



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Remained Constant in November

Total home sales in Douglas County remained at 15 units last month, the same as in November 2022. Total sales volume was \$5.5 million, up from a year earlier.

The median sale price in November was \$375,000, up from \$340,000 a year earlier. Homes that sold in November were typically on the market for 5 days and sold for 100.0% of their list prices.

Douglas County Active Listings Down at End of November

The total number of active listings in Douglas County at the end of November was 30 units, down from 33 at the same point in 2022. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$477,450.

During November, a total of 13 contracts were written up from 12 in November 2022. At the end of the month, there were 19 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		15	15	26	147	191	233
Change from prior year		0.0%	-42.3%	0.0%	-23.0%	-18.0%	0.4%
Active Listings		30	33	21	N/A	N/A	N/A
Change from prior year		-9.1%	57.1%	-36.4%			
Months' Supply		2.2	1.9	1.0	N/A	N/A	N/A
Change from prior year		15.8%	90.0%	-37.5%			
New Listings		7	12	13	194	250	260
Change from prior year		-41.7%	-7.7%	-7.1%	-22.4%	-3.8%	-4.8%
Contracts Written		13	12	13	157	193	236
Change from prior year		8.3%	-7.7%	-27.8%	-18.7%	-18.2%	1.3%
Pending Contracts		19	17	22	N/A	N/A	N/A
Change from prior year		11.8%	-22.7%	-18.5%			
Sales Volume (1,000s)		5,515	5,296	9,353	54,281	67,383	76,275
Change from prior year		4.1%	-43.4%	16.4%	-19.4%	-11.7%	13.0%
Average	Sale Price	367,647	353,067	359,738	369,260	352,790	327,362
	Change from prior year	4.1%	-1.9%	16.4%	4.7%	7.8%	12.5%
	List Price of Actives	530,438	478,162	427,369	N/A	N/A	N/A
	Change from prior year	10.9%	11.9%	-1.5%			
	Days on Market	29	16	25	29	15	18
Change from prior year	81.3%	-36.0%	47.1%	93.3%	-16.7%	-35.7%	
Percent of List	98.2%	98.7%	100.1%	99.1%	99.6%	100.4%	
Change from prior year	-0.5%	-1.4%	1.3%	-0.5%	-0.8%	1.1%	
Percent of Original	96.0%	100.4%	97.5%	98.0%	98.8%	99.1%	
Change from prior year	-4.4%	3.0%	-0.4%	-0.8%	-0.3%	0.6%	
Median	Sale Price	375,000	340,000	289,500	345,000	325,000	275,000
	Change from prior year	10.3%	17.4%	0.7%	6.2%	18.2%	5.8%
	List Price of Actives	477,450	420,000	389,000	N/A	N/A	N/A
	Change from prior year	13.7%	8.0%	30.1%			
	Days on Market	5	3	6	6	5	4
Change from prior year	66.7%	-50.0%	-14.3%	20.0%	25.0%	-42.9%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

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



Douglas County (Excluding Lawrence) Closed Listings Analysis

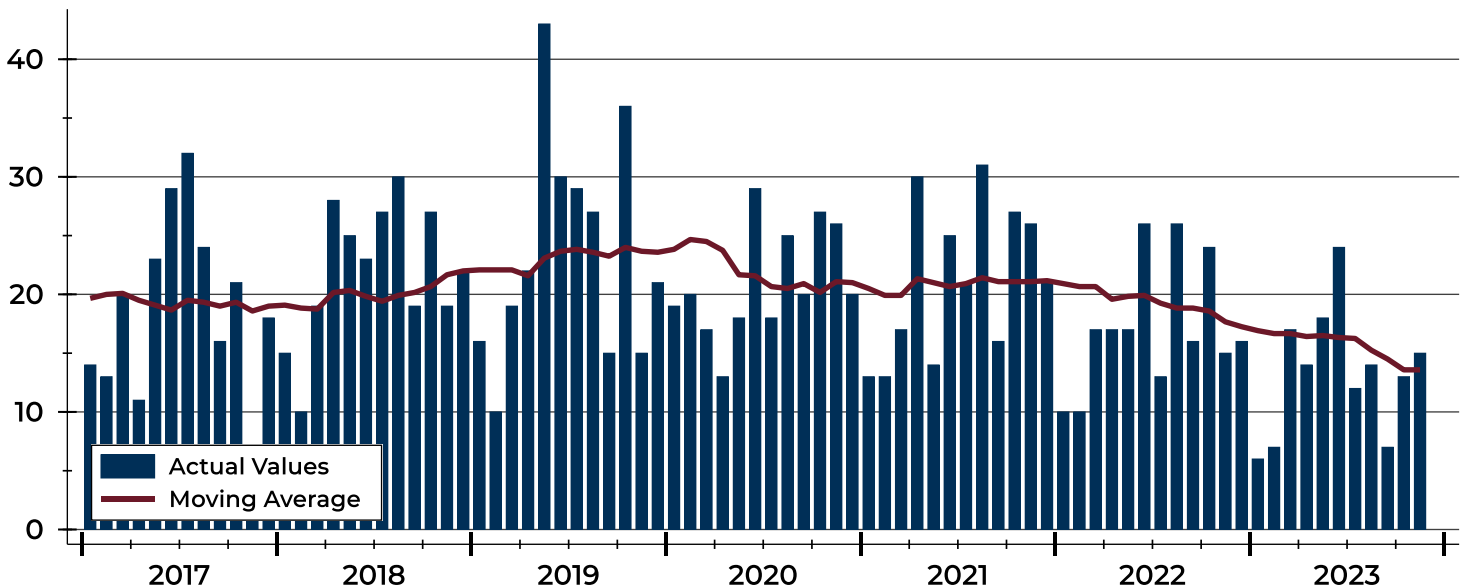
Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		15	15	0.0%	147	191	-23.0%
Volume (1,000s)		5,515	5,296	4.1%	54,281	67,383	-19.4%
Months' Supply		2.2	1.9	15.8%	N/A	N/A	N/A
Average	Sale Price	367,647	353,067	4.1%	369,260	352,790	4.7%
	Days on Market	29	16	81.3%	29	15	93.3%
	Percent of List	98.2%	98.7%	-0.5%	99.1%	99.6%	-0.5%
	Percent of Original	96.0%	100.4%	-4.4%	98.0%	98.8%	-0.8%
Median	Sale Price	375,000	340,000	10.3%	345,000	325,000	6.2%
	Days on Market	5	3	66.7%	6	5	20.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 15 homes sold in Douglas County in November, showing no change from November 2022. Total sales volume rose to \$5.5 million compared to \$5.3 million in the previous year.

The median sales price in November was \$375,000, up 10.3% compared to the prior year. Median days on market was 5 days, down from 11 days in October, but up from 3 in November 2022.

History of Closed Listings

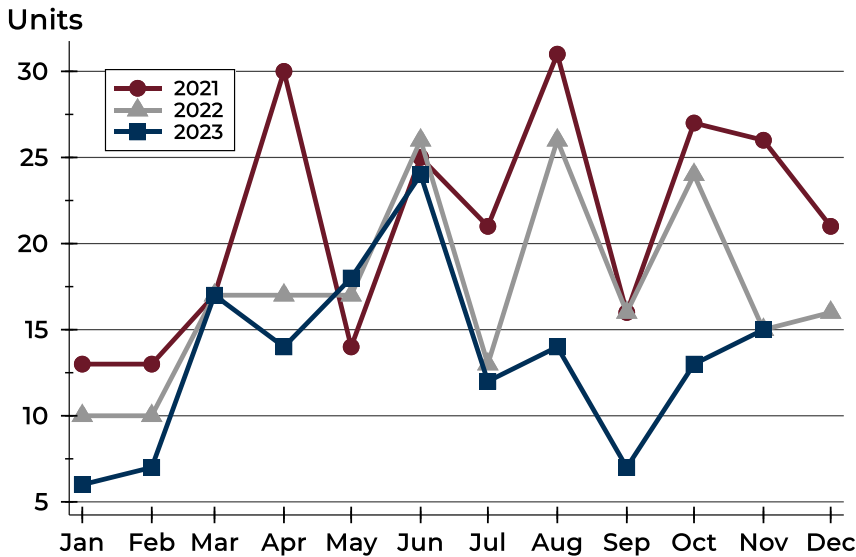
Units





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	18
June	25	26	24
July	21	13	12
August	31	26	14
September	16	16	7
October	27	24	13
November	26	15	15
December	21	16	

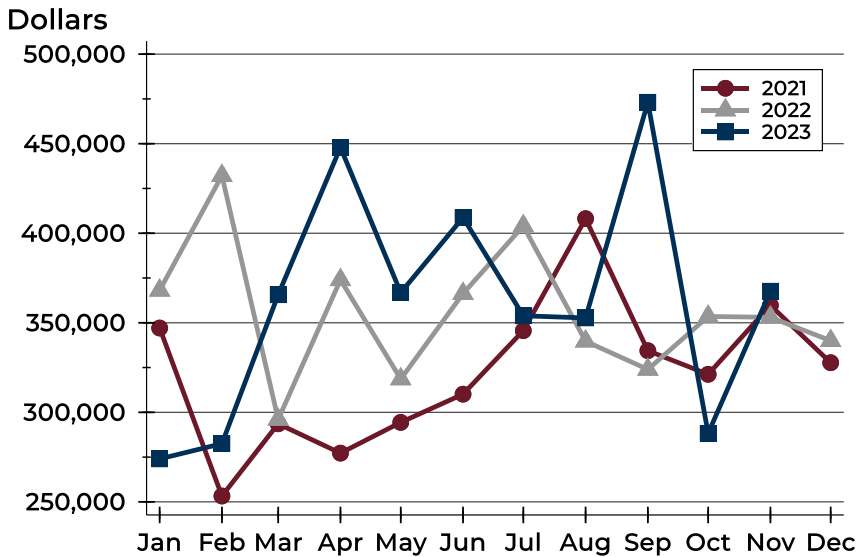
Closed Listings by Price Range

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	1	6.7%	3.0	126,000	126,000	112	112	90.0%	90.0%	81.3%	81.3%
\$150,000-\$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	1	6.7%	2.2	237,000	237,000	4	4	103.1%	103.1%	103.1%	103.1%
\$250,000-\$299,999	3	20.0%	1.7	286,267	283,000	6	5	102.0%	102.1%	102.0%	102.1%
\$300,000-\$349,999	1	6.7%	0.6	348,000	348,000	58	58	92.8%	92.8%	89.3%	89.3%
\$350,000-\$399,999	4	26.7%	0.4	373,738	377,475	49	9	96.0%	98.2%	90.9%	91.5%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	4	26.7%	1.6	464,988	455,000	10	4	100.7%	100.0%	100.7%	100.0%
\$500,000-\$599,999	1	6.7%	4.8	590,000	590,000	7	7	94.4%	94.4%	94.4%	94.4%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



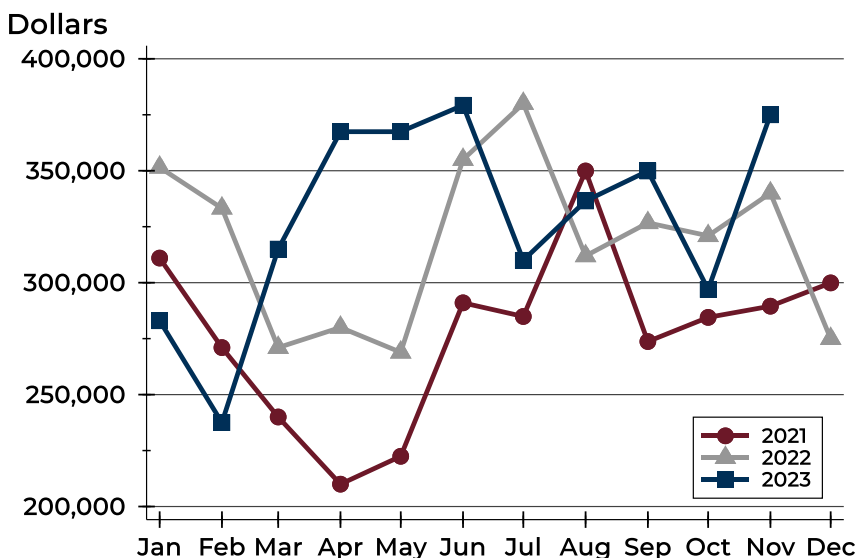
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	366,850
June	310,146	366,298	408,741
July	345,614	404,092	353,919
August	408,148	339,712	352,714
September	334,425	323,954	473,129
October	321,227	353,529	288,268
November	359,738	353,067	367,647
December	327,702	339,975	

Median Price

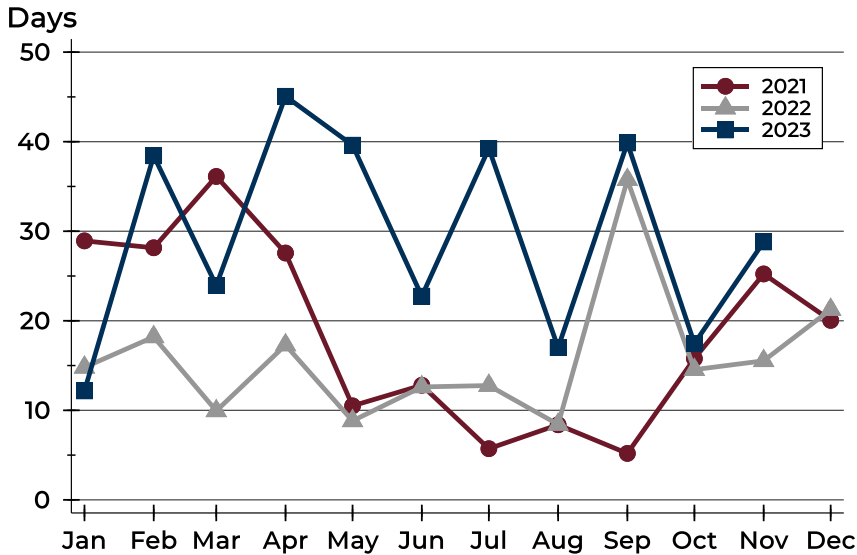


Month	2021	2022	2023
January	311,000	351,500	283,000
February	271,000	333,250	237,500
March	240,000	271,000	315,000
April	210,000	280,000	367,450
May	222,450	268,900	367,450
June	291,000	355,000	379,250
July	284,900	380,000	310,000
August	349,900	311,950	336,500
September	273,700	326,735	349,900
October	284,500	320,950	296,985
November	289,500	340,000	375,000
December	299,900	275,000	



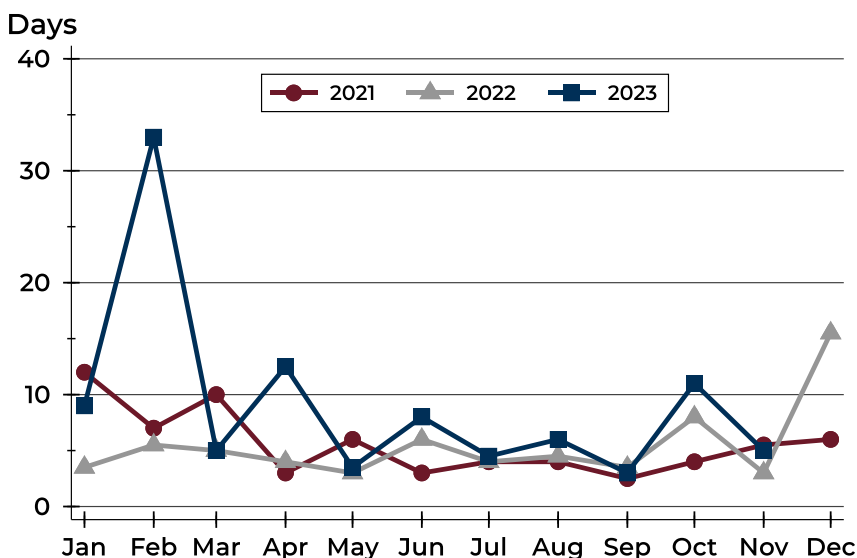
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	40
June	13	13	23
July	6	13	39
August	8	8	17
September	5	36	40
October	16	15	17
November	25	16	29
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	4
June	3	6	8
July	4	4	5
August	4	5	6
September	3	4	3
October	4	8	11
November	6	3	5
December	6	16	



Douglas County (Excluding Lawrence) Active Listings Analysis

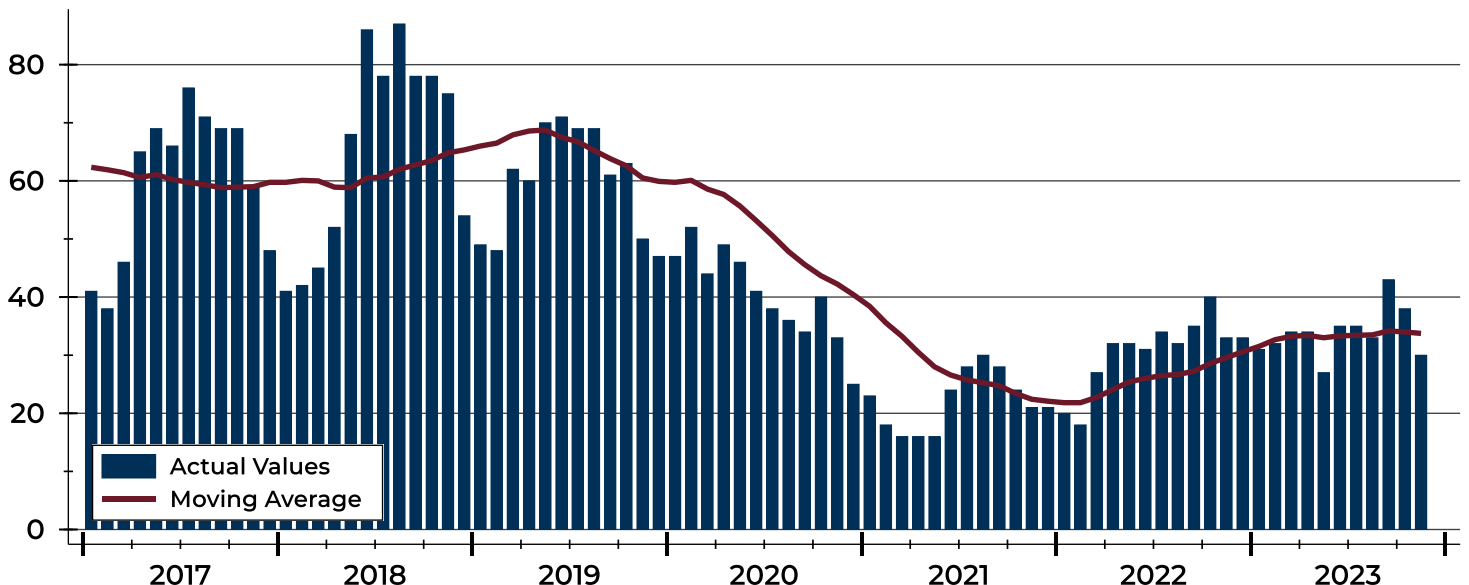
Summary Statistics for Active Listings		2023	2022	Change
Active Listings		30	33	-9.1%
Volume (1,000s)		15,913	15,779	0.8%
Months' Supply		2.2	1.9	15.8%
Average	List Price	530,438	478,162	10.9%
	Days on Market	80	60	33.3%
	Percent of Original	98.2%	97.9%	0.3%
Median	List Price	477,450	420,000	13.7%
	Days on Market	63	42	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in Douglas County at the end of November. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of November was \$477,450, up 13.7% from 2022. The typical time on market for active listings was 63 days, up from 42 days a year earlier.

History of Active Listings

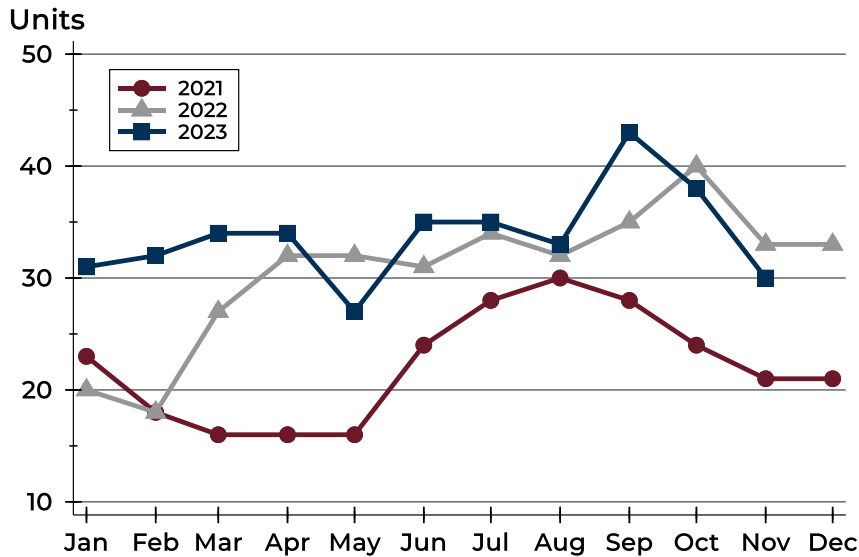
Units





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	23	20	31
February	18	18	32
March	16	27	34
April	16	32	34
May	16	32	27
June	24	31	35
July	28	34	35
August	30	32	33
September	28	35	43
October	24	40	38
November	21	33	30
December	21	33	30

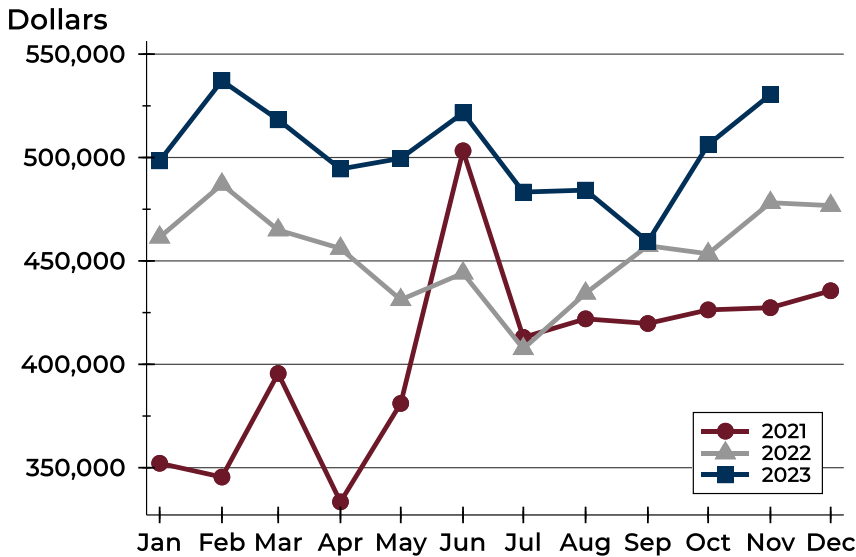
Active Listings by Price Range

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 \$50,000	1	3.3%	N/A	1,500	1,500	7	7	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	3.3%	3.0	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	13.3%	2.2	225,463	225,950	39	43	97.9%	98.4%
\$250,000-\$299,999	4	13.3%	1.7	279,350	283,750	60	68	94.4%	94.0%
\$300,000-\$349,999	1	3.3%	0.6	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	1	3.3%	0.4	354,900	354,900	67	67	98.6%	98.6%
\$400,000-\$449,999	2	6.7%	N/A	432,500	432,500	104	104	96.7%	96.7%
\$450,000-\$499,999	2	6.7%	1.6	477,450	477,450	81	81	100.0%	100.0%
\$500,000-\$599,999	4	13.3%	4.8	544,950	544,900	81	91	98.5%	98.7%
\$600,000-\$749,999	3	10.0%	N/A	679,667	675,000	58	59	100.0%	100.0%
\$750,000-\$999,999	5	16.7%	N/A	852,780	849,900	113	63	99.2%	100.0%
\$1,000,000 and up	2	6.7%	N/A	1,400,000	1,400,000	212	212	99.2%	99.2%



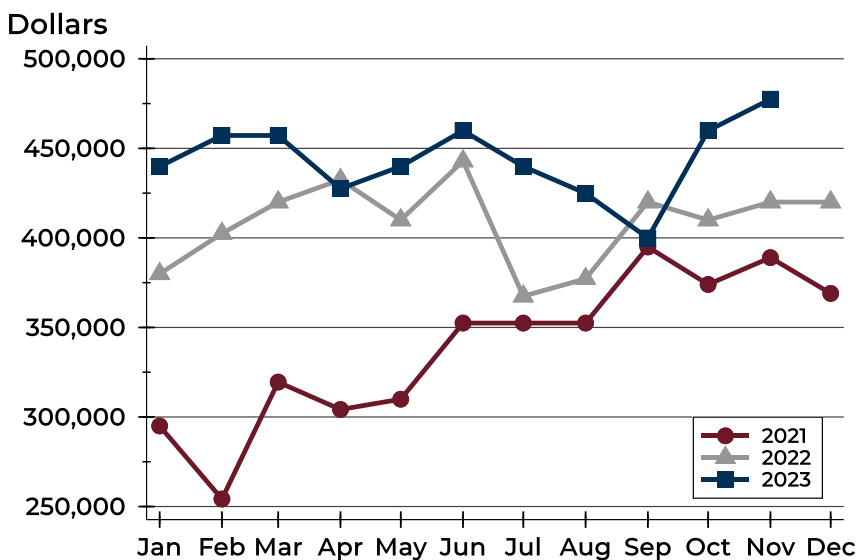
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2021	2022	2023
January	352,137	461,451	498,411
February	345,489	487,044	537,148
March	395,581	464,954	518,268
April	333,478	456,028	494,481
May	381,094	431,219	499,596
June	503,244	444,073	521,596
July	413,024	407,518	483,293
August	421,996	434,338	484,236
September	419,736	457,347	459,359
October	426,332	453,461	506,221
November	427,369	478,162	530,438
December	435,574	476,750	

Median Price

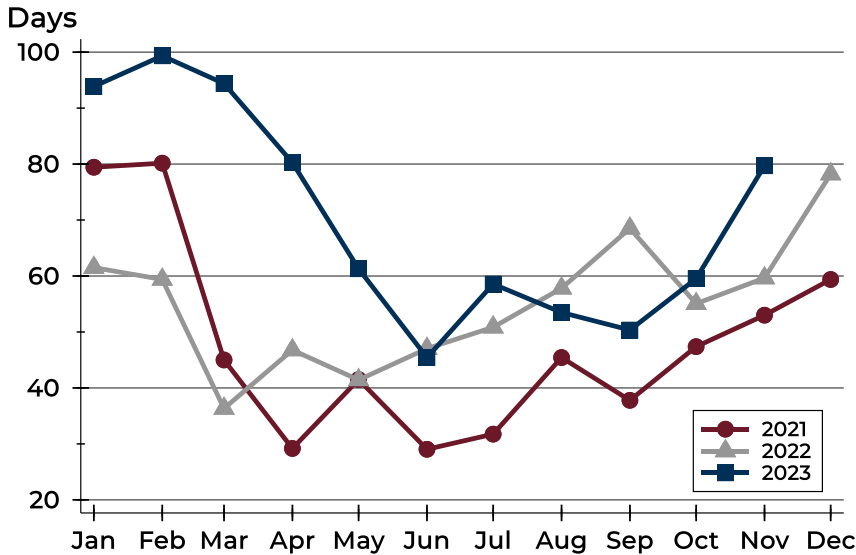


Month	2021	2022	2023
January	295,000	379,950	439,900
February	254,200	402,450	457,200
March	319,500	420,000	457,200
April	304,200	432,450	427,500
May	309,950	410,000	439,900
June	352,450	442,900	459,900
July	352,450	367,450	439,900
August	352,450	377,200	424,900
September	394,950	420,000	399,950
October	374,000	409,975	459,900
November	389,000	420,000	477,450
December	369,000	420,000	



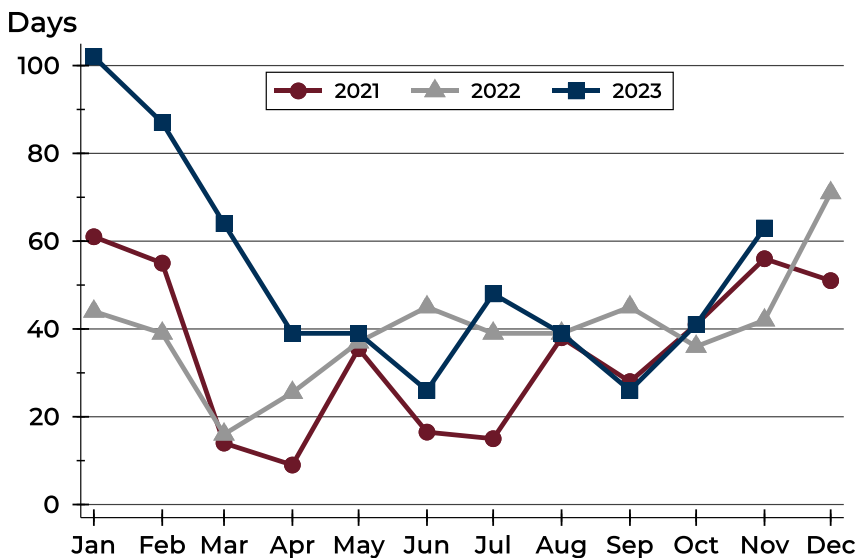
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	79	62	94
February	80	59	99
March	45	36	94
April	29	47	80
May	42	41	61
June	29	47	45
July	32	51	59
August	45	58	53
September	38	69	50
October	47	55	60
November	53	60	80
December	59	78	

Median DOM

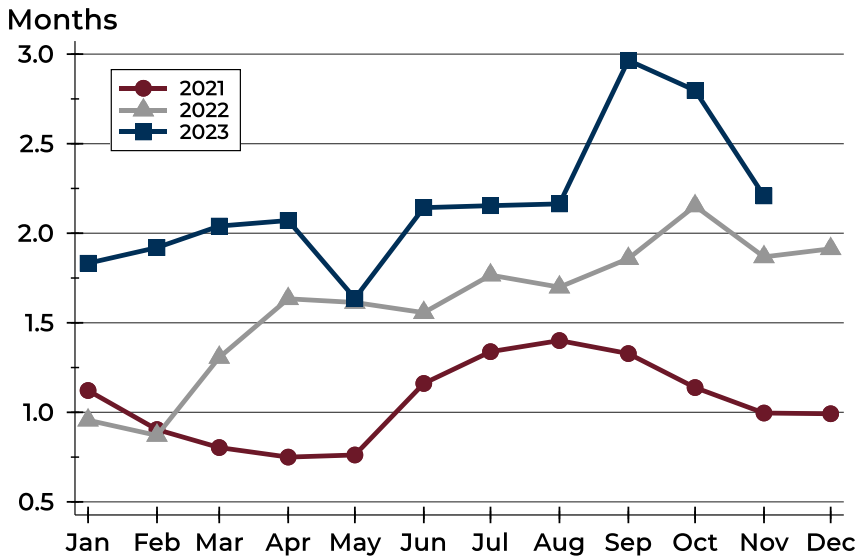


Month	2021	2022	2023
January	61	44	102
February	55	39	87
March	14	16	64
April	9	26	39
May	36	37	39
June	17	45	26
July	15	39	48
August	38	39	39
September	28	45	26
October	41	36	41
November	56	42	63
December	51	71	



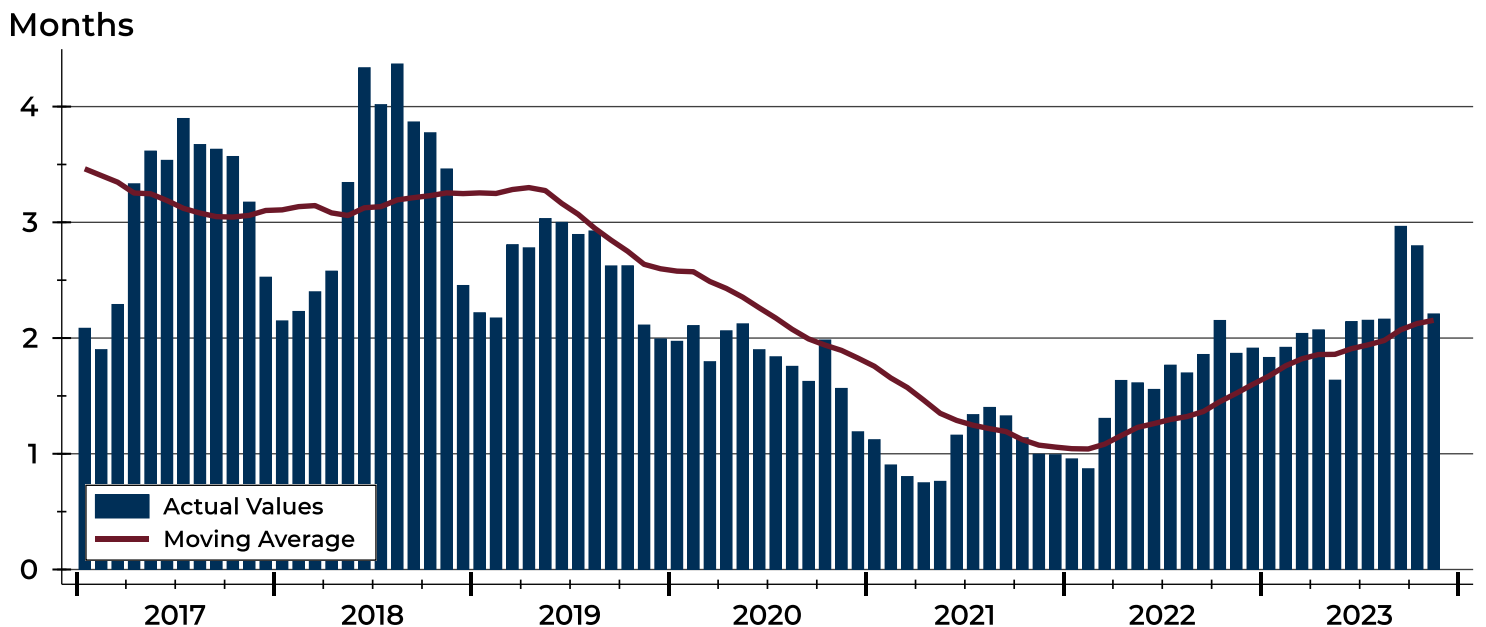
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	2.1
May	0.8	1.6	1.6
June	1.2	1.6	2.1
July	1.3	1.8	2.2
August	1.4	1.7	2.2
September	1.3	1.9	3.0
October	1.1	2.2	2.8
November	1.0	1.9	2.2
December	1.0	1.9	2.2

History of Month's Supply





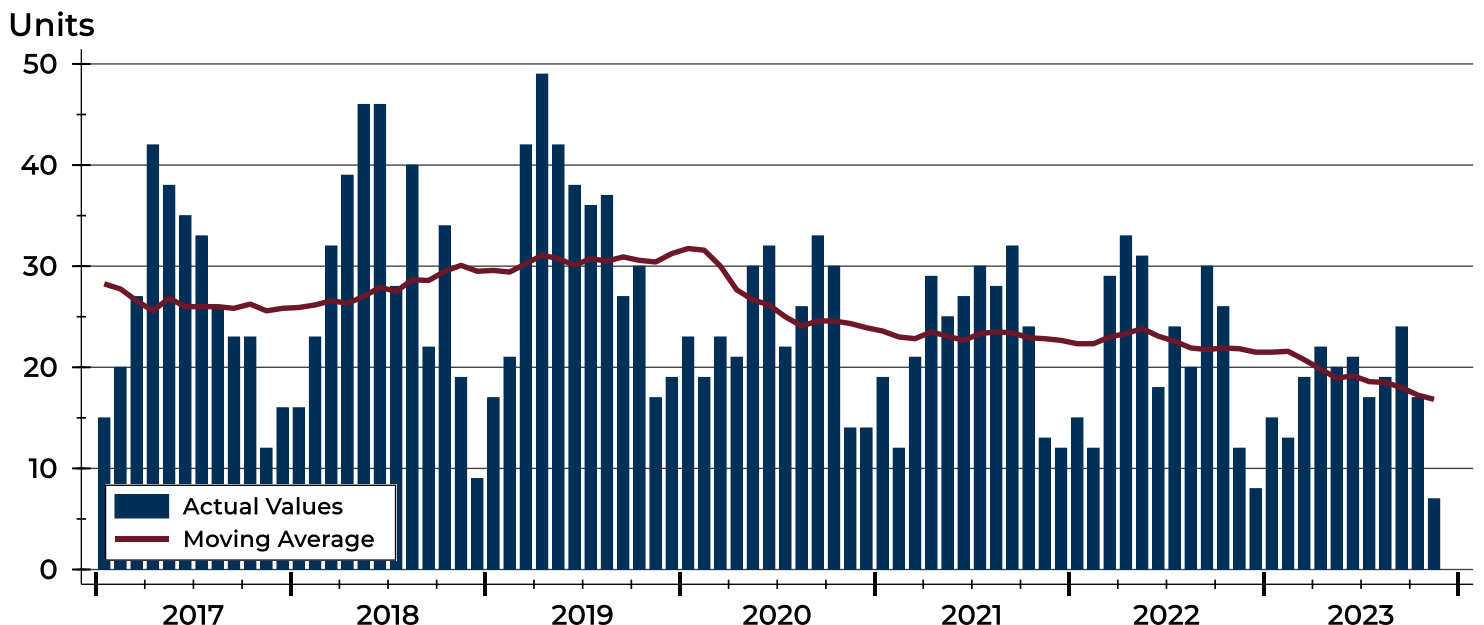
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	7	12	-41.7%
	Volume (1,000s)	3,273	5,220	-37.3%
	Average List Price	467,629	434,958	7.5%
	Median List Price	350,000	389,450	-10.1%
Year-to-Date	New Listings	194	250	-22.4%
	Volume (1,000s)	82,361	93,355	-11.8%
	Average List Price	424,542	373,418	13.7%
	Median List Price	375,000	346,200	8.3%

A total of 7 new listings were added in Douglas County during November, down 41.7% from the same month in 2022. Year-to-date Douglas County has seen 194 new listings.

The median list price of these homes was \$350,000 down from \$389,450 in 2022.

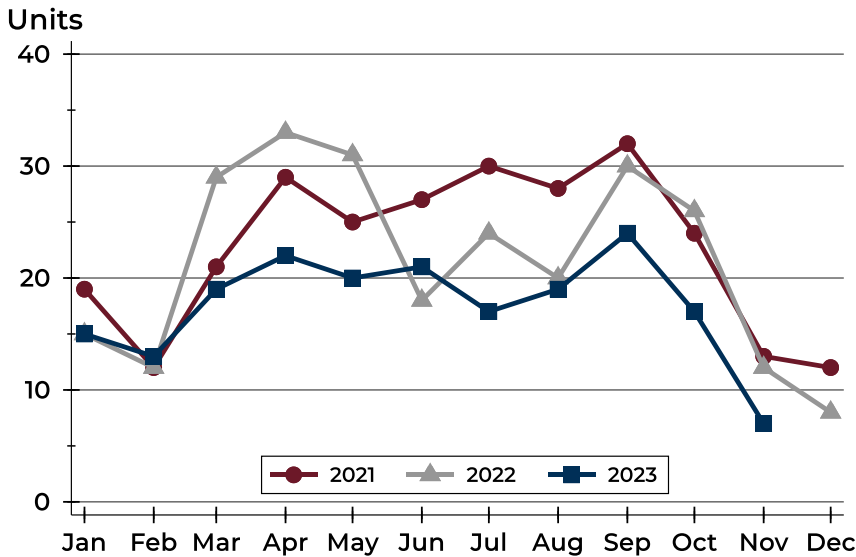
History of New Listings





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	19
April	29	33	22
May	25	31	20
June	27	18	21
July	30	24	17
August	28	20	19
September	32	30	24
October	24	26	17
November	13	12	7
December	12	8	

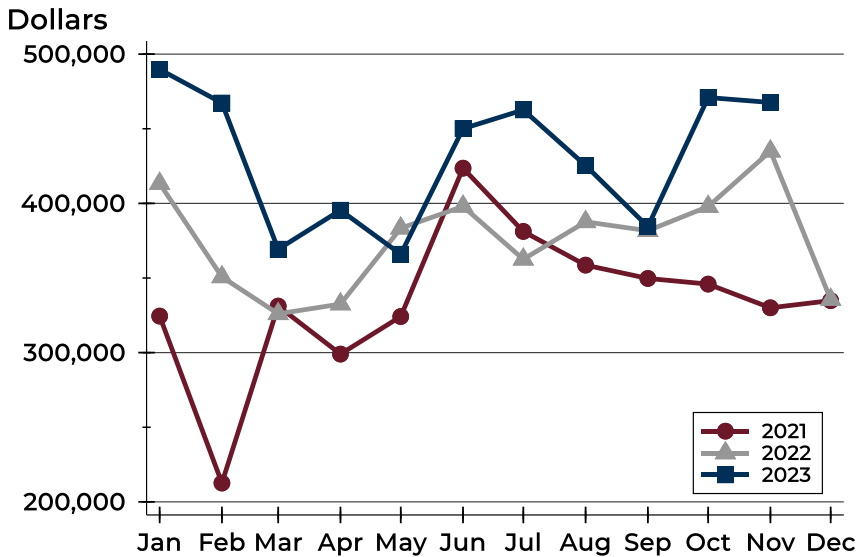
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	1	14.3%	1,500	1,500	12	12	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	1	14.3%	194,900	194,900	8	8	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	270,000	270,000	3	3	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	1	14.3%	350,000	350,000	6	6	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	14.3%	532,000	532,000	1	1	100.0%	100.0%
\$600,000-\$749,999	1	14.3%	600,000	600,000	2	2	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	1	14.3%	1,325,000	1,325,000	8	8	100.0%	100.0%



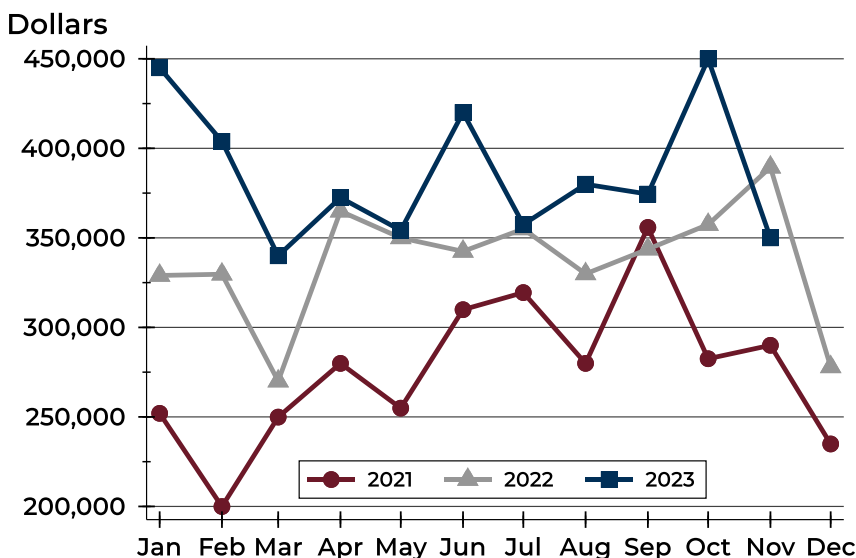
Douglas County (Excluding Lawrence) New Listings Analysis

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	369,332
April	299,009	332,542	395,430
May	324,190	383,381	365,950
June	423,602	397,978	450,052
July	381,211	362,533	462,641
August	358,637	387,640	425,403
September	349,719	381,707	384,429
October	345,919	397,898	470,941
November	330,035	434,958	467,629
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	340,000
April	279,900	364,900	372,450
May	254,900	350,000	354,200
June	309,900	342,450	419,990
July	319,450	355,000	357,500
August	279,900	329,900	379,950
September	355,825	343,700	374,450
October	282,500	357,450	449,900
November	290,000	389,450	350,000
December	234,900	277,950	



Douglas County (Excluding Lawrence) Contracts Written Analysis

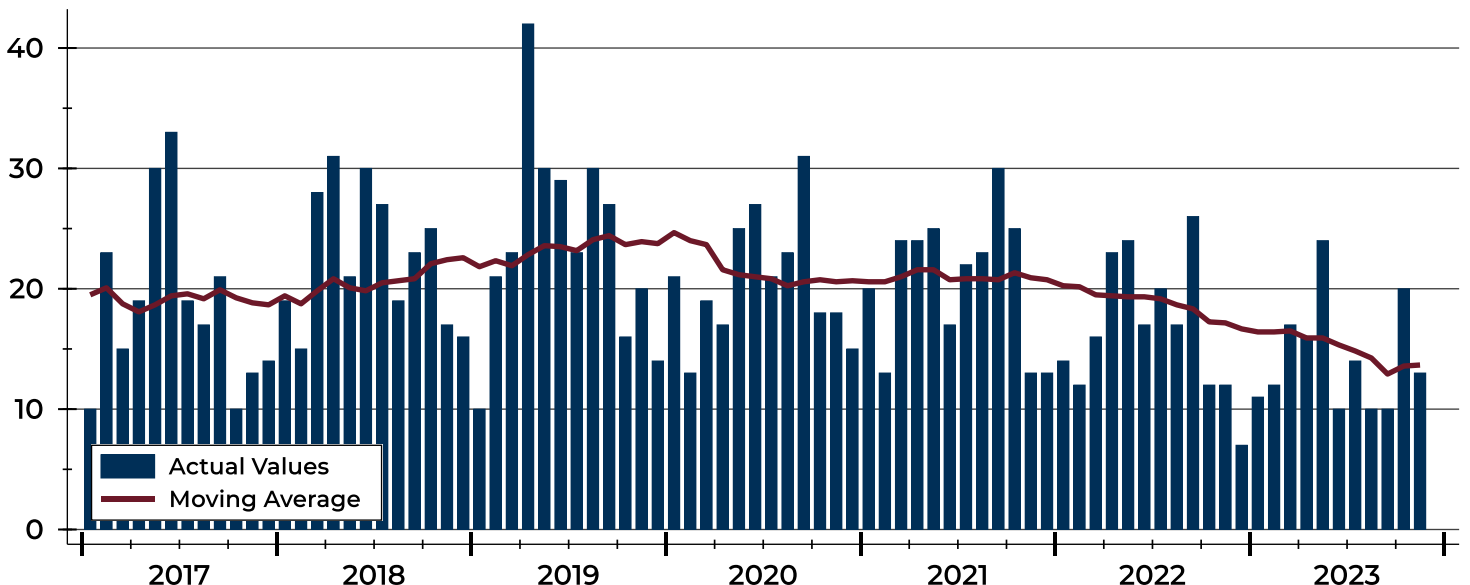
Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		13	12	8.3%	157	193	-18.7%
Volume (1,000s)		5,579	3,928	42.0%	59,903	68,652	-12.7%
Average	Sale Price	429,138	327,367	31.1%	381,550	355,708	7.3%
	Days on Market	27	23	17.4%	31	15	106.7%
	Percent of Original	96.1%	93.6%	2.7%	98.0%	98.1%	-0.1%
Median	Sale Price	414,900	295,500	40.4%	359,900	320,000	12.5%
	Days on Market	25	16	56.3%	7	5	40.0%
	Percent of Original	100.0%	95.4%	4.8%	100.0%	100.0%	0.0%

A total of 13 contracts for sale were written in Douglas County during the month of November, up from 12 in 2022. The median list price of these homes was \$414,900, up from \$295,500 the prior year.

Half of the homes that went under contract in November were on the market less than 25 days, compared to 16 days in November 2022.

History of Contracts Written

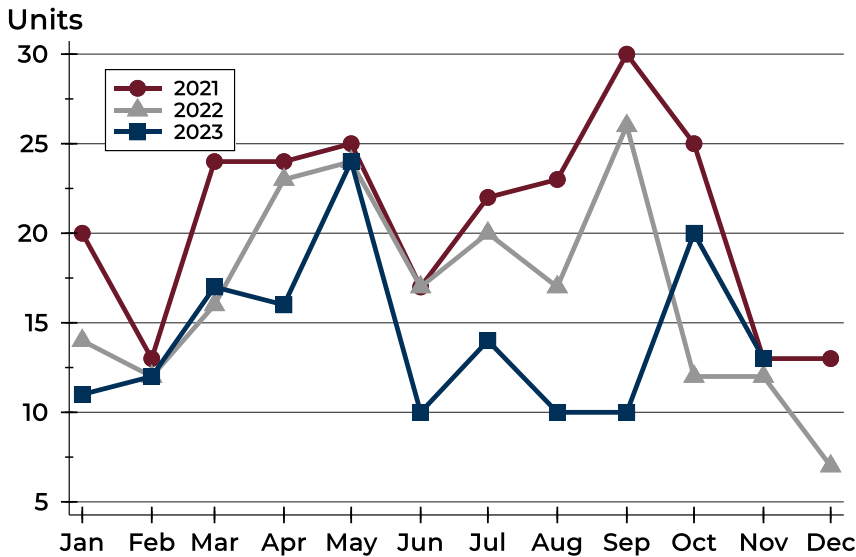
Units





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	17
April	24	23	16
May	25	24	24
June	17	17	10
July	22	20	14
August	23	17	10
September	30	26	10
October	25	12	20
November	13	12	13
December	13	7	13

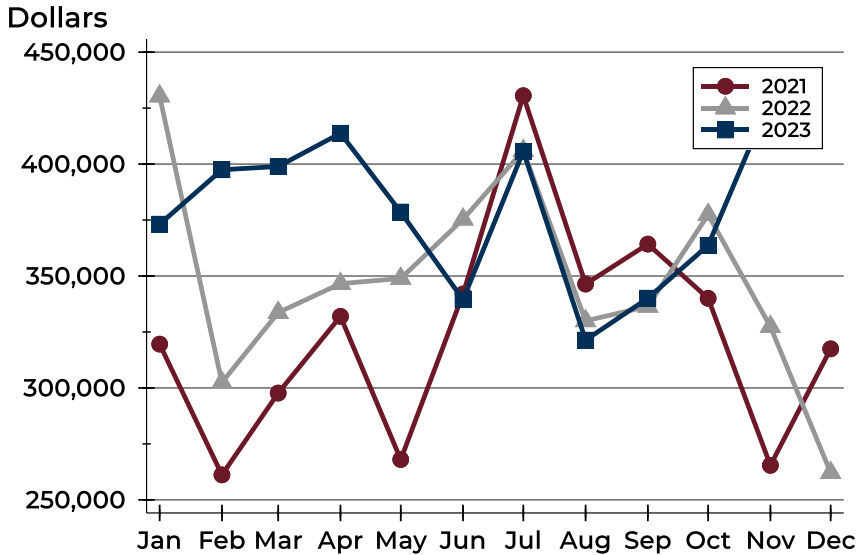
Contracts Written by Price Range

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	1	7.7%	194,900	194,900	8	8	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	7.7%	270,000	270,000	3	3	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	30.8%	373,250	372,000	48	58	93.0%	92.5%
\$400,000-\$449,999	1	7.7%	414,900	414,900	25	25	96.5%	96.5%
\$450,000-\$499,999	2	15.4%	462,000	462,000	32	32	90.4%	90.4%
\$500,000-\$599,999	2	15.4%	528,500	528,500	14	14	100.0%	100.0%
\$600,000-\$749,999	2	15.4%	612,500	612,500	14	14	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



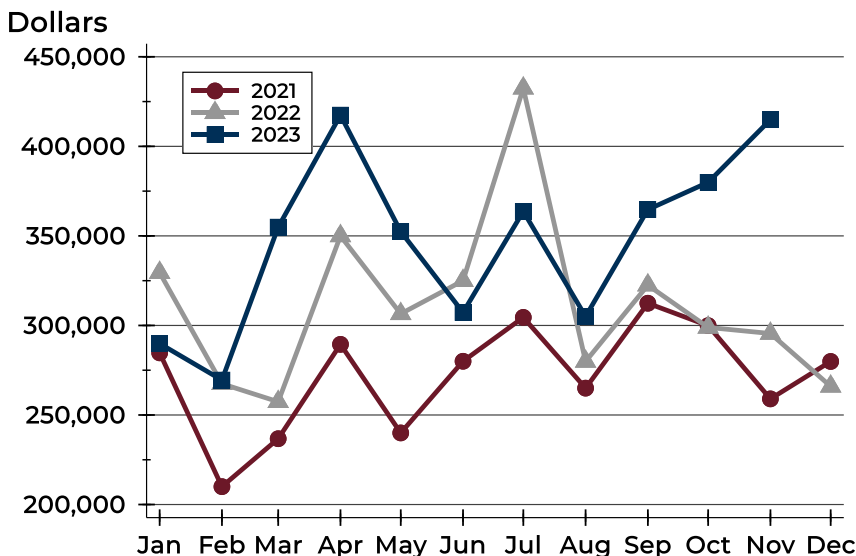
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	398,926
April	331,975	346,590	413,775
May	268,014	348,894	378,555
June	341,985	375,329	339,420
July	430,550	406,000	405,700
August	346,406	329,949	321,360
September	364,257	336,429	340,084
October	340,039	377,404	363,715
November	265,431	327,367	429,138
December	317,469	262,129	

Median Price

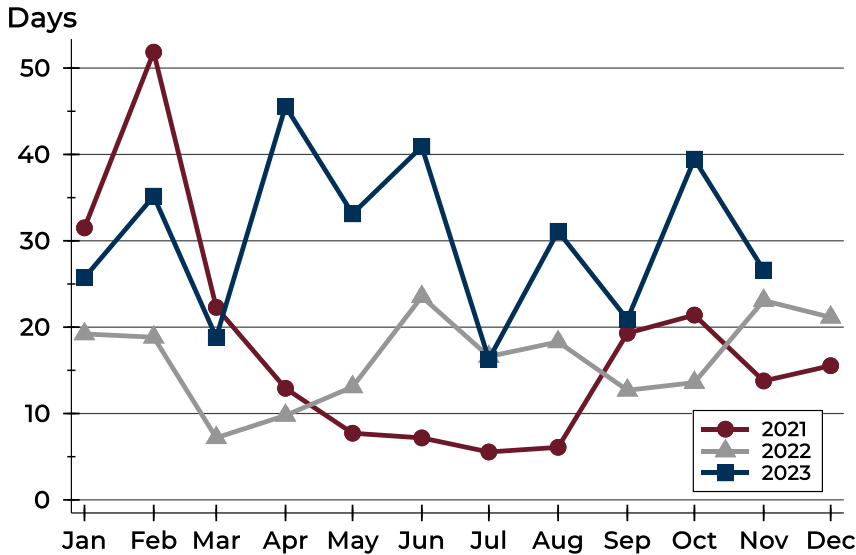


Month	2021	2022	2023
January	284,700	329,500	289,900
February	210,000	267,450	269,500
March	236,750	257,400	354,900
April	289,450	350,000	417,450
May	240,000	306,500	352,450
June	280,000	325,000	307,250
July	304,500	432,450	363,700
August	265,000	279,900	305,000
September	312,400	322,500	364,700
October	299,900	298,900	379,900
November	259,000	295,500	414,900
December	279,900	266,000	



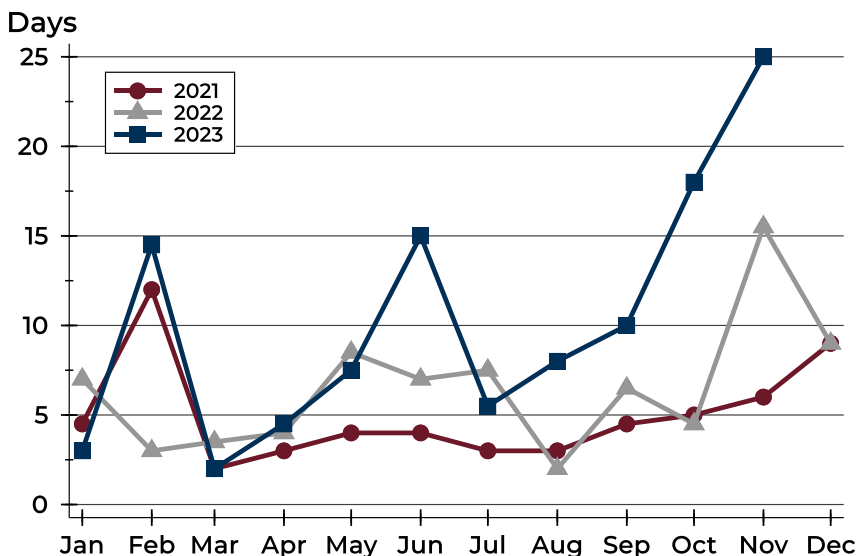
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	32	19	26
February	52	19	35
March	22	7	19
April	13	10	46
May	8	13	33
June	7	24	41
July	6	17	16
August	6	18	31
September	19	13	21
October	21	14	39
November	14	23	27
December	16	21	

Median DOM



Month	2021	2022	2023
January	5	7	3
February	12	3	15
March	2	4	2
April	3	4	5
May	4	9	8
June	4	7	15
July	3	8	6
August	3	2	8
September	5	7	10
October	5	5	18
November	6	16	25
December	9	9	



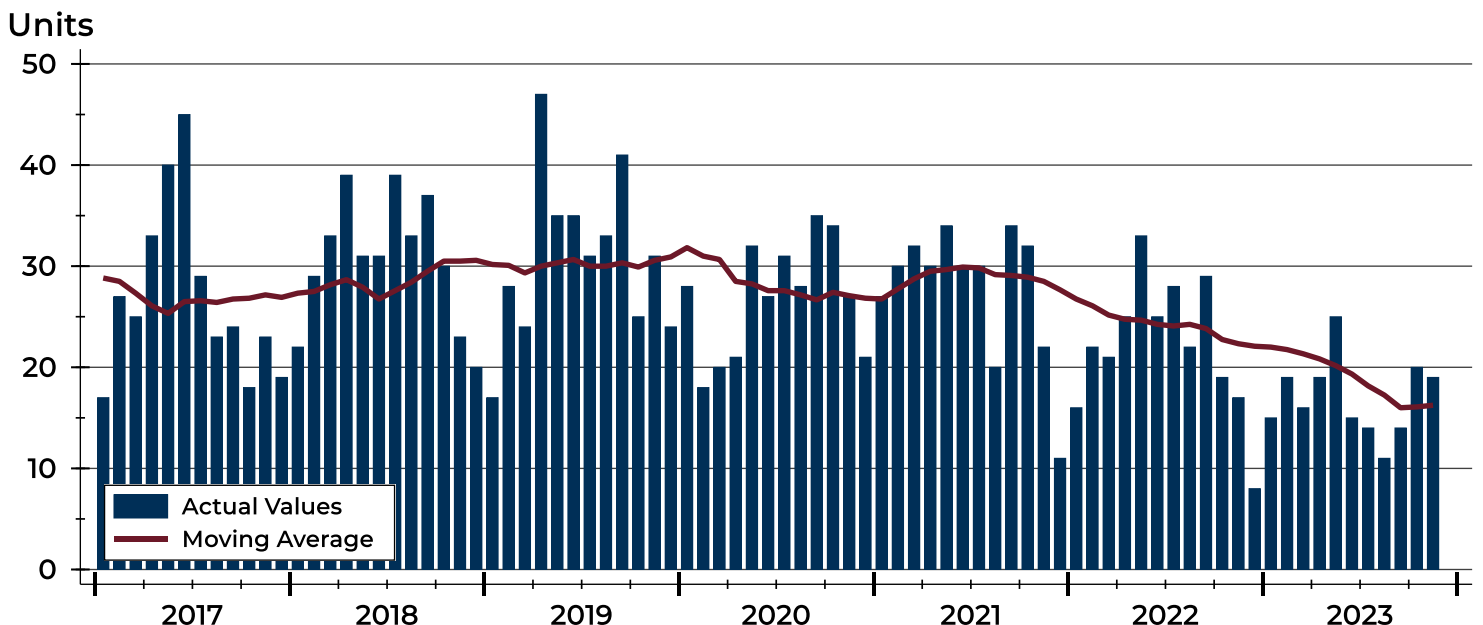
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		19	17	11.8%
Volume (1,000s)		7,612	5,806	31.1%
Average	List Price	400,608	341,553	17.3%
	Days on Market	38	20	90.0%
	Percent of Original	96.7%	99.2%	-2.5%
Median	List Price	399,950	299,000	33.8%
	Days on Market	26	14	85.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in Douglas County had contracts pending at the end of November, up from 17 contracts pending at the end of November 2022.

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

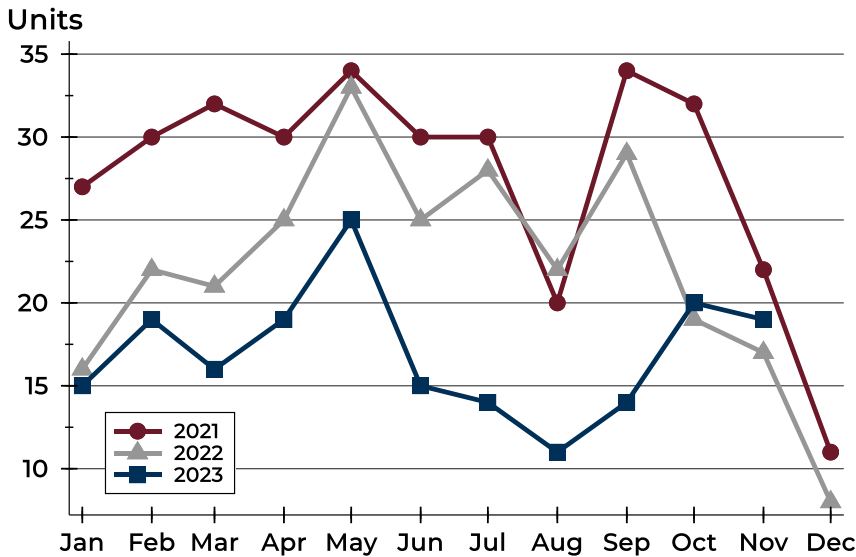
History of Pending Contracts





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	25
June	30	25	15
July	30	28	14
August	20	22	11
September	34	29	14
October	32	19	20
November	22	17	19
December	11	8	19

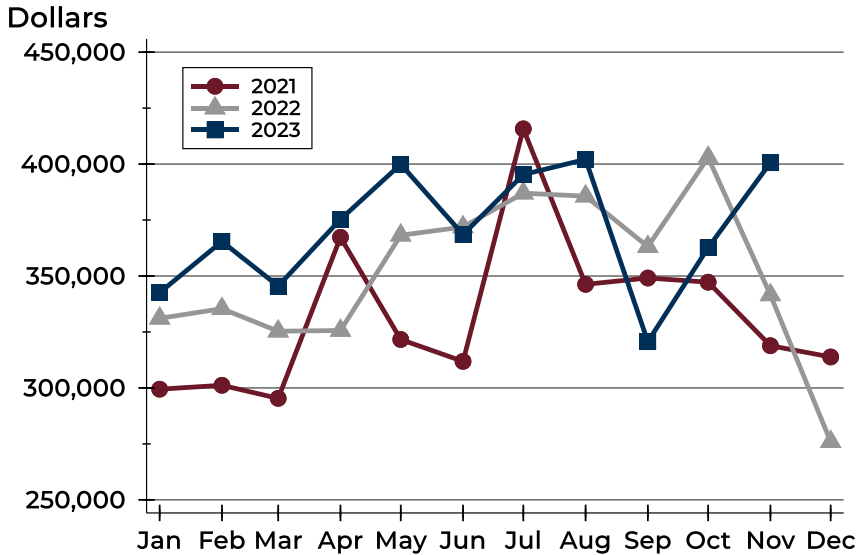
Pending Contracts by Price Range

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	2	10.5%	191,950	191,950	11	11	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	5.3%	270,000	270,000	3	3	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	6	31.6%	378,808	377,450	56	58	94.9%	93.5%
\$400,000-\$449,999	2	10.5%	412,400	412,400	31	31	96.5%	96.5%
\$450,000-\$499,999	2	10.5%	472,000	472,000	84	84	91.4%	91.4%
\$500,000-\$599,999	3	15.8%	522,333	525,000	33	26	97.6%	100.0%
\$600,000-\$749,999	2	10.5%	612,500	612,500	14	14	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



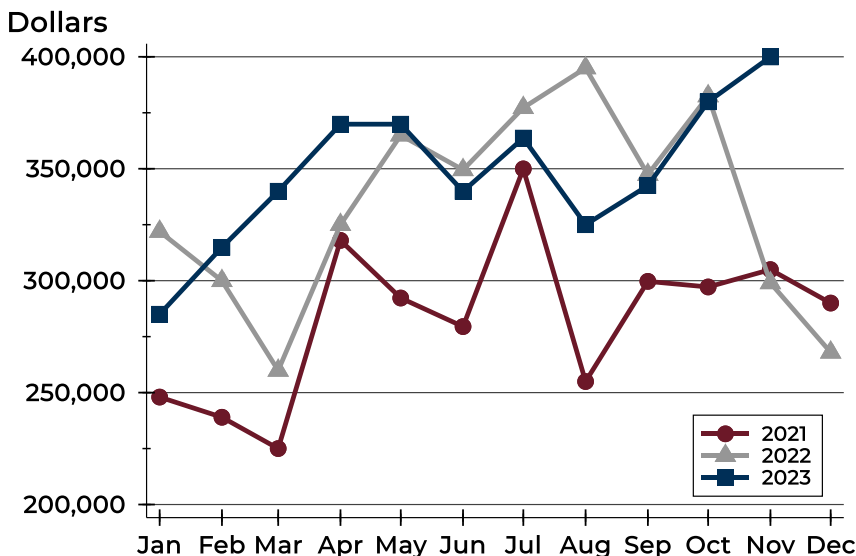
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	399,913
June	311,863	371,892	368,533
July	415,745	387,004	395,307
August	346,287	385,661	402,100
September	349,103	363,136	320,653
October	347,239	402,934	362,668
November	318,870	341,553	400,608
December	313,845	275,988	-

Median Price

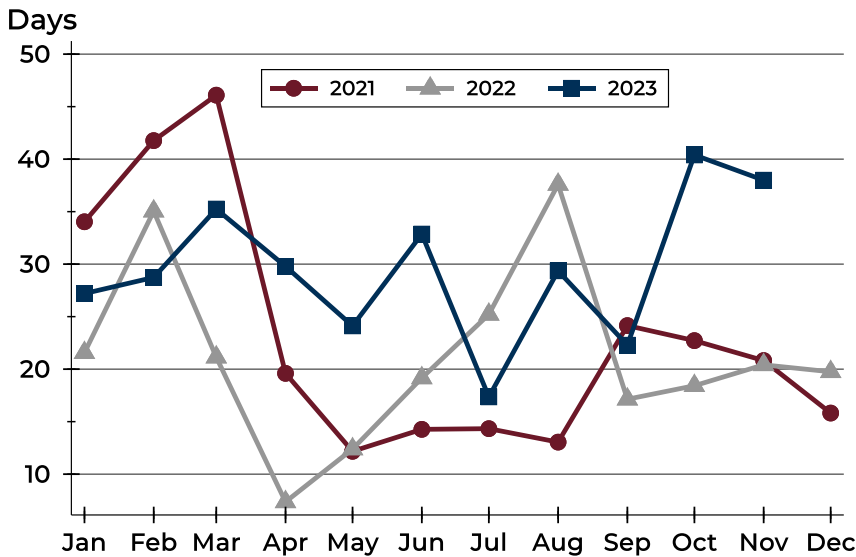


Month	2021	2022	2023
January	248,000	321,950	285,000
February	239,000	299,950	314,900
March	225,000	259,900	339,950
April	318,000	325,000	369,900
May	292,250	365,000	369,900
June	279,500	349,500	339,900
July	349,950	377,250	363,700
August	254,950	395,000	325,000
September	299,700	347,400	342,450
October	297,200	382,500	379,925
November	304,950	299,000	399,950
December	290,000	268,000	-



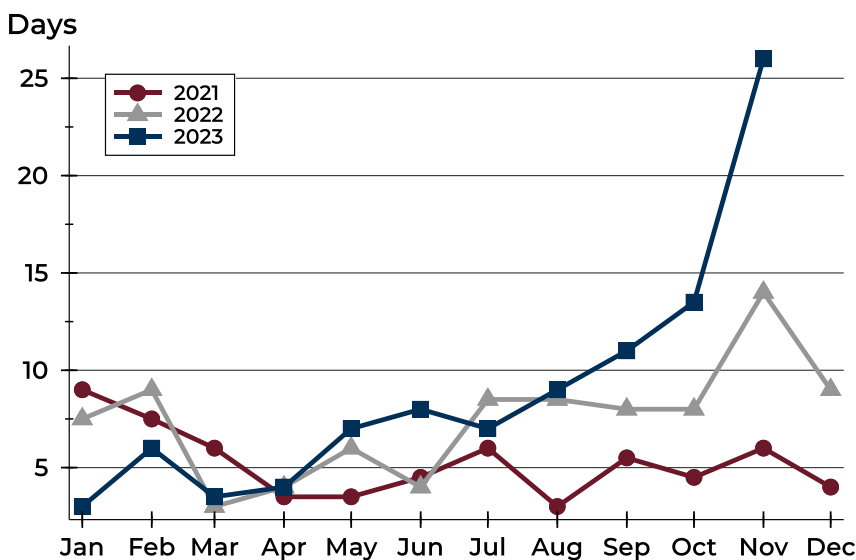
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	24
June	14	19	33
July	14	25	17
August	13	38	29
September	24	17	22
October	23	18	40
November	21	20	38
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	7
June	5	4	8
July	6	9	7
August	3	9	9
September	6	8	11
October	5	8	14
November	6	14	26
December	4	9	