



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Rose in January

Total home sales in Douglas County rose by 66.7% last month to 10 units, compared to 6 units in January 2023. Total sales volume was \$3.9 million, up 137.3% from a year earlier.

The median sale price in January was \$381,000, up from \$283,000 a year earlier. Homes that sold in January were typically on the market for 56 days and sold for 99.7% of their list prices.

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

The total number of active listings in Douglas County at the end of January was 22 units, down from 31 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$467,450.

During January, a total of 6 contracts were written down from 11 in January 2023. At the end of the month, there were 13 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

## Contact Information

Rob Hulse, Executive Vice-President  
 Lawrence Board of REALTORS®  
 3838 W. 6th Street (at Monterey)  
 Lawrence, KS 66049  
 785-842-1843  
[Rob@LawrenceRealtor.com](mailto:Rob@LawrenceRealtor.com)  
[www.LawrenceRealtor.com](http://www.LawrenceRealtor.com)



## Douglas County (Excluding Lawrence) Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b> Change from prior year	<b>10</b> 66.7%	<b>6</b> -40.0%	<b>10</b> -23.1%	<b>10</b> 66.7%	<b>6</b> -40.0%	<b>10</b> -23.1%	
<b>Active Listings</b> Change from prior year	<b>22</b> -29.0%	<b>31</b> 55.0%	<b>20</b> -13.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>1.6</b> -11.1%	<b>1.8</b> 80.0%	<b>1.0</b> -9.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>4</b> -73.3%	<b>15</b> 0.0%	<b>15</b> -21.1%	<b>4</b> -73.3%	<b>15</b> 0.0%	<b>15</b> -21.1%	
<b>Contracts Written</b> Change from prior year	<b>6</b> -45.5%	<b>11</b> -21.4%	<b>14</b> -30.0%	<b>6</b> -45.5%	<b>11</b> -21.4%	<b>14</b> -30.0%	
<b>Pending Contracts</b> Change from prior year	<b>13</b> -13.3%	<b>15</b> -6.3%	<b>16</b> -40.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>3,902</b> 137.3%	<b>1,644</b> -55.3%	<b>3,681</b> -18.4%	<b>3,902</b> 137.3%	<b>1,644</b> -55.3%	<b>3,681</b> -18.4%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>390,195</b> 42.4%	<b>274,000</b> -25.6%	<b>368,105</b> 6.1%	<b>390,195</b> 42.4%	<b>274,000</b> -25.6%	<b>368,105</b> 6.1%
	<b>List Price of Actives</b> Change from prior year	<b>514,500</b> 3.2%	<b>498,411</b> 8.0%	<b>461,451</b> 31.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>42</b> 250.0%	<b>12</b> -20.0%	<b>15</b> -48.3%	<b>42</b> 250.0%	<b>12</b> -20.0%	<b>15</b> -48.3%
	<b>Percent of List</b> Change from prior year	<b>98.6%</b> 2.4%	<b>96.3%</b> -7.9%	<b>104.6%</b> 5.4%	<b>98.6%</b> 2.4%	<b>96.3%</b> -7.9%	<b>104.6%</b> 5.4%
	<b>Percent of Original</b> Change from prior year	<b>95.4%</b> 1.5%	<b>94.0%</b> -10.8%	<b>105.4%</b> 9.2%	<b>95.4%</b> 1.5%	<b>94.0%</b> -10.8%	<b>105.4%</b> 9.2%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>381,000</b> 34.6%	<b>283,000</b> -19.5%	<b>351,500</b> 13.0%	<b>381,000</b> 34.6%	<b>283,000</b> -19.5%	<b>351,500</b> 13.0%
	<b>List Price of Actives</b> Change from prior year	<b>467,450</b> 6.3%	<b>439,900</b> 15.8%	<b>379,950</b> 28.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>56</b> 522.2%	<b>9</b> 125.0%	<b>4</b> -66.7%	<b>56</b> 522.2%	<b>9</b> 125.0%	<b>4</b> -66.7%
	<b>Percent of List</b> Change from prior year	<b>99.7%</b> -0.3%	<b>100.0%</b> -1.5%	<b>101.5%</b> 2.6%	<b>99.7%</b> -0.3%	<b>100.0%</b> -1.5%	<b>101.5%</b> 2.6%
	<b>Percent of Original</b> Change from prior year	<b>96.1%</b> -1.6%	<b>97.7%</b> -3.7%	<b>101.5%</b> 4.0%	<b>96.1%</b> -1.6%	<b>97.7%</b> -3.7%	<b>101.5%</b> 4.0%

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



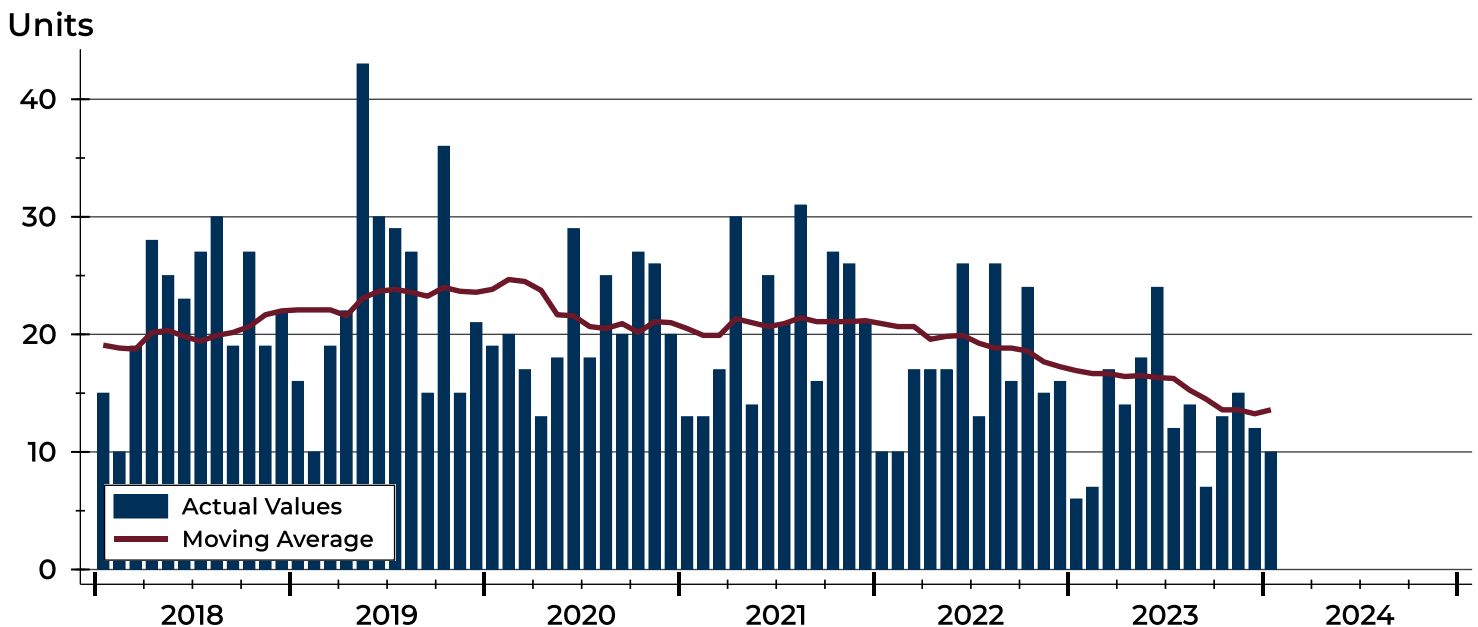
# Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		10	6	66.7%	10	6	66.7%
Volume (1,000s)		3,902	1,644	137.3%	3,902	1,644	137.3%
Months' Supply		1.6	1.8	-11.1%	N/A	N/A	N/A
Average	Sale Price	390,195	274,000	42.4%	390,195	274,000	42.4%
	Days on Market	42	12	250.0%	42	12	250.0%
	Percent of List	98.6%	96.3%	2.4%	98.6%	96.3%	2.4%
	Percent of Original	95.4%	94.0%	1.5%	95.4%	94.0%	1.5%
Median	Sale Price	381,000	283,000	34.6%	381,000	283,000	34.6%
	Days on Market	56	9	522.2%	56	9	522.2%
	Percent of List	99.7%	100.0%	-0.3%	99.7%	100.0%	-0.3%
	Percent of Original	96.1%	97.7%	-1.6%	96.1%	97.7%	-1.6%

A total of 10 homes sold in Douglas County in January, up from 6 units in January 2023. Total sales volume rose to \$3.9 million compared to \$1.6 million in the previous year.

The median sales price in January was \$381,000, up 34.6% compared to the prior year. Median days on market was 56 days, up from 25 days in December, and up from 9 in January 2023.

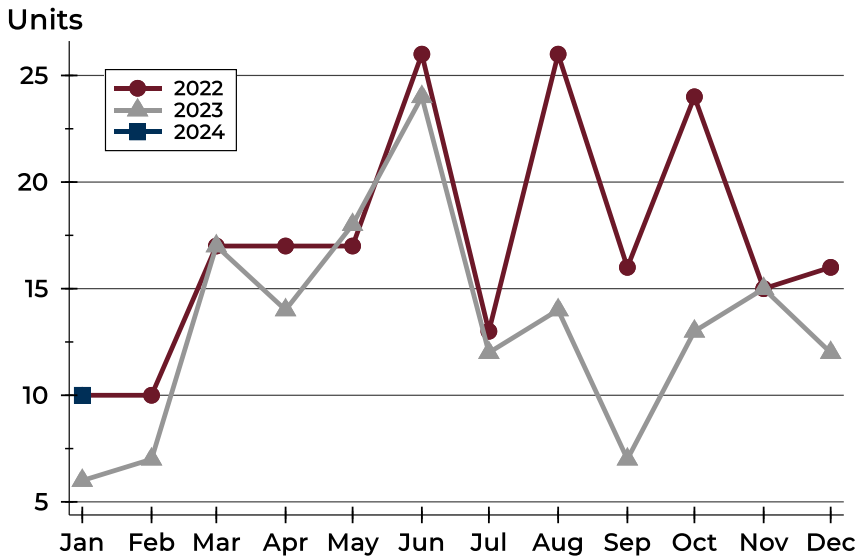
## History of Closed Listings





## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	10	6	10
February	10	7	
March	17	17	
April	17	14	
May	17	18	
June	26	24	
July	13	12	
August	26	14	
September	16	7	
October	24	13	
November	15	15	
December	16	12	

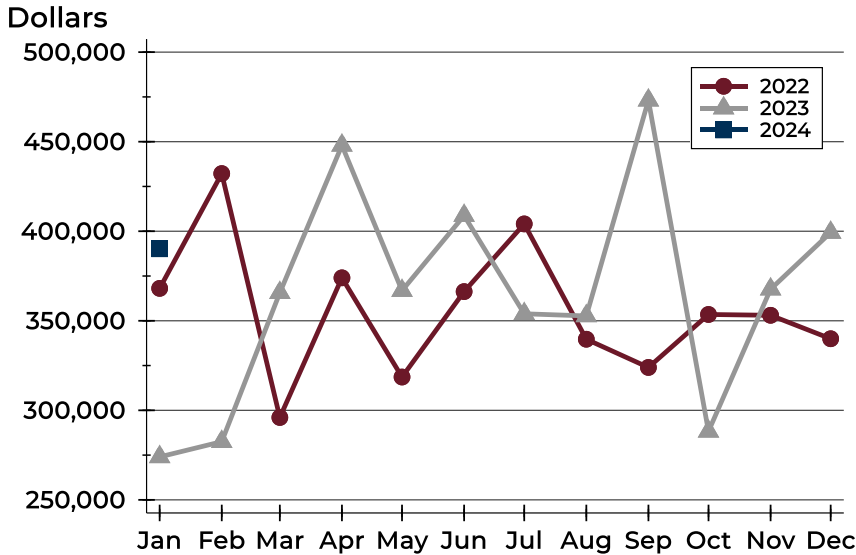
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	20.0%	1.7	232,975	232,975	36	36	101.4%	101.4%	98.8%	98.8%
\$250,000-\$299,999	2	20.0%	0.9	273,750	273,750	31	31	99.7%	99.7%	96.9%	96.9%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	2	20.0%	0.4	381,000	381,000	58	58	99.2%	99.2%	91.8%	91.8%
\$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	1	10.0%	2.0	460,000	460,000	72	72	90.2%	90.2%	83.7%	83.7%
\$500,000-\$599,999	2	20.0%	3.3	520,750	520,750	48	48	97.8%	97.8%	97.8%	97.8%
\$600,000-\$749,999	1	10.0%	1.0	625,000	625,000	0	0	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



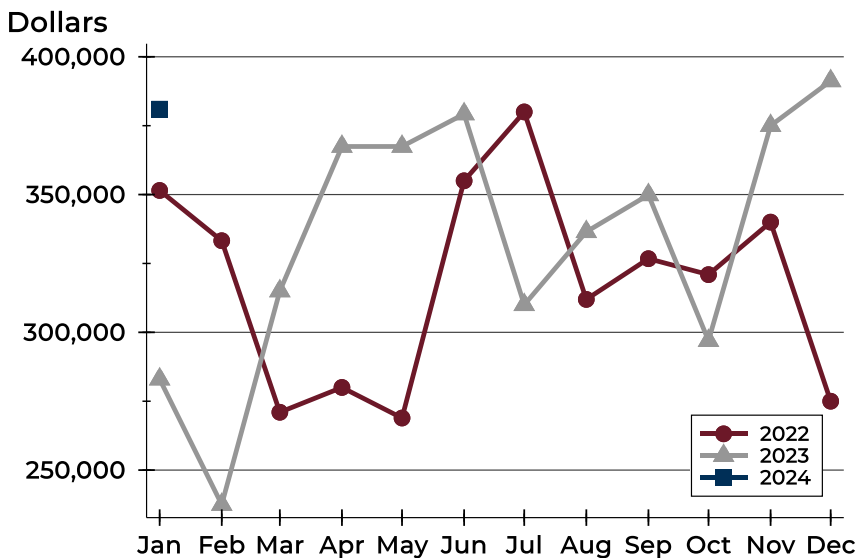
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average Price



Month	2022	2023	2024
January	368,105	274,000	<b>390,195</b>
February	432,200	282,500	
March	296,024	365,665	
April	373,982	447,947	
May	318,604	366,850	
June	366,298	408,741	
July	404,092	353,919	
August	339,712	352,714	
September	323,954	473,129	
October	353,529	288,268	
November	353,067	367,647	
December	339,975	399,283	

### Median Price

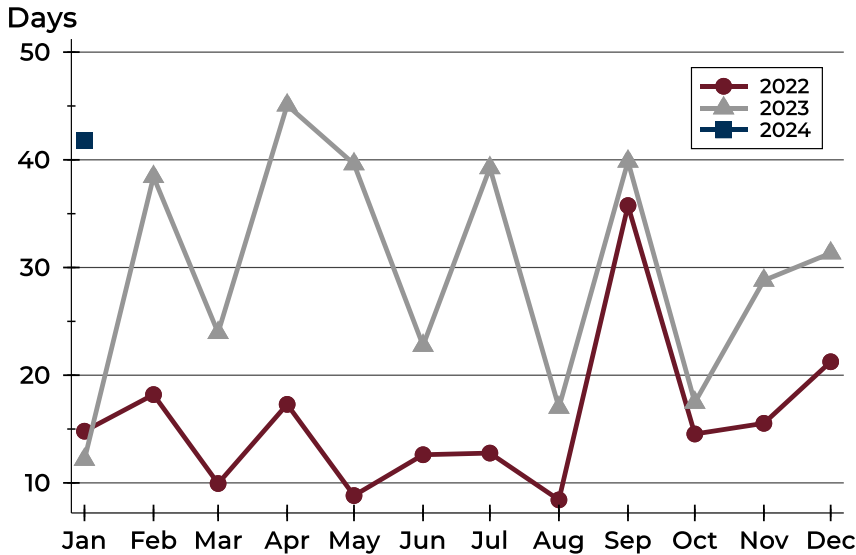


Month	2022	2023	2024
January	351,500	283,000	<b>381,000</b>
February	333,250	237,500	
March	271,000	315,000	
April	280,000	367,450	
May	268,900	367,450	
June	355,000	379,250	
July	380,000	310,000	
August	311,950	336,500	
September	326,735	349,900	
October	320,950	296,985	
November	340,000	375,000	
December	275,000	391,250	



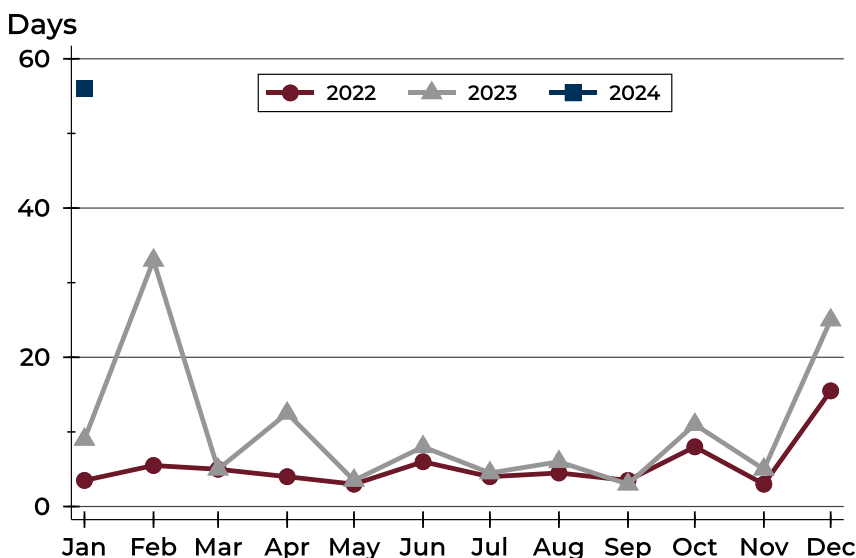
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	15	12	<b>42</b>
February	18	38	
March	10	24	
April	17	45	
May	9	40	
June	13	23	
July	13	39	
August	8	17	
September	36	40	
October	15	17	
November	16	29	
December	21	31	

### Median DOM



Month	2022	2023	2024
January	4	9	<b>56</b>
February	6	33	
March	5	5	
April	4	13	
May	3	4	
June	6	8	
July	4	5	
August	5	6	
September	4	3	
October	8	11	
November	3	5	
December	16	25	



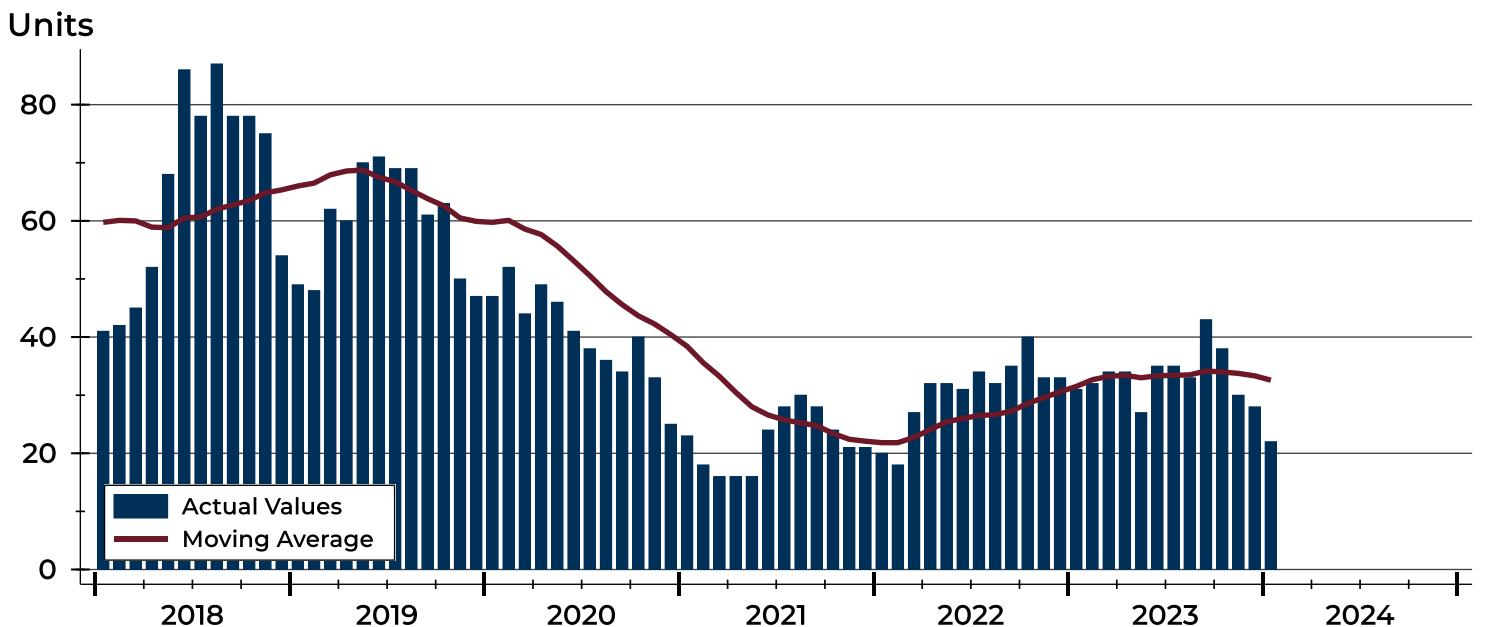
## Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		<b>22</b>	31	-29.0%
Volume (1,000s)		<b>11,319</b>	15,451	-26.7%
Months' Supply		<b>1.6</b>	1.8	-11.1%
Average	List Price	<b>514,500</b>	498,411	3.2%
	Days on Market	<b>76</b>	94	-19.1%
	Percent of Original	<b>98.2%</b>	98.5%	-0.3%
Median	List Price	<b>467,450</b>	439,900	6.3%
	Days on Market	<b>52</b>	102	-49.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 22 homes were available for sale in Douglas County at the end of January. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of January was \$467,450, up 6.3% from 2023. The typical time on market for active listings was 52 days, down from 102 days a year earlier.

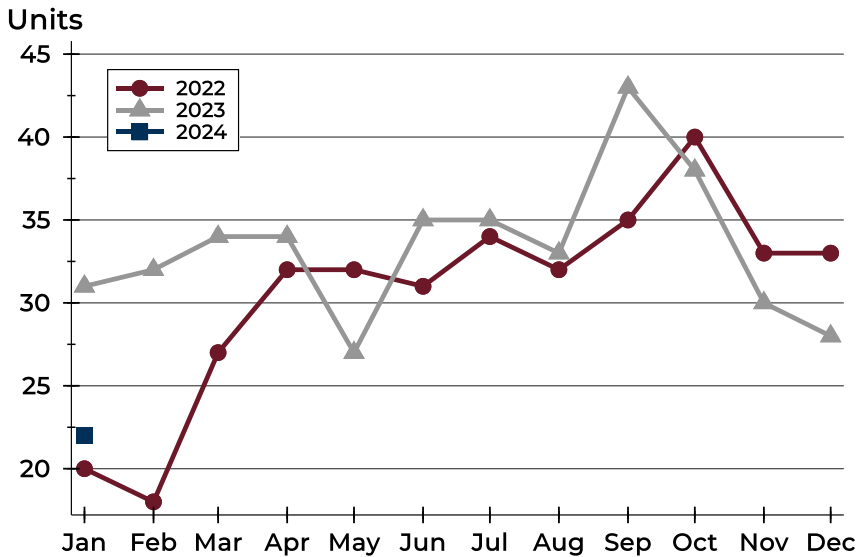
## History of Active Listings





## Douglas County (Excluding Lawrence) Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	20	31	<b>22</b>
February	18	32	
March	27	34	
April	32	34	
May	32	27	
June	31	35	
July	34	35	
August	32	33	
September	35	43	
October	40	38	
November	33	30	
December	33	28	

### Active Listings by Price Range

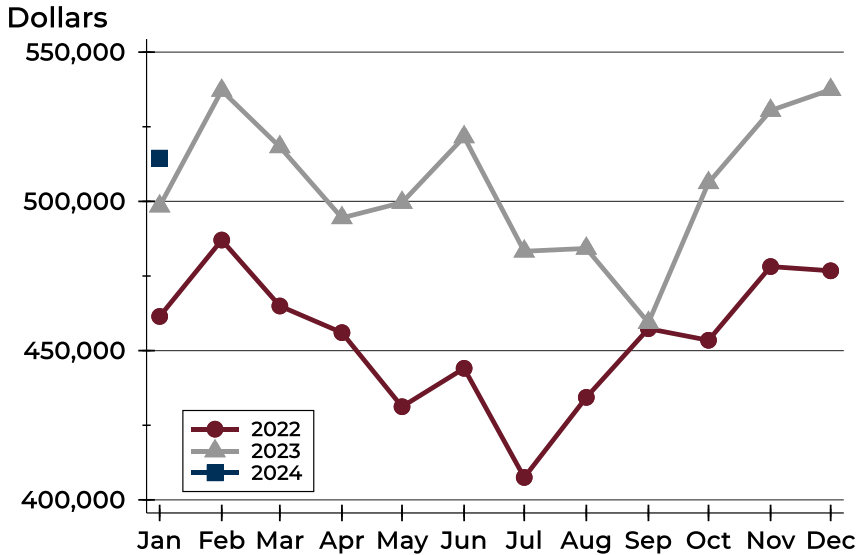
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	4.5%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	13.6%	1.7	217,300	212,000	31	39	98.9%	100.0%
\$250,000-\$299,999	2	9.1%	0.9	289,250	289,250	84	84	96.8%	96.8%
\$300,000-\$349,999	1	4.5%	N/A	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	1	4.5%	0.4	354,900	354,900	67	67	98.6%	98.6%
\$400,000-\$449,999	2	9.1%	N/A	422,500	422,500	91	91	96.7%	96.7%
\$450,000-\$499,999	3	13.6%	2.0	476,633	475,000	68	41	100.0%	100.0%
\$500,000-\$599,999	3	13.6%	3.3	561,333	575,000	88	84	95.1%	100.0%
\$600,000-\$749,999	1	4.5%	1.0	625,000	625,000	8	8	100.0%	100.0%
\$750,000-\$999,999	4	18.2%	N/A	847,475	822,450	143	111	99.2%	100.0%
\$1,000,000 and up	1	4.5%	N/A	1,325,000	1,325,000	63	63	100.0%	100.0%





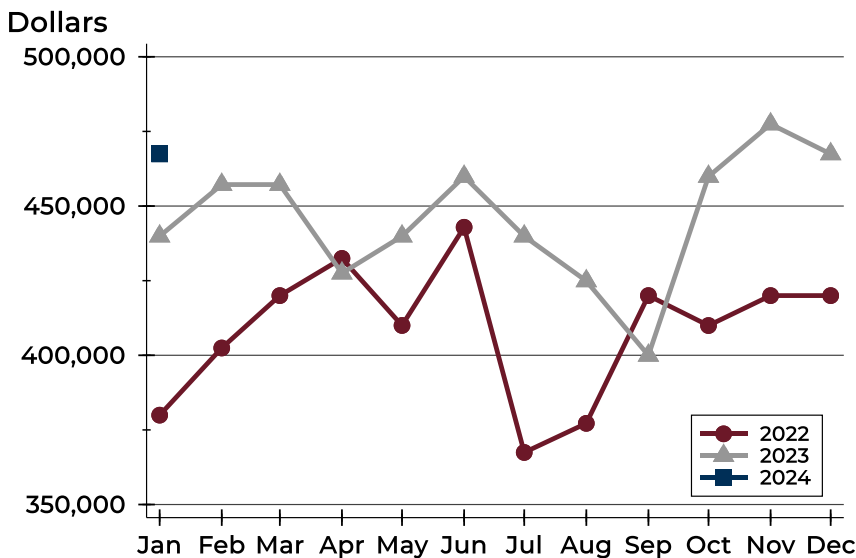
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average Price



Month	2022	2023	2024
January	461,451	498,411	<b>514,500</b>
February	487,044	537,148	
March	464,954	518,268	
April	456,028	494,481	
May	431,219	499,596	
June	444,073	521,596	
July	407,518	483,293	
August	434,338	484,236	
September	457,347	459,359	
October	453,461	506,221	
November	478,162	530,438	
December	476,750	537,418	

### Median Price

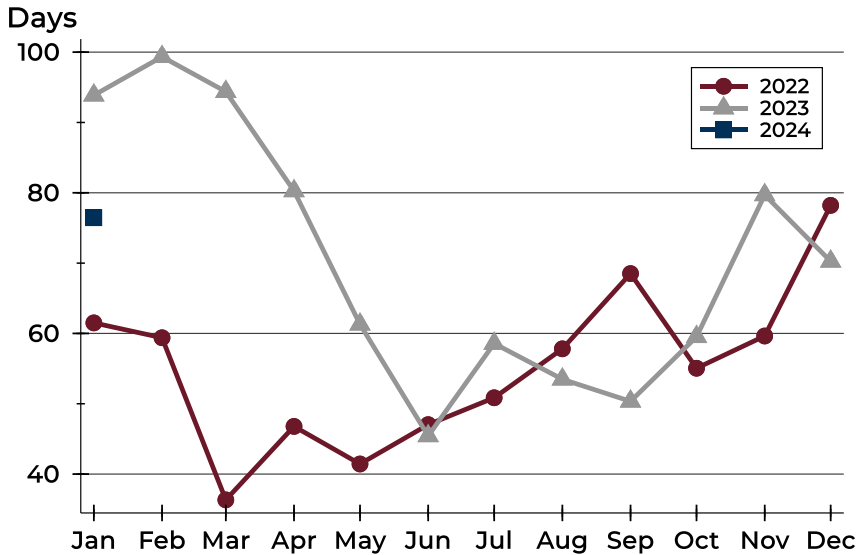


Month	2022	2023	2024
January	379,950	439,900	<b>467,450</b>
February	402,450	457,200	
March	420,000	457,200	
April	432,450	427,500	
May	410,000	439,900	
June	442,900	459,900	
July	367,450	439,900	
August	377,200	424,900	
September	420,000	399,950	
October	409,975	459,900	
November	420,000	477,450	
December	420,000	467,450	



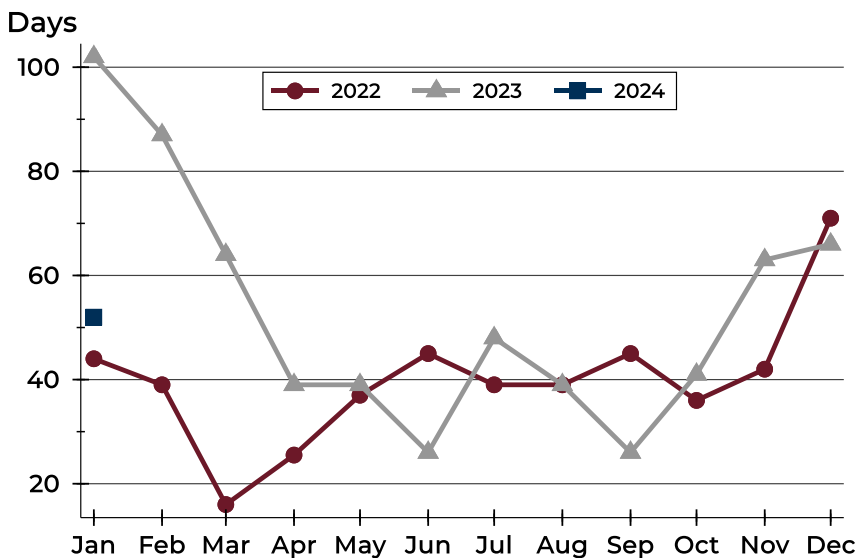
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	62	94	<b>76</b>
February	59	99	
March	36	94	
April	47	80	
May	41	61	
June	47	45	
July	51	59	
August	58	53	
September	69	50	
October	55	60	
November	60	80	
December	78	70	

### Median DOM

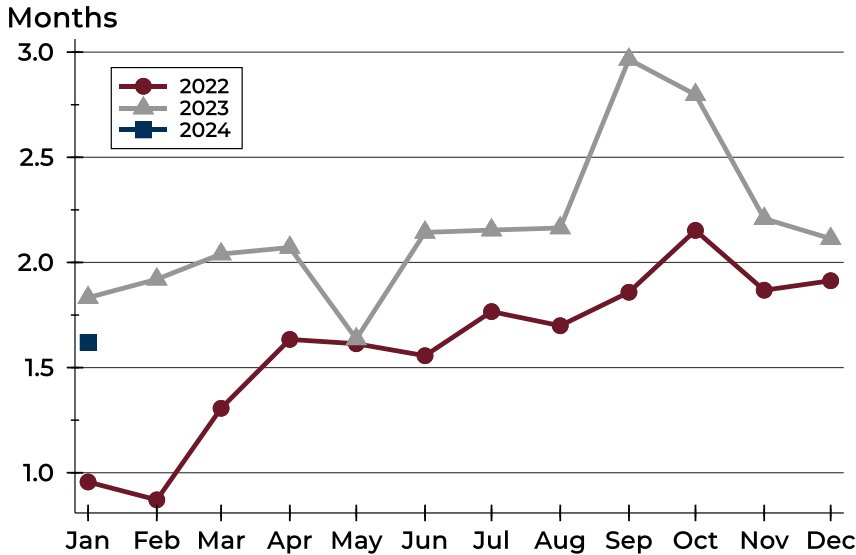


Month	2022	2023	2024
January	44	102	<b>52</b>
February	39	87	
March	16	64	
April	26	39	
May	37	39	
June	45	26	
July	39	48	
August	39	39	
September	45	26	
October	36	41	
November	42	63	
December	71	66	



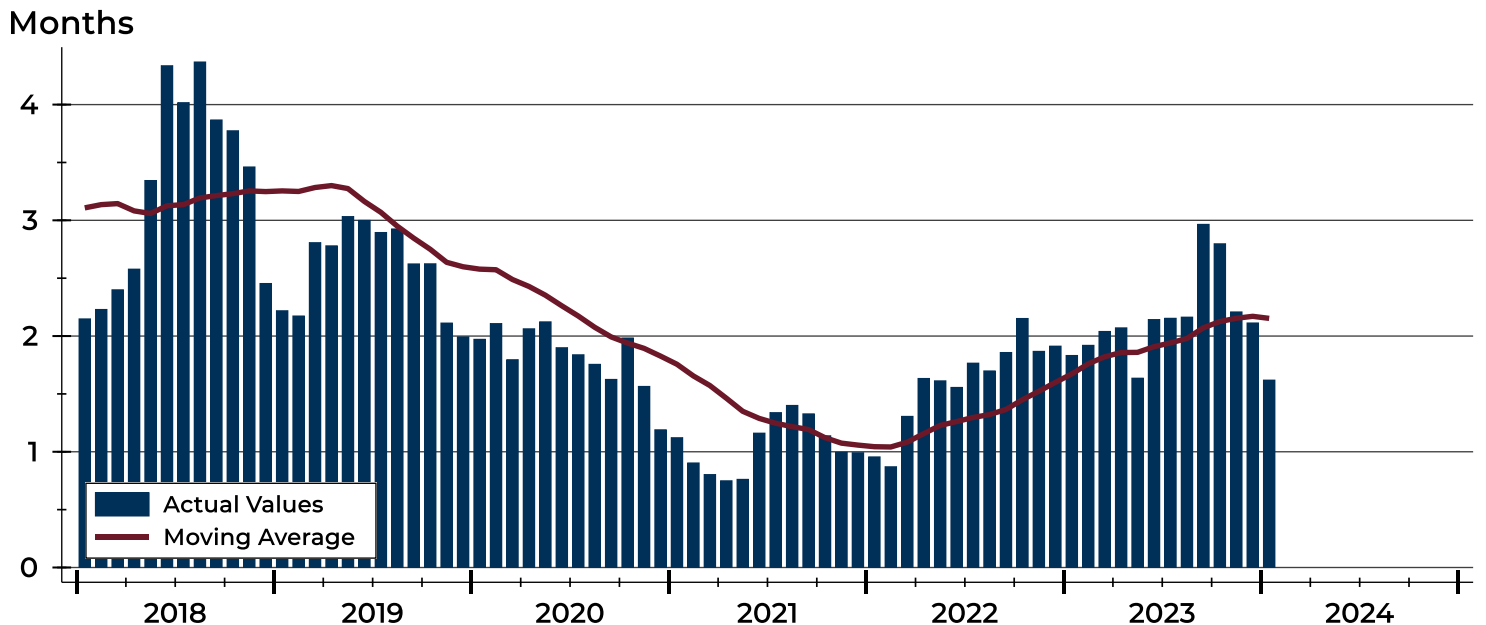
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.8	<b>1.6</b>
February	0.9	1.9	
March	1.3	2.0	
April	1.6	2.1	
May	1.6	1.6	
June	1.6	2.1	
July	1.8	2.2	
August	1.7	2.2	
September	1.9	3.0	
October	2.2	2.8	
November	1.9	2.2	
December	1.9	2.1	

## History of Month's Supply





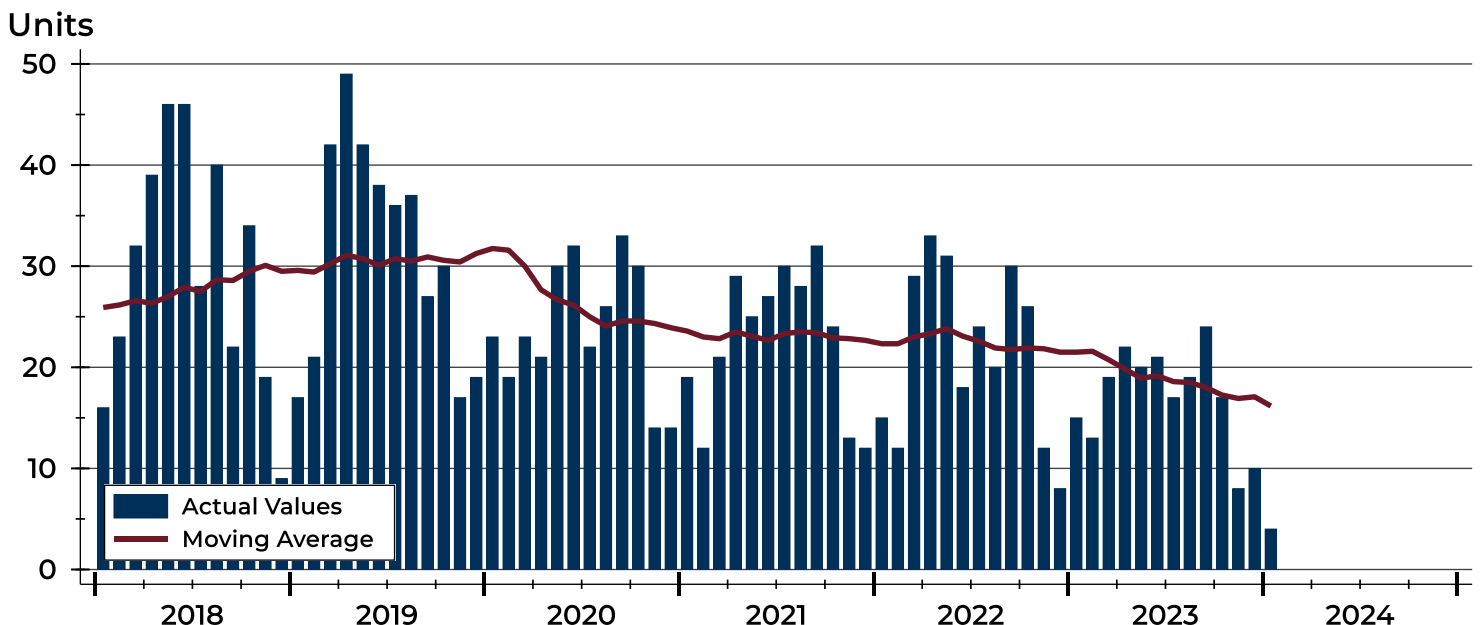
# Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	4	15	-73.3%
	Volume (1,000s)	1,605	7,347	-78.2%
	Average List Price	401,225	489,773	-18.1%
	Median List Price	384,950	445,000	-13.5%
Year-to-Date	New Listings	4	15	-73.3%
	Volume (1,000s)	1,605	7,347	-78.2%
	Average List Price	401,225	489,773	-18.1%
	Median List Price	384,950	445,000	-13.5%

A total of 4 new listings were added in Douglas County during January, down 73.3% from the same month in 2023.

The median list price of these homes was \$384,950 down from \$445,000 in 2023.

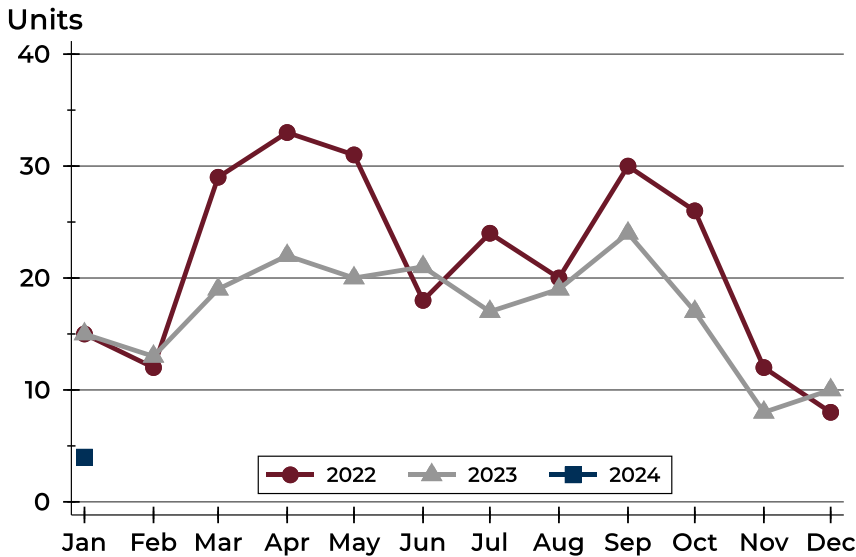
## History of New Listings





## Douglas County (Excluding Lawrence) New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	15	15	4
February	12	13	
March	29	19	
April	33	22	
May	31	20	
June	18	21	
July	24	17	
August	20	19	
September	30	24	
October	26	17	
November	12	8	
December	8	10	

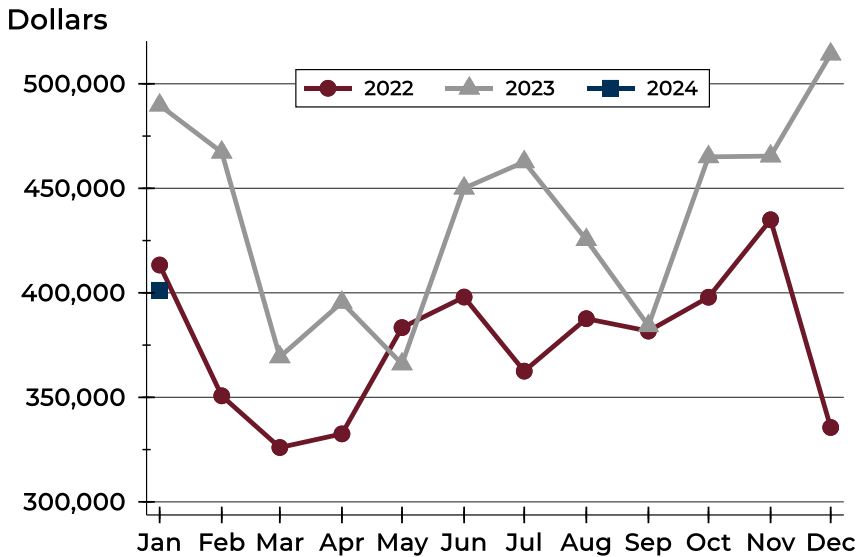
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	210,000	210,000	2	2	102.9%	102.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	1	25.0%	310,000	310,000	4	4	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	25.0%	459,900	459,900	22	22	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	1	25.0%	625,000	625,000	14	14	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



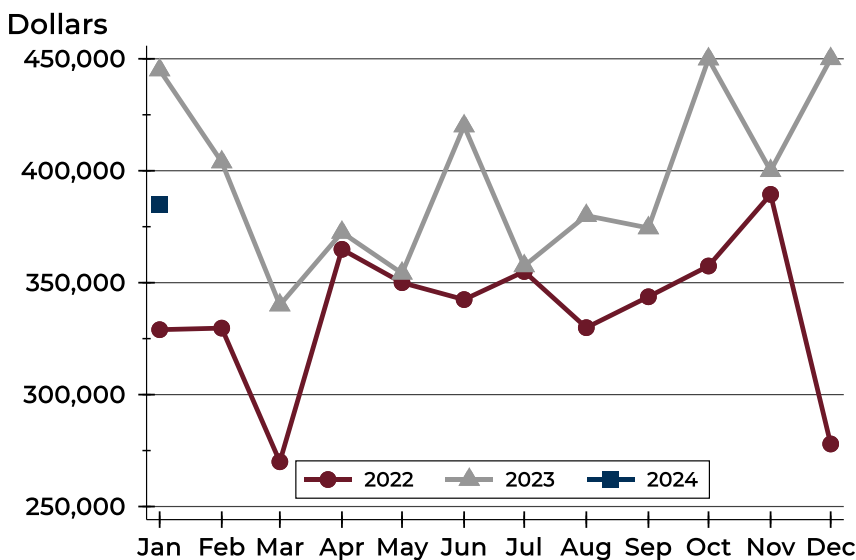
## Douglas County (Excluding Lawrence) New Listings Analysis

### Average Price



Month	2022	2023	2024
January	413,313	489,773	<b>401,225</b>
February	350,733	467,265	
March	326,003	369,332	
April	332,542	395,430	
May	383,381	365,950	
June	397,978	450,052	
July	362,533	462,641	
August	387,640	425,403	
September	381,707	384,221	
October	397,898	465,059	
November	434,958	465,425	
December	335,600	514,190	

### Median Price



Month	2022	2023	2024
January	329,000	445,000	<b>384,950</b>
February	329,700	403,900	
March	270,000	340,000	
April	364,900	372,450	
May	350,000	354,200	
June	342,450	419,990	
July	355,000	357,500	
August	329,900	379,950	
September	343,700	374,450	
October	357,450	449,900	
November	389,450	400,000	
December	277,950	450,000	



## Douglas County (Excluding Lawrence) Contracts Written Analysis

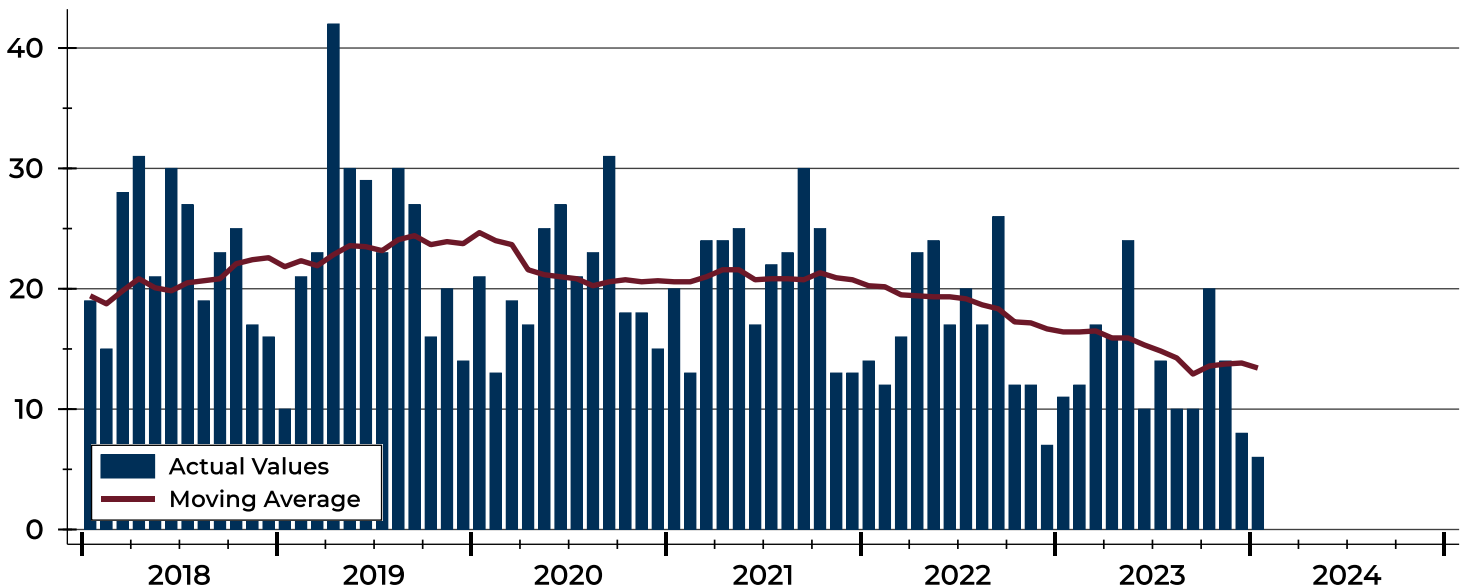
Summary Statistics for Contracts Written		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>6</b>	11	-45.5%	<b>6</b>	11	-45.5%
Volume (1,000s)		<b>2,870</b>	4,105	-30.1%	<b>2,870</b>	4,105	-30.1%
Average	Sale Price	<b>478,300</b>	373,164	28.2%	<b>478,300</b>	373,164	28.2%
	Days on Market	<b>54</b>	26	107.7%	<b>54</b>	26	107.7%
	Percent of Original	<b>98.1%</b>	99.4%	-1.3%	<b>98.1%</b>	99.4%	-1.3%
Median	Sale Price	<b>282,450</b>	289,900	-2.6%	<b>282,450</b>	289,900	-2.6%
	Days on Market	<b>37</b>	3	1133.3%	<b>37</b>	3	1133.3%
	Percent of Original	<b>100.0%</b>	99.0%	1.0%	<b>100.0%</b>	99.0%	1.0%

A total of 6 contracts for sale were written in Douglas County during the month of January, down from 11 in 2023. The median list price of these homes was \$282,450, down from \$289,900 the prior year.

Half of the homes that went under contract in January were on the market less than 37 days, compared to 3 days in January 2023.

## History of Contracts Written

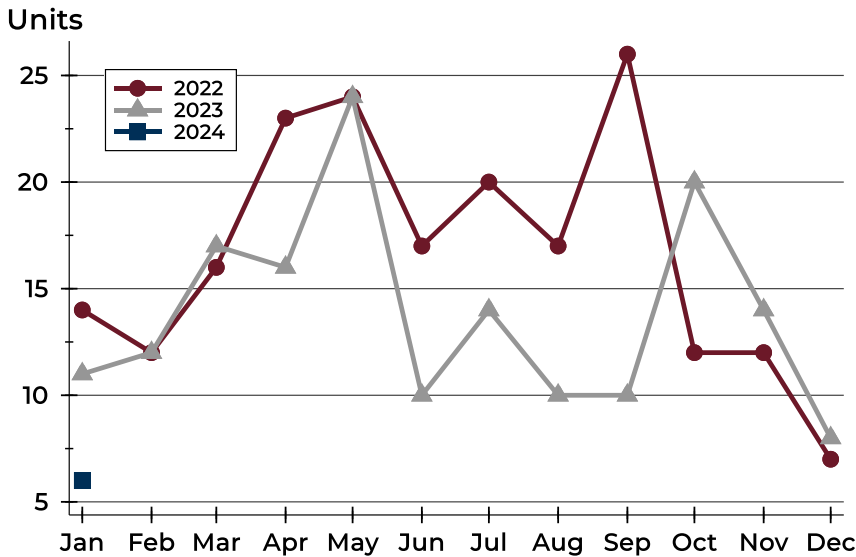
Units





## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	14	11	6
February	12	12	
March	16	17	
April	23	16	
May	24	24	
June	17	10	
July	20	14	
August	17	10	
September	26	10	
October	12	20	
November	12	14	
December	7	8	

### Contracts Written by Price Range

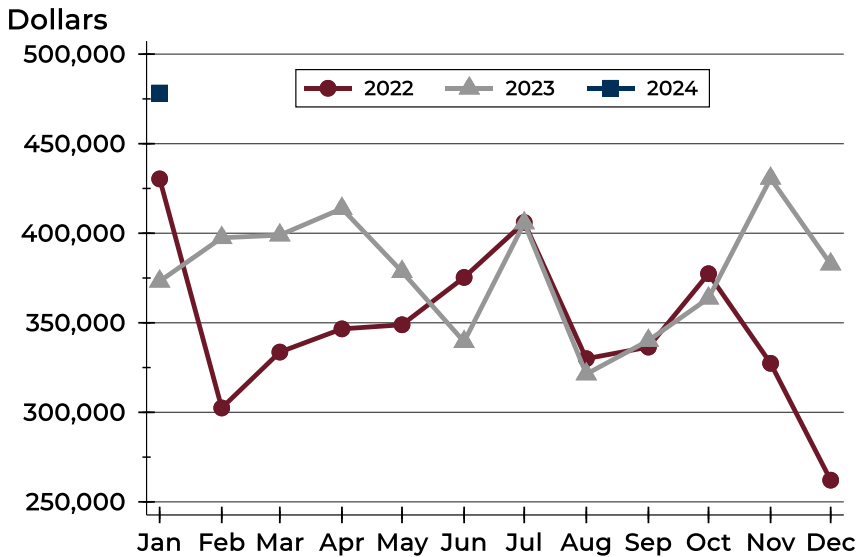
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	16.7%	210,000	210,000	2	2	102.9%	102.9%
\$250,000-\$299,999	2	33.3%	254,900	254,900	81	81	93.0%	93.0%
\$300,000-\$349,999	1	16.7%	310,000	310,000	4	4	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	1	16.7%	445,000	445,000	123	123	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	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	16.7%	1,395,000	1,395,000	34	34	100.0%	100.0%





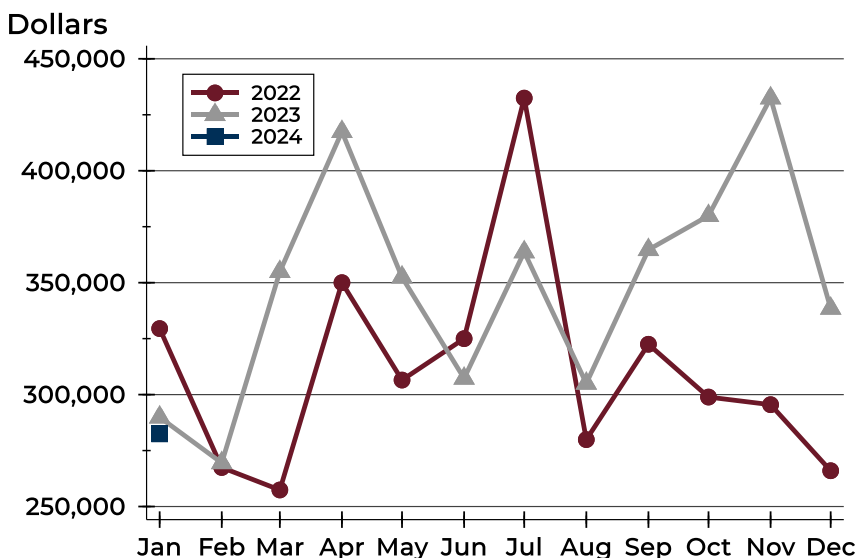
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average Price



Month	2022	2023	2024
January	430,343	373,164	<b>478,300</b>
February	302,442	397,462	
March	333,644	398,926	
April	346,590	413,775	
May	348,894	378,555	
June	375,329	339,420	
July	406,000	405,700	
August	329,949	321,360	
September	336,429	340,084	
October	377,404	363,715	
November	327,367	430,629	
December	262,129	382,731	

### Median Price

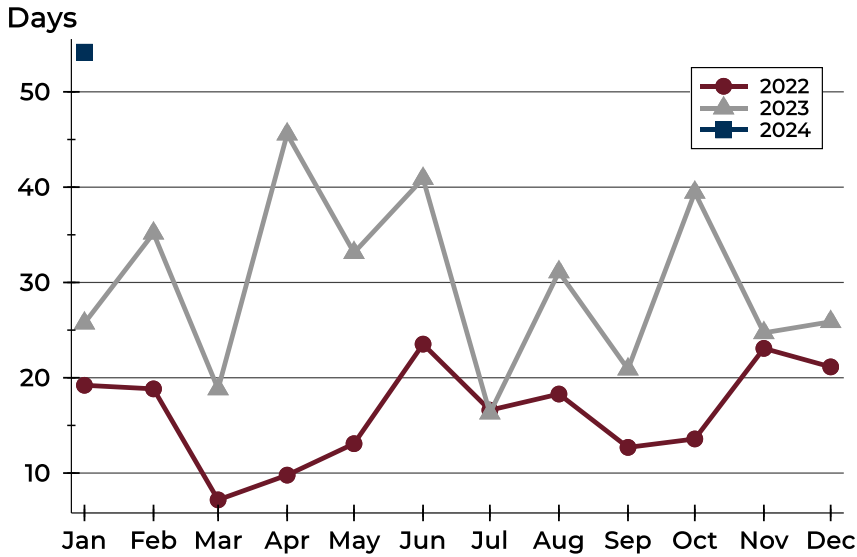


Month	2022	2023	2024
January	329,500	289,900	<b>282,450</b>
February	267,450	269,500	
March	257,400	354,900	
April	350,000	417,450	
May	306,500	352,450	
June	325,000	307,250	
July	432,450	363,700	
August	279,900	305,000	
September	322,500	364,700	
October	298,900	379,900	
November	295,500	432,450	
December	266,000	338,500	



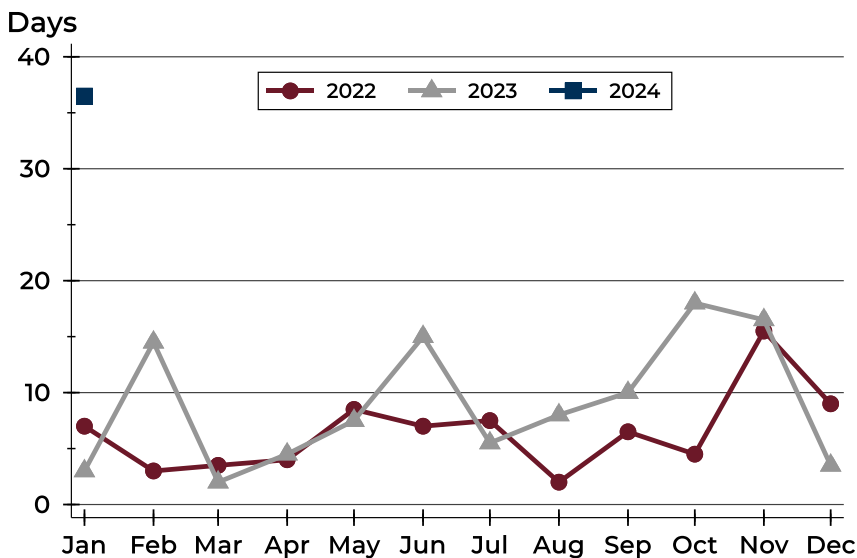
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	19	26	<b>54</b>
February	19	35	
March	7	19	
April	10	46	
May	13	33	
June	24	41	
July	17	16	
August	18	31	
September	13	21	
October	14	39	
November	23	25	
December	21	26	

### Median DOM



Month	2022	2023	2024
January	7	3	<b>37</b>
February	3	15	
March	4	2	
April	4	5	
May	9	8	
June	7	15	
July	8	6	
August	2	8	
September	7	10	
October	5	18	
November	16	17	
December	9	4	



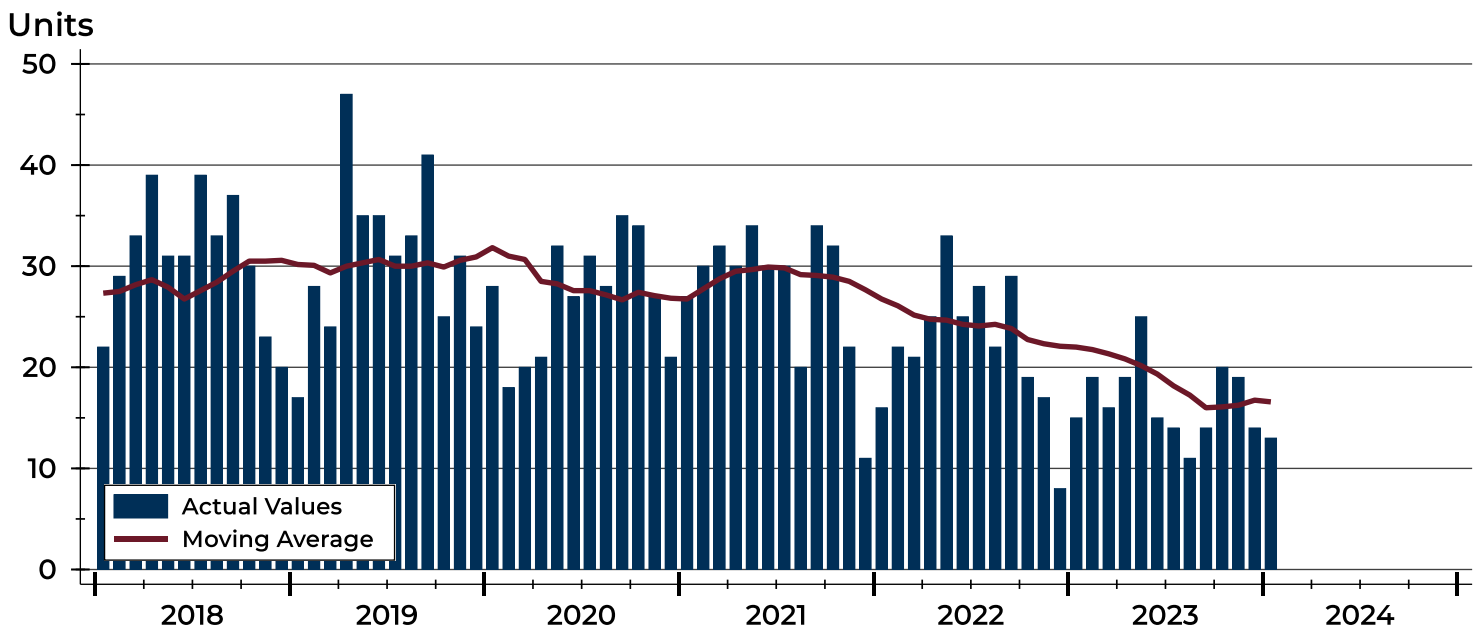
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		13	15	-13.3%
Volume (1,000s)		5,352	5,139	4.1%
Average	List Price	411,677	342,573	20.2%
	Days on Market	36	27	33.3%
	Percent of Original	98.9%	99.4%	-0.5%
Median	List Price	310,000	285,000	8.8%
	Days on Market	9	3	200.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in Douglas County had contracts pending at the end of January, down from 15 contracts pending at the end of January 2023.

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.

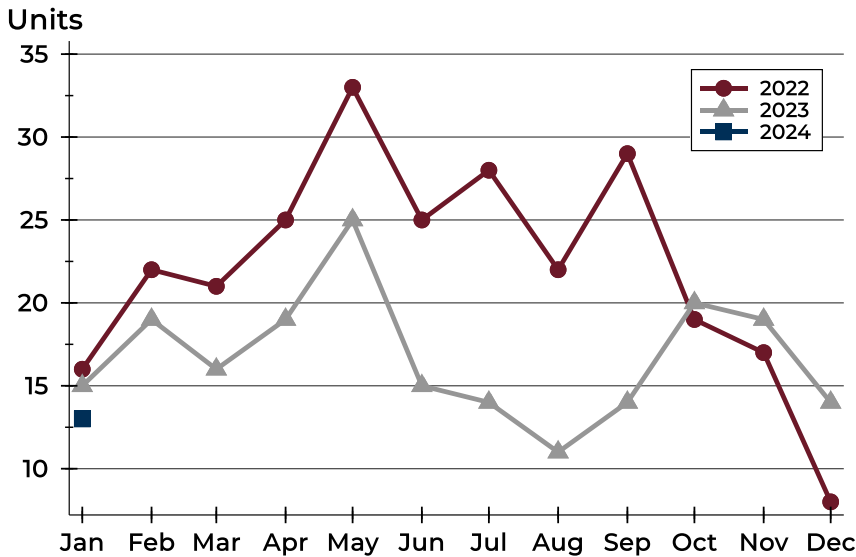
## History of Pending Contracts





## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	16	15	<b>13</b>
February	22	19	
March	21	16	
April	25	19	
May	33	25	
June	25	15	
July	28	14	
August	22	11	
September	29	14	
October	19	20	
November	17	19	
December	8	14	

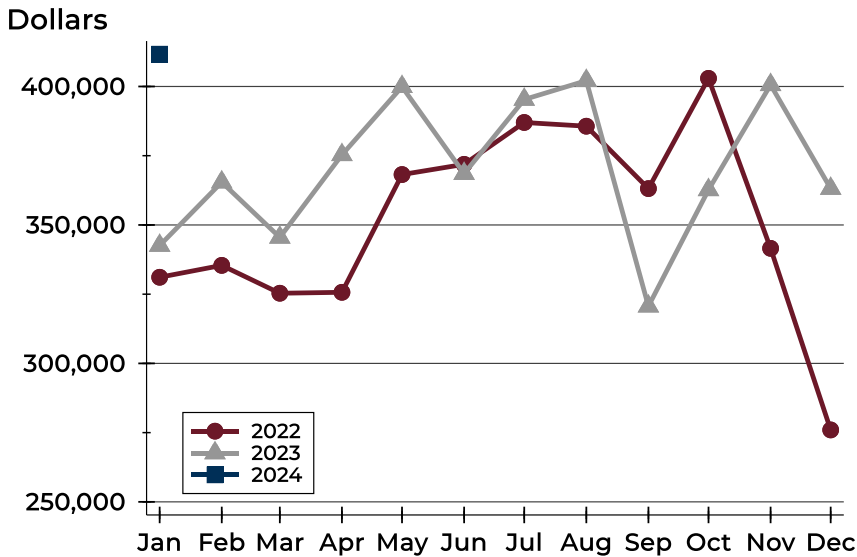
### Pending Contracts by Price Range

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	7.7%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	2	15.4%	169,500	169,500	7	7	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	210,000	210,000	2	2	100.0%	100.0%
\$250,000-\$299,999	2	15.4%	254,900	254,900	81	81	93.0%	93.0%
\$300,000-\$349,999	1	7.7%	310,000	310,000	4	4	100.0%	100.0%
\$350,000-\$399,999	1	7.7%	398,000	398,000	5	5	100.0%	100.0%
\$400,000-\$449,999	1	7.7%	445,000	445,000	123	123	100.0%	100.0%
\$450,000-\$499,999	1	7.7%	489,000	489,000	107	107	100.0%	100.0%
\$500,000-\$599,999	1	7.7%	532,000	532,000	1	1	100.0%	100.0%
\$600,000-\$749,999	1	7.7%	600,000	600,000	2	2	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	1	7.7%	1,395,000	1,395,000	34	34	100.0%	100.0%



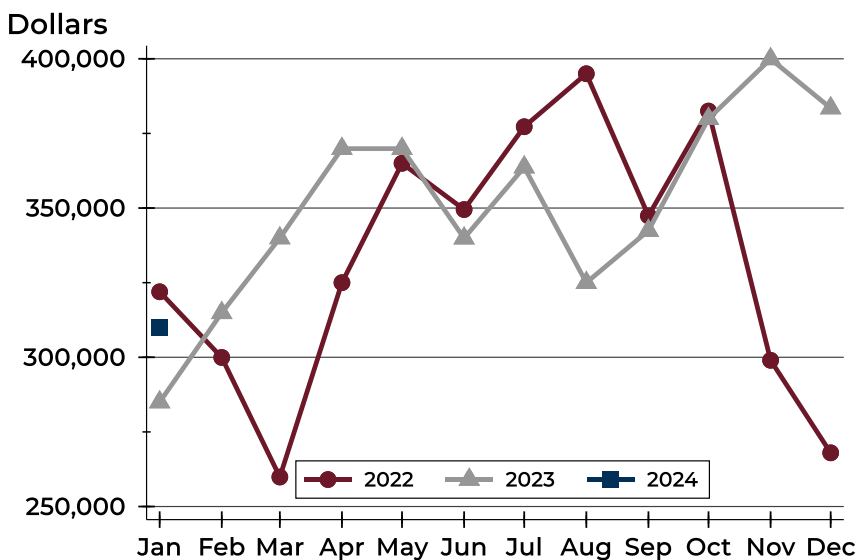
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average Price



Month	2022	2023	2024
January	331,106	342,573	<b>411,677</b>
February	335,409	365,442	
March	325,338	345,506	
April	325,680	375,321	
May	368,205	399,913	
June	371,892	368,533	
July	387,004	395,307	
August	385,661	402,100	
September	363,136	320,653	
October	402,934	362,668	
November	341,553	400,608	
December	275,988	363,139	

### Median Price

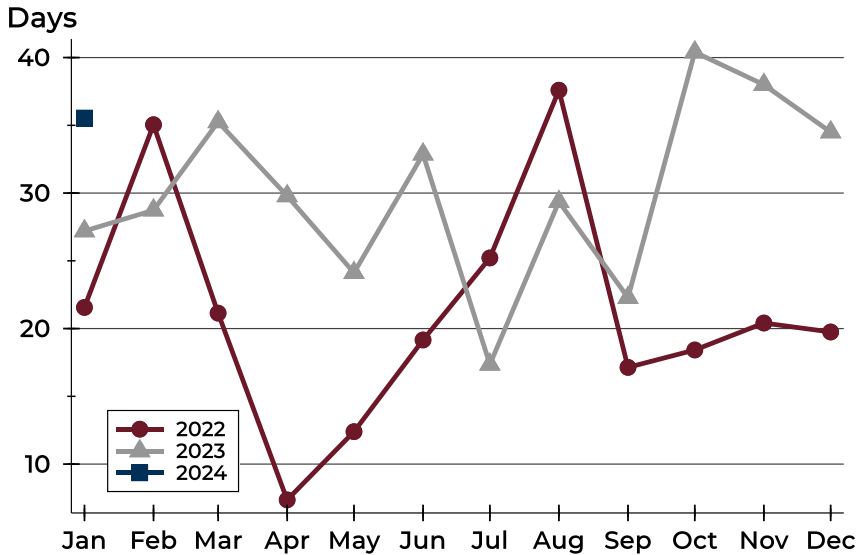


Month	2022	2023	2024
January	321,950	285,000	<b>310,000</b>
February	299,950	314,900	
March	259,900	339,950	
April	325,000	369,900	
May	365,000	369,900	
June	349,500	339,900	
July	377,250	363,700	
August	395,000	325,000	
September	347,400	342,450	
October	382,500	379,925	
November	299,000	399,950	
December	268,000	383,500	



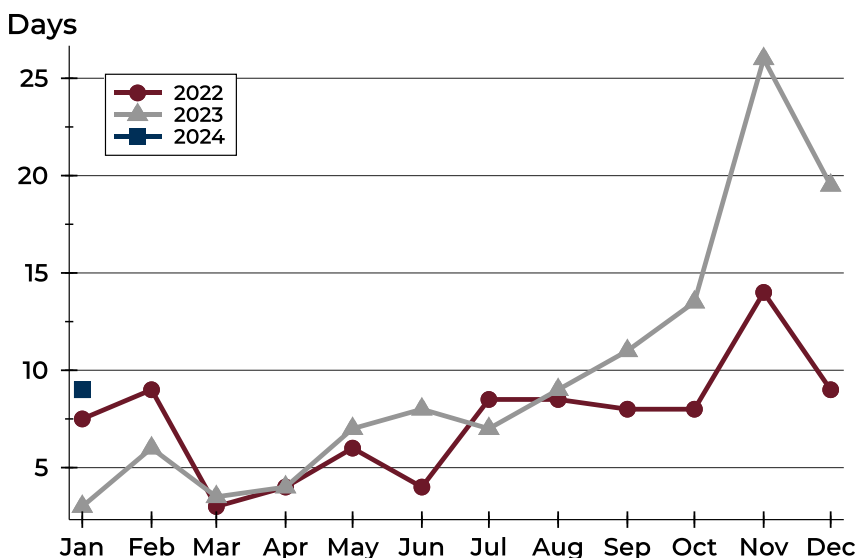
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	22	27	<b>36</b>
February	35	29	
March	21	35	
April	7	30	
May	12	24	
June	19	33	
July	25	17	
August	38	29	
September	17	22	
October	18	40	
November	20	38	
December	20	35	

### Median DOM



Month	2022	2023	2024
January	8	3	<b>9</b>
February	9	6	
March	3	4	
April	4	4	
May	6	7	
June	4	8	
July	9	7	
August	9	9	
September	8	11	
October	8	14	
November	14	26	
December	9	20	