



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

February 2024 NE Kansas Market Statistics

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

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Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in February

Total home sales in the Northeast Kansas MLS system rose by 25.0% last month to 5 units, compared to 4 units in February 2023. Total sales volume was \$0.4 million, up 59.1% from a year earlier.

The median sale price in February was \$82,500, up from \$30,500 a year earlier. Homes that sold in February were typically on the market for 30 days and sold for 93.0% of their list prices.

Northeast Kansas Active Listings Down at End of February

The total number of active listings in the Northeast Kansas MLS system at the end of February was 36 units, down from 37 at the same point in 2023. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$162,450.

During February, a total of 11 contracts were written up from 9 in February 2023. At the end of the month, there were 14 contracts still pending.

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Northeast Kansas Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		5	4	7	7	15	12
Change from prior year		25.0%	-42.9%	250.0%	-53.3%	25.0%	0.0%
Active Listings		36	37	24	N/A	N/A	N/A
Change from prior year		-2.7%	54.2%	-17.2%			
Months' Supply		3.2	3.8	2.5	N/A	N/A	N/A
Change from prior year		-15.8%	52.0%	-13.8%			
New Listings		12	12	10	20	21	24
Change from prior year		0.0%	20.0%	42.9%	-4.8%	-12.5%	26.3%
Contracts Written		11	9	11	15	14	22
Change from prior year		22.2%	-18.2%	120.0%	7.1%	-36.4%	69.2%
Pending Contracts		14	7	21	N/A	N/A	N/A
Change from prior year		100.0%	-66.7%	61.5%			
Sales Volume (1,000s)		353	222	750	655	2,413	1,482
Change from prior year		59.0%	-70.4%	357.3%	-72.9%	62.8%	54.1%
Average	Sale Price	70,660	55,500	107,143	93,614	160,833	123,500
	Change from prior year	27.3%	-48.2%	30.7%	-41.8%	30.2%	54.1%
	List Price of Actives	172,086	145,786	103,211	N/A	N/A	N/A
	Change from prior year	18.0%	41.3%	-0.6%			
	Days on Market	87	36	88	71	32	67
Change from prior year	141.7%	-59.1%	57.1%	121.9%	-52.2%	-23.9%	
	Percent of List	93.4%	52.5%	95.3%	94.9%	86.0%	92.3%
Change from prior year	77.9%	-44.9%	-6.1%	10.3%	-6.8%	-3.5%	
	Percent of Original	88.7%	52.5%	92.9%	91.5%	86.0%	88.5%
Change from prior year	69.0%	-43.5%	-8.5%	6.4%	-2.8%	-8.4%	
Median	Sale Price	82,500	30,500	97,000	95,000	145,000	91,000
	Change from prior year	170.5%	-68.6%	18.3%	-34.5%	59.3%	41.7%
	List Price of Actives	162,450	135,000	75,000	N/A	N/A	N/A
	Change from prior year	20.3%	80.0%	-11.7%			
	Days on Market	30	37	43	30	28	37
Change from prior year	-18.9%	-14.0%	-23.2%	7.1%	-24.3%	-7.5%	
	Percent of List	93.0%	42.0%	97.7%	93.0%	93.4%	94.1%
Change from prior year	121.4%	-57.0%	-3.7%	-0.4%	-0.7%	-0.9%	
	Percent of Original	93.0%	42.0%	89.7%	93.0%	93.4%	89.5%
Change from prior year	121.4%	-53.2%	-11.6%	-0.4%	4.4%	-5.8%	

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



Northeast Kansas Closed Listings Analysis

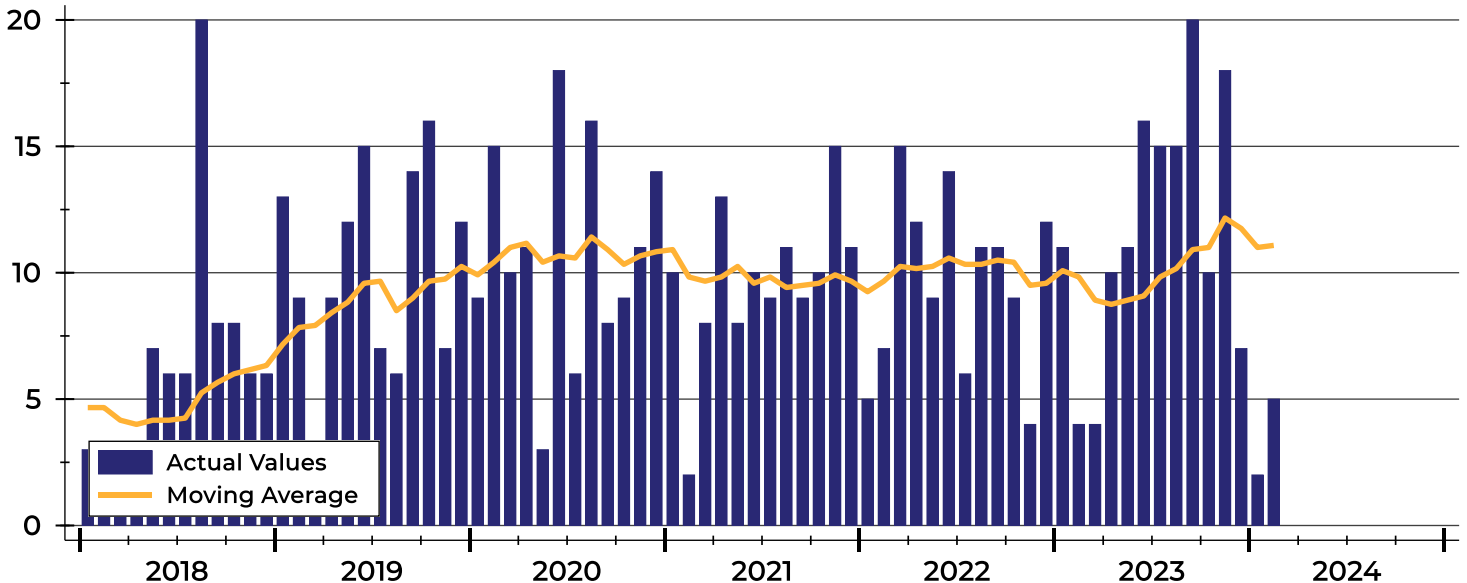
Summary Statistics for Closed Listings		February			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		5	4	25.0%	7	15	-53.3%
Volume (1,000s)		353	222	59.0%	655	2,413	-72.9%
Months' Supply		3.2	3.8	-15.8%	N/A	N/A	N/A
Average	Sale Price	70,660	55,500	27.3%	93,614	160,833	-41.8%
	Days on Market	87	36	141.7%	71	32	121.9%
	Percent of List	93.4%	52.5%	77.9%	94.9%	86.0%	10.3%
	Percent of Original	88.7%	52.5%	69.0%	91.5%	86.0%	6.4%
Median	Sale Price	82,500	30,500	170.5%	95,000	145,000	-34.5%
	Days on Market	30	37	-18.9%	30	28	7.1%
	Percent of List	93.0%	42.0%	121.4%	93.0%	93.4%	-0.4%
	Percent of Original	93.0%	42.0%	121.4%	93.0%	93.4%	-0.4%

A total of 5 homes sold in the Northeast Kansas MLS system in February, up from 4 units in February 2023. Total sales volume rose to \$0.4 million compared to \$0.2 million in the previous year.

The median sales price in February was \$82,500, up 170.5% compared to the prior year. Median days on market was 30 days, down from 31 days in January, and down from 37 in February 2023.

History of Closed Listings

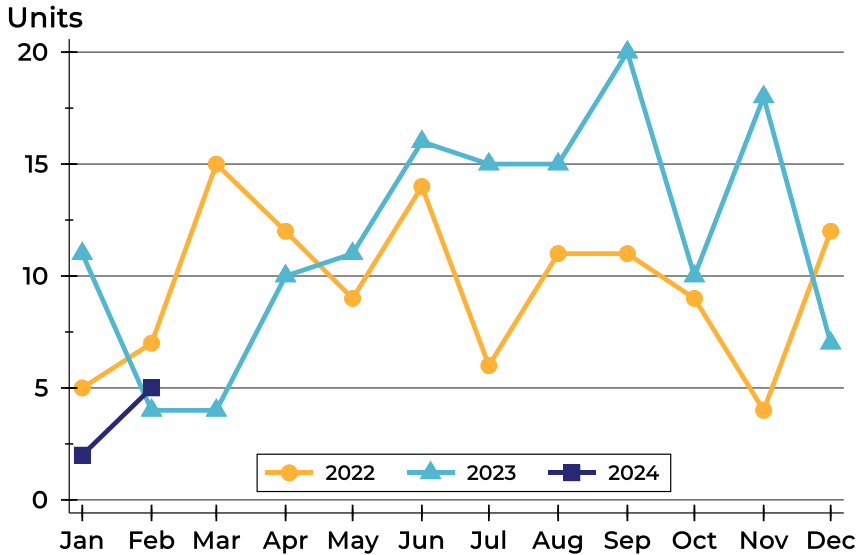
Units





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



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

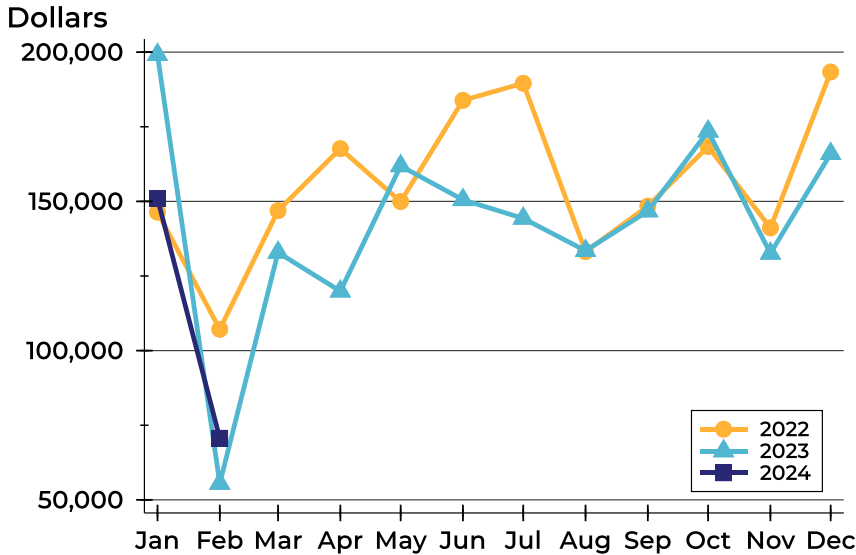
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	40.0%	4.3	27,900	27,900	30	30	93.0%	93.0%	93.0%	93.0%
\$50,000-\$99,999	2	40.0%	1.9	88,750	88,750	86	86	97.4%	97.4%	88.6%	88.6%
\$100,000-\$124,999	1	20.0%	1.3	120,000	120,000	206	206	86.3%	86.3%	80.1%	80.1%
\$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%	4.4	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



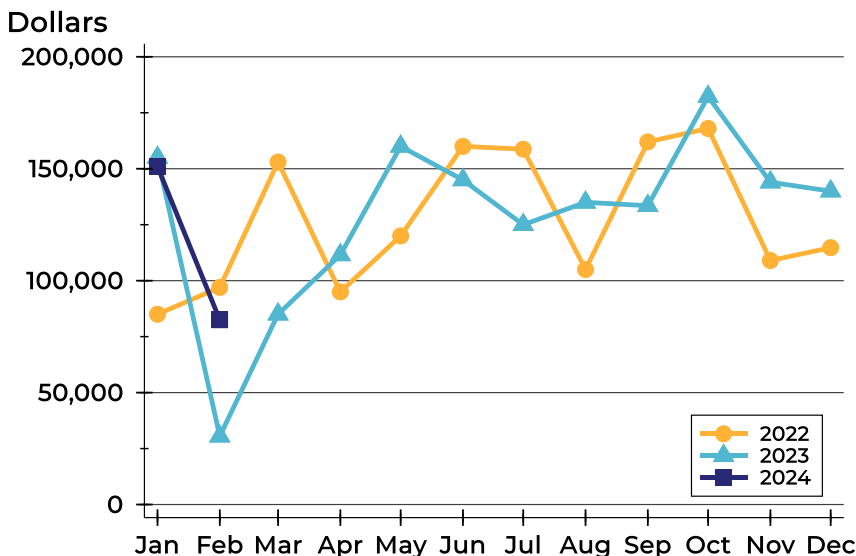
Northeast Kansas Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	146,400	199,136	151,000
February	107,143	55,500	70,660
March	146,900	132,875	
April	167,667	119,900	
May	149,944	161,873	
June	183,857	150,525	
July	189,583	144,310	
August	133,191	133,480	
September	148,409	146,755	
October	168,333	173,500	
November	141,125	132,583	
December	193,358	165,993	

Median Price

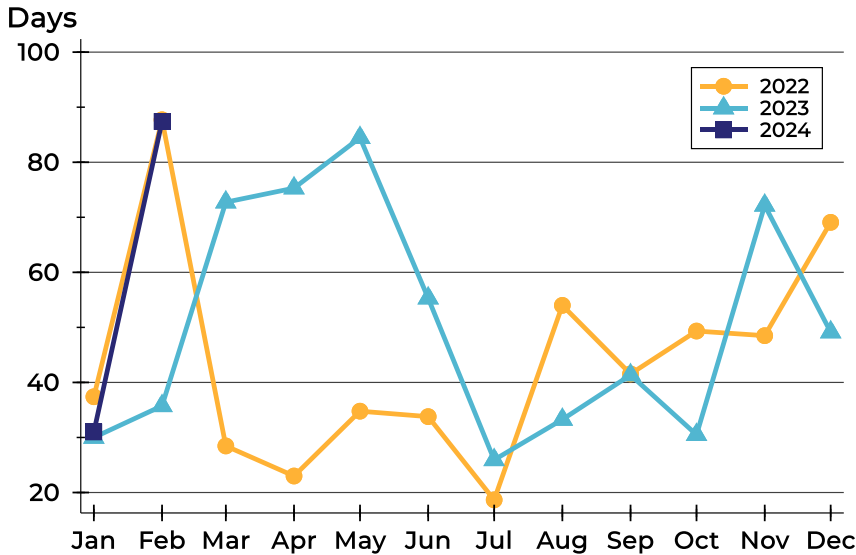


Month	2022	2023	2024
January	85,000	155,000	151,000
February	97,000	30,500	82,500
March	153,000	85,000	
April	95,000	111,500	
May	120,000	160,000	
June	160,000	145,000	
July	158,750	125,000	
August	105,000	135,000	
September	162,000	133,500	
October	168,000	182,250	
November	109,000	144,000	
December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



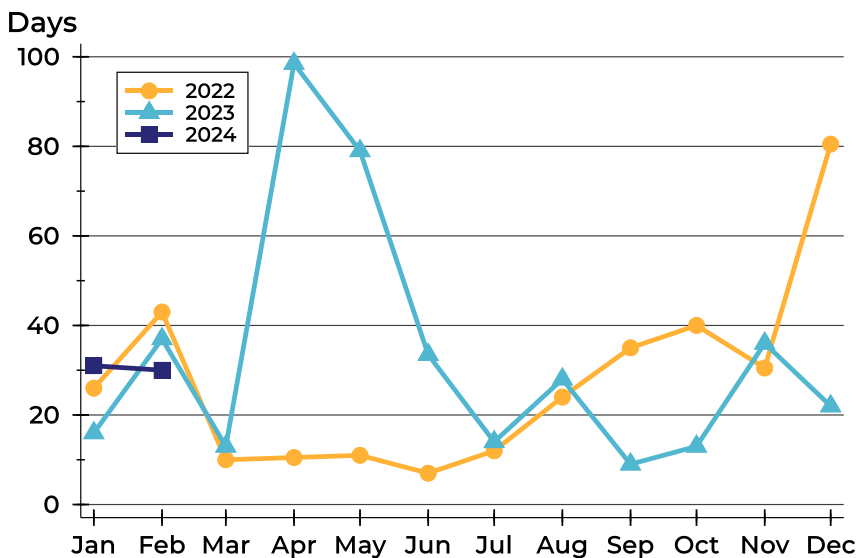
Northeast Kansas Closed Listings Analysis

Average DOM



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

Median DOM



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



Northeast Kansas Active Listings Analysis

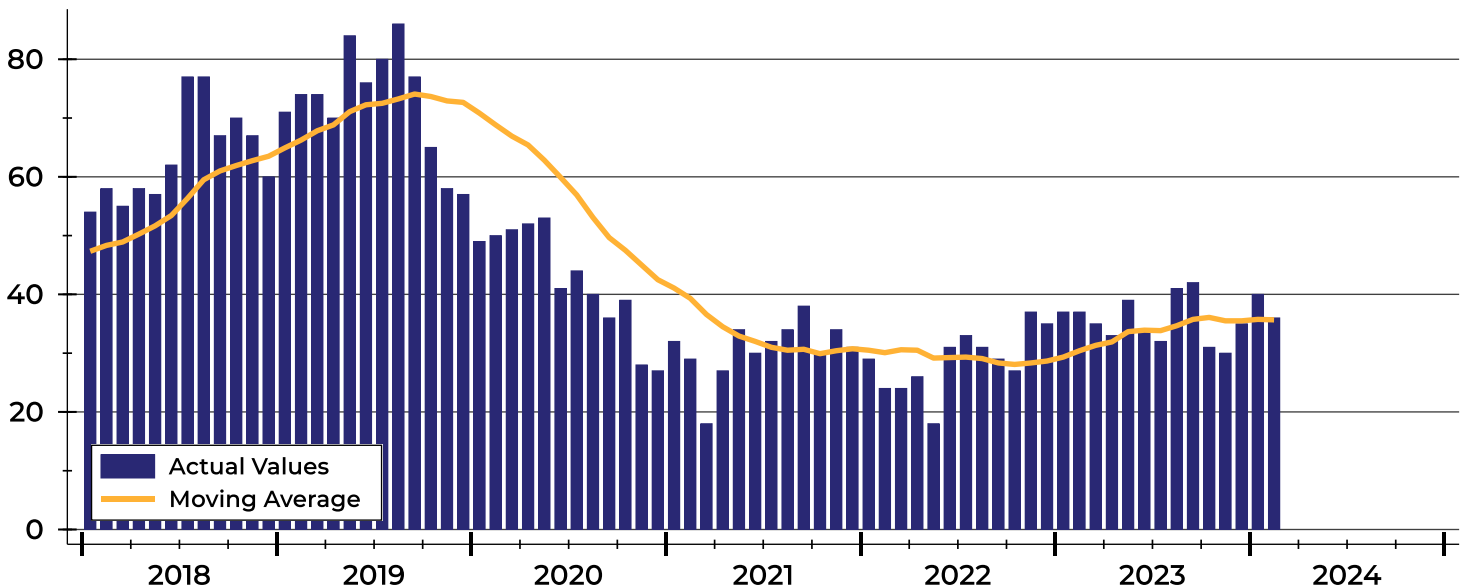
Summary Statistics for Active Listings		End of February		
		2024	2023	Change
Active Listings		36	37	-2.7%
Volume (1,000s)		6,195	5,394	14.8%
Months' Supply		3.2	3.8	-15.8%
Average	List Price	172,086	145,786	18.0%
	Days on Market	106	97	9.3%
	Percent of Original	96.0%	95.7%	0.3%
Median	List Price	162,450	135,000	20.3%
	Days on Market	78	75	4.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 36 homes were available for sale in the Northeast Kansas MLS system at the end of February. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$162,450, up 20.3% from 2023. The typical time on market for active listings was 78 days, up from 75 days a year earlier.

History of Active Listings

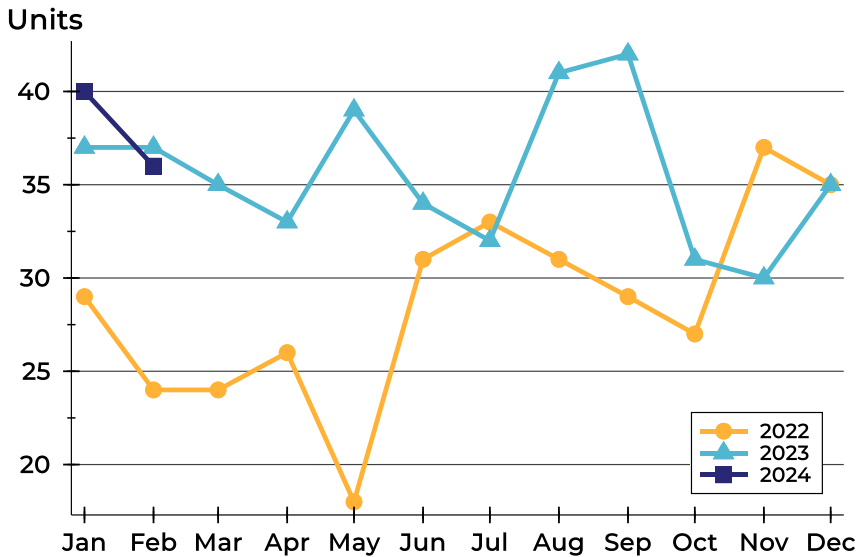
Units





Northeast Kansas Active Listings Analysis

Active Listings by Month



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

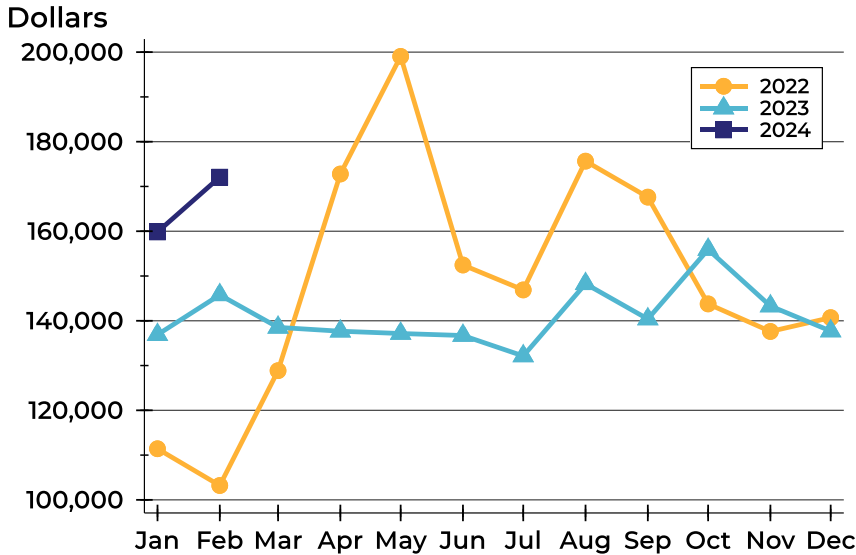
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	5.6%	N/A	18,700	18,700	143	143	75.8%	75.8%
\$25,000-\$49,999	5	13.9%	4.3	37,560	29,500	171	165	87.0%	84.3%
\$50,000-\$99,999	6	16.7%	1.9	78,000	77,500	95	82	95.9%	100.0%
\$100,000-\$124,999	1	2.8%	1.3	120,000	120,000	15	15	100.0%	100.0%
\$125,000-\$149,999	2	5.6%	N/A	138,650	138,650	96	96	100.0%	100.0%
\$150,000-\$174,999	4	11.1%	N/A	161,225	162,450	62	59	102.8%	100.0%
\$175,000-\$199,999	4	11.1%	N/A	182,175	179,000	111	102	98.1%	98.1%
\$200,000-\$249,999	4	11.1%	4.4	223,250	227,000	137	27	98.4%	100.0%
\$250,000-\$299,999	1	2.8%	N/A	295,000	295,000	20	20	100.0%	100.0%
\$300,000-\$399,999	6	16.7%	N/A	353,000	352,000	84	66	99.3%	100.0%
\$400,000-\$499,999	1	2.8%	N/A	425,000	425,000	147	147	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



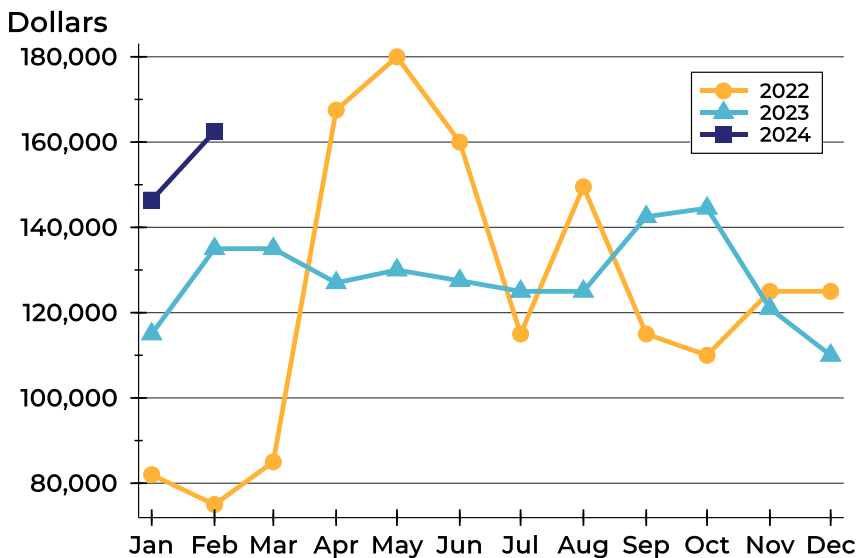
Northeast Kansas Active Listings Analysis

Average Price



Month	2022	2023	2024
January	111,416	136,893	159,830
February	103,211	145,786	172,086
March	128,861	138,526	
April	172,787	137,670	
May	199,050	137,159	
June	152,458	136,712	
July	146,897	132,141	
August	175,655	148,264	
September	167,621	140,396	
October	143,772	155,922	
November	137,617	143,290	
December	140,701	137,709	

Median Price

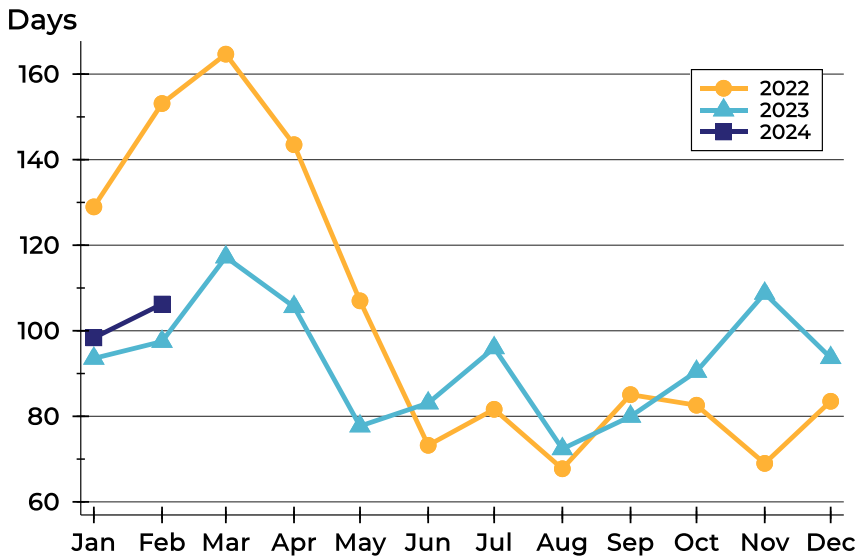


Month	2022	2023	2024
January	82,000	115,000	146,400
February	75,000	135,000	162,450
March	85,000	135,000	
April	167,500	127,000	
May	180,000	130,000	
June	160,000	127,500	
July	115,000	125,000	
August	149,500	125,000	
September	115,000	142,500	
October	110,000	144,500	
November	125,000	121,000	
December	125,000	110,000	



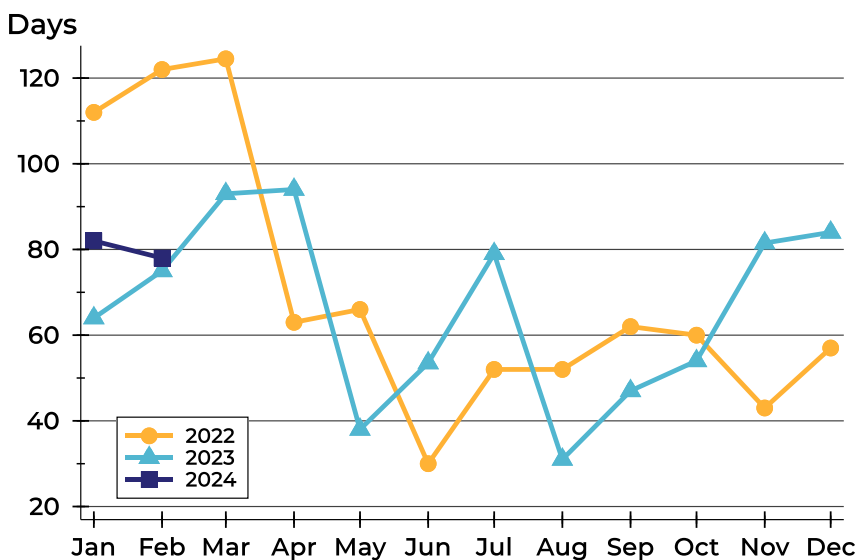
Northeast Kansas Active Listings Analysis

Average DOM



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

Median DOM

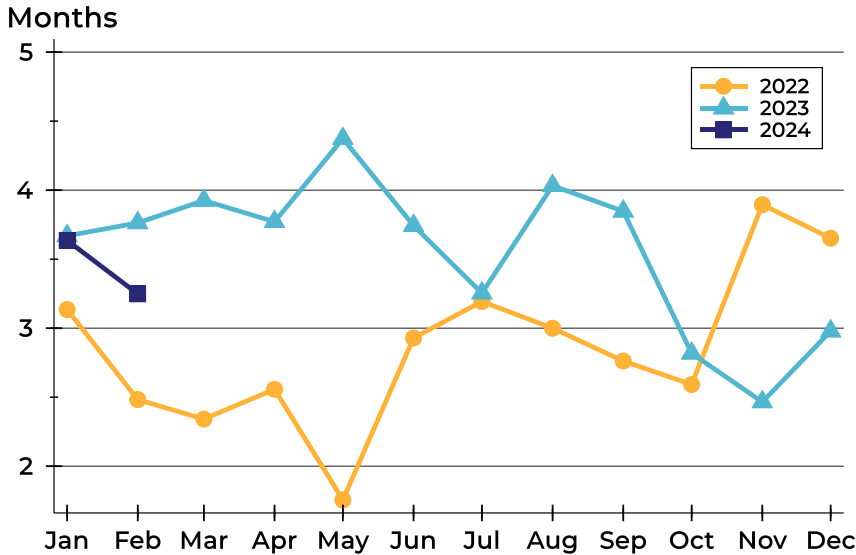


Month	2022	2023	2024
January	112	64	82
February	122	75	78
March	125	93	
April	63	94	
May	66	38	
June	30	54	
July	52	79	
August	52	31	
September	62	47	
October	60	54	
November	43	82	
December	57	84	



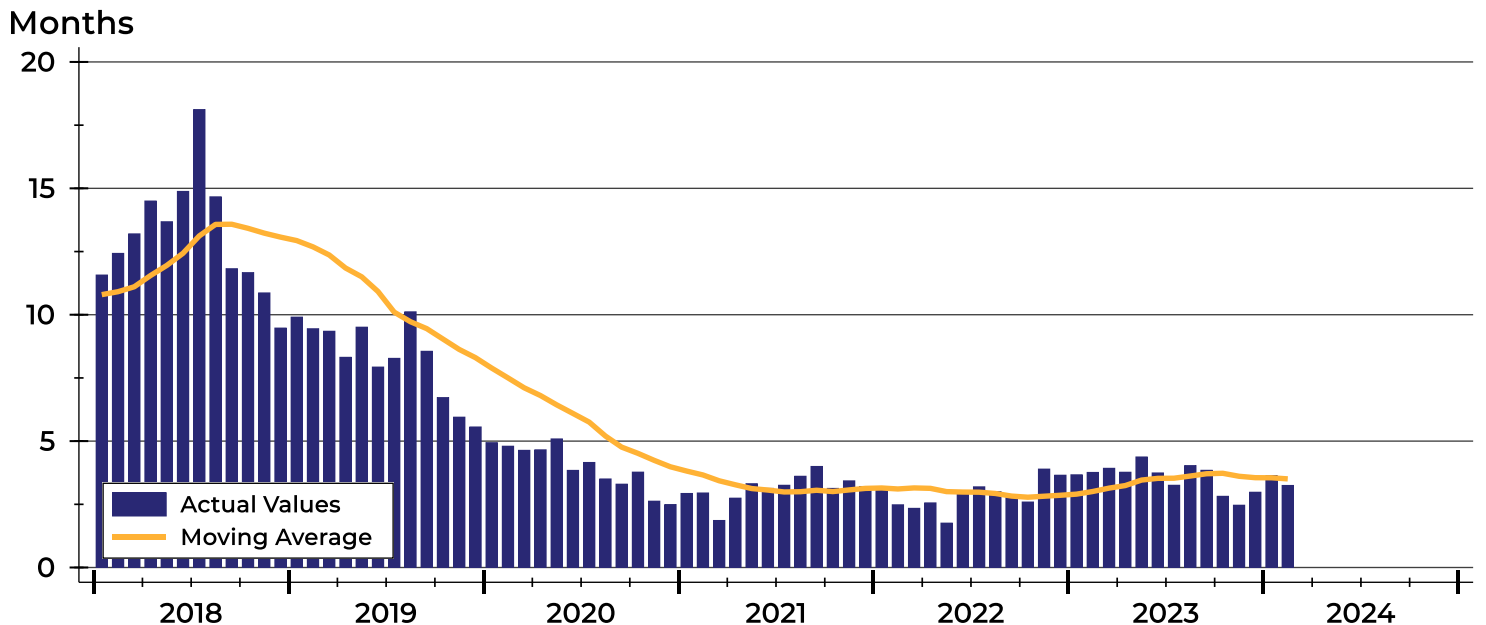
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





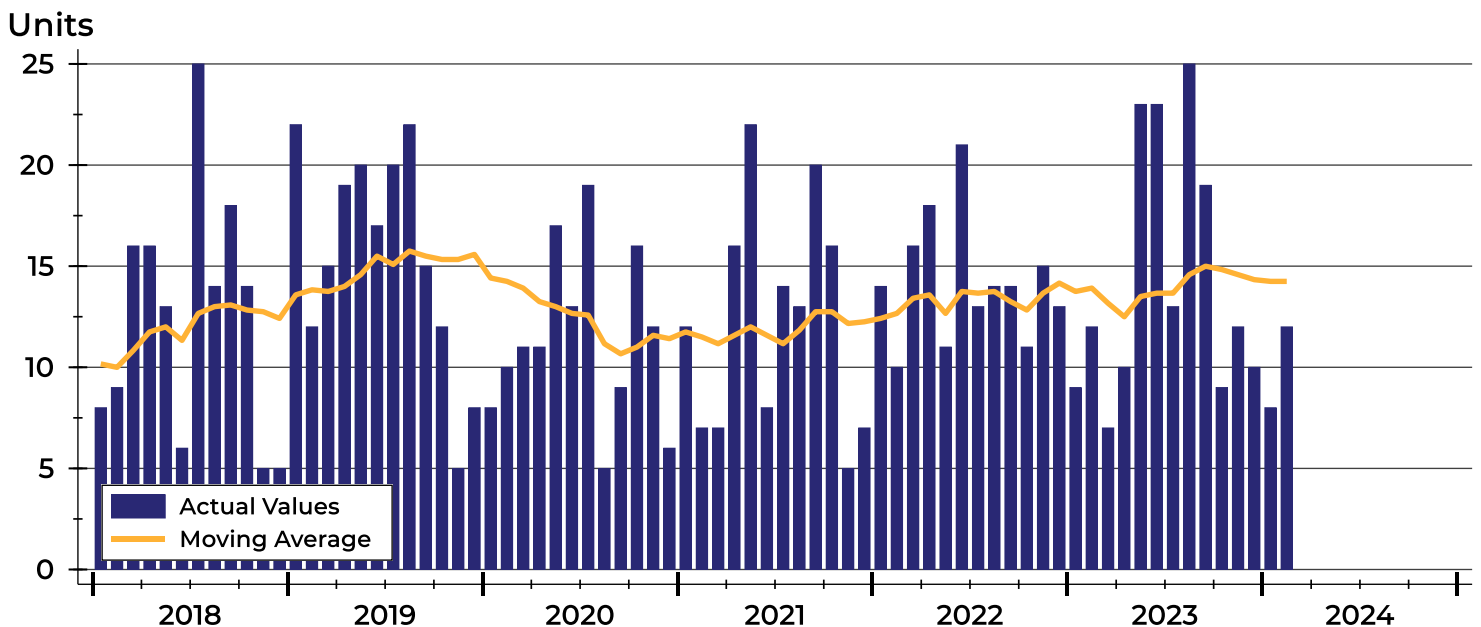
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	12	12	0.0%
	Volume (1,000s)	1,588	1,819	-12.7%
	Average List Price	132,325	151,617	-12.7%
	Median List Price	129,750	127,500	1.8%
Year-to-Date	New Listings	20	21	-4.8%
	Volume (1,000s)	3,415	2,690	27.0%
	Average List Price	170,745	128,114	33.3%
	Median List Price	142,500	99,900	42.6%

A total of 12 new listings were added in the Northeast Kansas MLS system during February, the same figure as reported in 2023. Year-to-date the Northeast Kansas MLS system has seen 20 new listings.

The median list price of these homes was \$129,750 up from \$127,500 in 2023.

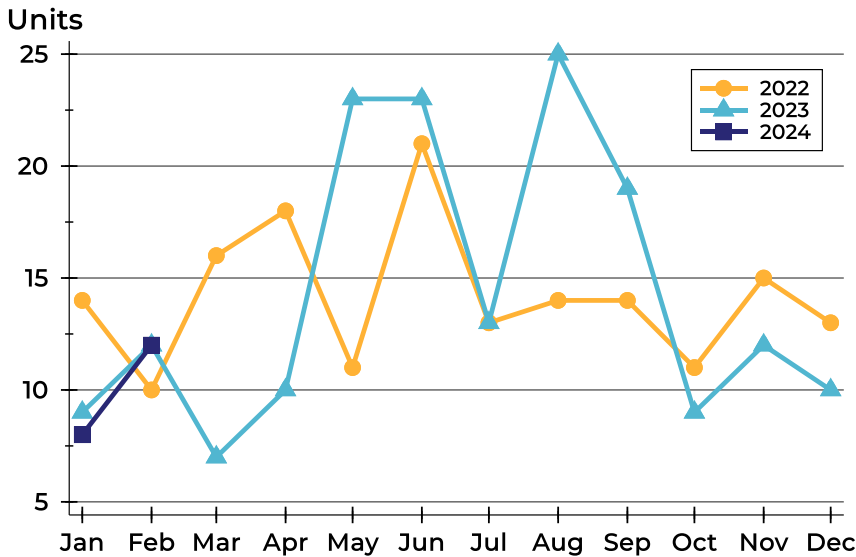
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



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

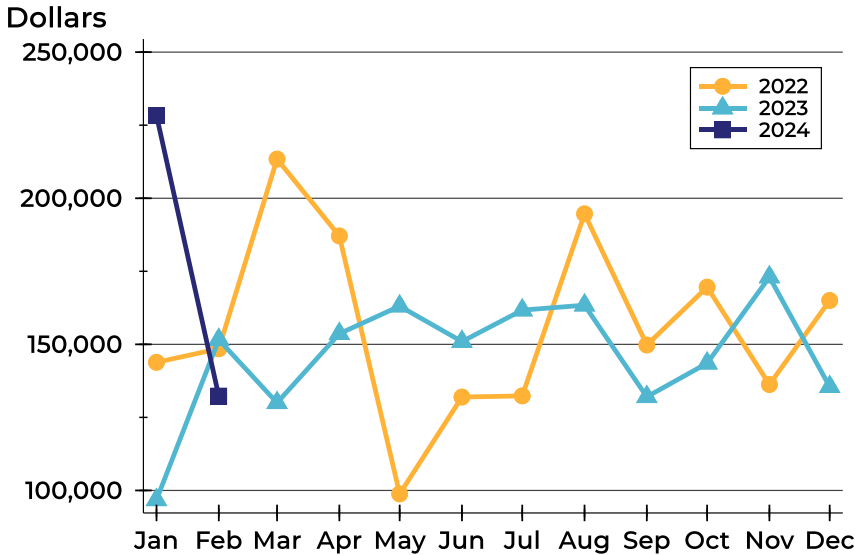
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	16.7%	29,500	29,500	18	18	100.0%	100.0%
\$50,000-\$99,999	2	16.7%	97,250	97,250	18	18	100.0%	100.0%
\$100,000-\$124,999	1	8.3%	120,000	120,000	21	21	100.0%	100.0%
\$125,000-\$149,999	4	33.3%	136,125	135,000	12	14	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	164,900	164,900	24	24	97.3%	97.3%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	8.3%	210,000	210,000	28	28	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	295,000	295,000	26	26	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



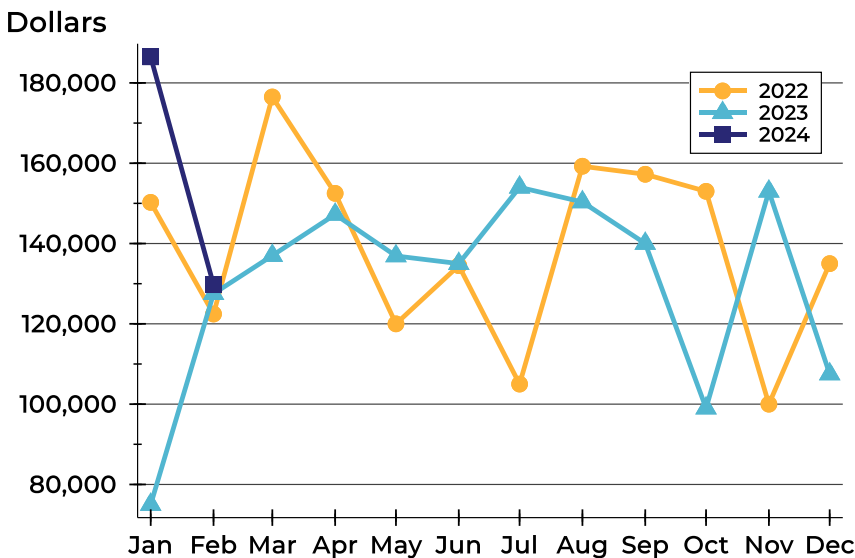
Northeast Kansas New Listings Analysis

Average Price



Month	2022	2023	2024
January	143,857	96,778	228,375
February	148,480	151,617	132,325
March	213,400	130,000	
April	187,106	153,650	
May	98,818	163,081	
June	131,967	150,943	
July	132,369	161,715	
August	194,664	163,402	
September	149,786	132,058	
October	169,591	143,533	
November	136,260	173,042	
December	165,015	135,490	

Median Price



Month	2022	2023	2024
January	150,250	75,000	186,500
February	122,450	127,500	129,750
March	176,500	137,000	
April	152,500	147,250	
May	120,000	136,900	
June	134,500	135,000	
July	105,000	154,000	
August	159,250	150,350	
September	157,250	140,000	
October	153,000	99,000	
November	100,000	153,000	
December	135,000	107,500	



Northeast Kansas Contracts Written Analysis

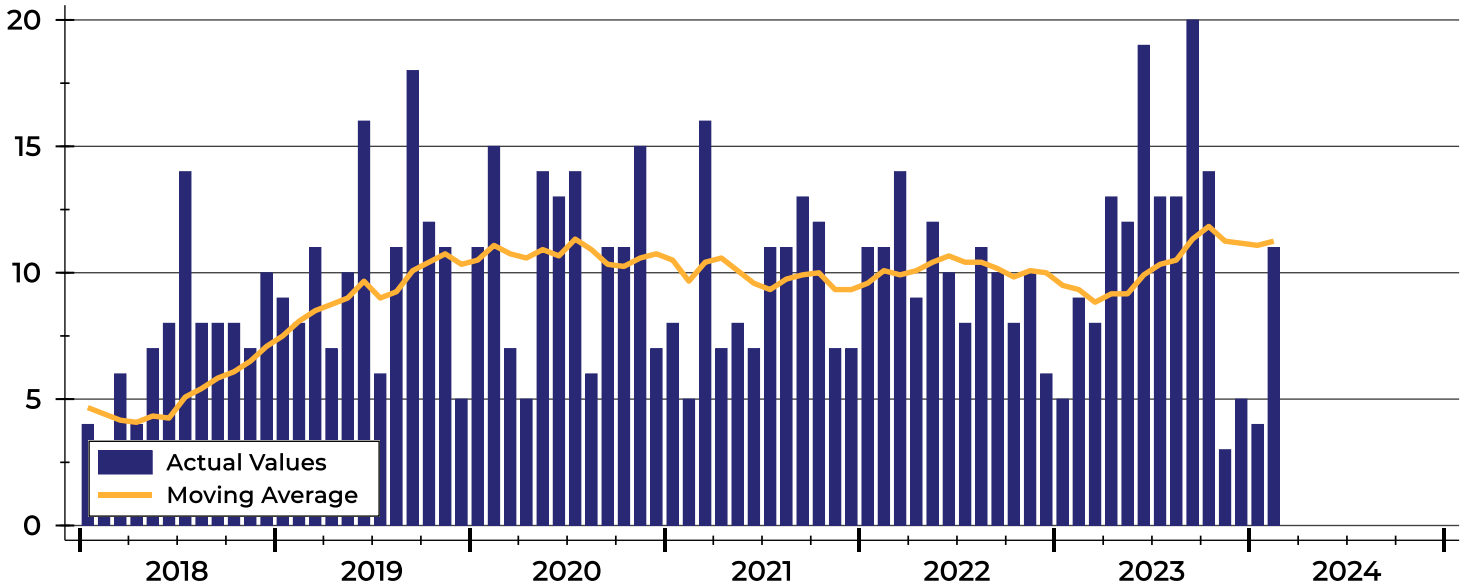
Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		11	9	22.2%	15	14	7.1%
Volume (1,000s)		1,319	1,001	31.8%	1,611	1,488	8.3%
Average	Sale Price	119,909	111,244	7.8%	107,367	106,300	1.0%
	Days on Market	79	59	33.9%	86	53	62.3%
	Percent of Original	95.4%	83.0%	14.9%	92.5%	76.3%	21.2%
Median	Sale Price	108,000	91,500	18.0%	92,500	90,750	1.9%
	Days on Market	75	51	47.1%	75	39	92.3%
	Percent of Original	100.0%	85.2%	17.4%	93.3%	81.5%	14.5%

A total of 11 contracts for sale were written in the Northeast Kansas MLS system during the month of February, up from 9 in 2023. The median list price of these homes was \$108,000, up from \$91,500 the prior year.

Half of the homes that went under contract in February were on the market less than 75 days, compared to 51 days in February 2023.

History of Contracts Written

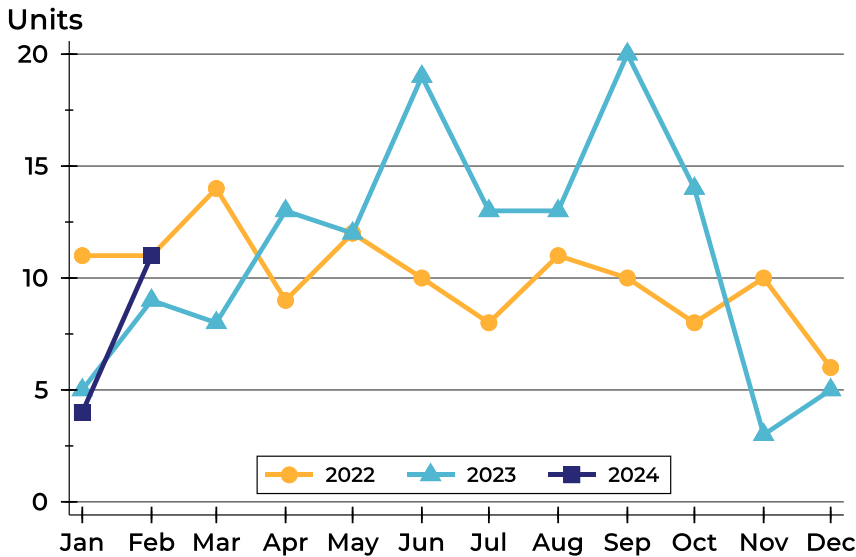
Units





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



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

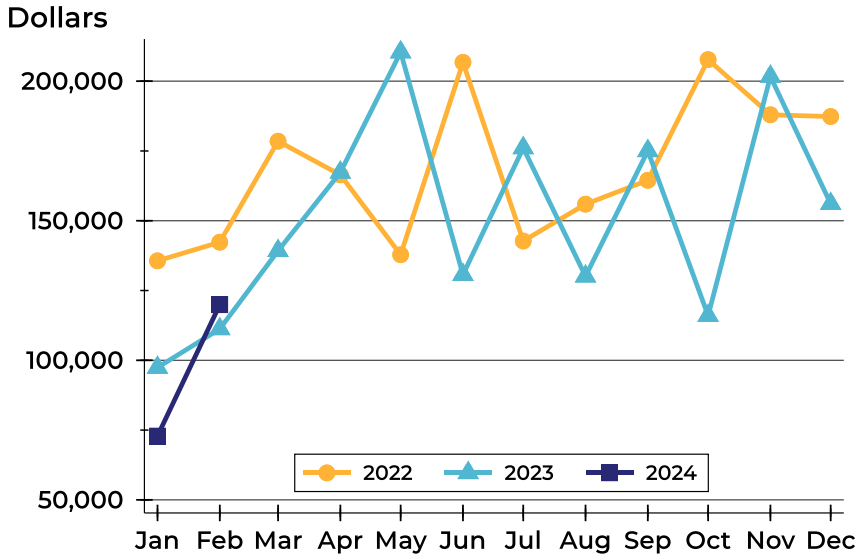
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	45.5%	72,200	80,000	91	105	96.8%	100.0%
\$100,000-\$124,999	1	9.1%	108,000	108,000	220	220	83.1%	83.1%
\$125,000-\$149,999	3	27.3%	138,333	140,000	10	9	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	2	18.2%	217,500	217,500	81	81	91.1%	91.1%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



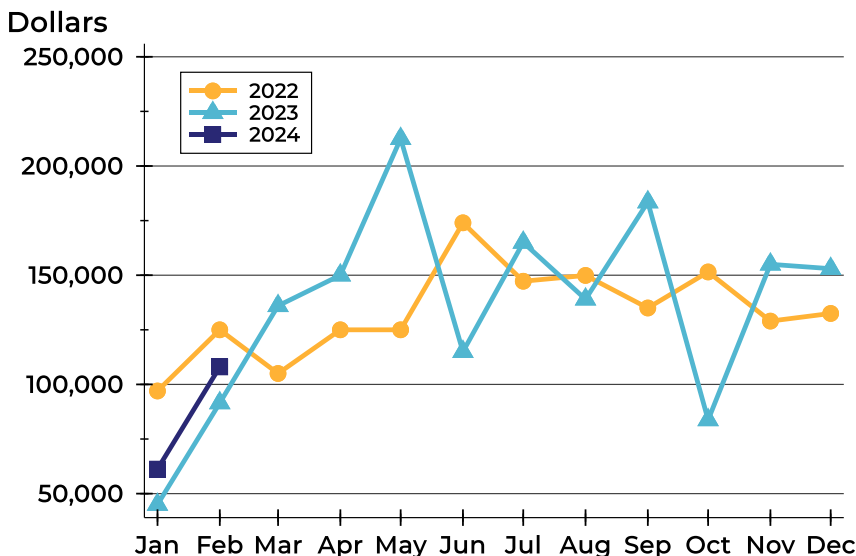
Northeast Kansas Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	135,636	97,400	72,875
February	142,318	111,244	119,909
March	178,500	139,238	
April	166,444	167,308	
May	137,825	210,400	
June	206,750	130,668	
July	142,738	176,077	
August	155,945	130,112	
September	164,500	175,045	
October	207,725	116,021	
November	187,950	201,667	
December	187,333	156,100	

Median Price

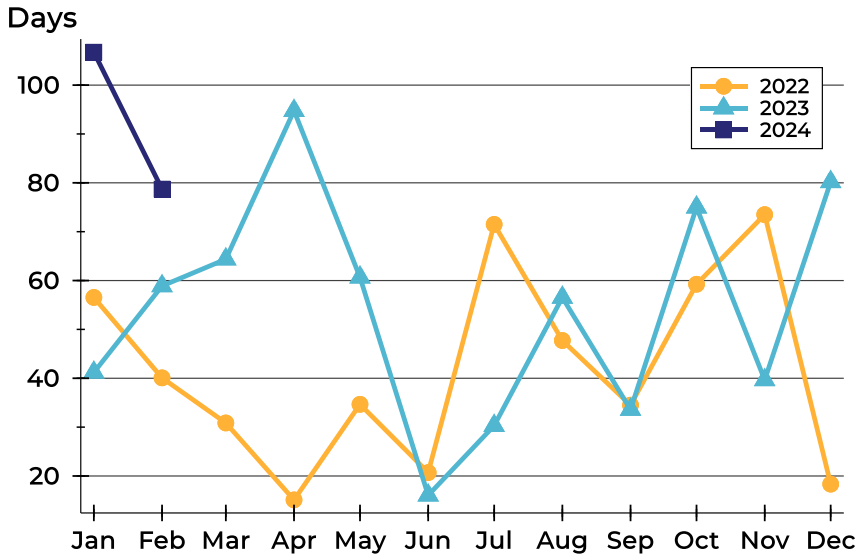


Month	2022	2023	2024
January	97,000	45,000	61,250
February	125,000	91,500	108,000
March	105,000	136,000	
April	125,000	150,000	
May	125,000	212,500	
June	174,000	115,000	
July	147,250	165,000	
August	149,900	139,000	
September	135,000	183,500	
October	151,500	83,750	
November	129,000	155,000	
December	132,500	153,000	



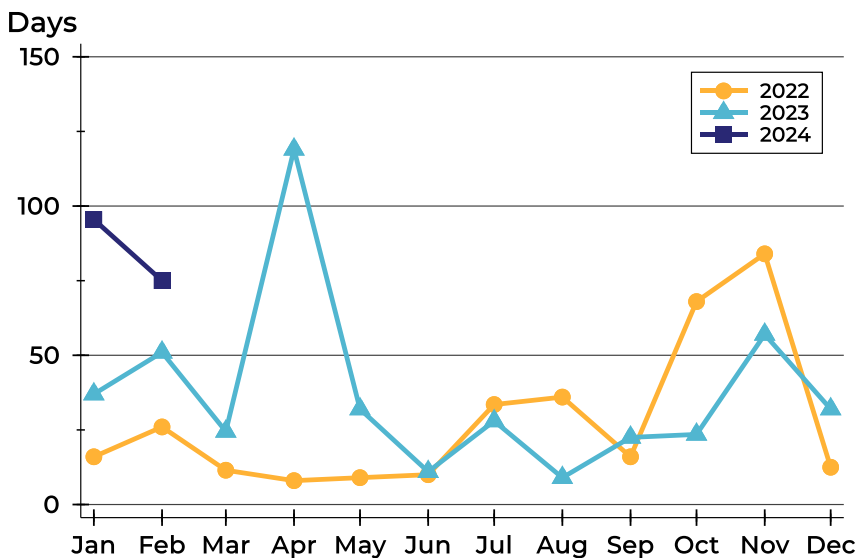
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	57	41	107
February	40	59	79
March	31	64	
April	15	95	
May	35	61	
June	21	16	
July	72	30	
August	48	57	
September	35	34	
October	59	75	
November	74	40	
December	18	80	

Median DOM



Month	2022	2023	2024
January	16	37	96
February	26	51	75
March	12	25	
April	8	119	
May	9	32	
June	10	11	
July	34	28	
August	36	9	
September	16	23	
October	68	24	
November	84	57	
December	13	32	



Northeast Kansas Pending Contracts Analysis

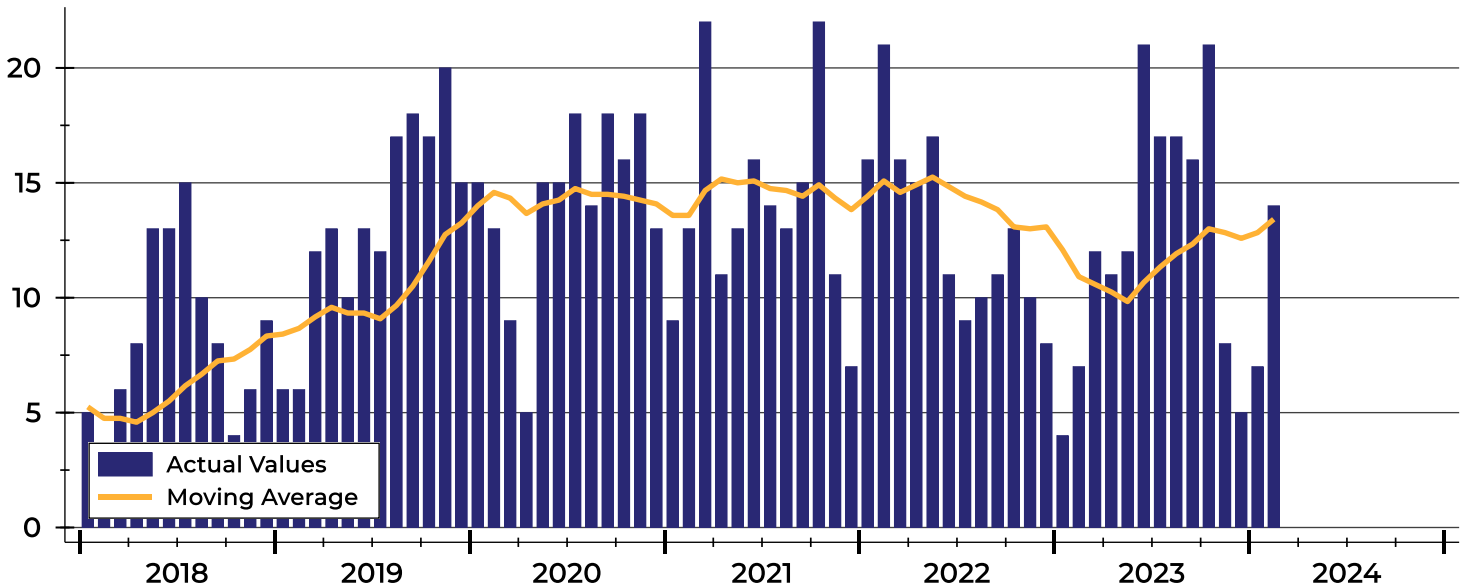
Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		14	7	100.0%
Volume (1,000s)		2,079	740	180.9%
Average	List Price	148,500	105,714	40.5%
	Days on Market	82	42	95.2%
	Percent of Original	96.8%	92.8%	4.3%
Median	List Price	135,000	83,000	62.7%
	Days on Market	82	21	290.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in the Northeast Kansas MLS system had contracts pending at the end of February, up from 7 contracts pending at the end of February 2023.

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

History of Pending Contracts

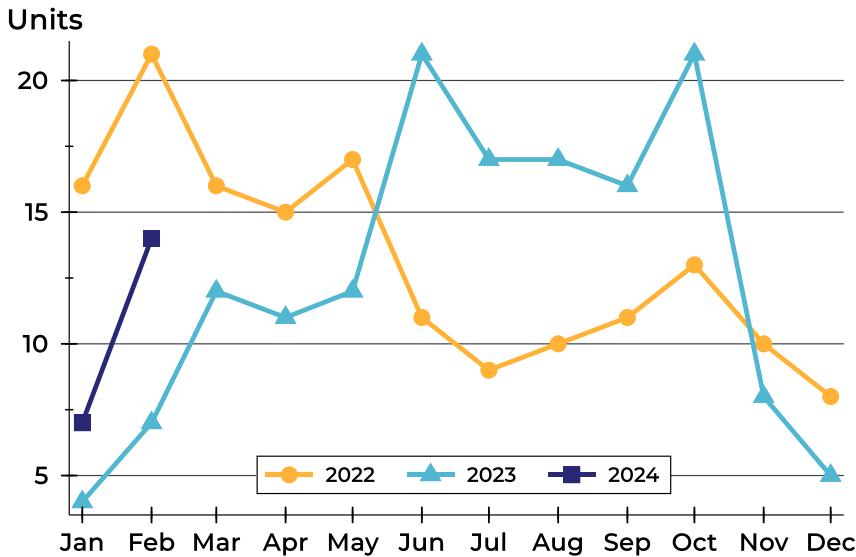
Units





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



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

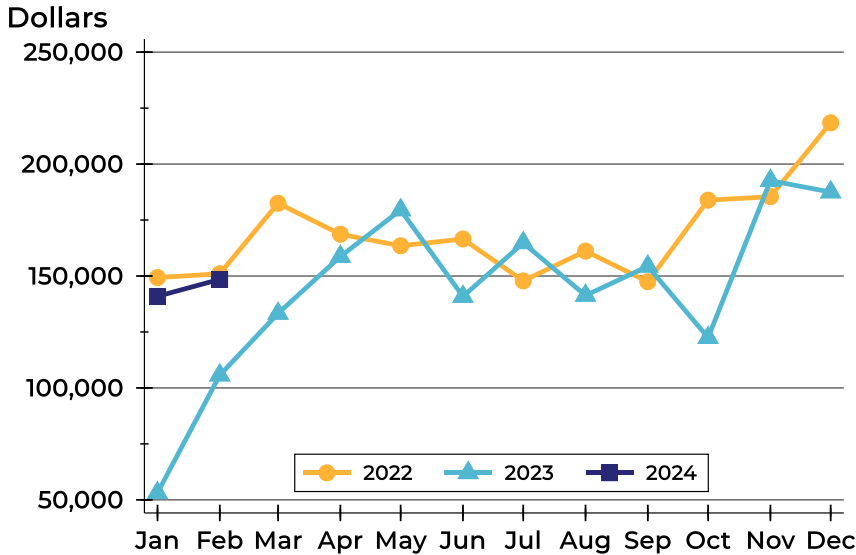
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	35.7%	72,200	80,000	91	105	96.8%	100.0%
\$100,000-\$124,999	1	7.1%	108,000	108,000	220	220	83.1%	83.1%
\$125,000-\$149,999	3	21.4%	138,333	140,000	10	9	100.0%	100.0%
\$150,000-\$174,999	1	7.1%	155,000	155,000	68	68	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	2	14.3%	217,500	217,500	81	81	96.7%	96.7%
\$250,000-\$299,999	1	7.1%	295,000	295,000	128	128	95.2%	95.2%
\$300,000-\$399,999	1	7.1%	310,000	310,000	89	89	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



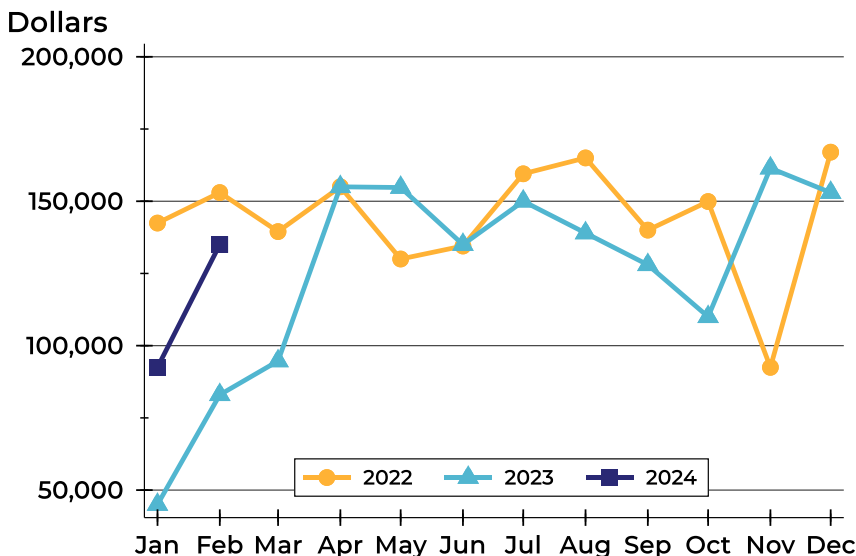
Northeast Kansas Pending Contracts Analysis

Average Price



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

Median Price

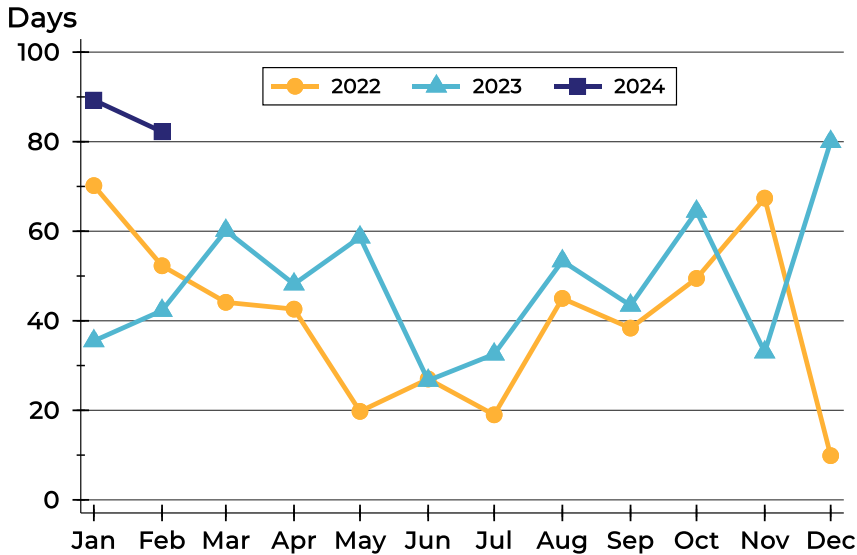


Month	2022	2023	2024
January	142,450	45,000	92,500
February	153,000	83,000	135,000
March	139,500	94,700	
April	155,000	155,000	
May	130,000	154,750	
June	134,500	135,000	
July	159,500	150,000	
August	165,000	139,000	
September	140,000	128,000	
October	149,900	110,000	
November	92,500	161,450	
December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



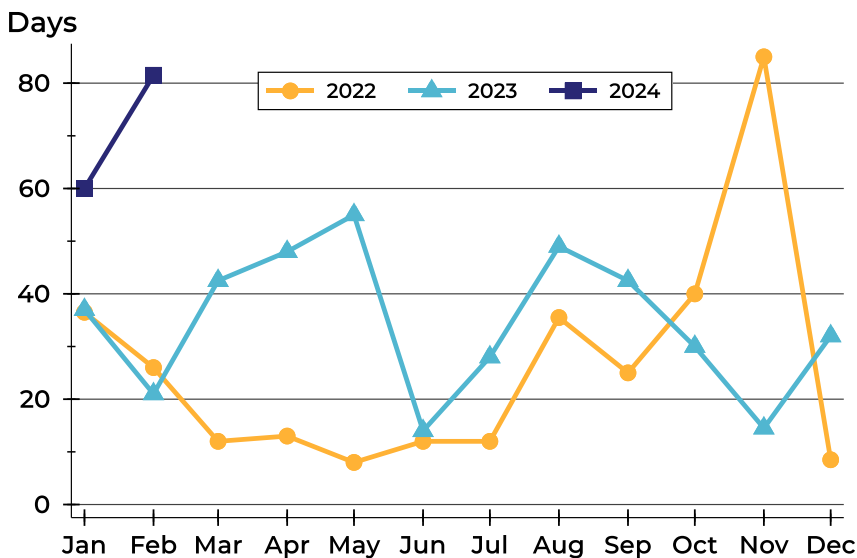
Northeast Kansas Pending Contracts Analysis

Average DOM



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

Median DOM



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



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in February

Total home sales in Brown County rose by 25.0% last month to 5 units, compared to 4 units in February 2023. Total sales volume was \$0.4 million, up 59.1% from a year earlier.

The median sale price in February was \$82,500, up from \$30,500 a year earlier. Homes that sold in February were typically on the market for 30 days and sold for 93.0% of their list prices.

Brown County Active Listings Remain the Same at End of February

The total number of active listings in Brown County at the end of February was 30 units, the same as in February 2023. This represents a 3.5 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$151,400.

During February, a total of 8 contracts were written up from 6 in February 2023. At the end of the month, there were 8 contracts still pending.

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- Summary Statistics – Page 2
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- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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Brown County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		5	4	6	7	9	9
Change from prior year		25.0%	-33.3%	200.0%	-22.2%	0.0%	0.0%
Active Listings		30	30	24	N/A	N/A	N/A
Change from prior year		0.0%	25.0%	-4.0%			
Months' Supply		3.5	4.3	3.6	N/A	N/A	N/A
Change from prior year		-18.6%	19.4%	5.9%			
New Listings		9	7	7	14	15	15
Change from prior year		28.6%	0.0%	16.7%	-6.7%	0.0%	-6.3%
Contracts Written		8	6	7	12	10	14
Change from prior year		33.3%	-14.3%	75.0%	20.0%	-28.6%	55.6%
Pending Contracts		8	4	13	N/A	N/A	N/A
Change from prior year		100.0%	-69.2%	44.4%			
Sales Volume (1,000s)		353	222	687	655	808	1,312
Change from prior year		59.0%	-67.7%	318.9%	-18.9%	-38.4%	167.8%
Average	Sale Price	70,660	55,500	114,500	93,614	89,722	145,778
	Change from prior year	27.3%	-51.5%	39.6%	4.3%	-38.5%	167.6%
	List Price of Actives	146,270	130,687	103,211	N/A	N/A	N/A
	Change from prior year	11.9%	26.6%	2.0%			
	Days on Market	87	36	97	71	42	81
Change from prior year	141.7%	-62.9%	73.2%	69.0%	-48.1%	-21.4%	
Percent of List	93.4%	52.5%	96.1%	94.9%	76.0%	93.7%	
Change from prior year	77.9%	-45.4%	-5.3%	24.9%	-18.9%	-2.2%	
Percent of Original	88.7%	52.5%	94.3%	91.5%	76.0%	92.4%	
Change from prior year	69.0%	-44.3%	-7.1%	20.4%	-17.7%	-5.1%	
Median	Sale Price	82,500	30,500	111,000	95,000	99,000	125,000
	Change from prior year	170.5%	-72.5%	35.4%	-4.0%	-20.8%	155.1%
	List Price of Actives	151,400	117,500	75,000	N/A	N/A	N/A
	Change from prior year	28.9%	56.7%	-11.7%			
	Days on Market	30	37	63	30	37	45
Change from prior year	-18.9%	-41.3%	12.5%	-18.9%	-17.8%	-10.0%	
Percent of List	93.0%	42.0%	98.8%	93.0%	90.6%	95.0%	
Change from prior year	121.4%	-57.5%	-2.7%	2.6%	-4.6%	0.0%	
Percent of Original	93.0%	42.0%	93.7%	93.0%	90.6%	93.3%	
Change from prior year	121.4%	-55.2%	-7.7%	2.6%	-2.9%	-1.8%	

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



Brown County Closed Listings Analysis

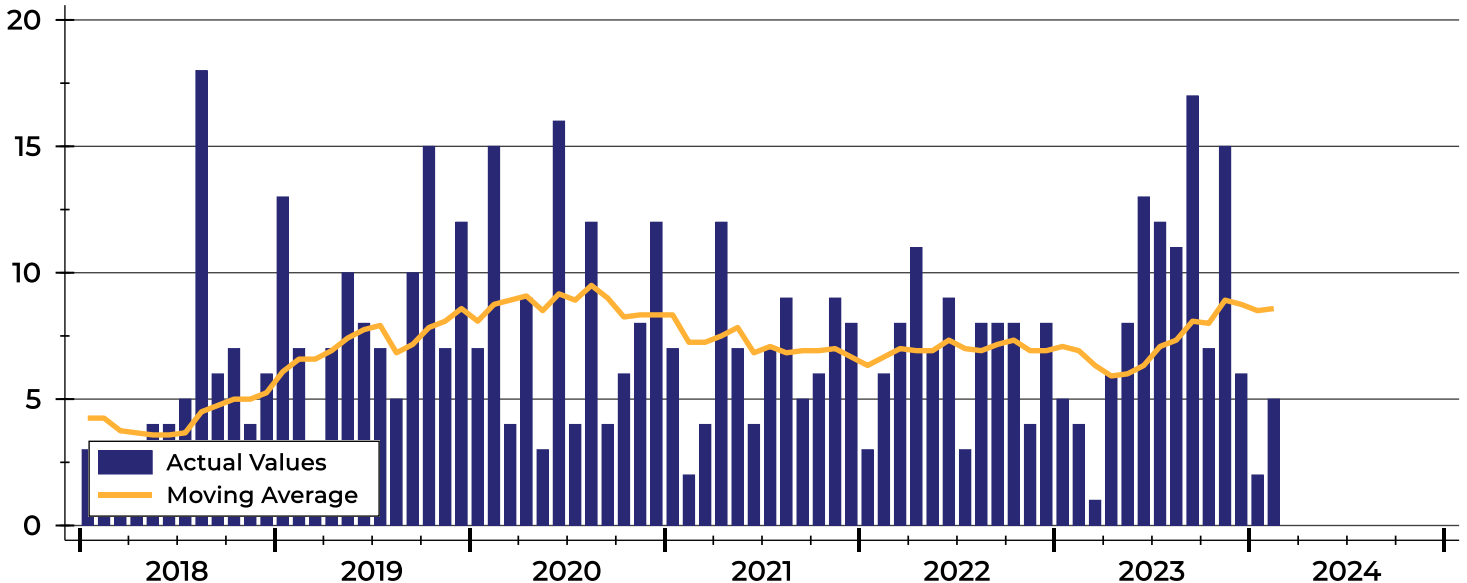
Summary Statistics for Closed Listings		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		5	4	25.0%	7	9	-22.2%
Volume (1,000s)		353	222	59.0%	655	808	-18.9%
Months' Supply		3.5	4.3	-18.6%	N/A	N/A	N/A
Average	Sale Price	70,660	55,500	27.3%	93,614	89,722	4.3%
	Days on Market	87	36	141.7%	71	42	69.0%
	Percent of List	93.4%	52.5%	77.9%	94.9%	76.0%	24.9%
	Percent of Original	88.7%	52.5%	69.0%	91.5%	76.0%	20.4%
Median	Sale Price	82,500	30,500	170.5%	95,000	99,000	-4.0%
	Days on Market	30	37	-18.9%	30	37	-18.9%
	Percent of List	93.0%	42.0%	121.4%	93.0%	90.6%	2.6%
	Percent of Original	93.0%	42.0%	121.4%	93.0%	90.6%	2.6%

A total of 5 homes sold in Brown County in February, up from 4 units in February 2023. Total sales volume rose to \$0.4 million compared to \$0.2 million in the previous year.

The median sales price in February was \$82,500, up 170.5% compared to the prior year. Median days on market was 30 days, down from 31 days in January, and down from 37 in February 2023.

History of Closed Listings

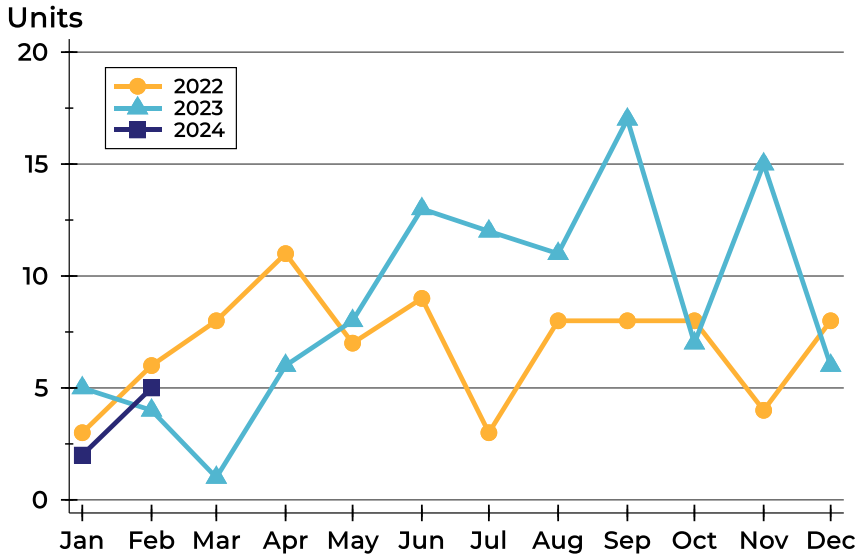
Units





Brown County Closed Listings Analysis

Closed Listings by Month



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

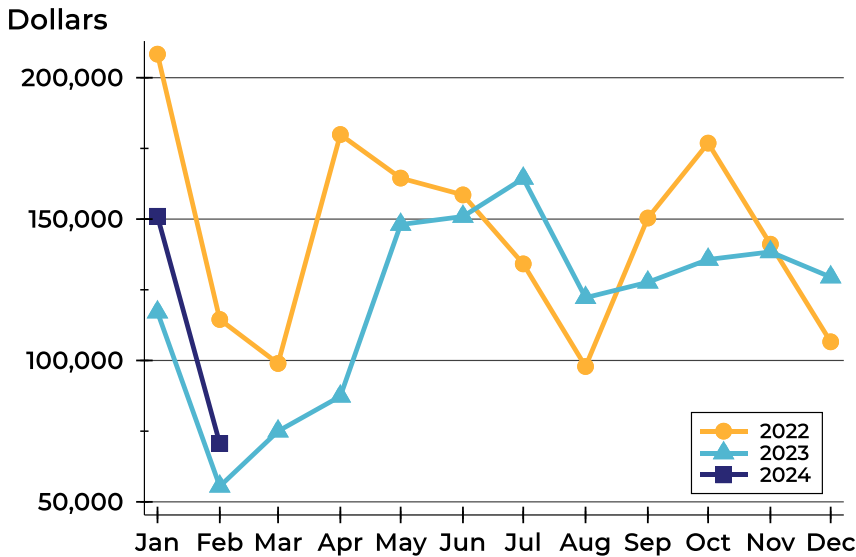
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	40.0%	5.5	27,900	27,900	30	30	93.0%	93.0%	93.0%	93.0%
\$50,000-\$99,999	2	40.0%	1.8	88,750	88,750	86	86	97.4%	97.4%	88.6%	88.6%
\$100,000-\$124,999	1	20.0%	1.5	120,000	120,000	206	206	86.3%	86.3%	80.1%	80.1%
\$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%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



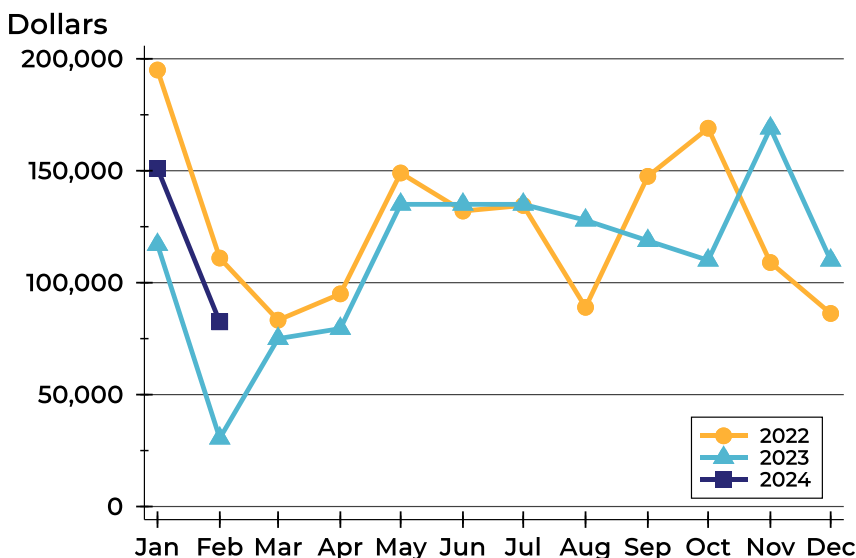
Brown County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	208,333	117,100	151,000
February	114,500	55,500	70,660
March	98,938	75,000	
April	179,909	87,333	
May	164,500	148,075	
June	158,556	150,915	
July	134,167	164,388	
August	97,875	122,200	
September	150,375	127,653	
October	176,875	135,714	
November	141,125	138,400	
December	106,600	129,492	

Median Price

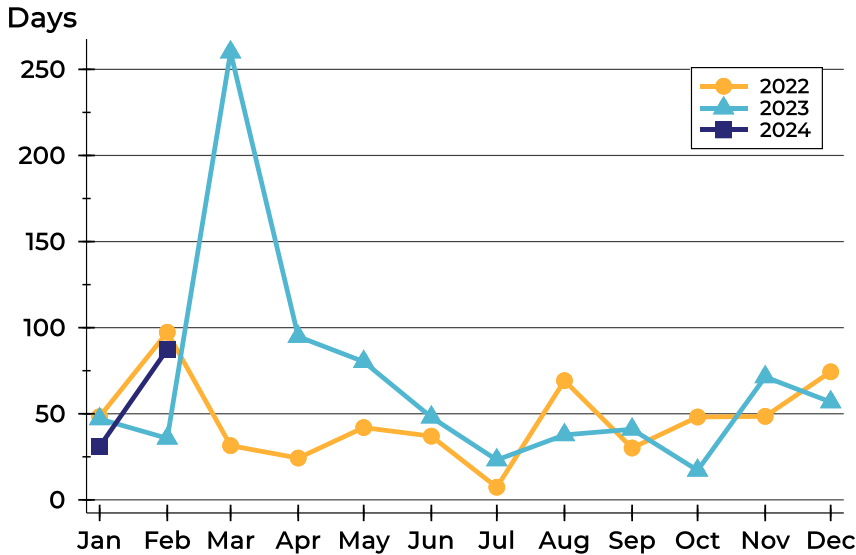


Month	2022	2023	2024
January	195,000	117,000	151,000
February	111,000	30,500	82,500
March	83,250	75,000	
April	95,000	79,500	
May	149,000	135,000	
June	132,000	135,000	
July	134,500	135,000	
August	89,000	127,900	
September	147,500	118,750	
October	169,000	110,000	
November	109,000	169,000	
December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



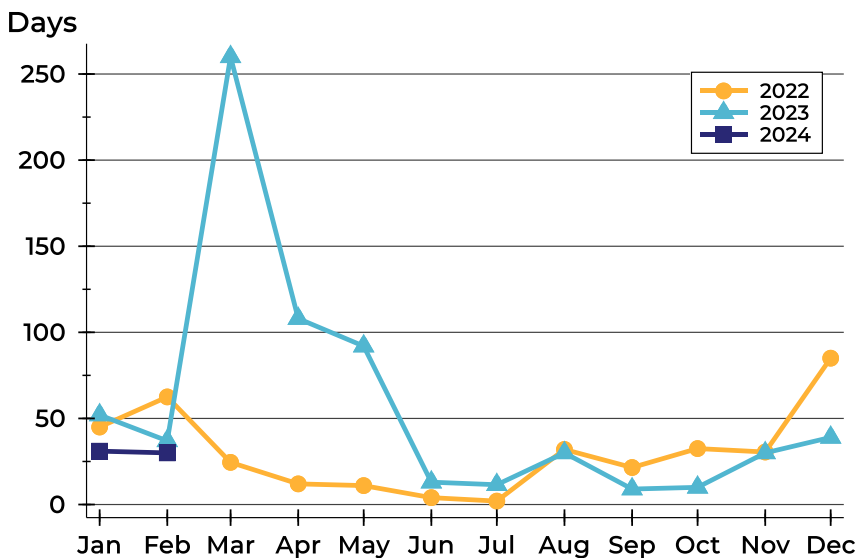
Brown County Closed Listings Analysis

Average DOM



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

Median DOM



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



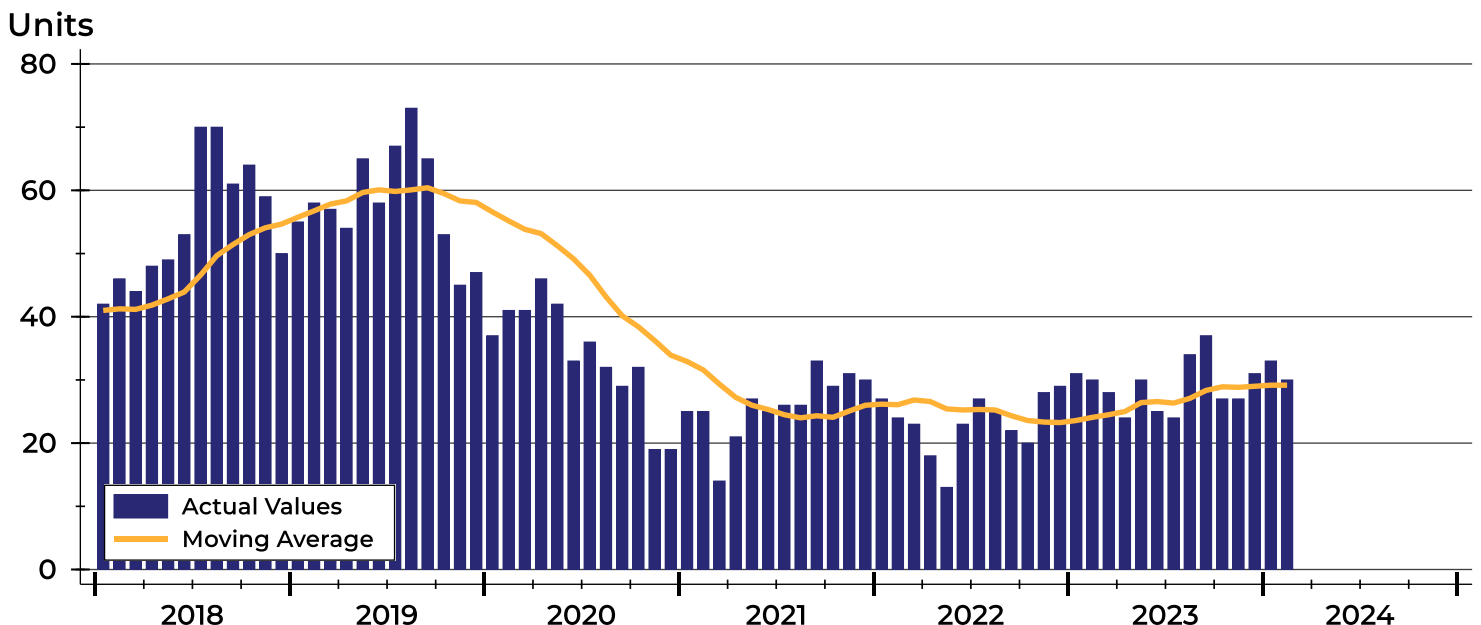
Brown County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2024	2023	Change
Active Listings		30	30	0.0%
Volume (1,000s)		4,388	3,921	11.9%
Months' Supply		3.5	4.3	-18.6%
Average	List Price	146,270	130,687	11.9%
	Days on Market	114	99	15.2%
	Percent of Original	95.6%	95.1%	0.5%
Median	List Price	151,400	117,500	28.9%
	Days on Market	88	70	25.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in Brown County at the end of February. This represents a 3.5 months' supply of active listings.

The median list price of homes on the market at the end of February was \$151,400, up 28.9% from 2023. The typical time on market for active listings was 88 days, up from 70 days a year earlier.

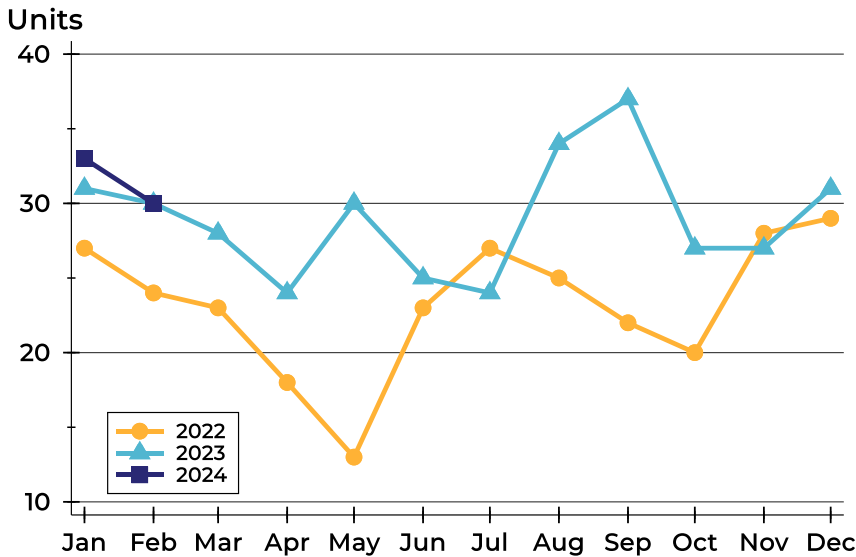
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



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

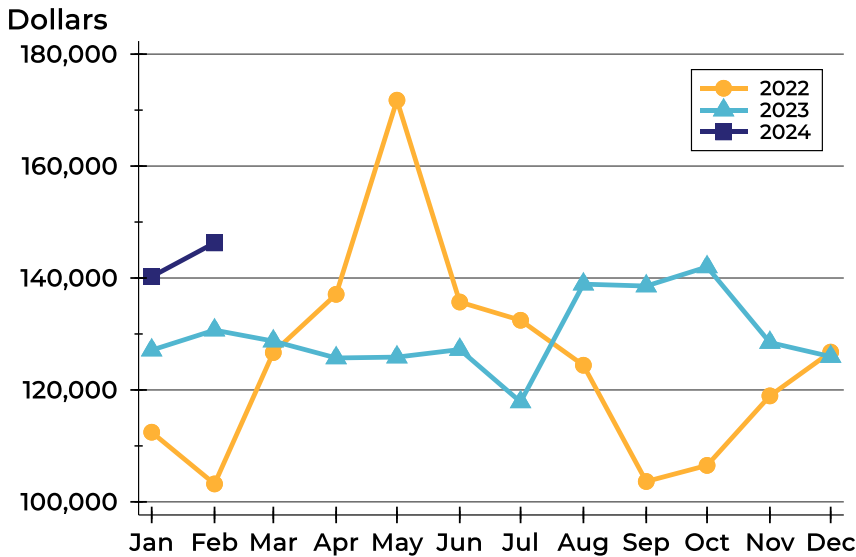
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	6.7%	N/A	18,700	18,700	143	143	75.8%	75.8%
\$25,000-\$49,999	5	16.7%	5.5	37,560	29,500	171	165	87.0%	84.3%
\$50,000-\$99,999	5	16.7%	1.8	73,800	60,000	85	72	97.1%	100.0%
\$100,000-\$124,999	1	3.3%	1.5	120,000	120,000	15	15	100.0%	100.0%
\$125,000-\$149,999	2	6.7%	N/A	138,650	138,650	96	96	100.0%	100.0%
\$150,000-\$174,999	4	13.3%	N/A	161,225	162,450	62	59	102.8%	100.0%
\$175,000-\$199,999	4	13.3%	N/A	182,175	179,000	111	102	98.1%	98.1%
\$200,000-\$249,999	3	10.0%	6.0	227,667	229,000	175	27	97.8%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	13.3%	N/A	335,000	320,000	105	95	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



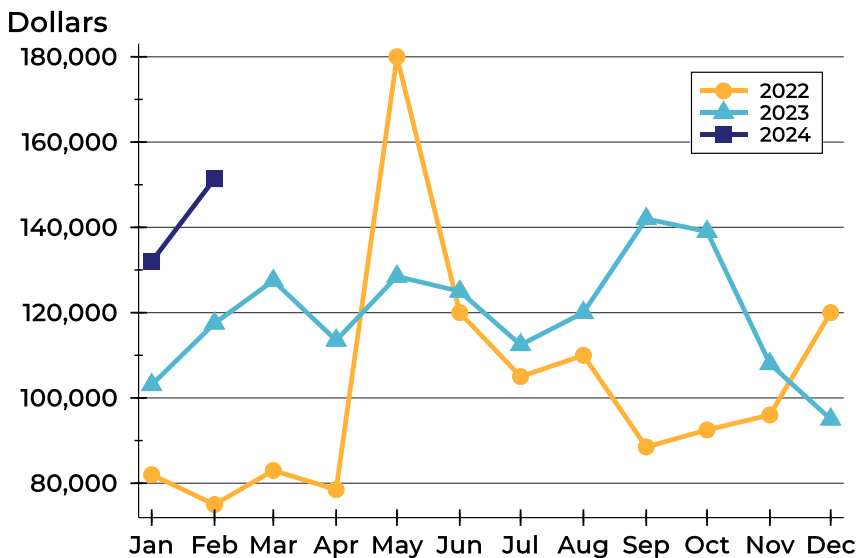
Brown County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	112,447	127,114	140,248
February	103,211	130,687	146,270
March	126,681	128,729	
April	137,087	125,713	
May	171,769	125,867	
June	135,709	127,216	
July	132,448	117,863	
August	124,412	138,900	
September	103,641	138,567	
October	106,518	141,985	
November	118,941	128,470	
December	126,760	125,961	

Median Price

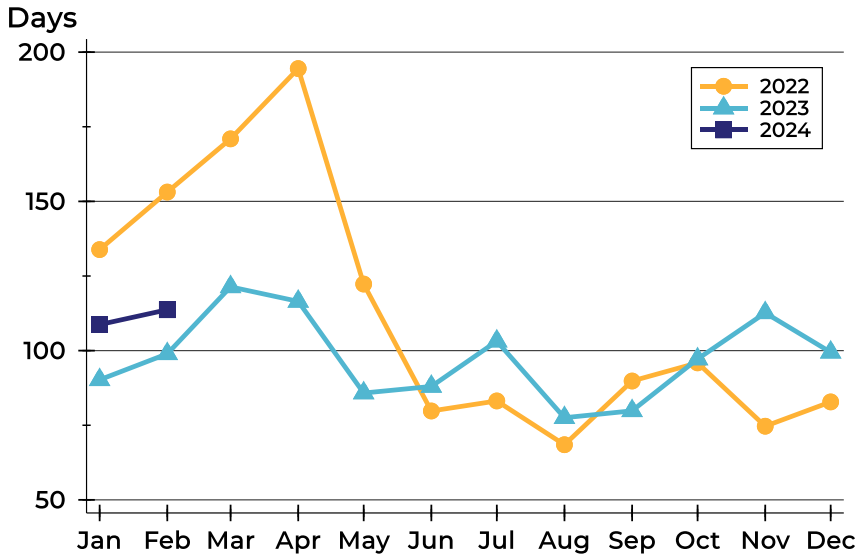


Month	2022	2023	2024
January	82,000	103,075	132,000
February	75,000	117,500	151,400
March	83,000	127,500	
April	78,500	113,500	
May	180,000	128,500	
June	120,000	125,000	
July	105,000	112,450	
August	110,000	120,000	
September	88,500	142,000	
October	92,500	139,000	
November	96,000	108,000	
December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



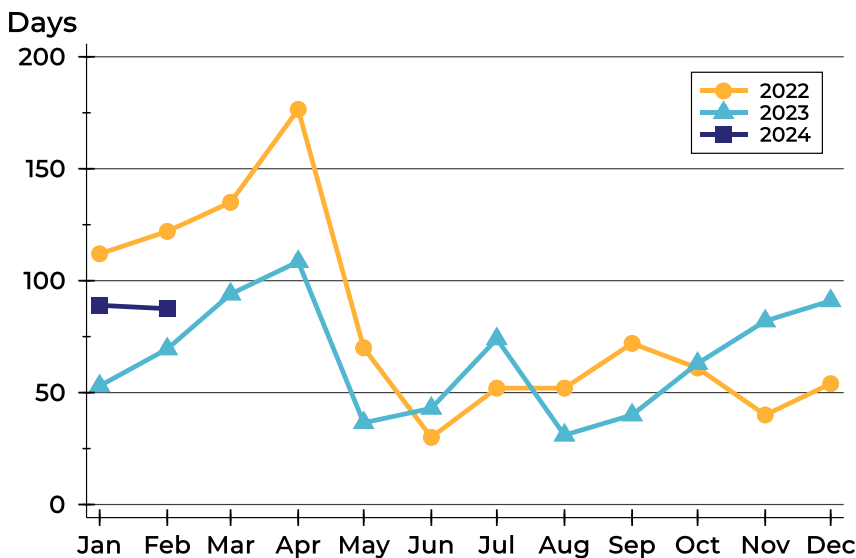
Brown County Active Listings Analysis

Average DOM



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

Median DOM

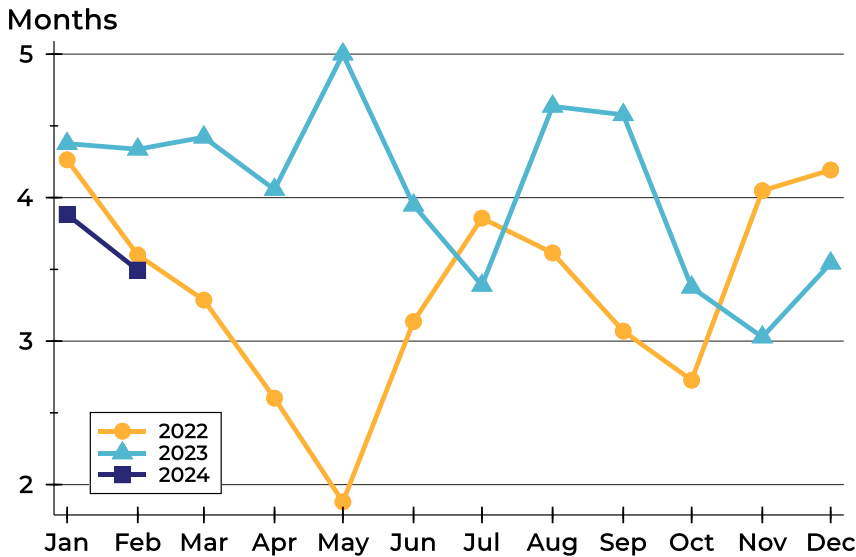


Month	2022	2023	2024
January	112	53	89
February	122	70	88
March	135	94	
April	177	109	
May	70	37	
June	30	43	
July	52	74	
August	52	31	
September	72	40	
October	61	63	
November	40	82	
December	54	91	



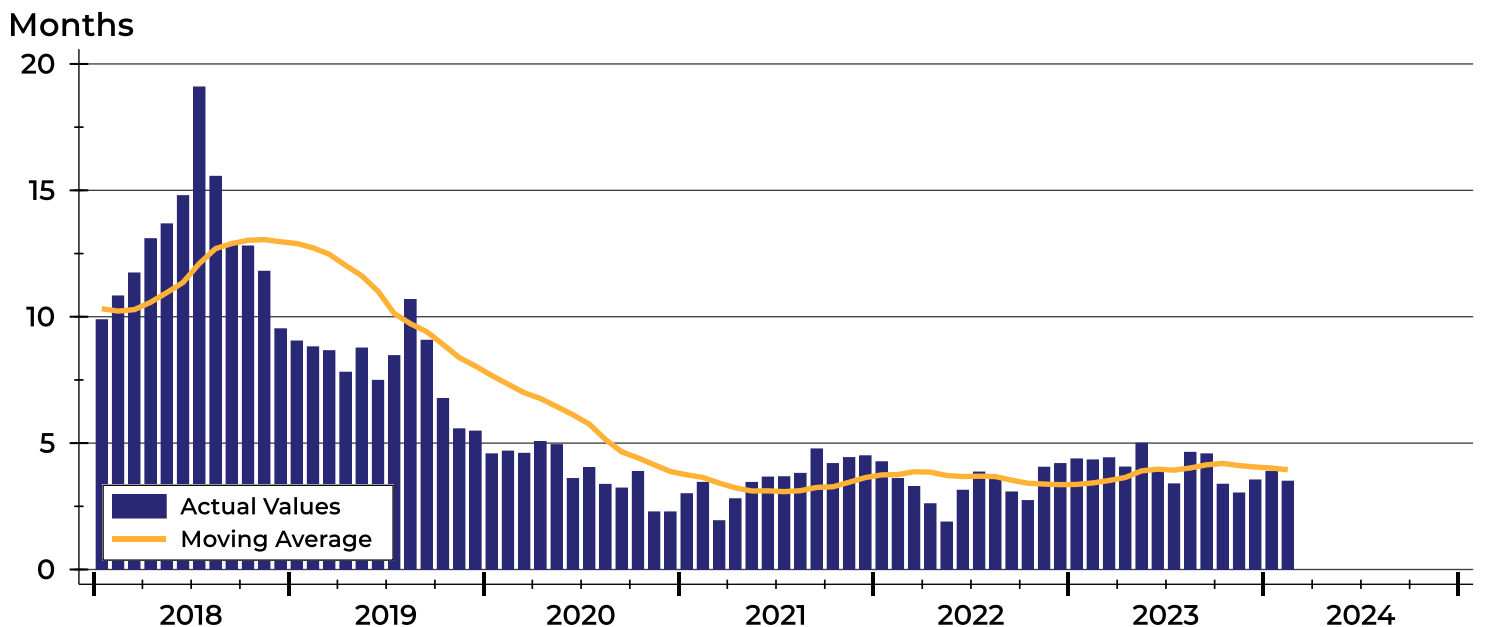
Brown County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





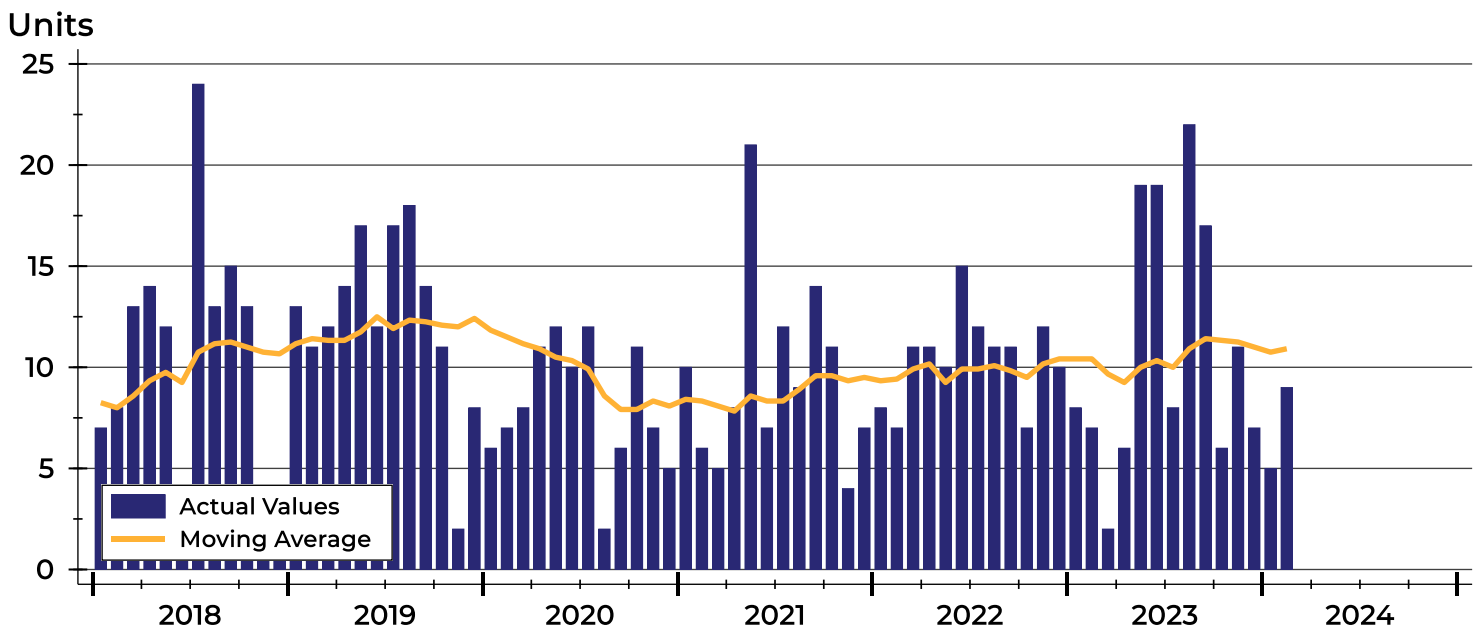
Brown County New Listings Analysis

Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	9	7	28.6%
	Volume (1,000s)	943	716	31.7%
	Average List Price	104,767	102,271	2.4%
	Median List Price	120,000	99,900	20.1%
Year-to-Date	New Listings	14	15	-6.7%
	Volume (1,000s)	1,926	1,512	27.4%
	Average List Price	137,564	100,793	36.5%
	Median List Price	129,750	93,000	39.5%

A total of 9 new listings were added in Brown County during February, up 28.6% from the same month in 2023. Year-to-date Brown County has seen 14 new listings.

The median list price of these homes was \$120,000 up from \$99,900 in 2023.

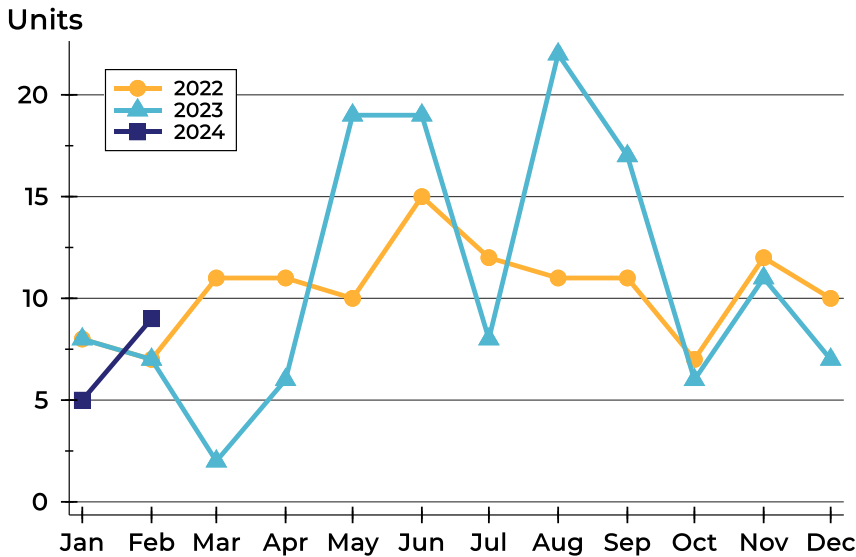
History of New Listings





Brown County New Listings Analysis

New Listings by Month



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

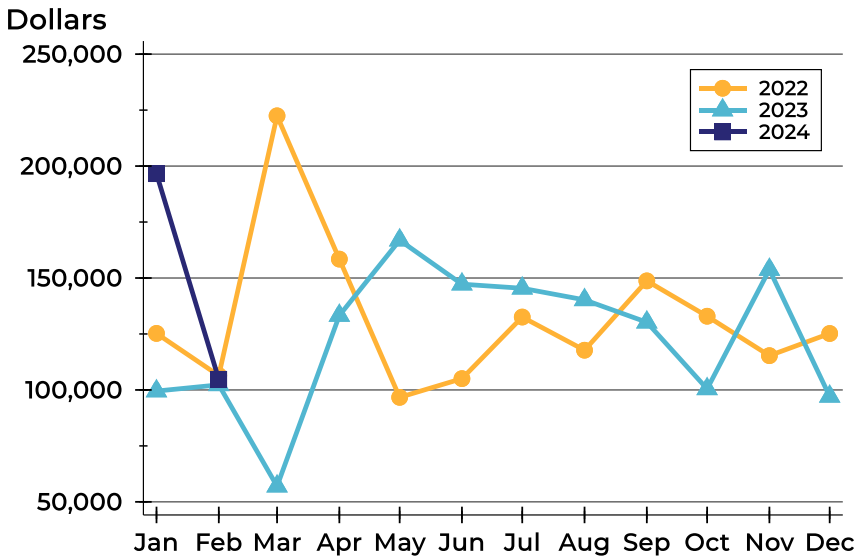
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	22.2%	29,500	29,500	18	18	100.0%	100.0%
\$50,000-\$99,999	2	22.2%	97,250	97,250	18	18	100.0%	100.0%
\$100,000-\$124,999	1	11.1%	120,000	120,000	21	21	100.0%	100.0%
\$125,000-\$149,999	3	33.3%	134,833	130,000	13	18	100.0%	100.0%
\$150,000-\$174,999	1	11.1%	164,900	164,900	24	24	97.3%	97.3%
\$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



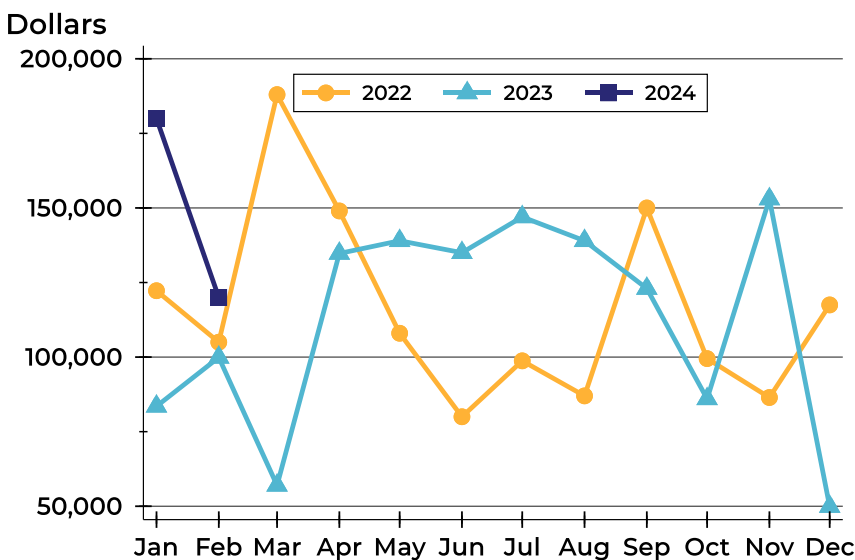
Brown County New Listings Analysis

Average Price



Month	2022	2023	2024
January	125,250	99,500	196,600
February	106,429	102,271	104,767
March	222,445	57,000	
April	158,445	133,250	
May	96,700	166,905	
June	105,053	147,247	
July	132,567	145,425	
August	117,755	140,230	
September	148,727	130,241	
October	132,929	100,467	
November	115,325	153,773	
December	125,220	97,129	

Median Price



Month	2022	2023	2024
January	122,250	83,500	180,000
February	105,000	99,900	120,000
March	188,000	57,000	
April	149,000	134,750	
May	108,000	139,000	
June	80,000	135,000	
July	98,750	147,000	
August	87,000	139,000	
September	150,000	123,000	
October	99,500	86,000	
November	86,450	153,000	
December	117,500	49,900	



Brown County Contracts Written Analysis

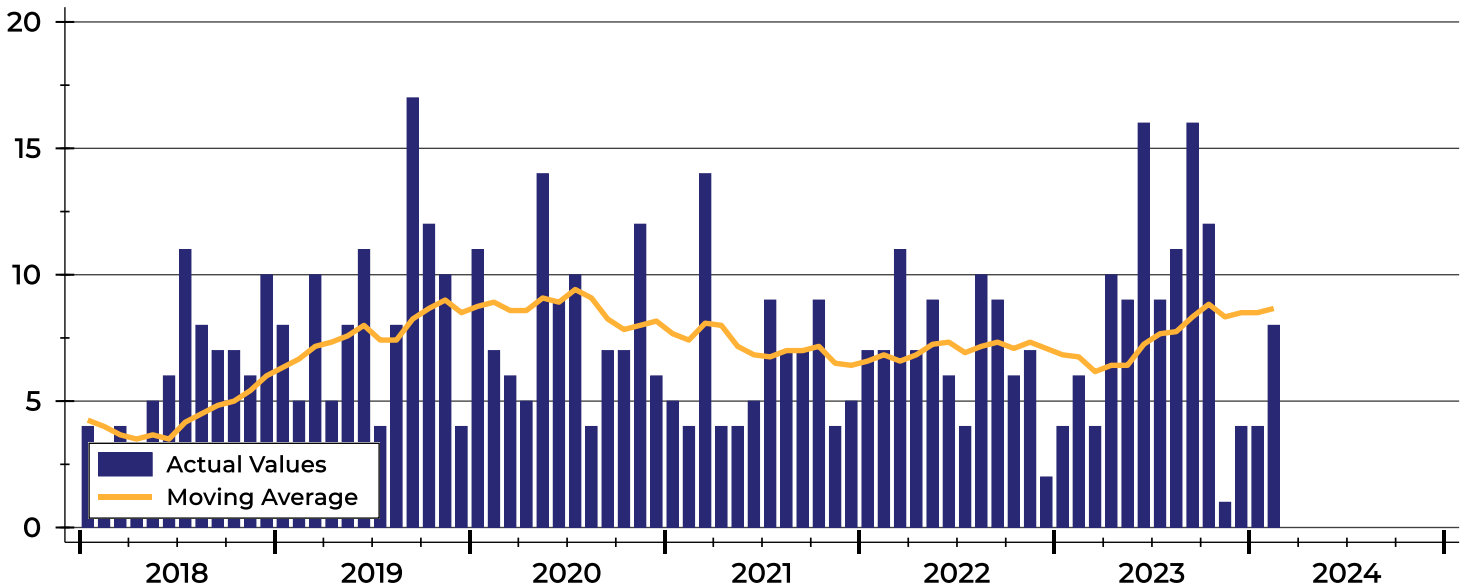
Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		8	6	33.3%	12	10	20.0%
Volume (1,000s)		899	547	64.4%	1,191	835	42.6%
Average	Sale Price	112,375	91,117	23.3%	99,208	83,470	18.9%
	Days on Market	97	83	16.9%	100	67	49.3%
	Percent of Original	94.5%	74.6%	26.7%	91.2%	67.5%	35.1%
Median	Sale Price	94,000	92,250	1.9%	86,250	87,250	-1.1%
	Days on Market	97	99	-2.0%	97	55	76.4%
	Percent of Original	100.0%	77.6%	28.9%	93.0%	71.8%	29.5%

A total of 8 contracts for sale were written in Brown County during the month of February, up from 6 in 2023. The median list price of these homes was \$94,000, up from \$92,250 the prior year.

Half of the homes that went under contract in February were on the market less than 97 days, compared to 99 days in February 2023.

History of Contracts Written

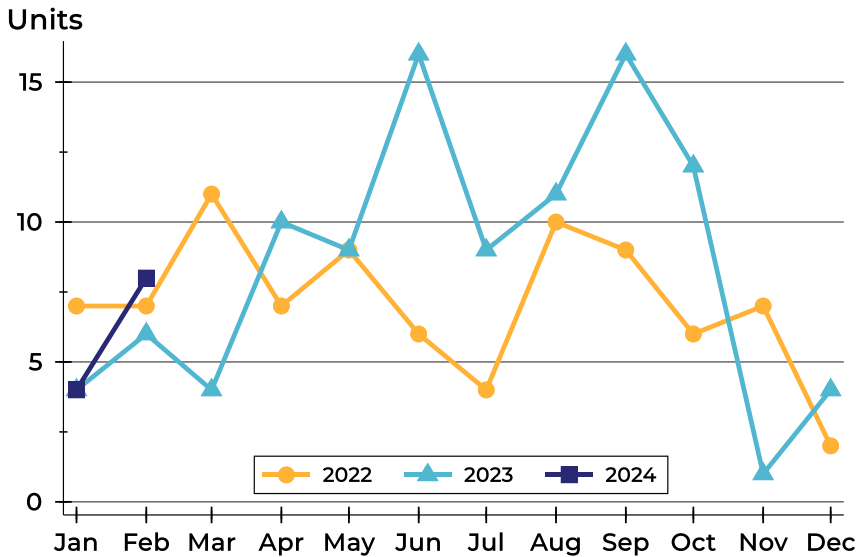
Units





Brown County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	7	4	4
February	7	6	8
March	11	4	
April	7	10	
May	9	9	
June	6	16	
July	4	9	
August	10	11	
September	9	16	
October	6	12	
November	7	1	
December	2	4	

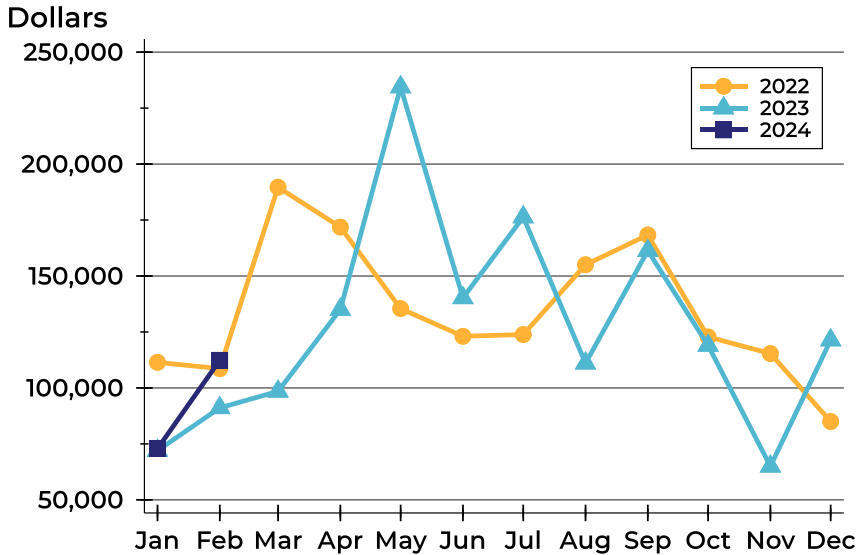
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	50.0%	72,750	80,000	111	119	96.1%	100.0%
\$100,000-\$124,999	1	12.5%	108,000	108,000	220	220	83.1%	83.1%
\$125,000-\$149,999	2	25.0%	137,500	137,500	11	11	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	225,000	225,000	88	88	88.9%	88.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



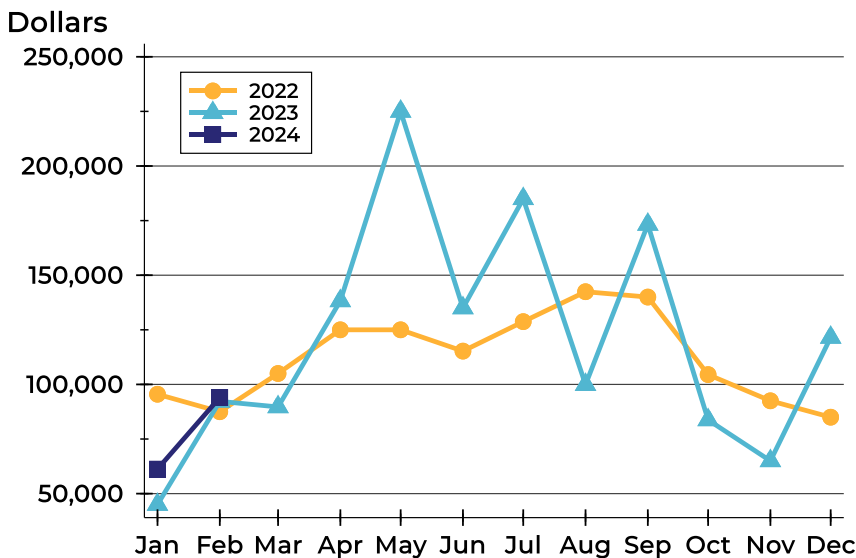
Brown County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	111,429	72,000	72,875
February	108,643	91,117	112,375
March	189,682	98,475	
April	171,857	135,050	
May	135,433	234,422	
June	123,083	140,231	
July	123,850	176,333	
August	155,040	111,041	
September	168,333	161,306	
October	122,800	118,983	
November	115,357	65,000	
December	84,998	121,375	

Median Price

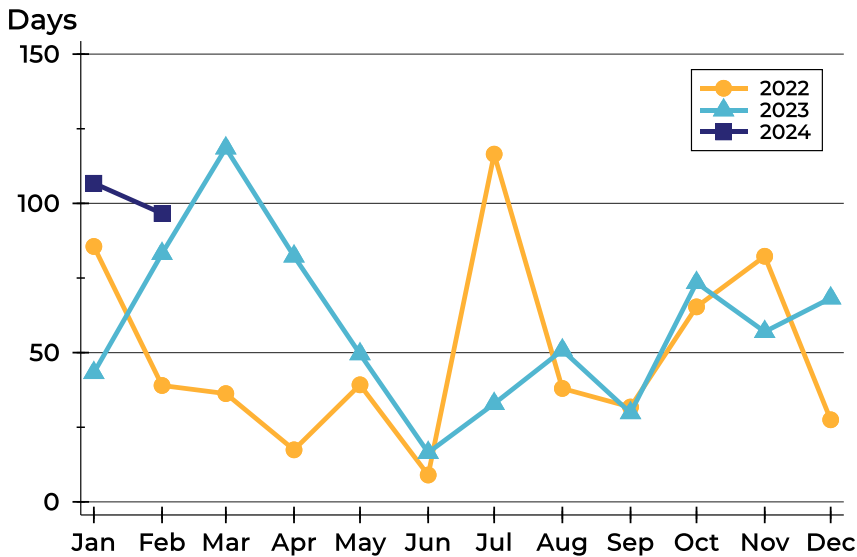


Month	2022	2023	2024
January	95,500	45,000	61,250
February	87,500	92,250	94,000
March	105,000	89,700	
April	125,000	138,250	
May	125,000	225,000	
June	115,250	135,000	
July	128,750	185,000	
August	142,450	99,900	
September	140,000	173,250	
October	104,500	83,750	
November	92,500	65,000	
December	84,998	121,500	



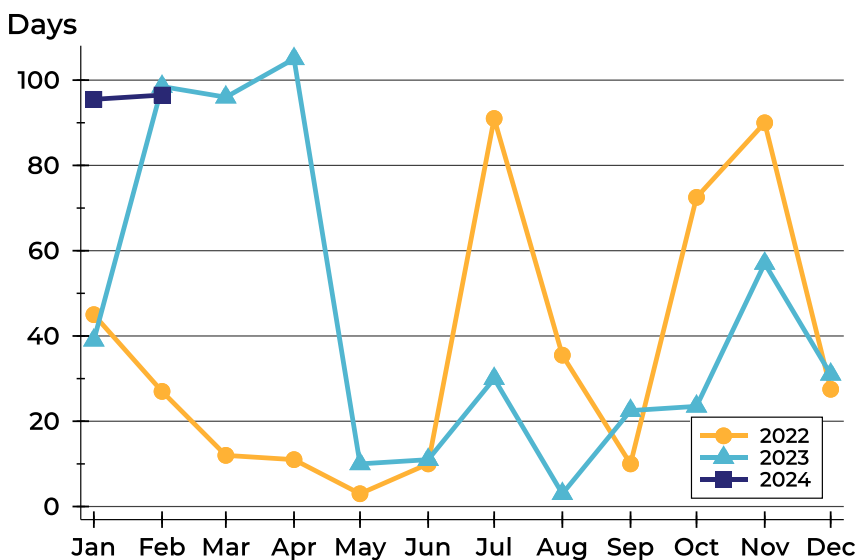
Brown County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	86	43	107
February	39	83	97
March	36	119	
April	17	82	
May	39	50	
June	9	17	
July	117	33	
August	38	51	
September	32	30	
October	65	73	
November	82	57	
December	28	68	

Median DOM



Month	2022	2023	2024
January	45	39	96
February	27	99	97
March	12	96	
April	11	105	
May	3	10	
June	10	11	
July	91	30	
August	36	3	
September	10	23	
October	73	24	
November	90	57	
December	28	31	



Brown County Pending Contracts Analysis

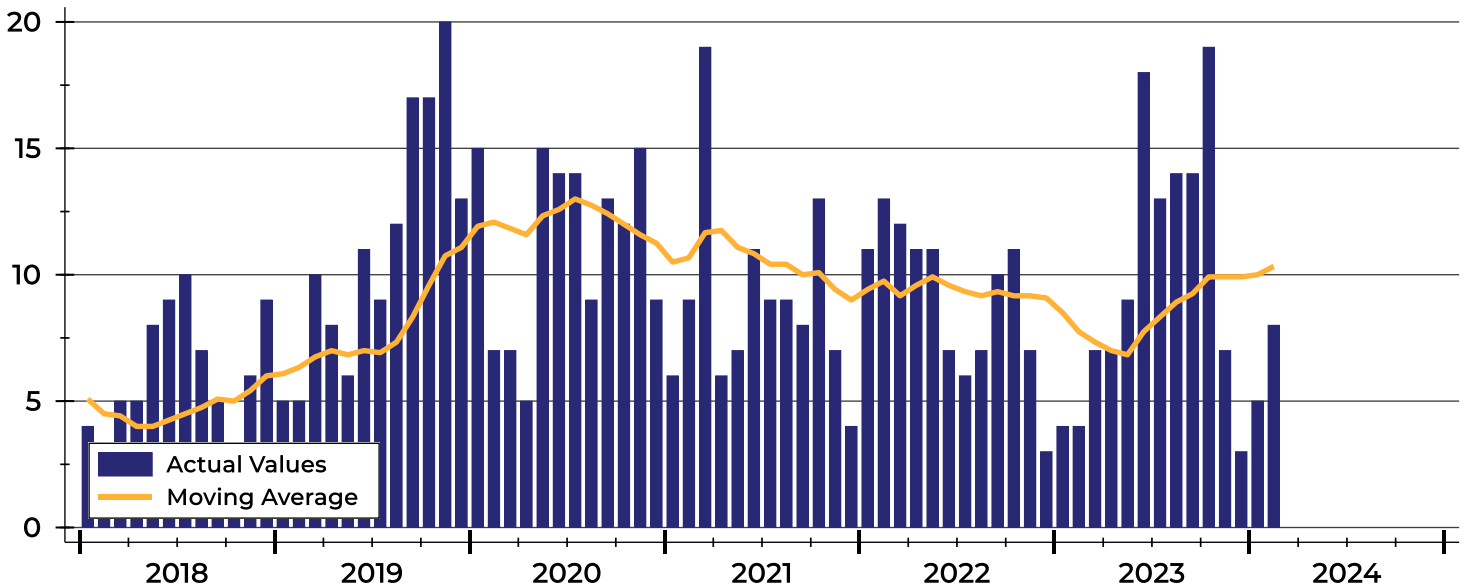
Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		8	4	100.0%
Volume (1,000s)		899	286	214.3%
Average	List Price	112,375	71,375	57.4%
	Days on Market	97	66	47.0%
	Percent of Original	95.9%	87.5%	9.6%
Median	List Price	94,000	81,500	15.3%
	Days on Market	97	76	27.6%
	Percent of Original	100.0%	89.1%	12.2%

A total of 8 listings in Brown County had contracts pending at the end of February, up from 4 contracts pending at the end of February 2023.

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

History of Pending Contracts

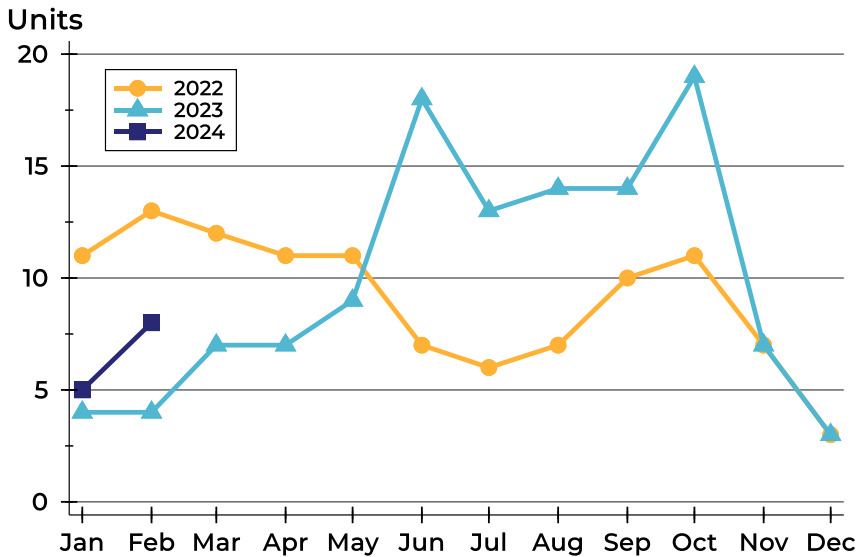
Units





Brown County Pending Contracts Analysis

Pending Contracts by Month



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

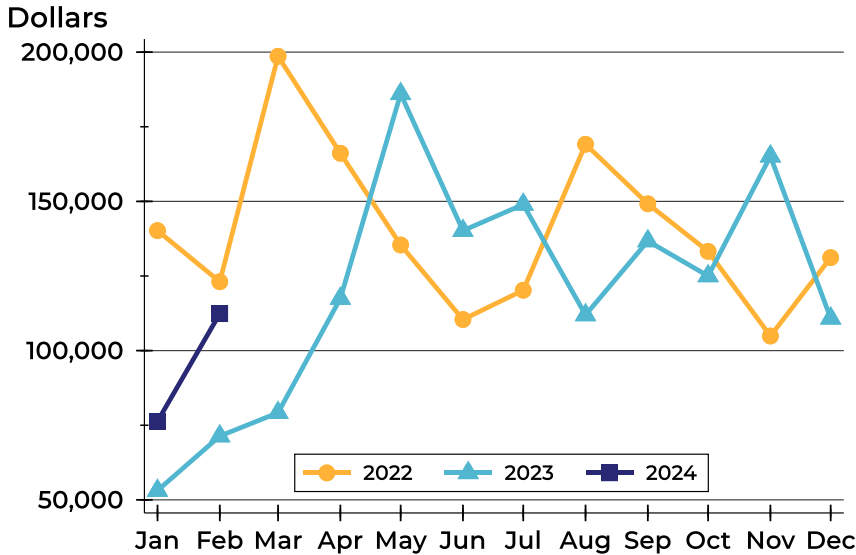
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	50.0%	72,750	80,000	111	119	96.1%	100.0%
\$100,000-\$124,999	1	12.5%	108,000	108,000	220	220	83.1%	83.1%
\$125,000-\$149,999	2	25.0%	137,500	137,500	11	11	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	225,000	225,000	88	88	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



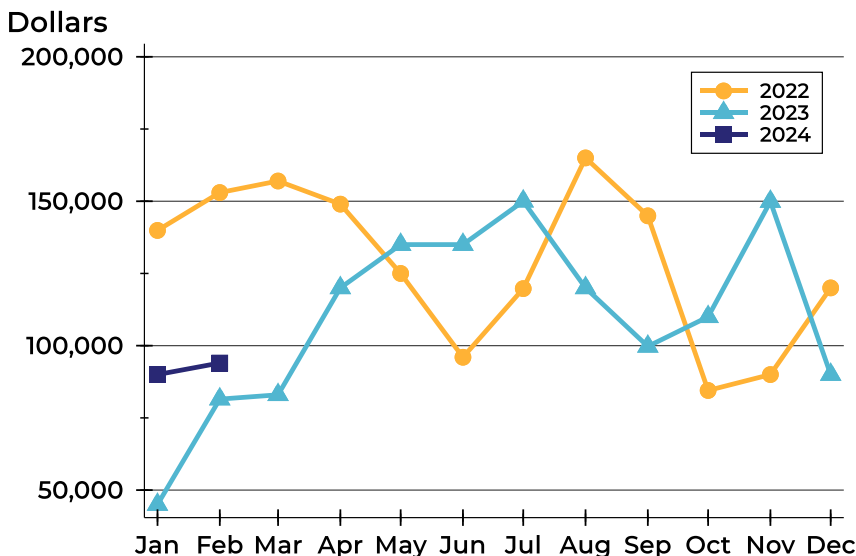
Brown County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	140,218	53,125	76,300
February	123,077	71,375	112,375
March	198,625	79,200	
April	166,136	117,457	
May	135,400	186,044	
June	110,429	140,200	
July	120,233	148,985	
August	169,143	111,943	
September	149,190	136,729	
October	133,245	125,016	
November	104,900	165,129	
December	131,167	110,833	

Median Price

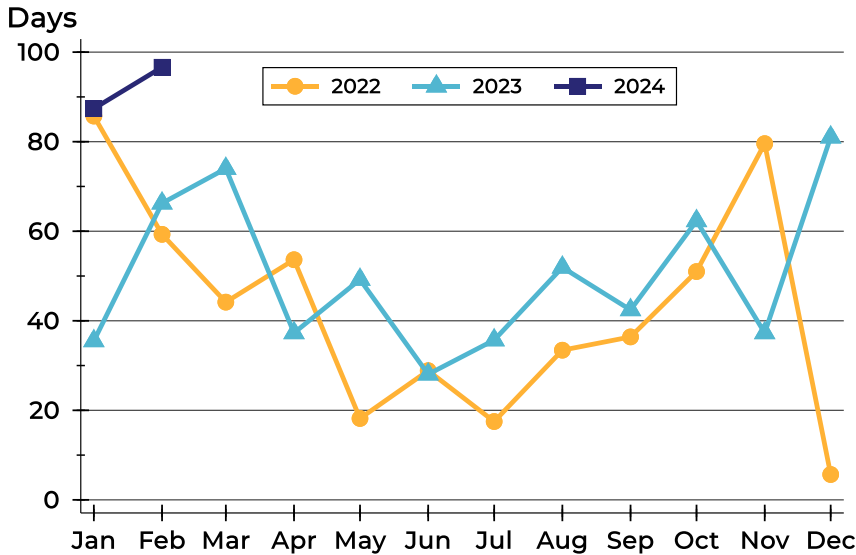


Month	2022	2023	2024
January	139,900	45,000	89,999
February	153,000	81,500	94,000
March	157,000	83,000	
April	149,000	120,000	
May	125,000	135,000	
June	96,000	135,000	
July	119,750	150,000	
August	165,000	120,000	
September	144,950	99,750	
October	84,500	110,000	
November	90,000	149,900	
December	120,000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



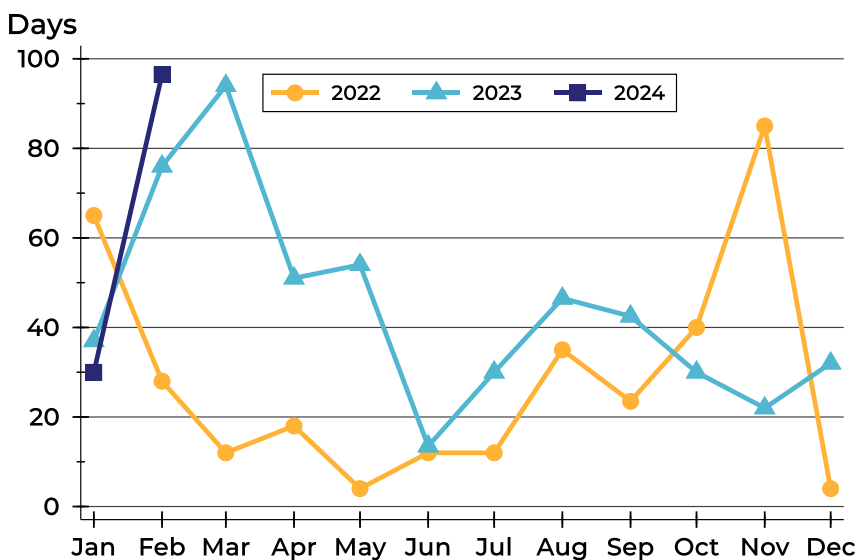
Brown County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Remained Constant in February

Total home sales in Nemaha County remained at 0 units last month, the same as in February 2023. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

Since there were no sales last month, the median sale price cannot be calculated.

Nemaha County Active Listings Down at End of February

The total number of active listings in Nemaha County at the end of February was 6 units, down from 7 at the same point in 2023. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of February was \$337,000.

There were 3 contracts written in February 2024 and 2023, showing no change over the year. At the end of the month, there were 6 contracts still pending.

Report Contents

- Summary Statistics – Page 2
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- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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Nemaha County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	0 N/A	0 -100.0%	1 N/A	0 -100.0%	6 100.0%	3 0.0%	
Active Listings Change from prior year	6 -14.3%	7 N/A	0 -100.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.4 0.0%	2.4 N/A	N/A -100.0%	N/A	N/A	N/A	
New Listings Change from prior year	3 -40.0%	5 66.7%	3 200.0%	6 0.0%	6 -33.3%	9 200.0%	
Contracts Written Change from prior year	3 0.0%	3 -25.0%	4 300.0%	3 -25.0%	4 -50.0%	8 100.0%	
Pending Contracts Change from prior year	6 100.0%	3 -62.5%	8 100.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	0 N/A	0 -100.0%	63 N/A	0 -100.0%	1,605 844.1%	170 -64.0%	
Average	Sale Price Change from prior year	N/A N/A	N/A N/A	63,000 N/A	N/A N/A	267,500 372.1%	56,667 -63.9%
	List Price of Actives Change from prior year	301,167 43.1%	210,500 N/A	N/A N/A	N/A	N/A	N/A
	Days on Market Change from prior year	N/A N/A	N/A N/A	30 N/A	N/A N/A	16 -33.3%	24 -41.5%
	Percent of List Change from prior year	N/A N/A	N/A N/A	90.1% N/A	N/A N/A	100.9% 14.3%	88.3% -7.0%
	Percent of Original Change from prior year	N/A N/A	N/A N/A	84.6% N/A	N/A N/A	100.9% 31.6%	76.7% -18.6%
Median	Sale Price Change from prior year	N/A N/A	N/A N/A	63,000 N/A	N/A N/A	201,250 219.4%	63,000 -66.8%
	List Price of Actives Change from prior year	337,000 68.9%	199,500 N/A	N/A N/A	N/A	N/A	N/A
	Days on Market Change from prior year	N/A N/A	N/A N/A	30 N/A	N/A N/A	13 -50.0%	26 -10.3%
	Percent of List Change from prior year	N/A N/A	N/A N/A	90.1% N/A	N/A N/A	98.3% 9.1%	90.1% -5.7%
	Percent of Original Change from prior year	N/A N/A	N/A N/A	84.6% N/A	N/A N/A	98.3% 31.6%	74.7% -20.8%

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



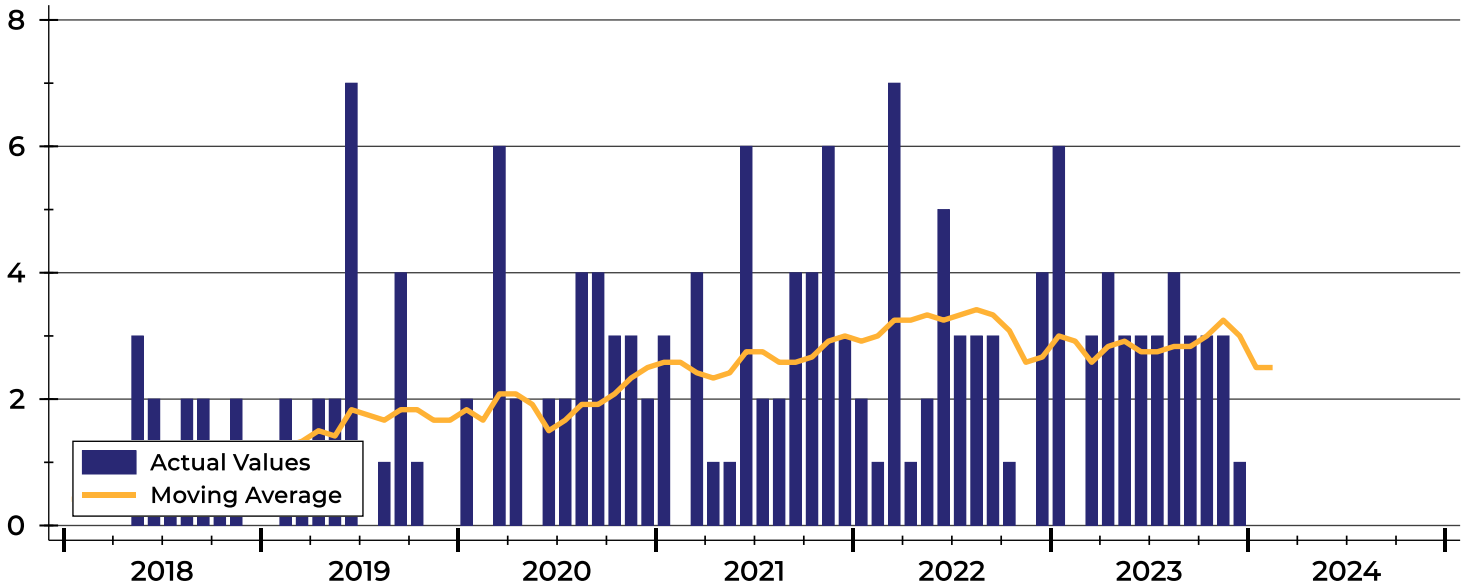
Nemaha County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		0	0	N/A	0	6	-100.0%
Volume (1,000s)		0	0	N/A	0	1,605	-100.0%
Months' Supply		2.4	2.4	0.0%	N/A	N/A	N/A
Average	Sale Price	N/A	N/A	N/A	N/A	267,500	N/A
	Days on Market	N/A	N/A	N/A	N/A	16	N/A
	Percent of List	N/A	N/A	N/A	N/A	100.9%	N/A
	Percent of Original	N/A	N/A	N/A	N/A	100.9%	N/A
Median	Sale Price	N/A	N/A	N/A	N/A	201,250	N/A
	Days on Market	N/A	N/A	N/A	N/A	13	N/A
	Percent of List	N/A	N/A	N/A	N/A	98.3%	N/A
	Percent of Original	N/A	N/A	N/A	N/A	98.3%	N/A

A total of 0 homes sold in Nemaha County in February, showing no change from February 2023. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

History of Closed Listings

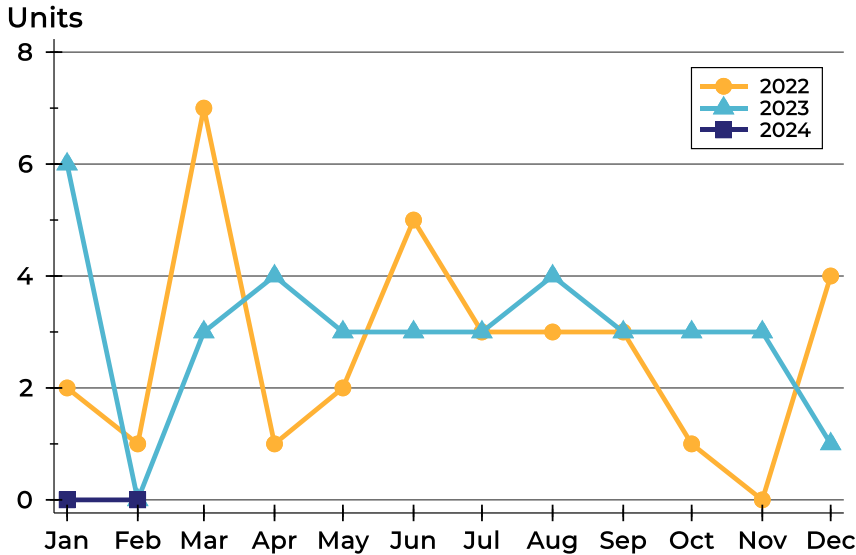
Units





Nemaha County Closed Listings Analysis

Closed Listings by Month



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

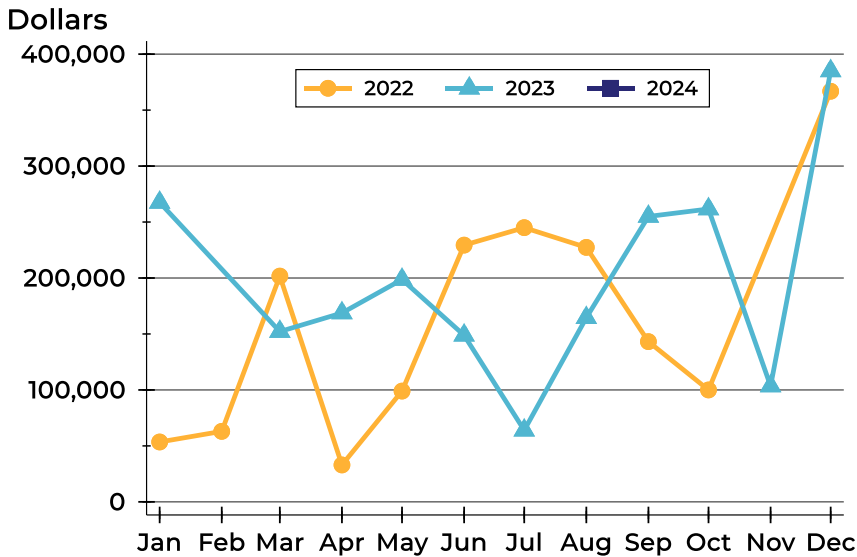
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	N/A	N/A	N/A	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	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	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	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	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	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	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	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	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	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	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	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	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	N/A	N/A	N/A



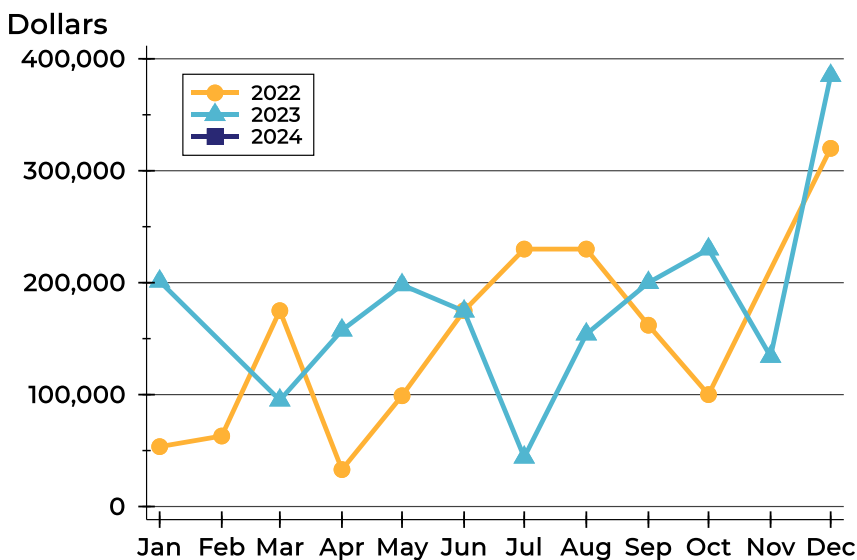
Nemaha County Closed Listings Analysis

Average Price



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

Median Price

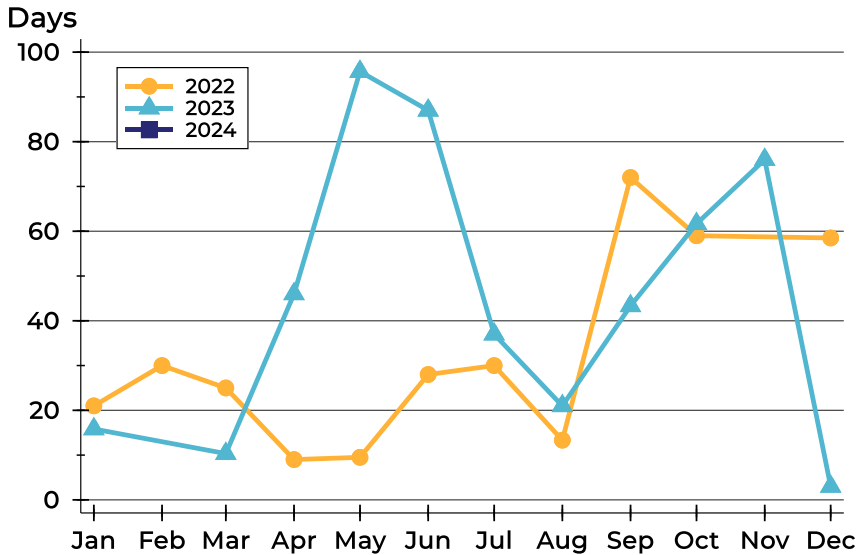


Month	2022	2023	2024
January	53,500	201,250	N/A
February	63,000	N/A	N/A
March	175,000	95,000	
April	33,000	157,500	
May	99,000	198,000	
June	175,000	174,500	
July	230,000	44,000	
August	230,000	154,000	
September	162,000	200,000	
October	100,000	230,000	
November	N/A	134,000	
December	320,000	385,000	



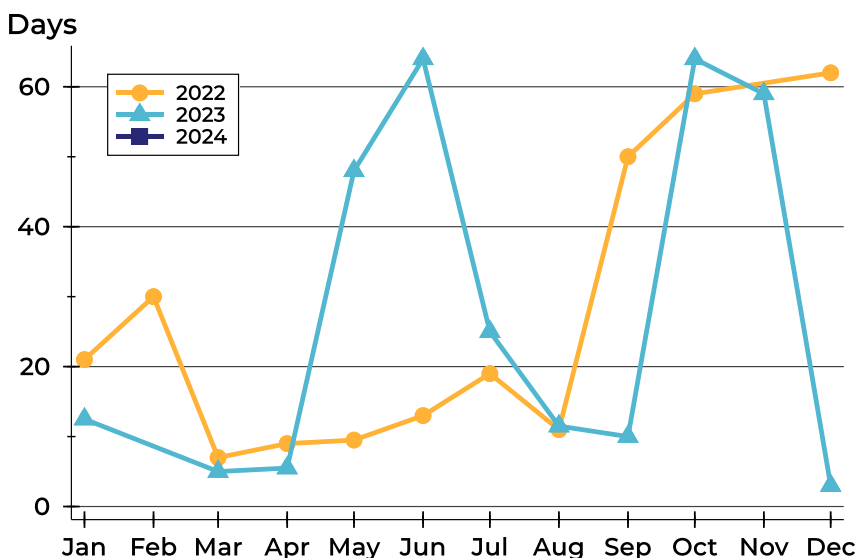
Nemaha County Closed Listings Analysis

Average DOM



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

Median DOM



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



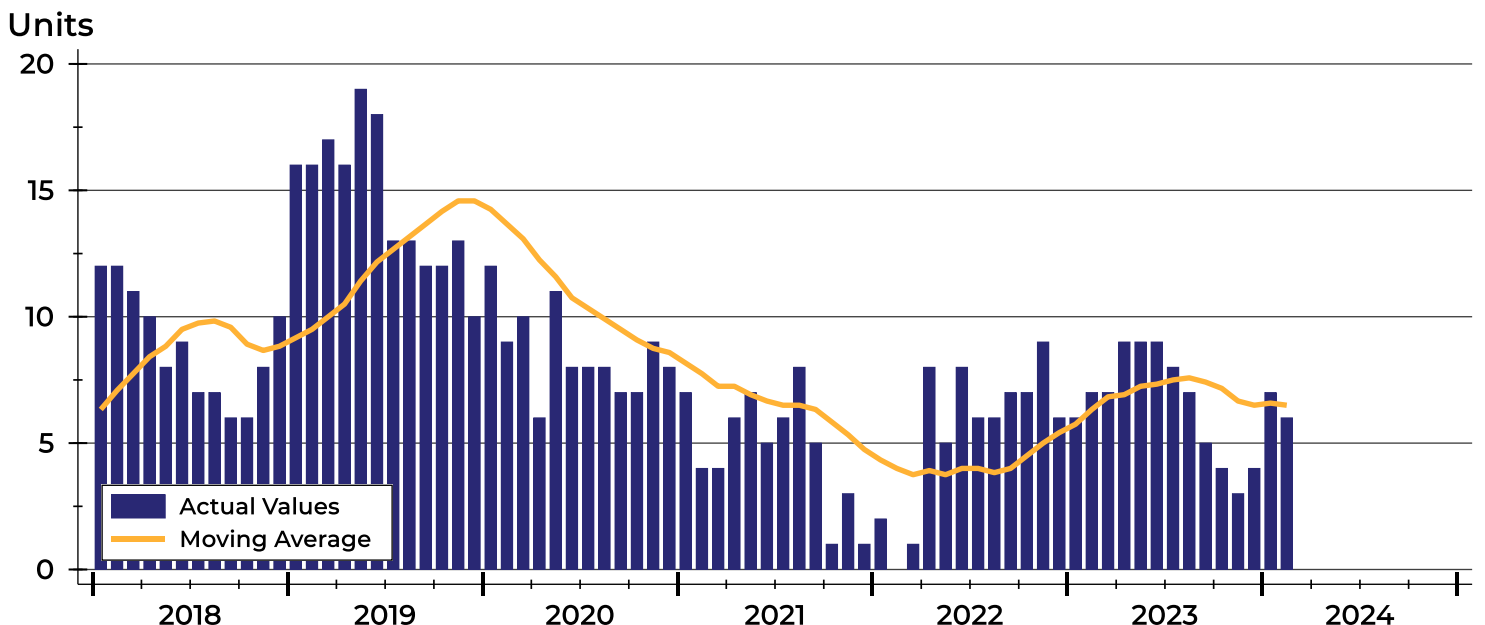
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2024	2023	Change
Active Listings		6	7	-14.3%
Volume (1,000s)		1,807	1,474	22.6%
Months' Supply		2.4	2.4	0.0%
Average	List Price	301,167	210,500	43.1%
	Days on Market	69	91	-24.2%
	Percent of Original	97.6%	98.3%	-0.7%
Median	List Price	337,000	199,500	68.9%
	Days on Market	41	132	-68.9%
	Percent of Original	99.2%	100.0%	-0.8%

A total of 6 homes were available for sale in Nemaha County at the end of February. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of February was \$337,000, up 68.9% from 2023. The typical time on market for active listings was 41 days, down from 132 days a year earlier.

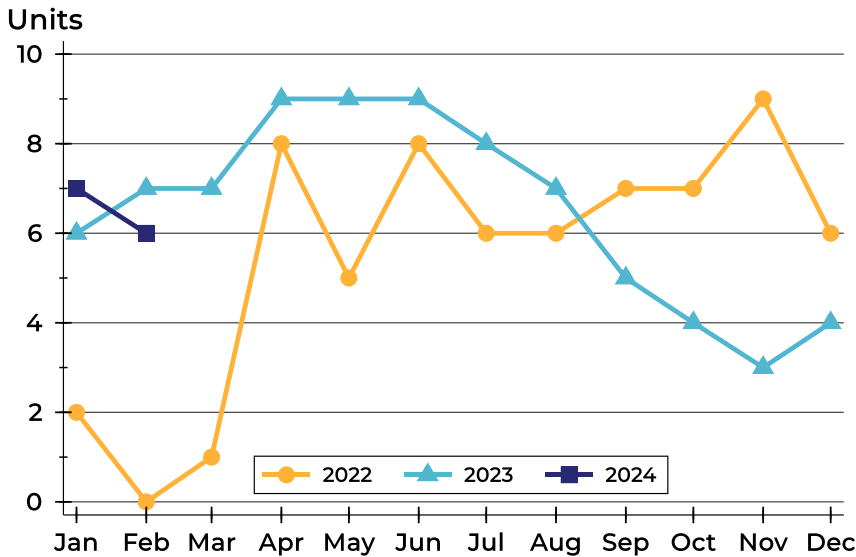
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



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

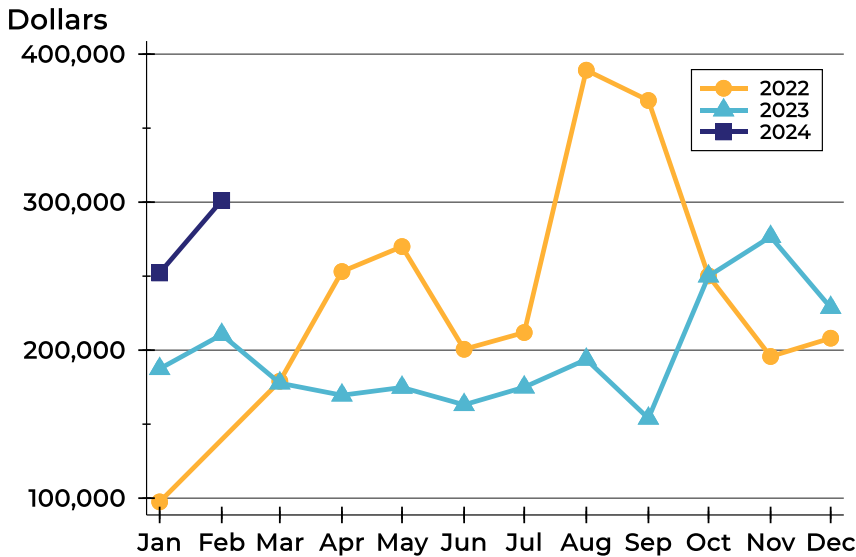
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	N/A	99,000	99,000	144	144	90.0%	90.0%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	16.7%	N/A	210,000	210,000	22	22	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	N/A	295,000	295,000	20	20	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	N/A	389,000	389,000	41	41	97.9%	97.9%
\$400,000-\$499,999	1	16.7%	N/A	425,000	425,000	147	147	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



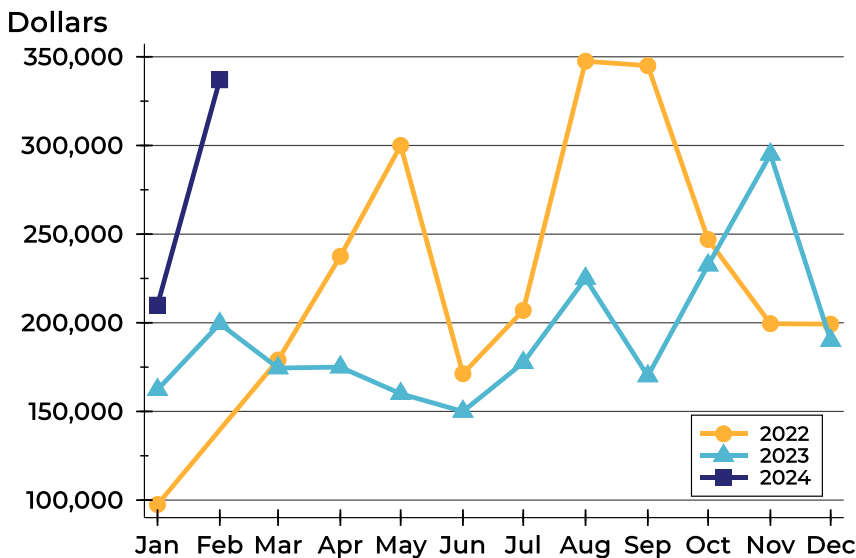
Nemaha County Active Listings Analysis

Average Price



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

Median Price

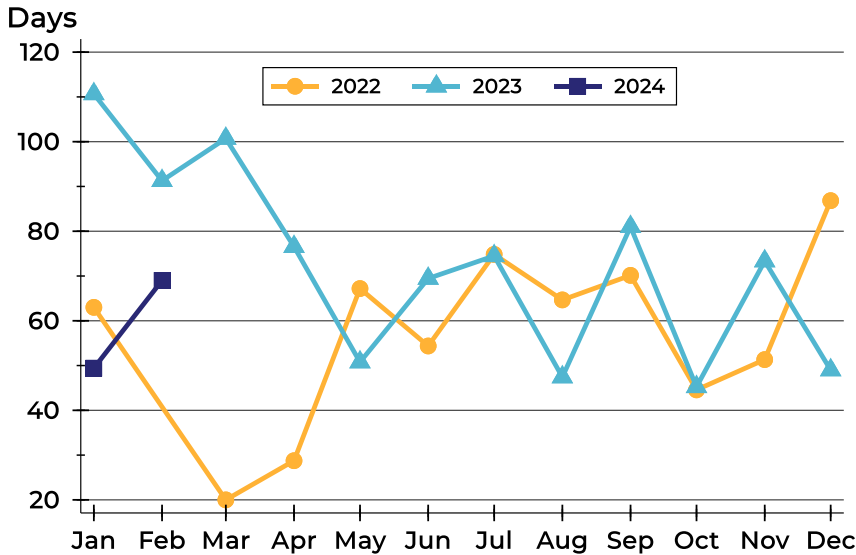


Month	2022	2023	2024
January	97,500	162,250	210,000
February	N/A	199,500	337,000
March	179,000	174,500	
April	237,500	175,000	
May	300,000	160,000	
June	171,250	150,000	
July	207,000	177,500	
August	347,500	225,000	
September	345,000	170,000	
October	247,000	232,500	
November	199,500	295,000	
December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



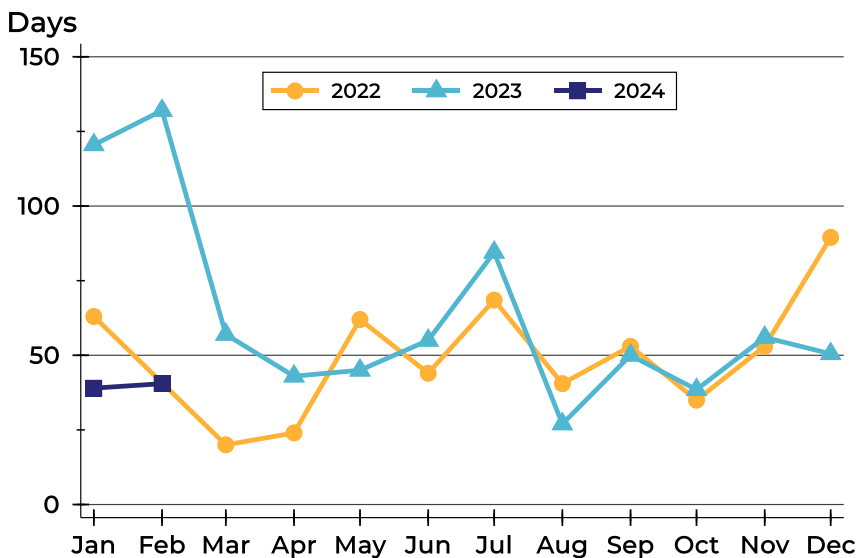
Nemaha County Active Listings Analysis

Average DOM



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

Median DOM

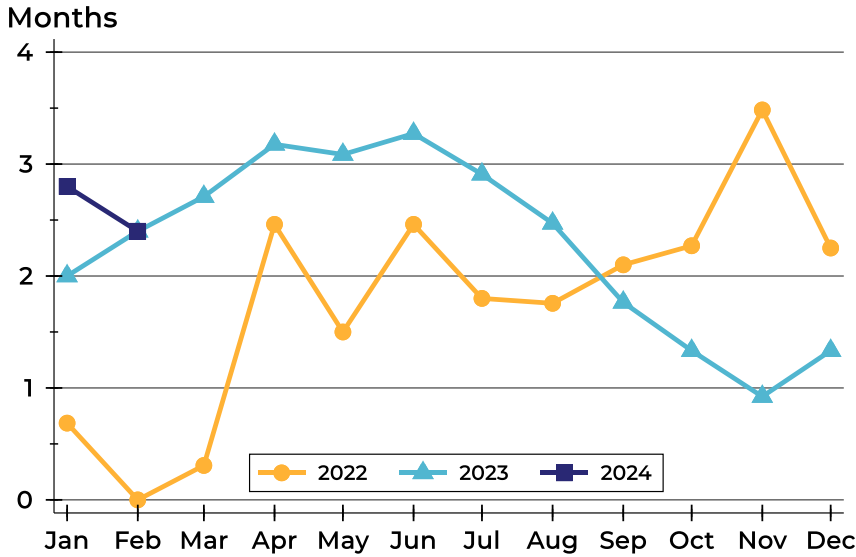


Month	2022	2023	2024
January	63	121	39
February	N/A	132	41
March	20	57	
April	24	43	
May	62	45	
June	44	55	
July	69	85	
August	41	27	
September	53	50	
October	35	39	
November	53	56	
December	90	51	



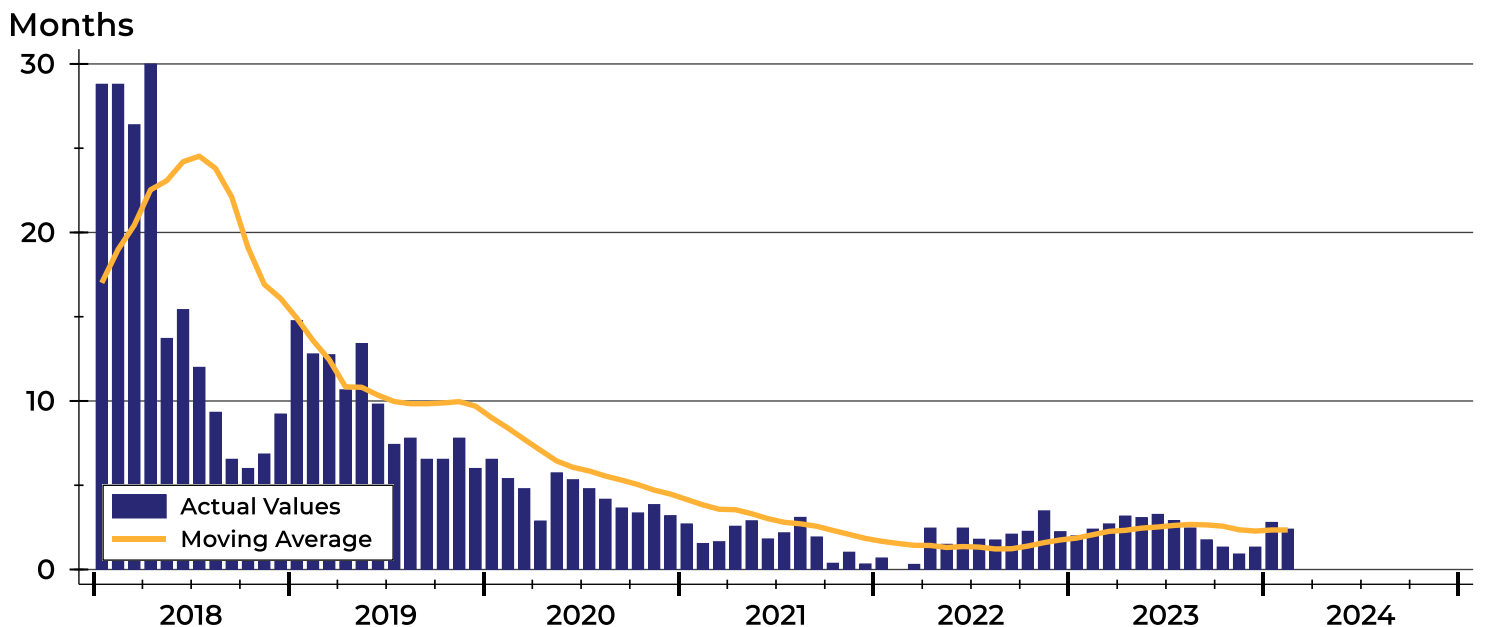
Nemaha County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





Nemaha County New Listings Analysis

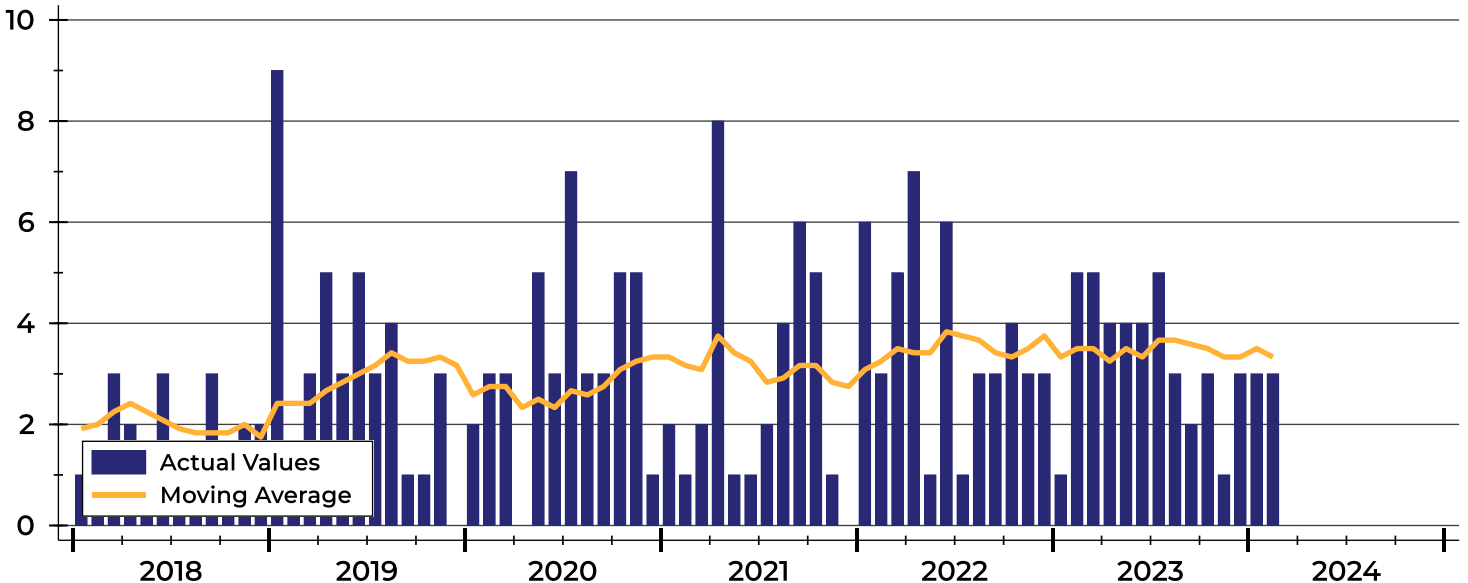
Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	3	5	-40.0%
	Volume (1,000s)	645	1,104	-41.6%
	Average List Price	215,000	220,700	-2.6%
	Median List Price	210,000	249,000	-15.7%
Year-to-Date	New Listings	6	6	0.0%
	Volume (1,000s)	1,489	1,179	26.3%
	Average List Price	248,167	196,417	26.3%
	Median List Price	252,500	199,500	26.6%

A total of 3 new listings were added in Nemaha County during February, down 40.0% from the same month in 2023. Year-to-date Nemaha County has seen 6 new listings.

The median list price of these homes was \$210,000 down from \$249,000 in 2023.

History of New Listings

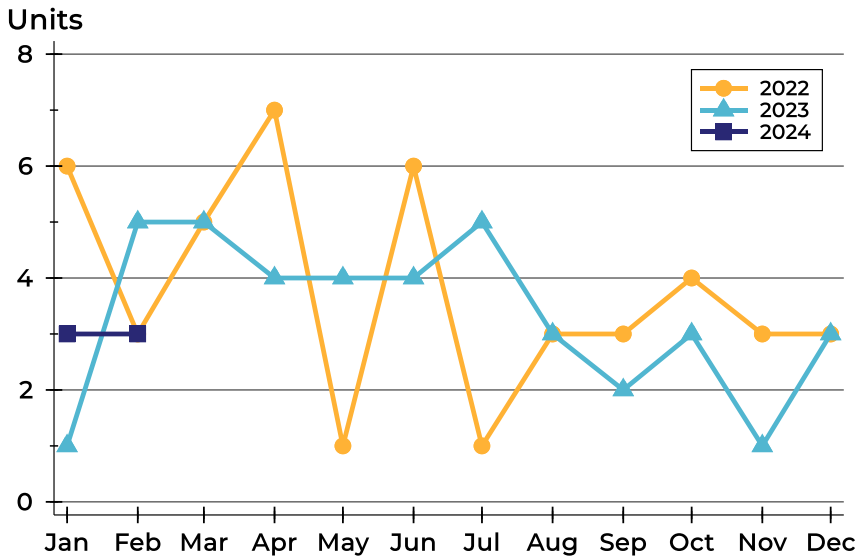
Units





Nemaha County New Listings Analysis

New Listings by Month



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

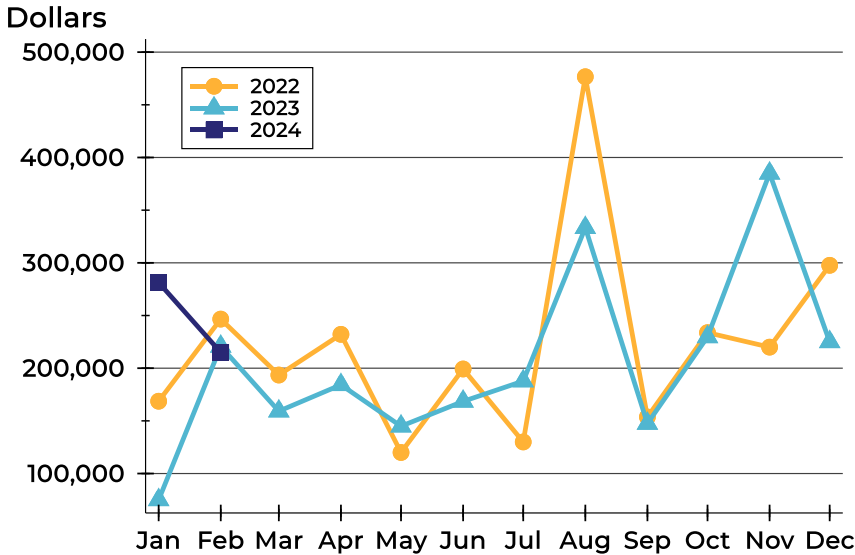
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	140,000	140,000	9	9	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	33.3%	210,000	210,000	28	28	100.0%	100.0%
\$250,000-\$299,999	1	33.3%	295,000	295,000	26	26	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



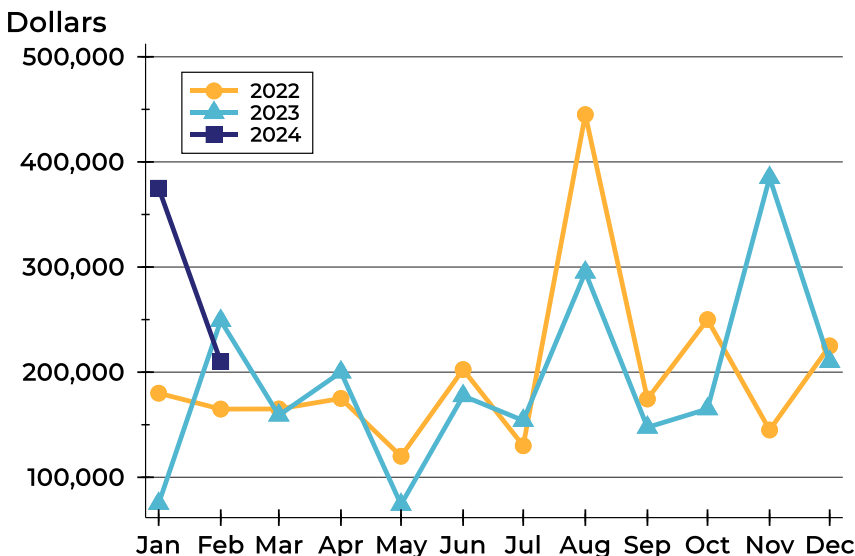
Nemaha County New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,667	75,000	281,333
February	246,600	220,700	215,000
March	193,500	159,200	
April	232,143	184,250	
May	120,000	144,914	
June	199,250	168,500	
July	130,000	187,780	
August	476,667	333,333	
September	153,667	147,500	
October	233,750	229,667	
November	220,000	385,000	
December	297,667	225,000	

Median Price

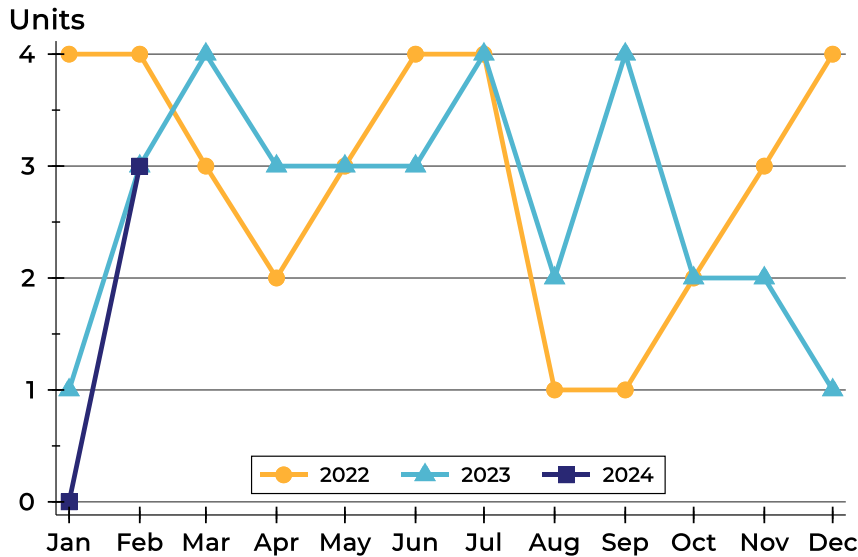


Month	2022	2023	2024
January	180,000	75,000	375,000
February	164,900	249,000	210,000
March	165,000	159,000	
April	175,000	200,000	
May	120,000	74,078	
June	202,500	177,500	
July	130,000	154,000	
August	445,000	295,000	
September	174,500	147,500	
October	250,000	165,000	
November	145,000	385,000	
December	225,000	210,000	



Nemaha County Contracts Written Analysis

Contracts Written by Month



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

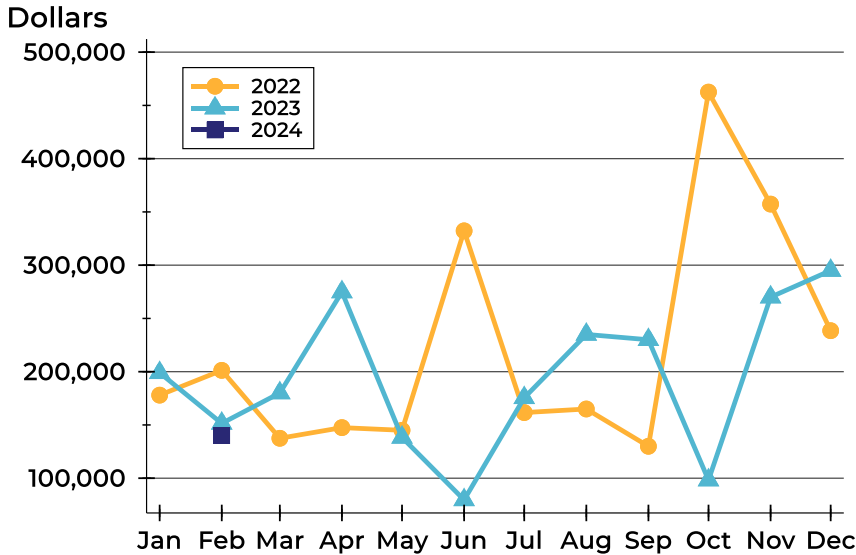
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	70,000	70,000	11	11	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	33.3%	140,000	140,000	9	9	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	33.3%	210,000	210,000	73	73	93.3%	93.3%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



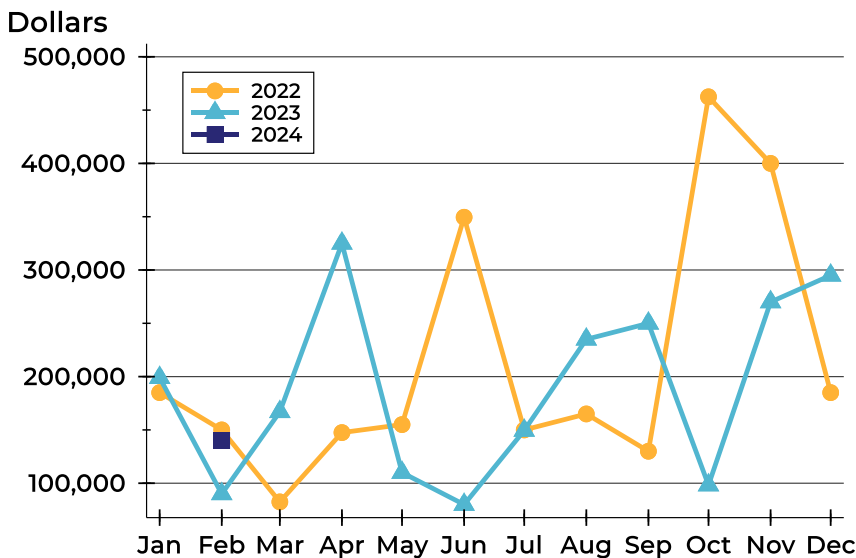
Nemaha County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	178,000	199,000	N/A
February	201,250	151,500	140,000
March	137,500	180,000	
April	147,500	274,833	
May	145,000	138,333	
June	332,250	79,667	
July	161,625	175,500	
August	165,000	235,000	
September	130,000	230,000	
October	462,500	98,250	
November	357,333	270,000	
December	238,500	295,000	

Median Price

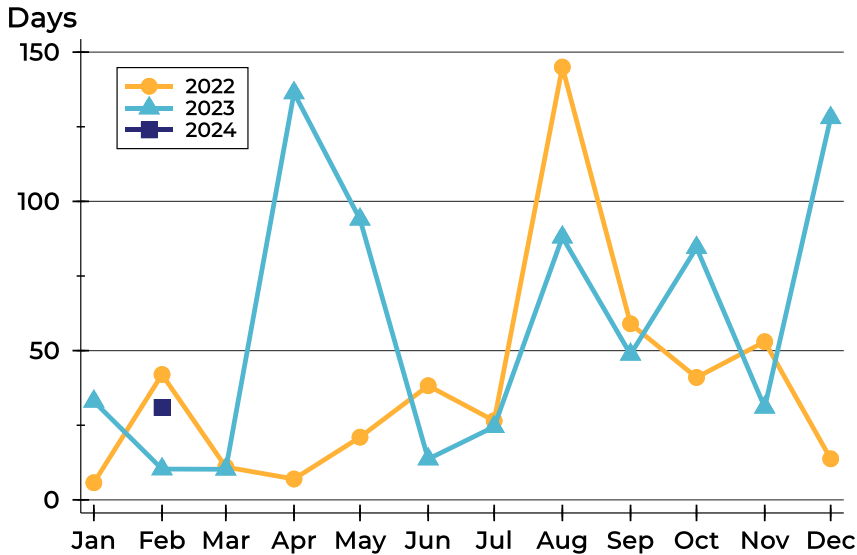


Month	2022	2023	2024
January	185,000	199,000	N/A
February	150,000	90,000	140,000
March	82,500	167,000	
April	147,500	325,000	
May	155,000	109,999	
June	349,500	80,000	
July	150,000	149,500	
August	165,000	235,000	
September	130,000	250,000	
October	462,500	98,250	
November	400,000	270,000	
December	185,000	295,000	



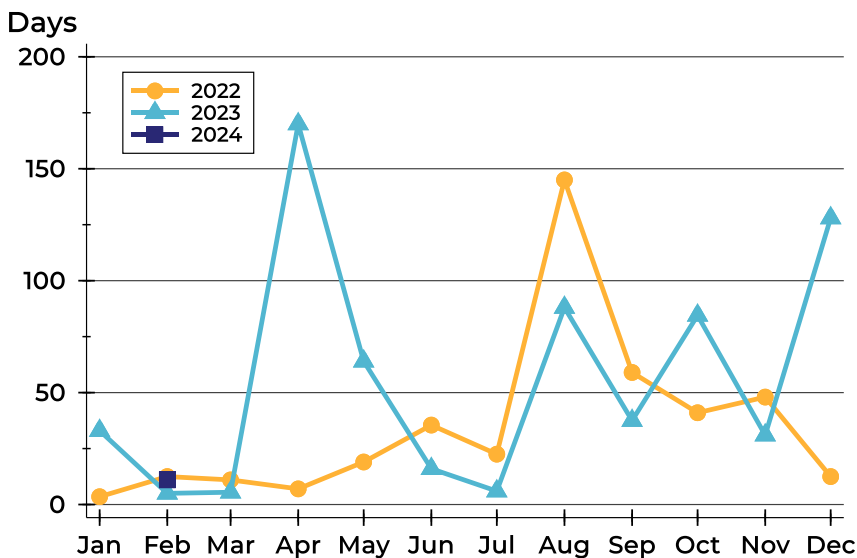
Nemaha County Contracts Written Analysis

Average DOM



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

Median DOM



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



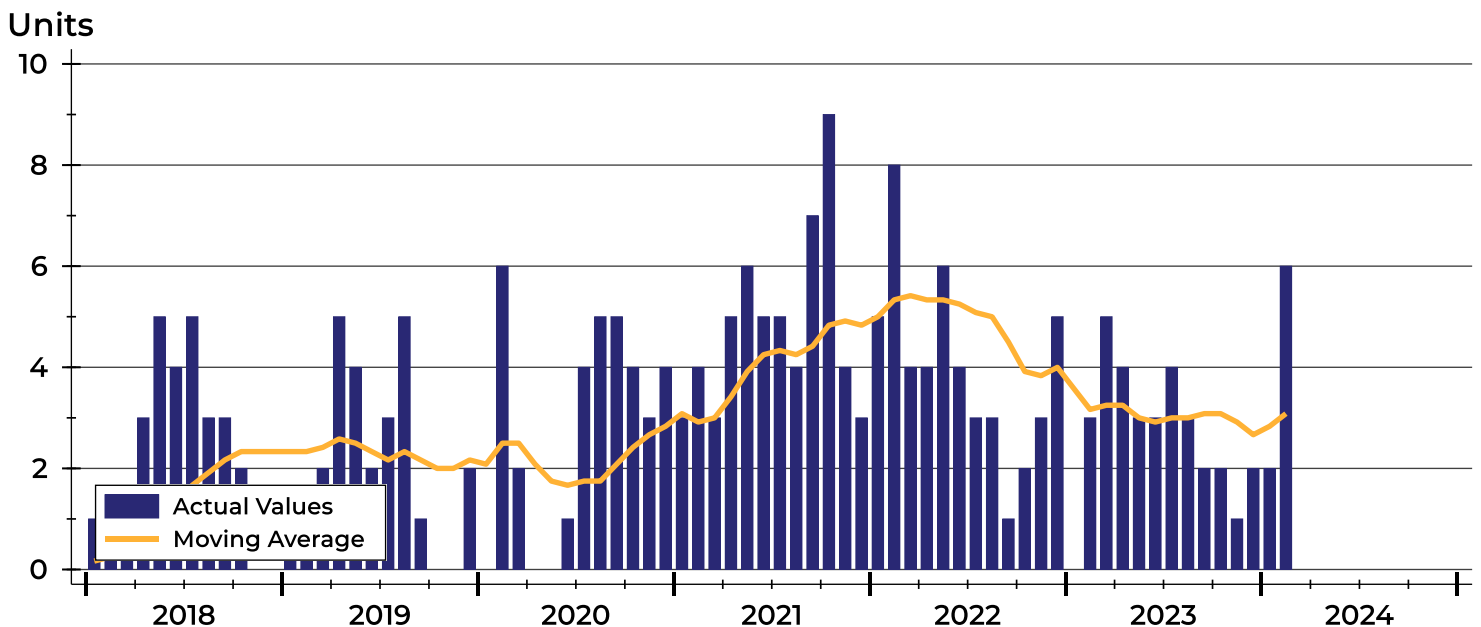
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		6	3	100.0%
Volume (1,000s)		1,180	455	159.3%
Average	List Price	196,667	151,500	29.8%
	Days on Market	63	10	530.0%
	Percent of Original	98.1%	100.0%	-1.9%
Median	List Price	182,500	90,000	102.8%
	Days on Market	71	5	1320.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Nemaha County had contracts pending at the end of February, up from 3 contracts pending at the end of February 2023.

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

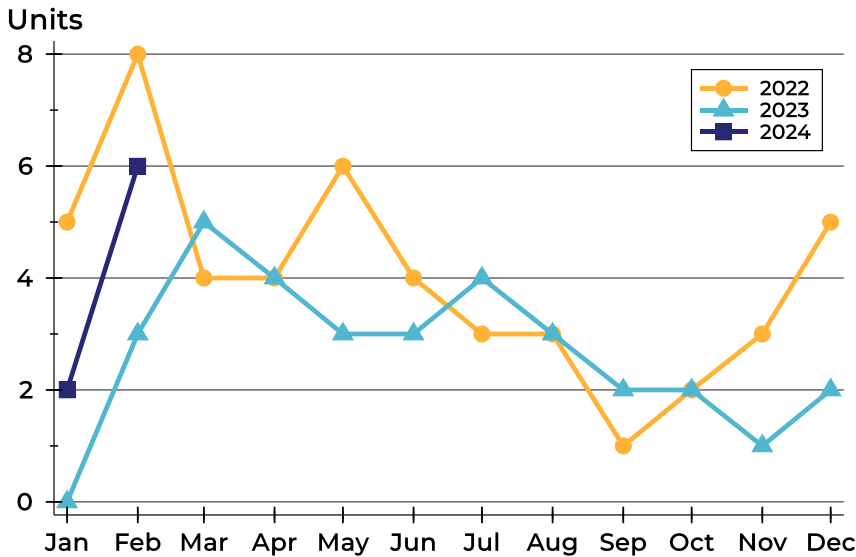
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

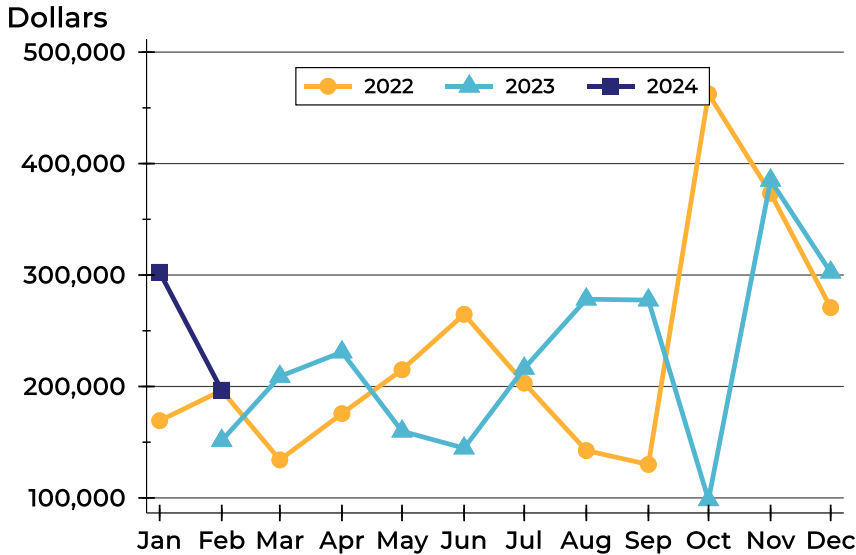
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	70,000	70,000	11	11	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	16.7%	140,000	140,000	9	9	100.0%	100.0%
\$150,000-\$174,999	1	16.7%	155,000	155,000	68	68	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	16.7%	210,000	210,000	73	73	93.3%	93.3%
\$250,000-\$299,999	1	16.7%	295,000	295,000	128	128	95.2%	95.2%
\$300,000-\$399,999	1	16.7%	310,000	310,000	89	89	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



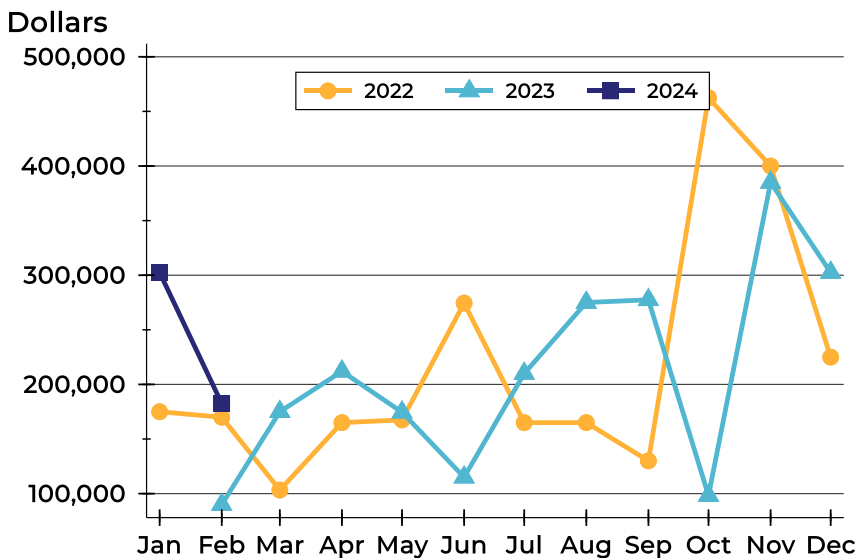
Nemaha County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	169,280	N/A	302,500
February	196,425	151,500	196,667
March	134,125	209,000	
April	175,625	230,875	
May	215,000	159,833	
June	264,750	144,667	
July	203,000	216,250	
August	142,500	278,333	
September	130,000	277,500	
October	462,500	98,250	
November	373,333	385,000	
December	270,800	302,500	

Median Price

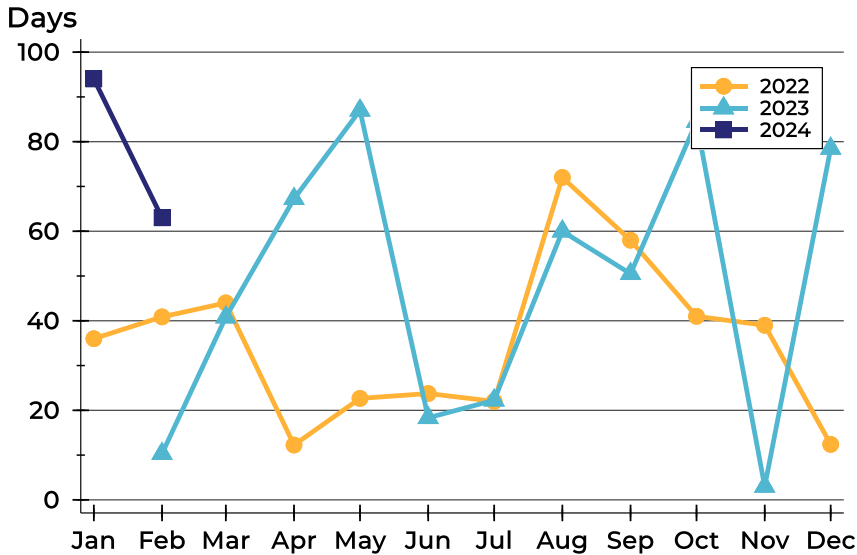


Month	2022	2023	2024
January	175,000	N/A	302,500
February	169,950	90,000	182,500
March	103,250	175,000	
April	165,000	212,000	
May	167,500	174,500	
June	274,500	115,000	
July	165,000	210,000	
August	165,000	275,000	
September	130,000	277,500	
October	462,500	98,250	
November	400,000	385,000	
December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



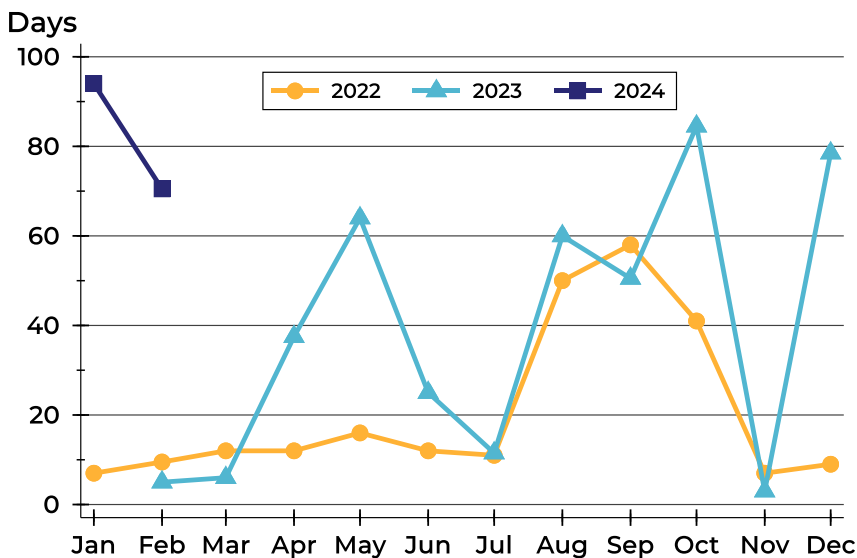
Nemaha County Pending Contracts Analysis

Average DOM



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

Median DOM



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