



**July
2023**

Lawrence MLS Statistics



LAWRENCE
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Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in July

Total home sales in Douglas County fell last month to 12 units, compared to 13 units in July 2022. Total sales volume was \$4.2 million, down from a year earlier.

The median sale price in July was \$310,000, down from \$380,000 a year earlier. Homes that sold in July were typically on the market for 5 days and sold for 100.0% of their list prices.

Douglas County Active Listings Remain the Same at End of July

The total number of active listings in Douglas County at the end of July was 34 units, the same as in July 2022. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$429,950.

During July, a total of 13 contracts were written down from 20 in July 2022. At the end of the month, there were 14 contracts still pending.

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**July
2023**

Lawrence MLS Statistics



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Douglas County (Excluding Lawrence) Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		12	13	21	98	110	133
Change from prior year		-7.7%	-38.1%	16.7%	-10.9%	-17.3%	-0.7%
Active Listings		34	34	28	N/A	N/A	N/A
Change from prior year		0.0%	21.4%	-26.3%			
Months' Supply		2.1	1.8	1.3	N/A	N/A	N/A
Change from prior year		16.7%	38.5%	-27.8%			
New Listings		16	24	30	126	162	163
Change from prior year		-33.3%	-20.0%	36.4%	-22.2%	-0.6%	-4.1%
Contracts Written		13	20	22	103	126	145
Change from prior year		-35.0%	-9.1%	4.8%	-18.3%	-13.1%	1.4%
Pending Contracts		14	28	30	N/A	N/A	N/A
Change from prior year		-50.0%	-6.7%	-3.2%			
Sales Volume (1,000s)		4,247	5,253	7,258	36,769	39,586	40,246
Change from prior year		-19.2%	-27.6%	25.5%	-7.1%	-1.6%	10.6%
Average	Sale Price	353,919	404,092	345,614	375,195	359,876	302,598
	Change from prior year	-12.4%	16.9%	7.6%	4.3%	18.9%	11.4%
	List Price of Actives	454,125	407,518	413,024	N/A	N/A	N/A
	Change from prior year	11.4%	-1.3%	-20.6%			
	Days on Market	39	13	6	32	13	21
Change from prior year	200.0%	116.7%	-70.0%	146.2%	-38.1%	-30.0%	
Percent of List	100.6%	100.5%	102.3%	99.1%	100.4%	100.4%	
Change from prior year	0.1%	-1.8%	3.2%	-1.3%	0.0%	1.6%	
Percent of Original	99.5%	100.0%	98.7%	98.4%	99.6%	99.1%	
Change from prior year	-0.5%	1.3%	-0.2%	-1.2%	0.5%	1.0%	
Median	Sale Price	310,000	380,000	284,900	347,500	320,950	260,000
	Change from prior year	-18.4%	33.4%	-11.9%	8.3%	23.4%	8.3%
	List Price of Actives	429,950	367,450	352,450	N/A	N/A	N/A
	Change from prior year	17.0%	4.3%	-4.0%			
	Days on Market	5	4	4	6	4	4
Change from prior year	25.0%	0.0%	-50.0%	50.0%	0.0%	-50.0%	
Percent of List	100.0%	100.0%	101.9%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	-1.9%	2.2%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	101.9%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	-1.9%	2.7%	0.0%	0.0%	0.3%	

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



Douglas County (Excluding Lawrence) Closed Listings Analysis

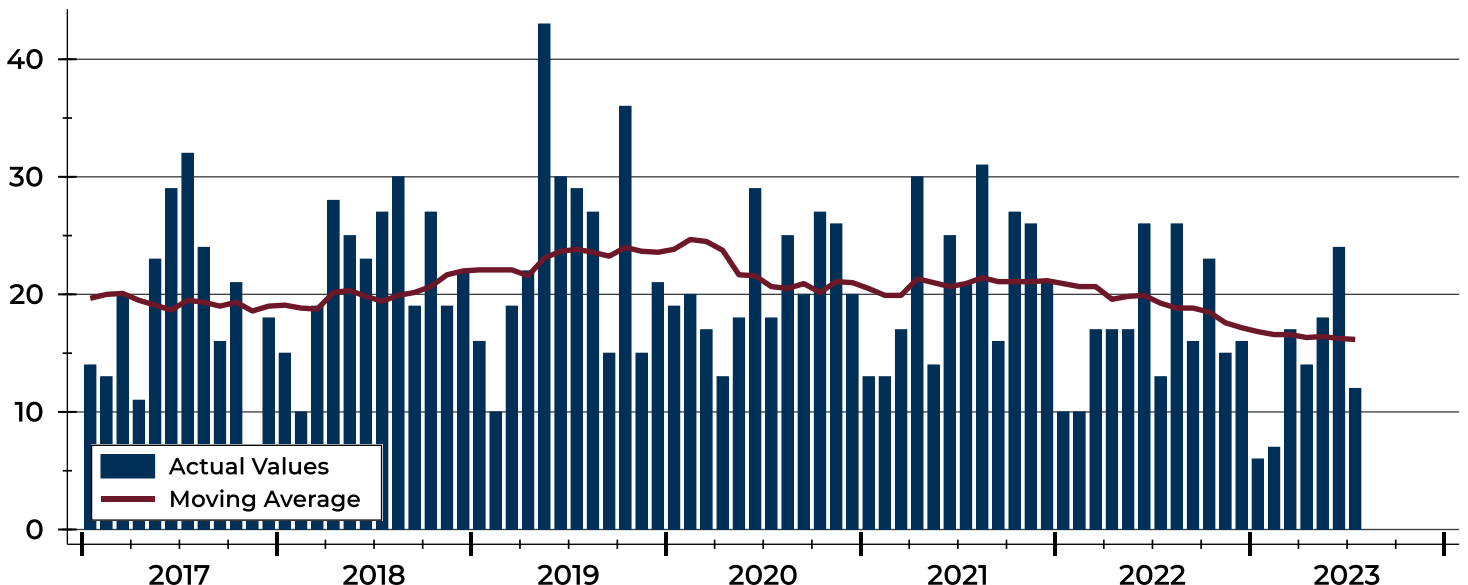
Summary Statistics for Closed Listings		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		12	13	-7.7%	98	110	-10.9%
Volume (1,000s)		4,247	5,253	-19.2%	36,769	39,586	-7.1%
Months' Supply		2.1	1.8	16.7%	N/A	N/A	N/A
Average	Sale Price	353,919	404,092	-12.4%	375,195	359,876	4.3%
	Days on Market	39	13	200.0%	32	13	146.2%
	Percent of List	100.6%	100.5%	0.1%	99.1%	100.4%	-1.3%
	Percent of Original	99.5%	100.0%	-0.5%	98.4%	99.6%	-1.2%
Median	Sale Price	310,000	380,000	-18.4%	347,500	320,950	8.3%
	Days on Market	5	4	25.0%	6	4	50.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 12 homes sold in Douglas County in July, down from 13 units in July 2022. Total sales volume fell to \$4.2 million compared to \$5.3 million in the previous year.

The median sales price in July was \$310,000, down 18.4% compared to the prior year. Median days on market was 5 days, down from 8 days in June, but up from 4 in July 2022.

History of Closed Listings

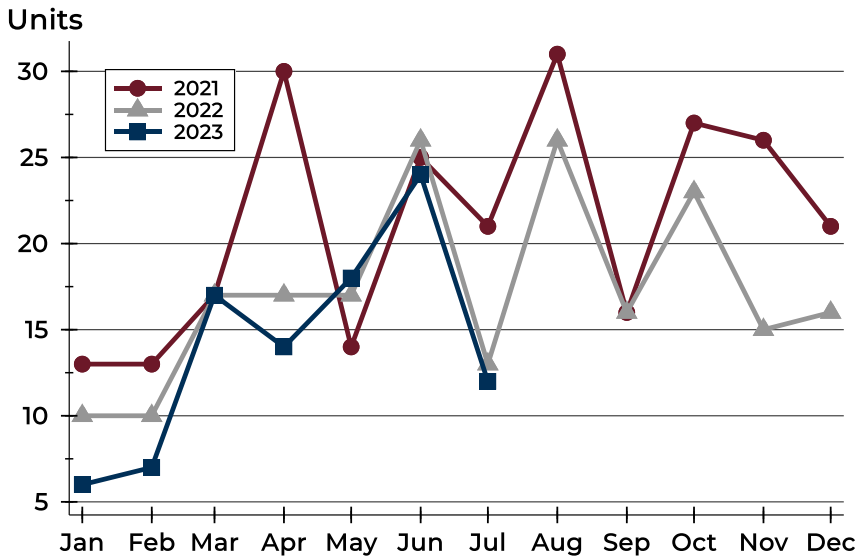
Units





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	
September	16	16	
October	27	23	
November	26	15	
December	21	16	

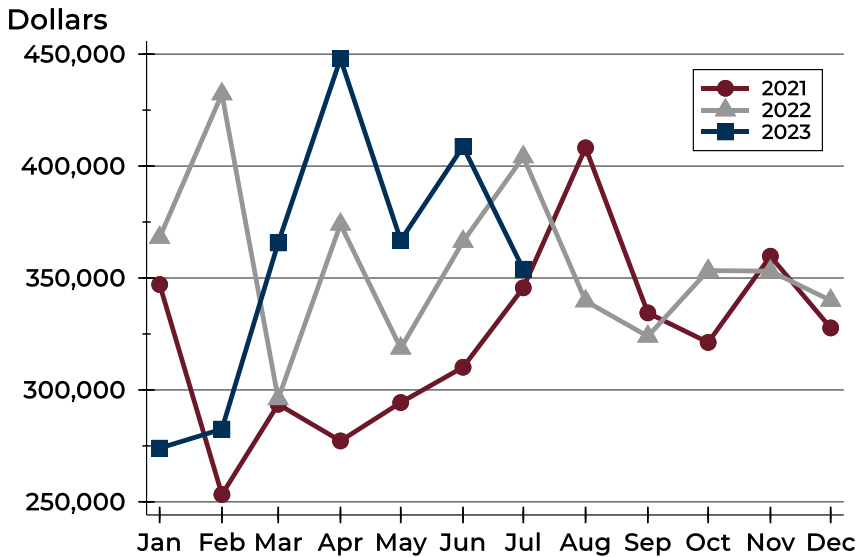
Closed Listings by Price Range

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	1	8.3%	1.7	130,000	130,000	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$199,999	1	8.3%	1.8	180,000	180,000	2	2	106.2%	106.2%	106.2%	106.2%
\$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	33.3%	0.7	269,631	270,000	3	2	104.0%	104.2%	104.0%	104.2%
\$300,000-\$349,999	1	8.3%	1.0	340,000	340,000	3	3	100.0%	100.0%	100.0%	100.0%
\$350,000-\$399,999	2	16.7%	1.6	359,250	359,250	130	130	100.0%	100.0%	96.4%	96.4%
\$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	1	8.3%	4.3	485,000	485,000	54	54	97.3%	97.3%	97.3%	97.3%
\$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	2	16.7%	2.0	657,500	657,500	72	72	94.0%	94.0%	90.7%	90.7%
\$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



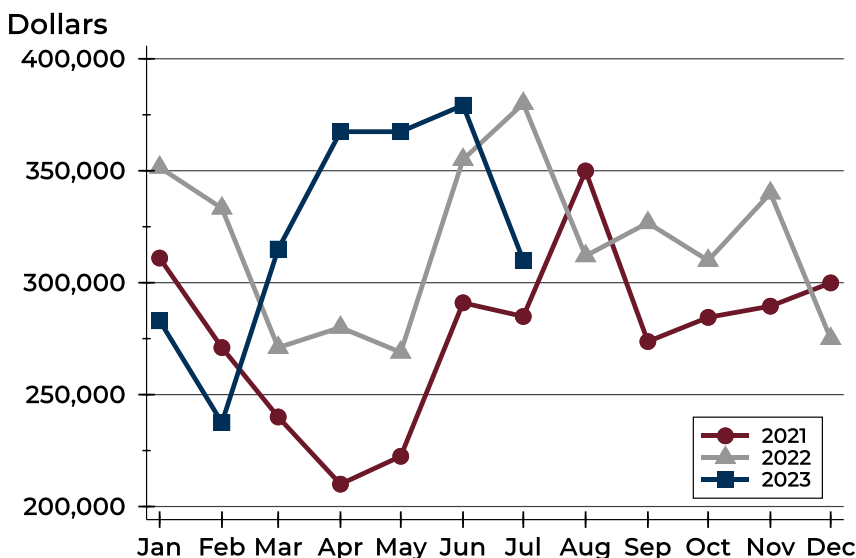
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	
September	334,425	323,954	
October	321,227	353,335	
November	359,738	353,067	
December	327,702	339,975	

Median Price

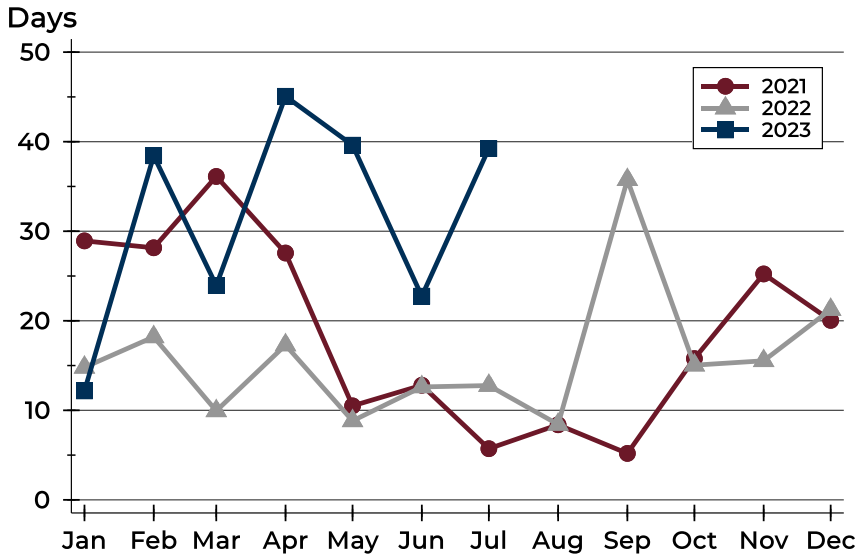


Month	2021	2022	2023
January	311,000	351,500	283,000
February	271,000	333,250	237,500
March	240,000	271,000	315,000
April	210,000	280,000	367,450
May	222,450	268,900	367,450
June	291,000	355,000	379,250
July	284,900	380,000	310,000
August	349,900	311,950	
September	273,700	326,735	
October	284,500	309,900	
November	289,500	340,000	
December	299,900	275,000	



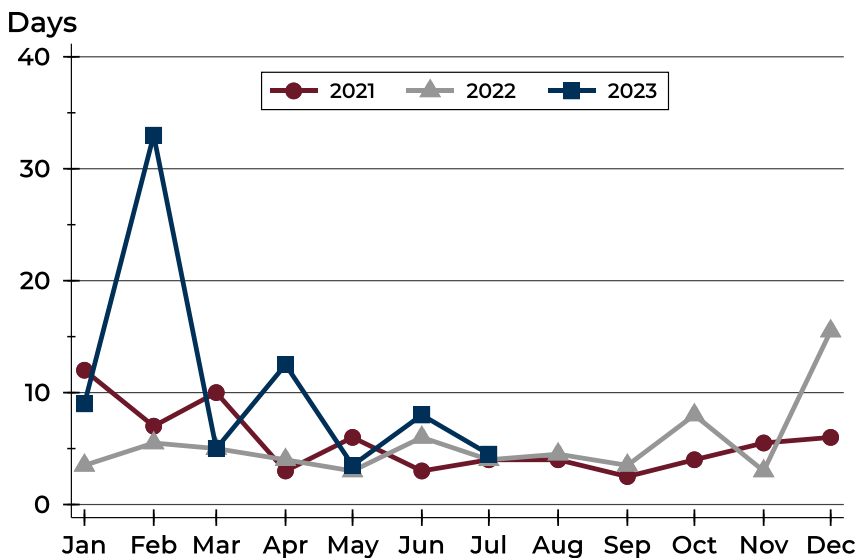
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	8
September	5	36	5
October	16	15	15
November	25	16	16
December	20	21	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	4
September	3	4	3
October	4	8	4
November	6	3	3
December	6	16	6



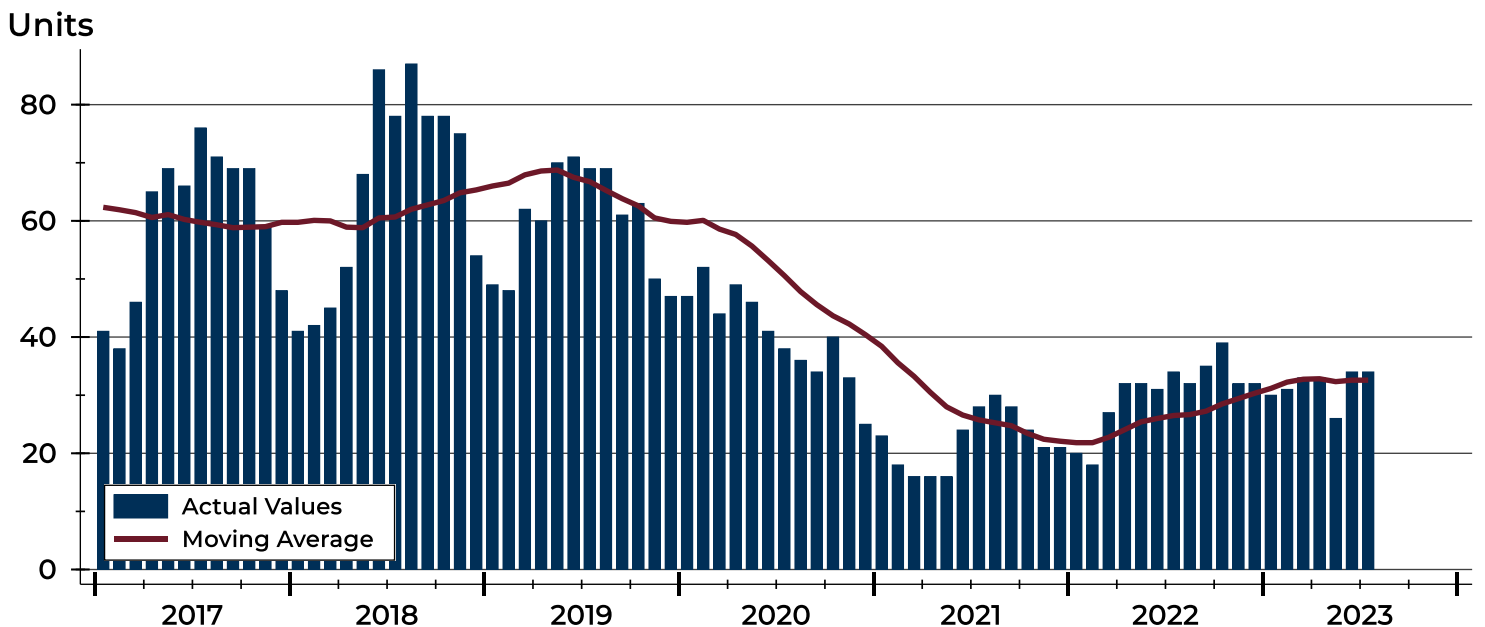
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2023	End of July 2022	Change
Active Listings		34	34	0.0%
Volume (1,000s)		15,440	13,856	11.4%
Months' Supply		2.1	1.8	16.7%
Average	List Price	454,125	407,518	11.4%
	Days on Market	51	51	0.0%
	Percent of Original	98.3%	98.0%	0.3%
Median	List Price	429,950	367,450	17.0%
	Days on Market	47	39	20.5%
	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 July. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of July was \$429,950, up 17.0% from 2022. The typical time on market for active listings was 47 days, up from 39 days a year earlier.

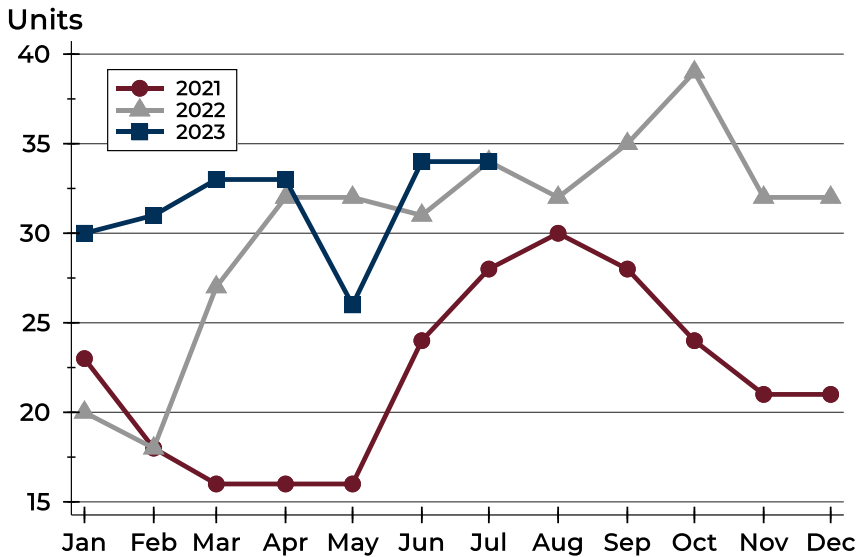
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	23	20	30
February	18	18	31
March	16	27	33
April	16	32	33
May	16	32	26
June	24	31	34
July	28	34	34
August	30	32	32
September	28	35	35
October	24	39	39
November	21	32	32
December	21	32	32

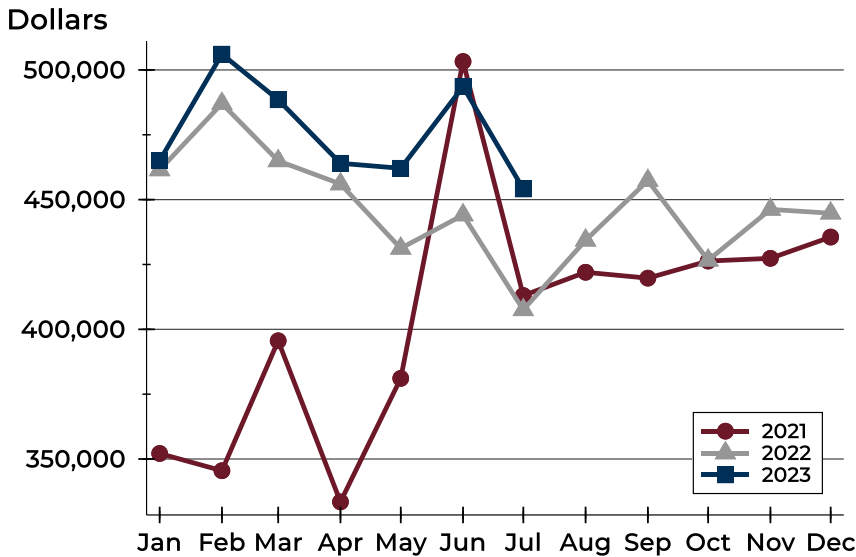
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$50,000	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%	1.7	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	2	5.9%	1.8	152,500	152,500	57	57	100.0%	100.0%
\$200,000-\$249,999	5	14.7%	N/A	218,260	219,500	19	4	99.4%	100.0%
\$250,000-\$299,999	2	5.9%	0.7	294,000	294,000	27	27	97.6%	97.6%
\$300,000-\$349,999	2	5.9%	1.0	322,450	322,450	38	38	97.0%	97.0%
\$350,000-\$399,999	4	11.8%	1.6	375,938	374,450	53	50	97.1%	97.2%
\$400,000-\$449,999	3	8.8%	N/A	434,967	439,900	86	90	97.8%	100.0%
\$450,000-\$499,999	5	14.7%	4.3	472,760	469,900	46	49	97.7%	100.0%
\$500,000-\$599,999	3	8.8%	N/A	546,633	549,900	48	54	97.1%	100.0%
\$600,000-\$749,999	2	5.9%	2.0	694,900	694,900	54	54	98.7%	98.7%
\$750,000-\$999,999	4	11.8%	N/A	873,475	851,950	67	50	99.3%	99.7%
\$1,000,000 and up	1	2.9%	N/A	1,000,000	1,000,000	156	156	100.0%	100.0%



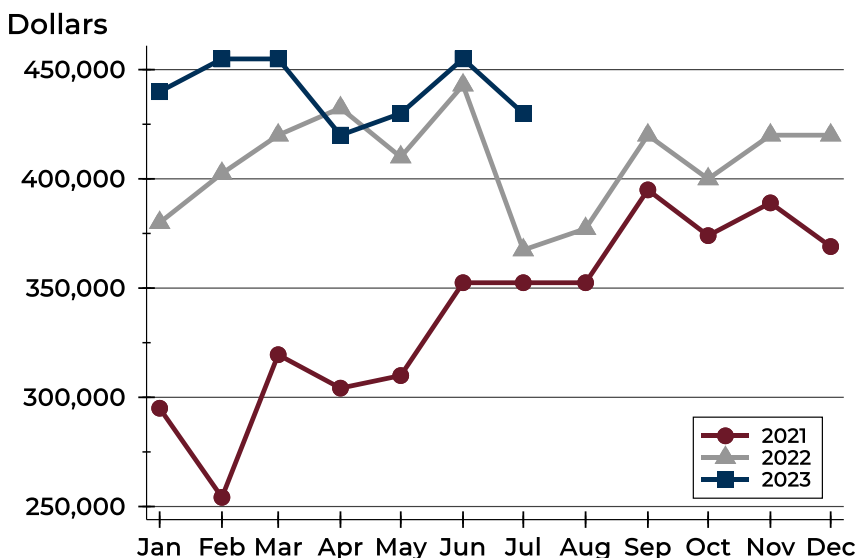
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2021	2022	2023
January	352,137	461,451	465,025
February	345,489	487,044	506,089
March	395,581	464,954	488,518
April	333,478	456,028	464,011
May	381,094	431,219	462,081
June	503,244	444,073	493,554
July	413,024	407,518	454,125
August	421,996	434,338	
September	419,736	457,347	
October	426,332	426,627	
November	427,369	446,230	
December	435,574	444,773	

Median Price

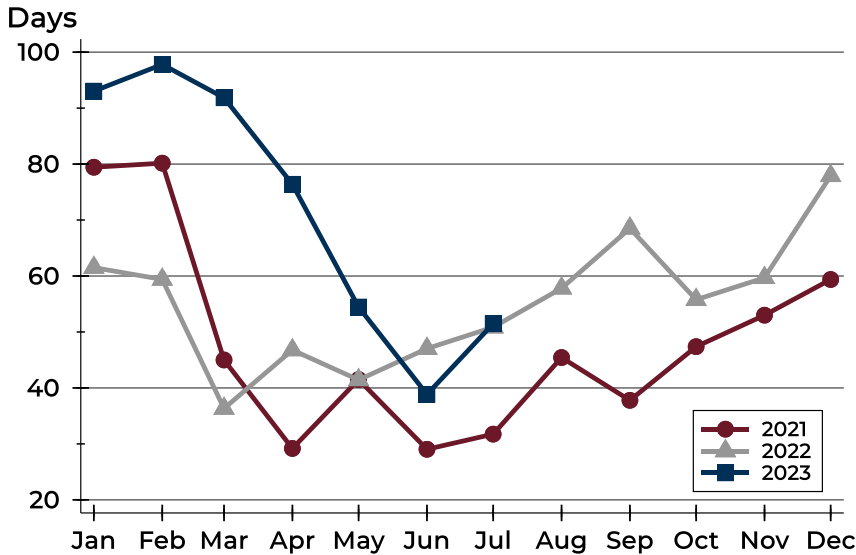


Month	2021	2022	2023
January	295,000	379,950	439,900
February	254,200	402,450	454,900
March	319,500	420,000	454,900
April	304,200	432,450	420,000
May	309,950	410,000	429,950
June	352,450	442,900	454,950
July	352,450	367,450	429,950
August	352,450	377,200	
September	394,950	420,000	
October	374,000	399,950	
November	389,000	420,000	
December	369,000	420,000	



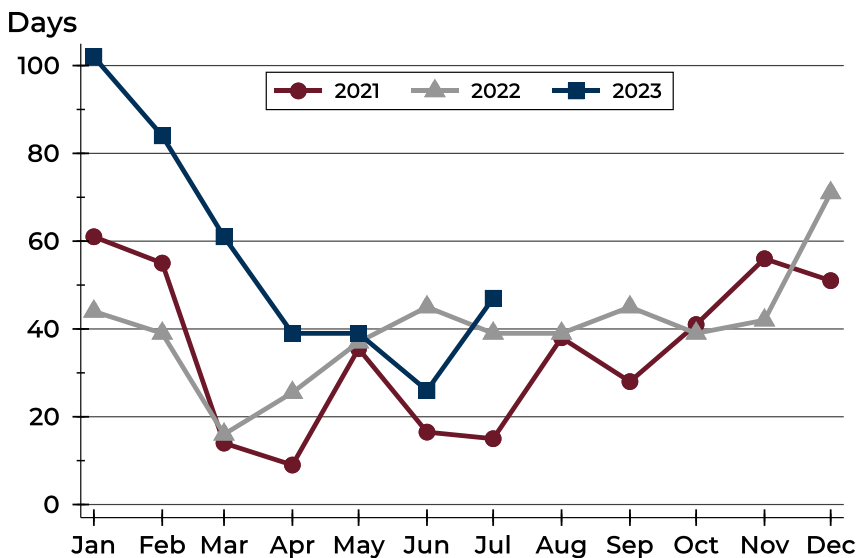
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	79	62	93
February	80	59	98
March	45	36	92
April	29	47	76
May	42	41	54
June	29	47	39
July	32	51	51
August	45	58	
September	38	69	
October	47	56	
November	53	60	
December	59	78	

Median DOM

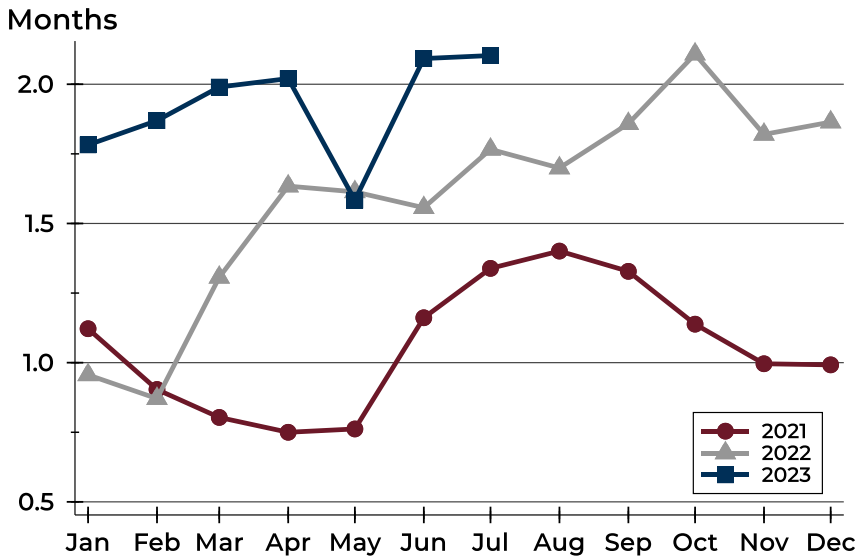


Month	2021	2022	2023
January	61	44	102
February	55	39	84
March	14	16	61
April	9	26	39
May	36	37	39
June	17	45	26
July	15	39	47
August	38	39	
September	28	45	
October	41	39	
November	56	42	
December	51	71	



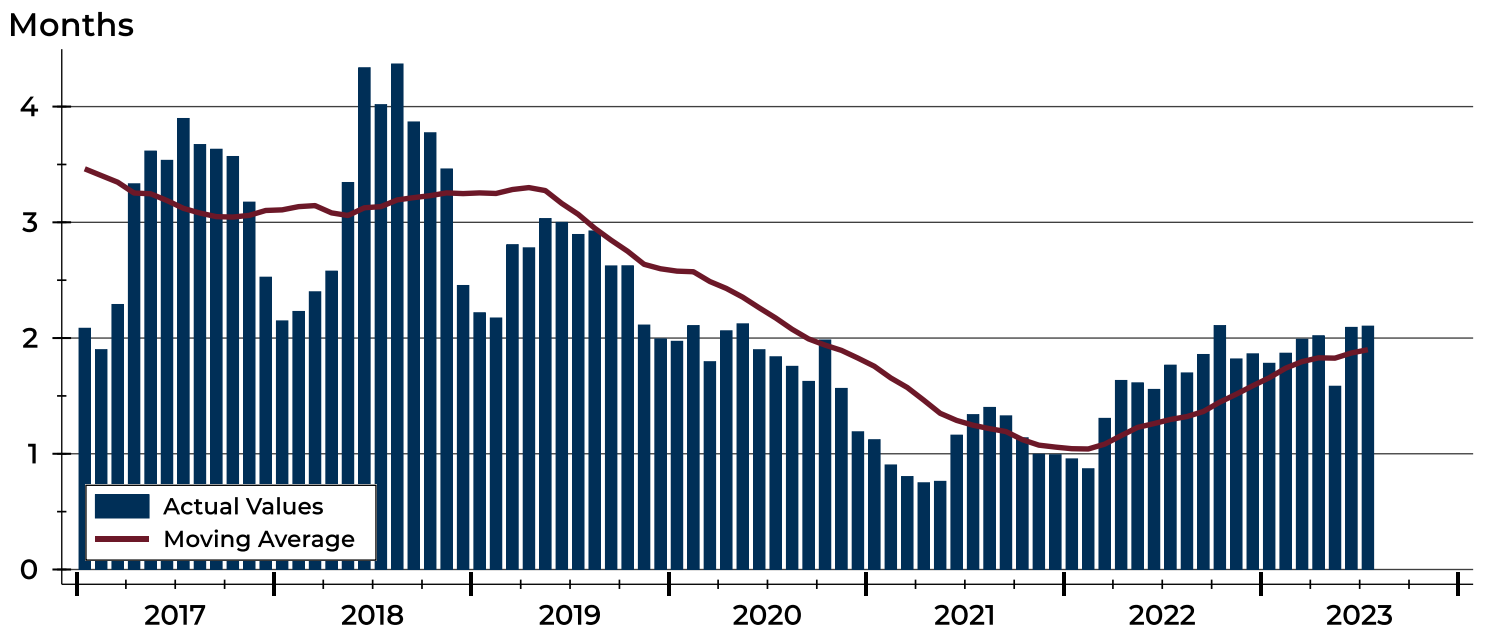
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	2.0
May	0.8	1.6	1.6
June	1.2	1.6	2.1
July	1.3	1.8	2.1
August	1.4	1.7	
September	1.3	1.9	
October	1.1	2.1	
November	1.0	1.8	
December	1.0	1.9	

History of Month's Supply





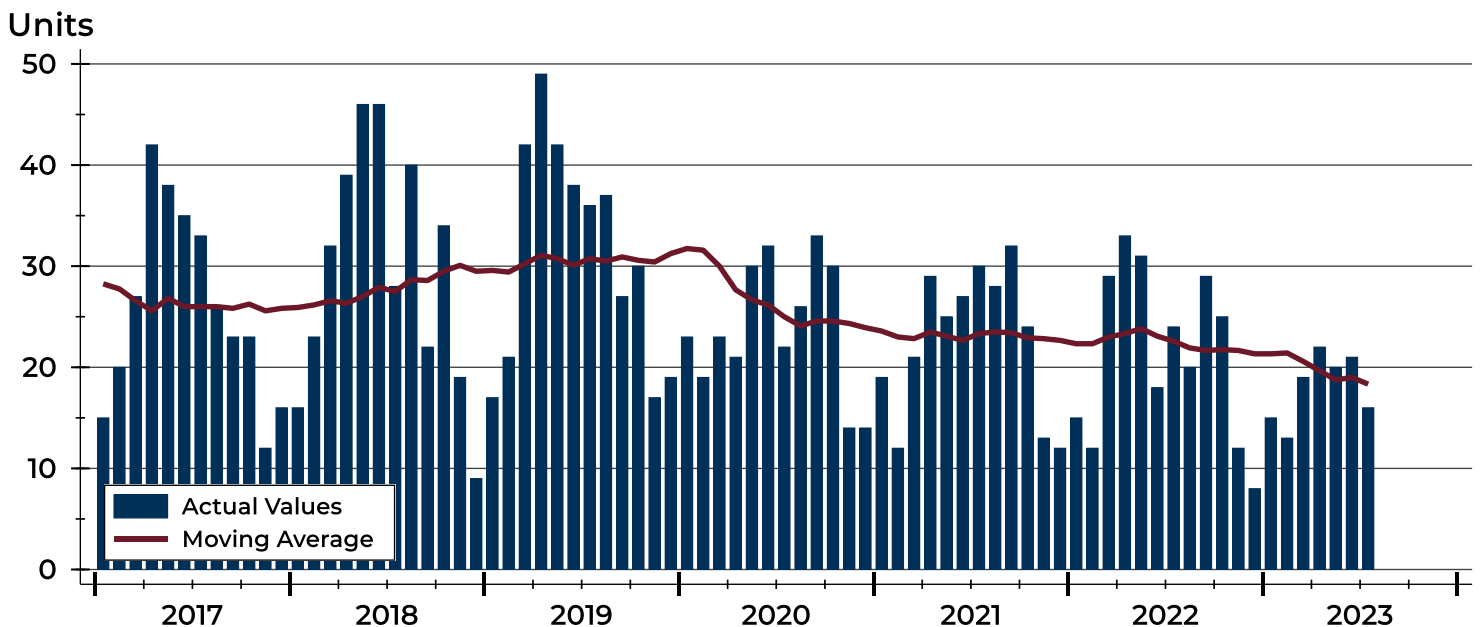
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2023	July 2022	Change
Current Month	New Listings	16	24	-33.3%
	Volume (1,000s)	7,715	8,701	-11.3%
	Average List Price	482,169	362,533	33.0%
	Median List Price	363,700	355,000	2.5%
Year-to-Date	New Listings	126	162	-22.2%
	Volume (1,000s)	53,731	58,586	-8.3%
	Average List Price	426,438	361,640	17.9%
	Median List Price	369,900	334,950	10.4%

A total of 16 new listings were added in Douglas County during July, down 33.3% from the same month in 2022. Year-to-date Douglas County has seen 126 new listings.

The median list price of these homes was \$363,700 up from \$355,000 in 2022.

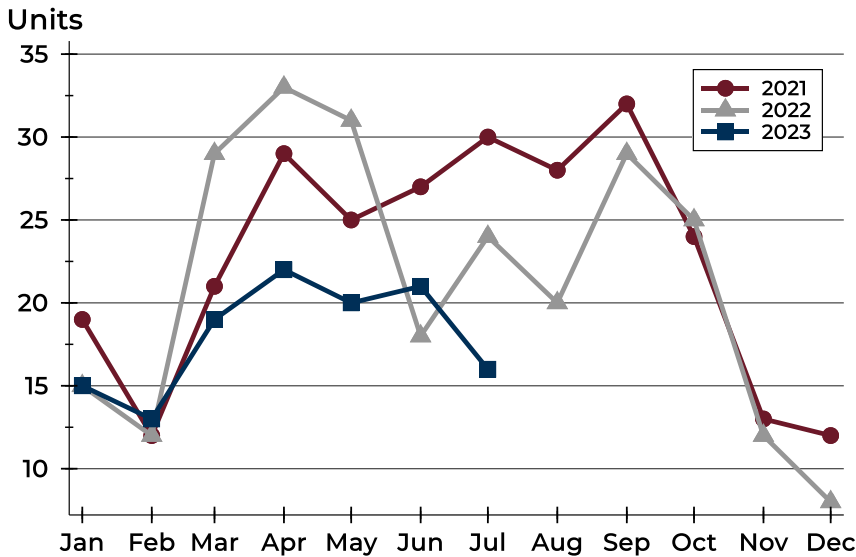
History of New Listings





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	16
August	28	20	
September	32	29	
October	24	25	
November	13	12	
December	12	8	

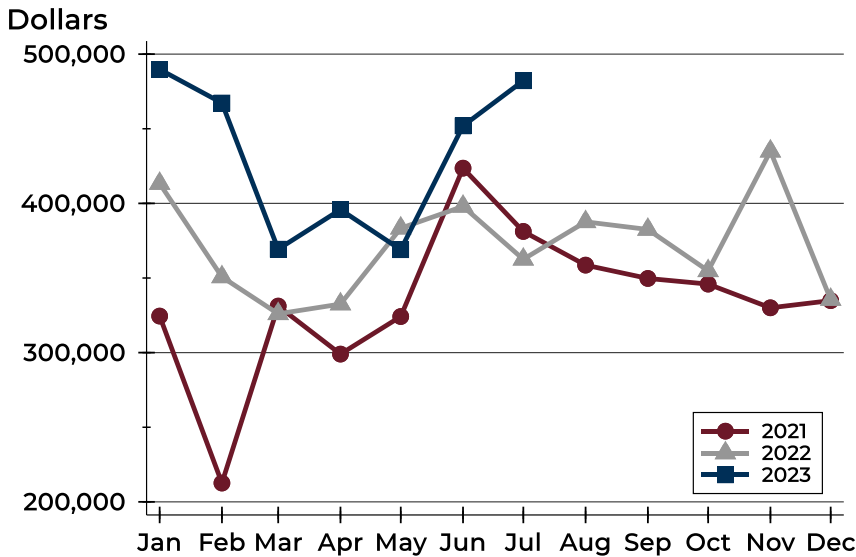
New Listings by Price Range

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	2	12.5%	162,250	162,250	17	17	103.1%	103.1%
\$200,000-\$249,999	4	25.0%	229,800	229,900	7	8	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	1	6.3%	325,000	325,000	1	1	100.0%	100.0%
\$350,000-\$399,999	4	25.0%	374,300	374,900	13	12	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	2	12.5%	474,450	474,450	25	25	100.0%	100.0%
\$500,000-\$599,999	1	6.3%	549,900	549,900	11	11	100.0%	100.0%
\$600,000-\$749,999	1	6.3%	725,000	725,000	3	3	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	6.3%	2,425,000	2,425,000	11	11	100.0%	100.0%



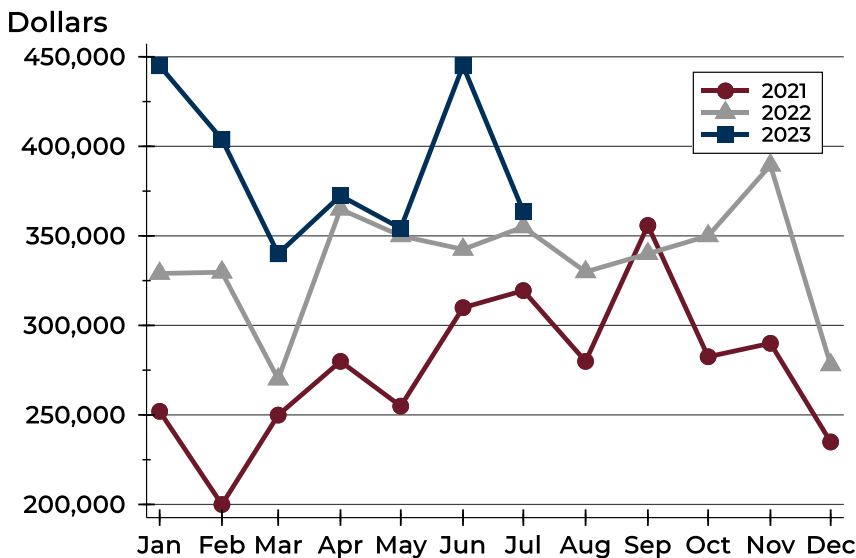
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2021	2022	2023
January	324,484	413,313	489,773
February	212,625	350,733	467,265
March	331,185	326,003	369,332
April	299,009	332,542	395,844
May	324,190	383,381	368,950
June	423,602	397,978	451,933
July	381,211	362,533	482,169
August	358,637	387,640	
September	349,719	382,524	
October	345,919	354,814	
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	445,000
July	319,450	355,000	363,700
August	279,900	329,900	
September	355,825	340,000	
October	282,500	350,000	
November	290,000	389,450	
December	234,900	277,950	



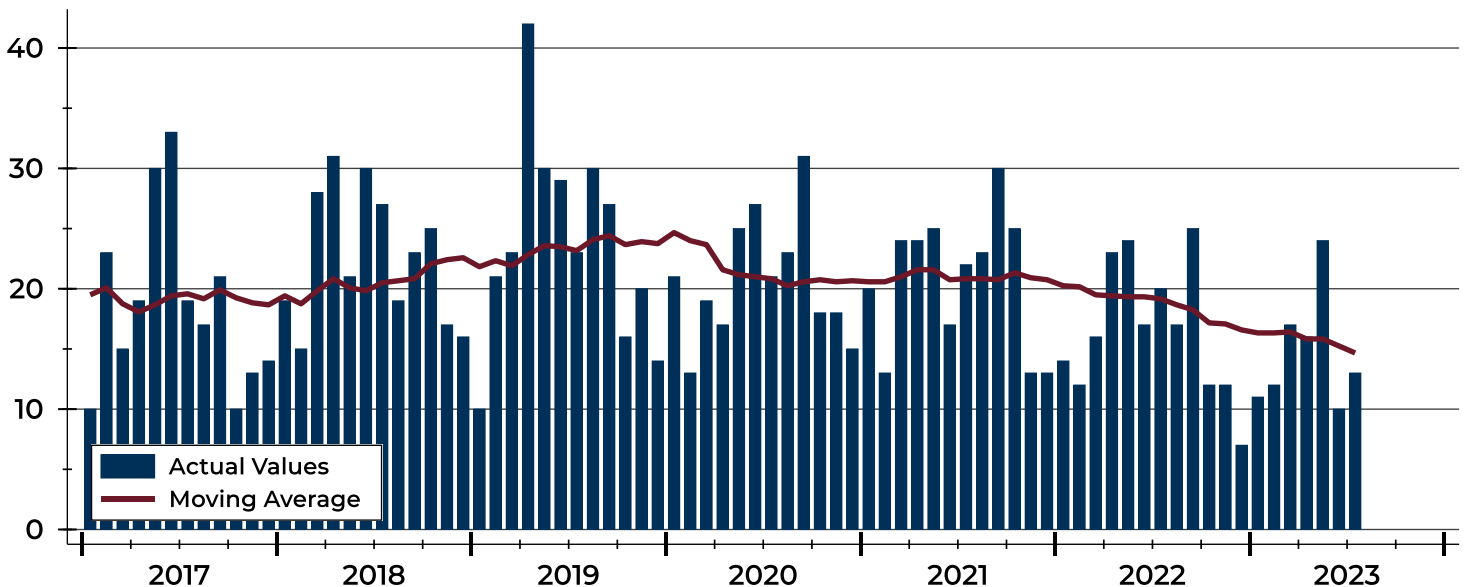
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2023	July 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		13	20	-35.0%	103	126	-18.3%
Volume (1,000s)		5,405	8,120	-33.4%	40,161	45,838	-12.4%
Average	Sale Price	415,754	406,000	2.4%	389,911	363,794	7.2%
	Days on Market	18	17	5.9%	31	15	106.7%
	Percent of Original	99.7%	96.9%	2.9%	98.7%	98.4%	0.3%
Median	Sale Price	369,900	432,450	-14.5%	357,500	327,000	9.3%
	Days on Market	6	8	-25.0%	6	5	20.0%
	Percent of Original	100.0%	99.2%	0.8%	100.0%	100.0%	0.0%

A total of 13 contracts for sale were written in Douglas County during the month of July, down from 20 in 2022. The median list price of these homes was \$369,900, down from \$432,450 the prior year. Half of the homes that went under contract in July were on the market less than 6 days, compared to 8 days in July 2022.

History of Contracts Written

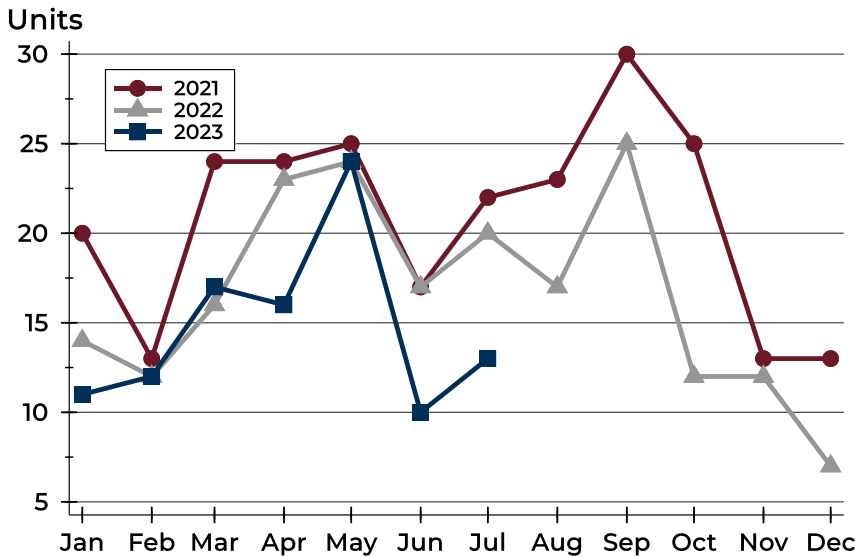
Units





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	13
August	23	17	
September	30	25	
October	25	12	
November	13	12	
December	13	7	

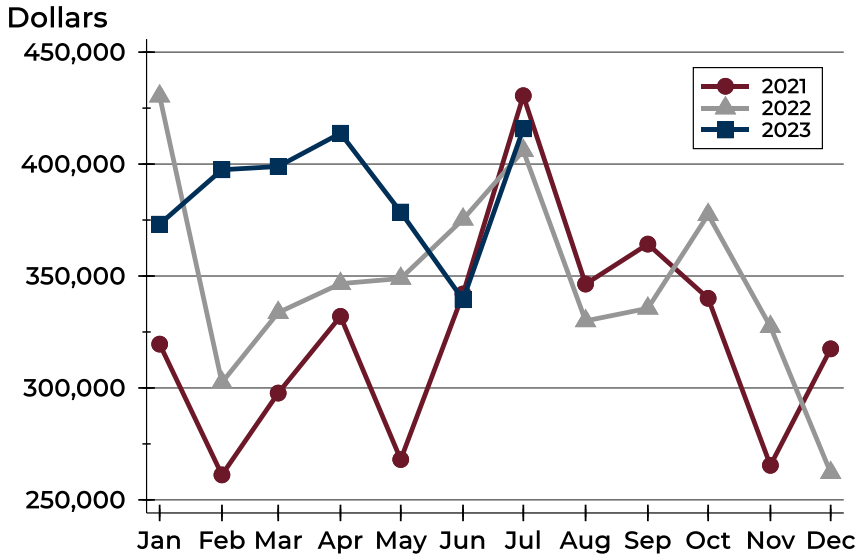
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	2	15.4%	179,500	179,500	3	3	103.1%	103.1%
\$200,000-\$249,999	1	7.7%	239,900	239,900	6	6	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	2	15.4%	322,000	322,000	3	3	99.8%	99.8%
\$350,000-\$399,999	3	23.1%	369,100	369,900	12	10	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	1	7.7%	459,900	459,900	105	105	100.0%	100.0%
\$500,000-\$599,999	1	7.7%	509,900	509,900	12	12	100.0%	100.0%
\$600,000-\$749,999	3	23.1%	694,933	725,000	19	3	96.9%	98.1%
\$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



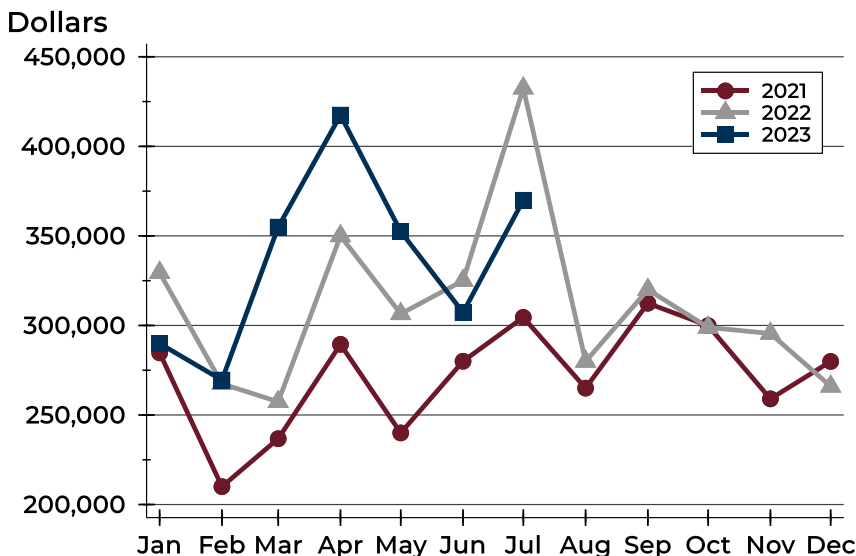
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	415,754
August	346,406	329,949	
September	364,257	335,566	
October	340,039	377,404	
November	265,431	327,367	
December	317,469	262,129	

Median Price

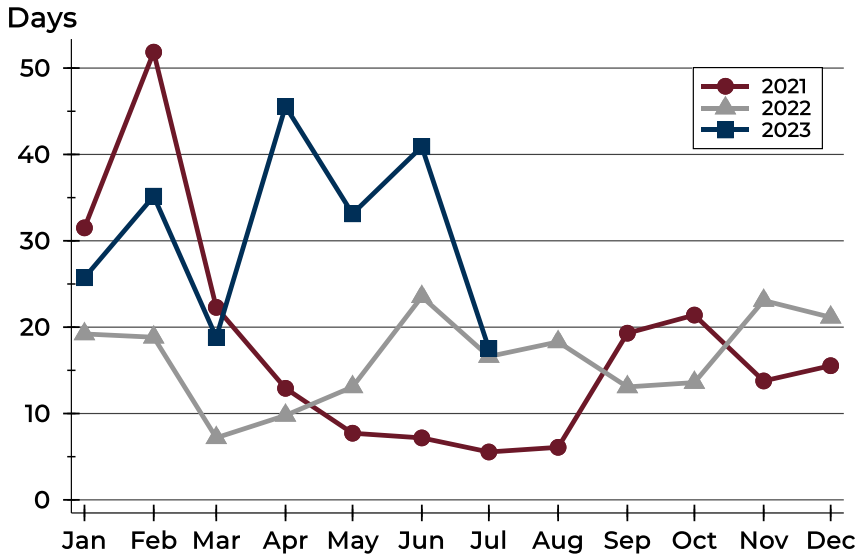


Month	2021	2022	2023
January	284,700	329,500	289,900
February	210,000	267,450	269,500
March	236,750	257,400	354,900
April	289,450	350,000	417,450
May	240,000	306,500	352,450
June	280,000	325,000	307,250
July	304,500	432,450	369,900
August	265,000	279,900	
September	312,400	320,000	
October	299,900	298,900	
November	259,000	295,500	
December	279,900	266,000	



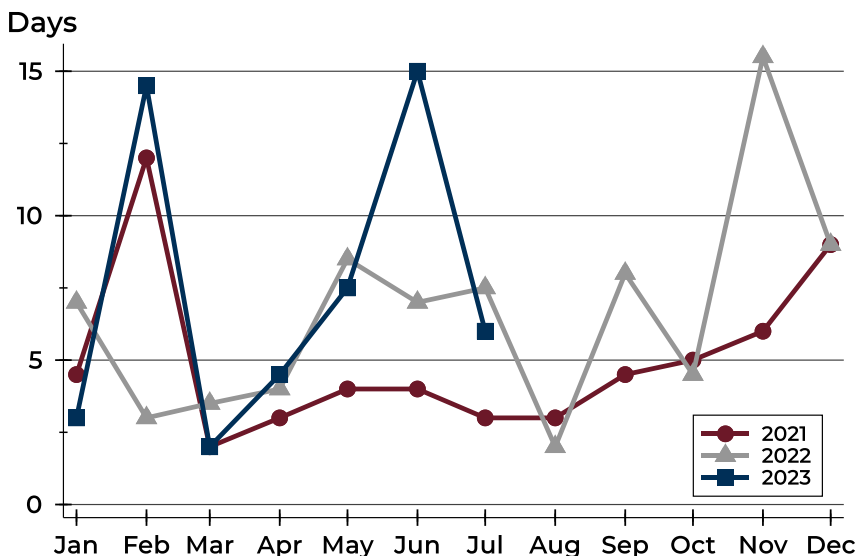
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	18
August	6	18	18
September	19	13	19
October	21	14	21
November	14	23	14
December	16	21	16

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	3
September	5	8	5
October	5	5	5
November	6	16	6
December	9	9	9



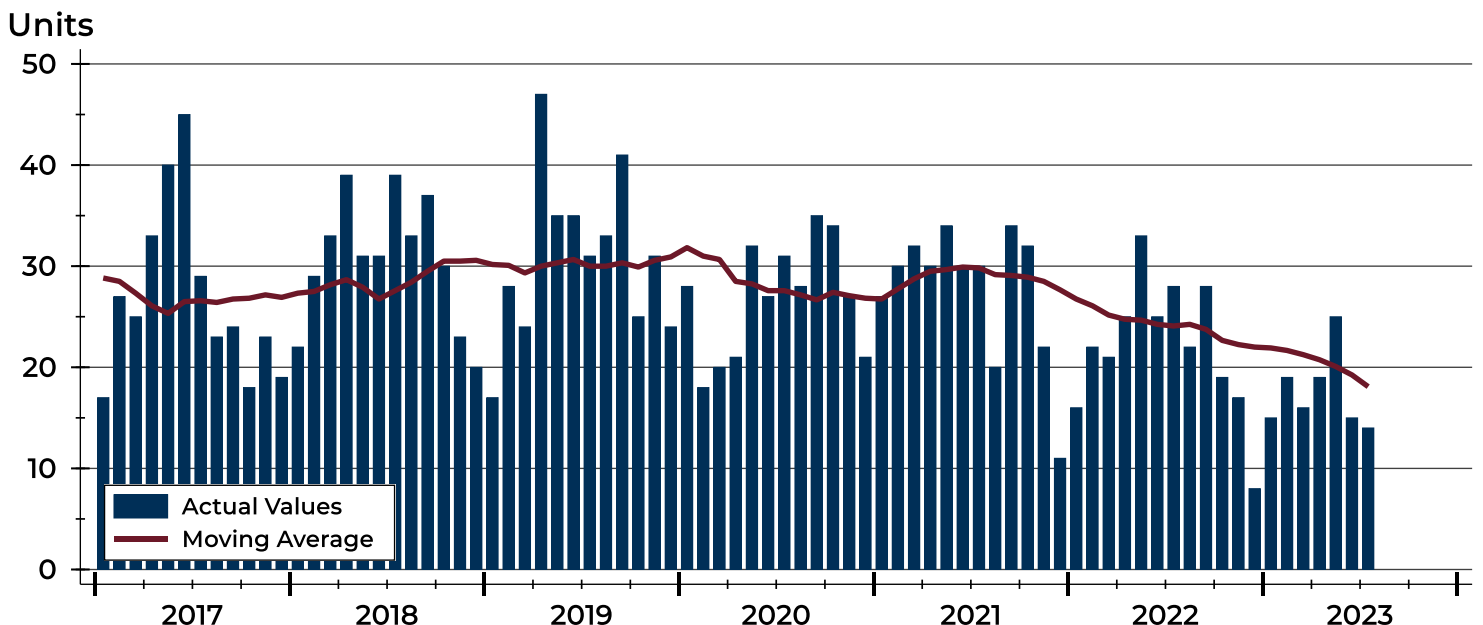
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of July 2022	Change
Pending Contracts		14	28	-50.0%
Volume (1,000s)		5,534	10,836	-48.9%
Average	List Price	395,307	387,004	2.1%
	Days on Market	17	25	-32.0%
	Percent of Original	99.5%	98.6%	0.9%
Median	List Price	363,700	377,250	-3.6%
	Days on Market	7	9	-22.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in Douglas County had contracts pending at the end of July, down from 28 contracts pending at the end of July 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.

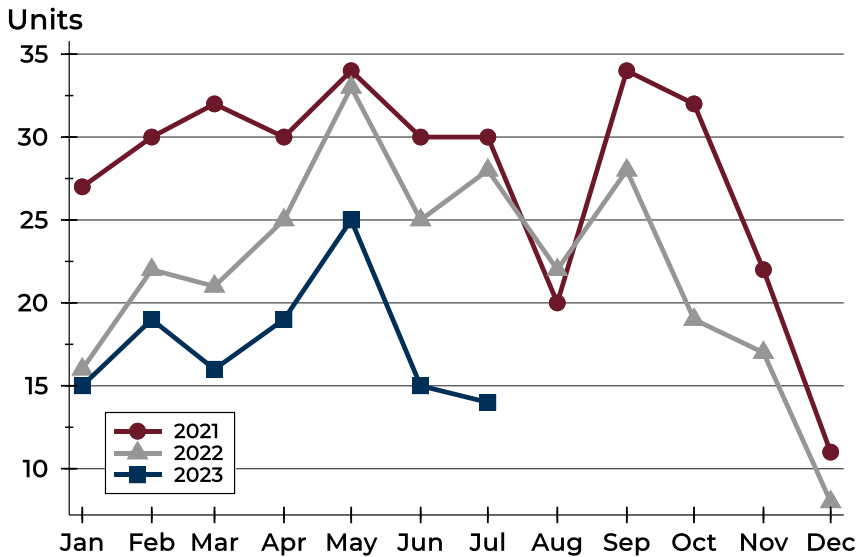
History of Pending Contracts





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	
September	34	28	
October	32	19	
November	22	17	
December	11	8	

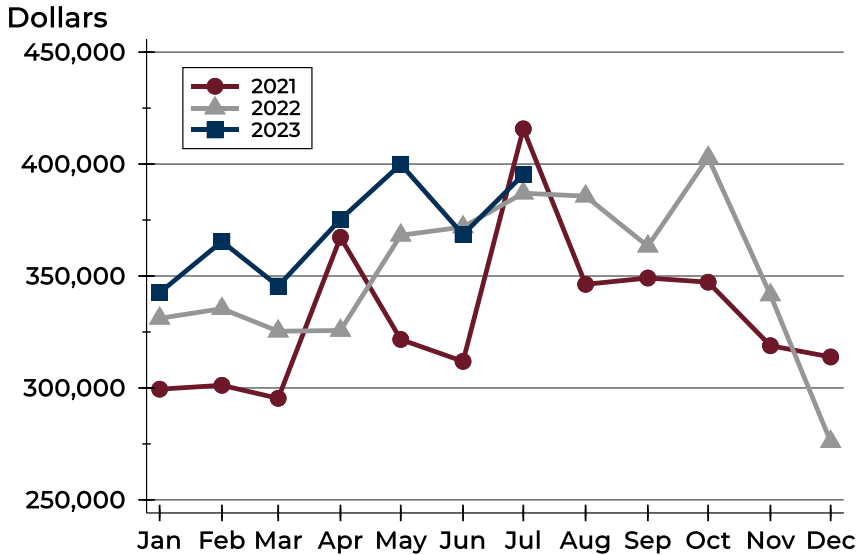
Pending Contracts by Price Range

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	1	7.1%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	2	14.3%	182,250	182,250	6	6	100.0%	100.0%
\$200,000-\$249,999	1	7.1%	239,900	239,900	6	6	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	2	14.3%	322,000	322,000	3	3	100.0%	100.0%
\$350,000-\$399,999	3	21.4%	369,100	369,900	12	10	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	1	7.1%	459,900	459,900	105	105	100.0%	100.0%
\$500,000-\$599,999	1	7.1%	509,900	509,900	12	12	100.0%	100.0%
\$600,000-\$749,999	3	21.4%	694,933	725,000	19	3	97.5%	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



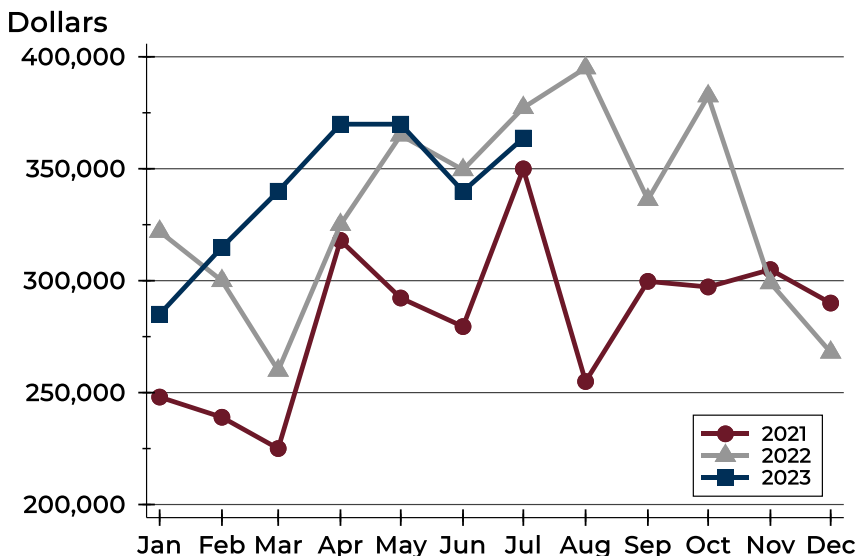
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
September	349,103	363,319	
October	347,239	402,934	
November	318,870	341,553	
December	313,845	275,988	

Median Price

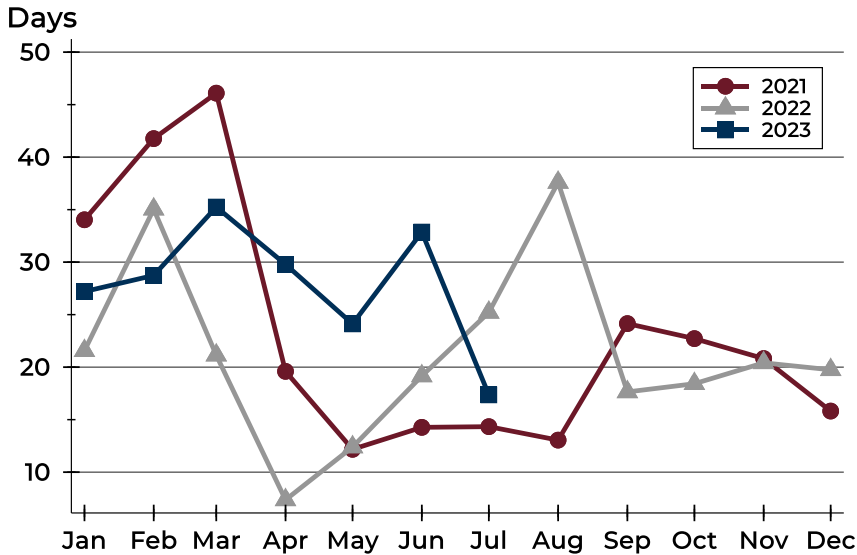


Month	2021	2022	2023
January	248,000	321,950	285,000
February	239,000	299,950	314,900
March	225,000	259,900	339,950
April	318,000	325,000	369,900
May	292,250	365,000	369,900
June	279,500	349,500	339,900
July	349,950	377,250	363,700
August	254,950	395,000	
September	299,700	336,200	
October	297,200	382,500	
November	304,950	299,000	
December	290,000	268,000	



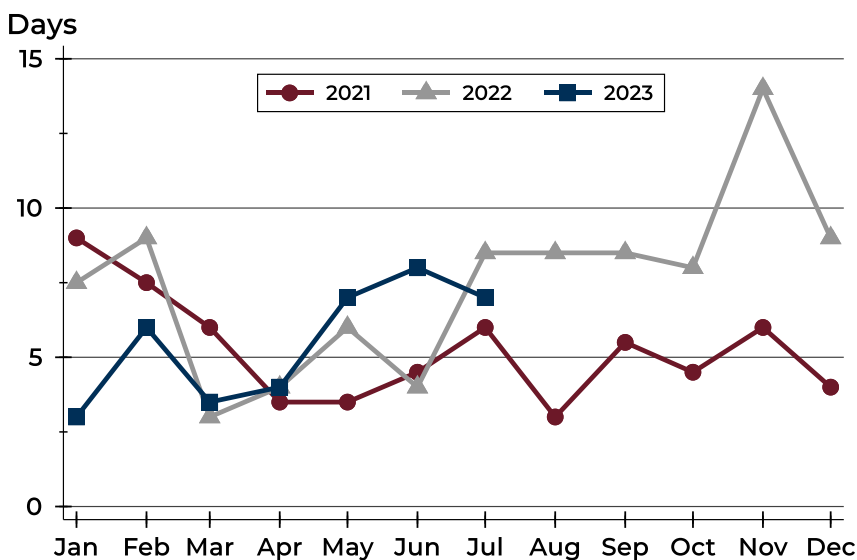
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
September	24	18	
October	23	18	
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	
September	6	9	
October	5	8	
November	6	14	
December	4	9	