SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

October 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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October 2026

Northeast Kansas MLS Statistics

Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Fell in October

Total home sales in the Northeast Kansas MLS system fell last month to 3 units, compared to 9 units in October 2025. Total sales volume was $0.5 million, down from a year earlier.

The median sale price in October was $165,000, down from $197,500 a year earlier. Homes that sold in October were typically on the market for 70 days and sold for 100.0% of their list prices.

Northeast Kansas Active Listings Down at End of October

The total number of active listings in the Northeast Kansas MLS system at the end of October was 36 units, down from 40 at the same point in 2025. This represents a 5.1 months' supply of homes available for sale. The median list price of homes on the market at the end of October was $147,250.

During October, a total of 6 contracts were written up from 4 in October 2025. At the end of the month, there were 11 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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Courtesy of the Kansas REALTORS®, Inc.

Northeast Kansas Summary Statistics

October MLS Statistics Three-year History		Current Month 2026	Current Month 2025	Current Month 2024	Year-to-Date 2026	Year-to-Date 2025	Year-to-Date 2024
Home Sales	Change from prior year	**3** -66.7%	**9** 80.0%	**5** -50.0%	**75** -9.6%	**83** -11.7%	**94** -19.0%
Active Listings	Change from prior year	**36** -10.0%	**40** 53.8%	**26** 30.0%	**N/A**	**N/A**	**N/A**
Months' Supply	Change from prior year	**5.1** 6.3%	**4.8** 84.6%	**2.6** 44.4%	**N/A**	**N/A**	**N/A**
New Listings	Change from prior year	**7** -46.2%	**13** 44.4%	**9** 0.0%	**108** -14.3%	**126** 0.8%	**125** -16.7%
Contracts Written	Change from prior year	**6** 50.0%	**4** -60.0%	**10** -33.3%	**78** -7.1%	**84** -16.8%	**101** -21.1%
Pending Contracts	Change from prior year	**11** 57.1%	**7** 0.0%	**7** -63.2%	**N/A**	**N/A**	**N/A**
Sales Volume (1,000s)	Change from prior year	**509** -73.2%	**1,898** 294.6%	**481** -72.3%	**14,144** -8.3%	**15,426** 10.7%	**13,940** -18.8%
Average	**Sale Price** Change from prior year	**169,667** -19.5%	**210,833** 119.0%	**96,280** -44.5%	**188,585** 1.5%	**185,854** 25.3%	**148,298** 0.2%
Average	**List Price of Actives** Change from prior year	**168,942** -24.3%	**223,261** 2.0%	**218,800** 49.3%	**N/A**	**N/A**	**N/A**
Average	**Days on Market** Change from prior year	**60** 33.3%	**45** -52.1%	**94** 203.2%	**82** 9.3%	**75** 7.1%	**70** 52.2%
Average	**Percent of List** Change from prior year	**99.7%** 6.5%	**93.6%** 5.4%	**88.8%** -9.6%	**96.0%** 0.8%	**95.2%** 1.5%	**93.8%** -0.4%
Average	**Percent of Original** Change from prior year	**99.7%** 9.8%	**90.8%** 10.9%	**81.9%** -15.9%	**91.7%** 0.3%	**91.4%** 0.9%	**90.6%** -1.4%
Median	**Sale Price** Change from prior year	**165,000** -16.5%	**197,500** 223.8%	**61,000** -66.5%	**165,000** 3.1%	**160,000** 8.3%	**147,750** 9.4%
Median	**List Price of Actives** Change from prior year	**147,250** -10.8%	**165,000** 5.1%	**157,000** 21.0%	**N/A**	**N/A**	**N/A**
Median	**Days on Market** Change from prior year	**70** 900.0%	**7** -82.5%	**40** 207.7%	**62** 47.6%	**42** 31.3%	**32** 33.3%
Median	**Percent of List** Change from prior year	**100.0%** 1.9%	**98.1%** 12.8%	**87.0%** -10.5%	**98.1%** 1.6%	**96.6%** 0.6%	**96.0%** -1.4%
Median	**Percent of Original** Change from prior year	**100.0%** 7.2%	**93.3%** 20.4%	**77.5%** -20.3%	**94.5%** -0.5%	**95.0%** 0.3%	**94.7%** -0.7%

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

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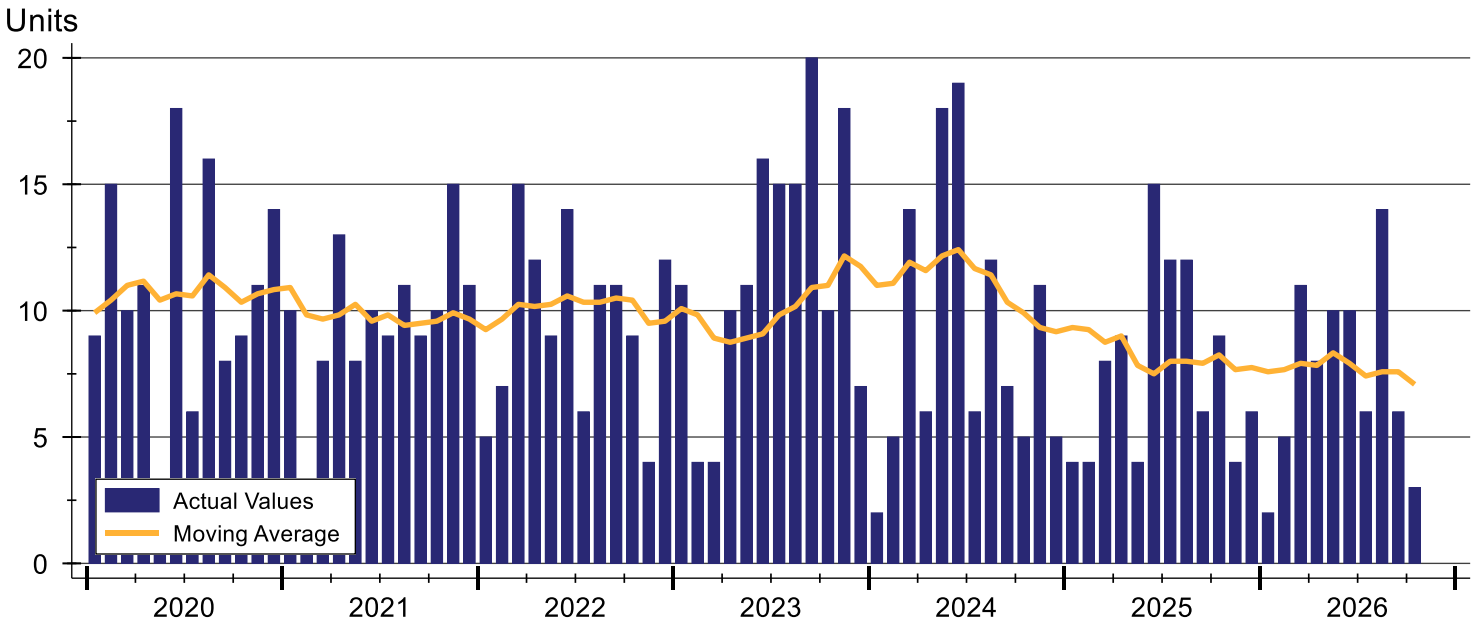
Northeast Kansas
Closed Listings Analysis

Summary Statistics for Closed Listings		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Closed Listings		**3**	9	-66.7%	**75**	83	-9.6%
Volume (1,000s)		**509**	1,898	-73.2%	**14,144**	15,426	-8.3%
Months' Supply		**5.1**	4.8	6.3%	**N/A**	N/A	N/A
Average	Sale Price	**169,667**	210,833	-19.5%	**188,585**	185,854	1.5%
	Days on Market	**60**	45	33.3%	**82**	75	9.3%
	Percent of List	**99.7%**	93.6%	6.5%	**96.0%**	95.2%	0.8%
	Percent of Original	**99.7%**	90.8%	9.8%	**91.7%**	91.4%	0.3%
Median	Sale Price	**165,000**	197,500	-16.5%	**165,000**	160,000	3.1%
	Days on Market	**70**	7	900.0%	**62**	42	47.6%
	Percent of List	**100.0%**	98.1%	1.9%	**98.1%**	96.6%	1.6%
	Percent of Original	**100.0%**	93.3%	7.2%	**94.5%**	95.0%	-0.5%

A total of 3 homes sold in the Northeast Kansas MLS system in October, down from 9 units in October 2025. Total sales volume fell to $0.5 million compared to $1.9 million in the previous year.

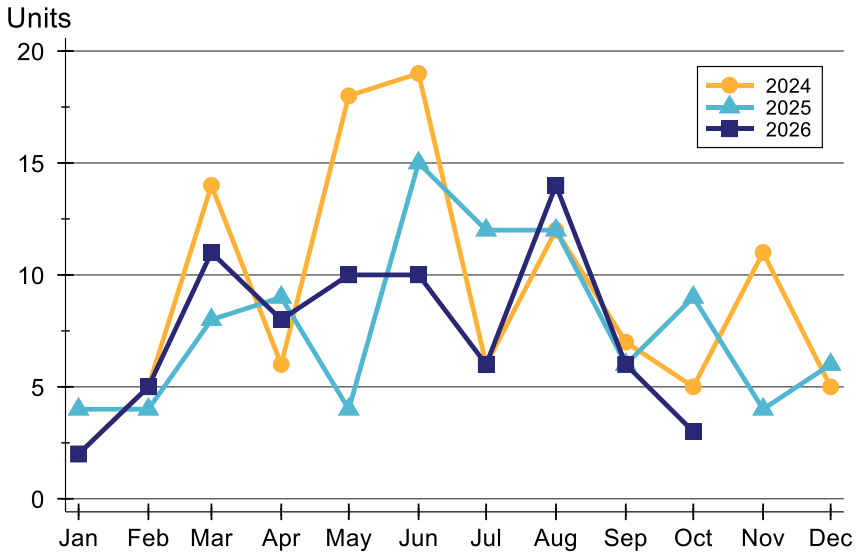
The median sales price in October was $165,000, down 16.5% compared to the prior year. Median days on market was 70 days, up from 8 days in September, and up from 7 in October 2025.

History of Closed Listings



Northeast Kansas
Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	2	4	**2**
February	5	4	**5**
March	14	8	**11**
April	6	9	**8**
May	18	4	**10**
June	19	15	**10**
July	6	12	**6**
August	12	12	**14**
September	7	6	**6**
October	5	9	**3**
November	11	4	
December	5	6	

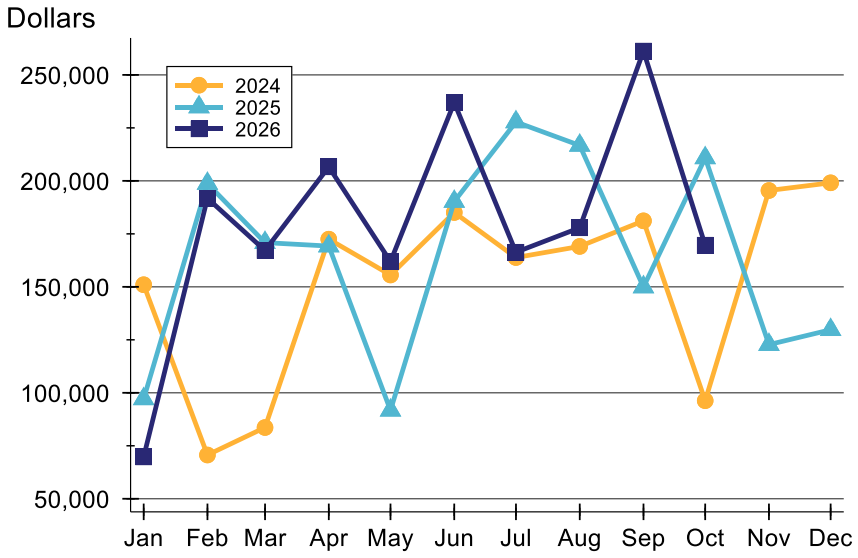
Closed Listings by Price Range

Price Range	Sales Number	Sales Percent	Months' Supply	Sale Price Average	Sale Price Median	Days on Market Avg.	Days on Market Med.	Price as % of List Avg.	Price as % of List 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	N/A	N/A
$25,000-$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$50,000-$99,999	1	33.3%	6.9	89,000	89,000	76	76	100.0%	100.0%	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	N/A	N/A
$125,000-$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$150,000-$174,999	1	33.3%	2.7	165,000	165,000	70	70	106.5%	106.5%	106.5%	106.5%
$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	1	33.3%	6.0	255,000	255,000	34	34	92.7%	92.7%	92.7%	92.7%
$300,000-$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$400,000-$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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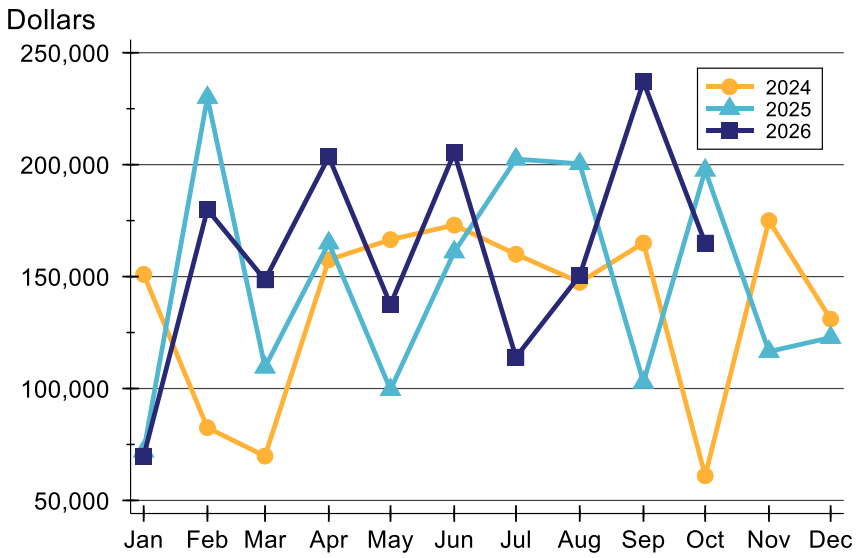
Northeast Kansas
Closed Listings Analysis

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	**261,250**
October	96,280	210,833	**169,667**
November	195,455	122,750	
December	199,080	129,750	

Median Price

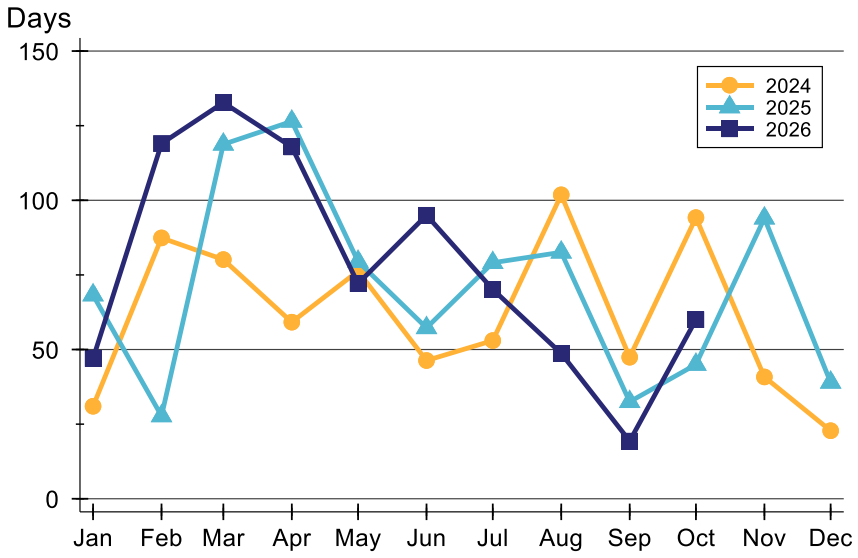


Month	2024	2025	2026
January	151,000	72,000	**69,750**
February	82,500	230,000	**179,950**
March	69,813	109,500	**148,500**
April	157,500	165,000	**203,505**
May	166,500	99,500	**137,500**
June	173,000	161,000	**205,250**
July	160,000	202,500	**114,000**
August	147,450	200,400	**150,500**
September	165,000	102,760	**237,000**
October	61,000	197,500	**165,000**
November	175,000	116,500	
December	131,000	122,750	

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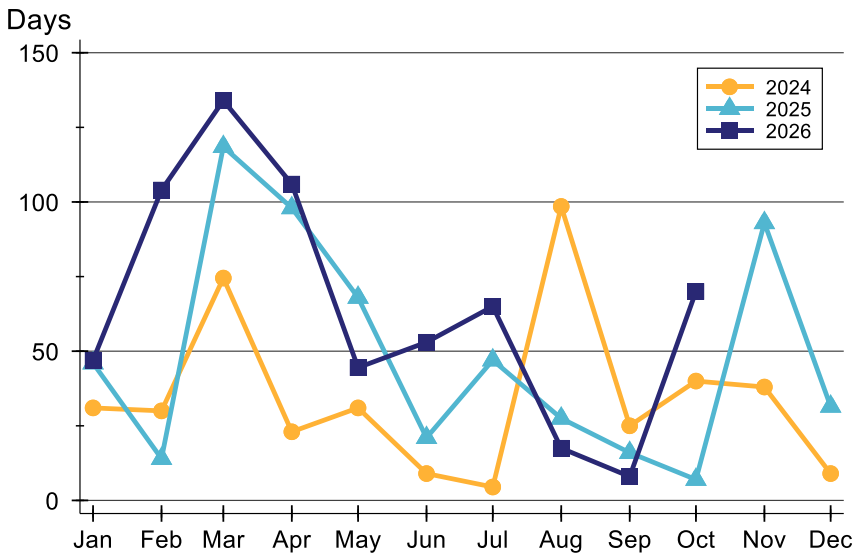
Northeast Kansas
Closed Listings Analysis

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	**19**
October	94	45	**60**
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	**8**
October	40	7	**70**
November	38	93	
December	9	32	

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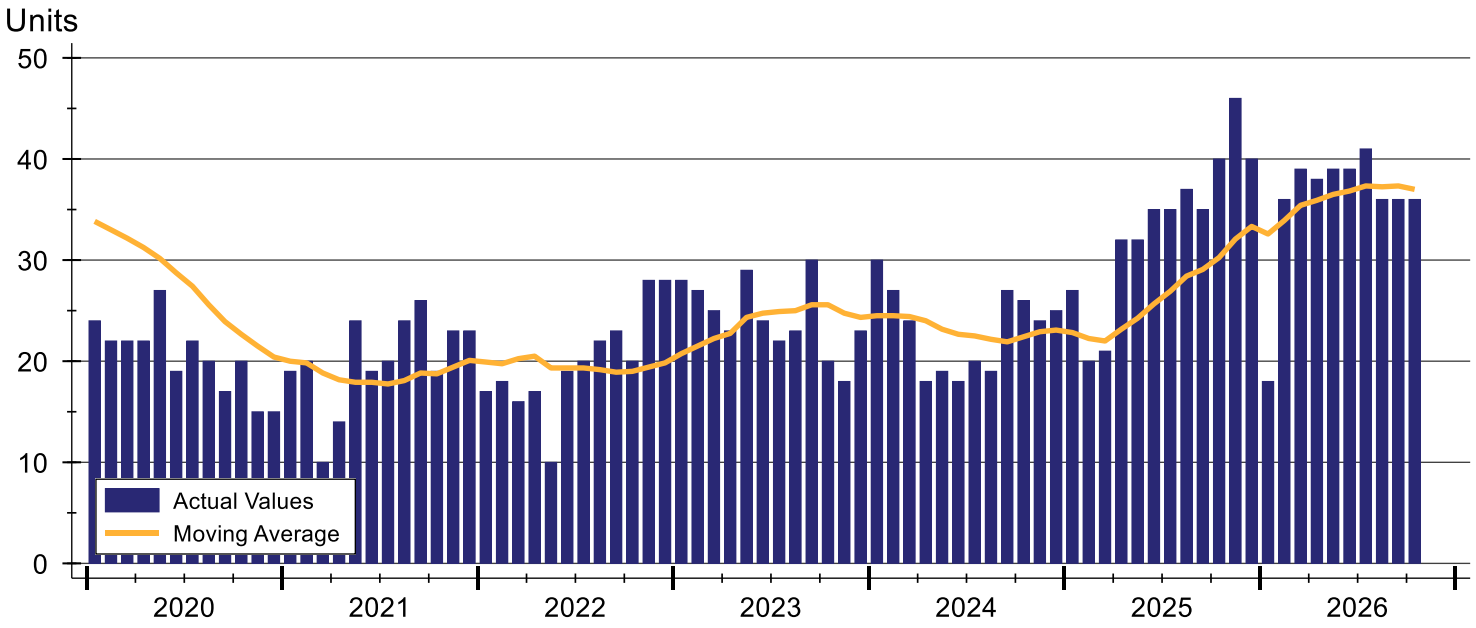
Northeast Kansas
Active Listings Analysis

Summary Statistics for Active Listings		End of October 2026	2025	Change
Active Listings		**36**	40	-10.0%
Volume (1,000s)		**6,082**	8,930	-31.9%
Months' Supply		**5.1**	4.8	6.3%
Average	List Price	**168,942**	223,261	-24.3%
	Days on Market	**77**	73	5.5%
	Percent of Original	**94.6%**	93.2%	1.5%
Median	List Price	**147,250**	165,000	-10.8%
	Days on Market	**53**	46	15.2%
	Percent of Original	**96.8%**	96.5%	0.3%

A total of 36 homes were available for sale in the Northeast Kansas MLS system at the end of October. This represents a 5.1 months' supply of active listings.

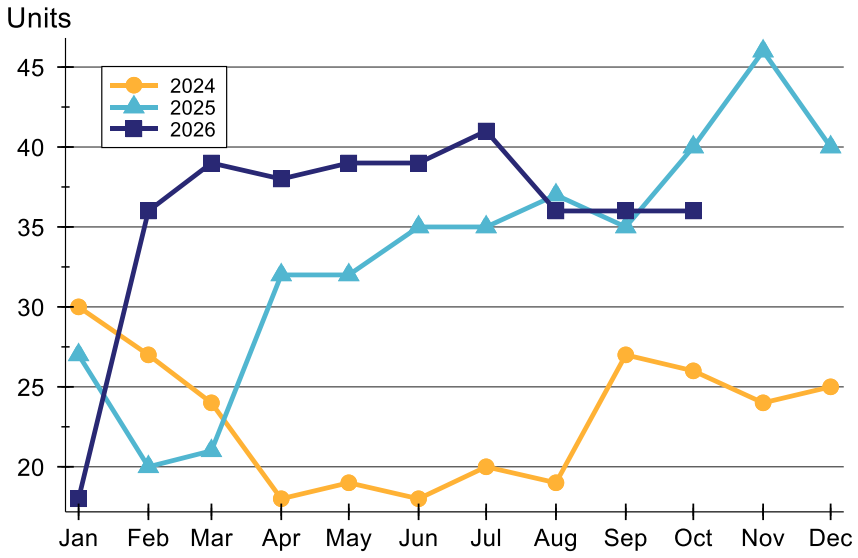
The median list price of homes on the market at the end of October was $147,250, down 10.8% from 2025. The typical time on market for active listings was 52 days, up from 46 days a year earlier.

History of Active Listings



Northeast Kansas
Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	30	27	**18**
February	27	20	**36**
March	24	21	**39**
April	18	32	**38**
May	19	32	**39**
June	18	35	**39**
July	20	35	**41**
August	19	37	**36**
September	27	35	**36**
October	26	40	**36**
November	24	46	
December	25	40	

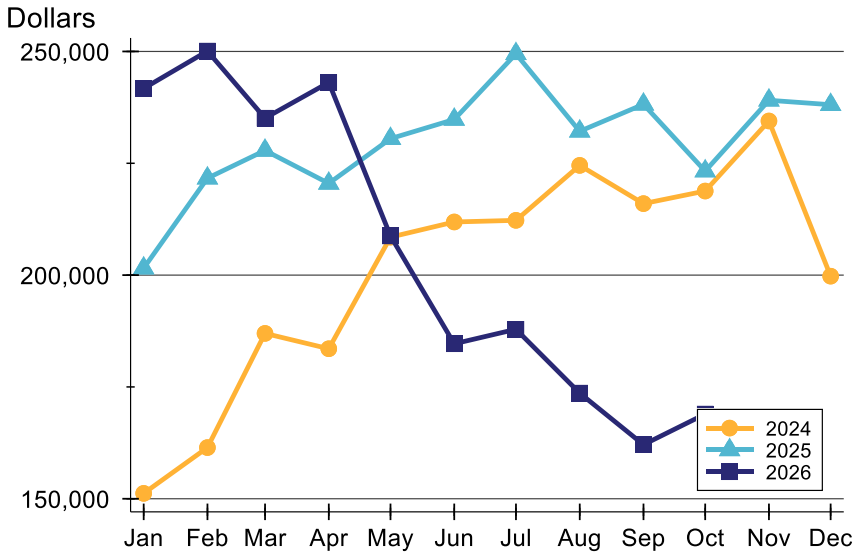
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below $25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$25,000-$49,999	1	2.8%	N/A	45,000	45,000	5	5	100.0%	100.0%
$50,000-$99,999	8	22.2%	6.9	70,113	72,500	73	88	96.5%	99.2%
$100,000-$124,999	5	13.9%	N/A	112,600	110,000	123	84	92.0%	91.7%
$125,000-$149,999	5	13.9%	N/A	140,300	140,000	57	27	93.0%	90.6%
$150,000-$174,999	2	5.6%	2.7	164,000	164,000	65	65	93.4%	93.4%
$175,000-$199,999	4	11.1%	N/A	190,125	191,250	22	17	99.2%	100.0%
$200,000-$249,999	4	11.1%	N/A	222,000	222,500	134	138	90.9%	89.9%
$250,000-$299,999	4	11.1%	6.0	273,750	273,500	102	75	94.0%	95.7%
$300,000-$399,999	2	5.6%	N/A	340,000	340,000	62	62	93.5%	93.5%
$400,000-$499,999	1	2.8%	N/A	460,000	460,000	16	16	100.0%	100.0%
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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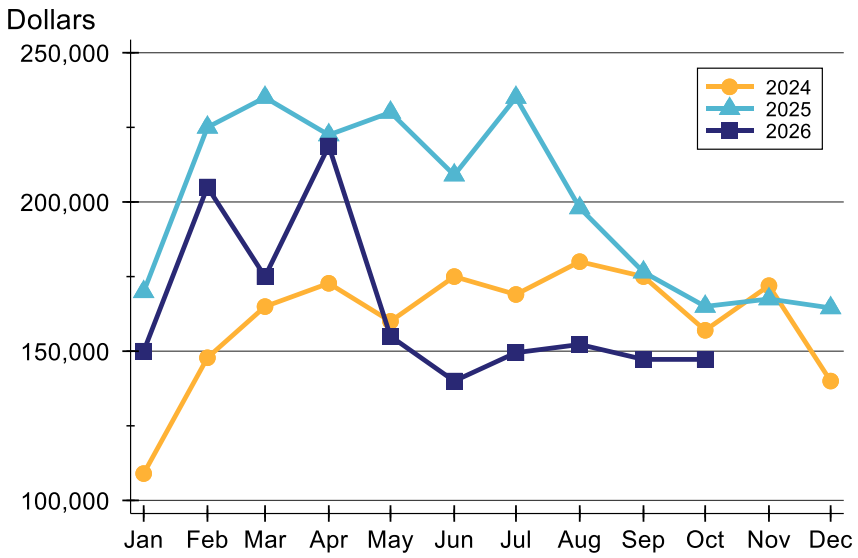
Northeast Kansas
Active Listings Analysis

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	**243,071**
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	**162,094**
October	218,800	223,261	**168,942**
November	234,463	239,094	
December	199,768	238,099	

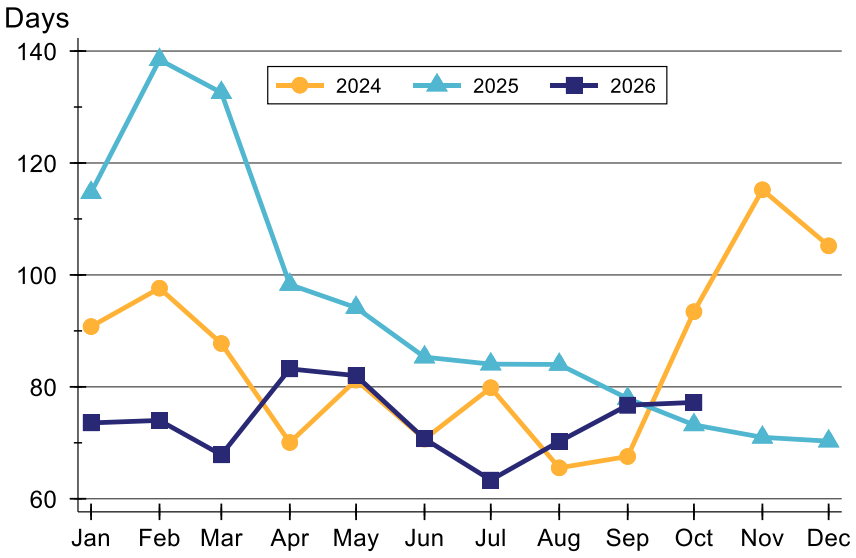
Median Price



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	**218,750**
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	**147,250**
October	157,000	165,000	**147,250**
November	171,950	167,500	
December	140,000	164,500	

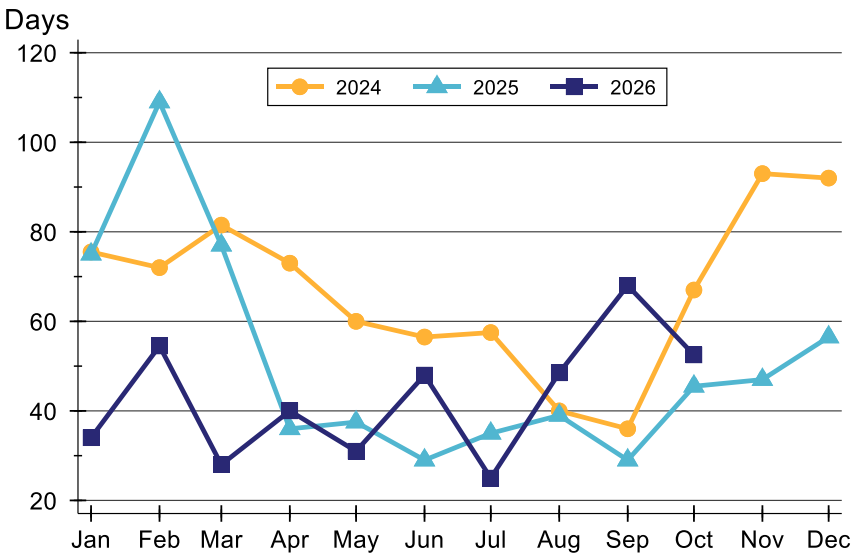
Northeast Kansas
Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	91	115	**74**
February	98	138	**74**
March	88	133	**68**
April	70	98	**83**
May	81	94	**82**
June	71	85	**71**
July	80	84	**63**
August	66	84	**70**
September	68	78	**77**
October	93	73	**77**
November	115	71	
December	105	70	

Median DOM

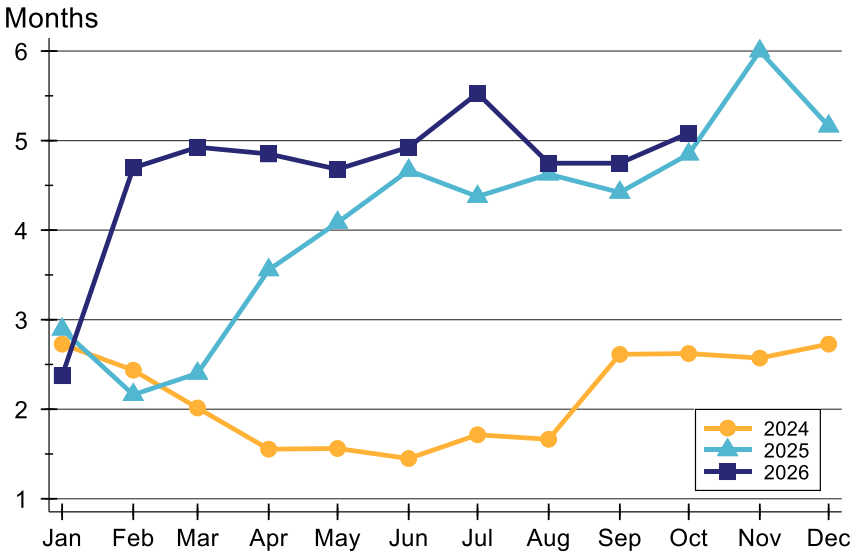


Month	2024	2025	2026
January	76	75	**34**
February	72	109	**55**
March	82	77	**28**
April	73	36	**40**
May	60	38	**31**
June	57	29	**48**
July	58	35	**25**
August	40	39	**49**
September	36	29	**68**
October	67	46	**53**
November	93	47	
December	92	57	

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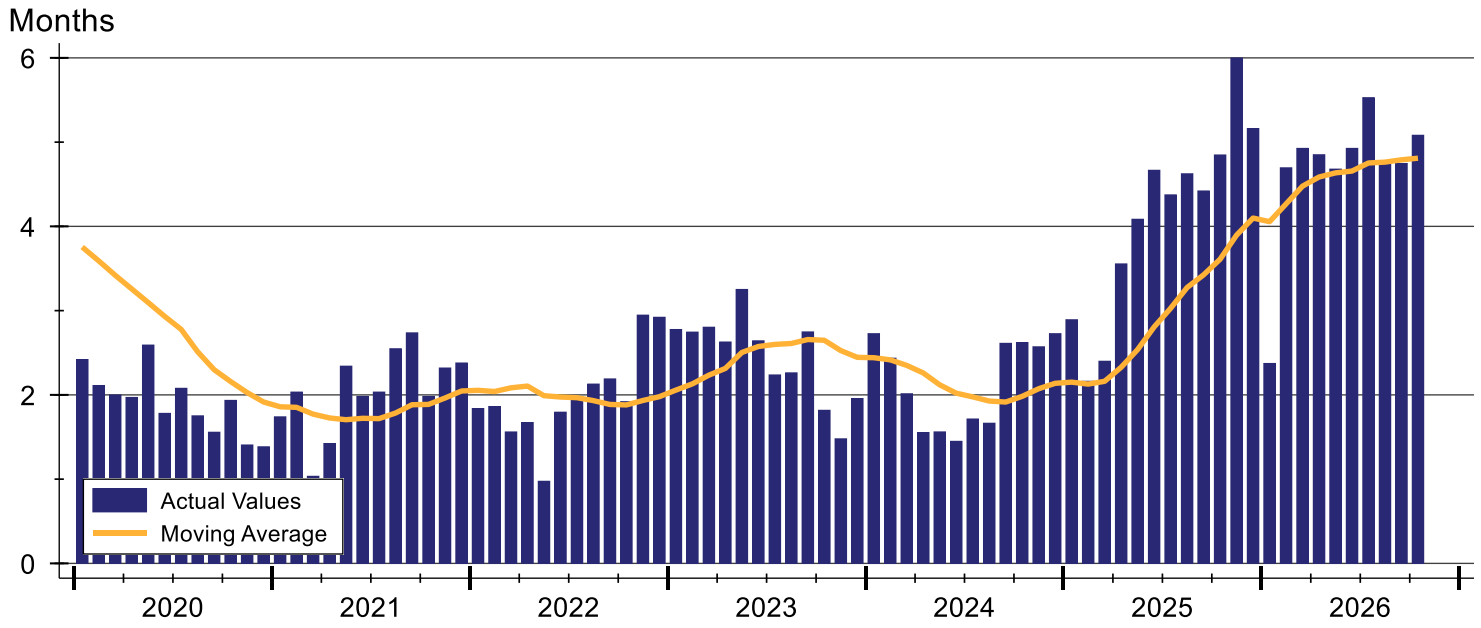
Northeast Kansas
Months' Supply Analysis

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	**4.9**
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	**4.7**
October	2.6	4.8	**5.1**
November	2.6	6.0	
December	2.7	5.2	

History of Month's Supply



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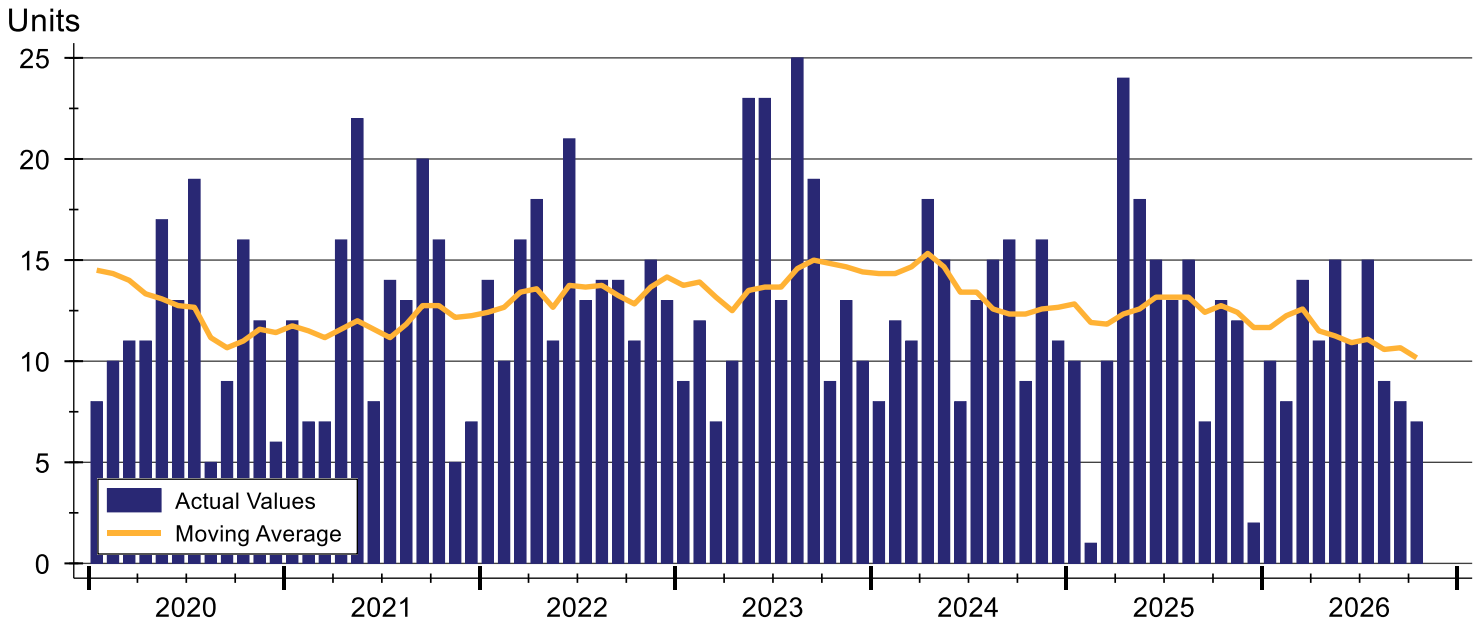
Northeast Kansas
New Listings Analysis

Summary Statistics for New Listings		2026	October 2025	Change
Current Month	New Listings	**7**	13	-46.2%
	Volume (1,000s)	**1,385**	2,387	-42.0%
	Average List Price	**197,786**	183,577	7.7%
	Median List Price	**137,000**	160,000	-14.4%
Year-to-Date	New Listings	**108**	126	-14.3%
	Volume (1,000s)	**20,250**	26,207	-22.7%
	Average List Price	**187,496**	207,993	-9.9%
	Median List Price	**163,000**	174,500	-6.6%

A total of 7 new listings were added in the Northeast Kansas MLS system during October, down 46.2% from the same month in 2025. Year-to-date the Northeast Kansas MLS system has seen 108 new listings.

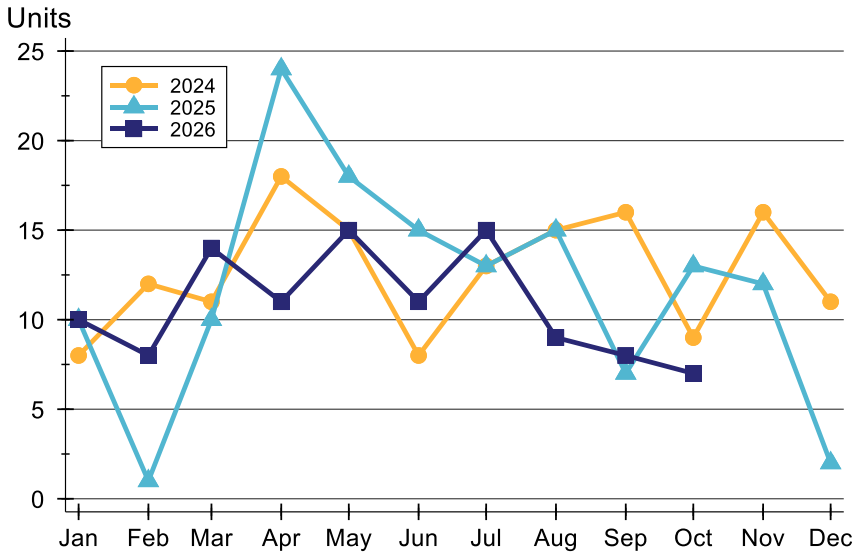
The median list price of these homes was $137,000 down from $160,000 in 2025.

History of New Listings



Northeast Kansas
New Listings Analysis

New Listings by Month



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

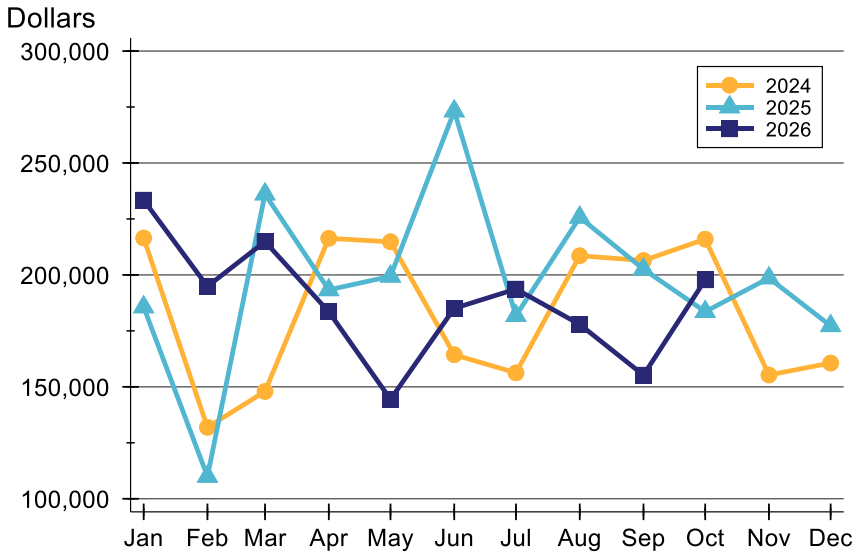
New Listings by Price Range

Price Range	New Listings Number	New Listings Percent	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
$25,000-$49,999	1	14.3%	45,000	45,000	23	23	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	1	14.3%	110,000	110,000	8	8	100.0%	100.0%
$125,000-$149,999	2	28.6%	133,500	133,500	3	3	100.0%	100.0%
$150,000-$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$175,000-$199,999	1	14.3%	187,500	187,500	6	6	100.0%	100.0%
$200,000-$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$250,000-$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$300,000-$399,999	1	14.3%	345,000	345,000	11	11	100.0%	100.0%
$400,000-$499,999	1	14.3%	430,000	430,000	27	27	93.5%	93.5%
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

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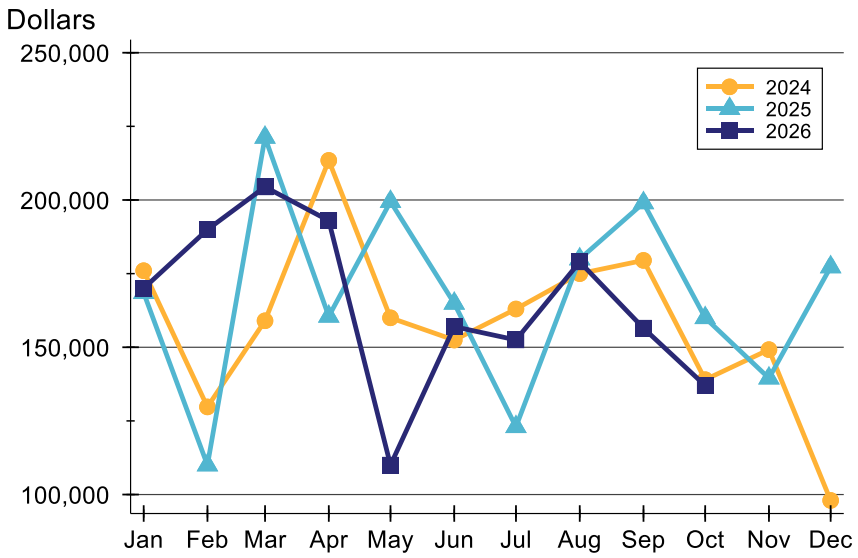
Northeast Kansas
New Listings Analysis

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	**144,433**
June	164,350	273,187	**185,082**
July	156,246	181,769	**193,679**
August	208,560	225,723	**177,889**
September	206,431	202,571	**155,238**
October	215,989	183,577	**197,786**
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	**179,000**
September	179,500	199,000	**156,500**
October	139,000	160,000	**137,000**
November	149,200	139,500	
December	98,000	177,250	

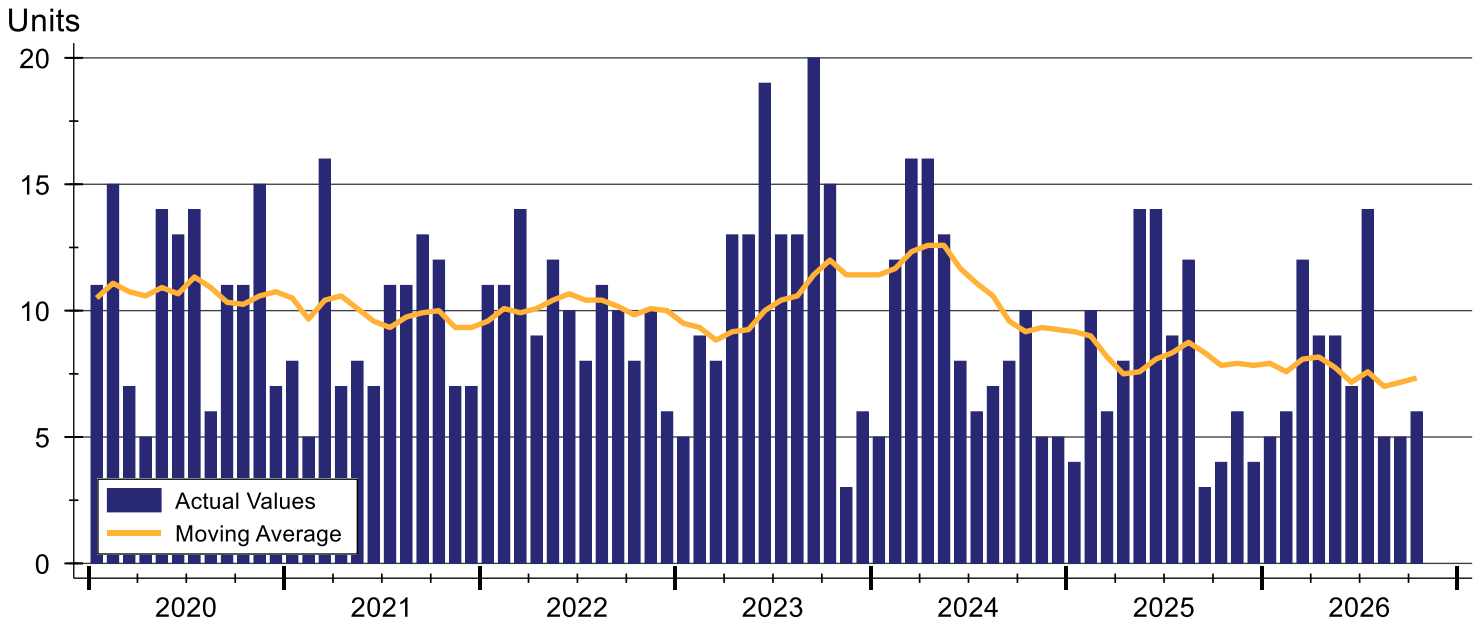
Northeast Kansas
Contracts Written Analysis

Summary Statistics for Contracts Written		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Contracts Written		**6**	4	50.0%	**78**	84	-7.1%
Volume (1,000s)		**779**	569	36.9%	**14,726**	16,230	-9.3%
Average	Sale Price	**129,833**	142,250	-8.7%	**188,794**	193,210	-2.3%
	Days on Market	**102**	74	37.8%	**84**	78	7.7%
	Percent of Original	**84.1%**	83.6%	0.6%	**91.7%**	91.1%	0.7%
Median	Sale Price	**134,000**	129,500	3.5%	**159,000**	165,000	-3.6%
	Days on Market	**93**	53	75.5%	**62**	50	24.0%
	Percent of Original	**95.5%**	84.3%	13.3%	**94.8%**	95.0%	-0.2%

A total of 6 contracts for sale were written in the Northeast Kansas MLS system during the month of October, up from 4 in 2025. The median list price of these homes was $134,000, up from $129,500 the prior year.

Half of the homes that went under contract in October were on the market less than 93 days, compared to 52 days in October 2025.

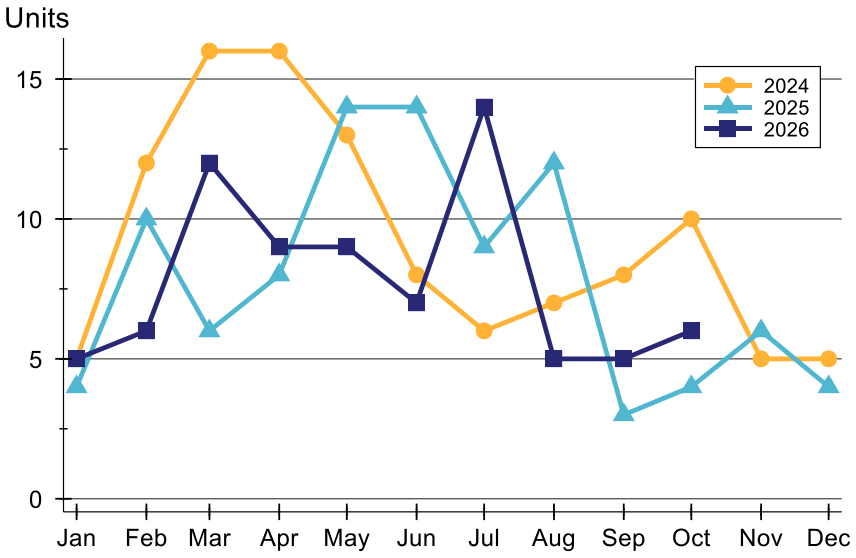
History of Contracts Written



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Courtesy of the Kansas REALTORS®, Inc.

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	**14**
August	7	12	**5**
September	8	3	**5**
October	10	4	**6**
November	5	6	
December	5	4	

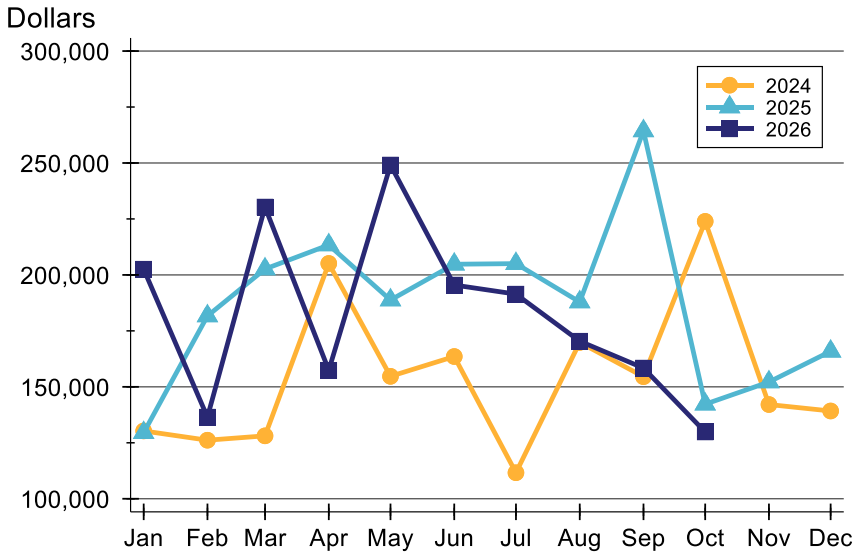
Contracts Written by Price Range

Price Range	Contracts Written Number	Contracts Written Percent	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	1	16.7%	12,000	12,000	202	202	20.0%	20.0%
$25,000-$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$50,000-$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$100,000-$124,999	1	16.7%	119,000	119,000	116	116	86.9%	86.9%
$125,000-$149,999	2	33.3%	134,000	134,000	31	31	96.6%	96.6%
$150,000-$174,999	1	16.7%	155,000	155,000	70	70	106.5%	106.5%
$175,000-$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$200,000-$249,999	1	16.7%	225,000	225,000	161	161	97.8%	97.8%
$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

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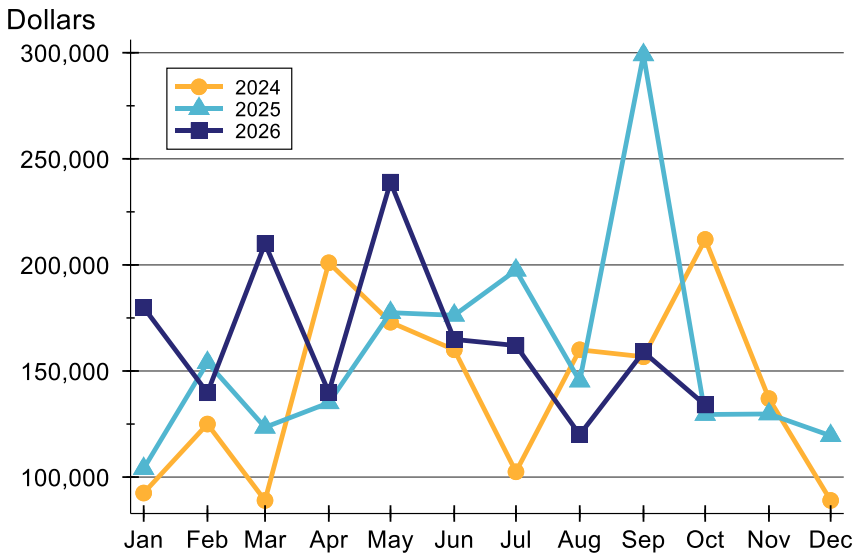
Northeast Kansas
Contracts Written Analysis

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	**191,429**
August	169,857	187,908	**170,400**
September	154,550	264,333	**158,400**
October	223,930	142,250	**129,833**
November	142,100	152,167	
December	139,220	165,875	

Median Price

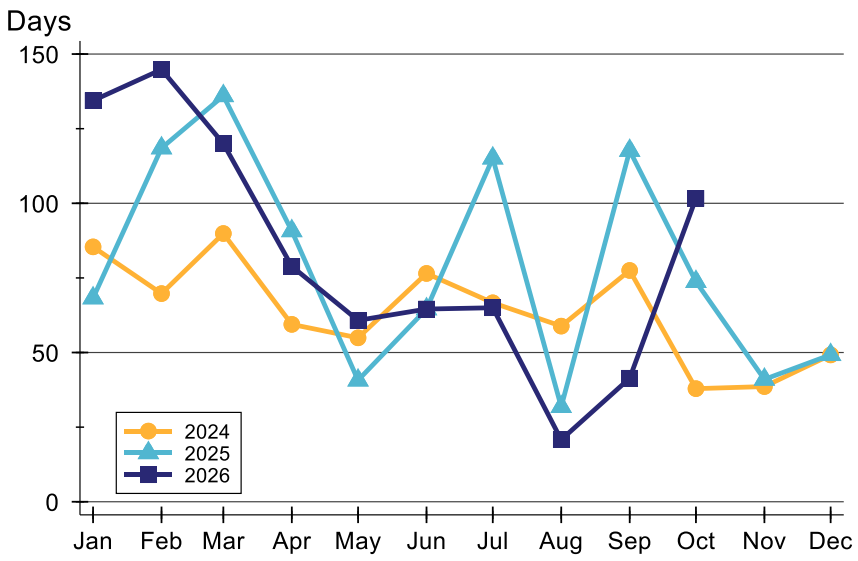


Month	2024	2025	2026
January	92,500	104,000	**179,950**
February	125,000	153,950	**139,750**
March	89,000	123,450	**210,000**
April	201,000	135,000	**140,000**
May	173,000	177,500	**239,000**
June	160,000	176,250	**164,900**
July	102,500	197,500	**162,000**
August	160,000	145,250	**120,000**
September	156,700	299,000	**159,000**
October	212,000	129,500	**134,000**
November	137,000	129,750	
December	89,000	119,500	

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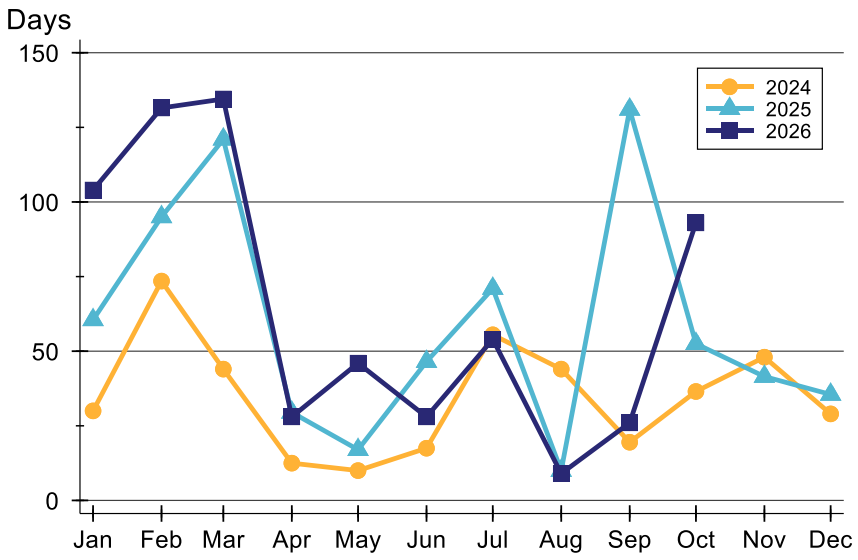
Northeast Kansas
Contracts Written Analysis

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	**65**
August	59	32	**21**
September	78	118	**41**
October	38	74	**102**
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	**54**
August	44	10	**9**
September	20	131	**26**
October	37	53	**93**
November	48	42	
December	29	36	

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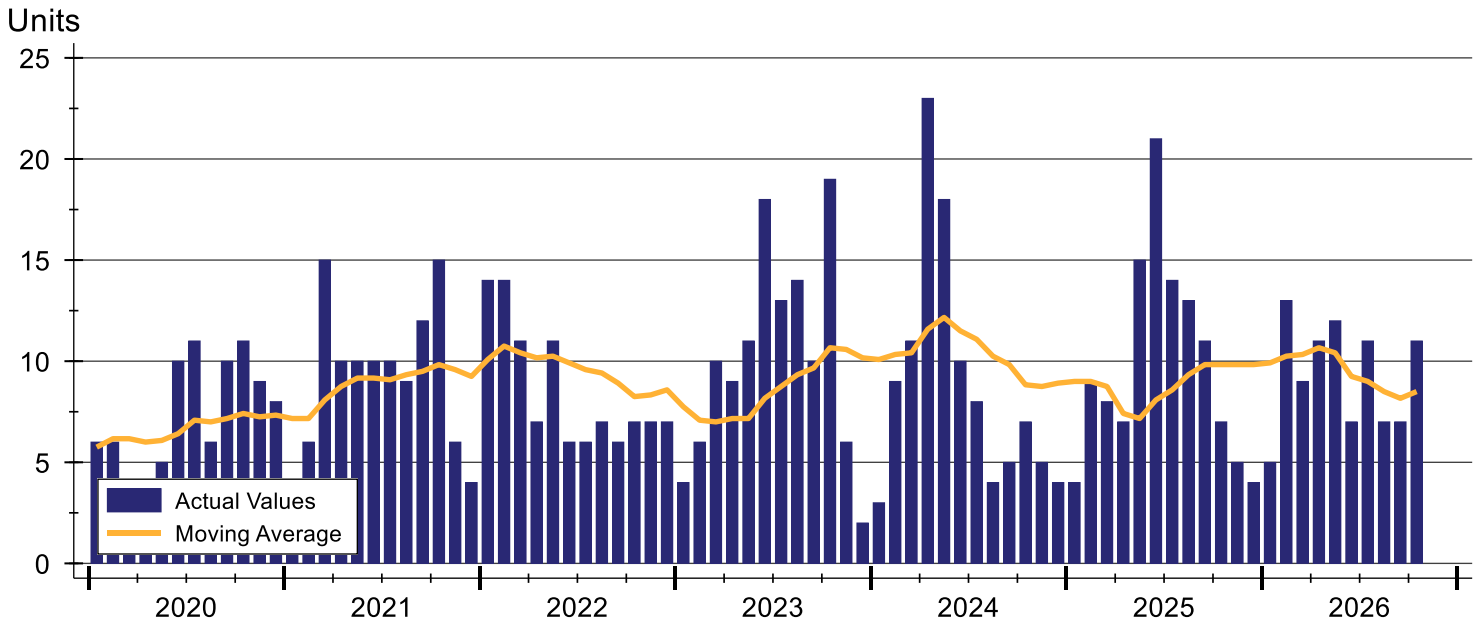
Northeast Kansas
Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October 2026	2025	Change
Pending Contracts		**11**	7	57.1%
Volume (1,000s)		**1,504**	1,024	46.9%
Average	List Price	**136,727**	146,271	-6.5%
	Days on Market	**66**	92	-28.3%
	Percent of Original	**89.8%**	89.9%	-0.1%
Median	List Price	**130,000**	149,000	-12.8%
	Days on Market	**26**	102	-74.5%
	Percent of Original	**97.8%**	90.1%	8.5%

A total of 11 listings in the Northeast Kansas MLS system had contracts pending at the end of October, up from 7 contracts pending at the end of October 2025.

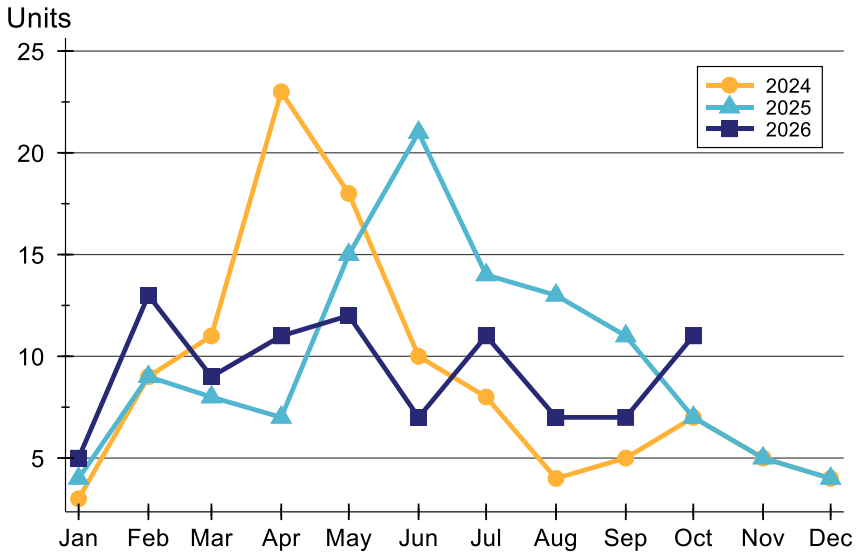
Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

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	**11**
May	18	15	**12**
June	10	21	**7**
July	8	14	**11**
August	4	13	**7**
September	5	11	**7**
October	7	7	**11**
November	5	5	
December	4	4	

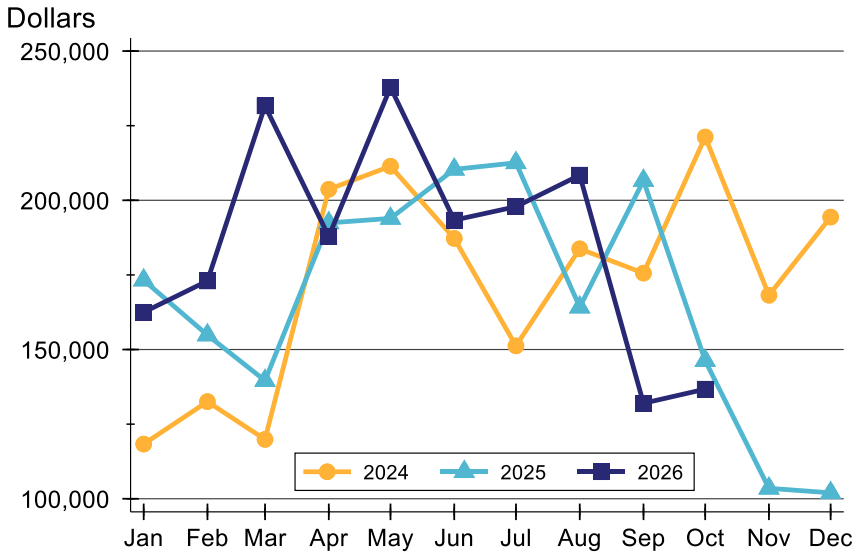
Pending Contracts by Price Range

Price Range	Pending Contracts Number	Pending Contracts Percent	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	1	9.1%	12,000	12,000	202	202	20.0%	20.0%
$25,000-$49,999	1	9.1%	43,000	43,000	13	13	100.0%	100.0%
$50,000-$99,999	1	9.1%	75,000	75,000	26	26	100.0%	100.0%
$100,000-$124,999	2	18.2%	117,000	117,000	71	71	93.4%	93.4%
$125,000-$149,999	2	18.2%	134,000	134,000	31	31	96.6%	96.6%
$150,000-$174,999	2	18.2%	163,500	163,500	61	61	95.0%	95.0%
$175,000-$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$200,000-$249,999	1	9.1%	225,000	225,000	161	161	97.8%	97.8%
$250,000-$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$300,000-$399,999	1	9.1%	320,000	320,000	0	0	100.0%	100.0%
$400,000-$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

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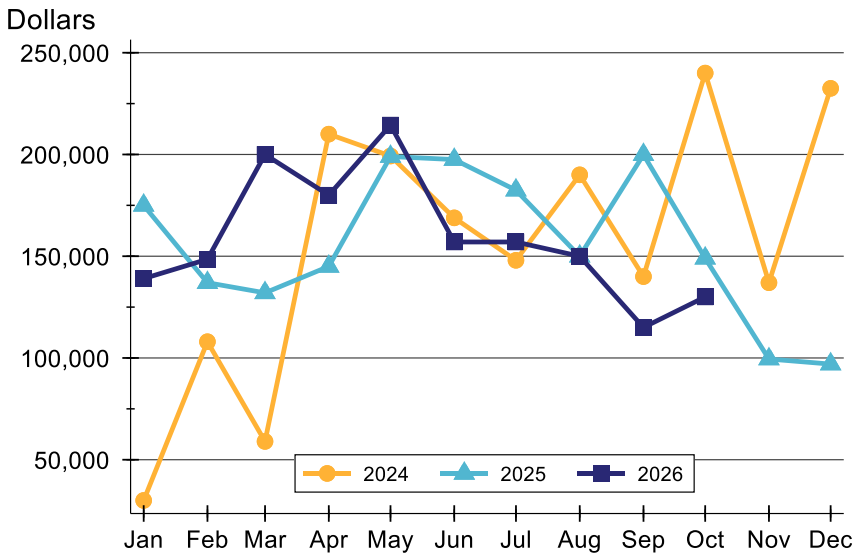
Northeast Kansas
Pending Contracts Analysis

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	**187,880**
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	**132,000**
October	221,200	146,271	**136,727**
November	168,200	103,500	
December	194,375	102,000	

Median Price

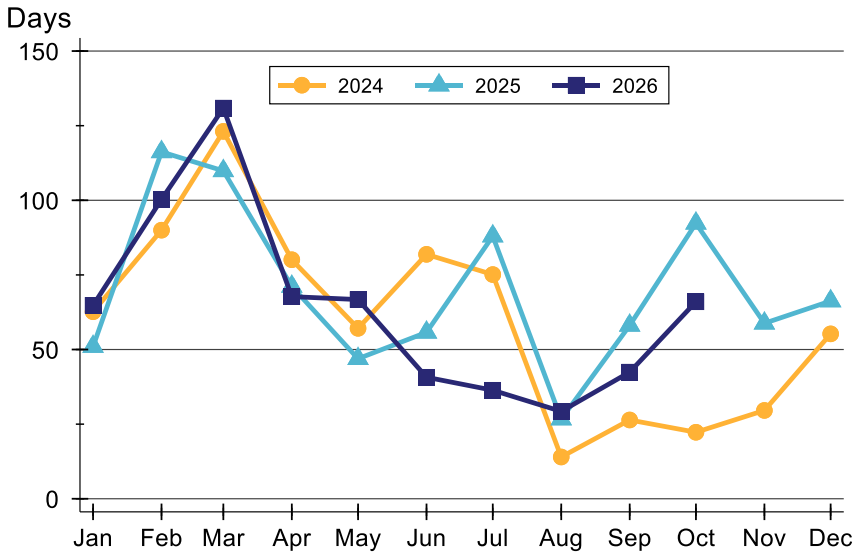


Month	2024	2025	2026
January	30,000	175,000	**139,000**
February	108,000	137,000	**148,500**
March	59,000	132,000	**199,999**
April	210,000	145,000	**180,000**
May	199,250	199,000	**214,450**
June	168,850	197,500	**157,000**
July	148,000	182,450	**157,000**
August	190,000	150,000	**150,000**
September	139,999	199,900	**115,000**
October	240,000	149,000	**130,000**
November	137,000	99,500	
December	232,500	97,000	

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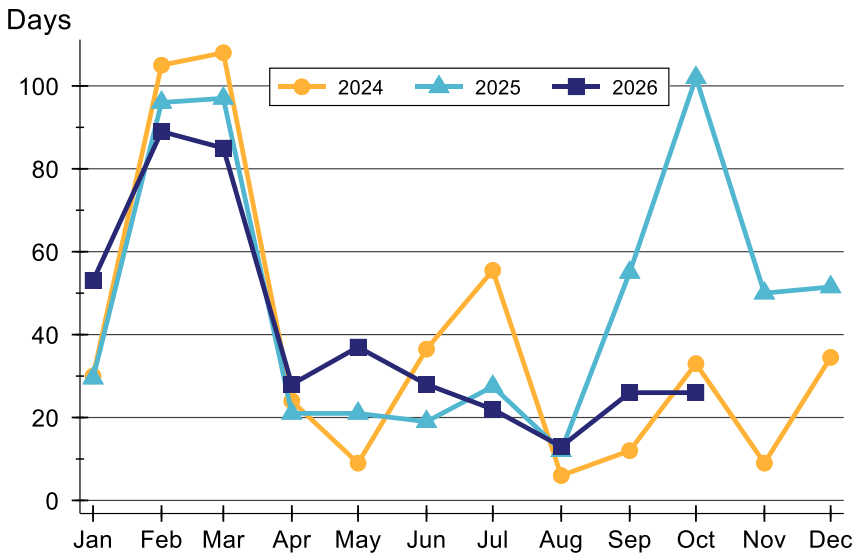
Northeast Kansas
Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	63	51	**65**
February	90	116	**100**
March	123	110	**131**
April	80	71	**68**
May	57	47	**67**
June	82	56	**41**
July	75	88	**36**
August	14	27	**29**
September	26	58	**42**
October	22	92	**66**
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	**28**
May	9	21	**37**
June	37	19	**28**
July	56	28	**22**
August	6	12	**13**
September	12	55	**26**
October	33	102	**26**
November	9	50	
December	35	52	

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the participating Kansas REALTOR® MLS systems.
Courtesy of the Kansas REALTORS®, Inc.

October 2026

Northeast Kansas MLS Statistics

Brown County Housing Report



Market Overview

Brown County Home Sales Fell in October

Total home sales in Brown County fell last month to 2 units, compared to 6 units in October 2025. Total sales volume was $0.3 million, down from a year earlier.

The median sale price in October was $127,000, down from $176,250 a year earlier. Homes that sold in October were typically on the market for 73 days and sold for 103.2% of their list prices.

Brown County Active Listings Down at End of October

The total number of active listings in Brown County at the end of October was 31 units, down from 33 at the same point in 2025. This represents a 6.1 months' supply of homes available for sale. The median list price of homes on the market at the end of October was $140,000.

During October, a total of 6 contracts were written up from 3 in October 2025. At the end of the month, there were 11 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

Contact Information

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Courtesy of the Kansas REALTORS®, Inc.

Brown County
Summary Statistics

October MLS Statistics Three-year History		Current Month 2026	Current Month 2025	Current Month 2024	Year-to-Date 2026	Year-to-Date 2025	Year-to-Date 2024
Home Sales	Change from prior year	**2** -66.7%	**6** 50.0%	**4** -42.9%	**53** -17.2%	**64** -8.6%	**70** -16.7%
Active Listings	Change from prior year	**31** -6.1%	**33** 50.0%	**22** 37.5%	**N/A**	**N/A**	**N/A**
Months' Supply	Change from prior year	**6.1** 13.0%	**5.4** 86.2%	**2.9** 45.0%	**N/A**	**N/A**	**N/A**
New Listings	Change from prior year	**6** -33.3%	**9** 28.6%	**7** 16.7%	**82** -17.2%	**99** 8.8%	**91** -20.2%
Contracts Written	Change from prior year	**6** 100.0%	**3** -50.0%	**6** -53.8%	**57** -13.6%	**66** -8.3%	**72** -27.3%
Pending Contracts	Change from prior year	**11** 83.3%	**6** 200.0%	**2** -88.2%	**N/A**	**N/A**	**N/A**
Sales Volume (1,000s)	Change from prior year	**254** -78.7%	**1,191** 178.3%	**428** -54.9%	**9,192** -20.7%	**11,589** 27.9%	**9,058** -17.6%
Average	**Sale Price**	**127,000** -36.0%	**198,417** 85.5%	**106,975** -21.2%	**173,426** -4.2%	**181,077** 39.9%	**129,394** -1.1%
	List Price of Actives	**155,545** -16.7%	**186,727** -19.8%	**232,718** 92.8%	**N/A**	**N/A**	**N/A**
	Days on Market	**73** 12.3%	**65** -39.8%	**108** 535.3%	**99** 16.5%	**85** 14.9%	**74** 57.4%
	Percent of List	**103.2%** 13.2%	**91.2%** 1.2%	**90.1%** -7.2%	**95.9%** 1.2%	**94.8%** 2.6%	**92.4%** -0.9%
	Percent of Original	**103.2%** 18.6%	**87.0%** 4.7%	**83.1%** -13.4%	**90.5%** 0.0%	**90.5%** 1.3%	**89.3%** -2.3%
Median	**Sale Price**	**127,000** -27.9%	**176,250** 55.4%	**113,450** 3.1%	**150,000** 1.0%	**148,500** 21.2%	**122,500** 2.6%
	List Price of Actives	**140,000** -5.7%	**148,500** -19.3%	**184,000** 75.2%	**N/A**	**N/A**	**N/A**
	Days on Market	**73** -6.4%	**78** 62.5%	**48** 380.0%	**76** 52.0%	**50** 61.3%	**31** 10.7%
	Percent of List	**103.2%** 13.0%	**91.3%** -0.9%	**92.1%** -2.4%	**98.3%** 1.8%	**96.6%** 0.6%	**96.0%** -0.8%
	Percent of Original	**103.2%** 14.0%	**90.5%** 13.4%	**79.8%** -15.5%	**90.9%** -4.1%	**94.8%** -0.1%	**94.9%** -0.5%

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

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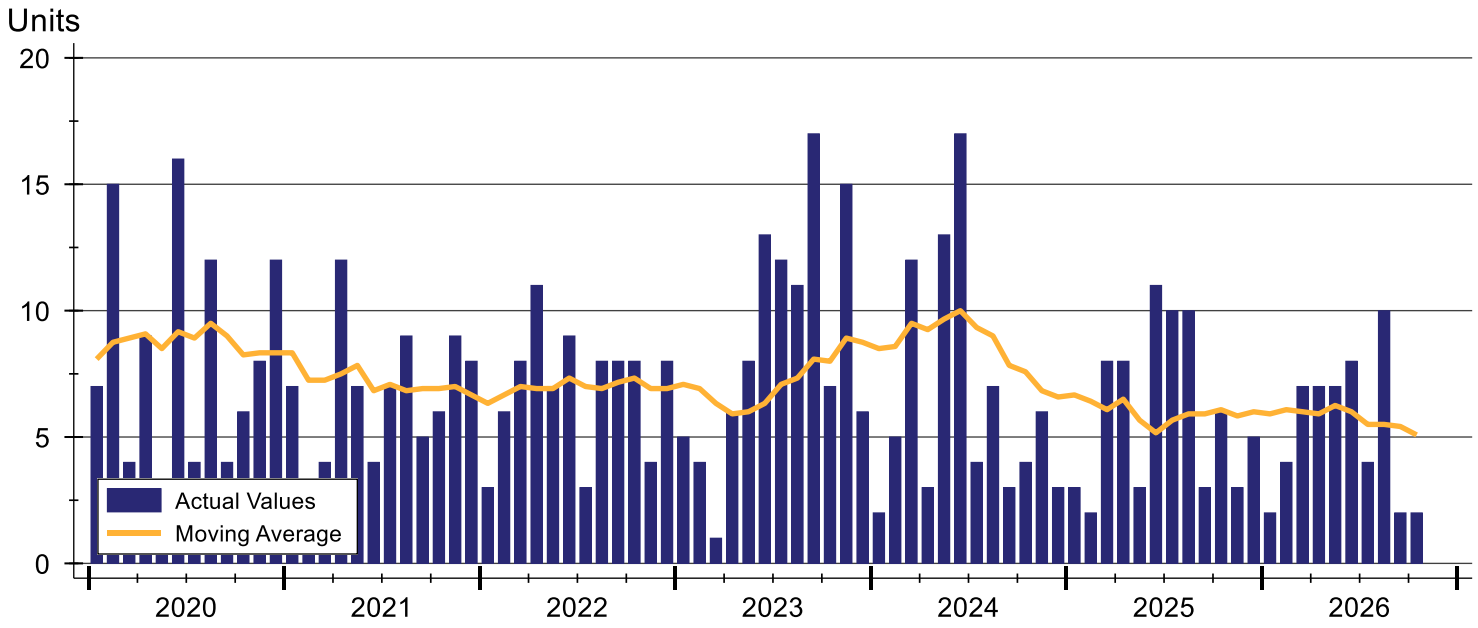
Brown County
Closed Listings Analysis

Summary Statistics for Closed Listings		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Closed Listings		**2**	6	-66.7%	**53**	64	-17.2%
Volume (1,000s)		**254**	1,191	-78.7%	**9,192**	11,589	-20.7%
Months' Supply		**6.1**	5.4	13.0%	**N/A**	N/A	N/A
Average	Sale Price	**127,000**	198,417	-36.0%	**173,426**	181,077	-4.2%
	Days on Market	**73**	65	12.3%	**99**	85	16.5%
	Percent of List	**103.2%**	91.2%	13.2%	**95.9%**	94.8%	1.2%
	Percent of Original	**103.2%**	87.0%	18.6%	**90.5%**	90.5%	0.0%
Median	Sale Price	**127,000**	176,250	-27.9%	**150,000**	148,500	1.0%
	Days on Market	**73**	78	-6.4%	**76**	50	52.0%
	Percent of List	**103.2%**	91.3%	13.0%	**98.3%**	96.6%	1.8%
	Percent of Original	**103.2%**	90.5%	14.0%	**90.9%**	94.8%	-4.1%

A total of 2 homes sold in Brown County in October, down from 6 units in October 2025. Total sales volume fell to $0.3 million compared to $1.2 million in the previous year.

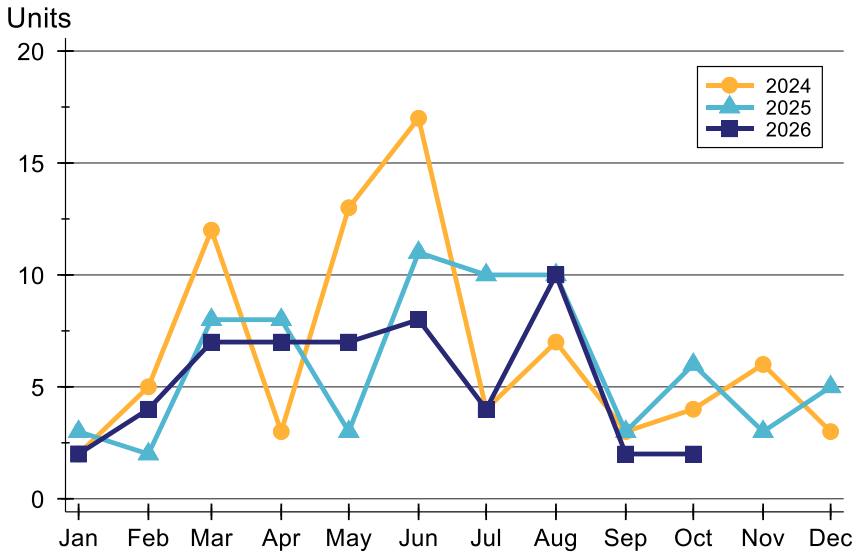
The median sales price in October was $127,000, down 27.9% compared to the prior year. Median days on market was 73 days, up from 14 days in September, but down from 78 in October 2025.

History of Closed Listings



Brown County
Closed Listings Analysis

Closed Listings by Month



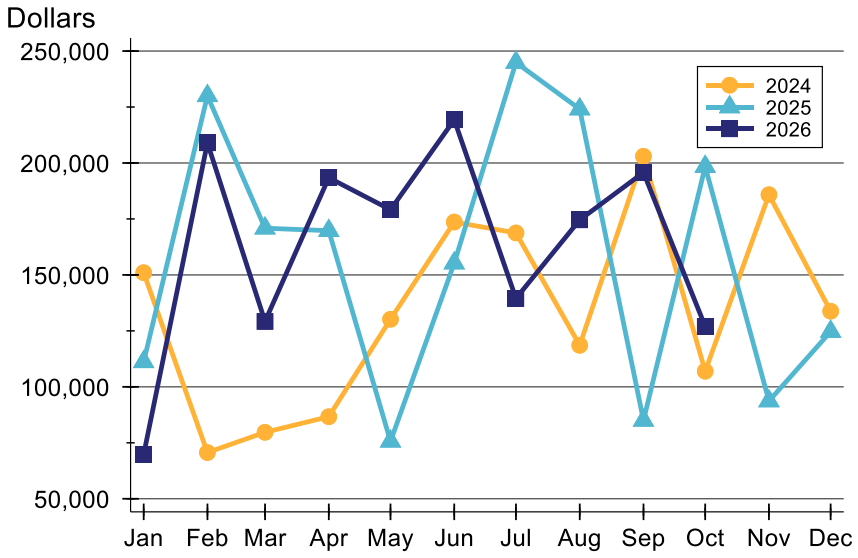
Month	2024	2025	2026
January	2	3	**2**
February	5	2	**4**
March	12	8	**7**
April	3	8	**7**
May	13	3	**7**
June	17	11	**8**
July	4	10	**4**
August	7	10	**10**
September	3	3	**2**
October	4	6	**2**
November	6	3	
December	3	5	

Closed Listings by Price Range

Price Range	Sales Number	Sales Percent	Months' Supply	Sale Price Average	Sale Price Median	Days on Market Avg.	Days on Market Med.	Price as % of List Avg.	Price as % of List 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	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	50.0%	7.6	89,000	89,000	76	76	100.0%	100.0%	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	N/A	N/A
$125,000-$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$150,000-$174,999	1	50.0%	2.0	165,000	165,000	70	70	106.5%	106.5%	106.5%	106.5%
$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

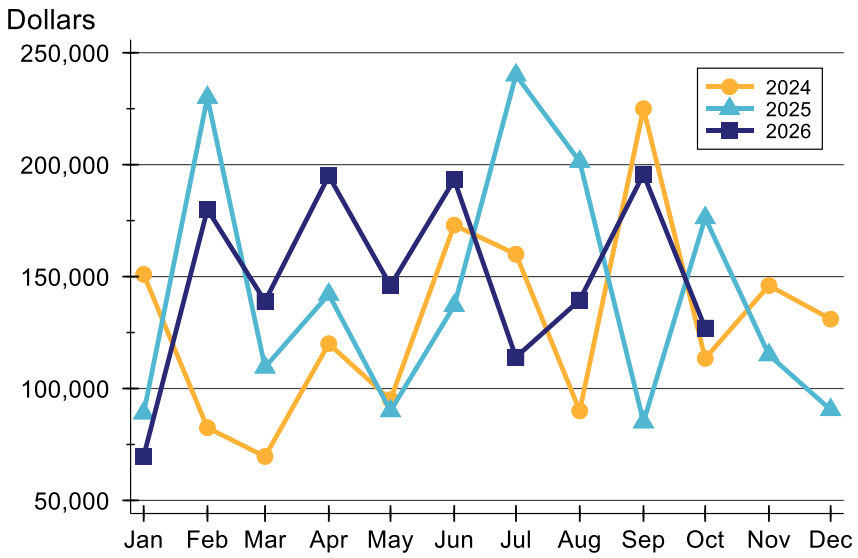
Brown County
Closed Listings Analysis

Average Price



Month	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	**195,750**
October	106,975	198,417	**127,000**
November	185,833	93,667	
December	133,800	124,700	

Median Price

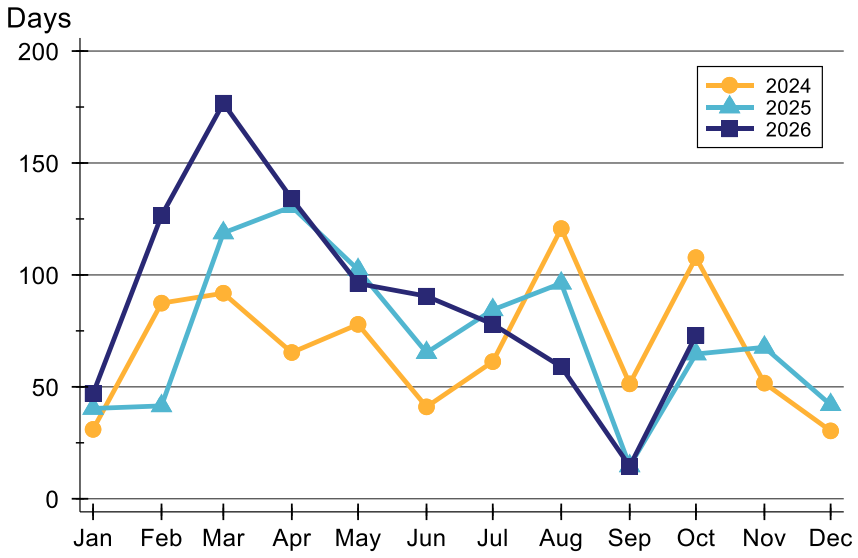


Month	2024	2025	2026
January	151,000	89,000	**69,750**
February	82,500	230,000	**179,975**
March	69,625	109,500	**139,000**
April	120,000	142,050	**195,000**
May	95,000	90,000	**146,000**
June	173,000	137,000	**193,250**
July	160,000	240,000	**114,000**
August	90,000	201,400	**139,500**
September	225,000	85,000	**195,750**
October	113,450	176,250	**127,000**
November	146,000	115,000	
December	131,000	90,500	

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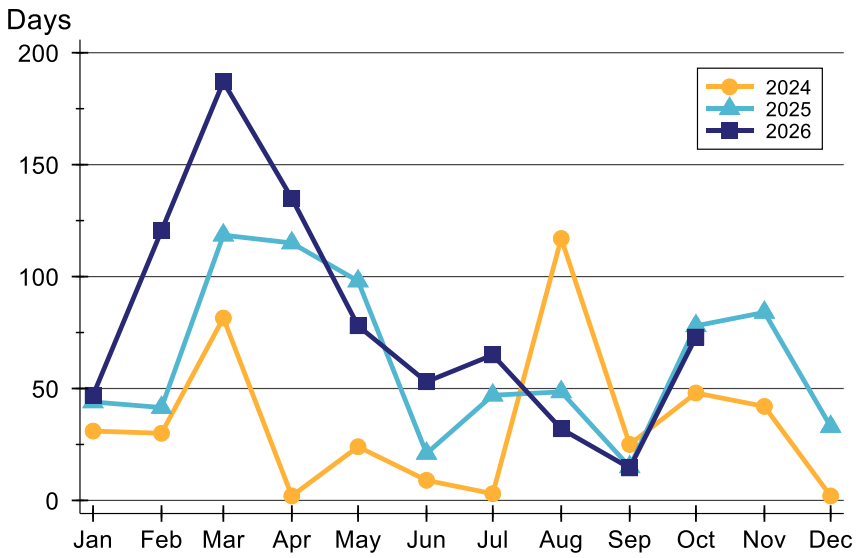
Brown County
Closed Listings Analysis

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	**15**
October	108	65	**73**
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	**15**
October	48	78	**73**
November	42	84	
December	2	33	

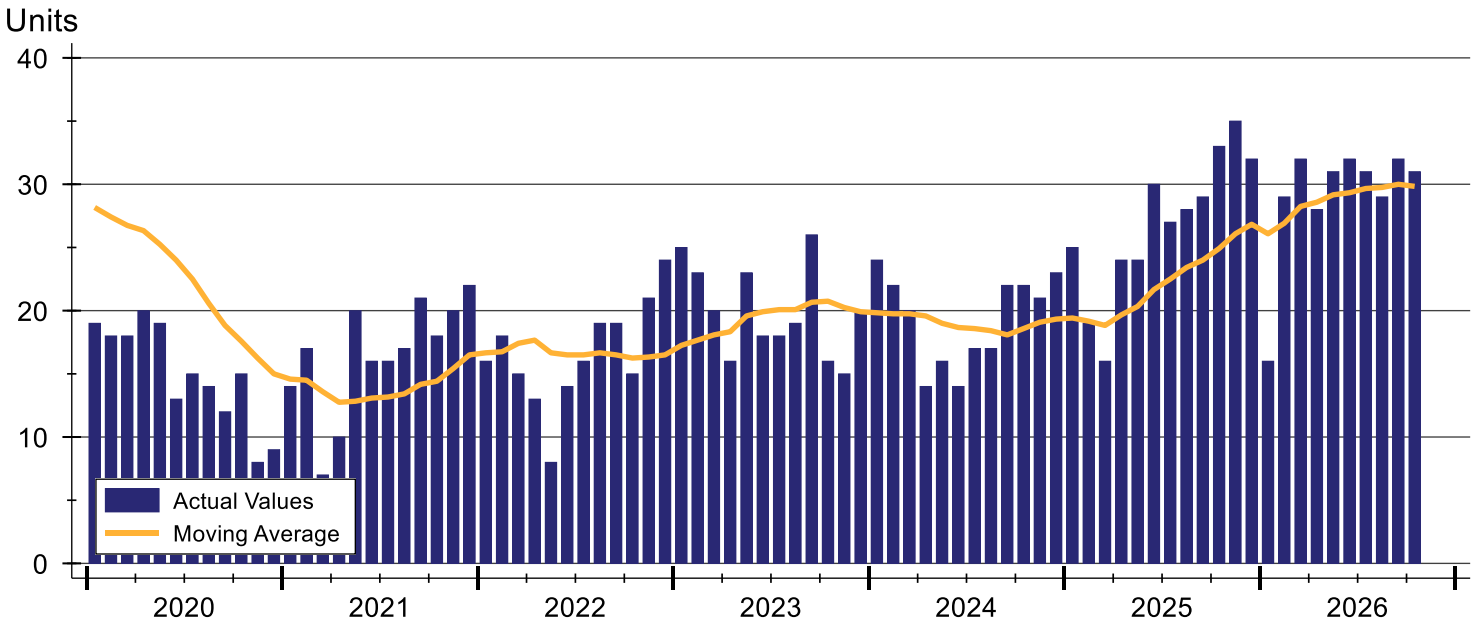
Brown County
Active Listings Analysis

Summary Statistics for Active Listings		End of October 2026	2025	Change
Active Listings		**31**	33	-6.1%
Volume (1,000s)		**4,822**	6,162	-21.7%
Months' Supply		**6.1**	5.4	13.0%
Average	List Price	**155,545**	186,727	-16.7%
	Days on Market	**80**	79	1.3%
	Percent of Original	**94.6%**	92.4%	2.4%
Median	List Price	**140,000**	148,500	-5.7%
	Days on Market	**58**	45	28.9%
	Percent of Original	**96.8%**	95.9%	0.9%

A total of 31 homes were available for sale in Brown County at the end of October. This represents a 6.1 months' supply of active listings.

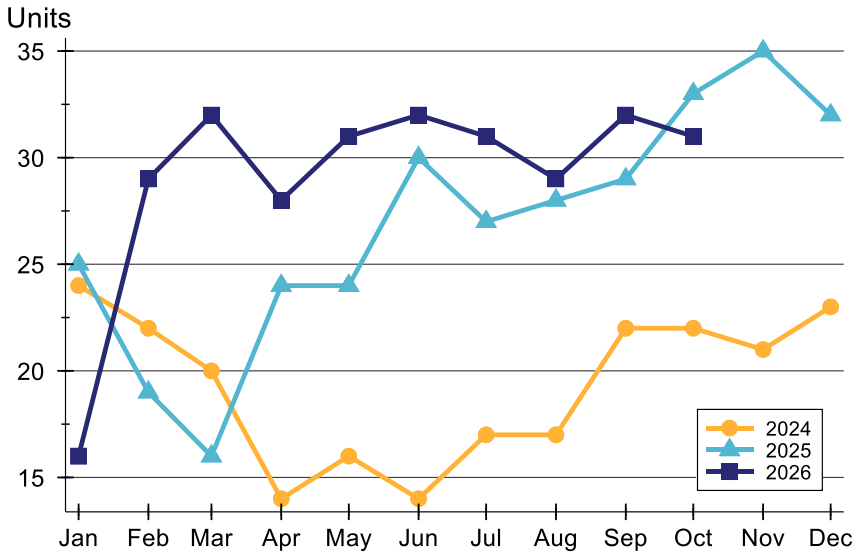
The median list price of homes on the market at the end of October was $140,000, down 5.7% from 2025. The typical time on market for active listings was 58 days, up from 45 days a year earlier.

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	**28**
May	16	24	**31**
June	14	30	**32**
July	17	27	**31**
August	17	28	**29**
September	22	29	**32**
October	22	33	**31**
November	21	35	
December	23	32	

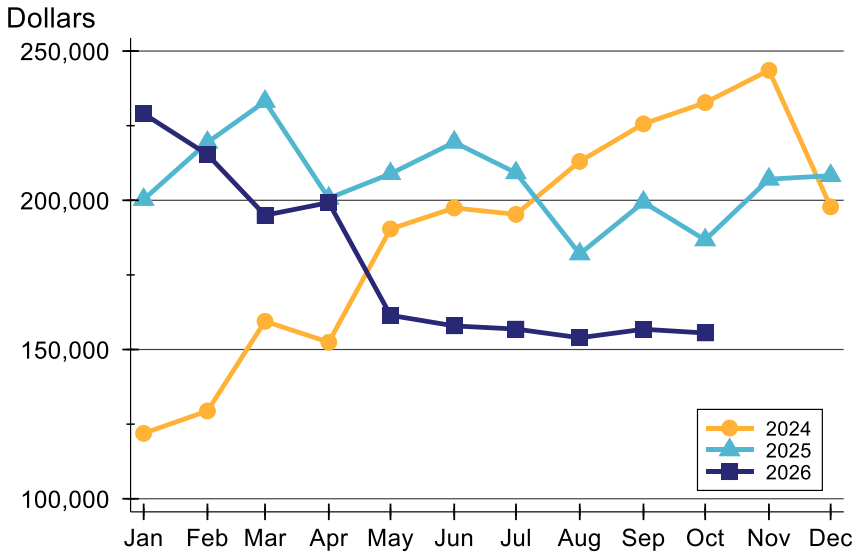
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below $25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$25,000-$49,999	1	3.2%	N/A	45,000	45,000	5	5	100.0%	100.0%
$50,000-$99,999	7	22.6%	7.6	68,700	70,000	79	95	96.0%	98.3%
$100,000-$124,999	5	16.1%	N/A	112,600	110,000	123	84	92.0%	91.7%
$125,000-$149,999	5	16.1%	N/A	140,300	140,000	57	27	93.0%	90.6%
$150,000-$174,999	1	3.2%	2.0	163,000	163,000	7	7	100.0%	100.0%
$175,000-$199,999	4	12.9%	N/A	190,125	191,250	22	17	99.2%	100.0%
$200,000-$249,999	3	9.7%	N/A	222,667	225,000	176	182	87.9%	88.9%
$250,000-$299,999	4	12.9%	N/A	273,750	273,500	102	75	94.0%	95.7%
$300,000-$399,999	1	3.2%	N/A	345,000	345,000	6	6	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

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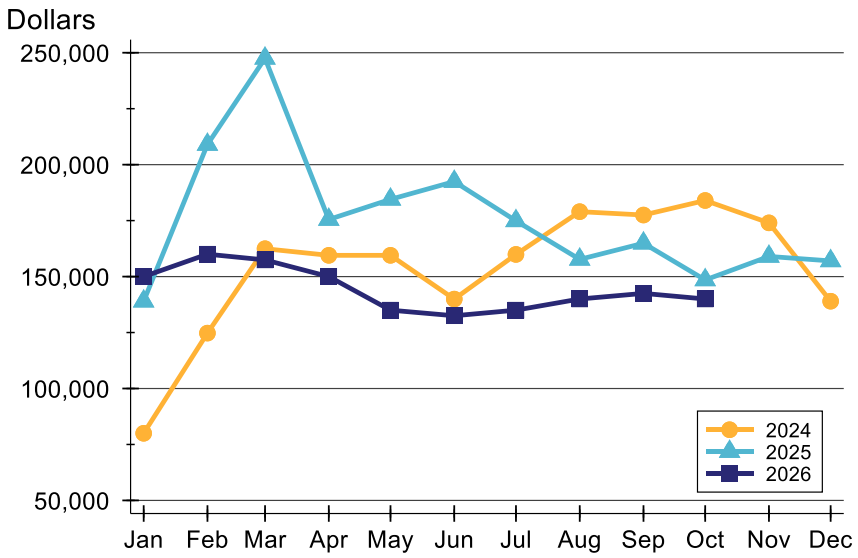
Brown County
Active Listings Analysis

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	**199,221**
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	**156,794**
October	232,718	186,727	**155,545**
November	243,557	207,083	
December	197,796	208,248	

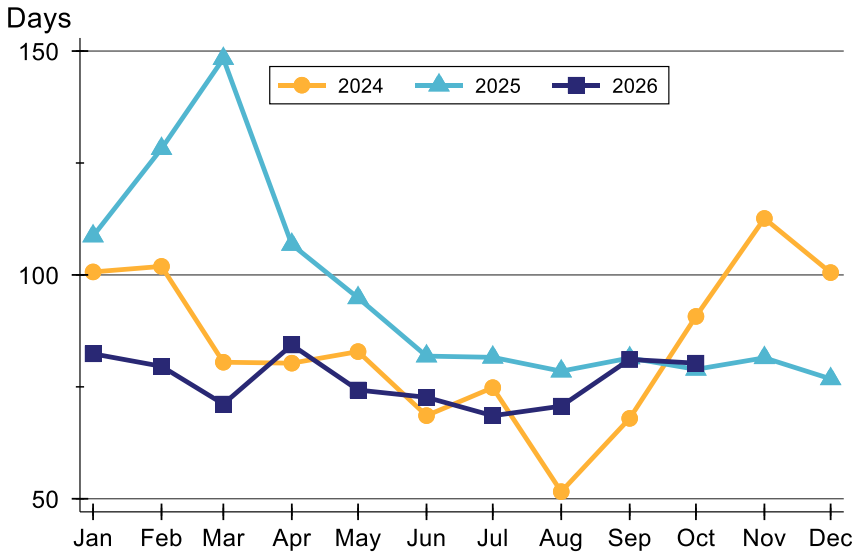
Median Price



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	**150,000**
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	**142,500**
October	184,000	148,500	**140,000**
November	174,000	159,000	
December	139,000	157,000	

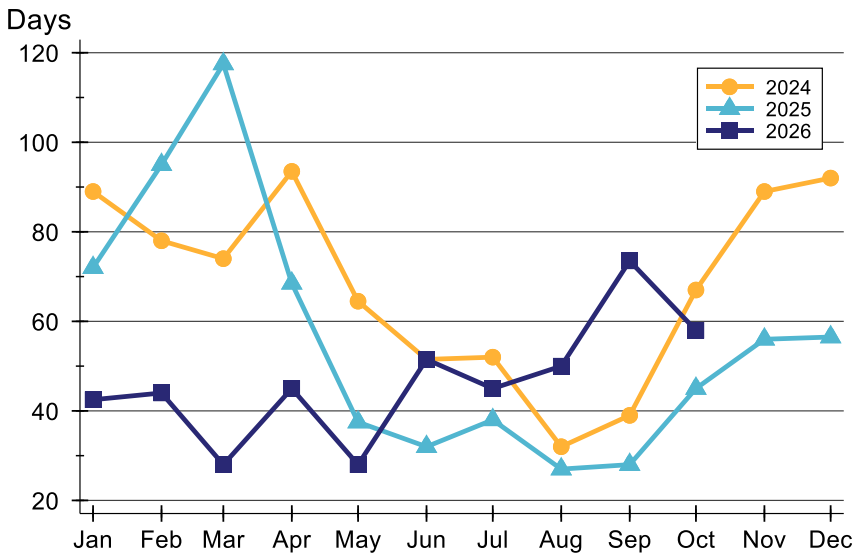
Brown County
Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	101	109	**82**
February	102	128	**80**
March	81	148	**71**
April	80	107	**84**
May	83	95	**74**
June	69	82	**73**
July	75	82	**69**
August	52	79	**71**
September	68	81	**81**
October	91	79	**80**
November	113	81	
December	101	77	

Median DOM

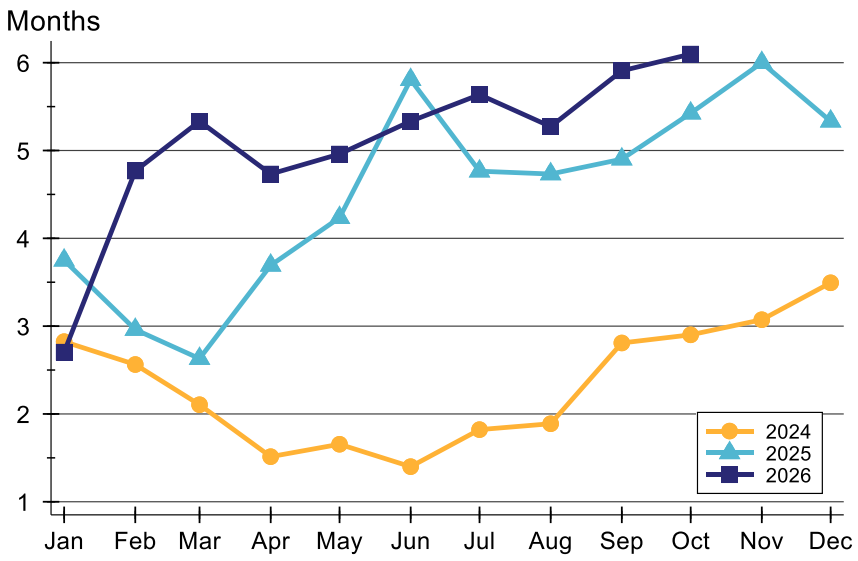


Month	2024	2025	2026
January	89	72	**43**
February	78	95	**44**
March	74	118	**28**
April	94	69	**45**
May	65	38	**28**
June	52	32	**52**
July	52	38	**45**
August	32	27	**50**
September	39	28	**74**
October	67	45	**58**
November	89	56	
December	92	57	

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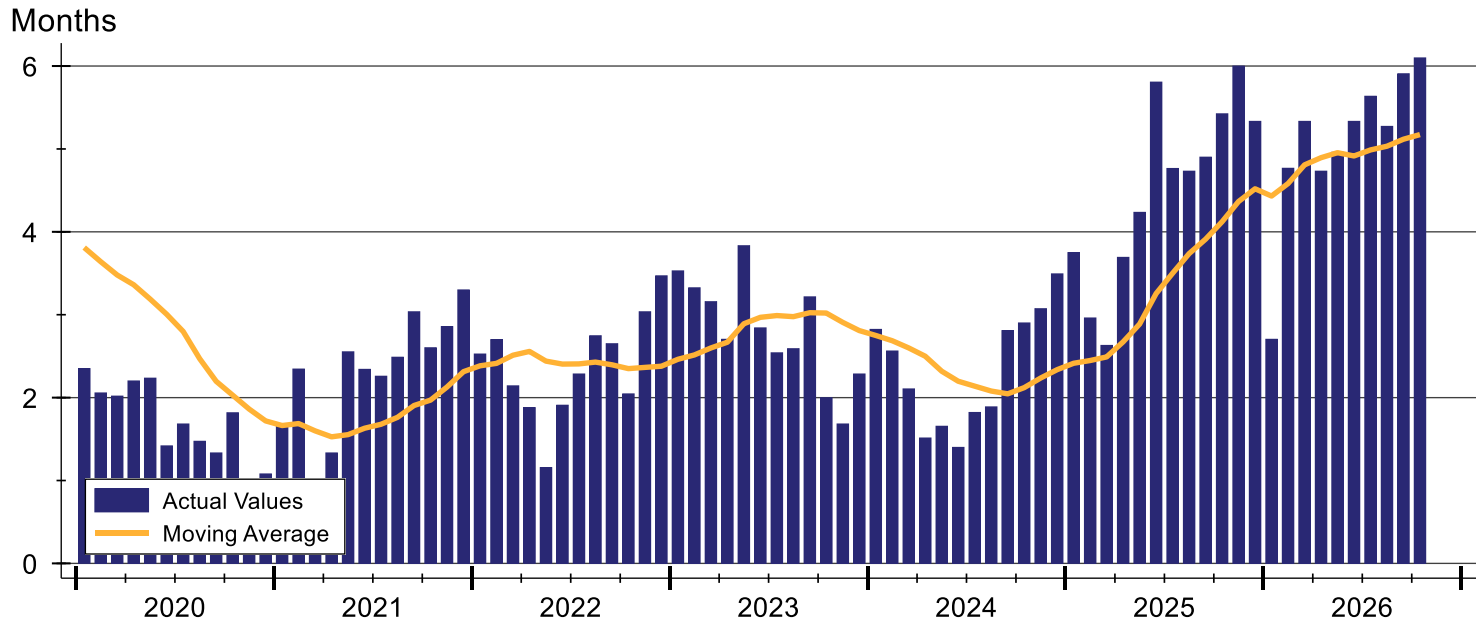
Brown County
Months' Supply Analysis

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	**4.7**
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	**5.9**
October	2.9	5.4	**6.1**
November	3.1	6.0	
December	3.5	5.3	

History of Month's Supply



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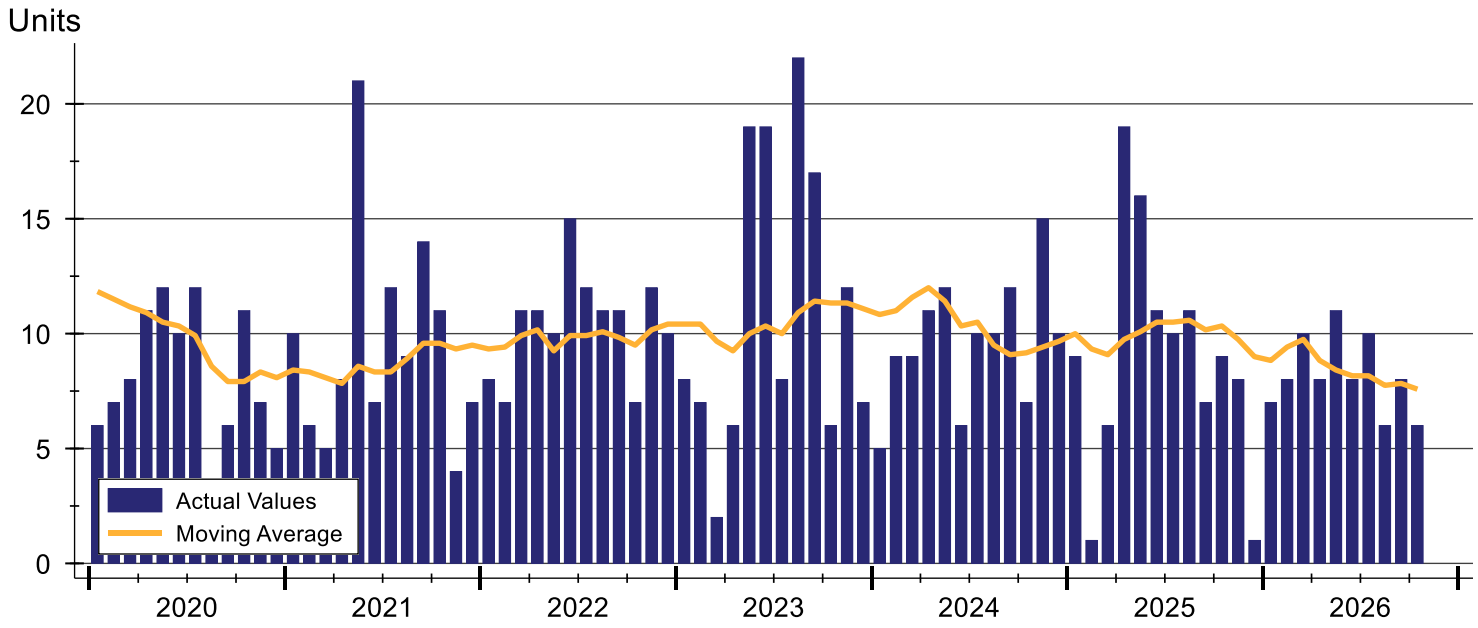
Brown County
New Listings Analysis

Summary Statistics for New Listings		2026	October 2025	Change
Current Month	New Listings	**6**	9	-33.3%
	Volume (1,000s)	**955**	1,314	-27.3%
	Average List Price	**159,083**	145,944	9.0%
	Median List Price	**133,500**	149,000	-10.4%
Year-to-Date	New Listings	**82**	99	-17.2%
	Volume (1,000s)	**13,097**	18,791	-30.3%
	Average List Price	**159,725**	189,805	-15.8%
	Median List Price	**145,000**	160,000	-9.4%

A total of 6 new listings were added in Brown County during October, down 33.3% from the same month in 2025. Year-to-date Brown County has seen 82 new listings.

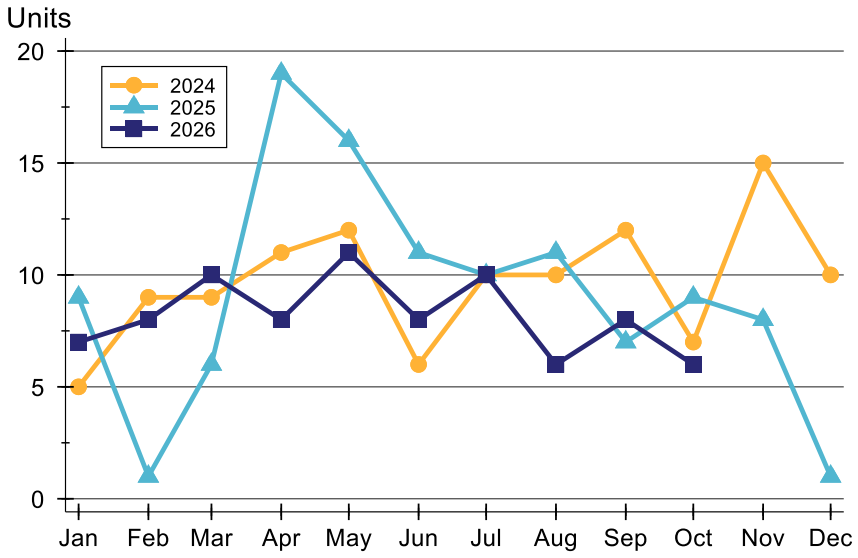
The median list price of these homes was $133,500 down from $149,000 in 2025.

History of New Listings



Brown County
New Listings Analysis

New Listings by Month



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

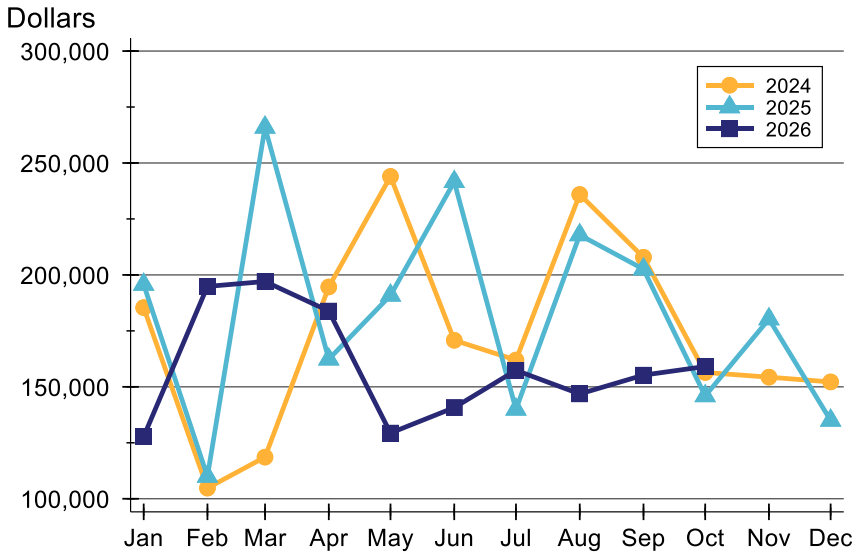
New Listings by Price Range

Price Range	New Listings Number	New Listings Percent	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
$25,000-$49,999	1	16.7%	45,000	45,000	23	23	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	1	16.7%	110,000	110,000	8	8	100.0%	100.0%
$125,000-$149,999	2	33.3%	133,500	133,500	3	3	100.0%	100.0%
$150,000-$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$175,000-$199,999	1	16.7%	187,500	187,500	6	6	100.0%	100.0%
$200,000-$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$250,000-$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$300,000-$399,999	1	16.7%	345,000	345,000	11	11	100.0%	100.0%
$400,000-$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

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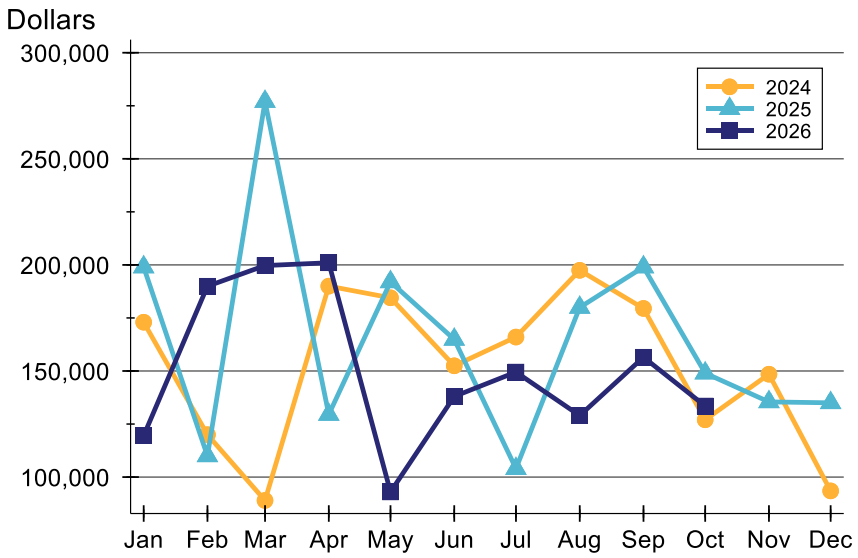
Brown County
New Listings Analysis

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	**129,364**
June	170,800	241,618	**140,738**
July	161,970	139,950	**157,389**
August	235,940	217,850	**146,833**
September	207,875	202,571	**155,238**
October	156,429	145,944	**159,083**
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	**138,000**
July	166,000	104,000	**149,500**
August	197,450	179,950	**129,000**
September	179,500	199,000	**156,500**
October	127,000	149,000	**133,500**
November	148,500	135,440	
December	93,500	135,000	

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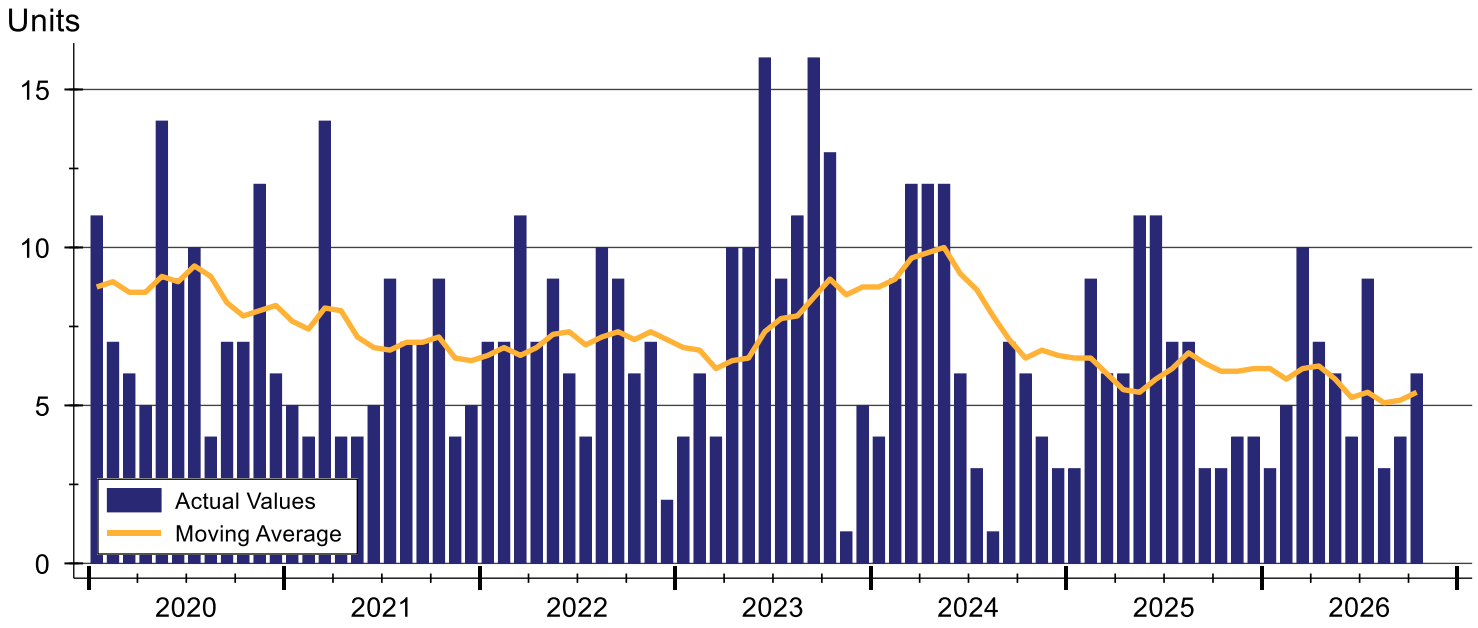
Brown County
Contracts Written Analysis

Summary Statistics for Contracts Written		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Contracts Written		**6**	3	100.0%	**57**	66	-13.6%
Volume (1,000s)		**779**	319	144.2%	**9,904**	12,343	-19.8%
Average	Sale Price	**129,833**	106,333	22.1%	**173,746**	187,018	-7.1%
	Days on Market	**102**	41	148.8%	**99**	88	12.5%
	Percent of Original	**84.1%**	90.9%	-7.5%	**90.6%**	90.4%	0.2%
Median	Sale Price	**134,000**	110,000	21.8%	**149,000**	149,500	-0.3%
	Days on Market	**93**	21	342.9%	**76**	65	16.9%
	Percent of Original	**95.5%**	88.5%	7.9%	**94.1%**	94.8%	-0.7%

A total of 6 contracts for sale were written in Brown County during the month of October, up from 3 in 2025. The median list price of these homes was $134,000, up from $110,000 the prior year.

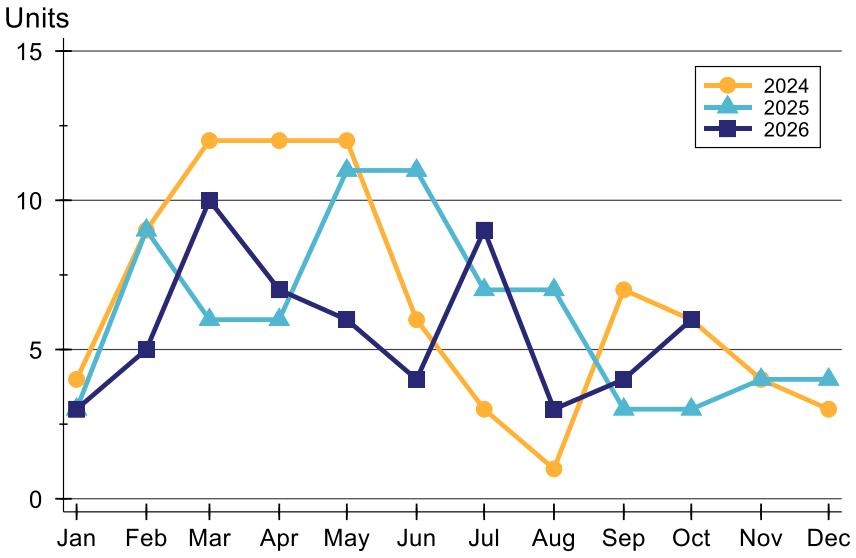
Half of the homes that went under contract in October were on the market less than 93 days, compared to 21 days in October 2025.

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	**4**
October	6	3	**6**
November	4	4	
December	3	4	

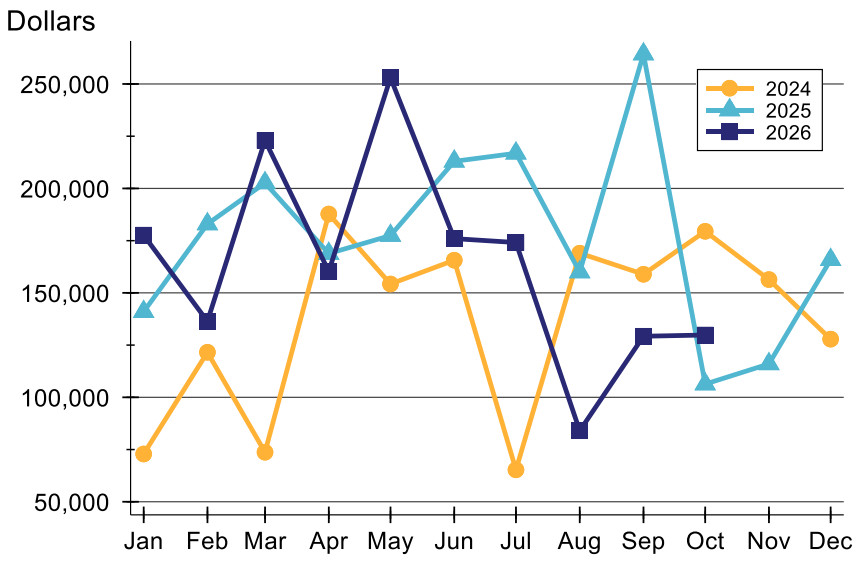
Contracts Written by Price Range

Price Range	Contracts Written Number	Contracts Written Percent	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	1	16.7%	12,000	12,000	202	202	20.0%	20.0%
$25,000-$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$50,000-$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$100,000-$124,999	1	16.7%	119,000	119,000	116	116	86.9%	86.9%
$125,000-$149,999	2	33.3%	134,000	134,000	31	31	96.6%	96.6%
$150,000-$174,999	1	16.7%	155,000	155,000	70	70	106.5%	106.5%
$175,000-$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$200,000-$249,999	1	16.7%	225,000	225,000	161	161	97.8%	97.8%
$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

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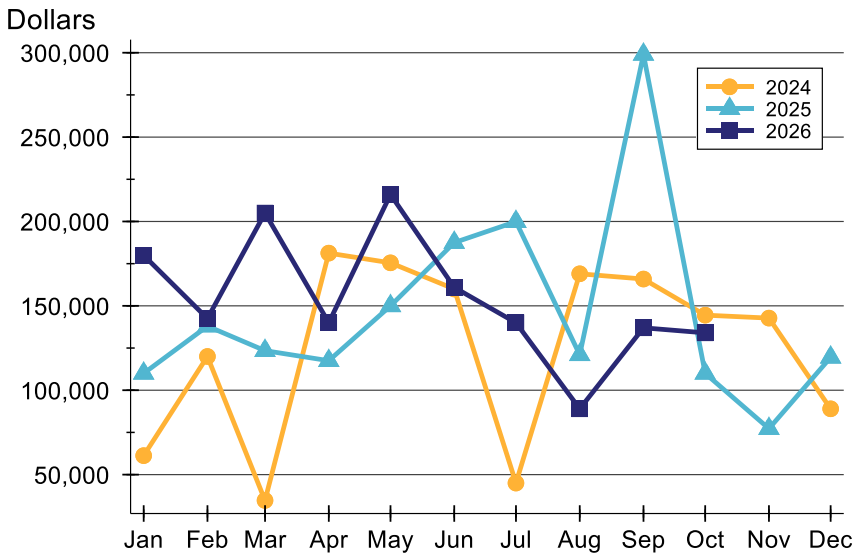
Brown County
Contracts Written Analysis

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	**129,250**
October	179,483	106,333	**129,833**
November	156,375	116,000	
December	127,867	165,875	

Median Price

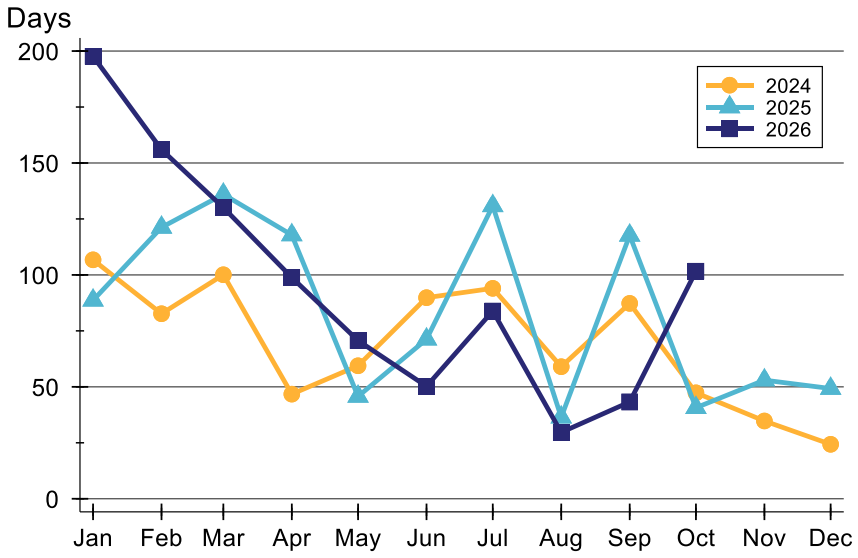


Month	2024	2025	2026
January	61,250	110,000	**179,950**
February	120,000	138,000	**142,500**
March	34,700	123,450	**205,000**
April	181,250	117,500	**140,000**
May	175,500	150,000	**216,000**
June	160,000	187,500	**160,950**
July	45,000	199,900	**140,000**
August	169,000	121,000	**89,000**
September	165,900	299,000	**137,000**
October	144,500	110,000	**134,000**
November	142,750	77,250	
December	89,000	119,500	

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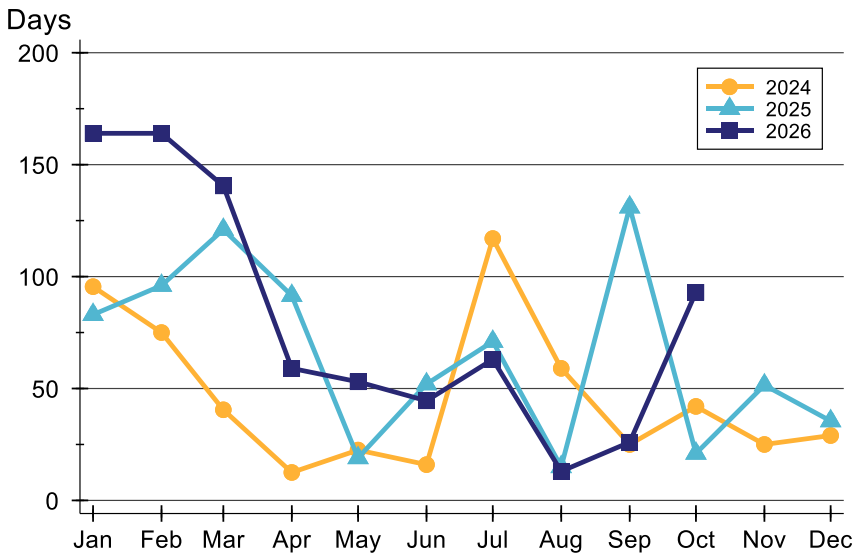
Brown County
Contracts Written Analysis

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	**43**
October	47	41	**102**
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	**26**
October	42	21	**93**
November	25	52	
December	29	36	

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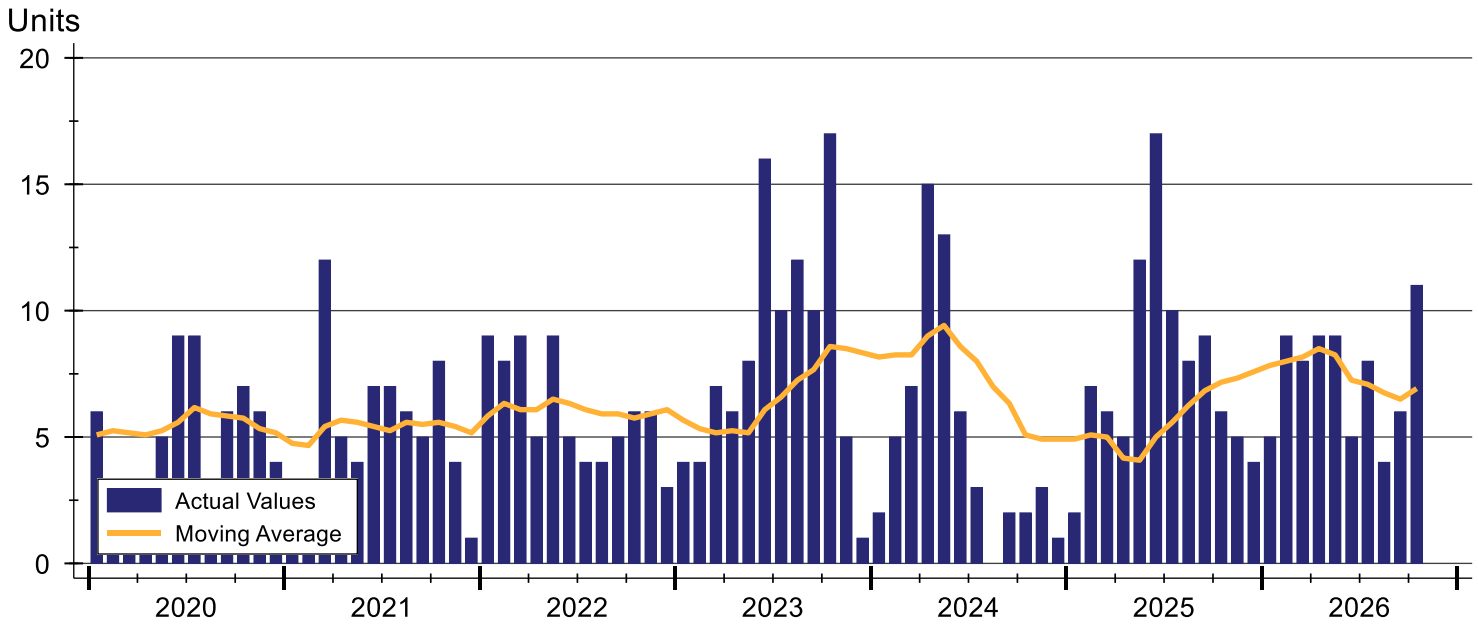
Brown County
Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October 2026	2025	Change
Pending Contracts		**11**	6	83.3%
Volume (1,000s)		**1,504**	774	94.3%
Average	List Price	**136,727**	128,983	6.0%
	Days on Market	**66**	79	-16.5%
	Percent of Original	**89.8%**	92.6%	-3.0%
Median	List Price	**130,000**	135,000	-3.7%
	Days on Market	**26**	93	-72.0%
	Percent of Original	**97.8%**	90.7%	7.8%

A total of 11 listings in Brown County had contracts pending at the end of October, up from 6 contracts pending at the end of October 2025.

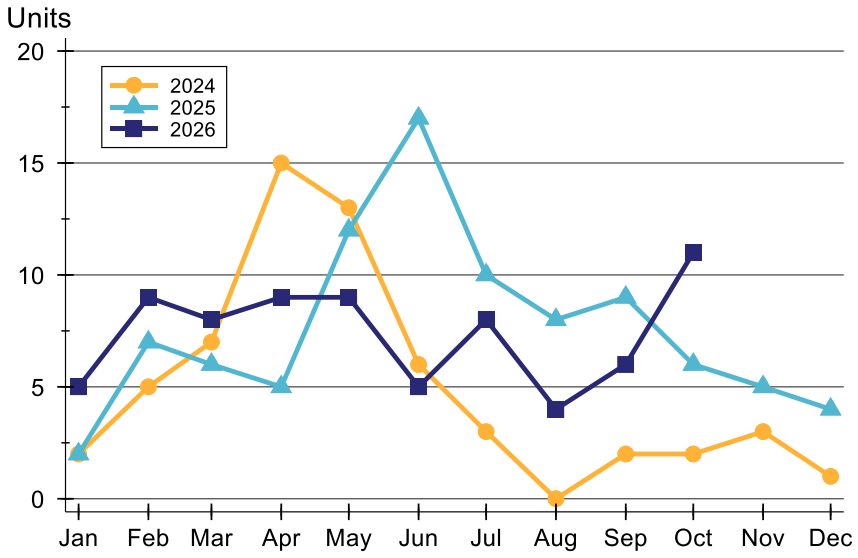
Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

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	**9**
May	13	12	**9**
June	6	17	**5**
July	3	10	**8**
August	0	8	**4**
September	2	9	**6**
October	2	6	**11**
November	3	5	
December	1	4	

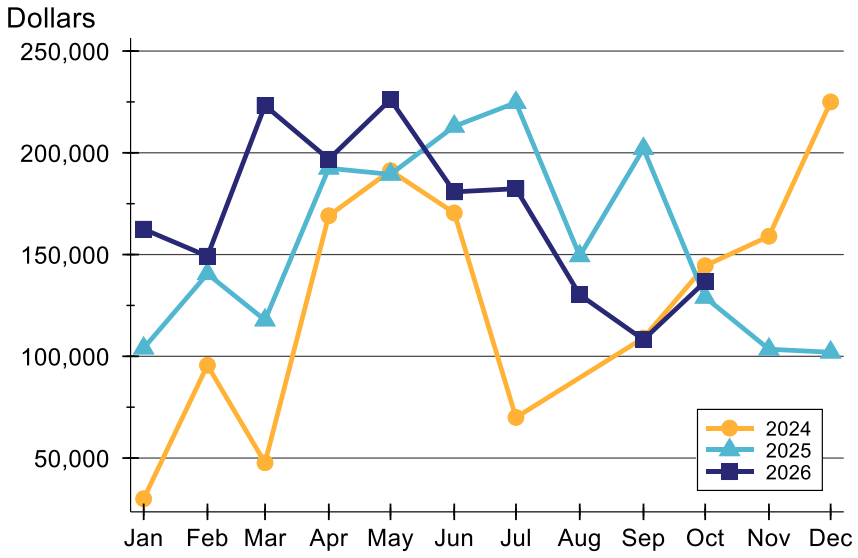
Pending Contracts by Price Range

Price Range	Pending Contracts Number	Pending Contracts Percent	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	1	9.1%	12,000	12,000	202	202	20.0%	20.0%
$25,000-$49,999	1	9.1%	43,000	43,000	13	13	100.0%	100.0%
$50,000-$99,999	1	9.1%	75,000	75,000	26	26	100.0%	100.0%
$100,000-$124,999	2	18.2%	117,000	117,000	71	71	93.4%	93.4%
$125,000-$149,999	2	18.2%	134,000	134,000	31	31	96.6%	96.6%
$150,000-$174,999	2	18.2%	163,500	163,500	61	61	95.0%	95.0%
$175,000-$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$200,000-$249,999	1	9.1%	225,000	225,000	161	161	97.8%	97.8%
$250,000-$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$300,000-$399,999	1	9.1%	320,000	320,000	0	0	100.0%	100.0%
$400,000-$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

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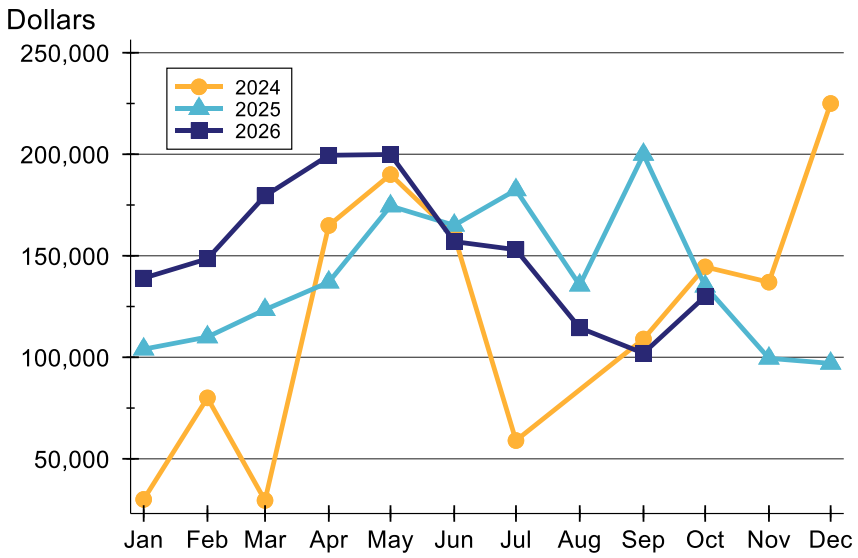
Brown County
Pending Contracts Analysis

Average Price



Month	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	**196,853**
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	**108,167**
October	144,500	128,983	**136,727**
November	159,000	103,500	
December	225,000	102,000	

Median Price

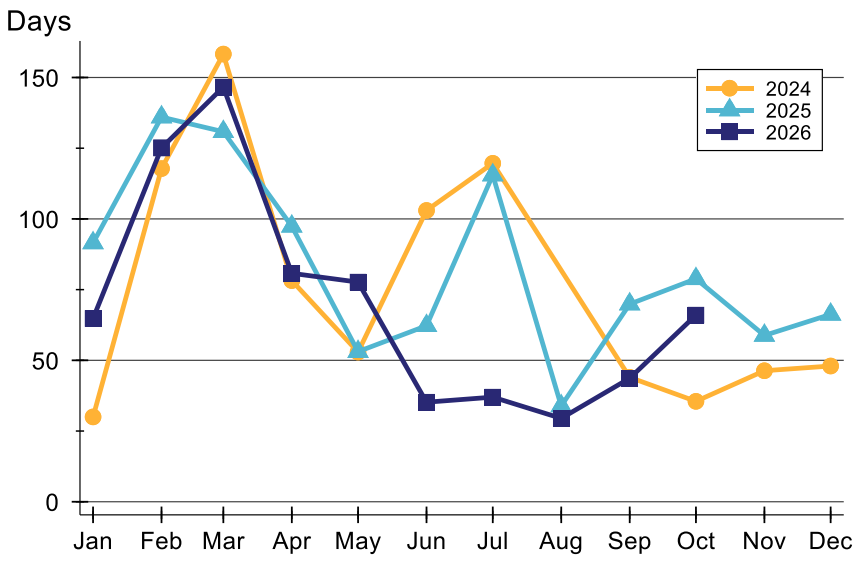


Month	2024	2025	2026
January	30,000	104,000	**139,000**
February	80,000	110,000	**148,500**
March	29,500	123,450	**179,500**
April	164,900	137,000	**199,500**
May	190,000	174,500	**199,900**
June	160,000	165,000	**157,000**
July	59,000	182,450	**153,000**
August	N/A	135,500	**114,500**
September	109,000	199,900	**102,000**
October	144,500	135,000	**130,000**
November	137,000	99,500	
December	225,000	97,000	

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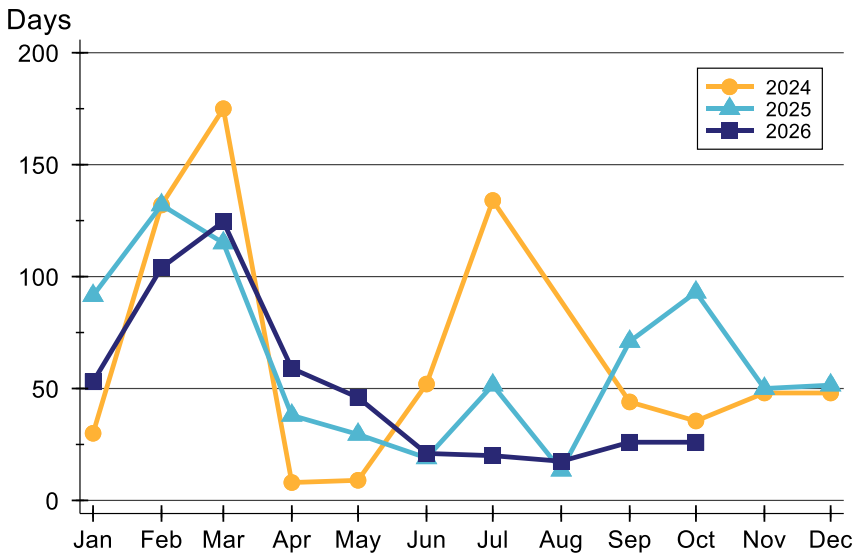
Brown County
Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	30	92	**65**
February	118	136	**125**
March	158	131	**147**
April	78	97	**81**
May	53	53	**78**
June	103	62	**35**
July	120	116	**37**
August	N/A	34	**30**
September	44	70	**44**
October	36	79	**66**
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	**26**
October	36	93	**26**
November	48	50	
December	48	52	

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October 2026

Northeast Kansas MLS Statistics

Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Fell in October

Total home sales in Nemaha County fell last month to 1 unit, compared to 3 units in October 2025. Total sales volume was $0.3 million, down from a year earlier.

The median sale price in October was $255,000, down from $260,000 a year earlier. Homes that sold in October were typically on the market for 34 days and sold for 92.7% of their list prices.

Nemaha County Active Listings Down at End of October

The total number of active listings in Nemaha County at the end of October was 5 units, down from 7 at the same point in 2025. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of October was $220,000.

During October, a total of 0 contracts were written down from 1 in October 2025. At the end of the month, there were 0 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

Contact Information

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Nemaha County
Summary Statistics

October MLS Statistics Three-year History		Current Month 2026	Current Month 2025	Current Month 2024	Year-to-Date 2026	Year-to-Date 2025	Year-to-Date 2024
Home Sales	Change from prior year	**1** -66.7%	**3** 200.0%	**1** -66.7%	**22** 15.8%	**19** -20.8%	**24** -25.0%
Active Listings	Change from prior year	**5** -28.6%	**7** 75.0%	**4** 0.0%	**N/A**	**N/A**	**N/A**
Months' Supply	Change from prior year	**2.5** -21.9%	**3.2** 88.2%	**1.7** 30.8%	**N/A**	**N/A**	**N/A**
New Listings	Change from prior year	**1** -75.0%	**4** 100.0%	**2** -33.3%	**26** -3.7%	**27** -20.6%	**34** -5.6%
Contracts Written	Change from prior year	**0** -100.0%	**1** -75.0%	**4** 100.0%	**21** 16.7%	**18** -37.9%	**29** 0.0%
Pending Contracts	Change from prior year	**0** -100.0%	**1** -80.0%	**5** 150.0%	**N/A**	**N/A**	**N/A**
Sales Volume (1,000s)	Change from prior year	**255** -63.9%	**707** 1209.3%	**54** -93.1%	**4,952** 29.1%	**3,837** -21.4%	**4,883** -21.0%
Average	**Sale Price** Change from prior year	**255,000** 8.2%	**235,667** 340.5%	**53,500** -79.6%	**225,104** 11.5%	**201,948** -0.7%	**203,438** 5.4%
Average	**List Price of Actives** Change from prior year	**252,000** -36.3%	**395,492** 178.0%	**142,250** -43.1%	**N/A**	**N/A**	**N/A**
Average	**Days on Market** Change from prior year	**34** 466.7%	**6** -85.0%	**40** -35.5%	**42** 10.5%	**38** -34.5%	**58** 34.9%
Average	**Percent of List** Change from prior year	**92.7%** -5.7%	**98.3%** 17.6%	**83.6%** -16.9%	**96.4%** 0.1%	**96.3%** -1.6%	**97.9%** 1.0%
Average	**Percent of Original** Change from prior year	**92.7%** -5.7%	**98.3%** 26.8%	**77.5%** -23.0%	**94.7%** 0.3%	**94.4%** -0.1%	**94.5%** 1.4%
Median	**Sale Price** Change from prior year	**255,000** -1.9%	**260,000** 386.0%	**53,500** -76.7%	**212,500** 27.2%	**167,000** -11.6%	**189,000** 8.2%
Median	**List Price of Actives** Change from prior year	**220,000** -38.0%	**355,000** 239.7%	**104,500** -55.1%	**N/A**	**N/A**	**N/A**
Median	**Days on Market** Change from prior year	**34** 466.7%	**6** -85.0%	**40** -37.5%	**17** 54.5%	**11** -71.1%	**38** 137.5%
Median	**Percent of List** Change from prior year	**92.7%** -5.6%	**98.2%** 17.5%	**83.6%** -18.2%	**96.9%** 0.0%	**96.9%** 1.0%	**95.9%** -2.3%
Median	**Percent of Original** Change from prior year	**92.7%** -5.6%	**98.2%** 26.7%	**77.5%** -24.2%	**95.0%** -1.7%	**96.6%** 3.2%	**93.6%** -2.3%

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

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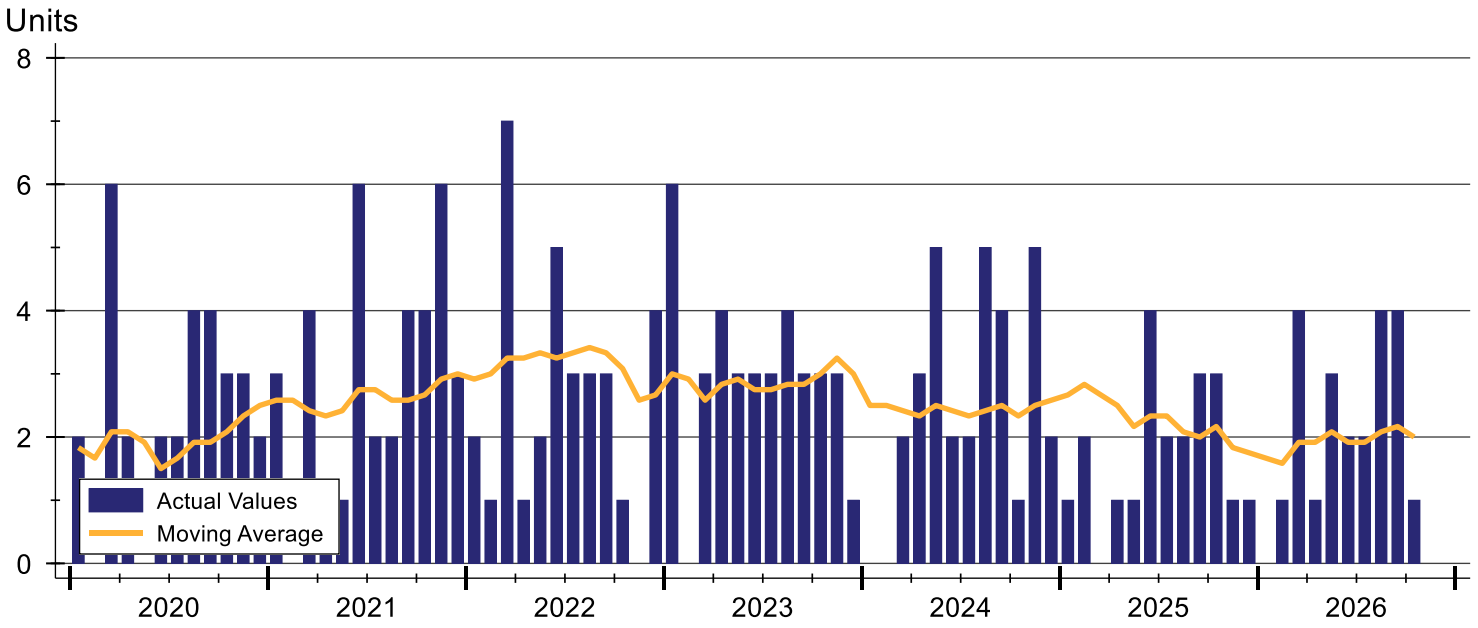
Nemaha County
Closed Listings Analysis

Summary Statistics for Closed Listings		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Closed Listings		**1**	3	-66.7%	**22**	19	15.8%
Volume (1,000s)		**255**	707	-63.9%	**4,952**	3,837	29.1%
Months' Supply		**2.5**	3.2	-21.9%	**N/A**	N/A	N/A
Average	Sale Price	**255,000**	235,667	8.2%	**225,104**	201,948	11.5%
	Days on Market	**34**	6	466.7%	**42**	38	10.5%
	Percent of List	**92.7%**	98.3%	-5.7%	**96.4%**	96.3%	0.1%
	Percent of Original	**92.7%**	98.3%	-5.7%	**94.7%**	94.4%	0.3%
Median	Sale Price	**255,000**	260,000	-1.9%	**212,500**	167,000	27.2%
	Days on Market	**34**	6	466.7%	**17**	11	54.5%
	Percent of List	**92.7%**	98.2%	-5.6%	**96.9%**	96.9%	0.0%
	Percent of Original	**92.7%**	98.2%	-5.6%	**95.0%**	96.6%	-1.7%

A total of 1 home sold in Nemaha County in October, down from 3 units in October 2025. Total sales volume fell to $0.3 million compared to $0.7 million in the previous year.

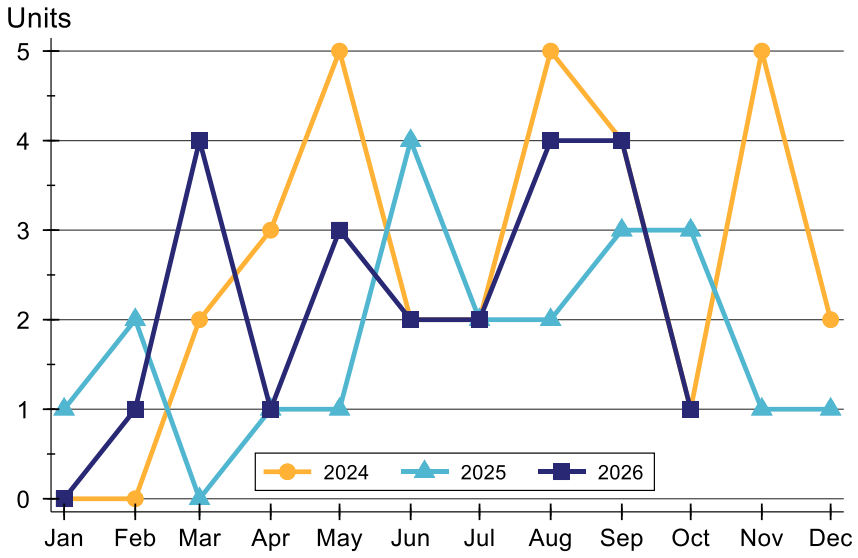
The median sales price in October was $255,000, down 1.9% compared to the prior year. Median days on market was 34 days, up from 8 days in September, and up from 6 in October 2025.

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	**4**
October	1	3	**1**
November	5	1	
December	2	1	

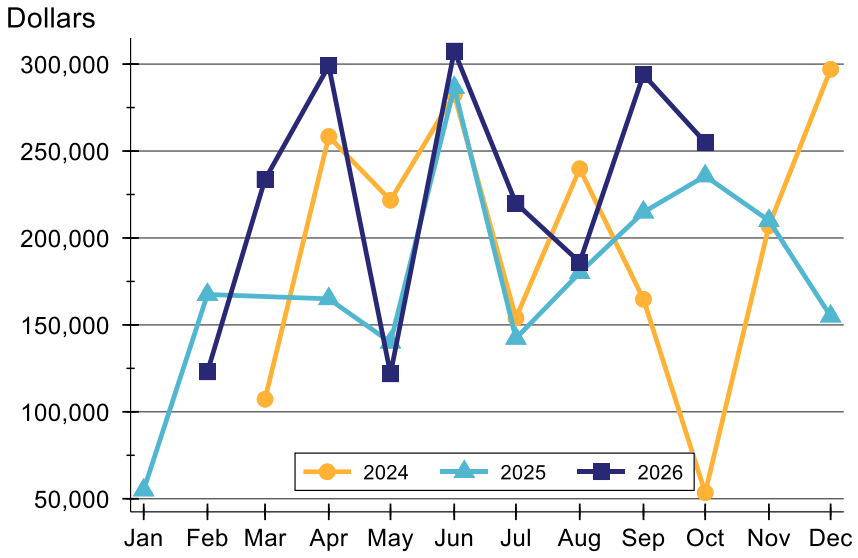
Closed Listings by Price Range

Price Range	Sales Number	Sales Percent	Months' Supply	Sale Price Average	Sale Price Median	Days on Market Avg.	Days on Market Med.	Price as % of List Avg.	Price as % of List 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	N/A	N/A
$25,000-$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$50,000-$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$100,000-$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$125,000-$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$150,000-$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$175,000-$199,999	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	1	100.0%	0.0	255,000	255,000	34	34	92.7%	92.7%	92.7%	92.7%
$300,000-$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$400,000-$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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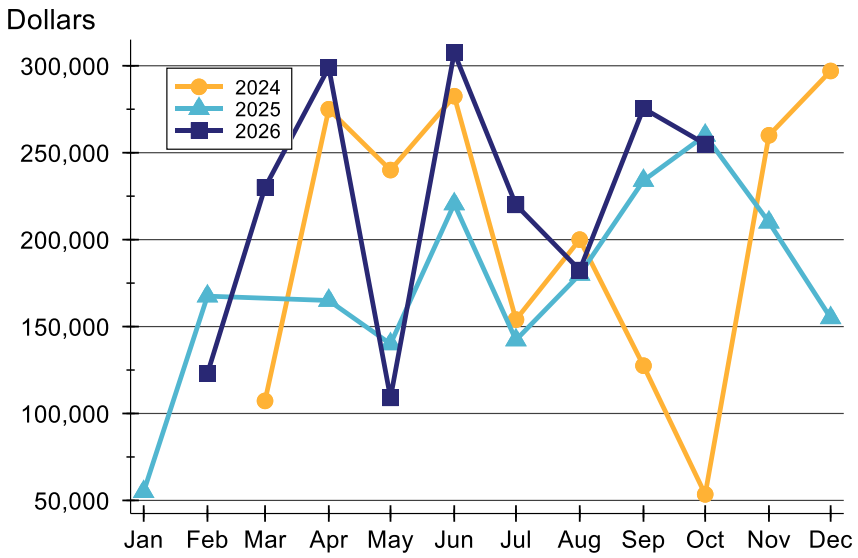
Nemaha County
Closed Listings Analysis

Average Price



Month	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	**294,000**
October	53,500	235,667	**255,000**
November	207,000	210,000	
December	297,000	155,000	

Median Price

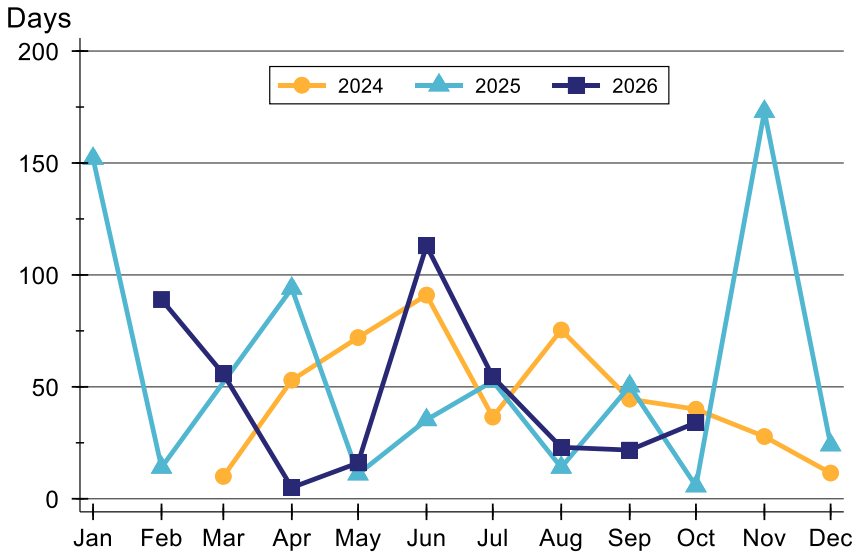


Month	2024	2025	2026
January	N/A	55,000	**N/A**
February	N/A	167,500	**123,000**
March	107,250	N/A	**230,000**
April	275,000	165,000	**299,000**
May	240,000	140,000	**109,000**
June	282,500	220,500	**307,500**
July	154,000	142,250	**220,000**
August	200,000	180,000	**182,500**
September	127,500	234,000	**275,500**
October	53,500	260,000	**255,000**
November	260,000	210,000	
December	297,000	155,000	

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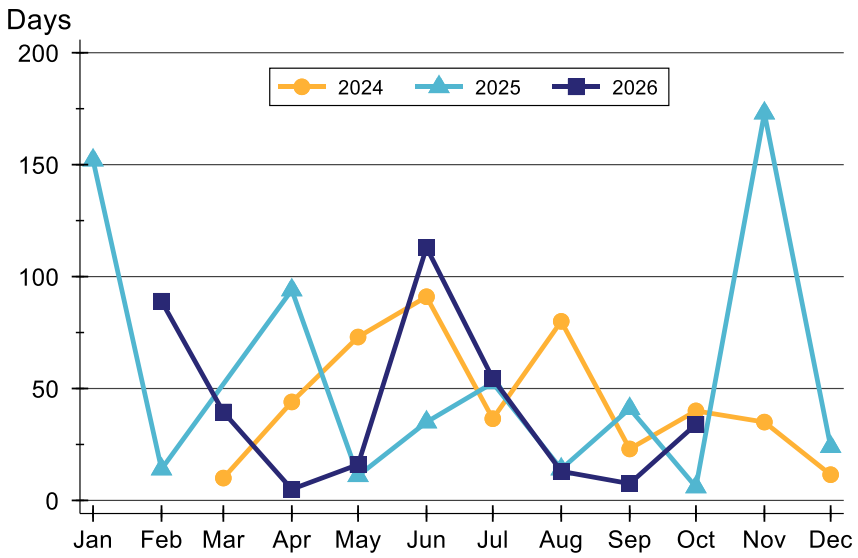
Nemaha County
Closed Listings Analysis

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	**22**
October	40	6	**34**
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	**8**
October	40	6	**34**
November	35	173	
December	12	24	

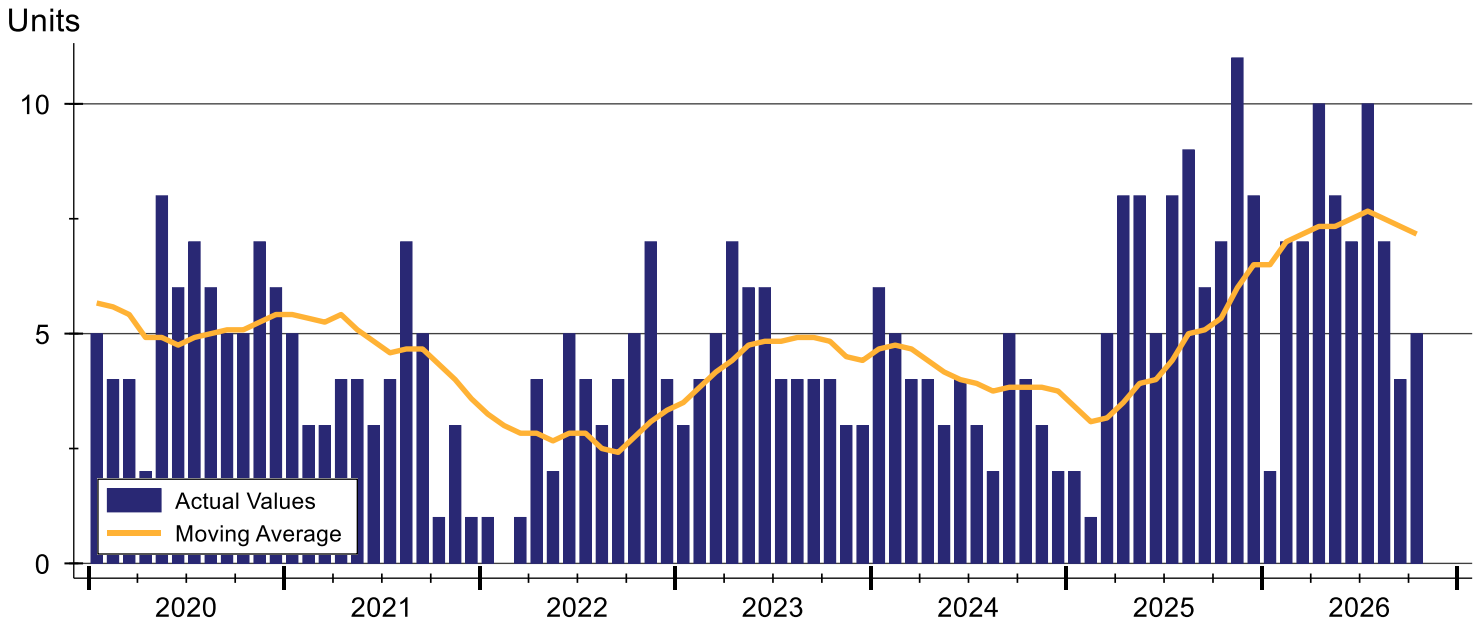
Nemaha County
Active Listings Analysis

Summary Statistics for Active Listings		End of October 2026	2025	Change
Active Listings		**5**	7	-28.6%
Volume (1,000s)		**1,260**	2,768	-54.5%
Months' Supply		**2.5**	3.2	-21.9%
Average	List Price	**252,000**	395,492	-36.3%
	Days on Market	**58**	46	26.1%
	Percent of Original	**94.8%**	96.9%	-2.2%
Median	List Price	**220,000**	355,000	-38.0%
	Days on Market	**31**	62	-50.0%
	Percent of Original	**100.0%**	96.8%	3.3%

A total of 5 homes were available for sale in Nemaha County at the end of October. This represents a 2.5 months' supply of active listings.

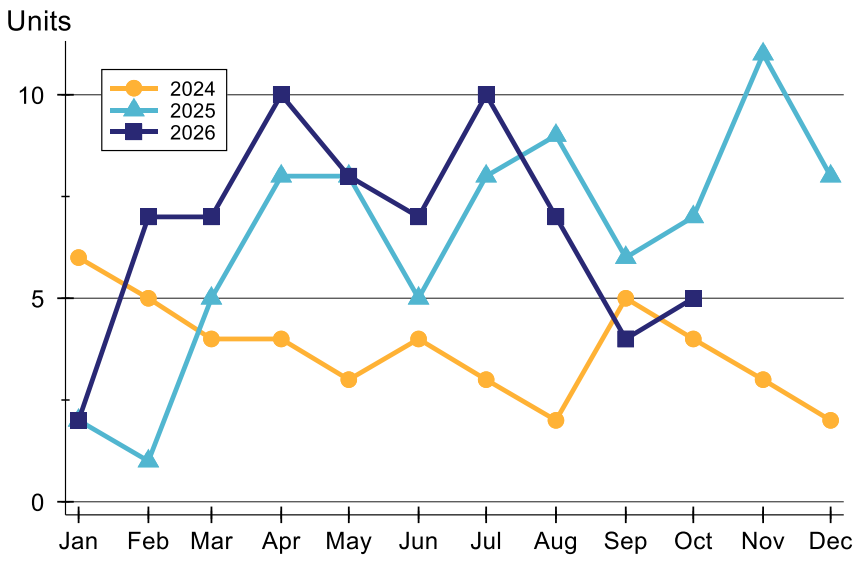
The median list price of homes on the market at the end of October was $220,000, down 38.0% from 2025. The typical time on market for active listings was 31 days, down from 62 days a year earlier.

History of Active Listings



Nemaha County
Active Listings Analysis

Active Listings by Month



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

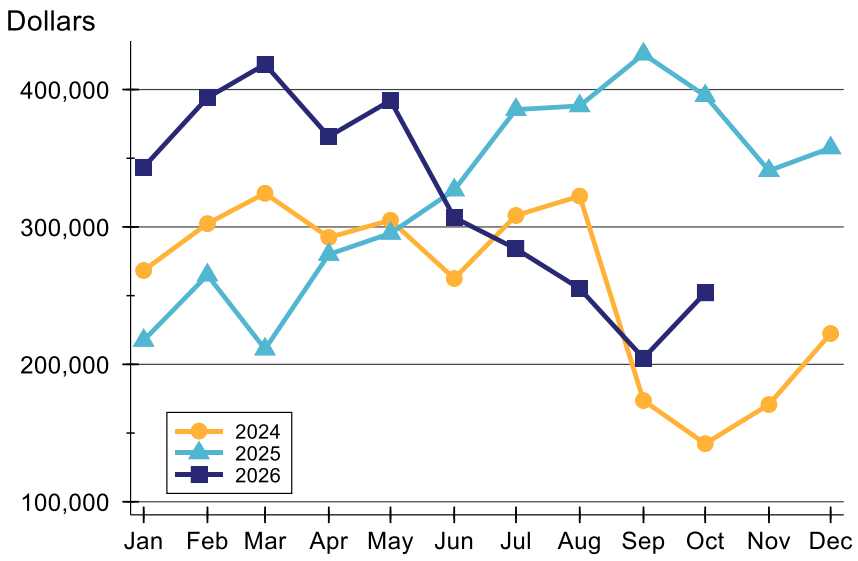
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below $25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$25,000-$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$50,000-$99,999	1	20.0%	N/A	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	20.0%	N/A	165,000	165,000	122	122	86.8%	86.8%
$175,000-$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$200,000-$249,999	1	20.0%	N/A	220,000	220,000	5	5	100.0%	100.0%
$250,000-$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
$300,000-$399,999	1	20.0%	N/A	335,000	335,000	117	117	87.0%	87.0%
$400,000-$499,999	1	20.0%	N/A	460,000	460,000	16	16	100.0%	100.0%
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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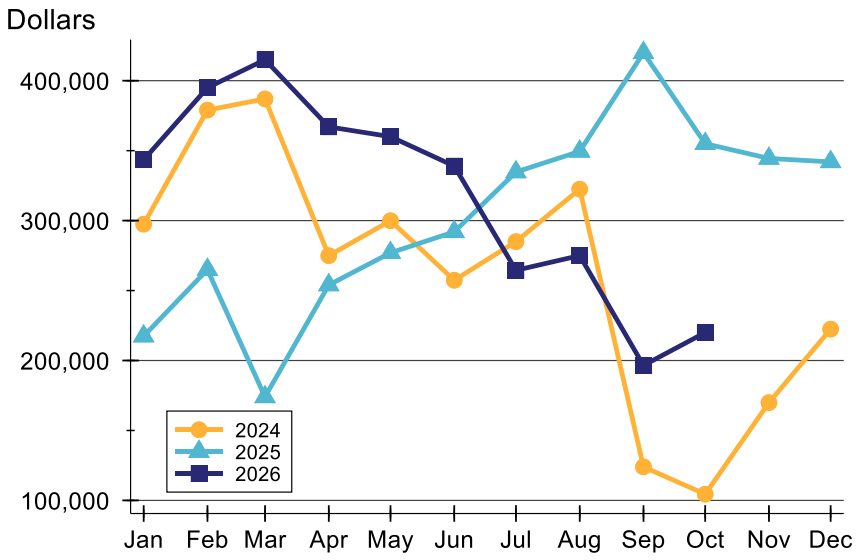
Nemaha County
Active Listings Analysis

Average Price



Month	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	**365,850**
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	**204,500**
October	142,250	395,492	**252,000**
November	170,800	340,949	
December	222,450	357,500	

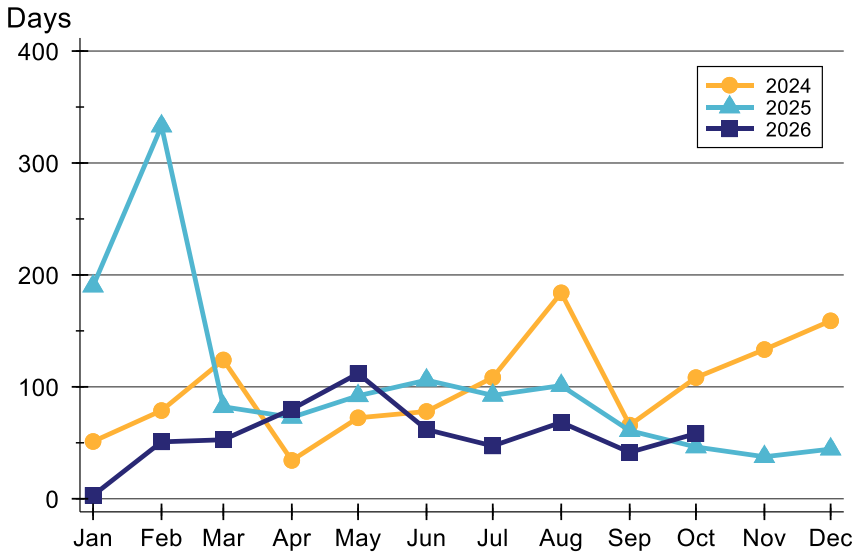
Median Price



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	**367,000**
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	**196,500**
October	104,500	355,000	**220,000**
November	169,900	344,444	
December	222,450	342,000	

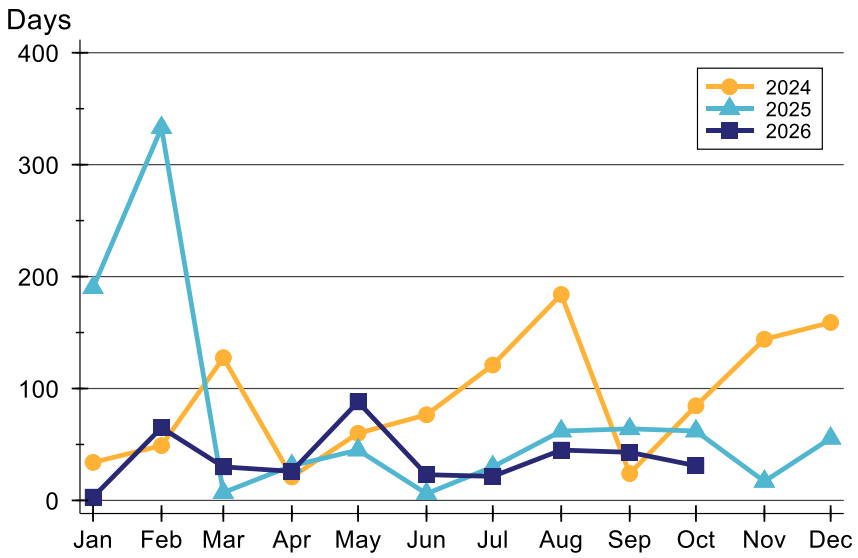
Nemaha County
Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	51	190	**3**
February	79	333	**51**
March	124	82	**53**
April	34	73	**80**
May	72	92	**112**
June	78	106	**62**
July	108	92	**47**
August	184	101	**68**
September	66	61	**42**
October	108	46	**58**
November	133	38	
December	159	44	

Median DOM

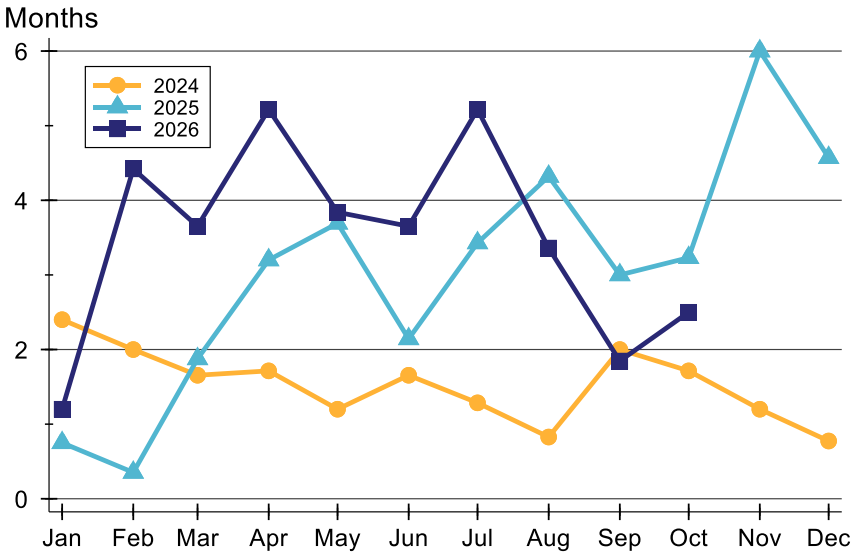


Month	2024	2025	2026
January	34	190	**3**
February	49	333	**65**
March	128	7	**30**
April	21	31	**26**
May	60	45	**88**
June	77	6	**23**
July	121	30	**22**
August	184	62	**45**
September	24	64	**43**
October	85	62	**31**
November	144	17	
December	159	56	

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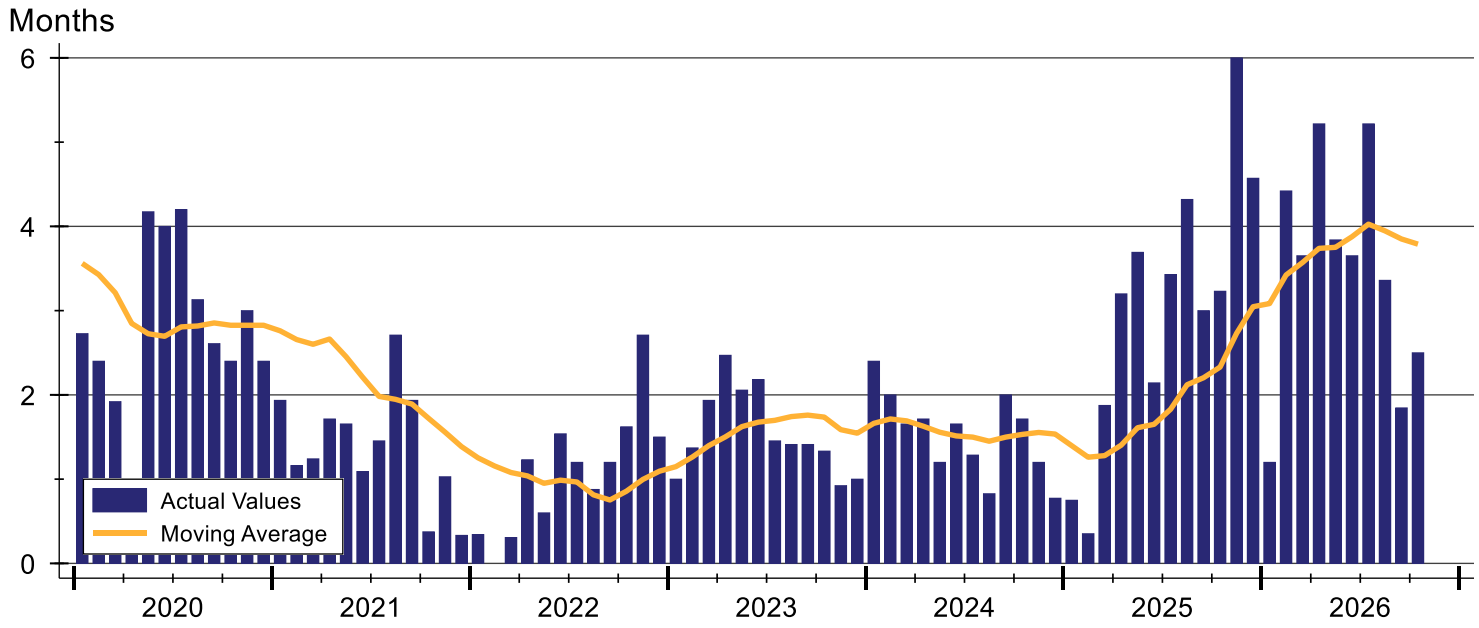
Nemaha County
Months' Supply Analysis

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	**5.2**
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	**1.8**
October	1.7	3.2	**2.5**
November	1.2	6.0	
December	0.8	4.6	

History of Month's Supply



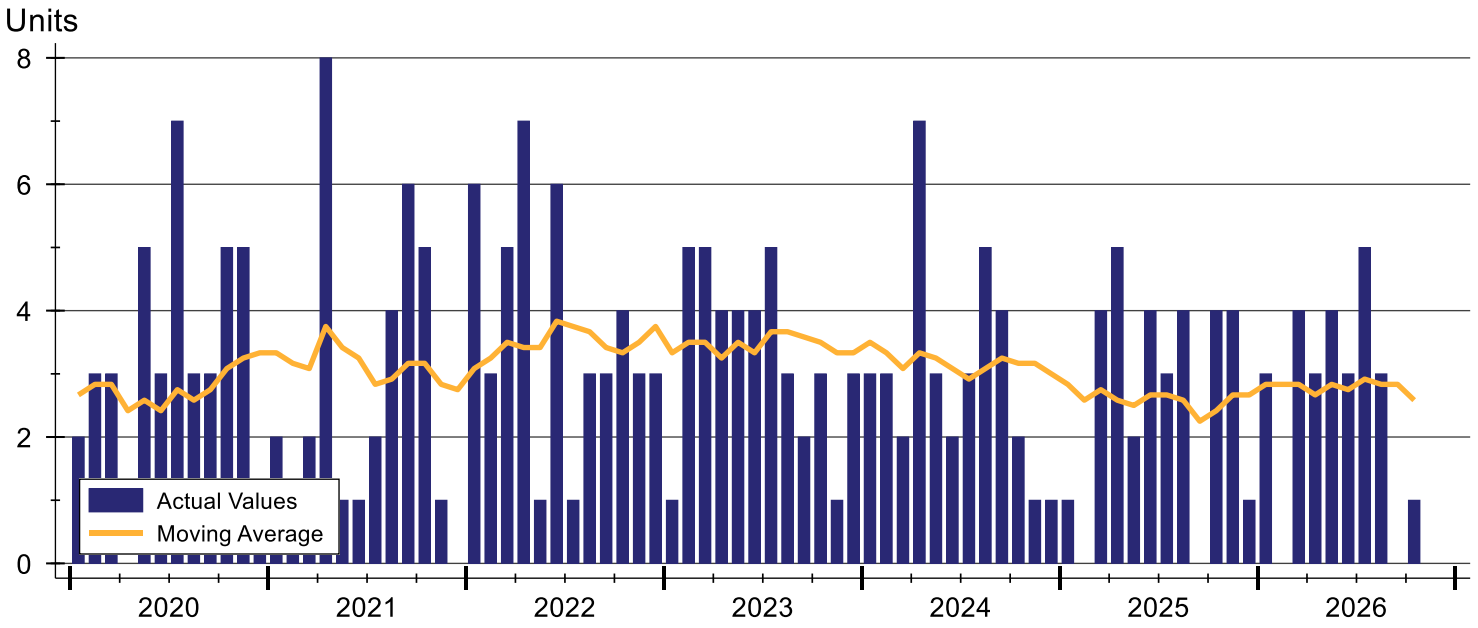
Nemaha County
New Listings Analysis

Summary Statistics for New Listings		2026	October 2025	Change
Current Month	New Listings	**1**	4	-75.0%
	Volume (1,000s)	**430**	1,073	-59.9%
	Average List Price	**430,000**	268,250	60.3%
	Median List Price	**430,000**	287,000	49.8%
Year-to-Date	New Listings	**26**	27	-3.7%
	Volume (1,000s)	**7,124**	7,416	-3.9%
	Average List Price	**274,015**	274,685	-0.2%
	Median List Price	**250,000**	250,000	0.0%

A total of 1 new listing was added in Nemaha County during October, down 75.0% from the same month in 2025. Year-to-date Nemaha County has seen 26 new listings.

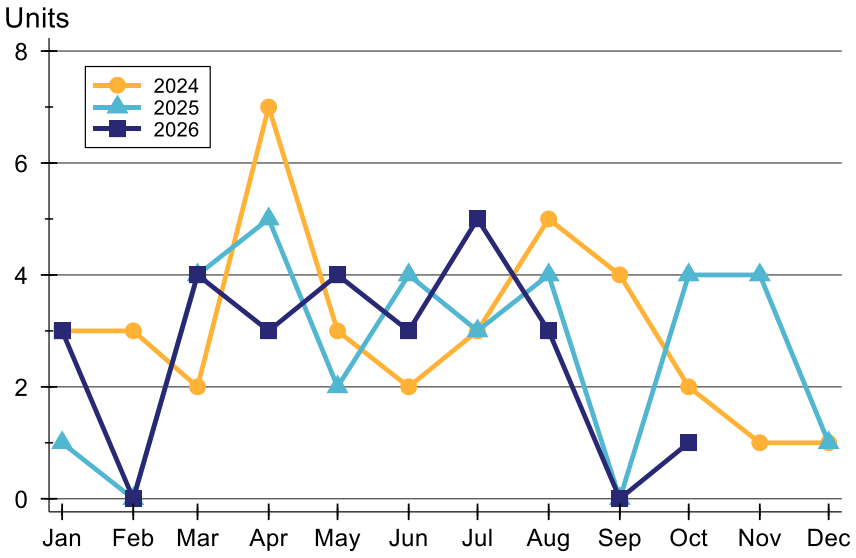
The median list price of these homes was $430,000 up from $287,000 in 2025.

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	**3**
September	4	0	**0**
October	2	4	**1**
November	1	4	
December	1	1	

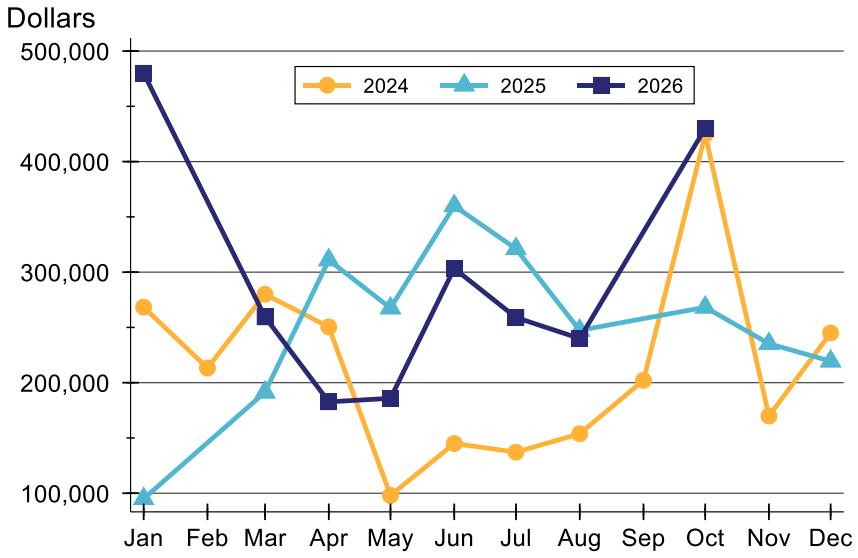
New Listings by Price Range

Price Range	New Listings Number	New Listings Percent	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
$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	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	100.0%	430,000	430,000	27	27	93.5%	93.5%
$500,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

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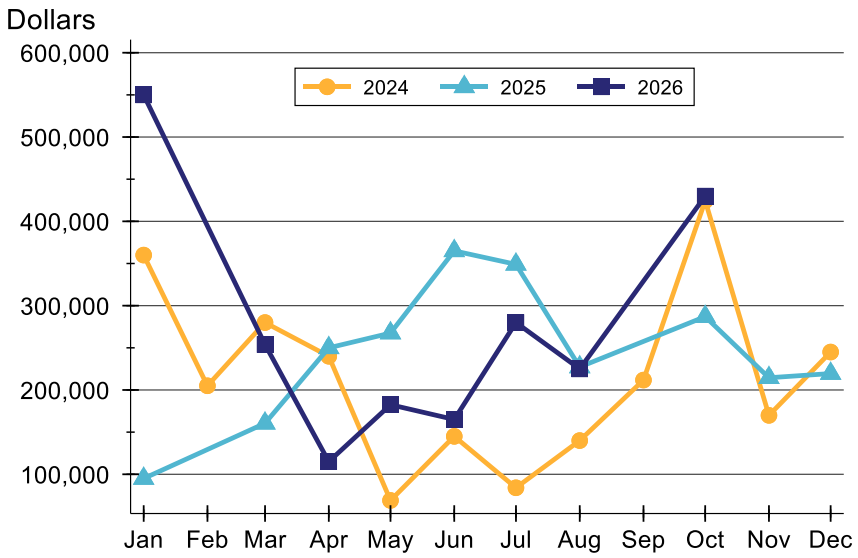
Nemaha County
New Listings Analysis

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	**303,333**
July	137,167	321,167	**259,000**
August	153,800	247,375	**240,000**
September	202,100	N/A	**N/A**
October	424,450	268,250	**430,000**
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	**165,000**
July	84,000	349,000	**280,000**
August	139,999	227,250	**225,000**
September	211,750	N/A	**N/A**
October	424,450	287,000	**430,000**
November	169,900	214,500	
December	245,000	219,500	

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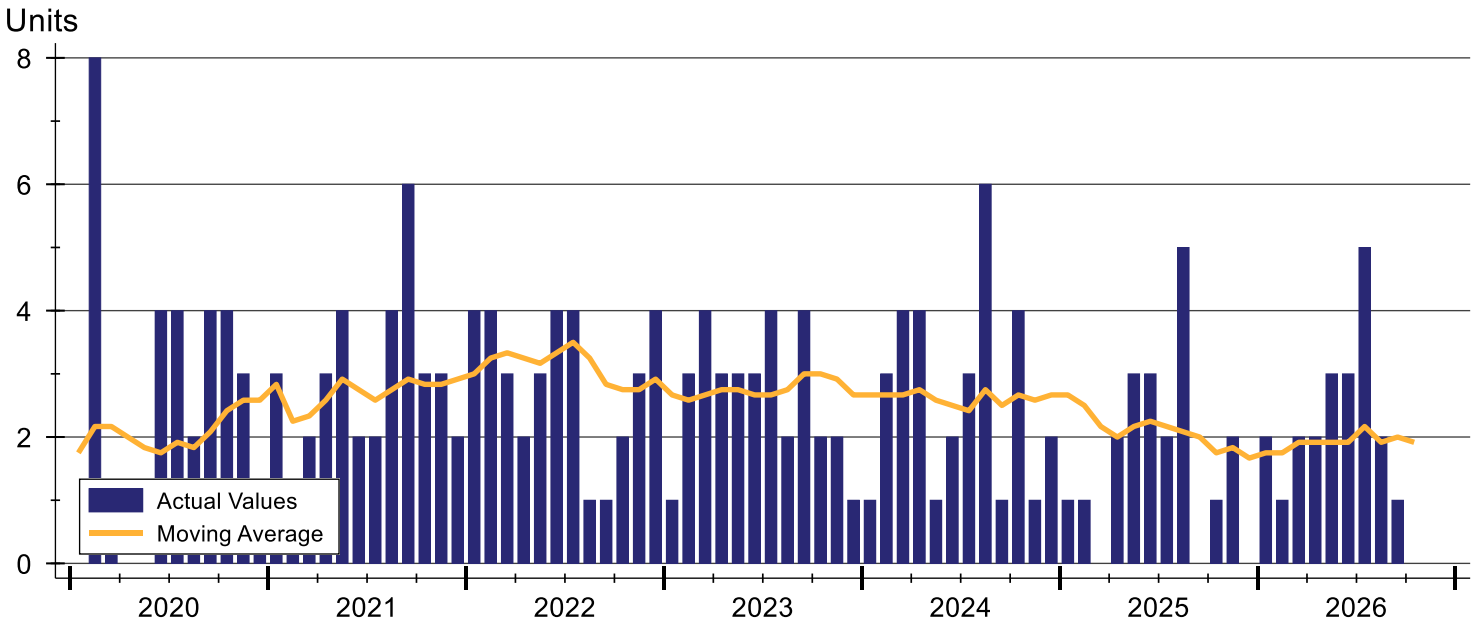
Nemaha County
Contracts Written Analysis

Summary Statistics for Contracts Written		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Contracts Written		**0**	1	-100.0%	**21**	18	16.7%
Volume (1,000s)		**0**	250	-100.0%	**4,822**	3,886	24.1%
Average	Sale Price	**N/A**	250,000	N/A	**229,638**	215,911	6.4%
	Days on Market	**N/A**	173	N/A	**43**	40	7.5%
	Percent of Original	**N/A**	61.8%	N/A	**94.9%**	93.4%	1.6%
Median	Sale Price	**N/A**	250,000	N/A	**225,000**	183,700	22.5%
	Days on Market	**N/A**	173	N/A	**17**	10	70.0%
	Percent of Original	**N/A**	61.8%	N/A	**95.1%**	95.8%	-0.7%

A total of 0 contracts for sale were written in Nemaha County during the month of October, down from 1 in 2025. The median list price of these homes in October 2025 was $250,000.

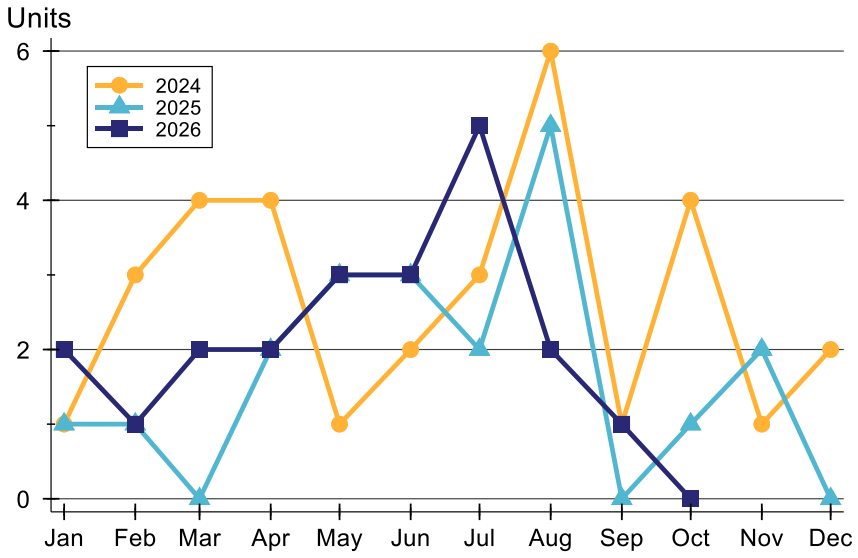
Half of the homes that went under contract during this period were on the market less than 173 days.

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	**5**
August	6	5	**2**
September	1	N/A	**1**
October	4	1	**N/A**
November	1	2	
December	2	N/A	

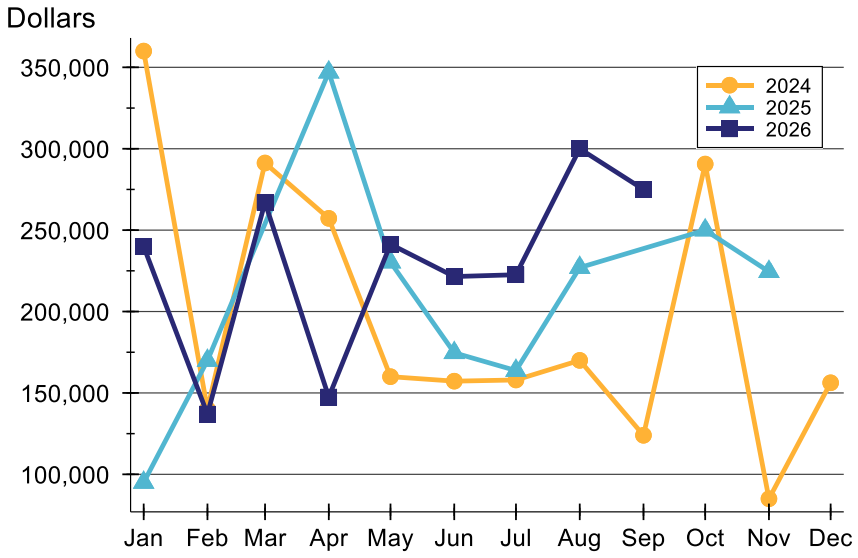
Contracts Written by Price Range

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

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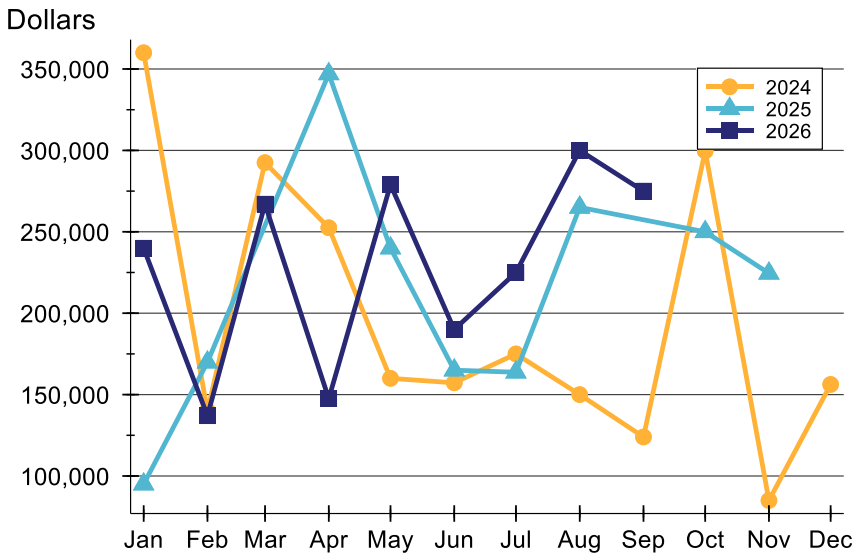
Nemaha County
Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	360,000	95,000	**239,950**
February	140,000	169,900	**137,000**
March	291,250	N/A	**267,000**
April	257,250	347,000	**147,500**
May	160,000	230,333	**241,333**
June	157,250	174,667	**221,500**
July	157,967	163,750	**222,600**
August	170,000	227,000	**300,000**
September	124,000	N/A	**275,000**
October	290,600	250,000	**N/A**
November	85,000	224,500	
December	156,250	N/A	

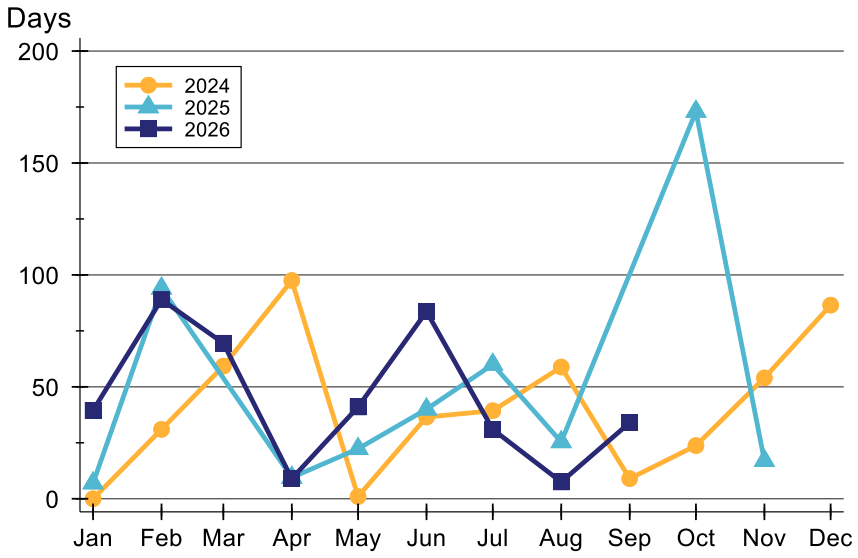
Median Price



Month	2024	2025	2026
January	360,000	95,000	**239,950**
February	140,000	169,900	**137,000**
March	292,500	N/A	**267,000**
April	252,500	347,000	**147,500**
May	160,000	240,000	**279,000**
June	157,250	165,000	**190,000**
July	175,000	163,750	**225,000**
August	150,000	265,000	**300,000**
September	124,000	N/A	**275,000**
October	299,700	250,000	**N/A**
November	85,000	224,500	
December	156,250	N/A	

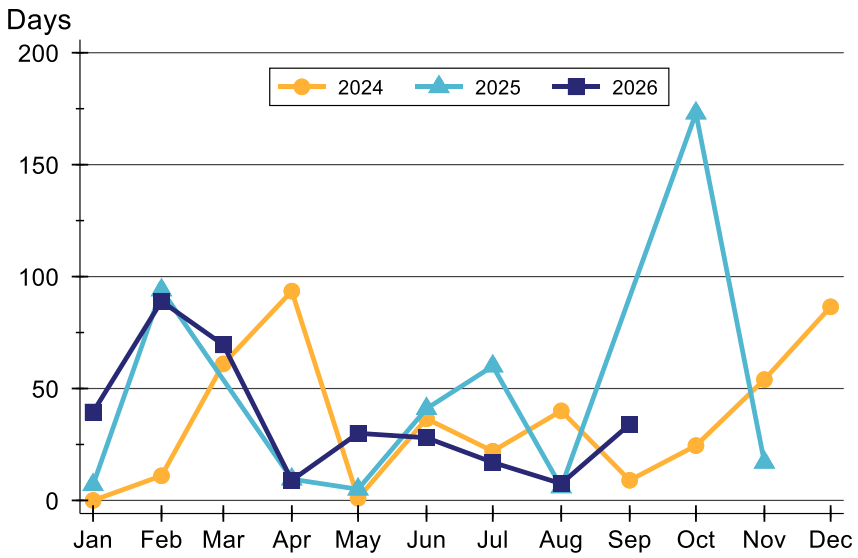
Nemaha County
Contracts Written Analysis

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	**31**
August	59	25	**8**
September	9	N/A	**34**
October	24	173	**N/A**
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	**17**
August	40	6	**8**
September	9	N/A	**34**
October	25	173	**N/A**
November	54	17	
December	87	N/A	

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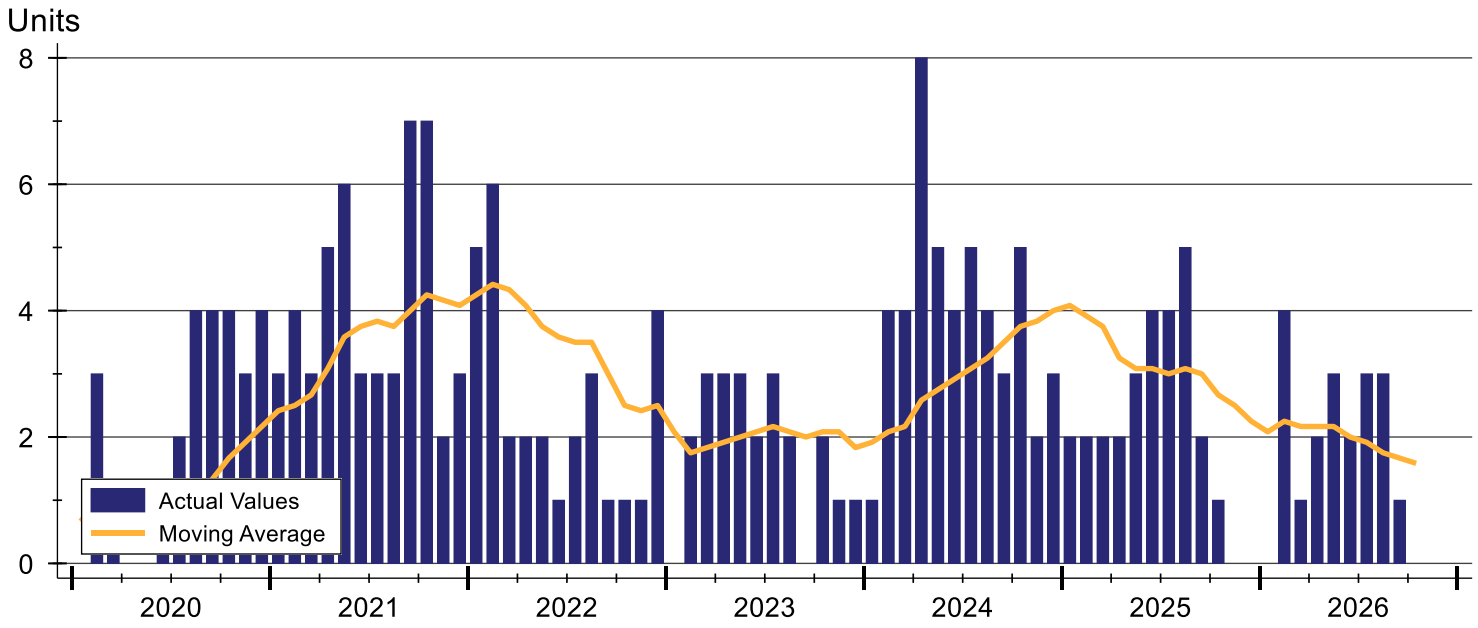
Nemaha County
Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October 2026	2025	Change
Pending Contracts		**0**	1	-100.0%
Volume (1,000s)		**0**	250	-100.0%
Average	List Price	**N/A**	250,000	N/A
	Days on Market	**N/A**	173	N/A
	Percent of Original	**N/A**	73.5%	N/A
Median	List Price	**N/A**	250,000	N/A
	Days on Market	**N/A**	173	N/A
	Percent of Original	**N/A**	73.5%	N/A

A total of 0 listings in Nemaha County had contracts pending at the end of October, down from 1 contract pending at the end of October 2025.

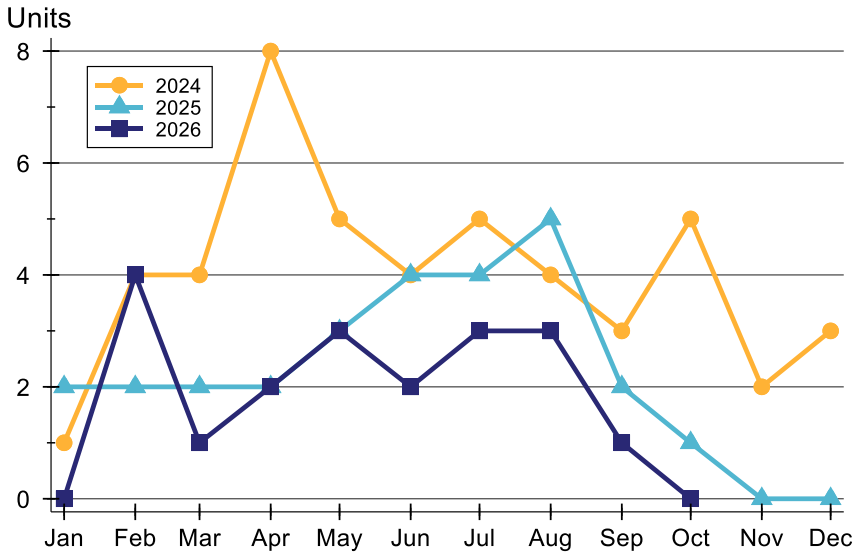
Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

History of Pending Contracts



Nemaha County
Pending Contracts Analysis

Pending Contracts by Month



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

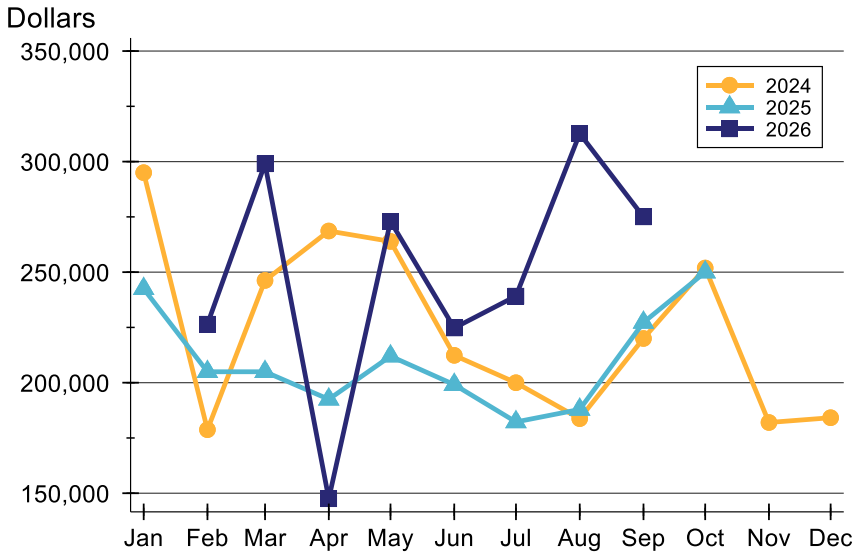
Pending Contracts by Price Range

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

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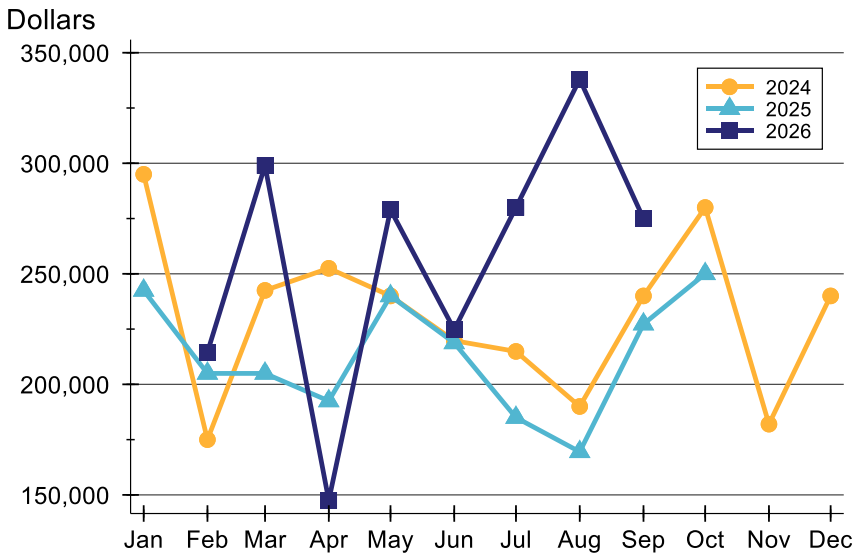
Nemaha County
Pending Contracts Analysis

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	**147,500**
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	**275,000**
October	251,880	250,000	**N/A**
November	182,000	N/A	
December	184,167	N/A	

Median Price

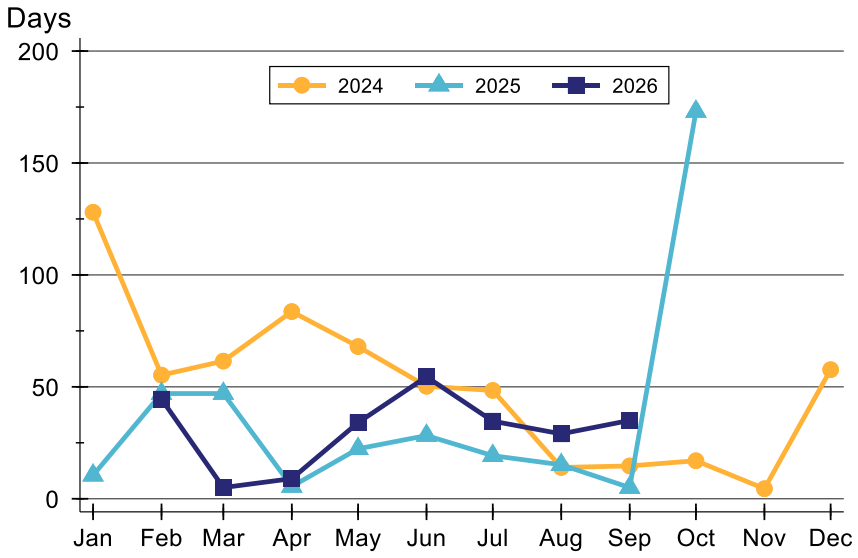


Month	2024	2025	2026
January	295,000	242,500	**N/A**
February	175,000	204,950	**214,500**
March	242,500	204,950	**299,000**
April	252,500	192,500	**147,500**
May	240,000	240,000	**279,000**
June	219,750	218,750	**224,750**
July	214,900	185,000	**280,000**
August	190,000	169,500	**338,000**
September	240,000	227,250	**275,000**
October	280,000	250,000	**N/A**
November	182,000	N/A	
December	240,000	N/A	

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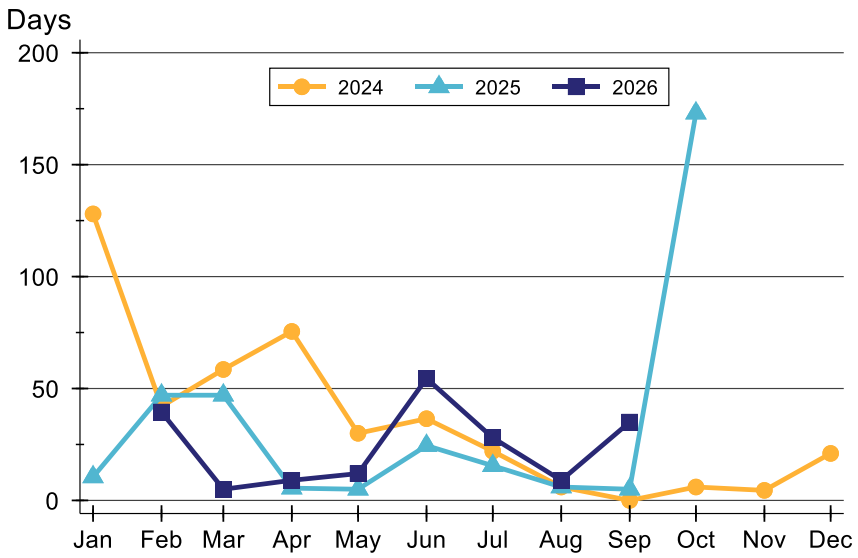
Nemaha County
Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	128	11	**N/A**
February	55	47	**45**
March	62	47	**5**
April	84	6	**9**
May	68	22	**34**
June	50	28	**55**
July	48	19	**35**
August	14	15	**29**
September	15	5	**35**
October	17	173	**N/A**
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	**9**
May	30	5	**12**
June	37	25	**55**
July	22	16	**28**
August	6	6	**9**
September	N/A	5	**35**
October	6	173	**N/A**
November	5	N/A	
December	21	N/A	

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