



**April
2025**

Lawrence MLS Statistics



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 18 units, compared to 26 units in April 2024. Total sales volume was \$9.3 million, down from a year earlier.

The median sale price in April was \$416,000, up from \$365,500 a year earlier. Homes that sold in April were typically on the market for 5 days and sold for 99.2% 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 37 units, up from 32 at the same point in 2024. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$475,000.

During April, a total of 15 contracts were written down from 16 in April 2024. At the end of the month, there were 23 contracts still pending.

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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



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Douglas County (Excluding Lawrence) Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		18 -30.8%	26 85.7%	14 -17.6%	40 -27.3%	55 25.0%	44 -18.5%
Active Listings Change from prior year		37 15.6%	32 -5.9%	34 6.3%	N/A	N/A	N/A
Months' Supply Change from prior year		2.6 13.0%	2.3 9.5%	2.1 31.3%	N/A	N/A	N/A
New Listings Change from prior year		25 -13.8%	29 31.8%	22 -38.9%	72 -16.3%	86 22.9%	70 -23.9%
Contracts Written Change from prior year		15 -6.3%	16 0.0%	16 -30.4%	54 -11.5%	61 8.9%	56 -13.8%
Pending Contracts Change from prior year		23 -8.0%	25 31.6%	19 -24.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		9,305 -16.1%	11,084 76.8%	6,271 -1.4%	19,621 -14.9%	23,045 43.1%	16,109 -16.9%
Average	Sale Price Change from prior year	516,967 21.3%	426,308 -4.8%	447,947 19.8%	490,526 17.1%	419,003 14.4%	366,115 1.9%
	List Price of Actives Change from prior year	683,388 63.6%	417,662 -15.5%	494,481 8.4%	N/A	N/A	N/A
	Days on Market Change from prior year	39 550.0%	6 -86.7%	45 164.7%	48 84.6%	26 -16.1%	31 106.7%
	Percent of List Change from prior year	97.8% -2.4%	100.2% -1.6%	101.8% 0.7%	97.9% -1.4%	99.3% -0.2%	99.5% -1.9%
	Percent of Original Change from prior year	97.1% -3.3%	100.4% -1.3%	101.7% 0.6%	96.5% -1.8%	98.3% -0.4%	98.7% -2.6%
Median	Sale Price Change from prior year	416,000 13.8%	365,500 -0.5%	367,450 31.2%	377,500 1.8%	371,000 13.6%	326,500 4.2%
	List Price of Actives Change from prior year	475,000 22.6%	387,450 -9.4%	427,500 -1.1%	N/A	N/A	N/A
	Days on Market Change from prior year	5 66.7%	3 -76.9%	13 225.0%	13 160.0%	5 -37.5%	8 100.0%
	Percent of List Change from prior year	99.2% -0.8%	100.0% 0.0%	100.0% -1.5%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	99.2% -0.8%	100.0% 0.0%	100.0% -1.5%	99.4% -0.6%	100.0% 0.0%	100.0% 0.0%

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



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Douglas County (Excluding Lawrence) Closed Listings Analysis

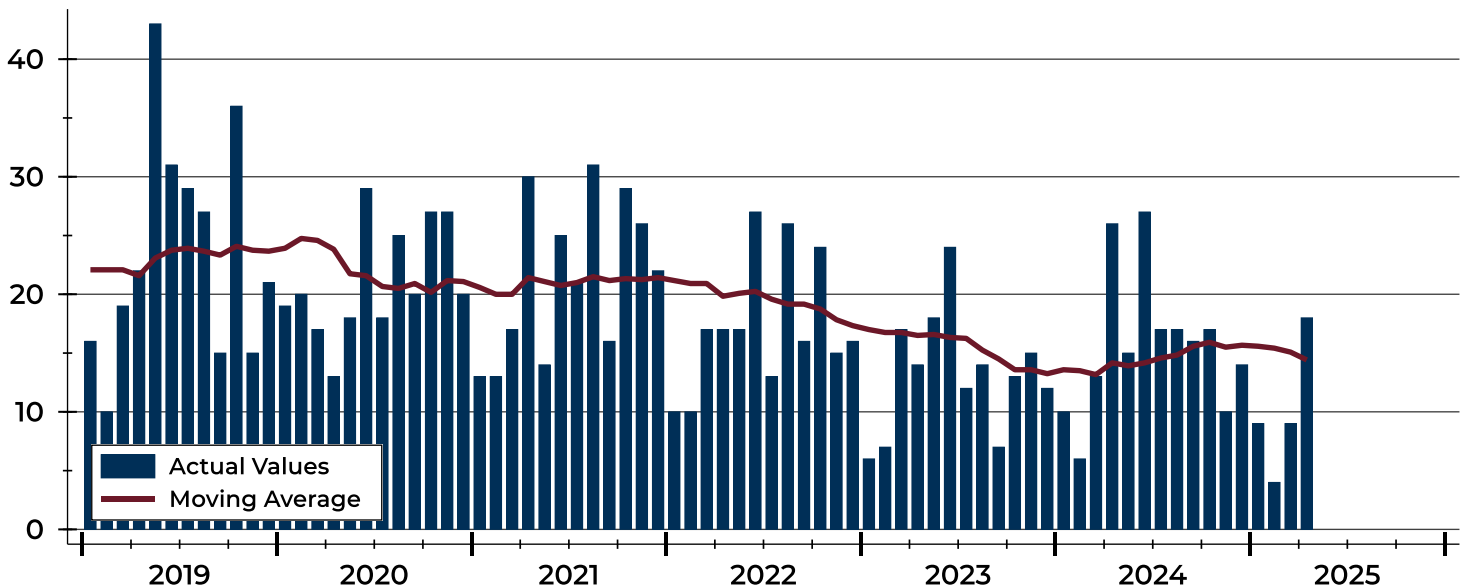
Summary Statistics for Closed Listings		2025	April 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		18	26	-30.8%	40	55	-27.3%
Volume (1,000s)		9,305	11,084	-16.1%	19,621	23,045	-14.9%
Months' Supply		2.6	2.3	13.0%	N/A	N/A	N/A
Average	Sale Price	516,967	426,308	21.3%	490,526	419,003	17.1%
	Days on Market	39	6	550.0%	48	26	84.6%
	Percent of List	97.8%	100.2%	-2.4%	97.9%	99.3%	-1.4%
	Percent of Original	97.1%	100.4%	-3.3%	96.5%	98.3%	-1.8%
Median	Sale Price	416,000	365,500	13.8%	377,500	371,000	1.8%
	Days on Market	5	3	66.7%	13	5	160.0%
	Percent of List	99.2%	100.0%	-0.8%	100.0%	100.0%	0.0%
	Percent of Original	99.2%	100.0%	-0.8%	99.4%	100.0%	-0.6%

A total of 18 homes sold in Douglas County in April, down from 26 units in April 2024. Total sales volume fell to \$9.3 million compared to \$11.1 million in the previous year.

The median sales price in April was \$416,000, up 13.8% compared to the prior year. Median days on market was 5 days, down from 50 days in March, but up from 3 in April 2024.

History of Closed Listings

Units





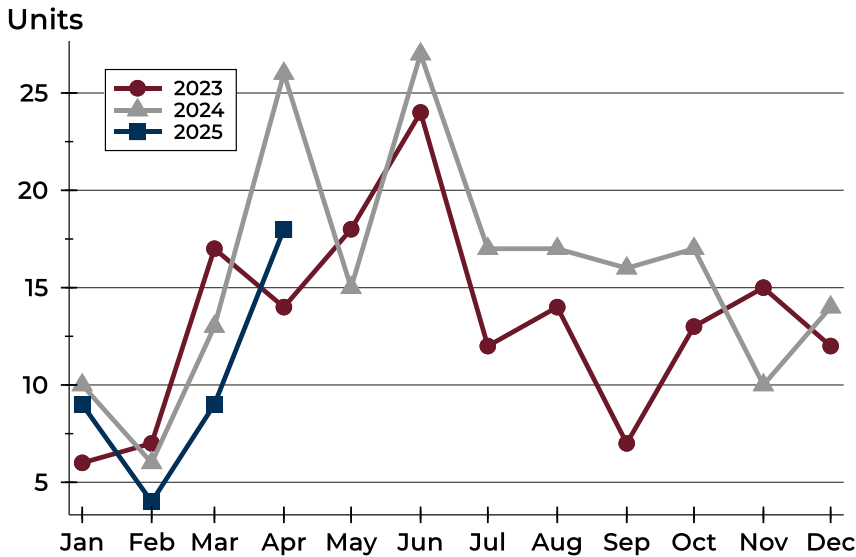
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Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	10	9
February	7	6	4
March	17	13	9
April	14	26	18
May	18	15	
June	24	27	
July	12	17	
August	14	17	
September	7	16	
October	13	17	
November	15	10	
December	12	14	

Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	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	2	11.1%	2.4	236,250	236,250	39	39	97.5%	97.5%	95.5%	95.5%
\$250,000-\$299,999	2	11.1%	1.1	256,950	256,950	4	4	102.9%	102.9%	102.9%	102.9%
\$300,000-\$349,999	2	11.1%	0.6	329,500	329,500	5	5	97.8%	97.8%	97.8%	97.8%
\$350,000-\$399,999	2	11.1%	2.4	384,500	384,500	7	7	102.5%	102.5%	104.8%	104.8%
\$400,000-\$449,999	2	11.1%	3.0	416,000	416,000	65	65	98.7%	98.7%	98.1%	98.1%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	5.6%	4.4	560,000	560,000	137	137	97.4%	97.4%	88.9%	88.9%
\$600,000-\$749,999	4	22.2%	2.7	662,250	650,000	48	42	99.6%	100.0%	98.7%	100.0%
\$750,000-\$999,999	2	11.1%	2.8	825,000	825,000	3	3	98.8%	98.8%	98.8%	98.8%
\$1,000,000 and up	1	5.6%	15.0	1,200,000	1,200,000	136	136	68.6%	68.6%	68.6%	68.6%



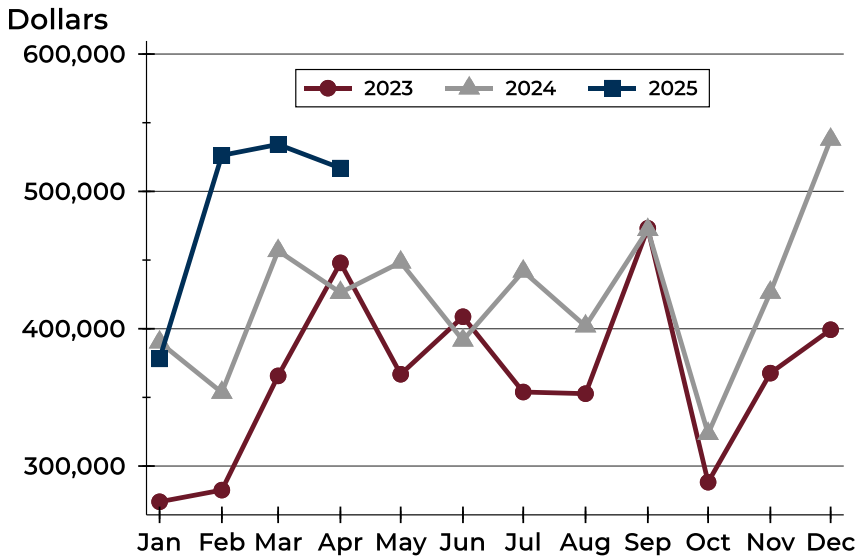
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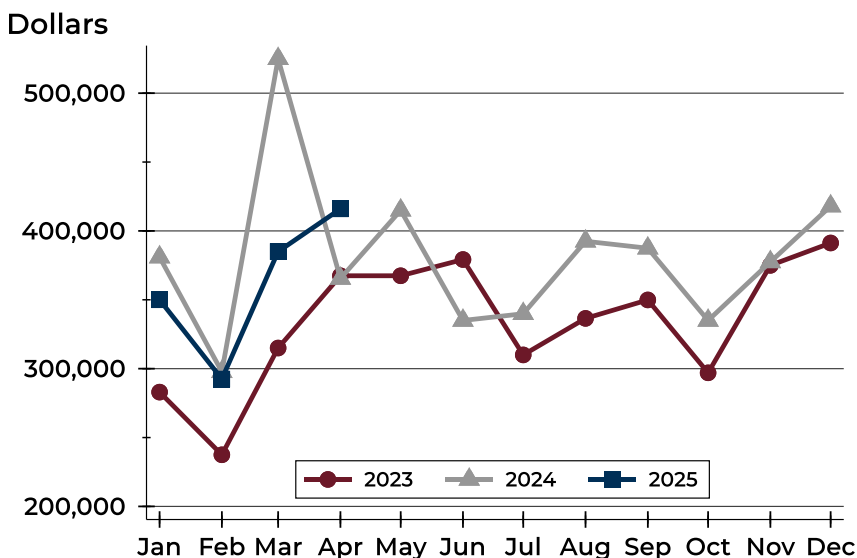
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	274,000	390,195	378,072
February	282,500	353,550	526,250
March	365,665	456,762	534,222
April	447,947	426,308	516,967
May	366,850	448,400	
June	408,741	391,543	
July	353,919	441,803	
August	352,714	401,888	
September	473,129	472,056	
October	288,268	323,588	
November	367,647	426,390	
December	399,283	537,843	

Median Price



Month	2023	2024	2025
January	283,000	381,000	350,000
February	237,500	297,750	292,500
March	315,000	525,000	385,000
April	367,450	365,500	416,000
May	367,450	415,000	
June	379,250	335,000	
July	310,000	339,900	
August	336,500	392,500	
September	349,900	387,450	
October	296,985	335,000	
November	375,000	377,500	
December	391,250	418,000	



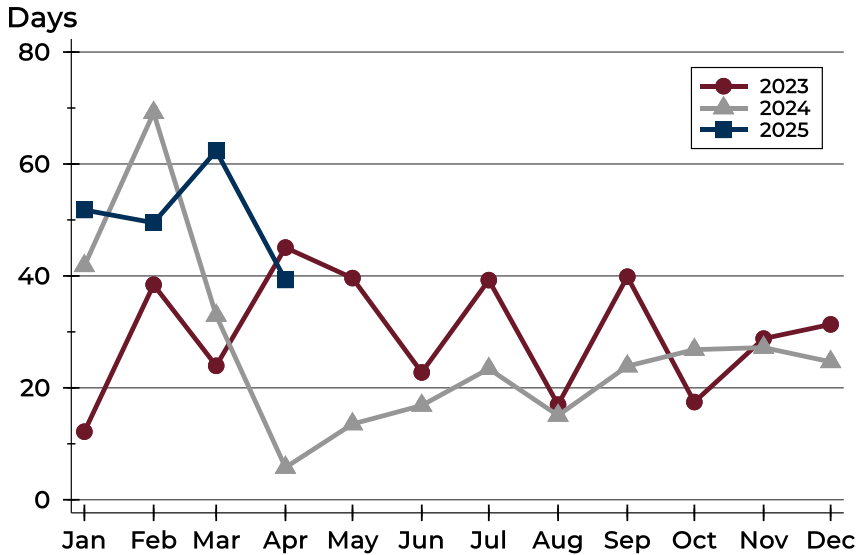
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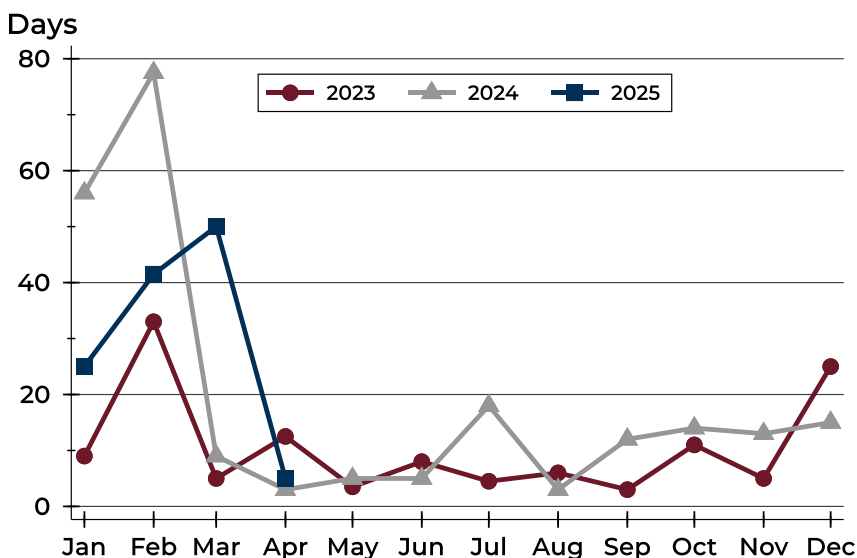
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	12	42	52
February	38	69	50
March	24	33	62
April	45	6	39
May	40	14	
June	23	17	
July	39	23	
August	17	15	
September	40	24	
October	17	27	
November	29	27	
December	31	25	

Median DOM



Month	2023	2024	2025
January	9	56	25
February	33	78	42
March	5	9	50
April	13	3	5
May	4	5	
June	8	5	
July	5	18	
August	6	3	
September	3	12	
October	11	14	
November	5	13	
December	25	15	



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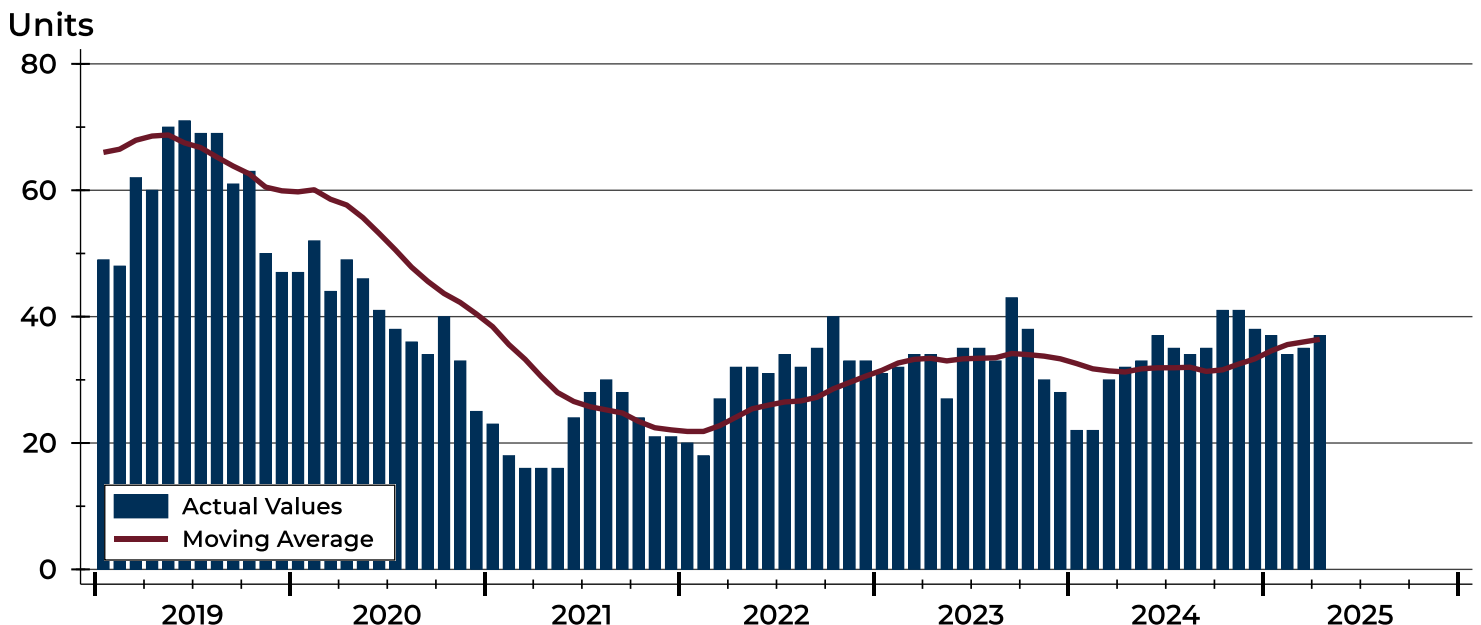
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2025	End of April 2024	Change
Active Listings		37	32	15.6%
Volume (1,000s)		25,285	13,365	89.2%
Months' Supply		2.6	2.3	13.0%
Average	List Price	683,388	417,662	63.6%
	Days on Market	53	43	23.3%
	Percent of Original	99.4%	98.6%	0.8%
Median	List Price	475,000	387,450	22.6%
	Days on Market	27	28	-3.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 37 homes were available for sale in Douglas County at the end of April. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of April was \$475,000, up 22.6% from 2024. The typical time on market for active listings was 27 days, down from 28 days a year earlier.

History of Active Listings





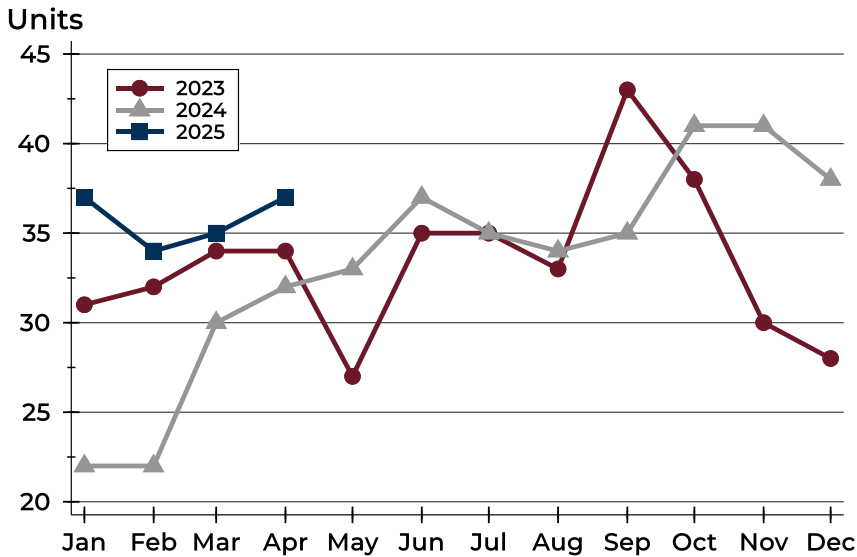
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Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	31	22	37
February	32	22	34
March	34	30	35
April	34	32	37
May	27	33	
June	35	37	
July	35	35	
August	33	34	
September	43	35	
October	38	41	
November	30	41	
December	28	38	

Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	2.7%	N/A	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	8.1%	2.4	217,300	212,000	31	39	98.9%	100.0%
\$250,000-\$299,999	2	5.4%	1.1	284,200	284,200	9	9	100.0%	100.0%
\$300,000-\$349,999	2	5.4%	0.6	319,925	319,925	17	17	98.5%	98.5%
\$350,000-\$399,999	4	10.8%	2.4	371,200	367,450	27	17	99.0%	99.3%
\$400,000-\$449,999	3	8.1%	3.0	429,950	429,950	62	27	97.8%	100.0%
\$450,000-\$499,999	6	16.2%	N/A	476,442	474,950	64	35	100.0%	100.0%
\$500,000-\$599,999	4	10.8%	4.4	543,750	545,000	28	14	100.0%	100.0%
\$600,000-\$749,999	4	10.8%	2.7	694,500	702,000	13	8	100.0%	100.0%
\$750,000-\$999,999	3	8.1%	2.8	774,967	779,900	74	9	97.9%	100.0%
\$1,000,000 and up	5	13.5%	15.0	2,079,800	1,800,000	141	160	100.0%	100.0%



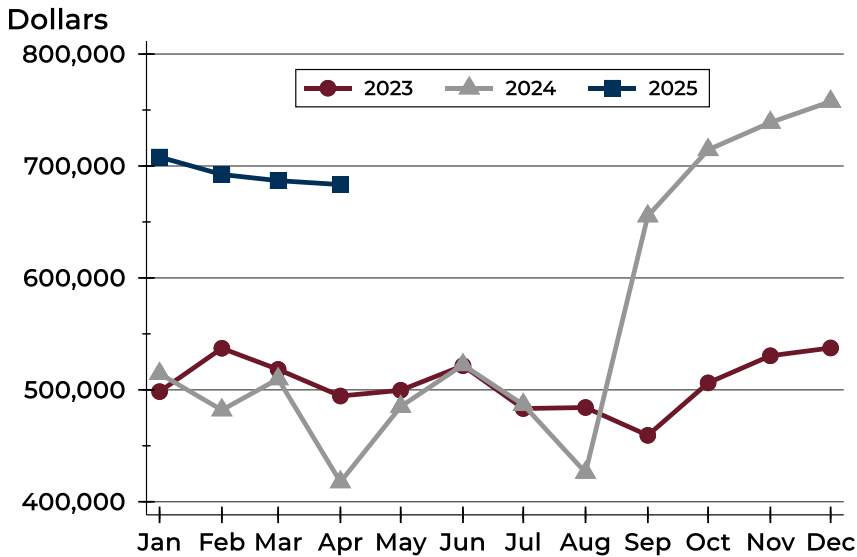
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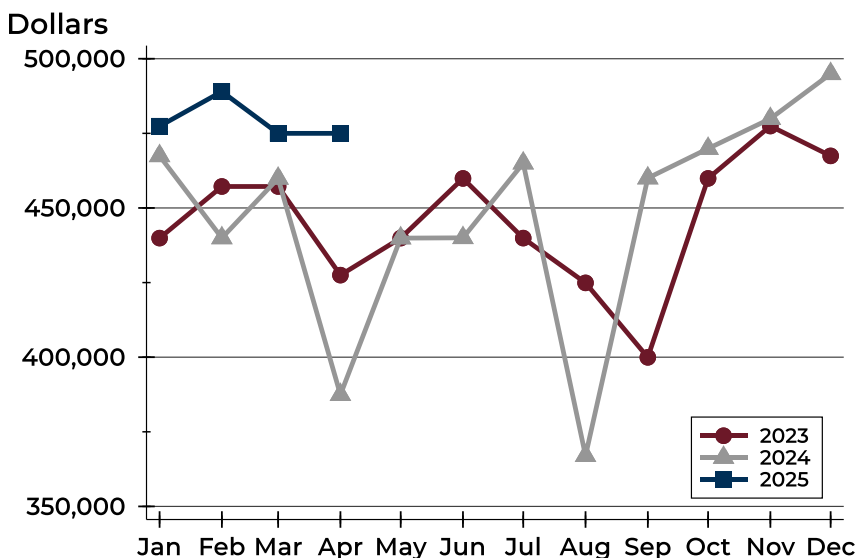
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2023	2024	2025
January	498,411	514,500	707,965
February	537,148	481,945	692,389
March	518,268	509,720	686,891
April	494,481	417,662	683,388
May	499,596	485,015	
June	521,596	522,315	
July	483,293	486,756	
August	484,236	426,135	
September	459,359	655,280	
October	506,221	714,451	
November	530,438	738,815	
December	537,418	757,595	

Median Price



Month	2023	2024	2025
January	439,900	467,450	477,400
February	457,200	439,950	489,000
March	457,200	459,900	475,000
April	427,500	387,450	475,000
May	439,900	439,900	
June	459,900	440,000	
July	439,900	465,000	
August	424,900	367,000	
September	399,950	460,000	
October	459,900	469,900	
November	477,450	479,900	
December	467,450	494,950	



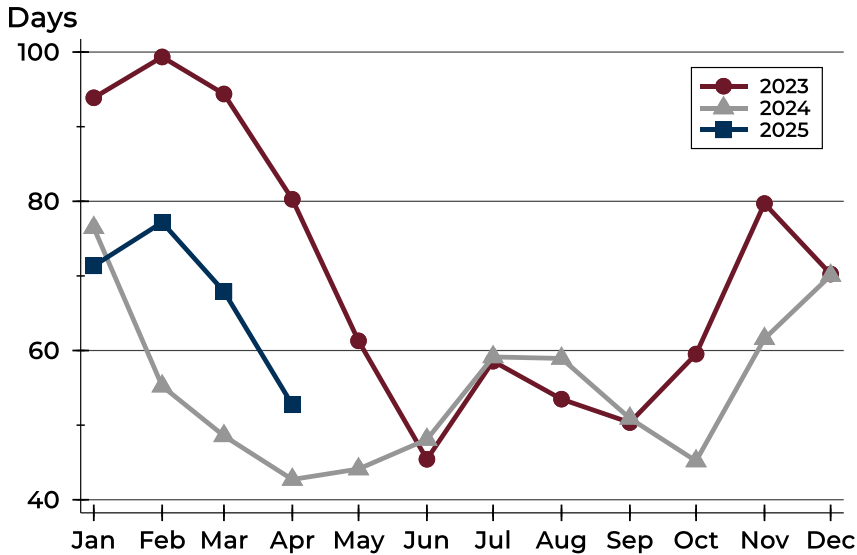
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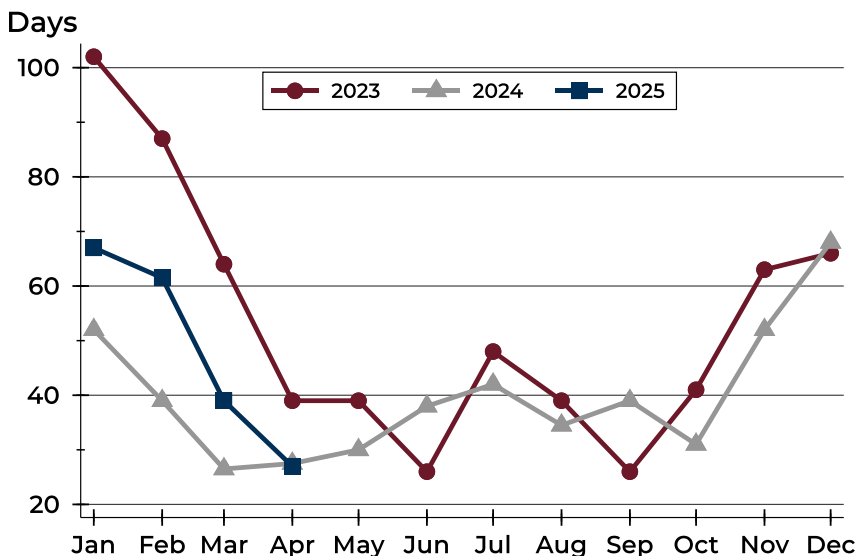
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	76	71
February	99	55	77
March	94	49	68
April	80	43	53
May	61	44	
June	45	48	
July	59	59	
August	53	59	
September	50	51	
October	60	45	
November	80	62	
December	70	70	

Median DOM



Month	2023	2024	2025
January	102	52	67
February	87	39	62
March	64	27	39
April	39	28	27
May	39	30	
June	26	38	
July	48	42	
August	39	35	
September	26	39	
October	41	31	
November	63	52	
December	66	68	



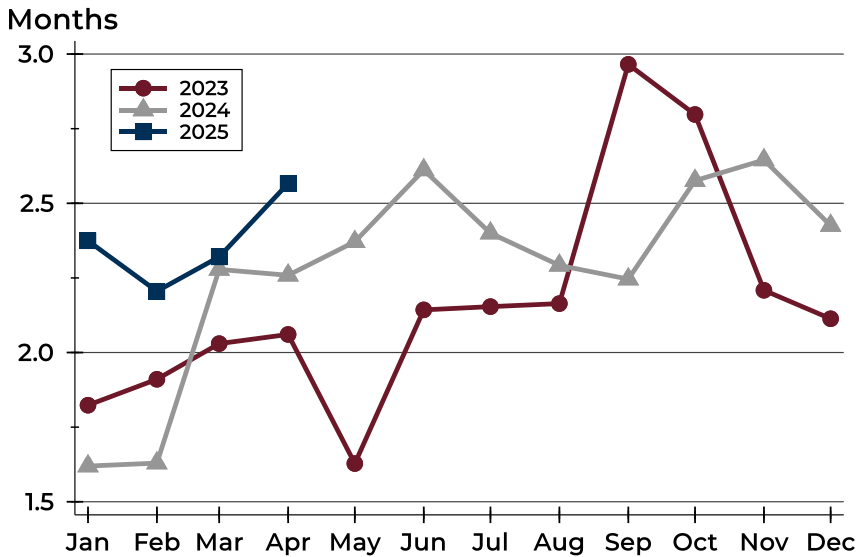
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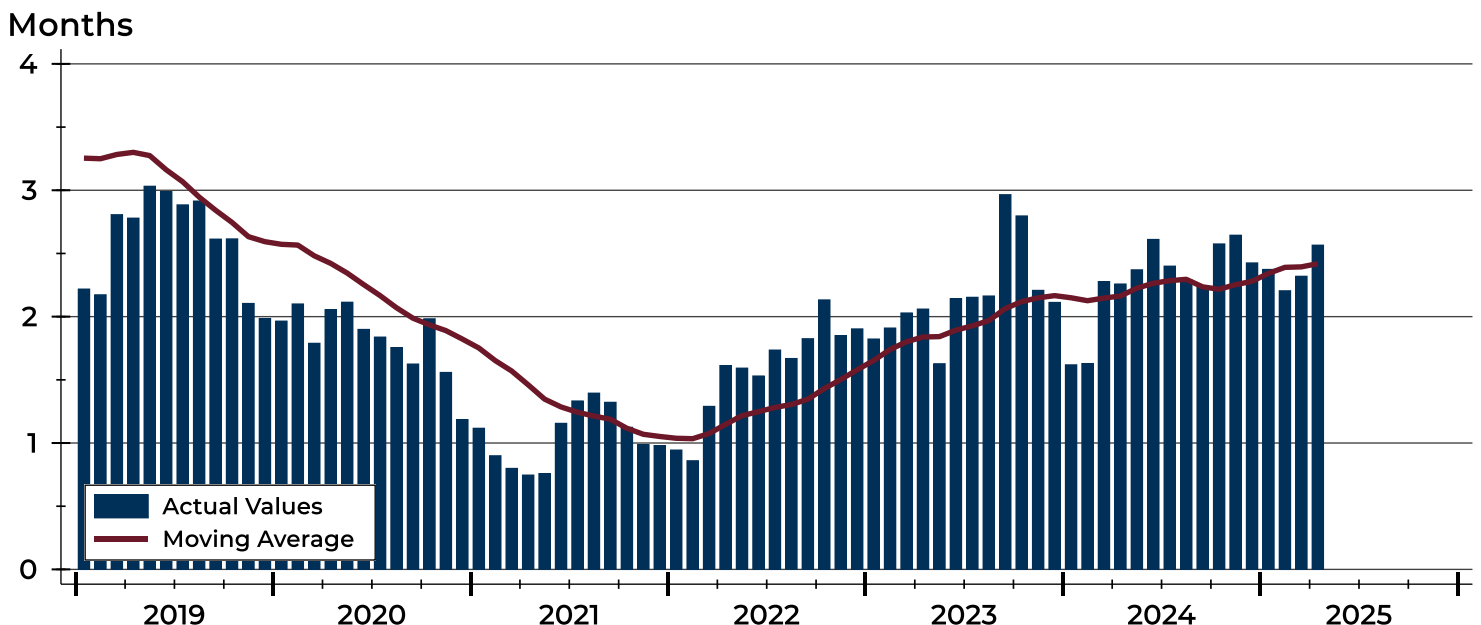
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.8	1.6	2.4
February	1.9	1.6	2.2
March	2.0	2.3	2.3
April	2.1	2.3	2.6
May	1.6	2.4	
June	2.1	2.6	
July	2.2	2.4	
August	2.2	2.3	
September	3.0	2.2	
October	2.8	2.6	
November	2.2	2.6	
December	2.1	2.4	

History of Month's Supply





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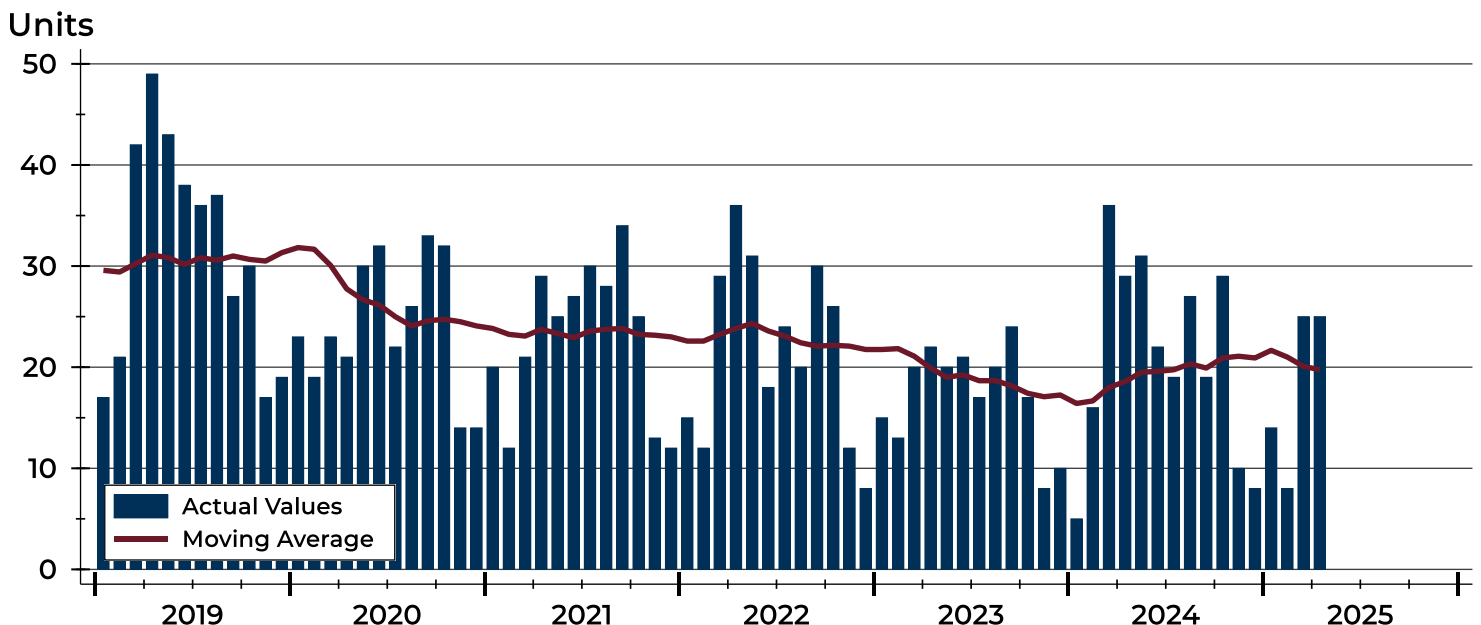
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	April 2024	Change
Current Month	New Listings	25	29	-13.8%
	Volume (1,000s)	13,441	10,343	30.0%
	Average List Price	537,646	356,648	50.7%
	Median List Price	459,950	300,000	53.3%
Year-to-Date	New Listings	72	86	-16.3%
	Volume (1,000s)	39,515	35,827	10.3%
	Average List Price	548,821	416,599	31.7%
	Median List Price	429,950	379,950	13.2%

A total of 25 new listings were added in Douglas County during April, down 13.8% from the same month in 2024. Year-to-date Douglas County has seen 72 new listings.

The median list price of these homes was \$459,950 up from \$300,000 in 2024.

History of New Listings





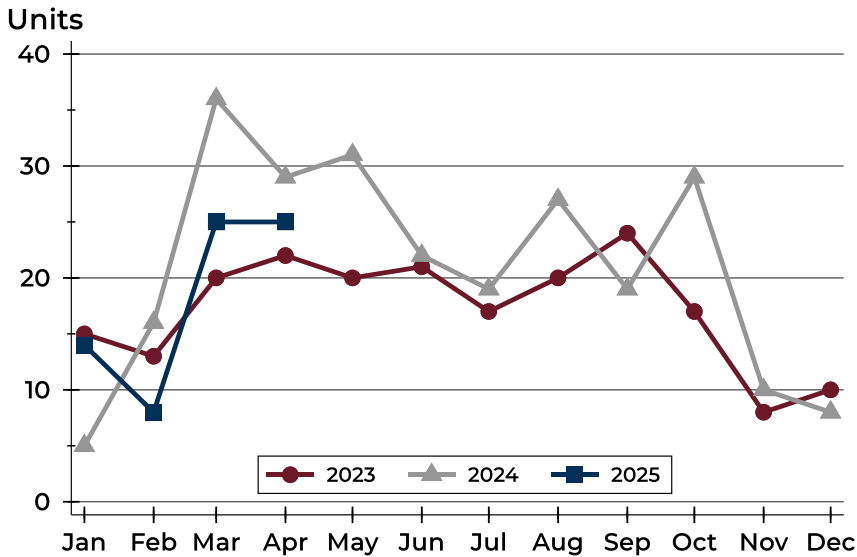
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Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	5	14
February	13	16	8
March	20	36	25
April	22	29	25
May	20	31	
June	21	22	
July	17	19	
August	20	27	
September	24	19	
October	17	29	
November	8	10	
December	10	8	

New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	4.0%	215,000	215,000	9	9	100.0%	100.0%
\$250,000-\$299,999	2	8.0%	259,450	259,450	13	13	96.4%	96.4%
\$300,000-\$349,999	2	8.0%	329,725	329,725	2	2	100.0%	100.0%
\$350,000-\$399,999	4	16.0%	377,350	374,700	9	6	99.3%	100.0%
\$400,000-\$449,999	3	12.0%	431,617	429,950	20	21	100.0%	100.0%
\$450,000-\$499,999	2	8.0%	467,475	467,475	14	14	100.0%	100.0%
\$500,000-\$599,999	4	16.0%	558,725	565,000	15	13	99.6%	100.0%
\$600,000-\$749,999	3	12.0%	705,000	715,000	9	5	99.3%	100.0%
\$750,000-\$999,999	3	12.0%	819,900	779,900	6	6	100.0%	100.0%
\$1,000,000 and up	1	4.0%	1,499,000	1,499,000	29	29	100.0%	100.0%



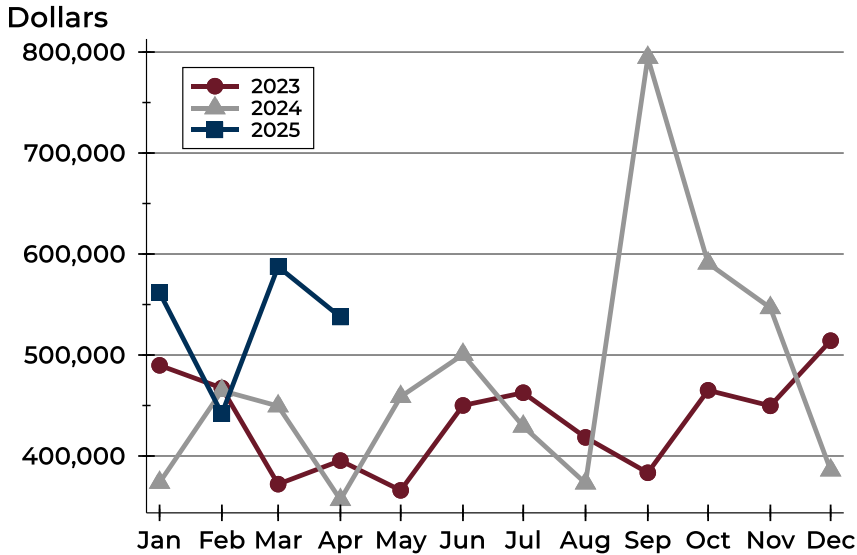
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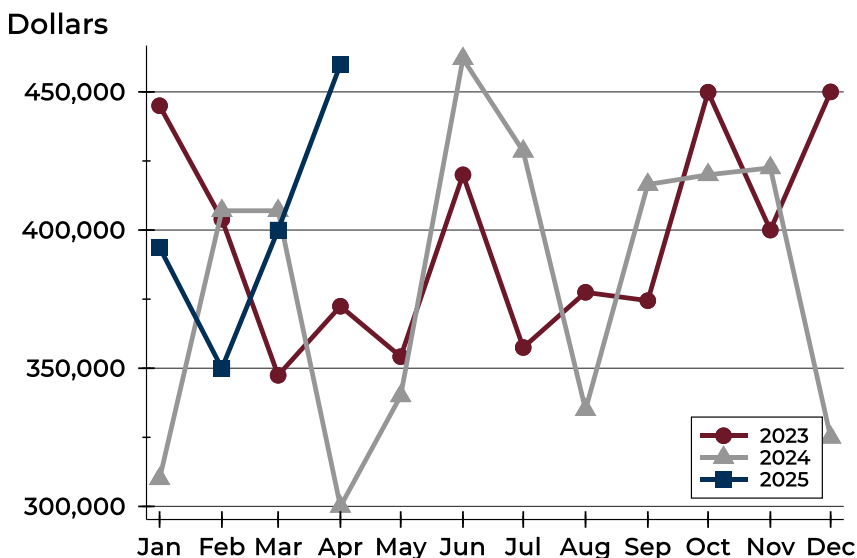
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2023	2024	2025
January	489,773	373,698	561,746
February	467,265	464,725	441,988
March	372,110	449,461	587,460
April	395,430	356,648	537,646
May	365,950	458,731	
June	450,052	500,468	
July	462,641	429,326	
August	418,382	373,026	
September	383,388	794,557	
October	465,059	590,829	
November	449,675	546,730	
December	514,190	385,925	

Median Price



Month	2023	2024	2025
January	445,000	310,000	393,700
February	403,900	407,000	350,000
March	347,450	407,000	400,000
April	372,450	300,000	459,950
May	354,200	340,000	
June	419,990	462,000	
July	357,500	428,500	
August	377,475	335,000	
September	374,450	416,485	
October	449,900	420,000	
November	400,000	422,500	
December	450,000	325,000	



**April
2025**

Lawrence MLS Statistics



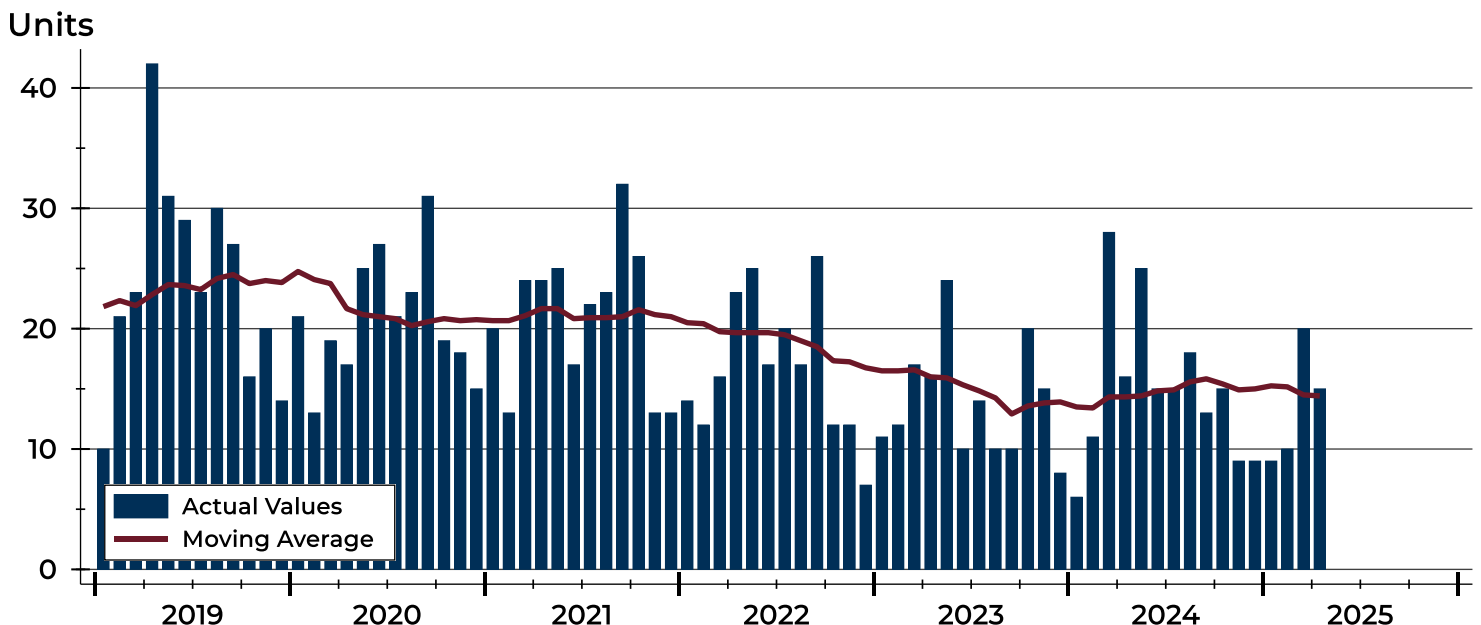
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2025	April 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		15	16	-6.3%	54	61	-11.5%
Volume (1,000s)		6,032	6,999	-13.8%	28,537	26,216	8.9%
Average	Sale Price	402,163	437,413	-8.1%	528,470	429,765	23.0%
	Days on Market	30	11	172.7%	40	18	122.2%
	Percent of Original	98.3%	98.3%	0.0%	97.9%	98.9%	-1.0%
Median	Sale Price	369,900	393,450	-6.0%	393,700	375,000	5.0%
	Days on Market	11	7	57.1%	9	5	80.0%
	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 16 in 2024. The median list price of these homes was \$369,900, down from \$393,450 the prior year.

Half of the homes that went under contract in April were on the market less than 11 days, compared to 7 days in April 2024.

History of Contracts Written





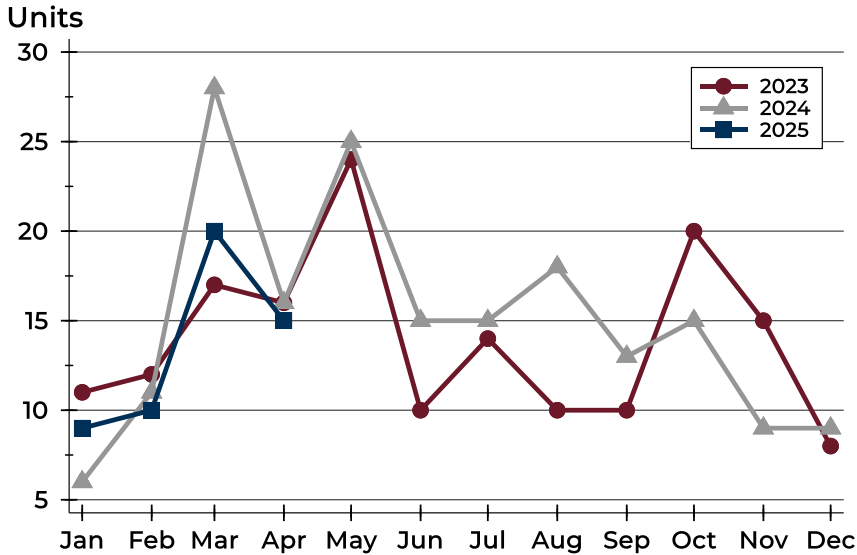
**April
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	11	6	9
February	12	11	10
March	17	28	20
April	16	16	15
May	24	25	
June	10	15	
July	14	15	
August	10	18	
September	10	13	
October	20	15	
November	15	9	
December	8	9	

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	99,900	99,900	20	20	95.5%	95.5%
\$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%	228,967	229,900	22	9	94.2%	93.4%
\$250,000-\$299,999	1	6.7%	259,000	259,000	9	9	100.0%	100.0%
\$300,000-\$349,999	2	13.3%	329,725	329,725	2	2	100.0%	100.0%
\$350,000-\$399,999	2	13.3%	374,700	374,700	71	71	100.0%	100.0%
\$400,000-\$449,999	1	6.7%	425,000	425,000	14	14	100.0%	100.0%
\$450,000-\$499,999	2	13.3%	487,450	487,450	17	17	100.0%	100.0%
\$500,000-\$599,999	1	6.7%	538,900	538,900	11	11	100.0%	100.0%
\$600,000-\$749,999	1	6.7%	699,000	699,000	144	144	95.9%	95.9%
\$750,000-\$999,999	1	6.7%	940,000	940,000	17	17	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



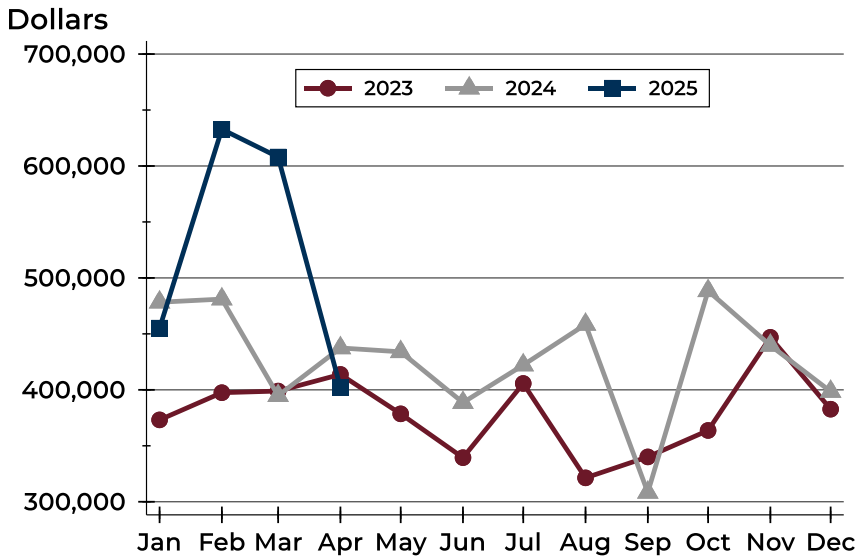
April
2025

Lawrence MLS Statistics



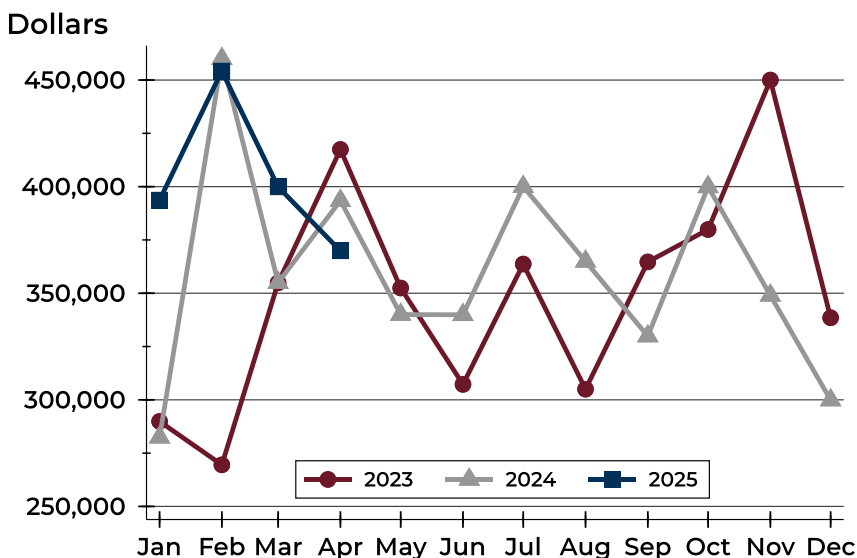
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	373,164	478,300	455,144
February	397,462	481,082	632,834
March	398,926	394,834	607,990
April	413,775	437,413	402,163
May	378,555	433,972	
June	339,420	388,603	
July	405,700	422,127	
August	321,360	458,439	
September	340,084	308,385	
October	363,715	488,467	
November	446,920	439,689	
December	382,731	398,533	

Median Price



Month	2023	2024	2025
January	289,900	282,450	393,700
February	269,500	460,000	454,222
March	354,900	355,000	399,900
April	417,450	393,450	369,900
May	352,450	340,000	
June	307,250	339,900	
July	363,700	400,000	
August	305,000	364,950	
September	364,700	329,900	
October	379,900	399,900	
November	450,000	349,000	
December	338,500	299,900	



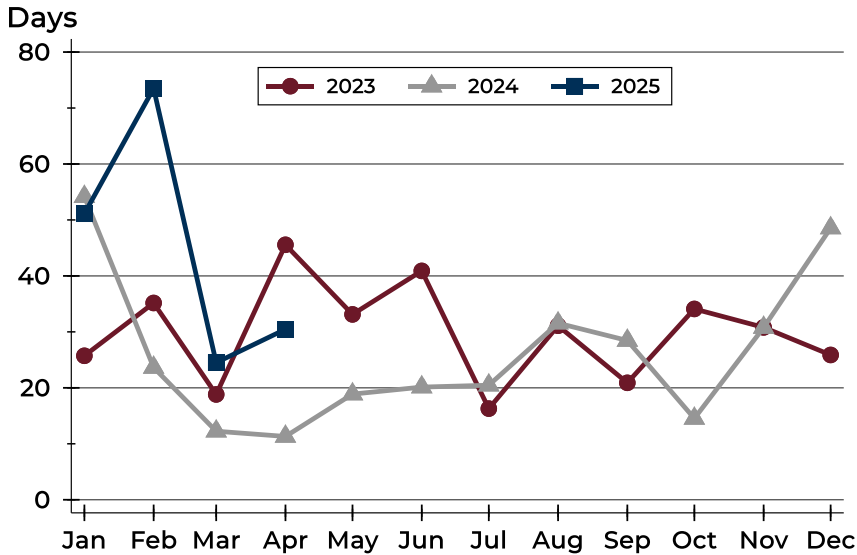
**April
2025**

Lawrence MLS Statistics



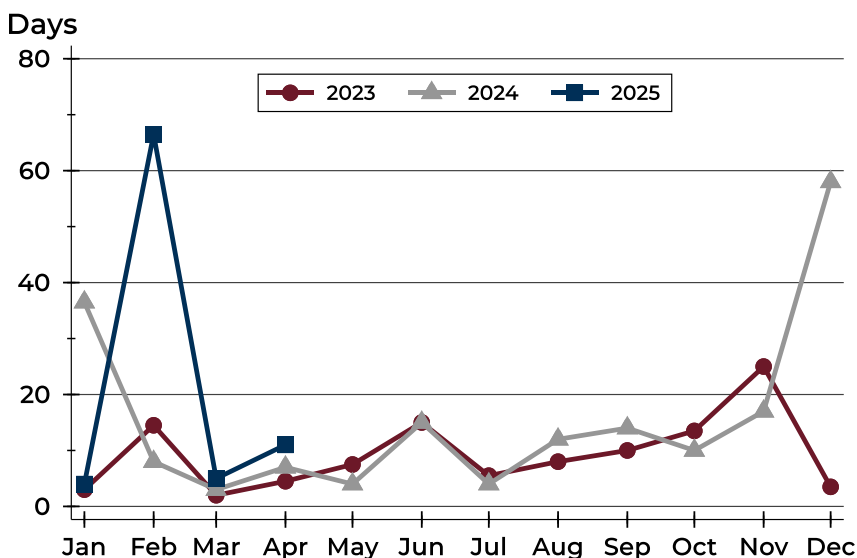
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	26	54	51
February	35	24	74
March	19	12	25
April	46	11	30
May	33	19	
June	41	20	
July	16	20	
August	31	32	
September	21	28	
October	34	15	
November	31	31	
December	26	49	

Median DOM



Month	2023	2024	2025
January	3	37	4
February	15	8	67
March	2	3	5
April	5	7	11
May	8	4	
June	15	15	
July	6	4	
August	8	12	
September	10	14	
October	14	10	
November	25	17	
December	4	58	



**April
2025**

Lawrence MLS Statistics



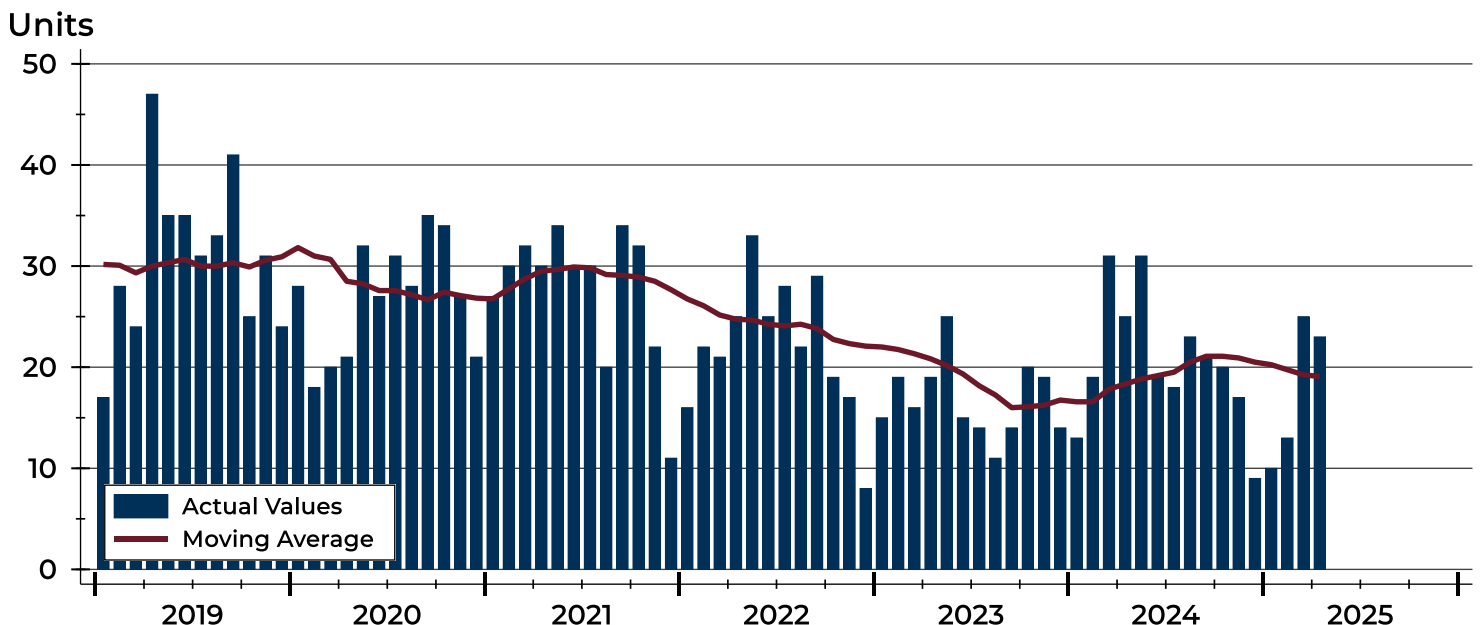
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of April 2024	Change
Pending Contracts		23	25	-8.0%
Volume (1,000s)		10,875	10,998	-1.1%
Average	List Price	472,820	439,922	7.5%
	Days on Market	28	19	47.4%
	Percent of Original	99.1%	99.7%	-0.6%
Median	List Price	391,850	415,000	-5.6%
	Days on Market	11	7	57.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 23 listings in Douglas County had contracts pending at the end of April, down from 25 contracts pending at the end of April 2024.

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





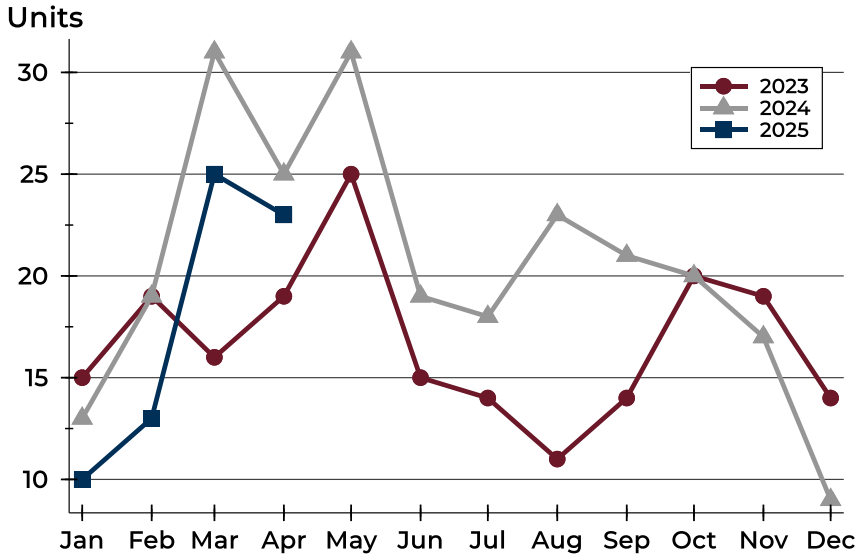
**April
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	15	13	10
February	19	19	13
March	16	31	25
April	19	25	23
May	25	31	
June	15	19	
July	14	18	
August	11	23	
September	14	21	
October	20	20	
November	19	17	
December	14	9	

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.5%	99,900	99,900	20	20	90.9%	90.9%
\$100,000-\$149,999	1	4.5%	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	13.6%	228,967	229,900	22	9	97.8%	100.0%
\$250,000-\$299,999	1	4.5%	259,000	259,000	9	9	100.0%	100.0%
\$300,000-\$349,999	2	9.1%	329,725	329,725	2	2	100.0%	100.0%
\$350,000-\$399,999	5	22.7%	386,600	390,000	31	6	100.0%	100.0%
\$400,000-\$449,999	1	4.5%	425,000	425,000	14	14	100.0%	100.0%
\$450,000-\$499,999	3	13.6%	479,633	475,000	21	30	100.0%	100.0%
\$500,000-\$599,999	1	4.5%	538,900	538,900	11	11	100.0%	100.0%
\$600,000-\$749,999	1	4.5%	699,000	699,000	144	144	95.9%	95.9%
\$750,000-\$999,999	1	4.5%	940,000	940,000	17	17	100.0%	100.0%
\$1,000,000 and up	2	9.1%	1,299,000	1,299,000	40	40	100.0%	100.0%



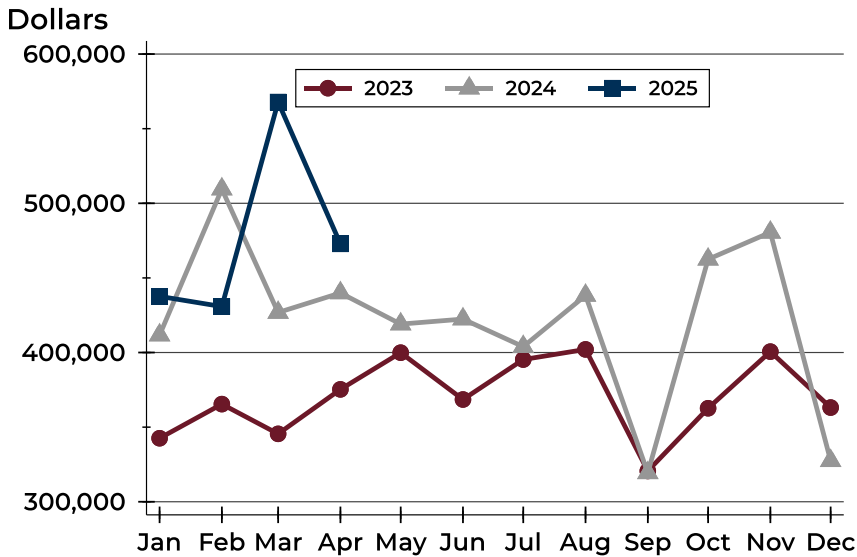
April
2025

Lawrence MLS Statistics



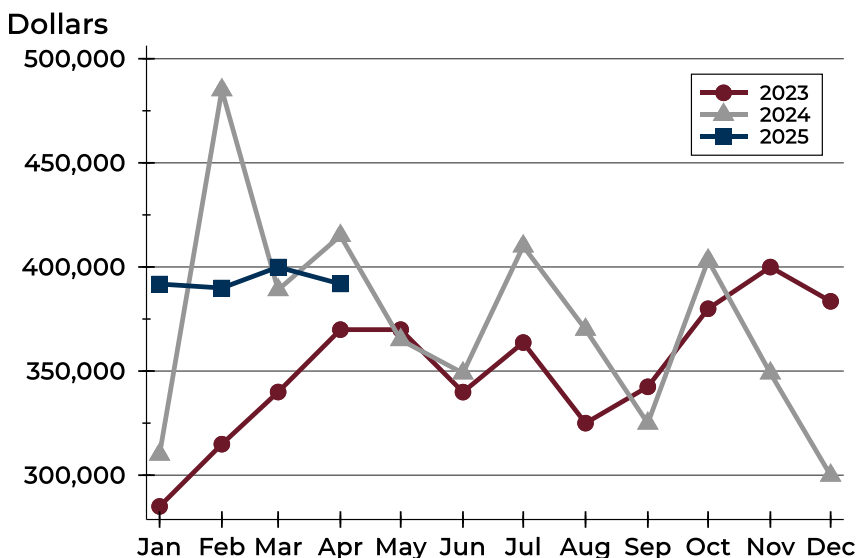
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	342,573	411,677	437,650
February	365,442	509,521	430,815
March	345,506	426,824	567,873
April	375,321	439,922	472,820
May	399,913	419,066	
June	368,533	422,429	
July	395,307	403,936	
August	402,100	438,259	
September	320,653	319,375	
October	362,668	462,479	
November	400,608	480,535	
December	363,139	327,467	

Median Price



Month	2023	2024	2025
January	285,000	310,000	391,800
February	314,900	485,000	389,900
March	339,950	389,000	399,950
April	369,900	415,000	391,850
May	369,900	365,000	
June	339,900	349,000	
July	363,700	410,000	
August	325,000	370,000	
September	342,450	324,900	
October	379,925	403,243	
November	399,950	349,000	
December	383,500	299,900	



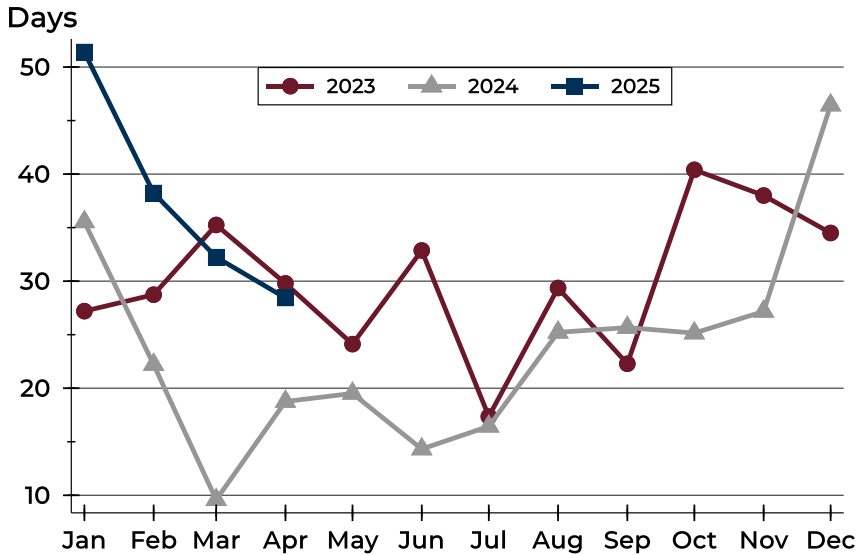
**April
2025**

Lawrence MLS Statistics



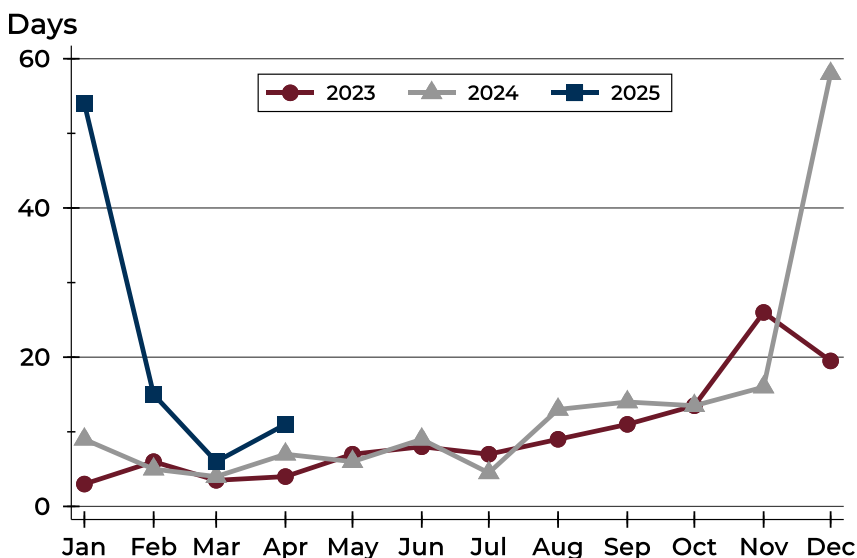
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	27	36	51
February	29	22	38
March	35	10	32
April	30	19	28
May	24	20	
June	33	14	
July	17	16	
August	29	25	
September	22	26	
October	40	25	
November	38	27	
December	35	46	

Median DOM



Month	2023	2024	2025
January	3	9	54
February	6	5	15
March	4	4	6
April	4	7	11
May	7	6	
June	8	9	
July	7	5	
August	9	13	
September	11	14	
October	14	14	
November	26	16	
December	20	58	