

## MARKET OVERVIEW >>

### Douglas County Home Sales Rose in July

Total home sales in Douglas County (excluding Lawrence) rose by 16.7% last month to 21 units, compared to 18 units in July 2020. Total sales volume was \$7.3 million, up 25.5% from a year earlier.

The median sale price in July was \$284,900, down from \$323,500 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 101.9% of their list prices.

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

The total number of active listings in Douglas County (excluding Lawrence) at the end of July was 28 units, down from 38 at the same point in 2020. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$352,450.

During July, a total of 18 contracts were written down from 21 in July 2020. At the end of the month, there were 30 contracts pending, compared to 31 at the end of July 2020.

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

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

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

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Douglas County (Excluding Lawrence)				
Current Month		July		
Summary Statistics		2021	2020	Change
Home Sales		21	18	16.7%
Active Listings		28	38	-26.3%
Months' Supply		1.3	1.8	-26.9%
New Listings		28	22	27.3%
Contracts Written		18	21	-14.3%
Pending Contracts		30	31	-3.2%
Sales Volume (1,000s)		7,258	5,782	25.5%
Average	Sale Price	345,614	321,206	7.6%
	List Price of Actives	413,024	520,358	-20.6%
	Days on Market	6	20	-71.7%
	Percent of List	102.3%	99.1%	3.3%
	Percent of Original	98.7%	98.9%	-0.2%
Median	Sale Price	284,900	323,500	-11.9%
	List Price of Actives	352,450	366,950	-4.0%
	Days on Market	4	8	-50.0%
	Percent of List	101.9%	99.7%	2.2%
	Percent of Original	101.9%	99.2%	2.7%

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# THREE-YEAR COMPARISONS

## SUMMARY >>

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

July MLS Statistics		2021			2020			2019			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		<b>21</b>	<b>21</b>	<b>0</b>	18	16	2	29	27	2	
	Change from prior year	16.7%	31.3%	-100.0%	-37.9%	-40.7%	0.0%	7.4%	0.0%	N/A	
Active Listings		<b>28</b>	<b>27</b>	<b>1</b>	38	31	7	69	59	10	
	Change from prior year	-26.3%	-12.9%	-85.7%	-44.9%	-47.5%	-30.0%	-11.5%	-14.5%	11.1%	
Months' Supply		<b>1.3</b>	<b>1.4</b>	<b>N/A</b>	1.8	1.6	4.2	2.9	2.6	8.0	
	Change from prior year	-26.9%	-16.2%	N/A	-36.5%	-37.5%	-47.5%	-27.9%	-29.0%	-40.7%	
New Listings		<b>28</b>	<b>28</b>	<b>0</b>	22	21	1	36	33	3	
	Change from prior year	27.3%	33.3%	-100.0%	-38.9%	-36.4%	-66.7%	28.6%	17.9%	N/A	
Contracts Written		<b>18</b>	<b>18</b>	<b>0</b>	21	20	1	23	21	2	
	Change from prior year	-14.3%	-10.0%	-100.0%	-8.7%	-4.8%	-50.0%	-14.8%	-12.5%	-33.3%	
Pending Contracts		<b>30</b>	<b>25</b>	<b>5</b>	31	28	3	31	30	1	
	Change from prior year	-3.2%	-10.7%	66.7%	0.0%	-6.7%	200.0%	-20.5%	-9.1%	-83.3%	
Sales Volume (1,000s)		<b>7,258</b>	<b>7,258</b>	<b>0</b>	5,782	5,087	695	7,951	7,397	554	
	Change from prior year	25.5%	42.7%	-100.0%	-27.3%	-31.2%	25.4%	36.8%	27.3%	N/A	
Average	Sale Price	<b>345,614</b>	<b>345,614</b>	<b>N/A</b>	321,206	317,925	347,450	274,159	273,948	277,000	
		Change from prior year	7.6%	8.7%	N/A	17.2%	16.1%	25.4%	27.4%	27.3%	N/A
	List Price of Actives	<b>413,024</b>	<b>416,473</b>	<b>319,900</b>	520,358	566,332	316,757	359,671	360,808	352,960	
		Change from prior year	-20.6%	-26.5%	N/A	44.7%	57.0%	-10.3%	-12.5%	-14.4%	6.4%
	Days on Market	<b>6</b>	<b>6</b>	<b>N/A</b>	20	14	71	31	32	13	
		Change from prior year	-71.6%	-58.4%	N/A	-35.1%	-57.5%	468.0%	91.3%	99.8%	N/A
Median	Percent of List	<b>102.3%</b>	<b>102.3%</b>	<b>N/A</b>	99.1%	99.0%	100.0%	97.2%	97.0%	99.9%	
		Change from prior year	3.3%	3.4%	N/A	2.0%	2.0%	0.1%	-0.6%	-0.8%	N/A
	Percent of Original	<b>98.7%</b>	<b>98.7%</b>	<b>N/A</b>	98.9%	98.7%	100.0%	96.1%	95.8%	99.9%	
		Change from prior year	-0.2%	-0.1%	N/A	2.9%	3.0%	0.1%	-1.1%	-1.4%	N/A
	Sale Price	<b>284,900</b>	<b>284,900</b>	<b>N/A</b>	323,500	299,500	347,450	235,000	222,500	277,000	
		Change from prior year	-11.9%	-4.9%	N/A	37.7%	34.6%	25.4%	33.5%	26.4%	N/A
Median	List Price of Actives	<b>352,450</b>	<b>354,900</b>	<b>319,900</b>	366,950	449,900	299,900	314,900	295,000	322,450	
		Change from prior year	-4.0%	-21.1%	N/A	16.5%	52.5%	-7.0%	-3.8%	-11.9%	11.2%
	Days on Market	<b>4</b>	<b>4</b>	<b>N/A</b>	8	5	71	21	21	13	
		Change from prior year	-50.0%	-20.0%	N/A	-61.9%	-76.2%	468.0%	133.3%	133.3%	N/A
	Percent of List	<b>101.9%</b>	<b>101.9%</b>	<b>N/A</b>	99.7%	99.2%	100.0%	98.5%	98.3%	99.9%	
		Change from prior year	2.2%	2.7%	N/A	1.2%	1.0%	0.1%	-1.5%	-1.7%	N/A
Median	Percent of Original	<b>101.9%</b>	<b>101.9%</b>	<b>N/A</b>	99.2%	98.3%	100.0%	97.3%	96.9%	99.9%	
		Change from prior year	2.7%	3.6%	N/A	2.0%	1.4%	0.1%	-2.7%	-3.1%	N/A

# YEAR-TO-DATE STATISTICS

## SUMMARY >>

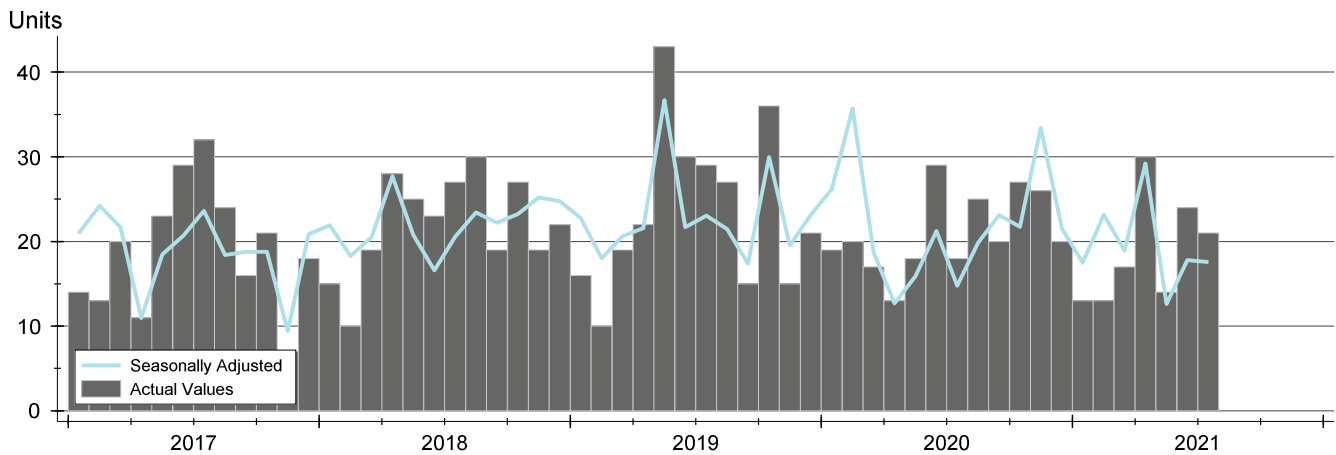
**YTD BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 8/8/2021**

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>132</b>	<b>128</b>	<b>4</b>	134	120	14	169	159	10
Change from prior year		-1.5%	6.7%	-71.4%	-20.7%	-24.5%	40.0%	15.0%	11.2%	150.0%
New Listings		<b>161</b>	<b>155</b>	<b>6</b>	170	157	13	245	225	20
Change from prior year		-5.3%	-1.3%	-53.8%	-30.6%	-30.2%	-35.0%	6.5%	4.7%	33.3%
Contracts Written		<b>140</b>	<b>133</b>	<b>7</b>	143	130	13	178	167	11
Change from prior year		-2.1%	2.3%	-46.2%	-19.7%	-22.2%	18.2%	4.1%	1.2%	83.3%
Sales Volume (1,000s)		<b>40,146</b>	<b>38,727</b>	<b>1,419</b>	36,398	31,803	4,595	43,504	40,595	2,909
Change from prior year		10.3%	21.8%	-69.1%	-16.3%	-21.7%	58.0%	19.8%	16.5%	98.4%
Average	Sale Price	<b>304,133</b>	<b>302,553</b>	<b>354,700</b>	271,626	265,029	328,179	257,421	255,317	290,876
	Change from prior year	12.0%	14.2%	8.1%	5.5%	3.8%	12.8%	4.2%	4.8%	-20.6%
	Days on Market	<b>20</b>	<b>16</b>	<b>129</b>	30	20	115	36	33	90
	Change from prior year	-34.0%	-18.1%	11.6%	-17.1%	-38.9%	27.7%	7.8%	1.8%	9.0%
	Percent of List	<b>100.6%</b>	<b>100.7%</b>	<b>98.8%</b>	98.8%	98.8%	99.2%	98.8%	98.8%	100.3%
Change from prior year	1.8%	1.9%	-0.4%	0.0%	0.0%	-1.0%	-0.1%	-0.2%	-0.2%	
Percent of Original	<b>99.3%</b>	<b>99.3%</b>	<b>100.5%</b>	98.1%	98.2%	97.4%	97.9%	97.8%	100.0%	
Change from prior year	1.2%	1.1%	3.1%	0.2%	0.4%	-2.6%	-0.1%	-0.1%	-0.4%	
Median	Sale Price	<b>260,000</b>	<b>256,000</b>	<b>309,450</b>	240,000	222,750	305,000	230,000	225,000	291,200
	Change from prior year	8.3%	14.9%	1.5%	4.3%	-1.0%	4.7%	15.0%	12.5%	12.0%
	Days on Market	<b>4</b>	<b>4</b>	<b>118</b>	8	6	49	12	11	41
	Change from prior year	-46.7%	-33.3%	142.3%	-37.5%	-45.5%	19.8%	20.0%	22.2%	-56.2%
	Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	99.7%	99.2%	100.0%	99.2%	99.1%	100.0%	
Change from prior year	0.3%	0.8%	0.0%	0.5%	0.1%	0.0%	-0.3%	-0.3%	0.0%	

# CLOSED LISTINGS ANALYSIS

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

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Closed Listings		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		<b>21</b>	18	16.7%	<b>132</b>	134	-1.5%
Volume (1,000s)		<b>7,258</b>	5,782	25.5%	<b>40,146</b>	36,398	10.3%
Average	Sale Price	<b>345,614</b>	321,206	7.6%	<b>304,133</b>	271,626	12.0%
	Days on Market	<b>6</b>	20	-71.6%	<b>20</b>	30	-34.0%
	Percent of List	<b>102.3%</b>	99.1%	3.3%	<b>100.6%</b>	98.8%	1.8%
	Percent of Original	<b>98.7%</b>	98.9%	-0.2%	<b>99.3%</b>	98.1%	1.2%
Median	Sale Price	<b>284,900</b>	323,500	-11.9%	<b>260,000</b>	240,000	8.3%
	Days on Market	<b>4</b>	8	-50.0%	<b>4</b>	8	-46.7%
	Percent of List	<b>101.9%</b>	99.7%	2.2%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>101.9%</b>	99.2%	2.7%	<b>100.0%</b>	99.7%	0.3%

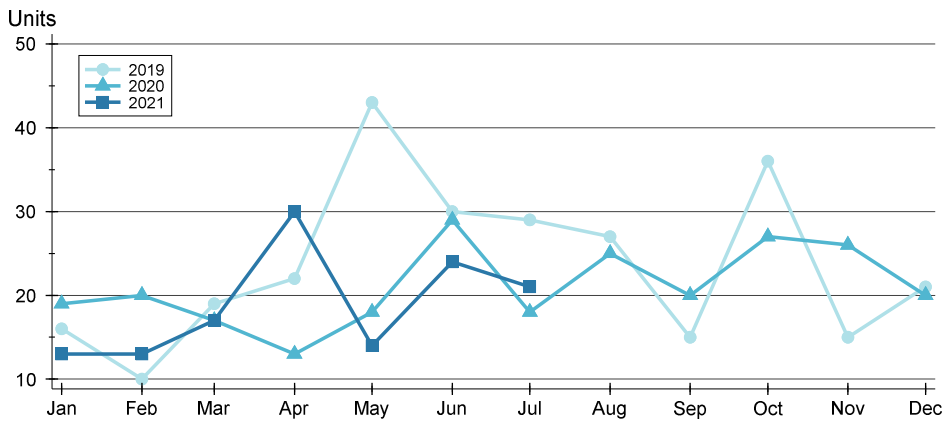
A total of 21 homes sold in Douglas County (excluding Lawrence) in July, up from 18 units in July 2020. Total sales volume rose to \$7.3 million compared to \$5.8 million in the previous year.

The median sales price in July was \$284,900, down 11.9% compared to the prior year. Median days on market was 4 days, up from 3 days in June, but down from 8 in July 2020.

# CLOSED LISTINGS ANALYSIS

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

**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	14
June	30	29	24
July	29	18	21
August	27	25	
September	15	20	
October	36	27	
November	15	26	
December	21	20	

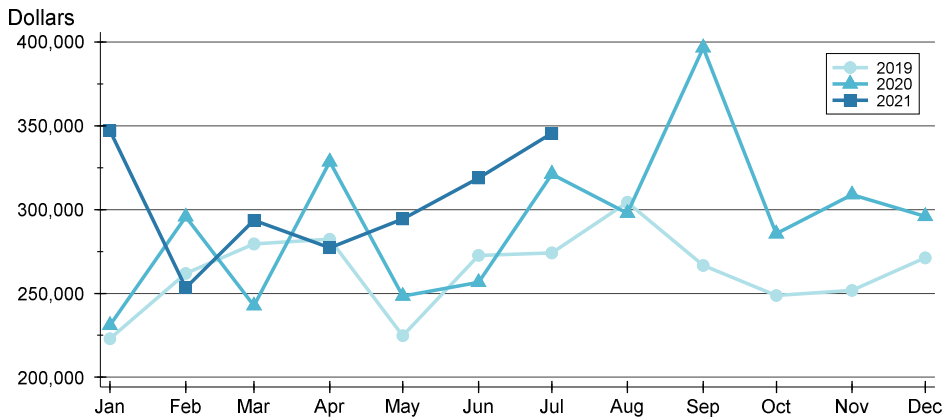
**BY PRICE RANGE** >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	4.8%	140	140,000	140,000	7	7	100.1%	100.1%	97.2%	97.2%
\$150,000-\$199,999	2	9.5%	339	169,250	169,250	3	3	96.5%	96.5%	96.5%	96.5%
\$200,000-\$249,999	5	23.8%	1,120	224,000	225,000	11	7	101.9%	101.9%	101.1%	101.9%
\$250,000-\$299,999	4	19.0%	1,090	272,475	272,450	5	5	104.0%	102.8%	104.0%	102.8%
\$300,000-\$349,999	3	14.3%	904	301,333	300,000	3	3	104.7%	105.3%	104.7%	105.3%
\$350,000-\$399,999	2	9.5%	701	350,250	350,250	3	3	107.8%	107.8%	107.8%	107.8%
\$400,000-\$449,999	2	9.5%	850	425,000	425,000	8	8	100.2%	100.2%	100.2%	100.2%
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	4.8%	915	915,000	915,000	4	4	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	1	4.8%	1,200	1,200,000	1,200,000	0	0	100.0%	100.0%	30.0%	30.0%
All price ranges	21	100.0%	7,258	345,614	284,900	6	4	102.3%	101.9%	98.7%	101.9%

# CLOSED LISTINGS ANALYSIS

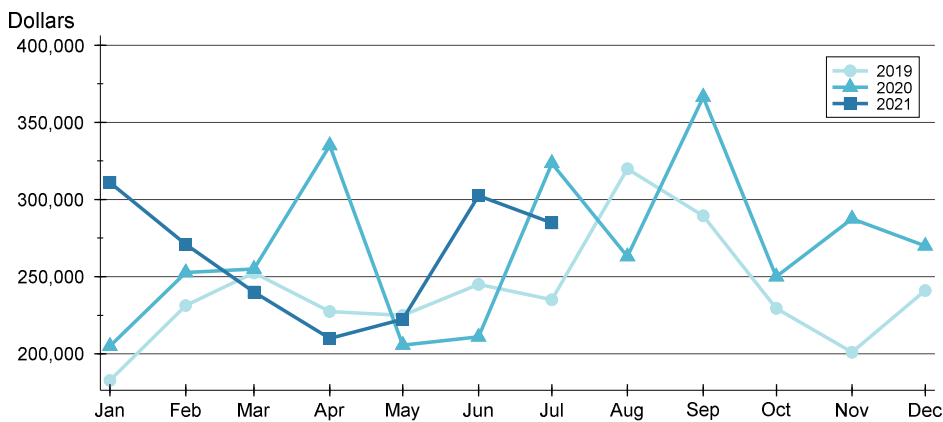
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## 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	294,379
June	272,675	256,636	318,902
July	274,159	321,206	345,614
August	304,310	297,868	300,000
September	266,693	396,585	265,000
October	248,731	285,556	250,000
November	251,758	308,939	250,000
December	271,190	295,990	295,000

## MEDIAN PRICE >>

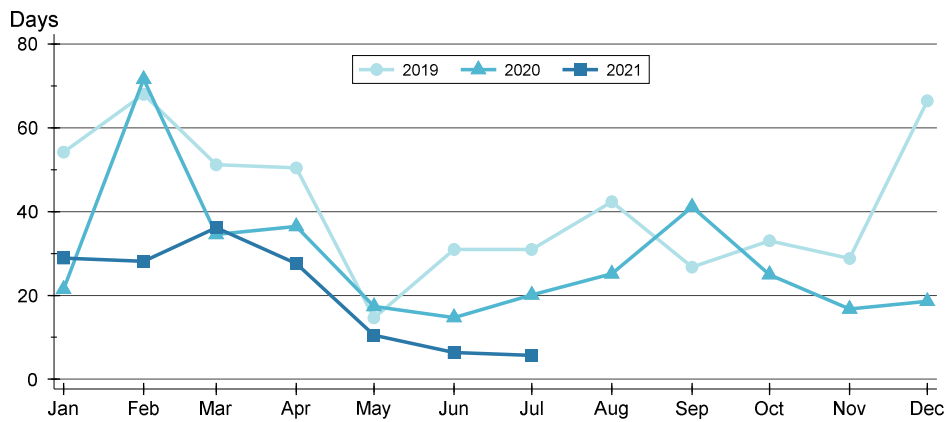


Month	2019	2020	2021
January	182,725	204,950	311,000
February	231,250	252,650	271,000
March	252,500	255,000	240,000
April	227,400	335,000	210,000
May	225,000	205,700	222,450
June	244,950	211,000	302,500
July	235,000	323,500	284,900
August	319,900	263,000	265,000
September	289,500	366,450	290,000
October	229,500	250,000	250,000
November	201,000	287,450	200,000
December	241,000	269,950	240,000

# CLOSED LISTINGS ANALYSIS

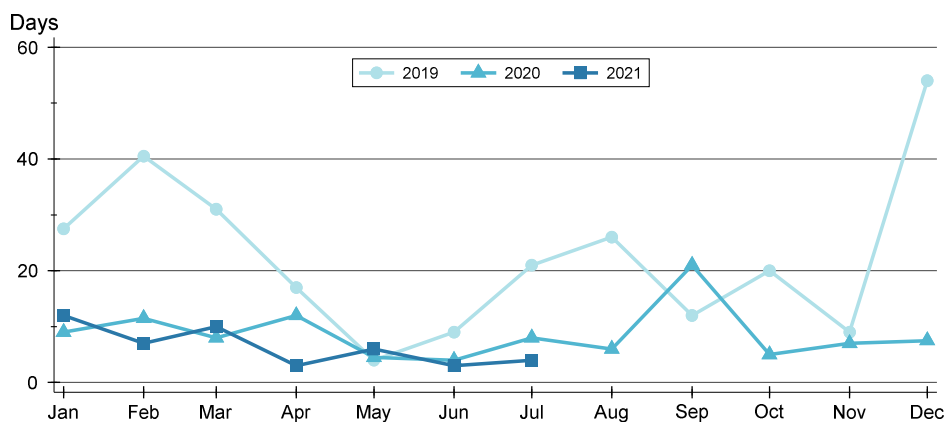
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## 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	11
June	31	15	6
July	31	20	6
August	42	25	25
September	27	41	25
October	33	25	17
November	29	17	17
December	66	19	19

## MEDIAN DOM >>

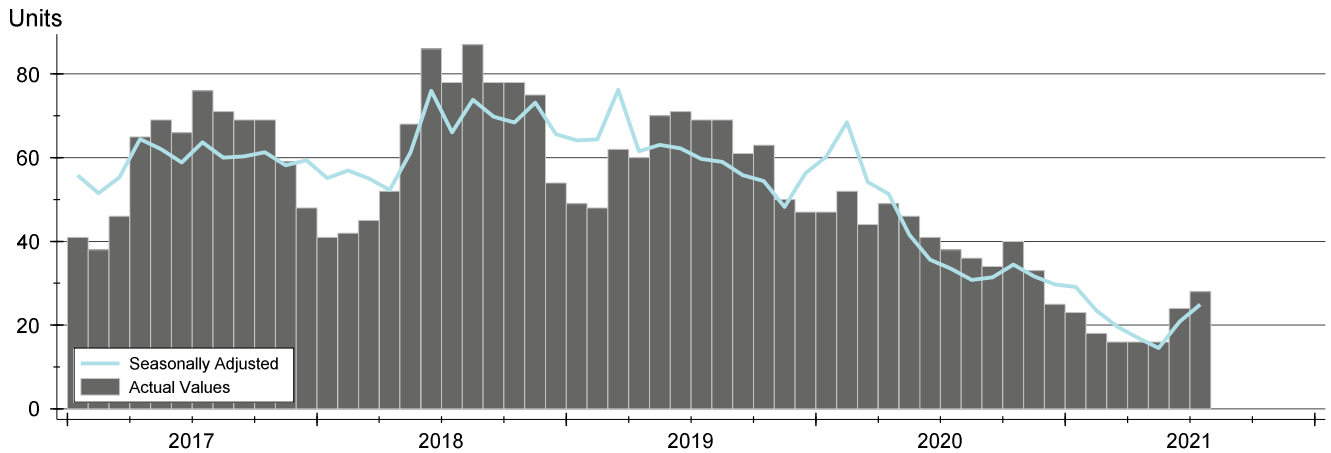


Month	2019	2020	2021
January	28	9	12
February	41	12	7
March	31	8	10
April	17	12	3
May	4	5	6
June	9	4	3
July	21	8	4
August	26	6	6
September	12	21	21
October	20	5	5
November	9	7	7
December	54	8	8

# ACTIVE LISTINGS ANALYSIS

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

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		<b>28</b>	38	-26.3%
Months' Supply		<b>1.3</b>	1.8	-26.9%
Volume (1,000s)		<b>11,565</b>	19,774	-41.5%
Average	List Price	<b>413,024</b>	520,358	-20.6%
	Days on Market	<b>32</b>	94	-66.1%
	Percent of Original	<b>98.4%</b>	98.8%	-0.4%
Median	List Price	<b>352,450</b>	366,950	-4.0%
	Days on Market	<b>15</b>	56	-73.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 28 homes were available for sale in Douglas County (excluding Lawrence) at the end of July. This represents a 1.3 months' supply of active listings.

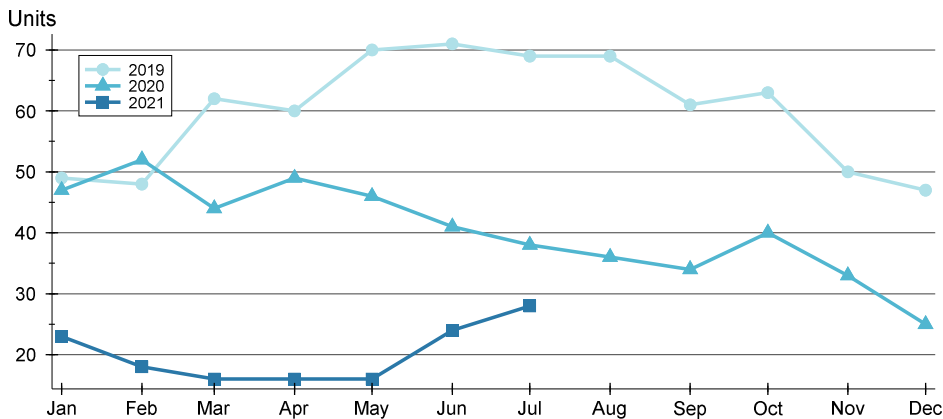
The median list price of homes on the market at the end of July was \$352,450, down 4.0% from 2020. The typical time on market for active listings was 15 days, down from 56 days a year earlier.



# ACTIVE LISTINGS ANALYSIS

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

## 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	16
June	71	41	24
July	69	38	28
August	69	36	
September	61	34	
October	63	40	
November	50	33	
December	47	25	

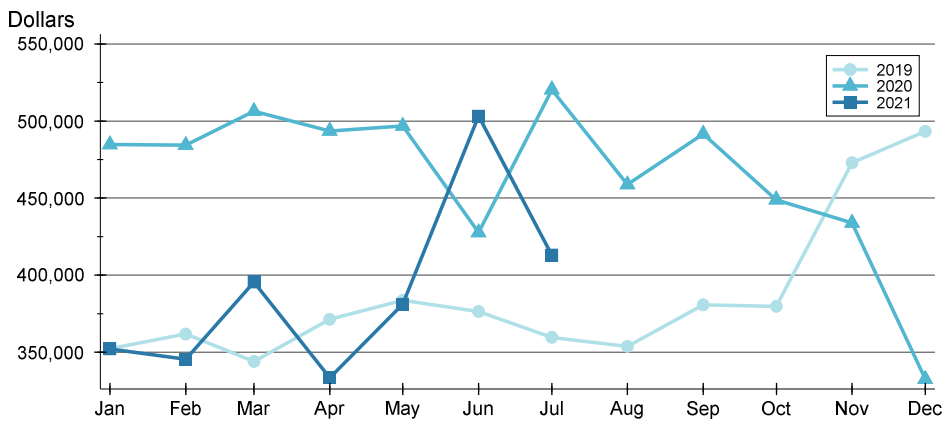
## BY PRICE RANGE >>

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	2	7.1%	250	2.0	125,000	125,000	21	21	100.0%	100.0%
\$150,000-\$199,999	4	14.3%	739	2.0	184,675	179,900	18	12	99.3%	100.0%
\$200,000-\$249,999	1	3.6%	200	0.2	200,000	200,000	39	39	100.0%	100.0%
\$250,000-\$299,999	5	17.9%	1,403	1.3	280,670	288,500	15	6	99.7%	100.0%
\$300,000-\$349,999	1	3.6%	320	0.3	319,900	319,900	104	104	100.0%	100.0%
\$350,000-\$399,999	3	10.7%	1,065	1.5	354,933	354,900	41	45	99.5%	100.0%
\$400,000-\$449,999	1	3.6%	420	0.5	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	2	7.1%	998	N/A	498,810	498,810	11	11	91.6%	91.6%
\$500,000-\$599,999	2	7.1%	1,060	N/A	529,950	529,950	71	71	100.0%	100.0%
\$600,000-\$749,999	4	14.3%	2,790	N/A	697,600	685,450	26	23	98.3%	99.0%
\$750,000-\$999,999	3	10.7%	2,320	3.0	773,333	774,999	9	2	97.1%	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	28	100.0%	11,565	1.3	413,024	352,450	32	15	98.4%	100.0%

# ACTIVE LISTINGS ANALYSIS

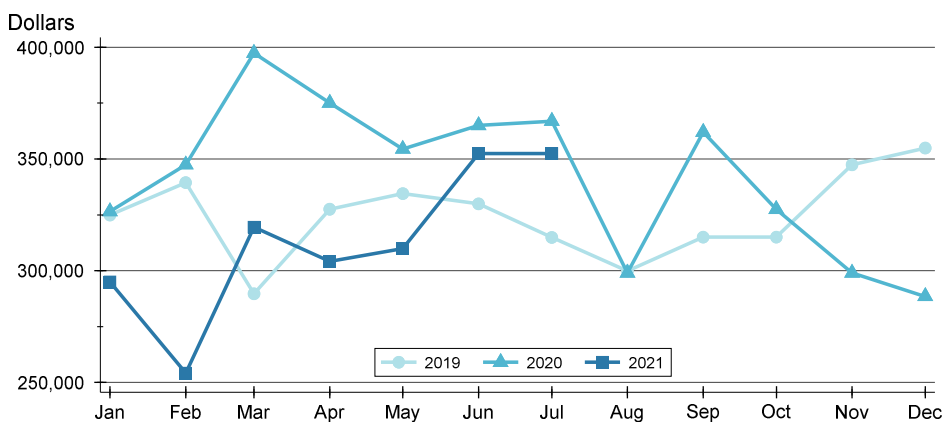
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## 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	381,094
June	376,416	427,603	503,244
July	359,671	520,358	413,024
August	353,781	458,750	
September	380,739	491,534	
October	379,795	448,944	
November	472,927	433,868	
December	493,338	332,488	

## MEDIAN PRICE >>

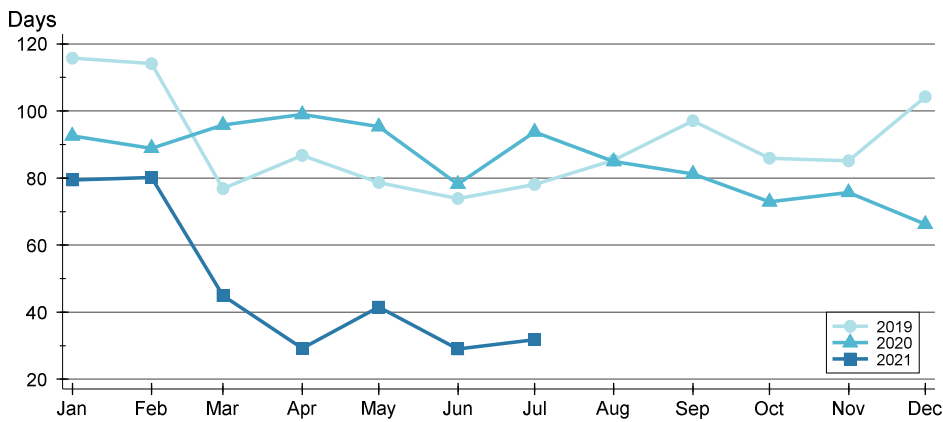


Month	2019	2020	2021
January	324,900	326,500	295,000
February	339,450	347,450	254,200
March	289,700	397,400	319,500
April	327,500	375,000	304,200
May	334,500	354,450	309,950
June	329,900	365,000	352,450
July	314,900	366,950	352,450
August	299,900	299,000	
September	315,000	361,950	
October	315,000	327,450	
November	347,400	299,000	
December	354,900	288,500	

# ACTIVE LISTINGS ANALYSIS

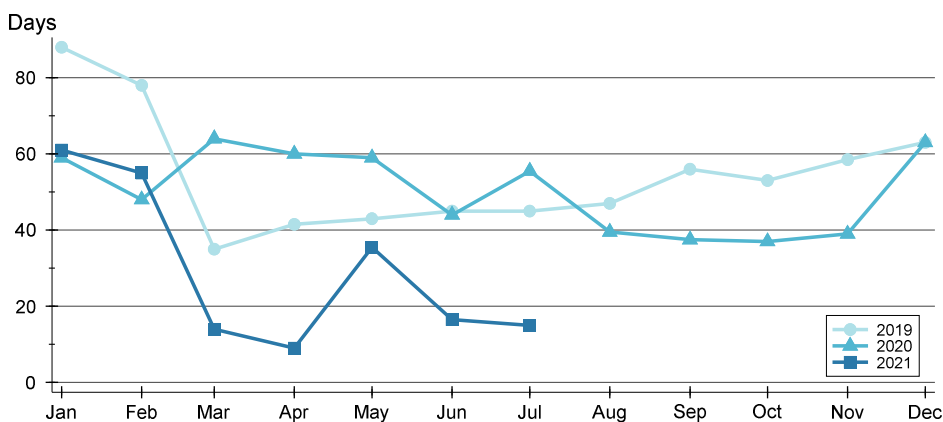
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## 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	42
June	74	78	29
July	78	94	32
August	85	85	
September	97	81	
October	86	73	
November	85	76	
December	104	66	

## MEDIAN DOM >>

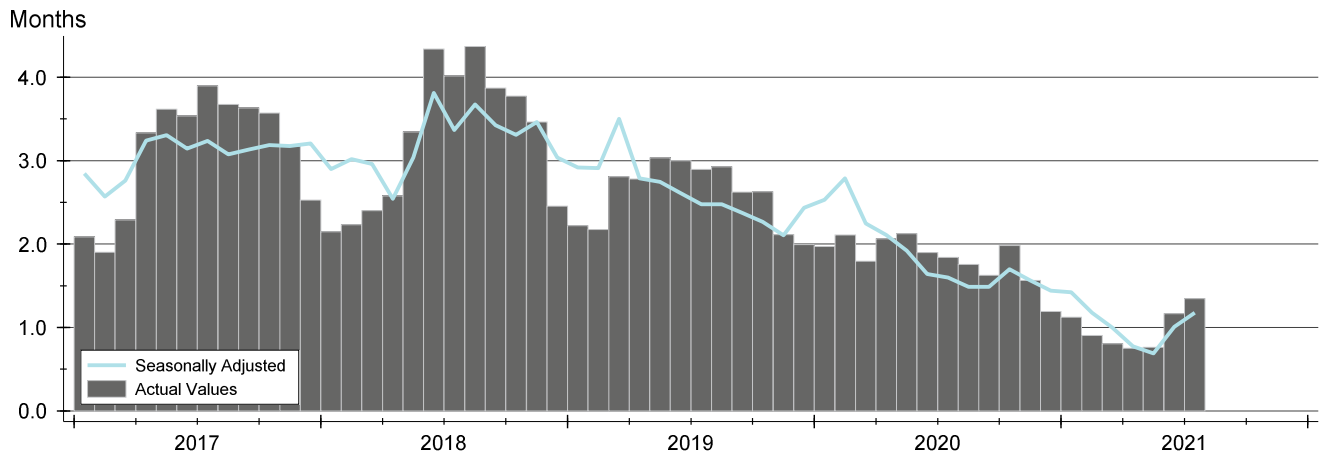


Month	2019	2020	2021
January	88	59	61
February	78	48	55
March	35	64	14
April	42	60	9
May	43	59	36
June	45	44	17
July	45	56	15
August	47	40	
September	56	38	
October	53	37	
November	59	39	
December	63	63	

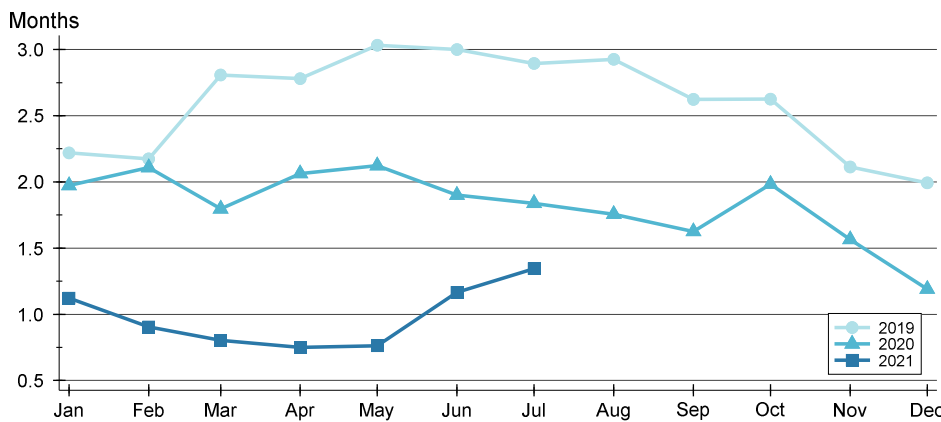
# MONTHS' SUPPLY ANALYSIS

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

**HISTORY** >>



**BY MONTH** >>

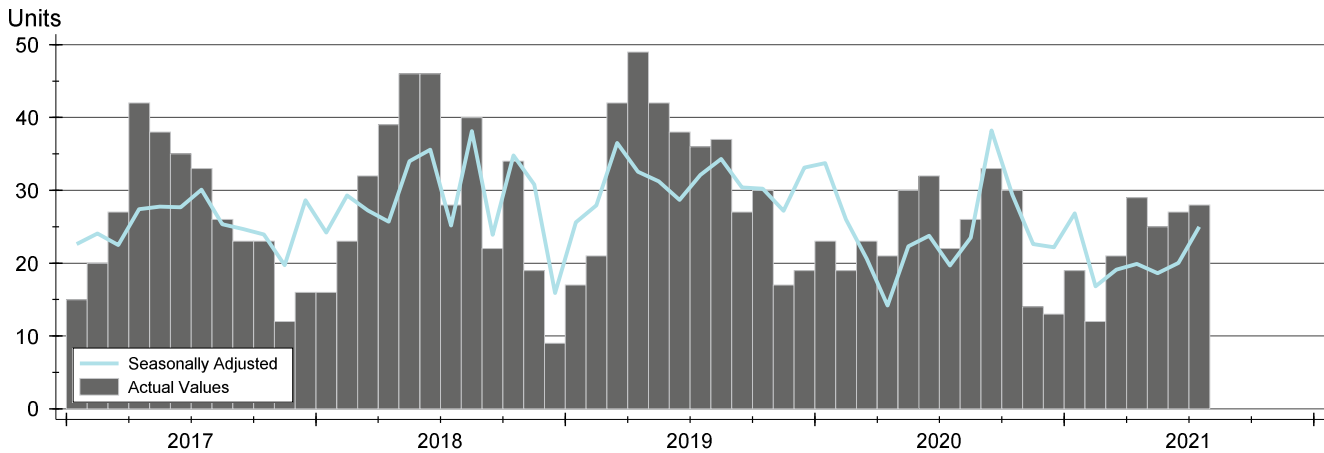


Month	2019	2020	2021
January	2.2	2.0	1.1
February	2.2	2.1	0.9
March	2.8	1.8	0.8
April	2.8	2.1	0.8
May	3.0	2.1	0.8
June	3.0	1.9	1.2
July	2.9	1.8	1.3
August	2.9	1.8	
September	2.6	1.6	
October	2.6	2.0	
November	2.1	1.6	
December	2.0	1.2	

# NEW LISTINGS ANALYSIS

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

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for New Listings		July		
		2021	2020	Change
Current Month	New Listings	<b>28</b>	22	27.3%
	Volume (1,000s)	<b>10,587</b>	6,975	51.8%
	Average List Price	<b>378,119</b>	317,055	19.3%
	Median List Price	<b>319,450</b>	277,400	15.2%
YTD	New Listings	<b>161</b>	170	-5.3%
	Volume (1,000s)	<b>54,523</b>	51,703	5.5%
	Average List Price	<b>338,653</b>	304,136	11.3%
	Median List Price	<b>274,900</b>	268,250	2.5%

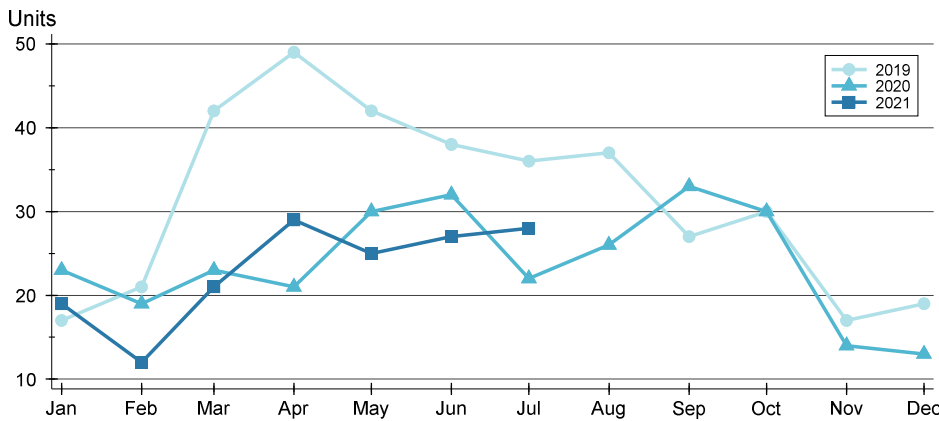
A total of 28 new listings were added in Douglas County (excluding Lawrence) during July, up 27.3% from the same month in 2020. Year-to-date Douglas County (excluding Lawrence) has seen 161 new listings.

The median list price of these homes was \$319,450 up from \$277,400 in 2020.

# NEW LISTINGS ANALYSIS

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

**BY MONTH** >>



Month	2019	2020	2021
January	17	23	19
February	21	19	12
March	42	23	21
April	49	21	29
May	42	30	25
June	38	32	27
July	36	22	28
August	37	26	
September	27	33	
October	30	30	
November	17	14	
December	19	13	

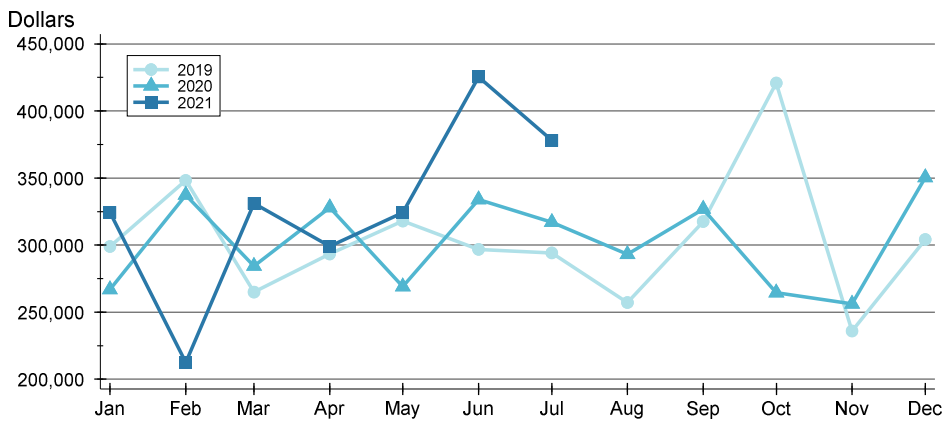
**BY PRICE RANGE** >>

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	1	3.6%	135	135,000	135,000
\$150,000-\$199,999	5	17.9%	924	184,740	179,900
\$200,000-\$249,999	1	3.6%	210	209,900	209,900
\$250,000-\$299,999	5	17.9%	1,379	275,780	265,000
\$300,000-\$349,999	3	10.7%	939	312,967	309,000
\$350,000-\$399,999	4	14.3%	1,509	377,225	380,000
\$400,000-\$449,999	1	3.6%	445	445,000	445,000
\$450,000-\$499,999	2	7.1%	998	498,810	498,810
\$500,000-\$599,999	2	7.1%	1,125	562,450	562,450
\$600,000-\$749,999	2	7.1%	1,400	699,750	699,750
\$750,000-\$999,999	2	7.1%	1,525	762,500	762,500
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	28	100.0%	10,587	378,119	319,450

# NEW LISTINGS ANALYSIS

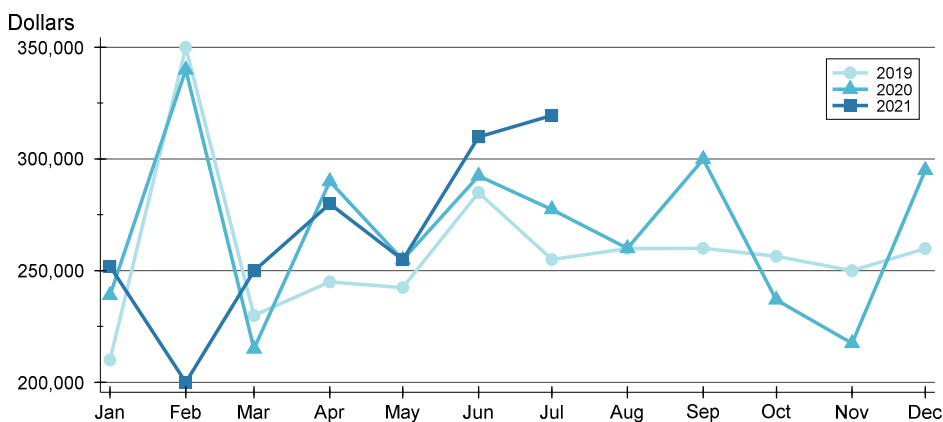
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## 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	331,185
April	293,347	327,910	299,009
May	317,980	268,967	324,190
June	296,849	333,883	425,491
July	294,224	317,055	378,119
August	257,184	293,169	-
September	317,598	326,898	-
October	420,878	264,462	-
November	235,951	256,132	-
December	304,200	350,408	-

## MEDIAN PRICE >>

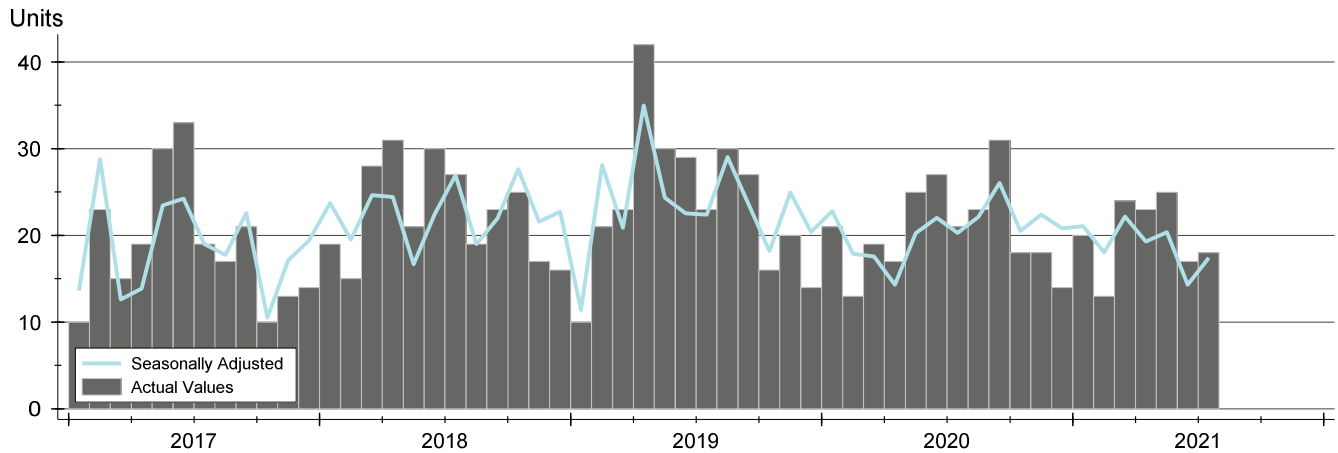


Month	2019	2020	2021
January	210,000	239,000	252,000
February	350,000	339,900	199,950
March	229,900	215,000	249,900
April	245,000	289,900	279,900
May	242,450	254,900	254,900
June	284,948	292,450	309,900
July	254,950	277,400	319,450
August	259,900	260,000	-
September	259,999	299,900	-
October	256,450	237,000	-
November	250,000	217,450	-
December	259,900	295,000	-

## CONTRACTS WRITTEN ANALYSIS

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

### HISTORY >>



### SUMMARY >>

Summary Statistics		July			Year-to-Date		
for Contracts Written		2021	2020	Change	2021	2020	Change
Closed Listings		<b>18</b>	21	-14.3%	<b>140</b>	143	-2.1%
Volume (1,000s)		<b>8,620</b>	7,808	10.4%	<b>45,902</b>	42,352	8.4%
Average	Sale Price	<b>478,872</b>	371,826	28.8%	<b>327,870</b>	296,165	10.7%
	Days on Market	<b>7</b>	26	-74.5%	<b>17</b>	31	-44.1%
	Percent of Original	<b>100.0%</b>	100.7%	-0.7%	<b>99.9%</b>	98.7%	1.2%
Median	Sale Price	<b>352,450</b>	349,900	0.7%	<b>264,750</b>	259,900	1.9%
	Days on Market	<b>4</b>	6	-41.7%	<b>4</b>	7	-42.9%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 18 contracts for sale were written in Douglas County (excluding Lawrence) during the month of July, down from 21 in 2020. The median list price of these homes was \$352,450, up from \$349,900 the prior year.

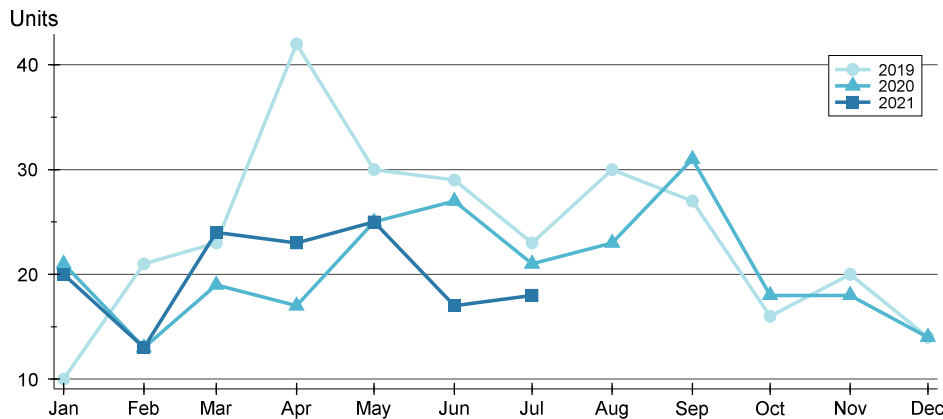
Half of the homes that went under contract in July were on the market less than 4 days, compared to 6 days in July 2020.



# CONTRACTS WRITTEN ANALYSIS

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

## 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	25
June	29	27	17
July	23	21	18
August	30	23	31
September	27	31	16
October	16	18	20
November	20	18	14
December	14	14	

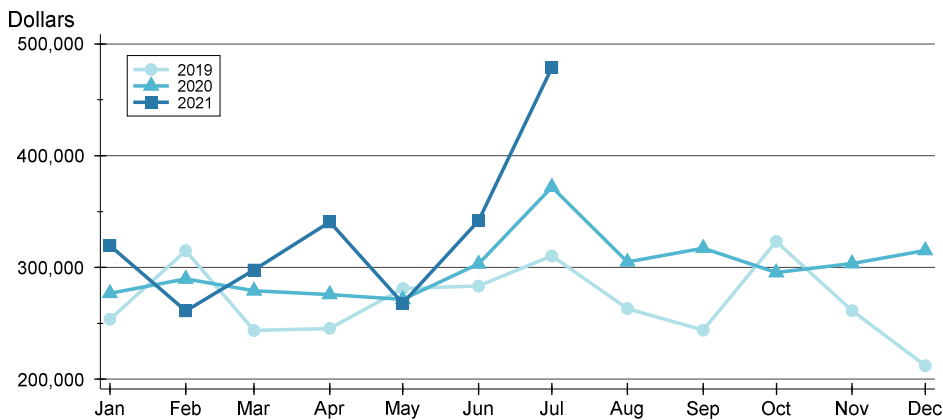
## BY PRICE RANGE >>

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	2	11.1%	390	195,000	195,000	3	3	100.0%	100.0%
\$200,000-\$249,999	1	5.6%	210	209,900	209,900	3	3	100.0%	100.0%
\$250,000-\$299,999	3	16.7%	814	271,333	260,000	12	9	99.4%	100.0%
\$300,000-\$349,999	3	16.7%	939	312,967	309,000	2	0	100.0%	100.0%
\$350,000-\$399,999	3	16.7%	1,149	383,000	385,000	6	6	100.0%	100.0%
\$400,000-\$449,999	2	11.1%	845	422,500	422,500	3	3	101.3%	101.3%
\$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	11.1%	1,125	562,450	562,450	4	4	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	0	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
\$1,000,000 and up	2	11.1%	3,148	1,574,000	1,574,000	21	21	100.0%	100.0%
All price ranges	18	100.0%	8,620	478,872	352,450	7	4	100.0%	100.0%

# CONTRACTS WRITTEN ANALYSIS

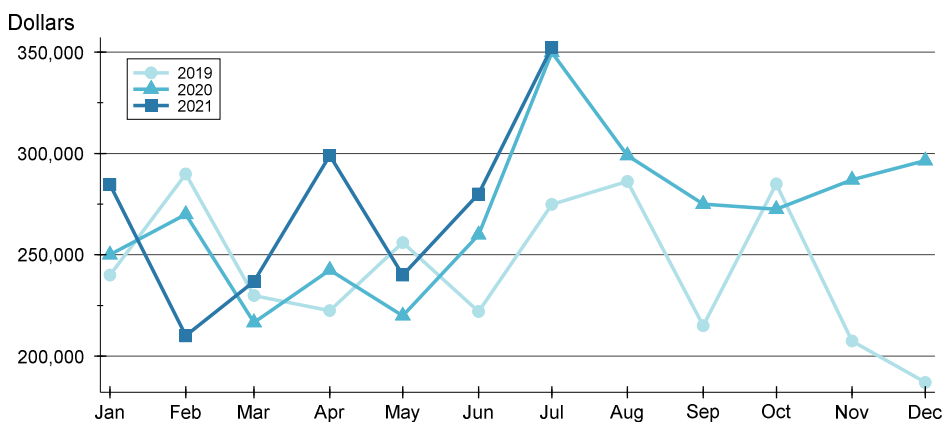
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## 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	297,704
April	245,508	275,818	340,713
May	281,145	271,400	268,014
June	283,326	303,226	341,985
July	310,298	371,826	478,872
August	263,210	304,952	300,000
September	243,887	317,306	310,000
October	323,309	295,361	300,000
November	261,313	303,492	300,000
December	212,057	315,114	310,000

## MEDIAN PRICE >>

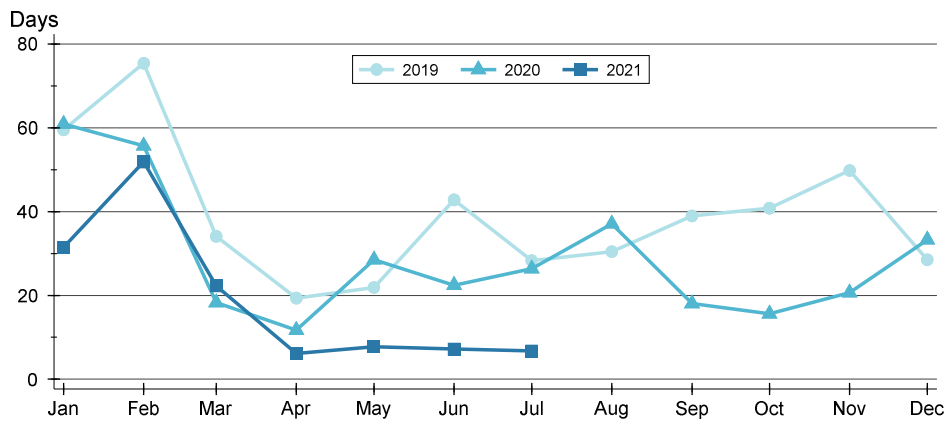


Month	2019	2020	2021
January	240,000	250,000	284,700
February	289,900	269,950	210,000
March	229,900	216,500	236,750
April	222,450	242,500	299,000
May	256,000	219,900	240,000
June	222,000	259,900	280,000
July	274,900	349,900	352,450
August	286,200	299,000	300,000
September	215,000	275,000	270,000
October	284,950	272,400	270,000
November	207,450	286,950	290,000
December	186,950	296,450	300,000

# CONTRACTS WRITTEN ANALYSIS

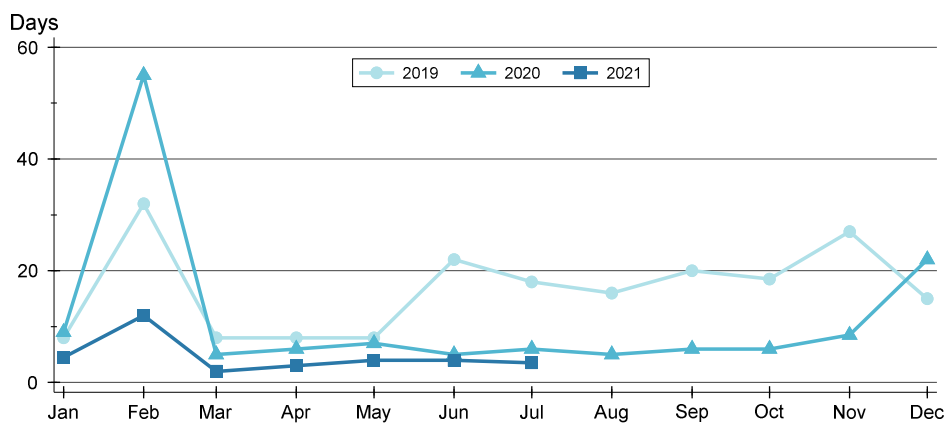
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## AVERAGE DOM >>



Month	2019	2020	2021
January	60	61	32
February	75	56	52
March	34	18	22
April	19	12	6
May	22	28	8
June	43	22	7
July	28	26	7
August	30	37	
September	39	18	
October	41	16	
November	50	21	
December	29	33	

## MEDIAN DOM >>

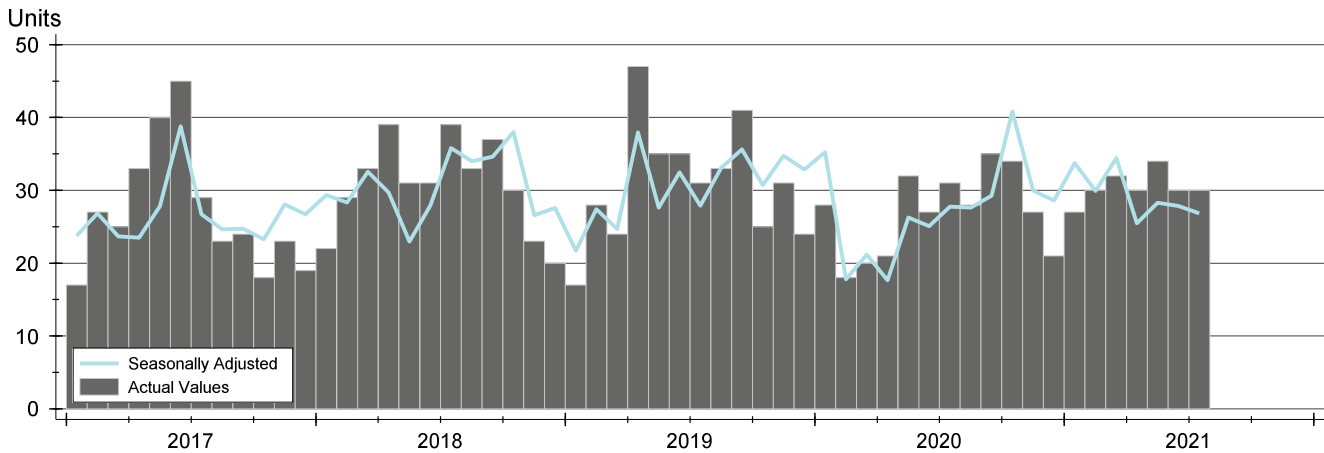


Month	2019	2020	2021
January	8	9	5
February	32	55	12
March	8	5	2
April	8	6	3
May	8	7	4
June	22	5	4
July	18	6	4
August	16	5	
September	20	6	
October	19	6	
November	27	9	
December	15	22	

# PENDING CONTRACTS ANALYSIS

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

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		30	31	-3.2%
Volume (1,000s)		12,472	9,095	37.1%
Average	List Price	415,745	293,374	41.7%
	Days on Market	14	24	-40.1%
	Percent of Original	100.0%	99.1%	0.9%
Median	List Price	349,950	260,000	34.6%
	Days on Market	6	5	20.0%
	Percent of Original	100.0%	100.0%	0.0%

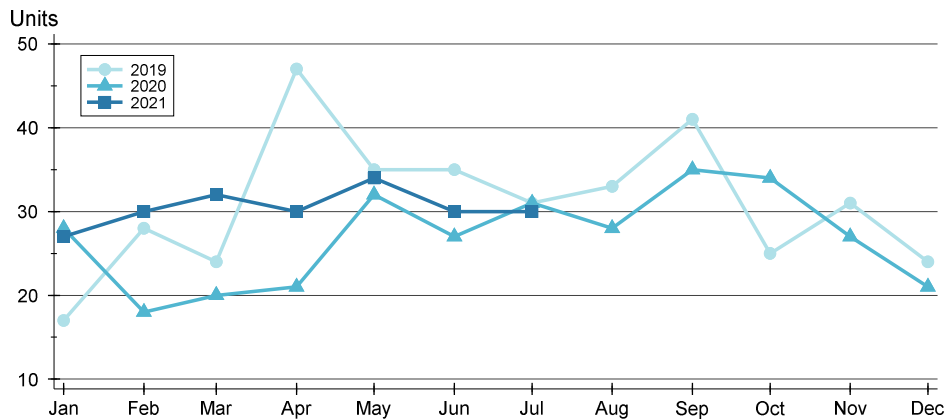
A total of 30 listings in Douglas County (excluding Lawrence) had contracts pending at the end of July, down from 31 contracts pending at the end of July 2020.

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 8/8/2021**

## 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	34
June	35	27	30
July	31	31	30
August	33	28	35
September	41	35	35
October	25	34	30
November	31	27	27
December	24	21	21

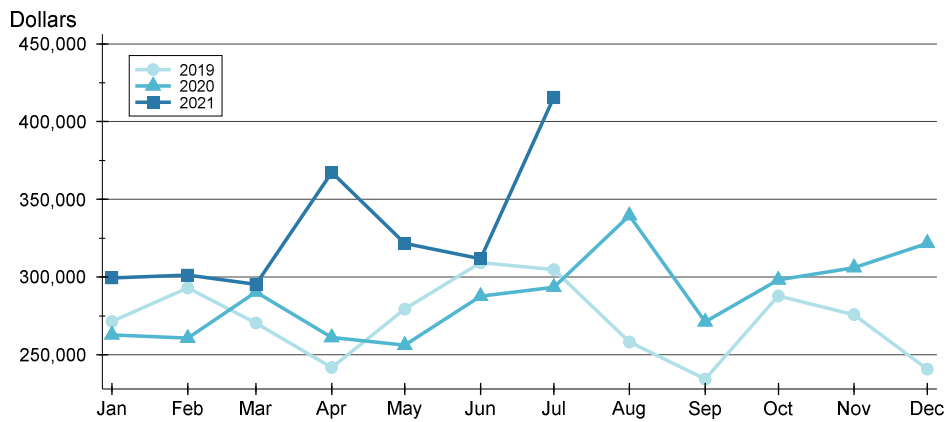
## BY PRICE RANGE >>

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	3	10.0%	590	196,633	195,000	4	3	100.0%	100.0%
\$200,000-\$249,999	3	10.0%	654	218,100	209,900	6	5	100.0%	100.0%
\$250,000-\$299,999	4	13.3%	1,089	272,225	267,450	10	8	99.5%	100.0%
\$300,000-\$349,999	4	13.3%	1,334	333,450	337,450	6	3	100.0%	100.0%
\$350,000-\$399,999	8	26.7%	2,979	372,325	374,950	32	6	100.1%	100.0%
\$400,000-\$449,999	1	3.3%	445	445,000	445,000	4	4	100.0%	100.0%
\$450,000-\$499,999	1	3.3%	460	459,950	459,950	17	17	100.0%	100.0%
\$500,000-\$599,999	3	10.0%	1,650	549,967	525,000	3	2	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	0	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
\$1,000,000 and up	2	6.7%	3,148	1,574,000	1,574,000	21	21	100.0%	100.0%
All price ranges	30	100.0%	12,472	415,745	349,950	14	6	100.0%	100.0%

**PENDING CONTRACTS ANALYSIS**

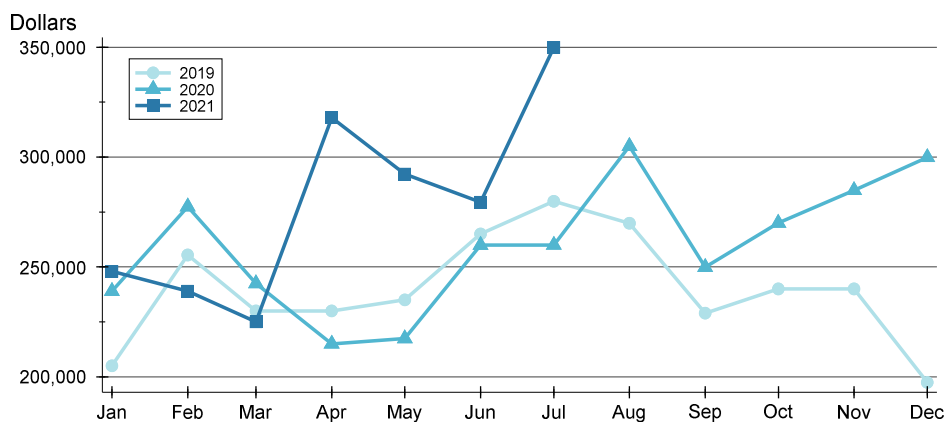
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

**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	321,660
June	309,233	287,633	311,863
July	304,824	293,374	415,745
August	258,170	339,482	258,170
September	234,262	271,154	271,154
October	287,782	298,091	298,091
November	275,829	306,080	306,080
December	240,785	321,752	321,752

**MEDIAN PRICE >>**

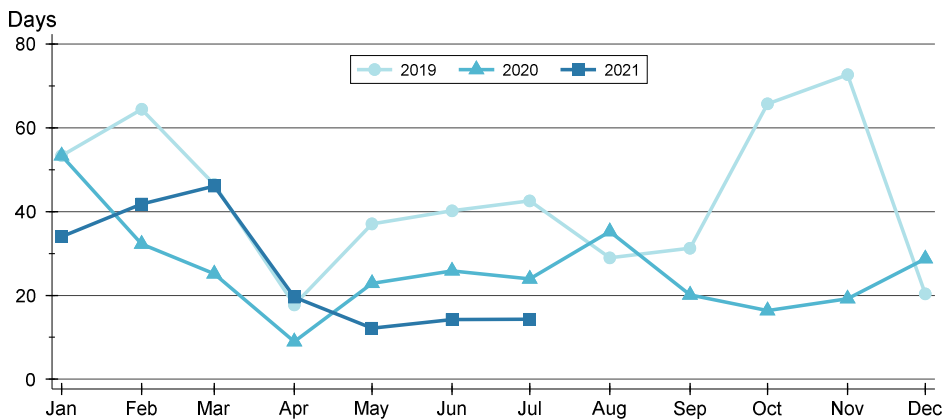


Month	2019	2020	2021
January	205,000	239,000	248,000
February	255,450	277,425	239,000
March	229,950	242,475	225,000
April	230,000	215,000	318,000
May	235,000	217,400	292,250
June	265,000	259,900	279,500
July	279,900	260,000	349,950
August	269,900	304,900	269,900
September	229,000	249,900	249,900
October	240,000	269,950	269,950
November	240,000	284,900	284,900
December	197,425	299,900	299,900

# PENDING CONTRACTS ANALYSIS

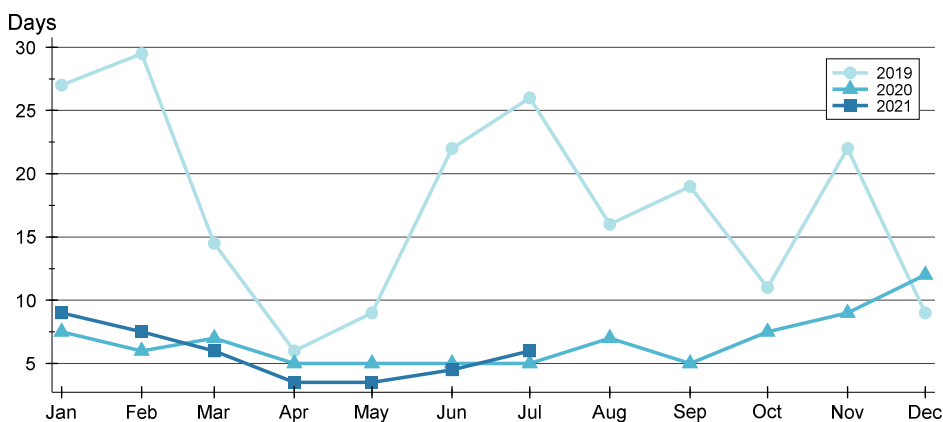
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2021**

## 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	12
June	40	26	14
July	43	24	14
August	29	35	
September	31	20	
October	66	16	
November	73	19	
December	20	29	

## MEDIAN DOM >>



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