



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Fell in February

Total home sales in Douglas County fell last month to 10 units, compared to 13 units in February 2021. Total sales volume was \$4.3 million, up from a year earlier.

The median sale price in February was \$333,250, up from \$271,000 a year earlier. Homes that sold in February were typically on the market for 6 days and sold for 100.0% of their list prices.

### Douglas County Active Listings Remain the Same at End of February

The total number of active listings in Douglas County at the end of February was 18 units, the same as in February 2021. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$402,450.

During February, a total of 11 contracts were written down from 13 in February 2021. At the end of the month, there were 22 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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## Douglas County (Excluding Lawrence) Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
<b>Home Sales</b>		<b>10</b>	<b>13</b>	<b>20</b>	<b>20</b>	<b>26</b>	<b>39</b>
Change from prior year		-23.1%	-35.0%	100.0%	-23.1%	-33.3%	50.0%
<b>Active Listings</b>		<b>18</b>	<b>18</b>	<b>52</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-65.4%	8.3%			
<b>Months' Supply</b>		<b>0.9</b>	<b>0.9</b>	<b>2.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-57.1%	-4.5%			
<b>New Listings</b>		<b>11</b>	<b>12</b>	<b>19</b>	<b>26</b>	<b>31</b>	<b>42</b>
Change from prior year		-8.3%	-36.8%	-9.5%	-16.1%	-26.2%	10.5%
<b>Contracts Written</b>		<b>11</b>	<b>13</b>	<b>13</b>	<b>26</b>	<b>33</b>	<b>34</b>
Change from prior year		-15.4%	0.0%	-38.1%	-21.2%	-2.9%	9.7%
<b>Pending Contracts</b>		<b>22</b>	<b>30</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-26.7%	66.7%	-35.7%			
<b>Sales Volume (1,000s)</b>		<b>4,322</b>	<b>3,293</b>	<b>5,916</b>	<b>8,003</b>	<b>7,805</b>	<b>10,305</b>
Change from prior year		31.2%	-44.3%	125.9%	2.5%	-24.3%	66.6%
<b>Average</b>	<b>Sale Price</b>	<b>432,200</b>	<b>253,285</b>	<b>295,780</b>	<b>400,153</b>	<b>300,181</b>	<b>264,224</b>
	Change from prior year	70.6%	-14.4%	12.9%	33.3%	13.6%	11.1%
	<b>List Price of Actives</b>	<b>487,044</b>	<b>345,489</b>	<b>484,360</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	41.0%	-28.7%	33.9%			
	<b>Days on Market</b>	<b>18</b>	<b>28</b>	<b>72</b>	<b>17</b>	<b>29</b>	<b>47</b>
Change from prior year	-35.7%	-61.1%	5.9%	-41.4%	-38.3%	-21.7%	
<b>Percent of List</b>	<b>101.3%</b>	<b>97.5%</b>	<b>98.0%</b>	<b>102.9%</b>	<b>98.3%</b>	<b>98.0%</b>	
Change from prior year	3.9%	-0.5%	3.4%	4.7%	0.3%	-0.1%	
<b>Percent of Original</b>	<b>100.9%</b>	<b>97.4%</b>	<b>96.4%</b>	<b>103.2%</b>	<b>97.0%</b>	<b>96.5%</b>	
Change from prior year	3.6%	1.0%	5.0%	6.4%	0.5%	0.6%	
<b>Median</b>	<b>Sale Price</b>	<b>333,250</b>	<b>271,000</b>	<b>252,650</b>	<b>333,250</b>	<b>293,500</b>	<b>225,000</b>
	Change from prior year	23.0%	7.3%	9.3%	13.5%	30.4%	7.0%
	<b>List Price of Actives</b>	<b>402,450</b>	<b>254,200</b>	<b>347,450</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	58.3%	-26.8%	2.4%			
	<b>Days on Market</b>	<b>6</b>	<b>7</b>	<b>12</b>	<b>5</b>	<b>11</b>	<b>11</b>
Change from prior year	-14.3%	-41.7%	-70.7%	-54.5%	0.0%	-62.1%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.5%</b>	<b>98.9%</b>	
Change from prior year	0.0%	0.0%	2.0%	0.5%	0.6%	-0.5%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.5%</b>	<b>100.0%</b>	<b>98.1%</b>	<b>98.4%</b>	
Change from prior year	0.0%	0.5%	2.4%	1.9%	-0.3%	0.8%	

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



## Douglas County (Excluding Lawrence) Closed Listings Analysis

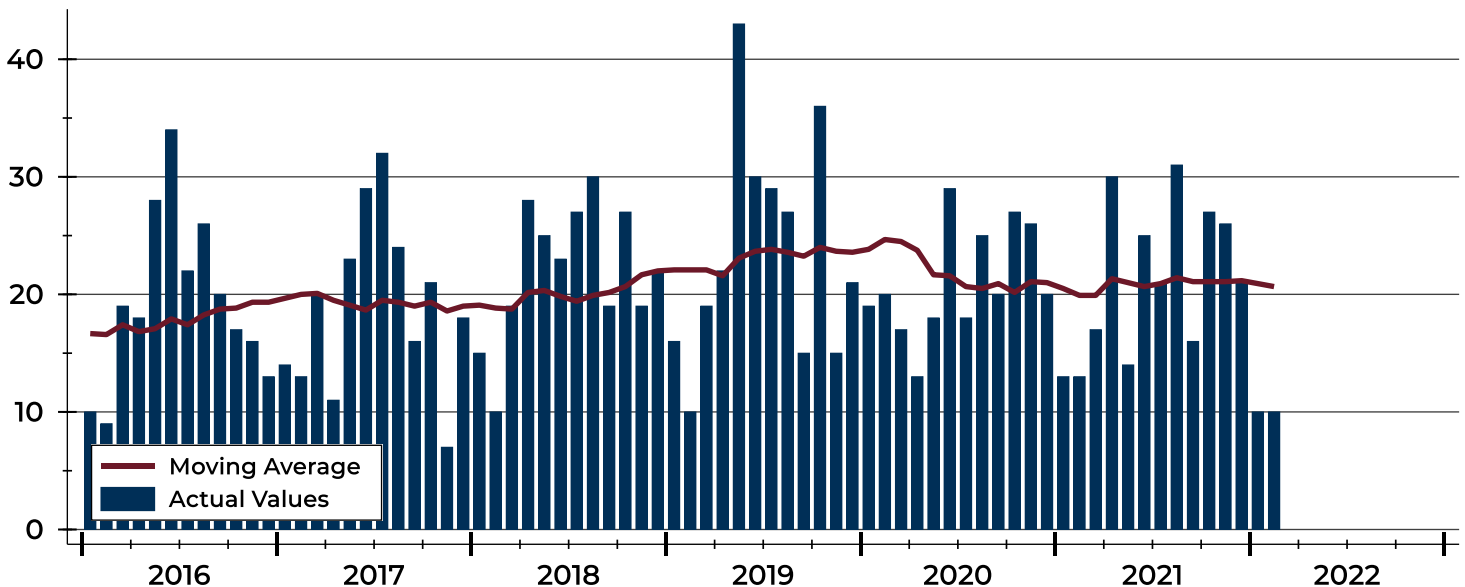
Summary Statistics for Closed Listings		2022	February 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		10	13	-23.1%	20	26	-23.1%
Volume (1,000s)		4,322	3,293	31.2%	8,003	7,805	2.5%
Months' Supply		0.9	0.9	0.0%	N/A	N/A	N/A
Average	Sale Price	432,200	253,285	70.6%	400,153	300,181	33.3%
	Days on Market	18	28	-35.7%	17	29	-41.4%
	Percent of List	101.3%	97.5%	3.9%	102.9%	98.3%	4.7%
	Percent of Original	100.9%	97.4%	3.6%	103.2%	97.0%	6.4%
Median	Sale Price	333,250	271,000	23.0%	333,250	293,500	13.5%
	Days on Market	6	7	-14.3%	5	11	-54.5%
	Percent of List	100.0%	100.0%	0.0%	100.0%	99.5%	0.5%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	98.1%	1.9%

A total of 10 homes sold in Douglas County in February, down from 13 units in February 2021. Total sales volume rose to \$4.3 million compared to \$3.3 million in the previous year.

The median sales price in February was \$333,250, up 23.0% compared to the prior year. Median days on market was 6 days, up from 4 days in January, but down from 7 in February 2021.

## History of Closed Listings

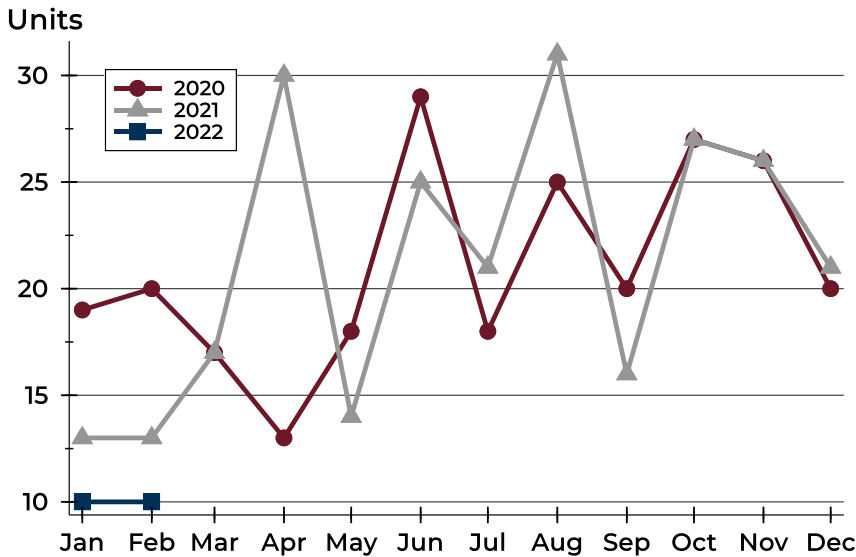
Units





## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Closed Listings by Month



Month	2020	2021	2022
January	19	13	10
February	20	13	10
March	17	17	
April	13	30	
May	18	14	
June	29	25	
July	18	21	
August	25	31	
September	20	16	
October	27	27	
November	26	26	
December	20	21	

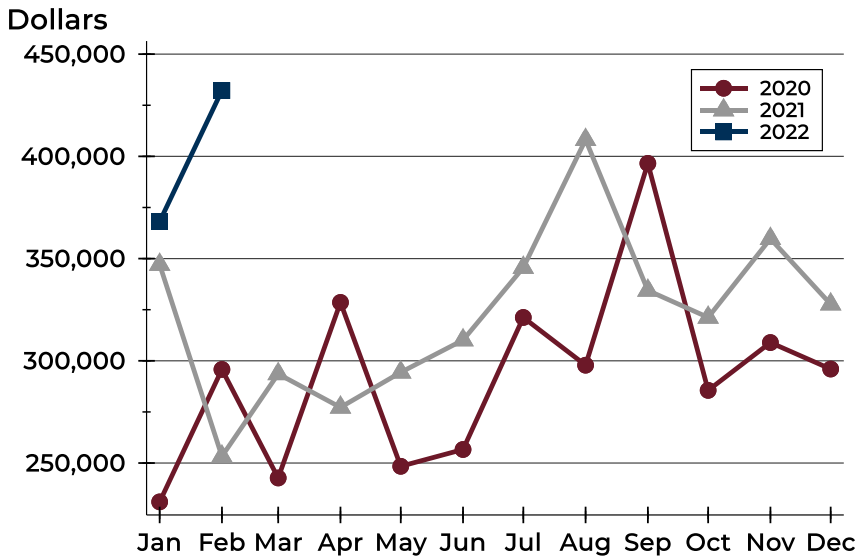
### Closed Listings by Price Range

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%	0.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	10.0%	0.5	220,000	220,000	24	24	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	2	20.0%	0.3	293,250	293,250	2	2	102.0%	102.0%	102.0%	102.0%
\$300,000-\$349,999	3	30.0%	0.0	330,500	329,000	6	6	100.8%	100.0%	100.8%	100.0%
\$350,000-\$399,999	2	20.0%	3.0	367,000	367,000	67	67	98.6%	98.6%	96.8%	96.8%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	10.0%	0.8	540,000	540,000	2	2	109.1%	109.1%	109.1%	109.1%
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	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%	2.4	1,250,000	1,250,000	0	0	100.0%	100.0%	100.0%	100.0%



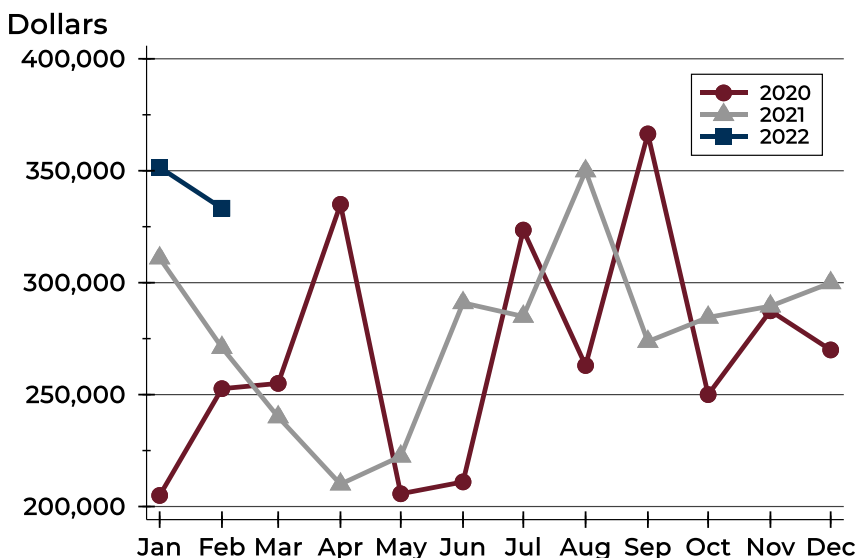
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average Price



Month	2020	2021	2022
January	231,008	347,077	<b>368,105</b>
February	295,780	253,285	<b>432,200</b>
March	242,712	293,600	
April	328,567	277,227	
May	248,419	294,379	
June	256,636	310,146	
July	321,206	345,614	
August	297,868	408,148	
September	396,585	334,425	
October	285,556	321,227	
November	308,939	359,738	
December	295,990	327,702	

### Median Price

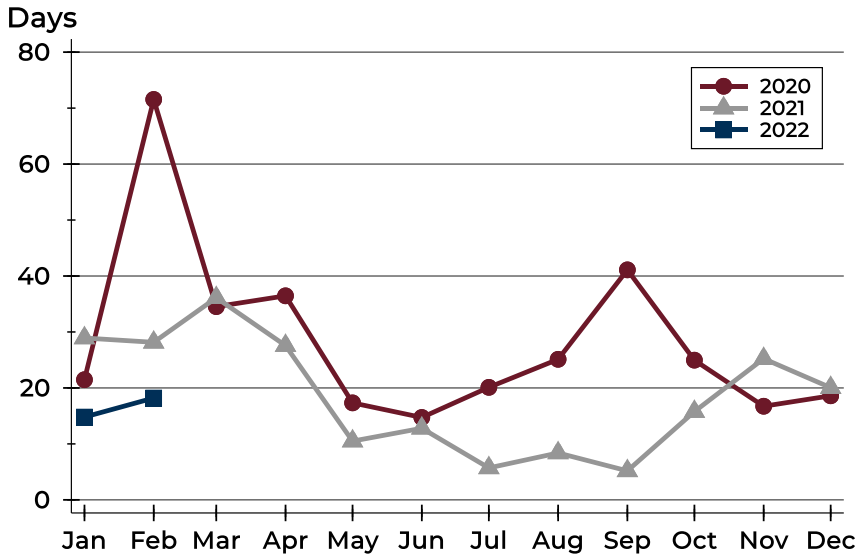


Month	2020	2021	2022
January	204,950	311,000	<b>351,500</b>
February	252,650	271,000	<b>333,250</b>
March	255,000	240,000	
April	335,000	210,000	
May	205,700	222,450	
June	211,000	291,000	
July	323,500	284,900	
August	263,000	349,900	
September	366,450	273,700	
October	250,000	284,500	
November	287,450	289,500	
December	269,950	299,900	



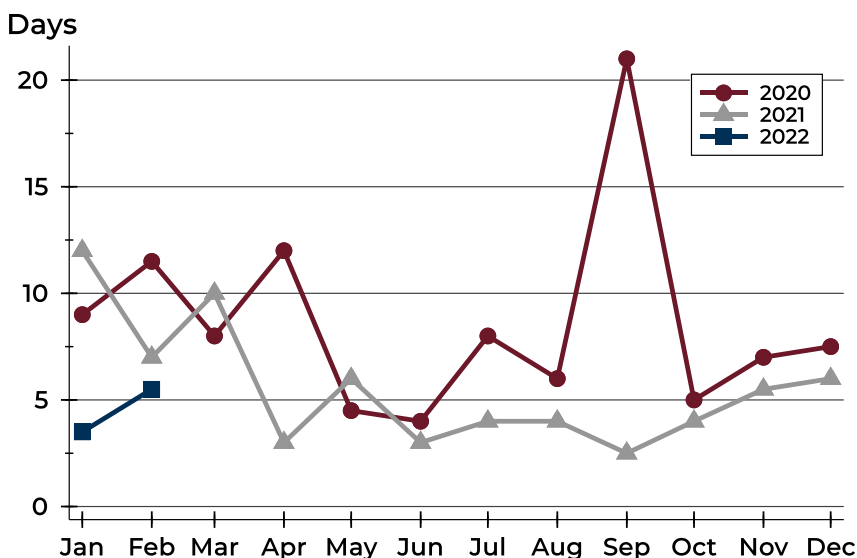
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average DOM



Month	2020	2021	2022
January	21	29	15
February	72	28	18
March	35	36	
April	36	28	
May	17	11	
June	15	13	
July	20	6	
August	25	8	
September	41	5	
October	25	16	
November	17	25	
December	19	20	

### Median DOM



Month	2020	2021	2022
January	9	12	4
February	12	7	6
March	8	10	
April	12	3	
May	5	6	
June	4	3	
July	8	4	
August	6	4	
September	21	3	
October	5	4	
November	7	6	
December	8	6	



## Douglas County (Excluding Lawrence) Active Listings Analysis

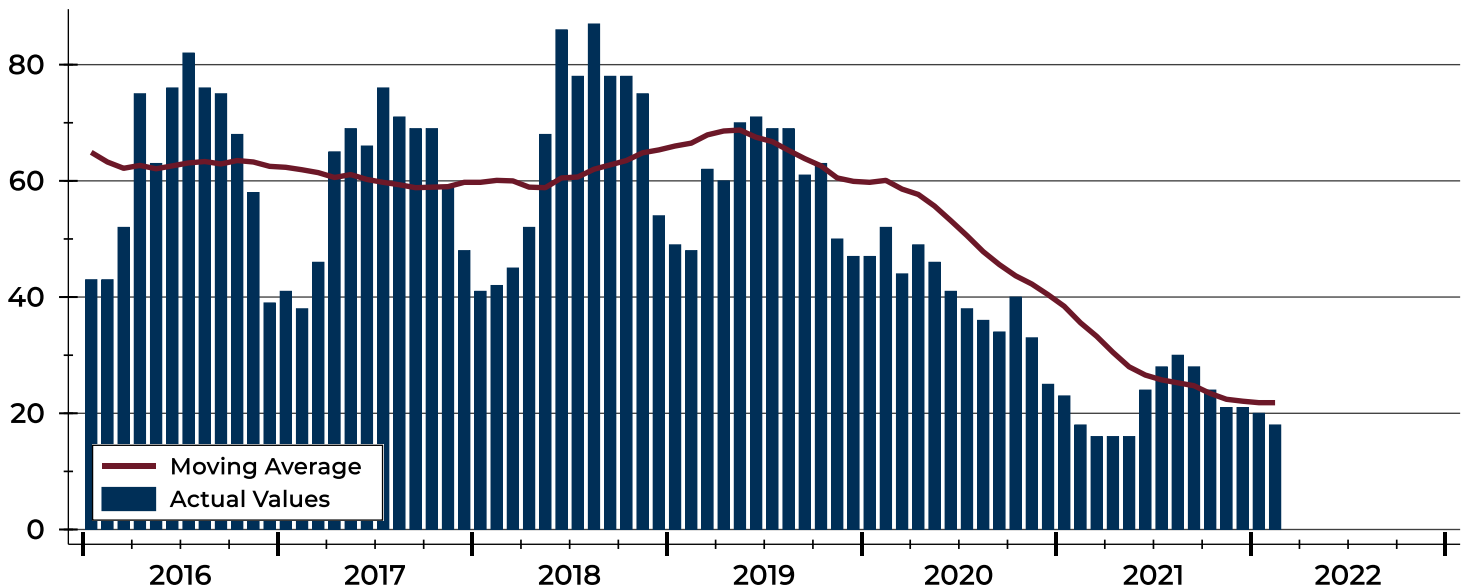
Summary Statistics for Active Listings		2022	End of February 2021	Change
Active Listings		<b>18</b>	18	0.0%
Volume (1,000s)		<b>8,767</b>	6,219	41.0%
Months' Supply		<b>0.9</b>	0.9	0.0%
Average	List Price	<b>487,044</b>	345,489	41.0%
	Days on Market	<b>59</b>	80	-26.3%
	Percent of Original	<b>99.6%</b>	98.9%	0.7%
Median	List Price	<b>402,450</b>	254,200	58.3%
	Days on Market	<b>39</b>	55	-29.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 18 homes were available for sale in Douglas County at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$402,450, up 58.3% from 2021. The typical time on market for active listings was 39 days, down from 55 days a year earlier.

## History of Active Listings

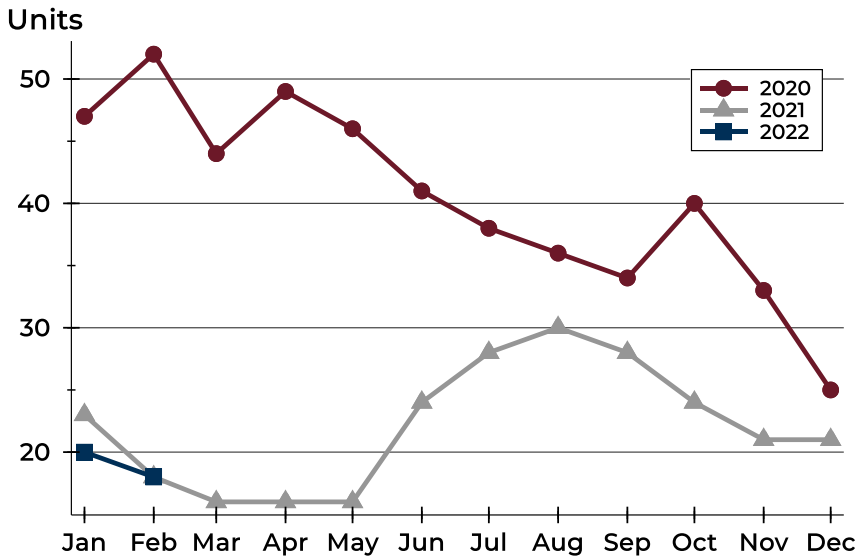
Units





## Douglas County (Excluding Lawrence) Active Listings Analysis

### Active Listings by Month



Month	2020	2021	2022
January	47	23	20
February	52	18	18
March	44	16	
April	49	16	
May	46	16	
June	41	24	
July	38	28	
August	36	30	
September	34	28	
October	40	24	
November	33	21	
December	25	21	

### Active Listings by Price Range

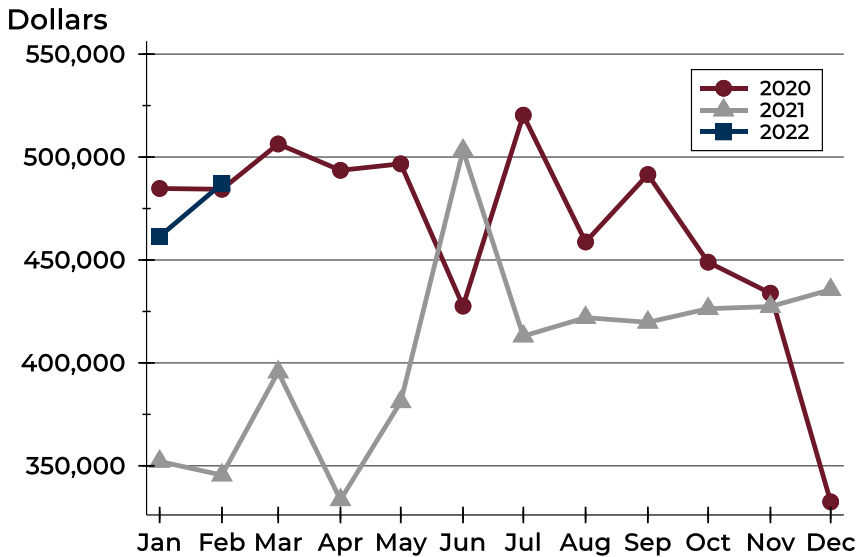
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	5.6%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	5.6%	0.3	175,000	175,000	7	7	100.0%	100.0%
\$200,000-\$249,999	2	11.1%	0.5	202,450	202,450	22	22	100.0%	100.0%
\$250,000-\$299,999	1	5.6%	0.3	288,500	288,500	6	6	100.0%	100.0%
\$300,000-\$349,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	4	22.2%	3.0	367,925	365,950	70	50	99.9%	100.0%
\$400,000-\$449,999	2	11.1%	N/A	433,950	433,950	150	150	97.0%	97.0%
\$450,000-\$499,999	1	5.6%	N/A	499,900	499,900	6	6	100.0%	100.0%
\$500,000-\$599,999	1	5.6%	0.8	510,000	510,000	84	84	100.0%	100.0%
\$600,000-\$749,999	1	5.6%	N/A	649,900	649,900	124	124	100.0%	100.0%
\$750,000-\$999,999	3	16.7%	N/A	878,000	889,000	35	4	100.0%	100.0%
\$1,000,000 and up	1	5.6%	2.4	1,150,000	1,150,000	77	77	100.0%	100.0%





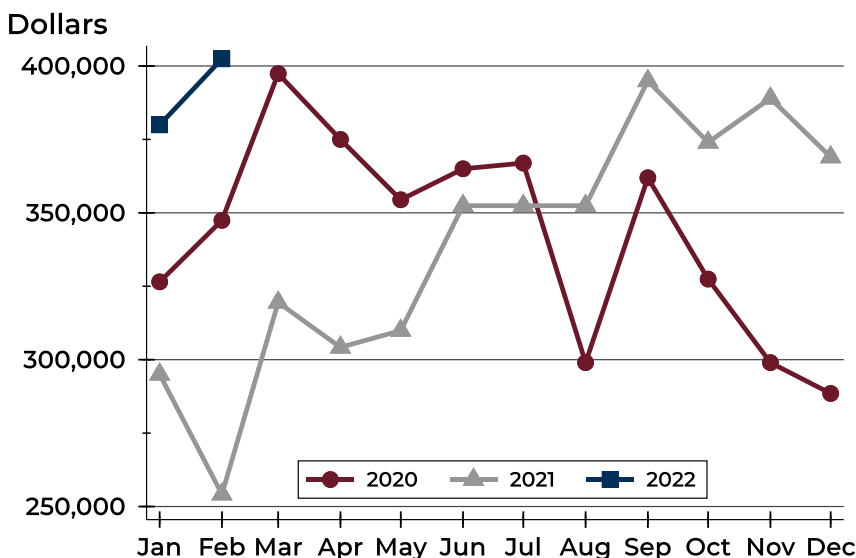
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average Price



Month	2020	2021	2022
January	484,747	352,137	<b>461,451</b>
February	484,360	345,489	<b>487,044</b>
March	506,364	395,581	
April	493,571	333,478	
May	496,717	381,094	
June	427,603	503,244	
July	520,358	413,024	
August	458,750	421,996	
September	491,534	419,736	
October	448,944	426,332	
November	433,868	427,369	
December	332,488	435,574	

### Median Price

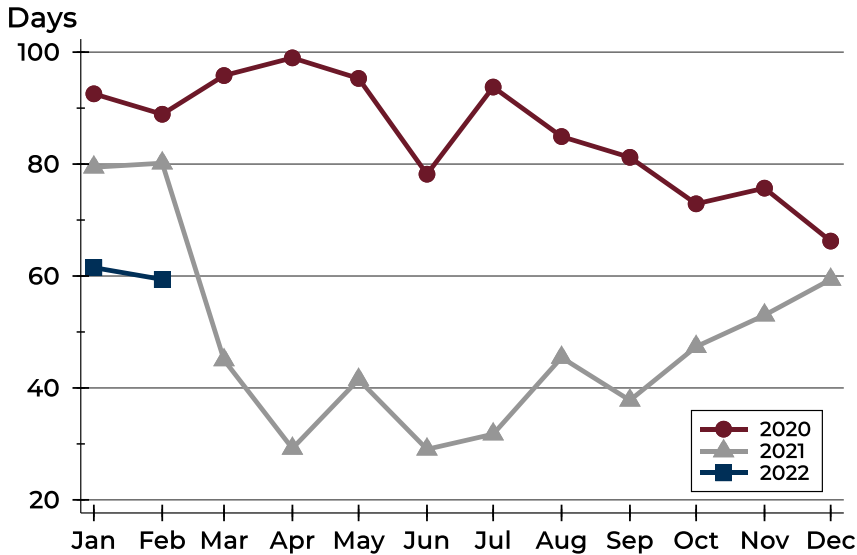


Month	2020	2021	2022
January	326,500	295,000	<b>379,950</b>
February	347,450	254,200	<b>402,450</b>
March	397,400	319,500	
April	375,000	304,200	
May	354,450	309,950	
June	365,000	352,450	
July	366,950	352,450	
August	299,000	352,450	
September	361,950	394,950	
October	327,450	374,000	
November	299,000	389,000	
December	288,500	369,000	



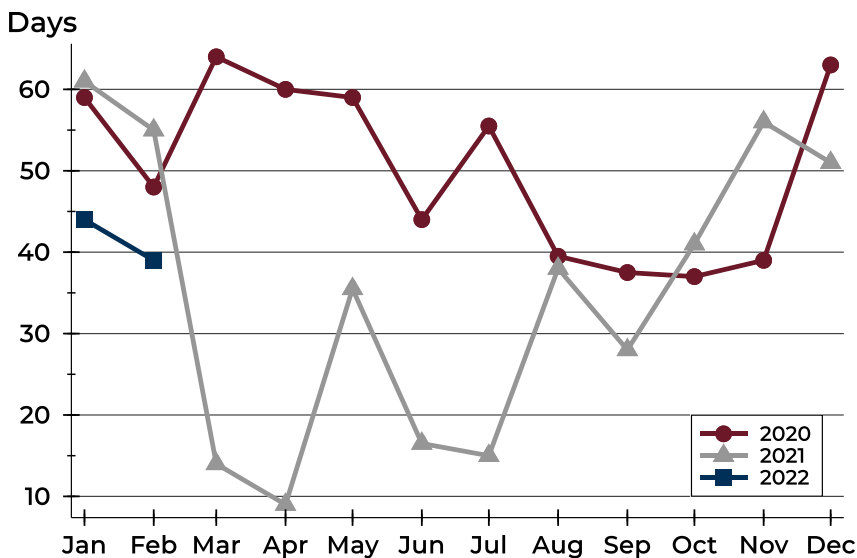
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average DOM



Month	2020	2021	2022
January	93	79	<b>62</b>
February	89	80	<b>59</b>
March	96	45	
April	99	29	
May	95	42	
June	78	29	
July	94	32	
August	85	45	
September	81	38	
October	73	47	
November	76	53	
December	66	59	

### Median DOM

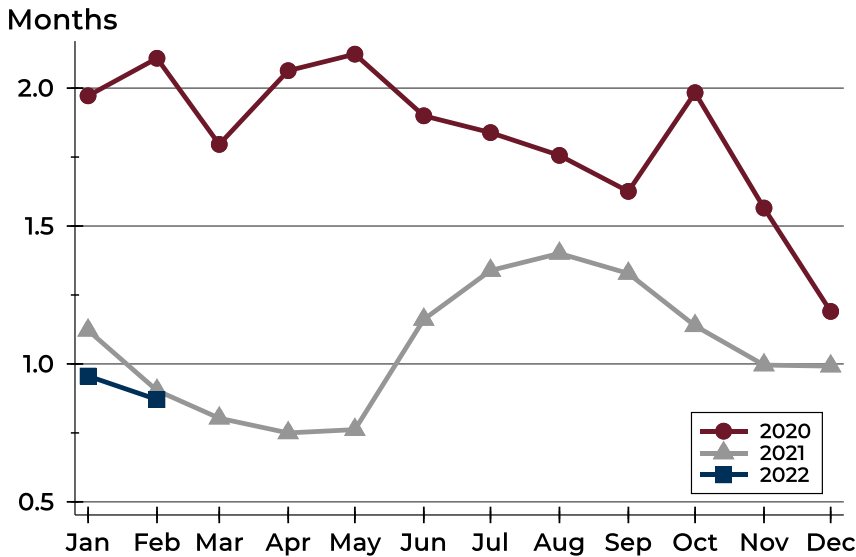


Month	2020	2021	2022
January	59	61	<b>44</b>
February	48	55	<b>39</b>
March	64	14	
April	60	9	
May	59	36	
June	44	17	
July	56	15	
August	40	38	
September	38	28	
October	37	41	
November	39	56	
December	63	51	



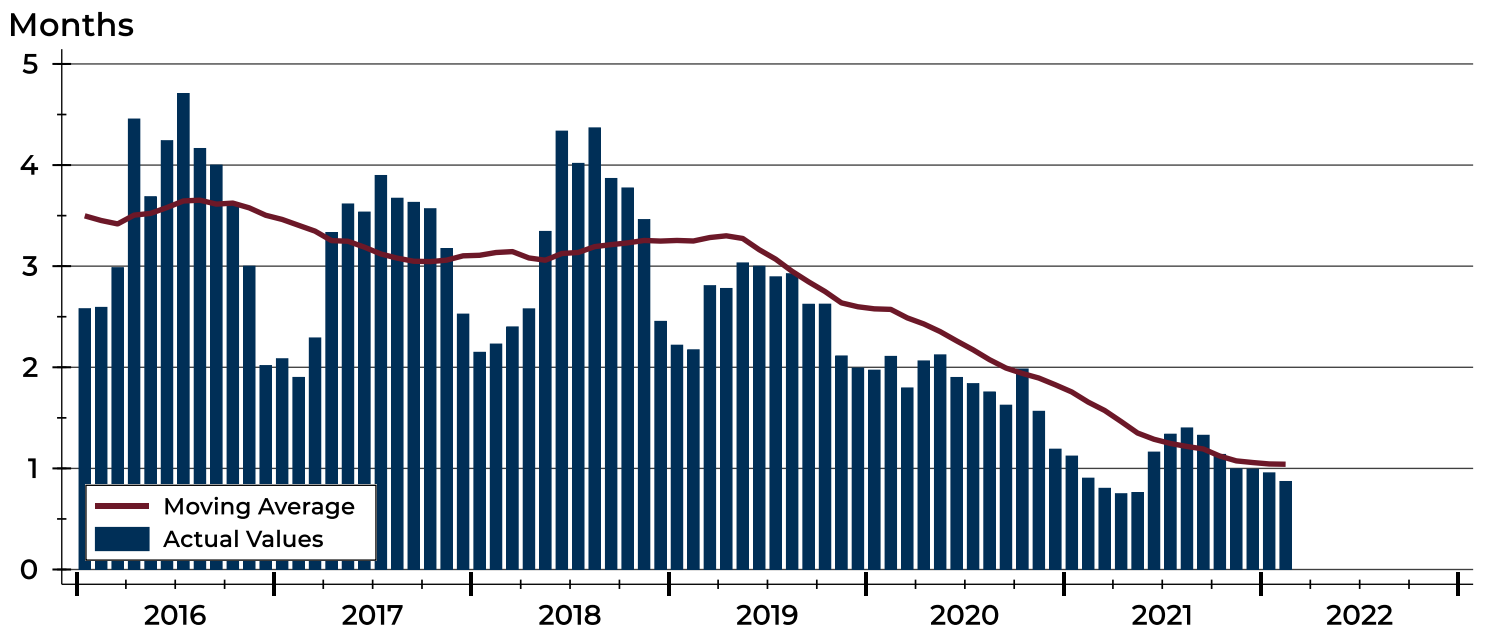
## Douglas County (Excluding Lawrence) Months' Supply Analysis

### Months' Supply by Month



Month	2020	2021	2022
January	2.0	1.1	<b>1.0</b>
February	2.1	0.9	<b>0.9</b>
March	1.8	0.8	
April	2.1	0.8	
May	2.1	0.8	
June	1.9	1.2	
July	1.8	1.3	
August	1.8	1.4	
September	1.6	1.3	
October	2.0	1.1	
November	1.6	1.0	
December	1.2	1.0	

### History of Month's Supply





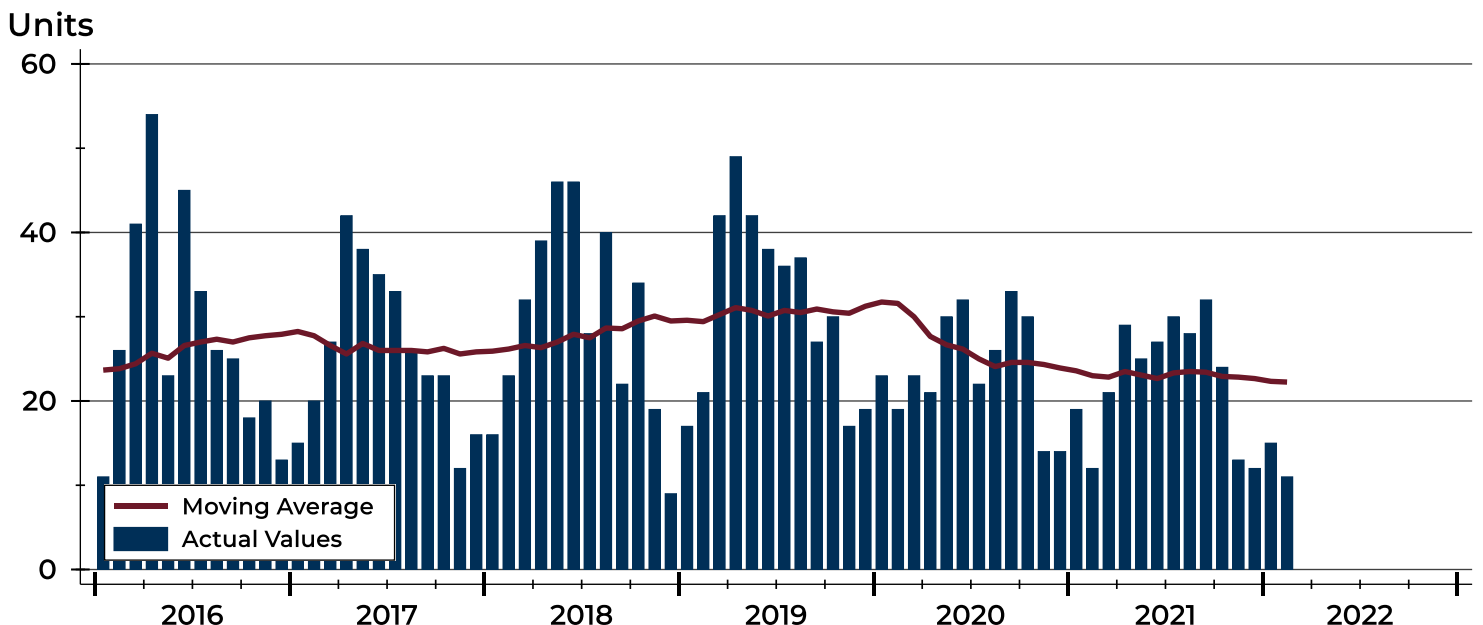
## Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2022	February 2021	Change
Current Month	New Listings	<b>11</b>	12	-8.3%
	Volume (1,000s)	<b>3,898</b>	2,552	52.7%
	Average List Price	<b>354,400</b>	212,625	66.7%
	Median List Price	<b>329,900</b>	199,950	65.0%
Year-to-Date	New Listings	<b>26</b>	31	-16.1%
	Volume (1,000s)	<b>10,098</b>	8,717	15.8%
	Average List Price	<b>388,388</b>	281,184	38.1%
	Median List Price	<b>329,450</b>	210,000	56.9%

A total of 11 new listings were added in Douglas County during February, down 8.3% from the same month in 2021. Year-to-date Douglas County has seen 26 new listings.

The median list price of these homes was \$329,900 up from \$199,950 in 2021.

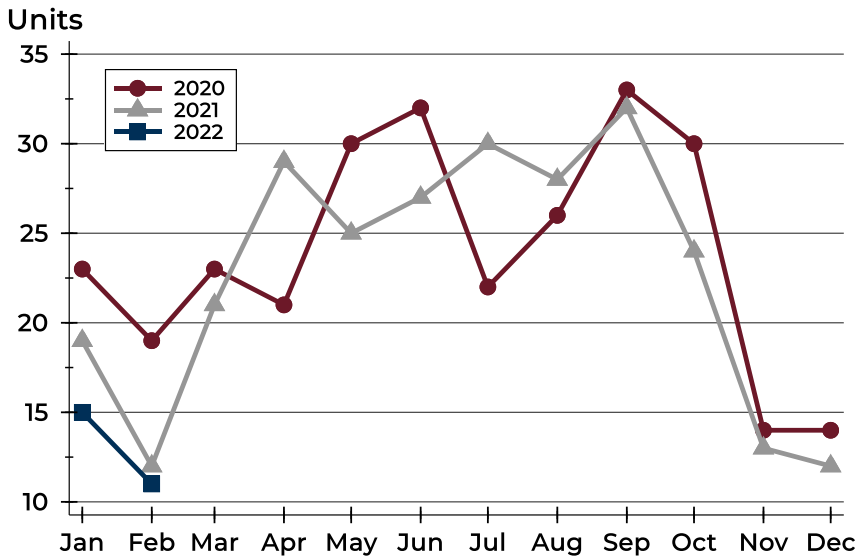
## History of New Listings





## Douglas County (Excluding Lawrence) New Listings Analysis

### New Listings by Month



Month	2020	2021	2022
January	23	19	15
February	19	12	11
March	23	21	
April	21	29	
May	30	25	
June	32	27	
July	22	30	
August	26	28	
September	33	32	
October	30	24	
November	14	13	
December	14	12	

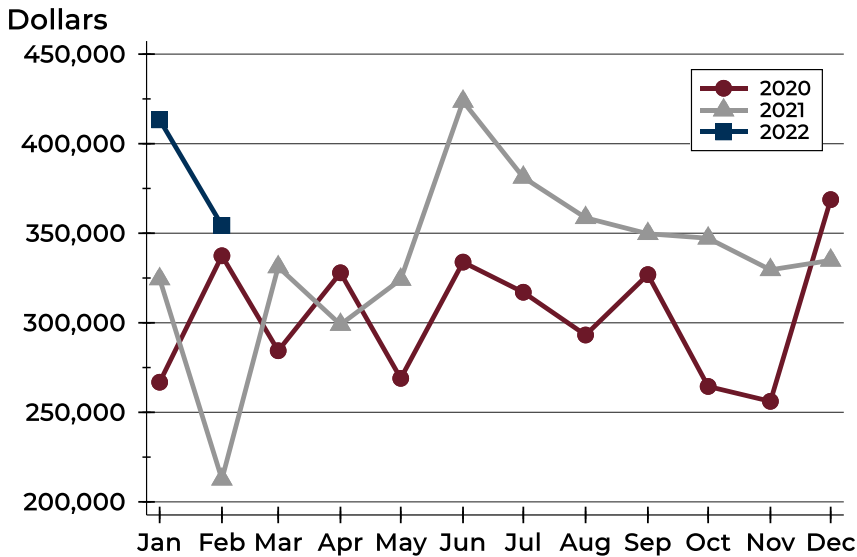
### New Listings by Price Range

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	18.2%	179,950	179,950	10	10	100.0%	100.0%
\$200,000-\$249,999	3	27.3%	214,933	215,000	2	1	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	18.2%	339,900	339,900	3	3	100.0%	100.0%
\$350,000-\$399,999	2	18.2%	382,000	382,000	13	13	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	9.1%	499,900	499,900	13	13	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	9.1%	950,000	950,000	11	11	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



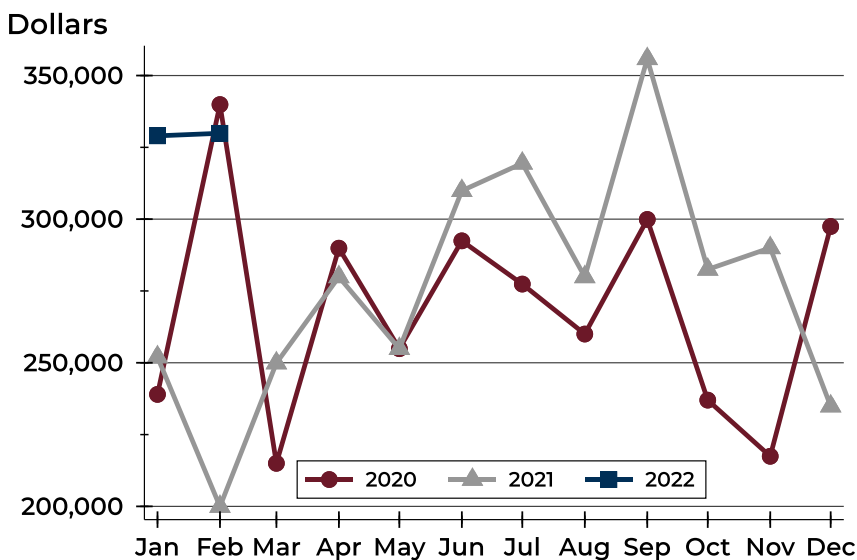
## Douglas County (Excluding Lawrence) New Listings Analysis

### Average Price



Month	2020	2021	2022
January	266,811	324,484	<b>413,313</b>
February	337,421	212,625	<b>354,400</b>
March	284,387	331,185	
April	327,910	299,009	
May	268,967	324,190	
June	333,883	423,602	
July	317,055	381,211	
August	293,169	358,637	
September	326,898	349,719	
October	264,462	347,206	
November	256,132	329,573	
December	368,780	334,867	

### Median Price



Month	2020	2021	2022
January	239,000	252,000	<b>329,000</b>
February	339,900	199,950	<b>329,900</b>
March	215,000	249,900	
April	289,900	279,900	
May	254,900	254,900	
June	292,450	309,900	
July	277,400	319,450	
August	260,000	279,900	
September	299,900	355,825	
October	237,000	282,500	
November	217,450	290,000	
December	297,450	234,900	



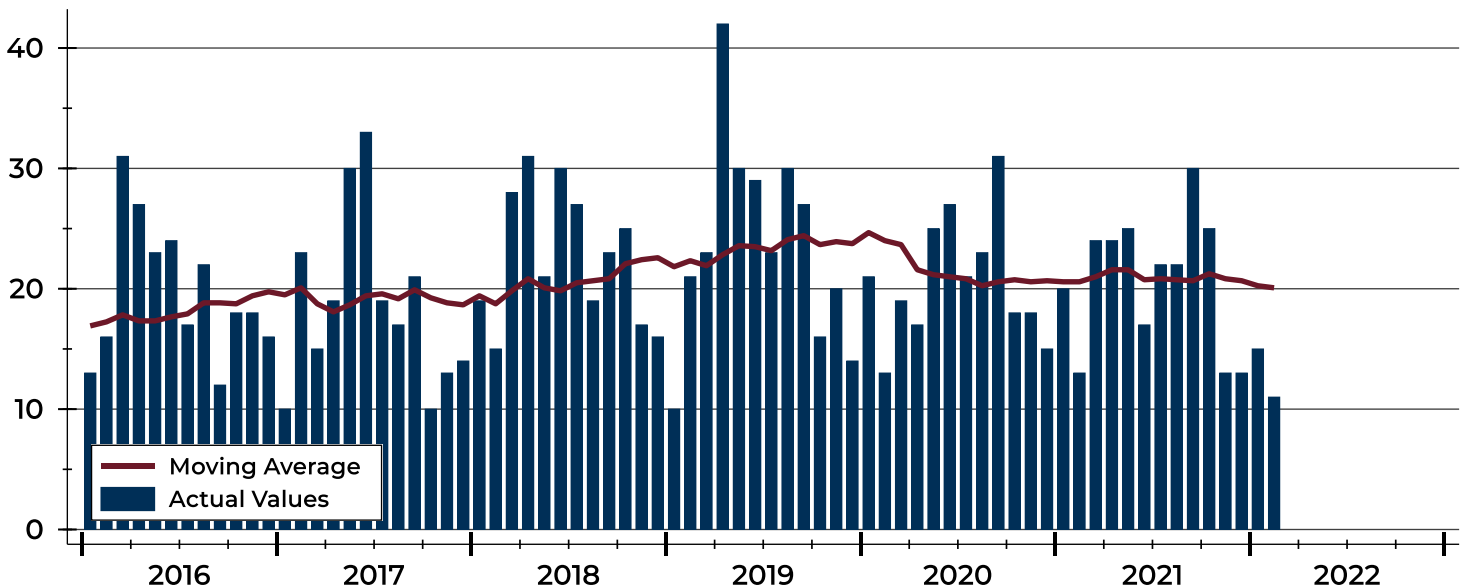
## Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2022	February 2021	Change	2022	Year-to-Date 2021	Change
Contracts Written		<b>11</b>	13	-15.4%	<b>26</b>	33	-21.2%
Volume (1,000s)		<b>3,349</b>	3,395	-1.4%	<b>9,849</b>	9,787	0.6%
Average	Sale Price	<b>304,482</b>	261,162	16.6%	<b>378,812</b>	296,565	27.7%
	Days on Market	<b>33</b>	52	-36.5%	<b>30</b>	40	-25.0%
	Percent of Original	<b>99.5%</b>	96.7%	2.9%	<b>100.2%</b>	97.6%	2.7%
Median	Sale Price	<b>249,900</b>	210,000	19.0%	<b>327,000</b>	248,000	31.9%
	Days on Market	<b>5</b>	12	-58.3%	<b>6</b>	7	-14.3%
	Percent of Original	<b>100.0%</b>	100.2%	-0.2%	<b>100.0%</b>	100.0%	0.0%

A total of 11 contracts for sale were written in Douglas County during the month of February, down from 13 in 2021. The median list price of these homes was \$249,900, up from \$210,000 the prior year. Half of the homes that went under contract in February were on the market less than 5 days, compared to 12 days in February 2021.

## History of Contracts Written

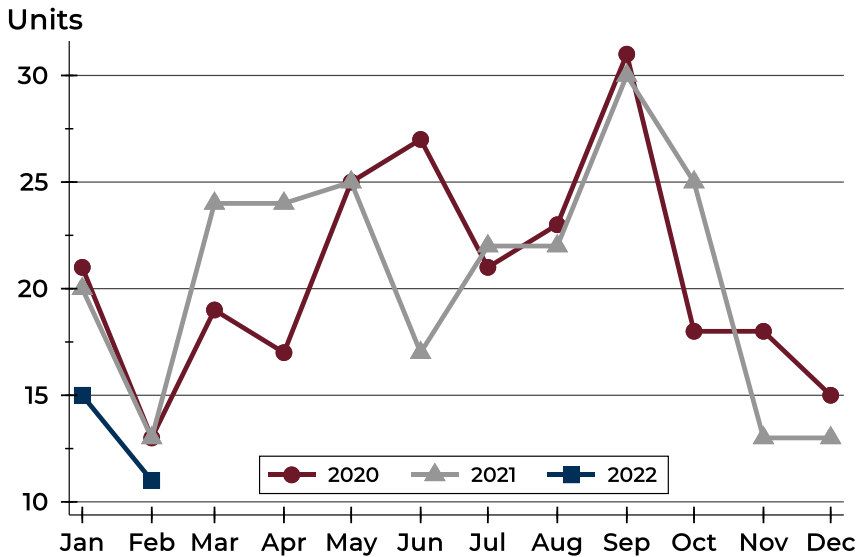
Units





## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Contracts Written by Month



Month	2020	2021	2022
January	21	20	15
February	13	13	11
March	19	24	
April	17	24	
May	25	25	
June	27	17	
July	21	22	
August	23	22	
September	31	30	
October	18	25	
November	18	13	
December	15	13	

### Contracts Written by Price Range

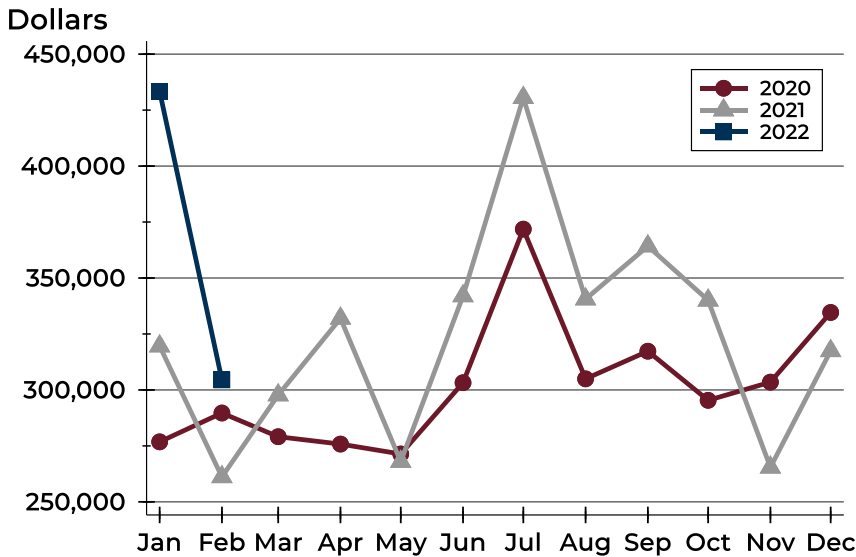
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	3	27.3%	183,267	184,900	50	5	98.2%	97.5%
\$200,000-\$249,999	3	27.3%	229,933	224,900	5	1	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	285,000	285,000	9	9	100.0%	100.0%
\$300,000-\$349,999	2	18.2%	339,900	339,900	3	3	100.0%	100.0%
\$350,000-\$399,999	1	9.1%	395,000	395,000	3	3	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	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	1	9.1%	749,900	749,900	180	180	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





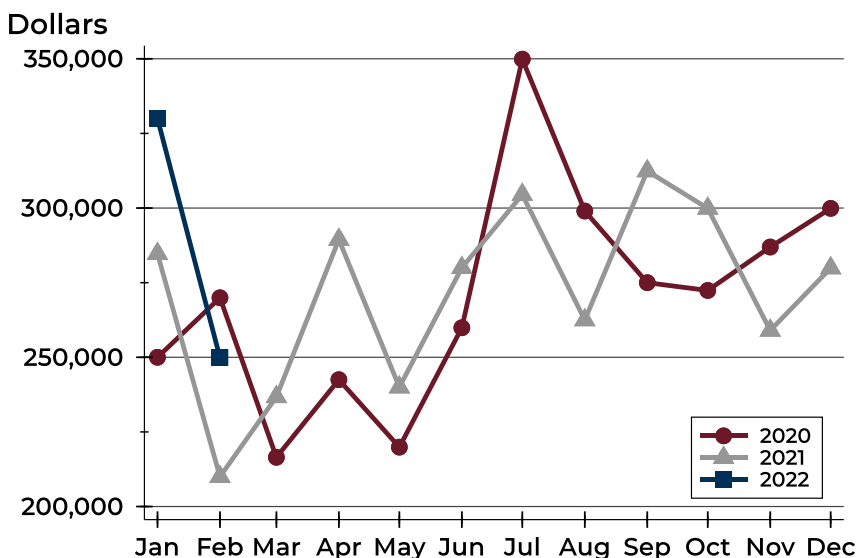
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average Price



Month	2020	2021	2022
January	276,812	319,578	<b>433,320</b>
February	289,696	261,162	<b>304,482</b>
March	279,111	297,704	
April	275,818	331,975	
May	271,400	268,014	
June	303,226	341,985	
July	371,826	430,550	
August	304,952	340,561	
September	317,306	364,257	
October	295,361	340,039	
November	303,492	265,431	
December	334,614	317,469	

### Median Price

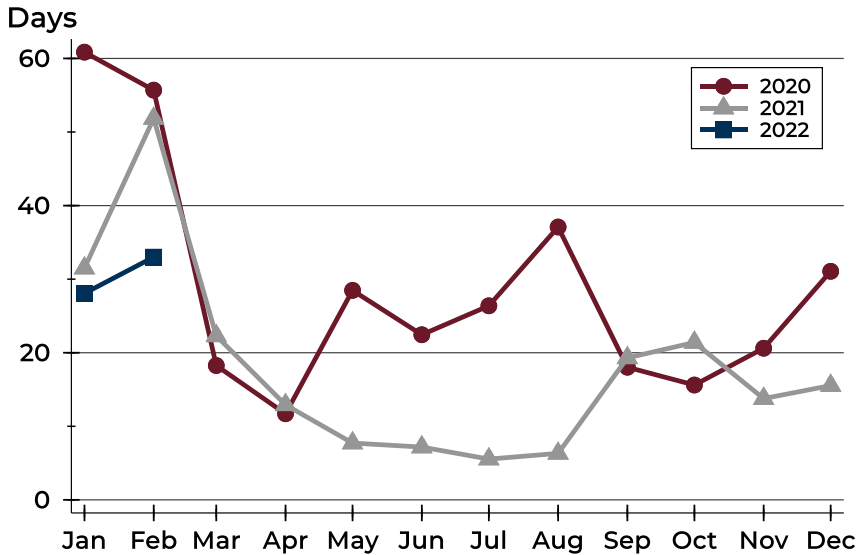


Month	2020	2021	2022
January	250,000	284,700	<b>330,000</b>
February	269,950	210,000	<b>249,900</b>
March	216,500	236,750	
April	242,500	289,450	
May	219,900	240,000	
June	259,900	280,000	
July	349,900	304,500	
August	299,000	262,500	
September	275,000	312,400	
October	272,400	299,900	
November	286,950	259,000	
December	299,900	279,900	



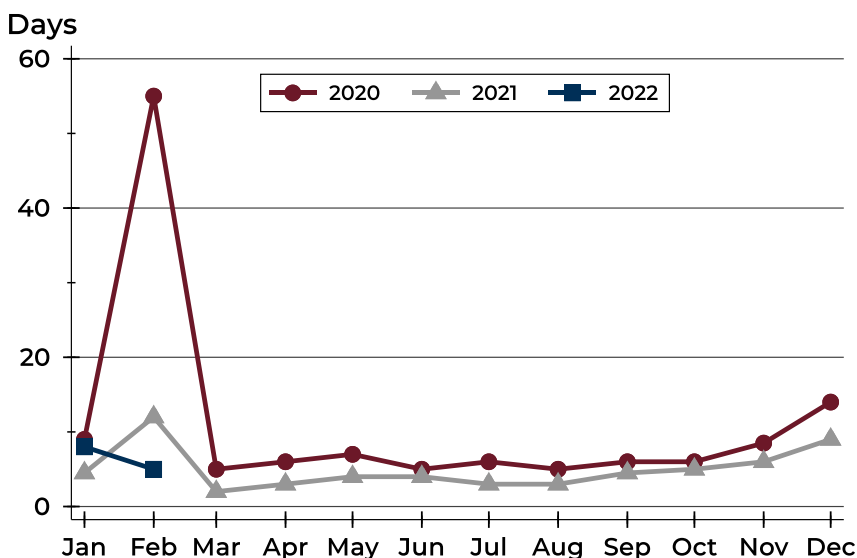
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average DOM



Month	2020	2021	2022
January	61	32	<b>28</b>
February	56	52	<b>33</b>
March	18	22	
April	12	13	
May	28	8	
June	22	7	
July	26	6	
August	37	6	
September	18	19	
October	16	21	
November	21	14	
December	31	16	

### Median DOM



Month	2020	2021	2022
January	9	5	<b>8</b>
February	55	12	<b>5</b>
March	5	2	
April	6	3	
May	7	4	
June	5	4	
July	6	3	
August	5	3	
September	6	5	
October	6	5	
November	9	6	
December	14	9	



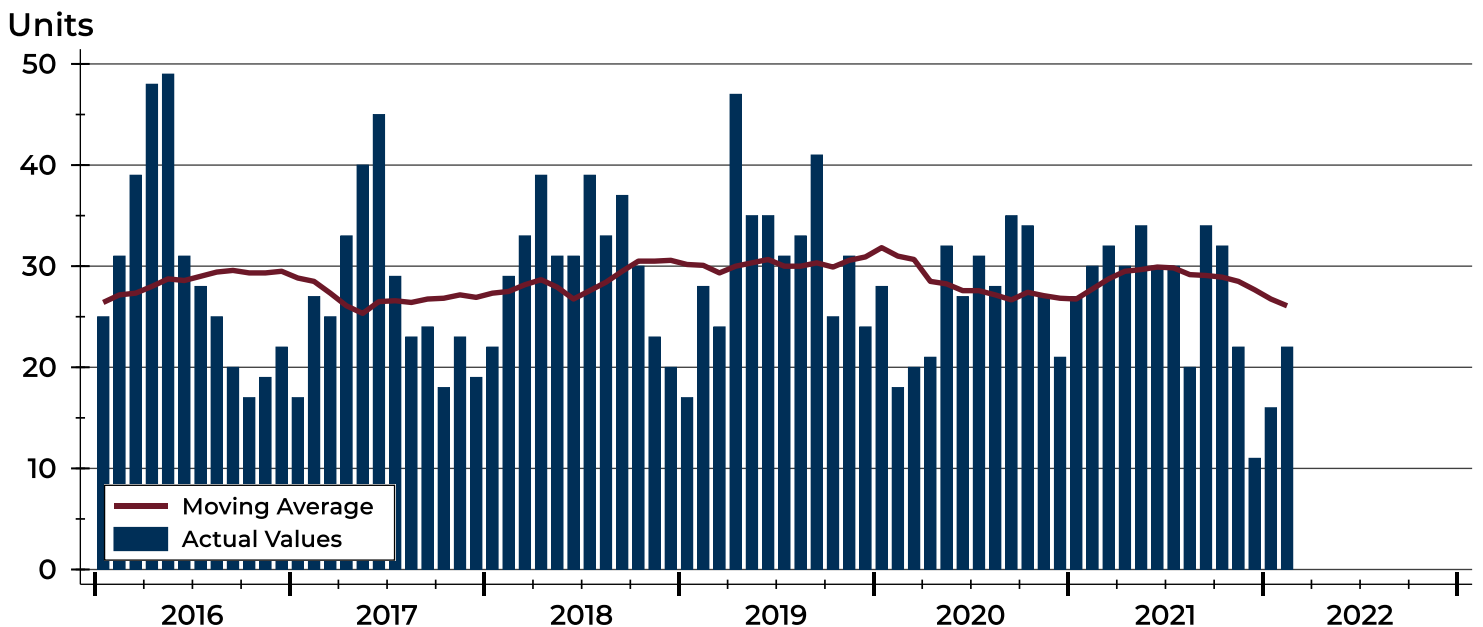
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2022	2021	Change
Pending Contracts		<b>22</b>	30	-26.7%
Volume (1,000s)		<b>7,379</b>	9,035	-18.3%
Average	List Price	<b>335,409</b>	301,182	11.4%
	Days on Market	<b>35</b>	42	-16.7%
	Percent of Original	<b>99.2%</b>	99.1%	0.1%
Median	List Price	<b>299,950</b>	239,000	25.5%
	Days on Market	<b>9</b>	8	12.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 22 listings in Douglas County had contracts pending at the end of February, down from 30 contracts pending at the end of February 2021.

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.

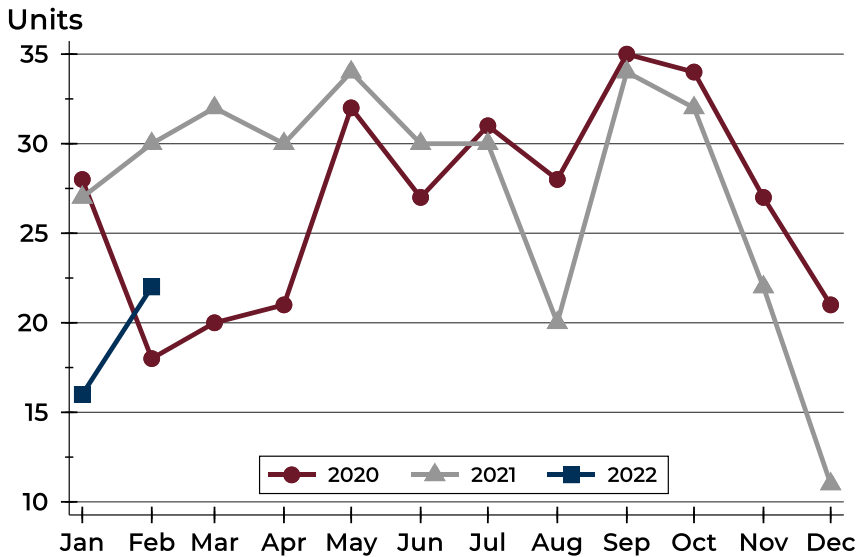
## History of Pending Contracts





## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Pending Contracts by Month



Month	2020	2021	2022
January	28	27	16
February	18	30	22
March	20	32	
April	21	30	
May	32	34	
June	27	30	
July	31	30	
August	28	20	
September	35	34	
October	34	32	
November	27	22	
December	21	11	

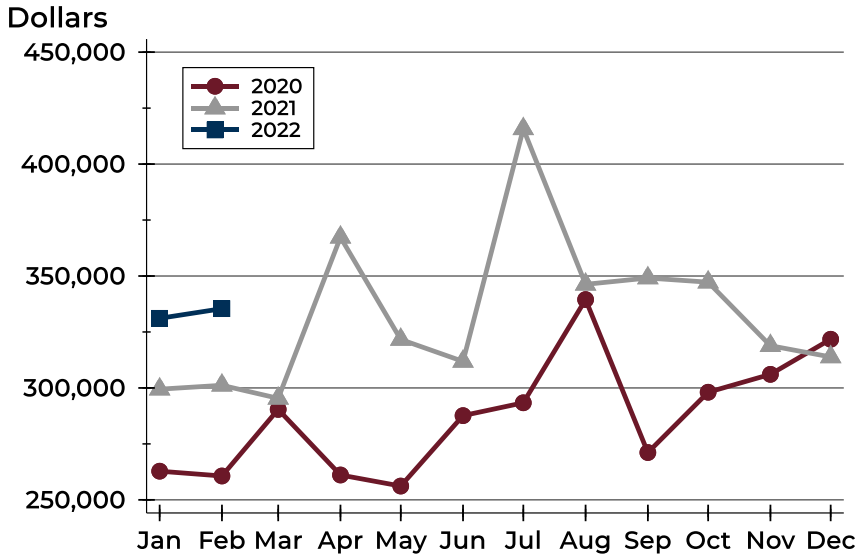
### Pending Contracts by Price Range

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	4.5%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	3	13.6%	183,267	184,900	50	5	99.2%	100.0%
\$200,000-\$249,999	5	22.7%	230,940	230,000	8	1	100.0%	100.0%
\$250,000-\$299,999	2	9.1%	278,000	278,000	11	11	100.0%	100.0%
\$300,000-\$349,999	3	13.6%	331,567	329,900	21	3	99.0%	100.0%
\$350,000-\$399,999	2	9.1%	385,000	385,000	57	57	98.2%	98.2%
\$400,000-\$449,999	2	9.1%	415,000	415,000	10	10	100.0%	100.0%
\$450,000-\$499,999	2	9.1%	487,450	487,450	78	78	96.1%	96.1%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	2	9.1%	712,450	712,450	98	98	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



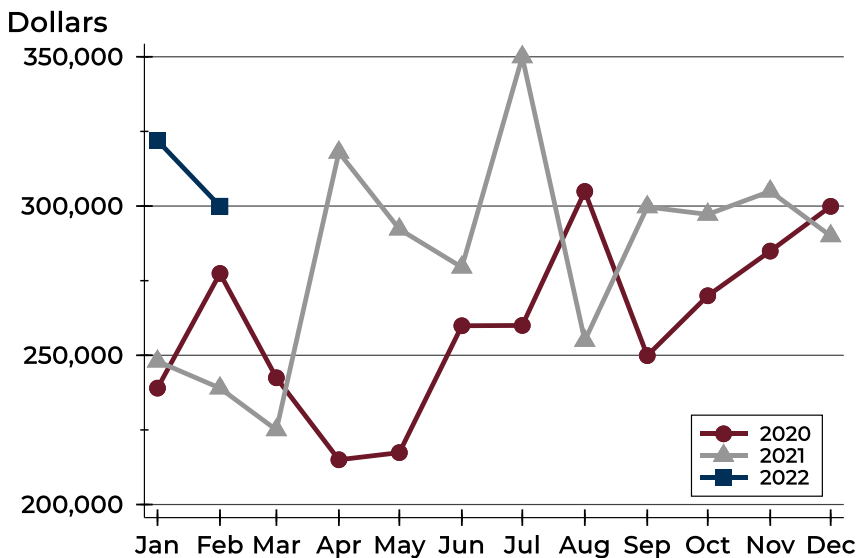
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average Price



Month	2020	2021	2022
January	262,813	299,446	<b>331,106</b>
February	260,678	301,182	<b>335,409</b>
March	290,408	295,359	
April	261,110	367,297	
May	256,167	321,660	
June	287,633	311,863	
July	293,374	415,745	
August	339,482	346,287	
September	271,154	349,103	
October	298,091	347,239	
November	306,080	318,870	
December	321,752	313,845	

### Median Price

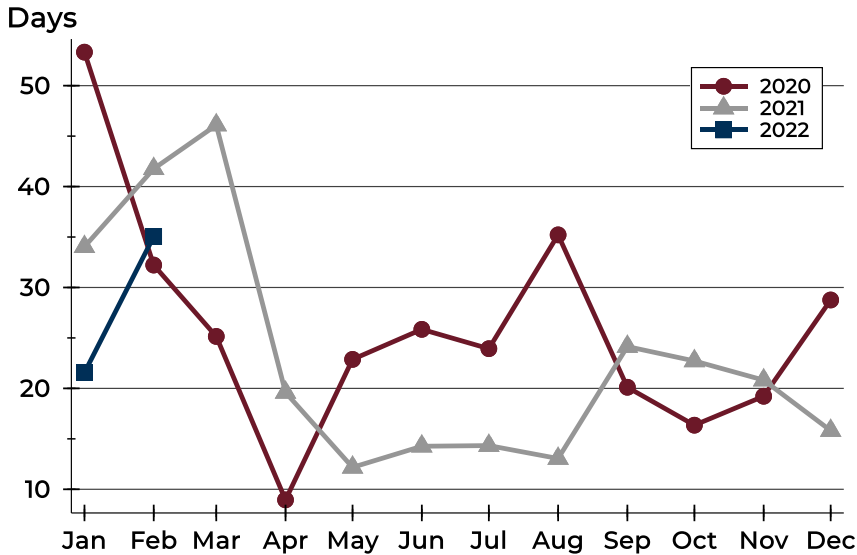


Month	2020	2021	2022
January	239,000	248,000	<b>321,950</b>
February	277,425	239,000	<b>299,950</b>
March	242,475	225,000	
April	215,000	318,000	
May	217,400	292,250	
June	259,900	279,500	
July	260,000	349,950	
August	304,900	254,950	
September	249,900	299,700	
October	269,950	297,200	
November	284,900	304,950	
December	299,900	290,000	



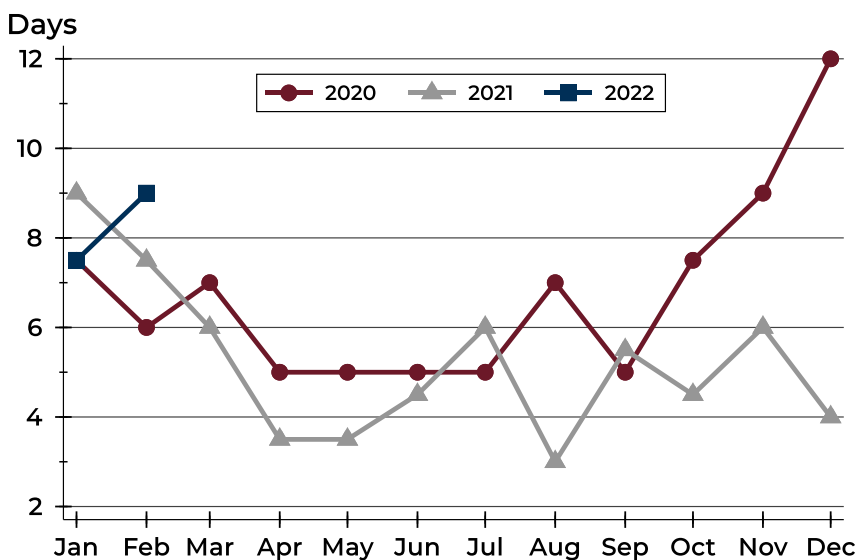
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average DOM



Month	2020	2021	2022
January	53	34	<b>22</b>
February	32	42	<b>35</b>
March	25	46	
April	9	20	
May	23	12	
June	26	14	
July	24	14	
August	35	13	
September	20	24	
October	16	23	
November	19	21	
December	29	16	

### Median DOM



Month	2020	2021	2022
January	8	9	<b>8</b>
February	6	8	<b>9</b>
March	7	6	
April	5	4	
May	5	4	
June	5	5	
July	5	6	
August	7	3	
September	5	6	
October	8	5	
November	9	6	
December	12	4	