



**SUNFLOWER**  
ASSOCIATION OF REALTORS®, INC.

## **August 2023 NE Kansas Market Statistics**

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

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**August  
2023**

# Northeast Kansas MLS Statistics



## Northeast Kansas Housing Report



### Market Overview

#### Northeast Kansas Home Sales Rose in August

Total home sales in the Northeast Kansas MLS system rose by 27.3% last month to 14 units, compared to 11 units in August 2022. Total sales volume was \$1.9 million, up 30.7% from a year earlier.

The median sale price in August was \$144,500, up from \$105,000 a year earlier. Homes that sold in August were typically on the market for 22 days and sold for 98.1% of their list prices.

#### Northeast Kansas Active Listings Up at End of August

The total number of active listings in the Northeast Kansas MLS system at the end of August was 41 units, up from 31 at the same point in 2022. This represents a 4.1 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$125,000.

During August, a total of 13 contracts were written up from 11 in August 2022. At the end of the month, there were 17 contracts still pending.

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## Northeast Kansas Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>14</b>	<b>11</b>	<b>11</b>	<b>85</b>	<b>79</b>	<b>71</b>
Change from prior year		27.3%	0.0%	-31.3%	7.6%	11.3%	-19.3%
<b>Active Listings</b>		<b>41</b>	<b>31</b>	<b>34</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		32.3%	-8.8%	-15.0%			
<b>Months' Supply</b>		<b>4.1</b>	<b>3.0</b>	<b>3.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		36.7%	-16.7%	2.9%			
<b>New Listings</b>		<b>24</b>	<b>14</b>	<b>13</b>	<b>119</b>	<b>117</b>	<b>99</b>
Change from prior year		71.4%	7.7%	160.0%	1.7%	18.2%	5.3%
<b>Contracts Written</b>		<b>13</b>	<b>11</b>	<b>11</b>	<b>90</b>	<b>86</b>	<b>73</b>
Change from prior year		18.2%	0.0%	83.3%	4.7%	17.8%	-14.1%
<b>Pending Contracts</b>		<b>17</b>	<b>10</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		70.0%	-23.1%	-7.1%			
<b>Sales Volume (1,000s)</b>		<b>1,915</b>	<b>1,465</b>	<b>1,339</b>	<b>12,411</b>	<b>12,224</b>	<b>6,969</b>
Change from prior year		30.7%	9.4%	-11.7%	1.5%	75.4%	-26.3%
<b>Average</b>	<b>Sale Price</b>	<b>136,764</b>	<b>133,191</b>	<b>121,736</b>	<b>146,016</b>	<b>154,729</b>	<b>98,153</b>
	Change from prior year	2.7%	9.4%	28.4%	-5.6%	57.6%	-8.7%
	<b>List Price of Actives</b>	<b>148,264</b>	<b>175,655</b>	<b>116,305</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-15.6%	51.0%	18.6%			
	<b>Days on Market</b>	<b>32</b>	<b>54</b>	<b>54</b>	<b>49</b>	<b>38</b>	<b>79</b>
Change from prior year	-40.7%	0.0%	-28.9%	28.9%	-51.9%	-41.0%	
<b>Percent of List</b>	<b>96.8%</b>	<b>97.7%</b>	<b>94.8%</b>	<b>92.6%</b>	<b>96.5%</b>	<b>96.3%</b>	
Change from prior year	-0.9%	3.1%	-1.6%	-4.0%	0.2%	1.8%	
<b>Percent of Original</b>	<b>96.2%</b>	<b>98.8%</b>	<b>91.7%</b>	<b>90.0%</b>	<b>95.3%</b>	<b>94.6%</b>	
Change from prior year	-2.6%	7.7%	-4.3%	-5.6%	0.7%	5.0%	
<b>Median</b>	<b>Sale Price</b>	<b>144,500</b>	<b>105,000</b>	<b>100,000</b>	<b>135,000</b>	<b>132,000</b>	<b>82,000</b>
	Change from prior year	37.6%	5.0%	37.9%	2.3%	61.0%	0.6%
	<b>List Price of Actives</b>	<b>125,000</b>	<b>149,500</b>	<b>93,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-16.4%	59.9%	25.5%			
	<b>Days on Market</b>	<b>22</b>	<b>24</b>	<b>31</b>	<b>27</b>	<b>12</b>	<b>43</b>
Change from prior year	-8.3%	-22.6%	40.9%	125.0%	-72.1%	-48.2%	
<b>Percent of List</b>	<b>98.1%</b>	<b>100.0%</b>	<b>99.6%</b>	<b>95.3%</b>	<b>97.6%</b>	<b>98.5%</b>	
Change from prior year	-1.9%	0.4%	-0.4%	-2.4%	-0.9%	1.4%	
<b>Percent of Original</b>	<b>96.7%</b>	<b>100.0%</b>	<b>90.9%</b>	<b>93.5%</b>	<b>97.0%</b>	<b>95.0%</b>	
Change from prior year	-3.3%	10.0%	-8.9%	-3.6%	2.1%	2.3%	

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



## Northeast Kansas Closed Listings Analysis

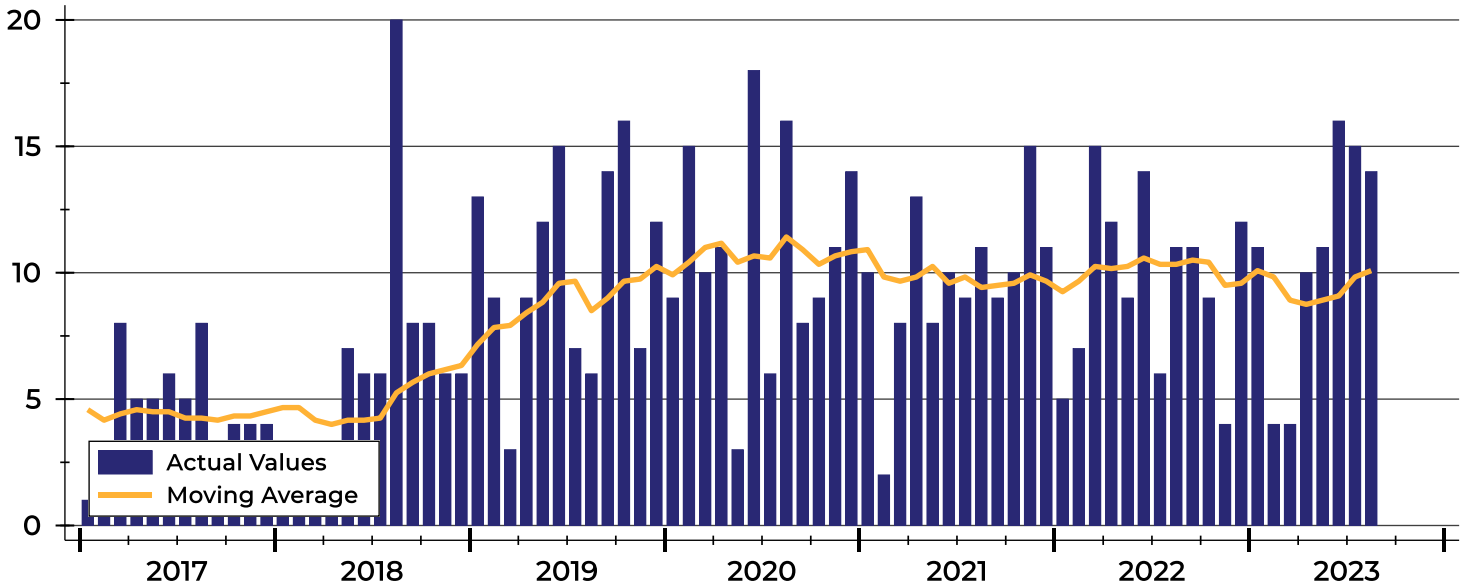
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>14</b>	11	27.3%	<b>85</b>	79	7.6%
Volume (1,000s)		<b>1,915</b>	1,465	30.7%	<b>12,411</b>	12,224	1.5%
Months' Supply		<b>4.1</b>	3.0	36.7%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>136,764</b>	133,191	2.7%	<b>146,016</b>	154,729	-5.6%
	Days on Market	<b>32</b>	54	-40.7%	<b>49</b>	38	28.9%
	Percent of List	<b>96.8%</b>	97.7%	-0.9%	<b>92.6%</b>	96.5%	-4.0%
	Percent of Original	<b>96.2%</b>	98.8%	-2.6%	<b>90.0%</b>	95.3%	-5.6%
Median	Sale Price	<b>144,500</b>	105,000	37.6%	<b>135,000</b>	132,000	2.3%
	Days on Market	<b>22</b>	24	-8.3%	<b>27</b>	12	125.0%
	Percent of List	<b>98.1%</b>	100.0%	-1.9%	<b>95.3%</b>	97.6%	-2.4%
	Percent of Original	<b>96.7%</b>	100.0%	-3.3%	<b>93.5%</b>	97.0%	-3.6%

A total of 14 homes sold in the Northeast Kansas MLS system in August, up from 11 units in August 2022. Total sales volume rose to \$1.9 million compared to \$1.5 million in the previous year.

The median sales price in August was \$144,500, up 37.6% compared to the prior year. Median days on market was 22 days, up from 14 days in July, but down from 24 in August 2022.

## History of Closed Listings

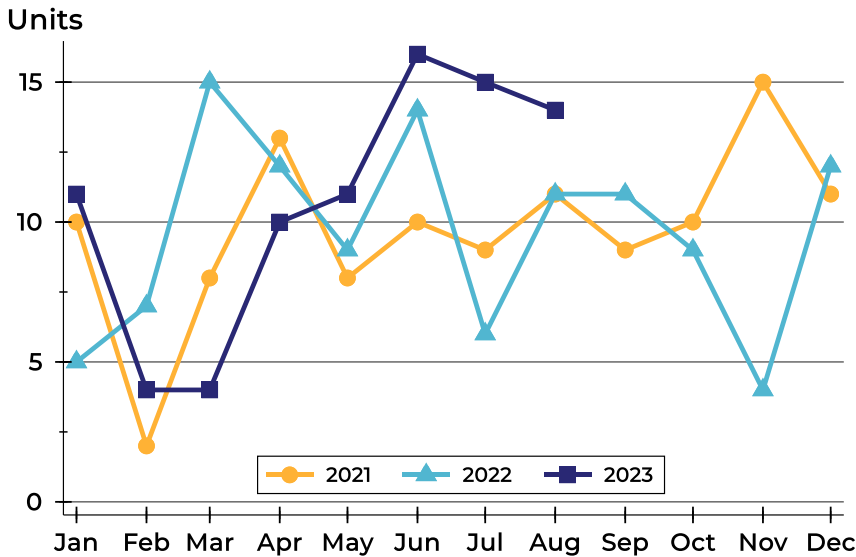
Units





## Northeast Kansas Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	10	5	11
February	2	7	4
March	8	15	4
April	13	12	10
May	8	9	11
June	10	14	16
July	9	6	15
August	11	11	14
September	9	11	11
October	10	9	11
November	15	4	11
December	11	12	11

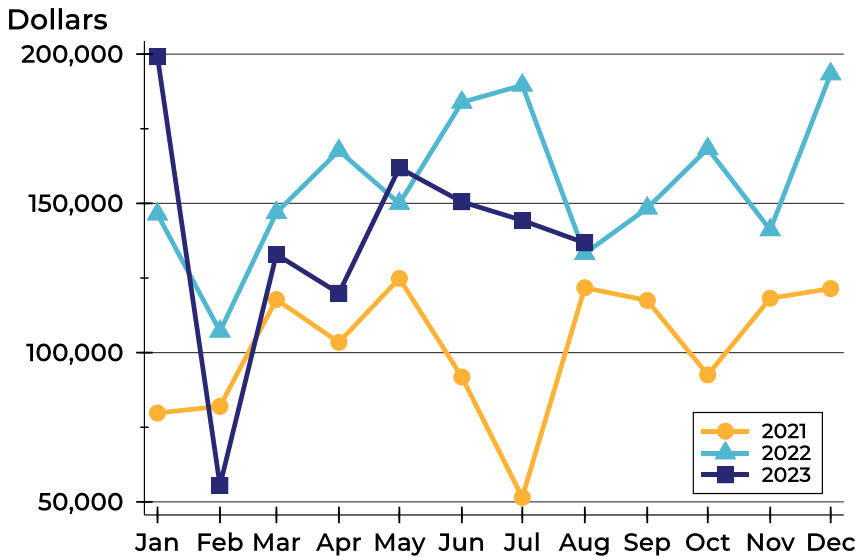
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	35.7%	3.5	69,560	64,900	19	11	97.1%	100.0%	96.5%	96.7%
\$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	2	14.3%	3.2	131,450	131,450	92	92	94.2%	94.2%	91.7%	91.7%
\$150,000-\$174,999	4	28.6%	0.9	158,500	155,000	20	19	97.2%	97.3%	97.2%	97.3%
\$175,000-\$199,999	1	7.1%	4.0	195,000	195,000	28	28	98.0%	98.0%	98.0%	98.0%
\$200,000-\$249,999	1	7.1%	6.0	205,000	205,000	3	3	96.7%	96.7%	96.7%	96.7%
\$250,000-\$299,999	1	7.1%	6.7	270,000	270,000	61	61	98.2%	98.2%	98.2%	98.2%
\$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



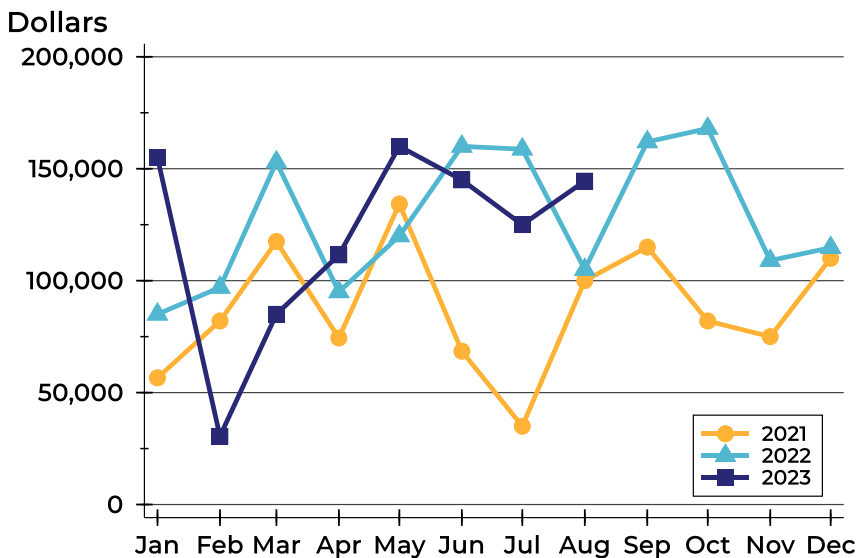
## Northeast Kansas Closed Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	79,780	146,400	<b>199,136</b>
<b>February</b>	82,000	107,143	<b>55,500</b>
<b>March</b>	117,806	146,900	<b>132,875</b>
<b>April</b>	103,438	167,667	<b>119,900</b>
<b>May</b>	124,875	149,944	<b>161,873</b>
<b>June</b>	91,830	183,857	<b>150,525</b>
<b>July</b>	51,500	189,583	<b>144,310</b>
<b>August</b>	121,736	133,191	<b>136,764</b>
<b>September</b>	117,489	148,409	
<b>October</b>	92,550	168,333	
<b>November</b>	118,227	141,125	
<b>December</b>	121,455	193,358	

### Median Price

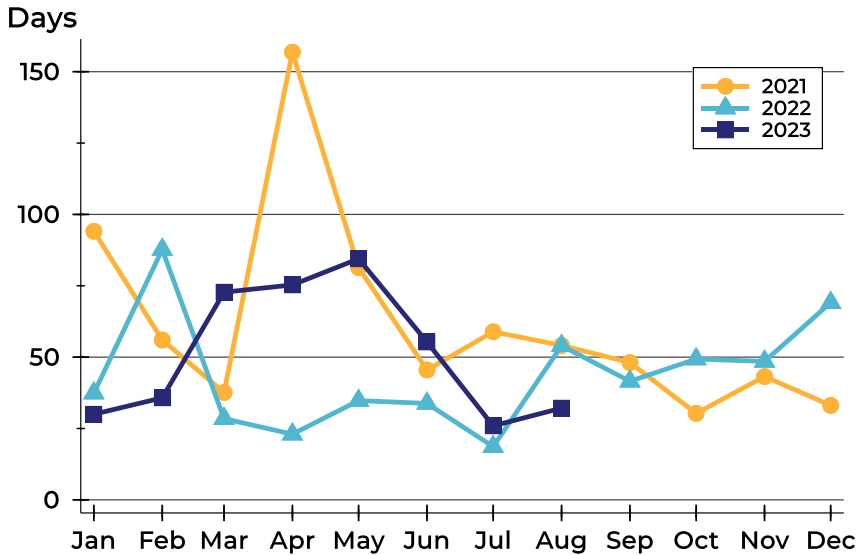


Month	2021	2022	2023
<b>January</b>	56,600	85,000	<b>155,000</b>
<b>February</b>	82,000	97,000	<b>30,500</b>
<b>March</b>	117,500	153,000	<b>85,000</b>
<b>April</b>	74,400	95,000	<b>111,500</b>
<b>May</b>	134,250	120,000	<b>160,000</b>
<b>June</b>	68,500	160,000	<b>145,000</b>
<b>July</b>	35,000	158,750	<b>125,000</b>
<b>August</b>	100,000	105,000	<b>144,500</b>
<b>September</b>	115,000	162,000	
<b>October</b>	82,000	168,000	
<b>November</b>	75,000	109,000	
<b>December</b>	110,000	114,750	



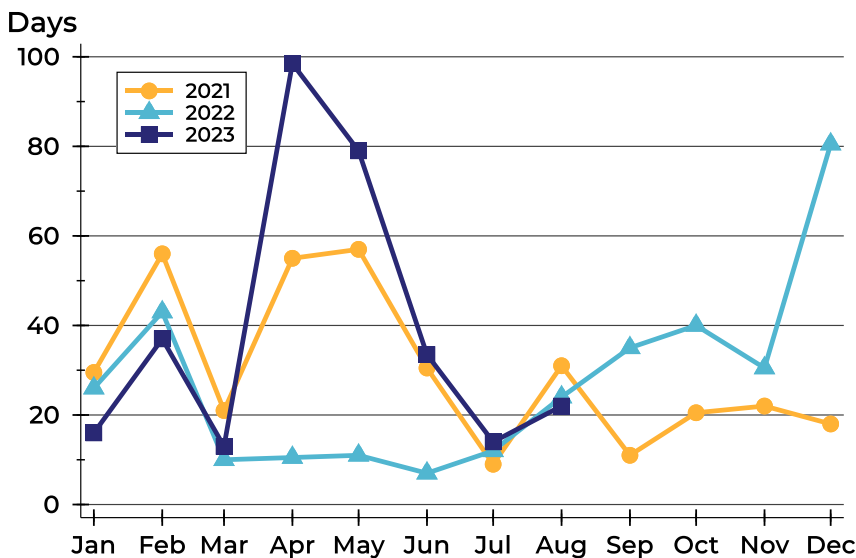
## Northeast Kansas Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	94	37	<b>30</b>
February	56	88	<b>36</b>
March	38	28	<b>73</b>
April	157	23	<b>75</b>
May	81	35	<b>84</b>
June	46	34	<b>55</b>
July	59	19	<b>26</b>
August	54	54	<b>32</b>
September	48	42	
October	30	49	
November	43	49	
December	33	69	

### Median DOM



Month	2021	2022	2023
January	30	26	<b>16</b>
February	56	43	<b>37</b>
March	21	10	<b>13</b>
April	55	11	<b>99</b>
May	57	11	<b>79</b>
June	31	7	<b>34</b>
July	9	12	<b>14</b>
August	31	24	<b>22</b>
September	11	35	
October	21	40	
November	22	31	
December	18	81	



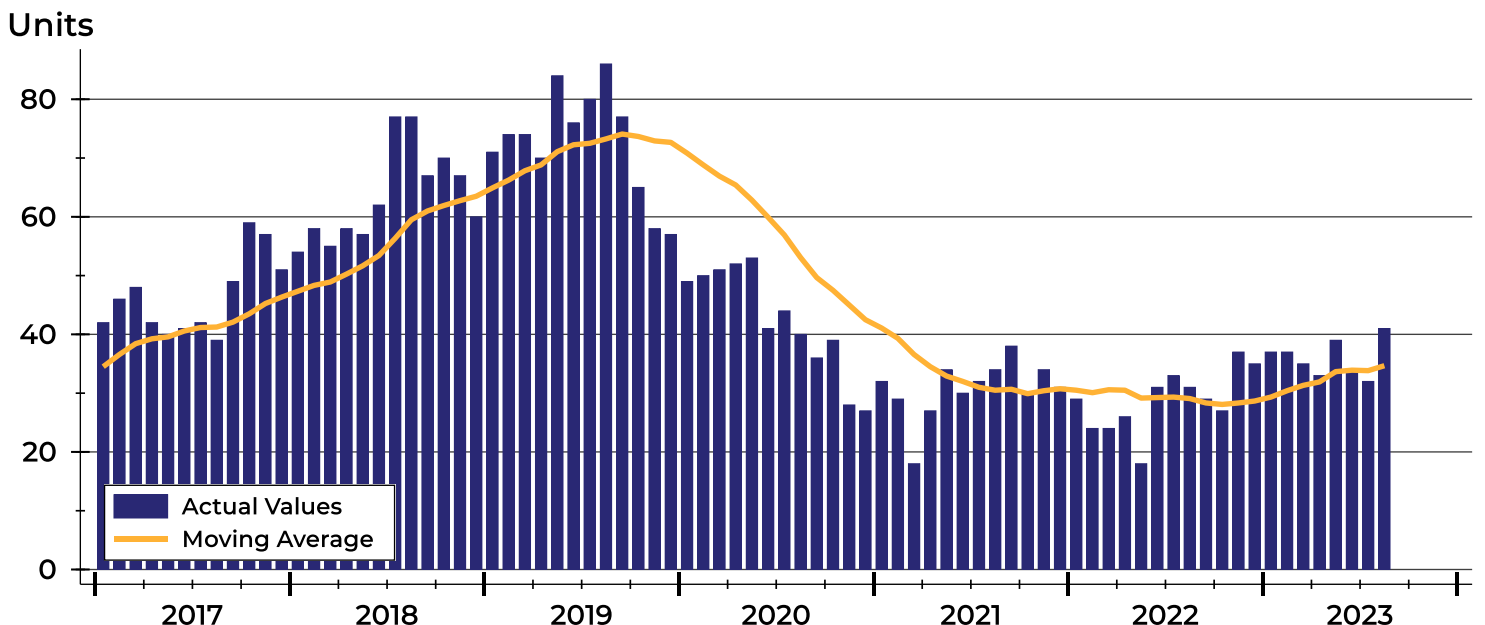
## Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		<b>41</b>	31	32.3%
Volume (1,000s)		<b>6,079</b>	5,445	11.6%
Months' Supply		<b>4.1</b>	3.0	36.7%
Average	List Price	<b>148,264</b>	175,655	-15.6%
	Days on Market	<b>72</b>	68	5.9%
	Percent of Original	<b>93.4%</b>	93.0%	0.4%
Median	List Price	<b>125,000</b>	149,500	-16.4%
	Days on Market	<b>31</b>	52	-40.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 41 homes were available for sale in the Northeast Kansas MLS system at the end of August. This represents a 4.1 months' supply of active listings.

The median list price of homes on the market at the end of August was \$125,000, down 16.4% from 2022. The typical time on market for active listings was 31 days, down from 52 days a year earlier.

### History of Active Listings

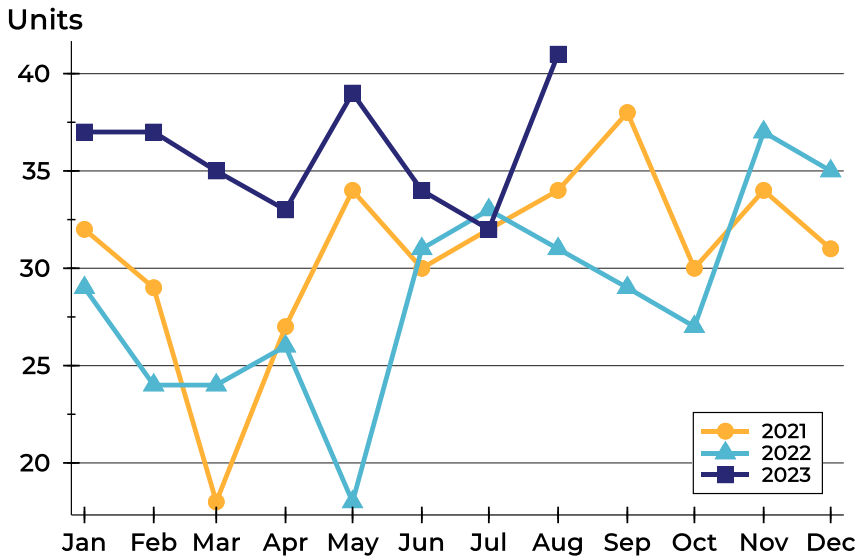






## Northeast Kansas Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	32	29	<b>37</b>
February	29	24	<b>37</b>
March	18	24	<b>35</b>
April	27	26	<b>33</b>
May	34	18	<b>39</b>
June	30	31	<b>34</b>
July	32	33	<b>32</b>
August	34	31	<b>41</b>
September	38	29	
October	30	27	
November	34	37	
December	31	35	

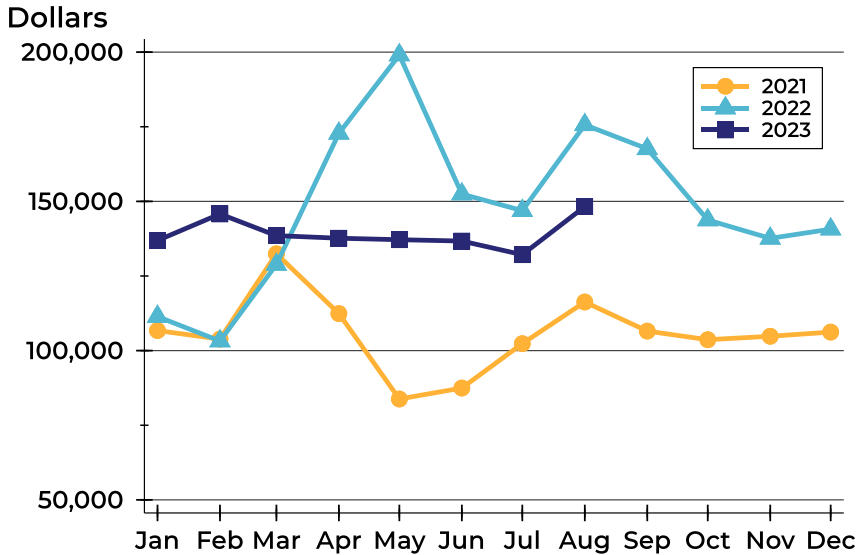
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	9	22.0%	N/A	38,068	39,500	106	115	80.1%	83.1%
\$50,000-\$99,999	10	24.4%	3.5	80,220	81,500	86	19	96.8%	100.0%
\$100,000-\$124,999	1	2.4%	N/A	115,000	115,000	28	28	100.0%	100.0%
\$125,000-\$149,999	4	9.8%	3.2	140,625	144,000	42	34	98.0%	98.7%
\$150,000-\$174,999	1	2.4%	0.9	169,999	169,999	69	69	90.7%	90.7%
\$175,000-\$199,999	3	7.3%	4.0	187,333	187,000	20	21	100.0%	100.0%
\$200,000-\$249,999	6	14.6%	6.0	225,333	227,000	103	28	98.2%	100.0%
\$250,000-\$299,999	5	12.2%	6.7	287,500	285,000	32	31	94.9%	100.0%
\$300,000-\$399,999	1	2.4%	N/A	310,000	310,000	20	20	100.0%	100.0%
\$400,000-\$499,999	1	2.4%	N/A	425,000	425,000	27	27	95.5%	95.5%
\$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



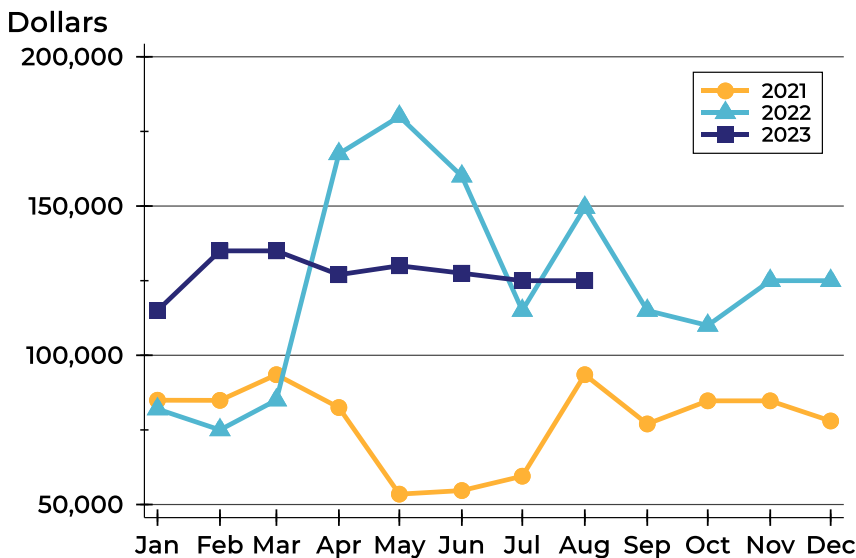
## Northeast Kansas Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	106,728	111,416	<b>136,893</b>
February	103,869	103,211	<b>145,786</b>
March	132,444	128,861	<b>138,526</b>
April	112,411	172,787	<b>137,670</b>
May	83,790	199,050	<b>137,159</b>
June	87,476	152,458	<b>136,712</b>
July	102,340	146,897	<b>132,141</b>
August	116,305	175,655	<b>148,264</b>
September	106,547	167,621	
October	103,662	143,772	
November	104,817	137,617	
December	106,212	140,701	

### Median Price

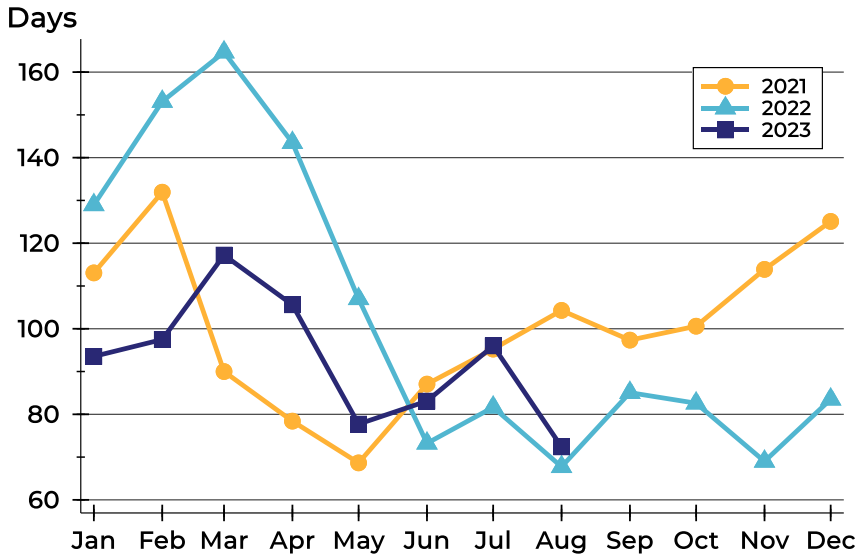


Month	2021	2022	2023
January	84,950	82,000	<b>115,000</b>
February	84,900	75,000	<b>135,000</b>
March	93,500	85,000	<b>135,000</b>
April	82,500	167,500	<b>127,000</b>
May	53,484	180,000	<b>130,000</b>
June	54,684	160,000	<b>127,500</b>
July	59,500	115,000	<b>125,000</b>
August	93,500	149,500	<b>125,000</b>
September	77,000	115,000	
October	84,750	110,000	
November	84,750	125,000	
December	78,000	125,000	



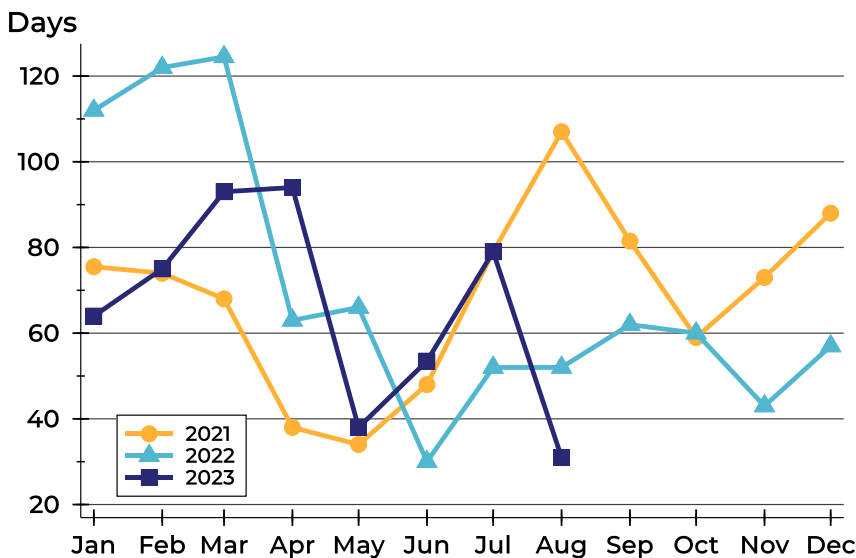
# Northeast Kansas Active Listings Analysis

## Average DOM



Month	2021	2022	2023
January	113	129	<b>94</b>
February	132	153	<b>97</b>
March	90	165	<b>117</b>
April	78	144	<b>106</b>
May	69	107	<b>78</b>
June	87	73	<b>83</b>
July	95	82	<b>96</b>
August	104	68	<b>72</b>
September	97	85	
October	101	83	
November	114	69	
December	125	84	

## Median DOM

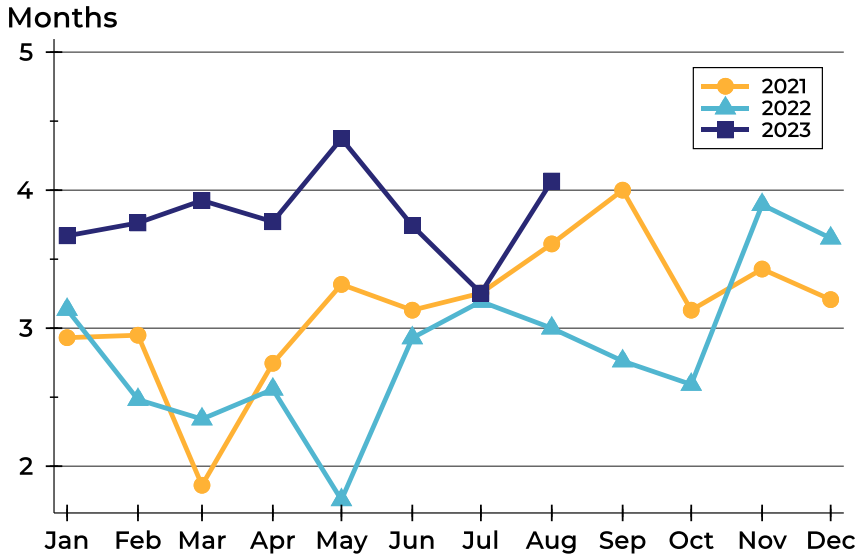


Month	2021	2022	2023
January	76	112	<b>64</b>
February	74	122	<b>75</b>
March	68	125	<b>93</b>
April	38	63	<b>94</b>
May	34	66	<b>38</b>
June	48	30	<b>54</b>
July	79	52	<b>79</b>
August	107	52	<b>31</b>
September	82	62	
October	59	60	
November	73	43	
December	88	57	



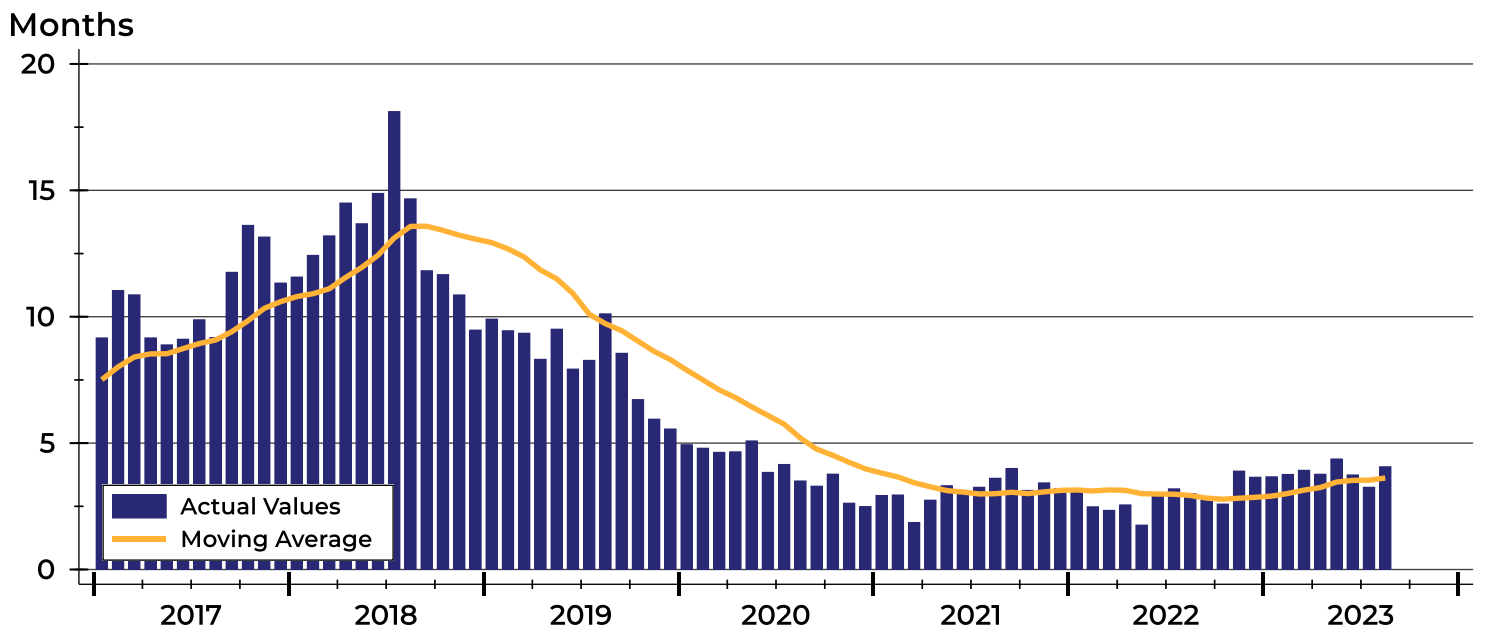
## Northeast Kansas Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.9	3.1	<b>3.7</b>
February	2.9	2.5	<b>3.8</b>
March	1.9	2.3	<b>3.9</b>
April	2.7	2.6	<b>3.8</b>
May	3.3	1.8	<b>4.4</b>
June	3.1	2.9	<b>3.7</b>
July	3.3	3.2	<b>3.3</b>
August	3.6	3.0	<b>4.1</b>
September	4.0	2.8	
October	3.1	2.6	
November	3.4	3.9	
December	3.2	3.7	

### History of Month's Supply





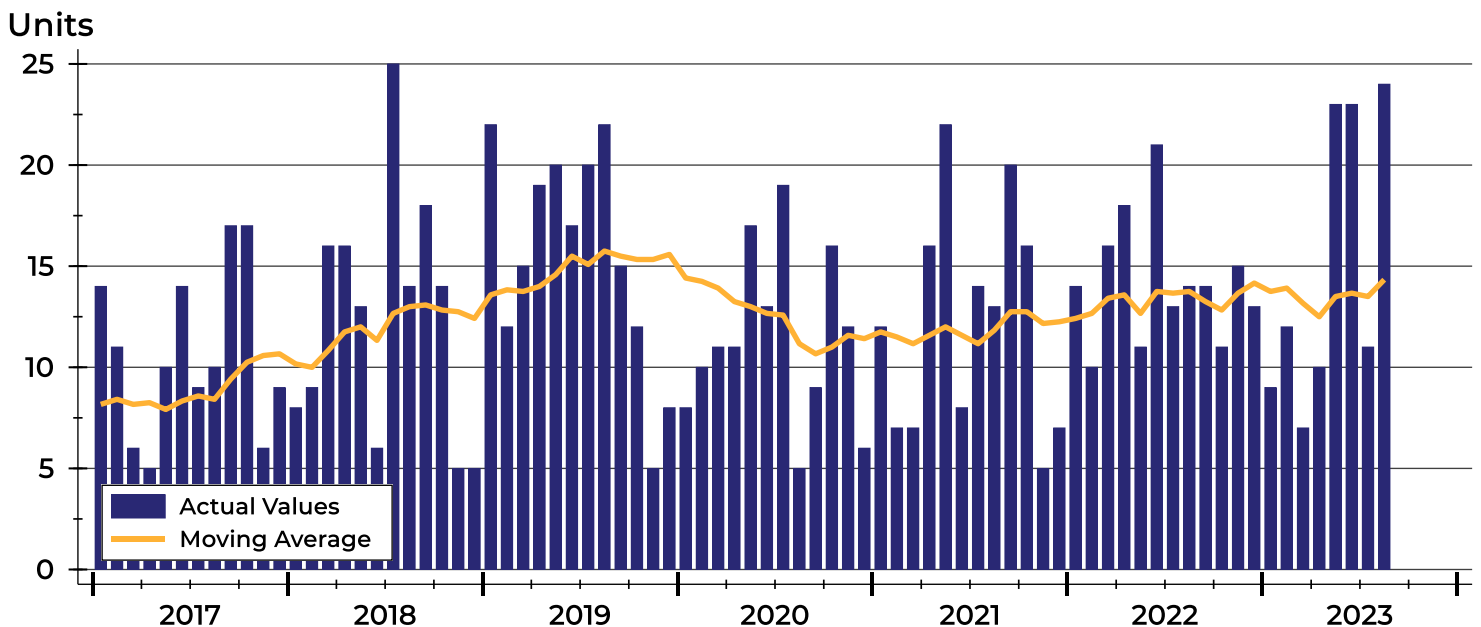
## Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	<b>24</b>	14	71.4%
	Volume (1,000s)	<b>3,975</b>	2,725	45.9%
	Average List Price	<b>165,604</b>	194,664	-14.9%
	Median List Price	<b>167,250</b>	159,250	5.0%
Year-to-Date	New Listings	<b>119</b>	117	1.7%
	Volume (1,000s)	<b>18,260</b>	18,586	-1.8%
	Average List Price	<b>153,448</b>	158,850	-3.4%
	Median List Price	<b>139,000</b>	135,000	3.0%

A total of 24 new listings were added in the Northeast Kansas MLS system during August, up 71.4% from the same month in 2022. Year-to-date the Northeast Kansas MLS system has seen 119 new listings.

The median list price of these homes was \$167,250 up from \$159,250 in 2022.

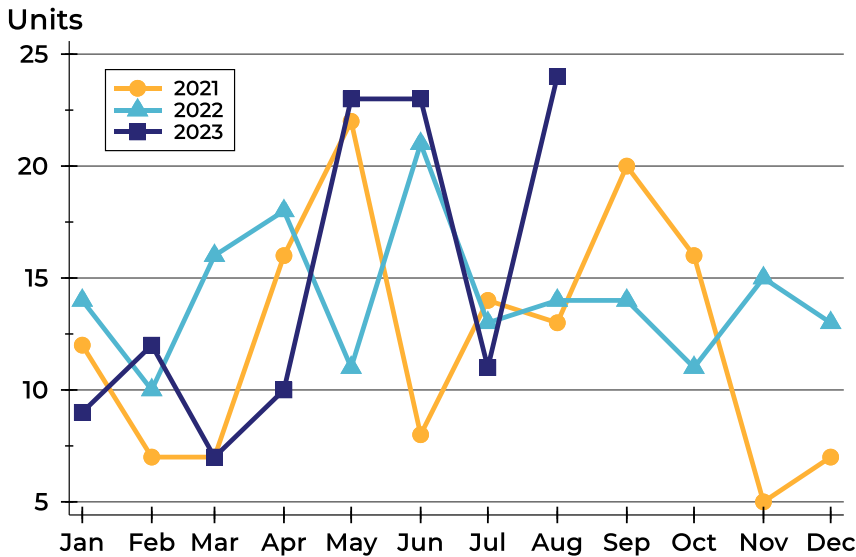
## History of New Listings





## Northeast Kansas New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	12	14	<b>9</b>
February	7	10	<b>12</b>
March	7	16	<b>7</b>
April	16	18	<b>10</b>
May	22	11	<b>23</b>
June	8	21	<b>23</b>
July	14	13	<b>11</b>
August	13	14	<b>24</b>
September	20	14	
October	16	11	
November	5	15	
December	7	13	

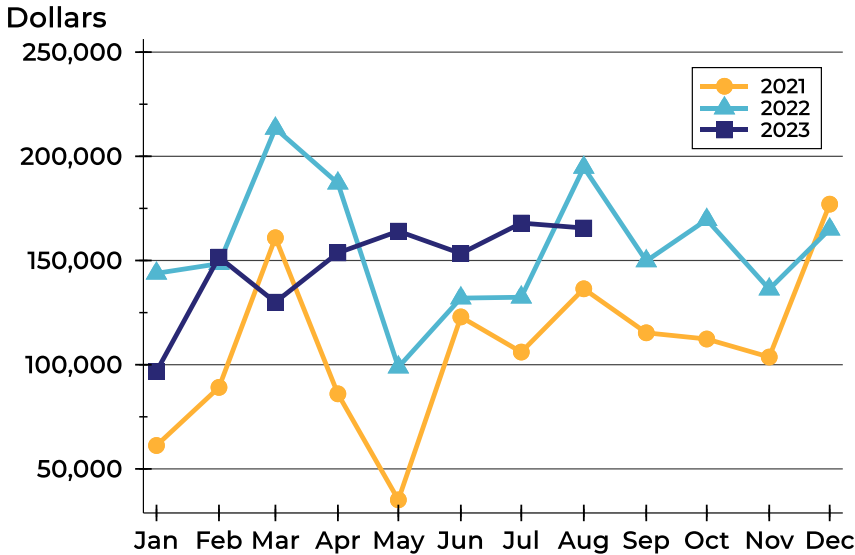
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	8.3%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	2	8.3%	44,950	44,950	8	8	100.0%	100.0%
\$50,000-\$99,999	6	25.0%	83,050	89,250	16	15	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	2	8.3%	147,750	147,750	32	32	98.7%	98.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	16.7%	189,125	188,500	21	22	100.0%	100.0%
\$200,000-\$249,999	3	12.5%	229,000	229,000	29	27	97.8%	100.0%
\$250,000-\$299,999	3	12.5%	287,500	285,000	21	14	97.2%	100.0%
\$300,000-\$399,999	1	4.2%	310,000	310,000	26	26	100.0%	100.0%
\$400,000-\$499,999	1	4.2%	425,000	425,000	33	33	95.5%	95.5%
\$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



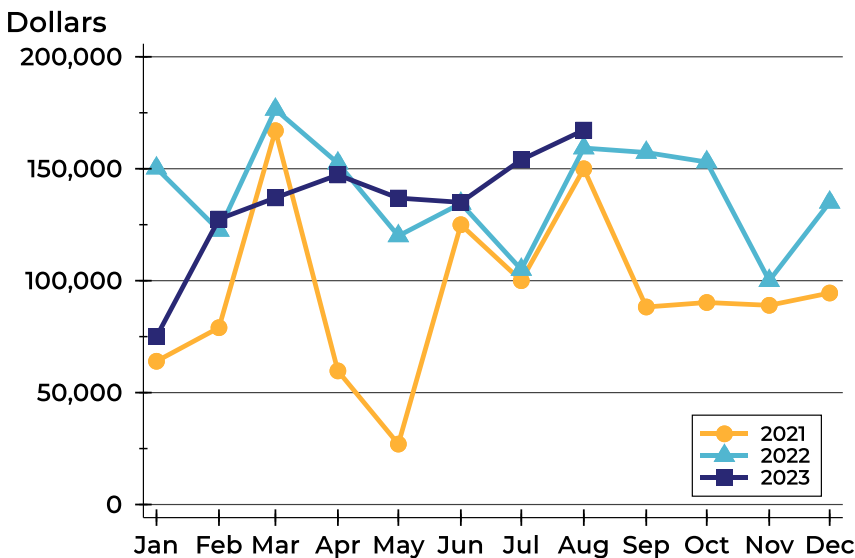
# Northeast Kansas New Listings Analysis

## Average Price



Month	2021	2022	2023
January	61,233	143,857	<b>96,778</b>
February	89,114	148,480	<b>151,617</b>
March	160,929	213,400	<b>130,000</b>
April	86,038	187,106	<b>153,650</b>
May	35,134	98,818	<b>164,083</b>
June	122,938	131,967	<b>153,356</b>
July	106,064	132,369	<b>167,982</b>
August	136,423	194,664	<b>165,604</b>
September	115,305	149,786	
October	112,331	169,591	
November	103,680	136,260	
December	177,057	165,015	

## Median Price



Month	2021	2022	2023
January	64,000	150,250	<b>75,000</b>
February	79,000	122,450	<b>127,500</b>
March	167,000	176,500	<b>137,000</b>
April	59,700	152,500	<b>147,250</b>
May	27,000	120,000	<b>136,900</b>
June	125,000	134,500	<b>135,000</b>
July	100,000	105,000	<b>154,000</b>
August	150,000	159,250	<b>167,250</b>
September	88,250	157,250	
October	90,250	153,000	
November	89,000	100,000	
December	94,500	135,000	



# Northeast Kansas Contracts Written Analysis

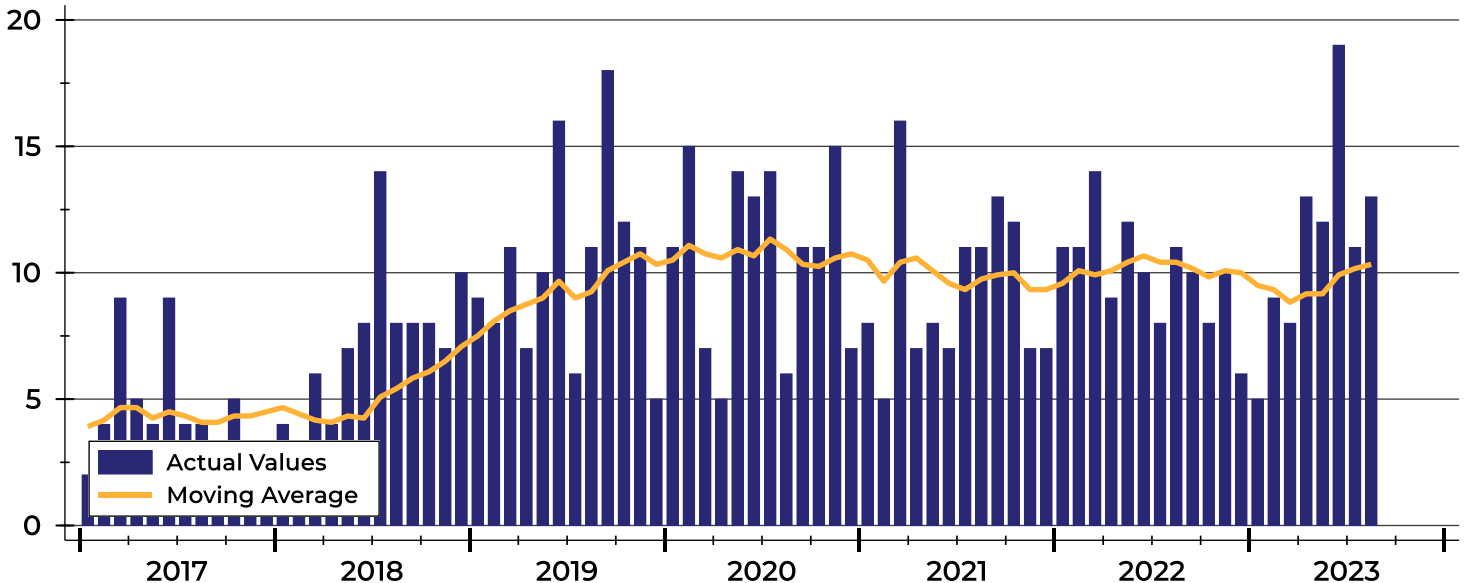
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		13	11	18.2%	90	86	4.7%
Volume (1,000s)		1,351	1,715	-21.2%	13,135	13,633	-3.7%
Average	Sale Price	103,938	155,945	-33.3%	145,942	158,526	-7.9%
	Days on Market	60	48	25.0%	52	39	33.3%
	Percent of Original	93.1%	91.8%	1.4%	90.5%	95.6%	-5.3%
Median	Sale Price	89,000	149,900	-40.6%	135,000	132,250	2.1%
	Days on Market	61	36	69.4%	32	12	166.7%
	Percent of Original	100.0%	96.3%	3.8%	95.1%	97.5%	-2.5%

A total of 13 contracts for sale were written in the Northeast Kansas MLS system during the month of August, up from 11 in 2022. The median list price of these homes was \$89,000, down from \$149,900 the prior year.

Half of the homes that went under contract in August were on the market less than 61 days, compared to 36 days in August 2022.

## History of Contracts Written

Units

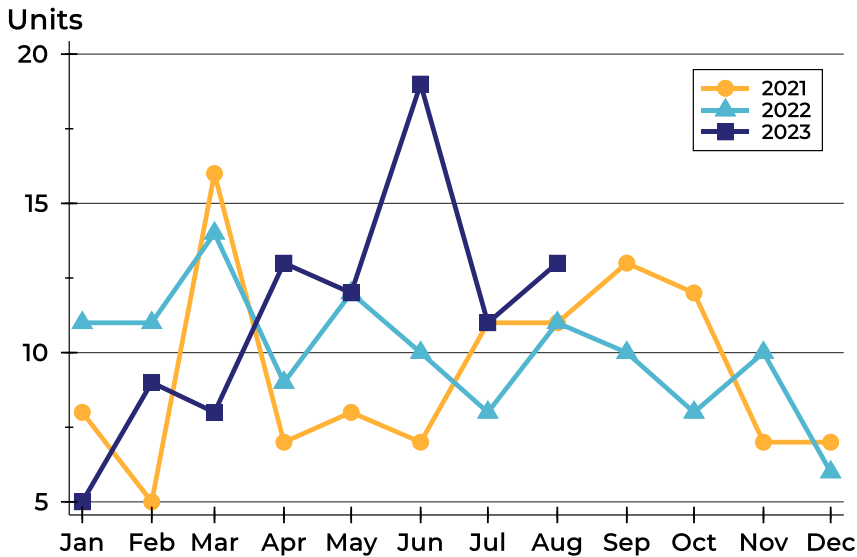






## Northeast Kansas Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	8	11	5
February	5	11	9
March	16	14	8
April	7	9	13
May	8	12	12
June	7	10	19
July	11	8	11
August	11	11	13
September	13	10	13
October	12	8	12
November	7	10	7
December	7	6	7

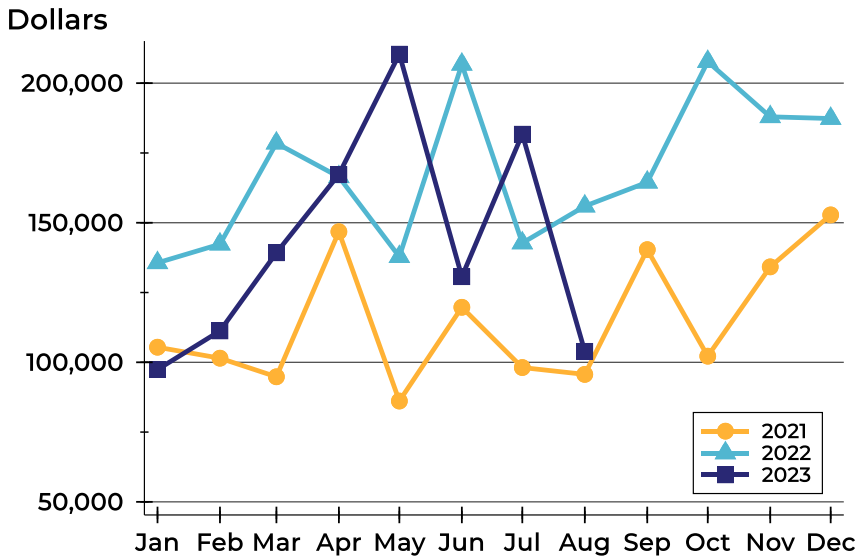
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	15.4%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	3	23.1%	38,300	35,000	70	103	100.0%	100.0%
\$50,000-\$99,999	2	15.4%	79,000	79,000	58	58	93.1%	93.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	23.1%	134,500	139,000	93	100	86.7%	84.6%
\$150,000-\$174,999	1	7.7%	155,000	155,000	1	1	100.0%	100.0%
\$175,000-\$199,999	1	7.7%	195,000	195,000	115	115	65.2%	65.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	7.7%	275,000	275,000	61	61	98.2%	98.2%
\$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



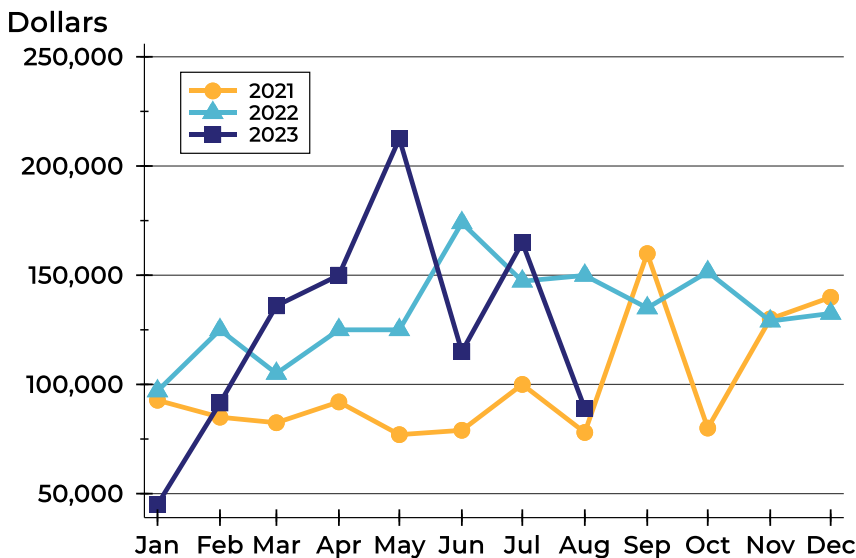
## Northeast Kansas Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	105,413	135,636	<b>97,400</b>
February	101,480	142,318	<b>111,244</b>
March	94,819	178,500	<b>139,238</b>
April	146,786	166,444	<b>167,308</b>
May	86,125	137,825	<b>210,400</b>
June	119,714	206,750	<b>130,668</b>
July	98,127	142,738	<b>181,727</b>
August	95,673	155,945	<b>103,938</b>
September	140,369	164,500	
October	102,200	207,725	
November	134,200	187,950	
December	152,814	187,333	

### Median Price

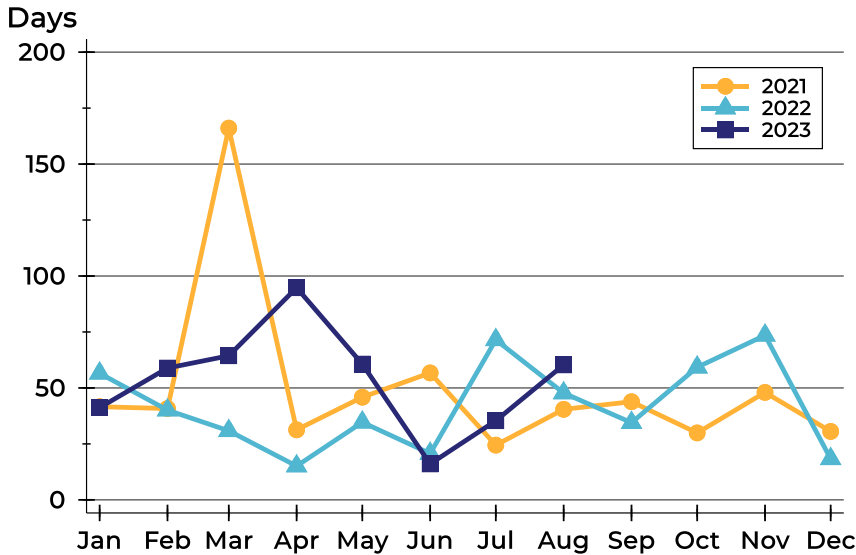


Month	2021	2022	2023
January	92,750	97,000	<b>45,000</b>
February	85,000	125,000	<b>91,500</b>
March	82,450	105,000	<b>136,000</b>
April	92,000	125,000	<b>150,000</b>
May	77,000	125,000	<b>212,500</b>
June	79,000	174,000	<b>115,000</b>
July	100,000	147,250	<b>165,000</b>
August	78,000	149,900	<b>89,000</b>
September	159,900	135,000	
October	80,000	151,500	
November	130,000	129,000	
December	139,900	132,500	



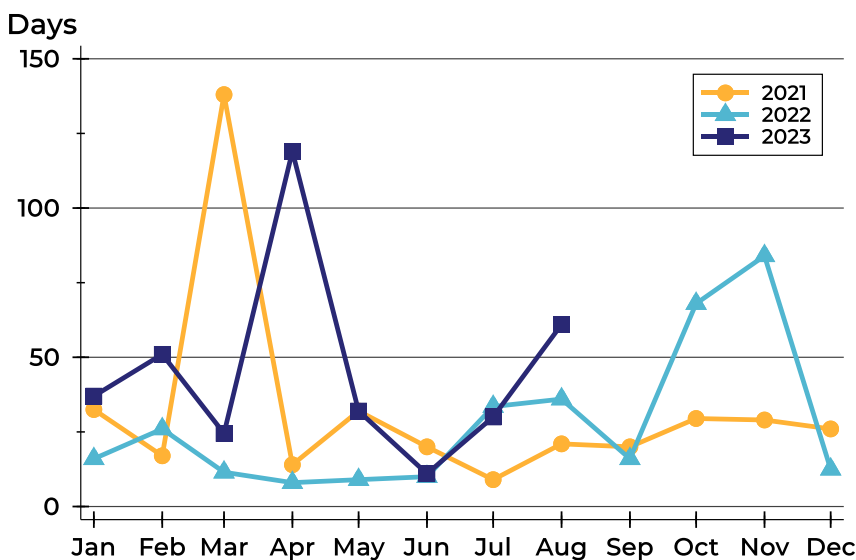
## Northeast Kansas Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	42	57	41
February	41	40	59
March	166	31	64
April	31	15	95
May	46	35	61
June	57	21	16
July	24	72	35
August	40	48	60
September	44	35	
October	30	59	
November	48	74	
December	31	18	

### Median DOM



Month	2021	2022	2023
January	33	16	37
February	17	26	51
March	138	12	25
April	14	8	119
May	32	9	32
June	20	10	11
July	9	34	30
August	21	36	61
September	20	16	
October	30	68	
November	29	84	
December	26	13	



# Northeast Kansas Pending Contracts Analysis

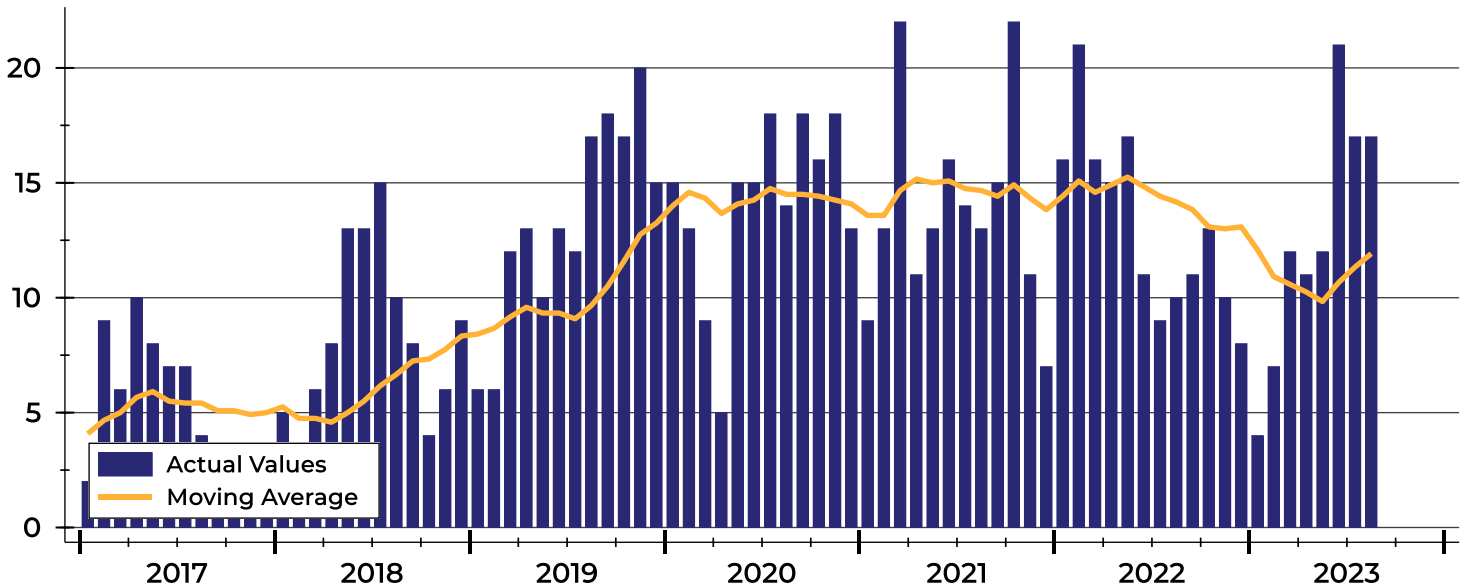
Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		<b>17</b>	10	70.0%
Volume (1,000s)		<b>2,402</b>	1,612	49.0%
Average	List Price	<b>141,306</b>	161,150	-12.3%
	Days on Market	<b>53</b>	45	17.8%
	Percent of Original	<b>98.0%</b>	97.3%	0.7%
Median	List Price	<b>139,000</b>	165,000	-15.8%
	Days on Market	<b>49</b>	36	36.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 17 listings in the Northeast Kansas MLS system had contracts pending at the end of August, up from 10 contracts pending at the end of August 2022.

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

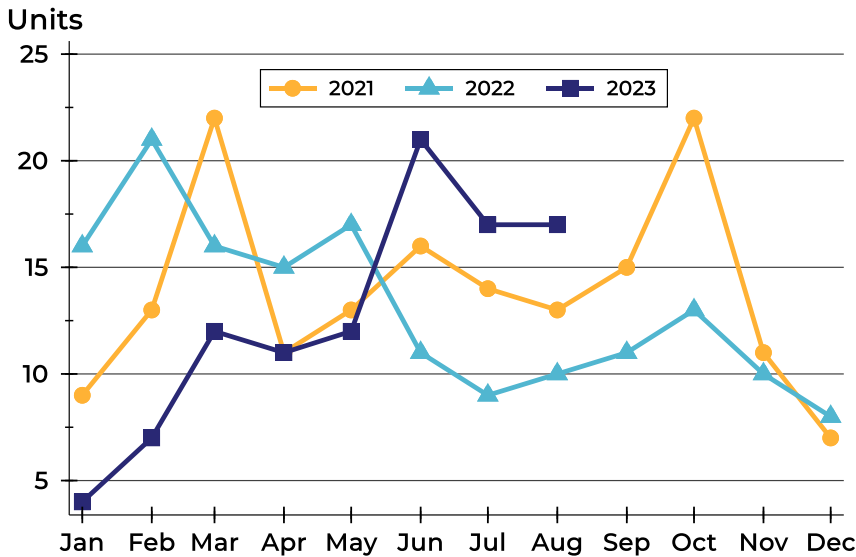
Units





## Northeast Kansas Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	9	16	4
February	13	21	7
March	22	16	12
April	11	15	11
May	13	17	12
June	16	11	21
July	14	9	17
August	13	10	17
September	15	11	
October	22	13	
November	11	10	
December	7	8	

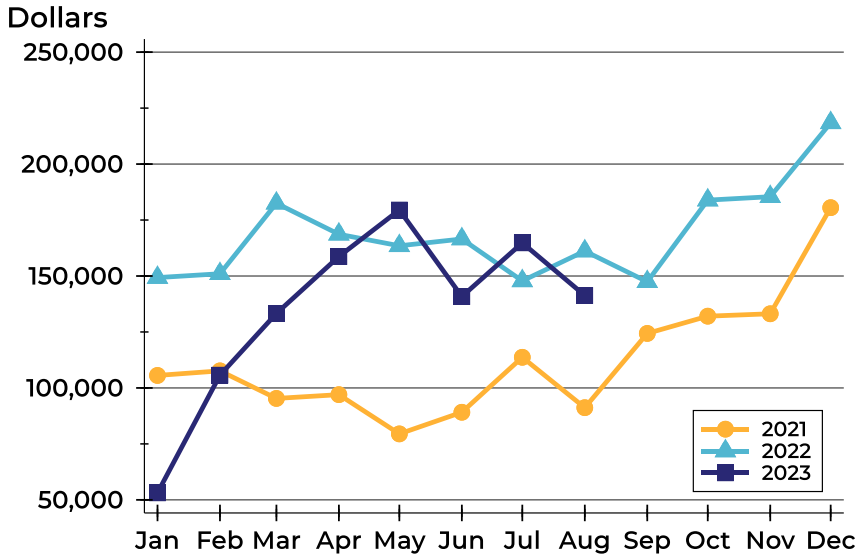
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	11.8%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	3	17.6%	38,300	35,000	70	103	100.0%	100.0%
\$50,000-\$99,999	1	5.9%	69,000	69,000	107	107	86.3%	86.3%
\$100,000-\$124,999	1	5.9%	115,000	115,000	49	49	100.0%	100.0%
\$125,000-\$149,999	3	17.6%	134,500	139,000	93	100	86.7%	84.6%
\$150,000-\$174,999	2	11.8%	160,000	160,000	16	16	100.0%	100.0%
\$175,000-\$199,999	2	11.8%	190,000	190,000	60	60	82.6%	82.6%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	5.9%	275,000	275,000	60	60	100.0%	100.0%
\$300,000-\$399,999	2	11.8%	337,500	337,500	25	25	127.2%	127.2%
\$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



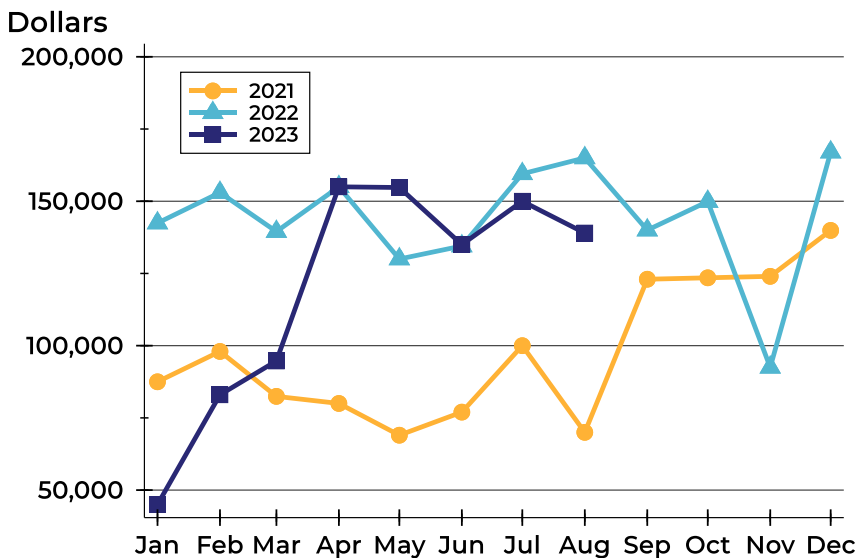
## Northeast Kansas Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	105,589	149,300	<b>53,125</b>
<b>February</b>	107,631	151,019	<b>105,714</b>
<b>March</b>	95,314	182,500	<b>133,283</b>
<b>April</b>	97,000	168,667	<b>158,700</b>
<b>May</b>	79,484	163,494	<b>179,492</b>
<b>June</b>	89,143	166,545	<b>140,838</b>
<b>July</b>	113,693	147,822	<b>164,812</b>
<b>August</b>	91,184	161,150	<b>141,306</b>
<b>September</b>	124,353	147,445	
<b>October</b>	132,055	183,900	
<b>November</b>	133,136	185,430	
<b>December</b>	180,529	218,438	

### Median Price

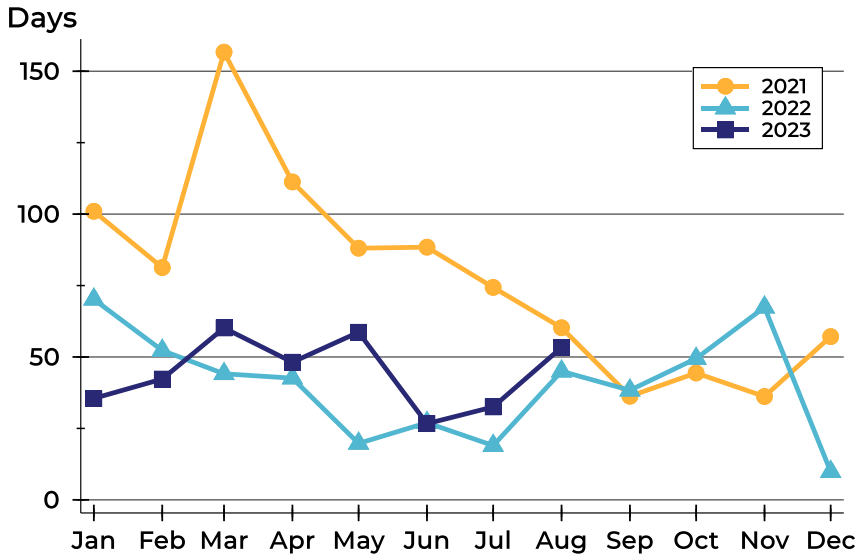


Month	2021	2022	2023
<b>January</b>	87,500	142,450	<b>45,000</b>
<b>February</b>	98,000	153,000	<b>83,000</b>
<b>March</b>	82,450	139,500	<b>94,700</b>
<b>April</b>	80,000	155,000	<b>155,000</b>
<b>May</b>	68,999	130,000	<b>154,750</b>
<b>June</b>	77,000	134,500	<b>135,000</b>
<b>July</b>	100,000	159,500	<b>150,000</b>
<b>August</b>	69,999	165,000	<b>139,000</b>
<b>September</b>	123,000	140,000	
<b>October</b>	123,500	149,900	
<b>November</b>	124,000	92,500	
<b>December</b>	139,900	167,000	



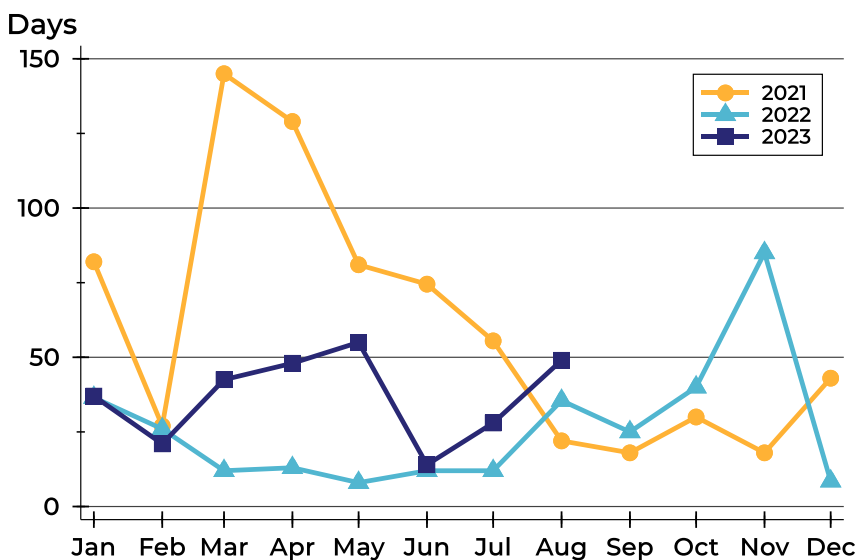
## Northeast Kansas Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	101	70	<b>36</b>
February	81	52	<b>42</b>
March	157	44	<b>60</b>
April	111	43	<b>48</b>
May	88	20	<b>59</b>
June	88	27	<b>27</b>
July	74	19	<b>33</b>
August	60	45	<b>53</b>
September	36	38	
October	44	49	
November	36	67	
December	57	10	

### Median DOM



Month	2021	2022	2023
January	82	37	<b>37</b>
February	27	26	<b>21</b>
March	145	12	<b>43</b>
April	129	13	<b>48</b>
May	81	8	<b>55</b>
June	75	12	<b>14</b>
July	56	12	<b>28</b>
August	22	36	<b>49</b>
September	18	25	
October	30	40	
November	18	85	
December	43	9	



**August  
2023**

# Northeast Kansas MLS Statistics



## Brown County Housing Report



### Market Overview

#### Brown County Home Sales Rose in August

Total home sales in Brown County rose by 25.0% last month to 10 units, compared to 8 units in August 2022. Total sales volume was \$1.3 million, up 60.5% from a year earlier.

The median sale price in August was \$131,450, up from \$89,000 a year earlier. Homes that sold in August were typically on the market for 29 days and sold for 95.6% of their list prices.

#### Brown County Active Listings Up at End of August

The total number of active listings in Brown County at the end of August was 34 units, up from 25 at the same point in 2022. This represents a 4.7 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$120,000.

During August, a total of 11 contracts were written up from 10 in August 2022. At the end of the month, there were 14 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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**August  
2023**

# Northeast Kansas MLS Statistics



## Brown County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year	<b>10</b> 25.0%	<b>8</b> -11.1%	<b>9</b> -25.0%	<b>59</b> 7.3%	<b>55</b> 5.8%	<b>52</b> -25.7%	
<b>Active Listings</b> Change from prior year	<b>34</b> 36.0%	<b>25</b> -3.8%	<b>26</b> -18.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>4.7</b> 30.6%	<b>3.6</b> -5.3%	<b>3.8</b> 11.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>21</b> 90.9%	<b>11</b> 22.2%	<b>9</b> 350.0%	<b>88</b> 3.5%	<b>85</b> 9.0%	<b>78</b> 14.7%	
<b>Contracts Written</b> Change from prior year	<b>11</b> 10.0%	<b>10</b> 42.9%	<b>7</b> 75.0%	<b>67</b> 9.8%	<b>61</b> 17.3%	<b>52</b> -21.2%	
<b>Pending Contracts</b> Change from prior year	<b>14</b> 100.0%	<b>7</b> -22.2%	<b>9</b> 0.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>1,257</b> 60.5%	<b>783</b> -31.3%	<b>1,139</b> 16.6%	<b>7,782</b> -0.8%	<b>7,847</b> 67.4%	<b>4,688</b> -33.9%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>125,670</b> 28.4%	<b>97,875</b> -22.7%	<b>126,567</b> 55.5%	<b>131,904</b> -7.5%	<b>142,664</b> 58.2%	<b>90,161</b> -11.0%
	<b>List Price of Actives</b> Change from prior year	<b>138,900</b> 11.6%	<b>124,412</b> 18.0%	<b>105,460</b> 21.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>37</b> -46.4%	<b>69</b> 15.0%	<b>60</b> -9.1%	<b>53</b> 17.8%	<b>45</b> -51.6%	<b>93</b> -24.4%
	<b>Percent of List</b> Change from prior year	<b>95.1%</b> -2.0%	<b>97.0%</b> -1.0%	<b>98.0%</b> -0.5%	<b>91.3%</b> -5.8%	<b>96.9%</b> 0.4%	<b>96.5%</b> 1.8%
	<b>Percent of Original</b> Change from prior year	<b>94.3%</b> -4.6%	<b>98.8%</b> 5.0%	<b>94.1%</b> -4.1%	<b>88.9%</b> -7.2%	<b>95.8%</b> 1.4%	<b>94.5%</b> 4.3%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>131,450</b> 47.7%	<b>89,000</b> -11.0%	<b>100,000</b> 48.1%	<b>121,000</b> -3.2%	<b>125,000</b> 67.9%	<b>74,450</b> -5.8%
	<b>List Price of Actives</b> Change from prior year	<b>120,000</b> 9.1%	<b>110,000</b> 38.4%	<b>79,500</b> 16.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>29</b> -9.4%	<b>32</b> -40.7%	<b>54</b> 145.5%	<b>37</b> 208.3%	<b>12</b> -76.5%	<b>51</b> -38.6%
	<b>Percent of List</b> Change from prior year	<b>95.6%</b> -4.4%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>94.3%</b> -3.5%	<b>97.7%</b> -1.0%	<b>98.7%</b> 1.4%
	<b>Percent of Original</b> Change from prior year	<b>94.0%</b> -6.0%	<b>100.0%</b> 8.3%	<b>92.3%</b> -7.7%	<b>93.4%</b> -4.3%	<b>97.6%</b> 2.1%	<b>95.6%</b> 2.7%

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



## Brown County Closed Listings Analysis

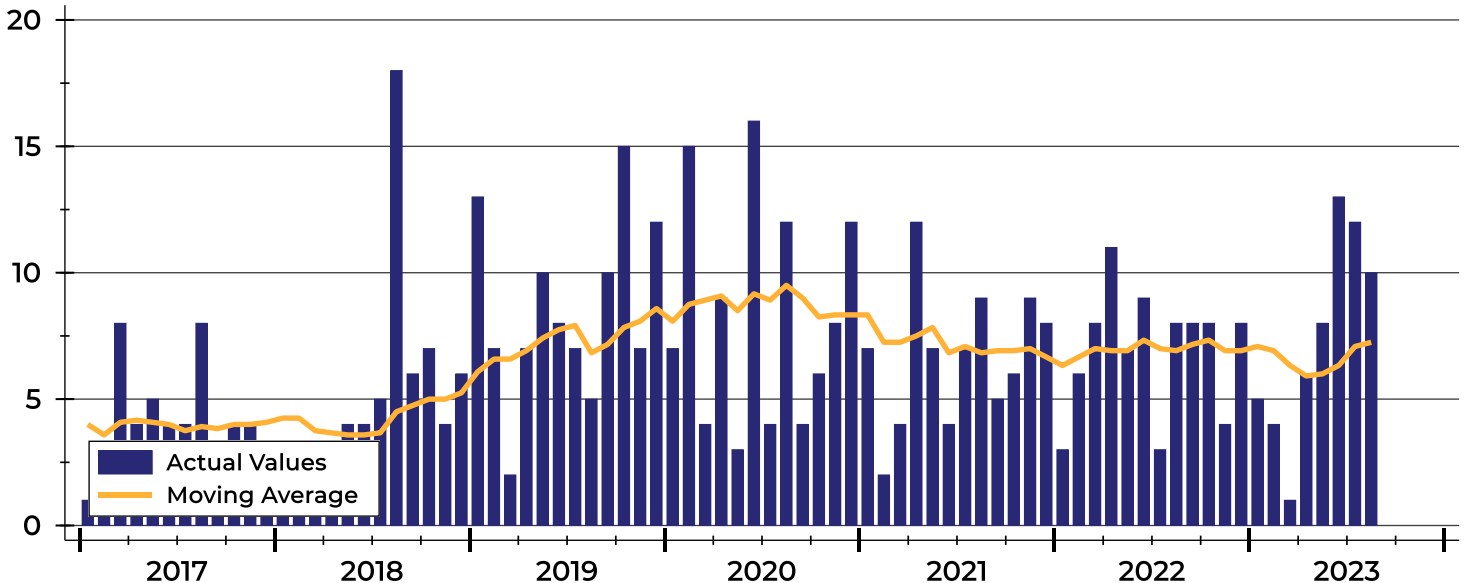
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>10</b>	8	25.0%	<b>59</b>	55	7.3%
Volume (1,000s)		<b>1,257</b>	783	60.5%	<b>7,782</b>	7,847	-0.8%
Months' Supply		<b>4.7</b>	3.6	30.6%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>125,670</b>	97,875	28.4%	<b>131,904</b>	142,664	-7.5%
	Days on Market	<b>37</b>	69	-46.4%	<b>53</b>	45	17.8%
	Percent of List	<b>95.1%</b>	97.0%	-2.0%	<b>91.3%</b>	96.9%	-5.8%
	Percent of Original	<b>94.3%</b>	98.8%	-4.6%	<b>88.9%</b>	95.8%	-7.2%
Median	Sale Price	<b>131,450</b>	89,000	47.7%	<b>121,000</b>	125,000	-3.2%
	Days on Market	<b>29</b>	32	-9.4%	<b>37</b>	12	208.3%
	Percent of List	<b>95.6%</b>	100.0%	-4.4%	<b>94.3%</b>	97.7%	-3.5%
	Percent of Original	<b>94.0%</b>	100.0%	-6.0%	<b>93.4%</b>	97.6%	-4.3%

A total of 10 homes sold in Brown County in August, up from 8 units in August 2022. Total sales volume rose to \$1.3 million compared to \$0.8 million in the previous year.

The median sales price in August was \$131,450, up 47.7% compared to the prior year. Median days on market was 29 days, up from 12 days in July, but down from 32 in August 2022.

## History of Closed Listings

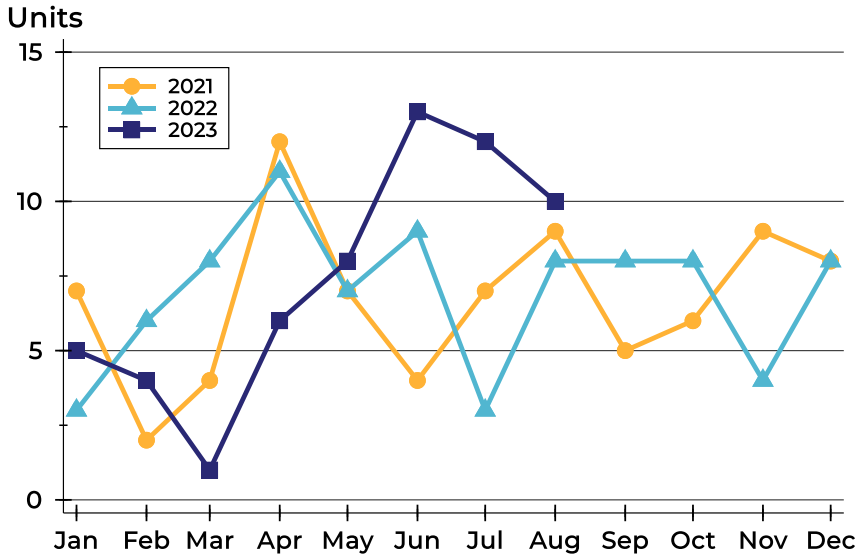
Units





## Brown County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	7	3	5
February	2	6	4
March	4	8	1
April	12	11	6
May	7	7	8
June	4	9	13
July	7	3	12
August	9	8	10
September	5	8	
October	6	8	
November	9	4	
December	8	8	

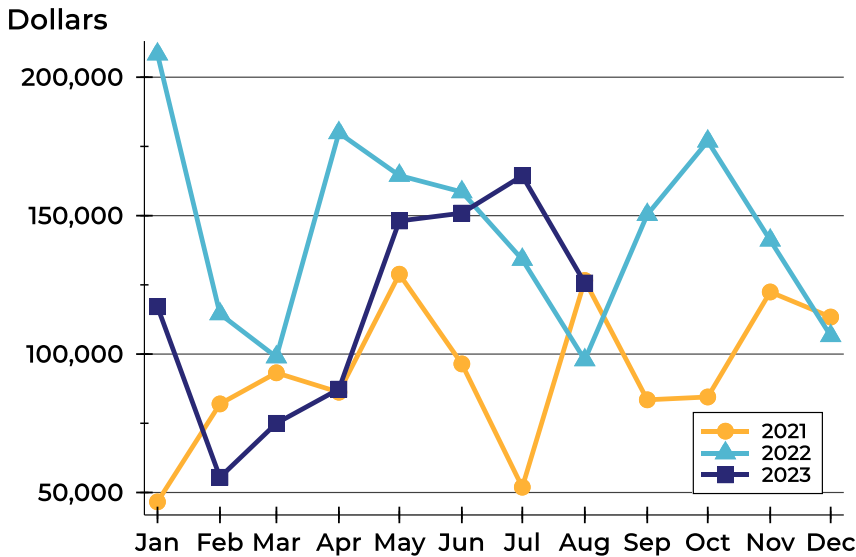
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	40.0%	4.3	66,950	64,900	20	11	96.4%	96.4%	95.6%	94.8%
\$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	2	20.0%	3.7	131,450	131,450	92	92	94.2%	94.2%	91.7%	91.7%
\$150,000-\$174,999	2	20.0%	1.5	163,000	163,000	37	37	91.3%	91.3%	91.3%	91.3%
\$175,000-\$199,999	1	10.0%	6.0	195,000	195,000	28	28	98.0%	98.0%	98.0%	98.0%
\$200,000-\$249,999	1	10.0%	8.6	205,000	205,000	3	3	96.7%	96.7%	96.7%	96.7%
\$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



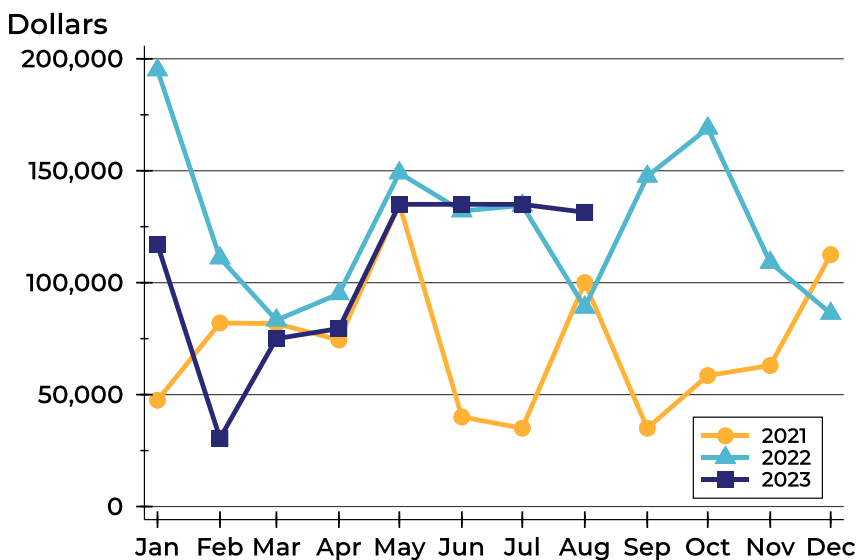
## Brown County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	46,614	208,333	<b>117,100</b>
February	82,000	114,500	<b>55,500</b>
March	93,238	98,938	<b>75,000</b>
April	86,225	179,909	<b>87,333</b>
May	128,857	164,500	<b>148,075</b>
June	96,450	158,556	<b>150,915</b>
July	51,929	134,167	<b>164,388</b>
August	126,567	97,875	<b>125,670</b>
September	83,480	150,375	
October	84,500	176,875	
November	122,433	141,125	
December	113,375	106,600	

### Median Price

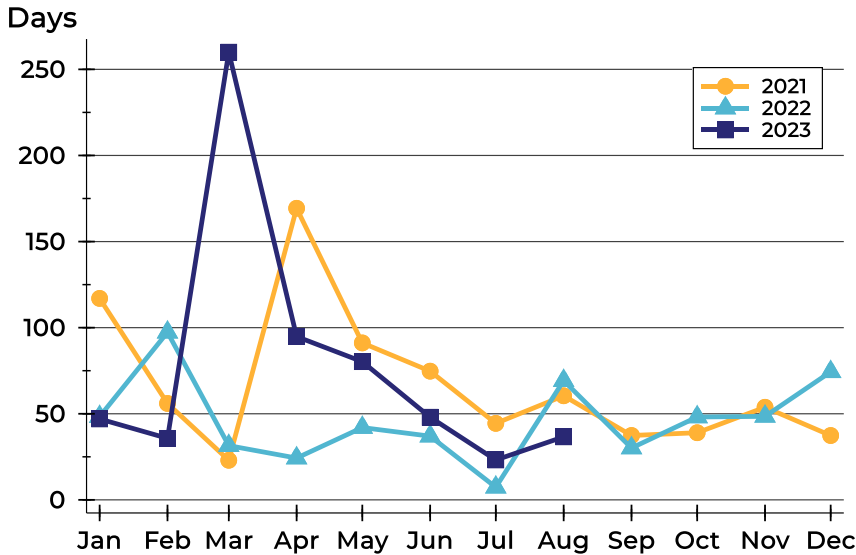


Month	2021	2022	2023
January	47,500	195,000	<b>117,000</b>
February	82,000	111,000	<b>30,500</b>
March	81,725	83,250	<b>75,000</b>
April	74,400	95,000	<b>79,500</b>
May	135,000	149,000	<b>135,000</b>
June	40,000	132,000	<b>135,000</b>
July	35,000	134,500	<b>135,000</b>
August	100,000	89,000	<b>131,450</b>
September	35,000	147,500	
October	58,500	169,000	
November	63,000	109,000	
December	112,500	86,250	



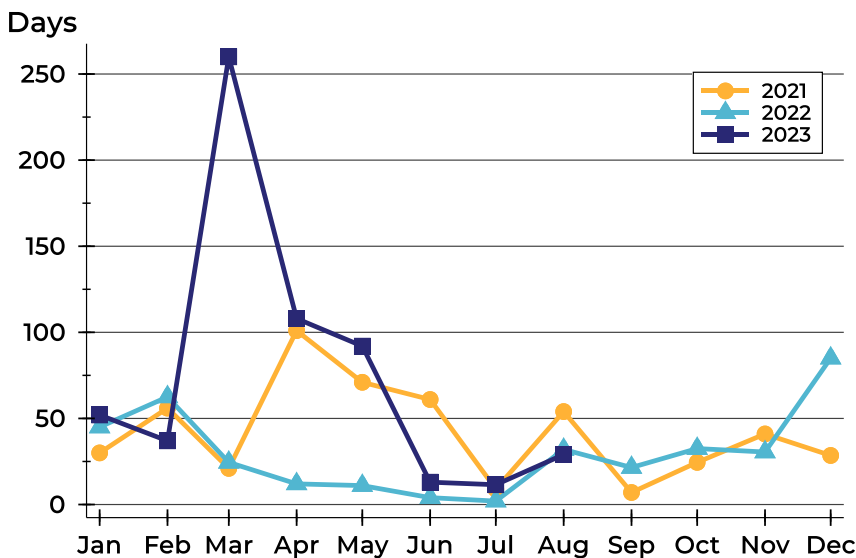
## Brown County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	117	48	47
February	56	97	36
March	23	32	260
April	169	24	95
May	91	42	80
June	75	37	48
July	44	7	23
August	60	69	37
September	37	30	
October	39	48	
November	54	49	
December	37	74	

### Median DOM



Month	2021	2022	2023
January	30	45	52
February	56	63	37
March	21	25	260
April	101	12	108
May	71	11	92
June	61	4	13
July	9	2	12
August	54	32	29
September	7	22	
October	25	33	
November	41	31	
December	29	85	



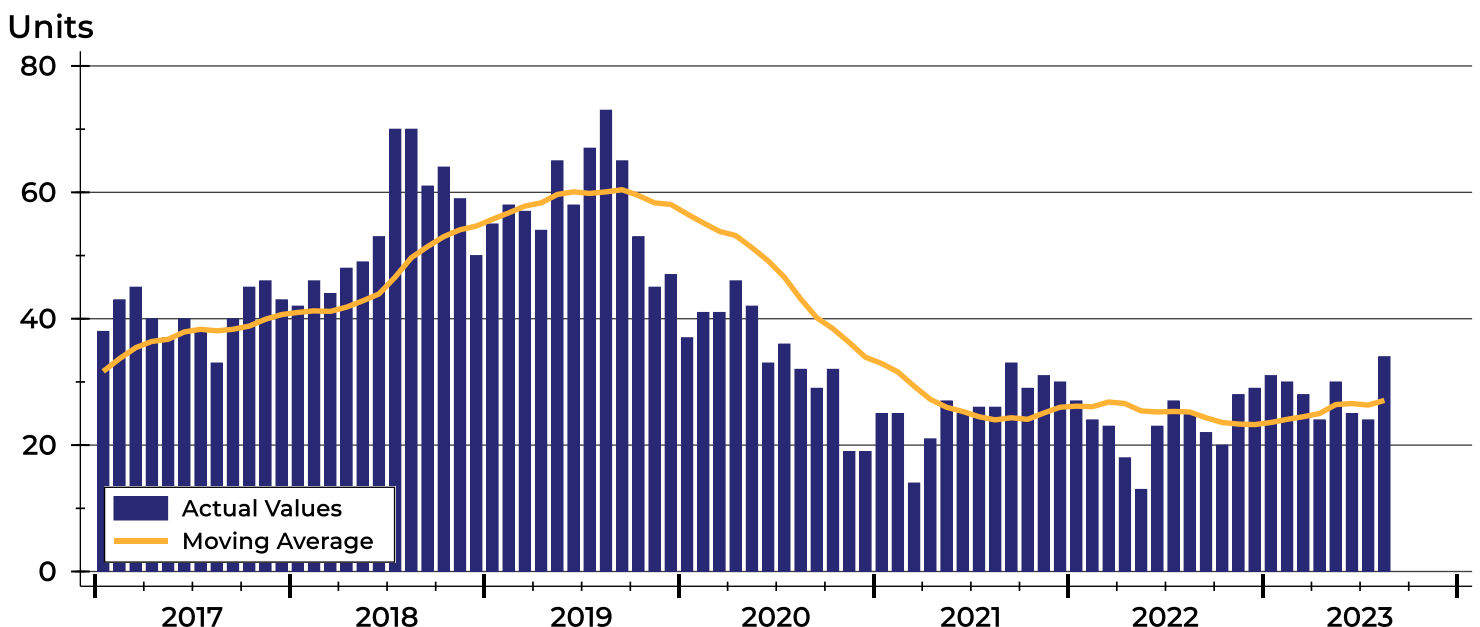
## Brown County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		<b>34</b>	25	36.0%
Volume (1,000s)		<b>4,723</b>	3,110	51.9%
Months' Supply		<b>4.7</b>	3.6	30.6%
Average	List Price	<b>138,900</b>	124,412	11.6%
	Days on Market	<b>78</b>	68	14.7%
	Percent of Original	<b>94.2%</b>	95.7%	-1.6%
Median	List Price	<b>120,000</b>	110,000	9.1%
	Days on Market	<b>31</b>	52	-40.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 34 homes were available for sale in Brown County at the end of August. This represents a 4.7 months' supply of active listings.

The median list price of homes on the market at the end of August was \$120,000, up 9.1% from 2022. The typical time on market for active listings was 31 days, down from 52 days a year earlier.

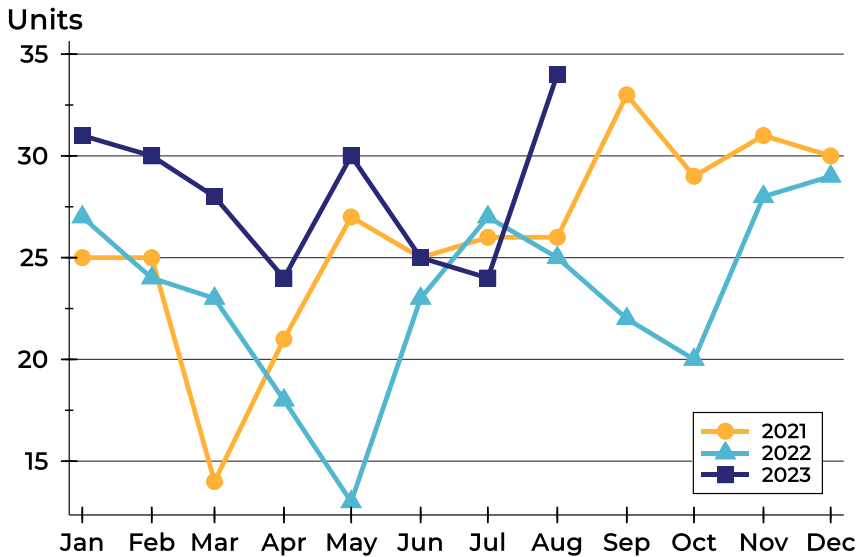
## History of Active Listings





## Brown County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	25	27	31
February	25	24	30
March	14	23	28
April	21	18	24
May	27	13	30
June	25	23	25
July	26	27	24
August	26	25	34
September	33	22	
October	29	20	
November	31	28	
December	30	29	

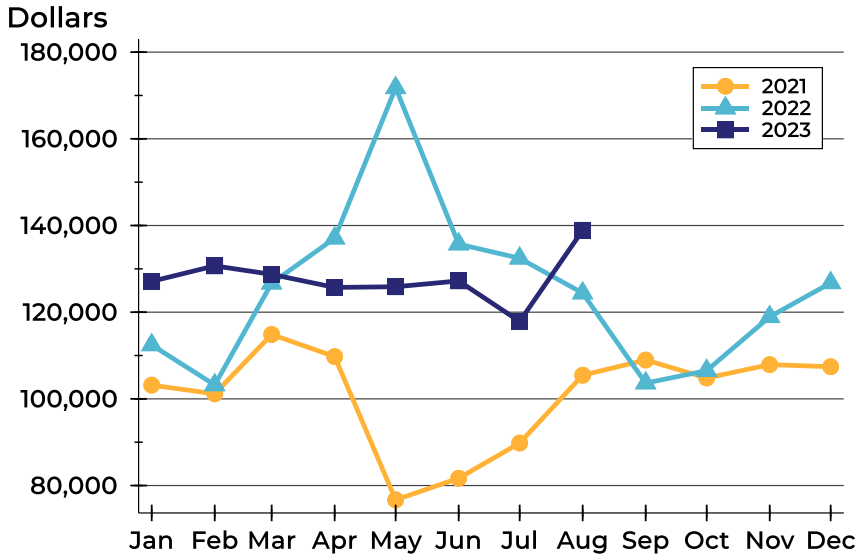
### Active Listings by Price Range

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	6	17.6%	N/A	37,733	42,250	115	104	81.3%	80.9%
\$50,000-\$99,999	10	29.4%	4.3	80,220	81,500	86	19	96.8%	100.0%
\$100,000-\$124,999	1	2.9%	N/A	115,000	115,000	28	28	100.0%	100.0%
\$125,000-\$149,999	4	11.8%	3.7	140,625	144,000	42	34	98.0%	98.7%
\$150,000-\$174,999	1	2.9%	1.5	169,999	169,999	69	69	90.7%	90.7%
\$175,000-\$199,999	3	8.8%	6.0	187,333	187,000	20	21	100.0%	100.0%
\$200,000-\$249,999	5	14.7%	8.6	225,400	229,000	121	29	97.8%	100.0%
\$250,000-\$299,999	4	11.8%	N/A	289,375	287,500	38	31	93.6%	95.8%
\$300,000-\$399,999	0	0.0%	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
\$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



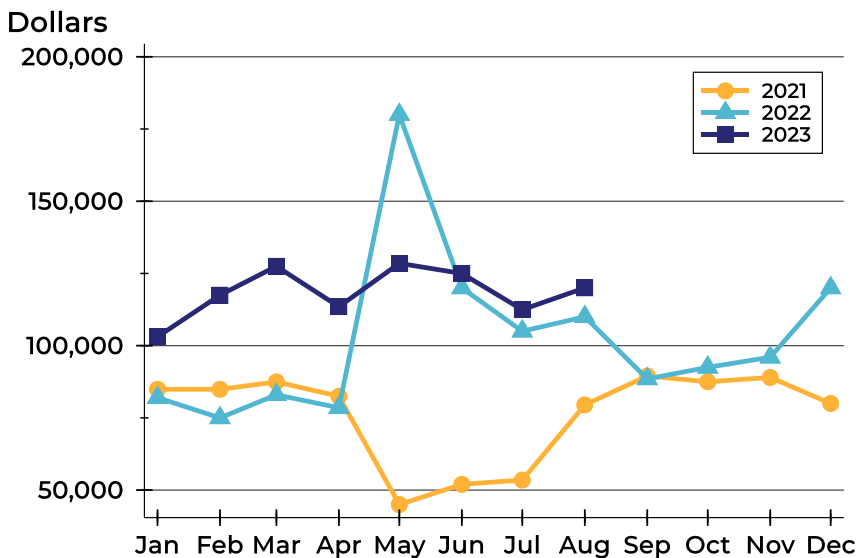
# Brown County Active Listings Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	103,172	112,447	<b>127,114</b>
<b>February</b>	101,168	103,211	<b>130,687</b>
<b>March</b>	114,857	126,681	<b>128,729</b>
<b>April</b>	109,762	137,087	<b>125,713</b>
<b>May</b>	76,695	171,769	<b>125,867</b>
<b>June</b>	81,687	135,709	<b>127,216</b>
<b>July</b>	89,806	132,448	<b>117,863</b>
<b>August</b>	105,460	124,412	<b>138,900</b>
<b>September</b>	108,966	103,641	
<b>October</b>	104,823	106,518	
<b>November</b>	107,899	118,941	
<b>December</b>	107,419	126,760	

## Median Price



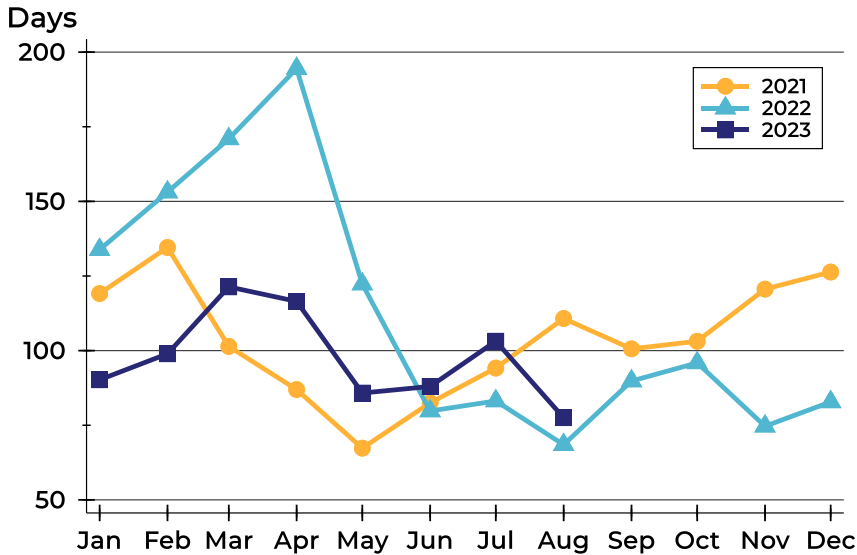
Month	2021	2022	2023
<b>January</b>	84,900	82,000	<b>103,075</b>
<b>February</b>	84,900	75,000	<b>117,500</b>
<b>March</b>	87,450	83,000	<b>127,500</b>
<b>April</b>	82,500	78,500	<b>113,500</b>
<b>May</b>	45,000	180,000	<b>128,500</b>
<b>June</b>	52,000	120,000	<b>125,000</b>
<b>July</b>	53,484	105,000	<b>112,450</b>
<b>August</b>	79,500	110,000	<b>120,000</b>
<b>September</b>	89,500	88,500	
<b>October</b>	87,500	92,500	
<b>November</b>	89,000	96,000	
<b>December</b>	80,000	120,000	





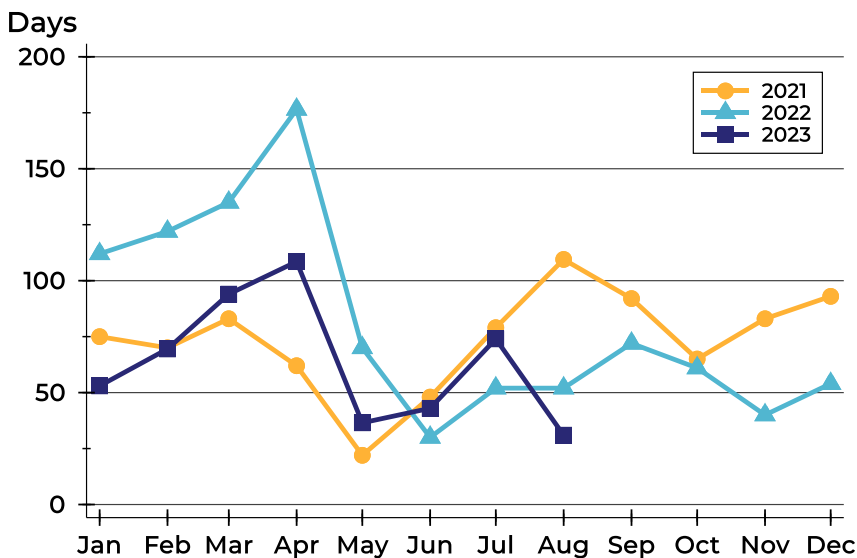
## Brown County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	119	134	<b>90</b>
February	135	153	<b>99</b>
March	101	171	<b>121</b>
April	87	195	<b>117</b>
May	67	122	<b>86</b>
June	83	80	<b>88</b>
July	94	83	<b>103</b>
August	111	68	<b>78</b>
September	101	90	
October	103	96	
November	121	75	
December	126	83	

### Median DOM

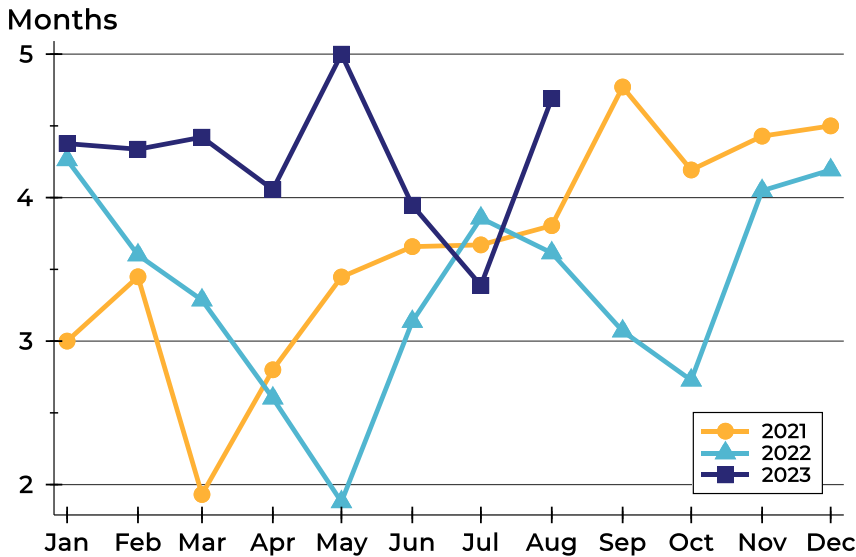


Month	2021	2022	2023
January	75	112	<b>53</b>
February	70	122	<b>70</b>
March	83	135	<b>94</b>
April	62	177	<b>109</b>
May	22	70	<b>37</b>
June	48	30	<b>43</b>
July	79	52	<b>74</b>
August	110	52	<b>31</b>
September	92	72	
October	65	61	
November	83	40	
December	93	54	



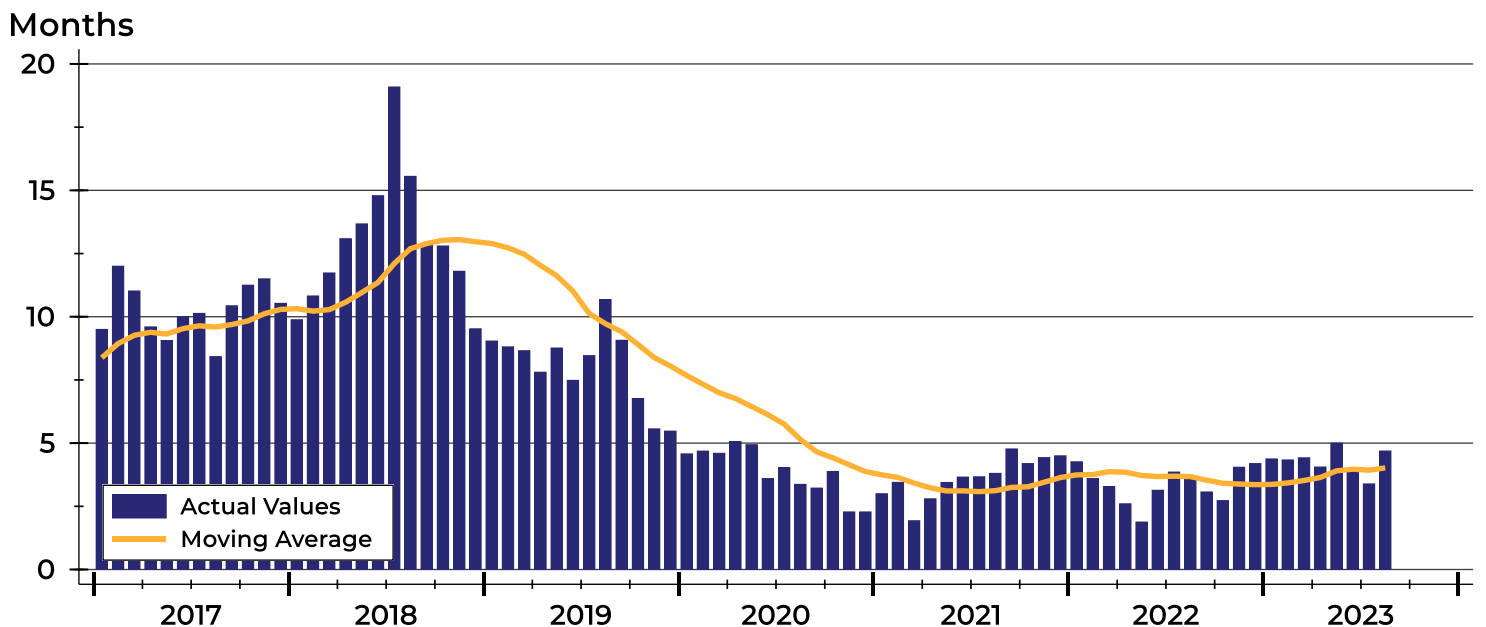
## Brown County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	3.0	4.3	4.4
February	3.4	3.6	4.3
March	1.9	3.3	4.4
April	2.8	2.6	4.1
May	3.4	1.9	5.0
June	3.7	3.1	3.9
July	3.7	3.9	3.4
August	3.8	3.6	4.7
September	4.8	3.1	
October	4.2	2.7	
November	4.4	4.0	
December	4.5	4.2	

### History of Month's Supply





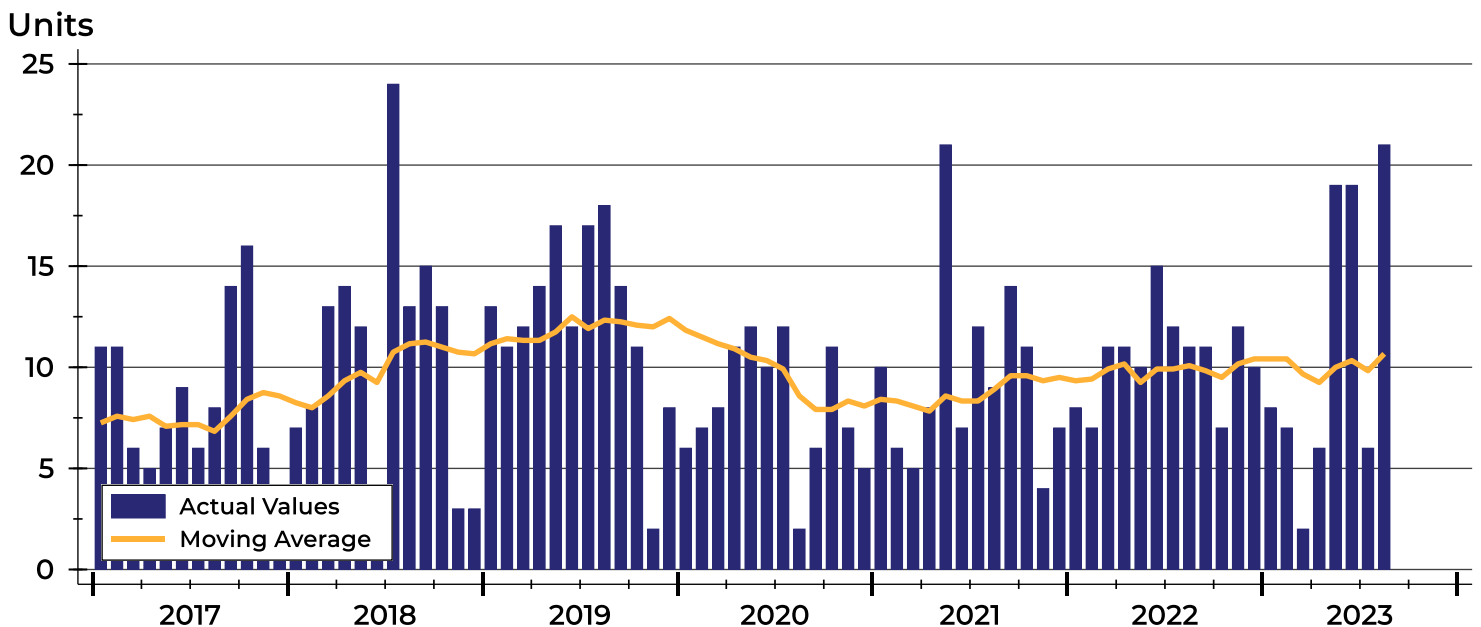
## Brown County New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	<b>21</b>	11	90.9%
	Volume (1,000s)	<b>2,960</b>	1,295	128.6%
	Average List Price	<b>140,929</b>	117,755	19.7%
	Median List Price	<b>146,000</b>	87,000	67.8%
Year-to-Date	New Listings	<b>88</b>	85	3.5%
	Volume (1,000s)	<b>12,340</b>	11,366	8.6%
	Average List Price	<b>140,223</b>	133,714	4.9%
	Median List Price	<b>132,500</b>	115,000	15.2%

A total of 21 new listings were added in Brown County during August, up 90.9% from the same month in 2022. Year-to-date Brown County has seen 88 new listings.

The median list price of these homes was \$146,000 up from \$87,000 in 2022.

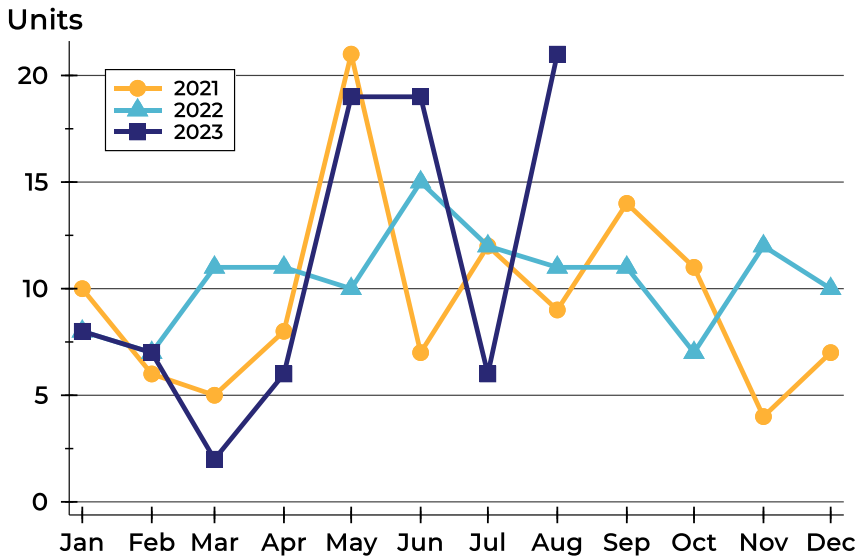
## History of New Listings





## Brown County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	10	8	<b>8</b>
February	6	7	<b>7</b>
March	5	11	<b>2</b>
April	8	11	<b>6</b>
May	21	10	<b>19</b>
June	7	15	<b>19</b>
July	12	12	<b>6</b>
August	9	11	<b>21</b>
September	14	11	
October	11	7	
November	4	12	
December	7	10	

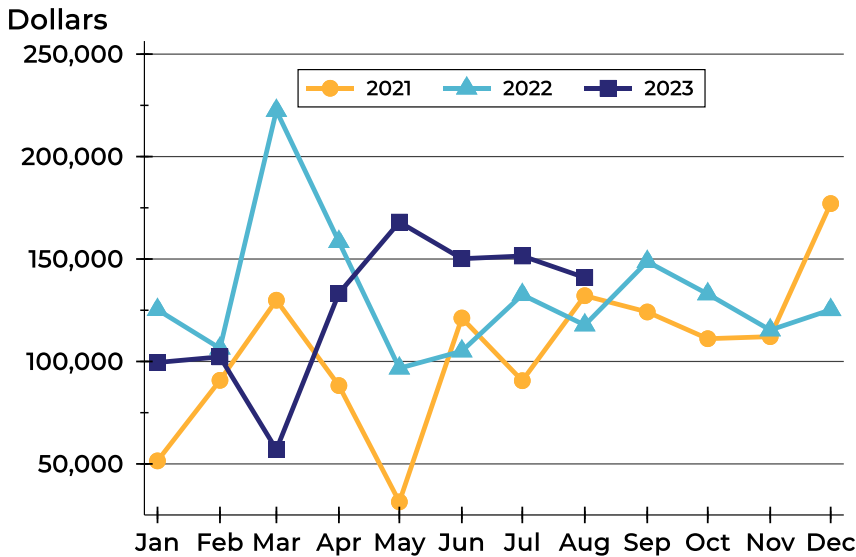
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	9.5%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	2	9.5%	44,950	44,950	8	8	100.0%	100.0%
\$50,000-\$99,999	6	28.6%	83,050	89,250	16	15	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	2	9.5%	147,750	147,750	32	32	98.7%	98.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	19.0%	189,125	188,500	21	22	100.0%	100.0%
\$200,000-\$249,999	3	14.3%	229,000	229,000	29	27	97.8%	100.0%
\$250,000-\$299,999	2	9.5%	291,250	291,250	26	26	95.8%	95.8%
\$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



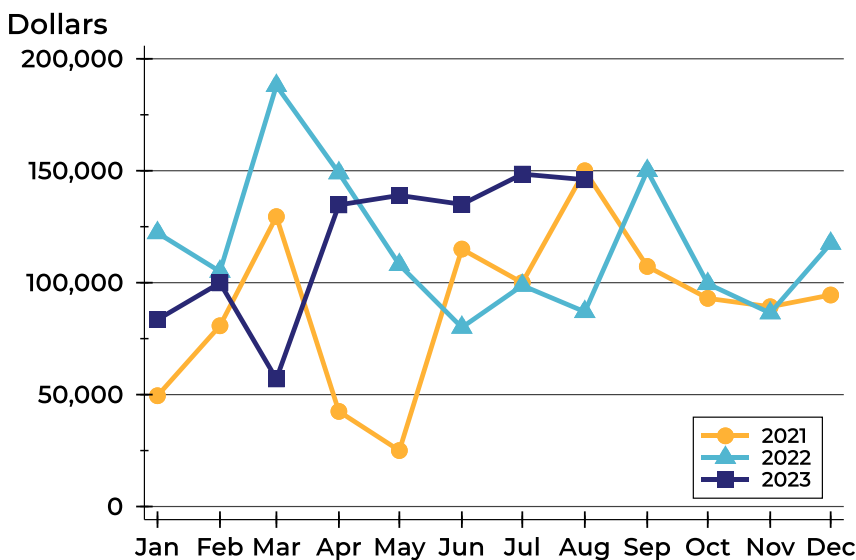
## Brown County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	51,480	125,250	99,500
February	90,800	106,429	102,271
March	129,900	222,445	57,000
April	88,250	158,445	133,250
May	31,474	96,700	168,032
June	121,214	105,053	150,168
July	90,617	132,567	151,483
August	132,111	117,755	140,929
September	124,164	148,727	
October	111,118	132,929	
November	112,125	115,325	
December	177,057	125,220	

### Median Price



Month	2021	2022	2023
January	49,500	122,250	83,500
February	80,750	105,000	99,900
March	129,500	188,000	57,000
April	42,500	149,000	134,750
May	25,000	108,000	139,000
June	115,000	80,000	135,000
July	100,000	98,750	148,500
August	150,000	87,000	146,000
September	107,250	150,000	
October	93,000	99,500	
November	89,250	86,450	
December	94,500	117,500	



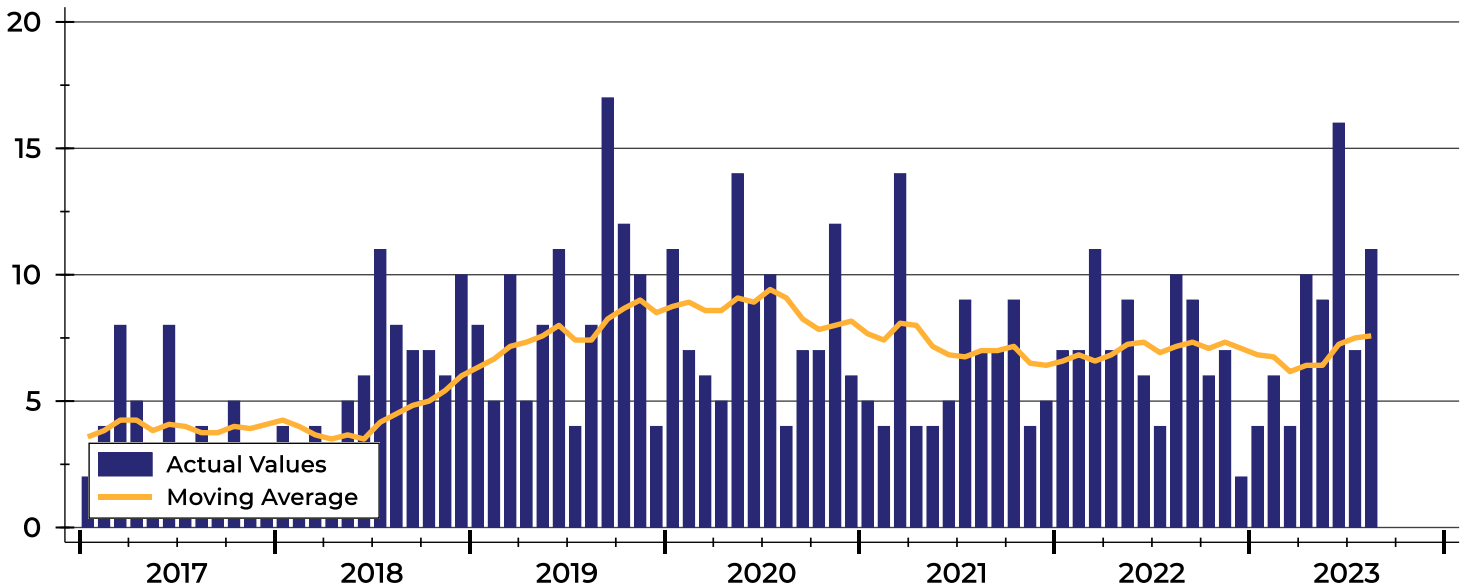
## Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		<b>11</b>	10	10.0%	<b>67</b>	61	9.8%
Volume (1,000s)		<b>881</b>	1,550	-43.2%	<b>9,111</b>	8,833	3.1%
Average	Sale Price	<b>80,109</b>	155,040	-48.3%	<b>135,982</b>	144,807	-6.1%
	Days on Market	<b>55</b>	38	44.7%	<b>53</b>	43	23.3%
	Percent of Original	<b>95.1%</b>	91.9%	3.5%	<b>90.9%</b>	95.5%	-4.8%
Median	Sale Price	<b>69,000</b>	142,450	-51.6%	<b>127,000</b>	125,000	1.6%
	Days on Market	<b>58</b>	36	61.1%	<b>37</b>	12	208.3%
	Percent of Original	<b>100.0%</b>	98.1%	1.9%	<b>95.5%</b>	97.7%	-2.3%

A total of 11 contracts for sale were written in Brown County during the month of August, up from 10 in 2022. The median list price of these homes was \$69,000, down from \$142,450 the prior year. Half of the homes that went under contract in August were on the market less than 58 days, compared to 36 days in August 2022.

## History of Contracts Written

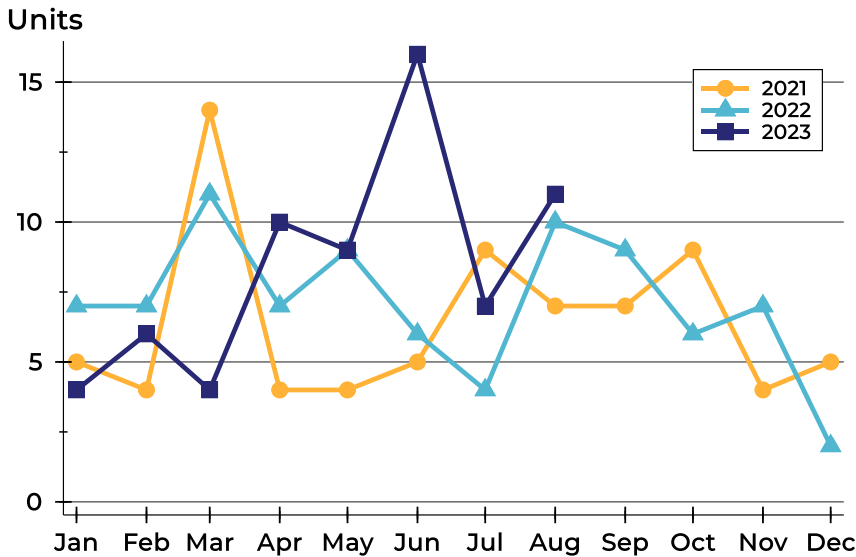
Units





## Brown County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	5	7	4
February	4	7	6
March	14	11	4
April	4	7	10
May	4	9	9
June	5	6	16
July	9	4	7
August	7	10	11
September	7	9	
October	9	6	
November	4	7	
December	5	2	

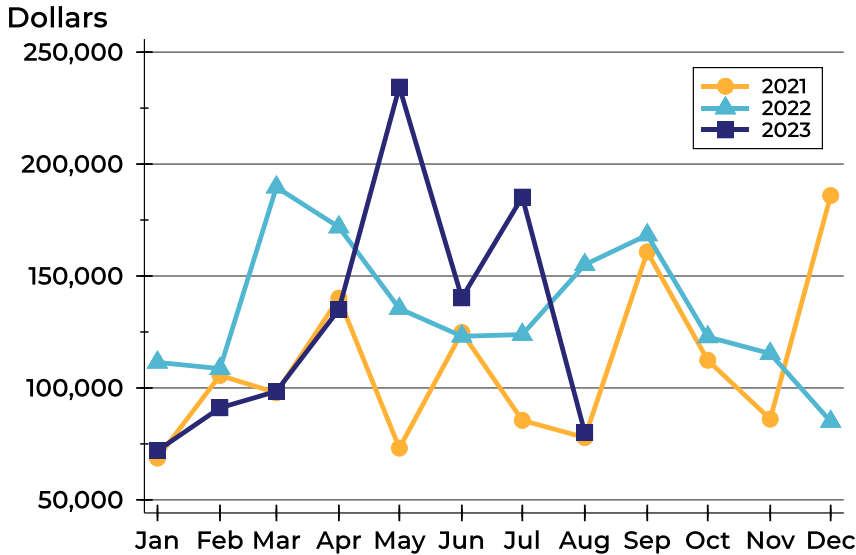
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	18.2%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	3	27.3%	38,300	35,000	70	103	100.0%	100.0%
\$50,000-\$99,999	2	18.2%	79,000	79,000	58	58	93.1%	93.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	27.3%	134,500	139,000	93	100	86.7%	84.6%
\$150,000-\$174,999	1	9.1%	155,000	155,000	1	1	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	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



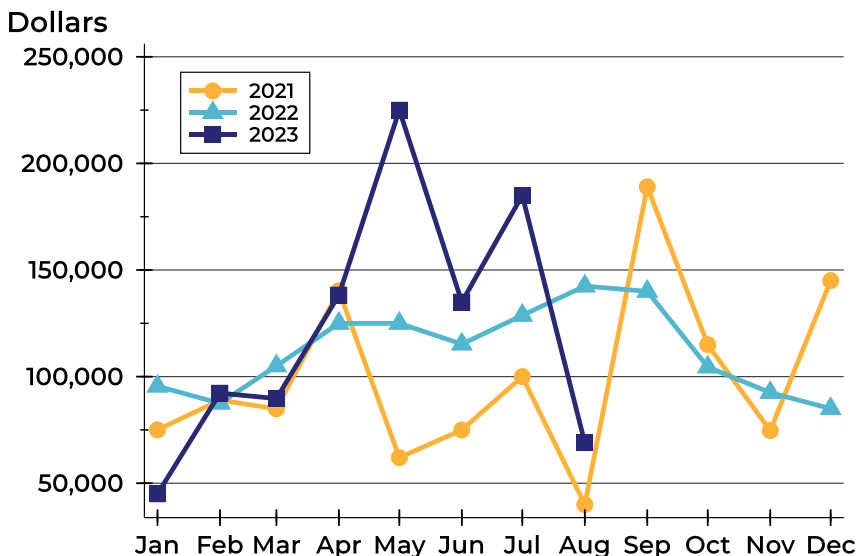
# Brown County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	68,680	111,429	<b>72,000</b>
February	105,600	108,643	<b>91,117</b>
March	97,829	189,682	<b>98,475</b>
April	140,125	171,857	<b>135,050</b>
May	73,125	135,433	<b>234,422</b>
June	124,800	123,083	<b>140,231</b>
July	85,522	123,850	<b>185,286</b>
August	77,843	155,040	<b>80,109</b>
September	160,786	168,333	
October	112,378	122,800	
November	86,100	115,357	
December	185,960	84,998	

## Median Price



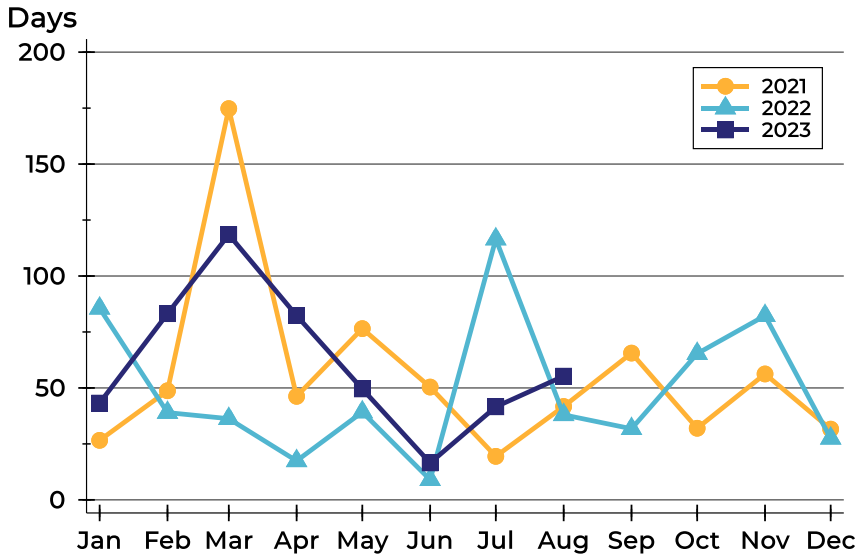
Month	2021	2022	2023
January	75,000	95,500	<b>45,000</b>
February	89,000	87,500	<b>92,250</b>
March	84,900	105,000	<b>89,700</b>
April	140,250	125,000	<b>138,250</b>
May	62,000	125,000	<b>225,000</b>
June	75,000	115,250	<b>135,000</b>
July	100,000	128,750	<b>185,000</b>
August	40,000	142,450	<b>69,000</b>
September	189,000	140,000	
October	115,000	104,500	
November	74,700	92,500	
December	145,000	84,998	





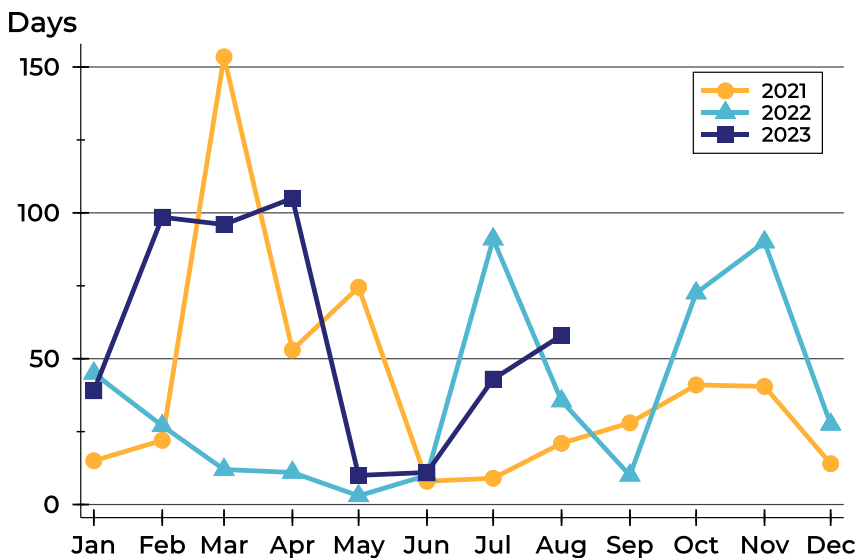
## Brown County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	27	86	43
February	49	39	83
March	175	36	119
April	46	17	82
May	77	39	50
June	50	9	17
July	19	117	42
August	42	38	55
September	66	32	
October	32	65	
November	56	82	
December	32	28	

### Median DOM



Month	2021	2022	2023
January	15	45	39
February	22	27	99
March	154	12	96
April	53	11	105
May	75	3	10
June	8	10	11
July	9	91	43
August	21	36	58
September	28	10	
October	41	73	
November	41	90	
December	14	28	



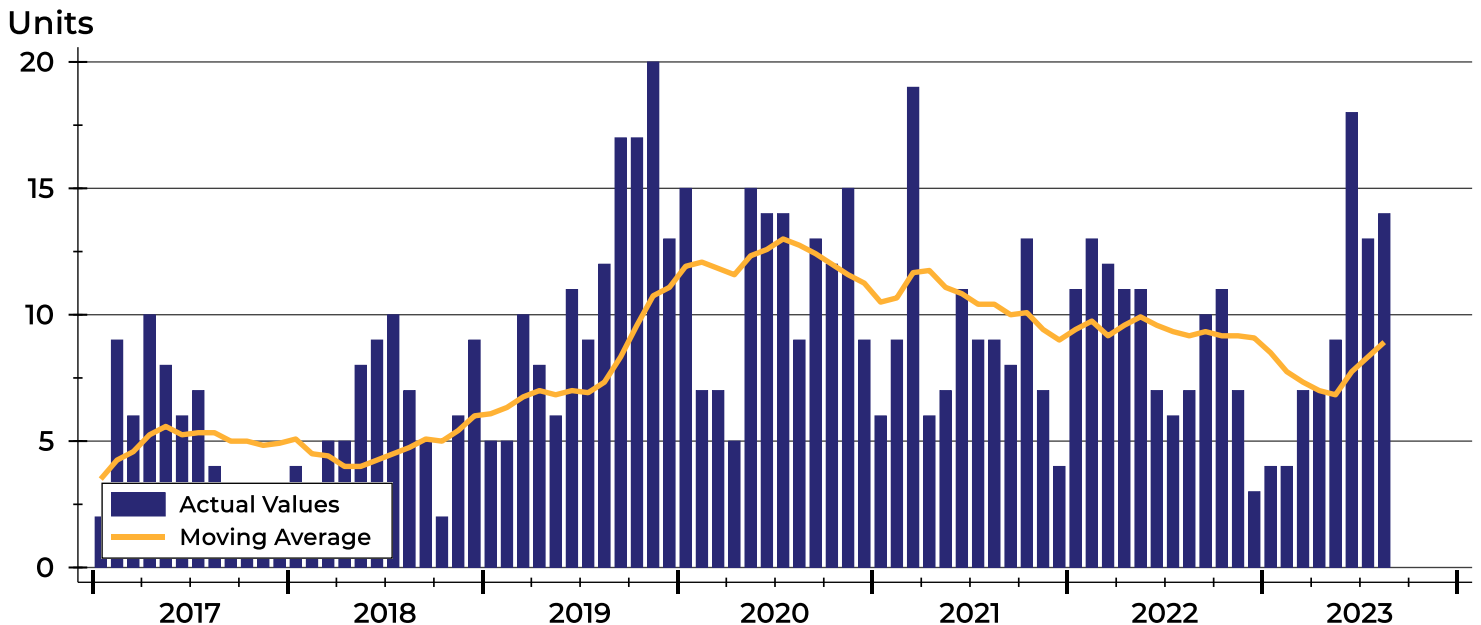
# Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		Change
		2023	2022	
Pending Contracts		14	7	100.0%
Volume (1,000s)		1,567	1,184	32.3%
Average	List Price	111,943	169,143	-33.8%
	Days on Market	52	33	57.6%
	Percent of Original	100.1%	97.9%	2.2%
Median	List Price	120,000	165,000	-27.3%
	Days on Market	47	35	34.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in Brown County had contracts pending at the end of August, up from 7 contracts pending at the end of August 2022.

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.

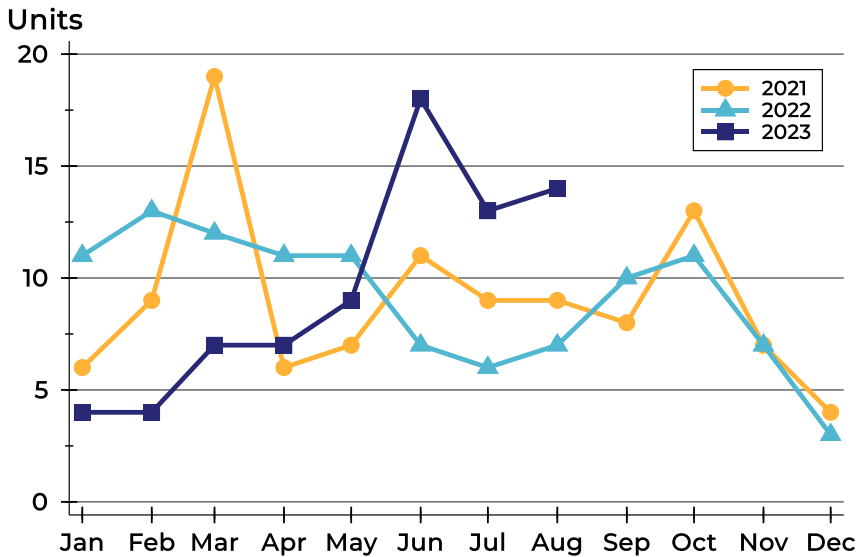
## History of Pending Contracts





## Brown County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	6	11	4
February	9	13	4
March	19	12	7
April	6	11	7
May	7	11	9
June	11	7	18
July	9	6	13
August	9	7	14
September	8	10	
October	13	11	
November	7	7	
December	4	3	

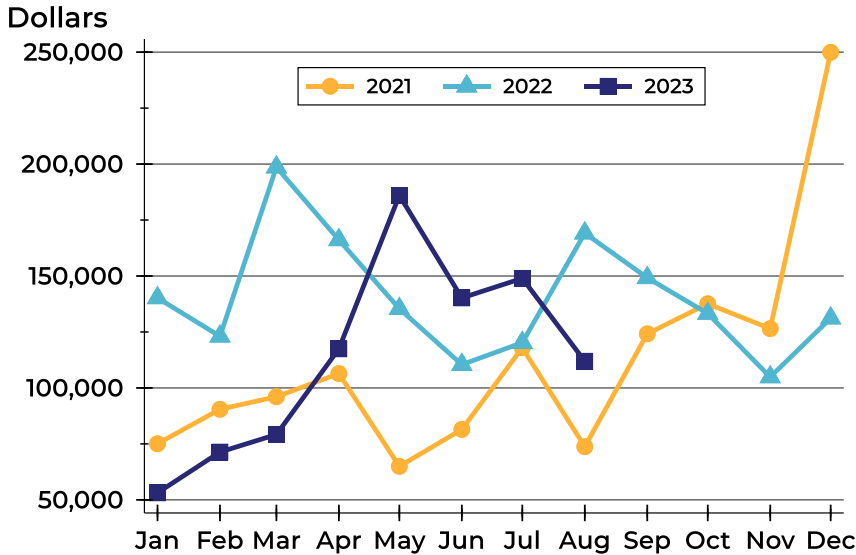
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	14.3%	24,900	24,900	2	2	100.0%	100.0%
\$25,000-\$49,999	3	21.4%	38,300	35,000	70	103	100.0%	100.0%
\$50,000-\$99,999	1	7.1%	69,000	69,000	107	107	86.3%	86.3%
\$100,000-\$124,999	1	7.1%	115,000	115,000	49	49	100.0%	100.0%
\$125,000-\$149,999	3	21.4%	134,500	139,000	93	100	86.7%	84.6%
\$150,000-\$174,999	2	14.3%	160,000	160,000	16	16	100.0%	100.0%
\$175,000-\$199,999	1	7.1%	185,000	185,000	5	5	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	7.1%	310,000	310,000	44	44	154.4%	154.4%
\$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



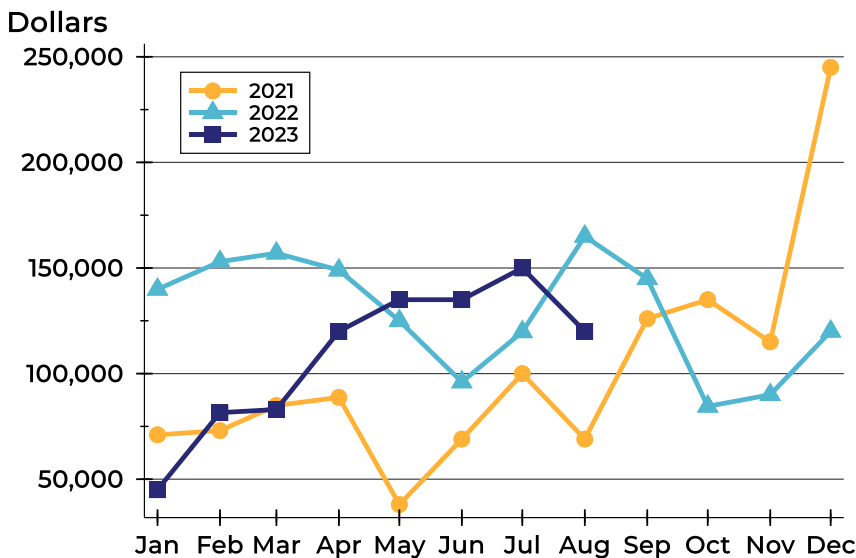
## Brown County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	75,067	140,218	<b>53,125</b>
February	90,478	123,077	<b>71,375</b>
March	96,074	198,625	<b>79,200</b>
April	106,417	166,136	<b>117,457</b>
May	64,970	135,400	<b>186,044</b>
June	81,481	110,429	<b>140,200</b>
July	117,967	120,233	<b>148,985</b>
August	73,766	169,143	<b>111,943</b>
September	124,187	149,190	
October	137,608	133,245	
November	126,500	104,900	
December	249,950	131,167	

### Median Price

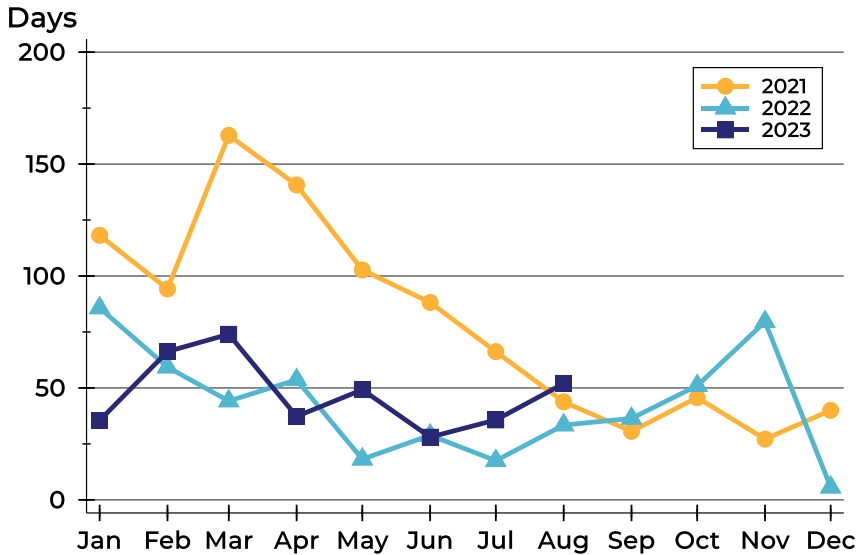


Month	2021	2022	2023
January	71,000	139,900	<b>45,000</b>
February	73,000	153,000	<b>81,500</b>
March	84,900	157,000	<b>83,000</b>
April	88,750	149,000	<b>120,000</b>
May	38,000	125,000	<b>135,000</b>
June	68,999	96,000	<b>135,000</b>
July	100,000	119,750	<b>150,000</b>
August	68,999	165,000	<b>120,000</b>
September	126,000	144,950	
October	135,000	84,500	
November	115,000	90,000	
December	245,000	120,000	



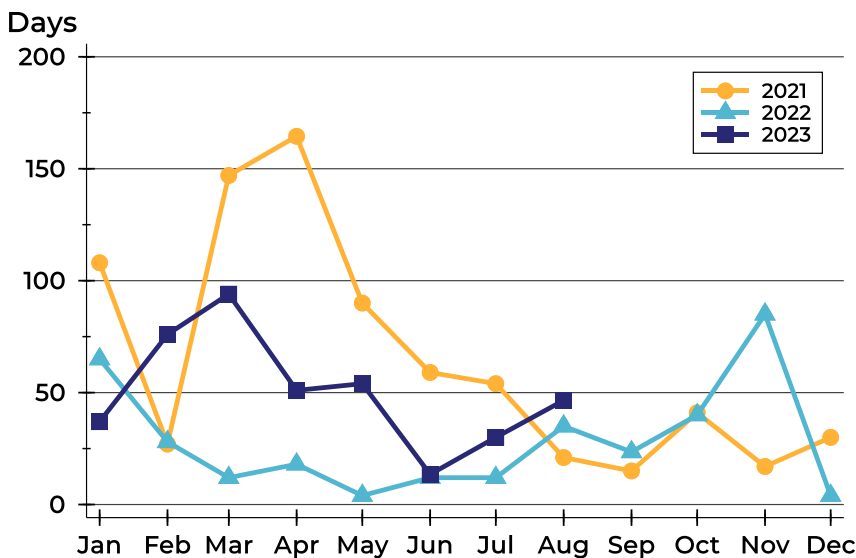
## Brown County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	118	86	<b>36</b>
February	94	59	<b>66</b>
March	163	44	<b>74</b>
April	141	54	<b>37</b>
May	103	18	<b>49</b>
June	88	29	<b>28</b>
July	66	18	<b>36</b>
August	44	33	<b>52</b>
September	31	36	
October	46	51	
November	27	80	
December	40	6	

### Median DOM



Month	2021	2022	2023
January	108	65	<b>37</b>
February	27	28	<b>76</b>
March	147	12	<b>94</b>
April	165	18	<b>51</b>
May	90	4	<b>54</b>
June	59	12	<b>14</b>
July	54	12	<b>30</b>
August	21	35	<b>47</b>
September	15	24	
October	41	40	
November	17	85	
December	30	4	



**August  
2023**

# Northeast Kansas MLS Statistics



## Nemaha County Housing Report



### Market Overview

#### Nemaha County Home Sales Rose in August

Total home sales in Nemaha County rose by 33.3% last month to 4 units, compared to 3 units in August 2022. Total sales volume was \$0.7 million, down 3.5% from a year earlier.

The median sale price in August was \$154,000, down from \$230,000 a year earlier. Homes that sold in August were typically on the market for 12 days and sold for 100.0% of their list prices.

#### Nemaha County Active Listings Up at End of August

The total number of active listings in Nemaha County at the end of August was 7 units, up from 6 at the same point in 2022. 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 August was \$225,000.

During August, a total of 2 contracts were written up from 1 in August 2022. At the end of the month, there were 3 contracts still pending.

### Report Contents

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

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**August  
2023**

# Northeast Kansas MLS Statistics



## Nemaha County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>4</b>	<b>3</b>	<b>2</b>	<b>26</b>	<b>24</b>	<b>19</b>
Change from prior year		33.3%	50.0%	-50.0%	8.3%	26.3%	5.6%
<b>Active Listings</b>		<b>7</b>	<b>6</b>	<b>8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		16.7%	-25.0%	0.0%			
<b>Months' Supply</b>		<b>2.5</b>	<b>1.8</b>	<b>3.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		38.9%	-41.9%	-26.2%			
<b>New Listings</b>		<b>3</b>	<b>3</b>	<b>4</b>	<b>31</b>	<b>32</b>	<b>21</b>
Change from prior year		0.0%	-25.0%	33.3%	-3.1%	52.4%	-19.2%
<b>Contracts Written</b>		<b>2</b>	<b>1</b>	<b>4</b>	<b>23</b>	<b>25</b>	<b>21</b>
Change from prior year		100.0%	-75.0%	100.0%	-8.0%	19.0%	10.5%
<b>Pending Contracts</b>		<b>3</b>	<b>3</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-25.0%	-20.0%			
<b>Sales Volume (1,000s)</b>		<b>658</b>	<b>682</b>	<b>200</b>	<b>4,629</b>	<b>4,377</b>	<b>2,281</b>
Change from prior year		-3.5%	241.0%	-63.0%	5.8%	91.9%	-3.5%
Average	<b>Sale Price</b>	<b>164,500</b>	<b>227,367</b>	<b>100,000</b>	<b>178,038</b>	<b>182,379</b>	<b>120,026</b>
	Change from prior year	-27.7%	127.4%	-25.9%	-2.4%	51.9%	-8.6%
	<b>List Price of Actives</b>	<b>193,744</b>	<b>389,167</b>	<b>151,550</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-50.2%	156.8%	6.0%			
	<b>Days on Market</b>	<b>21</b>	<b>13</b>	<b>26</b>	<b>41</b>	<b>23</b>	<b>41</b>
Change from prior year	61.5%	-50.0%	-75.0%	78.3%	-43.9%	-76.6%	
<b>Percent of List</b>	<b>101.1%</b>	<b>99.5%</b>	<b>80.5%</b>	<b>95.5%</b>	<b>95.7%</b>	<b>96.0%</b>	
Change from prior year	1.6%	23.6%	-10.1%	-0.2%	-0.3%	2.3%	
<b>Percent of Original</b>	<b>101.1%</b>	<b>98.7%</b>	<b>80.5%</b>	<b>92.4%</b>	<b>94.1%</b>	<b>94.8%</b>	
Change from prior year	2.4%	22.6%	-9.6%	-1.8%	-0.7%	8.0%	
Median	<b>Sale Price</b>	<b>154,000</b>	<b>230,000</b>	<b>100,000</b>	<b>154,500</b>	<b>170,000</b>	<b>89,000</b>
	Change from prior year	-33.0%	130.0%	-24.8%	-9.1%	91.0%	-21.4%
	<b>List Price of Actives</b>	<b>225,000</b>	<b>347,500</b>	<b>145,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-35.3%	138.8%	16.6%			
	<b>Days on Market</b>	<b>12</b>	<b>11</b>	<b>26</b>	<b>16</b>	<b>11</b>	<b>20</b>
Change from prior year	9.1%	-57.7%	-25.7%	45.5%	-45.0%	-78.7%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>80.5%</b>	<b>97.9%</b>	<b>96.0%</b>	<b>97.3%</b>	
Change from prior year	0.0%	24.2%	-11.0%	2.0%	-1.3%	0.7%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>103.3%</b>	<b>80.5%</b>	<b>95.8%</b>	<b>95.8%</b>	<b>94.3%</b>	
Change from prior year	-3.2%	28.3%	-9.9%	0.0%	1.6%	6.8%	

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



## Nemaha County Closed Listings Analysis

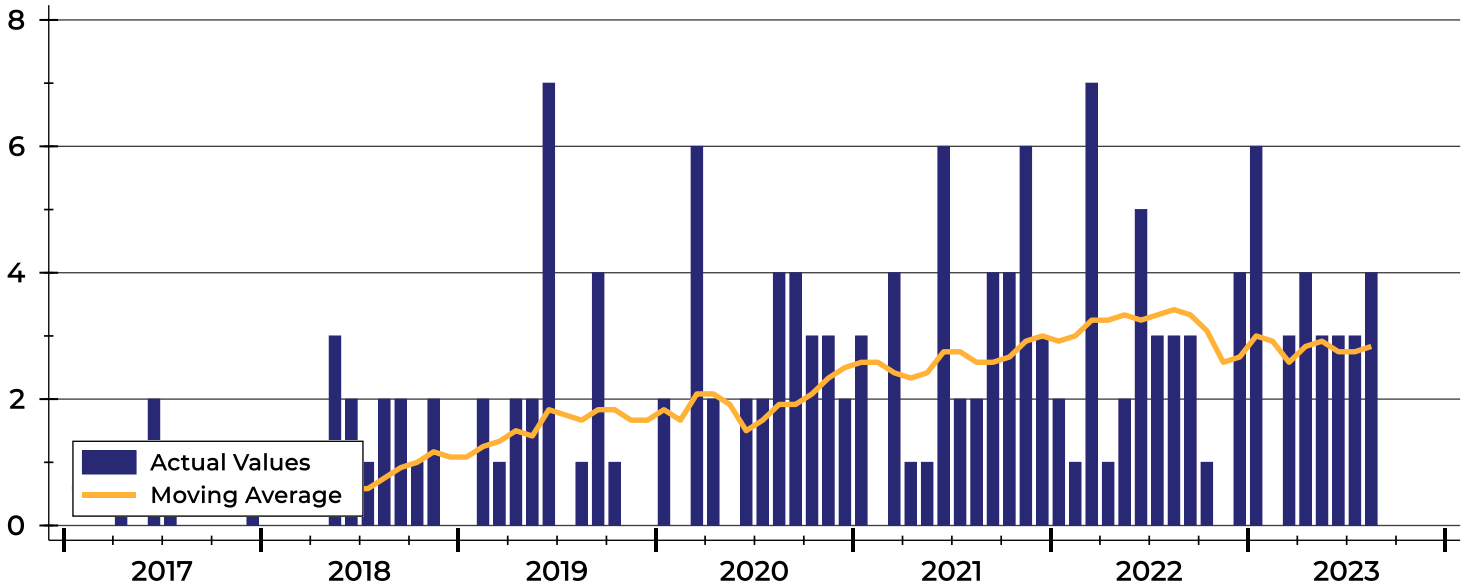
Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		4	3	33.3%	26	24	8.3%
Volume (1,000s)		658	682	-3.5%	4,629	4,377	5.8%
Months' Supply		2.5	1.8	38.9%	N/A	N/A	N/A
Average	Sale Price	164,500	227,367	-27.7%	178,038	182,379	-2.4%
	Days on Market	21	13	61.5%	41	23	78.3%
	Percent of List	101.1%	99.5%	1.6%	95.5%	95.7%	-0.2%
	Percent of Original	101.1%	98.7%	2.4%	92.4%	94.1%	-1.8%
Median	Sale Price	154,000	230,000	-33.0%	154,500	170,000	-9.1%
	Days on Market	12	11	9.1%	16	11	45.5%
	Percent of List	100.0%	100.0%	0.0%	97.9%	96.0%	2.0%
	Percent of Original	100.0%	103.3%	-3.2%	95.8%	95.8%	0.0%

A total of 4 homes sold in Nemaha County in August, up from 3 units in August 2022. Total sales volume was essentially unchanged from the previous year's figure of \$0.7 million.

The median sales price in August was \$154,000, down 33.0% compared to the prior year. Median days on market was 12 days, down from 25 days in July, but up from 11 in August 2022.

## History of Closed Listings

Units

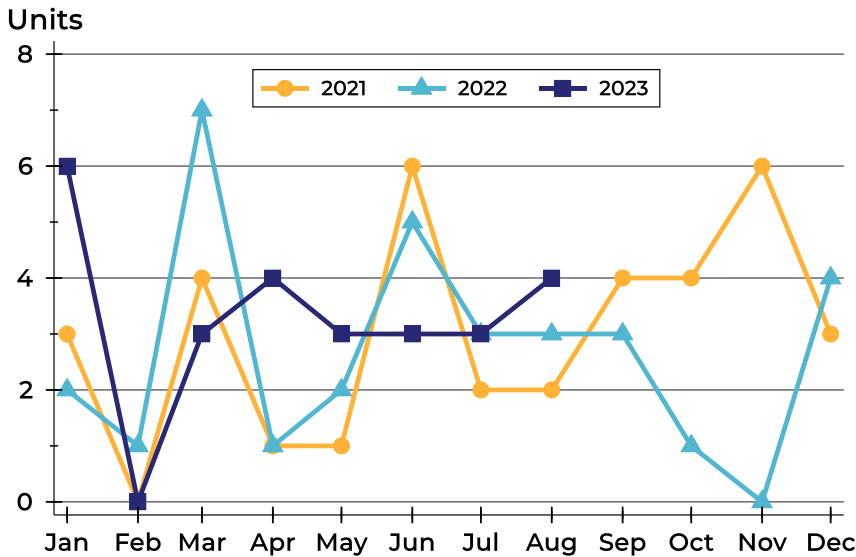






## Nemaha County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	3	2	<b>6</b>
February	0	1	<b>0</b>
March	4	7	<b>3</b>
April	1	1	<b>4</b>
May	1	2	<b>3</b>
June	6	5	<b>3</b>
July	2	3	<b>3</b>
August	2	3	<b>4</b>
September	4	3	
October	4	1	
November	6	0	
December	3	4	

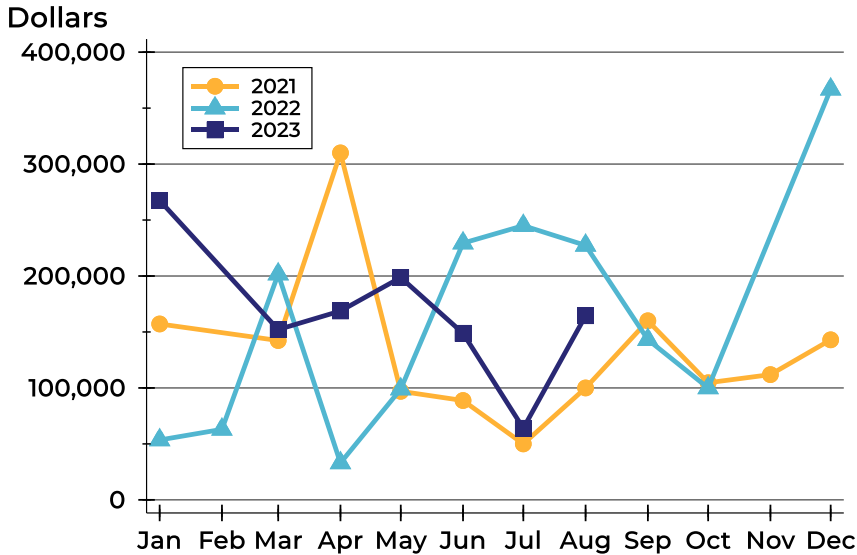
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	25.0%	0.0	80,000	80,000	16	16	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	2	50.0%	0.0	154,000	154,000	4	4	103.1%	103.1%	103.1%	103.1%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	25.0%	6.0	270,000	270,000	61	61	98.2%	98.2%	98.2%	98.2%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



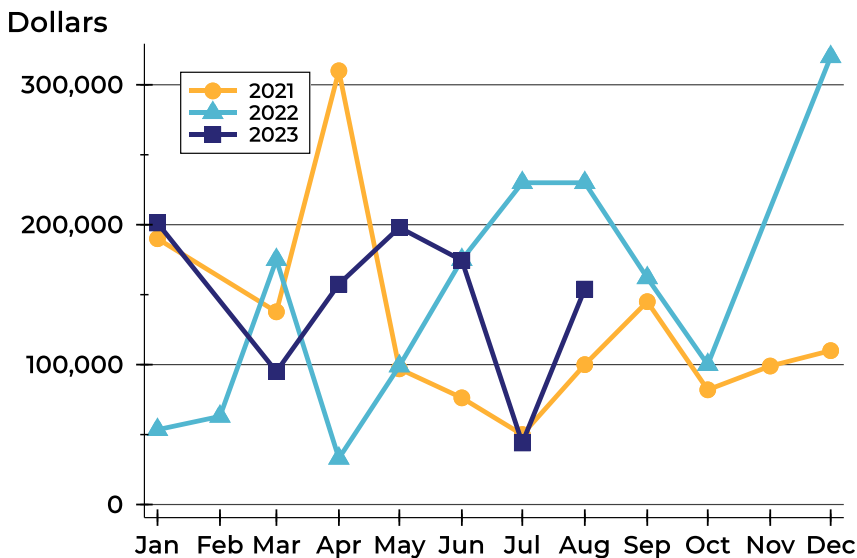
## Nemaha County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	157,167	53,500	<b>267,500</b>
February	N/A	63,000	<b>N/A</b>
March	142,375	201,714	<b>152,167</b>
April	310,000	33,000	<b>168,750</b>
May	97,000	99,000	<b>198,667</b>
June	88,750	229,400	<b>148,833</b>
July	50,000	245,000	<b>64,000</b>
August	100,000	227,367	<b>164,500</b>
September	160,000	143,167	
October	104,625	100,000	
November	111,917	N/A	
December	143,000	366,875	

### Median Price

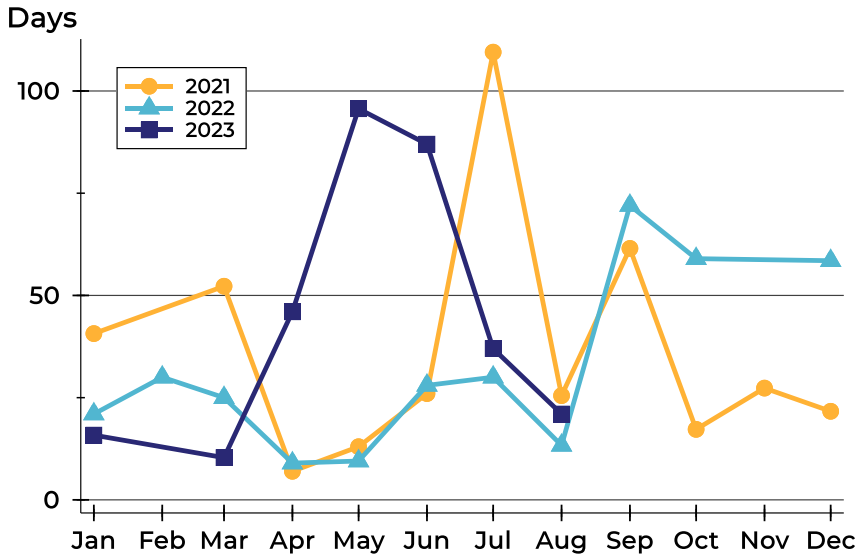


Month	2021	2022	2023
January	190,000	53,500	<b>201,250</b>
February	N/A	63,000	<b>N/A</b>
March	137,750	175,000	<b>95,000</b>
April	310,000	33,000	<b>157,500</b>
May	97,000	99,000	<b>198,000</b>
June	76,250	175,000	<b>174,500</b>
July	50,000	230,000	<b>44,000</b>
August	100,000	230,000	<b>154,000</b>
September	145,000	162,000	
October	82,000	100,000	
November	99,000	N/A	
December	110,000	320,000	



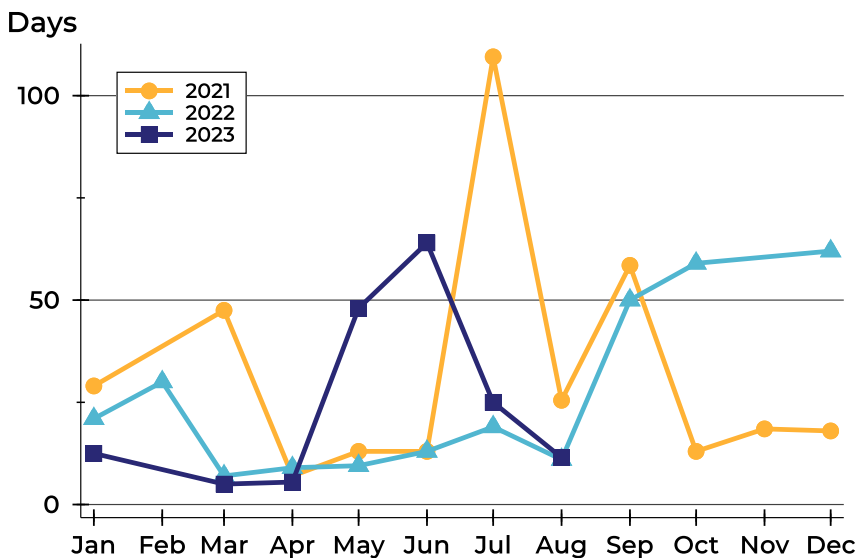
## Nemaha County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	41	21	16
February	N/A	30	N/A
March	52	25	10
April	7	9	46
May	13	10	96
June	26	28	87
July	110	30	37
August	26	13	21
September	62	72	
October	17	59	
November	27	N/A	
December	22	59	

### Median DOM



Month	2021	2022	2023
January	29	21	13
February	N/A	30	N/A
March	48	7	5
April	7	9	6
May	13	10	48
June	13	13	64
July	110	19	25
August	26	11	12
September	59	50	
October	13	59	
November	19	N/A	
December	18	62	



## Nemaha County Active Listings Analysis

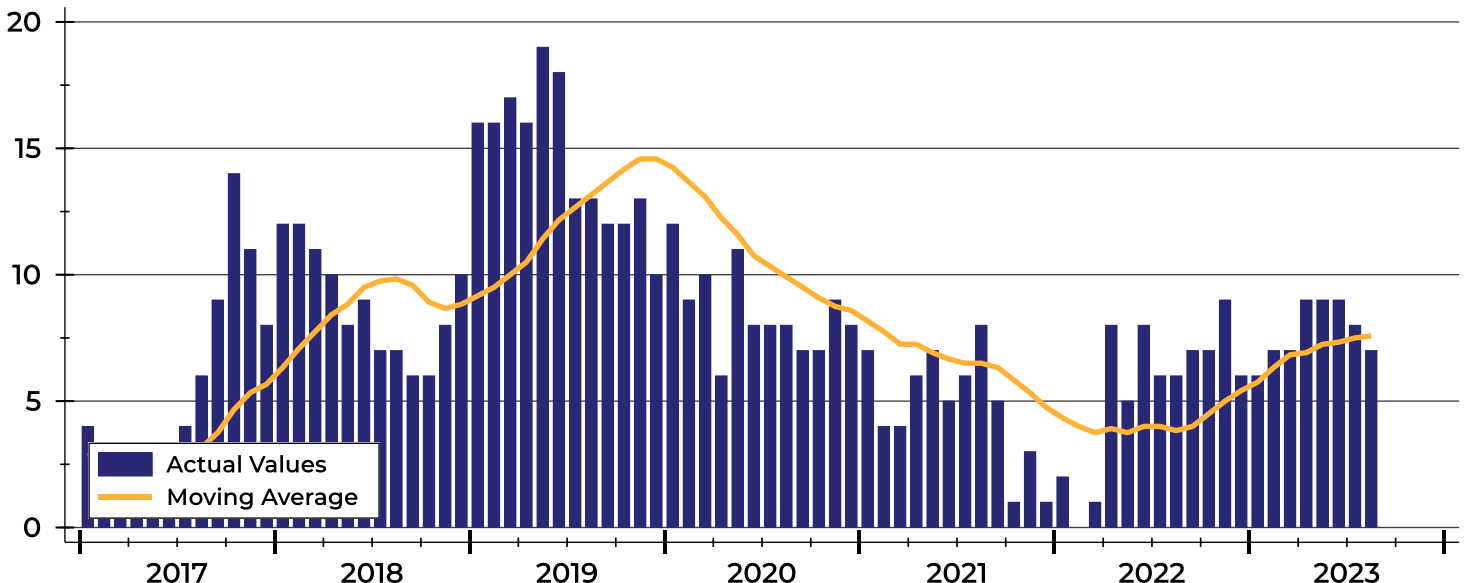
Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		<b>7</b>	6	16.7%
Volume (1,000s)		<b>1,356</b>	2,335	-41.9%
Months' Supply		<b>2.5</b>	1.8	38.9%
Average	List Price	<b>193,744</b>	389,167	-50.2%
	Days on Market	<b>47</b>	65	-27.7%
	Percent of Original	<b>89.7%</b>	81.8%	9.7%
Median	List Price	<b>225,000</b>	347,500	-35.3%
	Days on Market	<b>27</b>	41	-34.1%
	Percent of Original	<b>95.5%</b>	94.3%	1.3%

A total of 7 homes were available for sale in Nemaha County at the end of August. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$225,000, down 35.3% from 2022. The typical time on market for active listings was 27 days, down from 41 days a year earlier.

## History of Active Listings

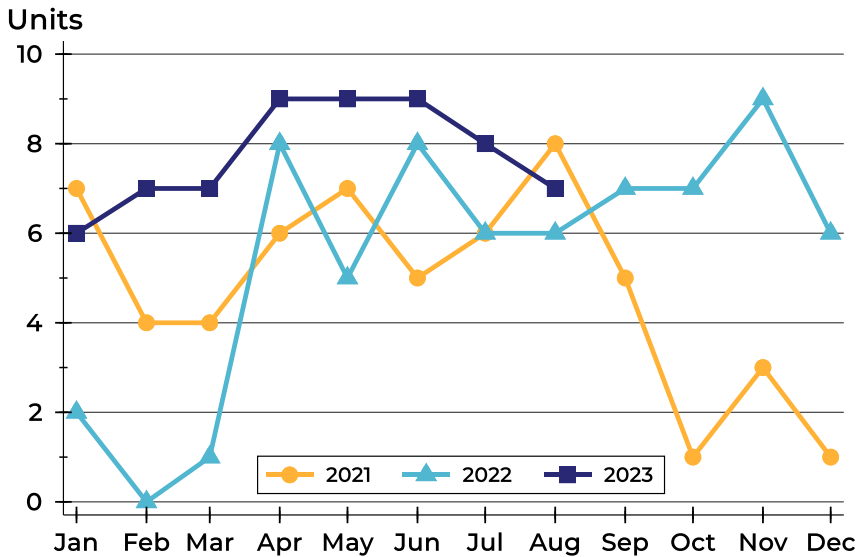
Units





## Nemaha County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	7	2	6
February	4	0	7
March	4	1	7
April	6	8	9
May	7	5	9
June	5	8	9
July	6	6	8
August	8	6	7
September	5	7	
October	1	7	
November	3	9	
December	1	6	

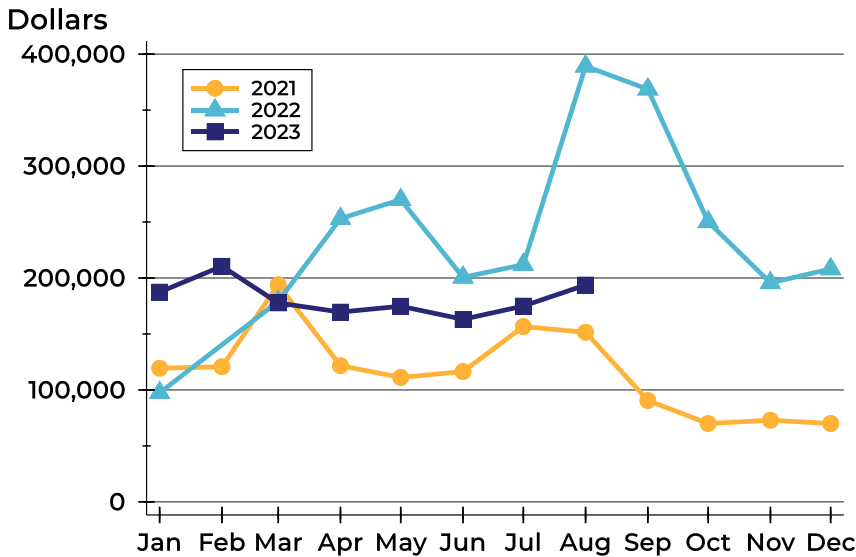
### Active Listings by Price Range

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	3	42.9%	N/A	38,737	33,155	88	115	77.6%	83.1%
\$50,000-\$99,999	0	0.0%	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	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%	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	N/A
\$200,000-\$249,999	1	14.3%	N/A	225,000	225,000	14	14	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	6.0	280,000	280,000	8	8	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	N/A	310,000	310,000	20	20	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	N/A	425,000	425,000	27	27	95.5%	95.5%
\$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



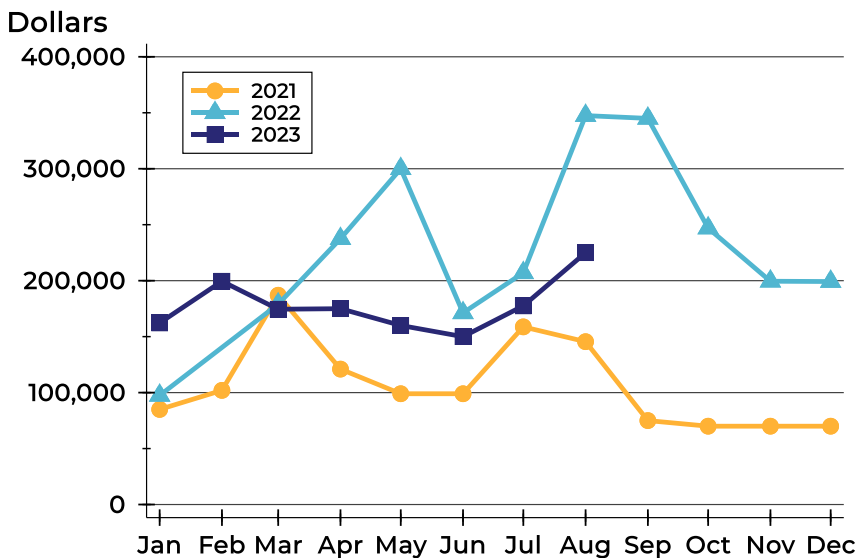
## Nemaha County Active Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	119,429	97,500	<b>187,417</b>
<b>February</b>	120,750	N/A	<b>210,500</b>
<b>March</b>	194,000	179,000	<b>177,714</b>
<b>April</b>	121,683	253,113	<b>169,555</b>
<b>May</b>	111,157	269,980	<b>174,800</b>
<b>June</b>	116,420	200,613	<b>163,089</b>
<b>July</b>	156,650	211,917	<b>174,975</b>
<b>August</b>	151,550	389,167	<b>193,744</b>
<b>September</b>	90,580	368,700	
<b>October</b>	70,000	250,214	
<b>November</b>	72,967	195,722	
<b>December</b>	70,000	208,083	

### Median Price

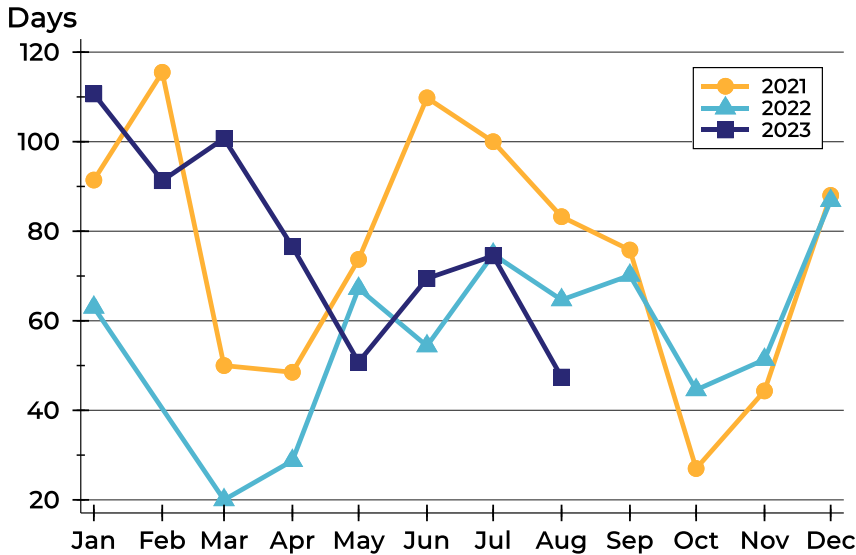


Month	2021	2022	2023
<b>January</b>	85,000	97,500	<b>162,250</b>
<b>February</b>	102,000	N/A	<b>199,500</b>
<b>March</b>	187,000	179,000	<b>174,500</b>
<b>April</b>	121,000	237,500	<b>175,000</b>
<b>May</b>	99,000	300,000	<b>160,000</b>
<b>June</b>	99,000	171,250	<b>150,000</b>
<b>July</b>	158,750	207,000	<b>177,500</b>
<b>August</b>	145,500	347,500	<b>225,000</b>
<b>September</b>	75,000	345,000	
<b>October</b>	70,000	247,000	
<b>November</b>	70,000	199,500	
<b>December</b>	70,000	199,250	



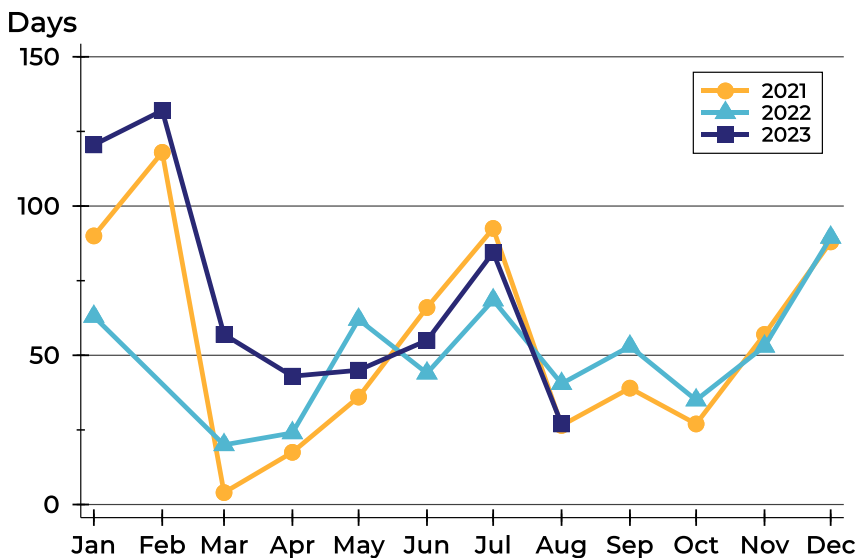
## Nemaha County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	91	63	<b>111</b>
February	116	N/A	<b>91</b>
March	50	20	<b>101</b>
April	49	29	<b>77</b>
May	74	67	<b>51</b>
June	110	54	<b>69</b>
July	100	75	<b>75</b>
August	83	65	<b>47</b>
September	76	70	
October	27	45	
November	44	51	
December	88	87	

### Median DOM

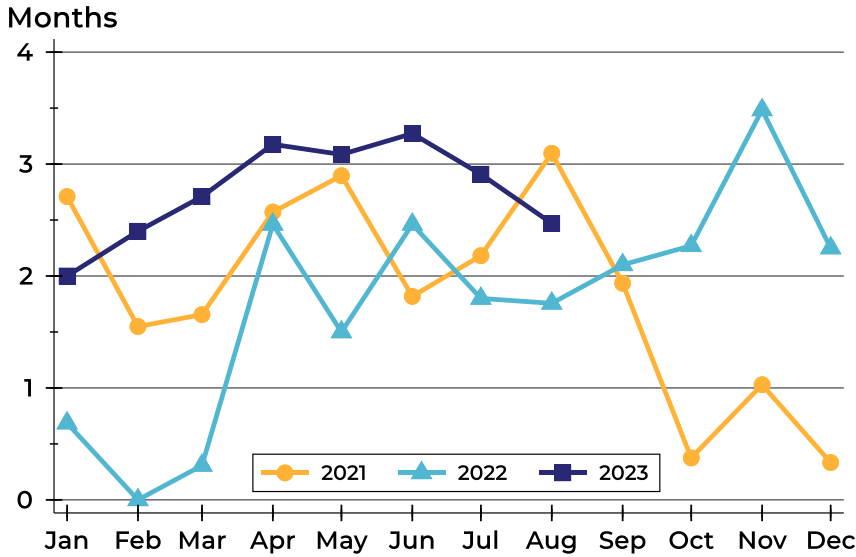


Month	2021	2022	2023
January	90	63	<b>121</b>
February	118	N/A	<b>132</b>
March	4	20	<b>57</b>
April	18	24	<b>43</b>
May	36	62	<b>45</b>
June	66	44	<b>55</b>
July	93	69	<b>85</b>
August	27	41	<b>27</b>
September	39	53	
October	27	35	
November	57	53	
December	88	90	



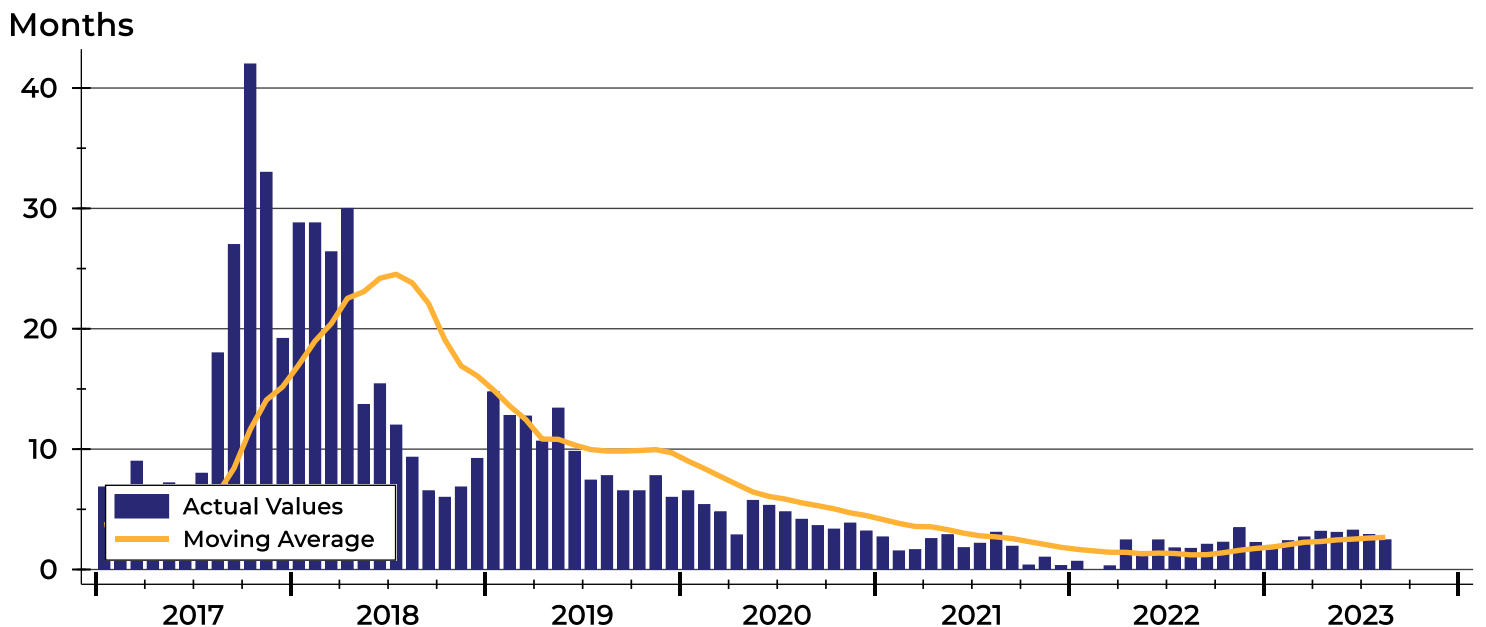
## Nemaha County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.7	0.7	<b>2.0</b>
February	1.5	0.0	<b>2.4</b>
March	1.7	0.3	<b>2.7</b>
April	2.6	2.5	<b>3.2</b>
May	2.9	1.5	<b>3.1</b>
June	1.8	2.5	<b>3.3</b>
July	2.2	1.8	<b>2.9</b>
August	3.1	1.8	<b>2.5</b>
September	1.9	2.1	
October	0.4	2.3	
November	1.0	3.5	
December	0.3	2.3	

### History of Month's Supply







## Nemaha County New Listings Analysis

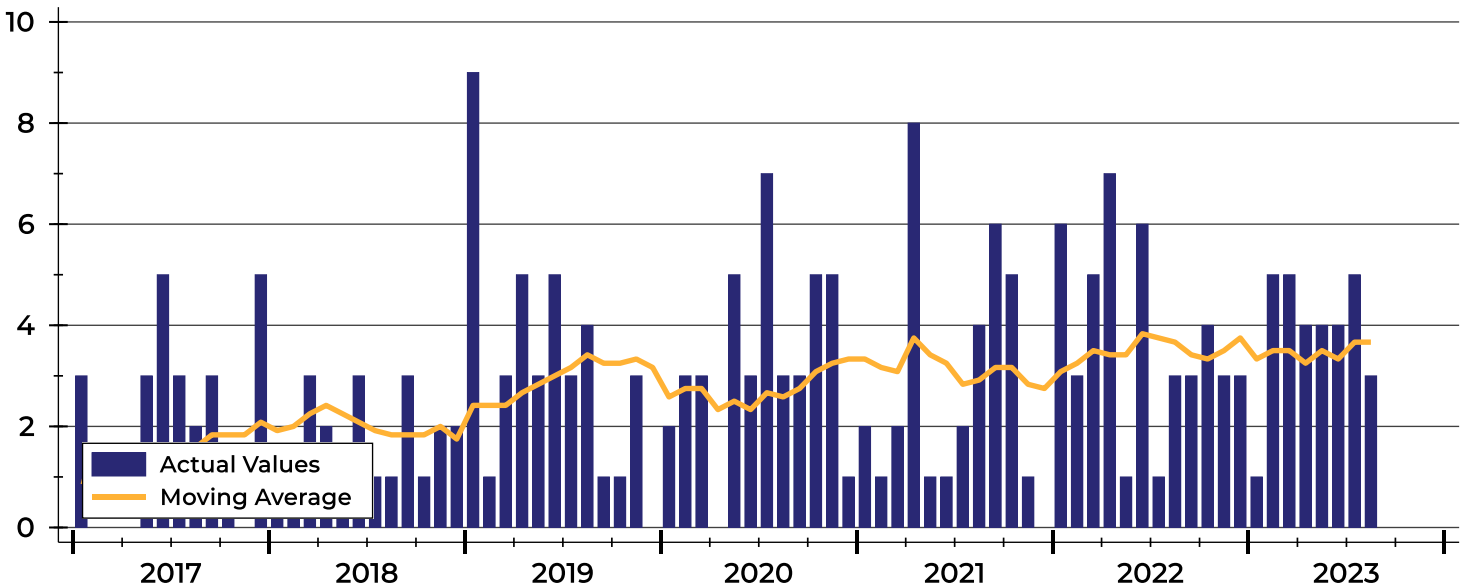
Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	<b>3</b>	3	0.0%
	Volume (1,000s)	<b>1,015</b>	1,430	-29.0%
	Average List Price	<b>338,333</b>	476,667	-29.0%
	Median List Price	<b>310,000</b>	445,000	-30.3%
Year-to-Date	New Listings	<b>31</b>	32	-3.1%
	Volume (1,000s)	<b>5,921</b>	7,220	-18.0%
	Average List Price	<b>190,991</b>	225,619	-15.3%
	Median List Price	<b>175,000</b>	175,000	0.0%

A total of 3 new listings were added in Nemaha County during August, the same figure as reported in 2022. Year-to-date Nemaha County has seen 31 new listings.

The median list price of these homes was \$310,000 down from \$445,000 in 2022.

## History of New Listings

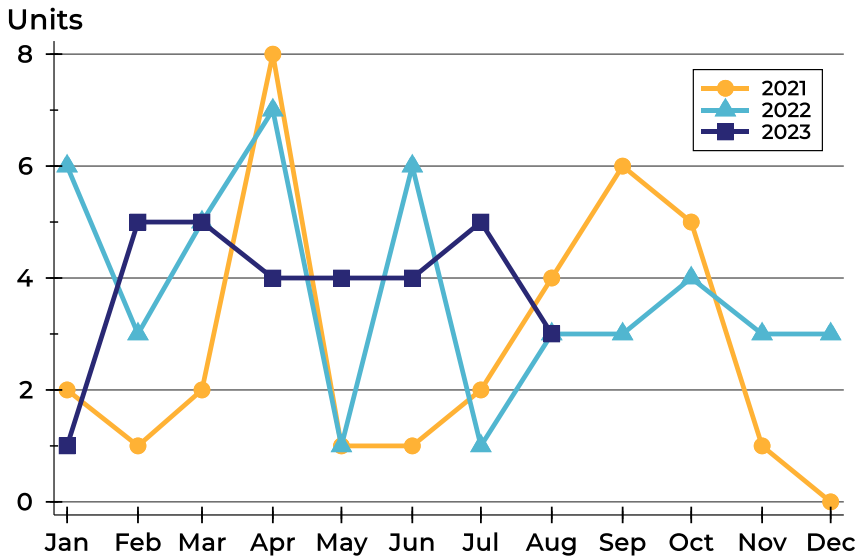
Units





## Nemaha County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	2	6	1
February	1	3	5
March	2	5	5
April	8	7	4
May	1	1	4
June	1	6	4
July	2	1	5
August	4	3	3
September	6	3	
October	5	4	
November	1	3	
December	0	3	

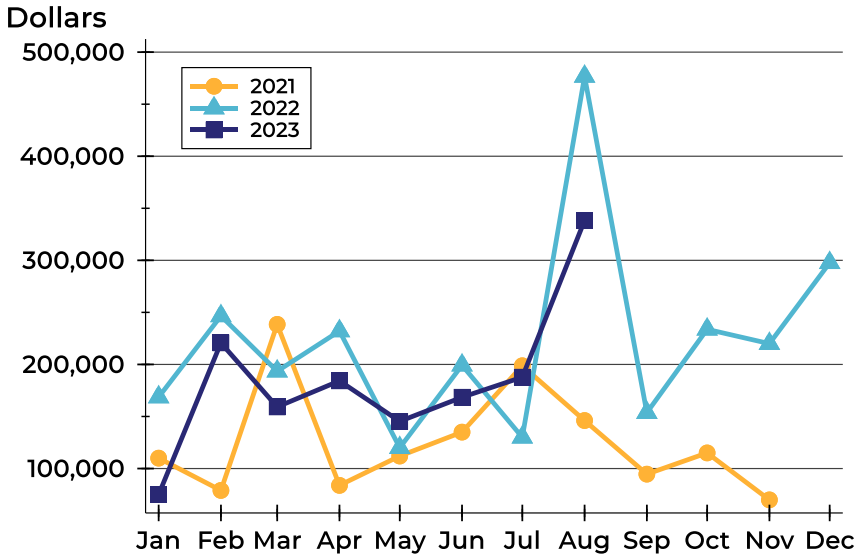
### New Listings by Price Range

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	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	1	33.3%	280,000	280,000	11	11	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	310,000	310,000	26	26	100.0%	100.0%
\$400,000-\$499,999	1	33.3%	425,000	425,000	33	33	95.5%	95.5%
\$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



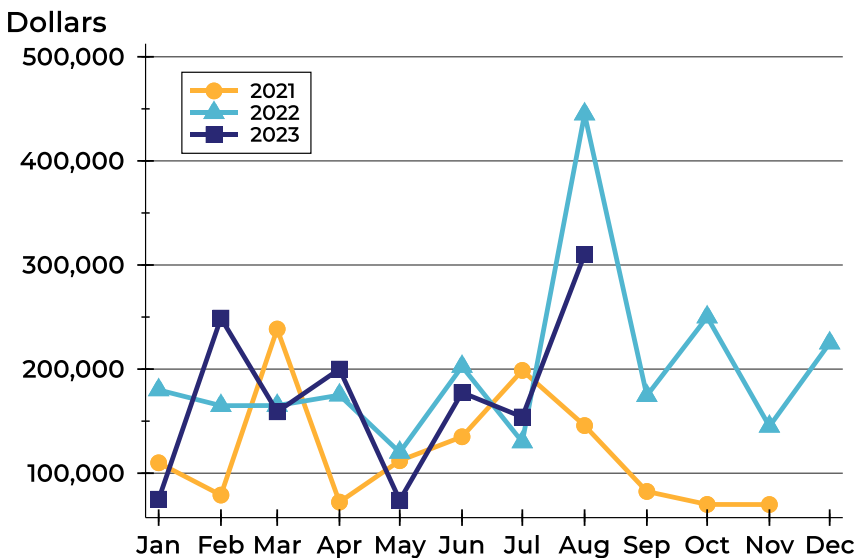
# Nemaha County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	110,000	168,667	<b>75,000</b>
February	79,000	246,600	<b>220,700</b>
March	238,500	193,500	<b>159,200</b>
April	83,825	232,143	<b>184,250</b>
May	112,000	120,000	<b>145,328</b>
June	135,000	199,250	<b>168,500</b>
July	198,750	130,000	<b>187,780</b>
August	146,125	476,667	<b>338,333</b>
September	94,633	153,667	
October	115,000	233,750	
November	69,900	220,000	
December	N/A	297,667	

## Median Price



Month	2021	2022	2023
January	110,000	180,000	<b>75,000</b>
February	79,000	164,900	<b>249,000</b>
March	238,500	165,000	<b>159,000</b>
April	72,250	175,000	<b>200,000</b>
May	112,000	120,000	<b>74,078</b>
June	135,000	202,500	<b>177,500</b>
July	198,750	130,000	<b>154,000</b>
August	145,750	445,000	<b>310,000</b>
September	82,450	174,500	
October	70,000	250,000	
November	69,900	145,000	
December	N/A	225,000	



## Nemaha County Contracts Written Analysis

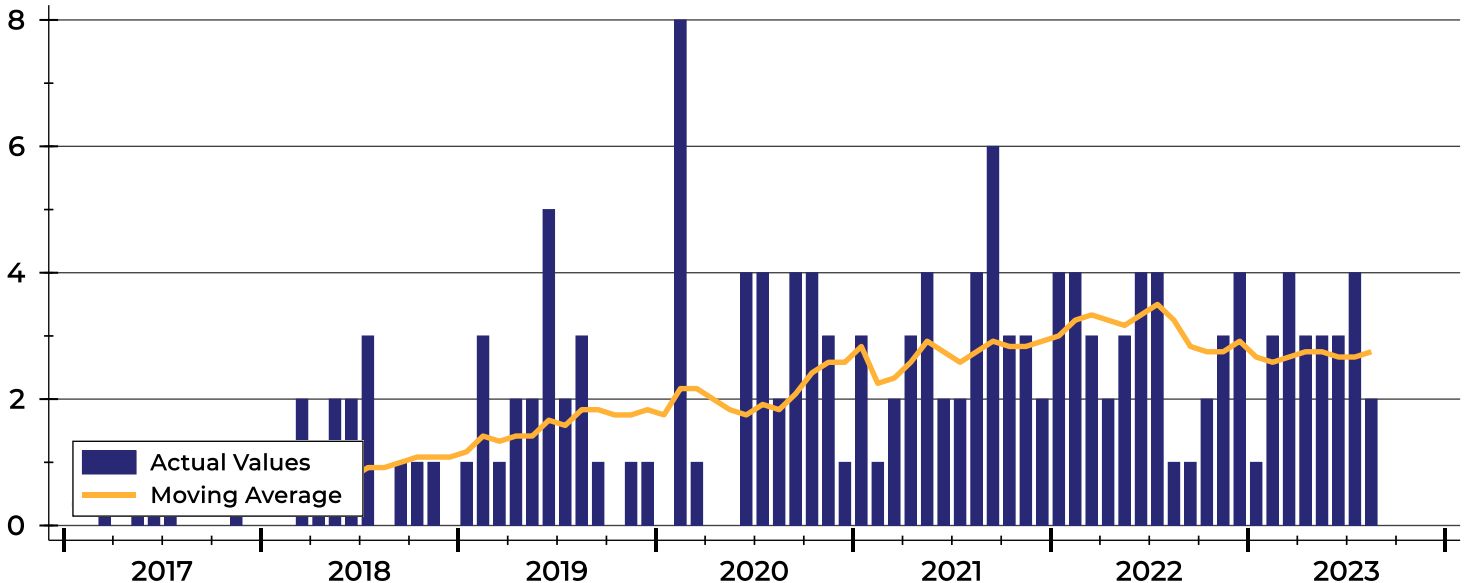
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		<b>2</b>	1	100.0%	<b>23</b>	25	-8.0%
Volume (1,000s)		<b>470</b>	165	184.8%	<b>4,024</b>	4,800	-16.2%
Average	Sale Price	<b>235,000</b>	165,000	42.4%	<b>174,956</b>	192,000	-8.9%
	Days on Market	<b>88</b>	145	-39.3%	<b>48</b>	28	71.4%
	Percent of Original	<b>81.7%</b>	90.5%	-9.7%	<b>89.3%</b>	95.7%	-6.7%
Median	Sale Price	<b>235,000</b>	165,000	42.4%	<b>159,000</b>	165,000	-3.6%
	Days on Market	<b>88</b>	145	-39.3%	<b>21</b>	11	90.9%
	Percent of Original	<b>81.7%</b>	90.5%	-9.7%	<b>93.3%</b>	96.2%	-3.0%

A total of 2 contracts for sale were written in Nemaha County during the month of August, up from 1 in 2022. The median list price of these homes was \$235,000, up from \$165,000 the prior year.

Half of the homes that went under contract in August were on the market less than 88 days, compared to 145 days in August 2022.

## History of Contracts Written

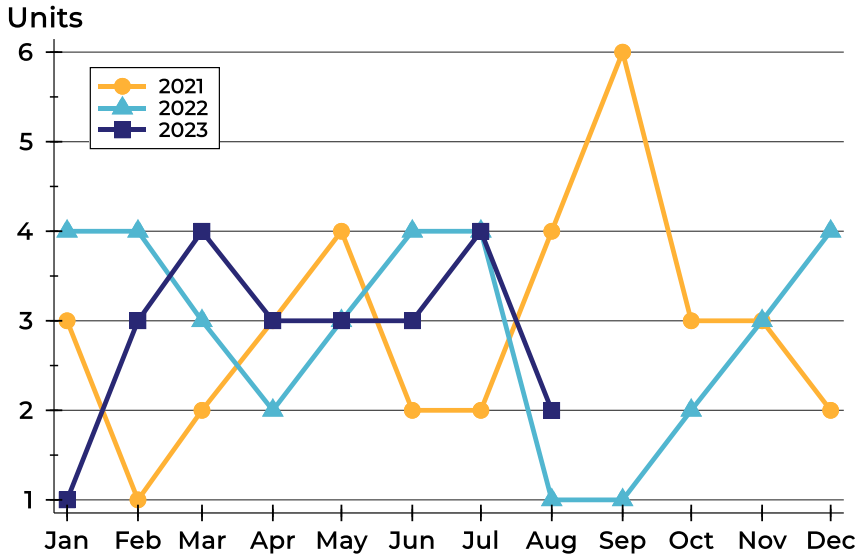
Units





## Nemaha County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	3	4	1
February	1	4	3
March	2	3	4
April	3	2	3
May	4	3	3
June	2	4	3
July	2	4	4
August	4	1	2
September	6	1	0
October	3	2	0
November	3	3	0
December	2	4	0

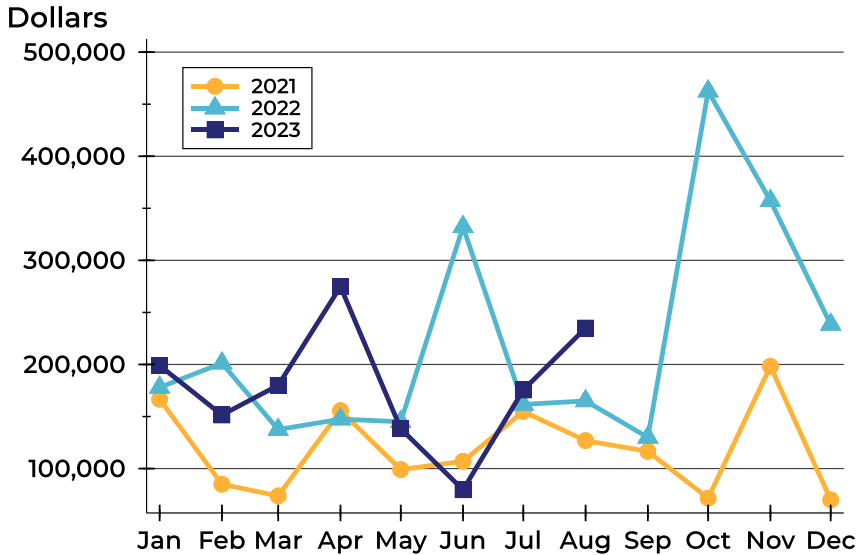
### Contracts Written by Price Range

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	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	1	50.0%	195,000	195,000	115	115	65.2%	65.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	275,000	275,000	61	61	98.2%	98.2%
\$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



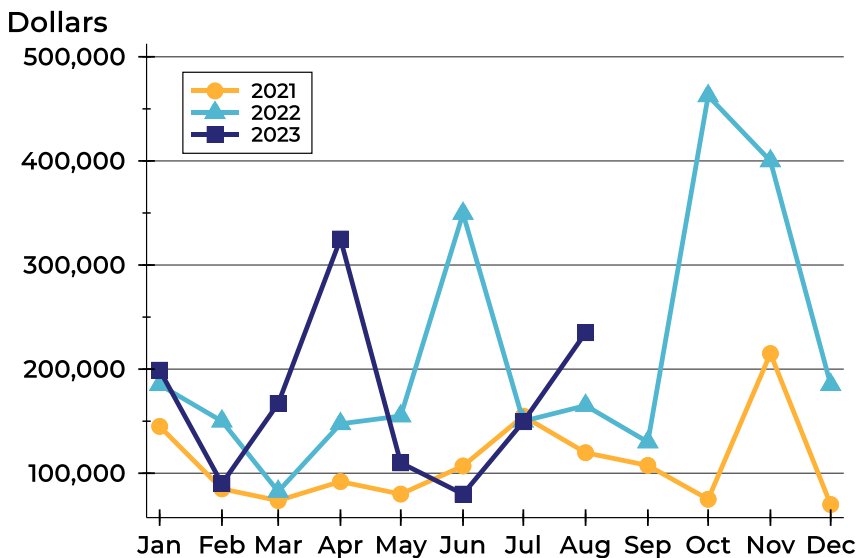
# Nemaha County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	166,633	178,000	<b>199,000</b>
February	85,000	201,250	<b>151,500</b>
March	73,750	137,500	<b>180,000</b>
April	155,667	147,500	<b>274,833</b>
May	99,125	145,000	<b>138,333</b>
June	107,000	332,250	<b>79,667</b>
July	154,850	161,625	<b>175,500</b>
August	126,875	165,000	<b>235,000</b>
September	116,550	130,000	
October	71,667	462,500	
November	198,333	357,333	
December	69,950	238,500	

## Median Price

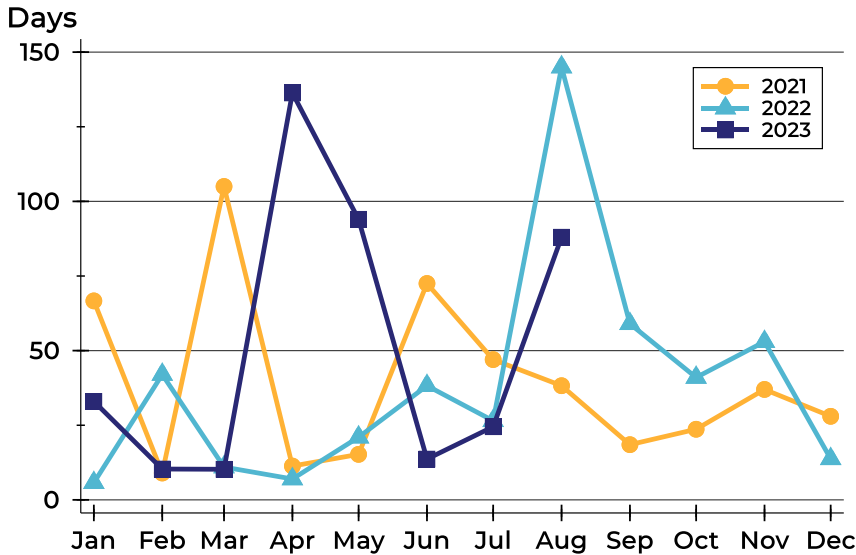


Month	2021	2022	2023
January	145,000	185,000	<b>199,000</b>
February	85,000	150,000	<b>90,000</b>
March	73,750	82,500	<b>167,000</b>
April	92,000	147,500	<b>325,000</b>
May	80,000	155,000	<b>109,999</b>
June	107,000	349,500	<b>80,000</b>
July	154,850	150,000	<b>149,500</b>
August	119,750	165,000	<b>235,000</b>
September	107,500	130,000	
October	75,000	462,500	
November	215,000	400,000	
December	69,950	185,000	



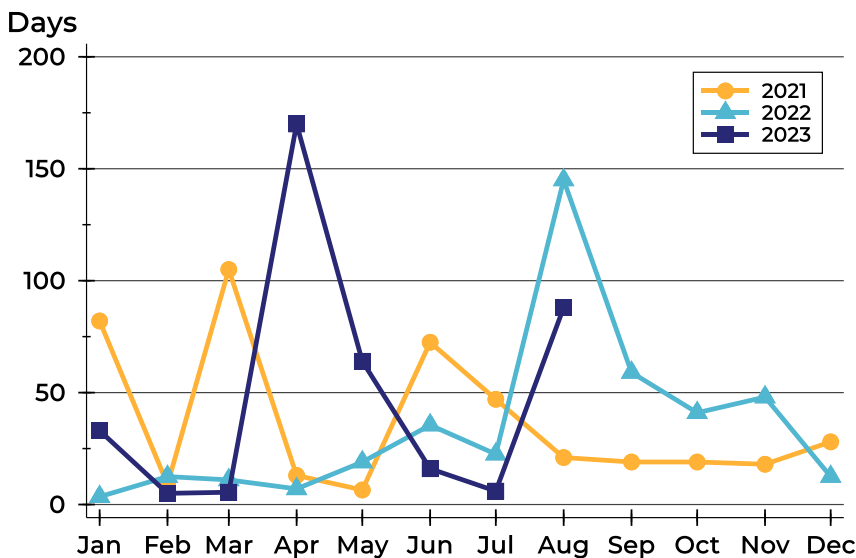
## Nemaha County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	67	6	<b>33</b>
February	9	42	<b>10</b>
March	105	11	<b>10</b>
April	11	7	<b>136</b>
May	15	21	<b>94</b>
June	73	38	<b>14</b>
July	47	27	<b>25</b>
August	38	145	<b>88</b>
September	19	59	
October	24	41	
November	37	53	
December	28	14	

### Median DOM



Month	2021	2022	2023
January	82	4	<b>33</b>
February	9	13	<b>5</b>
March	105	11	<b>6</b>
April	13	7	<b>170</b>
May	7	19	<b>64</b>
June	73	36	<b>16</b>
July	47	23	<b>6</b>
August	21	145	<b>88</b>
September	19	59	
October	19	41	
November	18	48	
December	28	13	



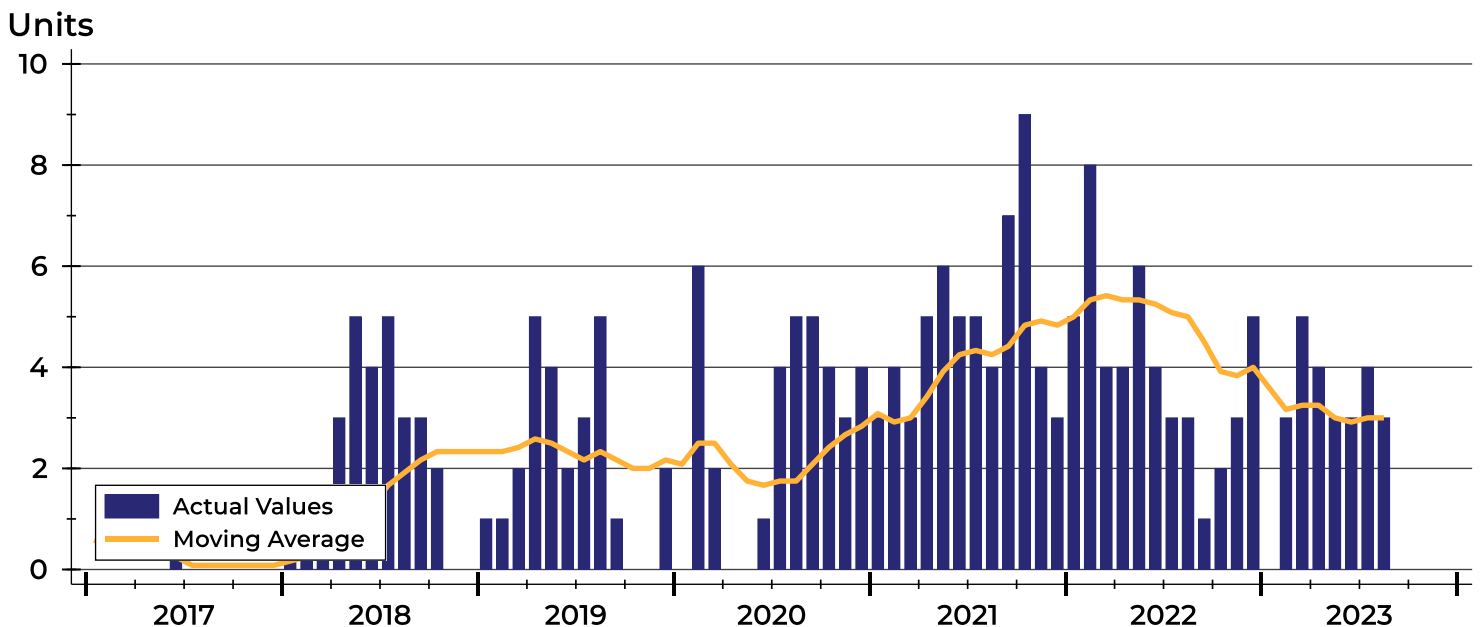
## Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2023	2022	Change
Pending Contracts		<b>3</b>	3	0.0%
Volume (1,000s)		<b>835</b>	428	95.1%
Average	List Price	<b>278,333</b>	142,500	95.3%
	Days on Market	<b>60</b>	72	-16.7%
	Percent of Original	<b>88.4%</b>	95.9%	-7.8%
Median	List Price	<b>275,000</b>	165,000	66.7%
	Days on Market	<b>60</b>	50	20.0%
	Percent of Original	<b>100.0%</b>	95.7%	4.5%

A total of 3 listings in Nemaha County had contracts pending at the end of August, the same number of contracts pending at the end of August 2022.

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

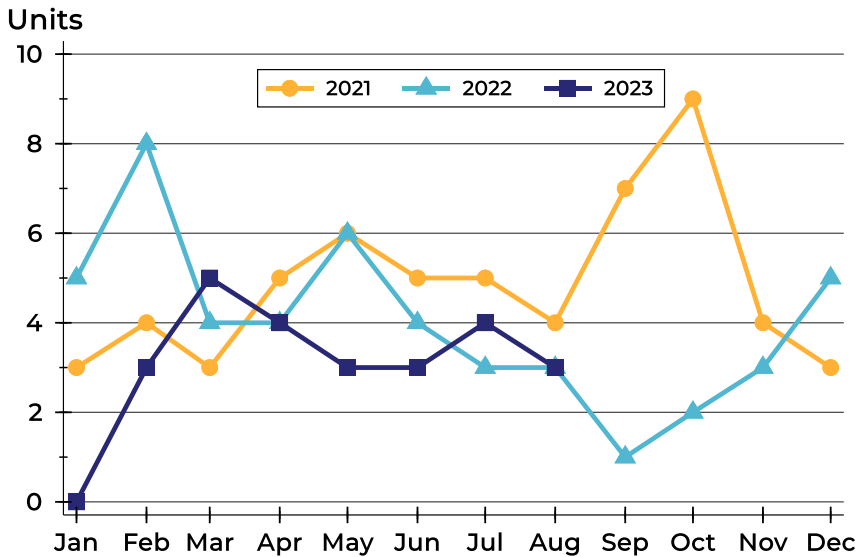






## Nemaha County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	3	5	0
February	4	8	3
March	3	4	5
April	5	4	4
May	6	6	3
June	5	4	3
July	5	3	4
August	4	3	3
September	7	1	
October	9	2	
November	4	3	
December	3	5	

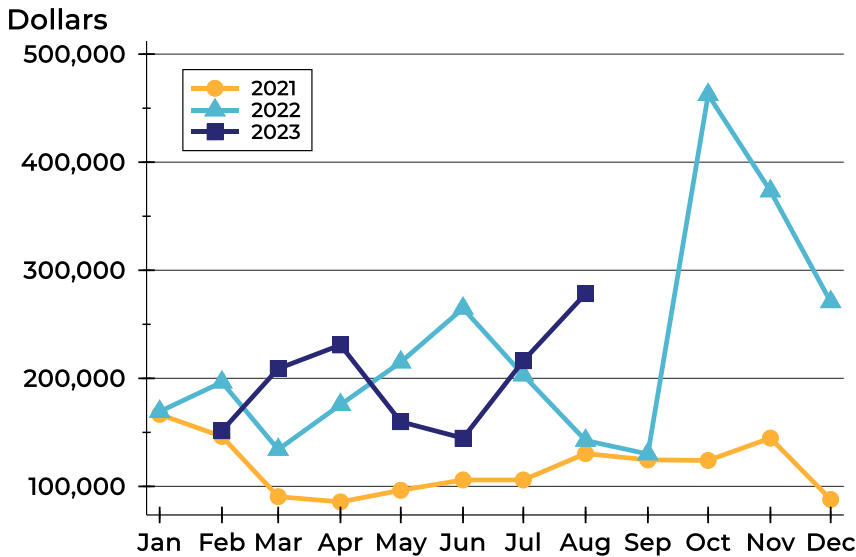
### Pending Contracts by Price Range

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	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	1	33.3%	195,000	195,000	115	115	65.2%	65.2%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	275,000	275,000	60	60	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	365,000	365,000	5	5	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



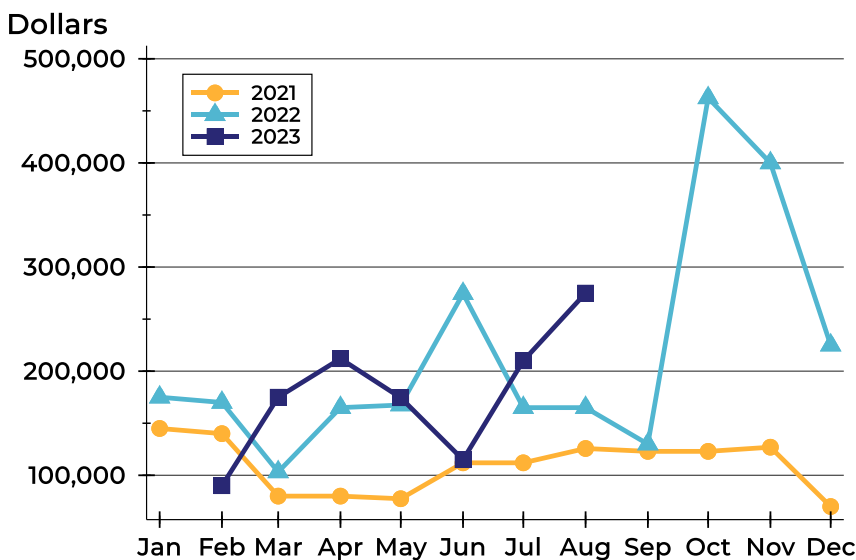
# Nemaha County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	166,633	169,280	N/A
February	146,225	196,425	151,500
March	90,500	134,125	209,000
April	85,700	175,625	230,875
May	96,417	215,000	159,833
June	106,000	264,750	144,667
July	106,000	203,000	216,250
August	130,375	142,500	278,333
September	124,543	130,000	
October	124,033	462,500	
November	144,750	373,333	
December	87,967	270,800	

## Median Price

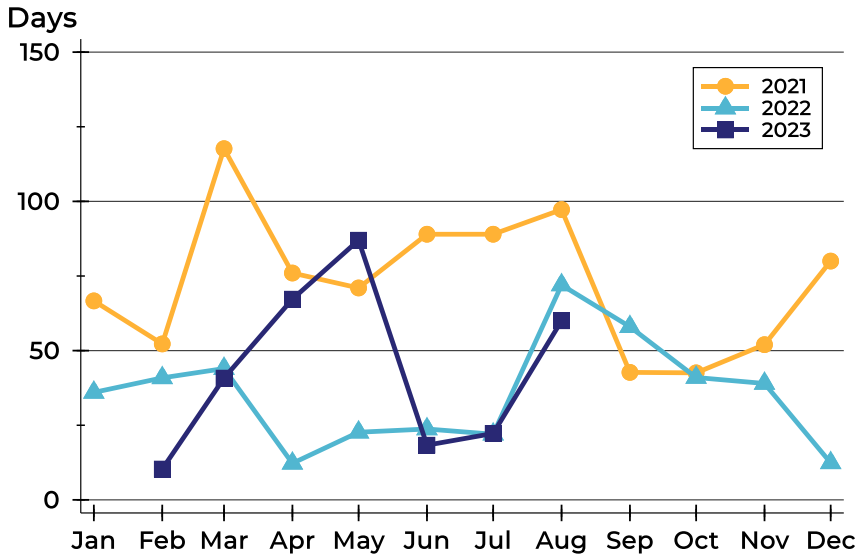


Month	2021	2022	2023
January	145,000	175,000	N/A
February	140,000	169,950	90,000
March	80,000	103,250	175,000
April	80,000	165,000	212,000
May	77,500	167,500	174,500
June	112,000	274,500	115,000
July	112,000	165,000	210,000
August	125,750	165,000	275,000
September	123,000	130,000	
October	123,000	462,500	
November	127,000	400,000	
December	70,000	225,000	



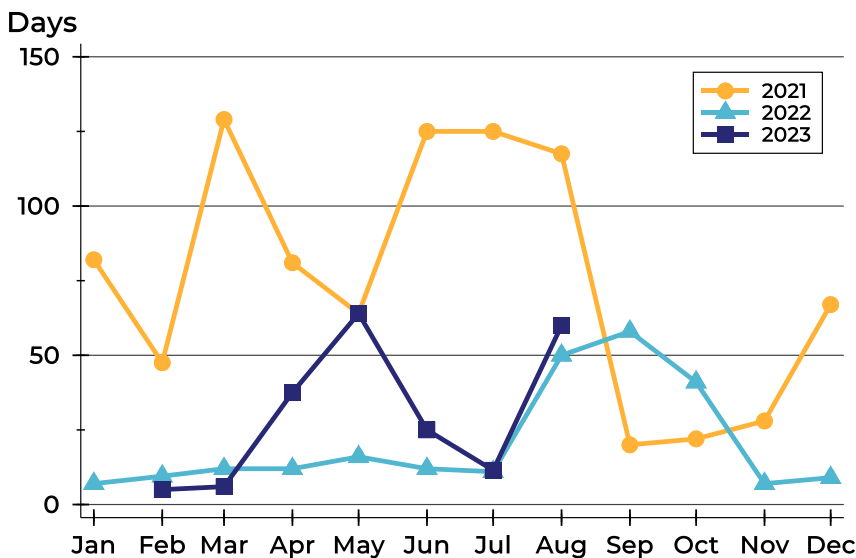
# Nemaha County Pending Contracts Analysis

## Average DOM



Month	2021	2022	2023
January	67	36	N/A
February	52	41	10
March	118	44	41
April	76	12	67
May	71	23	87
June	89	24	18
July	89	22	22
August	97	72	60
September	43	58	
October	43	41	
November	52	39	
December	80	12	

## Median DOM



Month	2021	2022	2023
January	82	7	N/A
February	48	10	5
March	129	12	6
April	81	12	38
May	64	16	64
June	125	12	25
July	125	11	12
August	118	50	60
September	20	58	
October	22	41	
November	28	7	
December	67	9	