



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

May 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*)

Sunflower MLS, Inc.

3646 S.W. Plass Ave.
Topeka, Kansas 66611

Phone: 785/267-3215
Fax: 785/267-4993
E-mail: linda@sunflowerrealtors.com



**May
2023**

Northeast Kansas MLS Statistics



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in May

Total home sales in the Northeast Kansas MLS system rose by 22.2% last month to 11 units, compared to 9 units in May 2022. Total sales volume was \$1.8 million, up 31.9% from a year earlier.

The median sale price in May was \$160,000, up from \$120,000 a year earlier. Homes that sold in May were typically on the market for 79 days and sold for 95.5% of their list prices.

Northeast Kansas Active Listings Up at End of May

The total number of active listings in the Northeast Kansas MLS system at the end of May was 39 units, up from 18 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 May was \$130,000.

During May, a total of 11 contracts were written down from 12 in May 2022. At the end of the month, there were 12 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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Northeast Kansas MLS Statistics



Northeast Kansas Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	11 22.2%	9 12.5%	8 166.7%	40 -16.7%	48 17.1%	41 -14.6%	
Active Listings Change from prior year	39 116.7%	18 -47.1%	34 -35.8%	N/A	N/A	N/A	
Months' Supply Change from prior year	4.4 144.4%	1.8 -45.5%	3.3 -35.3%	N/A	N/A	N/A	
New Listings Change from prior year	22 100.0%	11 -50.0%	22 29.4%	60 -13.0%	69 7.8%	64 12.3%	
Contracts Written Change from prior year	11 -8.3%	12 50.0%	8 -42.9%	46 -19.3%	57 29.5%	44 -15.4%	
Pending Contracts Change from prior year	12 -29.4%	17 30.8%	13 -13.3%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	1,781 31.9%	1,350 35.1%	999 135.6%	5,924 -15.9%	7,047 65.9%	4,248 -6.0%	
Average	Sale Price Change from prior year	161,873 8.0%	149,944 20.1%	124,875 -11.6%	148,090 0.9%	146,813 41.7%	103,609 10.1%
	List Price of Actives Change from prior year	137,159 -31.1%	199,050 137.6%	83,790 -29.4%	N/A	N/A	N/A
	Days on Market Change from prior year	84 140.0%	35 -56.8%	81 -34.1%	61 60.5%	38 -61.6%	99 -39.6%
	Percent of List Change from prior year	94.2% -4.9%	99.1% 4.9%	94.5% 0.5%	89.9% -5.9%	95.5% -1.7%	97.2% 4.1%
	Percent of Original Change from prior year	91.0% -8.2%	99.1% 5.8%	93.7% -0.3%	87.0% -6.7%	93.2% -3.1%	96.2% 11.7%
Median	Sale Price Change from prior year	160,000 33.3%	120,000 -10.6%	134,250 54.3%	123,500 18.2%	104,500 27.4%	82,000 0.6%
	List Price of Actives Change from prior year	130,000 -27.8%	180,000 236.5%	53,484 -39.2%	N/A	N/A	N/A
	Days on Market Change from prior year	79 618.2%	11 -80.7%	57 -61.0%	37 184.6%	13 -71.7%	46 -71.1%
	Percent of List Change from prior year	95.5% -4.5%	100.0% 2.2%	97.8% -1.4%	93.5% -3.5%	96.9% -1.6%	98.5% 1.9%
	Percent of Original Change from prior year	89.6% -10.4%	100.0% 3.2%	96.9% -2.3%	93.2% -2.3%	95.4% -1.3%	96.7% 10.9%

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



**May
2023**

Northeast Kansas MLS Statistics



Northeast Kansas Closed Listings Analysis

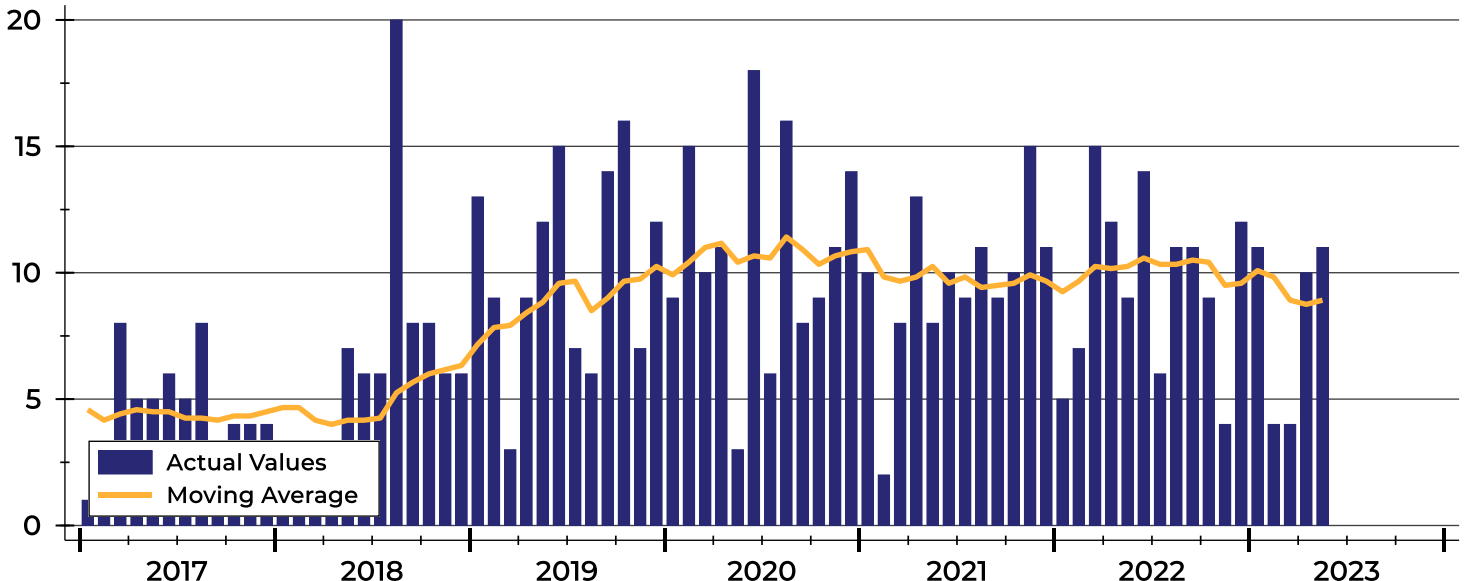
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		11	9	22.2%	40	48	-16.7%
Volume (1,000s)		1,781	1,350	31.9%	5,924	7,047	-15.9%
Months' Supply		4.4	1.8	144.4%	N/A	N/A	N/A
Average	Sale Price	161,873	149,944	8.0%	148,090	146,813	0.9%
	Days on Market	84	35	140.0%	61	38	60.5%
	Percent of List	94.2%	99.1%	-4.9%	89.9%	95.5%	-5.9%
	Percent of Original	91.0%	99.1%	-8.2%	87.0%	93.2%	-6.7%
Median	Sale Price	160,000	120,000	33.3%	123,500	104,500	18.2%
	Days on Market	79	11	618.2%	37	13	184.6%
	Percent of List	95.5%	100.0%	-4.5%	93.5%	96.9%	-3.5%
	Percent of Original	89.6%	100.0%	-10.4%	93.2%	95.4%	-2.3%

A total of 11 homes sold in the Northeast Kansas MLS system in May, up from 9 units in May 2022. Total sales volume rose to \$1.8 million compared to \$1.3 million in the previous year.

The median sales price in May was \$160,000, up 33.3% compared to the prior year. Median days on market was 79 days, down from 99 days in April, but up from 11 in May 2022.

History of Closed Listings

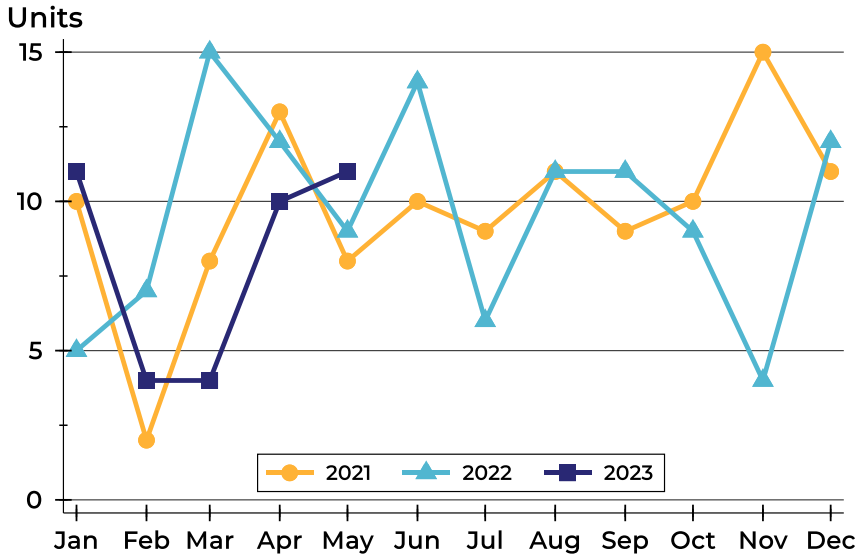
Units





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



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

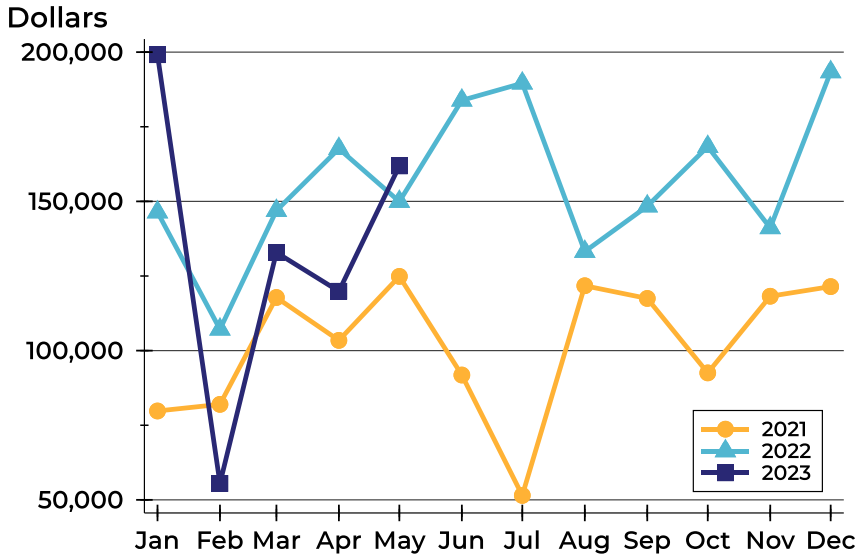
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	27.3%	3.2	90,633	89,000	123	105	90.5%	89.1%	86.9%	85.2%
\$100,000-\$124,999	2	18.2%	1.5	110,000	110,000	103	103	95.7%	95.7%	84.7%	84.7%
\$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	9.1%	3.6	160,000	160,000	7	7	103.2%	103.2%	103.2%	103.2%
\$175,000-\$199,999	2	18.2%	3.3	196,850	196,850	14	14	91.3%	91.3%	91.3%	91.3%
\$200,000-\$249,999	2	18.2%	5.5	217,500	217,500	137	137	97.7%	97.7%	97.7%	97.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	9.1%	2.4	300,000	300,000	48	48	92.3%	92.3%	89.6%	89.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



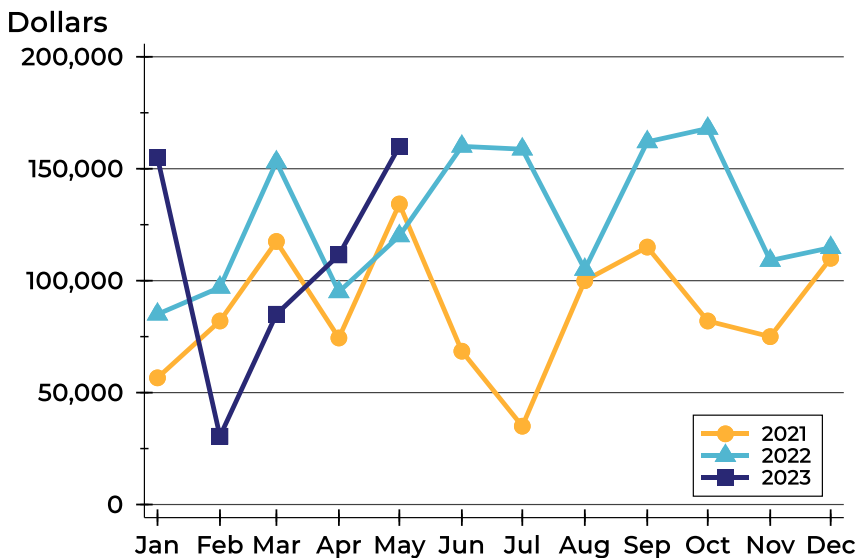
Northeast Kansas Closed Listings Analysis

Average Price



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

Median Price

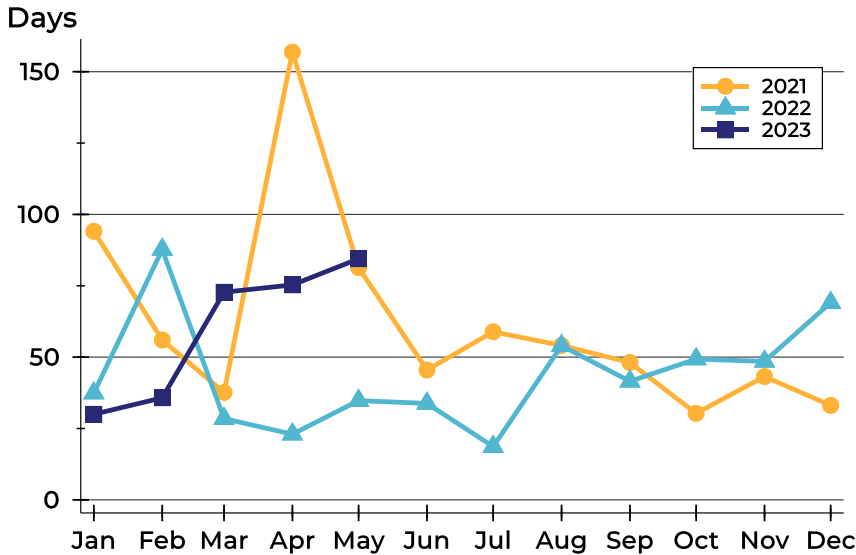


Month	2021	2022	2023
January	56,600	85,000	155,000
February	82,000	97,000	30,500
March	117,500	153,000	85,000
April	74,400	95,000	111,500
May	134,250	120,000	160,000
June	68,500	160,000	
July	35,000	158,750	
August	100,000	105,000	
September	115,000	162,000	
October	82,000	168,000	
November	75,000	109,000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



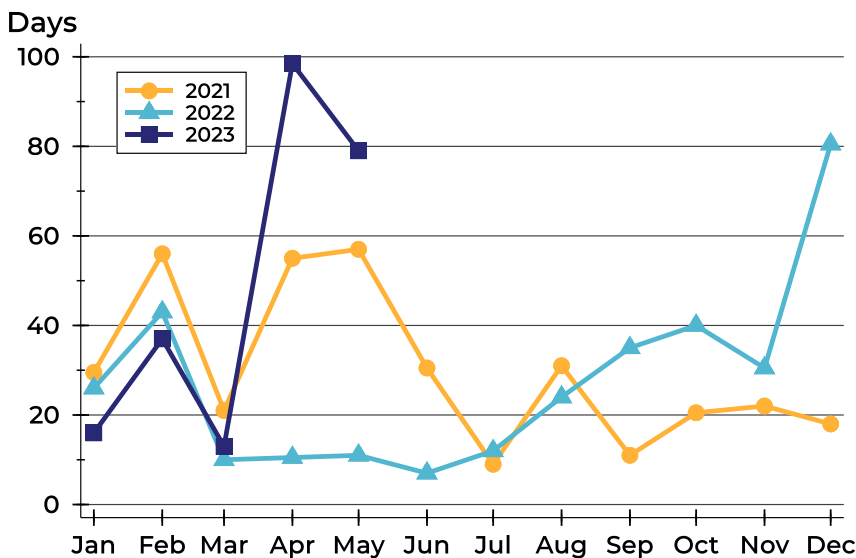
Northeast Kansas Closed Listings Analysis

Average DOM



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

Median DOM



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



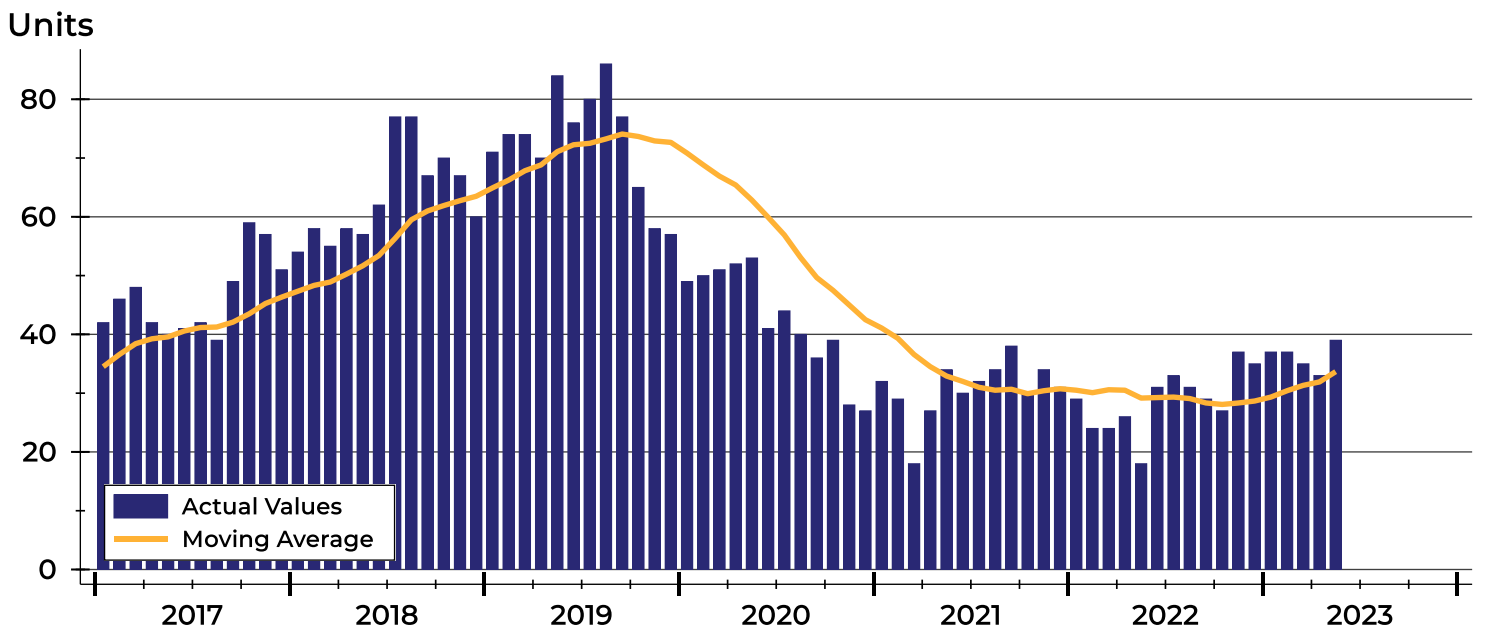
Northeast Kansas Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		39	18	116.7%
Volume (1,000s)		5,349	3,583	49.3%
Months' Supply		4.4	1.8	144.4%
Average	List Price	137,159	199,050	-31.1%
	Days on Market	78	107	-27.1%
	Percent of Original	98.2%	93.2%	5.4%
Median	List Price	130,000	180,000	-27.8%
	Days on Market	38	66	-42.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 homes were available for sale in the Northeast Kansas MLS system at the end of May. This represents a 4.4 months' supply of active listings.

The median list price of homes on the market at the end of May was \$130,000, down 27.8% from 2022. The typical time on market for active listings was 38 days, down from 66 days a year earlier.

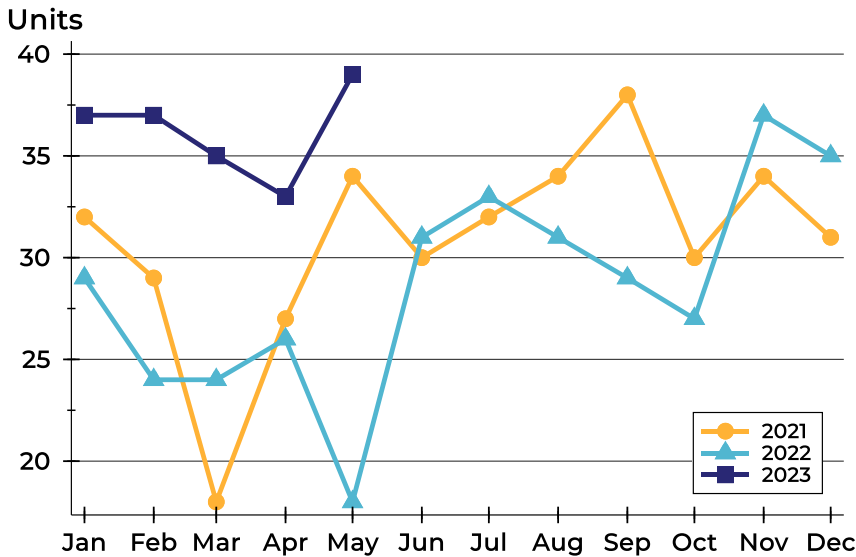
History of Active Listings





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	32	29	37
February	29	24	37
March	18	24	35
April	27	26	33
May	34	18	39
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		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	2.6%	N/A	23,000	23,000	19	19	76.9%	76.9%
\$25,000-\$49,999	8	20.5%	N/A	38,650	37,450	29	25	98.3%	100.0%
\$50,000-\$99,999	8	20.5%	3.2	70,850	68,500	128	126	92.8%	100.0%
\$100,000-\$124,999	1	2.6%	1.5	115,000	115,000	22	22	94.3%	94.3%
\$125,000-\$149,999	6	15.4%	N/A	135,967	136,950	53	40	98.9%	100.0%
\$150,000-\$174,999	3	7.7%	3.6	158,300	160,000	100	118	97.1%	100.0%
\$175,000-\$199,999	3	7.7%	3.3	185,667	187,000	78	29	98.1%	100.0%
\$200,000-\$249,999	5	12.8%	5.5	227,700	225,000	155	92	93.1%	100.0%
\$250,000-\$299,999	2	5.1%	N/A	287,000	287,000	42	42	100.0%	100.0%
\$300,000-\$399,999	1	2.6%	2.4	375,000	375,000	10	10	186.8%	186.8%
\$400,000-\$499,999	1	2.6%	N/A	400,000	400,000	25	25	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



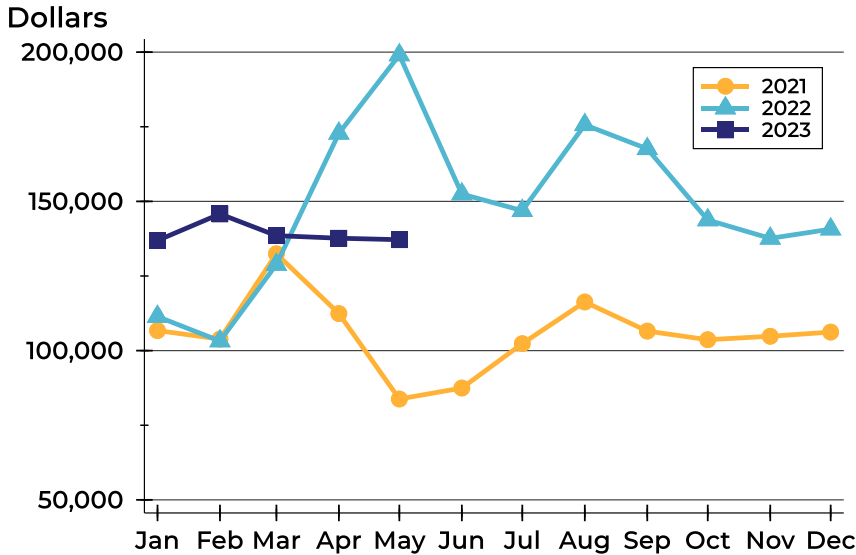
**May
2023**

Northeast Kansas MLS Statistics



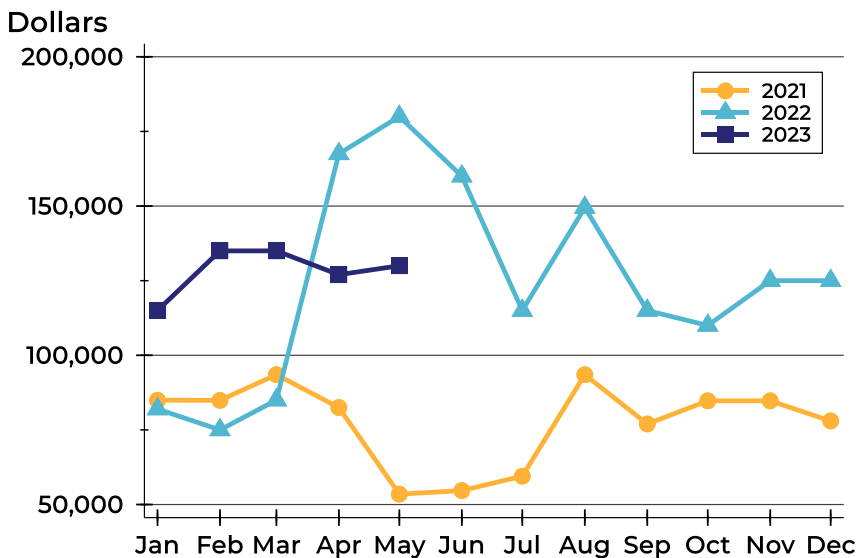
Northeast Kansas Active Listings Analysis

Average Price



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

Median Price

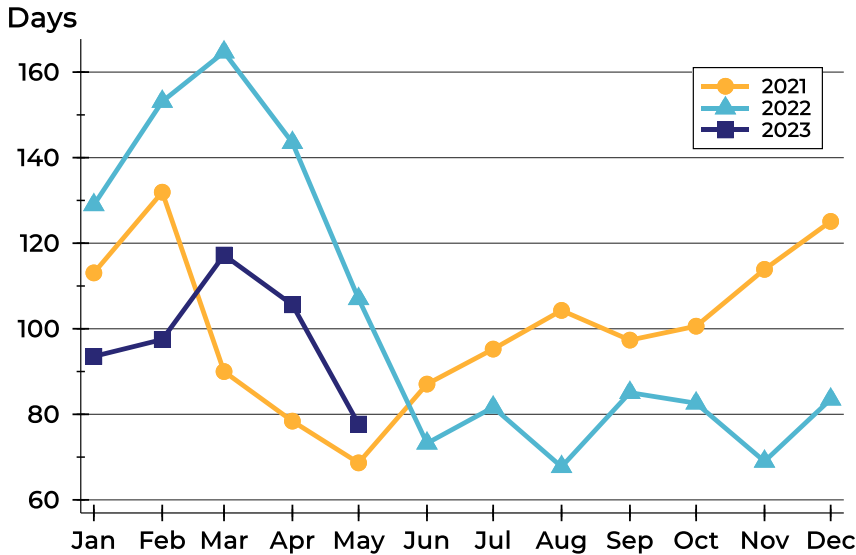


Month	2021	2022	2023
January	84,950	82,000	115,000
February	84,900	75,000	135,000
March	93,500	85,000	135,000
April	82,500	167,500	127,000
May	53,484	180,000	130,000
June	54,684	160,000	
July	59,500	115,000	
August	93,500	149,500	
September	77,000	115,000	
October	84,750	110,000	
November	84,750	125,000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



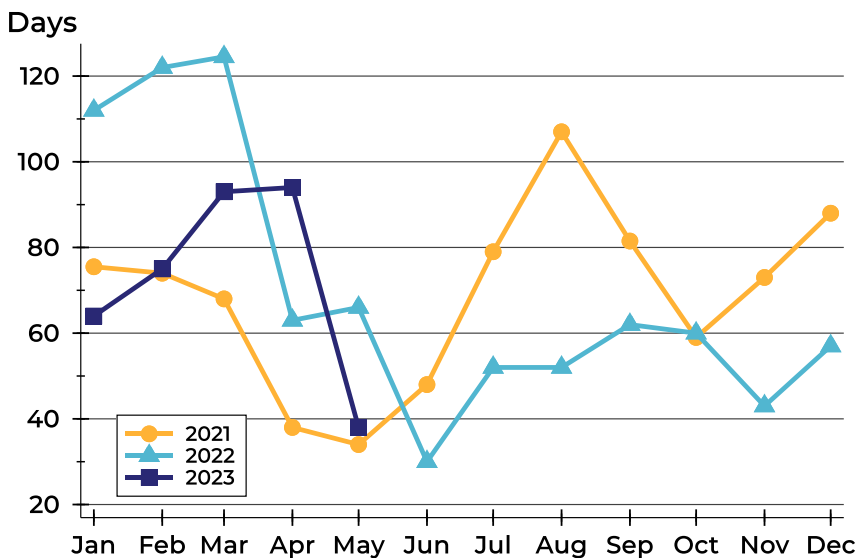
Northeast Kansas Active Listings Analysis

Average DOM



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

Median DOM

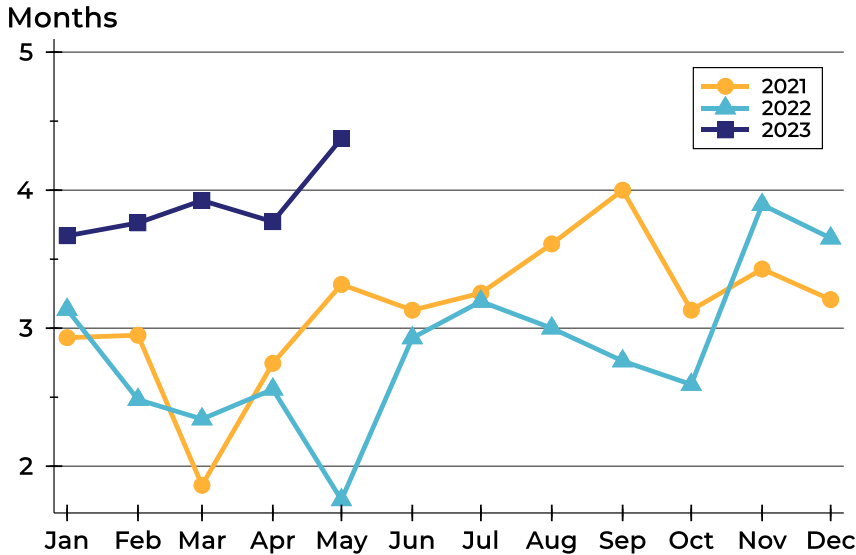


Month	2021	2022	2023
January	76	112	64
February	74	122	75
March	68	125	93
April	38	63	94
May	34	66	38
June	48	30	
July	79	52	
August	107	52	
September	82	62	
October	59	60	
November	73	43	
December	88	57	



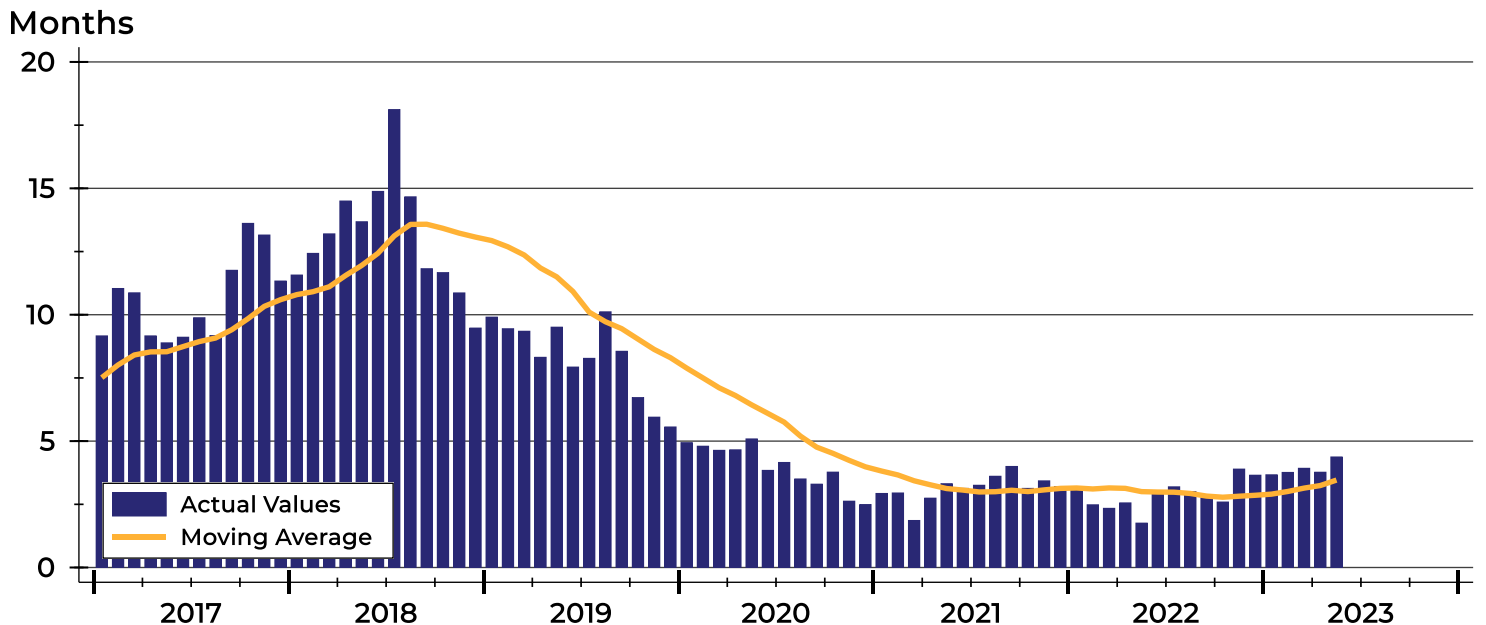
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.9	3.1	3.7
February	2.9	2.5	3.8
March	1.9	2.3	3.9
April	2.7	2.6	3.8
May	3.3	1.8	4.4
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





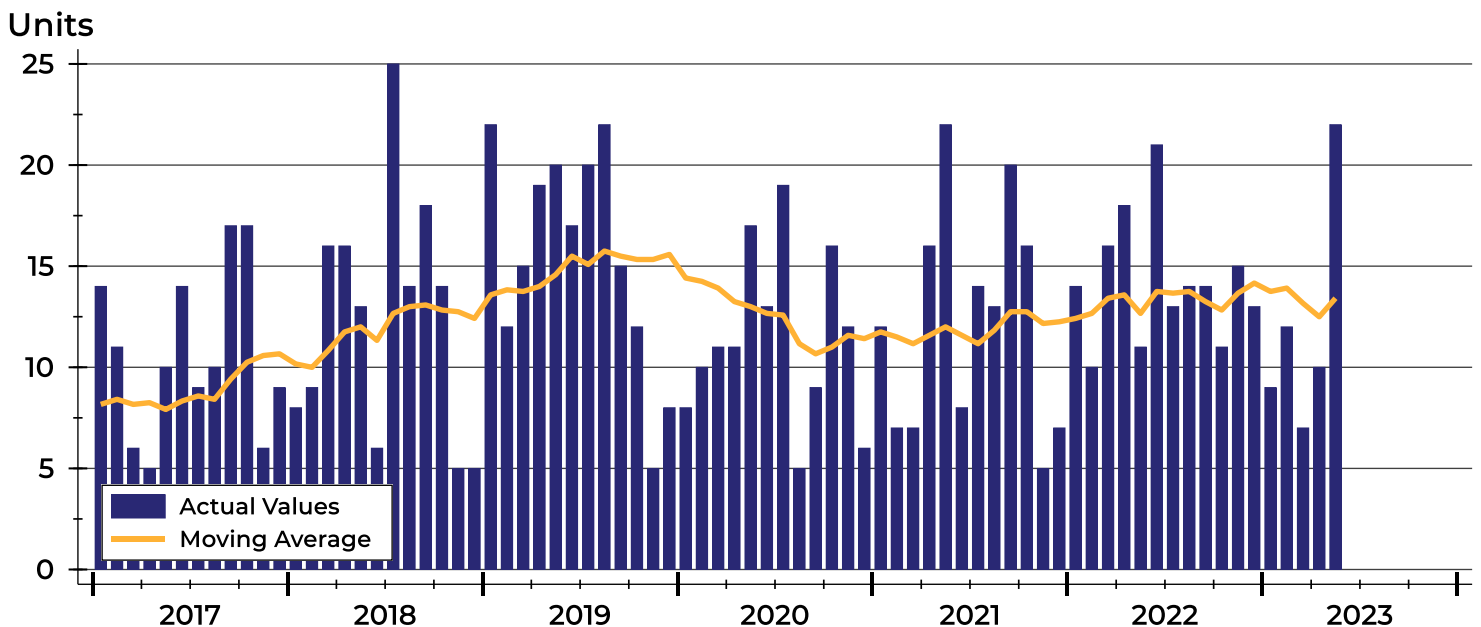
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	22	11	100.0%
	Volume (1,000s)	3,657	1,087	236.4%
	Average List Price	166,232	98,818	68.2%
	Median List Price	133,450	120,000	11.2%
Year-to-Date	New Listings	60	69	-13.0%
	Volume (1,000s)	8,933	11,368	-21.4%
	Average List Price	148,892	164,755	-9.6%
	Median List Price	135,950	149,000	-8.8%

A total of 22 new listings were added in the Northeast Kansas MLS system during May, up 100.0% from the same month in 2022. Year-to-date the Northeast Kansas MLS system has seen 60 new listings.

The median list price of these homes was \$133,450 up from \$120,000 in 2022.

History of New Listings





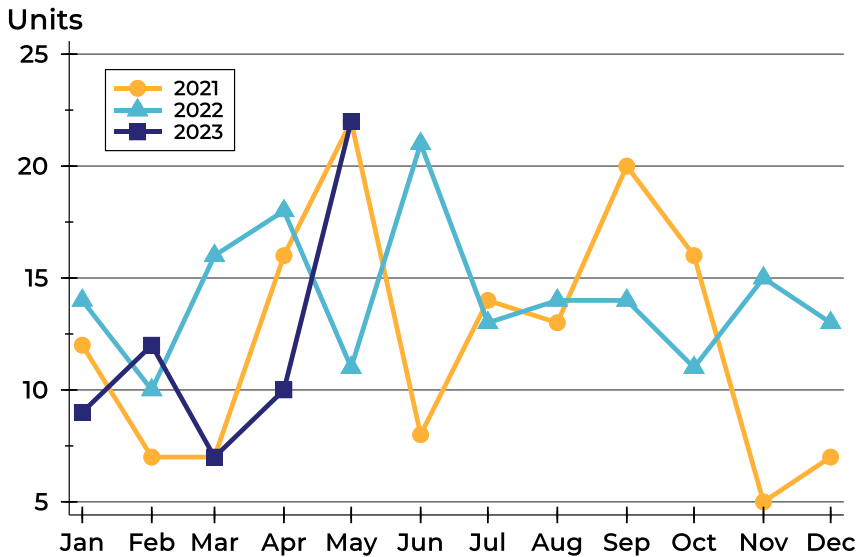
**May
2023**

Northeast Kansas MLS Statistics



Northeast Kansas New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	12	14	9
February	7	10	12
March	7	16	7
April	16	18	10
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	1	4.5%	23,000	23,000	25	25	76.9%	76.9%
\$25,000-\$49,999	6	27.3%	35,717	35,000	27	30	100.0%	100.0%
\$50,000-\$99,999	1	4.5%	80,000	80,000	29	29	100.0%	100.0%
\$100,000-\$124,999	1	4.5%	115,000	115,000	28	28	94.3%	94.3%
\$125,000-\$149,999	4	18.2%	134,225	133,450	18	14	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	9.1%	185,000	185,000	20	20	100.0%	100.0%
\$200,000-\$249,999	1	4.5%	219,000	219,000	27	27	100.0%	100.0%
\$250,000-\$299,999	1	4.5%	275,000	275,000	23	23	100.0%	100.0%
\$300,000-\$399,999	4	18.2%	355,975	349,700	6	3	121.7%	100.0%
\$400,000-\$499,999	1	4.5%	400,000	400,000	31	31	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



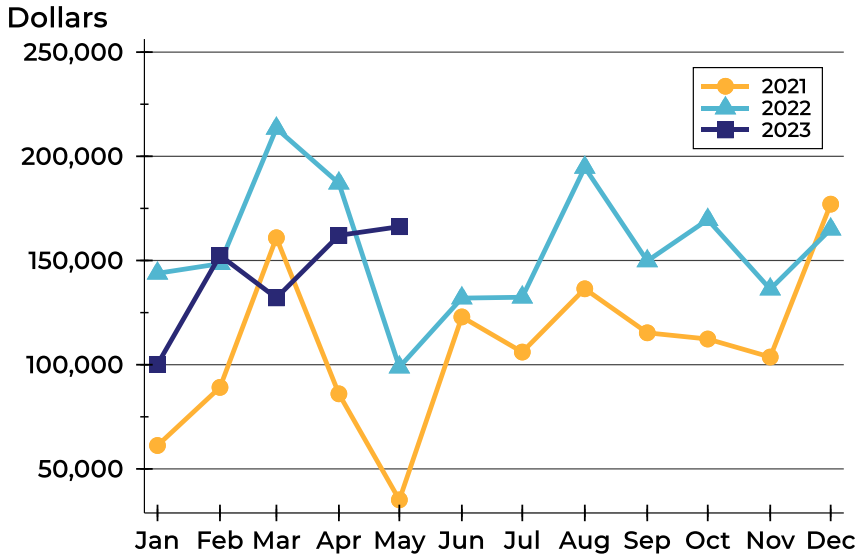
**May
2023**

Northeast Kansas MLS Statistics



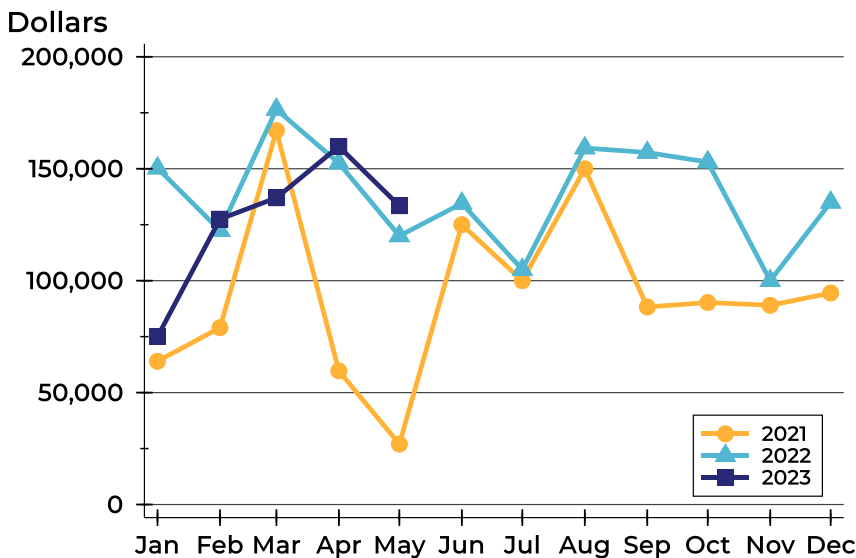
Northeast Kansas New Listings Analysis

Average Price



Month	2021	2022	2023
January	61,233	143,857	100,189
February	89,114	148,480	152,450
March	160,929	213,400	132,071
April	86,038	187,106	162,080
May	35,134	98,818	166,232
June	122,938	131,967	
July	106,064	132,369	
August	136,423	194,664	
September	115,305	149,786	
October	112,331	169,591	
November	103,680	136,260	
December	177,057	165,015	

Median Price



Month	2021	2022	2023
January	64,000	150,250	75,000
February	79,000	122,450	127,500
March	167,000	176,500	137,000
April	59,700	152,500	159,950
May	27,000	120,000	133,450
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	100,000	
December	94,500	135,000	



**May
2023**

Northeast Kansas MLS Statistics



Northeast Kansas Contracts Written Analysis

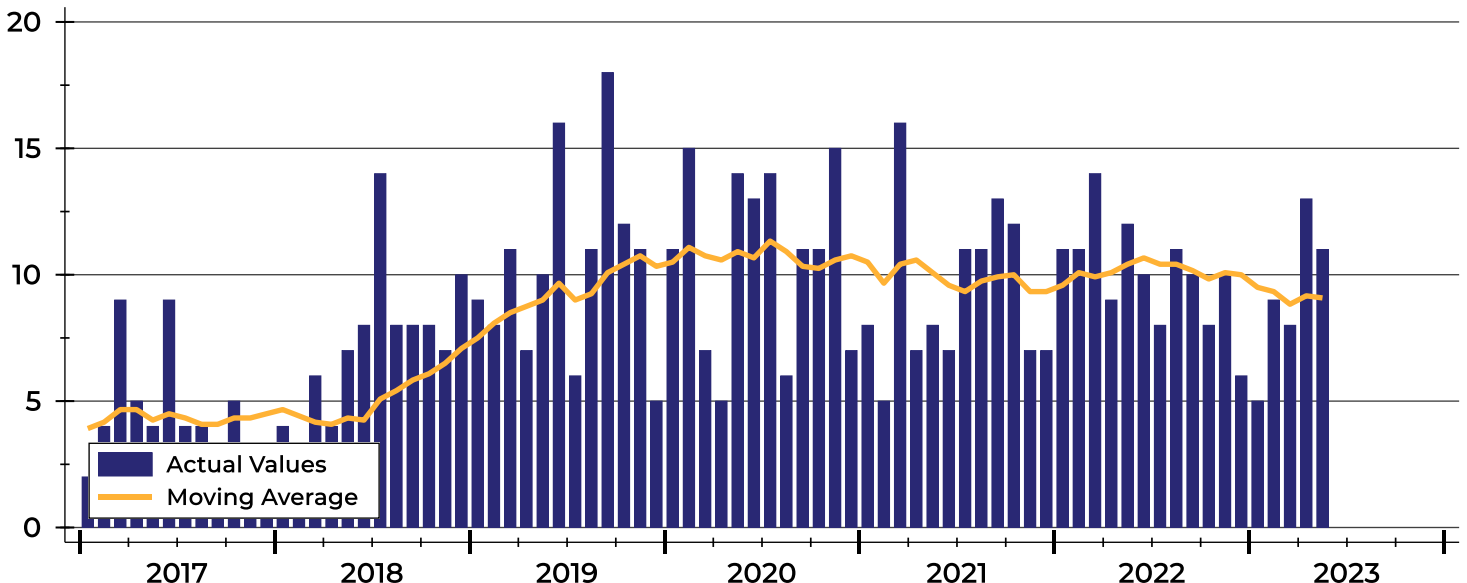
Summary Statistics for Contracts Written		2023	May 2022	Change	Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		11	12	-8.3%	46	57	-19.3%
Volume (1,000s)		2,250	1,654	36.0%	7,027	8,708	-19.3%
Average	Sale Price	204,527	137,825	48.4%	152,759	152,779	0.0%
	Days on Market	66	35	88.6%	70	36	94.4%
	Percent of Original	96.2%	98.4%	-2.2%	87.4%	95.6%	-8.6%
Median	Sale Price	205,000	125,000	64.0%	135,000	125,000	8.0%
	Days on Market	54	9	500.0%	53	11	381.8%
	Percent of Original	100.0%	100.8%	-0.8%	93.8%	97.0%	-3.3%

A total of 11 contracts for sale were written in the Northeast Kansas MLS system during the month of May, down from 12 in 2022. The median list price of these homes was \$205,000, up from \$125,000 the prior year.

Half of the homes that went under contract in May were on the market less than 54 days, compared to 9 days in May 2022.

History of Contracts Written

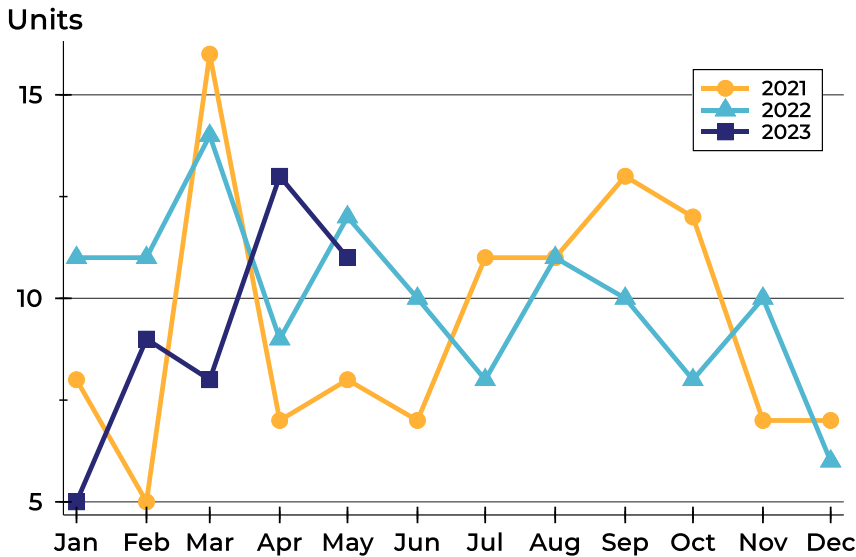
Units





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



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

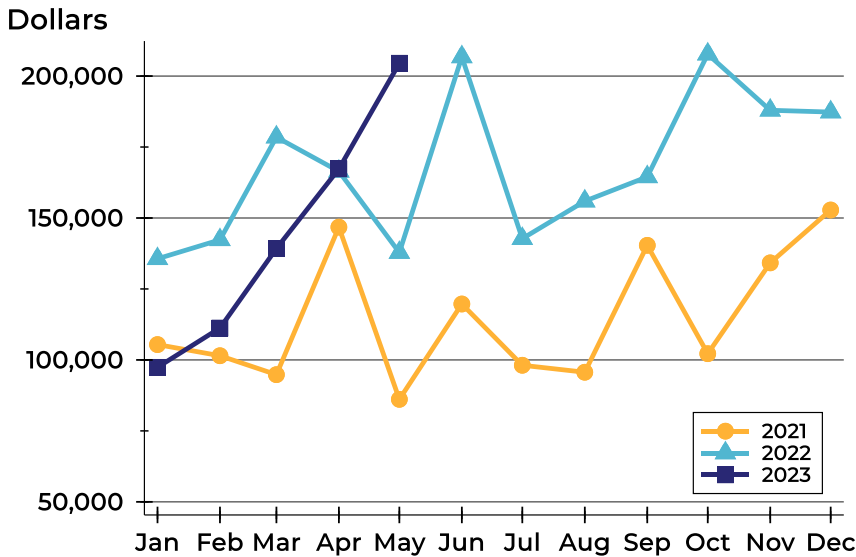
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	18.2%	84,500	84,500	59	59	93.5%	93.5%
\$100,000-\$124,999	1	9.1%	109,999	109,999	212	212	78.4%	78.4%
\$125,000-\$149,999	2	18.2%	135,950	135,950	56	56	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	27.3%	216,667	220,000	93	136	97.7%	97.6%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	27.3%	349,633	349,500	3	3	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



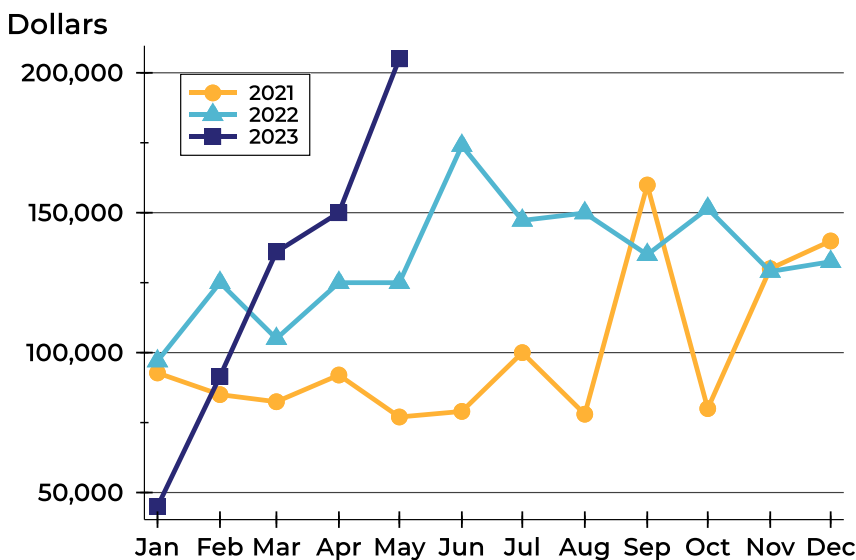
Northeast Kansas Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	105,413	135,636	97,400
February	101,480	142,318	111,244
March	94,819	178,500	139,238
April	146,786	166,444	167,308
May	86,125	137,825	204,527
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

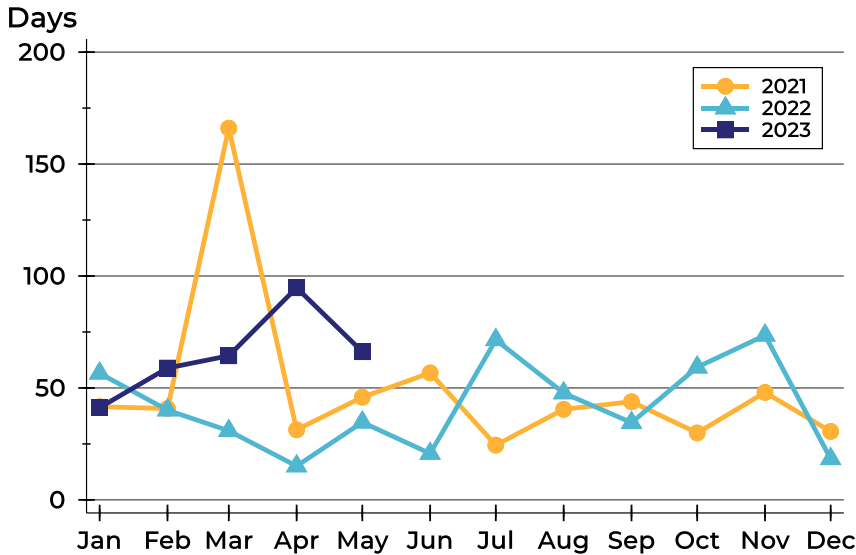


Month	2021	2022	2023
January	92,750	97,000	45,000
February	85,000	125,000	91,500
March	82,450	105,000	136,000
April	92,000	125,000	150,000
May	77,000	125,000	205,000
June	79,000	174,000	
July	100,000	147,250	
August	78,000	149,900	
September	159,900	135,000	
October	80,000	151,500	
November	130,000	129,000	
December	139,900	132,500	



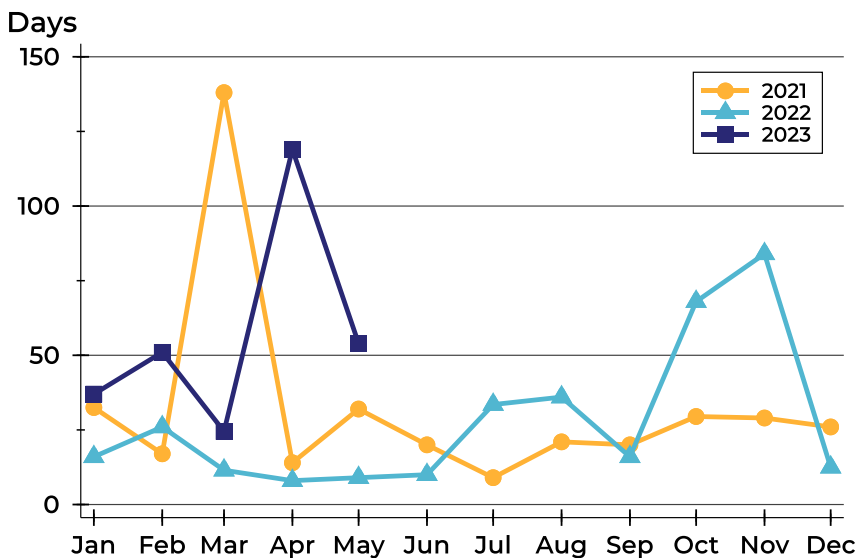
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	42	57	41
February	41	40	59
March	166	31	64
April	31	15	95
May	46	35	66
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	51
March	138	12	25
April	14	8	119
May	32	9	54
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

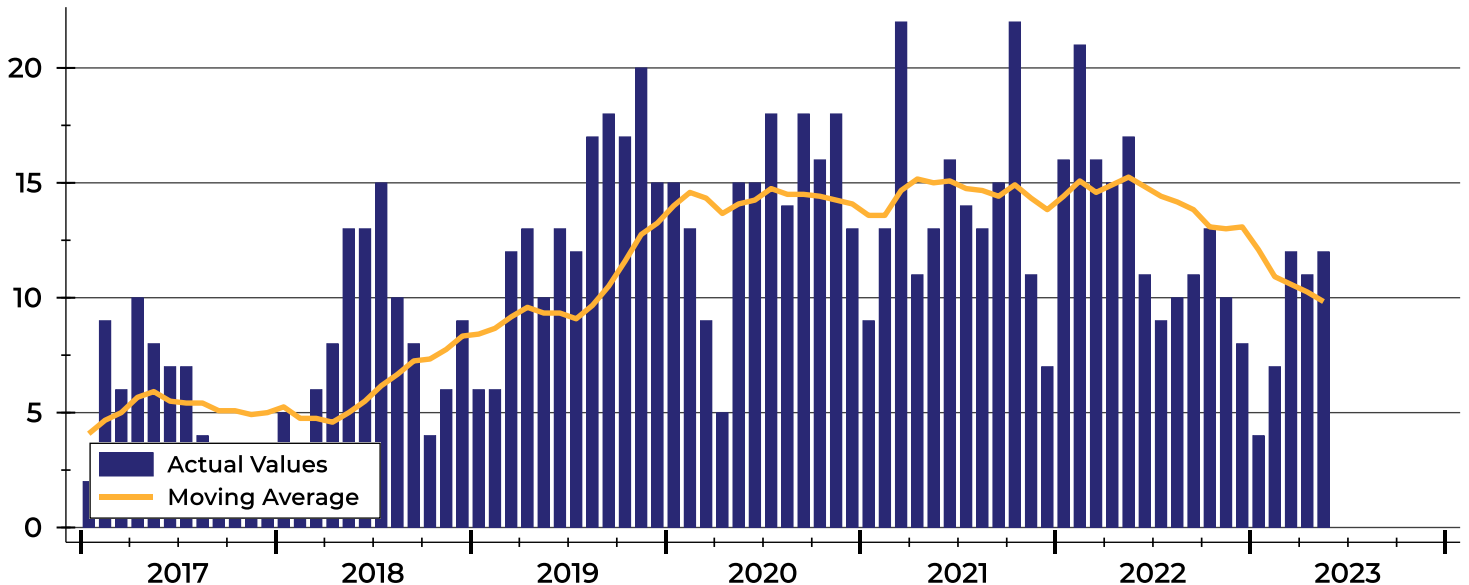
Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		12	17	-29.4%
Volume (1,000s)		2,154	2,779	-22.5%
Average	List Price	179,492	163,494	9.8%
	Days on Market	59	20	195.0%
	Percent of Original	94.4%	99.6%	-5.2%
Median	List Price	154,750	130,000	19.0%
	Days on Market	55	8	587.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in the Northeast Kansas MLS system had contracts pending at the end of May, down from 17 contracts pending at the end of May 2022.

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

History of Pending Contracts

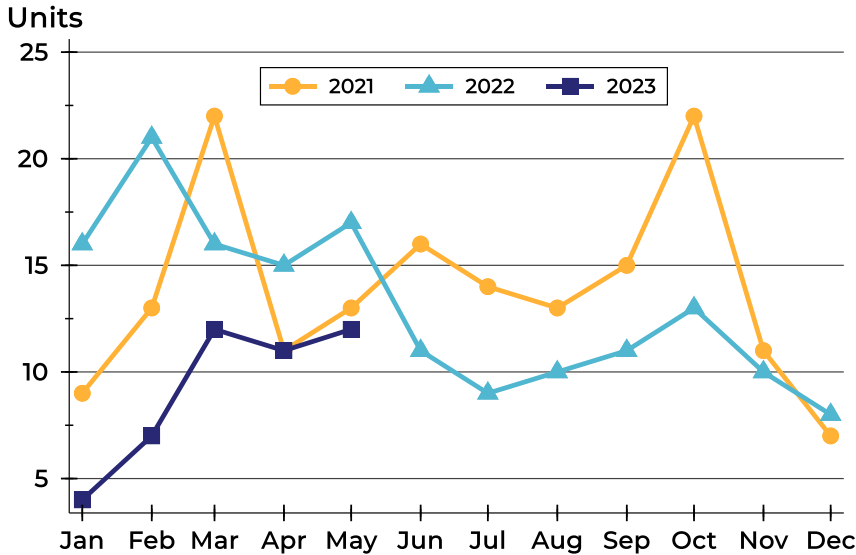
Units





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



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

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	3	25.0%	84,500	84,500	43	54	95.7%	100.0%
\$100,000-\$124,999	1	8.3%	120,000	120,000	56	56	100.0%	100.0%
\$125,000-\$149,999	1	8.3%	135,000	135,000	101	101	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	174,500	174,500	191	191	83.5%	83.5%
\$175,000-\$199,999	1	8.3%	179,000	179,000	156	156	90.4%	90.4%
\$200,000-\$249,999	1	8.3%	205,000	205,000	6	6	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	3	25.0%	349,633	349,500	3	3	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



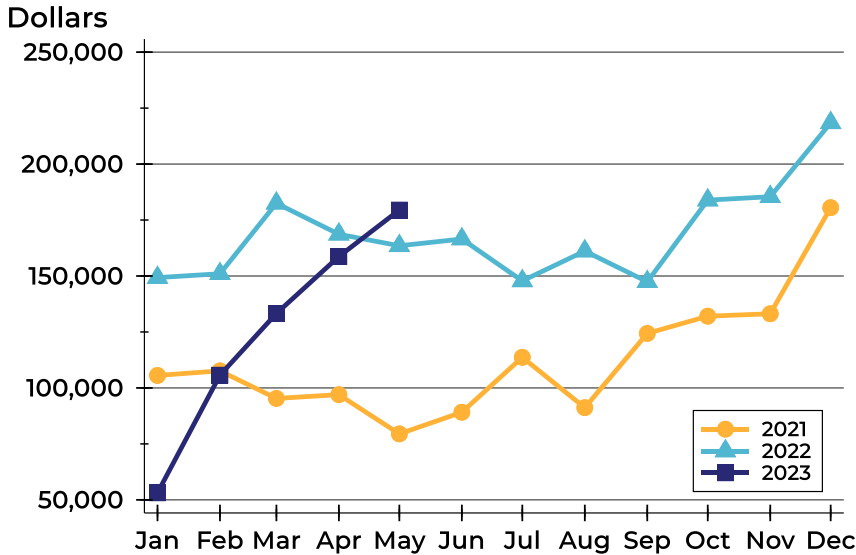
**May
2023**

Northeast Kansas MLS Statistics



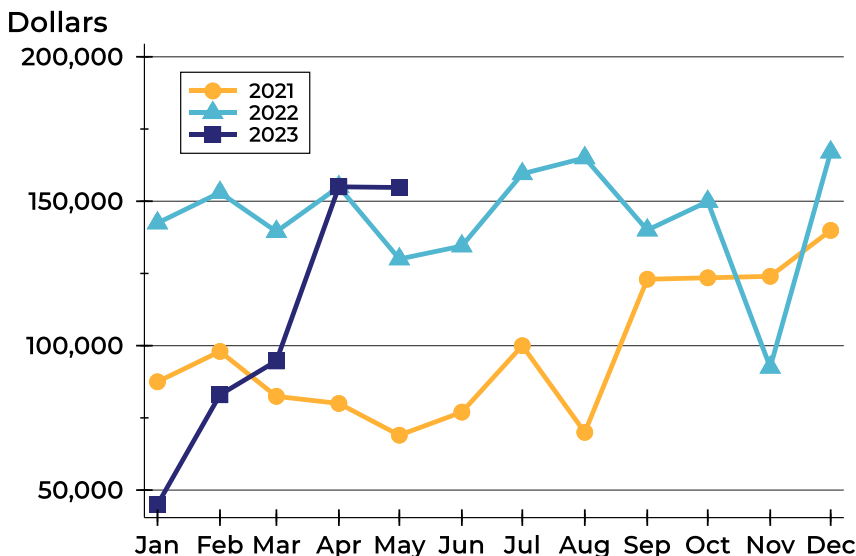
Northeast Kansas Pending Contracts Analysis

Average Price



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

Median Price

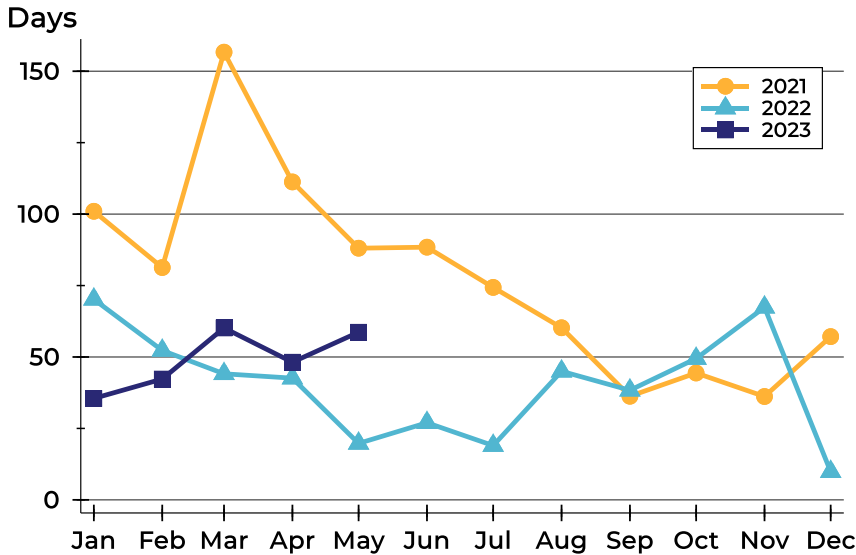


Month	2021	2022	2023
January	87,500	142,450	45,000
February	98,000	153,000	83,000
March	82,450	139,500	94,700
April	80,000	155,000	155,000
May	68,999	130,000	154,750
June	77,000	134,500	
July	100,000	159,500	
August	69,999	165,000	
September	123,000	140,000	
October	123,500	149,900	
November	124,000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



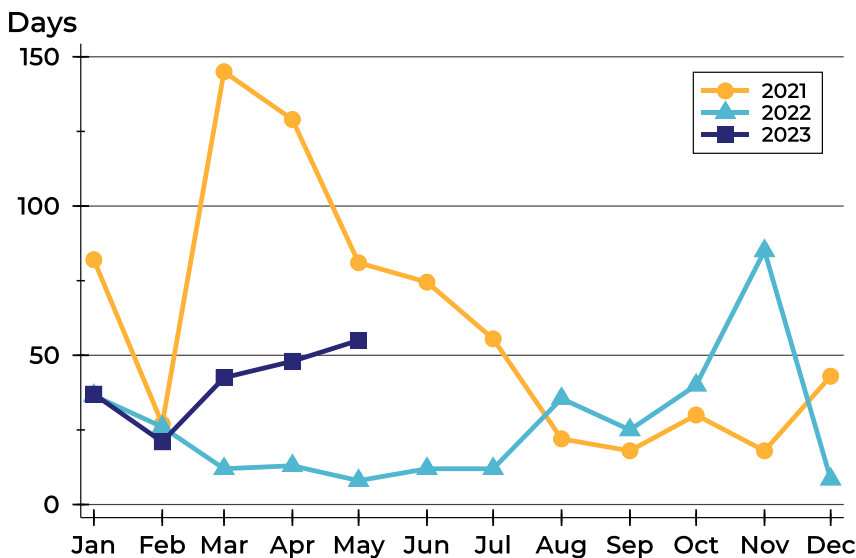
Northeast Kansas Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Northeast Kansas MLS Statistics



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in May

Total home sales in Brown County rose by 14.3% last month to 8 units, compared to 7 units in May 2022. Total sales volume was \$1.2 million, up 2.9% from a year earlier.

The median sale price in May was \$135,000, down from \$149,000 a year earlier. Homes that sold in May were typically on the market for 92 days and sold for 98.6% of their list prices.

Brown County Active Listings Up at End of May

The total number of active listings in Brown County at the end of May was 30 units, up from 13 at the same point in 2022. This represents a 5.0 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$128,500.

During May, a total of 8 contracts were written down from 9 in May 2022. At the end of the month, there were 9 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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Northeast Kansas MLS Statistics



Brown County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	8 14.3%	7 0.0%	7 133.3%	24 -31.4%	35 9.4%	32 -15.8%	
Active Listings Change from prior year	30 130.8%	13 -51.9%	27 -35.7%	N/A	N/A	N/A	
Months' Supply Change from prior year	5.0 163.2%	1.9 -44.1%	3.4 -30.6%	N/A	N/A	N/A	
New Listings Change from prior year	18 80.0%	10 -52.4%	21 75.0%	41 -12.8%	47 -6.0%	50 13.6%	
Contracts Written Change from prior year	8 -11.1%	9 125.0%	4 -71.4%	32 -22.0%	41 32.3%	31 -27.9%	
Pending Contracts Change from prior year	9 -18.2%	11 57.1%	7 -53.3%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	1,185 2.9%	1,152 27.7%	902 112.7%	2,591 -50.5%	5,234 86.9%	2,800 -20.3%	
Average	Sale Price Change from prior year	148,075 -10.0%	164,500 27.7%	128,857 -8.8%	107,963 -27.8%	149,543 70.9%	87,498 -5.3%
	List Price of Actives Change from prior year	125,867 -26.7%	171,769 124.0%	76,695 -27.8%	N/A	N/A	N/A
	Days on Market Change from prior year	80 90.5%	42 -53.8%	91 -26.0%	77 75.0%	44 -61.7%	115 -23.3%
	Percent of List Change from prior year	96.9% -2.7%	99.6% 7.2%	92.9% -1.2%	86.6% -10.1%	96.3% -0.6%	96.9% 4.0%
	Percent of Original Change from prior year	94.2% -5.4%	99.6% 8.3%	92.0% -2.1%	82.4% -12.5%	94.2% -1.6%	95.7% 10.6%
Median	Sale Price Change from prior year	135,000 -9.4%	149,000 10.4%	135,000 55.2%	96,000 -1.0%	97,000 30.4%	74,400 -4.9%
	List Price of Actives Change from prior year	128,500 -28.6%	180,000 300.0%	45,000 -45.6%	N/A	N/A	N/A
	Days on Market Change from prior year	92 736.4%	11 -84.5%	71 -51.4%	79 464.3%	14 -72.5%	51 -65.3%
	Percent of List Change from prior year	98.6% -1.4%	100.0% 3.0%	97.1% -2.1%	93.4% -3.7%	97.0% -1.7%	98.7% 2.4%
	Percent of Original Change from prior year	96.4% -3.6%	100.0% 3.4%	96.7% -2.5%	90.3% -6.5%	96.6% -0.3%	96.9% 13.1%

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



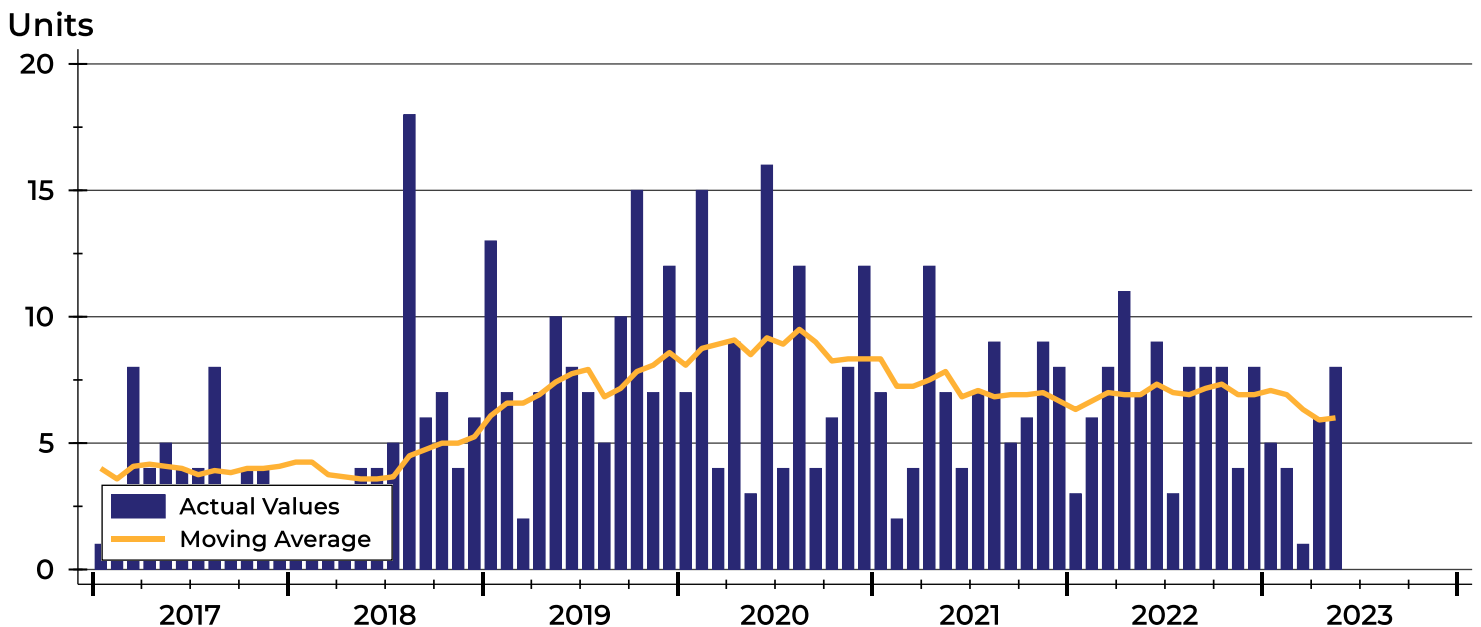
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		8	7	14.3%	24	35	-31.4%
Volume (1,000s)		1,185	1,152	2.9%	2,591	5,234	-50.5%
Months' Supply		5.0	1.9	163.2%	N/A	N/A	N/A
Average	Sale Price	148,075	164,500	-10.0%	107,963	149,543	-27.8%
	Days on Market	80	42	90.5%	77	44	75.0%
	Percent of List	96.9%	99.6%	-2.7%	86.6%	96.3%	-10.1%
	Percent of Original	94.2%	99.6%	-5.4%	82.4%	94.2%	-12.5%
Median	Sale Price	135,000	149,000	-9.4%	96,000	97,000	-1.0%
	Days on Market	92	11	736.4%	79	14	464.3%
	Percent of List	98.6%	100.0%	-1.4%	93.4%	97.0%	-3.7%
	Percent of Original	96.4%	100.0%	-3.6%	90.3%	96.6%	-6.5%

A total of 8 homes sold in Brown County in May, up from 7 units in May 2022. Total sales volume was essentially unchanged from the previous year's figure of \$1.2 million.

The median sales price in May was \$135,000, down 9.4% compared to the prior year. Median days on market was 92 days, down from 108 days in April, but up from 11 in May 2022.

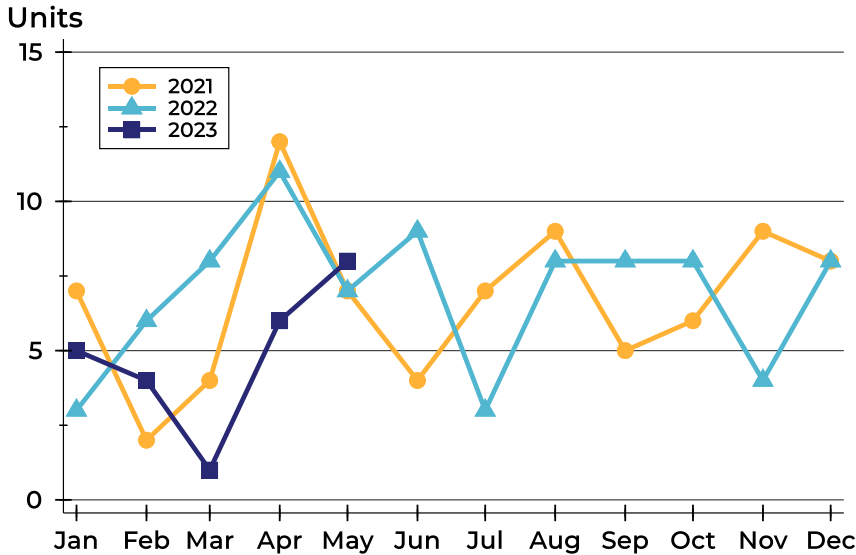
History of Closed Listings





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	6
May	7	7	8
June	4	9	4
July	7	3	7
August	9	8	8
September	5	8	8
October	6	8	8
November	9	4	8
December	8	8	8

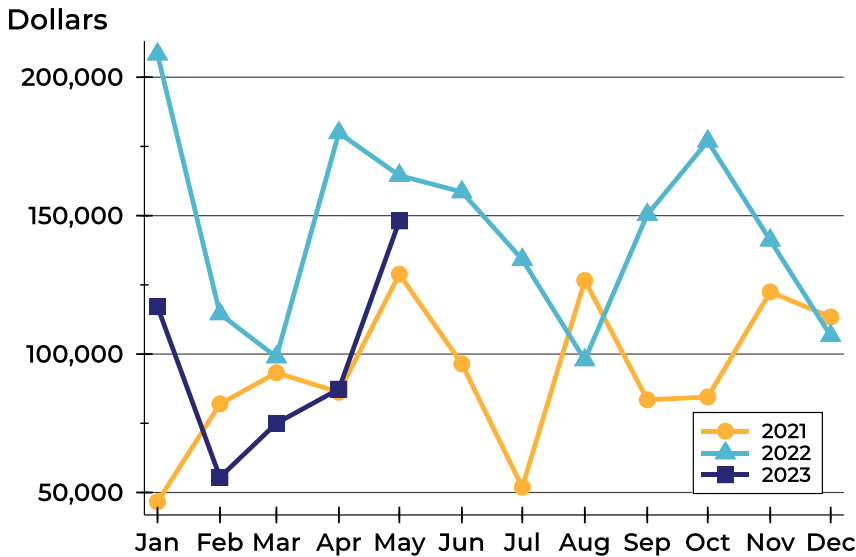
Closed Listings by Price Range

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	2	25.0%	3.7	86,950	86,950	78	78	91.2%	91.2%	91.2%	91.2%
\$100,000-\$124,999	2	25.0%	0.0	110,000	110,000	103	103	95.7%	95.7%	84.7%	84.7%
\$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	12.5%	4.8	160,000	160,000	7	7	103.2%	103.2%	103.2%	103.2%
\$175,000-\$199,999	1	12.5%	5.1	195,700	195,700	0	0	103.0%	103.0%	103.0%	103.0%
\$200,000-\$249,999	2	25.0%	7.2	217,500	217,500	137	137	97.7%	97.7%	97.7%	97.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



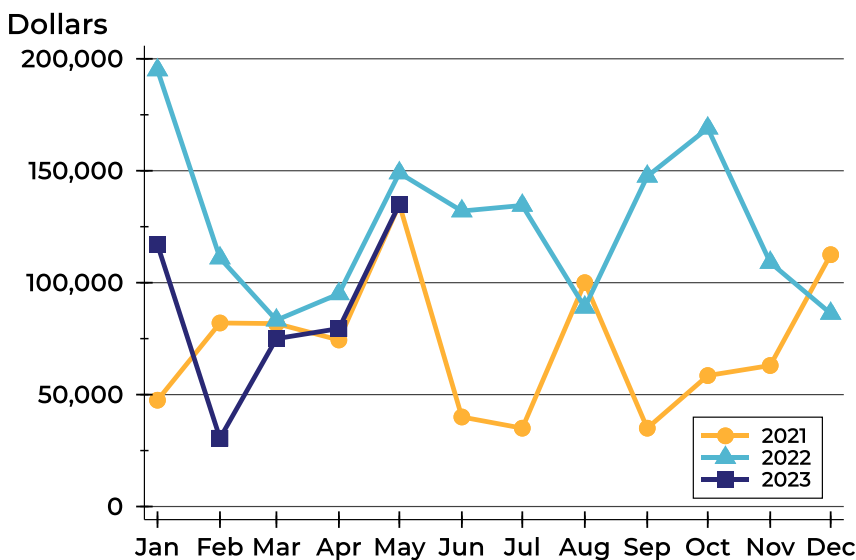
Brown County Closed Listings Analysis

Average Price



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

Median Price

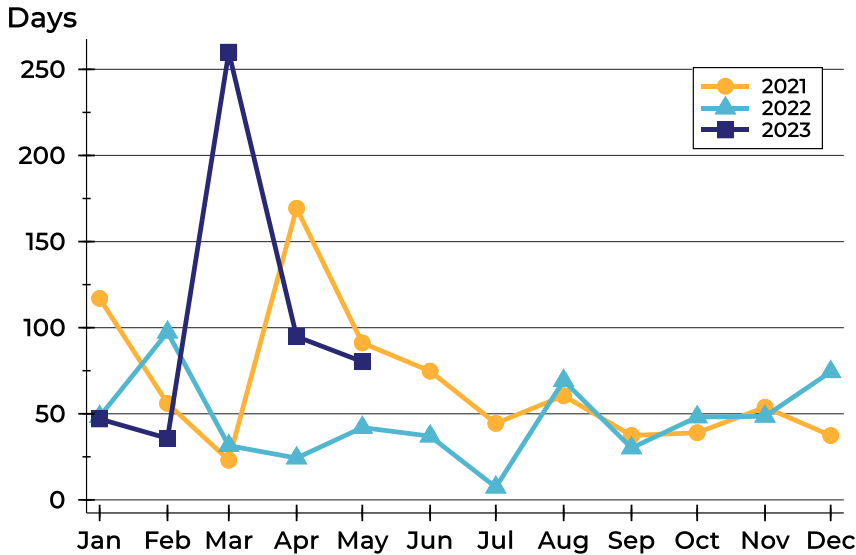


Month	2021	2022	2023
January	47,500	195,000	117,000
February	82,000	111,000	30,500
March	81,725	83,250	75,000
April	74,400	95,000	79,500
May	135,000	149,000	135,000
June	40,000	132,000	
July	35,000	134,500	
August	100,000	89,000	
September	35,000	147,500	
October	58,500	169,000	
November	63,000	109,000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



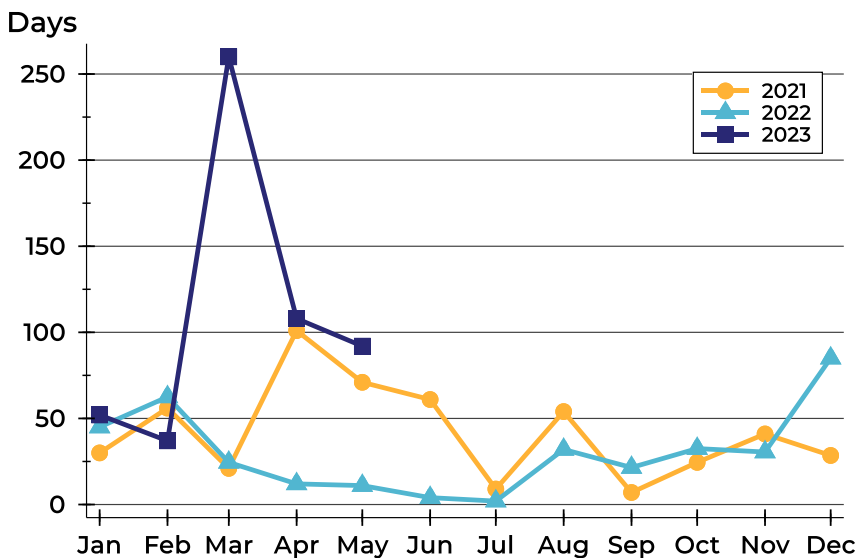
Brown County Closed Listings Analysis

Average DOM



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

Median DOM



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



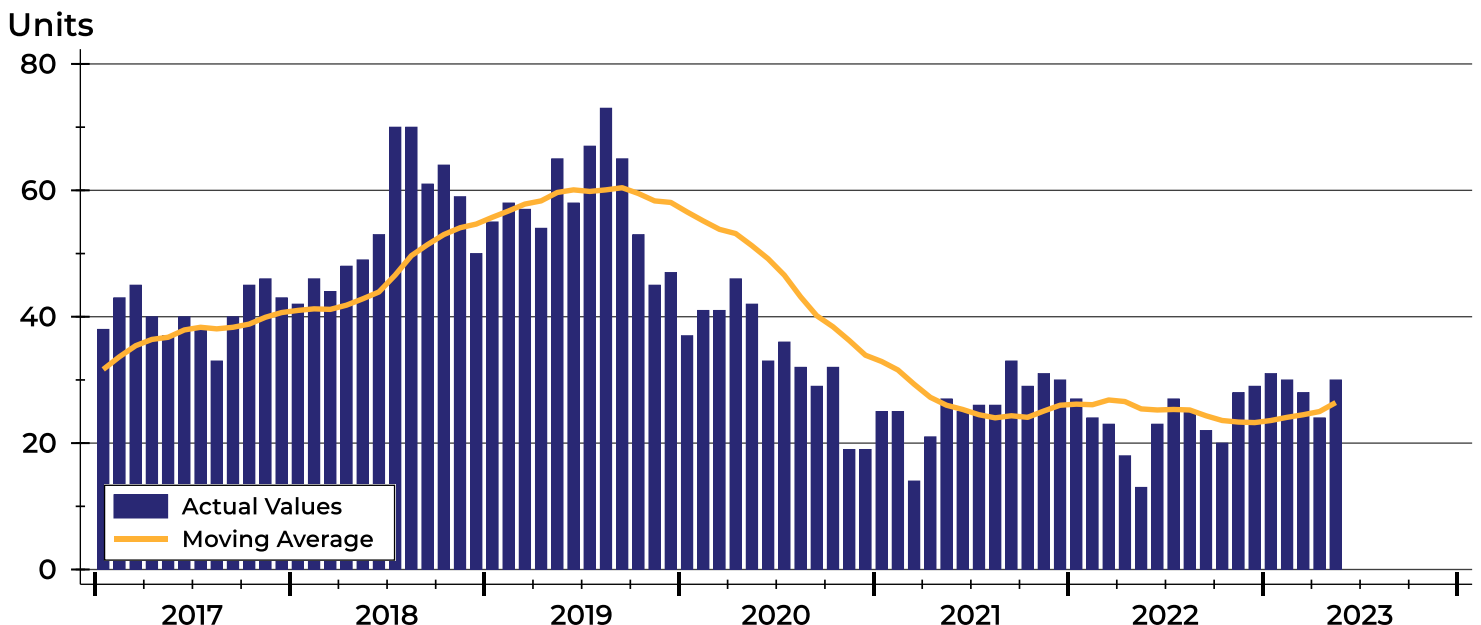
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		30	13	130.8%
Volume (1,000s)		3,776	2,233	69.1%
Months' Supply		5.0	1.9	163.2%
Average	List Price	125,867	171,769	-26.7%
	Days on Market	86	122	-29.5%
	Percent of Original	99.8%	97.8%	2.0%
Median	List Price	128,500	180,000	-28.6%
	Days on Market	37	70	-47.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in Brown County at the end of May. This represents a 5.0 months' supply of active listings.

The median list price of homes on the market at the end of May was \$128,500, down 28.6% from 2022. The typical time on market for active listings was 37 days, down from 70 days a year earlier.

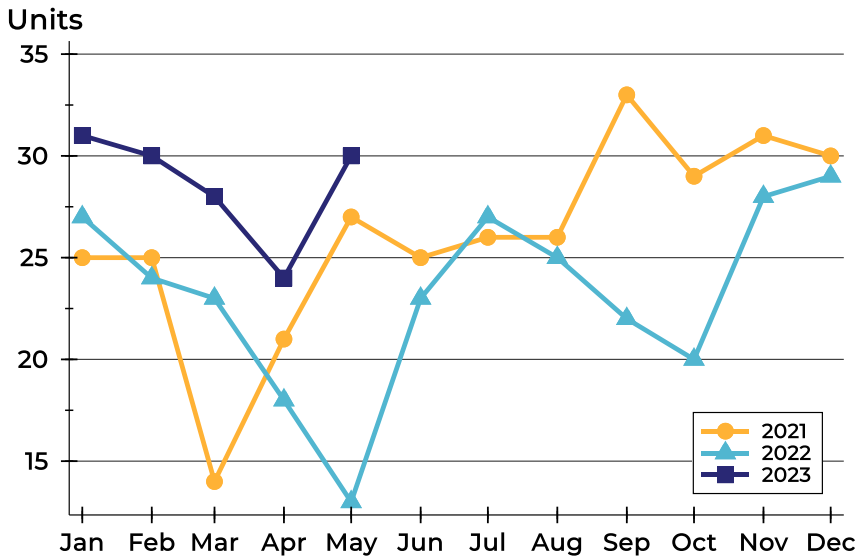
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	25	27	31
February	25	24	30
March	14	23	28
April	21	18	24
May	27	13	30
June	25	23	
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	1	3.3%	N/A	23,000	23,000	19	19	76.9%	76.9%
\$25,000-\$49,999	5	16.7%	N/A	35,900	35,000	28	26	100.0%	100.0%
\$50,000-\$99,999	8	26.7%	3.7	70,850	68,500	128	126	92.8%	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	6	20.0%	N/A	135,967	136,950	53	40	98.9%	100.0%
\$150,000-\$174,999	2	6.7%	4.8	157,450	157,450	91	91	100.0%	100.0%
\$175,000-\$199,999	3	10.0%	5.1	185,667	187,000	78	29	98.1%	100.0%
\$200,000-\$249,999	3	10.0%	7.2	223,000	225,000	211	140	100.0%	100.0%
\$250,000-\$299,999	1	3.3%	N/A	275,000	275,000	23	23	100.0%	100.0%
\$300,000-\$399,999	1	3.3%	N/A	375,000	375,000	10	10	186.8%	186.8%
\$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



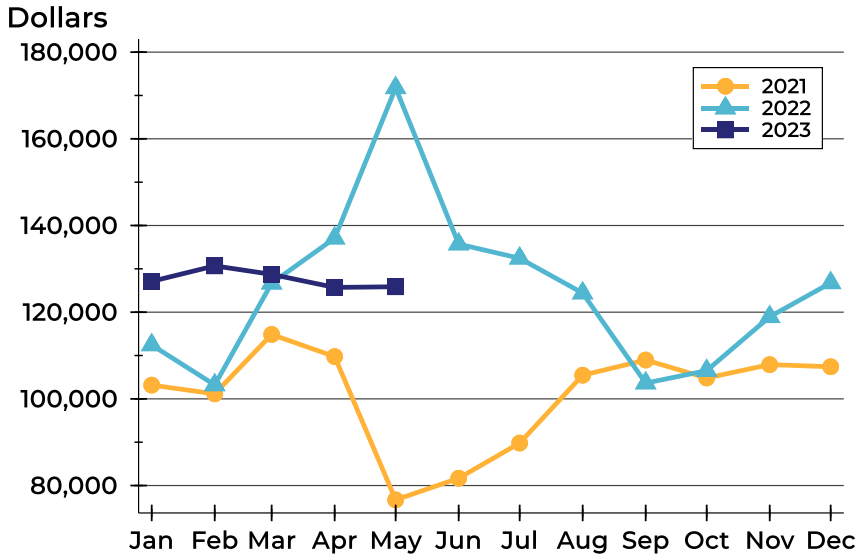
**May
2023**

Northeast Kansas MLS Statistics



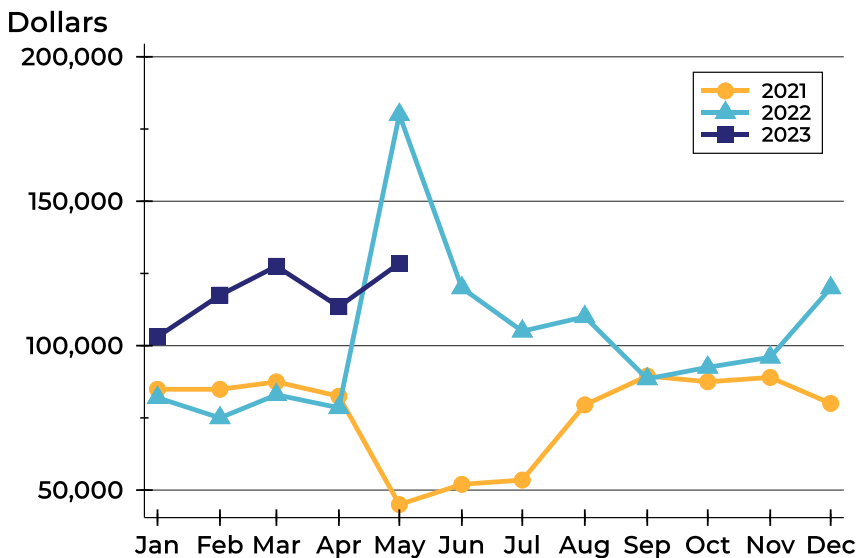
Brown County Active Listings Analysis

Average Price



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

Median Price

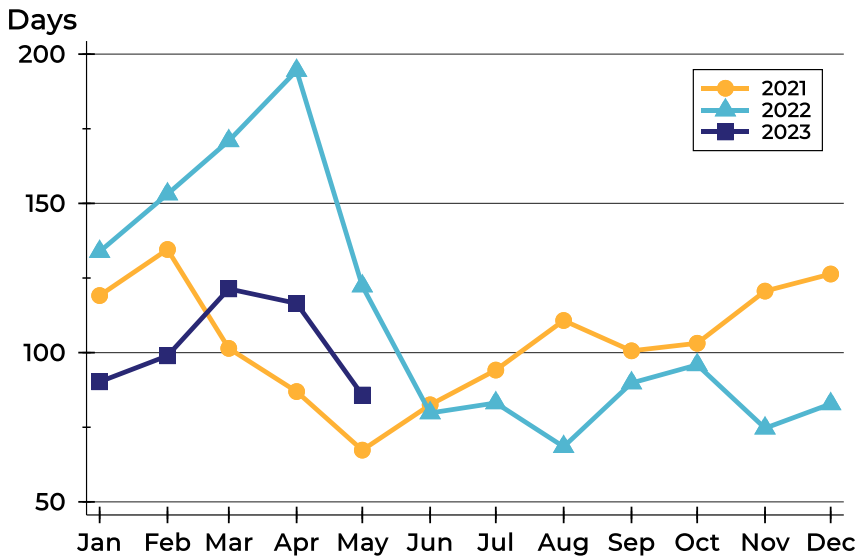


Month	2021	2022	2023
January	84,900	82,000	103,075
February	84,900	75,000	117,500
March	87,450	83,000	127,500
April	82,500	78,500	113,500
May	45,000	180,000	128,500
June	52,000	120,000	
July	53,484	105,000	
August	79,500	110,000	
September	89,500	88,500	
October	87,500	92,500	
November	89,000	96,000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



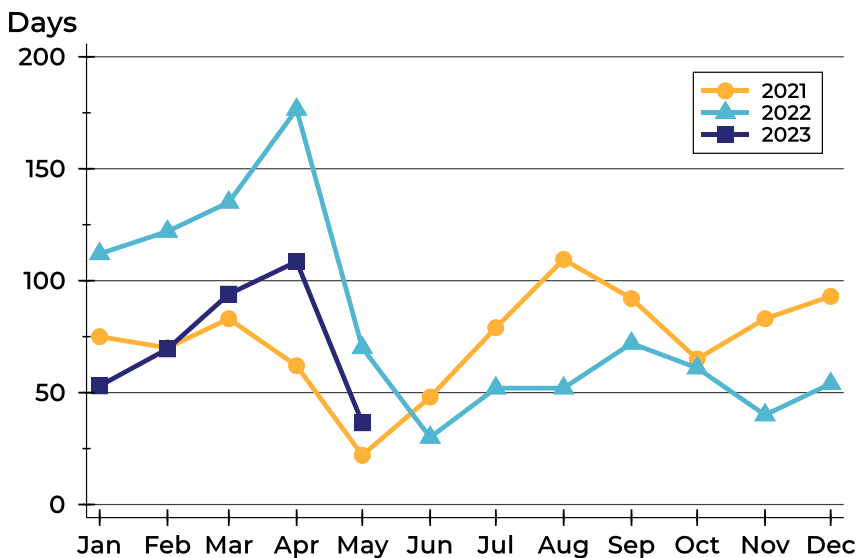
Brown County Active Listings Analysis

Average DOM



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

Median DOM

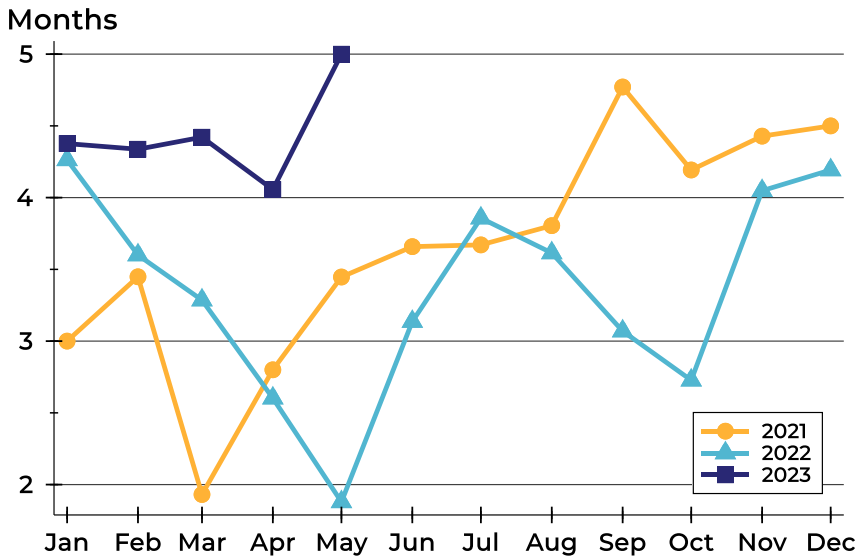


Month	2021	2022	2023
January	75	112	53
February	70	122	70
March	83	135	94
April	62	177	109
May	22	70	37
June	48	30	
July	79	52	
August	110	52	
September	92	72	
October	65	61	
November	83	40	
December	93	54	



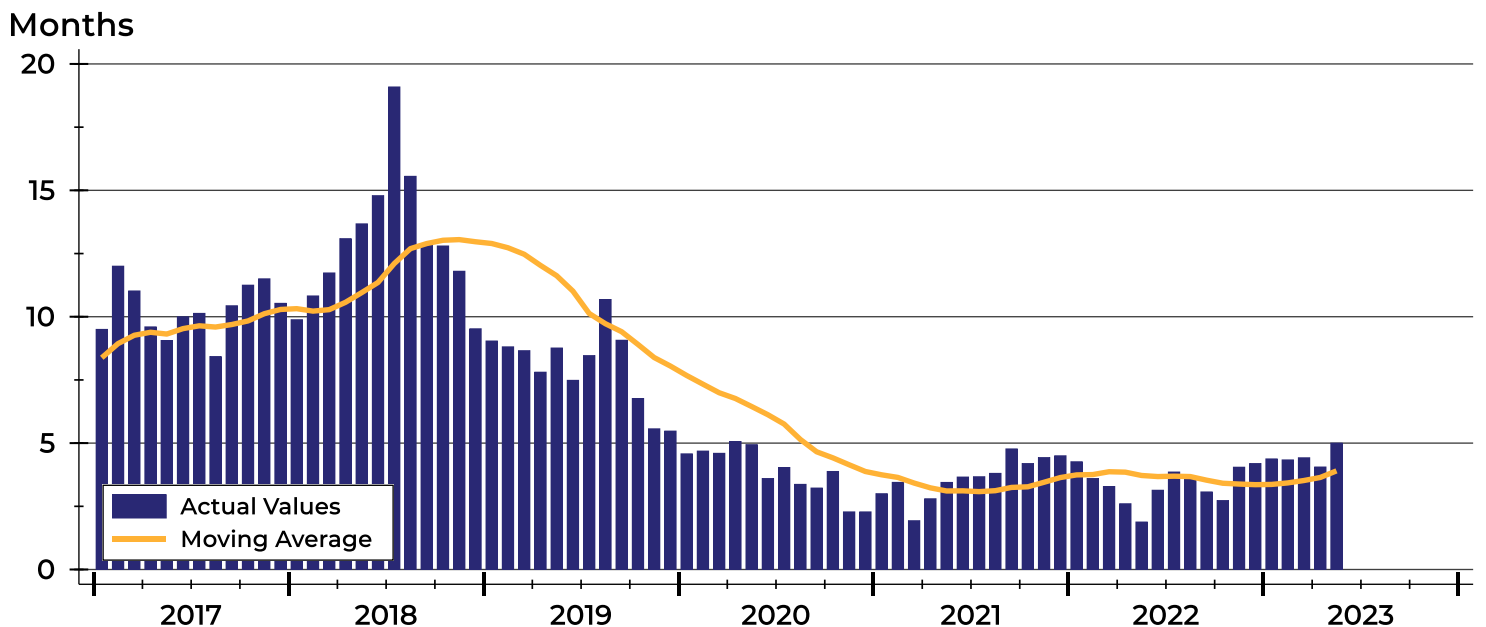
Brown County Months' Supply Analysis

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	4.1
May	3.4	1.9	5.0
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





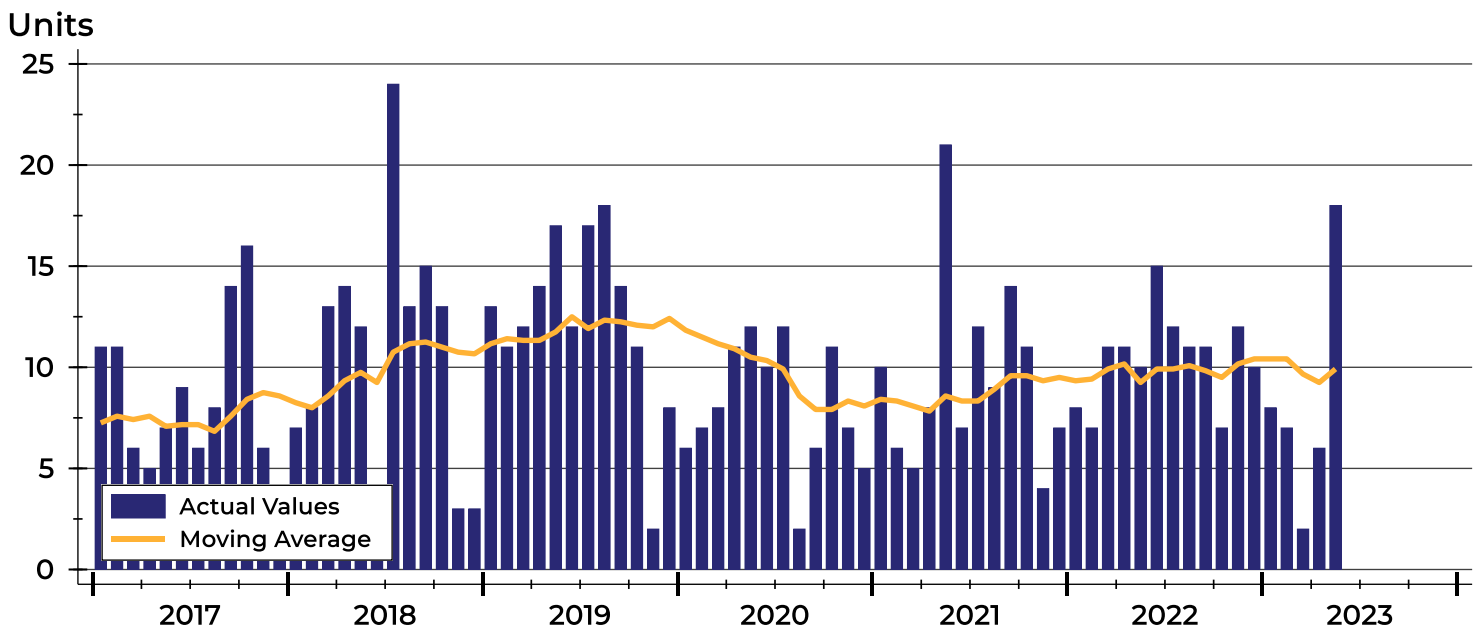
Brown County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	18	10	80.0%
	Volume (1,000s)	3,062	967	216.6%
	Average List Price	170,128	96,700	75.9%
	Median List Price	140,950	108,000	30.5%
Year-to-Date	New Listings	41	47	-12.8%
	Volume (1,000s)	5,556	6,904	-19.5%
	Average List Price	135,507	146,889	-7.7%
	Median List Price	127,000	125,000	1.6%

A total of 18 new listings were added in Brown County during May, up 80.0% from the same month in 2022. Year-to-date Brown County has seen 41 new listings.

The median list price of these homes was \$140,950 up from \$108,000 in 2022.

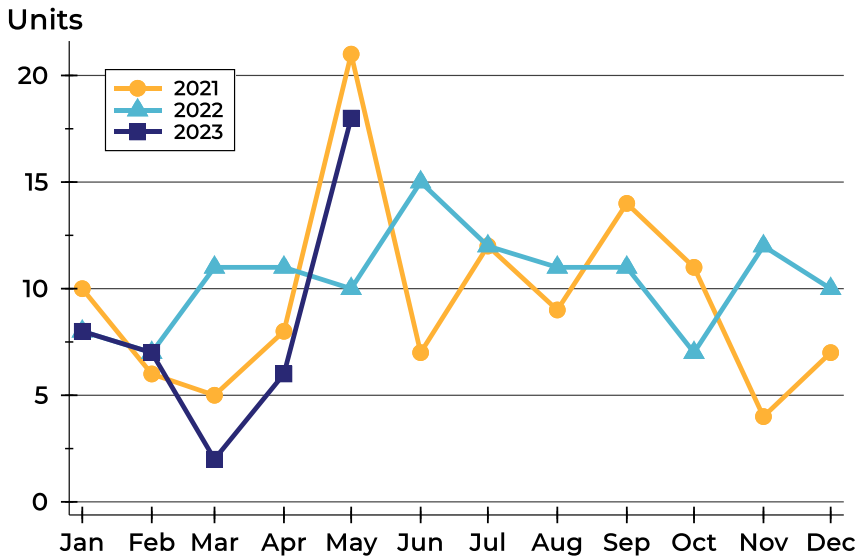
History of New Listings





Brown County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	10	8	8
February	6	7	7
March	5	11	2
April	8	11	6
May	21	10	18
June	7	15	
July	12	12	
August	9	11	
September	14	11	
October	11	7	
November	4	12	
December	7	10	

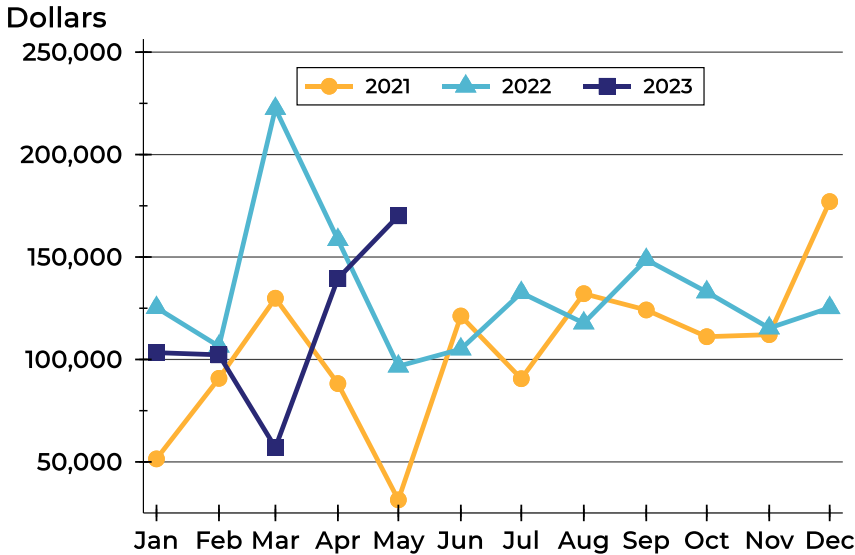
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	5.6%	23,000	23,000	25	25	76.9%	76.9%
\$25,000-\$49,999	4	22.2%	33,625	35,000	26	26	100.0%	100.0%
\$50,000-\$99,999	1	5.6%	80,000	80,000	29	29	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	4	22.2%	134,225	133,450	18	14	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	11.1%	185,000	185,000	20	20	100.0%	100.0%
\$200,000-\$249,999	1	5.6%	219,000	219,000	27	27	100.0%	100.0%
\$250,000-\$299,999	1	5.6%	275,000	275,000	23	23	100.0%	100.0%
\$300,000-\$399,999	4	22.2%	355,975	349,700	6	3	121.7%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



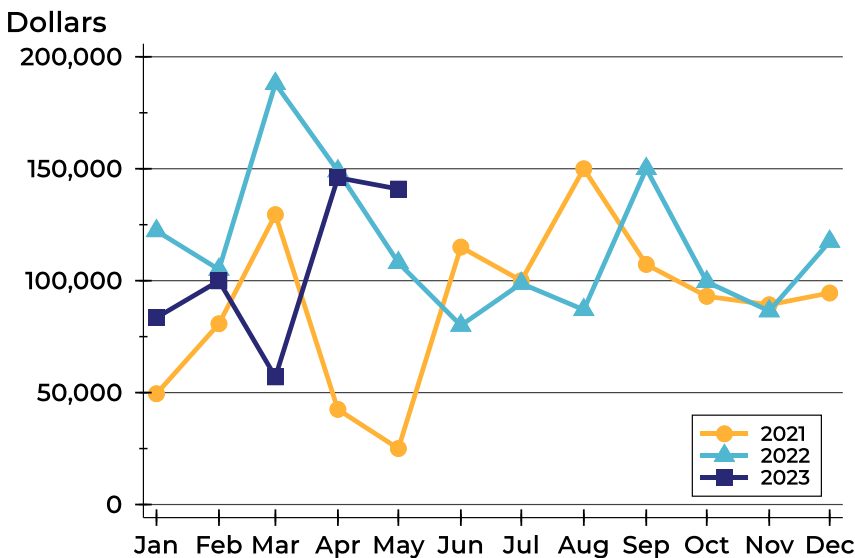
Brown County New Listings Analysis

Average Price



Month	2021	2022	2023
January	51,480	125,250	103,338
February	90,800	106,429	102,271
March	129,900	222,445	57,000
April	88,250	158,445	139,483
May	31,474	96,700	170,128
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	115,325	
December	177,057	125,220	

Median Price



Month	2021	2022	2023
January	49,500	122,250	83,500
February	80,750	105,000	99,900
March	129,500	188,000	57,000
April	42,500	149,000	146,000
May	25,000	108,000	140,950
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	



**May
2023**

Northeast Kansas MLS Statistics



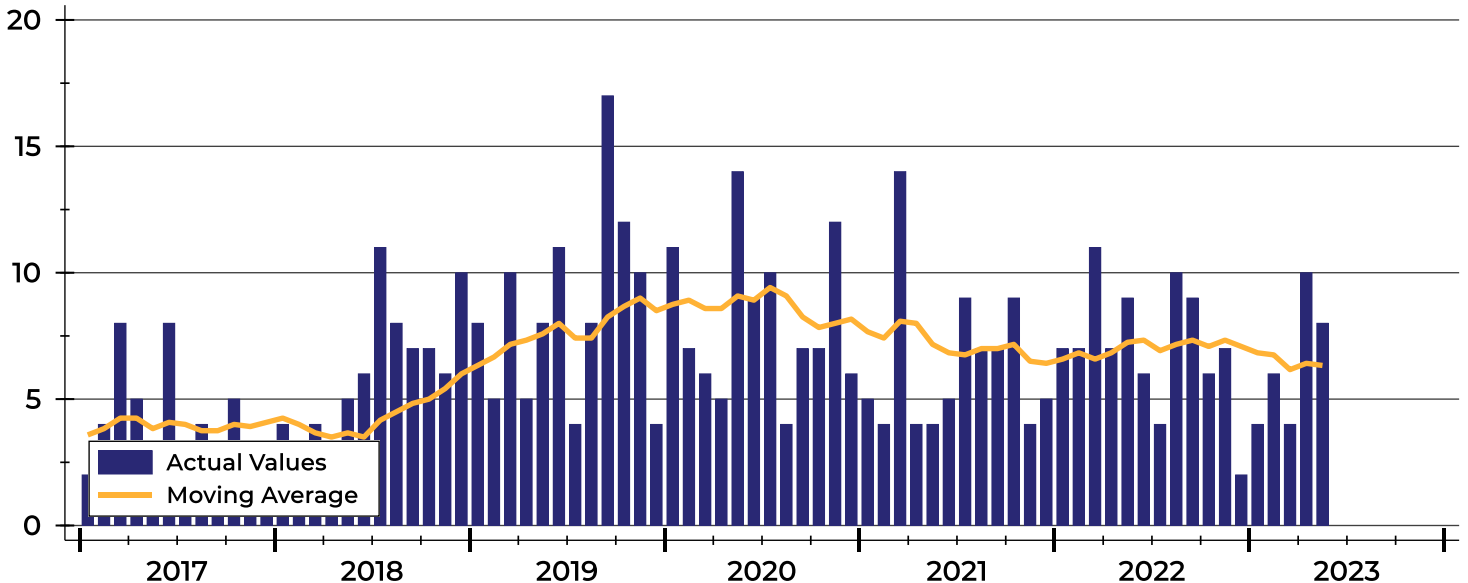
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		8	9	-11.1%	32	41	-22.0%
Volume (1,000s)		1,835	1,219	50.5%	4,414	6,049	-27.0%
Average	Sale Price	229,350	135,433	69.3%	137,934	147,534	-6.5%
	Days on Market	56	39	43.6%	75	43	74.4%
	Percent of Original	99.4%	97.9%	1.5%	86.4%	95.9%	-9.9%
Median	Sale Price	222,500	125,000	78.0%	110,000	120,000	-8.3%
	Days on Market	32	3	966.7%	69	12	475.0%
	Percent of Original	100.0%	101.5%	-1.5%	96.2%	97.6%	-1.4%

A total of 8 contracts for sale were written in Brown County during the month of May, down from 9 in 2022. The median list price of these homes was \$222,500, up from \$125,000 the prior year. Half of the homes that went under contract in May were on the market less than 32 days, compared to 3 days in May 2022.

History of Contracts Written

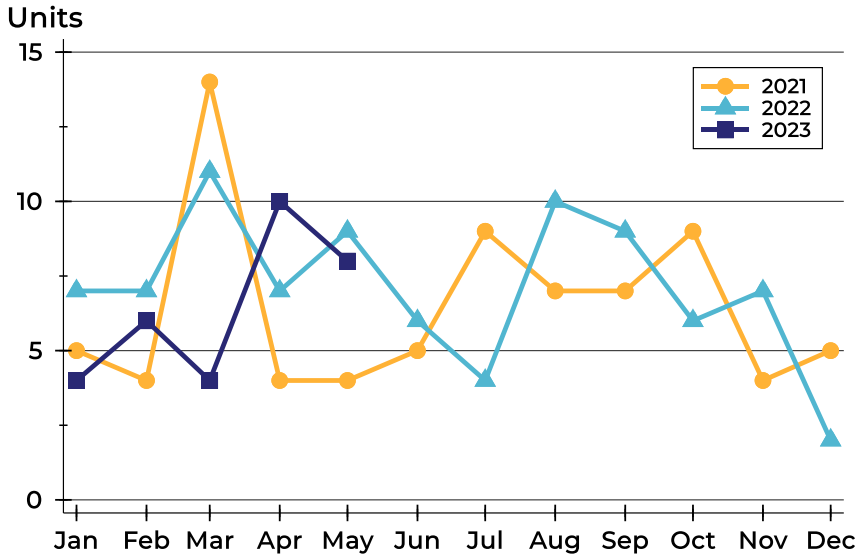
Units





Brown County Contracts Written Analysis

Contracts Written by Month



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

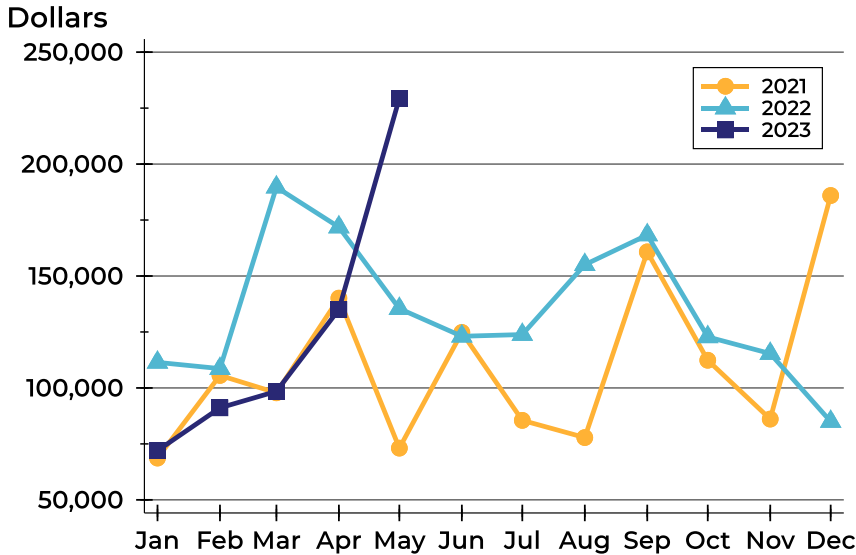
Contracts Written by Price Range

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	1	12.5%	69,000	69,000	54	54	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	25.0%	135,950	135,950	56	56	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	25.0%	222,500	222,500	137	137	97.7%	97.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	37.5%	349,633	349,500	3	3	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



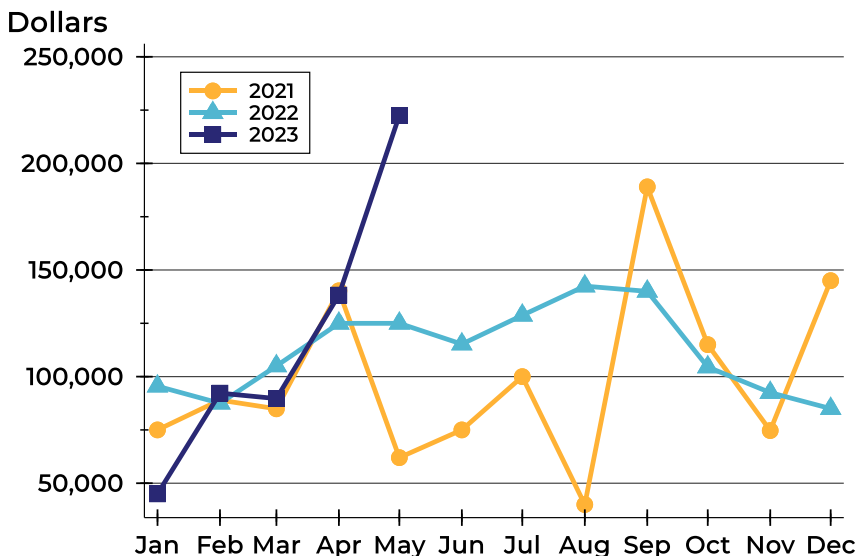
Brown County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	68,680	111,429	72,000
February	105,600	108,643	91,117
March	97,829	189,682	98,475
April	140,125	171,857	135,050
May	73,125	135,433	229,350
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

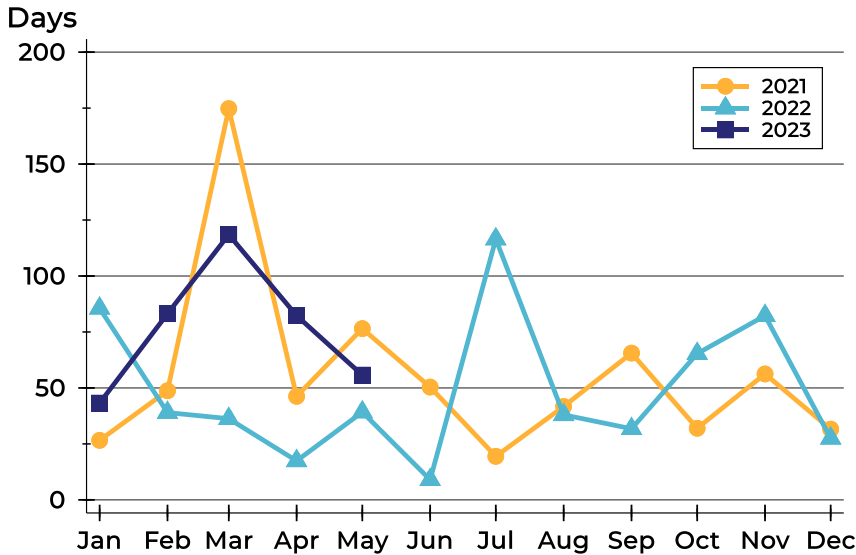


Month	2021	2022	2023
January	75,000	95,500	45,000
February	89,000	87,500	92,250
March	84,900	105,000	89,700
April	140,250	125,000	138,250
May	62,000	125,000	222,500
June	75,000	115,250	
July	100,000	128,750	
August	40,000	142,450	
September	189,000	140,000	
October	115,000	104,500	
November	74,700	92,500	
December	145,000	84,998	



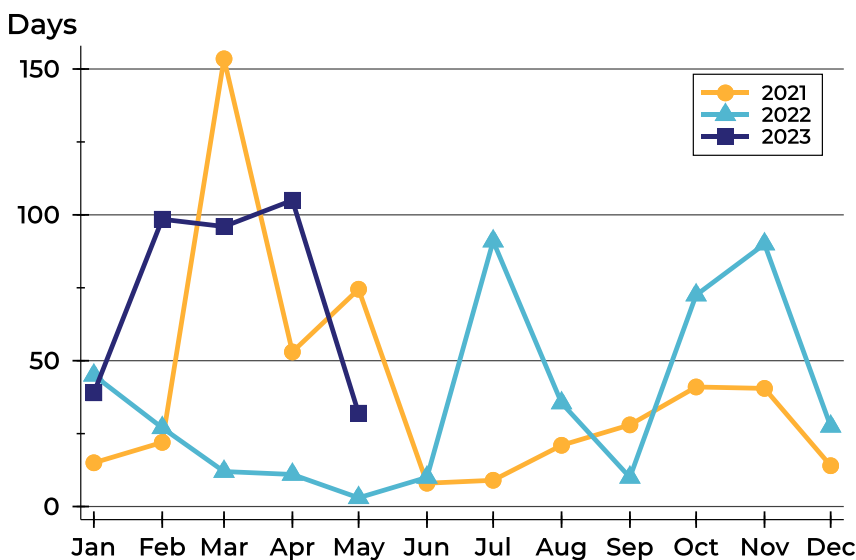
Brown County Contracts Written Analysis

Average DOM



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

Median DOM



Month	2021	2022	2023
January	15	45	39
February	22	27	99
March	154	12	96
April	53	11	105
May	75	3	32
June	8	10	
July	9	91	
August	21	36	
September	28	10	
October	41	73	
November	41	90	
December	14	28	



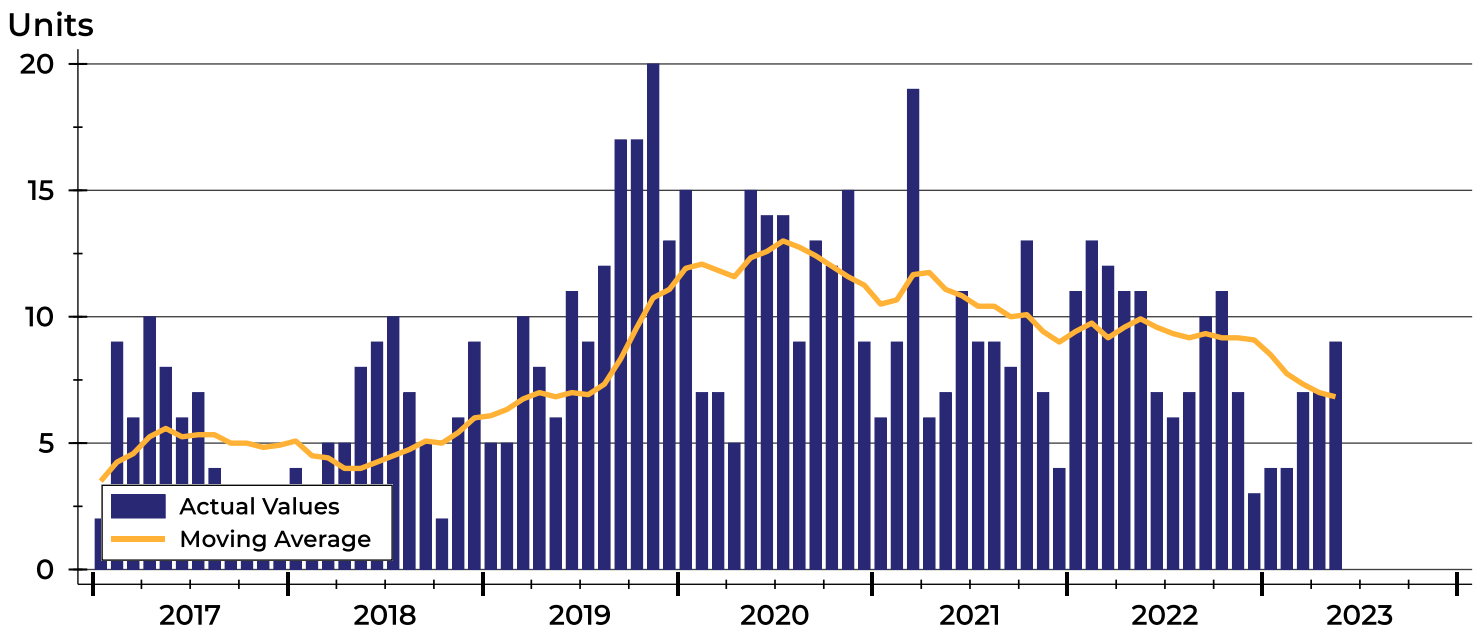
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		9	11	-18.2%
Volume (1,000s)		1,674	1,489	12.4%
Average	List Price	186,044	135,400	37.4%
	Days on Market	49	18	172.2%
	Percent of Original	95.8%	99.4%	-3.6%
Median	List Price	135,000	125,000	8.0%
	Days on Market	54	4	1250.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Brown County had contracts pending at the end of May, down from 11 contracts pending at the end of May 2022.

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

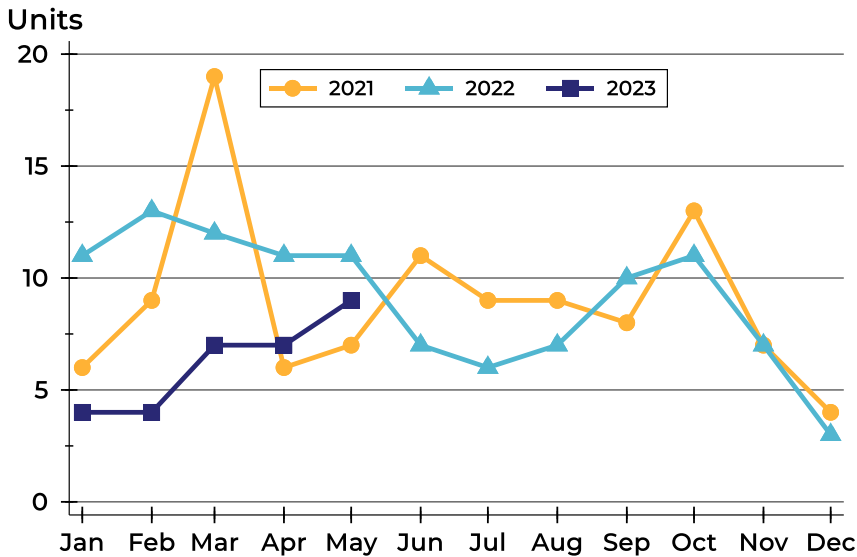
History of Pending Contracts





Brown County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	11.1%	38,000	38,000	58	58	71.7%	71.7%
\$50,000-\$99,999	2	22.2%	76,750	76,750	32	32	100.0%	100.0%
\$100,000-\$124,999	1	11.1%	120,000	120,000	56	56	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	135,000	135,000	101	101	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	11.1%	179,000	179,000	156	156	90.4%	90.4%
\$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	3	33.3%	349,633	349,500	3	3	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



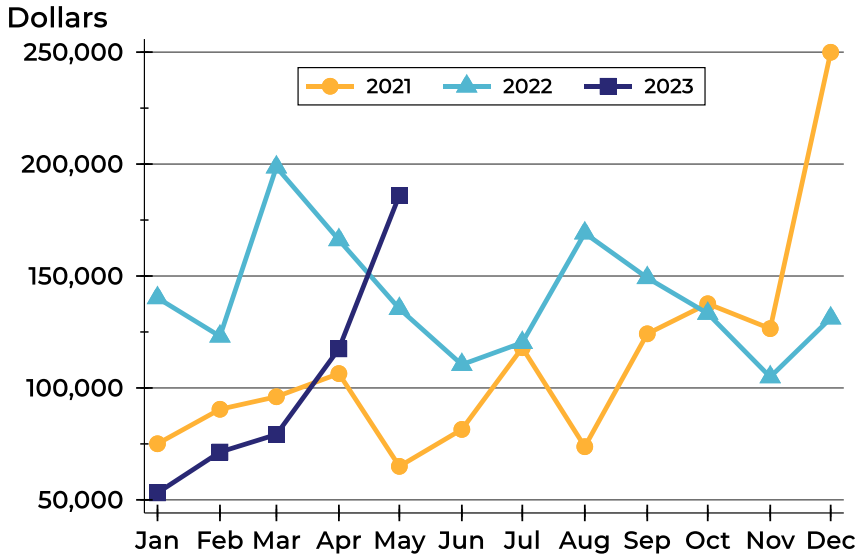
**May
2023**

Northeast Kansas MLS Statistics



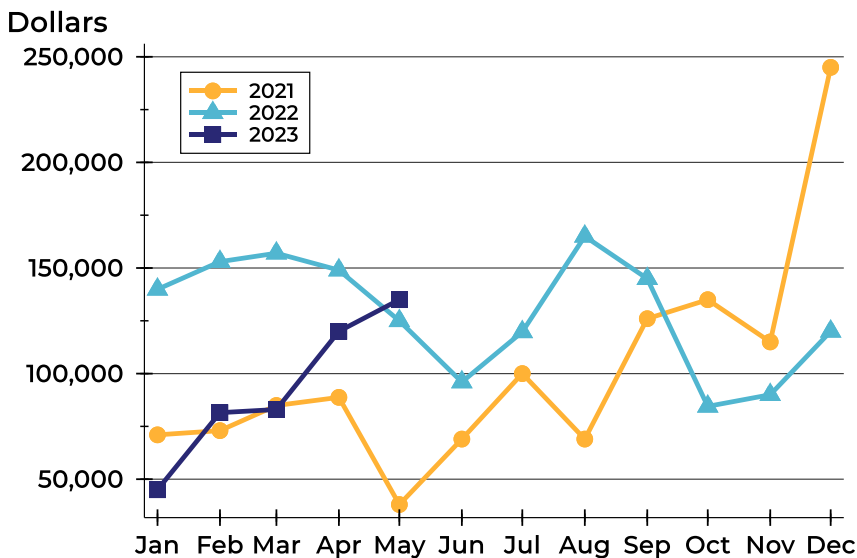
Brown County Pending Contracts Analysis

Average Price



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

Median Price

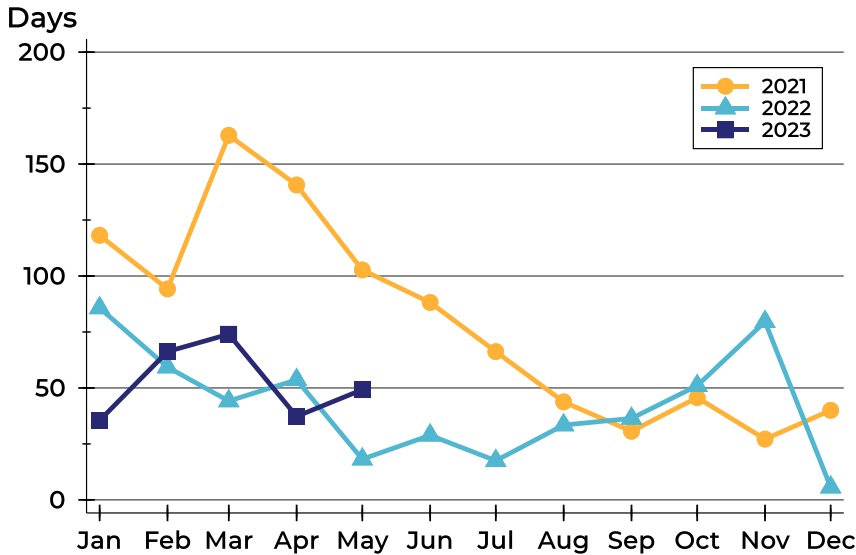


Month	2021	2022	2023
January	71,000	139,900	45,000
February	73,000	153,000	81,500
March	84,900	157,000	83,000
April	88,750	149,000	120,000
May	38,000	125,000	135,000
June	68,999	96,000	
July	100,000	119,750	
August	68,999	165,000	
September	126,000	144,950	
October	135,000	84,500	
November	115,000	90,000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



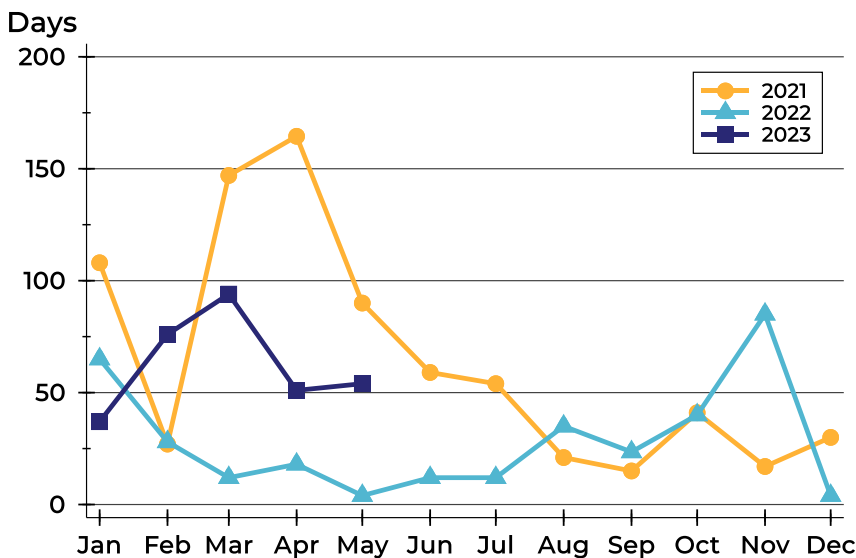
Brown County Pending Contracts Analysis

Average DOM



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

Median DOM



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



**May
2023**

Northeast Kansas MLS Statistics



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in May

Total home sales in Nemaha County rose by 50.0% last month to 3 units, compared to 2 units in May 2022. Total sales volume was \$0.6 million, up 201.0% from a year earlier.

The median sale price in May was \$198,000, up from \$99,000 a year earlier. Homes that sold in May were typically on the market for 48 days and sold for 89.1% of their list prices.

Nemaha County Active Listings Up at End of May

The total number of active listings in Nemaha County at the end of May was 9 units, up from 5 at the same point in 2022. This represents a 3.1 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$160,000.

There were 3 contracts written in May 2023 and 2022, showing no change over the year. At the end of the month, there were 3 contracts still pending.

Report Contents

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

Contact Information

Linda Briden, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
Linda@SunflowerRealtors.com
www.SunflowerRealtors.com



**May
2023**

Northeast Kansas MLS Statistics



Nemaha County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		3	2	1	16	13	9
Change from prior year		50.0%	100.0%	N/A	23.1%	44.4%	-10.0%
Active Listings		9	5	7	N/A	N/A	N/A
Change from prior year		80.0%	-28.6%	-36.4%			
Months' Supply		3.1	1.5	2.9	N/A	N/A	N/A
Change from prior year		106.7%	-48.3%	-49.1%			
New Listings		4	1	1	19	22	14
Change from prior year		300.0%	0.0%	-80.0%	-13.6%	57.1%	7.7%
Contracts Written		3	3	4	14	16	13
Change from prior year		0.0%	-25.0%	N/A	-12.5%	23.1%	44.4%
Pending Contracts		3	6	6	N/A	N/A	N/A
Change from prior year		-50.0%	0.0%	N/A			
Sales Volume (1,000s)		596	198	97	3,333	1,813	1,448
Change from prior year		201.0%	104.1%	N/A	83.8%	25.2%	43.7%
Average	Sale Price	198,667	99,000	97,000	208,281	139,462	160,889
	Change from prior year	100.7%	2.1%	N/A	49.3%	-13.3%	59.6%
	List Price of Actives	174,800	269,980	111,157	N/A	N/A	N/A
	Change from prior year	-35.3%	142.9%	-33.0%			
	Days on Market	96	10	13	37	21	39
Change from prior year	860.0%	-23.1%	N/A	76.2%	-46.2%	-81.9%	
Percent of List	87.0%	97.3%	105.4%	95.0%	93.2%	98.3%	
Change from prior year	-10.6%	-7.7%	N/A	1.9%	-5.2%	4.2%	
Percent of Original	82.5%	97.3%	105.4%	93.8%	90.5%	98.0%	
Change from prior year	-15.2%	-7.7%	N/A	3.6%	-7.7%	15.8%	
Median	Sale Price	198,000	99,000	97,000	180,000	112,000	150,500
	Change from prior year	100.0%	2.1%	N/A	60.7%	-25.6%	48.3%
	List Price of Actives	160,000	300,000	99,000	N/A	N/A	N/A
	Change from prior year	-46.7%	203.0%	-17.5%			
	Days on Market	48	10	13	13	10	13
Change from prior year	380.0%	-23.1%	N/A	30.0%	-23.1%	-93.3%	
Percent of List	89.1%	97.3%	105.4%	94.2%	94.6%	96.6%	
Change from prior year	-8.4%	-7.7%	N/A	-0.4%	-2.1%	-0.1%	
Percent of Original	79.5%	97.3%	105.4%	94.2%	94.5%	95.5%	
Change from prior year	-18.3%	-7.7%	N/A	-0.3%	-1.0%	8.2%	

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



Nemaha County Closed Listings Analysis

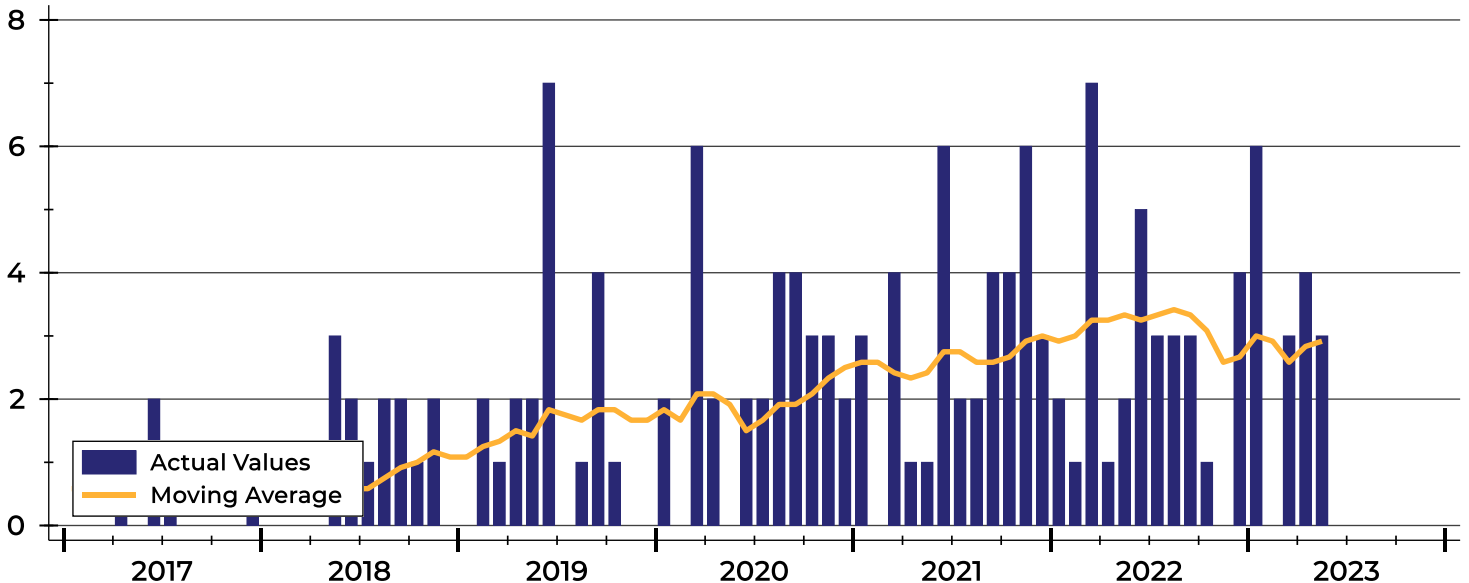
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		3	2	50.0%	16	13	23.1%
Volume (1,000s)		596	198	201.0%	3,333	1,813	83.8%
Months' Supply		3.1	1.5	106.7%	N/A	N/A	N/A
Average	Sale Price	198,667	99,000	100.7%	208,281	139,462	49.3%
	Days on Market	96	10	860.0%	37	21	76.2%
	Percent of List	87.0%	97.3%	-10.6%	95.0%	93.2%	1.9%
	Percent of Original	82.5%	97.3%	-15.2%	93.8%	90.5%	3.6%
Median	Sale Price	198,000	99,000	100.0%	180,000	112,000	60.7%
	Days on Market	48	10	380.0%	13	10	30.0%
	Percent of List	89.1%	97.3%	-8.4%	94.2%	94.6%	-0.4%
	Percent of Original	79.5%	97.3%	-18.3%	94.2%	94.5%	-0.3%

A total of 3 homes sold in Nemaha County in May, up from 2 units in May 2022. Total sales volume rose to \$0.6 million compared to \$0.2 million in the previous year.

The median sales price in May was \$198,000, up 100.0% compared to the prior year. Median days on market was 48 days, up from 6 days in April, and up from 10 in May 2022.

History of Closed Listings

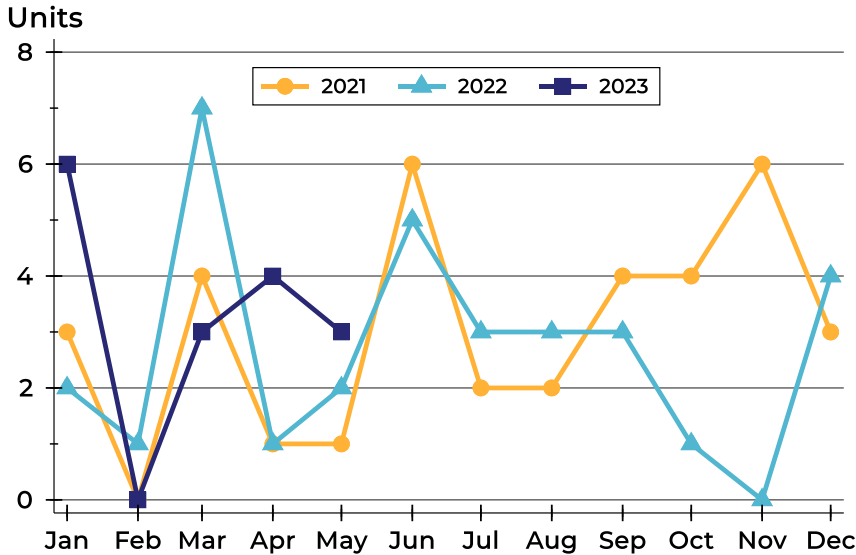
Units





Nemaha County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	3	2	6
February	0	1	0
March	4	7	3
April	1	1	4
May	1	2	3
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

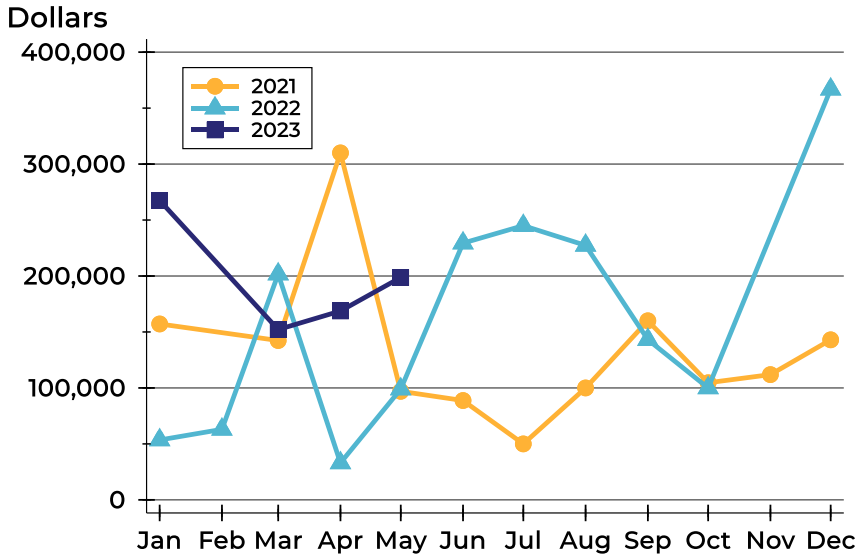
Closed Listings by Price Range

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	1	33.3%	0.0	98,000	98,000	212	212	89.1%	89.1%	78.4%	78.4%
\$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	1	33.3%	0.0	198,000	198,000	27	27	79.5%	79.5%	79.5%	79.5%
\$200,000-\$249,999	0	0.0%	4.0	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	1	33.3%	0.0	300,000	300,000	48	48	92.3%	92.3%	89.6%	89.6%
\$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



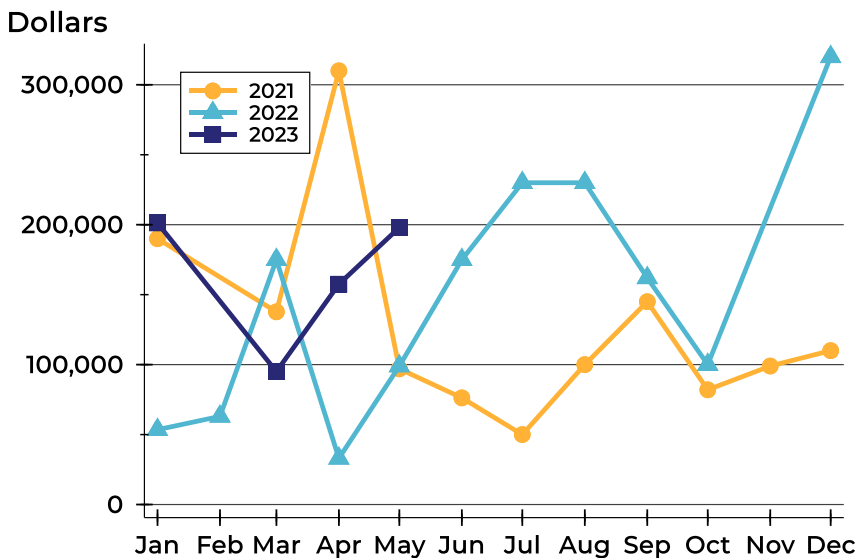
Nemaha County Closed Listings Analysis

Average Price



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

Median Price

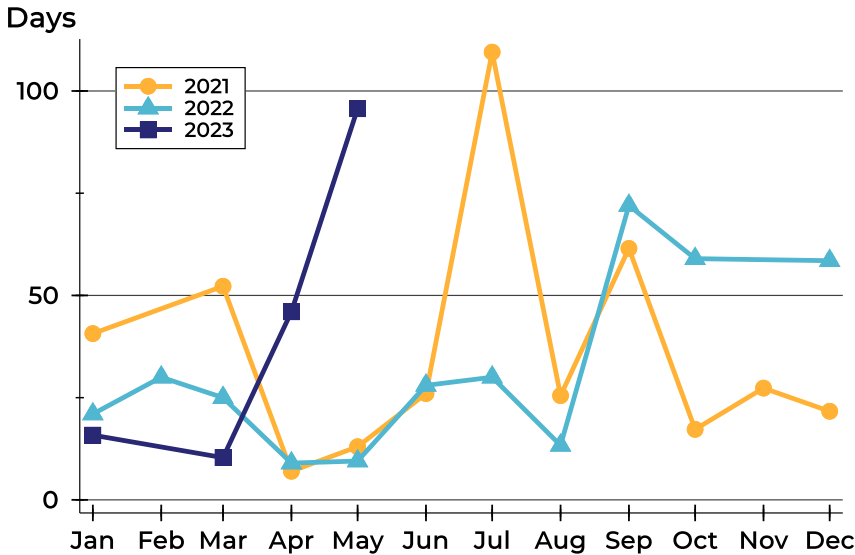


Month	2021	2022	2023
January	190,000	53,500	201,250
February	N/A	63,000	N/A
March	137,750	175,000	95,000
April	310,000	33,000	157,500
May	97,000	99,000	198,000
June	76,250	175,000	
July	50,000	230,000	
August	100,000	230,000	
September	145,000	162,000	
October	82,000	100,000	
November	99,000	N/A	
December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



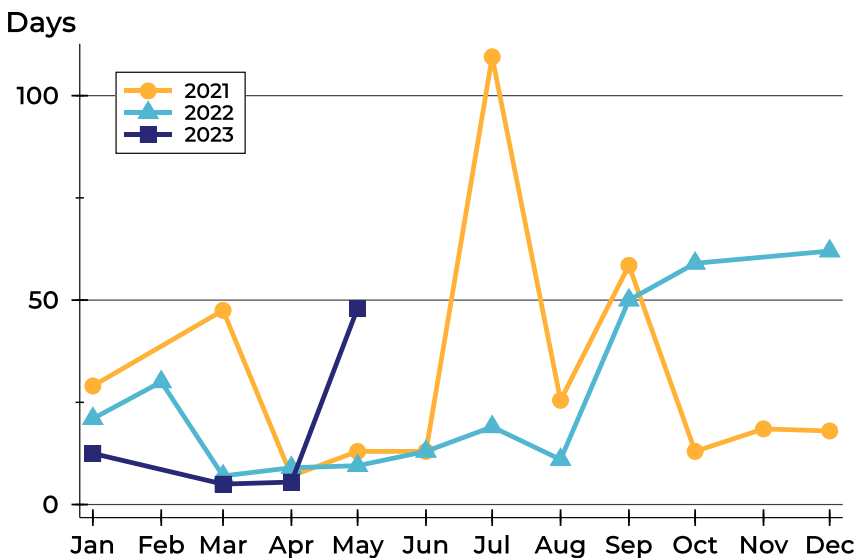
Nemaha County Closed Listings Analysis

Average DOM



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

Median DOM



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



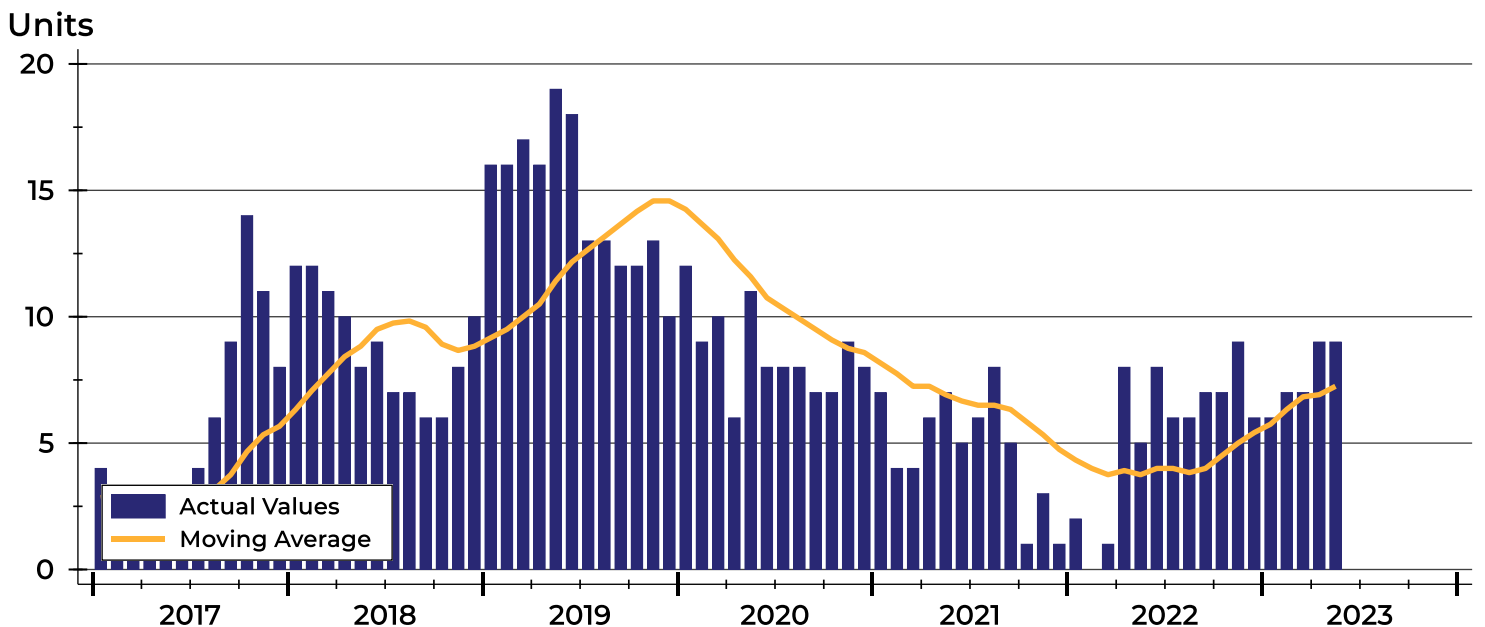
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		9	5	80.0%
Volume (1,000s)		1,573	1,350	16.5%
Months' Supply		3.1	1.5	106.7%
Average	List Price	174,800	269,980	-35.3%
	Days on Market	51	67	-23.9%
	Percent of Original	93.0%	81.1%	14.7%
Median	List Price	160,000	300,000	-46.7%
	Days on Market	45	62	-27.4%
	Percent of Original	94.3%	100.0%	-5.7%

A total of 9 homes were available for sale in Nemaha County at the end of May. This represents a 3.1 months' supply of active listings.

The median list price of homes on the market at the end of May was \$160,000, down 46.7% from 2022. The typical time on market for active listings was 45 days, down from 62 days a year earlier.

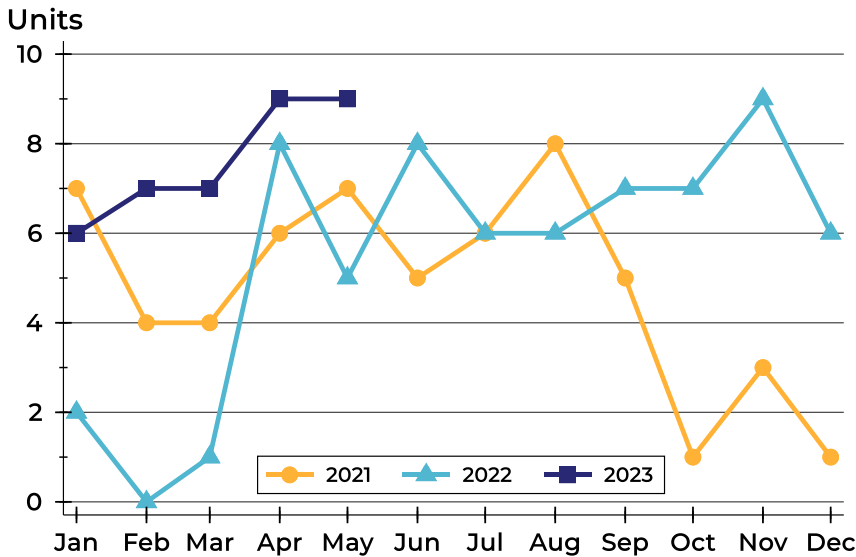
History of Active Listings





Nemaha County Active Listings Analysis

Active Listings by Month



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

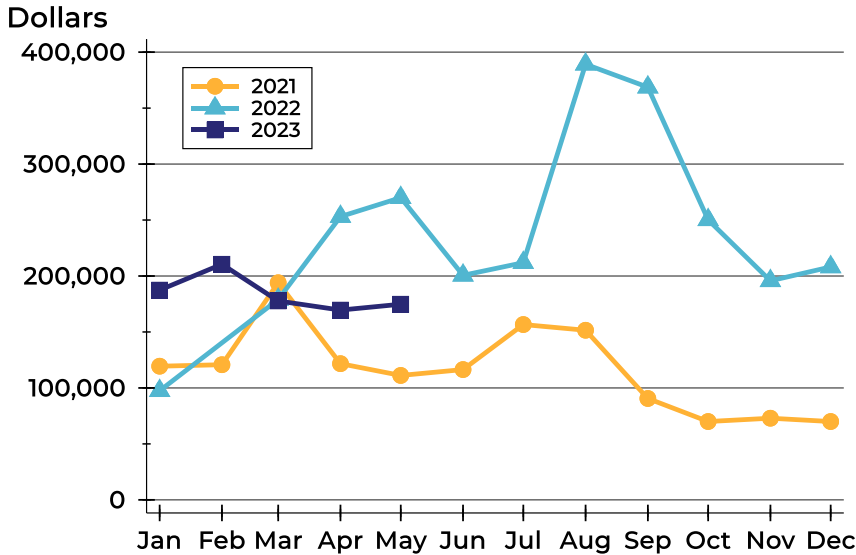
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	33.3%	N/A	43,233	39,900	31	24	95.3%	100.0%
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	11.1%	N/A	115,000	115,000	22	22	94.3%	94.3%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	11.1%	N/A	160,000	160,000	118	118	91.4%	91.4%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	22.2%	4.0	234,750	234,750	70	70	82.8%	82.8%
\$250,000-\$299,999	1	11.1%	N/A	299,000	299,000	60	60	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	11.1%	N/A	400,000	400,000	25	25	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



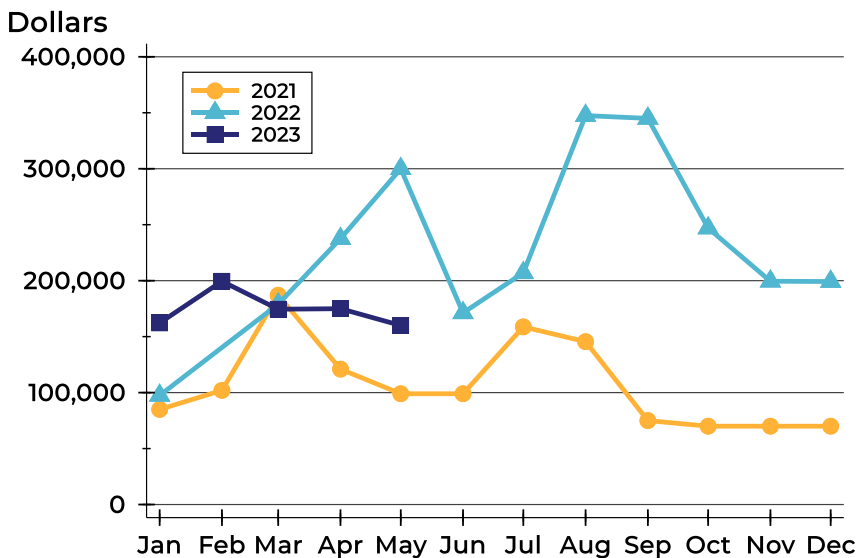
Nemaha County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	119,429	97,500	187,417
February	120,750	N/A	210,500
March	194,000	179,000	177,714
April	121,683	253,113	169,555
May	111,157	269,980	174,800
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

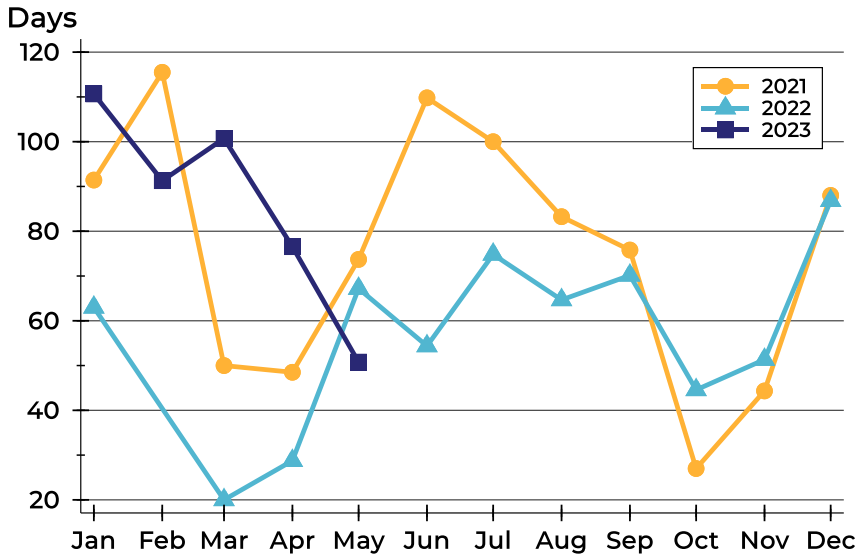


Month	2021	2022	2023
January	85,000	97,500	162,250
February	102,000	N/A	199,500
March	187,000	179,000	174,500
April	121,000	237,500	175,000
May	99,000	300,000	160,000
June	99,000	171,250	
July	158,750	207,000	
August	145,500	347,500	
September	75,000	345,000	
October	70,000	247,000	
November	70,000	199,500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



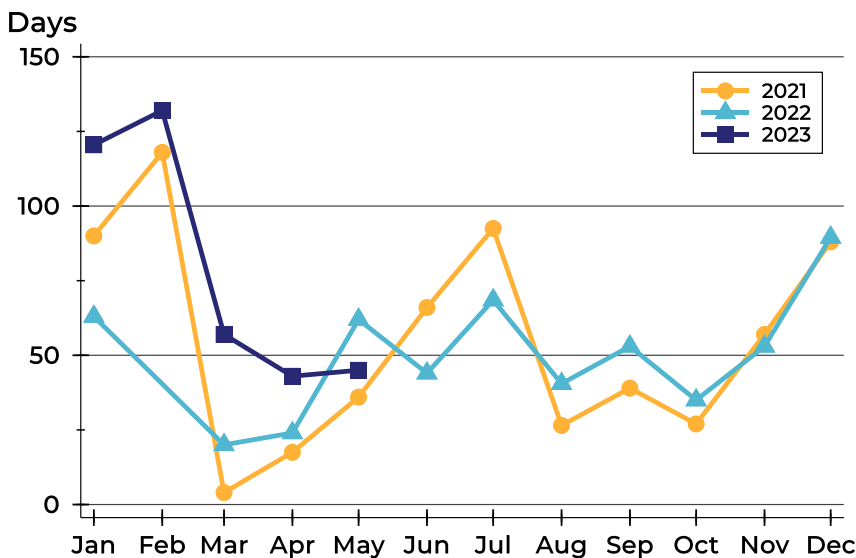
Nemaha County Active Listings Analysis

Average DOM



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

Median DOM

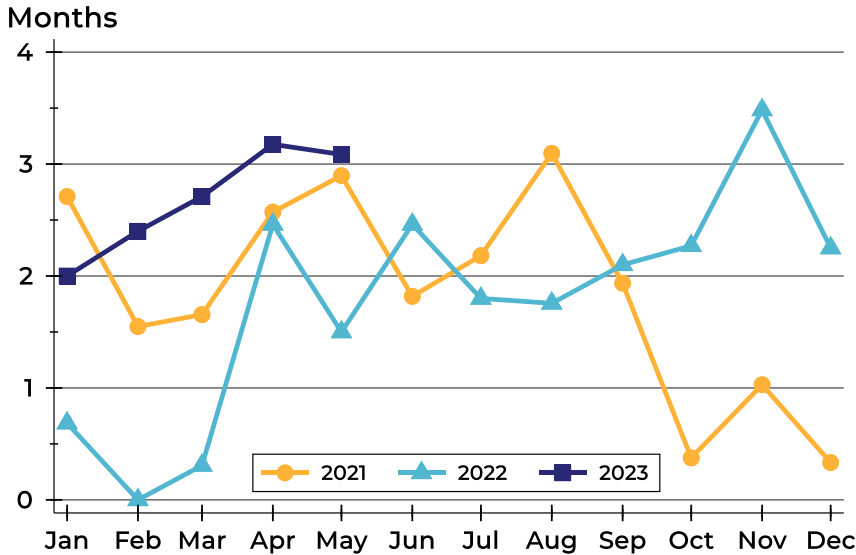


Month	2021	2022	2023
January	90	63	121
February	118	N/A	132
March	4	20	57
April	18	24	43
May	36	62	45
June	66	44	
July	93	69	
August	27	41	
September	39	53	
October	27	35	
November	57	53	
December	88	90	



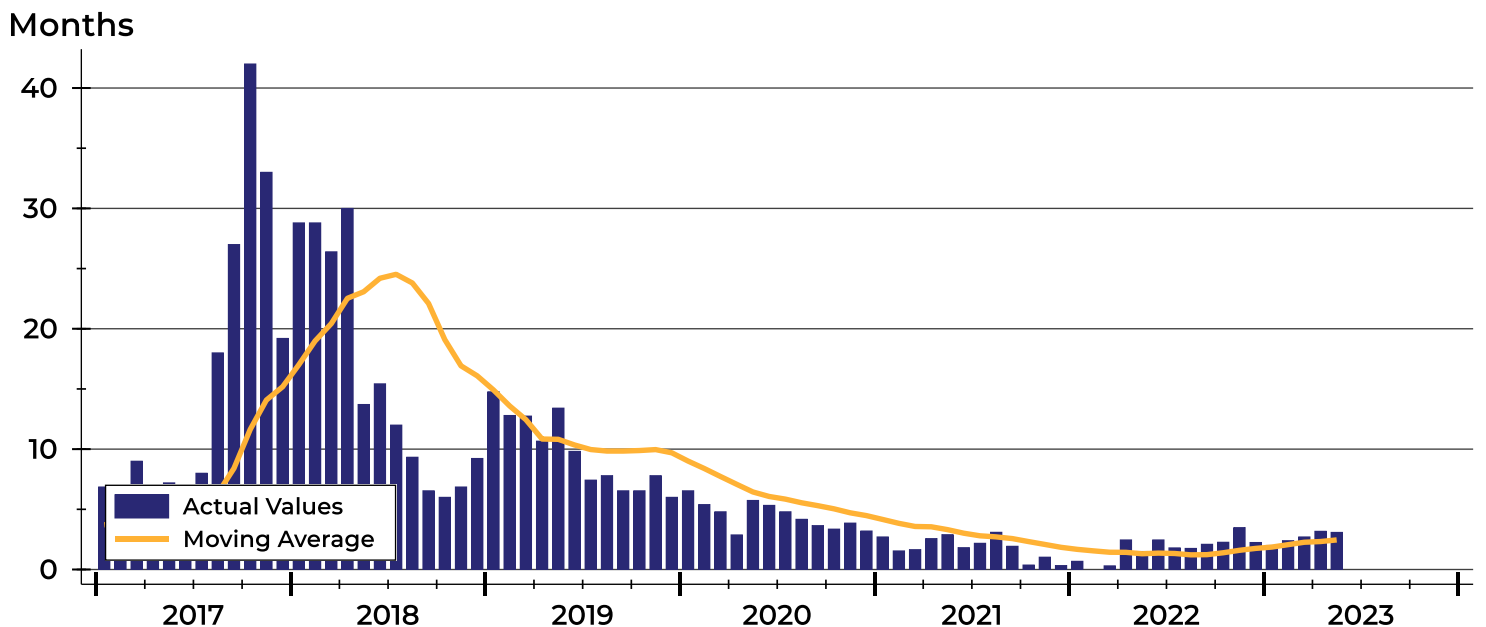
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.7	0.7	2.0
February	1.5	0.0	2.4
March	1.7	0.3	2.7
April	2.6	2.5	3.2
May	2.9	1.5	3.1
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





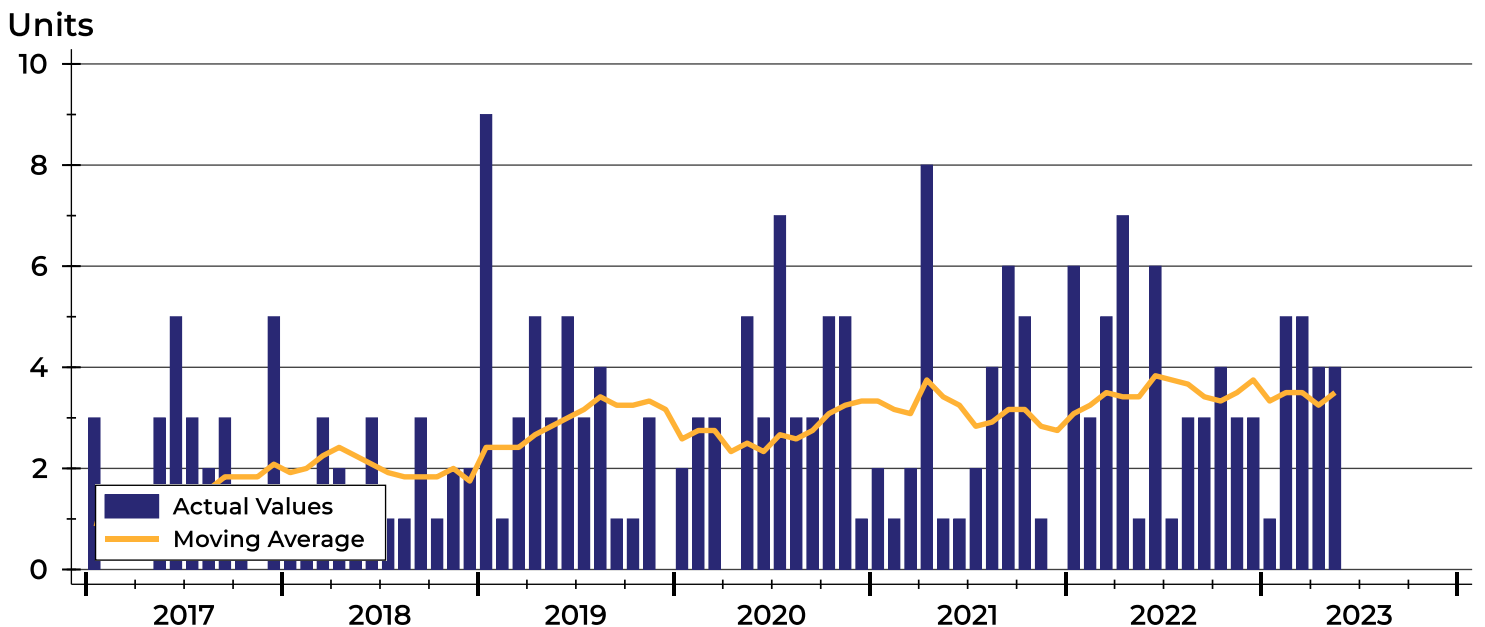
Nemaha County New Listings Analysis

Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	4	1	300.0%
	Volume (1,000s)	595	120	395.8%
	Average List Price	148,700	120,000	23.9%
	Median List Price	77,450	120,000	-35.5%
Year-to-Date	New Listings	19	22	-13.6%
	Volume (1,000s)	3,378	4,464	-24.3%
	Average List Price	177,774	202,923	-12.4%
	Median List Price	160,000	170,000	-5.9%

A total of 4 new listings were added in Nemaha County during May, up 300.0% from the same month in 2022. Year-to-date Nemaha County has seen 19 new listings.

The median list price of these homes was \$77,450 down from \$120,000 in 2022.

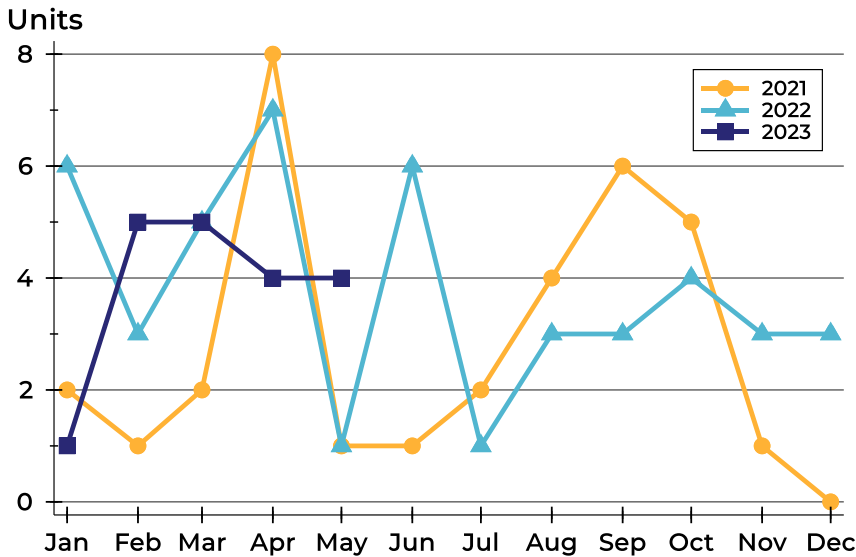
History of New Listings





Nemaha County New Listings Analysis

New Listings by Month



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

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	2	50.0%	39,900	39,900	30	30	100.0%	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	1	25.0%	115,000	115,000	28	28	94.3%	94.3%
\$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	1	25.0%	400,000	400,000	31	31	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



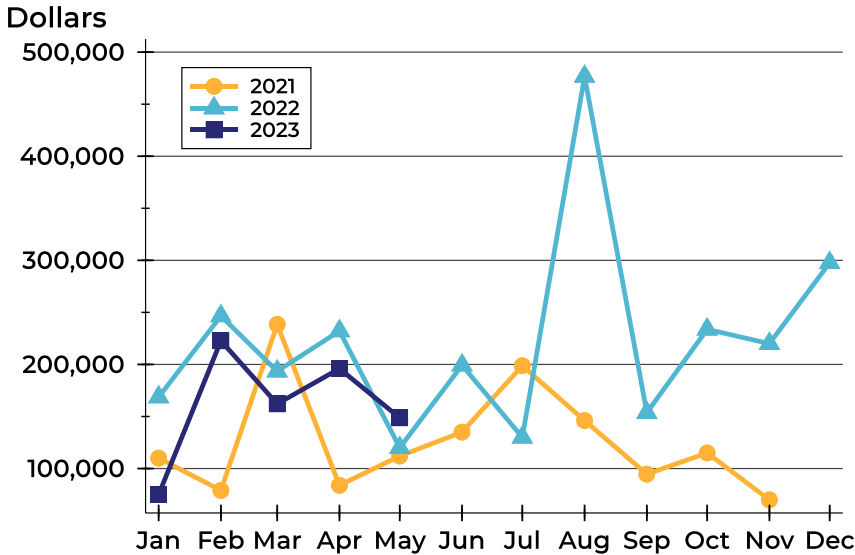
**May
2023**

Northeast Kansas MLS Statistics



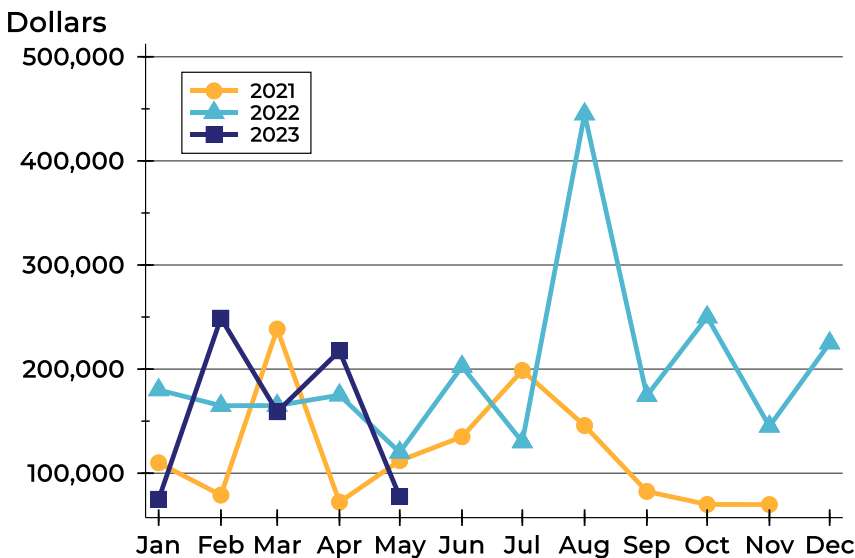
Nemaha County New Listings Analysis

Average Price



Month	2021	2022	2023
January	110,000	168,667	75,000
February	79,000	246,600	222,700
March	238,500	193,500	162,100
April	83,825	232,143	195,975
May	112,000	120,000	148,700
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

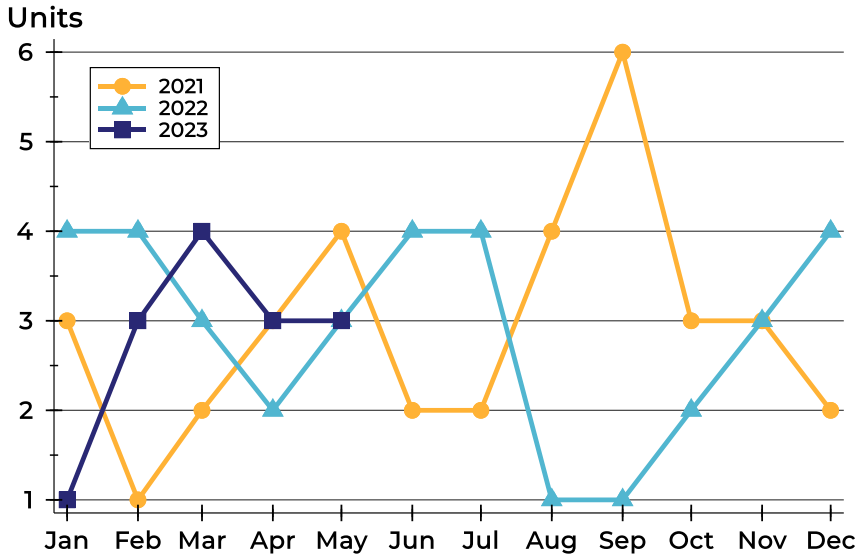


Month	2021	2022	2023
January	110,000	180,000	75,000
February	79,000	164,900	249,000
March	238,500	165,000	159,000
April	72,250	175,000	217,500
May	112,000	120,000	77,450
June	135,000	202,500	
July	198,750	130,000	
August	145,750	445,000	
September	82,450	174,500	
October	70,000	250,000	
November	69,900	145,000	
December	N/A	225,000	



Nemaha County Contracts Written Analysis

Contracts Written by Month



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

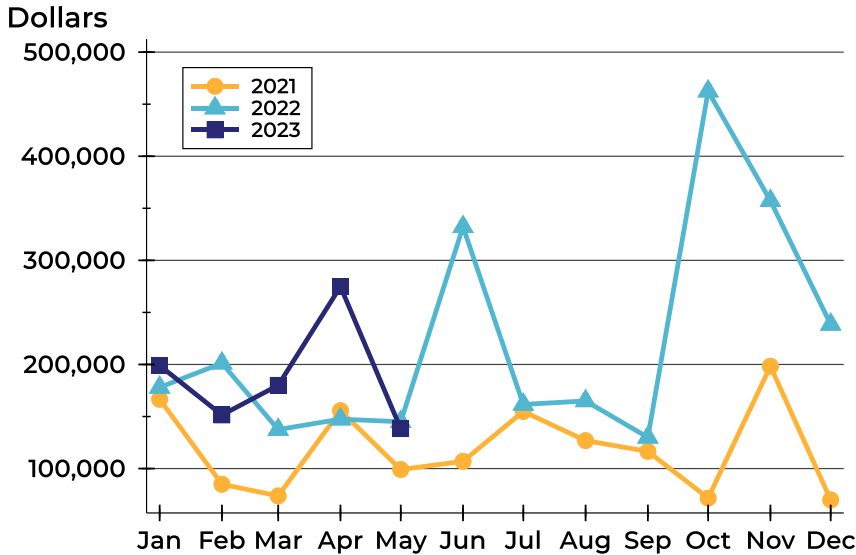
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	99,999	99,999	64	64	87.0%	87.0%
\$100,000-\$124,999	1	33.3%	109,999	109,999	212	212	78.4%	78.4%
\$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	1	33.3%	205,000	205,000	6	6	97.6%	97.6%
\$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



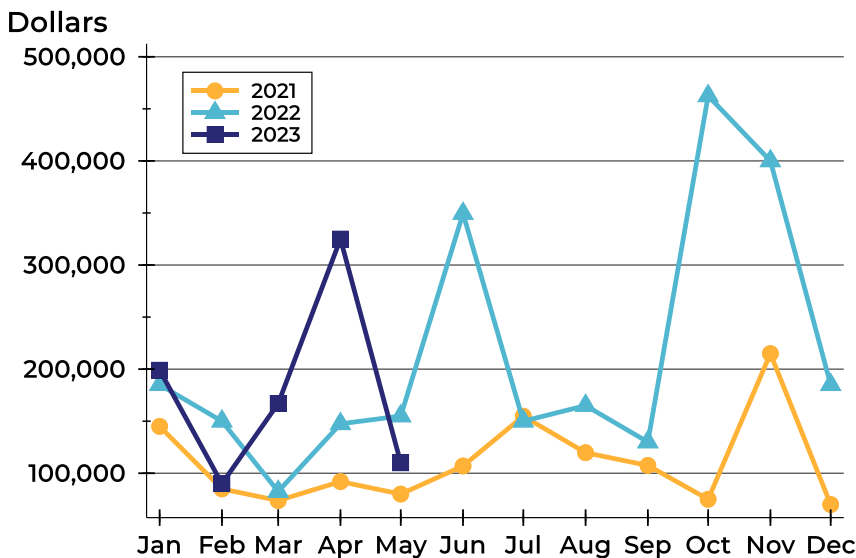
Nemaha County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	166,633	178,000	199,000
February	85,000	201,250	151,500
March	73,750	137,500	180,000
April	155,667	147,500	274,833
May	99,125	145,000	138,333
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

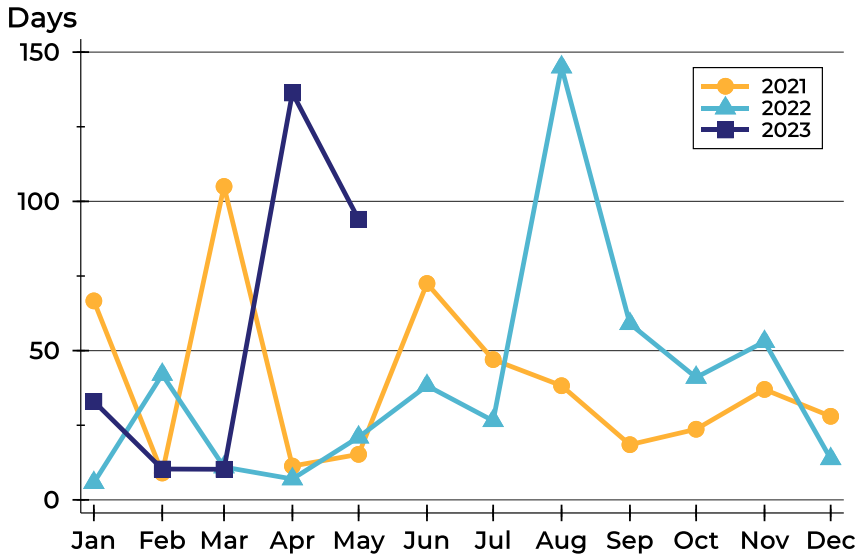


Month	2021	2022	2023
January	145,000	185,000	199,000
February	85,000	150,000	90,000
March	73,750	82,500	167,000
April	92,000	147,500	325,000
May	80,000	155,000	109,999
June	107,000	349,500	
July	154,850	150,000	
August	119,750	165,000	
September	107,500	130,000	
October	75,000	462,500	
November	215,000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



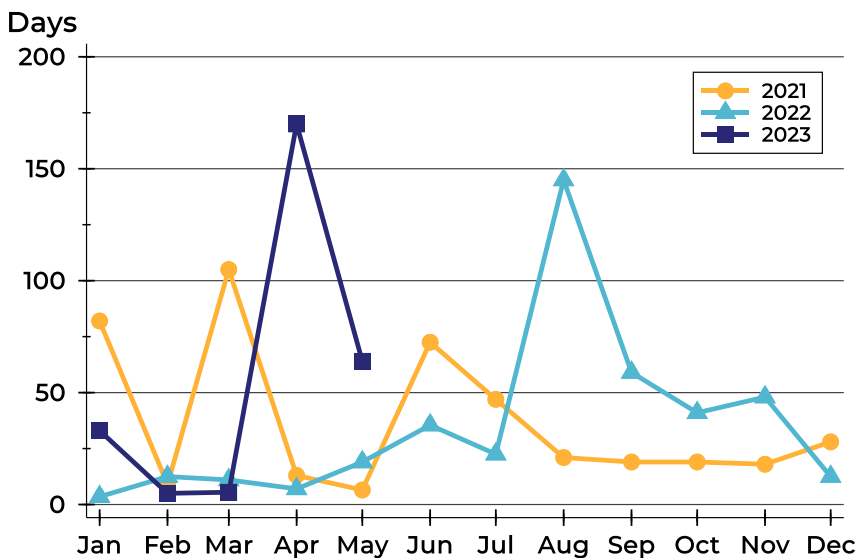
Nemaha County Contracts Written Analysis

Average DOM



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

Median DOM



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



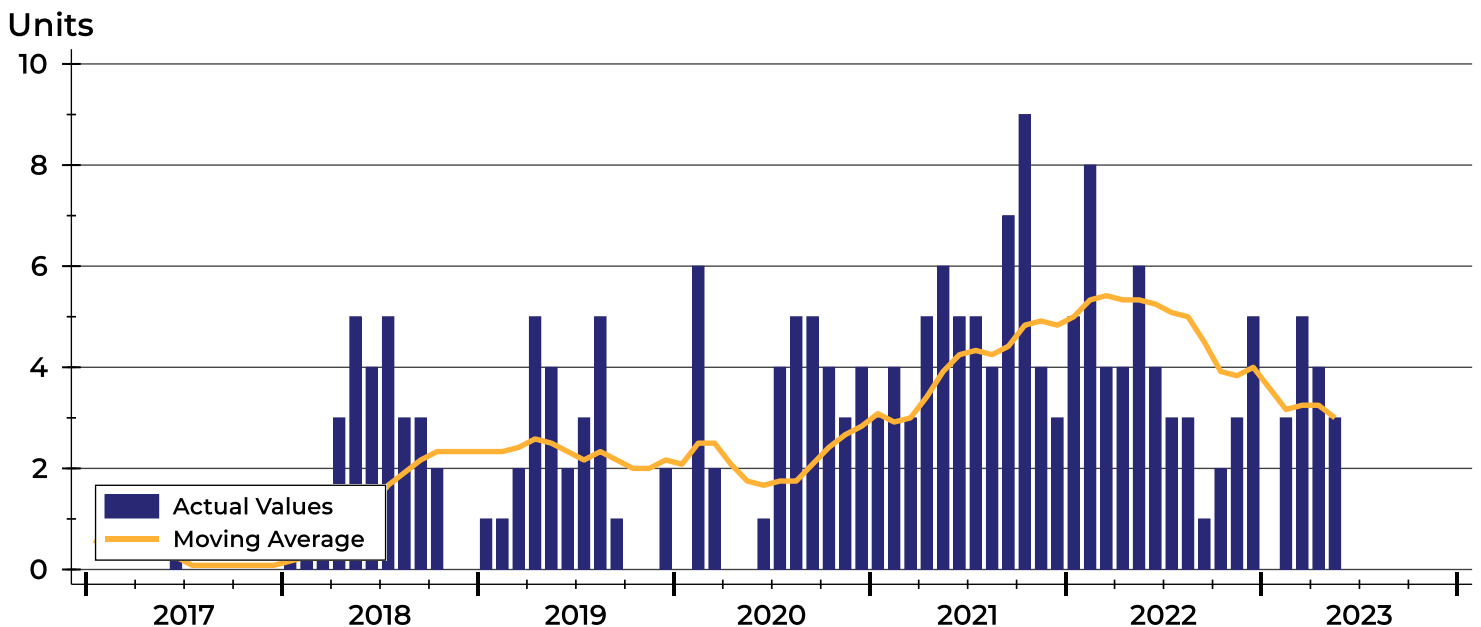
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		3	6	-50.0%
Volume (1,000s)		479	1,290	-62.9%
Average	List Price	159,833	215,000	-25.7%
	Days on Market	87	23	278.3%
	Percent of Original	90.1%	100.0%	-9.9%
Median	List Price	174,500	167,500	4.2%
	Days on Market	64	16	300.0%
	Percent of Original	87.0%	100.0%	-13.0%

A total of 3 listings in Nemaha County had contracts pending at the end of May, down from 6 contracts pending at the end of May 2022.

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

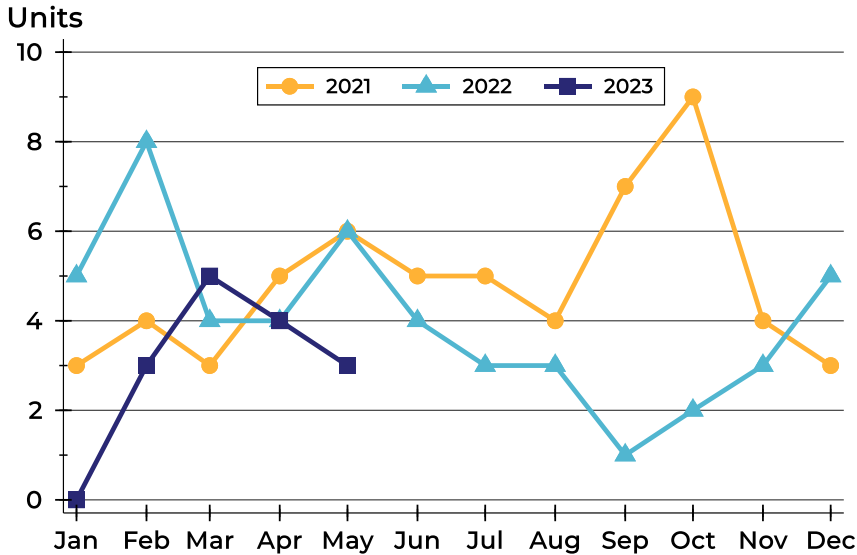
History of Pending Contracts





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	99,999	99,999	64	64	87.0%	87.0%
\$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	1	33.3%	174,500	174,500	191	191	83.5%	83.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	205,000	205,000	6	6	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



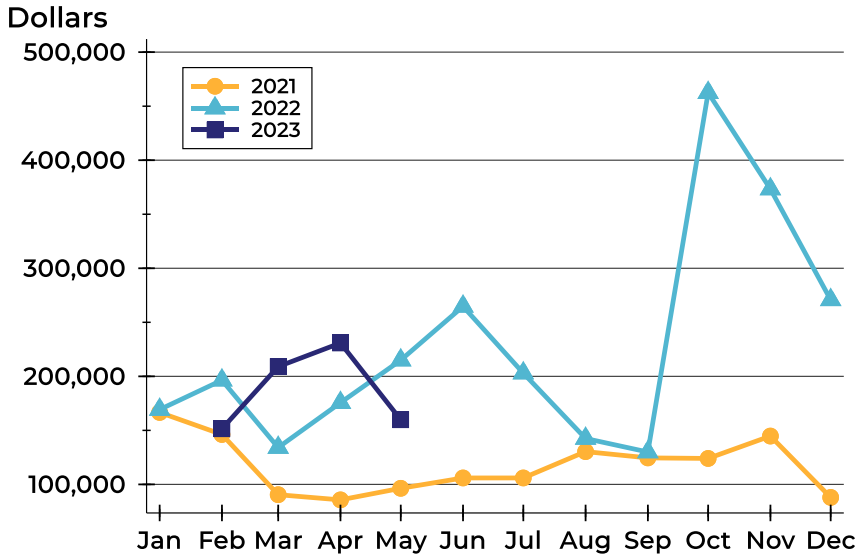
**May
2023**

Northeast Kansas MLS Statistics



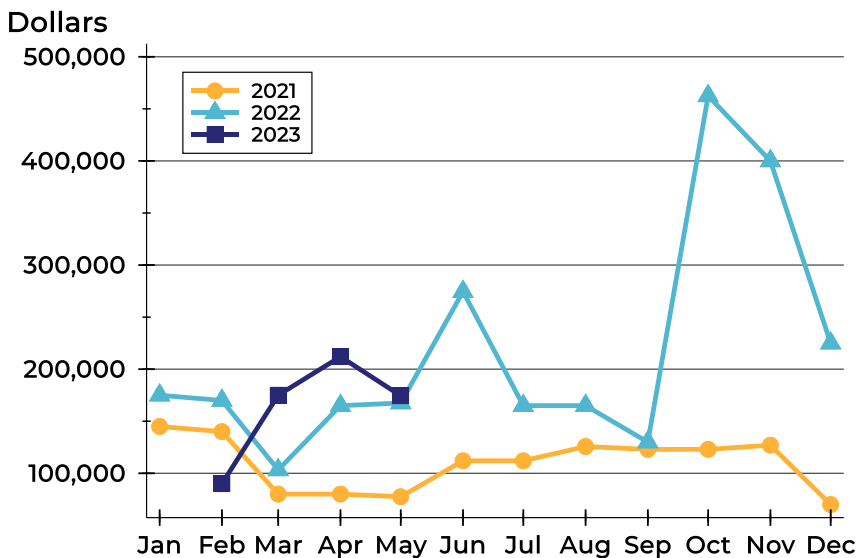
Nemaha County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	166,633	169,280	N/A
February	146,225	196,425	151,500
March	90,500	134,125	209,000
April	85,700	175,625	230,875
May	96,417	215,000	159,833
June	106,000	264,750	
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

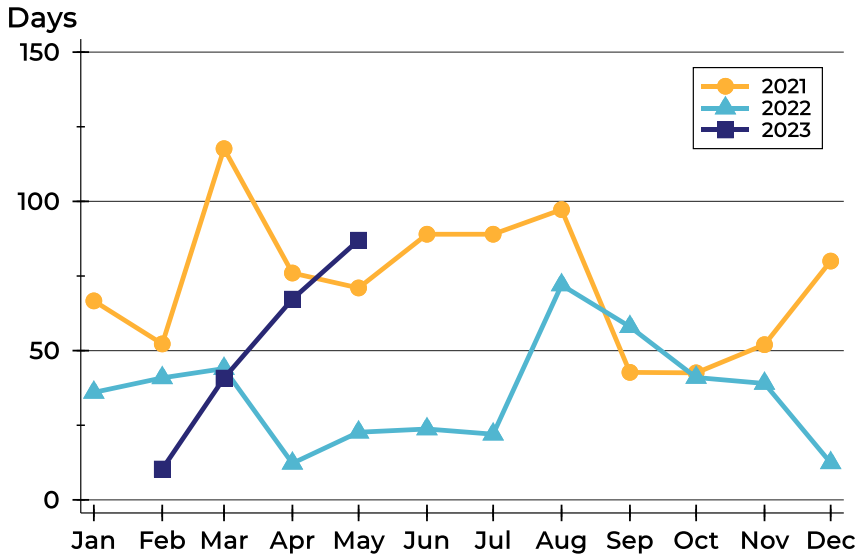


Month	2021	2022	2023
January	145,000	175,000	N/A
February	140,000	169,950	90,000
March	80,000	103,250	175,000
April	80,000	165,000	212,000
May	77,500	167,500	174,500
June	112,000	274,500	
July	112,000	165,000	
August	125,750	165,000	
September	123,000	130,000	
October	123,000	462,500	
November	127,000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



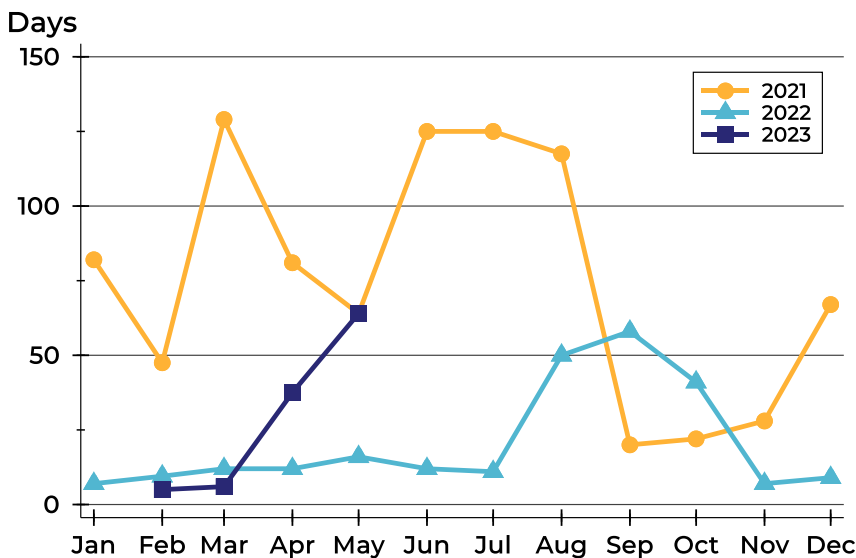
Nemaha County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	67	36	N/A
February	52	41	10
March	118	44	41
April	76	12	67
May	71	23	87
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	38
May	64	16	64
June	125	12	
July	125	11	
August	118	50	
September	20	58	
October	22	41	
November	28	7	
December	67	9	