



**April
2026**

Lawrence MLS Statistics



LAWRENCE
Board of REALTORS®

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 15 units, compared to 18 units in April 2025. Total sales volume was \$7.4 million, down from a year earlier.

The median sale price in April was \$449,950, up from \$416,000 a year earlier. Homes that sold in April were typically on the market for 7 days and sold for 100.0% 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 55 units, up from 37 at the same point in 2025. This represents a 3.7 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$435,000.

During April, a total of 21 contracts were written up from 20 in April 2025. At the end of the month, there were 29 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

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**April
2026**

Lawrence MLS Statistics



LAWRENCE
Board of REALTORS®

Douglas County (Excluding Lawrence) Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		15	18	26	49	40	55
Change from prior year		-16.7%	-30.8%	85.7%	22.5%	-27.3%	25.0%
Active Listings		55	37	32	N/A	N/A	N/A
Change from prior year		48.6%	15.6%	-5.9%			
Months' Supply		3.7	2.6	2.3	N/A	N/A	N/A
Change from prior year		42.3%	13.0%	9.5%			
New Listings		31	26	29	92	73	86
Change from prior year		19.2%	-10.3%	31.8%	26.0%	-15.1%	22.9%
Contracts Written		21	20	16	56	59	61
Change from prior year		5.0%	25.0%	0.0%	-5.1%	-3.3%	8.9%
Pending Contracts		29	23	25	N/A	N/A	N/A
Change from prior year		26.1%	-8.0%	31.6%			
Sales Volume (1,000s)		7,400	9,305	11,084	22,277	19,621	23,045
Change from prior year		-20.5%	-16.1%	76.8%	13.5%	-14.9%	43.1%
Average	Sale Price	493,350	516,967	426,308	454,628	490,526	419,003
	Change from prior year	-4.6%	21.3%	-4.8%	-7.3%	17.1%	14.4%
	List Price of Actives	594,390	683,388	417,662	N/A	N/A	N/A
	Change from prior year	-13.0%	63.6%	-15.5%			
	Days on Market	18	39	6	30	48	26
Change from prior year	-53.8%	550.0%	-86.7%	-37.5%	84.6%	-16.1%	
Percent of List	99.3%	97.8%	100.2%	98.8%	97.9%	99.3%	
Change from prior year	1.5%	-2.4%	-1.6%	0.9%	-1.4%	-0.2%	
Percent of Original	98.5%	97.1%	100.4%	97.7%	96.5%	98.3%	
Change from prior year	1.4%	-3.3%	-1.3%	1.2%	-1.8%	-0.4%	
Median	Sale Price	449,950	416,000	365,500	377,000	377,500	371,000
	Change from prior year	8.2%	13.8%	-0.5%	-0.1%	1.8%	13.6%
	List Price of Actives	435,000	475,000	387,450	N/A	N/A	N/A
	Change from prior year	-8.4%	22.6%	-9.4%			
	Days on Market	7	5	3	11	13	5
Change from prior year	40.0%	66.7%	-76.9%	-15.4%	160.0%	-37.5%	
Percent of List	100.0%	99.2%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.8%	-0.8%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	99.2%	100.0%	100.0%	99.4%	100.0%	
Change from prior year	0.8%	-0.8%	0.0%	0.6%	-0.6%	0.0%	

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



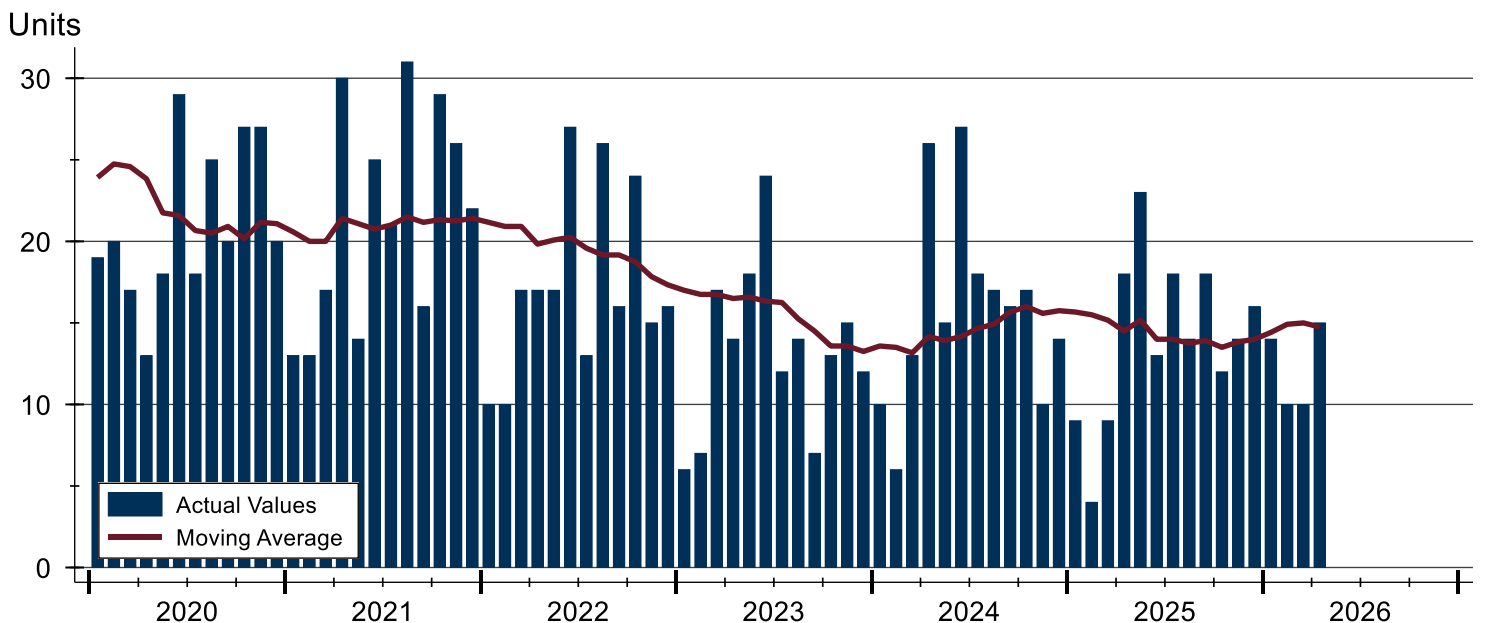
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2026	April 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		15	18	-16.7%	49	40	22.5%
Volume (1,000s)		7,400	9,305	-20.5%	22,277	19,621	13.5%
Months' Supply		3.7	2.6	42.3%	N/A	N/A	N/A
Average	Sale Price	493,350	516,967	-4.6%	454,628	490,526	-7.3%
	Days on Market	18	39	-53.8%	30	48	-37.5%
	Percent of List	99.3%	97.8%	1.5%	98.8%	97.9%	0.9%
	Percent of Original	98.5%	97.1%	1.4%	97.7%	96.5%	1.2%
Median	Sale Price	449,950	416,000	8.2%	377,000	377,500	-0.1%
	Days on Market	7	5	40.0%	11	13	-15.4%
	Percent of List	100.0%	99.2%	0.8%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	99.2%	0.8%	100.0%	99.4%	0.6%

A total of 15 homes sold in Douglas County in April, down from 18 units in April 2025. Total sales volume fell to \$7.4 million compared to \$9.3 million in the previous year.

The median sales price in April was \$449,950, up 8.2% compared to the prior year. Median days on market was 7 days, down from 8 days in March, but up from 5 in April 2025.

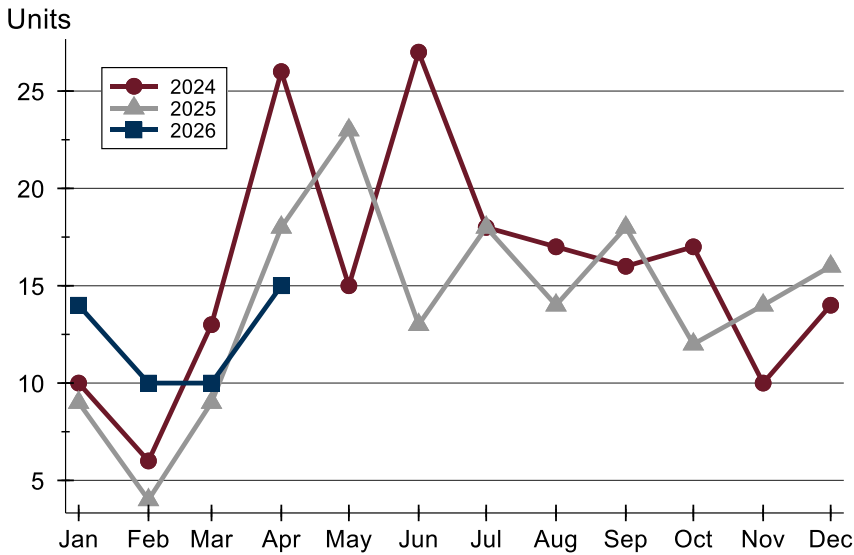
History of Closed Listings





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	10	9	14
February	6	4	10
March	13	9	10
April	26	18	15
May	15	23	
June	27	13	
July	18	18	
August	17	14	
September	16	18	
October	17	12	
November	10	14	
December	14	16	

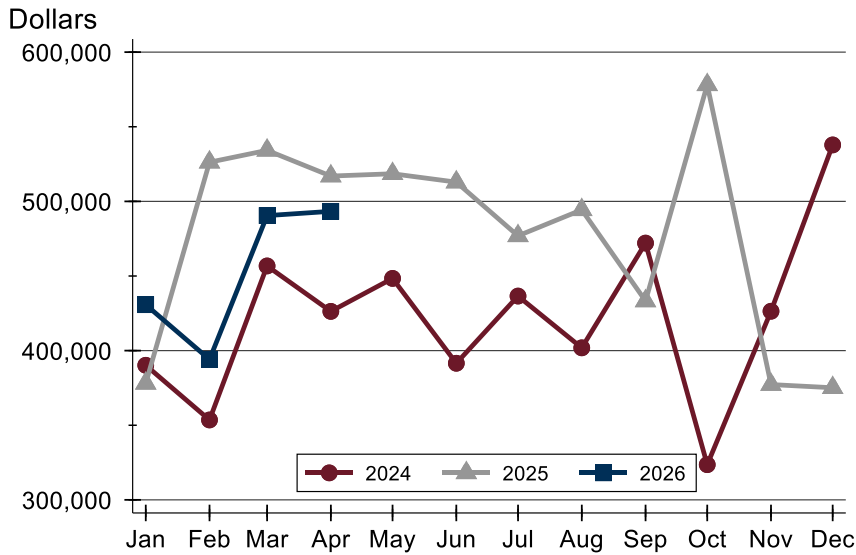
Closed Listings by Price Range

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	2	13.3%	2.4	234,500	234,500	58	58	96.8%	96.8%	93.9%	93.9%
\$250,000-\$299,999	2	13.3%	1.3	286,950	286,950	22	22	100.0%	100.0%	97.0%	97.0%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	3	20.0%	3.1	384,500	385,000	11	12	100.8%	100.0%	100.8%	100.0%
\$400,000-\$449,999	1	6.7%	14.0	449,950	449,950	1	1	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	1	6.7%	1.6	462,000	462,000	1	1	102.7%	102.7%	102.7%	102.7%
\$500,000-\$599,999	2	13.3%	4.2	548,500	548,500	6	6	100.0%	100.0%	100.0%	100.0%
\$600,000-\$749,999	3	20.0%	4.2	681,633	675,000	6	3	100.8%	100.0%	100.8%	100.0%
\$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	1	6.7%	7.5	1,150,000	1,150,000	47	47	88.5%	88.5%	88.5%	88.5%



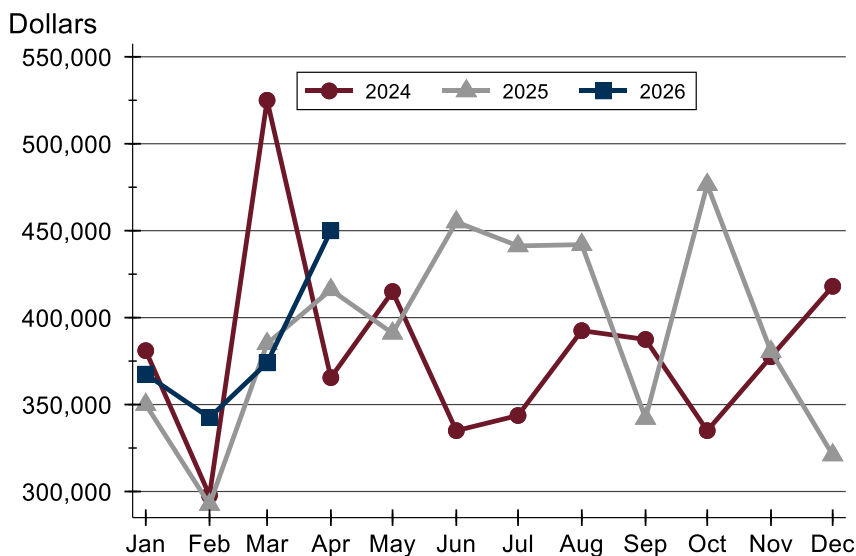
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	390,195	378,072	430,773
February	353,550	526,250	394,090
March	456,762	534,222	490,480
April	426,308	516,967	493,350
May	448,400	518,517	
June	391,543	512,927	
July	436,564	476,916	
August	401,888	494,350	
September	472,056	433,278	
October	323,588	578,113	
November	426,390	377,271	
December	537,843	375,125	

Median Price

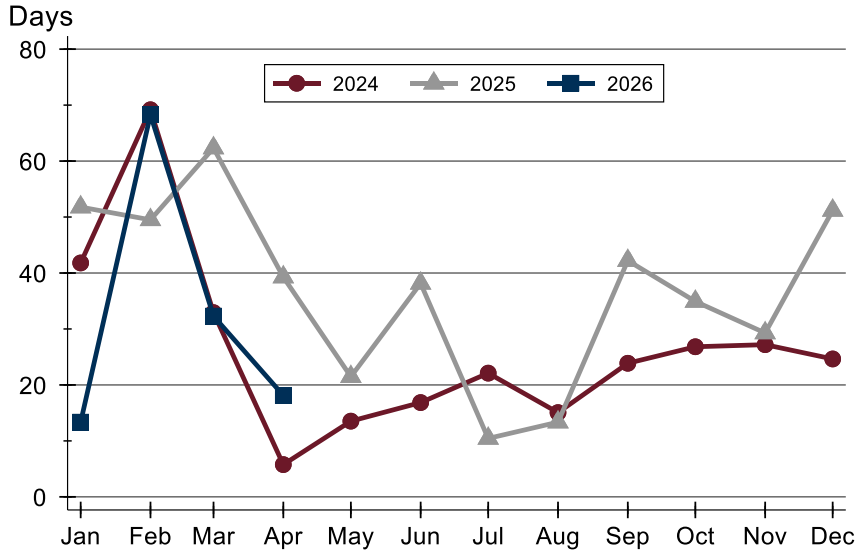


Month	2024	2025	2026
January	381,000	350,000	367,500
February	297,750	292,500	342,500
March	525,000	385,000	374,000
April	365,500	416,000	449,950
May	415,000	391,000	
June	335,000	455,000	
July	343,700	441,250	
August	392,500	442,000	
September	387,450	342,000	
October	335,000	476,475	
November	377,500	380,450	
December	418,000	321,000	



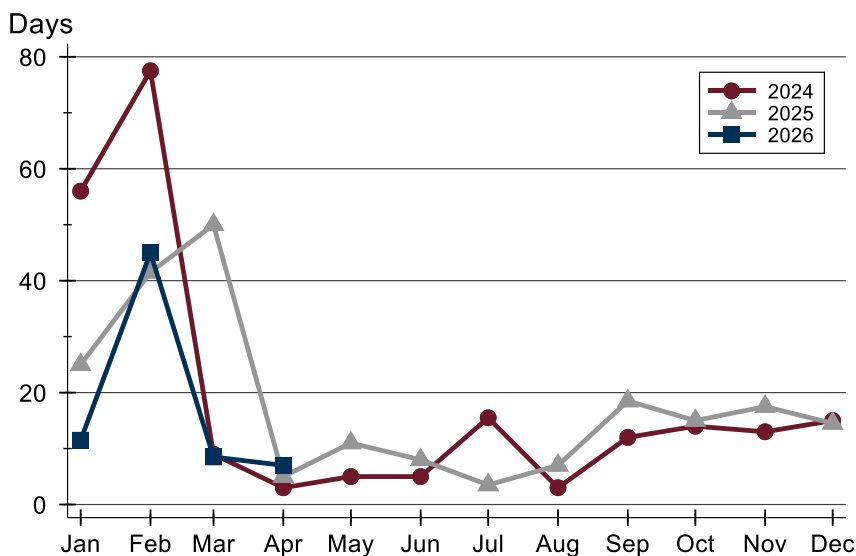
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	42	52	13
February	69	50	68
March	33	62	32
April	6	39	18
May	14	21	
June	17	38	
July	22	10	
August	15	13	
September	24	42	
October	27	35	
November	27	29	
December	25	51	

Median DOM



Month	2024	2025	2026
January	56	25	12
February	78	42	45
March	9	50	9
April	3	5	7
May	5	11	
June	5	8	
July	16	4	
August	3	7	
September	12	19	
October	14	15	
November	13	18	
December	15	15	



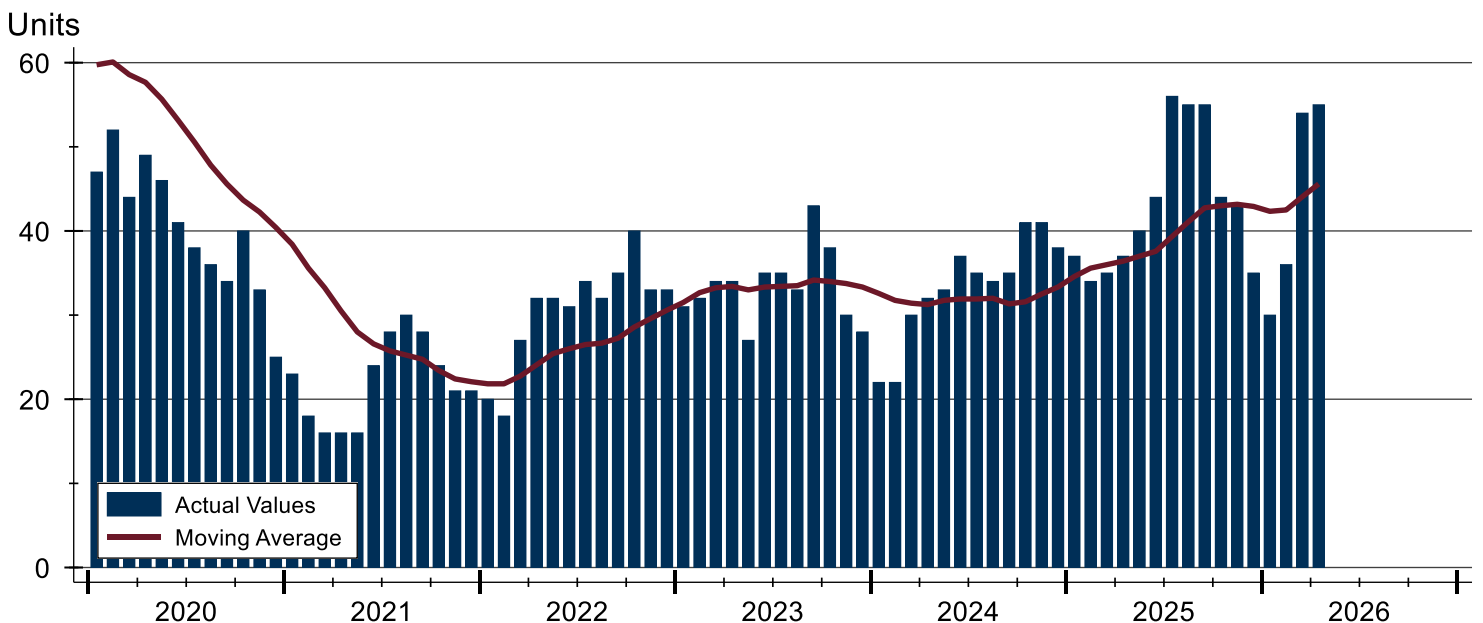
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2026	End of April 2025	Change
Active Listings		55	37	48.6%
Volume (1,000s)		32,691	25,285	29.3%
Months' Supply		3.7	2.6	42.3%
Average	List Price	594,390	683,388	-13.0%
	Days on Market	49	53	-7.5%
	Percent of Original	98.2%	99.4%	-1.2%
Median	List Price	435,000	475,000	-8.4%
	Days on Market	31	27	14.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 55 homes were available for sale in Douglas County at the end of April. This represents a 3.7 months' supply of active listings.

The median list price of homes on the market at the end of April was \$435,000, down 8.4% from 2025. The typical time on market for active listings was 31 days, up from 27 days a year earlier.

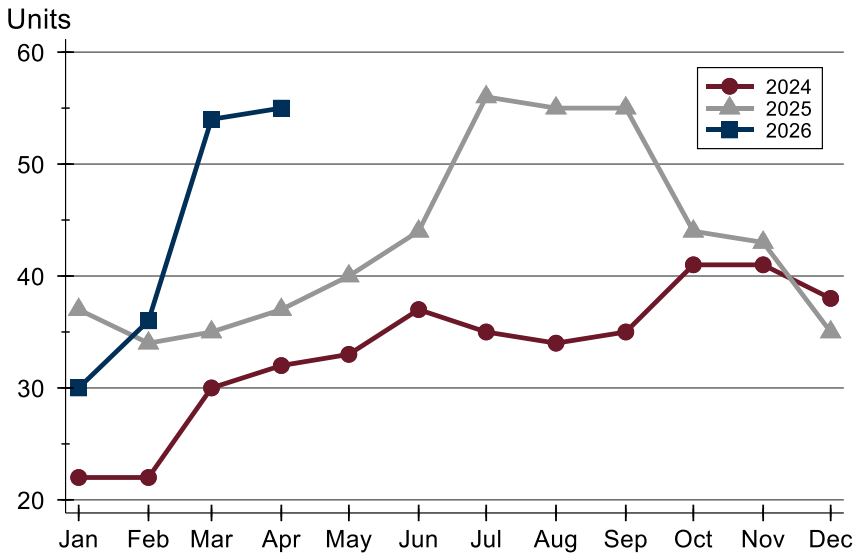
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	22	37	30
February	22	34	36
March	30	35	54
April	32	37	55
May	33	40	
June	37	44	
July	35	56	
August	34	55	
September	35	55	
October	41	44	
November	41	43	
December	38	35	

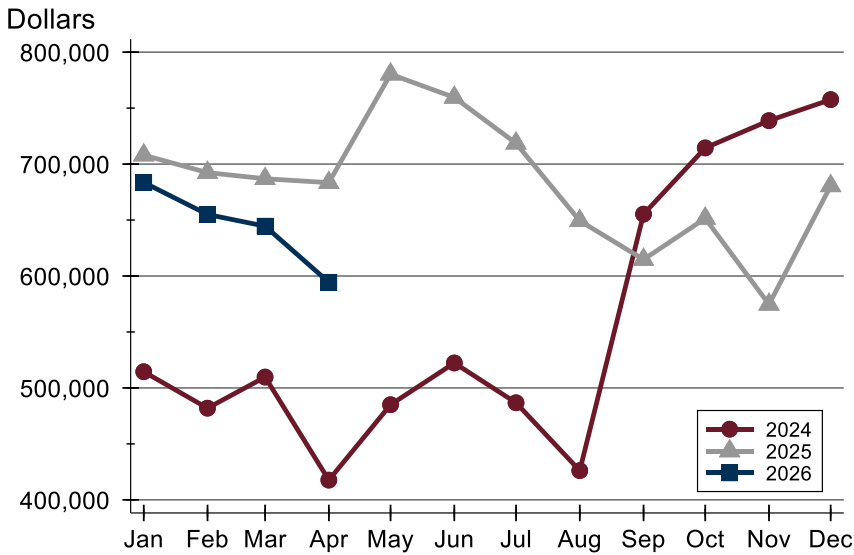
Active Listings by Price Range

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	1.8%	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	5.5%	2.4	217,300	212,000	31	39	98.9%	100.0%
\$250,000-\$299,999	2	3.6%	1.3	294,200	294,200	6	6	100.0%	100.0%
\$300,000-\$349,999	3	5.5%	N/A	329,133	330,000	17	21	99.0%	100.0%
\$350,000-\$399,999	8	14.5%	3.1	372,822	377,500	29	5	99.8%	100.0%
\$400,000-\$449,999	14	25.5%	14.0	425,111	424,500	40	40	99.3%	100.0%
\$450,000-\$499,999	2	3.6%	1.6	467,450	467,450	9	9	99.0%	99.0%
\$500,000-\$599,999	7	12.7%	4.2	545,400	524,900	82	40	96.7%	100.0%
\$600,000-\$749,999	6	10.9%	4.2	670,650	659,950	63	35	96.3%	97.1%
\$750,000-\$999,999	4	7.3%	N/A	918,500	942,000	15	6	99.5%	100.0%
\$1,000,000 and up	5	9.1%	7.5	1,792,800	1,499,000	138	66	94.1%	100.0%



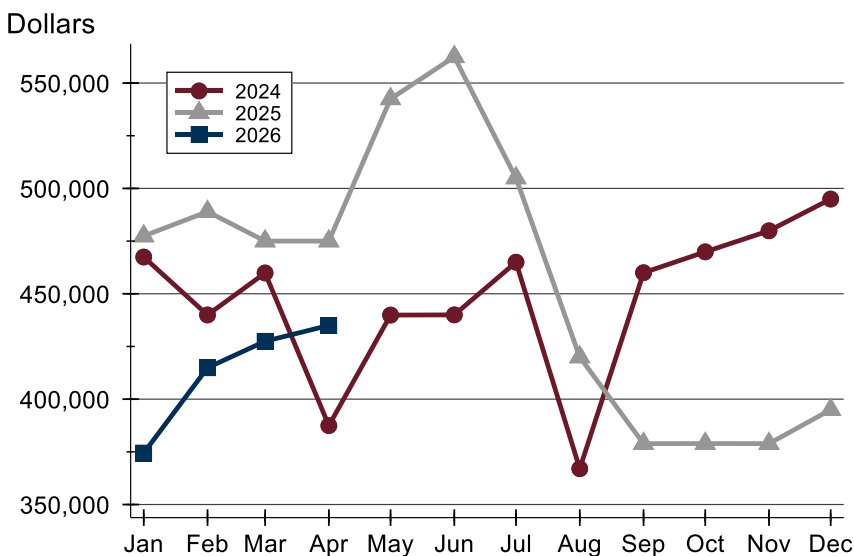
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2024	2025	2026
January	514,500	707,965	683,590
February	481,945	692,389	654,995
March	509,720	686,891	644,536
April	417,662	683,388	594,390
May	485,015	780,282	
June	522,315	759,555	
July	486,756	718,620	
August	426,135	649,360	
September	655,280	614,721	
October	714,451	651,496	
November	738,815	574,643	
December	757,595	680,507	

Median Price

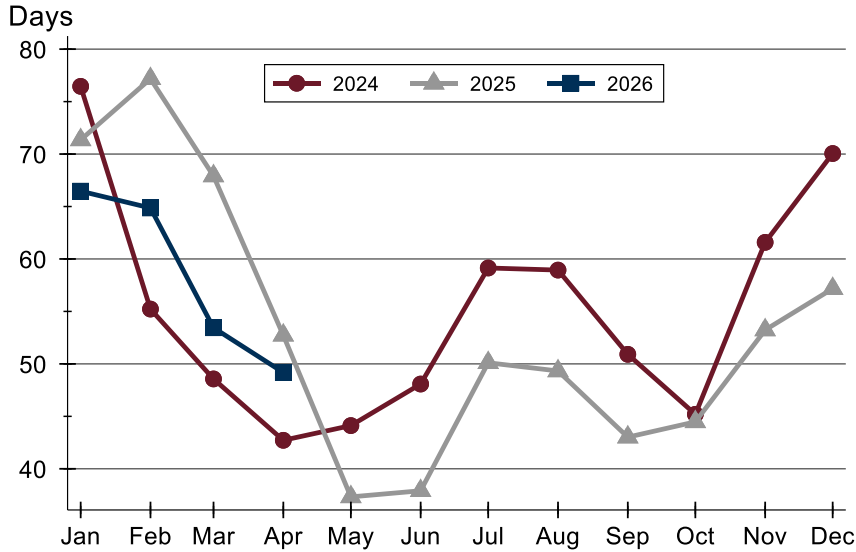


Month	2024	2025	2026
January	467,450	477,400	374,450
February	439,950	489,000	414,900
March	459,900	475,000	427,475
April	387,450	475,000	435,000
May	439,900	542,500	
June	440,000	562,450	
July	465,000	504,950	
August	367,000	420,000	
September	460,000	378,900	
October	469,900	378,950	
November	479,900	378,900	
December	494,950	395,000	



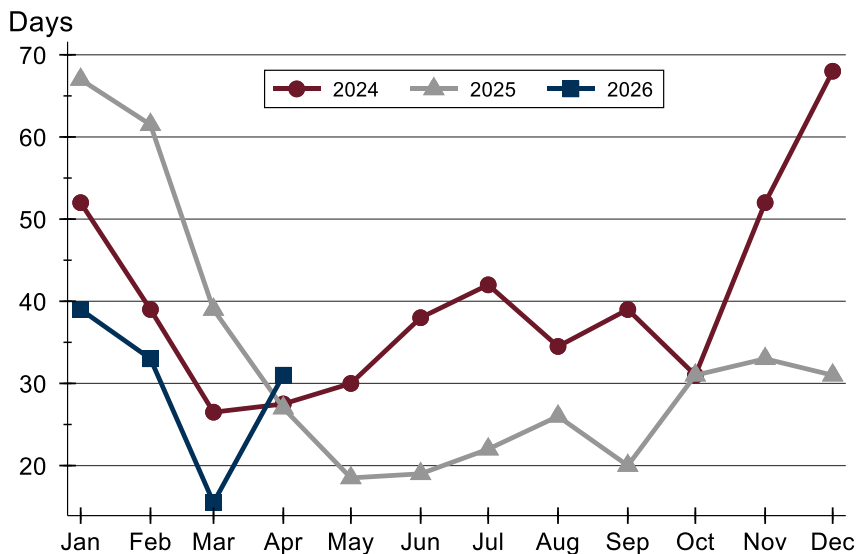
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	76	71	66
February	55	77	65
March	49	68	53
April	43	53	49
May	44	37	
June	48	38	
July	59	50	
August	59	49	
September	51	43	
October	45	44	
November	62	53	
December	70	57	

Median DOM

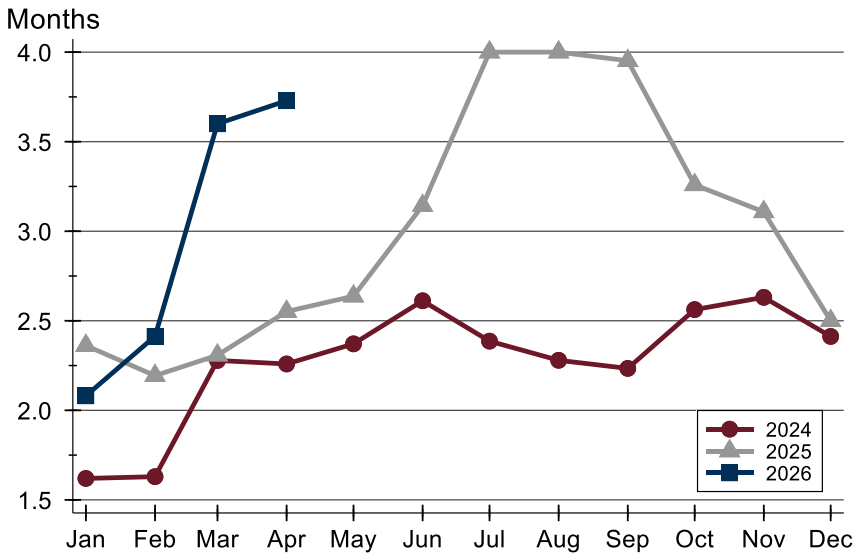


Month	2024	2025	2026
January	52	67	39
February	39	62	33
March	27	39	16
April	28	27	31
May	30	19	
June	38	19	
July	42	22	
August	35	26	
September	39	20	
October	31	31	
November	52	33	
December	68	31	



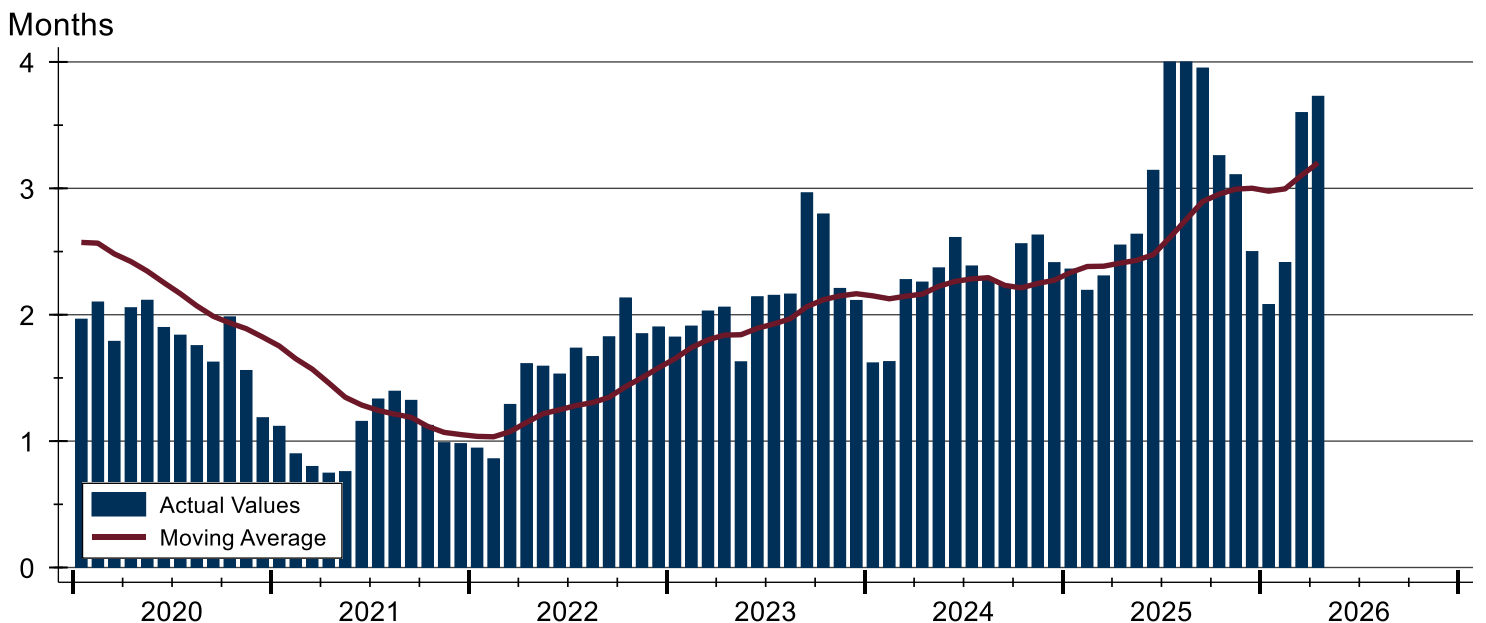
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	1.6	2.4	2.1
February	1.6	2.2	2.4
March	2.3	2.3	3.6
April	2.3	2.6	3.7
May	2.4	2.6	
June	2.6	3.1	
July	2.4	4.0	
August	2.3	4.0	
September	2.2	4.0	
October	2.6	3.3	
November	2.6	3.1	
December	2.4	2.5	

History of Month's Supply





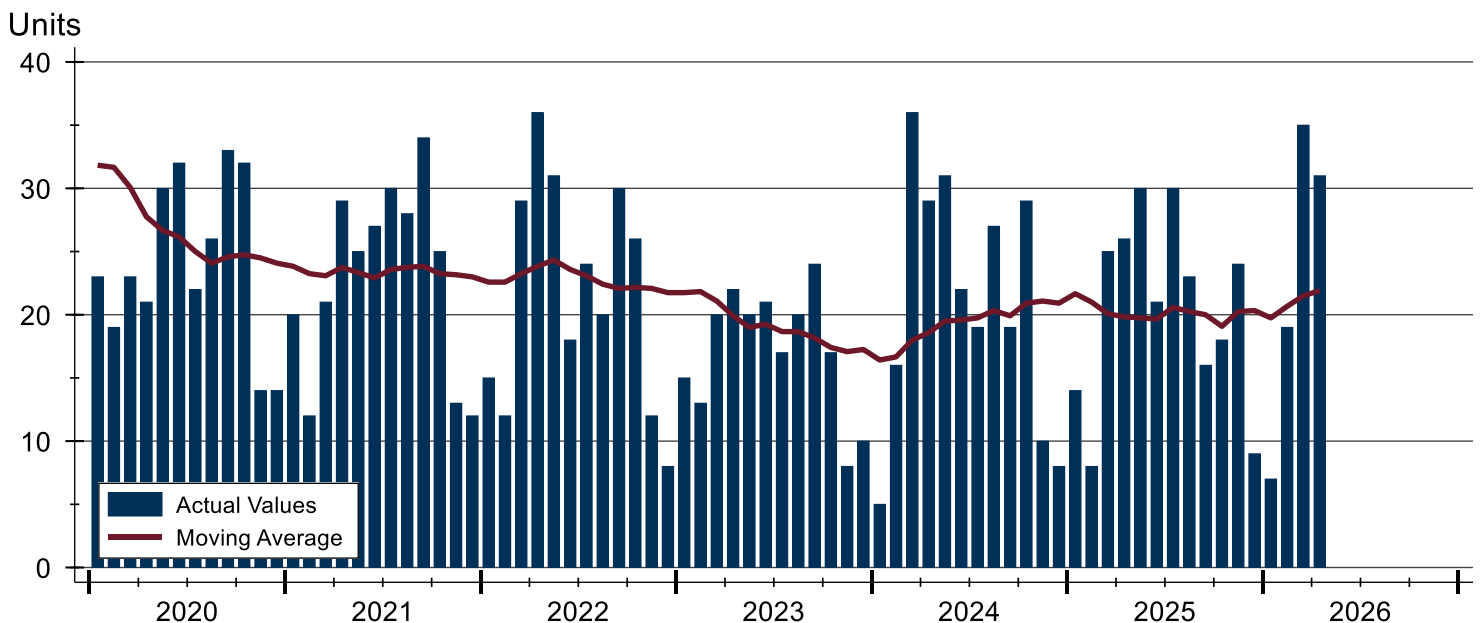
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2026	April 2025	Change
Current Month	New Listings	31	26	19.2%
	Volume (1,000s)	17,036	13,166	29.4%
	Average List Price	549,542	506,398	8.5%
	Median List Price	449,000	449,925	-0.2%
Year-to-Date	New Listings	92	73	26.0%
	Volume (1,000s)	47,112	38,851	21.3%
	Average List Price	512,091	532,202	-3.8%
	Median List Price	428,000	427,475	0.1%

A total of 31 new listings were added in Douglas County during April, up 19.2% from the same month in 2025. Year-to-date Douglas County has seen 92 new listings.

The median list price of these homes was \$449,000 down from \$449,925 in 2025.

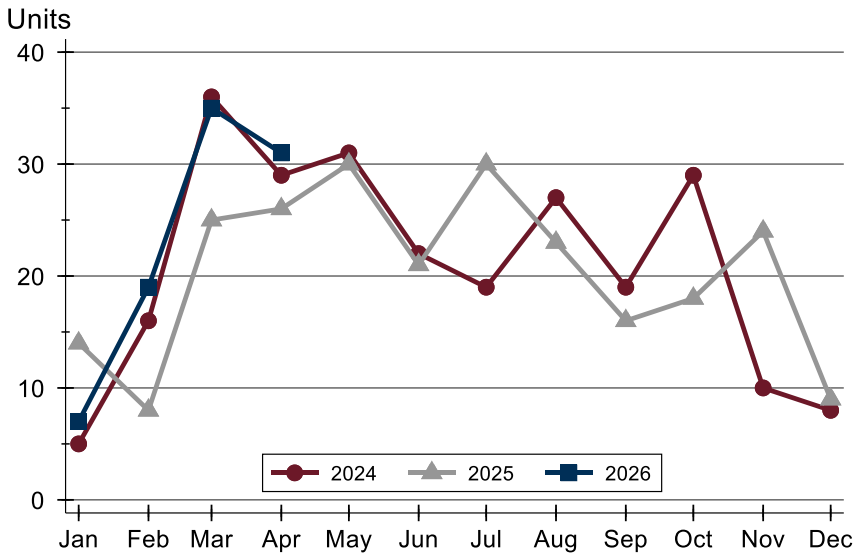
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	5	14	7
February	16	8	19
March	36	25	35
April	29	26	31
May	31	30	
June	22	21	
July	19	30	
August	27	23	
September	19	16	
October	29	18	
November	10	24	
December	8	9	

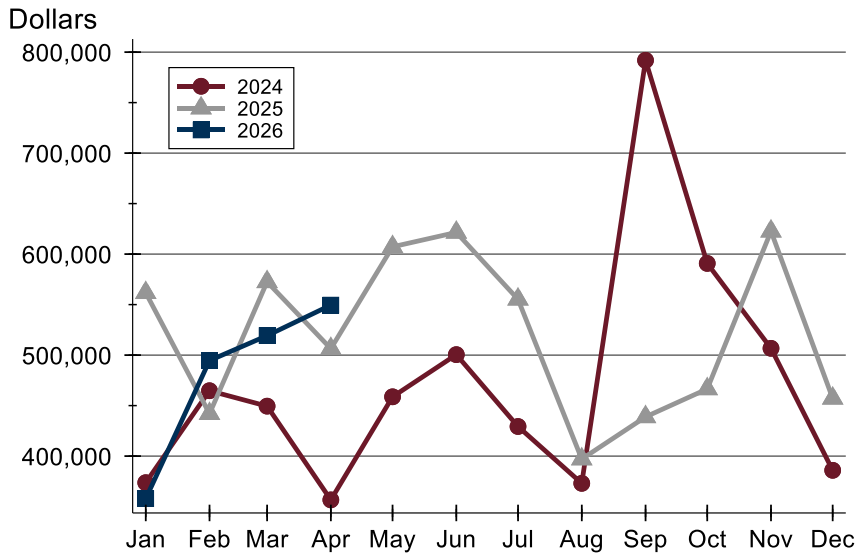
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	3.2%	219,900	219,900	3	3	100.0%	100.0%
\$250,000-\$299,999	1	3.2%	295,000	295,000	0	0	100.0%	100.0%
\$300,000-\$349,999	3	9.7%	325,800	320,000	14	13	99.0%	100.0%
\$350,000-\$399,999	6	19.4%	378,950	382,500	6	5	100.0%	100.0%
\$400,000-\$449,999	5	16.1%	418,580	409,900	9	7	99.8%	100.0%
\$450,000-\$499,999	3	9.7%	471,300	475,000	17	21	99.3%	100.0%
\$500,000-\$599,999	4	12.9%	545,000	537,500	5	4	100.0%	100.0%
\$600,000-\$749,999	4	12.9%	631,000	627,000	8	4	99.6%	100.0%
\$750,000-\$999,999	2	6.5%	930,000	930,000	8	8	100.0%	100.0%
\$1,000,000 and up	2	6.5%	1,599,500	1,599,500	19	19	100.0%	100.0%



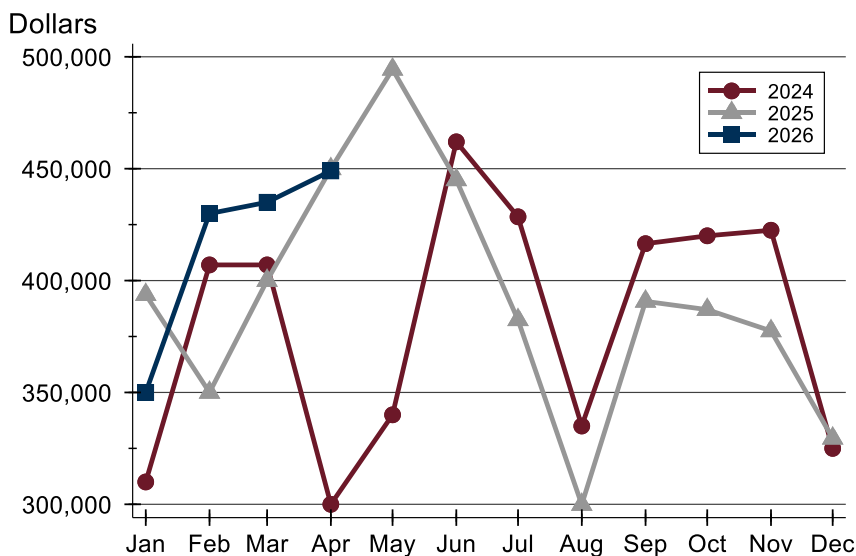
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2024	2025	2026
January	373,698	561,746	357,843
February	464,725	441,988	494,588
March	449,461	572,544	519,271
April	356,648	506,398	549,542
May	458,731	607,242	
June	500,468	621,488	
July	429,326	555,308	
August	373,026	397,049	
September	791,926	438,819	
October	590,829	466,517	
November	506,730	622,654	
December	385,925	457,222	

Median Price



Month	2024	2025	2026
January	310,000	393,700	350,000
February	407,000	350,000	429,950
March	407,000	400,000	435,000
April	300,000	449,925	449,000
May	340,000	494,400	
June	462,000	445,000	
July	428,500	382,450	
August	335,000	299,900	
September	416,485	390,700	
October	420,000	387,000	
November	422,500	377,500	
December	325,000	329,500	



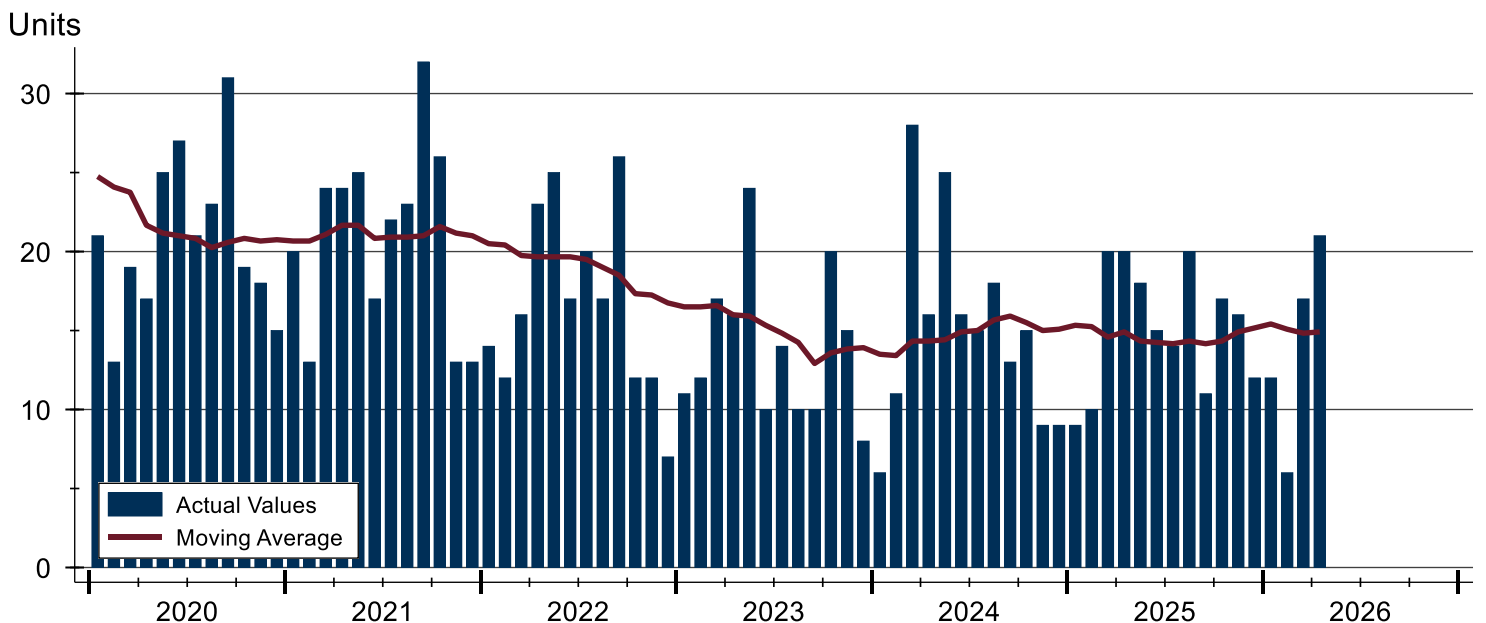
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2026	April 2025	Change	Year-to-Date		
		2026	2025		2026	2025	Change
Contracts Written		21	20	5.0%	56	59	-5.1%
Volume (1,000s)		10,796	8,288	30.3%	25,463	30,787	-17.3%
Average	Sale Price	514,076	414,418	24.0%	454,700	521,807	-12.9%
	Days on Market	22	33	-33.3%	26	40	-35.0%
	Percent of Original	99.5%	97.9%	1.6%	98.7%	97.7%	1.0%
Median	Sale Price	479,000	374,700	27.8%	374,450	396,800	-5.6%
	Days on Market	6	13	-53.8%	7	9	-22.2%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 21 contracts for sale were written in Douglas County during the month of April, up from 20 in 2025. The median list price of these homes was \$479,000, up from \$374,700 the prior year.

Half of the homes that went under contract in April were on the market less than 6 days, compared to 12 days in April 2025.

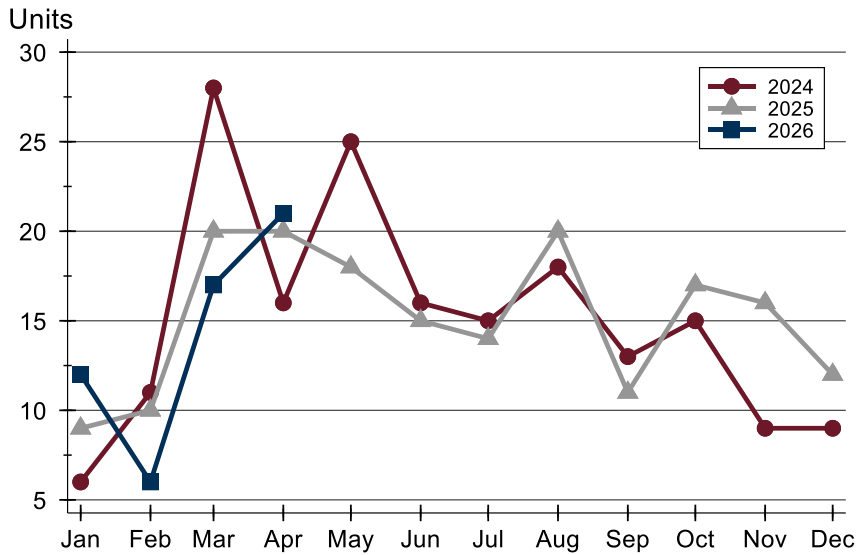
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	6	9	12
February	11	10	6
March	28	20	17
April	16	20	21
May	25	18	
June	16	15	
July	15	14	
August	18	20	
September	13	11	
October	15	17	
November	9	16	
December	9	12	

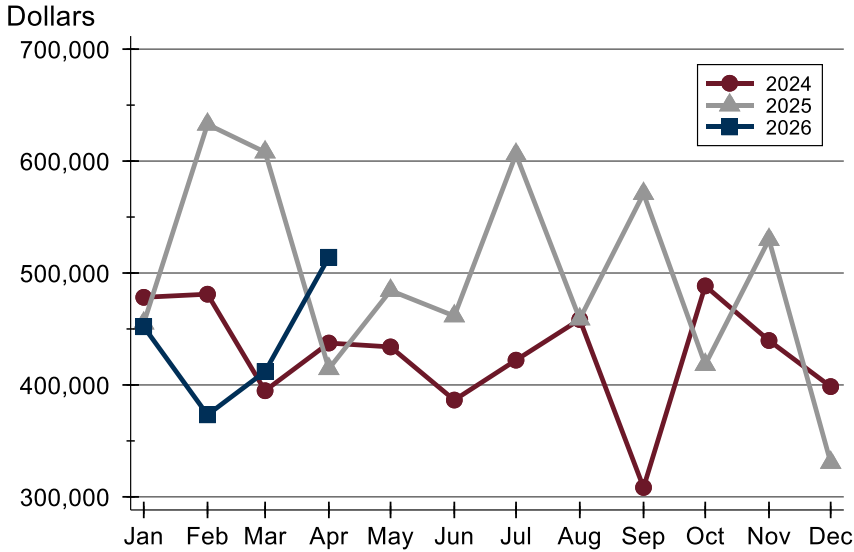
Contracts Written by Price Range

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	4	19.0%	233,225	234,700	12	8	99.0%	100.0%
\$250,000-\$299,999	2	9.5%	292,500	292,500	11	11	99.2%	99.2%
\$300,000-\$349,999	1	4.8%	319,900	319,900	1	1	100.0%	100.0%
\$350,000-\$399,999	2	9.5%	372,450	372,450	5	5	100.0%	100.0%
\$400,000-\$449,999	1	4.8%	449,900	449,900	56	56	100.0%	100.0%
\$450,000-\$499,999	1	4.8%	479,000	479,000	26	26	100.0%	100.0%
\$500,000-\$599,999	4	19.0%	547,250	542,500	54	27	99.6%	100.0%
\$600,000-\$749,999	4	19.0%	630,000	625,000	18	4	99.0%	100.0%
\$750,000-\$999,999	1	4.8%	875,000	875,000	4	4	100.0%	100.0%
\$1,000,000 and up	1	4.8%	1,700,000	1,700,000	20	20	100.0%	100.0%



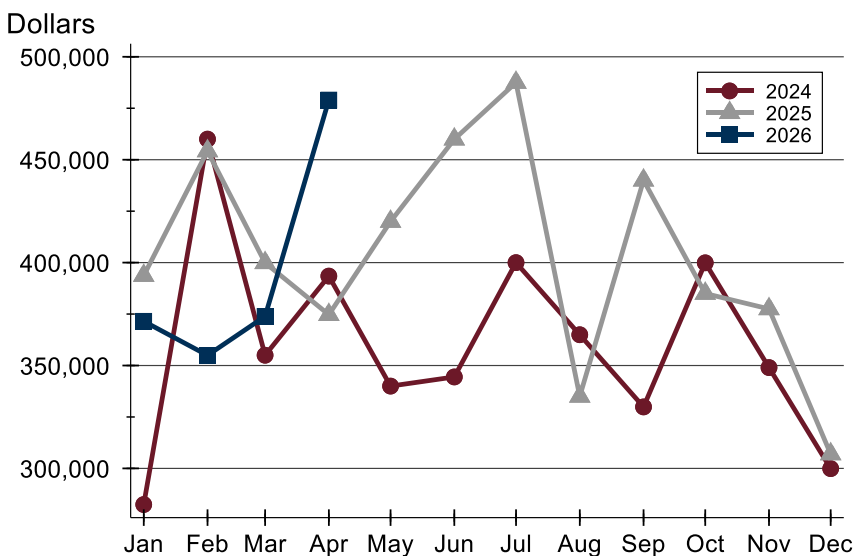
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	478,300	455,144	451,996
February	481,082	632,834	373,292
March	394,834	607,990	411,994
April	437,413	414,418	514,076
May	433,972	484,336	
June	386,503	461,570	
July	422,127	605,904	
August	458,439	458,840	
September	308,385	570,936	
October	488,467	418,159	
November	439,689	529,842	
December	398,533	330,667	

Median Price

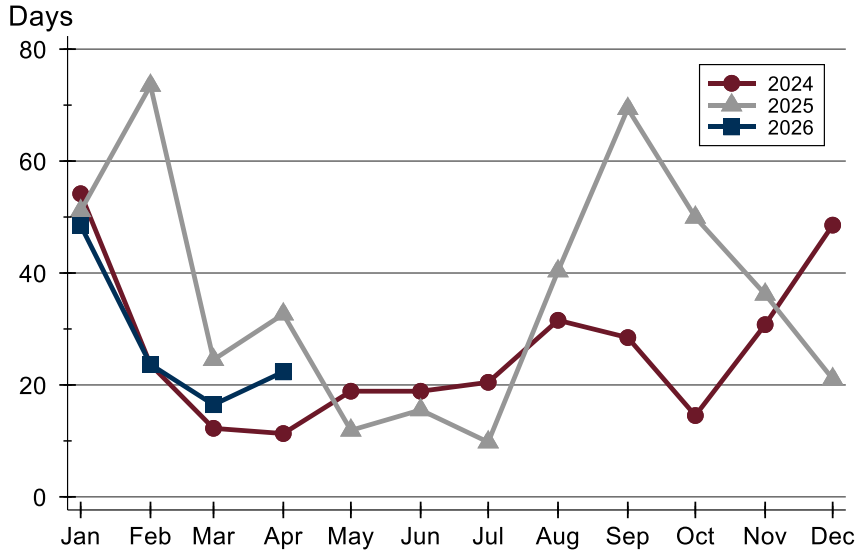


Month	2024	2025	2026
January	282,450	393,700	371,500
February	460,000	454,222	354,950
March	355,000	399,900	373,900
April	393,450	374,700	479,000
May	340,000	419,975	
June	344,450	459,950	
July	400,000	487,500	
August	364,950	335,000	
September	329,900	440,000	
October	399,900	385,000	
November	349,000	377,500	
December	299,900	307,000	



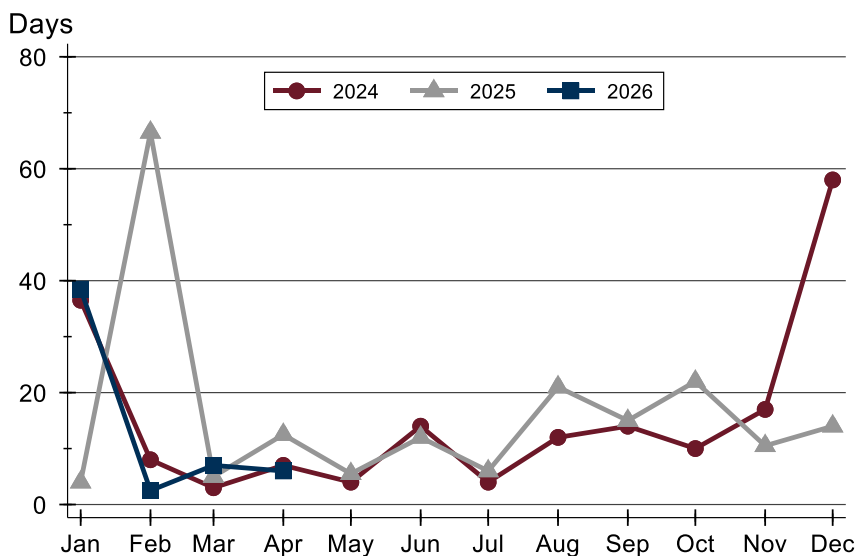
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	54	51	49
February	24	74	24
March	12	25	16
April	11	33	22
May	19	12	
June	19	16	
July	20	10	
August	32	40	
September	28	69	
October	15	50	
November	31	36	
December	49	21	

Median DOM



Month	2024	2025	2026
January	37	4	39
February	8	67	3
March	3	5	7
April	7	13	6
May	4	6	
June	14	12	
July	4	6	
August	12	21	
September	14	15	
October	10	22	
November	17	11	
December	58	14	



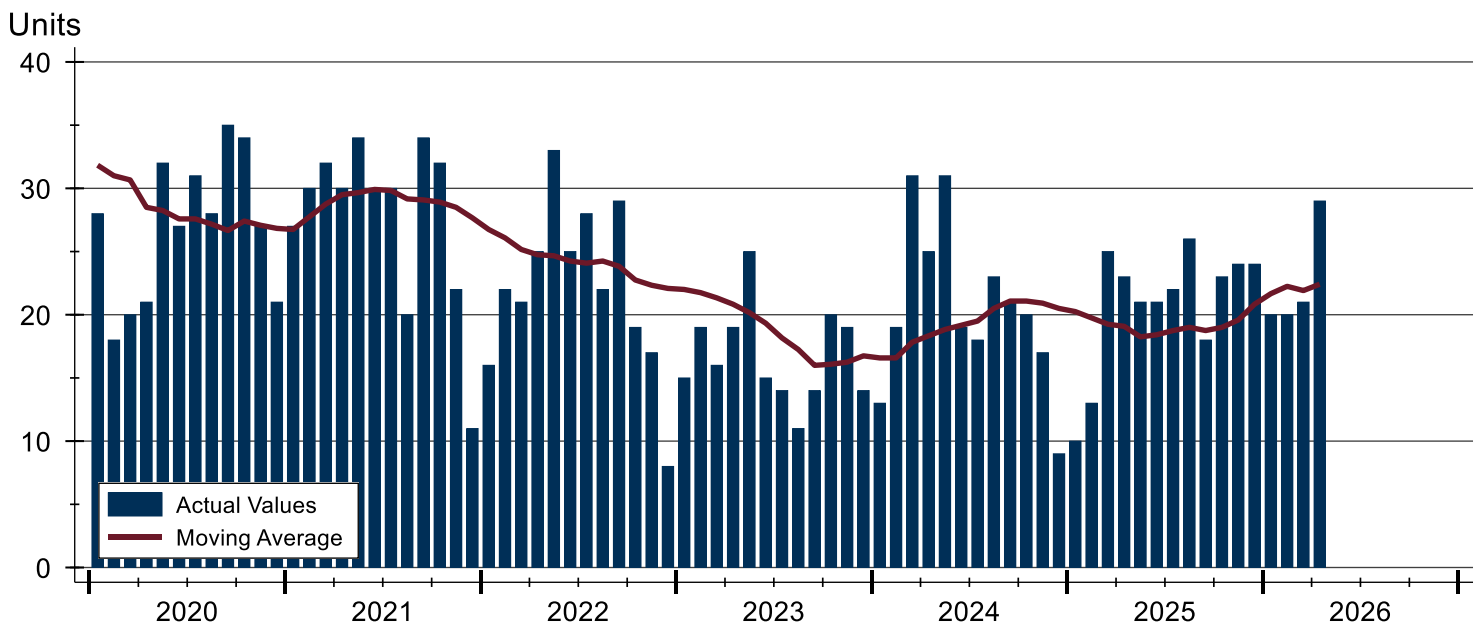
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of April 2025	Change
Pending Contracts		29	23	26.1%
Volume (1,000s)		15,641	10,875	43.8%
Average	List Price	539,359	472,820	14.1%
	Days on Market	31	28	10.7%
	Percent of Original	99.7%	99.1%	0.6%
Median	List Price	427,000	391,850	9.0%
	Days on Market	7	11	-36.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 29 listings in Douglas County had contracts pending at the end of April, up from 23 contracts pending at the end of April 2025.

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.

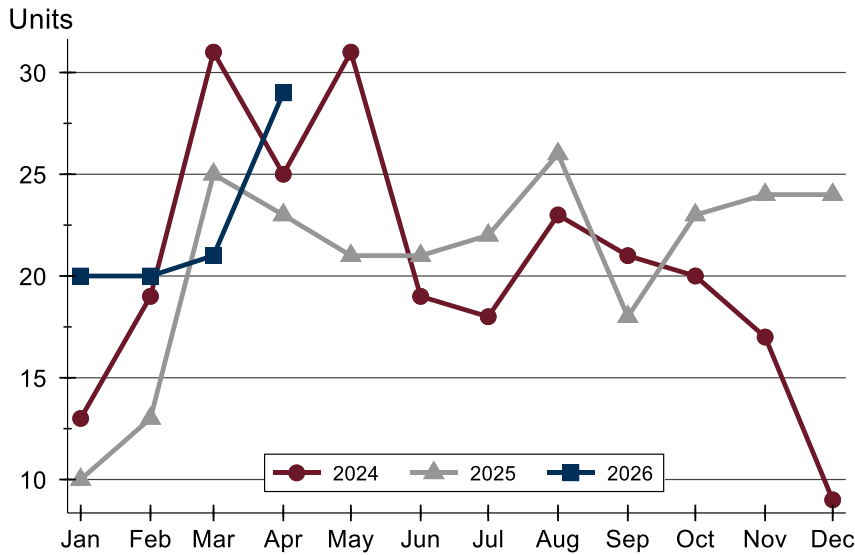
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	13	10	20
February	19	13	20
March	31	25	21
April	25	23	29
May	31	21	
June	19	21	
July	18	22	
August	23	26	
September	21	18	
October	20	23	
November	17	24	
December	9	24	

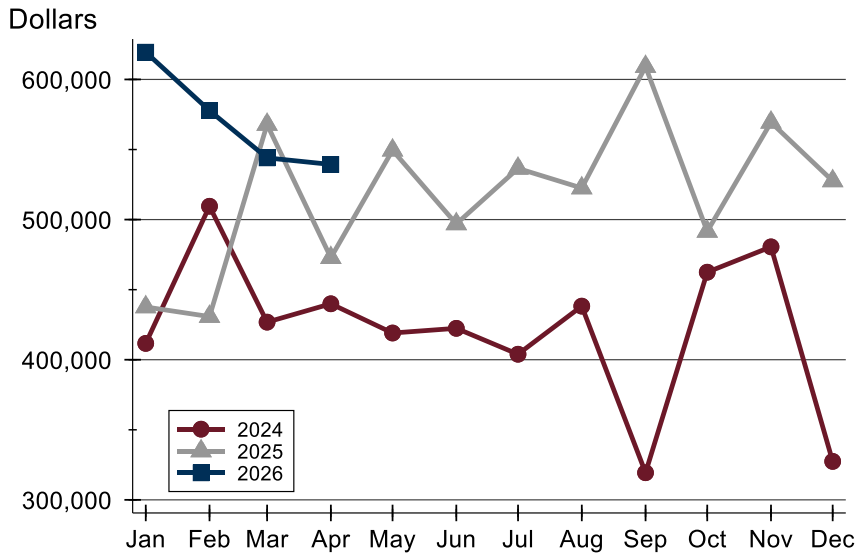
Pending Contracts by Price Range

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	3.4%	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	10.3%	227,800	219,900	13	9	100.0%	100.0%
\$250,000-\$299,999	5	17.2%	281,680	288,500	10	7	99.7%	100.0%
\$300,000-\$349,999	2	6.9%	333,450	333,450	2	2	100.0%	100.0%
\$350,000-\$399,999	3	10.3%	372,933	373,900	5	6	100.0%	100.0%
\$400,000-\$449,999	2	6.9%	438,450	438,450	45	45	98.9%	98.9%
\$450,000-\$499,999	1	3.4%	479,000	479,000	26	26	100.0%	100.0%
\$500,000-\$599,999	4	13.8%	547,250	542,500	54	27	99.6%	100.0%
\$600,000-\$749,999	5	17.2%	624,000	625,000	15	4	99.2%	100.0%
\$750,000-\$999,999	1	3.4%	875,000	875,000	4	4	100.0%	100.0%
\$1,000,000 and up	2	6.9%	2,050,000	2,050,000	183	183	100.0%	100.0%



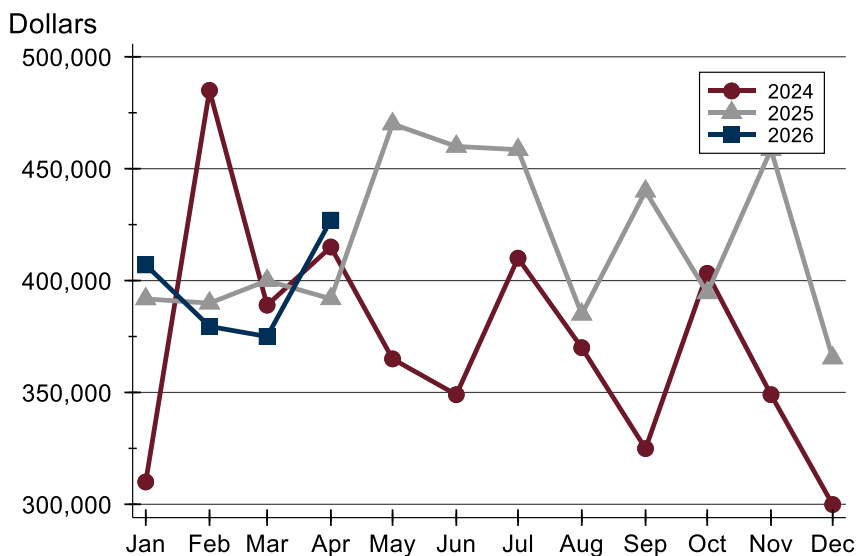
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	411,677	437,650	619,492
February	509,521	430,815	577,780
March	426,824	567,873	544,040
April	439,922	472,820	539,359
May	419,066	549,486	
June	422,429	496,907	
July	403,936	536,525	
August	438,259	522,527	
September	319,375	609,153	
October	462,479	491,574	
November	480,535	569,374	
December	327,467	527,587	

Median Price

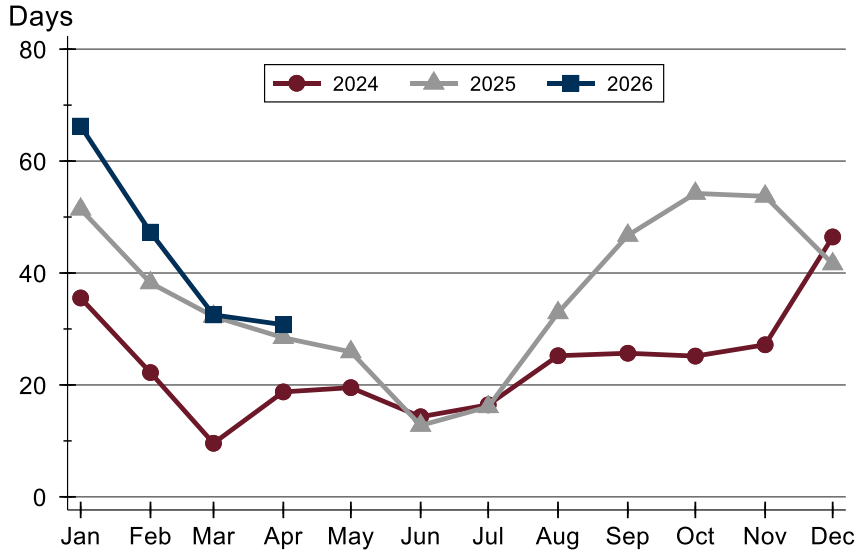


Month	2024	2025	2026
January	310,000	391,800	407,000
February	485,000	389,900	379,500
March	389,000	399,950	375,000
April	415,000	391,850	427,000
May	365,000	470,000	
June	349,000	459,950	
July	410,000	458,500	
August	370,000	384,950	
September	324,900	439,950	
October	403,243	394,500	
November	349,000	458,500	
December	299,900	365,389	



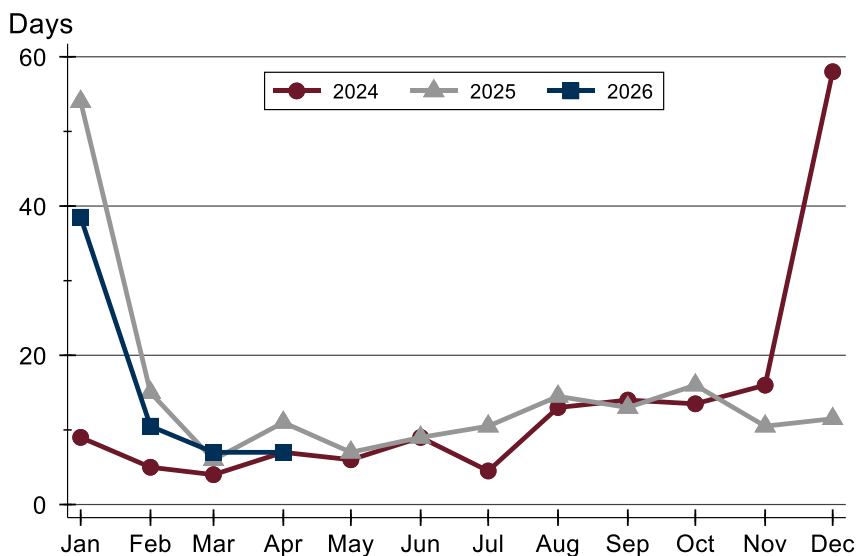
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	36	51	66
February	22	38	47
March	10	32	33
April	19	28	31
May	20	26	
June	14	13	
July	16	16	
August	25	33	
September	26	47	
October	25	54	
November	27	54	
December	46	42	

Median DOM



Month	2024	2025	2026
January	9	54	39
February	5	15	11
March	4	6	7
April	7	11	7
May	6	7	
June	9	9	
July	5	11	
August	13	15	
September	14	13	
October	14	16	
November	16	11	
December	58	12	