



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

## February 2023 NE Kansas Market Statistics

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

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## Northeast Kansas Housing Report



### Market Overview

#### Northeast Kansas Home Sales Fell in February

Total home sales in the Northeast Kansas MLS system fell last month to 4 units, compared to 7 units in February 2022. Total sales volume was \$0.2 million, down from a year earlier.

The median sale price in February was \$30,500, down from \$97,000 a year earlier. Homes that sold in February were typically on the market for 37 days and sold for 42.0% of their list prices.

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

The total number of active listings in the Northeast Kansas MLS system at the end of February was 37 units, up from 24 at the same point in 2022. This represents a 3.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$135,000.

During February, a total of 6 contracts were written down from 11 in February 2022. At the end of the month, there were 7 contracts still pending.

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## Northeast Kansas Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>4</b> -42.9%	<b>7</b> 250.0%	<b>2</b> -86.7%	<b>15</b> 25.0%	<b>12</b> 0.0%	<b>12</b> -50.0%
<b>Active Listings</b> Change from prior year		<b>37</b> 54.2%	<b>24</b> -17.2%	<b>29</b> -42.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>3.8</b> 52.0%	<b>2.5</b> -13.8%	<b>2.9</b> -39.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>11</b> 10.0%	<b>10</b> 42.9%	<b>7</b> -30.0%	<b>20</b> -16.7%	<b>24</b> 26.3%	<b>19</b> 5.6%
<b>Contracts Written</b> Change from prior year		<b>6</b> -45.5%	<b>11</b> 120.0%	<b>5</b> -66.7%	<b>11</b> -50.0%	<b>22</b> 69.2%	<b>13</b> -50.0%
<b>Pending Contracts</b> Change from prior year		<b>7</b> -66.7%	<b>21</b> 61.5%	<b>13</b> 0.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>222</b> -70.4%	<b>750</b> 357.3%	<b>164</b> -84.8%	<b>2,413</b> 62.8%	<b>1,482</b> 54.1%	<b>962</b> -51.8%
Average	<b>Sale Price</b> Change from prior year	<b>55,500</b> -48.2%	<b>107,143</b> 30.7%	<b>82,000</b> 13.8%	<b>160,833</b> 30.2%	<b>123,500</b> 54.1%	<b>80,150</b> -3.7%
	<b>List Price of Actives</b> Change from prior year	<b>145,786</b> 41.3%	<b>103,211</b> -0.6%	<b>103,869</b> -11.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>36</b> -59.1%	<b>88</b> 57.1%	<b>56</b> -65.2%	<b>32</b> -52.2%	<b>67</b> -23.9%	<b>88</b> -42.1%
	<b>Percent of List</b> Change from prior year	<b>52.5%</b> -44.9%	<b>95.3%</b> -6.1%	<b>101.5%</b> 10.0%	<b>86.0%</b> -6.8%	<b>92.3%</b> -3.5%	<b>95.6%</b> 1.9%
	<b>Percent of Original</b> Change from prior year	<b>52.5%</b> -43.5%	<b>92.9%</b> -8.5%	<b>101.5%</b> 16.1%	<b>86.0%</b> -2.8%	<b>88.5%</b> -8.4%	<b>96.6%</b> 12.1%
Median	<b>Sale Price</b> Change from prior year	<b>30,500</b> -68.6%	<b>97,000</b> 18.3%	<b>82,000</b> 49.1%	<b>145,000</b> 59.3%	<b>91,000</b> 41.7%	<b>64,200</b> -14.3%
	<b>List Price of Actives</b> Change from prior year	<b>135,000</b> 80.0%	<b>75,000</b> -11.7%	<b>84,900</b> -7.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>37</b> -14.0%	<b>43</b> -23.2%	<b>56</b> -67.1%	<b>28</b> -24.3%	<b>37</b> -7.5%	<b>40</b> -71.4%
	<b>Percent of List</b> Change from prior year	<b>42.0%</b> -57.0%	<b>97.7%</b> -3.7%	<b>101.5%</b> 7.7%	<b>93.4%</b> -0.7%	<b>94.1%</b> -0.9%	<b>95.0%</b> -1.0%
	<b>Percent of Original</b> Change from prior year	<b>42.0%</b> -53.2%	<b>89.7%</b> -11.6%	<b>101.5%</b> 18.4%	<b>93.4%</b> 4.4%	<b>89.5%</b> -5.8%	<b>95.0%</b> 8.8%

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



## Northeast Kansas Closed Listings Analysis

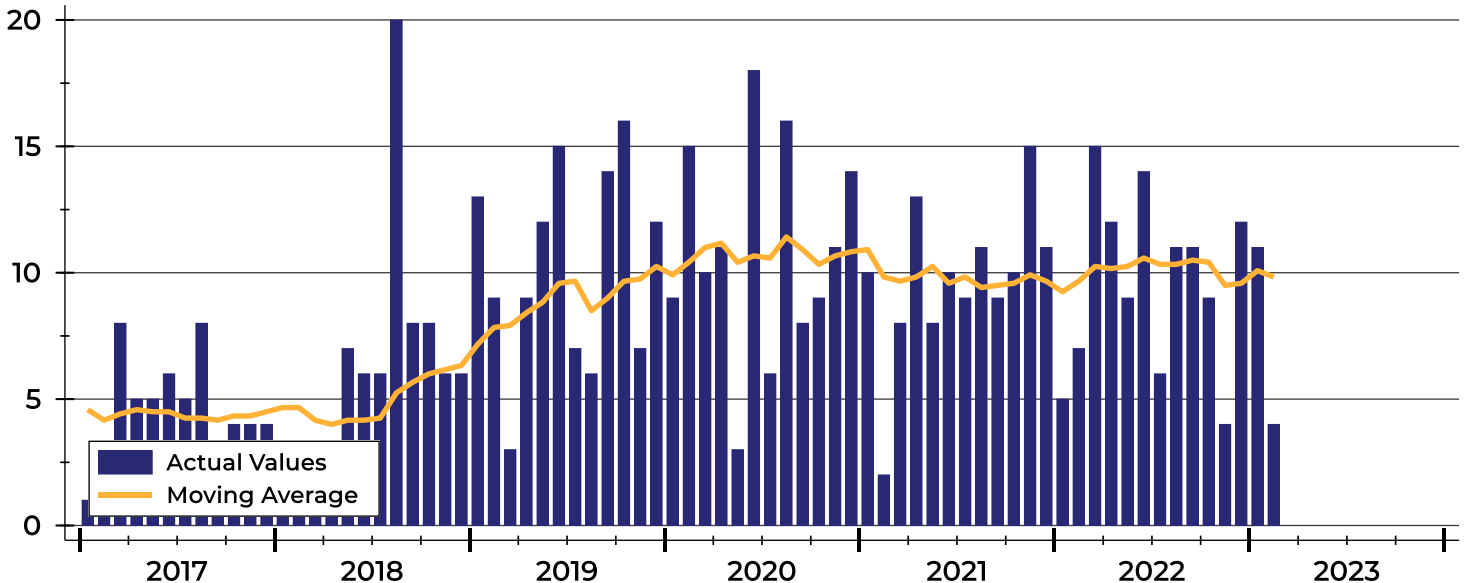
Summary Statistics for Closed Listings		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		4	7	-42.9%	15	12	25.0%
Volume (1,000s)		222	750	-70.4%	2,413	1,482	62.8%
Months' Supply		3.8	2.5	52.0%	N/A	N/A	N/A
Average	Sale Price	55,500	107,143	-48.2%	160,833	123,500	30.2%
	Days on Market	36	88	-59.1%	32	67	-52.2%
	Percent of List	52.5%	95.3%	-44.9%	86.0%	92.3%	-6.8%
	Percent of Original	52.5%	92.9%	-43.5%	86.0%	88.5%	-2.8%
Median	Sale Price	30,500	97,000	-68.6%	145,000	91,000	59.3%
	Days on Market	37	43	-14.0%	28	37	-24.3%
	Percent of List	42.0%	97.7%	-57.0%	93.4%	94.1%	-0.7%
	Percent of Original	42.0%	89.7%	-53.2%	93.4%	89.5%	4.4%

A total of 4 homes sold in the Northeast Kansas MLS system in February, down from 7 units in February 2022. Total sales volume fell to \$0.2 million compared to \$0.8 million in the previous year.

The median sales price in February was \$30,500, down 68.6% compared to the prior year. Median days on market was 37 days, up from 16 days in January, but down from 43 in February 2022.

## History of Closed Listings

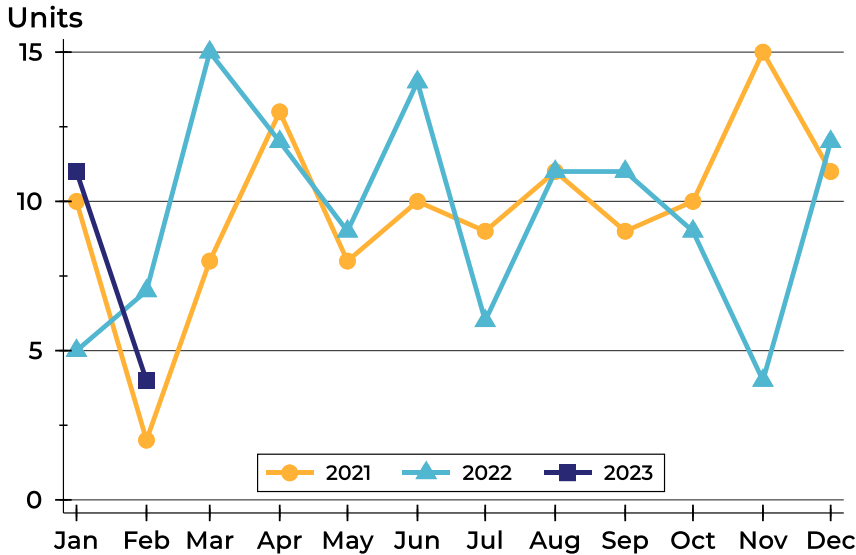
Units





## Northeast Kansas Closed Listings Analysis

### Closed Listings by Month



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

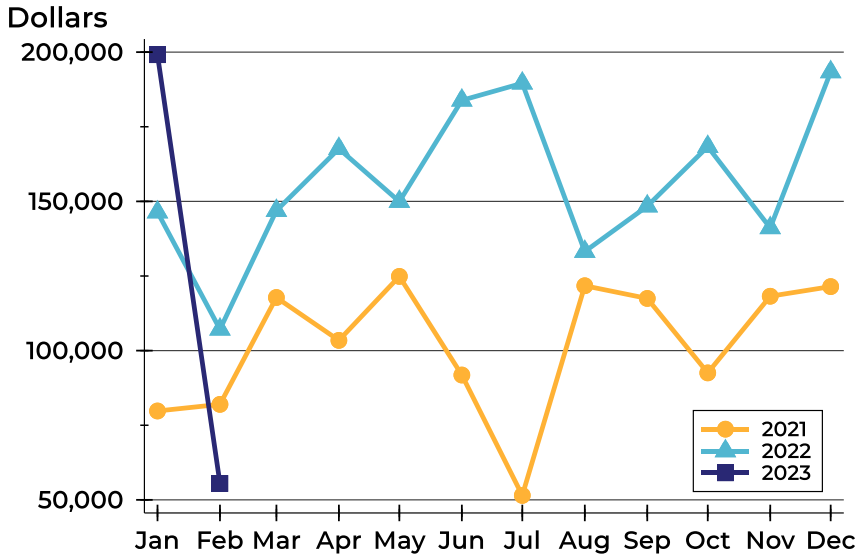
### Closed Listings by Price Range

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	2	50.0%	0.0	16,000	16,000	37	37	35.6%	35.6%	35.6%	35.6%
\$25,000-\$49,999	1	25.0%	3.4	45,000	45,000	28	28	48.4%	48.4%	48.4%	48.4%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	5.1	145,000	145,000	41	41	90.6%	90.6%	90.6%	90.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	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



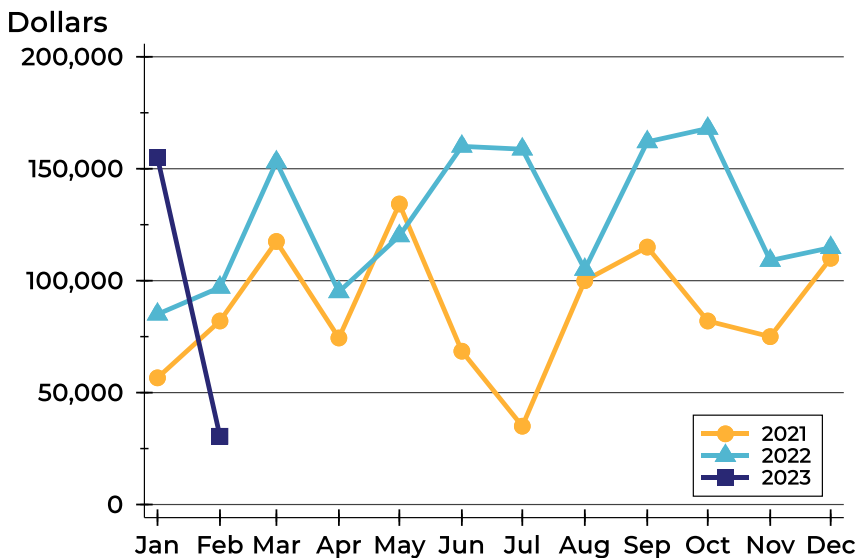
## Northeast Kansas Closed Listings Analysis

### Average Price



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

### Median Price

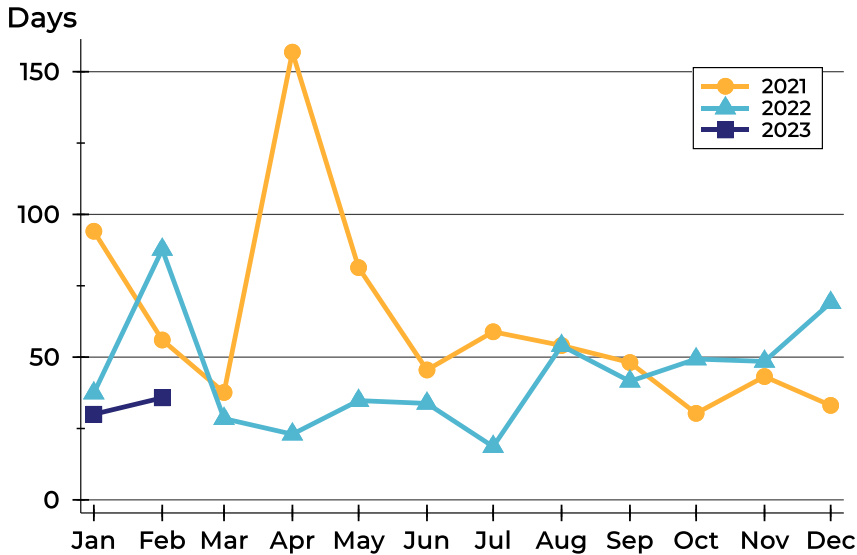


Month	2021	2022	2023
January	56,600	85,000	155,000
February	82,000	97,000	30,500
March	117,500	153,000	
April	74,400	95,000	
May	134,250	120,000	
June	68,500	160,000	
July	35,000	158,750	
August	100,000	105,000	
September	115,000	162,000	
October	82,000	168,000	
November	75,000	109,000	
December	110,000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



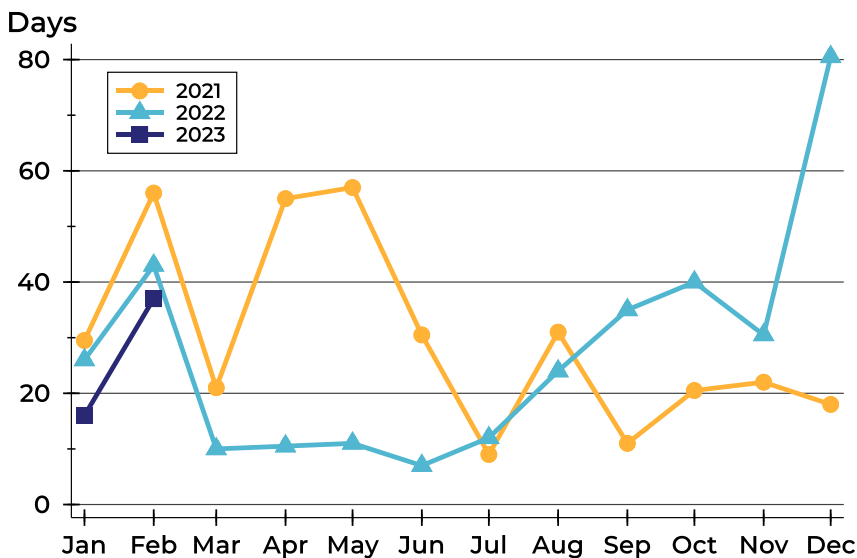
## Northeast Kansas Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	94	37	30
February	56	88	36
March	38	28	
April	157	23	
May	81	35	
June	46	34	
July	59	19	
August	54	54	
September	48	42	
October	30	49	
November	43	49	
December	33	69	

### Median DOM



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



## Northeast Kansas Active Listings Analysis

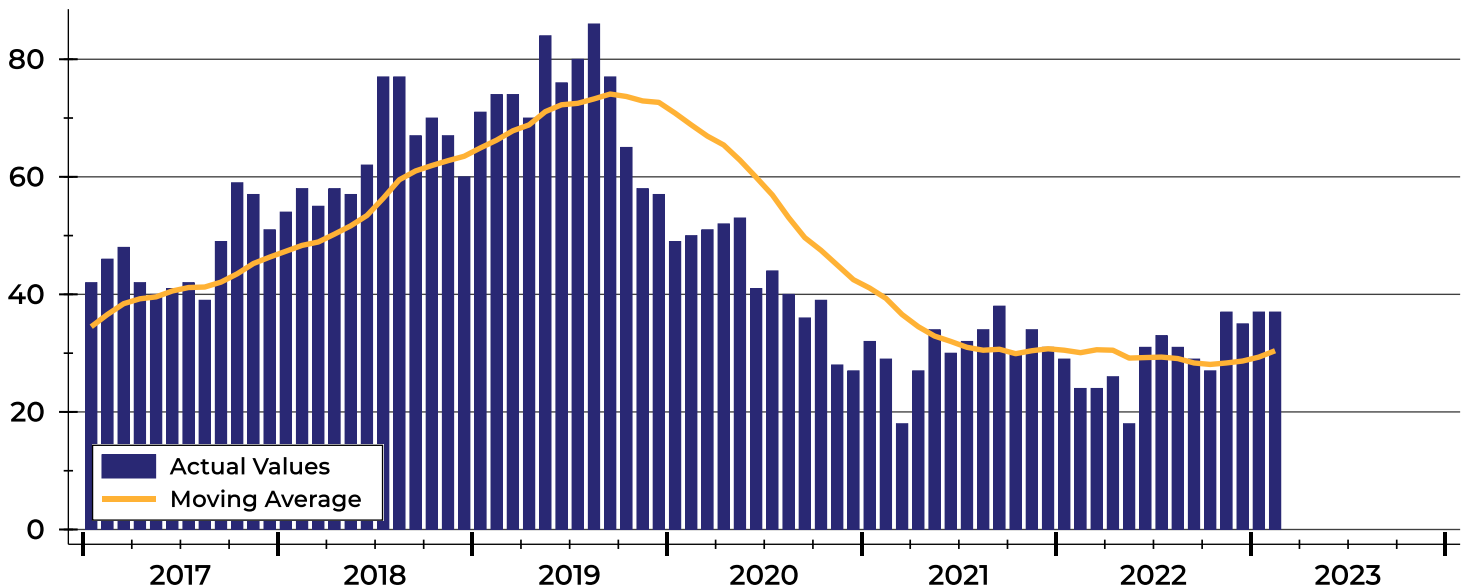
Summary Statistics for Active Listings		End of February		
		2023	2022	Change
Active Listings		37	24	54.2%
Volume (1,000s)		5,394	2,477	117.8%
Months' Supply		3.8	2.5	52.0%
Average	List Price	145,786	103,211	41.3%
	Days on Market	97	153	-36.6%
	Percent of Original	95.7%	97.0%	-1.3%
Median	List Price	135,000	75,000	80.0%
	Days on Market	75	122	-38.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 37 homes were available for sale in the Northeast Kansas MLS system at the end of February. This represents a 3.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$135,000, up 80.0% from 2022. The typical time on market for active listings was 75 days, down from 122 days a year earlier.

### History of Active Listings

Units

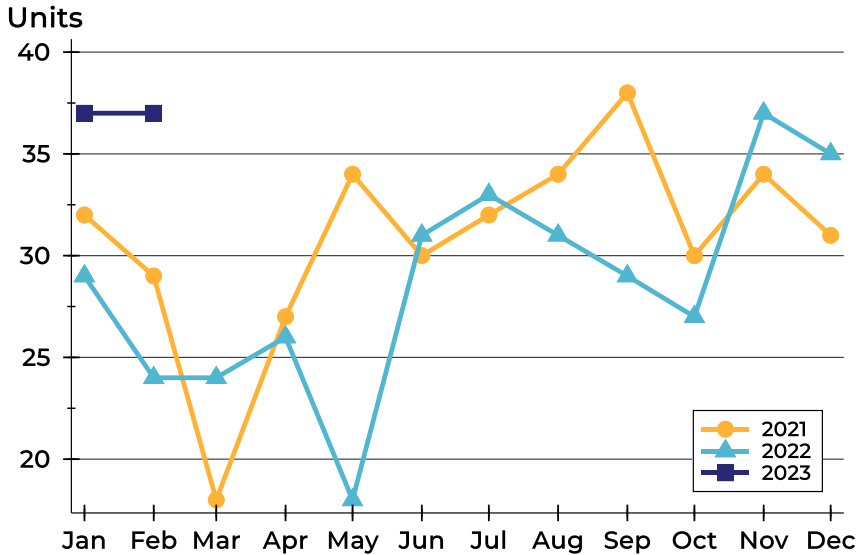






## Northeast Kansas Active Listings Analysis

### Active Listings by Month



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

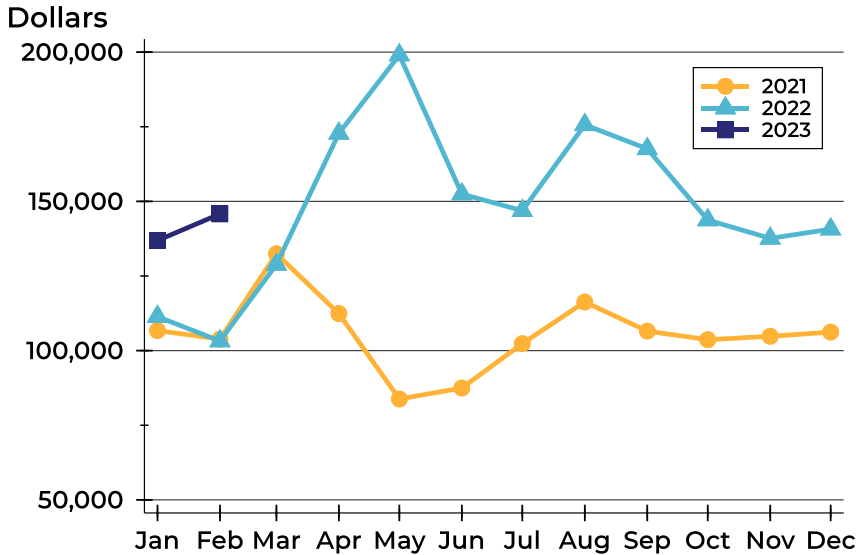
### Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	5.4%	3.4	42,500	42,500	36	36	90.1%	90.1%
\$50,000-\$99,999	12	32.4%	N/A	83,217	89,700	84	77	94.5%	100.0%
\$100,000-\$124,999	3	8.1%	N/A	116,667	115,000	65	81	95.9%	95.8%
\$125,000-\$149,999	6	16.2%	5.1	139,833	140,000	65	59	100.0%	100.0%
\$150,000-\$174,999	3	8.1%	N/A	150,000	150,000	229	316	88.9%	83.3%
\$175,000-\$199,999	4	10.8%	N/A	185,625	184,000	102	114	95.3%	95.5%
\$200,000-\$249,999	4	10.8%	N/A	229,750	225,000	146	56	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	8.1%	N/A	336,667	335,000	88	118	97.6%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



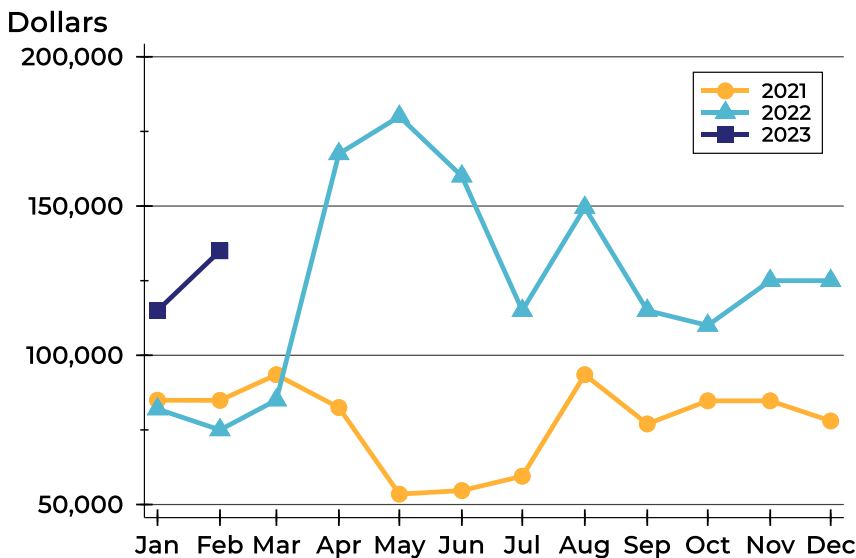
## Northeast Kansas Active Listings Analysis

### Average Price



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

### Median Price

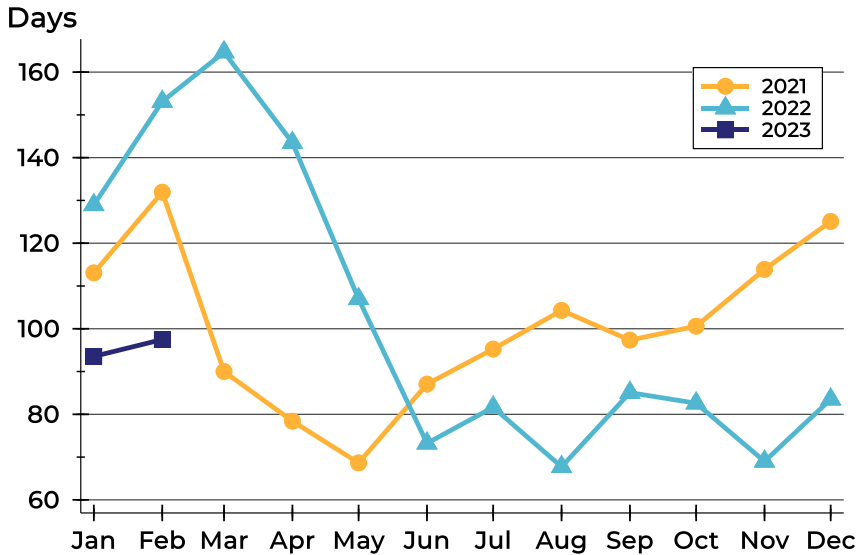


Month	2021	2022	2023
January	84,950	82,000	115,000
February	84,900	75,000	135,000
March	93,500	85,000	
April	82,500	167,500	
May	53,484	180,000	
June	54,684	160,000	
July	59,500	115,000	
August	93,500	149,500	
September	77,000	115,000	
October	84,750	110,000	
November	84,750	125,000	
December	78,000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



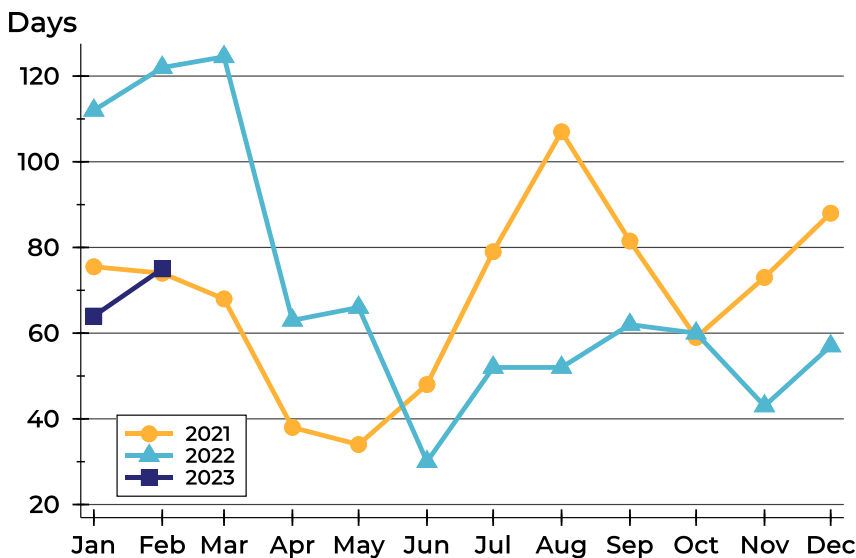
## Northeast Kansas Active Listings Analysis

### Average DOM



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

### Median DOM

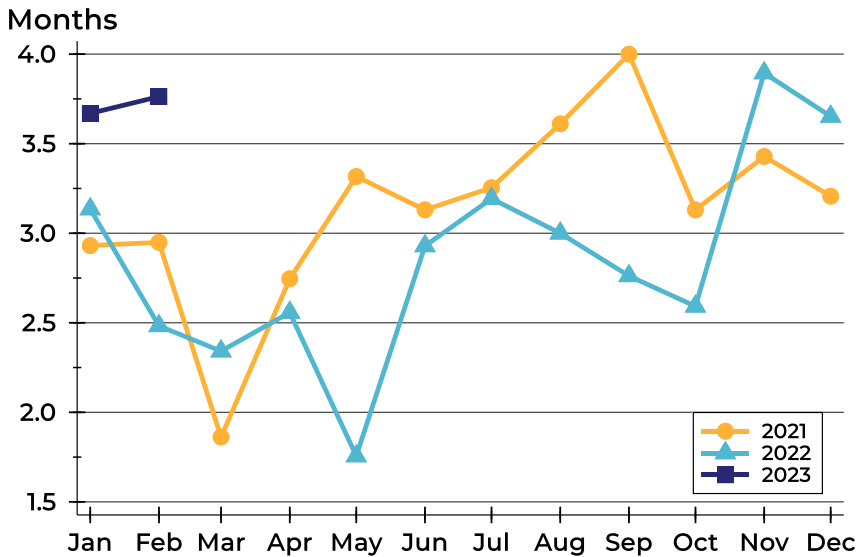


Month	2021	2022	2023
January	76	112	64
February	74	122	75
March	68	125	
April	38	63	
May	34	66	
June	48	30	
July	79	52	
August	107	52	
September	82	62	
October	59	60	
November	73	43	
December	88	57	



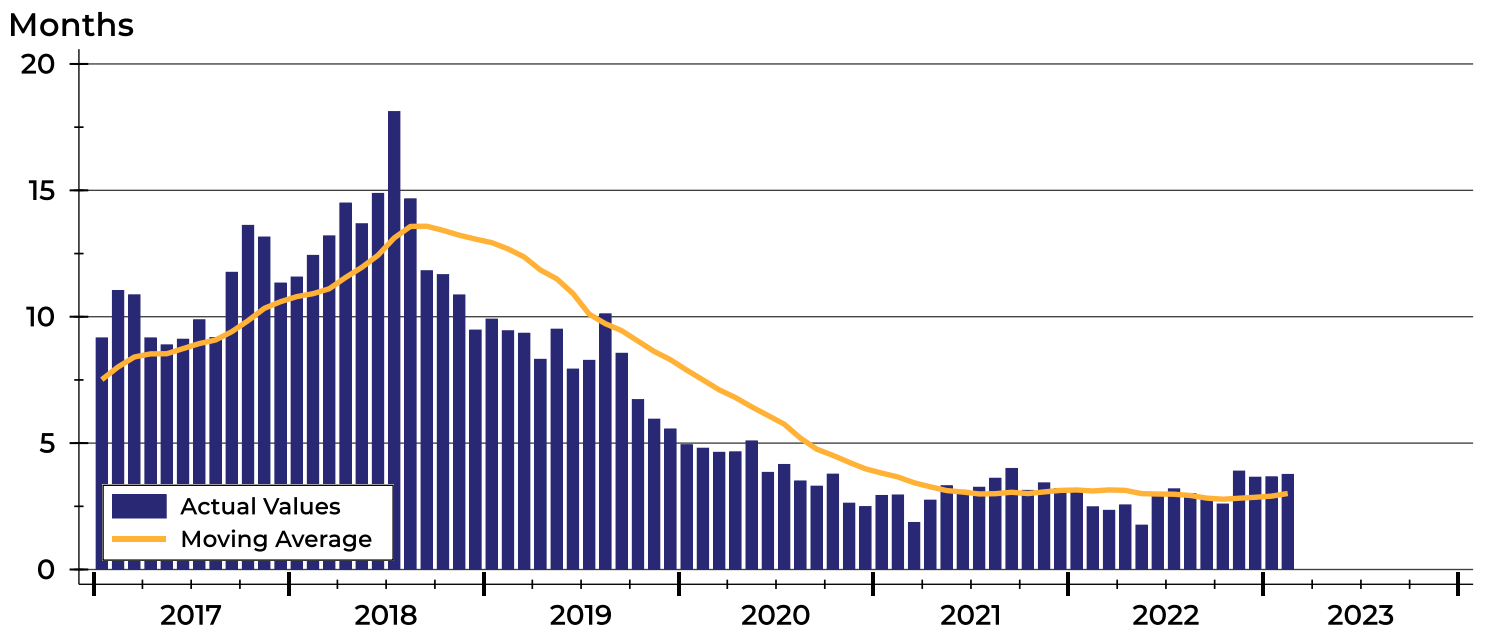
## Northeast Kansas Months' Supply Analysis

### Months' Supply by Month



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

### History of Month's Supply





## Northeast Kansas New Listings Analysis

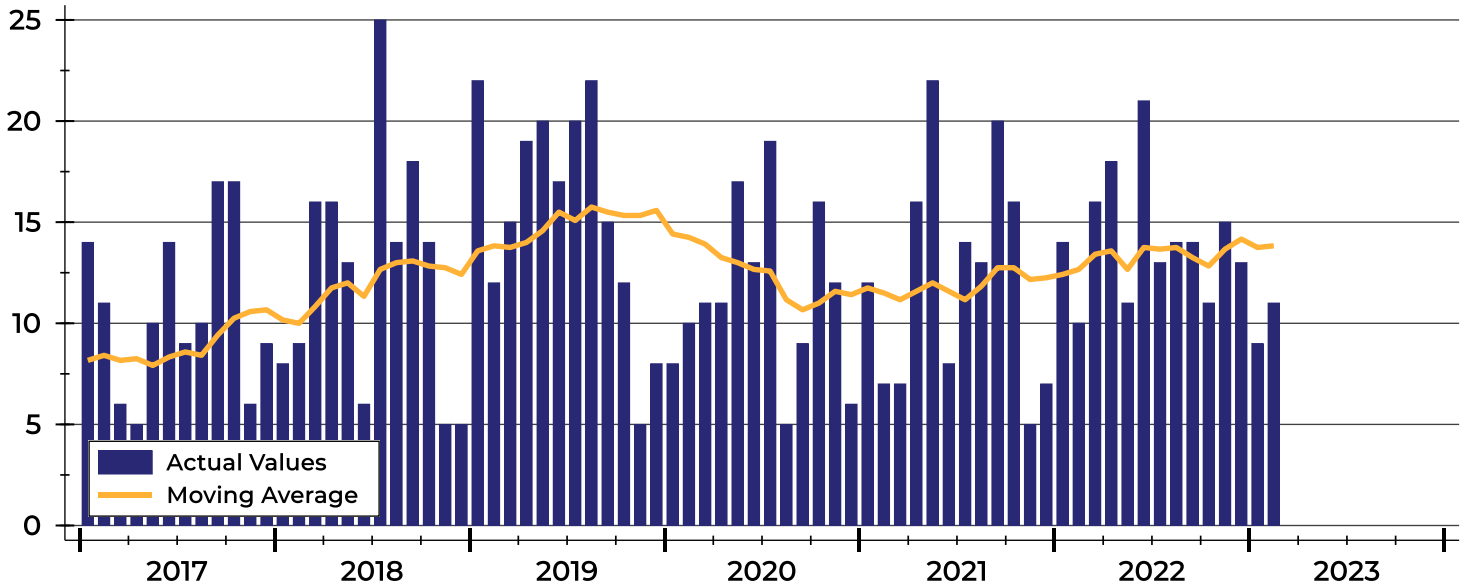
Summary Statistics for New Listings		2023	February 2022	Change
Current Month	New Listings	11	10	10.0%
	Volume (1,000s)	1,755	1,485	18.2%
	Average List Price	159,500	148,480	7.4%
	Median List Price	135,000	122,450	10.2%
Year-to-Date	New Listings	20	24	-16.7%
	Volume (1,000s)	2,691	3,499	-23.1%
	Average List Price	134,550	145,783	-7.7%
	Median List Price	106,500	143,700	-25.9%

A total of 11 new listings were added in the Northeast Kansas MLS system during February, up 10.0% from the same month in 2022. Year-to-date the Northeast Kansas MLS system has seen 20 new listings.

The median list price of these homes was \$135,000 up from \$122,450 in 2022.

## History of New Listings

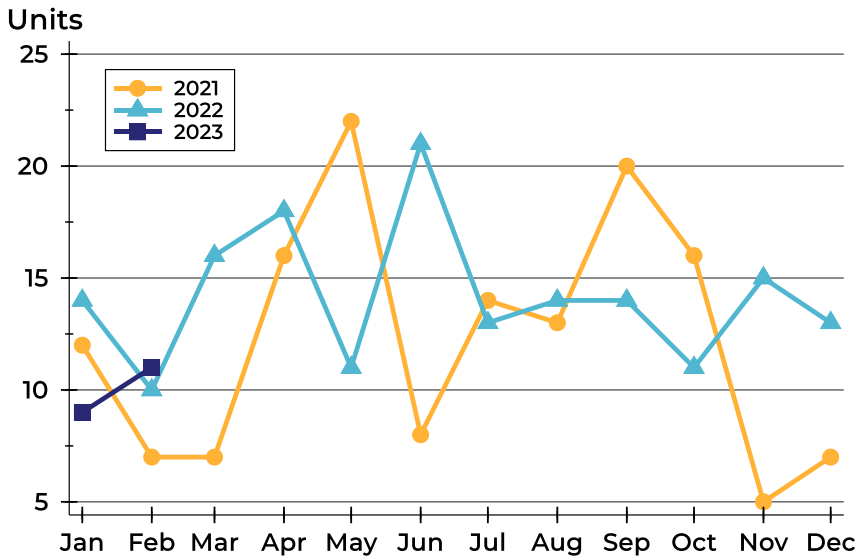
Units





## Northeast Kansas New Listings Analysis

### New Listings by Month



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

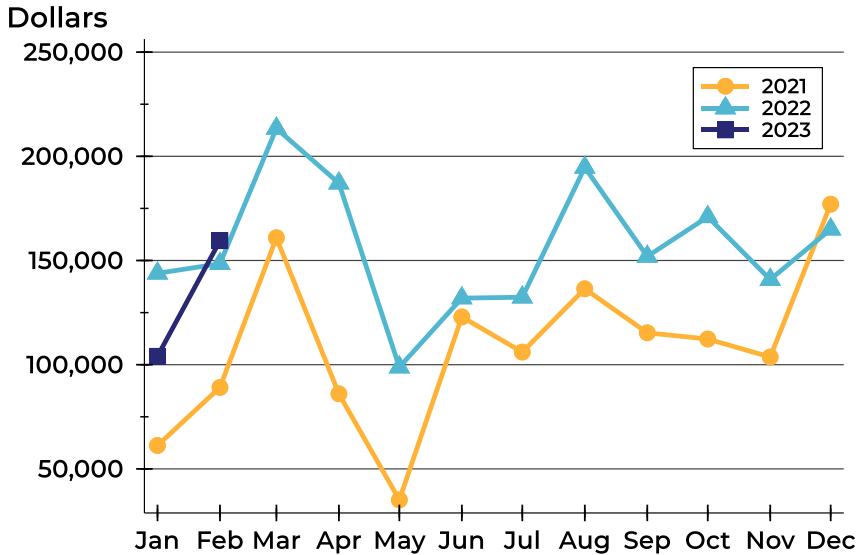
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	9.1%	45,000	45,000	31	31	100.0%	100.0%
\$50,000-\$99,999	3	27.3%	87,000	90,000	17	14	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	120,000	120,000	27	27	100.0%	100.0%
\$125,000-\$149,999	2	18.2%	140,000	140,000	30	30	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	9.1%	175,000	175,000	32	32	100.0%	100.0%
\$200,000-\$249,999	1	9.1%	249,000	249,000	7	7	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	289,500	289,500	5	5	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	335,000	335,000	21	21	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



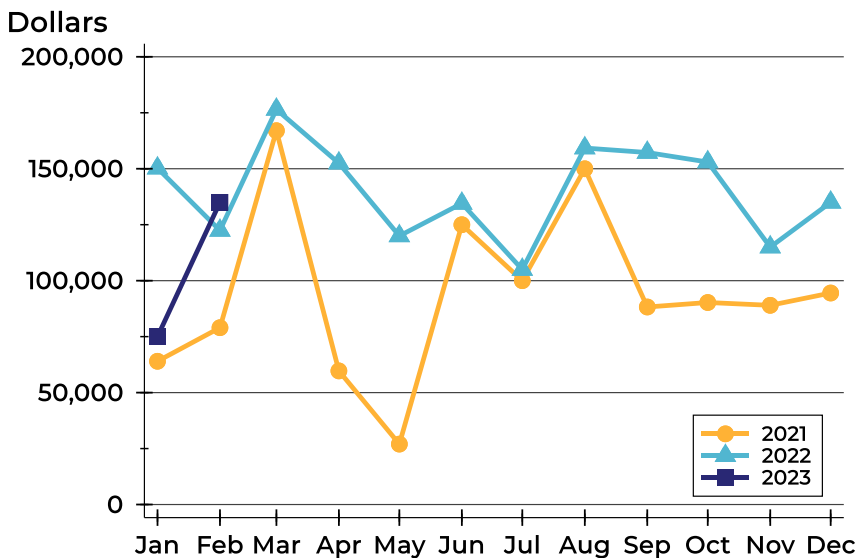
## Northeast Kansas New Listings Analysis

### Average Price



Month	2021	2022	2023
January	61,233	143,857	104,056
February	89,114	148,480	159,500
March	160,929	213,400	
April	86,038	187,106	
May	35,134	98,818	
June	122,938	131,967	
July	106,064	132,369	
August	136,423	194,664	
September	115,305	151,964	
October	112,331	170,955	
November	103,680	140,860	
December	177,057	165,015	

### Median Price



Month	2021	2022	2023
January	64,000	150,250	75,000
February	79,000	122,450	135,000
March	167,000	176,500	
April	59,700	152,500	
May	27,000	120,000	
June	125,000	134,500	
July	100,000	105,000	
August	150,000	159,250	
September	88,250	157,250	
October	90,250	153,000	
November	89,000	115,000	
December	94,500	135,000	



## Northeast Kansas Contracts Written Analysis

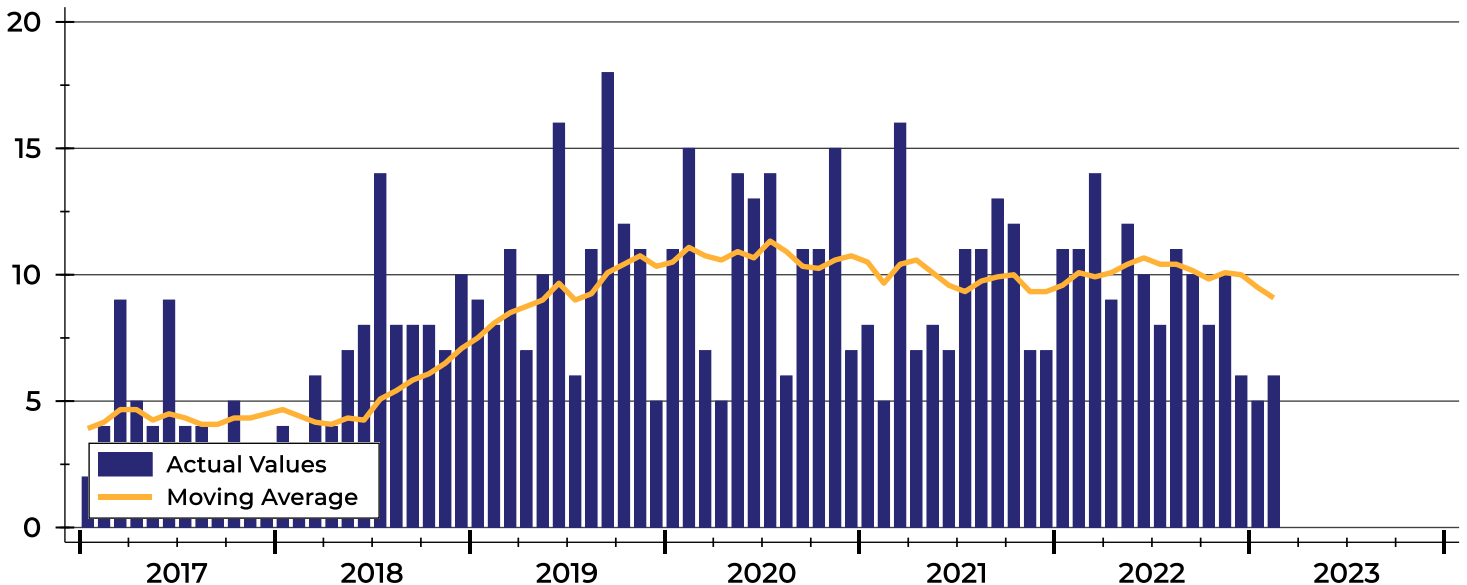
Summary Statistics for Contracts Written		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		6	11	-45.5%	11	22	-50.0%
Volume (1,000s)		711	1,565	-54.6%	1,198	3,057	-60.8%
Average	Sale Price	118,417	142,318	-16.8%	108,864	138,977	-21.7%
	Days on Market	43	40	7.5%	42	48	-12.5%
	Percent of Original	87.8%	93.8%	-6.4%	77.5%	94.0%	-17.6%
Median	Sale Price	86,500	125,000	-30.8%	83,000	111,000	-25.2%
	Days on Market	25	26	-3.8%	37	20	85.0%
	Percent of Original	94.6%	94.3%	0.3%	89.2%	95.2%	-6.3%

A total of 6 contracts for sale were written in the Northeast Kansas MLS system during the month of February, down from 11 in 2022. The median list price of these homes was \$86,500, down from \$125,000 the prior year.

Half of the homes that went under contract in February were on the market less than 25 days, compared to 26 days in February 2022.

## History of Contracts Written

Units

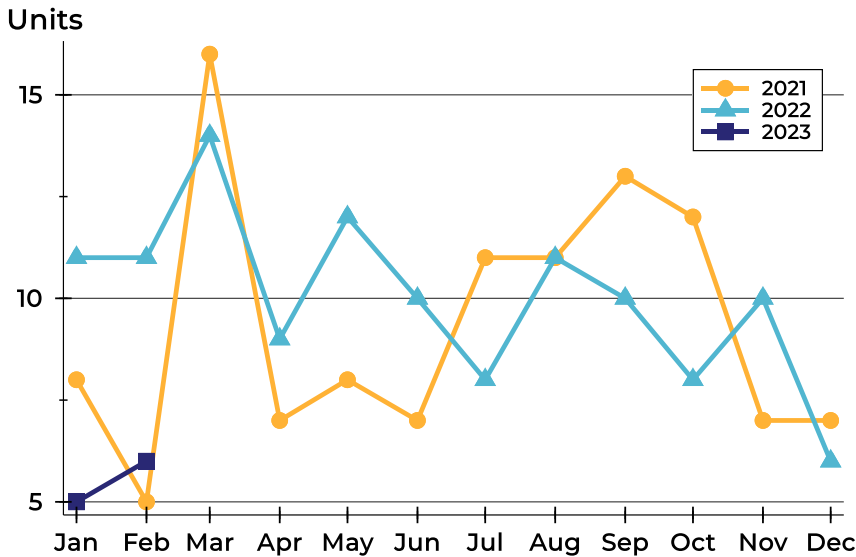






## Northeast Kansas Contracts Written Analysis

### Contracts Written by Month



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

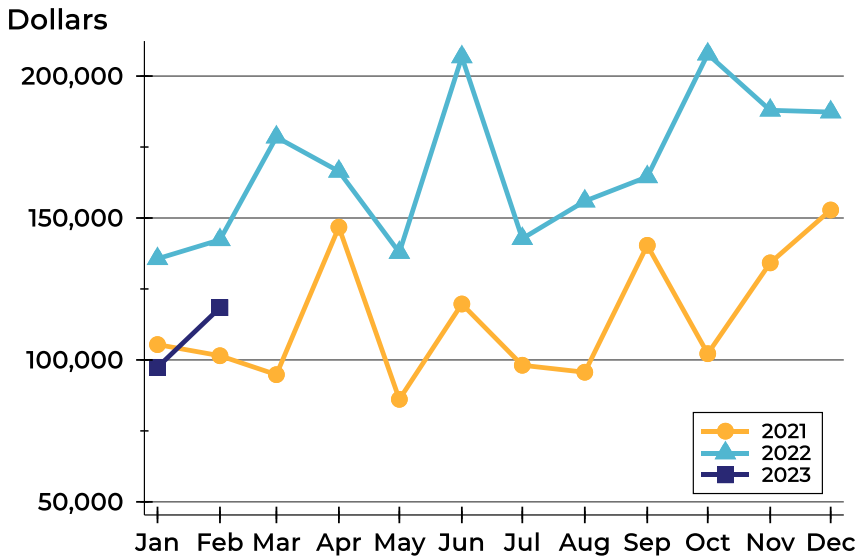
### Contracts Written by Price Range

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	83.3%	84,200	83,000	50	28	85.3%	89.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	289,500	289,500	5	5	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



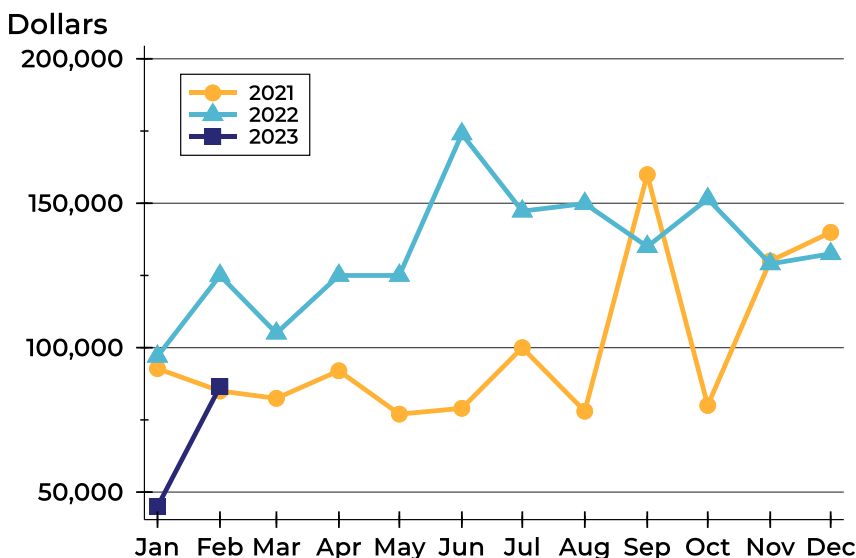
## Northeast Kansas Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	105,413	135,636	<b>97,400</b>
February	101,480	142,318	<b>118,417</b>
March	94,819	178,500	
April	146,786	166,444	
May	86,125	137,825	
June	119,714	206,750	
July	98,127	142,738	
August	95,673	155,945	
September	140,369	164,500	
October	102,200	207,725	
November	134,200	187,950	
December	152,814	187,333	

### Median Price

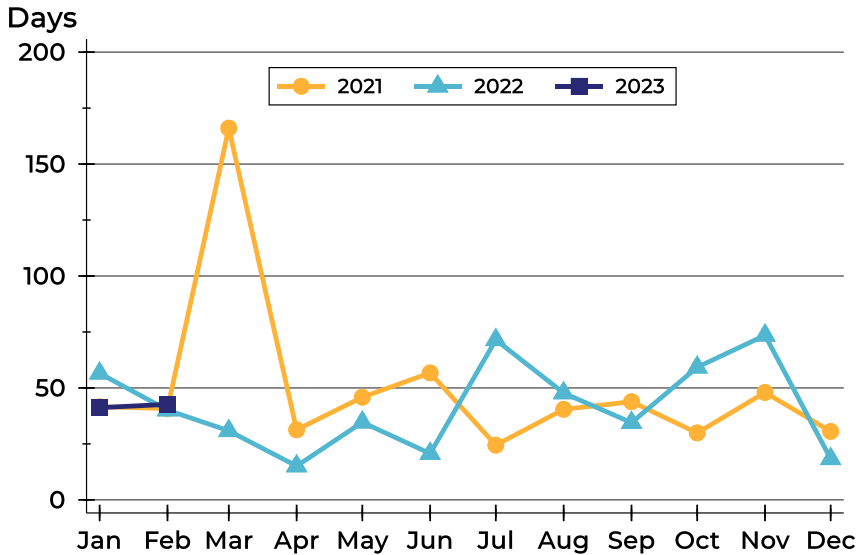


Month	2021	2022	2023
January	92,750	97,000	<b>45,000</b>
February	85,000	125,000	<b>86,500</b>
March	82,450	105,000	
April	92,000	125,000	
May	77,000	125,000	
June	79,000	174,000	
July	100,000	147,250	
August	78,000	149,900	
September	159,900	135,000	
October	80,000	151,500	
November	130,000	129,000	
December	139,900	132,500	



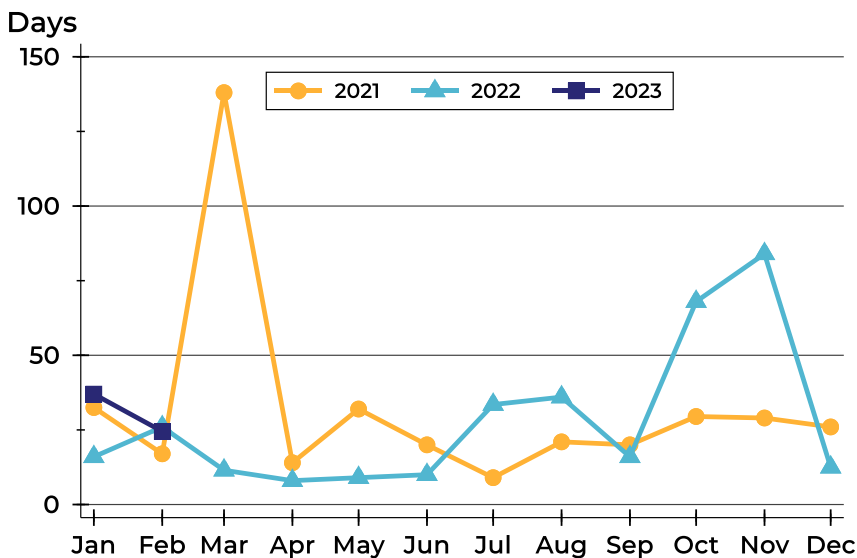
## Northeast Kansas Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	42	57	41
February	41	40	43
March	166	31	
April	31	15	
May	46	35	
June	57	21	
July	24	72	
August	40	48	
September	44	35	
October	30	59	
November	48	74	
December	31	18	

### Median DOM



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



## Northeast Kansas Pending Contracts Analysis

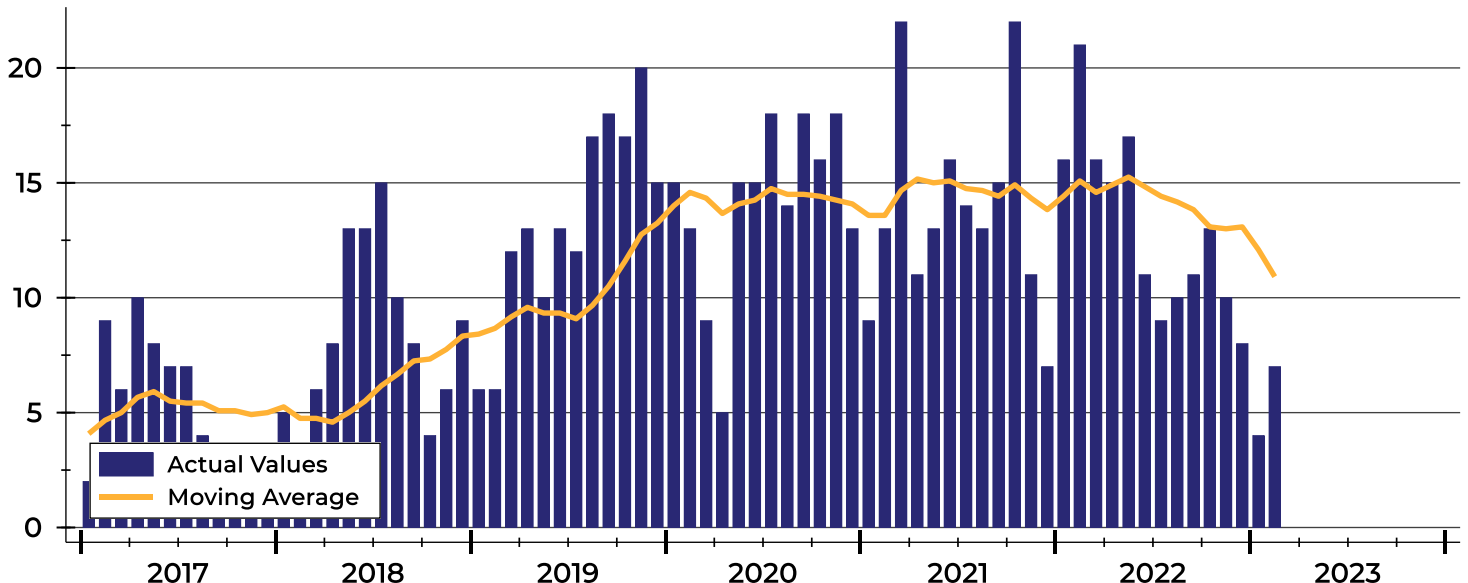
Summary Statistics for Pending Contracts		End of February		
		2023	2022	Change
Pending Contracts		7	21	-66.7%
Volume (1,000s)		740	3,171	-76.7%
Average	List Price	105,714	151,019	-30.0%
	Days on Market	42	52	-19.2%
	Percent of Original	92.8%	99.0%	-6.3%
Median	List Price	83,000	153,000	-45.8%
	Days on Market	21	26	-19.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in the Northeast Kansas MLS system had contracts pending at the end of February, down from 21 contracts pending at the end of February 2022.

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

## History of Pending Contracts

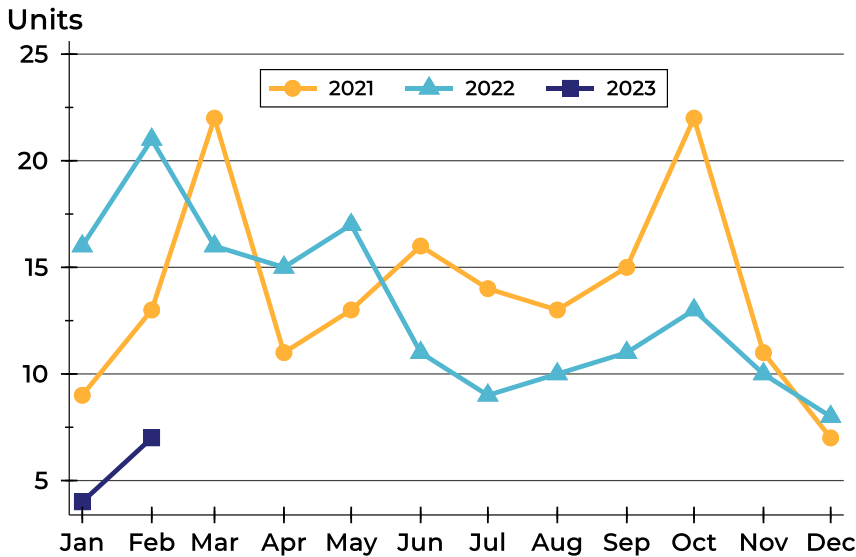
Units





## Northeast Kansas Pending Contracts Analysis

### Pending Contracts by Month



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

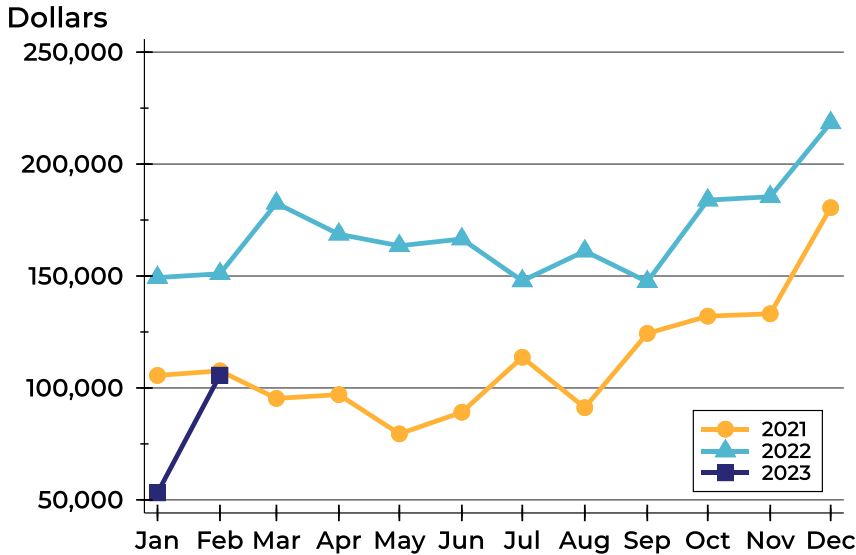
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	14.3%	38,000	38,000	58	58	71.7%	71.7%
\$50,000-\$99,999	5	71.4%	82,500	83,000	47	21	95.6%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	289,500	289,500	5	5	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



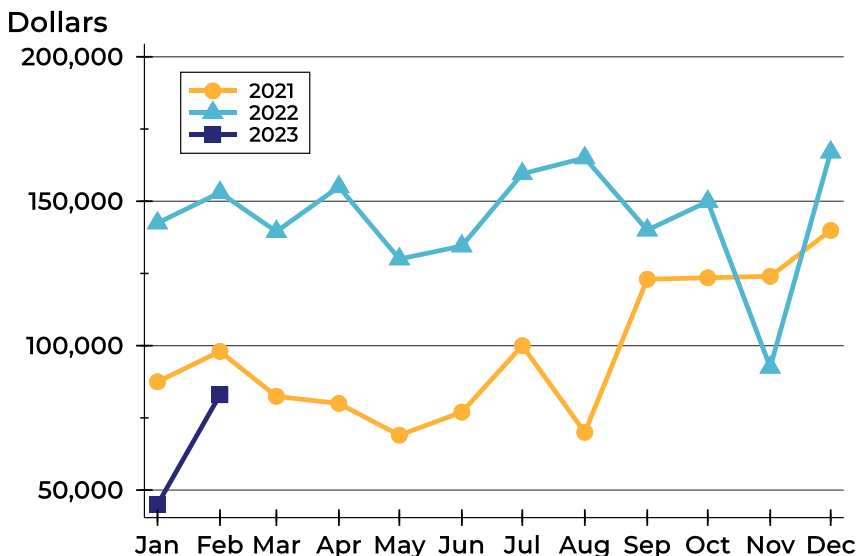
## Northeast Kansas Pending Contracts Analysis

### Average Price



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

### Median Price

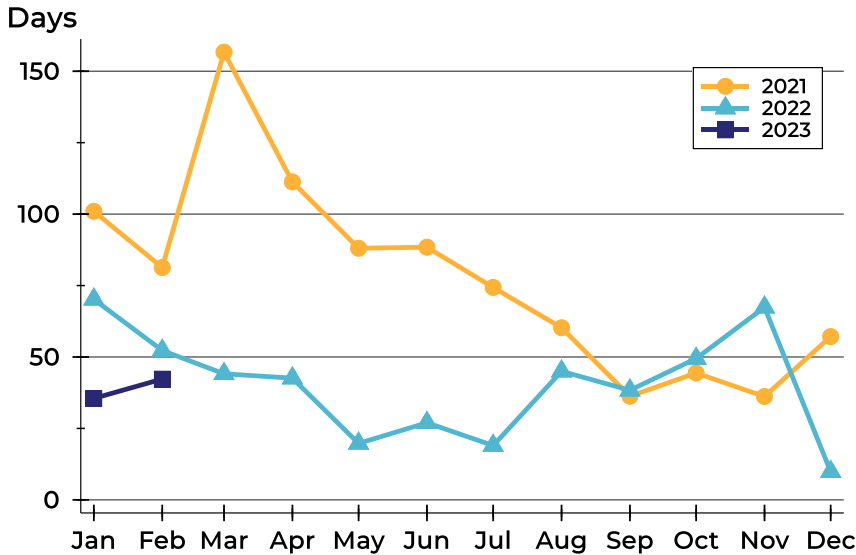


Month	2021	2022	2023
January	87,500	142,450	45,000
February	98,000	153,000	83,000
March	82,450	139,500	
April	80,000	155,000	
May	68,999	130,000	
June	77,000	134,500	
July	100,000	159,500	
August	69,999	165,000	
September	123,000	140,000	
October	123,500	149,900	
November	124,000	92,500	
December	139,900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



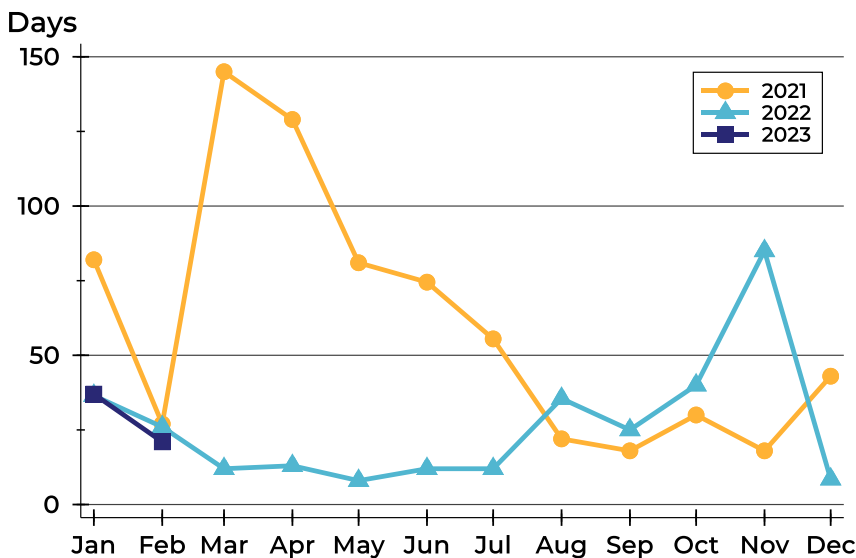
## Northeast Kansas Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



## Brown County Housing Report



### Market Overview

#### Brown County Home Sales Fell in February

Total home sales in Brown County fell last month to 4 units, compared to 6 units in February 2022. Total sales volume was \$0.2 million, down from a year earlier.

The median sale price in February was \$30,500, down from \$111,000 a year earlier. Homes that sold in February were typically on the market for 37 days and sold for 42.0% of their list prices.

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

The total number of active listings in Brown County at the end of February was 30 units, up from 24 at the same point in 2022. This represents a 4.3 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$117,500.

During February, a total of 3 contracts were written down from 7 in February 2022. At the end of the month, there were 4 contracts still pending.

### Report Contents

- Summary Statistics – Page 2
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- 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		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>4</b> -33.3%	<b>6</b> 200.0%	<b>2</b> -86.7%	<b>9</b> 0.0%	<b>9</b> 0.0%	<b>9</b> -59.1%
<b>Active Listings</b> Change from prior year		<b>30</b> 25.0%	<b>24</b> -4.0%	<b>25</b> -39.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>4.3</b> 19.4%	<b>3.6</b> 5.9%	<b>3.4</b> -27.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>6</b> -14.3%	<b>7</b> 16.7%	<b>6</b> -14.3%	<b>14</b> -6.7%	<b>15</b> -6.3%	<b>16</b> 23.1%
<b>Contracts Written</b> Change from prior year		<b>3</b> -57.1%	<b>7</b> 75.0%	<b>4</b> -42.9%	<b>7</b> -50.0%	<b>14</b> 55.6%	<b>9</b> -50.0%
<b>Pending Contracts</b> Change from prior year		<b>4</b> -69.2%	<b>13</b> 44.4%	<b>9</b> 28.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>222</b> -67.7%	<b>687</b> 318.9%	<b>164</b> -84.8%	<b>808</b> -38.4%	<b>1,312</b> 167.8%	<b>490</b> -72.7%
Average	<b>Sale Price</b> Change from prior year	<b>55,500</b> -51.5%	<b>114,500</b> 39.6%	<b>82,000</b> 13.8%	<b>89,722</b> -38.5%	<b>145,778</b> 167.6%	<b>54,478</b> -33.2%
	<b>List Price of Actives</b> Change from prior year	<b>130,687</b> 26.6%	<b>103,211</b> 2.0%	<b>101,168</b> 1.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>36</b> -62.9%	<b>97</b> 73.2%	<b>56</b> -65.2%	<b>42</b> -48.1%	<b>81</b> -21.4%	<b>103</b> -22.0%
	<b>Percent of List</b> Change from prior year	<b>52.5%</b> -45.4%	<b>96.1%</b> -5.3%	<b>101.5%</b> 10.0%	<b>76.0%</b> -18.9%	<b>93.7%</b> -2.2%	<b>95.8%</b> 2.4%
	<b>Percent of Original</b> Change from prior year	<b>52.5%</b> -44.3%	<b>94.3%</b> -7.1%	<b>101.5%</b> 16.1%	<b>76.0%</b> -17.7%	<b>92.4%</b> -5.1%	<b>97.4%</b> 13.3%
Median	<b>Sale Price</b> Change from prior year	<b>30,500</b> -72.5%	<b>111,000</b> 35.4%	<b>82,000</b> 49.1%	<b>99,000</b> -20.8%	<b>125,000</b> 155.1%	<b>49,000</b> -33.7%
	<b>List Price of Actives</b> Change from prior year	<b>117,500</b> 56.7%	<b>75,000</b> -11.7%	<b>84,900</b> 6.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>37</b> -41.3%	<b>63</b> 12.5%	<b>56</b> -67.1%	<b>37</b> -17.8%	<b>45</b> -10.0%	<b>50</b> -61.8%
	<b>Percent of List</b> Change from prior year	<b>42.0%</b> -57.5%	<b>98.8%</b> -2.7%	<b>101.5%</b> 7.7%	<b>90.6%</b> -4.6%	<b>95.0%</b> 0.0%	<b>95.0%</b> -0.1%
	<b>Percent of Original</b> Change from prior year	<b>42.0%</b> -55.2%	<b>93.7%</b> -7.7%	<b>101.5%</b> 18.4%	<b>90.6%</b> -2.9%	<b>93.3%</b> -1.8%	<b>95.0%</b> 10.9%

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



## Brown County Closed Listings Analysis

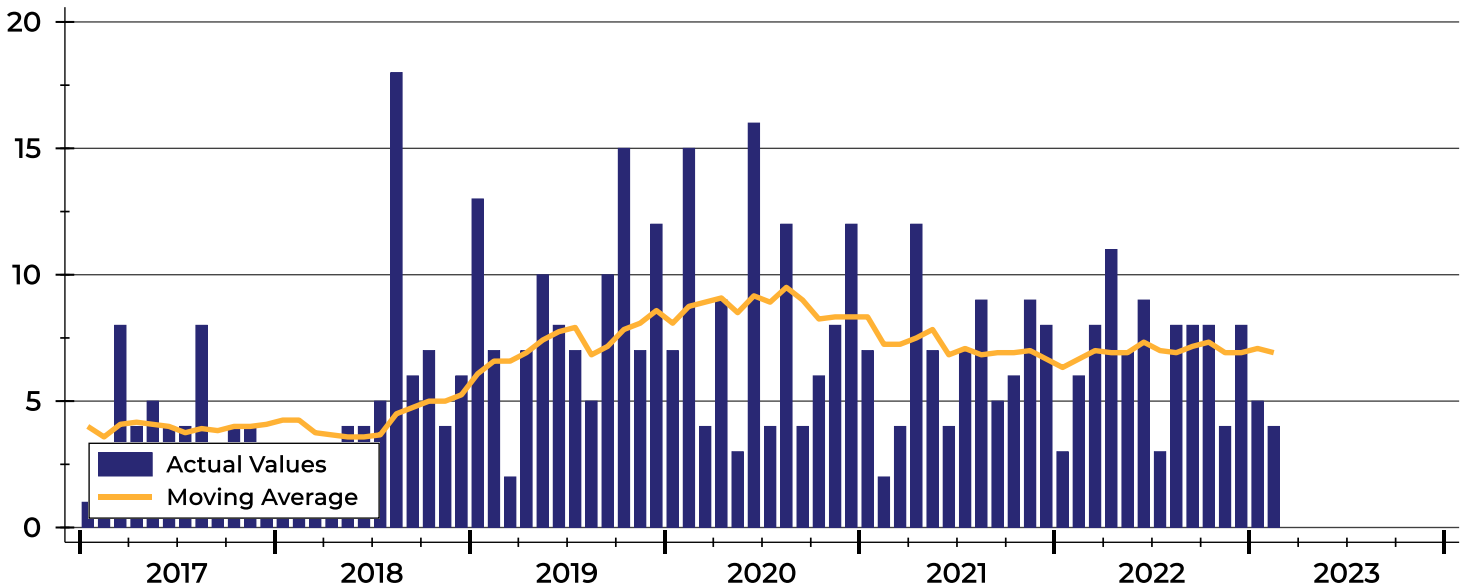
Summary Statistics for Closed Listings		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		4	6	-33.3%	9	9	0.0%
Volume (1,000s)		222	687	-67.7%	808	1,312	-38.4%
Months' Supply		4.3	3.6	19.4%	N/A	N/A	N/A
Average	Sale Price	55,500	114,500	-51.5%	89,722	145,778	-38.5%
	Days on Market	36	97	-62.9%	42	81	-48.1%
	Percent of List	52.5%	96.1%	-45.4%	76.0%	93.7%	-18.9%
	Percent of Original	52.5%	94.3%	-44.3%	76.0%	92.4%	-17.7%
Median	Sale Price	30,500	111,000	-72.5%	99,000	125,000	-20.8%
	Days on Market	37	63	-41.3%	37	45	-17.8%
	Percent of List	42.0%	98.8%	-57.5%	90.6%	95.0%	-4.6%
	Percent of Original	42.0%	93.7%	-55.2%	90.6%	93.3%	-2.9%

A total of 4 homes sold in Brown County in February, down from 6 units in February 2022. Total sales volume fell to \$0.2 million compared to \$0.7 million in the previous year.

The median sales price in February was \$30,500, down 72.5% compared to the prior year. Median days on market was 37 days, down from 52 days in January, and down from 63 in February 2022.

## History of Closed Listings

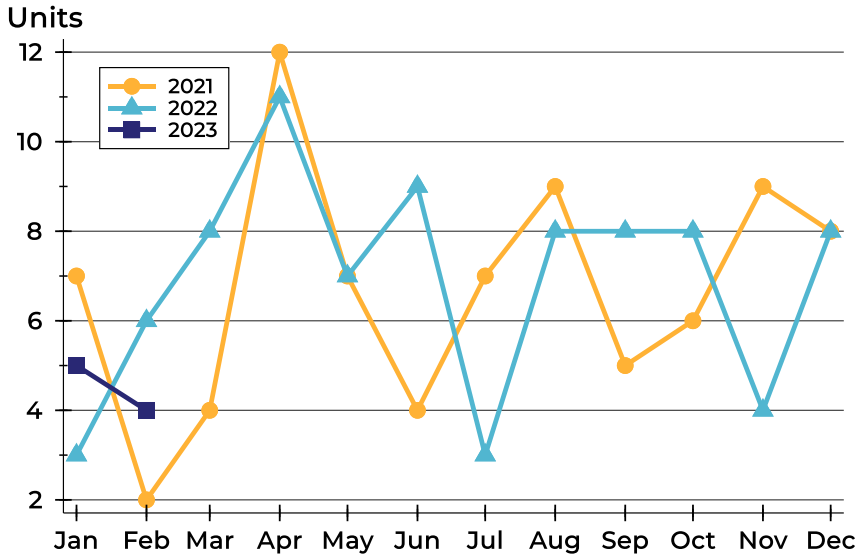
Units





## Brown County Closed Listings Analysis

### Closed Listings by Month



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

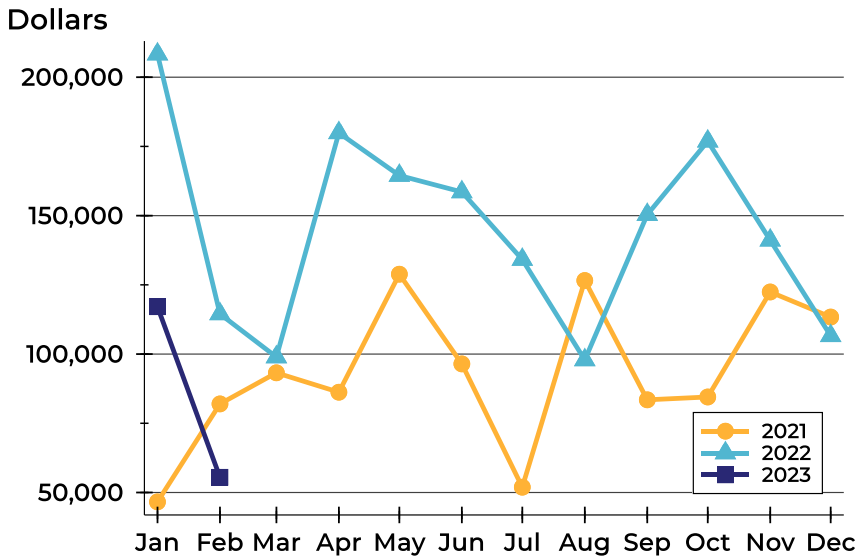
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	50.0%	0.0	16,000	16,000	37	37	35.6%	35.6%	35.6%	35.6%
\$25,000-\$49,999	1	25.0%	4.0	45,000	45,000	28	28	48.4%	48.4%	48.4%	48.4%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	4.6	145,000	145,000	41	41	90.6%	90.6%	90.6%	90.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



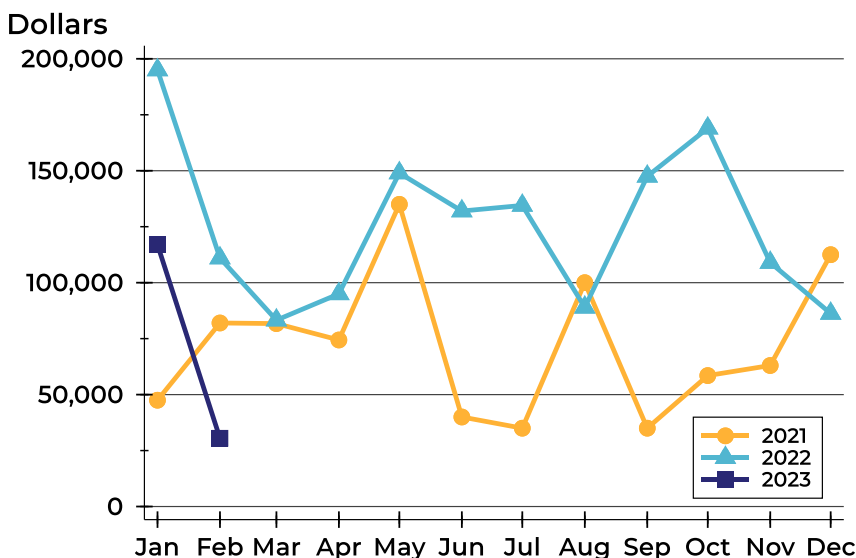
## Brown County Closed Listings Analysis

### Average Price



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

### Median Price

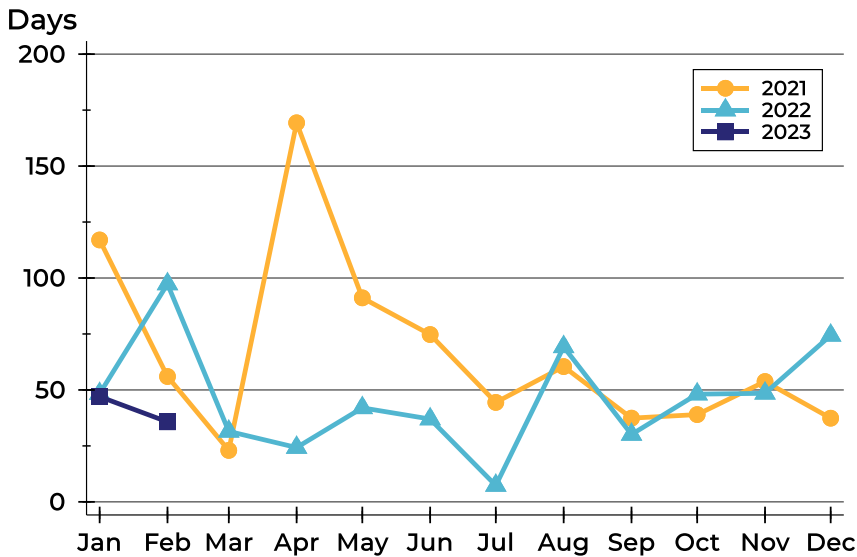


Month	2021	2022	2023
January	47,500	195,000	117,000
February	82,000	111,000	30,500
March	81,725	83,250	
April	74,400	95,000	
May	135,000	149,000	
June	40,000	132,000	
July	35,000	134,500	
August	100,000	89,000	
September	35,000	147,500	
October	58,500	169,000	
November	63,000	109,000	
December	112,500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



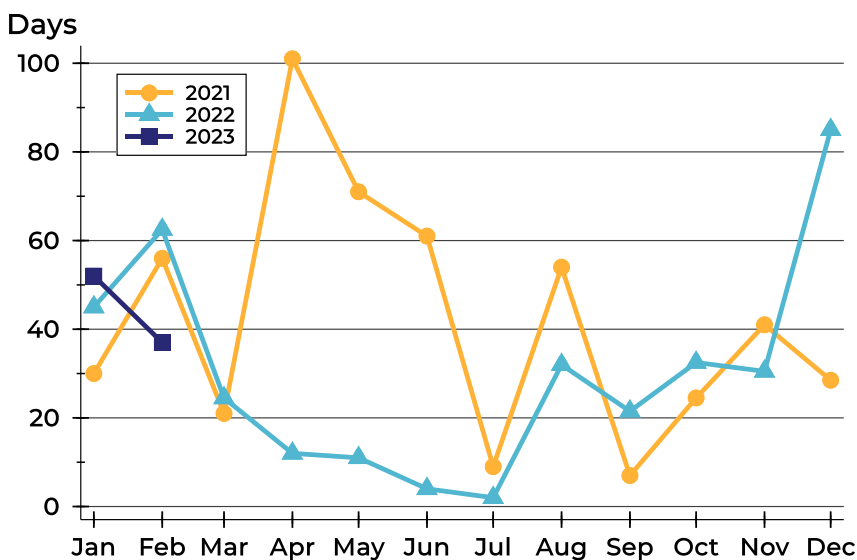
## Brown County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



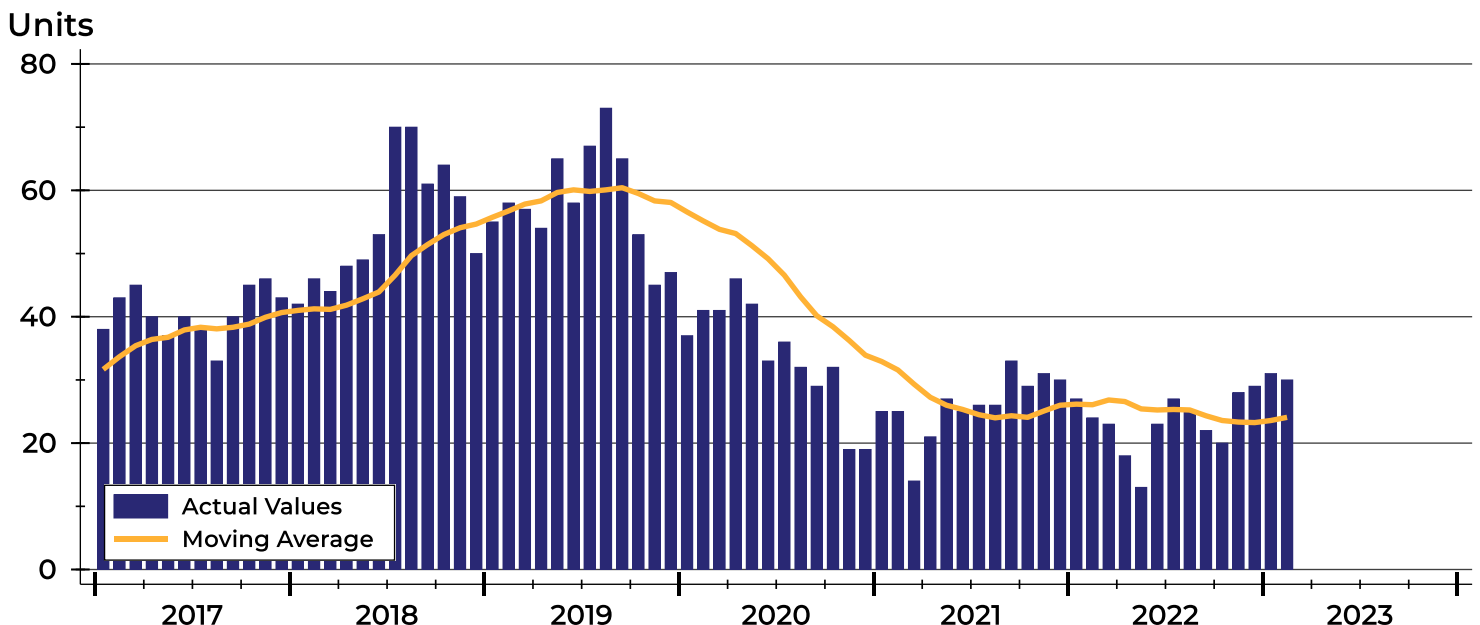
## Brown County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2023	2022	Change
Active Listings		30	24	25.0%
Volume (1,000s)		3,921	2,477	58.3%
Months' Supply		4.3	3.6	19.4%
Average	List Price	130,687	103,211	26.6%
	Days on Market	99	153	-35.3%
	Percent of Original	95.1%	97.0%	-2.0%
Median	List Price	117,500	75,000	56.7%
	Days on Market	70	122	-42.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in Brown County at the end of February. This represents a 4.3 months' supply of active listings.

The median list price of homes on the market at the end of February was \$117,500, up 56.7% from 2022. The typical time on market for active listings was 70 days, down from 122 days a year earlier.

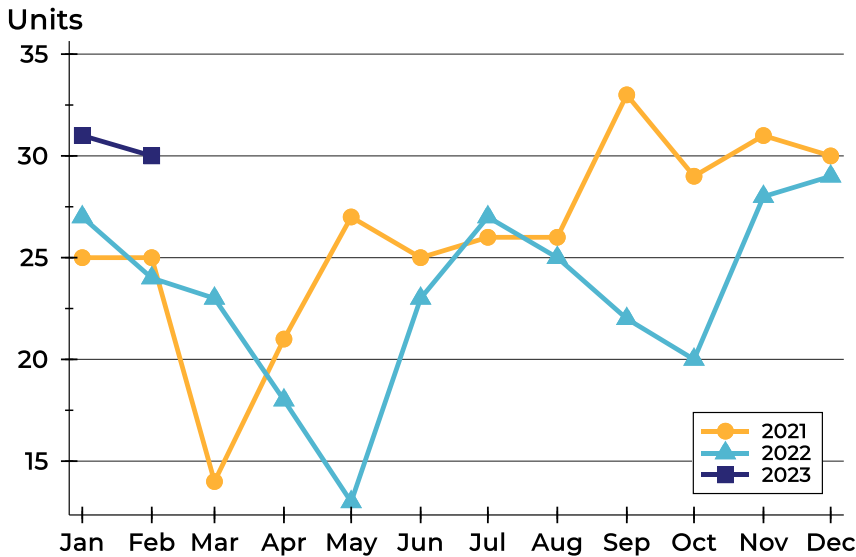
## History of Active Listings





## Brown County Active Listings Analysis

### Active Listings by Month



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

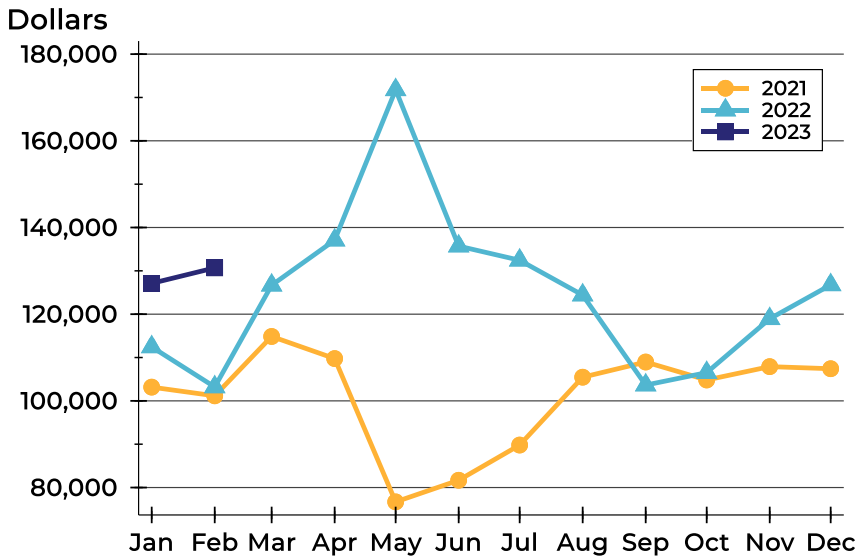
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.7%	4.0	42,500	42,500	36	36	90.1%	90.1%
\$50,000-\$99,999	11	36.7%	N/A	84,873	89,900	76	75	94.0%	100.0%
\$100,000-\$124,999	3	10.0%	N/A	116,667	115,000	65	81	95.9%	95.8%
\$125,000-\$149,999	5	16.7%	4.6	142,800	145,000	49	56	100.0%	100.0%
\$150,000-\$174,999	3	10.0%	N/A	150,000	150,000	229	316	88.9%	83.3%
\$175,000-\$199,999	2	6.7%	N/A	184,000	184,000	114	114	93.0%	93.0%
\$200,000-\$249,999	3	10.0%	N/A	223,333	225,000	195	64	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	3.3%	N/A	350,000	350,000	118	118	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



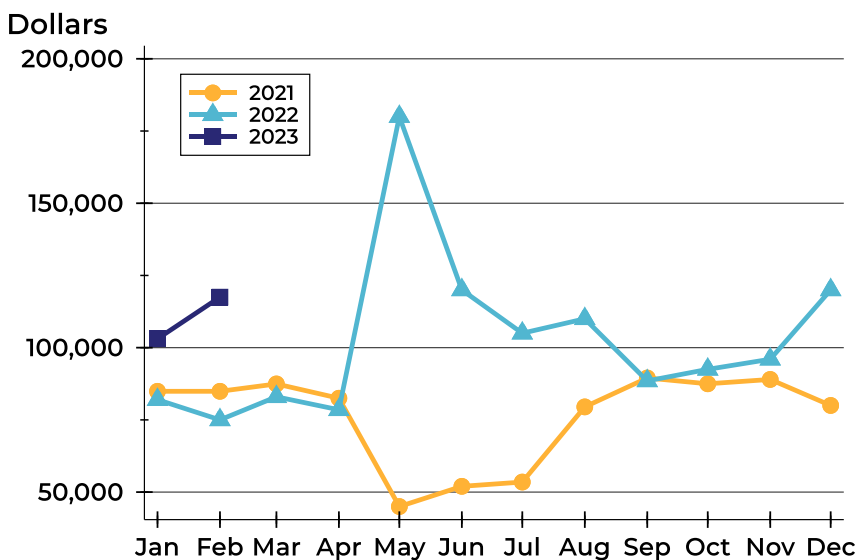
## Brown County Active Listings Analysis

### Average Price



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

### Median Price



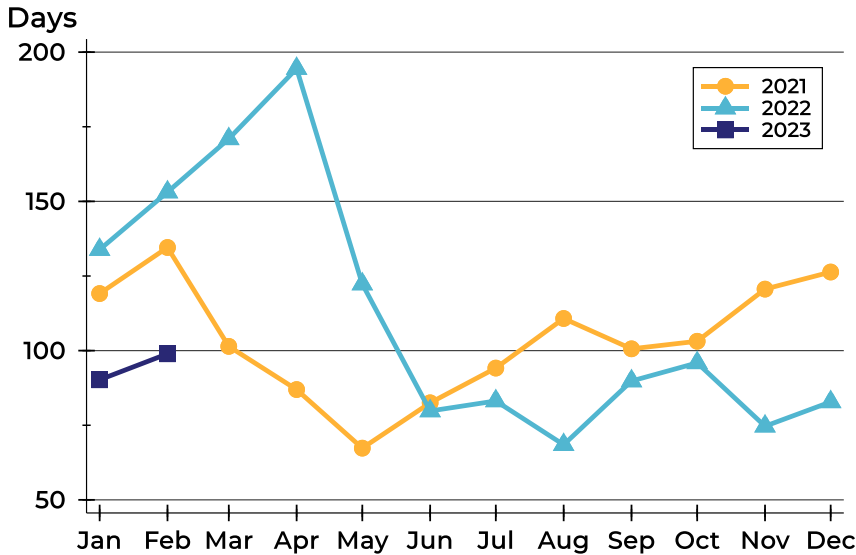
Month	2021	2022	2023
January	84,900	82,000	103,075
February	84,900	75,000	117,500
March	87,450	83,000	
April	82,500	78,500	
May	45,000	180,000	
June	52,000	120,000	
July	53,484	105,000	
August	79,500	110,000	
September	89,500	88,500	
October	87,500	92,500	
November	89,000	96,000	
December	80,000	120,000	





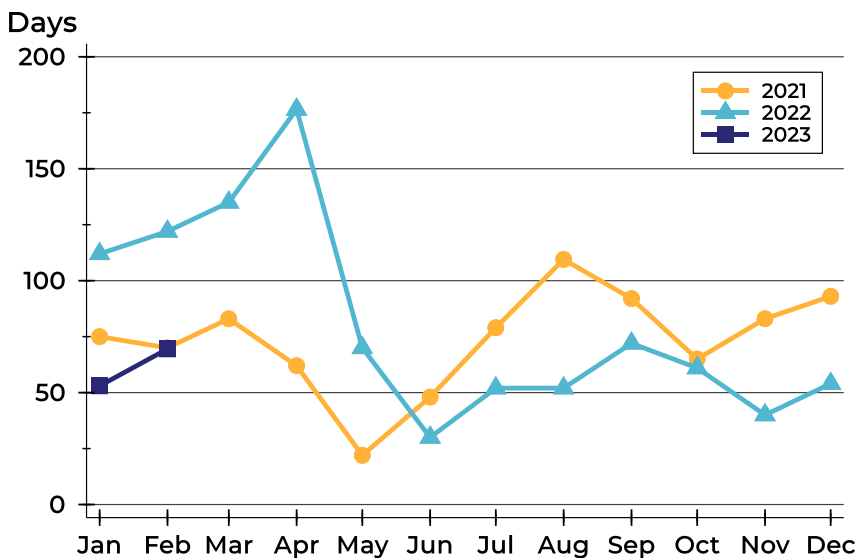
## Brown County Active Listings Analysis

### Average DOM



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

### Median DOM

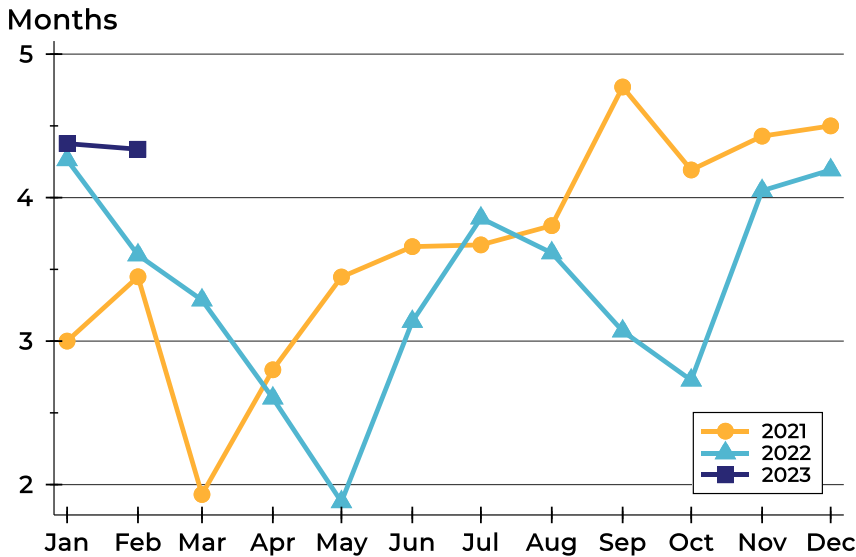


Month	2021	2022	2023
January	75	112	53
February	70	122	70
March	83	135	
April	62	177	
May	22	70	
June	48	30	
July	79	52	
August	110	52	
September	92	72	
October	65	61	
November	83	40	
December	93	54	



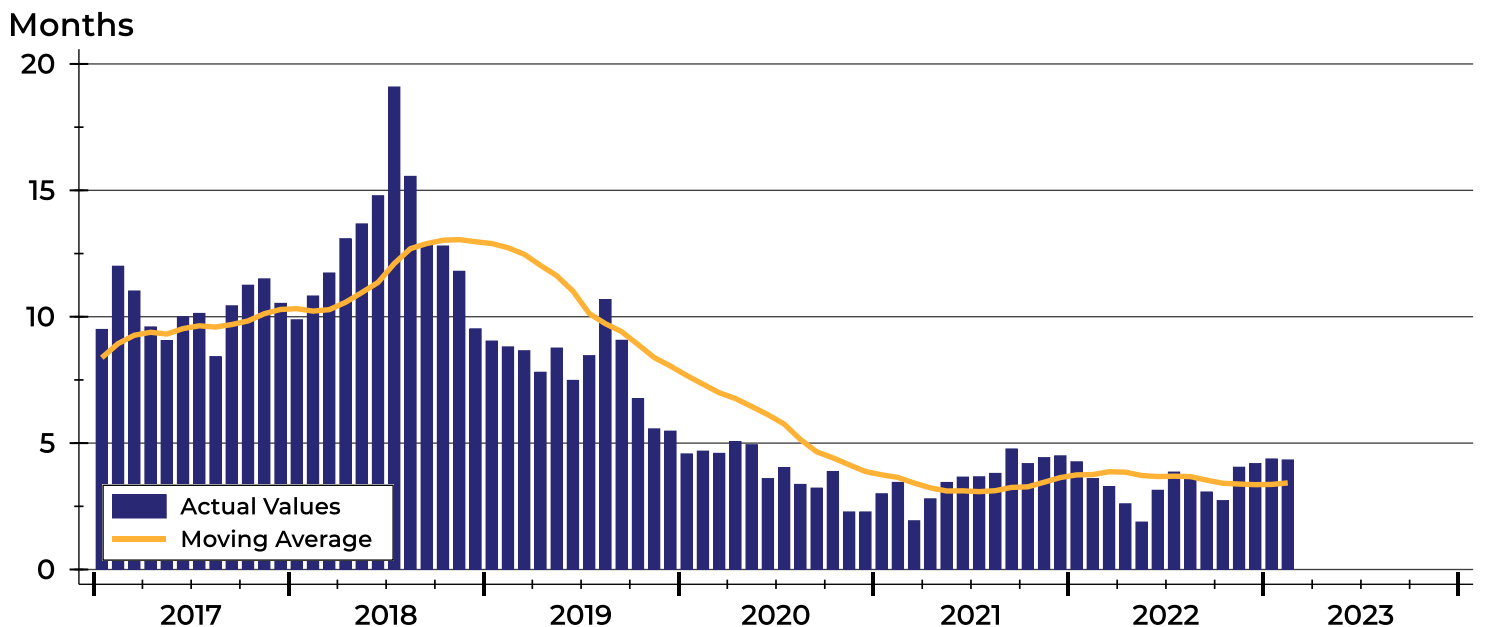
## Brown County Months' Supply Analysis

### Months' Supply by Month



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

### History of Month's Supply





## Brown County New Listings Analysis

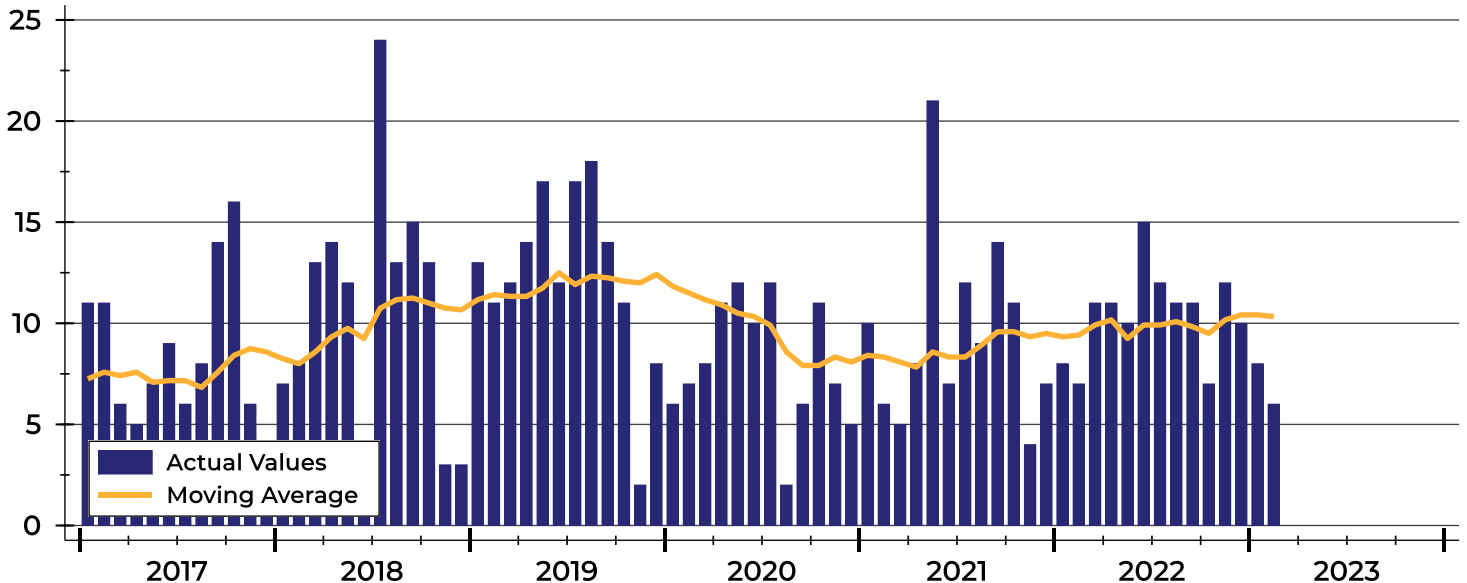
Summary Statistics for New Listings		2023	February 2022	Change
Current Month	New Listings	6	7	-14.3%
	Volume (1,000s)	616	745	-17.3%
	Average List Price	102,667	106,429	-3.5%
	Median List Price	105,750	105,000	0.7%
Year-to-Date	New Listings	14	15	-6.7%
	Volume (1,000s)	1,478	1,747	-15.4%
	Average List Price	105,536	116,467	-9.4%
	Median List Price	92,250	105,000	-12.1%

A total of 6 new listings were added in Brown County during February, down 14.3% from the same month in 2022. Year-to-date Brown County has seen 14 new listings.

The median list price of these homes was \$105,750 up from \$105,000 in 2022.

## History of New Listings

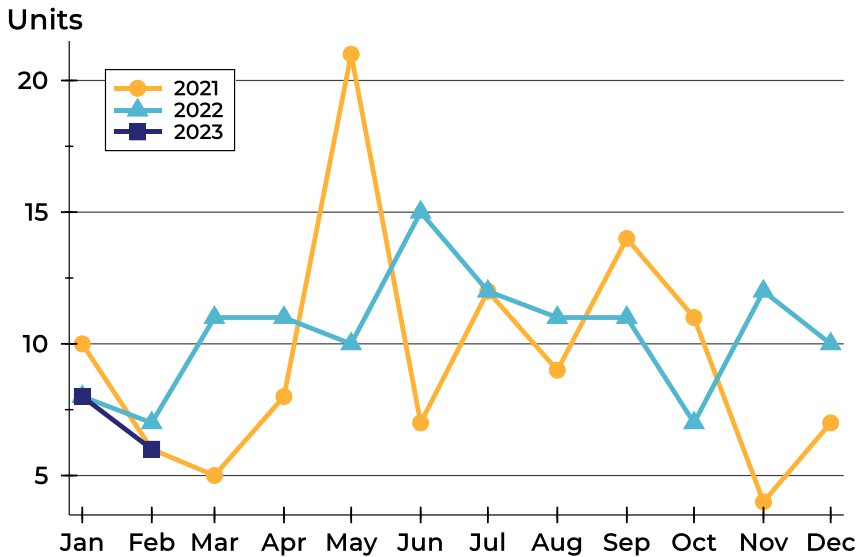
Units





## Brown County New Listings Analysis

### New Listings by Month



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

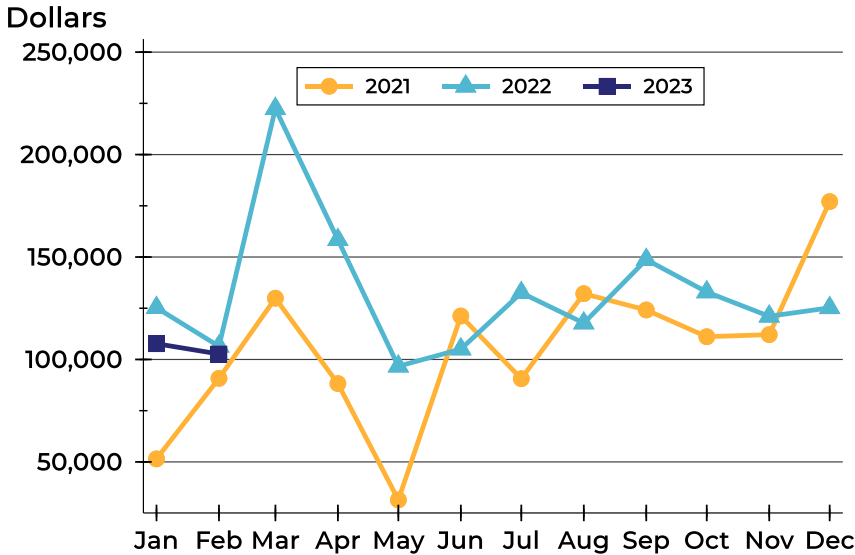
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	16.7%	45,000	45,000	31	31	100.0%	100.0%
\$50,000-\$99,999	2	33.3%	85,500	85,500	23	23	100.0%	100.0%
\$100,000-\$124,999	1	16.7%	120,000	120,000	27	27	100.0%	100.0%
\$125,000-\$149,999	2	33.3%	140,000	140,000	30	30	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	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



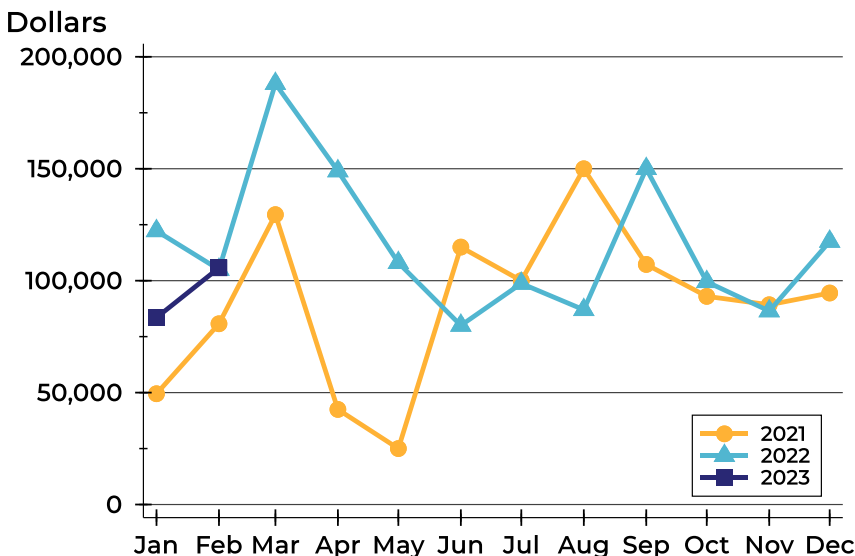
## Brown County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	51,480	125,250	107,688
February	90,800	106,429	102,667
March	129,900	222,445	
April	88,250	158,445	
May	31,474	96,700	
June	121,214	105,053	
July	90,617	132,567	
August	132,111	117,755	
September	124,164	148,727	
October	111,118	132,929	
November	112,125	121,075	
December	177,057	125,220	

### Median Price



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



## Brown County Contracts Written Analysis

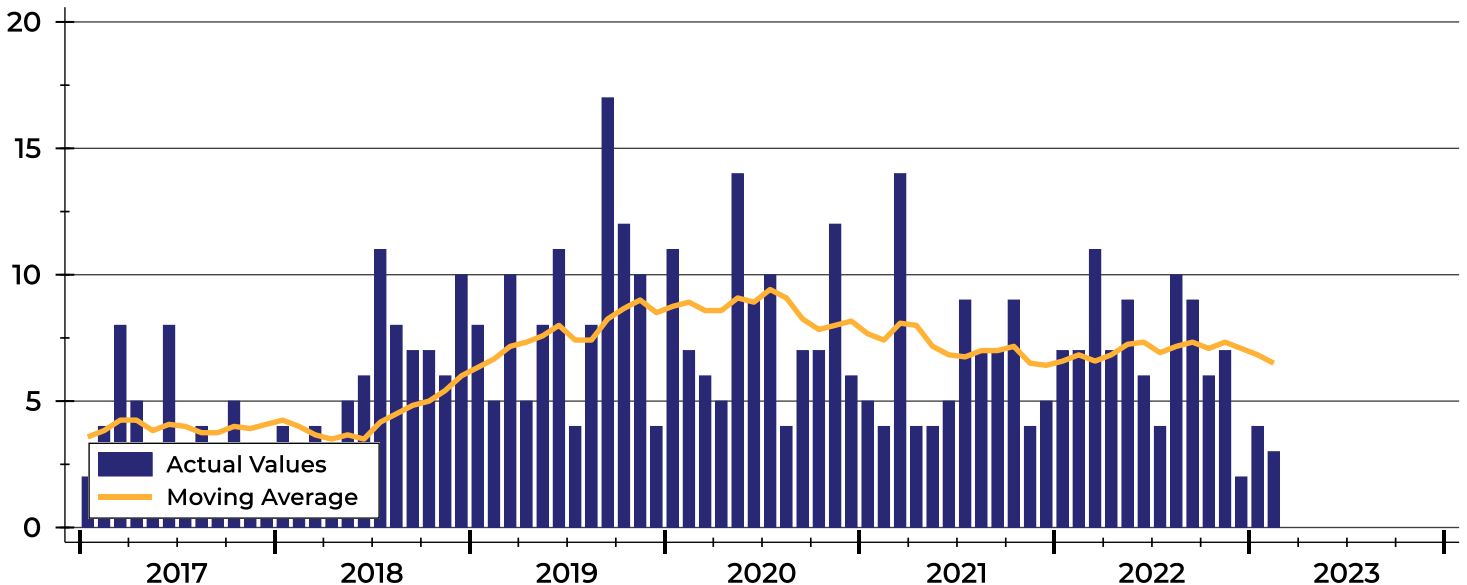
Summary Statistics for Contracts Written		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		3	7	-57.1%	7	14	-50.0%
Volume (1,000s)		256	760	-66.3%	544	1,540	-64.7%
Average	Sale Price	85,333	108,643	-21.5%	77,714	110,036	-29.4%
	Days on Market	75	39	92.3%	57	62	-8.1%
	Percent of Original	75.5%	93.5%	-19.3%	65.7%	94.5%	-30.5%
Median	Sale Price	83,000	87,500	-5.1%	80,000	92,500	-13.5%
	Days on Market	94	27	248.1%	41	28	46.4%
	Percent of Original	88.9%	94.3%	-5.7%	71.7%	96.3%	-25.5%

A total of 3 contracts for sale were written in Brown County during the month of February, down from 7 in 2022. The median list price of these homes was \$83,000, down from \$87,500 the prior year.

Half of the homes that went under contract in February were on the market less than 94 days, compared to 27 days in February 2022.

## History of Contracts Written

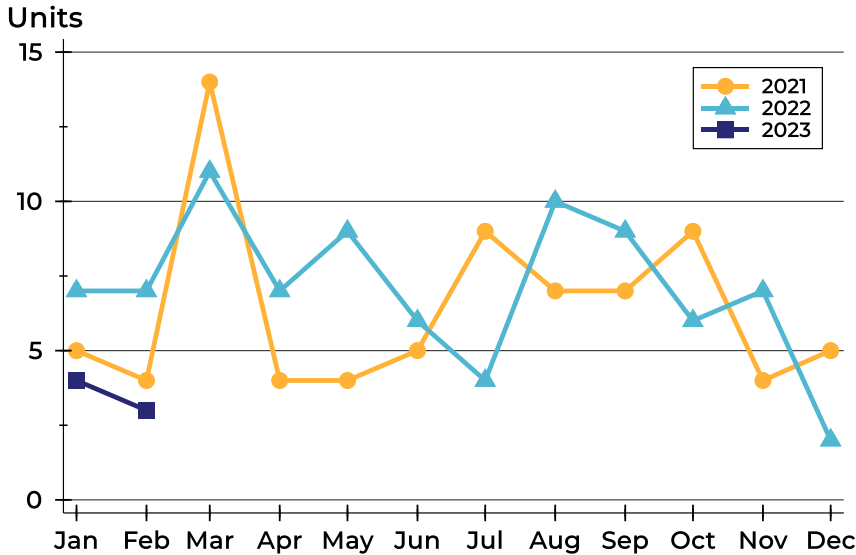
Units





## Brown County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	5	7	4
February	4	7	3
March	14	11	
April	4	7	
May	4	9	
June	5	6	
July	9	4	
August	7	10	
September	7	9	
October	9	6	
November	4	7	
December	5	2	

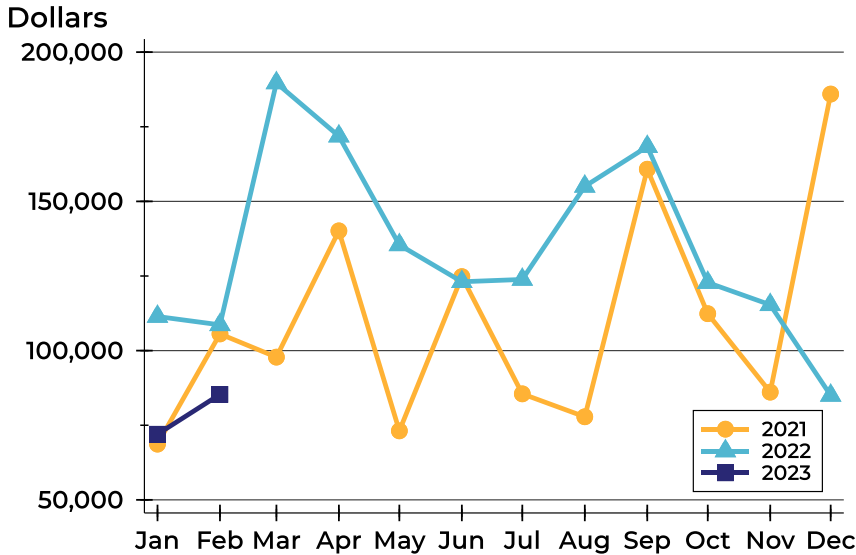
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	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	3	100.0%	85,333	83,000	75	94	75.5%	88.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



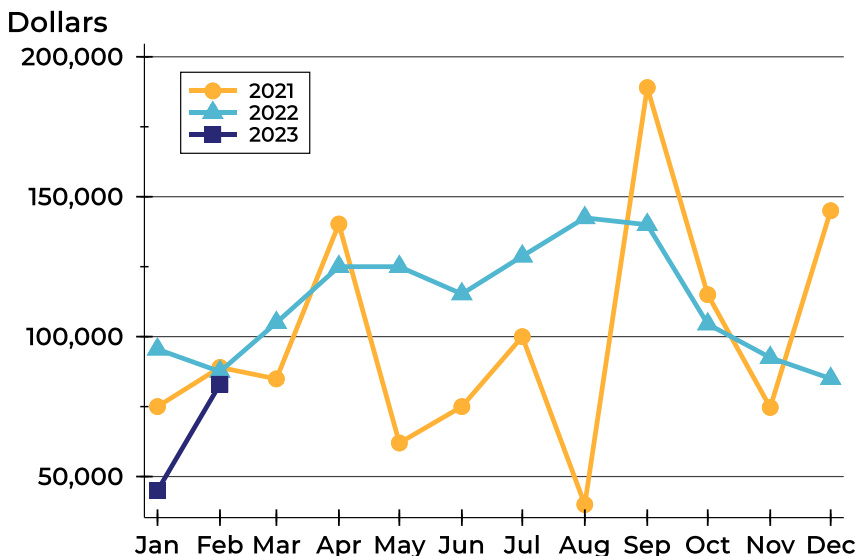
## Brown County Contracts Written Analysis

### Average Price



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

### Median Price



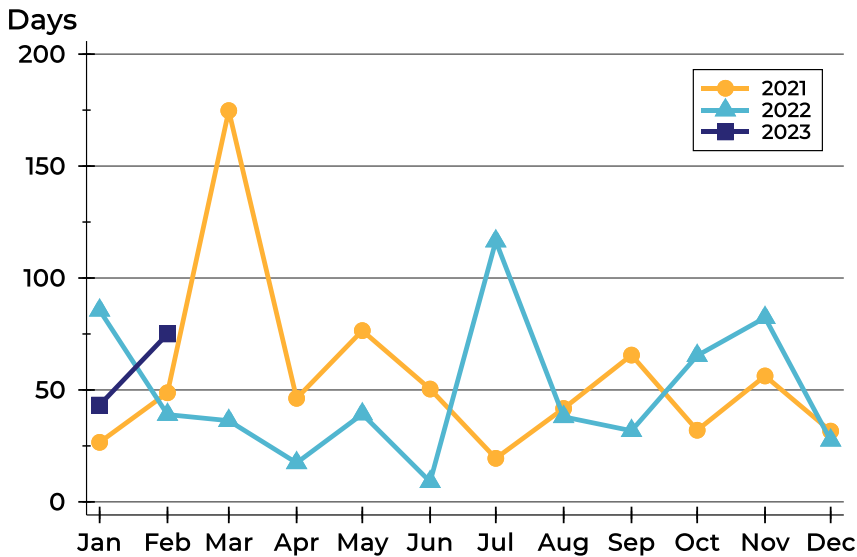
Month	2021	2022	2023
January	75,000	95,500	<b>45,000</b>
February	89,000	87,500	<b>83,000</b>
March	84,900	105,000	
April	140,250	125,000	
May	62,000	125,000	
June	75,000	115,250	
July	100,000	128,750	
August	40,000	142,450	
September	189,000	140,000	
October	115,000	104,500	
November	74,700	92,500	
December	145,000	84,998	





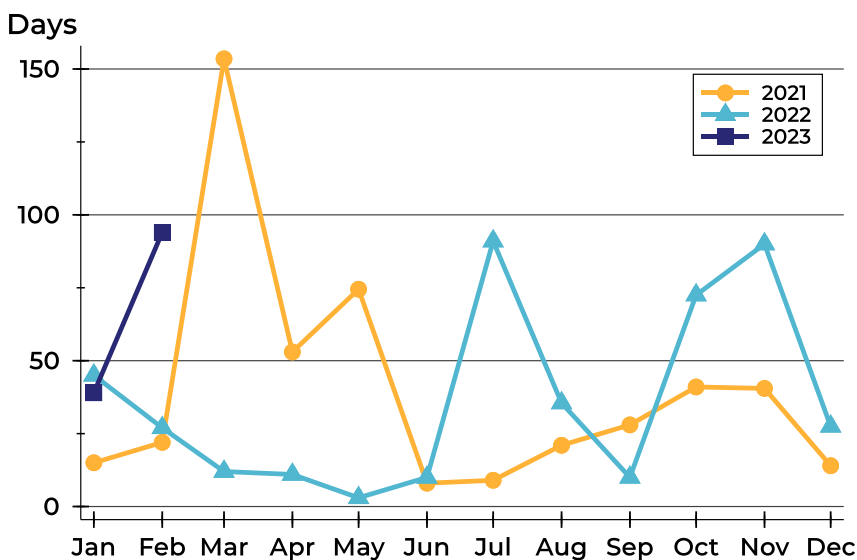
## Brown County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	27	86	43
February	49	39	75
March	175	36	
April	46	17	
May	77	39	
June	50	9	
July	19	117	
August	42	38	
September	66	32	
October	32	65	
November	56	82	
December	32	28	

### Median DOM



Month	2021	2022	2023
January	15	45	39
February	22	27	94
March	154	12	
April	53	11	
May	75	3	
June	8	10	
July	9	91	
August	21	36	
September	28	10	
October	41	73	
November	41	90	
December	14	28	



## Brown County Pending Contracts Analysis

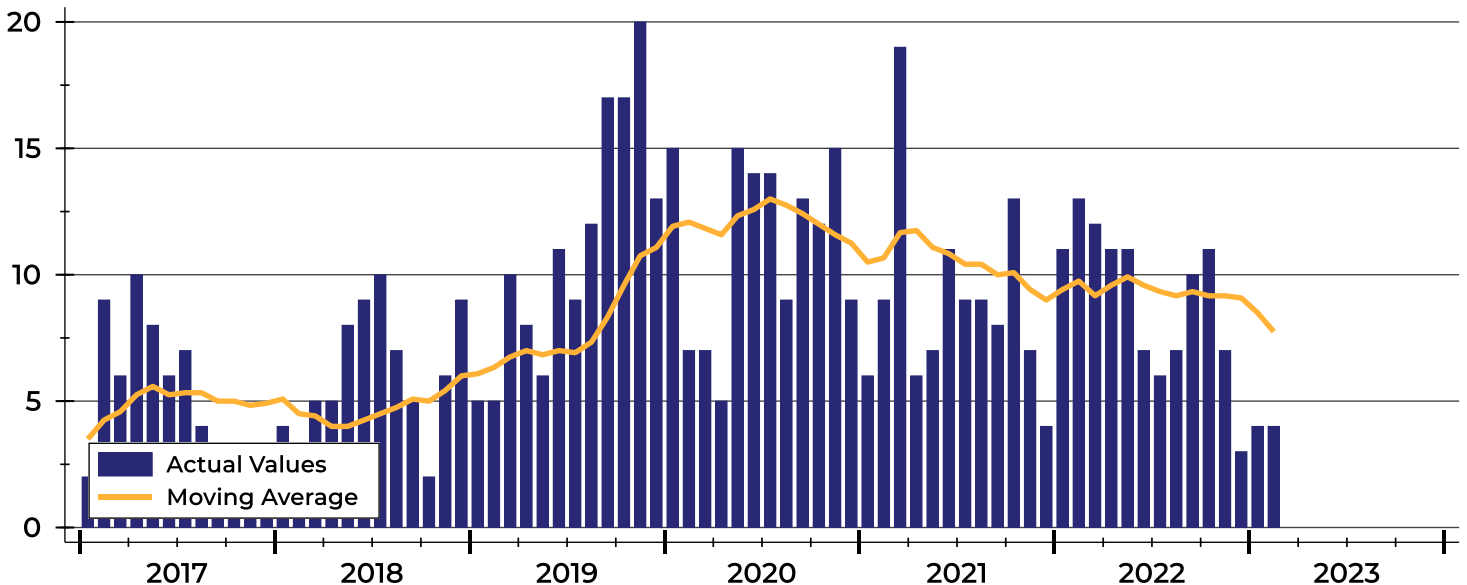
Summary Statistics for Pending Contracts		End of February		
		2023	2022	Change
Pending Contracts		4	13	-69.2%
Volume (1,000s)		286	1,600	-82.1%
Average	List Price	71,375	123,077	-42.0%
	Days on Market	66	59	11.9%
	Percent of Original	87.5%	98.4%	-11.1%
Median	List Price	81,500	153,000	-46.7%
	Days on Market	76	28	171.4%
	Percent of Original	89.1%	100.0%	-10.9%

A total of 4 listings in Brown County had contracts pending at the end of February, down from 13 contracts pending at the end of February 2022.

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

## History of Pending Contracts

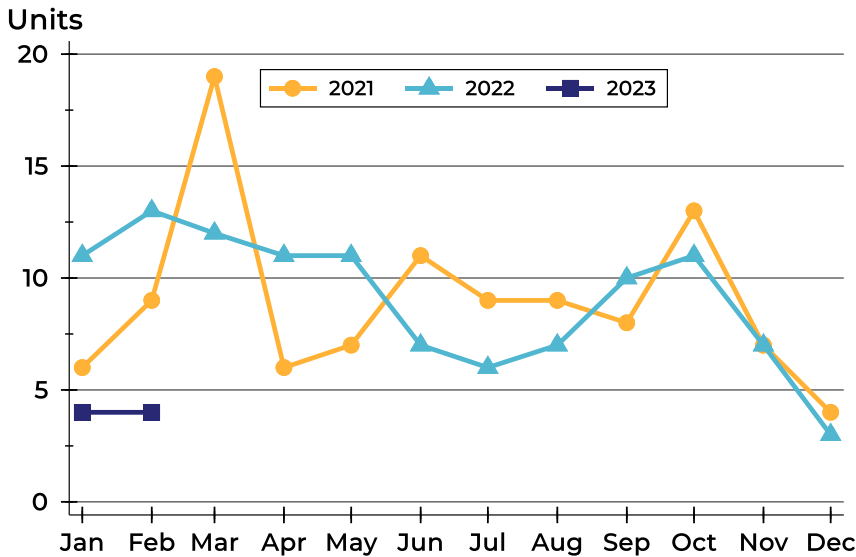
Units





## Brown County Pending Contracts Analysis

### Pending Contracts by Month



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

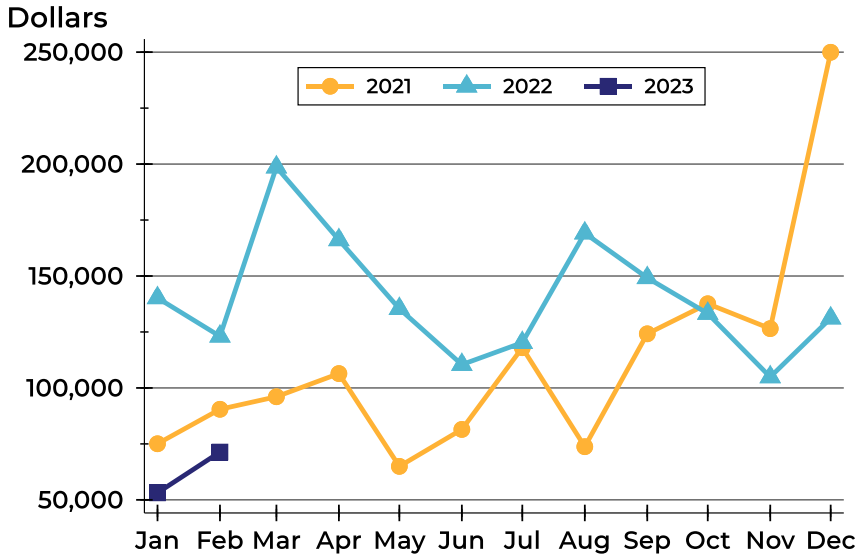
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	25.0%	38,000	38,000	58	58	71.7%	71.7%
\$50,000-\$99,999	3	75.0%	82,500	83,000	69	94	92.7%	89.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



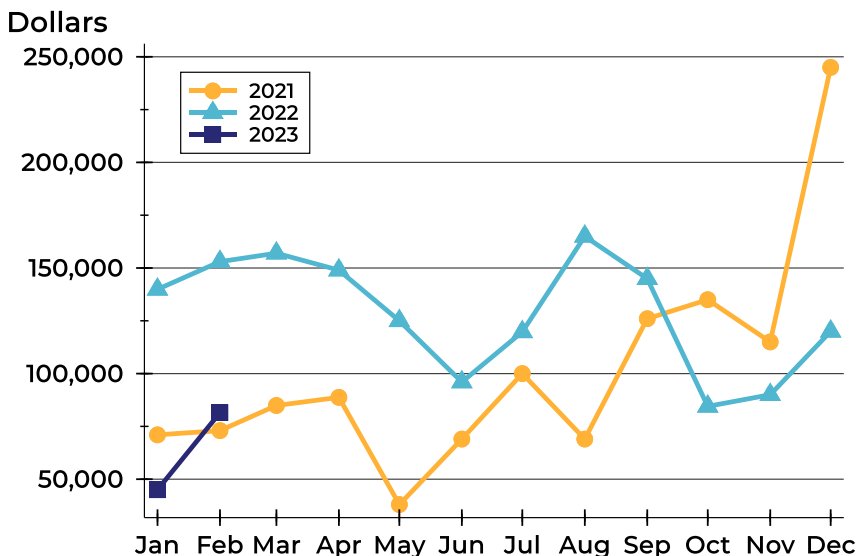
## Brown County Pending Contracts Analysis

### Average Price



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

### Median Price

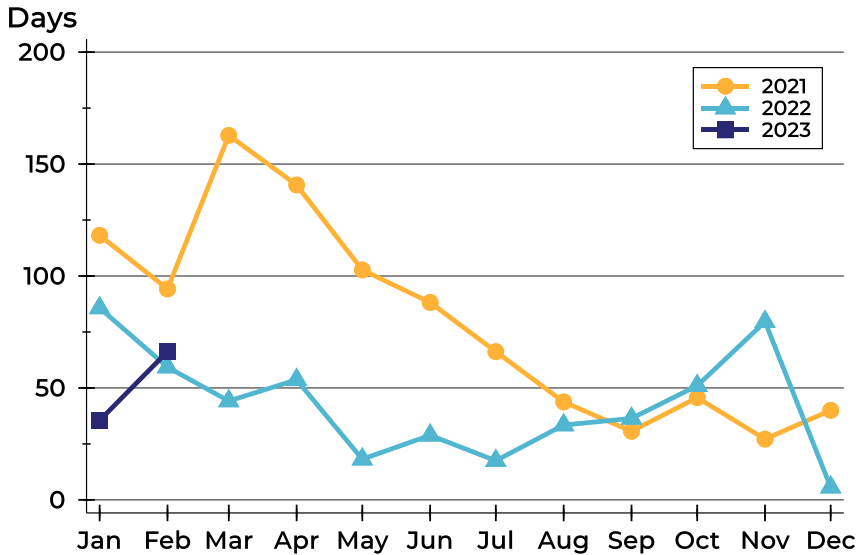


Month	2021	2022	2023
January	71,000	139,900	45,000
February	73,000	153,000	81,500
March	84,900	157,000	
April	88,750	149,000	
May	38,000	125,000	
June	68,999	96,000	
July	100,000	119,750	
August	68,999	165,000	
September	126,000	144,950	
October	135,000	84,500	
November	115,000	90,000	
December	245,000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



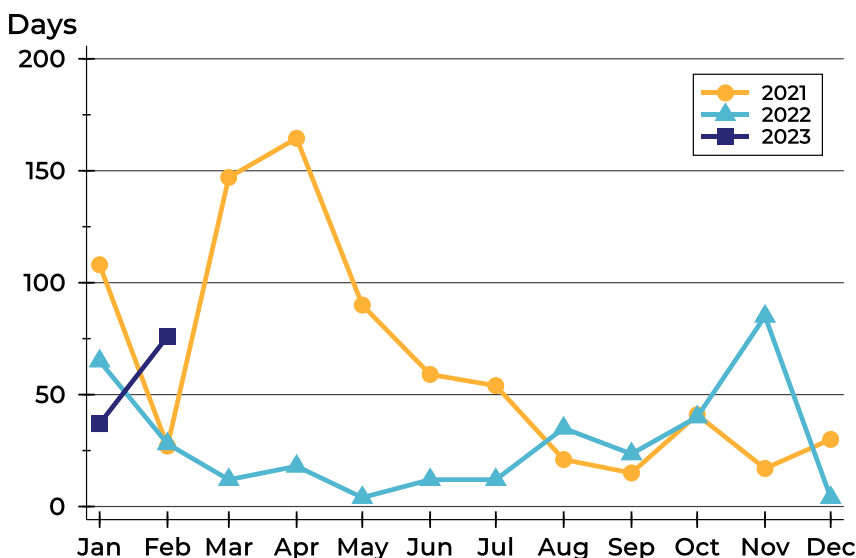
## Brown County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



# Nemaha County Housing Report



## Market Overview

### Nemaha County Home Sales Fell in February

Total home sales in Nemaha County fell last month to 0 units, compared to 1 unit in February 2022. Total sales volume was \$0.0 million, down from a year earlier.

The median sale price in February 2022 was \$63,000. Homes that sold in this same period were typically on the market for 30 days and sold for 90.1% of their list prices.

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

The total number of active listings in Nemaha County at the end of February was 7 units, up from 0 at the same point in 2022. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of February was \$199,500.

During February, a total of 3 contracts were written down from 4 in February 2022. At the end of the month, there were 3 contracts still pending.

## Report Contents

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

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## Nemaha County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>6</b>	<b>3</b>	<b>3</b>
Change from prior year		-100.0%	N/A	N/A	100.0%	0.0%	50.0%
<b>Active Listings</b>		<b>7</b>	<b>0</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		N/A	-100.0%	-55.6%			
<b>Months' Supply</b>		<b>2.4</b>	<b>N/A</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		N/A	-100.0%	-72.2%			
<b>New Listings</b>		<b>5</b>	<b>3</b>	<b>1</b>	<b>6</b>	<b>9</b>	<b>3</b>
Change from prior year		66.7%	200.0%	-66.7%	-33.3%	200.0%	-40.0%
<b>Contracts Written</b>		<b>3</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>8</b>	<b>4</b>
Change from prior year		-25.0%	300.0%	-87.5%	-50.0%	100.0%	-50.0%
<b>Pending Contracts</b>		<b>3</b>	<b>8</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-62.5%	100.0%	-33.3%			
<b>Sales Volume (1,000s)</b>		<b>0</b>	<b>63</b>	<b>0</b>	<b>1,605</b>	<b>170</b>	<b>472</b>
Change from prior year		-100.0%	N/A	N/A	844.1%	-64.0%	132.5%
Average	<b>Sale Price</b>	<b>N/A</b>	<b>63,000</b>	<b>N/A</b>	<b>267,500</b>	<b>56,667</b>	<b>157,167</b>
	Change from prior year	N/A	N/A	N/A	372.1%	-63.9%	54.8%
	<b>List Price of Actives</b>	<b>210,500</b>	<b>N/A</b>	<b>120,750</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	N/A	-39.1%			
	<b>Days on Market</b>	<b>N/A</b>	<b>30</b>	<b>N/A</b>	<b>16</b>	<b>24</b>	<b>41</b>
Change from prior year	N/A	N/A	N/A	-33.3%	-41.5%	-88.8%	
<b>Percent of List</b>	<b>N/A</b>	<b>90.1%</b>	<b>N/A</b>	<b>100.9%</b>	<b>88.3%</b>	<b>94.9%</b>	
Change from prior year	N/A	N/A	N/A	14.3%	-7.0%	-1.9%	
<b>Percent of Original</b>	<b>N/A</b>	<b>84.6%</b>	<b>N/A</b>	<b>100.9%</b>	<b>76.7%</b>	<b>94.2%</b>	
Change from prior year	N/A	N/A	N/A	31.6%	-18.6%	6.7%	
Median	<b>Sale Price</b>	<b>N/A</b>	<b>63,000</b>	<b>N/A</b>	<b>201,250</b>	<b>63,000</b>	<b>190,000</b>
	Change from prior year	N/A	N/A	N/A	219.4%	-66.8%	87.2%
	<b>List Price of Actives</b>	<b>199,500</b>	<b>N/A</b>	<b>102,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	N/A	-44.9%			
	<b>Days on Market</b>	<b>N/A</b>	<b>30</b>	<b>N/A</b>	<b>13</b>	<b>26</b>	<b>29</b>
Change from prior year	N/A	N/A	N/A	-50.0%	-10.3%	-92.1%	
<b>Percent of List</b>	<b>N/A</b>	<b>90.1%</b>	<b>N/A</b>	<b>98.3%</b>	<b>90.1%</b>	<b>95.5%</b>	
Change from prior year	N/A	N/A	N/A	9.1%	-5.7%	-1.2%	
<b>Percent of Original</b>	<b>N/A</b>	<b>84.6%</b>	<b>N/A</b>	<b>98.3%</b>	<b>74.7%</b>	<b>94.3%</b>	
Change from prior year	N/A	N/A	N/A	31.6%	-20.8%	6.8%	

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



## Nemaha County Closed Listings Analysis

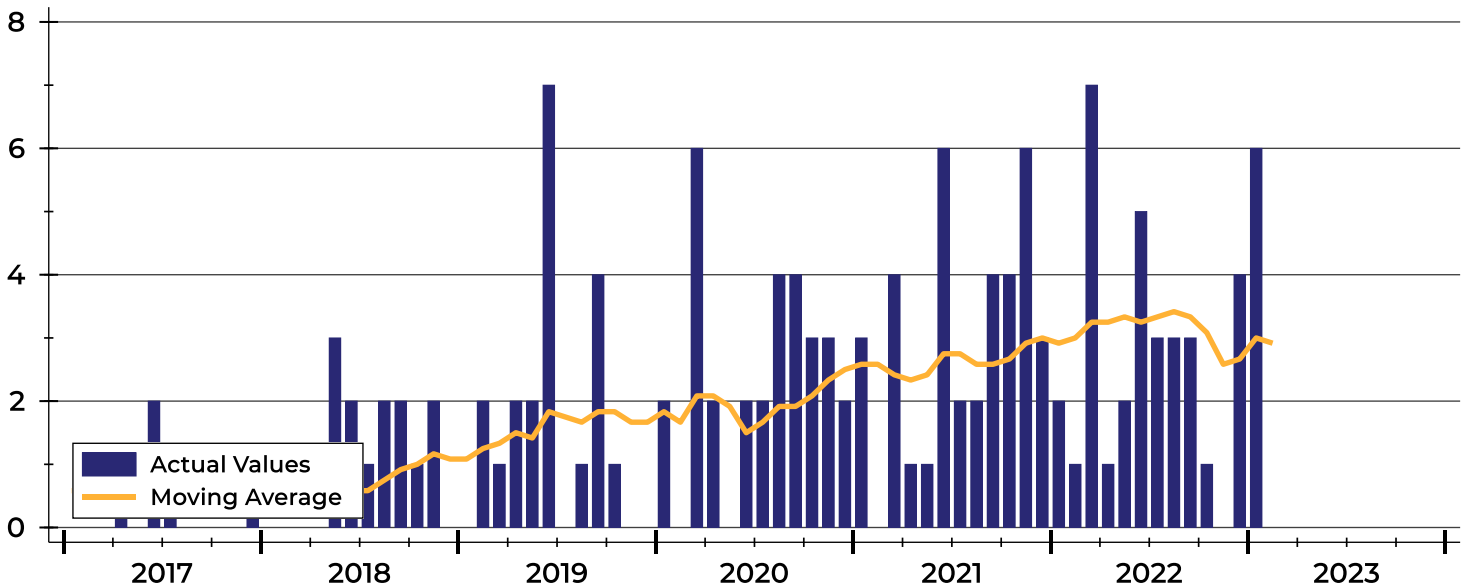
Summary Statistics for Closed Listings		February			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		0	1	-100.0%	6	3	100.0%
Volume (1,000s)		0	63	-100.0%	1,605	170	844.1%
Months' Supply		2.4	0.0	N/A	N/A	N/A	N/A
Average	Sale Price	N/A	63,000	N/A	267,500	56,667	372.1%
	Days on Market	N/A	30	N/A	16	24	-33.3%
	Percent of List	N/A	90.1%	N/A	100.9%	88.3%	14.3%
	Percent of Original	N/A	84.6%	N/A	100.9%	76.7%	31.6%
Median	Sale Price	N/A	63,000	N/A	201,250	63,000	219.4%
	Days on Market	N/A	30	N/A	13	26	-50.0%
	Percent of List	N/A	90.1%	N/A	98.3%	90.1%	9.1%
	Percent of Original	N/A	84.6%	N/A	98.3%	74.7%	31.6%

A total of 0 homes sold in Nemaha County in February, down from 1 unit in February 2022. Total sales volume fell to \$0.0 million compared to \$0.1 million in the previous year.

The median sales price in February 2022 was \$63,000. Median days on market for the same time period was 30 days.

## History of Closed Listings

Units

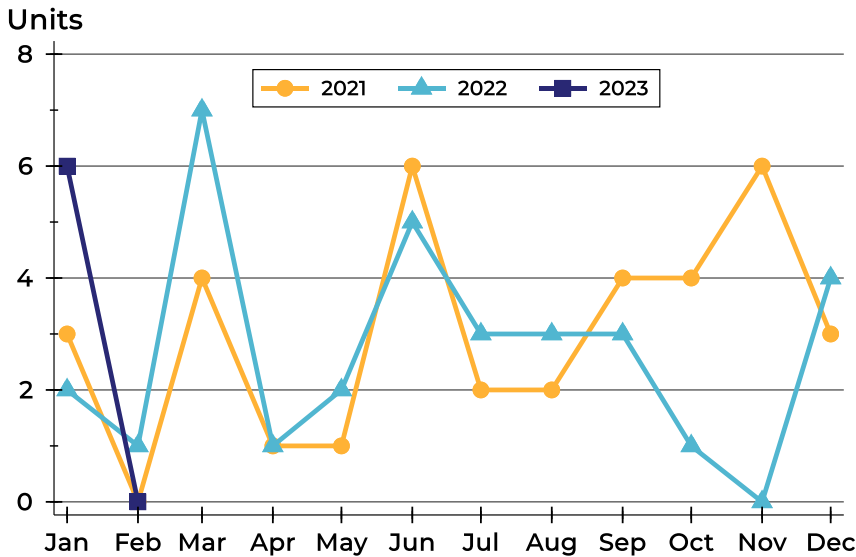






## Nemaha County Closed Listings Analysis

### Closed Listings by Month



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

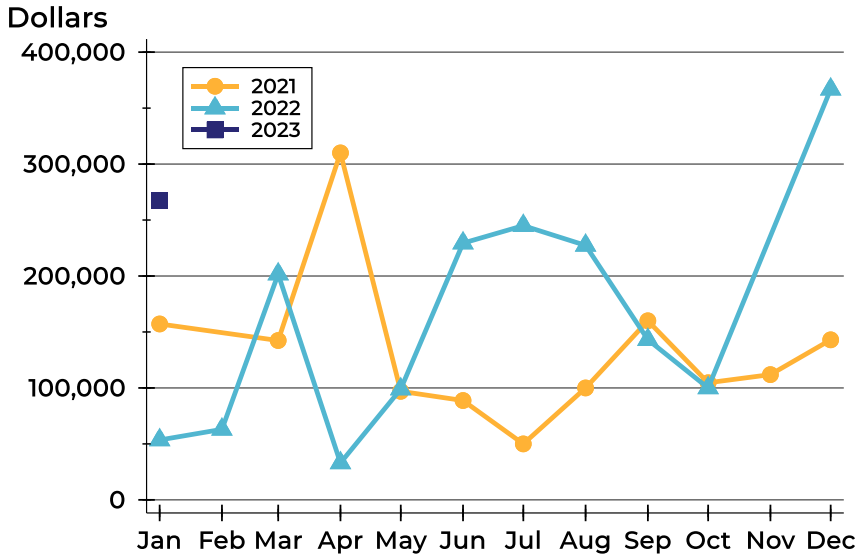
### Closed Listings by Price Range

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



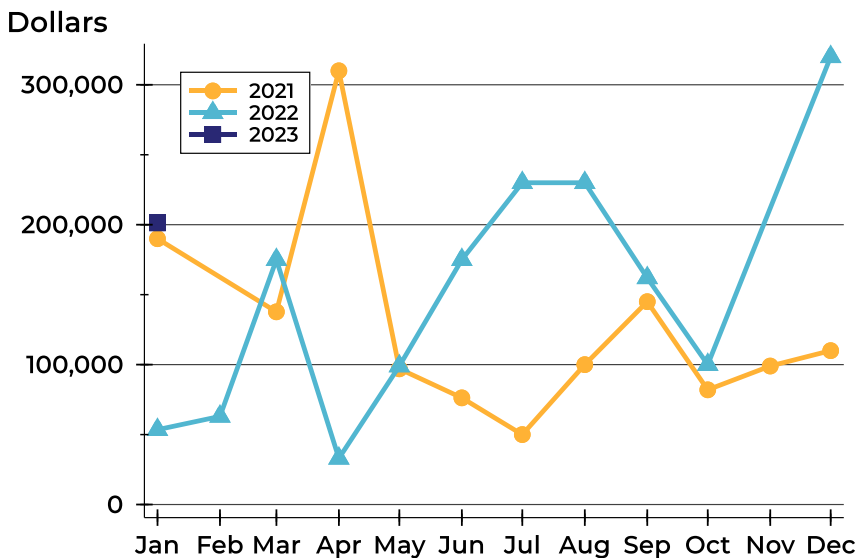
## Nemaha County Closed Listings Analysis

### Average Price



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

### Median Price

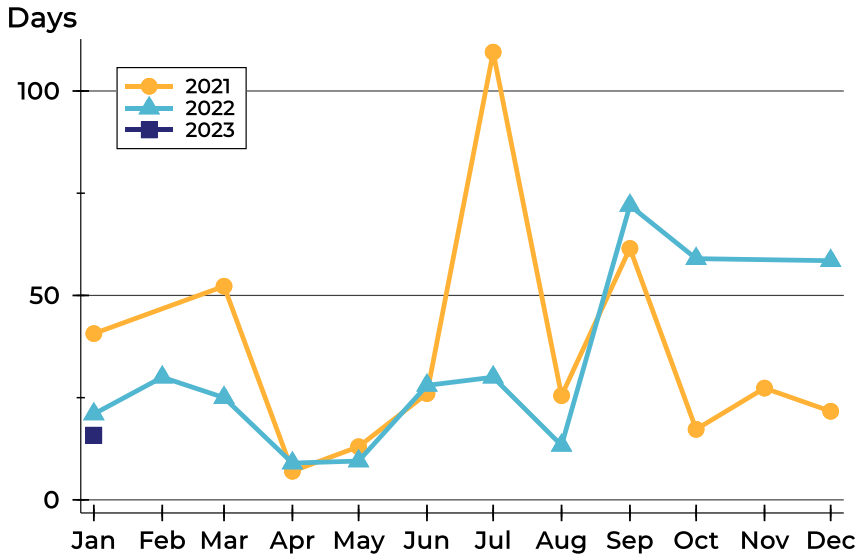


Month	2021	2022	2023
January	190,000	53,500	201,250
February	N/A	63,000	N/A
March	137,750	175,000	
April	310,000	33,000	
May	97,000	99,000	
June	76,250	175,000	
July	50,000	230,000	
August	100,000	230,000	
September	145,000	162,000	
October	82,000	100,000	
November	99,000	N/A	
December	110,000	320,000	



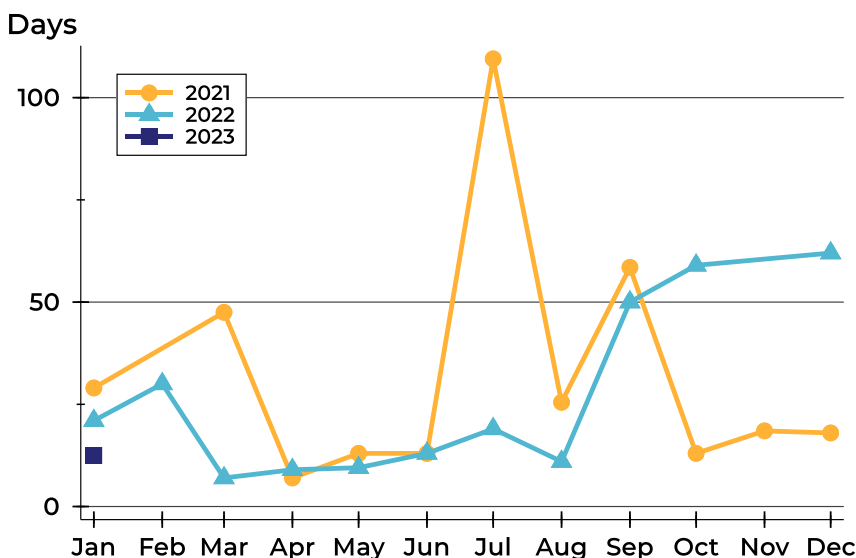
## Nemaha County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



## Nemaha County Active Listings Analysis

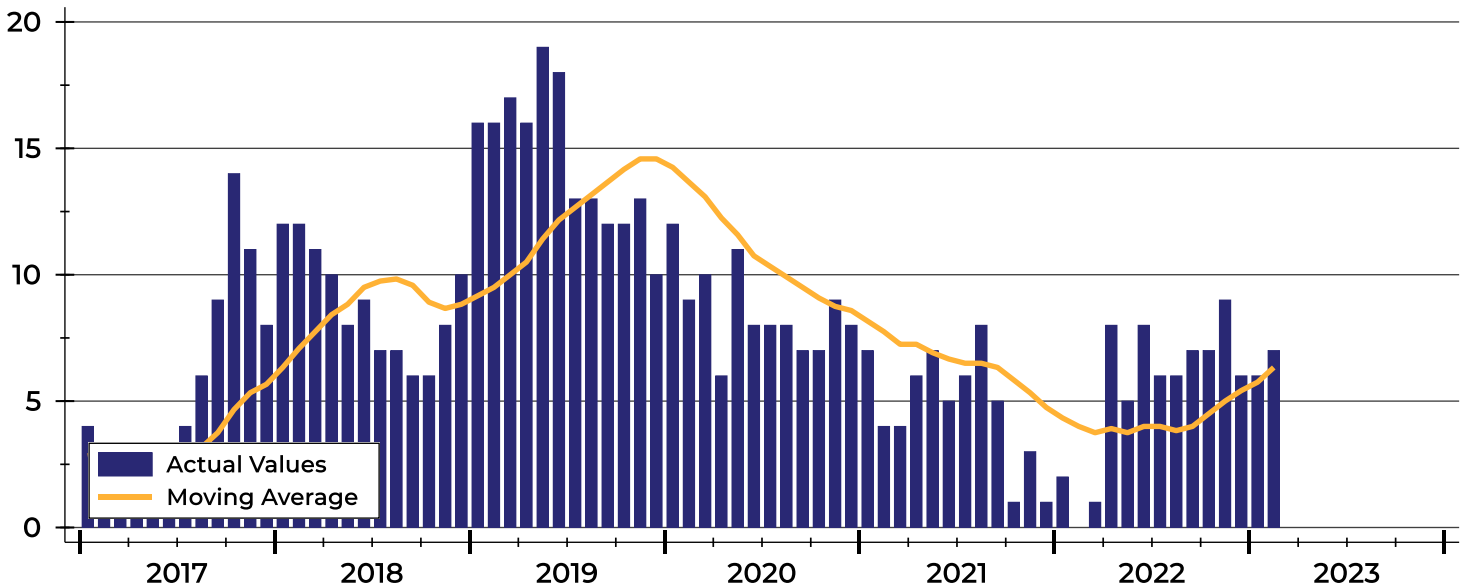
Summary Statistics for Active Listings		2023	End of February 2022	Change
Active Listings		7	0	N/A
Volume (1,000s)		1,474	0	N/A
Months' Supply		2.4	0.0	N/A
Average	List Price	210,500	N/A	N/A
	Days on Market	91	N/A	N/A
	Percent of Original	98.3%	N/A	N/A
Median	List Price	199,500	N/A	N/A
	Days on Market	132	N/A	N/A
	Percent of Original	100.0%	N/A	N/A

A total of 7 homes were available for sale in Nemaha County at the end of February. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of February was \$199,500. The typical time on market for active listings was 132 days.

## History of Active Listings

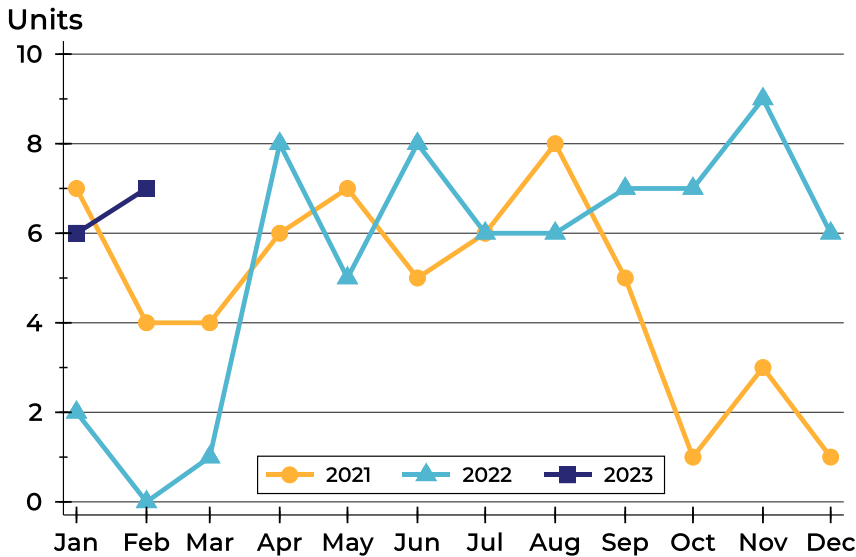
Units





## Nemaha County Active Listings Analysis

### Active Listings by Month



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

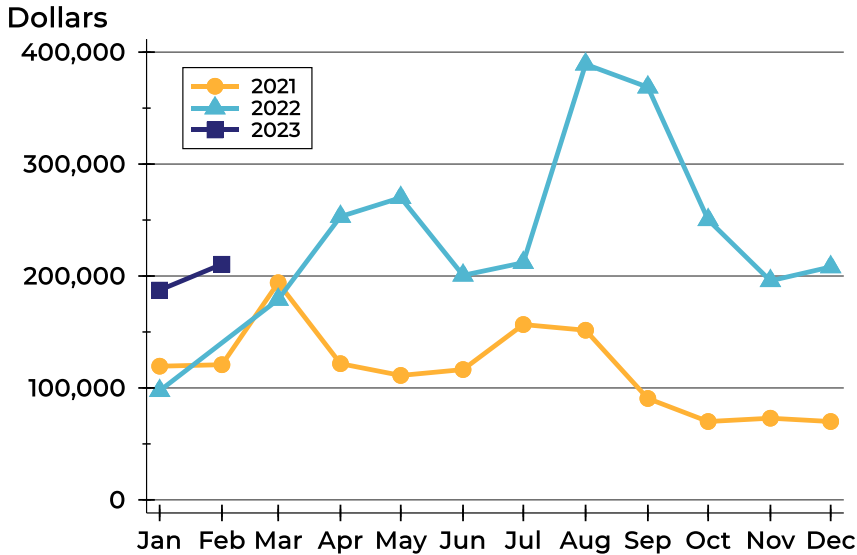
### Active Listings by Price Range

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	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	N/A	65,000	65,000	168	168	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	N/A	125,000	125,000	142	142	100.0%	100.0%
\$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	2	28.6%	N/A	187,250	187,250	91	91	97.7%	97.7%
\$200,000-\$249,999	1	14.3%	N/A	249,000	249,000	1	1	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	28.6%	N/A	330,000	330,000	74	74	96.4%	96.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



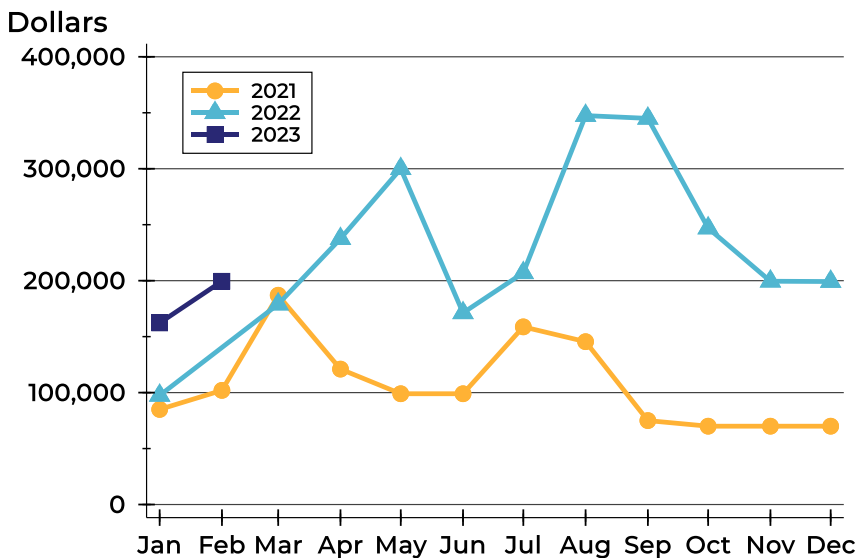
## Nemaha County Active Listings Analysis

### Average Price



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

### Median Price

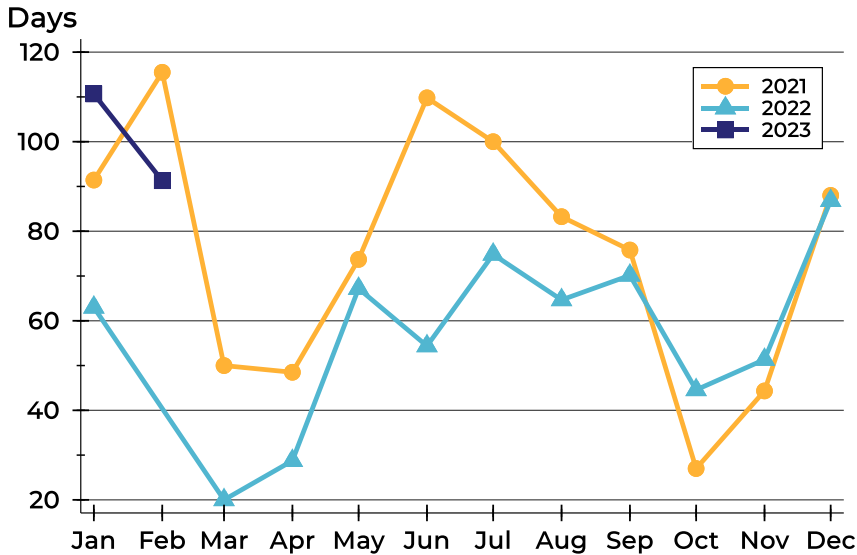


Month	2021	2022	2023
January	85,000	97,500	<b>162,250</b>
February	102,000	N/A	<b>199,500</b>
March	187,000	179,000	
April	121,000	237,500	
May	99,000	300,000	
June	99,000	171,250	
July	158,750	207,000	
August	145,500	347,500	
September	75,000	345,000	
October	70,000	247,000	
November	70,000	199,500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



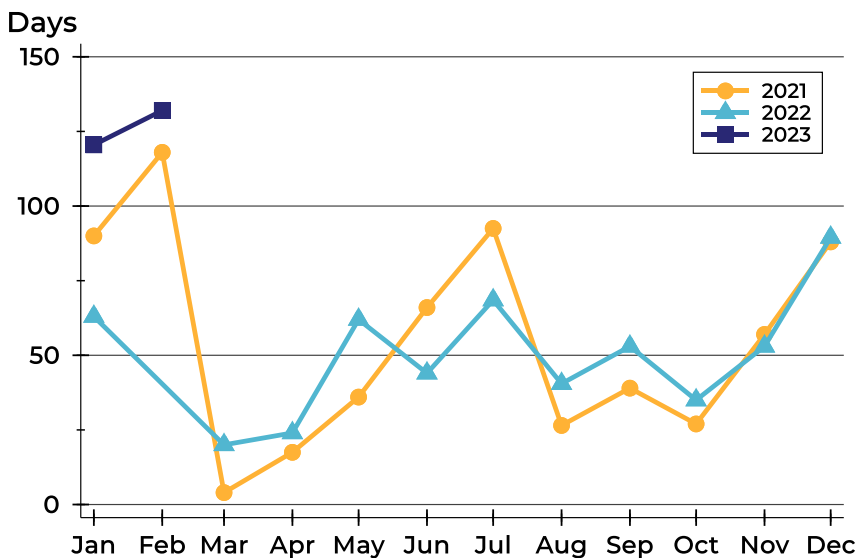
## Nemaha County Active Listings Analysis

### Average DOM



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

### Median DOM

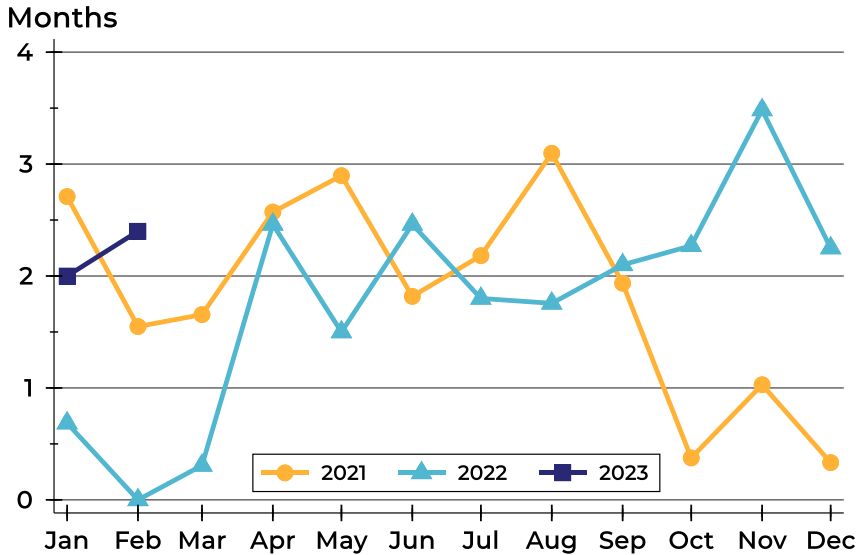


Month	2021	2022	2023
January	90	63	121
February	118	N/A	132
March	4	20	
April	18	24	
May	36	62	
June	66	44	
July	93	69	
August	27	41	
September	39	53	
October	27	35	
November	57	53	
December	88	90	



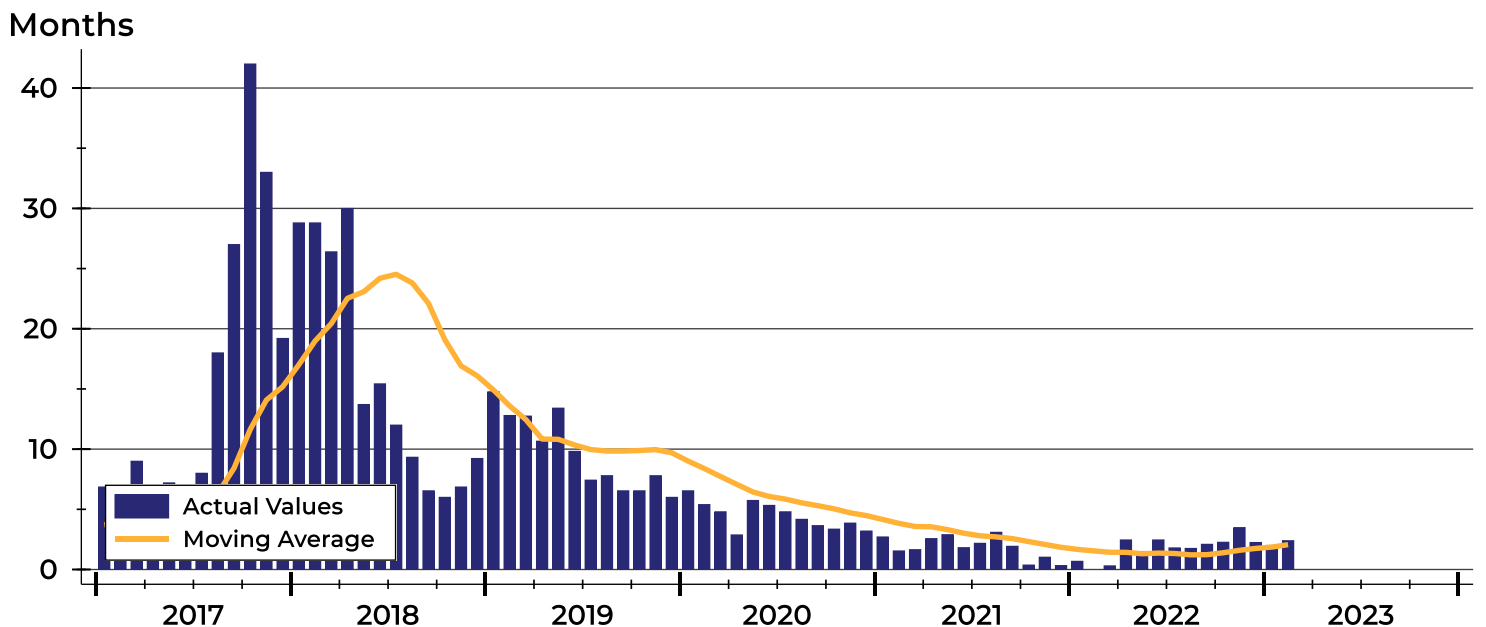
# Nemaha County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply







## Nemaha County New Listings Analysis

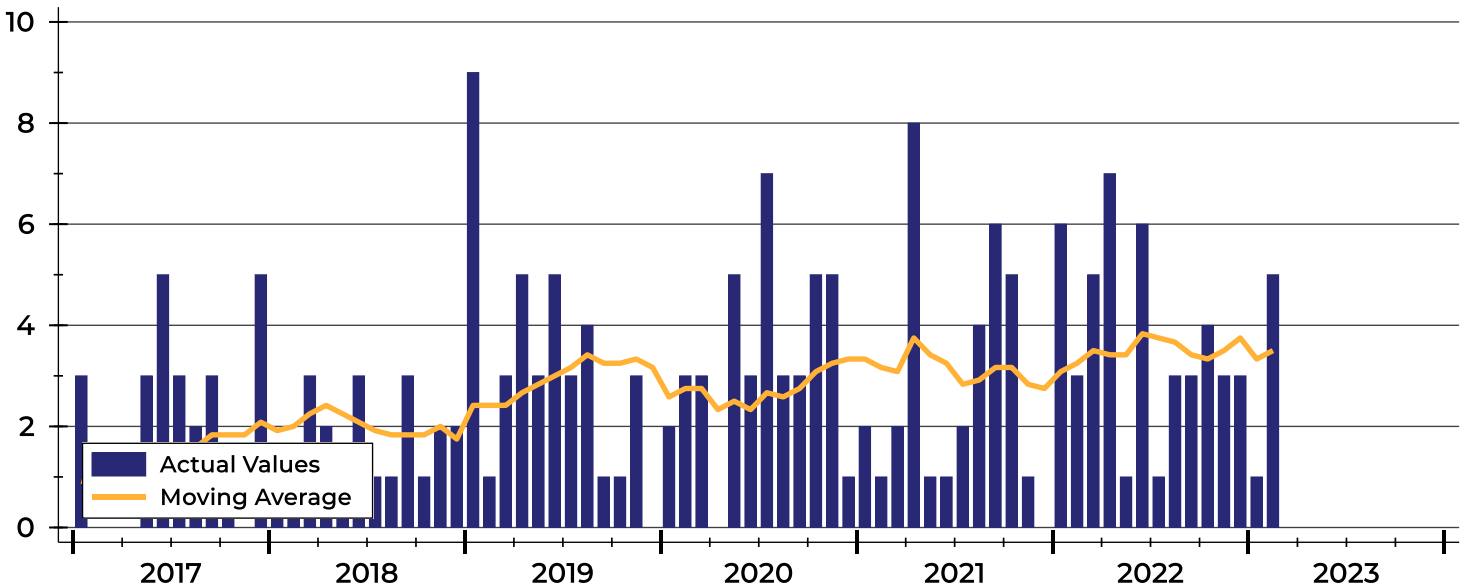
Summary Statistics for New Listings		2023	February 2022	Change
Current Month	New Listings	5	3	66.7%
	Volume (1,000s)	1,139	740	53.9%
	Average List Price	227,700	246,600	-7.7%
	Median List Price	249,000	164,900	51.0%
Year-to-Date	New Listings	6	9	-33.3%
	Volume (1,000s)	1,214	1,752	-30.7%
	Average List Price	202,250	194,644	3.9%
	Median List Price	212,000	175,000	21.1%

A total of 5 new listings were added in Nemaha County during February, up 66.7% from the same month in 2022. Year-to-date Nemaha County has seen 6 new listings.

The median list price of these homes was \$249,000 up from \$164,900 in 2022.

## History of New Listings

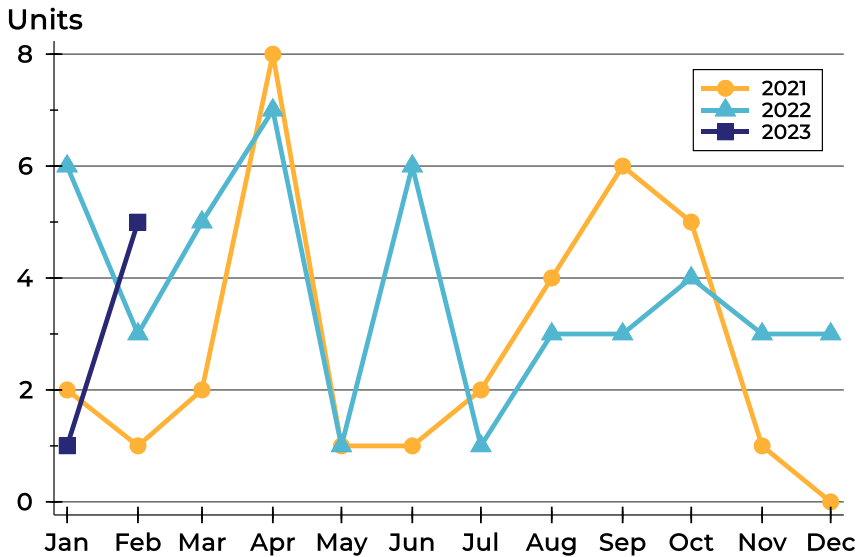
Units





## Nemaha County New Listings Analysis

### New Listings by Month



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

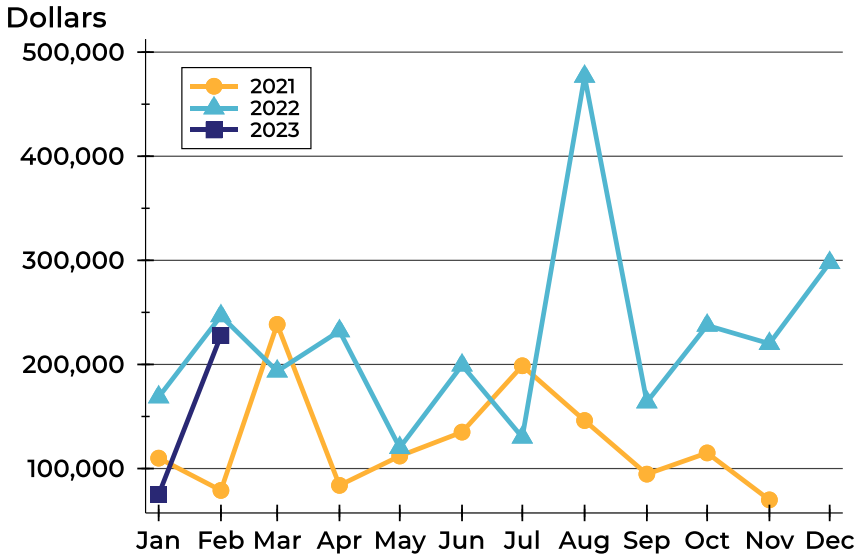
### New Listings by Price Range

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	1	20.0%	90,000	90,000	5	5	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	20.0%	175,000	175,000	32	32	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	249,000	249,000	7	7	100.0%	100.0%
\$250,000-\$299,999	1	20.0%	289,500	289,500	5	5	100.0%	100.0%
\$300,000-\$399,999	1	20.0%	335,000	335,000	21	21	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



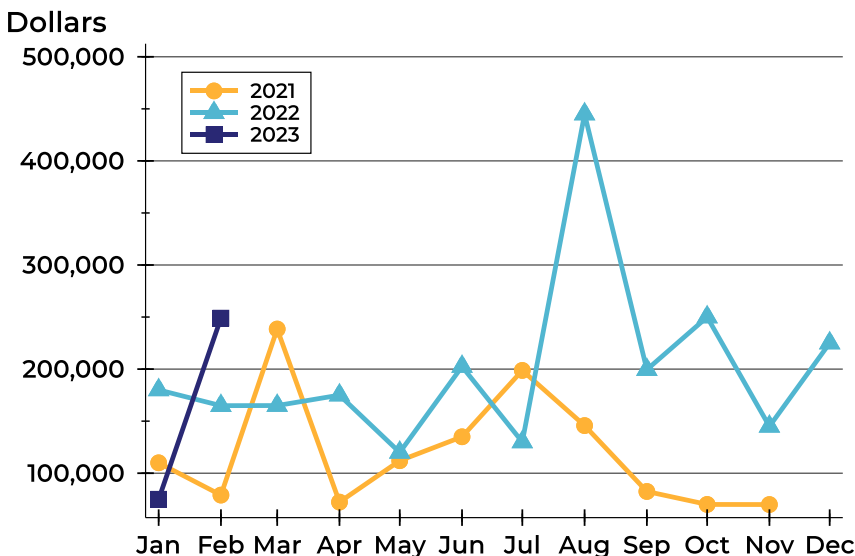
## Nemaha County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	110,000	168,667	<b>75,000</b>
February	79,000	246,600	<b>227,700</b>
March	238,500	193,500	
April	83,825	232,143	
May	112,000	120,000	
June	135,000	199,250	
July	198,750	130,000	
August	146,125	476,667	
September	94,633	163,833	
October	115,000	237,500	
November	69,900	220,000	
December	N/A	297,667	

### Median Price



Month	2021	2022	2023
January	110,000	180,000	<b>75,000</b>
February	79,000	164,900	<b>249,000</b>
March	238,500	165,000	
April	72,250	175,000	
May	112,000	120,000	
June	135,000	202,500	
July	198,750	130,000	
August	145,750	445,000	
September	82,450	199,500	
October	70,000	250,000	
November	69,900	145,000	
December	N/A	225,000	



## Nemaha County Contracts Written Analysis

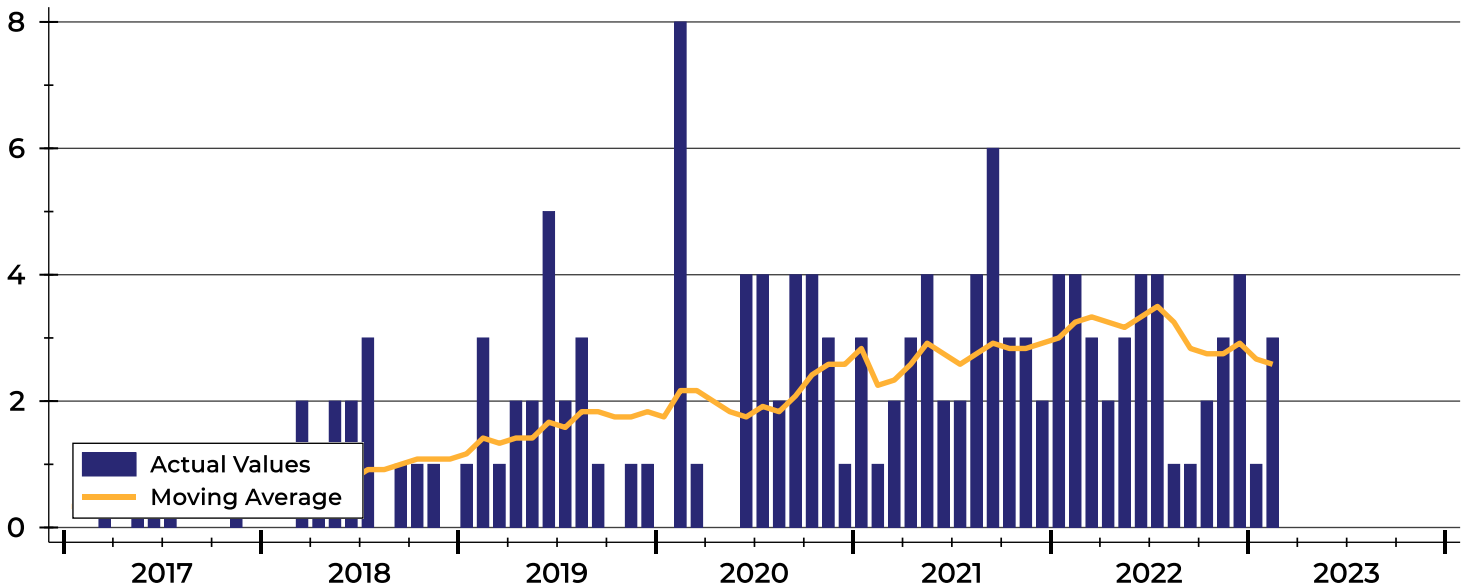
Summary Statistics for Contracts Written		February			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		3	4	-25.0%	4	8	-50.0%
Volume (1,000s)		455	805	-43.5%	654	1,517	-56.9%
Average	Sale Price	151,500	201,250	-24.7%	163,375	189,625	-13.8%
	Days on Market	10	42	-76.2%	16	24	-33.3%
	Percent of Original	100.0%	94.5%	5.8%	98.2%	93.1%	5.5%
Median	Sale Price	90,000	150,000	-40.0%	144,500	180,000	-19.7%
	Days on Market	5	13	-61.5%	13	9	44.4%
	Percent of Original	100.0%	94.1%	6.3%	100.0%	95.0%	5.3%

A total of 3 contracts for sale were written in Nemaha County during the month of February, down from 4 in 2022. The median list price of these homes was \$90,000, down from \$150,000 the prior year.

Half of the homes that went under contract in February were on the market less than 5 days, compared to 13 days in February 2022.

## History of Contracts Written

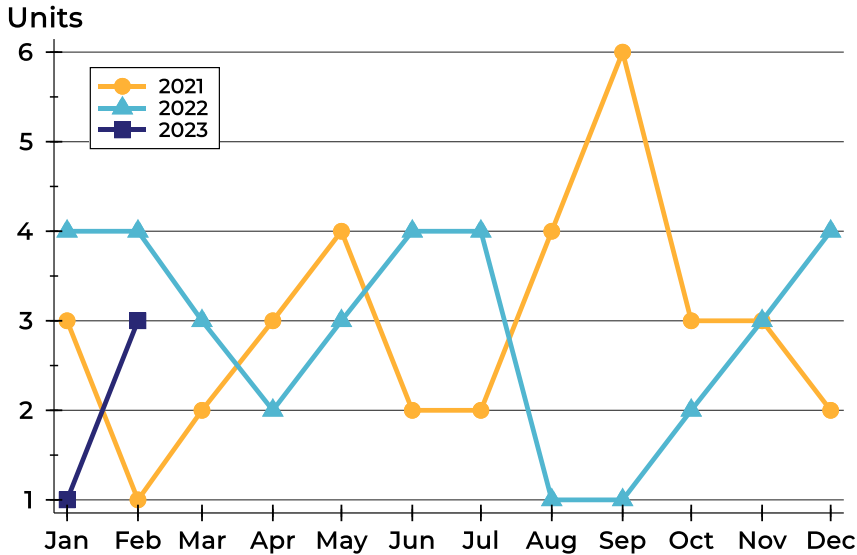
Units





## Nemaha County Contracts Written Analysis

### Contracts Written by Month



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

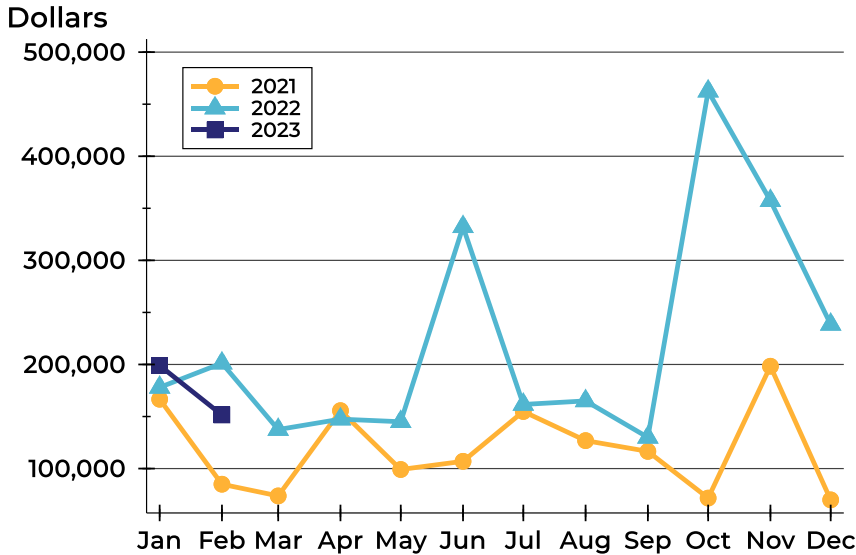
### Contracts Written by Price Range

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	2	66.7%	82,500	82,500	13	13	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	289,500	289,500	5	5	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



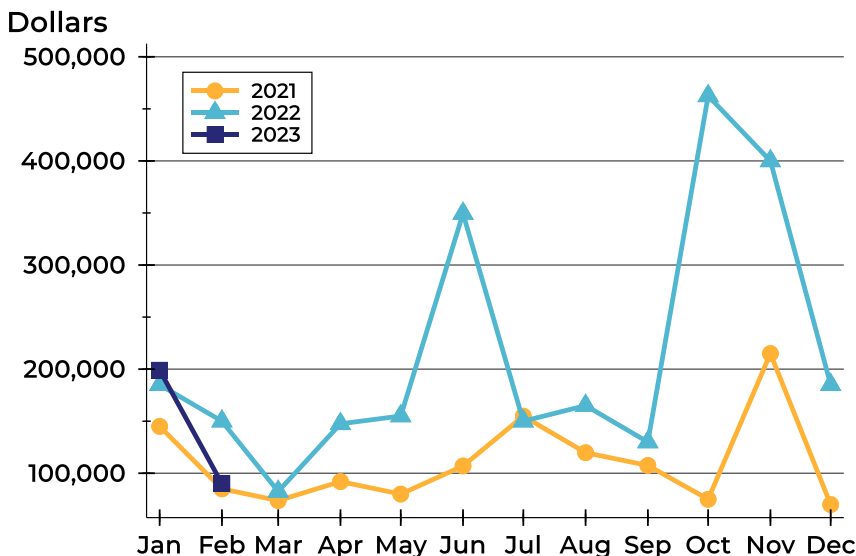
## Nemaha County Contracts Written Analysis

### Average Price



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

### Median Price

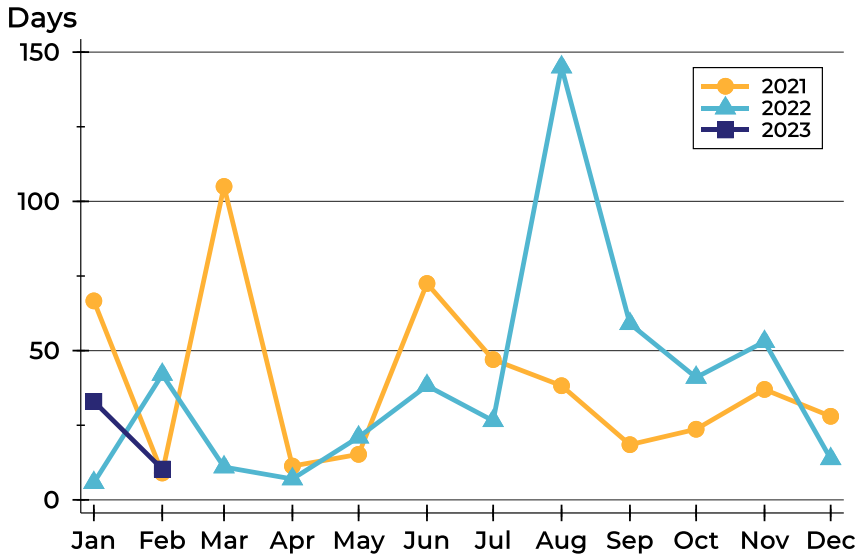


Month	2021	2022	2023
January	145,000	185,000	<b>199,000</b>
February	85,000	150,000	<b>90,000</b>
March	73,750	82,500	
April	92,000	147,500	
May	80,000	155,000	
June	107,000	349,500	
July	154,850	150,000	
August	119,750	165,000	
September	107,500	130,000	
October	75,000	462,500	
November	215,000	400,000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



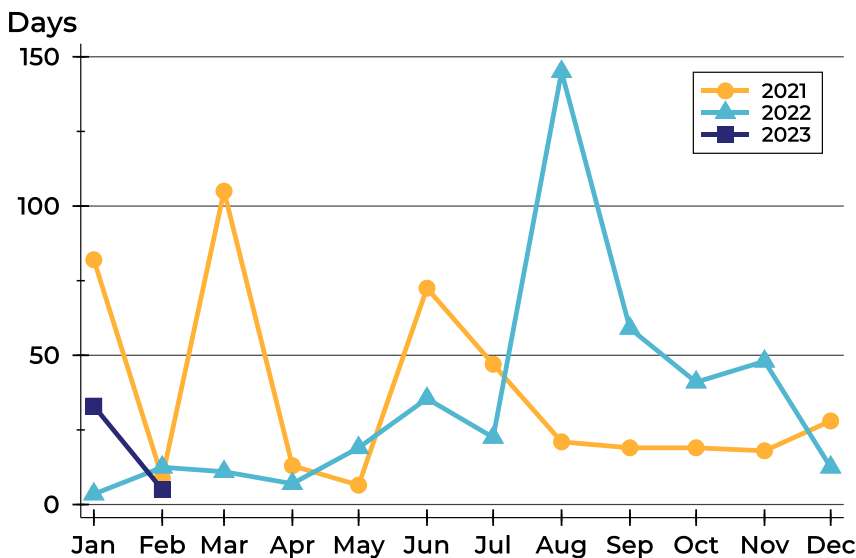
## Nemaha County Contracts Written Analysis

### Average DOM



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

### Median DOM



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



# Nemaha County Pending Contracts Analysis

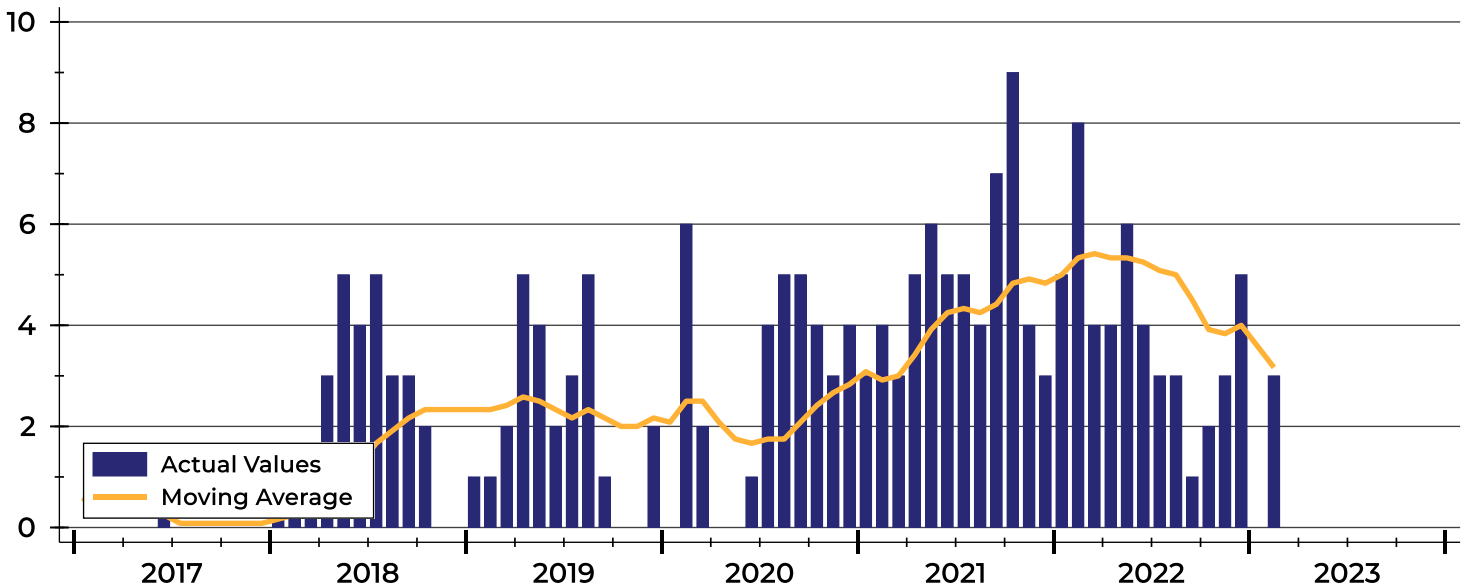
Summary Statistics for Pending Contracts		End of February		
		2023	2022	Change
Pending Contracts		<b>3</b>	8	<b>-62.5%</b>
Volume (1,000s)		<b>455</b>	1,571	<b>-71.0%</b>
Average	List Price	<b>151,500</b>	196,425	<b>-22.9%</b>
	Days on Market	<b>10</b>	41	<b>-75.6%</b>
	Percent of Original	<b>100.0%</b>	100.0%	<b>0.0%</b>
Median	List Price	<b>90,000</b>	169,950	<b>-47.0%</b>
	Days on Market	<b>5</b>	10	<b>-50.0%</b>
	Percent of Original	<b>100.0%</b>	100.0%	<b>0.0%</b>

A total of 3 listings in Nemaha County had contracts pending at the end of February, down from 8 contracts pending at the end of February 2022.

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

## History of Pending Contracts

Units

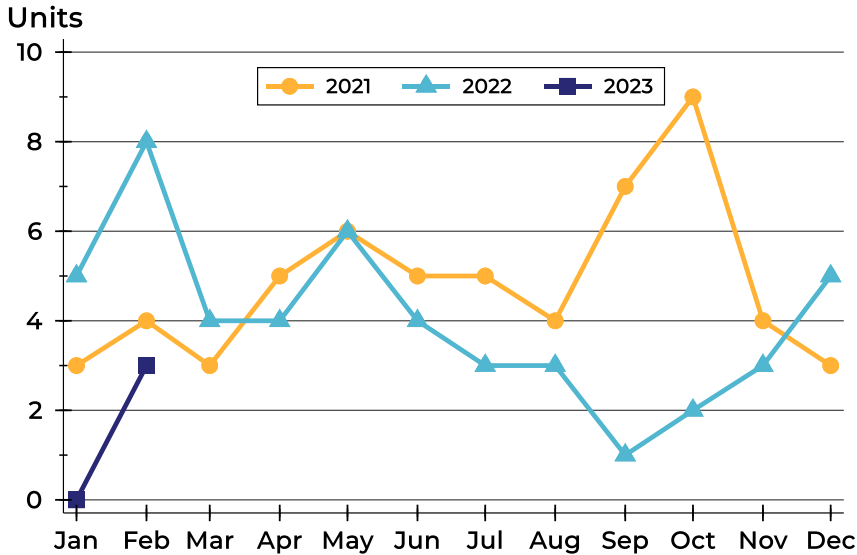






## Nemaha County Pending Contracts Analysis

### Pending Contracts by Month



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

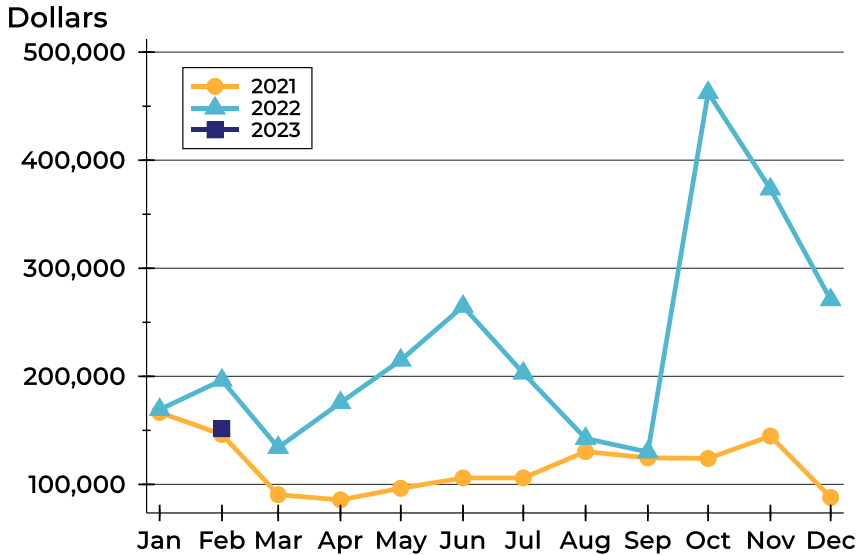
### Pending Contracts by Price Range

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	2	66.7%	82,500	82,500	13	13	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	289,500	289,500	5	5	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



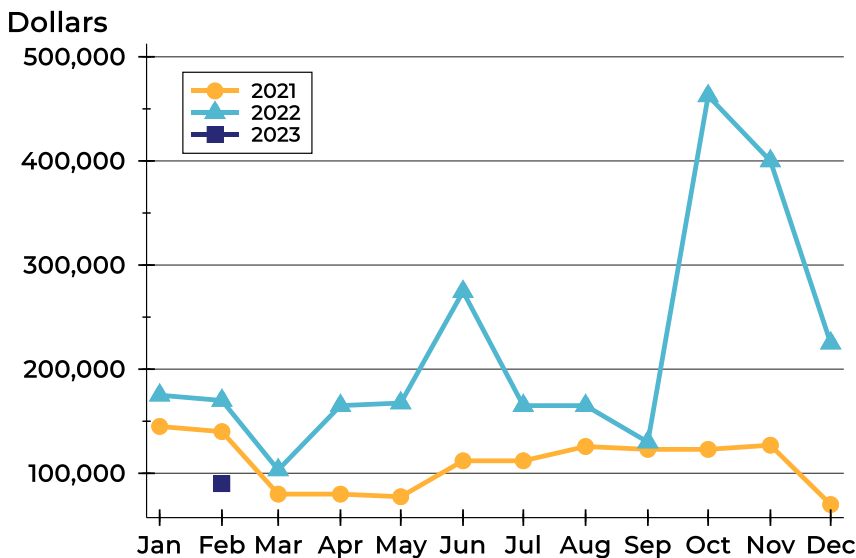
## Nemaha County Pending Contracts Analysis

### Average Price



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

### Median Price

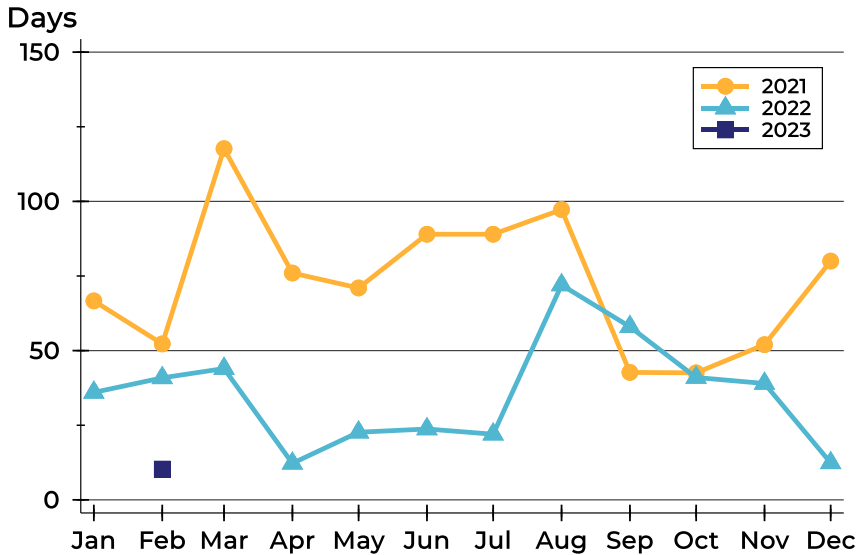


Month	2021	2022	2023
January	145,000	175,000	N/A
February	140,000	169,950	90,000
March	80,000	103,250	
April	80,000	165,000	
May	77,500	167,500	
June	112,000	274,500	
July	112,000	165,000	
August	125,750	165,000	
September	123,000	130,000	
October	123,000	462,500	
November	127,000	400,000	
December	70,000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



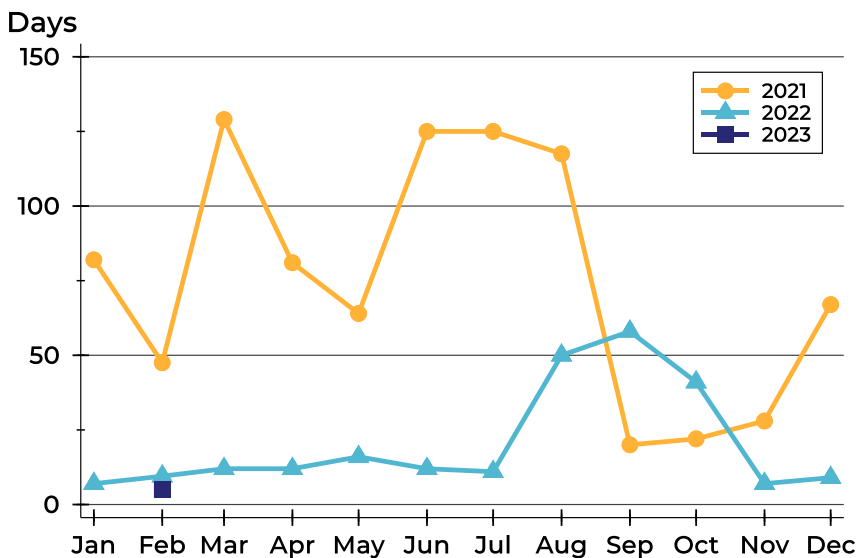
## Nemaha County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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