



**April
2023**

Lawrence MLS Statistics



LAWRENCE
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Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in April

Total home sales in Douglas County fell last month to 14 units, compared to 17 units in April 2022. Total sales volume was \$6.3 million, down from a year earlier.

The median sale price in April was \$367,450, up from \$280,000 a year earlier. Homes that sold in April were typically on the market for 13 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of April

The total number of active listings in Douglas County at the end of April was 33 units, up from 32 at the same point in 2022. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$420,000.

During April, a total of 15 contracts were written down from 23 in April 2022. At the end of the month, there were 19 contracts still pending.

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**April
2023**

Lawrence MLS Statistics



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Board of REALTORS®

Douglas County (Excluding Lawrence) Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		14 -17.6%	17 -43.3%	30 130.8%	44 -18.5%	54 -26.0%	73 5.8%
Active Listings Change from prior year		33 3.1%	32 100.0%	16 -67.3%	N/A	N/A	N/A
Months' Supply Change from prior year		2.0 25.0%	1.6 100.0%	0.8 -61.9%	N/A	N/A	N/A
New Listings Change from prior year		21 -36.4%	33 13.8%	29 38.1%	66 -25.8%	89 9.9%	81 -5.8%
Contracts Written Change from prior year		15 -34.8%	23 -4.2%	24 41.2%	53 -18.5%	65 -19.8%	81 15.7%
Pending Contracts Change from prior year		19 -24.0%	25 -16.7%	30 42.9%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		6,271 -1.4%	6,358 -23.6%	8,317 94.7%	16,109 -16.9%	19,393 -8.1%	21,113 12.9%
Average	Sale Price Change from prior year	447,947 19.8%	373,982 34.9%	277,227 -15.6%	366,115 1.9%	359,132 24.2%	289,215 6.7%
	List Price of Actives Change from prior year	464,011 1.8%	456,028 36.7%	333,478 -32.4%	N/A	N/A	N/A
	Days on Market Change from prior year	45 164.7%	17 -39.3%	28 -22.2%	31 106.7%	15 -50.0%	30 -28.6%
	Percent of List Change from prior year	101.8% 0.7%	101.1% 0.0%	101.1% 2.4%	99.5% -1.9%	101.4% 2.1%	99.3% 0.9%
	Percent of Original Change from prior year	101.7% 0.6%	101.1% -0.2%	101.3% 3.7%	98.7% -2.6%	101.3% 2.7%	98.6% 1.4%
Median	Sale Price Change from prior year	367,450 31.2%	280,000 33.3%	210,000 -37.3%	326,500 4.2%	313,450 22.9%	255,000 6.3%
	List Price of Actives Change from prior year	420,000 -2.9%	432,450 42.2%	304,200 -18.9%	N/A	N/A	N/A
	Days on Market Change from prior year	13 225.0%	4 33.3%	3 -75.0%	8 100.0%	4 -20.0%	5 -54.5%
	Percent of List Change from prior year	100.0% -1.5%	101.5% 1.5%	100.0% 2.4%	100.0% 0.0%	100.0% 0.0%	100.0% 1.1%
	Percent of Original Change from prior year	100.0% -1.5%	101.5% 1.5%	100.0% 2.4%	100.0% 0.0%	100.0% 0.0%	100.0% 1.4%

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



Douglas County (Excluding Lawrence) Closed Listings Analysis

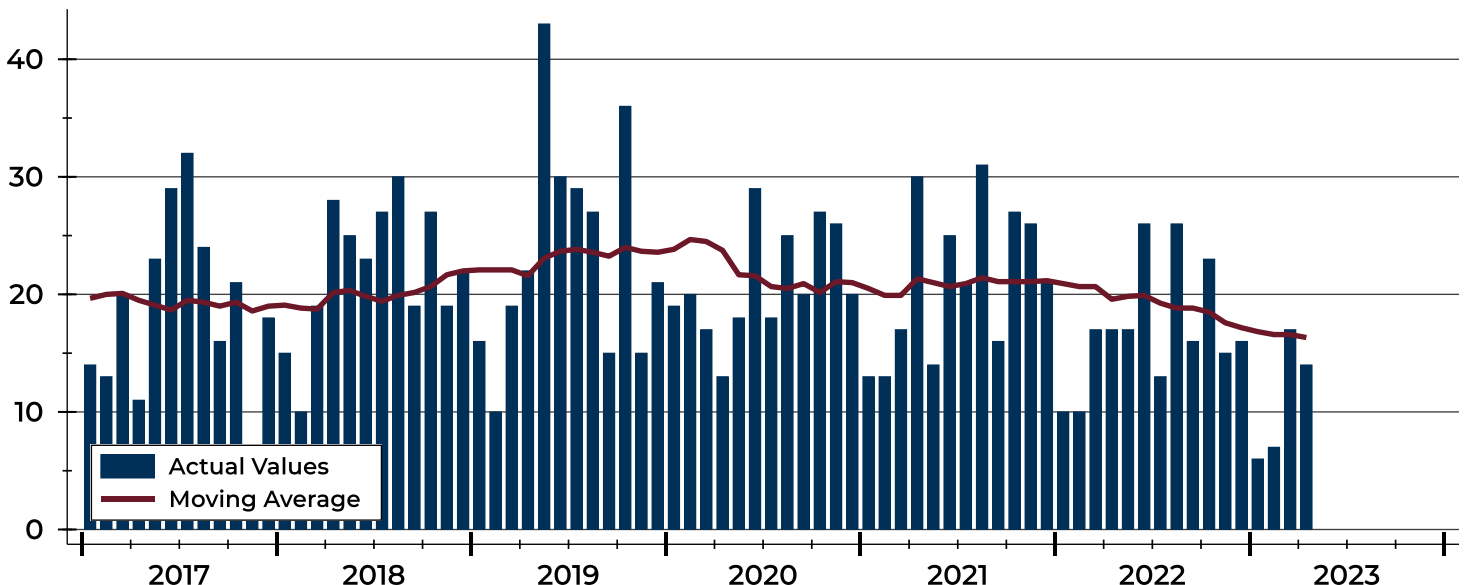
Summary Statistics for Closed Listings		2023	April 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		14	17	-17.6%	44	54	-18.5%
Volume (1,000s)		6,271	6,358	-1.4%	16,109	19,393	-16.9%
Months' Supply		2.0	1.6	25.0%	N/A	N/A	N/A
Average	Sale Price	447,947	373,982	19.8%	366,115	359,132	1.9%
	Days on Market	45	17	164.7%	31	15	106.7%
	Percent of List	101.8%	101.1%	0.7%	99.5%	101.4%	-1.9%
	Percent of Original	101.7%	101.1%	0.6%	98.7%	101.3%	-2.6%
Median	Sale Price	367,450	280,000	31.2%	326,500	313,450	4.2%
	Days on Market	13	4	225.0%	8	4	100.0%
	Percent of List	100.0%	101.5%	-1.5%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	101.5%	-1.5%	100.0%	100.0%	0.0%

A total of 14 homes sold in Douglas County in April, down from 17 units in April 2022. Total sales volume fell to \$6.3 million compared to \$6.4 million in the previous year.

The median sales price in April was \$367,450, up 31.2% compared to the prior year. Median days on market was 13 days, up from 5 days in March, and up from 4 in April 2022.

History of Closed Listings

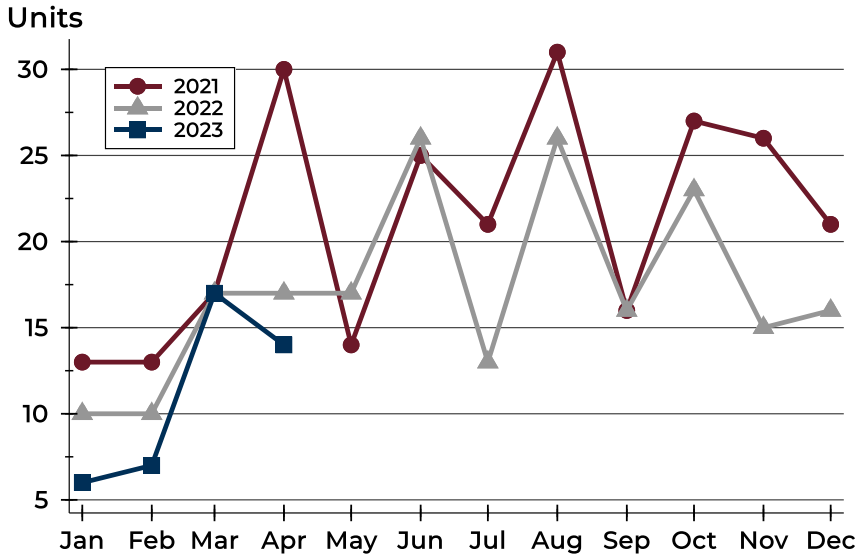
Units





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	13	10	6
February	13	10	7
March	17	17	17
April	30	17	14
May	14	17	
June	25	26	
July	21	13	
August	31	26	
September	16	16	
October	27	23	
November	26	15	
December	21	16	

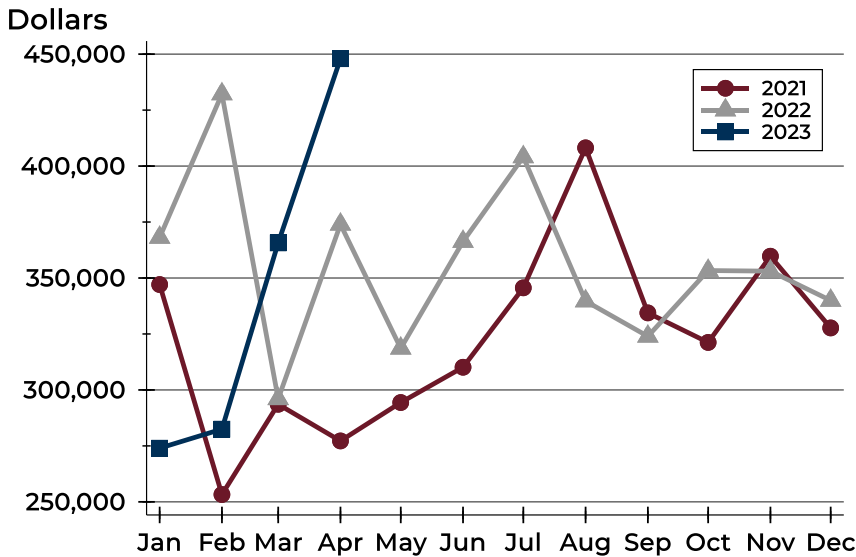
Closed Listings by Price Range

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 \$50,000	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-\$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-\$199,999	1	7.1%	0.9	190,000	190,000	1	1	100.1%	100.1%	100.1%	100.1%
\$200,000-\$249,999	1	7.1%	0.4	205,000	205,000	0	0	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	7.1%	1.1	285,000	285,000	2	2	109.6%	109.6%	109.6%	109.6%
\$300,000-\$349,999	2	14.3%	0.5	339,000	339,000	3	3	99.7%	99.7%	99.7%	99.7%
\$350,000-\$399,999	4	28.6%	3.2	371,538	367,450	49	20	101.4%	101.4%	101.4%	101.4%
\$400,000-\$449,999	1	7.1%	4.3	430,000	430,000	71	71	96.6%	96.6%	92.5%	92.5%
\$450,000-\$499,999	2	14.3%	4.4	462,500	462,500	155	155	100.0%	100.0%	101.1%	101.1%
\$500,000-\$599,999	1	7.1%	1.3	500,000	500,000	22	22	95.2%	95.2%	95.2%	95.2%
\$600,000-\$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	1	7.1%	6.0	1,572,101	1,572,101	23	23	118.6%	118.6%	118.6%	118.6%



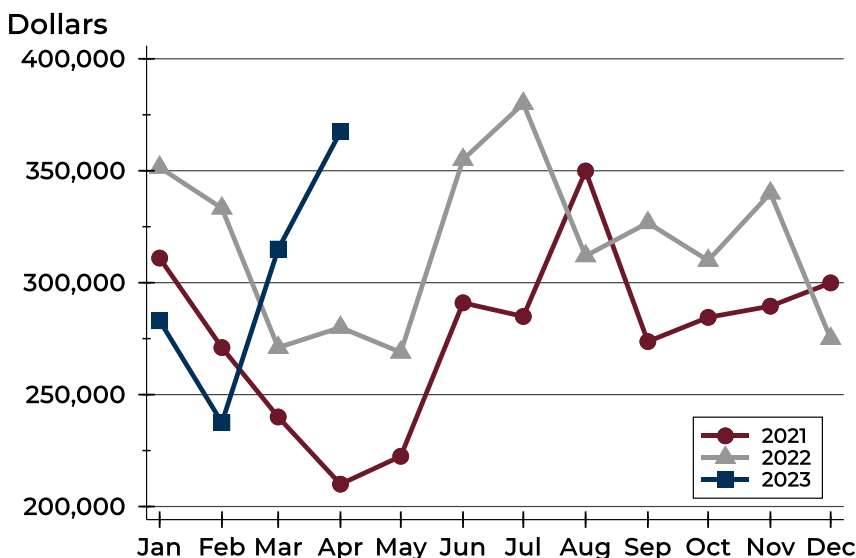
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	347,077	368,105	274,000
February	253,285	432,200	282,500
March	293,600	296,024	365,665
April	277,227	373,982	447,947
May	294,379	318,604	
June	310,146	366,298	
July	345,614	404,092	
August	408,148	339,712	
September	334,425	323,954	
October	321,227	353,335	
November	359,738	353,067	
December	327,702	339,975	

Median Price

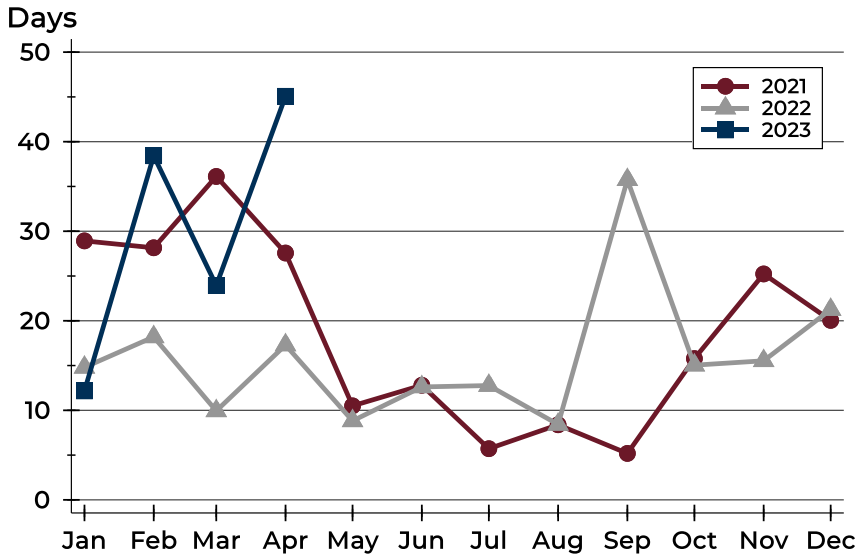


Month	2021	2022	2023
January	311,000	351,500	283,000
February	271,000	333,250	237,500
March	240,000	271,000	315,000
April	210,000	280,000	367,450
May	222,450	268,900	
June	291,000	355,000	
July	284,900	380,000	
August	349,900	311,950	
September	273,700	326,735	
October	284,500	309,900	
November	289,500	340,000	
December	299,900	275,000	



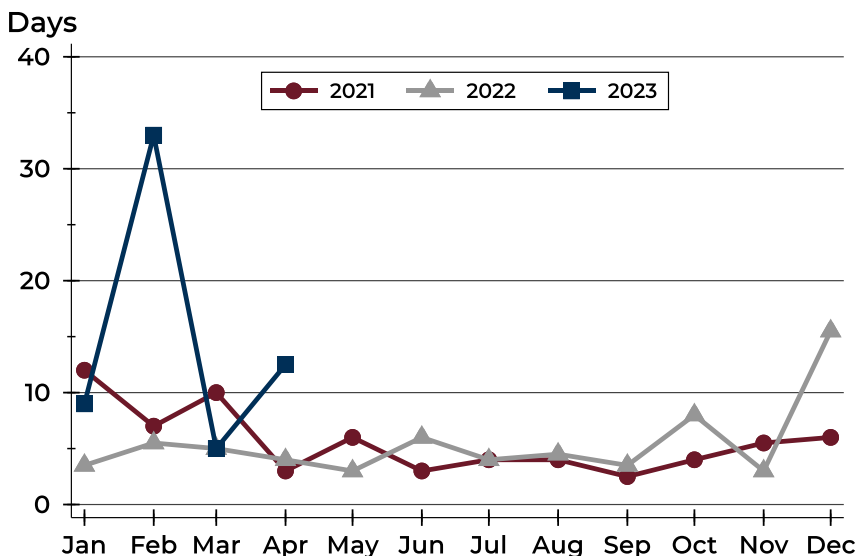
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	29	15	12
February	28	18	38
March	36	10	24
April	28	17	45
May	11	9	
June	13	13	
July	6	13	
August	8	8	
September	5	36	
October	16	15	
November	25	16	
December	20	21	

Median DOM



Month	2021	2022	2023
January	12	4	9
February	7	6	33
March	10	5	5
April	3	4	13
May	6	3	
June	3	6	
July	4	4	
August	4	5	
September	3	4	
October	4	8	
November	6	3	
December	6	16	



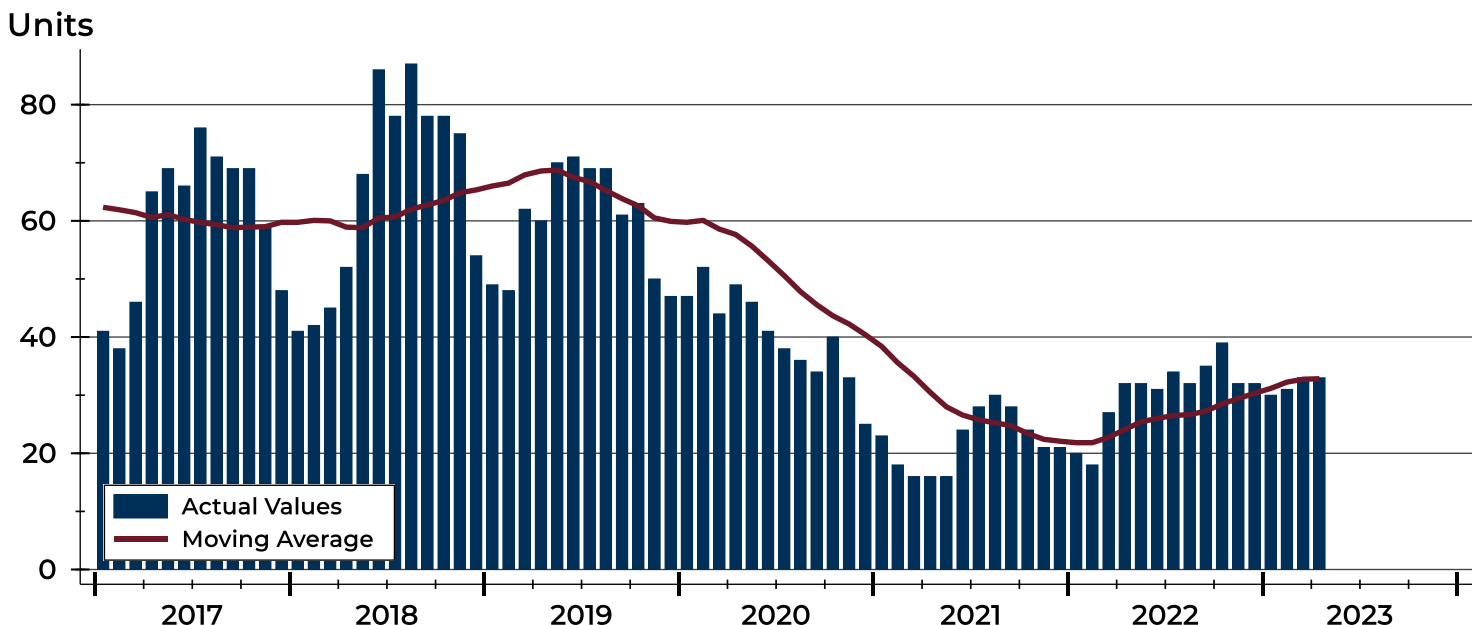
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2023	End of April 2022	Change
Active Listings		33	32	3.1%
Volume (1,000s)		15,312	14,593	4.9%
Months' Supply		2.0	1.6	25.0%
Average	List Price	464,011	456,028	1.8%
	Days on Market	76	47	61.7%
	Percent of Original	99.5%	98.7%	0.8%
Median	List Price	420,000	432,450	-2.9%
	Days on Market	39	26	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 33 homes were available for sale in Douglas County at the end of April. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of April was \$420,000, down 2.9% from 2022. The typical time on market for active listings was 39 days, up from 26 days a year earlier.

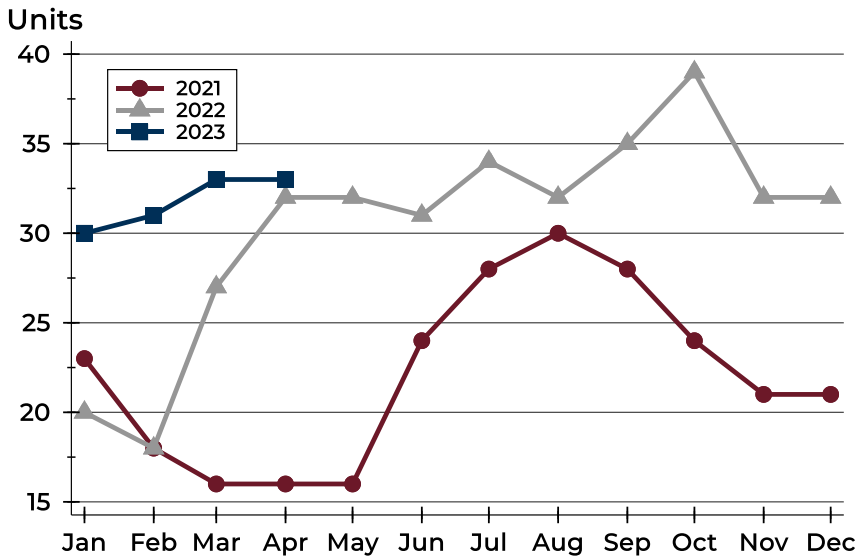
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	23	20	30
February	18	18	31
March	16	27	33
April	16	32	33
May	16	32	
June	24	31	
July	28	34	
August	30	32	
September	28	35	
October	24	39	
November	21	32	
December	21	32	

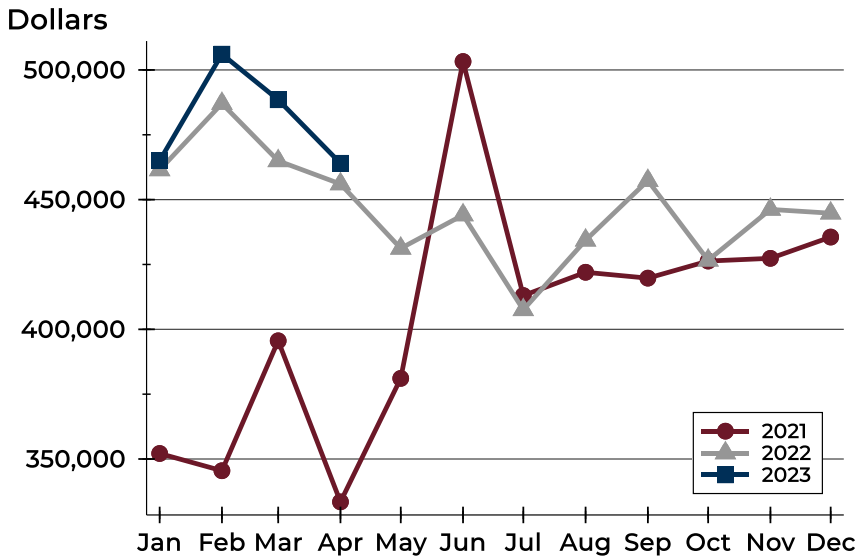
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	1	3.0%	N/A	1,350	1,350	40	40	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	3.0%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	3.0%	0.9	169,000	169,000	22	22	100.0%	100.0%
\$200,000-\$249,999	1	3.0%	0.4	200,000	200,000	39	39	100.0%	100.0%
\$250,000-\$299,999	3	9.1%	1.1	279,067	288,500	7	6	100.0%	100.0%
\$300,000-\$349,999	1	3.0%	0.5	309,000	309,000	3	3	100.0%	100.0%
\$350,000-\$399,999	7	21.2%	3.2	373,489	369,900	99	67	99.8%	100.0%
\$400,000-\$449,999	5	15.2%	4.3	429,960	435,000	145	137	97.9%	98.2%
\$450,000-\$499,999	4	12.1%	4.4	478,225	477,450	107	22	100.6%	100.0%
\$500,000-\$599,999	2	6.1%	1.3	544,950	544,950	44	44	100.0%	100.0%
\$600,000-\$749,999	1	3.0%	N/A	679,900	679,900	39	39	100.0%	100.0%
\$750,000-\$999,999	5	15.2%	N/A	846,780	799,900	64	73	98.5%	100.0%
\$1,000,000 and up	1	3.0%	6.0	1,000,000	1,000,000	64	64	100.0%	100.0%



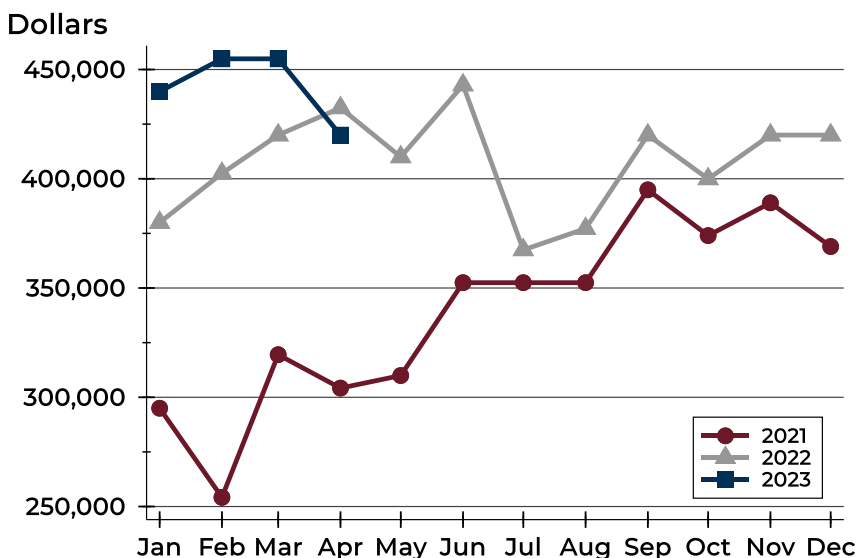
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2021	2022	2023
January	352,137	461,451	465,025
February	345,489	487,044	506,089
March	395,581	464,954	488,518
April	333,478	456,028	464,011
May	381,094	431,219	
June	503,244	444,073	
July	413,024	407,518	
August	421,996	434,338	
September	419,736	457,347	
October	426,332	426,627	
November	427,369	446,230	
December	435,574	444,773	

Median Price

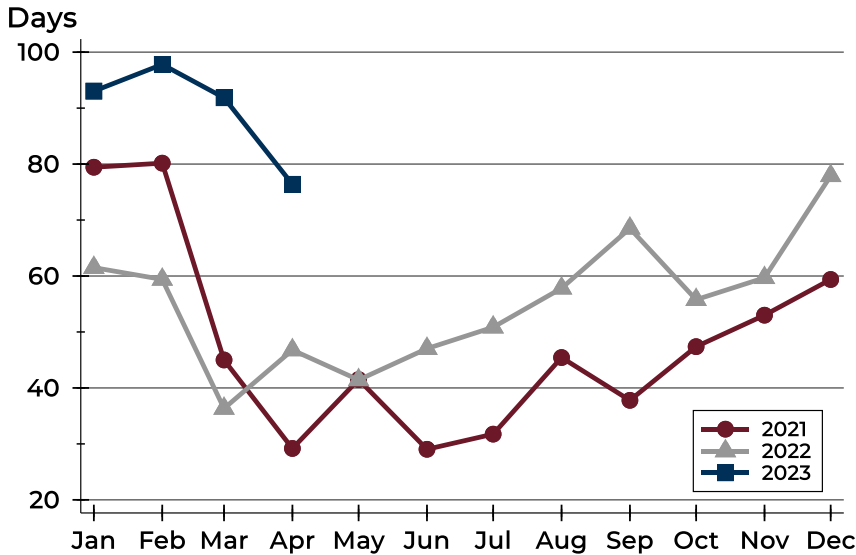


Month	2021	2022	2023
January	295,000	379,950	439,900
February	254,200	402,450	454,900
March	319,500	420,000	454,900
April	304,200	432,450	420,000
May	309,950	410,000	
June	352,450	442,900	
July	352,450	367,450	
August	352,450	377,200	
September	394,950	420,000	
October	374,000	399,950	
November	389,000	420,000	
December	369,000	420,000	



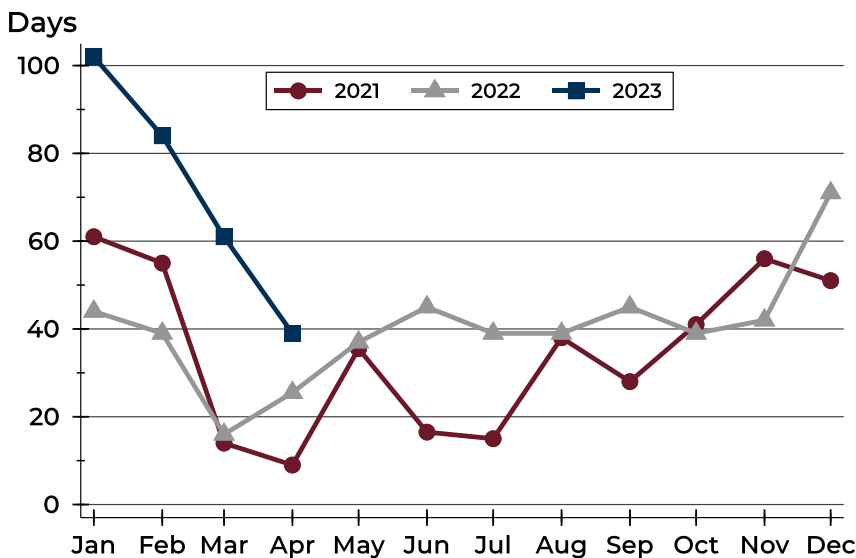
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	79	62	93
February	80	59	98
March	45	36	92
April	29	47	76
May	42	41	
June	29	47	
July	32	51	
August	45	58	
September	38	69	
October	47	56	
November	53	60	
December	59	78	

Median DOM

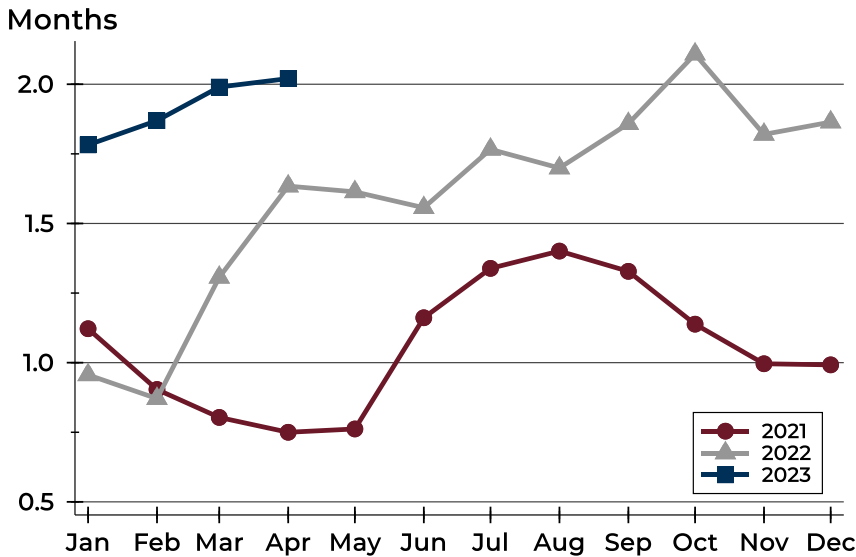


Month	2021	2022	2023
January	61	44	102
February	55	39	84
March	14	16	61
April	9	26	39
May	36	37	
June	17	45	
July	15	39	
August	38	39	
September	28	45	
October	41	39	
November	56	42	
December	51	71	



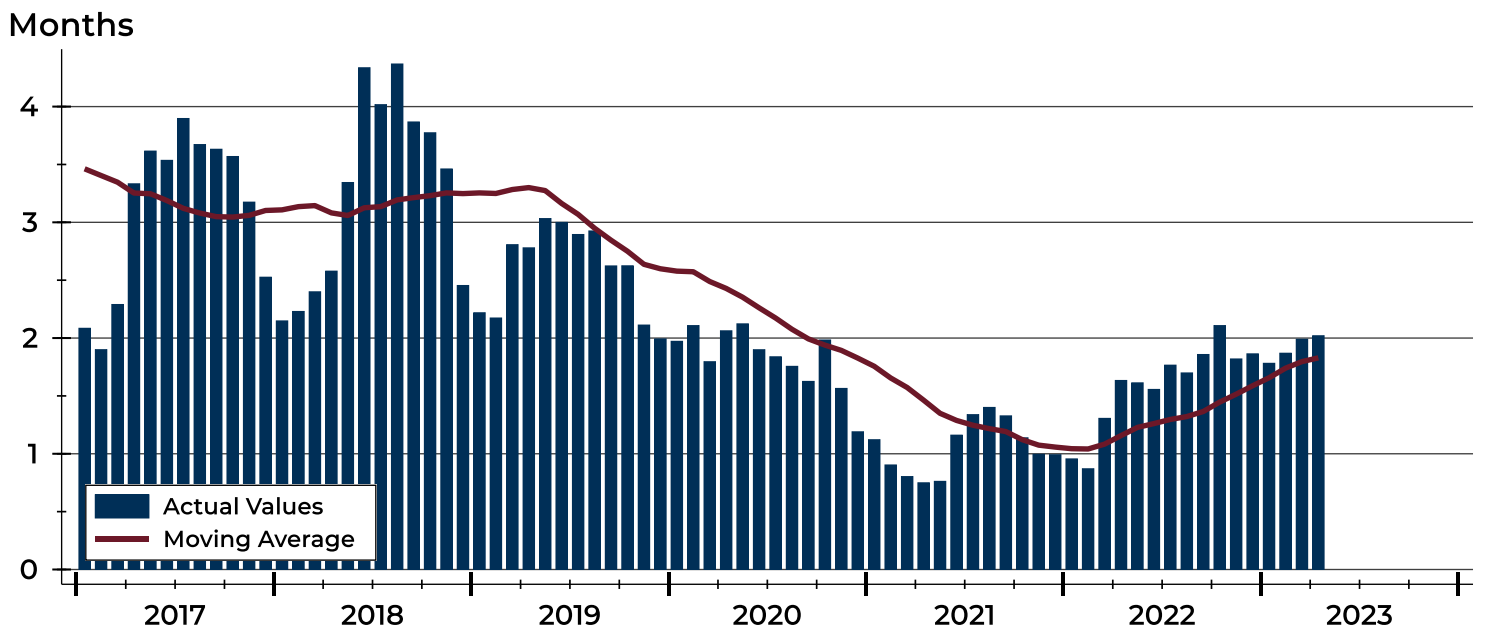
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.1	1.0	1.8
February	0.9	0.9	1.9
March	0.8	1.3	2.0
April	0.8	1.6	2.0
May	0.8	1.6	
June	1.2	1.6	
July	1.3	1.8	
August	1.4	1.7	
September	1.3	1.9	
October	1.1	2.1	
November	1.0	1.8	
December	1.0	1.9	

History of Month's Supply





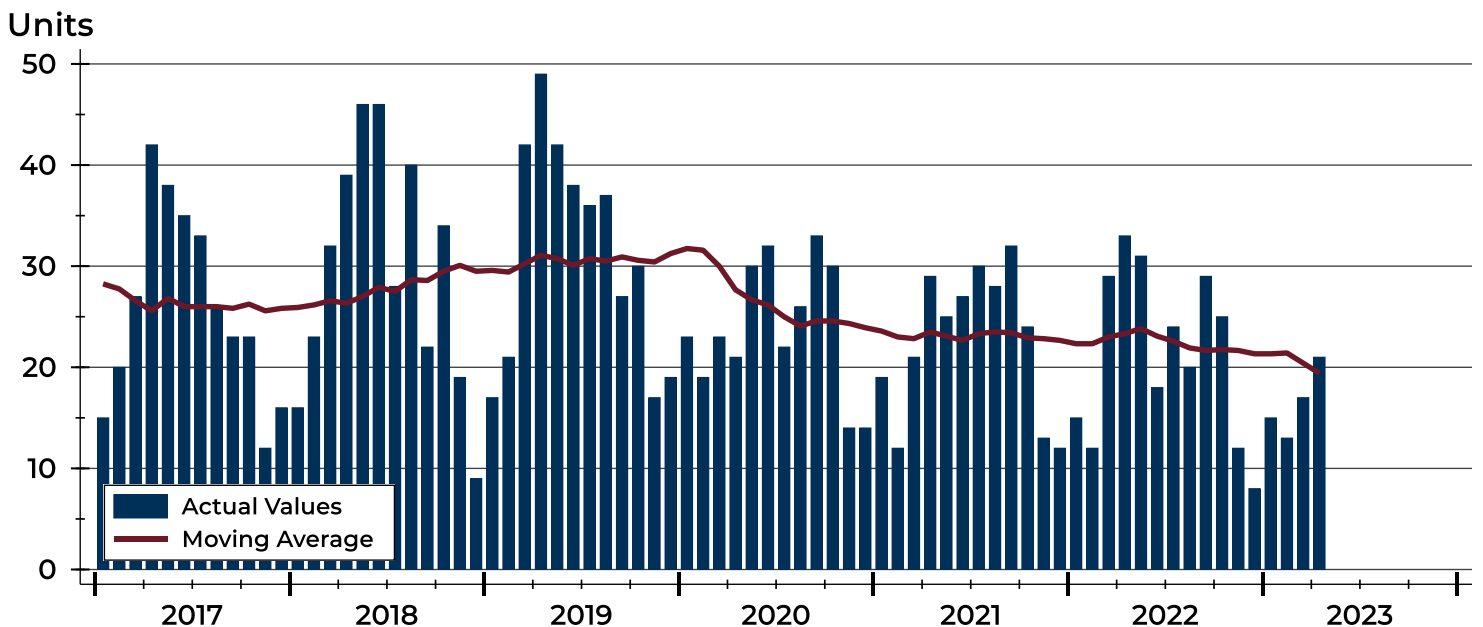
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2023	April 2022	Change
Current Month	New Listings	21	33	-36.4%
	Volume (1,000s)	8,485	10,974	-22.7%
	Average List Price	404,037	332,542	21.5%
	Median List Price	379,870	364,900	4.1%
Year-to-Date	New Listings	66	89	-25.8%
	Volume (1,000s)	27,550	30,836	-10.7%
	Average List Price	417,431	346,477	20.5%
	Median List Price	372,450	329,000	13.2%

A total of 21 new listings were added in Douglas County during April, down 36.4% from the same month in 2022. Year-to-date Douglas County has seen 66 new listings.

The median list price of these homes was \$379,870 up from \$364,900 in 2022.

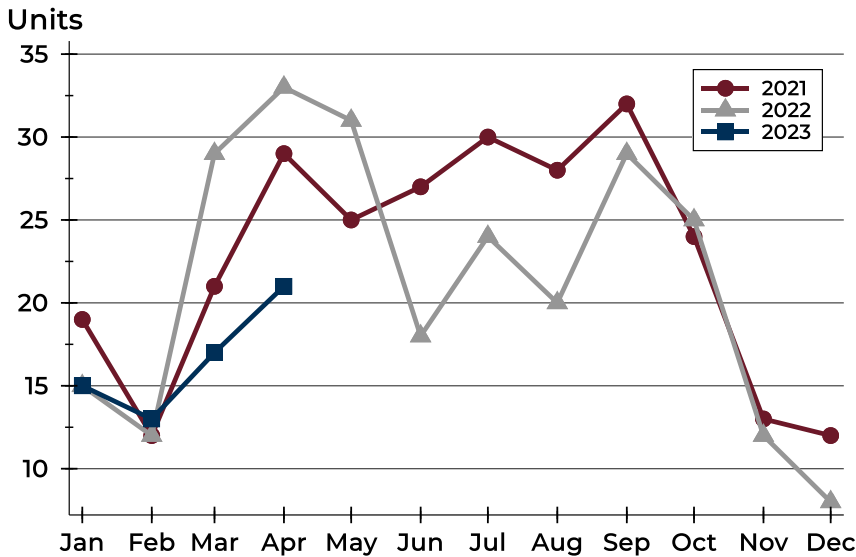
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	19	15	15
February	12	12	13
March	21	29	17
April	29	33	21
May	25	31	
June	27	18	
July	30	24	
August	28	20	
September	32	29	
October	24	25	
November	13	12	
December	12	8	

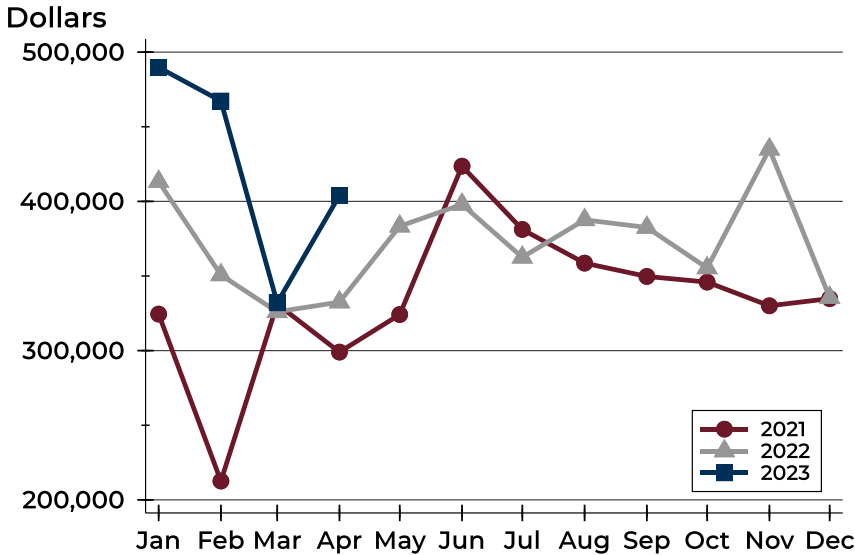
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	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-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	9.5%	229,500	229,500	14	14	100.0%	100.0%
\$250,000-\$299,999	3	14.3%	268,000	269,000	7	2	98.5%	100.0%
\$300,000-\$349,999	1	4.8%	309,000	309,000	10	10	100.0%	100.0%
\$350,000-\$399,999	8	38.1%	378,696	377,435	5	3	100.5%	100.0%
\$400,000-\$449,999	1	4.8%	415,000	415,000	18	18	100.0%	100.0%
\$450,000-\$499,999	3	14.3%	489,467	495,000	11	9	100.0%	100.0%
\$500,000-\$599,999	1	4.8%	579,900	579,900	11	11	100.0%	100.0%
\$600,000-\$749,999	1	4.8%	620,000	620,000	9	9	100.0%	100.0%
\$750,000-\$999,999	1	4.8%	799,900	799,900	11	11	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



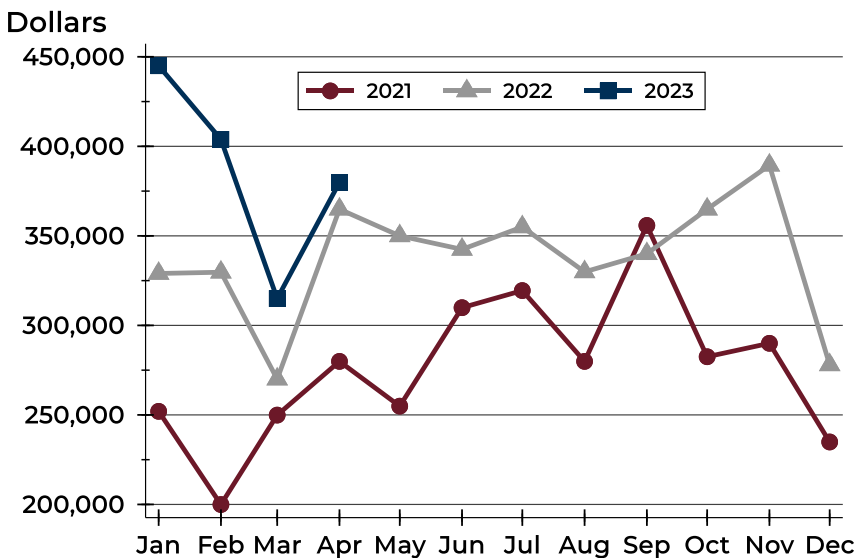
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2021	2022	2023
January	324,484	413,313	489,773
February	212,625	350,733	467,265
March	331,185	326,003	332,038
April	299,009	332,542	404,037
May	324,190	383,381	
June	423,602	397,978	
July	381,211	362,533	
August	358,637	387,640	
September	349,719	382,524	
October	345,919	355,410	
November	330,035	434,958	
December	334,867	335,600	

Median Price



Month	2021	2022	2023
January	252,000	329,000	445,000
February	199,950	329,700	403,900
March	249,900	270,000	315,000
April	279,900	364,900	379,870
May	254,900	350,000	
June	309,900	342,450	
July	319,450	355,000	
August	279,900	329,900	
September	355,825	340,000	
October	282,500	364,900	
November	290,000	389,450	
December	234,900	277,950	



Douglas County (Excluding Lawrence) Contracts Written Analysis

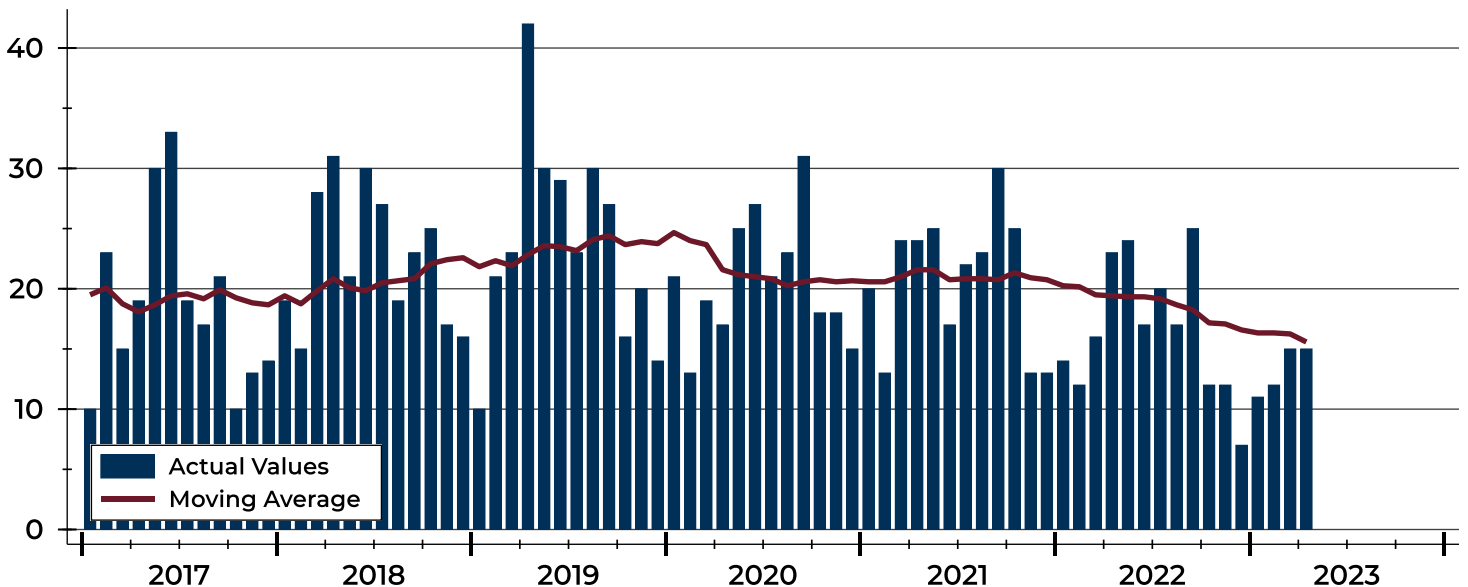
Summary Statistics for Contracts Written		2023	April 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		15	23	-34.8%	53	65	-18.5%
Volume (1,000s)		5,973	7,972	-25.1%	20,236	22,964	-11.9%
Average	Sale Price	398,167	346,590	14.9%	381,810	353,292	8.1%
	Days on Market	50	10	400.0%	34	13	161.5%
	Percent of Original	99.9%	97.1%	2.9%	99.6%	99.7%	-0.1%
Median	Sale Price	389,900	350,000	11.4%	350,000	325,000	7.7%
	Days on Market	9	4	125.0%	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 15 contracts for sale were written in Douglas County during the month of April, down from 23 in 2022. The median list price of these homes was \$389,900, up from \$350,000 the prior year.

Half of the homes that went under contract in April were on the market less than 9 days, compared to 4 days in April 2022.

History of Contracts Written

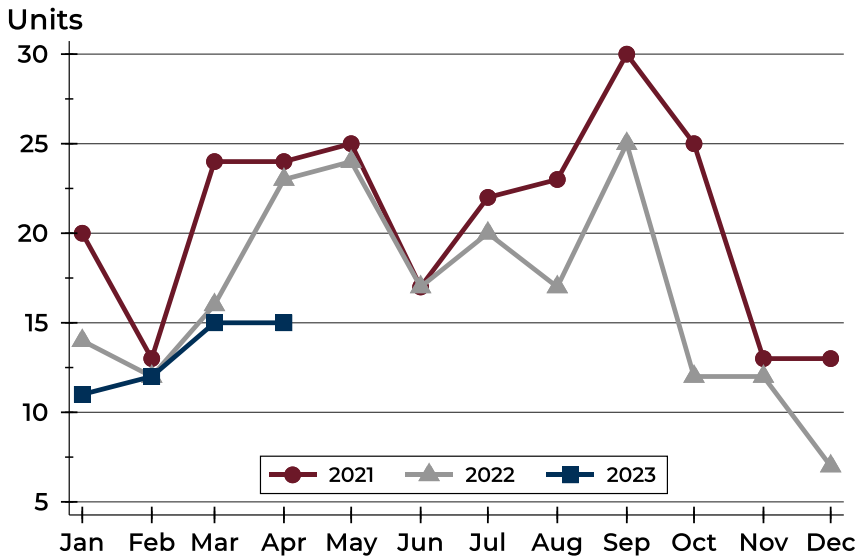
Units





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	20	14	11
February	13	12	12
March	24	16	15
April	24	23	15
May	25	24	
June	17	17	
July	22	20	
August	23	17	
September	30	25	
October	25	12	
November	13	12	
December	13	7	

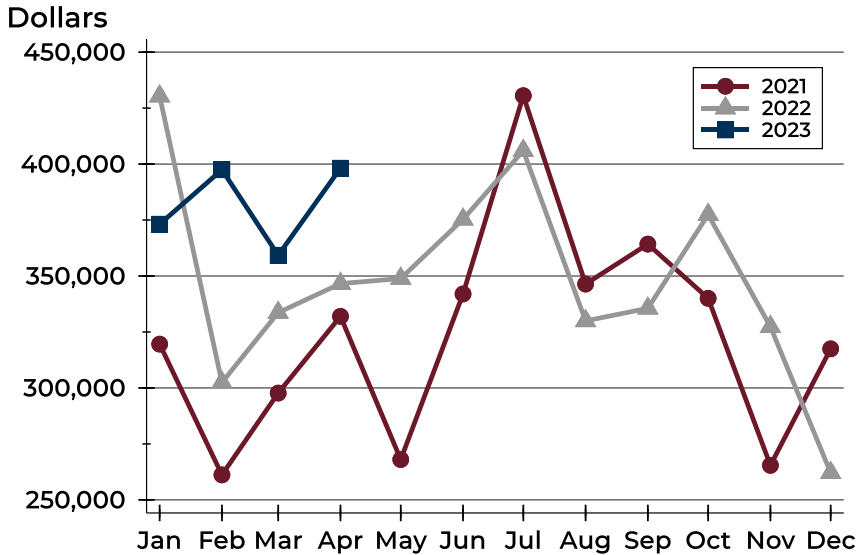
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	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-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	20.0%	228,000	225,000	11	5	100.0%	100.0%
\$250,000-\$299,999	1	6.7%	269,000	269,000	0	0	100.0%	100.0%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	4	26.7%	379,950	380,000	2	2	101.1%	100.0%
\$400,000-\$449,999	1	6.7%	445,000	445,000	71	71	92.5%	92.5%
\$450,000-\$499,999	4	26.7%	463,675	462,450	151	173	100.6%	100.0%
\$500,000-\$599,999	1	6.7%	580,000	580,000	28	28	100.0%	100.0%
\$600,000-\$749,999	1	6.7%	620,000	620,000	9	9	100.0%	100.0%
\$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



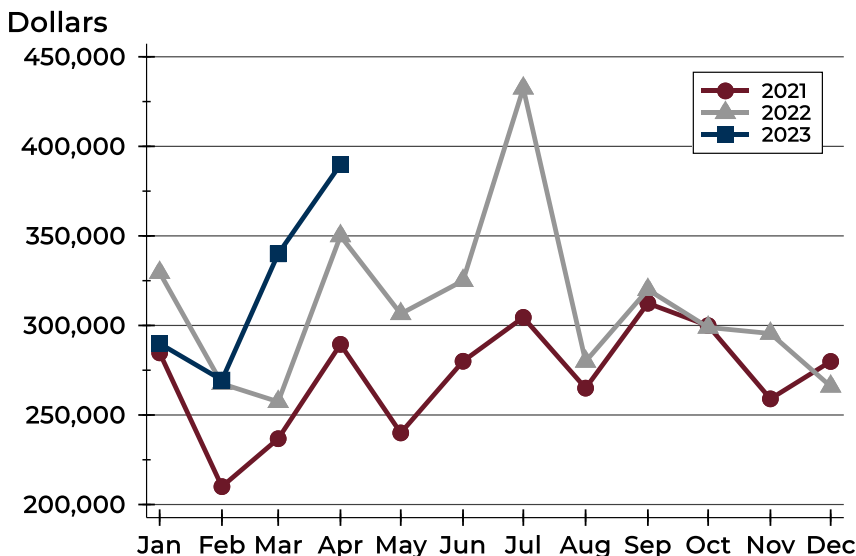
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	319,578	430,343	373,164
February	261,162	302,442	397,462
March	297,704	333,644	359,273
April	331,975	346,590	398,167
May	268,014	348,894	
June	341,985	375,329	
July	430,550	406,000	
August	346,406	329,949	
September	364,257	335,566	
October	340,039	377,404	
November	265,431	327,367	
December	317,469	262,129	

Median Price

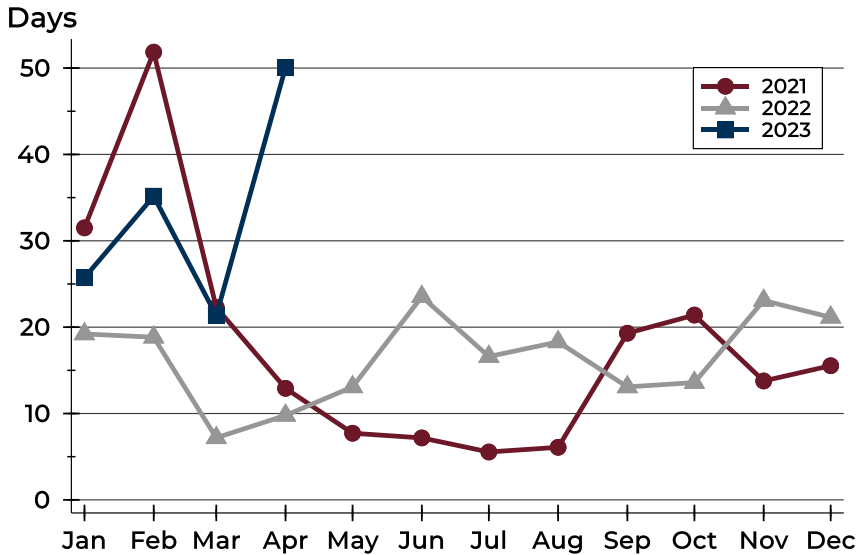


Month	2021	2022	2023
January	284,700	329,500	289,900
February	210,000	267,450	269,500
March	236,750	257,400	340,000
April	289,450	350,000	389,900
May	240,000	306,500	
June	280,000	325,000	
July	304,500	432,450	
August	265,000	279,900	
September	312,400	320,000	
October	299,900	298,900	
November	259,000	295,500	
December	279,900	266,000	



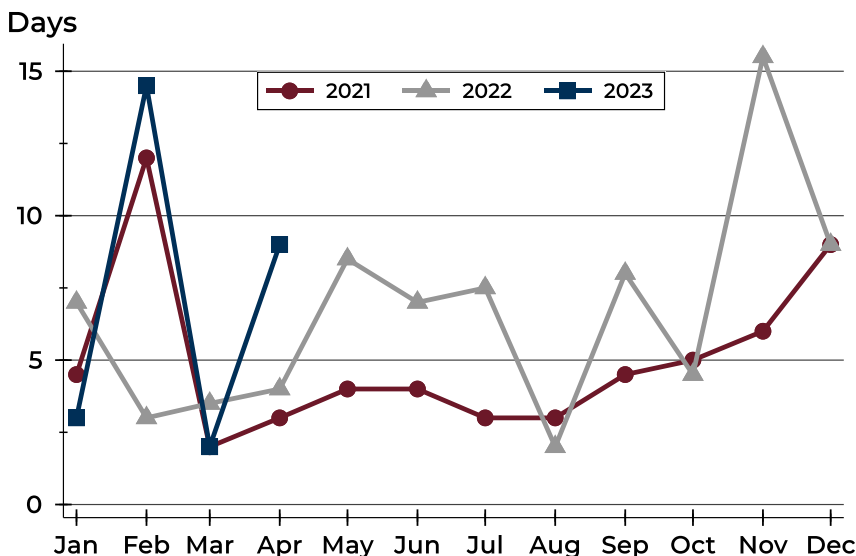
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	32	19	26
February	52	19	35
March	22	7	21
April	13	10	50
May	8	13	
June	7	24	
July	6	17	
August	6	18	
September	19	13	
October	21	14	
November	14	23	
December	16	21	

Median DOM



Month	2021	2022	2023
January	5	7	3
February	12	3	15
March	2	4	2
April	3	4	9
May	4	9	
June	4	7	
July	3	8	
August	3	2	
September	5	8	
October	5	5	
November	6	16	
December	9	9	



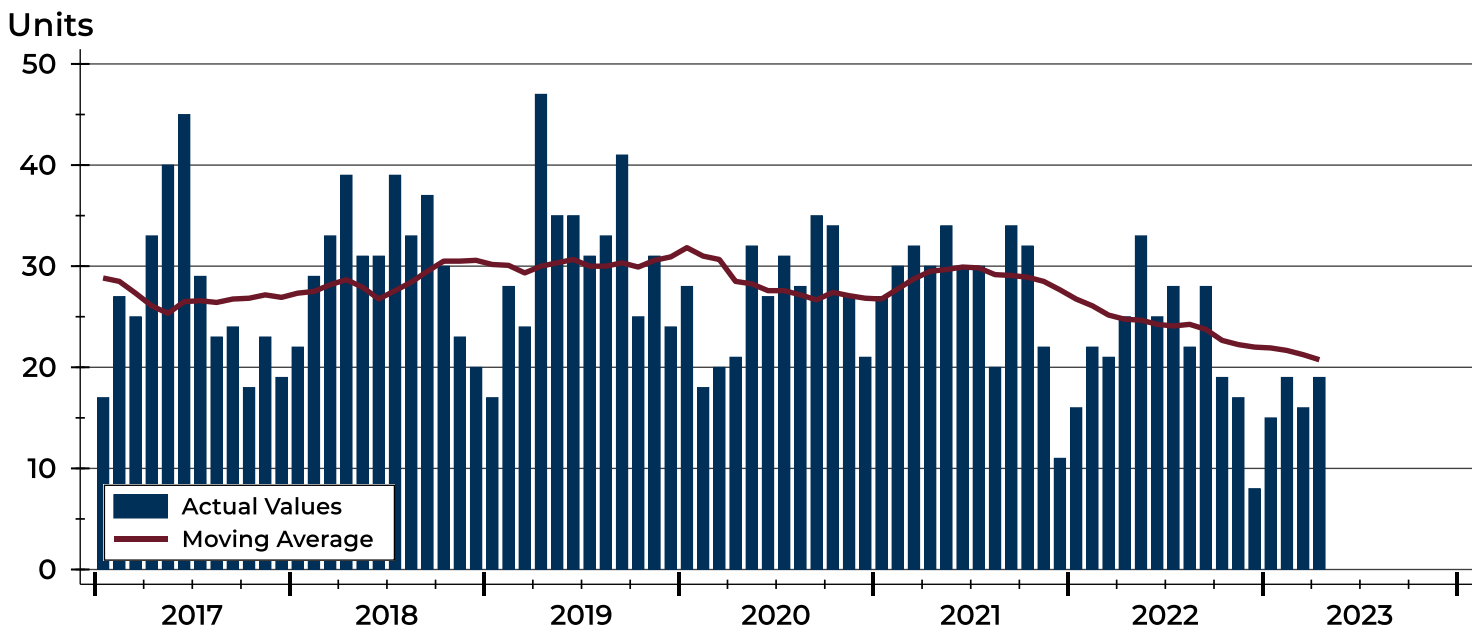
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of April 2022	Change
Pending Contracts		19	25	-24.0%
Volume (1,000s)		7,131	8,142	-12.4%
Average	List Price	375,321	325,680	15.2%
	Days on Market	30	7	328.6%
	Percent of Original	100.1%	97.7%	2.5%
Median	List Price	369,900	325,000	13.8%
	Days on Market	4	4	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in Douglas County had contracts pending at the end of April, down from 25 contracts pending at the end of April 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.

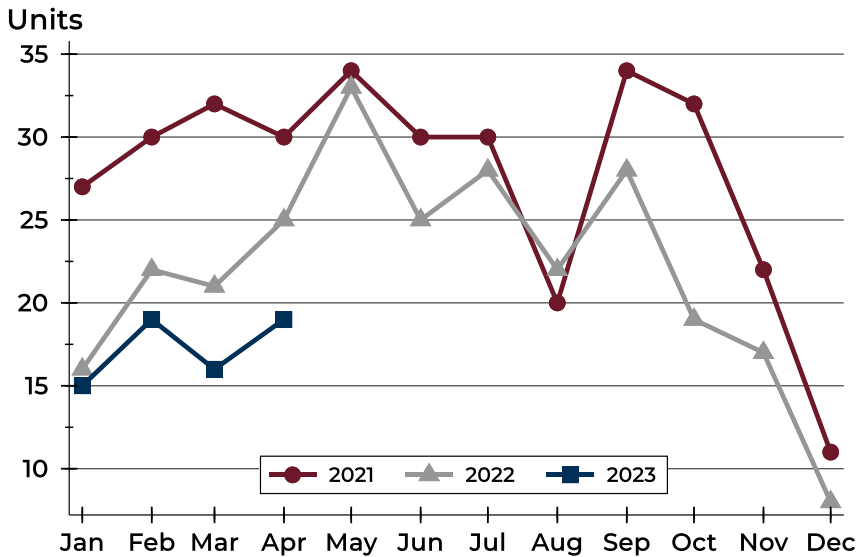
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	27	16	15
February	30	22	19
March	32	21	16
April	30	25	19
May	34	33	
June	30	25	
July	30	28	
August	20	22	
September	34	28	
October	32	19	
November	22	17	
December	11	8	

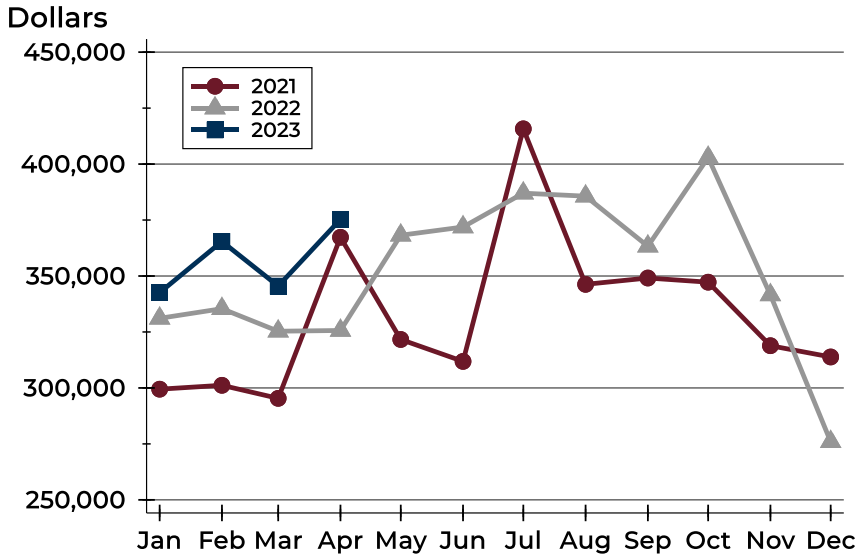
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	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-\$149,999	1	5.3%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	15.8%	228,000	225,000	11	5	100.0%	100.0%
\$250,000-\$299,999	2	10.5%	279,450	279,450	1	1	100.0%	100.0%
\$300,000-\$349,999	2	10.5%	312,400	312,400	2	2	100.0%	100.0%
\$350,000-\$399,999	5	26.3%	376,940	385,000	3	3	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	3	15.8%	463,233	459,900	144	174	100.7%	100.0%
\$500,000-\$599,999	1	5.3%	580,000	580,000	28	28	100.0%	100.0%
\$600,000-\$749,999	2	10.5%	642,500	642,500	23	23	100.0%	100.0%
\$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



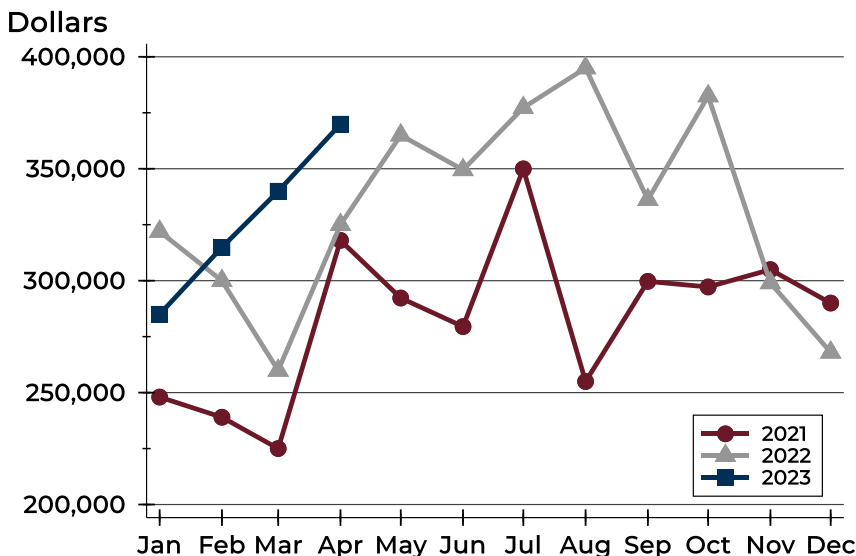
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	299,446	331,106	342,573
February	301,182	335,409	365,442
March	295,359	325,338	345,506
April	367,297	325,680	375,321
May	321,660	368,205	
June	311,863	371,892	
July	415,745	387,004	
August	346,287	385,661	
September	349,103	363,319	
October	347,239	402,934	
November	318,870	341,553	
December	313,845	275,988	

Median Price

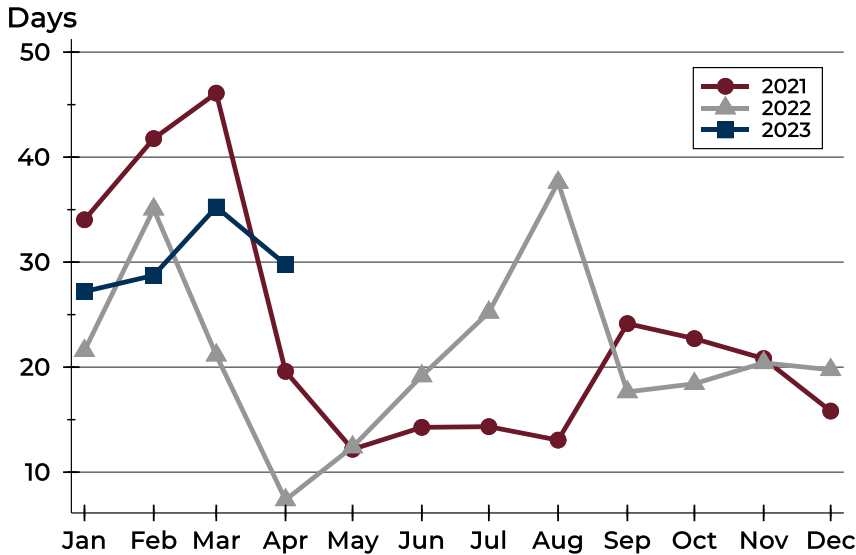


Month	2021	2022	2023
January	248,000	321,950	285,000
February	239,000	299,950	314,900
March	225,000	259,900	339,950
April	318,000	325,000	369,900
May	292,250	365,000	
June	279,500	349,500	
July	349,950	377,250	
August	254,950	395,000	
September	299,700	336,200	
October	297,200	382,500	
November	304,950	299,000	
December	290,000	268,000	



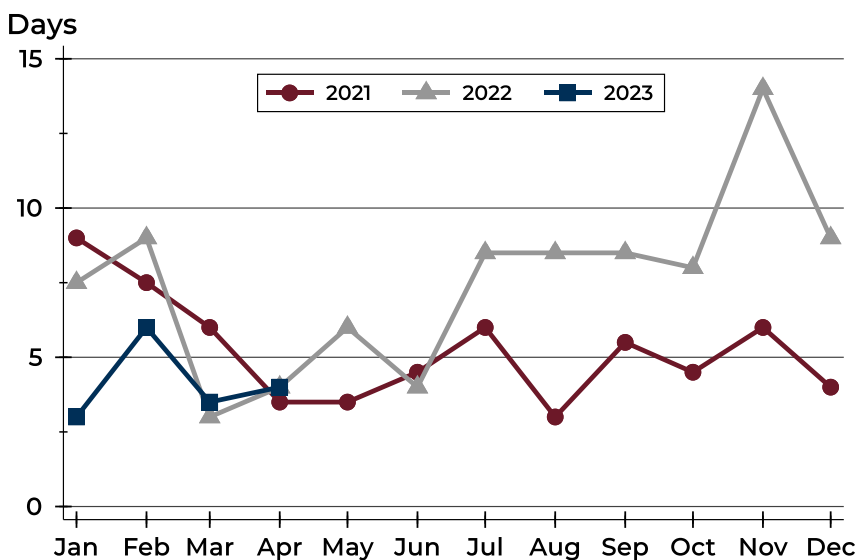
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	34	22	27
February	42	35	29
March	46	21	35
April	20	7	30
May	12	12	
June	14	19	
July	14	25	
August	13	38	
September	24	18	
October	23	18	
November	21	20	
December	16	20	

Median DOM



Month	2021	2022	2023
January	9	8	3
February	8	9	6
March	6	3	4
April	4	4	4
May	4	6	
June	5	4	
July	6	9	
August	3	9	
September	6	9	
October	5	8	
November	6	14	
December	4	9	