



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

February 2022 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 250.0% last month to 7 units, compared to 2 units in February 2021. Total sales volume was \$0.8 million, up 357.3% from a year earlier.

The median sale price in February was \$97,000, up from \$82,000 a year earlier. Homes that sold in February were typically on the market for 43 days and sold for 97.7% 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 24 units, down from 29 at the same point in 2021. 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 February was \$75,000.

During February, a total of 14 contracts were written up from 5 in February 2021. At the end of the month, there were 21 contracts still pending.

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Northeast Kansas Summary Statistics

| February MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|---------------|---------------|
| | | 2022 | 2021 | 2020 | 2022 | 2021 | 2020 |
| Home Sales | | 7 | 2 | 15 | 12 | 12 | 24 |
| Change from prior year | | 250.0% | -86.7% | 66.7% | 0.0% | -50.0% | 9.1% |
| Active Listings | | 24 | 29 | 50 | N/A | N/A | N/A |
| Change from prior year | | -17.2% | -42.0% | -32.4% | | | |
| Months' Supply | | 2.5 | 2.9 | 4.8 | N/A | N/A | N/A |
| Change from prior year | | -13.8% | -39.6% | -48.9% | | | |
| New Listings | | 9 | 7 | 10 | 23 | 19 | 18 |
| Change from prior year | | 28.6% | -30.0% | -16.7% | 21.1% | 5.6% | -47.1% |
| Contracts Written | | 14 | 5 | 15 | 26 | 13 | 26 |
| Change from prior year | | 180.0% | -66.7% | 87.5% | 100.0% | -50.0% | 52.9% |
| Pending Contracts | | 21 | 13 | 13 | N/A | N/A | N/A |
| Change from prior year | | 61.5% | 0.0% | 116.7% | | | |
| Sales Volume (1,000s) | | 750 | 164 | 1,080 | 1,482 | 962 | 1,997 |
| Change from prior year | | 357.3% | -84.8% | 90.8% | 54.1% | -51.8% | -0.5% |
| Average | Sale Price | 107,143 | 82,000 | 72,027 | 123,500 | 80,150 | 83,213 |
| | Change from prior year | 30.7% | 13.8% | 14.5% | 54.1% | -3.7% | -8.8% |
| | List Price of Actives | 103,211 | 103,869 | 117,174 | N/A | N/A | N/A |
| | Change from prior year | -0.6% | -11.4% | 34.3% | | | |
| | Days on Market | 88 | 56 | 161 | 67 | 88 | 152 |
| Change from prior year | 57.1% | -65.2% | 123.6% | -23.9% | -42.1% | 85.4% | |
| Percent of List | 95.3% | 101.5% | 92.3% | 92.3% | 95.6% | 93.8% | |
| Change from prior year | -6.1% | 10.0% | -4.6% | -3.5% | 1.9% | 4.7% | |
| Percent of Original | 92.9% | 101.5% | 87.4% | 88.5% | 96.6% | 86.2% | |
| Change from prior year | -8.5% | 16.1% | -8.4% | -8.4% | 12.1% | -1.6% | |
| Median | Sale Price | 97,000 | 82,000 | 55,000 | 91,000 | 64,200 | 74,900 |
| | Change from prior year | 18.3% | 49.1% | -24.7% | 41.7% | -14.3% | 6.2% |
| | List Price of Actives | 75,000 | 84,900 | 92,000 | N/A | N/A | N/A |
| | Change from prior year | -11.7% | -7.7% | 21.5% | | | |
| | Days on Market | 43 | 56 | 170 | 37 | 40 | 140 |
| Change from prior year | -23.2% | -67.1% | 246.9% | -7.5% | -71.4% | 105.9% | |
| Percent of List | 97.7% | 101.5% | 94.2% | 94.1% | 95.0% | 96.0% | |
| Change from prior year | -3.7% | 7.7% | -4.0% | -0.9% | -1.0% | 0.4% | |
| Percent of Original | 89.7% | 101.5% | 85.7% | 89.5% | 95.0% | 87.3% | |
| Change from prior year | -11.6% | 18.4% | -9.2% | -5.8% | 8.8% | -6.5% | |

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



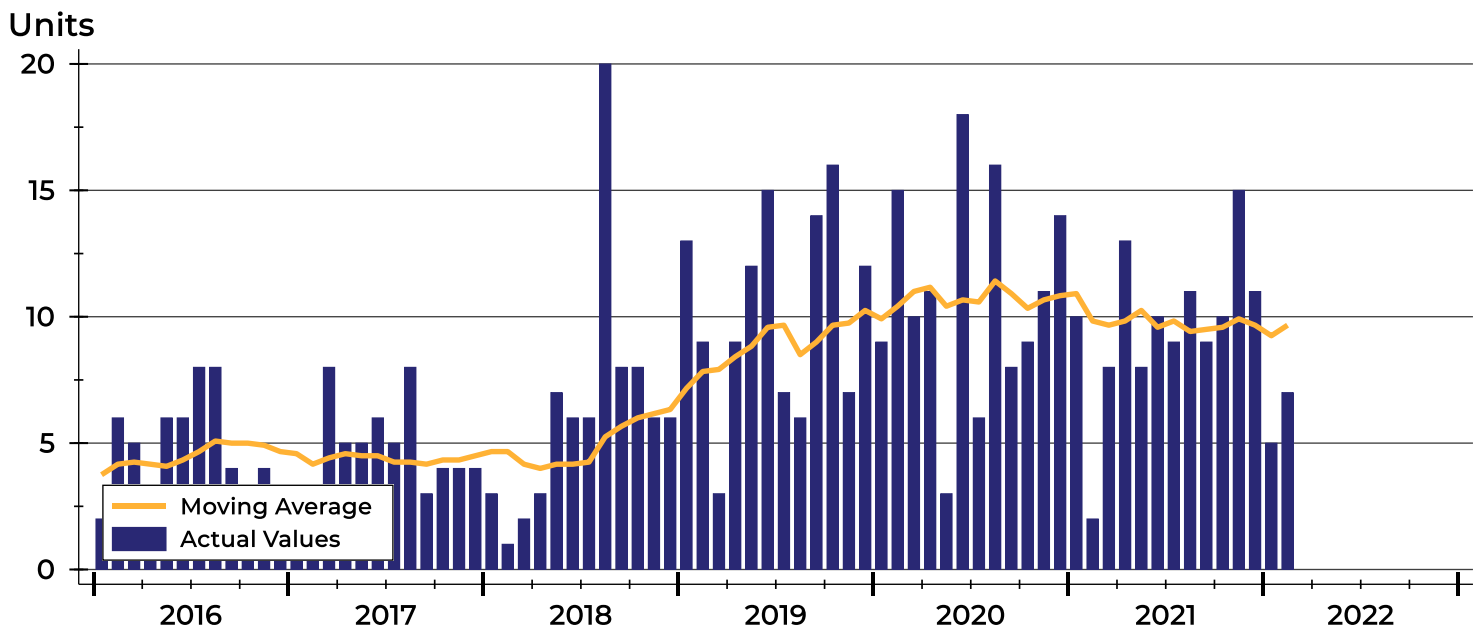
Northeast Kansas Closed Listings Analysis

| Summary Statistics for Closed Listings | | 2022 | February 2021 | Change | 2022 | Year-to-Date 2021 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Closed Listings | | 7 | 2 | 250.0% | 12 | 12 | 0.0% |
| Volume (1,000s) | | 750 | 164 | 357.3% | 1,482 | 962 | 54.1% |
| Months' Supply | | 2.5 | 2.9 | -13.8% | N/A | N/A | N/A |
| Average | Sale Price | 107,143 | 82,000 | 30.7% | 123,500 | 80,150 | 54.1% |
| | Days on Market | 88 | 56 | 57.1% | 67 | 88 | -23.9% |
| | Percent of List | 95.3% | 101.5% | -6.1% | 92.3% | 95.6% | -3.5% |
| | Percent of Original | 92.9% | 101.5% | -8.5% | 88.5% | 96.6% | -8.4% |
| Median | Sale Price | 97,000 | 82,000 | 18.3% | 91,000 | 64,200 | 41.7% |
| | Days on Market | 43 | 56 | -23.2% | 37 | 40 | -7.5% |
| | Percent of List | 97.7% | 101.5% | -3.7% | 94.1% | 95.0% | -0.9% |
| | Percent of Original | 89.7% | 101.5% | -11.6% | 89.5% | 95.0% | -5.8% |

A total of 7 homes sold in the Northeast Kansas MLS system in February, up from 2 units in February 2021. Total sales volume rose to \$0.8 million compared to \$0.2 million in the previous year.

The median sales price in February was \$97,000, up 18.3% compared to the prior year. Median days on market was 43 days, up from 26 days in January, but down from 56 in February 2021.

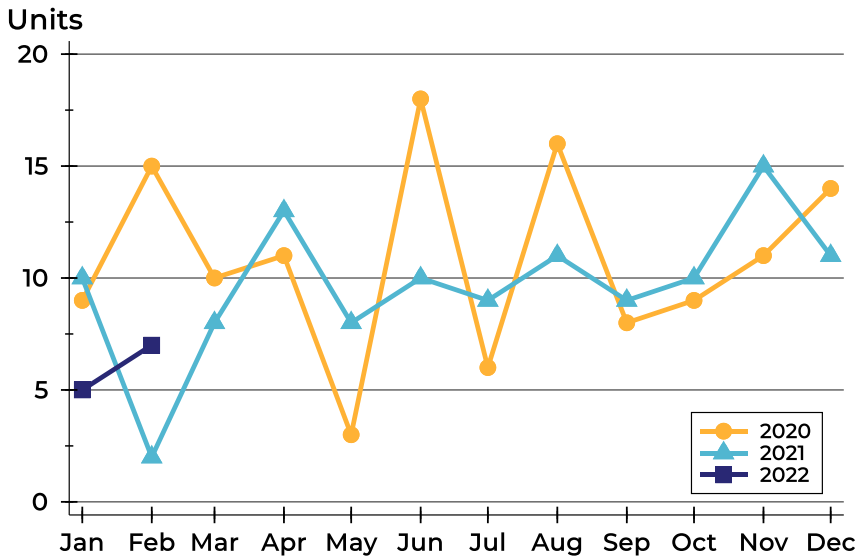
History of Closed Listings





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 9 | 10 | 5 |
| February | 15 | 2 | 7 |
| March | 10 | 8 | |
| April | 11 | 13 | |
| May | 3 | 8 | |
| June | 18 | 10 | |
| July | 6 | 9 | |
| August | 16 | 11 | |
| September | 8 | 9 | |
| October | 9 | 10 | |
| November | 11 | 15 | |
| December | 14 | 11 | |

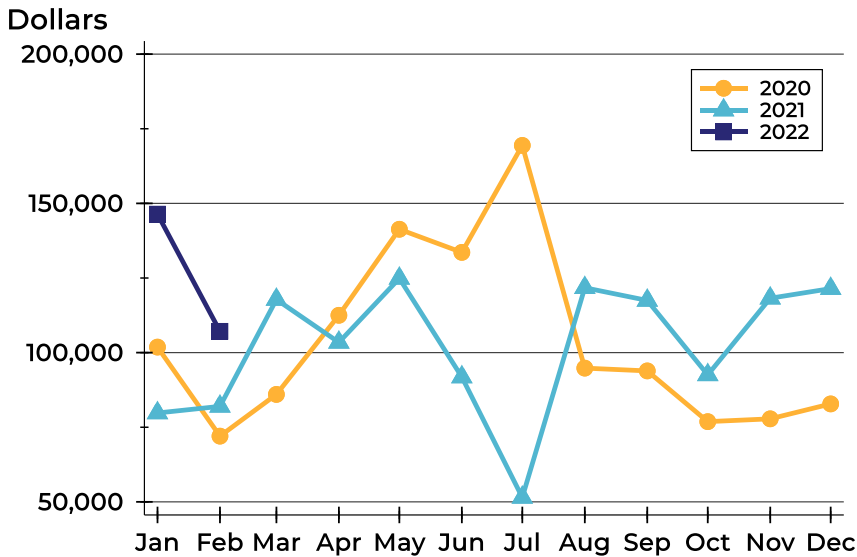
Closed Listings by Price Range

| 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 | 1 | 14.3% | 4.2 | 40,000 | 40,000 | 357 | 357 | 100.0% | 100.0% | 88.9% | 88.9% |
| \$50,000-\$99,999 | 3 | 42.9% | 2.8 | 76,667 | 70,000 | 40 | 30 | 93.3% | 90.1% | 91.4% | 89.7% |
| \$100,000-\$124,999 | 0 | 0.0% | 3.3 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 2 | 28.6% | 0.0 | 135,000 | 135,000 | 28 | 28 | 94.7% | 94.7% | 94.7% | 94.7% |
| \$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% | 0.9 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 14.3% | 3.0 | 210,000 | 210,000 | 82 | 82 | 97.7% | 97.7% | 97.7% | 97.7% |
| \$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 |



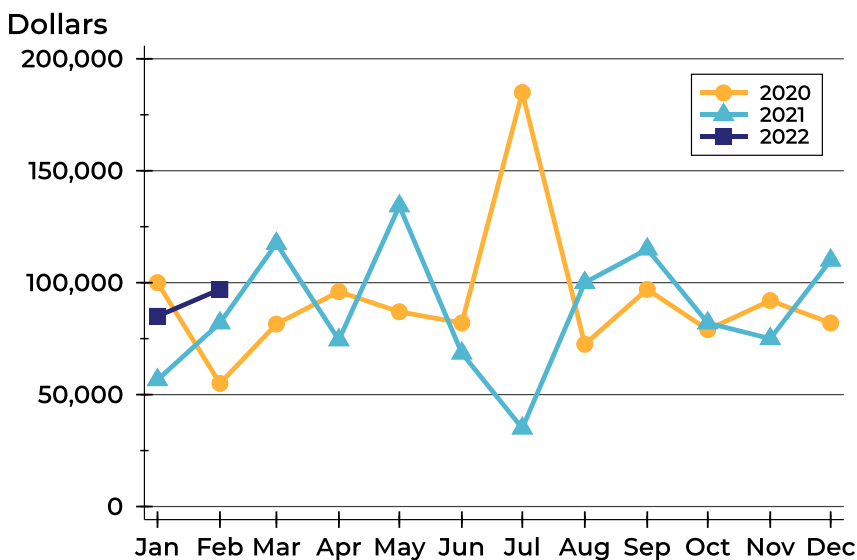
Northeast Kansas Closed Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 101,856 | 79,780 | 146,400 |
| February | 72,027 | 82,000 | 107,143 |
| March | 86,000 | 117,806 | |
| April | 112,518 | 103,438 | |
| May | 141,333 | 124,875 | |
| June | 133,592 | 91,830 | |
| July | 169,425 | 51,500 | |
| August | 94,813 | 121,736 | |
| September | 93,875 | 117,489 | |
| October | 76,878 | 92,550 | |
| November | 77,818 | 118,227 | |
| December | 82,821 | 121,455 | |

Median Price

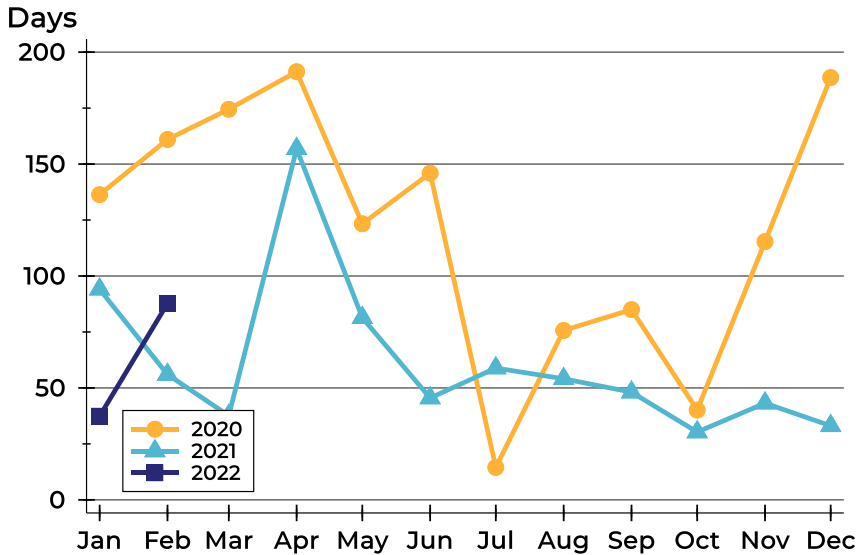


| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|---------------|
| January | 100,000 | 56,600 | 85,000 |
| February | 55,000 | 82,000 | 97,000 |
| March | 81,500 | 117,500 | |
| April | 96,000 | 74,400 | |
| May | 87,000 | 134,250 | |
| June | 82,000 | 68,500 | |
| July | 184,950 | 35,000 | |
| August | 72,500 | 100,000 | |
| September | 97,000 | 115,000 | |
| October | 79,000 | 82,000 | |
| November | 92,000 | 75,000 | |
| December | 82,000 | 110,000 | |



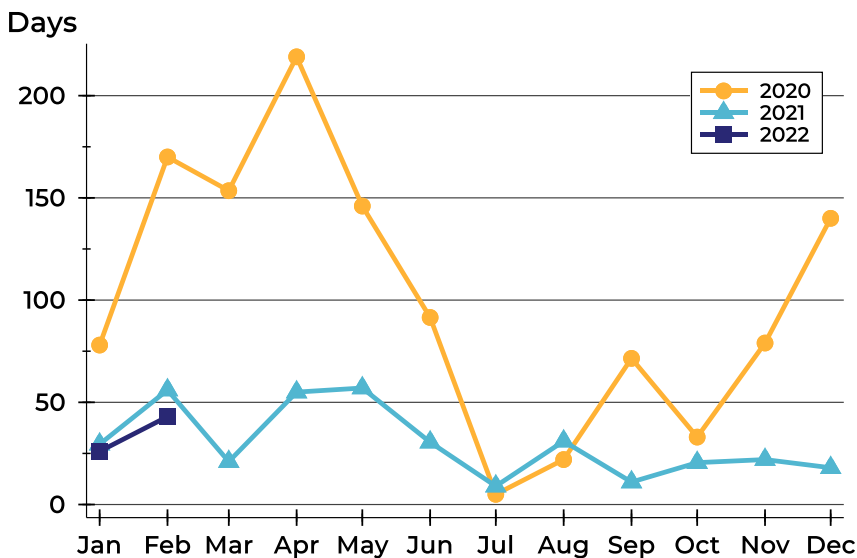
Northeast Kansas Closed Listings Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 136 | 94 | 37 |
| February | 161 | 56 | 88 |
| March | 175 | 38 | |
| April | 191 | 157 | |
| May | 123 | 81 | |
| June | 146 | 46 | |
| July | 15 | 59 | |
| August | 76 | 54 | |
| September | 85 | 48 | |
| October | 40 | 30 | |
| November | 115 | 43 | |
| December | 189 | 33 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 78 | 30 | 26 |
| February | 170 | 56 | 43 |
| March | 154 | 21 | |
| April | 219 | 55 | |
| May | 146 | 57 | |
| June | 92 | 31 | |
| July | 5 | 9 | |
| August | 22 | 31 | |
| September | 72 | 11 | |
| October | 33 | 21 | |
| November | 79 | 22 | |
| December | 140 | 18 | |



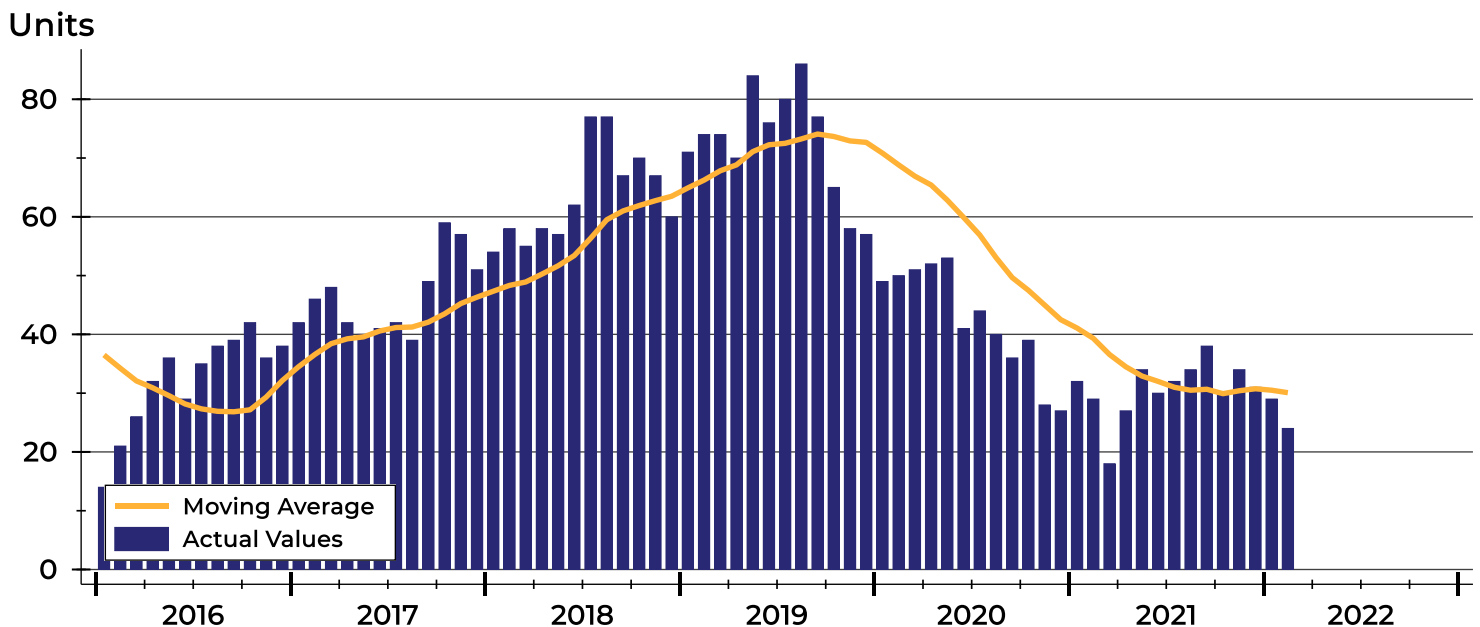
Northeast Kansas Active Listings Analysis

| Summary Statistics for Active Listings | | 2022 | End of February 2021 | Change |
|--|---------------------|----------------|----------------------|--------|
| Active Listings | | 24 | 29 | -17.2% |
| Volume (1,000s) | | 2,477 | 3,012 | -17.8% |
| Months' Supply | | 2.5 | 2.9 | -13.8% |
| Average | List Price | 103,211 | 103,869 | -0.6% |
| | Days on Market | 153 | 132 | 15.9% |
| | Percent of Original | 97.0% | 97.3% | -0.3% |
| Median | List Price | 75,000 | 84,900 | -11.7% |
| | Days on Market | 122 | 74 | 64.9% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 24 homes were available for sale in the Northeast Kansas MLS system at the end of February. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of February was \$75,000, down 11.7% from 2021. The typical time on market for active listings was 122 days, up from 74 days a year earlier.

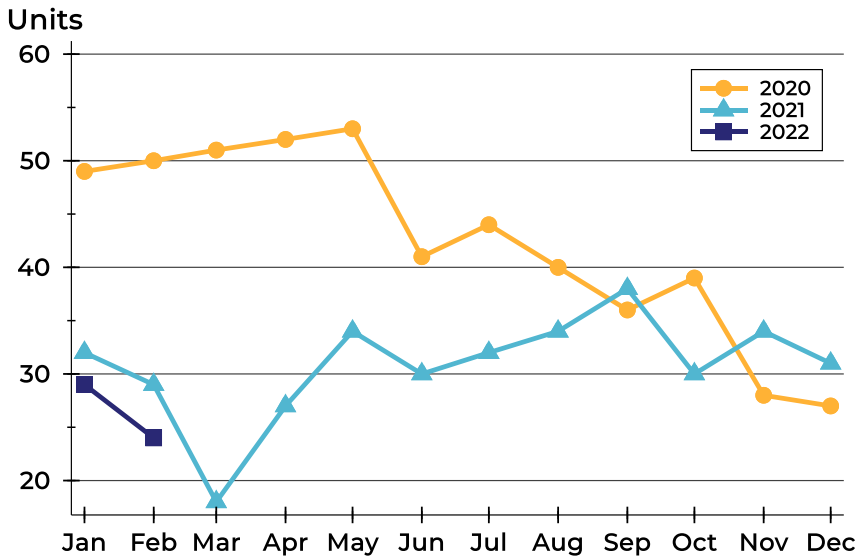
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 49 | 32 | 29 |
| February | 50 | 29 | 24 |
| March | 51 | 18 | |
| April | 52 | 27 | |
| May | 53 | 34 | |
| June | 41 | 30 | |
| July | 44 | 32 | |
| August | 40 | 34 | |
| September | 36 | 38 | |
| October | 39 | 30 | |
| November | 28 | 34 | |
| December | 27 | 31 | |

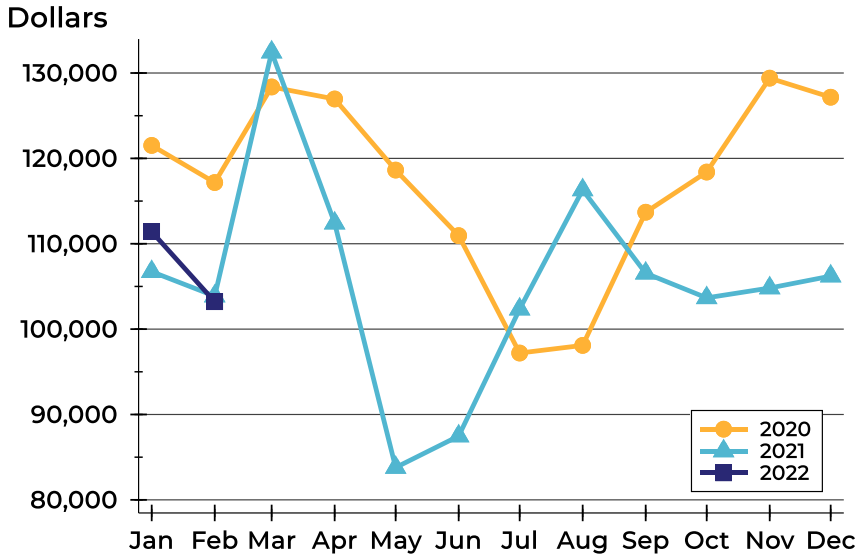
Active Listings by Price Range

| Price Range | Active Listings Number | Percent | Months' Supply | List Price Average | Median | Days on Market Avg. | Med. | Price as % of Orig. Avg. | Med. |
|---------------------|---------------------------|---------|-------------------|-----------------------|---------|------------------------|------|-----------------------------|--------|
| Below \$25,000 | 1 | 4.2% | N/A | 16,900 | 16,900 | 158 | 158 | 48.4% | 48.4% |
| \$25,000-\$49,999 | 6 | 25.0% | 4.2 | 36,617 | 35,900 | 223 | 291 | 98.3% | 100.0% |
| \$50,000-\$99,999 | 10 | 41.7% | 2.8 | 73,247 | 75,000 | 145 | 124 | 99.7% | 100.0% |
| \$100,000-\$124,999 | 3 | 12.5% | 3.3 | 105,000 | 105,000 | 4 | 4 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 0 | 0.0% | 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 | N/A |
| \$175,000-\$199,999 | 1 | 4.2% | 0.9 | 195,000 | 195,000 | 40 | 40 | 92.9% | 92.9% |
| \$200,000-\$249,999 | 1 | 4.2% | 3.0 | 225,000 | 225,000 | 472 | 472 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 1 | 4.2% | N/A | 275,000 | 275,000 | 140 | 140 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 4.2% | N/A | 498,000 | 498,000 | 63 | 63 | 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 |



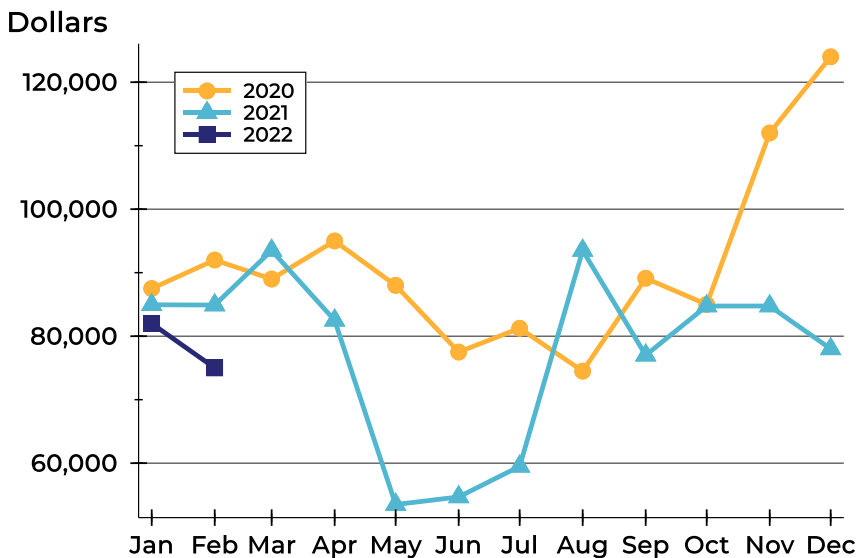
Northeast Kansas Active Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 121,520 | 106,728 | 111,416 |
| February | 117,174 | 103,869 | 103,211 |
| March | 128,370 | 132,444 | |
| April | 126,961 | 112,411 | |
| May | 118,629 | 83,790 | |
| June | 110,953 | 87,476 | |
| July | 97,200 | 102,340 | |
| August | 98,095 | 116,305 | |
| September | 113,695 | 106,547 | |
| October | 118,398 | 103,662 | |
| November | 129,398 | 104,817 | |
| December | 127,167 | 106,212 | |

Median Price

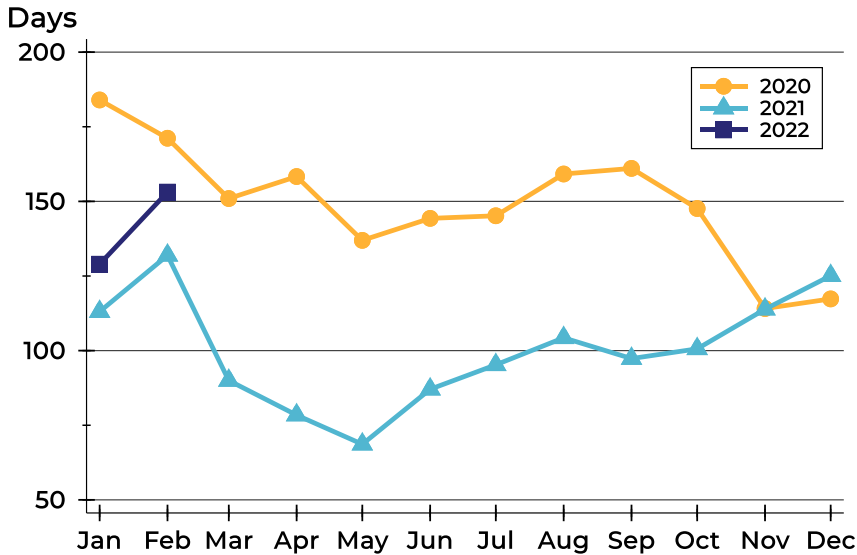


| Month | 2020 | 2021 | 2022 |
|------------------|---------|--------|---------------|
| January | 87,500 | 84,950 | 82,000 |
| February | 92,000 | 84,900 | 75,000 |
| March | 89,000 | 93,500 | |
| April | 95,000 | 82,500 | |
| May | 88,000 | 53,484 | |
| June | 77,500 | 54,684 | |
| July | 81,250 | 59,500 | |
| August | 74,500 | 93,500 | |
| September | 89,125 | 77,000 | |
| October | 85,000 | 84,750 | |
| November | 112,000 | 84,750 | |
| December | 124,000 | 78,000 | |



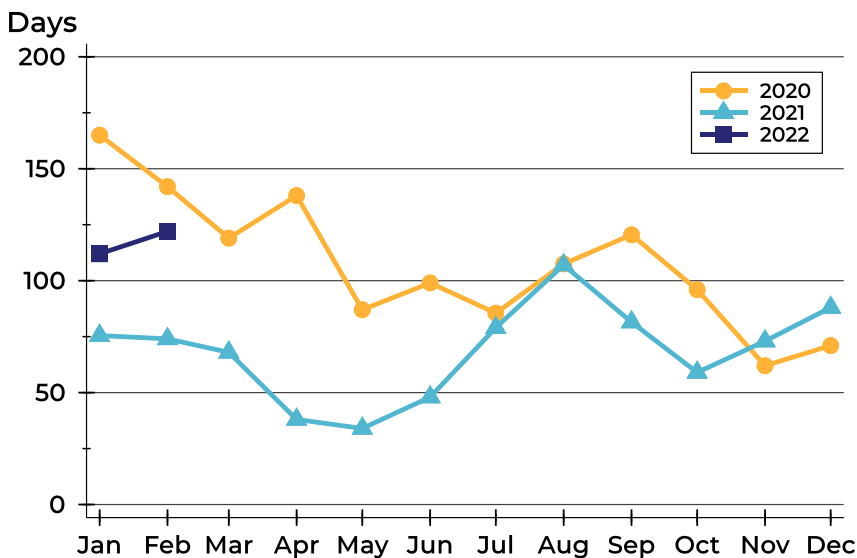
Northeast Kansas Active Listings Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------------|
| January | 184 | 113 | 129 |
| February | 171 | 132 | 153 |
| March | 151 | 90 | |
| April | 158 | 78 | |
| May | 137 | 69 | |
| June | 144 | 87 | |
| July | 145 | 95 | |
| August | 159 | 104 | |
| September | 161 | 97 | |
| October | 148 | 101 | |
| November | 114 | 114 | |
| December | 117 | 125 | |

Median DOM

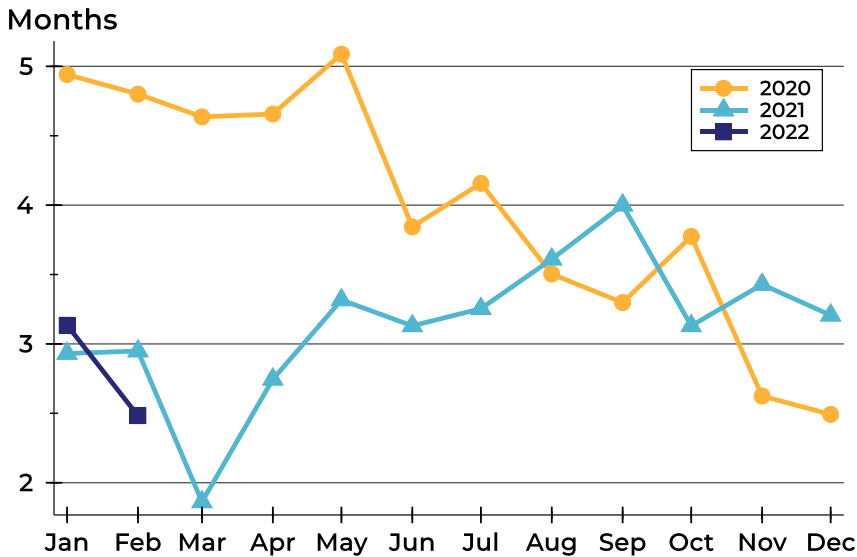


| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------------|
| January | 165 | 76 | 112 |
| February | 142 | 74 | 122 |
| March | 119 | 68 | |
| April | 138 | 38 | |
| May | 87 | 34 | |
| June | 99 | 48 | |
| July | 86 | 79 | |
| August | 108 | 107 | |
| September | 121 | 82 | |
| October | 96 | 59 | |
| November | 62 | 73 | |
| December | 71 | 88 | |



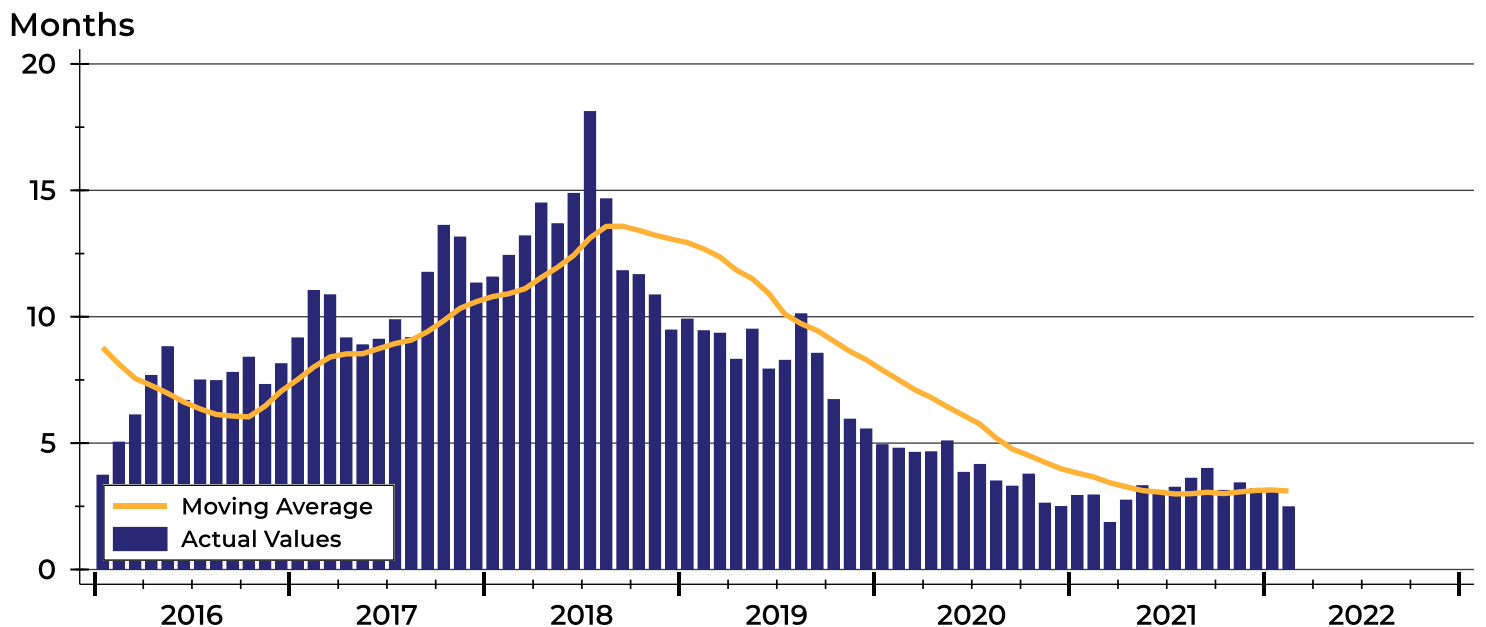
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------------|
| January | 4.9 | 2.9 | 3.1 |
| February | 4.8 | 2.9 | 2.5 |
| March | 4.6 | 1.9 | |
| April | 4.7 | 2.7 | |
| May | 5.1 | 3.3 | |
| June | 3.8 | 3.1 | |
| July | 4.2 | 3.3 | |
| August | 3.5 | 3.6 | |
| September | 3.3 | 4.0 | |
| October | 3.8 | 3.1 | |
| November | 2.6 | 3.4 | |
| December | 2.5 | 3.2 | |

History of Month's Supply





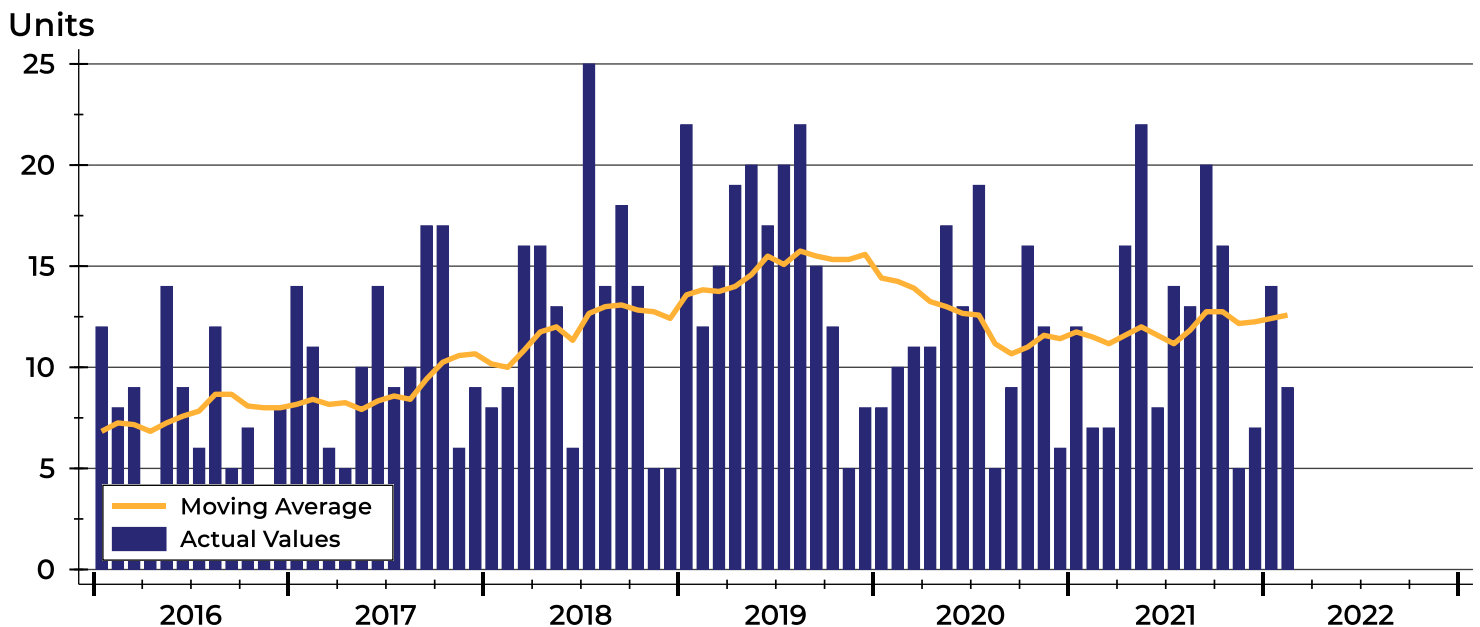
Northeast Kansas New Listings Analysis

| Summary Statistics for New Listings | | 2022 | February 2021 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 9 | 7 | 28.6% |
| | Volume (1,000s) | 1,358 | 624 | 117.6% |
| | Average List Price | 150,878 | 89,114 | 69.3% |
| | Median List Price | 105,000 | 79,000 | 32.9% |
| Year-to-Date | New Listings | 23 | 19 | 21.1% |
| | Volume (1,000s) | 3,390 | 1,359 | 149.4% |
| | Average List Price | 147,409 | 71,505 | 106.2% |
| | Median List Price | 153,000 | 73,000 | 109.6% |

A total of 9 new listings were added in the Northeast Kansas MLS system during February, up 28.6% from the same month in 2021. Year-to-date the Northeast Kansas MLS system has seen 23 new listings.

The median list price of these homes was \$105,000 up from \$79,000 in 2021.

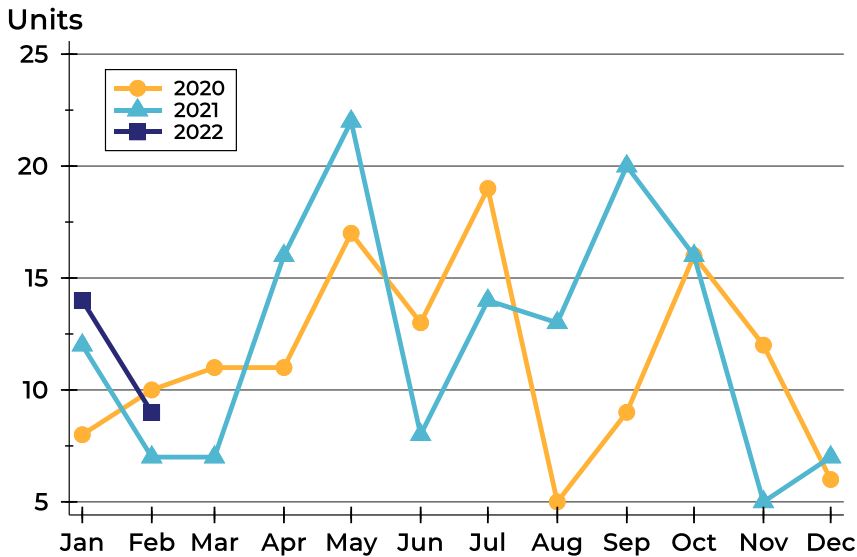
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



| Month | 2020 | 2021 | 2022 |
|------------------|------|------|-----------|
| January | 8 | 12 | 14 |
| February | 10 | 7 | 9 |
| March | 11 | 7 | 11 |
| April | 11 | 16 | 11 |
| May | 17 | 22 | 11 |
| June | 13 | 8 | 13 |
| July | 19 | 14 | 14 |
| August | 5 | 13 | 5 |
| September | 9 | 20 | 9 |
| October | 16 | 16 | 16 |
| November | 12 | 5 | 12 |
| December | 6 | 7 | 6 |

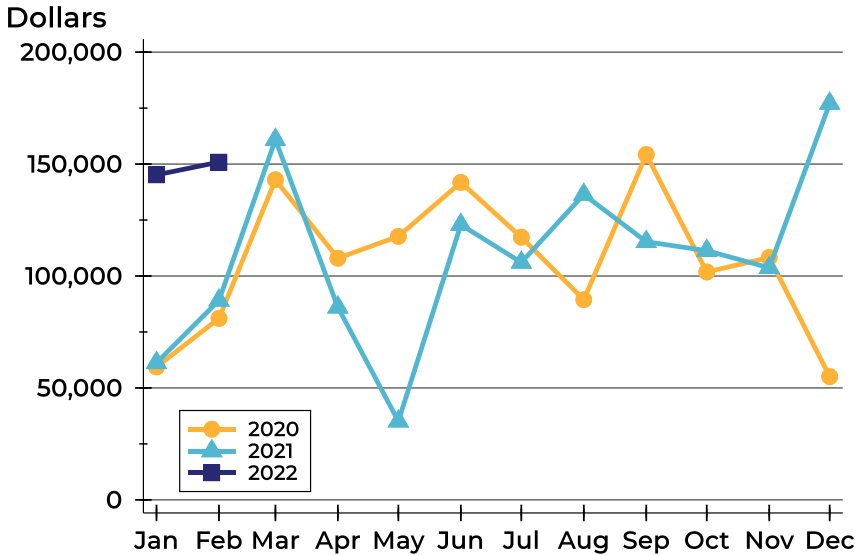
New Listings by Price Range

| 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 | 2 | 22.2% | 67,500 | 67,500 | 24 | 24 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 3 | 33.3% | 105,000 | 105,000 | 11 | 11 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 3 | 33.3% | 157,633 | 155,000 | 12 | 9 | 99.2% | 100.0% |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 11.1% | 435,000 | 435,000 | 10 | 10 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



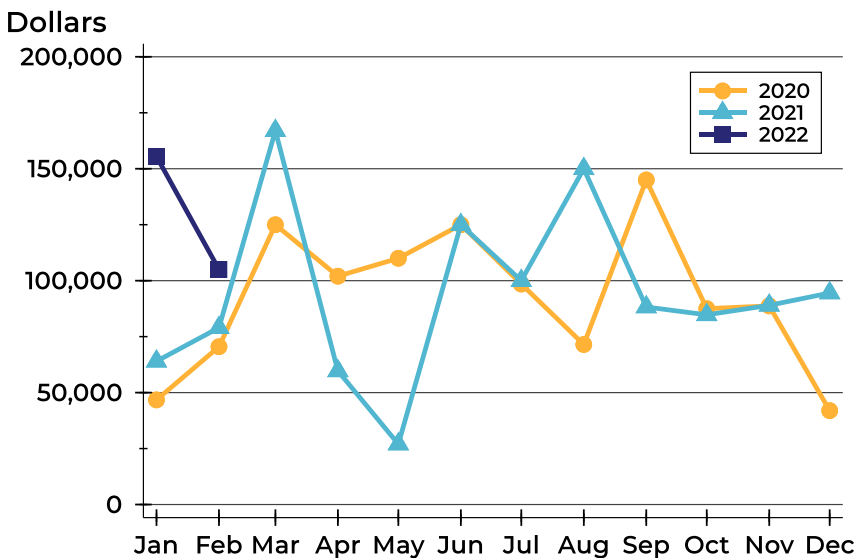
Northeast Kansas New Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 59,375 | 61,233 | 145,179 |
| February | 81,070 | 89,114 | 150,878 |
| March | 142,978 | 160,929 | |
| April | 107,955 | 86,038 | |
| May | 117,712 | 35,134 | |
| June | 141,811 | 122,938 | |
| July | 117,342 | 106,064 | |
| August | 89,400 | 136,423 | |
| September | 154,267 | 115,305 | |
| October | 101,794 | 111,331 | |
| November | 108,292 | 103,680 | |
| December | 55,067 | 177,057 | |

Median Price



| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 46,750 | 64,000 | 155,500 |
| February | 70,500 | 79,000 | 105,000 |
| March | 125,000 | 167,000 | |
| April | 102,000 | 59,700 | |
| May | 110,000 | 27,000 | |
| June | 125,000 | 125,000 | |
| July | 98,500 | 100,000 | |
| August | 71,500 | 150,000 | |
| September | 145,000 | 88,250 | |
| October | 87,500 | 84,750 | |
| November | 88,750 | 89,000 | |
| December | 41,950 | 94,500 | |



Northeast Kansas Contracts Written Analysis

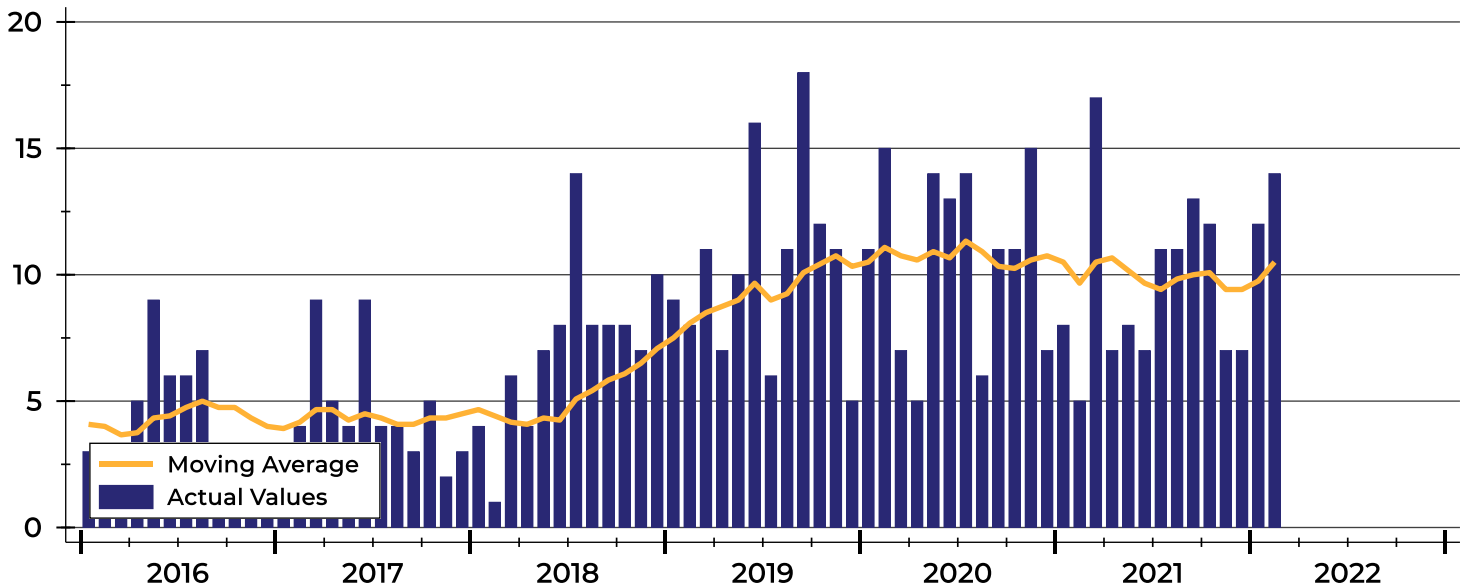
| Summary Statistics for Contracts Written | | February | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2022 | 2021 | Change | 2022 | 2021 | Change |
| Contracts Written | | 14 | 5 | 180.0% | 26 | 13 | 100.0% |
| Volume (1,000s) | | 2,067 | 507 | 307.7% | 3,604 | 1,351 | 166.8% |
| Average | Sale Price | 147,671 | 101,480 | 45.5% | 138,631 | 103,900 | 33.4% |
| | Days on Market | 47 | 41 | 14.6% | 54 | 41 | 31.7% |
| | Percent of Original | 97.8% | 97.2% | 0.6% | 96.7% | 98.6% | -1.9% |
| Median | Sale Price | 153,000 | 85,000 | 80.0% | 139,000 | 87,500 | 58.9% |
| | Days on Market | 27 | 17 | 58.8% | 25 | 17 | 47.1% |
| | Percent of Original | 100.0% | 99.0% | 1.0% | 100.0% | 99.0% | 1.0% |

A total of 14 contracts for sale were written in the Northeast Kansas MLS system during the month of February, up from 5 in 2021. The median list price of these homes was \$153,000, up from \$85,000 the prior year.

Half of the homes that went under contract in February were on the market less than 27 days, compared to 17 days in February 2021.

History of Contracts Written

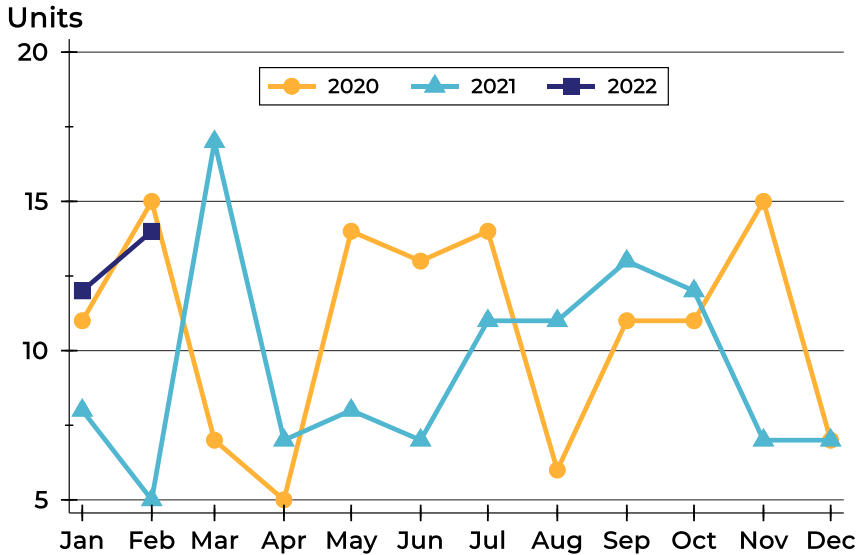
Units





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------|
| January | 11 | 8 | 12 |
| February | 15 | 5 | 14 |
| March | 7 | 17 | |
| April | 5 | 7 | |
| May | 14 | 8 | |
| June | 13 | 7 | |
| July | 14 | 11 | |
| August | 6 | 11 | |
| September | 11 | 13 | |
| October | 11 | 12 | |
| November | 15 | 7 | |
| December | 7 | 7 | |

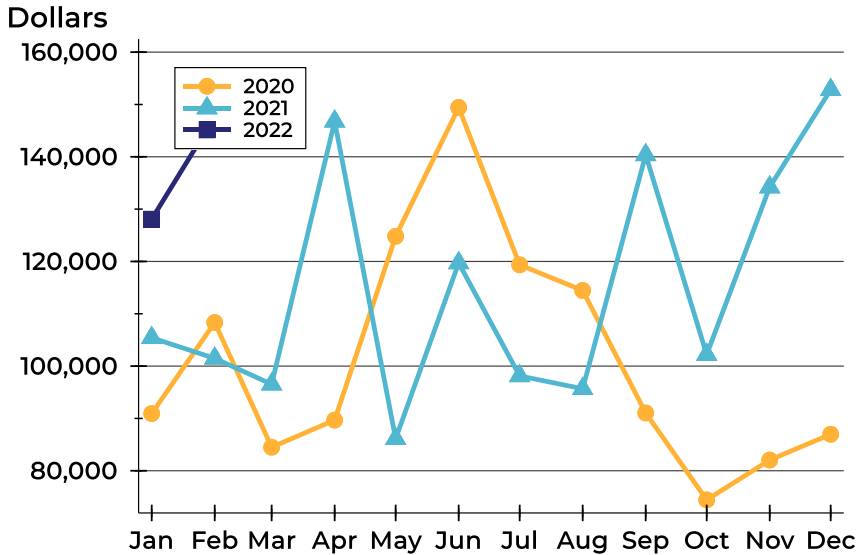
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 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% | 73,900 | 78,500 | 75 | 64 | 96.4% | 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 | 7.1% | 125,000 | 125,000 | 7 | 7 | 89.6% | 89.6% |
| \$150,000-\$174,999 | 5 | 35.7% | 156,780 | 155,000 | 17 | 9 | 99.5% | 100.0% |
| \$175,000-\$199,999 | 2 | 14.3% | 177,000 | 177,000 | 89 | 89 | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 7.1% | 435,000 | 435,000 | 10 | 10 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



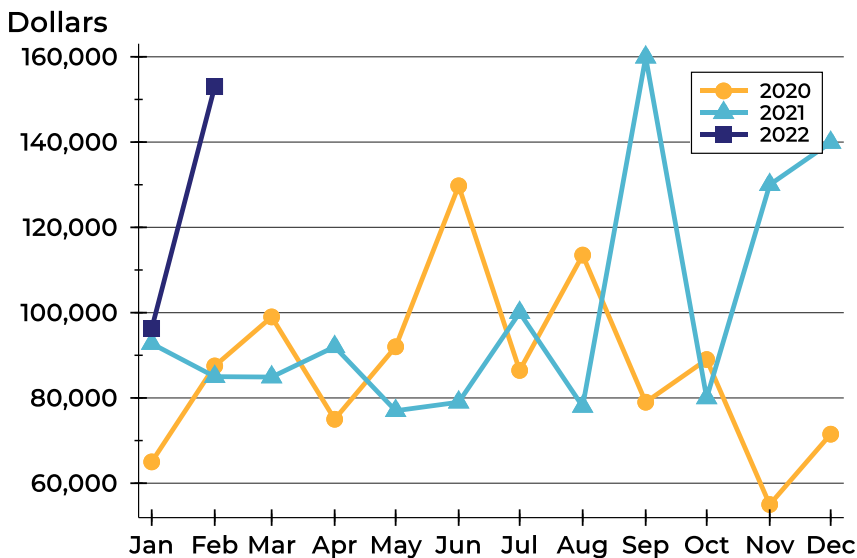
Northeast Kansas Contracts Written Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 90,936 | 105,413 | 128,083 |
| February | 108,333 | 101,480 | 147,671 |
| March | 84,500 | 96,535 | |
| April | 89,680 | 146,786 | |
| May | 124,807 | 86,125 | |
| June | 149,435 | 119,714 | |
| July | 119,357 | 98,127 | |
| August | 114,458 | 95,673 | |
| September | 91,045 | 140,369 | |
| October | 74,436 | 102,200 | |
| November | 82,043 | 134,200 | |
| December | 86,979 | 152,814 | |

Median Price

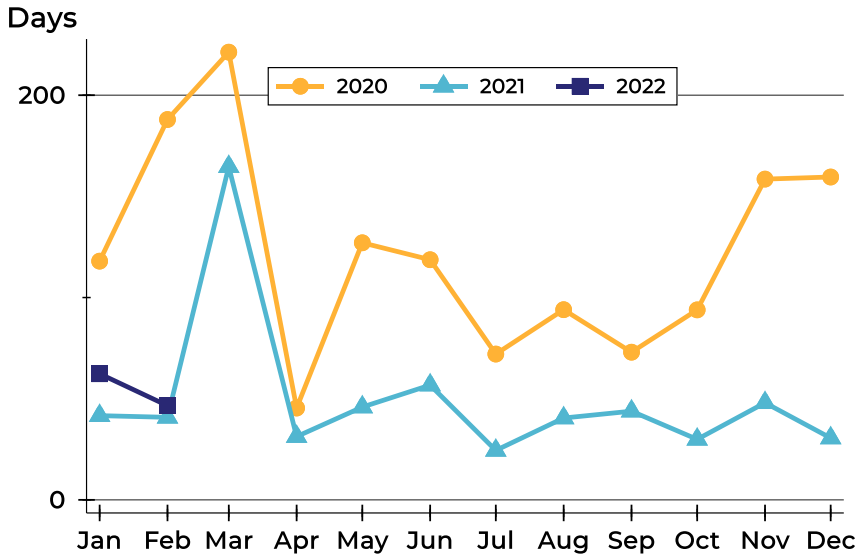


| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 65,000 | 92,750 | 96,250 |
| February | 87,500 | 85,000 | 153,000 |
| March | 99,000 | 84,900 | |
| April | 75,000 | 92,000 | |
| May | 92,000 | 77,000 | |
| June | 129,750 | 79,000 | |
| July | 86,450 | 100,000 | |
| August | 113,500 | 78,000 | |
| September | 79,000 | 159,900 | |
| October | 89,000 | 80,000 | |
| November | 55,000 | 130,000 | |
| December | 71,500 | 139,900 | |



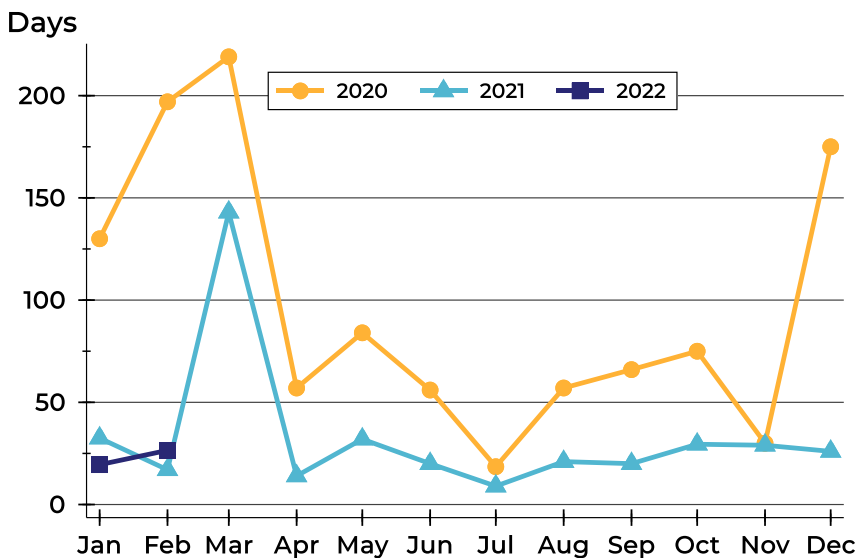
Northeast Kansas Contracts Written Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 118 | 42 | 62 |
| February | 188 | 41 | 47 |
| March | 221 | 165 | |
| April | 45 | 31 | |
| May | 127 | 46 | |
| June | 119 | 57 | |
| July | 72 | 24 | |
| August | 94 | 40 | |
| September | 73 | 44 | |
| October | 94 | 30 | |
| November | 159 | 48 | |
| December | 160 | 31 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 130 | 33 | 20 |
| February | 197 | 17 | 27 |
| March | 219 | 143 | |
| April | 57 | 14 | |
| May | 84 | 32 | |
| June | 56 | 20 | |
| July | 19 | 9 | |
| August | 57 | 21 | |
| September | 66 | 20 | |
| October | 75 | 30 | |
| November | 30 | 29 | |
| December | 175 | 26 | |



Northeast Kansas Pending Contracts Analysis

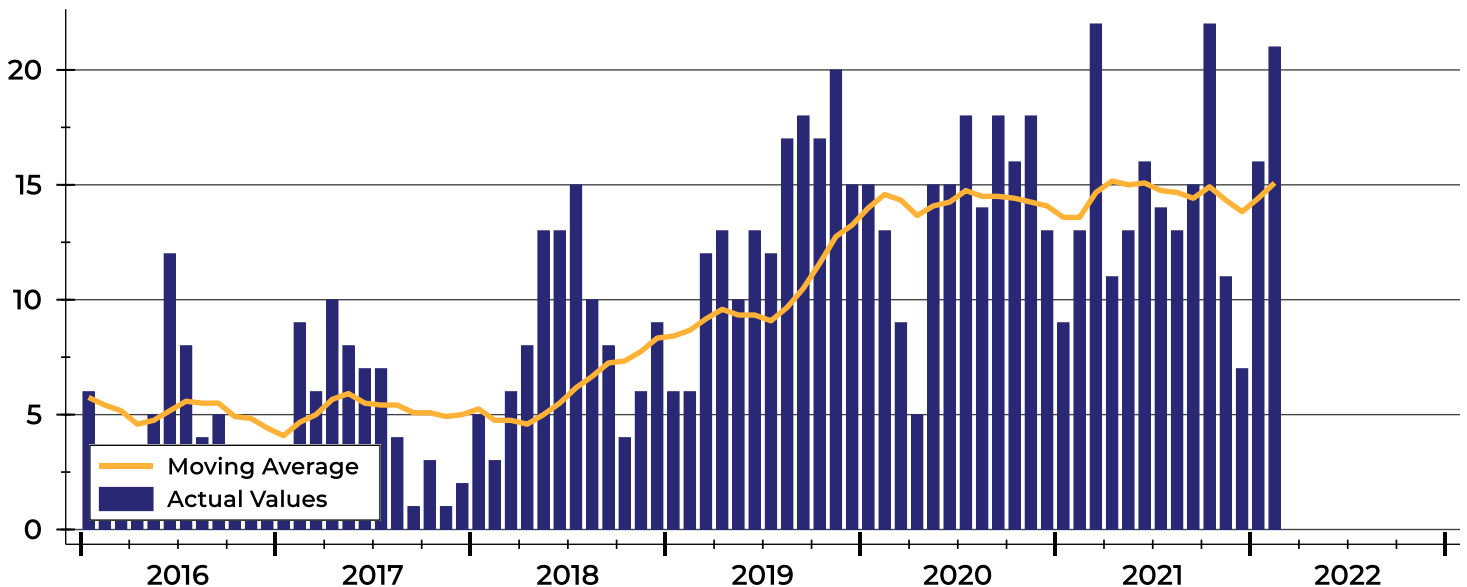
| Summary Statistics for Pending Contracts | | End of February | | |
|--|---------------------|-----------------|---------|--------|
| | | 2022 | 2021 | Change |
| Pending Contracts | | 21 | 13 | 61.5% |
| Volume (1,000s) | | 3,171 | 1,399 | 126.7% |
| Average | List Price | 151,019 | 107,631 | 40.3% |
| | Days on Market | 52 | 81 | -35.8% |
| | Percent of Original | 99.0% | 98.4% | 0.6% |
| Median | List Price | 153,000 | 98,000 | 56.1% |
| | Days on Market | 26 | 27 | -3.7% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 21 listings in the Northeast Kansas MLS system had contracts pending at the end of February, up from 13 contracts pending at the end of February 2021.

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

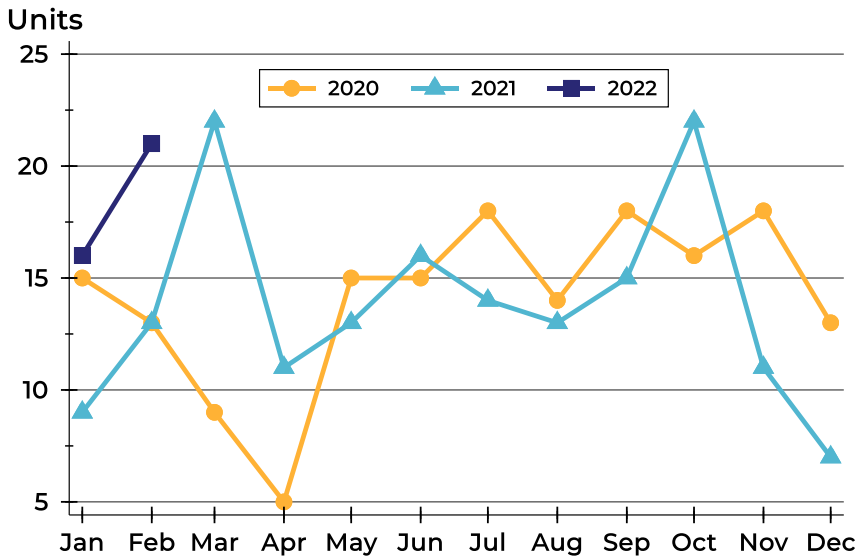
Units





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 15 | 9 | 16 |
| February | 13 | 13 | 21 |
| March | 9 | 22 | |
| April | 5 | 11 | |
| May | 15 | 13 | |
| June | 15 | 16 | |
| July | 18 | 14 | |
| August | 14 | 13 | |
| September | 18 | 15 | |
| October | 16 | 22 | |
| November | 18 | 11 | |
| December | 13 | 7 | |

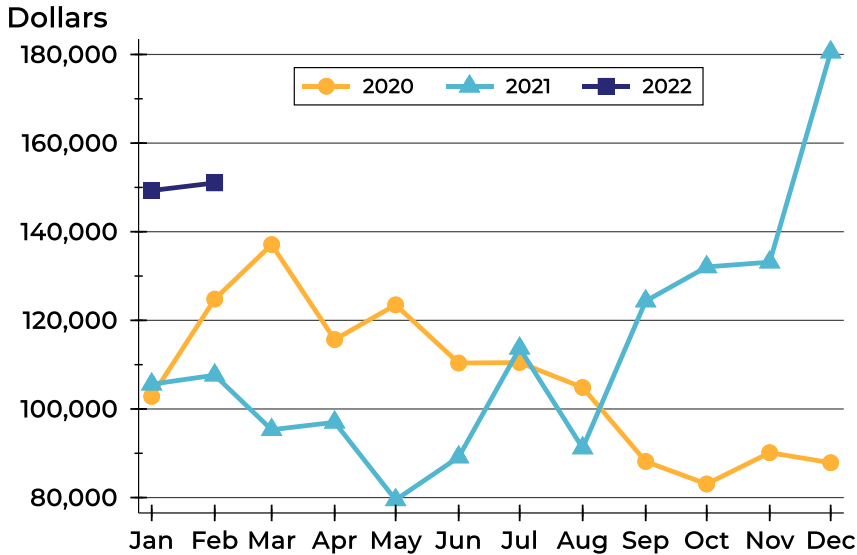
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 4.8% | 45,000 | 45,000 | 126 | 126 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 6 | 28.6% | 77,500 | 78,500 | 63 | 46 | 97.0% | 100.0% |
| \$100,000-\$124,999 | 1 | 4.8% | 124,000 | 124,000 | 143 | 143 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 1 | 4.8% | 125,000 | 125,000 | 7 | 7 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 6 | 28.6% | 158,150 | 156,500 | 18 | 16 | 99.6% | 100.0% |
| \$175,000-\$199,999 | 4 | 19.0% | 184,000 | 182,000 | 80 | 80 | 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 | 1 | 4.8% | 292,500 | 292,500 | 7 | 7 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 4.8% | 435,000 | 435,000 | 10 | 10 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



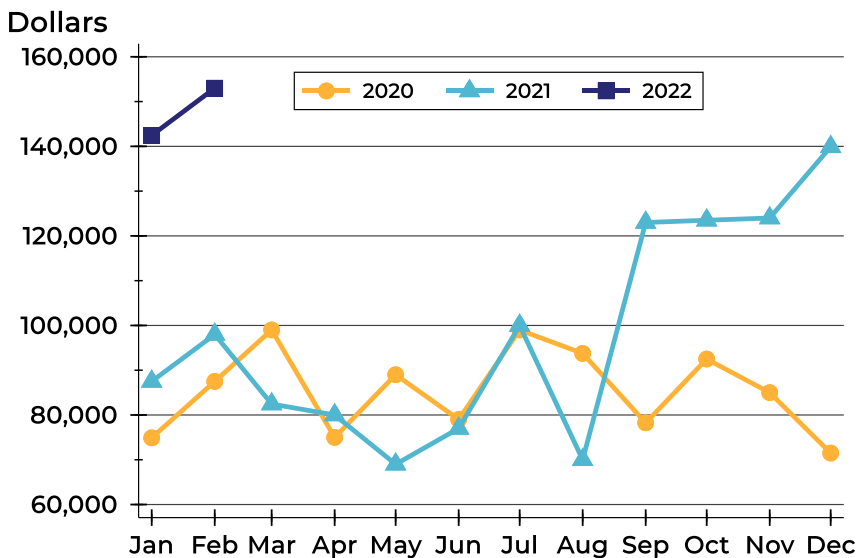
Northeast Kansas Pending Contracts Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 102,847 | 105,589 | 149,300 |
| February | 124,792 | 107,631 | 151,019 |
| March | 137,100 | 95,314 | |
| April | 115,660 | 97,000 | |
| May | 123,487 | 79,484 | |
| June | 110,370 | 89,143 | |
| July | 110,478 | 113,693 | |
| August | 104,850 | 91,184 | |
| September | 88,150 | 124,353 | |
| October | 83,063 | 132,055 | |
| November | 90,136 | 133,136 | |
| December | 87,869 | 180,529 | |

Median Price

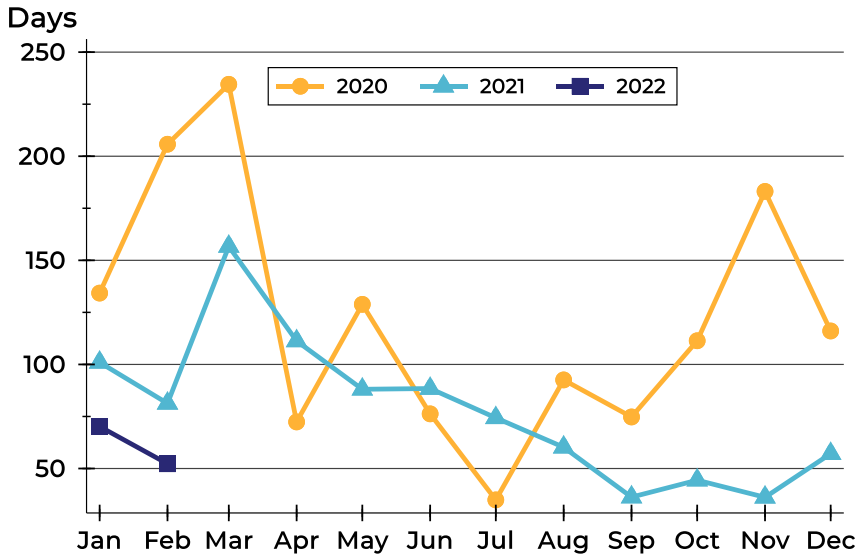


| Month | 2020 | 2021 | 2022 |
|-----------|--------|---------|----------------|
| January | 74,900 | 87,500 | 142,450 |
| February | 87,500 | 98,000 | 153,000 |
| March | 99,000 | 82,450 | |
| April | 75,000 | 80,000 | |
| May | 89,000 | 68,999 | |
| June | 79,000 | 77,000 | |
| July | 99,000 | 100,000 | |
| August | 93,750 | 69,999 | |
| September | 78,250 | 123,000 | |
| October | 92,500 | 123,500 | |
| November | 85,000 | 124,000 | |
| December | 71,500 | 139,900 | |



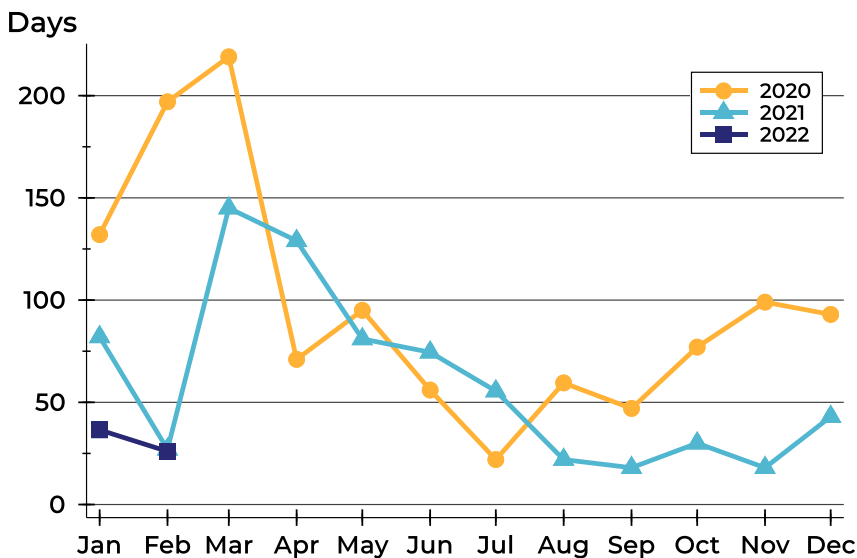
Northeast Kansas Pending Contracts Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 134 | 101 | 70 |
| February | 206 | 81 | 52 |
| March | 235 | 157 | |
| April | 72 | 111 | |
| May | 129 | 88 | |
| June | 76 | 88 | |
| July | 35 | 74 | |
| August | 93 | 60 | |
| September | 75 | 36 | |
| October | 111 | 44 | |
| November | 183 | 36 | |
| December | 116 | 57 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 132 | 82 | 37 |
| February | 197 | 27 | 26 |
| March | 219 | 145 | |
| April | 71 | 129 | |
| May | 95 | 81 | |
| June | 56 | 75 | |
| July | 22 | 56 | |
| August | 60 | 22 | |
| September | 47 | 18 | |
| October | 77 | 30 | |
| November | 99 | 18 | |
| December | 93 | 43 | |



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in February

Total home sales in Brown County rose by 200.0% last month to 6 units, compared to 2 units in February 2021. Total sales volume was \$0.7 million, up 318.9% from a year earlier.

The median sale price in February was \$111,000, up from \$82,000 a year earlier. Homes that sold in February were typically on the market for 63 days and sold for 98.8% of their list prices.

Brown County Active Listings Down at End of February

The total number of active listings in Brown County at the end of February was 24 units, down from 25 at the same point in 2021. This represents a 3.6 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$75,000.

During February, a total of 9 contracts were written up from 4 in February 2021. At the end of the month, there were 13 contracts still pending.

Report Contents

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

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Brown County Summary Statistics

| February MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | | |
|---|------------------------------|------------------------|----------------|---------------|----------------|---------------|---------------|--------|
| | | 2022 | 2021 | 2020 | 2022 | 2021 | 2020 | |
| Home Sales | | 6 | 2 | 15 | 9 | 9 | 22 | |
| | Change from prior year | 200.0% | -86.7% | 114.3% | 0.0% | -59.1% | 10.0% | |
| Active Listings | | 24 | 25 | 41 | N/A | N/A | N/A | |
| | Change from prior year | -4.0% | -39.0% | -29.3% | | | | |
| Months' Supply | | 3.6 | 3.4 | 4.7 | N/A | N/A | N/A | |
| | Change from prior year | 5.9% | -27.7% | -46.6% | | | | |
| New Listings | | 7 | 6 | 7 | 15 | 16 | 13 | |
| | Change from prior year | 16.7% | -14.3% | -36.4% | -6.3% | 23.1% | -45.8% | |
| Contracts Written | | 9 | 4 | 7 | 17 | 9 | 18 | |
| | Change from prior year | 125.0% | -42.9% | 40.0% | 88.9% | -50.0% | 38.5% | |
| Pending Contracts | | 13 | 9 | 7 | N/A | N/A | N/A | |
| | Change from prior year | 44.4% | 28.6% | 40.0% | | | | |
| Sales Volume (1,000s) | | 687 | 164 | 1,080 | 1,312 | 490 | 1,794 | |
| | Change from prior year | 318.9% | -84.8% | 113.0% | 167.8% | -72.7% | -7.9% | |
| Average | Sale Price | 114,500 | 82,000 | 72,027 | 145,778 | 54,478 | 81,550 | |
| | | Change from prior year | 39.6% | 13.8% | -0.5% | 167.6% | -33.2% | -16.3% |
| | List Price of Actives | 103,211 | 101,168 | 99,359 | N/A | N/A | N/A | |
| | | Change from prior year | 2.0% | 1.8% | 13.8% | | | |
| | Days on Market | 97 | 56 | 161 | 81 | 103 | 132 | |
| | Change from prior year | 73.2% | -65.2% | 83.0% | -21.4% | -22.0% | 48.3% | |
| | Percent of List | 96.1% | 101.5% | 92.3% | 93.7% | 95.8% | 93.6% | |
| | Change from prior year | -5.3% | 10.0% | -5.5% | -2.2% | 2.4% | 4.9% | |
| | Percent of Original | 94.3% | 101.5% | 87.4% | 92.4% | 97.4% | 86.0% | |
| | Change from prior year | -7.1% | 16.1% | -8.9% | -5.1% | 13.3% | -1.1% | |
| Median | Sale Price | 111,000 | 82,000 | 55,000 | 125,000 | 49,000 | 73,950 | |
| | | Change from prior year | 35.4% | 49.1% | -24.7% | 155.1% | -33.7% | 1.3% |
| | List Price of Actives | 75,000 | 84,900 | 80,000 | N/A | N/A | N/A | |
| | | Change from prior year | -11.7% | 6.1% | 5.7% | | | |
| | Days on Market | 63 | 56 | 170 | 45 | 50 | 131 | |
| | Change from prior year | 12.5% | -67.1% | 71.7% | -10.0% | -61.8% | 92.6% | |
| | Percent of List | 98.8% | 101.5% | 94.2% | 95.0% | 95.0% | 95.1% | |
| | Change from prior year | -2.7% | 7.7% | -4.0% | 0.0% | -0.1% | -1.8% | |
| | Percent of Original | 93.7% | 101.5% | 85.7% | 93.3% | 95.0% | 85.7% | |
| | Change from prior year | -7.7% | 18.4% | -11.5% | -1.8% | 10.9% | -8.0% | |

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



Brown County Closed Listings Analysis

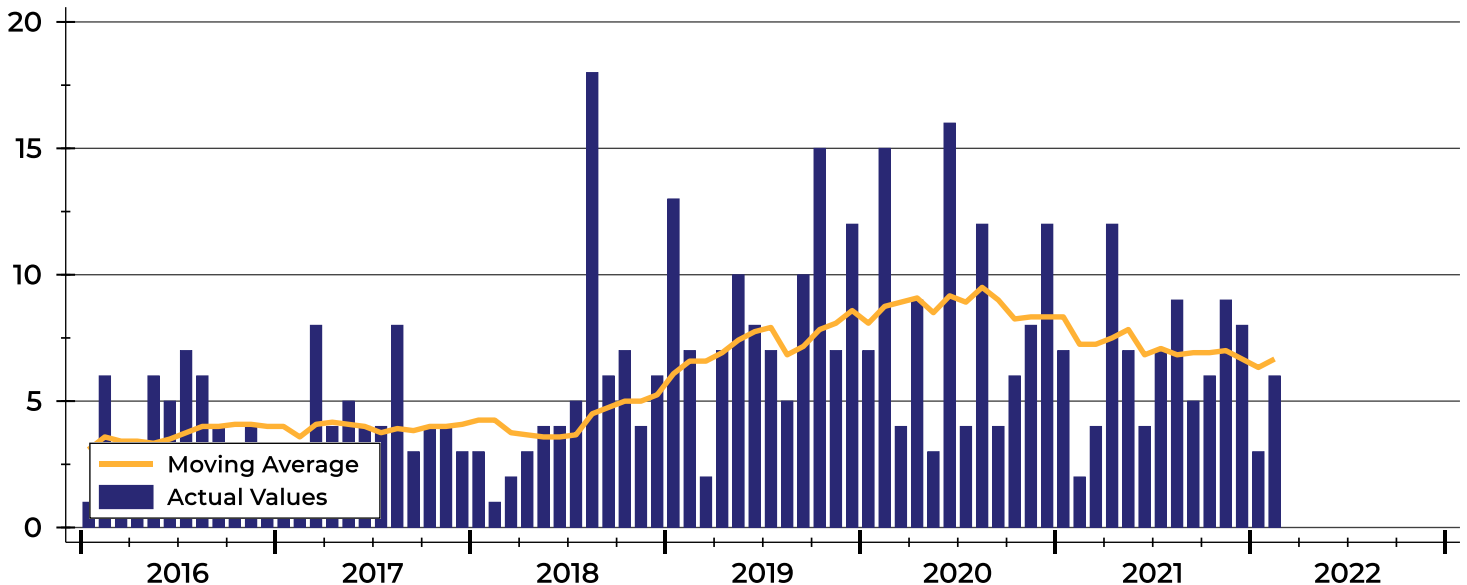
| Summary Statistics for Closed Listings | | February 2021 | | | Year-to-Date 2021 | | |
|--|---------------------|----------------|--------|--------|-------------------|--------|--------|
| | | 2022 | 2021 | Change | 2022 | 2021 | Change |
| Closed Listings | | 6 | 2 | 200.0% | 9 | 9 | 0.0% |
| Volume (1,000s) | | 687 | 164 | 318.9% | 1,312 | 490 | 167.8% |
| Months' Supply | | 3.6 | 3.4 | 5.9% | N/A | N/A | N/A |
| Average | Sale Price | 114,500 | 82,000 | 39.6% | 145,778 | 54,478 | 167.6% |
| | Days on Market | 97 | 56 | 73.2% | 81 | 103 | -21.4% |
| | Percent of List | 96.1% | 101.5% | -5.3% | 93.7% | 95.8% | -2.2% |
| | Percent of Original | 94.3% | 101.5% | -7.1% | 92.4% | 97.4% | -5.1% |
| Median | Sale Price | 111,000 | 82,000 | 35.4% | 125,000 | 49,000 | 155.1% |
| | Days on Market | 63 | 56 | 12.5% | 45 | 50 | -10.0% |
| | Percent of List | 98.8% | 101.5% | -2.7% | 95.0% | 95.0% | 0.0% |
| | Percent of Original | 93.7% | 101.5% | -7.7% | 93.3% | 95.0% | -1.8% |

A total of 6 homes sold in Brown County in February, up from 2 units in February 2021. Total sales volume rose to \$0.7 million compared to \$0.2 million in the previous year.

The median sales price in February was \$111,000, up 35.4% compared to the prior year. Median days on market was 63 days, up from 45 days in January, and up from 56 in February 2021.

History of Closed Listings

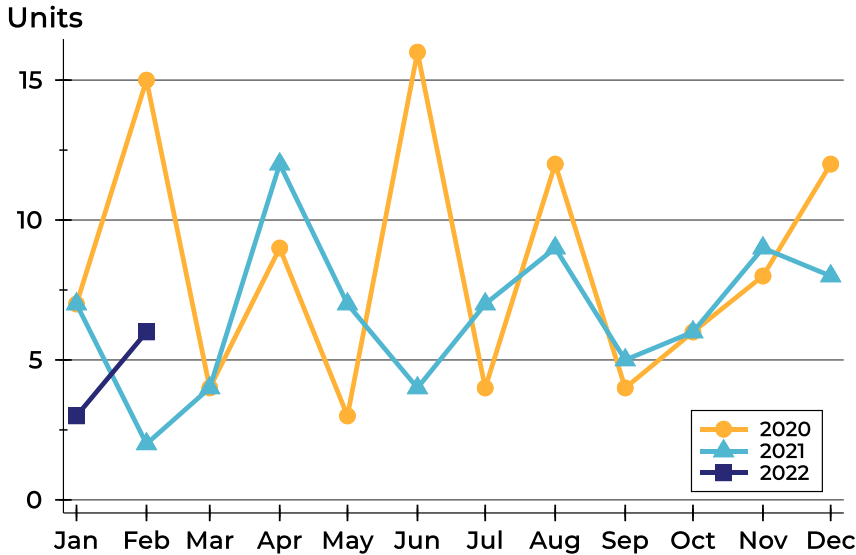
Units





Brown County Closed Listings Analysis

Closed Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 7 | 7 | 3 |
| February | 15 | 2 | 6 |
| March | 4 | 4 | |
| April | 9 | 12 | |
| May | 3 | 7 | |
| June | 16 | 4 | |
| July | 4 | 7 | |
| August | 12 | 9 | |
| September | 4 | 5 | |
| October | 6 | 6 | |
| November | 8 | 9 | |
| December | 12 | 8 | |

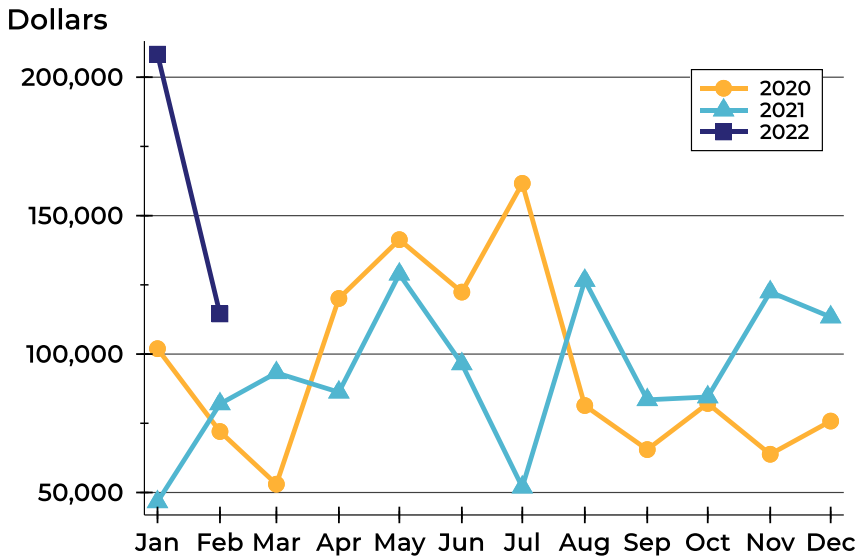
Closed Listings by Price Range

| 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 | 1 | 16.7% | 5.1 | 40,000 | 40,000 | 357 | 357 | 100.0% | 100.0% | 88.9% | 88.9% |
| \$50,000-\$99,999 | 2 | 33.3% | 4.8 | 83,500 | 83,500 | 45 | 45 | 94.9% | 94.9% | 94.9% | 94.9% |
| \$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 | 33.3% | 0.0 | 135,000 | 135,000 | 28 | 28 | 94.7% | 94.7% | 94.7% | 94.7% |
| \$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 | 1 | 16.7% | 4.0 | 210,000 | 210,000 | 82 | 82 | 97.7% | 97.7% | 97.7% | 97.7% |
| \$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 |



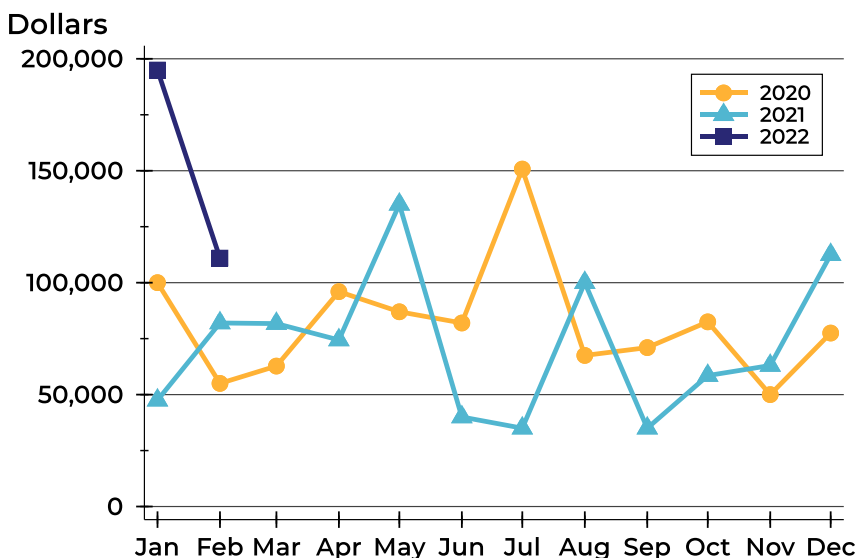
Brown County Closed Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 101,957 | 46,614 | 208,333 |
| February | 72,027 | 82,000 | 114,500 |
| March | 53,000 | 93,238 | |
| April | 120,078 | 86,225 | |
| May | 141,333 | 128,857 | |
| June | 122,384 | 96,450 | |
| July | 161,663 | 51,929 | |
| August | 81,417 | 126,567 | |
| September | 65,500 | 83,480 | |
| October | 82,150 | 84,500 | |
| November | 63,813 | 122,433 | |
| December | 75,792 | 113,375 | |

Median Price

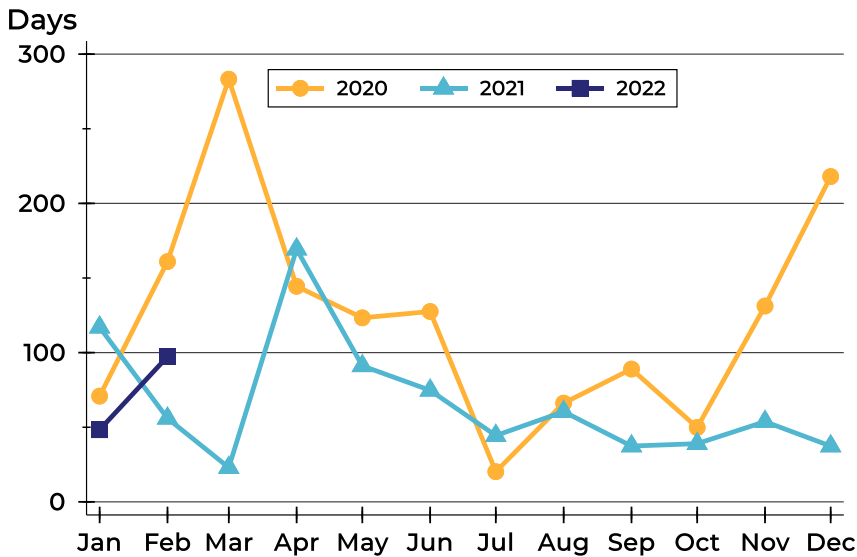


| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 100,000 | 47,500 | 195,000 |
| February | 55,000 | 82,000 | 111,000 |
| March | 62,750 | 81,725 | |
| April | 96,000 | 74,400 | |
| May | 87,000 | 135,000 | |
| June | 82,000 | 40,000 | |
| July | 150,750 | 35,000 | |
| August | 67,500 | 100,000 | |
| September | 71,000 | 35,000 | |
| October | 82,501 | 58,500 | |
| November | 50,000 | 63,000 | |
| December | 77,500 | 112,500 | |



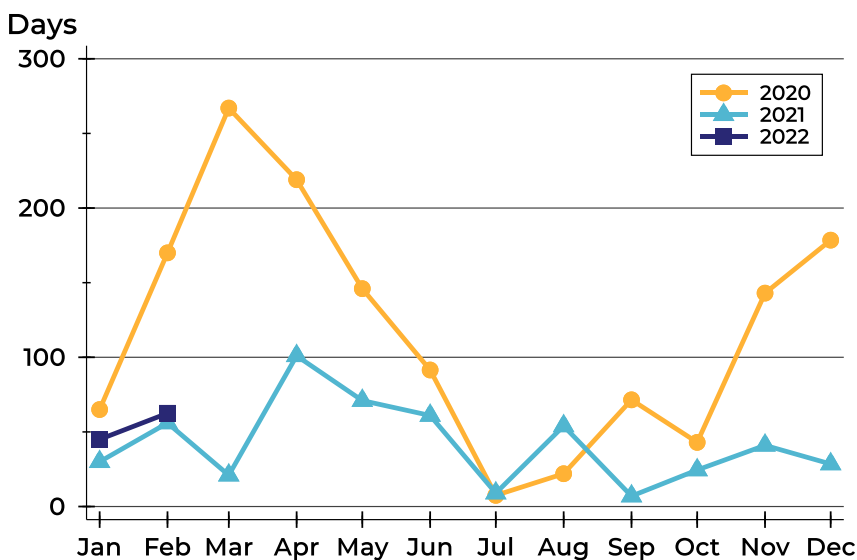
Brown County Closed Listings Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 71 | 117 | 48 |
| February | 161 | 56 | 97 |
| March | 283 | 23 | |
| April | 144 | 169 | |
| May | 123 | 91 | |
| June | 128 | 75 | |
| July | 20 | 44 | |
| August | 66 | 60 | |
| September | 89 | 37 | |
| October | 50 | 39 | |
| November | 131 | 54 | |
| December | 218 | 37 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 65 | 30 | 45 |
| February | 170 | 56 | 63 |
| March | 267 | 21 | |
| April | 219 | 101 | |
| May | 146 | 71 | |
| June | 92 | 61 | |
| July | 8 | 9 | |
| August | 22 | 54 | |
| September | 72 | 7 | |
| October | 43 | 25 | |
| November | 143 | 41 | |
| December | 179 | 29 | |



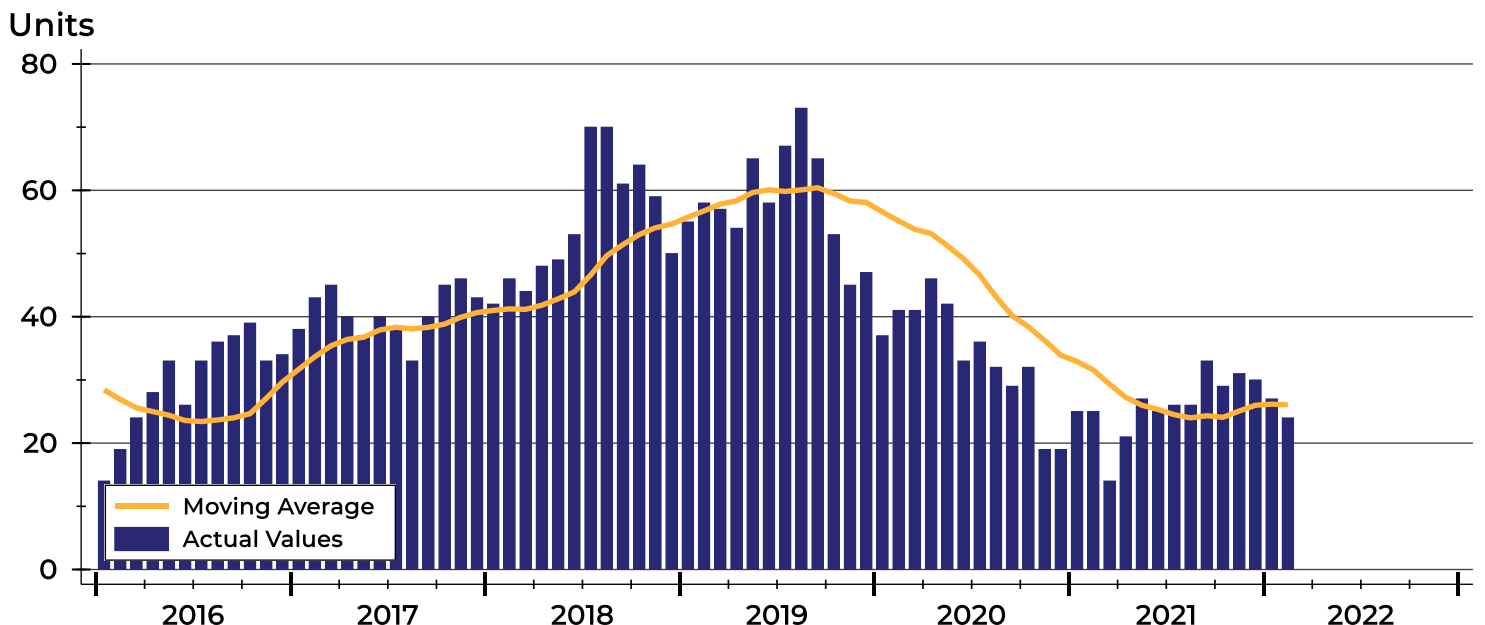
Brown County Active Listings Analysis

| Summary Statistics for Active Listings | | End of February | | |
|--|---------------------|-----------------|---------|--------|
| | | 2022 | 2021 | Change |
| Active Listings | | 24 | 25 | -4.0% |
| Volume (1,000s) | | 2,477 | 2,529 | -2.1% |
| Months' Supply | | 3.6 | 3.4 | 5.9% |
| Average | List Price | 103,211 | 101,168 | 2.0% |
| | Days on Market | 153 | 135 | 13.3% |
| | Percent of Original | 97.0% | 97.7% | -0.7% |
| Median | List Price | 75,000 | 84,900 | -11.7% |
| | Days on Market | 122 | 70 | 74.3% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 24 homes were available for sale in Brown County at the end of February. This represents a 3.6 months' supply of active listings.

The median list price of homes on the market at the end of February was \$75,000, down 11.7% from 2021. The typical time on market for active listings was 122 days, up from 70 days a year earlier.

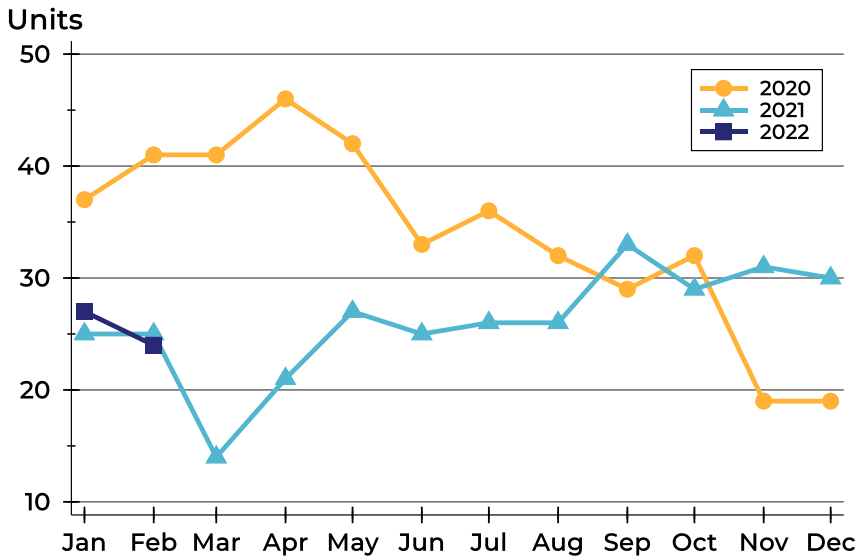
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 37 | 25 | 27 |
| February | 41 | 25 | 24 |
| March | 41 | 14 | |
| April | 46 | 21 | |
| May | 42 | 27 | |
| June | 33 | 25 | |
| July | 36 | 26 | |
| August | 32 | 26 | |
| September | 29 | 33 | |
| October | 32 | 29 | |
| November | 19 | 31 | |
| December | 19 | 30 | |

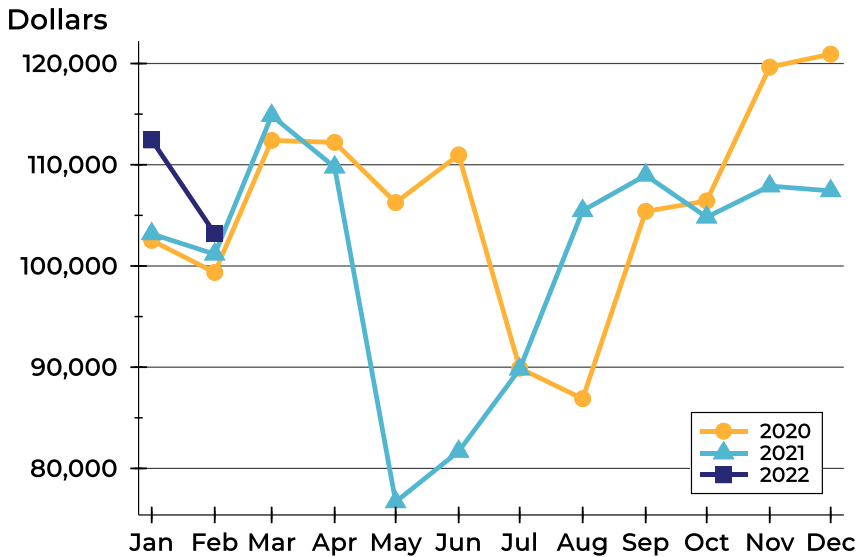
Active Listings by Price Range

| Price Range | Active Listings Number | Percent | Months' Supply | List Price Average | Median | Days on Market Avg. | Med. | Price as % of Orig. Avg. | Med. |
|---------------------|------------------------|---------|----------------|--------------------|---------|---------------------|------|--------------------------|--------|
| Below \$25,000 | 1 | 4.2% | N/A | 16,900 | 16,900 | 158 | 158 | 48.4% | 48.4% |
| \$25,000-\$49,999 | 6 | 25.0% | 5.1 | 36,617 | 35,900 | 223 | 291 | 98.3% | 100.0% |
| \$50,000-\$99,999 | 10 | 41.7% | 4.8 | 73,247 | 75,000 | 145 | 124 | 99.7% | 100.0% |
| \$100,000-\$124,999 | 3 | 12.5% | N/A | 105,000 | 105,000 | 4 | 4 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 0 | 0.0% | 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 | N/A |
| \$175,000-\$199,999 | 1 | 4.2% | N/A | 195,000 | 195,000 | 40 | 40 | 92.9% | 92.9% |
| \$200,000-\$249,999 | 1 | 4.2% | 4.0 | 225,000 | 225,000 | 472 | 472 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 1 | 4.2% | N/A | 275,000 | 275,000 | 140 | 140 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 4.2% | N/A | 498,000 | 498,000 | 63 | 63 | 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 |



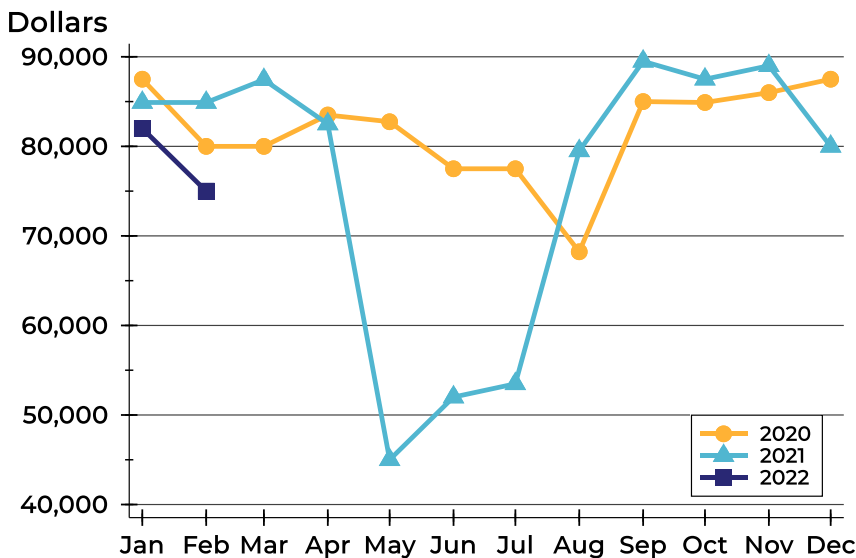
Brown County Active Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 102,527 | 103,172 | 112,447 |
| February | 99,359 | 101,168 | 103,211 |
| March | 112,401 | 114,857 | |
| April | 112,208 | 109,762 | |
| May | 106,261 | 76,695 | |
| June | 110,974 | 81,687 | |
| July | 89,900 | 89,806 | |
| August | 86,888 | 105,460 | |
| September | 105,397 | 108,966 | |
| October | 106,428 | 104,823 | |
| November | 119,645 | 107,899 | |
| December | 120,926 | 107,419 | |

Median Price

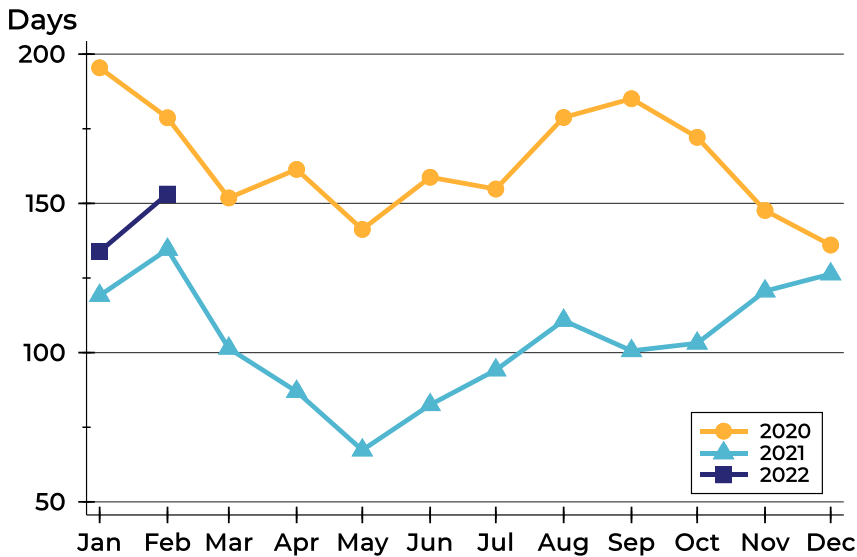


| Month | 2020 | 2021 | 2022 |
|-----------|--------|--------|---------------|
| January | 87,500 | 84,900 | 82,000 |
| February | 80,000 | 84,900 | 75,000 |
| March | 80,000 | 87,450 | |
| April | 83,500 | 82,500 | |
| May | 82,750 | 45,000 | |
| June | 77,500 | 52,000 | |
| July | 77,500 | 53,484 | |
| August | 68,228 | 79,500 | |
| September | 85,000 | 89,500 | |
| October | 84,900 | 87,500 | |
| November | 86,000 | 89,000 | |
| December | 87,500 | 80,000 | |



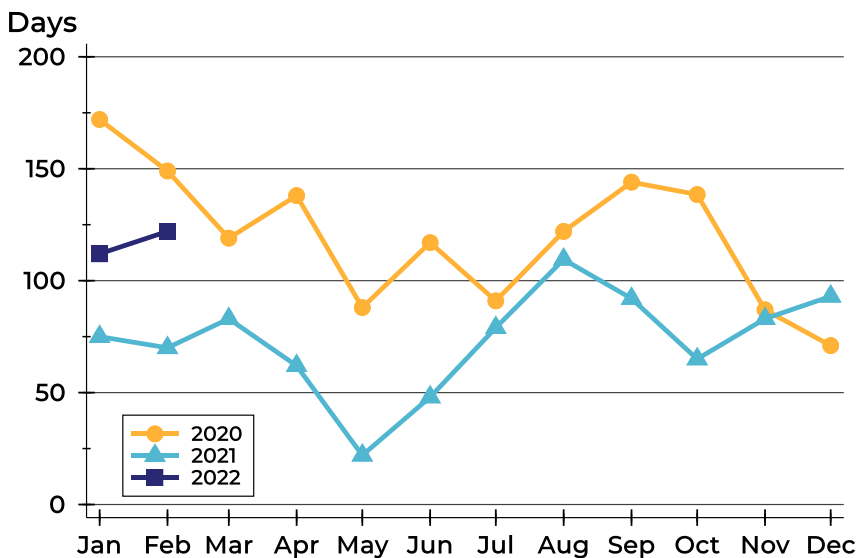
Brown County Active Listings Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|------------------|------|------|------------|
| January | 195 | 119 | 134 |
| February | 179 | 135 | 153 |
| March | 152 | 101 | |
| April | 161 | 87 | |
| May | 141 | 67 | |
| June | 159 | 83 | |
| July | 155 | 94 | |
| August | 179 | 111 | |
| September | 185 | 101 | |
| October | 172 | 103 | |
| November | 148 | 121 | |
| December | 136 | 126 | |

Median DOM

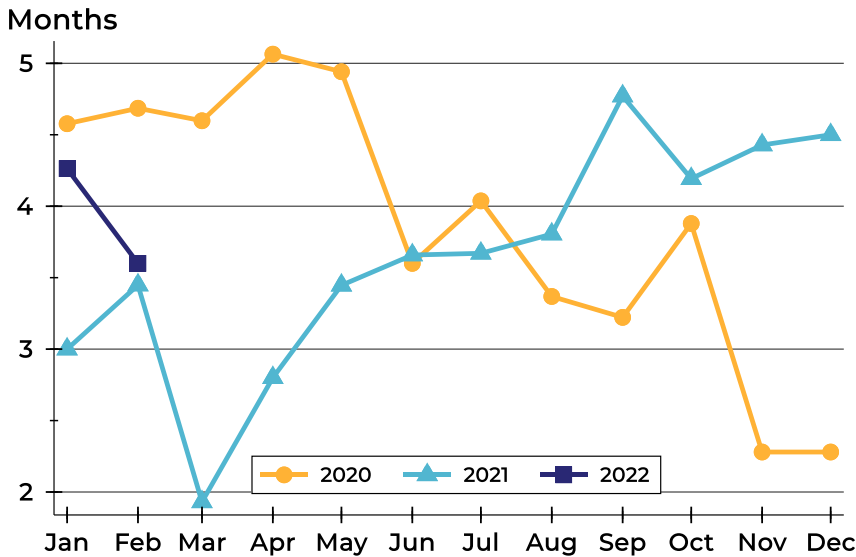


| Month | 2020 | 2021 | 2022 |
|------------------|------|------|------------|
| January | 172 | 75 | 112 |
| February | 149 | 70 | 122 |
| March | 119 | 83 | |
| April | 138 | 62 | |
| May | 88 | 22 | |
| June | 117 | 48 | |
| July | 91 | 79 | |
| August | 122 | 110 | |
| September | 144 | 92 | |
| October | 139 | 65 | |
| November | 87 | 83 | |
| December | 71 | 93 | |



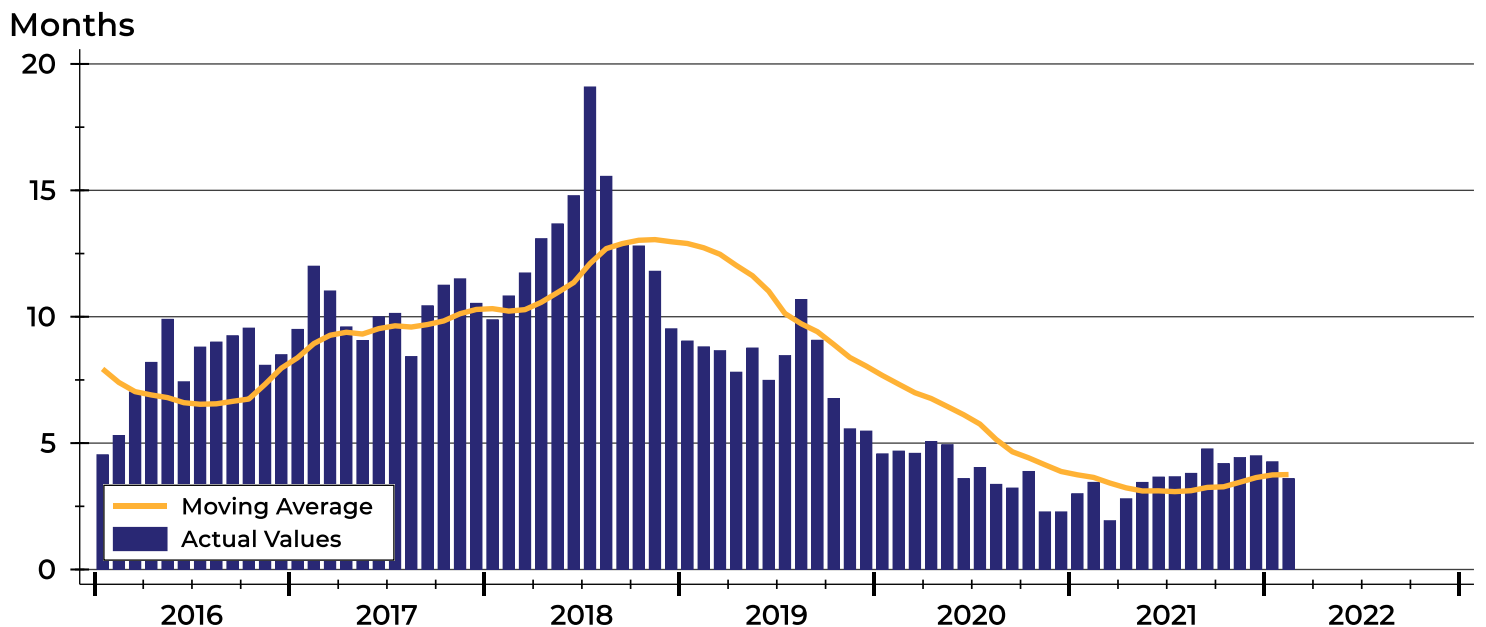
Brown County Months' Supply Analysis

Months' Supply by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------------|
| January | 4.6 | 3.0 | 4.3 |
| February | 4.7 | 3.4 | 3.6 |
| March | 4.6 | 1.9 | |
| April | 5.1 | 2.8 | |
| May | 4.9 | 3.4 | |
| June | 3.6 | 3.7 | |
| July | 4.0 | 3.7 | |
| August | 3.4 | 3.8 | |
| September | 3.2 | 4.8 | |
| October | 3.9 | 4.2 | |
| November | 2.3 | 4.4 | |
| December | 2.3 | 4.5 | |

History of Month's Supply





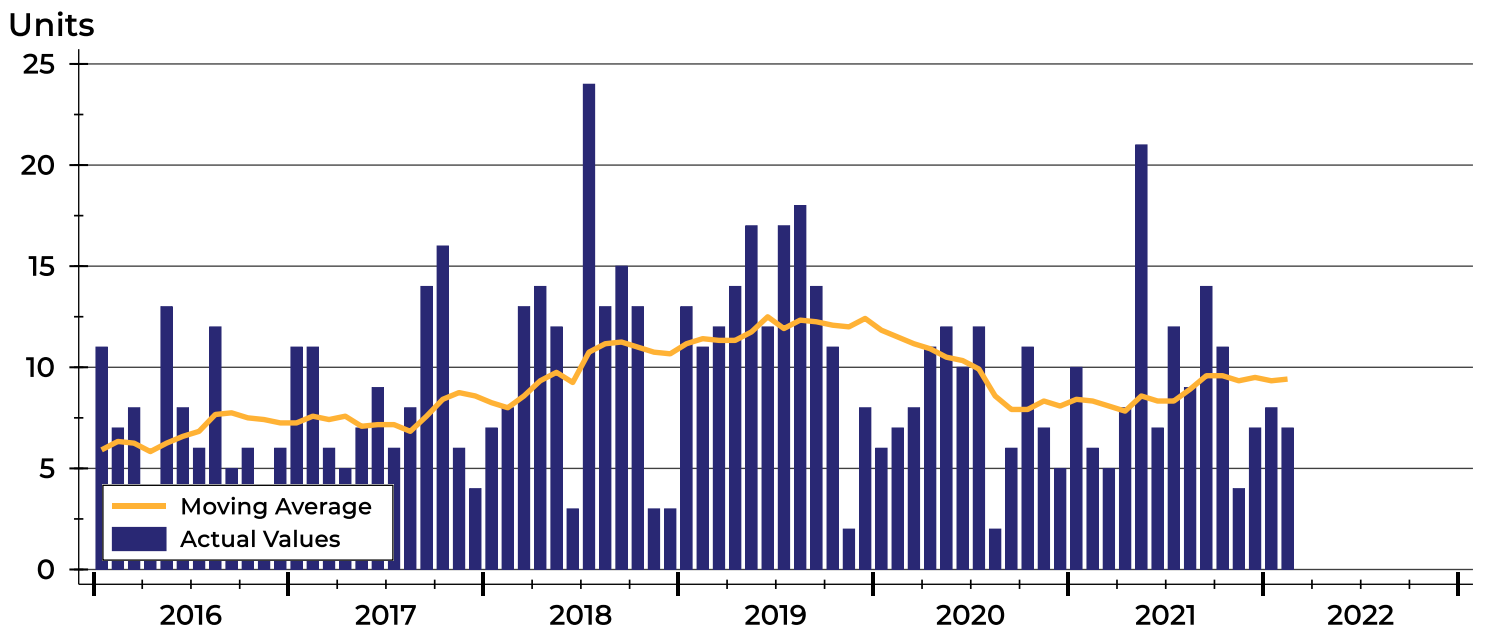
Brown County New Listings Analysis

| Summary Statistics for New Listings | | 2022 | February 2021 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 7 | 6 | 16.7% |
| | Volume (1,000s) | 758 | 545 | 39.1% |
| | Average List Price | 108,286 | 90,800 | 19.3% |
| | Median List Price | 105,000 | 80,750 | 30.0% |
| Year-to-Date | New Listings | 15 | 16 | -6.3% |
| | Volume (1,000s) | 1,779 | 1,060 | 67.8% |
| | Average List Price | 118,567 | 66,225 | 79.0% |
| | Median List Price | 105,000 | 64,000 | 64.1% |

A total of 7 new listings were added in Brown County during February, up 16.7% from the same month in 2021. Year-to-date Brown County has seen 15 new listings.

The median list price of these homes was \$105,000 up from \$80,750 in 2021.

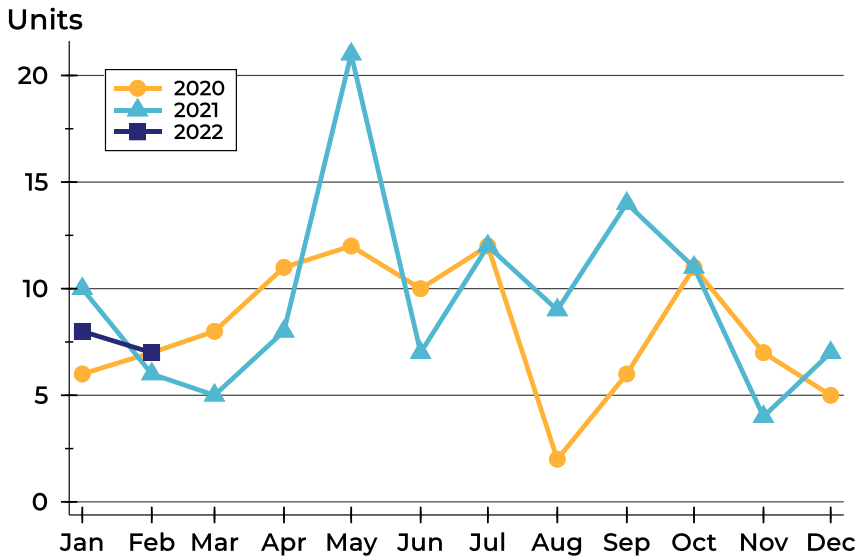
History of New Listings





Brown County New Listings Analysis

New Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 6 | 10 | 8 |
| February | 7 | 6 | 7 |
| March | 8 | 5 | |
| April | 11 | 8 | |
| May | 12 | 21 | |
| June | 10 | 7 | |
| July | 12 | 12 | |
| August | 2 | 9 | |
| September | 6 | 14 | |
| October | 11 | 11 | |
| November | 7 | 4 | |
| December | 5 | 7 | |

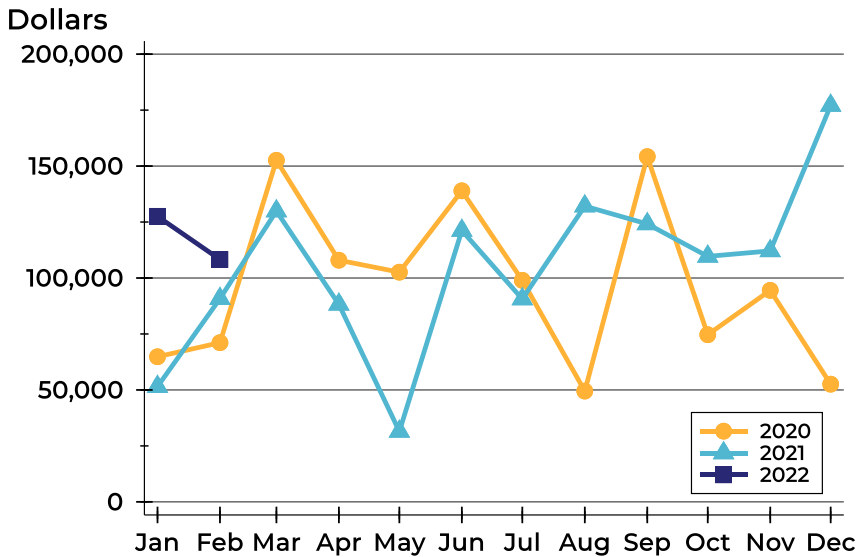
New Listings by Price Range

| 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 2 | 28.6% | 67,500 | 67,500 | 24 | 24 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 3 | 42.9% | 105,000 | 105,000 | 11 | 11 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 2 | 28.6% | 154,000 | 154,000 | 14 | 14 | 98.7% | 98.7% |
| \$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 |



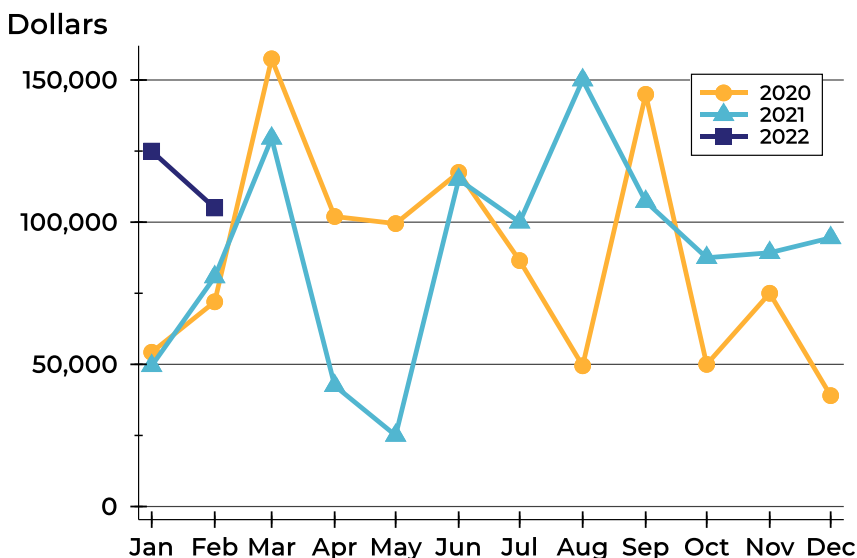
Brown County New Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 64,833 | 51,480 | 127,563 |
| February | 71,114 | 90,800 | 108,286 |
| March | 152,594 | 129,900 | |
| April | 107,955 | 88,250 | |
| May | 102,600 | 31,474 | |
| June | 138,955 | 121,214 | |
| July | 98,967 | 90,617 | |
| August | 49,500 | 132,111 | |
| September | 154,233 | 124,164 | |
| October | 74,673 | 109,664 | |
| November | 94,500 | 112,125 | |
| December | 52,580 | 177,057 | |

Median Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 54,250 | 49,500 | 125,000 |
| February | 72,000 | 80,750 | 105,000 |
| March | 157,450 | 129,500 | |
| April | 102,000 | 42,500 | |
| May | 99,500 | 25,000 | |
| June | 117,500 | 115,000 | |
| July | 86,500 | 100,000 | |
| August | 49,500 | 150,000 | |
| September | 144,950 | 107,250 | |
| October | 50,000 | 87,500 | |
| November | 75,000 | 89,250 | |
| December | 39,000 | 94,500 | |

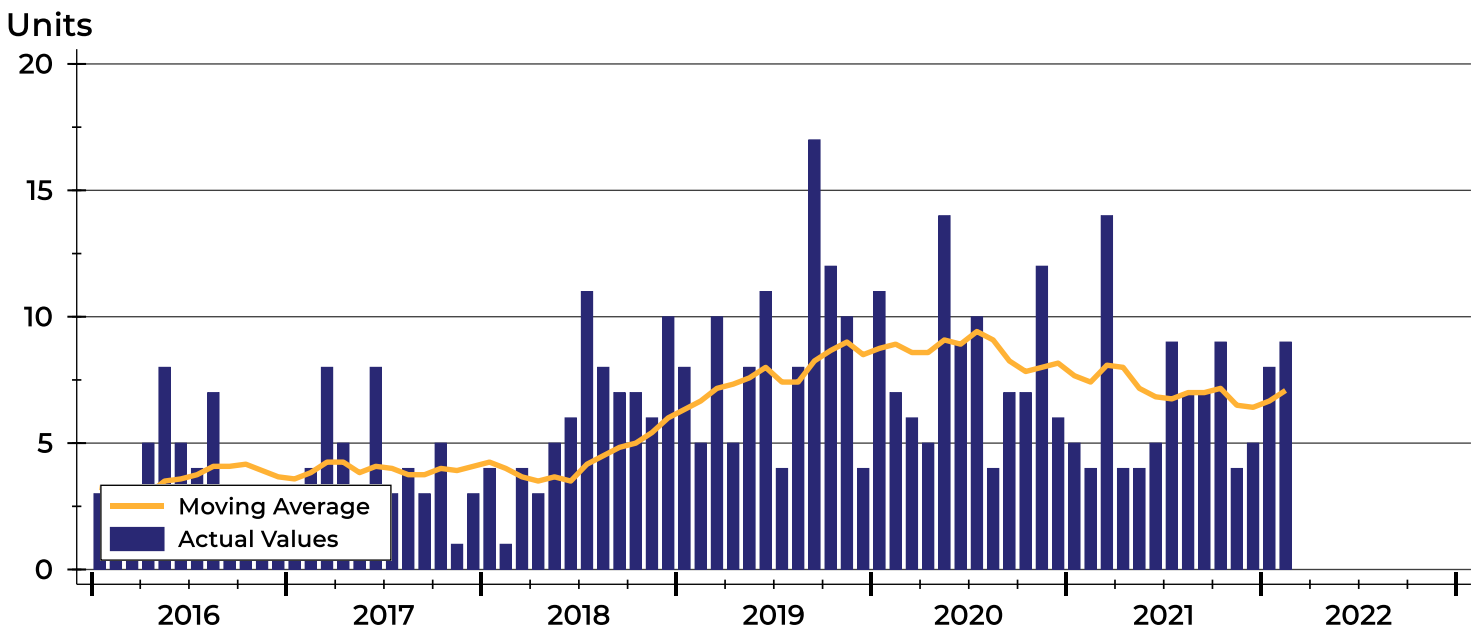


Brown County Contracts Written Analysis

| Summary Statistics for Contracts Written | | February | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|--------|--------|
| | | 2022 | 2021 | Change | 2022 | 2021 | Change |
| Contracts Written | | 9 | 4 | 125.0% | 17 | 9 | 88.9% |
| Volume (1,000s) | | 1,097 | 422 | 160.0% | 1,922 | 766 | 150.9% |
| Average | Sale Price | 121,944 | 105,600 | 15.5% | 113,088 | 85,089 | 32.9% |
| | Days on Market | 53 | 49 | 8.2% | 71 | 36 | 97.2% |
| | Percent of Original | 97.7% | 95.3% | 2.5% | 97.1% | 98.6% | -1.5% |
| Median | Sale Price | 153,000 | 89,000 | 71.9% | 95,500 | 75,000 | 27.3% |
| | Days on Market | 28 | 22 | 27.3% | 40 | 17 | 135.3% |
| | Percent of Original | 100.0% | 94.8% | 5.5% | 100.0% | 99.0% | 1.0% |

A total of 9 contracts for sale were written in Brown County during the month of February, up from 4 in 2021. The median list price of these homes was \$153,000, up from \$89,000 the prior year. Half of the homes that went under contract in February were on the market less than 28 days, compared to 22 days in February 2021.

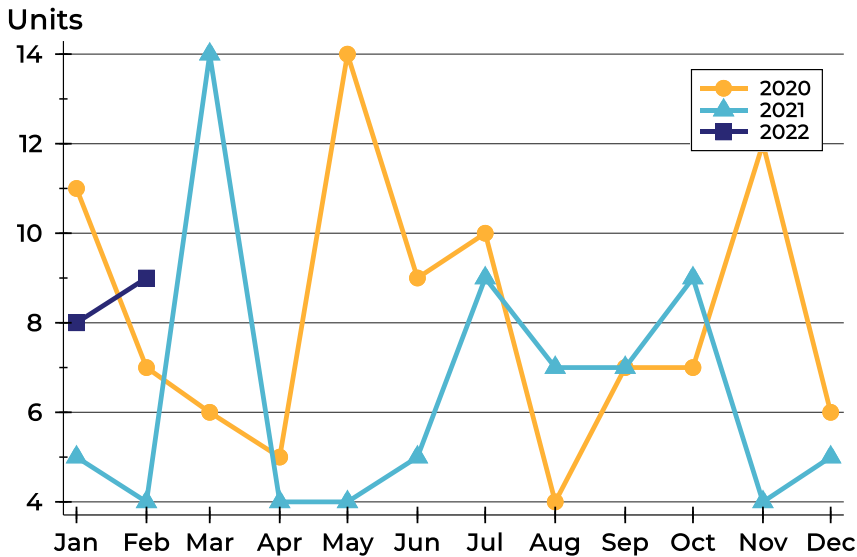
History of Contracts Written





Brown County Contracts Written Analysis

Contracts Written by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 11 | 5 | 8 |
| February | 7 | 4 | 9 |
| March | 6 | 14 | |
| April | 5 | 4 | |
| May | 14 | 4 | |
| June | 9 | 5 | |
| July | 10 | 9 | |
| August | 4 | 7 | |
| September | 7 | 7 | |
| October | 7 | 9 | |
| November | 12 | 4 | |
| December | 6 | 5 | |

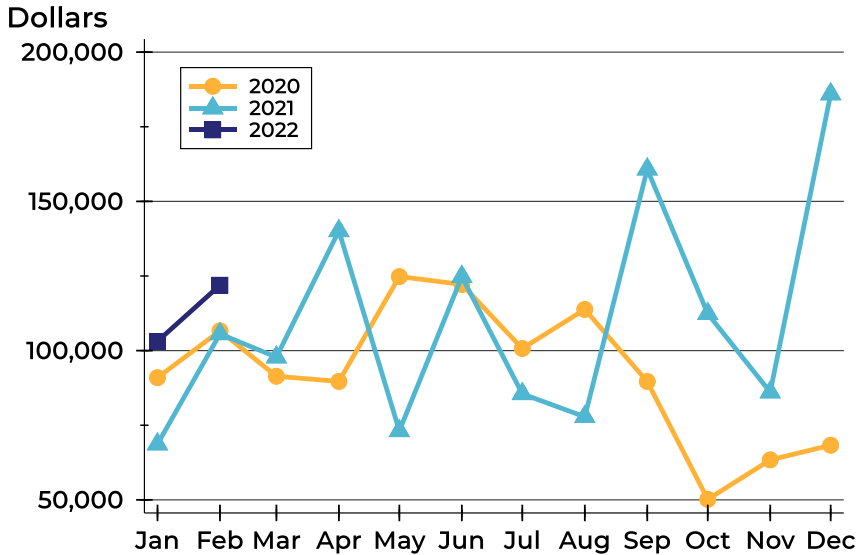
Contracts Written by Price Range

| 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 | 4 | 44.4% | 74,875 | 78,500 | 59 | 46 | 95.5% | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 4 | 44.4% | 154,750 | 154,000 | 19 | 18 | 99.4% | 100.0% |
| \$175,000-\$199,999 | 1 | 11.1% | 179,000 | 179,000 | 162 | 162 | 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 | 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 |



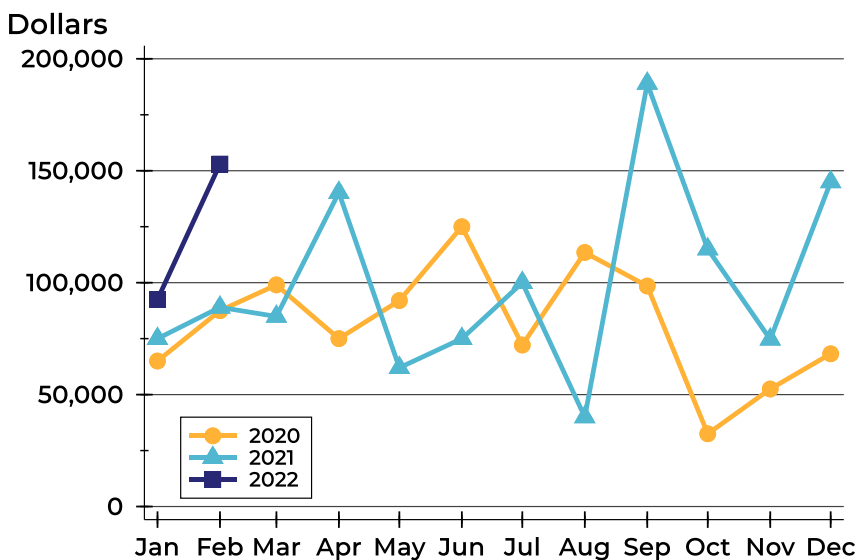
Brown County Contracts Written Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 90,936 | 68,680 | 103,125 |
| February | 106,643 | 105,600 | 121,944 |
| March | 91,417 | 97,829 | |
| April | 89,680 | 140,125 | |
| May | 124,807 | 73,125 | |
| June | 122,183 | 124,800 | |
| July | 100,710 | 85,522 | |
| August | 113,813 | 77,843 | |
| September | 89,643 | 160,786 | |
| October | 50,186 | 112,378 | |
| November | 63,396 | 86,100 | |
| December | 68,309 | 185,960 | |

Median Price

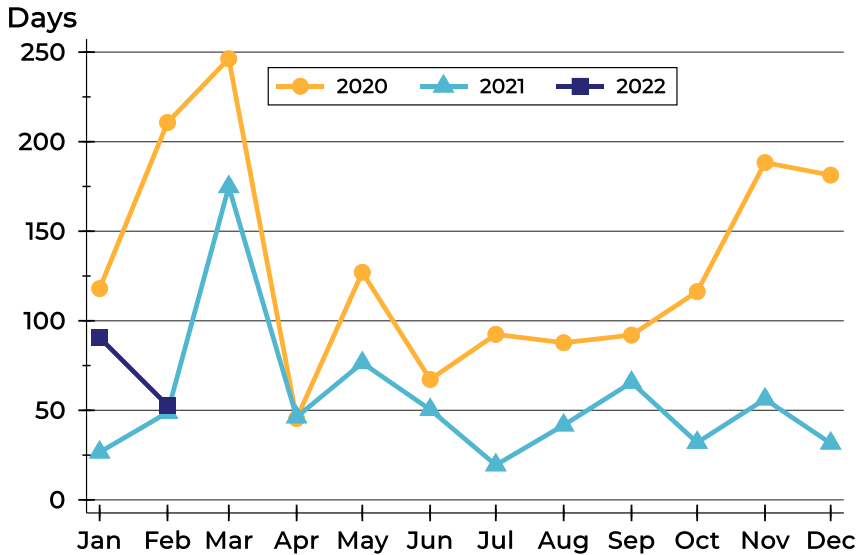


| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 65,000 | 75,000 | 92,500 |
| February | 87,500 | 89,000 | 153,000 |
| March | 99,000 | 84,900 | |
| April | 75,000 | 140,250 | |
| May | 92,000 | 62,000 | |
| June | 125,000 | 75,000 | |
| July | 72,150 | 100,000 | |
| August | 113,500 | 40,000 | |
| September | 98,500 | 189,000 | |
| October | 32,500 | 115,000 | |
| November | 52,500 | 74,700 | |
| December | 68,228 | 145,000 | |



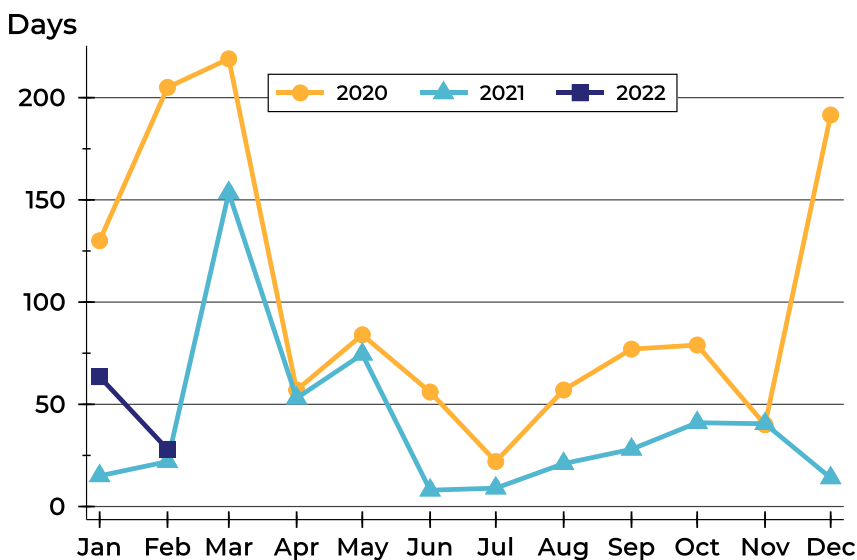
Brown County Contracts Written Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 118 | 27 | 91 |
| February | 211 | 49 | 53 |
| March | 246 | 175 | |
| April | 45 | 46 | |
| May | 127 | 77 | |
| June | 67 | 50 | |
| July | 92 | 19 | |
| August | 88 | 42 | |
| September | 92 | 66 | |
| October | 116 | 32 | |
| November | 188 | 56 | |
| December | 181 | 32 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 130 | 15 | 64 |
| February | 205 | 22 | 28 |
| March | 219 | 154 | |
| April | 57 | 53 | |
| May | 84 | 75 | |
| June | 56 | 8 | |
| July | 22 | 9 | |
| August | 57 | 21 | |
| September | 77 | 28 | |
| October | 79 | 41 | |
| November | 40 | 41 | |
| December | 192 | 14 | |



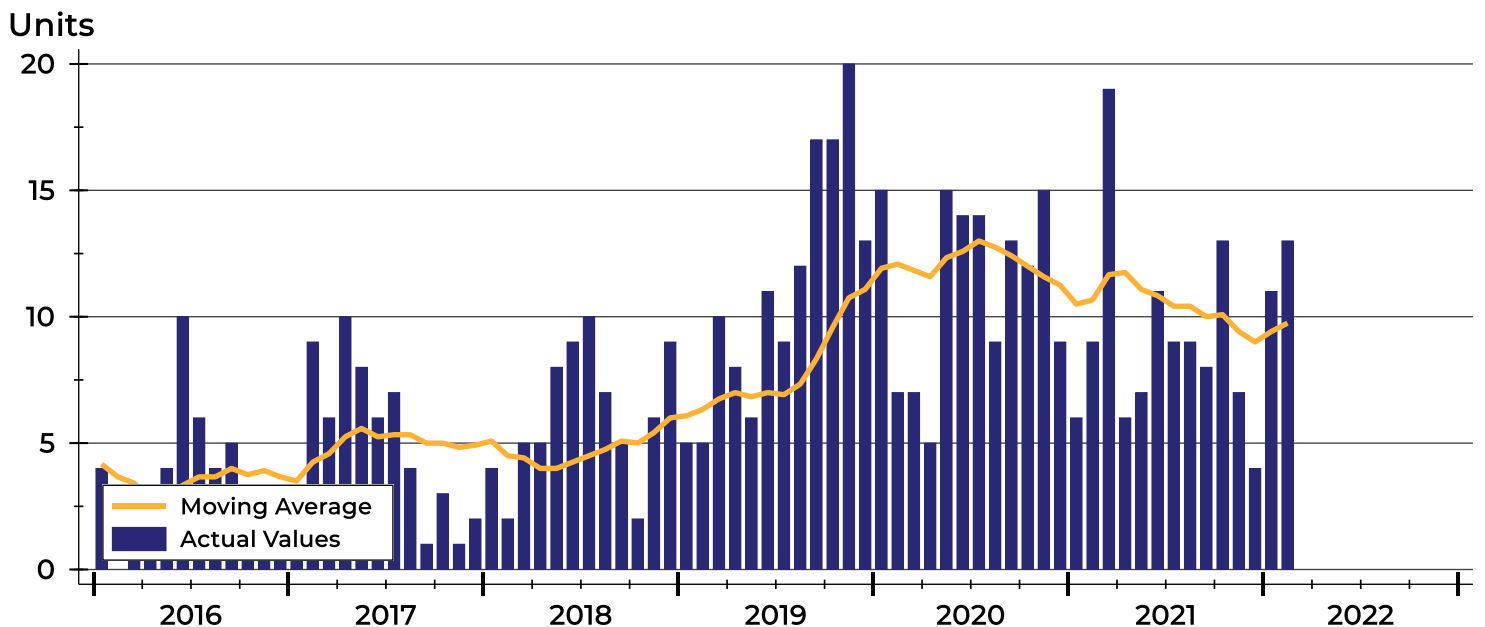
Brown County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of February | | |
|--|---------------------|-----------------|--------|--------|
| | | 2022 | 2021 | Change |
| Pending Contracts | | 13 | 9 | 44.4% |
| Volume (1,000s) | | 1,600 | 814 | 96.6% |
| Average | List Price | 123,077 | 90,478 | 36.0% |
| | Days on Market | 59 | 94 | -37.2% |
| | Percent of Original | 98.4% | 97.7% | 0.7% |
| Median | List Price | 153,000 | 73,000 | 109.6% |
| | Days on Market | 28 | 27 | 3.7% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 13 listings in Brown County had contracts pending at the end of February, up from 9 contracts pending at the end of February 2021.

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.

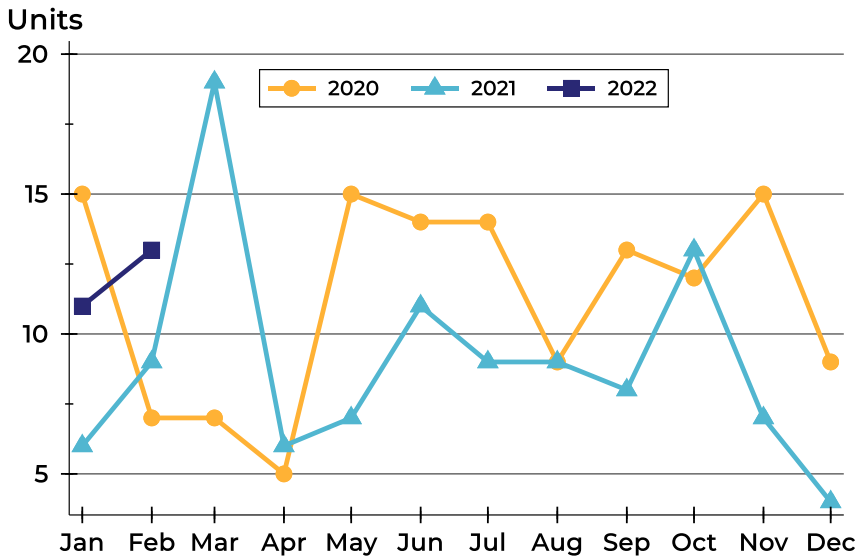
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------|
| January | 15 | 6 | 11 |
| February | 7 | 9 | 13 |
| March | 7 | 19 | |
| April | 5 | 6 | |
| May | 15 | 7 | |
| June | 14 | 11 | |
| July | 14 | 9 | |
| August | 9 | 9 | |
| September | 13 | 8 | |
| October | 12 | 13 | |
| November | 15 | 7 | |
| December | 9 | 4 | |

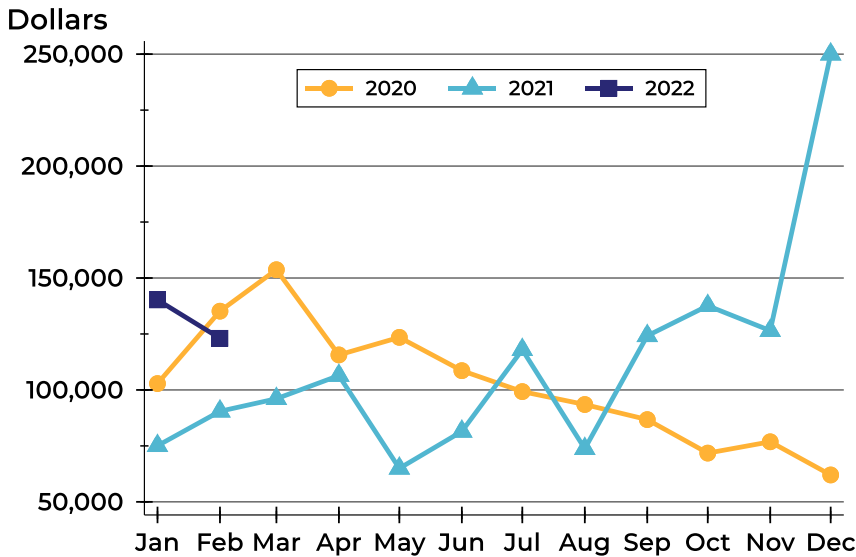
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 7.7% | 45,000 | 45,000 | 126 | 126 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 5 | 38.5% | 79,000 | 78,500 | 48 | 28 | 96.4% | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 5 | 38.5% | 156,800 | 155,000 | 20 | 23 | 99.5% | 100.0% |
| \$175,000-\$199,999 | 2 | 15.4% | 188,000 | 188,000 | 153 | 153 | 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 | 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 |



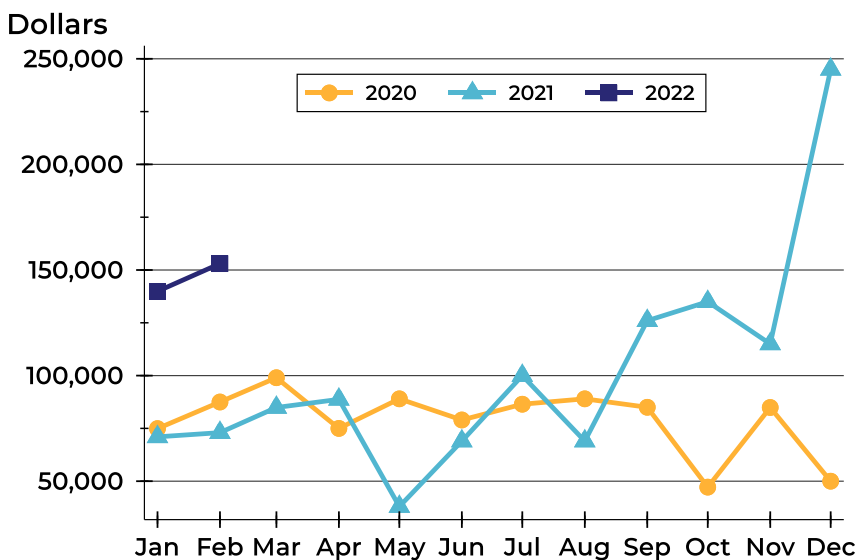
Brown County Pending Contracts Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | 102,847 | 75,067 | 140,218 |
| February | 135,186 | 90,478 | 123,077 |
| March | 153,700 | 96,074 | |
| April | 115,660 | 106,417 | |
| May | 123,487 | 64,970 | |
| June | 108,611 | 81,481 | |
| July | 99,257 | 117,967 | |
| August | 93,489 | 73,766 | |
| September | 86,746 | 124,187 | |
| October | 71,792 | 137,608 | |
| November | 76,837 | 126,500 | |
| December | 62,033 | 249,950 | |

Median Price

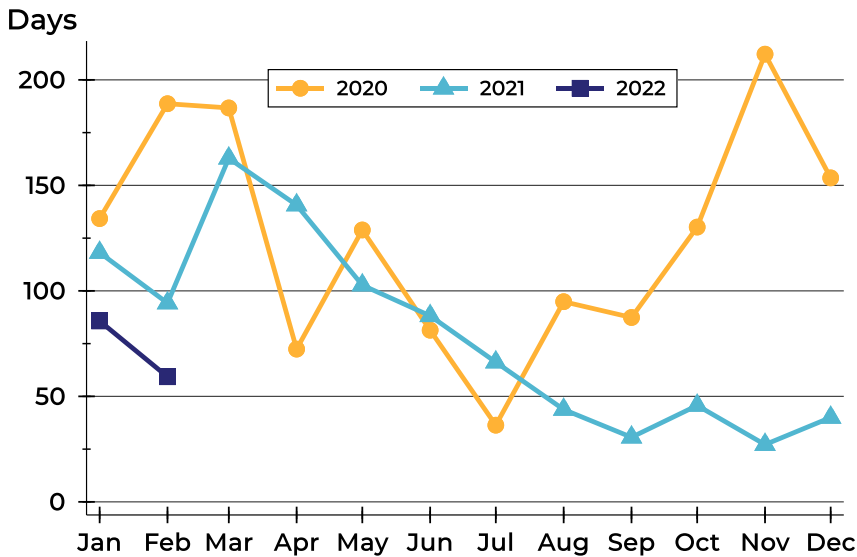


| Month | 2020 | 2021 | 2022 |
|-----------|--------|---------|----------------|
| January | 74,900 | 71,000 | 139,900 |
| February | 87,500 | 73,000 | 153,000 |
| March | 99,000 | 84,900 | |
| April | 75,000 | 88,750 | |
| May | 89,000 | 38,000 | |
| June | 79,000 | 68,999 | |
| July | 86,450 | 100,000 | |
| August | 89,000 | 68,999 | |
| September | 85,000 | 126,000 | |
| October | 47,200 | 135,000 | |
| November | 84,900 | 115,000 | |
| December | 50,000 | 245,000 | |



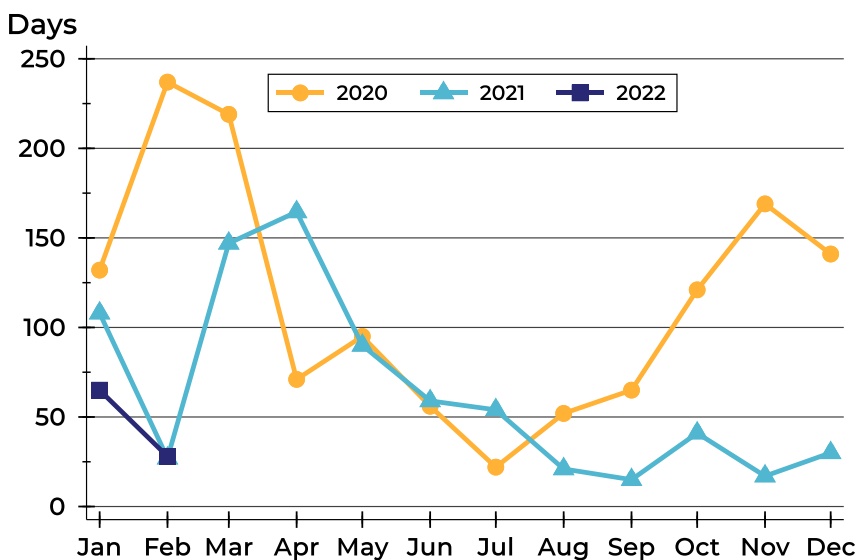
Brown County Pending Contracts Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 134 | 118 | 86 |
| February | 189 | 94 | 59 |
| March | 187 | 163 | |
| April | 72 | 141 | |
| May | 129 | 103 | |
| June | 81 | 88 | |
| July | 36 | 66 | |
| August | 95 | 44 | |
| September | 87 | 31 | |
| October | 130 | 46 | |
| November | 212 | 27 | |
| December | 154 | 40 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | 132 | 108 | 65 |
| February | 237 | 27 | 28 |
| March | 219 | 147 | |
| April | 71 | 165 | |
| May | 95 | 90 | |
| June | 56 | 59 | |
| July | 22 | 54 | |
| August | 52 | 21 | |
| September | 65 | 15 | |
| October | 121 | 41 | |
| November | 169 | 17 | |
| December | 141 | 30 | |



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in February

Total home sales in Nemaha County rose last month to 1 unit, compared to 0 units in February 2021. Total sales volume was \$0.1 million, essentially the same as home sales volume from a year earlier.

The median sale price in February was \$63,000. Homes that sold in February were typically on the market for 30 days and sold for 90.1% of their list prices.

Nemaha County Has No Active Listings at End of February

The total number of active listings in Nemaha County at the end of February was 0 units, compared to 4 in February 2021. The median list price of homes on the market at the end of February 2021 was \$.

During February, a total of 5 contracts were written up from 1 in February 2021. At the end of the month, there were 8 contracts still pending.

Report Contents

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

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Nemaha County Summary Statistics

| February MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|----------------------|--------------------------|--------------------------|-------------------------|-------------------------|--------------------------|
| | | 2022 | 2021 | 2020 | 2022 | 2021 | 2020 |
| Home Sales Change from prior year | 1 N/A | 0 N/A | 0 -100.0% | 3 0.0% | 3 50.0% | 2 0.0% | |
| Active Listings Change from prior year | 0 -100.0% | 4 -55.6% | 9 -43.8% | N/A | N/A | N/A | |
| Months' Supply Change from prior year | N/A -100.0% | 1.5 -72.2% | 5.4 -57.8% | N/A | N/A | N/A | |
| New Listings Change from prior year | 2 100.0% | 1 -66.7% | 3 200.0% | 8 166.7% | 3 -40.0% | 5 -50.0% | |
| Contracts Written Change from prior year | 5 400.0% | 1 -87.5% | 8 166.7% | 9 125.0% | 4 -50.0% | 8 100.0% | |
| Pending Contracts Change from prior year | 8 100.0% | 4 -33.3% | 6 500.0% | N/A | N/A | N/A | |
| Sales Volume (1,000s) Change from prior year | 63 N/A | 0 N/A | 0 -100.0% | 170 -64.0% | 472 132.5% | 203 238.3% | |
| Average | Sale Price Change from prior year | 63,000 N/A | N/A N/A | N/A N/A | 56,667 -63.9% | 157,167 54.8% | 101,500 239.5% |
| | List Price of Actives Change from prior year | N/A N/A | 120,750 -39.1% | 198,333 127.8% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 30 N/A | N/A N/A | N/A N/A | 24 -41.5% | 41 -88.8% | 366 2052.9% |
| | Percent of List Change from prior year | 90.1% N/A | N/A N/A | N/A N/A | 88.3% -7.0% | 94.9% -1.9% | 96.7% 3.5% |
| | Percent of Original Change from prior year | 84.6% N/A | N/A N/A | N/A N/A | 76.7% -18.6% | 94.2% 6.7% | 88.3% -5.5% |
| Median | Sale Price Change from prior year | 63,000 N/A | N/A N/A | N/A N/A | 63,000 -66.8% | 190,000 87.2% | 101,500 239.5% |
| | List Price of Actives Change from prior year | N/A N/A | 102,000 -44.9% | 185,000 132.9% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 30 N/A | N/A N/A | N/A N/A | 26 -10.3% | 29 -92.1% | 366 2052.9% |
| | Percent of List Change from prior year | 90.1% N/A | N/A N/A | N/A N/A | 90.1% -5.7% | 95.5% -1.2% | 96.7% 3.5% |
| | Percent of Original Change from prior year | 84.6% N/A | N/A N/A | N/A N/A | 74.7% -20.8% | 94.3% 6.8% | 88.3% -5.5% |

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



Nemaha County Closed Listings Analysis

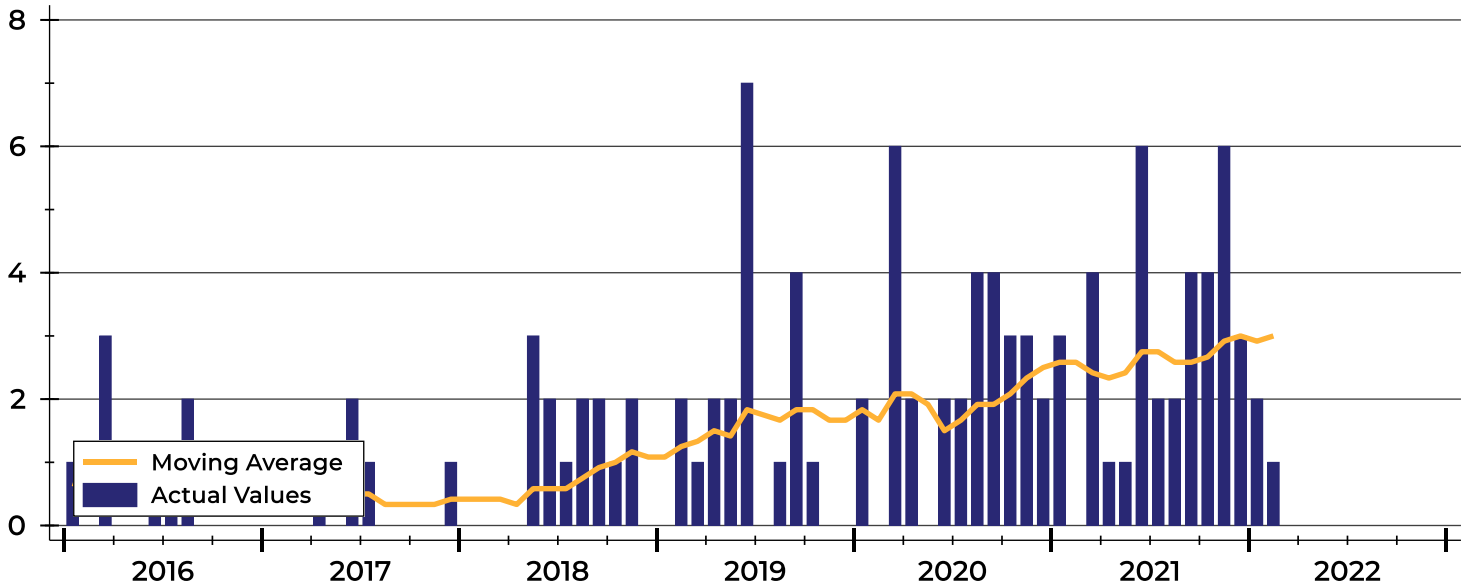
| Summary Statistics for Closed Listings | | February | | | Year-to-Date | | |
|--|---------------------|---------------|------|--------|---------------|---------|--------|
| | | 2022 | 2021 | Change | 2022 | 2021 | Change |
| Closed Listings | | 1 | 0 | N/A | 3 | 3 | 0.0% |
| Volume (1,000s) | | 63 | 0 | N/A | 170 | 472 | -64.0% |
| Months' Supply | | N/A | 1.5 | N/A | N/A | N/A | N/A |
| Average | Sale Price | 63,000 | N/A | N/A | 56,667 | 157,167 | -63.9% |
| | Days on Market | 30 | N/A | N/A | 24 | 41 | -41.5% |
| | Percent of List | 90.1% | N/A | N/A | 88.3% | 94.9% | -7.0% |
| | Percent of Original | 84.6% | N/A | N/A | 76.7% | 94.2% | -18.6% |
| Median | Sale Price | 63,000 | N/A | N/A | 63,000 | 190,000 | -66.8% |
| | Days on Market | 30 | N/A | N/A | 26 | 29 | -10.3% |
| | Percent of List | 90.1% | N/A | N/A | 90.1% | 95.5% | -5.7% |
| | Percent of Original | 84.6% | N/A | N/A | 74.7% | 94.3% | -20.8% |

A total of 1 home sold in Nemaha County in February, up from 0 units in February 2021. Total sales volume rose to \$0.1 million compared to \$0.0 million in the previous year.

The median sale price in February was \$63,000. Average days on market for the same time period was 30 days.

History of Closed Listings

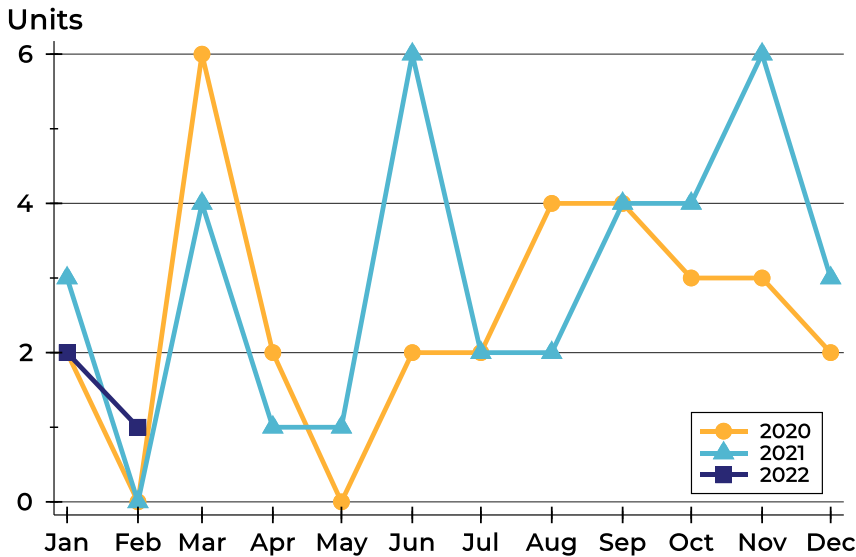
Units





Nemaha County Closed Listings Analysis

Closed Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 2 | 3 | 2 |
| February | 0 | 0 | 1 |
| March | 6 | 4 | |
| April | 2 | 1 | |
| May | 0 | 1 | |
| June | 2 | 6 | |
| July | 2 | 2 | |
| August | 4 | 2 | |
| September | 4 | 4 | |
| October | 3 | 4 | |
| November | 3 | 6 | |
| December | 2 | 3 | |

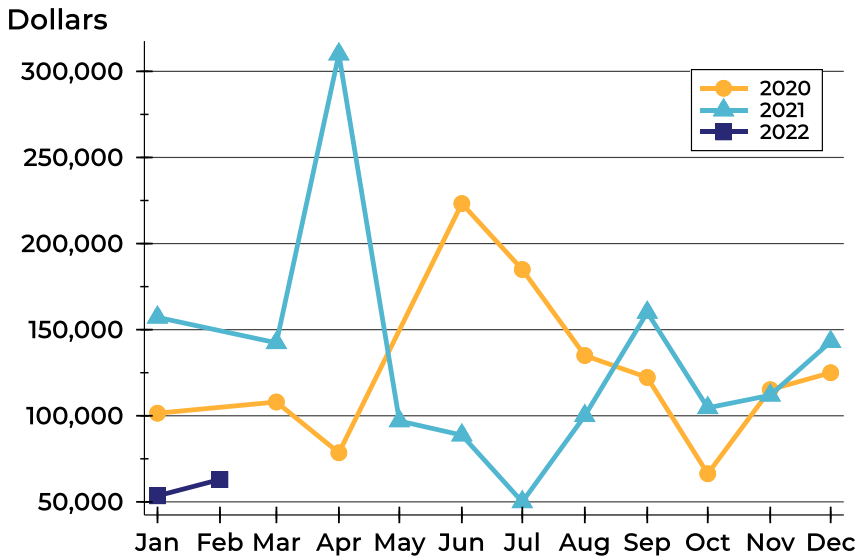
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|--------|----------------|------|--------------------|-------|---------------------|-------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 100.0% | 0.0 | 63,000 | 63,000 | 30 | 30 | 90.1% | 90.1% | 84.6% | 84.6% |
| \$100,000-\$124,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



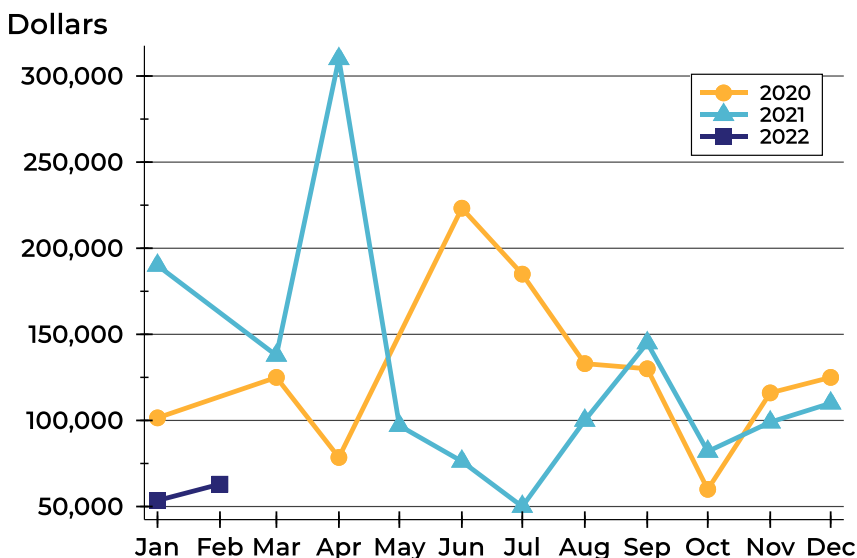
Nemaha County Closed Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|---------------|
| January | 101,500 | 157,167 | 53,500 |
| February | N/A | N/A | 63,000 |
| March | 108,000 | 142,375 | |
| April | 78,500 | 310,000 | |
| May | N/A | 97,000 | |
| June | 223,250 | 88,750 | |
| July | 184,950 | 50,000 | |
| August | 135,000 | 100,000 | |
| September | 122,250 | 160,000 | |
| October | 66,333 | 104,625 | |
| November | 115,167 | 111,917 | |
| December | 125,000 | 143,000 | |

Median Price

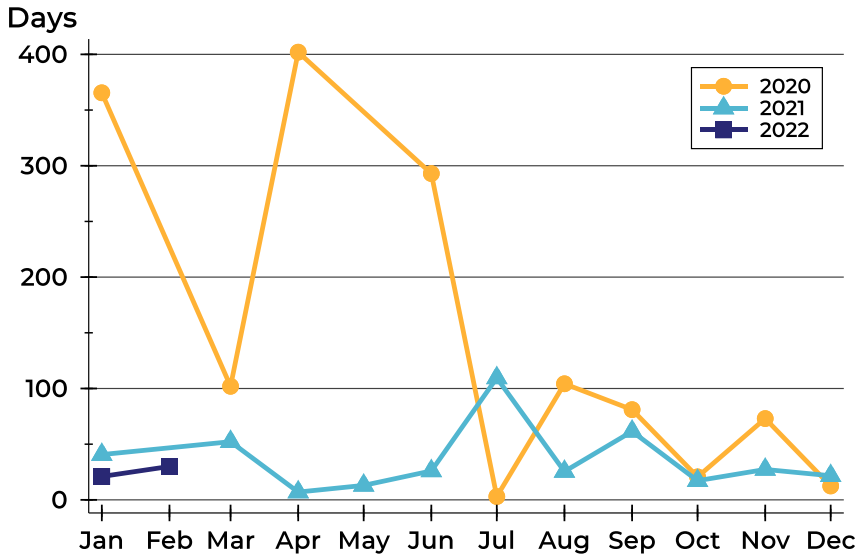


| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|---------------|
| January | 101,500 | 190,000 | 53,500 |
| February | N/A | N/A | 63,000 |
| March | 125,000 | 137,750 | |
| April | 78,500 | 310,000 | |
| May | N/A | 97,000 | |
| June | 223,250 | 76,250 | |
| July | 184,950 | 50,000 | |
| August | 133,000 | 100,000 | |
| September | 130,000 | 145,000 | |
| October | 60,000 | 82,000 | |
| November | 116,000 | 99,000 | |
| December | 125,000 | 110,000 | |



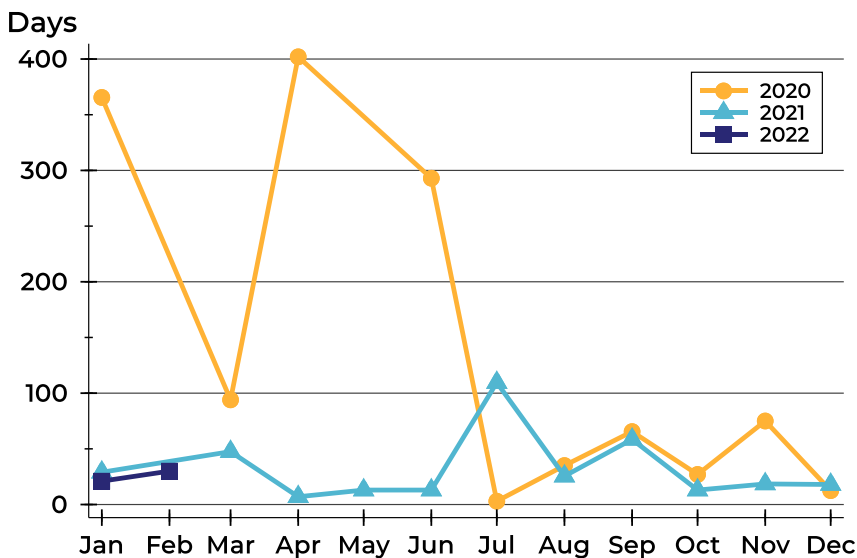
Nemaha County Closed Listings Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------|
| January | 366 | 41 | 21 |
| February | N/A | N/A | 30 |
| March | 102 | 52 | |
| April | 402 | 7 | |
| May | N/A | 13 | |
| June | 293 | 26 | |
| July | 3 | 110 | |
| August | 104 | 26 | |
| September | 81 | 62 | |
| October | 21 | 17 | |
| November | 73 | 27 | |
| December | 13 | 22 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------|
| January | 366 | 29 | 21 |
| February | N/A | N/A | 30 |
| March | 94 | 48 | |
| April | 402 | 7 | |
| May | N/A | 13 | |
| June | 293 | 13 | |
| July | 3 | 110 | |
| August | 35 | 26 | |
| September | 66 | 59 | |
| October | 27 | 13 | |
| November | 75 | 19 | |
| December | 13 | 18 | |



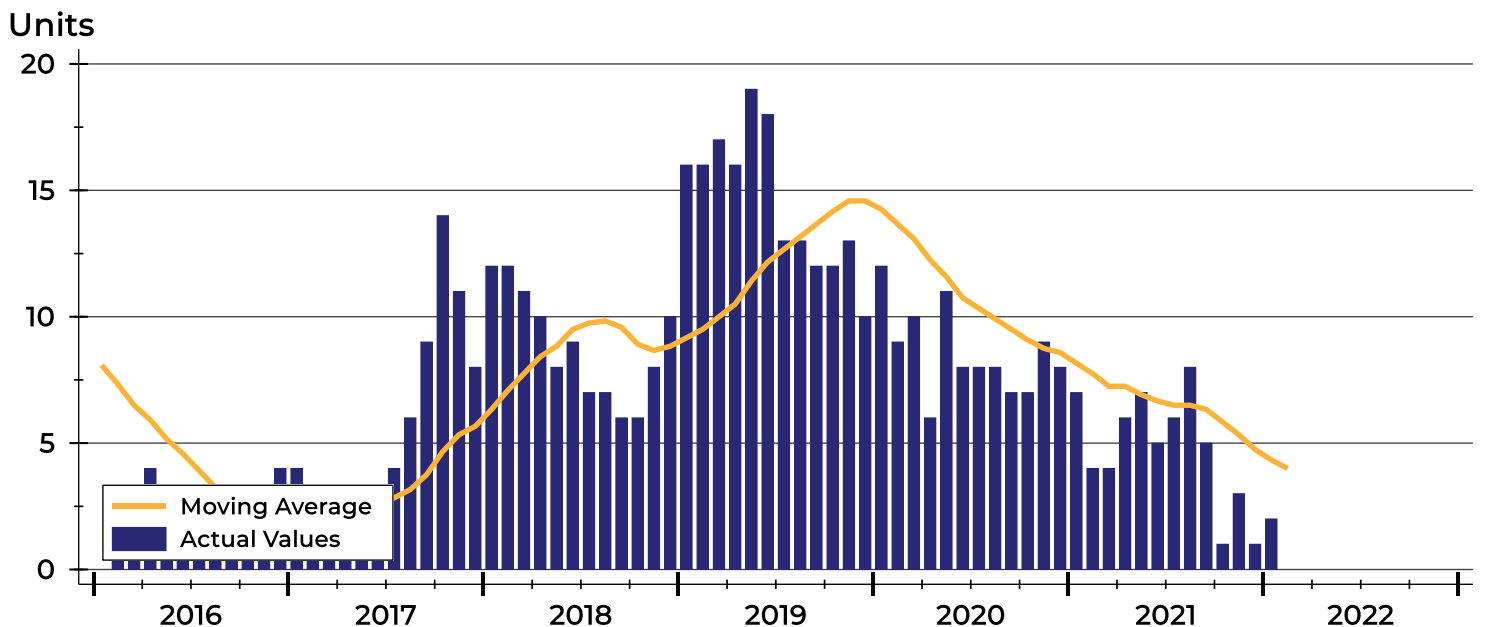
Nemaha County Active Listings Analysis

| Summary Statistics for Active Listings | | 2022 | End of February 2021 | Change |
|--|---------------------|------|----------------------|---------|
| Active Listings | | 0 | 4 | -100.0% |
| Volume (1,000s) | | 0 | 483 | -100.0% |
| Months' Supply | | 0.0 | 1.5 | -100.0% |
| Average | List Price | N/A | 120,750 | N/A |
| | Days on Market | N/A | 116 | N/A |
| | Percent of Original | N/A | 95.0% | N/A |
| Median | List Price | N/A | 102,000 | N/A |
| | Days on Market | N/A | 118 | N/A |
| | Percent of Original | N/A | 100.0% | N/A |

A total of 0 homes were available for sale in Nemaha County at the end of February. This represents a 0.0 months' supply of active listings.

The median list price of homes on the market at the end of February 2021 was \$. The typical time on market for active listings during the same period was 118 days.

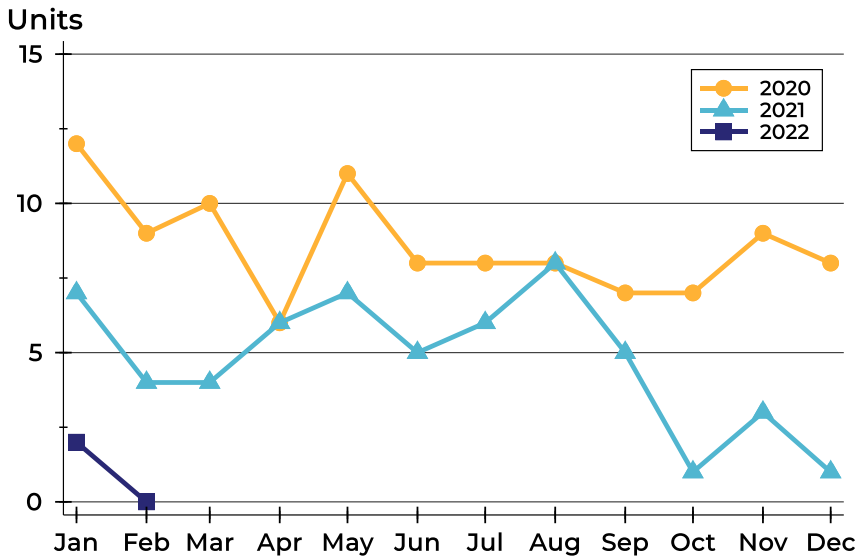
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 12 | 7 | 2 |
| February | 9 | 4 | 0 |
| March | 10 | 4 | |
| April | 6 | 6 | |
| May | 11 | 7 | |
| June | 8 | 5 | |
| July | 8 | 6 | |
| August | 8 | 8 | |
| September | 7 | 5 | |
| October | 7 | 1 | |
| November | 9 | 3 | |
| December | 8 | 1 | |

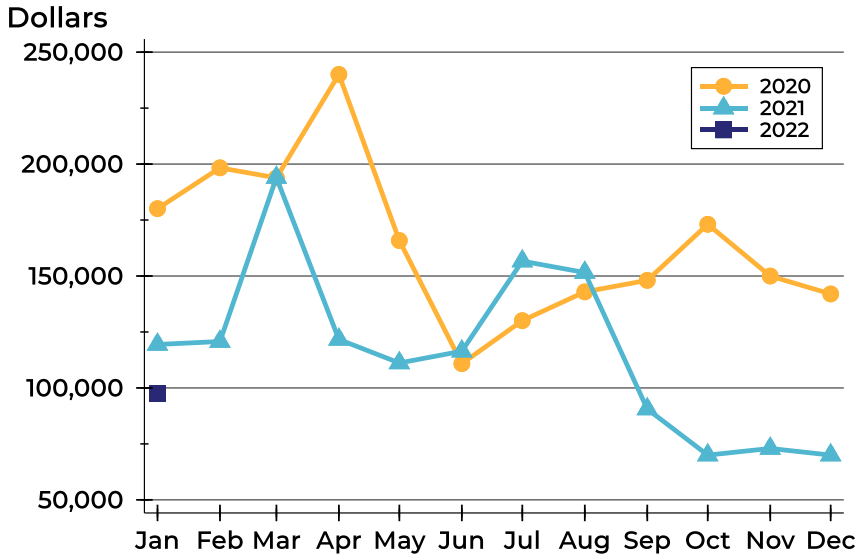
Active Listings by Price Range

| 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 | 0 | 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 |
| \$50,000-\$99,999 | 0 | N/A | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | N/A | 0.0 | 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 |
| \$150,000-\$174,999 | 0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | N/A | 0.0 | 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 |
| \$250,000-\$299,999 | 0 | 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 |
| \$400,000-\$499,999 | 0 | 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 |
| \$750,000-\$999,999 | 0 | 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 |



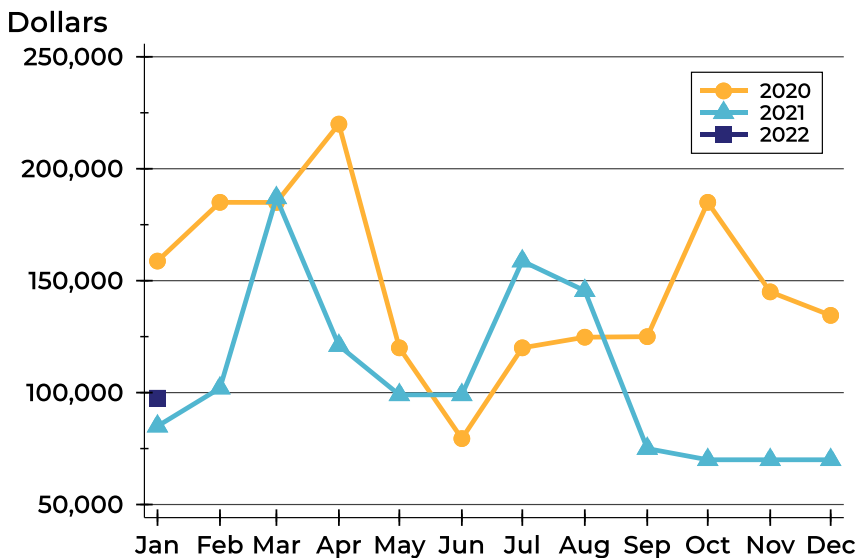
Nemaha County Active Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|---------------|
| January | 180,083 | 119,429 | 97,500 |
| February | 198,333 | 120,750 | N/A |
| March | 193,840 | 194,000 | |
| April | 240,067 | 121,683 | |
| May | 165,854 | 111,157 | |
| June | 110,863 | 116,420 | |
| July | 130,050 | 156,650 | |
| August | 142,925 | 151,550 | |
| September | 148,071 | 90,580 | |
| October | 173,114 | 70,000 | |
| November | 149,989 | 72,967 | |
| December | 141,988 | 70,000 | |

Median Price

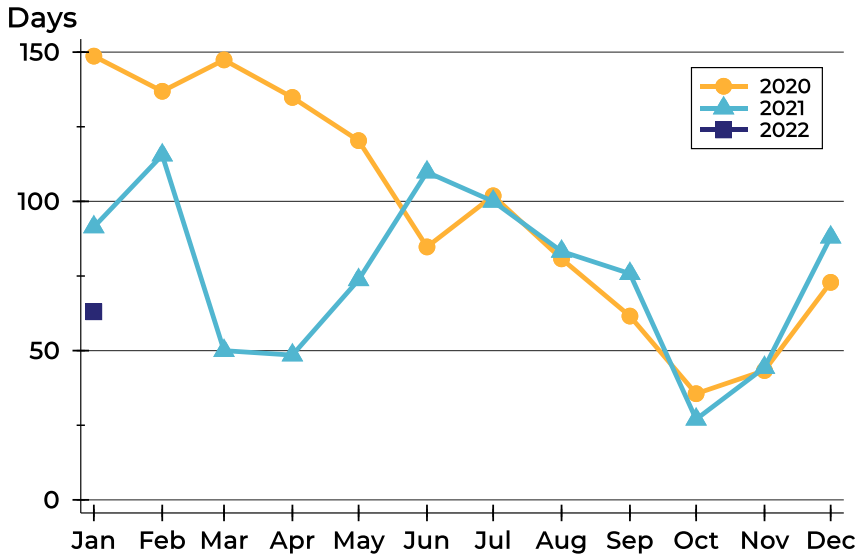


| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|---------------|
| January | 158,750 | 85,000 | 97,500 |
| February | 185,000 | 102,000 | N/A |
| March | 184,950 | 187,000 | |
| April | 219,950 | 121,000 | |
| May | 120,000 | 99,000 | |
| June | 79,450 | 99,000 | |
| July | 120,000 | 158,750 | |
| August | 124,750 | 145,500 | |
| September | 125,000 | 75,000 | |
| October | 185,000 | 70,000 | |
| November | 145,000 | 70,000 | |
| December | 134,500 | 70,000 | |



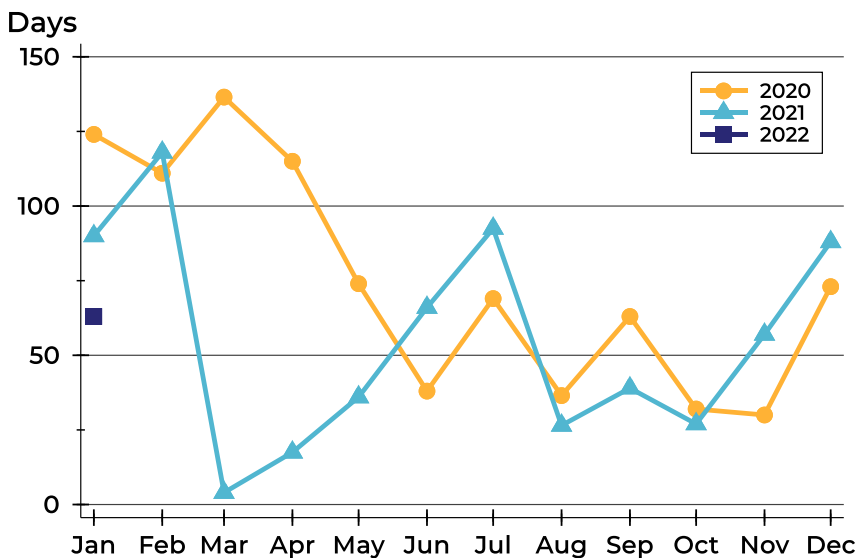
Nemaha County Active Listings Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------------|
| January | 149 | 91 | 63 |
| February | 137 | 116 | N/A |
| March | 147 | 50 | |
| April | 135 | 49 | |
| May | 120 | 74 | |
| June | 85 | 110 | |
| July | 102 | 100 | |
| August | 81 | 83 | |
| September | 62 | 76 | |
| October | 36 | 27 | |
| November | 43 | 44 | |
| December | 73 | 88 | |

Median DOM

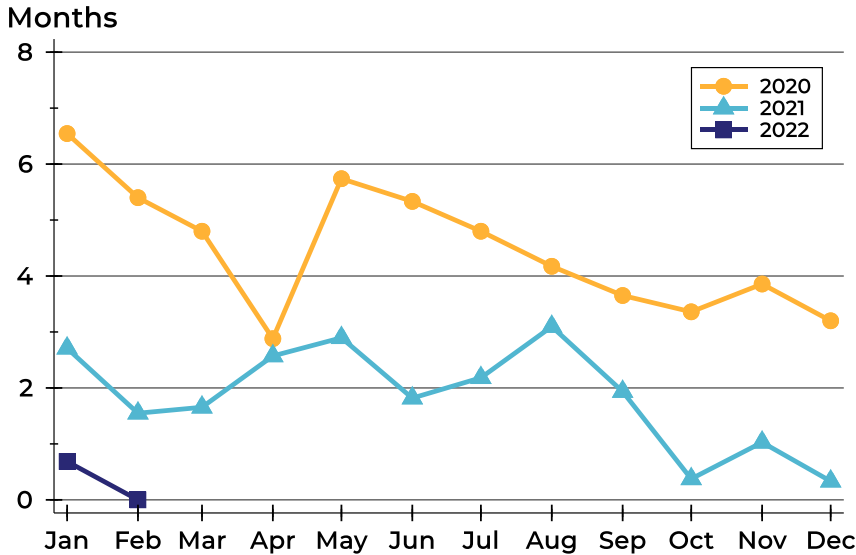


| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------------|
| January | 124 | 90 | 63 |
| February | 111 | 118 | N/A |
| March | 137 | 4 | |
| April | 115 | 18 | |
| May | 74 | 36 | |
| June | 38 | 66 | |
| July | 69 | 93 | |
| August | 37 | 27 | |
| September | 63 | 39 | |
| October | 32 | 27 | |
| November | 30 | 57 | |
| December | 73 | 88 | |



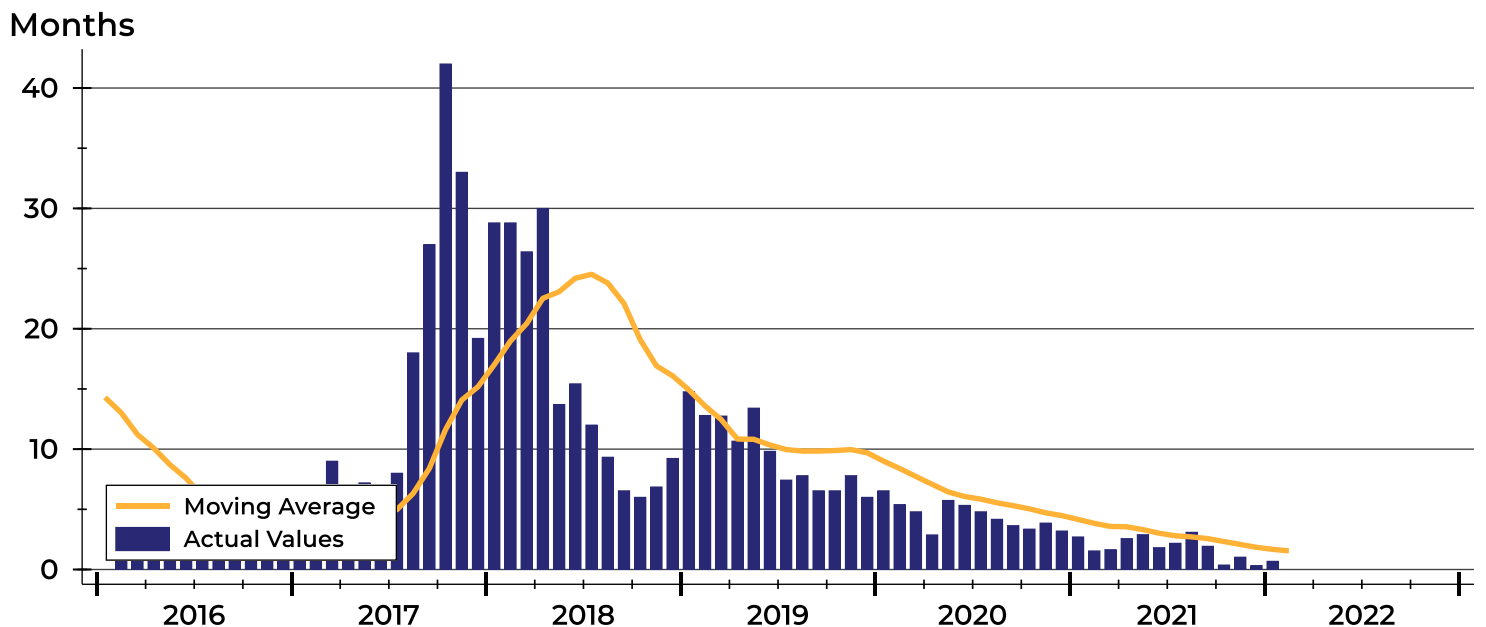
Nemaha County Months' Supply Analysis

Months' Supply by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------------|
| January | 6.5 | 2.7 | 0.7 |
| February | 5.4 | 1.5 | 0.0 |
| March | 4.8 | 1.7 | |
| April | 2.9 | 2.6 | |
| May | 5.7 | 2.9 | |
| June | 5.3 | 1.8 | |
| July | 4.8 | 2.2 | |
| August | 4.2 | 3.1 | |
| September | 3.7 | 1.9 | |
| October | 3.4 | 0.4 | |
| November | 3.9 | 1.0 | |
| December | 3.2 | 0.3 | |

History of Month's Supply





Nemaha County New Listings Analysis

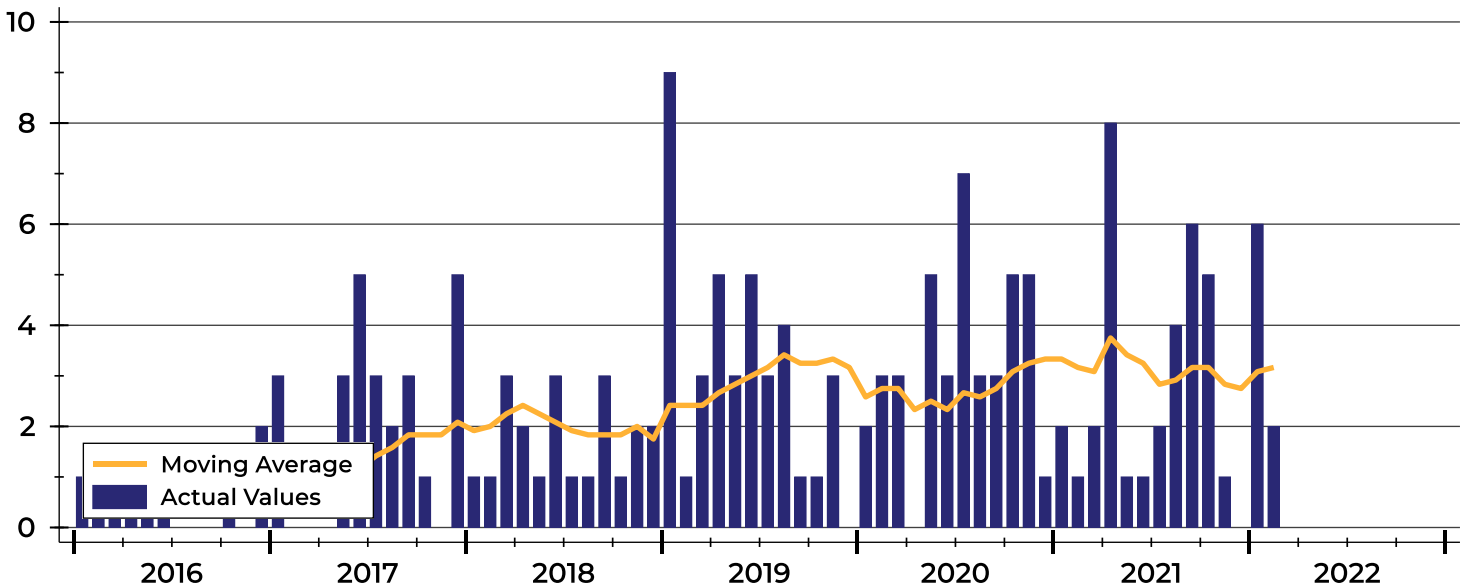
| Summary Statistics for New Listings | | 2022 | February 2021 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 2 | 1 | 100.0% |
| | Volume (1,000s) | 600 | 79 | 659.5% |
| | Average List Price | 299,950 | 79,000 | 279.7% |
| | Median List Price | 299,950 | 79,000 | 279.7% |
| Year-to-Date | New Listings | 8 | 3 | 166.7% |
| | Volume (1,000s) | 1,612 | 299 | 439.1% |
| | Average List Price | 201,488 | 99,667 | 102.2% |
| | Median List Price | 180,000 | 85,000 | 111.8% |

A total of 2 new listings were added in Nemaha County during February, up 100.0% from the same month in 2021. Year-to-date Nemaha County has seen 8 new listings.

The median list price of these homes was \$299,950 up from \$79,000 in 2021.

History of New Listings

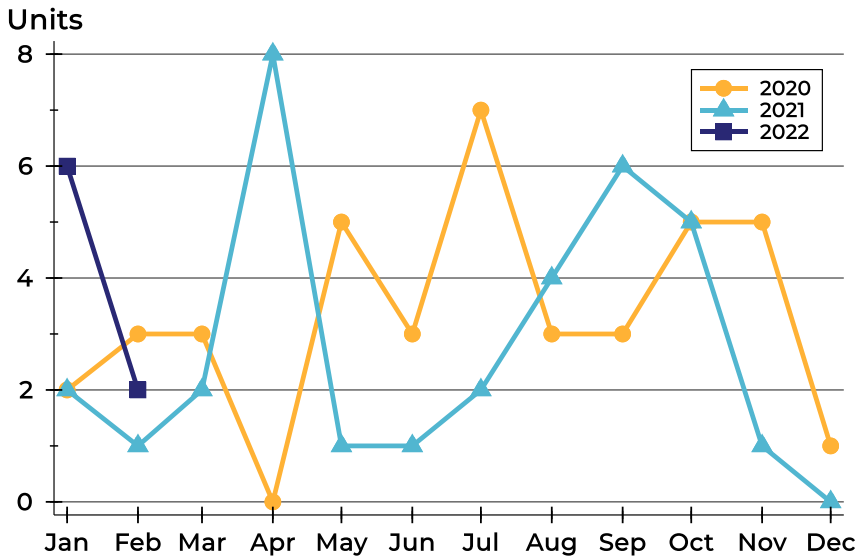
Units





Nemaha County New Listings Analysis

New Listings by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 2 | 2 | 6 |
| February | 3 | 1 | 2 |
| March | 3 | 2 | |
| April | 0 | 8 | |
| May | 5 | 1 | |
| June | 3 | 1 | |
| July | 7 | 2 | |
| August | 3 | 4 | |
| September | 3 | 6 | |
| October | 5 | 5 | |
| November | 5 | 1 | |
| December | 1 | 0 | |

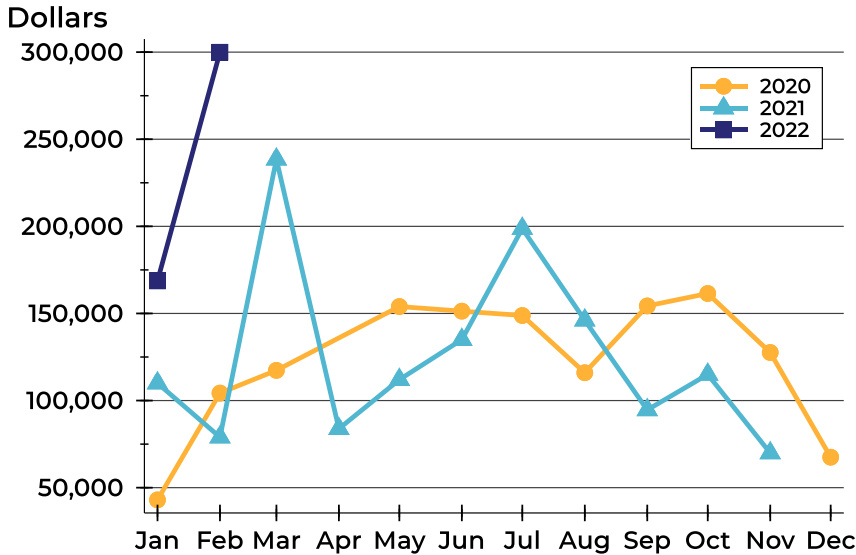
New Listings by Price Range

| 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 | 1 | 50.0% | 164,900 | 164,900 | 9 | 9 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 50.0% | 435,000 | 435,000 | 10 | 10 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



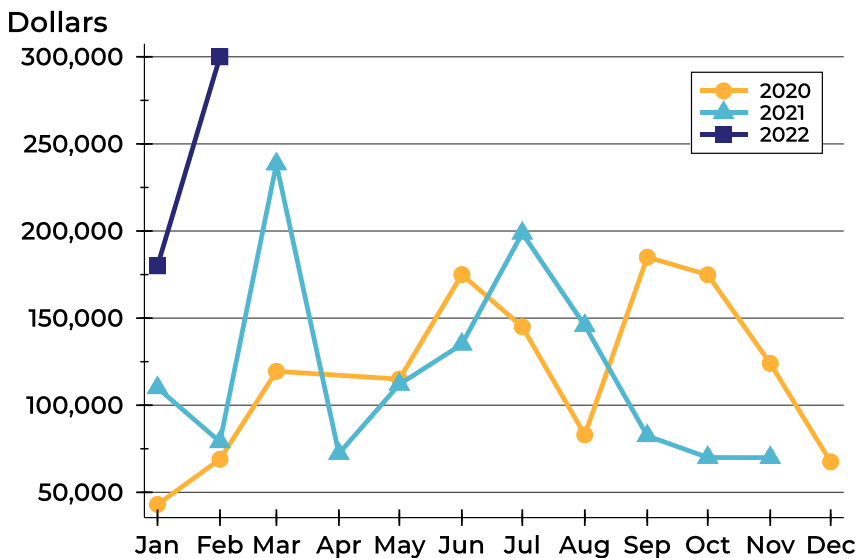
Nemaha County New Listings Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 43,000 | 110,000 | 168,667 |
| February | 104,300 | 79,000 | 299,950 |
| March | 117,333 | 238,500 | |
| April | N/A | 83,825 | |
| May | 153,980 | 112,000 | |
| June | 151,333 | 135,000 | |
| July | 148,843 | 198,750 | |
| August | 116,000 | 146,125 | |
| September | 154,333 | 94,633 | |
| October | 161,460 | 115,000 | |
| November | 127,600 | 69,900 | |
| December | 67,500 | N/A | |

Median Price



| Month | 2020 | 2021 | 2022 |
|------------------|---------|---------|----------------|
| January | 43,000 | 110,000 | 180,000 |
| February | 69,000 | 79,000 | 299,950 |
| March | 119,500 | 238,500 | |
| April | N/A | 72,250 | |
| May | 115,000 | 112,000 | |
| June | 175,000 | 135,000 | |
| July | 145,000 | 198,750 | |
| August | 83,000 | 145,750 | |
| September | 185,000 | 82,450 | |
| October | 174,900 | 70,000 | |
| November | 124,000 | 69,900 | |
| December | 67,500 | N/A | |



Nemaha County Contracts Written Analysis

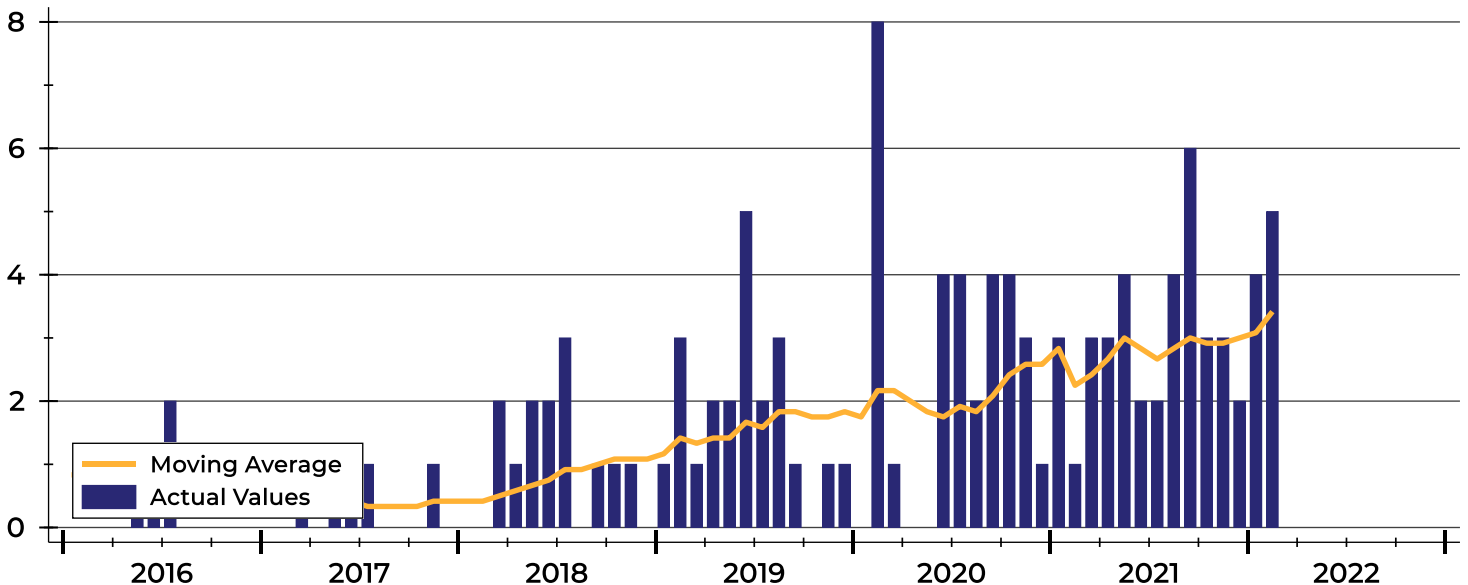
| Summary Statistics for Contracts Written | | February 2021 | | | Year-to-Date 2021 | | |
|--|---------------------|----------------|--------|---------|-------------------|---------|--------|
| | | 2022 | 2021 | Change | 2022 | 2021 | Change |
| Contracts Written | | 5 | 1 | 400.0% | 9 | 4 | 125.0% |
| Volume (1,000s) | | 970 | 85 | 1041.2% | 1,682 | 585 | 187.5% |
| Average | Sale Price | 193,980 | 85,000 | 128.2% | 186,878 | 146,225 | 27.8% |
| | Days on Market | 35 | 9 | 288.9% | 22 | 52 | -57.7% |
| | Percent of Original | 97.9% | 104.7% | -6.5% | 96.0% | 98.6% | -2.6% |
| Median | Sale Price | 164,900 | 85,000 | 94.0% | 175,000 | 140,000 | 25.0% |
| | Days on Market | 10 | 9 | 11.1% | 9 | 48 | -81.3% |
| | Percent of Original | 100.0% | 104.7% | -4.5% | 100.0% | 98.5% | 1.5% |

A total of 5 contracts for sale were written in Nemaha County during the month of February, up from 1 in 2021. The median list price of these homes was \$164,900, up from \$85,000 the prior year.

Half of the homes that went under contract in February were on the market less than 10 days, compared to 9 days in February 2021.

History of Contracts Written

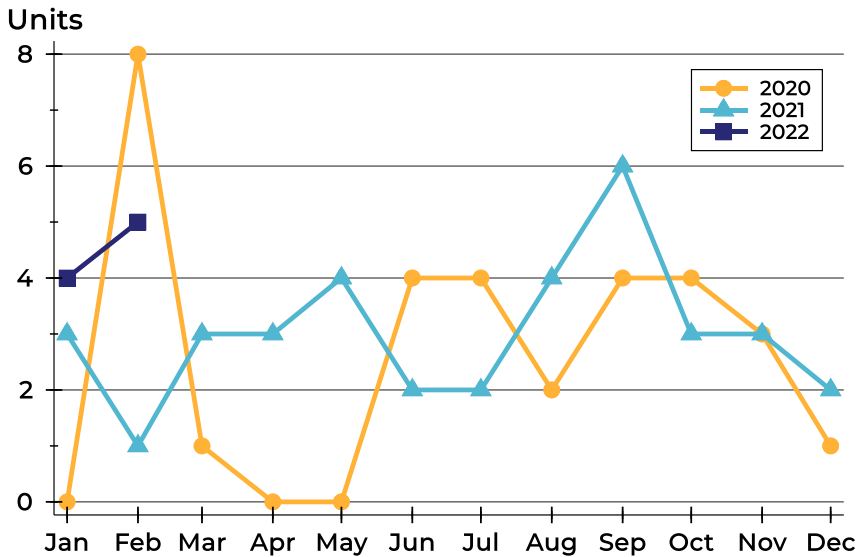
Units





Nemaha County Contracts Written Analysis

Contracts Written by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|------|
| January | N/A | 3 | 4 |
| February | 8 | 1 | 5 |
| March | 1 | 3 | |
| April | N/A | 3 | |
| May | N/A | 4 | |
| June | 4 | 2 | |
| July | 4 | 2 | |
| August | 2 | 4 | |
| September | 4 | 6 | |
| October | 4 | 3 | |
| November | 3 | 3 | |
| December | 1 | 2 | |

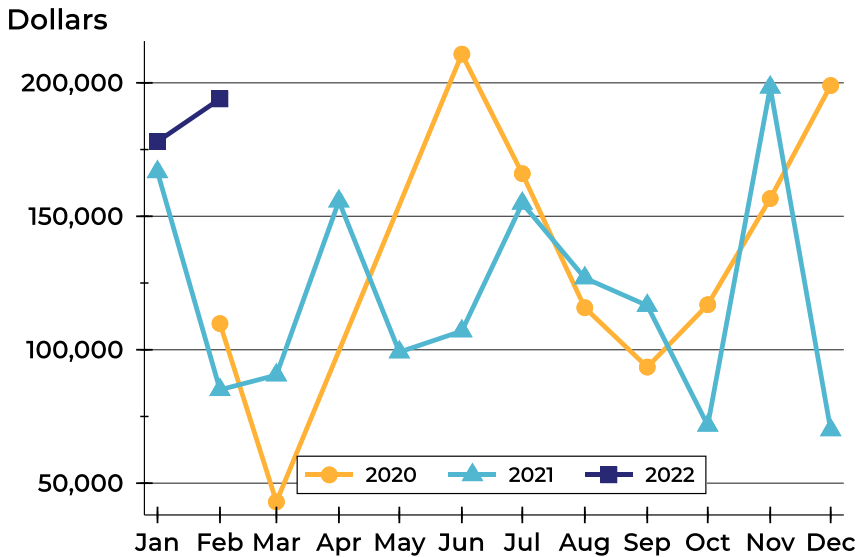
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 20.0% | 70,000 | 70,000 | 136 | 136 | 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 | 20.0% | 125,000 | 125,000 | 7 | 7 | 89.6% | 89.6% |
| \$150,000-\$174,999 | 1 | 20.0% | 164,900 | 164,900 | 9 | 9 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 20.0% | 175,000 | 175,000 | 15 | 15 | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 20.0% | 435,000 | 435,000 | 10 | 10 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



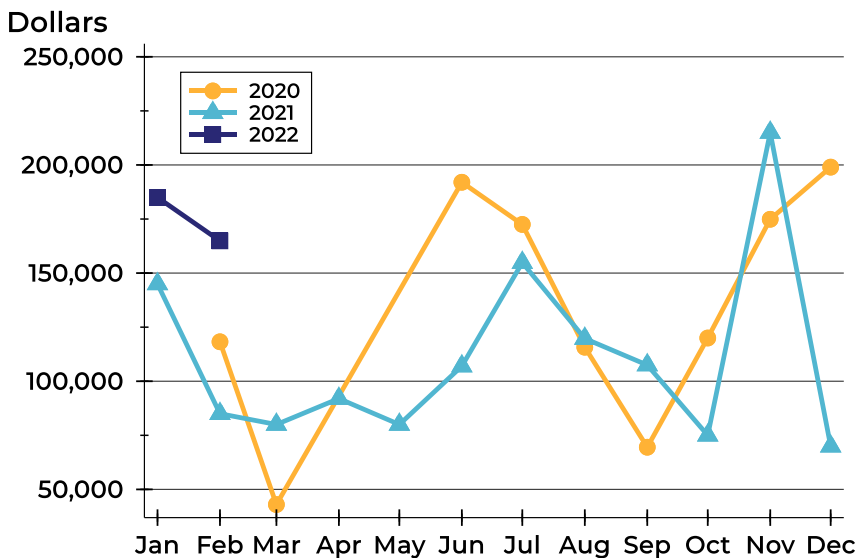
Nemaha County Contracts Written Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | N/A | 166,633 | 178,000 |
| February | 109,813 | 85,000 | 193,980 |
| March | 43,000 | 90,500 | |
| April | N/A | 155,667 | |
| May | N/A | 99,125 | |
| June | 210,750 | 107,000 | |
| July | 165,975 | 154,850 | |
| August | 115,750 | 126,875 | |
| September | 93,500 | 116,550 | |
| October | 116,875 | 71,667 | |
| November | 156,633 | 198,333 | |
| December | 199,000 | 69,950 | |

Median Price

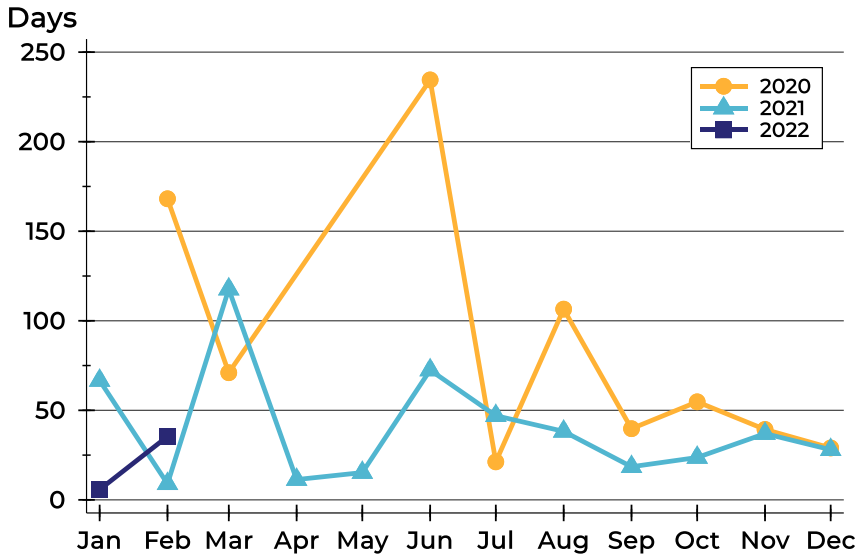


| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | N/A | 145,000 | 185,000 |
| February | 118,250 | 85,000 | 164,900 |
| March | 43,000 | 80,000 | |
| April | N/A | 92,000 | |
| May | N/A | 80,000 | |
| June | 192,000 | 107,000 | |
| July | 172,500 | 154,850 | |
| August | 115,750 | 119,750 | |
| September | 69,500 | 107,500 | |
| October | 120,000 | 75,000 | |
| November | 174,900 | 215,000 | |
| December | 199,000 | 69,950 | |



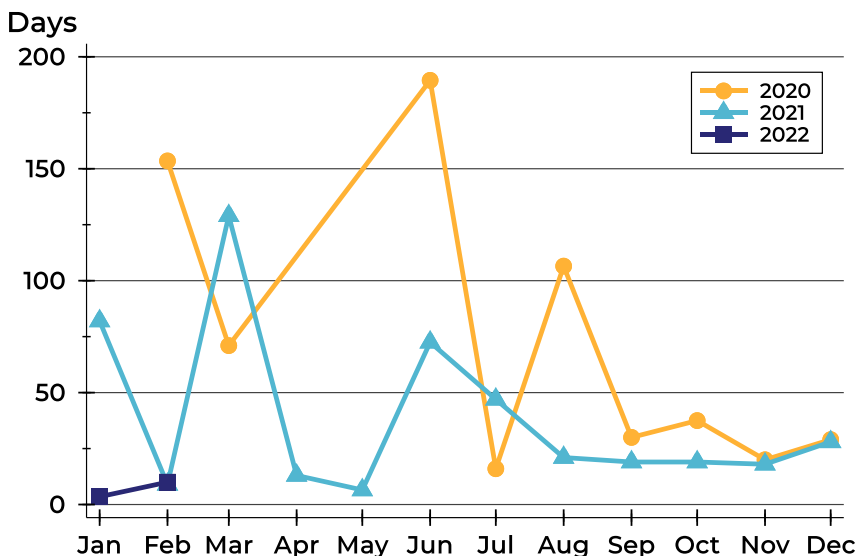
Nemaha County Contracts Written Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | N/A | 67 | 6 |
| February | 168 | 9 | 35 |
| March | 71 | 118 | |
| April | N/A | 11 | |
| May | N/A | 15 | |
| June | 235 | 73 | |
| July | 21 | 47 | |
| August | 107 | 38 | |
| September | 40 | 19 | |
| October | 55 | 24 | |
| November | 39 | 37 | |
| December | 29 | 28 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | N/A | 82 | 4 |
| February | 154 | 9 | 10 |
| March | 71 | 129 | |
| April | N/A | 13 | |
| May | N/A | 7 | |
| June | 190 | 73 | |
| July | 16 | 47 | |
| August | 107 | 21 | |
| September | 30 | 19 | |
| October | 38 | 19 | |
| November | 20 | 18 | |
| December | 29 | 28 | |



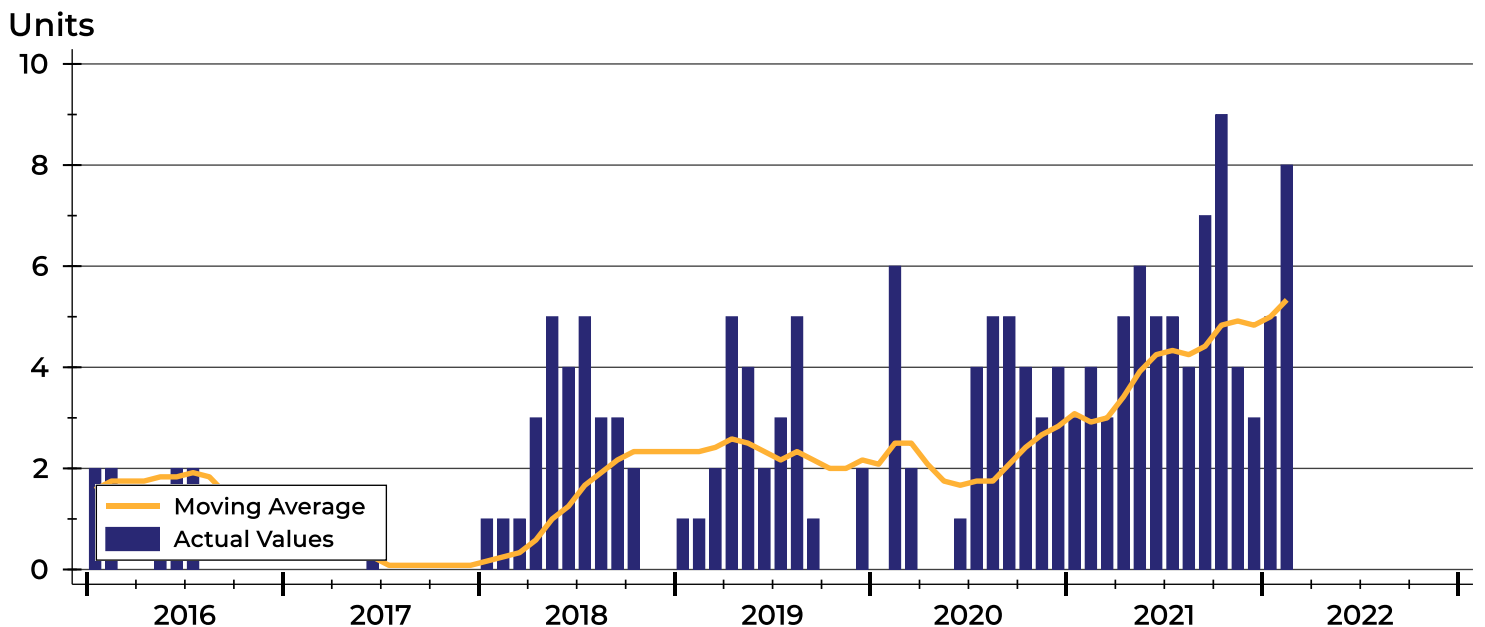
Nemaha County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of February | | |
|--|---------------------|-----------------|---------|--------|
| | | 2022 | 2021 | Change |
| Pending Contracts | | 8 | 4 | 100.0% |
| Volume (1,000s) | | 1,571 | 585 | 168.5% |
| Average | List Price | 196,425 | 146,225 | 34.3% |
| | Days on Market | 41 | 52 | -21.2% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |
| Median | List Price | 169,950 | 140,000 | 21.4% |
| | Days on Market | 10 | 48 | -79.2% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 8 listings in Nemaha County had contracts pending at the end of February, up from 4 contracts pending at the end of February 2021.

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.

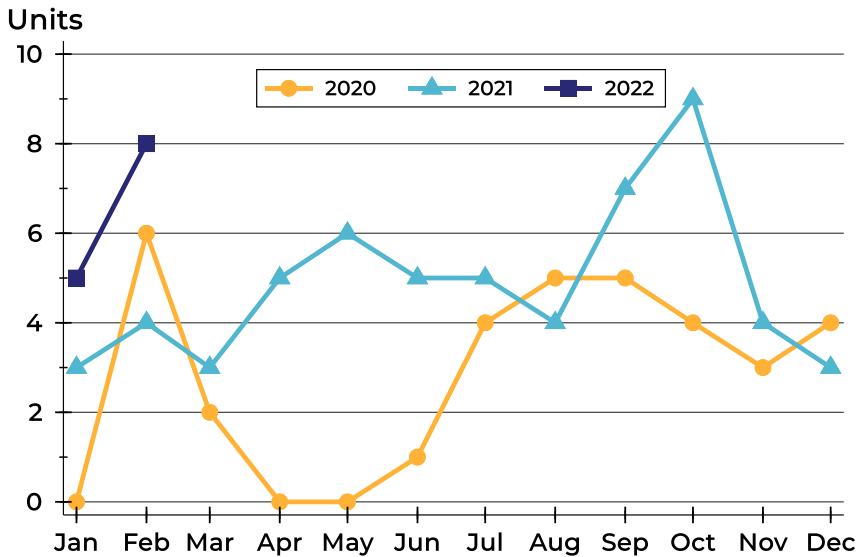
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|----------|
| January | 0 | 3 | 5 |
| February | 6 | 4 | 8 |
| March | 2 | 3 | |
| April | 0 | 5 | |
| May | 0 | 6 | |
| June | 1 | 5 | |
| July | 4 | 5 | |
| August | 5 | 4 | |
| September | 5 | 7 | |
| October | 4 | 9 | |
| November | 3 | 4 | |
| December | 4 | 3 | |

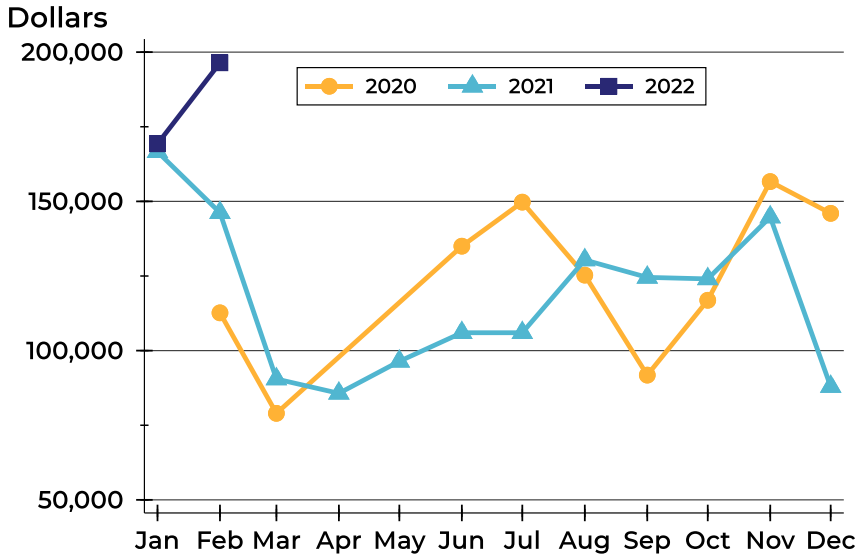
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 12.5% | 70,000 | 70,000 | 136 | 136 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 1 | 12.5% | 124,000 | 124,000 | 143 | 143 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 1 | 12.5% | 125,000 | 125,000 | 7 | 7 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 1 | 12.5% | 164,900 | 164,900 | 9 | 9 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 2 | 25.0% | 180,000 | 180,000 | 8 | 8 | 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 | 1 | 12.5% | 292,500 | 292,500 | 7 | 7 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 12.5% | 435,000 | 435,000 | 10 | 10 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



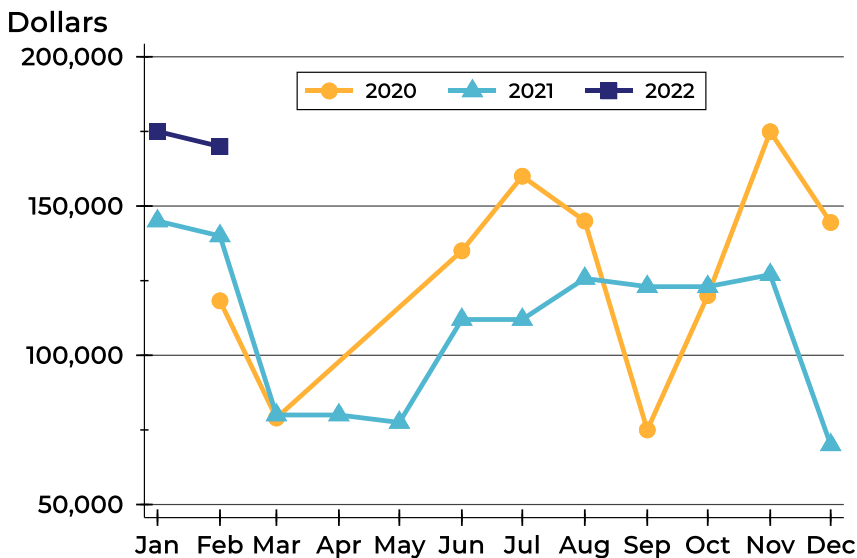
Nemaha County Pending Contracts Analysis

Average Price



| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | N/A | 166,633 | 169,280 |
| February | 112,667 | 146,225 | 196,425 |
| March | 79,000 | 90,500 | |
| April | N/A | 85,700 | |
| May | N/A | 96,417 | |
| June | 135,000 | 106,000 | |
| July | 149,750 | 106,000 | |
| August | 125,300 | 130,375 | |
| September | 91,800 | 124,543 | |
| October | 116,875 | 124,033 | |
| November | 156,633 | 144,750 | |
| December | 146,000 | 87,967 | |

Median Price

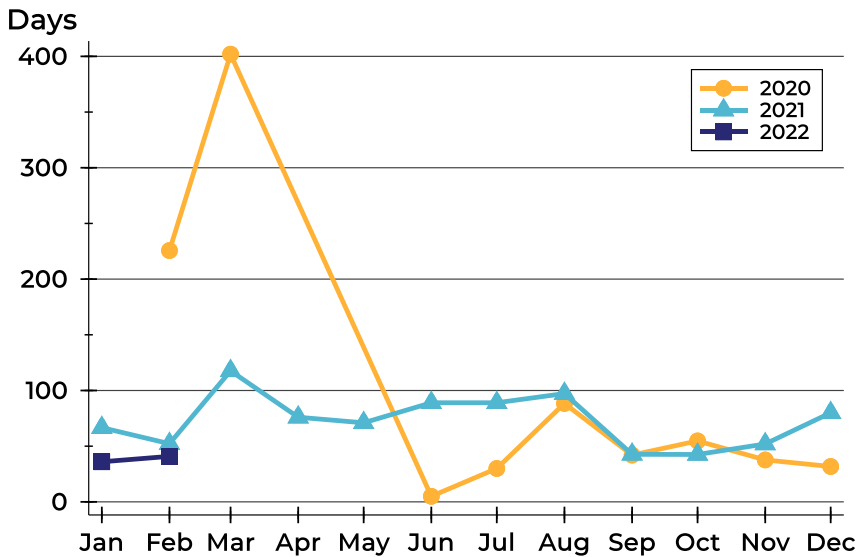


| Month | 2020 | 2021 | 2022 |
|-----------|---------|---------|----------------|
| January | N/A | 145,000 | 175,000 |
| February | 118,250 | 140,000 | 169,950 |
| March | 79,000 | 80,000 | |
| April | N/A | 80,000 | |
| May | N/A | 77,500 | |
| June | 135,000 | 112,000 | |
| July | 160,000 | 112,000 | |
| August | 145,000 | 125,750 | |
| September | 75,000 | 123,000 | |
| October | 120,000 | 123,000 | |
| November | 174,900 | 127,000 | |
| December | 144,500 | 70,000 | |



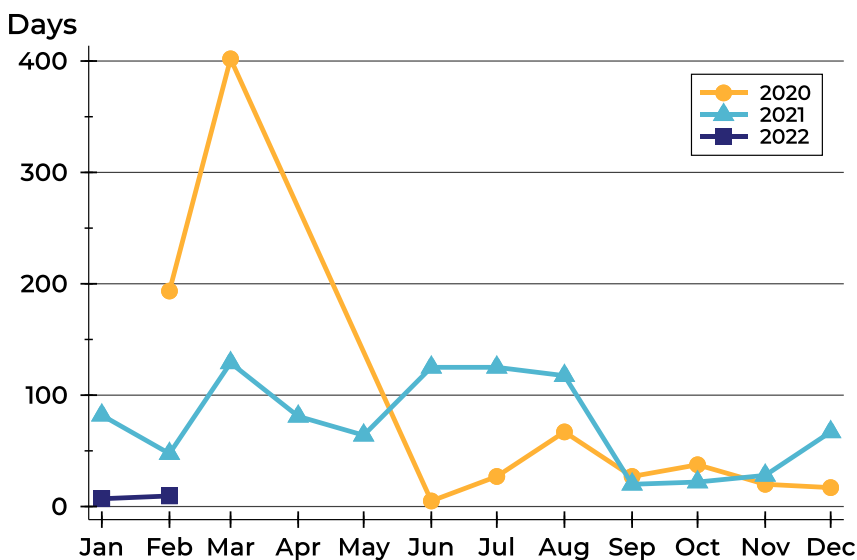
Nemaha County Pending Contracts Analysis

Average DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | N/A | 67 | 36 |
| February | 226 | 52 | 41 |
| March | 402 | 118 | |
| April | N/A | 76 | |
| May | N/A | 71 | |
| June | 5 | 89 | |
| July | 30 | 89 | |
| August | 88 | 97 | |
| September | 42 | 43 | |
| October | 55 | 43 | |
| November | 38 | 52 | |
| December | 32 | 80 | |

Median DOM



| Month | 2020 | 2021 | 2022 |
|-----------|------|------|-----------|
| January | N/A | 82 | 7 |
| February | 194 | 48 | 10 |
| March | 402 | 129 | |
| April | N/A | 81 | |
| May | N/A | 64 | |
| June | 5 | 125 | |
| July | 27 | 125 | |
| August | 67 | 118 | |
| September | 27 | 20 | |
| October | 38 | 22 | |
| November | 20 | 28 | |
| December | 17 | 67 | |