

# LAWRENCE MLS STATISTICS



 **MAY 2021** >>

## MARKET OVERVIEW >>

### Douglas County Home Sales Fell in May

Total home sales in Douglas County (excluding Lawrence) fell last month to 14 units, compared to 18 units in May 2020. Total sales volume was \$4.1 million, down from a year earlier.

The median sale price in May was \$222,450, up from \$205,700 a year earlier. Homes that sold in May were typically on the market for 6 days and sold for 100.0% of their list prices.

### Douglas County Active Listings Down at End of May

The total number of active listings in Douglas County (excluding Lawrence) at the end of May was 16 units, down from 46 at the same point in 2020. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$309,950.

During May, a total of 23 contracts were written down from 25 in May 2020. At the end of the month, there were 34 contracts pending, compared to 32 at the end of May 2020.

### LBOR – The Voice of Real Estate in Lawrence

Originally founded in 1925, the Lawrence Board of REALTORS® and the Lawrence Multiple Listing Service is now comprised of over 400 members providing real estate-related services and advocacy in Lawrence and the Douglas County area.

This statistical report includes all listings from Douglas County excluding the City of Lawrence (i.e., Eudora, Baldwin City, Lecompton and Rural Douglas County).

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Douglas County (Excluding Lawrence)				
Current Month		May		
Summary Statistics		2021	2020	Change
Home Sales		14	18	-22.2%
Active Listings		16	46	-65.2%
Months' Supply		0.8	2.1	-64.1%
New Listings		22	30	-26.7%
Contracts Written		23	25	-8.0%
Pending Contracts		34	32	6.3%
Sales Volume (1,000s)		4,121	4,472	-7.8%
Average	Sale Price	294,379	248,419	18.5%
	List Price of Actives	381,094	496,717	-23.3%
	Days on Market	11	17	-39.4%
	Percent of List	99.7%	99.8%	-0.1%
	Percent of Original	98.4%	99.4%	-1.1%
Median	Sale Price	222,450	205,700	8.1%
	List Price of Actives	309,950	354,450	-12.6%
	Days on Market	6	5	33.3%
	Percent of List	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%

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# THREE-YEAR COMPARISONS

## SUMMARY >>

### BREAKDOWNS BY HOME TYPE DOUGLAS COUNTY (EXCLUDING LAWRENCE) AS OF 6/7/2021

May MLS Statistics By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>14</b>	<b>14</b>	<b>0</b>	18	18	0	43	42	1
Change from prior year		-22.2%	-22.2%	N/A	-58.1%	-57.1%	-100.0%	72.0%	68.0%	N/A
Active Listings		<b>16</b>	<b>15</b>	<b>1</b>	46	38	8	70	62	8
Change from prior year		-65.2%	-60.5%	-87.5%	-34.3%	-38.7%	0.0%	2.9%	1.6%	14.3%
Months' Supply		<b>0.8</b>	<b>0.8</b>	<b>N/A</b>	2.1	1.9	N/A	3.0	2.8	8.0
Change from prior year		-64.1%	-59.9%	N/A	-30.0%	-32.3%	N/A	-9.3%	-9.9%	-14.3%
New Listings		<b>22</b>	<b>22</b>	<b>0</b>	30	25	5	42	38	4
Change from prior year		-26.7%	-12.0%	-100.0%	-28.6%	-34.2%	25.0%	-8.7%	-7.3%	-20.0%
Contracts Written		<b>23</b>	<b>23</b>	<b>0</b>	25	23	2	30	28	2
Change from prior year		-8.0%	0.0%	-100.0%	-16.7%	-17.9%	0.0%	42.9%	33.3%	N/A
Pending Contracts		<b>34</b>	<b>30</b>	<b>4</b>	32	30	2	35	33	2
Change from prior year		6.3%	0.0%	100.0%	-8.6%	-9.1%	0.0%	12.9%	6.5%	N/A
Sales Volume (1,000s)		<b>4,121</b>	<b>4,121</b>	<b>0</b>	4,472	4,472	0	9,666	9,408	258
Change from prior year		-7.8%	-7.8%	N/A	-53.7%	-52.5%	-100.0%	103.2%	97.7%	N/A
Average	Sale Price	<b>294,379</b>	<b>294,379</b>	<b>N/A</b>	248,419	248,419	N/A	224,797	224,008	257,900
	Change from prior year	18.5%	18.5%	N/A	10.5%	10.9%	N/A	18.1%	17.7%	N/A
	List Price of Actives	<b>381,094</b>	<b>385,173</b>	<b>319,900</b>	496,717	533,876	320,213	383,726	386,400	363,000
	Change from prior year	-23.3%	-27.9%	N/A	29.4%	38.2%	N/A	-8.9%	-9.7%	0.6%
	Days on Market	<b>11</b>	<b>11</b>	<b>N/A</b>	17	17	N/A	15	14	39
	Change from prior year	-39.4%	-39.4%	N/A	18.5%	23.4%	N/A	13.2%	8.7%	N/A
	Percent of List	<b>99.7%</b>	<b>99.7%</b>	<b>N/A</b>	99.8%	99.8%	N/A	99.5%	99.5%	100.0%
Change from prior year	-0.1%	-0.1%	N/A	0.3%	0.3%	N/A	-0.3%	-0.3%	N/A	
Median	Sale Price	<b>222,450</b>	<b>222,450</b>	<b>N/A</b>	205,700	205,700	N/A	225,000	224,950	257,900
	Change from prior year	8.1%	8.1%	N/A	-8.6%	-8.6%	N/A	27.1%	27.1%	N/A
	List Price of Actives	<b>309,950</b>	<b>300,000</b>	<b>319,900</b>	354,450	372,450	304,450	334,500	344,000	319,900
	Change from prior year	-12.6%	-19.5%	N/A	6.0%	8.3%	N/A	4.2%	4.4%	10.3%
	Days on Market	<b>6</b>	<b>6</b>	<b>N/A</b>	5	5	N/A	4	4	39
	Change from prior year	33.3%	33.3%	N/A	12.5%	12.5%	N/A	33.3%	33.3%	N/A
	Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>N/A</b>	100.0%	100.0%	N/A	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	N/A	0.0%	0.0%	N/A	0.0%	0.0%	N/A	
Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>N/A</b>	100.0%	100.0%	N/A	100.0%	100.0%	100.0%	
	Change from prior year	0.0%	0.0%	N/A	0.0%	0.0%	N/A	0.0%	0.0%	N/A

# YEAR-TO-DATE STATISTICS

## SUMMARY >>

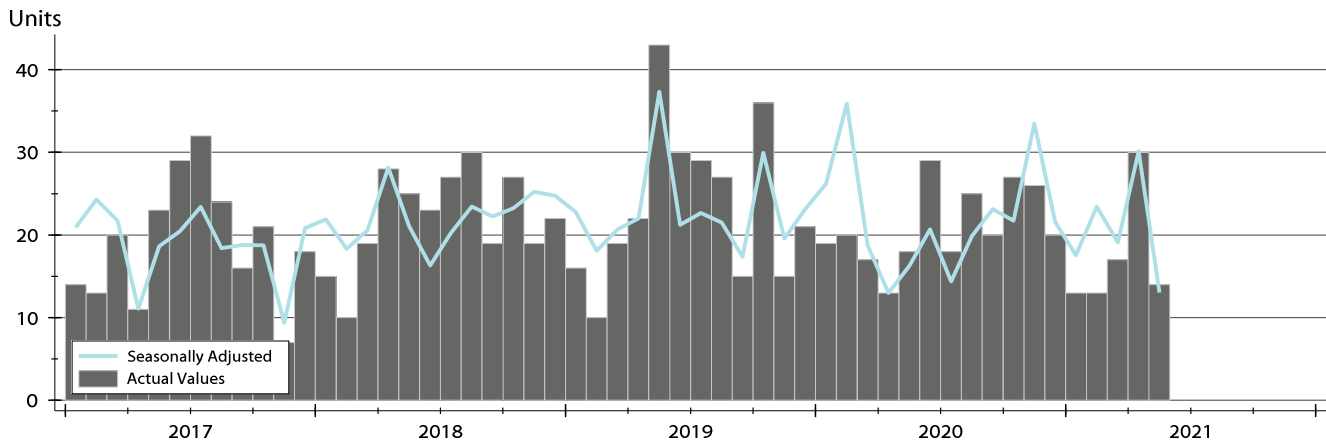
### YTD BREAKDOWNS BY HOME TYPE DOUGLAS COUNTY (EXCLUDING LAWRENCE) AS OF 6/7/2021

Year-to-Date Activity		2021			2020			2019		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>87</b>	<b>83</b>	<b>4</b>	87	76	11	110	103	7
Change from prior year		0.0%	9.2%	-63.6%	-20.9%	-26.2%	57.1%	13.4%	10.8%	75.0%
New Listings		<b>103</b>	<b>98</b>	<b>5</b>	116	107	9	171	161	10
Change from prior year		-11.2%	-8.4%	-44.4%	-32.2%	-33.5%	-10.0%	9.6%	8.8%	25.0%
Contracts Written		<b>104</b>	<b>98</b>	<b>6</b>	95	86	9	126	118	8
Change from prior year		9.5%	14.0%	-33.3%	-24.6%	-27.1%	12.5%	10.5%	5.4%	300.0%
Sales Volume (1,000s)		<b>25,234</b>	<b>23,815</b>	<b>1,419</b>	23,174	19,565	3,609	27,373	25,276	2,097
Change from prior year		8.9%	21.7%	-60.7%	-15.3%	-22.6%	72.1%	11.4%	9.4%	43.0%
Average	Sale Price	<b>290,046</b>	<b>286,930</b>	<b>354,700</b>	266,365	257,435	328,064	248,848	245,402	299,551
	Change from prior year	8.9%	11.5%	8.1%	7.0%	4.9%	9.5%	-1.8%	-1.2%	-18.3%
	Days on Market	<b>27</b>	<b>22</b>	<b>129</b>	37	23	131	39	33	121
	Change from prior year	-27.5%	-6.2%	-1.8%	-4.6%	-29.5%	7.9%	-0.6%	-10.7%	46.6%
	Percent of List	<b>99.4%</b>	<b>99.4%</b>	<b>98.8%</b>	98.7%	98.6%	99.0%	99.2%	99.1%	100.4%
Median	Change from prior year	0.7%	0.8%	-0.2%	-0.5%	-0.5%	-1.4%	-0.2%	-0.2%	-0.1%
	Percent of Original	<b>98.6%</b>	<b>98.5%</b>	<b>100.5%</b>	97.7%	97.8%	96.7%	98.4%	98.3%	100.0%
	Change from prior year	0.9%	0.7%	3.9%	-0.8%	-0.5%	-3.3%	0.2%	0.2%	-0.4%
	Sale Price	<b>240,000</b>	<b>225,000</b>	<b>309,450</b>	239,000	217,750	300,000	225,000	224,900	322,500
	Change from prior year	0.4%	3.3%	3.2%	6.2%	-3.2%	-7.0%	12.5%	12.5%	24.1%
Median	Days on Market	<b>5</b>	<b>4</b>	<b>118</b>	9	8	53	13	10	119
	Change from prior year	-44.4%	-46.7%	121.7%	-30.8%	-25.0%	-55.5%	18.2%	-9.1%	28.6%
	Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	100.0%	99.8%	100.0%	100.0%	100.0%	100.0%
	Change from prior year	0.0%	0.2%	0.0%	0.0%	-0.2%	0.0%	0.0%	0.3%	0.0%
	Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	99.0%	99.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	1.0%	1.0%	0.0%	-1.0%	-1.0%	0.0%	0.5%	0.6%	0.0%	

## CLOSED LISTINGS ANALYSIS

HISTORY >>

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021



SUMMARY >>

Summary Statistics for Closed Listings		May			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		<b>14</b>	18	-22.2%	<b>87</b>	87	0.0%
Volume (1,000s)		<b>4,121</b>	4,472	-7.8%	<b>25,234</b>	23,174	8.9%
Average	Sale Price	<b>294,379</b>	248,419	18.5%	<b>290,046</b>	266,365	8.9%
	Days on Market	<b>11</b>	17	-39.4%	<b>27</b>	37	-27.5%
	Percent of List	<b>99.7%</b>	99.8%	-0.1%	<b>99.4%</b>	98.7%	0.7%
	Percent of Original	<b>98.4%</b>	99.4%	-1.1%	<b>98.6%</b>	97.7%	0.9%
Median	Sale Price	<b>222,450</b>	205,700	8.1%	<b>240,000</b>	239,000	0.4%
	Days on Market	<b>6</b>	5	33.3%	<b>5</b>	9	-44.4%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	99.0%	1.0%

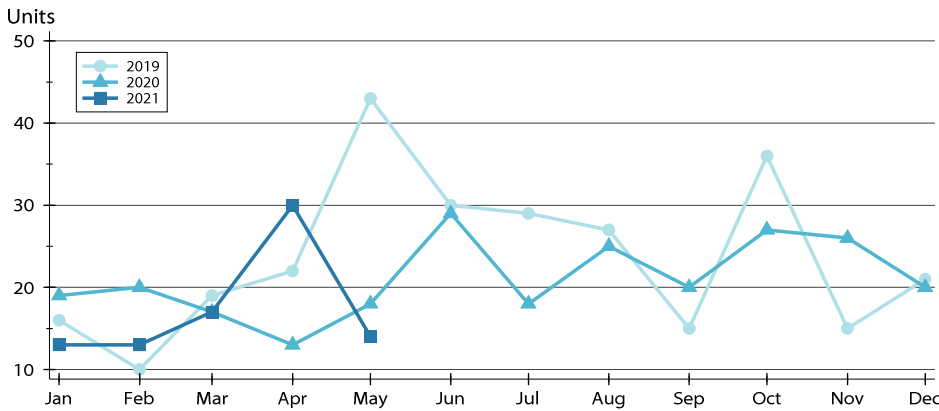
A total of 14 homes sold in Douglas County (excluding Lawrence) in May, down from 18 units in May 2020. Total sales volume fell to \$4.1 million compared to \$4.5 million in the previous year.

The median sales price in May was \$222,450, up 8.1% compared to the prior year. Median days on market was 6 days, up from 3 days in April, and up from 5 in May 2020.

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	16	19	13
February	10	20	13
March	19	17	17
April	22	13	30
May	43	18	14
June	30	29	
July	29	18	
August	27	25	
September	15	20	
October	36	27	
November	15	26	
December	21	20	

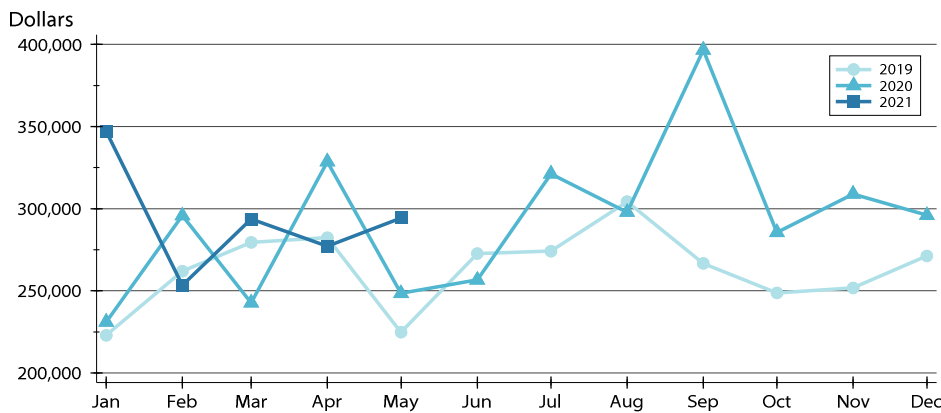
**BY PRICE RANGE** >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	7.1%	82	82,000	82,000	0	0	100.0%	100.0%	100.0%	100.0%
\$100,000-\$149,999	2	14.3%	240	120,000	120,000	9	9	92.0%	92.0%	92.0%	92.0%
\$150,000-\$199,999	1	7.1%	185	185,000	185,000	4	4	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	5	35.7%	1,120	223,960	219,900	15	11	104.0%	100.0%	102.3%	100.0%
\$250,000-\$299,999	1	7.1%	275	274,500	274,500	0	0	100.0%	100.0%	100.0%	100.0%
\$300,000-\$349,999	2	14.3%	660	330,000	330,000	17	17	103.5%	103.5%	103.5%	103.5%
\$350,000-\$399,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	7.1%	630	630,000	630,000	12	12	84.0%	84.0%	74.1%	74.1%
\$750,000-\$999,999	1	7.1%	930	930,000	930,000	4	4	100.5%	100.5%	100.5%	100.5%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	14	100.0%	4,121	294,379	222,450	11	6	99.7%	100.0%	98.4%	100.0%

# CLOSED LISTINGS ANALYSIS

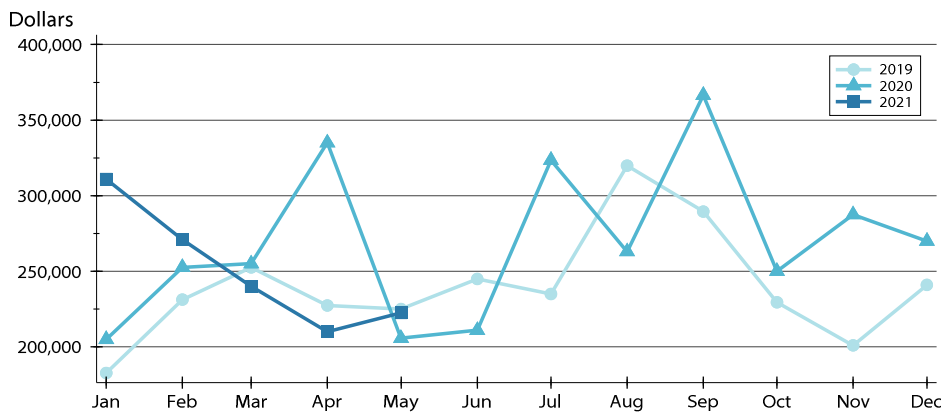
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**AVERAGE PRICE** >>



Month	2019	2020	2021
January	222,918	231,008	347,077
February	261,900	295,780	253,285
March	279,495	242,712	293,600
April	282,314	328,567	277,227
May	224,797	248,419	294,379
June	272,675	256,636	
July	274,159	321,206	
August	304,310	297,868	
September	266,693	396,585	
October	248,731	285,556	
November	251,758	308,939	
December	271,190	295,990	

**MEDIAN PRICE** >>

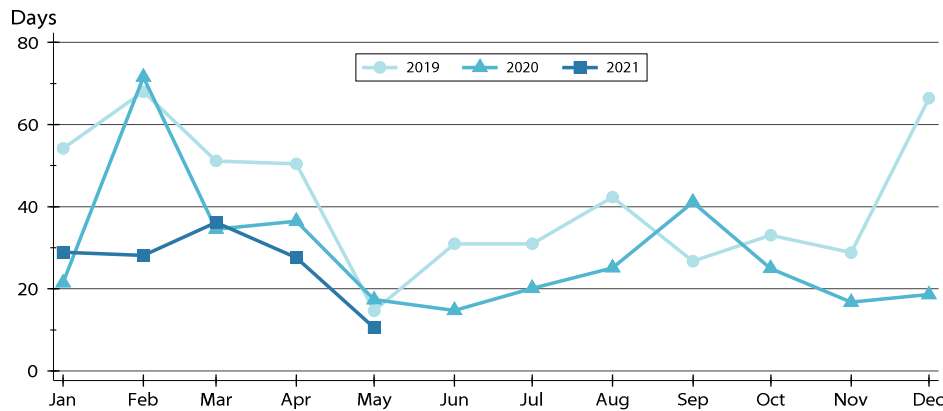


Month	2019	2020	2021
January	182,725	204,950	311,000
February	231,250	252,650	271,000
March	252,500	255,000	240,000
April	227,400	335,000	210,000
May	225,000	205,700	222,450
June	244,950	211,000	
July	235,000	323,500	
August	319,900	263,000	
September	289,500	366,450	
October	229,500	250,000	
November	201,000	287,450	
December	241,000	269,950	

# CLOSED LISTINGS ANALYSIS

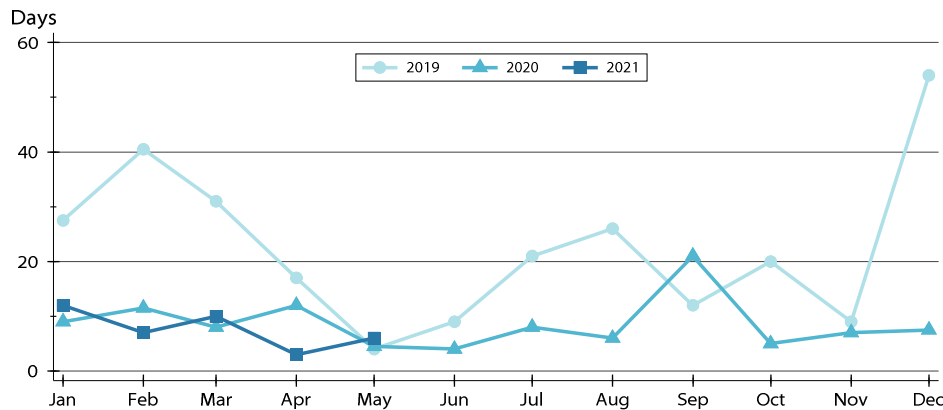
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**AVERAGE DOM** >>



Month	2019	2020	2021
January	54	21	29
February	68	72	28
March	51	35	36
April	50	36	28
May	15	17	11
June	31	15	
July	31	20	
August	42	25	
September	27	41	
October	33	25	
November	29	17	
December	66	19	

**MEDIAN DOM** >>



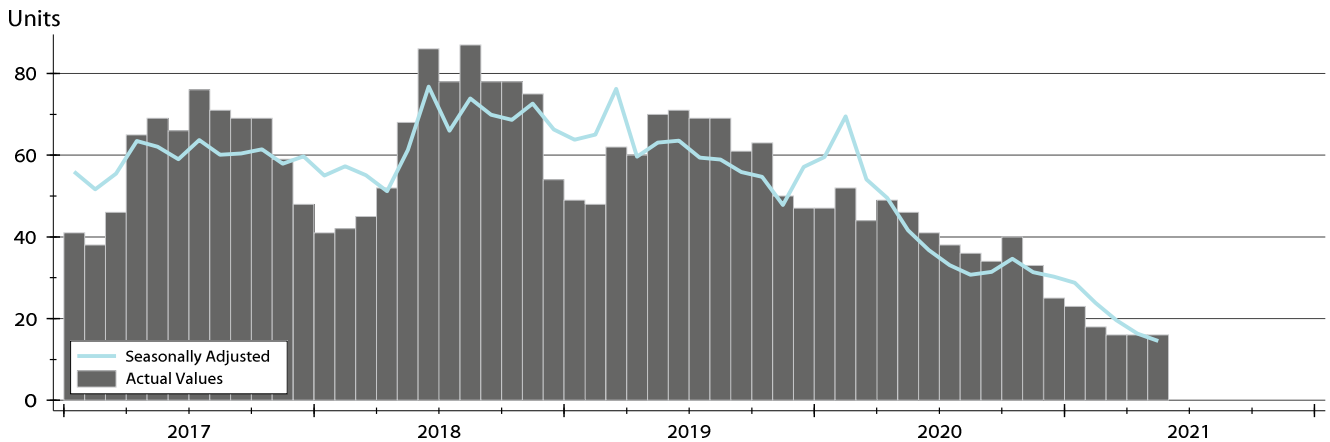
Month	2019	2020	2021
January	28	9	12
February	41	12	7
March	31	8	10
April	17	12	3
May	4	5	6
June	9	4	
July	21	8	
August	26	6	
September	12	21	
October	20	5	
November	9	7	
December	54	8	



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**HISTORY >>**



**SUMMARY >>**

Summary Statistics for Active Listings		End of May		
		2021	2020	Change
Active Listings		<b>16</b>	46	-65.2%
Months' Supply		<b>0.8</b>	2.1	-64.1%
Volume (1,000s)		<b>6,098</b>	22,849	-73.3%
Average	List Price	<b>381,094</b>	496,717	-23.3%
	Days on Market	<b>42</b>	95	-56.5%
	Percent of Original	<b>98.5%</b>	99.0%	-0.6%
Median	List Price	<b>309,950</b>	354,450	-12.6%
	Days on Market	<b>36</b>	59	-39.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 16 homes were available for sale in Douglas County (excluding Lawrence) at the end of May. This represents a 0.8 months' supply of active listings.

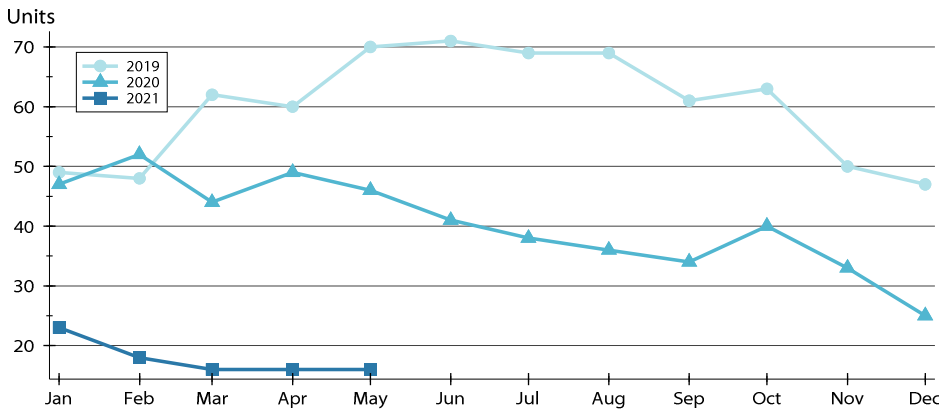
The median list price of homes on the market at the end of May was \$309,950, down 12.6% from 2020. The typical time on market for active listings was 36 days, down from 59 days a year earlier.



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	49	47	23
February	48	52	18
March	62	44	16
April	60	49	16
May	70	46	16
June	71	41	
July	69	38	
August	69	36	
September	61	34	
October	63	40	
November	50	33	
December	47	25	

**BY PRICE RANGE** >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	6.3%	115	0.5	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	6.3%	185	1.0	185,000	185,000	70	70	86.0%	86.0%
\$200,000-\$249,999	3	18.8%	679	0.6	226,467	239,500	37	39	100.0%	100.0%
\$250,000-\$299,999	2	12.5%	563	2.0	281,700	281,700	14	14	100.0%	100.0%
\$300,000-\$349,999	2	12.5%	620	1.0	309,950	309,950	24	24	100.0%	100.0%
\$350,000-\$399,999	2	12.5%	705	N/A	352,450	352,450	44	44	99.3%	99.3%
\$400,000-\$449,999	1	6.3%	420	N/A	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	6.3%	510	N/A	510,000	510,000	84	84	100.0%	100.0%
\$600,000-\$749,999	1	6.3%	730	1.0	730,000	730,000	26	26	100.7%	100.7%
\$750,000-\$999,999	2	12.5%	1,570	2.0	784,950	784,950	17	17	98.4%	98.4%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	16	100.0%	6,098	1.1	381,094	309,950	42	36	98.5%	100.0%



MAY 2021 >>

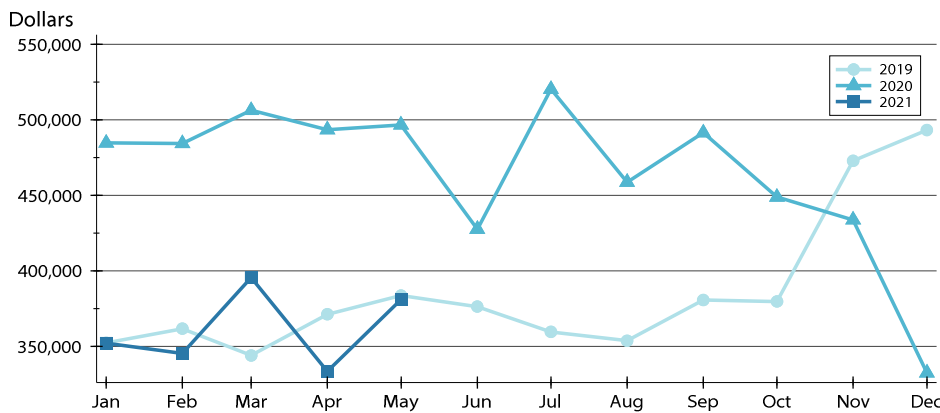
# LAWRENCE MLS STATISTICS



## ACTIVE LISTINGS ANALYSIS

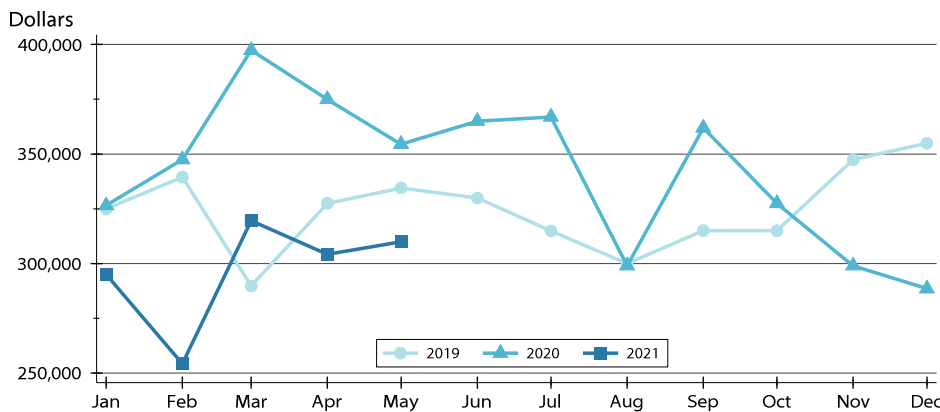
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021

### AVERAGE PRICE >>



Month	2019	2020	2021
January	352,406	484,747	352,137
February	361,792	484,360	345,489
March	344,061	506,364	395,581
April	371,335	493,571	333,478
May	383,726	496,717	381,094
June	376,416	427,603	
July	359,671	520,358	
August	353,781	458,750	
September	380,739	491,534	
October	379,795	448,944	
November	472,927	433,868	
December	493,338	332,488	

### MEDIAN PRICE >>

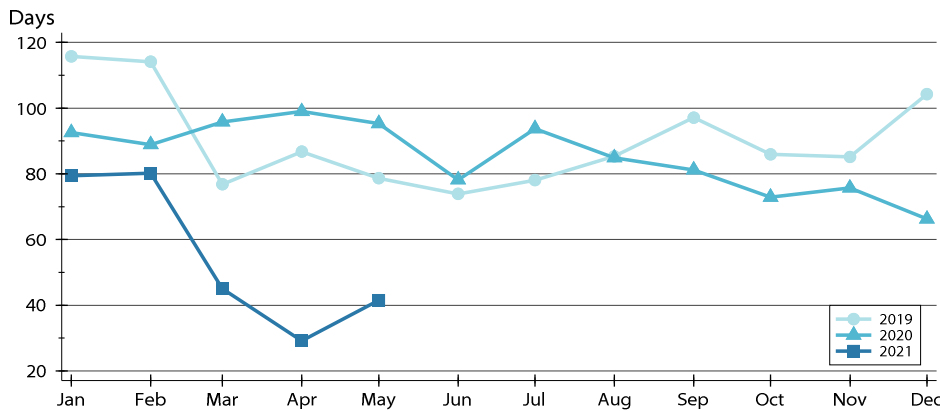


Month	2019	2020	2021
January	324,900	326,500	295,000
February	339,450	347,450	254,200
March	289,700	397,400	319,500
April	327,500	375,000	304,200
May	334,500	354,450	309,950
June	329,900	365,000	
July	314,900	366,950	
August	299,900	299,000	
September	315,000	361,950	
October	315,000	327,450	
November	347,400	299,000	
December	354,900	288,500	

# ACTIVE LISTINGS ANALYSIS

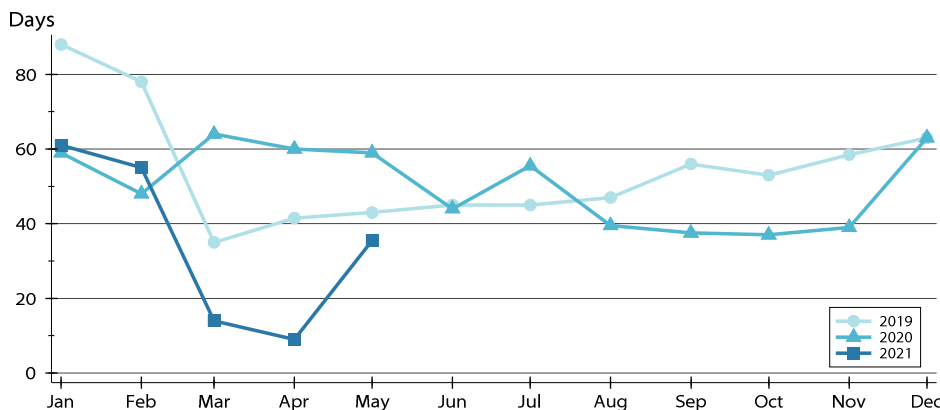
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**AVERAGE DOM** >>



Month	2019	2020	2021
January	116	93	79
February	114	89	80
March	77	96	45
April	87	99	29
May	79	95	42
June	74	78	
July	78	94	
August	85	85	
September	97	81	
October	86	73	
November	85	76	
December	104	66	

**MEDIAN DOM** >>



Month	2019	2020	2021
January	88	59	61
February	78	48	55
March	35	64	14
April	42	60	9
May	43	59	36
June	45	44	
July	45	56	
August	47	40	
September	56	38	
October	53	37	
November	59	39	
December	63	63	



MAY 2021 >>

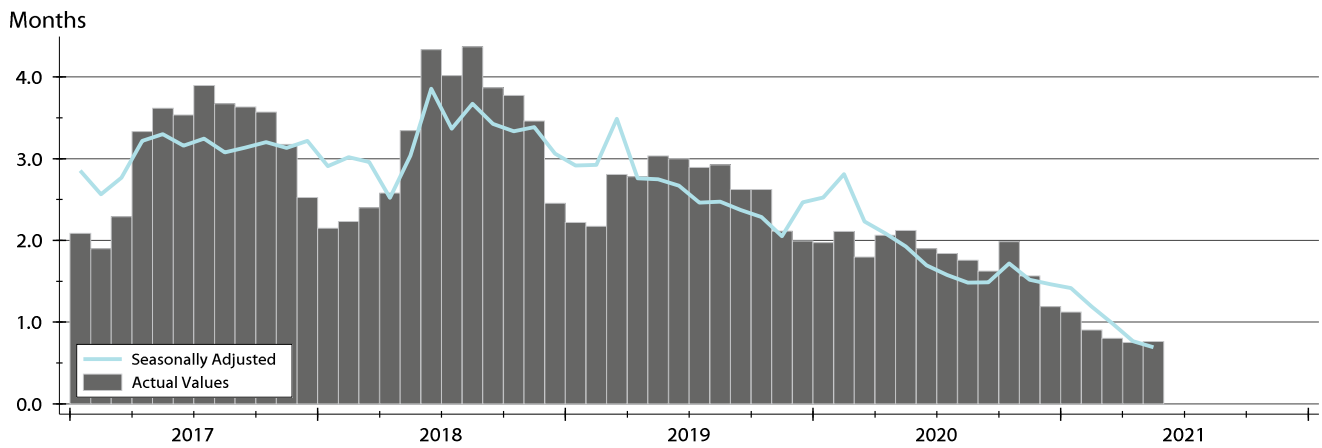
# LAWRENCE MLS STATISTICS



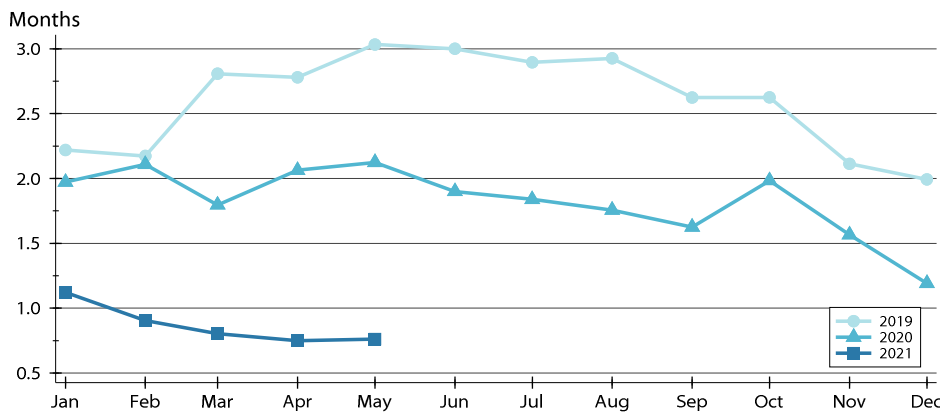
## MONTHS' SUPPLY ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021

HISTORY >>



BY MONTH >>

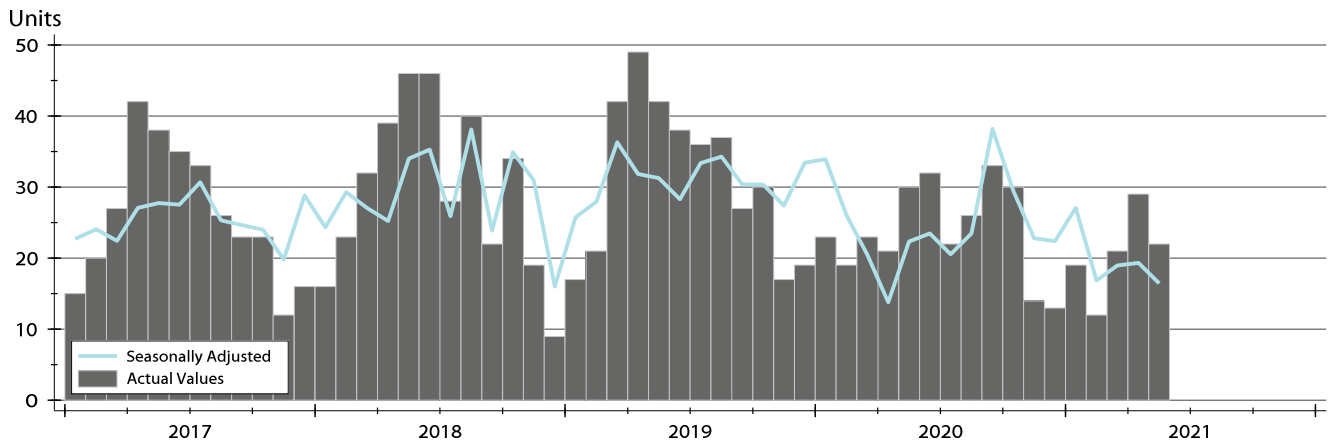


Month	2019	2020	2021
January	2.2	2.0	1.1
February	2.2	2.1	0.9
March	2.8	1.8	0.8
April	2.8	2.1	0.8
May	3.0	2.1	0.8
June	3.0	1.9	
July	2.9	1.8	
August	2.9	1.8	
September	2.6	1.6	
October	2.6	2.0	
November	2.1	1.6	
December	2.0	1.2	

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for New Listings		May		
		2021	2020	Change
Current Month	New Listings	22	30	-26.7%
	Volume (1,000s)	6,416	8,069	-20.5%
	Average List Price	291,627	268,967	8.4%
	Median List Price	247,450	254,900	-2.9%
YTD	New Listings	103	116	-11.2%
	Volume (1,000s)	30,759	34,044	-9.6%
	Average List Price	298,628	293,480	1.8%
	Median List Price	249,900	257,450	-2.9%

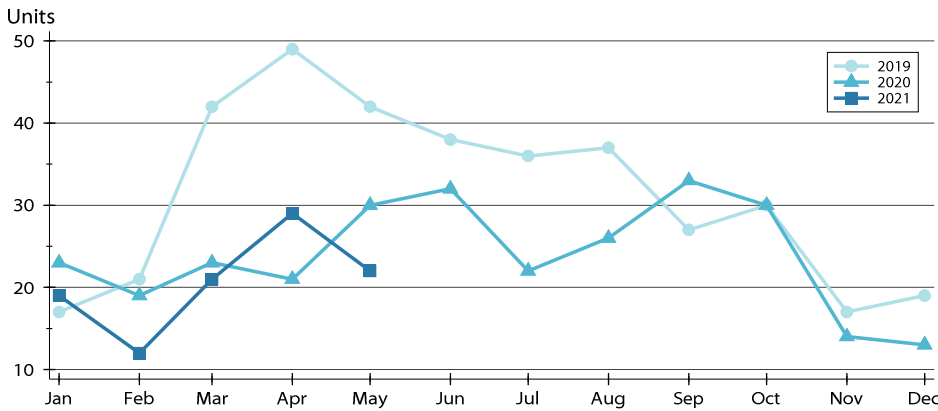
A total of 22 new listings were added in Douglas County (excluding Lawrence) during May, down 26.7% from the same month in 2020. Year-to-date Douglas County (excluding Lawrence) has seen 103 new listings.

The median list price of these homes was \$247,450 down from \$254,900 in 2020.

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	17	23	19
February	21	19	12
March	42	23	21
April	49	21	29
May	42	30	22
June	38	32	
July	36	22	
August	37	26	
September	27	33	
October	30	30	
November	17	14	
December	19	13	

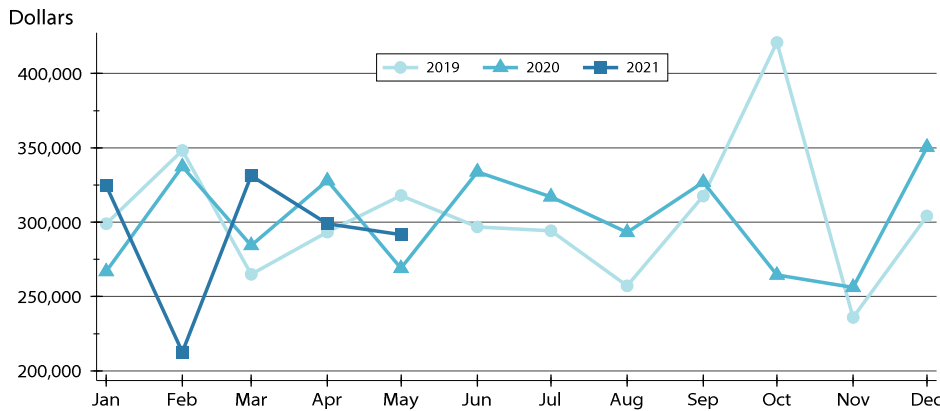
**BY PRICE RANGE** >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A
\$50,000-\$99,999	1	4.5%	82	82,000	82,000
\$100,000-\$149,999	3	13.6%	397	132,300	132,000
\$150,000-\$199,999	2	9.1%	346	173,000	173,000
\$200,000-\$249,999	5	22.7%	1,165	232,960	239,900
\$250,000-\$299,999	4	18.2%	1,076	269,075	265,950
\$300,000-\$349,999	3	13.6%	980	326,633	330,000
\$350,000-\$399,999	2	9.1%	725	362,450	362,450
\$400,000-\$449,999	0	0.0%	0	N/A	N/A
\$450,000-\$499,999	0	0.0%	0	N/A	N/A
\$500,000-\$599,999	0	0.0%	0	N/A	N/A
\$600,000-\$749,999	1	4.5%	730	730,000	730,000
\$750,000-\$999,999	1	4.5%	915	915,000	915,000
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	22	100.0%	6,416	291,627	247,450

**NEW LISTINGS ANALYSIS**

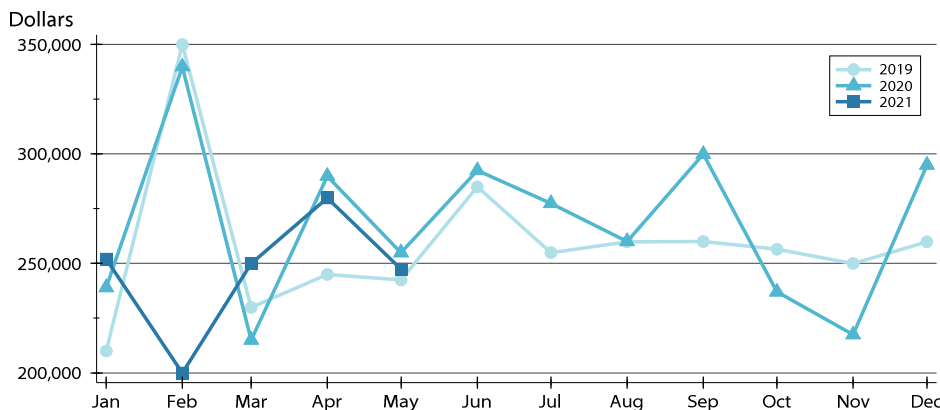
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**AVERAGE PRICE** >>



Month	2019	2020	2021
January	298,976	266,811	324,484
February	348,252	337,421	212,625
March	264,952	284,387	331,185
April	293,347	327,910	299,009
May	317,980	268,967	291,627
June	296,849	333,883	
July	294,224	317,055	
August	257,184	293,169	
September	317,598	326,898	
October	420,878	264,462	
November	235,951	256,132	
December	304,200	350,408	

**MEDIAN PRICE** >>



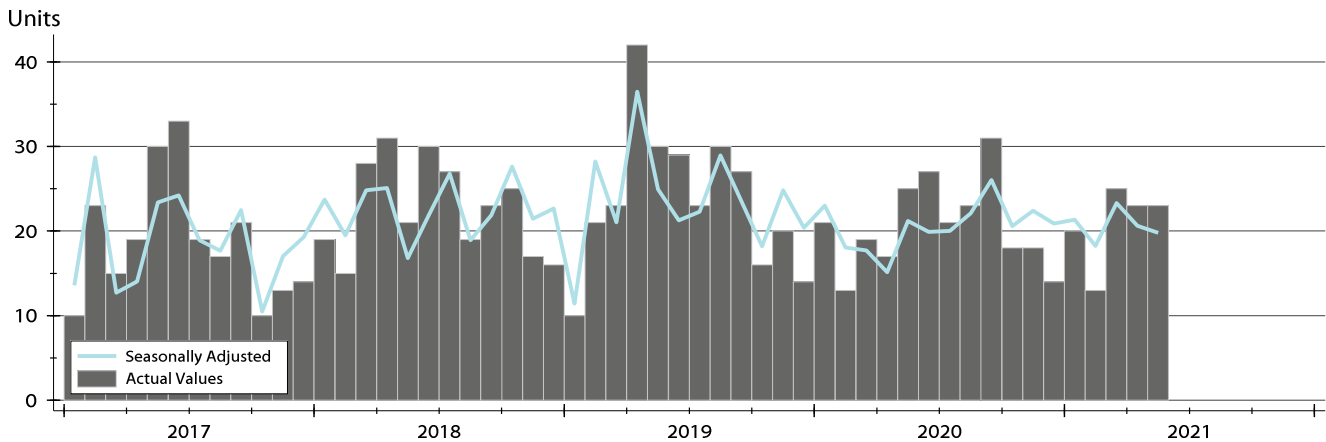
Month	2019	2020	2021
January	210,000	239,000	252,000
February	350,000	339,900	199,950
March	229,900	215,000	249,900
April	245,000	289,900	279,900
May	242,450	254,900	247,450
June	284,948	292,450	
July	254,950	277,400	
August	259,900	260,000	
September	259,999	299,900	
October	256,450	237,000	
November	250,000	217,450	
December	259,900	295,000	



## CONTRACTS WRITTEN ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021

### HISTORY >>



### SUMMARY >>

Summary Statistics for Contracts Written		May			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		23	25	-8.0%	104	95	9.5%
Volume (1,000s)		6,201	6,785	-8.6%	31,379	26,356	19.1%
Average	Sale Price	269,624	271,400	-0.7%	301,723	277,433	8.8%
	Days on Market	6	28	-79.8%	21	34	-39.8%
	Percent of Original	98.8%	98.9%	-0.1%	99.4%	98.1%	1.3%
Median	Sale Price	240,000	219,900	9.1%	250,950	240,000	4.6%
	Days on Market	4	7	-42.9%	4	8	-50.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

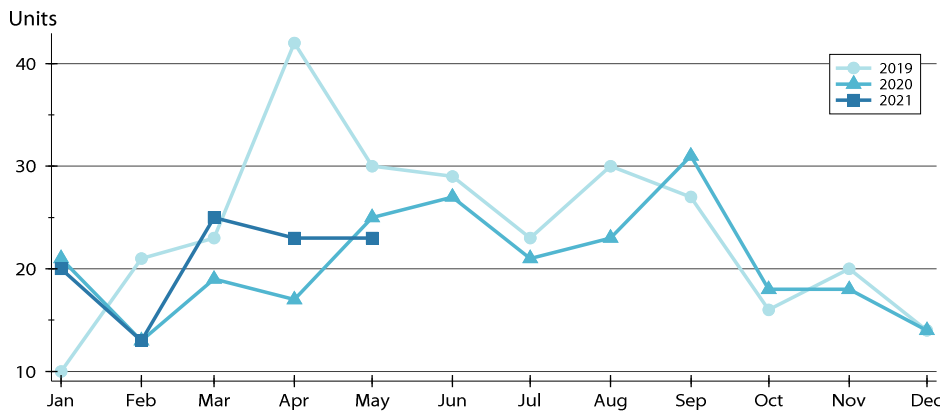
A total of 23 contracts for sale were written in Douglas County (excluding Lawrence) during the month of May, down from 25 in 2020. The median list price of these homes was \$240,000, up from \$219,900 the prior year.

Half of the homes that went under contract in May were on the market less than 4 days, compared to 7 days in May 2020.

**CONTRACTS WRITTEN ANALYSIS**

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	10	21	20
February	21	13	13
March	23	19	25
April	42	17	23
May	30	25	23
June	29	27	
July	23	21	
August	30	23	
September	27	31	
October	16	18	
November	20	18	
December	14	14	

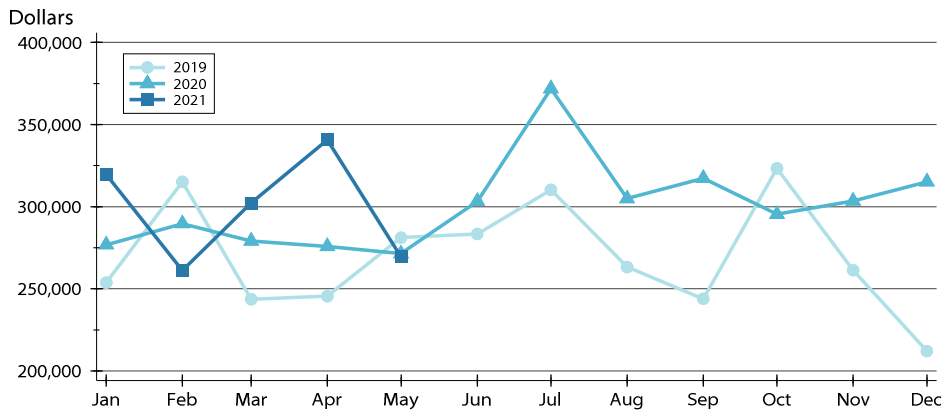
**BY PRICE RANGE** >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.3%	82	82,000	82,000	0	0	100.0%	100.0%
\$100,000-\$149,999	4	17.4%	532	132,975	133,500	7	8	95.3%	98.6%
\$150,000-\$199,999	2	8.7%	373	186,250	186,250	7	7	99.3%	99.3%
\$200,000-\$249,999	5	21.7%	1,165	232,960	239,900	2	2	99.2%	100.0%
\$250,000-\$299,999	6	26.1%	1,650	275,050	276,950	9	7	99.4%	100.0%
\$300,000-\$349,999	2	8.7%	650	325,000	325,000	2	2	100.0%	100.0%
\$350,000-\$399,999	1	4.3%	375	374,900	374,900	4	4	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	4.3%	460	459,950	459,950	17	17	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	4.3%	915	915,000	915,000	4	4	100.0%	100.0%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	23	100.0%	6,201	269,624	240,000	6	4	98.8%	100.0%

# CONTRACTS WRITTEN ANALYSIS

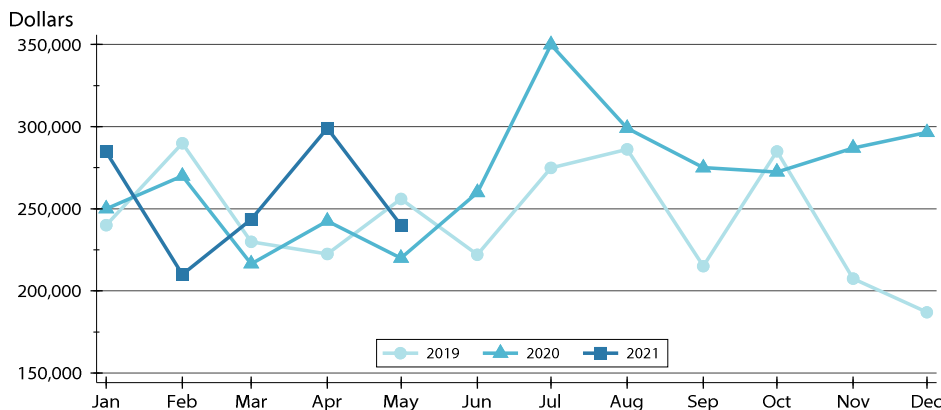
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

## AVERAGE PRICE >>



Month	2019	2020	2021
January	253,735	276,812	319,578
February	315,090	289,696	261,162
March	243,609	279,111	302,192
April	245,508	275,818	340,713
May	281,145	271,400	269,624
June	283,326	303,226	
July	310,298	371,826	
August	263,210	304,952	
September	243,887	317,306	
October	323,309	295,361	
November	261,313	303,492	
December	212,057	315,114	

## MEDIAN PRICE >>

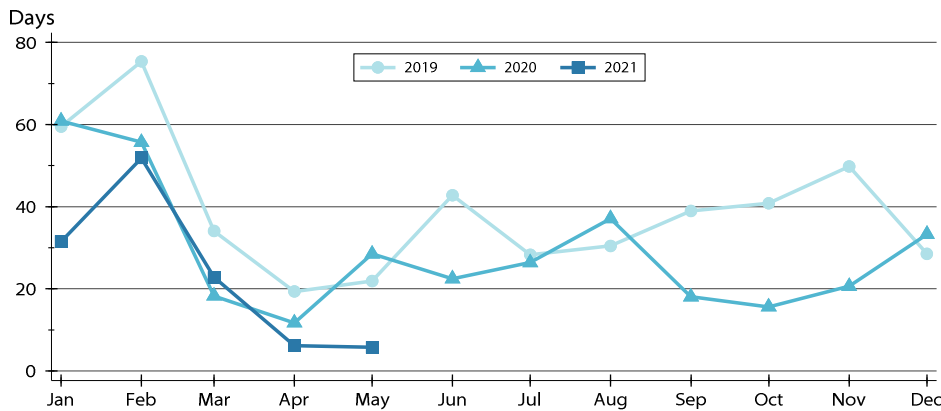


Month	2019	2020	2021
January	240,000	250,000	284,700
February	289,900	269,950	210,000
March	229,900	216,500	243,500
April	222,450	242,500	299,000
May	256,000	219,900	240,000
June	222,000	259,900	
July	274,900	349,900	
August	286,200	299,000	
September	215,000	275,000	
October	284,950	272,400	
November	207,450	286,950	
December	186,950	296,450	

**CONTRACTS WRITTEN ANALYSIS**

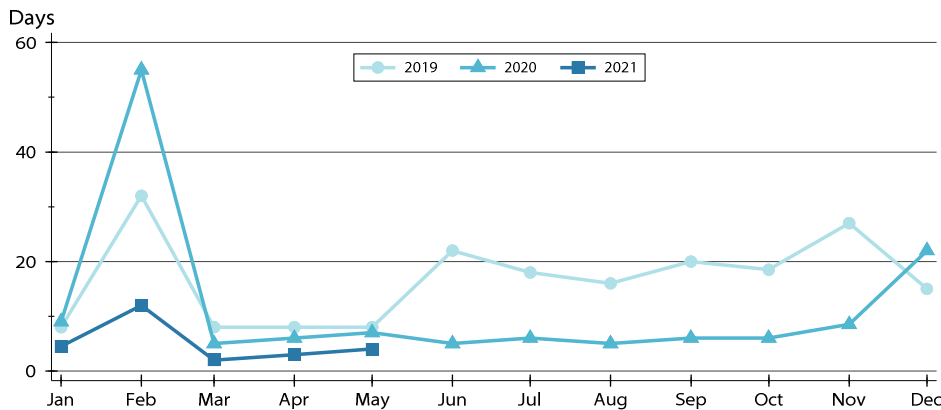
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**AVERAGE DOM** >>



Month	2019	2020	2021
January	60	61	32
February	75	56	52
March	34	18	23
April	19	12	6
May	22	28	6
June	43	22	
July	28	26	
August	30	37	
September	39	18	
October	41	16	
November	50	21	
December	29	33	

**MEDIAN DOM** >>

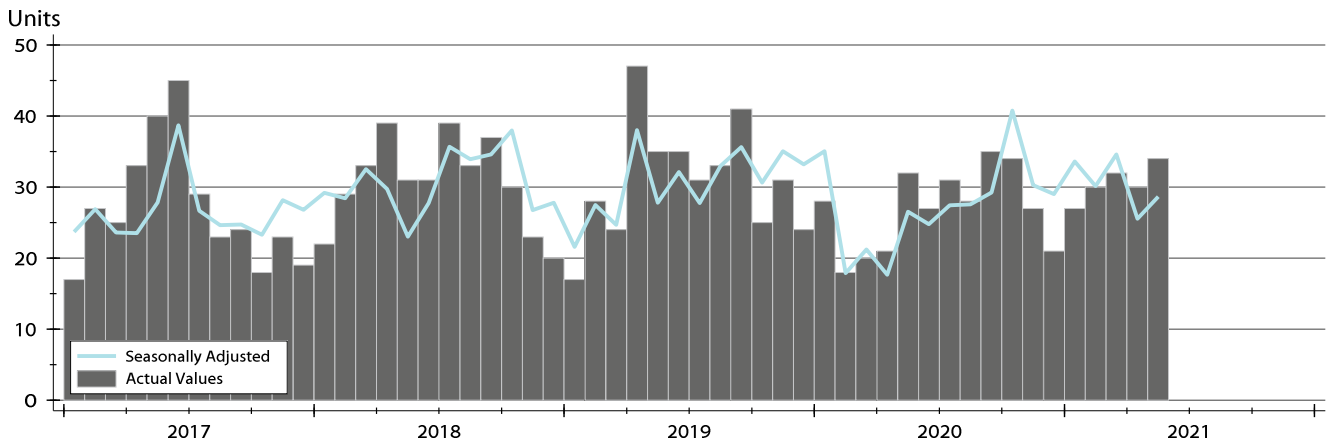


Month	2019	2020	2021
January	8	9	5
February	32	55	12
March	8	5	2
April	8	6	3
May	8	7	4
June	22	5	
July	18	6	
August	16	5	
September	20	6	
October	19	6	
November	27	9	
December	15	22	

# PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**HISTORY >>**



**SUMMARY >>**

Summary Statistics for Active Listings		End of May		
		2021	2020	Change
Active Listings		<b>34</b>	32	6.3%
Volume (1,000s)		<b>10,936</b>	8,197	33.4%
Average	List Price	<b>321,660</b>	256,167	25.6%
	Days on Market	<b>12</b>	23	-46.8%
	Percent of Original	<b>99.7%</b>	99.0%	0.7%
Median	List Price	<b>292,250</b>	217,400	34.4%
	Days on Market	<b>4</b>	5	-30.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

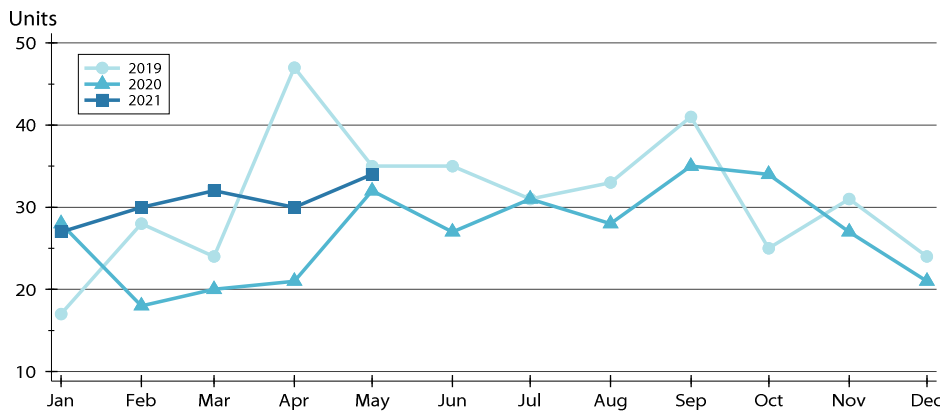
A total of 34 listings in Douglas County (excluding Lawrence) had contracts pending at the end of May, up from 32 contracts pending at the end of May 2020.

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.

# PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	17	28	27
February	28	18	30
March	24	20	32
April	47	21	30
May	35	32	34
June	35	27	
July	31	31	
August	33	28	
September	41	35	
October	25	34	
November	31	27	
December	24	21	

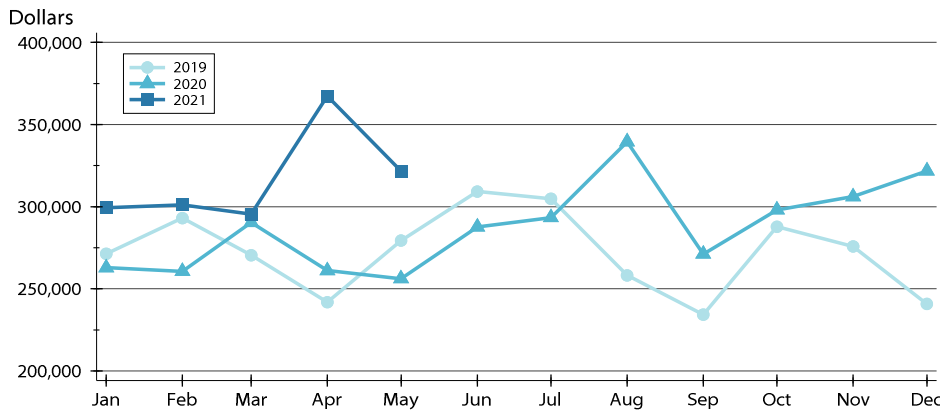
**BY PRICE RANGE** >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	3	8.8%	396	131,967	132,000	6	7	99.1%	100.0%
\$150,000-\$199,999	2	5.9%	373	186,250	186,250	7	7	99.3%	99.3%
\$200,000-\$249,999	7	20.6%	1,602	228,814	225,000	2	1	99.4%	100.0%
\$250,000-\$299,999	6	17.6%	1,655	275,883	279,450	8	6	99.4%	100.0%
\$300,000-\$349,999	5	14.7%	1,627	325,360	329,900	2	3	100.0%	100.0%
\$350,000-\$399,999	6	17.6%	2,205	367,417	369,900	40	5	100.1%	100.0%
\$400,000-\$449,999	1	2.9%	410	409,900	409,900	35	35	100.0%	100.0%
\$450,000-\$499,999	1	2.9%	460	459,950	459,950	17	17	100.0%	100.0%
\$500,000-\$599,999	1	2.9%	600	599,900	599,900	2	2	100.0%	100.0%
\$600,000-\$749,999	1	2.9%	695	695,000	695,000	15	15	100.0%	100.0%
\$750,000-\$999,999	1	2.9%	915	915,000	915,000	4	4	100.0%	100.0%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	34	100.0%	10,936	321,660	292,250	12	4	99.7%	100.0%

# PENDING CONTRACTS ANALYSIS

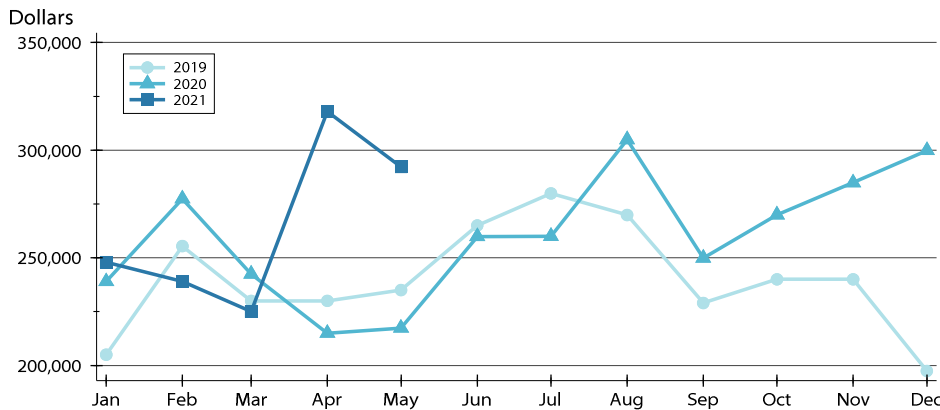
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

## AVERAGE PRICE >>



Month	2019	2020	2021
January	271,326	262,813	299,446
February	293,045	260,678	301,182
March	270,442	290,408	295,359
April	241,817	261,110	367,297
May	279,353	256,167	321,660
June	309,233	287,633	
July	304,824	293,374	
August	258,170	339,482	
September	234,262	271,154	
October	287,782	298,091	
November	275,829	306,080	
December	240,785	321,752	

## MEDIAN PRICE >>



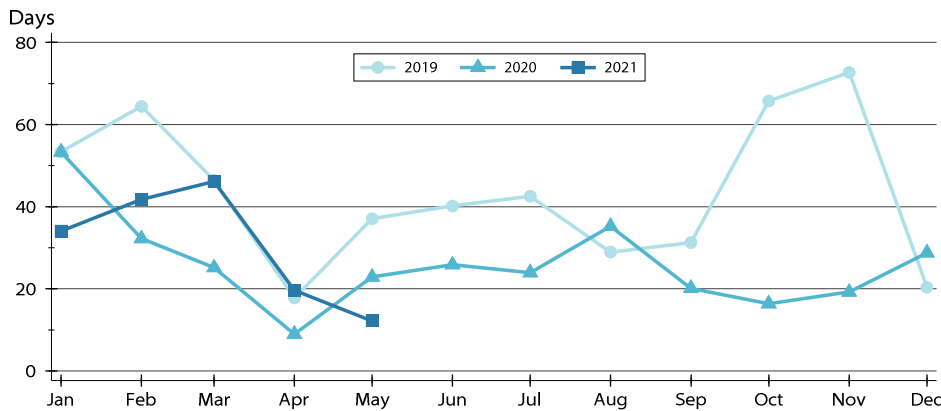
Month	2019	2020	2021
January	205,000	239,000	248,000
February	255,450	277,425	239,000
March	229,950	242,475	225,000
April	230,000	215,000	318,000
May	235,000	217,400	292,250
June	265,000	259,900	
July	279,900	260,000	
August	269,900	304,900	
September	229,000	249,900	
October	240,000	269,950	
November	240,000	284,900	
December	197,425	299,900	



# PENDING CONTRACTS ANALYSIS

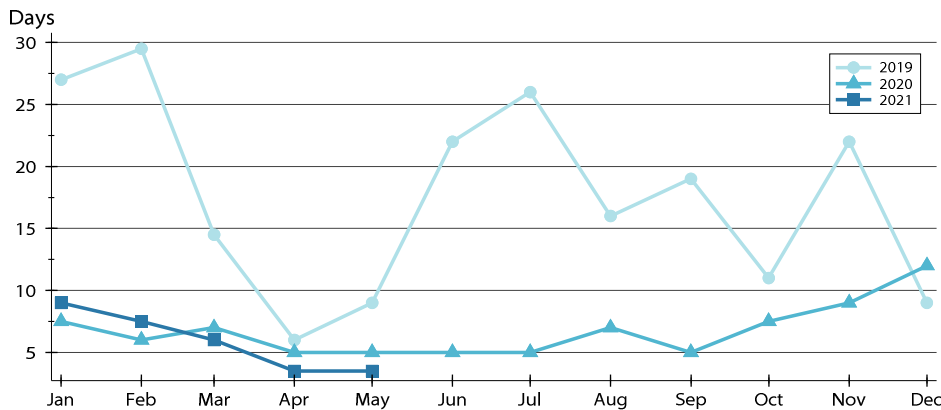
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 6/7/2021**

## AVERAGE DOM >>



Month	2019	2020	2021
January	53	53	34
February	64	32	42
March	46	25	46
April	18	9	20
May	37	23	12
June	40	26	
July	43	24	
August	29	35	
September	31	20	
October	66	16	
November	73	19	
December	20	29	

## MEDIAN DOM >>



Month	2019	2020	2021
January	27	8	9
February	30	6	8
March	15	7	6
April	6	5	4
May	9	5	4
June	22	5	
July	26	5	
August	16	7	
September	19	5	
October	11	8	
November	22	9	
December	9	12	