



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Rose in August

Total home sales in Douglas County rose by 14.3% last month to 16 units, compared to 14 units in August 2023. Total sales volume was \$6.6 million, up 32.8% from a year earlier.

The median sale price in August was \$396,250, up from \$336,500 a year earlier. Homes that sold in August were typically on the market for 3 days and sold for 100.0% of their list prices.

### Douglas County Active Listings Up at End of August

The total number of active listings in Douglas County at the end of August was 34 units, up from 33 at the same point in 2023. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$367,000.

During August, a total of 20 contracts were written up from 10 in August 2023. At the end of the month, there were 23 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](mailto:Rob@LawrenceRealtor.com)  
[www.LawrenceRealtor.com](http://www.LawrenceRealtor.com)



**August  
2024**

# Lawrence MLS Statistics



LAWRENCE  
Board of REALTORS®

## Douglas County (Excluding Lawrence) Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>16</b>	<b>14</b>	<b>26</b>	<b>130</b>	<b>112</b>	<b>136</b>
Change from prior year		14.3%	-46.2%	-16.1%	16.1%	-17.6%	-17.1%
<b>Active Listings</b>		<b>34</b>	<b>33</b>	<b>32</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		3.0%	3.1%	6.7%			
<b>Months' Supply</b>		<b>2.3</b>	<b>2.2</b>	<b>1.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		4.5%	29.4%	21.4%			
<b>New Listings</b>		<b>24</b>	<b>20</b>	<b>20</b>	<b>180</b>	<b>147</b>	<b>182</b>
Change from prior year		20.0%	0.0%	-28.6%	22.4%	-19.2%	-4.7%
<b>Contracts Written</b>		<b>20</b>	<b>10</b>	<b>17</b>	<b>137</b>	<b>114</b>	<b>143</b>
Change from prior year		100.0%	-41.2%	-26.1%	20.2%	-20.3%	-14.9%
<b>Pending Contracts</b>		<b>23</b>	<b>11</b>	<b>22</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		109.1%	-50.0%	10.0%			
<b>Sales Volume (1,000s)</b>		<b>6,557</b>	<b>4,938</b>	<b>8,833</b>	<b>54,411</b>	<b>41,707</b>	<b>48,419</b>
Change from prior year		32.8%	-44.1%	-30.2%	30.5%	-13.9%	-8.5%
Average	<b>Sale Price</b>	<b>409,819</b>	<b>352,714</b>	<b>339,712</b>	<b>418,543</b>	<b>372,385</b>	<b>356,021</b>
	Change from prior year	16.2%	3.8%	-16.8%	12.4%	4.6%	10.4%
	<b>List Price of Actives</b>	<b>426,135</b>	<b>484,236</b>	<b>434,338</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-12.0%	11.5%	2.9%			
	<b>Days on Market</b>	<b>16</b>	<b>17</b>	<b>8</b>	<b>21</b>	<b>30</b>	<b>12</b>
Change from prior year	-5.9%	112.5%	0.0%	-30.0%	150.0%	-33.3%	
<b>Percent of List</b>	<b>100.3%</b>	<b>99.9%</b>	<b>98.4%</b>	<b>99.6%</b>	<b>99.2%</b>	<b>100.0%</b>	
Change from prior year	0.4%	1.5%	-3.1%	0.4%	-0.8%	-0.6%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>98.7%</b>	<b>97.0%</b>	<b>98.7%</b>	<b>98.4%</b>	<b>99.1%</b>	
Change from prior year	1.3%	1.8%	-4.0%	0.3%	-0.7%	-0.4%	
Median	<b>Sale Price</b>	<b>396,250</b>	<b>336,500</b>	<b>311,950</b>	<b>373,000</b>	<b>347,500</b>	<b>320,950</b>
	Change from prior year	17.8%	7.9%	-10.8%	7.3%	8.3%	17.0%
	<b>List Price of Actives</b>	<b>367,000</b>	<b>424,900</b>	<b>377,200</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-13.6%	12.6%	7.0%			
	<b>Days on Market</b>	<b>3</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>4</b>
Change from prior year	-50.0%	20.0%	25.0%	-16.7%	50.0%	0.0%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.2%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	0.8%	-0.8%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>99.8%</b>	<b>98.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.2%	1.8%	-2.0%	0.0%	0.0%	0.0%	

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



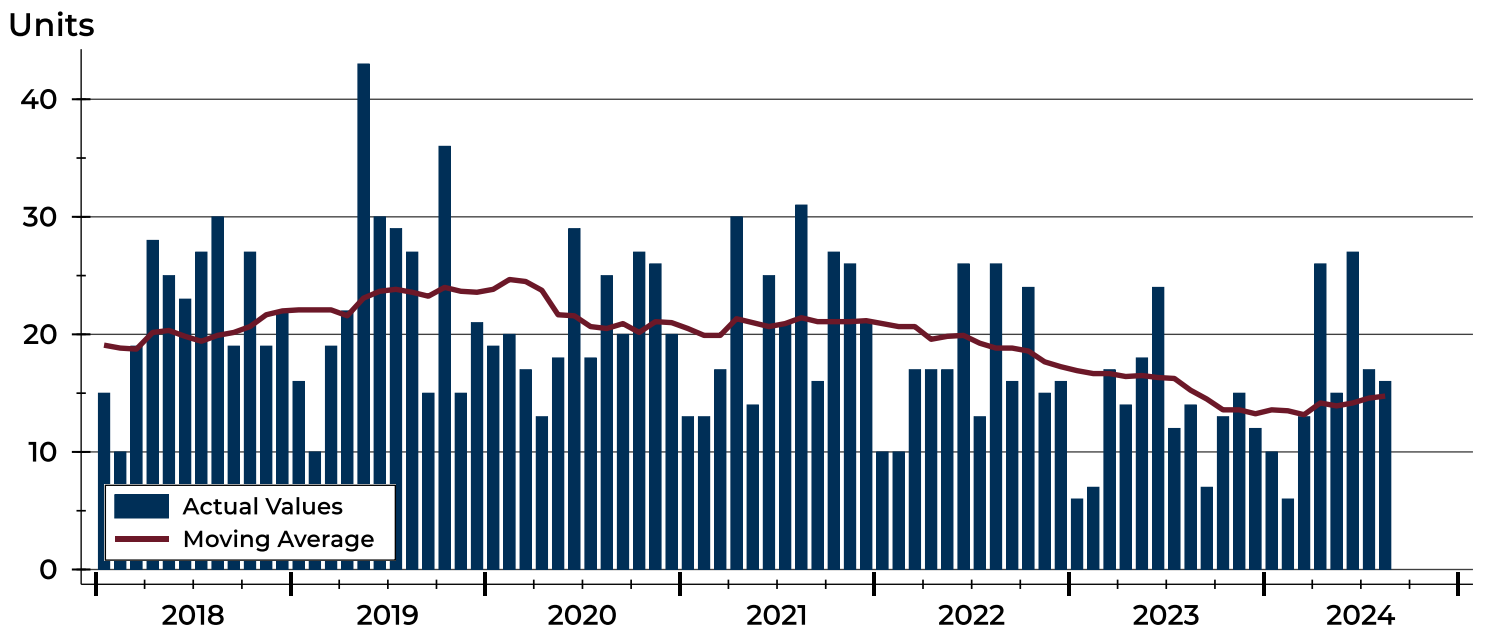
# Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		16	14	14.3%	130	112	16.1%
Volume (1,000s)		6,557	4,938	32.8%	54,411	41,707	30.5%
Months' Supply		2.3	2.2	4.5%	N/A	N/A	N/A
Average	Sale Price	409,819	352,714	16.2%	418,543	372,385	12.4%
	Days on Market	16	17	-5.9%	21	30	-30.0%
	Percent of List	100.3%	99.9%	0.4%	99.6%	99.2%	0.4%
	Percent of Original	100.0%	98.7%	1.3%	98.7%	98.4%	0.3%
Median	Sale Price	396,250	336,500	17.8%	373,000	347,500	7.3%
	Days on Market	3	6	-50.0%	5	6	-16.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	99.8%	0.2%	100.0%	100.0%	0.0%

A total of 16 homes sold in Douglas County in August, up from 14 units in August 2023. Total sales volume rose to \$6.6 million compared to \$4.9 million in the previous year.

The median sales price in August was \$396,250, up 17.8% compared to the prior year. Median days on market was 3 days, down from 18 days in July, and down from 6 in August 2023.

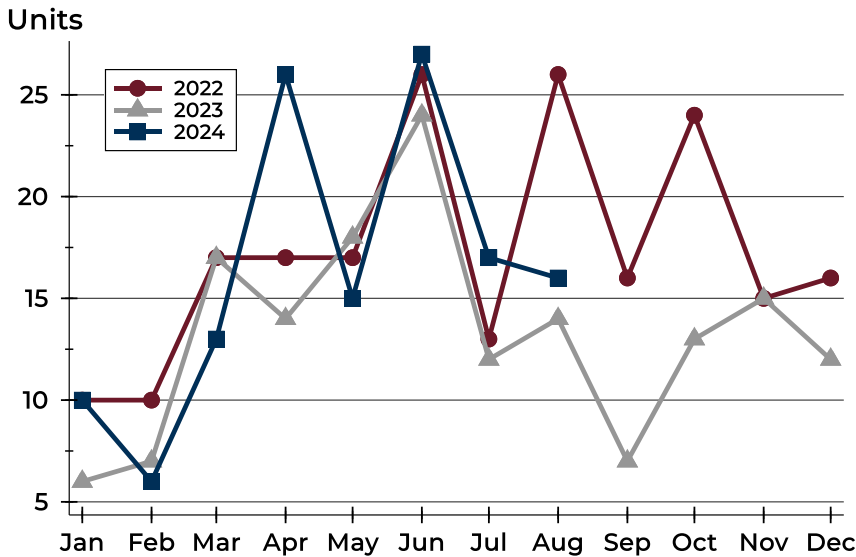
## History of Closed Listings





## 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	27
July	13	12	17
August	26	14	16
September	16	7	16
October	24	13	24
November	15	15	15
December	16	12	16

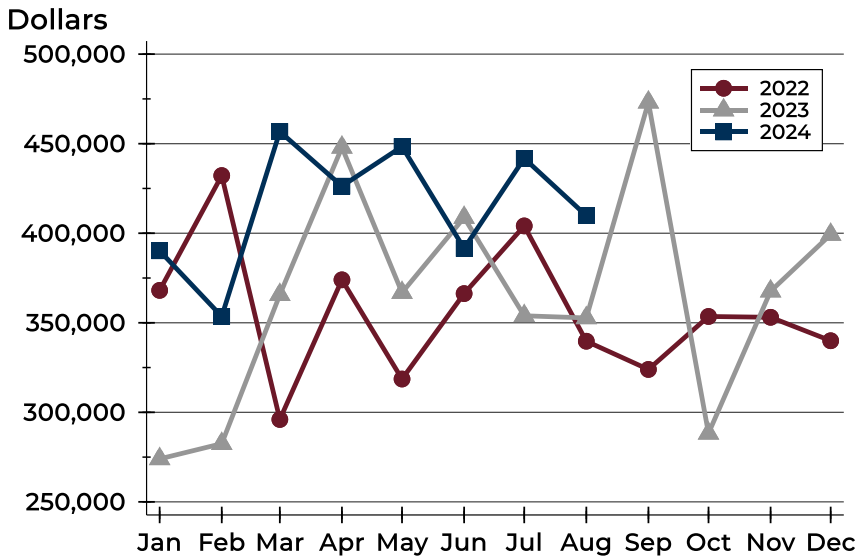
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	4	25.0%	1.3	280,975	287,450	14	2	100.6%	99.7%	99.4%	99.2%
\$300,000-\$349,999	2	12.5%	1.2	314,950	314,950	12	12	98.4%	98.4%	98.4%	98.4%
\$350,000-\$399,999	2	12.5%	2.5	383,750	383,750	5	5	95.8%	95.8%	95.8%	95.8%
\$400,000-\$449,999	4	25.0%	4.8	424,950	430,000	26	3	102.5%	100.0%	102.5%	100.0%
\$450,000-\$499,999	2	12.5%	2.7	464,500	464,500	1	1	101.3%	101.3%	101.3%	101.3%
\$500,000-\$599,999	1	6.3%	2.0	565,000	565,000	3	3	102.7%	102.7%	102.7%	102.7%
\$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	1	6.3%	4.5	842,000	842,000	54	54	99.1%	99.1%	99.1%	99.1%
\$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



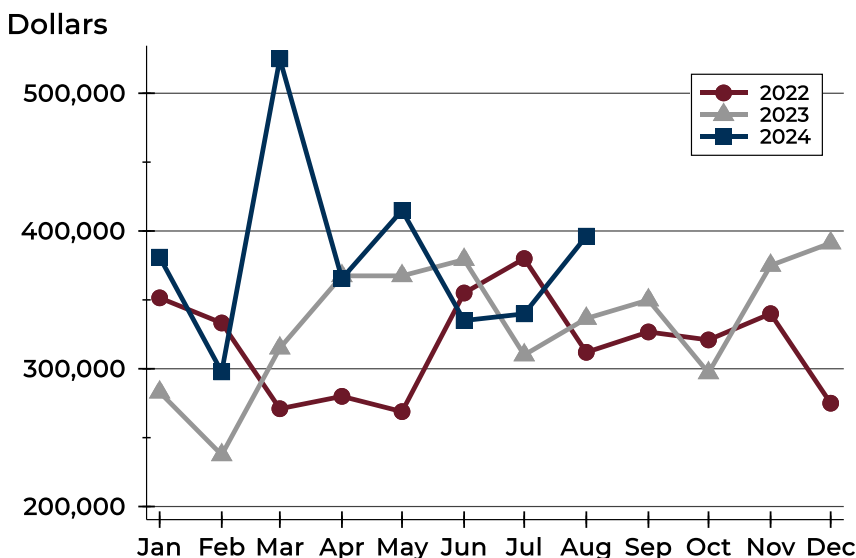
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## Average Price



Month	2022	2023	2024
January	368,105	274,000	<b>390,195</b>
February	432,200	282,500	<b>353,550</b>
March	296,024	365,665	<b>456,762</b>
April	373,982	447,947	<b>426,308</b>
May	318,604	366,850	<b>448,400</b>
June	366,298	408,741	<b>391,543</b>
July	404,092	353,919	<b>441,803</b>
August	339,712	352,714	<b>409,819</b>
September	323,954	473,129	
October	353,529	288,268	
November	353,067	367,647	
December	339,975	399,283	

## Median Price

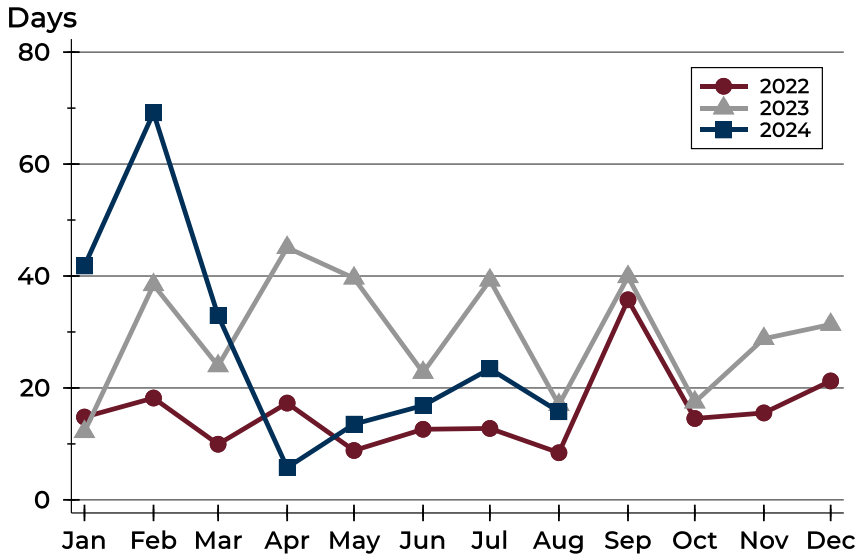


Month	2022	2023	2024
January	351,500	283,000	<b>381,000</b>
February	333,250	237,500	<b>297,750</b>
March	271,000	315,000	<b>525,000</b>
April	280,000	367,450	<b>365,500</b>
May	268,900	367,450	<b>415,000</b>
June	355,000	379,250	<b>335,000</b>
July	380,000	310,000	<b>339,900</b>
August	311,950	336,500	<b>396,250</b>
September	326,735	349,900	
October	320,950	296,985	
November	340,000	375,000	
December	275,000	391,250	



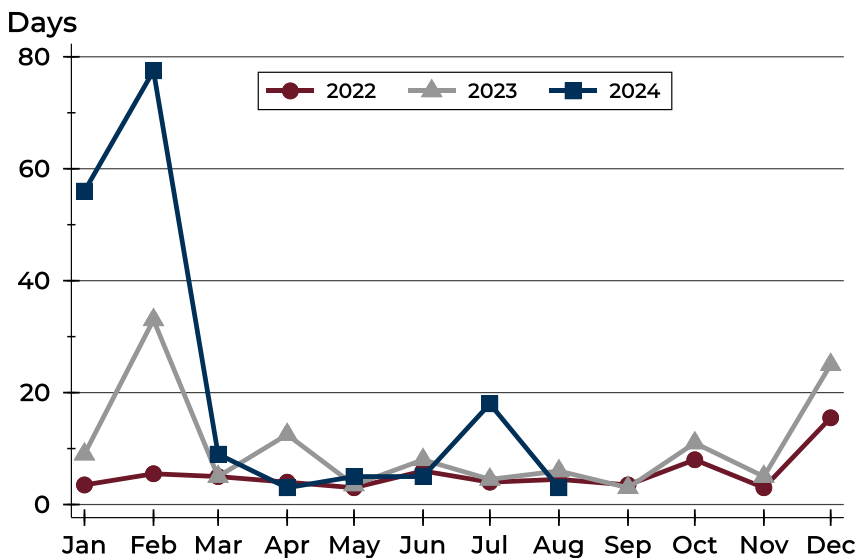
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## 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	17
July	13	39	23
August	8	17	16
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	5
July	4	5	18
August	5	6	3
September	4	3	
October	8	11	
November	3	5	
December	16	25	



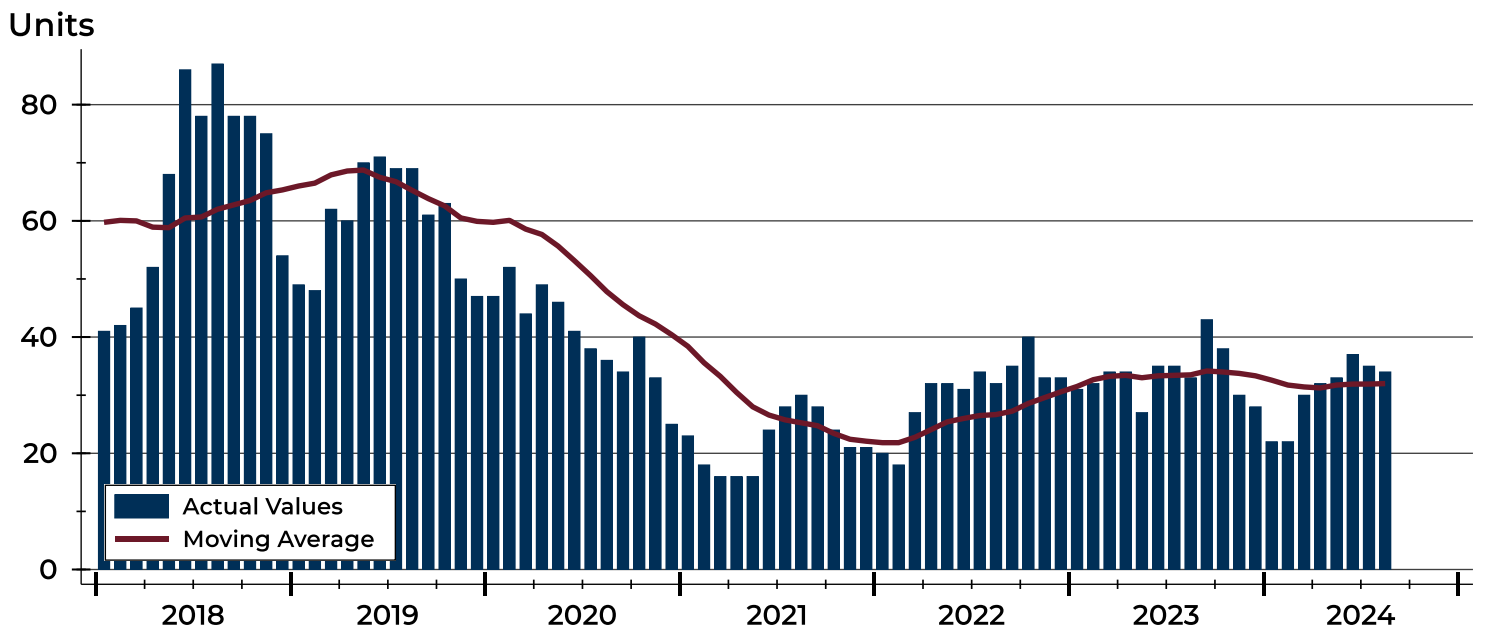
# Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		34	33	3.0%
Volume (1,000s)		14,489	15,980	-9.3%
Months' Supply		2.3	2.2	4.5%
Average	List Price	426,135	484,236	-12.0%
	Days on Market	59	53	11.3%
	Percent of Original	98.7%	98.0%	0.7%
Median	List Price	367,000	424,900	-13.6%
	Days on Market	35	39	-10.3%
	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 August. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$367,000, down 13.6% from 2023. The typical time on market for active listings was 35 days, down from 39 days a year earlier.

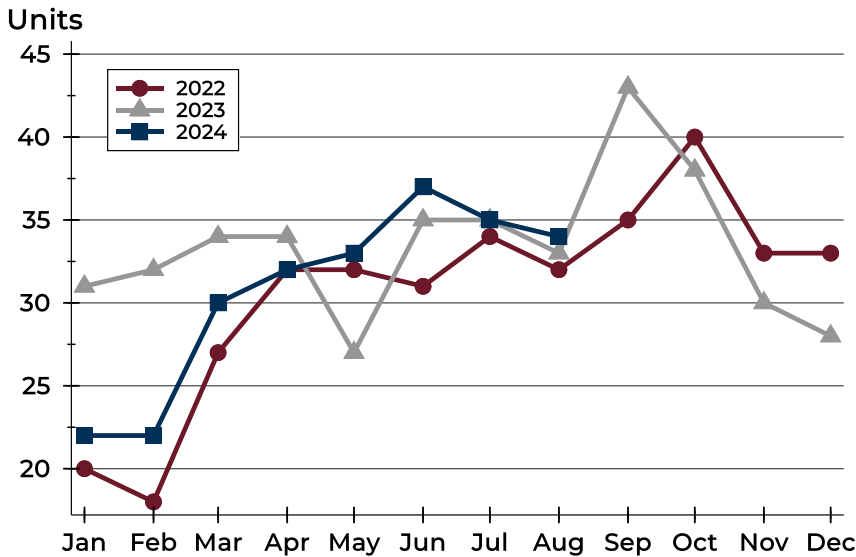
## History of Active Listings





## 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	33
June	31	35	37
July	34	35	35
August	32	33	34
September	35	43	
October	40	38	
November	33	30	
December	33	28	

### Active Listings by Price Range

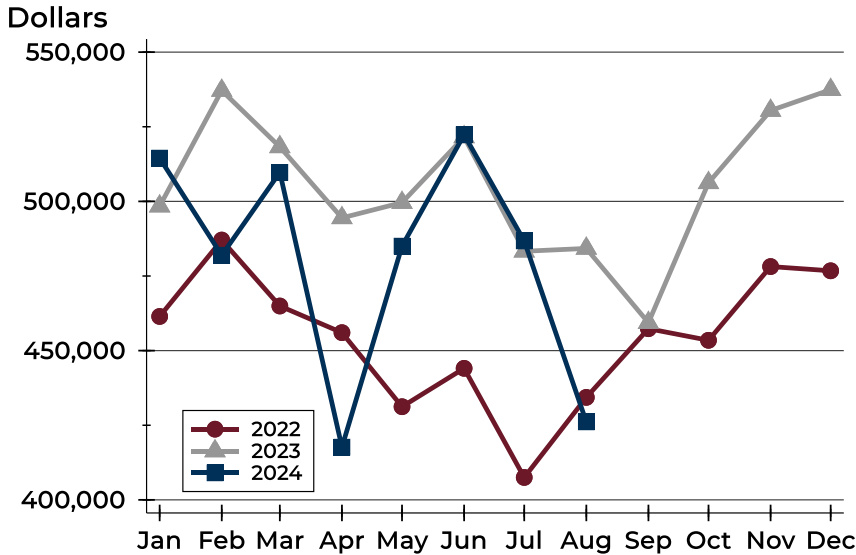
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	2.9%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	6	17.6%	N/A	216,800	210,500	54	43	96.4%	98.4%
\$250,000-\$299,999	3	8.8%	1.3	284,167	288,500	7	6	100.0%	100.0%
\$300,000-\$349,999	3	8.8%	1.2	334,933	335,000	11	4	99.0%	100.0%
\$350,000-\$399,999	5	14.7%	2.5	357,780	354,900	37	25	99.2%	100.0%
\$400,000-\$449,999	4	11.8%	4.8	412,450	414,900	45	17	98.3%	100.0%
\$450,000-\$499,999	5	14.7%	2.7	479,780	479,900	115	73	100.0%	100.0%
\$500,000-\$599,999	2	5.9%	2.0	530,000	530,000	85	85	96.6%	96.6%
\$600,000-\$749,999	1	2.9%	N/A	649,000	649,000	37	37	100.0%	100.0%
\$750,000-\$999,999	3	8.8%	4.5	823,000	799,999	118	153	99.0%	100.0%
\$1,000,000 and up	1	2.9%	N/A	1,199,900	1,199,900	87	87	100.0%	100.0%





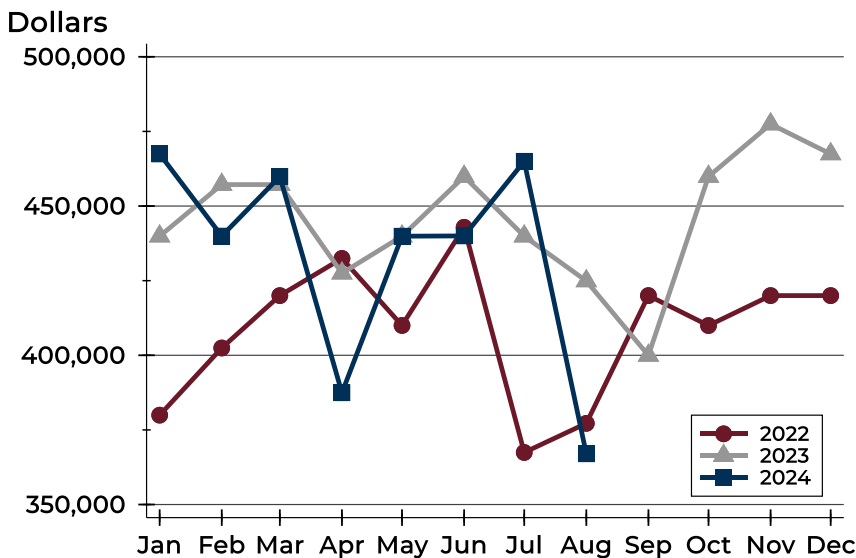
# Douglas County (Excluding Lawrence) Active Listings Analysis

## Average Price



Month	2022	2023	2024
January	461,451	498,411	<b>514,500</b>
February	487,044	537,148	<b>481,945</b>
March	464,954	518,268	<b>509,720</b>
April	456,028	494,481	<b>417,662</b>
May	431,219	499,596	<b>485,015</b>
June	444,073	521,596	<b>522,315</b>
July	407,518	483,293	<b>486,756</b>
August	434,338	484,236	<b>426,135</b>
September	457,347	459,359	
October	453,461	506,221	
November	478,162	530,438	
December	476,750	537,418	

## Median Price

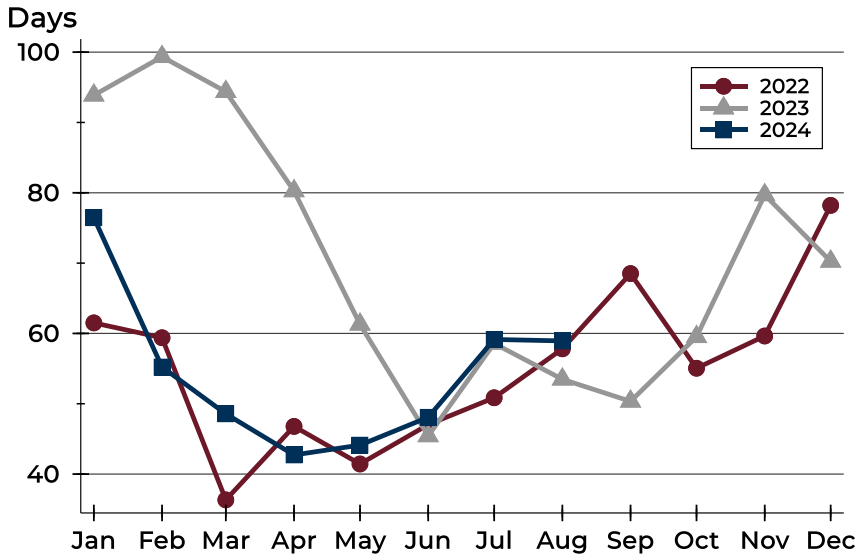


Month	2022	2023	2024
January	379,950	439,900	<b>467,450</b>
February	402,450	457,200	<b>439,950</b>
March	420,000	457,200	<b>459,900</b>
April	432,450	427,500	<b>387,450</b>
May	410,000	439,900	<b>439,900</b>
June	442,900	459,900	<b>440,000</b>
July	367,450	439,900	<b>465,000</b>
August	377,200	424,900	<b>367,000</b>
September	420,000	399,950	
October	409,975	459,900	
November	420,000	477,450	
December	420,000	467,450	



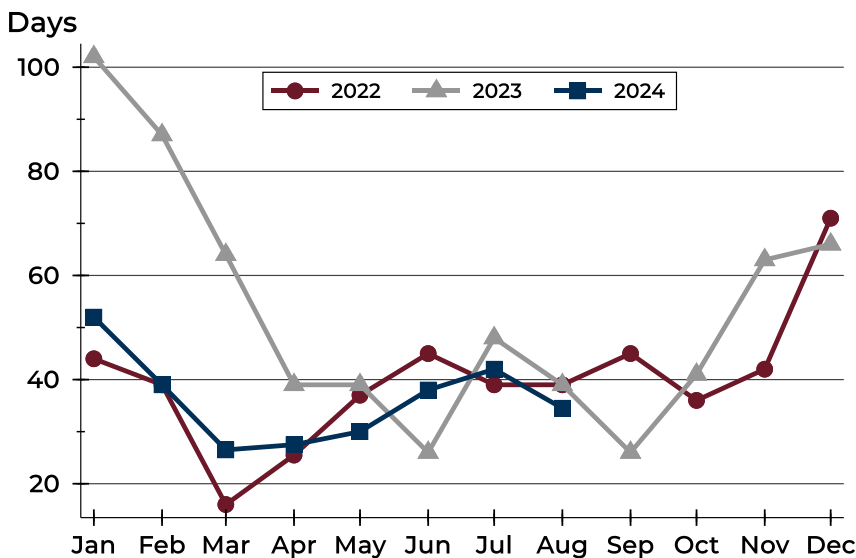
# Douglas County (Excluding Lawrence) Active Listings Analysis

## 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	44
June	47	45	48
July	51	59	59
August	58	53	59
September	69	50	
October	55	60	
November	60	80	
December	78	70	

## Median DOM

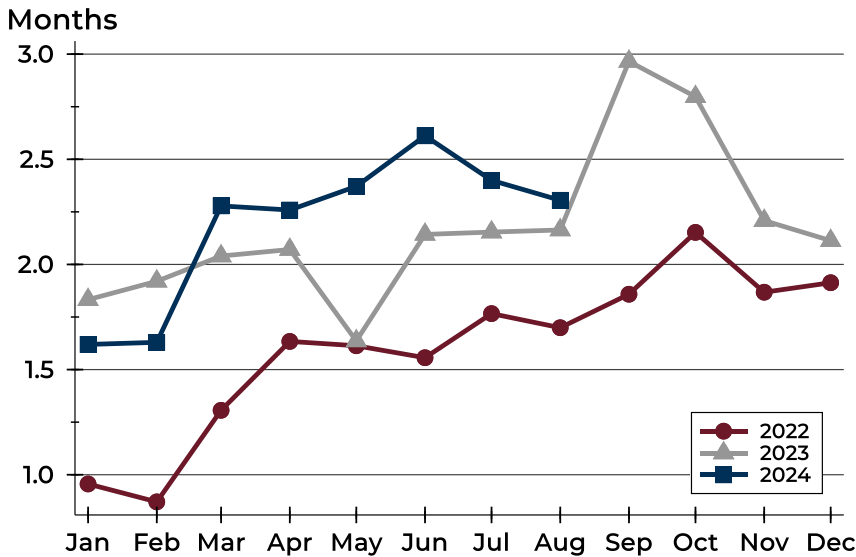


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	27
April	26	39	28
May	37	39	30
June	45	26	38
July	39	48	42
August	39	39	35
September	45	26	
October	36	41	
November	42	63	
December	71	66	



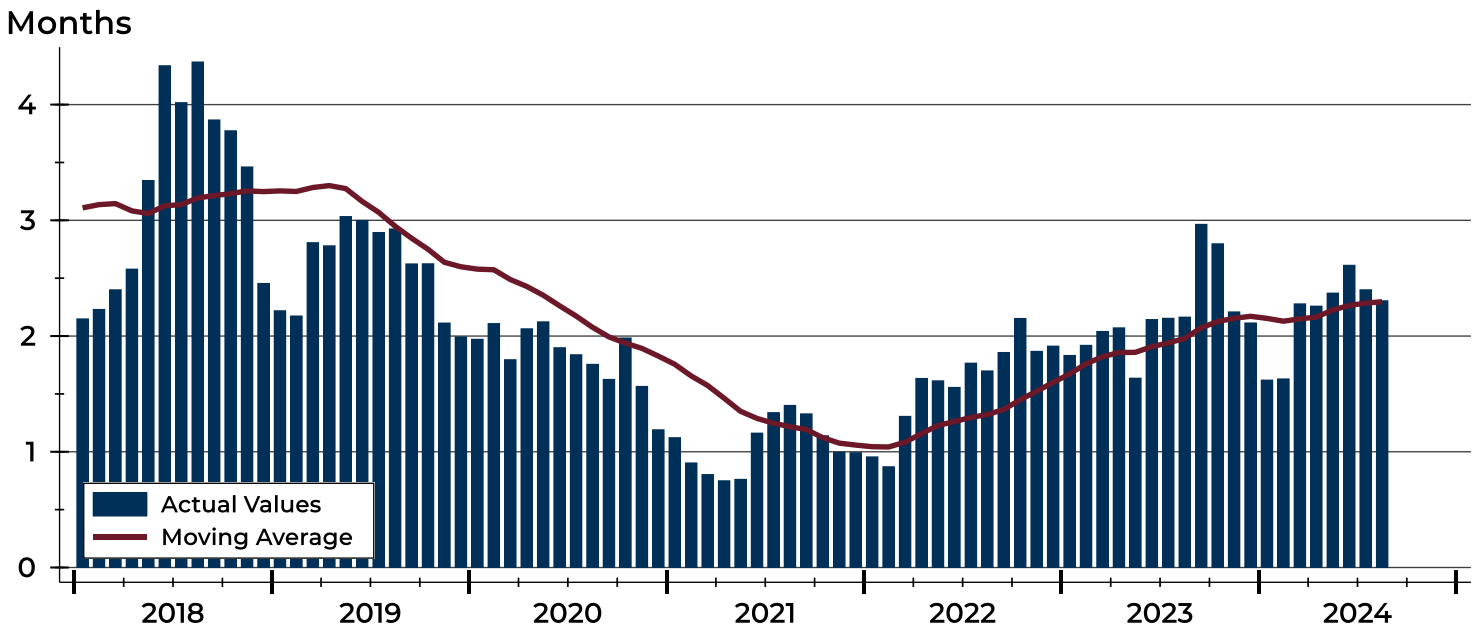
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## 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	2.6
July	1.8	2.2	2.4
August	1.7	2.2	2.3
September	1.9	3.0	
October	2.2	2.8	
November	1.9	2.2	
December	1.9	2.1	

## History of Month's Supply





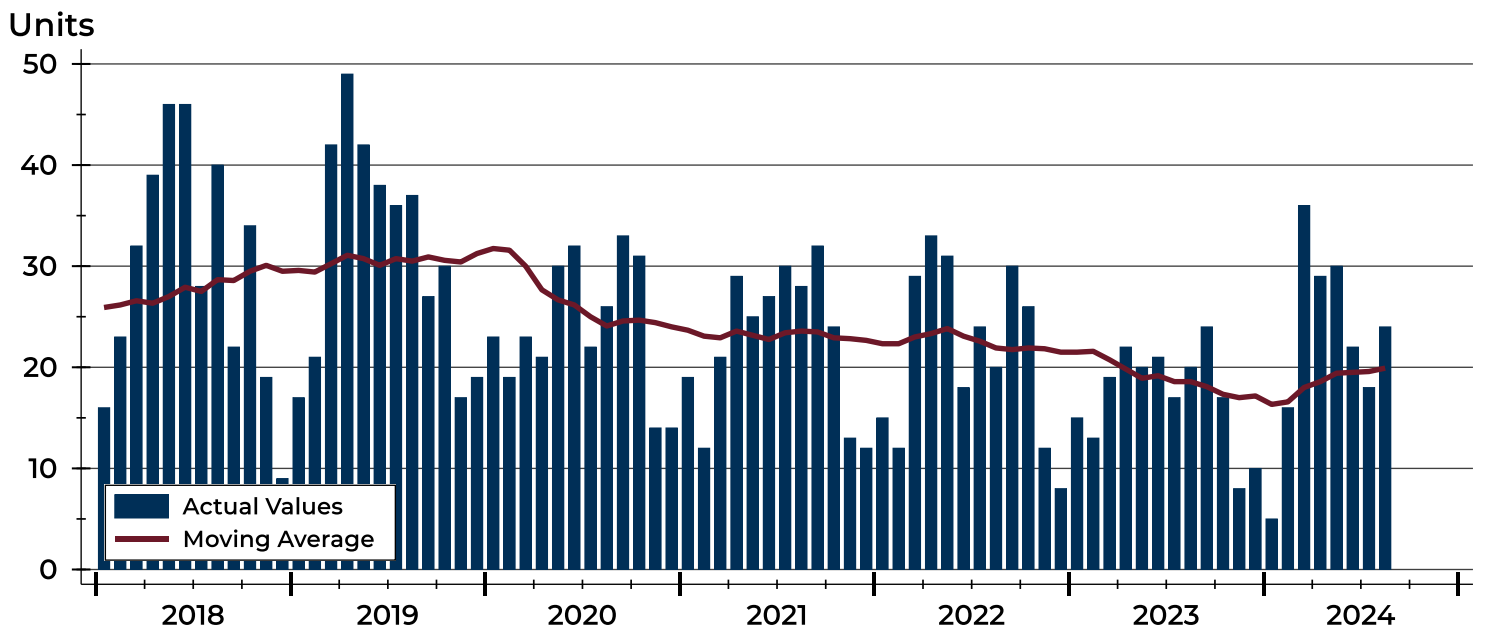
# Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	24	20	20.0%
	Volume (1,000s)	8,367	8,368	0.0%
	Average List Price	348,638	418,382	-16.7%
	Median List Price	335,000	377,475	-11.3%
Year-to-Date	New Listings	180	147	22.4%
	Volume (1,000s)	77,093	62,140	24.1%
	Average List Price	428,297	422,724	1.3%
	Median List Price	370,000	369,900	0.0%

A total of 24 new listings were added in Douglas County during August, up 20.0% from the same month in 2023. Year-to-date Douglas County has seen 180 new listings.

The median list price of these homes was \$335,000 down from \$377,475 in 2023.

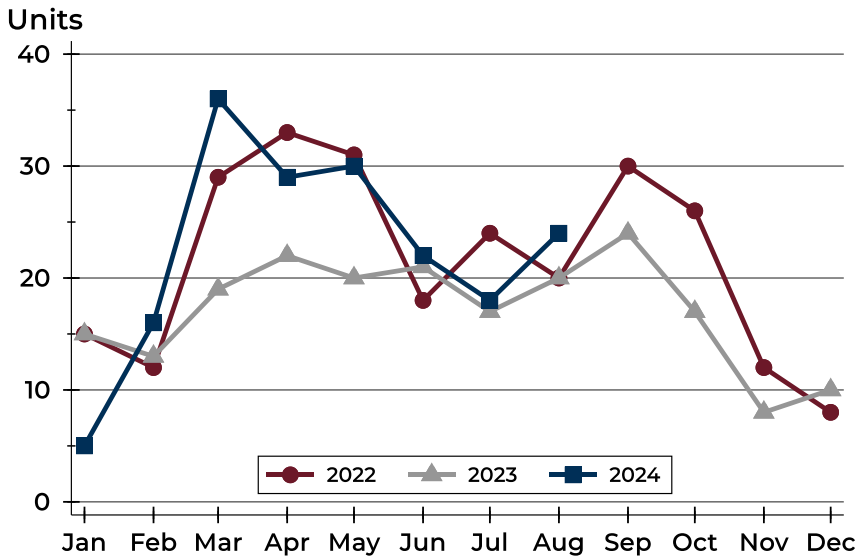
## History of New Listings





## 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	36
April	33	22	29
May	31	20	30
June	18	21	22
July	24	17	18
August	20	20	24
September	30	24	
October	26	17	
November	12	8	
December	8	10	

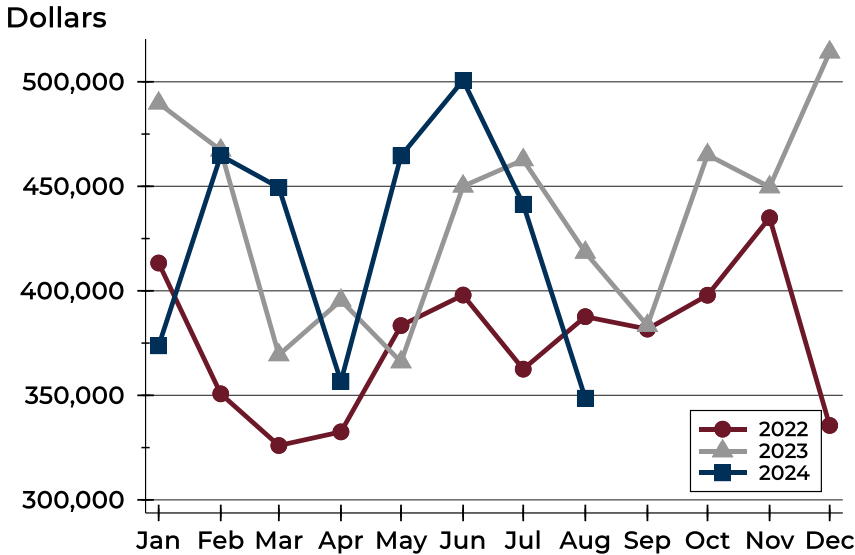
### New Listings by Price Range

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	3	12.5%	221,333	210,000	14	7	100.0%	100.0%
\$250,000-\$299,999	5	20.8%	282,780	285,000	9	7	98.7%	100.0%
\$300,000-\$349,999	7	29.2%	334,257	335,000	16	10	98.8%	100.0%
\$350,000-\$399,999	5	20.8%	371,980	370,000	17	13	97.3%	97.5%
\$400,000-\$449,999	2	8.3%	414,900	414,900	15	15	100.0%	100.0%
\$450,000-\$499,999	1	4.2%	460,000	460,000	23	23	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	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
\$750,000-\$999,999	1	4.2%	799,900	799,900	0	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



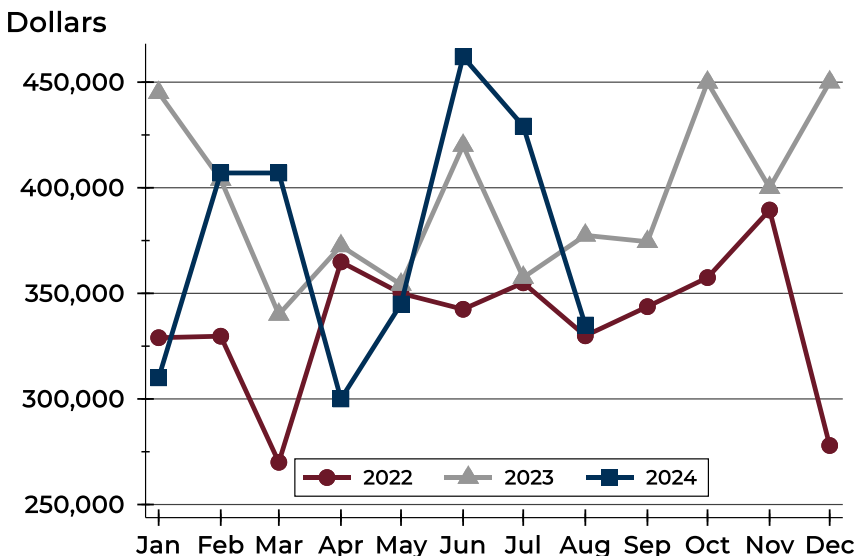
# Douglas County (Excluding Lawrence) New Listings Analysis

## Average Price



Month	2022	2023	2024
January	413,313	489,773	<b>373,698</b>
February	350,733	467,265	<b>464,725</b>
March	326,003	369,332	<b>449,461</b>
April	332,542	395,430	<b>356,648</b>
May	383,381	365,950	<b>464,588</b>
June	397,978	450,052	<b>500,695</b>
July	362,533	462,641	<b>441,428</b>
August	387,640	418,382	<b>348,638</b>
September	381,707	383,388	
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	<b>310,000</b>
February	329,700	403,900	<b>407,000</b>
March	270,000	340,000	<b>407,000</b>
April	364,900	372,450	<b>300,000</b>
May	350,000	354,200	<b>344,950</b>
June	342,450	419,990	<b>462,000</b>
July	355,000	357,500	<b>429,200</b>
August	329,900	377,475	<b>335,000</b>
September	343,700	374,450	
October	357,450	449,900	
November	389,450	400,000	
December	277,950	450,000	



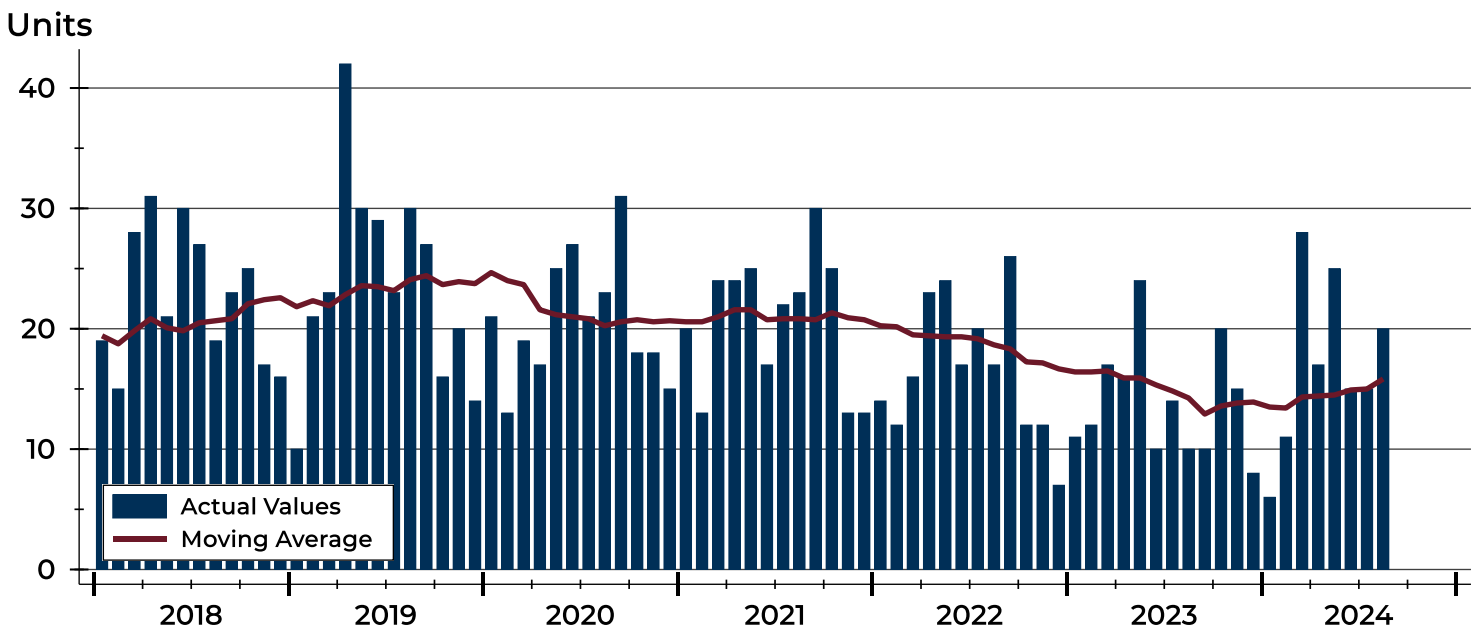
# Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		20	10	100.0%	137	114	20.2%
Volume (1,000s)		9,311	3,214	189.7%	58,687	43,649	34.5%
Average	Sale Price	465,540	321,360	44.9%	428,370	382,890	11.9%
	Days on Market	29	31	-6.5%	20	31	-35.5%
	Percent of Original	97.5%	97.5%	0.0%	98.9%	98.6%	0.3%
Median	Sale Price	372,500	305,000	22.1%	370,000	349,950	5.7%
	Days on Market	17	8	112.5%	7	6	16.7%
	Percent of Original	100.0%	97.6%	2.5%	100.0%	100.0%	0.0%

A total of 20 contracts for sale were written in Douglas County during the month of August, up from 10 in 2023. The median list price of these homes was \$372,500, up from \$305,000 the prior year.

Half of the homes that went under contract in August were on the market less than 17 days, compared to 8 days in August 2023.

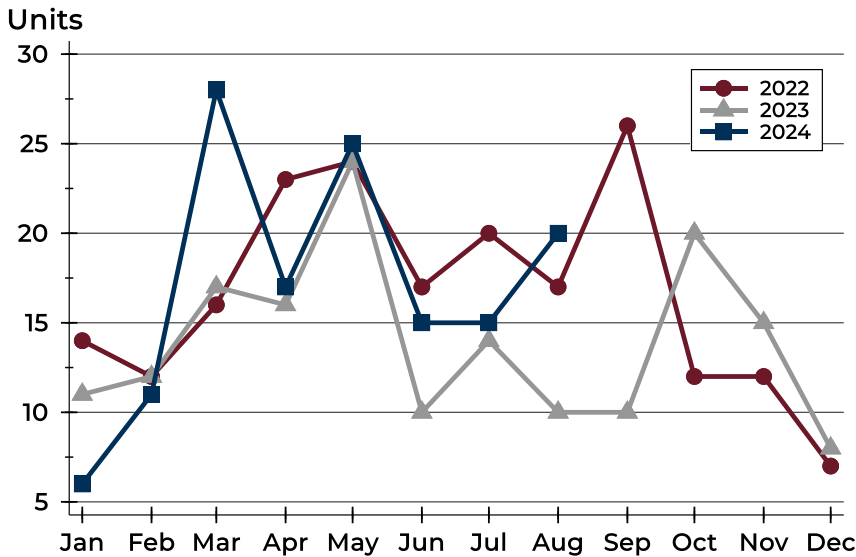
## History of Contracts Written





## 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	25
June	17	10	15
July	20	14	15
August	17	10	20
September	26	10	10
October	12	20	12
November	12	15	12
December	7	8	7

### Contracts Written by Price Range

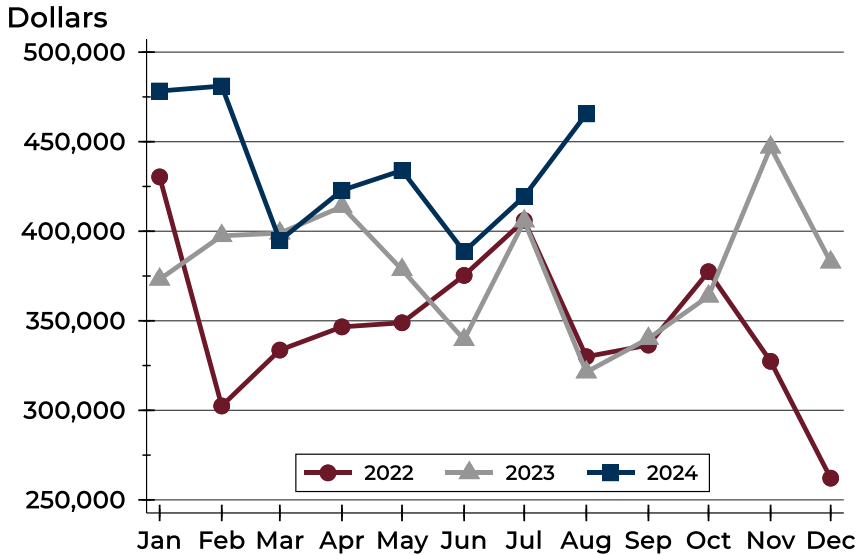
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	5.0%	245,000	245,000	7	7	100.0%	100.0%
\$250,000-\$299,999	4	20.0%	293,575	294,700	36	37	95.3%	94.8%
\$300,000-\$349,999	3	15.0%	328,300	325,000	11	10	100.0%	100.0%
\$350,000-\$399,999	3	15.0%	368,300	370,000	10	9	97.2%	100.0%
\$400,000-\$449,999	1	5.0%	409,900	409,900	8	8	100.0%	100.0%
\$450,000-\$499,999	2	10.0%	480,000	480,000	42	42	100.0%	100.0%
\$500,000-\$599,999	1	5.0%	584,000	584,000	29	29	100.0%	100.0%
\$600,000-\$749,999	2	10.0%	699,000	699,000	90	90	89.8%	89.8%
\$750,000-\$999,999	3	15.0%	816,600	799,900	20	28	99.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





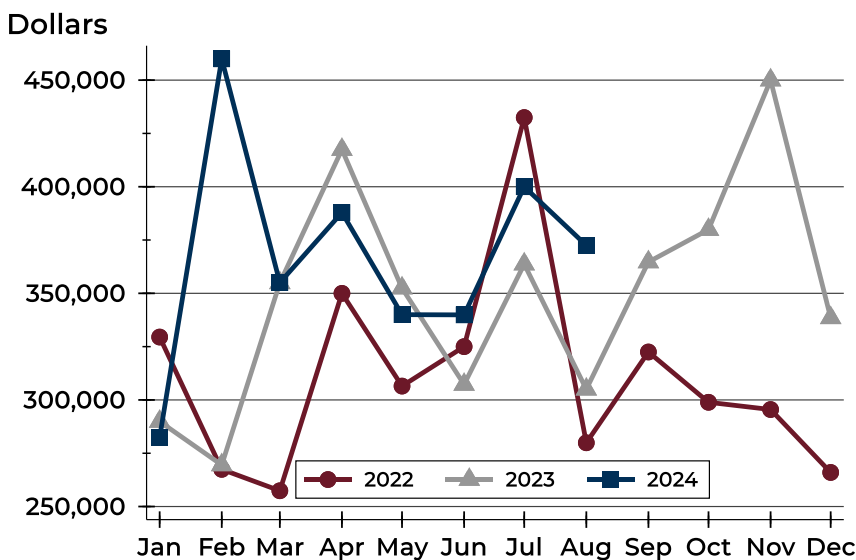
# Douglas County (Excluding Lawrence) Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	430,343	373,164	<b>478,300</b>
February	302,442	397,462	<b>481,082</b>
March	333,644	398,926	<b>394,834</b>
April	346,590	413,775	<b>422,856</b>
May	348,894	378,555	<b>433,972</b>
June	375,329	339,420	<b>388,603</b>
July	406,000	405,700	<b>419,460</b>
August	329,949	321,360	<b>465,540</b>
September	336,429	340,084	
October	377,404	363,715	
November	327,367	446,920	
December	262,129	382,731	

## Median Price

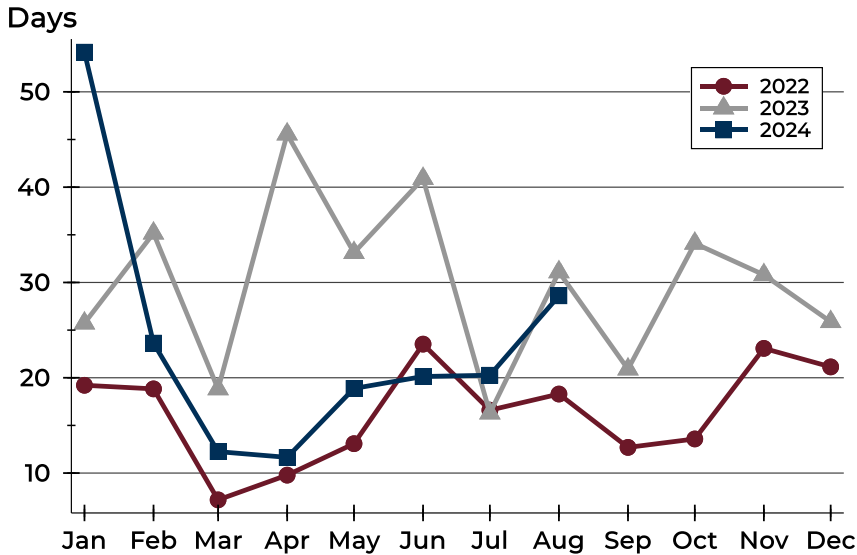


Month	2022	2023	2024
January	329,500	289,900	<b>282,450</b>
February	267,450	269,500	<b>460,000</b>
March	257,400	354,900	<b>355,000</b>
April	350,000	417,450	<b>387,900</b>
May	306,500	352,450	<b>340,000</b>
June	325,000	307,250	<b>339,900</b>
July	432,450	363,700	<b>400,000</b>
August	279,900	305,000	<b>372,500</b>
September	322,500	364,700	
October	298,900	379,900	
November	295,500	450,000	
December	266,000	338,500	



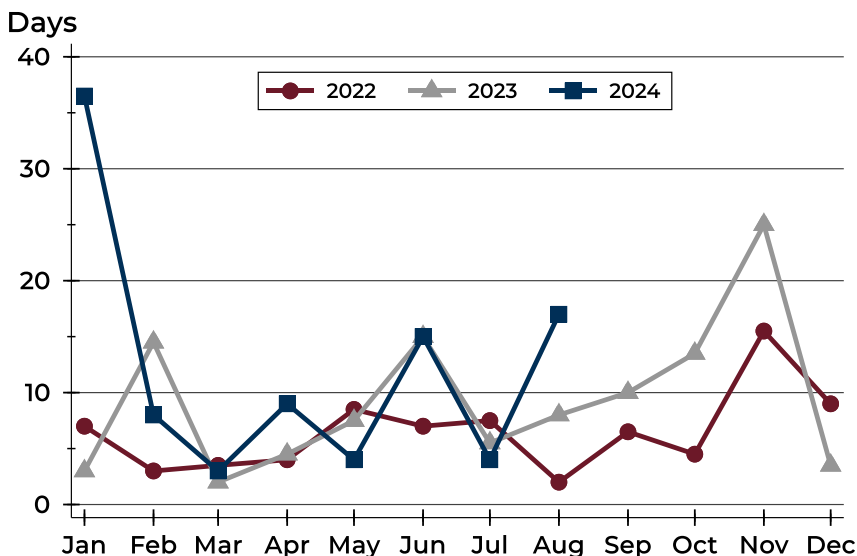
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	19	26	<b>54</b>
February	19	35	<b>24</b>
March	7	19	<b>12</b>
April	10	46	<b>12</b>
May	13	33	<b>19</b>
June	24	41	<b>20</b>
July	17	16	<b>20</b>
August	18	31	<b>29</b>
September	13	21	
October	14	34	
November	23	31	
December	21	26	

### Median DOM



Month	2022	2023	2024
January	7	3	<b>37</b>
February	3	15	<b>8</b>
March	4	2	<b>3</b>
April	4	5	<b>9</b>
May	9	8	<b>4</b>
June	7	15	<b>15</b>
July	8	6	<b>4</b>
August	2	8	<b>17</b>
September	7	10	
October	5	14	
November	16	25	
December	9	4	



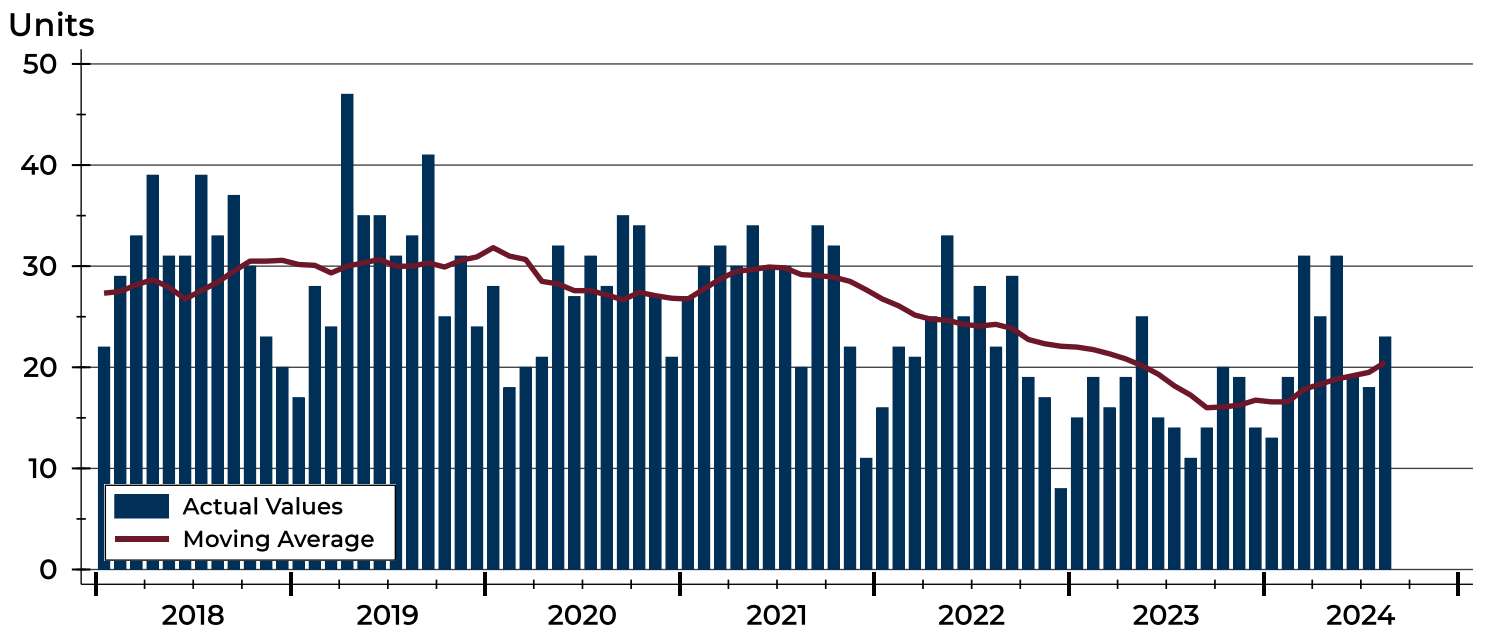
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of August 2023	Change
Pending Contracts		23	11	109.1%
Volume (1,000s)		10,080	4,423	127.9%
Average	List Price	438,259	402,100	9.0%
	Days on Market	25	29	-13.8%
	Percent of Original	97.9%	98.2%	-0.3%
Median	List Price	370,000	325,000	13.8%
	Days on Market	13	9	44.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 23 listings in Douglas County had contracts pending at the end of August, up from 11 contracts pending at the end of August 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.

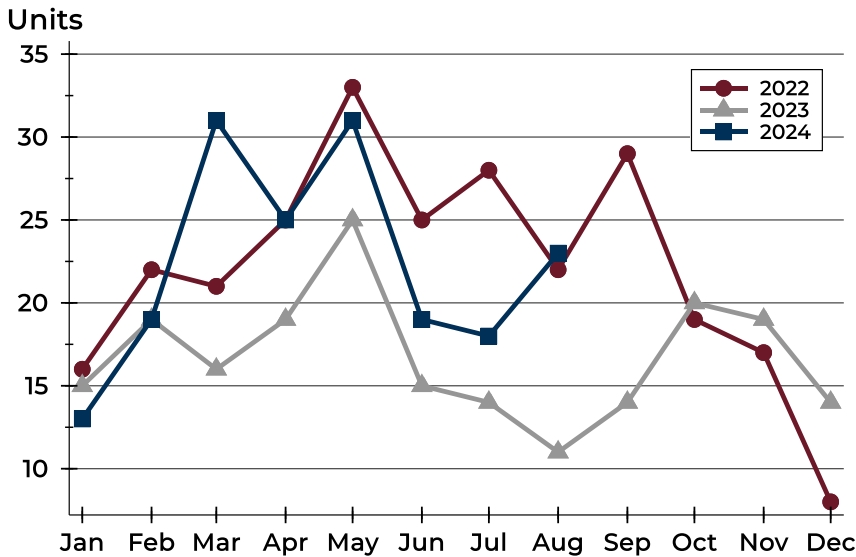
## History of Pending Contracts





## 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	19
July	28	14	18
August	22	11	23
September	29	14	
October	19	20	
November	17	19	
December	8	14	

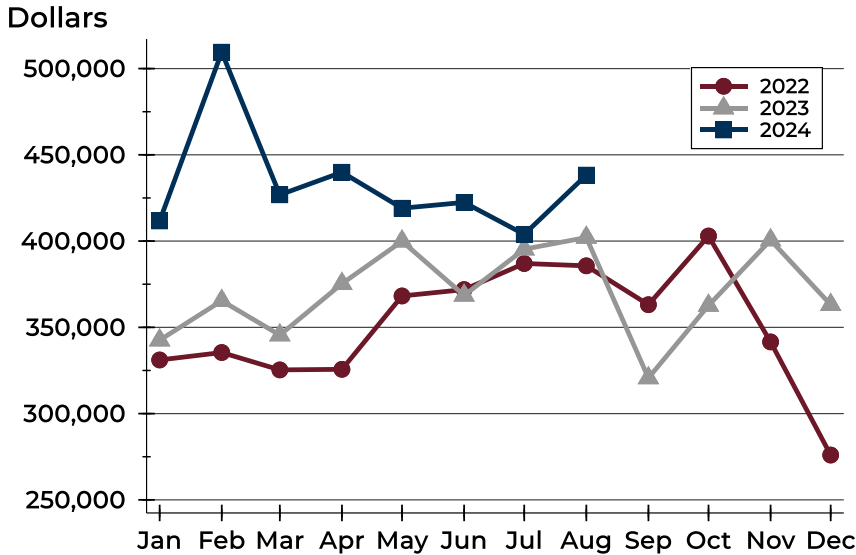
### Pending Contracts by Price Range

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	1	4.3%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	1	4.3%	189,950	189,950	17	17	100.0%	100.0%
\$200,000-\$249,999	3	13.0%	230,000	235,000	4	5	100.0%	100.0%
\$250,000-\$299,999	2	8.7%	287,250	287,250	46	46	94.2%	94.2%
\$300,000-\$349,999	3	13.0%	328,300	325,000	11	10	100.0%	100.0%
\$350,000-\$399,999	3	13.0%	368,300	370,000	10	9	97.2%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	3	13.0%	473,000	465,000	38	31	100.0%	100.0%
\$500,000-\$599,999	2	8.7%	567,000	567,000	17	17	100.0%	100.0%
\$600,000-\$749,999	2	8.7%	704,450	704,450	91	91	87.7%	87.7%
\$750,000-\$999,999	3	13.0%	816,600	799,900	20	28	99.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



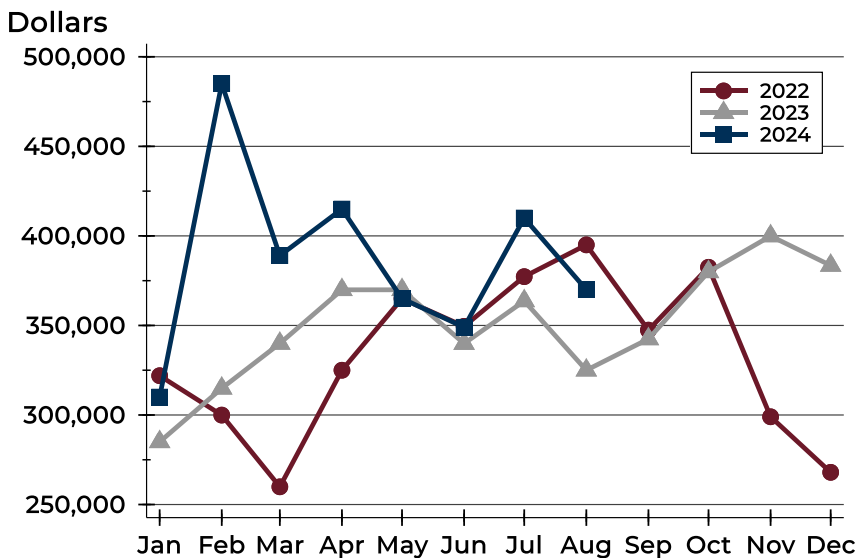
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## Average Price



Month	2022	2023	2024
January	331,106	342,573	<b>411,677</b>
February	335,409	365,442	<b>509,521</b>
March	325,338	345,506	<b>426,824</b>
April	325,680	375,321	<b>439,922</b>
May	368,205	399,913	<b>419,066</b>
June	371,892	368,533	<b>422,429</b>
July	387,004	395,307	<b>403,936</b>
August	385,661	402,100	<b>438,259</b>
September	363,136	320,653	
October	402,934	362,668	
November	341,553	400,608	
December	275,988	363,139	

## Median Price

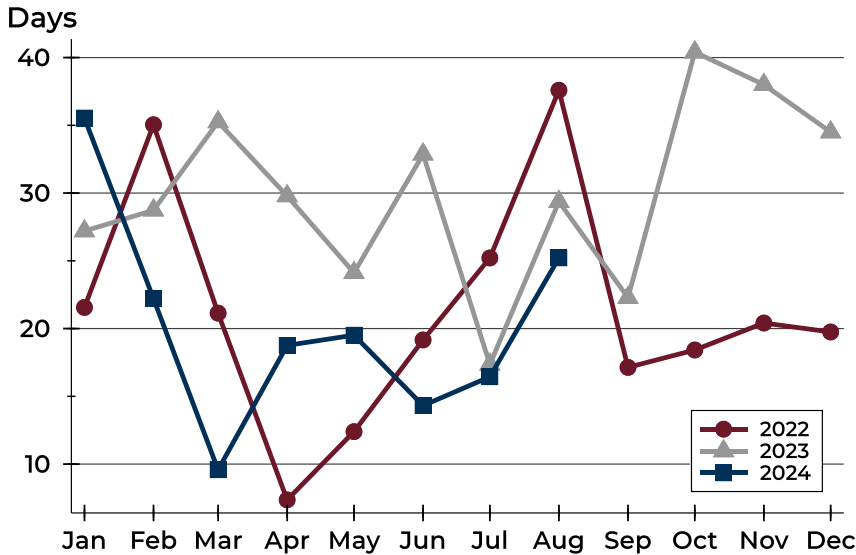


Month	2022	2023	2024
January	321,950	285,000	<b>310,000</b>
February	299,950	314,900	<b>485,000</b>
March	259,900	339,950	<b>389,000</b>
April	325,000	369,900	<b>415,000</b>
May	365,000	369,900	<b>365,000</b>
June	349,500	339,900	<b>349,000</b>
July	377,250	363,700	<b>410,000</b>
August	395,000	325,000	<b>370,000</b>
September	347,400	342,450	
October	382,500	379,925	
November	299,000	399,950	
December	268,000	383,500	



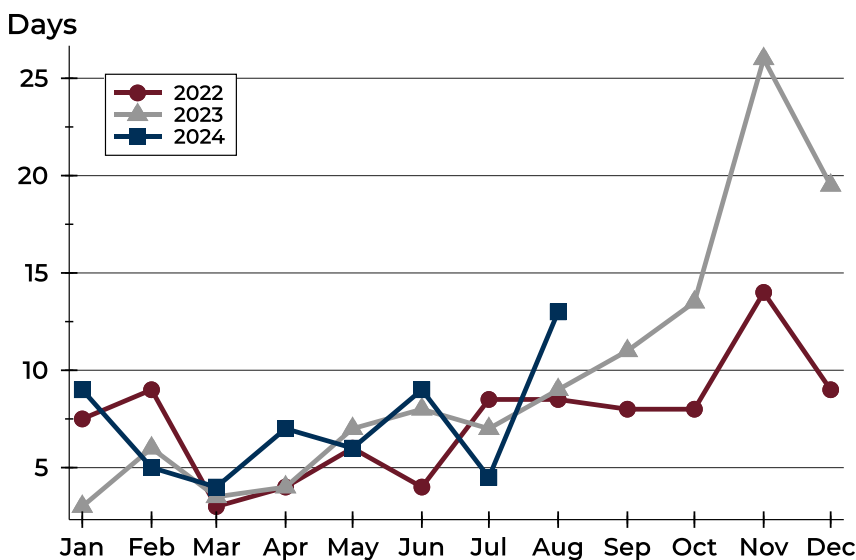
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## Average DOM



Month	2022	2023	2024
January	22	27	<b>36</b>
February	35	29	<b>22</b>
March	21	35	<b>10</b>
April	7	30	<b>19</b>
May	12	24	<b>20</b>
June	19	33	<b>14</b>
July	25	17	<b>16</b>
August	38	29	<b>25</b>
September	17	22	
October	18	40	
November	20	38	
December	20	35	

## Median DOM



Month	2022	2023	2024
January	8	3	<b>9</b>
February	9	6	<b>5</b>
March	3	4	<b>4</b>
April	4	4	<b>7</b>
May	6	7	<b>6</b>
June	4	8	<b>9</b>
July	9	7	<b>5</b>
August	9	9	<b>13</b>
September	8	11	
October	8	14	
November	14	26	
December	9	20	