



**May
2024**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in May

Total home sales in Douglas County fell last month to 15 units, compared to 18 units in May 2023. Total sales volume was \$6.7 million, up from a year earlier.

The median sale price in May was \$415,000, up from \$367,450 a year earlier. Homes that sold in May were typically on the market for 5 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of May

The total number of active listings in Douglas County at the end of May was 34 units, up from 27 at the same point in 2023. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$439,900.

During May, a total of 22 contracts were written down from 24 in May 2023. At the end of the month, there were 31 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

Contact Information

Rob Hulse, Executive Vice-President
 Lawrence Board of REALTORS®
 3838 W. 6th Street (at Monterey)
 Lawrence, KS 66049
 785-842-1843
Rob@LawrenceRealtor.com
www.LawrenceRealtor.com



**May
2024**

Lawrence MLS Statistics



LAWRENCE
Board of REALTORS®

Douglas County (Excluding Lawrence) Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		15	18	17	70	62	71
Change from prior year		-16.7%	5.9%	21.4%	12.9%	-12.7%	-18.4%
Active Listings		34	27	32	N/A	N/A	N/A
Change from prior year		25.9%	-15.6%	100.0%			
Months' Supply		2.4	1.6	1.6	N/A	N/A	N/A
Change from prior year		50.0%	0.0%	100.0%			
New Listings		30	20	31	113	89	120
Change from prior year		50.0%	-35.5%	24.0%	27.0%	-25.8%	13.2%
Contracts Written		22	24	24	84	80	89
Change from prior year		-8.3%	0.0%	-4.0%	5.0%	-10.1%	-16.0%
Pending Contracts		31	25	33	N/A	N/A	N/A
Change from prior year		24.0%	-24.2%	-2.9%			
Sales Volume (1,000s)		6,726	6,603	5,416	29,771	22,712	24,809
Change from prior year		1.9%	21.9%	31.4%	31.1%	-8.5%	-1.7%
Average	Sale Price	448,400	366,850	318,604	425,302	366,328	349,428
	Change from prior year	22.2%	15.1%	8.2%	16.1%	4.8%	20.5%
	List Price of Actives	492,809	499,596	431,219	N/A	N/A	N/A
	Change from prior year	-1.4%	15.9%	13.2%			
	Days on Market	14	40	9	23	34	13
Change from prior year	-65.0%	344.4%	-18.2%	-32.4%	161.5%	-51.9%	
	Percent of List	99.4%	98.1%	100.8%	99.4%	99.1%	101.3%
Change from prior year	1.3%	-2.7%	1.1%	0.3%	-2.2%	1.9%	
	Percent of Original	99.1%	98.2%	97.7%	98.5%	98.5%	100.5%
Change from prior year	0.9%	0.5%	-0.7%	0.0%	-2.0%	1.9%	
Median	Sale Price	415,000	367,450	268,900	382,500	339,000	290,000
	Change from prior year	12.9%	36.6%	20.9%	12.8%	16.9%	20.8%
	List Price of Actives	439,900	439,900	410,000	N/A	N/A	N/A
	Change from prior year	0.0%	7.3%	32.3%			
	Days on Market	5	4	3	5	5	4
Change from prior year	25.0%	33.3%	-50.0%	0.0%	25.0%	-20.0%	
	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%	100.4%	100.0%	100.0%	100.0%	100.0%
Change from prior year	-0.4%	0.4%	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

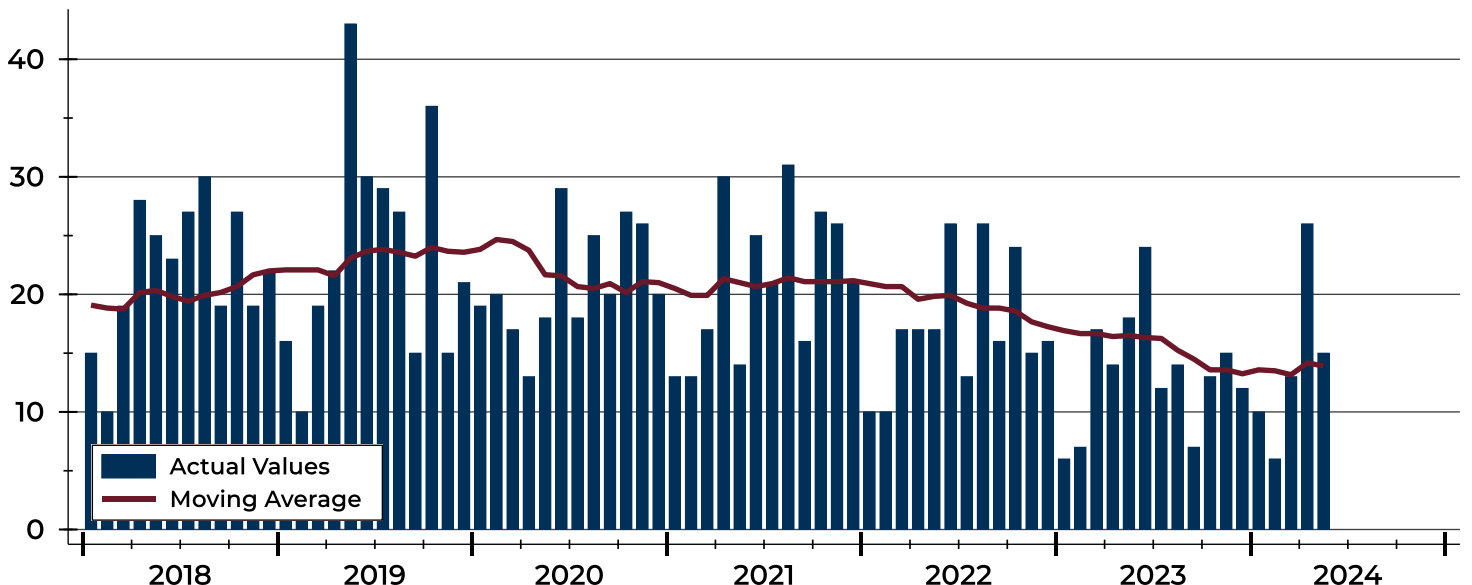
Summary Statistics for Closed Listings		2024	May 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		15	18	-16.7%	70	62	12.9%
Volume (1,000s)		6,726	6,603	1.9%	29,771	22,712	31.1%
Months' Supply		2.4	1.6	50.0%	N/A	N/A	N/A
Average	Sale Price	448,400	366,850	22.2%	425,302	366,328	16.1%
	Days on Market	14	40	-65.0%	23	34	-32.4%
	Percent of List	99.4%	98.1%	1.3%	99.4%	99.1%	0.3%
	Percent of Original	99.1%	98.2%	0.9%	98.5%	98.5%	0.0%
Median	Sale Price	415,000	367,450	12.9%	382,500	339,000	12.8%
	Days on Market	5	4	25.0%	5	5	0.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.4%	-0.4%	100.0%	100.0%	0.0%

A total of 15 homes sold in Douglas County in May, down from 18 units in May 2023. Total sales volume rose to \$6.7 million compared to \$6.6 million in the previous year.

The median sales price in May was \$415,000, up 12.9% compared to the prior year. Median days on market was 5 days, up from 3 days in April, and up from 4 in May 2023.

History of Closed Listings

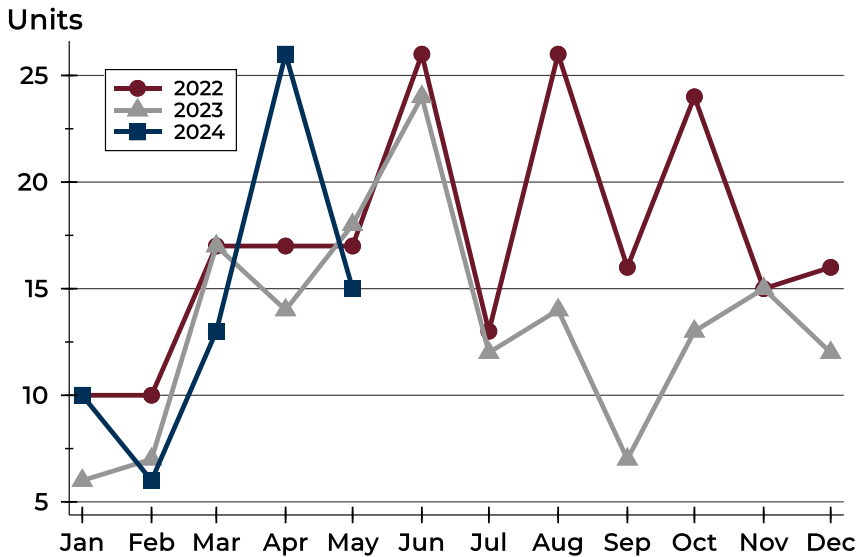
Units





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	10	6	10
February	10	7	6
March	17	17	13
April	17	14	26
May	17	18	15
June	26	24	24
July	13	12	12
August	26	14	14
September	16	7	7
October	24	13	13
November	15	15	15
December	16	12	12

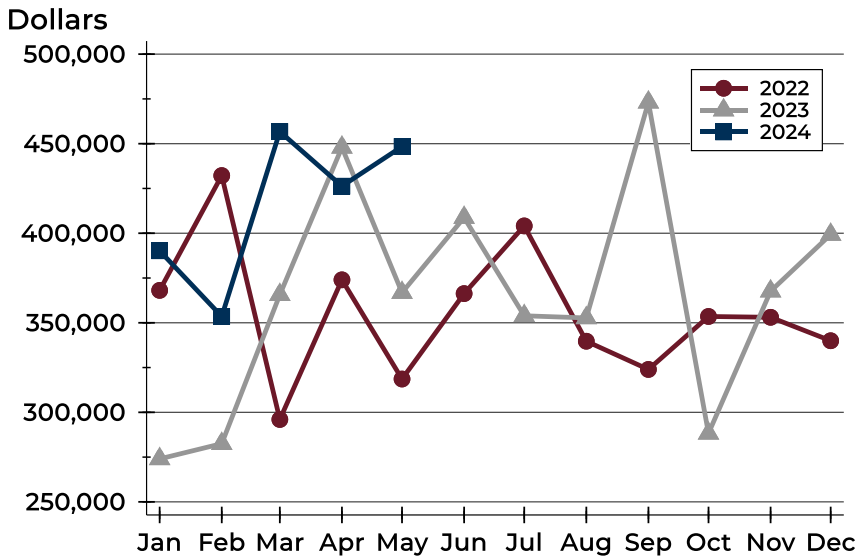
Closed Listings by Price Range

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	6.7%	2.0	197,500	197,500	3	3	98.8%	98.8%	98.8%	98.8%
\$200,000-\$249,999	2	13.3%	5.3	225,000	225,000	19	19	97.1%	97.1%	97.1%	97.1%
\$250,000-\$299,999	1	6.7%	0.9	288,900	288,900	45	45	100.0%	100.0%	96.3%	96.3%
\$300,000-\$349,999	1	6.7%	0.6	339,000	339,000	5	5	100.0%	100.0%	100.0%	100.0%
\$350,000-\$399,999	2	13.3%	0.4	382,500	382,500	25	25	97.2%	97.2%	97.2%	97.2%
\$400,000-\$449,999	2	13.3%	6.9	432,450	432,450	8	8	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	2	13.3%	3.2	467,900	467,900	5	5	100.1%	100.1%	100.1%	100.1%
\$500,000-\$599,999	1	6.7%	1.8	549,900	549,900	9	9	100.0%	100.0%	100.0%	100.0%
\$600,000-\$749,999	2	13.3%	1.5	697,500	697,500	13	13	101.5%	101.5%	101.5%	101.5%
\$750,000-\$999,999	1	6.7%	14.4	940,000	940,000	2	2	100.0%	100.0%	100.0%	100.0%
\$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



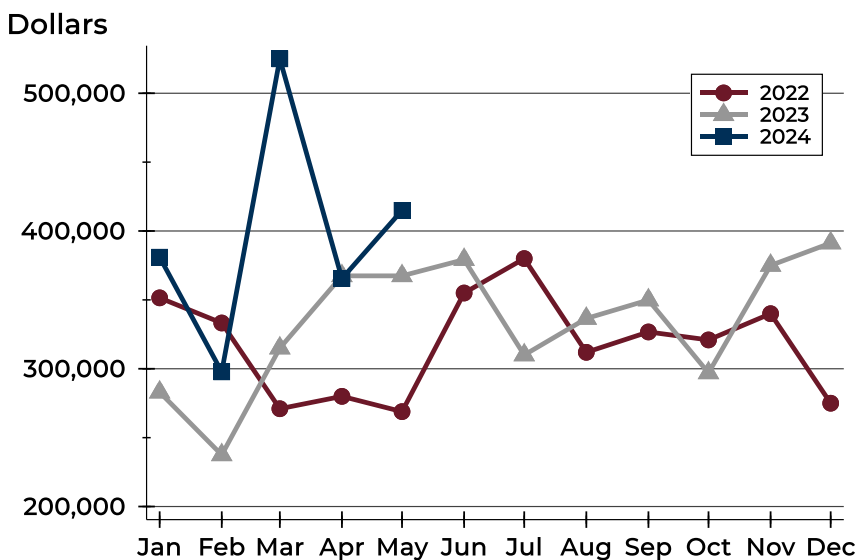
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	368,105	274,000	390,195
February	432,200	282,500	353,550
March	296,024	365,665	456,762
April	373,982	447,947	426,308
May	318,604	366,850	448,400
June	366,298	408,741	
July	404,092	353,919	
August	339,712	352,714	
September	323,954	473,129	
October	353,529	288,268	
November	353,067	367,647	
December	339,975	399,283	

Median Price

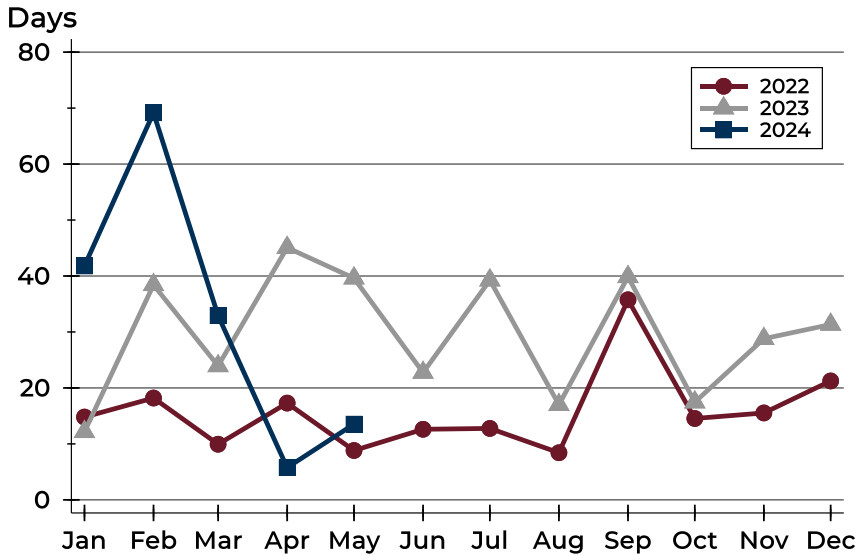


Month	2022	2023	2024
January	351,500	283,000	381,000
February	333,250	237,500	297,750
March	271,000	315,000	525,000
April	280,000	367,450	365,500
May	268,900	367,450	415,000
June	355,000	379,250	
July	380,000	310,000	
August	311,950	336,500	
September	326,735	349,900	
October	320,950	296,985	
November	340,000	375,000	
December	275,000	391,250	



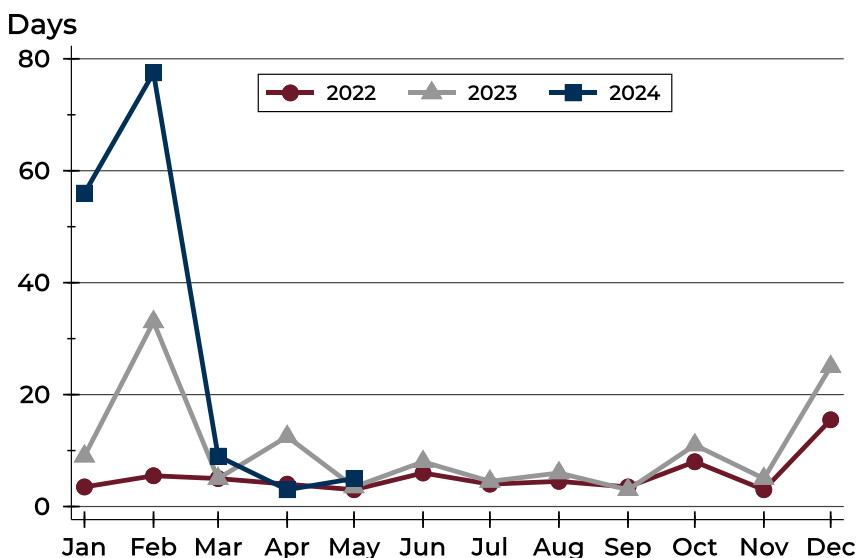
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	15	12	42
February	18	38	69
March	10	24	33
April	17	45	6
May	9	40	14
June	13	23	
July	13	39	
August	8	17	
September	36	40	
October	15	17	
November	16	29	
December	21	31	

Median DOM



Month	2022	2023	2024
January	4	9	56
February	6	33	78
March	5	5	9
April	4	13	3
May	3	4	5
June	6	8	
July	4	5	
August	5	6	
September	4	3	
October	8	11	
November	3	5	
December	16	25	



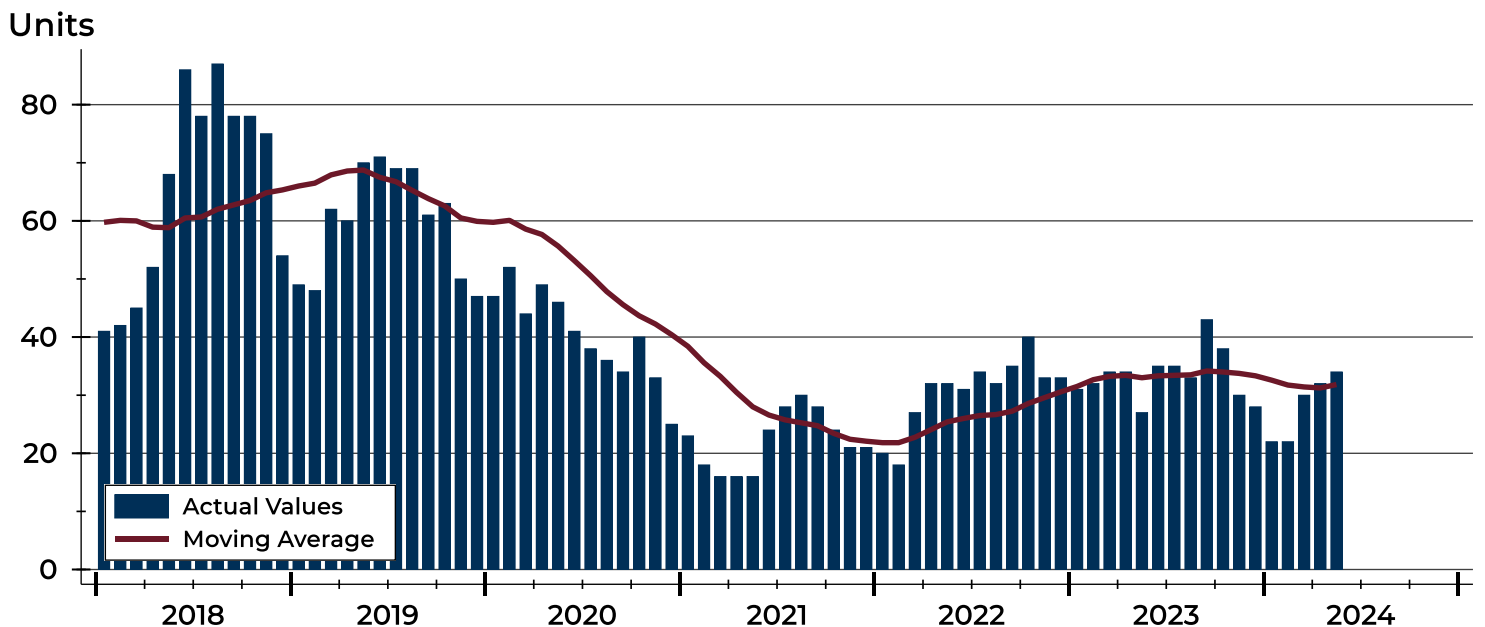
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2024	End of May 2023	Change
Active Listings		34	27	25.9%
Volume (1,000s)		16,755	13,489	24.2%
Months' Supply		2.4	1.6	50.0%
Average	List Price	492,809	499,596	-1.4%
	Days on Market	43	61	-29.5%
	Percent of Original	98.6%	98.9%	-0.3%
Median	List Price	439,900	439,900	0.0%
	Days on Market	30	39	-23.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 34 homes were available for sale in Douglas County at the end of May. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of May was \$439,900, showing little change from the same point in 2023. The typical time on market for active listings was 30 days, down from 39 days a year earlier.

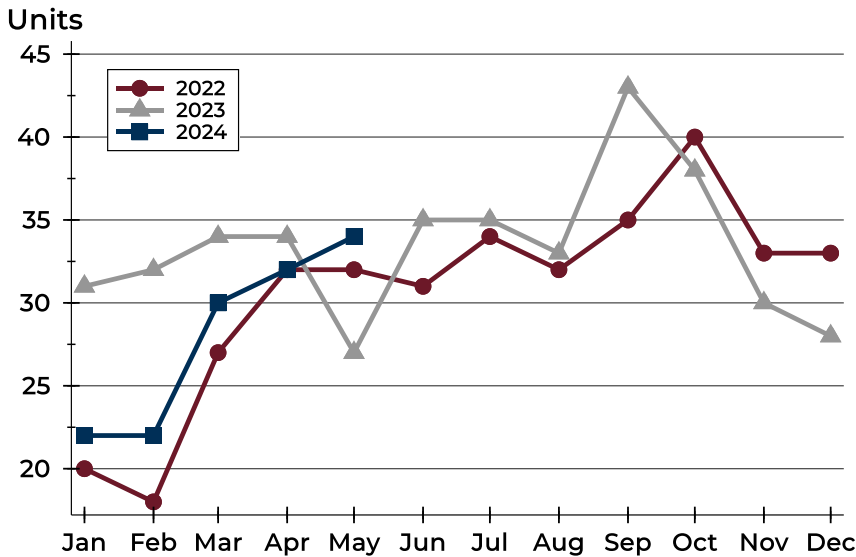
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	20	31	22
February	18	32	22
March	27	34	30
April	32	34	32
May	32	27	34
June	31	35	35
July	34	35	35
August	32	33	33
September	35	43	35
October	40	38	38
November	33	30	30
December	33	28	28

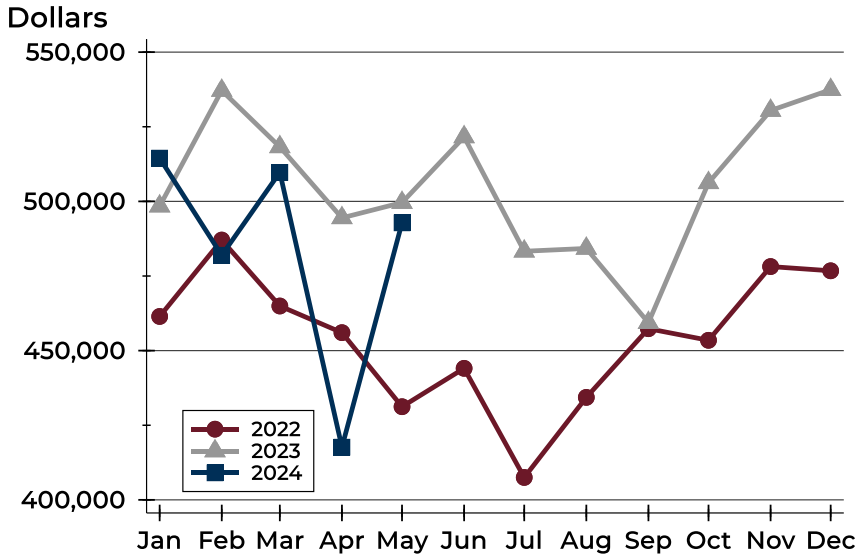
Active Listings by Price Range

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	2.9%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	2.9%	2.0	175,000	175,000	44	44	87.5%	87.5%
\$200,000-\$249,999	8	23.5%	5.3	226,225	227,000	25	23	99.3%	100.0%
\$250,000-\$299,999	2	5.9%	0.9	274,200	274,200	8	8	100.0%	100.0%
\$300,000-\$349,999	1	2.9%	0.6	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	1	2.9%	0.4	354,900	354,900	67	67	98.6%	98.6%
\$400,000-\$449,999	4	11.8%	6.9	432,438	434,925	51	30	98.3%	100.0%
\$450,000-\$499,999	5	14.7%	3.2	466,980	465,000	67	30	98.6%	100.0%
\$500,000-\$599,999	2	5.9%	1.8	554,975	554,975	92	92	98.0%	98.0%
\$600,000-\$749,999	2	5.9%	1.5	674,500	674,500	42	42	100.0%	100.0%
\$750,000-\$999,999	6	17.6%	14.4	826,483	825,000	45	41	98.6%	100.0%
\$1,000,000 and up	1	2.9%	N/A	1,950,000	1,950,000	10	10	100.0%	100.0%



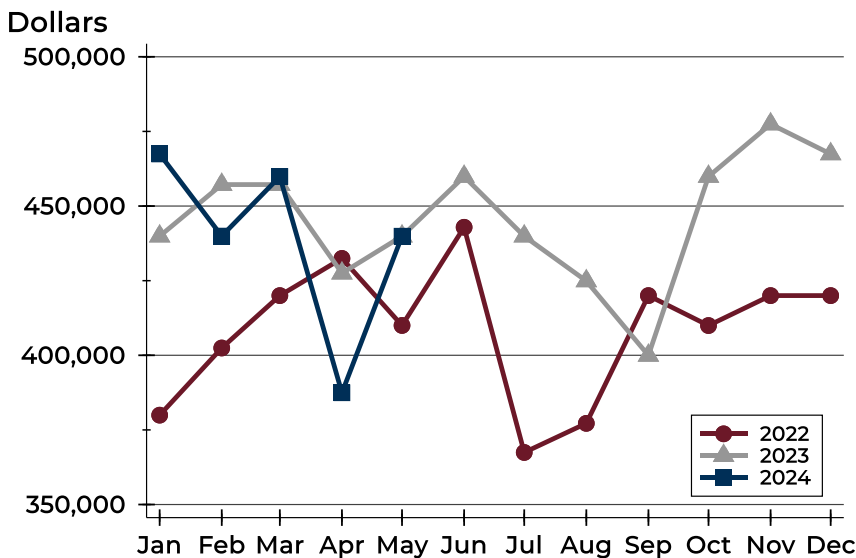
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2022	2023	2024
January	461,451	498,411	514,500
February	487,044	537,148	481,945
March	464,954	518,268	509,720
April	456,028	494,481	417,662
May	431,219	499,596	492,809
June	444,073	521,596	
July	407,518	483,293	
August	434,338	484,236	
September	457,347	459,359	
October	453,461	506,221	
November	478,162	530,438	
December	476,750	537,418	

Median Price

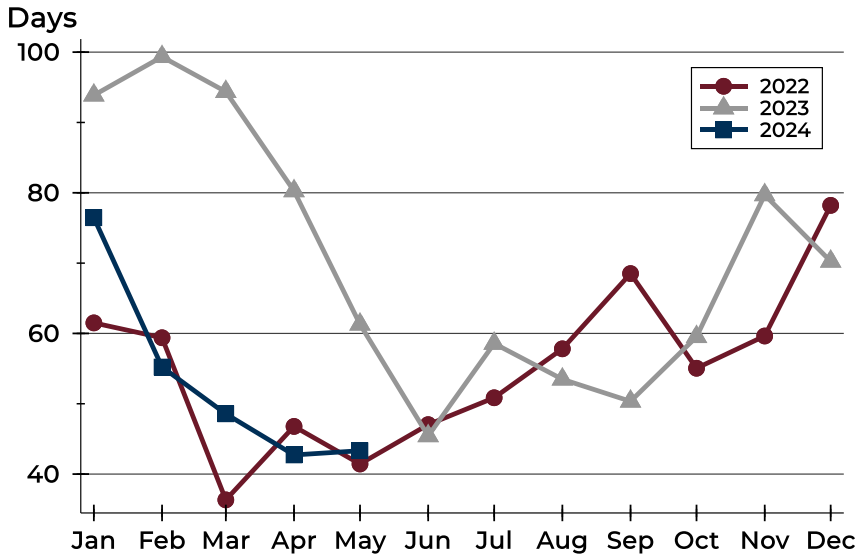


Month	2022	2023	2024
January	379,950	439,900	467,450
February	402,450	457,200	439,950
March	420,000	457,200	459,900
April	432,450	427,500	387,450
May	410,000	439,900	439,900
June	442,900	459,900	
July	367,450	439,900	
August	377,200	424,900	
September	420,000	399,950	
October	409,975	459,900	
November	420,000	477,450	
December	420,000	467,450	



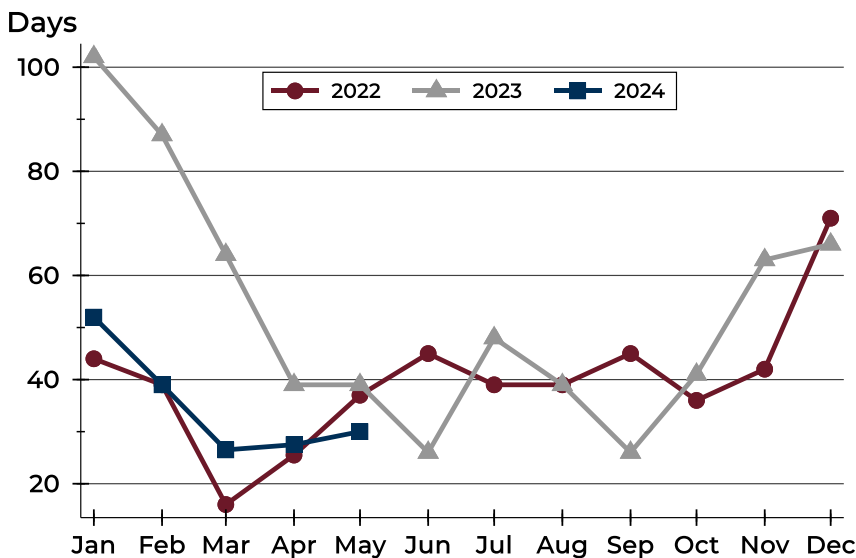
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	62	94	76
February	59	99	55
March	36	94	49
April	47	80	43
May	41	61	43
June	47	45	
July	51	59	
August	58	53	
September	69	50	
October	55	60	
November	60	80	
December	78	70	

Median DOM

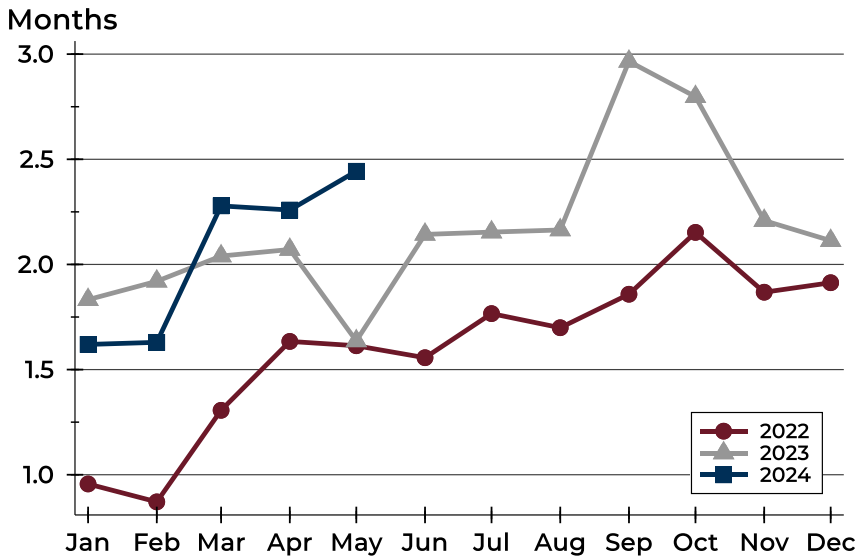


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	27
April	26	39	28
May	37	39	30
June	45	26	
July	39	48	
August	39	39	
September	45	26	
October	36	41	
November	42	63	
December	71	66	



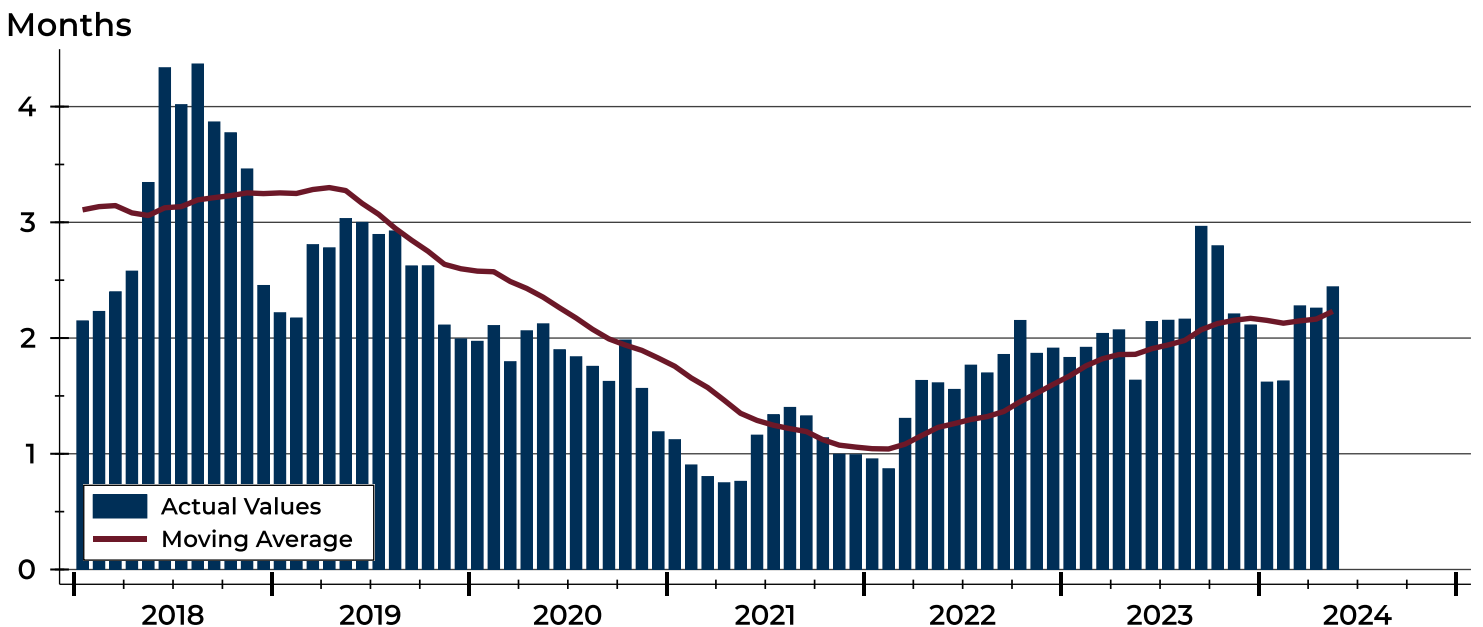
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.8	1.6
February	0.9	1.9	1.6
March	1.3	2.0	2.3
April	1.6	2.1	2.3
May	1.6	1.6	2.4
June	1.6	2.1	2.1
July	1.8	2.2	2.2
August	1.7	2.2	2.2
September	1.9	3.0	2.2
October	2.2	2.8	2.2
November	1.9	2.2	2.2
December	1.9	2.1	2.1

History of Month's Supply





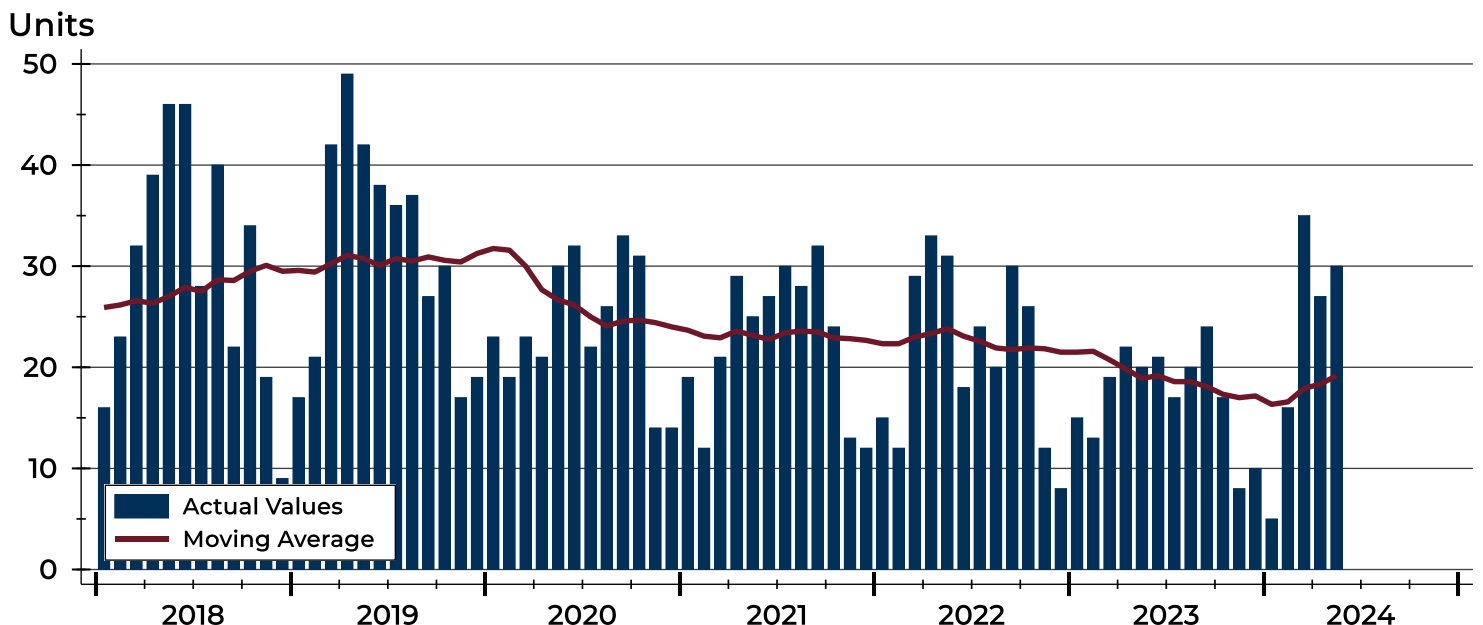
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	May 2023	Change
Current Month	New Listings	30	20	50.0%
	Volume (1,000s)	14,458	7,319	97.5%
	Average List Price	481,935	365,950	31.7%
	Median List Price	357,450	354,200	0.9%
Year-to-Date	New Listings	113	89	27.0%
	Volume (1,000s)	49,327	36,457	35.3%
	Average List Price	436,519	409,627	6.6%
	Median List Price	375,000	368,500	1.8%

A total of 30 new listings were added in Douglas County during May, up 50.0% from the same month in 2023. Year-to-date Douglas County has seen 113 new listings.

The median list price of these homes was \$357,450 up from \$354,200 in 2023.

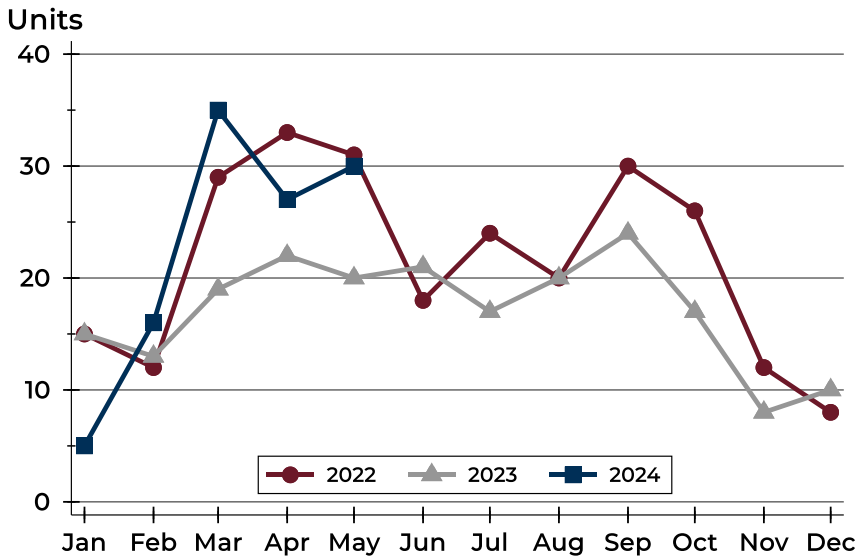
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	15	15	5
February	12	13	16
March	29	19	35
April	33	22	27
May	31	20	30
June	18	21	18
July	24	17	24
August	20	20	20
September	30	24	30
October	26	17	26
November	12	8	12
December	8	10	8

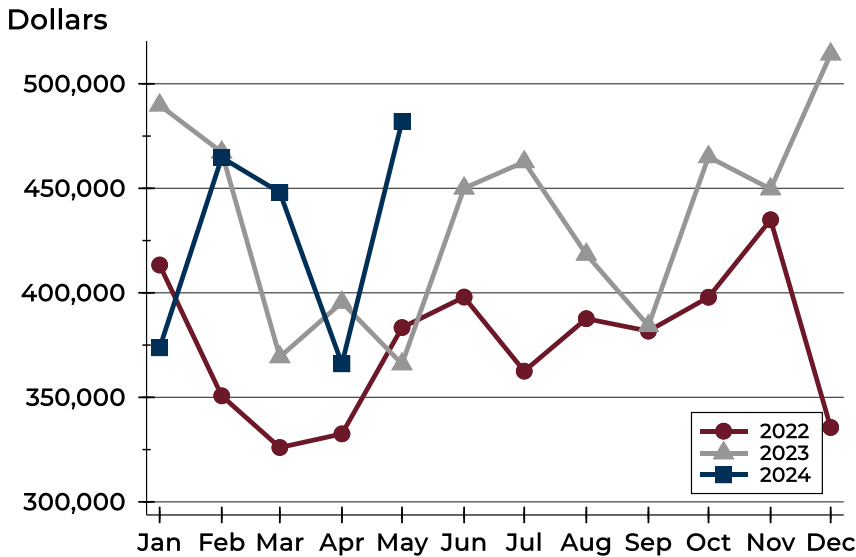
New Listings by Price Range

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	1	3.3%	149,900	149,900	1	1	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	5	16.7%	223,980	225,000	18	16	98.9%	100.0%
\$250,000-\$299,999	5	16.7%	275,940	275,000	6	3	100.0%	100.0%
\$300,000-\$349,999	4	13.3%	334,975	337,500	8	5	99.3%	100.0%
\$350,000-\$399,999	2	6.7%	382,450	382,450	8	8	97.3%	97.3%
\$400,000-\$449,999	2	6.7%	434,925	434,925	16	16	100.0%	100.0%
\$450,000-\$499,999	3	10.0%	460,000	465,000	19	10	97.6%	100.0%
\$500,000-\$599,999	1	3.3%	500,000	500,000	7	7	100.0%	100.0%
\$600,000-\$749,999	1	3.3%	699,000	699,000	24	24	100.0%	100.0%
\$750,000-\$999,999	5	16.7%	860,980	850,000	8	4	100.0%	100.0%
\$1,000,000 and up	1	3.3%	1,950,000	1,950,000	17	17	100.0%	100.0%



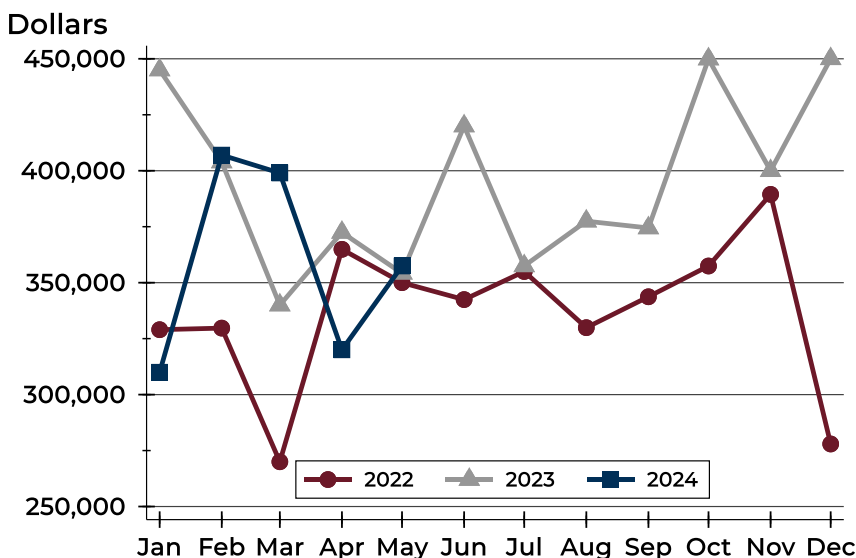
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2022	2023	2024
January	413,313	489,773	373,698
February	350,733	467,265	464,725
March	326,003	369,332	448,043
April	332,542	395,430	366,039
May	383,381	365,950	481,935
June	397,978	450,052	
July	362,533	462,641	
August	387,640	418,382	
September	381,707	384,221	
October	397,898	465,059	
November	434,958	449,675	
December	335,600	514,190	

Median Price



Month	2022	2023	2024
January	329,000	445,000	310,000
February	329,700	403,900	407,000
March	270,000	340,000	399,000
April	364,900	372,450	320,000
May	350,000	354,200	357,450
June	342,450	419,990	
July	355,000	357,500	
August	329,900	377,475	
September	343,700	374,450	
October	357,450	449,900	
November	389,450	400,000	
December	277,950	450,000	



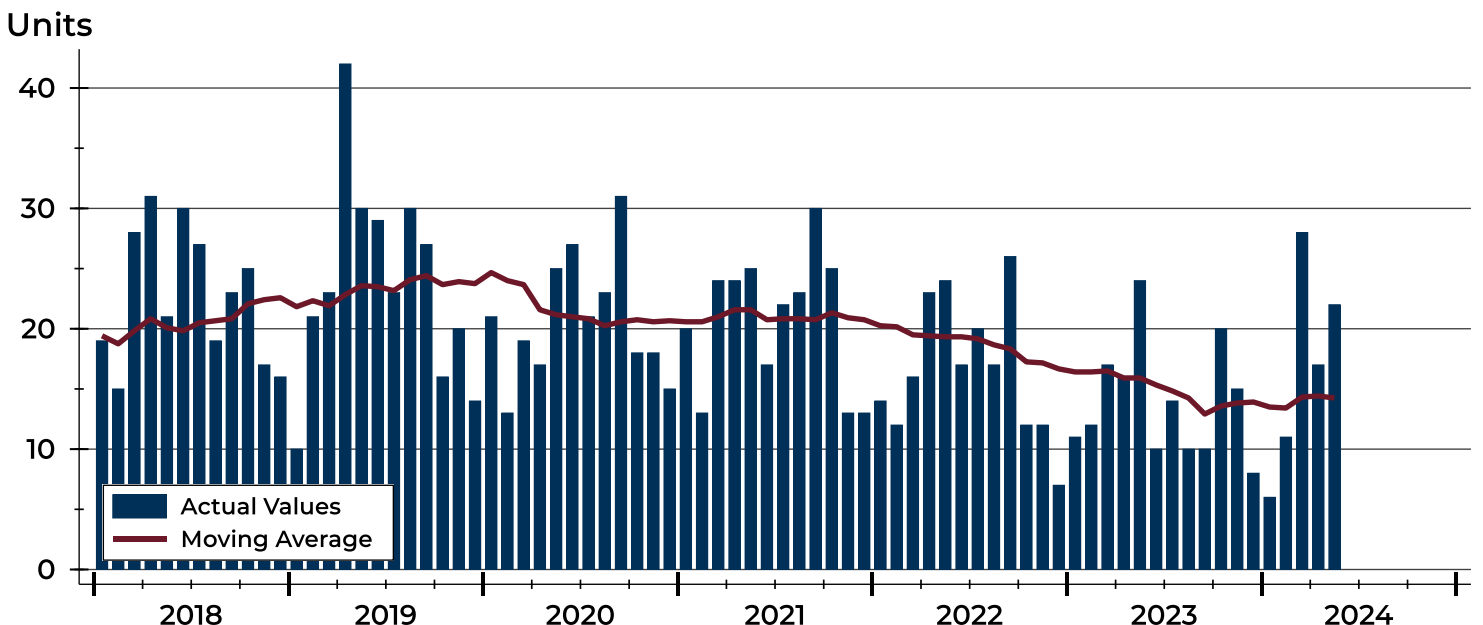
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2024	May 2023	Change	Year-to-Date		
		2024	2023		2024	2023	Change
Contracts Written		22	24	-8.3%	84	80	5.0%
Volume (1,000s)		9,402	9,085	3.5%	36,107	31,362	15.1%
Average	Sale Price	427,373	378,555	12.9%	429,842	392,023	9.6%
	Days on Market	19	33	-42.4%	18	32	-43.8%
	Percent of Original	99.6%	97.4%	2.3%	99.2%	98.5%	0.7%
Median	Sale Price	337,500	352,450	-4.2%	367,500	357,400	2.8%
	Days on Market	5	8	-37.5%	5	5	0.0%
	Percent of Original	100.0%	97.4%	2.7%	100.0%	100.0%	0.0%

A total of 22 contracts for sale were written in Douglas County during the month of May, down from 24 in 2023. The median list price of these homes was \$337,500, down from \$352,450 the prior year.

Half of the homes that went under contract in May were on the market less than 5 days, compared to 8 days in May 2023.

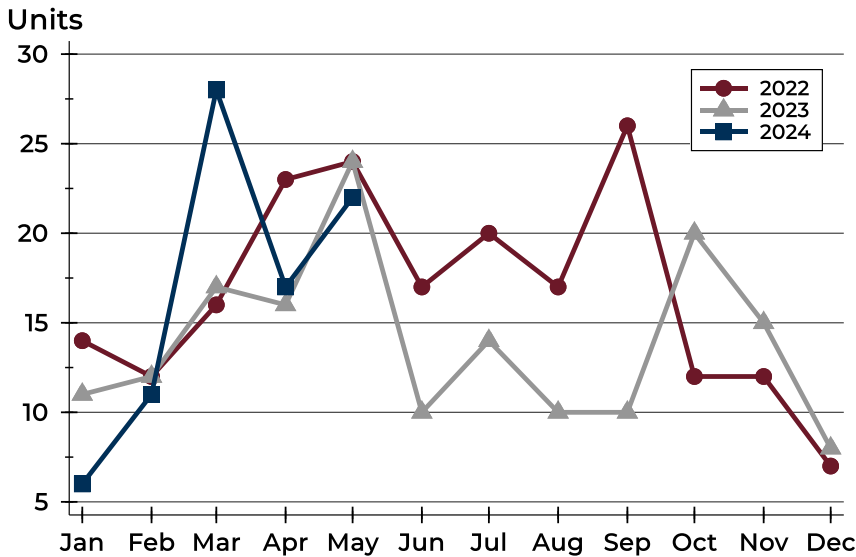
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	14	11	6
February	12	12	11
March	16	17	28
April	23	16	17
May	24	24	22
June	17	10	
July	20	14	
August	17	10	
September	26	10	
October	12	20	
November	12	15	
December	7	8	

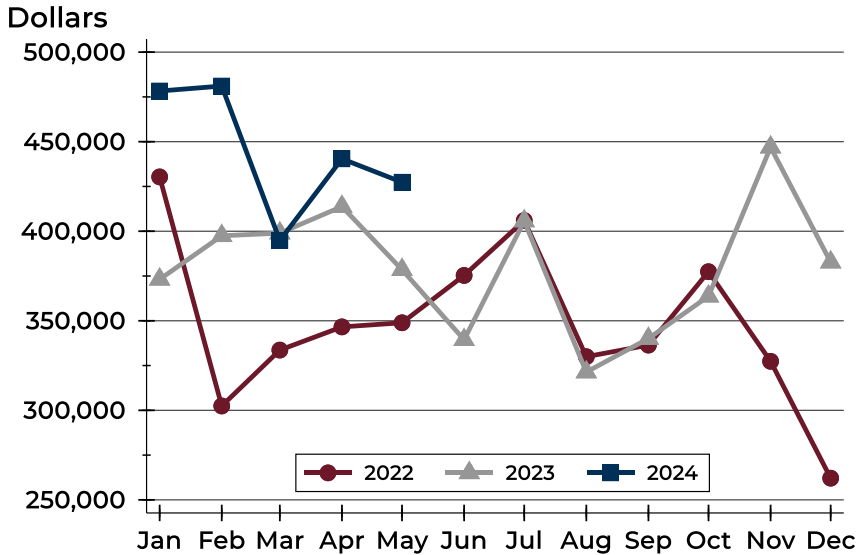
Contracts Written by Price Range

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	4.5%	149,900	149,900	1	1	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	1	4.5%	205,000	205,000	3	3	96.3%	96.3%
\$250,000-\$299,999	7	31.8%	281,243	279,900	6	5	100.8%	100.0%
\$300,000-\$349,999	3	13.6%	330,000	335,000	3	1	100.0%	100.0%
\$350,000-\$399,999	2	9.1%	382,450	382,450	8	8	97.3%	97.3%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	3	13.6%	476,600	475,000	102	107	100.0%	100.0%
\$500,000-\$599,999	1	4.5%	500,000	500,000	7	7	100.0%	100.0%
\$600,000-\$749,999	1	4.5%	689,000	689,000	21	21	95.8%	95.8%
\$750,000-\$999,999	3	13.6%	901,633	855,000	3	3	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



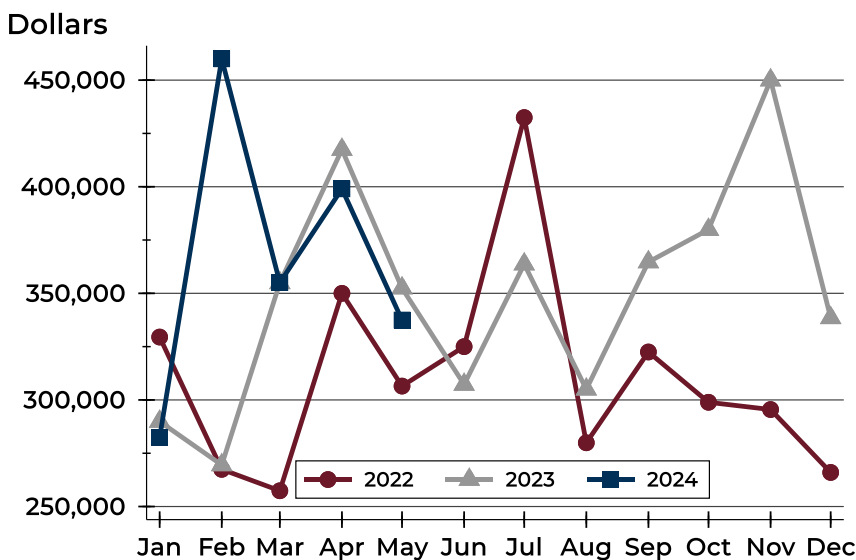
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	430,343	373,164	478,300
February	302,442	397,462	481,082
March	333,644	398,926	394,834
April	346,590	413,775	440,438
May	348,894	378,555	427,373
June	375,329	339,420	
July	406,000	405,700	
August	329,949	321,360	
September	336,429	340,084	
October	377,404	363,715	
November	327,367	446,920	
December	262,129	382,731	

Median Price

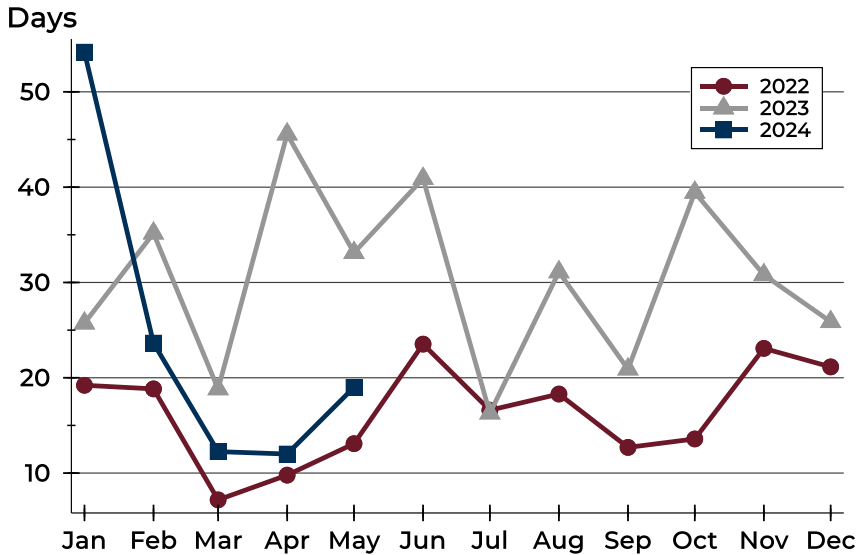


Month	2022	2023	2024
January	329,500	289,900	282,450
February	267,450	269,500	460,000
March	257,400	354,900	355,000
April	350,000	417,450	399,000
May	306,500	352,450	337,500
June	325,000	307,250	
July	432,450	363,700	
August	279,900	305,000	
September	322,500	364,700	
October	298,900	379,900	
November	295,500	450,000	
December	266,000	338,500	



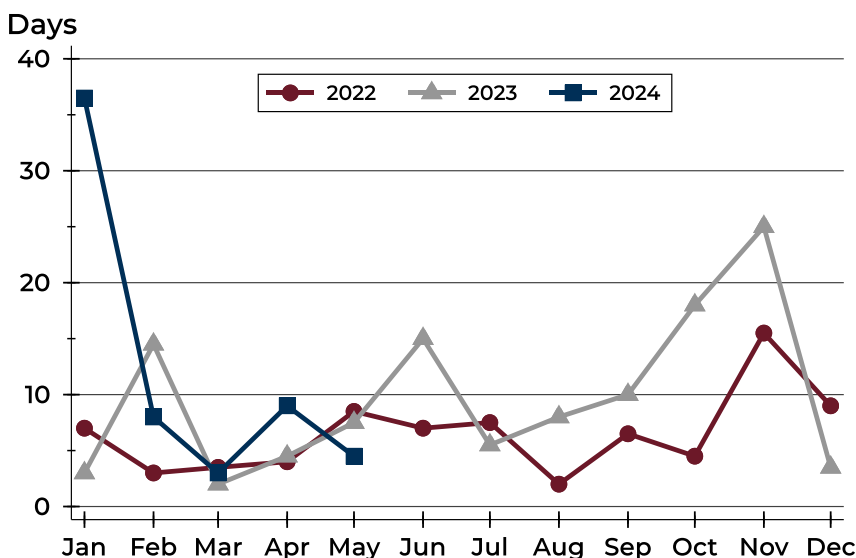
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	26	54
February	19	35	24
March	7	19	12
April	10	46	12
May	13	33	19
June	24	41	
July	17	16	
August	18	31	
September	13	21	
October	14	39	
November	23	31	
December	21	26	

Median DOM



Month	2022	2023	2024
January	7	3	37
February	3	15	8
March	4	2	3
April	4	5	9
May	9	8	5
June	7	15	
July	8	6	
August	2	8	
September	7	10	
October	5	18	
November	16	25	
December	9	4	



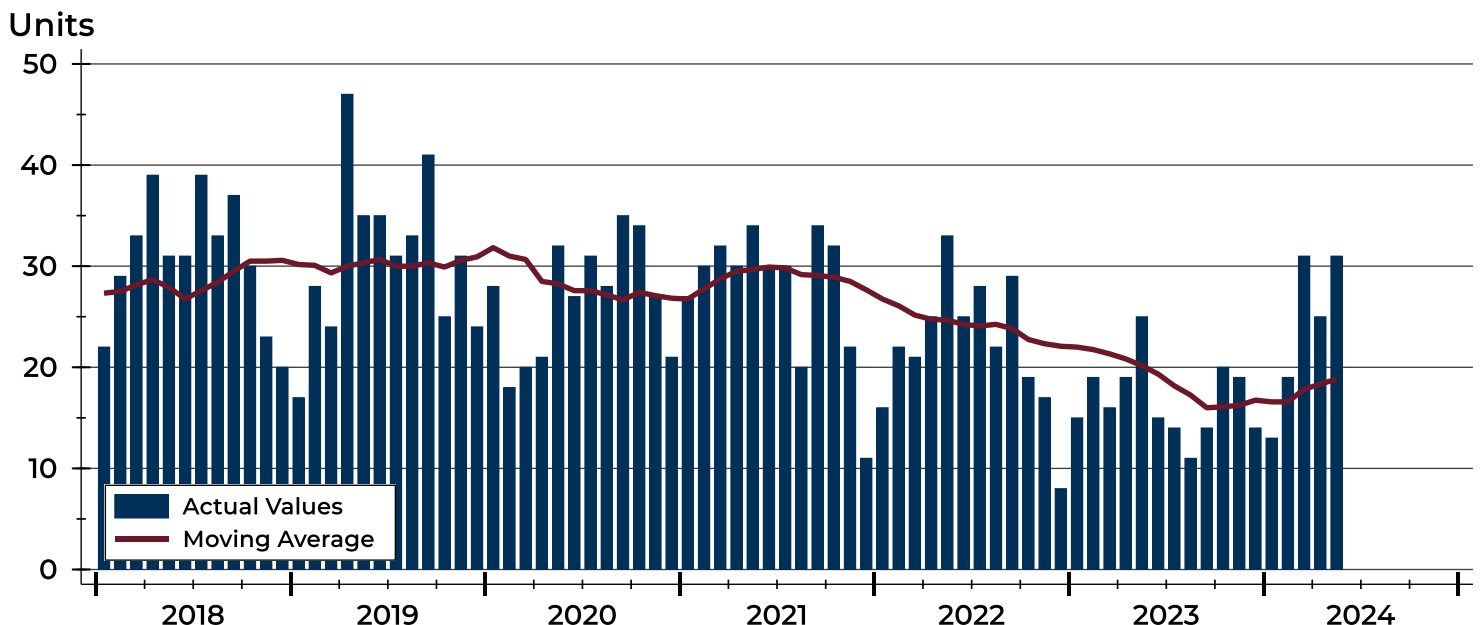
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of May 2023	Change
Pending Contracts		31	25	24.0%
Volume (1,000s)		12,991	9,998	29.9%
Average	List Price	419,066	399,913	4.8%
	Days on Market	20	24	-16.7%
	Percent of Original	99.5%	99.1%	0.4%
Median	List Price	365,000	369,900	-1.3%
	Days on Market	6	7	-14.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 31 listings in Douglas County had contracts pending at the end of May, up from 25 contracts pending at the end of May 2023.

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.

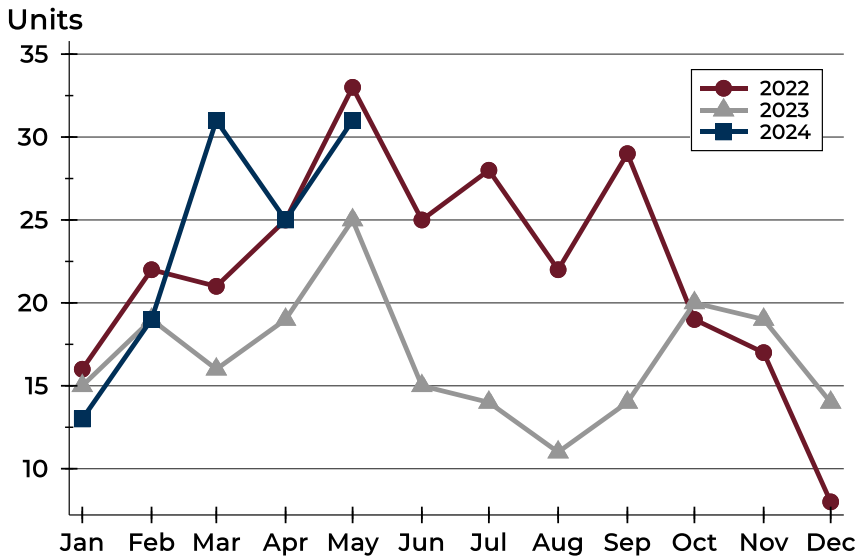
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	16	15	13
February	22	19	19
March	21	16	31
April	25	19	25
May	33	25	31
June	25	15	15
July	28	14	14
August	22	11	11
September	29	14	14
October	19	20	20
November	17	19	19
December	8	14	14

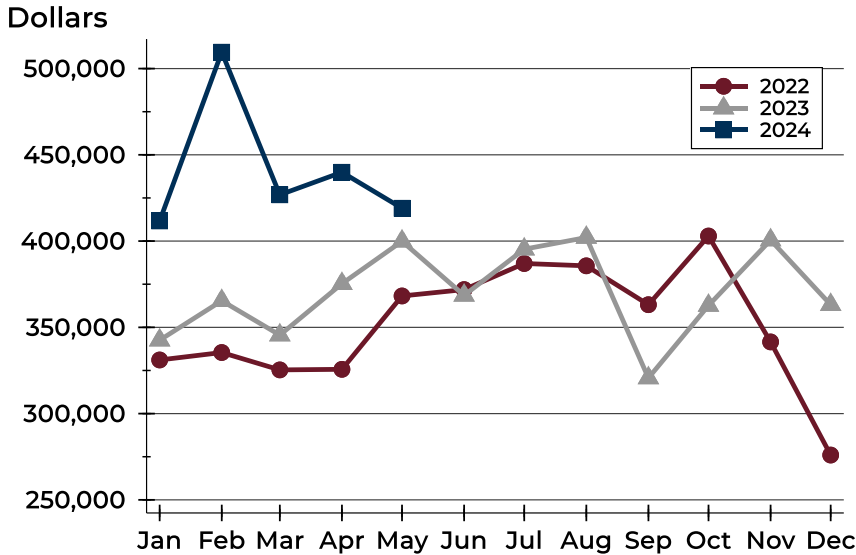
Pending Contracts by Price Range

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	6.5%	136,950	136,950	5	5	100.0%	100.0%
\$150,000-\$199,999	2	6.5%	194,475	194,475	17	17	94.2%	94.2%
\$200,000-\$249,999	1	3.2%	205,000	205,000	3	3	100.0%	100.0%
\$250,000-\$299,999	7	22.6%	281,243	279,900	6	5	100.0%	100.0%
\$300,000-\$349,999	3	9.7%	330,000	335,000	3	1	100.0%	100.0%
\$350,000-\$399,999	4	12.9%	381,975	381,500	7	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	4	12.9%	479,700	482,000	104	107	100.0%	100.0%
\$500,000-\$599,999	3	9.7%	532,967	500,000	5	6	100.0%	100.0%
\$600,000-\$749,999	2	6.5%	707,000	707,000	20	20	97.9%	97.9%
\$750,000-\$999,999	3	9.7%	901,633	855,000	3	3	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



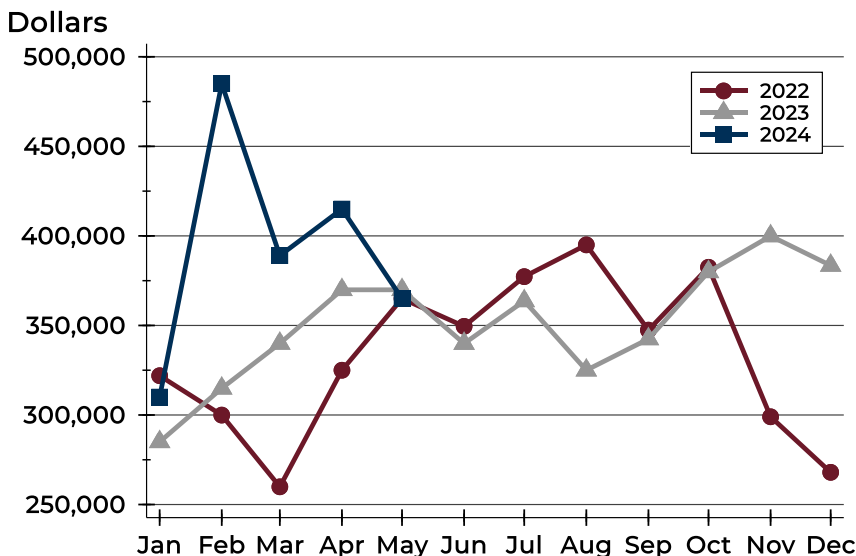
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	331,106	342,573	411,677
February	335,409	365,442	509,521
March	325,338	345,506	426,824
April	325,680	375,321	439,922
May	368,205	399,913	419,066
June	371,892	368,533	
July	387,004	395,307	
August	385,661	402,100	
September	363,136	320,653	
October	402,934	362,668	
November	341,553	400,608	
December	275,988	363,139	

Median Price

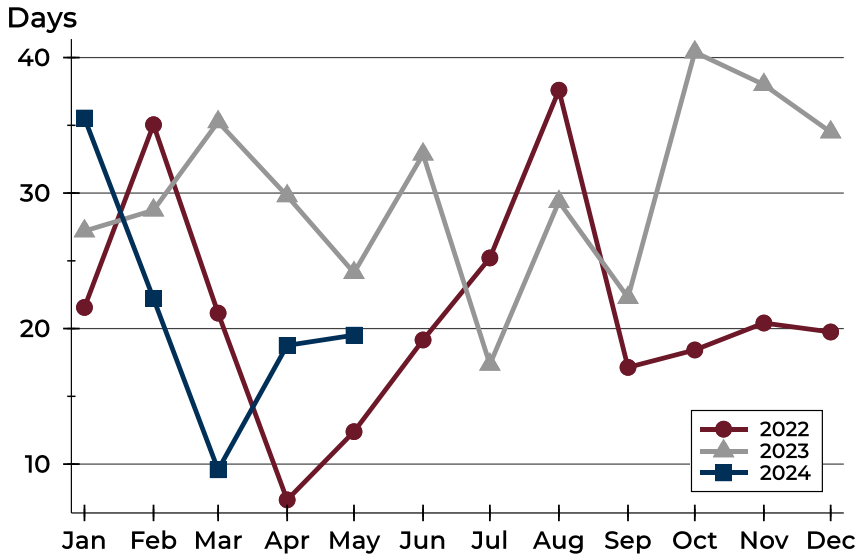


Month	2022	2023	2024
January	321,950	285,000	310,000
February	299,950	314,900	485,000
March	259,900	339,950	389,000
April	325,000	369,900	415,000
May	365,000	369,900	365,000
June	349,500	339,900	
July	377,250	363,700	
August	395,000	325,000	
September	347,400	342,450	
October	382,500	379,925	
November	299,000	399,950	
December	268,000	383,500	



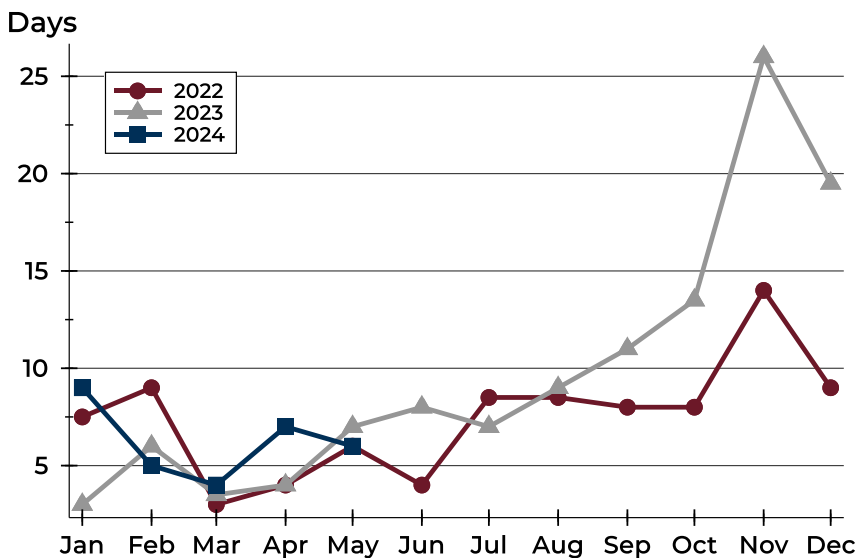
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	22	27	36
February	35	29	22
March	21	35	10
April	7	30	19
May	12	24	20
June	19	33	19
July	25	17	25
August	38	29	29
September	17	22	17
October	18	40	18
November	20	38	20
December	20	35	20

Median DOM



Month	2022	2023	2024
January	8	3	9
February	9	6	5
March	3	4	4
April	4	4	7
May	6	7	6
June	4	8	6
July	9	7	7
August	9	9	9
September	8	11	8
October	8	14	8
November	14	26	14
December	9	20	9