



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

January 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 Rose in January

Total home sales in the Northeast Kansas MLS system rose by 120.0% last month to 11 units, compared to 5 units in January 2022. Total sales volume was \$2.2 million, up 199.2% from a year earlier.

The median sale price in January was \$155,000, up from \$85,000 a year earlier. Homes that sold in January were typically on the market for 16 days and sold for 96.7% of their list prices.

Northeast Kansas Active Listings Up at End of January

The total number of active listings in the Northeast Kansas MLS system at the end of January was 37 units, up from 29 at the same point in 2022. This represents a 3.7 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$115,000.

During January, a total of 4 contracts were written down from 11 in January 2022. At the end of the month, there were 4 contracts still pending.

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Northeast Kansas Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		11 120.0%	5 -50.0%	10 11.1%	11 120.0%	5 -50.0%	10 11.1%
Active Listings Change from prior year		37 27.6%	29 -9.4%	32 -34.7%	N/A	N/A	N/A
Months' Supply Change from prior year		3.7 19.4%	3.1 6.9%	2.9 -40.8%	N/A	N/A	N/A
New Listings Change from prior year		9 -35.7%	14 16.7%	12 50.0%	9 -35.7%	14 16.7%	12 50.0%
Contracts Written Change from prior year		4 -63.6%	11 37.5%	8 -27.3%	4 -63.6%	11 37.5%	8 -27.3%
Pending Contracts Change from prior year		4 -75.0%	16 77.8%	9 -40.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		2,191 199.3%	732 -8.3%	798 -13.0%	2,191 199.3%	732 -8.3%	798 -13.0%
Average	Sale Price Change from prior year	199,136 36.0%	146,400 83.5%	79,780 -21.7%	199,136 36.0%	146,400 83.5%	79,780 -21.7%
	List Price of Actives Change from prior year	136,893 22.9%	111,416 4.4%	106,728 -12.2%	N/A	N/A	N/A
	Days on Market Change from prior year	30 -18.9%	37 -60.6%	94 -30.9%	30 -18.9%	37 -60.6%	94 -30.9%
	Percent of List Change from prior year	98.1% 11.2%	88.2% -6.6%	94.4% -2.2%	98.1% 11.2%	88.2% -6.6%	94.4% -2.2%
	Percent of Original Change from prior year	98.1% 19.2%	82.3% -13.9%	95.6% 13.9%	98.1% 19.2%	82.3% -13.9%	95.6% 13.9%
Median	Sale Price Change from prior year	155,000 82.4%	85,000 50.2%	56,600 -43.4%	155,000 82.4%	85,000 50.2%	56,600 -43.4%
	List Price of Actives Change from prior year	115,000 40.2%	82,000 -3.5%	84,950 -2.9%	N/A	N/A	N/A
	Days on Market Change from prior year	16 -38.5%	26 -13.3%	30 -61.5%	16 -38.5%	26 -13.3%	30 -61.5%
	Percent of List Change from prior year	96.7% 3.6%	93.3% -1.8%	95.0% -1.8%	96.7% 3.6%	93.3% -1.8%	95.0% -1.8%
	Percent of Original Change from prior year	96.7% 24.0%	78.0% -17.9%	95.0% 7.6%	96.7% 24.0%	78.0% -17.9%	95.0% 7.6%

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



Northeast Kansas Closed Listings Analysis

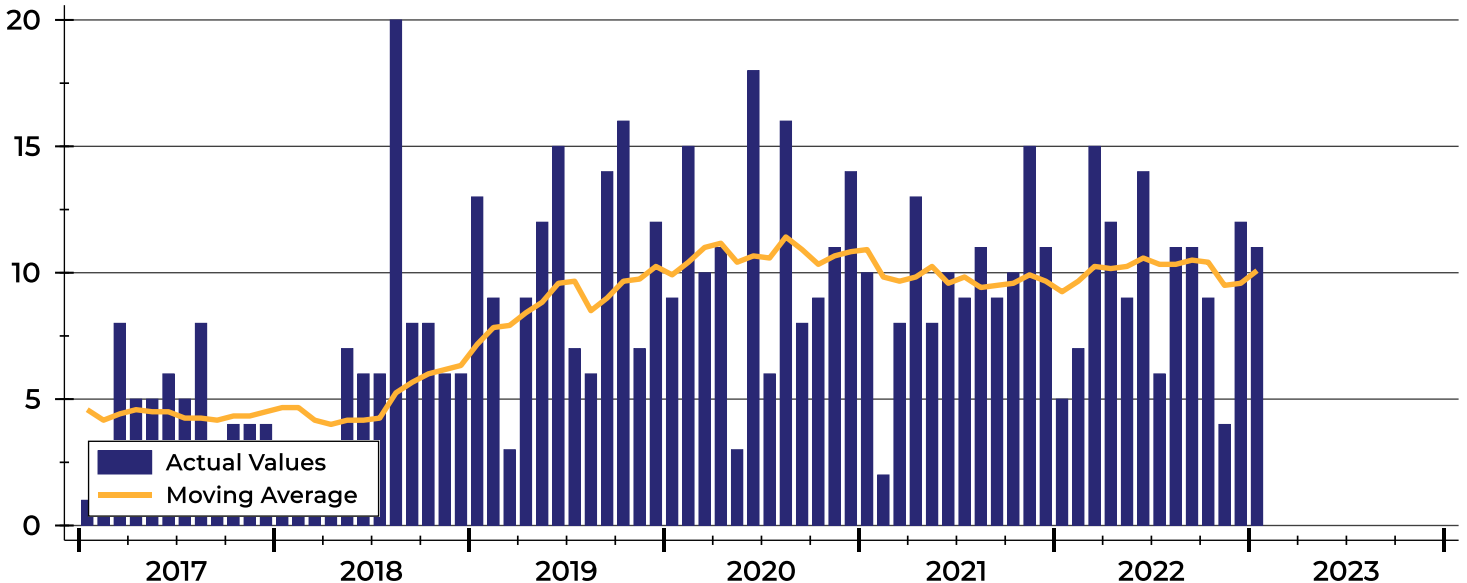
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		11	5	120.0%	11	5	120.0%
Volume (1,000s)		2,191	732	199.3%	2,191	732	199.3%
Months' Supply		3.7	3.1	19.4%	N/A	N/A	N/A
Average	Sale Price	199,136	146,400	36.0%	199,136	146,400	36.0%
	Days on Market	30	37	-18.9%	30	37	-18.9%
	Percent of List	98.1%	88.2%	11.2%	98.1%	88.2%	11.2%
	Percent of Original	98.1%	82.3%	19.2%	98.1%	82.3%	19.2%
Median	Sale Price	155,000	85,000	82.4%	155,000	85,000	82.4%
	Days on Market	16	26	-38.5%	16	26	-38.5%
	Percent of List	96.7%	93.3%	3.6%	96.7%	93.3%	3.6%
	Percent of Original	96.7%	78.0%	24.0%	96.7%	78.0%	24.0%

A total of 11 homes sold in the Northeast Kansas MLS system in January, up from 5 units in January 2022. Total sales volume rose to \$2.2 million compared to \$0.7 million in the previous year.

The median sales price in January was \$155,000, up 82.4% compared to the prior year. Median days on market was 16 days, down from 81 days in December, and down from 26 in January 2022.

History of Closed Listings

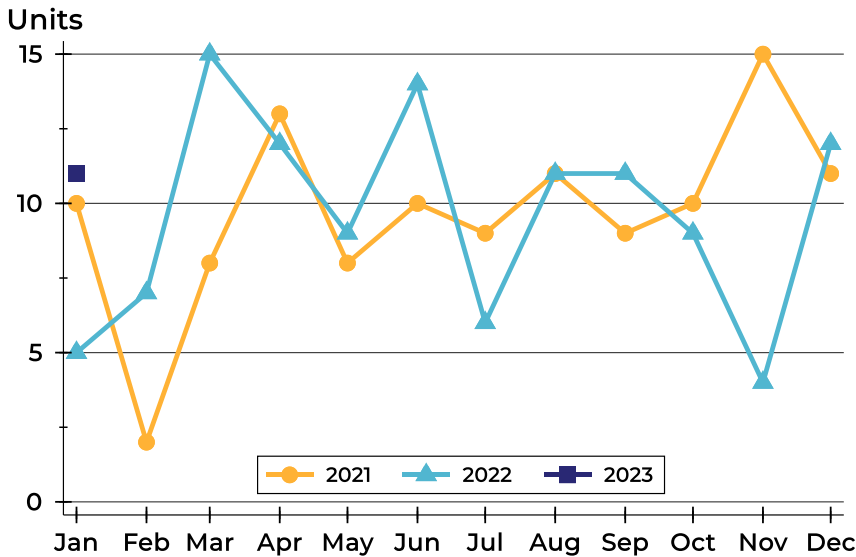
Units





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	10	5	11
February	2	7	
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	

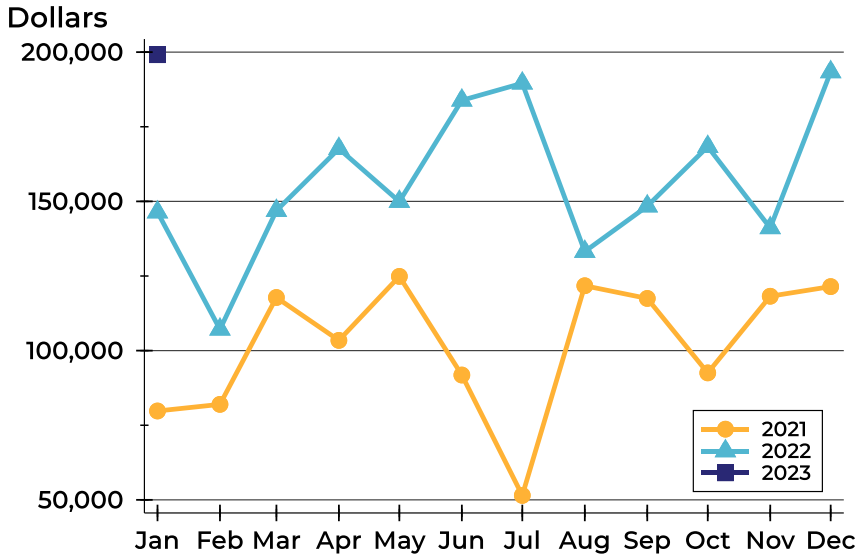
Closed Listings by Price Range

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	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	9.1%	3.4	45,000	45,000	52	52	90.0%	90.0%	90.0%	90.0%
\$50,000-\$99,999	1	9.1%	5.0	99,000	99,000	98	98	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	2	18.2%	2.7	112,250	112,250	13	13	95.5%	95.5%	95.5%	95.5%
\$125,000-\$149,999	1	9.1%	4.0	148,500	148,500	78	78	93.4%	93.4%	93.4%	93.4%
\$150,000-\$174,999	1	9.1%	3.4	155,000	155,000	16	16	106.9%	106.9%	106.9%	106.9%
\$175,000-\$199,999	2	18.2%	3.3	180,500	180,500	19	19	93.0%	93.0%	93.0%	93.0%
\$200,000-\$249,999	1	9.1%	4.0	217,500	217,500	8	8	96.7%	96.7%	96.7%	96.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	9.1%	0.0	400,000	400,000	7	7	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	1	9.1%	0.0	540,000	540,000	9	9	115.1%	115.1%	115.1%	115.1%
\$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



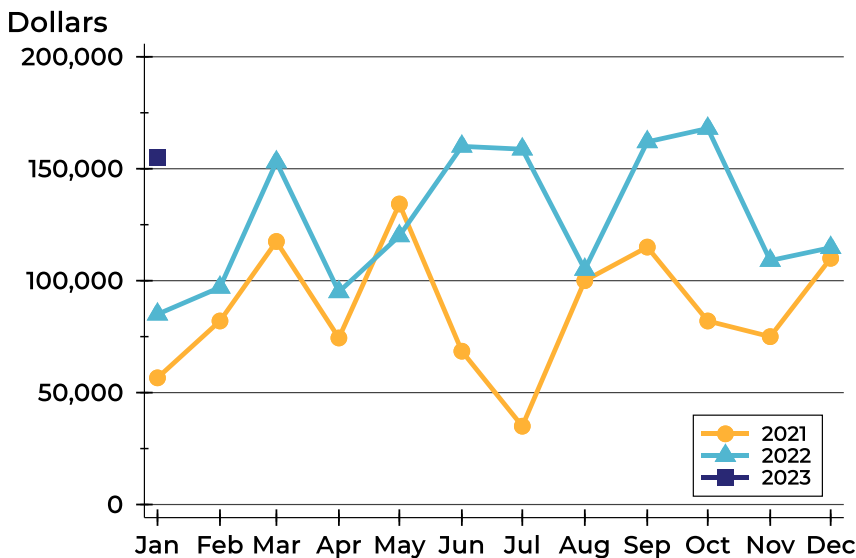
Northeast Kansas Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	79,780	146,400	199,136
February	82,000	107,143	
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

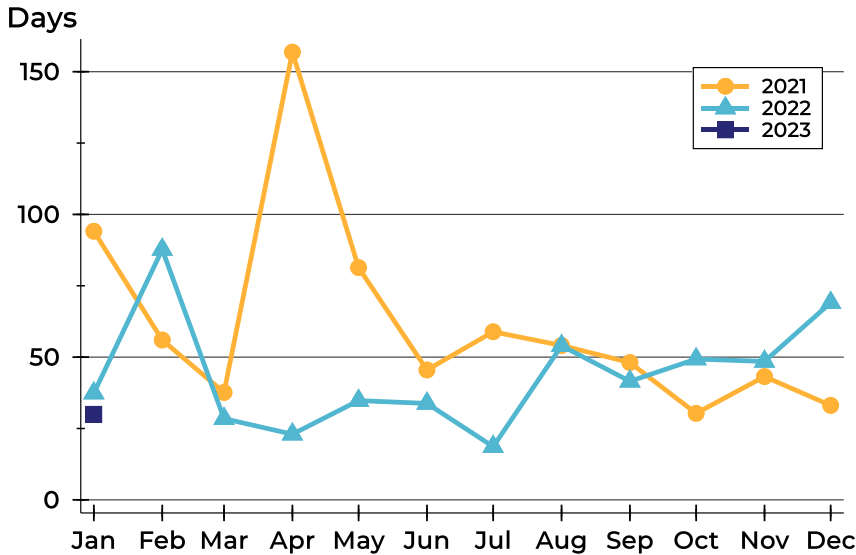


Month	2021	2022	2023
January	56,600	85,000	155,000
February	82,000	97,000	
March	117,500	153,000	
April	74,400	95,000	
May	134,250	120,000	
June	68,500	160,000	
July	35,000	158,750	
August	100,000	105,000	
September	115,000	162,000	
October	82,000	168,000	
November	75,000	109,000	
December	110,000	114,750	



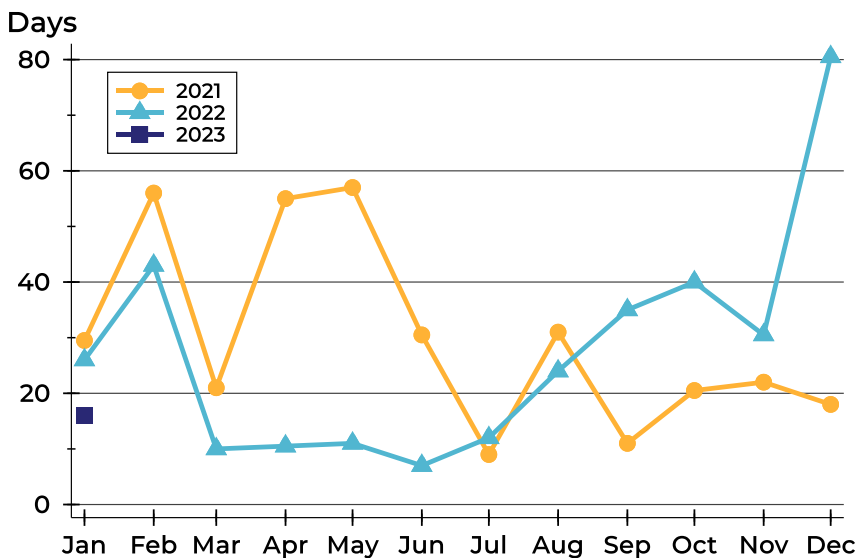
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	94	37	30
February	56	88	
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	
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

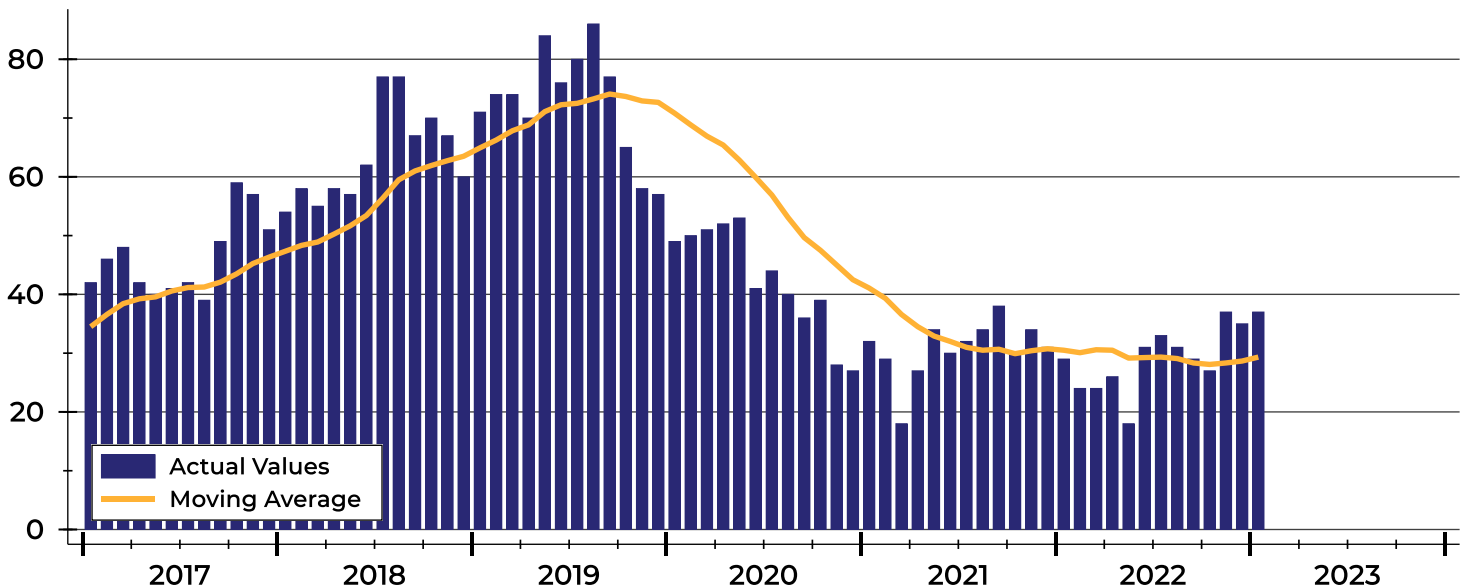
Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		37	29	27.6%
Volume (1,000s)		5,065	3,231	56.8%
Months' Supply		3.7	3.1	19.4%
Average	List Price	136,893	111,416	22.9%
	Days on Market	94	129	-27.1%
	Percent of Original	93.2%	97.5%	-4.4%
Median	List Price	115,000	82,000	40.2%
	Days on Market	64	112	-42.9%
	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 January. This represents a 3.7 months' supply of active listings.

The median list price of homes on the market at the end of January was \$115,000, up 40.2% from 2022. The typical time on market for active listings was 64 days, down from 112 days a year earlier.

History of Active Listings

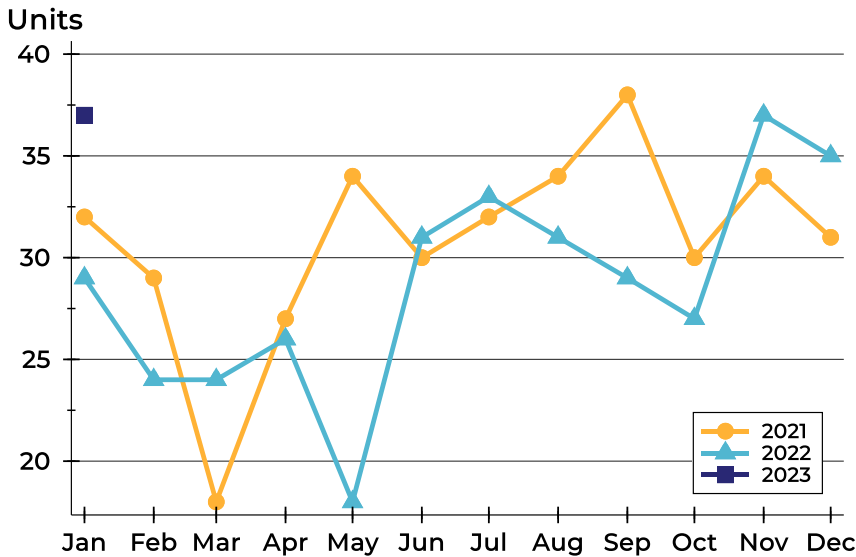
Units





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	32	29	37
February	29	24	
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	

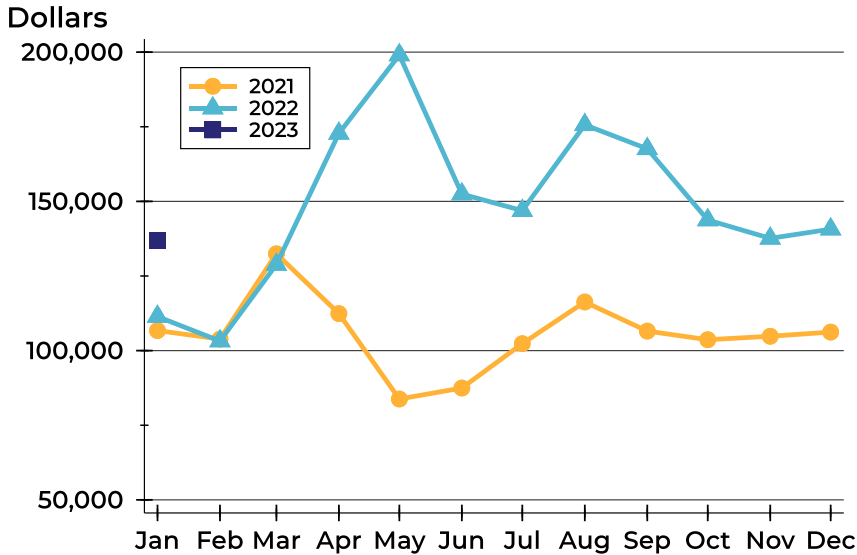
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	5.4%	3.4	42,425	42,425	86	86	60.6%	60.6%
\$50,000-\$99,999	15	40.5%	5.0	80,113	80,000	67	51	94.2%	100.0%
\$100,000-\$124,999	2	5.4%	2.7	109,038	109,038	72	72	82.7%	82.7%
\$125,000-\$149,999	5	13.5%	4.0	136,800	135,000	59	53	100.0%	100.0%
\$150,000-\$174,999	4	10.8%	3.4	152,500	150,000	164	172	91.7%	91.7%
\$175,000-\$199,999	3	8.1%	3.3	195,467	197,900	100	88	97.0%	95.5%
\$200,000-\$249,999	3	8.1%	4.0	223,333	225,000	176	36	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	120	104	96.7%	97.1%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	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	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



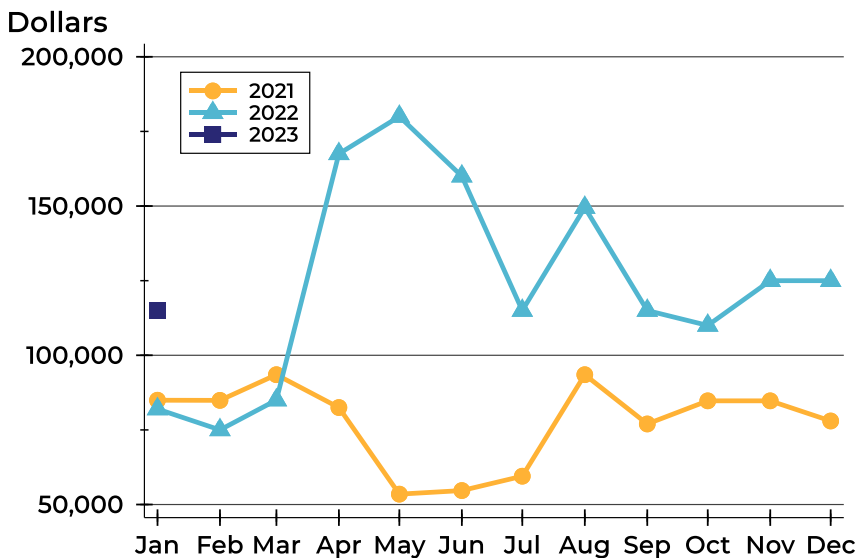
Northeast Kansas Active Listings Analysis

Average Price



Month	2021	2022	2023
January	106,728	111,416	136,893
February	103,869	103,211	
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

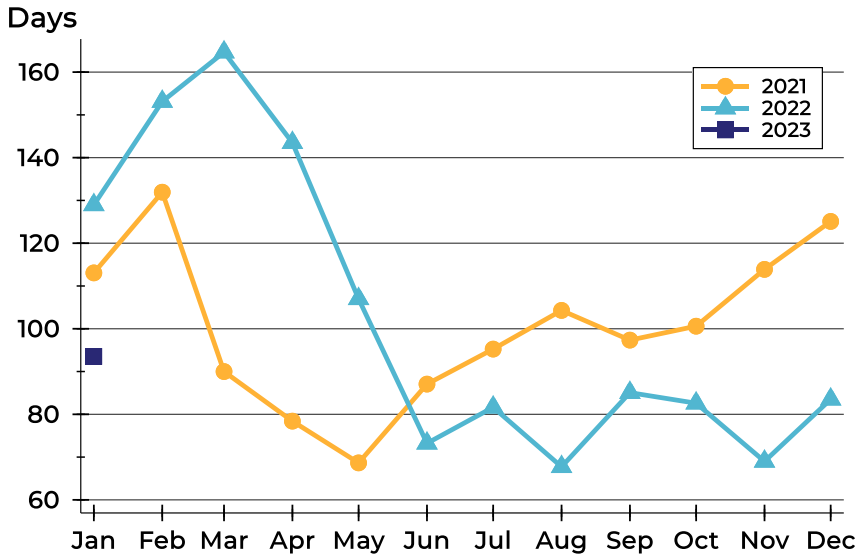


Month	2021	2022	2023
January	84,950	82,000	115,000
February	84,900	75,000	
March	93,500	85,000	
April	82,500	167,500	
May	53,484	180,000	
June	54,684	160,000	
July	59,500	115,000	
August	93,500	149,500	
September	77,000	115,000	
October	84,750	110,000	
November	84,750	125,000	
December	78,000	125,000	



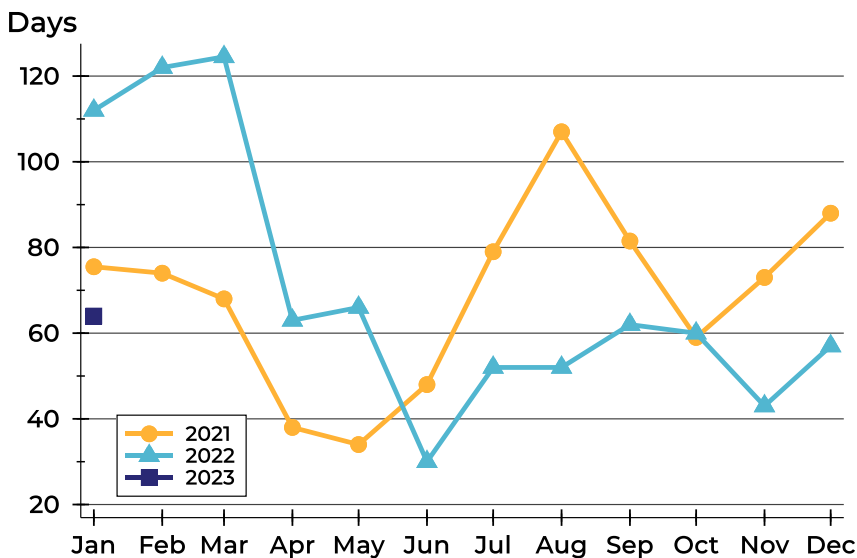
Northeast Kansas Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	113	129	94
February	132	153	
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

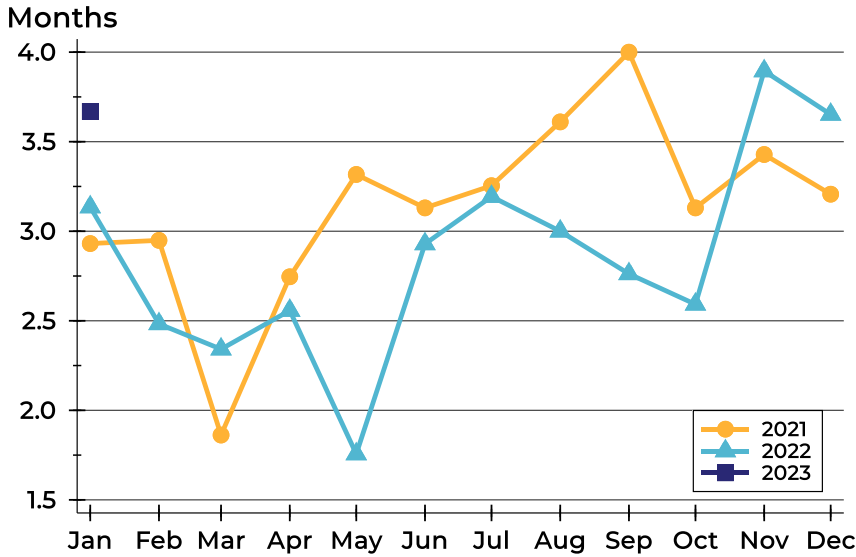


Month	2021	2022	2023
January	76	112	64
February	74	122	
March	68	125	
April	38	63	
May	34	66	
June	48	30	
July	79	52	
August	107	52	
September	82	62	
October	59	60	
November	73	43	
December	88	57	



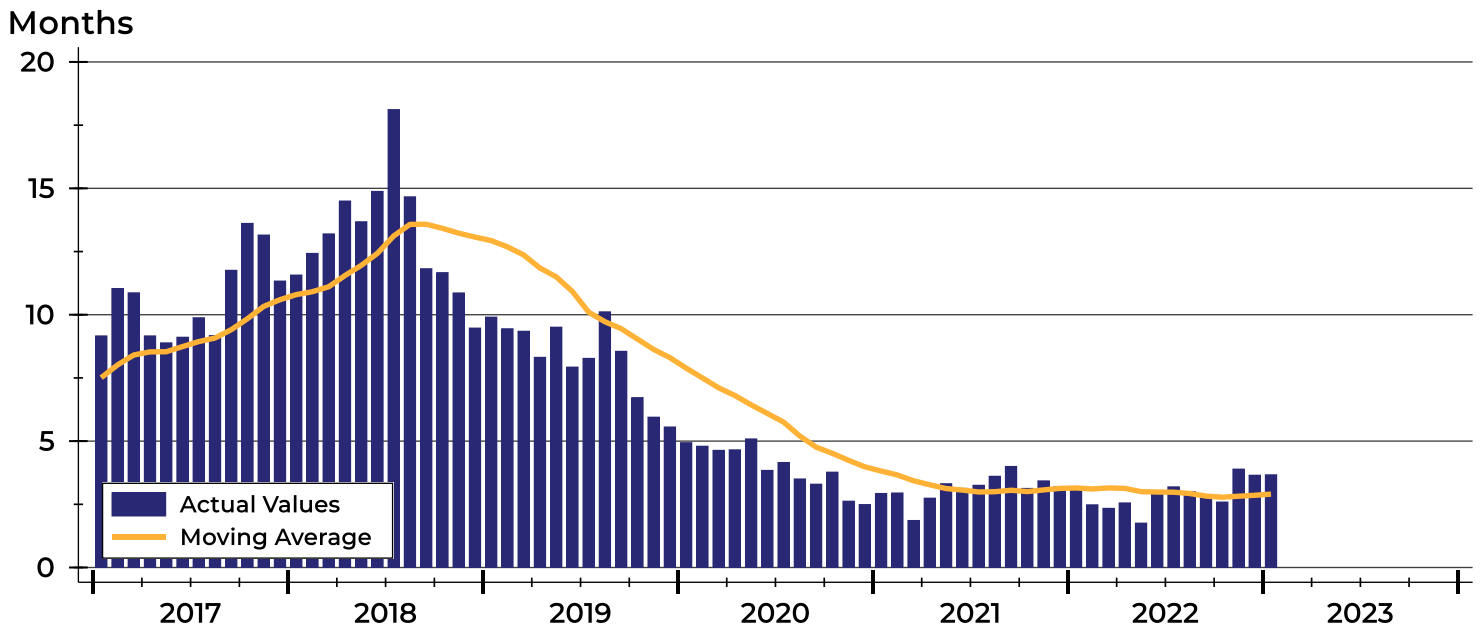
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.9	3.1	3.7
February	2.9	2.5	
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





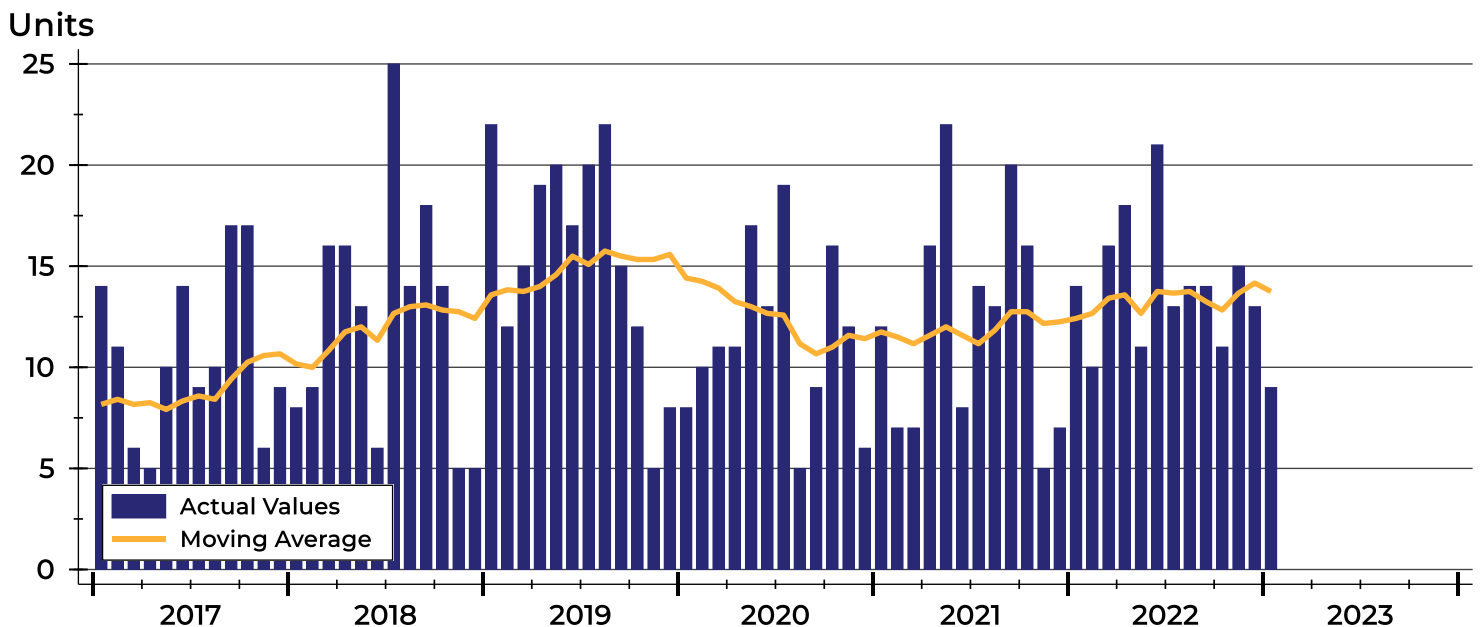
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	9	14	-35.7%
	Volume (1,000s)	946	2,014	-53.0%
	Average List Price	105,156	143,857	-26.9%
	Median List Price	75,000	150,250	-50.1%
Year-to-Date	New Listings	9	14	-35.7%
	Volume (1,000s)	946	2,014	-53.0%
	Average List Price	105,156	143,857	-26.9%
	Median List Price	75,000	150,250	-50.1%

A total of 9 new listings were added in the Northeast Kansas MLS system during January, down 35.7% from the same month in 2022.

The median list price of these homes was \$75,000 down from \$150,250 in 2022.

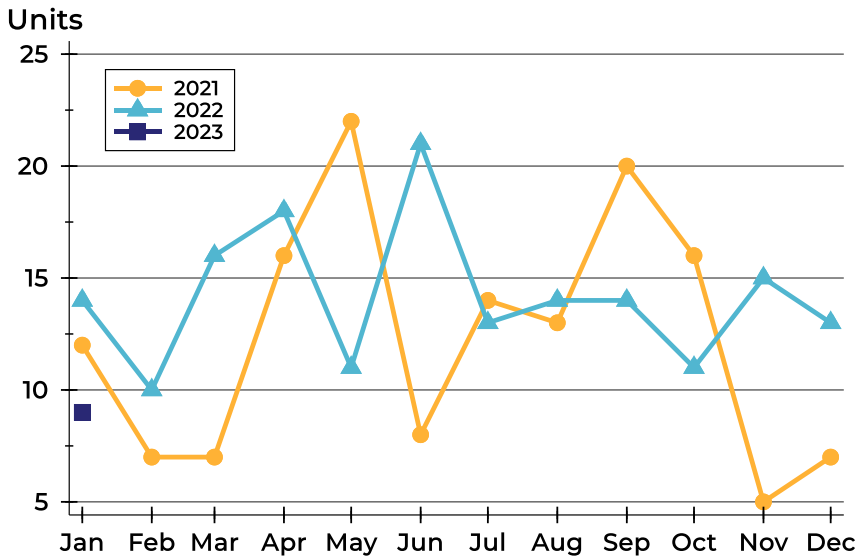
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



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

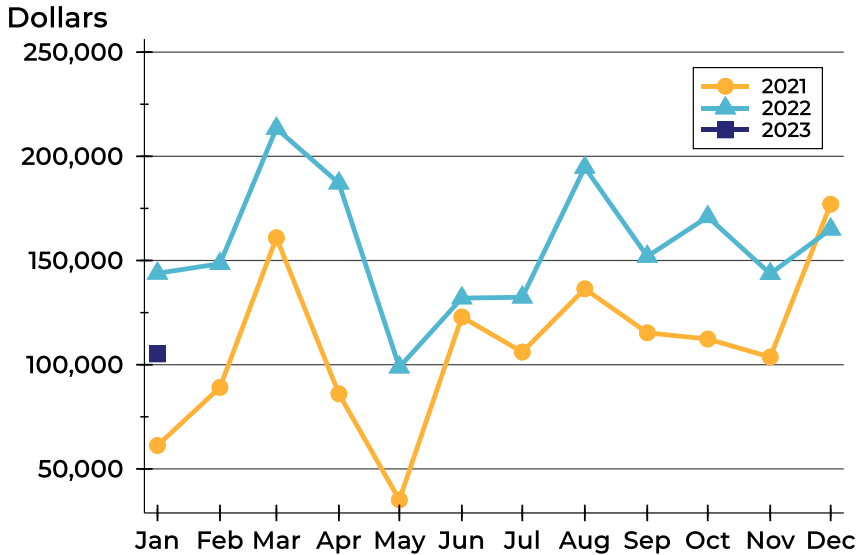
New Listings by Price Range

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	11.1%	49,900	49,900	26	26	100.0%	100.0%
\$50,000-\$99,999	5	55.6%	74,400	74,000	16	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	1	11.1%	149,500	149,500	35	35	100.0%	100.0%
\$150,000-\$174,999	1	11.1%	150,000	150,000	33	33	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	11.1%	225,000	225,000	27	27	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



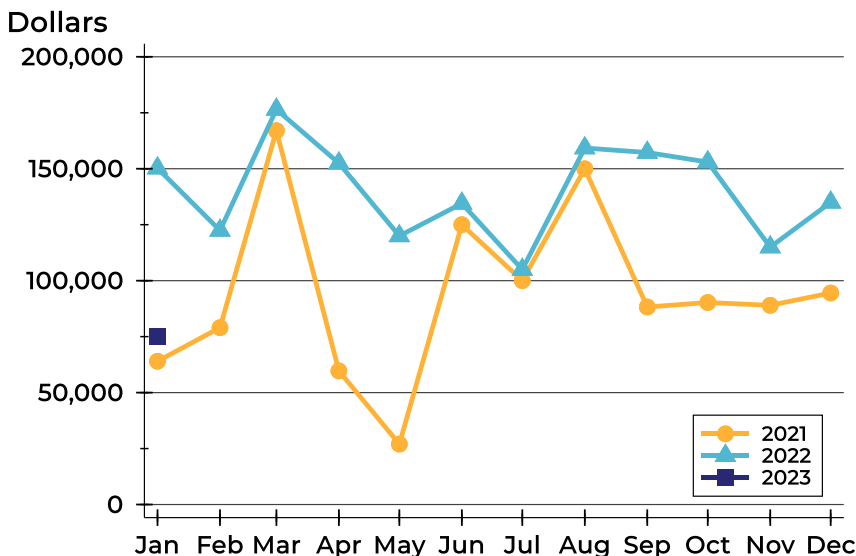
Northeast Kansas New Listings Analysis

Average Price



Month	2021	2022	2023
January	61,233	143,857	105,156
February	89,114	148,480	
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	143,665	
December	177,057	165,015	

Median Price



Month	2021	2022	2023
January	64,000	150,250	75,000
February	79,000	122,450	
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

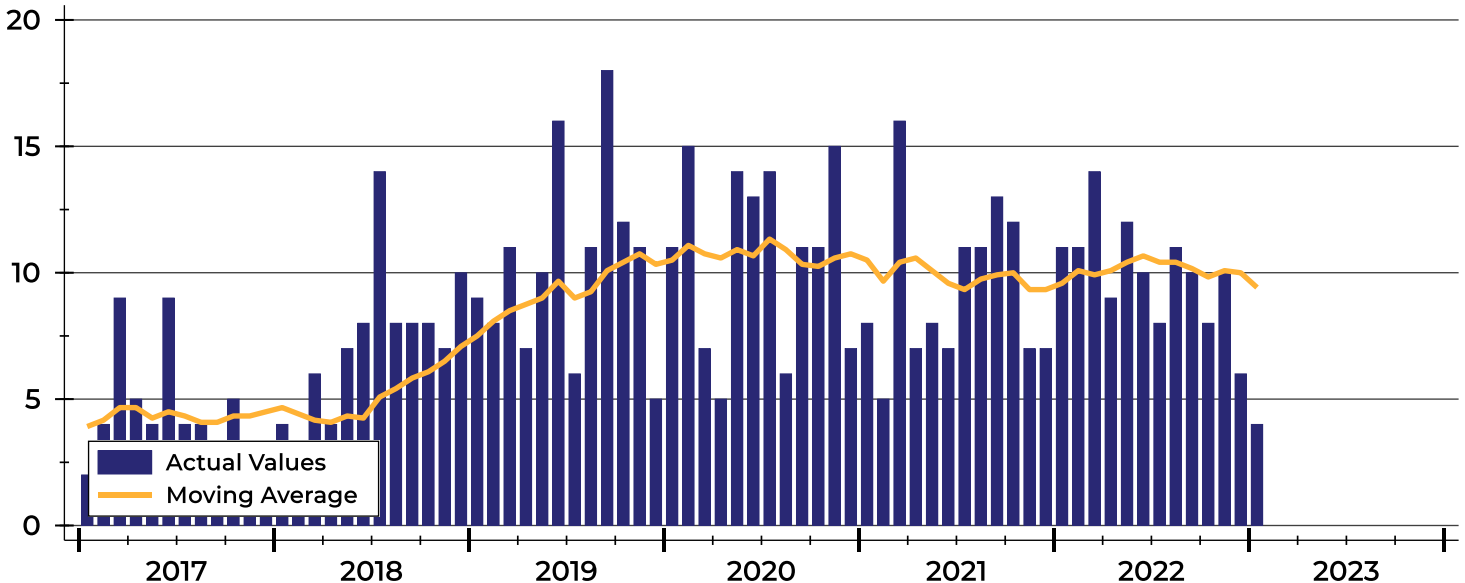
Summary Statistics for Contracts Written		January 2023			Year-to-Date 2023		
		2023	2022	Change	2023	2022	Change
Contracts Written		4	11	-63.6%	4	11	-63.6%
Volume (1,000s)		327	1,492	-78.1%	327	1,492	-78.1%
Average	Sale Price	81,750	135,636	-39.7%	81,750	135,636	-39.7%
	Days on Market	41	57	-28.1%	41	57	-28.1%
	Percent of Original	91.2%	94.1%	-3.1%	91.2%	94.1%	-3.1%
Median	Sale Price	45,000	97,000	-53.6%	45,000	97,000	-53.6%
	Days on Market	37	16	131.3%	37	16	131.3%
	Percent of Original	96.5%	97.4%	-0.9%	96.5%	97.4%	-0.9%

A total of 4 contracts for sale were written in the Northeast Kansas MLS system during the month of January, down from 11 in 2022. The median list price of these homes was \$45,000, down from \$97,000 the prior year.

Half of the homes that went under contract in January were on the market less than 37 days, compared to 16 days in January 2022.

History of Contracts Written

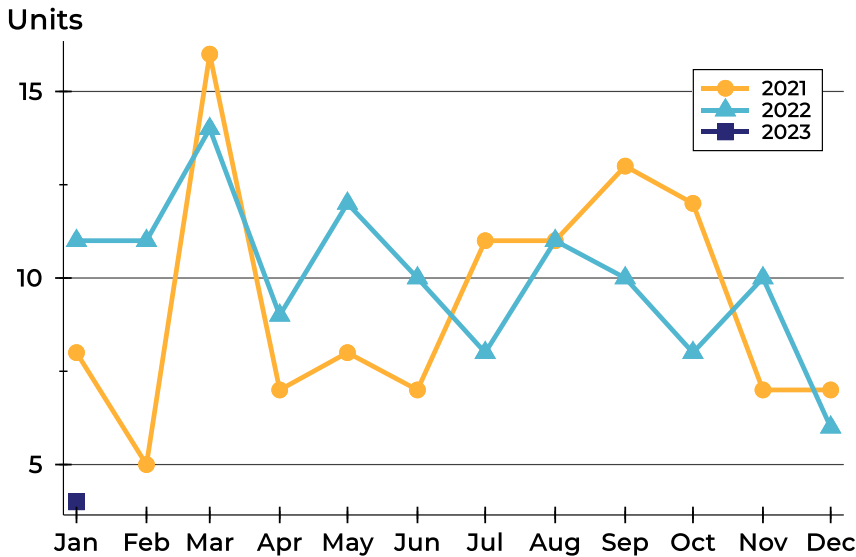
Units





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	8	11	4
February	5	11	
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	

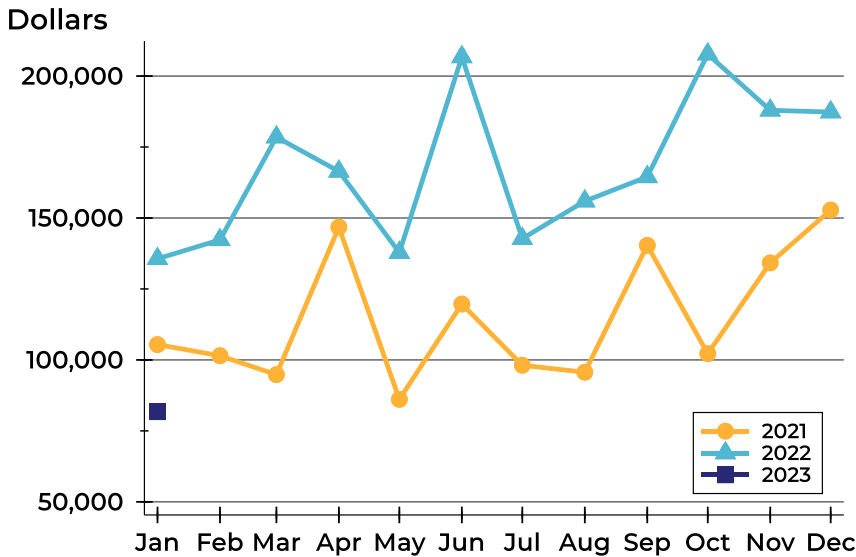
Contracts Written by Price Range

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	3	75.0%	42,667	45,000	44	37	90.6%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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	25.0%	199,000	199,000	33	33	93.0%	93.0%
\$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



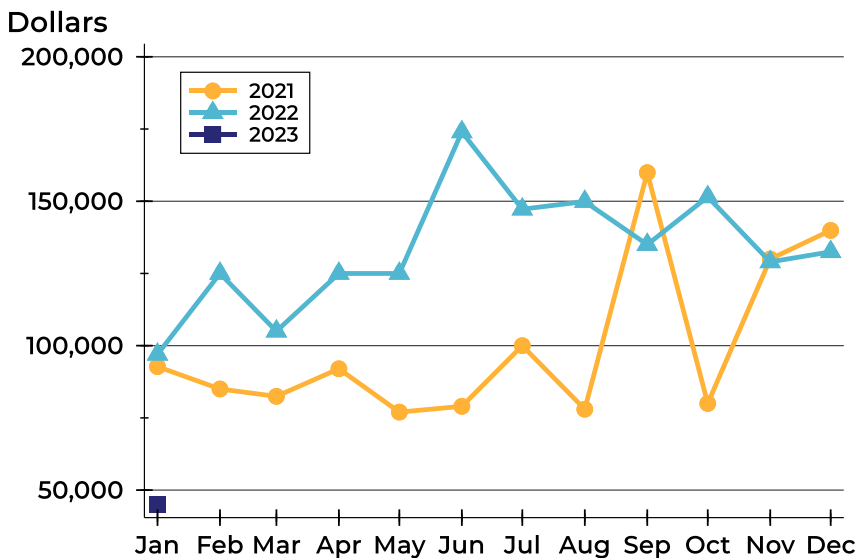
Northeast Kansas Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	105,413	135,636	81,750
February	101,480	142,318	
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

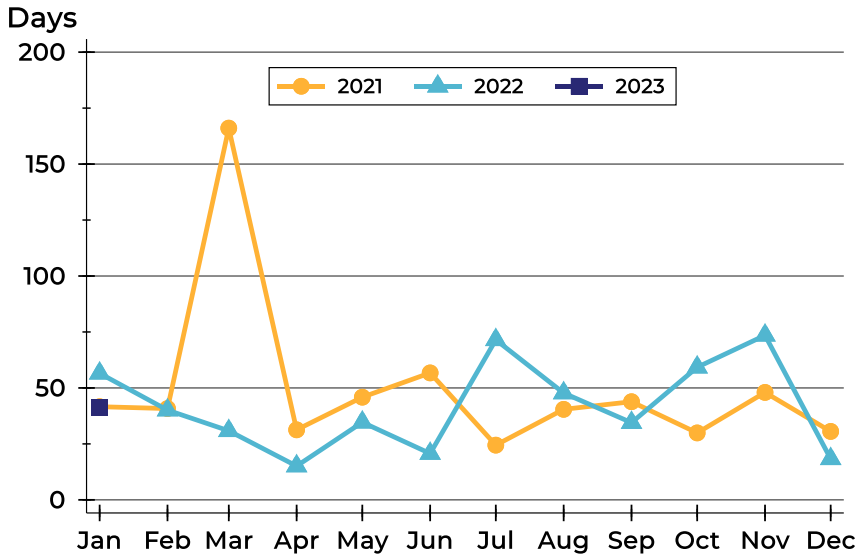


Month	2021	2022	2023
January	92,750	97,000	45,000
February	85,000	125,000	
March	82,450	105,000	
April	92,000	125,000	
May	77,000	125,000	
June	79,000	174,000	
July	100,000	147,250	
August	78,000	149,900	
September	159,900	135,000	
October	80,000	151,500	
November	130,000	129,000	
December	139,900	132,500	



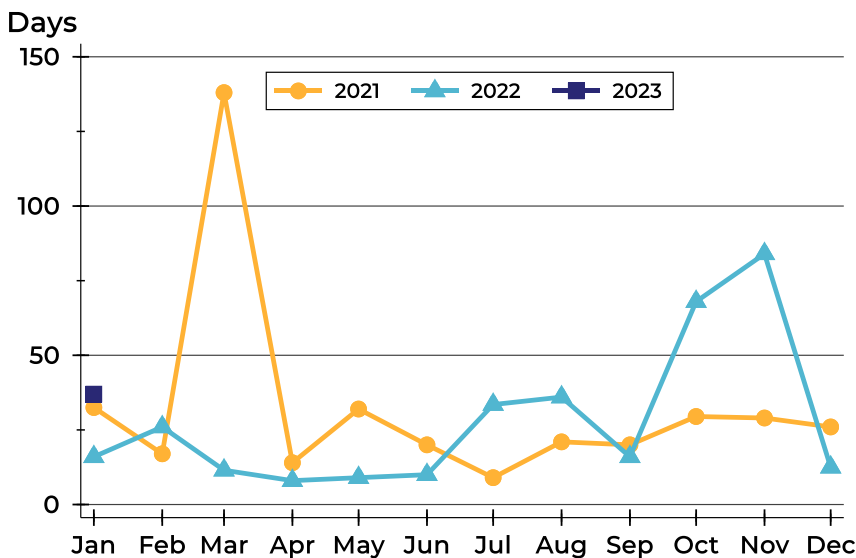
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	42	57	41
February	41	40	
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	
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

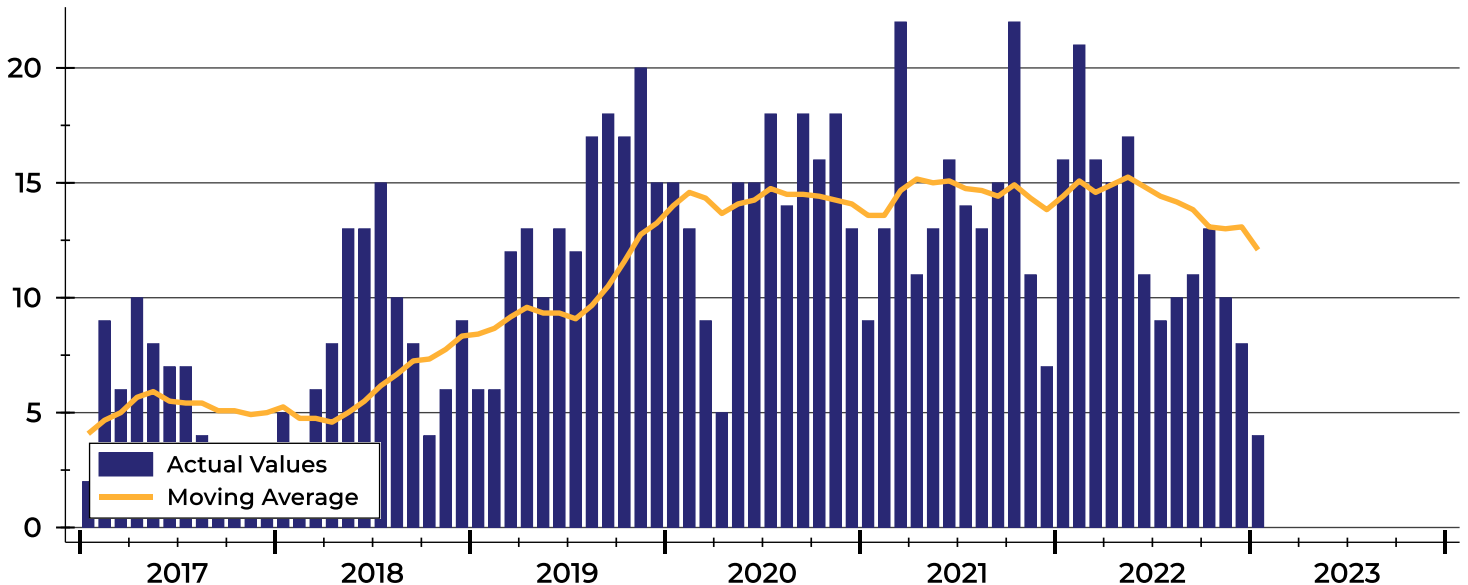
Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		4	16	-75.0%
Volume (1,000s)		213	2,389	-91.1%
Average	List Price	53,125	149,300	-64.4%
	Days on Market	36	70	-48.6%
	Percent of Original	92.9%	98.9%	-6.1%
Median	List Price	45,000	142,450	-68.4%
	Days on Market	37	37	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 4 listings in the Northeast Kansas MLS system had contracts pending at the end of January, down from 16 contracts pending at the end of January 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

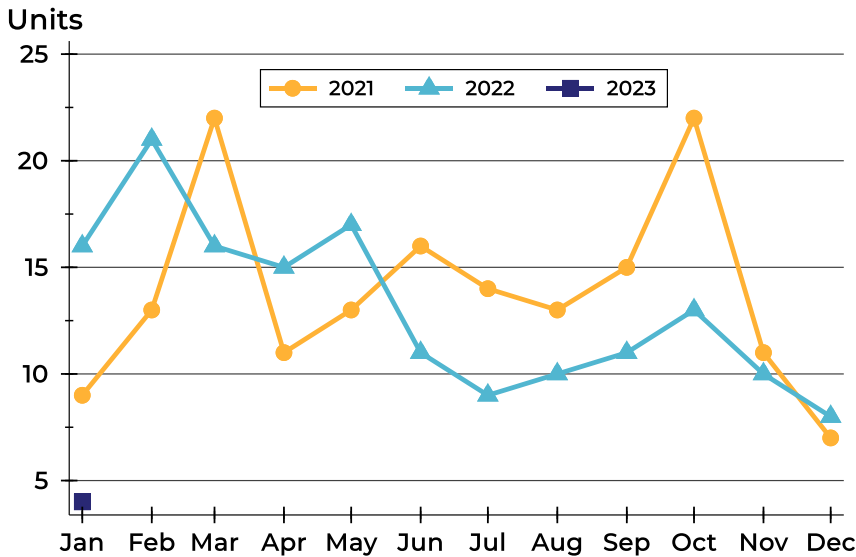
Units





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	9	16	4
February	13	21	
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	

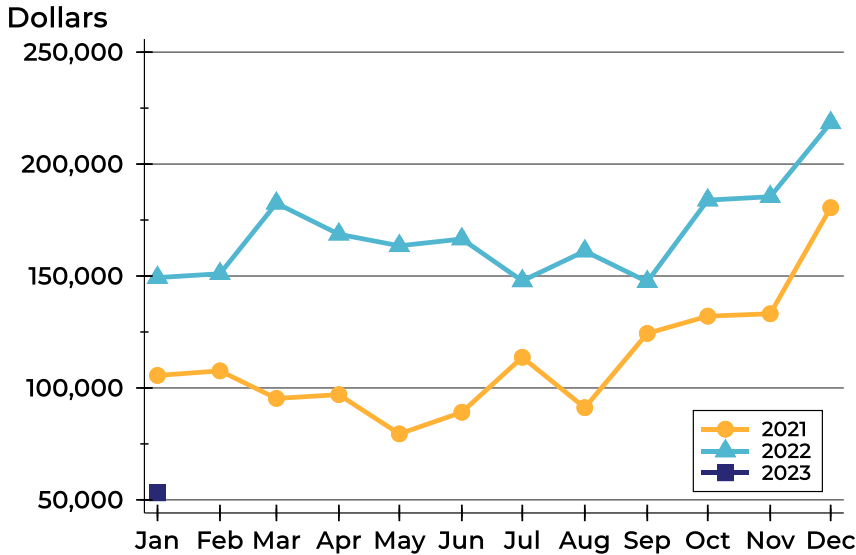
Pending Contracts by Price Range

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	3	75.0%	42,667	45,000	44	37	90.6%	100.0%
\$50,000-\$99,999	1	25.0%	84,500	84,500	10	10	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



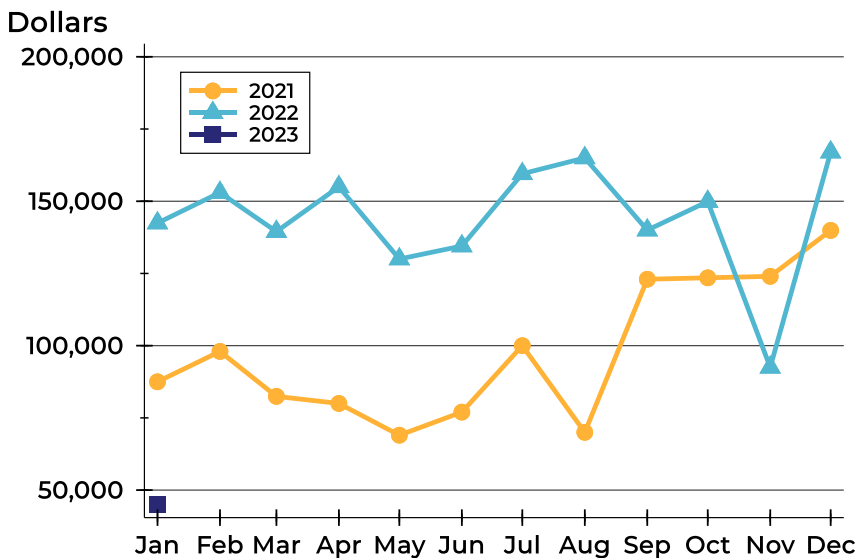
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	105,589	149,300	53,125
February	107,631	151,019	
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

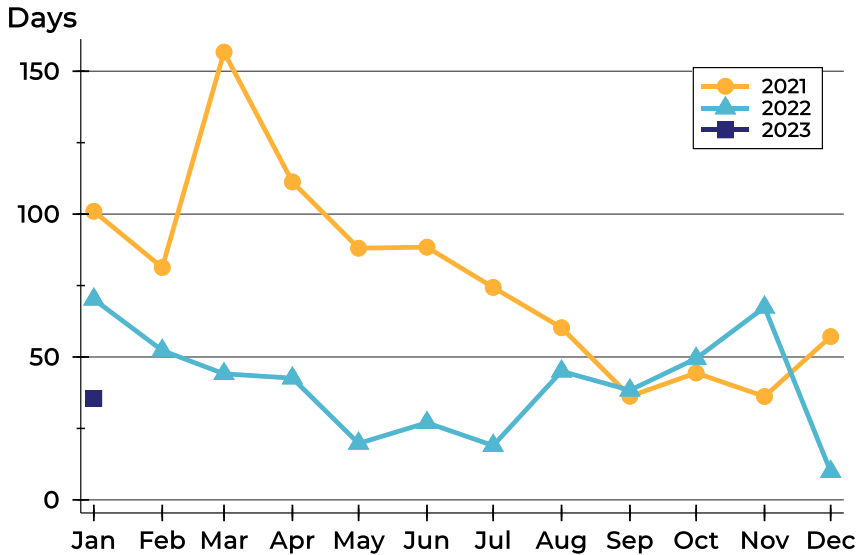


Month	2021	2022	2023
January	87,500	142,450	45,000
February	98,000	153,000	
March	82,450	139,500	
April	80,000	155,000	
May	68,999	130,000	
June	77,000	134,500	
July	100,000	159,500	
August	69,999	165,000	
September	123,000	140,000	
October	123,500	149,900	
November	124,000	92,500	
December	139,900	167,000	



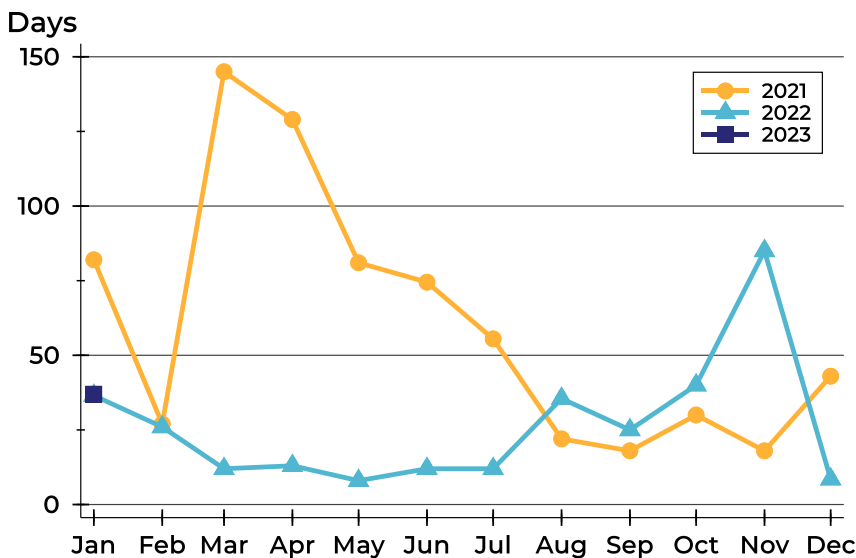
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	101	70	36
February	81	52	
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	
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 Rose in January

Total home sales in Brown County rose by 66.7% last month to 5 units, compared to 3 units in January 2022. Total sales volume was \$0.6 million, down 6.3% from a year earlier.

The median sale price in January was \$117,000, down from \$195,000 a year earlier. Homes that sold in January were typically on the market for 52 days and sold for 93.4% of their list prices.

Brown County Active Listings Up at End of January

The total number of active listings in Brown County at the end of January was 31 units, up from 27 at the same point in 2022. This represents a 4.4 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$103,075.

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

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		5 66.7%	3 -57.1%	7 0.0%	5 66.7%	3 -57.1%	7 0.0%
Active Listings Change from prior year		31 14.8%	27 8.0%	25 -32.4%	N/A	N/A	N/A
Months' Supply Change from prior year		4.4 2.3%	4.3 43.3%	3.0 -34.8%	N/A	N/A	N/A
New Listings Change from prior year		8 0.0%	8 -20.0%	10 66.7%	8 0.0%	8 -20.0%	10 66.7%
Contracts Written Change from prior year		3 -57.1%	7 40.0%	5 -54.5%	3 -57.1%	7 40.0%	5 -54.5%
Pending Contracts Change from prior year		4 -63.6%	11 83.3%	6 -60.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		586 -6.2%	625 91.7%	326 -54.3%	586 -6.2%	625 91.7%	326 -54.3%
Average	Sale Price Change from prior year	117,100 -43.8%	208,333 346.9%	46,614 -54.3%	117,100 -43.8%	208,333 346.9%	46,614 -54.3%
	List Price of Actives Change from prior year	127,114 13.0%	112,447 9.0%	103,172 0.6%	N/A	N/A	N/A
	Days on Market Change from prior year	47 -2.1%	48 -59.0%	117 64.8%	47 -2.1%	48 -59.0%	117 64.8%
	Percent of List Change from prior year	94.8% 6.9%	88.7% -5.8%	94.2% -2.3%	94.8% 6.9%	88.7% -5.8%	94.2% -2.3%
	Percent of Original Change from prior year	94.8% 6.9%	88.7% -7.8%	96.2% 16.6%	94.8% 6.9%	88.7% -7.8%	96.2% 16.6%
Median	Sale Price Change from prior year	117,000 -40.0%	195,000 310.5%	47,500 -52.5%	117,000 -40.0%	195,000 310.5%	47,500 -52.5%
	List Price of Actives Change from prior year	103,075 25.7%	82,000 -3.4%	84,900 -3.0%	N/A	N/A	N/A
	Days on Market Change from prior year	52 15.6%	45 50.0%	30 -53.8%	52 15.6%	45 50.0%	30 -53.8%
	Percent of List Change from prior year	93.4% 0.1%	93.3% -1.8%	95.0% -3.4%	93.4% 0.1%	93.3% -1.8%	95.0% -3.4%
	Percent of Original Change from prior year	93.4% 0.1%	93.3% -1.8%	95.0% 15.2%	93.4% 0.1%	93.3% -1.8%	95.0% 15.2%

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



Brown County Closed Listings Analysis

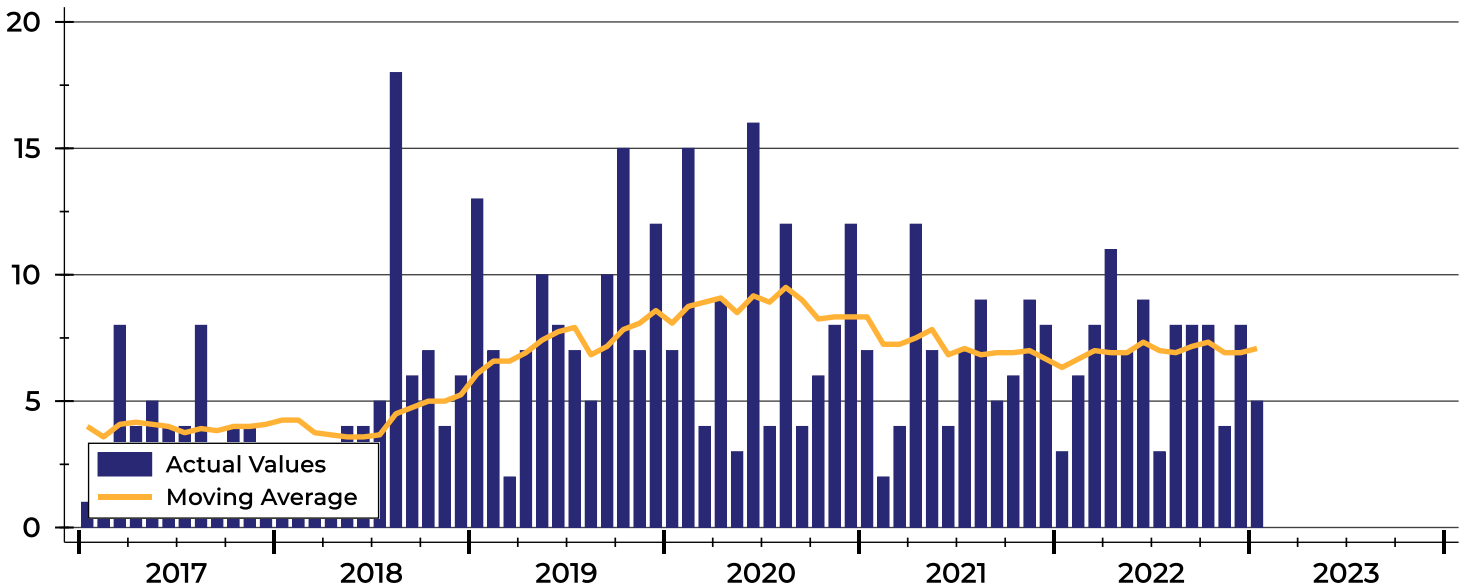
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		5	3	66.7%	5	3	66.7%
Volume (1,000s)		586	625	-6.2%	586	625	-6.2%
Months' Supply		4.4	4.3	2.3%	N/A	N/A	N/A
Average	Sale Price	117,100	208,333	-43.8%	117,100	208,333	-43.8%
	Days on Market	47	48	-2.1%	47	48	-2.1%
	Percent of List	94.8%	88.7%	6.9%	94.8%	88.7%	6.9%
	Percent of Original	94.8%	88.7%	6.9%	94.8%	88.7%	6.9%
Median	Sale Price	117,000	195,000	-40.0%	117,000	195,000	-40.0%
	Days on Market	52	45	15.6%	52	45	15.6%
	Percent of List	93.4%	93.3%	0.1%	93.4%	93.3%	0.1%
	Percent of Original	93.4%	93.3%	0.1%	93.4%	93.3%	0.1%

A total of 5 homes sold in Brown County in January, up from 3 units in January 2022. Total sales volume was essentially unchanged from the previous year's figure of \$0.6 million.

The median sales price in January was \$117,000, down 40.0% compared to the prior year. Median days on market was 52 days, down from 85 days in December, but up from 45 in January 2022.

History of Closed Listings

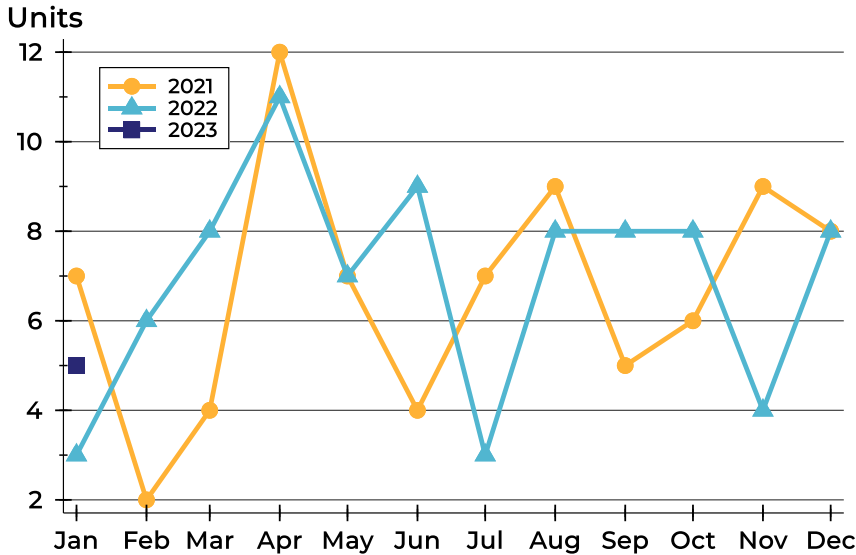
Units





Brown County Closed Listings Analysis

Closed Listings by Month



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

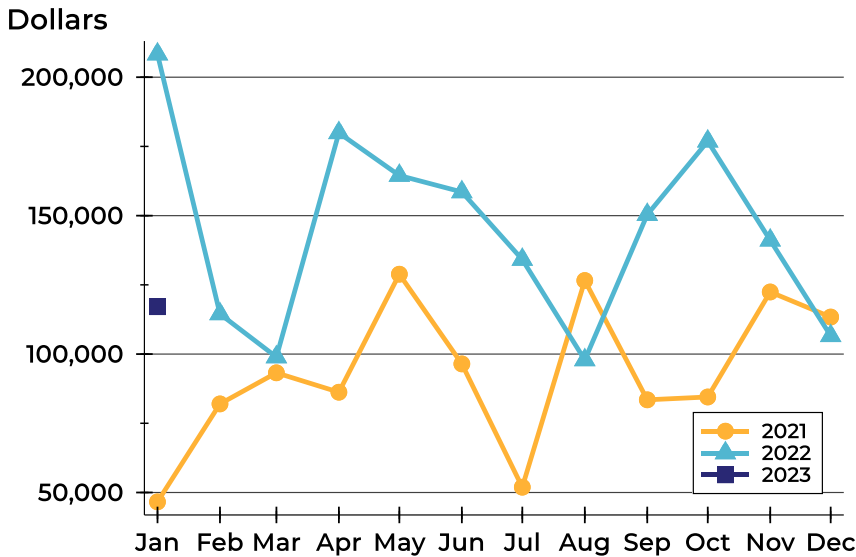
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	20.0%	4.0	45,000	45,000	52	52	90.0%	90.0%	90.0%	90.0%
\$50,000-\$99,999	1	20.0%	4.9	99,000	99,000	98	98	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	6.0	117,000	117,000	3	3	97.5%	97.5%	97.5%	97.5%
\$125,000-\$149,999	1	20.0%	3.4	148,500	148,500	78	78	93.4%	93.4%	93.4%	93.4%
\$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	1	20.0%	4.0	176,000	176,000	4	4	93.1%	93.1%	93.1%	93.1%
\$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



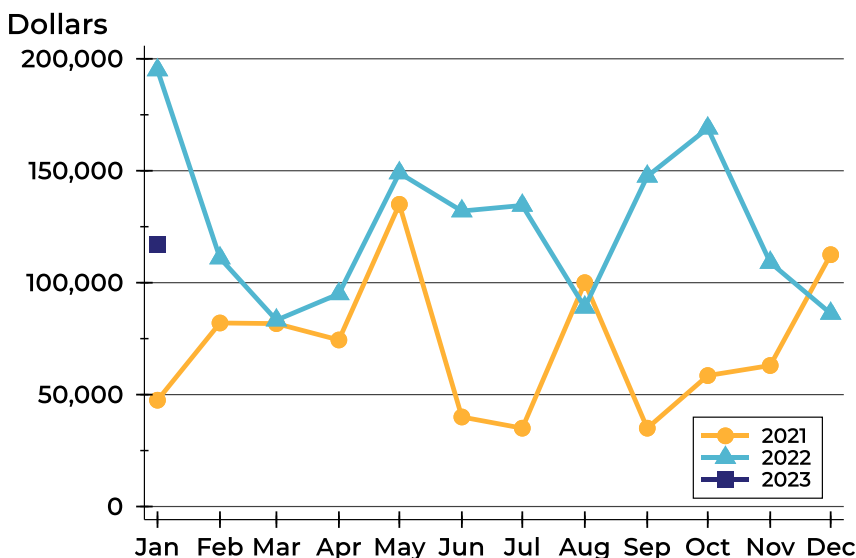
Brown County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	46,614	208,333	117,100
February	82,000	114,500	
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

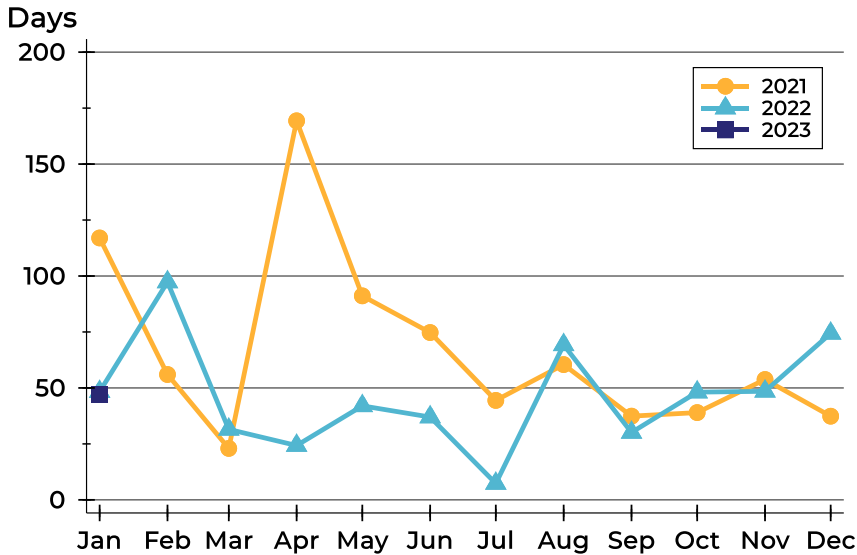


Month	2021	2022	2023
January	47,500	195,000	117,000
February	82,000	111,000	
March	81,725	83,250	
April	74,400	95,000	
May	135,000	149,000	
June	40,000	132,000	
July	35,000	134,500	
August	100,000	89,000	
September	35,000	147,500	
October	58,500	169,000	
November	63,000	109,000	
December	112,500	86,250	



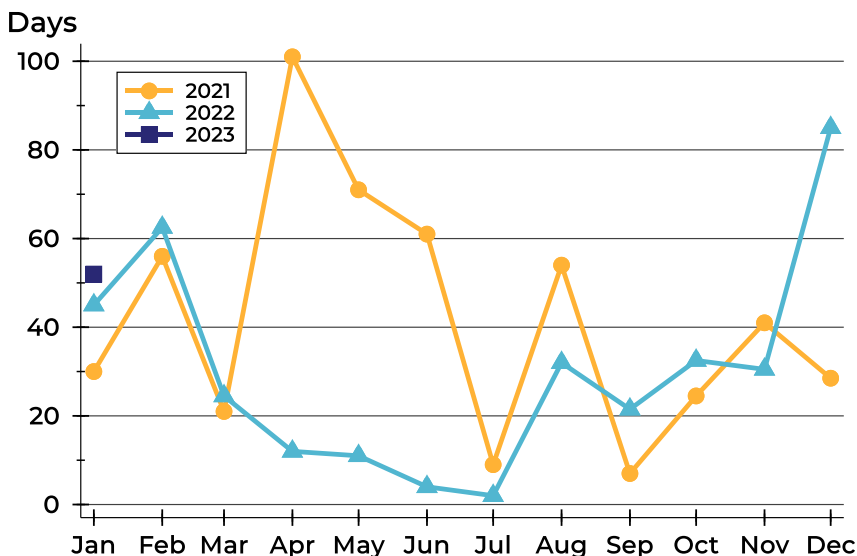
Brown County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	117	48	47
February	56	97	
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	
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	



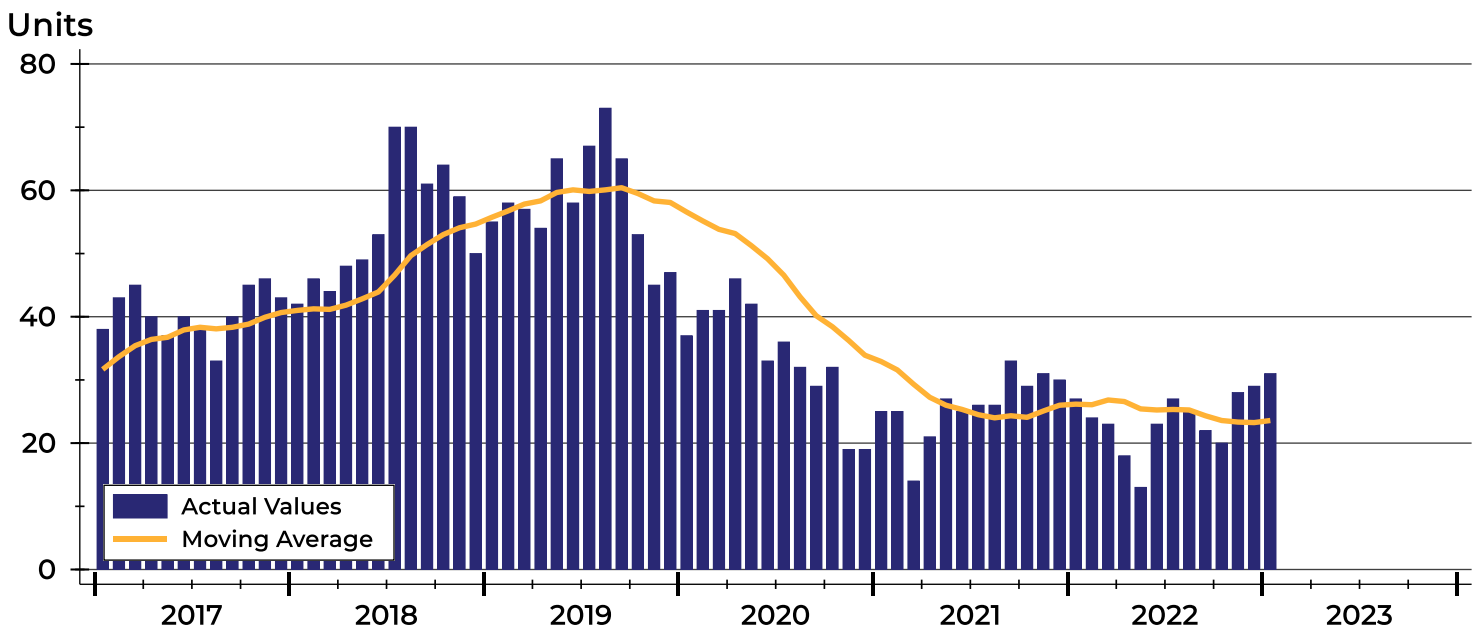
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		31	27	14.8%
Volume (1,000s)		3,941	3,036	29.8%
Months' Supply		4.4	4.3	2.3%
Average	List Price	127,114	112,447	13.0%
	Days on Market	90	134	-32.8%
	Percent of Original	92.3%	97.3%	-5.1%
Median	List Price	103,075	82,000	25.7%
	Days on Market	53	112	-52.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 31 homes were available for sale in Brown County at the end of January. This represents a 4.4 months' supply of active listings.

The median list price of homes on the market at the end of January was \$103,075, up 25.7% from 2022. The typical time on market for active listings was 53 days, down from 112 days a year earlier.

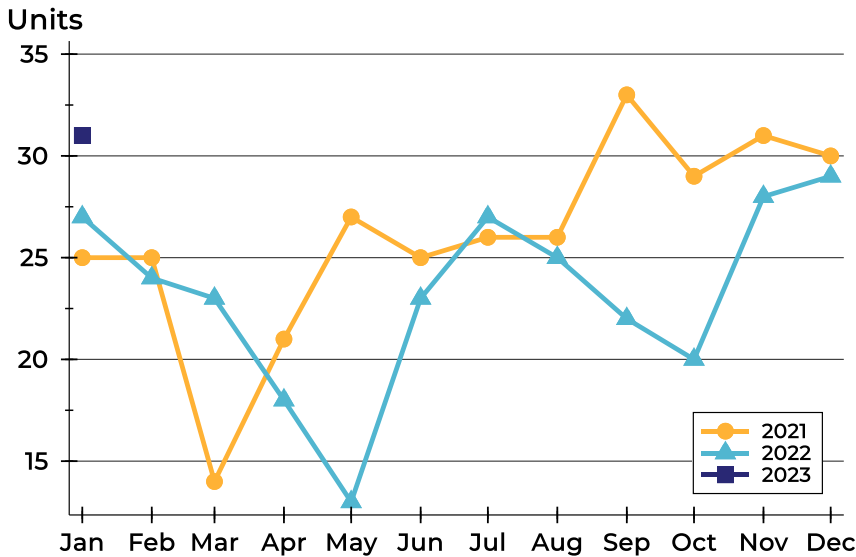
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	25	27	31
February	25	24	
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	

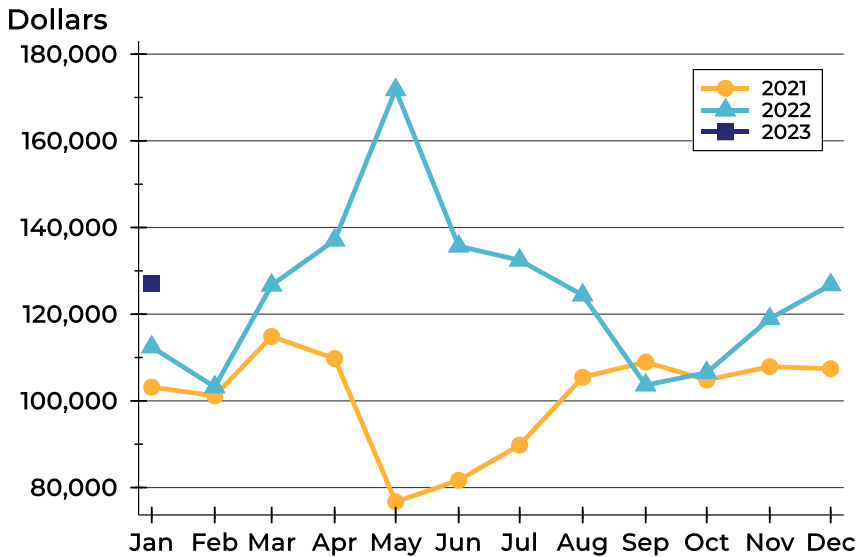
Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.5%	4.0	42,425	42,425	86	86	60.6%	60.6%
\$50,000-\$99,999	13	41.9%	4.9	81,669	83,000	66	51	93.3%	100.0%
\$100,000-\$124,999	2	6.5%	6.0	109,038	109,038	72	72	82.7%	82.7%
\$125,000-\$149,999	4	12.9%	3.4	139,750	142,250	45	44	100.0%	100.0%
\$150,000-\$174,999	4	12.9%	N/A	152,500	150,000	164	172	91.7%	91.7%
\$175,000-\$199,999	2	6.5%	4.0	193,450	193,450	86	86	97.7%	97.7%
\$200,000-\$249,999	3	9.7%	N/A	223,333	225,000	176	36	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	3.2%	N/A	350,000	350,000	90	90	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



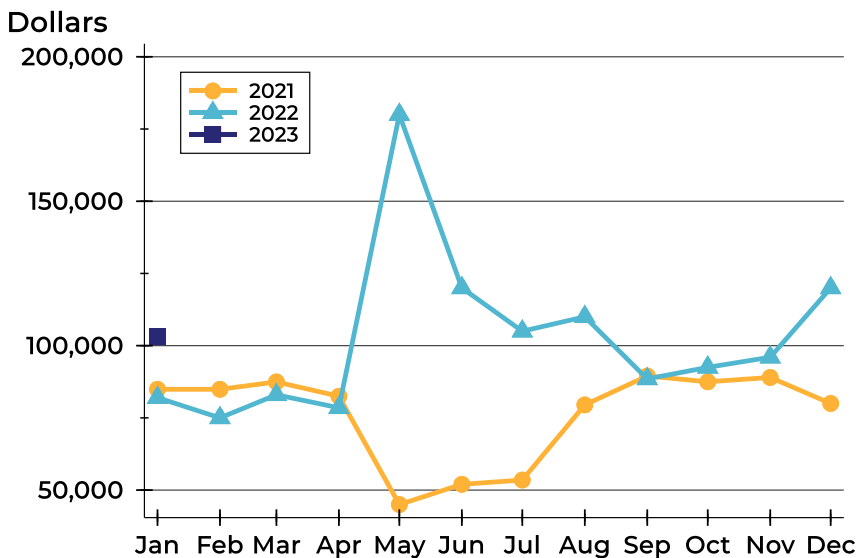
Brown County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	103,172	112,447	127,114
February	101,168	103,211	
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

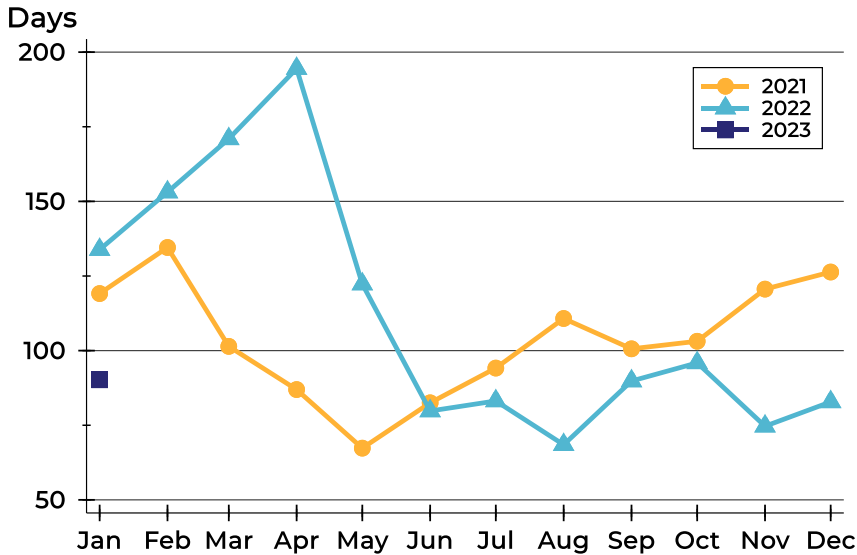


Month	2021	2022	2023
January	84,900	82,000	103,075
February	84,900	75,000	
March	87,450	83,000	
April	82,500	78,500	
May	45,000	180,000	
June	52,000	120,000	
July	53,484	105,000	
August	79,500	110,000	
September	89,500	88,500	
October	87,500	92,500	
November	89,000	96,000	
December	80,000	120,000	



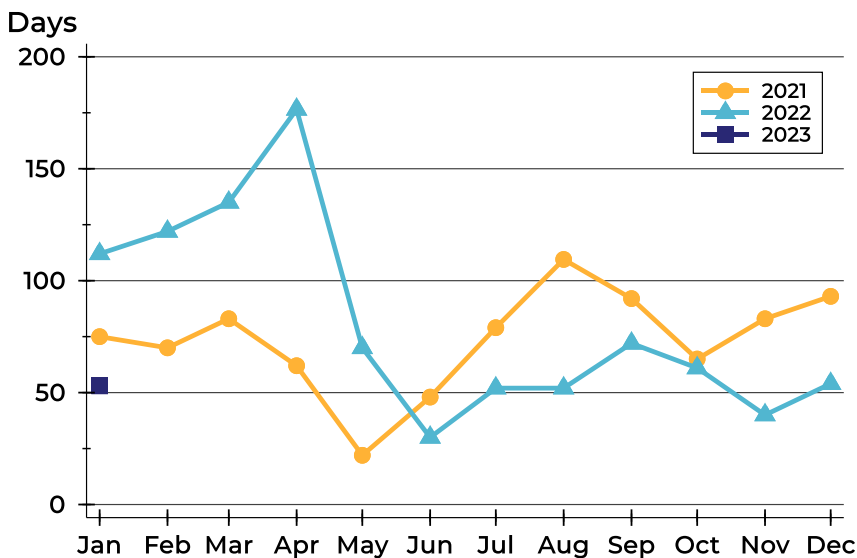
Brown County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	119	134	90
February	135	153	
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

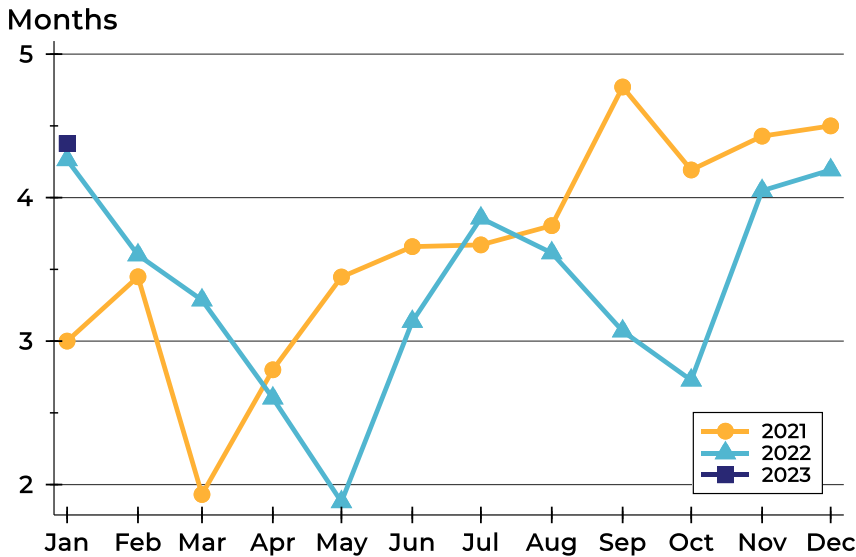


Month	2021	2022	2023
January	75	112	53
February	70	122	
March	83	135	
April	62	177	
May	22	70	
June	48	30	
July	79	52	
August	110	52	
September	92	72	
October	65	61	
November	83	40	
December	93	54	



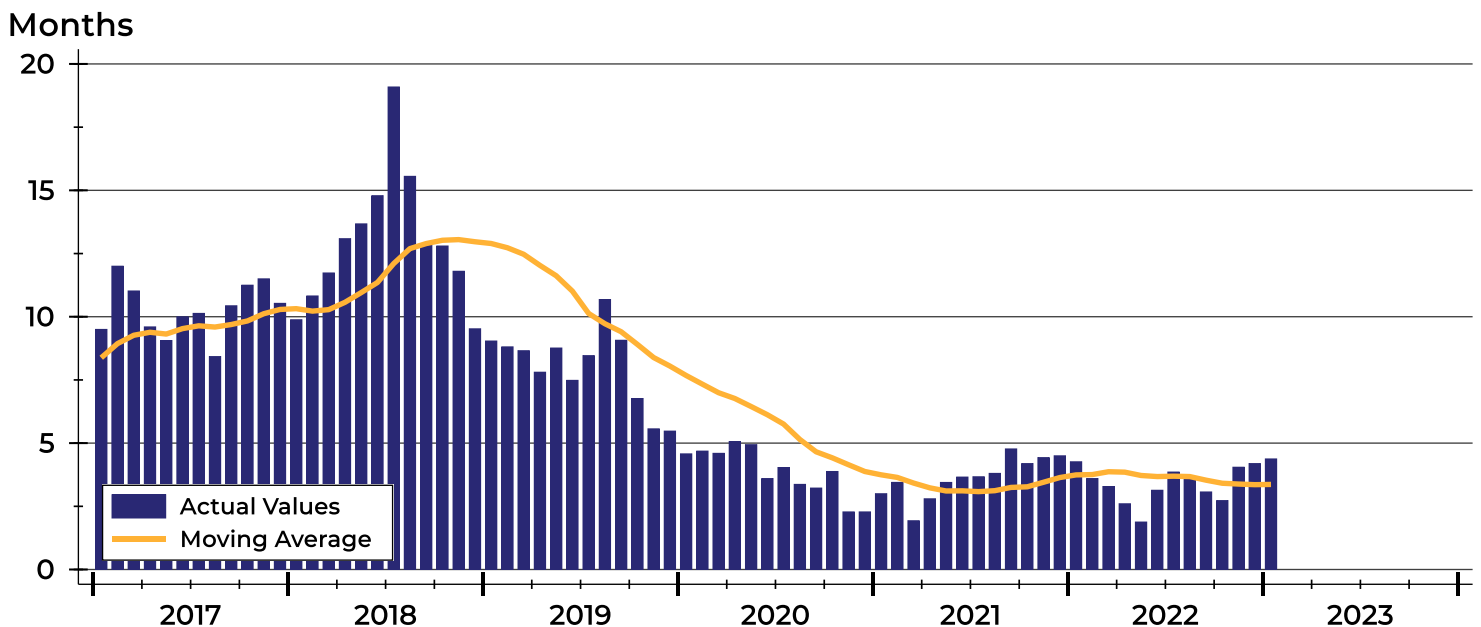
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	3.0	4.3	4.4
February	3.4	3.6	
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





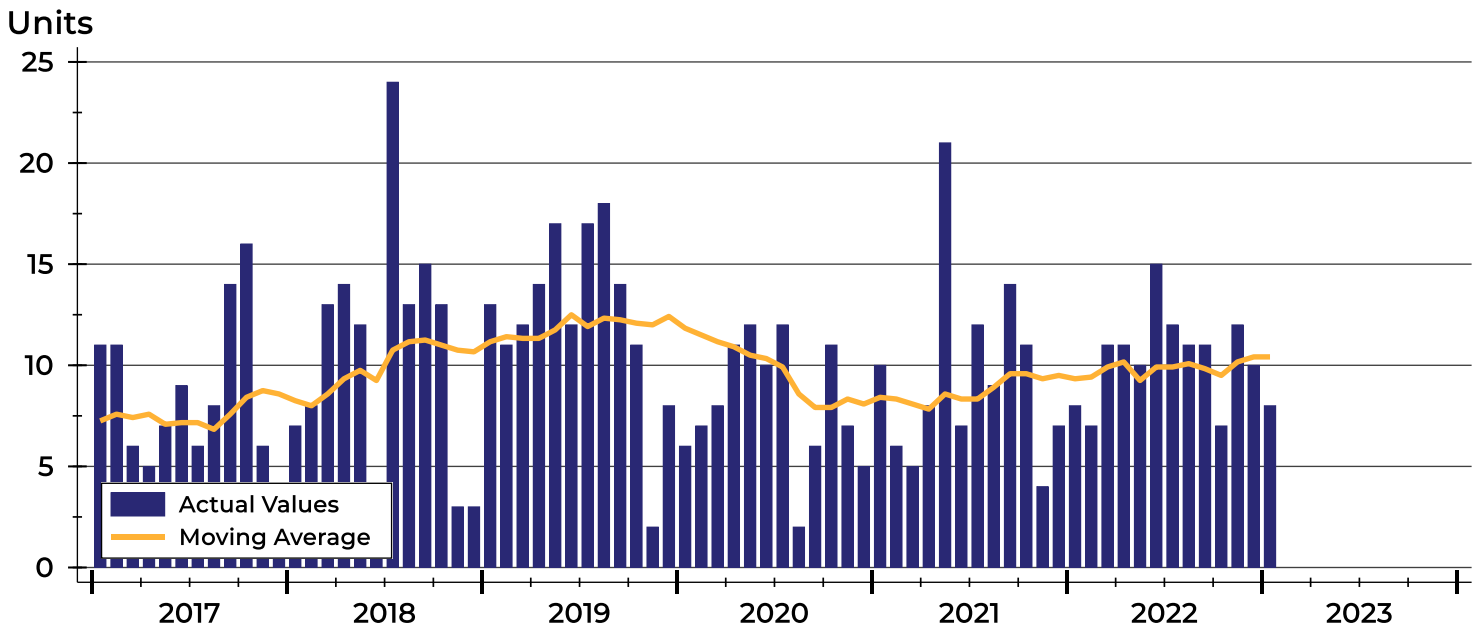
Brown County New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	8	8	0.0%
	Volume (1,000s)	871	1,002	-13.1%
	Average List Price	108,925	125,250	-13.0%
	Median List Price	83,500	122,250	-31.7%
Year-to-Date	New Listings	8	8	0.0%
	Volume (1,000s)	871	1,002	-13.1%
	Average List Price	108,925	125,250	-13.0%
	Median List Price	83,500	122,250	-31.7%

A total of 8 new listings were added in Brown County during January, the same figure as reported in 2022.

The median list price of these homes was \$83,500 down from \$122,250 in 2022.

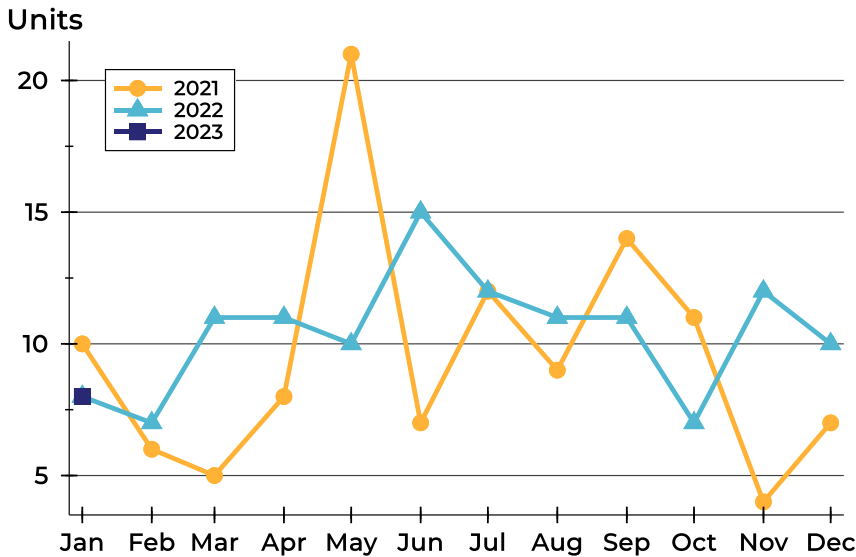
History of New Listings





Brown County New Listings Analysis

New Listings by Month



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

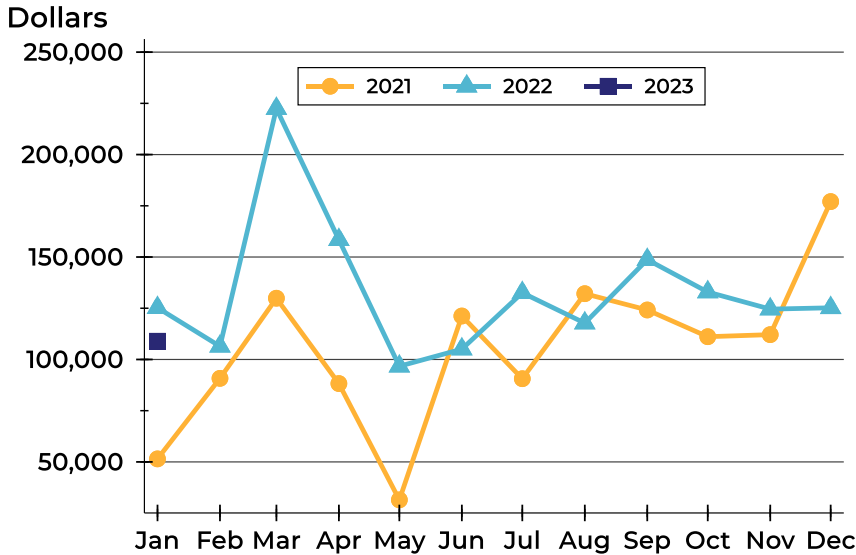
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	12.5%	49,900	49,900	26	26	100.0%	100.0%
\$50,000-\$99,999	4	50.0%	74,250	69,500	15	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	1	12.5%	149,500	149,500	35	35	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	150,000	150,000	33	33	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	225,000	225,000	27	27	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



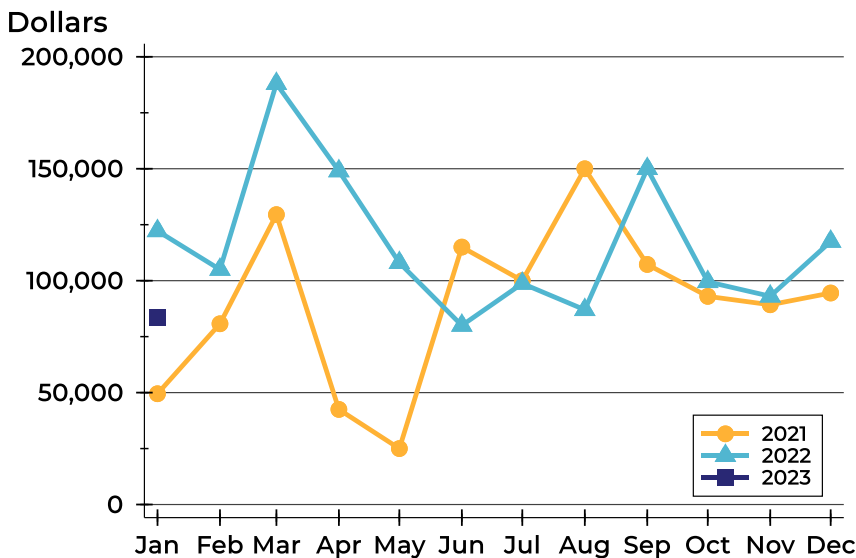
Brown County New Listings Analysis

Average Price



Month	2021	2022	2023
January	51,480	125,250	108,925
February	90,800	106,429	
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	124,581	
December	177,057	125,220	

Median Price



Month	2021	2022	2023
January	49,500	122,250	83,500
February	80,750	105,000	
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	93,038	
December	94,500	117,500	



Brown County Contracts Written Analysis

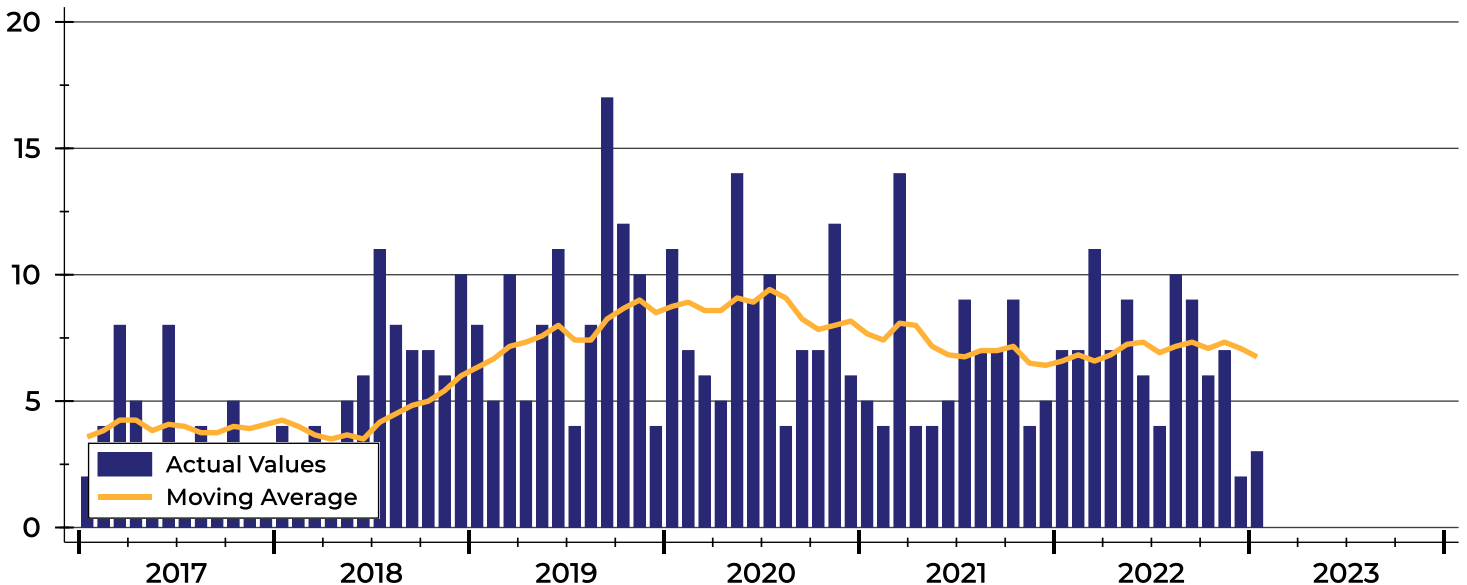
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		3	7	-57.1%	3	7	-57.1%
Volume (1,000s)		128	780	-83.6%	128	780	-83.6%
Average	Sale Price	42,667	111,429	-61.7%	42,667	111,429	-61.7%
	Days on Market	44	86	-48.8%	44	86	-48.8%
	Percent of Original	90.6%	95.6%	-5.2%	90.6%	95.6%	-5.2%
Median	Sale Price	45,000	95,500	-52.9%	45,000	95,500	-52.9%
	Days on Market	37	45	-17.8%	37	45	-17.8%
	Percent of Original	100.0%	97.6%	2.5%	100.0%	97.6%	2.5%

A total of 3 contracts for sale were written in Brown County during the month of January, down from 7 in 2022. The median list price of these homes was \$45,000, down from \$95,500 the prior year.

Half of the homes that went under contract in January were on the market less than 37 days, compared to 45 days in January 2022.

History of Contracts Written

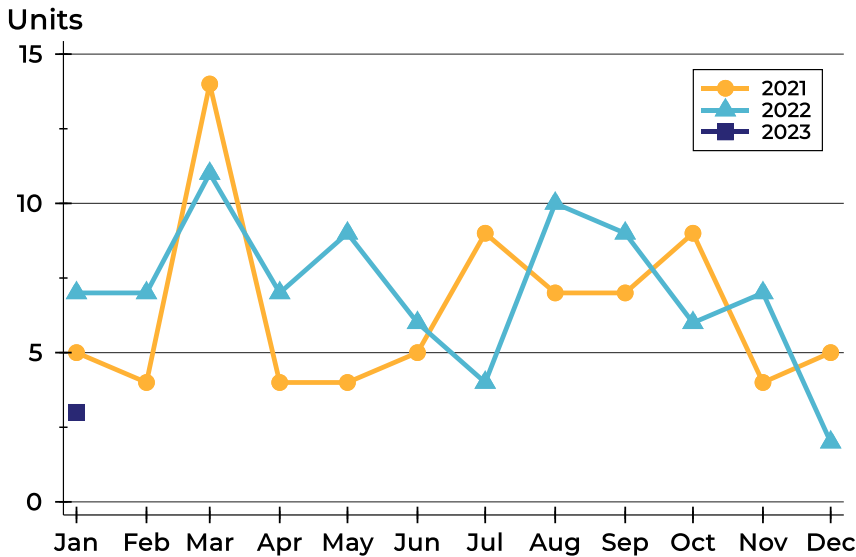
Units





Brown County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	5	7	3
February	4	7	
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	

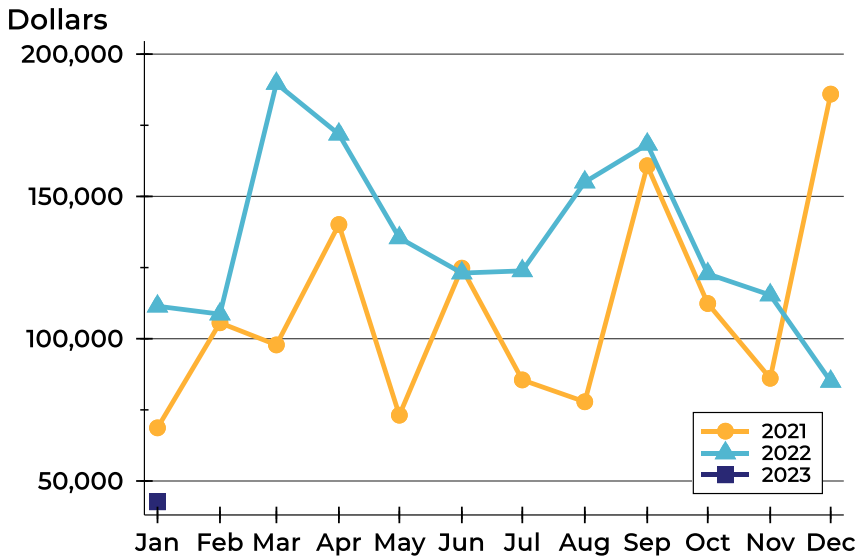
Contracts Written by Price Range

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	3	100.0%	42,667	45,000	44	37	90.6%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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



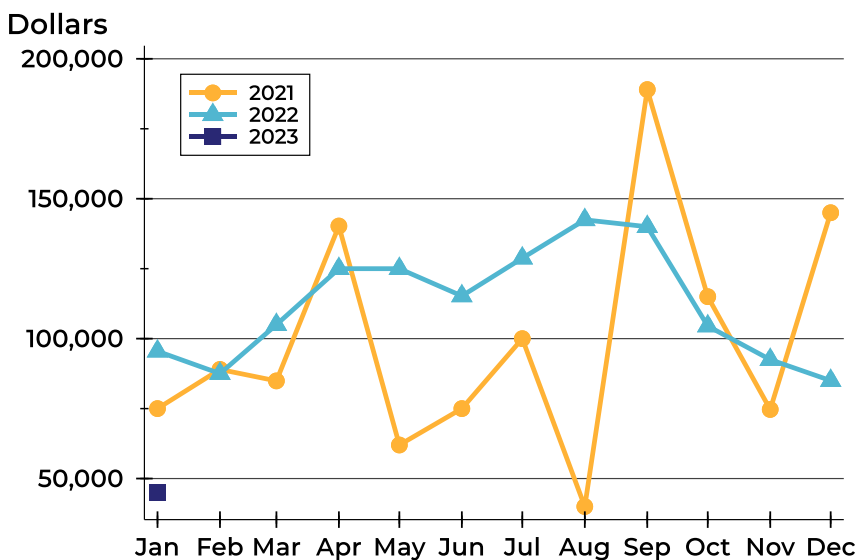
Brown County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	68,680	111,429	42,667
February	105,600	108,643	
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

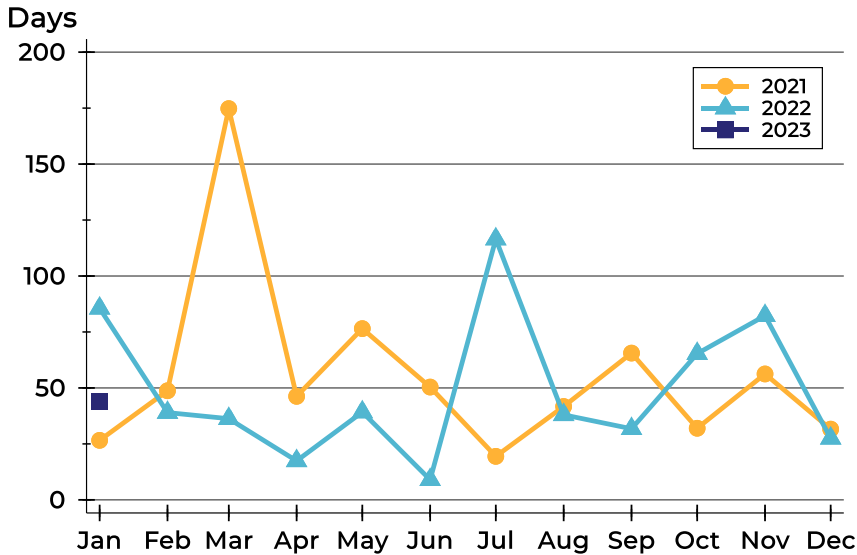


Month	2021	2022	2023
January	75,000	95,500	45,000
February	89,000	87,500	
March	84,900	105,000	
April	140,250	125,000	
May	62,000	125,000	
June	75,000	115,250	
July	100,000	128,750	
August	40,000	142,450	
September	189,000	140,000	
October	115,000	104,500	
November	74,700	92,500	
December	145,000	84,998	



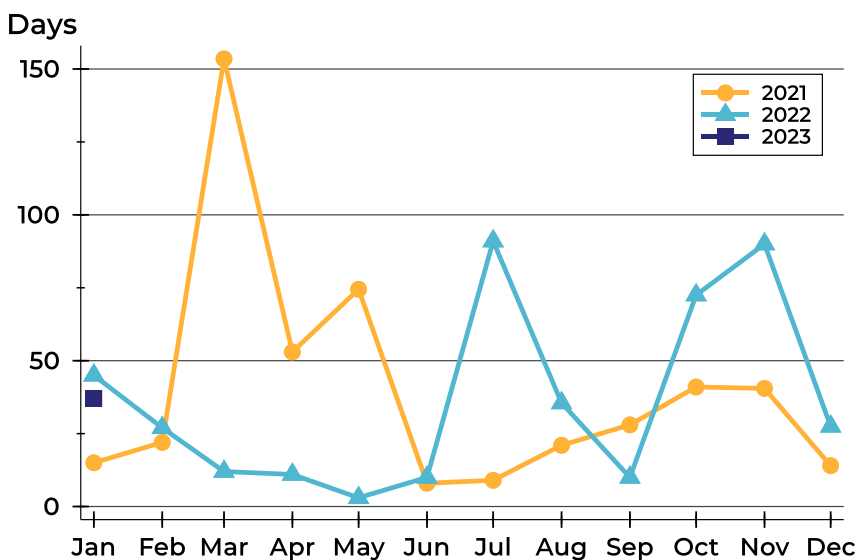
Brown County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	27	86	44
February	49	39	
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	37
February	22	27	
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	



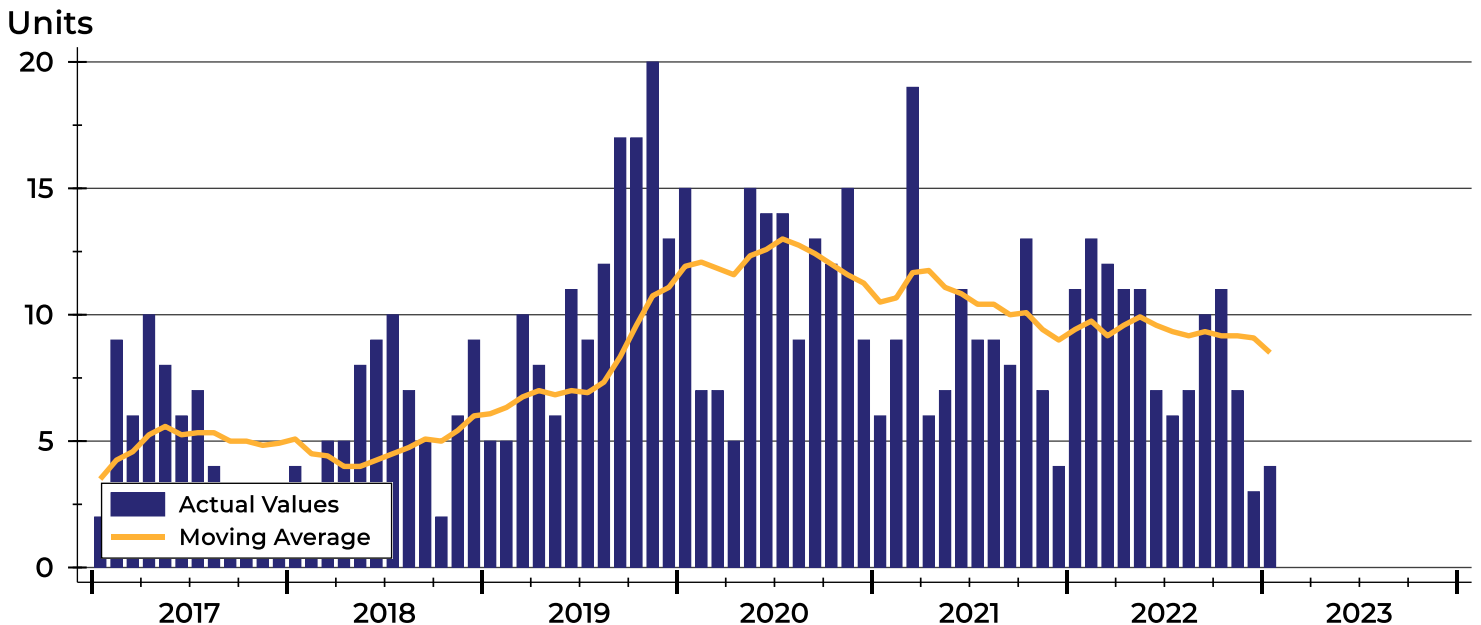
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of January 2022	Change
Pending Contracts		4	11	-63.6%
Volume (1,000s)		213	1,542	-86.2%
Average	List Price	53,125	140,218	-62.1%
	Days on Market	36	86	-58.1%
	Percent of Original	92.9%	99.0%	-6.2%
Median	List Price	45,000	139,900	-67.8%
	Days on Market	37	65	-43.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 4 listings in Brown County had contracts pending at the end of January, down from 11 contracts pending at the end of January 2022.

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

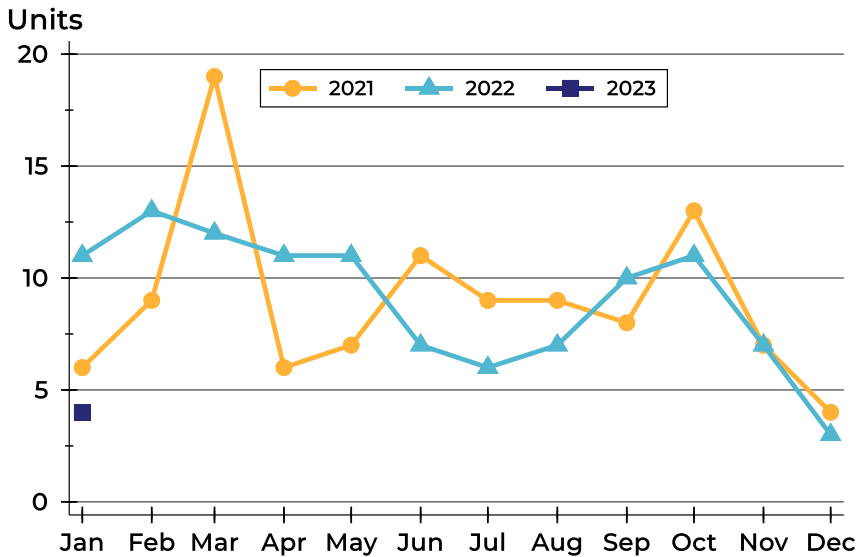
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	6	11	4
February	9	13	
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	

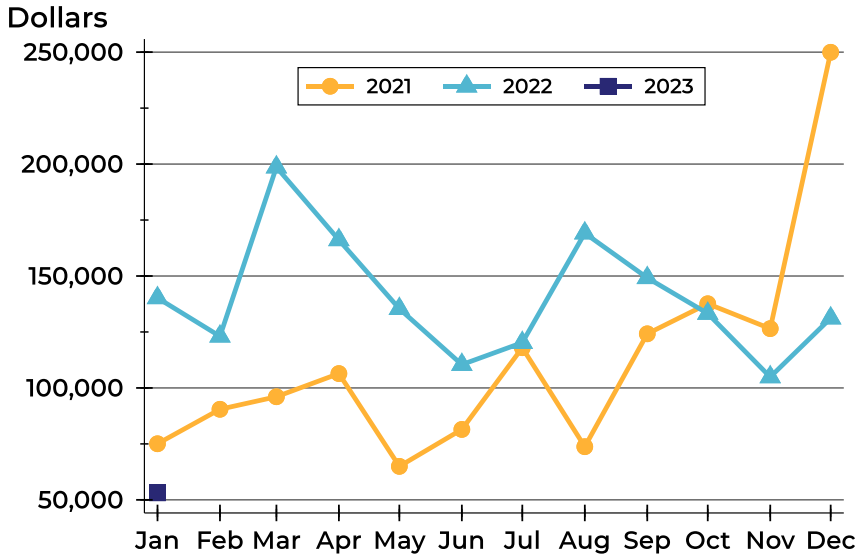
Pending Contracts by Price Range

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	3	75.0%	42,667	45,000	44	37	90.6%	100.0%
\$50,000-\$99,999	1	25.0%	84,500	84,500	10	10	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	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



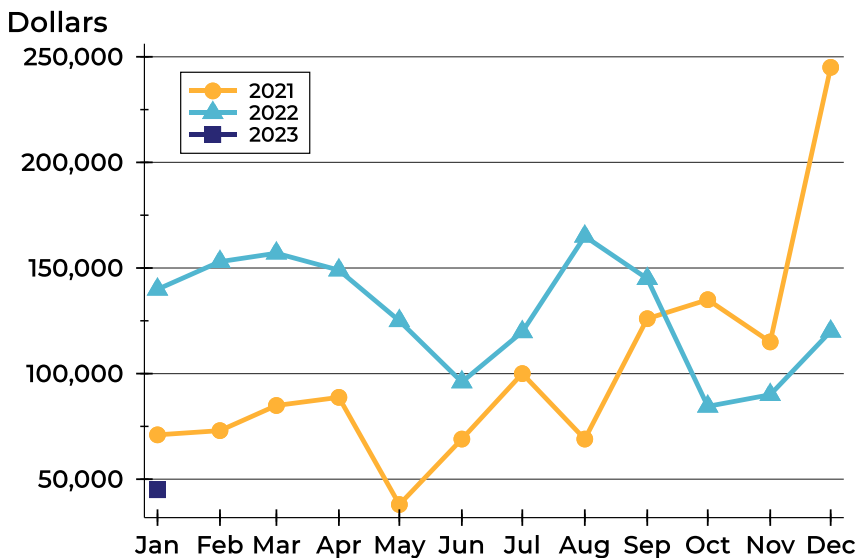
Brown County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	75,067	140,218	53,125
February	90,478	123,077	
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

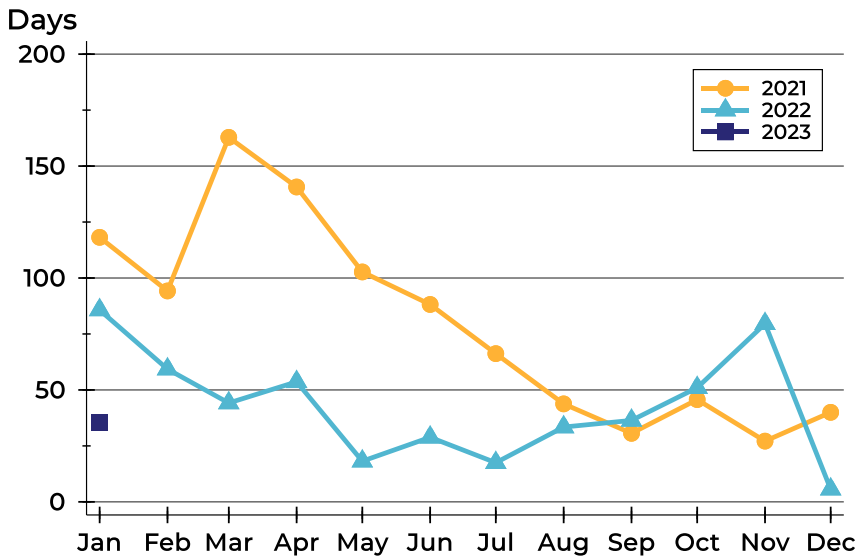


Month	2021	2022	2023
January	71,000	139,900	45,000
February	73,000	153,000	
March	84,900	157,000	
April	88,750	149,000	
May	38,000	125,000	
June	68,999	96,000	
July	100,000	119,750	
August	68,999	165,000	
September	126,000	144,950	
October	135,000	84,500	
November	115,000	90,000	
December	245,000	120,000	



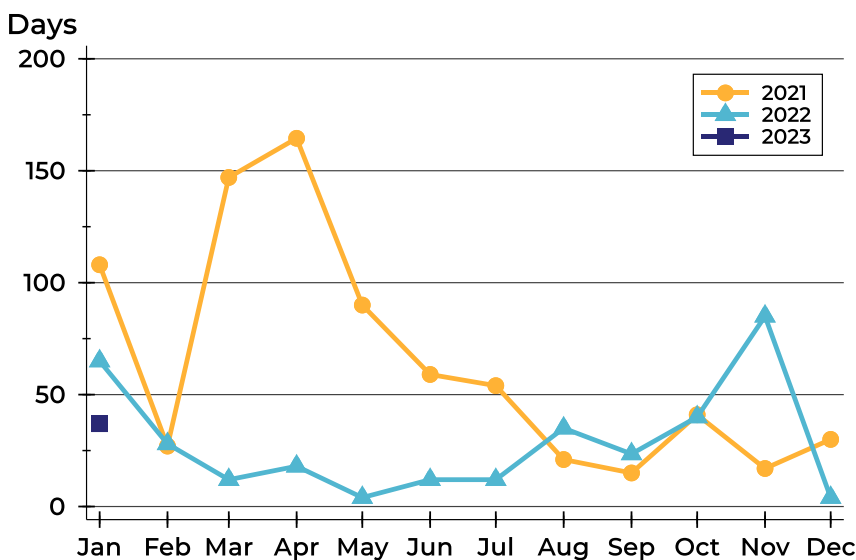
Brown County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	118	86	36
February	94	59	
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	
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 Rose in January

Total home sales in Nemaha County rose by 200.0% last month to 6 units, compared to 2 units in January 2022. Total sales volume was \$1.6 million, up 1,400.0% from a year earlier.

The median sale price in January was \$201,250, up from \$53,500 a year earlier. Homes that sold in January were typically on the market for 13 days and sold for 98.3% of their list prices.

Nemaha County Active Listings Up at End of January

The total number of active listings in Nemaha County at the end of January was 6 units, up from 2 at the same point in 2022. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$162,250.

During January, a total of 1 contract was written down from 4 in January 2022. At the end of the month, there were 0 contracts still pending.

Report Contents

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

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Nemaha County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		6 200.0%	2 -33.3%	3 50.0%	6 200.0%	2 -33.3%	3 50.0%
Active Listings Change from prior year		6 200.0%	2 -71.4%	7 -41.7%	N/A	N/A	N/A
Months' Supply Change from prior year		2.0 185.7%	0.7 -74.1%	2.7 -58.5%	N/A	N/A	N/A
New Listings Change from prior year		1 -83.3%	6 200.0%	2 0.0%	1 -83.3%	6 200.0%	2 0.0%
Contracts Written Change from prior year		1 -75.0%	4 33.3%	3 N/A	1 -75.0%	4 33.3%	3 N/A
Pending Contracts Change from prior year		0 -100.0%	5 66.7%	3 N/A	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,605 1400.0%	107 -77.3%	472 132.5%	1,605 1400.0%	107 -77.3%	472 132.5%
Average	Sale Price Change from prior year	267,500 400.0%	53,500 -66.0%	157,167 54.8%	267,500 400.0%	53,500 -66.0%	157,167 54.8%
	List Price of Actives Change from prior year	187,417 92.2%	97,500 -18.4%	119,429 -33.7%	N/A	N/A	N/A
	Days on Market Change from prior year	16 -23.8%	21 -48.8%	41 -88.8%	16 -23.8%	21 -48.8%	41 -88.8%
	Percent of List Change from prior year	100.9% 15.4%	87.4% -7.9%	94.9% -1.9%	100.9% 15.4%	87.4% -7.9%	94.9% -1.9%
	Percent of Original Change from prior year	100.9% 38.8%	72.7% -22.8%	94.2% 6.7%	100.9% 38.8%	72.7% -22.8%	94.2% 6.7%
Median	Sale Price Change from prior year	201,250 276.2%	53,500 -71.8%	190,000 87.2%	201,250 276.2%	53,500 -71.8%	190,000 87.2%
	List Price of Actives Change from prior year	162,250 66.4%	97,500 14.7%	85,000 -46.5%	N/A	N/A	N/A
	Days on Market Change from prior year	13 -38.1%	21 -27.6%	29 -92.1%	13 -38.1%	21 -27.6%	29 -92.1%
	Percent of List Change from prior year	98.3% 12.5%	87.4% -8.5%	95.5% -1.2%	98.3% 12.5%	87.4% -8.5%	95.5% -1.2%
	Percent of Original Change from prior year	98.3% 35.2%	72.7% -22.9%	94.3% 6.8%	98.3% 35.2%	72.7% -22.9%	94.3% 6.8%

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



Nemaha County Closed Listings Analysis

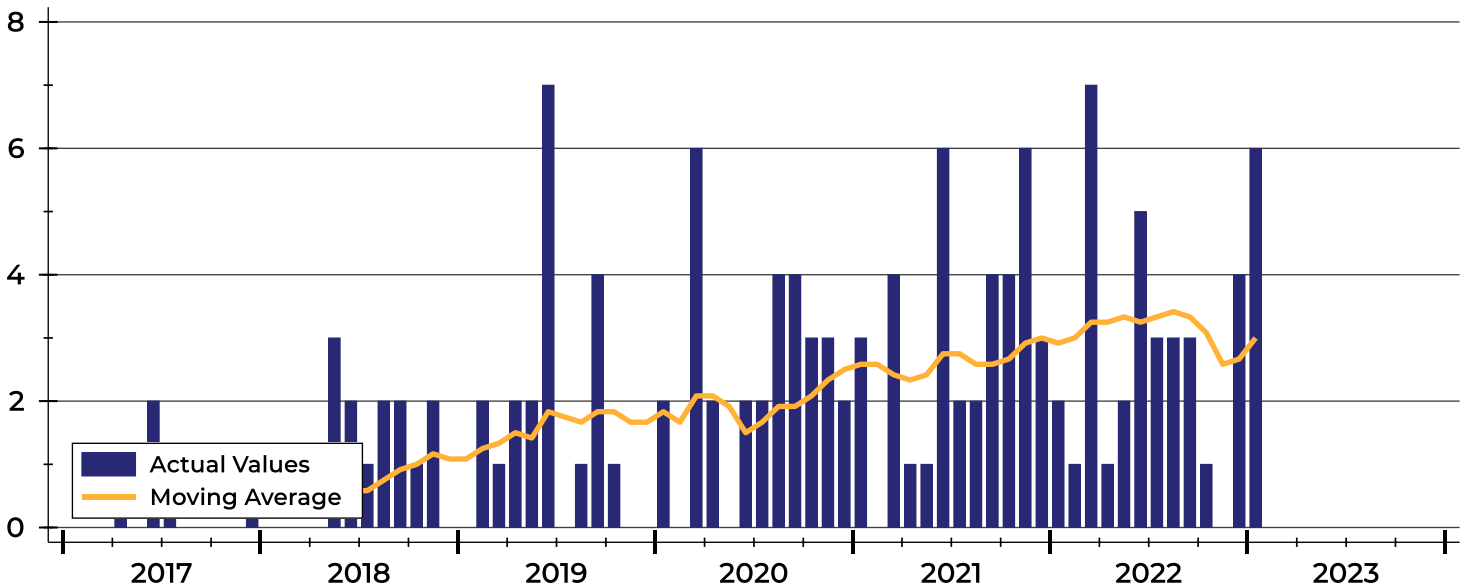
Summary Statistics for Closed Listings		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		6	2	200.0%	6	2	200.0%
Volume (1,000s)		1,605	107	1400.0%	1,605	107	1400.0%
Months' Supply		2.0	0.7	185.7%	N/A	N/A	N/A
Average	Sale Price	267,500	53,500	400.0%	267,500	53,500	400.0%
	Days on Market	16	21	-23.8%	16	21	-23.8%
	Percent of List	100.9%	87.4%	15.4%	100.9%	87.4%	15.4%
	Percent of Original	100.9%	72.7%	38.8%	100.9%	72.7%	38.8%
Median	Sale Price	201,250	53,500	276.2%	201,250	53,500	276.2%
	Days on Market	13	21	-38.1%	13	21	-38.1%
	Percent of List	98.3%	87.4%	12.5%	98.3%	87.4%	12.5%
	Percent of Original	98.3%	72.7%	35.2%	98.3%	72.7%	35.2%

A total of 6 homes sold in Nemaha County in January, up from 2 units in January 2022. Total sales volume rose to \$1.6 million compared to \$0.1 million in the previous year.

The median sales price in January was \$201,250, up 276.2% compared to the prior year. Median days on market was 13 days, down from 62 days in December, and down from 21 in January 2022.

History of Closed Listings

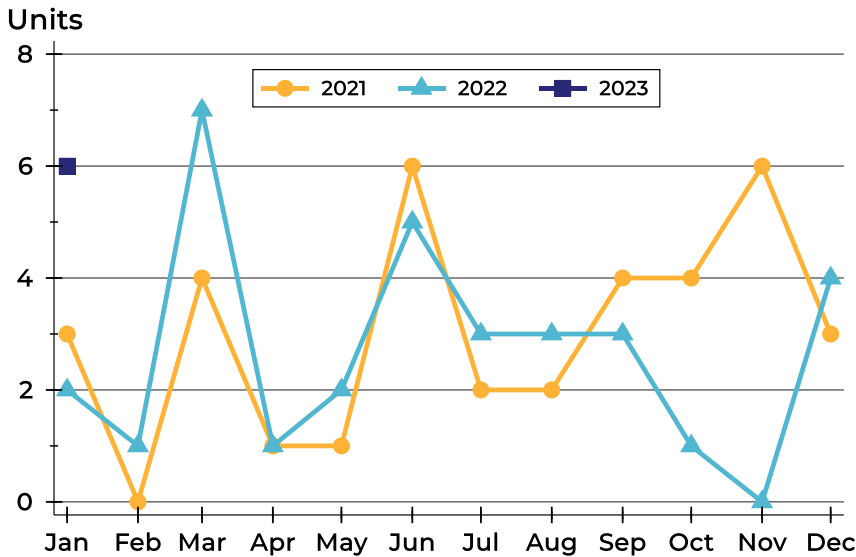
Units





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

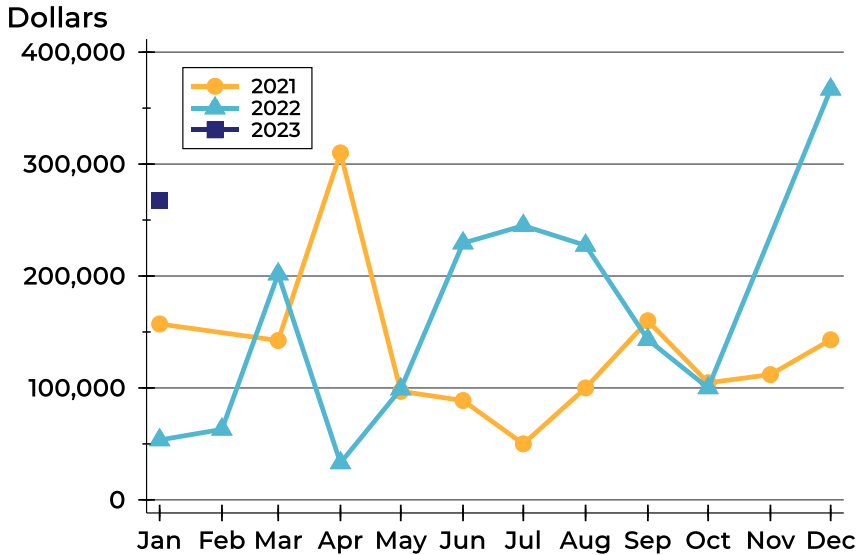
Closed Listings by Price Range

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	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	16.7%	0.0	107,500	107,500	22	22	93.5%	93.5%	93.5%	93.5%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	0.0	155,000	155,000	16	16	106.9%	106.9%	106.9%	106.9%
\$175,000-\$199,999	1	16.7%	2.4	185,000	185,000	33	33	93.0%	93.0%	93.0%	93.0%
\$200,000-\$249,999	1	16.7%	0.0	217,500	217,500	8	8	96.7%	96.7%	96.7%	96.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	16.7%	0.0	400,000	400,000	7	7	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	1	16.7%	0.0	540,000	540,000	9	9	115.1%	115.1%	115.1%	115.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



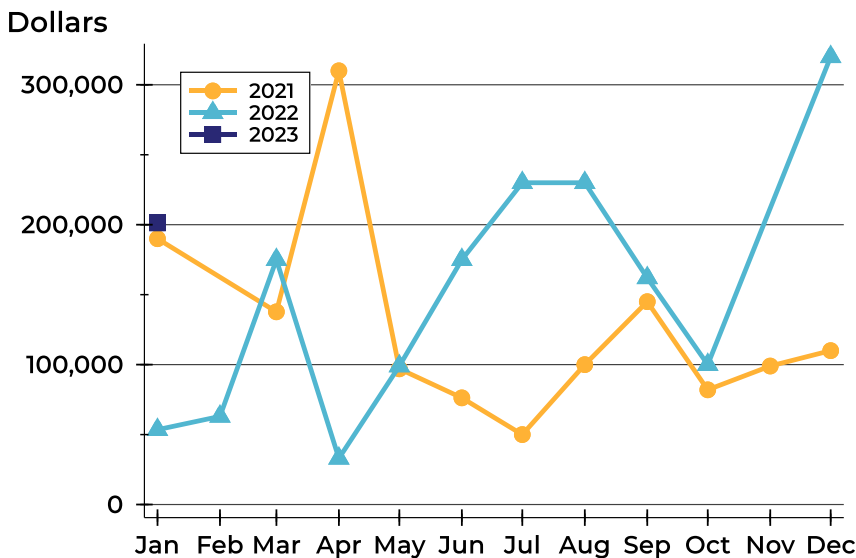
Nemaha County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	157,167	53,500	267,500
February	N/A	63,000	
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

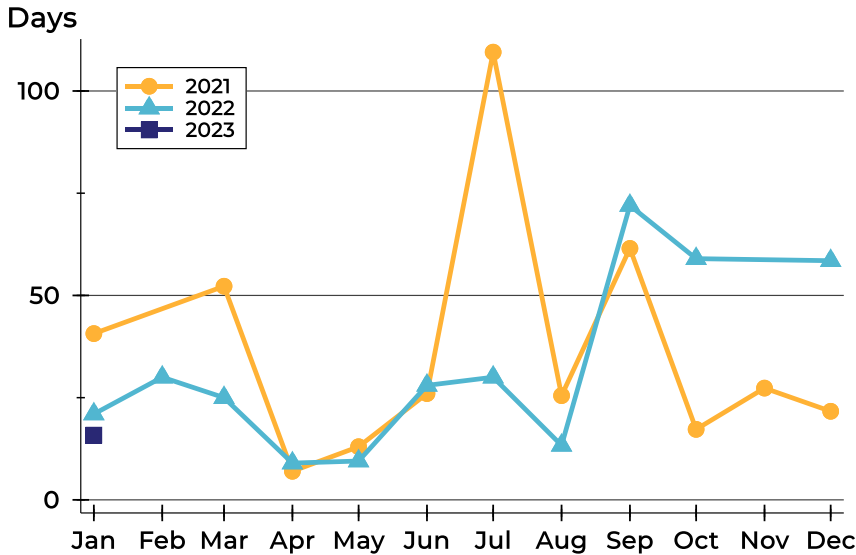


Month	2021	2022	2023
January	190,000	53,500	201,250
February	N/A	63,000	
March	137,750	175,000	
April	310,000	33,000	
May	97,000	99,000	
June	76,250	175,000	
July	50,000	230,000	
August	100,000	230,000	
September	145,000	162,000	
October	82,000	100,000	
November	99,000	N/A	
December	110,000	320,000	



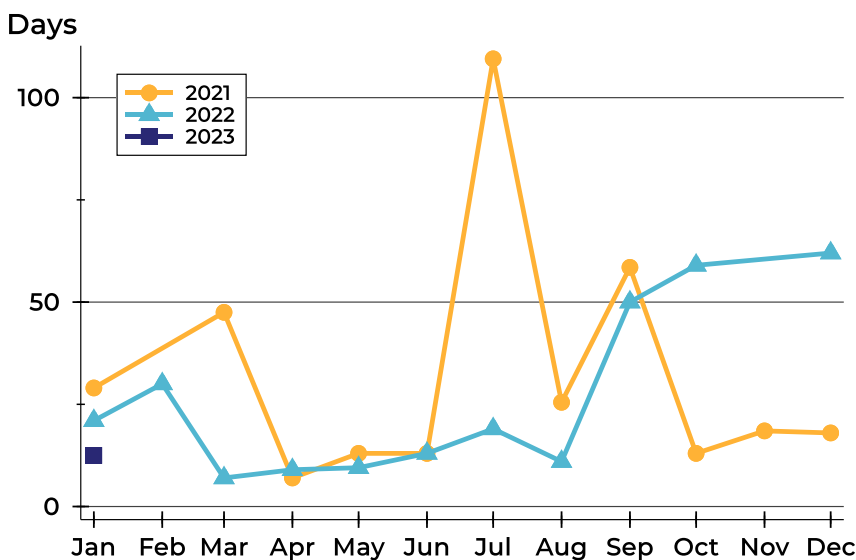
Nemaha County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	41	21	16
February	N/A	30	
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	
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

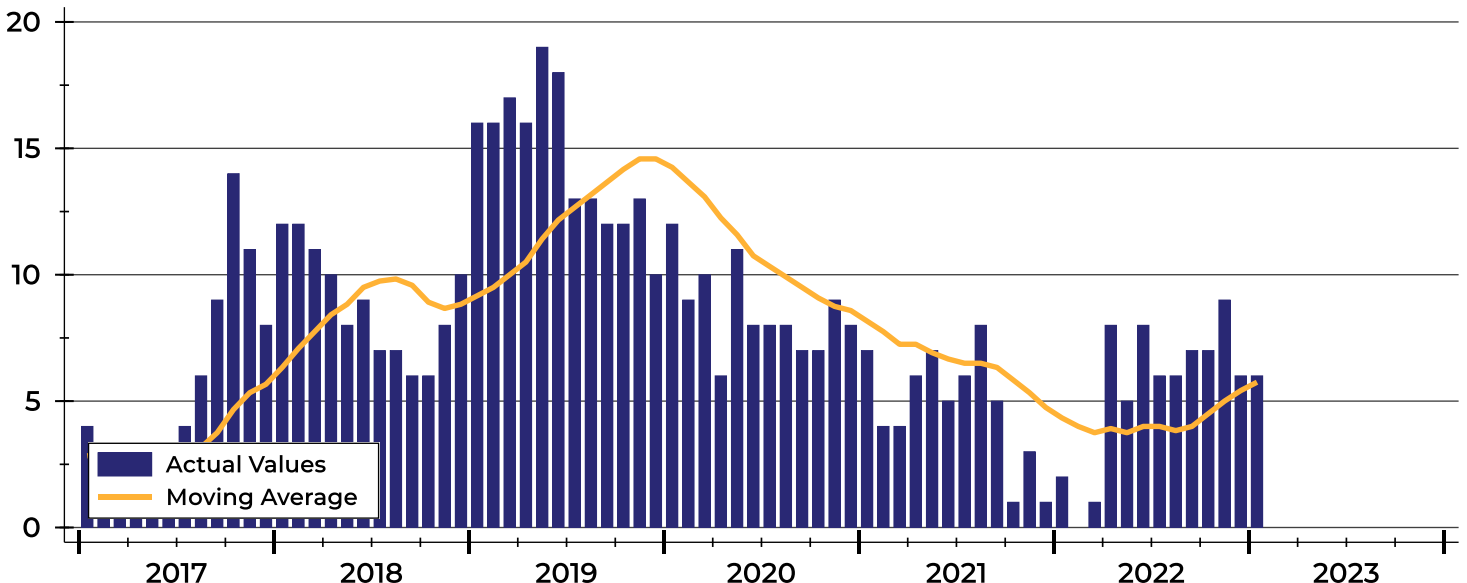
Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		6	2	200.0%
Volume (1,000s)		1,125	195	476.9%
Months' Supply		2.0	0.7	185.7%
Average	List Price	187,417	97,500	92.2%
	Days on Market	111	63	76.2%
	Percent of Original	97.6%	100.0%	-2.4%
Median	List Price	162,250	97,500	66.4%
	Days on Market	121	63	92.1%
	Percent of Original	98.6%	100.0%	-1.4%

A total of 6 homes were available for sale in Nemaha County at the end of January. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$162,250, up 66.4% from 2022. The typical time on market for active listings was 121 days, up from 63 days a year earlier.

History of Active Listings

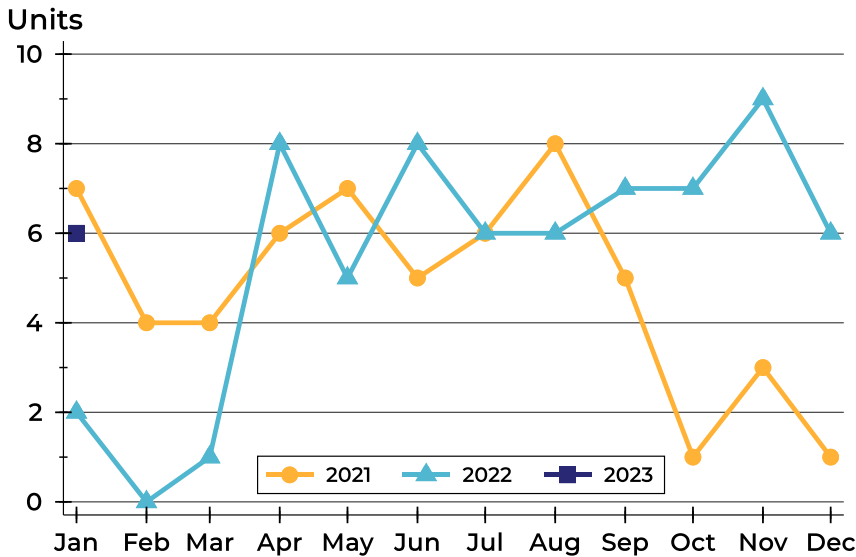
Units





Nemaha County Active Listings Analysis

Active Listings by Month



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

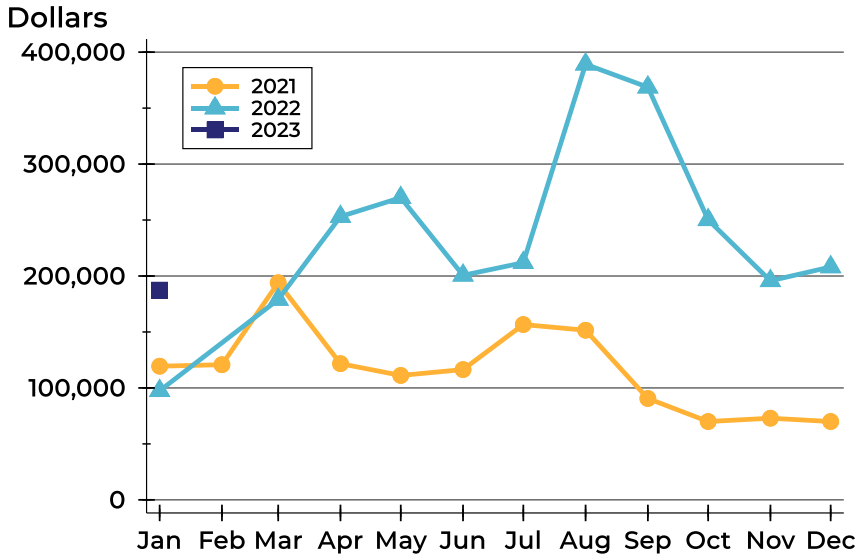
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	33.3%	N/A	70,000	70,000	77	77	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	N/A	125,000	125,000	114	114	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	2.4	199,500	199,500	127	127	95.5%	95.5%
\$200,000-\$249,999	0	0.0%	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	N/A
\$300,000-\$399,999	2	33.3%	N/A	330,000	330,000	135	135	95.0%	95.0%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	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	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



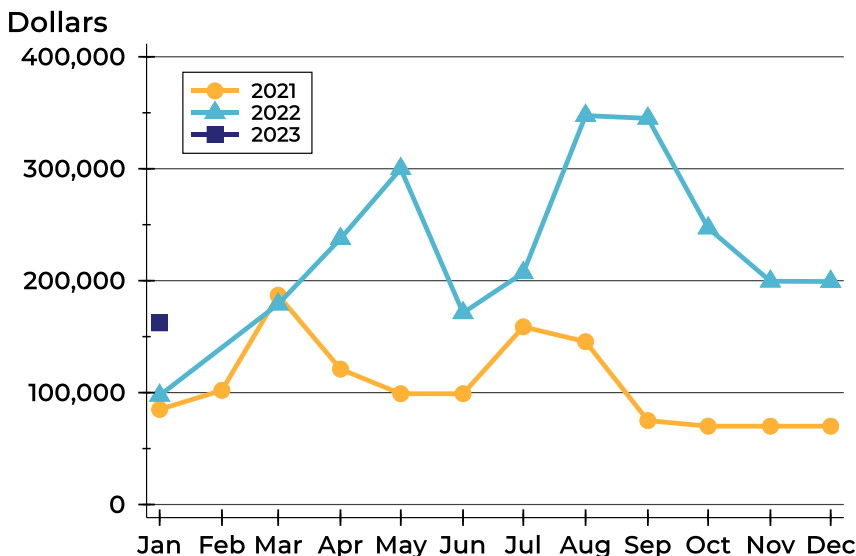
Nemaha County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	119,429	97,500	187,417
February	120,750	N/A	
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

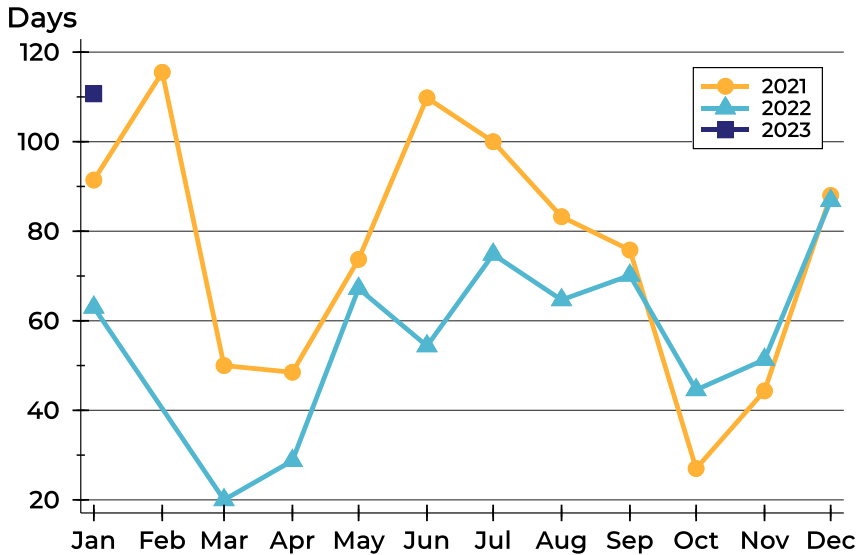


Month	2021	2022	2023
January	85,000	97,500	162,250
February	102,000	N/A	
March	187,000	179,000	
April	121,000	237,500	
May	99,000	300,000	
June	99,000	171,250	
July	158,750	207,000	
August	145,500	347,500	
September	75,000	345,000	
October	70,000	247,000	
November	70,000	199,500	
December	70,000	199,250	



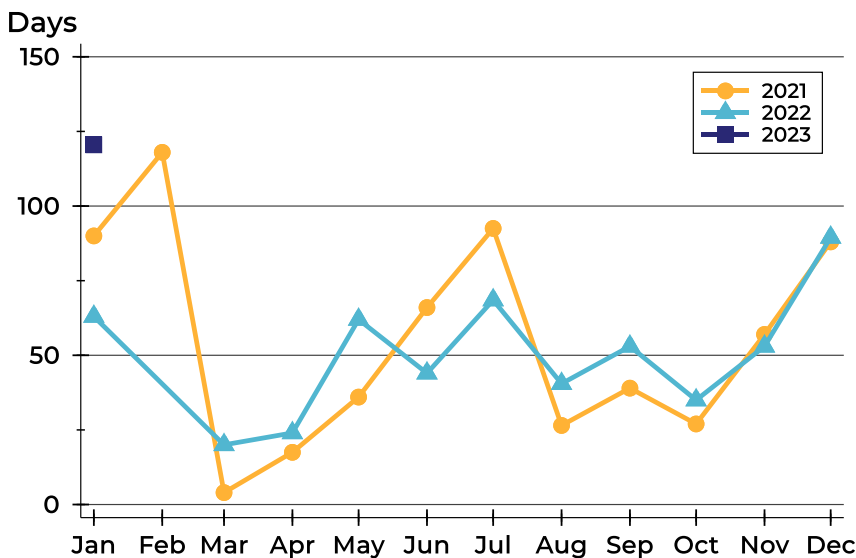
Nemaha County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	91	63	111
February	116	N/A	
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

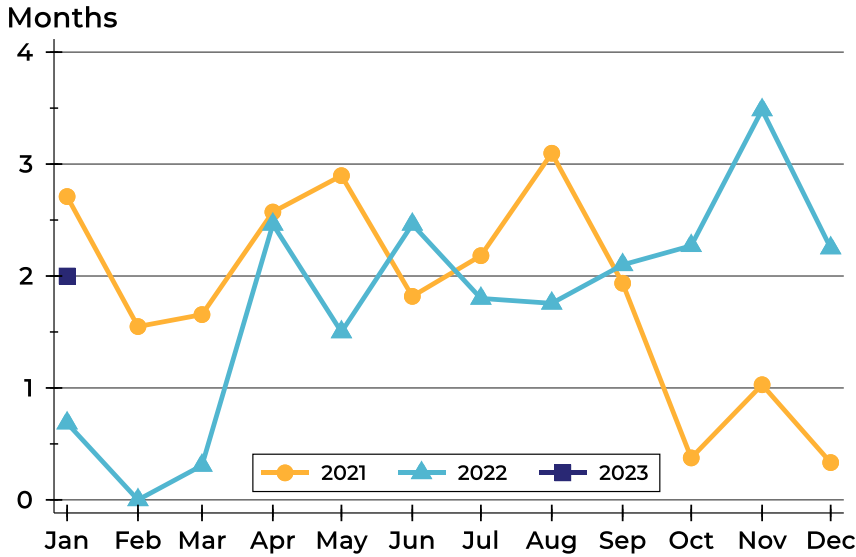


Month	2021	2022	2023
January	90	63	121
February	118	N/A	
March	4	20	
April	18	24	
May	36	62	
June	66	44	
July	93	69	
August	27	41	
September	39	53	
October	27	35	
November	57	53	
December	88	90	



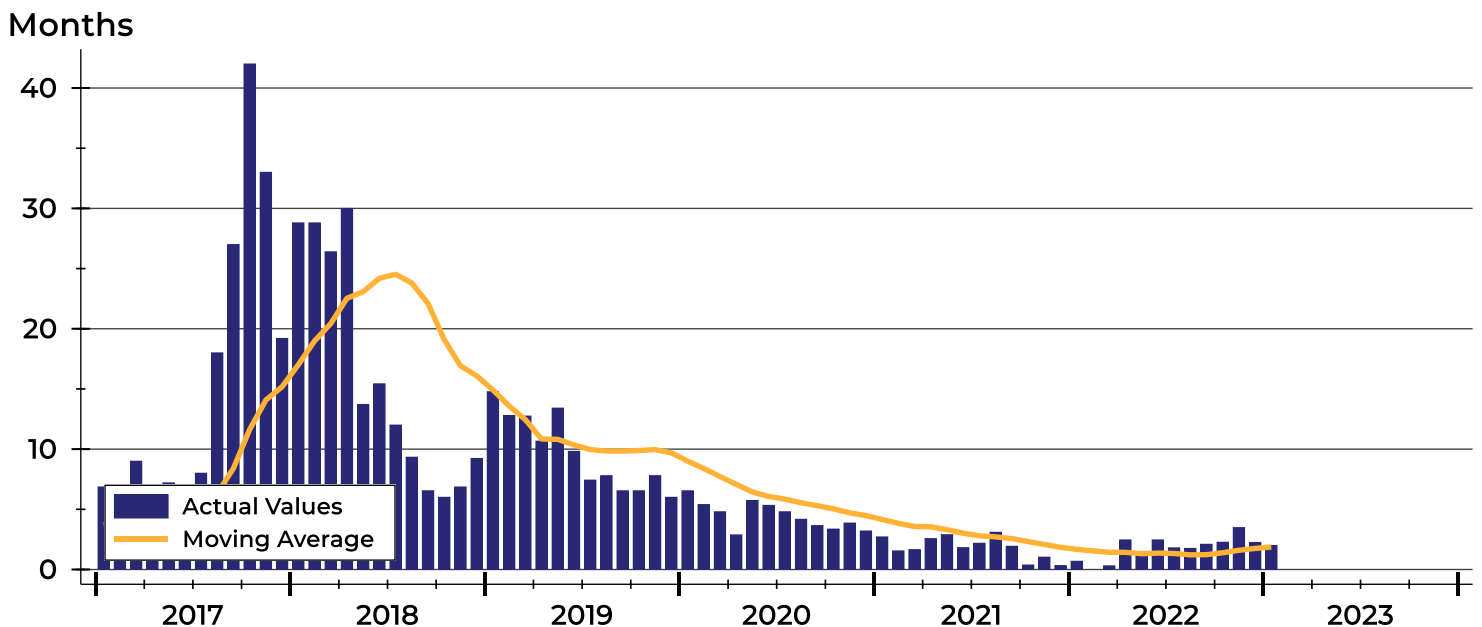
Nemaha County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





Nemaha County New Listings Analysis

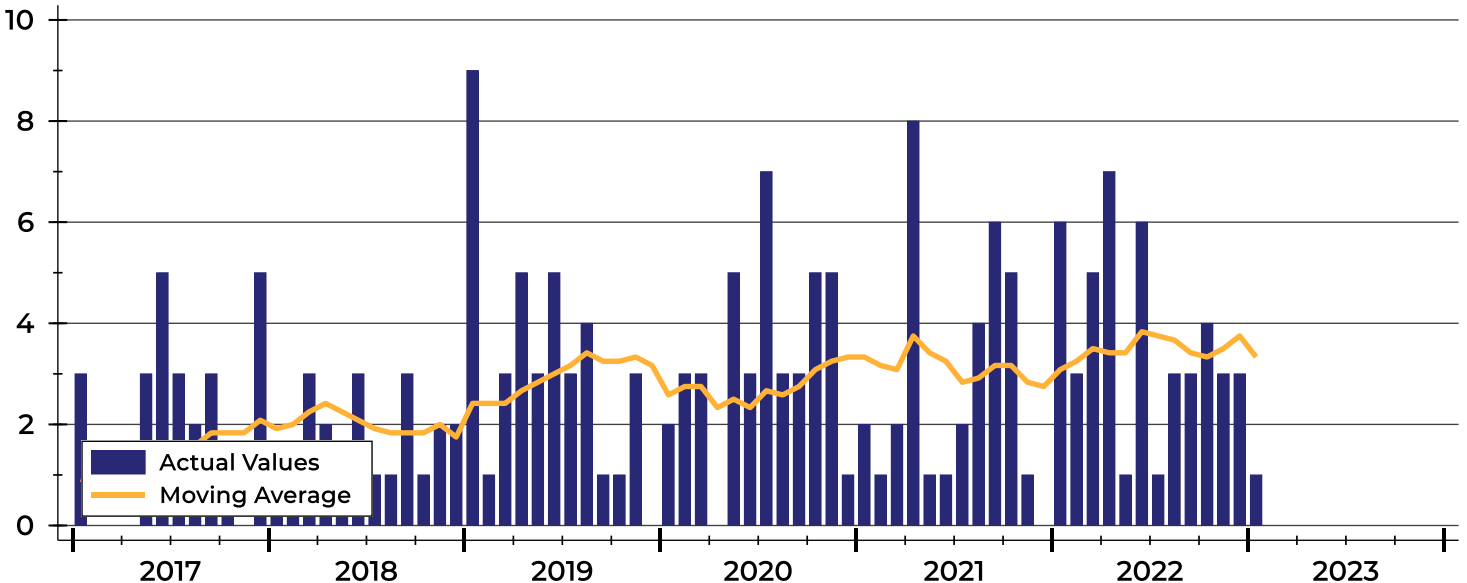
Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	1	6	-83.3%
	Volume (1,000s)	75	1,012	-92.6%
	Average List Price	75,000	168,667	-55.5%
	Median List Price	75,000	180,000	-58.3%
Year-to-Date	New Listings	1	6	-83.3%
	Volume (1,000s)	75	1,012	-92.6%
	Average List Price	75,000	168,667	-55.5%
	Median List Price	75,000	180,000	-58.3%

A total of 1 new listing was added in Nemaha County during January, down 83.3% from the same month in 2022.

The median list price of these homes was \$75,000 down from \$180,000 in 2022.

History of New Listings

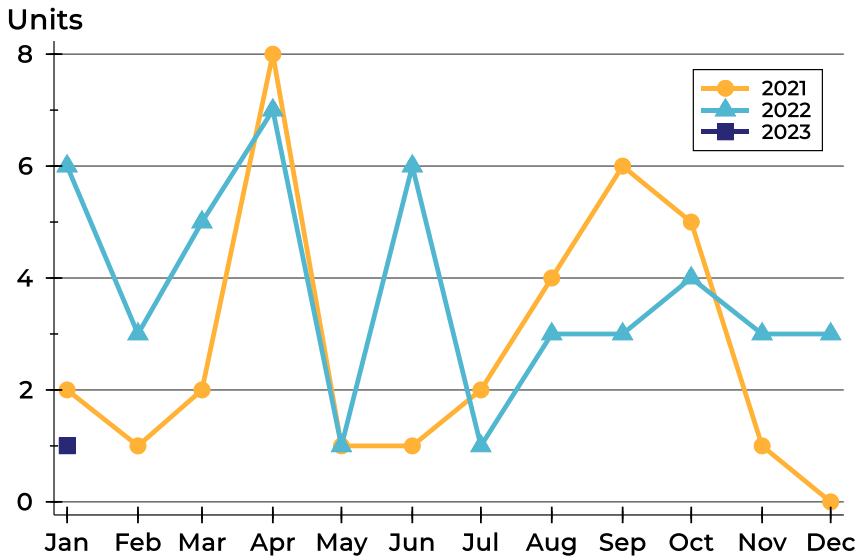
Units





Nemaha County New Listings Analysis

New Listings by Month



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

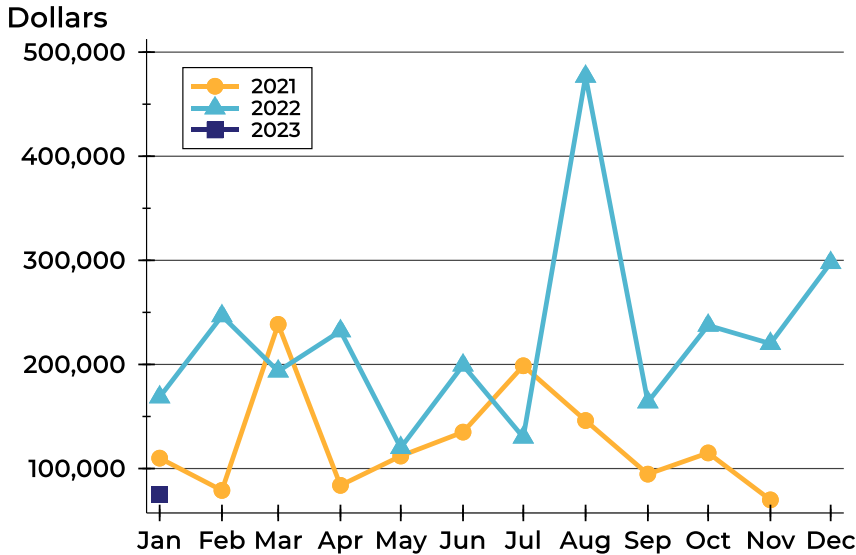
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	75,000	75,000	21	21	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



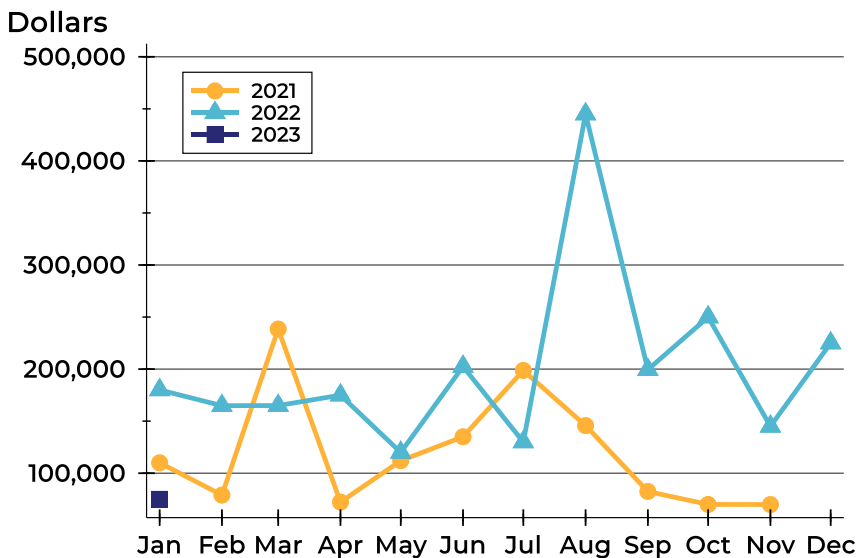
Nemaha County New Listings Analysis

Average Price



Month	2021	2022	2023
January	110,000	168,667	75,000
February	79,000	246,600	
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	75,000
February	79,000	164,900	
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

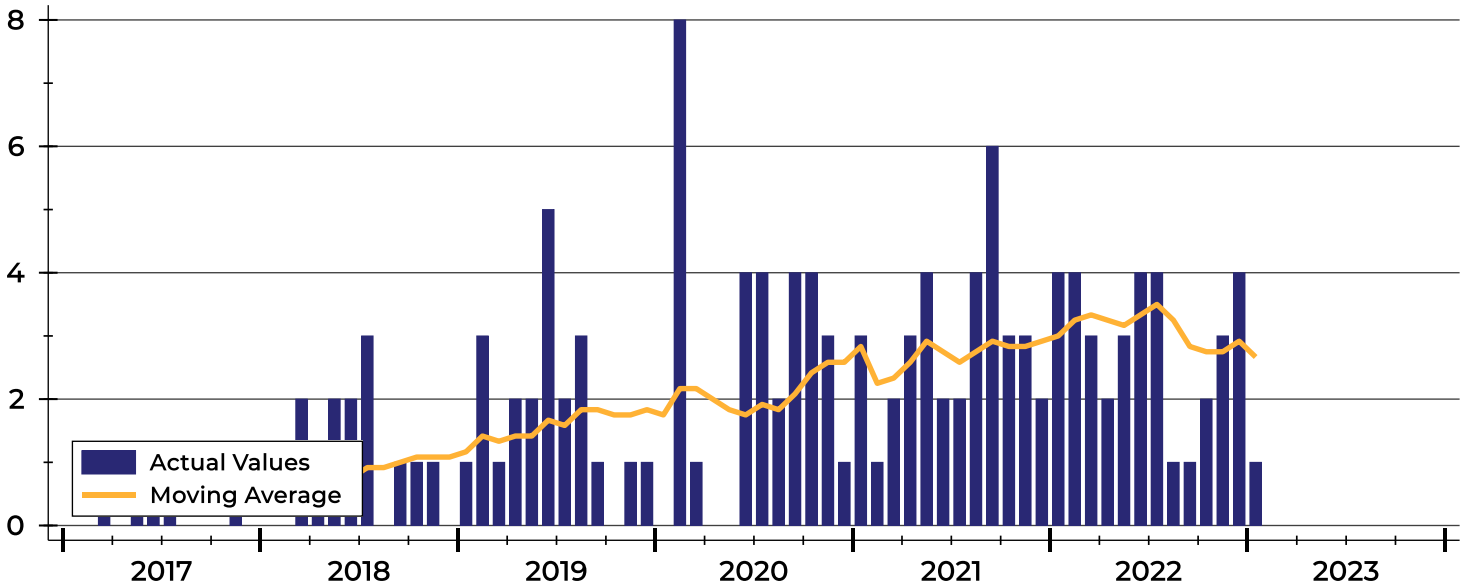
Summary Statistics for Contracts Written		January			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		1	4	-75.0%	1	4	-75.0%
Volume (1,000s)		199	712	-72.1%	199	712	-72.1%
Average	Sale Price	199,000	178,000	11.8%	199,000	178,000	11.8%
	Days on Market	33	6	450.0%	33	6	450.0%
	Percent of Original	93.0%	91.7%	1.4%	93.0%	91.7%	1.4%
Median	Sale Price	199,000	185,000	7.6%	199,000	185,000	7.6%
	Days on Market	33	4	725.0%	33	4	725.0%
	Percent of Original	93.0%	96.0%	-3.1%	93.0%	96.0%	-3.1%

A total of 1 contract for sale was written in Nemaha County during the month of January, down from 4 in 2022. The median list price of this home was \$199,000, up from \$185,000 the prior year.

Half of the homes that went under contract in January were on the market less than 33 days, compared to 4 days in January 2022.

History of Contracts Written

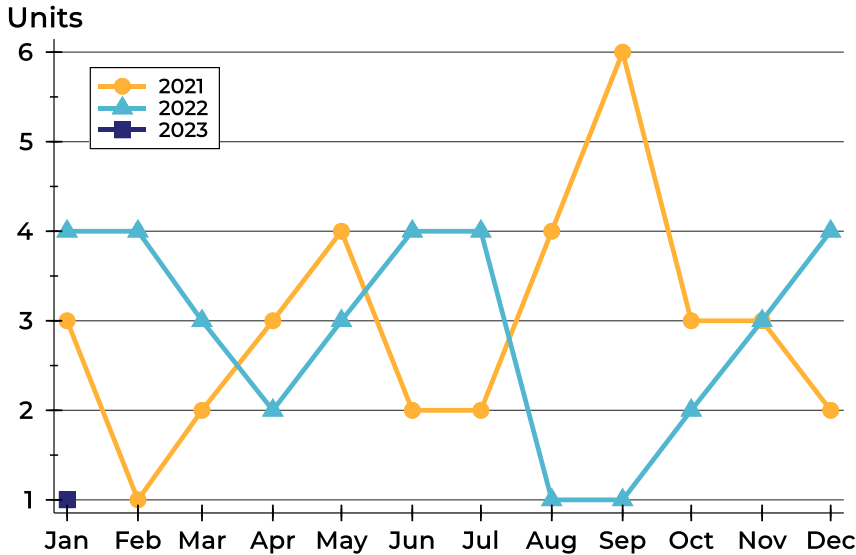
Units





Nemaha County Contracts Written Analysis

Contracts Written by Month



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

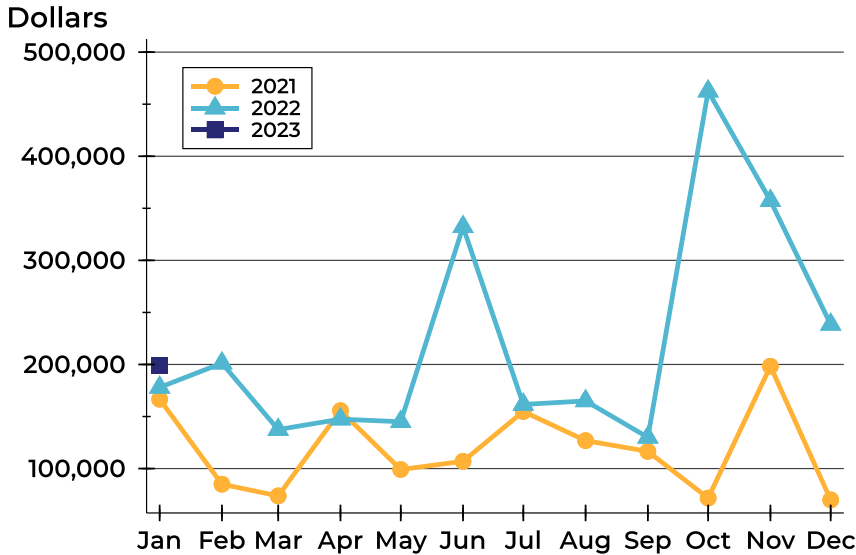
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	100.0%	199,000	199,000	33	33	93.0%	93.0%
\$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



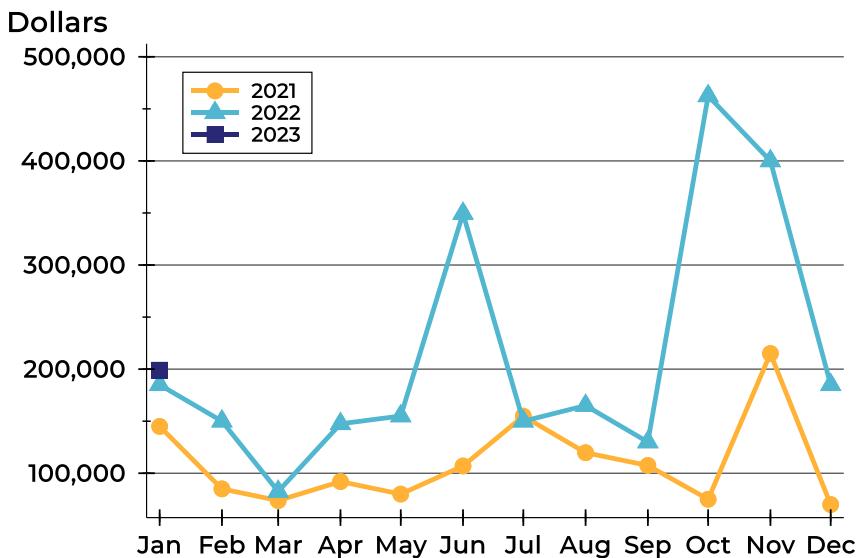
Nemaha County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	166,633	178,000	199,000
February	85,000	201,250	
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

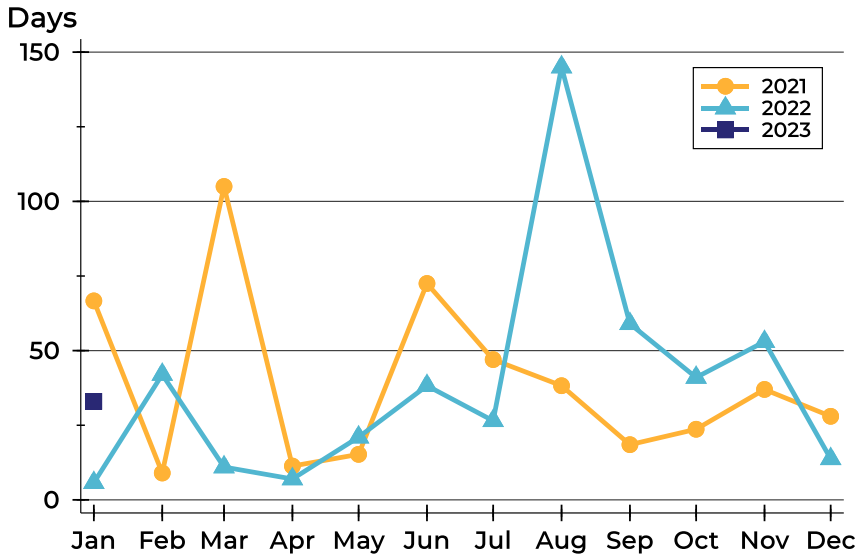


Month	2021	2022	2023
January	145,000	185,000	199,000
February	85,000	150,000	
March	73,750	82,500	
April	92,000	147,500	
May	80,000	155,000	
June	107,000	349,500	
July	154,850	150,000	
August	119,750	165,000	
September	107,500	130,000	
October	75,000	462,500	
November	215,000	400,000	
December	69,950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



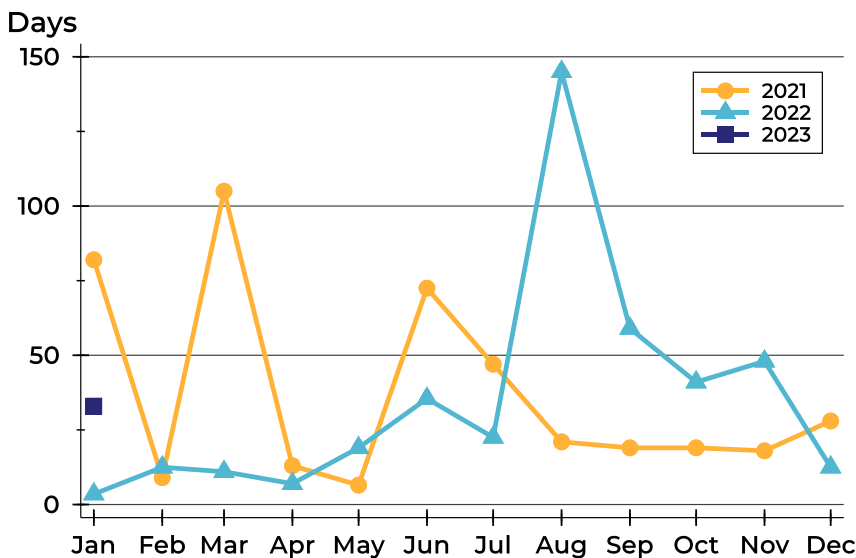
Nemaha County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	67	6	33
February	9	42	
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	
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

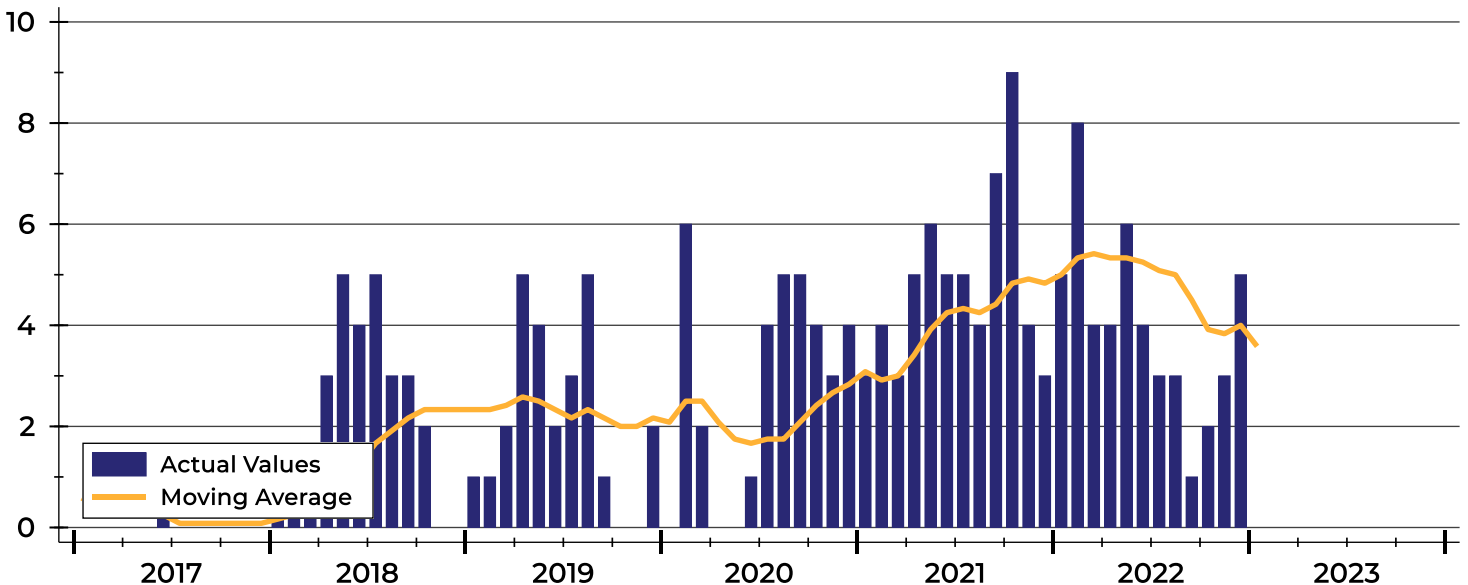
Summary Statistics for Pending Contracts		2023	End of January 2022	Change
Pending Contracts		0	5	-100.0%
Volume (1,000s)		0	846	-100.0%
Average	List Price	N/A	169,280	N/A
	Days on Market	N/A	36	N/A
	Percent of Original	N/A	98.8%	N/A
Median	List Price	N/A	175,000	N/A
	Days on Market	N/A	7	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 listings in Nemaha County had contracts pending at the end of January, down from 5 contracts pending at the end of January 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

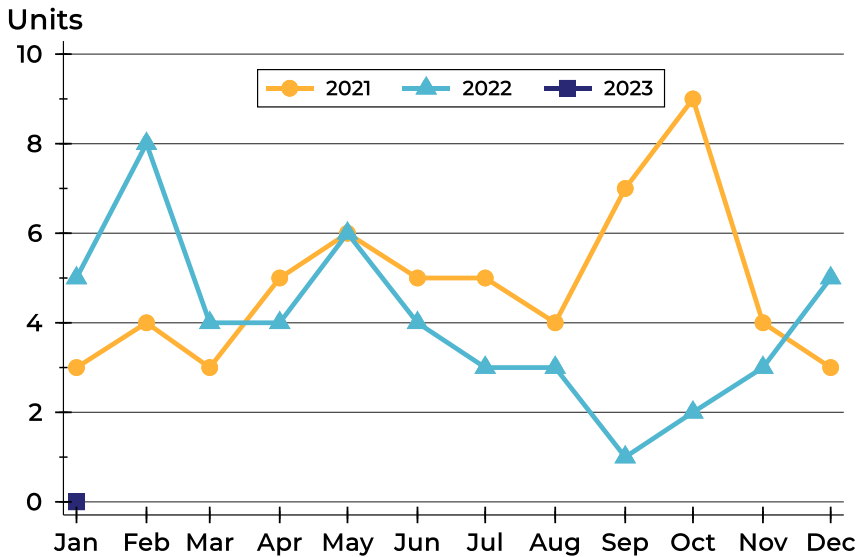
Units





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	3	5	0
February	4	8	0
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

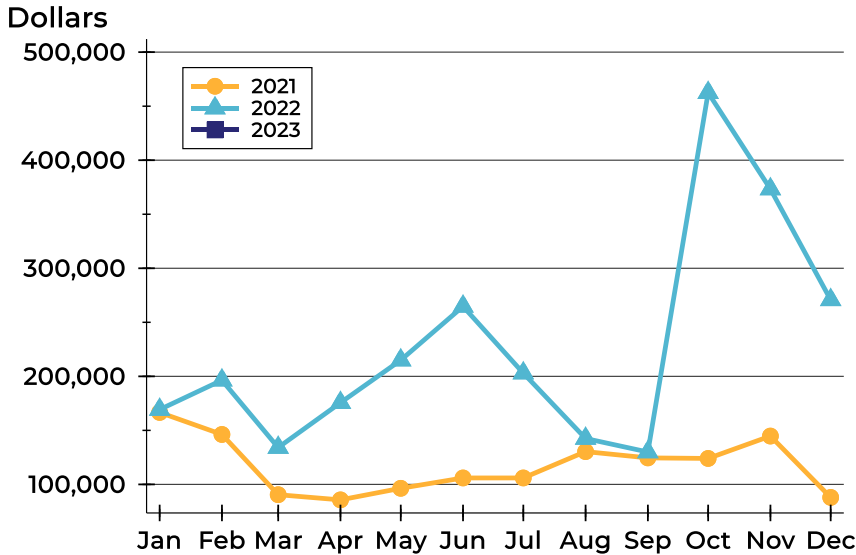
Pending Contracts by Price Range

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



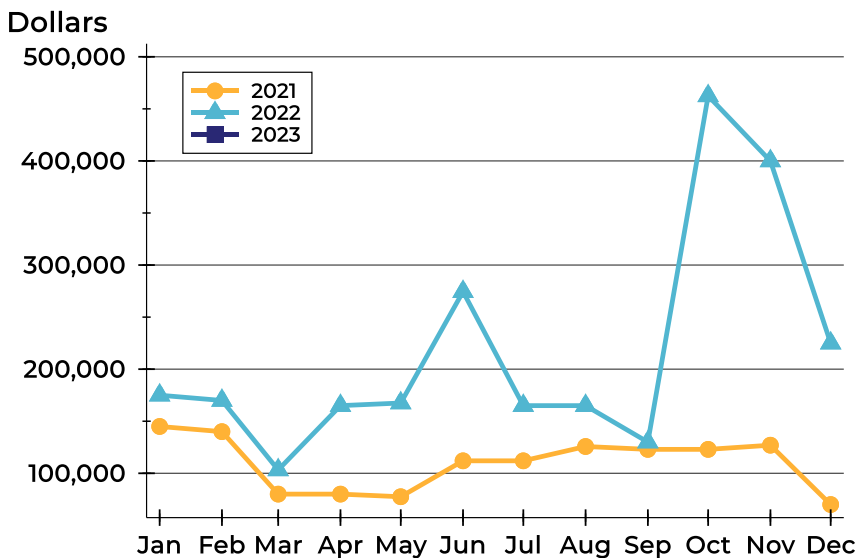
Nemaha County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	166,633	169,280	N/A
February	146,225	196,425	
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

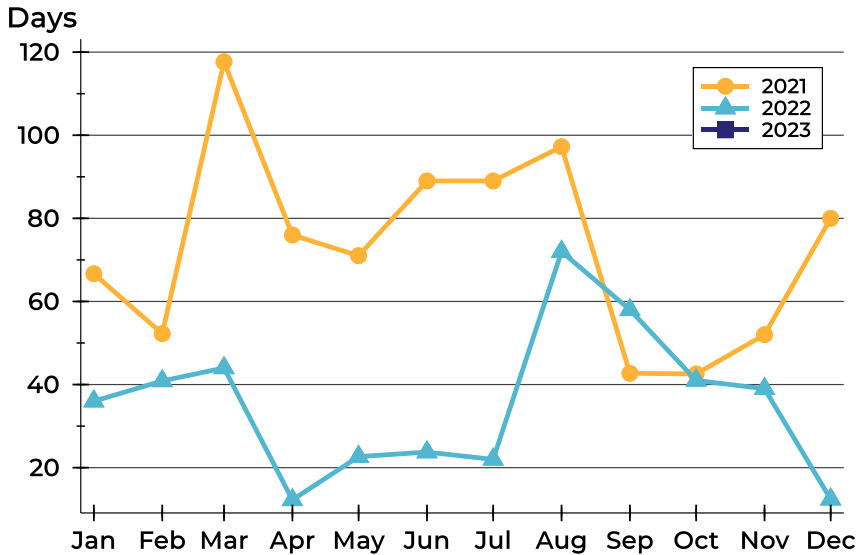


Month	2021	2022	2023
January	145,000	175,000	N/A
February	140,000	169,950	
March	80,000	103,250	
April	80,000	165,000	
May	77,500	167,500	
June	112,000	274,500	
July	112,000	165,000	
August	125,750	165,000	
September	123,000	130,000	
October	123,000	462,500	
November	127,000	400,000	
December	70,000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



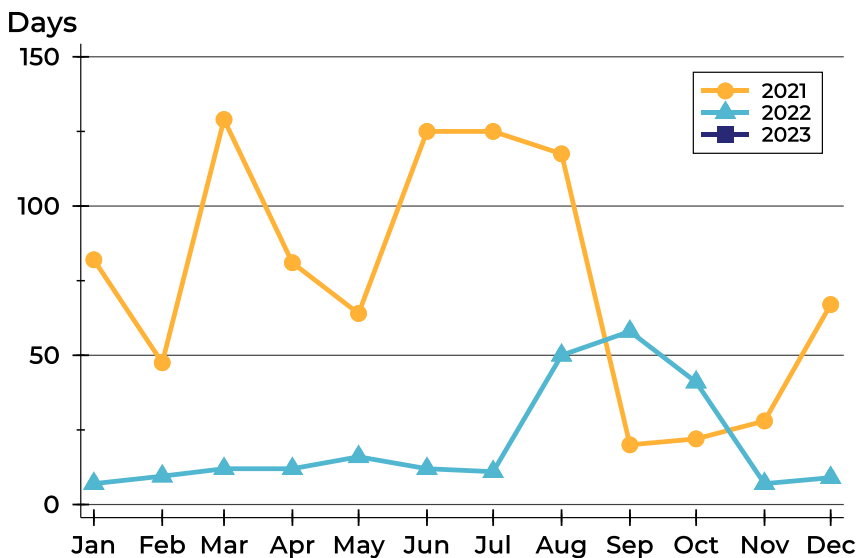
Nemaha County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	67	36	N/A
February	52	41	
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	
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	