



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

August 2026 NE Kansas Market Statistics

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

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**August
2026**

Northeast Kansas MLS Statistics



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in August

Total home sales in the Northeast Kansas MLS system rose by 16.7% last month to 14 units, compared to 12 units in August 2025. Total sales volume was \$2.5 million, down 4.3% from a year earlier.

The median sale price in August was \$150,500, down from \$200,400 a year earlier. Homes that sold in August were typically on the market for 18 days and sold for 100.0% of their list prices.

Northeast Kansas Active Listings Down at End of August

The total number of active listings in the Northeast Kansas MLS system at the end of August was 36 units, down from 37 at the same point in 2025. This represents a 4.7 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$152,250.

During August, a total of 5 contracts were written down from 12 in August 2025. At the end of the month, there were 7 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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**August
2026**

Northeast Kansas MLS Statistics



Northeast Kansas Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		14	12	12	66	68	82
Change from prior year		16.7%	0.0%	-20.0%	-2.9%	-17.1%	-4.7%
Active Listings		36	37	19	N/A	N/A	N/A
Change from prior year		-2.7%	94.7%	-17.4%			
Months' Supply		4.7	4.6	1.7	N/A	N/A	N/A
Change from prior year		2.2%	170.6%	-26.1%			
New Listings		8	15	15	92	106	100
Change from prior year		-46.7%	0.0%	-40.0%	-13.2%	6.0%	-18.0%
Contracts Written		5	12	7	66	77	83
Change from prior year		-58.3%	71.4%	-46.2%	-14.3%	-7.2%	-10.8%
Pending Contracts		7	13	4	N/A	N/A	N/A
Change from prior year		-46.2%	225.0%	-71.4%			
Sales Volume (1,000s)		2,490	2,601	2,029	12,067	12,629	12,191
Change from prior year		-4.3%	28.2%	1.3%	-4.5%	3.6%	-2.5%
Average	Sale Price	177,863	216,733	169,075	182,838	185,719	148,666
	Change from prior year	-17.9%	28.2%	26.7%	-1.6%	24.9%	2.3%
	List Price of Actives	173,625	232,157	224,537	N/A	N/A	N/A
	Change from prior year	-25.2%	3.4%	70.7%			
	Days on Market	49	83	102	89	82	70
	Change from prior year	-41.0%	-18.6%	209.1%	8.5%	17.1%	42.9%
Median	Percent of List	99.9%	96.5%	99.8%	95.4%	95.2%	94.1%
	Change from prior year	3.5%	-3.3%	4.5%	0.2%	1.2%	1.8%
	Percent of Original	96.9%	96.6%	97.1%	90.6%	91.1%	91.2%
	Change from prior year	0.3%	-0.5%	2.3%	-0.5%	-0.1%	1.6%
	Sale Price	150,500	200,400	147,450	162,450	160,000	147,750
	Change from prior year	-24.9%	35.9%	9.2%	1.5%	8.3%	11.5%
Median	List Price of Actives	152,250	198,000	180,000	N/A	N/A	N/A
	Change from prior year	-23.1%	10.0%	101.1%			
	Days on Market	18	28	99	62	48	32
	Change from prior year	-35.7%	-71.7%	253.6%	29.2%	50.0%	14.3%
	Percent of List	100.0%	96.9%	97.1%	96.9%	96.5%	96.0%
	Change from prior year	3.2%	-0.2%	-0.9%	0.4%	0.5%	0.9%
Median	Percent of Original	100.0%	96.7%	93.4%	90.7%	95.5%	95.1%
	Change from prior year	3.4%	3.5%	-3.4%	-5.0%	0.4%	1.8%

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



**August
2026**

Northeast Kansas MLS Statistics



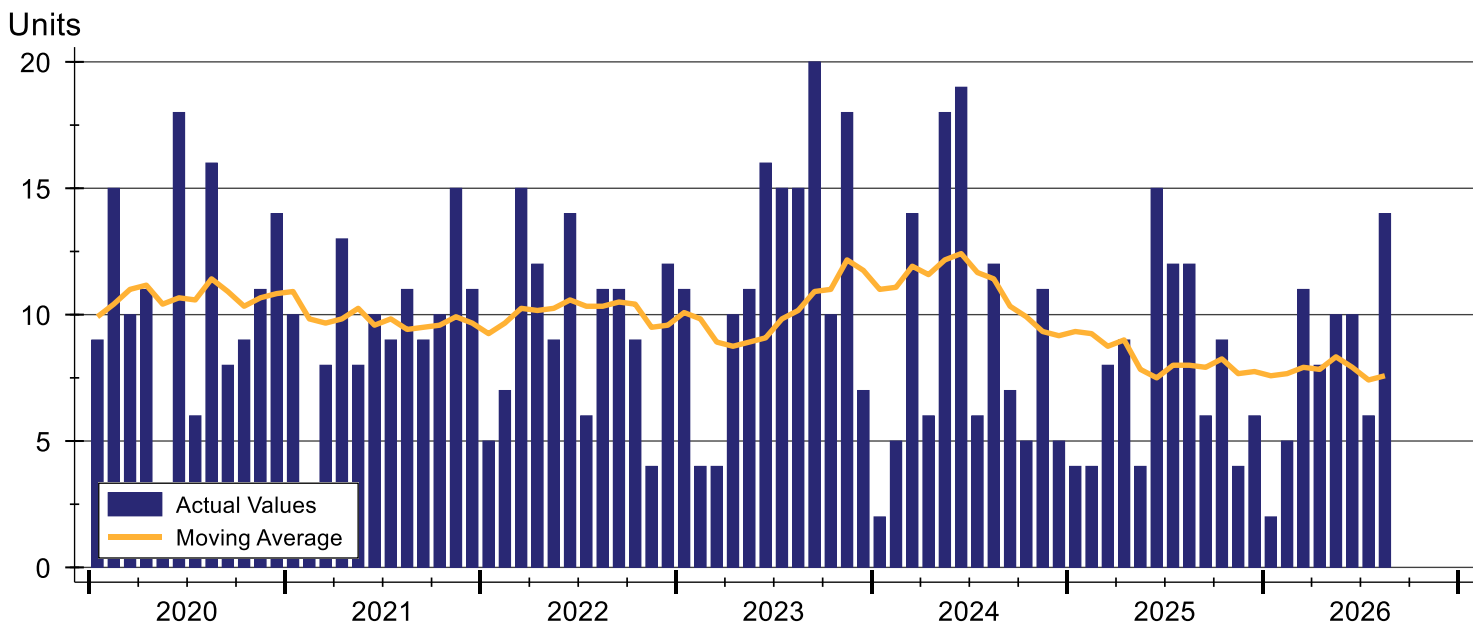
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		August			Year-to-Date		
		2026	2025	Change	2026	2025	Change
Closed Listings		14	12	16.7%	66	68	-2.9%
Volume (1,000s)		2,490	2,601	-4.3%	12,067	12,629	-4.5%
Months' Supply		4.7	4.6	2.2%	N/A	N/A	N/A
Average	Sale Price	177,863	216,733	-17.9%	182,838	185,719	-1.6%
	Days on Market	49	83	-41.0%	89	82	8.5%
	Percent of List	99.9%	96.5%	3.5%	95.4%	95.2%	0.2%
	Percent of Original	96.9%	96.6%	0.3%	90.6%	91.1%	-0.5%
Median	Sale Price	150,500	200,400	-24.9%	162,450	160,000	1.5%
	Days on Market	18	28	-35.7%	62	48	29.2%
	Percent of List	100.0%	96.9%	3.2%	96.9%	96.5%	0.4%
	Percent of Original	100.0%	96.7%	3.4%	90.7%	95.5%	-5.0%

A total of 14 homes sold in the Northeast Kansas MLS system in August, up from 12 units in August 2025. Total sales volume fell to \$2.5 million compared to \$2.6 million in the previous year.

The median sales price in August was \$150,500, down 24.9% compared to the prior year. Median days on market was 18 days, down from 65 days in July, and down from 28 in August 2025.

History of Closed Listings





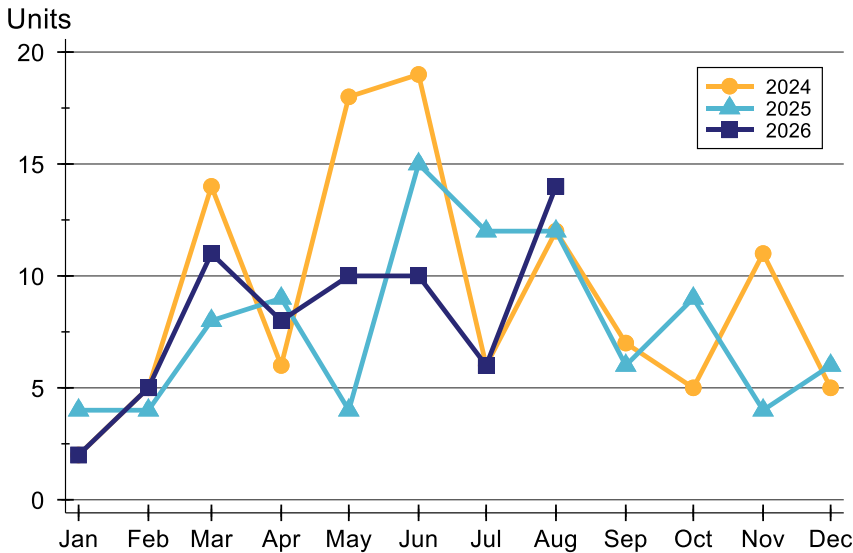
**August
2026**

Northeast Kansas MLS Statistics



Northeast Kansas Closed Listings Analysis

Closed Listings by Month



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

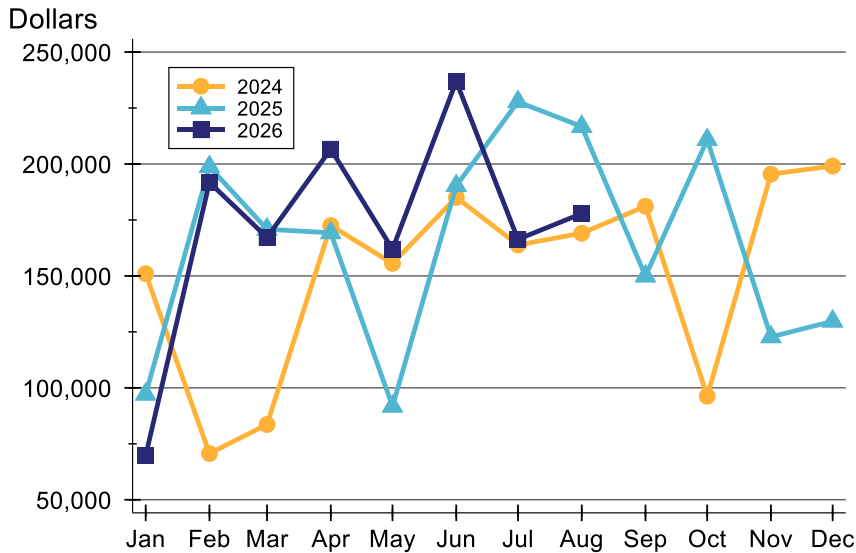
Closed Listings by Price Range

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	1	7.1%	0.0	25,000	25,000	2	2	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	1	7.1%	5.2	99,280	99,280	17	17	104.5%	104.5%	104.5%	104.5%
\$100,000-\$124,999	1	7.1%	7.5	120,000	120,000	0	0	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	4	28.6%	4.3	134,750	135,000	106	97	99.2%	100.0%	91.2%	90.5%
\$150,000-\$174,999	1	7.1%	5.3	157,000	157,000	18	18	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	2	14.3%	1.1	182,500	182,500	36	36	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	1	7.1%	7.5	235,000	235,000	7	7	98.3%	98.3%	98.3%	98.3%
\$250,000-\$299,999	2	14.3%	4.8	289,500	289,500	49	49	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	7.1%	4.8	370,800	370,800	46	46	98.9%	98.9%	89.3%	89.3%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



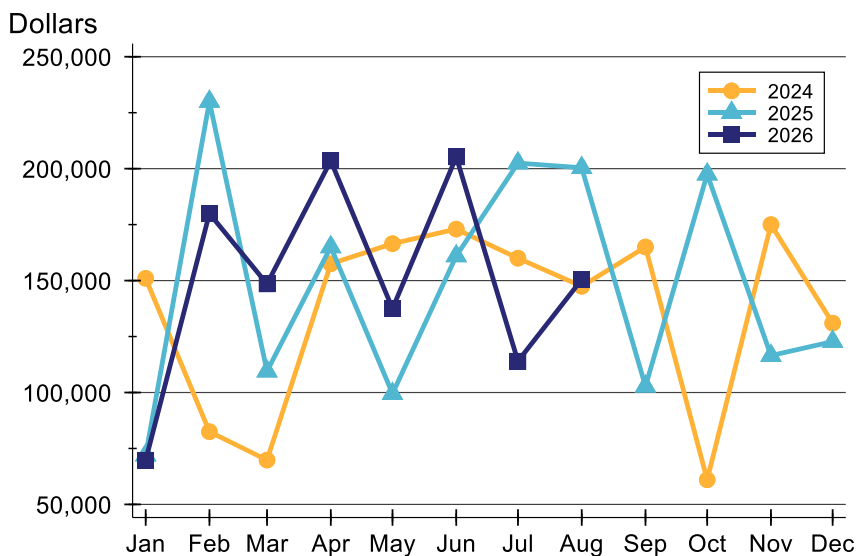
Northeast Kansas Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	151,000	97,125	69,750
February	70,660	198,750	191,790
March	83,625	170,875	167,182
April	172,500	169,233	206,626
May	155,606	91,750	161,940
June	185,095	190,267	236,940
July	163,833	227,792	166,333
August	169,075	216,733	177,863
September	181,143	149,920	
October	96,280	210,833	
November	195,455	122,750	
December	199,080	129,750	

Median Price

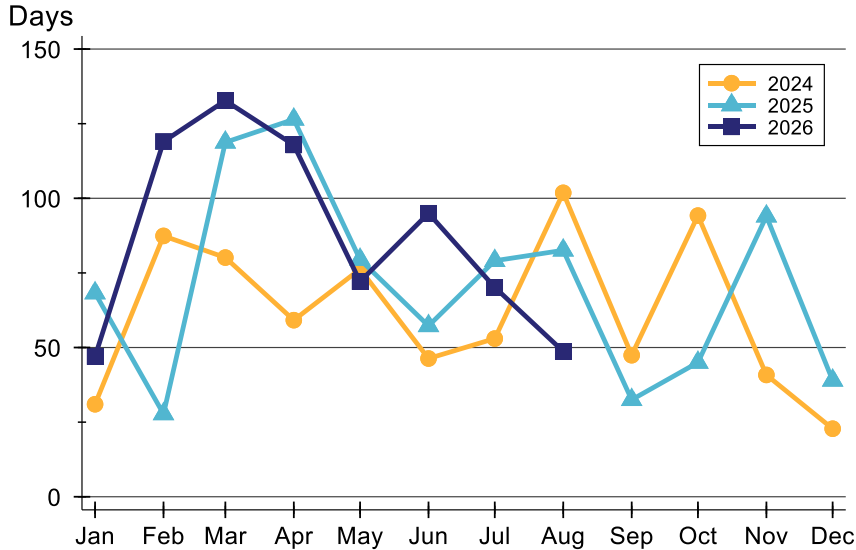


Month	2024	2025	2026
January	151,000	72,000	69,750
February	82,500	230,000	179,950
March	69,813	109,500	148,500
April	157,500	165,000	203,505
May	166,500	99,500	137,500
June	173,000	161,000	205,250
July	160,000	202,500	114,000
August	147,450	200,400	150,500
September	165,000	102,760	
October	61,000	197,500	
November	175,000	116,500	
December	131,000	122,750	



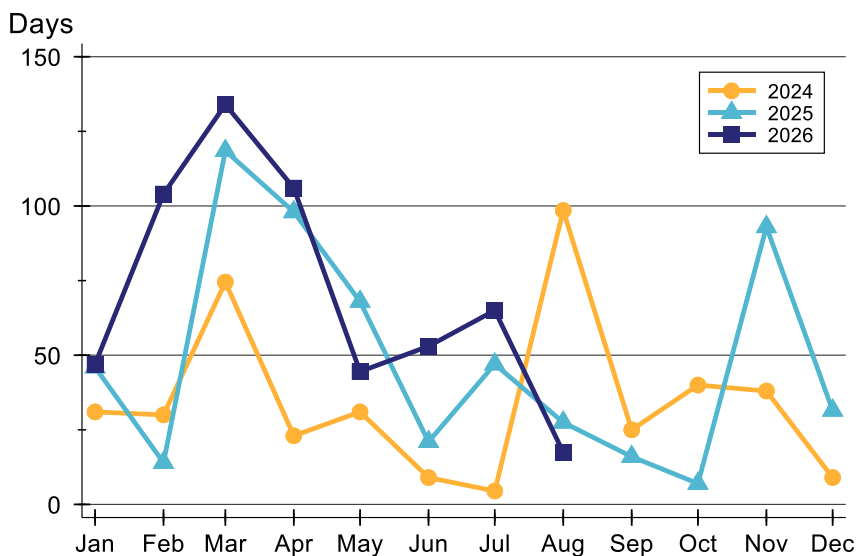
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	31	68	47
February	87	28	119
March	80	119	133
April	59	126	118
May	76	80	72
June	46	57	95
July	53	79	70
August	102	83	49
September	47	33	
October	94	45	
November	41	94	
December	23	39	

Median DOM



Month	2024	2025	2026
January	31	46	47
February	30	14	104
March	75	119	134
April	23	98	106
May	31	68	45
June	9	21	53
July	5	47	65
August	99	28	18
September	25	16	
October	40	7	
November	38	93	
December	9	32	



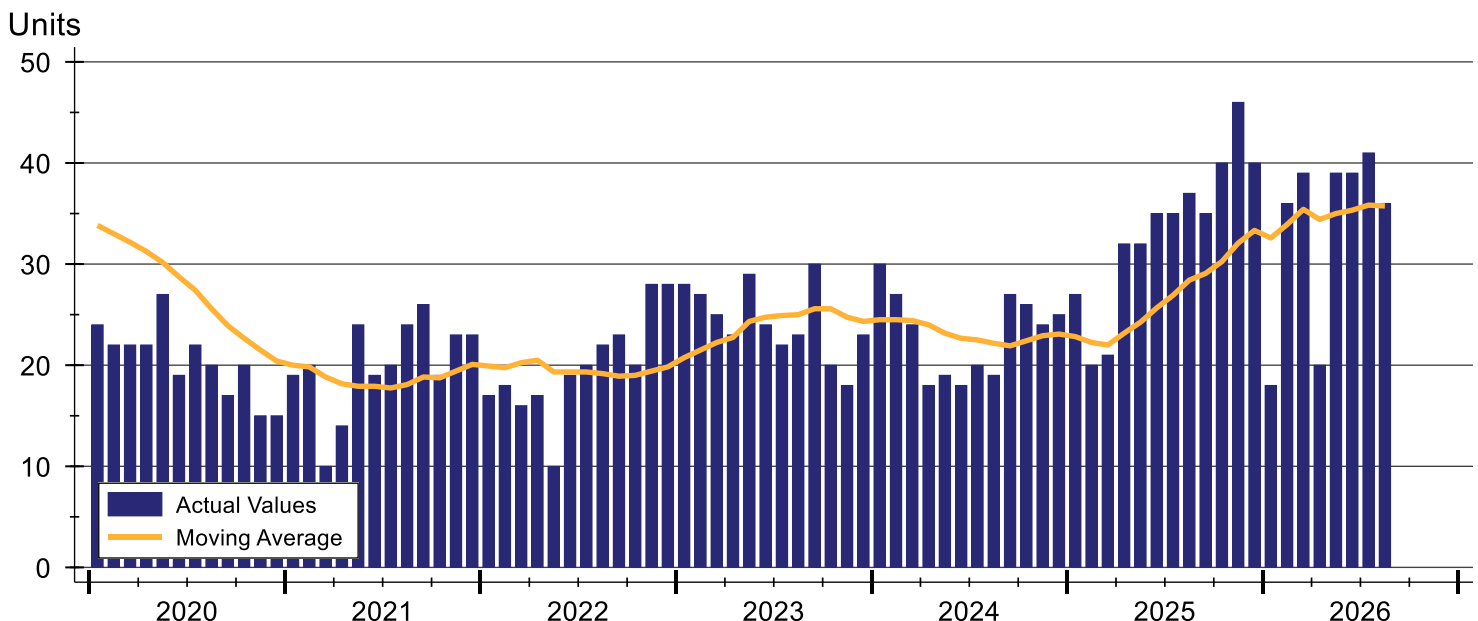
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2026	End of August 2025	Change
Active Listings		36	37	-2.7%
Volume (1,000s)		6,251	8,590	-27.2%
Months' Supply		4.7	4.6	2.2%
Average	List Price	173,625	232,157	-25.2%
	Days on Market	70	84	-16.7%
	Percent of Original	94.2%	94.1%	0.1%
Median	List Price	152,250	198,000	-23.1%
	Days on Market	49	39	25.6%
	Percent of Original	100.0%	96.8%	3.3%

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

The median list price of homes on the market at the end of August was \$152,250, down 23.1% from 2025. The typical time on market for active listings was 48 days, up from 39 days a year earlier.

History of Active Listings





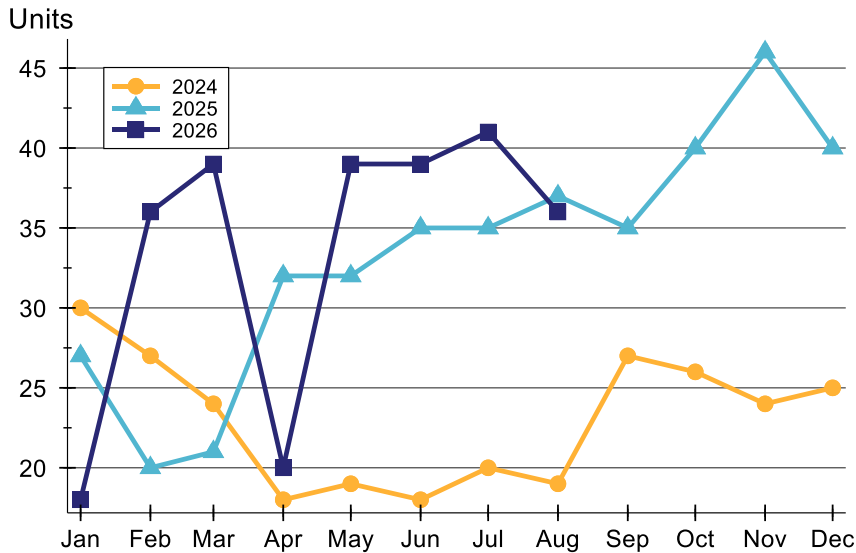
**August
2026**

Northeast Kansas MLS Statistics



Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	30	27	18
February	27	20	36
March	24	21	39
April	18	32	20
May	19	32	39
June	18	35	39
July	20	35	41
August	19	37	36
September	27	35	
October	26	40	
November	24	46	
December	25	40	

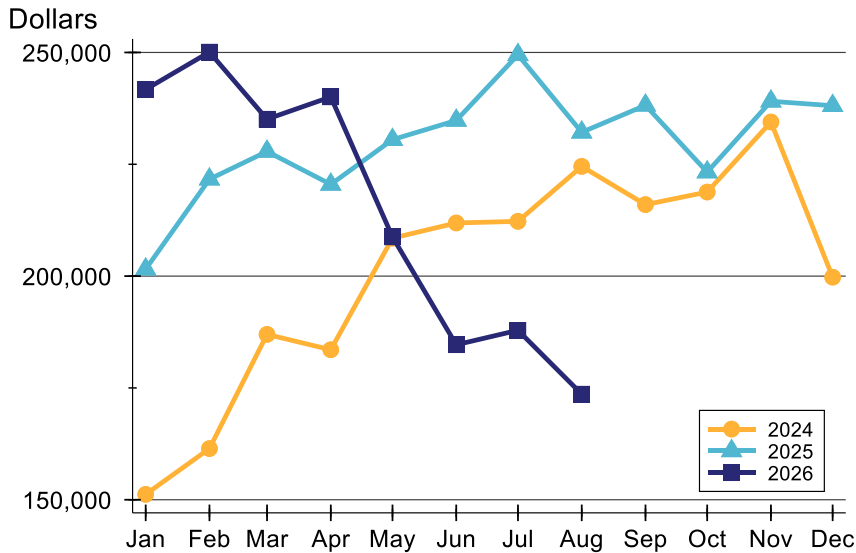
Active Listings by Price Range

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	1	2.8%	N/A	12,000	12,000	150	150	20.0%	20.0%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	19.4%	5.2	71,429	70,000	36	31	99.1%	100.0%
\$100,000-\$124,999	5	13.9%	7.5	118,600	120,000	110	58	95.2%	100.0%
\$125,000-\$149,999	5	13.9%	4.3	139,300	140,000	62	50	93.7%	94.2%
\$150,000-\$174,999	4	11.1%	5.3	162,500	161,000	34	31	96.3%	97.0%
\$175,000-\$199,999	1	2.8%	1.1	179,000	179,000	21	21	96.8%	96.8%
\$200,000-\$249,999	5	13.9%	7.5	228,400	230,000	81	77	94.6%	98.4%
\$250,000-\$299,999	4	11.1%	4.8	280,000	278,500	75	29	96.3%	98.4%
\$300,000-\$399,999	4	11.1%	4.8	339,500	339,000	102	88	98.0%	99.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



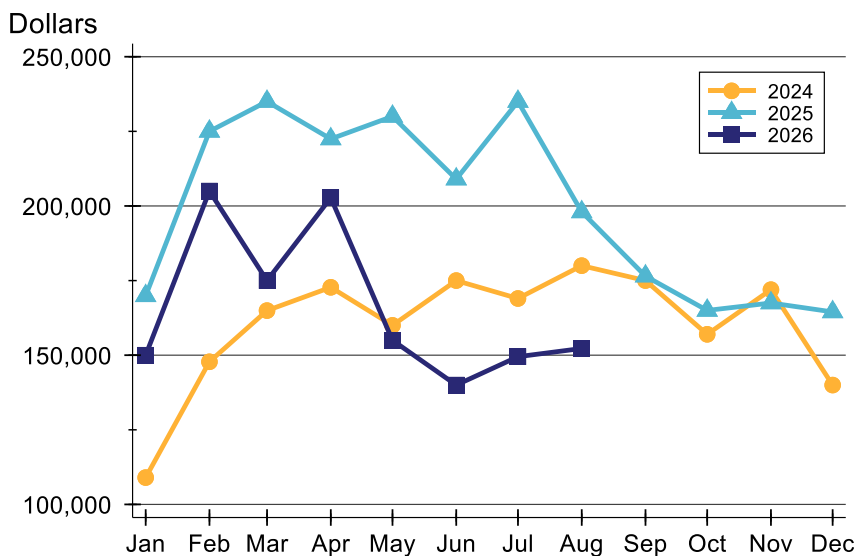
Northeast Kansas Active Listings Analysis

Average Price



Month	2024	2025	2026
January	151,207	201,556	241,741
February	161,448	221,665	250,092
March	186,971	227,871	235,090
April	183,544	220,509	240,065
May	208,489	230,513	208,756
June	211,883	234,809	184,654
July	212,250	249,480	187,890
August	224,537	232,157	173,625
September	215,989	238,183	
October	218,800	223,261	
November	234,463	239,094	
December	199,768	238,099	

Median Price

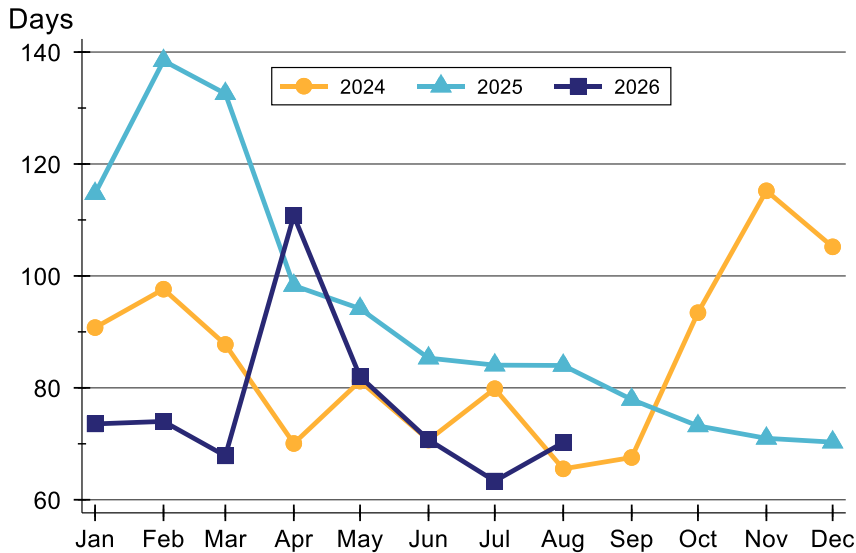


Month	2024	2025	2026
January	109,000	169,900	150,000
February	147,800	225,000	205,000
March	164,950	235,000	175,000
April	172,750	222,450	202,750
May	160,000	230,000	155,000
June	175,000	209,000	140,000
July	169,000	235,000	149,500
August	180,000	198,000	152,250
September	175,000	176,500	
October	157,000	165,000	
November	171,950	167,500	
December	140,000	164,500	



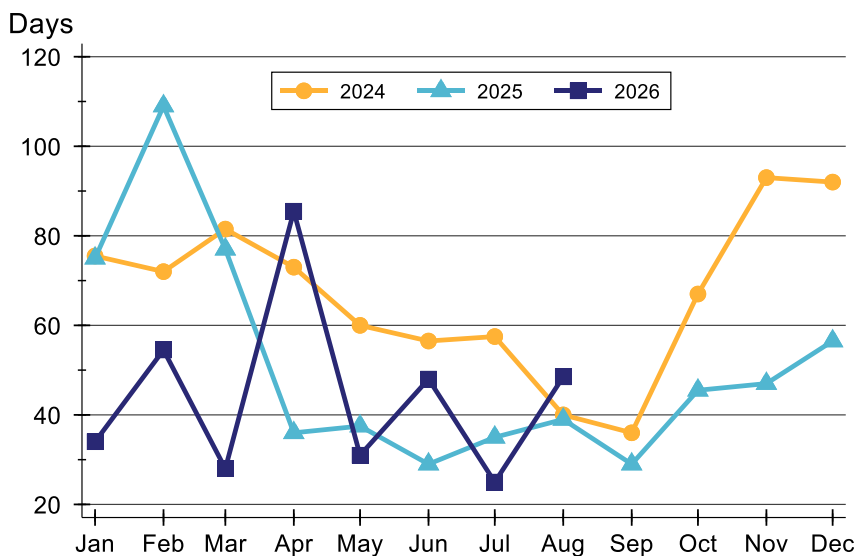
Northeast Kansas Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	91	115	74
February	98	138	74
March	88	133	68
April	70	98	111
May	81	94	82
June	71	85	71
July	80	84	63
August	66	84	70
September	68	78	
October	93	73	
November	115	71	
December	105	70	

Median DOM

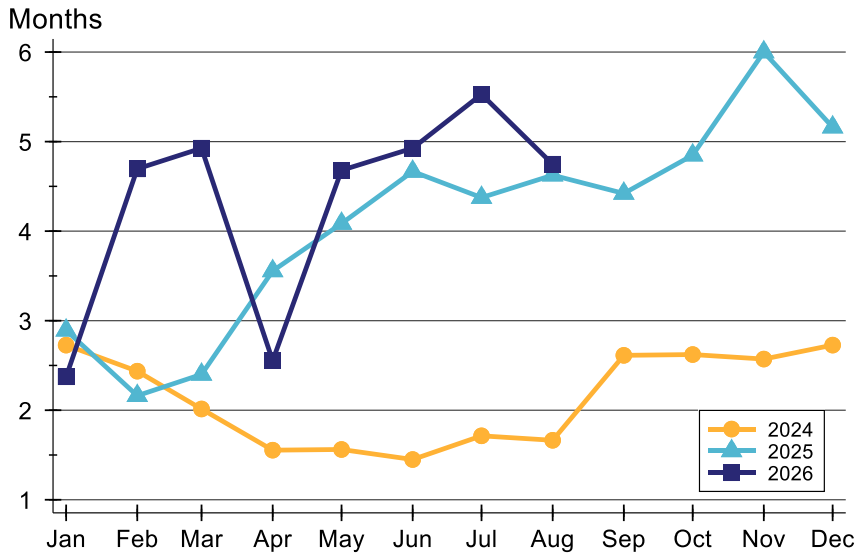


Month	2024	2025	2026
January	76	75	34
February	72	109	55
March	82	77	28
April	73	36	86
May	60	38	31
June	57	29	48
July	58	35	25
August	40	39	49
September	36	29	
October	67	46	
November	93	47	
December	92	57	



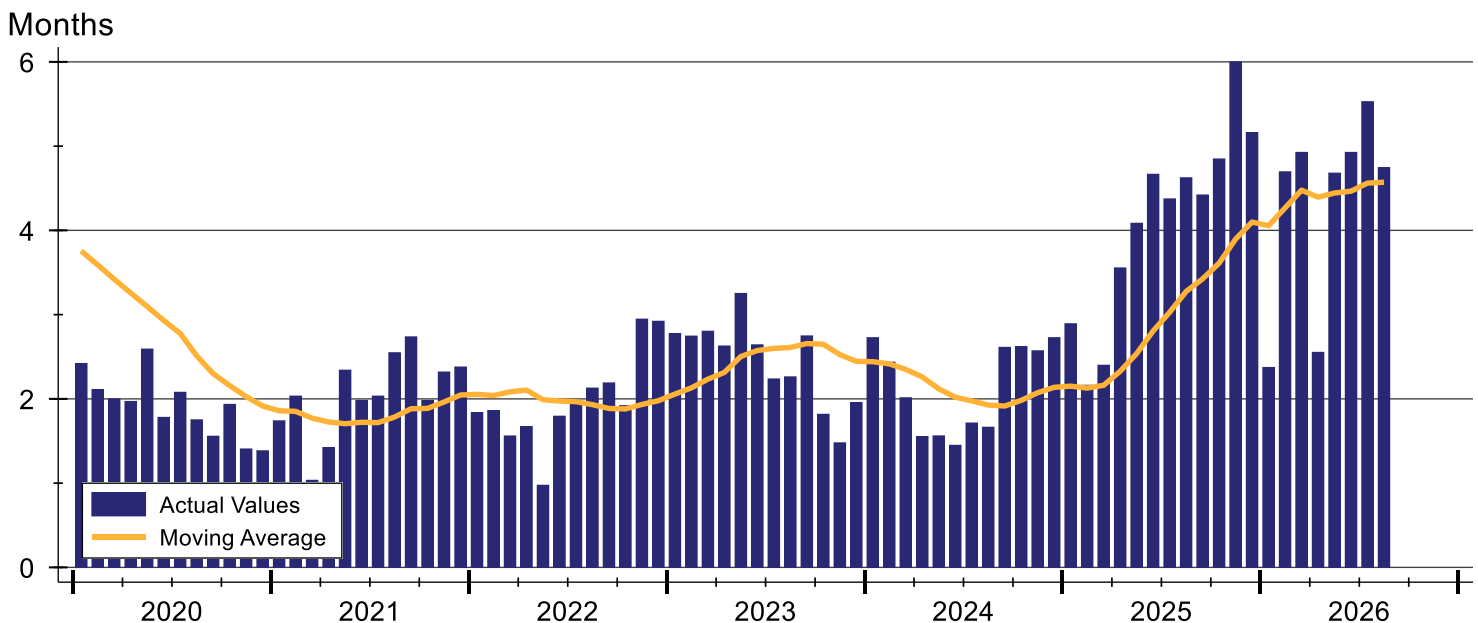
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.7	2.9	2.4
February	2.4	2.2	4.7
March	2.0	2.4	4.9
April	1.6	3.6	2.6
May	1.6	4.1	4.7
June	1.4	4.7	4.9
July	1.7	4.4	5.5
August	1.7	4.6	4.7
September	2.6	4.4	
October	2.6	4.8	
November	2.6	6.0	
December	2.7	5.2	

History of Month's Supply





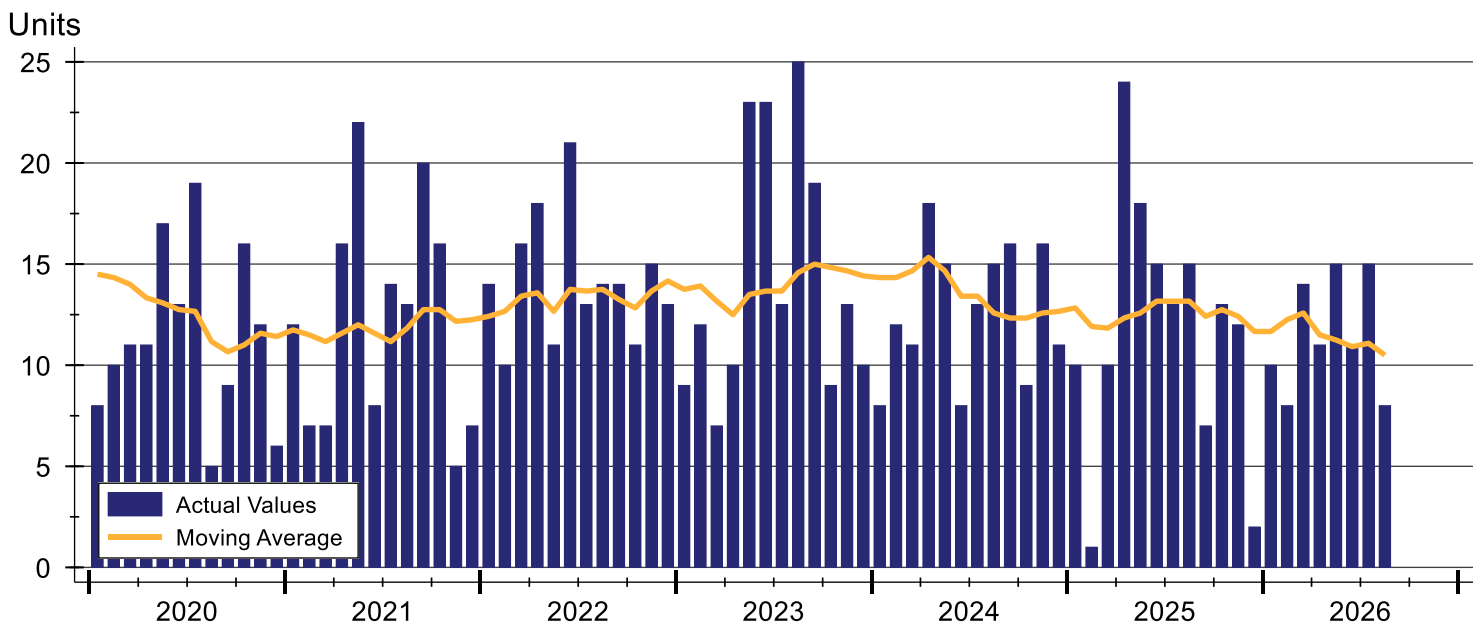
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2026	August 2025	Change
Current Month	New Listings	8	15	-46.7%
	Volume (1,000s)	1,406	3,386	-58.5%
	Average List Price	175,750	225,723	-22.1%
	Median List Price	163,500	179,950	-9.1%
Year-to-Date	New Listings	92	106	-13.2%
	Volume (1,000s)	17,537	22,403	-21.7%
	Average List Price	190,623	211,346	-9.8%
	Median List Price	163,000	174,250	-6.5%

A total of 8 new listings were added in the Northeast Kansas MLS system during August, down 46.7% from the same month in 2025. Year-to-date the Northeast Kansas MLS system has seen 92 new listings.

The median list price of these homes was \$163,500 down from \$179,950 in 2025.

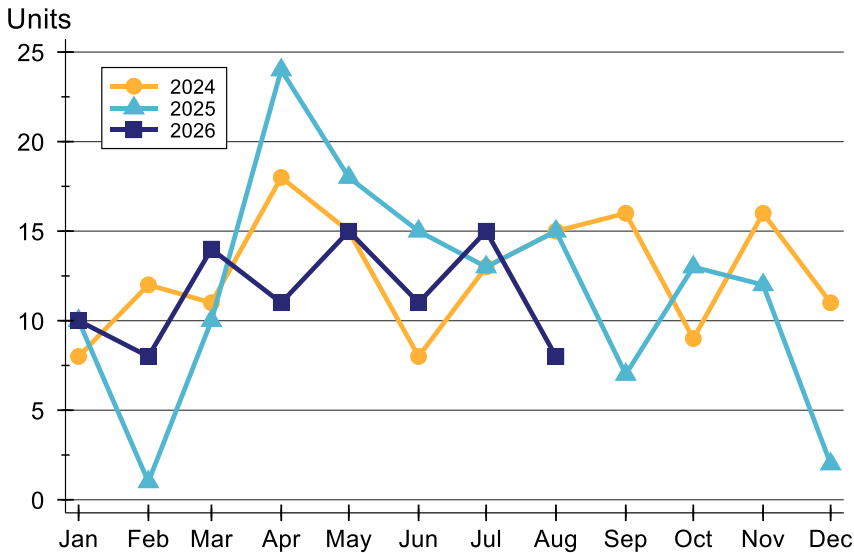
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



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

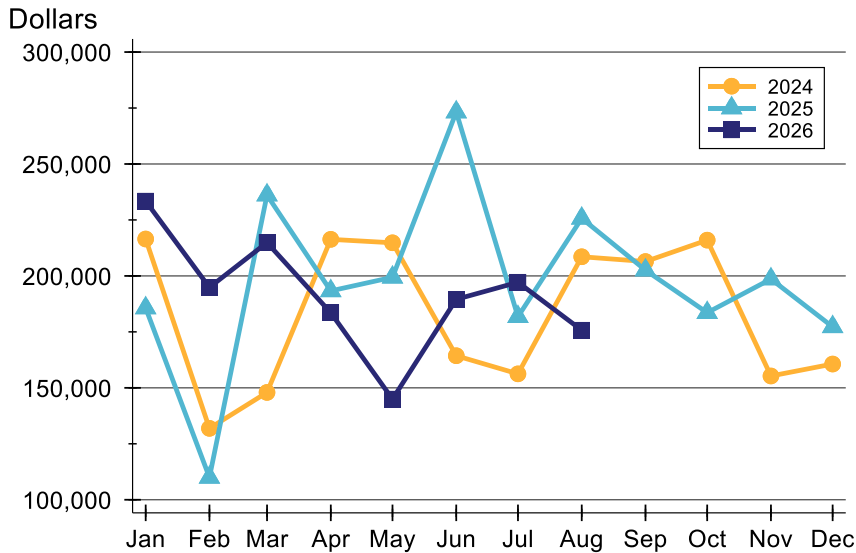
New Listings by Price Range

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	1	12.5%	75,000	75,000	13	13	100.0%	100.0%
\$100,000-\$124,999	2	25.0%	120,000	120,000	3	3	100.0%	100.0%
\$125,000-\$149,999	1	12.5%	148,000	148,000	5	5	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	12.5%	179,000	179,000	21	21	96.8%	96.8%
\$200,000-\$249,999	1	12.5%	220,000	220,000	5	5	100.0%	100.0%
\$250,000-\$299,999	2	25.0%	272,000	272,000	7	7	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



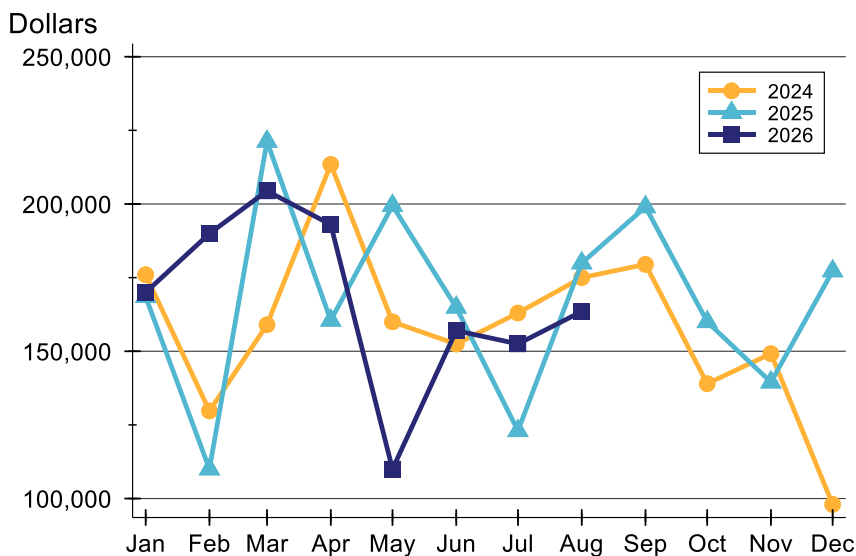
Northeast Kansas New Listings Analysis

Average Price



Month	2024	2025	2026
January	216,500	185,670	233,420
February	131,908	110,000	194,863
March	147,955	236,100	214,907
April	216,344	193,308	183,545
May	214,793	199,383	144,967
June	164,350	273,187	189,536
July	156,246	181,769	197,179
August	208,560	225,723	175,750
September	206,431	202,571	
October	215,989	183,577	
November	155,306	198,615	
December	160,636	177,250	

Median Price



Month	2024	2025	2026
January	176,000	168,500	170,000
February	129,750	110,000	189,950
March	159,000	221,250	204,450
April	213,450	160,500	193,000
May	160,000	199,450	110,000
June	152,450	164,900	157,000
July	163,000	123,000	152,500
August	175,000	179,950	163,500
September	179,500	199,000	
October	139,000	160,000	
November	149,200	139,500	
December	98,000	177,250	



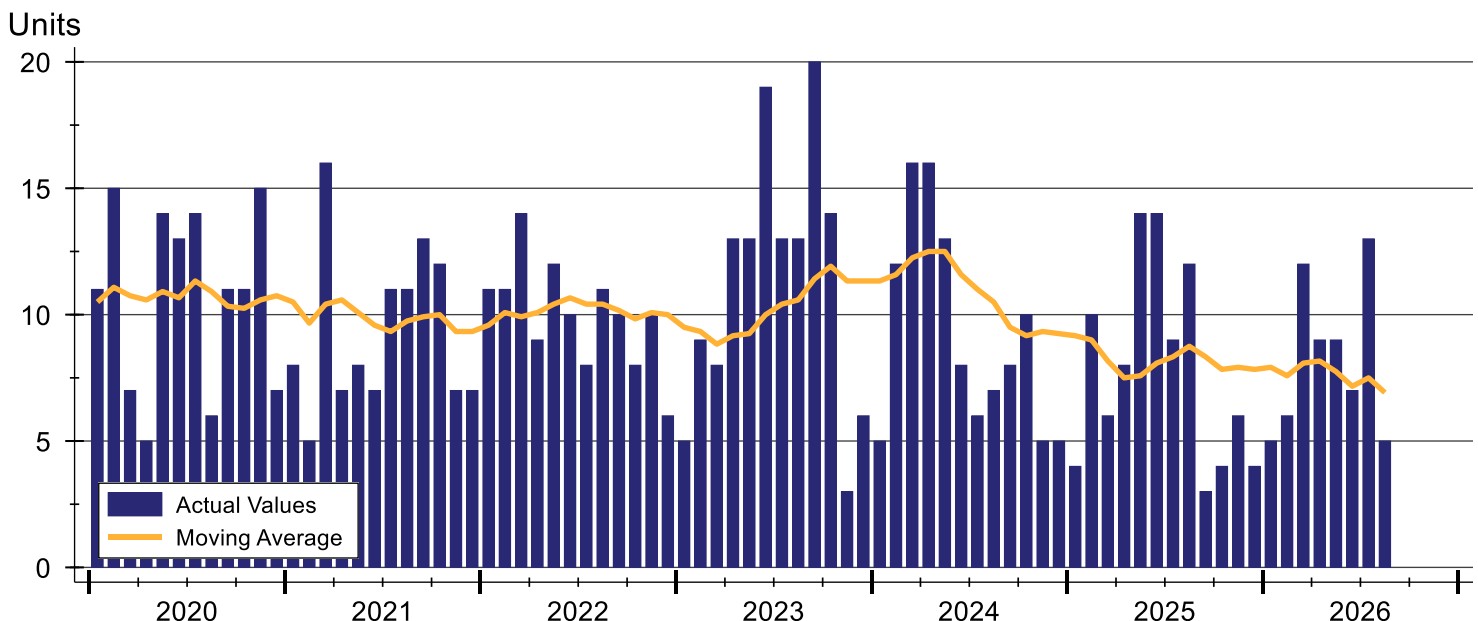
Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		2026	August 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		5	12	-58.3%	66	77	-14.3%
Volume (1,000s)		852	2,255	-62.2%	12,930	14,868	-13.0%
Average	Sale Price	170,400	187,908	-9.3%	195,908	193,086	1.5%
	Days on Market	21	32	-34.4%	86	77	11.7%
	Percent of Original	100.0%	95.3%	4.9%	91.9%	91.4%	0.5%
Median	Sale Price	120,000	145,250	-17.4%	167,450	165,000	1.5%
	Days on Market	9	10	-10.0%	62	42	47.6%
	Percent of Original	100.0%	97.5%	2.6%	94.8%	96.0%	-1.3%

A total of 5 contracts for sale were written in the Northeast Kansas MLS system during the month of August, down from 12 in 2025. The median list price of these homes was \$120,000, down from \$145,250 the prior year.

Half of the homes that went under contract in August were on the market less than 9 days, compared to 10 days in August 2025.

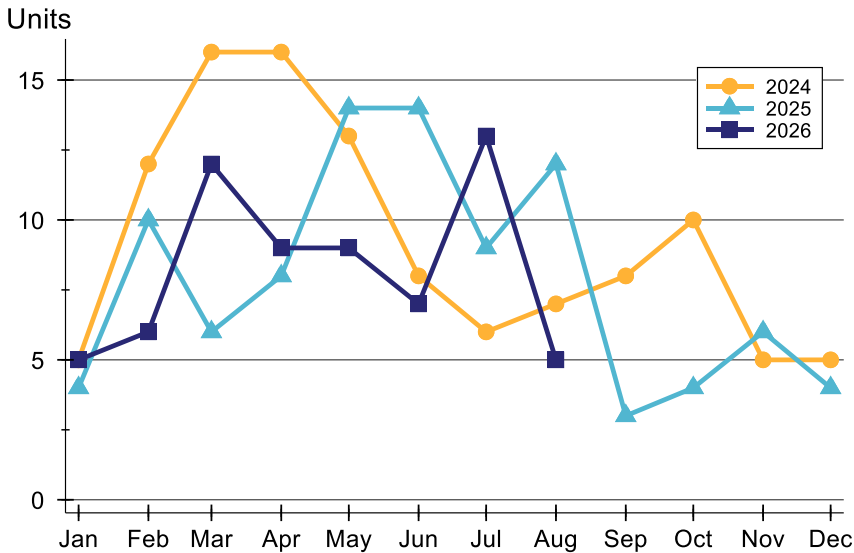
History of Contracts Written





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



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

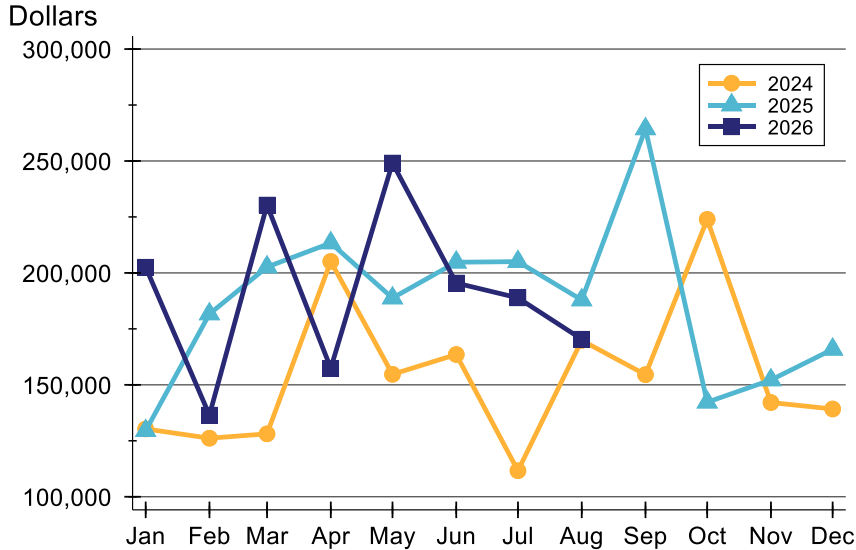
Contracts Written by Price Range

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	1	20.0%	43,000	43,000	13	13	100.0%	100.0%
\$50,000-\$99,999	1	20.0%	89,000	89,000	76	76	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	120,000	120,000	0	0	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	1	20.0%	150,000	150,000	6	6	100.0%	100.0%
\$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	1	20.0%	450,000	450,000	9	9	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



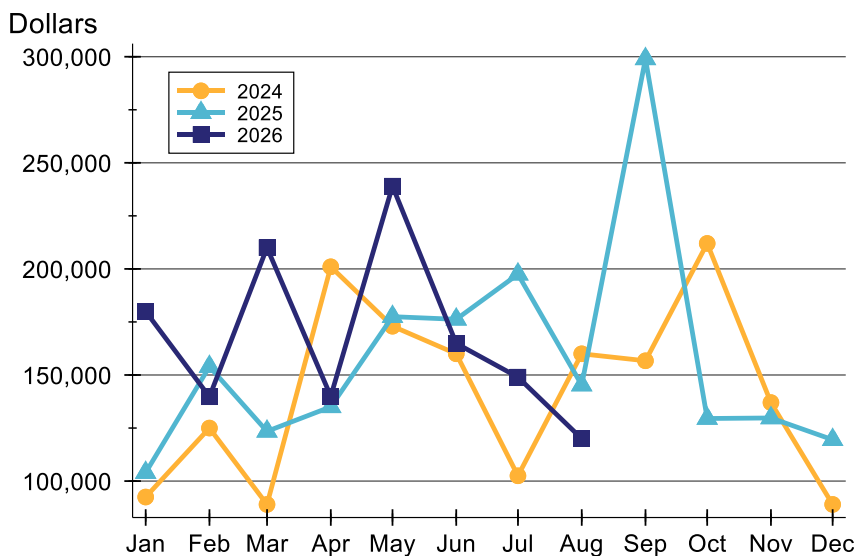
Northeast Kansas Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	130,300	129,500	202,570
February	126,167	181,670	136,480
March	128,106	202,633	230,333
April	205,125	213,375	157,422
May	154,692	188,779	249,111
June	163,550	204,779	195,486
July	111,633	205,044	188,846
August	169,857	187,908	170,400
September	154,550	264,333	
October	223,930	142,250	
November	142,100	152,167	
December	139,220	165,875	

Median Price

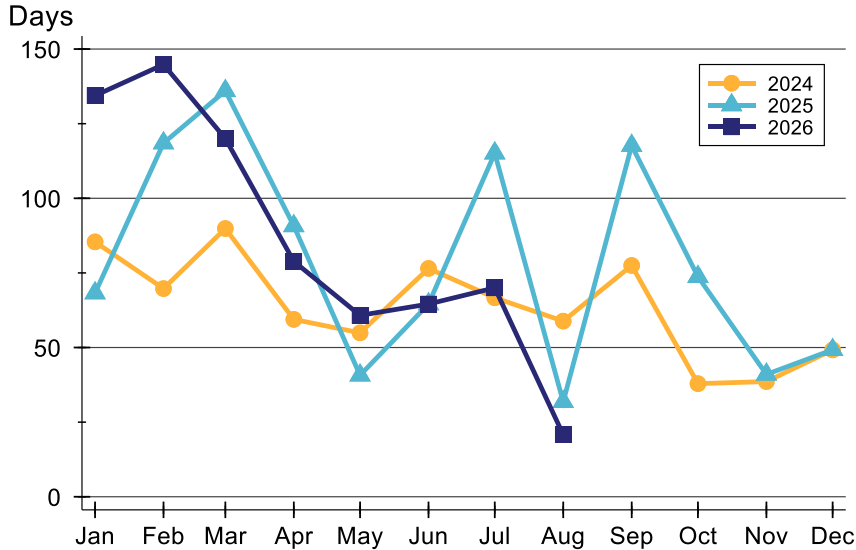


Month	2024	2025	2026
January	92,500	104,000	179,950
February	125,000	153,950	139,750
March	89,000	123,450	210,000
April	201,000	135,000	140,000
May	173,000	177,500	239,000
June	160,000	176,250	164,900
July	102,500	197,500	149,000
August	160,000	145,250	120,000
September	156,700	299,000	
October	212,000	129,500	
November	137,000	129,750	
December	89,000	119,500	



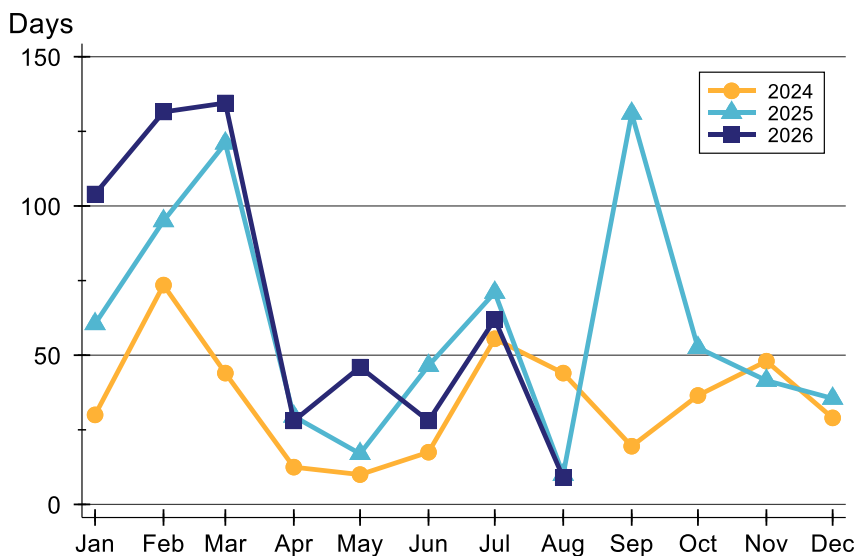
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	85	68	134
February	70	119	145
March	90	136	120
April	59	91	79
May	55	41	61
June	77	65	65
July	67	115	70
August	59	32	21
September	78	118	
October	38	74	
November	39	41	
December	49	49	

Median DOM



Month	2024	2025	2026
January	30	61	104
February	74	95	132
March	44	121	135
April	13	30	28
May	10	17	46
June	18	47	28
July	56	71	62
August	44	10	9
September	20	131	
October	37	53	
November	48	42	
December	29	36	



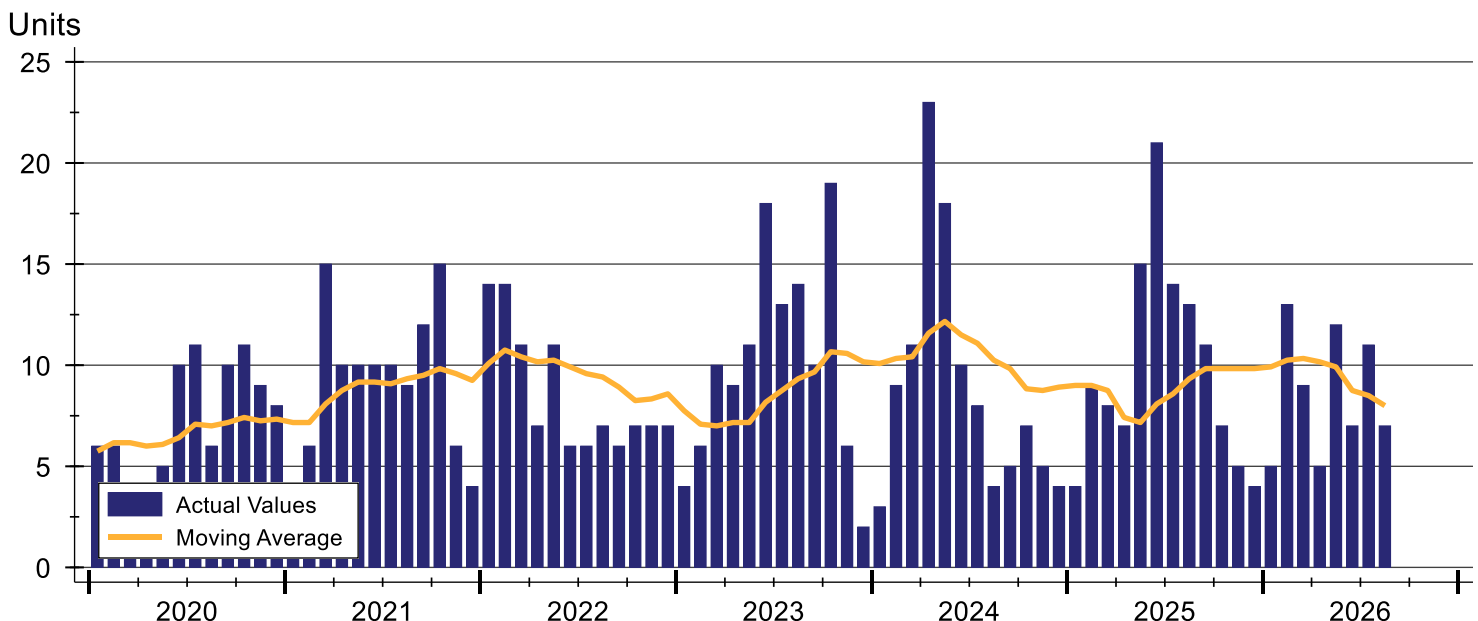
Northeast Kansas Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of August 2025	Change
Pending Contracts		7	13	-46.2%
Volume (1,000s)		1,459	2,134	-31.6%
Average	List Price	208,429	164,185	26.9%
	Days on Market	29	27	7.4%
	Percent of Original	99.7%	97.5%	2.3%
Median	List Price	150,000	150,000	0.0%
	Days on Market	13	12	8.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in the Northeast Kansas MLS system had contracts pending at the end of August, down from 13 contracts pending at the end of August 2025.

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

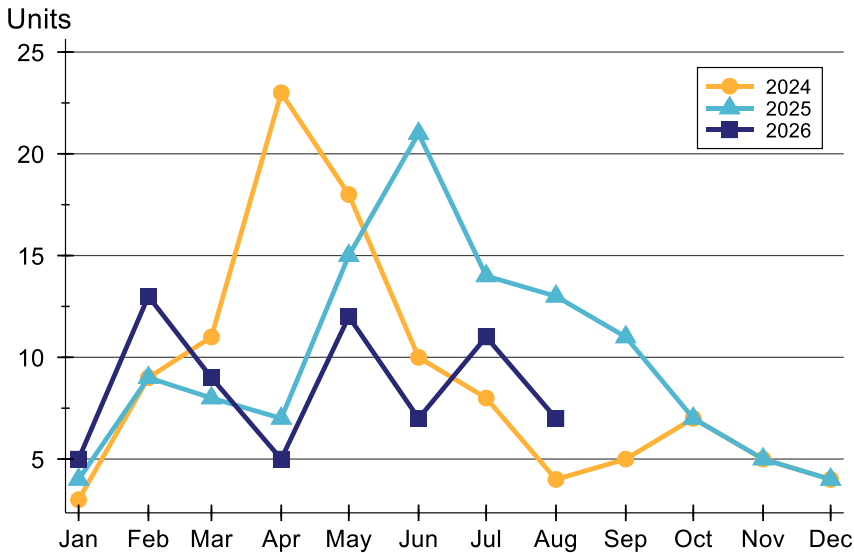
History of Pending Contracts





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



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

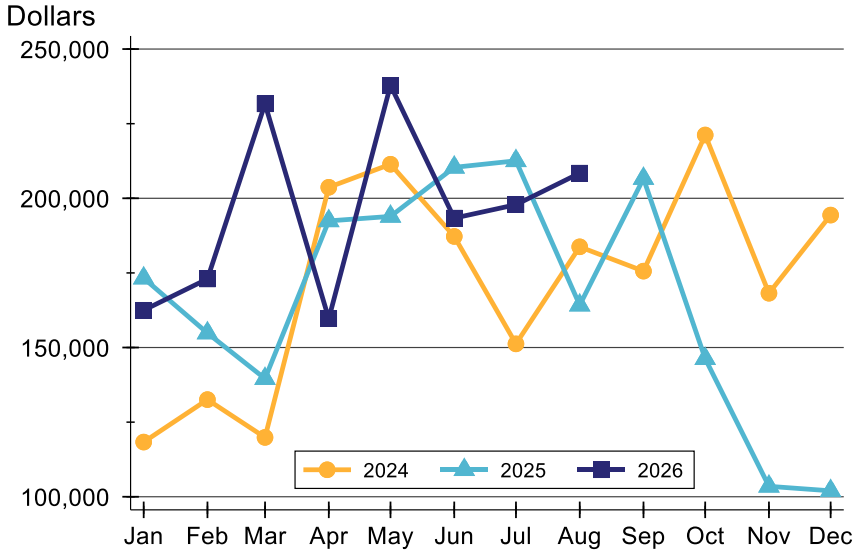
Pending Contracts by Price Range

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	1	14.3%	43,000	43,000	13	13	100.0%	100.0%
\$50,000-\$99,999	1	14.3%	89,000	89,000	76	76	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	140,000	140,000	7	7	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	150,000	150,000	6	6	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	249,000	249,000	22	22	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	14.3%	338,000	338,000	72	72	98.0%	98.0%
\$400,000-\$499,999	1	14.3%	450,000	450,000	9	9	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



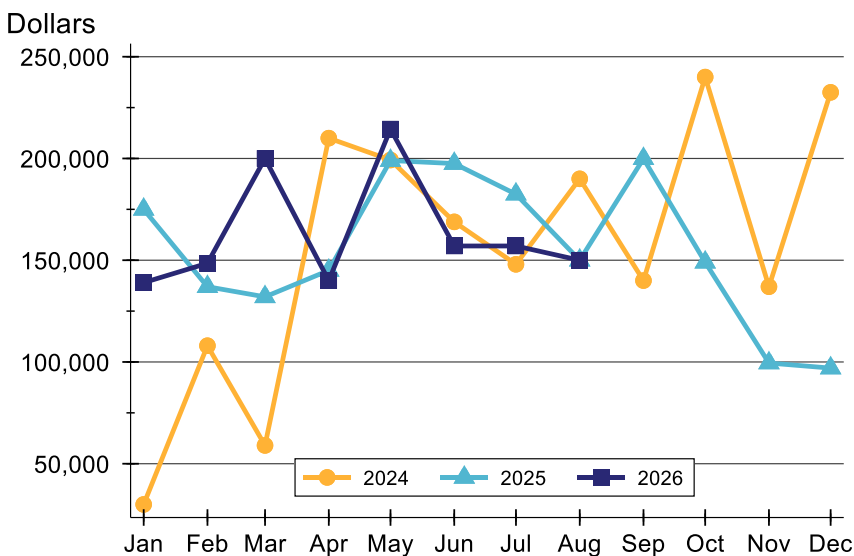
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	118,333	173,250	162,500
February	132,556	154,856	172,983
March	119,891	139,588	231,653
April	203,700	192,428	159,656
May	211,417	193,933	237,867
June	187,220	210,381	193,357
July	151,225	212,564	197,864
August	183,750	164,185	208,429
September	175,600	206,618	
October	221,200	146,271	
November	168,200	103,500	
December	194,375	102,000	

Median Price

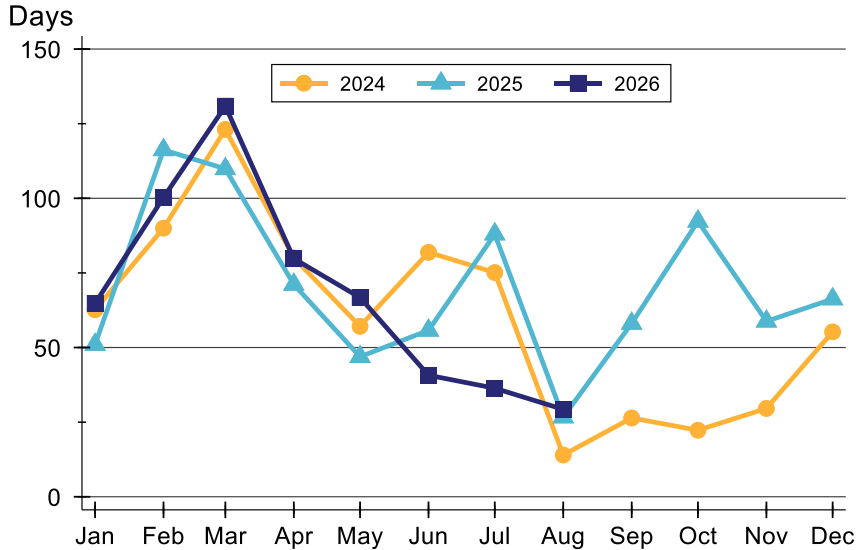


Month	2024	2025	2026
January	30,000	175,000	139,000
February	108,000	137,000	148,500
March	59,000	132,000	199,999
April	210,000	145,000	140,000
May	199,250	199,000	214,450
June	168,850	197,500	157,000
July	148,000	182,450	157,000
August	190,000	150,000	150,000
September	139,999	199,900	
October	240,000	149,000	
November	137,000	99,500	
December	232,500	97,000	



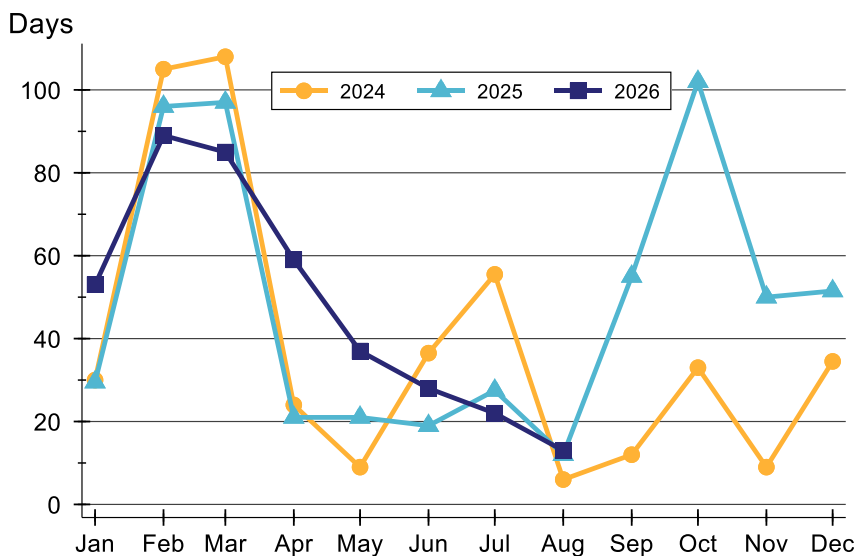
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	63	51	65
February	90	116	100
March	123	110	131
April	80	71	80
May	57	47	67
June	82	56	41
July	75	88	36
August	14	27	29
September	26	58	
October	22	92	
November	30	59	
December	55	66	

Median DOM



Month	2024	2025	2026
January	30	30	53
February	105	96	89
March	108	97	85
April	24	21	59
May	9	21	37
June	37	19	28
July	56	28	22
August	6	12	13
September	12	55	
October	33	102	
November	9	50	
December	35	52	



**August
2026**

Northeast Kansas MLS Statistics



Brown County Housing Report



Market Overview

Brown County Home Sales Remained Constant in August

Total home sales in Brown County remained at 10 units last month, the same as in August 2025. Total sales volume was \$1.7 million, down from a year earlier.

The median sale price in August was \$139,500, down from \$201,400 a year earlier. Homes that sold in August were typically on the market for 32 days and sold for 100.0% of their list prices.

Brown County Active Listings Up at End of August

The total number of active listings in Brown County at the end of August was 29 units, up from 28 at the same point in 2025. 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 August was \$140,000.

During August, a total of 3 contracts were written down from 7 in August 2025. At the end of the month, there were 4 contracts still pending.

Report Contents

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

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**August
2026**

Northeast Kansas MLS Statistics



Brown County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		10	10	7	49	55	63
Change from prior year		0.0%	42.9%	-36.4%	-10.9%	-12.7%	5.0%
Active Listings		29	28	17	N/A	N/A	N/A
Change from prior year		3.6%	64.7%	-10.5%			
Months' Supply		5.3	4.7	1.9	N/A	N/A	N/A
Change from prior year		12.8%	147.4%	-26.9%			
New Listings		6	11	10	68	83	72
Change from prior year		-45.5%	10.0%	-54.5%	-18.1%	15.3%	-20.9%
Contracts Written		3	7	1	47	60	59
Change from prior year		-57.1%	600.0%	-90.9%	-21.7%	1.7%	-15.7%
Pending Contracts		4	8	0	N/A	N/A	N/A
Change from prior year		-50.0%	N/A	-100.0%			
Sales Volume (1,000s)		1,746	2,241	830	8,546	10,143	8,021
Change from prior year		-22.1%	170.0%	-38.2%	-15.7%	26.5%	1.9%
Average	Sale Price	174,580	224,080	118,557	174,409	184,425	127,312
	Change from prior year	-22.1%	89.0%	-3.0%	-5.4%	44.9%	-2.9%
	List Price of Actives	153,948	182,029	213,012	N/A	N/A	N/A
	Change from prior year	-15.4%	-14.5%	55.7%			
	Days on Market	59	96	121	104	91	73
	Change from prior year	-38.5%	-20.7%	218.4%	14.3%	24.7%	37.7%
Median	Percent of List	99.4%	96.6%	93.7%	95.3%	95.2%	92.3%
	Change from prior year	2.9%	3.1%	0.3%	0.1%	3.1%	1.3%
	Percent of Original	95.2%	96.7%	90.7%	89.6%	90.6%	89.3%
	Change from prior year	-1.6%	6.6%	-2.1%	-1.1%	1.5%	0.7%
	Sale Price	139,500	201,400	90,000	150,000	160,000	120,000
	Change from prior year	-30.7%	123.8%	-29.6%	-6.3%	33.3%	-0.4%
Median	List Price of Actives	140,000	157,700	179,000	N/A	N/A	N/A
	Change from prior year	-11.2%	-11.9%	99.1%			
	Days on Market	32	49	117	78	52	31
	Change from prior year	-34.7%	-58.1%	290.0%	50.0%	67.7%	-16.2%
	Percent of List	100.0%	96.9%	100.0%	97.8%	96.6%	95.5%
	Change from prior year	3.2%	-3.1%	5.8%	1.2%	1.2%	1.7%
Median	Percent of Original	99.2%	96.7%	96.9%	90.0%	96.0%	94.9%
	Change from prior year	2.6%	-0.2%	3.7%	-6.2%	1.2%	1.7%

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



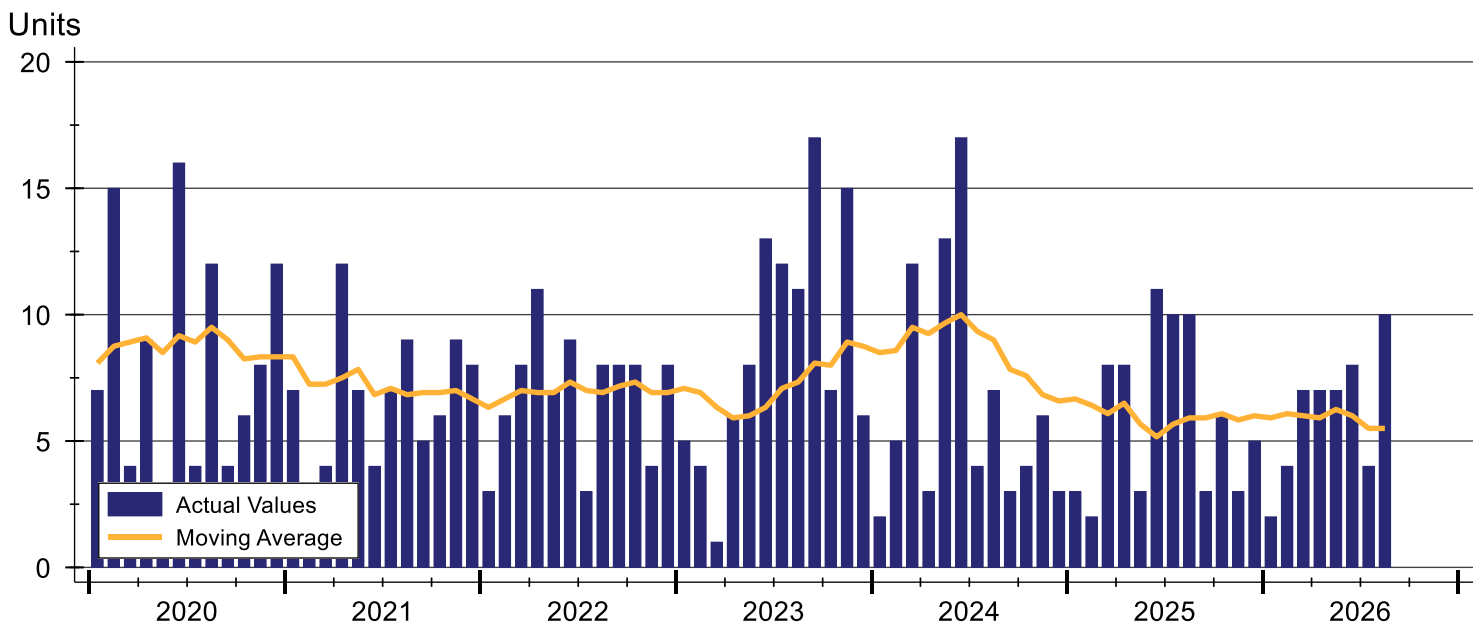
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	August 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		10	10	0.0%	49	55	-10.9%
Volume (1,000s)		1,746	2,241	-22.1%	8,546	10,143	-15.7%
Months' Supply		5.3	4.7	12.8%	N/A	N/A	N/A
Average	Sale Price	174,580	224,080	-22.1%	174,409	184,425	-5.4%
	Days on Market	59	96	-38.5%	104	91	14.3%
	Percent of List	99.4%	96.6%	2.9%	95.3%	95.2%	0.1%
	Percent of Original	95.2%	96.7%	-1.6%	89.6%	90.6%	-1.1%
Median	Sale Price	139,500	201,400	-30.7%	150,000	160,000	-6.3%
	Days on Market	32	49	-34.7%	78	52	50.0%
	Percent of List	100.0%	96.9%	3.2%	97.8%	96.6%	1.2%
	Percent of Original	99.2%	96.7%	2.6%	90.0%	96.0%	-6.2%

A total of 10 homes sold in Brown County in August, showing no change from August 2025. Total sales volume fell to \$1.7 million compared to \$2.2 million in the previous year.

The median sales price in August was \$139,500, down 30.7% compared to the prior year. Median days on market was 32 days, down from 65 days in July, and down from 48 in August 2025.

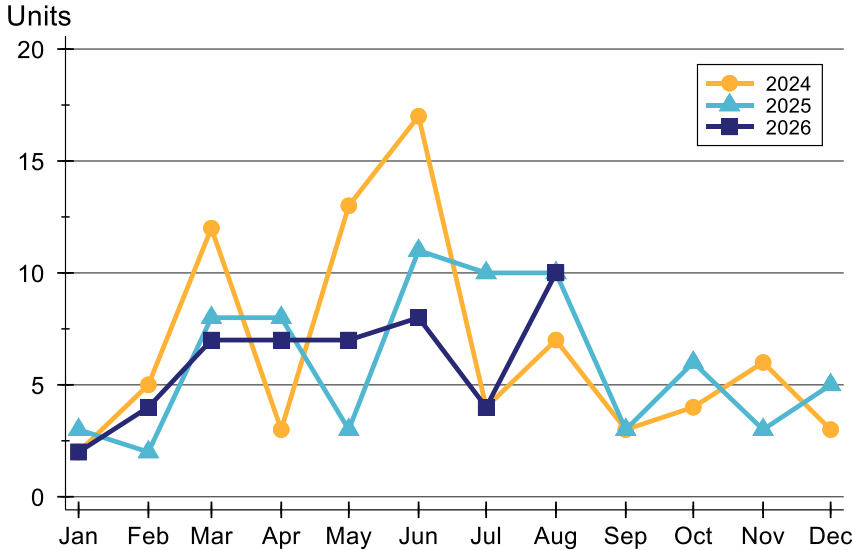
History of Closed Listings





Brown County Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	2	3	2
February	5	2	4
March	12	8	7
April	3	8	7
May	13	3	7
June	17	11	8
July	4	10	4
August	7	10	10
September	3	3	
October	4	6	
November	6	3	
December	3	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	1	10.0%	0.0	25,000	25,000	2	2	100.0%	100.0%	100.0%	100.0%
\$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	10.0%	12.0	120,000	120,000	0	0	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	4	40.0%	4.6	134,750	135,000	106	97	99.2%	100.0%	91.2%	90.5%
\$150,000-\$174,999	1	10.0%	6.0	157,000	157,000	18	18	100.0%	100.0%	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	N/A	N/A
\$200,000-\$249,999	1	10.0%	9.6	235,000	235,000	7	7	98.3%	98.3%	98.3%	98.3%
\$250,000-\$299,999	1	10.0%	9.0	299,000	299,000	93	93	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	10.0%	2.0	370,800	370,800	46	46	98.9%	98.9%	89.3%	89.3%
\$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



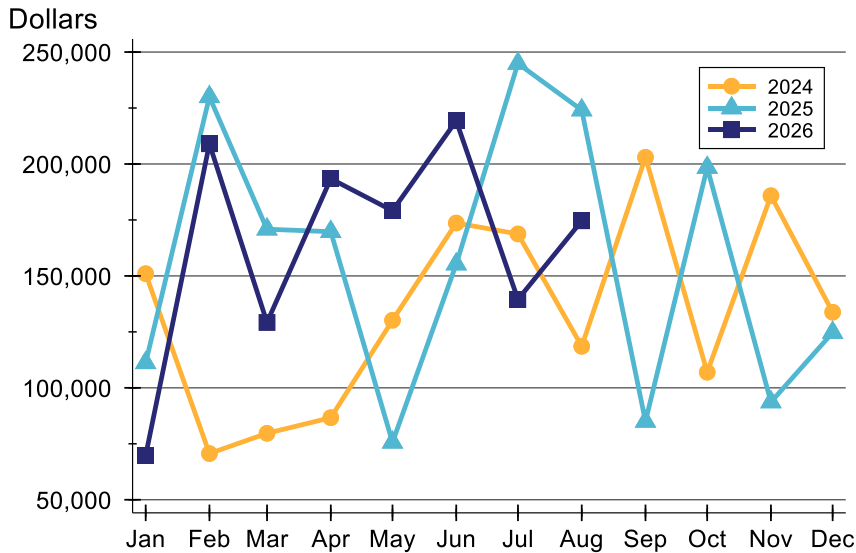
**August
2026**

Northeast Kansas MLS Statistics



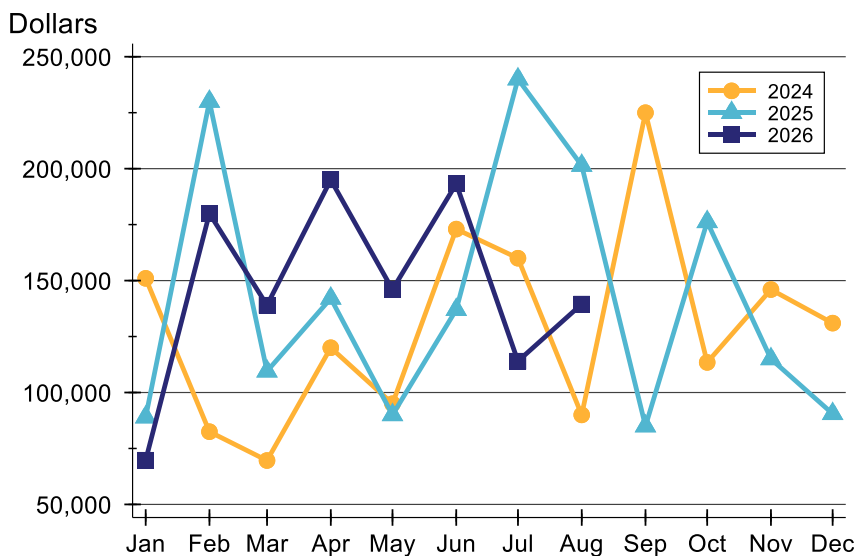
Brown County Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	151,000	111,167	69,750
February	70,660	230,000	208,988
March	79,688	170,875	129,214
April	86,667	169,763	193,430
May	130,185	75,667	179,129
June	173,635	155,273	219,300
July	168,750	244,900	139,500
August	118,557	224,080	174,580
September	203,000	85,000	
October	106,975	198,417	
November	185,833	93,667	
December	133,800	124,700	

Median Price

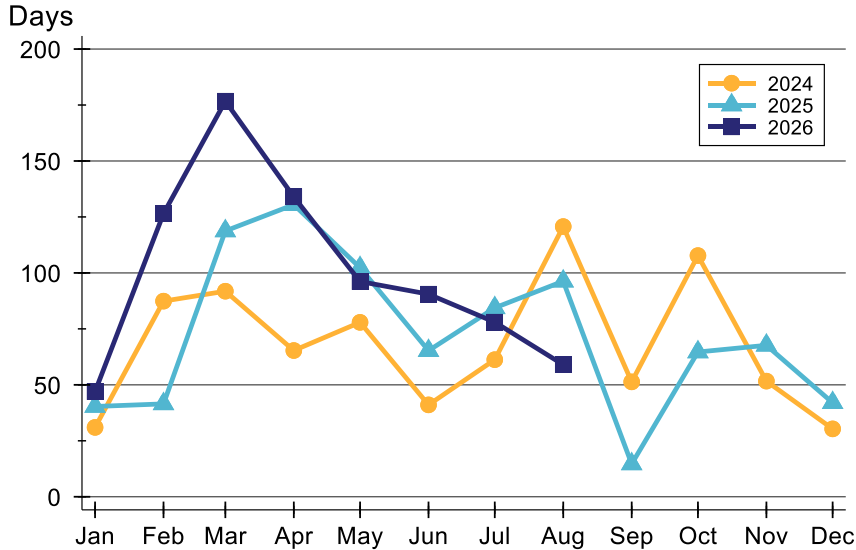


Month	2024	2025	2026
January	151,000	89,000	69,750
February	82,500	230,000	179,975
March	69,625	109,500	139,000
April	120,000	142,050	195,000
May	95,000	90,000	146,000
June	173,000	137,000	193,250
July	160,000	240,000	114,000
August	90,000	201,400	139,500
September	225,000	85,000	
October	113,450	176,250	
November	146,000	115,000	
December	131,000	90,500	



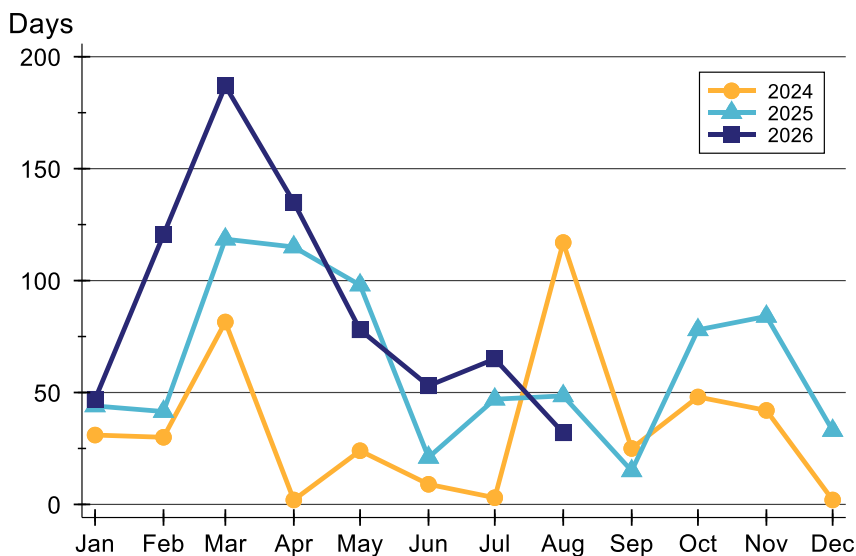
Brown County Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	31	40	47
February	87	42	127
March	92	119	177
April	65	131	134
May	78	102	96
June	41	65	91
July	61	84	78
August	121	96	59
September	51	15	
October	108	65	
November	52	68	
December	30	42	

Median DOM



Month	2024	2025	2026
January	31	44	47
February	30	42	121
March	82	119	187
April	2	115	135
May	24	98	78
June	9	21	53
July	3	47	65
August	117	49	32
September	25	15	
October	48	78	
November	42	84	
December	2	33	



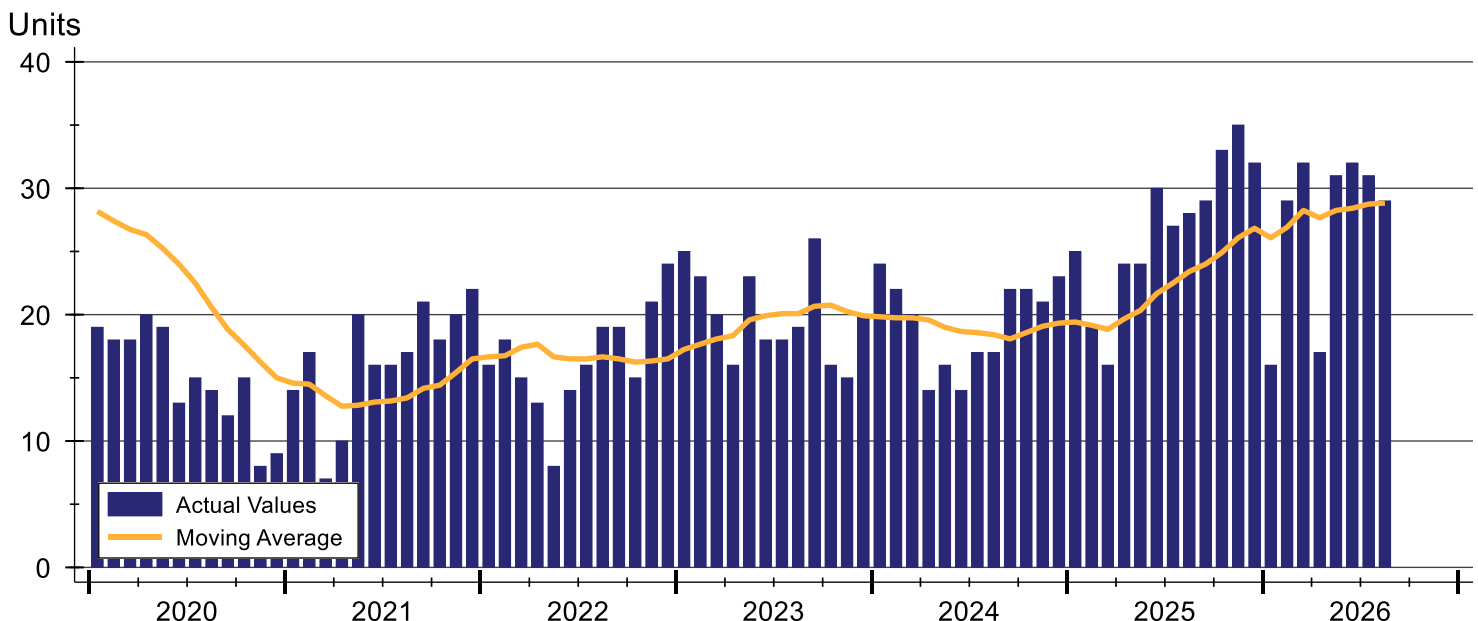
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of August 2025	Change
Active Listings		29	28	3.6%
Volume (1,000s)		4,465	5,097	-12.4%
Months' Supply		5.3	4.7	12.8%
Average	List Price	153,948	182,029	-15.4%
	Days on Market	71	79	-10.1%
	Percent of Original	93.3%	94.8%	-1.6%
Median	List Price	140,000	157,700	-11.2%
	Days on Market	50	27	85.2%
	Percent of Original	100.0%	97.7%	2.4%

A total of 29 homes were available for sale in Brown County at the end of August. This represents a 5.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$140,000, down 11.2% from 2025. The typical time on market for active listings was 50 days, up from 27 days a year earlier.

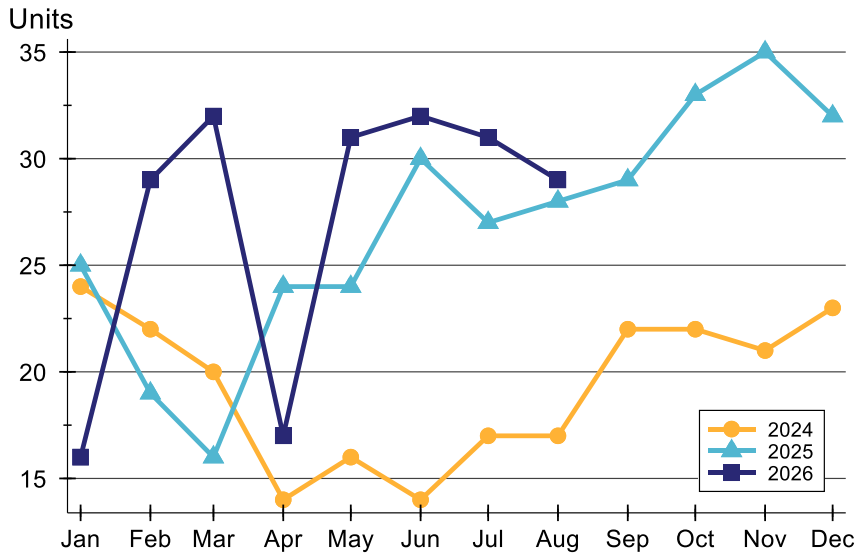
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



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

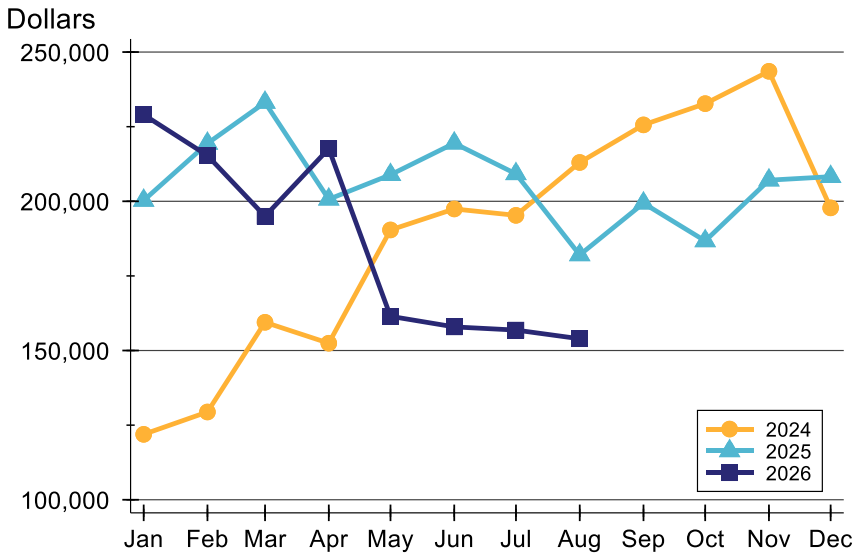
Active Listings by Price Range

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	1	3.4%	N/A	12,000	12,000	150	150	20.0%	20.0%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	20.7%	N/A	70,000	67,500	37	31	98.9%	100.0%
\$100,000-\$124,999	5	17.2%	12.0	118,600	120,000	110	58	95.2%	100.0%
\$125,000-\$149,999	5	17.2%	4.6	139,300	140,000	62	50	93.7%	94.2%
\$150,000-\$174,999	3	10.3%	6.0	159,000	159,000	27	7	98.0%	100.0%
\$175,000-\$199,999	1	3.4%	N/A	179,000	179,000	21	21	96.8%	96.8%
\$200,000-\$249,999	4	13.8%	9.6	230,500	232,000	100	83	93.3%	94.6%
\$250,000-\$299,999	3	10.3%	9.0	281,667	282,000	97	50	95.0%	96.7%
\$300,000-\$399,999	1	3.4%	2.0	320,000	320,000	29	29	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



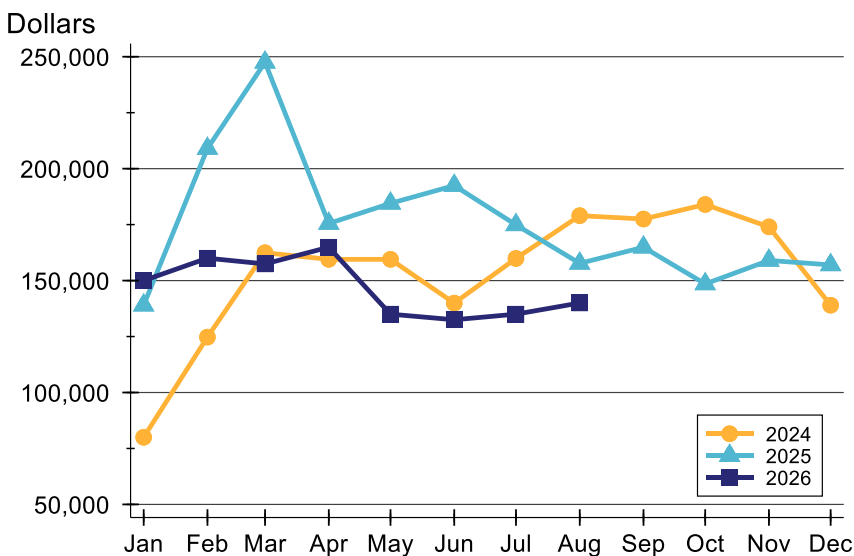
Brown County Active Listings Analysis

Average Price



Month	2024	2025	2026
January	121,925	200,284	229,021
February	129,414	219,384	215,338
March	159,465	233,113	195,000
April	152,457	200,679	217,635
May	190,406	208,892	161,468
June	197,436	219,460	157,922
July	195,294	209,196	156,855
August	213,012	182,029	153,948
September	225,600	199,359	
October	232,718	186,727	
November	243,557	207,083	
December	197,796	208,248	

Median Price

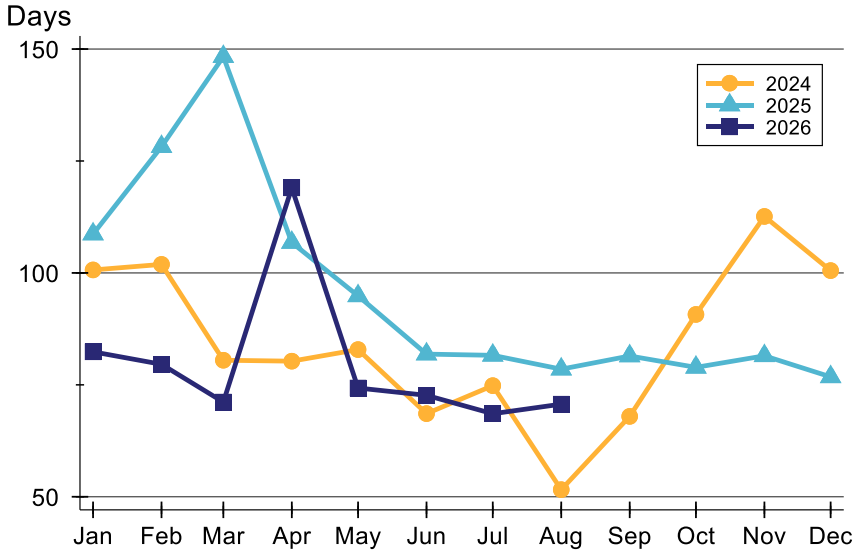


Month	2024	2025	2026
January	80,000	139,000	150,000
February	124,750	209,000	160,000
March	162,450	247,500	157,450
April	159,500	175,500	164,900
May	159,500	184,500	135,000
June	139,950	192,450	132,500
July	159,900	174,900	135,000
August	179,000	157,700	140,000
September	177,500	164,900	
October	184,000	148,500	
November	174,000	159,000	
December	139,000	157,000	



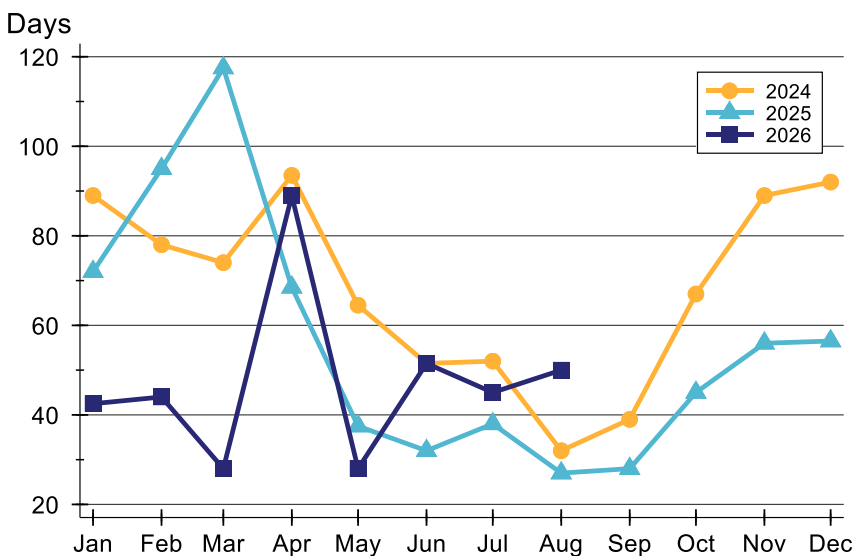
Brown County Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	101	109	82
February	102	128	80
March	81	148	71
April	80	107	119
May	83	95	74
June	69	82	73
July	75	82	69
August	52	79	71
September	68	81	
October	91	79	
November	113	81	
December	101	77	

Median DOM

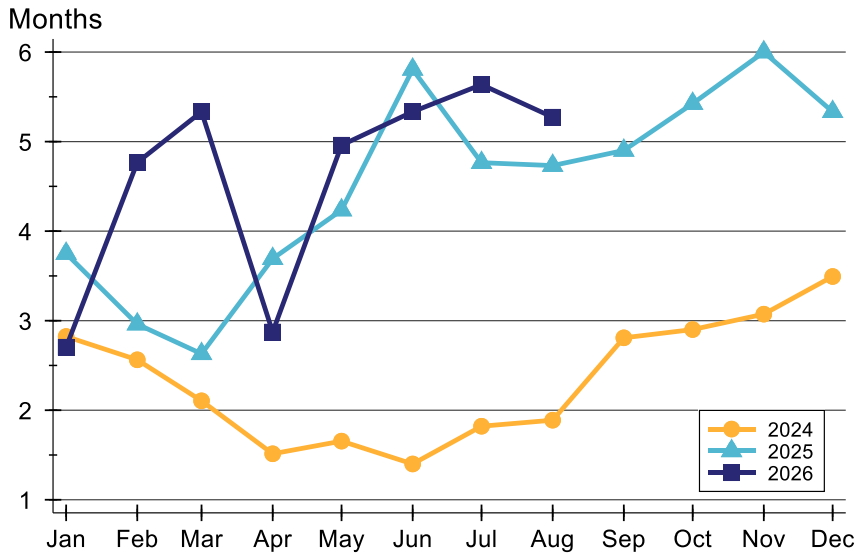


Month	2024	2025	2026
January	89	72	43
February	78	95	44
March	74	118	28
April	94	69	89
May	65	38	28
June	52	32	52
July	52	38	45
August	32	27	50
September	39	28	
October	67	45	
November	89	56	
December	92	57	



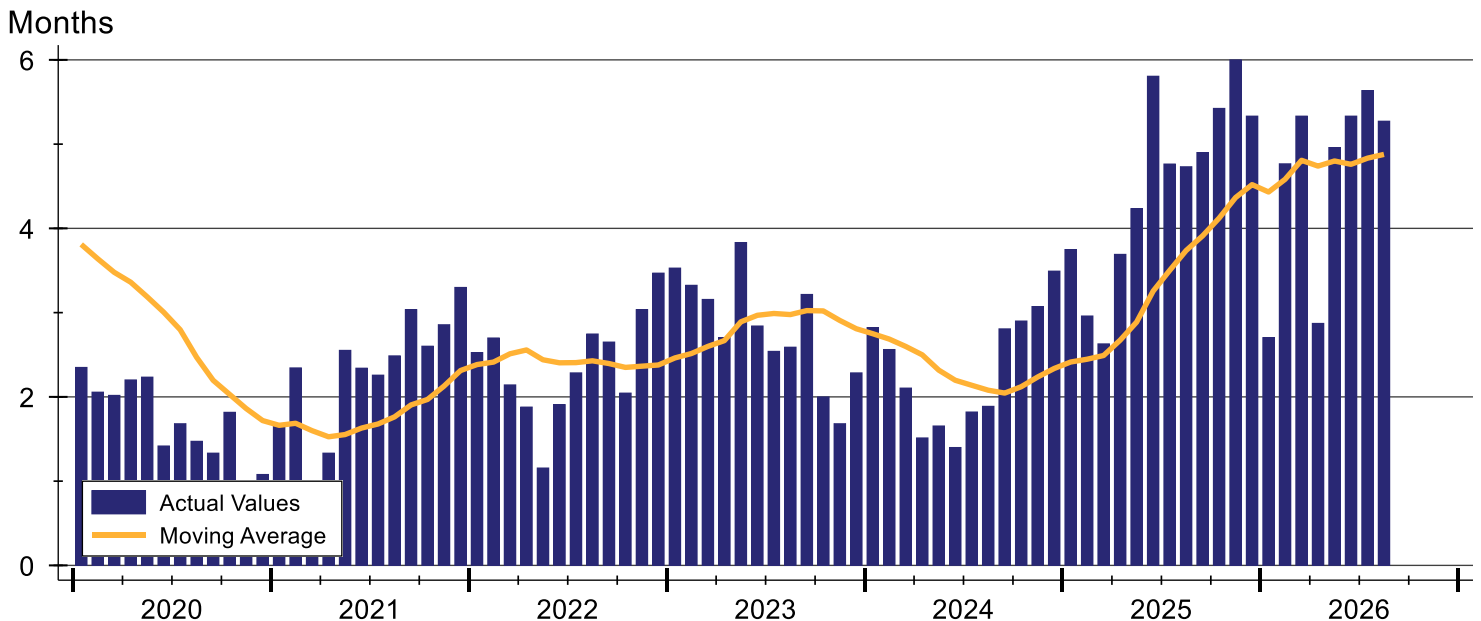
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.8	3.8	2.7
February	2.6	3.0	4.8
March	2.1	2.6	5.3
April	1.5	3.7	2.9
May	1.7	4.2	5.0
June	1.4	5.8	5.3
July	1.8	4.8	5.6
August	1.9	4.7	5.3
September	2.8	4.9	
October	2.9	5.4	
November	3.1	6.0	
December	3.5	5.3	

History of Month's Supply





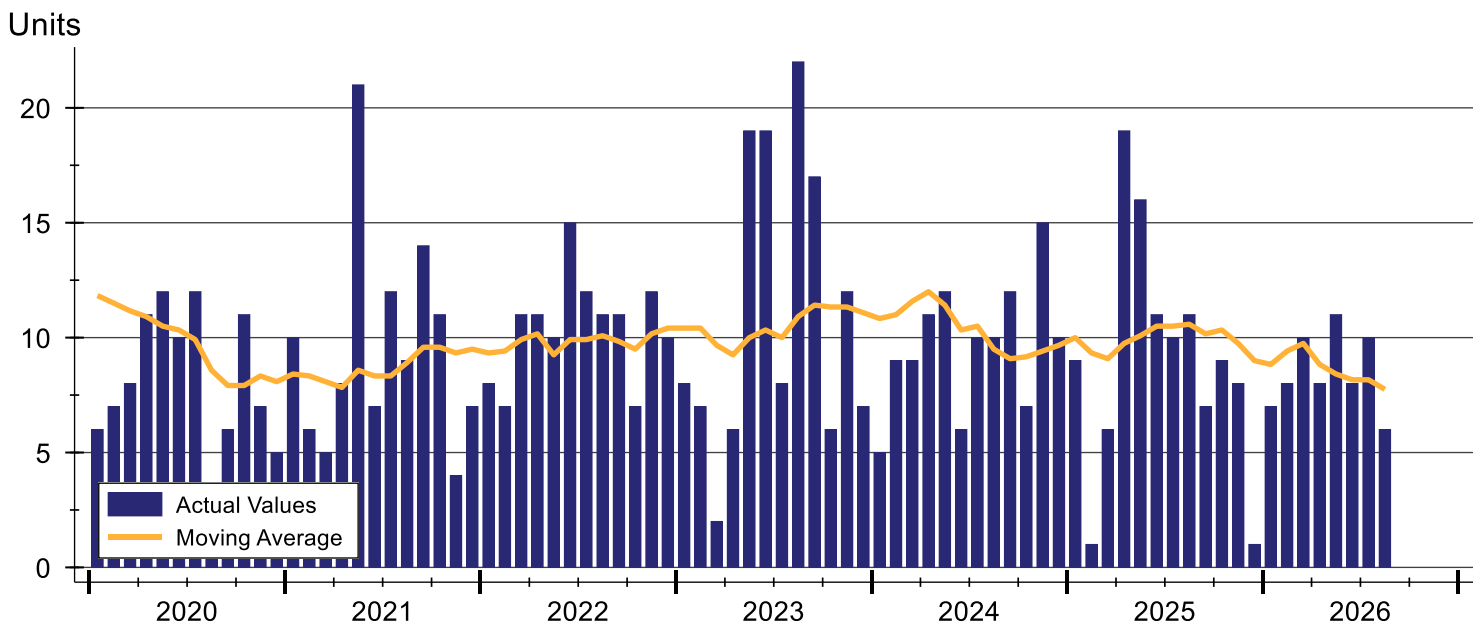
Brown County New Listings Analysis

Summary Statistics for New Listings		2026	August 2025	Change
Current Month	New Listings	6	11	-45.5%
	Volume (1,000s)	911	2,396	-62.0%
	Average List Price	151,833	217,850	-30.3%
	Median List Price	134,000	179,950	-25.5%
Year-to-Date	New Listings	68	83	-18.1%
	Volume (1,000s)	11,006	16,059	-31.5%
	Average List Price	161,855	193,484	-16.3%
	Median List Price	148,000	160,000	-7.5%

A total of 6 new listings were added in Brown County during August, down 45.5% from the same month in 2025. Year-to-date Brown County has seen 68 new listings.

The median list price of these homes was \$134,000 down from \$179,950 in 2025.

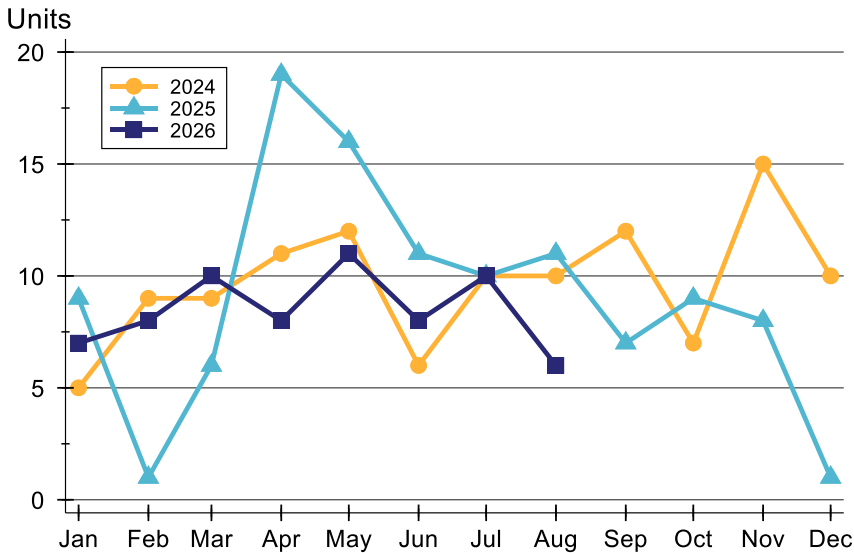
History of New Listings





Brown County New Listings Analysis

New Listings by Month



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

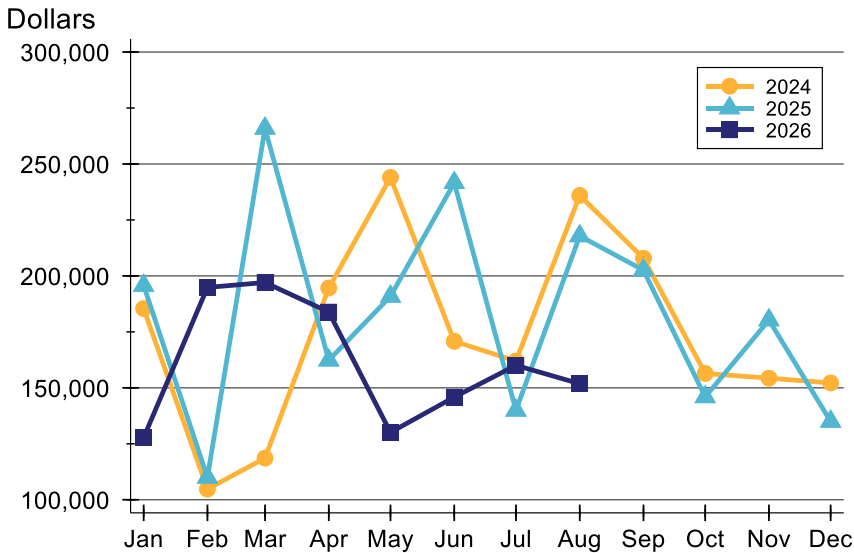
New Listings by Price Range

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	1	16.7%	75,000	75,000	13	13	100.0%	100.0%
\$100,000-\$124,999	2	33.3%	120,000	120,000	3	3	100.0%	100.0%
\$125,000-\$149,999	1	16.7%	148,000	148,000	5	5	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	16.7%	179,000	179,000	21	21	96.8%	96.8%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	269,000	269,000	6	6	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



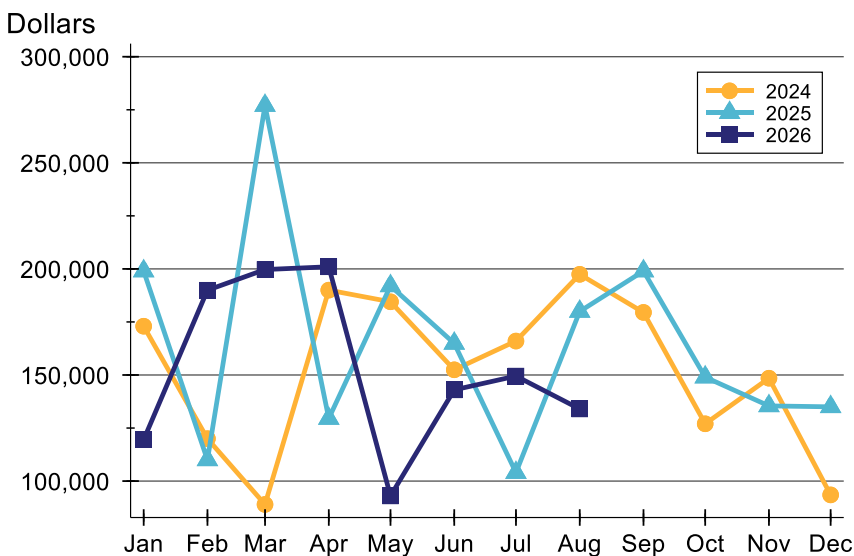
Brown County New Listings Analysis

Average Price



Month	2024	2025	2026
January	185,400	195,744	127,757
February	104,767	110,000	194,863
March	118,611	265,917	197,070
April	194,618	162,337	183,875
May	243,992	190,869	130,091
June	170,800	241,618	145,863
July	161,970	139,950	160,056
August	235,940	217,850	151,833
September	207,875	202,571	
October	156,429	145,944	
November	154,333	180,298	
December	152,200	135,000	

Median Price



Month	2024	2025	2026
January	173,000	199,000	119,500
February	120,000	110,000	189,950
March	89,000	277,000	199,700
April	190,000	129,500	201,000
May	184,500	192,000	93,000
June	152,450	164,900	143,000
July	166,000	104,000	149,500
August	197,450	179,950	134,000
September	179,500	199,000	
October	127,000	149,000	
November	148,500	135,440	
December	93,500	135,000	



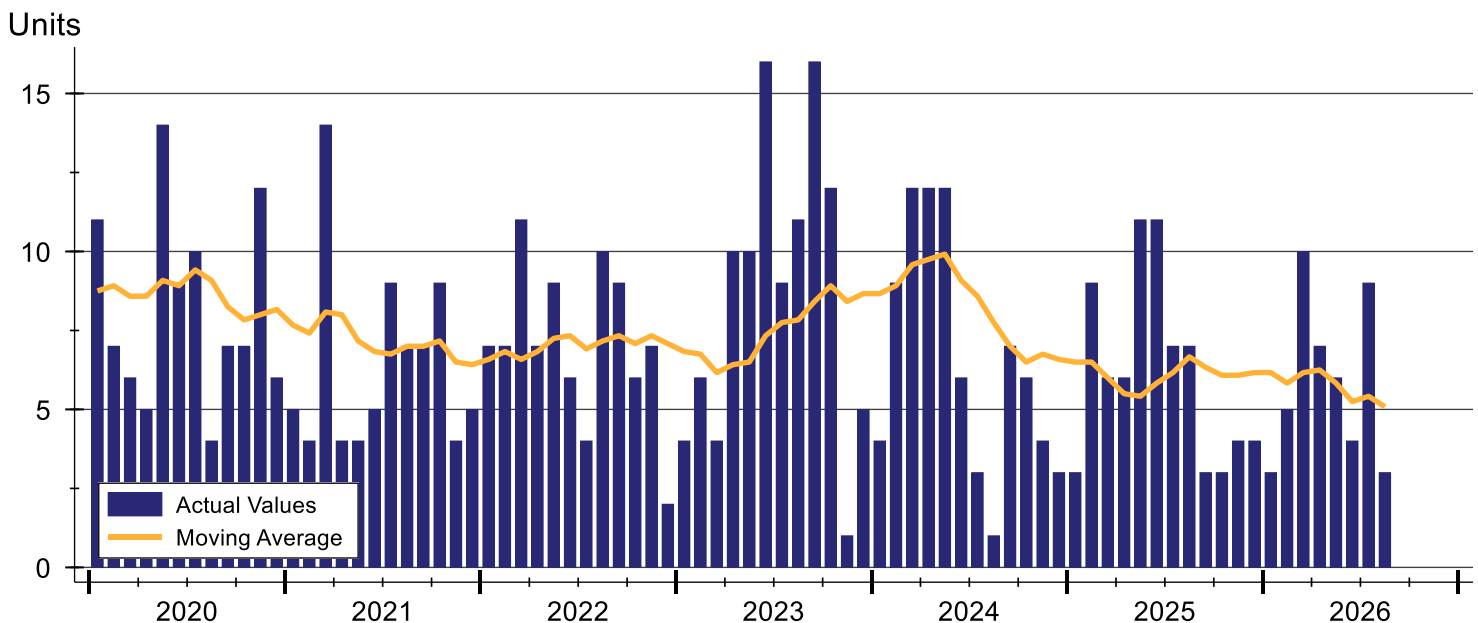
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	August 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		3	7	-57.1%	47	60	-21.7%
Volume (1,000s)		252	1,120	-77.5%	8,608	11,231	-23.4%
Average	Sale Price	84,000	159,986	-47.5%	183,139	187,187	-2.2%
	Days on Market	30	36	-16.7%	103	89	15.7%
	Percent of Original	100.0%	93.9%	6.5%	90.8%	90.4%	0.4%
Median	Sale Price	89,000	121,000	-26.4%	157,000	146,000	7.5%
	Days on Market	13	15	-13.3%	77	62	24.2%
	Percent of Original	100.0%	96.3%	3.8%	90.5%	95.4%	-5.1%

A total of 3 contracts for sale were written in Brown County during the month of August, down from 7 in 2025. The median list price of these homes was \$89,000, down from \$121,000 the prior year.

Half of the homes that went under contract in August were on the market less than 13 days, compared to 15 days in August 2025.

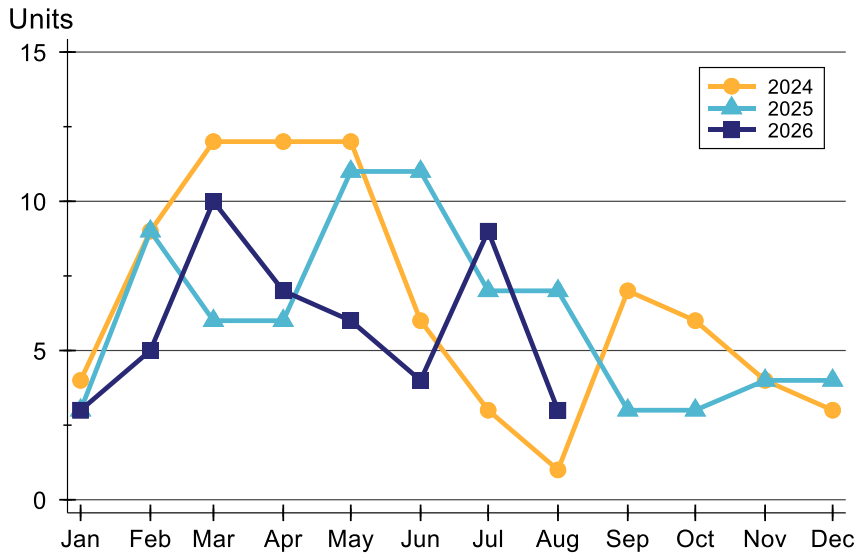
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



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

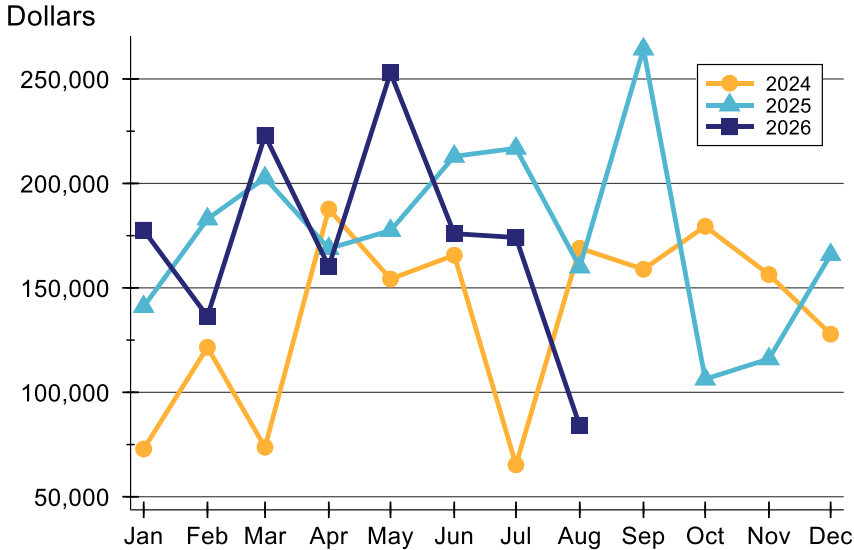
Contracts Written by Price Range

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	1	33.3%	43,000	43,000	13	13	100.0%	100.0%
\$50,000-\$99,999	1	33.3%	89,000	89,000	76	76	100.0%	100.0%
\$100,000-\$124,999	1	33.3%	120,000	120,000	0	0	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



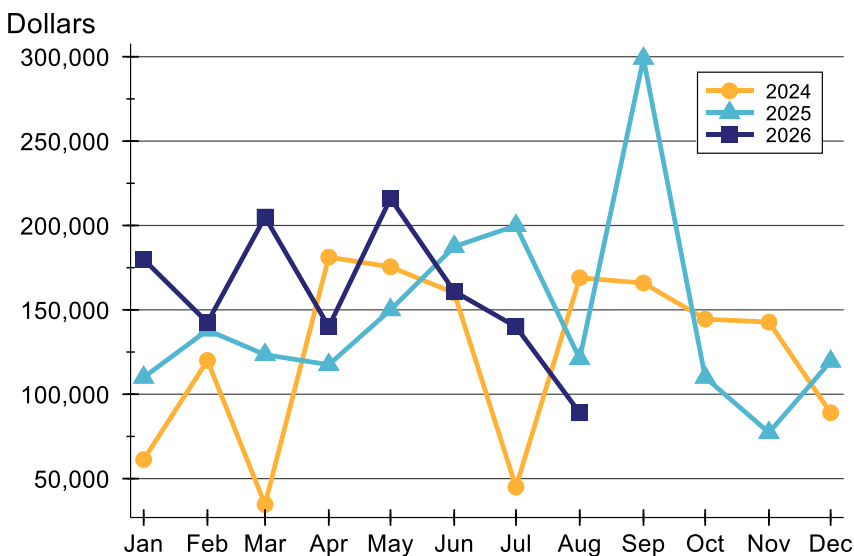
Brown County Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	72,875	141,000	177,650
February	121,556	182,978	136,376
March	73,725	202,633	223,000
April	187,750	168,833	160,257
May	154,250	177,445	253,000
June	165,650	212,991	175,975
July	65,300	216,843	174,111
August	169,000	159,986	84,000
September	158,914	264,333	
October	179,483	106,333	
November	156,375	116,000	
December	127,867	165,875	

Median Price

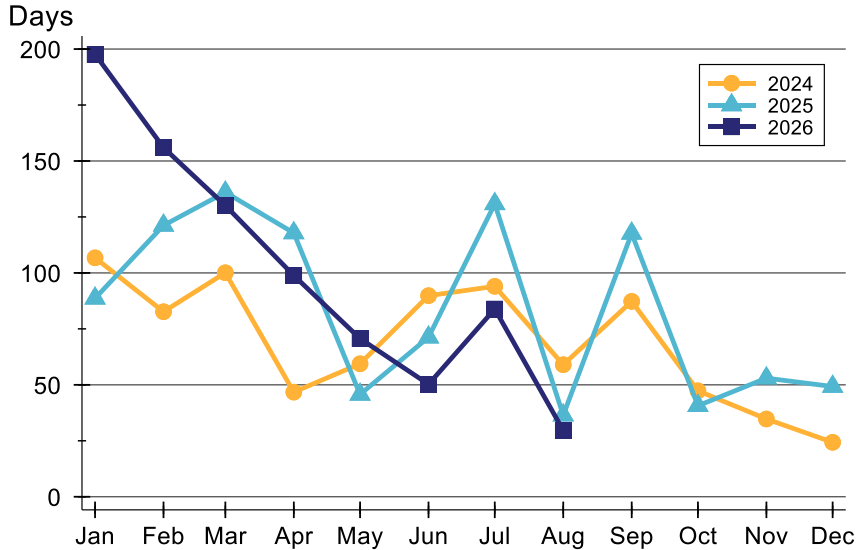


Month	2024	2025	2026
January	61,250	110,000	179,950
February	120,000	138,000	142,500
March	34,700	123,450	205,000
April	181,250	117,500	140,000
May	175,500	150,000	216,000
June	160,000	187,500	160,950
July	45,000	199,900	140,000
August	169,000	121,000	89,000
September	165,900	299,000	
October	144,500	110,000	
November	142,750	77,250	
December	89,000	119,500	



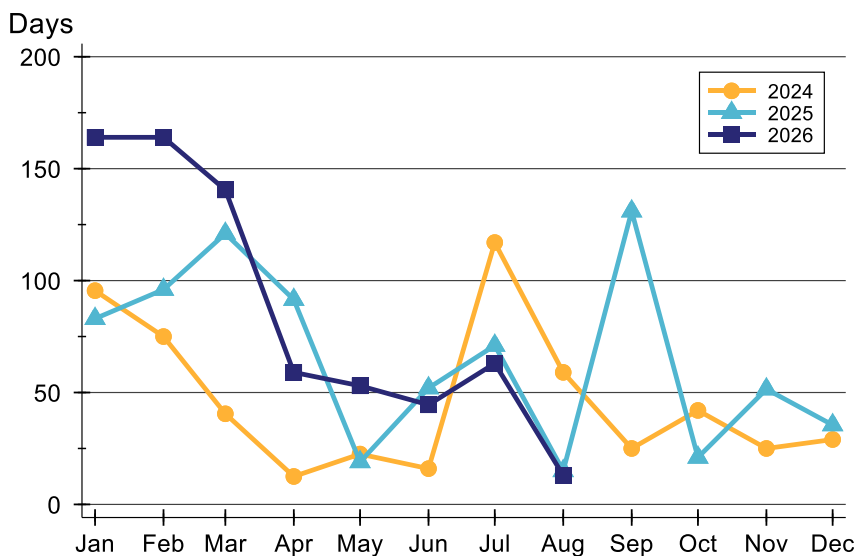
Brown County Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	107	89	198
February	83	121	156
March	100	136	130
April	47	118	99
May	59	46	71
June	90	71	50
July	94	131	84
August	59	36	30
September	87	118	
October	47	41	
November	35	53	
December	24	49	

Median DOM



Month	2024	2025	2026
January	96	83	164
February	75	96	164
March	41	121	141
April	13	92	59
May	23	19	53
June	16	52	45
July	117	71	63
August	59	15	13
September	25	131	
October	42	21	
November	25	52	
December	29	36	



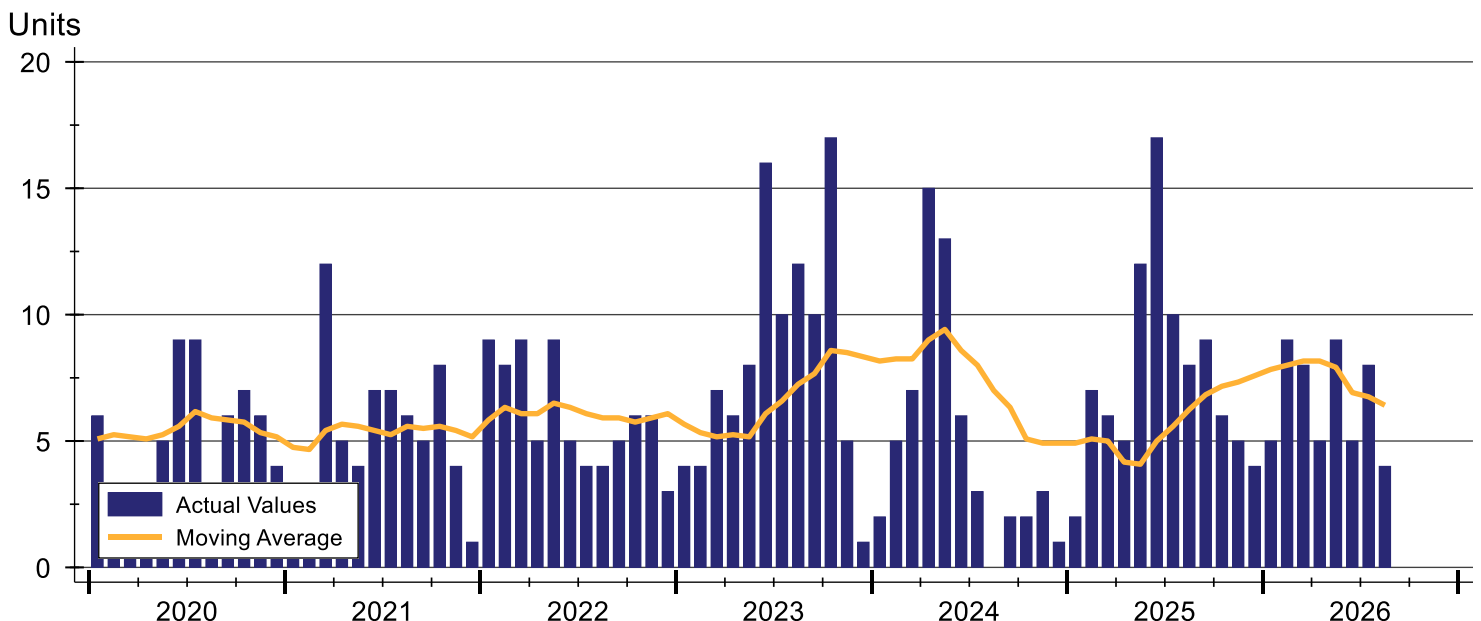
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of August 2025	Change
Pending Contracts		4	8	-50.0%
Volume (1,000s)		521	1,195	-56.4%
Average	List Price	130,250	149,363	-12.8%
	Days on Market	30	34	-11.8%
	Percent of Original	100.0%	95.9%	4.3%
Median	List Price	114,500	135,500	-15.5%
	Days on Market	18	14	28.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 4 listings in Brown County had contracts pending at the end of August, down from 8 contracts pending at the end of August 2025.

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

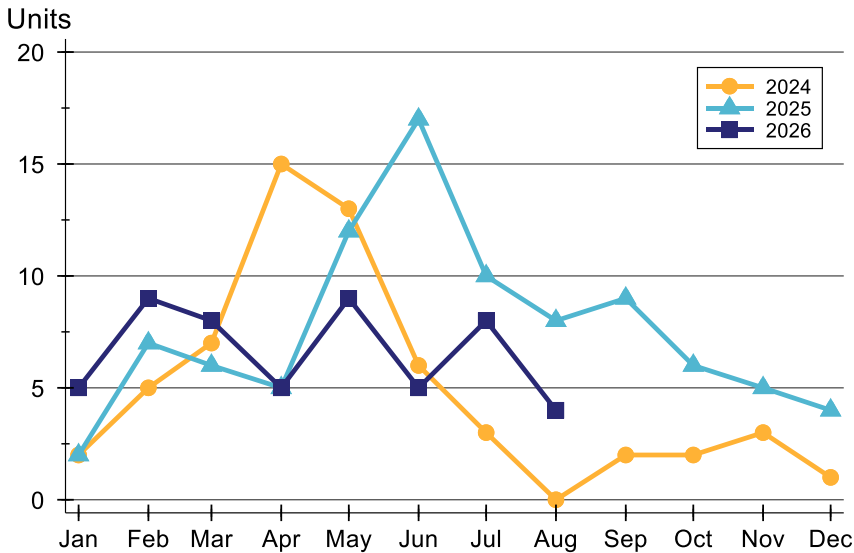
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



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

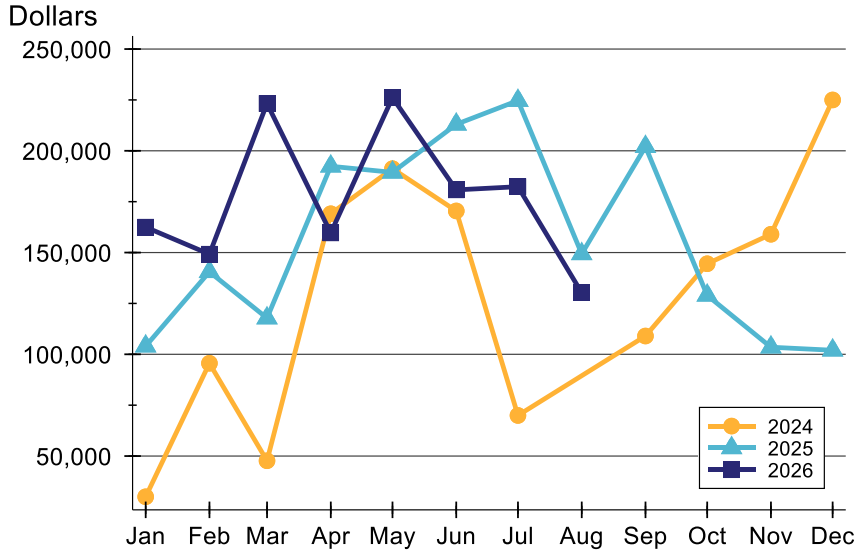
Pending Contracts by Price Range

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	1	25.0%	43,000	43,000	13	13	100.0%	100.0%
\$50,000-\$99,999	1	25.0%	89,000	89,000	76	76	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	140,000	140,000	7	7	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	25.0%	249,000	249,000	22	22	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



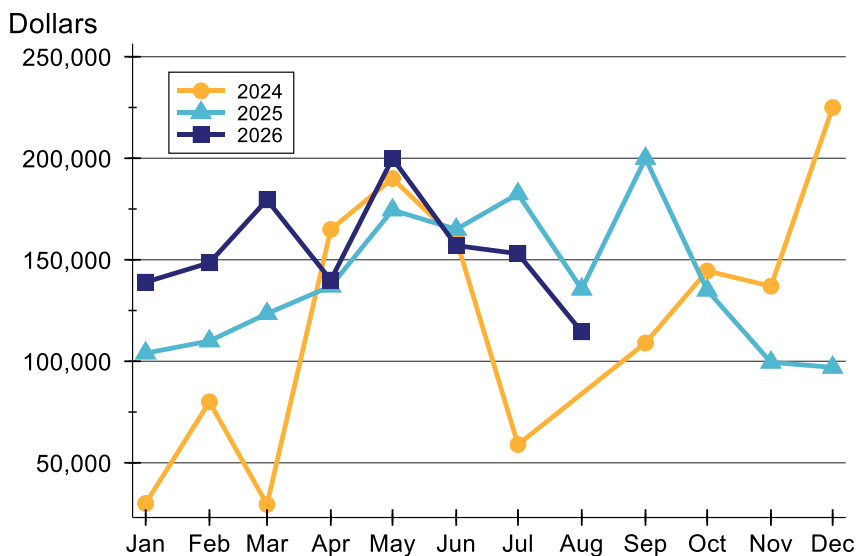
Brown County Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	30,000	104,000	162,500
February	95,600	140,543	149,209
March	47,686	117,800	223,235
April	169,073	192,400	159,656
May	191,231	189,417	226,156
June	170,450	213,029	180,800
July	69,967	224,690	182,375
August	N/A	149,363	130,250
September	109,000	202,033	
October	144,500	128,983	
November	159,000	103,500	
December	225,000	102,000	

Median Price

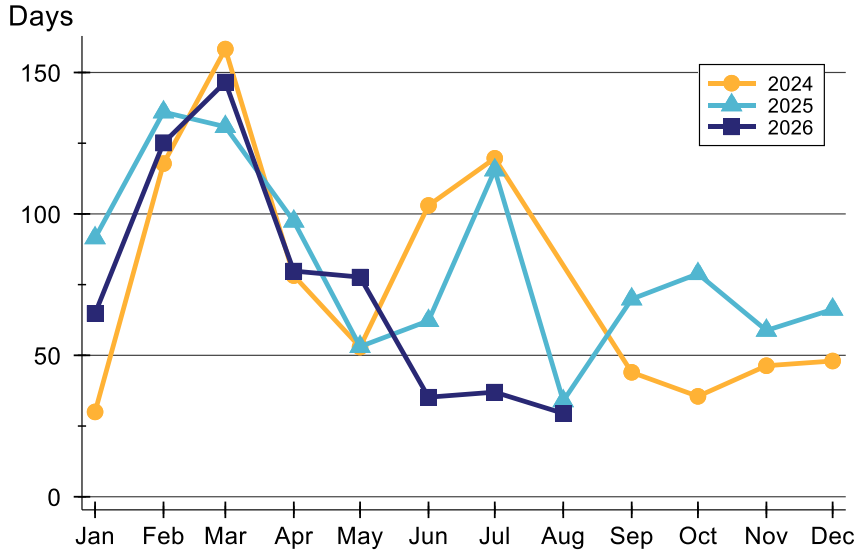


Month	2024	2025	2026
January	30,000	104,000	139,000
February	80,000	110,000	148,500
March	29,500	123,450	179,500
April	164,900	137,000	140,000
May	190,000	174,500	199,900
June	160,000	165,000	157,000
July	59,000	182,450	153,000
August	N/A	135,500	114,500
September	109,000	199,900	
October	144,500	135,000	
November	137,000	99,500	
December	225,000	97,000	



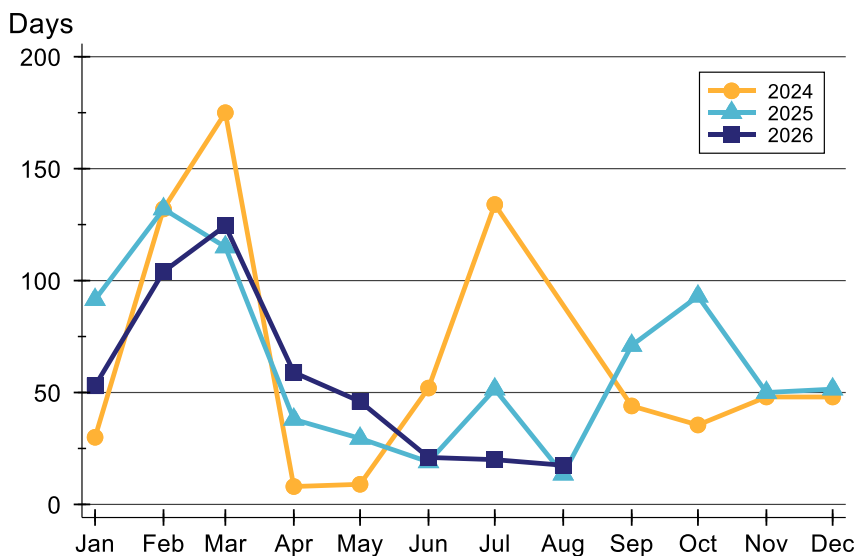
Brown County Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	30	92	65
February	118	136	125
March	158	131	147
April	78	97	80
May	53	53	78
June	103	62	35
July	120	116	37
August	N/A	34	30
September	44	70	
October	36	79	
November	46	59	
December	48	66	

Median DOM



Month	2024	2025	2026
January	30	92	53
February	132	132	104
March	175	115	125
April	8	38	59
May	9	30	46
June	52	19	21
July	134	52	20
August	N/A	14	18
September	44	71	
October	36	93	
November	48	50	
December	48	52	



**August
2026**

Northeast Kansas MLS Statistics



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in August

Total home sales in Nemaha County rose by 100.0% last month to 4 units, compared to 2 units in August 2025. Total sales volume was \$0.7 million, up 106.7% from a year earlier.

The median sale price in August was \$182,500, up from \$180,000 a year earlier. Homes that sold in August were typically on the market for 13 days and sold for 100.0% of their list prices.

Nemaha County Active Listings Down at End of August

The total number of active listings in Nemaha County at the end of August was 7 units, down from 9 at the same point in 2025. This represents a 3.4 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$275,000.

During August, a total of 2 contracts were written down from 5 in August 2025. At the end of the month, there were 3 contracts still pending.

Report Contents

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

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**August
2026**

Northeast Kansas MLS Statistics



Nemaha County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		4	2	5	17	13	19
Change from prior year		100.0%	-60.0%	25.0%	30.8%	-31.6%	-26.9%
Active Listings		7	9	2	N/A	N/A	N/A
Change from prior year		-22.2%	350.0%	-50.0%			
Months' Supply		3.4	4.3	0.8	N/A	N/A	N/A
Change from prior year		-20.9%	437.5%	-42.9%			
New Listings		2	4	5	24	23	28
Change from prior year		-50.0%	-20.0%	66.7%	4.3%	-17.9%	-9.7%
Contracts Written		2	5	6	19	17	24
Change from prior year		-60.0%	-16.7%	200.0%	11.8%	-29.2%	4.3%
Pending Contracts		3	5	4	N/A	N/A	N/A
Change from prior year		-40.0%	25.0%	100.0%			
Sales Volume (1,000s)		744	360	1,199	3,521	2,486	4,170
Change from prior year		106.7%	-70.0%	82.2%	41.6%	-40.4%	-9.9%
Average	Sale Price	186,070	180,000	239,800	207,134	191,192	219,474
	Change from prior year	3.4%	-24.9%	45.8%	8.3%	-12.9%	23.3%
	List Price of Actives	255,143	388,111	322,500	N/A	N/A	N/A
	Change from prior year	-34.3%	20.3%	202.7%			
	Days on Market	23	14	75	47	43	62
	Change from prior year	64.3%	-81.3%	257.1%	9.3%	-30.6%	51.2%
Median	Percent of List	101.1%	96.2%	108.2%	95.7%	95.4%	100.0%
	Change from prior year	5.1%	-11.1%	7.0%	0.3%	-4.6%	4.7%
	Percent of Original	101.1%	96.2%	106.1%	93.5%	93.3%	97.4%
	Change from prior year	5.1%	-9.3%	4.9%	0.2%	-4.2%	5.4%
	Sale Price	182,500	180,000	200,000	190,000	161,000	195,000
	Change from prior year	1.4%	-10.0%	29.9%	18.0%	-17.4%	26.2%
Median	List Price of Actives	275,000	349,500	322,500	N/A	N/A	N/A
	Change from prior year	-21.3%	8.4%	676.6%			
	Days on Market	13	14	80	17	21	44
	Change from prior year	-7.1%	-82.5%	566.7%	-19.0%	-52.3%	175.0%
	Percent of List	100.0%	96.2%	94.3%	96.7%	95.0%	96.6%
	Change from prior year	4.0%	2.0%	-5.7%	1.8%	-1.7%	-1.3%
Median	Percent of Original	100.0%	96.2%	92.6%	95.0%	95.0%	95.3%
	Change from prior year	4.0%	3.9%	-7.4%	0.0%	-0.3%	-0.5%

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



**August
2026**

Northeast Kansas MLS Statistics



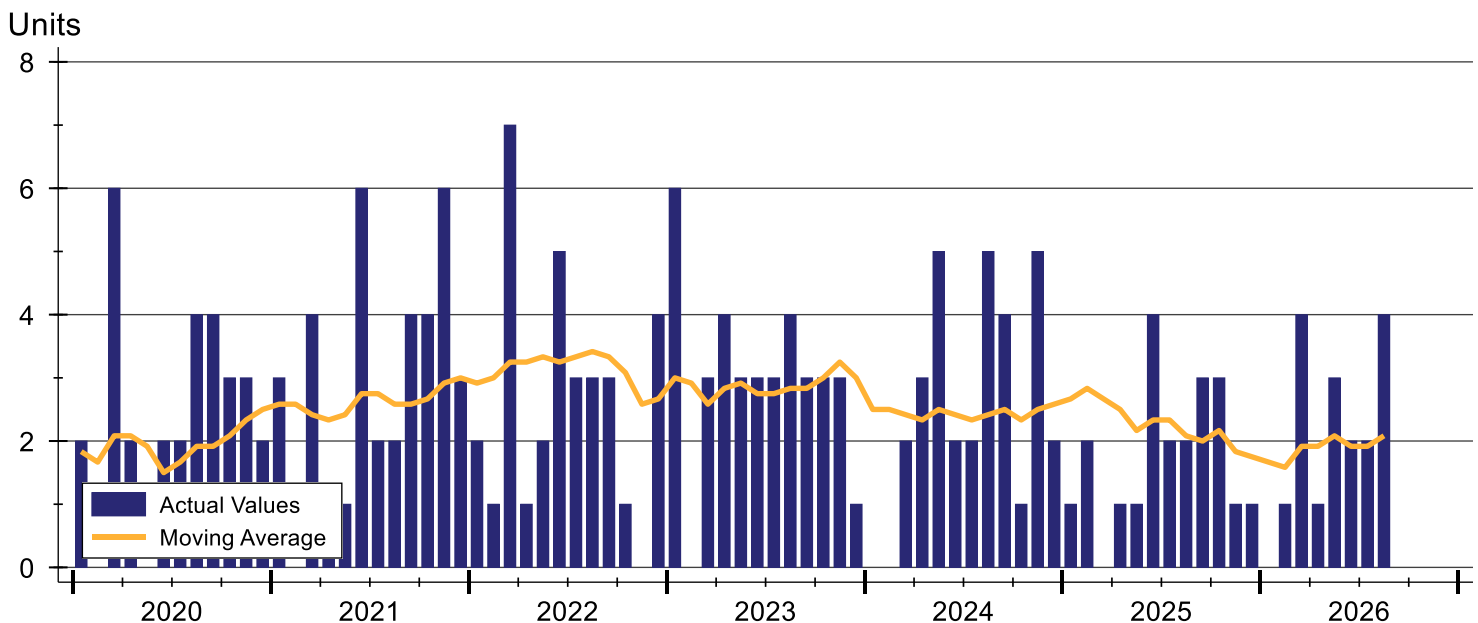
Nemaha County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	August 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		4	2	100.0%	17	13	30.8%
Volume (1,000s)		744	360	106.7%	3,521	2,486	41.6%
Months' Supply		3.4	4.3	-20.9%	N/A	N/A	N/A
Average	Sale Price	186,070	180,000	3.4%	207,134	191,192	8.3%
	Days on Market	23	14	64.3%	47	43	9.3%
	Percent of List	101.1%	96.2%	5.1%	95.7%	95.4%	0.3%
	Percent of Original	101.1%	96.2%	5.1%	93.5%	93.3%	0.2%
Median	Sale Price	182,500	180,000	1.4%	190,000	161,000	18.0%
	Days on Market	13	14	-7.1%	17	21	-19.0%
	Percent of List	100.0%	96.2%	4.0%	96.7%	95.0%	1.8%
	Percent of Original	100.0%	96.2%	4.0%	95.0%	95.0%	0.0%

A total of 4 homes sold in Nemaha County in August, up from 2 units in August 2025. Total sales volume rose to \$0.7 million compared to \$0.4 million in the previous year.

The median sales price in August was \$182,500, up 1.4% compared to the prior year. Median days on market was 13 days, down from 54 days in July, and down from 14 in August 2025.

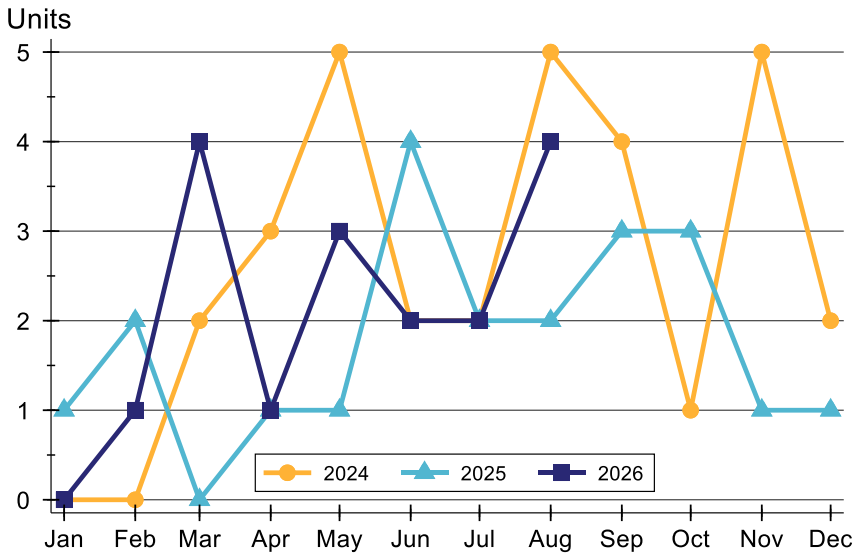
History of Closed Listings





Nemaha County Closed Listings Analysis

Closed Listings by Month



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

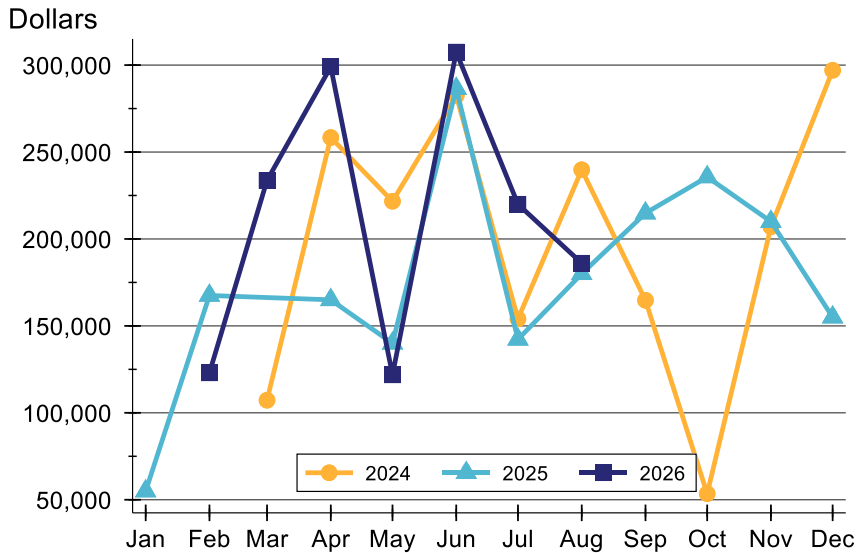
Closed Listings by Price Range

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	1	25.0%	4.0	99,280	99,280	17	17	104.5%	104.5%	104.5%	104.5%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	50.0%	0.0	182,500	182,500	36	36	100.0%	100.0%	100.0%	100.0%
\$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	1	25.0%	2.0	280,000	280,000	4	4	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



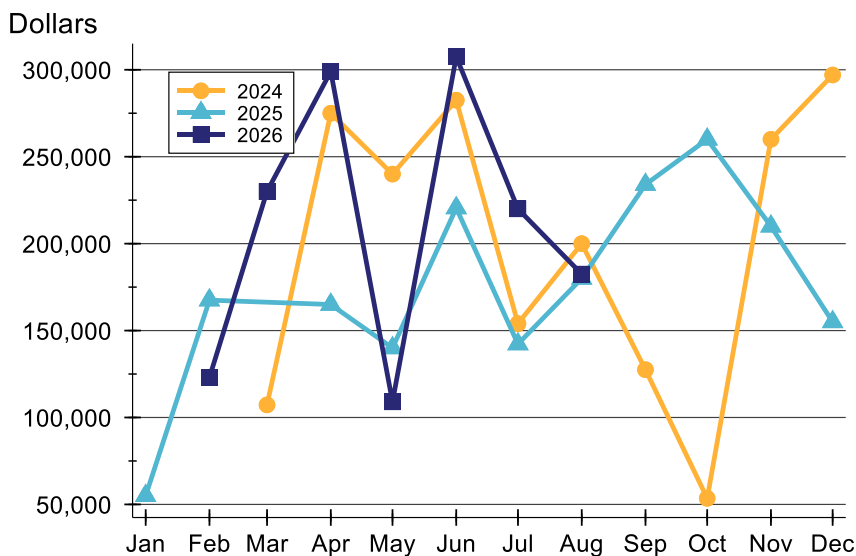
Nemaha County Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	N/A	55,000	N/A
February	N/A	167,500	123,000
March	107,250	N/A	233,625
April	258,333	165,000	299,000
May	221,700	140,000	121,833
June	282,500	286,500	307,500
July	154,000	142,250	220,000
August	239,800	180,000	186,070
September	164,750	214,840	
October	53,500	235,667	
November	207,000	210,000	
December	297,000	155,000	

Median Price

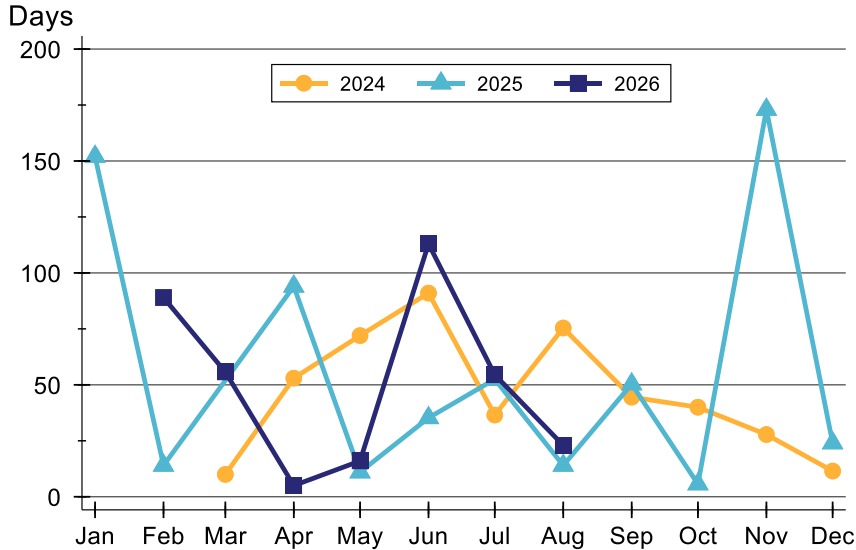


Month	2024	2025	2026
January	N/A	55,000	N/A
February	N/A	167,500	123,000
March	107,250	N/A	230,000
April	275,000	165,000	299,000
May	240,000	140,000	109,000
June	282,500	220,500	307,500
July	154,000	142,250	220,000
August	200,000	180,000	182,500
September	127,500	234,000	
October	53,500	260,000	
November	260,000	210,000	
December	297,000	155,000	



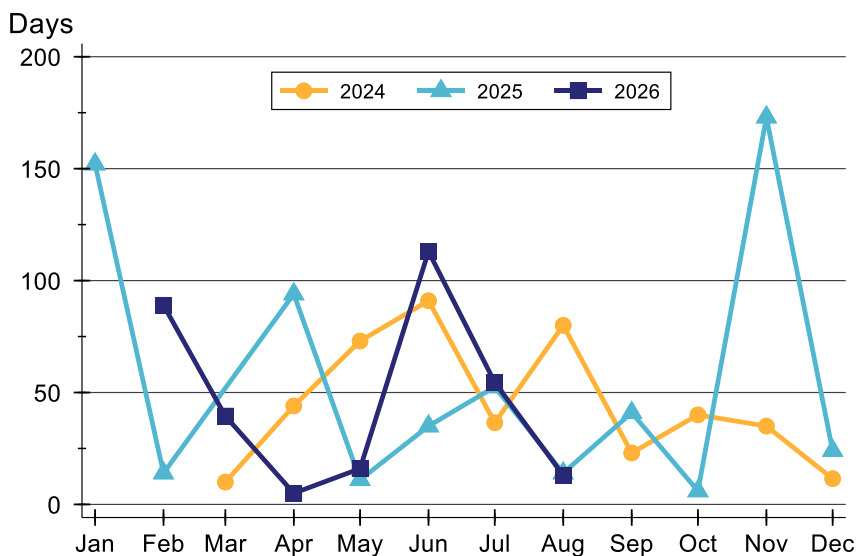
Nemaha County Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	N/A	152	N/A
February	N/A	14	89
March	10	N/A	56
April	53	94	5
May	72	11	16
June	91	35	113
July	37	53	55
August	75	14	23
September	45	50	
October	40	6	
November	28	173	
December	12	24	

Median DOM



Month	2024	2025	2026
January	N/A	152	N/A
February	N/A	14	89
March	10	N/A	40
April	44	94	5
May	73	11	16
June	91	35	113
July	37	53	55
August	80	14	13
September	23	41	
October	40	6	
November	35	173	
December	12	24	



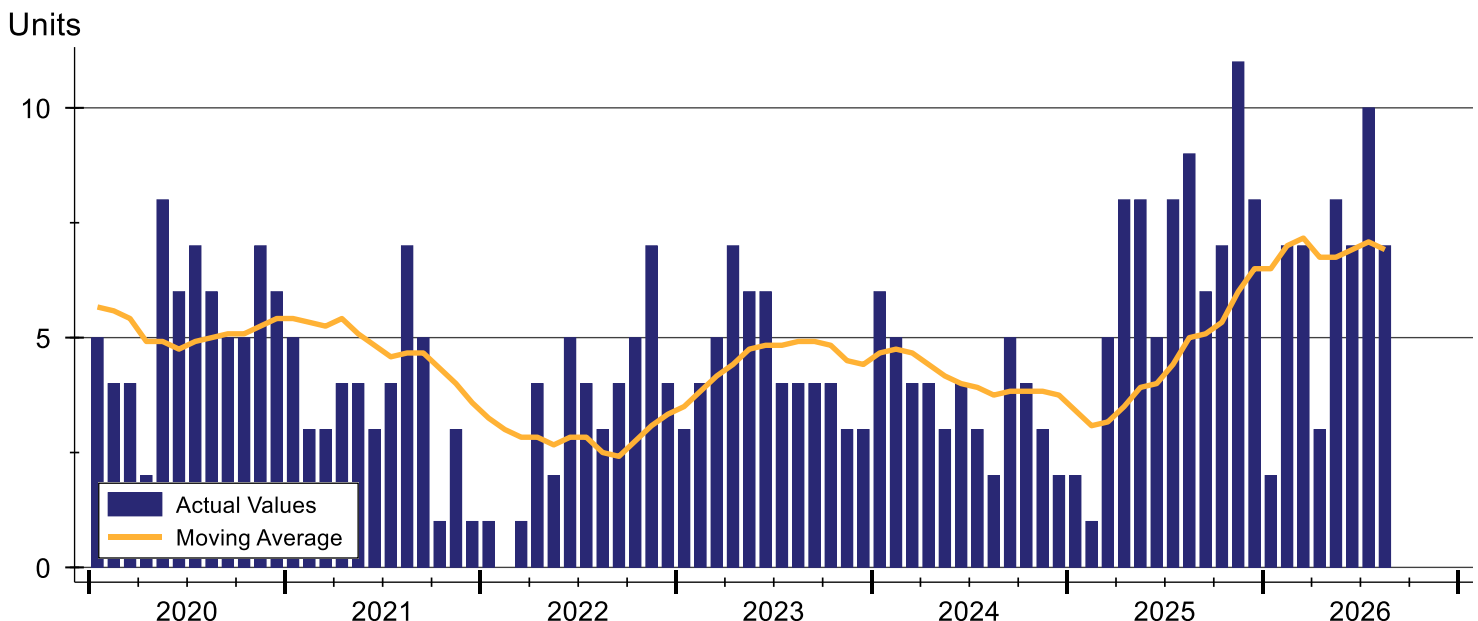
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of August 2025	Change
Active Listings		7	9	-22.2%
Volume (1,000s)		1,786	3,493	-48.9%
Months' Supply		3.4	4.3	-20.9%
Average	List Price	255,143	388,111	-34.3%
	Days on Market	68	101	-32.7%
	Percent of Original	97.6%	92.0%	6.1%
Median	List Price	275,000	349,500	-21.3%
	Days on Market	45	62	-27.4%
	Percent of Original	100.0%	96.8%	3.3%

A total of 7 homes were available for sale in Nemaha County at the end of August. This represents a 3.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$275,000, down 21.3% from 2025. The typical time on market for active listings was 45 days, down from 62 days a year earlier.

History of Active Listings





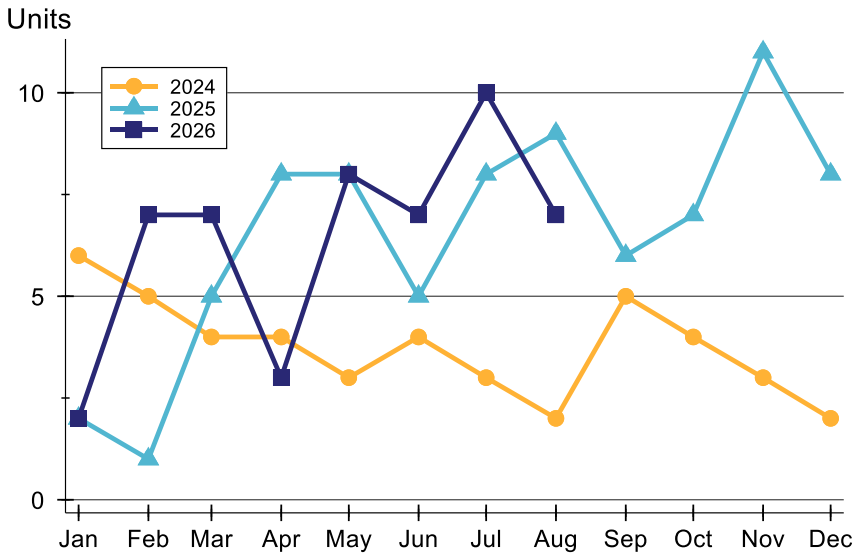
**August
2026**

Northeast Kansas MLS Statistics



Nemaha County Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	6	2	2
February	5	1	7
March	4	5	7
April	4	8	3
May	3	8	8
June	4	5	7
July	3	8	10
August	2	9	7
September	5	6	
October	4	7	
November	3	11	
December	2	8	

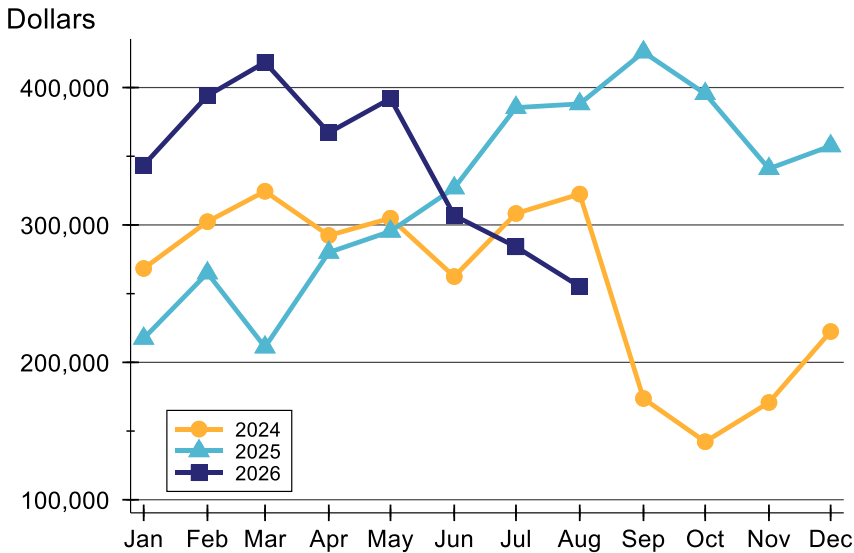
Active Listings by Price Range

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	1	14.3%	4.0	80,000	80,000	31	31	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	14.3%	4.0	173,000	173,000	55	55	91.1%	91.1%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	N/A	220,000	220,000	5	5	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	2.0	275,000	275,000	8	8	100.0%	100.0%
\$300,000-\$399,999	3	42.9%	N/A	346,000	339,000	126	131	97.3%	98.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



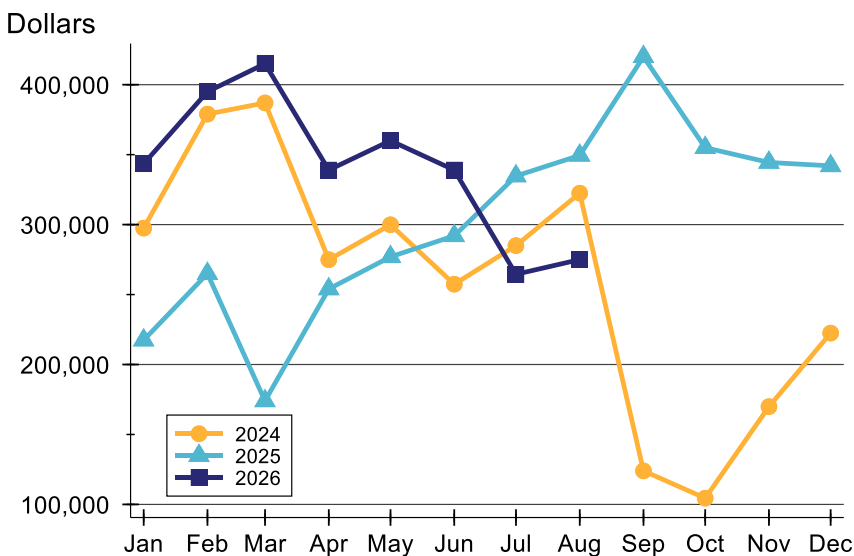
Nemaha County Active Listings Analysis

Average Price



Month	2024	2025	2026
January	268,333	217,450	343,500
February	302,400	265,000	394,071
March	324,500	211,100	418,357
April	292,350	280,000	367,167
May	304,933	295,375	392,000
June	262,450	326,900	306,857
July	308,333	385,438	284,100
August	322,500	388,111	255,143
September	173,700	425,833	
October	142,250	395,492	
November	170,800	340,949	
December	222,450	357,500	

Median Price

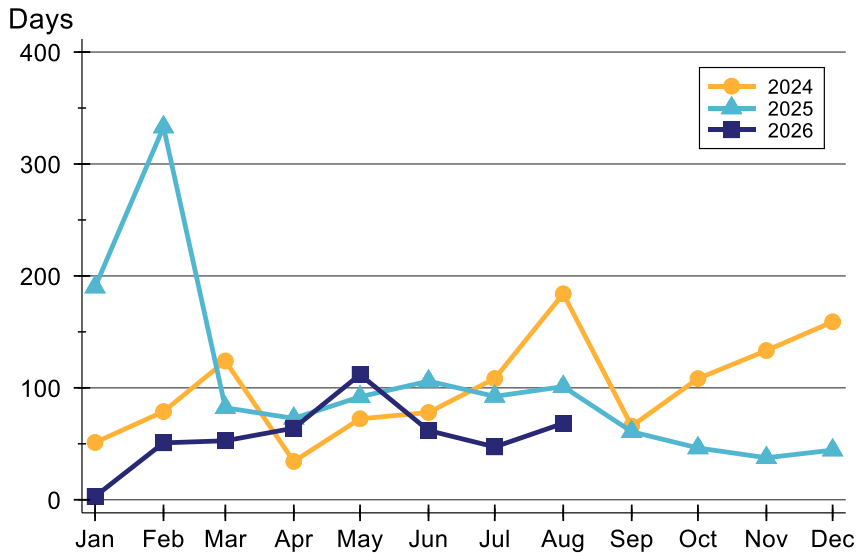


Month	2024	2025	2026
January	297,500	217,450	343,500
February	379,000	265,000	395,000
March	387,000	174,000	415,000
April	274,950	254,000	339,000
May	299,900	277,000	360,000
June	257,400	292,000	339,000
July	285,000	334,750	264,500
August	322,500	349,500	275,000
September	124,000	420,000	
October	104,500	355,000	
November	169,900	344,444	
December	222,450	342,000	



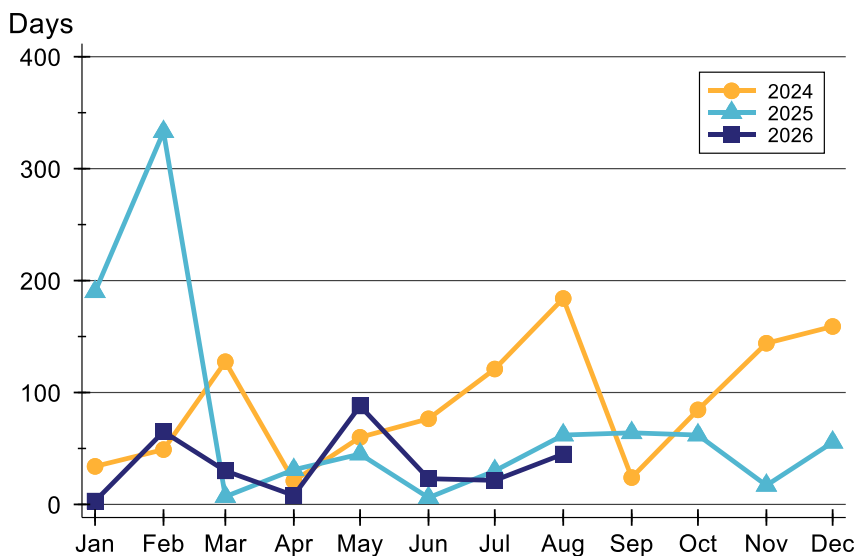
Nemaha County Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	51	190	3
February	79	333	51
March	124	82	53
April	34	73	64
May	72	92	112
June	78	106	62
July	108	92	47
August	184	101	68
September	66	61	
October	108	46	
November	133	38	
December	159	44	

Median DOM

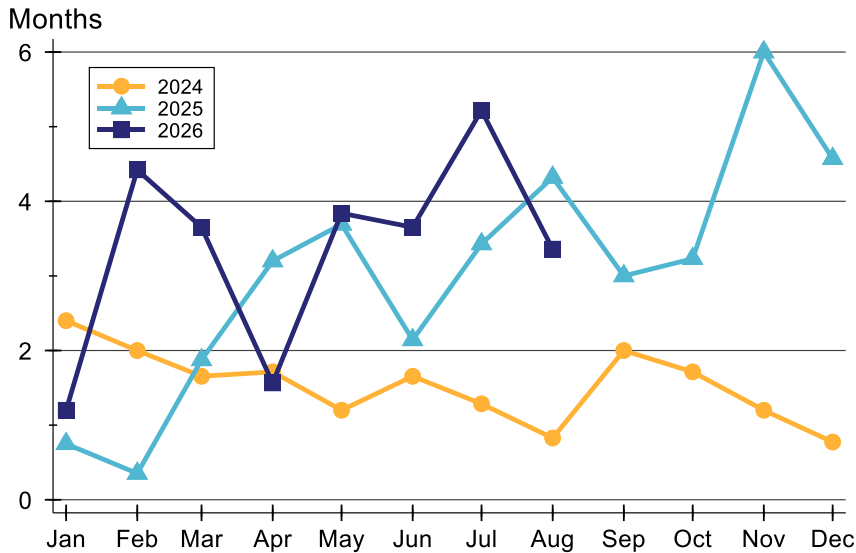


Month	2024	2025	2026
January	34	190	3
February	49	333	65
March	128	7	30
April	21	31	8
May	60	45	88
June	77	6	23
July	121	30	22
August	184	62	45
September	24	64	
October	85	62	
November	144	17	
December	159	56	



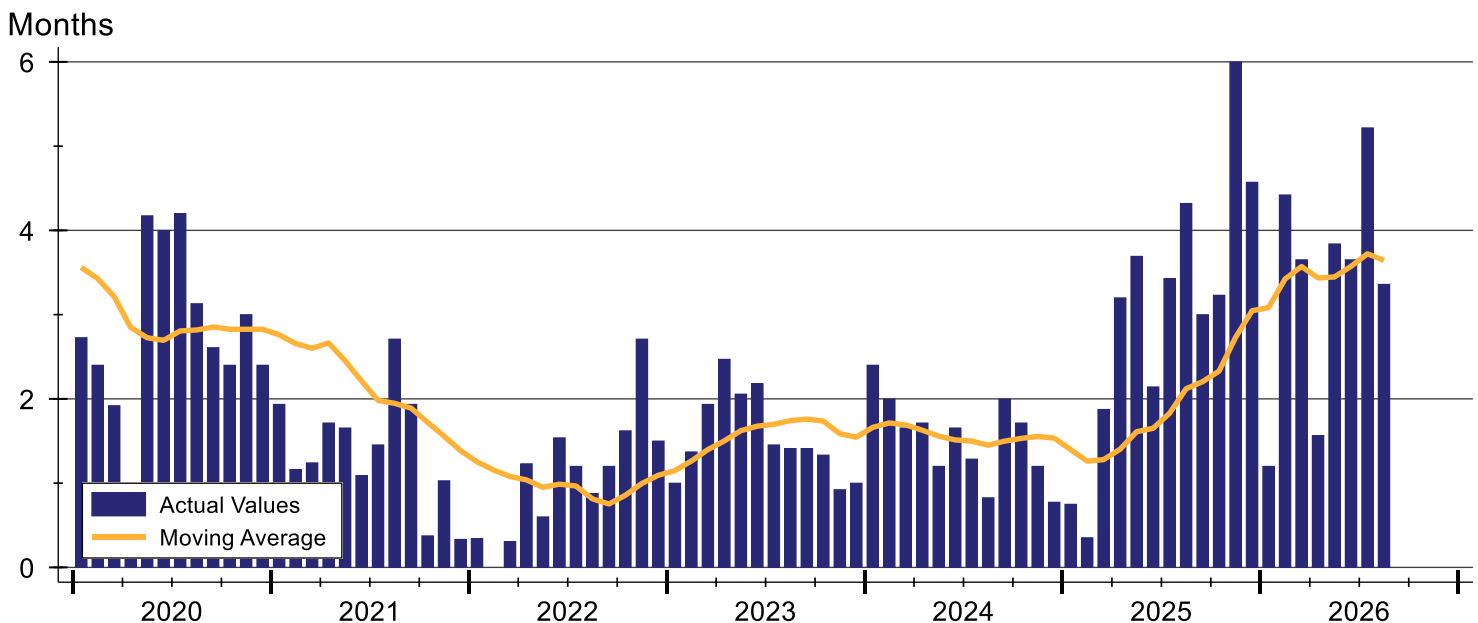
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.4	0.8	1.2
February	2.0	0.4	4.4
March	1.7	1.9	3.7
April	1.7	3.2	1.6
May	1.2	3.7	3.8
June	1.7	2.1	3.7
July	1.3	3.4	5.2
August	0.8	4.3	3.4
September	2.0	3.0	
October	1.7	3.2	
November	1.2	6.0	
December	0.8	4.6	

History of Month's Supply





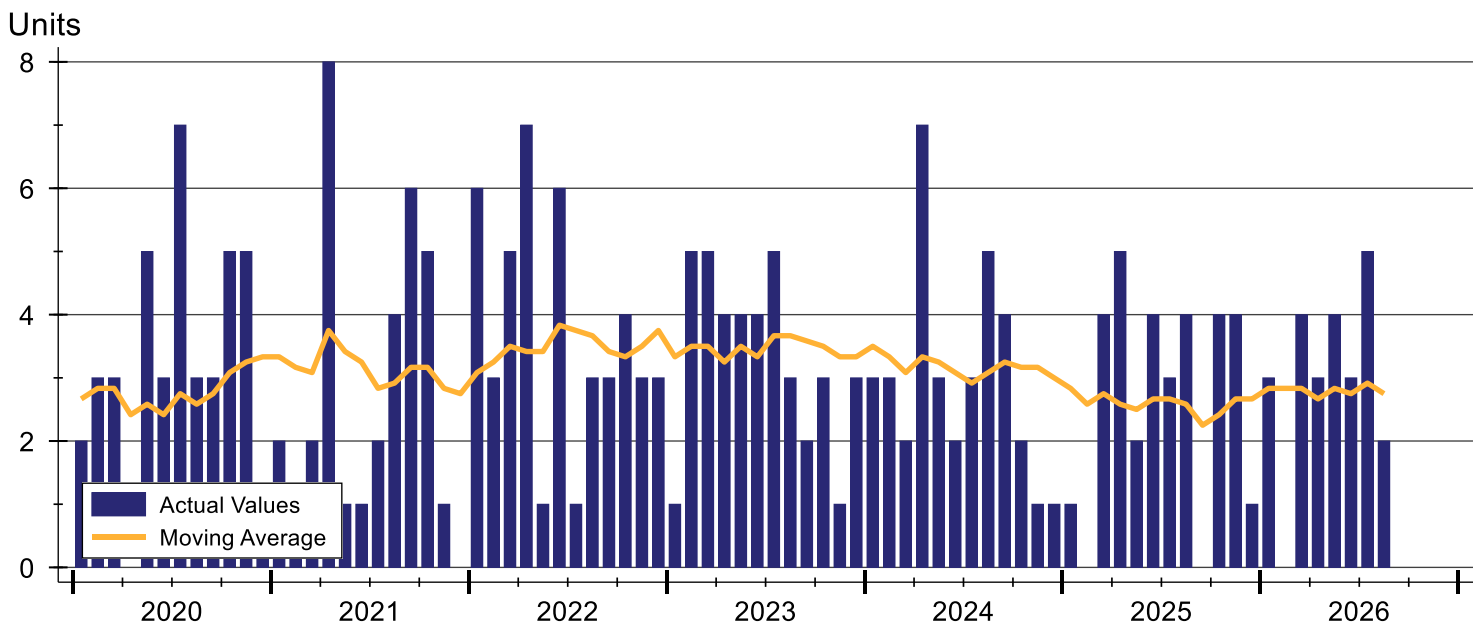
Nemaha County New Listings Analysis

Summary Statistics for New Listings		2026	August 2025	Change
Current Month	New Listings	2	4	-50.0%
	Volume (1,000s)	495	990	-50.0%
	Average List Price	247,500	247,375	0.1%
	Median List Price	247,500	227,250	8.9%
Year-to-Date	New Listings	24	23	4.3%
	Volume (1,000s)	6,502	6,343	2.5%
	Average List Price	270,933	275,804	-1.8%
	Median List Price	247,500	250,000	-1.0%

A total of 2 new listings were added in Nemaha County during August, down 50.0% from the same month in 2025. Year-to-date Nemaha County has seen 24 new listings.

The median list price of these homes was \$247,500 up from \$227,250 in 2025.

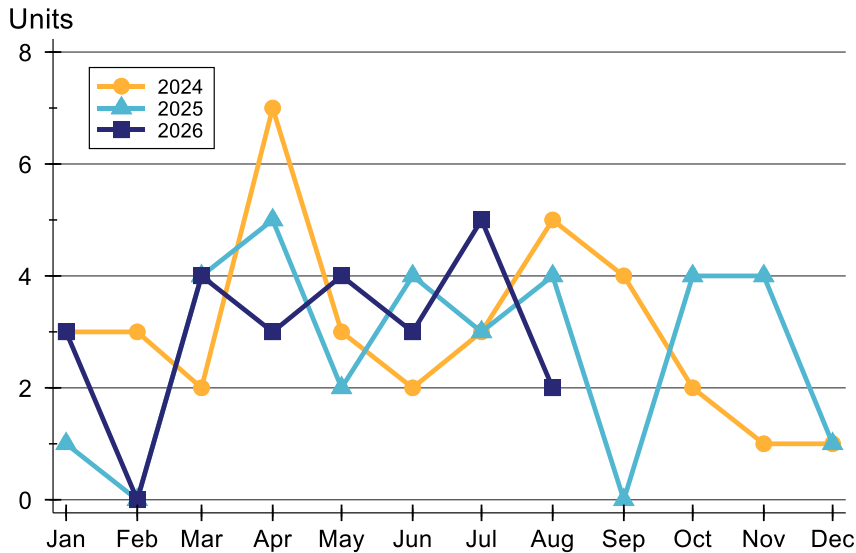
History of New Listings





Nemaha County New Listings Analysis

New Listings by Month



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

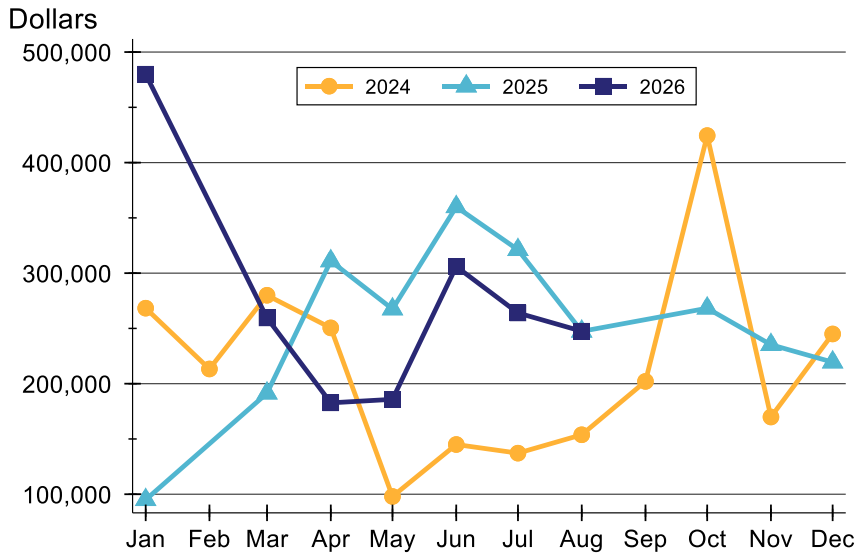
New Listings by Price Range

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	1	50.0%	220,000	220,000	5	5	100.0%	100.0%
\$250,000-\$299,999	1	50.0%	275,000	275,000	8	8	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



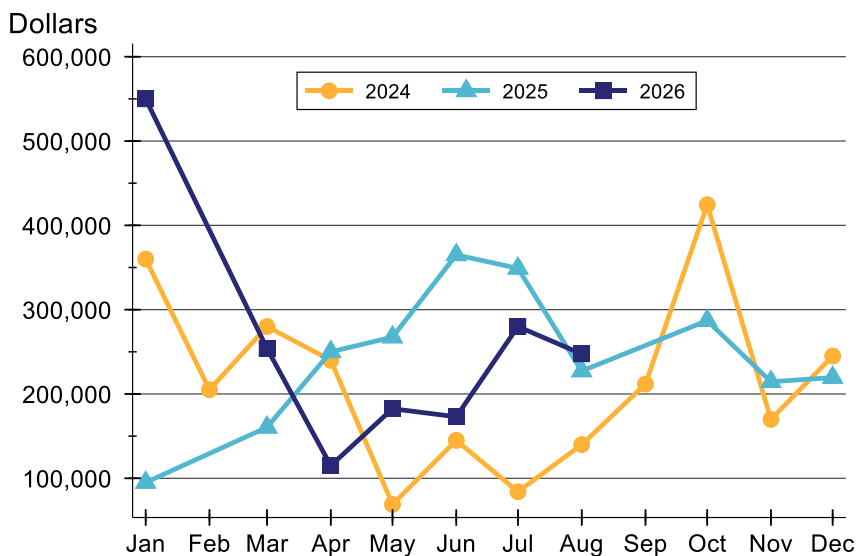
Nemaha County New Listings Analysis

Average Price



Month	2024	2025	2026
January	268,333	95,000	479,967
February	213,333	N/A	N/A
March	280,000	191,375	259,500
April	250,486	311,000	182,667
May	98,000	267,500	185,875
June	145,000	360,000	306,000
July	137,167	321,167	264,000
August	153,800	247,375	247,500
September	202,100	N/A	
October	424,450	268,250	
November	169,900	235,250	
December	245,000	219,500	

Median Price



Month	2024	2025	2026
January	360,000	95,000	550,000
February	205,000	N/A	N/A
March	280,000	160,500	254,000
April	240,000	250,000	115,000
May	69,000	267,500	182,500
June	145,000	365,000	173,000
July	84,000	349,000	280,000
August	139,999	227,250	247,500
September	211,750	N/A	
October	424,450	287,000	
November	169,900	214,500	
December	245,000	219,500	



**August
2026**

Northeast Kansas MLS Statistics



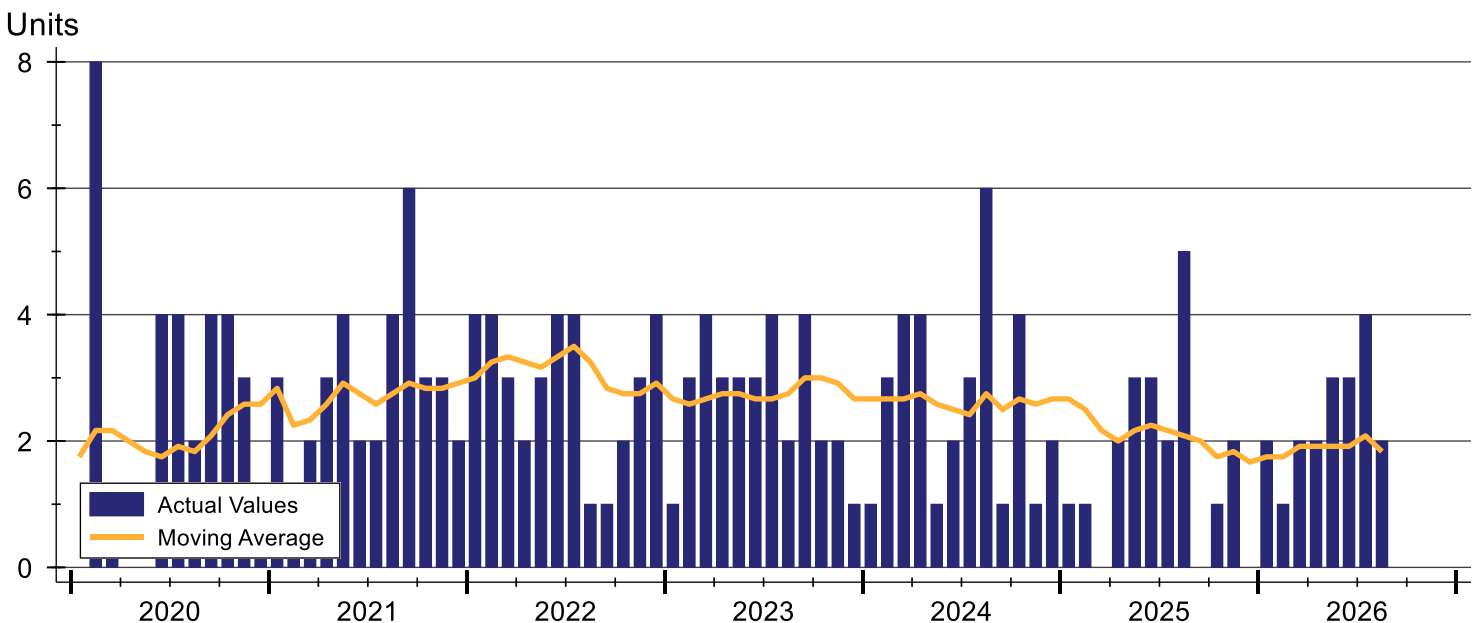
Nemaha County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	August 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		2	5	-60.0%	19	17	11.8%
Volume (1,000s)		600	1,135	-47.1%	4,322	3,636	18.9%
Average	Sale Price	300,000	227,000	32.2%	227,495	213,906	6.4%
	Days on Market	8	25	-68.0%	46	33	39.4%
	Percent of Original	100.0%	97.3%	2.8%	94.6%	95.3%	-0.7%
Median	Sale Price	300,000	265,000	13.2%	190,000	169,900	11.8%
	Days on Market	8	6	33.3%	17	8	112.5%
	Percent of Original	100.0%	98.2%	1.8%	96.7%	96.6%	0.1%

A total of 2 contracts for sale were written in Nemaha County during the month of August, down from 5 in 2025. The median list price of these homes was \$300,000, up from \$265,000 the prior year.

Half of the homes that went under contract in August were on the market less than 8 days, compared to 6 days in August 2025.

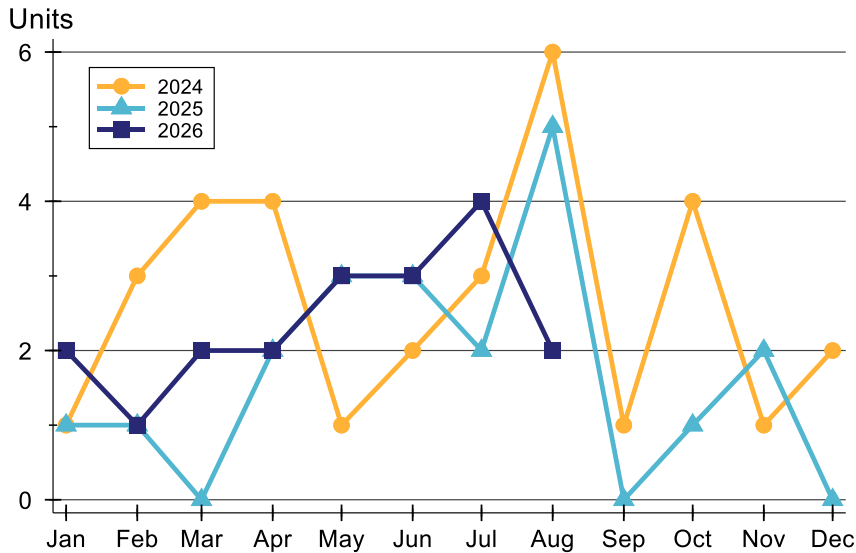
History of Contracts Written





Nemaha County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

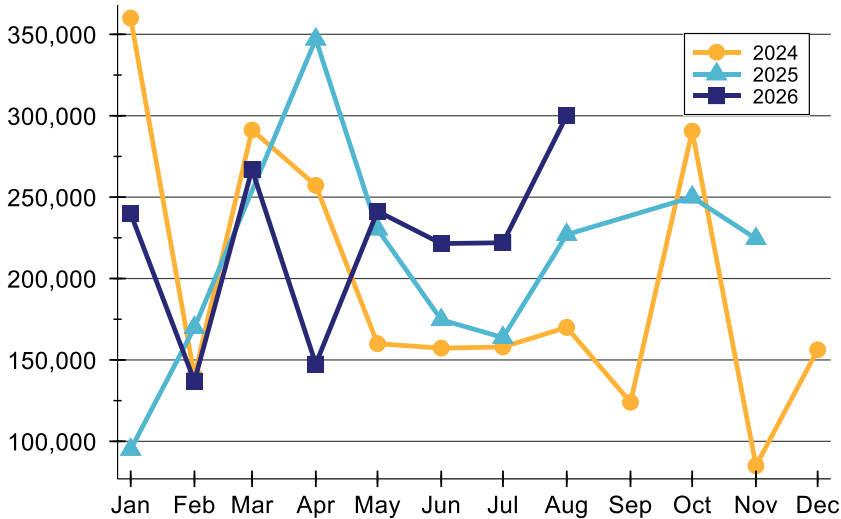
Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	50.0%	150,000	150,000	6	6	100.0%	100.0%
\$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	1	50.0%	450,000	450,000	9	9	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



Nemaha County Contracts Written Analysis

Average Price

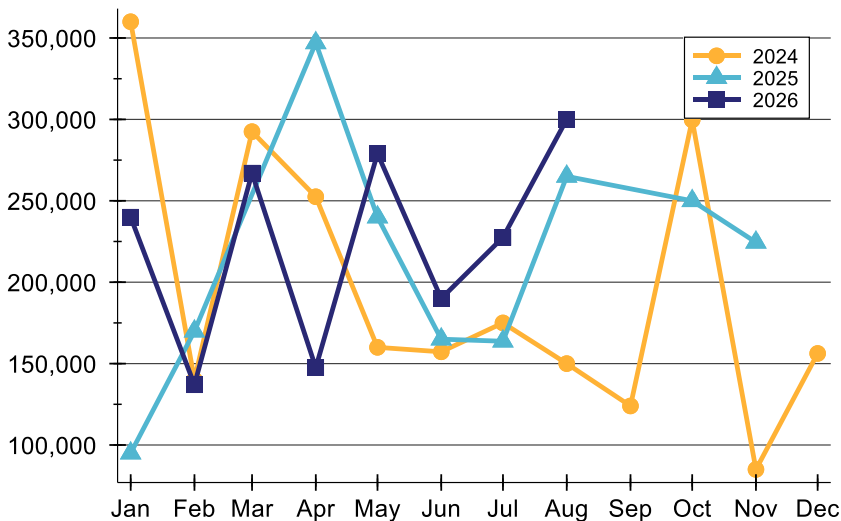
Dollars



Month	2024	2025	2026
January	360,000	95,000	239,950
February	140,000	169,900	137,000
March	291,250	N/A	267,000
April	257,250	347,000	147,500
May	160,000	230,333	241,333
June	157,250	174,667	221,500
July	157,967	163,750	222,000
August	170,000	227,000	300,000
September	124,000	N/A	
October	290,600	250,000	
November	85,000	224,500	
December	156,250	N/A	

Median Price

Dollars

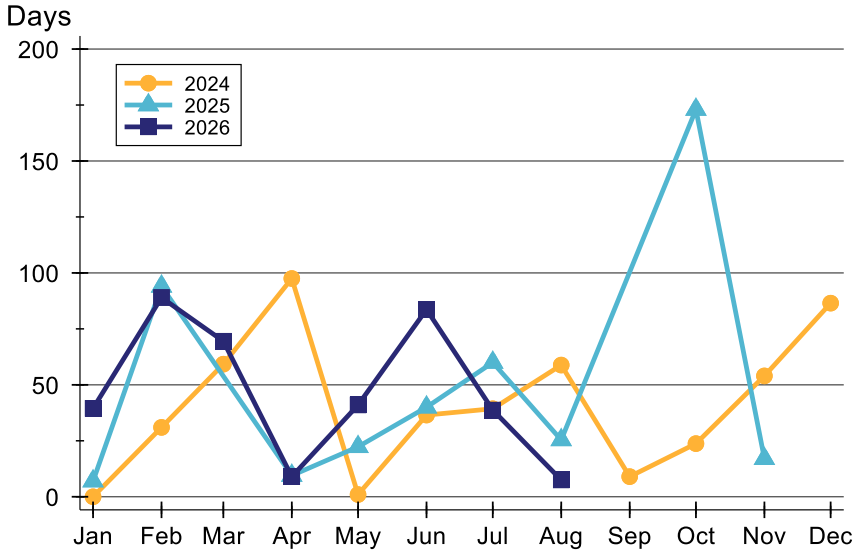


Month	2024	2025	2026
January	360,000	95,000	239,950
February	140,000	169,900	137,000
March	292,500	N/A	267,000
April	252,500	347,000	147,500
May	160,000	240,000	279,000
June	157,250	165,000	190,000
July	175,000	163,750	227,500
August	150,000	265,000	300,000
September	124,000	N/A	
October	299,700	250,000	
November	85,000	224,500	
December	156,250	N/A	



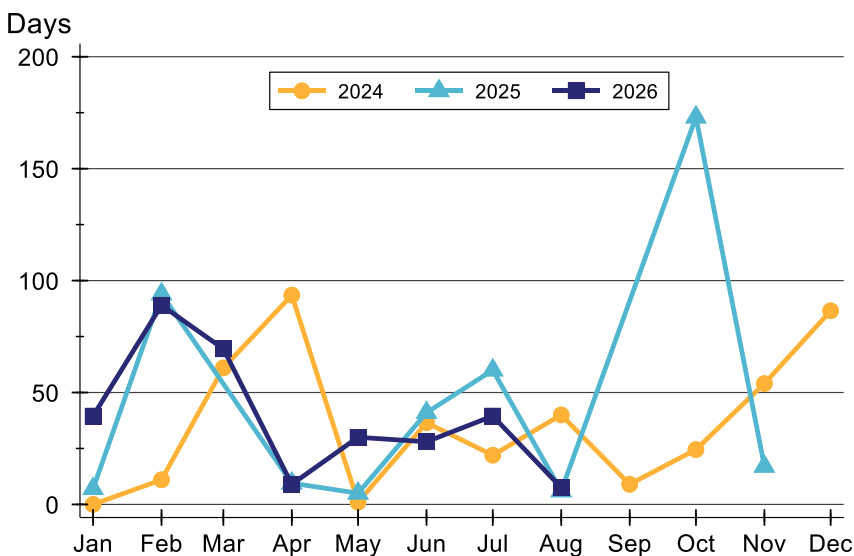
Nemaha County Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	N/A	7	40
February	31	94	89
March	59	N/A	70
April	98	10	9
May	1	22	41
June	37	40	84
July	39	60	39
August	59	25	8
September	9	N/A	
October	24	173	
November	54	17	
December	87	N/A	

Median DOM



Month	2024	2025	2026
January	N/A	7	40
February	11	94	89
March	61	N/A	70
April	94	10	9
May	1	5	30
June	37	41	28
July	22	60	40
August	40	6	8
September	9	N/A	
October	25	173	
November	54	17	
December	87	N/A	



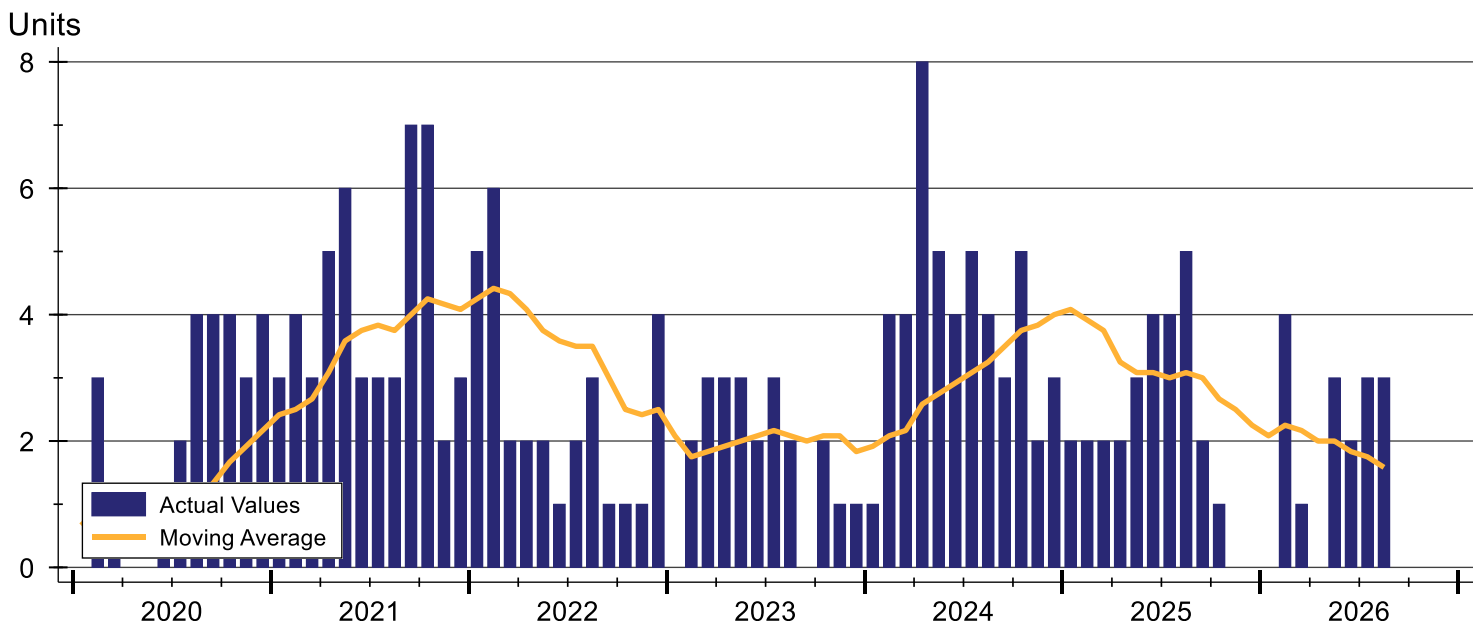
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of August 2025	Change
Pending Contracts		3	5	-40.0%
Volume (1,000s)		938	940	-0.2%
Average	List Price	312,667	187,900	66.4%
	Days on Market	29	15	93.3%
	Percent of Original	99.3%	100.0%	-0.7%
Median	List Price	338,000	169,500	99.4%
	Days on Market	9	6	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Nemaha County had contracts pending at the end of August, down from 5 contracts pending at the end of August 2025.

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

History of Pending Contracts





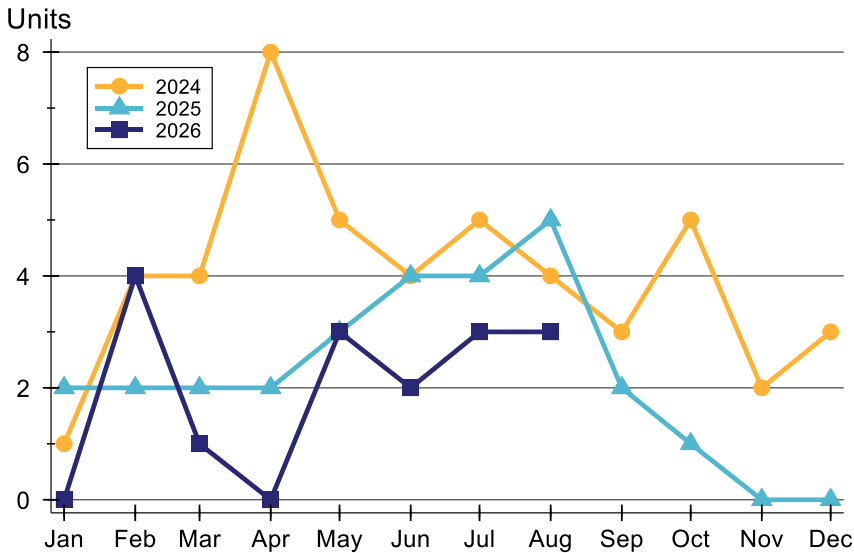
**August
2026**

Northeast Kansas MLS Statistics



Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

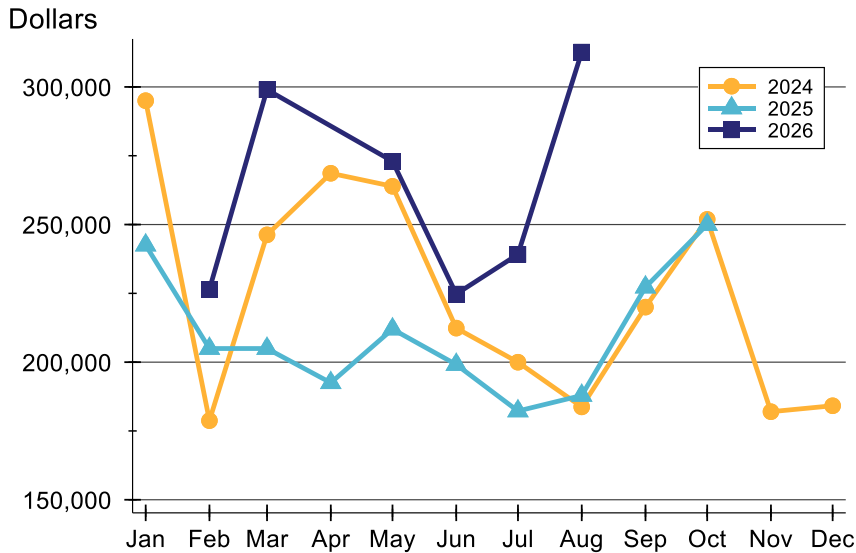
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	150,000	150,000	6	6	100.0%	100.0%
\$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	1	33.3%	338,000	338,000	72	72	98.0%	98.0%
\$400,000-\$499,999	1	33.3%	450,000	450,000	9	9	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



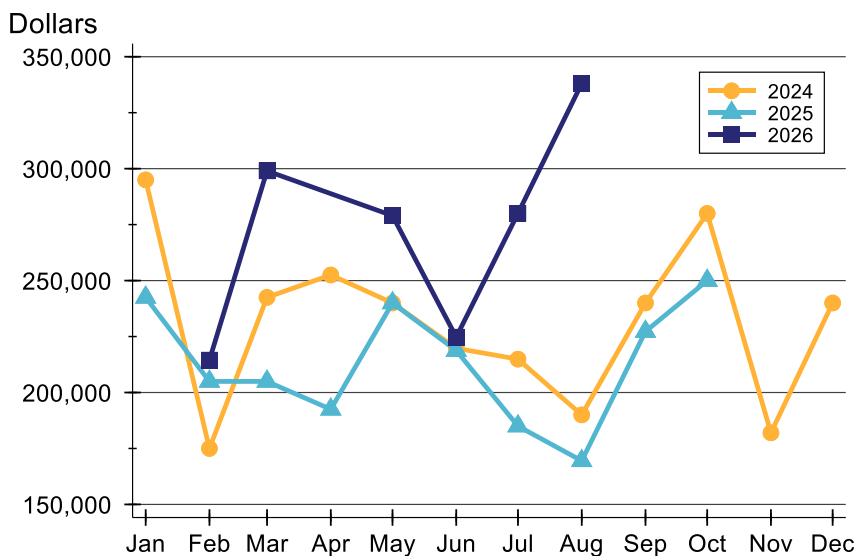
Nemaha County Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	295,000	242,500	N/A
February	178,750	204,950	226,475
March	246,250	204,950	299,000
April	268,625	192,500	N/A
May	263,900	212,000	273,000
June	212,375	199,125	224,750
July	199,980	182,250	239,167
August	183,750	187,900	312,667
September	220,000	227,250	
October	251,880	250,000	
November	182,000	N/A	
December	184,167	N/A	

Median Price

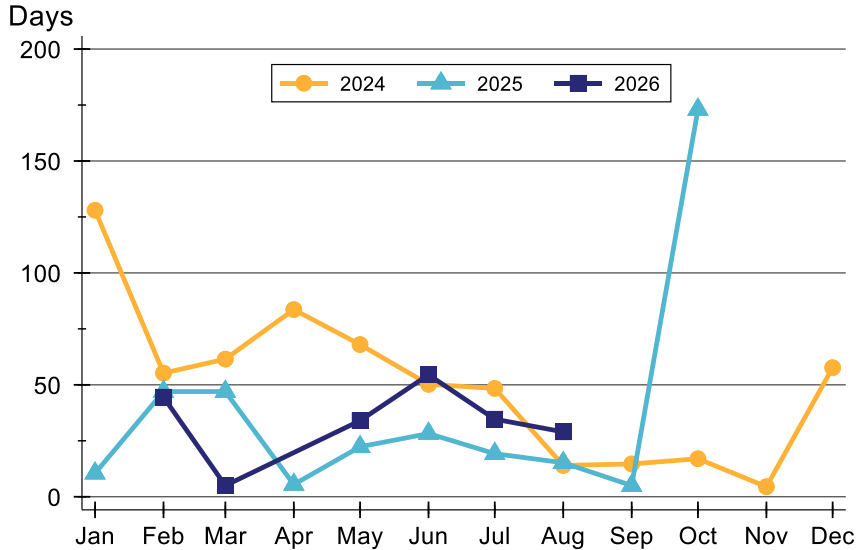


Month	2024	2025	2026
January	295,000	242,500	N/A
February	175,000	204,950	214,500
March	242,500	204,950	299,000
April	252,500	192,500	N/A
May	240,000	240,000	279,000
June	219,750	218,750	224,750
July	214,900	185,000	280,000
August	190,000	169,500	338,000
September	240,000	227,250	
October	280,000	250,000	
November	182,000	N/A	
December	240,000	N/A	



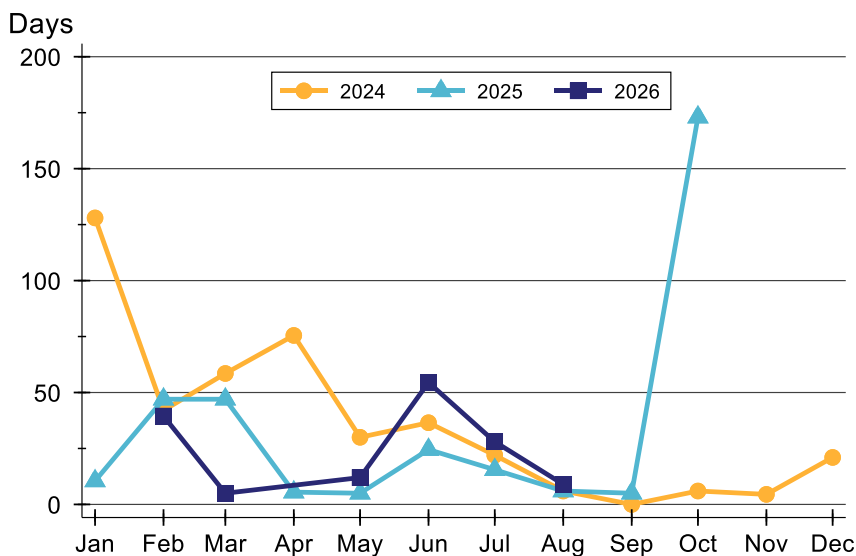
Nemaha County Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	128	11	N/A
February	55	47	45
March	62	47	5
April	84	6	N/A
May	68	22	34
June	50	28	55
July	48	19	35
August	14	15	29
September	15	5	
October	17	173	
November	5	N/A	
December	58	N/A	

Median DOM



Month	2024	2025	2026
January	128	11	N/A
February	42	47	40
March	59	47	5
April	76	6	N/A
May	30	5	12
June	37	25	55
July	22	16	28
August	6	6	9
September	N/A	5	
October	6	173	
November	5	N/A	
December	21	N/A	