



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

## March 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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**March  
2023**

# Northeast Kansas MLS Statistics



## Northeast Kansas Housing Report



### Market Overview

#### Northeast Kansas Home Sales Fell in March

Total home sales in the Northeast Kansas MLS system fell last month to 4 units, compared to 15 units in March 2022. Total sales volume was \$0.5 million, down from a year earlier.

The median sale price in March was \$85,000, down from \$153,000 a year earlier. Homes that sold in March were typically on the market for 13 days and sold for 97.0% of their list prices.

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

The total number of active listings in the Northeast Kansas MLS system at the end of March was 35 units, up from 24 at the same point in 2022. This represents a 3.9 months' supply of homes available for sale. The median list price of homes on the market at the end of March was \$135,000.

During March, a total of 7 contracts were written down from 14 in March 2022. At the end of the month, there were 12 contracts still pending.

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**March  
2023**

# Northeast Kansas MLS Statistics



## Northeast Kansas Summary Statistics

March MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>4</b>	<b>15</b>	<b>8</b>	<b>19</b>	<b>27</b>	<b>20</b>
Change from prior year		-73.3%	87.5%	-20.0%	-29.6%	35.0%	-41.2%
<b>Active Listings</b>		<b>35</b>	<b>24</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		45.8%	33.3%	-64.7%			
<b>Months' Supply</b>		<b>3.9</b>	<b>2.3</b>	<b>1.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		69.6%	21.1%	-58.7%			
<b>New Listings</b>		<b>7</b>	<b>16</b>	<b>7</b>	<b>27</b>	<b>40</b>	<b>26</b>
Change from prior year		-56.3%	128.6%	-36.4%	-32.5%	53.8%	-10.3%
<b>Contracts Written</b>		<b>7</b>	<b>14</b>	<b>16</b>	<b>19</b>	<b>36</b>	<b>29</b>
Change from prior year		-50.0%	-12.5%	128.6%	-47.2%	24.1%	-12.1%
<b>Pending Contracts</b>		<b>12</b>	<b>16</b>	<b>22</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-25.0%	-27.3%	144.4%			
<b>Sales Volume (1,000s)</b>		<b>532</b>	<b>2,204</b>	<b>942</b>	<b>2,944</b>	<b>3,686</b>	<b>1,904</b>
Change from prior year		-75.9%	134.0%	9.5%	-20.1%	93.6%	-33.4%
<b>Average</b>	<b>Sale Price</b>	<b>132,875</b>	<b>146,900</b>	<b>117,806</b>	<b>154,947</b>	<b>136,500</b>	<b>95,213</b>
	Change from prior year	-9.5%	24.7%	37.0%	13.5%	43.4%	13.3%
	<b>List Price of Actives</b>	<b>138,526</b>	<b>128,861</b>	<b>132,444</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	7.5%	-2.7%	3.2%			
	<b>Days on Market</b>	<b>73</b>	<b>28</b>	<b>38</b>	<b>40</b>	<b>45</b>	<b>68</b>
Change from prior year	160.7%	-26.3%	-78.3%	-11.1%	-33.8%	-57.0%	
<b>Percent of List</b>	<b>95.8%</b>	<b>96.4%</b>	<b>99.5%</b>	<b>88.0%</b>	<b>94.6%</b>	<b>97.2%</b>	
Change from prior year	-0.6%	-3.1%	13.5%	-7.0%	-2.7%	5.7%	
<b>Percent of Original</b>	<b>93.7%</b>	<b>92.6%</b>	<b>99.5%</b>	<b>87.6%</b>	<b>90.8%</b>	<b>97.7%</b>	
Change from prior year	1.2%	-6.9%	21.9%	-3.5%	-7.1%	15.1%	
<b>Median</b>	<b>Sale Price</b>	<b>85,000</b>	<b>153,000</b>	<b>117,500</b>	<b>117,000</b>	<b>112,000</b>	<b>82,000</b>
	Change from prior year	-44.4%	30.2%	44.2%	4.5%	36.6%	9.4%
	<b>List Price of Actives</b>	<b>135,000</b>	<b>85,000</b>	<b>93,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	58.8%	-9.1%	5.1%			
	<b>Days on Market</b>	<b>13</b>	<b>10</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>30</b>
Change from prior year	30.0%	-52.4%	-86.4%	-4.3%	-23.3%	-78.6%	
<b>Percent of List</b>	<b>97.0%</b>	<b>97.4%</b>	<b>99.5%</b>	<b>93.4%</b>	<b>95.4%</b>	<b>95.2%</b>	
Change from prior year	-0.4%	-2.1%	5.0%	-2.1%	0.2%	-0.8%	
<b>Percent of Original</b>	<b>97.0%</b>	<b>95.4%</b>	<b>99.5%</b>	<b>93.4%</b>	<b>93.3%</b>	<b>95.2%</b>	
Change from prior year	1.7%	-4.1%	6.9%	0.1%	-2.0%	9.0%	

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



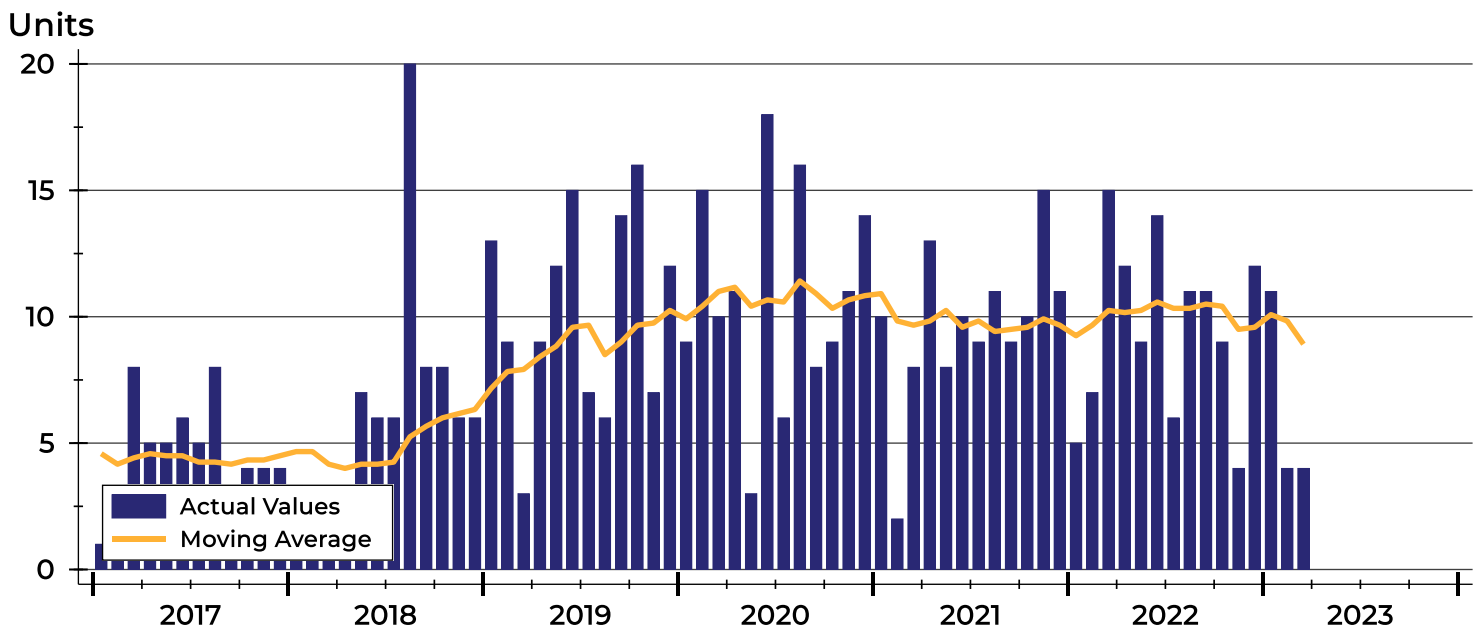
# Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		2023	March 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		4	15	-73.3%	19	27	-29.6%
Volume (1,000s)		532	2,204	-75.9%	2,944	3,686	-20.1%
Months' Supply		3.9	2.3	69.6%	N/A	N/A	N/A
Average	Sale Price	132,875	146,900	-9.5%	154,947	136,500	13.5%
	Days on Market	73	28	160.7%	40	45	-11.1%
	Percent of List	95.8%	96.4%	-0.6%	88.0%	94.6%	-7.0%
	Percent of Original	93.7%	92.6%	1.2%	87.6%	90.8%	-3.5%
Median	Sale Price	85,000	153,000	-44.4%	117,000	112,000	4.5%
	Days on Market	13	10	30.0%	22	23	-4.3%
	Percent of List	97.0%	97.4%	-0.4%	93.4%	95.4%	-2.1%
	Percent of Original	97.0%	95.4%	1.7%	93.4%	93.3%	0.1%

A total of 4 homes sold in the Northeast Kansas MLS system in March, down from 15 units in March 2022. Total sales volume fell to \$0.5 million compared to \$2.2 million in the previous year.

The median sales price in March was \$85,000, down 44.4% compared to the prior year. Median days on market was 13 days, down from 37 days in February, but up from 10 in March 2022.

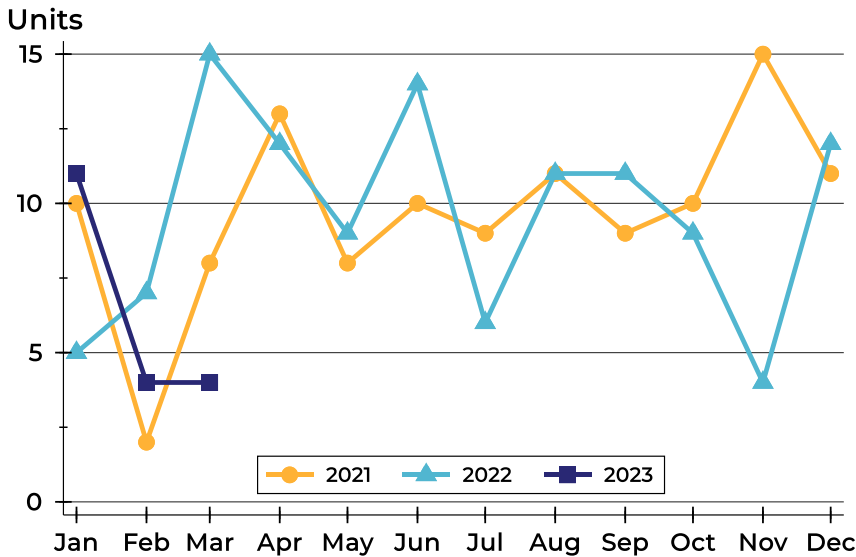
## History of Closed Listings





## Northeast Kansas Closed Listings Analysis

### Closed Listings by Month



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

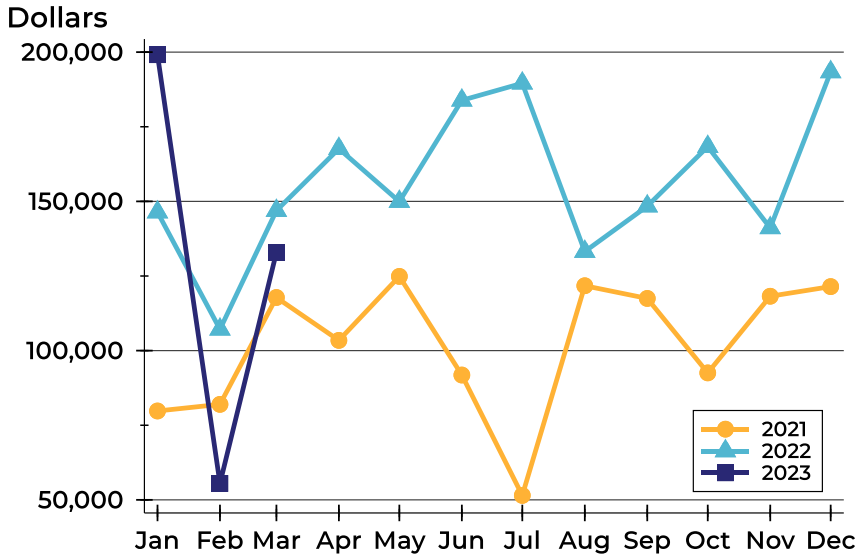
### Closed Listings by Price Range

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	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	3	75.0%	3.9	80,000	75,000	95	21	94.2%	93.3%	91.4%	93.3%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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	1	25.0%	4.0	291,500	291,500	5	5	100.7%	100.7%	100.7%	100.7%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



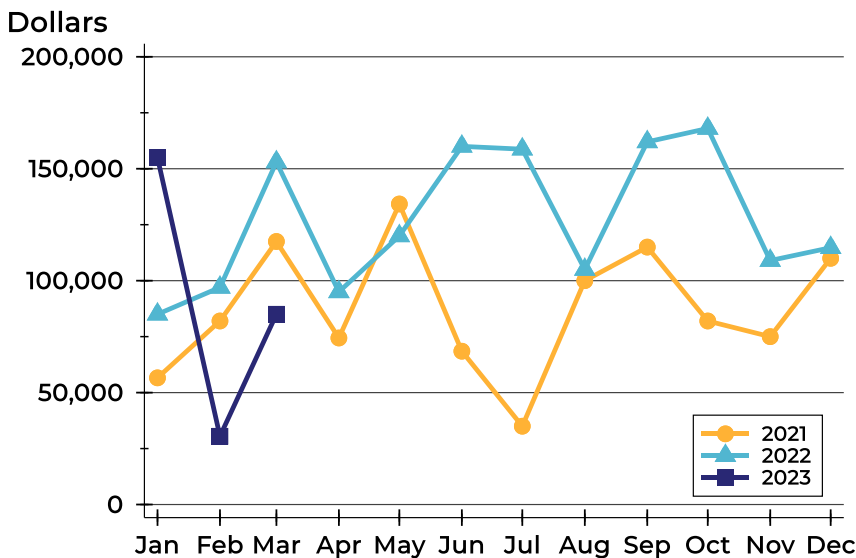
# Northeast Kansas Closed Listings Analysis

## Average Price



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

## Median Price

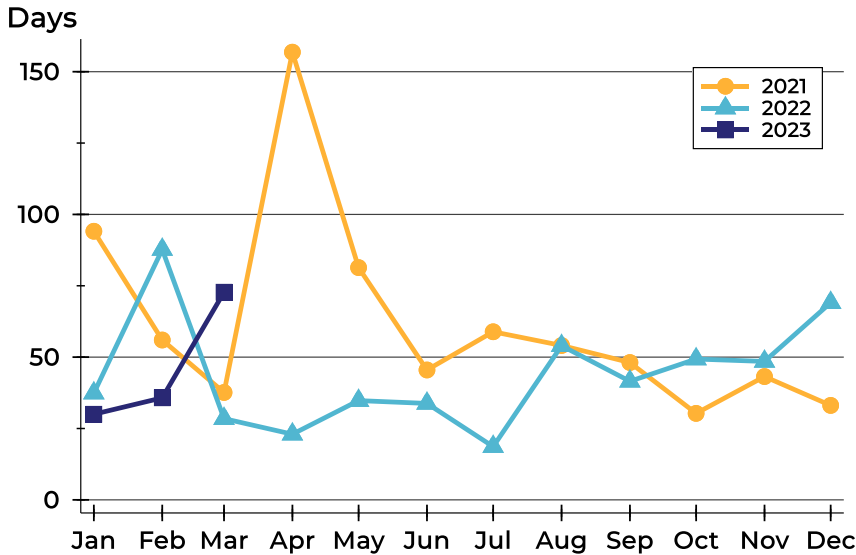


Month	2021	2022	2023
<b>January</b>	56,600	85,000	<b>155,000</b>
<b>February</b>	82,000	97,000	<b>30,500</b>
<b>March</b>	117,500	153,000	<b>85,000</b>
<b>April</b>	74,400	95,000	
<b>May</b>	134,250	120,000	
<b>June</b>	68,500	160,000	
<b>July</b>	35,000	158,750	
<b>August</b>	100,000	105,000	
<b>September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



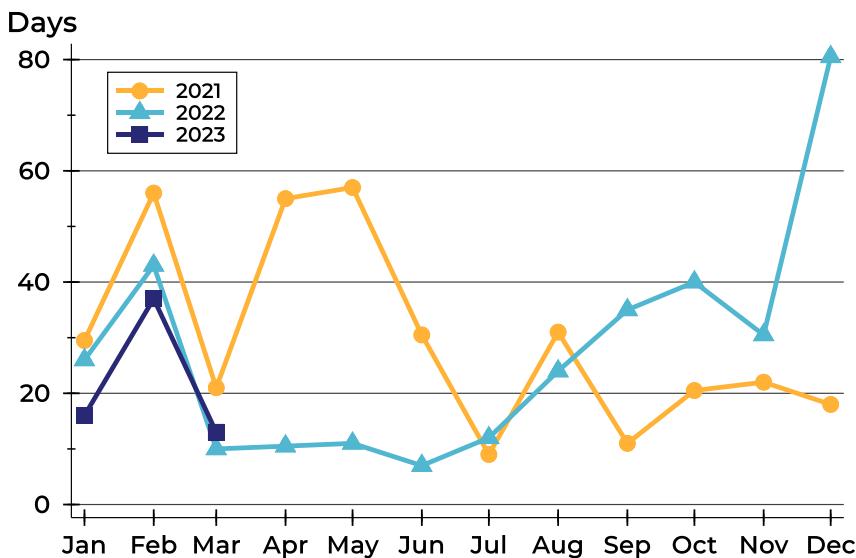
# Northeast Kansas Closed Listings Analysis

## Average DOM



Month	2021	2022	2023
January	94	37	<b>30</b>
February	56	88	<b>36</b>
March	38	28	<b>73</b>
April	157	23	
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	<b>16</b>
February	56	43	<b>37</b>
March	21	10	<b>13</b>
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

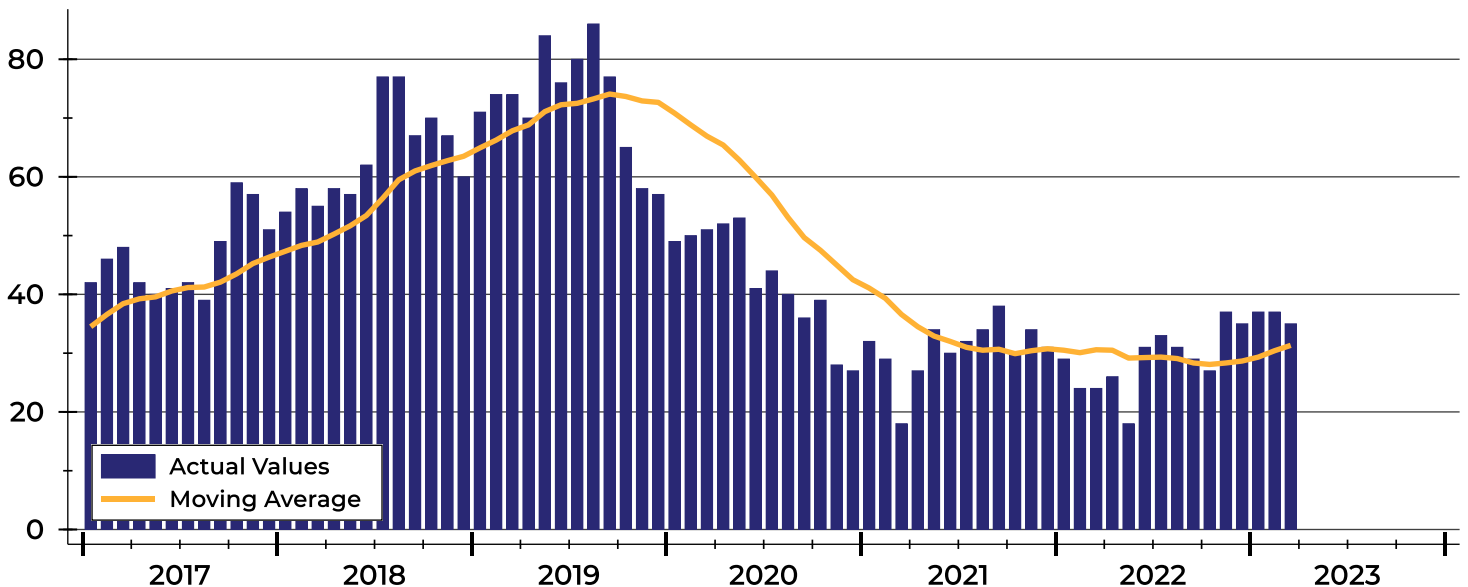
Summary Statistics for Active Listings		2023	End of March 2022	Change
Active Listings		35	24	45.8%
Volume (1,000s)		4,848	3,093	56.7%
Months' Supply		3.9	2.3	69.6%
Average	List Price	138,526	128,861	7.5%
	Days on Market	117	165	-29.1%
	Percent of Original	94.6%	98.8%	-4.3%
Median	List Price	135,000	85,000	58.8%
	Days on Market	93	125	-25.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 35 homes were available for sale in the Northeast Kansas MLS system at the end of March. This represents a 3.9 months' supply of active listings.

The median list price of homes on the market at the end of March was \$135,000, up 58.8% from 2022. The typical time on market for active listings was 93 days, down from 125 days a year earlier.

## History of Active Listings

Units

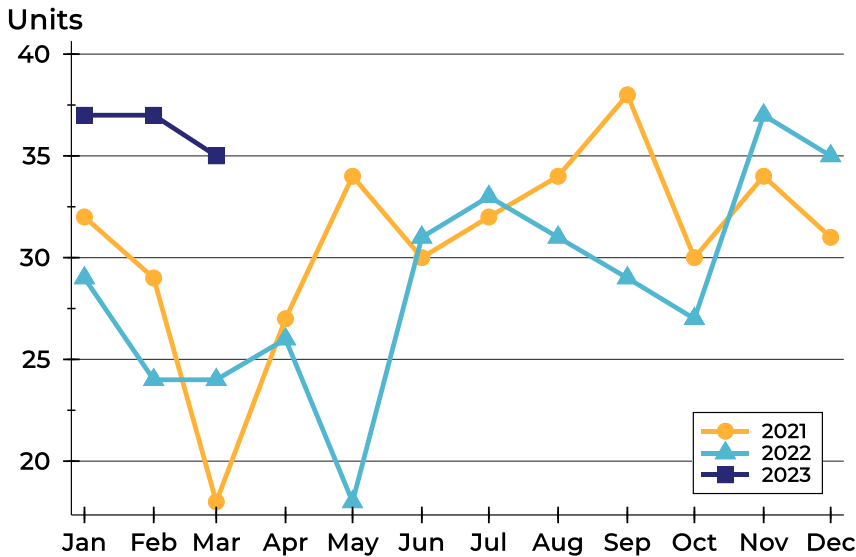






## Northeast Kansas Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	32	29	<b>37</b>
February	29	24	<b>37</b>
March	18	24	<b>35</b>
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	

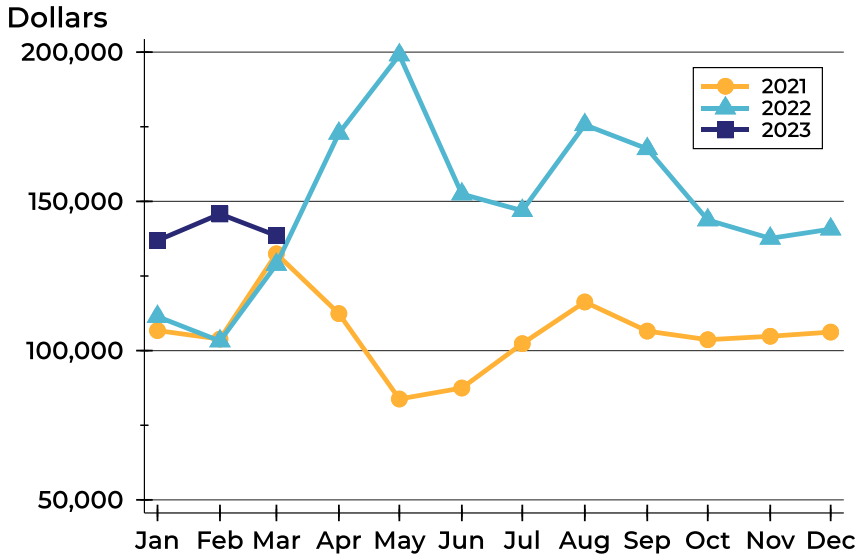
### Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	5.7%	N/A	42,500	42,500	39	39	90.1%	90.1%
\$50,000-\$99,999	10	28.6%	3.9	75,350	71,500	97	86	94.4%	100.0%
\$100,000-\$124,999	4	11.4%	N/A	112,500	115,000	75	82	94.0%	97.9%
\$125,000-\$149,999	6	17.1%	N/A	138,233	137,450	96	90	98.9%	100.0%
\$150,000-\$174,999	4	11.4%	N/A	156,125	150,000	241	267	87.5%	83.4%
\$175,000-\$199,999	3	8.6%	N/A	181,000	179,000	116	143	95.3%	95.5%
\$200,000-\$249,999	3	8.6%	N/A	223,333	225,000	215	95	100.0%	100.0%
\$250,000-\$299,999	2	5.7%	4.0	284,000	284,000	90	90	92.6%	92.6%
\$300,000-\$399,999	1	2.9%	N/A	325,000	325,000	46	46	97.0%	97.0%
\$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



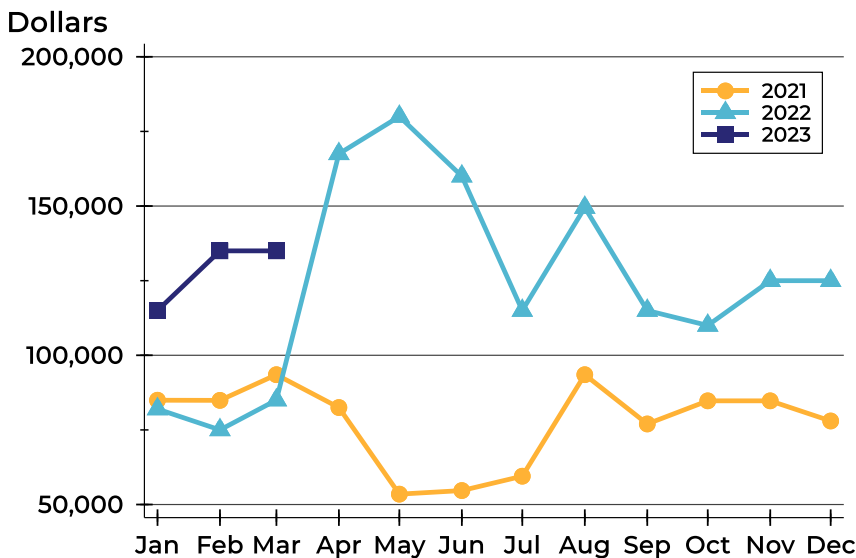
# Northeast Kansas Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	106,728	111,416	<b>136,893</b>
February	103,869	103,211	<b>145,786</b>
March	132,444	128,861	<b>138,526</b>
April	112,411	172,787	
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

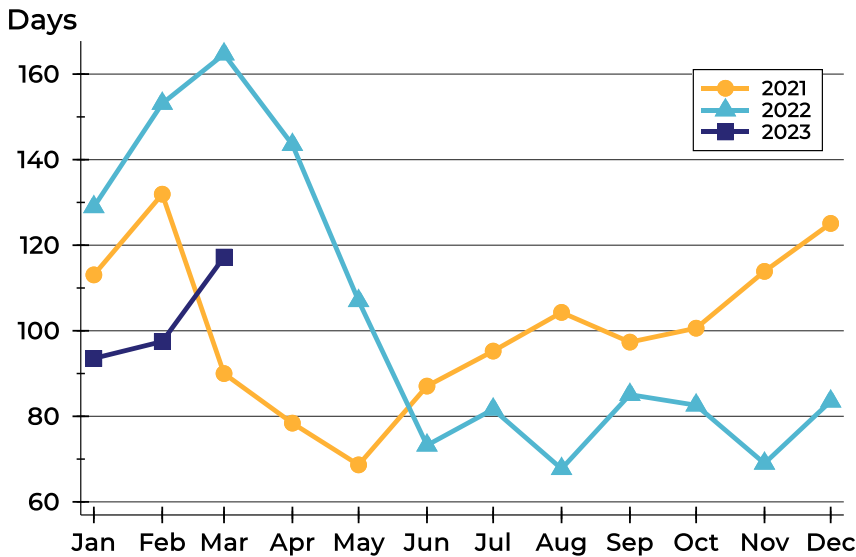


Month	2021	2022	2023
January	84,950	82,000	<b>115,000</b>
February	84,900	75,000	<b>135,000</b>
March	93,500	85,000	<b>135,000</b>
April	82,500	167,500	
May	53,484	180,000	
June	54,684	160,000	
July	59,500	115,000	
August	93,500	149,500	
September	77,000	115,000	
October	84,750	110,000	
November	84,750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



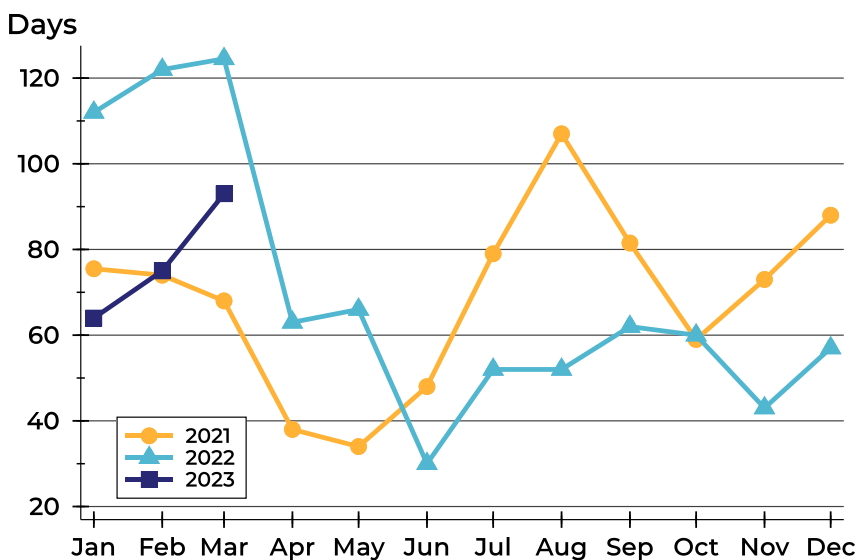
# Northeast Kansas Active Listings Analysis

## Average DOM



Month	2021	2022	2023
January	113	129	<b>94</b>
February	132	153	<b>97</b>
March	90	165	<b>117</b>
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

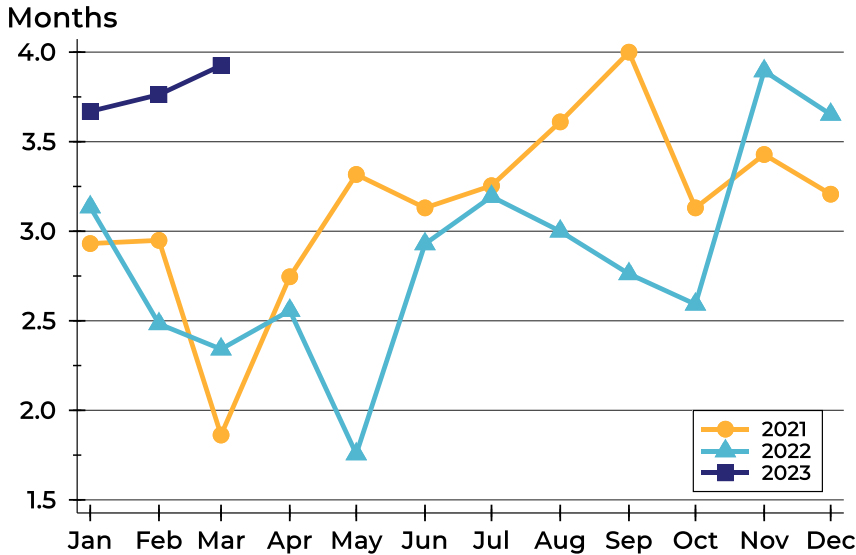


Month	2021	2022	2023
January	76	112	<b>64</b>
February	74	122	<b>75</b>
March	68	125	<b>93</b>
April	38	63	
May	34	66	
June	48	30	
July	79	52	
August	107	52	
September	82	62	
October	59	60	
November	73	43	
December	88	57	



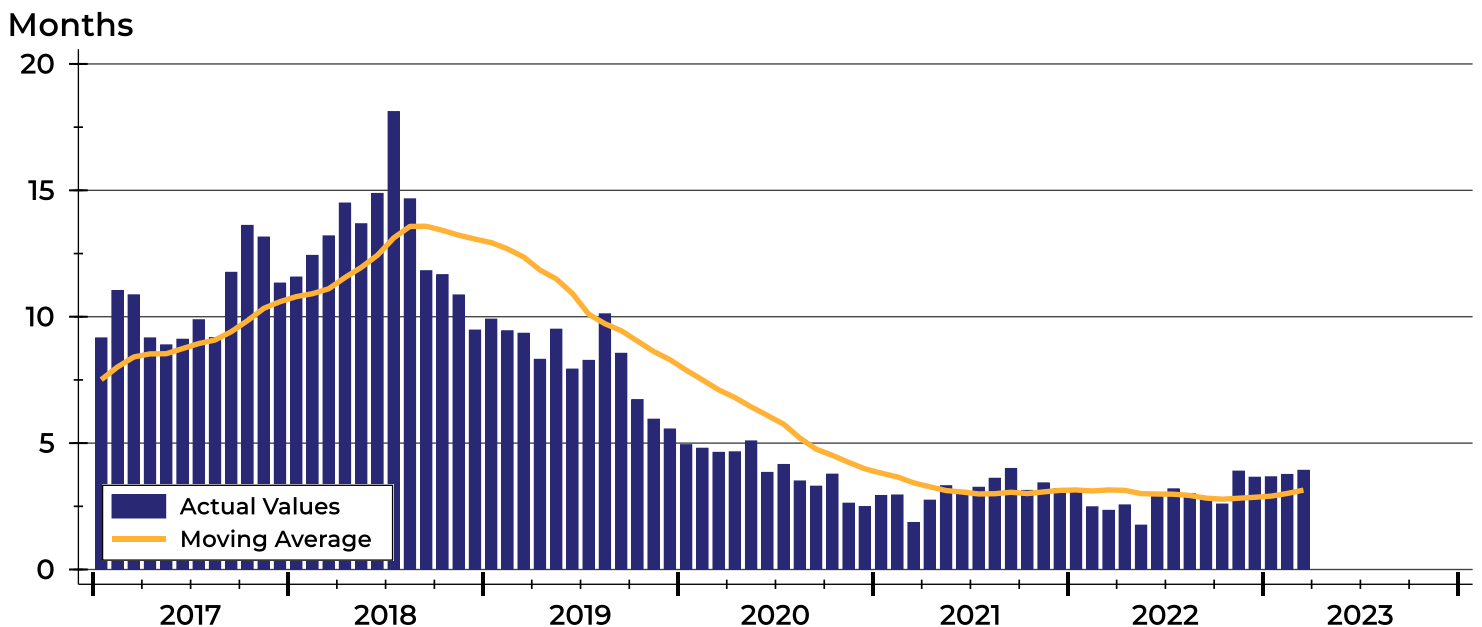
# Northeast Kansas Months' Supply Analysis

## 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	<b>3.9</b>
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





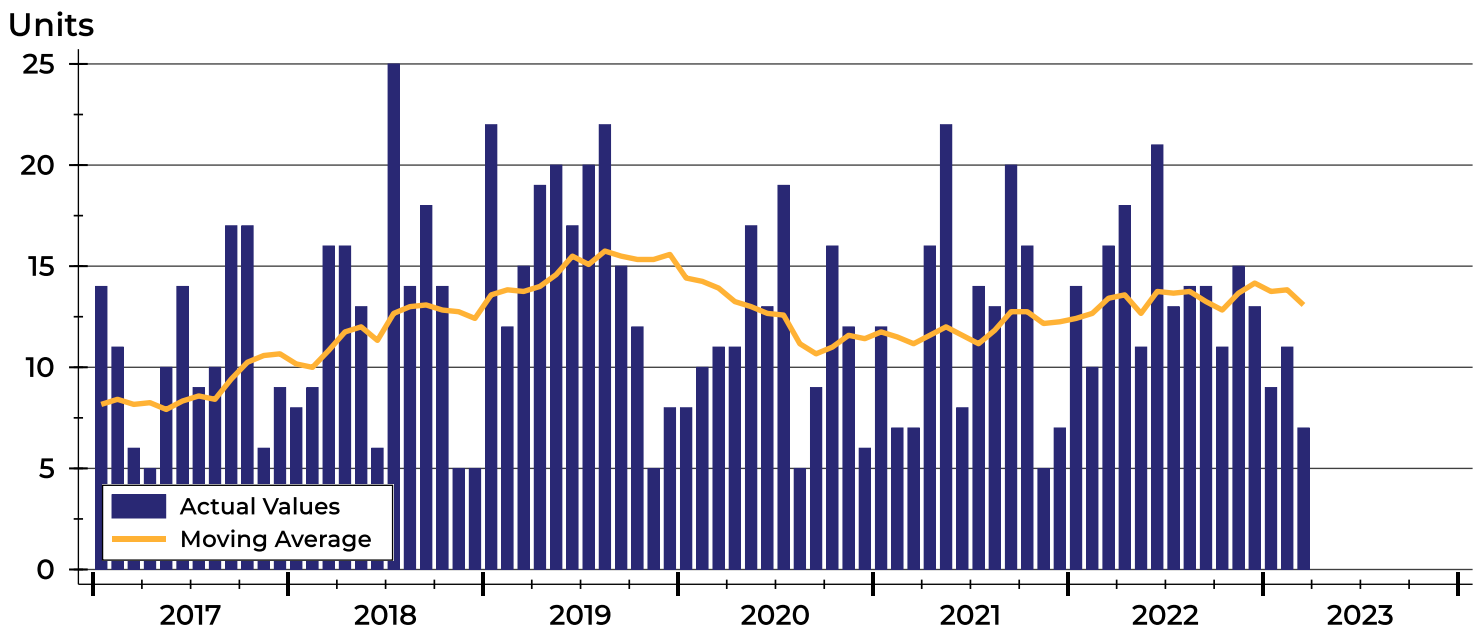
## Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2023	March 2022	Change
Current Month	New Listings	<b>7</b>	16	-56.3%
	Volume (1,000s)	<b>955</b>	3,414	-72.0%
	Average List Price	<b>136,357</b>	213,400	-36.1%
	Median List Price	<b>137,000</b>	176,500	-22.4%
Year-to-Date	New Listings	<b>27</b>	40	-32.5%
	Volume (1,000s)	<b>3,611</b>	6,913	-47.8%
	Average List Price	<b>133,730</b>	172,830	-22.6%
	Median List Price	<b>120,000</b>	154,000	-22.1%

A total of 7 new listings were added in the Northeast Kansas MLS system during March, down 56.3% from the same month in 2022. Year-to-date the Northeast Kansas MLS system has seen 27 new listings.

The median list price of these homes was \$137,000 down from \$176,500 in 2022.

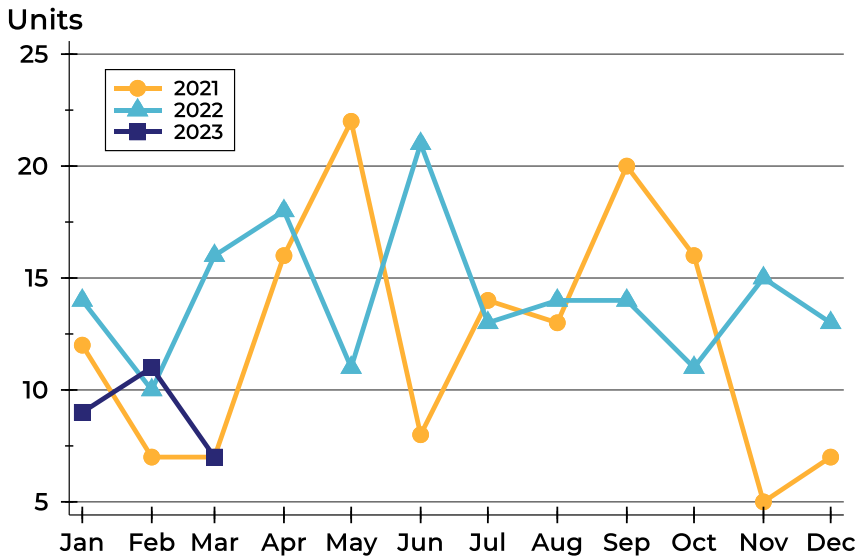
## History of New Listings





## Northeast Kansas New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	12	14	<b>9</b>
February	7	10	<b>11</b>
March	7	16	<b>7</b>
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	

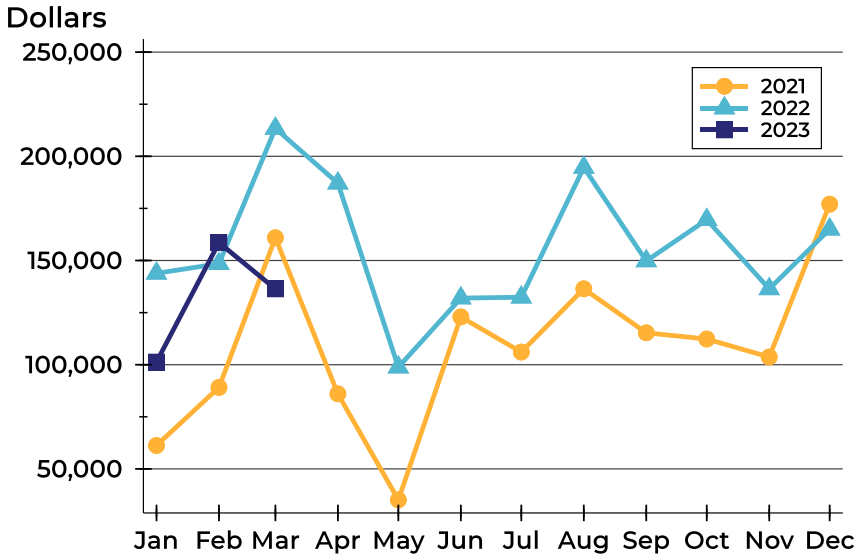
### New Listings by Price Range

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	14.3%	45,000	45,000	7	7	100.0%	100.0%
\$50,000-\$99,999	1	14.3%	69,000	69,000	17	17	100.0%	100.0%
\$100,000-\$124,999	1	14.3%	115,000	115,000	20	20	100.0%	100.0%
\$125,000-\$149,999	1	14.3%	137,000	137,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	1	14.3%	175,000	175,000	3	3	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	254,500	254,500	38	38	94.3%	94.3%
\$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



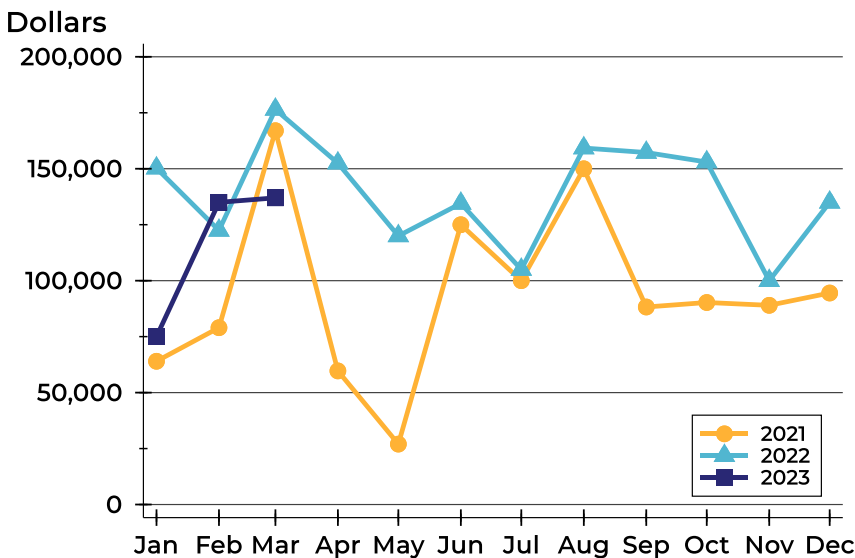
# Northeast Kansas New Listings Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	61,233	143,857	<b>101,300</b>
<b>February</b>	89,114	148,480	<b>158,591</b>
<b>March</b>	160,929	213,400	<b>136,357</b>
<b>April</b>	86,038	187,106	
<b>May</b>	35,134	98,818	
<b>June</b>	122,938	131,967	
<b>July</b>	106,064	132,369	
<b>August</b>	136,423	194,664	
<b>September</b>	115,305	149,786	
<b>October</b>	112,331	169,591	
<b>November</b>	103,680	136,393	
<b>December</b>	177,057	165,015	

## Median Price



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



# Northeast Kansas Contracts Written Analysis

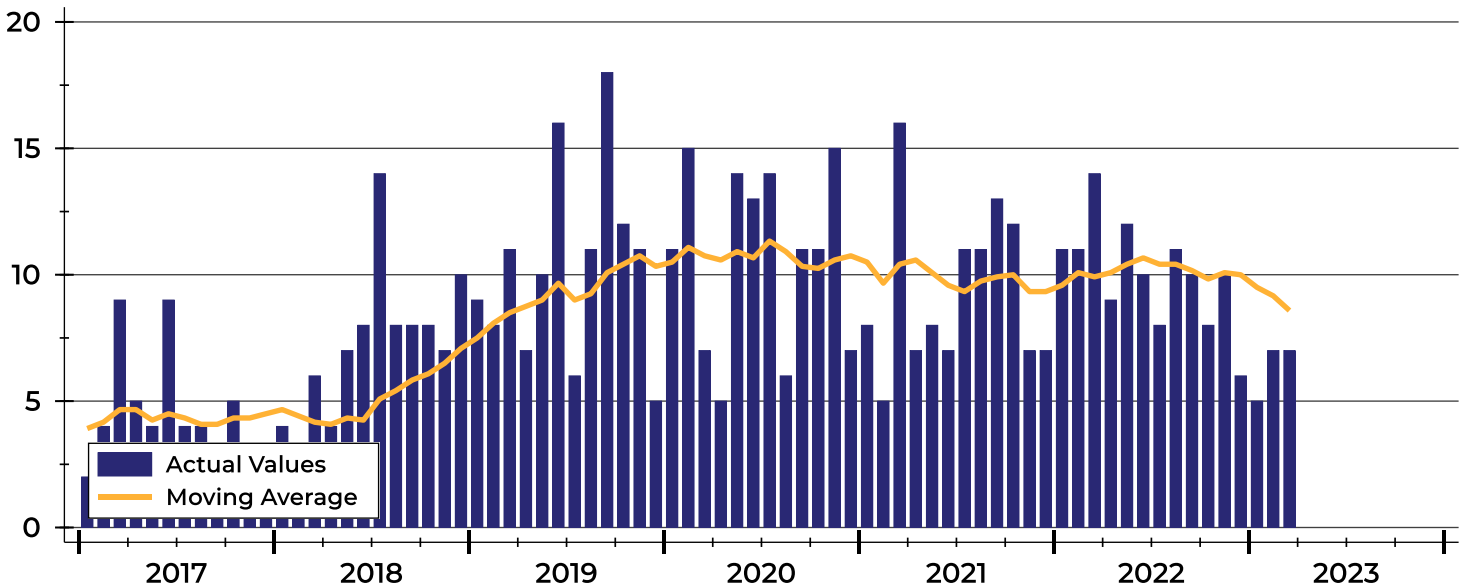
Summary Statistics for Contracts Written		2023	March 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		7	14	-50.0%	19	36	-47.2%
Volume (1,000s)		979	2,499	-60.8%	2,276	5,556	-59.0%
Average	Sale Price	139,843	178,500	-21.7%	119,784	154,347	-22.4%
	Days on Market	62	31	100.0%	53	42	26.2%
	Percent of Original	90.9%	91.7%	-0.9%	81.2%	93.1%	-12.8%
Median	Sale Price	137,000	105,000	30.5%	90,000	105,000	-14.3%
	Days on Market	22	12	83.3%	33	12	175.0%
	Percent of Original	100.0%	95.0%	5.3%	90.6%	95.2%	-4.8%

A total of 7 contracts for sale were written in the Northeast Kansas MLS system during the month of March, down from 14 in 2022. The median list price of these homes was \$137,000, up from \$105,000 the prior year.

Half of the homes that went under contract in March were on the market less than 22 days, compared to 12 days in March 2022.

## History of Contracts Written

Units

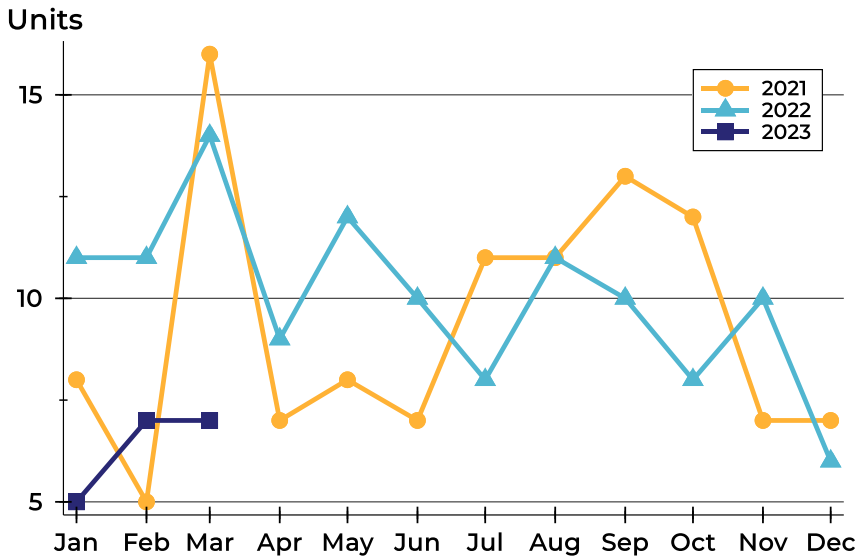






## Northeast Kansas Contracts Written Analysis

### Contracts Written by Month



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

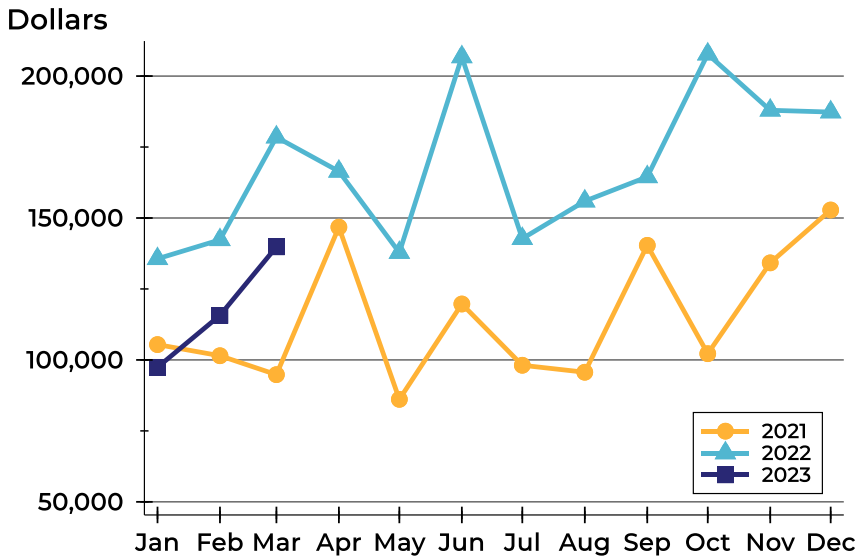
### Contracts Written by Price Range

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	3	42.9%	86,300	89,500	132	113	78.7%	75.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	137,000	137,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	1	14.3%	175,000	175,000	3	3	100.0%	100.0%
\$200,000-\$249,999	1	14.3%	249,000	249,000	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



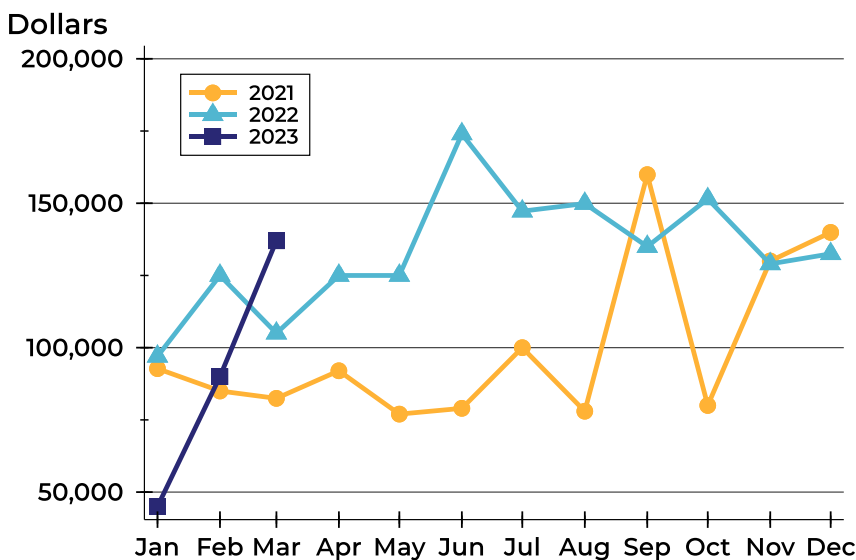
# Northeast Kansas Contracts Written Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	105,413	135,636	<b>97,400</b>
<b>February</b>	101,480	142,318	<b>115,714</b>
<b>March</b>	94,819	178,500	<b>139,843</b>
<b>April</b>	146,786	166,444	
<b>May</b>	86,125	137,825	
<b>June</b>	119,714	206,750	
<b>July</b>	98,127	142,738	
<b>August</b>	95,673	155,945	
<b>September</b>	140,369	164,500	
<b>October</b>	102,200	207,725	
<b>November</b>	134,200	187,950	
<b>December</b>	152,814	187,333	

## Median Price

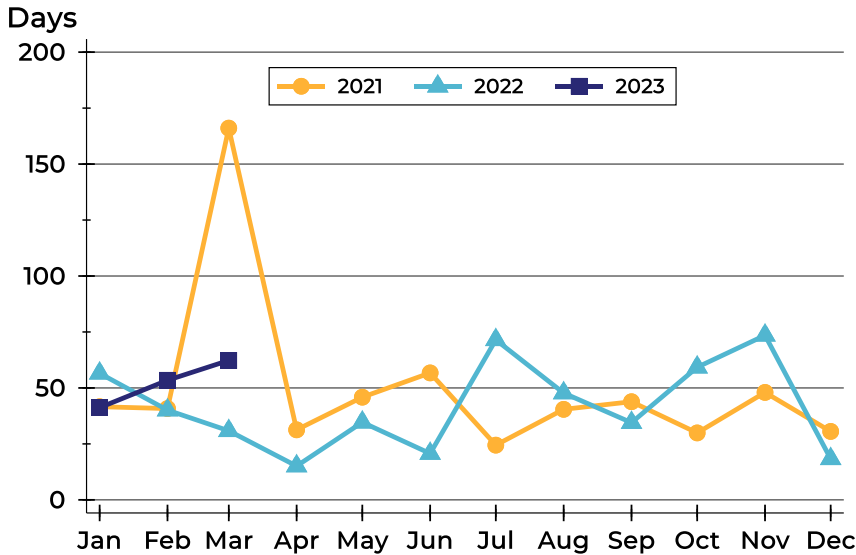


Month	2021	2022	2023
<b>January</b>	92,750	97,000	<b>45,000</b>
<b>February</b>	85,000	125,000	<b>90,000</b>
<b>March</b>	82,450	105,000	<b>137,000</b>
<b>April</b>	92,000	125,000	
<b>May</b>	77,000	125,000	
<b>June</b>	79,000	174,000	
<b>July</b>	100,000	147,250	
<b>August</b>	78,000	149,900	
<b>September</b>	159,900	135,000	
<b>October</b>	80,000	151,500	
<b>November</b>	130,000	129,000	
<b>December</b>	139,900	132,500	



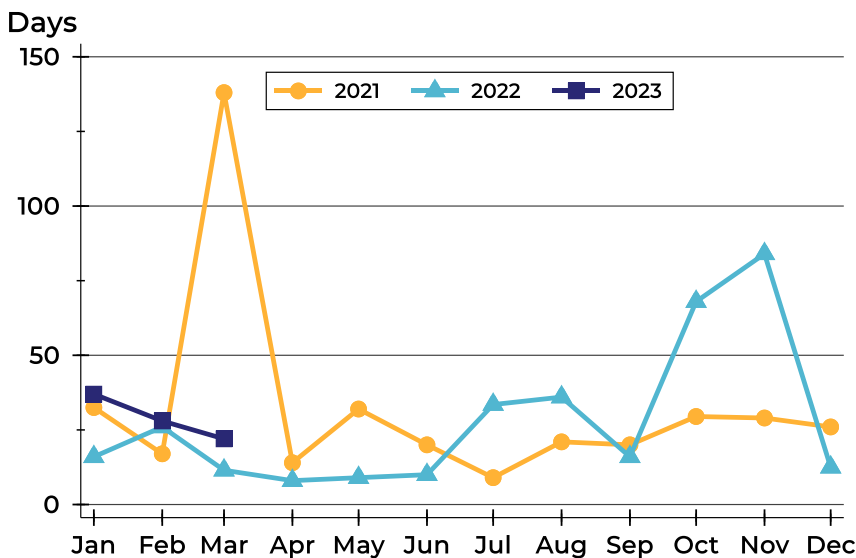
## Northeast Kansas Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	42	57	41
February	41	40	53
March	166	31	62
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	28
March	138	12	22
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

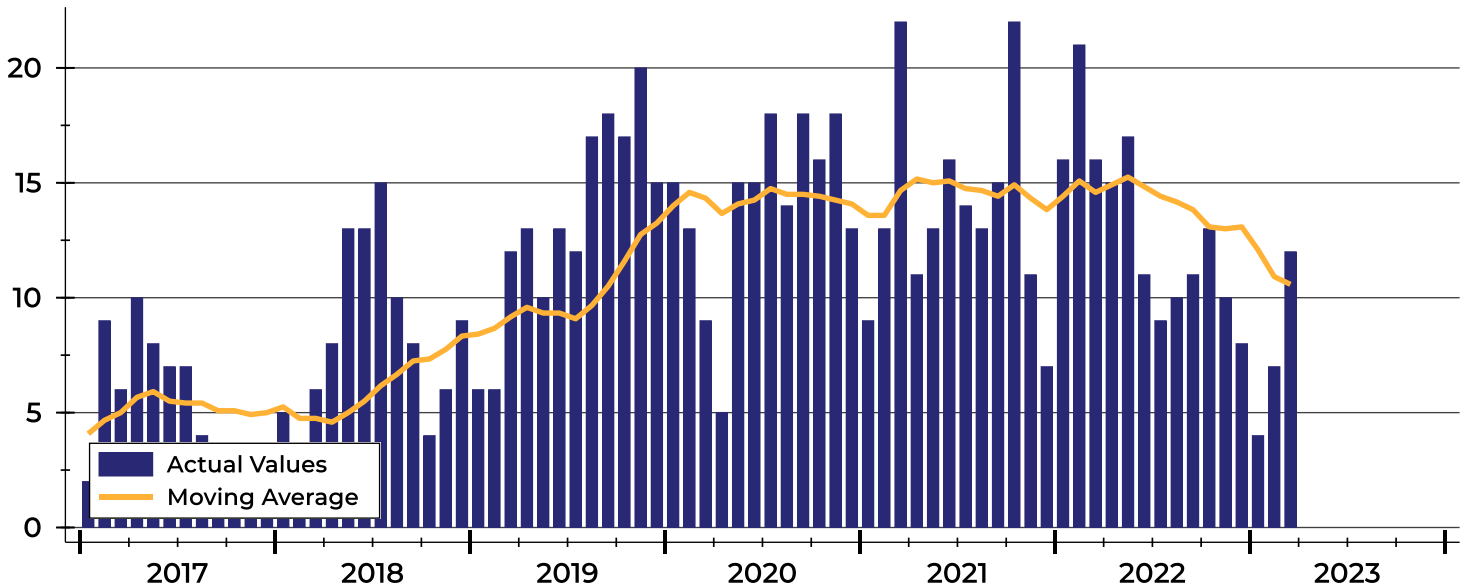
Summary Statistics for Pending Contracts		2023	End of March 2022	Change
Pending Contracts		12	16	-25.0%
Volume (1,000s)		1,599	2,920	-45.2%
Average	List Price	133,283	182,500	-27.0%
	Days on Market	60	44	36.4%
	Percent of Original	90.5%	99.8%	-9.3%
Median	List Price	94,700	139,500	-32.1%
	Days on Market	43	12	258.3%
	Percent of Original	96.4%	100.0%	-3.6%

A total of 12 listings in the Northeast Kansas MLS system had contracts pending at the end of March, down from 16 contracts pending at the end of March 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

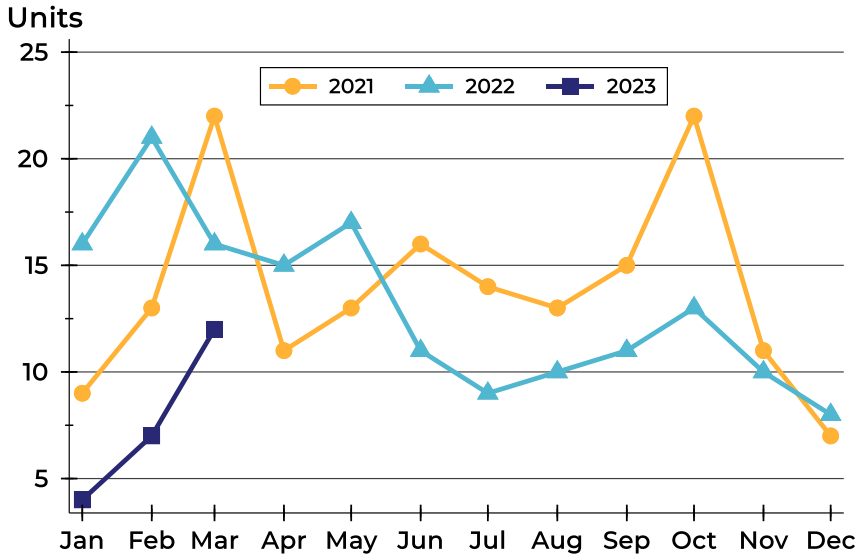
Units





## Northeast Kansas Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	9	16	<b>4</b>
February	13	21	<b>7</b>
March	22	16	<b>12</b>
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	

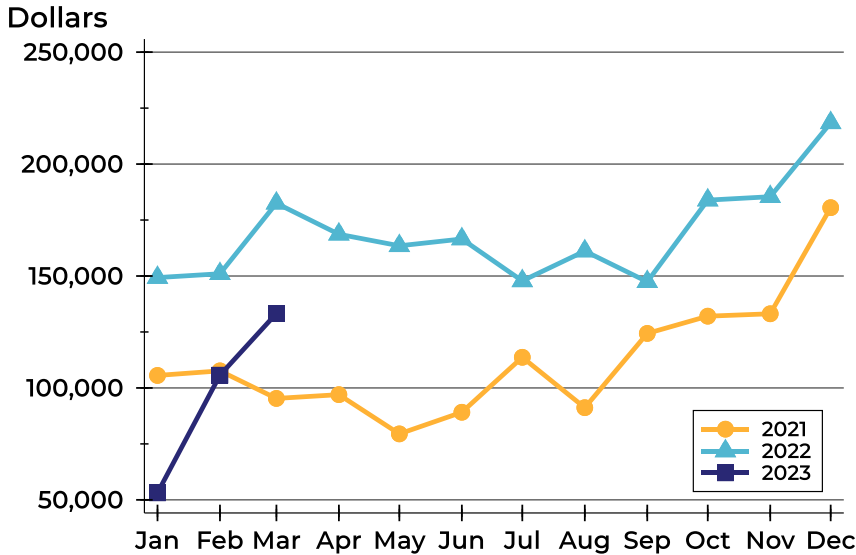
### Pending Contracts by Price Range

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	8.3%	38,000	38,000	58	58	71.7%	71.7%
\$50,000-\$99,999	6	50.0%	86,067	83,750	77	99	87.0%	89.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	8.3%	137,000	137,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	1	8.3%	175,000	175,000	3	3	100.0%	100.0%
\$200,000-\$249,999	1	8.3%	249,000	249,000	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	1	8.3%	325,000	325,000	163	163	92.9%	92.9%
\$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



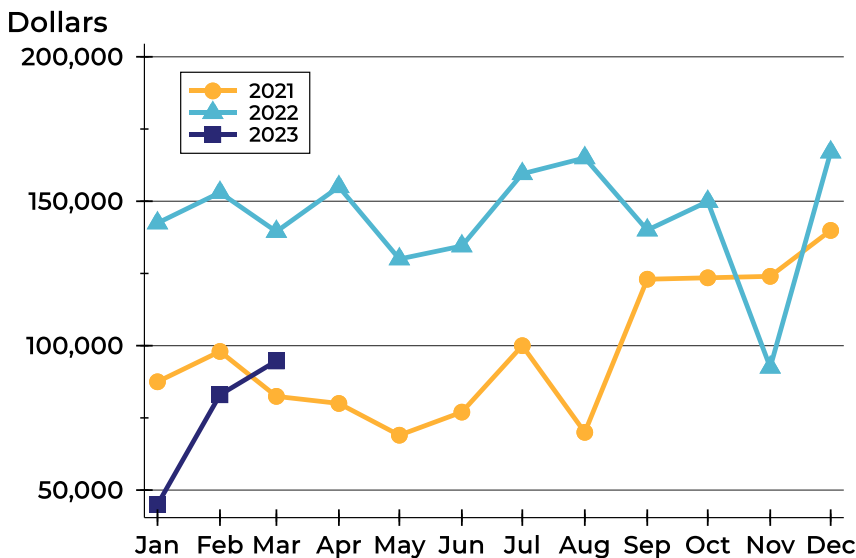
## Northeast Kansas Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	105,589	149,300	<b>53,125</b>
February	107,631	151,019	<b>105,714</b>
March	95,314	182,500	<b>133,283</b>
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

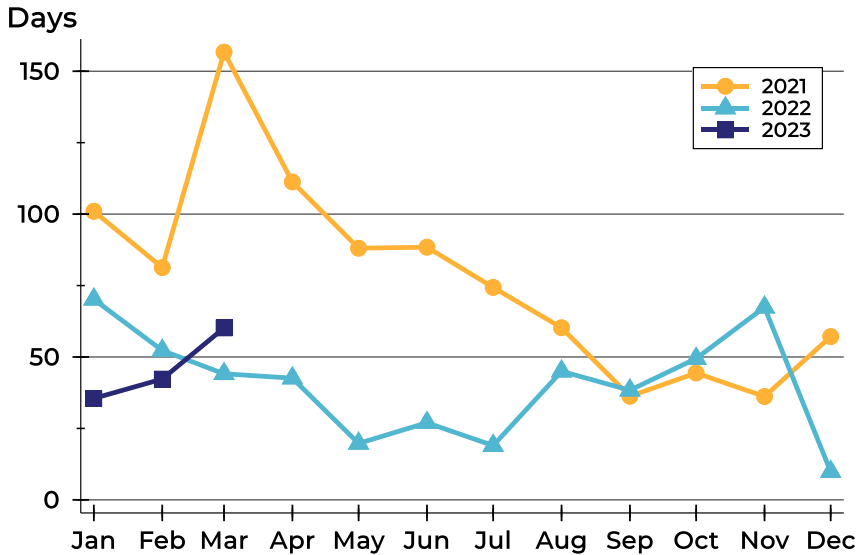


Month	2021	2022	2023
January	87,500	142,450	<b>45,000</b>
February	98,000	153,000	<b>83,000</b>
March	82,450	139,500	<b>94,700</b>
April	80,000	155,000	
May	68,999	130,000	
June	77,000	134,500	
July	100,000	159,500	
August	69,999	165,000	
September	123,000	140,000	
October	123,500	149,900	
November	124,000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



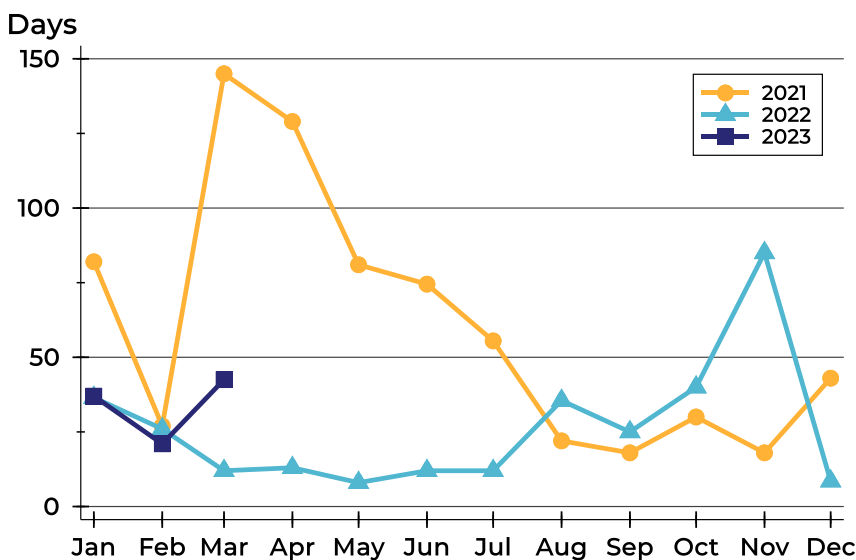
## Northeast Kansas Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	101	70	<b>36</b>
February	81	52	<b>42</b>
March	157	44	<b>60</b>
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	<b>37</b>
February	27	26	<b>21</b>
March	145	12	<b>43</b>
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	



**March  
2023**

# Northeast Kansas MLS Statistics



## Brown County Housing Report



### Market Overview

#### Brown County Home Sales Fell in March

Total home sales in Brown County fell last month to 1 unit, compared to 8 units in March 2022. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in March was \$75,000, down from \$83,250 a year earlier. Homes that sold in March were typically on the market for 260 days and sold for 83.8% of their list prices.

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

The total number of active listings in Brown County at the end of March was 28 units, up from 23 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 March was \$127,500.

During March, a total of 3 contracts were written down from 11 in March 2022. At the end of the month, there were 7 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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**March  
2023**

# Northeast Kansas MLS Statistics



## Brown County Summary Statistics

March MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>1</b>	<b>8</b>	<b>4</b>	<b>10</b>	<b>17</b>	<b>13</b>
Change from prior year		-87.5%	100.0%	0.0%	-41.2%	30.8%	-50.0%
<b>Active Listings</b>		<b>28</b>	<b>23</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		21.7%	64.3%	-65.9%			
<b>Months' Supply</b>		<b>4.4</b>	<b>3.3</b>	<b>1.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		33.3%	73.7%	-58.7%			
<b>New Listings</b>		<b>2</b>	<b>11</b>	<b>5</b>	<b>16</b>	<b>26</b>	<b>21</b>
Change from prior year		-81.8%	120.0%	-37.5%	-38.5%	23.8%	0.0%
<b>Contracts Written</b>		<b>3</b>	<b>11</b>	<b>14</b>	<b>11</b>	<b>25</b>	<b>23</b>
Change from prior year		-72.7%	-21.4%	133.3%	-56.0%	8.7%	-4.2%
<b>Pending Contracts</b>		<b>7</b>	<b>12</b>	<b>19</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-41.7%	-36.8%	171.4%			
<b>Sales Volume (1,000s)</b>		<b>75</b>	<b>792</b>	<b>373</b>	<b>883</b>	<b>2,104</b>	<b>863</b>
Change from prior year		-90.5%	112.3%	75.9%	-58.0%	143.8%	-57.0%
<b>Average</b>	<b>Sale Price</b>	<b>75,000</b>	<b>98,938</b>	<b>93,238</b>	<b>88,250</b>	<b>123,735</b>	<b>66,404</b>
	Change from prior year	-24.2%	6.1%	75.9%	-28.7%	86.3%	-13.9%
	<b>List Price of Actives</b>	<b>128,729</b>	<b>126,681</b>	<b>114,857</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	1.6%	10.3%	2.2%			
	<b>Days on Market</b>	<b>260</b>	<b>32</b>	<b>23</b>	<b>64</b>	<b>58</b>	<b>79</b>
Change from prior year	712.5%	39.1%	-91.9%	10.3%	-26.6%	-49.4%	
<b>Percent of List</b>	<b>83.8%</b>	<b>97.0%</b>	<b>100.5%</b>	<b>76.8%</b>	<b>95.3%</b>	<b>97.3%</b>	
Change from prior year	-13.6%	-3.5%	23.2%	-19.4%	-2.1%	6.1%	
<b>Percent of Original</b>	<b>75.4%</b>	<b>89.9%</b>	<b>100.5%</b>	<b>76.0%</b>	<b>91.2%</b>	<b>98.3%</b>	
Change from prior year	-16.1%	-10.5%	23.2%	-16.7%	-7.2%	15.2%	
<b>Median</b>	<b>Sale Price</b>	<b>75,000</b>	<b>83,250</b>	<b>81,725</b>	<b>87,000</b>	<b>97,000</b>	<b>53,450</b>
	Change from prior year	-9.9%	1.9%	30.2%	-10.3%	81.5%	-27.7%
	<b>List Price of Actives</b>	<b>127,500</b>	<b>83,000</b>	<b>87,450</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	53.6%	-5.1%	9.3%			
	<b>Days on Market</b>	<b>260</b>	<b>25</b>	<b>21</b>	<b>39</b>	<b>28</b>	<b>30</b>
Change from prior year	940.0%	19.0%	-92.1%	39.3%	-6.7%	-78.6%	
<b>Percent of List</b>	<b>83.8%</b>	<b>98.8%</b>	<b>99.5%</b>	<b>90.3%</b>	<b>97.6%</b>	<b>95.0%</b>	
Change from prior year	-15.2%	-0.7%	6.9%	-7.5%	2.7%	0.8%	
<b>Percent of Original</b>	<b>75.4%</b>	<b>94.0%</b>	<b>99.5%</b>	<b>90.3%</b>	<b>93.3%</b>	<b>99.0%</b>	
Change from prior year	-19.8%	-5.5%	6.9%	-3.2%	-5.8%	13.4%	

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



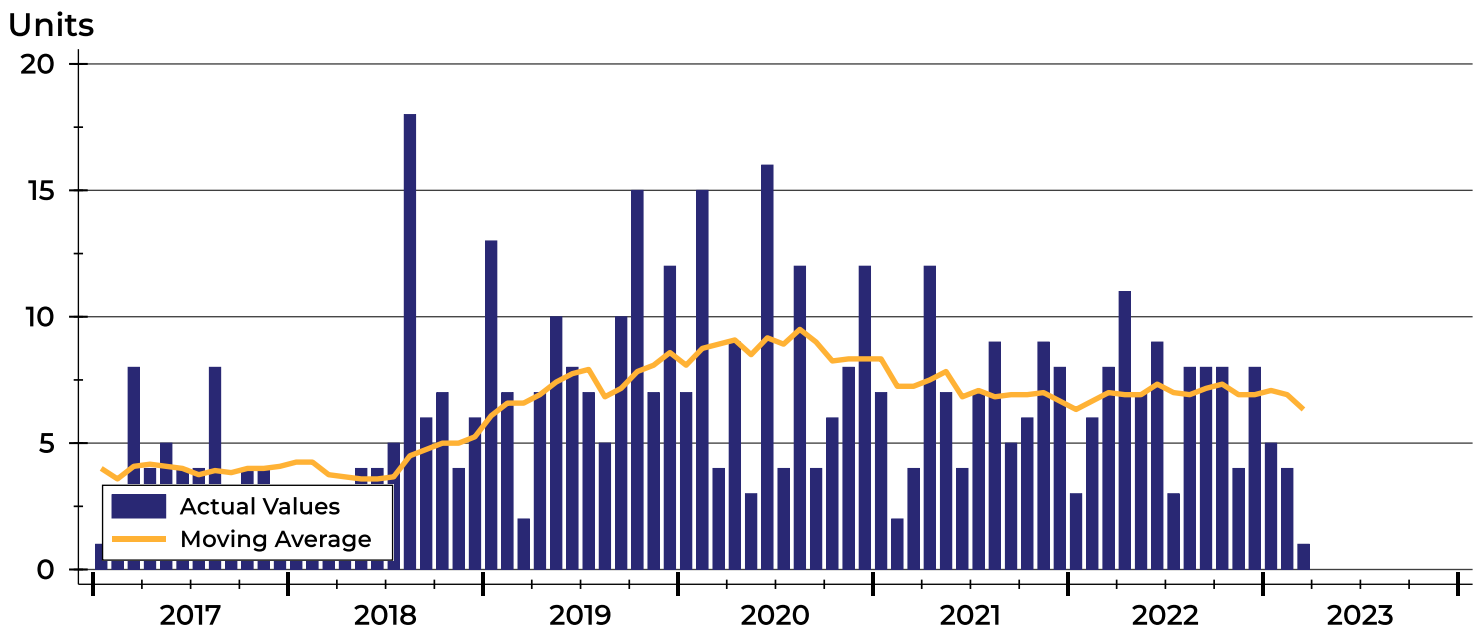
# Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		2023	March 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		1	8	-87.5%	10	17	-41.2%
Volume (1,000s)		75	792	-90.5%	883	2,104	-58.0%
Months' Supply		4.4	3.3	33.3%	N/A	N/A	N/A
Average	Sale Price	75,000	98,938	-24.2%	88,250	123,735	-28.7%
	Days on Market	260	32	712.5%	64	58	10.3%
	Percent of List	83.8%	97.0%	-13.6%	76.8%	95.3%	-19.4%
	Percent of Original	75.4%	89.9%	-16.1%	76.0%	91.2%	-16.7%
Median	Sale Price	75,000	83,250	-9.9%	87,000	97,000	-10.3%
	Days on Market	260	25	940.0%	39	28	39.3%
	Percent of List	83.8%	98.8%	-15.2%	90.3%	97.6%	-7.5%
	Percent of Original	75.4%	94.0%	-19.8%	90.3%	93.3%	-3.2%

A total of 1 home sold in Brown County in March, down from 8 units in March 2022. Total sales volume fell to \$0.1 million compared to \$0.8 million in the previous year.

The median sales price in March was \$75,000, down 9.9% compared to the prior year. Median days on market was 260 days, up from 37 days in February, and up from 25 in March 2022.

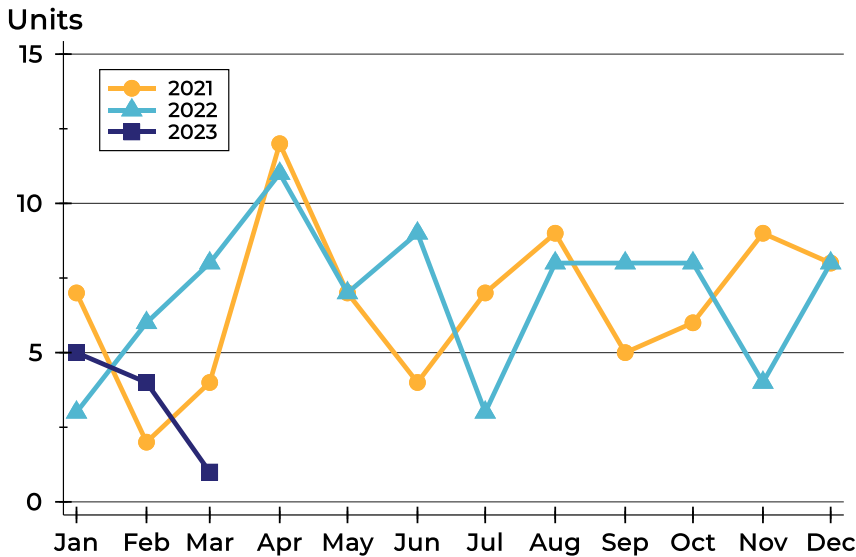
## History of Closed Listings





## Brown County Closed Listings Analysis

### Closed Listings by Month



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

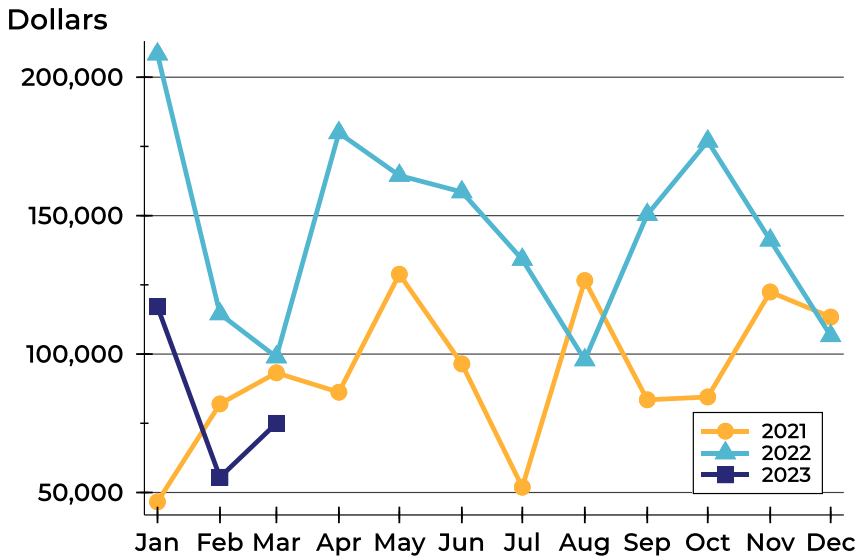
### Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	4.0	75,000	75,000	260	260	83.8%	83.8%	75.4%	75.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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



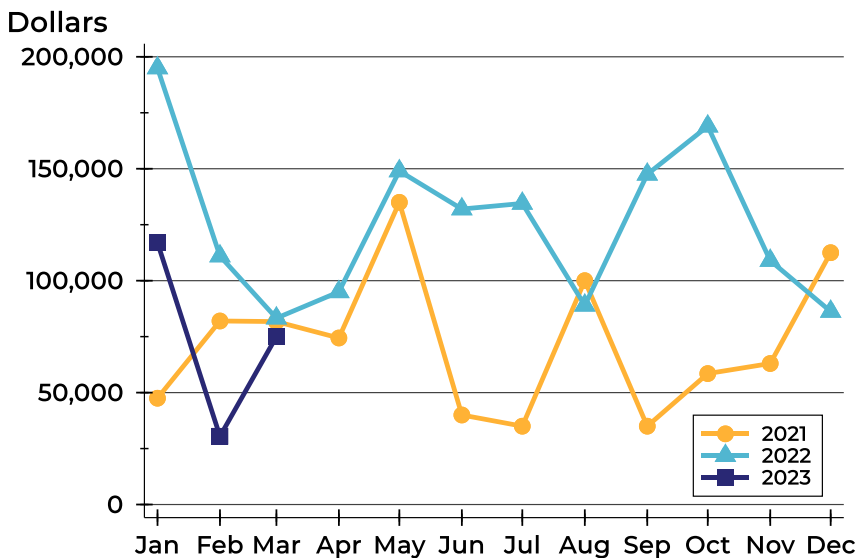
## Brown County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	46,614	208,333	<b>117,100</b>
February	82,000	114,500	<b>55,500</b>
March	93,238	98,938	<b>75,000</b>
April	86,225	179,909	
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

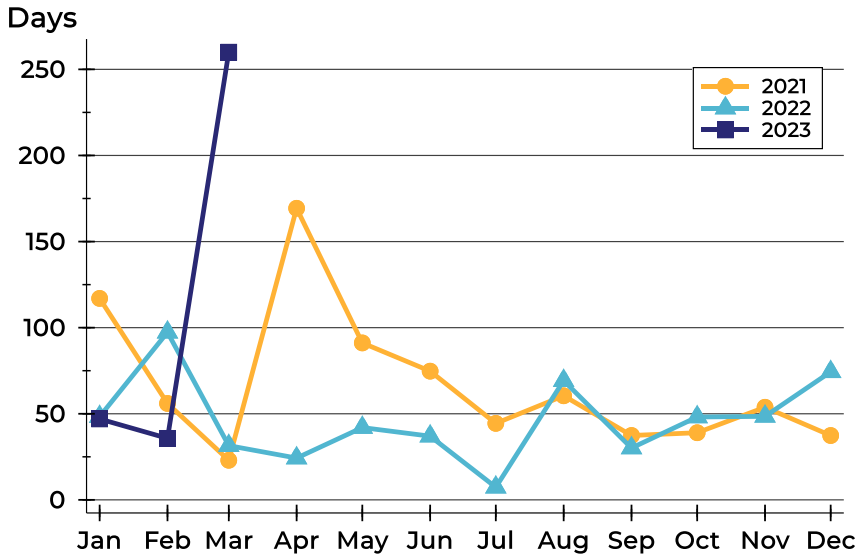


Month	2021	2022	2023
January	47,500	195,000	<b>117,000</b>
February	82,000	111,000	<b>30,500</b>
March	81,725	83,250	<b>75,000</b>
April	74,400	95,000	
May	135,000	149,000	
June	40,000	132,000	
July	35,000	134,500	
August	100,000	89,000	
September	35,000	147,500	
October	58,500	169,000	
November	63,000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



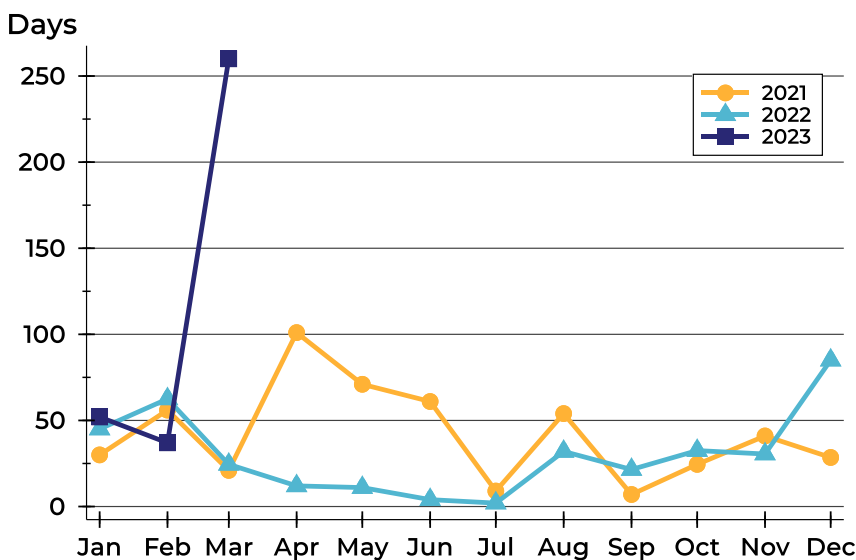
## Brown County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	117	48	<b>47</b>
February	56	97	<b>36</b>
March	23	32	<b>260</b>
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	<b>52</b>
February	56	63	<b>37</b>
March	21	25	<b>260</b>
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	



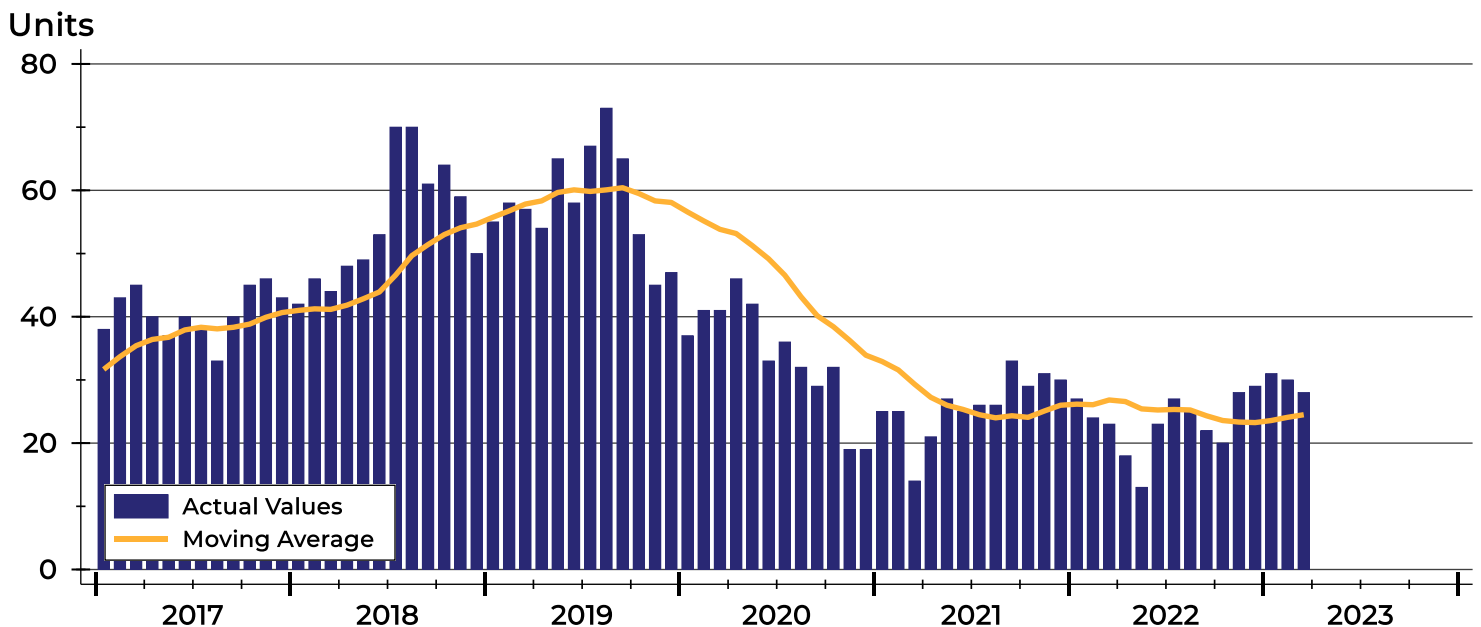
# Brown County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of March 2022	Change
Active Listings		28	23	21.7%
Volume (1,000s)		3,604	2,914	23.7%
Months' Supply		4.4	3.3	33.3%
Average	List Price	128,729	126,681	1.6%
	Days on Market	121	171	-29.2%
	Percent of Original	94.3%	98.8%	-4.6%
Median	List Price	127,500	83,000	53.6%
	Days on Market	94	135	-30.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 28 homes were available for sale in Brown County at the end of March. This represents a 4.4 months' supply of active listings.

The median list price of homes on the market at the end of March was \$127,500, up 53.6% from 2022. The typical time on market for active listings was 94 days, down from 135 days a year earlier.

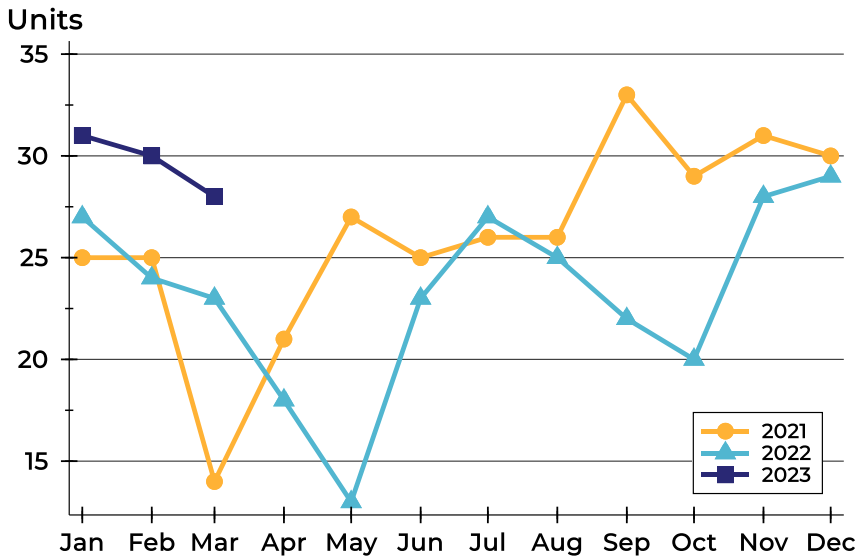
## History of Active Listings





## Brown County Active Listings Analysis

### Active Listings by Month



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

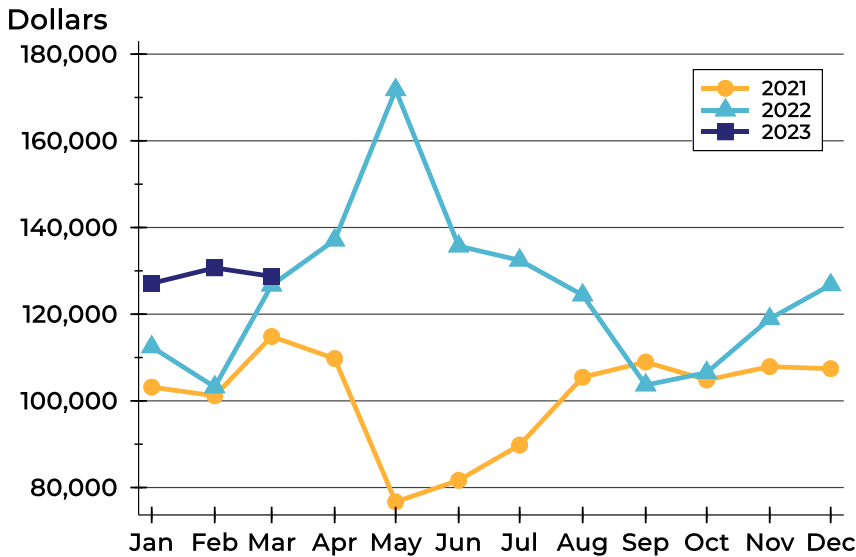
### Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	7.1%	N/A	42,500	42,500	39	39	90.1%	90.1%
\$50,000-\$99,999	9	32.1%	4.0	77,111	74,000	85	65	94.7%	100.0%
\$100,000-\$124,999	3	10.7%	N/A	111,667	115,000	96	112	91.9%	95.8%
\$125,000-\$149,999	5	17.9%	N/A	140,880	139,900	80	87	98.7%	100.0%
\$150,000-\$174,999	3	10.7%	N/A	150,000	150,000	260	347	88.9%	83.3%
\$175,000-\$199,999	2	7.1%	N/A	184,000	184,000	145	145	93.0%	93.0%
\$200,000-\$249,999	3	10.7%	N/A	223,333	225,000	215	95	100.0%	100.0%
\$250,000-\$299,999	1	3.6%	N/A	298,000	298,000	149	149	85.1%	85.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



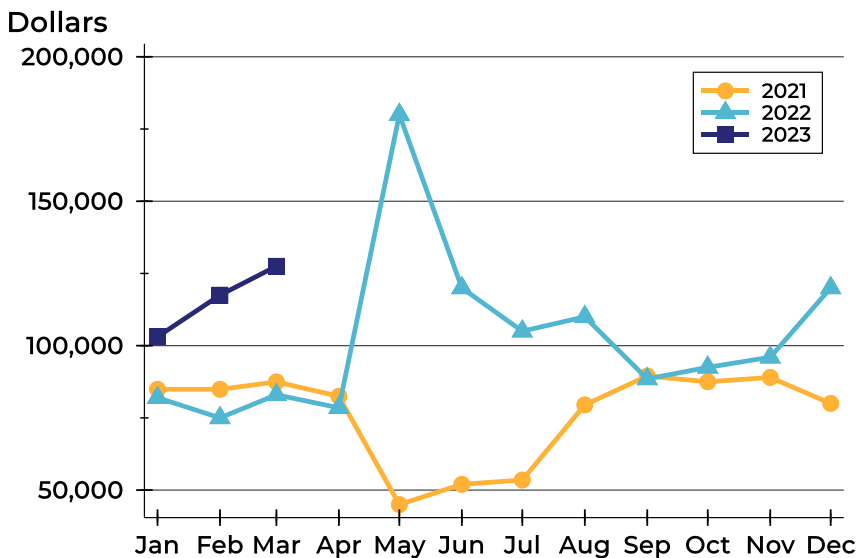
# Brown County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	103,172	112,447	<b>127,114</b>
February	101,168	103,211	<b>130,687</b>
March	114,857	126,681	<b>128,729</b>
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



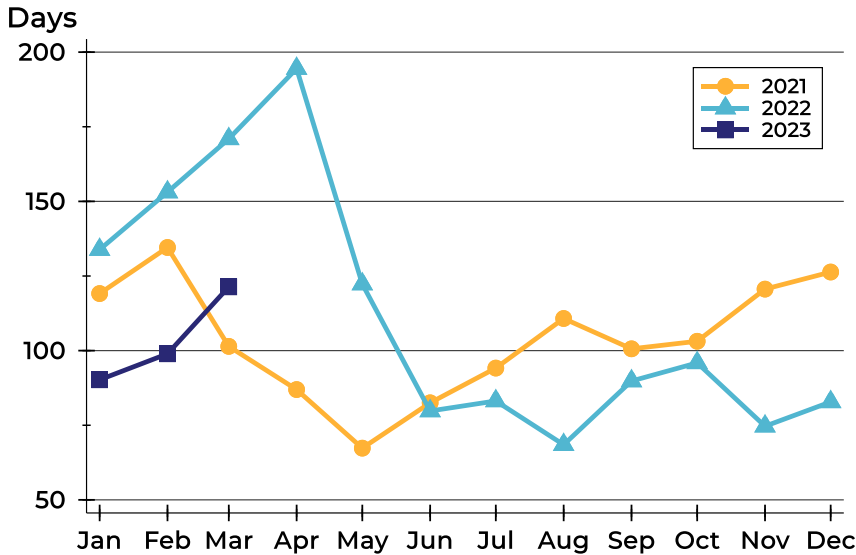
Month	2021	2022	2023
January	84,900	82,000	<b>103,075</b>
February	84,900	75,000	<b>117,500</b>
March	87,450	83,000	<b>127,500</b>
April	82,500	78,500	
May	45,000	180,000	
June	52,000	120,000	
July	53,484	105,000	
August	79,500	110,000	
September	89,500	88,500	
October	87,500	92,500	
November	89,000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





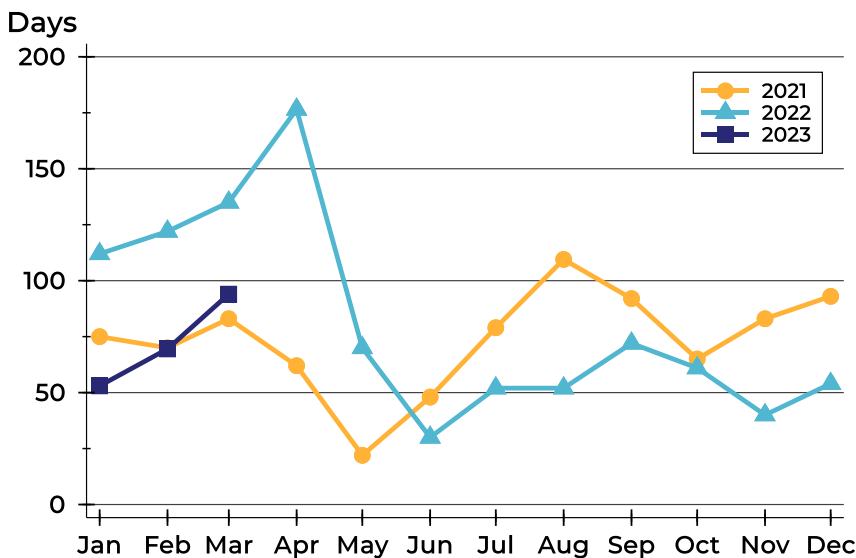
# Brown County Active Listings Analysis

## Average DOM



Month	2021	2022	2023
January	119	134	<b>90</b>
February	135	153	<b>99</b>
March	101	171	<b>121</b>
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

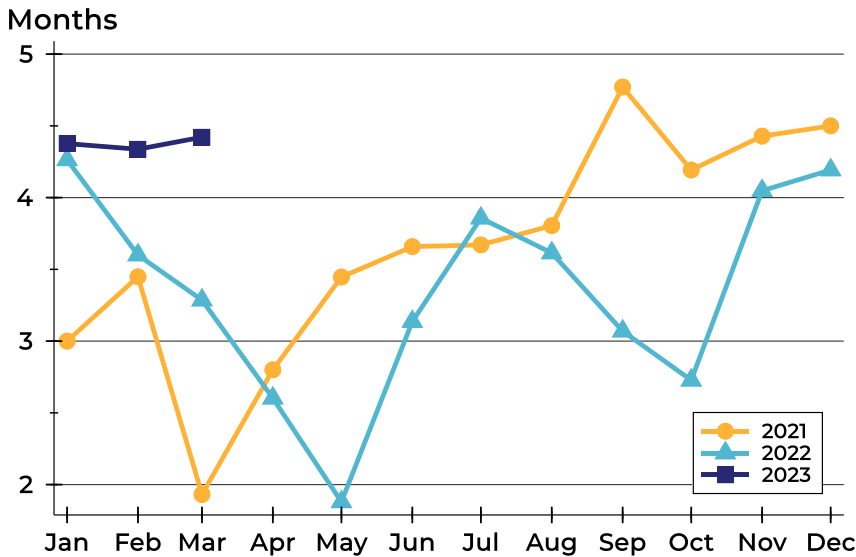


Month	2021	2022	2023
January	75	112	<b>53</b>
February	70	122	<b>70</b>
March	83	135	<b>94</b>
April	62	177	
May	22	70	
June	48	30	
July	79	52	
August	110	52	
September	92	72	
October	65	61	
November	83	40	
December	93	54	



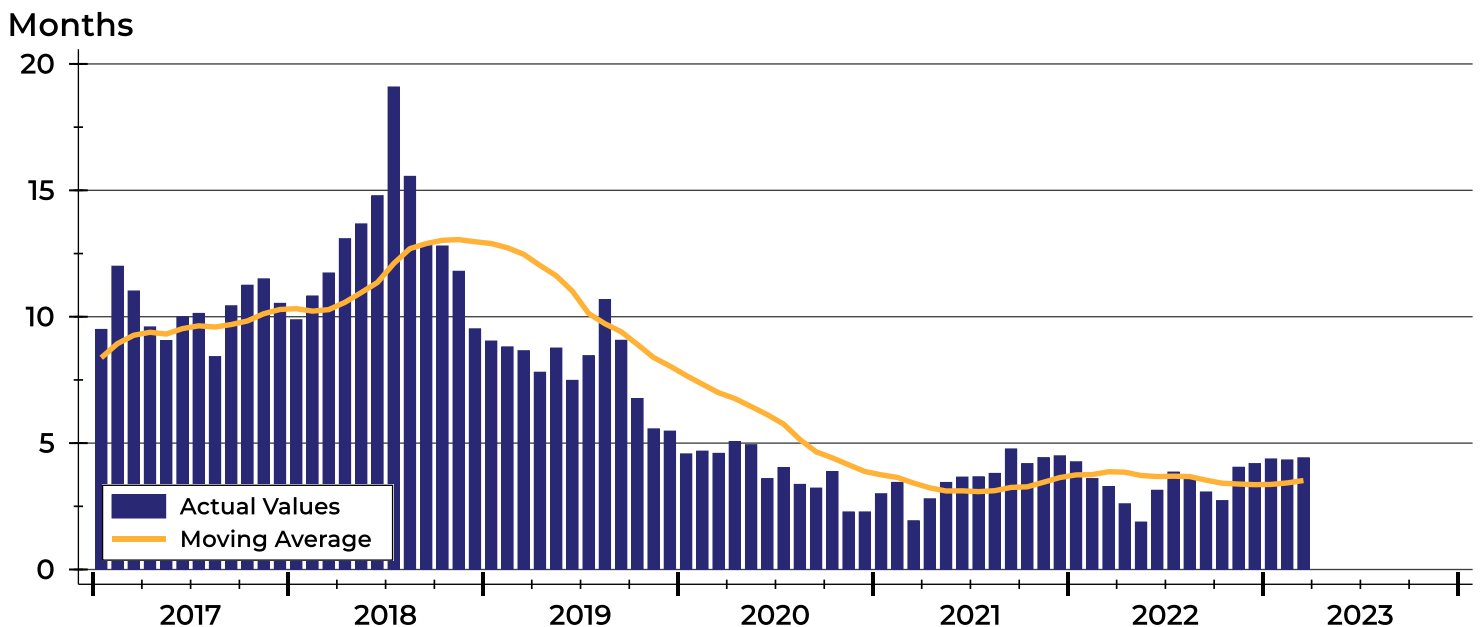
# Brown County Months' Supply Analysis

## 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	4.4
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





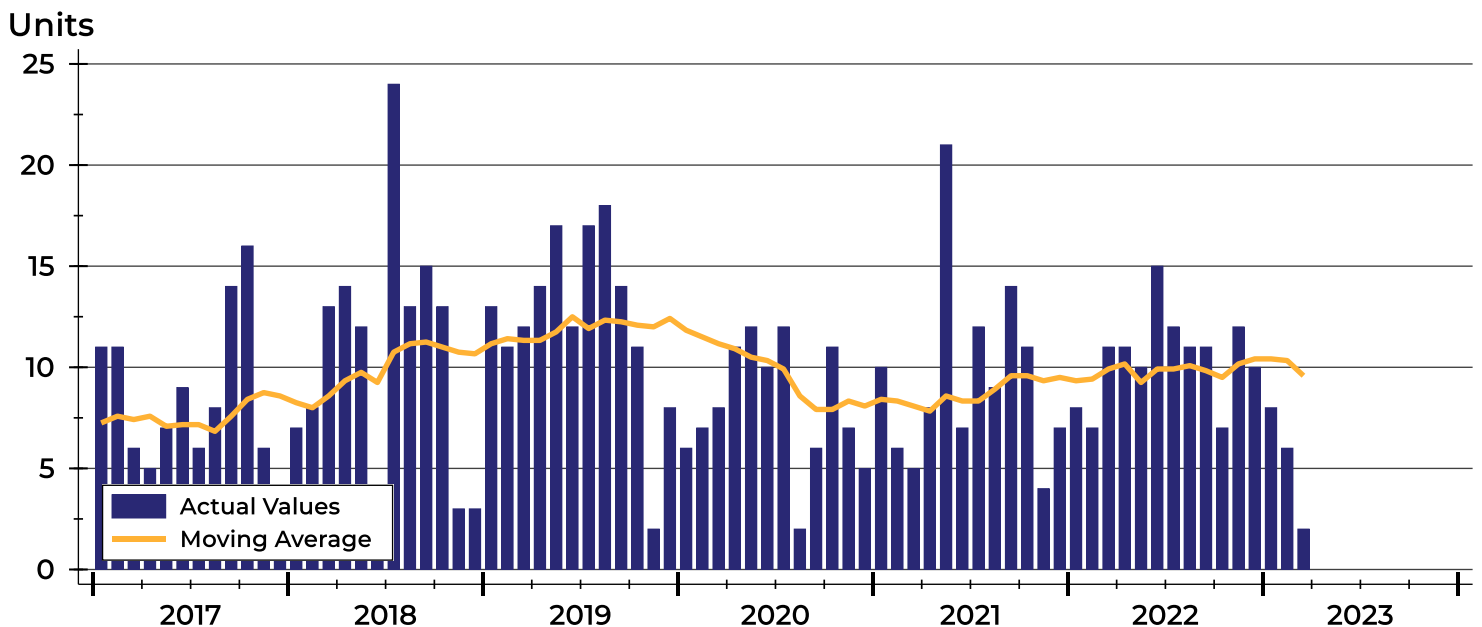
# Brown County New Listings Analysis

Summary Statistics for New Listings		2023	March 2022	Change
Current Month	New Listings	2	11	-81.8%
	Volume (1,000s)	114	2,447	-95.3%
	Average List Price	57,000	222,445	-74.4%
	Median List Price	57,000	188,000	-69.7%
Year-to-Date	New Listings	16	26	-38.5%
	Volume (1,000s)	1,567	4,194	-62.6%
	Average List Price	97,919	161,304	-39.3%
	Median List Price	85,500	150,250	-43.1%

A total of 2 new listings were added in Brown County during March, down 81.8% from the same month in 2022. Year-to-date Brown County has seen 16 new listings.

The median list price of these homes was \$57,000 down from \$188,000 in 2022.

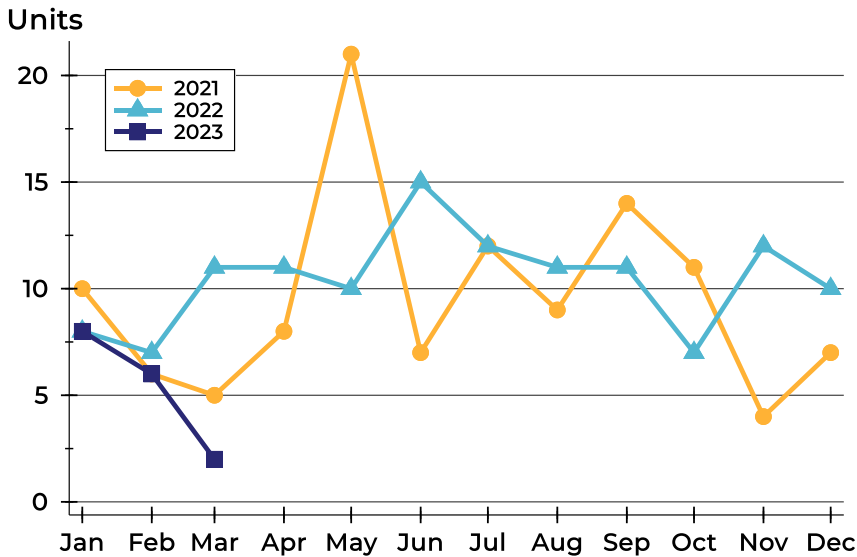
## History of New Listings





## Brown County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	10	8	<b>8</b>
February	6	7	<b>6</b>
March	5	11	<b>2</b>
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	

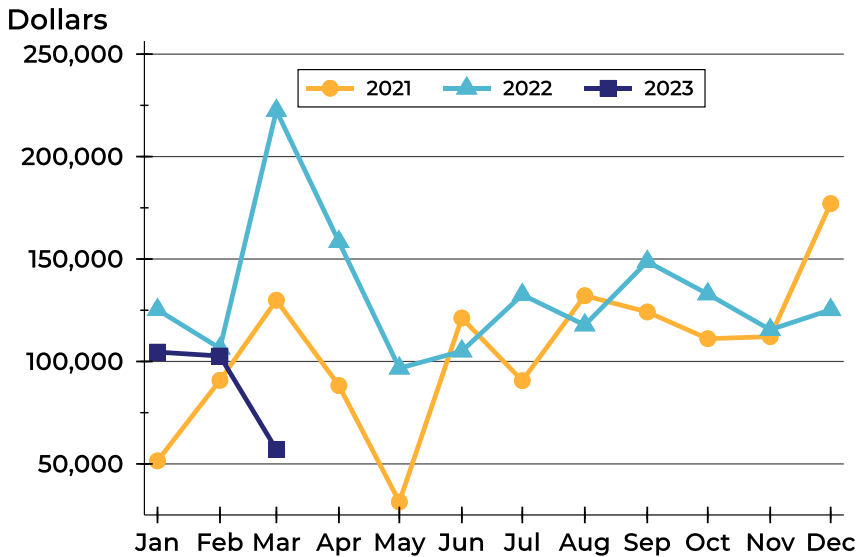
### New Listings by Price Range

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	50.0%	45,000	45,000	7	7	100.0%	100.0%
\$50,000-\$99,999	1	50.0%	69,000	69,000	17	17	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



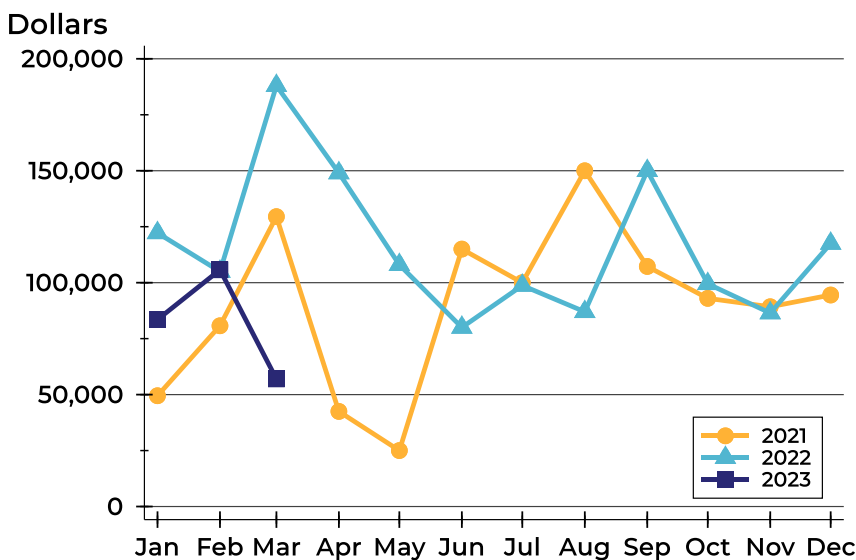
# Brown County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	51,480	125,250	<b>104,588</b>
February	90,800	106,429	<b>102,667</b>
March	129,900	222,445	<b>57,000</b>
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	115,491	
December	177,057	125,220	

## Median Price



Month	2021	2022	2023
January	49,500	122,250	<b>83,500</b>
February	80,750	105,000	<b>105,750</b>
March	129,500	188,000	<b>57,000</b>
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

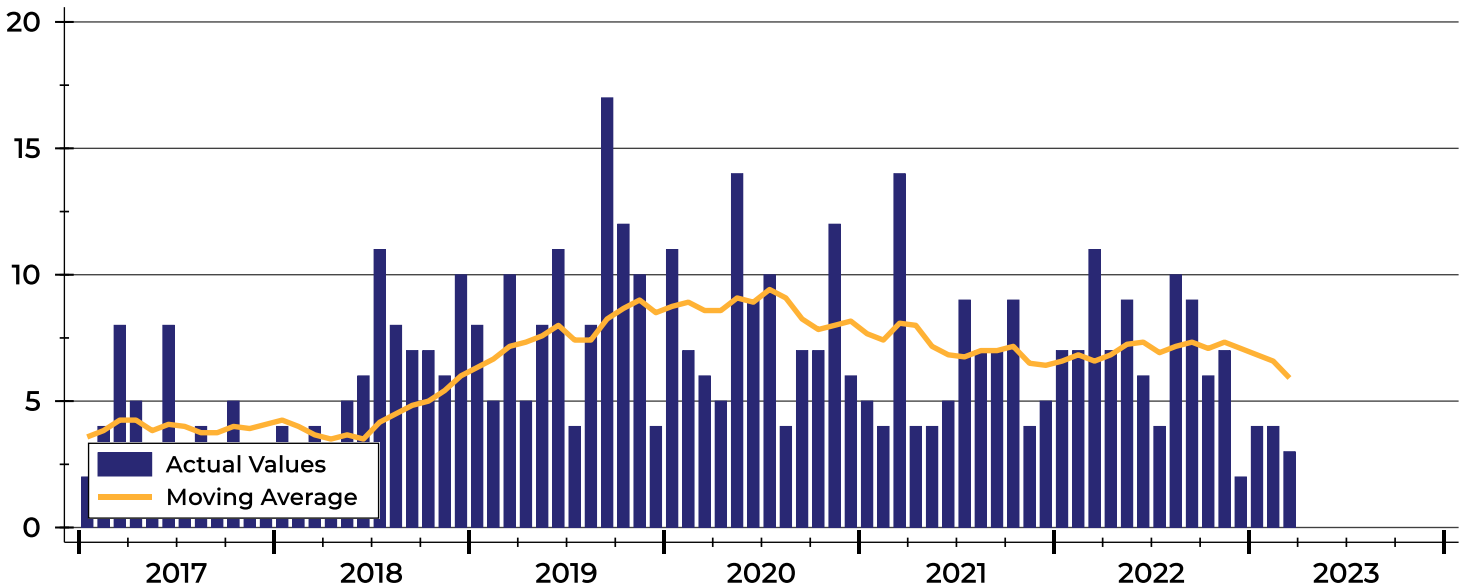
Summary Statistics for Contracts Written		2023	March 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		3	11	-72.7%	11	25	-56.0%
Volume (1,000s)		259	2,087	-87.6%	902	3,627	-75.1%
Average	Sale Price	86,300	189,682	-54.5%	82,036	145,080	-43.5%
	Days on Market	132	36	266.7%	83	51	62.7%
	Percent of Original	78.7%	92.0%	-14.5%	68.3%	93.4%	-26.9%
Median	Sale Price	89,500	105,000	-14.8%	83,000	105,000	-21.0%
	Days on Market	113	12	841.7%	58	23	152.2%
	Percent of Original	75.4%	95.7%	-21.2%	71.7%	95.7%	-25.1%

A total of 3 contracts for sale were written in Brown County during the month of March, down from 11 in 2022. The median list price of these homes was \$89,500, down from \$105,000 the prior year.

Half of the homes that went under contract in March were on the market less than 113 days, compared to 12 days in March 2022.

## History of Contracts Written

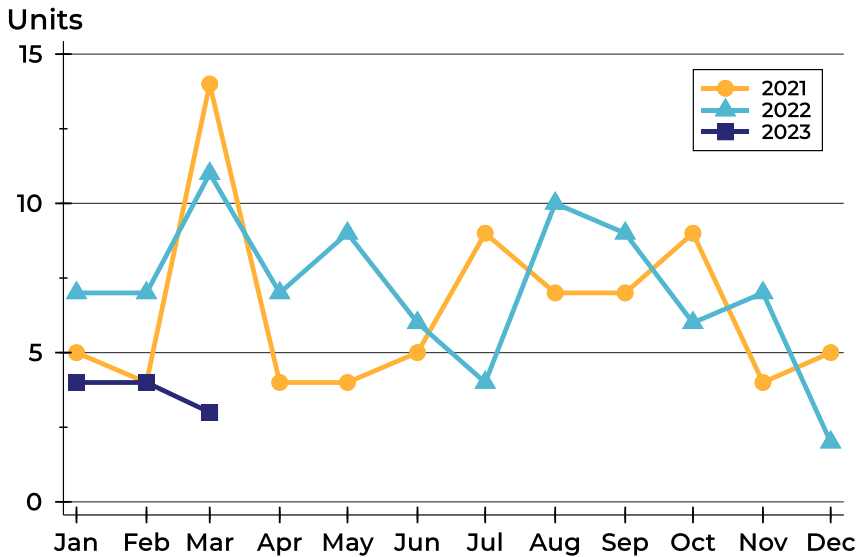
Units





## Brown County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	5	7	4
February	4	7	4
March	14	11	3
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	

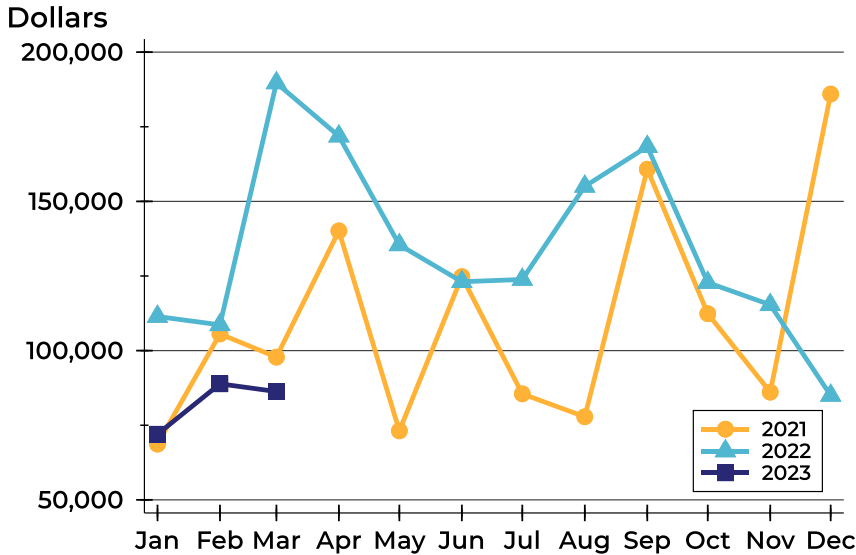
### Contracts Written by Price Range

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%	86,300	89,500	132	113	78.7%	75.4%
\$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



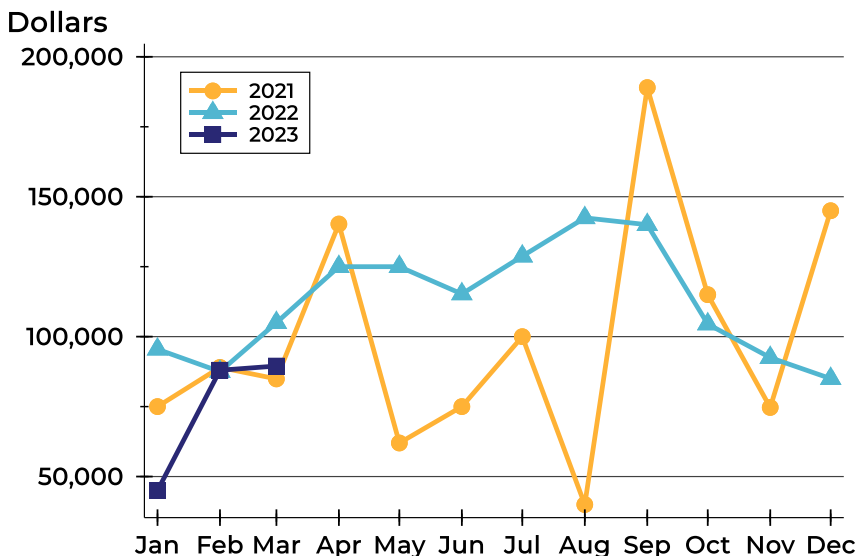
## Brown County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	68,680	111,429	<b>72,000</b>
February	105,600	108,643	<b>88,875</b>
March	97,829	189,682	<b>86,300</b>
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



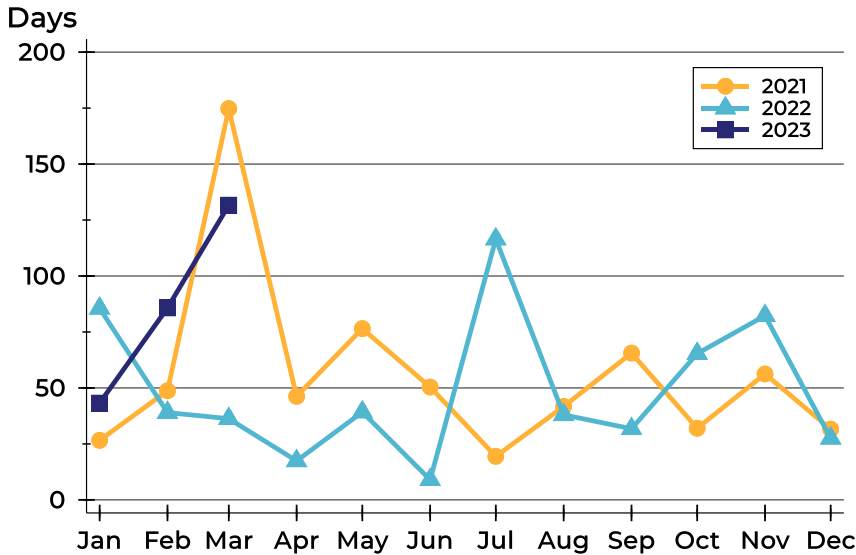
Month	2021	2022	2023
January	75,000	95,500	<b>45,000</b>
February	89,000	87,500	<b>88,000</b>
March	84,900	105,000	<b>89,500</b>
April	140,250	125,000	
May	62,000	125,000	
June	75,000	115,250	
July	100,000	128,750	
August	40,000	142,450	
September	189,000	140,000	
October	115,000	104,500	
November	74,700	92,500	
December	145,000	84,998	





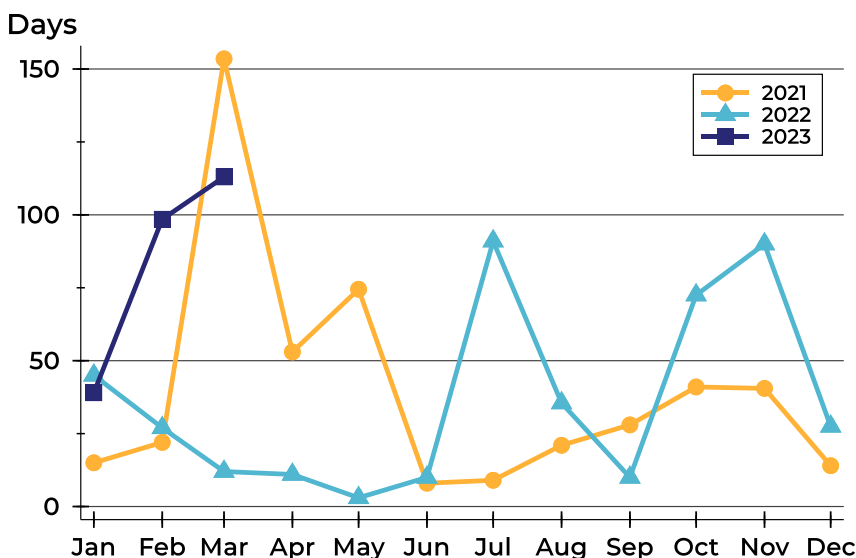
# Brown County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	27	86	<b>43</b>
February	49	39	<b>86</b>
March	175	36	<b>132</b>
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	<b>39</b>
February	22	27	<b>99</b>
March	154	12	<b>113</b>
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	



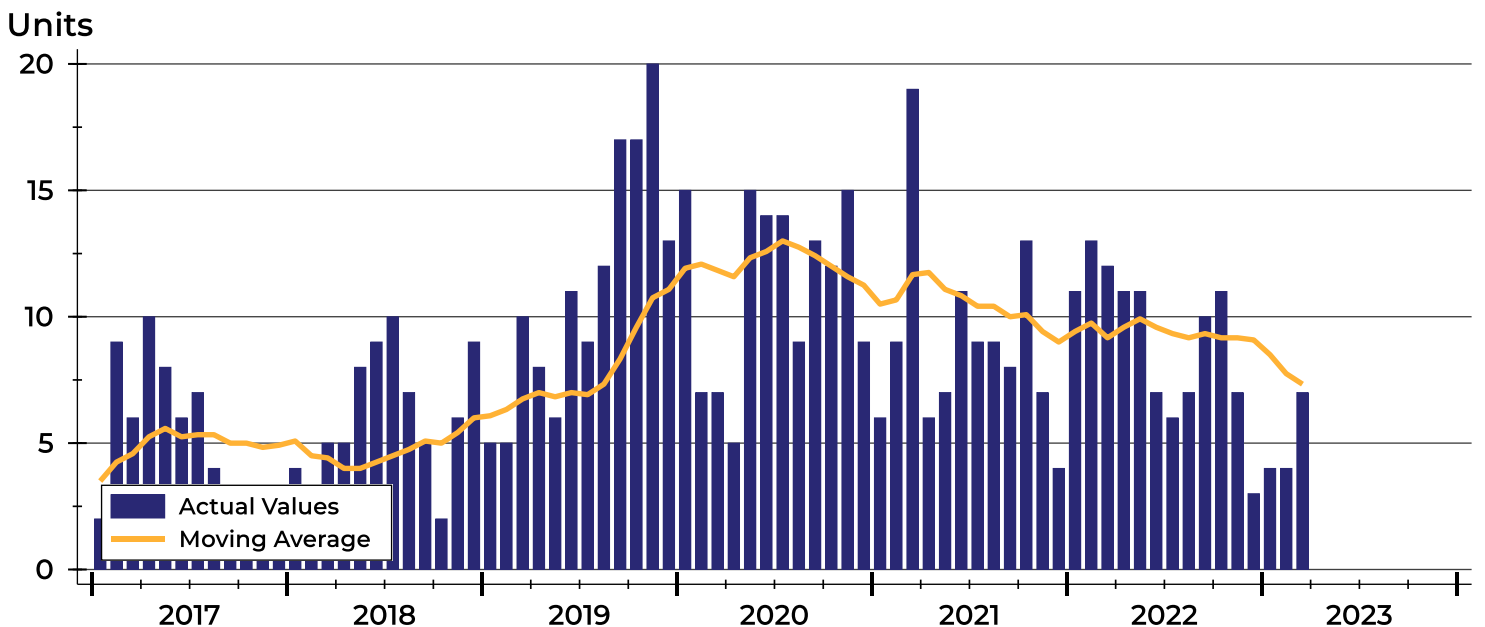
# Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of March 2022	Change
Pending Contracts		7	12	-41.7%
Volume (1,000s)		554	2,384	-76.8%
Average	List Price	79,200	198,625	-60.1%
	Days on Market	74	44	68.2%
	Percent of Original	84.8%	99.8%	-15.0%
Median	List Price	83,000	157,000	-47.1%
	Days on Market	94	12	683.3%
	Percent of Original	88.9%	100.0%	-11.1%

A total of 7 listings in Brown County had contracts pending at the end of March, down from 12 contracts pending at the end of March 2022.

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

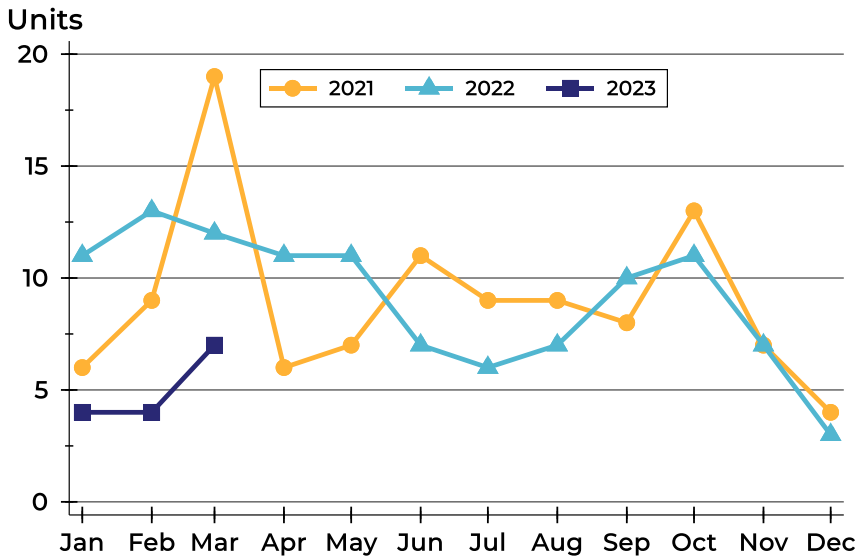
## History of Pending Contracts





## Brown County Pending Contracts Analysis

### Pending Contracts by Month



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

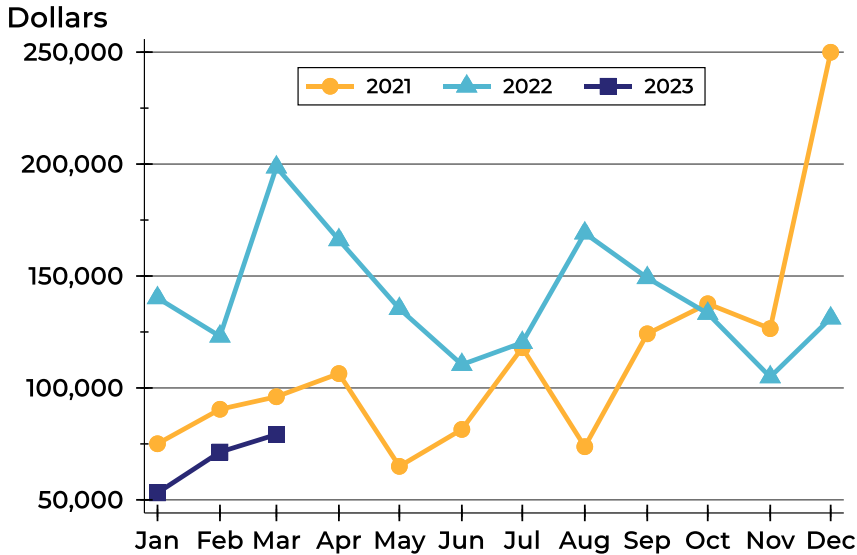
### Pending Contracts by Price Range

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	14.3%	38,000	38,000	58	58	71.7%	71.7%
\$50,000-\$99,999	6	85.7%	86,067	83,750	77	99	87.0%	89.1%
\$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



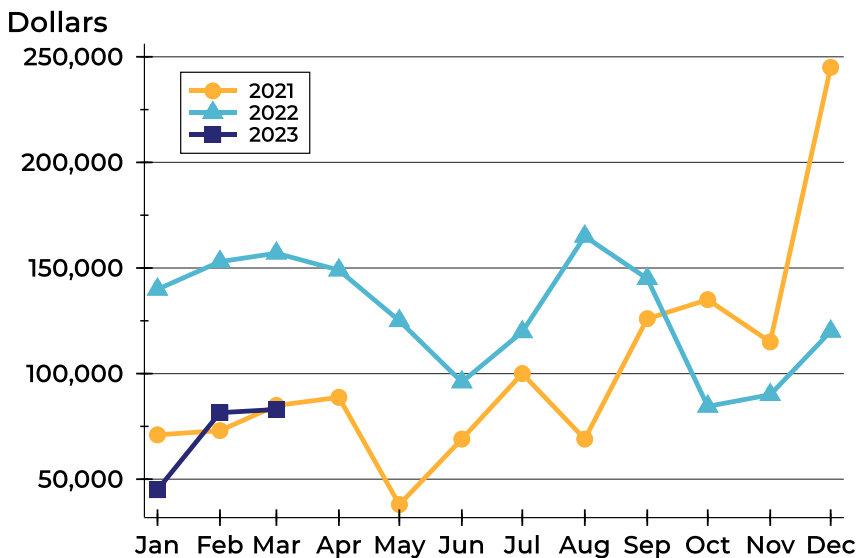
## Brown County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	75,067	140,218	<b>53,125</b>
February	90,478	123,077	<b>71,375</b>
March	96,074	198,625	<b>79,200</b>
April	106,417	166,136	
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

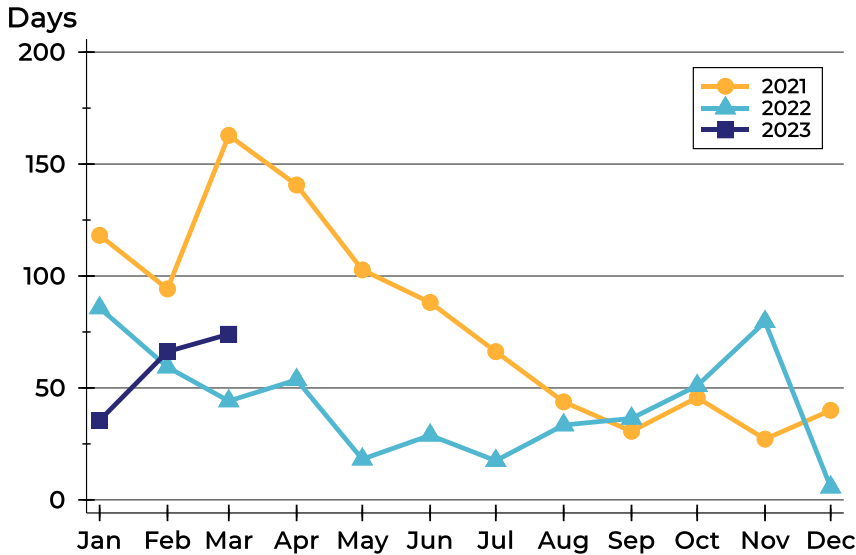


Month	2021	2022	2023
January	71,000	139,900	<b>45,000</b>
February	73,000	153,000	<b>81,500</b>
March	84,900	157,000	<b>83,000</b>
April	88,750	149,000	
May	38,000	125,000	
June	68,999	96,000	
July	100,000	119,750	
August	68,999	165,000	
September	126,000	144,950	
October	135,000	84,500	
November	115,000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



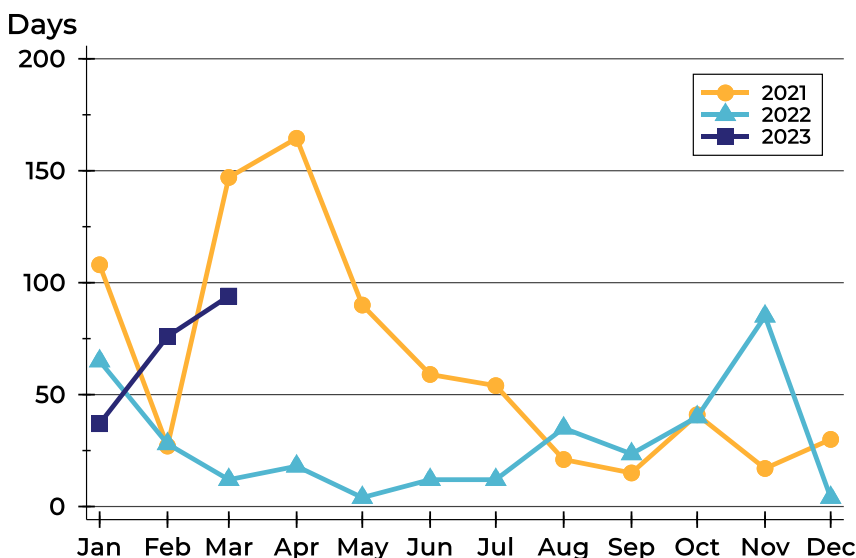
## Brown County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	118	86	<b>36</b>
February	94	59	<b>66</b>
March	163	44	<b>74</b>
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	<b>37</b>
February	27	28	<b>76</b>
March	147	12	<b>94</b>
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	



**March  
2023**

# Northeast Kansas MLS Statistics



## Nemaha County Housing Report



### Market Overview

#### Nemaha County Home Sales Fell in March

Total home sales in Nemaha County fell last month to 3 units, compared to 7 units in March 2022. Total sales volume was \$0.5 million, down from a year earlier.

The median sale price in March was \$95,000, down from \$175,000 a year earlier. Homes that sold in March were typically on the market for 5 days and sold for 100.7% of their list prices.

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

The total number of active listings in Nemaha County at the end of March was 7 units, up from 1 at the same point in 2022. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of March was \$174,500.

During March, a total of 4 contracts were written up from 3 in March 2022. At the end of the month, there were 5 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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**March  
2023**

# Northeast Kansas MLS Statistics



## Nemaha County Summary Statistics

March MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>3</b>	<b>7</b>	<b>4</b>	<b>9</b>	<b>10</b>	<b>7</b>
Change from prior year		-57.1%	75.0%	-33.3%	-10.0%	42.9%	-12.5%
<b>Active Listings</b>		<b>7</b>	<b>1</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		600.0%	-75.0%	-60.0%			
<b>Months' Supply</b>		<b>2.7</b>	<b>0.3</b>	<b>1.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		800.0%	-82.4%	-64.6%			
<b>New Listings</b>		<b>5</b>	<b>5</b>	<b>2</b>	<b>11</b>	<b>14</b>	<b>5</b>
Change from prior year		0.0%	150.0%	-33.3%	-21.4%	180.0%	-37.5%
<b>Contracts Written</b>		<b>4</b>	<b>3</b>	<b>2</b>	<b>8</b>	<b>11</b>	<b>6</b>
Change from prior year		33.3%	50.0%	100.0%	-27.3%	83.3%	-33.3%
<b>Pending Contracts</b>		<b>5</b>	<b>4</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		25.0%	33.3%	50.0%			
<b>Sales Volume (1,000s)</b>		<b>457</b>	<b>1,412</b>	<b>570</b>	<b>2,062</b>	<b>1,582</b>	<b>1,041</b>
Change from prior year		-67.6%	147.7%	-12.0%	30.3%	52.0%	22.3%
<b>Average</b>	<b>Sale Price</b>	<b>152,167</b>	<b>201,714</b>	<b>142,375</b>	<b>229,056</b>	<b>158,200</b>	<b>148,714</b>
	Change from prior year	-24.6%	41.7%	31.8%	44.8%	6.4%	39.8%
	<b>List Price of Actives</b>	<b>177,714</b>	<b>179,000</b>	<b>194,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-0.7%	-7.7%	0.1%			
	<b>Days on Market</b>	<b>10</b>	<b>25</b>	<b>52</b>	<b>14</b>	<b>25</b>	<b>47</b>
Change from prior year	-60.0%	-51.9%	-49.0%	-44.0%	-46.8%	-72.0%	
<b>Percent of List</b>	<b>99.9%</b>	<b>95.7%</b>	<b>98.6%</b>	<b>100.5%</b>	<b>93.5%</b>	<b>97.0%</b>	
Change from prior year	4.4%	-2.9%	7.4%	7.5%	-3.6%	4.3%	
<b>Percent of Original</b>	<b>99.9%</b>	<b>95.7%</b>	<b>98.6%</b>	<b>100.5%</b>	<b>90.0%</b>	<b>96.7%</b>	
Change from prior year	4.4%	-2.9%	20.7%	11.7%	-6.9%	15.8%	
<b>Median</b>	<b>Sale Price</b>	<b>95,000</b>	<b>175,000</b>	<b>137,750</b>	<b>185,000</b>	<b>143,500</b>	<b>150,500</b>
	Change from prior year	-45.7%	27.0%	10.2%	28.9%	-4.7%	32.9%
	<b>List Price of Actives</b>	<b>174,500</b>	<b>179,000</b>	<b>187,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-2.5%	-4.3%	1.1%			
	<b>Days on Market</b>	<b>5</b>	<b>7</b>	<b>48</b>	<b>9</b>	<b>13</b>	<b>29</b>
Change from prior year	-28.6%	-85.4%	-48.9%	-30.8%	-55.2%	-81.2%	
<b>Percent of List</b>	<b>100.7%</b>	<b>95.4%</b>	<b>98.5%</b>	<b>100.0%</b>	<b>95.0%</b>	<b>95.5%</b>	
Change from prior year	5.6%	-3.1%	2.1%	5.3%	-0.5%	-1.1%	
<b>Percent of Original</b>	<b>100.7%</b>	<b>95.4%</b>	<b>98.5%</b>	<b>100.0%</b>	<b>93.7%</b>	<b>94.3%</b>	
Change from prior year	5.6%	-3.1%	30.5%	6.7%	-0.6%	6.8%	

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



# Nemaha County Closed Listings Analysis

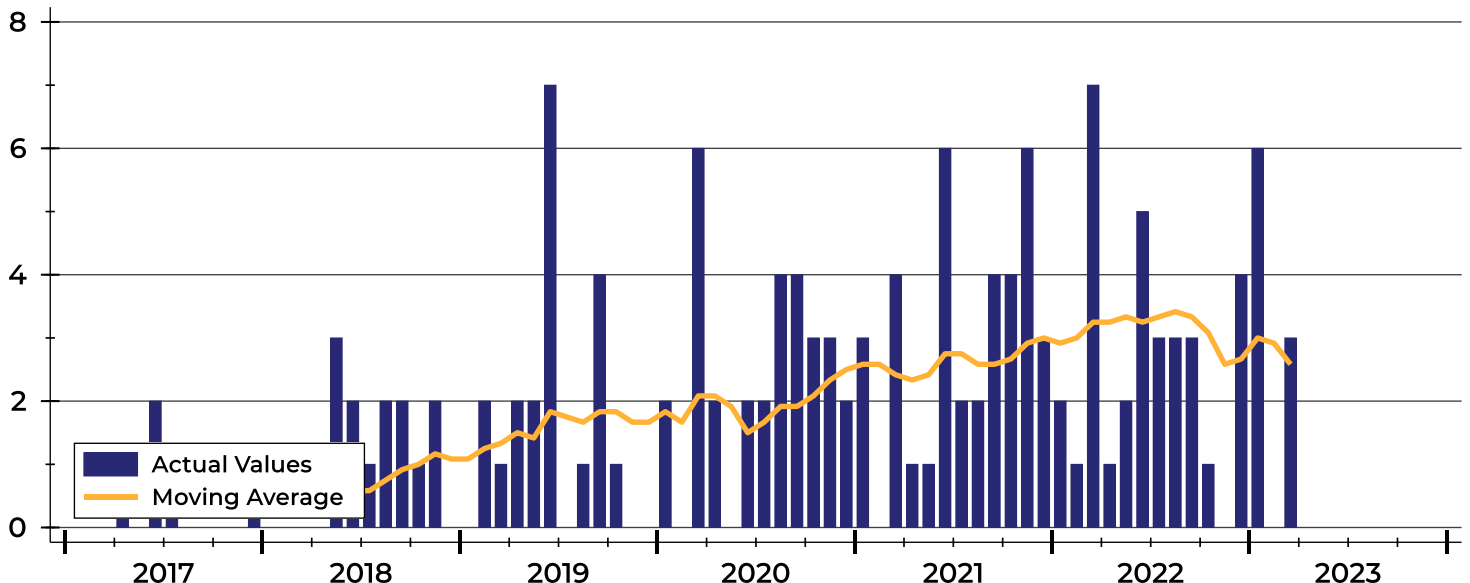
Summary Statistics for Closed Listings		2023	March 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		3	7	-57.1%	9	10	-10.0%
Volume (1,000s)		457	1,412	-67.6%	2,062	1,582	30.3%
Months' Supply		2.7	0.3	800.0%	N/A	N/A	N/A
Average	Sale Price	152,167	201,714	-24.6%	229,056	158,200	44.8%
	Days on Market	10	25	-60.0%	14	25	-44.0%
	Percent of List	99.9%	95.7%	4.4%	100.5%	93.5%	7.5%
	Percent of Original	99.9%	95.7%	4.4%	100.5%	90.0%	11.7%
Median	Sale Price	95,000	175,000	-45.7%	185,000	143,500	28.9%
	Days on Market	5	7	-28.6%	9	13	-30.8%
	Percent of List	100.7%	95.4%	5.6%	100.0%	95.0%	5.3%
	Percent of Original	100.7%	95.4%	5.6%	100.0%	93.7%	6.7%

A total of 3 homes sold in Nemaha County in March, down from 7 units in March 2022. Total sales volume fell to \$0.5 million compared to \$1.4 million in the previous year.

The median sales price in March was \$95,000, down 45.7% compared to the prior year. Median days on market in March was 5 days.

## History of Closed Listings

Units

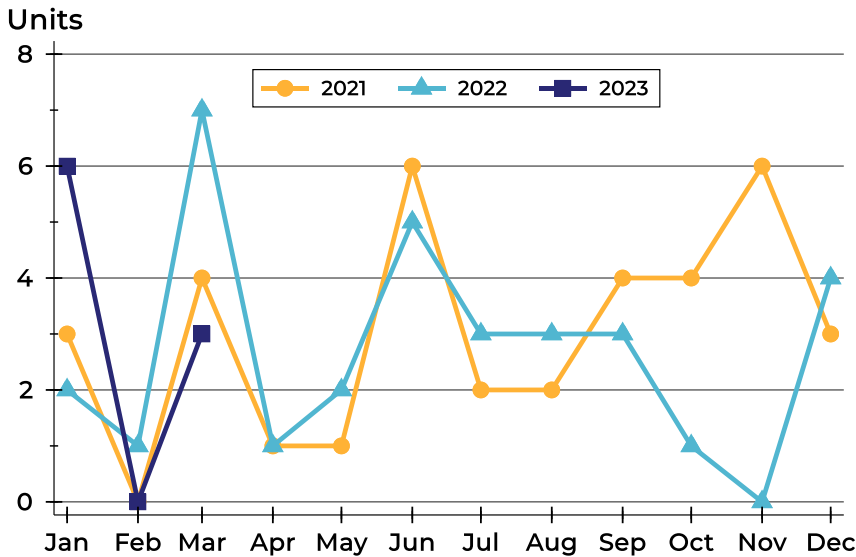






## Nemaha County Closed Listings Analysis

### Closed Listings by Month



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

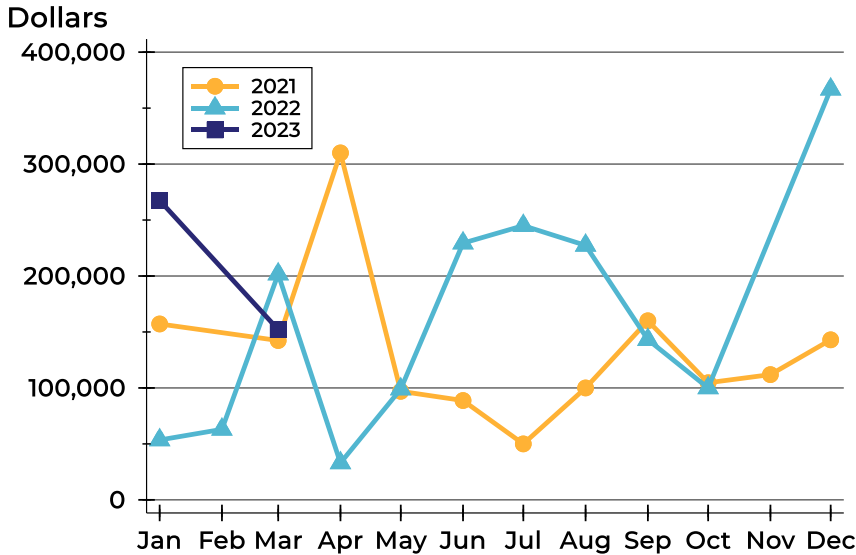
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	66.7%	3.0	82,500	82,500	13	13	99.4%	99.4%	99.4%	99.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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	1	33.3%	6.0	291,500	291,500	5	5	100.7%	100.7%	100.7%	100.7%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



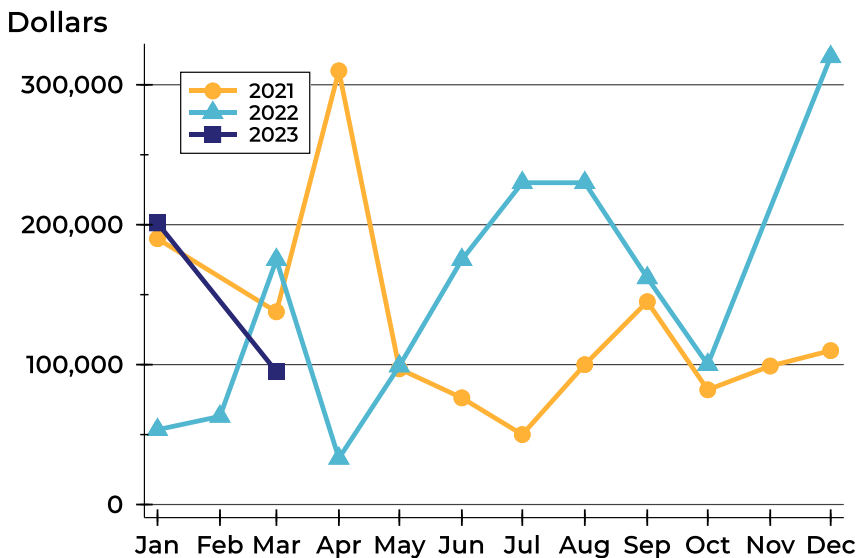
## Nemaha County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	157,167	53,500	<b>267,500</b>
February	N/A	63,000	<b>N/A</b>
March	142,375	201,714	<b>152,167</b>
April	310,000	33,000	
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

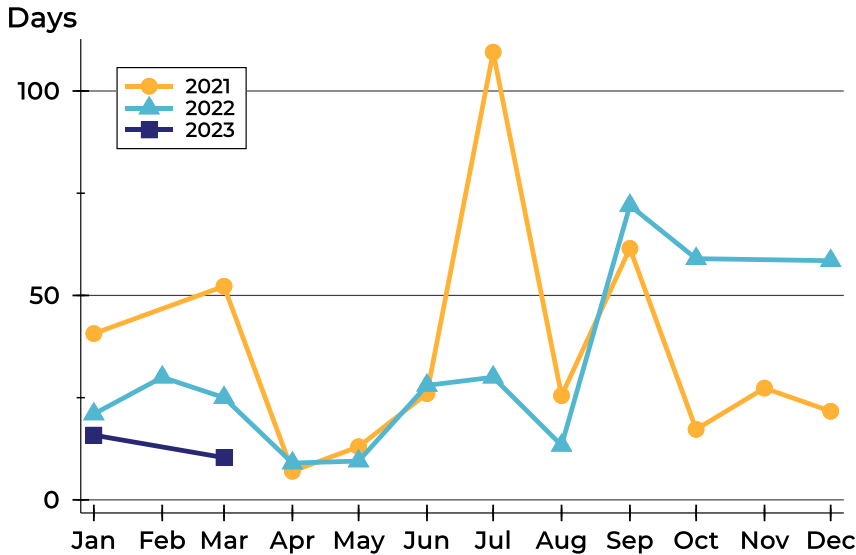


Month	2021	2022	2023
January	190,000	53,500	<b>201,250</b>
February	N/A	63,000	<b>N/A</b>
March	137,750	175,000	<b>95,000</b>
April	310,000	33,000	
May	97,000	99,000	
June	76,250	175,000	
July	50,000	230,000	
August	100,000	230,000	
September	145,000	162,000	
October	82,000	100,000	
November	99,000	N/A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



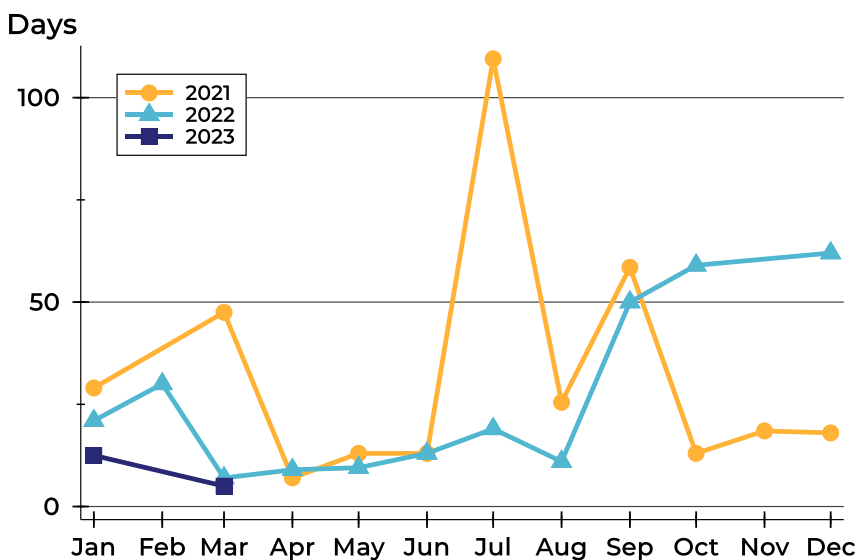
## Nemaha County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	41	21	<b>16</b>
February	N/A	30	<b>N/A</b>
March	52	25	<b>10</b>
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	<b>13</b>
February	N/A	30	<b>N/A</b>
March	48	7	<b>5</b>
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	



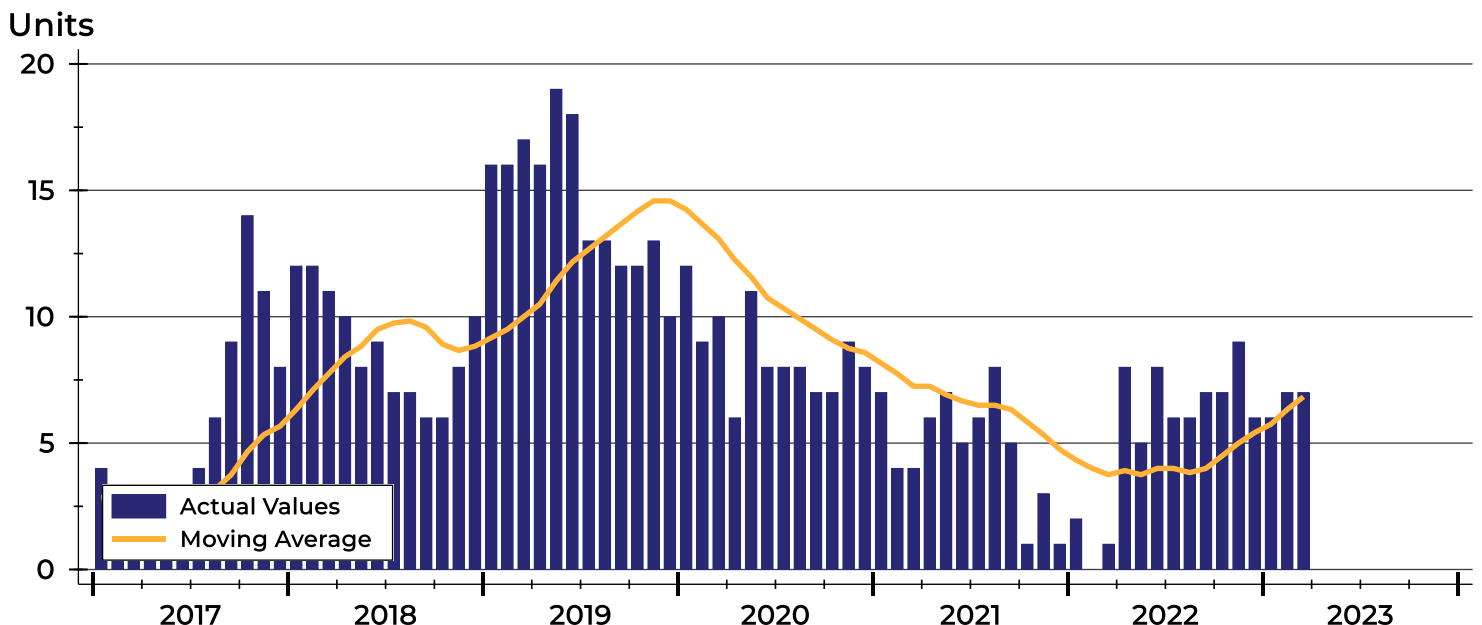
# Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of March 2022	Change
Active Listings		7	1	600.0%
Volume (1,000s)		1,244	179	595.0%
Months' Supply		2.7	0.3	800.0%
Average	List Price	177,714	179,000	-0.7%
	Days on Market	101	20	405.0%
	Percent of Original	96.0%	100.0%	-4.0%
Median	List Price	174,500	179,000	-2.5%
	Days on Market	57	20	185.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 homes were available for sale in Nemaha County at the end of March. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of March was \$174,500, down 2.5% from 2022. The typical time on market for active listings was 57 days, up from 20 days a year earlier.

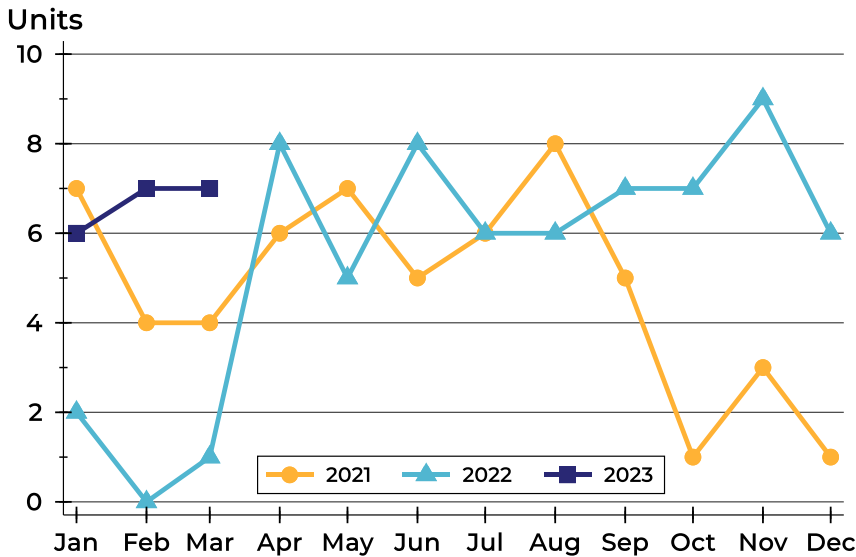
## History of Active Listings





## Nemaha County Active Listings Analysis

### Active Listings by Month



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

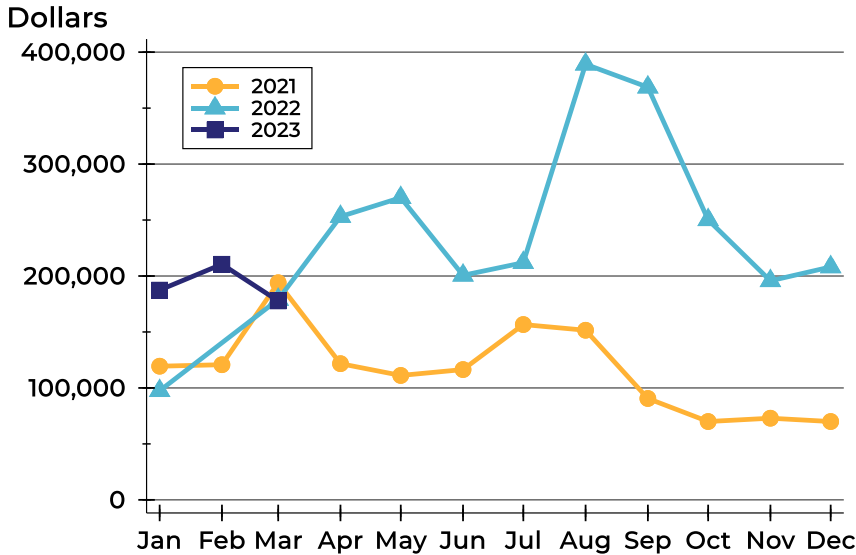
### Active Listings by Price Range

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%	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%	3.0	59,500	59,500	199	199	91.5%	91.5%
\$100,000-\$124,999	1	14.3%	N/A	115,000	115,000	13	13	100.0%	100.0%
\$125,000-\$149,999	1	14.3%	N/A	125,000	125,000	173	173	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	N/A	174,500	174,500	186	186	83.5%	83.5%
\$175,000-\$199,999	1	14.3%	N/A	175,000	175,000	57	57	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	6.0	270,000	270,000	31	31	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	N/A	325,000	325,000	46	46	97.0%	97.0%
\$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



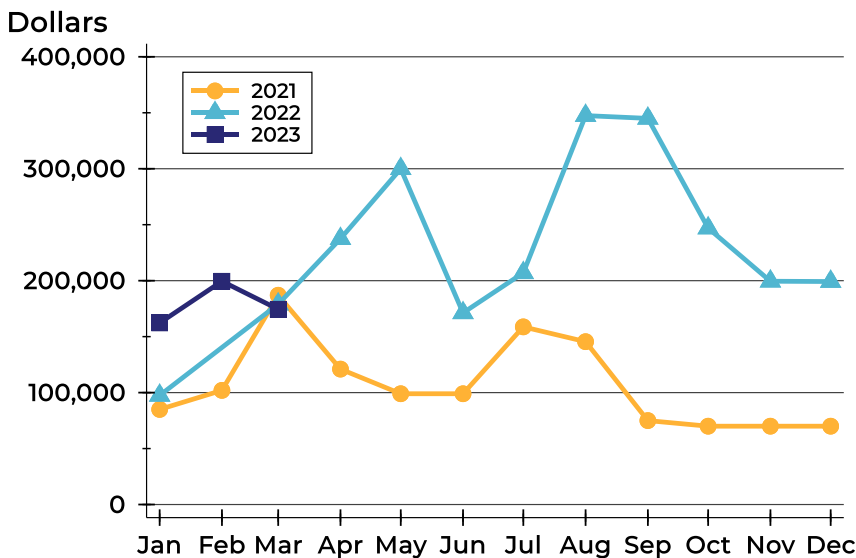
# Nemaha County Active Listings Analysis

## 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	<b>177,714</b>
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

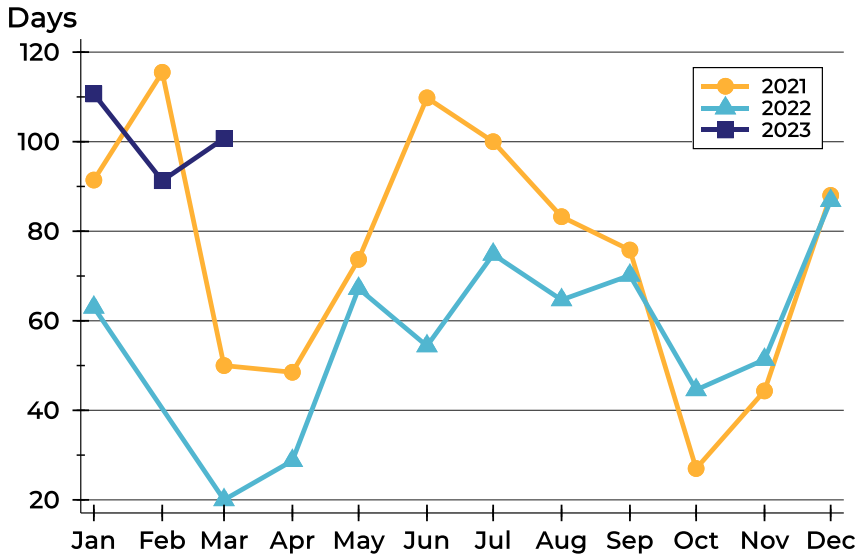


Month	2021	2022	2023
January	85,000	97,500	<b>162,250</b>
February	102,000	N/A	<b>199,500</b>
March	187,000	179,000	<b>174,500</b>
April	121,000	237,500	
May	99,000	300,000	
June	99,000	171,250	
July	158,750	207,000	
August	145,500	347,500	
September	75,000	345,000	
October	70,000	247,000	
November	70,000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



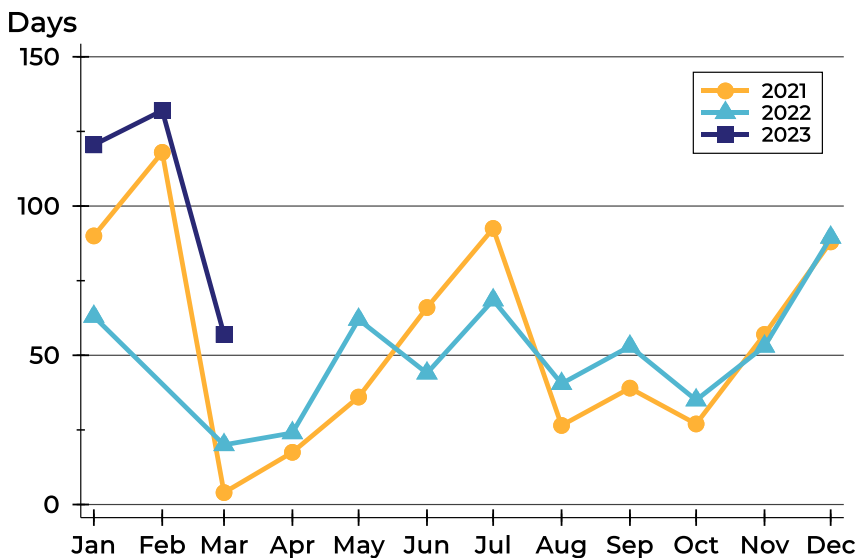
## Nemaha County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	91	63	<b>111</b>
February	116	N/A	<b>91</b>
March	50	20	<b>101</b>
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

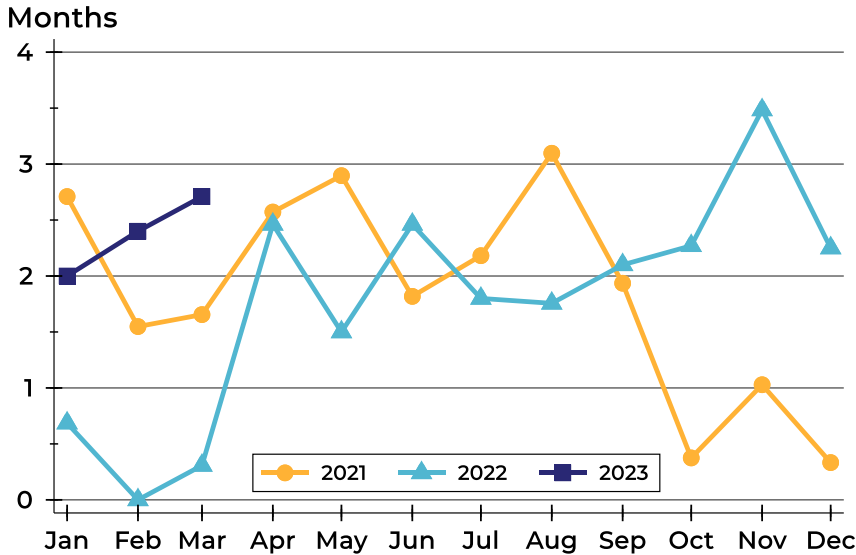


Month	2021	2022	2023
January	90	63	<b>121</b>
February	118	N/A	<b>132</b>
March	4	20	<b>57</b>
April	18	24	
May	36	62	
June	66	44	
July	93	69	
August	27	41	
September	39	53	
October	27	35	
November	57	53	
December	88	90	



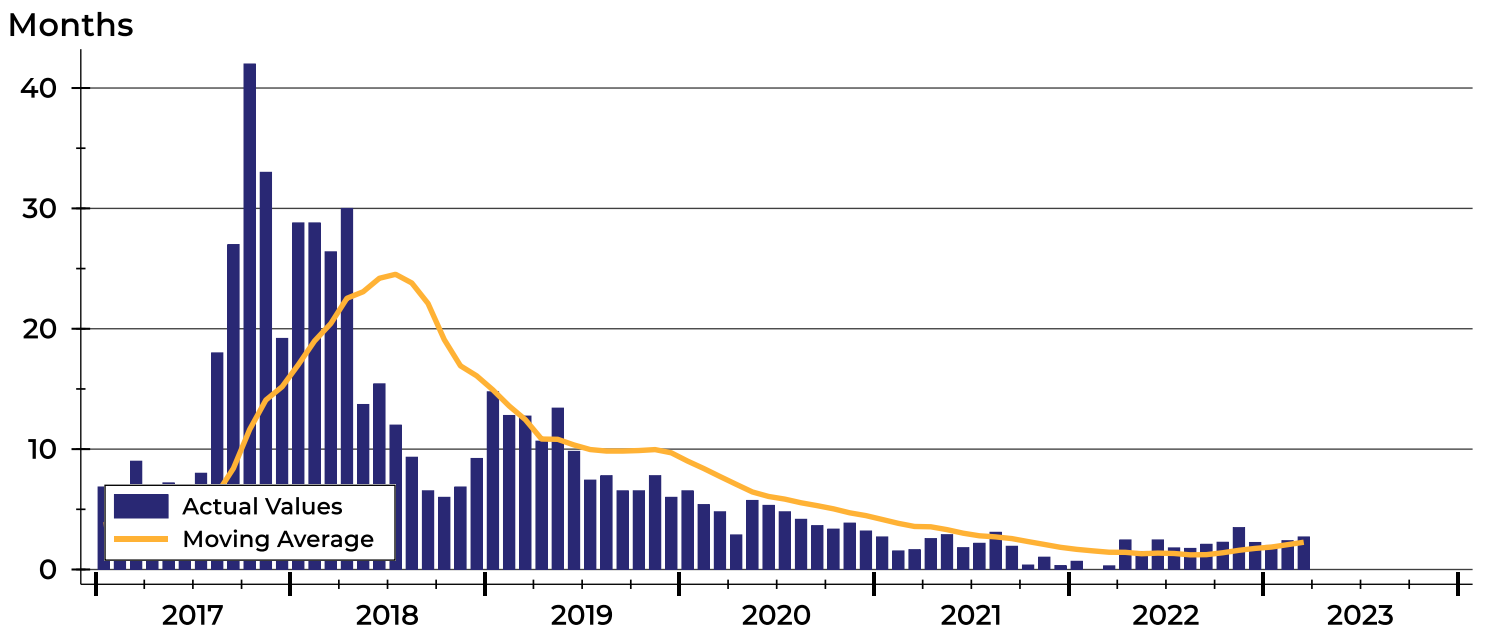
# Nemaha County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	2.7	0.7	<b>2.0</b>
February	1.5	0.0	<b>2.4</b>
March	1.7	0.3	<b>2.7</b>
April	2.6	2.5	
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

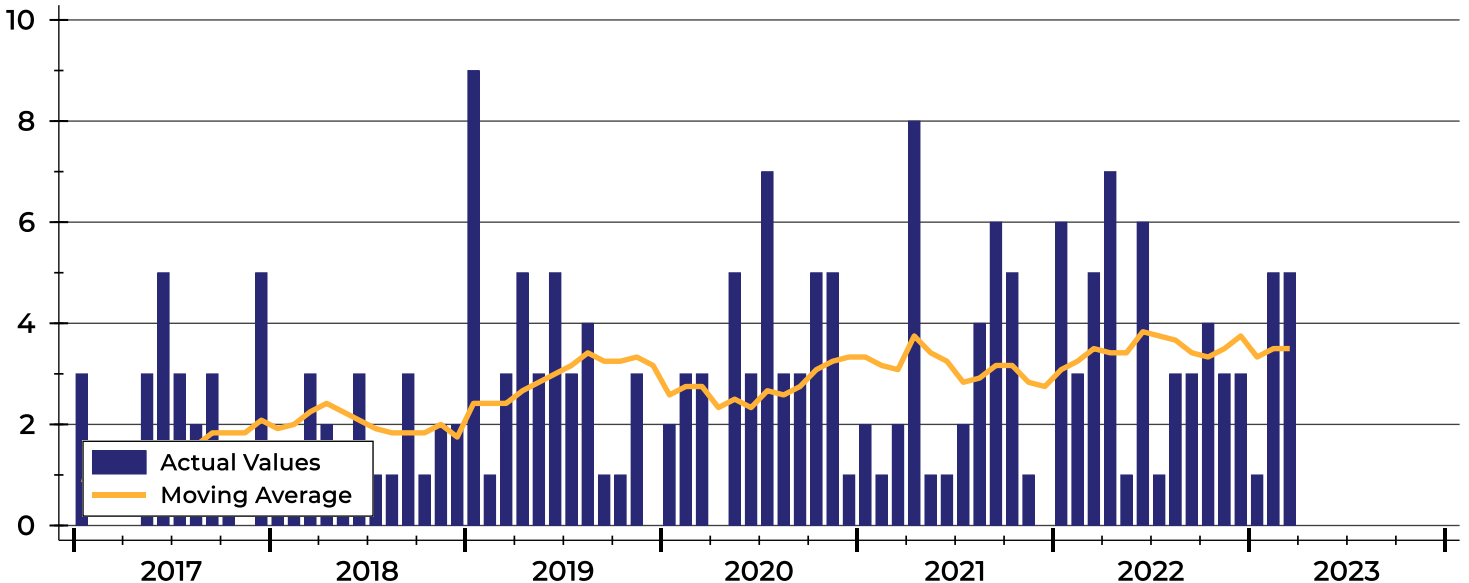
Summary Statistics for New Listings		2023	March 2022	Change
Current Month	New Listings	5	5	0.0%
	Volume (1,000s)	841	968	-13.1%
	Average List Price	168,100	193,500	-13.1%
	Median List Price	159,000	165,000	-3.6%
Year-to-Date	New Listings	11	14	-21.4%
	Volume (1,000s)	2,044	2,719	-24.8%
	Average List Price	185,818	194,236	-4.3%
	Median List Price	175,000	170,000	2.9%

A total of 5 new listings were added in Nemaha County during March, the same figure as reported in 2022. Year-to-date Nemaha County has seen 11 new listings.

The median list price of these homes was \$159,000 down from \$165,000 in 2022.

## History of New Listings

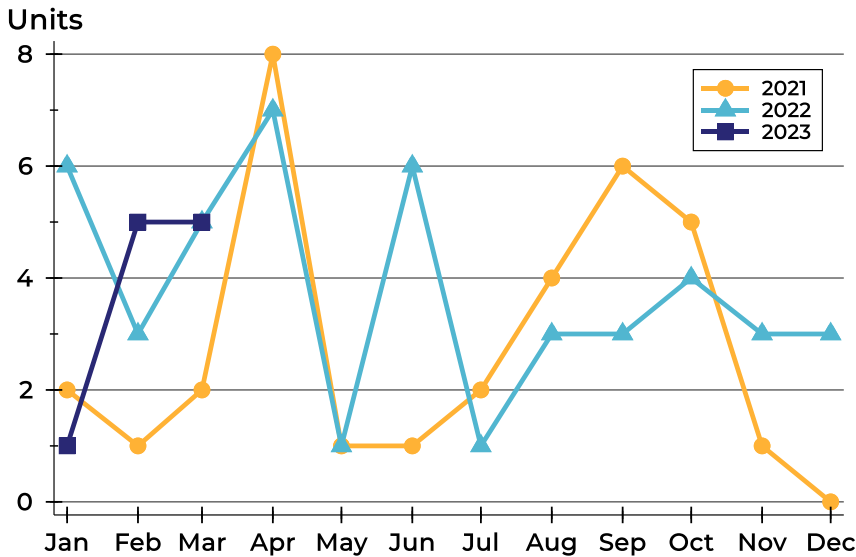
Units





## Nemaha County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	2	6	1
February	1	3	5
March	2	5	5
April	8	7	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

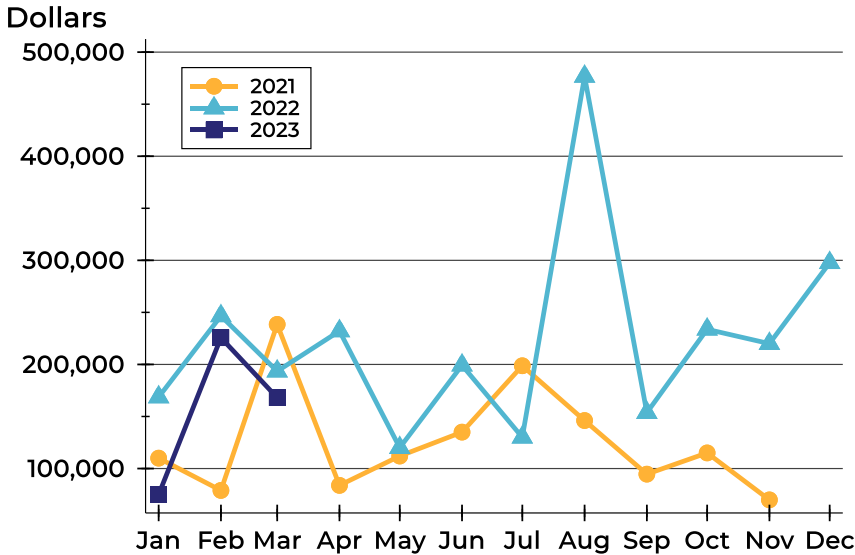
### New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	20.0%	115,000	115,000	20	20	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	137,000	137,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	175,000	175,000	3	3	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	254,500	254,500	38	38	94.3%	94.3%
\$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



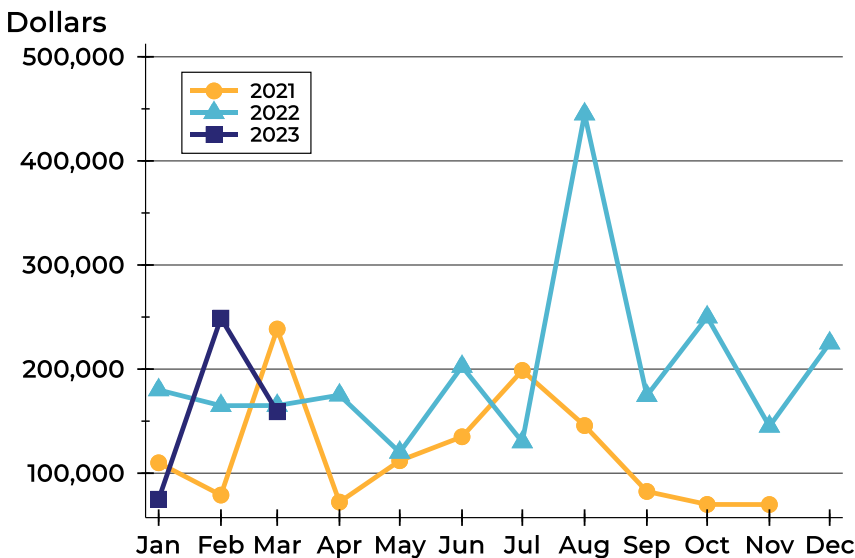
# Nemaha County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	110,000	168,667	<b>75,000</b>
February	79,000	246,600	<b>225,700</b>
March	238,500	193,500	<b>168,100</b>
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	153,667	
October	115,000	233,750	
November	69,900	220,000	
December	N/A	297,667	

## Median Price



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



# Nemaha County Contracts Written Analysis

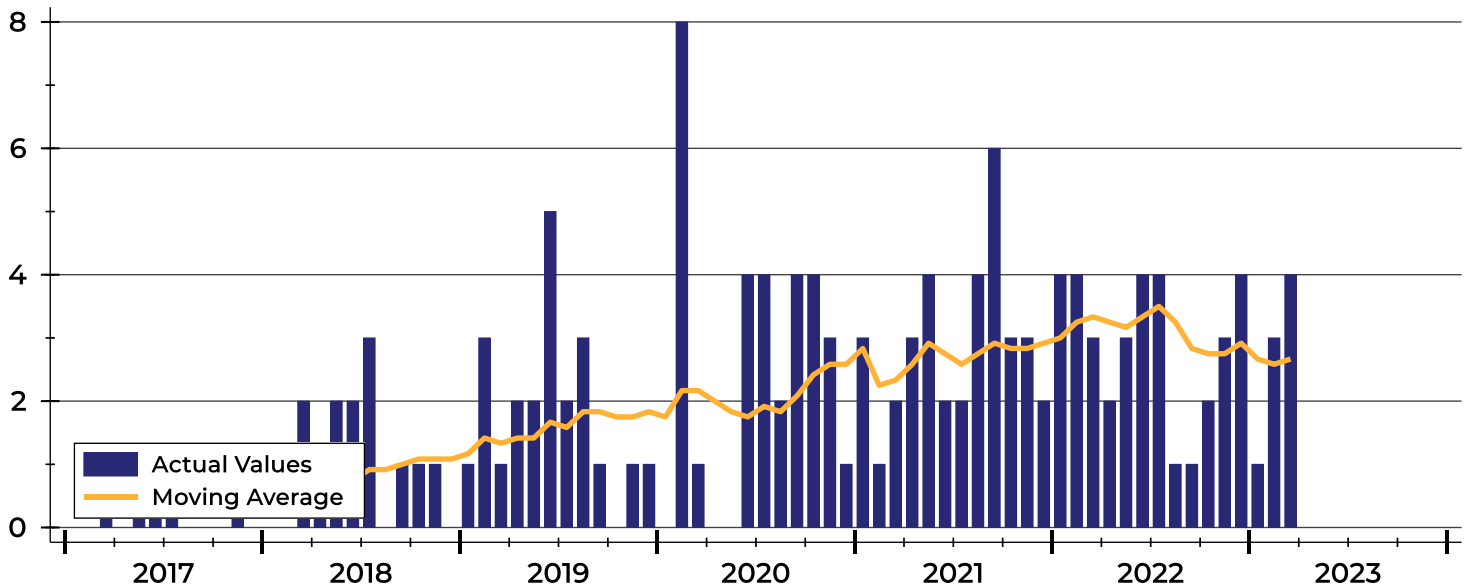
Summary Statistics for Contracts Written		2023	March 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		4	3	33.3%	8	11	-27.3%
Volume (1,000s)		720	413	74.3%	1,374	1,930	-28.8%
Average	Sale Price	180,000	137,500	30.9%	171,688	175,409	-2.1%
	Days on Market	10	11	-9.1%	13	20	-35.0%
	Percent of Original	100.0%	90.9%	10.0%	99.1%	92.5%	7.1%
Median	Sale Price	167,000	82,500	102.4%	167,000	175,000	-4.6%
	Days on Market	6	11	-45.5%	6	10	-40.0%
	Percent of Original	100.0%	94.5%	5.8%	100.0%	94.6%	5.7%

A total of 4 contracts for sale were written in Nemaha County during the month of March, up from 3 in 2022. The median list price of these homes was \$167,000, up from \$82,500 the prior year.

Half of the homes that went under contract in March were on the market less than 6 days, compared to 11 days in March 2022.

## History of Contracts Written

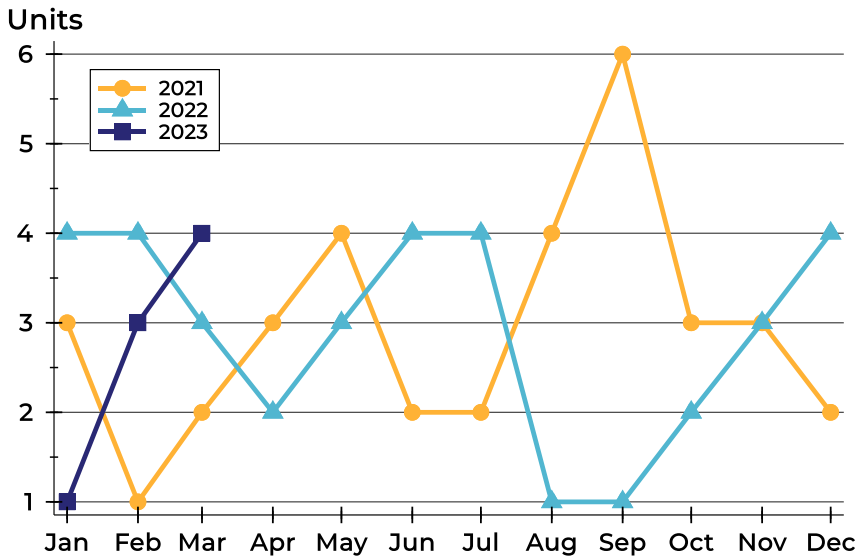
Units





## Nemaha County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	3	4	<b>1</b>
February	1	4	<b>3</b>
March	2	3	<b>4</b>
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	

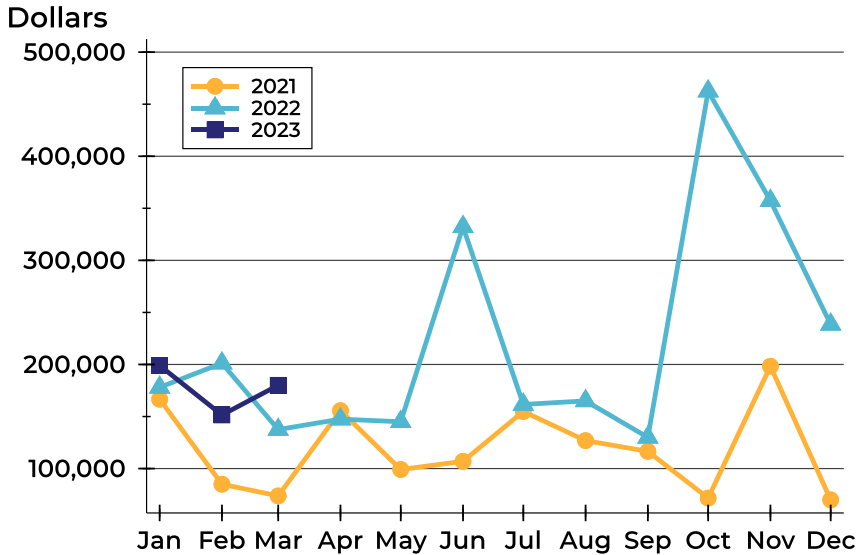
### Contracts Written by Price Range

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	1	25.0%	137,000	137,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	25.0%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	1	25.0%	175,000	175,000	3	3	100.0%	100.0%
\$200,000-\$249,999	1	25.0%	249,000	249,000	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



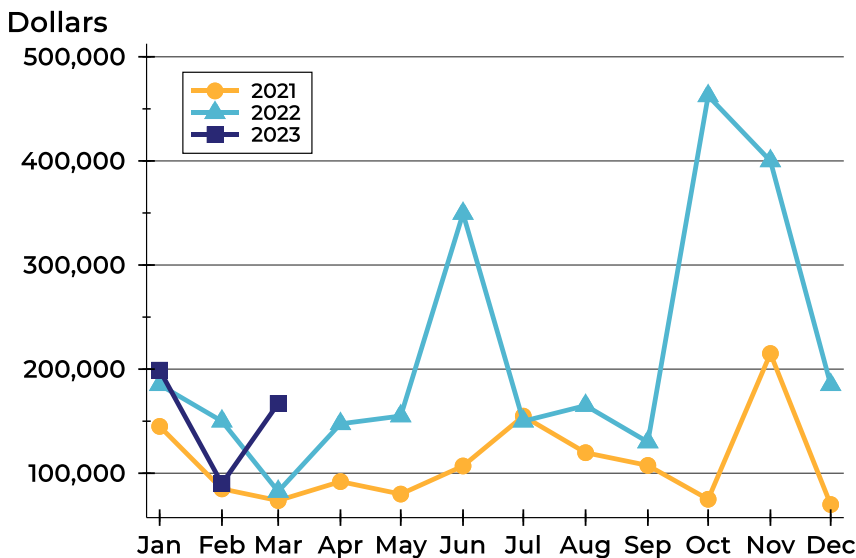
## Nemaha County Contracts Written Analysis

### Average Price



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

### Median Price

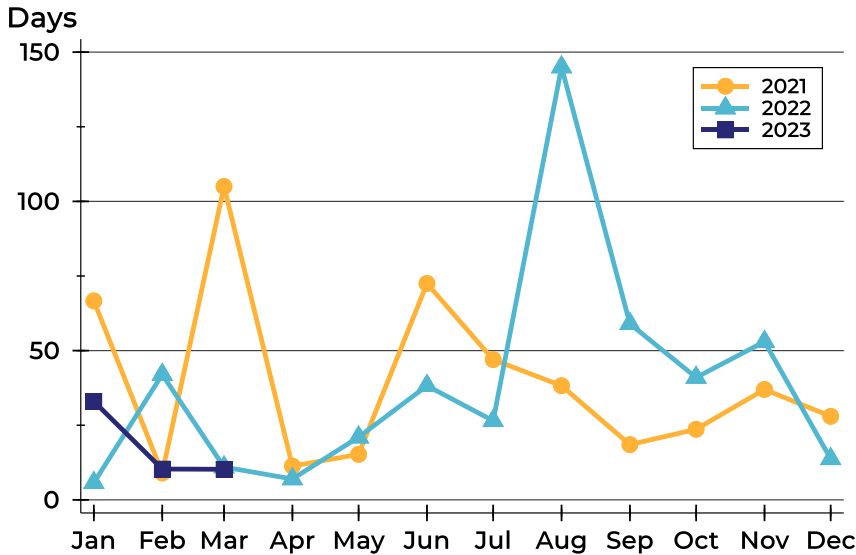


Month	2021	2022	2023
<b>January</b>	145,000	185,000	<b>199,000</b>
<b>February</b>	85,000	150,000	<b>90,000</b>
<b>March</b>	73,750	82,500	<b>167,000</b>
<b>April</b>	92,000	147,500	
<b>May</b>	80,000	155,000	
<b>June</b>	107,000	349,500	
<b>July</b>	154,850	150,000	
<b>August</b>	119,750	165,000	
<b>September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



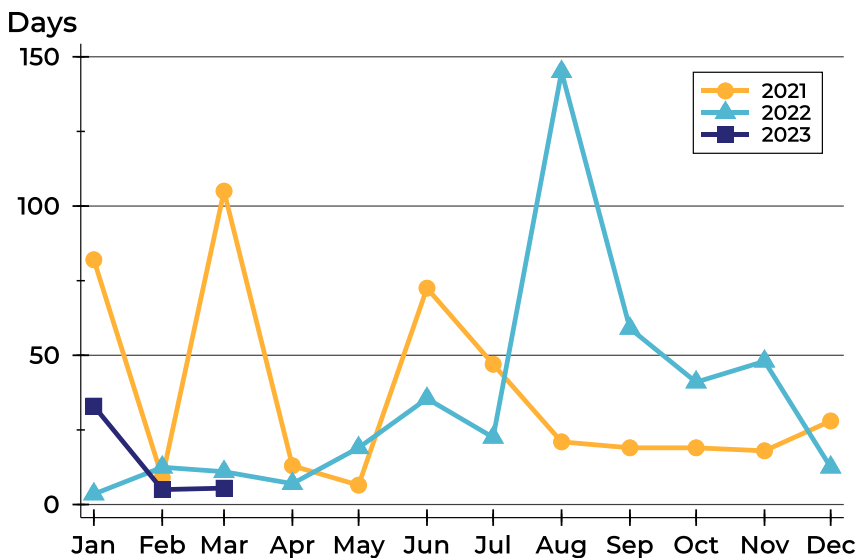
# Nemaha County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	67	6	<b>33</b>
February	9	42	<b>10</b>
March	105	11	<b>10</b>
April	11	7	
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	<b>33</b>
February	9	13	<b>5</b>
March	105	11	<b>6</b>
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	



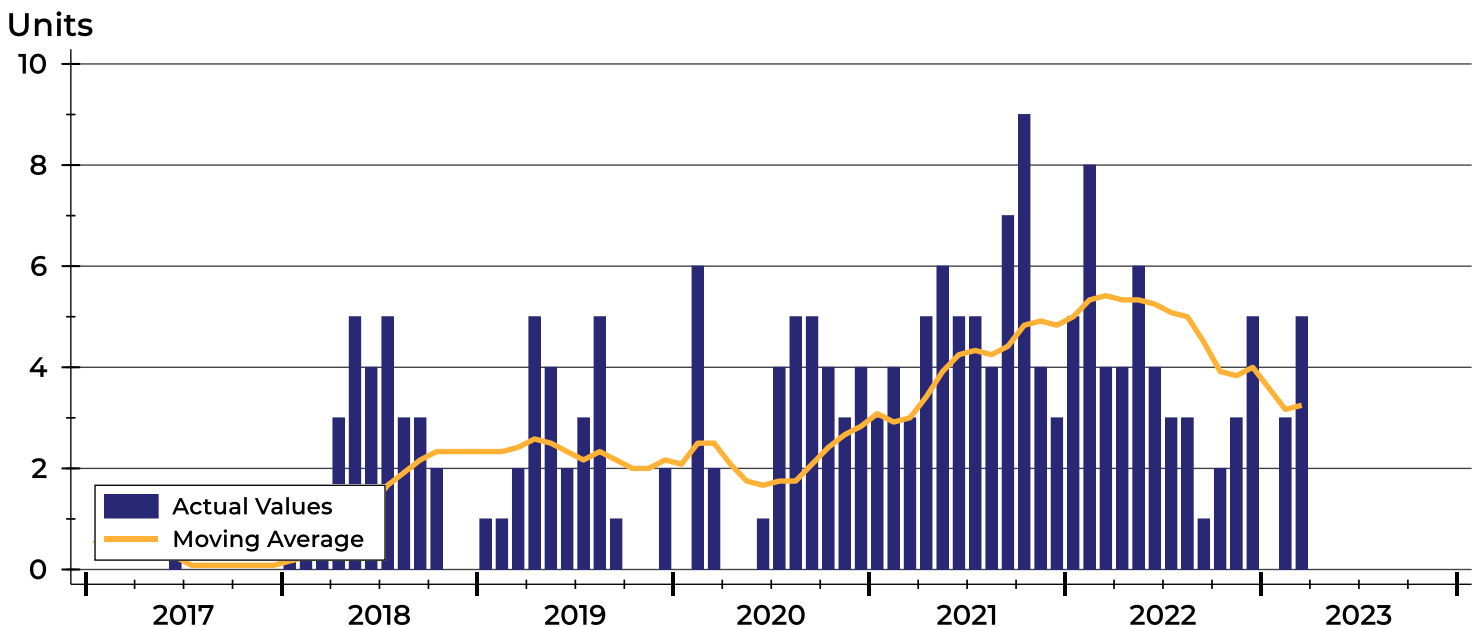
# Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of March 2022	Change
Pending Contracts		5	4	25.0%
Volume (1,000s)		1,045	537	94.6%
Average	List Price	209,000	134,125	55.8%
	Days on Market	41	44	-6.8%
	Percent of Original	98.6%	100.0%	-1.4%
Median	List Price	175,000	103,250	69.5%
	Days on Market	6	12	-50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Nemaha County had contracts pending at the end of March, up from 4 contracts pending at the end of March 2022.

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

## History of Pending Contracts

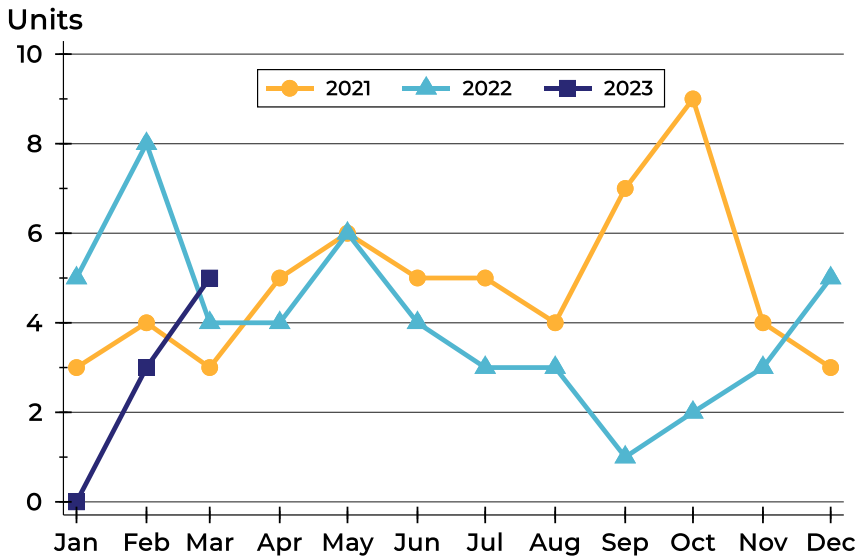






## Nemaha County Pending Contracts Analysis

### Pending Contracts by Month



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

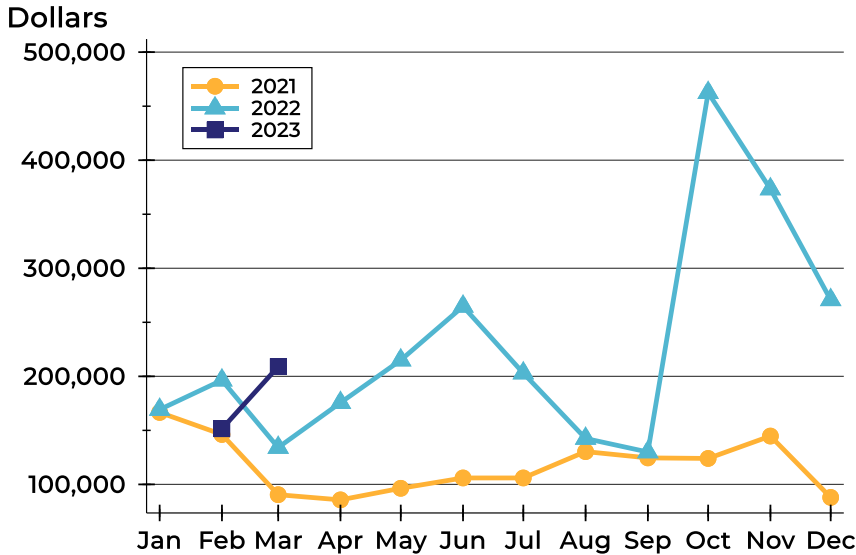
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	137,000	137,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	175,000	175,000	3	3	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	249,000	249,000	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	1	20.0%	325,000	325,000	163	163	92.9%	92.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



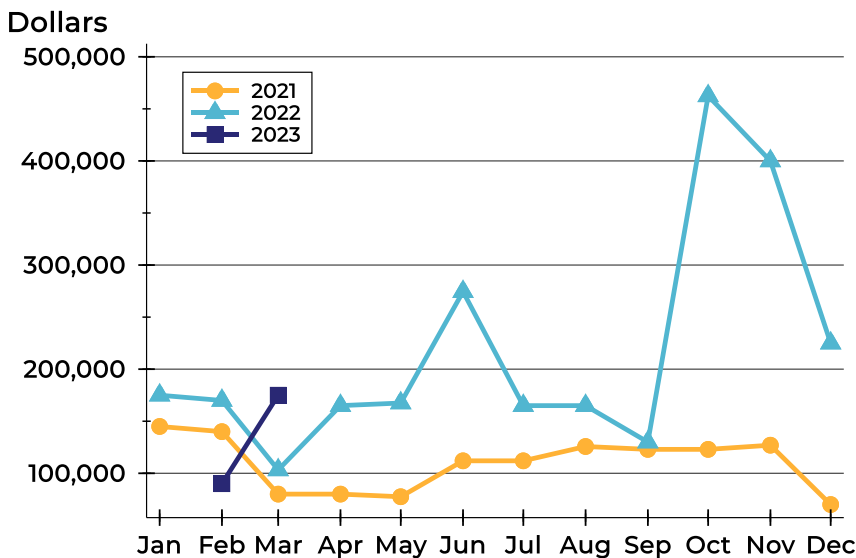
# Nemaha County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	166,633	169,280	N/A
February	146,225	196,425	151,500
March	90,500	134,125	209,000
April	85,700	175,625	
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

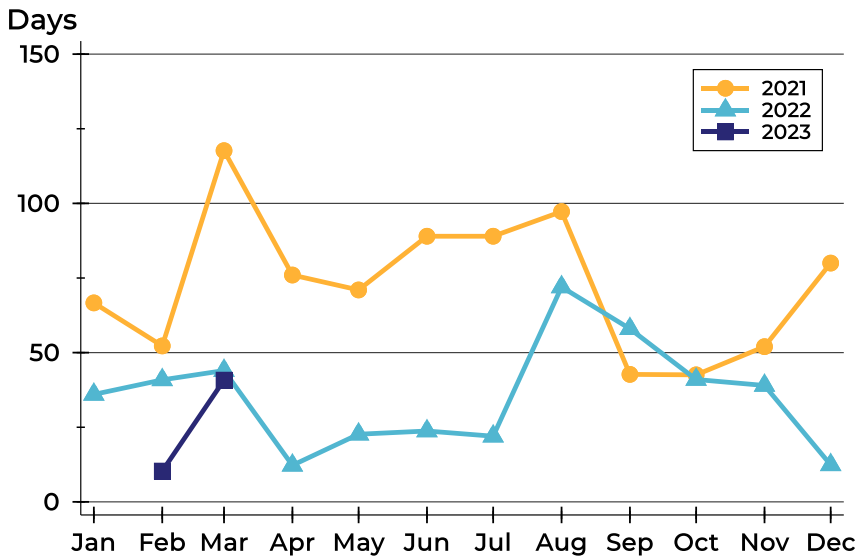


Month	2021	2022	2023
January	145,000	175,000	N/A
February	140,000	169,950	90,000
March	80,000	103,250	175,000
April	80,000	165,000	
May	77,500	167,500	
June	112,000	274,500	
July	112,000	165,000	
August	125,750	165,000	
September	123,000	130,000	
October	123,000	462,500	
November	127,000	400,000	
December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



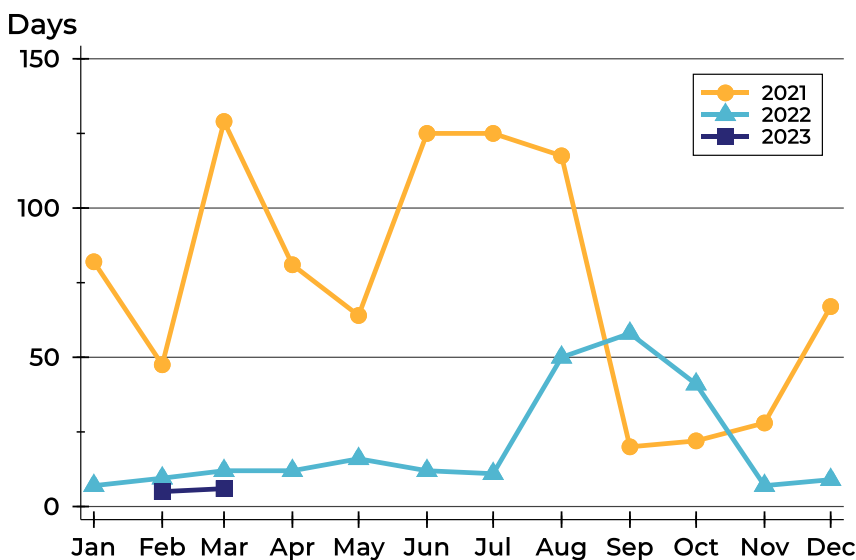
## Nemaha County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	67	36	N/A
February	52	41	10
March	118	44	41
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	6
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	