



**March
2026**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in March

Total home sales in Douglas County rose by 11.1% last month to 10 units, compared to 9 units in March 2025. Total sales volume was \$4.9 million, up 2.0% from a year earlier.

The median sale price in March was \$374,000, down from \$385,000 a year earlier. Homes that sold in March were typically on the market for 8 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of March

The total number of active listings in Douglas County at the end of March was 54 units, up from 35 at the same point in 2025. This represents a 3.6 months' supply of homes available for sale. The median list price of homes on the market at the end of March was \$427,475.

During March, a total of 16 contracts were written down from 20 in March 2025. At the end of the month, there were 21 contracts still pending.

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**March
2026**

Lawrence MLS Statistics



LAWRENCE
Board of REALTORS®

Douglas County (Excluding Lawrence) Summary Statistics

March MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		10	9	13	34	22	29
Change from prior year		11.1%	-30.8%	-23.5%	54.5%	-24.1%	-3.3%
Active Listings		54	35	30	N/A	N/A	N/A
Change from prior year		54.3%	16.7%	-11.8%			
Months' Supply		3.6	2.3	2.3	N/A	N/A	N/A
Change from prior year		56.5%	0.0%	15.0%			
New Listings		35	25	36	60	47	57
Change from prior year		40.0%	-30.6%	80.0%	27.7%	-17.5%	18.8%
Contracts Written		16	20	28	33	39	45
Change from prior year		-20.0%	-28.6%	64.7%	-15.4%	-13.3%	12.5%
Pending Contracts		21	25	31	N/A	N/A	N/A
Change from prior year		-16.0%	-19.4%	93.8%			
Sales Volume (1,000s)		4,905	4,808	5,938	14,877	10,316	11,961
Change from prior year		2.0%	-19.0%	-4.5%	44.2%	-13.8%	21.6%
Average	Sale Price	490,480	534,222	456,762	437,545	468,893	412,454
	Change from prior year	-8.2%	17.0%	24.9%	-6.7%	13.7%	25.8%
	List Price of Actives	644,536	686,891	509,720	N/A	N/A	N/A
	Change from prior year	-6.2%	34.8%	-1.6%			
	Days on Market	32	62	33	35	56	43
Change from prior year	-48.4%	87.9%	37.5%	-37.5%	30.2%	72.0%	
Percent of List	99.3%	99.0%	97.9%	98.6%	98.0%	98.6%	
Change from prior year	0.3%	1.1%	0.1%	0.6%	-0.6%	0.2%	
Percent of Original	98.6%	97.5%	96.5%	97.3%	95.9%	96.4%	
Change from prior year	1.1%	1.0%	-0.6%	1.5%	-0.5%	-0.9%	
Median	Sale Price	374,000	385,000	525,000	367,500	350,000	399,000
	Change from prior year	-2.9%	-26.7%	66.7%	5.0%	-12.3%	41.9%
	List Price of Actives	427,475	475,000	459,900	N/A	N/A	N/A
	Change from prior year	-10.0%	3.3%	0.6%			
	Days on Market	9	50	9	12	38	18
Change from prior year	-82.0%	455.6%	80.0%	-68.4%	111.1%	125.0%	
Percent of List	100.0%	100.0%	99.3%	100.0%	100.0%	99.4%	
Change from prior year	0.0%	0.7%	-0.7%	0.0%	0.6%	-0.6%	
Percent of Original	100.0%	98.7%	99.3%	99.6%	99.4%	98.0%	
Change from prior year	1.3%	-0.6%	-0.7%	0.2%	1.4%	-2.0%	

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



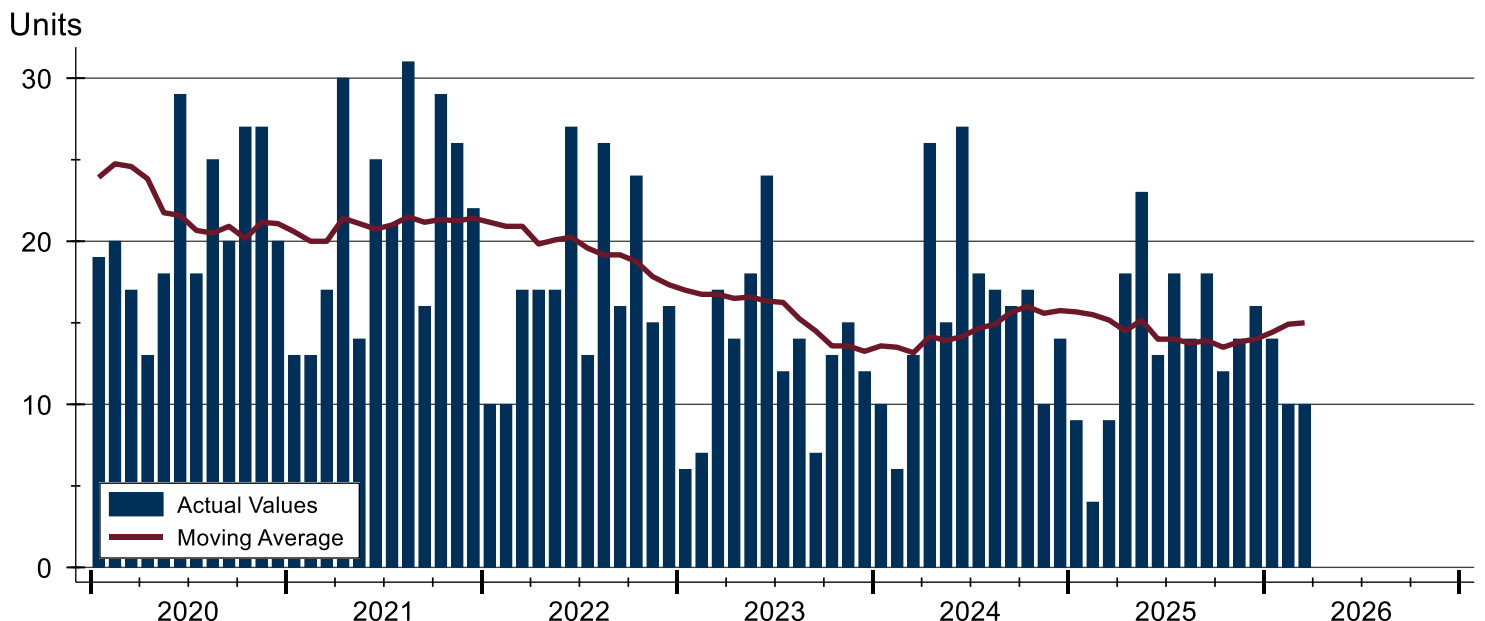
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2026	March 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		10	9	11.1%	34	22	54.5%
Volume (1,000s)		4,905	4,808	2.0%	14,877	10,316	44.2%
Months' Supply		3.6	2.3	56.5%	N/A	N/A	N/A
Average	Sale Price	490,480	534,222	-8.2%	437,545	468,893	-6.7%
	Days on Market	32	62	-48.4%	35	56	-37.5%
	Percent of List	99.3%	99.0%	0.3%	98.6%	98.0%	0.6%
	Percent of Original	98.6%	97.5%	1.1%	97.3%	95.9%	1.5%
Median	Sale Price	374,000	385,000	-2.9%	367,500	350,000	5.0%
	Days on Market	9	50	-82.0%	12	38	-68.4%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	98.7%	1.3%	99.6%	99.4%	0.2%

A total of 10 homes sold in Douglas County in March, up from 9 units in March 2025. Total sales volume rose to \$4.9 million compared to \$4.8 million in the previous year.

The median sales price in March was \$374,000, down 2.9% compared to the prior year. Median days on market was 8 days, down from 45 days in February, and down from 50 in March 2025.

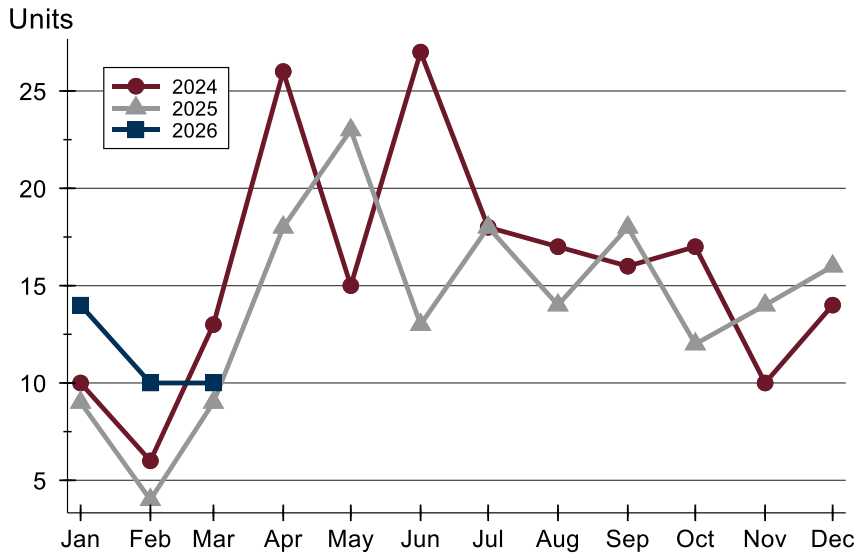
History of Closed Listings





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	
May	15	23	
June	27	13	
July	18	18	
August	17	14	
September	16	18	
October	17	12	
November	10	14	
December	14	16	

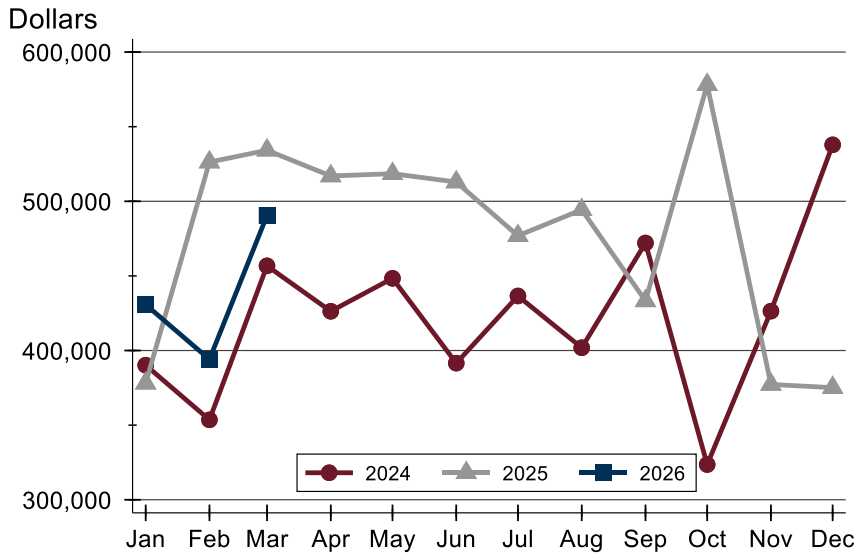
Closed Listings by Price Range

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	1	10.0%	4.8	234,900	234,900	7	7	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	2	20.0%	0.4	325,000	325,000	65	65	100.0%	100.0%	97.6%	97.6%
\$350,000-\$399,999	4	40.0%	3.6	373,250	374,000	31	9	100.0%	101.1%	99.4%	101.1%
\$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	10.0%	0.9	498,000	498,000	9	9	100.0%	100.0%	100.0%	100.0%
\$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	1	10.0%	4.7	678,903	678,903	4	4	97.0%	97.0%	97.0%	97.0%
\$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	10.0%	7.5	1,350,000	1,350,000	50	50	96.4%	96.4%	96.4%	96.4%



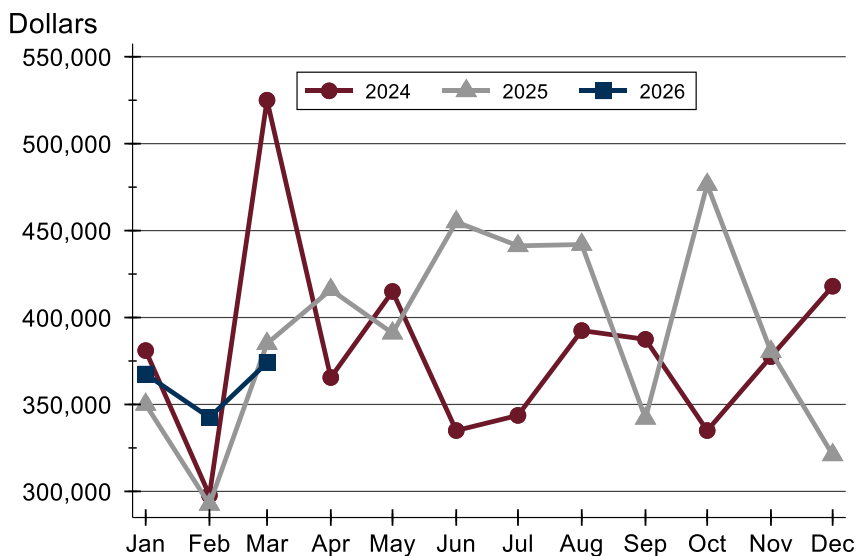
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	
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

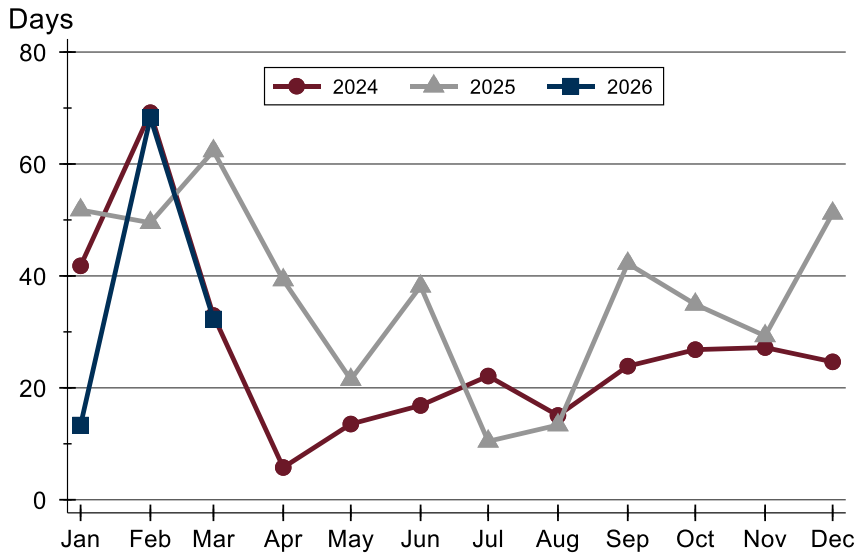


Month	2024	2025	2026
January	381,000	350,000	367,500
February	297,750	292,500	342,500
March	525,000	385,000	374,000
April	365,500	416,000	
May	415,000	391,000	
June	335,000	455,000	
July	343,700	441,250	
August	392,500	442,000	
September	387,450	342,000	
October	335,000	476,475	
November	377,500	380,450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



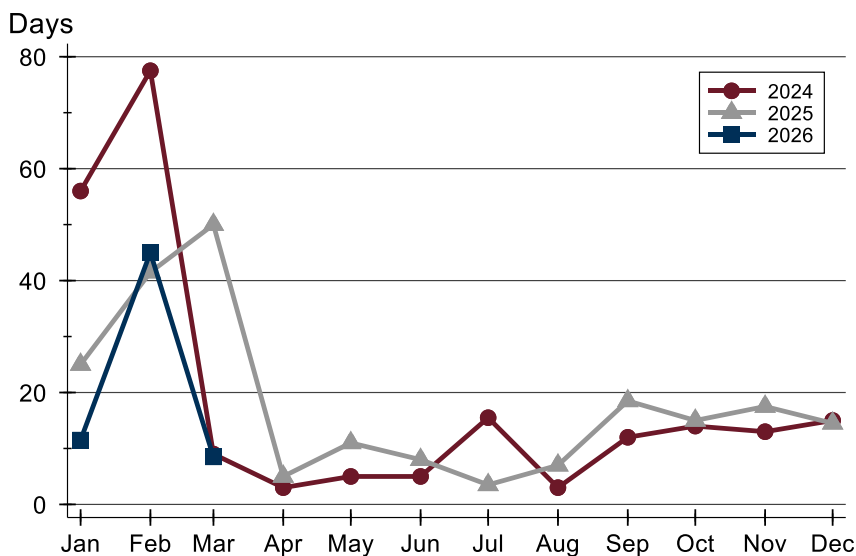
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	42	52	13
February	69	50	68
March	33	62	32
April	6	39	
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	
May	5	11	
June	5	8	
July	16	4	
August	3	7	
September	12	19	
October	14	15	
November	13	18	
December	15	15	



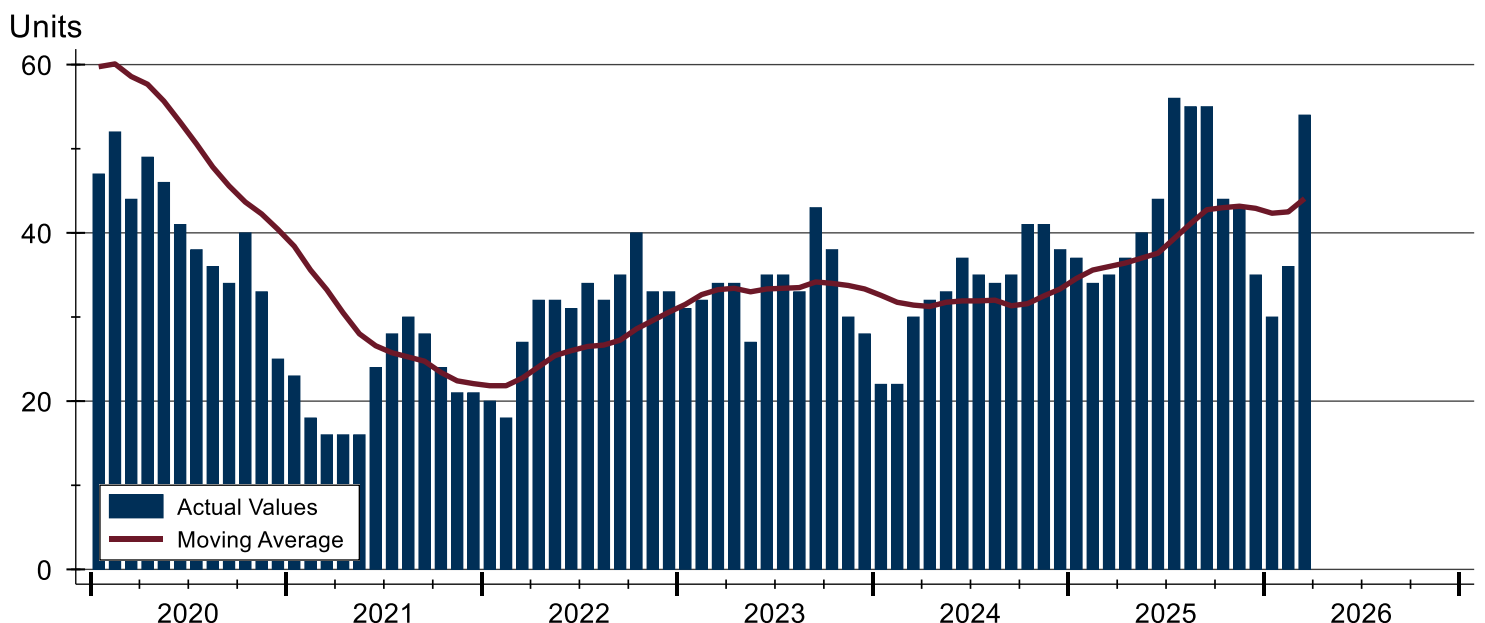
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2026	End of March 2025	Change
Active Listings		54	35	54.3%
Volume (1,000s)		34,805	24,041	44.8%
Months' Supply		3.6	2.3	56.5%
Average	List Price	644,536	686,891	-6.2%
	Days on Market	53	68	-22.1%
	Percent of Original	98.2%	98.9%	-0.7%
Median	List Price	427,475	475,000	-10.0%
	Days on Market	16	39	-59.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 54 homes were available for sale in Douglas County at the end of March. This represents a 3.6 months' supply of active listings.

The median list price of homes on the market at the end of March was \$427,475, down 10.0% from 2025. The typical time on market for active listings was 16 days, down from 39 days a year earlier.

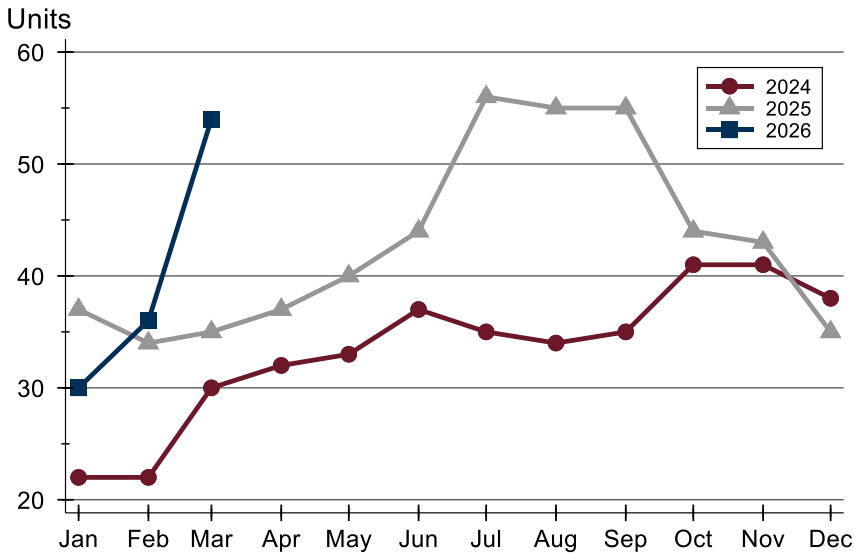
History of Active Listings





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	
May	33	40	
June	37	44	
July	35	56	
August	34	55	
September	35	55	
October	41	44	
November	41	43	
December	38	35	

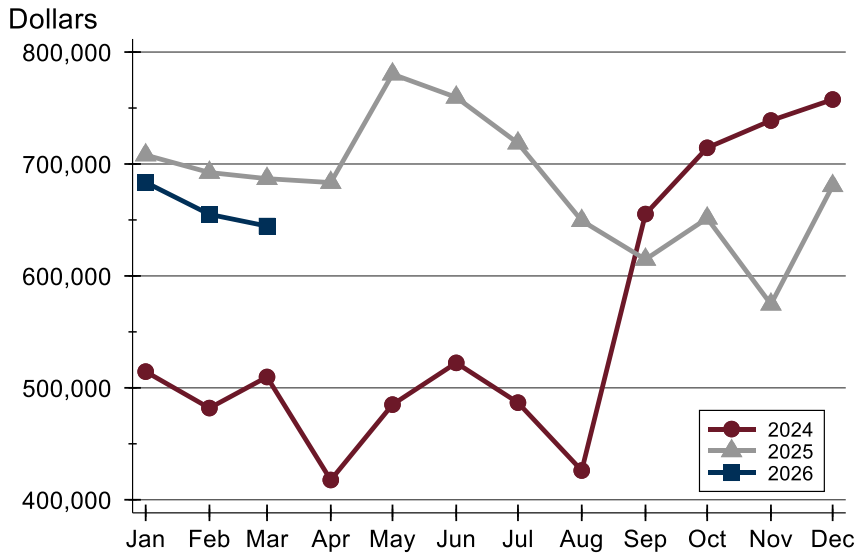
Active Listings by Price Range

Price Range	Active Listings 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	1.9%	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	11.1%	4.8	227,483	226,950	17	6	99.5%	100.0%
\$250,000-\$299,999	4	7.4%	N/A	282,825	289,250	9	6	99.6%	100.0%
\$300,000-\$349,999	1	1.9%	0.4	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	9	16.7%	3.6	376,286	385,000	58	51	100.3%	100.0%
\$400,000-\$449,999	10	18.5%	N/A	429,355	425,000	41	17	98.9%	100.0%
\$450,000-\$499,999	1	1.9%	0.9	465,000	465,000	2	2	100.0%	100.0%
\$500,000-\$599,999	7	13.0%	N/A	546,686	535,000	84	48	96.5%	100.0%
\$600,000-\$749,999	7	13.0%	4.7	673,271	679,000	70	31	95.7%	99.9%
\$750,000-\$999,999	3	5.6%	N/A	903,000	919,000	3	4	100.0%	100.0%
\$1,000,000 and up	5	9.3%	7.5	2,496,000	2,400,000	130	39	94.5%	100.0%



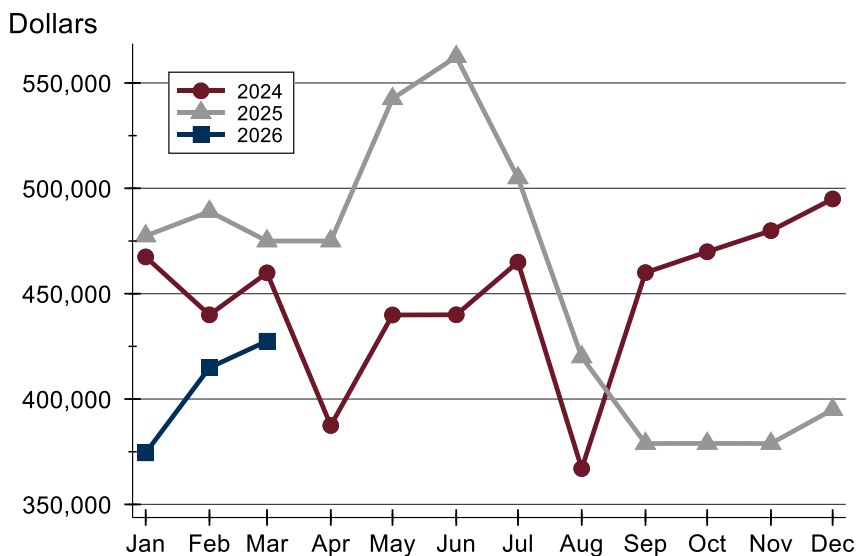
Douglas County (Excluding Lawrence) Active Listings Analysis

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	
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

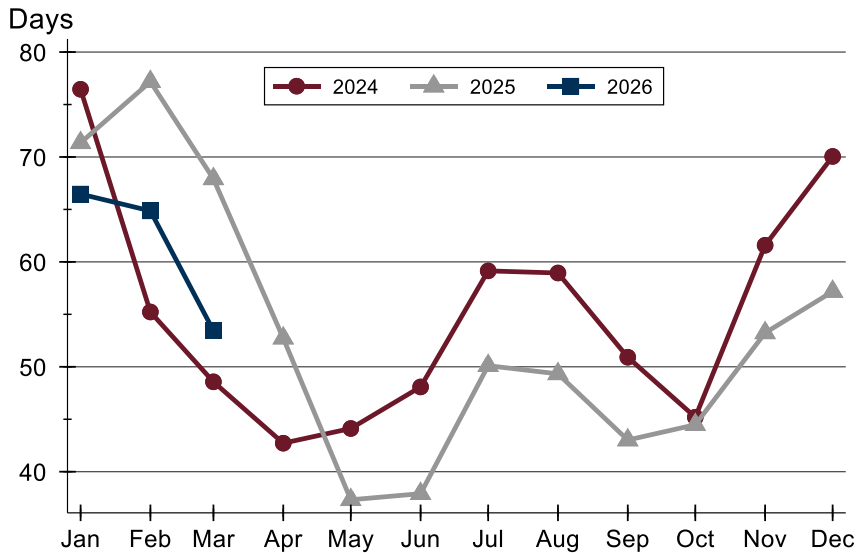


Month	2024	2025	2026
January	467,450	477,400	374,450
February	439,950	489,000	414,900
March	459,900	475,000	427,475
April	387,450	475,000	
May	439,900	542,500	
June	440,000	562,450	
July	465,000	504,950	
August	367,000	420,000	
September	460,000	378,900	
October	469,900	378,950	
November	479,900	378,900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



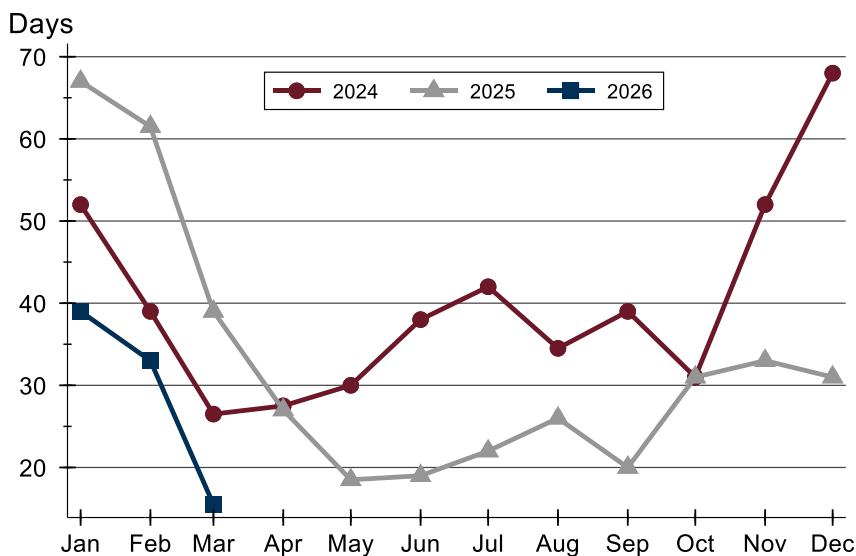
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	76	71	66
February	55	77	65
March	49	68	53
April	43	53	
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

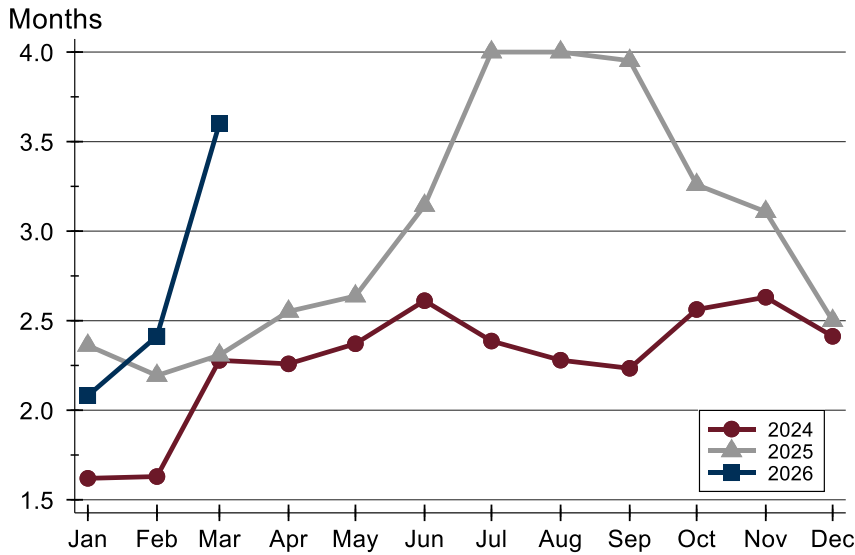


Month	2024	2025	2026
January	52	67	39
February	39	62	33
March	27	39	16
April	28	27	
May	30	19	
June	38	19	
July	42	22	
August	35	26	
September	39	20	
October	31	31	
November	52	33	
December	68	31	



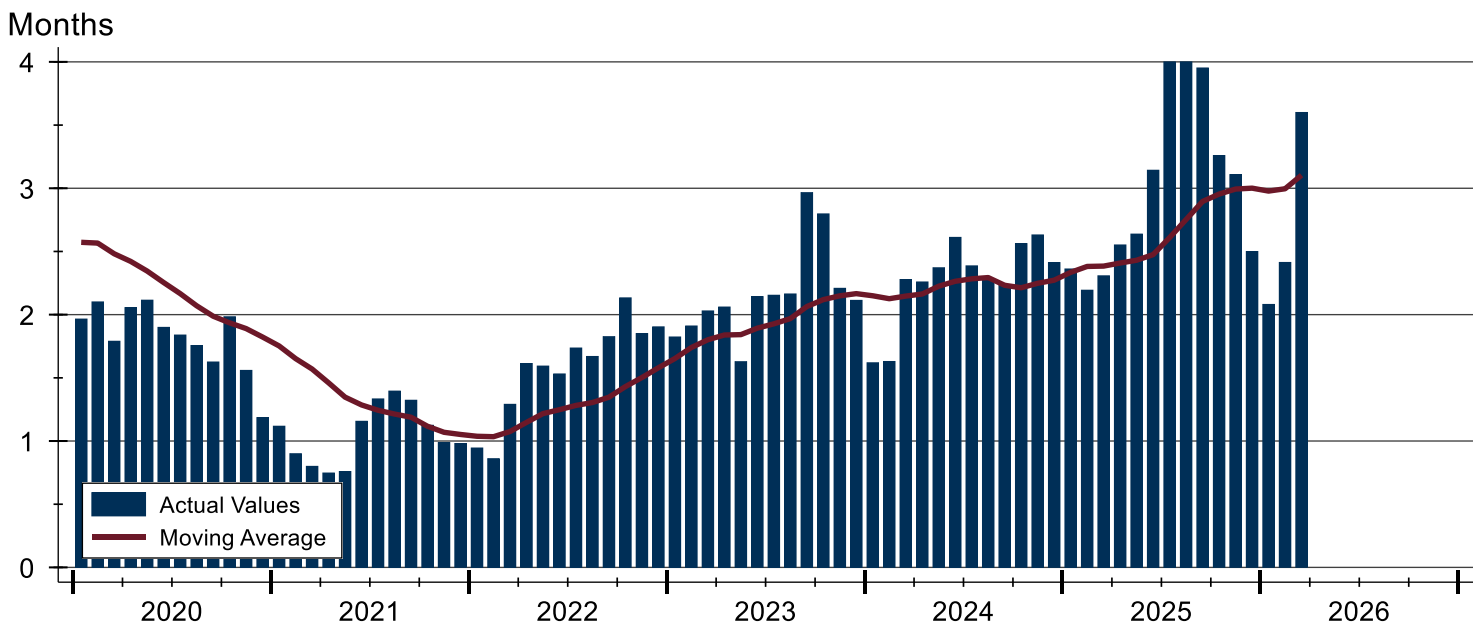
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	
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





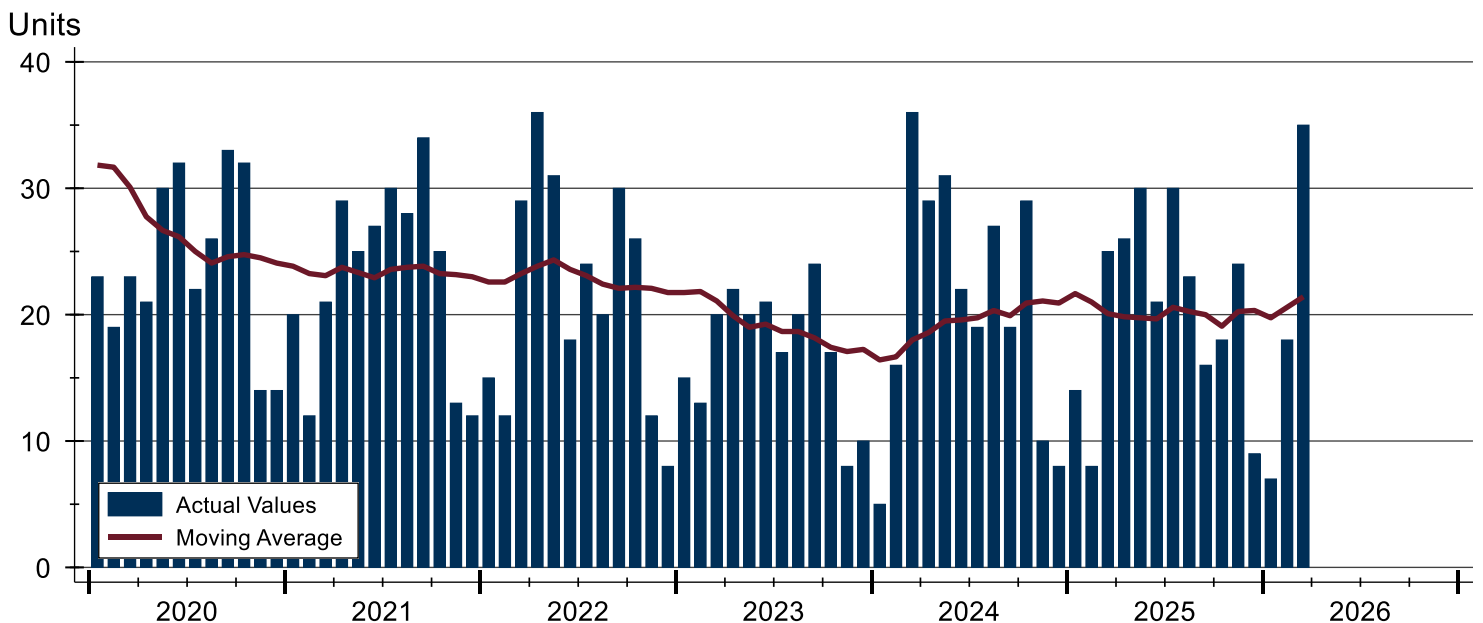
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2026	March 2025	Change
Current Month	New Listings	35	25	40.0%
	Volume (1,000s)	18,269	14,314	27.6%
	Average List Price	521,957	572,544	-8.8%
	Median List Price	425,000	400,000	6.3%
Year-to-Date	New Listings	60	47	27.7%
	Volume (1,000s)	29,686	25,699	15.5%
	Average List Price	494,760	546,787	-9.5%
	Median List Price	414,900	396,800	4.6%

A total of 35 new listings were added in Douglas County during March, up 40.0% from the same month in 2025. Year-to-date Douglas County has seen 60 new listings.

The median list price of these homes was \$425,000 up from \$400,000 in 2025.

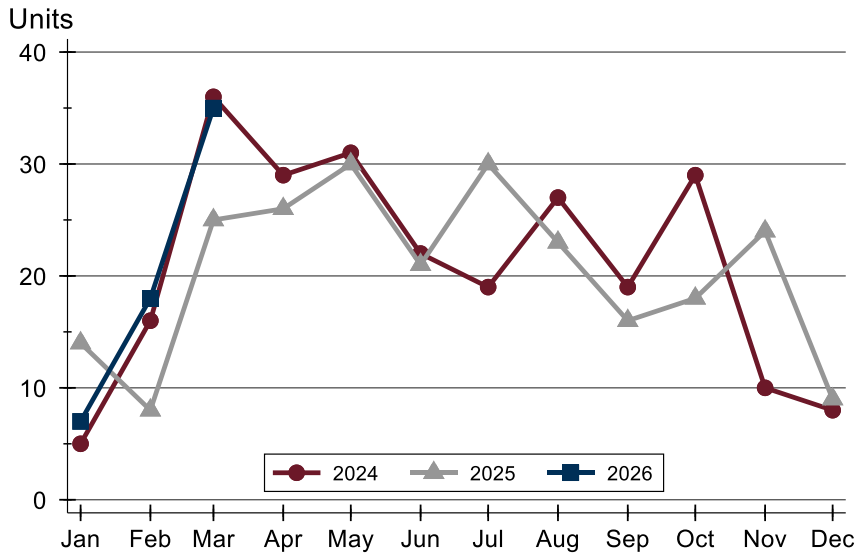
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



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

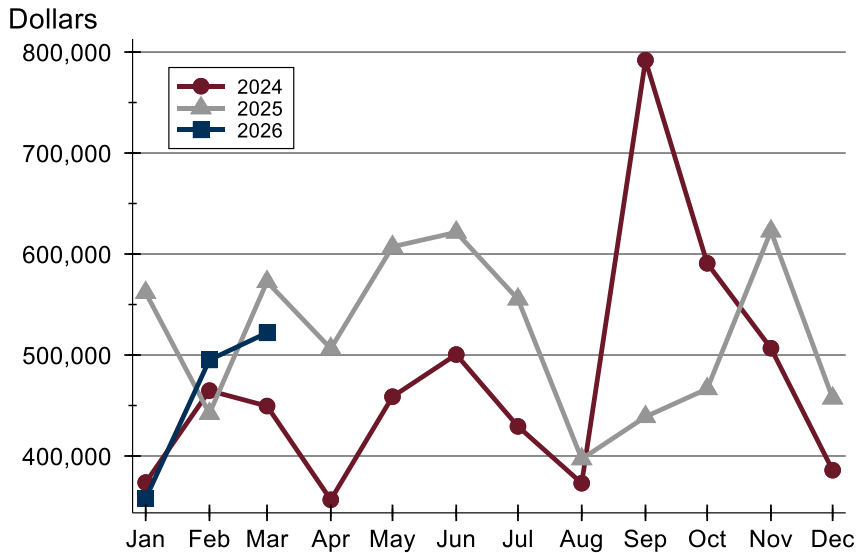
New Listings by Price Range

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	3	8.6%	237,667	249,500	4	5	100.0%	100.0%
\$250,000-\$299,999	7	20.0%	279,300	288,500	9	7	99.8%	100.0%
\$300,000-\$349,999	1	2.9%	347,000	347,000	2	2	100.0%	100.0%
\$350,000-\$399,999	5	14.3%	381,580	375,000	12	13	100.0%	100.0%
\$400,000-\$449,999	5	14.3%	430,960	425,000	9	6	99.1%	100.0%
\$450,000-\$499,999	1	2.9%	465,000	465,000	4	4	100.0%	100.0%
\$500,000-\$599,999	4	11.4%	543,475	529,950	8	7	100.5%	100.0%
\$600,000-\$749,999	6	17.1%	657,967	669,000	5	4	100.0%	100.0%
\$750,000-\$999,999	2	5.7%	957,000	957,000	5	5	100.0%	100.0%
\$1,000,000 and up	1	2.9%	2,690,000	2,690,000	2	2	100.0%	100.0%



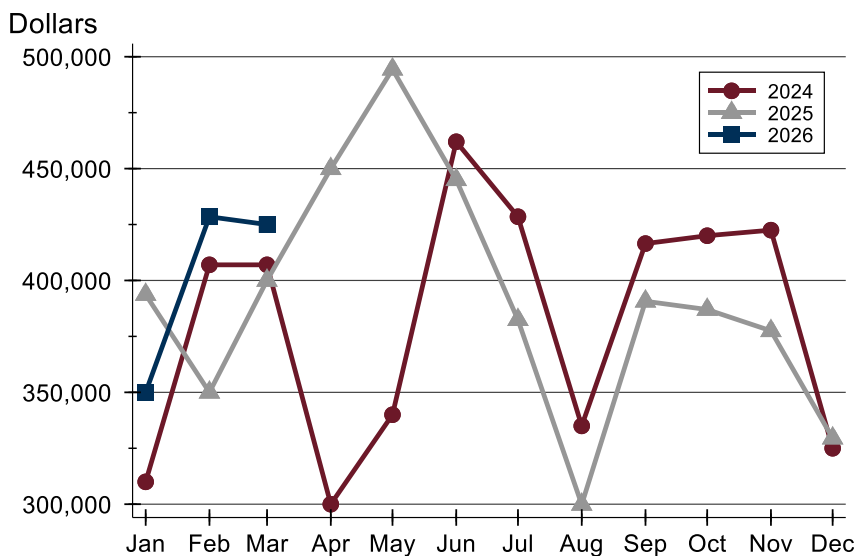
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2024	2025	2026
January	373,698	561,746	357,843
February	464,725	441,988	495,121
March	449,461	572,544	521,957
April	356,648	506,398	
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	428,475
March	407,000	400,000	425,000
April	300,000	449,925	
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	



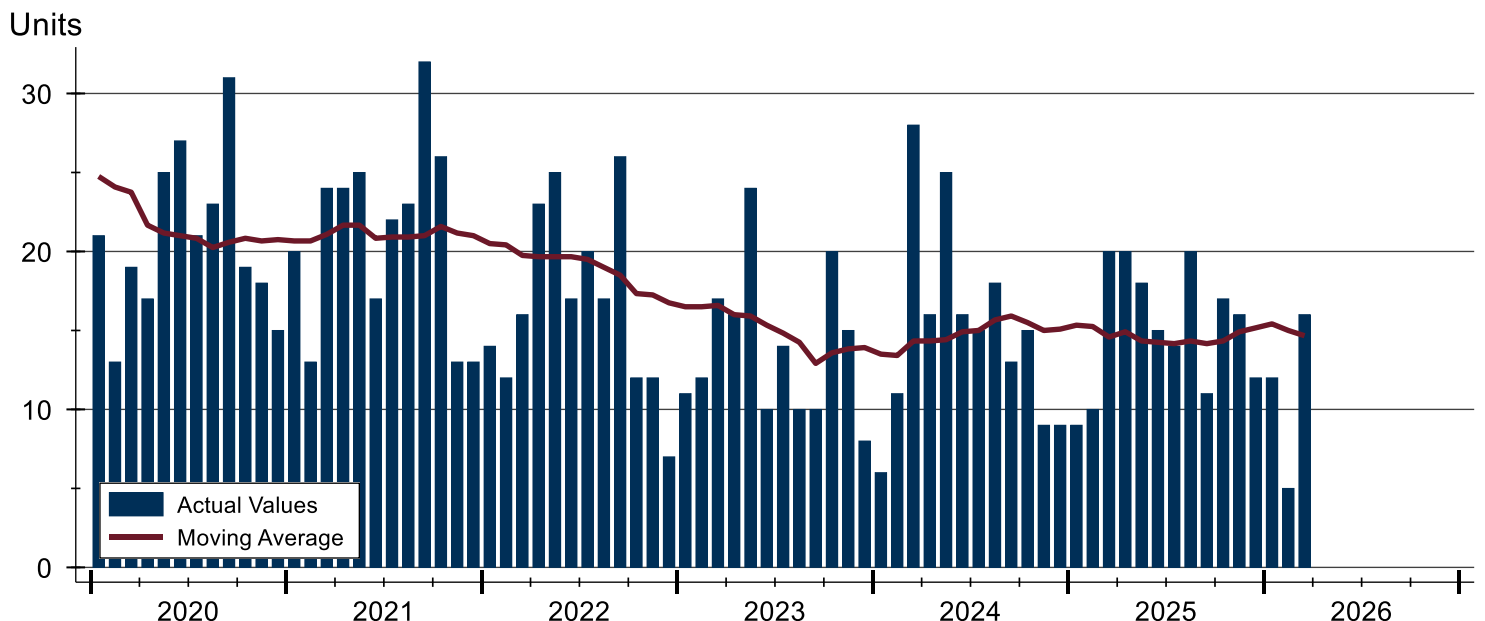
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2026	March 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		16	20	-20.0%	33	39	-15.4%
Volume (1,000s)		6,605	12,160	-45.7%	13,719	22,555	-39.2%
Average	Sale Price	412,806	607,990	-32.1%	415,715	578,328	-28.1%
	Days on Market	17	25	-32.0%	30	43	-30.2%
	Percent of Original	99.1%	98.1%	1.0%	98.3%	97.6%	0.7%
Median	Sale Price	371,950	399,900	-7.0%	370,000	399,950	-7.5%
	Days on Market	7	5	40.0%	8	7	14.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 16 contracts for sale were written in Douglas County during the month of March, down from 20 in 2025. The median list price of these homes was \$371,950, down from \$399,900 the prior year.

Half of the homes that went under contract in March were on the market less than 7 days, compared to 5 days in March 2025.

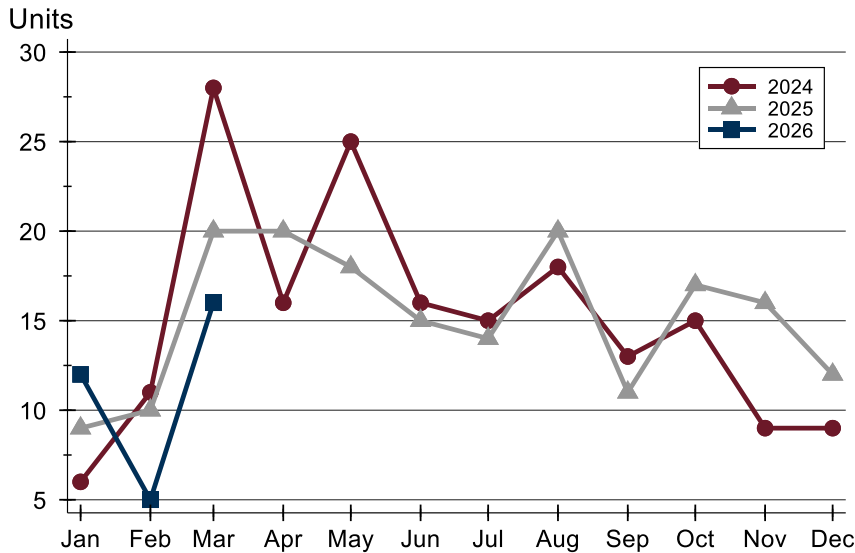
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	6	9	12
February	11	10	5
March	28	20	16
April	16	20	
May	25	18	
June	16	15	
July	15	14	
August	18	20	
September	13	11	
October	15	17	
November	9	16	
December	9	12	

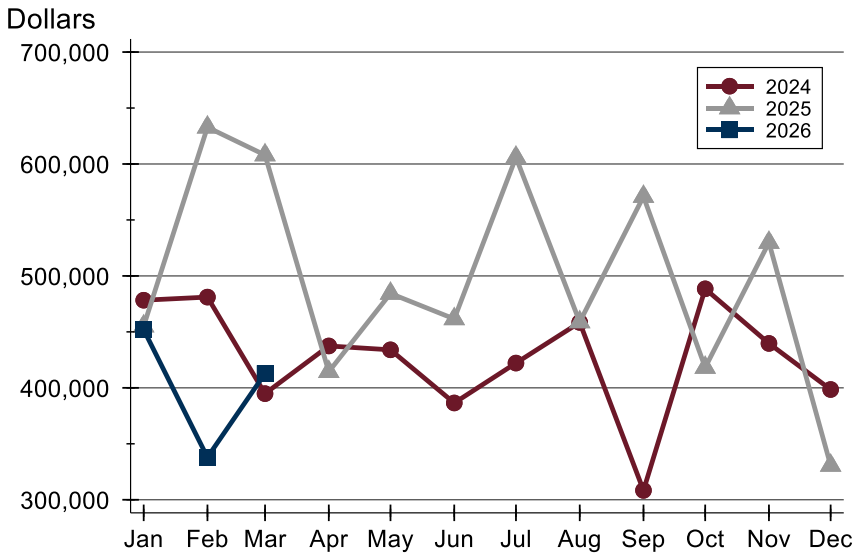
Contracts Written by Price Range

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	1	6.3%	235,000	235,000	109	109	94.0%	94.0%
\$250,000-\$299,999	5	31.3%	279,460	285,000	15	7	98.8%	100.0%
\$300,000-\$349,999	1	6.3%	347,000	347,000	2	2	100.0%	100.0%
\$350,000-\$399,999	3	18.8%	372,967	373,900	9	7	100.0%	100.0%
\$400,000-\$449,999	2	12.5%	438,450	438,450	17	17	98.9%	98.9%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	4	25.0%	657,450	664,950	6	4	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



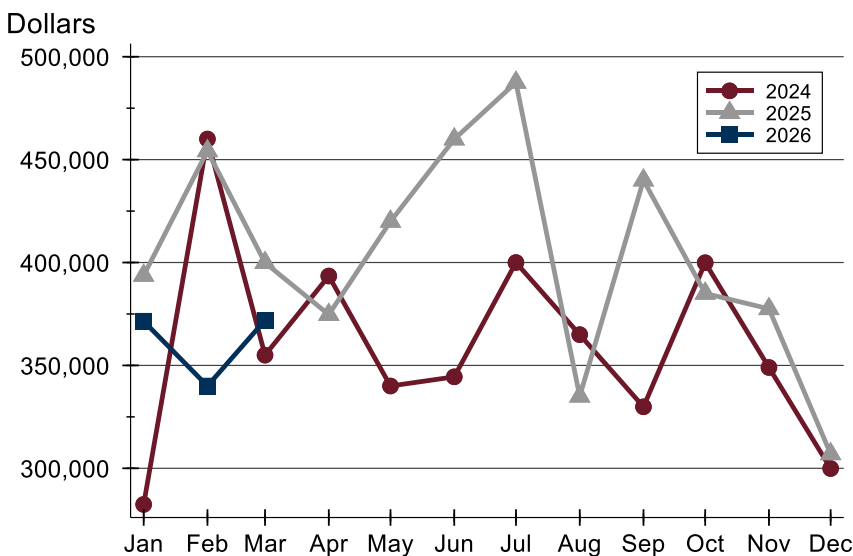
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	478,300	455,144	451,996
February	481,082	632,834	337,950
March	394,834	607,990	412,806
April	437,413	414,418	
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

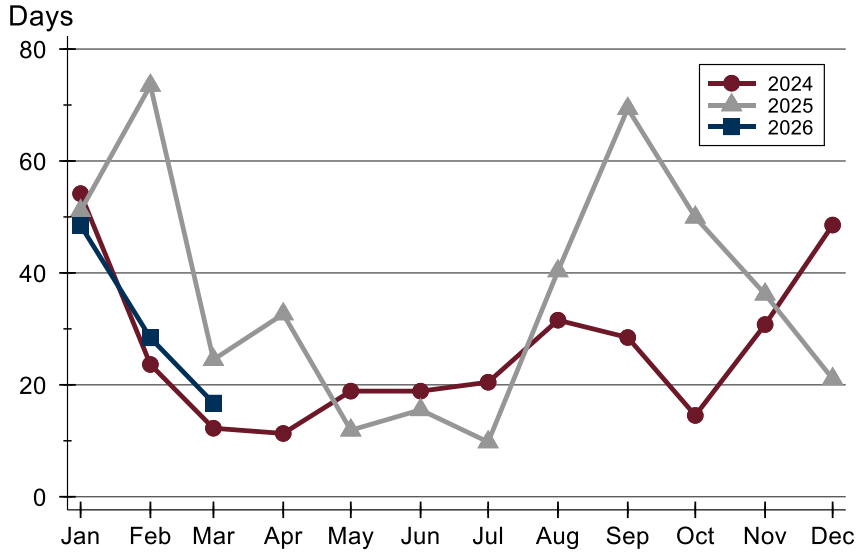


Month	2024	2025	2026
January	282,450	393,700	371,500
February	460,000	454,222	340,000
March	355,000	399,900	371,950
April	393,450	374,700	
May	340,000	419,975	
June	344,450	459,950	
July	400,000	487,500	
August	364,950	335,000	
September	329,900	440,000	
October	399,900	385,000	
November	349,000	377,500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



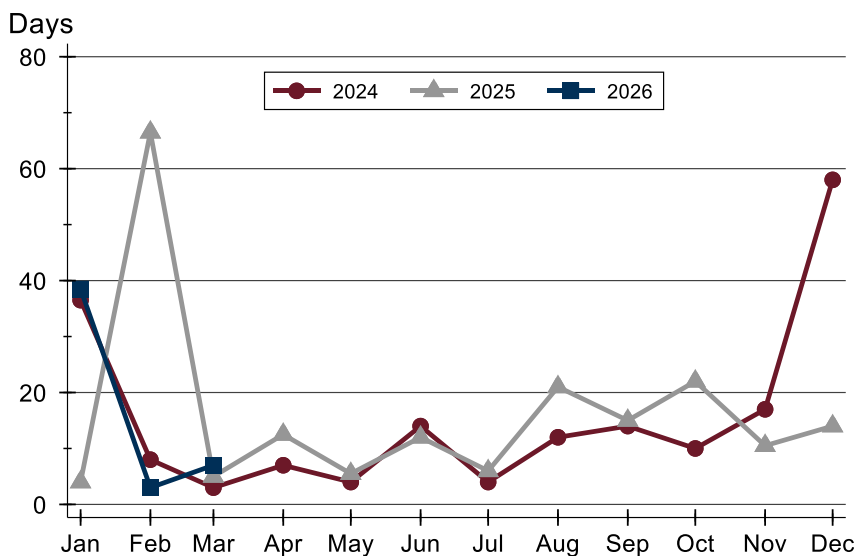
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	54	51	49
February	24	74	28
March	12	25	17
April	11	33	
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	
May	4	6	
June	14	12	
July	4	6	
August	12	21	
September	14	15	
October	10	22	
November	17	11	
December	58	14	



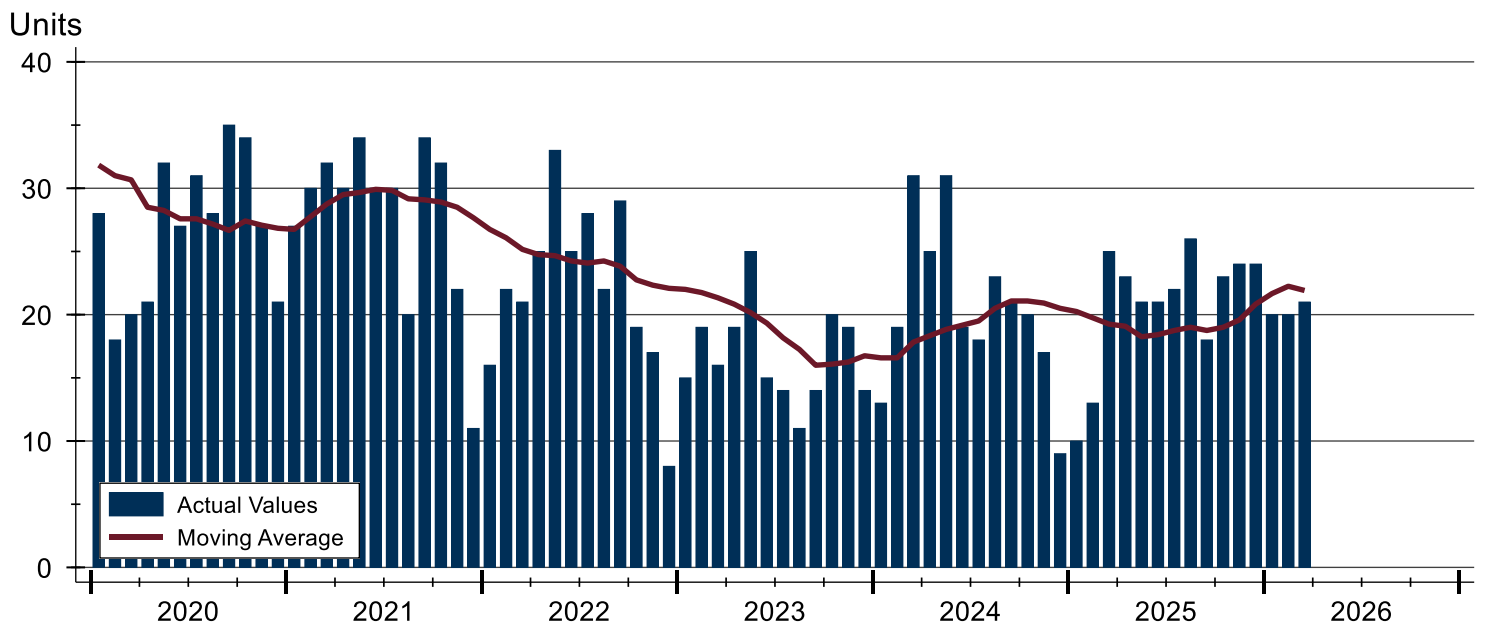
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of March 2025	Change
Pending Contracts		21	25	-16.0%
Volume (1,000s)		11,425	14,197	-19.5%
Average	List Price	544,040	567,873	-4.2%
	Days on Market	33	32	3.1%
	Percent of Original	99.3%	99.8%	-0.5%
Median	List Price	375,000	399,950	-6.2%
	Days on Market	7	6	16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 listings in Douglas County had contracts pending at the end of March, down from 25 contracts pending at the end of March 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.

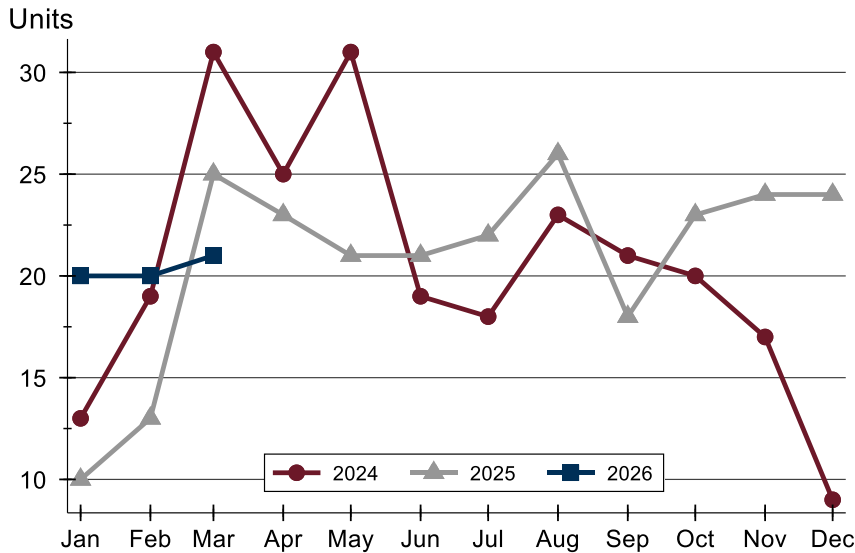
History of Pending Contracts





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	
May	31	21	
June	19	21	
July	18	22	
August	23	26	
September	21	18	
October	20	23	
November	17	24	
December	9	24	

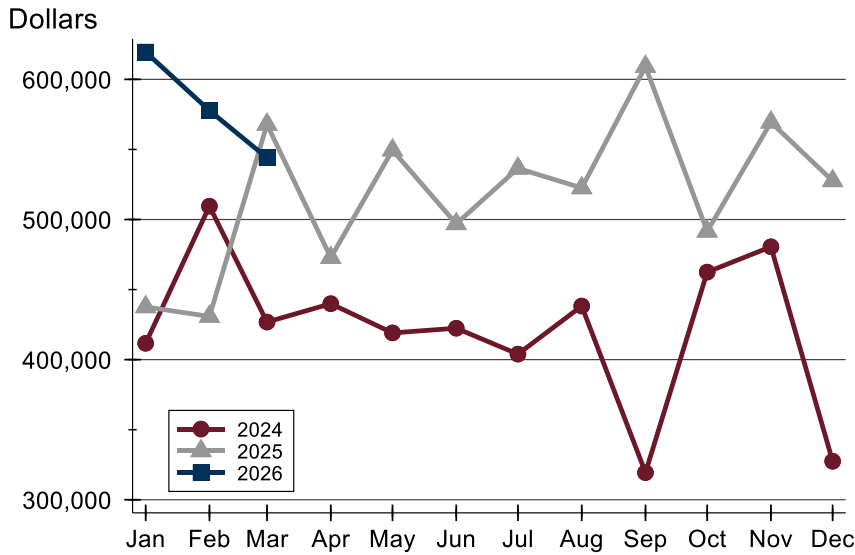
Pending Contracts by Price Range

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	4.8%	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	1	4.8%	235,000	235,000	109	109	94.0%	94.0%
\$250,000-\$299,999	5	23.8%	279,460	285,000	15	7	98.8%	100.0%
\$300,000-\$349,999	1	4.8%	347,000	347,000	2	2	100.0%	100.0%
\$350,000-\$399,999	3	14.3%	372,967	373,900	9	7	100.0%	100.0%
\$400,000-\$449,999	3	14.3%	442,283	449,900	12	1	99.2%	100.0%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	4.8%	547,000	547,000	12	12	100.0%	100.0%
\$600,000-\$749,999	4	19.0%	657,450	664,950	6	4	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	2	9.5%	1,849,500	1,849,500	197	197	100.0%	100.0%



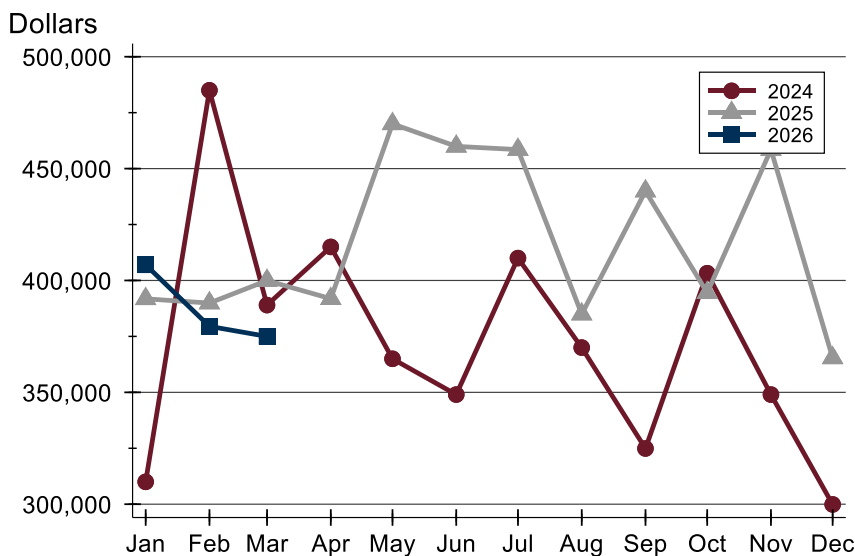
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
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

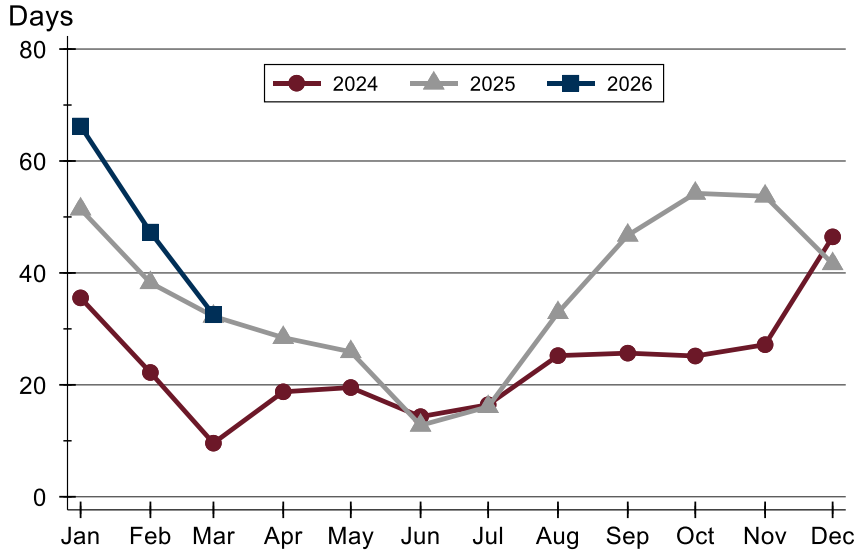


Month	2024	2025	2026
January	310,000	391,800	407,000
February	485,000	389,900	379,500
March	389,000	399,950	375,000
April	415,000	391,850	
May	365,000	470,000	
June	349,000	459,950	
July	410,000	458,500	
August	370,000	384,950	
September	324,900	439,950	
October	403,243	394,500	
November	349,000	458,500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



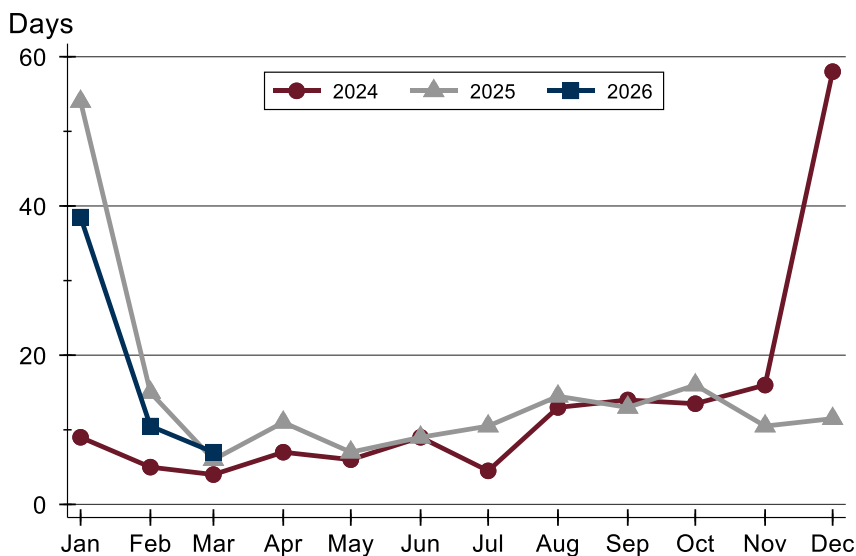
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	36	51	66
February	22	38	47
March	10	32	33
April	19	28	
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	
May	6	7	
June	9	9	
July	5	11	
August	13	15	
September	14	13	
October	14	16	
November	16	11	
December	58	12	