



**August
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in August

Total home sales in Douglas County fell last month to 14 units, compared to 17 units in August 2024. Total sales volume was \$6.9 million, up from a year earlier.

The median sale price in August was \$442,000, up from \$392,500 a year earlier. Homes that sold in August were typically on the market for 7 days and sold for 98.1% of their list prices.

Douglas County Active Listings Up at End of August

The total number of active listings in Douglas County at the end of August was 55 units, up from 34 at the same point in 2024. This represents a 4.0 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$420,000.

During August, a total of 19 contracts were written up from 18 in August 2024. At the end of the month, there were 26 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		14 -17.6%	17 21.4%	14 -46.2%	106 -19.7%	132 17.9%	112 -18.2%
Active Listings Change from prior year		55 61.8%	34 3.0%	33 3.1%	N/A	N/A	N/A
Months' Supply Change from prior year		4.0 73.9%	2.3 4.5%	2.2 29.4%	N/A	N/A	N/A
New Listings Change from prior year		22 -18.5%	27 35.0%	20 0.0%	173 -6.5%	185 25.0%	148 -20.0%
Contracts Written Change from prior year		19 5.6%	18 80.0%	10 -41.2%	123 -8.9%	135 18.4%	114 -20.8%
Pending Contracts Change from prior year		26 13.0%	23 109.1%	11 -50.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		6,921 1.3%	6,832 38.4%	4,938 -44.1%	52,510 -4.6%	55,033 32.0%	41,707 -14.1%
Average	Sale Price Change from prior year	494,350 23.0%	401,888 13.9%	352,714 3.8%	495,381 18.8%	416,917 12.0%	372,385 5.0%
	List Price of Actives Change from prior year	649,360 52.4%	426,135 -12.0%	484,236 11.5%	N/A	N/A	N/A
	Days on Market Change from prior year	13 -13.3%	15 -11.8%	17 112.5%	31 47.6%	21 -30.0%	30 150.0%
	Percent of List Change from prior year	93.7% -6.6%	100.3% 0.4%	99.9% 1.5%	98.0% -1.6%	99.6% 0.4%	99.2% -0.9%
	Percent of Original Change from prior year	92.9% -7.1%	100.0% 1.3%	98.7% 1.8%	97.1% -1.6%	98.7% 0.3%	98.4% -0.8%
Median	Sale Price Change from prior year	442,000 12.6%	392,500 16.6%	336,500 7.9%	393,550 7.2%	367,000 5.6%	347,500 9.7%
	List Price of Actives Change from prior year	420,000 14.4%	367,000 -13.6%	424,900 12.6%	N/A	N/A	N/A
	Days on Market Change from prior year	7 133.3%	3 -50.0%	6 20.0%	9 80.0%	5 -16.7%	6 50.0%
	Percent of List Change from prior year	98.1% -1.9%	100.0% 0.0%	100.0% 0.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	98.1% -1.9%	100.0% 0.2%	99.8% 1.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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



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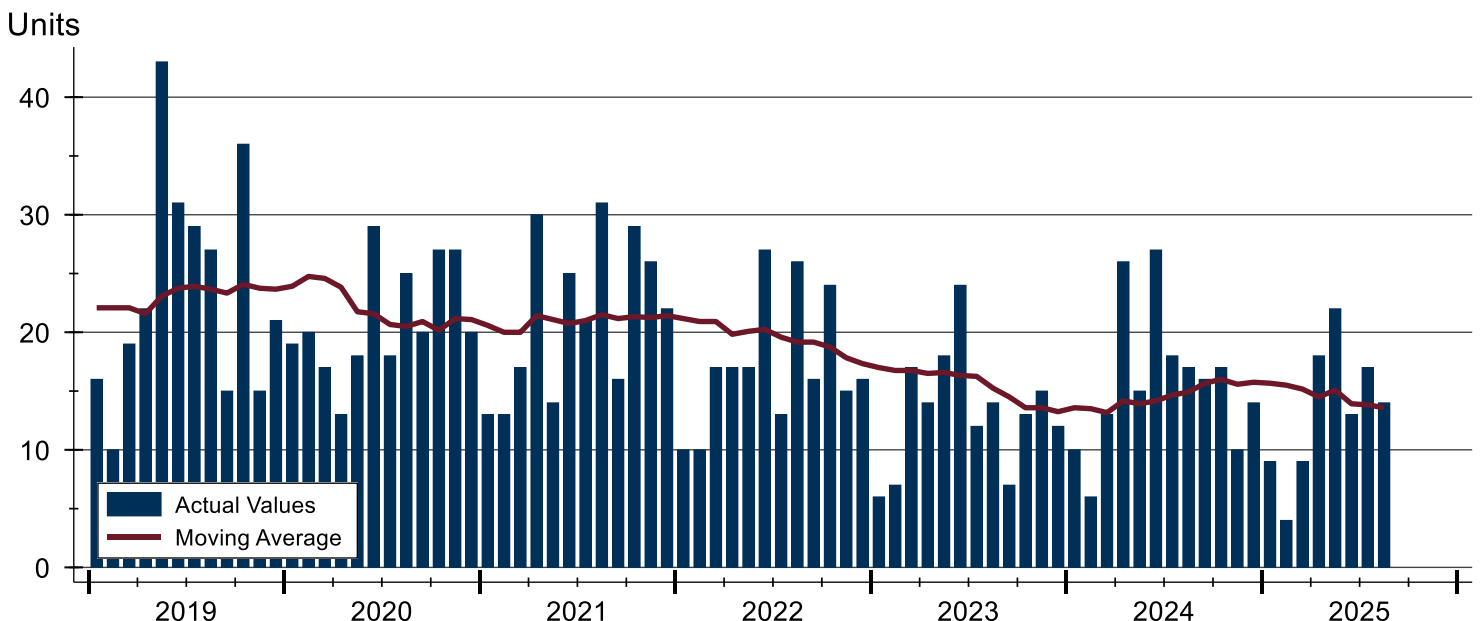
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2025	August 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		14	17	-17.6%	106	132	-19.7%
Volume (1,000s)		6,921	6,832	1.3%	52,510	55,033	-4.6%
Months' Supply		4.0	2.3	73.9%	N/A	N/A	N/A
Average	Sale Price	494,350	401,888	23.0%	495,381	416,917	18.8%
	Days on Market	13	15	-13.3%	31	21	47.6%
	Percent of List	93.7%	100.3%	-6.6%	98.0%	99.6%	-1.6%
	Percent of Original	92.9%	100.0%	-7.1%	97.1%	98.7%	-1.6%
Median	Sale Price	442,000	392,500	12.6%	393,550	367,000	7.2%
	Days on Market	7	3	133.3%	9	5	80.0%
	Percent of List	98.1%	100.0%	-1.9%	100.0%	100.0%	0.0%
	Percent of Original	98.1%	100.0%	-1.9%	100.0%	100.0%	0.0%

A total of 14 homes sold in Douglas County in August, down from 17 units in August 2024. Total sales volume rose to \$6.9 million compared to \$6.8 million in the previous year.

The median sales price in August was \$442,000, up 12.6% compared to the prior year. Median days on market was 7 days, up from 4 days in July, and up from 3 in August 2024.

History of Closed Listings





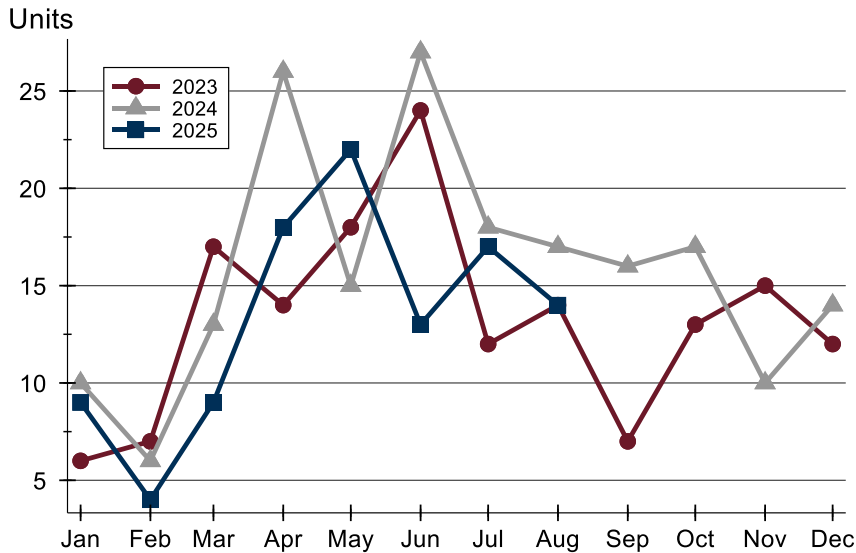
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Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	10	9
February	7	6	4
March	17	13	9
April	14	26	18
May	18	15	22
June	24	27	13
July	12	18	17
August	14	17	14
September	7	16	
October	13	17	
November	15	10	
December	12	14	

Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	3	21.4%	9.0	176,667	185,000	20	26	76.6%	81.1%	72.8%	69.8%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	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	14.3%	2.9	305,000	305,000	4	4	100.8%	100.8%	100.8%	100.8%
\$350,000-\$399,999	2	14.3%	1.8	371,500	371,500	17	17	94.3%	94.3%	94.3%	94.3%
\$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	2	14.3%	2.4	534,500	534,500	34	34	97.7%	97.7%	97.7%	97.7%
\$600,000-\$749,999	2	14.3%	4.8	697,450	697,450	3	3	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	3	21.4%	5.0	858,000	830,000	4	4	98.7%	98.2%	98.7%	98.2%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



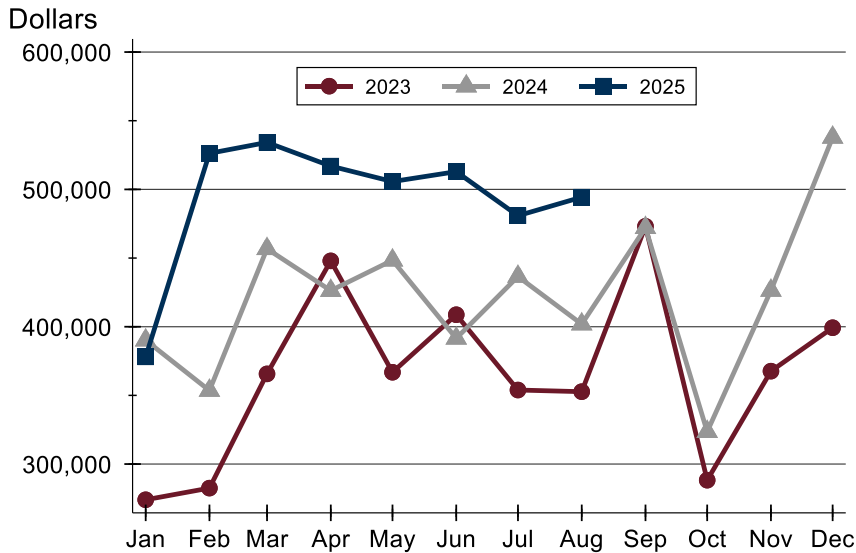
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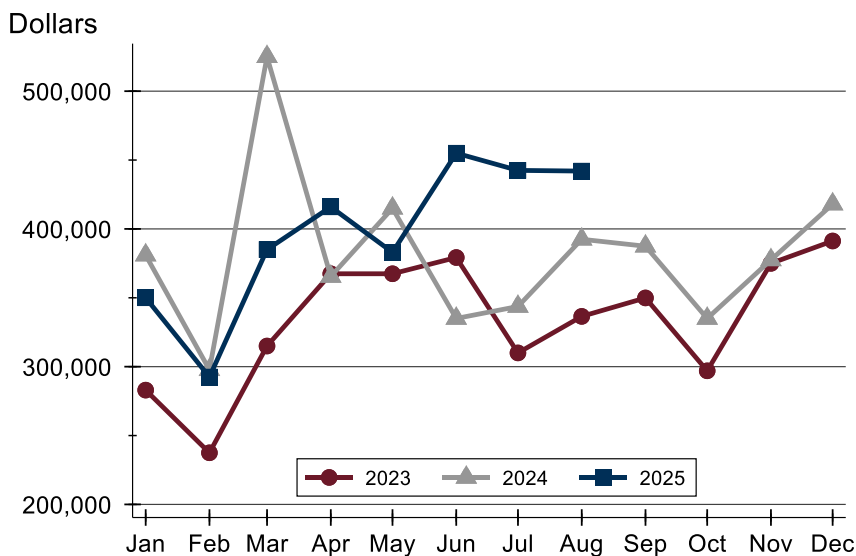
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	274,000	390,195	378,072
February	282,500	353,550	526,250
March	365,665	456,762	534,222
April	447,947	426,308	516,967
May	366,850	448,400	505,722
June	408,741	391,543	512,927
July	353,919	436,564	480,852
August	352,714	401,888	494,350
September	473,129	472,056	
October	288,268	323,588	
November	367,647	426,390	
December	399,283	537,843	

Median Price



Month	2023	2024	2025
January	283,000	381,000	350,000
February	237,500	297,750	292,500
March	315,000	525,000	385,000
April	367,450	365,500	416,000
May	367,450	415,000	383,000
June	379,250	335,000	455,000
July	310,000	343,700	442,500
August	336,500	392,500	442,000
September	349,900	387,450	
October	296,985	335,000	
November	375,000	377,500	
December	391,250	418,000	



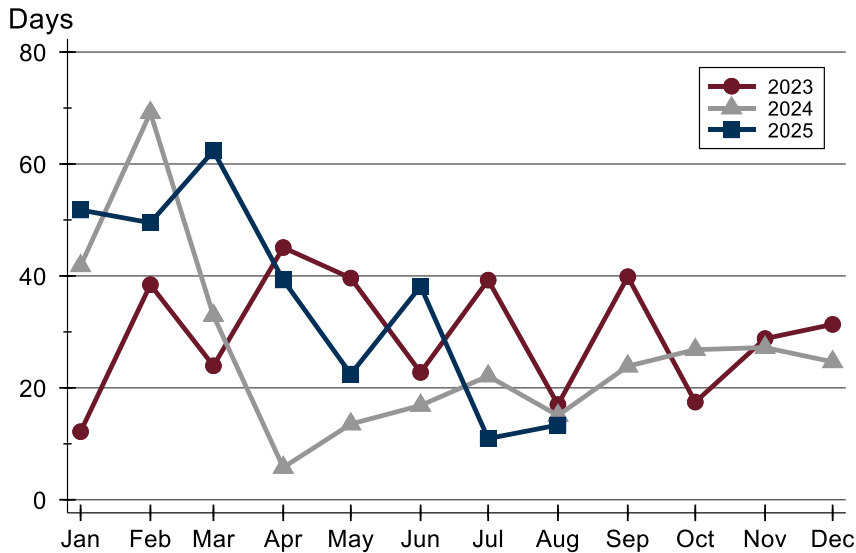
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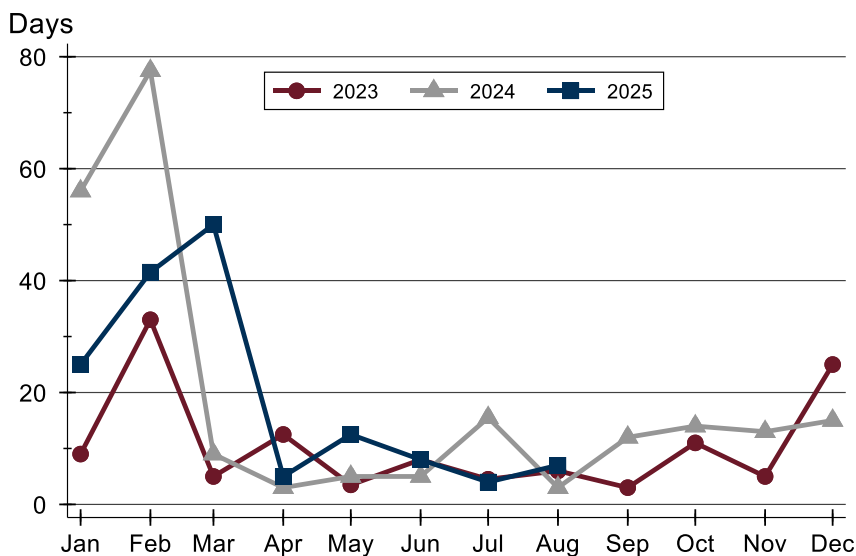
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	12	42	52
February	38	69	50
March	24	33	62
April	45	6	39
May	40	14	22
June	23	17	38
July	39	22	11
August	17	15	13
September	40	24	
October	17	27	
November	29	27	
December	31	25	

Median DOM



Month	2023	2024	2025
January	9	56	25
February	33	78	42
March	5	9	50
April	13	3	5
May	4	5	13
June	8	5	8
July	5	16	4
August	6	3	7
September	3	12	
October	11	14	
November	5	13	
December	25	15	



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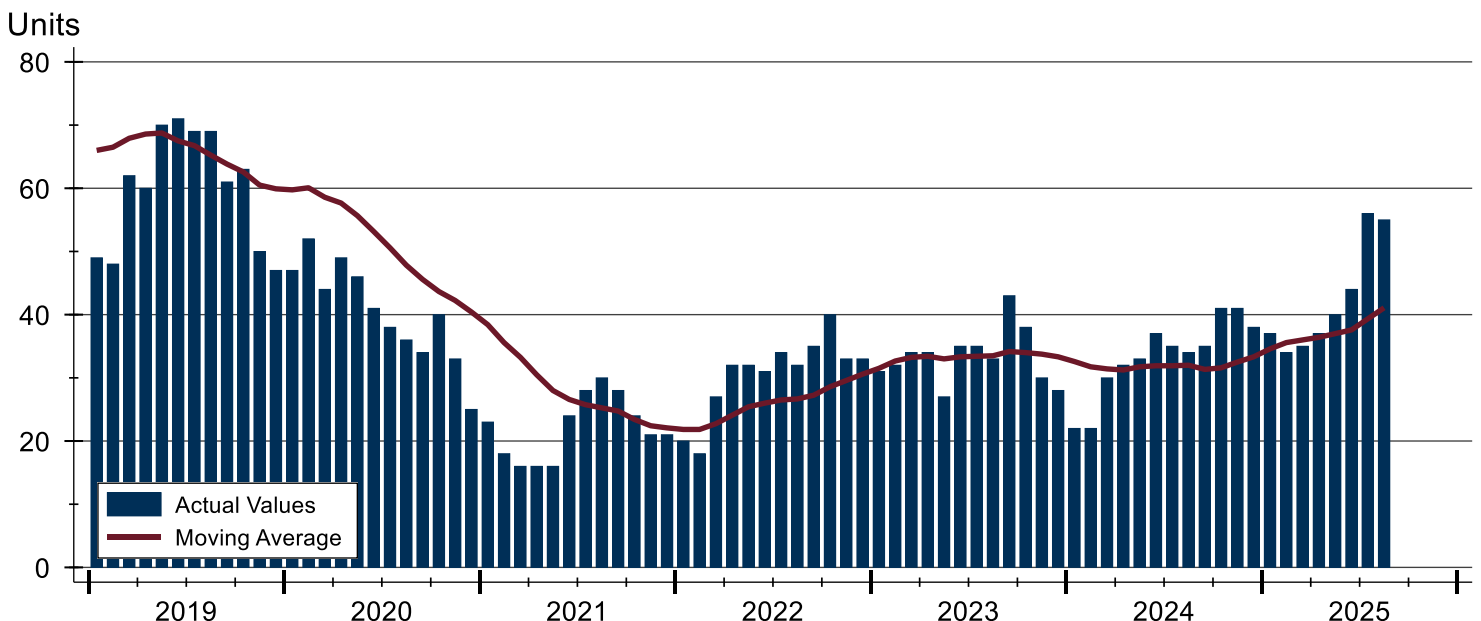
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2025	End of August 2024	Change
Active Listings		55	34	61.8%
Volume (1,000s)		35,715	14,489	146.5%
Months' Supply		4.0	2.3	73.9%
Average	List Price	649,360	426,135	52.4%
	Days on Market	49	59	-16.9%
	Percent of Original	97.3%	98.7%	-1.4%
Median	List Price	420,000	367,000	14.4%
	Days on Market	26	35	-25.7%
	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 August. This represents a 4.0 months' supply of active listings.

The median list price of homes on the market at the end of August was \$420,000, up 14.4% from 2024. The typical time on market for active listings was 26 days, down from 34 days a year earlier.

History of Active Listings





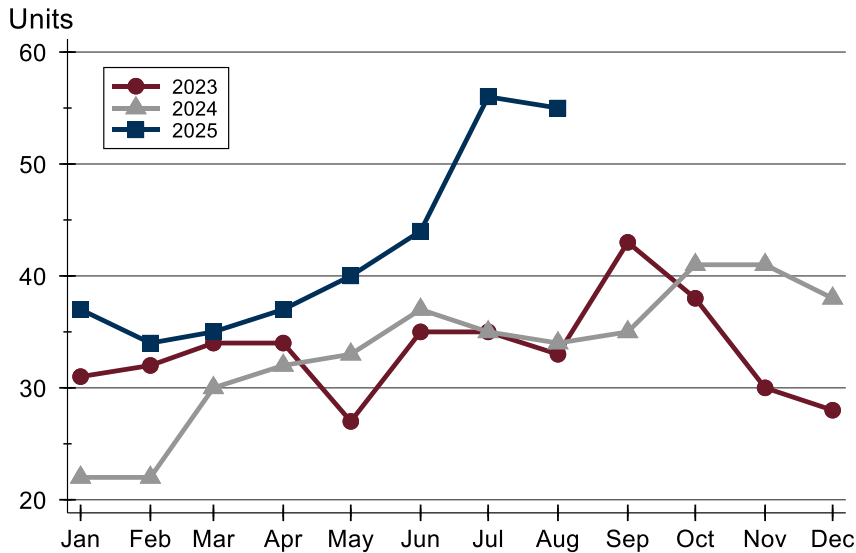
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Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	31	22	37
February	32	22	34
March	34	30	35
April	34	32	37
May	27	33	40
June	35	37	44
July	35	35	56
August	33	34	55
September	43	35	
October	38	41	
November	30	41	
December	28	38	

Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	3	5.5%	9.0	174,950	165,000	19	5	98.1%	100.0%
\$200,000-\$249,999	4	7.3%	N/A	225,350	225,950	24	23	99.2%	100.0%
\$250,000-\$299,999	8	14.5%	N/A	278,313	278,500	23	25	97.5%	100.0%
\$300,000-\$349,999	7	12.7%	2.9	325,402	325,000	14	10	98.6%	100.0%
\$350,000-\$399,999	4	7.3%	1.8	368,416	361,881	35	35	96.6%	99.3%
\$400,000-\$449,999	3	5.5%	N/A	434,967	439,900	54	23	96.3%	95.7%
\$450,000-\$499,999	2	3.6%	N/A	482,500	482,500	70	70	94.8%	94.8%
\$500,000-\$599,999	3	5.5%	2.4	561,967	579,900	82	84	97.3%	100.0%
\$600,000-\$749,999	6	10.9%	4.8	694,483	694,000	77	86	93.8%	93.3%
\$750,000-\$999,999	5	9.1%	5.0	805,980	795,000	87	44	95.8%	100.0%
\$1,000,000 and up	9	16.4%	N/A	1,782,556	1,499,000	73	17	99.3%	100.0%



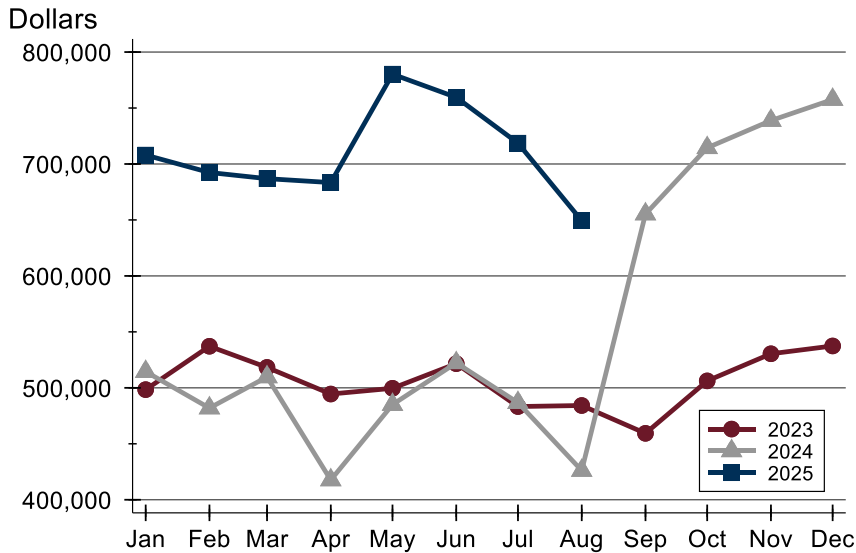
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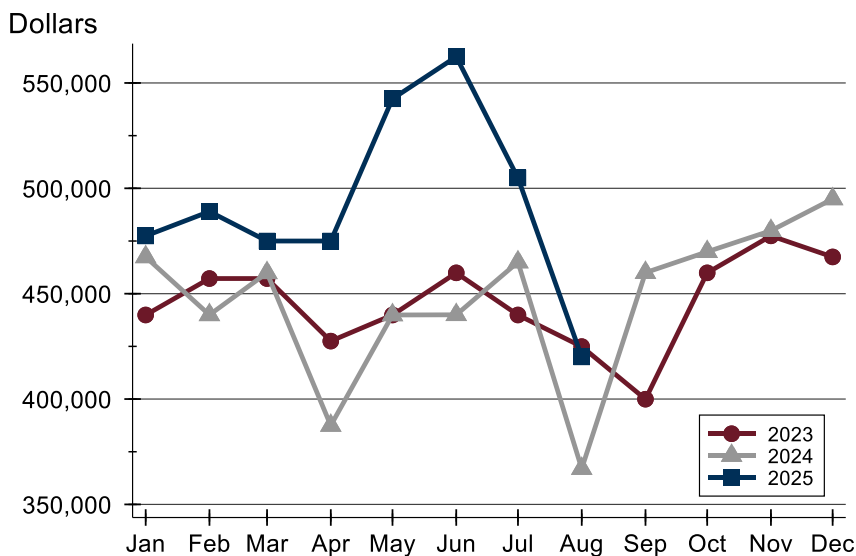
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2023	2024	2025
January	498,411	514,500	707,965
February	537,148	481,945	692,389
March	518,268	509,720	686,891
April	494,481	417,662	683,388
May	499,596	485,015	780,282
June	521,596	522,315	759,555
July	483,293	486,756	718,620
August	484,236	426,135	649,360
September	459,359	655,280	
October	506,221	714,451	
November	530,438	738,815	
December	537,418	757,595	

Median Price



Month	2023	2024	2025
January	439,900	467,450	477,400
February	457,200	439,950	489,000
March	457,200	459,900	475,000
April	427,500	387,450	475,000
May	439,900	439,900	542,500
June	459,900	440,000	562,450
July	439,900	465,000	504,950
August	424,900	367,000	420,000
September	399,950	460,000	
October	459,900	469,900	
November	477,450	479,900	
December	467,450	494,950	



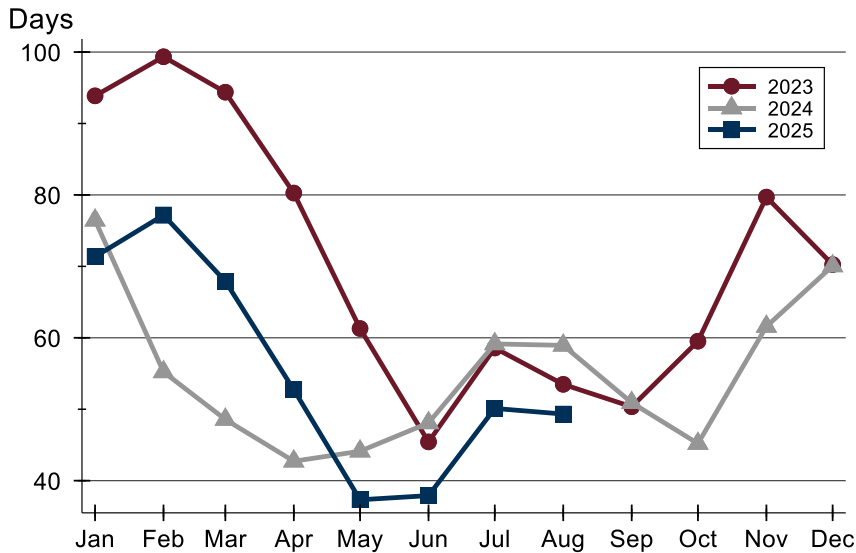
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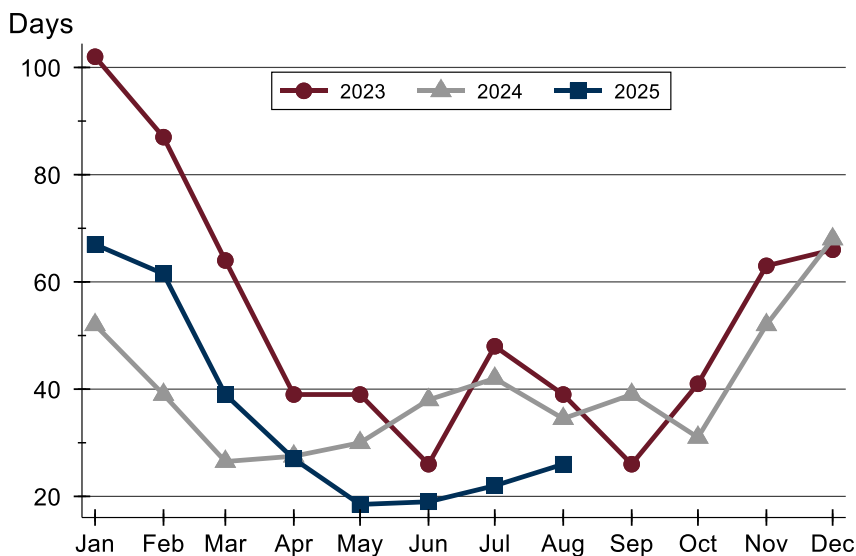
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	76	71
February	99	55	77
March	94	49	68
April	80	43	53
May	61	44	37
June	45	48	38
July	59	59	50
August	53	59	49
September	50	51	
October	60	45	
November	80	62	
December	70	70	

Median DOM



Month	2023	2024	2025
January	102	52	67
February	87	39	62
March	64	27	39
April	39	28	27
May	39	30	19
June	26	38	19
July	48	42	22
August	39	35	26
September	26	39	
October	41	31	
November	63	52	
December	66	68	



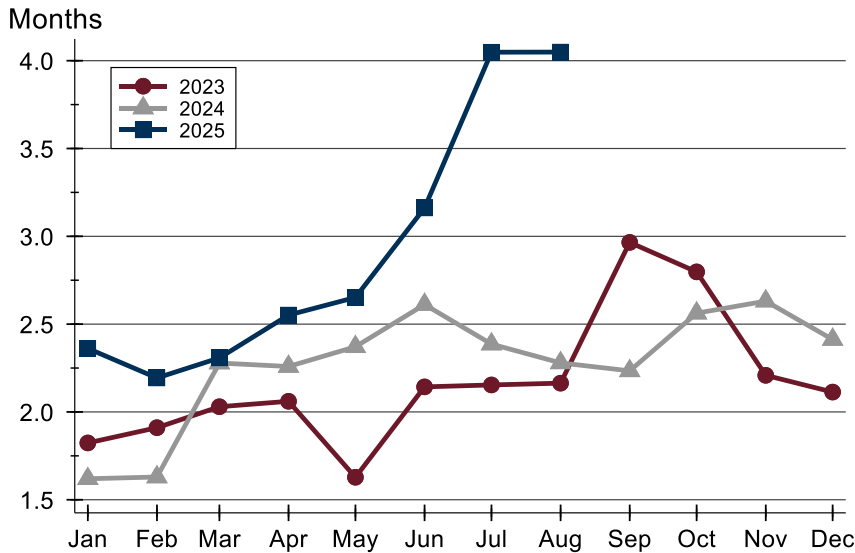
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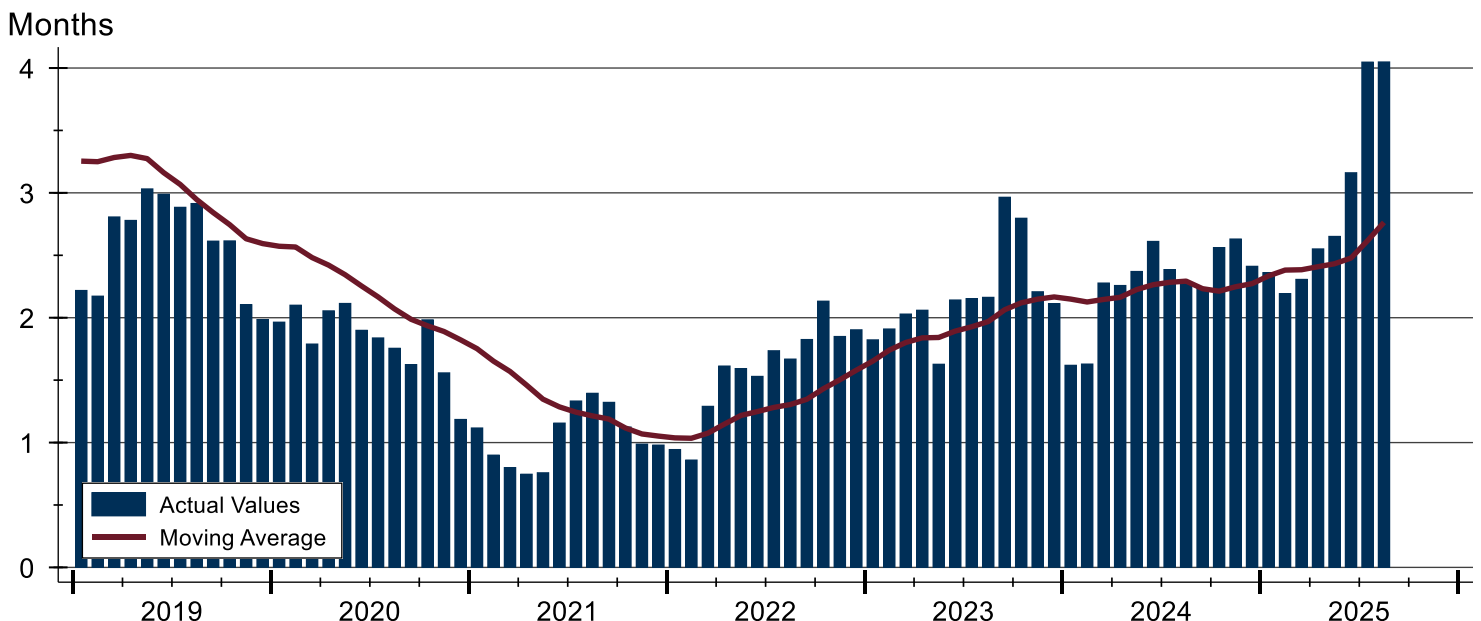
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.8	1.6	2.4
February	1.9	1.6	2.2
March	2.0	2.3	2.3
April	2.1	2.3	2.6
May	1.6	2.4	2.7
June	2.1	2.6	3.2
July	2.2	2.4	4.0
August	2.2	2.3	4.0
September	3.0	2.2	
October	2.8	2.6	
November	2.2	2.6	
December	2.1	2.4	

History of Month's Supply





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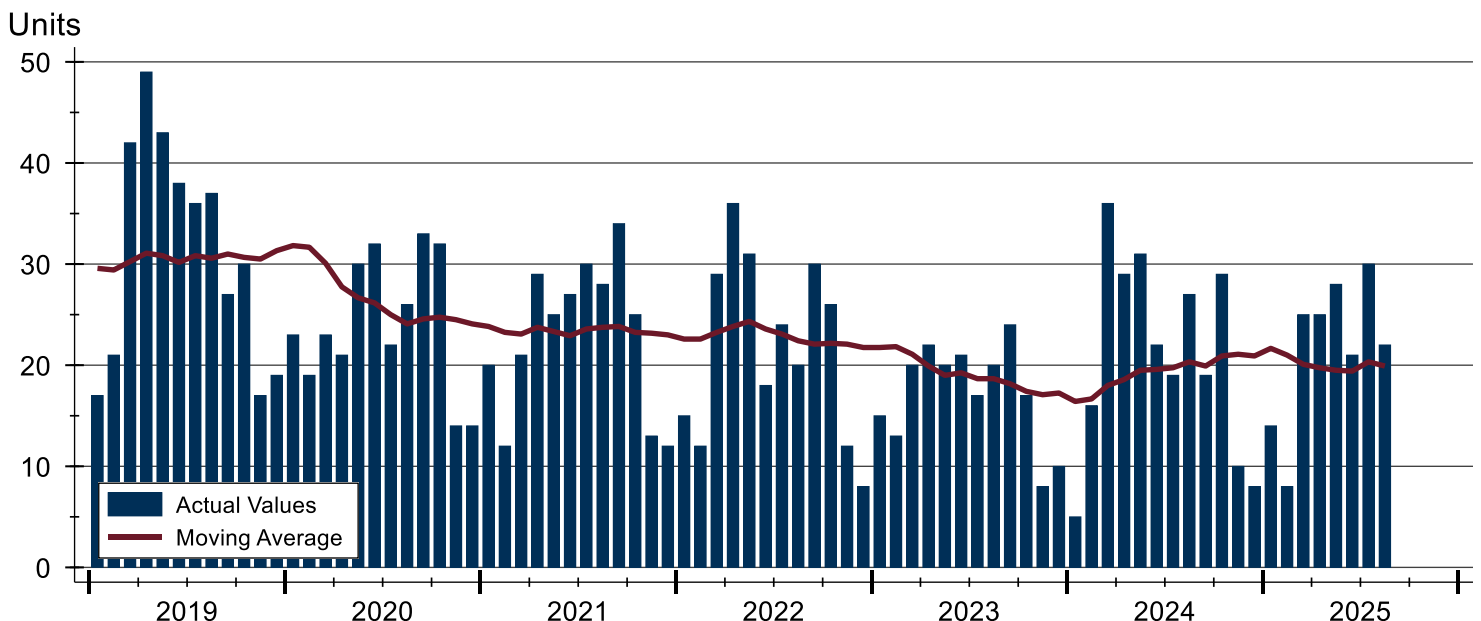
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	August 2024	Change
Current Month	New Listings	22	27	-18.5%
	Volume (1,000s)	8,977	10,072	-10.9%
	Average List Price	408,056	373,026	9.4%
	Median List Price	313,450	335,000	-6.4%
Year-to-Date	New Listings	173	185	-6.5%
	Volume (1,000s)	94,522	79,287	19.2%
	Average List Price	546,368	428,580	27.5%
	Median List Price	398,950	370,000	7.8%

A total of 22 new listings were added in Douglas County during August, down 18.5% from the same month in 2024. Year-to-date Douglas County has seen 173 new listings.

The median list price of these homes was \$313,450 down from \$335,000 in 2024.

History of New Listings





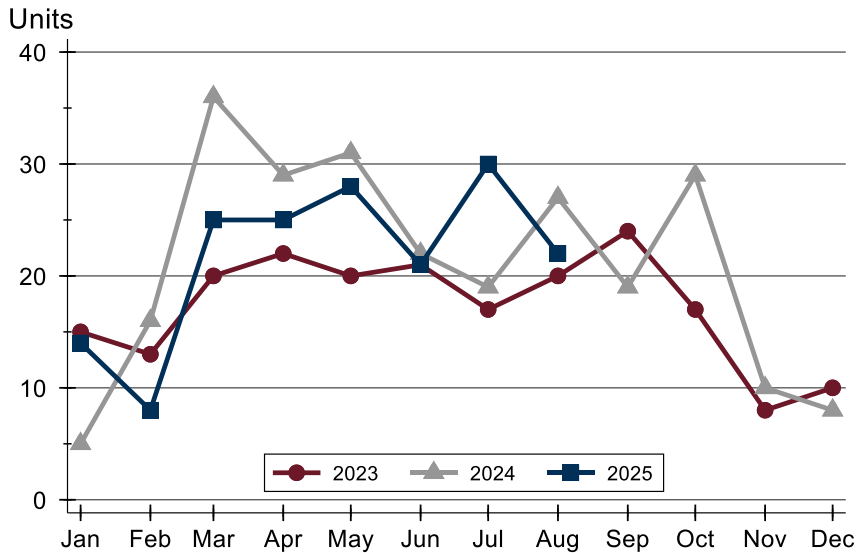
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Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	5	14
February	13	16	8
March	20	36	25
April	22	29	25
May	20	31	28
June	21	22	21
July	17	19	30
August	20	27	22
September	24	19	
October	17	29	
November	8	10	
December	10	8	

New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	9.1%	179,925	179,925	5	5	100.0%	100.0%
\$200,000-\$249,999	2	9.1%	249,748	249,748	3	3	100.0%	100.0%
\$250,000-\$299,999	6	27.3%	270,250	272,250	11	9	99.7%	100.0%
\$300,000-\$349,999	5	22.7%	325,360	329,900	14	11	99.5%	100.0%
\$350,000-\$399,999	2	9.1%	377,889	377,889	7	7	100.0%	100.0%
\$400,000-\$449,999	1	4.5%	439,900	439,900	7	7	100.0%	100.0%
\$450,000-\$499,999	1	4.5%	495,000	495,000	5	5	100.0%	100.0%
\$500,000-\$599,999	1	4.5%	579,900	579,900	6	6	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	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
\$1,000,000 and up	2	9.1%	1,299,500	1,299,500	10	10	100.0%	100.0%



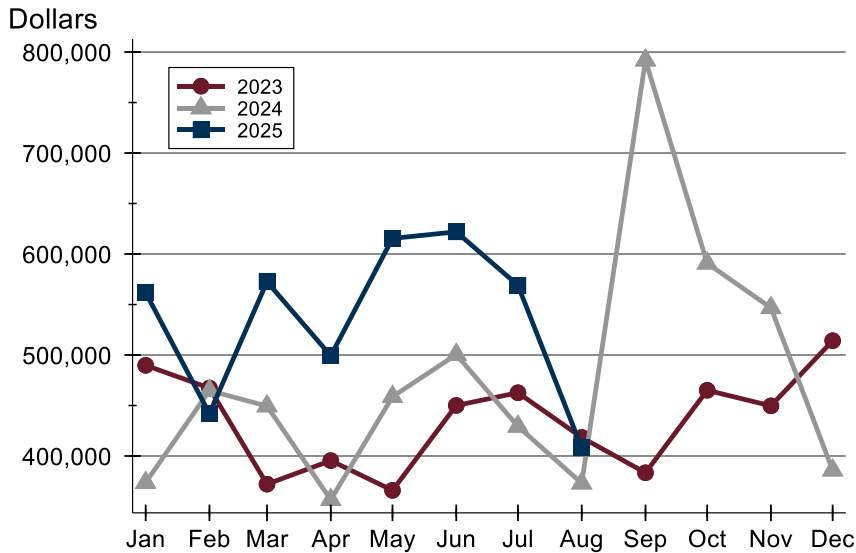
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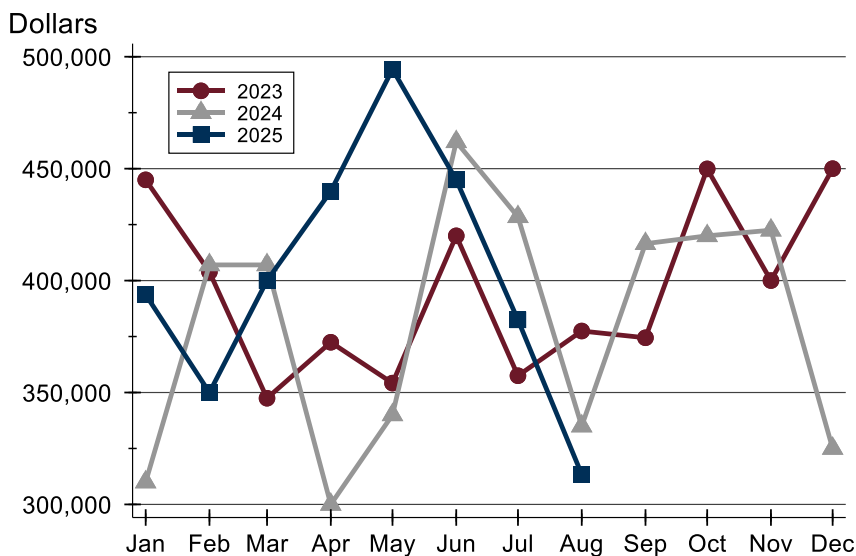
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2023	2024	2025
January	489,773	373,698	561,746
February	467,265	464,725	441,988
March	372,110	449,461	572,544
April	395,430	356,648	499,274
May	365,950	458,731	615,452
June	450,052	500,468	621,964
July	462,641	429,326	569,005
August	418,382	373,026	408,056
September	383,388	791,926	
October	465,059	590,829	
November	449,675	546,730	
December	514,190	385,925	

Median Price



Month	2023	2024	2025
January	445,000	310,000	393,700
February	403,900	407,000	350,000
March	347,450	407,000	400,000
April	372,450	300,000	439,900
May	354,200	340,000	494,400
June	419,990	462,000	445,000
July	357,500	428,500	382,450
August	377,475	335,000	313,450
September	374,450	416,485	
October	449,900	420,000	
November	400,000	422,500	
December	450,000	325,000	



**August
2025**

Lawrence MLS Statistics



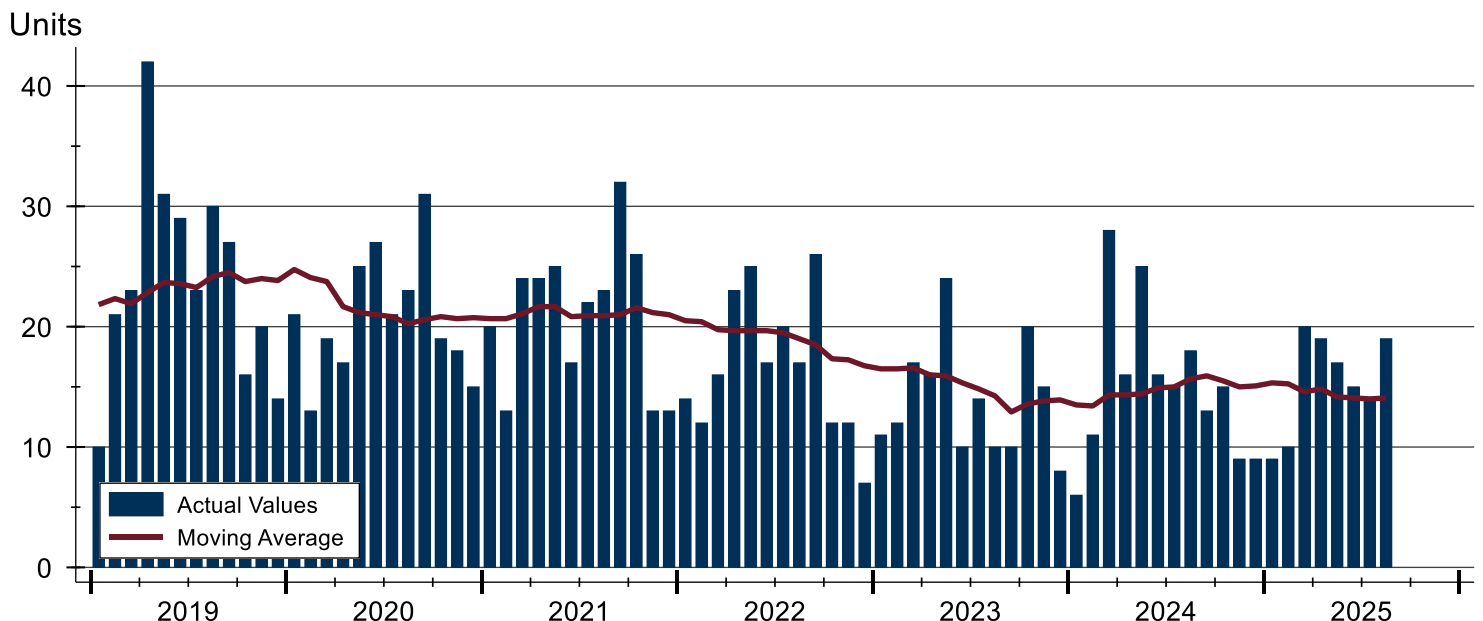
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2025	August 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		19	18	5.6%	123	135	-8.9%
Volume (1,000s)		8,917	8,252	8.1%	62,605	57,833	8.3%
Average	Sale Price	469,305	458,439	2.4%	508,982	428,391	18.8%
	Days on Market	41	32	28.1%	30	20	50.0%
	Percent of Original	98.7%	95.1%	3.8%	97.7%	98.6%	-0.9%
Median	Sale Price	340,000	364,950	-6.8%	398,950	365,000	9.3%
	Days on Market	19	12	58.3%	9	6	50.0%
	Percent of Original	100.0%	97.7%	2.4%	100.0%	100.0%	0.0%

A total of 19 contracts for sale were written in Douglas County during the month of August, up from 18 in 2024. The median list price of these homes was \$340,000, down from \$364,950 the prior year.

Half of the homes that went under contract in August were on the market less than 19 days, compared to 12 days in August 2024.

History of Contracts Written





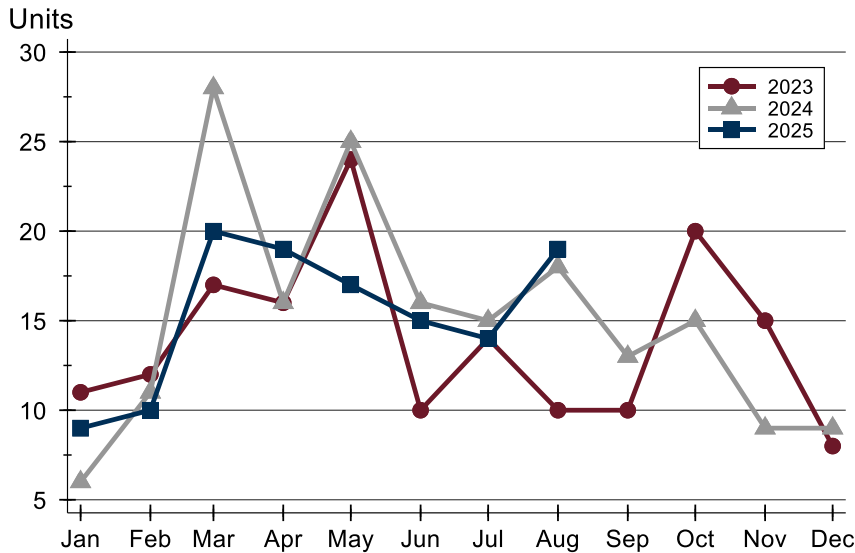
**August
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	11	6	9
February	12	11	10
March	17	28	20
April	16	16	19
May	24	25	17
June	10	16	15
July	14	15	14
August	10	18	19
September	10	13	
October	20	15	
November	15	9	
December	8	9	

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	15.8%	233,332	230,000	27	32	96.2%	100.0%
\$250,000-\$299,999	3	15.8%	270,000	275,000	7	6	99.4%	100.0%
\$300,000-\$349,999	6	31.6%	333,983	335,000	18	16	99.2%	100.0%
\$350,000-\$399,999	1	5.3%	395,000	395,000	5	5	100.0%	100.0%
\$400,000-\$449,999	1	5.3%	400,000	400,000	23	23	100.0%	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	4	21.1%	551,975	549,450	49	44	98.2%	99.0%
\$600,000-\$749,999	0	0.0%	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
\$1,000,000 and up	1	5.3%	2,400,000	2,400,000	346	346	100.0%	100.0%



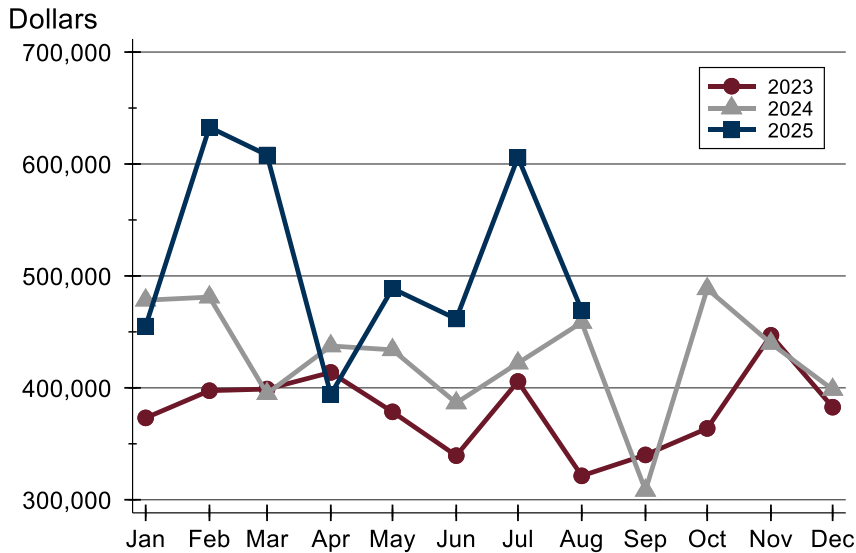
**August
2025**

Lawrence MLS Statistics



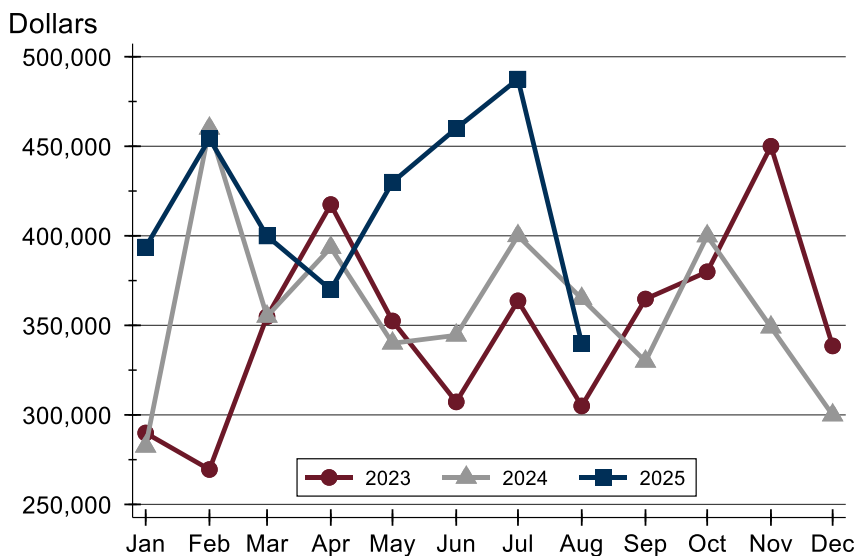
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	373,164	478,300	455,144
February	397,462	481,082	632,834
March	398,926	394,834	607,990
April	413,775	437,413	394,124
May	378,555	433,972	488,709
June	339,420	386,503	461,570
July	405,700	422,127	605,904
August	321,360	458,439	469,305
September	340,084	308,385	
October	363,715	488,467	
November	446,920	439,689	
December	382,731	398,533	

Median Price



Month	2023	2024	2025
January	289,900	282,450	393,700
February	269,500	460,000	454,222
March	354,900	355,000	399,900
April	417,450	393,450	369,900
May	352,450	340,000	429,950
June	307,250	344,450	459,950
July	363,700	400,000	487,500
August	305,000	364,950	340,000
September	364,700	329,900	
October	379,900	399,900	
November	450,000	349,000	
December	338,500	299,900	



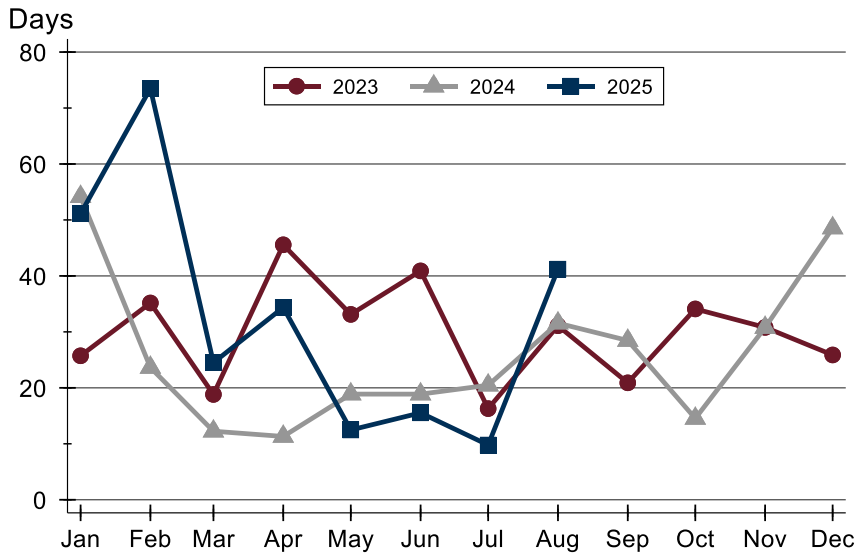
**August
2025**

Lawrence MLS Statistics



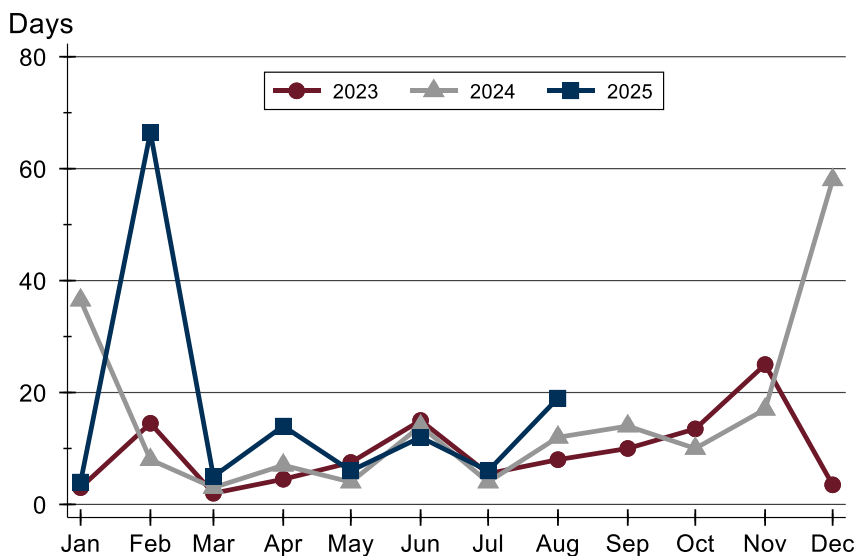
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	26	54	51
February	35	24	74
March	19	12	25
April	46	11	34
May	33	19	12
June	41	19	16
July	16	20	10
August	31	32	41
September	21	28	
October	34	15	
November	31	31	
December	26	49	

Median DOM



Month	2023	2024	2025
January	3	37	4
February	15	8	67
March	2	3	5
April	5	7	14
May	8	4	6
June	15	14	12
July	6	4	6
August	8	12	19
September	10	14	
October	14	10	
November	25	17	
December	4	58	



**August
2025**

Lawrence MLS Statistics



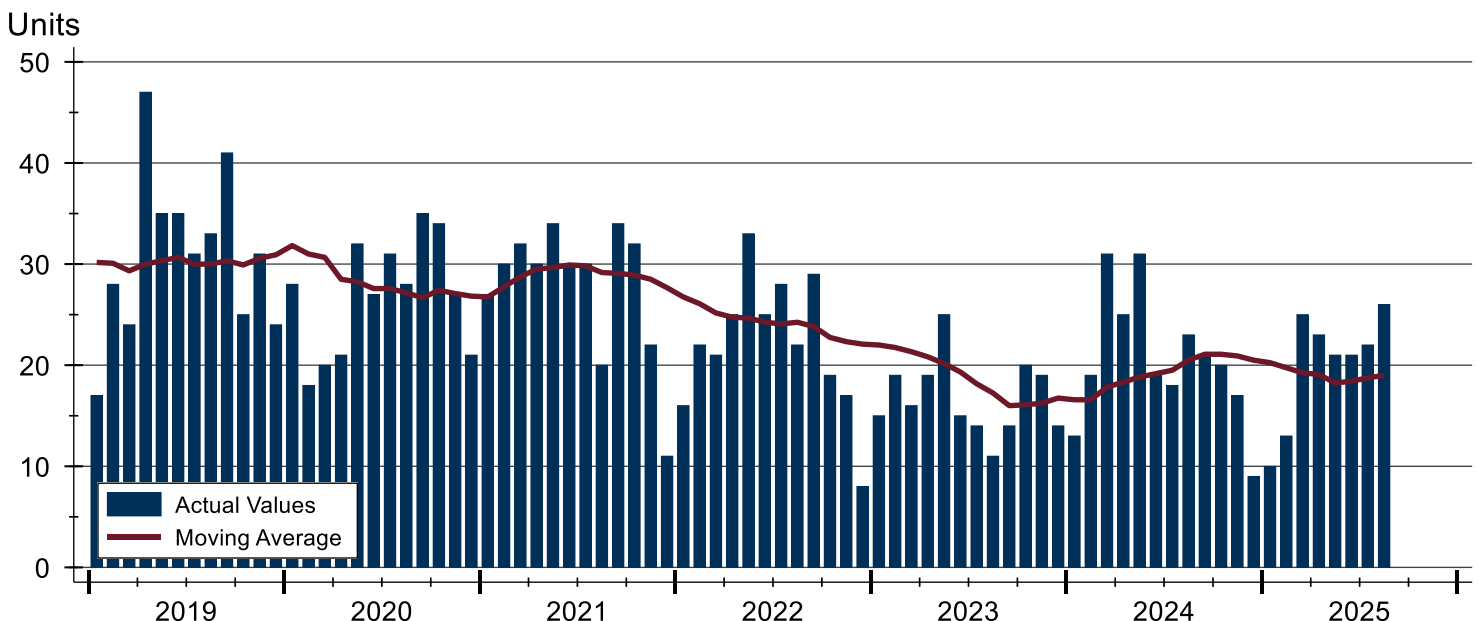
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of August 2024	Change
Pending Contracts		26	23	13.0%
Volume (1,000s)		13,586	10,080	34.8%
Average	List Price	522,527	438,259	19.2%
	Days on Market	33	25	32.0%
	Percent of Original	99.1%	97.9%	1.2%
Median	List Price	384,950	370,000	4.0%
	Days on Market	15	13	15.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 26 listings in Douglas County had contracts pending at the end of August, up from 23 contracts pending at the end of August 2024.

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





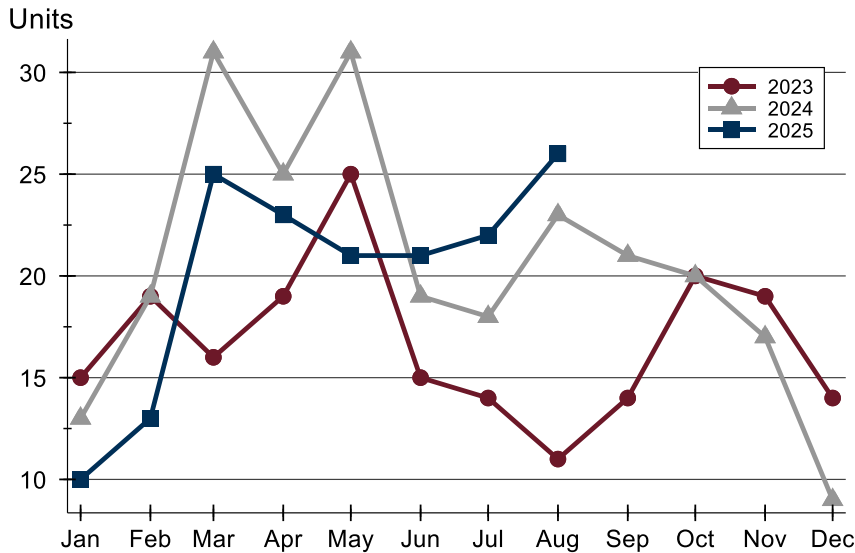
**August
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	15	13	10
February	19	19	13
March	16	31	25
April	19	25	23
May	25	31	21
June	15	19	21
July	14	18	22
August	11	23	26
September	14	21	
October	20	20	
November	19	17	
December	14	9	

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	3.8%	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	3	11.5%	233,332	230,000	27	32	96.2%	100.0%
\$250,000-\$299,999	3	11.5%	270,000	275,000	7	6	99.4%	100.0%
\$300,000-\$349,999	5	19.2%	334,780	340,000	16	15	99.1%	100.0%
\$350,000-\$399,999	3	11.5%	388,300	389,900	19	20	99.6%	100.0%
\$400,000-\$449,999	2	7.7%	409,500	409,500	12	12	100.0%	100.0%
\$450,000-\$499,999	1	3.8%	498,000	498,000	9	9	100.0%	100.0%
\$500,000-\$599,999	5	19.2%	564,180	549,900	40	41	98.9%	100.0%
\$600,000-\$749,999	1	3.8%	625,000	625,000	7	7	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	7.7%	2,175,000	2,175,000	182	182	100.0%	100.0%



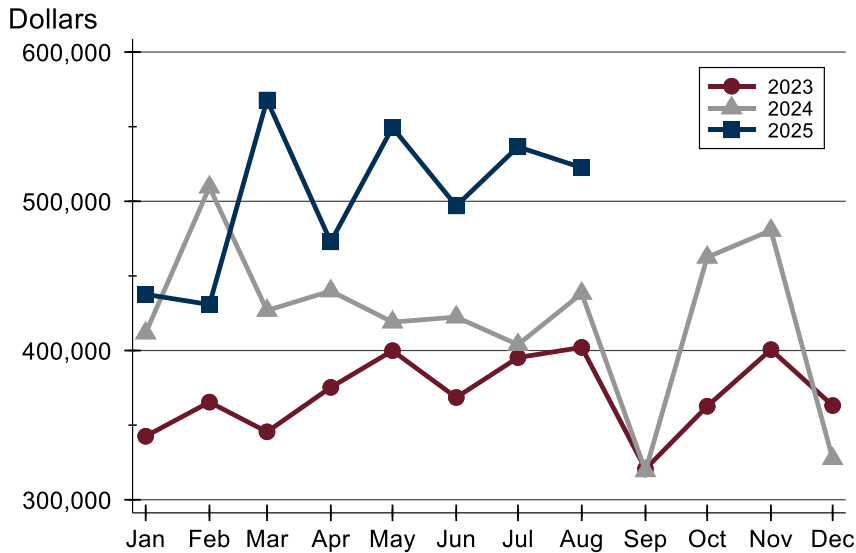
**August
2025**

Lawrence MLS Statistics



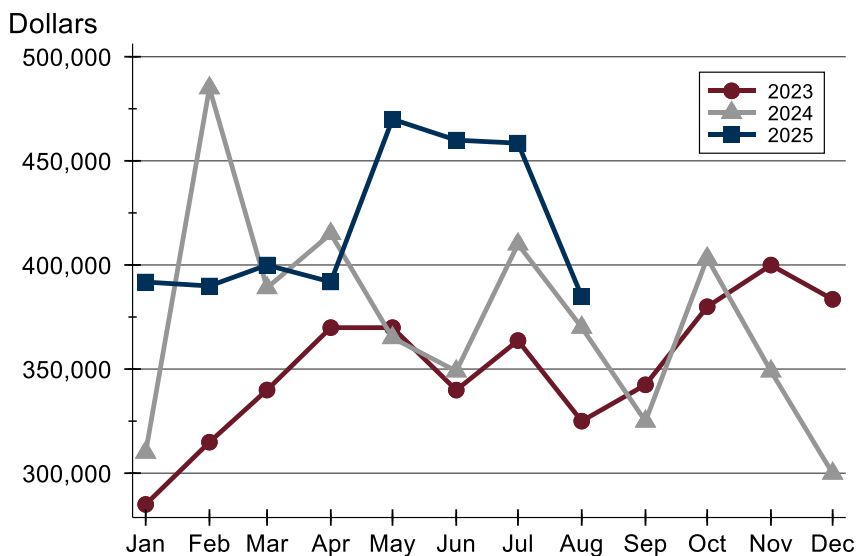
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	342,573	411,677	437,650
February	365,442	509,521	430,815
March	345,506	426,824	567,873
April	375,321	439,922	472,820
May	399,913	419,066	549,486
June	368,533	422,429	496,907
July	395,307	403,936	536,525
August	402,100	438,259	522,527
September	320,653	319,375	
October	362,668	462,479	
November	400,608	480,535	
December	363,139	327,467	

Median Price



Month	2023	2024	2025
January	285,000	310,000	391,800
February	314,900	485,000	389,900
March	339,950	389,000	399,950
April	369,900	415,000	391,850
May	369,900	365,000	470,000
June	339,900	349,000	459,950
July	363,700	410,000	458,500
August	325,000	370,000	384,950
September	342,450	324,900	
October	379,925	403,243	
November	399,950	349,000	
December	383,500	299,900	



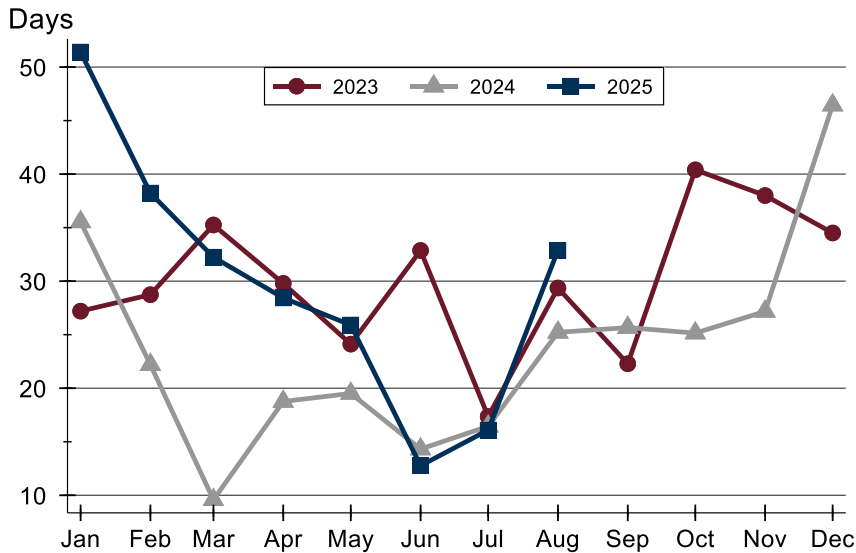
**August
2025**

Lawrence MLS Statistics



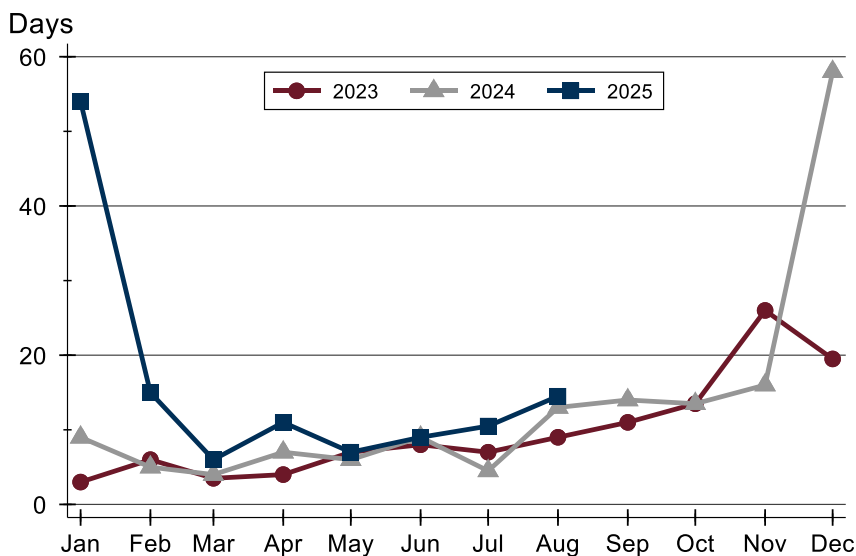
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	27	36	51
February	29	22	38
March	35	10	32
April	30	19	28
May	24	20	26
June	33	14	13
July	17	16	16
August	29	25	33
September	22	26	
October	40	25	
November	38	27	
December	35	46	

Median DOM



Month	2023	2024	2025
January	3	9	54
February	6	5	15
March	4	4	6
April	4	7	11
May	7	6	7
June	8	9	9
July	7	5	11
August	9	13	15
September	11	14	
October	14	14	
November	26	16	
December	20	58	