



**October  
2023**

# Lawrence MLS Statistics



## Douglas County (Excluding Lawrence) Housing Report



### Market Overview

#### Douglas County Home Sales Fell in October

Total home sales in Douglas County fell last month to 13 units, compared to 24 units in October 2022. Total sales volume was \$3.7 million, down from a year earlier.

The median sale price in October was \$296,985, down from \$320,950 a year earlier. Homes that sold in October were typically on the market for 11 days and sold for 98.6% of their list prices.

#### Douglas County Active Listings Down at End of October

The total number of active listings in Douglas County at the end of October was 39 units, down from 40 at the same point in 2022. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$459,900.

During October, a total of 20 contracts were written up from 12 in October 2022. At the end of the month, there were 20 contracts still pending.

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**October  
2023**

# Lawrence MLS Statistics



LAWRENCE  
Board of REALTORS®

## Douglas County (Excluding Lawrence) Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>13</b>	<b>24</b>	<b>27</b>	<b>132</b>	<b>176</b>	<b>207</b>
Change from prior year		-45.8%	-11.1%	0.0%	-25.0%	-15.0%	0.5%
<b>Active Listings</b>		<b>39</b>	<b>40</b>	<b>24</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-2.5%	66.7%	-40.0%			
<b>Months' Supply</b>		<b>2.9</b>	<b>2.2</b>	<b>1.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		31.8%	100.0%	-45.0%			
<b>New Listings</b>		<b>17</b>	<b>26</b>	<b>24</b>	<b>187</b>	<b>238</b>	<b>247</b>
Change from prior year		-34.6%	8.3%	-20.0%	-21.4%	-3.6%	-4.6%
<b>Contracts Written</b>		<b>20</b>	<b>12</b>	<b>25</b>	<b>143</b>	<b>181</b>	<b>223</b>
Change from prior year		66.7%	-52.0%	38.9%	-21.0%	-18.8%	3.7%
<b>Pending Contracts</b>		<b>20</b>	<b>19</b>	<b>32</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.3%	-40.6%	-5.9%			
<b>Sales Volume (1,000s)</b>		<b>3,747</b>	<b>8,485</b>	<b>8,673</b>	<b>48,767</b>	<b>62,087</b>	<b>66,922</b>
Change from prior year		-55.8%	-2.2%	12.5%	-21.5%	-7.2%	12.5%
Average	<b>Sale Price</b>	<b>288,268</b>	<b>353,529</b>	<b>321,227</b>	<b>369,443</b>	<b>352,766</b>	<b>323,295</b>
	Change from prior year	-18.5%	10.1%	12.5%	4.7%	9.1%	12.0%
	<b>List Price of Actives</b>	<b>502,215</b>	<b>453,461</b>	<b>426,332</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	10.8%	6.4%	-5.0%			
	<b>Days on Market</b>	<b>17</b>	<b>15</b>	<b>16</b>	<b>29</b>	<b>15</b>	<b>17</b>
Change from prior year	13.3%	-6.3%	-36.0%	93.3%	-11.8%	-43.3%	
<b>Percent of List</b>	<b>98.8%</b>	<b>99.2%</b>	<b>99.4%</b>	<b>99.2%</b>	<b>99.7%</b>	<b>100.5%</b>	
Change from prior year	-0.4%	-0.2%	-0.4%	-0.5%	-0.8%	1.1%	
<b>Percent of Original</b>	<b>96.9%</b>	<b>98.7%</b>	<b>98.0%</b>	<b>98.2%</b>	<b>98.7%</b>	<b>99.3%</b>	
Change from prior year	-1.8%	0.7%	-1.2%	-0.5%	-0.6%	0.7%	
Median	<b>Sale Price</b>	<b>296,985</b>	<b>320,950</b>	<b>284,500</b>	<b>339,500</b>	<b>320,950</b>	<b>274,500</b>
	Change from prior year	-7.5%	12.8%	13.8%	5.8%	16.9%	7.4%
	<b>List Price of Actives</b>	<b>459,900</b>	<b>409,975</b>	<b>374,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	12.2%	9.6%	14.2%			
	<b>Days on Market</b>	<b>11</b>	<b>8</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>4</b>
Change from prior year	37.5%	100.0%	-20.0%	20.0%	25.0%	-42.9%	
<b>Percent of List</b>	<b>98.6%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>98.5%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-0.1%	-1.4%	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

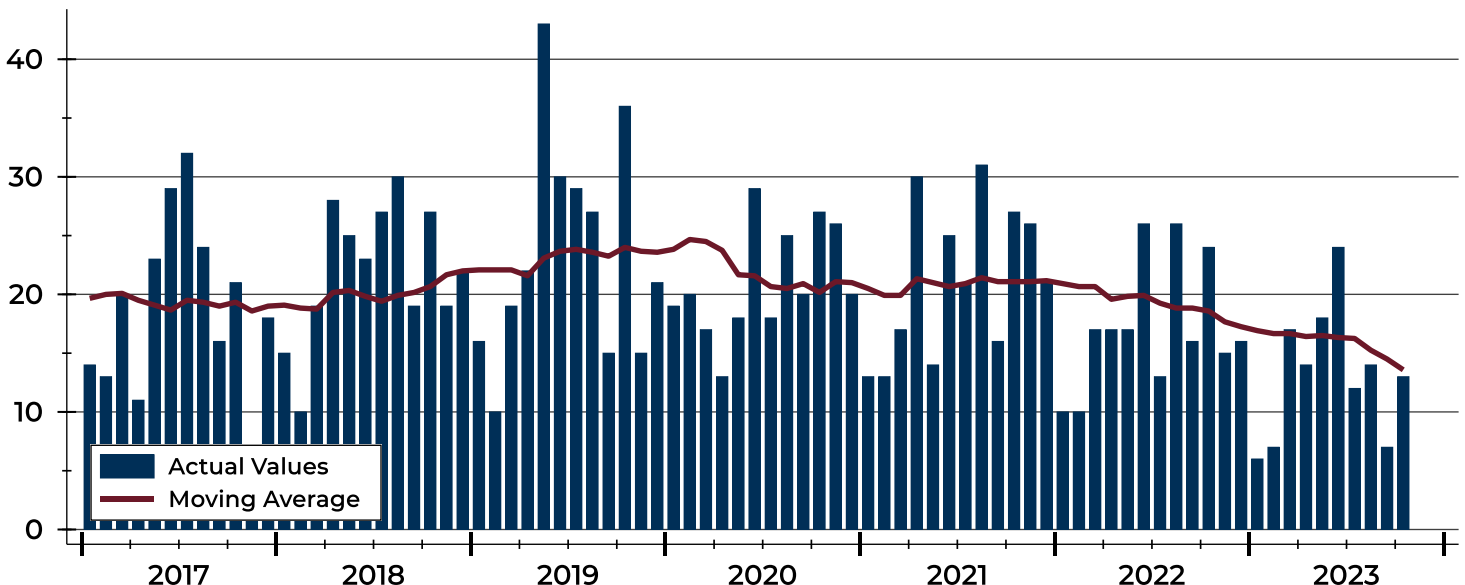
Summary Statistics for Closed Listings		2023	October 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		13	24	-45.8%	132	176	-25.0%
Volume (1,000s)		3,747	8,485	-55.8%	48,767	62,087	-21.5%
Months' Supply		2.9	2.2	31.8%	N/A	N/A	N/A
Average	Sale Price	288,268	353,529	-18.5%	369,443	352,766	4.7%
	Days on Market	17	15	13.3%	29	15	93.3%
	Percent of List	98.8%	99.2%	-0.4%	99.2%	99.7%	-0.5%
	Percent of Original	96.9%	98.7%	-1.8%	98.2%	98.7%	-0.5%
Median	Sale Price	296,985	320,950	-7.5%	339,500	320,950	5.8%
	Days on Market	11	8	37.5%	6	5	20.0%
	Percent of List	98.6%	100.0%	-1.4%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	98.6%	-0.1%	100.0%	100.0%	0.0%

A total of 13 homes sold in Douglas County in October, down from 24 units in October 2022. Total sales volume fell to \$3.7 million compared to \$8.5 million in the previous year.

The median sales price in October was \$296,985, down 7.5% compared to the prior year. Median days on market was 11 days, up from 3 days in September, and up from 8 in October 2022.

## History of Closed Listings

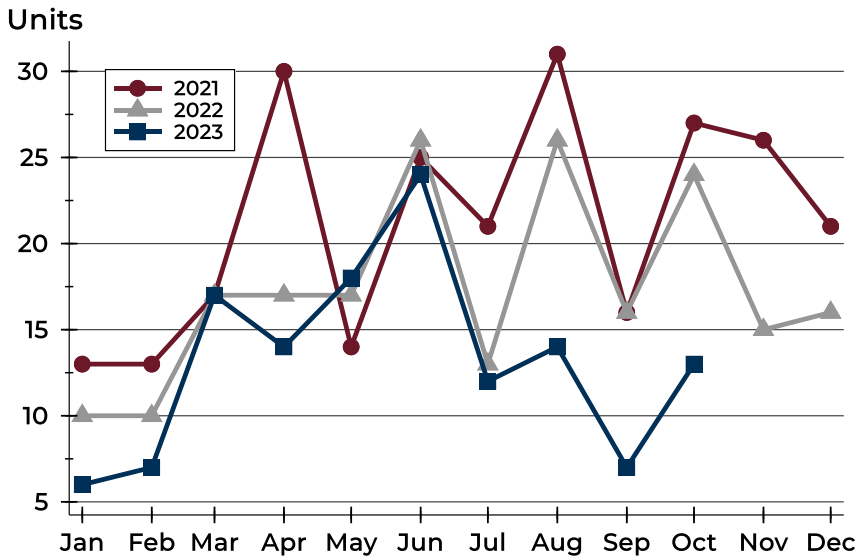
Units





## 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	
December	21	16	

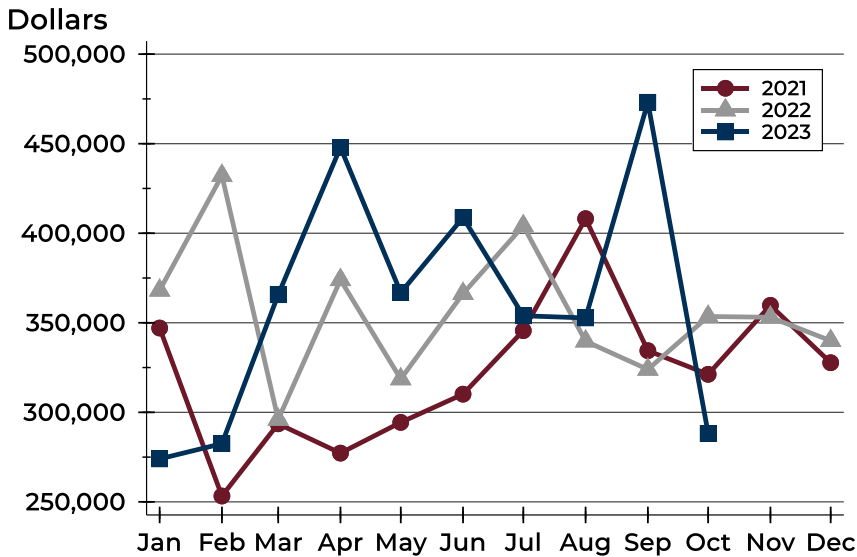
### Closed Listings by Price Range

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%	4.0	N/A	N/A	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	N/A	N/A	N/A
\$200,000-\$249,999	5	38.5%	1.6	219,600	219,000	10	11	99.3%	98.0%	97.8%	95.3%
\$250,000-\$299,999	2	15.4%	2.3	288,493	288,493	18	18	98.9%	98.9%	98.9%	98.9%
\$300,000-\$349,999	3	23.1%	0.5	316,333	320,000	11	1	99.1%	98.8%	98.3%	98.5%
\$350,000-\$399,999	3	23.1%	2.1	374,500	369,500	36	20	97.9%	98.6%	92.8%	98.6%
\$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	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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



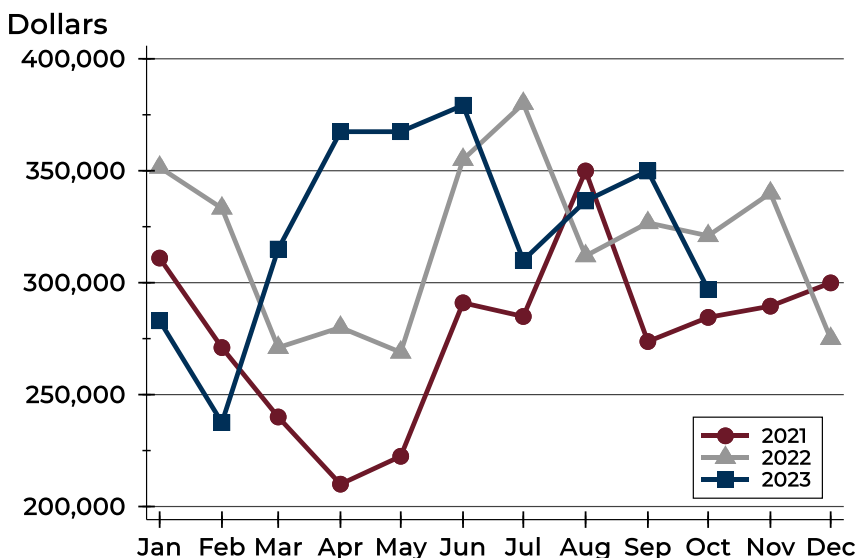
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### 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	
December	327,702	339,975	

### Median Price

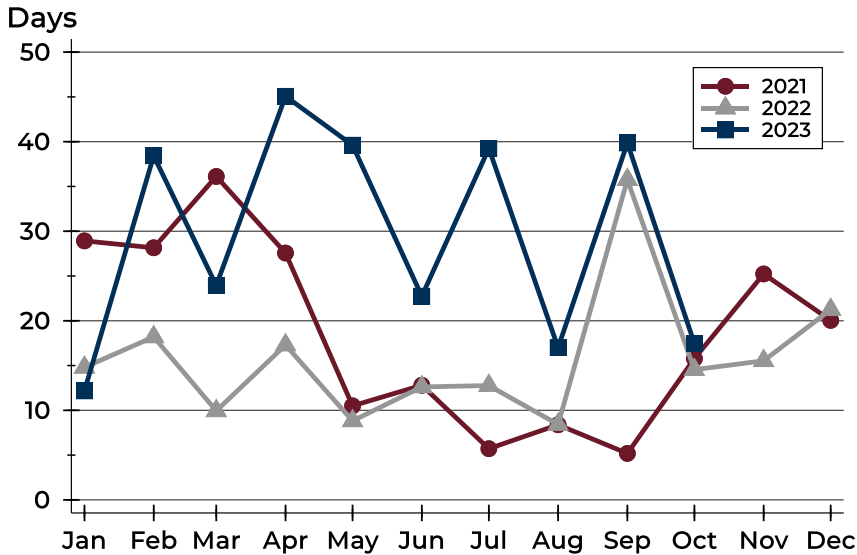


Month	2021	2022	2023
January	311,000	351,500	283,000
February	271,000	333,250	237,500
March	240,000	271,000	315,000
April	210,000	280,000	367,450
May	222,450	268,900	367,450
June	291,000	355,000	379,250
July	284,900	380,000	310,000
August	349,900	311,950	336,500
September	273,700	326,735	349,900
October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



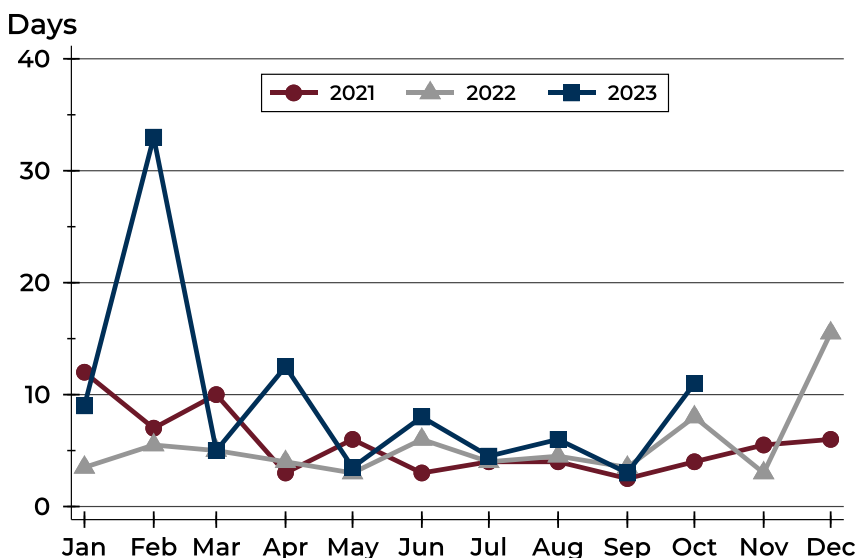
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### 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	
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	
December	6	16	



# Douglas County (Excluding Lawrence) Active Listings Analysis

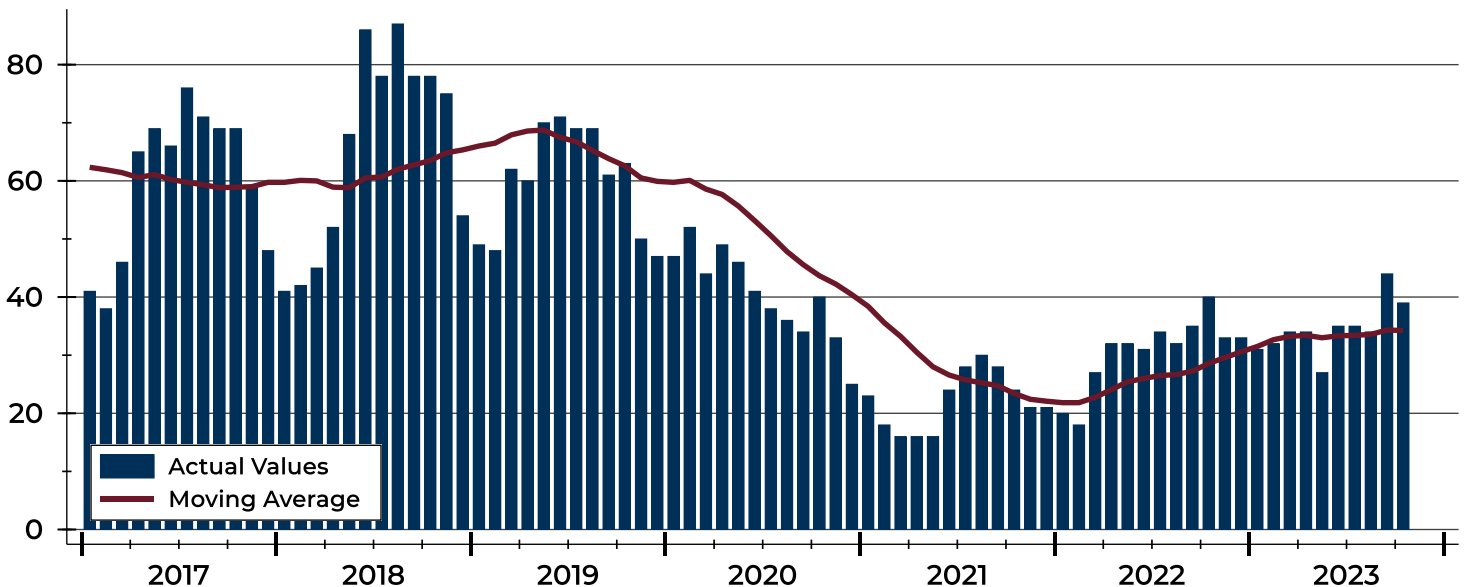
Summary Statistics for Active Listings		2023	End of October 2022	Change
Active Listings		39	40	-2.5%
Volume (1,000s)		19,586	18,138	8.0%
Months' Supply		2.9	2.2	31.8%
Average	List Price	502,215	453,461	10.8%
	Days on Market	60	55	9.1%
	Percent of Original	97.8%	98.3%	-0.5%
Median	List Price	459,900	409,975	12.2%
	Days on Market	41	36	13.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 homes were available for sale in Douglas County at the end of October. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of October was \$459,900, up 12.2% from 2022. The typical time on market for active listings was 41 days, up from 36 days a year earlier.

## History of Active Listings

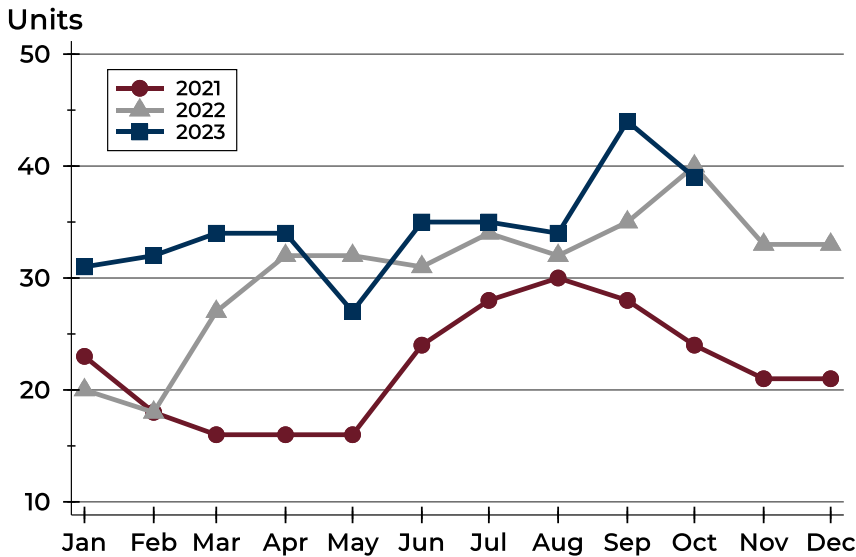
Units





## 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	34
September	28	35	44
October	24	40	39
November	21	33	
December	21	33	

### Active Listings by Price Range

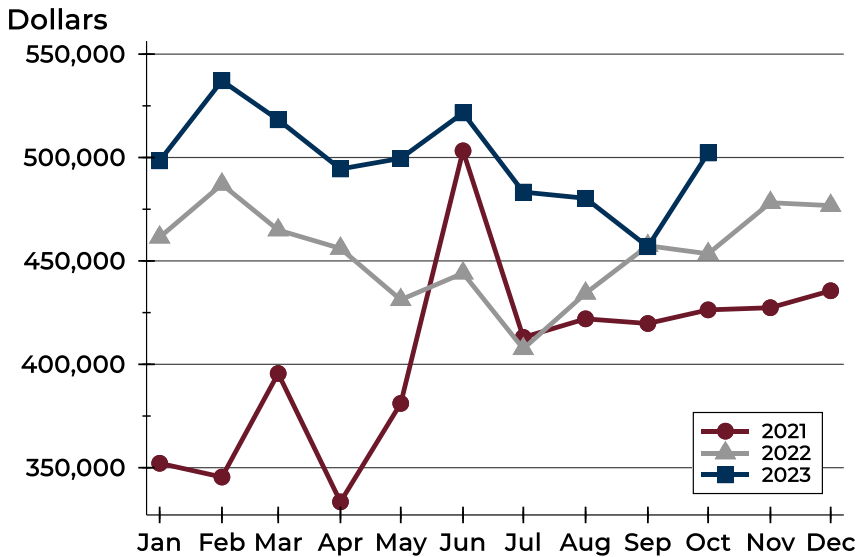
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	2.6%	4.0	115,000	115,000	39	39	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	3	7.7%	1.6	217,300	212,000	31	39	98.9%	100.0%
\$250,000-\$299,999	5	12.8%	2.3	280,460	288,500	37	33	96.8%	96.8%
\$300,000-\$349,999	1	2.6%	0.5	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	5	12.8%	2.1	371,580	375,000	58	63	95.3%	94.8%
\$400,000-\$449,999	3	7.7%	N/A	431,633	429,900	63	41	97.8%	100.0%
\$450,000-\$499,999	6	15.4%	6.0	472,800	464,450	54	55	96.3%	100.0%
\$500,000-\$599,999	5	12.8%	N/A	540,960	539,900	48	67	98.8%	100.0%
\$600,000-\$749,999	4	10.3%	N/A	666,000	657,000	26	25	100.0%	100.0%
\$750,000-\$999,999	5	12.8%	N/A	852,780	849,900	89	33	99.2%	100.0%
\$1,000,000 and up	1	2.6%	N/A	1,475,000	1,475,000	392	392	98.3%	98.3%





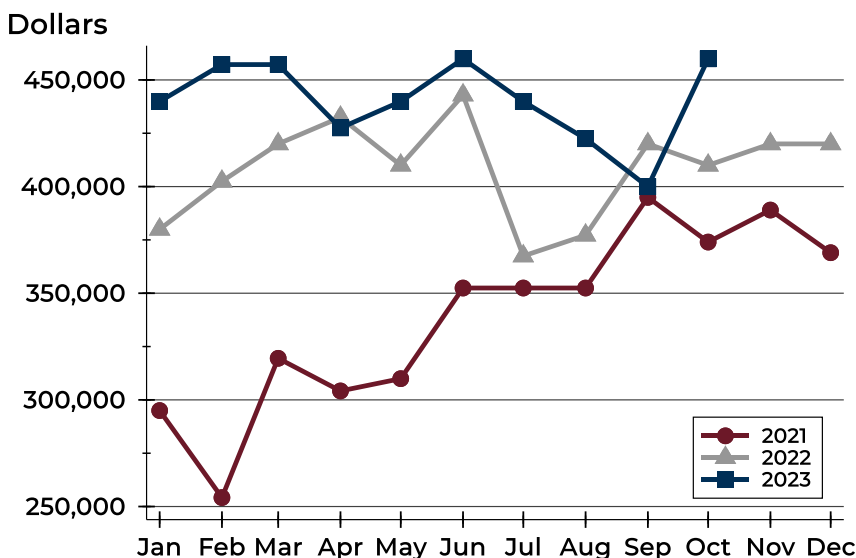
## Douglas County (Excluding Lawrence) Active Listings Analysis

### 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	480,288
September	419,736	457,347	456,874
October	426,332	453,461	502,215
November	427,369	478,162	
December	435,574	476,750	

### Median Price

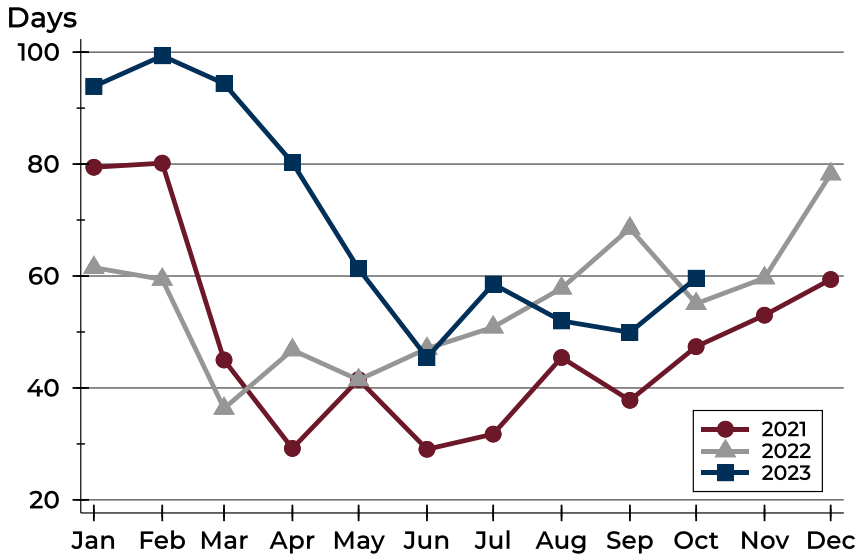


Month	2021	2022	2023
January	295,000	379,950	439,900
February	254,200	402,450	457,200
March	319,500	420,000	457,200
April	304,200	432,450	427,500
May	309,950	410,000	439,900
June	352,450	442,900	459,900
July	352,450	367,450	439,900
August	352,450	377,200	422,450
September	394,950	420,000	399,925
October	374,000	409,975	459,900
November	389,000	420,000	
December	369,000	420,000	



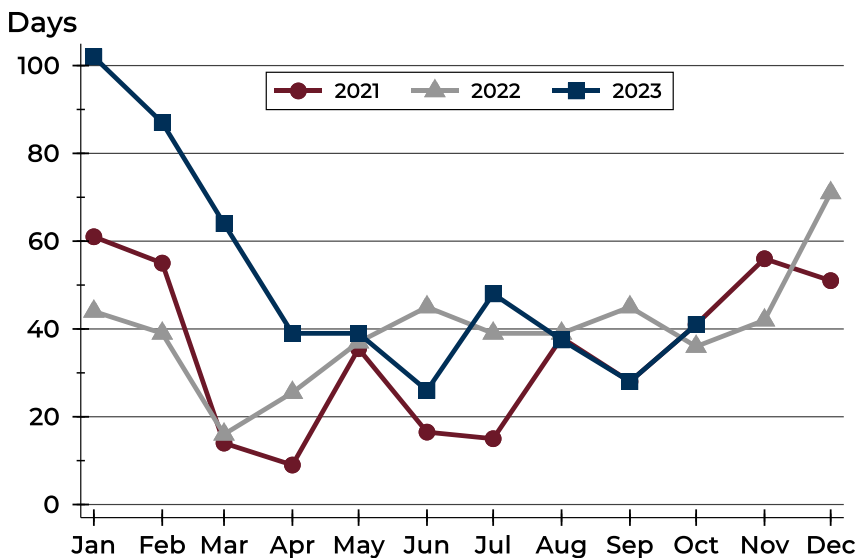
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	79	62	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	52
September	38	69	50
October	47	55	60
November	53	60	
December	59	78	

### Median DOM

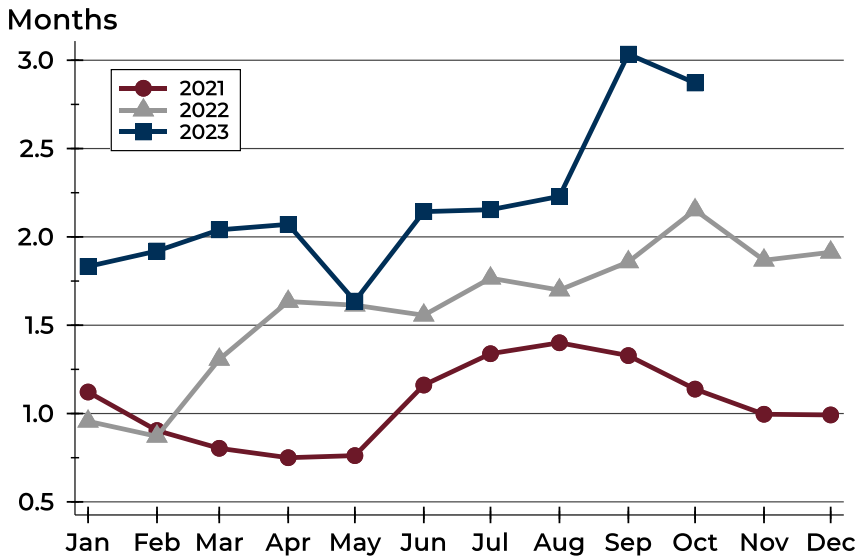


Month	2021	2022	2023
January	61	44	102
February	55	39	87
March	14	16	64
April	9	26	39
May	36	37	39
June	17	45	26
July	15	39	48
August	38	39	38
September	28	45	28
October	41	36	41
November	56	42	
December	51	71	



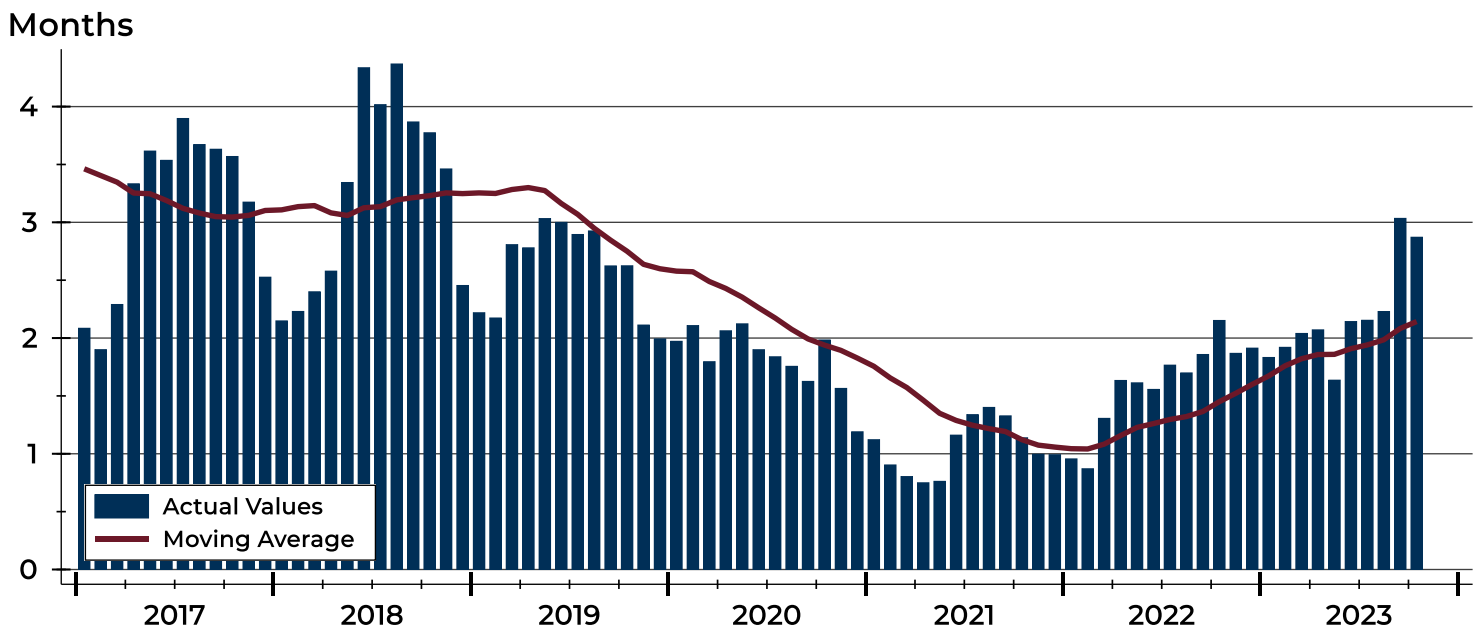
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## 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	2.1
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	2.9
November	1.0	1.9	
December	1.0	1.9	

## History of Month's Supply





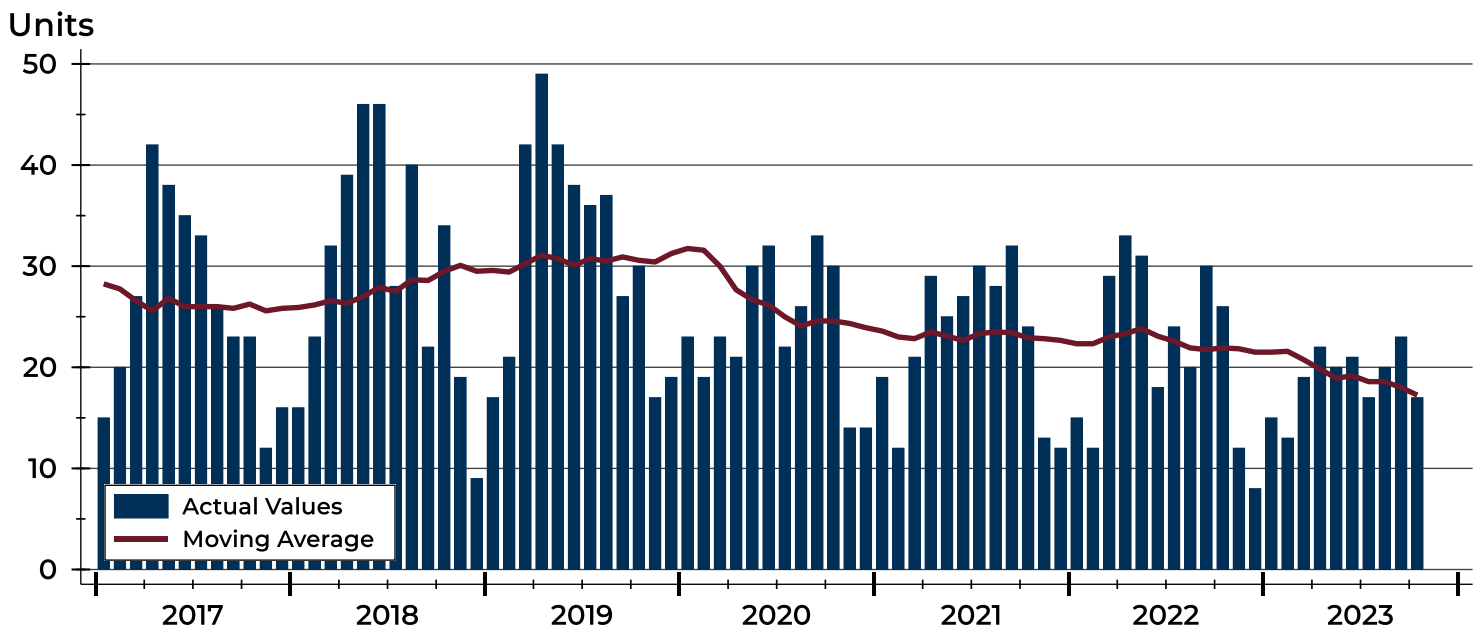
## Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2023	October 2022	Change
Current Month	New Listings	17	26	-34.6%
	Volume (1,000s)	8,031	10,345	-22.4%
	Average List Price	472,412	397,898	18.7%
	Median List Price	449,900	357,450	25.9%
Year-to-Date	New Listings	187	238	-21.4%
	Volume (1,000s)	79,084	88,135	-10.3%
	Average List Price	422,908	370,315	14.2%
	Median List Price	375,000	342,500	9.5%

A total of 17 new listings were added in Douglas County during October, down 34.6% from the same month in 2022. Year-to-date Douglas County has seen 187 new listings.

The median list price of these homes was \$449,900 up from \$357,450 in 2022.

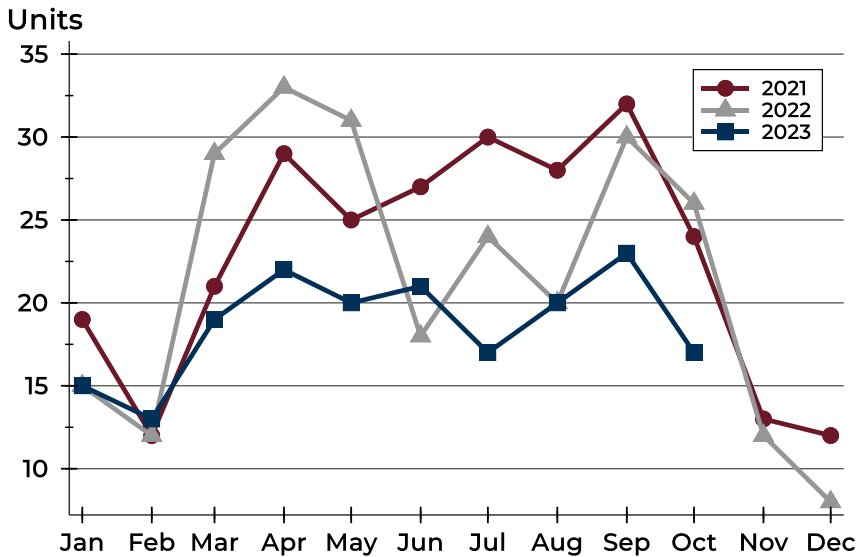
## History of New Listings





## 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	20
September	32	30	23
October	24	26	17
November	13	12	
December	12	8	

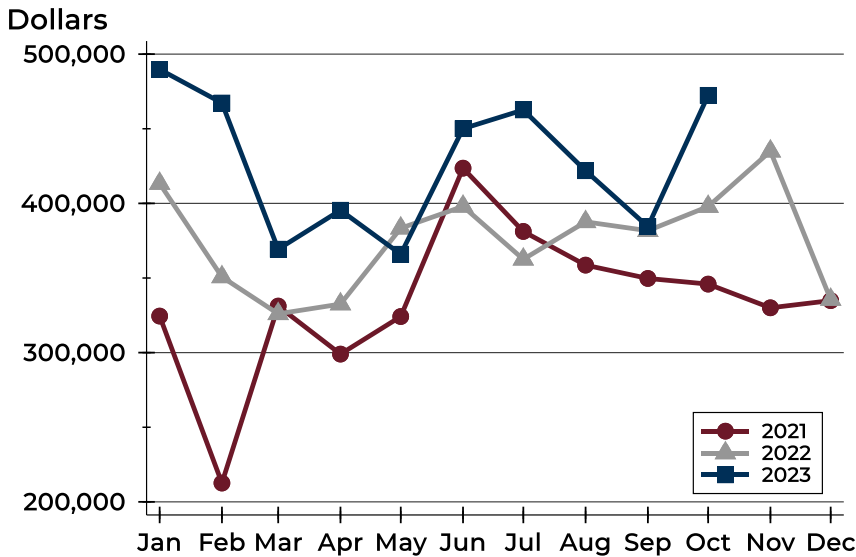
### New Listings by Price Range

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	1	5.9%	229,900	229,900	4	4	103.1%	103.1%
\$250,000-\$299,999	3	17.6%	279,667	275,000	14	12	99.3%	100.0%
\$300,000-\$349,999	1	5.9%	305,000	305,000	0	0	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	4	23.5%	427,325	429,700	10	9	99.2%	100.0%
\$450,000-\$499,999	1	5.9%	469,000	469,000	3	3	100.0%	100.0%
\$500,000-\$599,999	2	11.8%	532,450	532,450	16	16	100.0%	100.0%
\$600,000-\$749,999	4	23.5%	641,000	632,000	23	25	100.0%	100.0%
\$750,000-\$999,999	1	5.9%	849,900	849,900	12	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



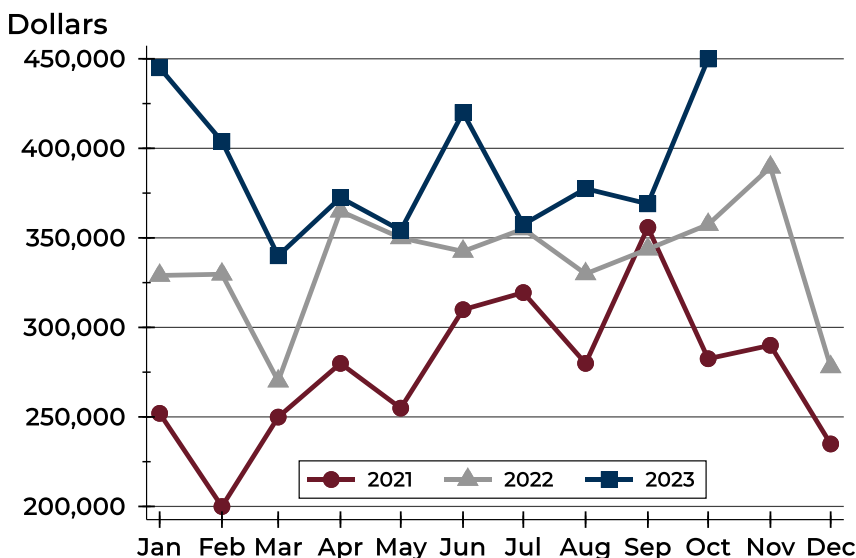
# Douglas County (Excluding Lawrence) New Listings Analysis

## 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	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	421,883
September	349,719	381,707	384,446
October	345,919	397,898	472,412
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	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	377,475
September	355,825	343,700	369,000
October	282,500	357,450	449,900
November	290,000	389,450	
December	234,900	277,950	



## Douglas County (Excluding Lawrence) Contracts Written Analysis

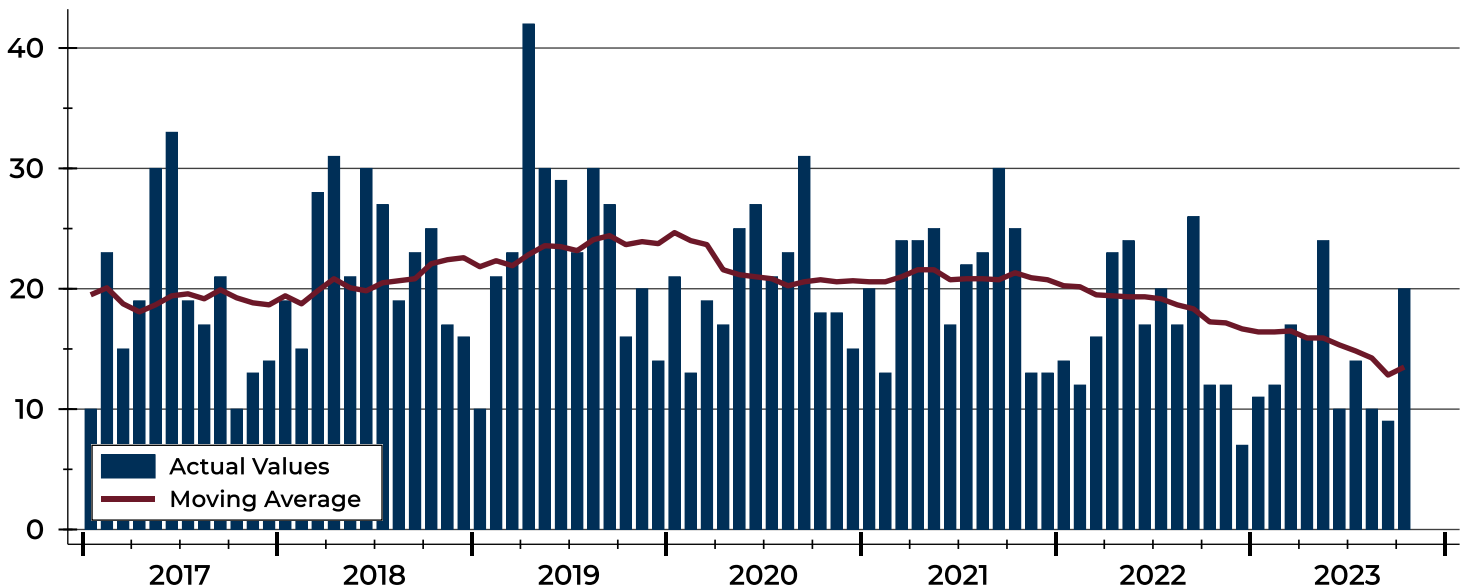
Summary Statistics for Contracts Written		2023	October 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		20	12	66.7%	143	181	-21.0%
Volume (1,000s)		7,274	4,529	60.6%	53,926	64,723	-16.7%
Average	Sale Price	363,715	377,404	-3.6%	377,102	357,587	5.5%
	Days on Market	39	14	178.6%	31	15	106.7%
	Percent of Original	96.7%	95.5%	1.3%	98.2%	98.4%	-0.2%
Median	Sale Price	379,900	298,900	27.1%	350,000	325,000	7.7%
	Days on Market	18	5	260.0%	6	5	20.0%
	Percent of Original	100.0%	97.7%	2.4%	100.0%	100.0%	0.0%

A total of 20 contracts for sale were written in Douglas County during the month of October, up from 12 in 2022. The median list price of these homes was \$379,900, up from \$298,900 the prior year.

Half of the homes that went under contract in October were on the market less than 18 days, compared to 5 days in October 2022.

## History of Contracts Written

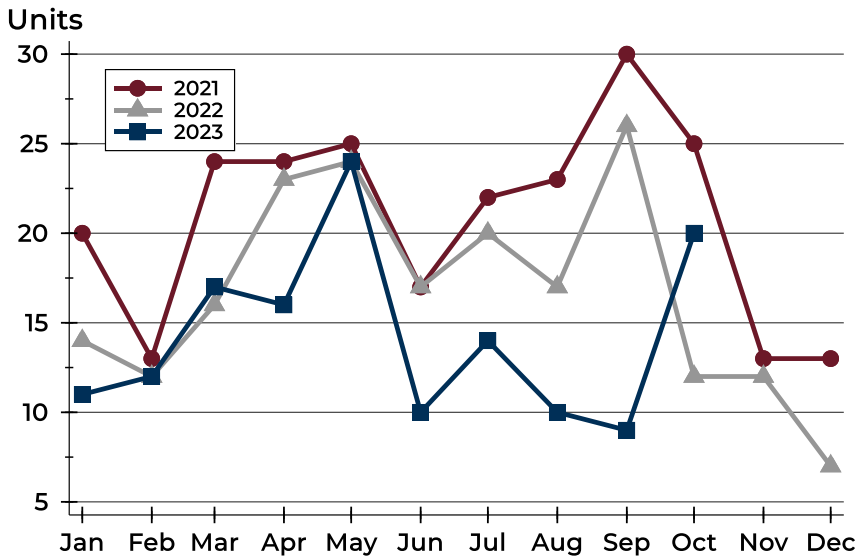
Units





## 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	9
October	25	12	20
November	13	12	
December	13	7	

### Contracts Written by Price Range

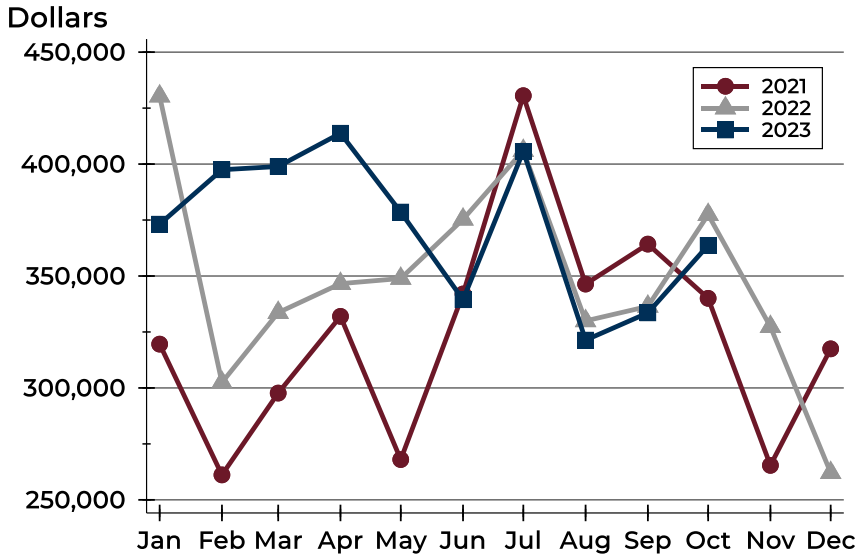
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	5.0%	140,000	140,000	112	112	81.3%	81.3%
\$150,000-\$199,999	1	5.0%	189,000	189,000	13	13	100.0%	100.0%
\$200,000-\$249,999	2	10.0%	239,900	239,900	13	13	96.9%	96.9%
\$250,000-\$299,999	2	10.0%	275,000	275,000	7	7	100.0%	100.0%
\$300,000-\$349,999	3	15.0%	314,167	309,500	11	3	97.5%	96.4%
\$350,000-\$399,999	3	15.0%	386,583	379,900	106	116	93.5%	94.1%
\$400,000-\$449,999	4	20.0%	422,325	419,700	15	9	98.3%	98.2%
\$450,000-\$499,999	2	10.0%	494,475	494,475	68	68	100.0%	100.0%
\$500,000-\$599,999	1	5.0%	510,000	510,000	72	72	92.7%	92.7%
\$600,000-\$749,999	1	5.0%	625,000	625,000	7	7	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





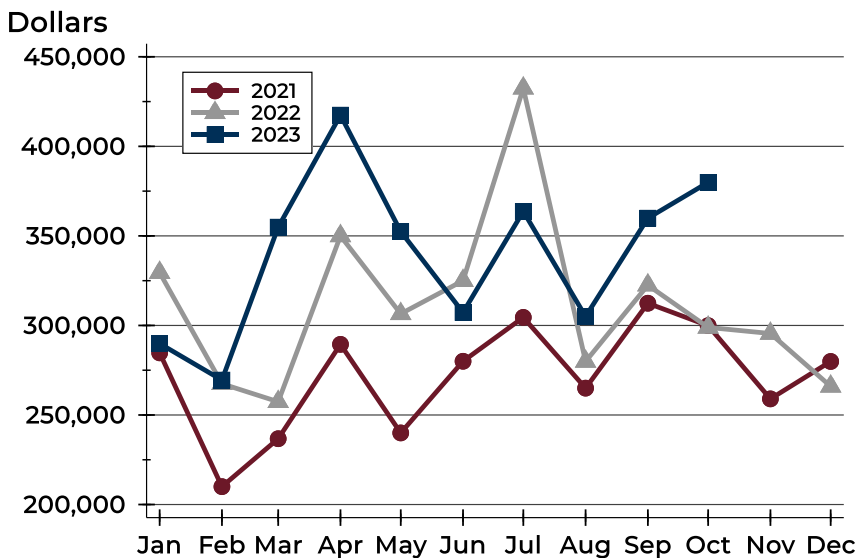
# Douglas County (Excluding Lawrence) Contracts Written Analysis

## 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	333,538
October	340,039	377,404	363,715
November	265,431	327,367	
December	317,469	262,129	

## Median Price

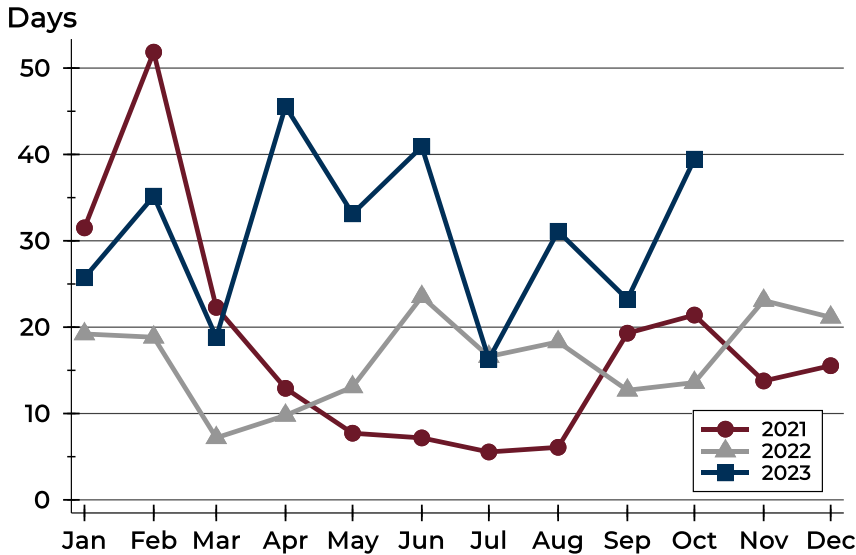


Month	2021	2022	2023
January	284,700	329,500	289,900
February	210,000	267,450	269,500
March	236,750	257,400	354,900
April	289,450	350,000	417,450
May	240,000	306,500	352,450
June	280,000	325,000	307,250
July	304,500	432,450	363,700
August	265,000	279,900	305,000
September	312,400	322,500	359,900
October	299,900	298,900	379,900
November	259,000	295,500	
December	279,900	266,000	



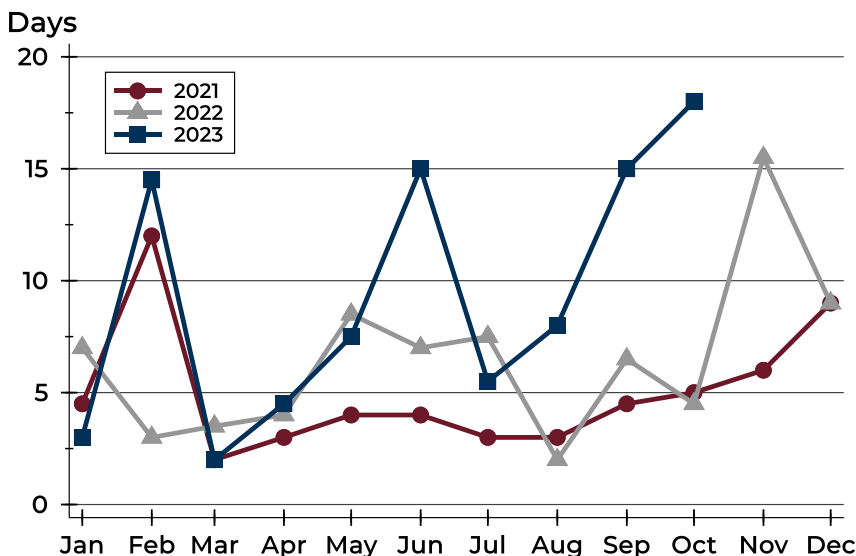
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	32	19	26
February	52	19	35
March	22	7	19
April	13	10	46
May	8	13	33
June	7	24	41
July	6	17	16
August	6	18	31
September	19	13	23
October	21	14	39
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	5
May	4	9	8
June	4	7	15
July	3	8	6
August	3	2	8
September	5	7	15
October	5	5	18
November	6	16	
December	9	9	



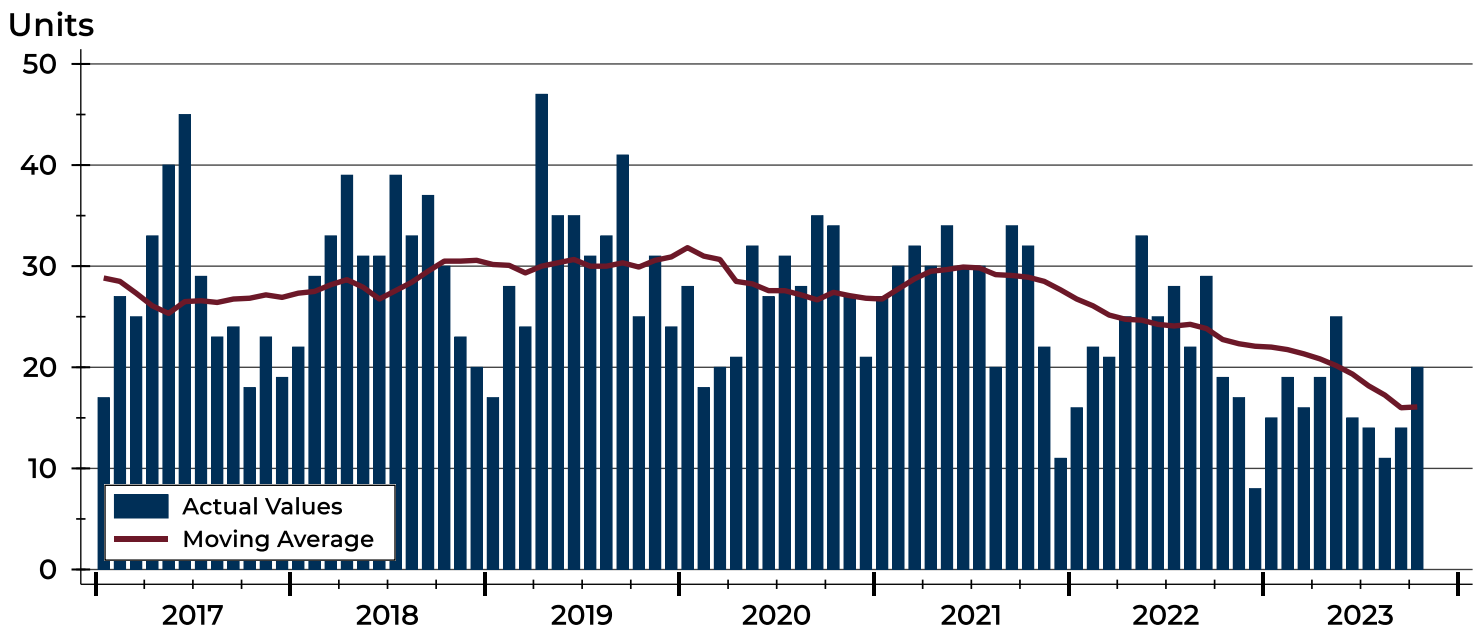
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October		
		2023	2022	Change
Pending Contracts		20	19	5.3%
Volume (1,000s)		7,253	7,656	-5.3%
Average	List Price	362,668	402,934	-10.0%
	Days on Market	40	18	122.2%
	Percent of Original	97.4%	100.6%	-3.2%
Median	List Price	379,925	382,500	-0.7%
	Days on Market	14	8	75.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in Douglas County had contracts pending at the end of October, up from 19 contracts pending at the end of October 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.

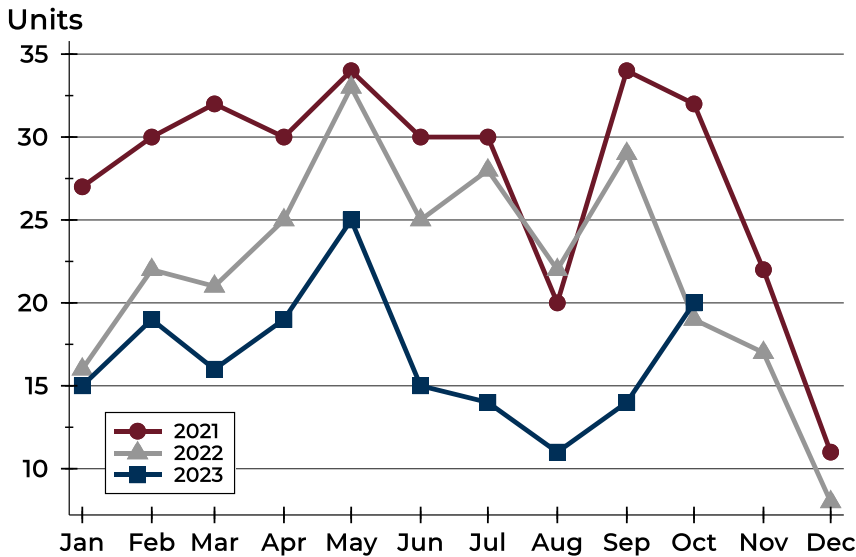
## History of Pending Contracts





## 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	
December	11	8	

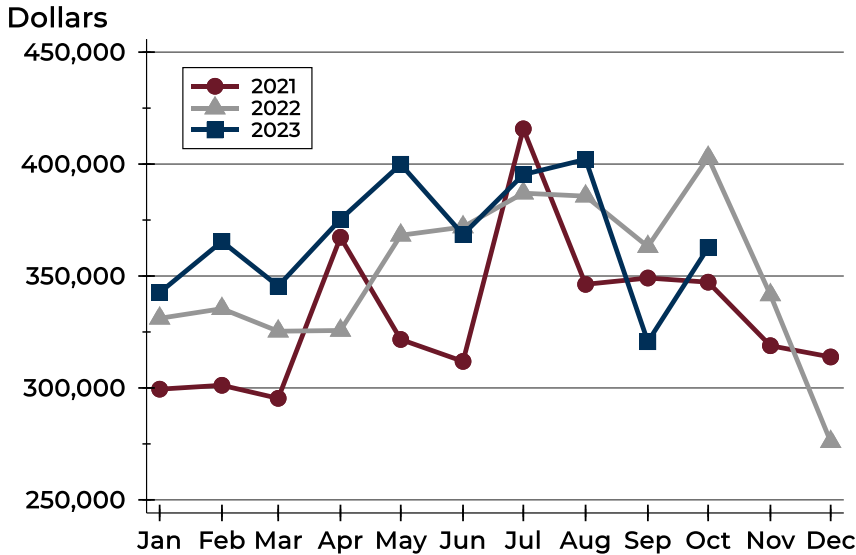
### Pending Contracts by Price Range

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	2	10.0%	132,000	132,000	61	61	95.2%	95.2%
\$150,000-\$199,999	1	5.0%	189,000	189,000	13	13	100.0%	100.0%
\$200,000-\$249,999	1	5.0%	229,900	229,900	4	4	100.0%	100.0%
\$250,000-\$299,999	3	15.0%	280,833	275,000	6	5	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	5	25.0%	382,940	379,900	76	58	95.3%	96.2%
\$400,000-\$449,999	4	20.0%	422,325	419,700	15	9	97.1%	98.2%
\$450,000-\$499,999	2	10.0%	494,475	494,475	68	68	100.0%	100.0%
\$500,000-\$599,999	1	5.0%	510,000	510,000	72	72	92.7%	92.7%
\$600,000-\$749,999	1	5.0%	625,000	625,000	7	7	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



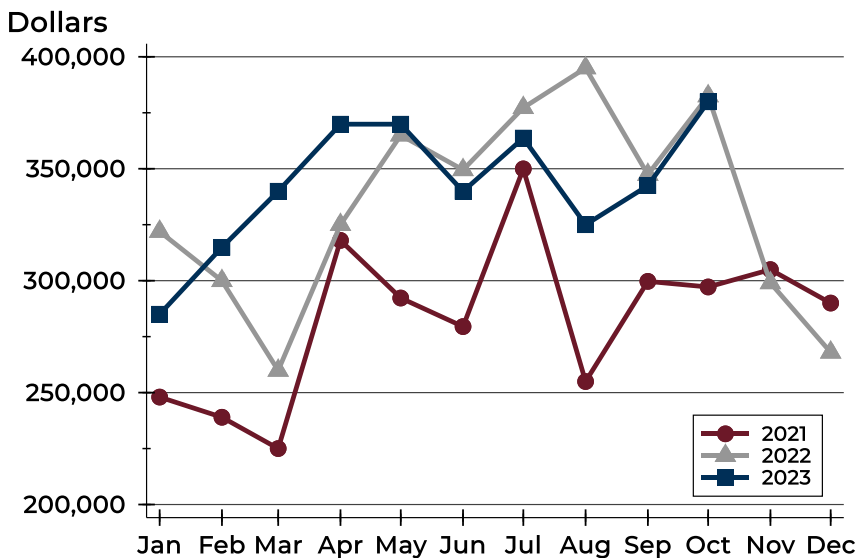
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### 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	-
December	313,845	275,988	-

### Median Price

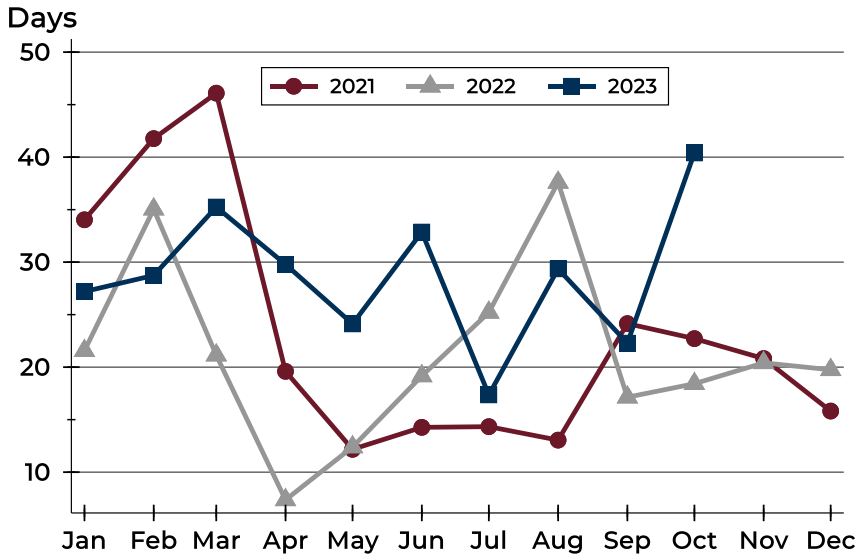


Month	2021	2022	2023
January	248,000	321,950	285,000
February	239,000	299,950	314,900
March	225,000	259,900	339,950
April	318,000	325,000	369,900
May	292,250	365,000	369,900
June	279,500	349,500	339,900
July	349,950	377,250	363,700
August	254,950	395,000	325,000
September	299,700	347,400	342,450
October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



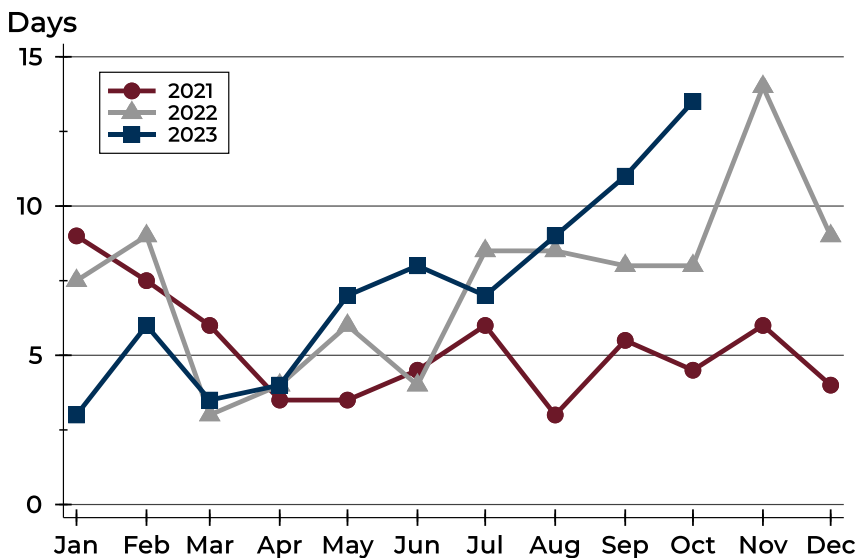
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### 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	
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	
December	4	9	