



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

October 2022 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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**October
2022**

Northeast Kansas MLS Statistics



Northeast Kansas Housing Report



Market Overview

Northeast Kansas Home Sales Fell in October

Total home sales in the Northeast Kansas MLS system fell last month to 9 units, compared to 10 units in October 2021. Total sales volume was \$1.5 million, up from a year earlier.

The median sale price in October was \$168,000, up from \$82,000 a year earlier. Homes that sold in October were typically on the market for 40 days and sold for 100.0% of their list prices.

Northeast Kansas Active Listings Down at End of October

The total number of active listings in the Northeast Kansas MLS system at the end of October was 27 units, down from 30 at the same point in 2021. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$110,000.

During October, a total of 7 contracts were written down from 12 in October 2021. At the end of the month, there were 13 contracts still pending.

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**October
2022**

Northeast Kansas MLS Statistics



Northeast Kansas Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
Home Sales		9	10	9	99	90	105
Change from prior year		-10.0%	11.1%	-43.8%	10.0%	-14.3%	1.0%
Active Listings		27	30	39	N/A	N/A	N/A
Change from prior year		-10.0%	-23.1%	-40.0%			
Months' Supply		2.6	3.1	3.8	N/A	N/A	N/A
Change from prior year		-16.1%	-18.4%	-43.3%			
New Listings		11	16	16	141	135	119
Change from prior year		-31.3%	0.0%	33.3%	4.4%	13.4%	-31.6%
Contracts Written		7	12	11	102	98	107
Change from prior year		-41.7%	9.1%	-8.3%	4.1%	-8.4%	-0.9%
Pending Contracts		13	22	16	N/A	N/A	N/A
Change from prior year		-40.9%	37.5%	-5.9%			
Sales Volume (1,000s)		1,515	926	692	15,371	8,952	10,900
Change from prior year		63.6%	33.8%	-44.3%	71.7%	-17.9%	17.4%
Average	Sale Price	168,333	92,550	76,878	155,264	99,464	103,809
	Change from prior year	81.9%	20.4%	-1.0%	56.1%	-4.2%	16.3%
	List Price of Actives	143,772	103,662	118,398	N/A	N/A	N/A
	Change from prior year	38.7%	-12.4%	16.0%			
	Days on Market	49	30	40	39	71	122
Change from prior year	63.3%	-25.0%	-74.0%	-45.1%	-41.8%	-1.6%	
	Percent of List	98.9%	97.9%	95.3%	96.6%	96.5%	94.4%
Change from prior year	1.0%	2.7%	-8.4%	0.1%	2.2%	-0.2%	
	Percent of Original	96.7%	96.7%	93.6%	95.2%	94.4%	90.0%
Change from prior year	0.0%	3.3%	-8.1%	0.8%	4.9%	-0.9%	
Median	Sale Price	168,000	82,000	79,000	134,500	82,500	81,500
	Change from prior year	104.9%	3.8%	5.3%	63.0%	1.2%	8.7%
	List Price of Actives	110,000	84,750	85,000	N/A	N/A	N/A
	Change from prior year	29.8%	-0.3%	7.6%			
	Days on Market	40	21	33	14	29	71
Change from prior year	90.5%	-36.4%	-63.3%	-51.7%	-59.2%	-13.4%	
	Percent of List	100.0%	100.0%	100.0%	97.9%	99.0%	97.0%
Change from prior year	0.0%	0.0%	0.8%	-1.1%	2.1%	0.8%	
	Percent of Original	100.0%	97.0%	95.4%	97.0%	95.0%	93.1%
Change from prior year	3.1%	1.7%	-2.7%	2.1%	2.0%	-0.1%	

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



Northeast Kansas Closed Listings Analysis

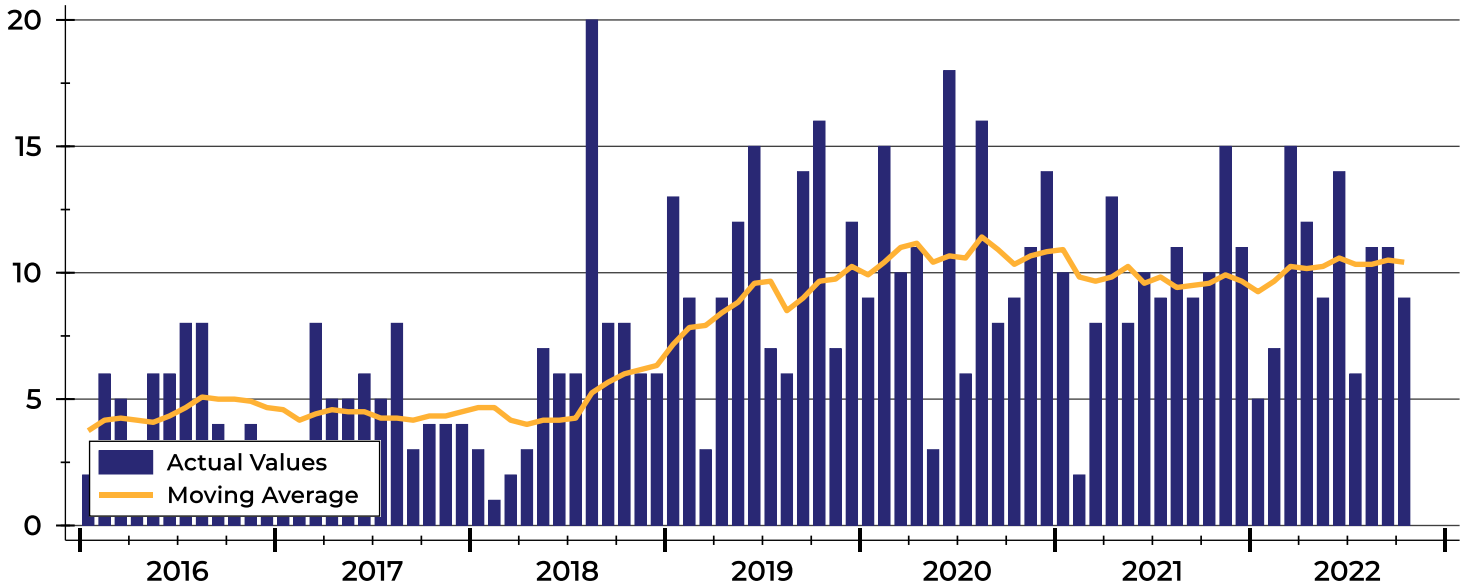
Summary Statistics for Closed Listings		2022	October 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		9	10	-10.0%	99	90	10.0%
Volume (1,000s)		1,515	926	63.6%	15,371	8,952	71.7%
Months' Supply		2.6	3.1	-16.1%	N/A	N/A	N/A
Average	Sale Price	168,333	92,550	81.9%	155,264	99,464	56.1%
	Days on Market	49	30	63.3%	39	71	-45.1%
	Percent of List	98.9%	97.9%	1.0%	96.6%	96.5%	0.1%
	Percent of Original	96.7%	96.7%	0.0%	95.2%	94.4%	0.8%
Median	Sale Price	168,000	82,000	104.9%	134,500	82,500	63.0%
	Days on Market	40	21	90.5%	14	29	-51.7%
	Percent of List	100.0%	100.0%	0.0%	97.9%	99.0%	-1.1%
	Percent of Original	100.0%	97.0%	3.1%	97.0%	95.0%	2.1%

A total of 9 homes sold in the Northeast Kansas MLS system in October, down from 10 units in October 2021. Total sales volume rose to \$1.5 million compared to \$0.9 million in the previous year.

The median sales price in October was \$168,000, up 104.9% compared to the prior year. Median days on market was 40 days, up from 35 days in September, and up from 21 in October 2021.

History of Closed Listings

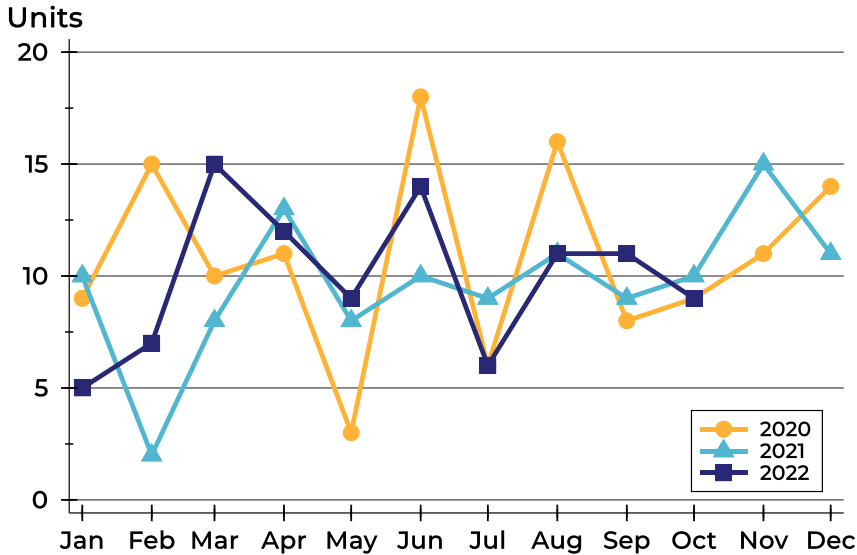
Units





Northeast Kansas Closed Listings Analysis

Closed Listings by Month



Month	2020	2021	2022
January	9	10	5
February	15	2	7
March	10	8	15
April	11	13	12
May	3	8	9
June	18	10	14
July	6	9	6
August	16	11	11
September	8	9	11
October	9	10	9
November	11	15	
December	14	11	

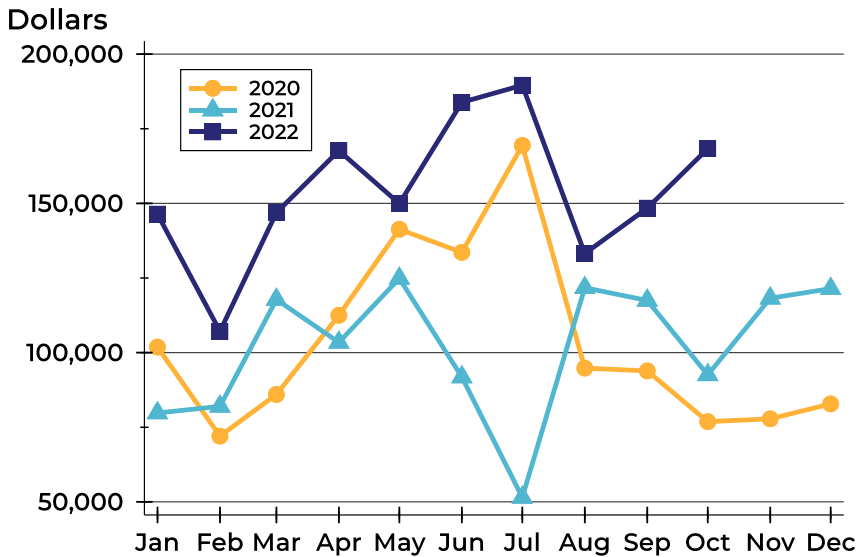
Closed Listings by Price Range

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	1	11.1%	3.0	87,000	87,000	22	22	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	2	22.2%	2.7	110,500	110,500	62	62	91.1%	91.1%	88.3%	88.3%
\$125,000-\$149,999	1	11.1%	0.9	149,000	149,000	85	85	99.4%	99.4%	85.2%	85.2%
\$150,000-\$174,999	2	22.2%	3.2	169,000	169,000	74	74	106.1%	106.1%	106.1%	106.1%
\$175,000-\$199,999	2	22.2%	1.6	192,500	192,500	13	13	98.0%	98.0%	98.0%	98.0%
\$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	1	11.1%	2.4	335,000	335,000	40	40	100.0%	100.0%	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	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



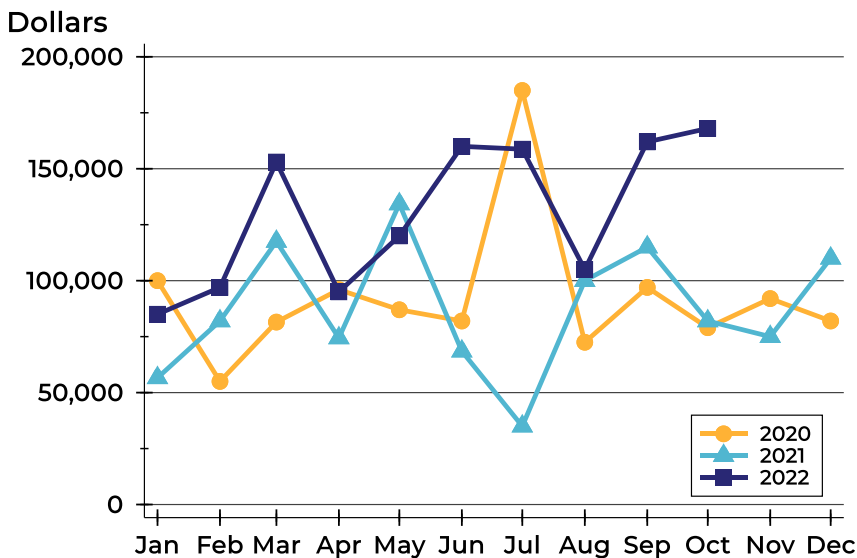
Northeast Kansas Closed Listings Analysis

Average Price



Month	2020	2021	2022
January	101,856	79,780	146,400
February	72,027	82,000	107,143
March	86,000	117,806	146,900
April	112,518	103,438	167,667
May	141,333	124,875	149,944
June	133,592	91,830	183,857
July	169,425	51,500	189,583
August	94,813	121,736	133,191
September	93,875	117,489	148,409
October	76,878	92,550	168,333
November	77,818	118,227	
December	82,821	121,455	

Median Price

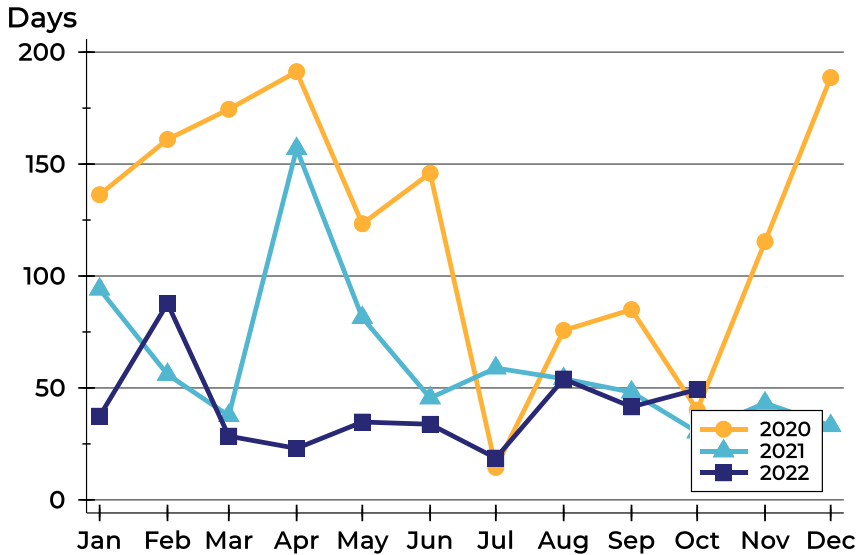


Month	2020	2021	2022
January	100,000	56,600	85,000
February	55,000	82,000	97,000
March	81,500	117,500	153,000
April	96,000	74,400	95,000
May	87,000	134,250	120,000
June	82,000	68,500	160,000
July	184,950	35,000	158,750
August	72,500	100,000	105,000
September	97,000	115,000	162,000
October	79,000	82,000	168,000
November	92,000	75,000	
December	82,000	110,000	



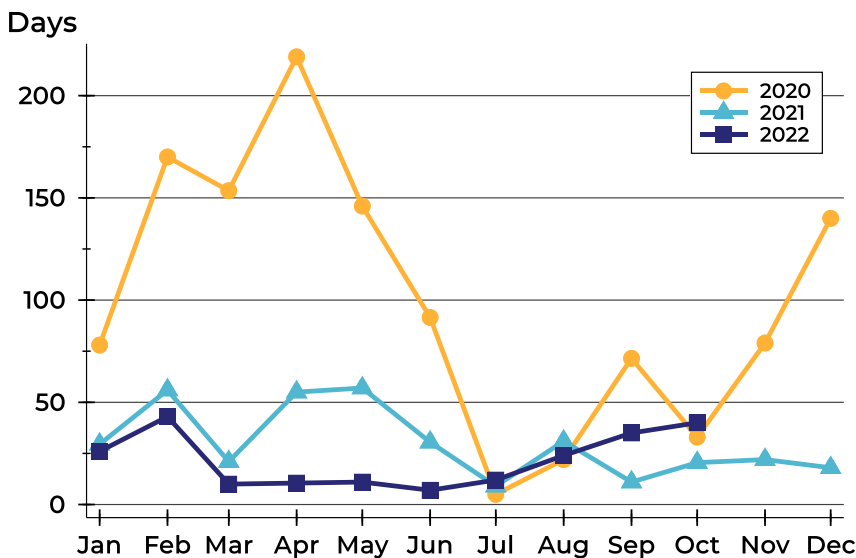
Northeast Kansas Closed Listings Analysis

Average DOM



Month	2020	2021	2022
January	136	94	37
February	161	56	88
March	175	38	28
April	191	157	23
May	123	81	35
June	146	46	34
July	15	59	19
August	76	54	54
September	85	48	42
October	40	30	49
November	115	43	
December	189	33	

Median DOM



Month	2020	2021	2022
January	78	30	26
February	170	56	43
March	154	21	10
April	219	55	11
May	146	57	11
June	92	31	7
July	5	9	12
August	22	31	24
September	72	11	35
October	33	21	40
November	79	22	
December	140	18	



Northeast Kansas Active Listings Analysis

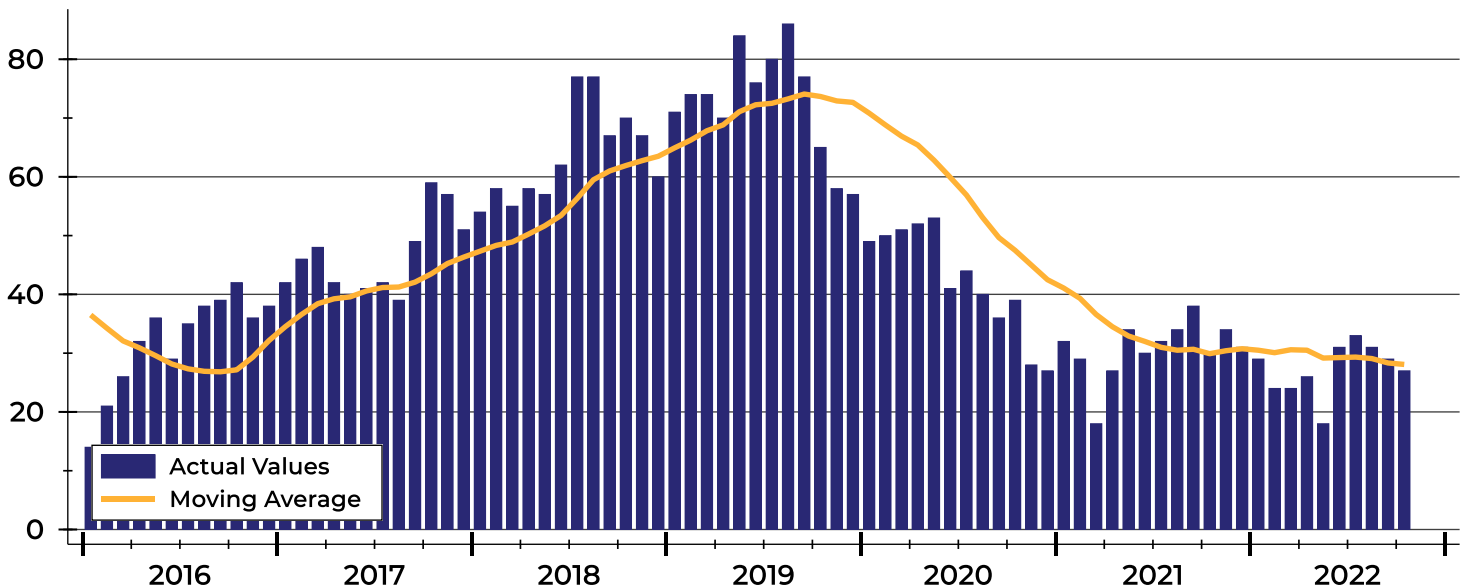
Summary Statistics for Active Listings		2022	End of October 2021	Change
Active Listings		27	30	-10.0%
Volume (1,000s)		3,882	3,110	24.8%
Months' Supply		2.6	3.1	-16.1%
Average	List Price	143,772	103,662	38.7%
	Days on Market	83	101	-17.8%
	Percent of Original	94.1%	98.7%	-4.7%
Median	List Price	110,000	84,750	29.8%
	Days on Market	60	59	1.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 27 homes were available for sale in the Northeast Kansas MLS system at the end of October. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of October was \$110,000, up 29.8% from 2021. The typical time on market for active listings was 60 days, up from 59 days a year earlier.

History of Active Listings

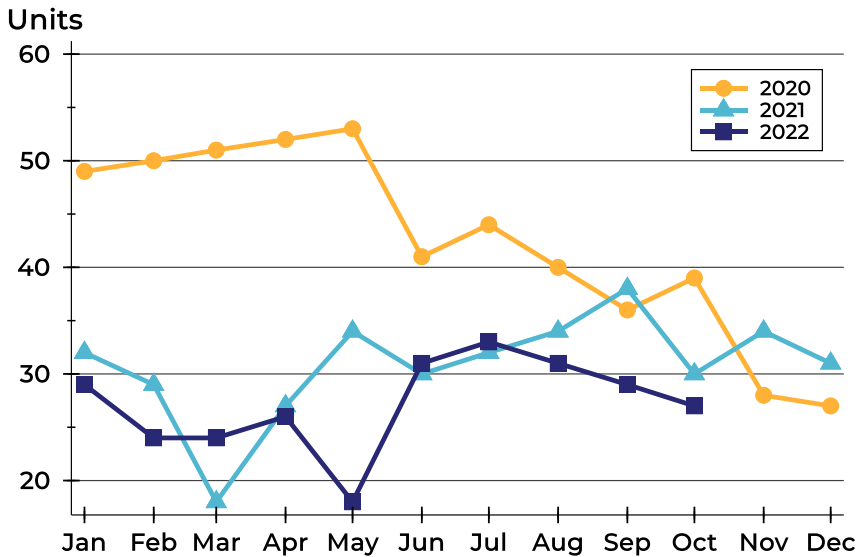
Units





Northeast Kansas Active Listings Analysis

Active Listings by Month



Month	2020	2021	2022
January	49	32	29
February	50	29	24
March	51	18	24
April	52	27	26
May	53	34	18
June	41	30	31
July	44	32	33
August	40	34	31
September	36	38	29
October	39	30	27
November	28	34	
December	27	31	

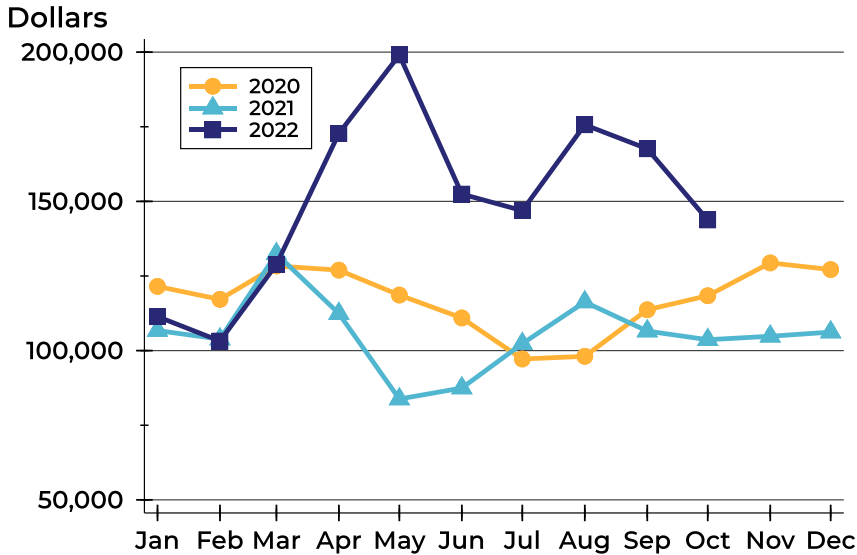
Active Listings by Price Range

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	11.1%	N/A	35,283	35,000	61	61	70.4%	90.0%
\$50,000-\$99,999	10	37.0%	3.0	82,750	88,500	68	58	100.0%	100.0%
\$100,000-\$124,999	2	7.4%	2.7	115,000	115,000	82	82	90.7%	90.7%
\$125,000-\$149,999	1	3.7%	0.9	125,000	125,000	22	22	100.0%	100.0%
\$150,000-\$174,999	4	14.8%	3.2	153,000	151,500	106	112	91.7%	91.7%
\$175,000-\$199,999	2	7.4%	1.6	197,250	197,250	39	39	97.7%	97.7%
\$200,000-\$249,999	2	7.4%	N/A	236,000	236,000	253	253	98.1%	98.1%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	7.4%	2.4	335,000	335,000	43	43	96.4%	96.4%
\$400,000-\$499,999	1	3.7%	N/A	445,000	445,000	89	89	95.7%	95.7%
\$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



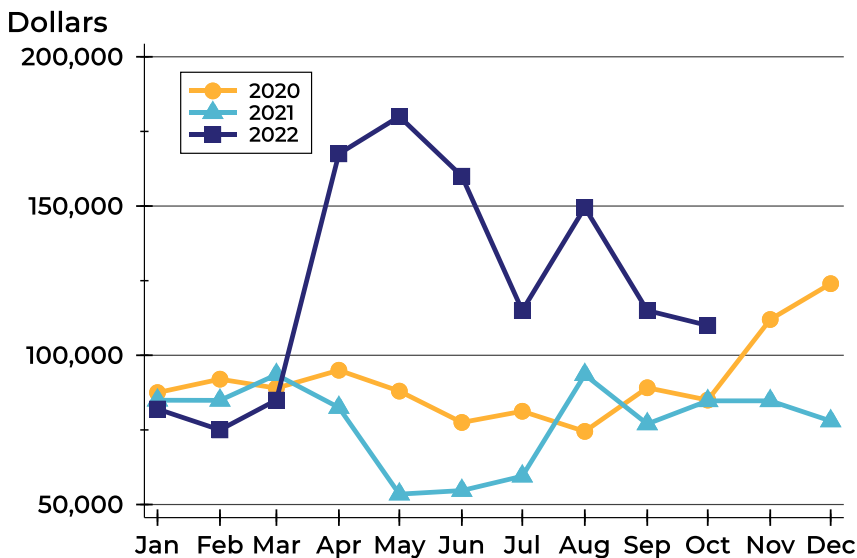
Northeast Kansas Active Listings Analysis

Average Price



Month	2020	2021	2022
January	121,520	106,728	111,416
February	117,174	103,869	103,211
March	128,370	132,444	128,861
April	126,961	112,411	172,787
May	118,629	83,790	199,050
June	110,953	87,476	152,458
July	97,200	102,340	146,897
August	98,095	116,305	175,655
September	113,695	106,547	167,621
October	118,398	103,662	143,772
November	129,398	104,817	-
December	127,167	106,212	-

Median Price

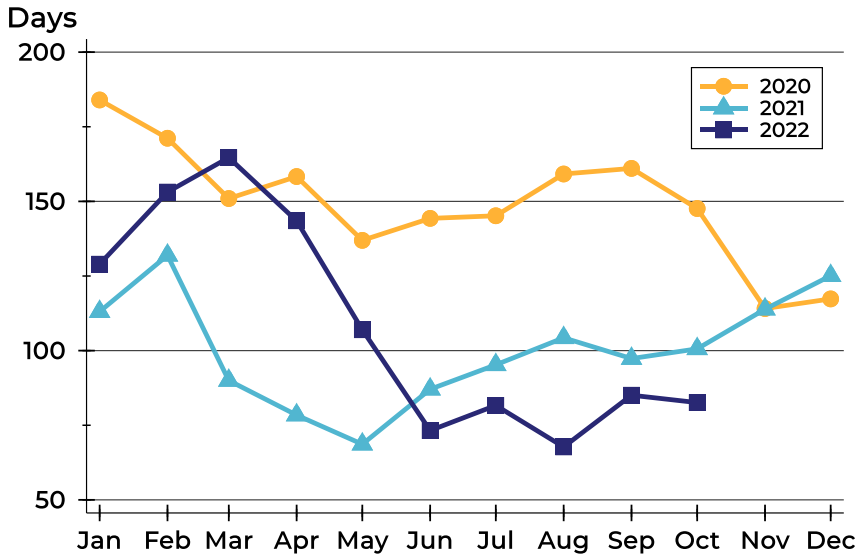


Month	2020	2021	2022
January	87,500	84,950	82,000
February	92,000	84,900	75,000
March	89,000	93,500	85,000
April	95,000	82,500	167,500
May	88,000	53,484	180,000
June	77,500	54,684	160,000
July	81,250	59,500	115,000
August	74,500	93,500	149,500
September	89,125	77,000	115,000
October	85,000	84,750	110,000
November	112,000	84,750	-
December	124,000	78,000	-



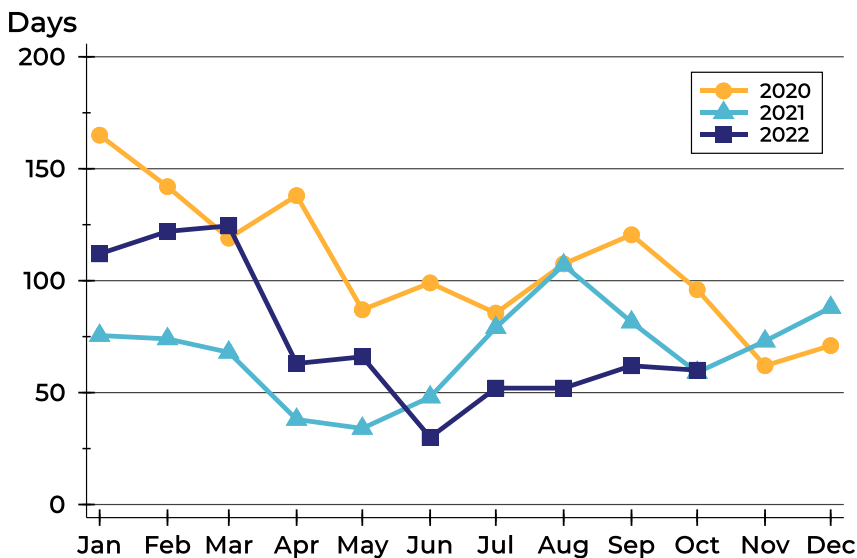
Northeast Kansas Active Listings Analysis

Average DOM



Month	2020	2021	2022
January	184	113	129
February	171	132	153
March	151	90	165
April	158	78	144
May	137	69	107
June	144	87	73
July	145	95	82
August	159	104	68
September	161	97	85
October	148	101	83
November	114	114	
December	117	125	

Median DOM

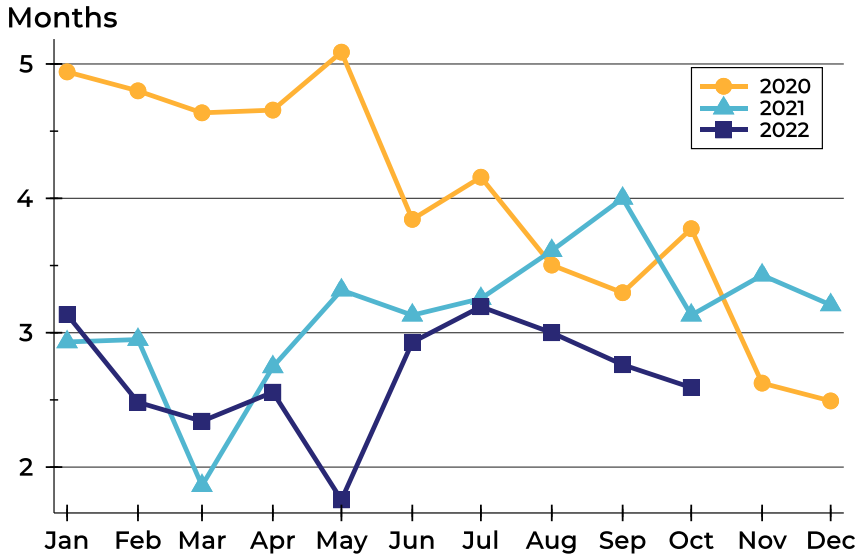


Month	2020	2021	2022
January	165	76	112
February	142	74	122
March	119	68	125
April	138	38	63
May	87	34	66
June	99	48	30
July	86	79	52
August	108	107	52
September	121	82	62
October	96	59	60
November	62	73	
December	71	88	



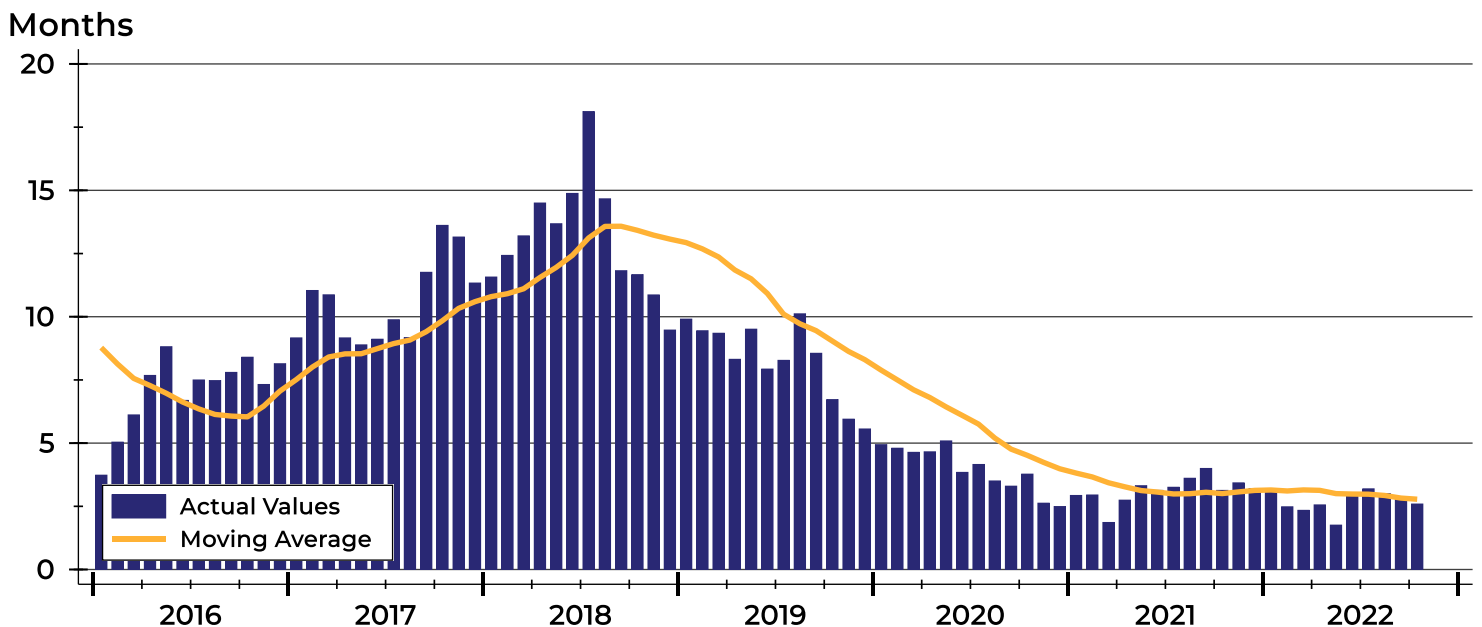
Northeast Kansas Months' Supply Analysis

Months' Supply by Month



Month	2020	2021	2022
January	4.9	2.9	3.1
February	4.8	2.9	2.5
March	4.6	1.9	2.3
April	4.7	2.7	2.6
May	5.1	3.3	1.8
June	3.8	3.1	2.9
July	4.2	3.3	3.2
August	3.5	3.6	3.0
September	3.3	4.0	2.8
October	3.8	3.1	2.6
November	2.6	3.4	
December	2.5	3.2	

History of Month's Supply





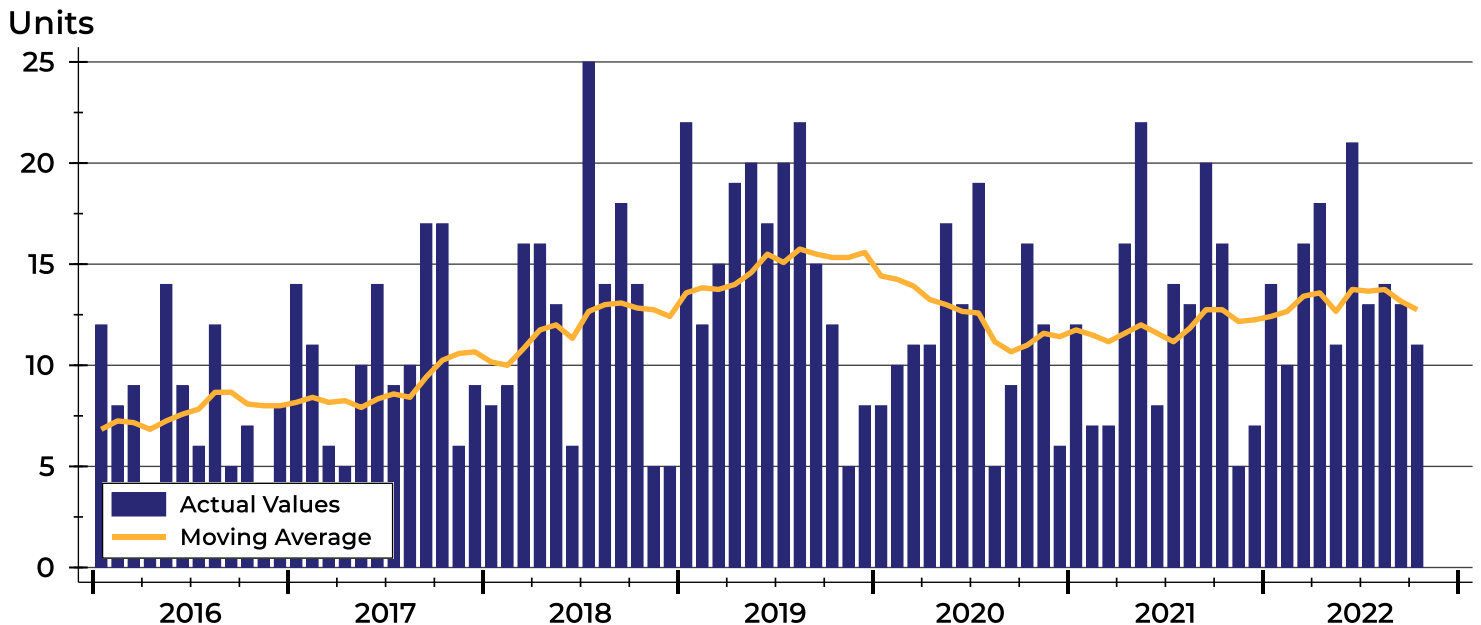
Northeast Kansas New Listings Analysis

Summary Statistics for New Listings		2022	October 2021	Change
Current Month	New Listings	11	16	-31.3%
	Volume (1,000s)	1,901	1,797	5.8%
	Average List Price	172,818	112,331	53.8%
	Median List Price	153,000	90,250	69.5%
Year-to-Date	New Listings	141	135	4.4%
	Volume (1,000s)	22,410	12,980	72.7%
	Average List Price	158,933	96,148	65.3%
	Median List Price	139,900	79,000	77.1%

A total of 11 new listings were added in the Northeast Kansas MLS system during October, down 31.3% from the same month in 2021. Year-to-date the Northeast Kansas MLS system has seen 141 new listings.

The median list price of these homes was \$153,000 up from \$90,250 in 2021.

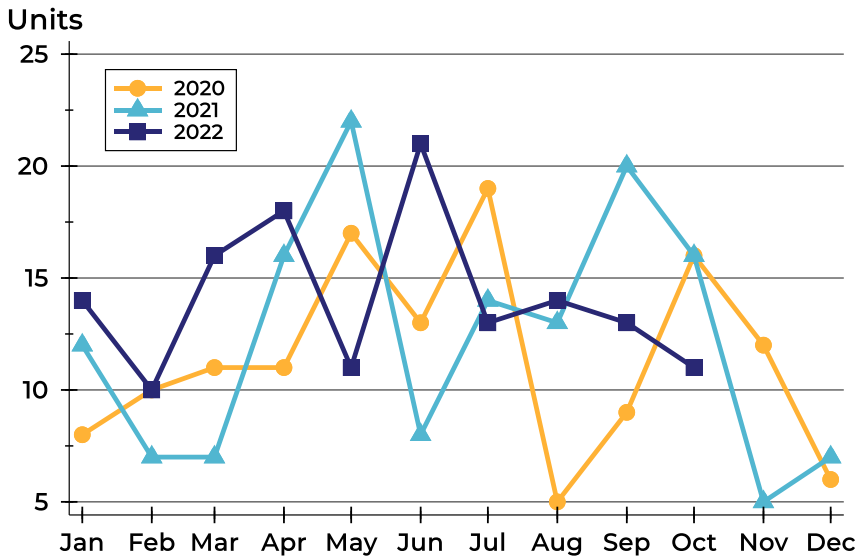
History of New Listings





Northeast Kansas New Listings Analysis

New Listings by Month



Month	2020	2021	2022
January	8	12	14
February	10	7	10
March	11	7	16
April	11	16	18
May	17	22	11
June	13	8	21
July	19	14	13
August	5	13	14
September	9	20	13
October	16	16	11
November	12	5	
December	6	7	

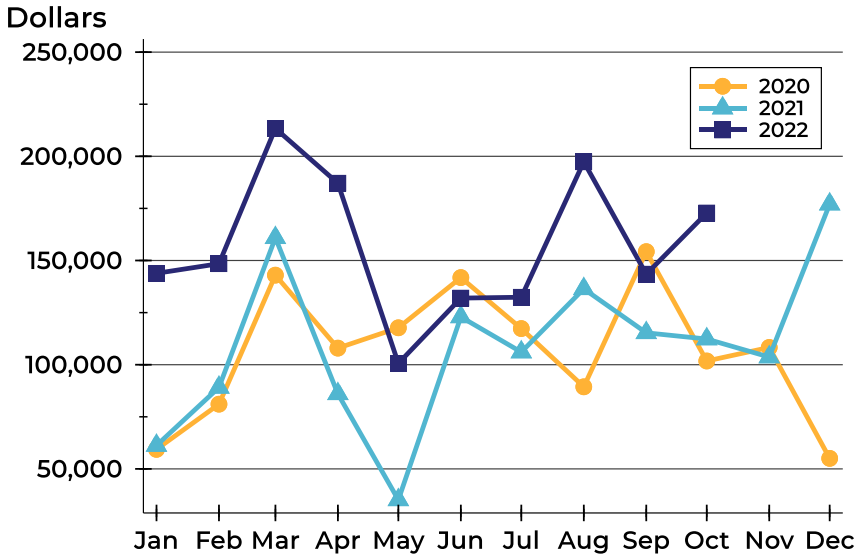
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	27.3%	84,667	85,500	28	27	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	120,000	120,000	13	13	100.0%	100.0%
\$125,000-\$149,999	1	9.1%	125,000	125,000	29	29	100.0%	100.0%
\$150,000-\$174,999	2	18.2%	156,000	156,000	24	24	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	9.1%	225,000	225,000	3	3	100.0%	100.0%
\$250,000-\$299,999	2	18.2%	270,000	270,000	5	5	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	325,000	325,000	19	19	92.9%	92.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



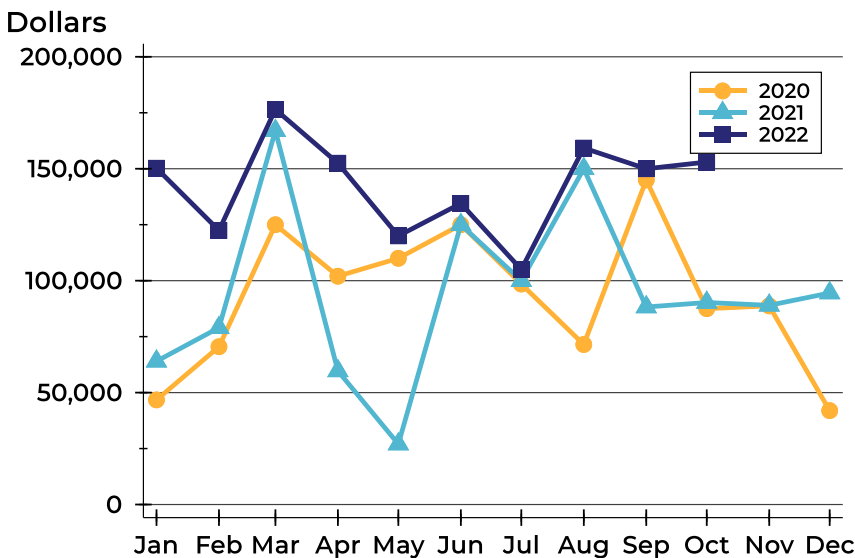
Northeast Kansas New Listings Analysis

Average Price



Month	2020	2021	2022
January	59,375	61,233	143,857
February	81,070	89,114	148,480
March	142,978	160,929	213,400
April	107,955	86,038	187,106
May	117,712	35,134	100,636
June	141,811	122,938	131,967
July	117,342	106,064	132,369
August	89,400	136,423	197,379
September	154,267	115,305	143,462
October	101,794	112,331	172,818
November	108,292	103,680	
December	55,067	177,057	

Median Price



Month	2020	2021	2022
January	46,750	64,000	150,250
February	70,500	79,000	122,450
March	125,000	167,000	176,500
April	102,000	59,700	152,500
May	110,000	27,000	120,000
June	125,000	125,000	134,500
July	98,500	100,000	105,000
August	71,500	150,000	159,250
September	145,000	88,250	150,000
October	87,500	90,250	153,000
November	88,750	89,000	
December	41,950	94,500	



Northeast Kansas Contracts Written Analysis

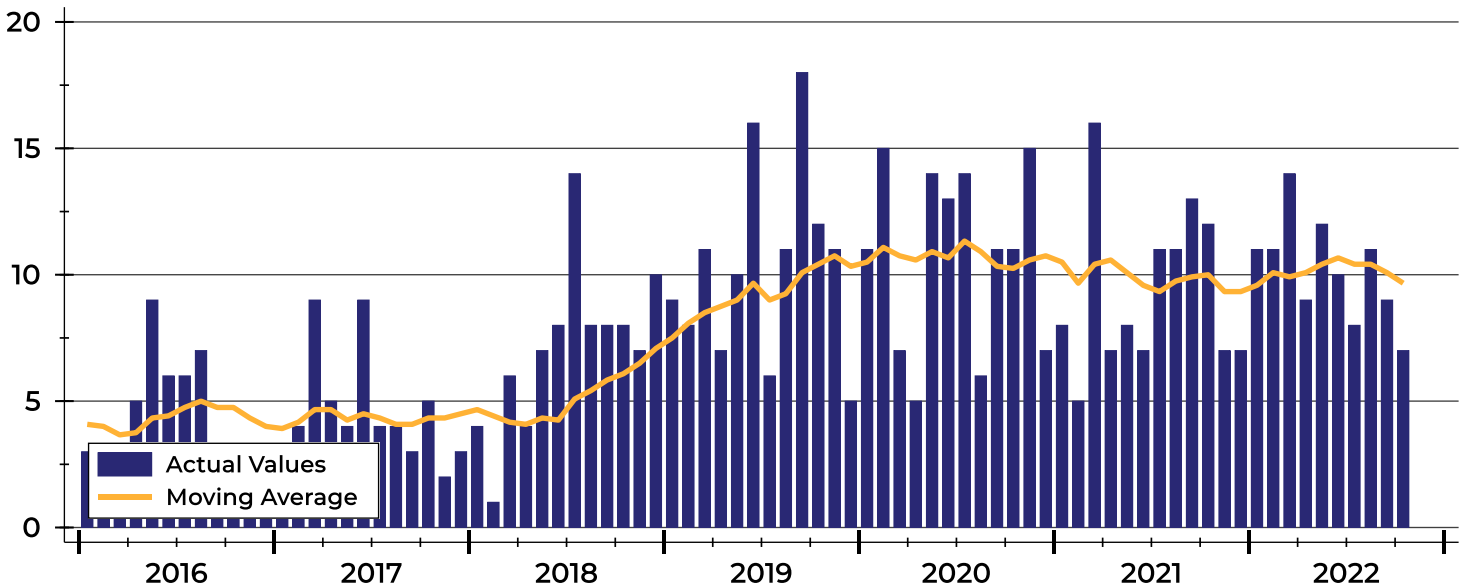
Summary Statistics for Contracts Written		2022	October 2021	Change	2022	Year-to-Date 2021	Change
Contracts Written		7	12	-41.7%	102	98	4.1%
Volume (1,000s)		1,509	1,226	23.1%	16,494	10,605	55.5%
Average	Sale Price	215,543	102,200	110.9%	161,711	108,217	49.4%
	Days on Market	64	30	113.3%	41	59	-30.5%
	Percent of Original	89.3%	92.1%	-3.0%	95.4%	94.1%	1.4%
Median	Sale Price	150,000	80,000	87.5%	132,250	86,000	53.8%
	Days on Market	76	30	153.3%	13	22	-40.9%
	Percent of Original	84.5%	94.5%	-10.6%	97.6%	96.1%	1.6%

A total of 7 contracts for sale were written in the Northeast Kansas MLS system during the month of October, down from 12 in 2021. The median list price of these homes was \$150,000, up from \$80,000 the prior year.

Half of the homes that went under contract in October were on the market less than 76 days, compared to 30 days in October 2021.

History of Contracts Written

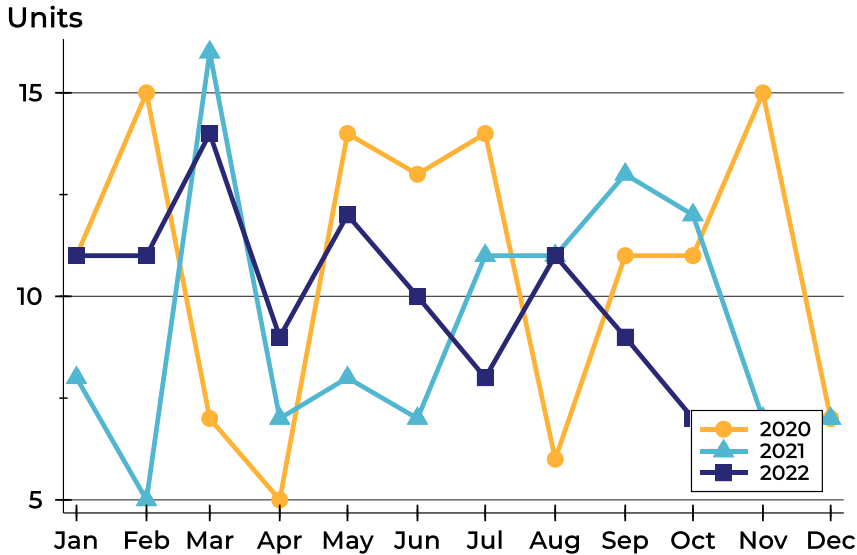
Units





Northeast Kansas Contracts Written Analysis

Contracts Written by Month



Month	2020	2021	2022
January	11	8	11
February	15	5	11
March	7	16	14
April	5	7	9
May	14	8	12
June	13	7	10
July	14	11	8
August	6	11	11
September	11	13	9
October	11	12	7
November	15	7	
December	7	7	

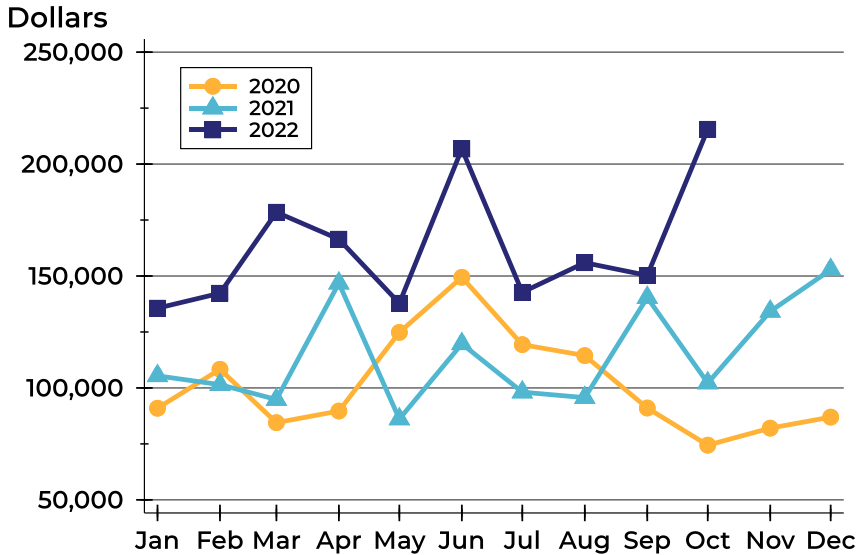
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	42.9%	56,267	54,900	101	85	80.9%	84.5%
\$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	14.3%	150,000	150,000	60	60	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	2	28.6%	270,000	270,000	5	5	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	14.3%	650,000	650,000	76	76	82.3%	82.3%
\$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



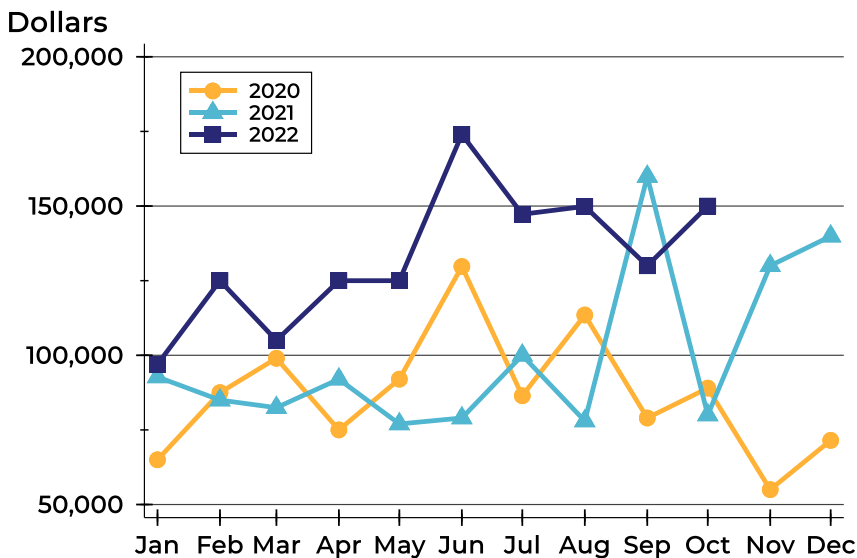
Northeast Kansas Contracts Written Analysis

Average Price



Month	2020	2021	2022
January	90,936	105,413	135,636
February	108,333	101,480	142,318
March	84,500	94,819	178,500
April	89,680	146,786	166,444
May	124,807	86,125	137,825
June	149,435	119,714	206,750
July	119,357	98,127	142,738
August	114,458	95,673	155,945
September	91,045	140,369	150,278
October	74,436	102,200	215,543
November	82,043	134,200	
December	86,979	152,814	

Median Price

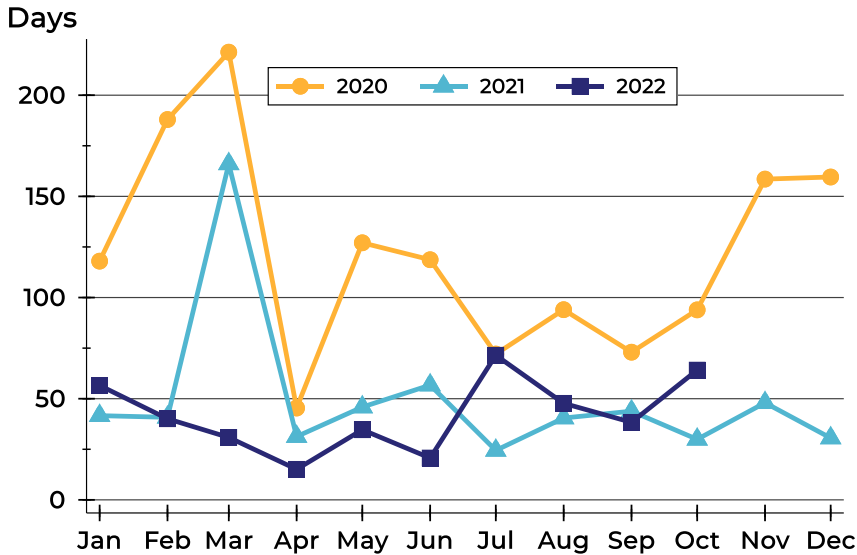


Month	2020	2021	2022
January	65,000	92,750	97,000
February	87,500	85,000	125,000
March	99,000	82,450	105,000
April	75,000	92,000	125,000
May	92,000	77,000	125,000
June	129,750	79,000	174,000
July	86,450	100,000	147,250
August	113,500	78,000	149,900
September	79,000	159,900	130,000
October	89,000	80,000	150,000
November	55,000	130,000	
December	71,500	139,900	



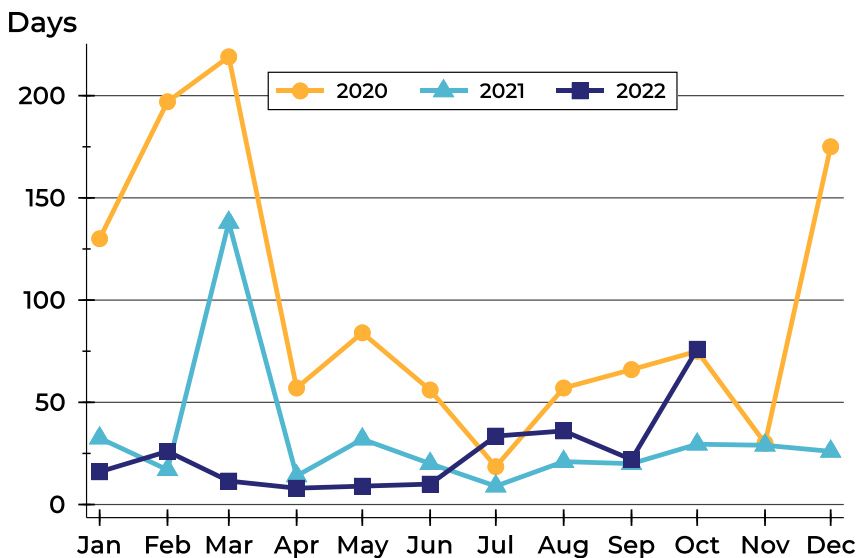
Northeast Kansas Contracts Written Analysis

Average DOM



Month	2020	2021	2022
January	118	42	57
February	188	41	40
March	221	166	31
April	45	31	15
May	127	46	35
June	119	57	21
July	72	24	72
August	94	40	48
September	73	44	38
October	94	30	64
November	159	48	
December	160	31	

Median DOM



Month	2020	2021	2022
January	130	33	16
February	197	17	26
March	219	138	12
April	57	14	8
May	84	32	9
June	56	20	10
July	19	9	34
August	57	21	36
September	66	20	22
October	75	30	76
November	30	29	
December	175	26	



Northeast Kansas Pending Contracts Analysis

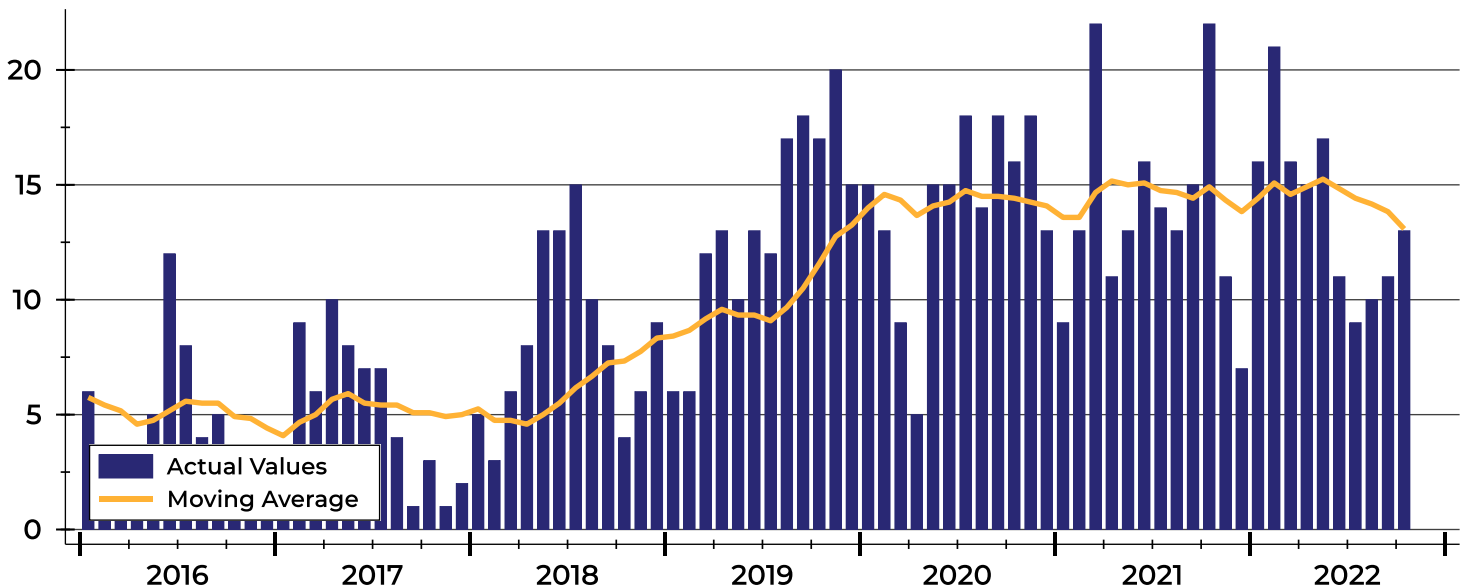
Summary Statistics for Pending Contracts		End of October		
		2022	2021	Change
Pending Contracts		13	22	-40.9%
Volume (1,000s)		2,391	2,905	-17.7%
Average	List Price	183,900	132,055	39.3%
	Days on Market	49	44	11.4%
	Percent of Original	93.1%	98.6%	-5.6%
Median	List Price	149,900	123,500	21.4%
	Days on Market	40	30	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in the Northeast Kansas MLS system had contracts pending at the end of October, down from 22 contracts pending at the end of October 2021.

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

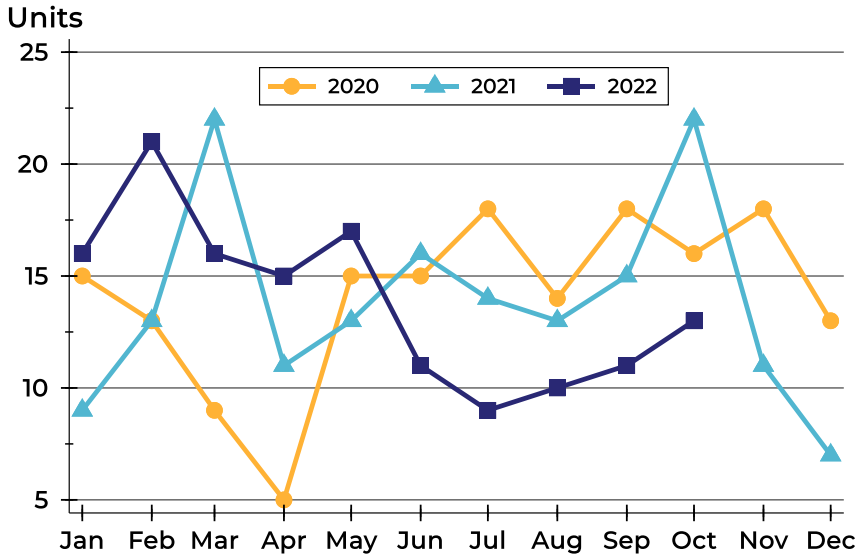
Units





Northeast Kansas Pending Contracts Analysis

Pending Contracts by Month



Month	2020	2021	2022
January	15	9	16
February	13	13	21
March	9	22	16
April	5	11	15
May	15	13	17
June	15	16	11
July	18	14	9
August	14	13	10
September	18	15	11
October	16	22	13
November	18	11	
December	13	7	

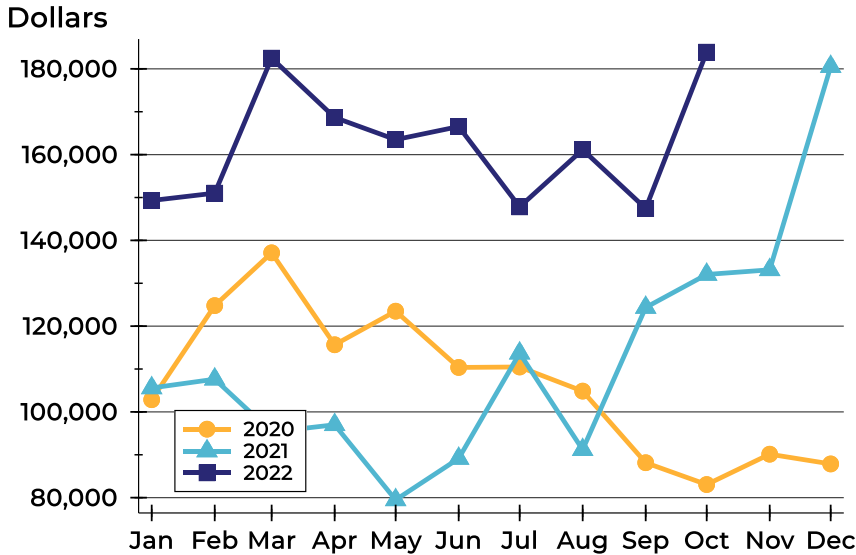
Pending Contracts by Price Range

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	1	7.7%	39,500	39,500	33	33	100.0%	100.0%
\$50,000-\$99,999	5	38.5%	66,260	59,000	63	85	88.6%	84.5%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.7%	149,900	149,900	85	85	85.7%	85.7%
\$150,000-\$174,999	1	7.7%	150,000	150,000	60	60	100.0%	100.0%
\$175,000-\$199,999	1	7.7%	195,000	195,000	25	25	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	15.4%	270,000	270,000	5	5	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	335,000	335,000	40	40	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	1	7.7%	650,000	650,000	76	76	82.3%	82.3%
\$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



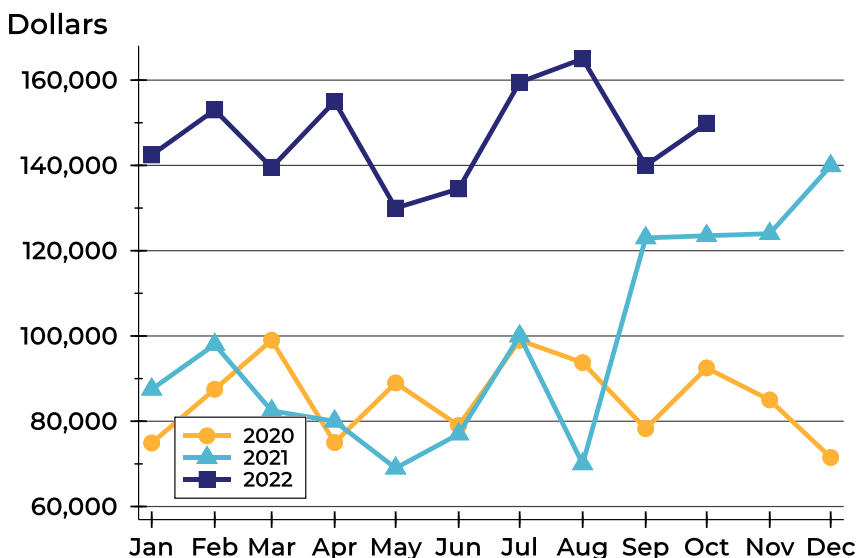
Northeast Kansas Pending Contracts Analysis

Average Price



Month	2020	2021	2022
January	102,847	105,589	149,300
February	124,792	107,631	151,019
March	137,100	95,314	182,500
April	115,660	97,000	168,667
May	123,487	79,484	163,494
June	110,370	89,143	166,545
July	110,478	113,693	147,822
August	104,850	91,184	161,150
September	88,150	124,353	147,445
October	83,063	132,055	183,900
November	90,136	133,136	
December	87,869	180,529	

Median Price

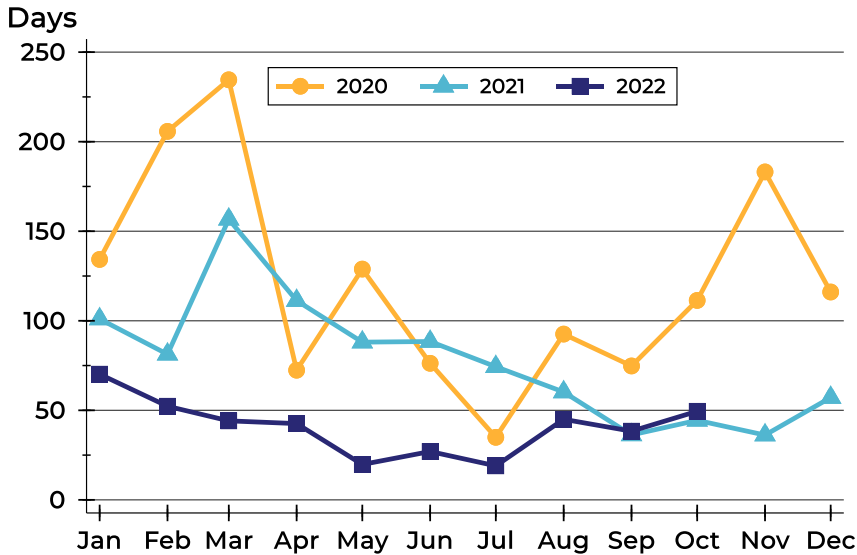


Month	2020	2021	2022
January	74,900	87,500	142,450
February	87,500	98,000	153,000
March	99,000	82,450	139,500
April	75,000	80,000	155,000
May	89,000	68,999	130,000
June	79,000	77,000	134,500
July	99,000	100,000	159,500
August	93,750	69,999	165,000
September	78,250	123,000	140,000
October	92,500	123,500	149,900
November	85,000	124,000	
December	71,500	139,900	



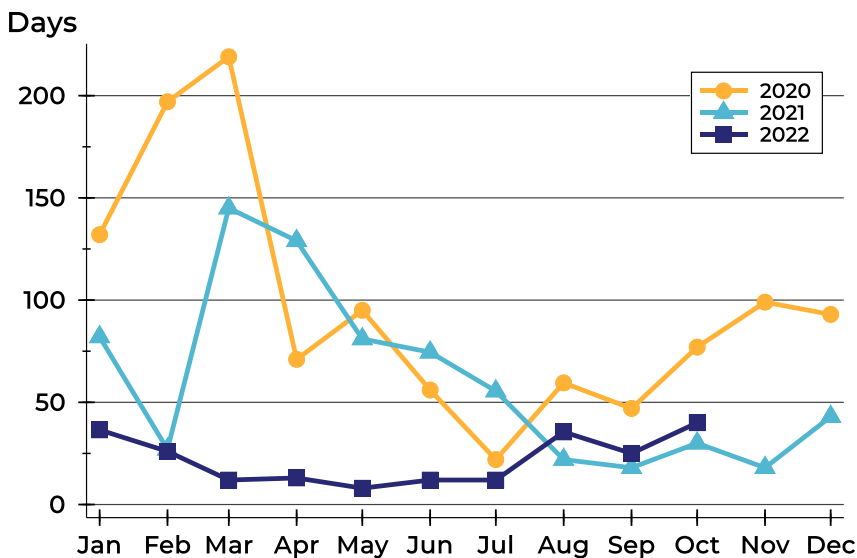
Northeast Kansas Pending Contracts Analysis

Average DOM



Month	2020	2021	2022
January	134	101	70
February	206	81	52
March	235	157	44
April	72	111	43
May	129	88	20
June	76	88	27
July	35	74	19
August	93	60	45
September	75	36	38
October	111	44	49
November	183	36	
December	116	57	

Median DOM



Month	2020	2021	2022
January	132	82	37
February	197	27	26
March	219	145	12
April	71	129	13
May	95	81	8
June	56	75	12
July	22	56	12
August	60	22	36
September	47	18	25
October	77	30	40
November	99	18	
December	93	43	



Brown County Housing Report



Market Overview

Brown County Home Sales Rose in October

Total home sales in Brown County rose by 33.3% last month to 8 units, compared to 6 units in October 2021. Total sales volume was \$1.4 million, up 179.1% from a year earlier.

The median sale price in October was \$169,000, up from \$58,500 a year earlier. Homes that sold in October were typically on the market for 33 days and sold for 100.0% of their list prices.

Brown County Active Listings Down at End of October

The total number of active listings in Brown County at the end of October was 20 units, down from 29 at the same point in 2021. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$92,500.

During October, a total of 5 contracts were written down from 9 in October 2021. At the end of the month, there were 11 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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**October
2022**

Northeast Kansas MLS Statistics



Brown County Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
Home Sales		8	6	6	71	63	80
Change from prior year		33.3%	0.0%	-60.0%	12.7%	-21.3%	-4.8%
Active Listings		20	29	32	N/A	N/A	N/A
Change from prior year		-31.0%	-9.4%	-39.6%			
Months' Supply		2.7	4.2	3.9	N/A	N/A	N/A
Change from prior year		-35.7%	7.7%	-42.6%			
New Listings		7	11	11	102	103	85
Change from prior year		-36.4%	0.0%	0.0%	-1.0%	21.2%	-38.8%
Contracts Written		5	9	7	74	68	80
Change from prior year		-44.4%	28.6%	-41.7%	8.8%	-15.0%	-9.1%
Pending Contracts		11	13	12	N/A	N/A	N/A
Change from prior year		-15.4%	8.3%	-29.4%			
Sales Volume (1,000s)		1,415	507	493	10,465	5,613	7,848
Change from prior year		179.1%	2.8%	-60.0%	86.4%	-28.5%	-1.2%
Average	Sale Price	176,875	84,500	82,150	147,387	89,091	98,094
	Change from prior year	109.3%	2.9%	-0.1%	65.4%	-9.2%	3.8%
	List Price of Actives	106,518	104,823	106,428	N/A	N/A	N/A
	Change from prior year	1.6%	-1.5%	14.3%			
	Days on Market	48	39	50	43	84	116
Change from prior year	23.1%	-22.0%	-69.3%	-48.8%	-27.6%	-14.1%	
	Percent of List	101.6%	93.6%	92.9%	97.0%	96.3%	94.5%
Change from prior year	8.5%	0.8%	-10.9%	0.7%	1.9%	-0.1%	
	Percent of Original	99.8%	93.6%	90.4%	95.8%	94.2%	90.1%
Change from prior year	6.6%	3.5%	-11.3%	1.7%	4.6%	-1.0%	
Median	Sale Price	169,000	58,500	82,501	132,000	74,400	79,501
	Change from prior year	188.9%	-29.1%	10.0%	77.4%	-6.4%	-11.7%
	List Price of Actives	92,500	87,500	84,900	N/A	N/A	N/A
	Change from prior year	5.7%	3.1%	13.2%			
	Days on Market	33	25	43	14	41	74
Change from prior year	32.0%	-41.9%	-52.7%	-65.9%	-44.6%	-16.9%	
	Percent of List	100.0%	97.0%	95.4%	98.3%	99.0%	97.1%
Change from prior year	3.1%	1.7%	-3.8%	-0.7%	2.0%	0.3%	
	Percent of Original	100.0%	97.0%	91.1%	97.7%	96.1%	93.1%
Change from prior year	3.1%	6.5%	-5.9%	1.7%	3.2%	-1.0%	

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



Brown County Closed Listings Analysis

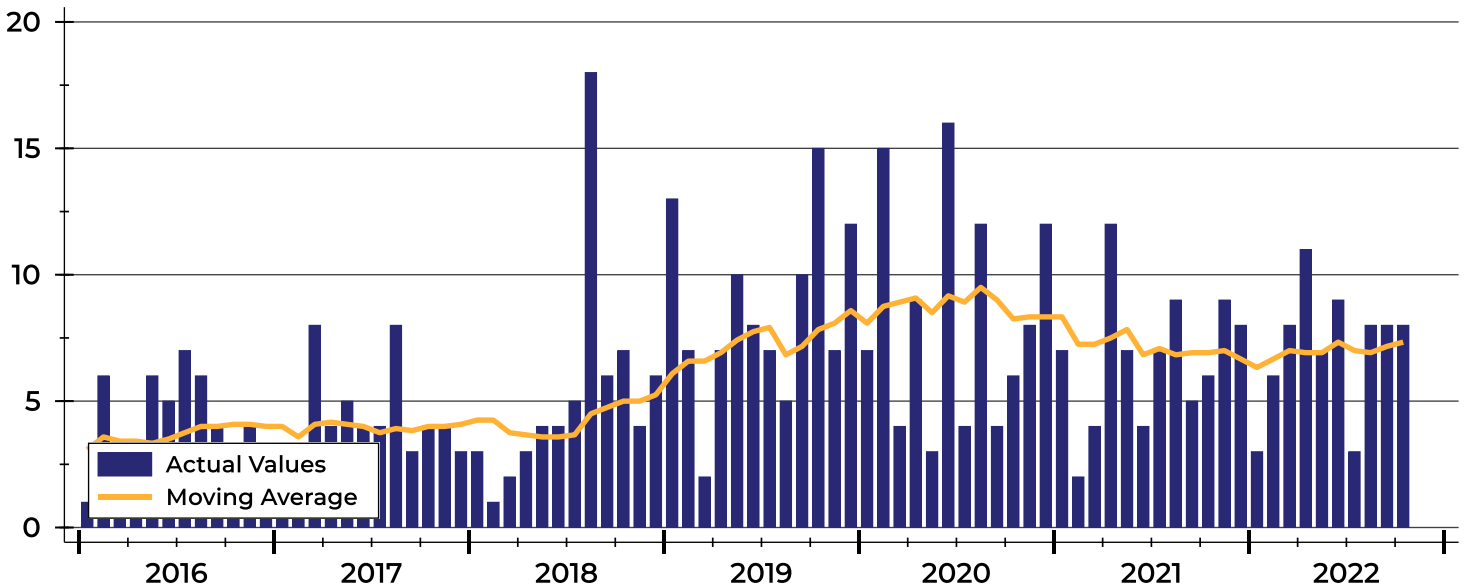
Summary Statistics for Closed Listings		2022	October 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		8	6	33.3%	71	63	12.7%
Volume (1,000s)		1,415	507	179.1%	10,465	5,613	86.4%
Months' Supply		2.7	4.2	-35.7%	N/A	N/A	N/A
Average	Sale Price	176,875	84,500	109.3%	147,387	89,091	65.4%
	Days on Market	48	39	23.1%	43	84	-48.8%
	Percent of List	101.6%	93.6%	8.5%	97.0%	96.3%	0.7%
	Percent of Original	99.8%	93.6%	6.6%	95.8%	94.2%	1.7%
Median	Sale Price	169,000	58,500	188.9%	132,000	74,400	77.4%
	Days on Market	33	25	32.0%	14	41	-65.9%
	Percent of List	100.0%	97.0%	3.1%	98.3%	99.0%	-0.7%
	Percent of Original	100.0%	97.0%	3.1%	97.7%	96.1%	1.7%

A total of 8 homes sold in Brown County in October, up from 6 units in October 2021. Total sales volume rose to \$1.4 million compared to \$0.5 million in the previous year.

The median sales price in October was \$169,000, up 188.9% compared to the prior year. Median days on market was 33 days, up from 22 days in September, and up from 25 in October 2021.

History of Closed Listings

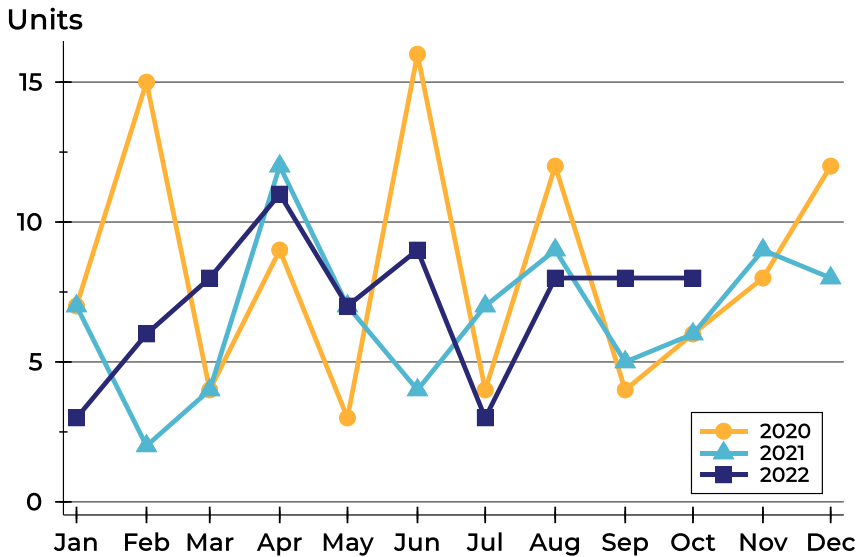
Units





Brown County Closed Listings Analysis

Closed Listings by Month



Month	2020	2021	2022
January	7	7	3
February	15	2	6
March	4	4	8
April	9	12	11
May	3	7	7
June	16	4	9
July	4	7	3
August	12	9	8
September	4	5	8
October	6	6	8
November	8	9	
December	12	8	

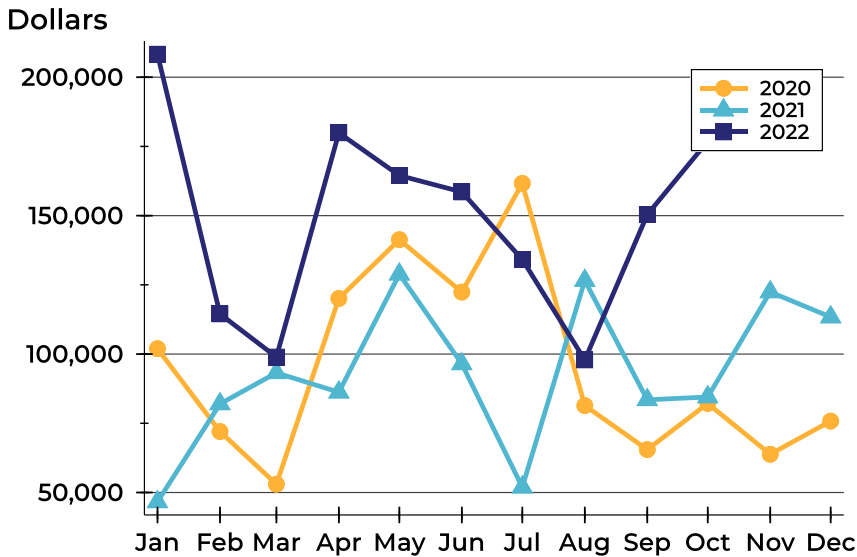
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	3.4	87,000	87,000	22	22	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	8.0	121,000	121,000	65	65	105.2%	105.2%	105.2%	105.2%
\$125,000-\$149,999	1	12.5%	0.0	149,000	149,000	85	85	99.4%	99.4%	85.2%	85.2%
\$150,000-\$174,999	2	25.0%	4.8	169,000	169,000	74	74	106.1%	106.1%	106.1%	106.1%
\$175,000-\$199,999	2	25.0%	1.2	192,500	192,500	13	13	98.0%	98.0%	98.0%	98.0%
\$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	1	12.5%	0.0	335,000	335,000	40	40	100.0%	100.0%	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	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



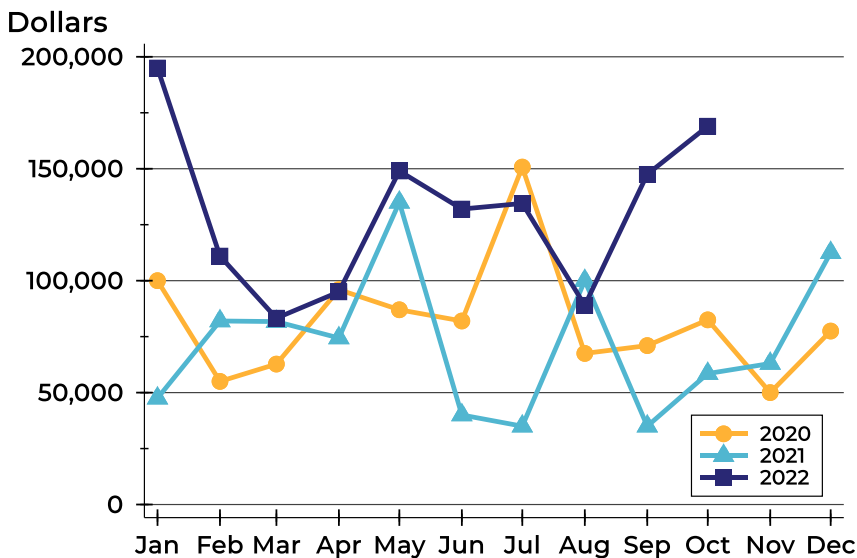
Brown County Closed Listings Analysis

Average Price



Month	2020	2021	2022
January	101,957	46,614	208,333
February	72,027	82,000	114,500
March	53,000	93,238	98,938
April	120,078	86,225	179,909
May	141,333	128,857	164,500
June	122,384	96,450	158,556
July	161,663	51,929	134,167
August	81,417	126,567	97,875
September	65,500	83,480	150,375
October	82,150	84,500	176,875
November	63,813	122,433	
December	75,792	113,375	

Median Price

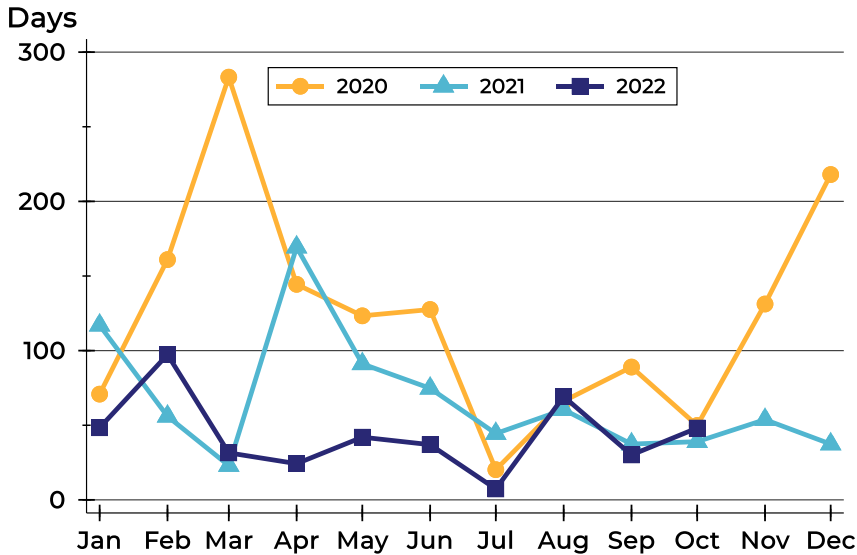


Month	2020	2021	2022
January	100,000	47,500	195,000
February	55,000	82,000	111,000
March	62,750	81,725	83,250
April	96,000	74,400	95,000
May	87,000	135,000	149,000
June	82,000	40,000	132,000
July	150,750	35,000	134,500
August	67,500	100,000	89,000
September	71,000	35,000	147,500
October	82,501	58,500	169,000
November	50,000	63,000	
December	77,500	112,500	



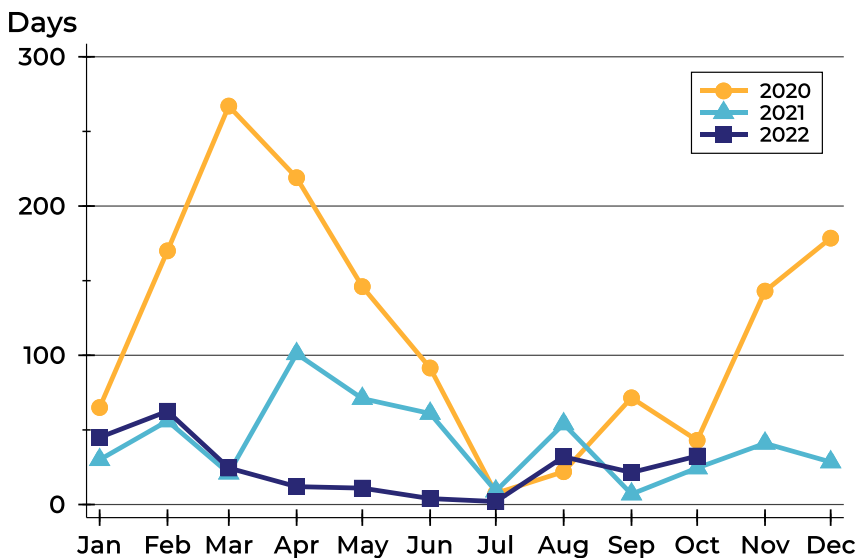
Brown County Closed Listings Analysis

Average DOM



Month	2020	2021	2022
January	71	117	48
February	161	56	97
March	283	23	32
April	144	169	24
May	123	91	42
June	128	75	37
July	20	44	7
August	66	60	69
September	89	37	30
October	50	39	48
November	131	54	
December	218	37	

Median DOM



Month	2020	2021	2022
January	65	30	45
February	170	56	63
March	267	21	25
April	219	101	12
May	146	71	11
June	92	61	4
July	8	9	2
August	22	54	32
September	72	7	22
October	43	25	33
November	143	41	
December	179	29	



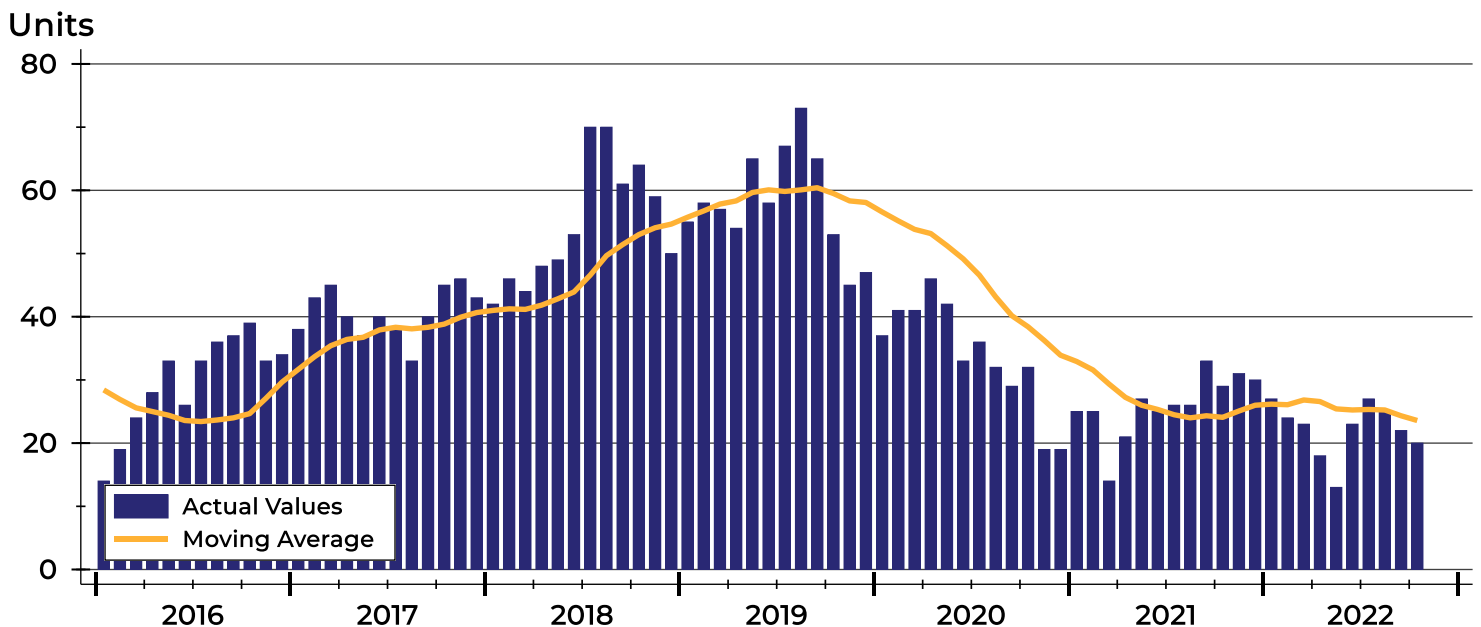
Brown County Active Listings Analysis

Summary Statistics for Active Listings		2022	End of October 2021	Change
Active Listings		20	29	-31.0%
Volume (1,000s)		2,130	3,040	-29.9%
Months' Supply		2.7	4.2	-35.7%
Average	List Price	106,518	104,823	1.6%
	Days on Market	96	103	-6.8%
	Percent of Original	93.0%	98.7%	-5.8%
Median	List Price	92,500	87,500	5.7%
	Days on Market	61	65	-6.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 20 homes were available for sale in Brown County at the end of October. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of October was \$92,500, up 5.7% from 2021. The typical time on market for active listings was 61 days, down from 65 days a year earlier.

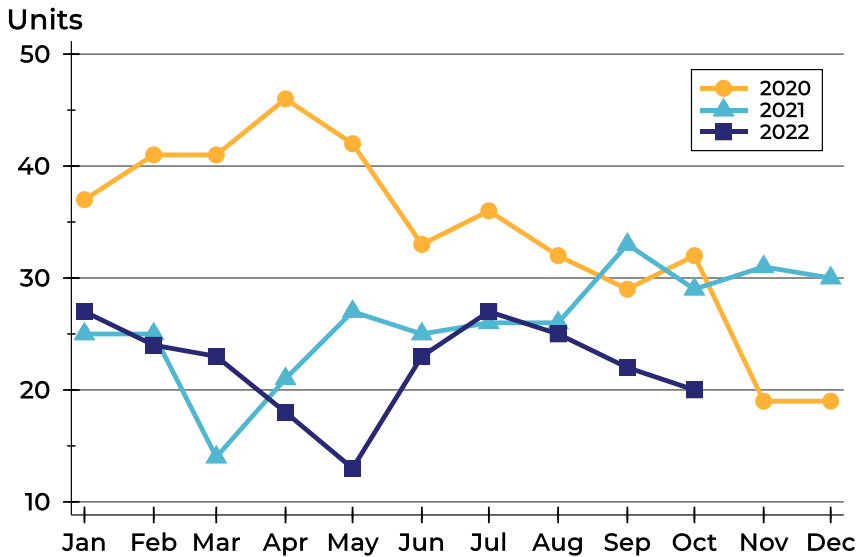
History of Active Listings





Brown County Active Listings Analysis

Active Listings by Month



Month	2020	2021	2022
January	37	25	27
February	41	25	24
March	41	14	23
April	46	21	18
May	42	27	13
June	33	25	23
July	36	26	27
August	32	26	25
September	29	33	22
October	32	29	20
November	19	31	
December	19	30	

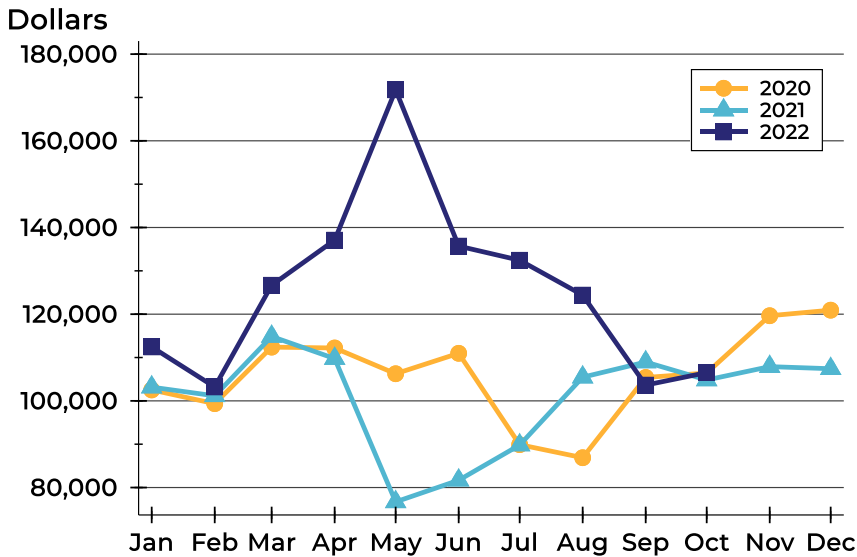
Active Listings by Price Range

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	15.0%	N/A	35,283	35,000	61	61	70.4%	90.0%
\$50,000-\$99,999	9	45.0%	3.4	84,722	89,000	70	61	100.0%	100.0%
\$100,000-\$124,999	2	10.0%	8.0	115,000	115,000	82	82	90.7%	90.7%
\$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	4	20.0%	4.8	153,000	151,500	106	112	91.7%	91.7%
\$175,000-\$199,999	1	5.0%	1.2	195,000	195,000	42	42	100.0%	100.0%
\$200,000-\$249,999	1	5.0%	N/A	225,000	225,000	472	472	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	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	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



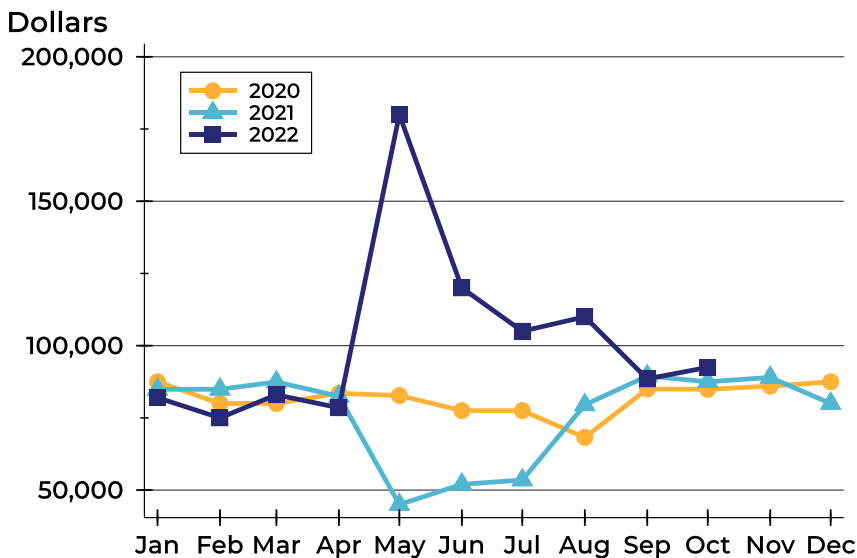
Brown County Active Listings Analysis

Average Price



Month	2020	2021	2022
January	102,527	103,172	112,447
February	99,359	101,168	103,211
March	112,401	114,857	126,681
April	112,208	109,762	137,087
May	106,261	76,695	171,769
June	110,974	81,687	135,709
July	89,900	89,806	132,448
August	86,888	105,460	124,412
September	105,397	108,966	103,641
October	106,428	104,823	106,518
November	119,645	107,899	
December	120,926	107,419	

Median Price

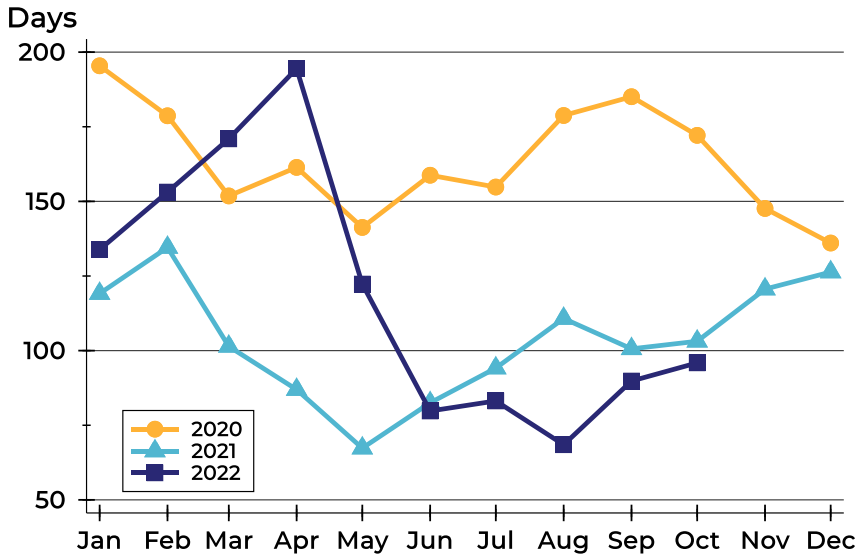


Month	2020	2021	2022
January	87,500	84,900	82,000
February	80,000	84,900	75,000
March	80,000	87,450	83,000
April	83,500	82,500	78,500
May	82,750	45,000	180,000
June	77,500	52,000	120,000
July	77,500	53,484	105,000
August	68,228	79,500	110,000
September	85,000	89,500	88,500
October	84,900	87,500	92,500
November	86,000	89,000	
December	87,500	80,000	



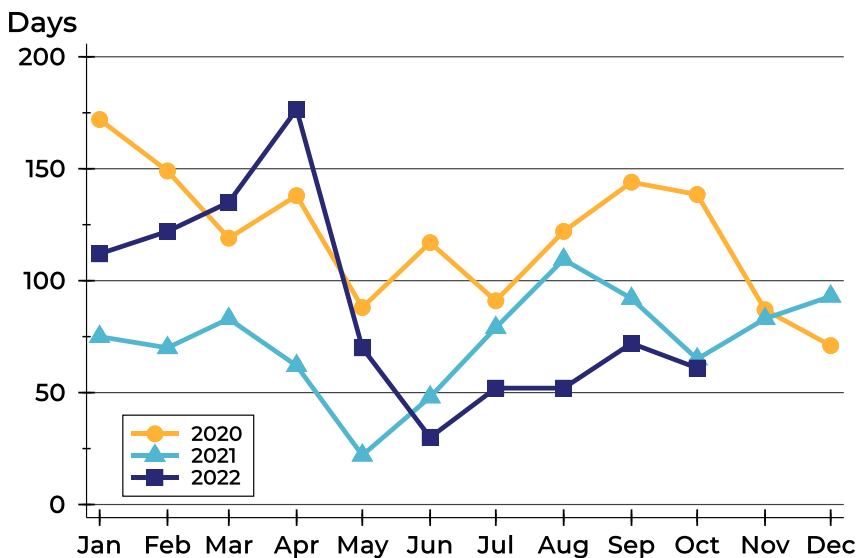
Brown County Active Listings Analysis

Average DOM



Month	2020	2021	2022
January	195	119	134
February	179	135	153
March	152	101	171
April	161	87	195
May	141	67	122
June	159	83	80
July	155	94	83
August	179	111	68
September	185	101	90
October	172	103	96
November	148	121	
December	136	126	

Median DOM

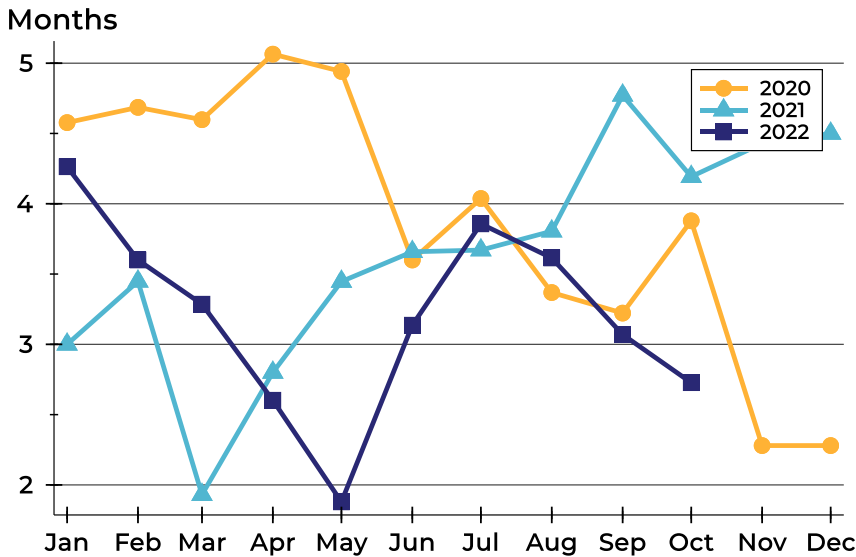


Month	2020	2021	2022
January	172	75	112
February	149	70	122
March	119	83	135
April	138	62	177
May	88	22	70
June	117	48	30
July	91	79	52
August	122	110	52
September	144	92	72
October	139	65	61
November	87	83	
December	71	93	



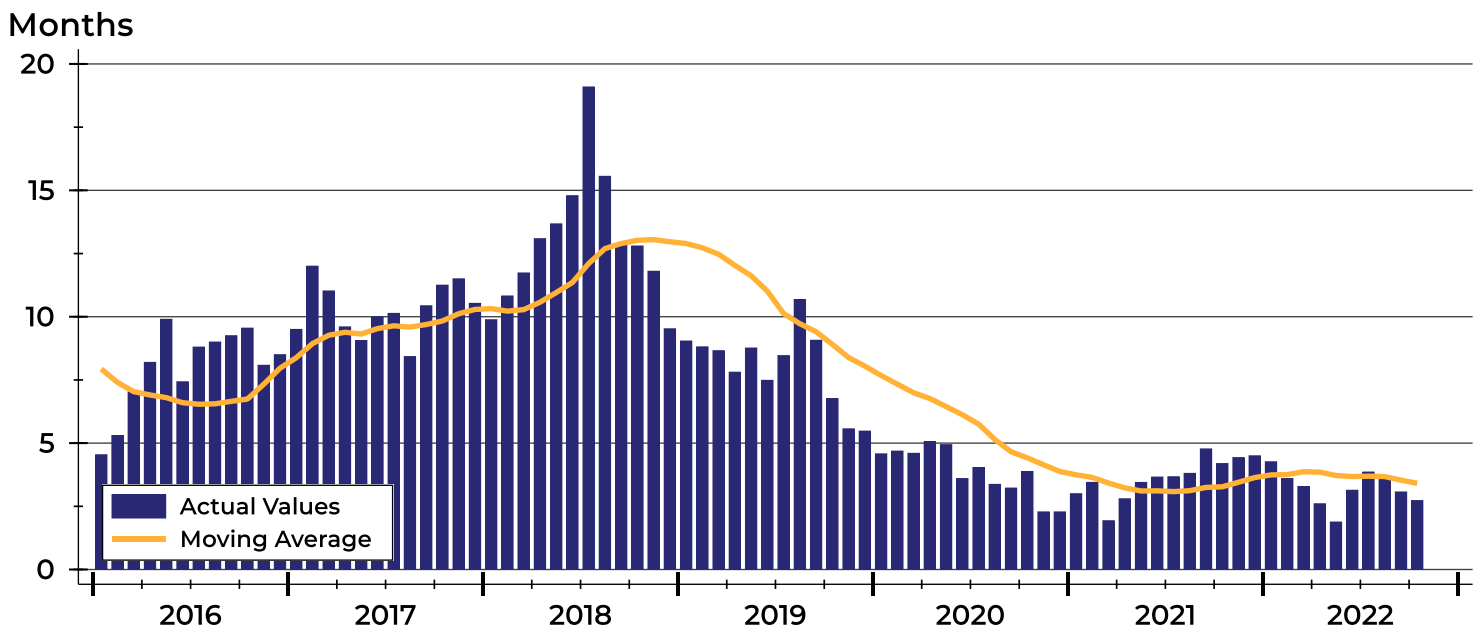
Brown County Months' Supply Analysis

Months' Supply by Month



Month	2020	2021	2022
January	4.6	3.0	4.3
February	4.7	3.4	3.6
March	4.6	1.9	3.3
April	5.1	2.8	2.6
May	4.9	3.4	1.9
June	3.6	3.7	3.1
July	4.0	3.7	3.9
August	3.4	3.8	3.6
September	3.2	4.8	3.1
October	3.9	4.2	2.7
November	2.3	4.4	
December	2.3	4.5	

History of Month's Supply





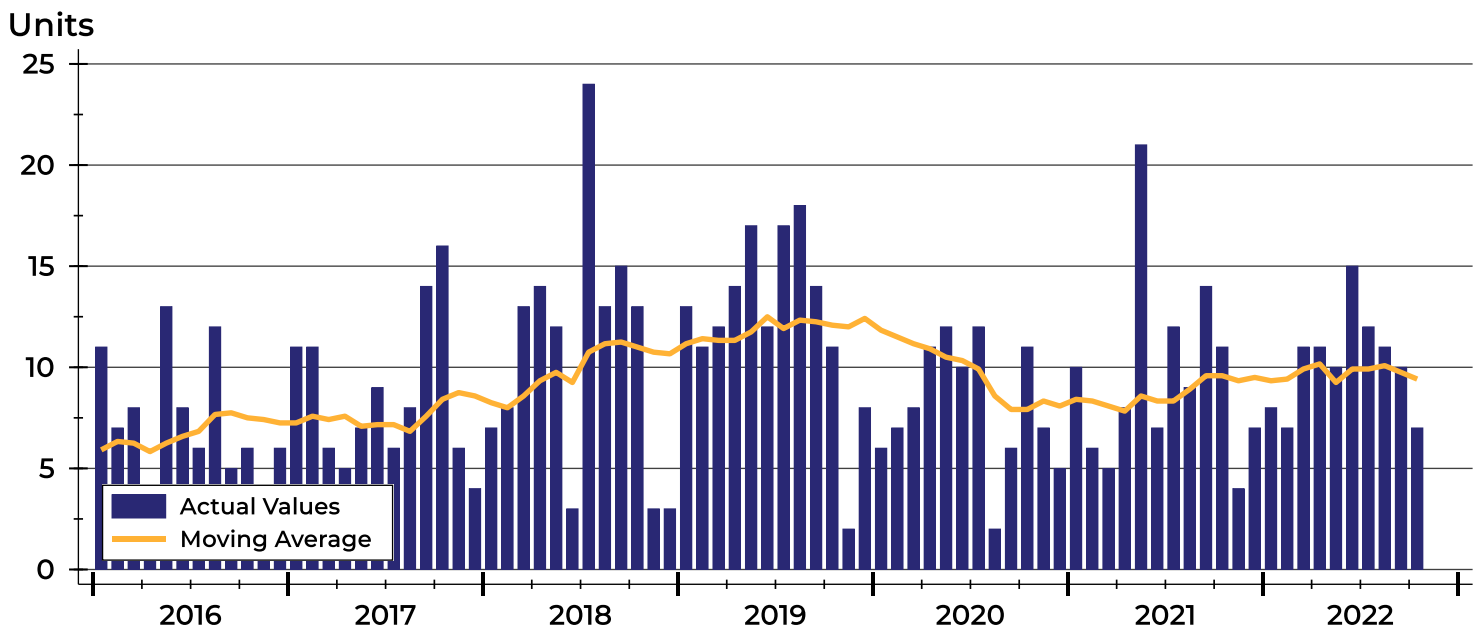
Brown County New Listings Analysis

Summary Statistics for New Listings		2022	October 2021	Change
Current Month	New Listings	7	11	-36.4%
	Volume (1,000s)	951	1,222	-22.2%
	Average List Price	135,857	111,118	22.3%
	Median List Price	120,000	93,000	29.0%
Year-to-Date	New Listings	102	103	-1.0%
	Volume (1,000s)	13,718	9,162	49.7%
	Average List Price	134,492	88,947	51.2%
	Median List Price	120,000	70,000	71.4%

A total of 7 new listings were added in Brown County during October, down 36.4% from the same month in 2021. Year-to-date Brown County has seen 102 new listings.

The median list price of these homes was \$120,000 up from \$93,000 in 2021.

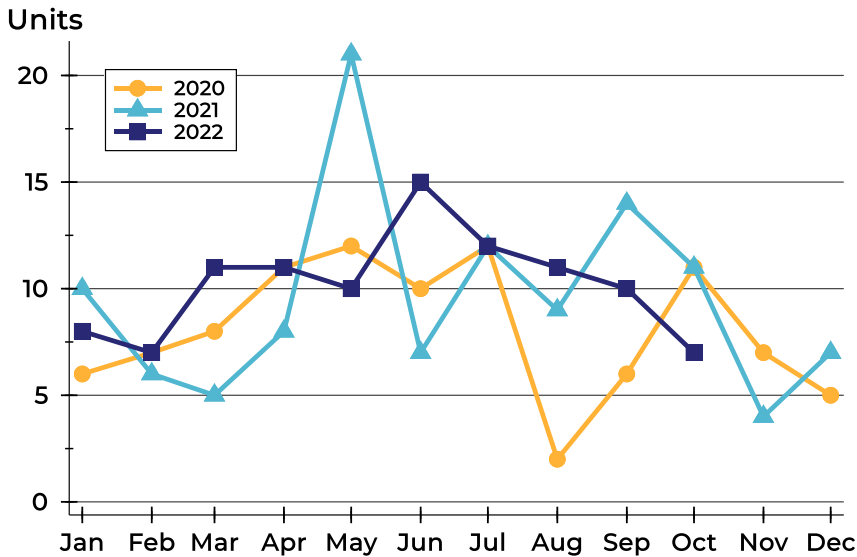
History of New Listings





Brown County New Listings Analysis

New Listings by Month



Month	2020	2021	2022
January	6	10	8
February	7	6	7
March	8	5	11
April	11	8	11
May	12	21	10
June	10	7	15
July	12	12	12
August	2	9	11
September	6	14	10
October	11	11	7
November	7	4	
December	5	7	

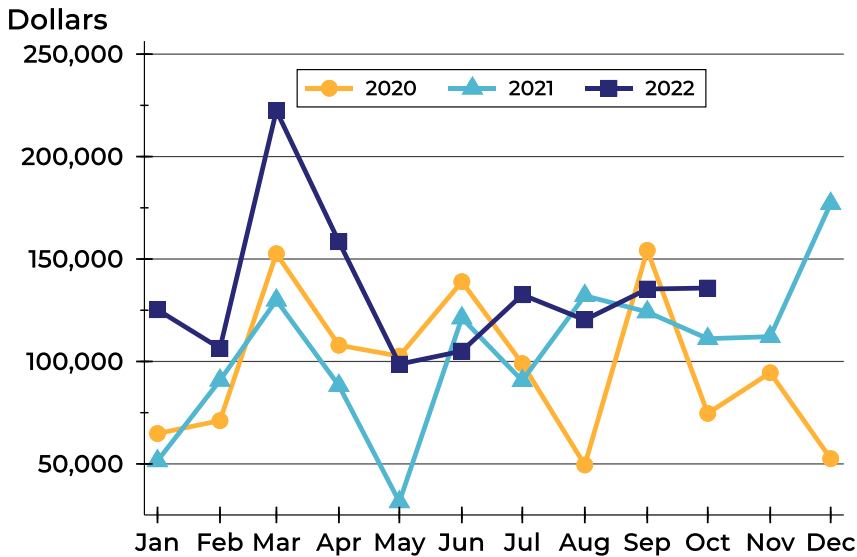
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	42.9%	84,667	85,500	28	27	100.0%	100.0%
\$100,000-\$124,999	1	14.3%	120,000	120,000	13	13	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	28.6%	156,000	156,000	24	24	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%	265,000	265,000	4	4	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



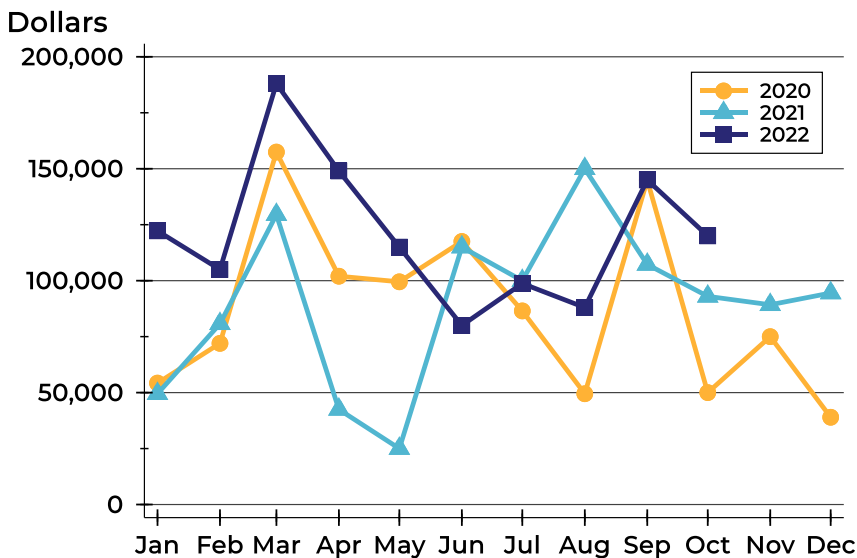
Brown County New Listings Analysis

Average Price



Month	2020	2021	2022
January	64,833	51,480	125,250
February	71,114	90,800	106,429
March	152,594	129,900	222,445
April	107,955	88,250	158,445
May	102,600	31,474	98,700
June	138,955	121,214	105,053
July	98,967	90,617	132,567
August	49,500	132,111	120,300
September	154,233	124,164	135,350
October	74,673	111,118	135,857
November	94,500	112,125	
December	52,580	177,057	

Median Price



Month	2020	2021	2022
January	54,250	49,500	122,250
February	72,000	80,750	105,000
March	157,450	129,500	188,000
April	102,000	42,500	149,000
May	99,500	25,000	115,000
June	117,500	115,000	80,000
July	86,500	100,000	98,750
August	49,500	150,000	88,000
September	144,950	107,250	145,000
October	50,000	93,000	120,000
November	75,000	89,250	
December	39,000	94,500	



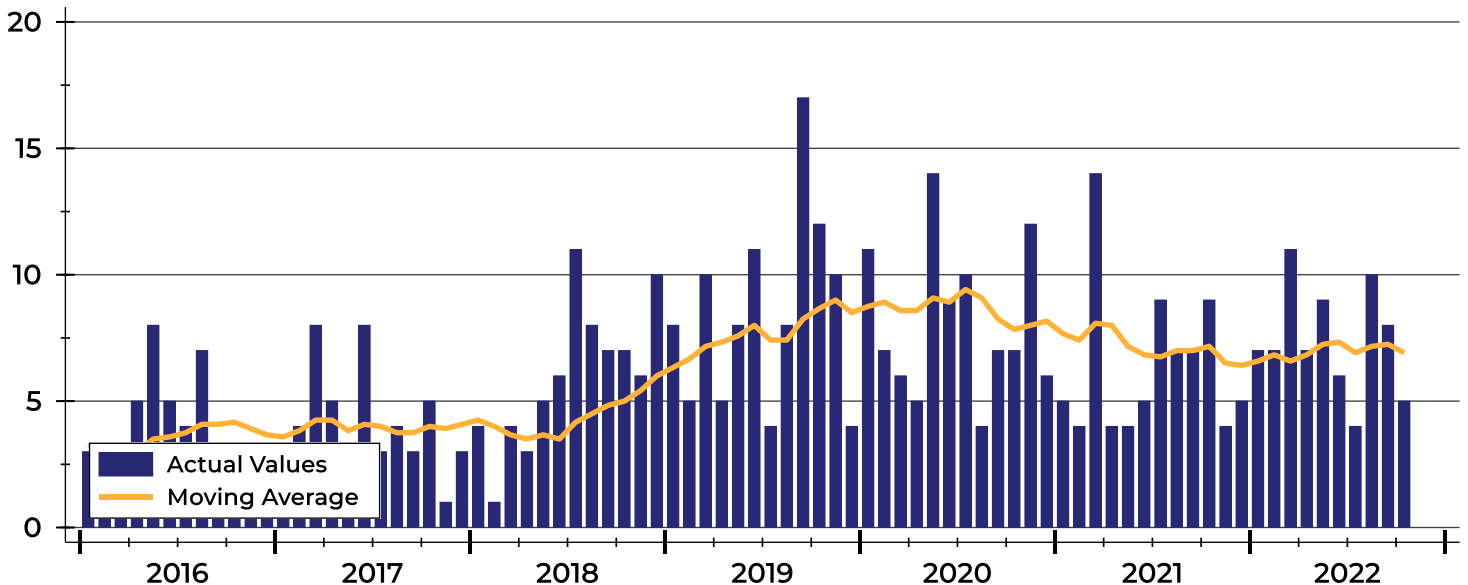
Brown County Contracts Written Analysis

Summary Statistics for Contracts Written		2022	October 2021	Change	2022	Year-to-Date 2021	Change
Contracts Written		5	9	-44.4%	74	68	8.8%
Volume (1,000s)		584	1,011	-42.2%	10,639	7,064	50.6%
Average	Sale Price	116,760	112,378	3.9%	143,777	103,881	38.4%
	Days on Market	73	32	128.1%	45	70	-35.7%
	Percent of Original	88.6%	93.7%	-5.4%	95.7%	94.0%	1.8%
Median	Sale Price	59,000	115,000	-48.7%	122,500	85,950	42.5%
	Days on Market	85	41	107.3%	15	41	-63.4%
	Percent of Original	84.5%	98.5%	-14.2%	97.8%	96.8%	1.0%

A total of 5 contracts for sale were written in Brown County during the month of October, down from 9 in 2021. The median list price of these homes was \$59,000, down from \$115,000 the prior year. Half of the homes that went under contract in October were on the market less than 85 days, compared to 41 days in October 2021.

History of Contracts Written

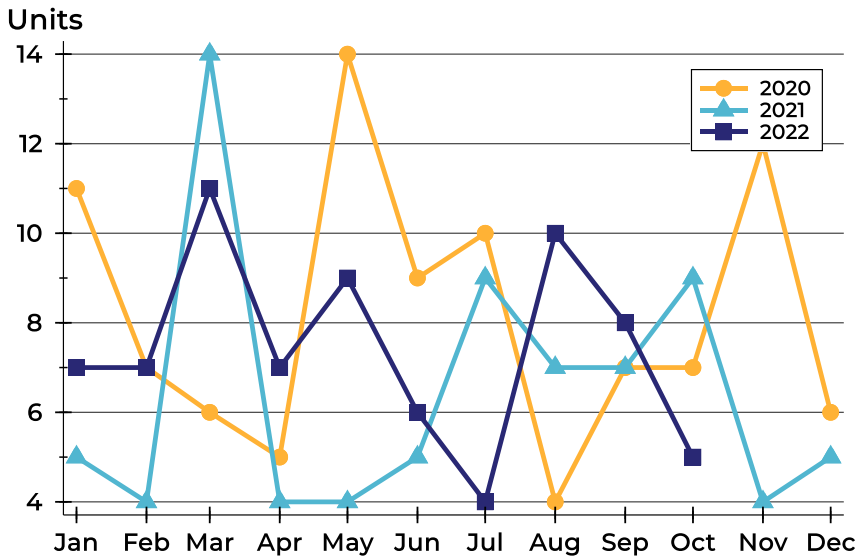
Units





Brown County Contracts Written Analysis

Contracts Written by Month



Month	2020	2021	2022
January	11	5	7
February	7	4	7
March	6	14	11
April	5	4	7
May	14	4	9
June	9	5	6
July	10	9	4
August	4	7	10
September	7	7	8
October	7	9	5
November	12	4	
December	6	5	

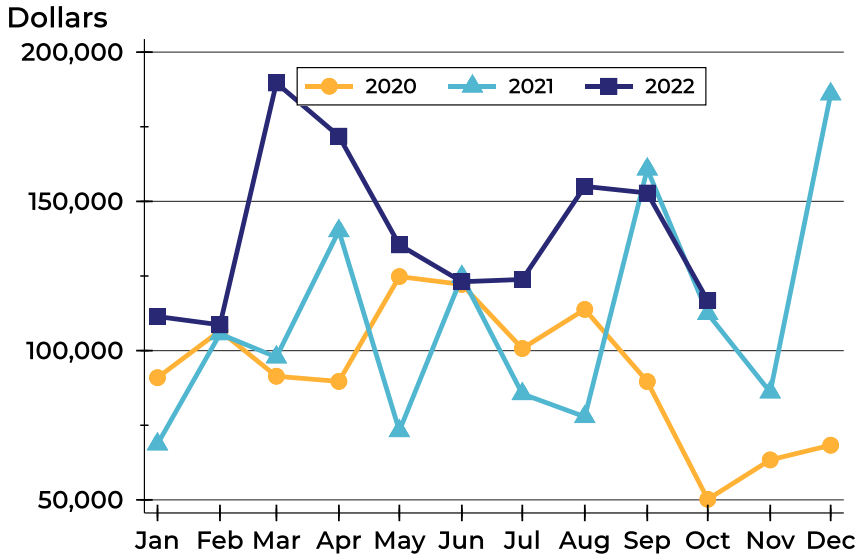
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	60.0%	56,267	54,900	101	85	80.9%	84.5%
\$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	20.0%	150,000	150,000	60	60	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	20.0%	265,000	265,000	4	4	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



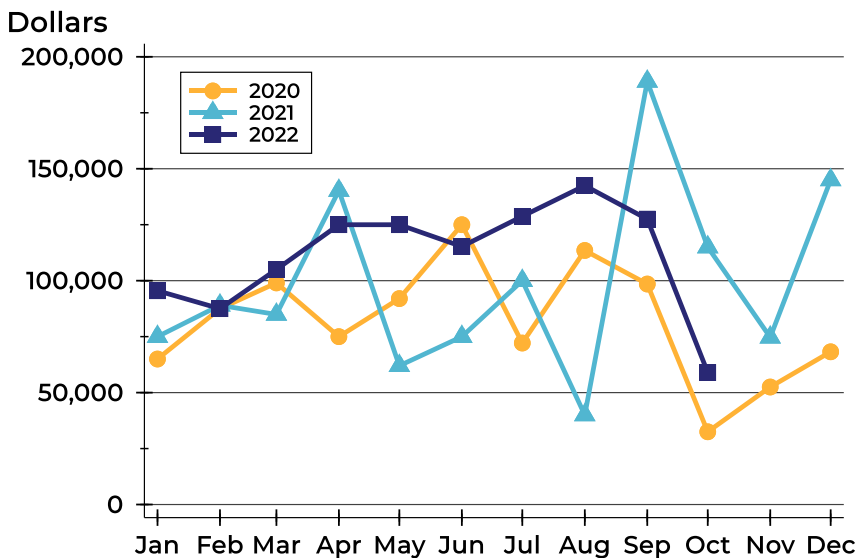
Brown County Contracts Written Analysis

Average Price



Month	2020	2021	2022
January	90,936	68,680	111,429
February	106,643	105,600	108,643
March	91,417	97,829	189,682
April	89,680	140,125	171,857
May	124,807	73,125	135,433
June	122,183	124,800	123,083
July	100,710	85,522	123,850
August	113,813	77,843	155,040
September	89,643	160,786	152,813
October	50,186	112,378	116,760
November	63,396	86,100	
December	68,309	185,960	

Median Price

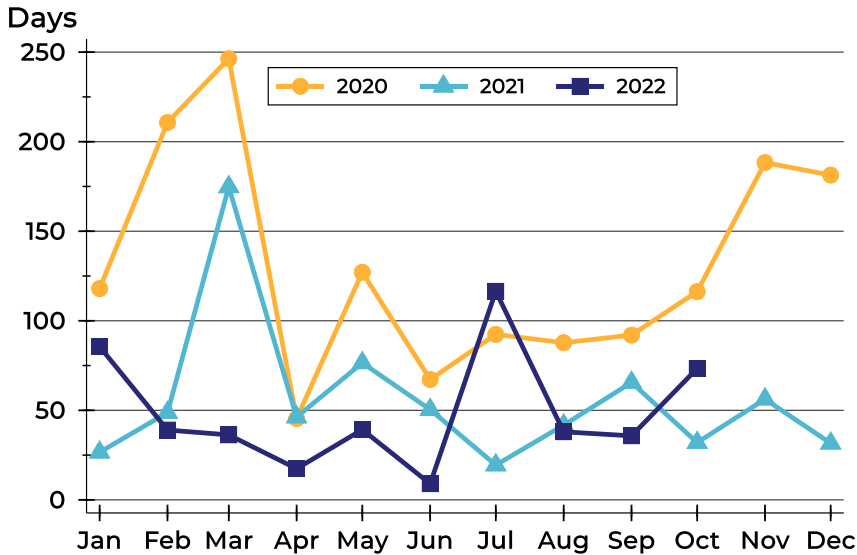


Month	2020	2021	2022
January	65,000	75,000	95,500
February	87,500	89,000	87,500
March	99,000	84,900	105,000
April	75,000	140,250	125,000
May	92,000	62,000	125,000
June	125,000	75,000	115,250
July	72,150	100,000	128,750
August	113,500	40,000	142,450
September	98,500	189,000	127,500
October	32,500	115,000	59,000
November	52,500	74,700	
December	68,228	145,000	



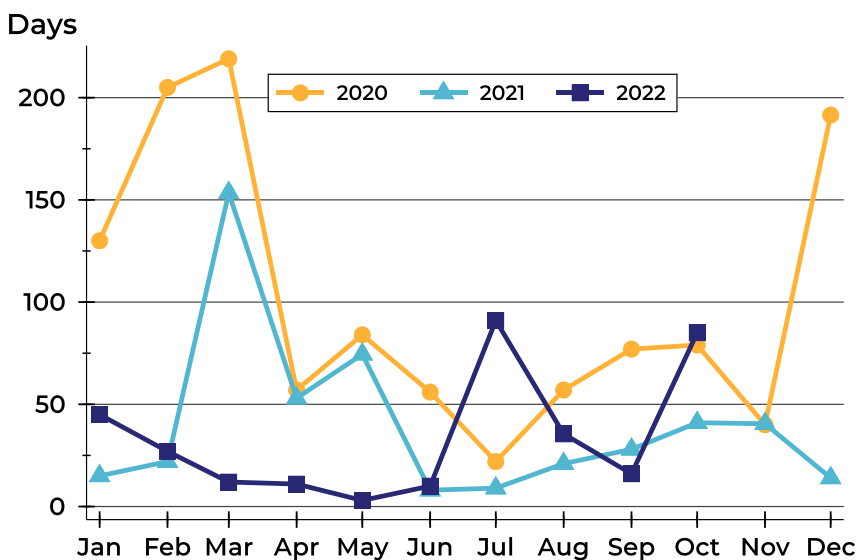
Brown County Contracts Written Analysis

Average DOM



Month	2020	2021	2022
January	118	27	86
February	211	49	39
March	246	175	36
April	45	46	17
May	127	77	39
June	67	50	9
July	92	19	117
August	88	42	38
September	92	66	36
October	116	32	73
November	188	56	
December	181	32	

Median DOM



Month	2020	2021	2022
January	130	15	45
February	205	22	27
March	219	154	12
April	57	53	11
May	84	75	3
June	56	8	10
July	22	9	91
August	57	21	36
September	77	28	16
October	79	41	85
November	40	41	
December	192	14	



Brown County Pending Contracts Analysis

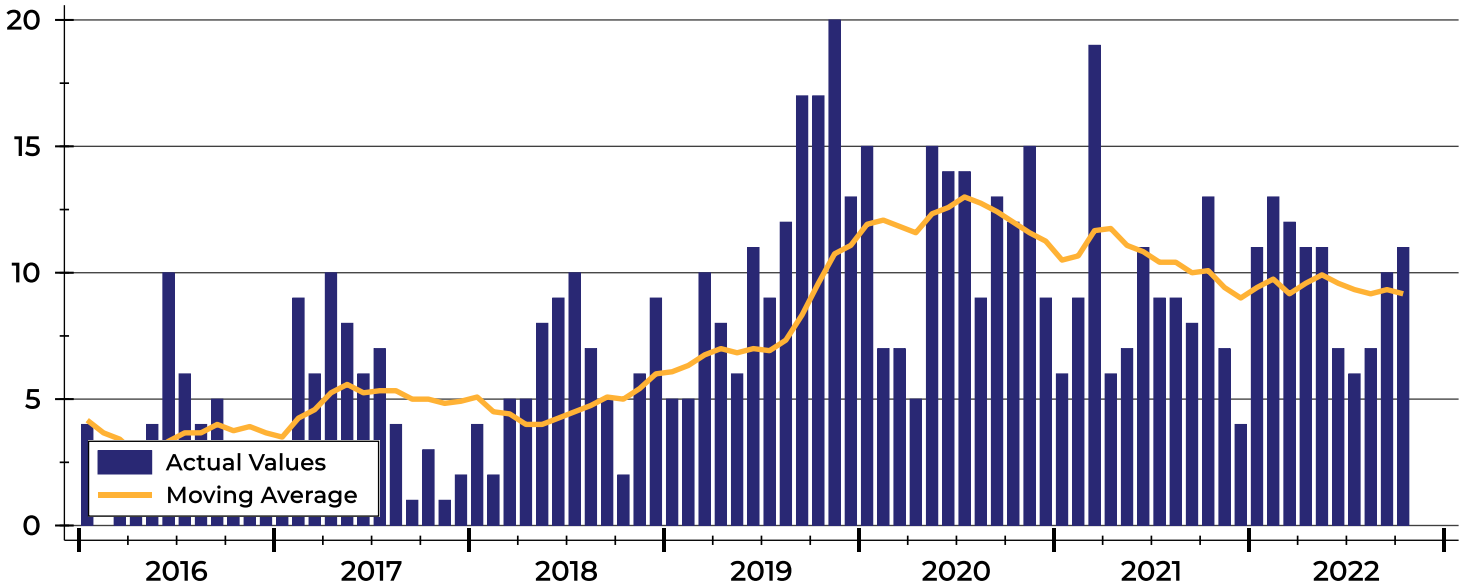
Summary Statistics for Pending Contracts		End of October		
		2022	2021	Change
Pending Contracts		11	13	-15.4%
Volume (1,000s)		1,466	1,789	-18.1%
Average	List Price	133,245	137,608	-3.2%
	Days on Market	51	46	10.9%
	Percent of Original	93.5%	98.5%	-5.1%
Median	List Price	84,500	135,000	-37.4%
	Days on Market	40	41	-2.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Brown County had contracts pending at the end of October, down from 13 contracts pending at the end of October 2021.

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

History of Pending Contracts

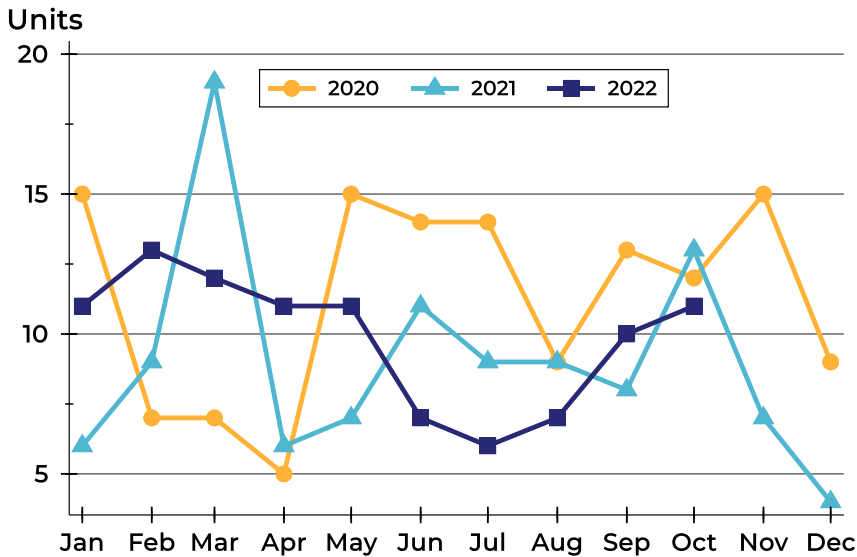
Units





Brown County Pending Contracts Analysis

Pending Contracts by Month



Month	2020	2021	2022
January	15	6	11
February	7	9	13
March	7	19	12
April	5	6	11
May	15	7	11
June	14	11	7
July	14	9	6
August	9	9	7
September	13	8	10
October	12	13	11
November	15	7	
December	9	4	

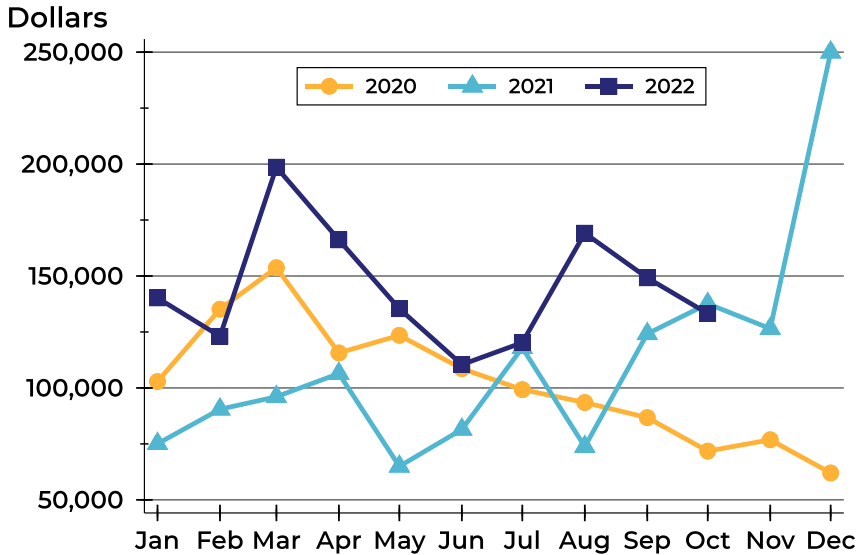
Pending Contracts by Price Range

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	9.1%	39,500	39,500	33	33	100.0%	100.0%
\$50,000-\$99,999	5	45.5%	66,260	59,000	63	85	88.6%	84.5%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	9.1%	149,900	149,900	85	85	85.7%	85.7%
\$150,000-\$174,999	1	9.1%	150,000	150,000	60	60	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	195,000	195,000	25	25	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	9.1%	265,000	265,000	4	4	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	335,000	335,000	40	40	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



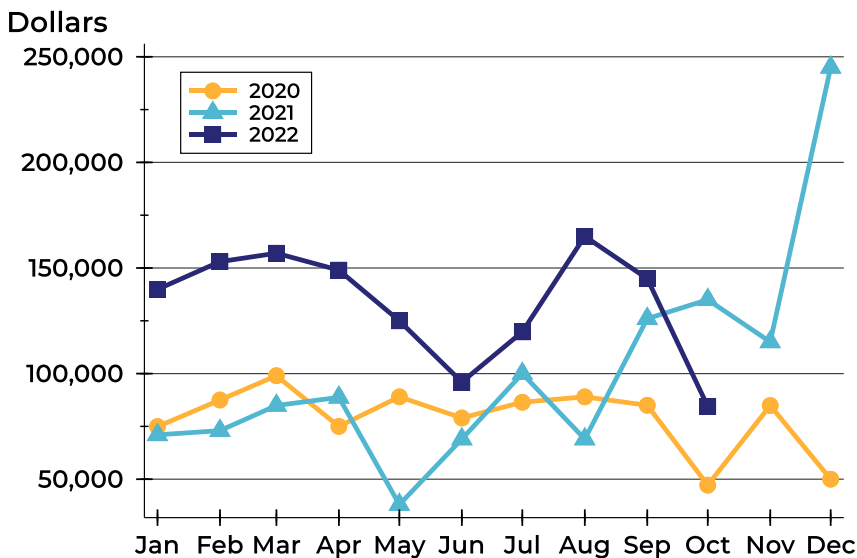
Brown County Pending Contracts Analysis

Average Price



Month	2020	2021	2022
January	102,847	75,067	140,218
February	135,186	90,478	123,077
March	153,700	96,074	198,625
April	115,660	106,417	166,136
May	123,487	64,970	135,400
June	108,611	81,481	110,429
July	99,257	117,967	120,233
August	93,489	73,766	169,143
September	86,746	124,187	149,190
October	71,792	137,608	133,245
November	76,837	126,500	
December	62,033	249,950	

Median Price

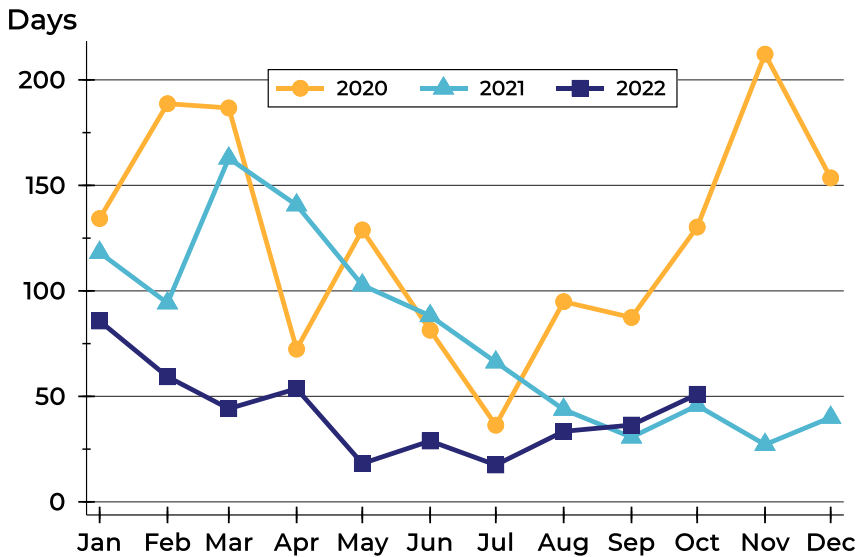


Month	2020	2021	2022
January	74,900	71,000	139,900
February	87,500	73,000	153,000
March	99,000	84,900	157,000
April	75,000	88,750	149,000
May	89,000	38,000	125,000
June	79,000	68,999	96,000
July	86,450	100,000	119,750
August	89,000	68,999	165,000
September	85,000	126,000	144,950
October	47,200	135,000	84,500
November	84,900	115,000	
December	50,000	245,000	



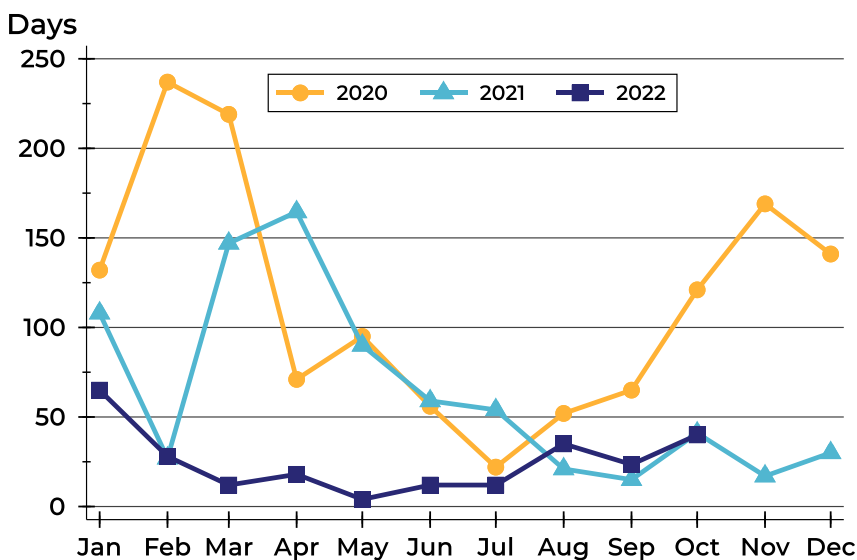
Brown County Pending Contracts Analysis

Average DOM



Month	2020	2021	2022
January	134	118	86
February	189	94	59
March	187	163	44
April	72	141	54
May	129	103	18
June	81	88	29
July	36	66	18
August	95	44	33
September	87	31	36
October	130	46	51
November	212	27	
December	154	40	

Median DOM



Month	2020	2021	2022
January	132	108	65
February	237	27	28
March	219	147	12
April	71	165	18
May	95	90	4
June	56	59	12
July	22	54	12
August	52	21	35
September	65	15	24
October	121	41	40
November	169	17	
December	141	30	



**October
2022**

Northeast Kansas MLS Statistics



Nemaha County Housing Report



Market Overview

Nemaha County Home Sales Fell in October

Total home sales in Nemaha County fell last month to 1 unit, compared to 4 units in October 2021. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in October was \$100,000, up from \$82,000 a year earlier. Homes that sold in October were typically on the market for 59 days and sold for 76.9% of their list prices.

Nemaha County Active Listings Up at End of October

The total number of active listings in Nemaha County at the end of October was 7 units, up from 1 at the same point in 2021. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$247,000.

During October, a total of 2 contracts were written down from 3 in October 2021. At the end of the month, there were 2 contracts still pending.

Report Contents

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

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Nemaha County Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
Home Sales		1	4	3	28	27	25
Change from prior year		-75.0%	33.3%	200.0%	3.7%	8.0%	25.0%
Active Listings		7	1	7	N/A	N/A	N/A
Change from prior year		600.0%	-85.7%	-41.7%			
Months' Supply		2.3	0.4	3.4	N/A	N/A	N/A
Change from prior year		475.0%	-88.2%	-47.7%			
New Listings		4	5	5	39	32	34
Change from prior year		-20.0%	0.0%	400.0%	21.9%	-5.9%	-2.9%
Contracts Written		2	3	4	28	30	27
Change from prior year		-33.3%	-25.0%	N/A	-6.7%	11.1%	35.0%
Pending Contracts		2	9	4	N/A	N/A	N/A
Change from prior year		-77.8%	125.0%	N/A			
Sales Volume (1,000s)		100	419	199	4,907	3,339	3,052
Change from prior year		-76.1%	110.6%	2111.1%	47.0%	9.4%	126.9%
Average	Sale Price	100,000	104,625	66,333	175,236	123,667	122,096
	Change from prior year	-4.4%	57.7%	637.0%	41.7%	1.3%	81.6%
	List Price of Actives	250,214	70,000	173,114	N/A	N/A	N/A
	Change from prior year	257.4%	-59.6%	22.2%			
	Days on Market	59	17	21	29	40	142
Change from prior year	247.1%	-19.0%	31.3%	-27.5%	-71.8%	84.4%	
Percent of List	76.9%	104.2%	100.0%	95.5%	97.2%	93.8%	
Change from prior year	-26.2%	4.2%	0.0%	-1.7%	3.6%	-0.5%	
Percent of Original	71.4%	101.4%	100.0%	93.6%	95.0%	89.6%	
Change from prior year	-29.6%	1.4%	0.0%	-1.5%	6.0%	-0.2%	
Median	Sale Price	100,000	82,000	60,000	163,500	89,000	101,500
	Change from prior year	22.0%	36.7%	566.7%	83.7%	-12.3%	78.2%
	List Price of Actives	247,000	70,000	185,000	N/A	N/A	N/A
	Change from prior year	252.9%	-62.2%	76.2%			
	Days on Market	59	13	27	14	20	52
Change from prior year	353.8%	-51.9%	68.8%	-30.0%	-61.5%	116.7%	
Percent of List	76.9%	103.8%	100.0%	96.8%	100.0%	96.5%	
Change from prior year	-25.9%	3.8%	0.0%	-3.2%	3.6%	3.5%	
Percent of Original	71.4%	98.2%	100.0%	95.8%	93.2%	92.9%	
Change from prior year	-27.3%	-1.8%	0.0%	2.8%	0.3%	-0.1%	

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



Nemaha County Closed Listings Analysis

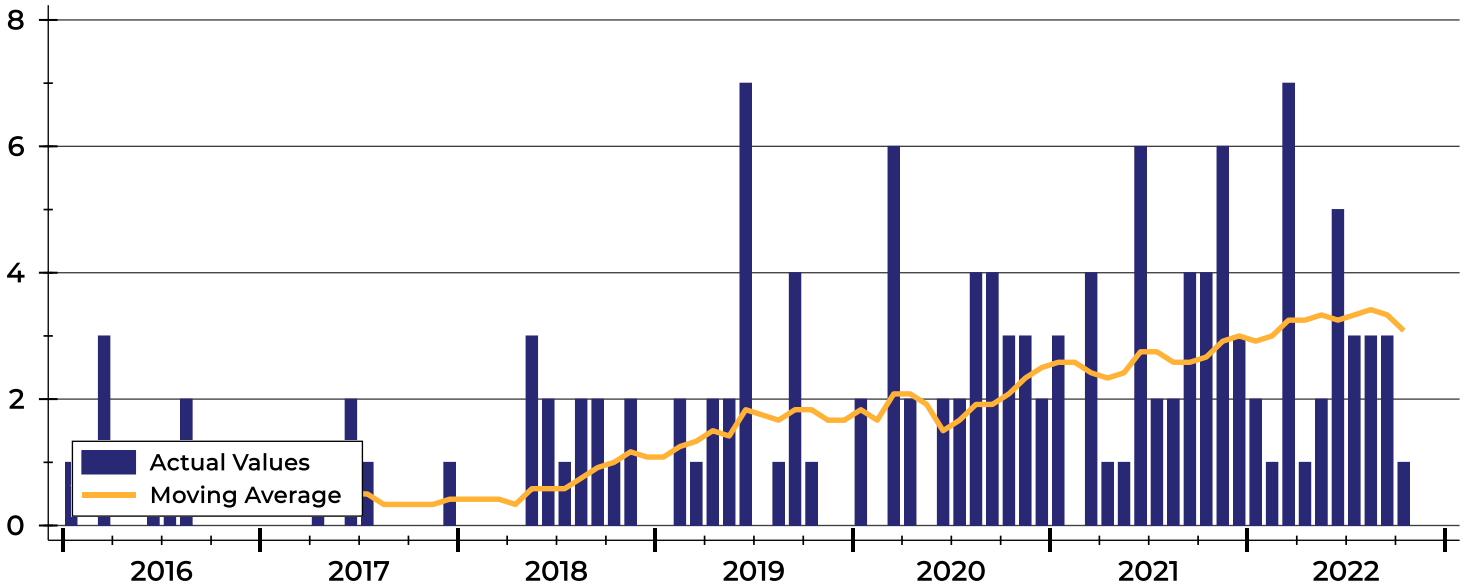
Summary Statistics for Closed Listings		2022	October 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		1	4	-75.0%	28	27	3.7%
Volume (1,000s)		100	419	-76.1%	4,907	3,339	47.0%
Months' Supply		2.3	0.4	475.0%	N/A	N/A	N/A
Average	Sale Price	100,000	104,625	-4.4%	175,236	123,667	41.7%
	Days on Market	59	17	247.1%	29	40	-27.5%
	Percent of List	76.9%	104.2%	-26.2%	95.5%	97.2%	-1.7%
	Percent of Original	71.4%	101.4%	-29.6%	93.6%	95.0%	-1.5%
Median	Sale Price	100,000	82,000	22.0%	163,500	89,000	83.7%
	Days on Market	59	13	353.8%	14	20	-30.0%
	Percent of List	76.9%	103.8%	-25.9%	96.8%	100.0%	-3.2%
	Percent of Original	71.4%	98.2%	-27.3%	95.8%	93.2%	2.8%

A total of 1 home sold in Nemaha County in October, down from 4 units in October 2021. Total sales volume fell to \$0.1 million compared to \$0.4 million in the previous year.

The median sales price in October was \$100,000, up 22.0% compared to the prior year. Median days on market was 59 days, up from 50 days in September, and up from 13 in October 2021.

History of Closed Listings

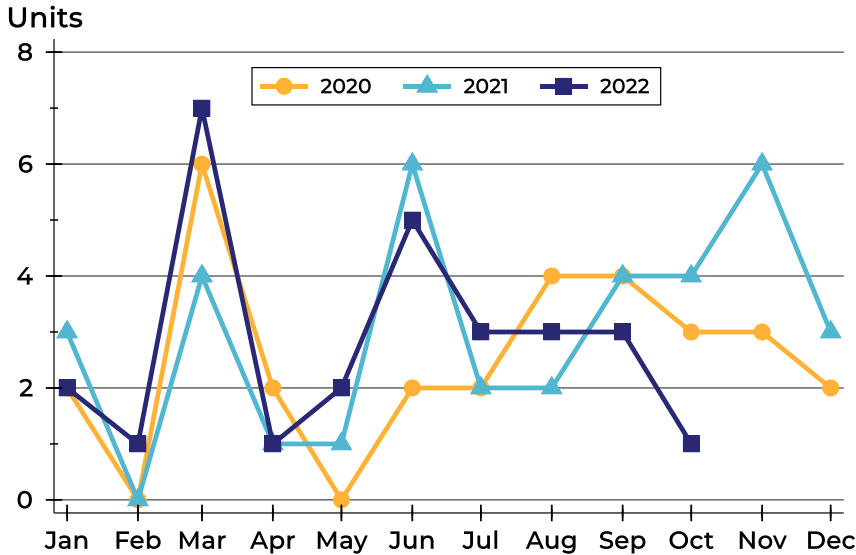
Units





Nemaha County Closed Listings Analysis

Closed Listings by Month



Month	2020	2021	2022
January	2	3	2
February	0	0	1
March	6	4	7
April	2	1	1
May	0	1	2
June	2	6	5
July	2	2	3
August	4	2	3
September	4	4	3
October	3	4	1
November	3	6	0
December	2	3	0

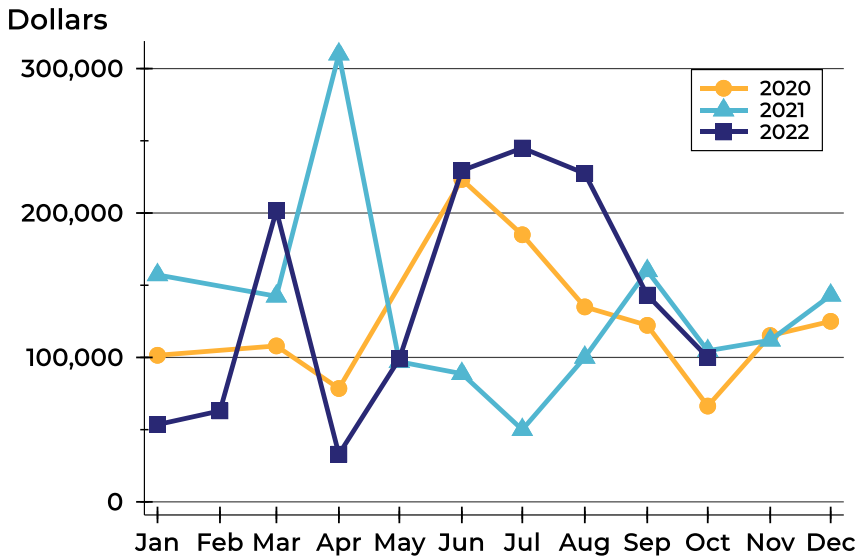
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	100.0%	0.0	100,000	100,000	59	59	76.9%	76.9%	71.4%	71.4%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



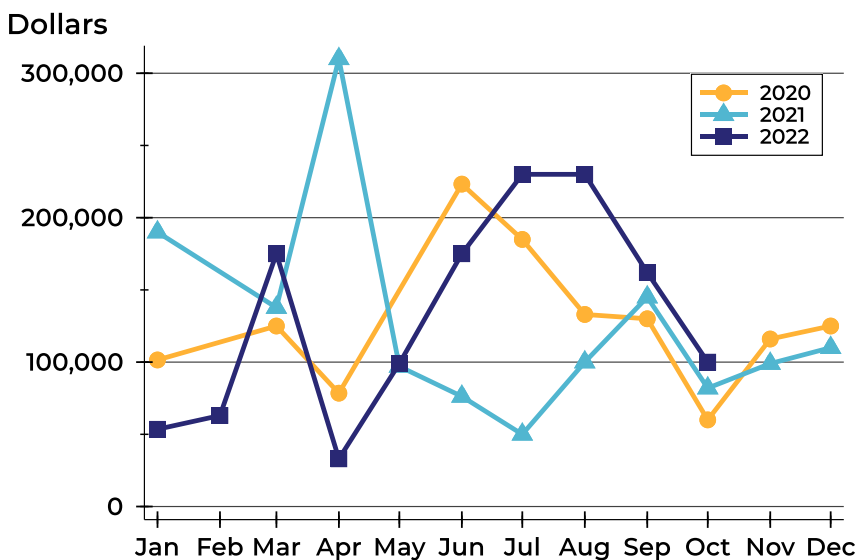
Nemaha County Closed Listings Analysis

Average Price



Month	2020	2021	2022
January	101,500	157,167	53,500
February	N/A	N/A	63,000
March	108,000	142,375	201,714
April	78,500	310,000	33,000
May	N/A	97,000	99,000
June	223,250	88,750	229,400
July	184,950	50,000	245,000
August	135,000	100,000	227,367
September	122,250	160,000	143,167
October	66,333	104,625	100,000
November	115,167	111,917	
December	125,000	143,000	

Median Price

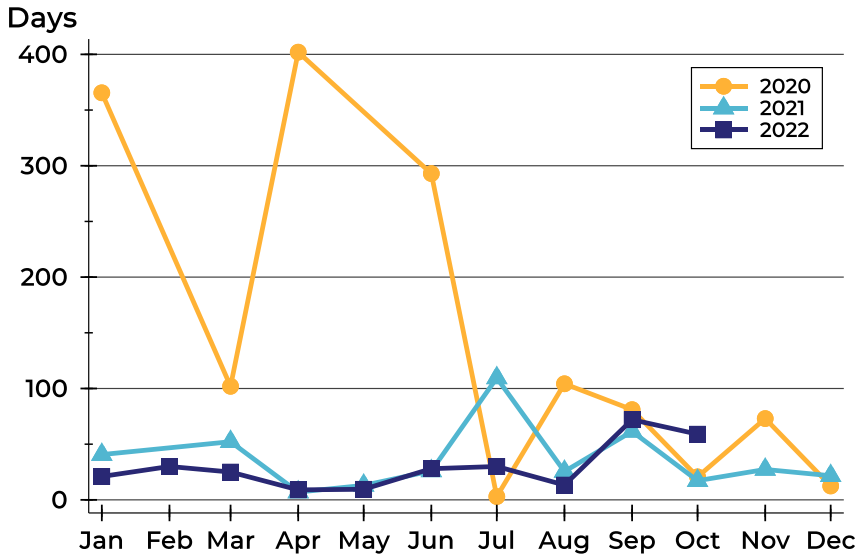


Month	2020	2021	2022
January	101,500	190,000	53,500
February	N/A	N/A	63,000
March	125,000	137,750	175,000
April	78,500	310,000	33,000
May	N/A	97,000	99,000
June	223,250	76,250	175,000
July	184,950	50,000	230,000
August	133,000	100,000	230,000
September	130,000	145,000	162,000
October	60,000	82,000	100,000
November	116,000	99,000	
December	125,000	110,000	



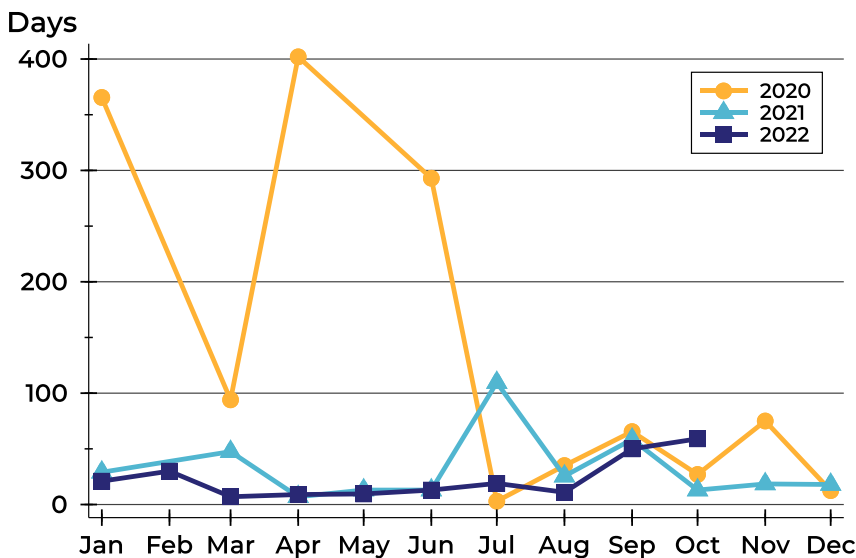
Nemaha County Closed Listings Analysis

Average DOM



Month	2020	2021	2022
January	366	41	21
February	N/A	N/A	30
March	102	52	25
April	402	7	9
May	N/A	13	10
June	293	26	28
July	3	110	30
August	104	26	13
September	81	62	72
October	21	17	59
November	73	27	
December	13	22	

Median DOM



Month	2020	2021	2022
January	366	29	21
February	N/A	N/A	30
March	94	48	7
April	402	7	9
May	N/A	13	10
June	293	13	13
July	3	110	19
August	35	26	11
September	66	59	50
October	27	13	59
November	75	19	
December	13	18	



Nemaha County Active Listings Analysis

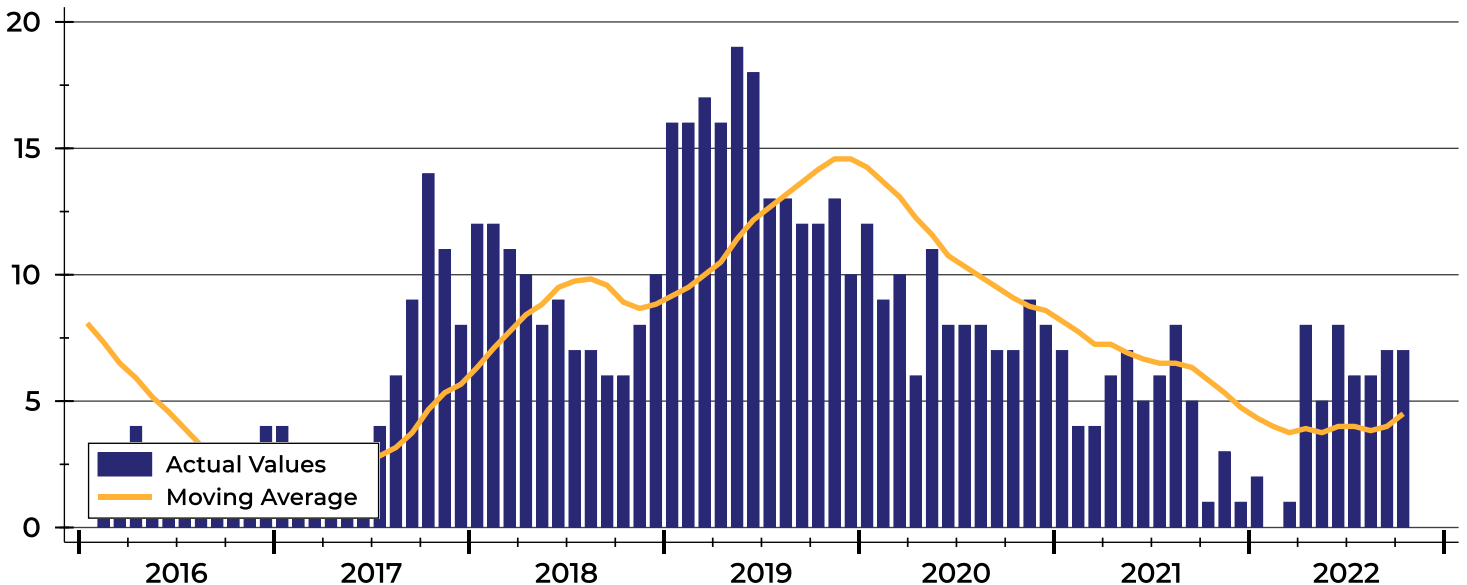
Summary Statistics for Active Listings		2022	End of October 2021	Change
Active Listings		7	1	600.0%
Volume (1,000s)		1,752	70	2402.9%
Months' Supply		2.3	0.4	475.0%
Average	List Price	250,214	70,000	257.4%
	Days on Market	45	27	66.7%
	Percent of Original	97.2%	100.0%	-2.8%
Median	List Price	247,000	70,000	252.9%
	Days on Market	35	27	29.6%
	Percent of Original	96.1%	100.0%	-3.9%

A total of 7 homes were available for sale in Nemaha County at the end of October. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of October was \$247,000, up 252.9% from 2021. The typical time on market for active listings was 35 days, up from 27 days a year earlier.

History of Active Listings

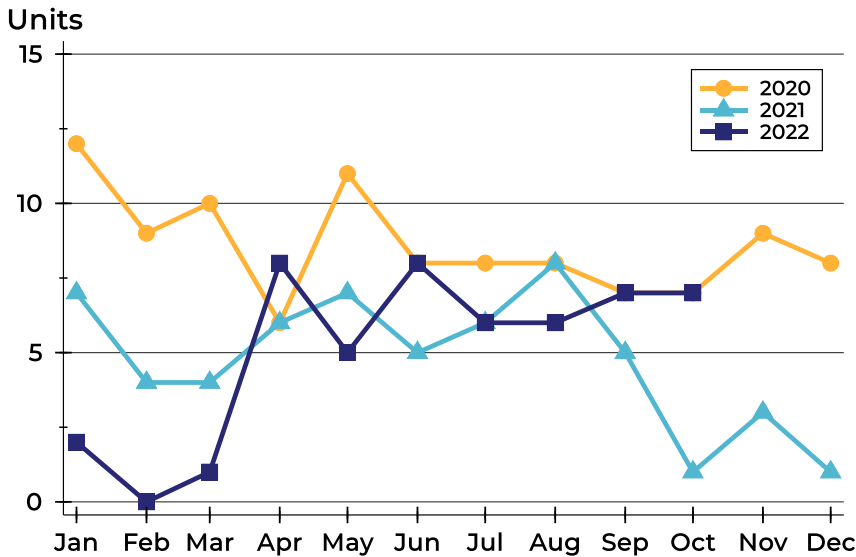
Units





Nemaha County Active Listings Analysis

Active Listings by Month



Month	2020	2021	2022
January	12	7	2
February	9	4	0
March	10	4	1
April	6	6	8
May	11	7	5
June	8	5	8
July	8	6	6
August	8	8	6
September	7	5	7
October	7	1	7
November	9	3	
December	8	1	

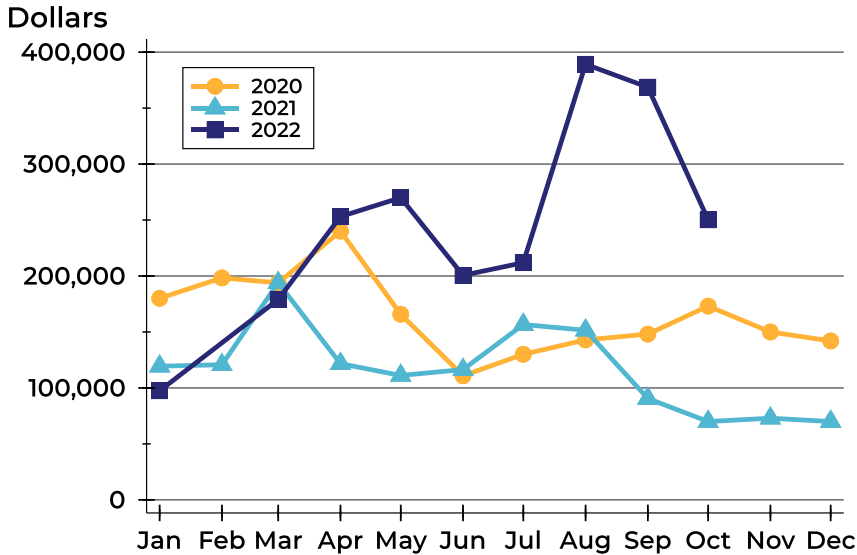
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	N/A	65,000	65,000	48	48	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	N/A	125,000	125,000	22	22	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	N/A	199,500	199,500	35	35	95.5%	95.5%
\$200,000-\$249,999	1	14.3%	N/A	247,000	247,000	33	33	96.1%	96.1%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	28.6%	N/A	335,000	335,000	43	43	96.4%	96.4%
\$400,000-\$499,999	1	14.3%	N/A	445,000	445,000	89	89	95.7%	95.7%
\$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



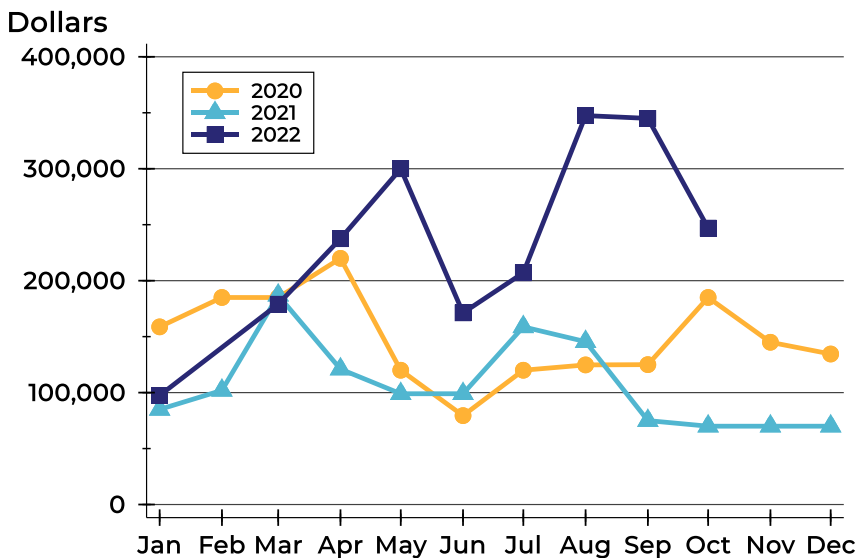
Nemaha County Active Listings Analysis

Average Price



Month	2020	2021	2022
January	180,083	119,429	97,500
February	198,333	120,750	N/A
March	193,840	194,000	179,000
April	240,067	121,683	253,113
May	165,854	111,157	269,980
June	110,863	116,420	200,613
July	130,050	156,650	211,917
August	142,925	151,550	389,167
September	148,071	90,580	368,700
October	173,114	70,000	250,214
November	149,989	72,967	
December	141,988	70,000	

Median Price

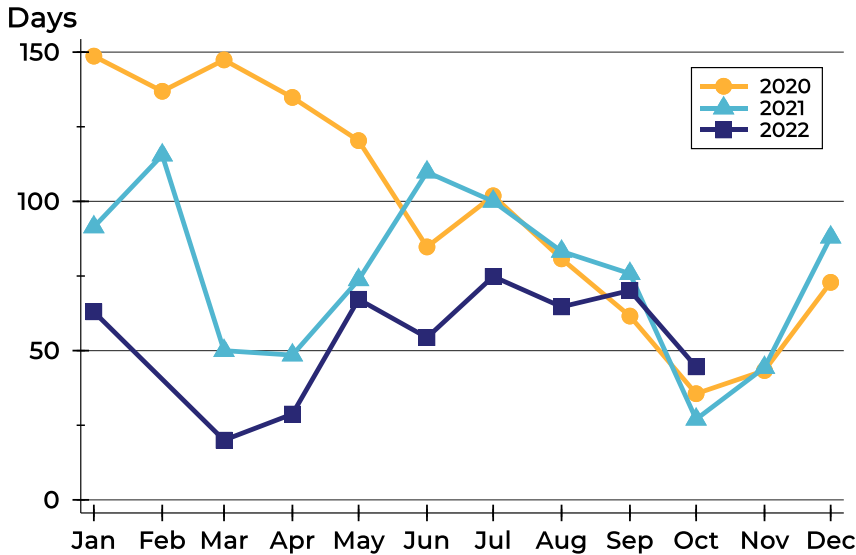


Month	2020	2021	2022
January	158,750	85,000	97,500
February	185,000	102,000	N/A
March	184,950	187,000	179,000
April	219,950	121,000	237,500
May	120,000	99,000	300,000
June	79,450	99,000	171,250
July	120,000	158,750	207,000
August	124,750	145,500	347,500
September	125,000	75,000	345,000
October	185,000	70,000	247,000
November	145,000	70,000	
December	134,500	70,000	



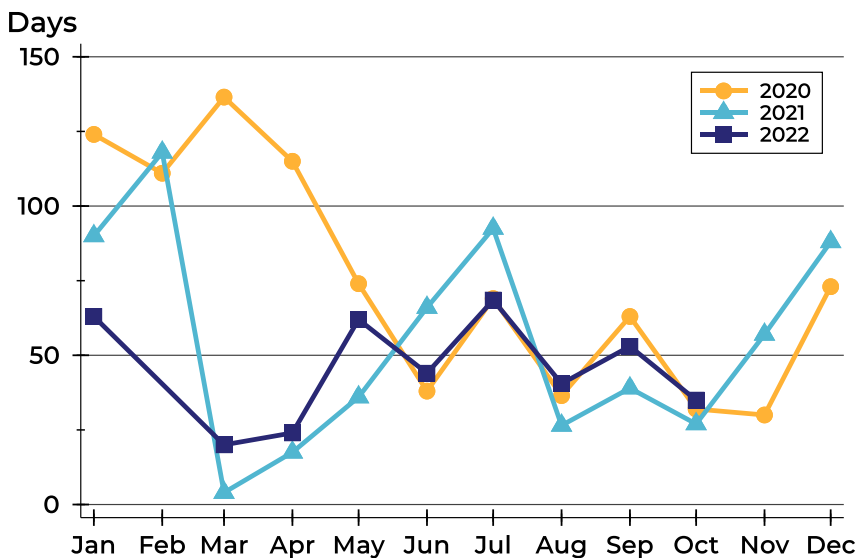
Nemaha County Active Listings Analysis

Average DOM



Month	2020	2021	2022
January	149	91	63
February	137	116	N/A
March	147	50	20
April	135	49	29
May	120	74	67
June	85	110	54
July	102	100	75
August	81	83	65
September	62	76	70
October	36	27	45
November	43	44	
December	73	88	

Median DOM

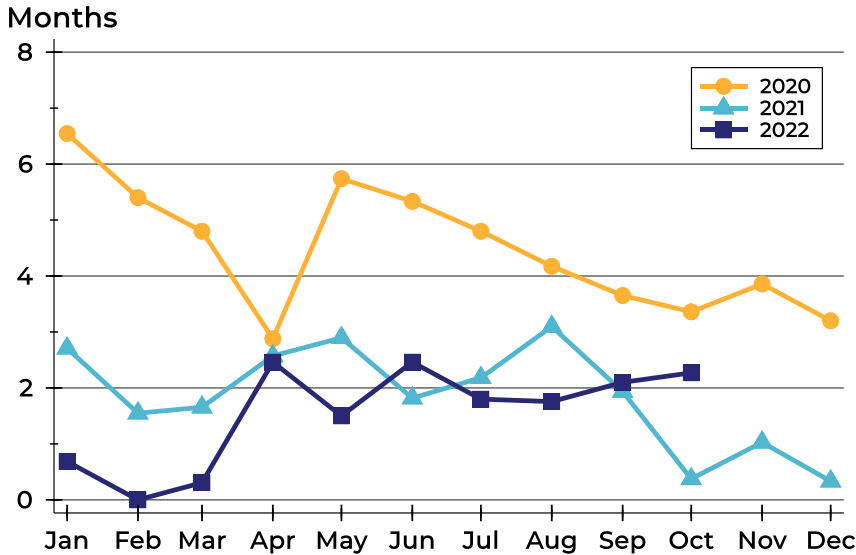


Month	2020	2021	2022
January	124	90	63
February	111	118	N/A
March	137	4	20
April	115	18	24
May	74	36	62
June	38	66	44
July	69	93	69
August	37	27	41
September	63	39	53
October	32	27	35
November	30	57	
December	73	88	



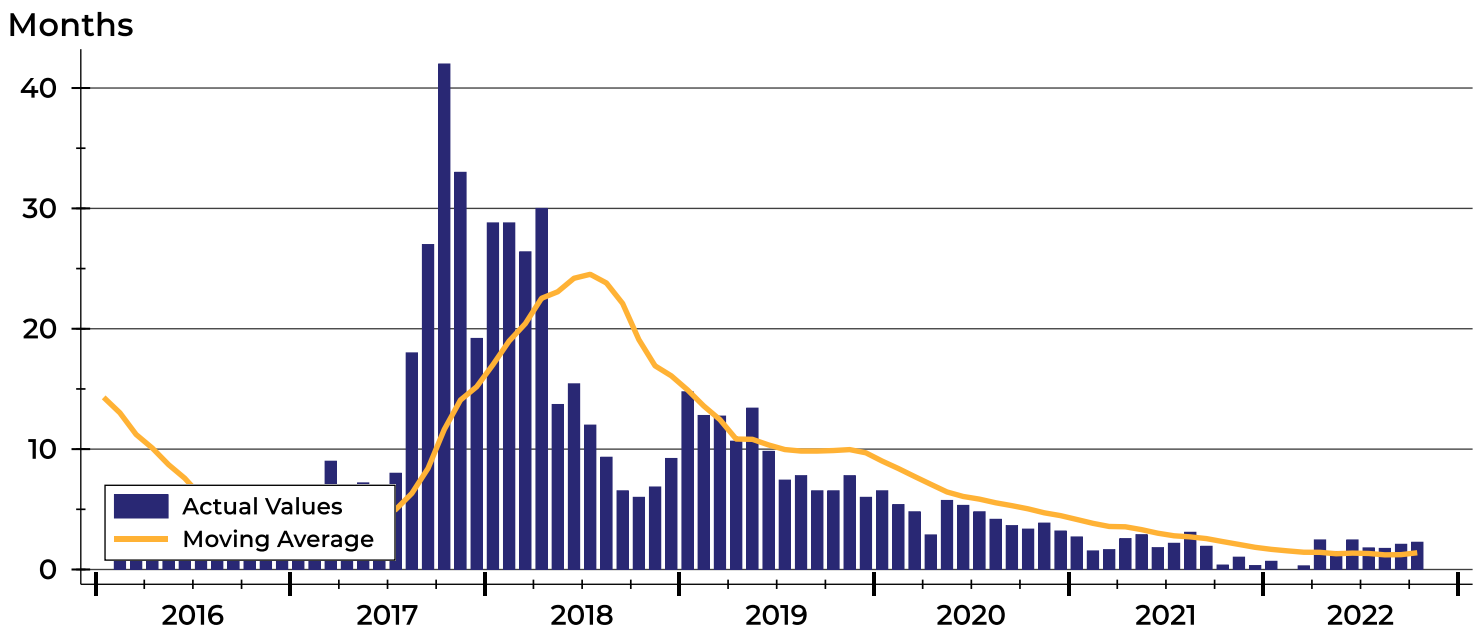
Nemaha County Months' Supply Analysis

Months' Supply by Month



Month	2020	2021	2022
January	6.5	2.7	0.7
February	5.4	1.5	0.0
March	4.8	1.7	0.3
April	2.9	2.6	2.5
May	5.7	2.9	1.5
June	5.3	1.8	2.5
July	4.8	2.2	1.8
August	4.2	3.1	1.8
September	3.7	1.9	2.1
October	3.4	0.4	2.3
November	3.9	1.0	
December	3.2	0.3	

History of Month's Supply





Nemaha County New Listings Analysis

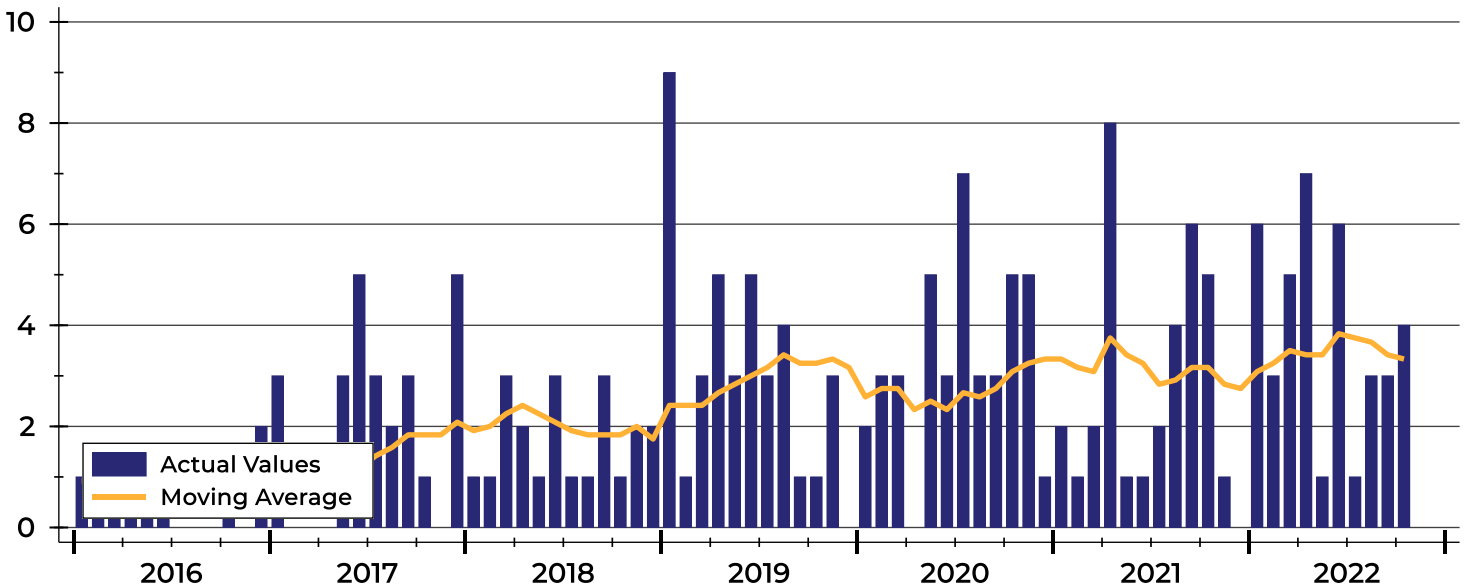
Summary Statistics for New Listings		2022	October 2021	Change
Current Month	New Listings	4	5	-20.0%
	Volume (1,000s)	950	575	65.2%
	Average List Price	237,500	115,000	106.5%
	Median List Price	250,000	70,000	257.1%
Year-to-Date	New Listings	39	32	21.9%
	Volume (1,000s)	8,691	3,818	127.6%
	Average List Price	222,854	119,325	86.8%
	Median List Price	185,000	88,500	109.0%

A total of 4 new listings were added in Nemaha County during October, down 20.0% from the same month in 2021. Year-to-date Nemaha County has seen 39 new listings.

The median list price of these homes was \$250,000 up from \$70,000 in 2021.

History of New Listings

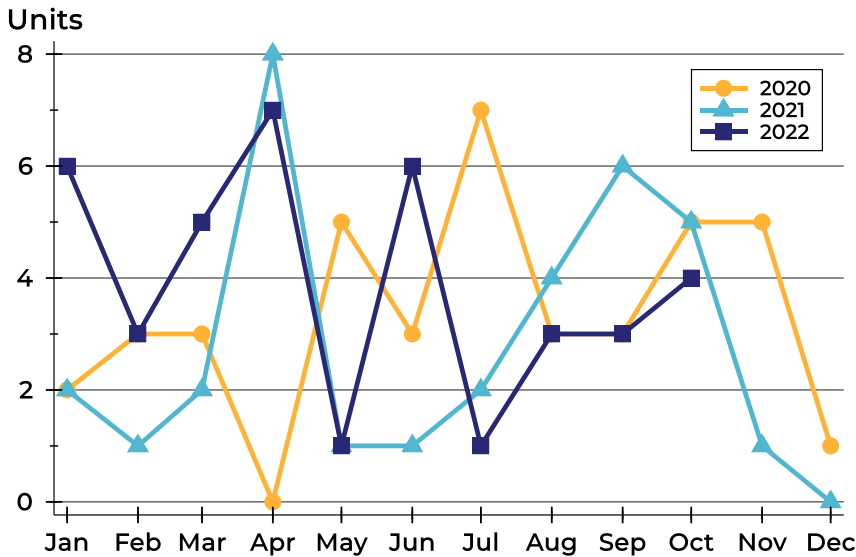
Units





Nemaha County New Listings Analysis

New Listings by Month



Month	2020	2021	2022
January	2	2	6
February	3	1	3
March	3	2	5
April	0	8	7
May	5	1	1
June	3	1	6
July	7	2	1
August	3	4	3
September	3	6	3
October	5	5	4
November	5	1	
December	1	0	

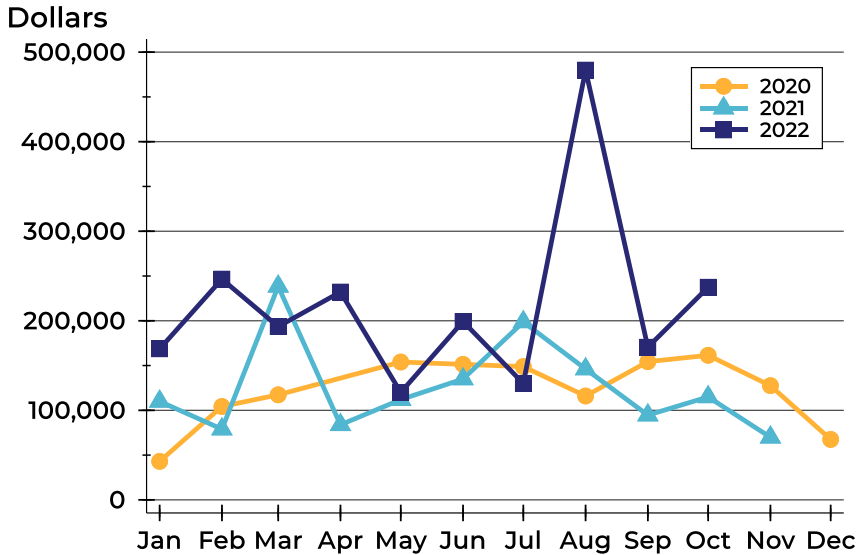
New Listings by Price Range

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	1	25.0%	125,000	125,000	29	29	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	1	25.0%	225,000	225,000	3	3	100.0%	100.0%
\$250,000-\$299,999	1	25.0%	275,000	275,000	6	6	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	325,000	325,000	19	19	92.9%	92.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



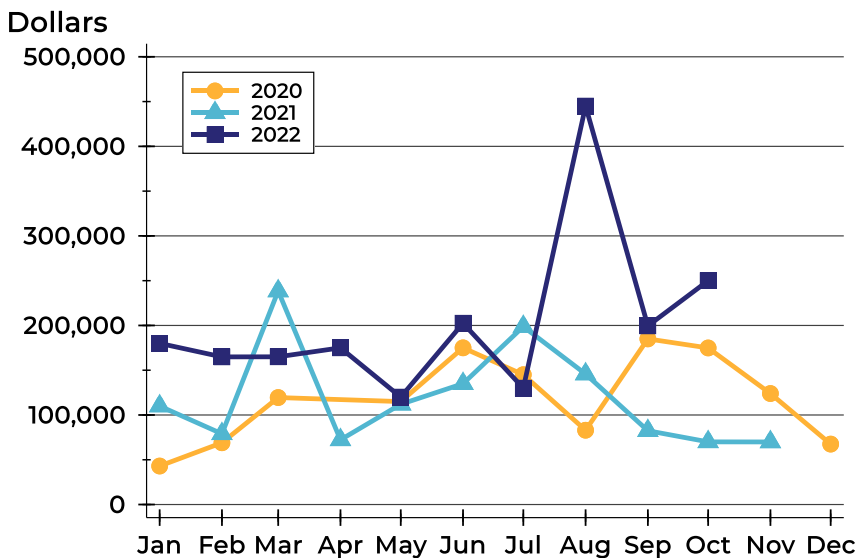
Nemaha County New Listings Analysis

Average Price



Month	2020	2021	2022
January	43,000	110,000	168,667
February	104,300	79,000	246,600
March	117,333	238,500	193,500
April	N/A	83,825	232,143
May	153,980	112,000	120,000
June	151,333	135,000	199,250
July	148,843	198,750	130,000
August	116,000	146,125	480,000
September	154,333	94,633	170,500
October	161,460	115,000	237,500
November	127,600	69,900	
December	67,500	N/A	

Median Price



Month	2020	2021	2022
January	43,000	110,000	180,000
February	69,000	79,000	164,900
March	119,500	238,500	165,000
April	N/A	72,250	175,000
May	115,000	112,000	120,000
June	175,000	135,000	202,500
July	145,000	198,750	130,000
August	83,000	145,750	445,000
September	185,000	82,450	199,500
October	174,900	70,000	250,000
November	124,000	69,900	
December	67,500	N/A	



Nemaha County Contracts Written Analysis

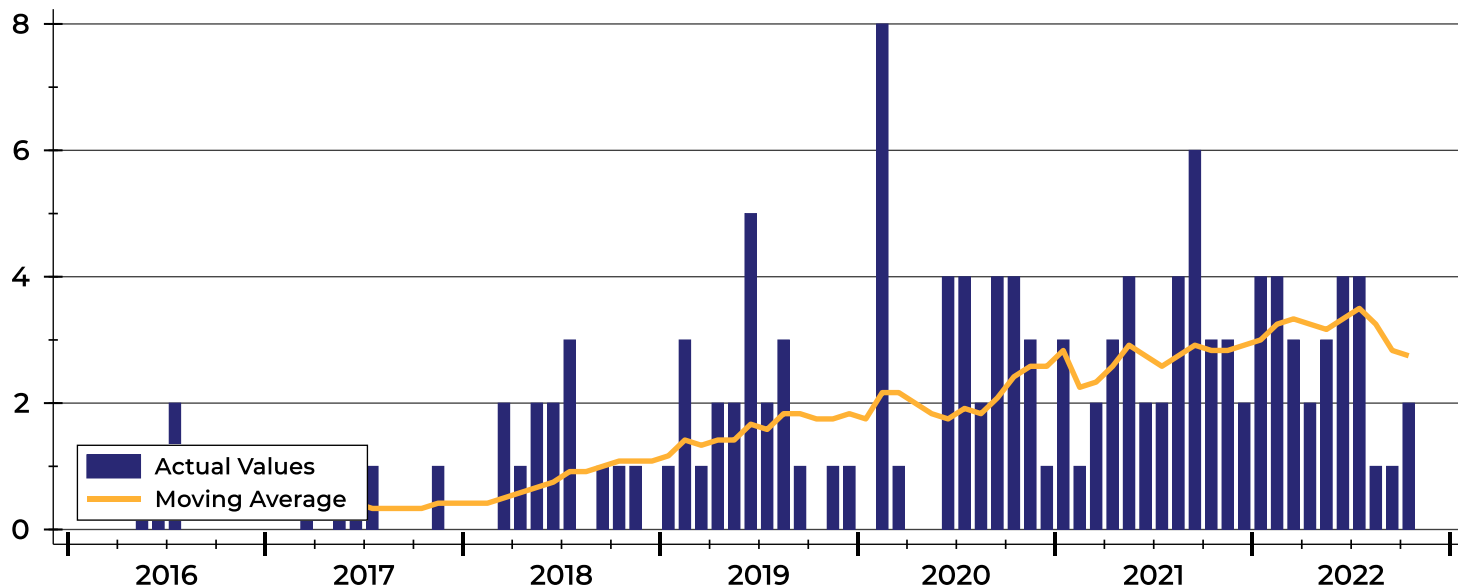
Summary Statistics for Contracts Written		October 2022			Year-to-Date		
		2022	2021	Change	2022	2021	Change
Contracts Written		2	3	-33.3%	28	30	-6.7%
Volume (1,000s)		925	215	330.2%	5,855	3,541	65.3%
Average	Sale Price	462,500	71,667	545.3%	209,107	118,047	77.1%
	Days on Market	41	24	70.8%	30	36	-16.7%
	Percent of Original	91.1%	87.4%	4.2%	94.5%	94.5%	0.0%
Median	Sale Price	462,500	75,000	516.7%	170,000	88,500	92.1%
	Days on Market	41	19	115.8%	12	19	-36.8%
	Percent of Original	91.1%	88.2%	3.3%	96.0%	93.0%	3.2%

A total of 2 contracts for sale were written in Nemaha County during the month of October, down from 3 in 2021. The median list price of these homes was \$462,500, up from \$75,000 the prior year.

Half of the homes that went under contract in October were on the market less than 41 days, compared to 19 days in October 2021.

History of Contracts Written

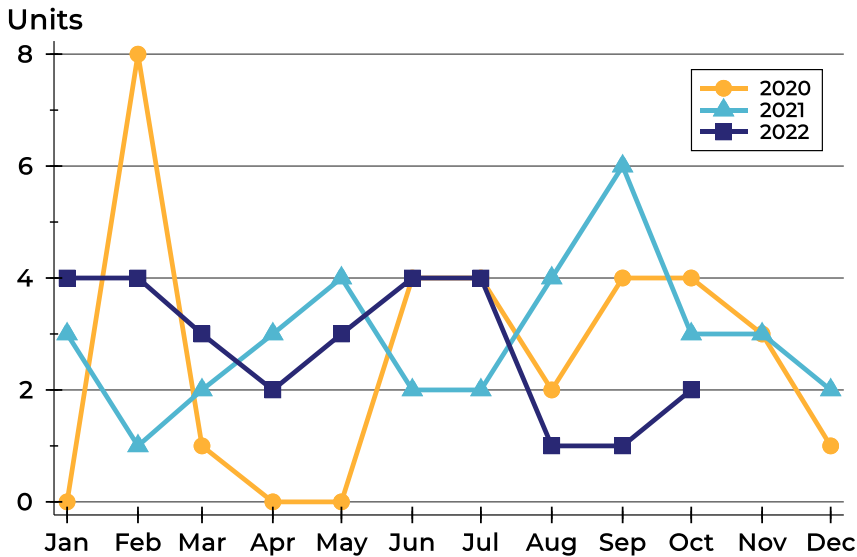
Units





Nemaha County Contracts Written Analysis

Contracts Written by Month



Month	2020	2021	2022
January	N/A	3	4
February	8	1	4
March	1	2	3
April	N/A	3	2
May	N/A	4	3
June	4	2	4
July	4	2	4
August	2	4	1
September	4	6	1
October	4	3	2
November	3	3	
December	1	2	

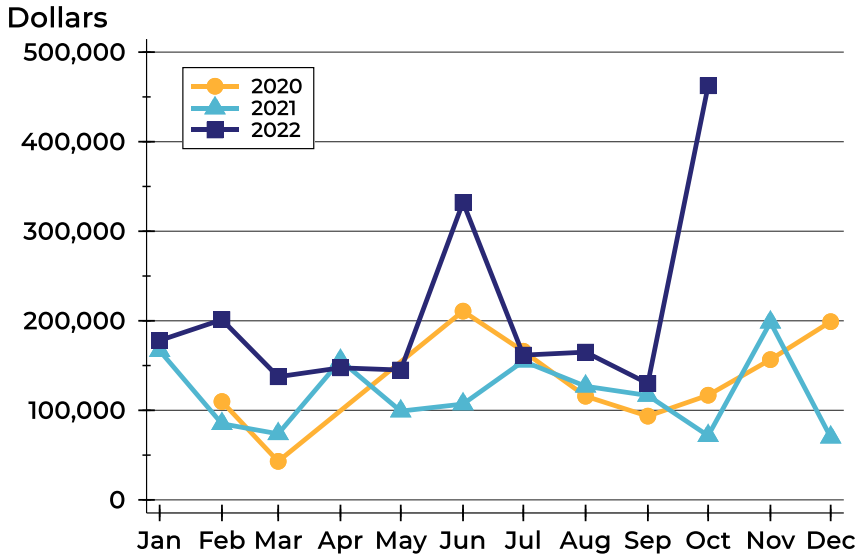
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	275,000	275,000	6	6	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	50.0%	650,000	650,000	76	76	82.3%	82.3%
\$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



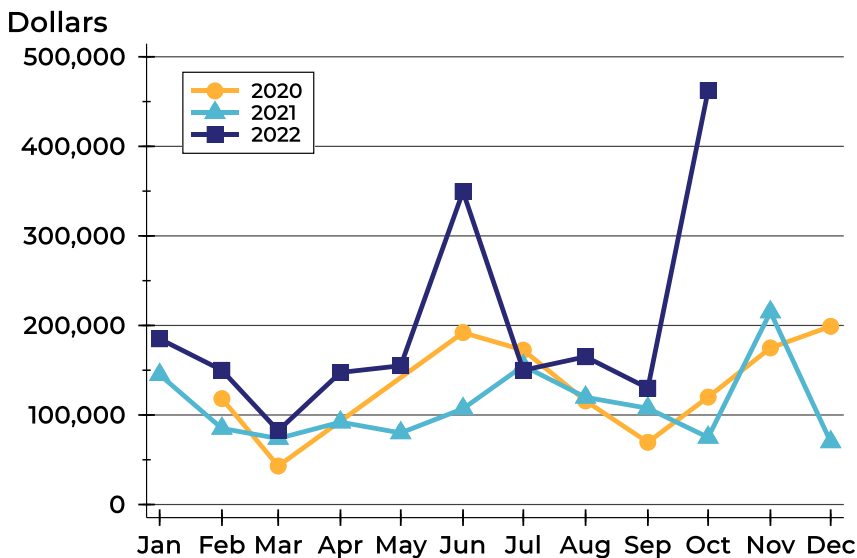
Nemaha County Contracts Written Analysis

Average Price



Month	2020	2021	2022
January	N/A	166,633	178,000
February	109,813	85,000	201,250
March	43,000	73,750	137,500
April	N/A	155,667	147,500
May	N/A	99,125	145,000
June	210,750	107,000	332,250
July	165,975	154,850	161,625
August	115,750	126,875	165,000
September	93,500	116,550	130,000
October	116,875	71,667	462,500
November	156,633	198,333	
December	199,000	69,950	

Median Price

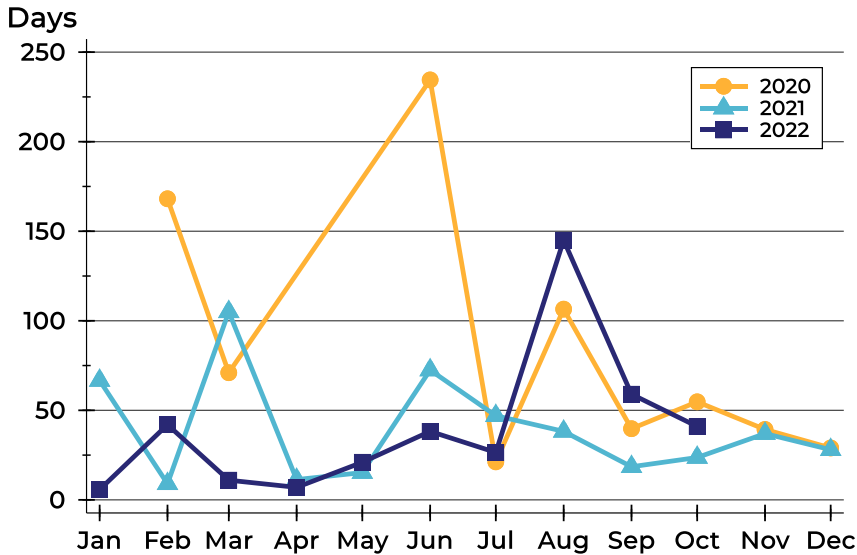


Month	2020	2021	2022
January	N/A	145,000	185,000
February	118,250	85,000	150,000
March	43,000	73,750	82,500
April	N/A	92,000	147,500
May	N/A	80,000	155,000
June	192,000	107,000	349,500
July	172,500	154,850	150,000
August	115,750	119,750	165,000
September	69,500	107,500	130,000
October	120,000	75,000	462,500
November	174,900	215,000	
December	199,000	69,950	



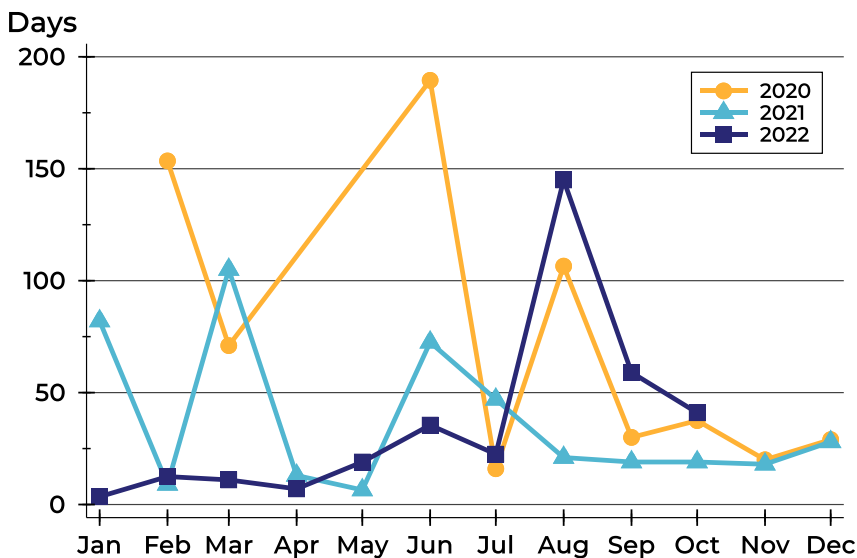
Nemaha County Contracts Written Analysis

Average DOM



Month	2020	2021	2022
January	N/A	67	6
February	168	9	42
March	71	105	11
April	N/A	11	7
May	N/A	15	21
June	235	73	38
July	21	47	27
August	107	38	145
September	40	19	59
October	55	24	41
November	39	37	
December	29	28	

Median DOM



Month	2020	2021	2022
January	N/A	82	4
February	154	9	13
March	71	105	11
April	N/A	13	7
May	N/A	7	19
June	190	73	36
July	16	47	23
August	107	21	145
September	30	19	59
October	38	19	41
November	20	18	
December	29	28	



Nemaha County Pending Contracts Analysis

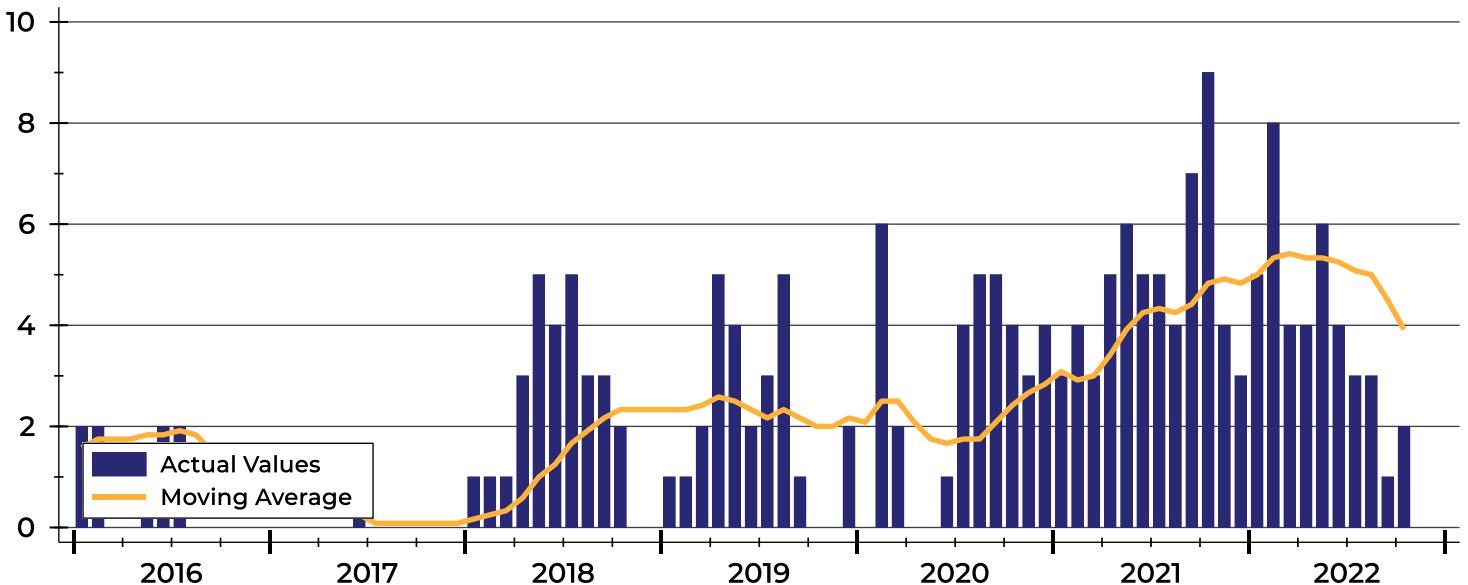
Summary Statistics for Pending Contracts		End of October		
		2022	2021	Change
Pending Contracts		2	9	-77.8%
Volume (1,000s)		925	1,116	-17.1%
Average	List Price	462,500	124,033	272.9%
	Days on Market	41	43	-4.7%
	Percent of Original	91.1%	98.7%	-7.7%
Median	List Price	462,500	123,000	276.0%
	Days on Market	41	22	86.4%
	Percent of Original	91.1%	100.0%	-8.9%

A total of 2 listings in Nemaha County had contracts pending at the end of October, down from 9 contracts pending at the end of October 2021.

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

History of Pending Contracts

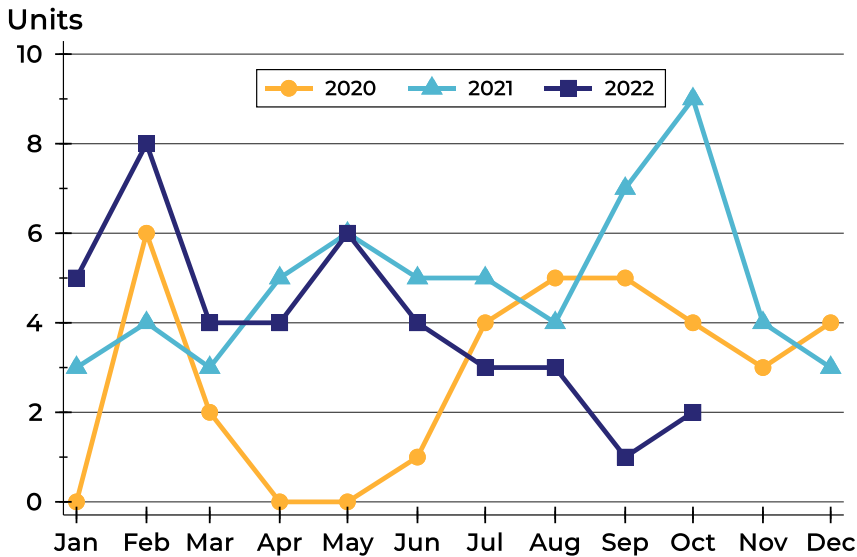
Units





Nemaha County Pending Contracts Analysis

Pending Contracts by Month



Month	2020	2021	2022
January	0	3	5
February	6	4	8
March	2	3	4
April	0	5	4
May	0	6	6
June	1	5	4
July	4	5	3
August	5	4	3
September	5	7	1
October	4	9	2
November	3	4	
December	4	3	

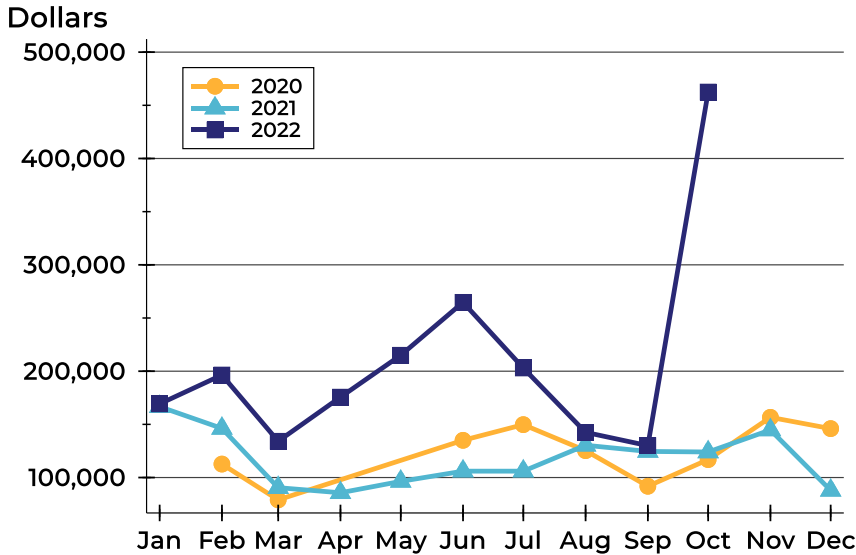
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	1	50.0%	275,000	275,000	6	6	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	50.0%	650,000	650,000	76	76	82.3%	82.3%
\$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



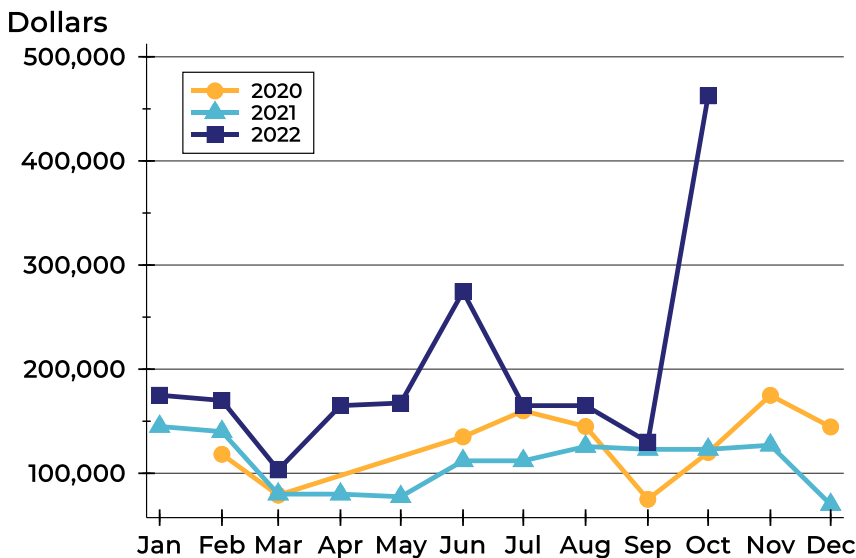
Nemaha County Pending Contracts Analysis

Average Price



Month	2020	2021	2022
January	N/A	166,633	169,280
February	112,667	146,225	196,425
March	79,000	90,500	134,125
April	N/A	85,700	175,625
May	N/A	96,417	215,000
June	135,000	106,000	264,750
July	149,750	106,000	203,000
August	125,300	130,375	142,500
September	91,800	124,543	130,000
October	116,875	124,033	462,500
November	156,633	144,750	
December	146,000	87,967	

Median Price

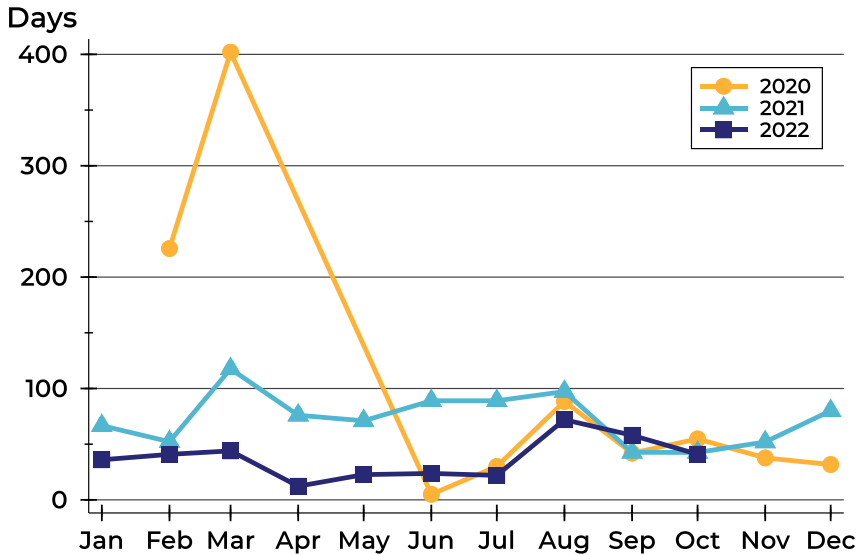


Month	2020	2021	2022
January	N/A	145,000	175,000
February	118,250	140,000	169,950
March	79,000	80,000	103,250
April	N/A	80,000	165,000
May	N/A	77,500	167,500
June	135,000	112,000	274,500
July	160,000	112,000	165,000
August	145,000	125,750	165,000
September	75,000	123,000	130,000
October	120,000	123,000	462,500
November	174,900	127,000	
December	144,500	70,000	



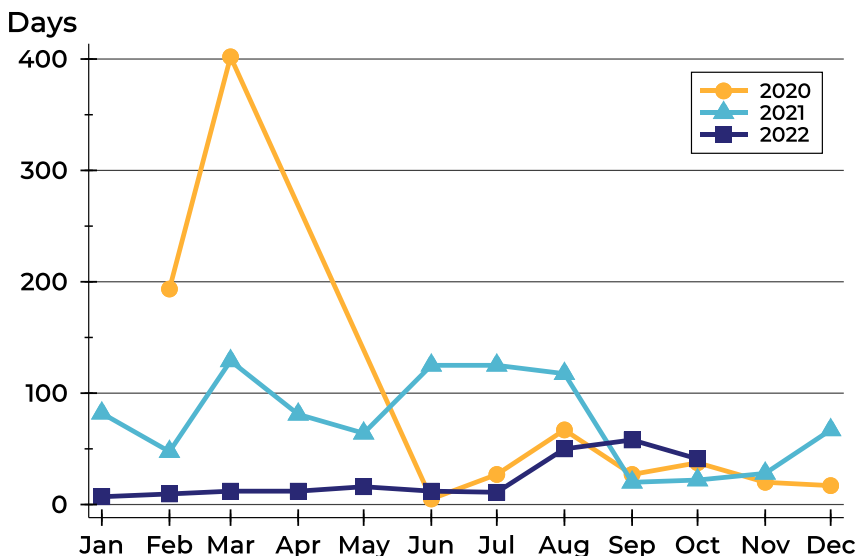
Nemaha County Pending Contracts Analysis

Average DOM



Month	2020	2021	2022
January	N/A	67	36
February	226	52	41
March	402	118	44
April	N/A	76	12
May	N/A	71	23
June	5	89	24
July	30	89	22
August	88	97	72
September	42	43	58
October	55	43	41
November	38	52	
December	32	80	

Median DOM



Month	2020	2021	2022
January	N/A	82	7
February	194	48	10
March	402	129	12
April	N/A	81	12
May	N/A	64	16
June	5	125	12
July	27	125	11
August	67	118	50
September	27	20	58
October	38	22	41
November	20	28	
December	17	67	