

LAWRENCE MLS STATISTICS



APRIL 2021 >>

MARKET OVERVIEW >>

Douglas County Home Sales Rose in April

Total home sales in Douglas County (excluding Lawrence) rose by 130.8% last month to 30 units, compared to 13 units in April 2020. Total sales volume was \$8.3 million, up 94.7% from a year earlier.

The median sale price in April was \$210,000, down from \$335,000 a year earlier. Homes that sold in April were typically on the market for 3 days and sold for 100.0% of their list prices.

Douglas County Active Listings Down at End of April

The total number of active listings in Douglas County (excluding Lawrence) at the end of April was 16 units, down from 49 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 April was \$304,200.

During April, a total of 23 contracts were written up from 17 in April 2020. At the end of the month, there were 30 contracts pending, compared to 21 at the end of April 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).

Contact Information

Rob Hulse, Executive Vice-President
Lawrence Board of REALTORS®
3838 West 6th Street (at Monterey)
Lawrence, KS 66049
785-842-1843

Rob@LawrenceRealtor.com
www.LawrenceRealtor.com

Douglas County (Excluding Lawrence)				
Current Month		April		
Summary Statistics		2021	2020	Change
Home Sales		30	13	130.8%
Active Listings		16	49	-67.3%
Months' Supply		0.8	2.1	-63.6%
New Listings		28	21	33.3%
Contracts Written		23	17	35.3%
Pending Contracts		30	21	42.9%
Sales Volume (1,000s)		8,317	4,271	94.7%
Average	Sale Price	277,227	328,567	-15.6%
	List Price of Actives	333,478	493,571	-32.4%
	Days on Market	28	36	-24.3%
	Percent of List	101.1%	98.7%	2.4%
	Percent of Original	101.3%	97.7%	3.7%
Median	Sale Price	210,000	335,000	-37.3%
	List Price of Actives	304,200	375,000	-18.9%
	Days on Market	3	12	-75.0%
	Percent of List	100.0%	97.7%	2.4%
	Percent of Original	100.0%	97.7%	2.4%

REPORT CONTENTS >>

- [Three-Year Comparisons](#) – Page 2
- [Year-to-Date Statistics](#) – Page 3
- [Closed Listings Analysis](#) – Page 4
- [Active Listings Analysis](#) – Page 8
- [Months' Supply Analysis](#) – Page 12
- [New Listings Analysis](#) – Page 13
- [Contracts Written Analysis](#) – Page 16
- [Pending Contracts Analysis](#) – Page 20

THREE-YEAR COMPARISONS

SUMMARY >>

BREAKDOWNS BY HOME TYPE DOUGLAS COUNTY (EXCLUDING LAWRENCE) AS OF 5/8/2021

April MLS Statistics		2021			2020			2019		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		30	28	2	13	13	0	22	20	2
Change from prior year		130.8%	115.4%	N/A	-40.9%	-35.0%	-100.0%	-21.4%	-25.9%	100.0%
Active Listings		16	14	2	49	43	6	60	54	6
Change from prior year		-67.3%	-67.4%	-66.7%	-18.3%	-20.4%	0.0%	15.4%	12.5%	50.0%
Months' Supply		0.8	0.7	1.5	2.1	2.0	N/A	2.8	2.6	6.5
Change from prior year		-63.6%	-64.2%	-56.3%	-25.8%	-25.2%	N/A	7.8%	4.8%	50.0%
New Listings		28	23	5	21	19	2	49	47	2
Change from prior year		33.3%	21.1%	150.0%	-57.1%	-59.6%	0.0%	25.6%	20.5%	N/A
Contracts Written		23	20	3	17	17	0	42	41	1
Change from prior year		35.3%	17.6%	N/A	-59.5%	-58.5%	-100.0%	35.5%	32.3%	N/A
Pending Contracts		30	26	4	21	21	0	47	45	2
Change from prior year		42.9%	23.8%	N/A	-55.3%	-53.3%	-100.0%	20.5%	15.4%	N/A
Sales Volume (1,000s)		8,317	7,498	819	4,271	4,271	0	6,211	5,623	588
Change from prior year		94.7%	75.5%	N/A	-31.2%	-24.0%	-100.0%	-24.1%	-29.0%	126.4%
Average	Sale Price	277,227	267,779	409,500	328,567	328,567	N/A	282,314	281,130	294,150
	Change from prior year	-15.6%	-18.5%	N/A	16.4%	16.9%	N/A	-3.3%	-4.1%	13.2%
	List Price of Actives	333,478	330,482	354,450	493,571	516,658	328,117	371,335	371,406	370,700
	Change from prior year	-32.4%	-36.0%	8.0%	32.9%	39.1%	N/A	-17.6%	-19.0%	5.1%
	Days on Market	28	20	140	36	36	N/A	50	37	185
	Change from prior year	-24.4%	-46.3%	N/A	-27.7%	-1.5%	N/A	1.5%	-19.7%	26.4%
Median	Percent of List	101.1%	101.4%	97.6%	98.7%	98.7%	N/A	100.7%	100.6%	101.5%
	Change from prior year	2.4%	2.7%	N/A	-1.9%	-1.8%	N/A	2.0%	1.9%	1.5%
	Percent of Original	101.3%	101.3%	101.0%	97.7%	97.7%	N/A	100.4%	100.1%	103.1%
	Change from prior year	3.7%	3.7%	N/A	-2.7%	-2.5%	N/A	3.2%	3.1%	3.1%
	Sale Price	210,000	207,500	409,500	335,000	335,000	N/A	227,400	219,950	294,150
	Change from prior year	-37.3%	-38.1%	N/A	47.3%	52.3%	N/A	-12.5%	-15.4%	13.2%
Median	List Price of Actives	304,200	283,750	354,450	375,000	420,000	320,000	327,500	327,500	354,900
	Change from prior year	-18.9%	-32.4%	10.8%	14.5%	28.2%	N/A	-4.8%	-6.1%	33.9%
	Days on Market	3	3	140	12	12	N/A	17	16	185
	Change from prior year	-75.0%	-75.0%	N/A	-29.4%	-22.6%	N/A	-22.7%	-29.5%	26.4%
	Percent of List	100.0%	100.0%	97.6%	97.7%	97.7%	N/A	100.0%	100.0%	101.5%
	Change from prior year	2.4%	2.4%	N/A	-2.3%	-2.3%	N/A	0.6%	1.0%	1.5%
Median	Percent of Original	100.0%	100.0%	101.0%	97.7%	97.7%	N/A	100.0%	100.0%	103.1%
	Change from prior year	2.4%	2.4%	N/A	-2.3%	-2.3%	N/A	2.6%	2.7%	3.1%

YEAR-TO-DATE STATISTICS

SUMMARY >>

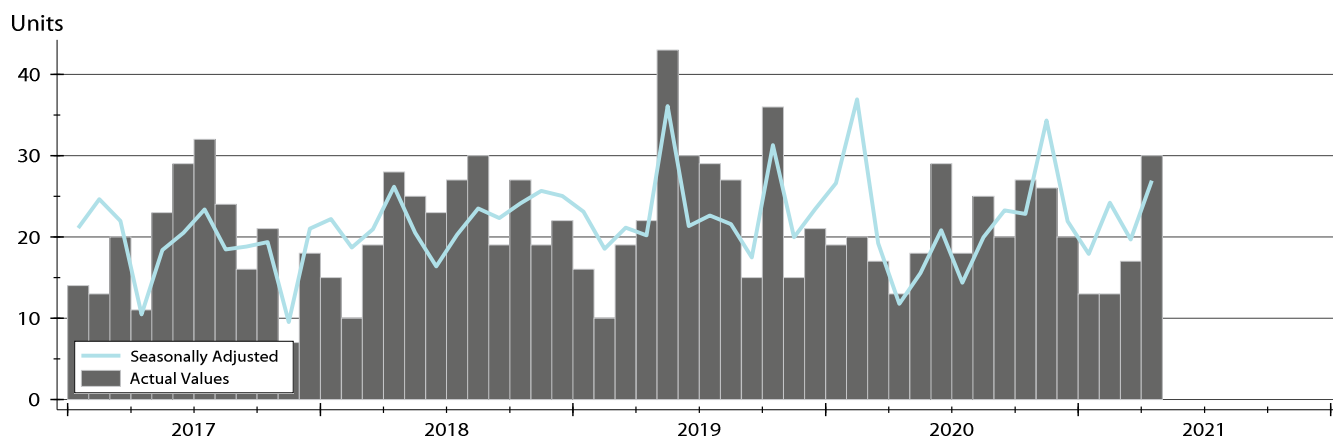
YTD BREAKDOWNS BY HOME TYPE DOUGLAS COUNTY (EXCLUDING LAWRENCE) AS OF 5/8/2021

Year-to-Date Activity		2021			2020			2019			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		73	69	4	69	58	11	67	61	6	
	Change from prior year	5.8%	19.0%	-63.6%	3.0%	-4.9%	83.3%	-6.9%	-10.3%	50.0%	
New Listings		79	74	5	86	82	4	129	123	6	
	Change from prior year	-8.1%	-9.8%	25.0%	-33.3%	-33.3%	-33.3%	17.3%	15.0%	100.0%	
Contracts Written		80	74	6	70	63	7	96	90	6	
	Change from prior year	14.3%	17.5%	-14.3%	-27.1%	-30.0%	16.7%	3.2%	-1.1%	200.0%	
Sales Volume (1,000s)		21,113	19,694	1,419	18,702	15,094	3,609	17,707	15,868	1,839	
	Change from prior year	12.9%	30.5%	-60.7%	5.6%	-4.9%	96.2%	-10.6%	-13.5%	25.4%	
Average	Sale Price	289,215	285,419	354,700	271,047	260,233	328,064	264,284	260,132	306,493	
		Change from prior year	6.7%	9.7%	8.1%	2.6%	0.0%	7.0%	-4.0%	-3.6%	-16.4%
	Days on Market	30	24	129	42	25	131	54	46	135	
		Change from prior year	-28.8%	-4.0%	-1.8%	-22.4%	-45.5%	-3.1%	12.9%	0.6%	63.1%
	Percent of List	99.3%	99.3%	98.8%	98.4%	98.2%	99.0%	99.0%	98.8%	100.5%	
	Change from prior year	1.0%	1.1%	-0.2%	-0.6%	-0.6%	-1.5%	-0.3%	-0.4%	0.0%	
Median	Percent of Original	98.6%	98.5%	100.5%	97.2%	97.3%	96.7%	97.7%	97.5%	100.0%	
		Change from prior year	1.4%	1.2%	3.9%	-0.5%	-0.2%	-3.3%	-0.3%	-0.4%	-0.4%
	Sale Price	255,000	230,000	309,450	240,000	222,000	300,000	229,900	223,000	323,700	
		Change from prior year	6.3%	3.6%	3.2%	4.4%	-0.4%	-7.3%	-2.9%	-3.9%	24.5%
	Days on Market	5	4	118	11	9	53	24	22	144	
	Change from prior year	-54.5%	-55.6%	121.7%	-54.2%	-59.1%	-63.1%	17.1%	18.9%	55.1%	
Percent of List	100.0%	100.0%	100.0%	98.9%	98.6%	100.0%	100.0%	99.5%	100.0%		
	Change from prior year	1.1%	1.4%	0.0%	-1.1%	-0.9%	0.0%	0.2%	-0.2%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	98.6%	98.4%	100.0%	98.8%	98.8%	100.4%		
	Change from prior year	1.5%	1.7%	0.0%	-0.2%	-0.4%	-0.4%	-0.3%	0.3%	0.4%	

CLOSED LISTINGS ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021

HISTORY >>



SUMMARY >>

Summary Statistics for Closed Listings		April			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		30	13	130.8%	73	69	5.8%
Volume (1,000s)		8,317	4,271	94.7%	21,113	18,702	12.9%
Average	Sale Price	277,227	328,567	-15.6%	289,215	271,047	6.7%
	Days on Market	28	36	-24.4%	30	42	-28.8%
	Percent of List	101.1%	98.7%	2.4%	99.3%	98.4%	1.0%
	Percent of Original	101.3%	97.7%	3.7%	98.6%	97.2%	1.4%
Median	Sale Price	210,000	335,000	-37.3%	255,000	240,000	6.3%
	Days on Market	3	12	-75.0%	5	11	-54.5%
	Percent of List	100.0%	97.7%	2.4%	100.0%	98.9%	1.1%
	Percent of Original	100.0%	97.7%	2.4%	100.0%	98.6%	1.5%

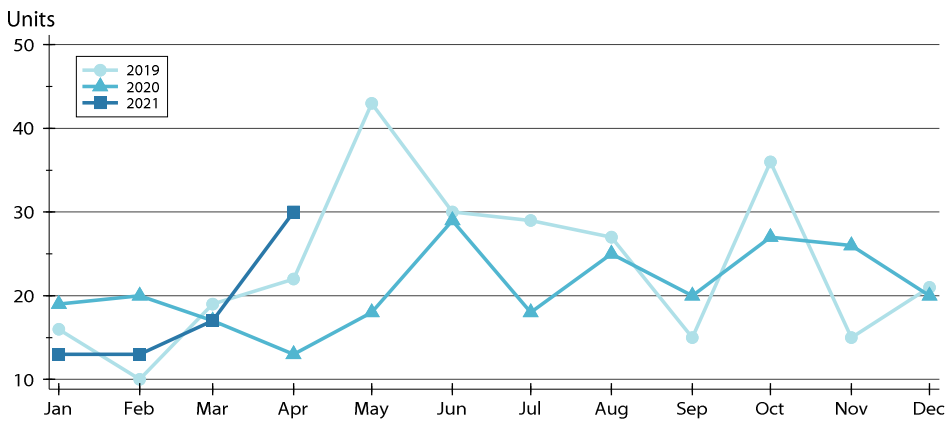
A total of 30 homes sold in Douglas County (excluding Lawrence) in April, up from 13 units in April 2020. Total sales volume rose to \$8.3 million compared to \$4.3 million in the previous year.

The median sales price in April was \$210,000, down 37.3% compared to the prior year. Median days on market was 3 days, down from 10 days in March, and down from 12 in April 2020.

CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	18
June	30	29	29
July	29	18	25
August	27	25	15
September	15	20	26
October	36	27	20
November	15	26	20
December	21	20	-

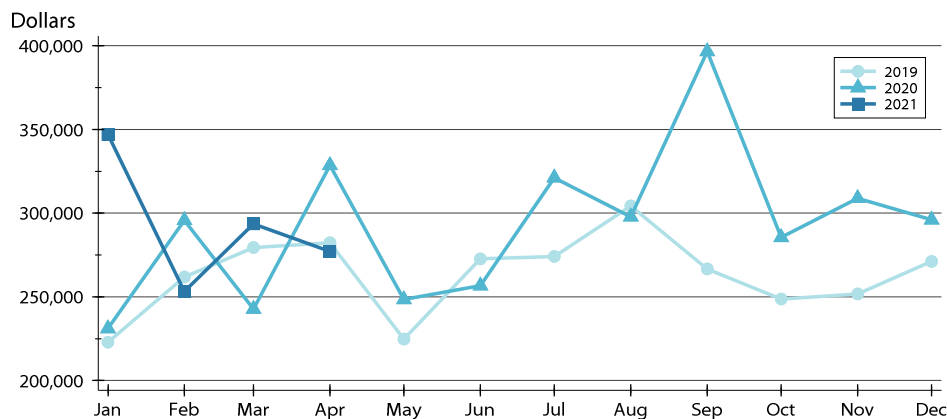
BY PRICE RANGE >>

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	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	3.3%	131	130,900	130,900	7	7	100.8%	100.8%	100.8%	100.8%
\$150,000-\$199,999	11	36.7%	1,858	168,945	165,000	3	3	101.1%	100.0%	100.9%	100.0%
\$200,000-\$249,999	6	20.0%	1,273	212,167	210,000	2	3	102.9%	101.2%	102.9%	101.2%
\$250,000-\$299,999	6	20.0%	1,606	267,667	258,000	3	2	101.7%	100.6%	101.7%	100.6%
\$300,000-\$349,999	1	3.3%	319	319,000	319,000	273	273	100.0%	100.0%	106.7%	106.7%
\$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	1	3.3%	495	494,510	494,510	421	421	97.0%	97.0%	97.0%	97.0%
\$500,000-\$599,999	3	10.0%	1,535	511,667	510,000	5	6	98.8%	99.1%	98.8%	99.1%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	3.3%	1,100	1,100,000	1,100,000	48	48	100.0%	100.0%	100.0%	100.0%
All price ranges	30	100.0%	8,317	277,227	210,000	28	3	101.1%	100.0%	101.3%	100.0%

CLOSED LISTINGS ANALYSIS

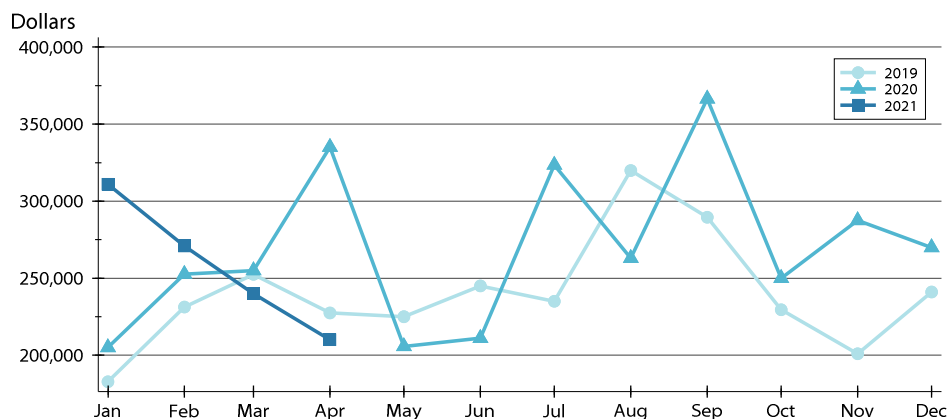
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	
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 >>

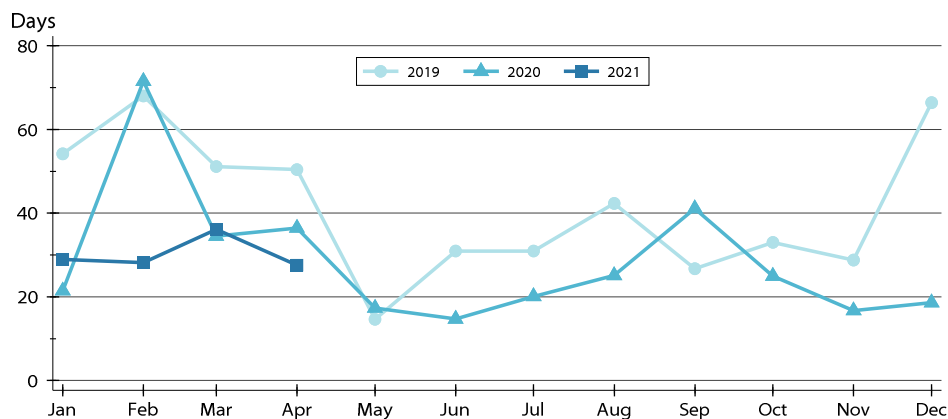


Month	2019	2020	2021
January	182,725	204,950	311,000
February	231,250	252,650	271,000
March	252,500	255,000	240,000
April	227,400	335,000	210,000
May	225,000	205,700	
June	244,950	211,000	
July	235,000	323,500	
August	319,900	263,000	
September	289,500	366,450	
October	229,500	250,000	
November	201,000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

CLOSED LISTINGS ANALYSIS

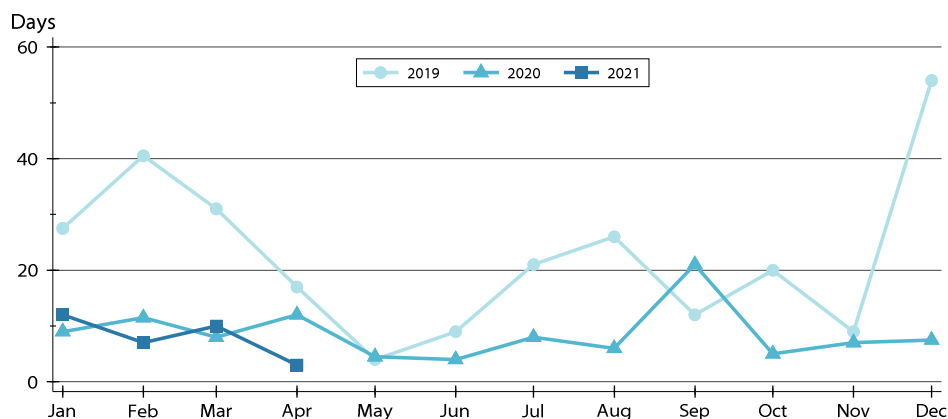
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	
June	31	15	
July	31	20	
August	42	25	
September	27	41	
October	33	25	
November	29	17	
December	66	19	

MEDIAN DOM >>

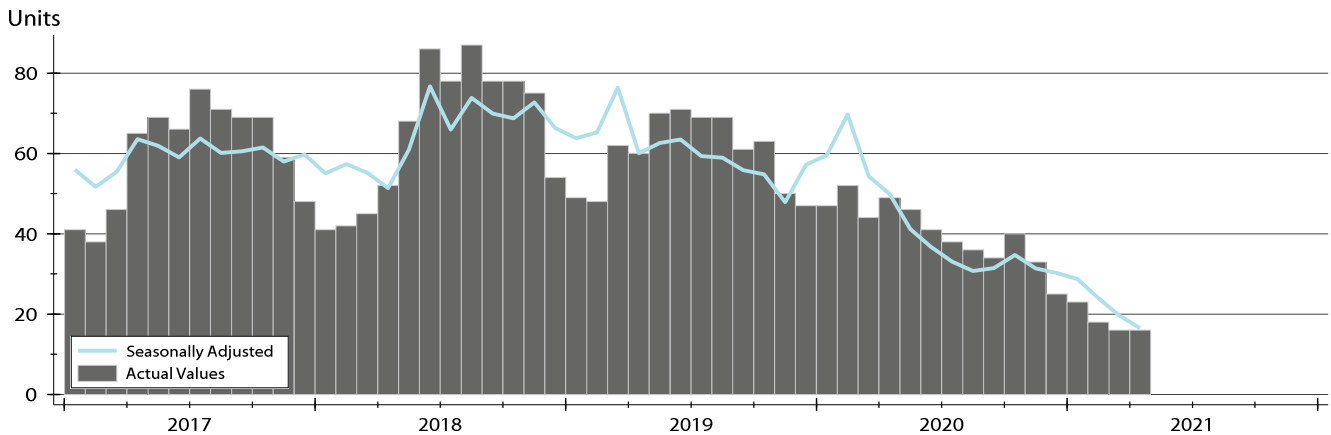


Month	2019	2020	2021
January	28	9	12
February	41	12	7
March	31	8	10
April	17	12	3
May	4	5	
June	9	4	
July	21	8	
August	26	6	
September	12	21	
October	20	5	
November	9	7	
December	54	8	

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of April		
		2021	2020	Change
Active Listings		16	49	-67.3%
Months' Supply		0.8	2.1	-63.6%
Volume (1,000s)		5,336	24,185	-77.9%
Average	List Price	333,478	493,571	-32.4%
	Days on Market	29	99	-70.5%
	Percent of Original	99.5%	99.3%	0.2%
Median	List Price	304,200	375,000	-18.9%
	Days on Market	9	60	-85.0%
	Percent of Original	100.0%	100.0%	0.0%

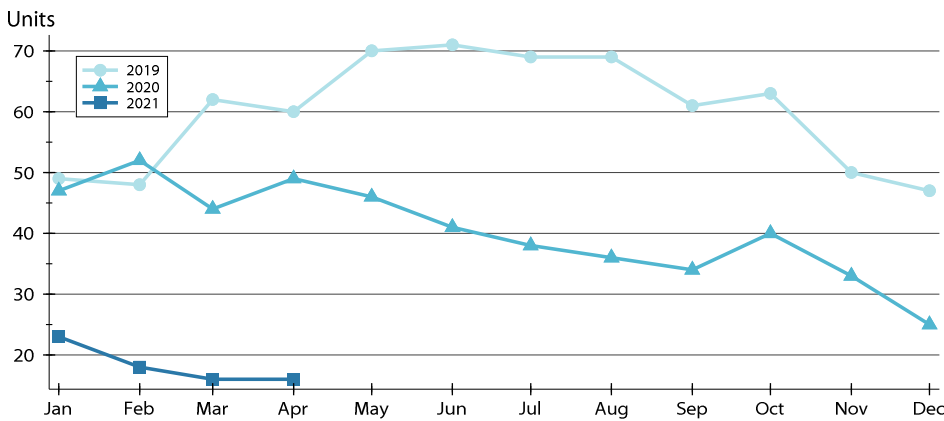
A total of 16 homes were available for sale in Douglas County (excluding Lawrence) at the end of April. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of April was \$304,200, down 18.9% from 2020. The typical time on market for active listings was 9 days, down from 60 days a year earlier.

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	
June	71	41	
July	69	38	
August	69	36	
September	61	34	
October	63	40	
November	50	33	
December	47	25	

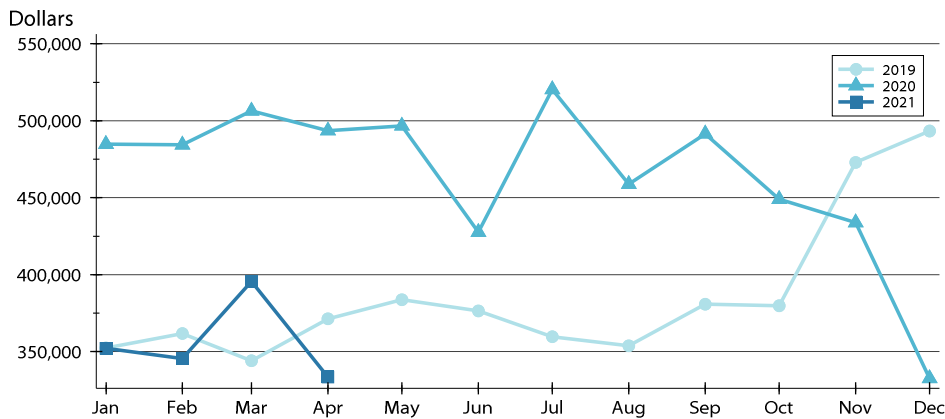
BY PRICE RANGE >>

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	6.3%	115	1.0	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	6.3%	190	0.1	190,000	190,000	6	6	100.0%	100.0%
\$200,000-\$249,999	4	25.0%	894	0.7	223,600	227,250	25	28	100.0%	100.0%
\$250,000-\$299,999	2	12.5%	568	0.3	283,750	283,750	5	5	100.0%	100.0%
\$300,000-\$349,999	2	12.5%	640	2.0	319,950	319,950	7	7	100.0%	100.0%
\$350,000-\$399,999	2	12.5%	744	N/A	371,950	371,950	36	36	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	1	6.3%	460	1.0	459,950	459,950	5	5	100.0%	100.0%
\$500,000-\$599,999	1	6.3%	510	0.3	510,000	510,000	84	84	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	6.3%	795	N/A	795,000	795,000	2	2	100.0%	100.0%
\$1,000,000 and up	0	0.0%	0	0.0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	16	100.0%	5,336	0.5	333,478	304,200	29	9	99.5%	100.0%

ACTIVE LISTINGS ANALYSIS

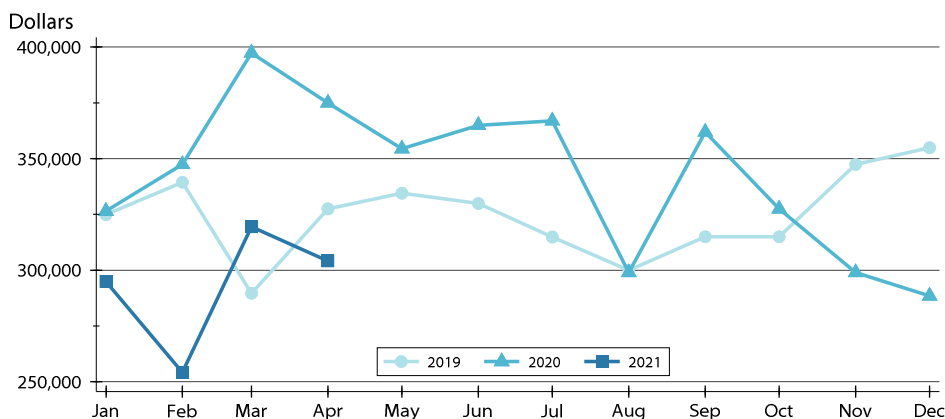
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	
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 >>

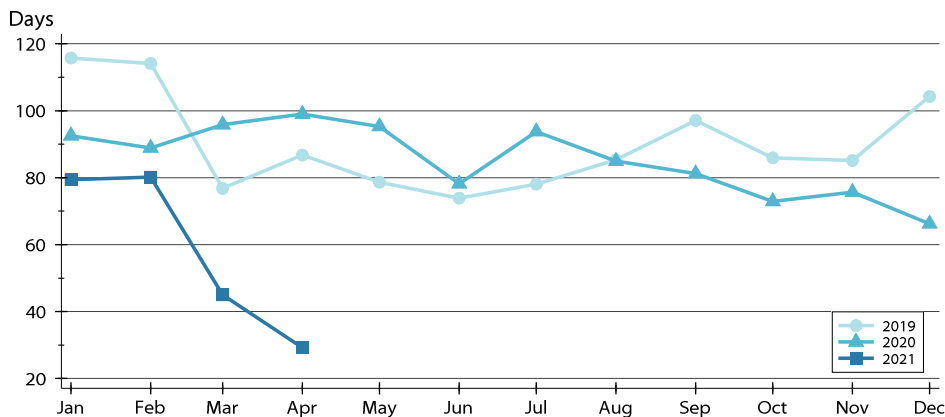


Month	2019	2020	2021
January	324,900	326,500	295,000
February	339,450	347,450	254,200
March	289,700	397,400	319,500
April	327,500	375,000	304,200
May	334,500	354,450	
June	329,900	365,000	
July	314,900	366,950	
August	299,900	299,000	
September	315,000	361,950	
October	315,000	327,450	
November	347,400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

ACTIVE LISTINGS ANALYSIS

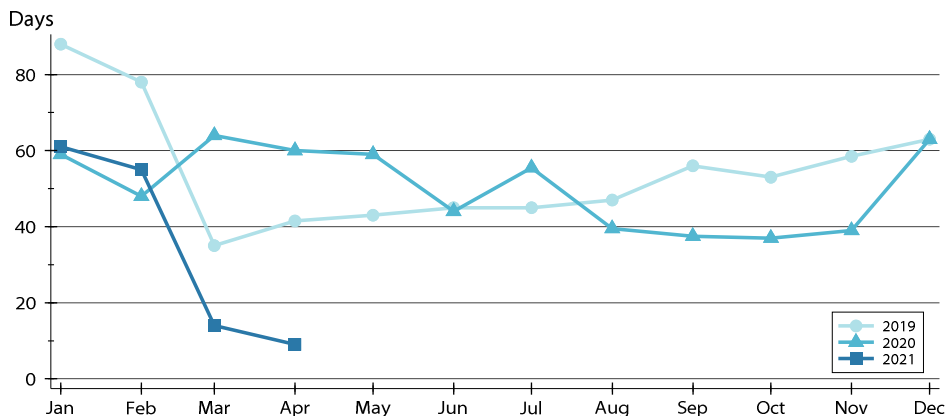
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	
June	74	78	
July	78	94	
August	85	85	
September	97	81	
October	86	73	
November	85	76	
December	104	66	

MEDIAN DOM >>

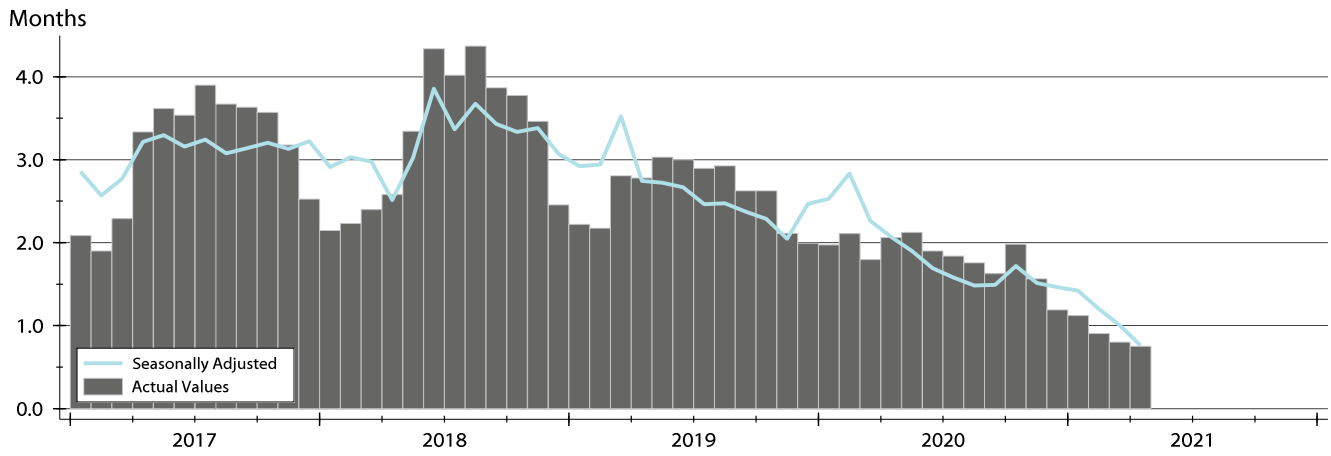


Month	2019	2020	2021
January	88	59	61
February	78	48	55
March	35	64	14
April	42	60	9
May	43	59	
June	45	44	
July	45	56	
August	47	40	
September	56	38	
October	53	37	
November	59	39	
December	63	63	

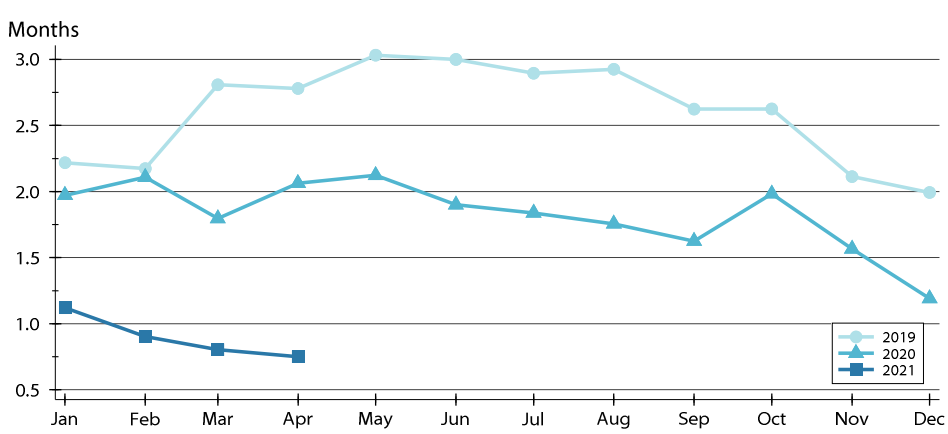
MONTHS' SUPPLY ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

HISTORY >>



BY MONTH >>

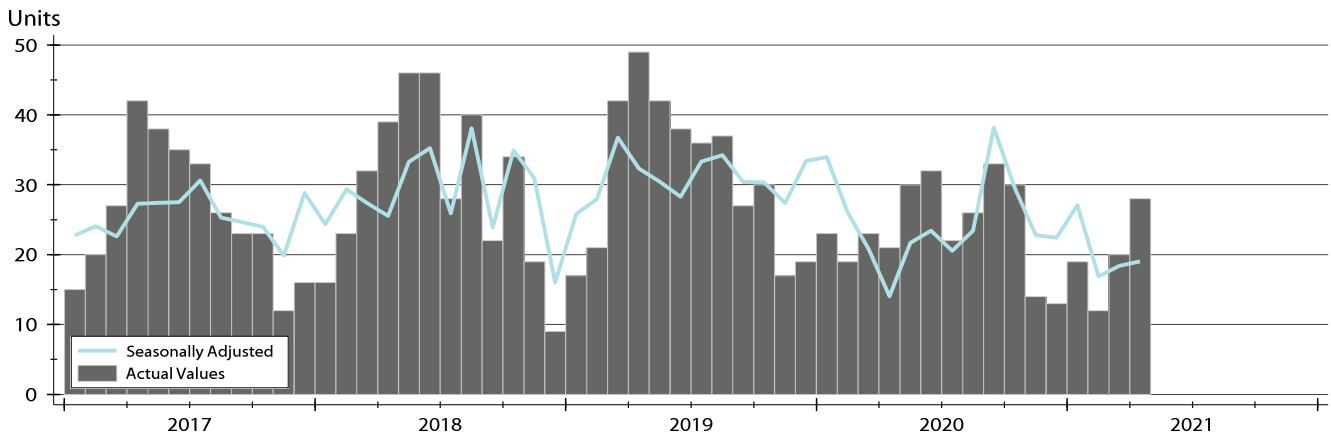


Month	2019	2020	2021
January	2.2	2.0	1.1
February	2.2	2.1	0.9
March	2.8	1.8	0.8
April	2.8	2.1	0.8
May	3.0	2.1	
June	3.0	1.9	
July	2.9	1.8	
August	2.9	1.8	
September	2.6	1.6	
October	2.6	2.0	
November	2.1	1.6	
December	2.0	1.2	

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for New Listings		2021	April 2020	Change
Current Month	New Listings	28	21	33.3%
	Volume (1,000s)	8,571	6,886	24.5%
	Average List Price	306,116	327,910	-6.6%
	Median List Price	287,450	289,900	-0.8%
YTD	New Listings	79	86	-8.1%
	Volume (1,000s)	23,753	25,975	-8.6%
	Average List Price	300,669	302,031	-0.5%
	Median List Price	249,900	262,000	-4.6%

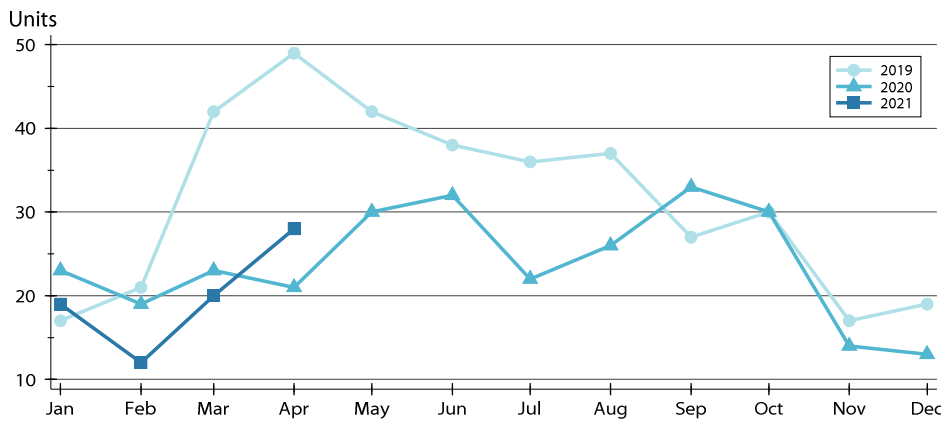
A total of 28 new listings were added in Douglas County (excluding Lawrence) during April, up 33.3% from the same month in 2020. Year-to-date Douglas County (excluding Lawrence) has seen 79 new listings.

The median list price of these homes was \$287,450 down from \$289,900 in 2020.

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	17	23	19
February	21	19	12
March	42	23	20
April	49	21	28
May	42	30	
June	38	32	
July	36	22	
August	37	26	
September	27	33	
October	30	30	
November	17	14	
December	19	13	

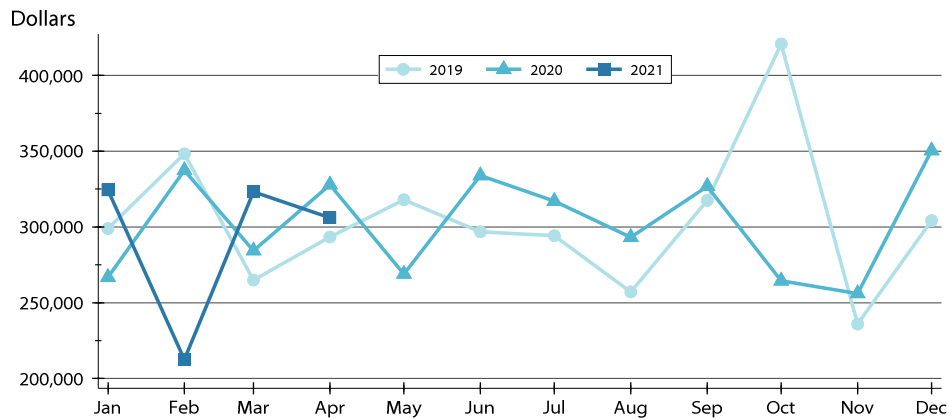
BY PRICE RANGE >>

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	0	0.0%	0	N/A	N/A
\$100,000-\$149,999	0	0.0%	0	N/A	N/A
\$150,000-\$199,999	5	17.9%	941	188,160	187,500
\$200,000-\$249,999	6	21.4%	1,341	223,533	219,900
\$250,000-\$299,999	5	17.9%	1,409	281,780	279,900
\$300,000-\$349,999	5	17.9%	1,617	323,340	320,000
\$350,000-\$399,999	4	14.3%	1,479	369,700	369,900
\$400,000-\$449,999	0	0.0%	0	N/A	N/A
\$450,000-\$499,999	1	3.6%	460	459,950	459,950
\$500,000-\$599,999	1	3.6%	525	525,000	525,000
\$600,000-\$749,999	0	0.0%	0	N/A	N/A
\$750,000-\$999,999	1	3.6%	800	799,900	799,900
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	28	100.0%	8,571	306,116	287,450

NEW LISTINGS ANALYSIS

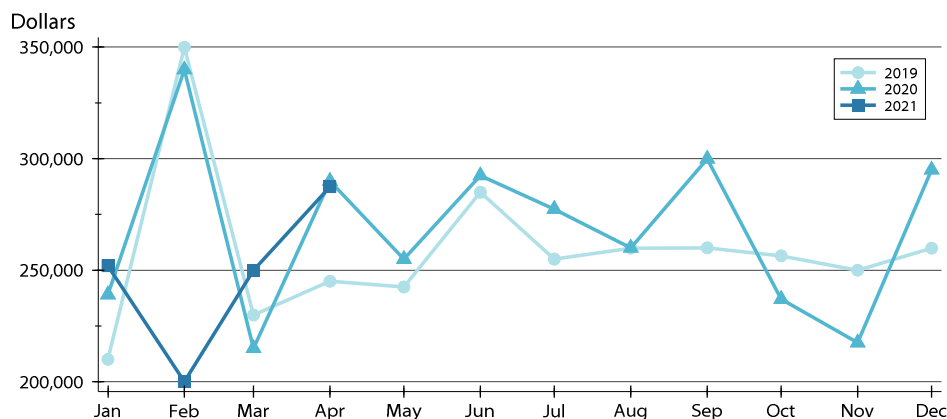
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	323,245
April	293,347	327,910	306,116
May	317,980	268,967	306,116
June	296,849	333,883	306,116
July	294,224	317,055	306,116
August	257,184	293,169	306,116
September	317,598	326,898	306,116
October	420,878	264,462	306,116
November	235,951	256,132	306,116
December	304,200	350,408	306,116

MEDIAN PRICE >>

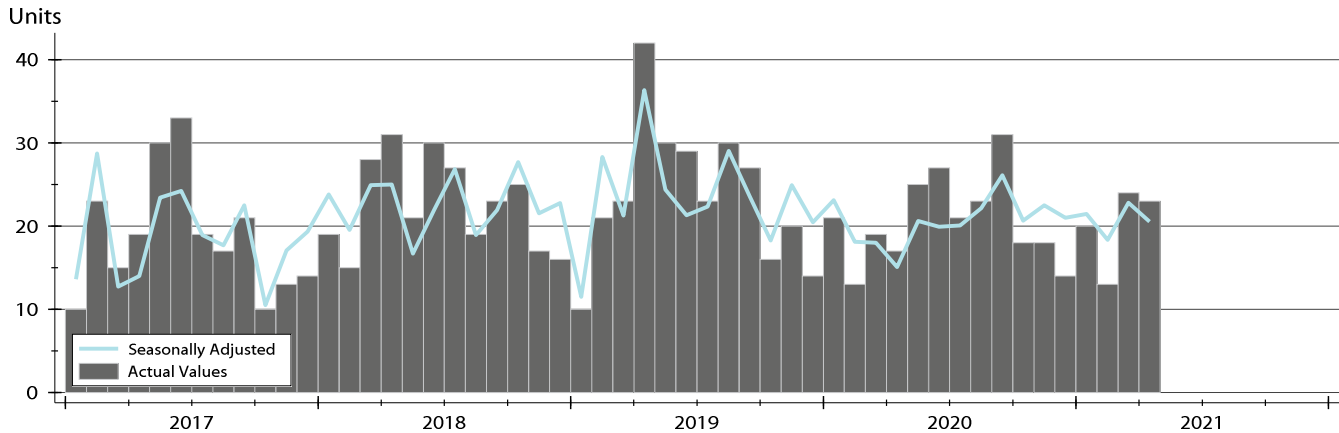


Month	2019	2020	2021
January	210,000	239,000	252,000
February	350,000	339,900	199,950
March	229,900	215,000	249,900
April	245,000	289,900	287,450
May	242,450	254,900	287,450
June	284,948	292,450	287,450
July	254,950	277,400	287,450
August	259,900	260,000	287,450
September	259,999	299,900	287,450
October	256,450	237,000	287,450
November	250,000	217,450	287,450
December	259,900	295,000	287,450

CONTRACTS WRITTEN ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021

HISTORY >>



SUMMARY >>

Summary Statistics for Contracts Written		April			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		23	17	35.3%	80	70	14.3%
Volume (1,000s)		7,836	4,689	67.1%	24,658	19,571	26.0%
Average	Sale Price	340,713	275,818	23.5%	308,223	279,587	10.2%
	Days on Market	6	12	-47.3%	26	36	-29.8%
	Percent of Original	100.1%	99.0%	1.1%	99.2%	97.8%	1.4%
Median	Sale Price	299,000	242,500	23.3%	250,950	246,250	1.9%
	Days on Market	3	6	-50.0%	4	8	-50.0%
	Percent of Original	100.0%	99.9%	0.1%	100.0%	99.9%	0.1%

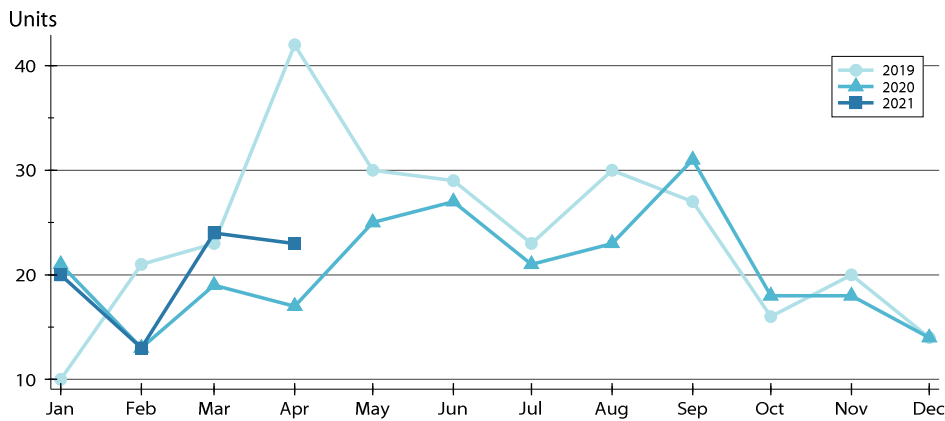
A total of 23 contracts for sale were written in Douglas County (excluding Lawrence) during the month of April, up from 17 in 2020. The median list price of these homes was \$299,000, up from \$242,500 the prior year.

Half of the homes that went under contract in April were on the market less than 3 days, compared to 6 days in April 2020.

CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	10	21	20
February	21	13	13
March	23	19	24
April	42	17	23
May	30	25	
June	29	27	
July	23	21	
August	30	23	
September	27	31	
October	16	18	
November	20	18	
December	14	14	

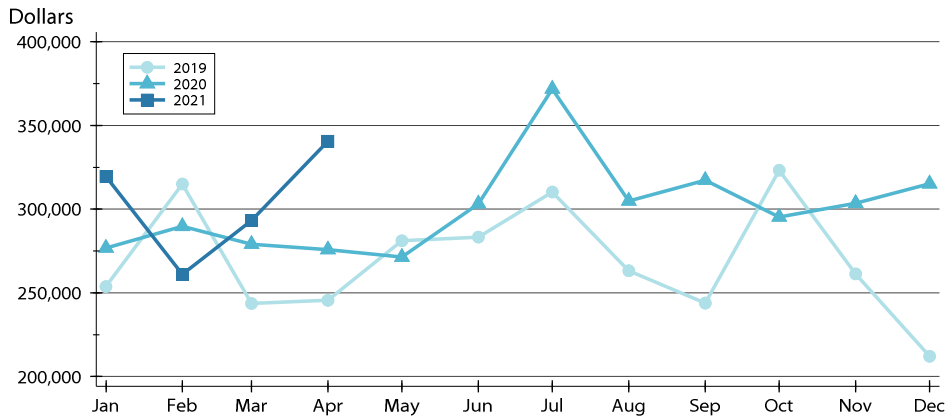
BY PRICE RANGE >>

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	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	5	21.7%	943	188,660	190,000	3	3	102.2%	100.0%
\$200,000-\$249,999	4	17.4%	907	226,675	219,900	12	6	98.9%	100.0%
\$250,000-\$299,999	3	13.0%	835	278,300	279,900	1	1	100.0%	100.0%
\$300,000-\$349,999	4	17.4%	1,317	329,200	334,900	10	3	100.0%	100.0%
\$350,000-\$399,999	3	13.0%	1,090	363,267	359,900	3	2	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	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	2	8.7%	1,125	562,450	562,450	4	4	97.6%	97.6%
\$600,000-\$749,999	1	4.3%	695	695,000	695,000	15	15	100.0%	100.0%
\$750,000-\$999,999	1	4.3%	925	925,000	925,000	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%	7,836	340,713	299,000	6	3	100.1%	100.0%

CONTRACTS WRITTEN ANALYSIS

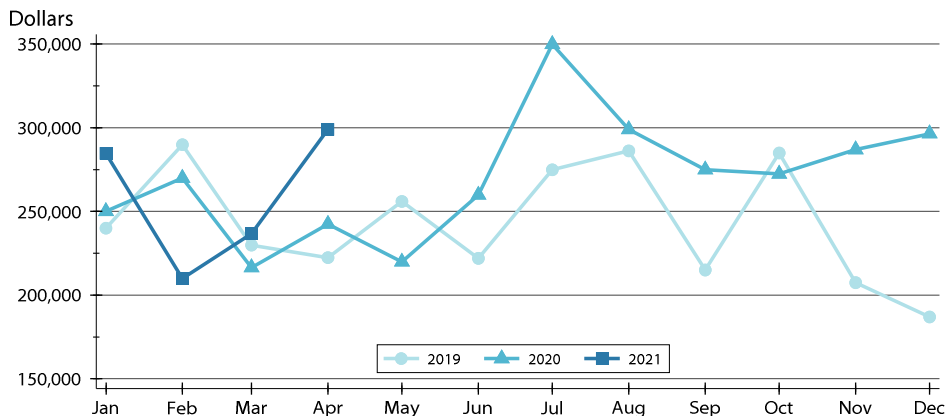
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	293,116
April	245,508	275,818	340,713
May	281,145	271,400	
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 >>

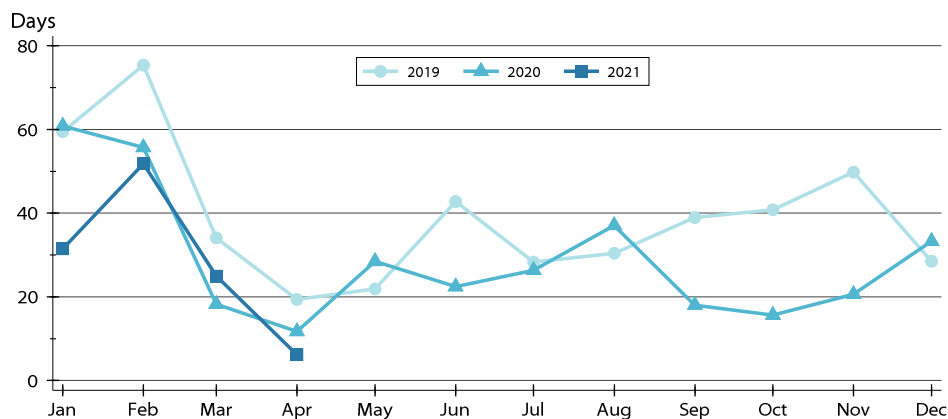


Month	2019	2020	2021
January	240,000	250,000	284,700
February	289,900	269,950	210,000
March	229,900	216,500	236,750
April	222,450	242,500	299,000
May	256,000	219,900	
June	222,000	259,900	
July	274,900	349,900	
August	286,200	299,000	
September	215,000	275,000	
October	284,950	272,400	
November	207,450	286,950	
December	186,950	296,450	

CONTRACTS WRITTEN ANALYSIS

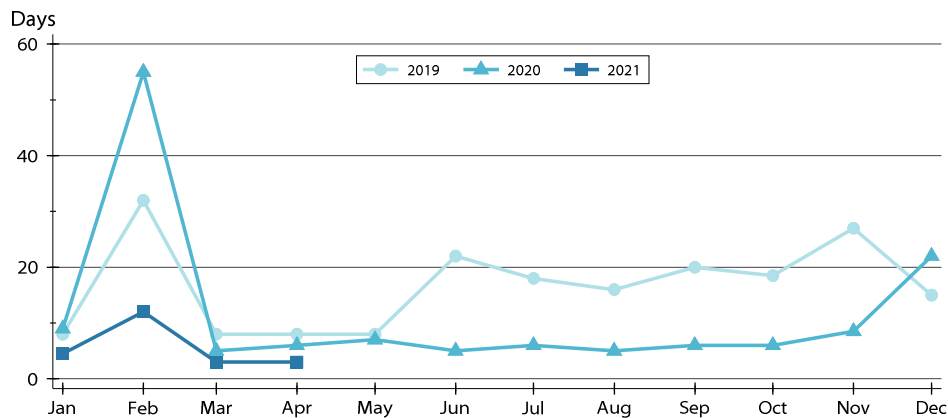
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	60	61	32
February	75	56	52
March	34	18	25
April	19	12	6
May	22	28	
June	43	22	
July	28	26	
August	30	37	
September	39	18	
October	41	16	
November	50	21	
December	29	33	

MEDIAN DOM >>

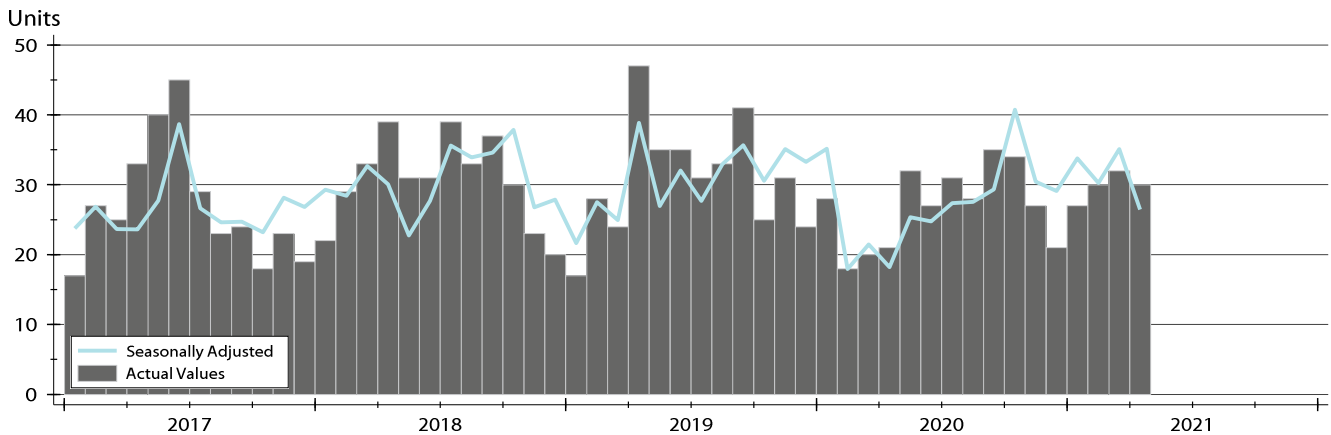


Month	2019	2020	2021
January	8	9	5
February	32	55	12
March	8	5	3
April	8	6	3
May	8	7	
June	22	5	
July	18	6	
August	16	5	
September	20	6	
October	19	6	
November	27	9	
December	15	22	

PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of April		
		2021	2020	Change
Active Listings		30	21	42.9%
Volume (1,000s)		11,019	5,483	101.0%
Average	List Price	367,297	261,110	40.7%
	Days on Market	20	9	118.9%
	Percent of Original	99.3%	99.8%	-0.5%
Median	List Price	318,000	215,000	47.9%
	Days on Market	4	5	-30.0%
	Percent of Original	100.0%	100.0%	0.0%

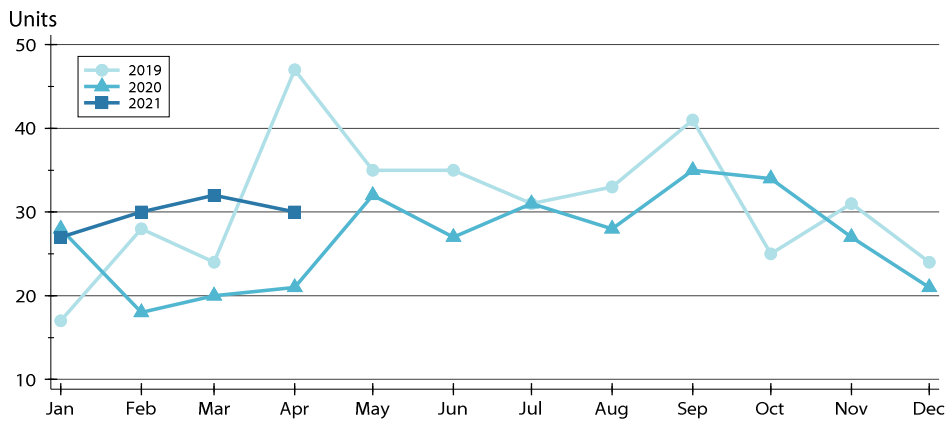
A total of 30 listings in Douglas County (excluding Lawrence) had contracts pending at the end of April, up from 21 contracts pending at the end of April 2020.

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 5/8/2021**

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	
June	35	27	
July	31	31	
August	33	28	
September	41	35	
October	25	34	
November	31	27	
December	24	21	

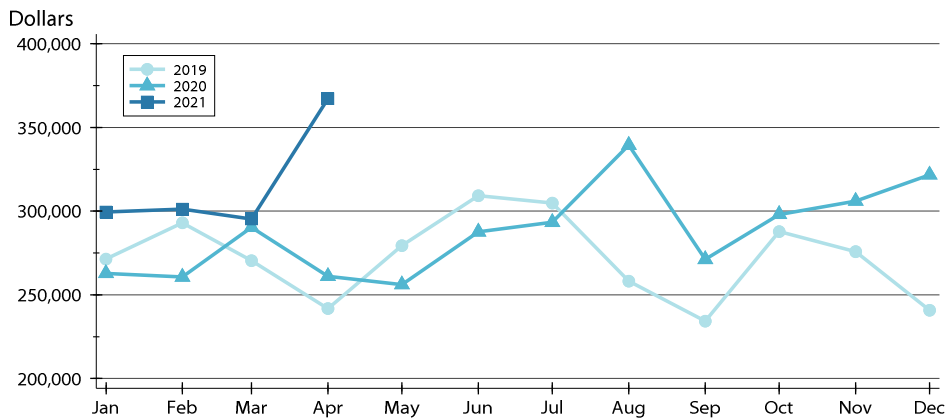
BY PRICE RANGE >>

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	1	3.3%	124	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	4	13.3%	750	187,450	192,450	3	3	100.0%	100.0%
\$200,000-\$249,999	6	20.0%	1,337	222,767	219,900	12	7	98.5%	100.0%
\$250,000-\$299,999	3	10.0%	853	284,467	279,900	1	1	100.0%	100.0%
\$300,000-\$349,999	5	16.7%	1,646	329,160	329,900	14	3	100.0%	100.0%
\$350,000-\$399,999	5	16.7%	1,830	365,920	364,900	47	6	100.1%	100.0%
\$400,000-\$449,999	1	3.3%	410	409,900	409,900	35	35	100.0%	100.0%
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	3.3%	600	599,900	599,900	2	2	100.0%	100.0%
\$600,000-\$749,999	2	6.7%	1,445	722,450	722,450	49	49	94.1%	94.1%
\$750,000-\$999,999	1	3.3%	925	925,000	925,000	4	4	100.0%	100.0%
\$1,000,000 and up	1	3.3%	1,100	1,100,000	1,100,000	48	48	100.0%	100.0%
All price ranges	30	100.0%	11,019	367,297	318,000	20	4	99.3%	100.0%

PENDING CONTRACTS ANALYSIS

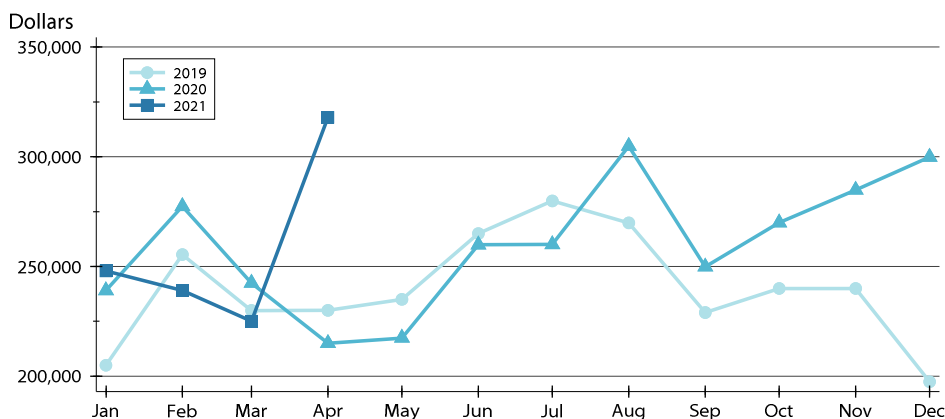
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	290,000
June	309,233	287,633	295,000
July	304,824	293,374	295,000
August	258,170	339,482	295,000
September	234,262	271,154	295,000
October	287,782	298,091	295,000
November	275,829	306,080	295,000
December	240,785	321,752	295,000

MEDIAN PRICE >>

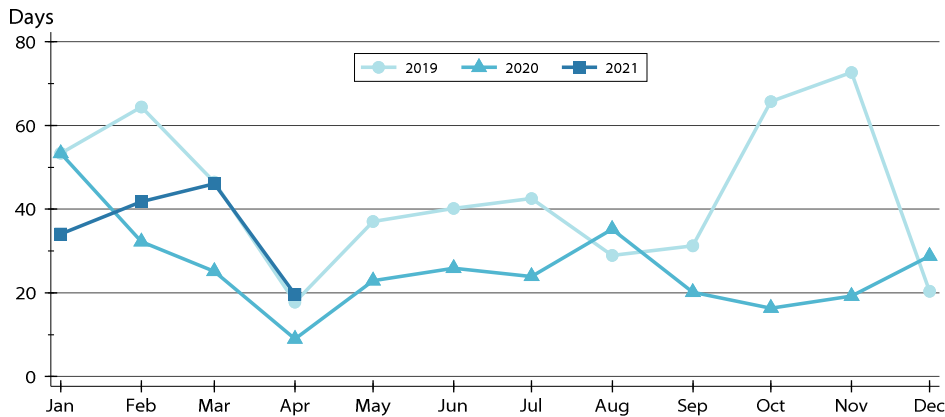


Month	2019	2020	2021
January	205,000	239,000	248,000
February	255,450	277,425	239,000
March	229,950	242,475	225,000
April	230,000	215,000	318,000
May	235,000	217,400	260,000
June	265,000	259,900	260,000
July	279,900	260,000	260,000
August	269,900	304,900	260,000
September	229,000	249,900	260,000
October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

PENDING CONTRACTS ANALYSIS

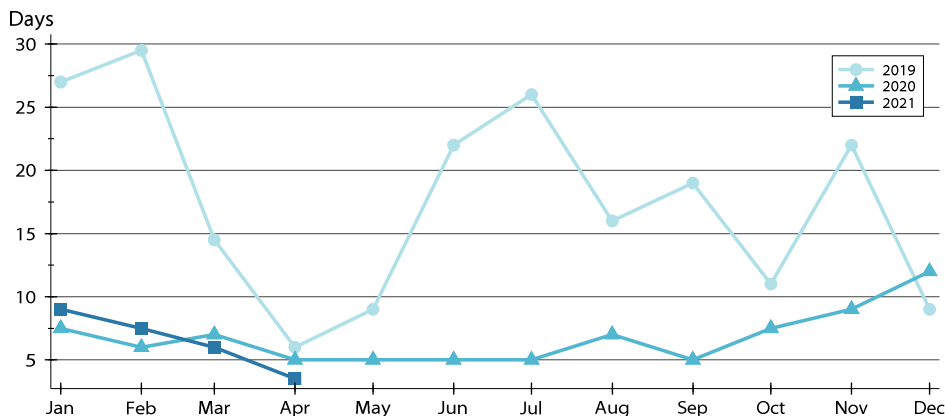
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 5/8/2021**

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	37
June	40	26	40
July	43	24	43
August	29	35	29
September	31	20	31
October	66	16	66
November	73	19	73
December	20	29	20

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	9
June	22	5	22
July	26	5	26
August	16	7	16
September	19	5	19
October	11	8	11
November	22	9	22
December	9	12	9