



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

November 2023 NE Kansas Market Statistics

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

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Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Rose in November

Total home sales in the Northeast Kansas MLS system rose by 350.0% last month to 18 units, compared to 4 units in November 2022. Total sales volume was \$2.4 million, up 322.8% from a year earlier.

The median sale price in November was \$144,000, up from \$109,000 a year earlier. Homes that sold in November were typically on the market for 36 days and sold for 97.6% of their list prices.

Northeast Kansas Active Listings Down at End of November

The total number of active listings in the Northeast Kansas MLS system at the end of November was 30 units, down from 37 at the same point in 2022. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$121,000.

During November, a total of 4 contracts were written down from 10 in November 2022. At the end of the month, there were 8 contracts still pending.

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Northeast Kansas Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	18 350.0%	4 -73.3%	15 36.4%	134 30.1%	103 -1.9%	105 -9.5%	
Active Listings Change from prior year	30 -18.9%	37 8.8%	34 21.4%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.5 -35.9%	3.9 14.7%	3.4 30.8%	N/A	N/A	N/A	
New Listings Change from prior year	9 -40.0%	15 200.0%	5 -58.3%	159 1.3%	157 12.1%	140 6.9%	
Contracts Written Change from prior year	4 -60.0%	10 42.9%	7 -53.3%	130 14.0%	114 8.6%	105 -13.9%	
Pending Contracts Change from prior year	8 -20.0%	10 -9.1%	11 -38.9%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	2,387 322.5%	565 -68.1%	1,773 107.1%	19,555 22.7%	15,936 48.6%	10,725 -8.8%	
Average	Sale Price Change from prior year	132,583 -6.1%	141,125 19.4%	118,227 51.9%	145,936 -5.7%	154,715 51.5%	102,144 0.8%
	List Price of Actives Change from prior year	143,290 4.1%	137,617 31.3%	104,817 -19.0%	N/A	N/A	N/A
	Days on Market Change from prior year	72 46.9%	49 14.0%	43 -62.6%	50 25.0%	40 -40.3%	67 -45.1%
	Percent of List Change from prior year	96.7% 0.5%	96.2% 0.4%	95.8% 4.0%	94.5% -2.2%	96.6% 0.2%	96.4% 2.3%
	Percent of Original Change from prior year	86.7% -3.9%	90.2% -4.7%	94.6% 4.1%	91.2% -4.0%	95.0% 0.5%	94.5% 4.9%
Median	Sale Price Change from prior year	144,000 32.1%	109,000 45.3%	75,000 -18.5%	135,000 0.4%	134,500 64.0%	82,000 0.6%
	List Price of Actives Change from prior year	121,000 -3.2%	125,000 47.5%	84,750 -24.3%	N/A	N/A	N/A
	Days on Market Change from prior year	36 16.1%	31 40.9%	22 -72.2%	26 85.7%	14 -51.7%	29 -60.3%
	Percent of List Change from prior year	97.6% 0.9%	96.7% 0.4%	96.3% 5.9%	97.4% -0.5%	97.9% -0.6%	98.5% 1.7%
	Percent of Original Change from prior year	89.0% -8.0%	96.7% 0.4%	96.3% 5.9%	94.7% -2.4%	97.0% 2.1%	95.0% 2.4%

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



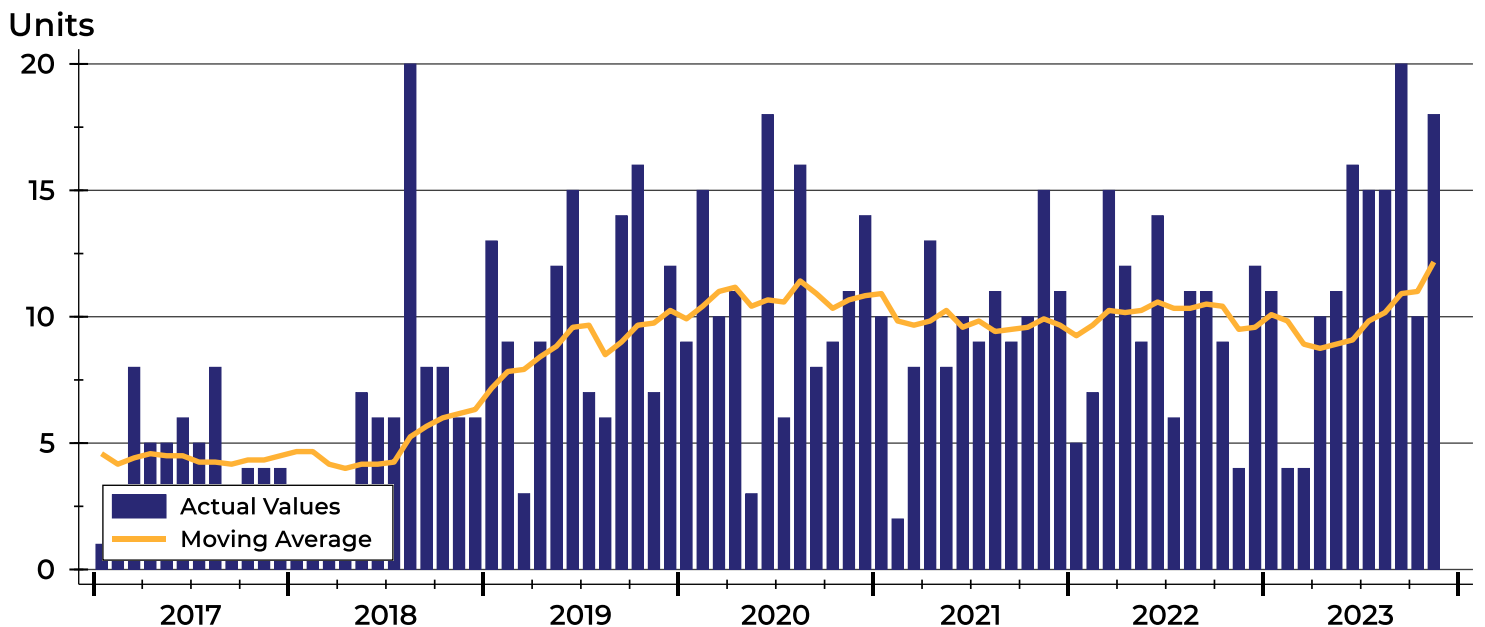
Northeast Kansas Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		18	4	350.0%	134	103	30.1%
Volume (1,000s)		2,387	565	322.5%	19,555	15,936	22.7%
Months' Supply		2.5	3.9	-35.9%	N/A	N/A	N/A
Average	Sale Price	132,583	141,125	-6.1%	145,936	154,715	-5.7%
	Days on Market	72	49	46.9%	50	40	25.0%
	Percent of List	96.7%	96.2%	0.5%	94.5%	96.6%	-2.2%
	Percent of Original	86.7%	90.2%	-3.9%	91.2%	95.0%	-4.0%
Median	Sale Price	144,000	109,000	32.1%	135,000	134,500	0.4%
	Days on Market	36	31	16.1%	26	14	85.7%
	Percent of List	97.6%	96.7%	0.9%	97.4%	97.9%	-0.5%
	Percent of Original	89.0%	96.7%	-8.0%	94.7%	97.0%	-2.4%

A total of 18 homes sold in the Northeast Kansas MLS system in November, up from 4 units in November 2022. Total sales volume rose to \$2.4 million compared to \$0.6 million in the previous year.

The median sales price in November was \$144,000, up 32.1% compared to the prior year. Median days on market was 36 days, up from 13 days in October, and up from 31 in November 2022.

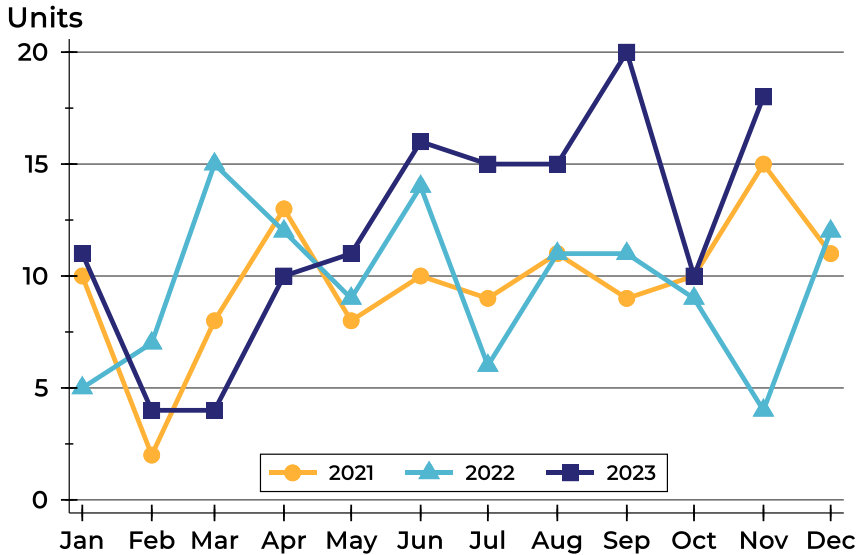
History of Closed Listings





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	10
May	8	9	11
June	10	14	16
July	9	6	15
August	11	11	15
September	9	11	20
October	10	9	10
November	15	4	18
December	11	12	10

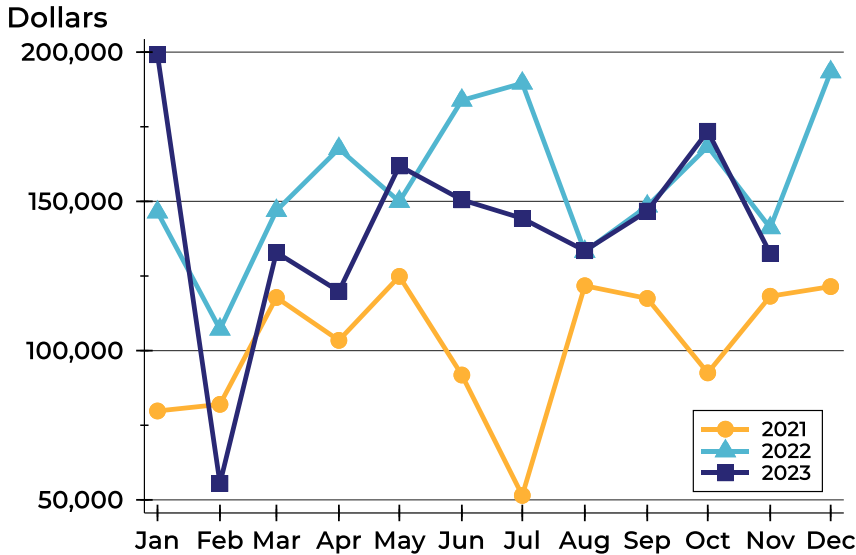
Closed Listings by Price Range

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	2	11.1%	3.4	31,750	31,750	90	90	85.6%	85.6%	68.6%	68.6%
\$50,000-\$99,999	5	27.8%	2.4	66,000	65,000	135	130	105.4%	108.3%	85.9%	86.0%
\$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	3	16.7%	2.7	140,667	143,000	21	4	91.4%	87.9%	88.9%	87.9%
\$150,000-\$174,999	1	5.6%	0.9	169,000	169,000	99	99	101.5%	101.5%	90.1%	90.1%
\$175,000-\$199,999	5	27.8%	1.6	185,800	185,000	22	17	95.0%	97.4%	93.7%	97.4%
\$200,000-\$249,999	1	5.6%	4.3	223,000	223,000	42	42	97.4%	97.4%	97.4%	97.4%
\$250,000-\$299,999	1	5.6%	1.1	250,000	250,000	127	127	94.3%	94.3%	71.4%	71.4%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



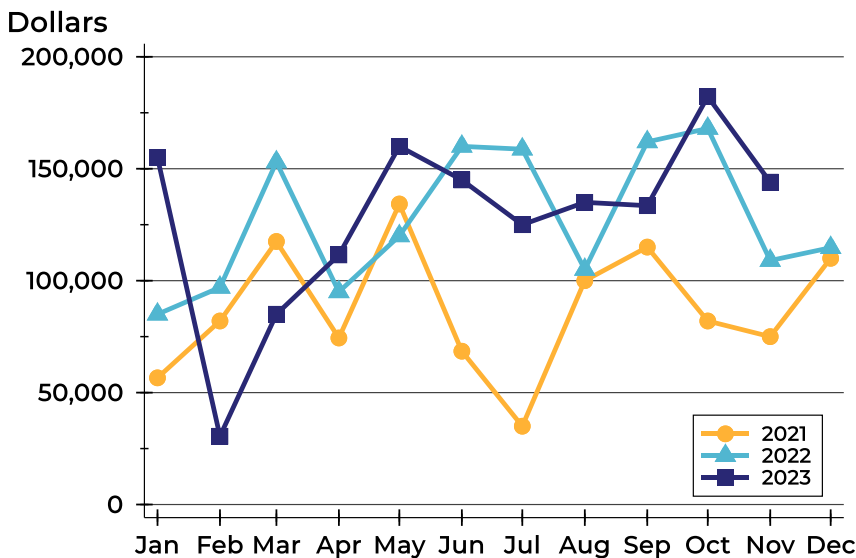
Northeast Kansas Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	79,780	146,400	199,136
February	82,000	107,143	55,500
March	117,806	146,900	132,875
April	103,438	167,667	119,900
May	124,875	149,944	161,873
June	91,830	183,857	150,525
July	51,500	189,583	144,310
August	121,736	133,191	133,480
September	117,489	148,409	146,755
October	92,550	168,333	173,500
November	118,227	141,125	132,583
December	121,455	193,358	

Median Price

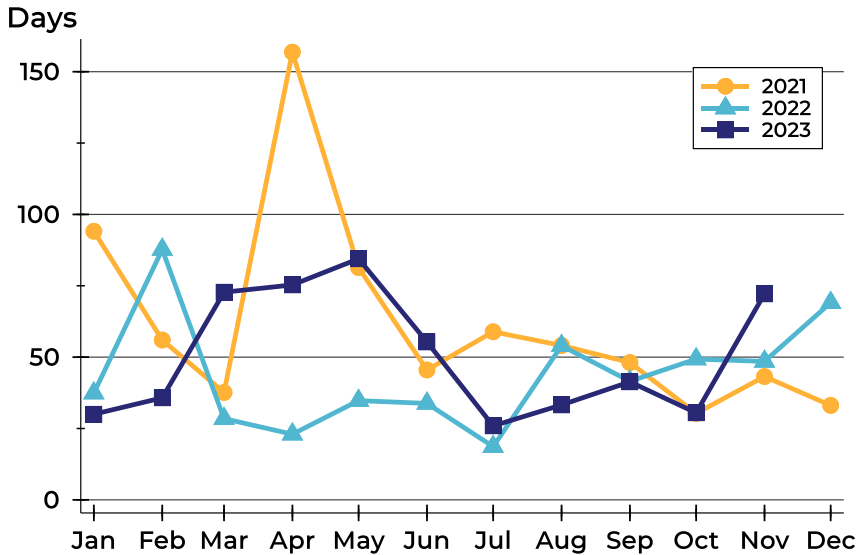


Month	2021	2022	2023
January	56,600	85,000	155,000
February	82,000	97,000	30,500
March	117,500	153,000	85,000
April	74,400	95,000	111,500
May	134,250	120,000	160,000
June	68,500	160,000	145,000
July	35,000	158,750	125,000
August	100,000	105,000	135,000
September	115,000	162,000	133,500
October	82,000	168,000	182,250
November	75,000	109,000	144,000
December	110,000	114,750	



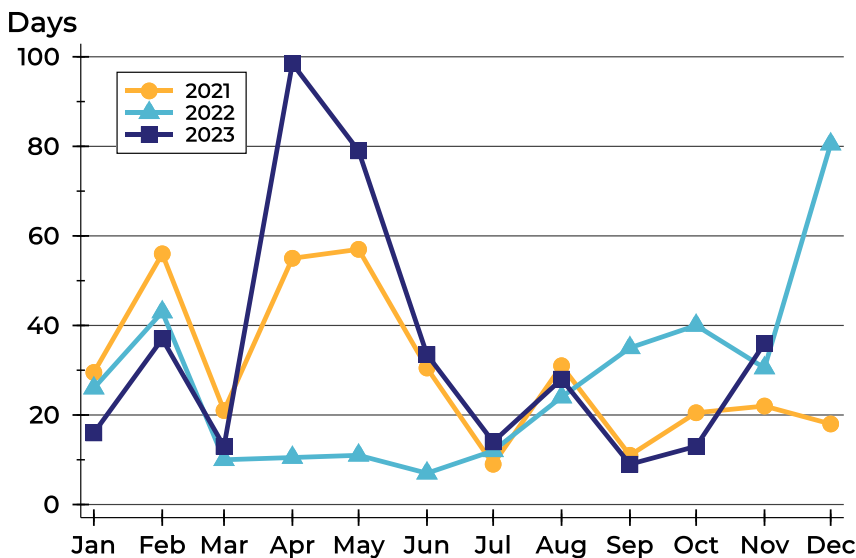
Northeast Kansas Closed Listings Analysis

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	55
July	59	19	26
August	54	54	33
September	48	42	41
October	30	49	31
November	43	49	72
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	34
July	9	12	14
August	31	24	28
September	11	35	9
October	21	40	13
November	22	31	36
December	18	81	



Northeast Kansas Active Listings Analysis

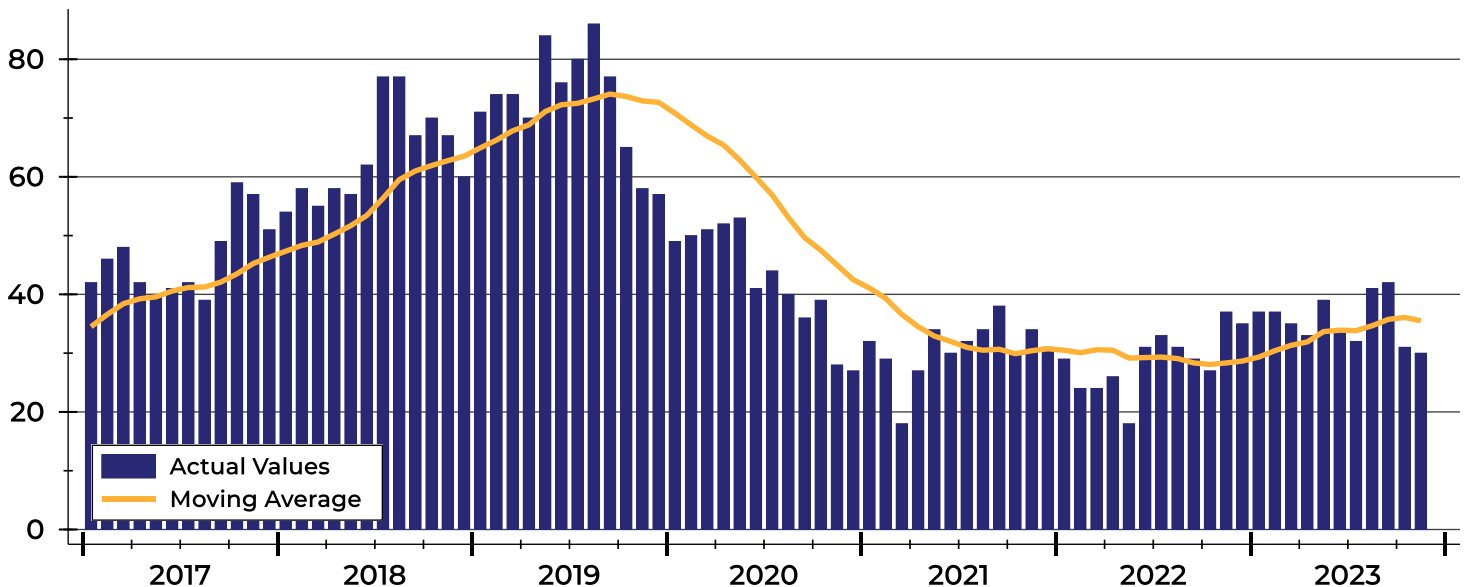
Summary Statistics for Active Listings		2023	2022	Change
Active Listings		30	37	-18.9%
Volume (1,000s)		4,299	5,092	-15.6%
Months' Supply		2.5	3.9	-35.9%
Average	List Price	143,290	137,617	4.1%
	Days on Market	109	69	58.0%
	Percent of Original	94.3%	95.3%	-1.0%
Median	List Price	121,000	125,000	-3.2%
	Days on Market	82	43	90.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in the Northeast Kansas MLS system at the end of November. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of November was \$121,000, down 3.2% from 2022. The typical time on market for active listings was 82 days, up from 43 days a year earlier.

History of Active Listings

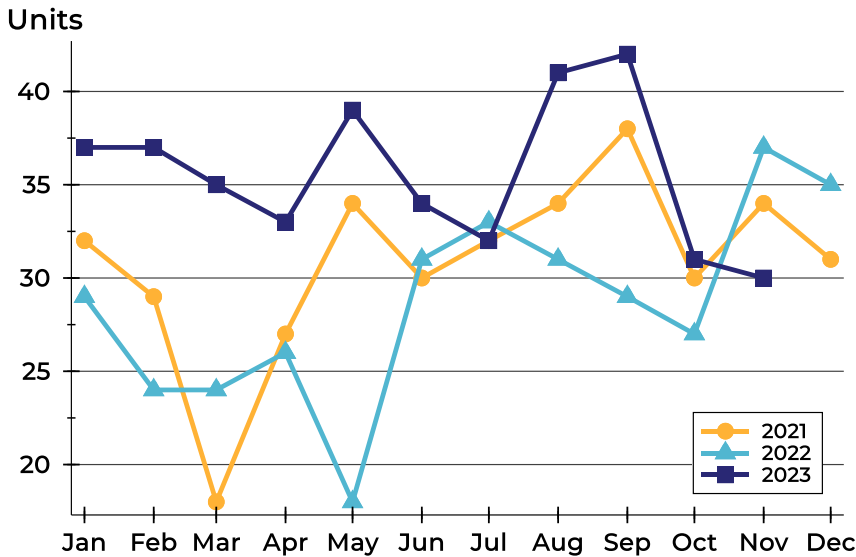
Units





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	32	29	37
February	29	24	37
March	18	24	35
April	27	26	33
May	34	18	39
June	30	31	34
July	32	33	32
August	34	31	41
September	38	29	42
October	30	27	31
November	34	37	30
December	31	35	

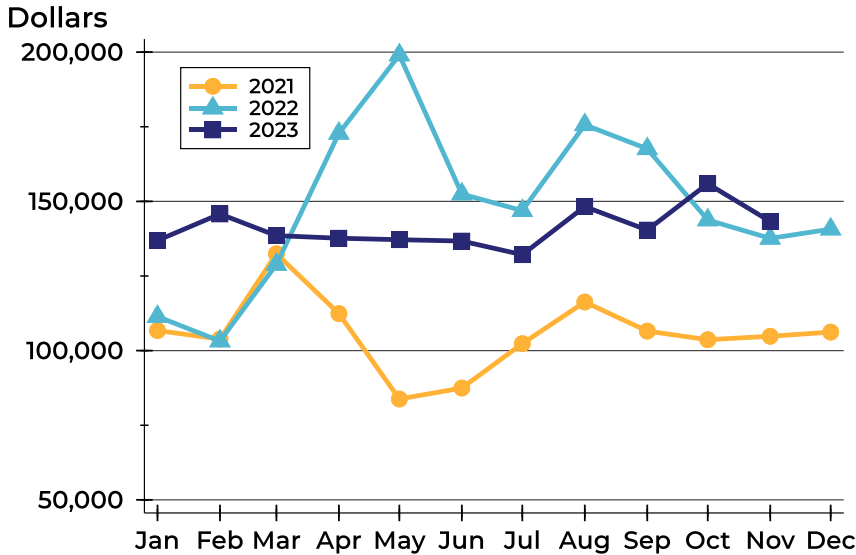
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	3.3%	N/A	19,000	19,000	27	27	100.0%	100.0%
\$25,000-\$49,999	4	13.3%	3.4	36,700	35,000	138	139	88.2%	88.5%
\$50,000-\$99,999	8	26.7%	2.4	84,300	89,700	124	78	91.8%	100.0%
\$100,000-\$124,999	2	6.7%	N/A	109,000	109,000	98	98	91.5%	91.5%
\$125,000-\$149,999	4	13.3%	2.7	140,950	142,000	91	98	95.3%	96.4%
\$150,000-\$174,999	1	3.3%	0.9	153,000	153,000	19	19	100.0%	100.0%
\$175,000-\$199,999	2	6.7%	1.6	177,850	177,850	90	90	96.1%	96.1%
\$200,000-\$249,999	5	16.7%	4.3	224,600	225,000	137	27	97.8%	100.0%
\$250,000-\$299,999	1	3.3%	1.1	295,000	295,000	111	111	95.2%	95.2%
\$300,000-\$399,999	1	3.3%	N/A	325,000	325,000	81	81	100.0%	100.0%
\$400,000-\$499,999	1	3.3%	N/A	425,000	425,000	56	56	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



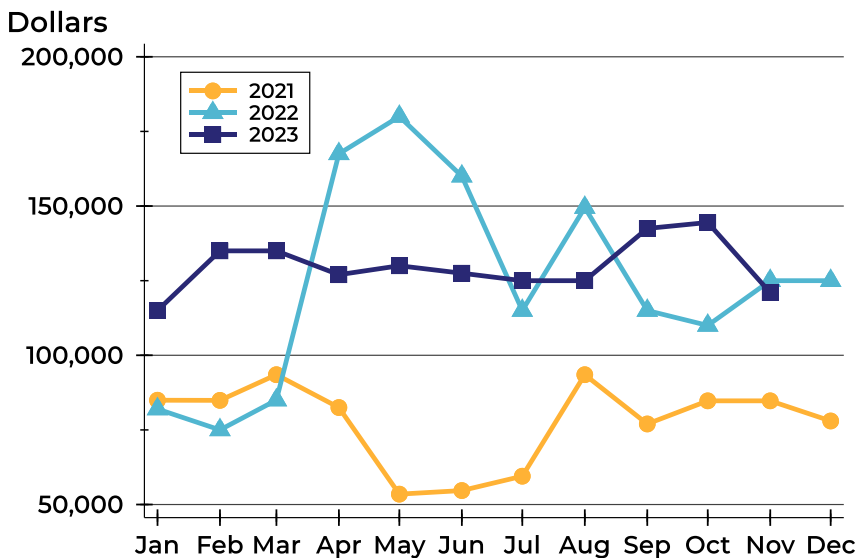
Northeast Kansas Active Listings Analysis

Average Price



Month	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	136,712
July	102,340	146,897	132,141
August	116,305	175,655	148,264
September	106,547	167,621	140,396
October	103,662	143,772	155,922
November	104,817	137,617	143,290
December	106,212	140,701	-

Median Price

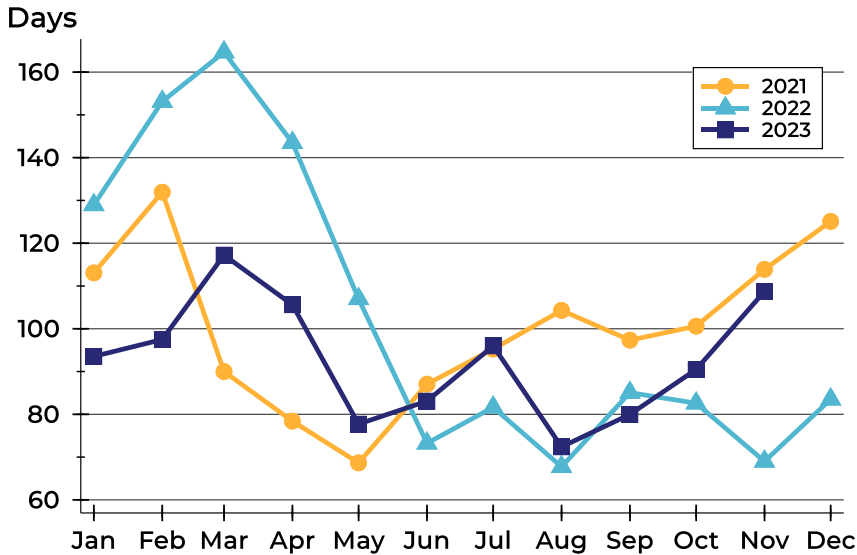


Month	2021	2022	2023
January	84,950	82,000	115,000
February	84,900	75,000	135,000
March	93,500	85,000	135,000
April	82,500	167,500	127,000
May	53,484	180,000	130,000
June	54,684	160,000	127,500
July	59,500	115,000	125,000
August	93,500	149,500	125,000
September	77,000	115,000	142,500
October	84,750	110,000	144,500
November	84,750	125,000	121,000
December	78,000	125,000	-



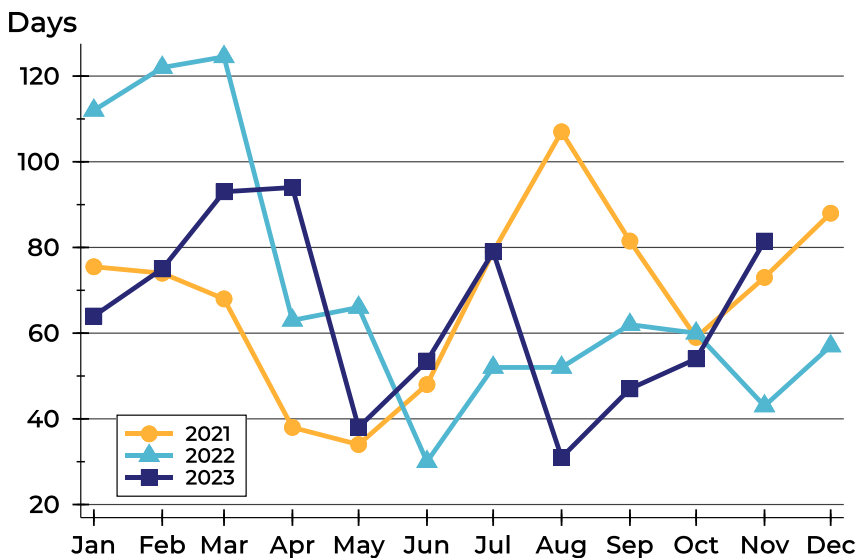
Northeast Kansas Active Listings Analysis

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	83
July	95	82	96
August	104	68	72
September	97	85	80
October	101	83	90
November	114	69	109
December	125	84	

Median DOM

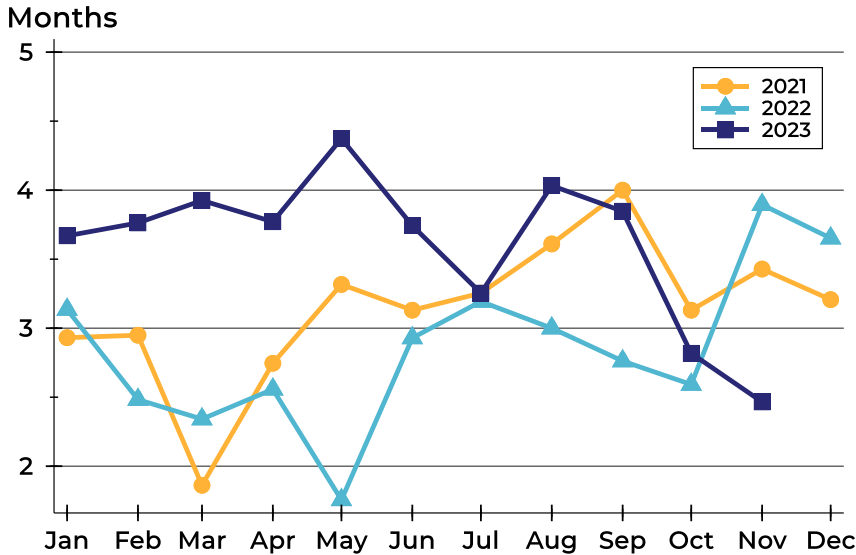


Month	2021	2022	2023
January	76	112	64
February	74	122	75
March	68	125	93
April	38	63	94
May	34	66	38
June	48	30	54
July	79	52	79
August	107	52	31
September	82	62	47
October	59	60	54
November	73	43	82
December	88	57	



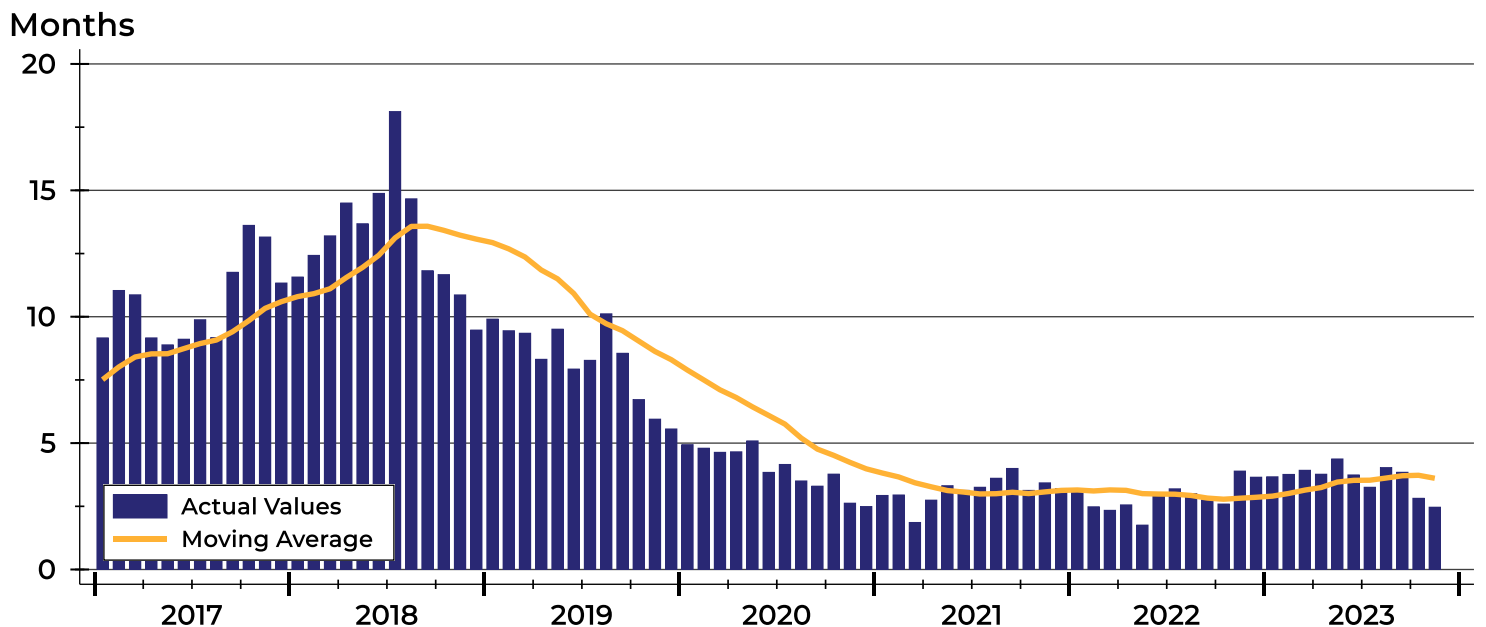
Northeast Kansas Months' Supply Analysis

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	3.7
July	3.3	3.2	3.3
August	3.6	3.0	4.0
September	4.0	2.8	3.8
October	3.1	2.6	2.8
November	3.4	3.9	2.5
December	3.2	3.7	

History of Month's Supply





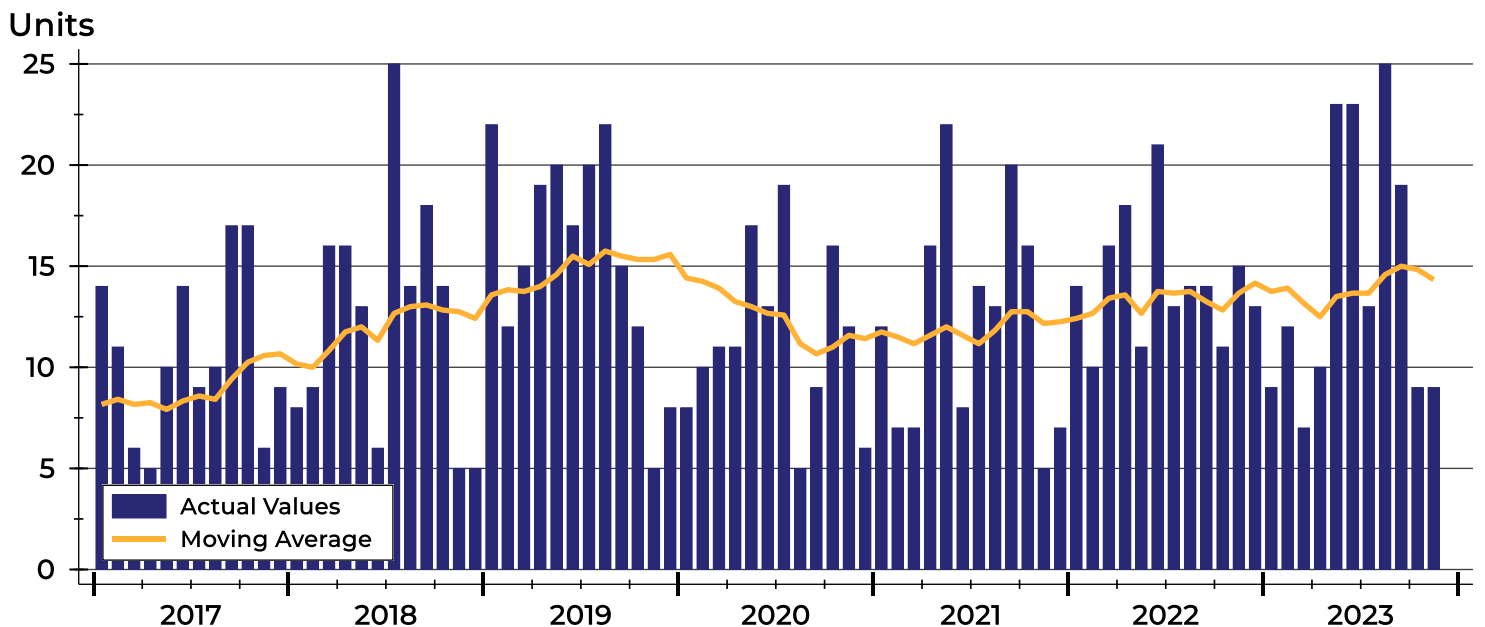
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	9	15	-40.0%
	Volume (1,000s)	1,523	2,044	-25.5%
	Average List Price	169,222	136,260	24.2%
	Median List Price	145,000	100,000	45.0%
Year-to-Date	New Listings	159	157	1.3%
	Volume (1,000s)	23,913	24,592	-2.8%
	Average List Price	150,394	156,636	-4.0%
	Median List Price	139,000	135,000	3.0%

A total of 9 new listings were added in the Northeast Kansas MLS system during November, down 40.0% from the same month in 2022. Year-to-date the Northeast Kansas MLS system has seen 159 new listings.

The median list price of these homes was \$145,000 up from \$100,000 in 2022.

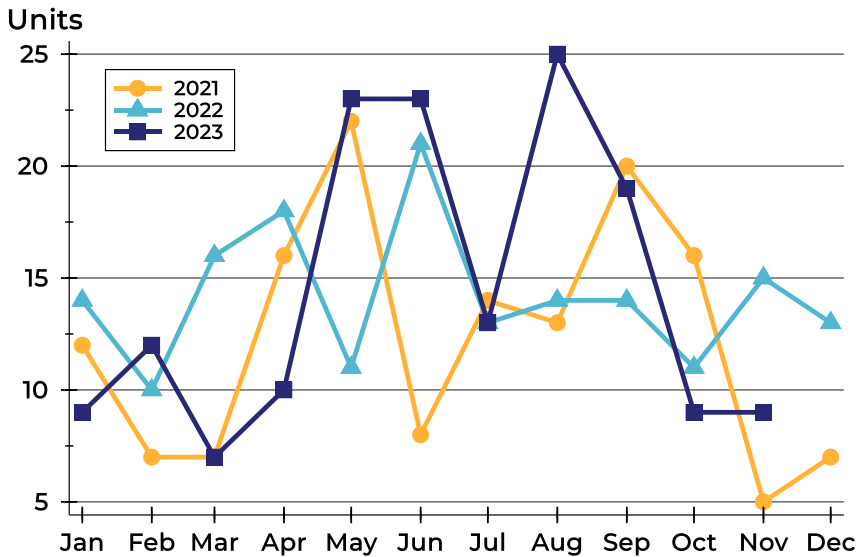
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	12	14	9
February	7	10	12
March	7	16	7
April	16	18	10
May	22	11	23
June	8	21	23
July	14	13	13
August	13	14	25
September	20	14	19
October	16	11	9
November	5	15	9
December	7	13	7

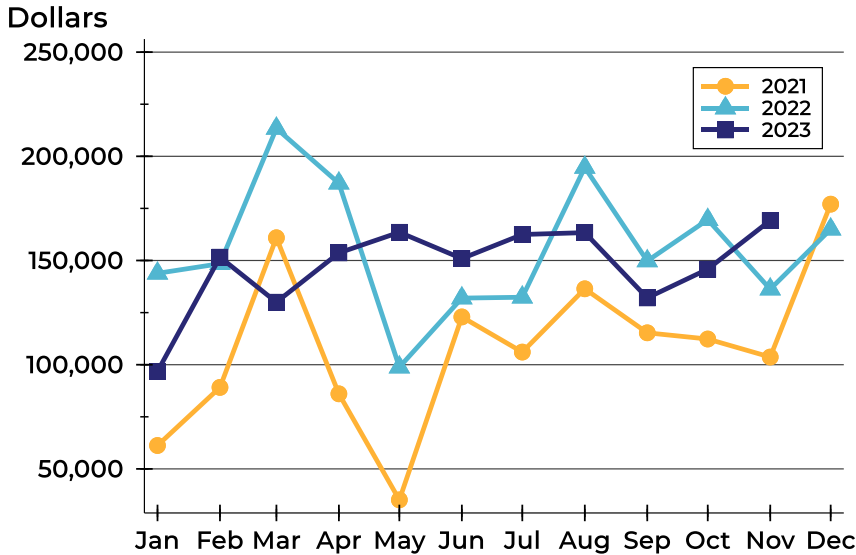
New Listings by Price Range

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	11.1%	19,000	19,000	33	33	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	22.2%	79,500	79,500	8	8	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	22.2%	136,000	136,000	28	28	100.0%	100.0%
\$150,000-\$174,999	1	11.1%	153,000	153,000	25	25	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	11.1%	225,000	225,000	24	24	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	2	22.2%	347,500	347,500	5	5	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



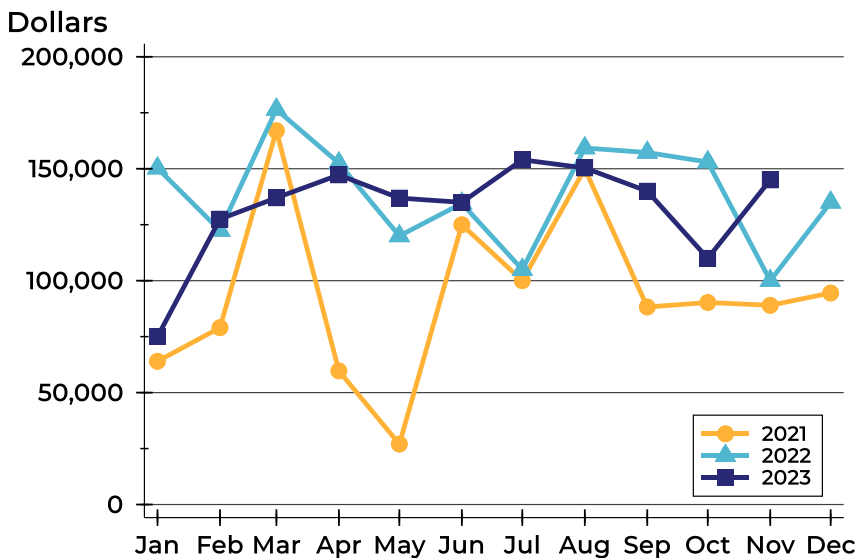
Northeast Kansas New Listings Analysis

Average Price



Month	2021	2022	2023
January	61,233	143,857	96,778
February	89,114	148,480	151,617
March	160,929	213,400	130,000
April	86,038	187,106	153,650
May	35,134	98,818	163,559
June	122,938	131,967	150,943
July	106,064	132,369	162,485
August	136,423	194,664	163,402
September	115,305	149,786	132,058
October	112,331	169,591	145,867
November	103,680	136,260	169,222
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	147,250
May	27,000	120,000	136,900
June	125,000	134,500	135,000
July	100,000	105,000	154,000
August	150,000	159,250	150,350
September	88,250	157,250	140,000
October	90,250	153,000	110,000
November	89,000	100,000	145,000
December	94,500	135,000	

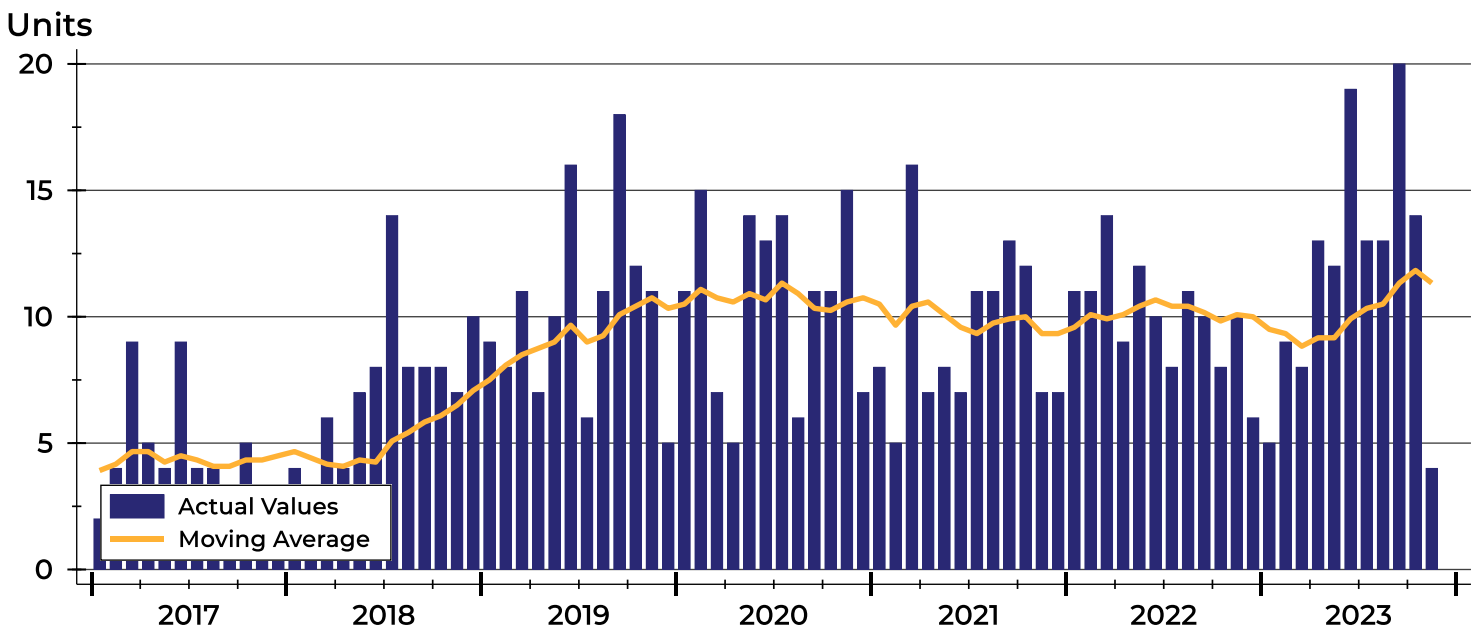


Northeast Kansas Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		4	10	-60.0%	130	114	14.0%
Volume (1,000s)		915	1,880	-51.3%	19,805	18,819	5.2%
Average	Sale Price	228,750	187,950	21.7%	152,348	165,083	-7.7%
	Days on Market	32	74	-56.8%	50	43	16.3%
	Percent of Original	96.8%	92.6%	4.5%	91.2%	94.6%	-3.6%
Median	Sale Price	232,500	129,000	80.2%	141,500	134,750	5.0%
	Days on Market	32	84	-61.9%	27	17	58.8%
	Percent of Original	100.0%	95.2%	5.0%	95.4%	97.0%	-1.6%

A total of 4 contracts for sale were written in the Northeast Kansas MLS system during the month of November, down from 10 in 2022. The median list price of these homes was \$232,500, up from \$129,000 the prior year. Half of the homes that went under contract in November were on the market less than 32 days, compared to 84 days in November 2022.

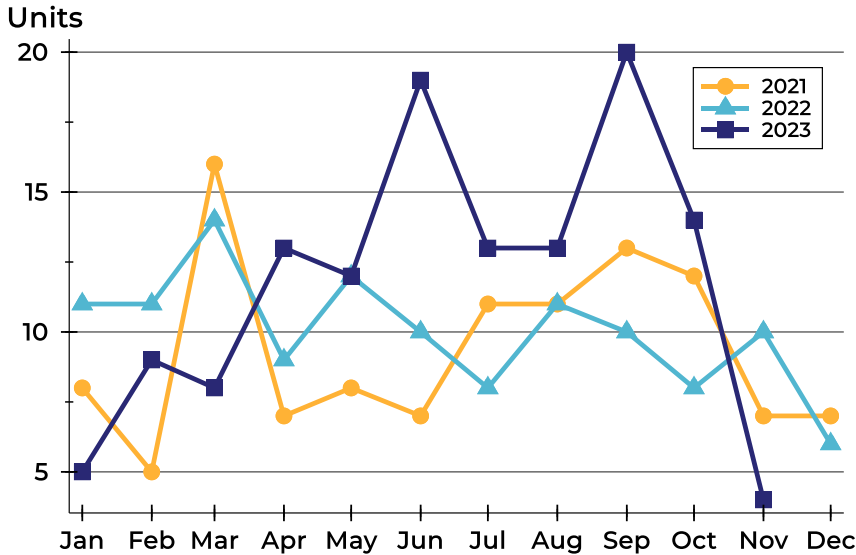
History of Contracts Written





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	12
June	7	10	19
July	11	8	13
August	11	11	13
September	13	10	20
October	12	8	14
November	7	10	4
December	7	6	

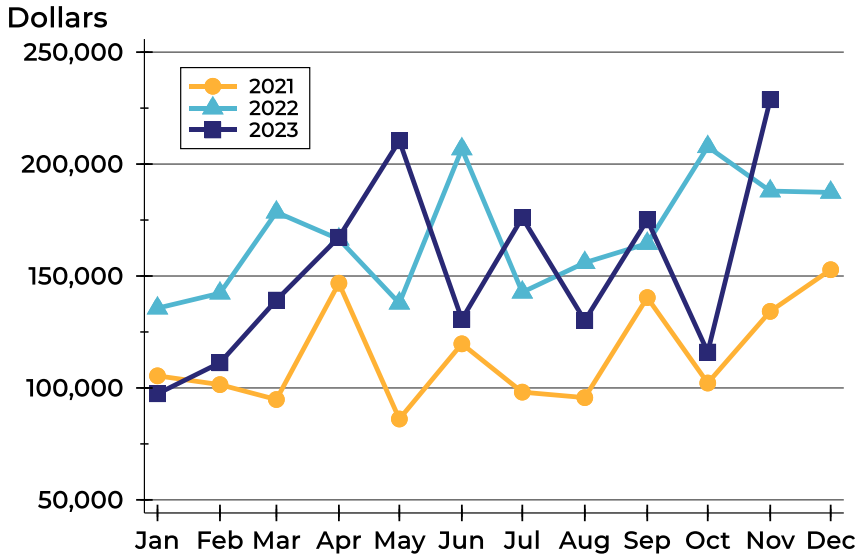
Contracts Written by Price Range

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	1	25.0%	65,000	65,000	57	57	108.3%	108.3%
\$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	25.0%	155,000	155,000	59	59	78.8%	78.8%
\$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	2	50.0%	347,500	347,500	5	5	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



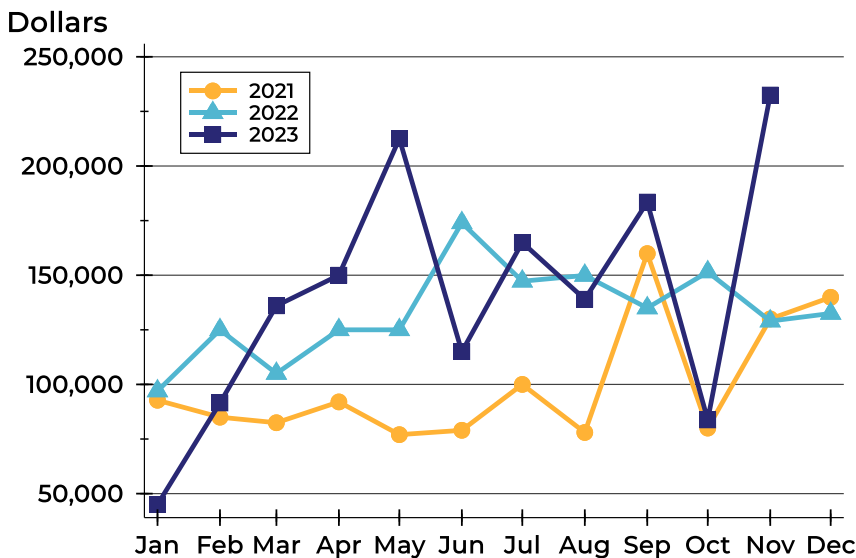
Northeast Kansas Contracts Written Analysis

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	210,400
June	119,714	206,750	130,668
July	98,127	142,738	176,077
August	95,673	155,945	130,112
September	140,369	164,500	175,045
October	102,200	207,725	116,021
November	134,200	187,950	228,750
December	152,814	187,333	

Median Price

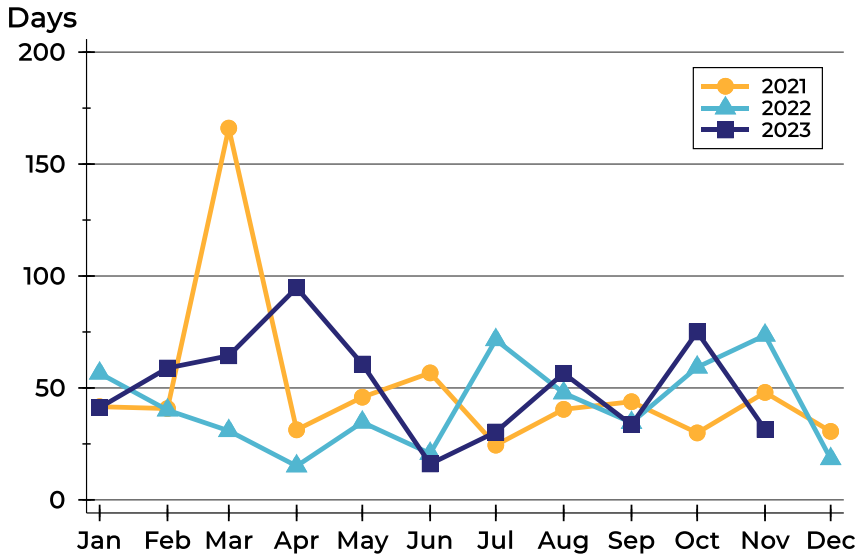


Month	2021	2022	2023
January	92,750	97,000	45,000
February	85,000	125,000	91,500
March	82,450	105,000	136,000
April	92,000	125,000	150,000
May	77,000	125,000	212,500
June	79,000	174,000	115,000
July	100,000	147,250	165,000
August	78,000	149,900	139,000
September	159,900	135,000	183,500
October	80,000	151,500	83,750
November	130,000	129,000	232,500
December	139,900	132,500	



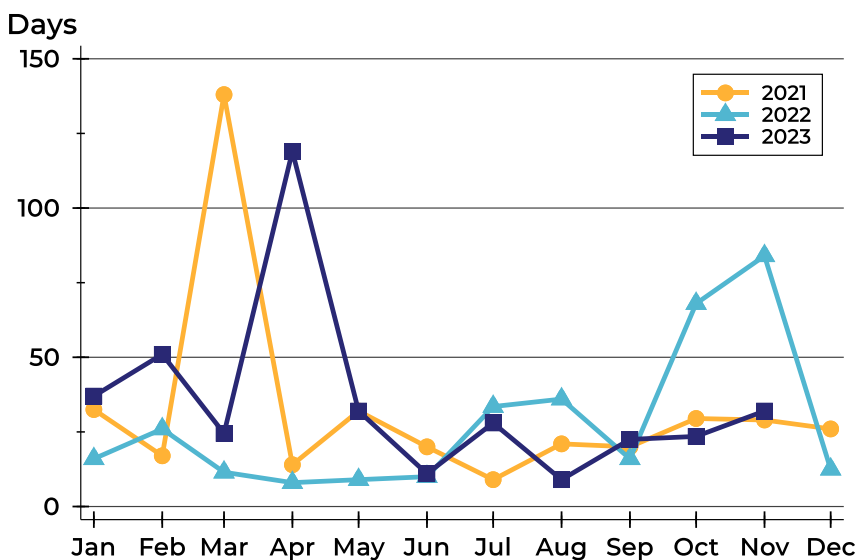
Northeast Kansas Contracts Written Analysis

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	61
June	57	21	16
July	24	72	30
August	40	48	57
September	44	35	34
October	30	59	75
November	48	74	32
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	32
June	20	10	11
July	9	34	28
August	21	36	9
September	20	16	23
October	30	68	24
November	29	84	32
December	26	13	



Northeast Kansas Pending Contracts Analysis

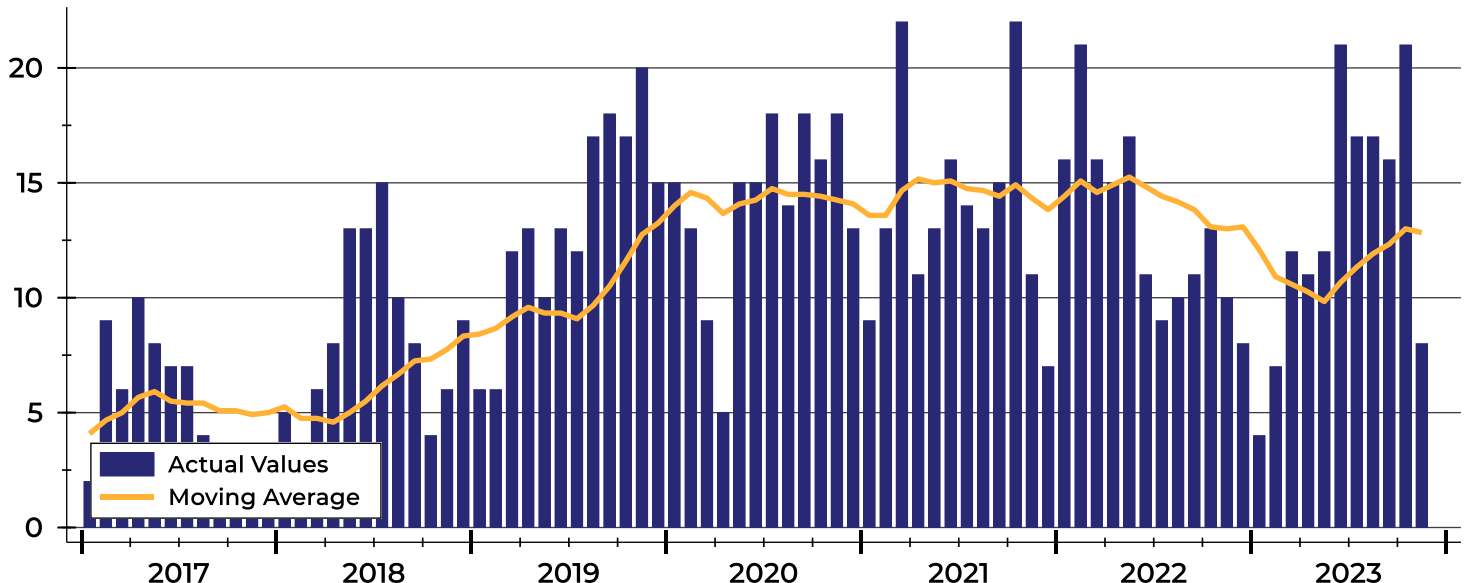
Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		8	10	-20.0%
Volume (1,000s)		1,541	1,854	-16.9%
Average	List Price	192,613	185,430	3.9%
	Days on Market	33	67	-50.7%
	Percent of Original	101.0%	94.2%	7.2%
Median	List Price	161,450	92,500	74.5%
	Days on Market	15	85	-82.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in the Northeast Kansas MLS system had contracts pending at the end of November, down from 10 contracts pending at the end of November 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

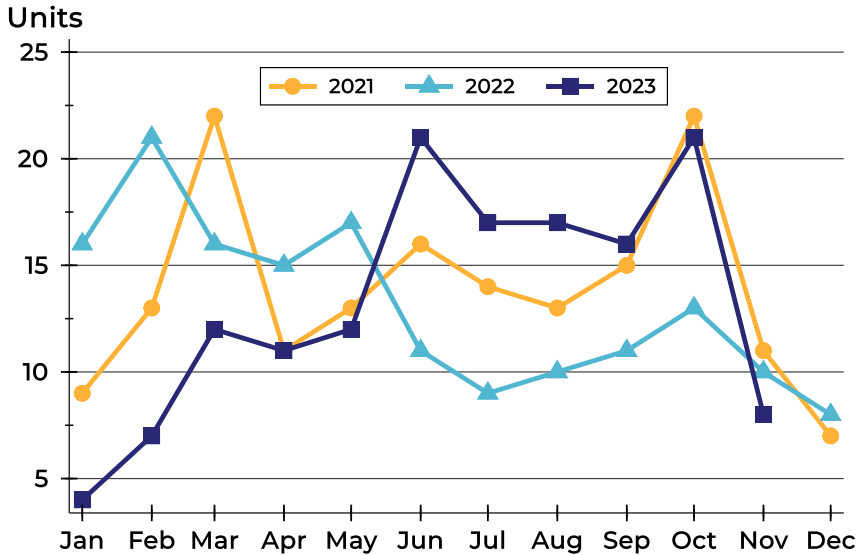
Units





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	21
July	14	9	17
August	13	10	17
September	15	11	16
October	22	13	21
November	11	10	8
December	7	8	

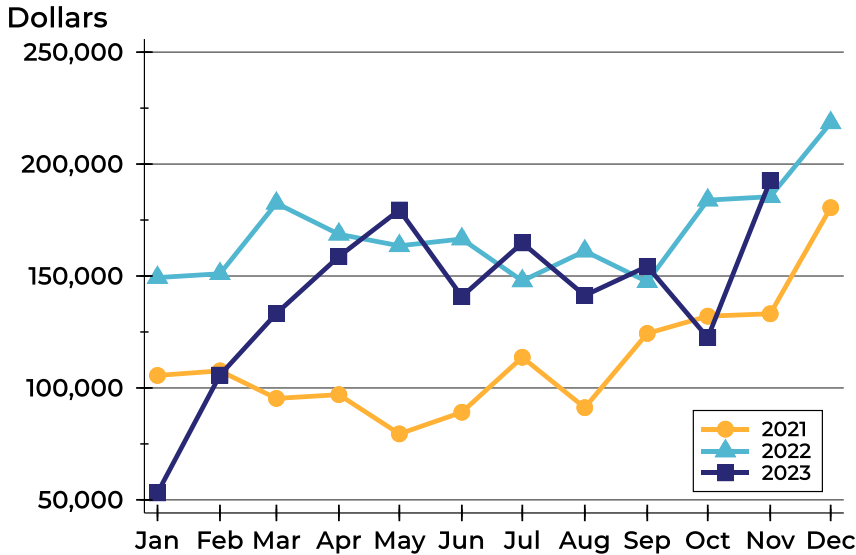
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	25.0%	61,500	61,500	29	29	104.2%	104.2%
\$100,000-\$124,999	1	12.5%	115,000	115,000	114	114	100.0%	100.0%
\$125,000-\$149,999	1	12.5%	149,900	149,900	4	4	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	173,000	173,000	22	22	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	12.5%	285,000	285,000	56	56	100.0%	100.0%
\$300,000-\$399,999	2	25.0%	347,500	347,500	5	5	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



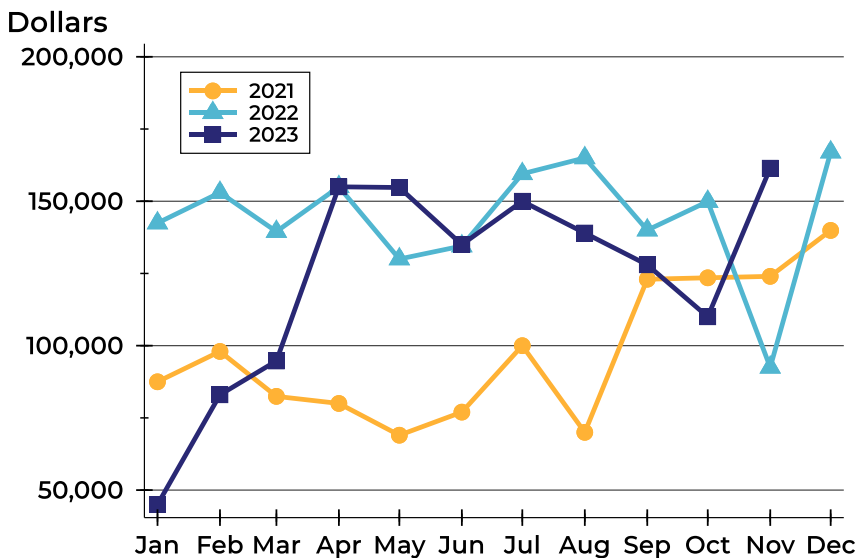
Northeast Kansas Pending Contracts Analysis

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	140,838
July	113,693	147,822	164,812
August	91,184	161,150	141,306
September	124,353	147,445	154,325
October	132,055	183,900	122,467
November	133,136	185,430	192,613
December	180,529	218,438	

Median Price

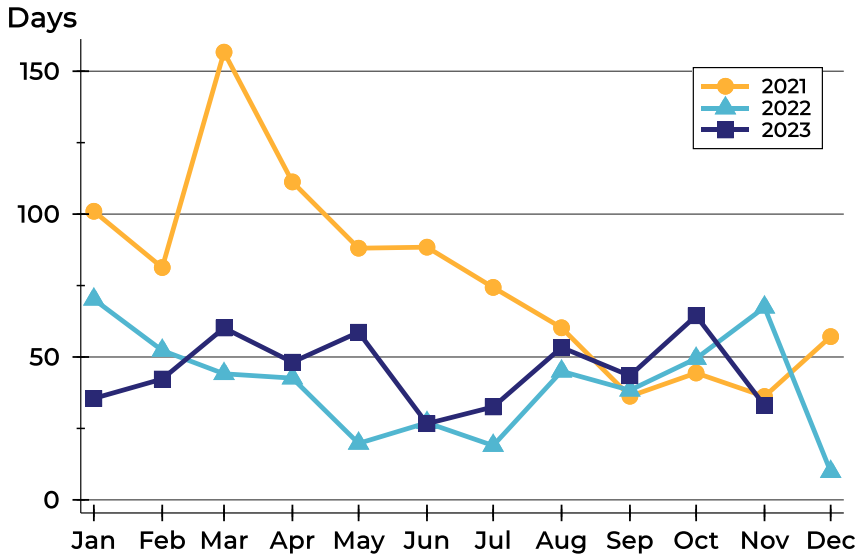


Month	2021	2022	2023
January	87,500	142,450	45,000
February	98,000	153,000	83,000
March	82,450	139,500	94,700
April	80,000	155,000	155,000
May	68,999	130,000	154,750
June	77,000	134,500	135,000
July	100,000	159,500	150,000
August	69,999	165,000	139,000
September	123,000	140,000	128,000
October	123,500	149,900	110,000
November	124,000	92,500	161,450
December	139,900	167,000	



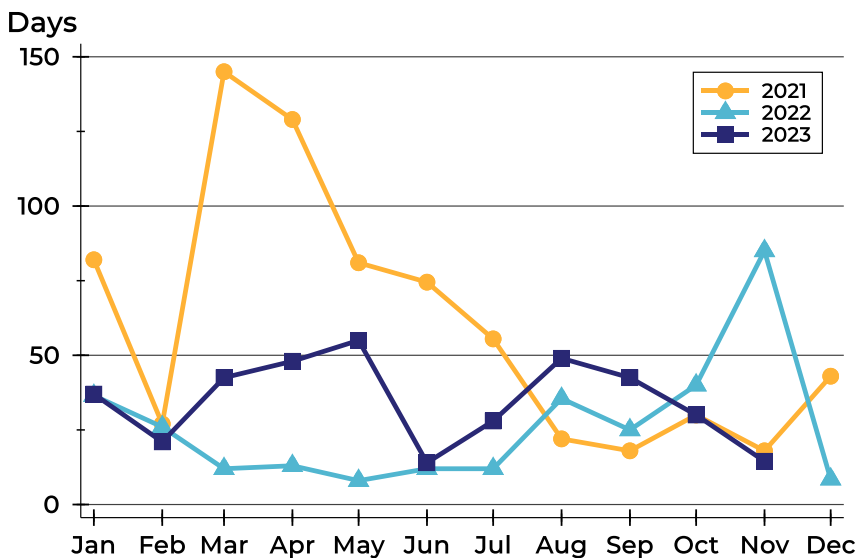
Northeast Kansas Pending Contracts Analysis

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	27
July	74	19	33
August	60	45	53
September	36	38	43
October	44	49	64
November	36	67	33
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	14
July	56	12	28
August	22	36	49
September	18	25	43
October	30	40	30
November	18	85	15
December	43	9	



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in November

Total home sales in Brown County rose by 275.0% last month to 15 units, compared to 4 units in November 2022. Total sales volume was \$2.1 million, up 267.8% from a year earlier.

The median sale price in November was \$169,000, up from \$109,000 a year earlier. Homes that sold in November were typically on the market for 30 days and sold for 97.9% of their list prices.

Brown County Active Listings Down at End of November

The total number of active listings in Brown County at the end of November was 27 units, down from 28 at the same point in 2022. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$108,000.

During November, a total of 2 contracts were written down from 7 in November 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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Brown County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		15	4	9	99	75	72
Change from prior year		275.0%	-55.6%	12.5%	32.0%	4.2%	-18.2%
Active Listings		27	28	31	N/A	N/A	N/A
Change from prior year		-3.6%	-9.7%	63.2%			
Months' Supply		3.0	4.0	4.4	N/A	N/A	N/A
Change from prior year		-25.0%	-9.1%	91.3%			
New Listings		8	12	4	122	115	107
Change from prior year		-33.3%	200.0%	-42.9%	6.1%	7.5%	16.3%
Contracts Written		2	7	4	99	83	72
Change from prior year		-71.4%	75.0%	-66.7%	19.3%	15.3%	-21.7%
Pending Contracts		7	7	7	N/A	N/A	N/A
Change from prior year		0.0%	0.0%	-53.3%			
Sales Volume (1,000s)		2,076	565	1,102	13,066	11,029	6,715
Change from prior year		267.4%	-48.7%	115.7%	18.5%	64.2%	-19.7%
Average	Sale Price	138,400	141,125	122,433	131,979	147,053	93,259
	Change from prior year	-1.9%	15.3%	91.9%	-10.3%	57.7%	-1.8%
	List Price of Actives	128,470	118,941	107,899	N/A	N/A	N/A
	Change from prior year	8.0%	10.2%	-9.8%			
	Days on Market	71	49	54	51	44	80
Change from prior year	44.9%	-9.3%	-58.8%	15.9%	-45.0%	-31.6%	
Percent of List	97.8%	96.2%	98.3%	93.9%	97.0%	96.5%	
Change from prior year	1.7%	-2.1%	6.3%	-3.2%	0.5%	2.2%	
Percent of Original	87.7%	90.2%	96.2%	90.8%	95.5%	94.4%	
Change from prior year	-2.8%	-6.2%	5.4%	-4.9%	1.2%	4.5%	
Median	Sale Price	169,000	109,000	63,000	121,000	132,000	74,400
	Change from prior year	55.0%	73.0%	26.0%	-8.3%	77.4%	-5.8%
	List Price of Actives	108,000	96,000	89,000	N/A	N/A	N/A
	Change from prior year	12.5%	7.9%	3.5%			
	Days on Market	30	31	41	28	14	41
Change from prior year	-3.2%	-24.4%	-71.3%	100.0%	-65.9%	-47.4%	
Percent of List	97.9%	96.7%	100.0%	97.4%	98.3%	99.0%	
Change from prior year	1.2%	-3.3%	10.0%	-0.9%	-0.7%	2.1%	
Percent of Original	92.9%	96.7%	98.1%	95.3%	97.7%	96.4%	
Change from prior year	-3.9%	-1.4%	7.9%	-2.5%	1.3%	3.8%	

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



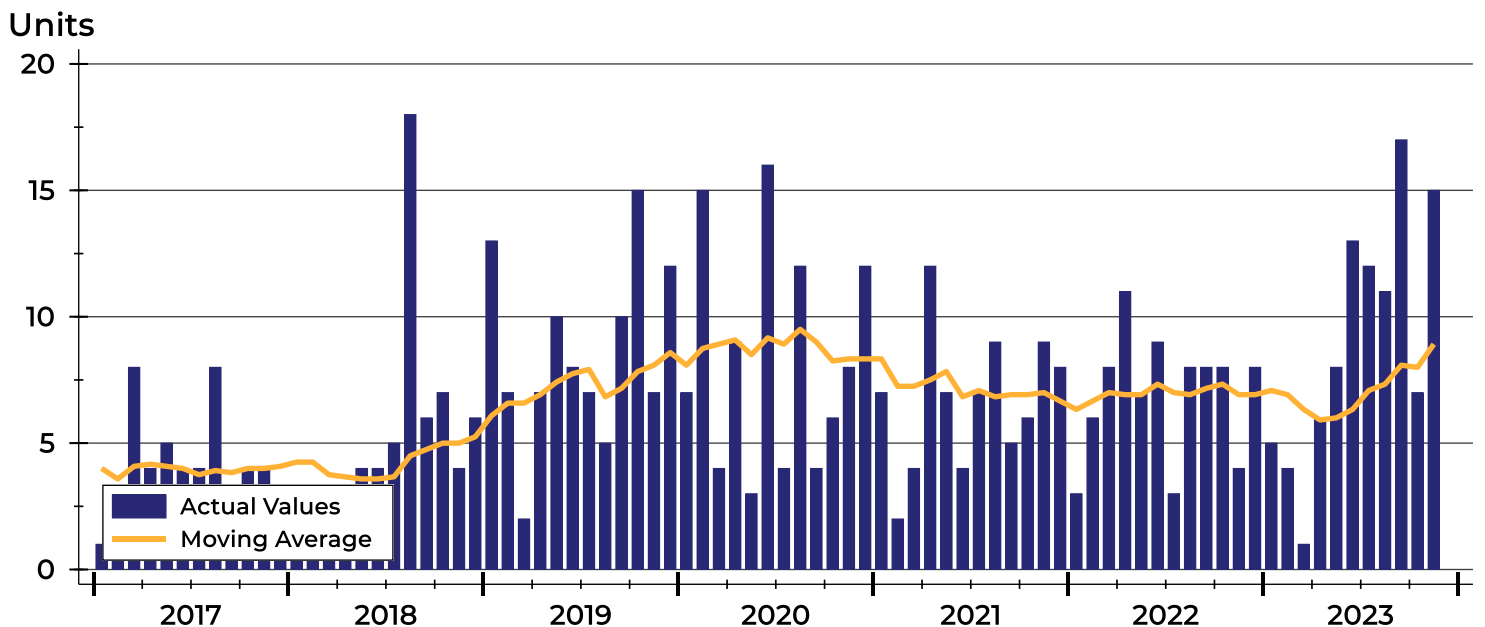
Brown County Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		15	4	275.0%	99	75	32.0%
Volume (1,000s)		2,076	565	267.4%	13,066	11,029	18.5%
Months' Supply		3.0	4.0	-25.0%	N/A	N/A	N/A
Average	Sale Price	138,400	141,125	-1.9%	131,979	147,053	-10.3%
	Days on Market	71	49	44.9%	51	44	15.9%
	Percent of List	97.8%	96.2%	1.7%	93.9%	97.0%	-3.2%
	Percent of Original	87.7%	90.2%	-2.8%	90.8%	95.5%	-4.9%
Median	Sale Price	169,000	109,000	55.0%	121,000	132,000	-8.3%
	Days on Market	30	31	-3.2%	28	14	100.0%
	Percent of List	97.9%	96.7%	1.2%	97.4%	98.3%	-0.9%
	Percent of Original	92.9%	96.7%	-3.9%	95.3%	97.7%	-2.5%

A total of 15 homes sold in Brown County in November, up from 4 units in November 2022. Total sales volume rose to \$2.1 million compared to \$0.6 million in the previous year.

The median sales price in November was \$169,000, up 55.0% compared to the prior year. Median days on market was 30 days, up from 10 days in October, but down from 31 in November 2022.

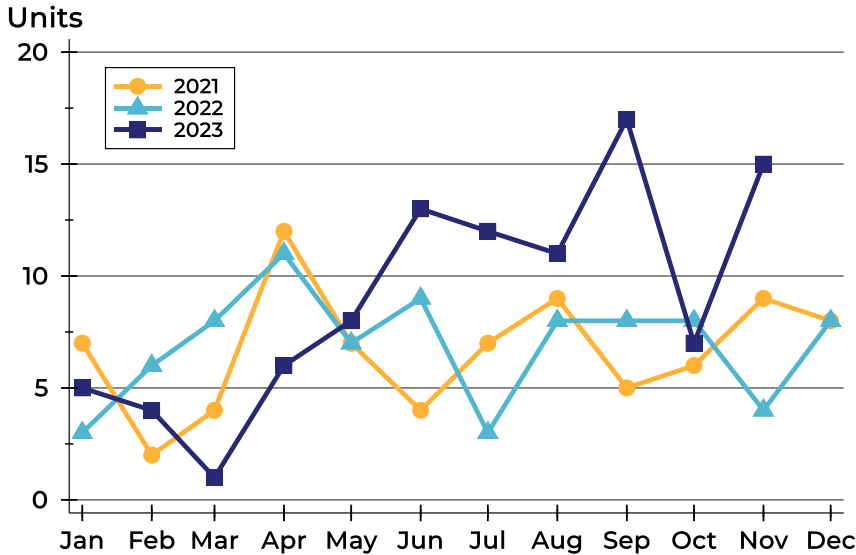
History of Closed Listings





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	13
July	7	3	12
August	9	8	11
September	5	8	17
October	6	8	7
November	9	4	15
December	8	8	8

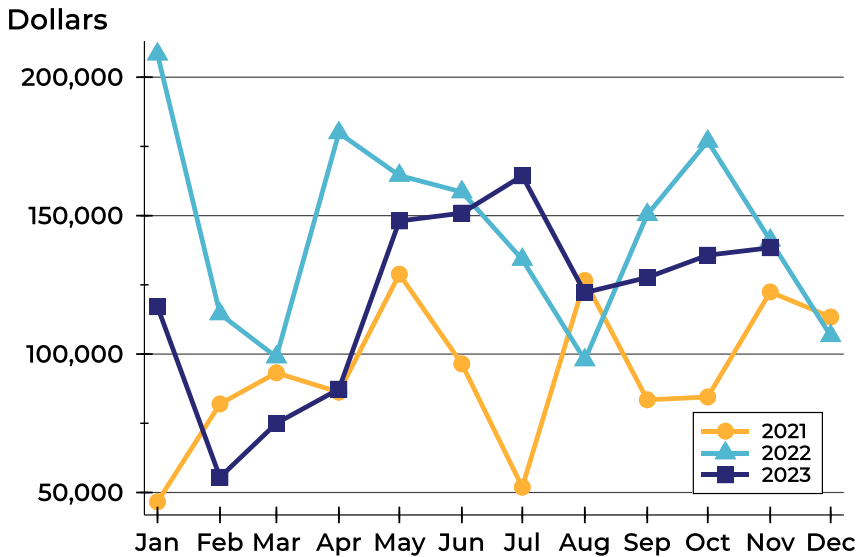
Closed Listings by Price Range

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	1	6.7%	4.4	32,000	32,000	11	11	71.3%	71.3%	58.3%	58.3%
\$50,000-\$99,999	5	33.3%	2.7	66,000	65,000	135	130	105.4%	108.3%	85.9%	86.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.7%	3.7	143,000	143,000	4	4	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	1.3	169,000	169,000	99	99	101.5%	101.5%	90.1%	90.1%
\$175,000-\$199,999	5	33.3%	2.0	185,800	185,000	22	17	95.0%	97.4%	93.7%	97.4%
\$200,000-\$249,999	1	6.7%	10.0	223,000	223,000	42	42	97.4%	97.4%	97.4%	97.4%
\$250,000-\$299,999	1	6.7%	0.0	250,000	250,000	127	127	94.3%	94.3%	71.4%	71.4%
\$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



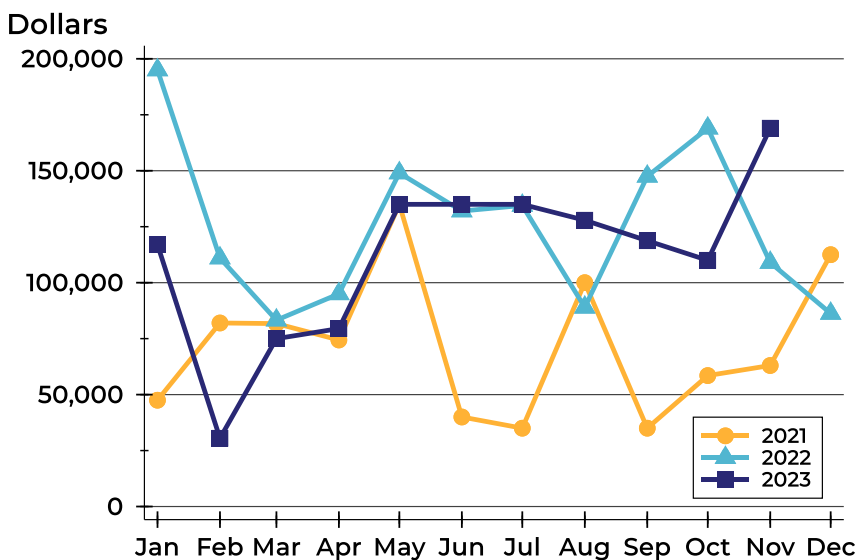
Brown County Closed Listings Analysis

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	150,915
July	51,929	134,167	164,388
August	126,567	97,875	122,200
September	83,480	150,375	127,653
October	84,500	176,875	135,714
November	122,433	141,125	138,400
December	113,375	106,600	

Median Price

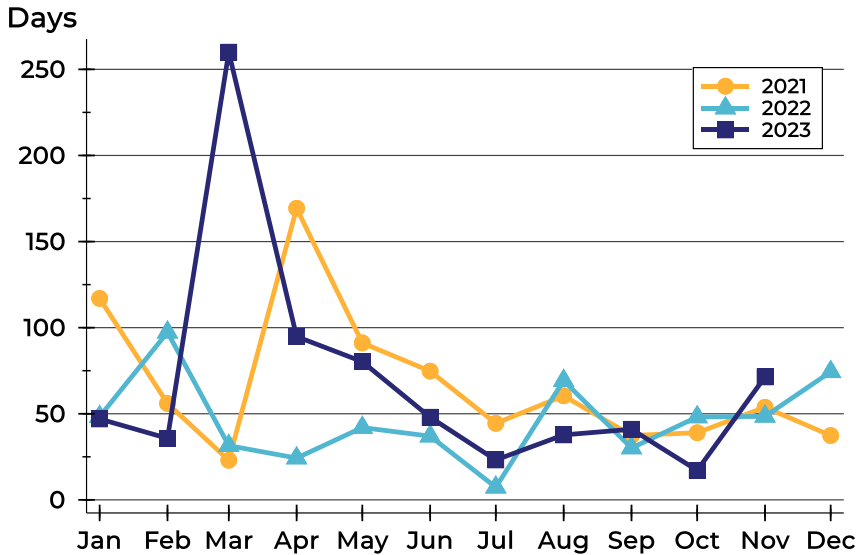


Month	2021	2022	2023
January	47,500	195,000	117,000
February	82,000	111,000	30,500
March	81,725	83,250	75,000
April	74,400	95,000	79,500
May	135,000	149,000	135,000
June	40,000	132,000	135,000
July	35,000	134,500	135,000
August	100,000	89,000	127,900
September	35,000	147,500	118,750
October	58,500	169,000	110,000
November	63,000	109,000	169,000
December	112,500	86,250	



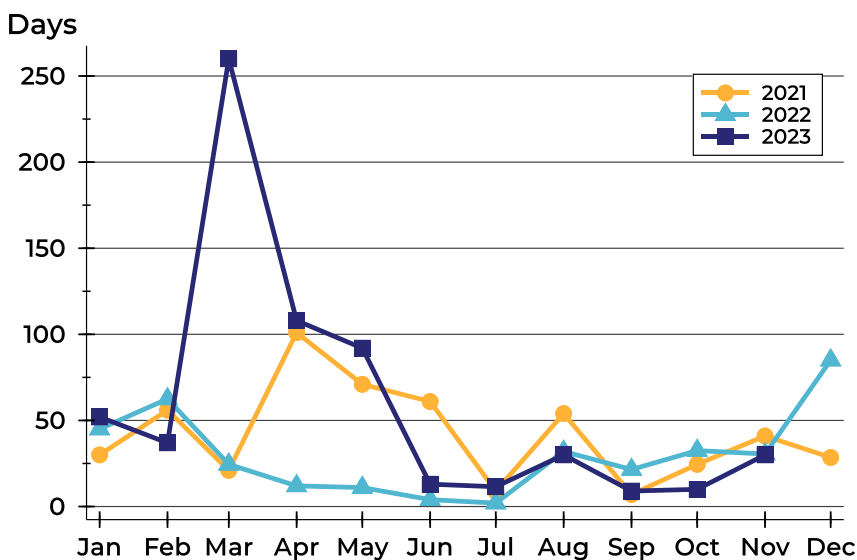
Brown County Closed Listings Analysis

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	48
July	44	7	23
August	60	69	38
September	37	30	41
October	39	48	17
November	54	49	71
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	13
July	9	2	12
August	54	32	30
September	7	22	9
October	25	33	10
November	41	31	30
December	29	85	



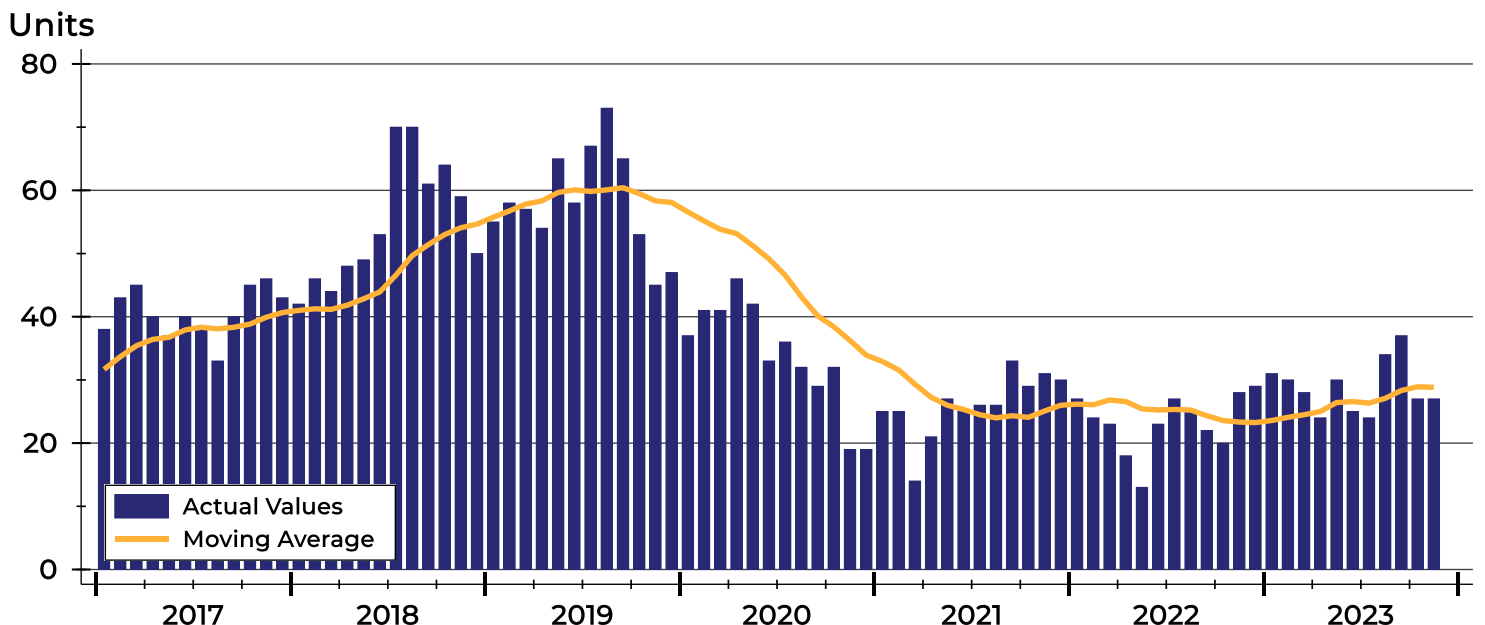
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		27	28	-3.6%
Volume (1,000s)		3,469	3,330	4.2%
Months' Supply		3.0	4.0	-25.0%
Average	List Price	128,470	118,941	8.0%
	Days on Market	113	75	50.7%
	Percent of Original	93.8%	94.8%	-1.1%
Median	List Price	108,000	96,000	12.5%
	Days on Market	82	40	105.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 27 homes were available for sale in Brown County at the end of November. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of November was \$108,000, up 12.5% from 2022. The typical time on market for active listings was 82 days, up from 40 days a year earlier.

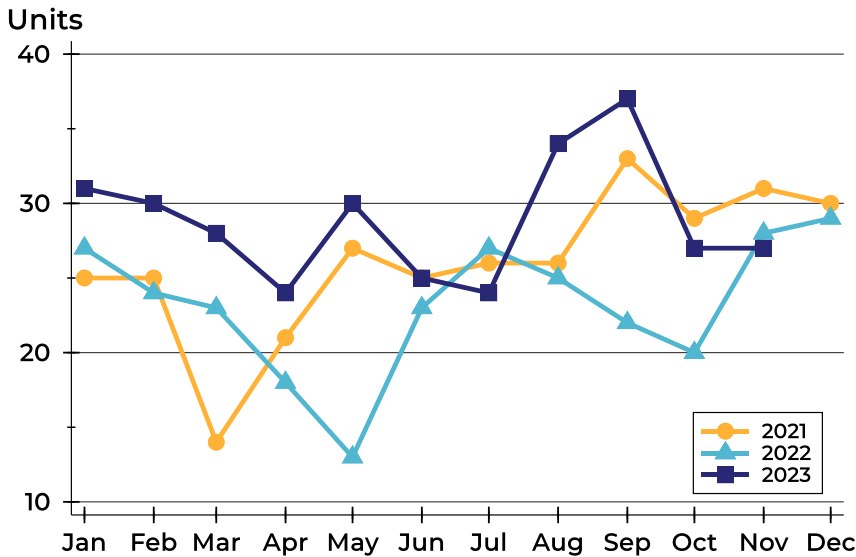
History of Active Listings





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	25
July	26	27	24
August	26	25	34
September	33	22	37
October	29	20	27
November	31	28	27
December	30	29	

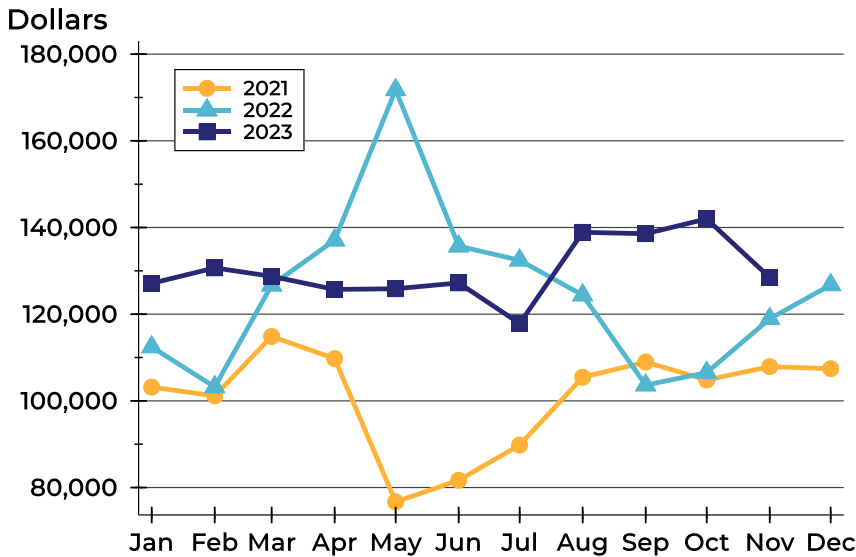
Active Listings by Price Range

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	3.7%	N/A	19,000	19,000	27	27	100.0%	100.0%
\$25,000-\$49,999	4	14.8%	4.4	36,700	35,000	138	139	88.2%	88.5%
\$50,000-\$99,999	8	29.6%	2.7	84,300	89,700	124	78	91.8%	100.0%
\$100,000-\$124,999	1	3.7%	N/A	108,000	108,000	142	142	83.1%	83.1%
\$125,000-\$149,999	4	14.8%	3.7	140,950	142,000	91	98	95.3%	96.4%
\$150,000-\$174,999	1	3.7%	1.3	153,000	153,000	19	19	100.0%	100.0%
\$175,000-\$199,999	2	7.4%	2.0	177,850	177,850	90	90	96.1%	96.1%
\$200,000-\$249,999	5	18.5%	10.0	224,600	225,000	137	27	97.8%	100.0%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	3.7%	N/A	325,000	325,000	81	81	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



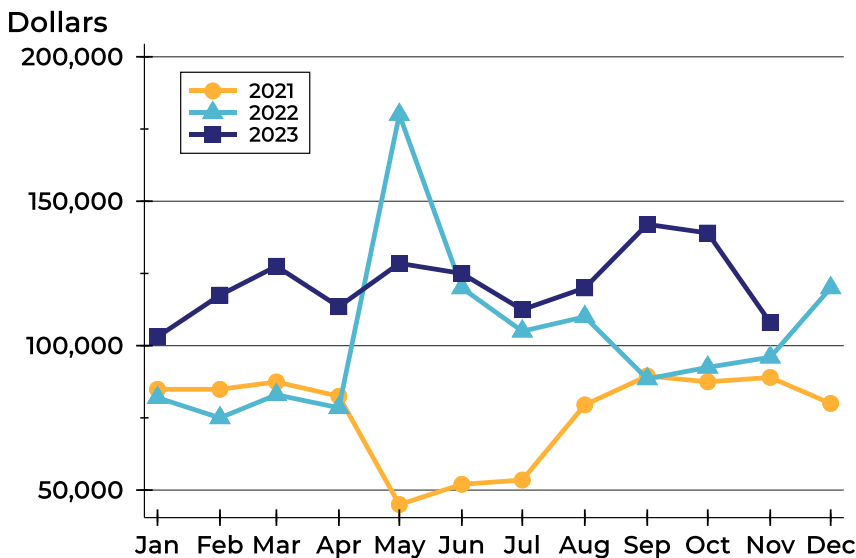
Brown County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	103,172	112,447	127,114
February	101,168	103,211	130,687
March	114,857	126,681	128,729
April	109,762	137,087	125,713
May	76,695	171,769	125,867
June	81,687	135,709	127,216
July	89,806	132,448	117,863
August	105,460	124,412	138,900
September	108,966	103,641	138,567
October	104,823	106,518	141,985
November	107,899	118,941	128,470
December	107,419	126,760	

Median Price

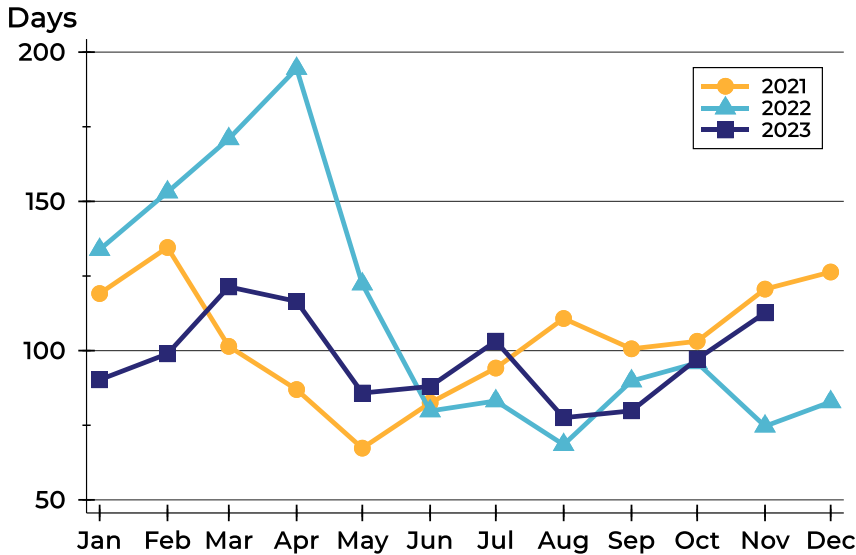


Month	2021	2022	2023
January	84,900	82,000	103,075
February	84,900	75,000	117,500
March	87,450	83,000	127,500
April	82,500	78,500	113,500
May	45,000	180,000	128,500
June	52,000	120,000	125,000
July	53,484	105,000	112,450
August	79,500	110,000	120,000
September	89,500	88,500	142,000
October	87,500	92,500	139,000
November	89,000	96,000	108,000
December	80,000	120,000	



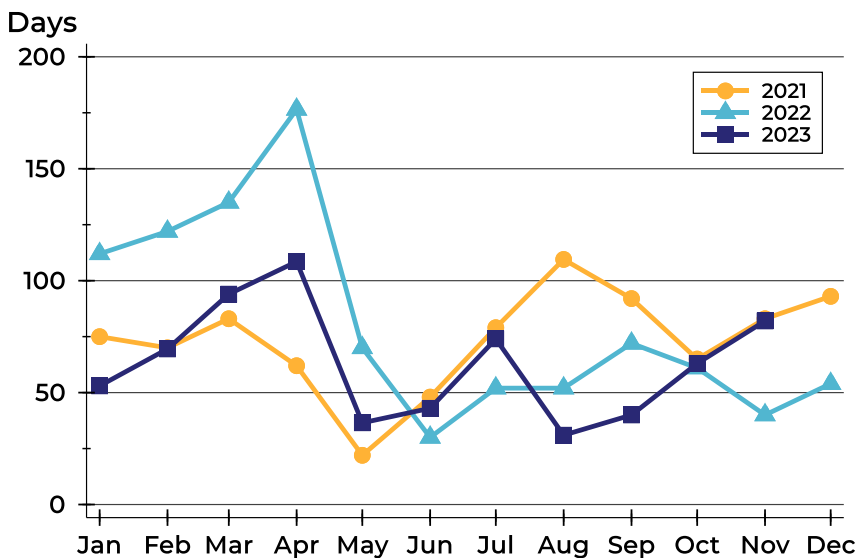
Brown County Active Listings Analysis

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	88
July	94	83	103
August	111	68	78
September	101	90	80
October	103	96	97
November	121	75	113
December	126	83	

Median DOM

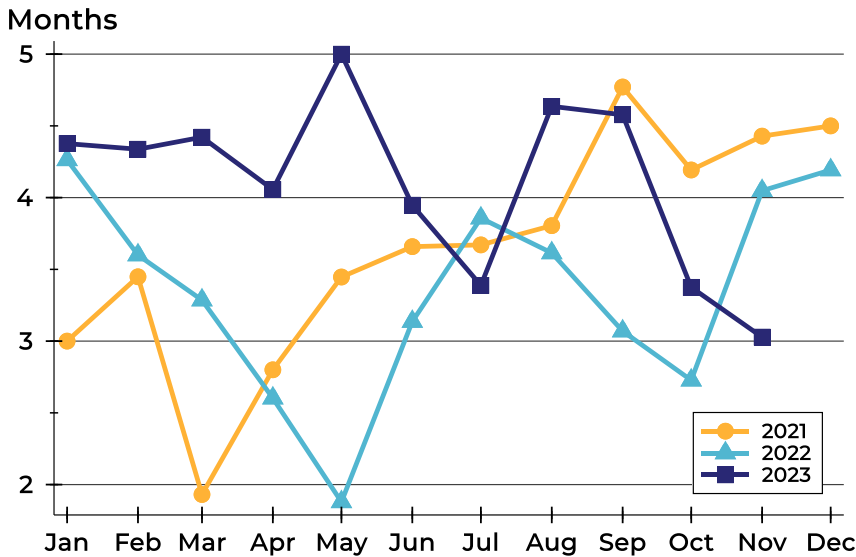


Month	2021	2022	2023
January	75	112	53
February	70	122	70
March	83	135	94
April	62	177	109
May	22	70	37
June	48	30	43
July	79	52	74
August	110	52	31
September	92	72	40
October	65	61	63
November	83	40	82
December	93	54	



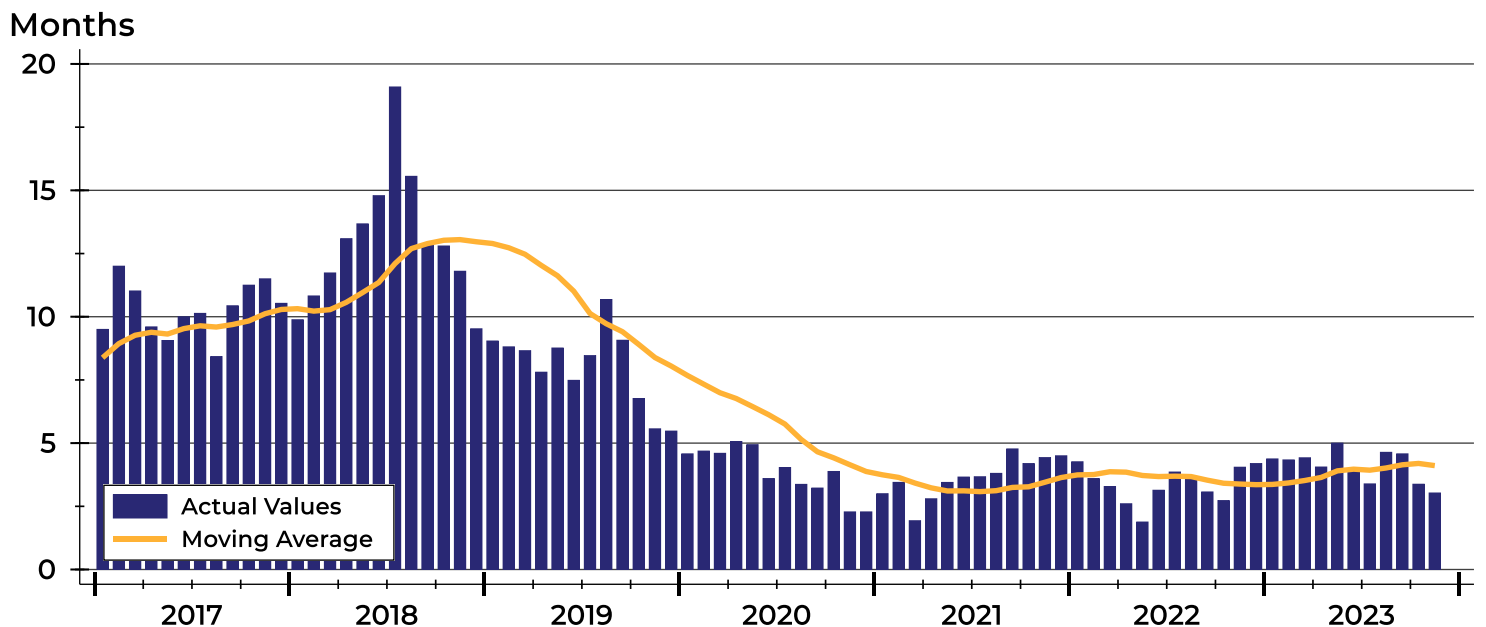
Brown County Months' Supply Analysis

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	3.9
July	3.7	3.9	3.4
August	3.8	3.6	4.6
September	4.8	3.1	4.6
October	4.2	2.7	3.4
November	4.4	4.0	3.0
December	4.5	4.2	

History of Month's Supply





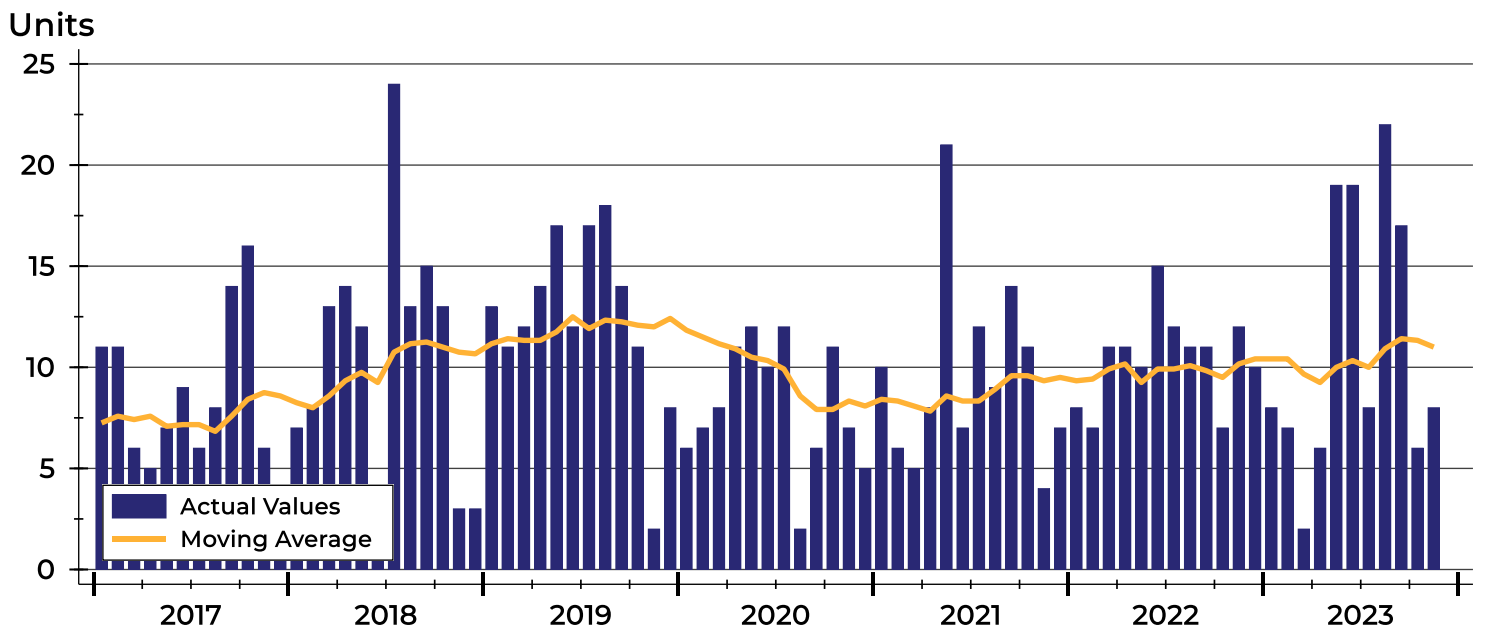
Brown County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	8	12	-33.3%
	Volume (1,000s)	1,138	1,384	-17.8%
	Average List Price	142,250	115,325	23.3%
	Median List Price	136,000	86,450	57.3%
Year-to-Date	New Listings	122	115	6.1%
	Volume (1,000s)	16,629	15,316	8.6%
	Average List Price	136,300	133,183	2.3%
	Median List Price	130,000	115,000	13.0%

A total of 8 new listings were added in Brown County during November, down 33.3% from the same month in 2022. Year-to-date Brown County has seen 122 new listings.

The median list price of these homes was \$136,000 up from \$86,450 in 2022.

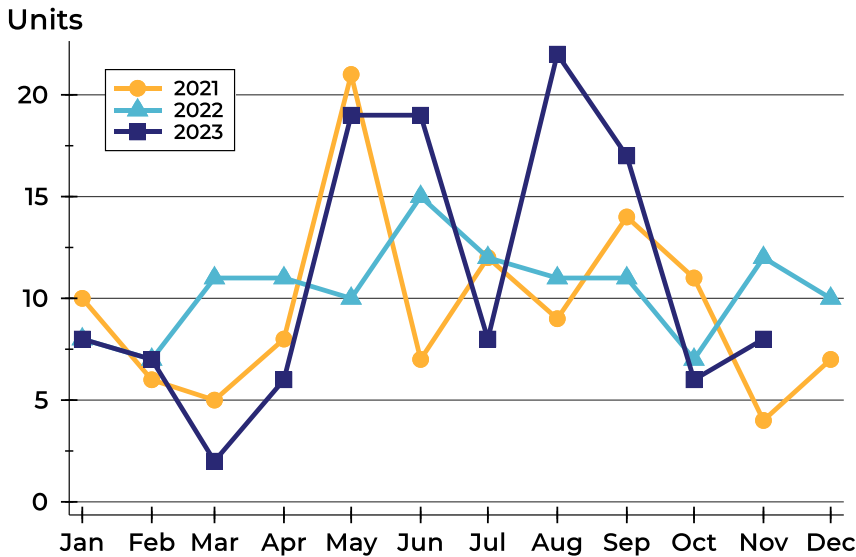
History of New Listings





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	19
June	7	15	19
July	12	12	8
August	9	11	22
September	14	11	17
October	11	7	6
November	4	12	8
December	7	10	

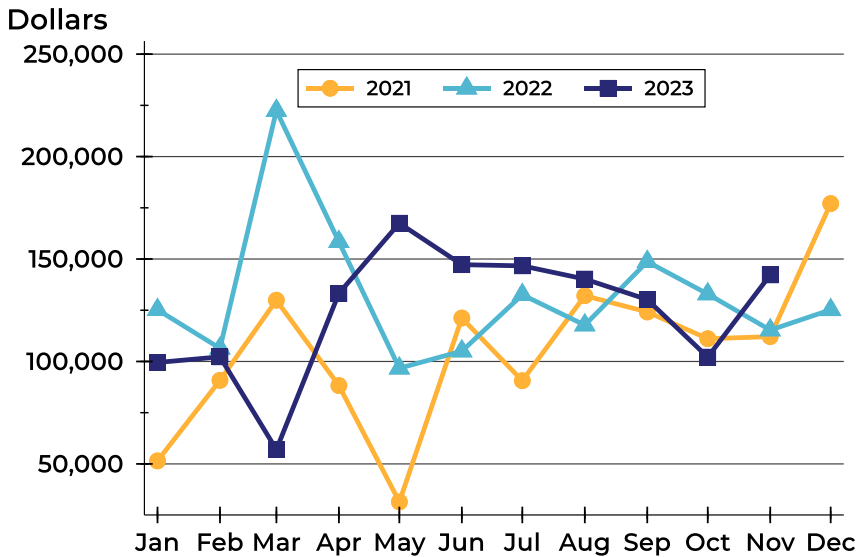
New Listings by Price Range

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	12.5%	19,000	19,000	33	33	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	25.0%	79,500	79,500	8	8	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%	136,000	136,000	28	28	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	153,000	153,000	25	25	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	225,000	225,000	24	24	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	12.5%	310,000	310,000	7	7	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



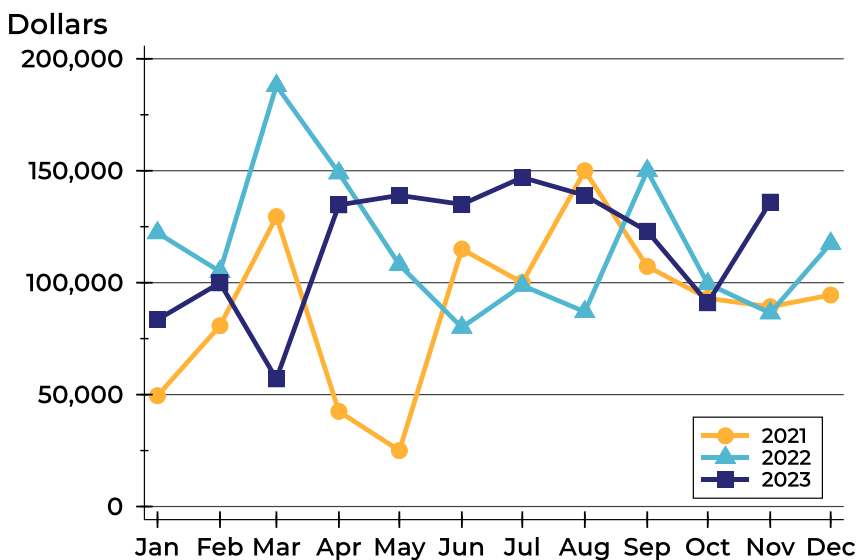
Brown County New Listings Analysis

Average Price



Month	2021	2022	2023
January	51,480	125,250	99,500
February	90,800	106,429	102,271
March	129,900	222,445	57,000
April	88,250	158,445	133,250
May	31,474	96,700	167,484
June	121,214	105,053	147,247
July	90,617	132,567	146,675
August	132,111	117,755	140,230
September	124,164	148,727	130,241
October	111,118	132,929	102,133
November	112,125	115,325	142,250
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	134,750
May	25,000	108,000	139,000
June	115,000	80,000	135,000
July	100,000	98,750	147,000
August	150,000	87,000	139,000
September	107,250	150,000	123,000
October	93,000	99,500	91,000
November	89,250	86,450	136,000
December	94,500	117,500	



Brown County Contracts Written Analysis

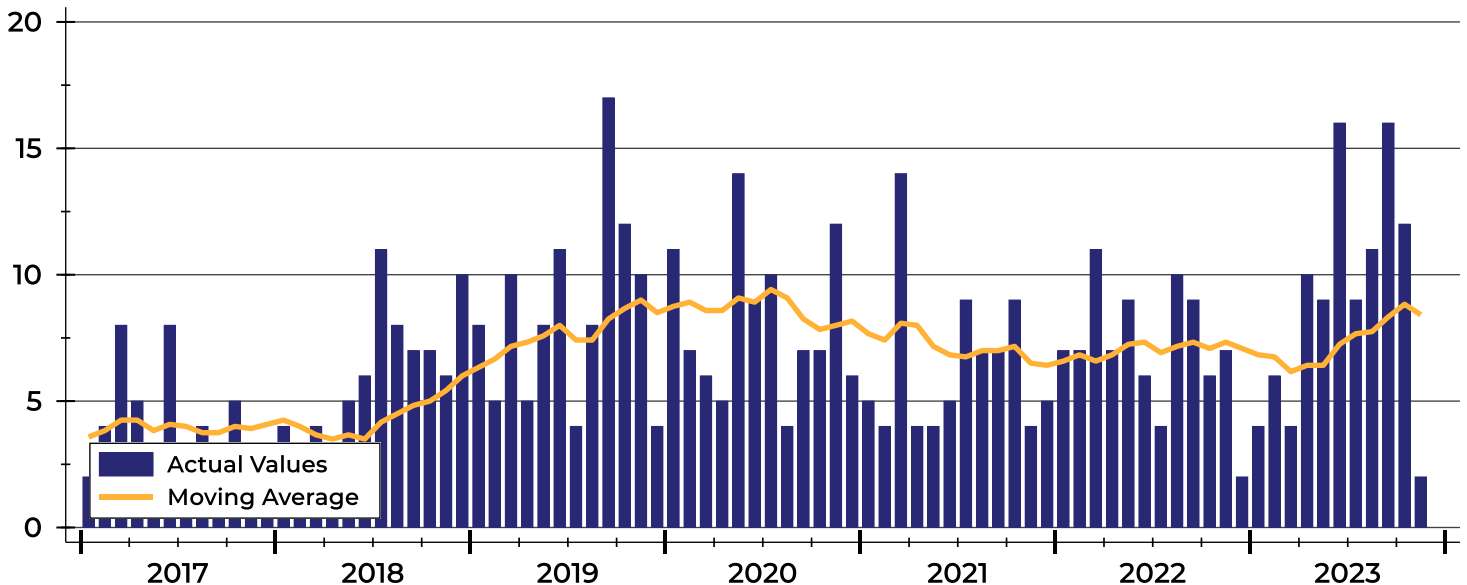
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		2	7	-71.4%	99	83	19.3%
Volume (1,000s)		375	808	-53.6%	14,125	11,892	18.8%
Average	Sale Price	187,500	115,357	62.5%	142,674	143,283	-0.4%
	Days on Market	32	82	-61.0%	50	47	6.4%
	Percent of Original	104.2%	92.3%	12.9%	91.3%	95.0%	-3.9%
Median	Sale Price	187,500	92,500	102.7%	135,000	120,000	12.5%
	Days on Market	32	90	-64.4%	28	22	27.3%
	Percent of Original	104.2%	97.1%	7.3%	96.7%	97.6%	-0.9%

A total of 2 contracts for sale were written in Brown County during the month of November, down from 7 in 2022. The median list price of these homes was \$187,500, up from \$92,500 the prior year.

Half of the homes that went under contract in November were on the market less than 32 days, compared to 90 days in November 2022.

History of Contracts Written

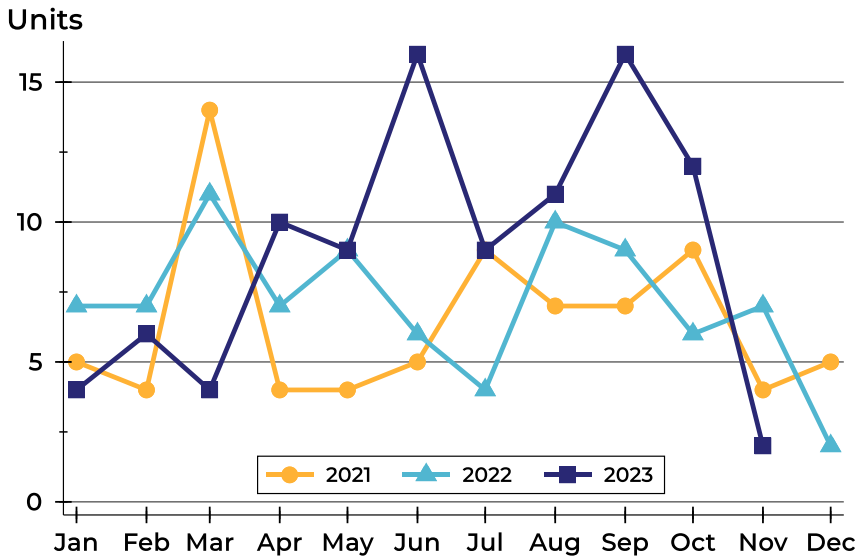
Units





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	9
June	5	6	16
July	9	4	9
August	7	10	11
September	7	9	16
October	9	6	12
November	4	7	2
December	5	2	

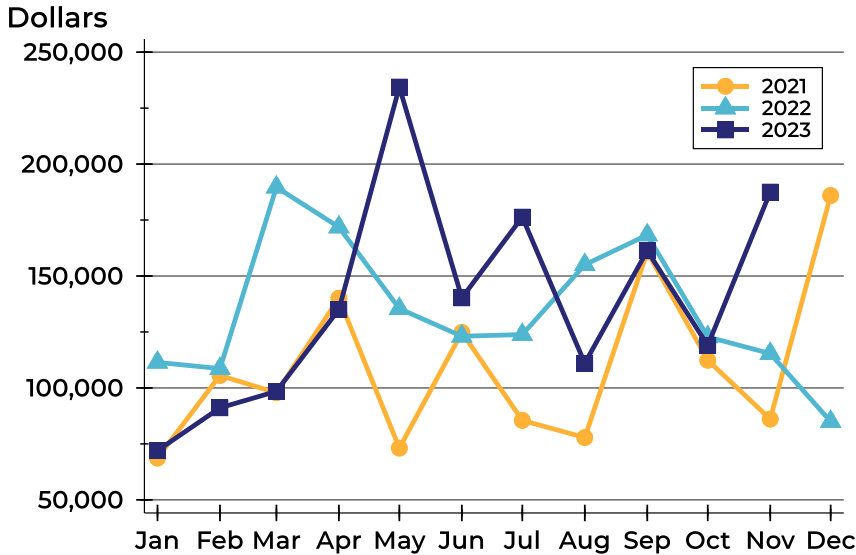
Contracts Written by Price Range

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	50.0%	65,000	65,000	57	57	108.3%	108.3%
\$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	1	50.0%	310,000	310,000	7	7	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



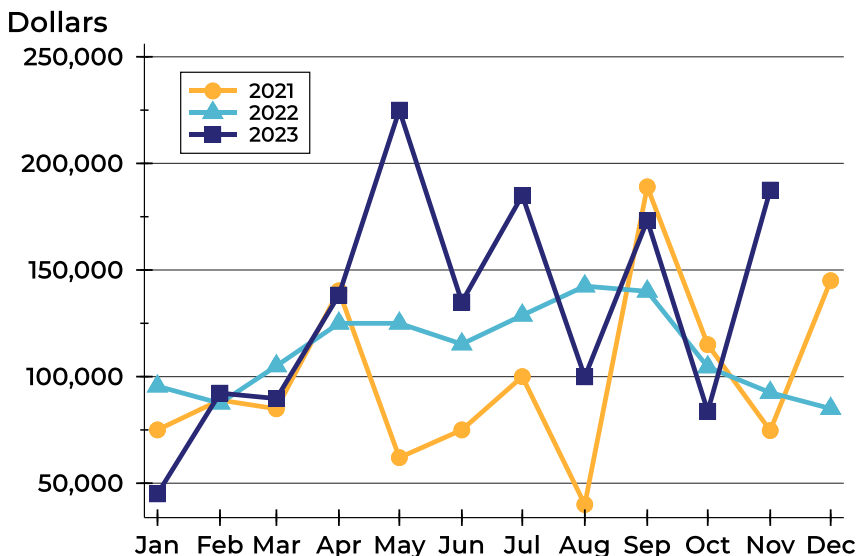
Brown County Contracts Written Analysis

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	234,422
June	124,800	123,083	140,231
July	85,522	123,850	176,333
August	77,843	155,040	111,041
September	160,786	168,333	161,306
October	112,378	122,800	118,983
November	86,100	115,357	187,500
December	185,960	84,998	

Median Price

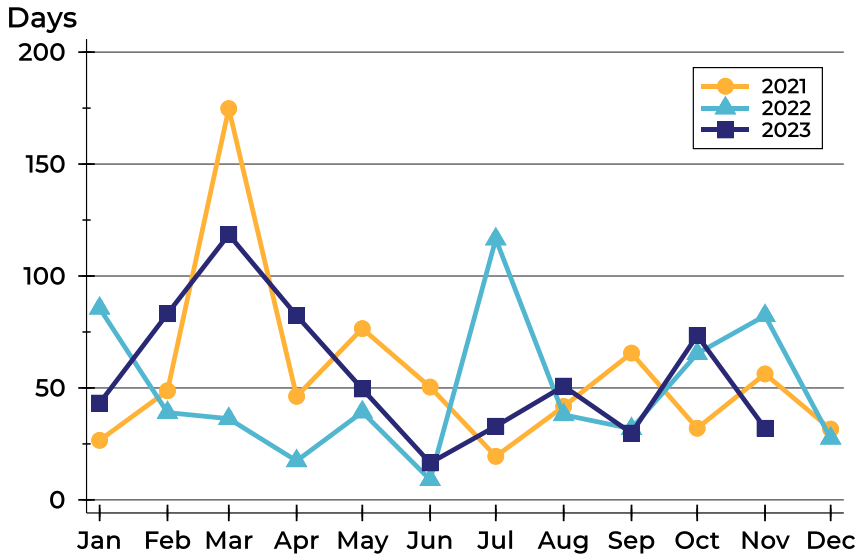


Month	2021	2022	2023
January	75,000	95,500	45,000
February	89,000	87,500	92,250
March	84,900	105,000	89,700
April	140,250	125,000	138,250
May	62,000	125,000	225,000
June	75,000	115,250	135,000
July	100,000	128,750	185,000
August	40,000	142,450	99,900
September	189,000	140,000	173,250
October	115,000	104,500	83,750
November	74,700	92,500	187,500
December	145,000	84,998	



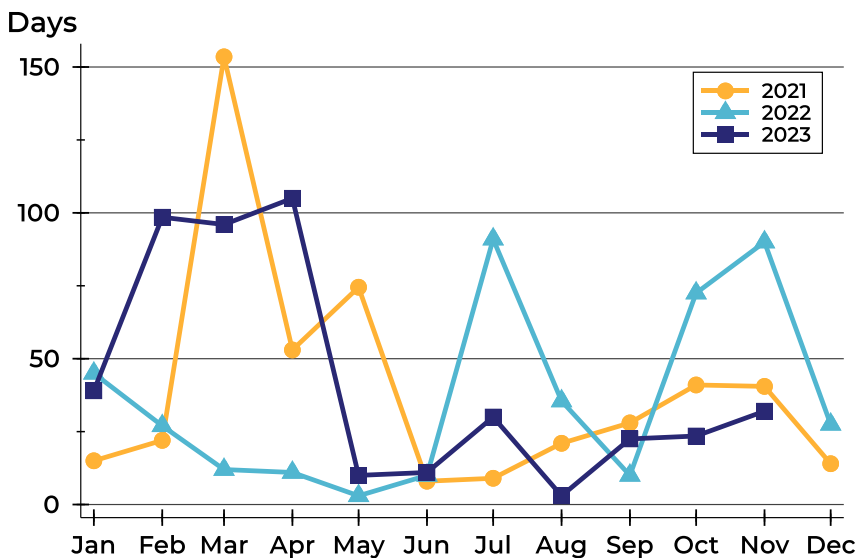
Brown County Contracts Written Analysis

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	50
June	50	9	17
July	19	117	33
August	42	38	51
September	66	32	30
October	32	65	73
November	56	82	32
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	10
June	8	10	11
July	9	91	30
August	21	36	3
September	28	10	23
October	41	73	24
November	41	90	32
December	14	28	



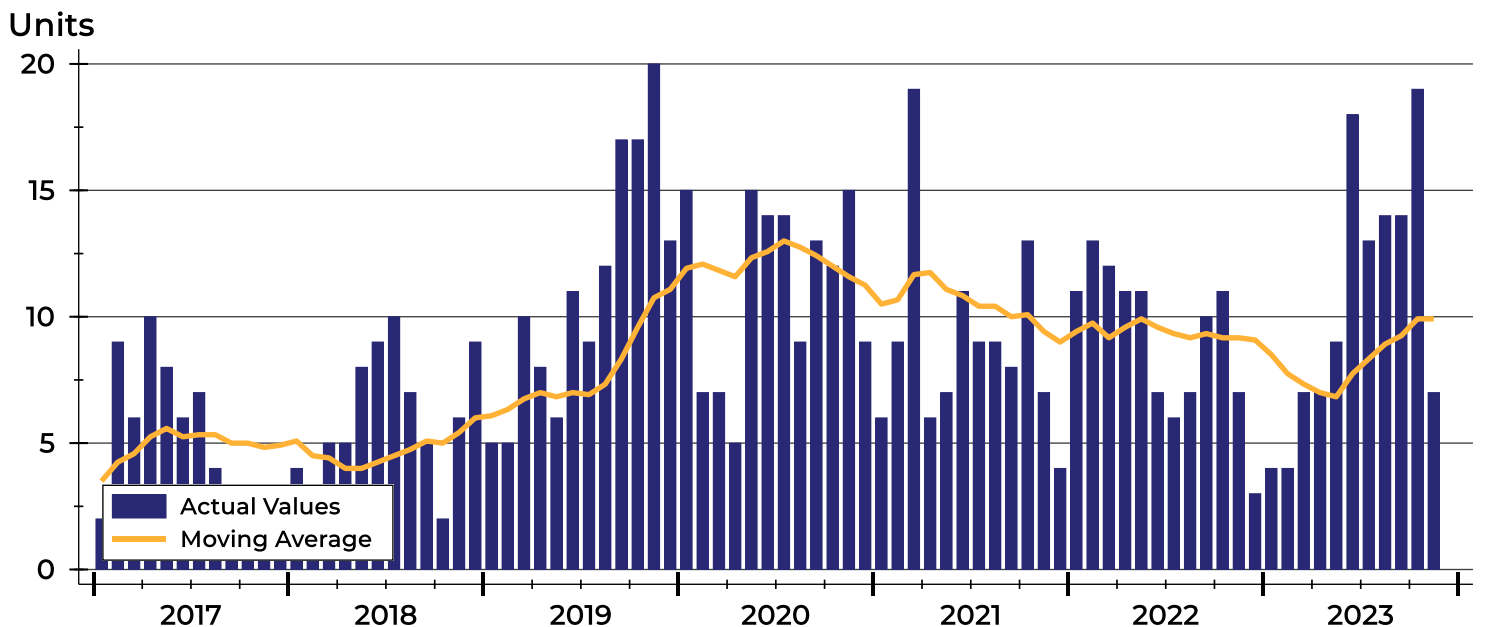
Brown County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		7	7	0.0%
Volume (1,000s)		1,156	734	57.5%
Average	List Price	165,129	104,900	57.4%
	Days on Market	37	80	-53.8%
	Percent of Original	101.2%	92.3%	9.6%
Median	List Price	149,900	90,000	66.6%
	Days on Market	22	85	-74.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in Brown County had contracts pending at the end of November, the same number of contracts pending at the end of November 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.

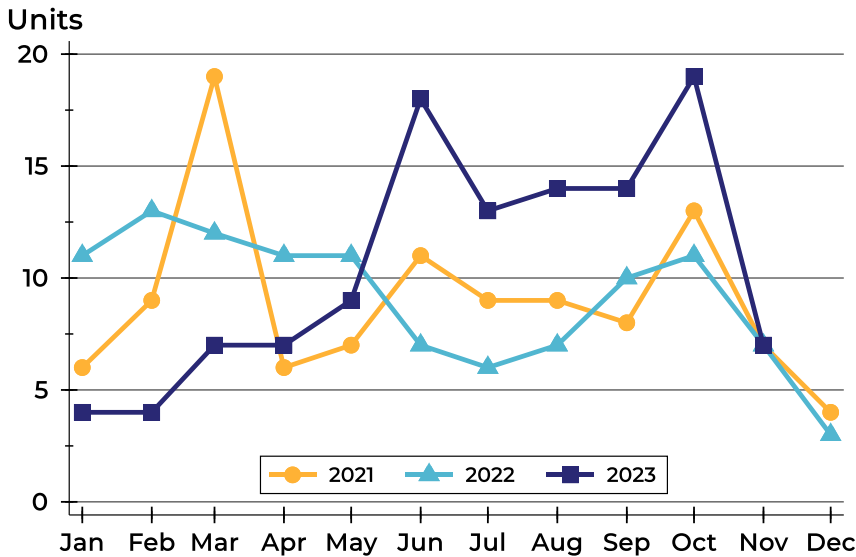
History of Pending Contracts





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	18
July	9	6	13
August	9	7	14
September	8	10	14
October	13	11	19
November	7	7	7
December	4	3	7

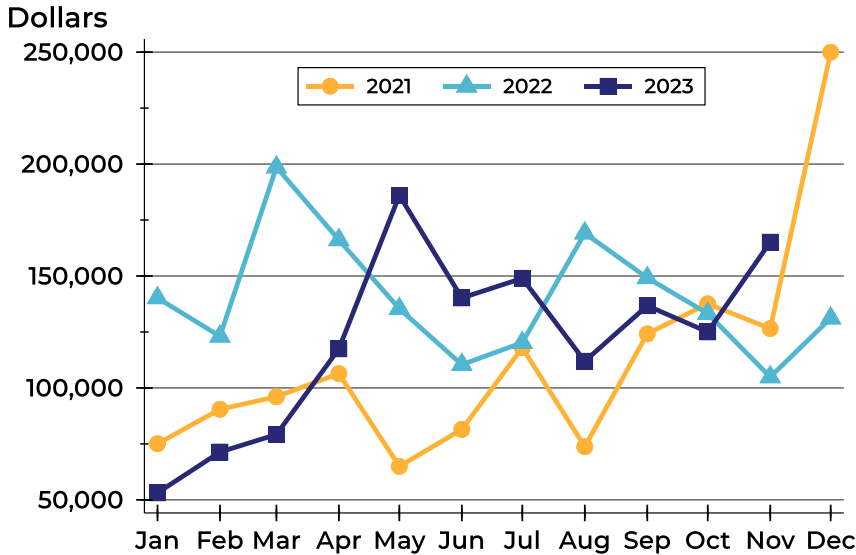
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	28.6%	61,500	61,500	29	29	104.2%	104.2%
\$100,000-\$124,999	1	14.3%	115,000	115,000	114	114	100.0%	100.0%
\$125,000-\$149,999	1	14.3%	149,900	149,900	4	4	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	173,000	173,000	22	22	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	285,000	285,000	56	56	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	310,000	310,000	7	7	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



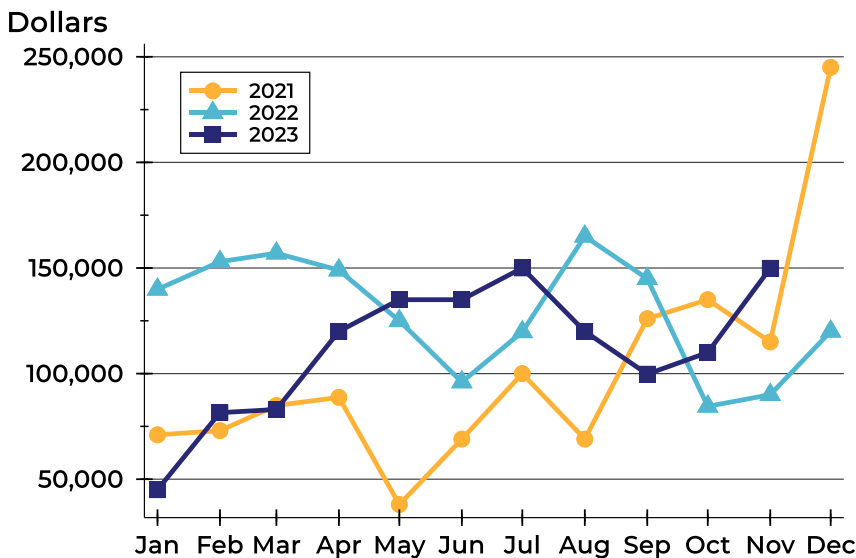
Brown County Pending Contracts Analysis

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	140,200
July	117,967	120,233	148,985
August	73,766	169,143	111,943
September	124,187	149,190	136,729
October	137,608	133,245	125,016
November	126,500	104,900	165,129
December	249,950	131,167	

Median Price

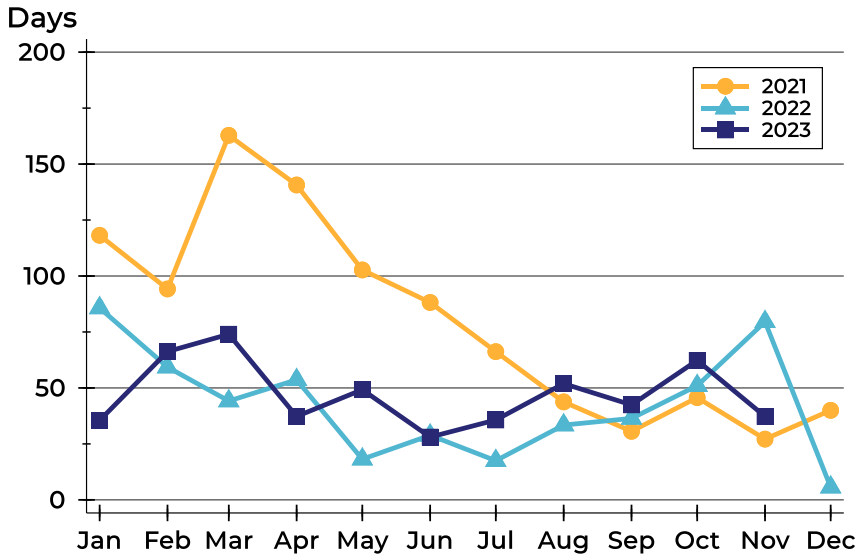


Month	2021	2022	2023
January	71,000	139,900	45,000
February	73,000	153,000	81,500
March	84,900	157,000	83,000
April	88,750	149,000	120,000
May	38,000	125,000	135,000
June	68,999	96,000	135,000
July	100,000	119,750	150,000
August	68,999	165,000	120,000
September	126,000	144,950	99,750
October	135,000	84,500	110,000
November	115,000	90,000	149,900
December	245,000	120,000	



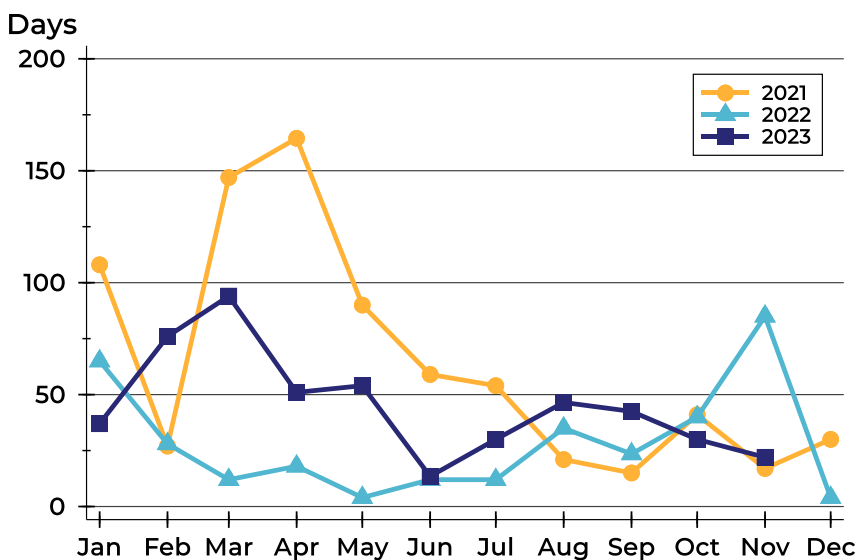
Brown County Pending Contracts Analysis

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	28
July	66	18	36
August	44	33	52
September	31	36	42
October	46	51	62
November	27	80	37
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	14
July	54	12	30
August	21	35	47
September	15	24	43
October	41	40	30
November	17	85	22
December	30	4	



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Rose in November

Total home sales in Nemaha County rose last month to 3 units, compared to 0 units in November 2022. Total sales volume was \$0.3 million, essentially the same as home sales volume from a year earlier.

The median sale price in November was \$134,000. Homes that sold in November were typically on the market for 59 days and sold for 87.9% of their list prices.

Nemaha County Active Listings Down at End of November

The total number of active listings in Nemaha County at the end of November was 3 units, down from 9 at the same point in 2022. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$295,000.

During November, a total of 2 contracts were written down from 3 in November 2022. At the end of the month, there was 1 contract still pending.

Report Contents

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

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Nemaha County Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		3	0	6	35	28	33
Change from prior year		N/A	-100.0%	100.0%	25.0%	-15.2%	17.9%
Active Listings		3	9	3	N/A	N/A	N/A
Change from prior year		-66.7%	200.0%	-66.7%			
Months' Supply		0.9	3.5	1.0	N/A	N/A	N/A
Change from prior year		-74.3%	250.0%	-74.4%			
New Listings		1	3	1	37	42	33
Change from prior year		-66.7%	200.0%	-80.0%	-11.9%	27.3%	-15.4%
Contracts Written		2	3	3	31	31	33
Change from prior year		-33.3%	0.0%	0.0%	0.0%	-6.1%	10.0%
Pending Contracts		1	3	4	N/A	N/A	N/A
Change from prior year		-66.7%	-25.0%	33.3%			
Sales Volume (1,000s)		311	0	672	6,490	4,907	4,011
Change from prior year		N/A	-100.0%	94.2%	32.3%	22.3%	18.0%
Average	Sale Price	103,500	N/A	111,917	185,414	175,236	121,530
	Change from prior year	N/A	N/A	-2.8%	5.8%	44.2%	0.1%
	List Price of Actives	276,667	195,722	72,967	N/A	N/A	N/A
	Change from prior year	41.4%	168.2%	-51.4%			
	Days on Market	76	N/A	27	46	29	38
Change from prior year	N/A	N/A	-63.0%	58.6%	-23.7%	-71.6%	
Percent of List	91.4%	N/A	92.2%	96.4%	95.5%	96.3%	
Change from prior year	N/A	N/A	1.4%	0.9%	-0.8%	3.0%	
Percent of Original	81.9%	N/A	92.2%	92.2%	93.6%	94.5%	
Change from prior year	N/A	N/A	2.7%	-1.5%	-1.0%	5.5%	
Median	Sale Price	134,000	N/A	99,000	155,000	163,500	89,000
	Change from prior year	N/A	N/A	-14.7%	-5.2%	83.7%	-18.2%
	List Price of Actives	295,000	199,500	70,000	N/A	N/A	N/A
	Change from prior year	47.9%	185.0%	-51.7%			
	Days on Market	59	N/A	19	16	14	19
Change from prior year	N/A	N/A	-74.7%	14.3%	-26.3%	-69.4%	
Percent of List	87.9%	N/A	93.3%	98.2%	96.8%	96.6%	
Change from prior year	N/A	N/A	0.5%	1.4%	0.2%	0.1%	
Percent of Original	78.9%	N/A	93.3%	93.5%	95.8%	93.2%	
Change from prior year	N/A	N/A	0.5%	-2.4%	2.8%	0.4%	

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



Nemaha County Closed Listings Analysis

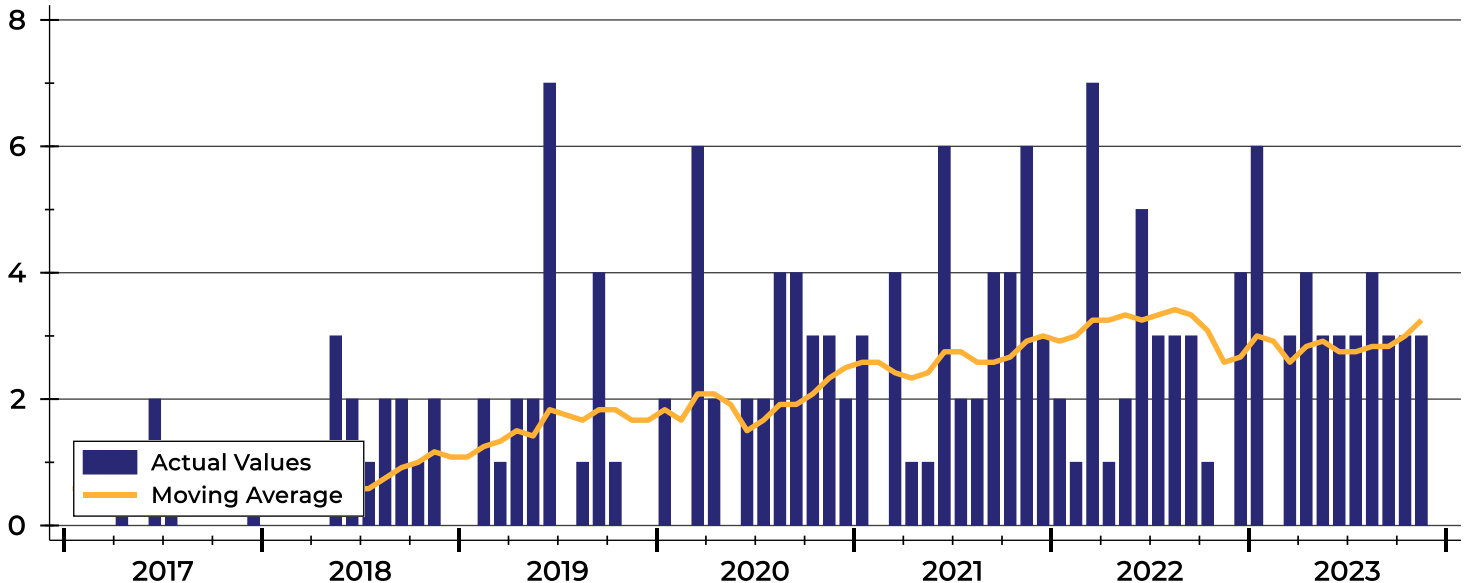
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		3	0	N/A	35	28	25.0%
Volume (1,000s)		311	0	N/A	6,490	4,907	32.3%
Months' Supply		0.9	3.5	-74.3%	N/A	N/A	N/A
Average	Sale Price	103,500	N/A	N/A	185,414	175,236	5.8%
	Days on Market	76	N/A	N/A	46	29	58.6%
	Percent of List	91.4%	N/A	N/A	96.4%	95.5%	0.9%
	Percent of Original	81.9%	N/A	N/A	92.2%	93.6%	-1.5%
Median	Sale Price	134,000	N/A	N/A	155,000	163,500	-5.2%
	Days on Market	59	N/A	N/A	16	14	14.3%
	Percent of List	87.9%	N/A	N/A	98.2%	96.8%	1.4%
	Percent of Original	78.9%	N/A	N/A	93.5%	95.8%	-2.4%

A total of 3 homes sold in Nemaha County in November, up from 0 units in November 2022. Total sales volume rose to \$0.3 million compared to \$0.0 million in the previous year.

The median sale price in November was \$134,000. Average days on market for the same time period was 59 days.

History of Closed Listings

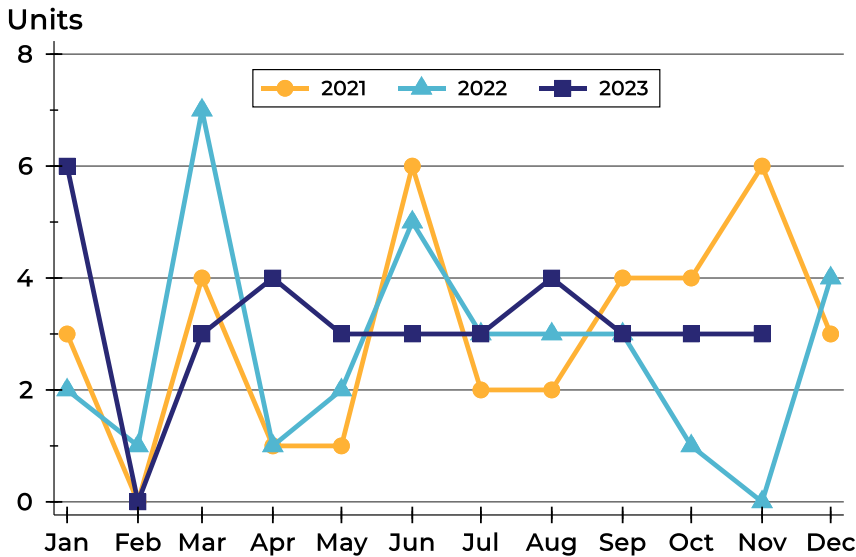
Units





Nemaha County Closed Listings Analysis

Closed Listings by Month



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

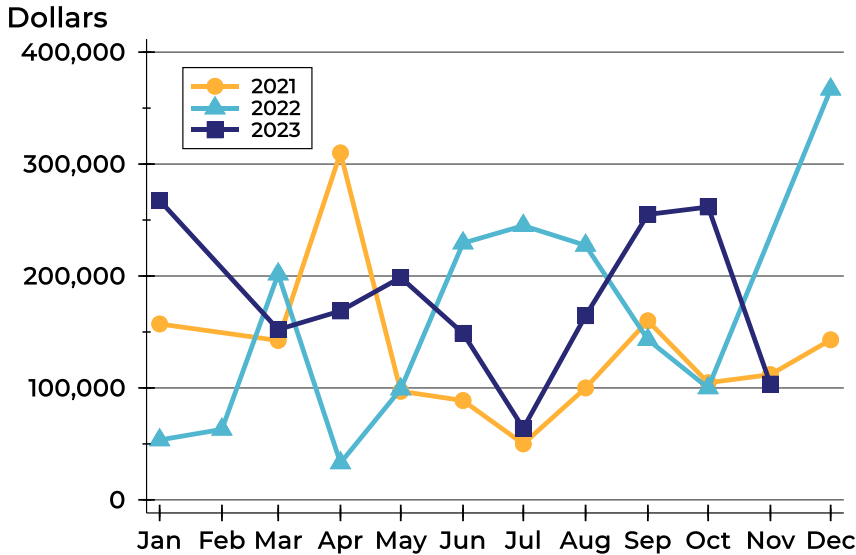
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	33.3%	0.0	31,500	31,500	169	169	100.0%	100.0%	78.9%	78.9%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	66.7%	0.0	139,500	139,500	30	30	87.2%	87.2%	83.4%	83.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	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



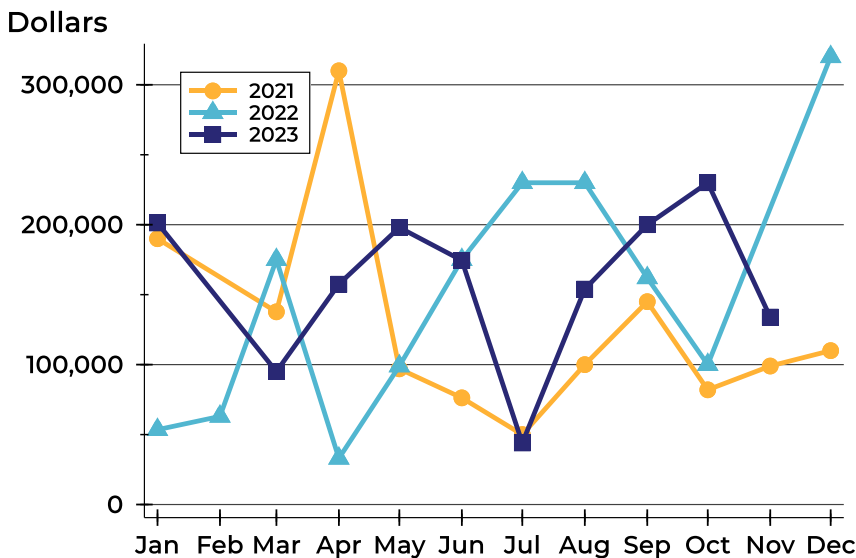
Nemaha County Closed Listings Analysis

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	148,833
July	50,000	245,000	64,000
August	100,000	227,367	164,500
September	160,000	143,167	255,000
October	104,625	100,000	261,667
November	111,917	N/A	103,500
December	143,000	366,875	

Median Price

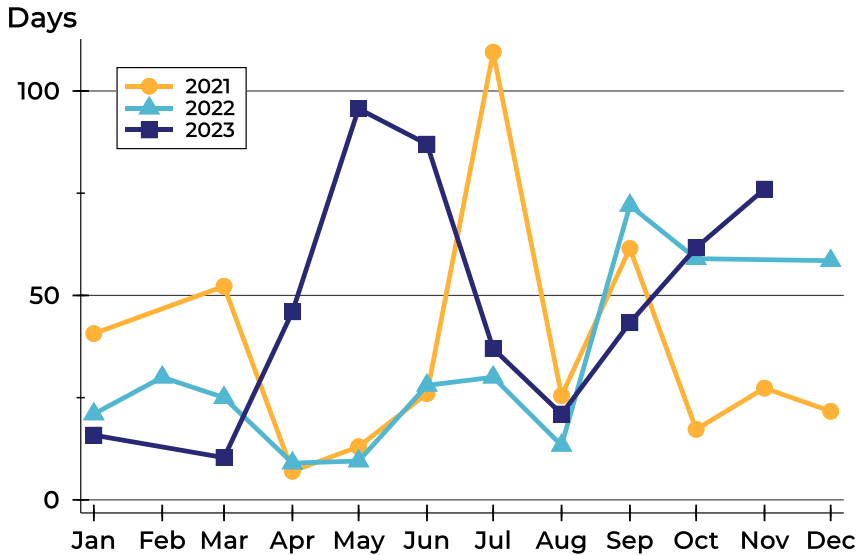


Month	2021	2022	2023
January	190,000	53,500	201,250
February	N/A	63,000	N/A
March	137,750	175,000	95,000
April	310,000	33,000	157,500
May	97,000	99,000	198,000
June	76,250	175,000	174,500
July	50,000	230,000	44,000
August	100,000	230,000	154,000
September	145,000	162,000	200,000
October	82,000	100,000	230,000
November	99,000	N/A	134,000
December	110,000	320,000	



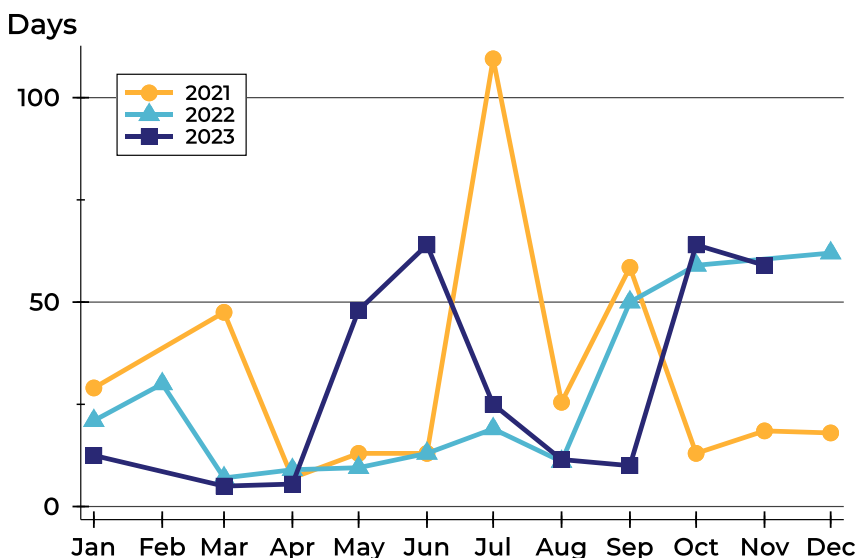
Nemaha County Closed Listings Analysis

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	87
July	110	30	37
August	26	13	21
September	62	72	43
October	17	59	62
November	27	N/A	76
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	64
July	110	19	25
August	26	11	12
September	59	50	10
October	13	59	64
November	19	N/A	59
December	18	62	



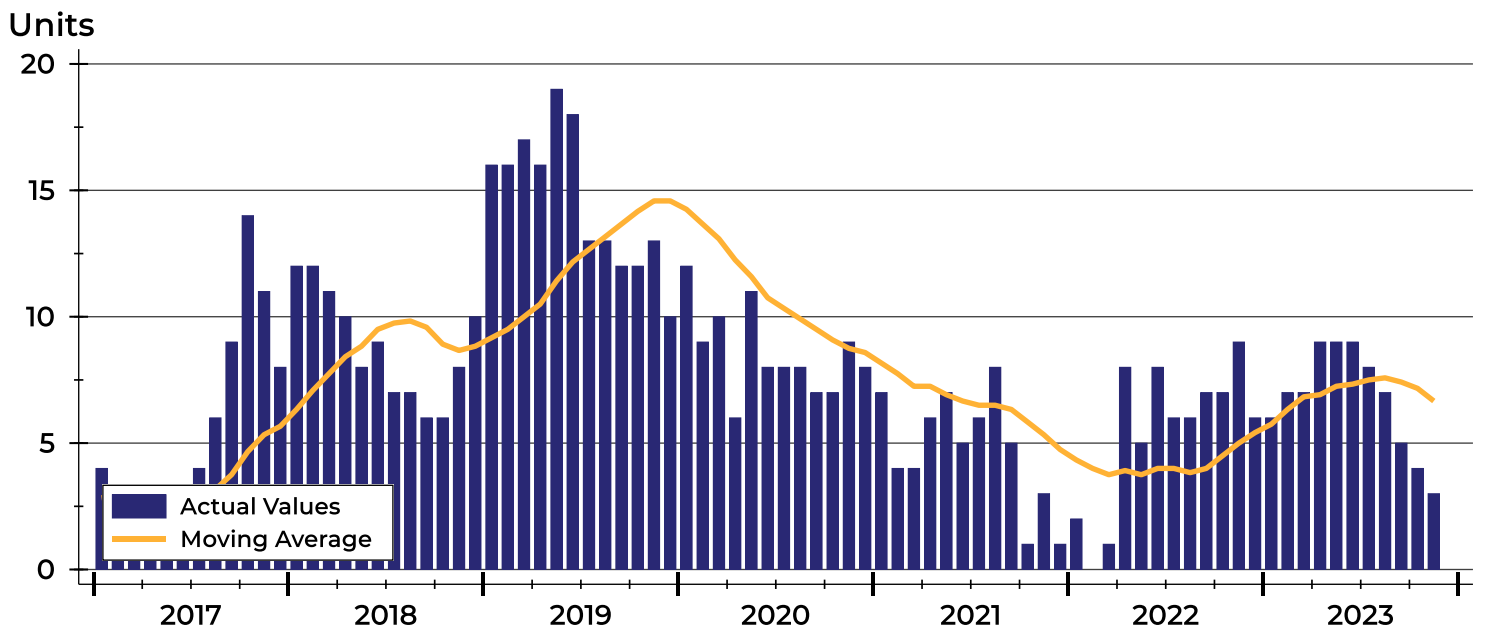
Nemaha County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		3	9	-66.7%
Volume (1,000s)		830	1,762	-52.9%
Months' Supply		0.9	3.5	-74.3%
Average	List Price	276,667	195,722	41.4%
	Days on Market	73	51	43.1%
	Percent of Original	98.4%	97.1%	1.3%
Median	List Price	295,000	199,500	47.9%
	Days on Market	56	53	5.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 homes were available for sale in Nemaha County at the end of November. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of November was \$295,000, up 47.9% from 2022. The typical time on market for active listings was 56 days, up from 53 days a year earlier.

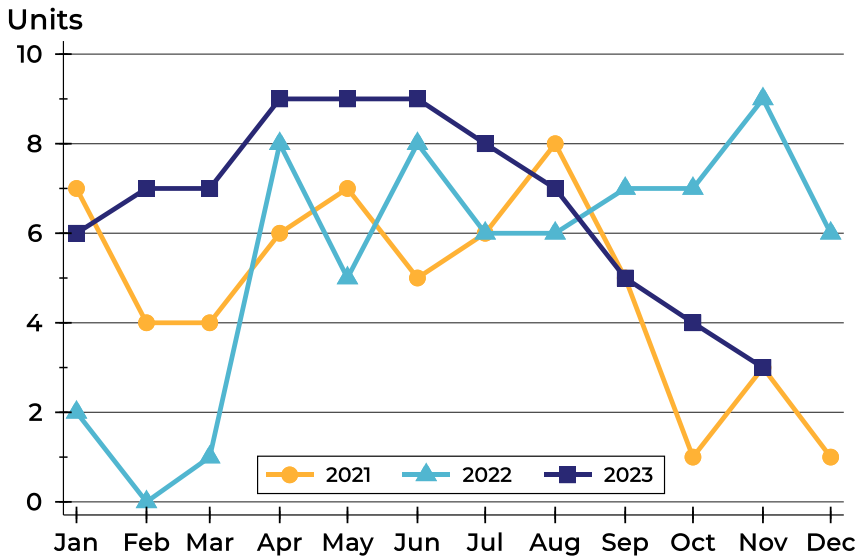
History of Active Listings





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	9
July	6	6	8
August	8	6	7
September	5	7	5
October	1	7	4
November	3	9	3
December	1	6	3

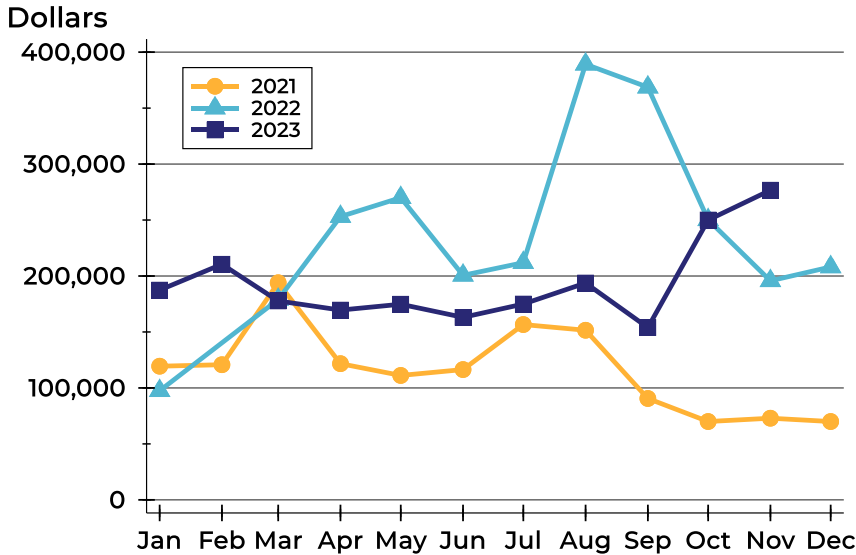
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	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	N/A
\$100,000-\$124,999	1	33.3%	N/A	110,000	110,000	53	53	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	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
\$250,000-\$299,999	1	33.3%	N/A	295,000	295,000	111	111	95.2%	95.2%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	33.3%	N/A	425,000	425,000	56	56	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



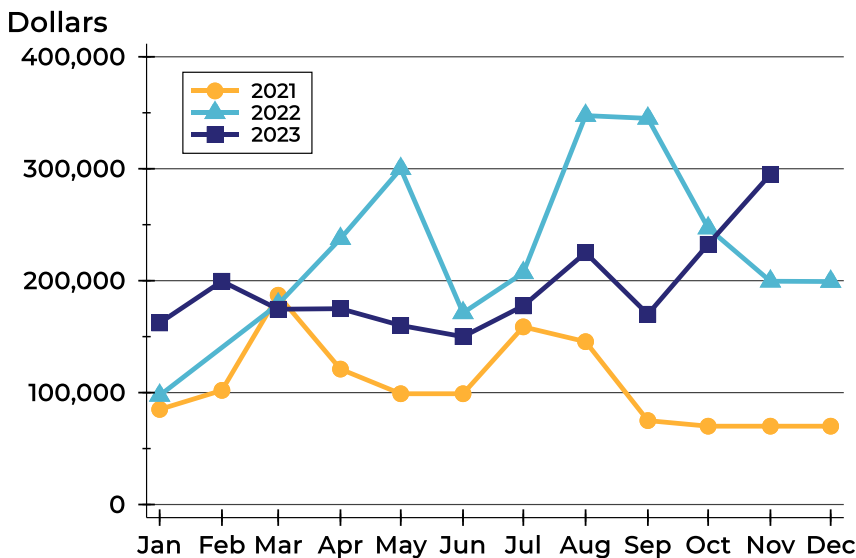
Nemaha County Active Listings Analysis

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	163,089
July	156,650	211,917	174,975
August	151,550	389,167	193,744
September	90,580	368,700	153,931
October	70,000	250,214	250,000
November	72,967	195,722	276,667
December	70,000	208,083	

Median Price

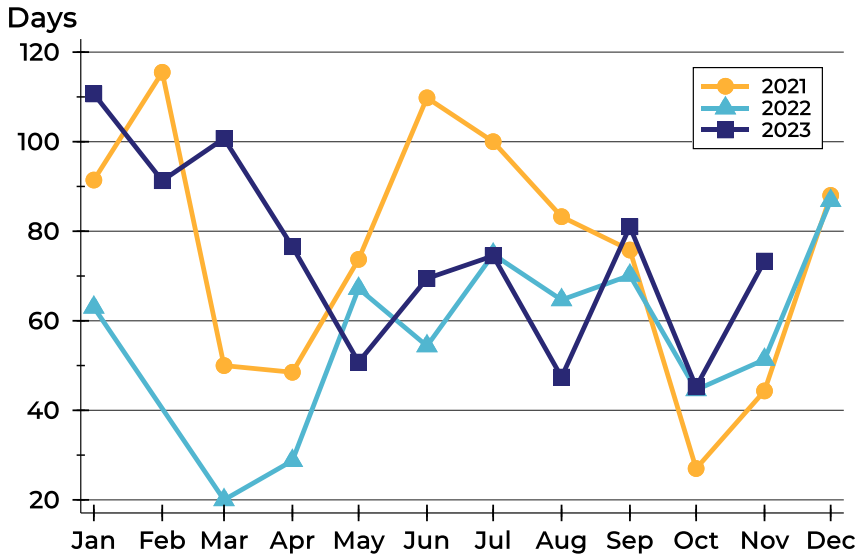


Month	2021	2022	2023
January	85,000	97,500	162,250
February	102,000	N/A	199,500
March	187,000	179,000	174,500
April	121,000	237,500	175,000
May	99,000	300,000	160,000
June	99,000	171,250	150,000
July	158,750	207,000	177,500
August	145,500	347,500	225,000
September	75,000	345,000	170,000
October	70,000	247,000	232,500
November	70,000	199,500	295,000
December	70,000	199,250	



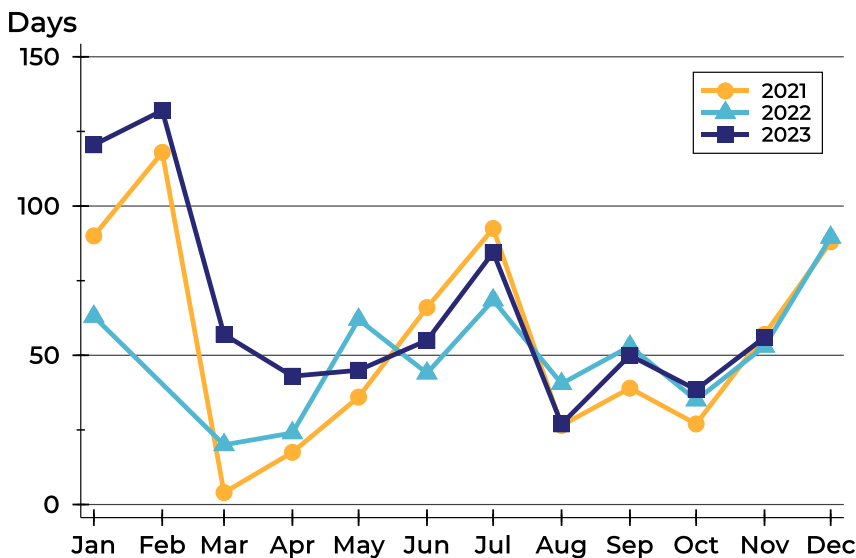
Nemaha County Active Listings Analysis

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	69
July	100	75	75
August	83	65	47
September	76	70	81
October	27	45	45
November	44	51	73
December	88	87	

Median DOM

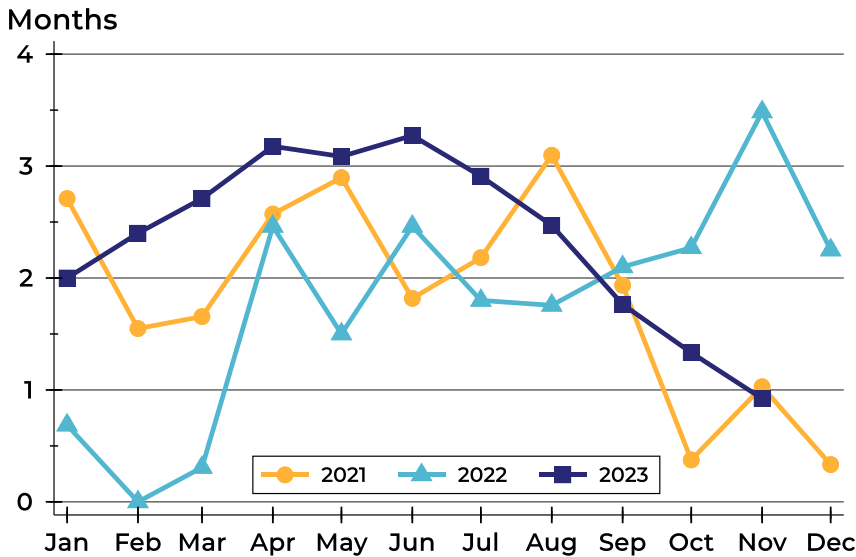


Month	2021	2022	2023
January	90	63	121
February	118	N/A	132
March	4	20	57
April	18	24	43
May	36	62	45
June	66	44	55
July	93	69	85
August	27	41	27
September	39	53	50
October	27	35	39
November	57	53	56
December	88	90	



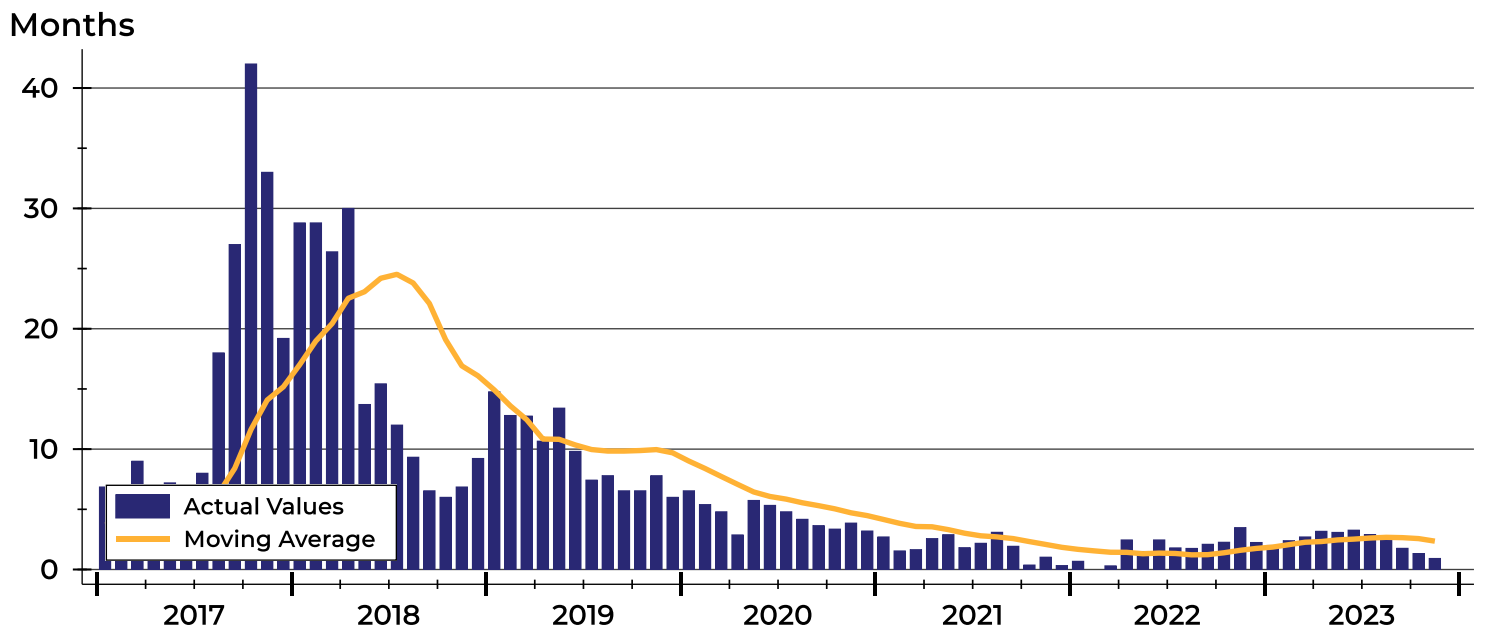
Nemaha County Months' Supply Analysis

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	3.3
July	2.2	1.8	2.9
August	3.1	1.8	2.5
September	1.9	2.1	1.8
October	0.4	2.3	1.3
November	1.0	3.5	0.9
December	0.3	2.3	0.9

History of Month's Supply





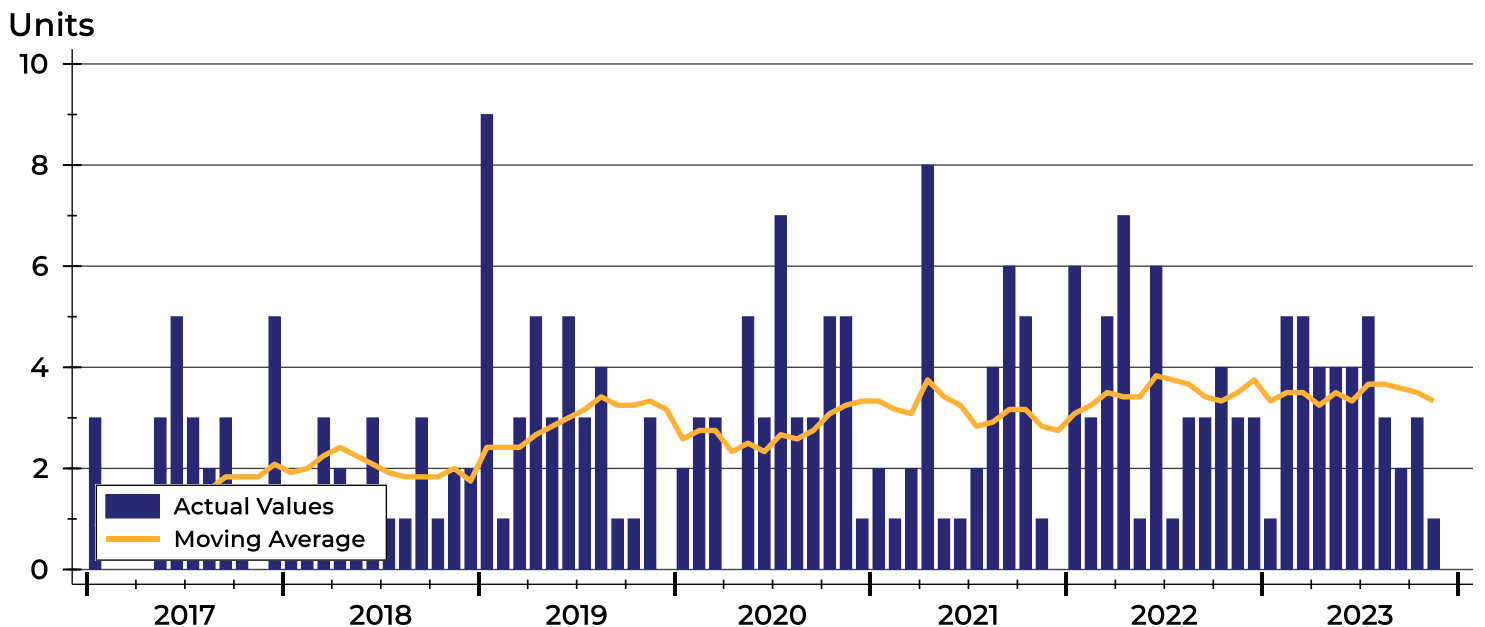
Nemaha County New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	1	3	-66.7%
	Volume (1,000s)	385	660	-41.7%
	Average List Price	385,000	220,000	75.0%
	Median List Price	385,000	145,000	165.5%
Year-to-Date	New Listings	37	42	-11.9%
	Volume (1,000s)	7,284	9,276	-21.5%
	Average List Price	196,866	220,852	-10.9%
	Median List Price	165,000	175,000	-5.7%

A total of 1 new listing was added in Nemaha County during November, down 66.7% from the same month in 2022. Year-to-date Nemaha County has seen 37 new listings.

The median list price of these homes was \$385,000 up from \$145,000 in 2022.

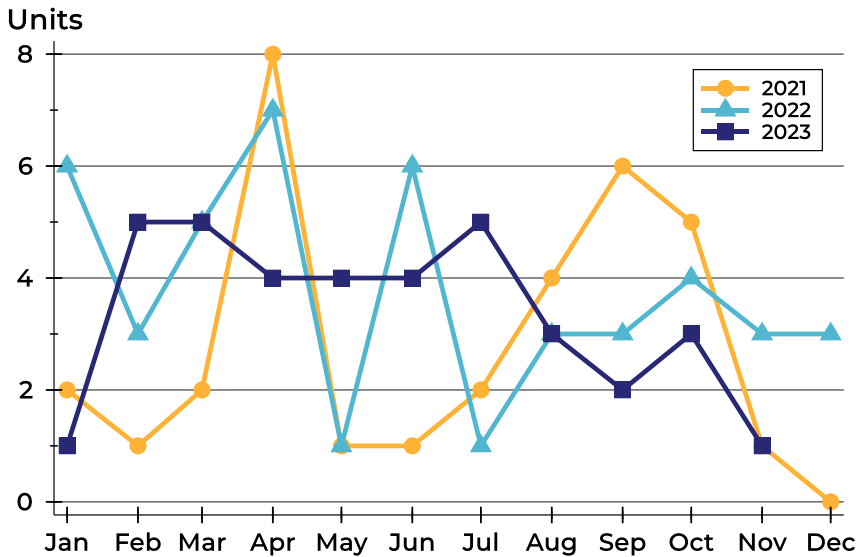
History of New Listings





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	4
July	2	1	5
August	4	3	3
September	6	3	2
October	5	4	3
November	1	3	1
December	0	3	0

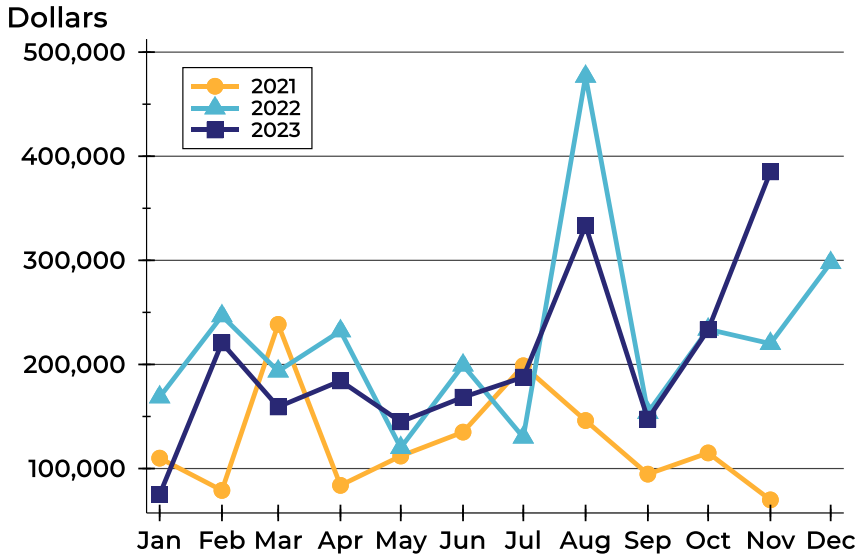
New Listings by Price Range

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	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	1	100.0%	385,000	385,000	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



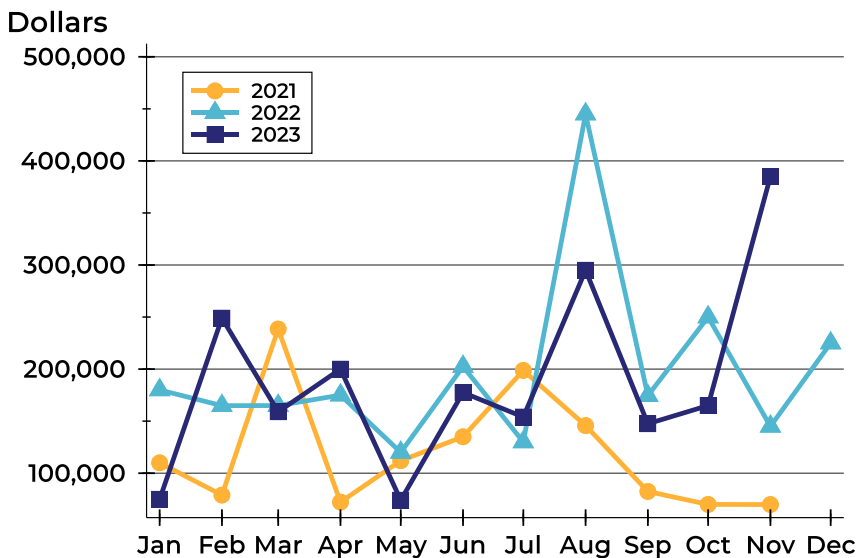
Nemaha County New Listings Analysis

Average Price



Month	2021	2022	2023
January	110,000	168,667	75,000
February	79,000	246,600	220,700
March	238,500	193,500	159,200
April	83,825	232,143	184,250
May	112,000	120,000	144,914
June	135,000	199,250	168,500
July	198,750	130,000	187,780
August	146,125	476,667	333,333
September	94,633	153,667	147,500
October	115,000	233,750	233,333
November	69,900	220,000	385,000
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	200,000
May	112,000	120,000	74,078
June	135,000	202,500	177,500
July	198,750	130,000	154,000
August	145,750	445,000	295,000
September	82,450	174,500	147,500
October	70,000	250,000	165,000
November	69,900	145,000	385,000
December	N/A	225,000	



Nemaha County Contracts Written Analysis

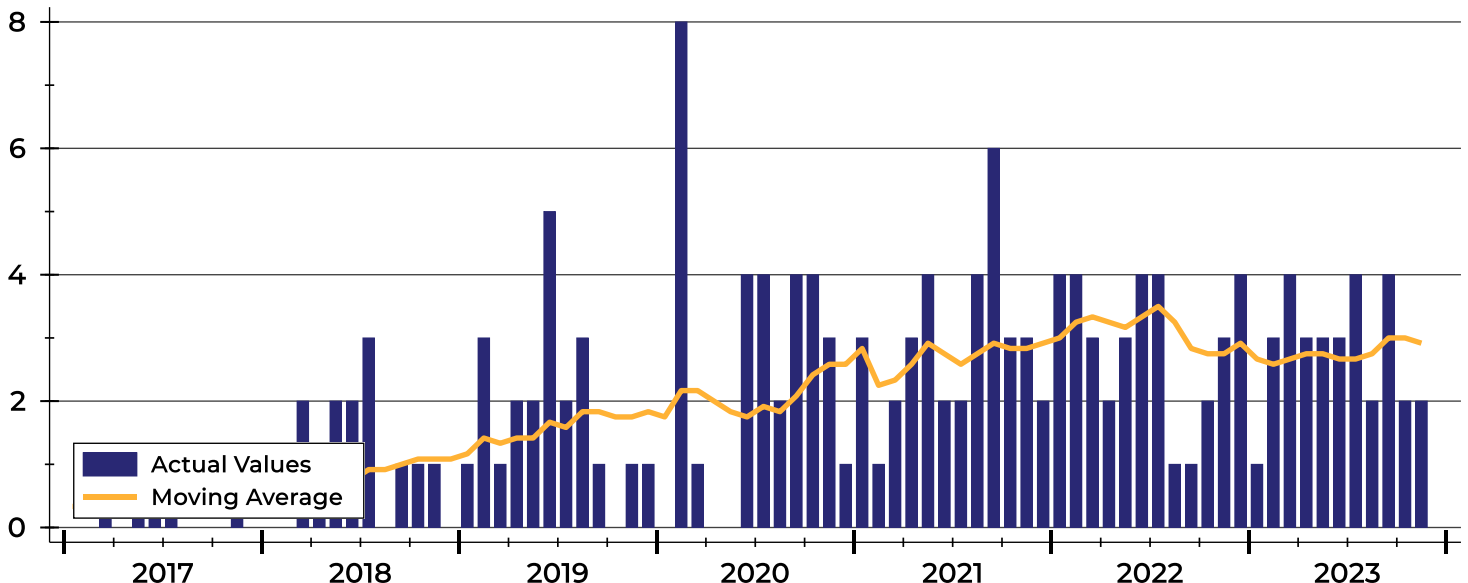
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		2	3	-33.3%	31	31	0.0%
Volume (1,000s)		540	1,072	-49.6%	5,680	6,927	-18.0%
Average	Sale Price	270,000	357,333	-24.4%	183,242	223,452	-18.0%
	Days on Market	31	53	-41.5%	50	32	56.3%
	Percent of Original	89.4%	93.1%	-4.0%	90.8%	93.5%	-2.9%
Median	Sale Price	270,000	400,000	-32.5%	165,000	175,000	-5.7%
	Days on Market	31	48	-35.4%	21	13	61.5%
	Percent of Original	89.4%	93.4%	-4.3%	93.0%	95.8%	-2.9%

A total of 2 contracts for sale were written in Nemaha County during the month of November, down from 3 in 2022. The median list price of these homes was \$270,000, down from \$400,000 the prior year.

Half of the homes that went under contract in November were on the market less than 31 days, compared to 48 days in November 2022.

History of Contracts Written

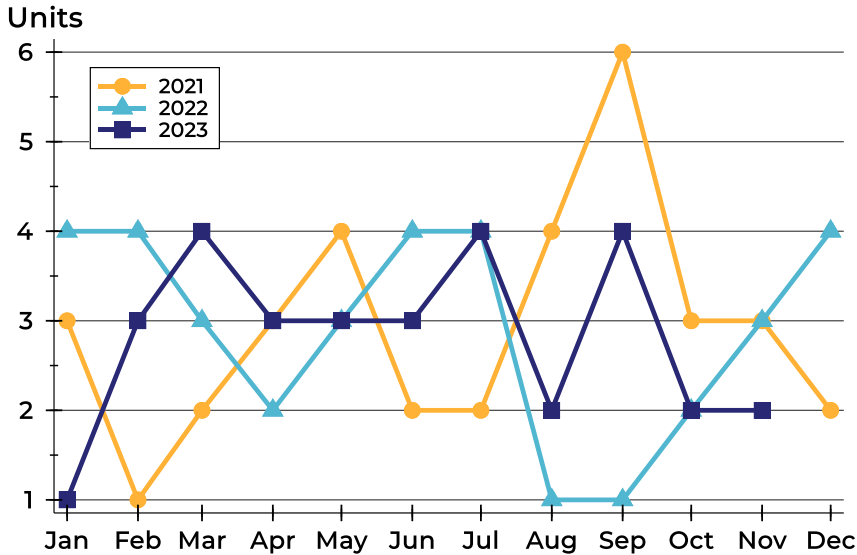
Units





Nemaha County Contracts Written Analysis

Contracts Written by Month



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

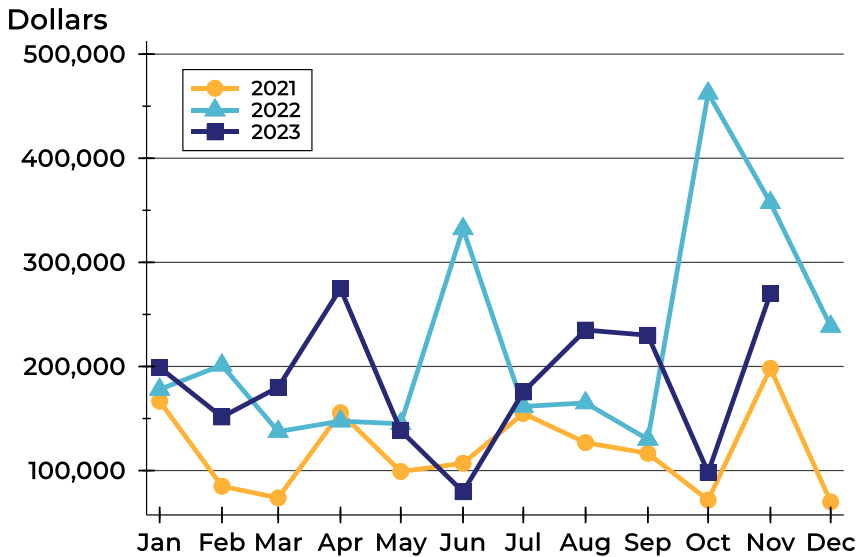
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	50.0%	155,000	155,000	59	59	78.8%	78.8%
\$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	1	50.0%	385,000	385,000	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



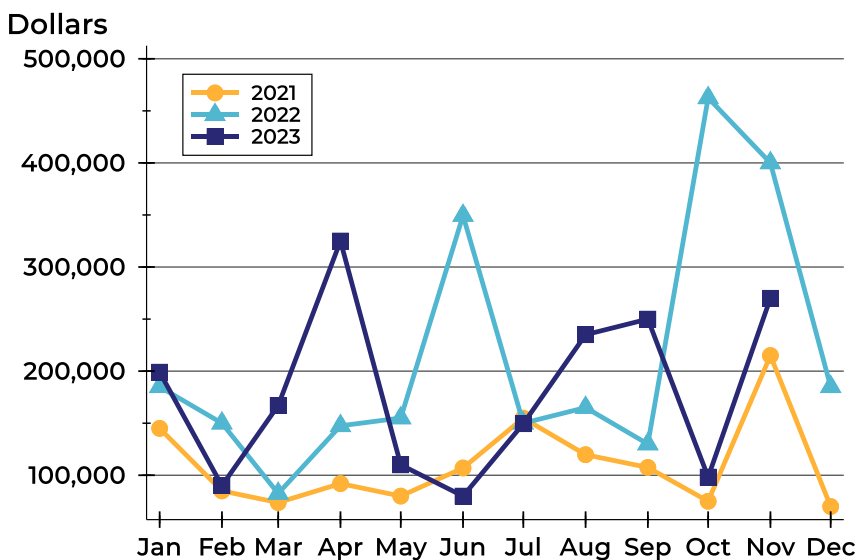
Nemaha County Contracts Written Analysis

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	79,667
July	154,850	161,625	175,500
August	126,875	165,000	235,000
September	116,550	130,000	230,000
October	71,667	462,500	98,250
November	198,333	357,333	270,000
December	69,950	238,500	

Median Price

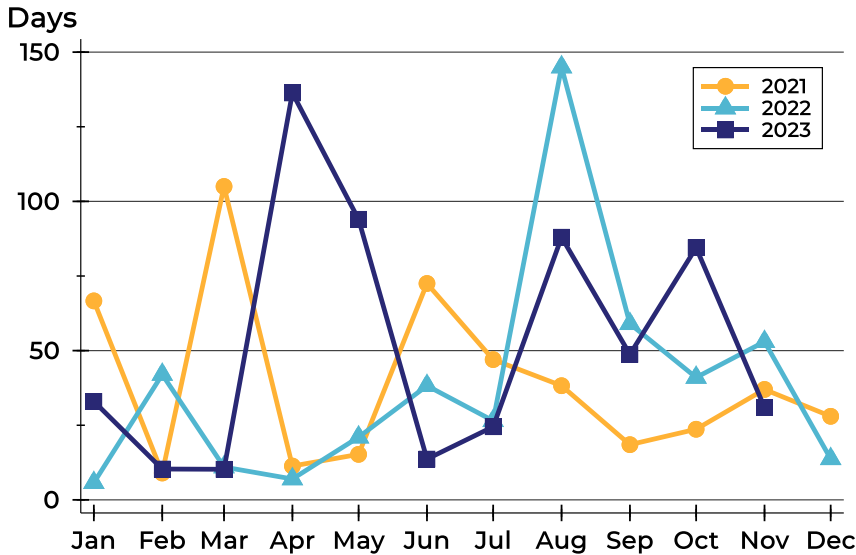


Month	2021	2022	2023
January	145,000	185,000	199,000
February	85,000	150,000	90,000
March	73,750	82,500	167,000
April	92,000	147,500	325,000
May	80,000	155,000	109,999
June	107,000	349,500	80,000
July	154,850	150,000	149,500
August	119,750	165,000	235,000
September	107,500	130,000	250,000
October	75,000	462,500	98,250
November	215,000	400,000	270,000
December	69,950	185,000	



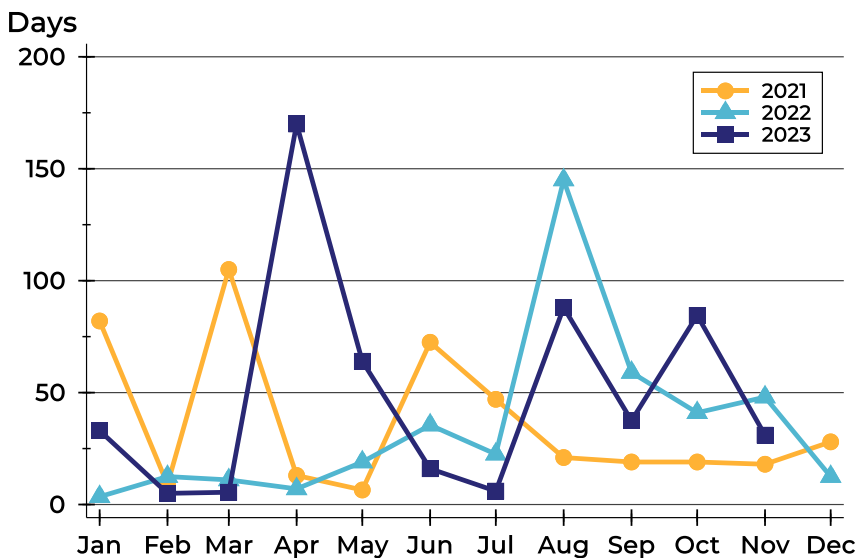
Nemaha County Contracts Written Analysis

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	14
July	47	27	25
August	38	145	88
September	19	59	49
October	24	41	85
November	37	53	31
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	16
July	47	23	6
August	21	145	88
September	19	59	38
October	19	41	85
November	18	48	31
December	28	13	



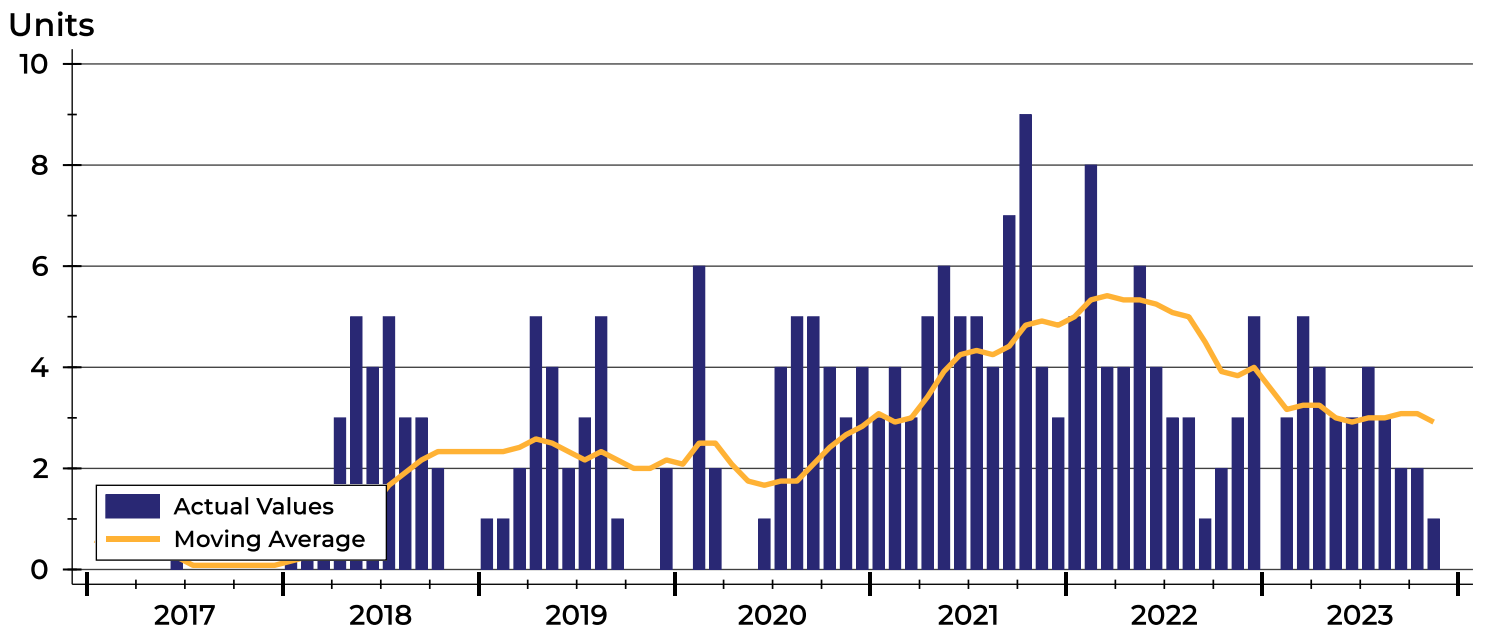
Nemaha County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		1	3	-66.7%
Volume (1,000s)		385	1,120	-65.6%
Average	List Price	385,000	373,333	3.1%
	Days on Market	3	39	-92.3%
	Percent of Original	100.0%	98.6%	1.4%
Median	List Price	385,000	400,000	-3.8%
	Days on Market	3	7	-57.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 1 listing in Nemaha County had a contract pending at the end of November, down from 3 contracts pending at the end of November 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.

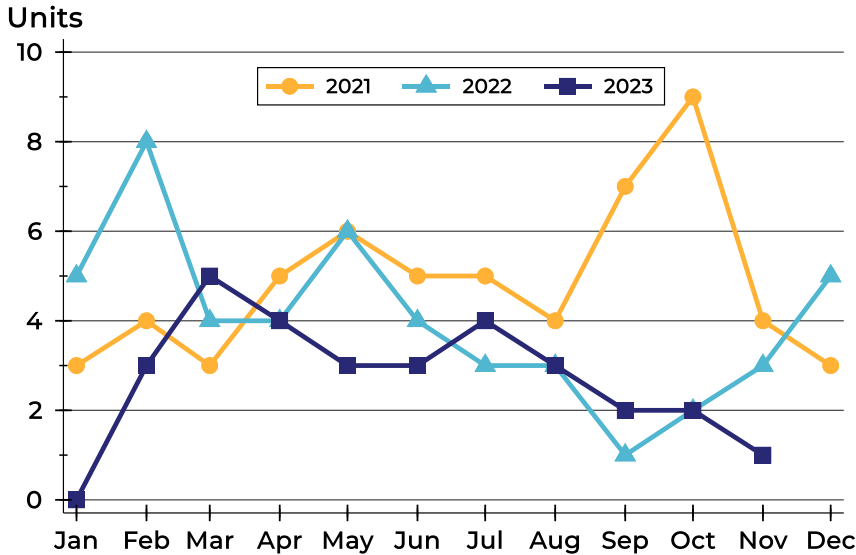
History of Pending Contracts





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	3
July	5	3	4
August	4	3	3
September	7	1	2
October	9	2	2
November	4	3	1
December	3	5	

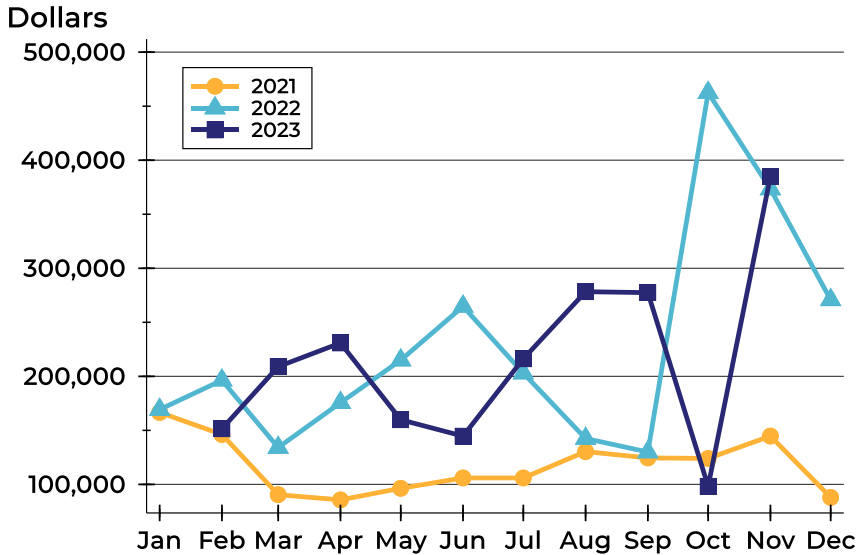
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	100.0%	385,000	385,000	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



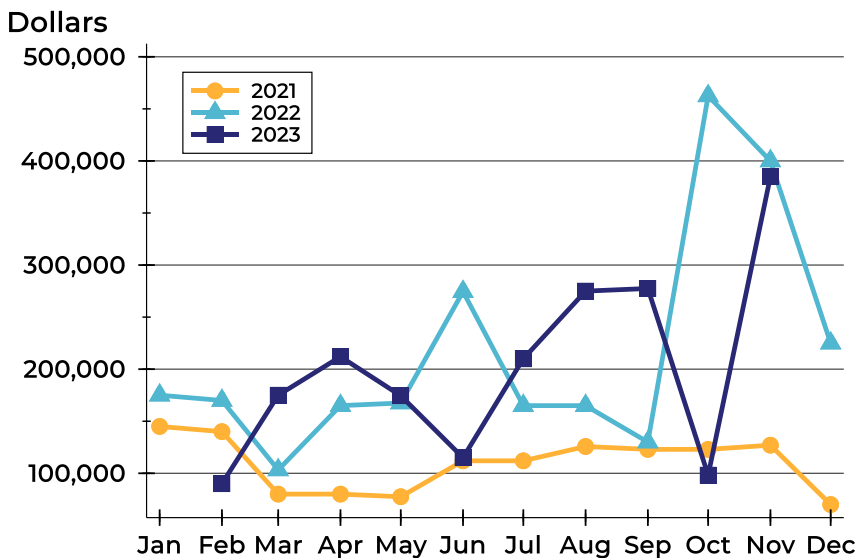
Nemaha County Pending Contracts Analysis

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	144,667
July	106,000	203,000	216,250
August	130,375	142,500	278,333
September	124,543	130,000	277,500
October	124,033	462,500	98,250
November	144,750	373,333	385,000
December	87,967	270,800	

Median Price

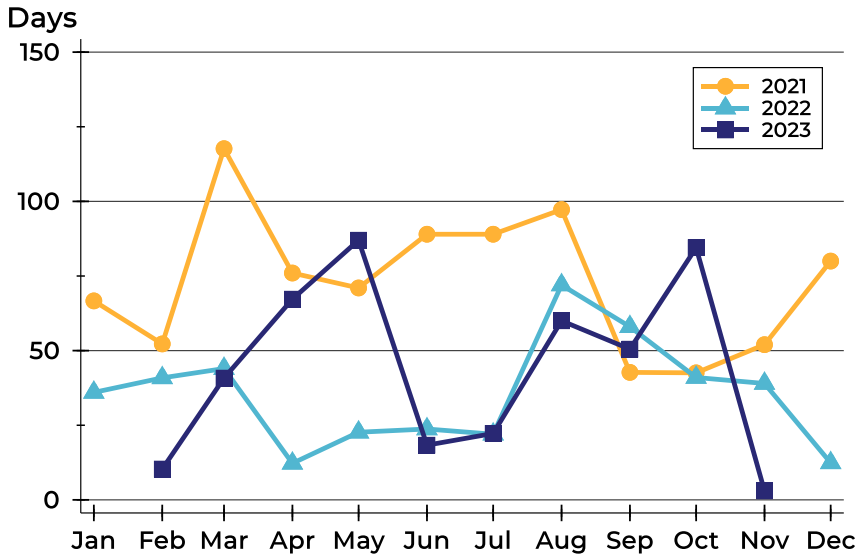


Month	2021	2022	2023
January	145,000	175,000	N/A
February	140,000	169,950	90,000
March	80,000	103,250	175,000
April	80,000	165,000	212,000
May	77,500	167,500	174,500
June	112,000	274,500	115,000
July	112,000	165,000	210,000
August	125,750	165,000	275,000
September	123,000	130,000	277,500
October	123,000	462,500	98,250
November	127,000	400,000	385,000
December	70,000	225,000	



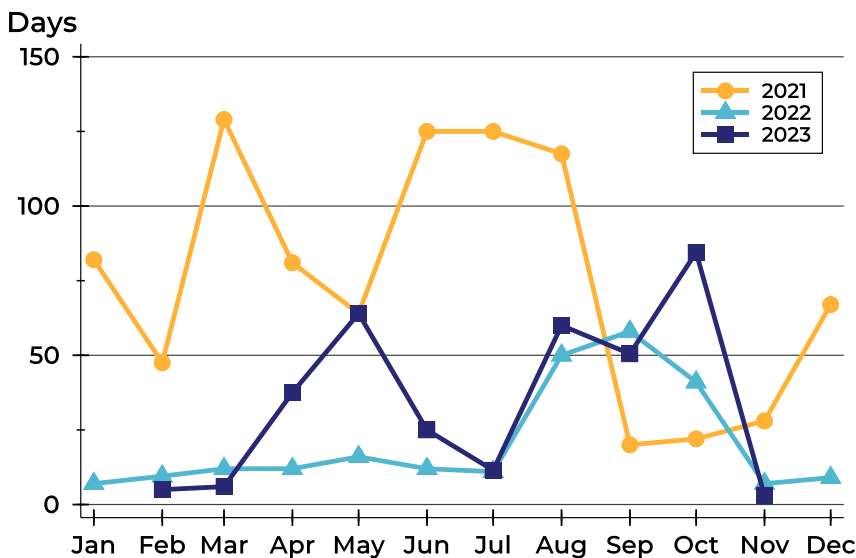
Nemaha County Pending Contracts Analysis

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	18
July	89	22	22
August	97	72	60
September	43	58	51
October	43	41	85
November	52	39	3
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	25
July	125	11	12
August	118	50	60
September	20	58	51
October	22	41	85
November	28	7	3
December	67	9	