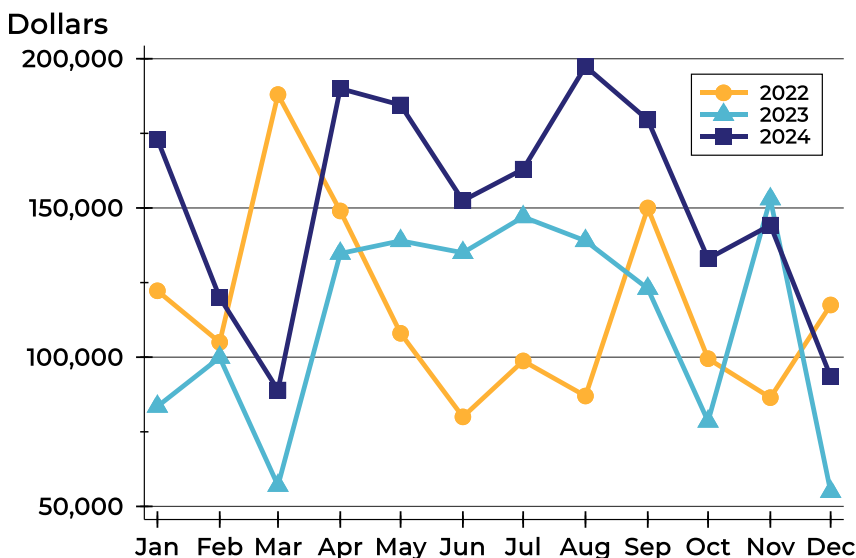
Brown County New Listings Analysis

Average Price



Month	2022	2023	2024
January	125,250	99,500	187,400
February	106,429	102,271	104,767
March	222,445	57,000	118,611
April	158,445	133,250	194,618
May	96,700	166,905	248,992
June	105,053	147,247	170,800
July	132,567	145,425	156,144
August	117,755	140,230	240,940
September	148,727	129,064	211,125
October	132,929	97,967	170,833
November	115,325	163,375	161,250
December	125,220	105,725	134,625

Median Price



Month	2022	2023	2024
January	122,250	83,500	173,000
February	105,000	99,900	120,000
March	188,000	57,000	89,000
April	149,000	134,750	190,000
May	108,000	139,000	184,500
June	80,000	135,000	152,450
July	98,750	147,000	163,000
August	87,000	139,000	197,450
September	150,000	123,000	179,500
October	99,500	78,500	133,000
November	86,450	153,000	144,250
December	117,500	54,950	93,500



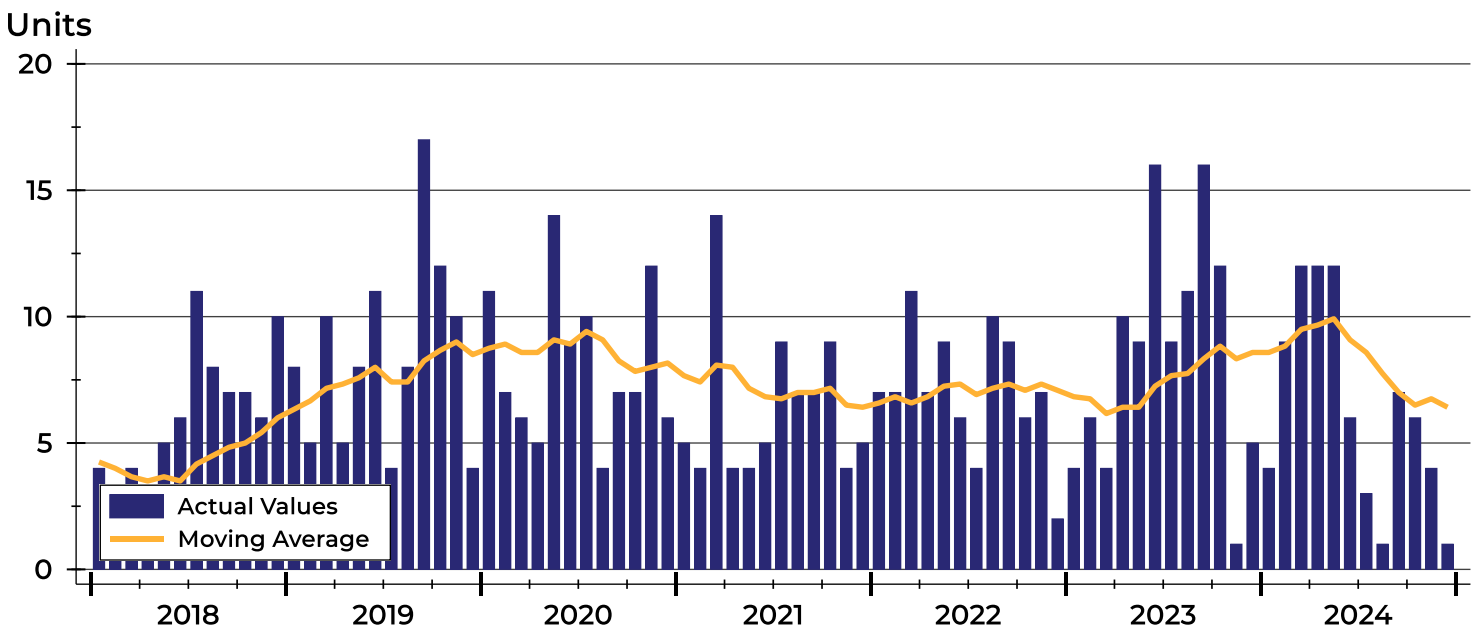
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		1	5	-80.0%	77	103	-25.2%
Volume (1,000s)		50	800	-93.8%	10,597	14,615	-27.5%
Average	Sale Price	49,600	160,100	-69.0%	137,629	141,896	-3.0%
	Days on Market	29	55	-47.3%	73	51	43.1%
	Percent of Original	100.0%	93.4%	7.1%	90.1%	91.2%	-1.2%
Median	Sale Price	49,600	153,000	-67.6%	130,000	135,000	-3.7%
	Days on Market	29	30	-3.3%	35	28	25.0%
	Percent of Original	100.0%	98.7%	1.3%	95.5%	96.0%	-0.5%

A total of 1 contract for sale was written in Brown County during the month of December, down from 5 in 2023. The median list price of this home was \$49,600, down from \$153,000 the prior year.

Half of the homes that went under contract in December were on the market less than 29 days, compared to 30 days in December 2023.

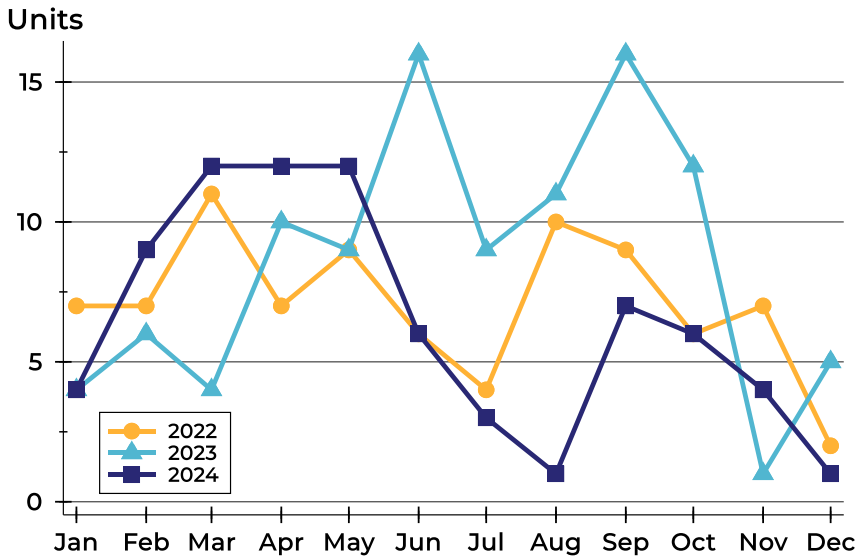
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	7	4	4
February	7	6	9
March	11	4	12
April	7	10	12
May	9	9	12
June	6	16	6
July	4	9	3
August	10	11	1
September	9	16	7
October	6	12	6
November	7	1	4
December	2	5	1

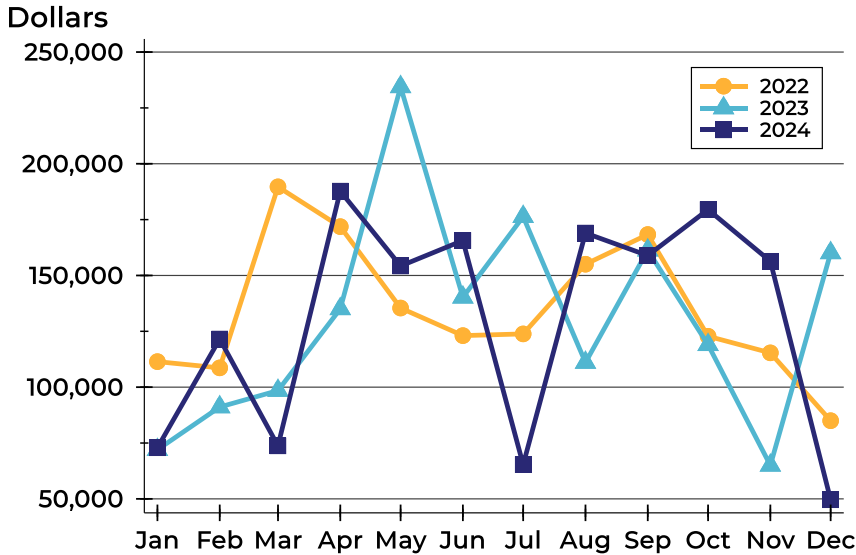
Contracts Written by Price Range

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	1	100.0%	49,600	49,600	29	29	100.0%	100.0%
\$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	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



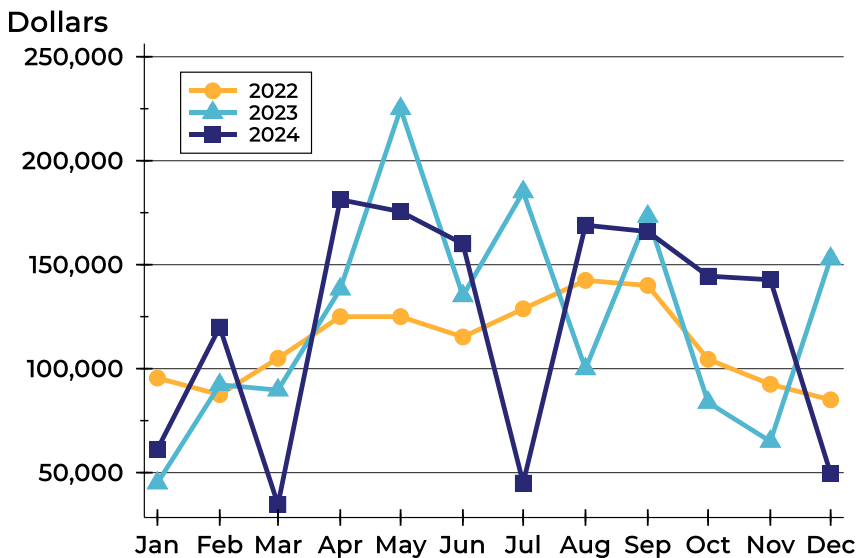
Brown County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	111,429	72,000	72,875
February	108,643	91,117	121,556
March	189,682	98,475	73,725
April	171,857	135,050	187,750
May	135,433	234,422	154,250
June	123,083	140,231	165,650
July	123,850	176,333	65,300
August	155,040	111,041	169,000
September	168,333	161,306	158,914
October	122,800	118,983	179,483
November	115,357	65,000	156,375
December	84,998	160,100	49,600

Median Price

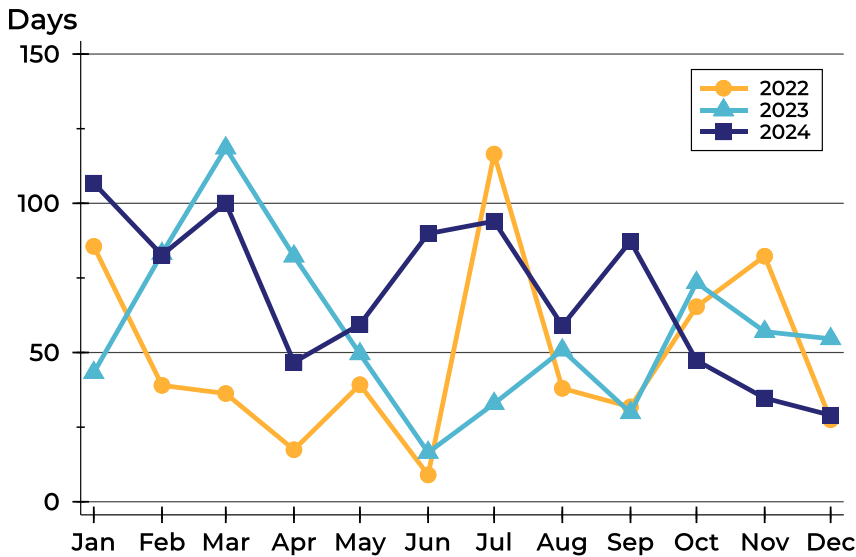


Month	2022	2023	2024
January	95,500	45,000	61,250
February	87,500	92,250	120,000
March	105,000	89,700	34,700
April	125,000	138,250	181,250
May	125,000	225,000	175,500
June	115,250	135,000	160,000
July	128,750	185,000	45,000
August	142,450	99,900	169,000
September	140,000	173,250	165,900
October	104,500	83,750	144,500
November	92,500	65,000	142,750
December	84,998	153,000	49,600



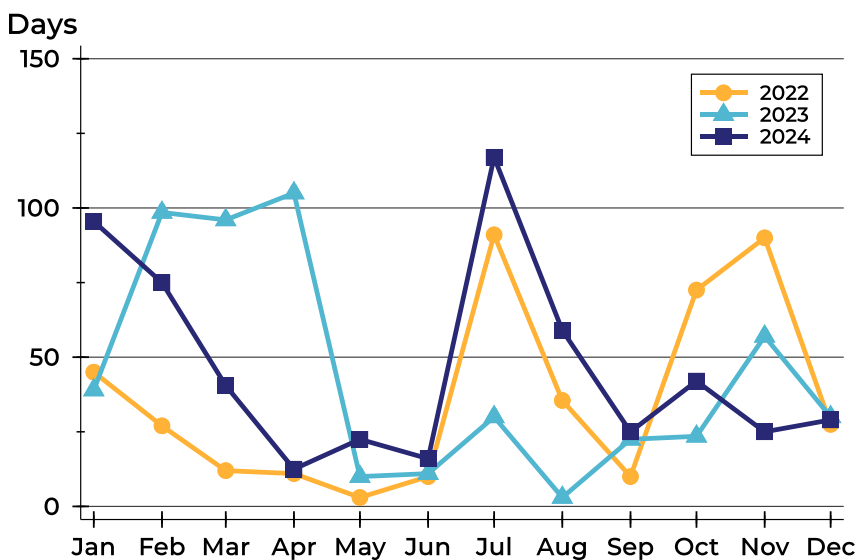
Brown County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	86	43	107
February	39	83	83
March	36	119	100
April	17	82	47
May	39	50	59
June	9	17	90
July	117	33	94
August	38	51	59
September	32	30	87
October	65	73	47
November	82	57	35
December	28	55	29

Median DOM



Month	2022	2023	2024
January	45	39	96
February	27	99	75
March	12	96	41
April	11	105	13
May	3	10	23
June	10	11	16
July	91	30	117
August	36	3	59
September	10	23	25
October	73	24	42
November	90	57	25
December	28	30	29



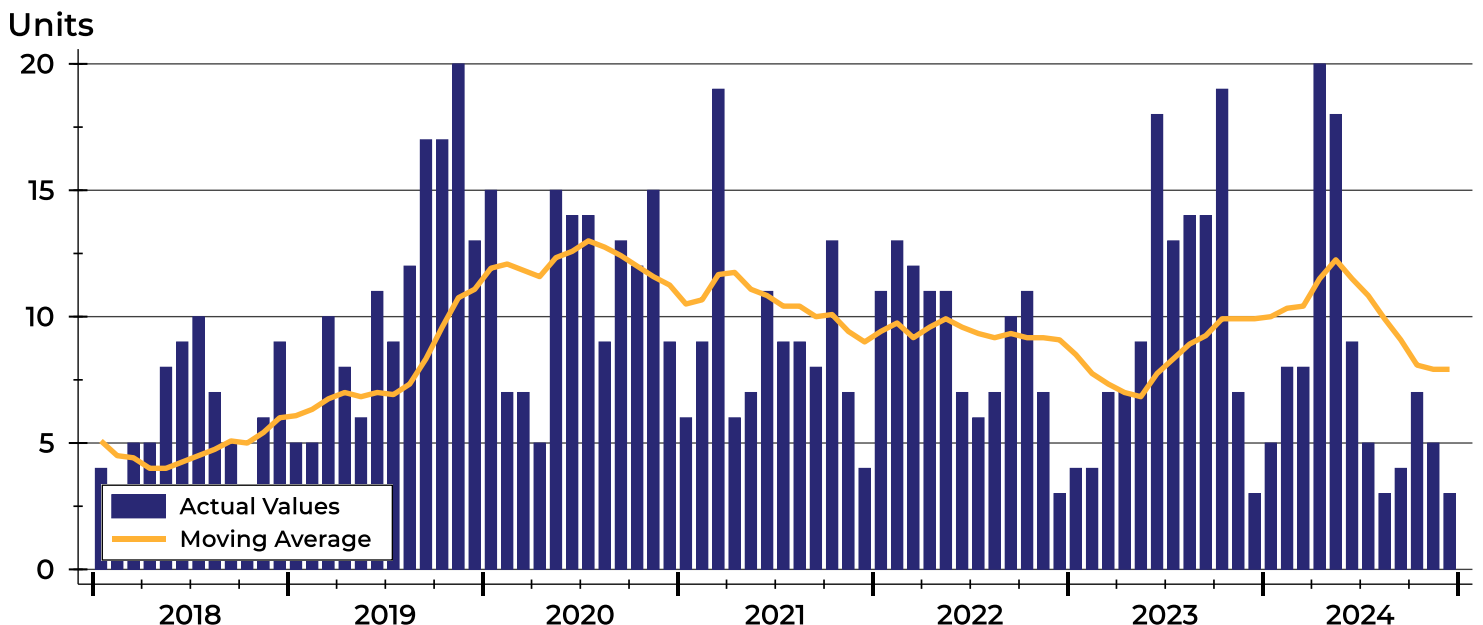
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		3	3	0.0%
Volume (1,000s)		524	332	57.8%
Average	List Price	174,533	110,833	57.5%
	Days on Market	64	81	-21.0%
	Percent of Original	100.0%	90.5%	10.5%
Median	List Price	225,000	89,999	150.0%
	Days on Market	48	32	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Brown County had contracts pending at the end of December, the same number of contracts pending at the end of December 2023.

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.

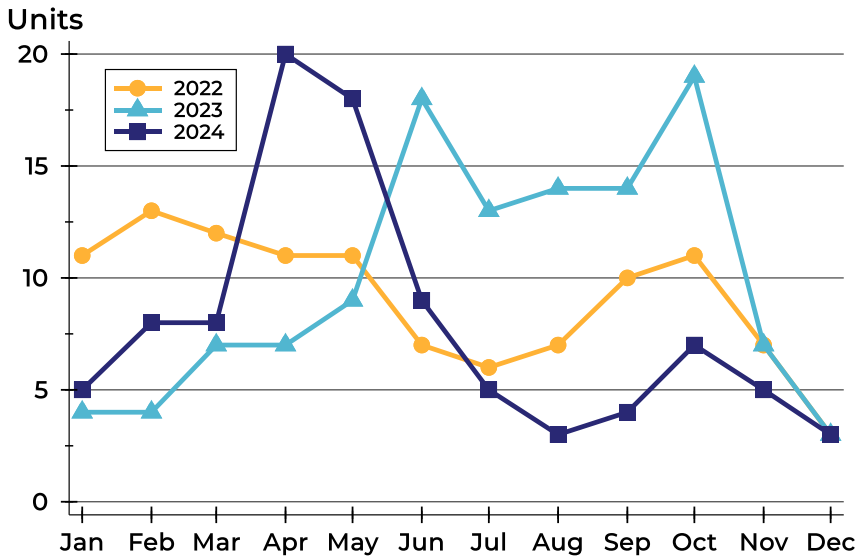
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	11	4	5
February	13	4	8
March	12	7	8
April	11	7	20
May	11	9	18
June	7	18	9
July	6	13	5
August	7	14	3
September	10	14	4
October	11	19	7
November	7	7	5
December	3	3	3

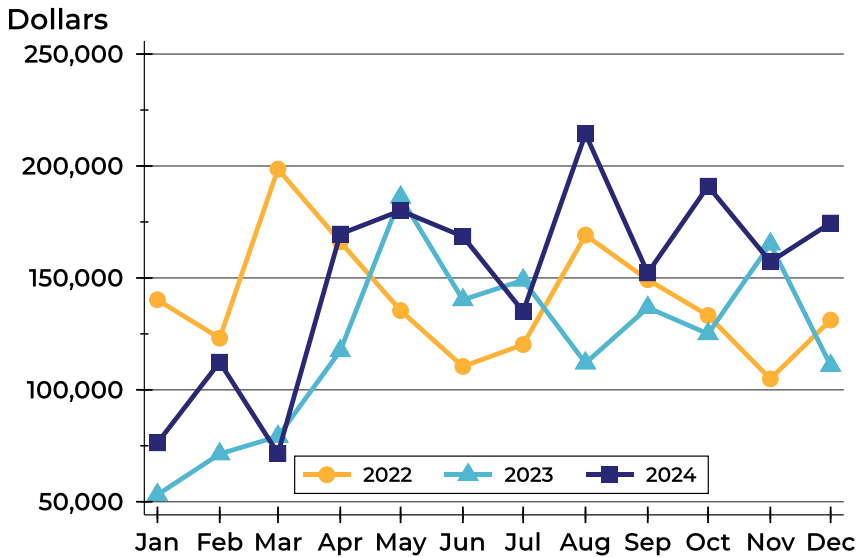
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	33.3%	49,600	49,600	29	29	100.0%	100.0%
\$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	66.7%	237,000	237,000	81	81	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



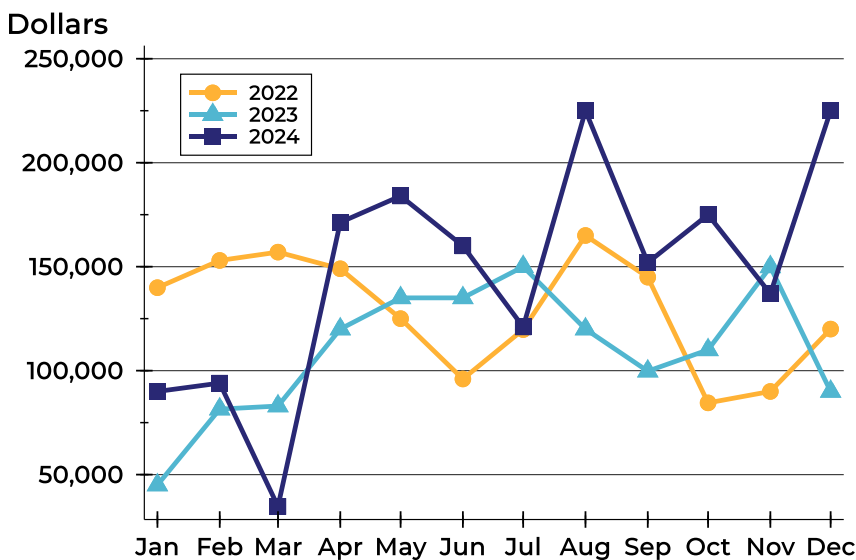
Brown County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	140,218	53,125	76,300
February	123,077	71,375	112,375
March	198,625	79,200	71,600
April	166,136	117,457	169,605
May	135,400	186,044	180,056
June	110,429	140,200	168,511
July	120,233	148,985	134,960
August	169,143	111,943	214,333
September	149,190	136,729	152,225
October	133,245	125,016	191,000
November	104,900	165,129	157,200
December	131,167	110,833	174,533

Median Price

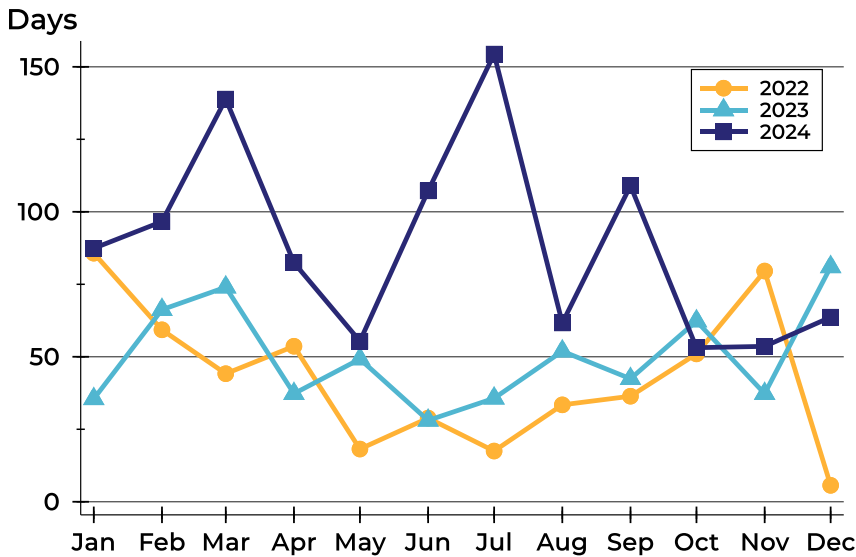


Month	2022	2023	2024
January	139,900	45,000	89,999
February	153,000	81,500	94,000
March	157,000	83,000	34,700
April	149,000	120,000	171,300
May	125,000	135,000	184,000
June	96,000	135,000	160,000
July	119,750	150,000	121,000
August	165,000	120,000	225,000
September	144,950	99,750	151,950
October	84,500	110,000	175,000
November	90,000	149,900	137,000
December	120,000	89,999	225,000



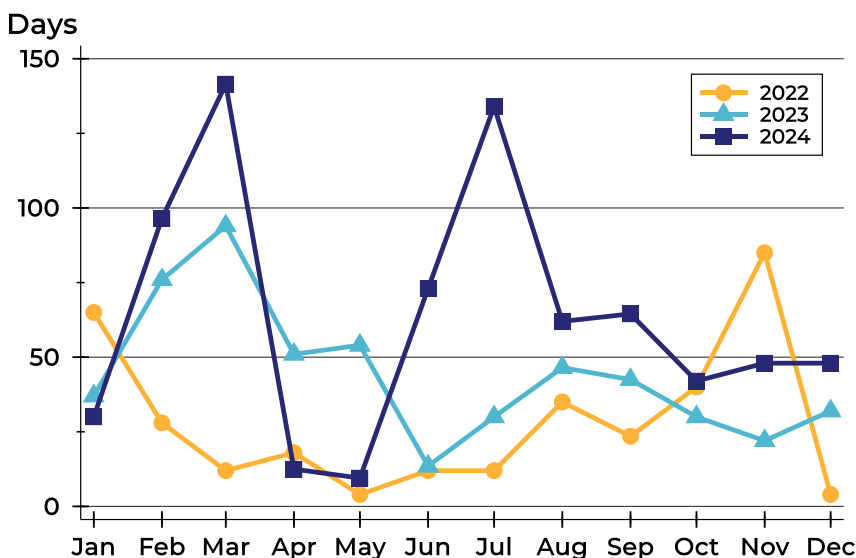
Brown County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	86	36	87
February	59	66	97
March	44	74	139
April	54	37	82
May	18	49	55
June	29	28	107
July	18	36	154
August	33	52	62
September	36	42	109
October	51	62	53
November	80	37	54
December	6	81	64

Median DOM



Month	2022	2023	2024
January	65	37	30
February	28	76	97
March	12	94	142
April	18	51	13
May	4	54	10
June	12	14	73
July	12	30	134
August	35	47	62
September	24	43	65
October	40	30	42
November	85	22	48
December	4	32	48



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in December

Total home sales in Nemaha County rose by 100.0% last month to 2 units, compared to 1 unit in December 2023. Total sales volume was \$0.6 million, up 54.3% from a year earlier.

The median sale price in December was \$297,000, down from \$385,000 a year earlier. Homes that sold in December were typically on the market for 12 days and sold for 97.1% of their list prices.

Nemaha County Active Listings Remain the Same at End of December

The total number of active listings in Nemaha County at the end of December was 4 units, the same as in December 2023. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$285,000.

During December, a total of 2 contracts were written up from 1 in December 2023. At the end of the month, there were 3 contracts still pending.

Report Contents

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

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Nemaha County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		2	1	4	31	36	32
Change from prior year		100.0%	-75.0%	33.3%	-13.9%	12.5%	-11.1%
Active Listings		4	4	6	N/A	N/A	N/A
Change from prior year		0.0%	-33.3%	500.0%			
Months' Supply		1.5	1.3	2.3	N/A	N/A	N/A
Change from prior year		15.4%	-43.5%	666.7%			
New Listings		1	3	3	35	40	45
Change from prior year		-66.7%	0.0%	N/A	-12.5%	-11.1%	36.4%
Contracts Written		2	1	4	33	32	35
Change from prior year		100.0%	-75.0%	100.0%	3.1%	-8.6%	0.0%
Pending Contracts		3	2	5	N/A	N/A	N/A
Change from prior year		50.0%	-60.0%	66.7%			
Sales Volume (1,000s)		594	385	1,468	6,512	6,875	6,374
Change from prior year		54.3%	-73.8%	242.2%	-5.3%	7.9%	43.6%
Average	Sale Price	297,000	385,000	366,875	210,048	190,958	199,191
	Change from prior year	-22.9%	4.9%	156.6%	10.0%	-4.1%	61.5%
	List Price of Actives	278,725	228,750	208,083	N/A	N/A	N/A
	Change from prior year	21.8%	9.9%	197.3%			
	Days on Market	12	3	59	50	44	33
Change from prior year	300.0%	-94.9%	168.2%	13.6%	33.3%	-10.8%	
Percent of List	97.1%	100.0%	91.7%	97.1%	96.5%	95.0%	
Change from prior year	-2.9%	9.1%	-0.5%	0.6%	1.6%	-0.9%	
Percent of Original	97.1%	100.0%	83.5%	93.9%	92.5%	92.3%	
Change from prior year	-2.9%	19.8%	-9.4%	1.5%	0.2%	-2.1%	
Median	Sale Price	297,000	385,000	320,000	190,000	164,750	173,000
	Change from prior year	-22.9%	20.3%	190.9%	15.3%	-4.8%	86.0%
	List Price of Actives	285,000	190,000	199,250	N/A	N/A	N/A
	Change from prior year	50.0%	-4.6%	184.6%			
	Days on Market	12	3	62	35	16	16
Change from prior year	300.0%	-95.2%	244.4%	118.8%	0.0%	-15.8%	
Percent of List	97.1%	100.0%	92.4%	96.6%	98.2%	96.0%	
Change from prior year	-2.9%	8.2%	0.4%	-1.6%	2.3%	-0.4%	
Percent of Original	97.1%	100.0%	82.1%	94.2%	94.2%	95.5%	
Change from prior year	-2.9%	21.8%	-10.8%	0.0%	-1.4%	2.7%	

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



Nemaha County Closed Listings Analysis

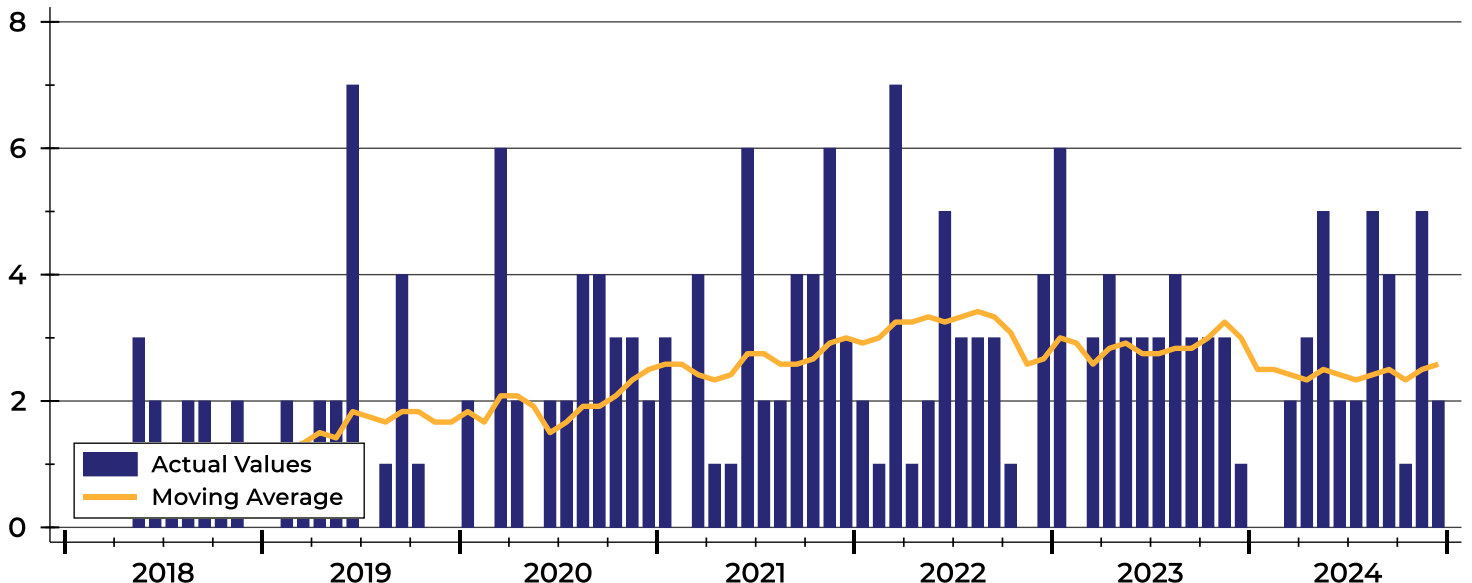
Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		2	1	100.0%	31	36	-13.9%
Volume (1,000s)		594	385	54.3%	6,512	6,875	-5.3%
Months' Supply		1.5	1.3	15.4%	N/A	N/A	N/A
Average	Sale Price	297,000	385,000	-22.9%	210,048	190,958	10.0%
	Days on Market	12	3	300.0%	50	44	13.6%
	Percent of List	97.1%	100.0%	-2.9%	97.1%	96.5%	0.6%
	Percent of Original	97.1%	100.0%	-2.9%	93.9%	92.5%	1.5%
Median	Sale Price	297,000	385,000	-22.9%	190,000	164,750	15.3%
	Days on Market	12	3	300.0%	35	16	118.8%
	Percent of List	97.1%	100.0%	-2.9%	96.6%	98.2%	-1.6%
	Percent of Original	97.1%	100.0%	-2.9%	94.2%	94.2%	0.0%

A total of 2 homes sold in Nemaha County in December, up from 1 unit in December 2023. Total sales volume rose to \$0.6 million compared to \$0.4 million in the previous year.

The median sales price in December was \$297,000, down 22.9% compared to the prior year. Median days on market was 12 days, down from 35 days in November, but up from 3 in December 2023.

History of Closed Listings

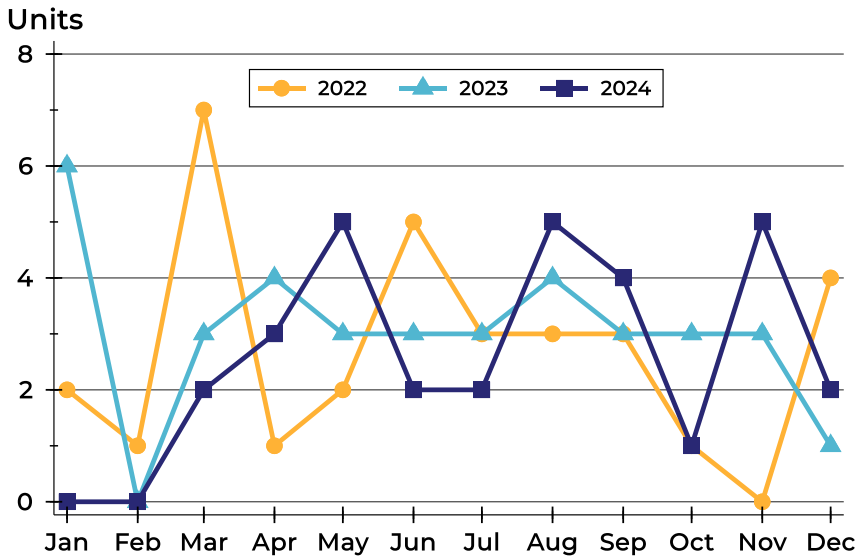
Units





Nemaha County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	2	6	0
February	1	0	0
March	7	3	2
April	1	4	3
May	2	3	5
June	5	3	2
July	3	3	2
August	3	4	5
September	3	3	4
October	1	3	1
November	0	3	5
December	4	1	2

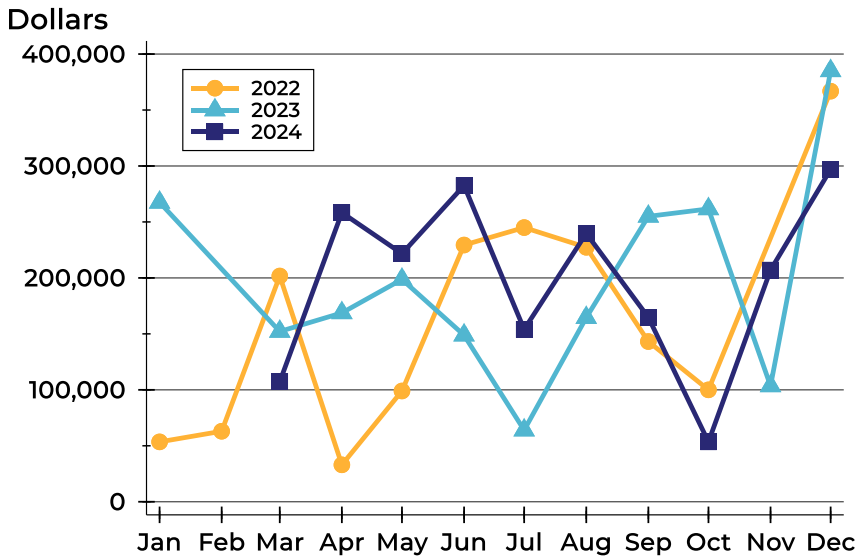
Closed Listings by Price Range

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	50.0%	0.0	124,000	124,000	9	9	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	50.0%	0.0	470,000	470,000	14	14	94.2%	94.2%	94.2%	94.2%
\$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



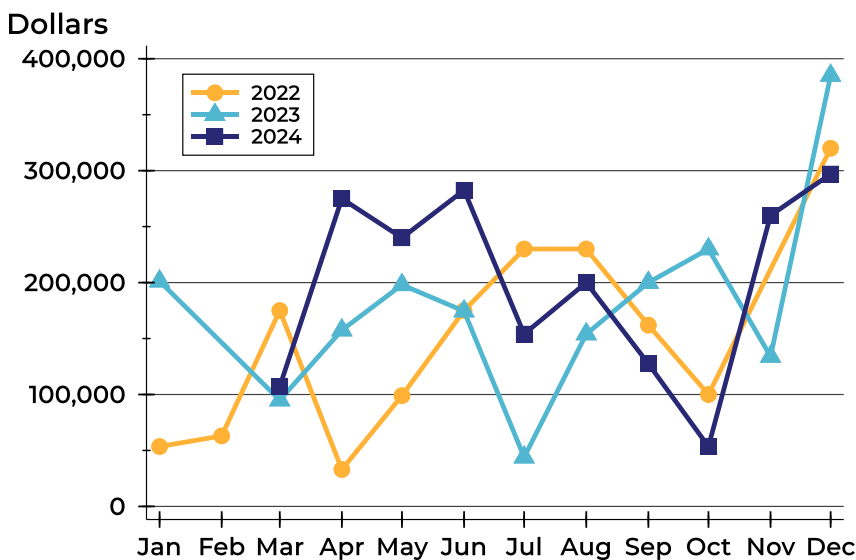
Nemaha County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	53,500	267,500	N/A
February	63,000	N/A	N/A
March	201,714	152,167	107,250
April	33,000	168,750	258,333
May	99,000	198,667	221,700
June	229,400	148,833	282,500
July	245,000	64,000	154,000
August	227,367	164,500	239,800
September	143,167	255,000	164,750
October	100,000	261,667	53,500
November	N/A	103,500	207,000
December	366,875	385,000	297,000

Median Price

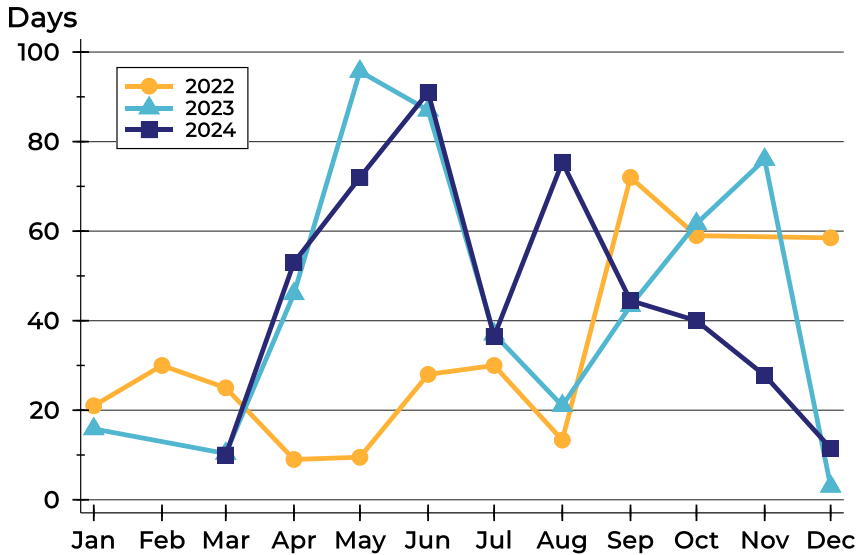


Month	2022	2023	2024
January	53,500	201,250	N/A
February	63,000	N/A	N/A
March	175,000	95,000	107,250
April	33,000	157,500	275,000
May	99,000	198,000	240,000
June	175,000	174,500	282,500
July	230,000	44,000	154,000
August	230,000	154,000	200,000
September	162,000	200,000	127,500
October	100,000	230,000	53,500
November	N/A	134,000	260,000
December	320,000	385,000	297,000



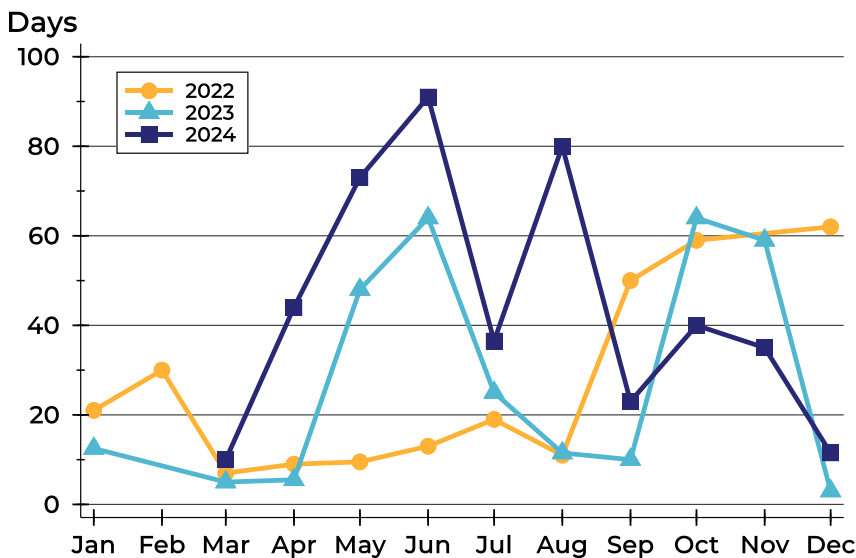
Nemaha County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	16	N/A
February	30	N/A	N/A
March	25	10	10
April	9	46	53
May	10	96	72
June	28	87	91
July	30	37	37
August	13	21	75
September	72	43	45
October	59	62	40
November	N/A	76	28
December	59	3	12

Median DOM



Month	2022	2023	2024
January	21	13	N/A
February	30	N/A	N/A
March	7	5	10
April	9	6	44
May	10	48	73
June	13	64	91
July	19	25	37
August	11	12	80
September	50	10	23
October	59	64	40
November	N/A	59	35
December	62	3	12



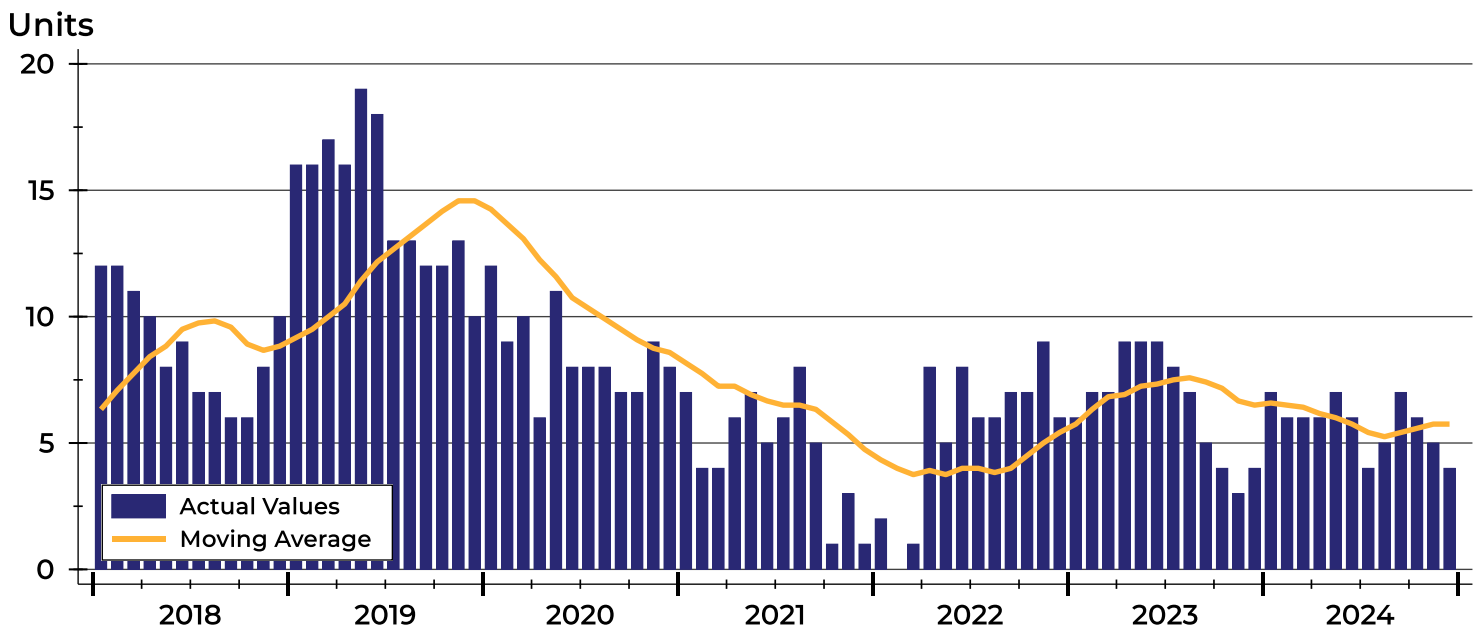
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		4	4	0.0%
Volume (1,000s)		1,115	915	21.9%
Months' Supply		1.5	1.3	15.4%
Average	List Price	278,725	228,750	21.8%
	Days on Market	132	49	169.4%
	Percent of Original	95.8%	100.0%	-4.2%
Median	List Price	285,000	190,000	50.0%
	Days on Market	105	51	105.9%
	Percent of Original	100.0%	100.0%	0.0%

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

The median list price of homes on the market at the end of December was \$285,000, up 50.0% from 2023. The typical time on market for active listings was 105 days, up from 51 days a year earlier.

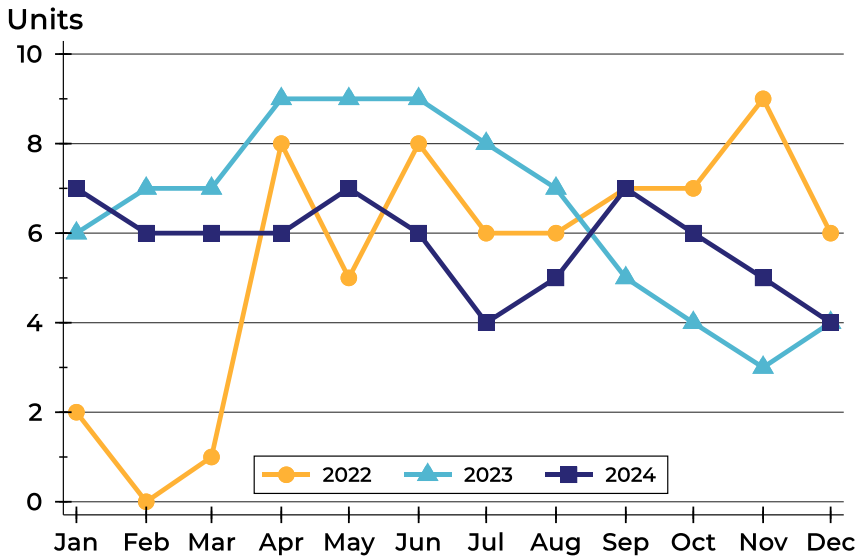
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	2	6	7
February	0	7	6
March	1	7	6
April	8	9	6
May	5	9	7
June	8	9	6
July	6	8	4
August	6	7	5
September	7	5	7
October	7	4	6
November	9	3	5
December	6	4	4

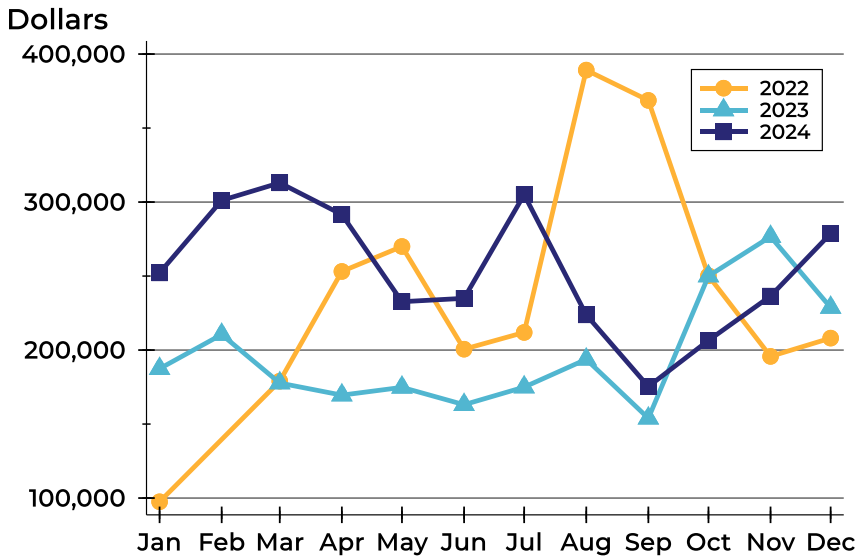
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	25.0%	N/A	169,900	169,900	44	44	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	50.0%	N/A	285,000	285,000	202	202	91.7%	91.7%
\$300,000-\$399,999	1	25.0%	N/A	375,000	375,000	81	81	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	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	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



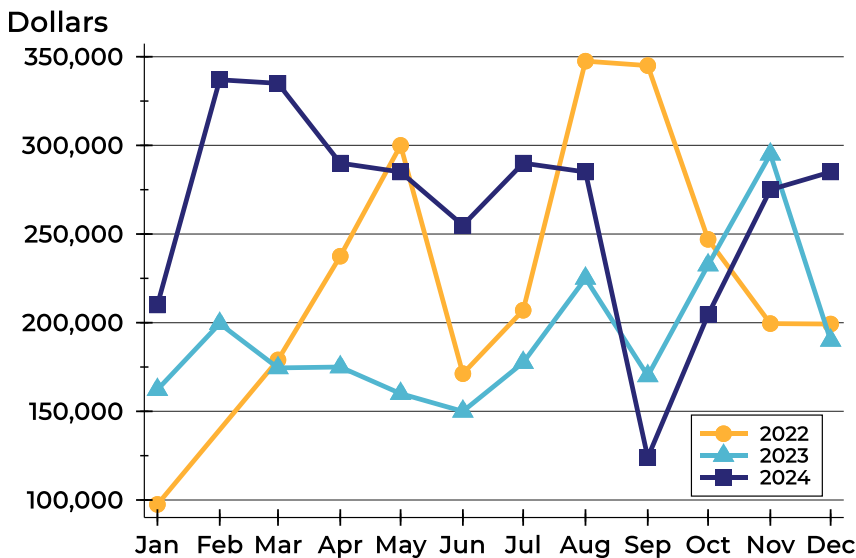
Nemaha County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	97,500	187,417	252,143
February	N/A	210,500	301,167
March	179,000	177,714	313,000
April	253,113	169,555	291,567
May	269,980	174,800	232,686
June	200,613	163,089	234,967
July	211,917	174,975	305,000
August	389,167	193,744	223,800
September	368,700	153,931	175,357
October	250,214	250,000	206,500
November	195,722	276,667	236,480
December	208,083	228,750	278,725

Median Price

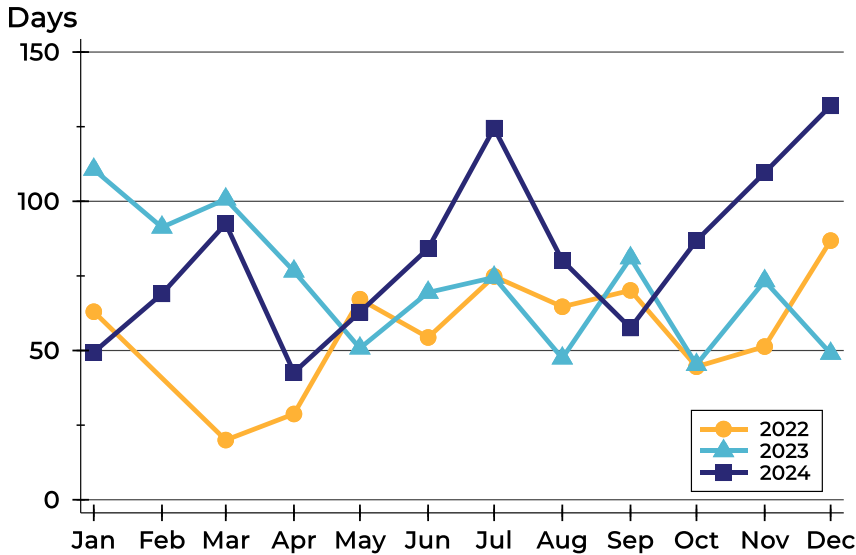


Month	2022	2023	2024
January	97,500	162,250	210,000
February	N/A	199,500	337,000
March	179,000	174,500	335,000
April	237,500	175,000	290,000
May	300,000	160,000	285,000
June	171,250	150,000	254,950
July	207,000	177,500	290,000
August	347,500	225,000	285,000
September	345,000	170,000	124,000
October	247,000	232,500	204,500
November	199,500	295,000	275,000
December	199,250	190,000	285,000



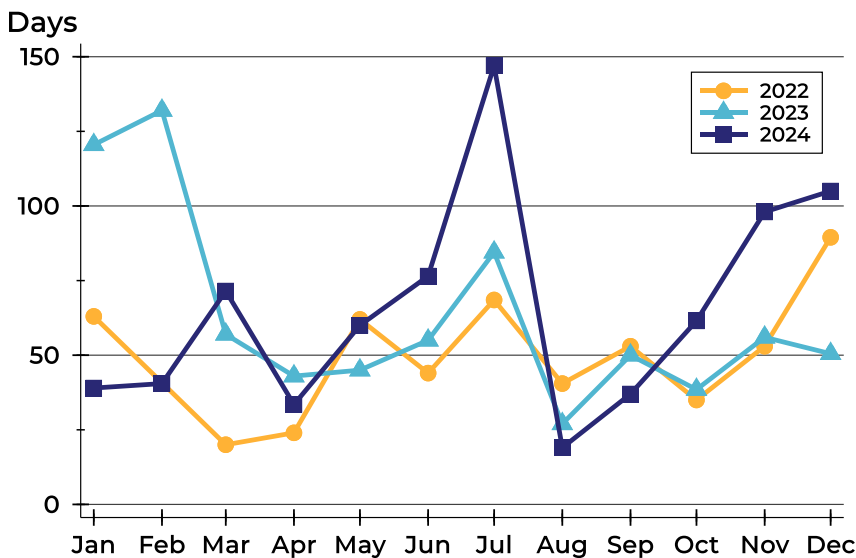
Nemaha County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	63	111	49
February	N/A	91	69
March	20	101	93
April	29	77	43
May	67	51	63
June	54	69	84
July	75	75	125
August	65	47	80
September	70	81	58
October	45	45	87
November	51	73	110
December	87	49	132

Median DOM

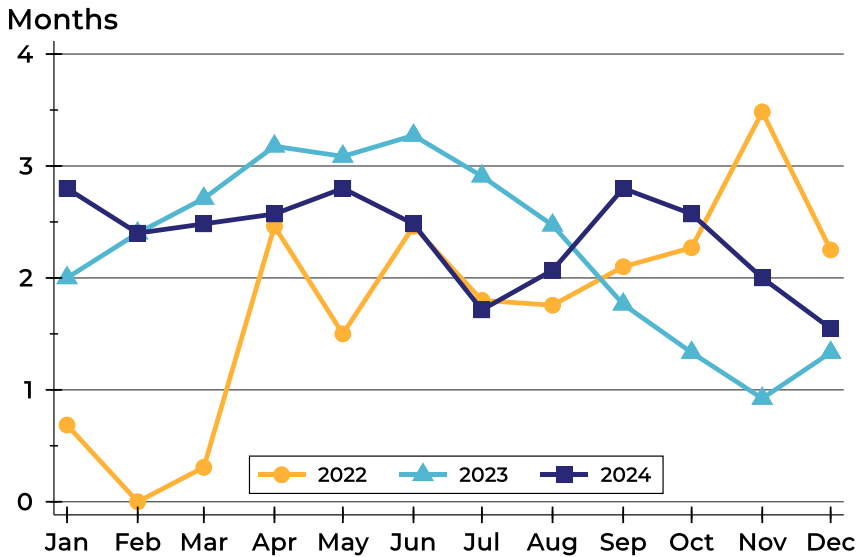


Month	2022	2023	2024
January	63	121	39
February	N/A	132	41
March	20	57	72
April	24	43	34
May	62	45	60
June	44	55	77
July	69	85	147
August	41	27	19
September	53	50	37
October	35	39	62
November	53	56	98
December	90	51	105



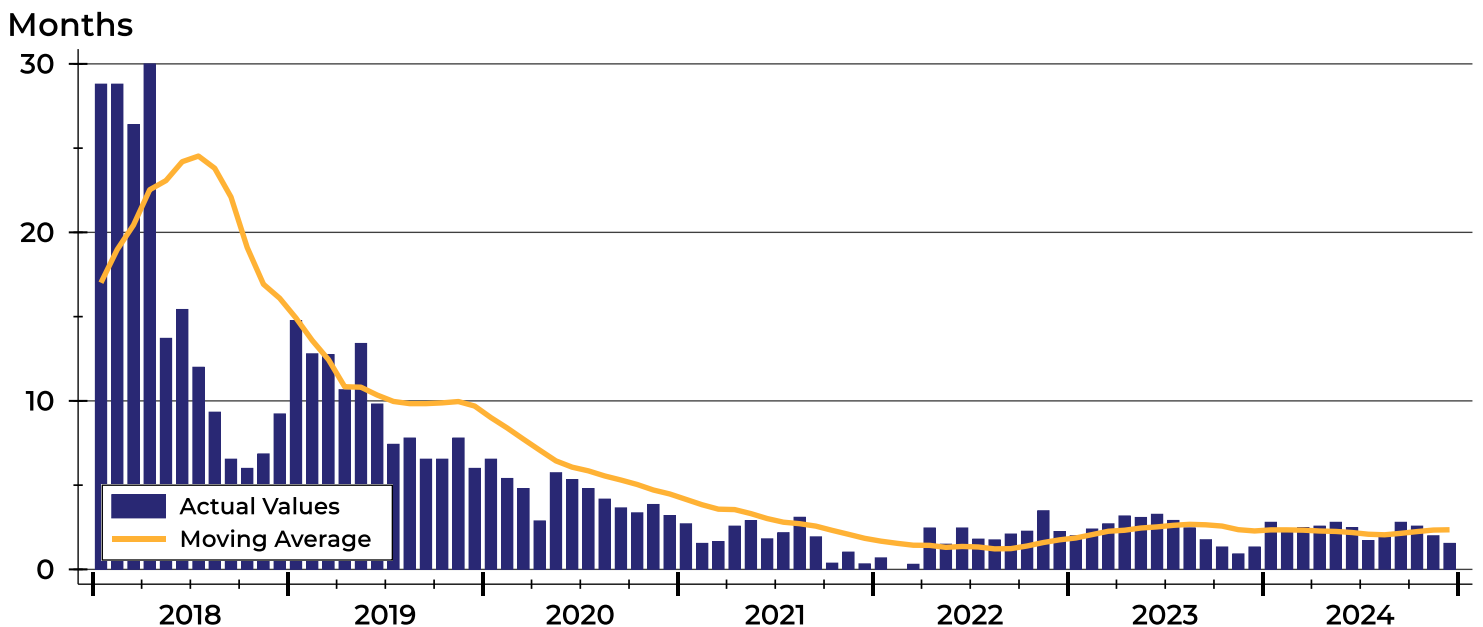
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.7	2.0	2.8
February	0.0	2.4	2.4
March	0.3	2.7	2.5
April	2.5	3.2	2.6
May	1.5	3.1	2.8
June	2.5	3.3	2.5
July	1.8	2.9	1.7
August	1.8	2.5	2.1
September	2.1	1.8	2.8
October	2.3	1.3	2.6
November	3.5	0.9	2.0
December	2.3	1.3	1.5

History of Month's Supply





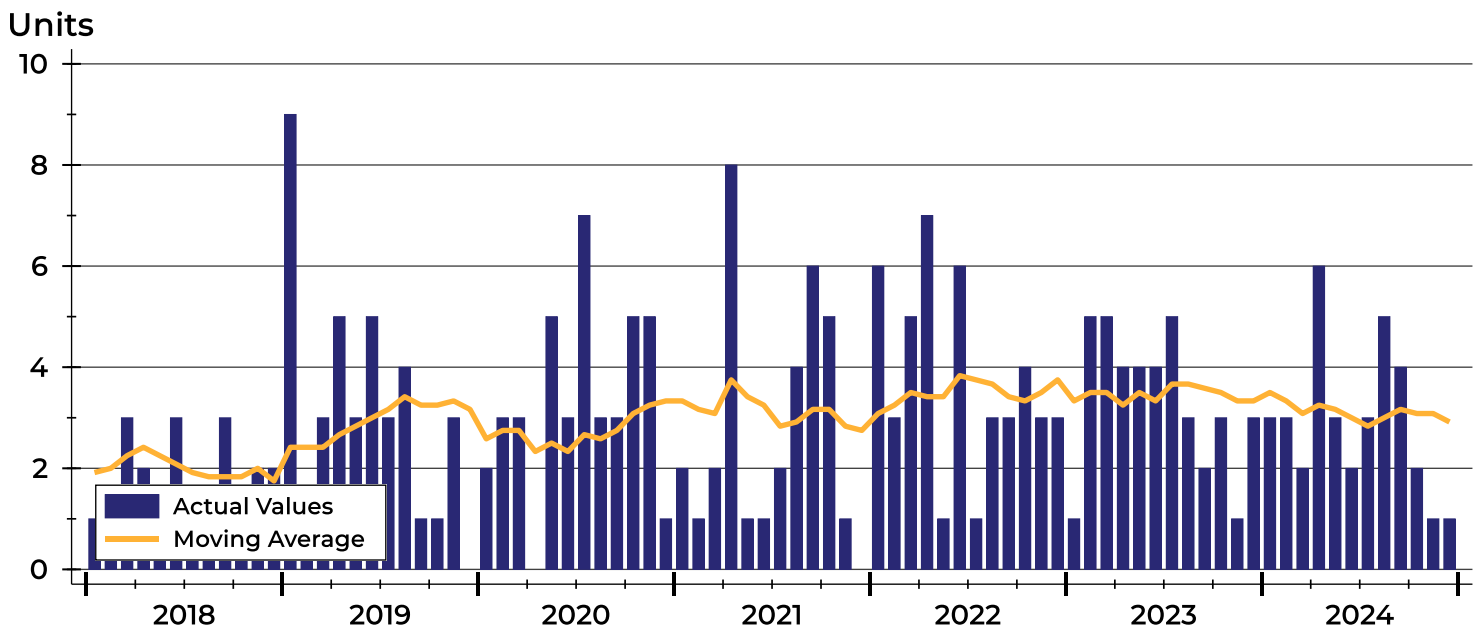
Nemaha County New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	1	3	-66.7%
	Volume (1,000s)	245	675	-63.7%
	Average List Price	245,000	225,000	8.9%
	Median List Price	245,000	210,000	16.7%
Year-to-Date	New Listings	35	40	-12.5%
	Volume (1,000s)	7,301	7,948	-8.1%
	Average List Price	208,606	198,701	5.0%
	Median List Price	205,000	170,000	20.6%

A total of 1 new listing was added in Nemaha County during December, down 66.7% from the same month in 2023. Year-to-date Nemaha County has seen 35 new listings.

The median list price of these homes was \$245,000 up from \$210,000 in 2023.

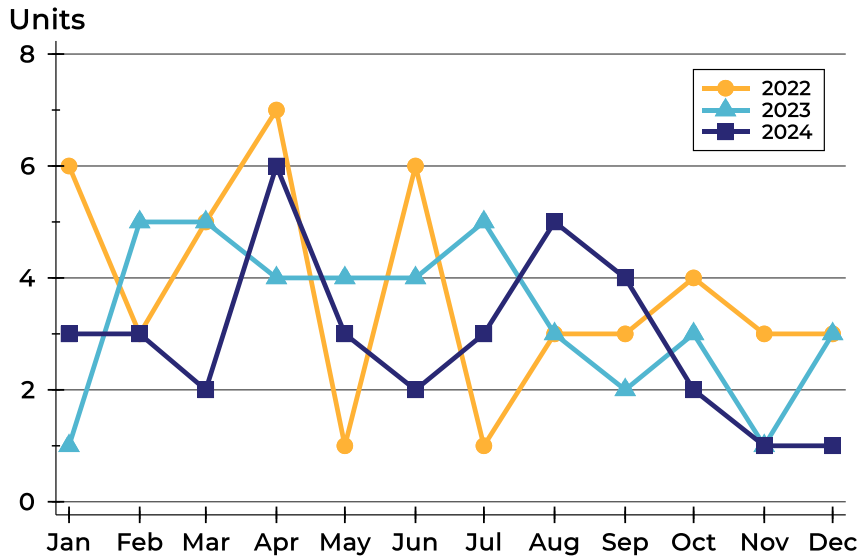
History of New Listings





Nemaha County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	6	1	3
February	3	5	3
March	5	5	2
April	7	4	6
May	1	4	3
June	6	4	2
July	1	5	3
August	3	3	5
September	3	2	4
October	4	3	2
November	3	1	1
December	3	3	1

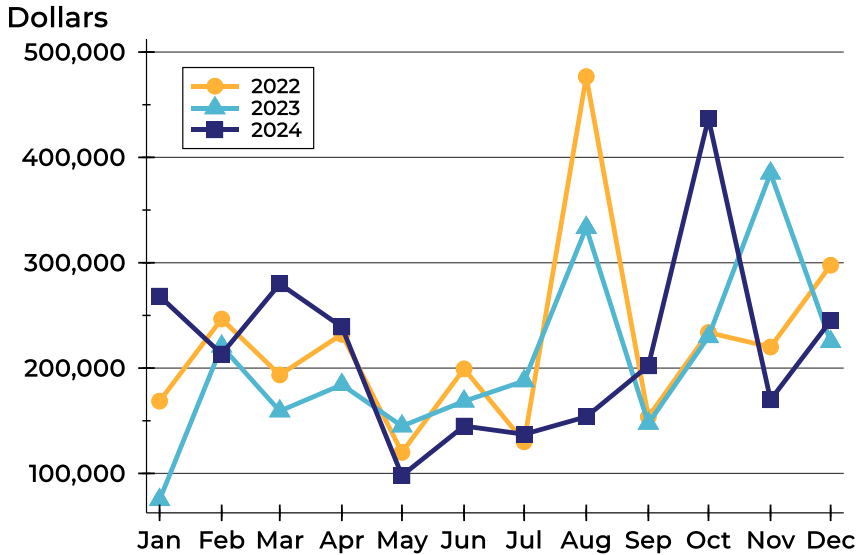
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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	1	100.0%	245,000	245,000	21	21	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



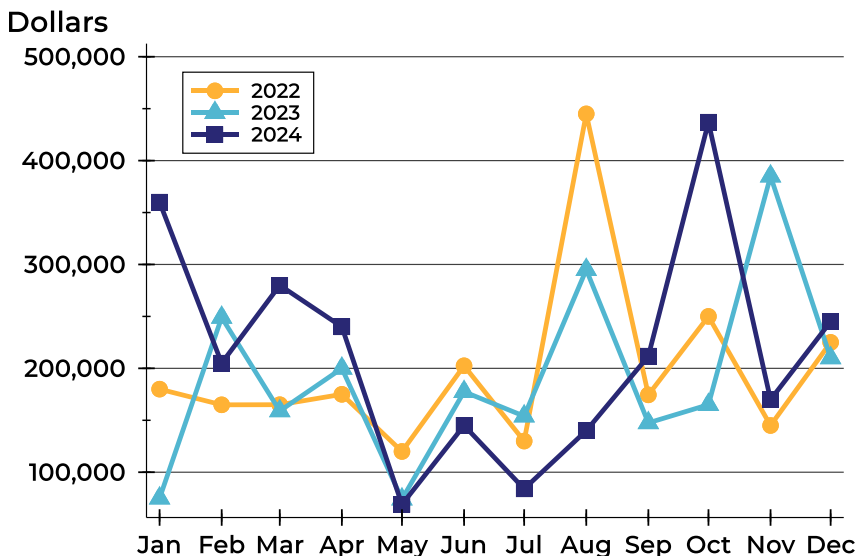
Nemaha County New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,667	75,000	268,333
February	246,600	220,700	213,333
March	193,500	159,200	280,000
April	232,143	184,250	239,067
May	120,000	144,914	98,000
June	199,250	168,500	145,000
July	130,000	187,780	137,167
August	476,667	333,333	153,800
September	153,667	147,500	202,100
October	233,750	229,667	437,000
November	220,000	385,000	169,900
December	297,667	225,000	245,000

Median Price



Month	2022	2023	2024
January	180,000	75,000	360,000
February	164,900	249,000	205,000
March	165,000	159,000	280,000
April	175,000	200,000	240,000
May	120,000	74,078	69,000
June	202,500	177,500	145,000
July	130,000	154,000	84,000
August	445,000	295,000	139,999
September	174,500	147,500	211,750
October	250,000	165,000	437,000
November	145,000	385,000	169,900
December	225,000	210,000	245,000



Nemaha County Contracts Written Analysis

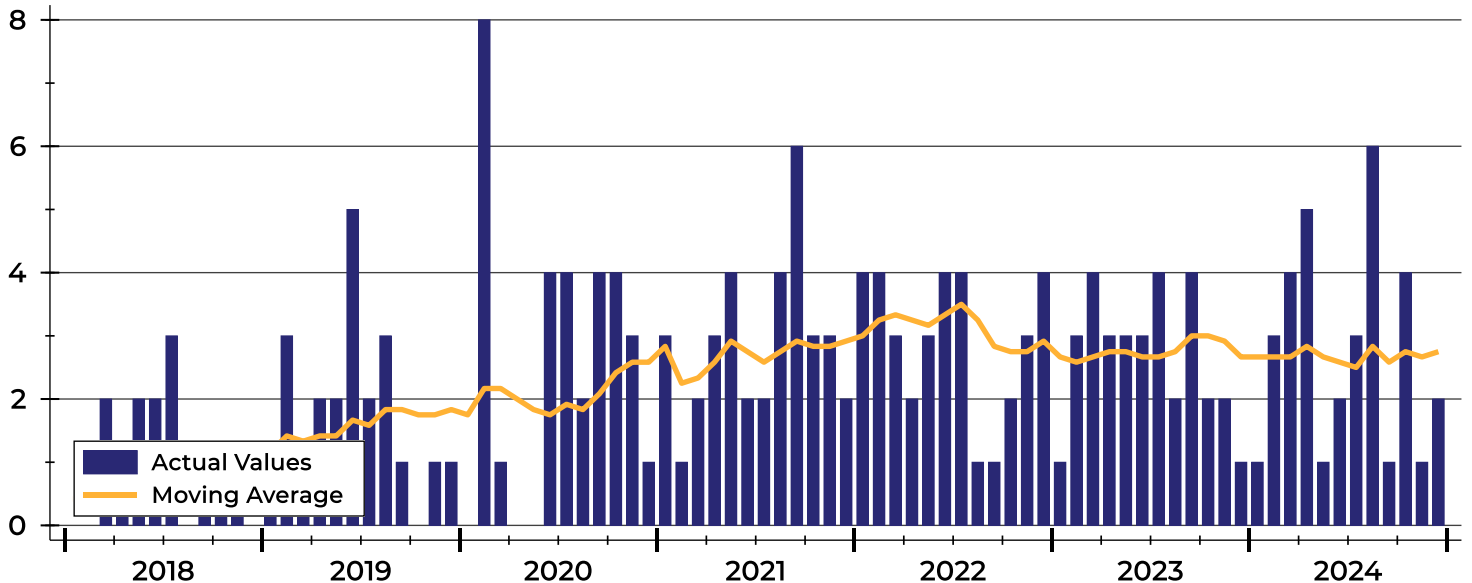
Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		2	1	100.0%	33	32	3.1%
Volume (1,000s)		313	295	6.1%	6,866	5,975	14.9%
Average	Sale Price	156,250	295,000	-47.0%	208,070	186,734	11.4%
	Days on Market	87	128	-32.0%	48	52	-7.7%
	Percent of Original	95.0%	92.6%	2.6%	94.2%	90.9%	3.6%
Median	Sale Price	156,250	295,000	-47.0%	205,000	169,750	20.8%
	Days on Market	87	128	-32.0%	22	23	-4.3%
	Percent of Original	95.0%	92.6%	2.6%	94.3%	92.9%	1.5%

A total of 2 contracts for sale were written in Nemaha County during the month of December, up from 1 in 2023. The median list price of these homes was \$156,250, down from \$295,000 the prior year.

Half of the homes that went under contract in December were on the market less than 87 days, compared to 128 days in December 2023.

History of Contracts Written

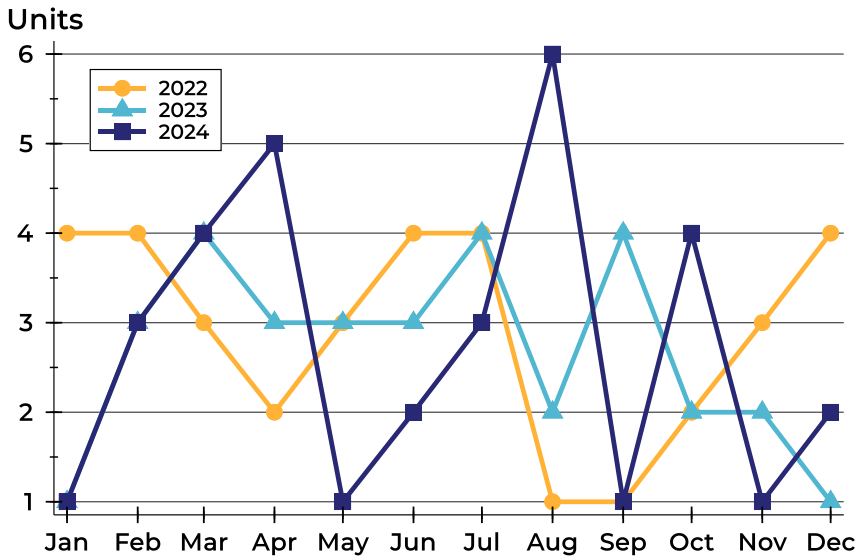
Units





Nemaha County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	4	1	1
February	4	3	3
March	3	4	4
April	2	3	5
May	3	3	1
June	4	3	2
July	4	4	3
August	1	2	6
September	1	4	1
October	2	2	4
November	3	2	1
December	4	1	2

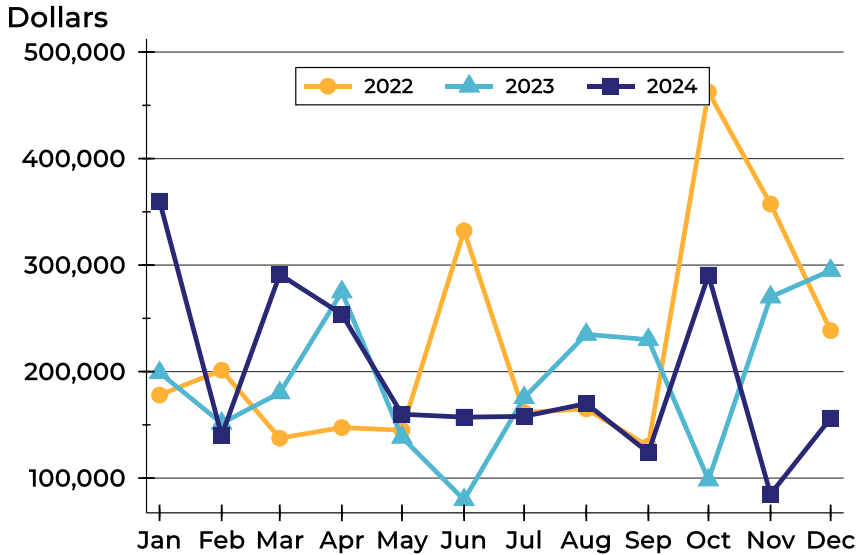
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	67,500	67,500	152	152	90.0%	90.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	245,000	245,000	21	21	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



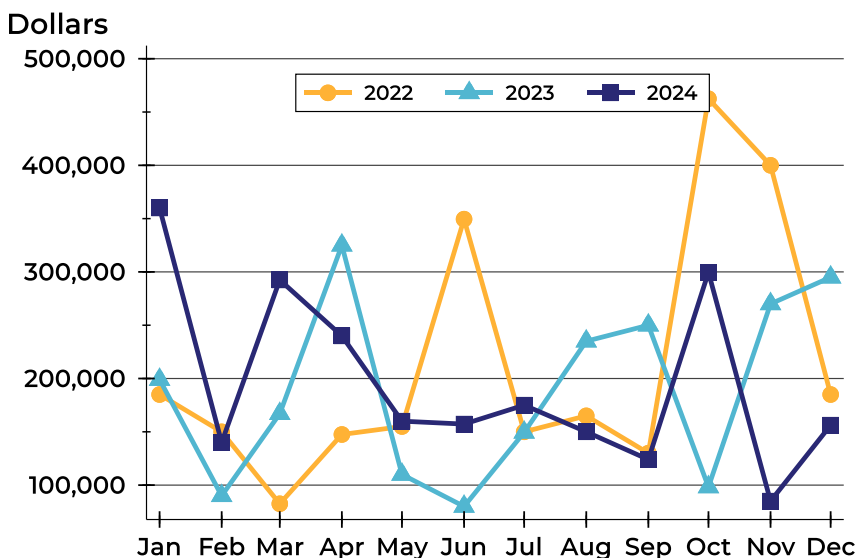
Nemaha County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	178,000	199,000	360,000
February	201,250	151,500	140,000
March	137,500	180,000	291,250
April	147,500	274,833	253,800
May	145,000	138,333	160,000
June	332,250	79,667	157,250
July	161,625	175,500	157,967
August	165,000	235,000	170,000
September	130,000	230,000	124,000
October	462,500	98,250	290,600
November	357,333	270,000	85,000
December	238,500	295,000	156,250

Median Price

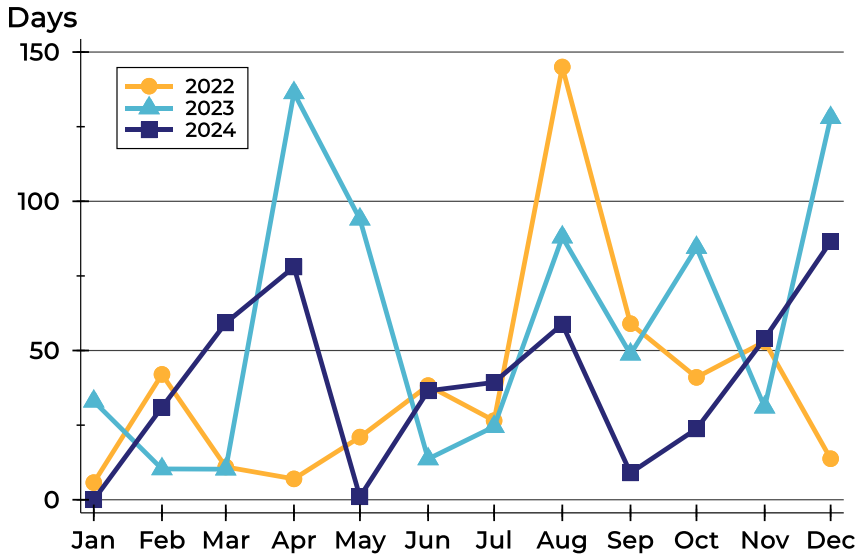


Month	2022	2023	2024
January	185,000	199,000	360,000
February	150,000	90,000	140,000
March	82,500	167,000	292,500
April	147,500	325,000	240,000
May	155,000	109,999	160,000
June	349,500	80,000	157,250
July	150,000	149,500	175,000
August	165,000	235,000	150,000
September	130,000	250,000	124,000
October	462,500	98,250	299,700
November	400,000	270,000	85,000
December	185,000	295,000	156,250



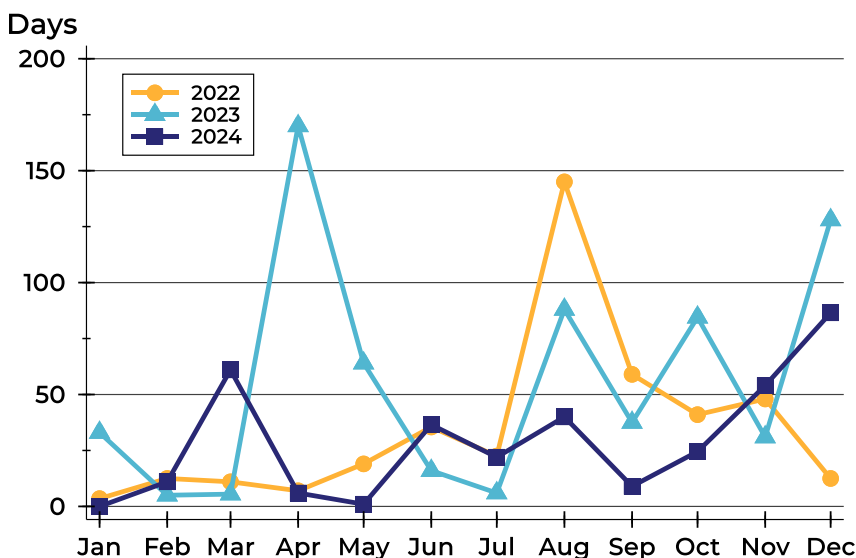
Nemaha County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	6	33	N/A
February	42	10	31
March	11	10	59
April	7	136	78
May	21	94	1
June	38	14	37
July	27	25	39
August	145	88	59
September	59	49	9
October	41	85	24
November	53	31	54
December	14	128	87

Median DOM



Month	2022	2023	2024
January	4	33	N/A
February	13	5	11
March	11	6	61
April	7	170	6
May	19	64	1
June	36	16	37
July	23	6	22
August	145	88	40
September	59	38	9
October	41	85	25
November	48	31	54
December	13	128	87



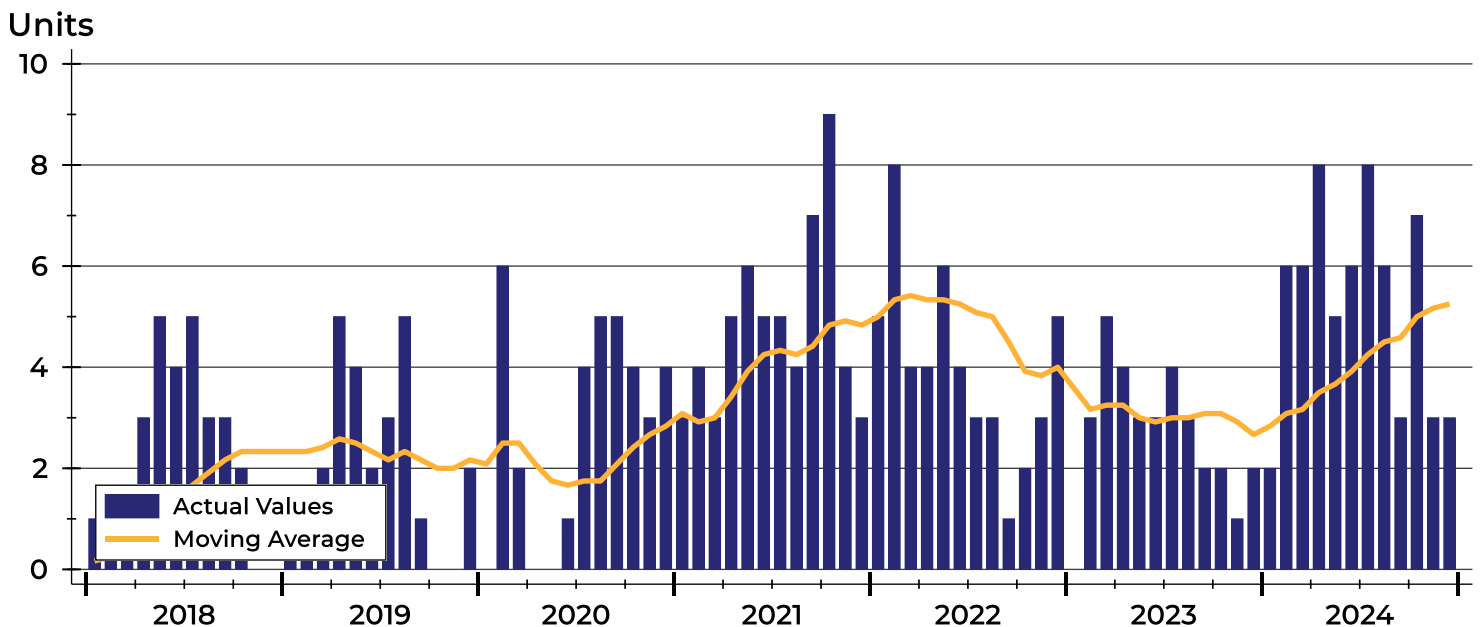
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		3	2	50.0%
Volume (1,000s)		553	605	-8.6%
Average	List Price	184,167	302,500	-39.1%
	Days on Market	58	79	-26.6%
	Percent of Original	96.7%	97.6%	-0.9%
Median	List Price	240,000	302,500	-20.7%
	Days on Market	21	79	-73.4%
	Percent of Original	100.0%	97.6%	2.5%

A total of 3 listings in Nemaha County had contracts pending at the end of December, up from 2 contracts pending at the end of December 2023.

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.

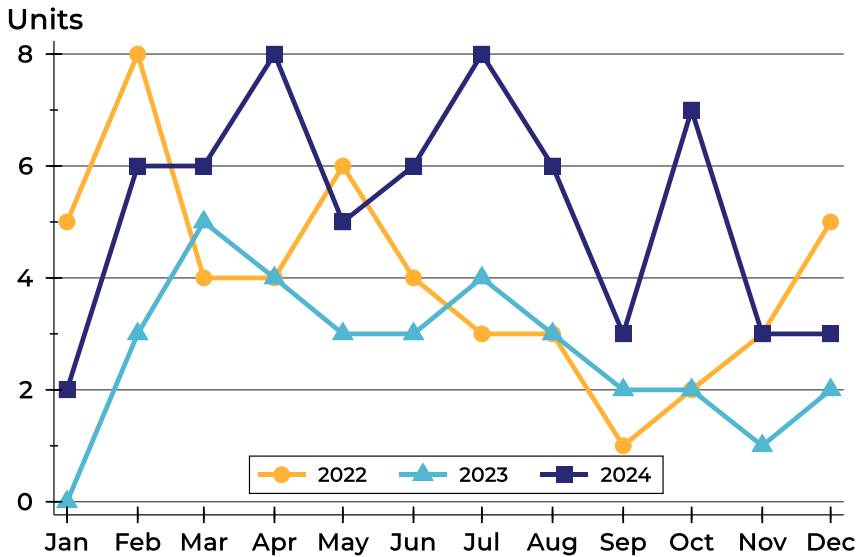
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	5	0	2
February	8	3	6
March	4	5	6
April	4	4	8
May	6	3	5
June	4	3	6
July	3	4	8
August	3	3	6
September	1	2	3
October	2	2	7
November	3	1	3
December	5	2	3

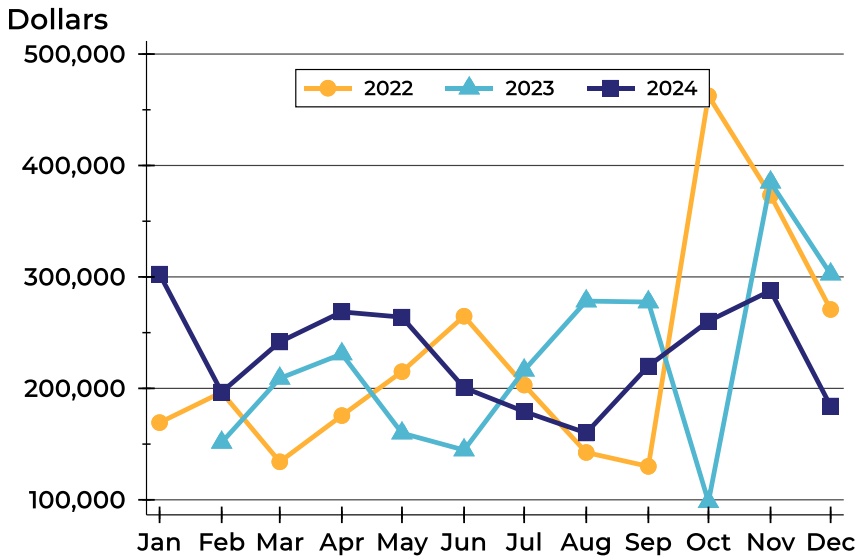
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	67,500	67,500	152	152	90.0%	90.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	66.7%	242,500	242,500	11	11	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



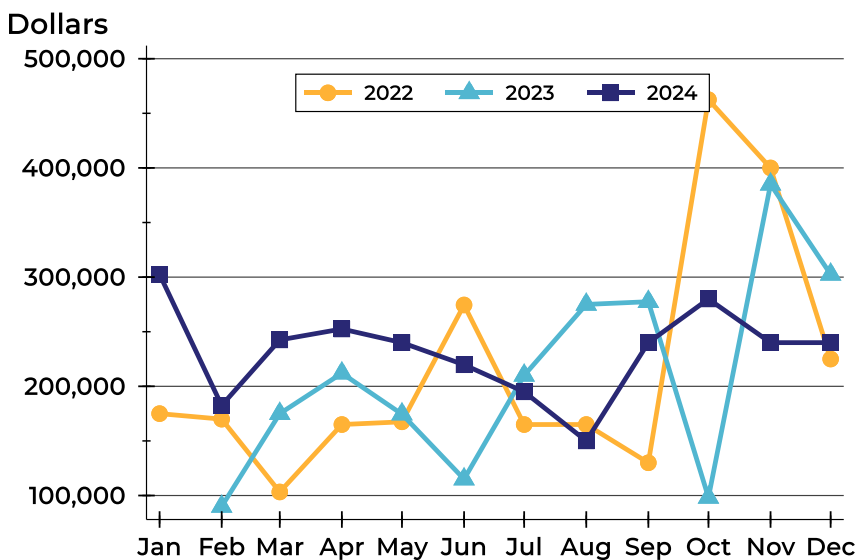
Nemaha County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	169,280	N/A	302,500
February	196,425	151,500	196,667
March	134,125	209,000	241,667
April	175,625	230,875	268,625
May	215,000	159,833	263,900
June	264,750	144,667	200,583
July	203,000	216,250	179,238
August	142,500	278,333	160,000
September	130,000	277,500	220,000
October	462,500	98,250	260,343
November	373,333	385,000	287,667
December	270,800	302,500	184,167

Median Price

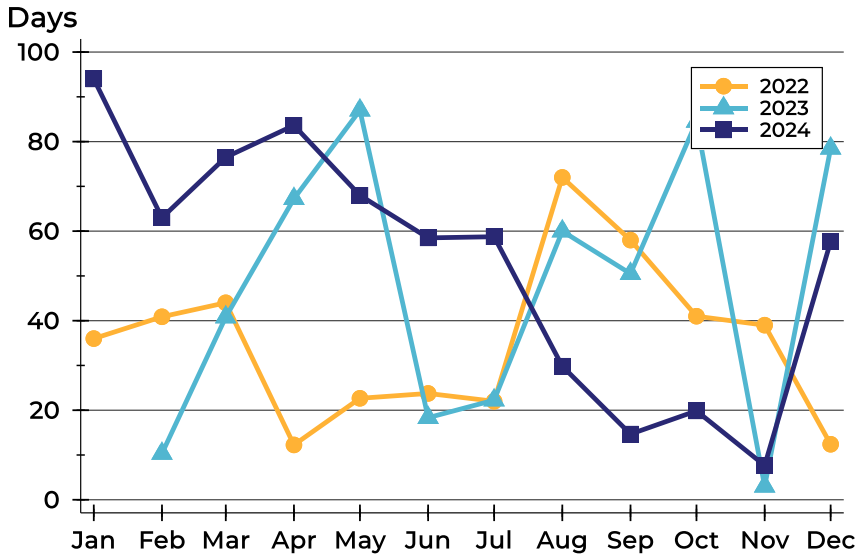


Month	2022	2023	2024
January	175,000	N/A	302,500
February	169,950	90,000	182,500
March	103,250	175,000	242,500
April	165,000	212,000	252,500
May	167,500	174,500	240,000
June	274,500	115,000	219,750
July	165,000	210,000	194,950
August	165,000	275,000	150,000
September	130,000	277,500	240,000
October	462,500	98,250	280,000
November	400,000	385,000	240,000
December	225,000	302,500	240,000



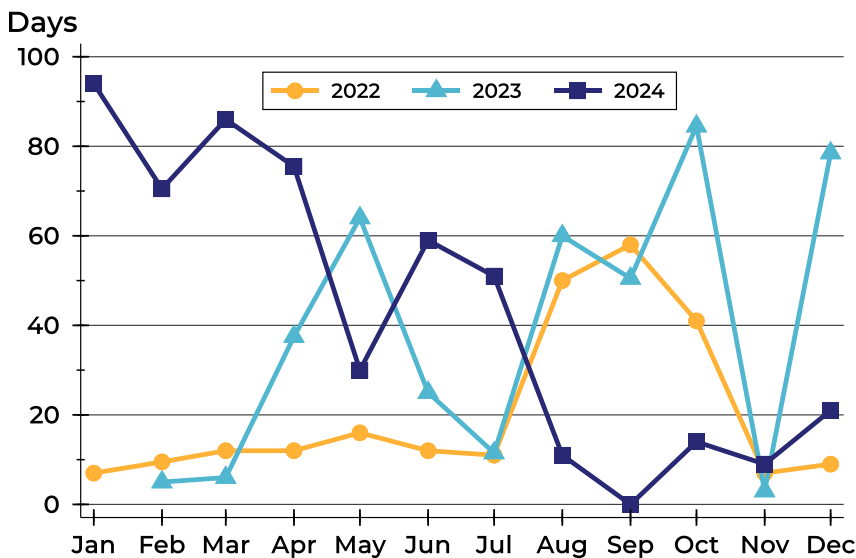
Nemaha County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	36	N/A	94
February	41	10	63
March	44	41	77
April	12	67	84
May	23	87	68
June	24	18	59
July	22	22	59
August	72	60	30
September	58	51	15
October	41	85	20
November	39	3	8
December	12	79	58

Median DOM



Month	2022	2023	2024
January	7	N/A	94
February	10	5	71
March	12	6	86
April	12	38	76
May	16	64	30
June	12	25	59
July	11	12	51
August	50	60	11
September	58	51	N/A
October	41	85	14
November	7	3	9
December	9	79	21