



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in February

Total home sales in Douglas County rose by 150.0% last month to 10 units, compared to 4 units in February 2025. Total sales volume was \$3.9 million, up 87.2% from a year earlier.

The median sale price in February was \$342,500, up from \$292,500 a year earlier. Homes that sold in February were typically on the market for 45 days and sold for 96.7% of their list prices.

Douglas County Active Listings Up at End of February

The total number of active listings in Douglas County at the end of February was 36 units, up from 34 at the same point in 2025. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$414,900.

During February, a total of 6 contracts were written down from 10 in February 2025. At the end of the month, there were 20 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales Change from prior year	10 150.0%	4 -33.3%	6 -14.3%	23 76.9%	13 -18.8%	16 23.1%	
Active Listings Change from prior year	36 5.9%	34 54.5%	22 -31.3%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.4 9.1%	2.2 37.5%	1.6 -15.8%	N/A	N/A	N/A	
New Listings Change from prior year	18 125.0%	8 -50.0%	16 23.1%	25 13.6%	22 4.8%	21 -25.0%	
Contracts Written Change from prior year	6 -40.0%	10 -9.1%	11 -8.3%	18 -5.3%	19 11.8%	17 -26.1%	
Pending Contracts Change from prior year	20 53.8%	13 -31.6%	19 0.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	3,941 87.2%	2,105 -0.8%	2,121 7.2%	9,332 69.4%	5,508 -8.6%	6,023 66.3%	
Average	Sale Price Change from prior year	394,090 -25.1%	526,250 48.8%	353,550 25.2%	405,756 -4.2%	423,665 12.5%	376,453 35.1%
	List Price of Actives Change from prior year	654,995 -5.4%	692,389 43.7%	481,945 -10.3%	N/A	N/A	N/A
	Days on Market Change from prior year	68 36.0%	50 -27.5%	69 81.6%	38 -25.5%	51 -1.9%	52 100.0%
	Percent of List Change from prior year	97.0% 4.0%	93.3% -6.6%	99.9% -1.9%	98.0% 0.7%	97.3% -1.8%	99.1% -0.1%
	Percent of Original Change from prior year	93.7% 1.5%	92.3% -5.4%	97.6% -3.0%	96.3% 1.5%	94.9% -1.5%	96.3% -1.2%
Median	Sale Price Change from prior year	342,500 17.1%	292,500 -1.8%	297,750 25.4%	360,000 10.8%	325,000 -8.3%	354,250 38.9%
	List Price of Actives Change from prior year	414,900 -15.2%	489,000 11.1%	439,950 -3.8%	N/A	N/A	N/A
	Days on Market Change from prior year	45 7.1%	42 -46.2%	78 136.4%	17 -32.0%	25 -55.4%	56 522.2%
	Percent of List Change from prior year	96.7% -1.1%	97.8% -1.9%	99.7% -0.3%	99.8% -0.2%	100.0% 0.3%	99.7% -0.3%
	Percent of Original Change from prior year	93.8% -2.2%	95.9% -2.8%	98.7% -0.3%	98.6% -1.4%	100.0% 3.2%	96.9% -2.1%

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



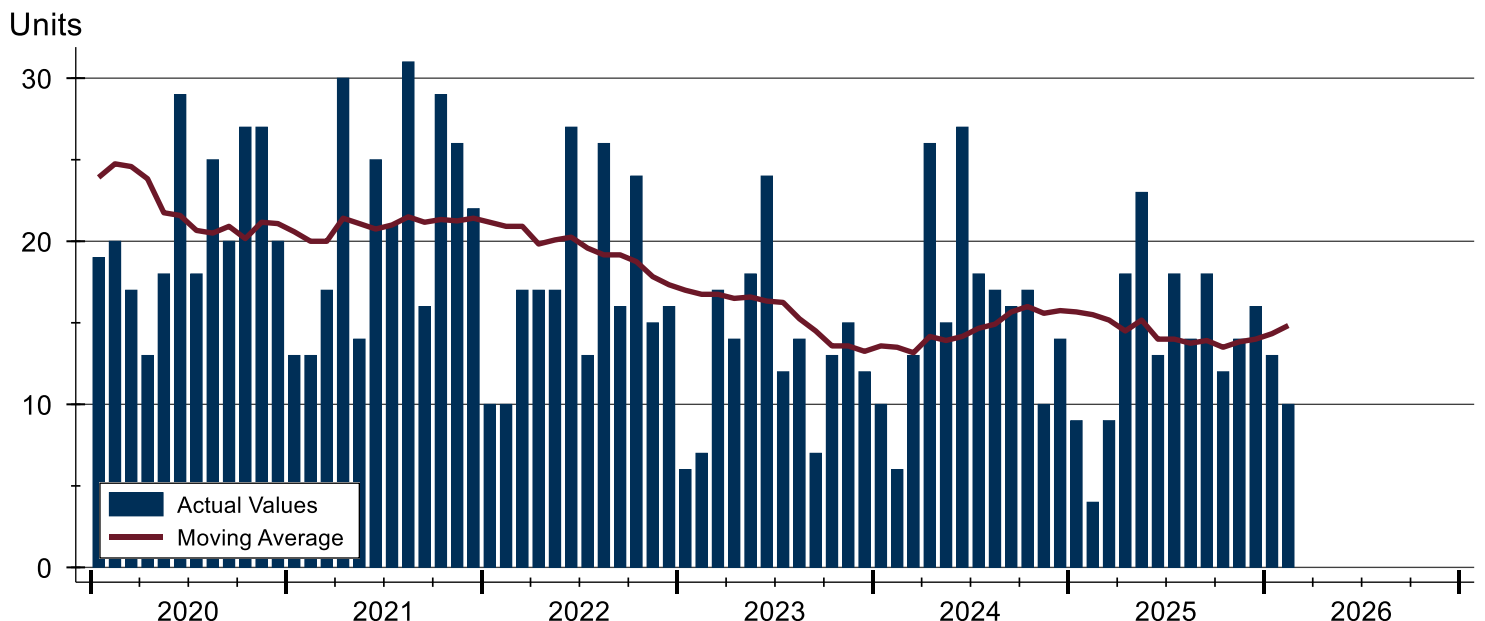
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		10	4	150.0%	23	13	76.9%
Volume (1,000s)		3,941	2,105	87.2%	9,332	5,508	69.4%
Months' Supply		2.4	2.2	9.1%	N/A	N/A	N/A
Average	Sale Price	394,090	526,250	-25.1%	405,756	423,665	-4.2%
	Days on Market	68	50	36.0%	38	51	-25.5%
	Percent of List	97.0%	93.3%	4.0%	98.0%	97.3%	0.7%
	Percent of Original	93.7%	92.3%	1.5%	96.3%	94.9%	1.5%
Median	Sale Price	342,500	292,500	17.1%	360,000	325,000	10.8%
	Days on Market	45	42	7.1%	17	25	-32.0%
	Percent of List	96.7%	97.8%	-1.1%	99.8%	100.0%	-0.2%
	Percent of Original	93.8%	95.9%	-2.2%	98.6%	100.0%	-1.4%

A total of 10 homes sold in Douglas County in February, up from 4 units in February 2025. Total sales volume rose to \$3.9 million compared to \$2.1 million in the previous year.

The median sales price in February was \$342,500, up 17.1% compared to the prior year. Median days on market was 45 days, up from 12 days in January, and up from 42 in February 2025.

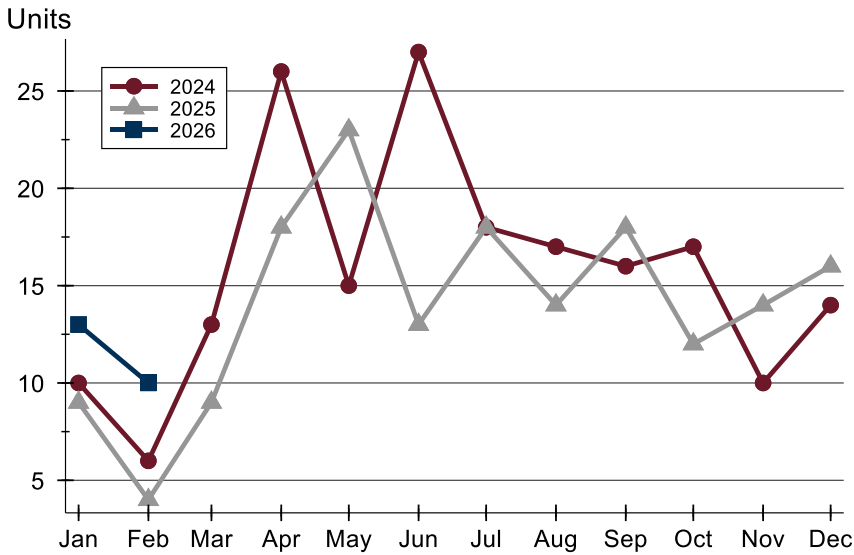
History of Closed Listings





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	10	9	13
February	6	4	10
March	13	9	
April	26	18	
May	15	23	
June	27	13	
July	18	18	
August	17	14	
September	16	18	
October	17	12	
November	10	14	
December	14	16	

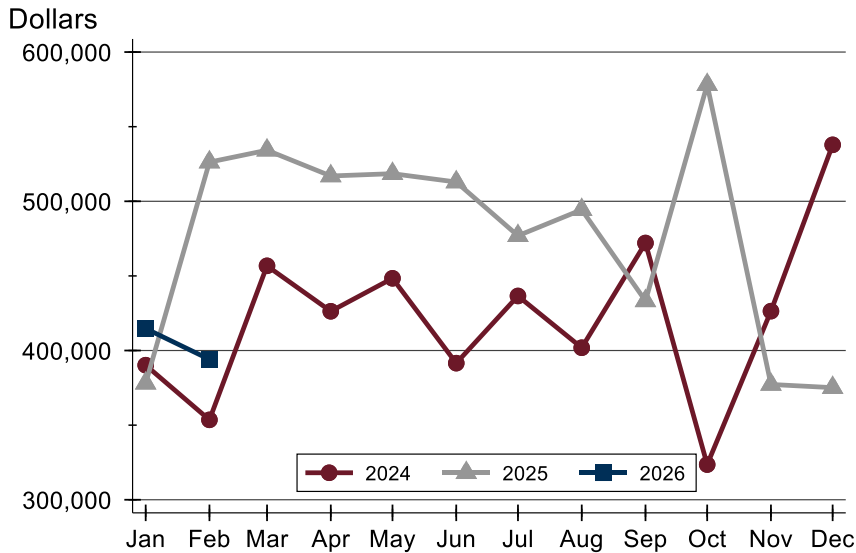
Closed Listings by Price Range

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	1	10.0%	0.0	151,000	151,000	128	128	97.5%	97.5%	94.4%	94.4%
\$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	4	40.0%	0.4	310,000	307,500	36	20	98.3%	97.9%	97.6%	96.6%
\$350,000-\$399,999	2	20.0%	3.4	368,500	368,500	45	45	96.1%	96.1%	94.5%	94.5%
\$400,000-\$449,999	1	10.0%	5.5	419,000	419,000	1	1	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	10.0%	2.3	571,396	571,396	126	126	95.6%	95.6%	88.0%	88.0%
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	10.0%	2.4	822,500	822,500	195	195	91.9%	91.9%	74.8%	74.8%
\$1,000,000 and up	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



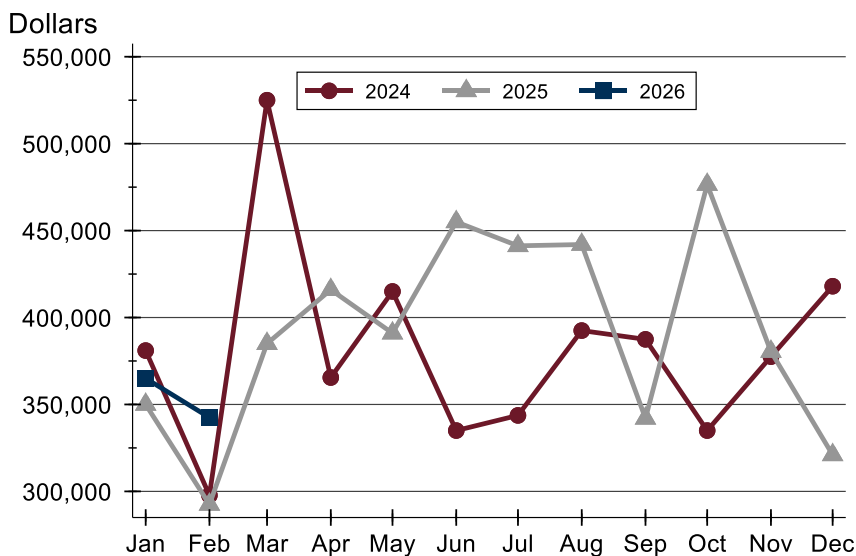
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	390,195	378,072	414,731
February	353,550	526,250	394,090
March	456,762	534,222	
April	426,308	516,967	
May	448,400	518,517	
June	391,543	512,927	
July	436,564	476,916	
August	401,888	494,350	
September	472,056	433,278	
October	323,588	578,113	
November	426,390	377,271	
December	537,843	375,125	

Median Price

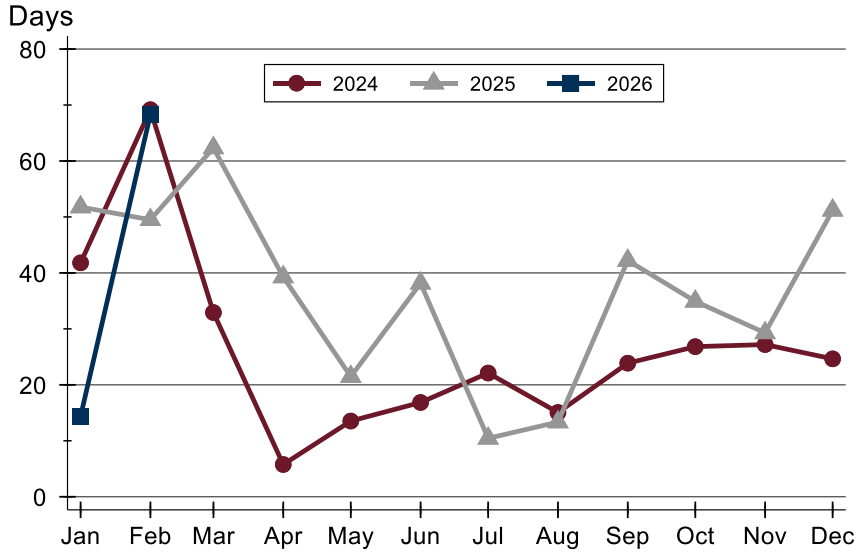


Month	2024	2025	2026
January	381,000	350,000	365,000
February	297,750	292,500	342,500
March	525,000	385,000	
April	365,500	416,000	
May	415,000	391,000	
June	335,000	455,000	
July	343,700	441,250	
August	392,500	442,000	
September	387,450	342,000	
October	335,000	476,475	
November	377,500	380,450	
December	418,000	321,000	



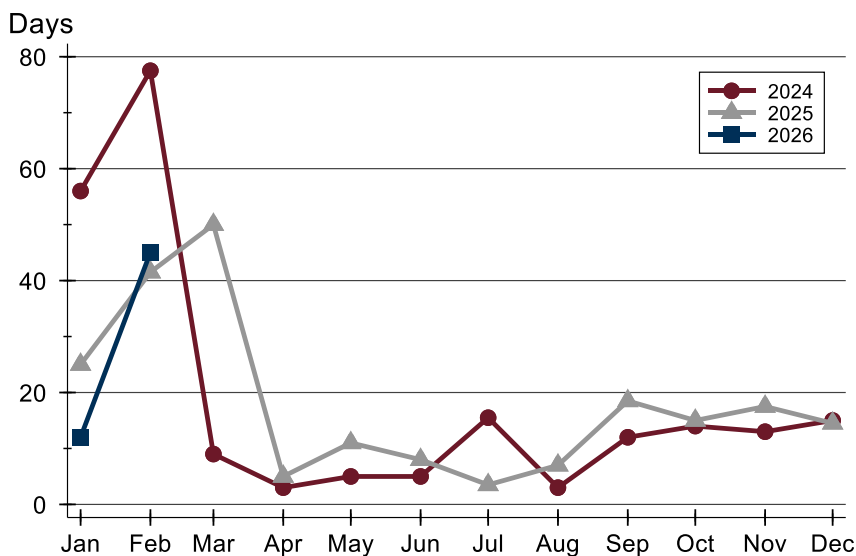
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	42	52	14
February	69	50	68
March	33	62	
April	6	39	
May	14	21	
June	17	38	
July	22	10	
August	15	13	
September	24	42	
October	27	35	
November	27	29	
December	25	51	

Median DOM



Month	2024	2025	2026
January	56	25	12
February	78	42	45
March	9	50	
April	3	5	
May	5	11	
June	5	8	
July	16	4	
August	3	7	
September	12	19	
October	14	15	
November	13	18	
December	15	15	



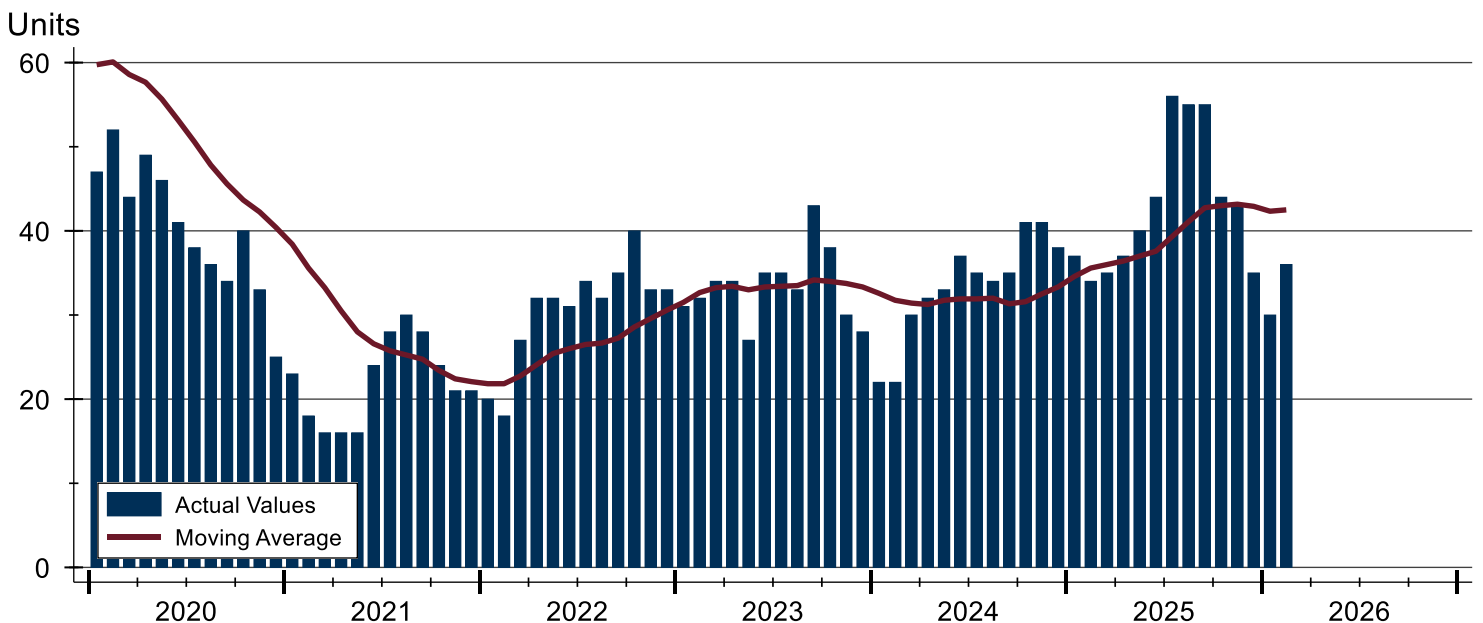
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		36	34	5.9%
Volume (1,000s)		23,580	23,541	0.2%
Months' Supply		2.4	2.2	9.1%
Average	List Price	654,995	692,389	-5.4%
	Days on Market	65	77	-15.6%
	Percent of Original	97.9%	99.1%	-1.2%
Median	List Price	414,900	489,000	-15.2%
	Days on Market	33	62	-46.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 36 homes were available for sale in Douglas County at the end of February. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of February was \$414,900, down 15.2% from 2025. The typical time on market for active listings was 33 days, down from 62 days a year earlier.

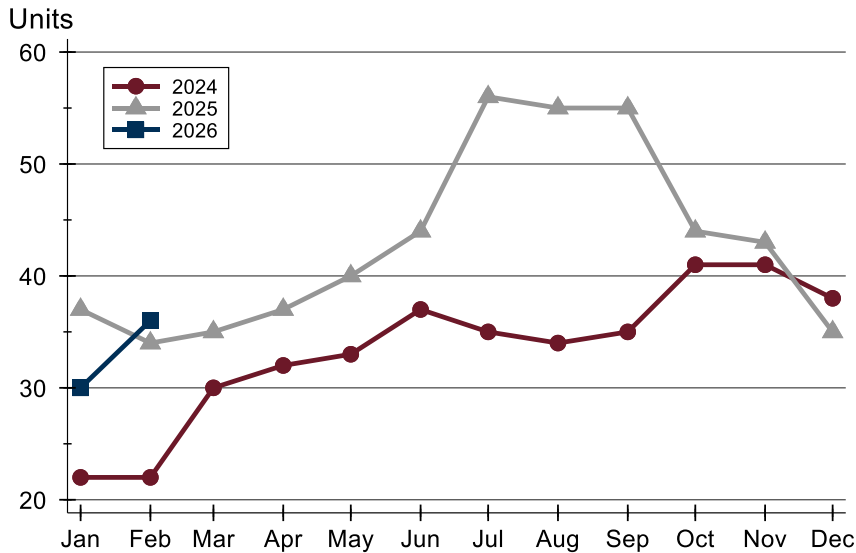
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	22	37	30
February	22	34	36
March	30	35	
April	32	37	
May	33	40	
June	37	44	
July	35	56	
August	34	55	
September	35	55	
October	41	44	
November	41	43	
December	38	35	

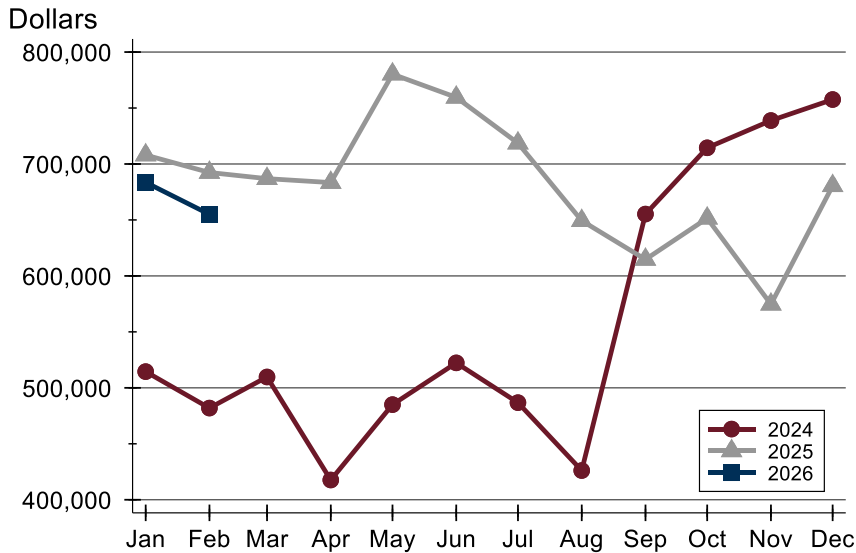
Active Listings by Price Range

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	2.8%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	11.1%	N/A	225,450	225,950	30	33	99.2%	100.0%
\$250,000-\$299,999	3	8.3%	N/A	278,000	288,500	11	6	99.1%	100.0%
\$300,000-\$349,999	1	2.8%	0.4	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	8	22.2%	3.4	370,934	369,950	60	51	100.4%	100.0%
\$400,000-\$449,999	6	16.7%	5.5	427,625	424,975	41	7	98.5%	100.0%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	4	11.1%	2.3	551,975	549,450	102	90	94.8%	98.3%
\$600,000-\$749,999	3	8.3%	N/A	684,667	679,000	103	88	93.9%	91.1%
\$750,000-\$999,999	2	5.6%	2.4	862,000	862,000	49	49	98.9%	98.9%
\$1,000,000 and up	4	11.1%	6.0	2,472,500	1,875,000	144	63	94.8%	100.0%



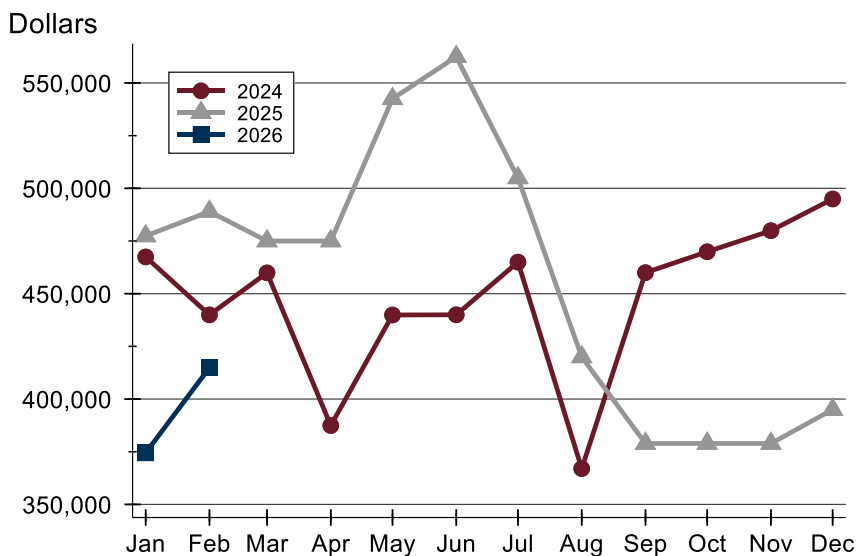
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2024	2025	2026
January	514,500	707,965	683,590
February	481,945	692,389	654,995
March	509,720	686,891	
April	417,662	683,388	
May	485,015	780,282	
June	522,315	759,555	
July	486,756	718,620	
August	426,135	649,360	
September	655,280	614,721	
October	714,451	651,496	
November	738,815	574,643	
December	757,595	680,507	

Median Price

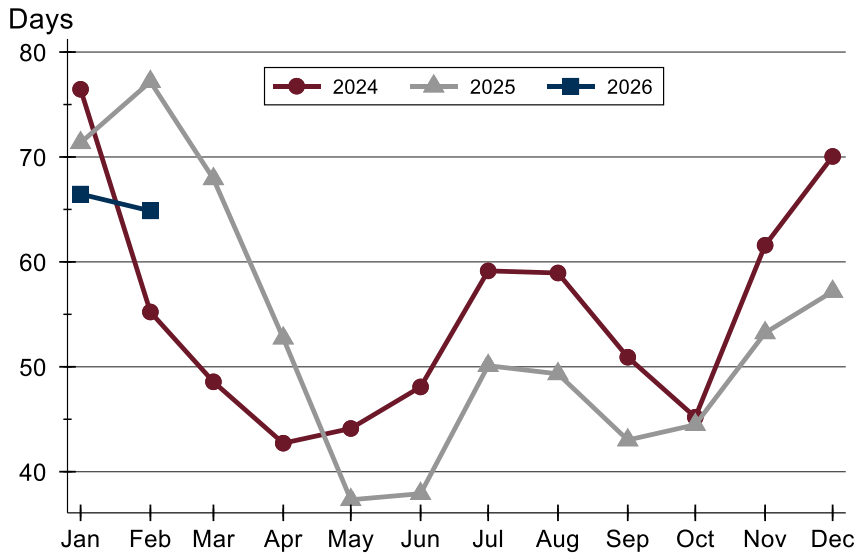


Month	2024	2025	2026
January	467,450	477,400	374,450
February	439,950	489,000	414,900
March	459,900	475,000	
April	387,450	475,000	
May	439,900	542,500	
June	440,000	562,450	
July	465,000	504,950	
August	367,000	420,000	
September	460,000	378,900	
October	469,900	378,950	
November	479,900	378,900	
December	494,950	395,000	



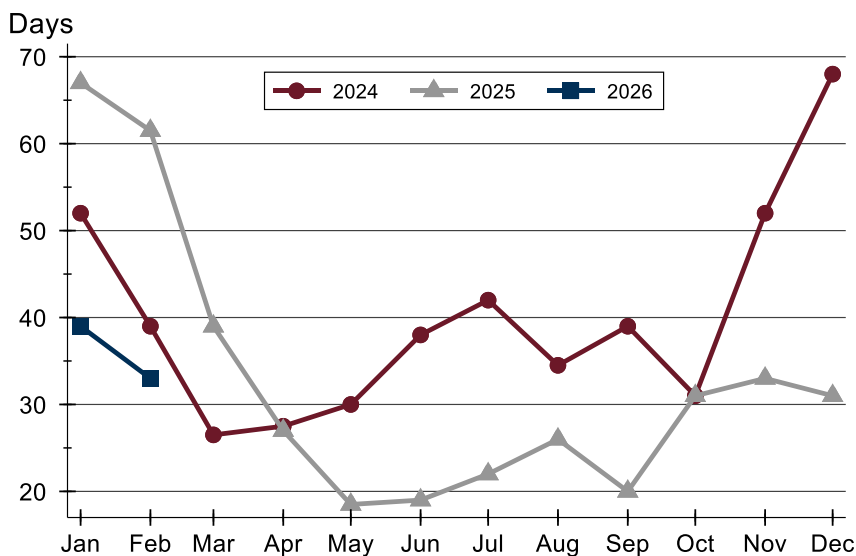
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	76	71	66
February	55	77	65
March	49	68	
April	43	53	
May	44	37	
June	48	38	
July	59	50	
August	59	49	
September	51	43	
October	45	44	
November	62	53	
December	70	57	

Median DOM

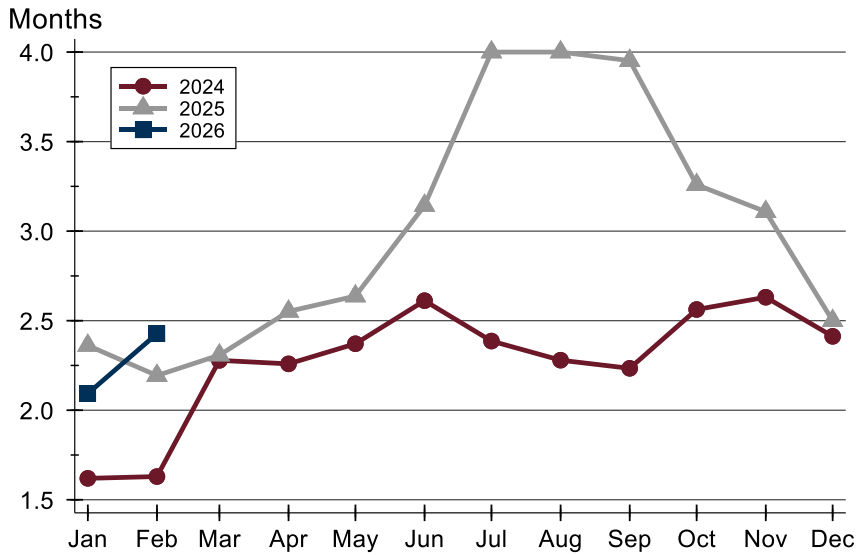


Month	2024	2025	2026
January	52	67	39
February	39	62	33
March	27	39	
April	28	27	
May	30	19	
June	38	19	
July	42	22	
August	35	26	
September	39	20	
October	31	31	
November	52	33	
December	68	31	



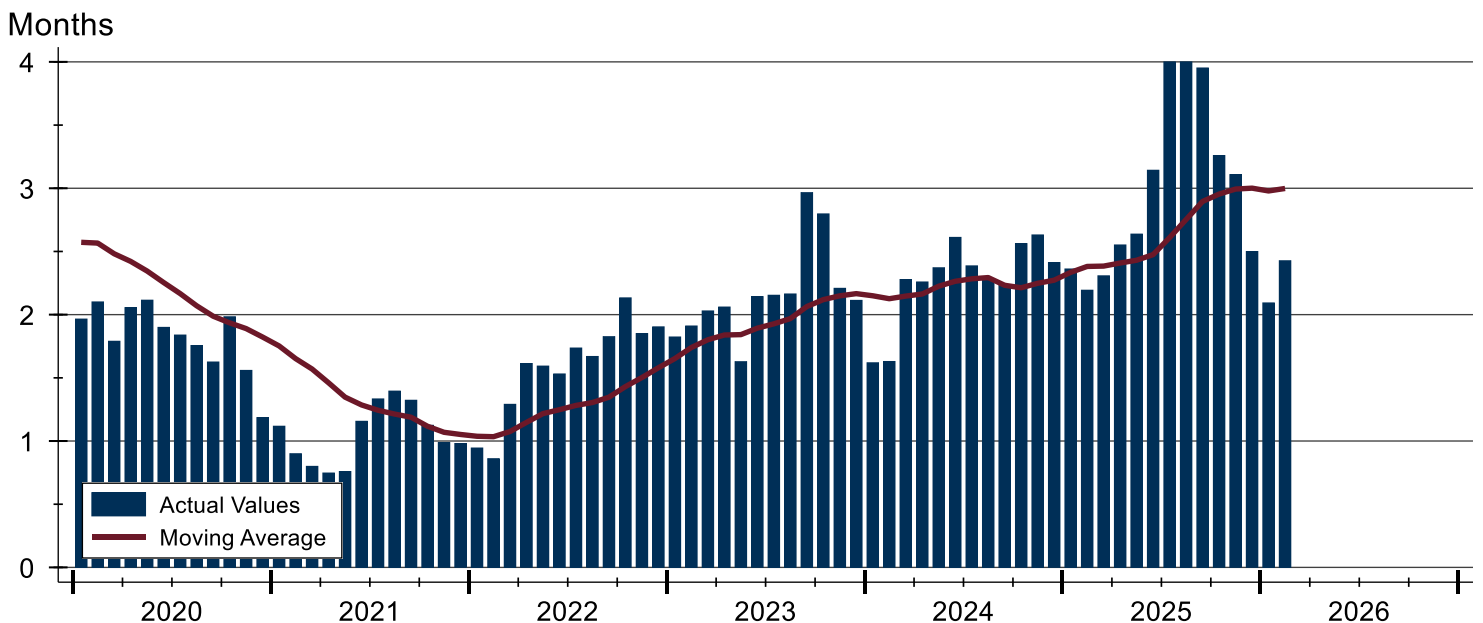
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	1.6	2.4	2.1
February	1.6	2.2	2.4
March	2.3	2.3	2.3
April	2.3	2.6	2.3
May	2.4	2.6	2.4
June	2.6	3.1	2.6
July	2.4	4.0	2.4
August	2.3	4.0	2.3
September	2.2	4.0	2.2
October	2.6	3.3	2.6
November	2.6	3.1	2.6
December	2.4	2.5	2.4

History of Month's Supply





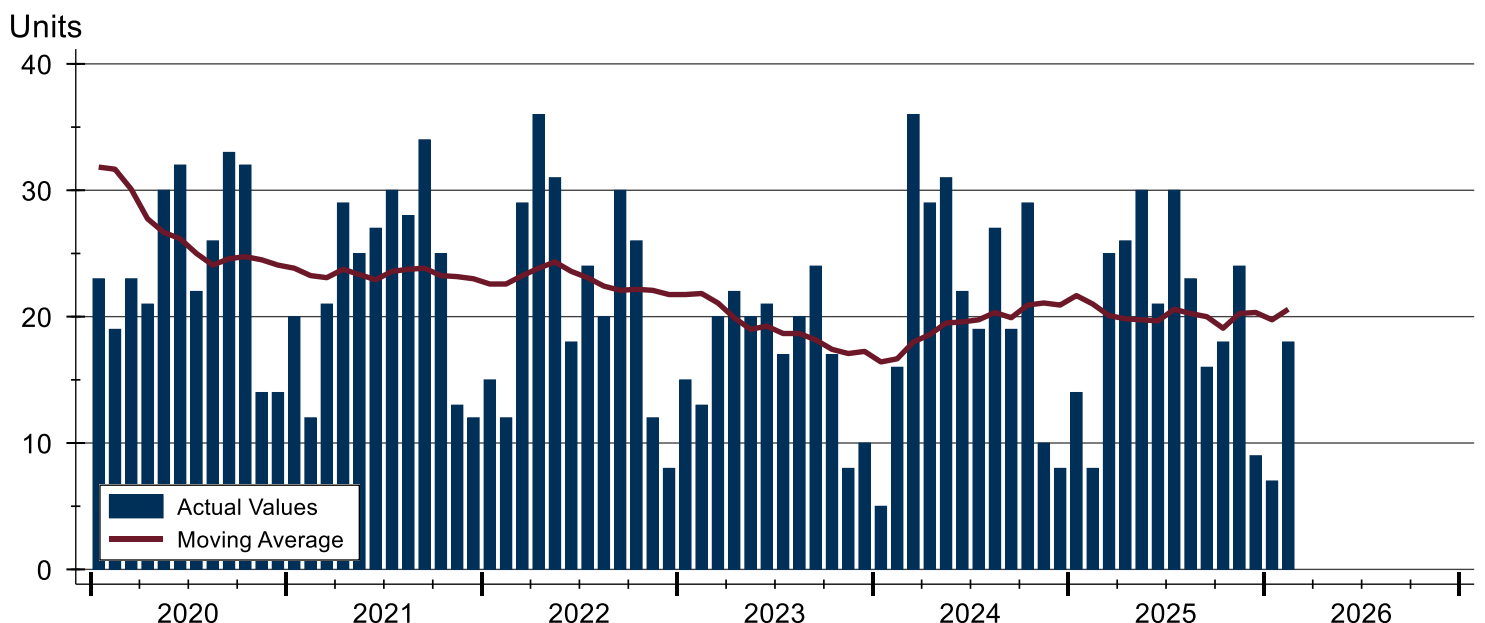
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	18	8	125.0%
	Volume (1,000s)	8,947	3,536	153.0%
	Average List Price	497,065	441,988	12.5%
	Median List Price	433,475	350,000	23.9%
Year-to-Date	New Listings	25	22	13.6%
	Volume (1,000s)	11,452	11,355	0.9%
	Average List Price	458,083	516,124	-11.2%
	Median List Price	409,900	390,000	5.1%

A total of 18 new listings were added in Douglas County during February, up 125.0% from the same month in 2025. Year-to-date Douglas County has seen 25 new listings.

The median list price of these homes was \$433,475 up from \$350,000 in 2025.

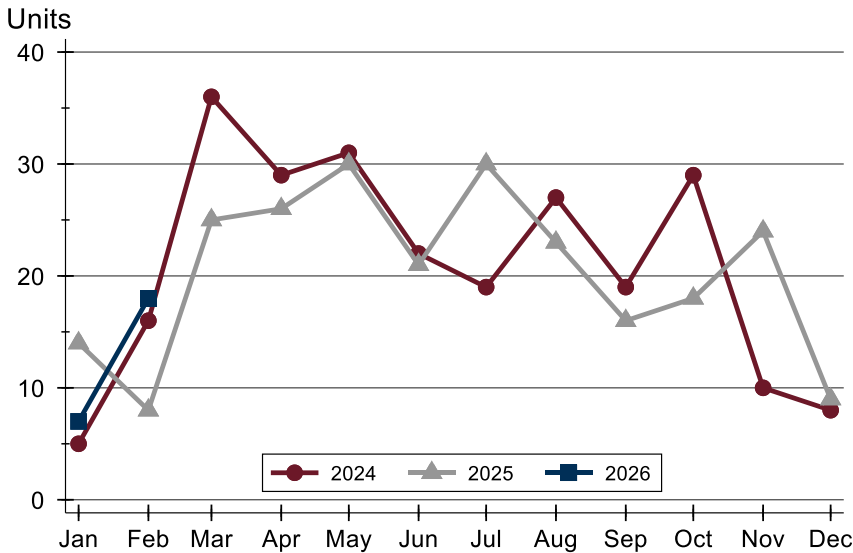
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	5	14	7
February	16	8	18
March	36	25	
April	29	26	
May	31	30	
June	22	21	
July	19	30	
August	27	23	
September	19	16	
October	29	18	
November	10	24	
December	8	9	

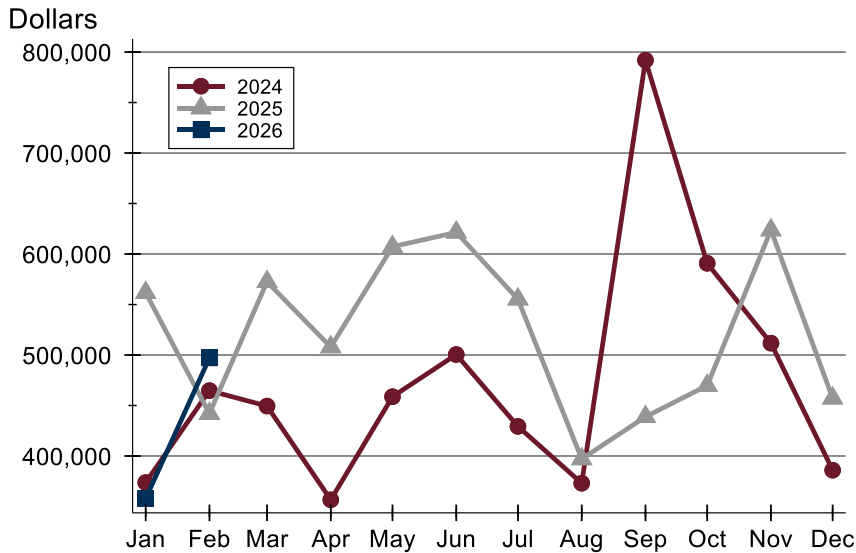
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	16.7%	276,667	285,000	14	5	99.7%	100.0%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	3	16.7%	379,592	370,000	4	3	100.0%	100.0%
\$400,000-\$449,999	7	38.9%	433,371	437,000	8	6	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	1	5.6%	519,900	519,900	8	8	100.0%	100.0%
\$600,000-\$749,999	3	16.7%	691,633	699,900	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	1	5.6%	1,350,000	1,350,000	6	6	100.0%	100.0%



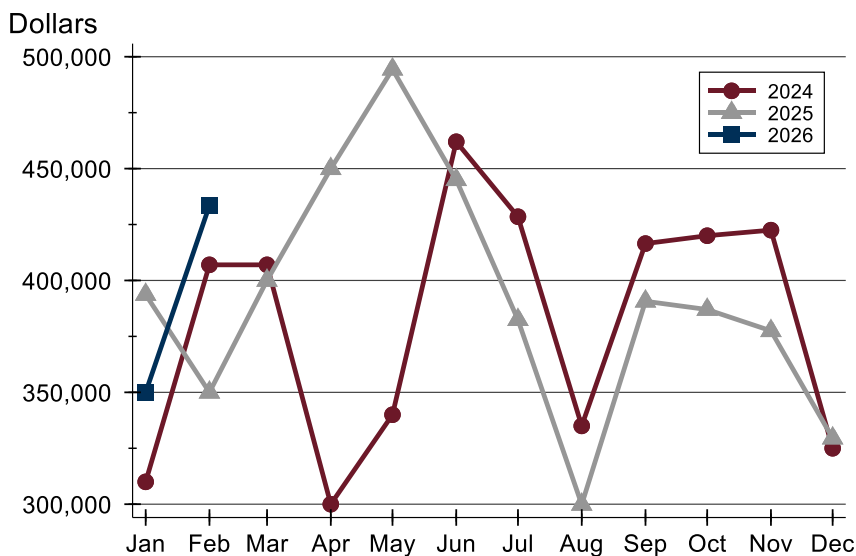
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2024	2025	2026
January	373,698	561,746	357,843
February	464,725	441,988	497,065
March	449,461	572,544	
April	356,648	507,937	
May	458,731	607,242	
June	500,468	621,488	
July	429,326	555,308	
August	373,026	397,049	
September	791,926	438,819	
October	590,829	469,794	
November	511,720	623,692	
December	385,925	457,222	

Median Price



Month	2024	2025	2026
January	310,000	393,700	350,000
February	407,000	350,000	433,475
March	407,000	400,000	
April	300,000	449,925	
May	340,000	494,400	
June	462,000	445,000	
July	428,500	382,450	
August	335,000	299,900	
September	416,485	390,700	
October	420,000	387,000	
November	422,500	377,500	
December	325,000	329,500	

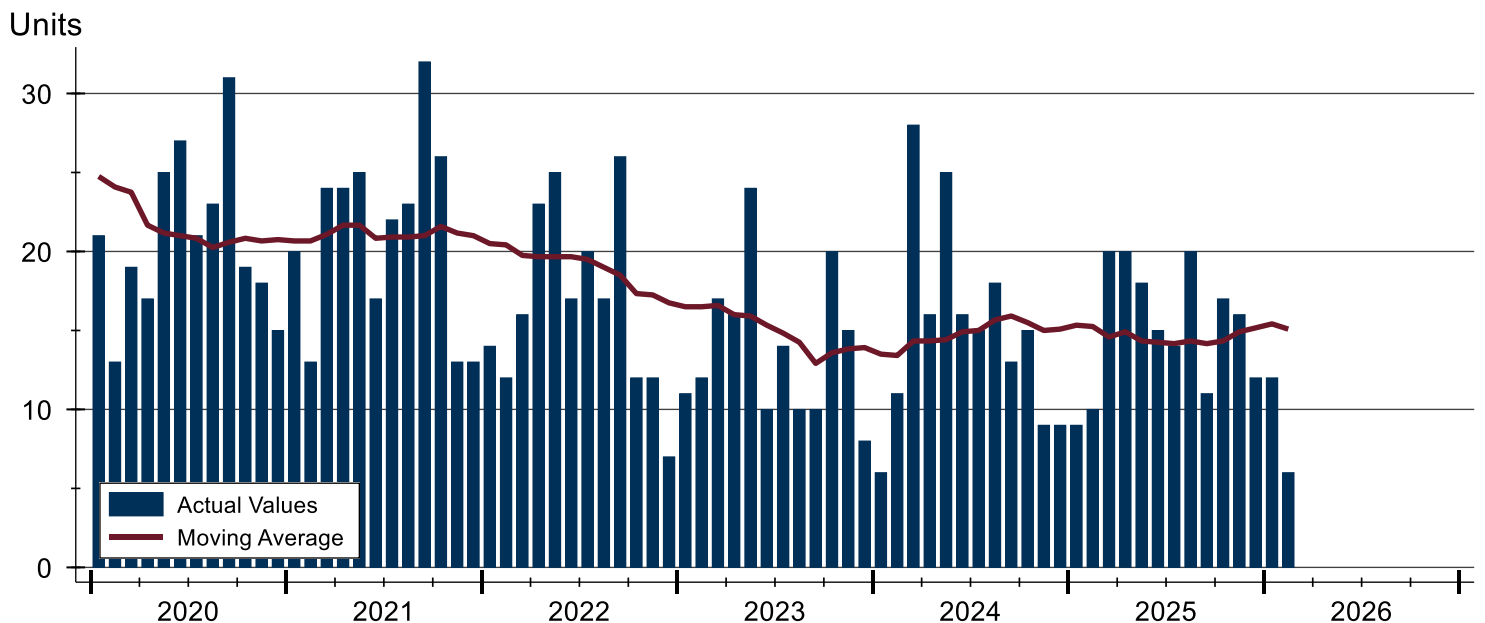


Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		6	10	-40.0%	18	19	-5.3%
Volume (1,000s)		2,060	6,328	-67.4%	7,484	10,425	-28.2%
Average	Sale Price	343,292	632,834	-45.8%	415,761	548,665	-24.2%
	Days on Market	24	74	-67.6%	40	63	-36.5%
	Percent of Original	100.1%	95.9%	4.4%	97.6%	97.1%	0.5%
Median	Sale Price	354,950	454,222	-21.9%	369,950	444,444	-16.8%
	Days on Market	3	67	-95.5%	22	30	-26.7%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 6 contracts for sale were written in Douglas County during the month of February, down from 10 in 2025. The median list price of these homes was \$354,950, down from \$454,222 the prior year. Half of the homes that went under contract in February were on the market less than 3 days, compared to 66 days in February 2025.

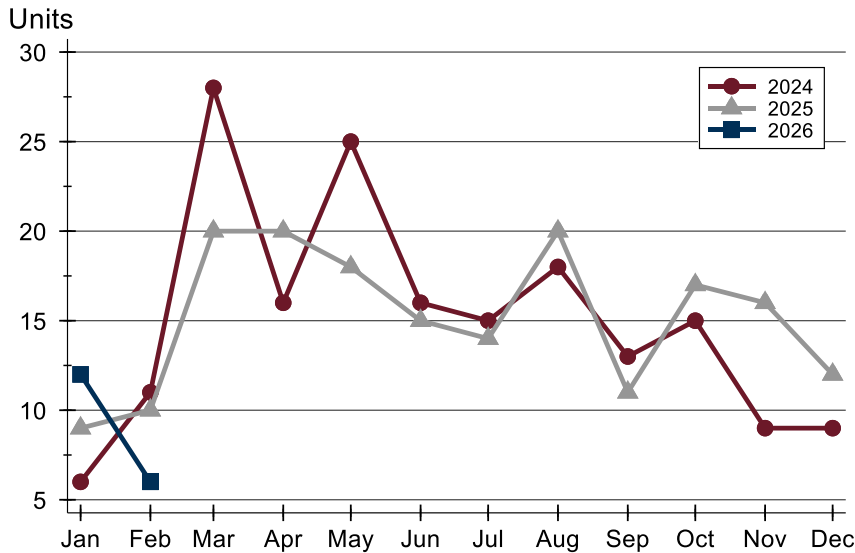
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	6	9	12
February	11	10	6
March	28	20	
April	16	20	
May	25	18	
June	16	15	
July	15	14	
August	18	20	
September	13	11	
October	15	17	
November	9	16	
December	9	12	

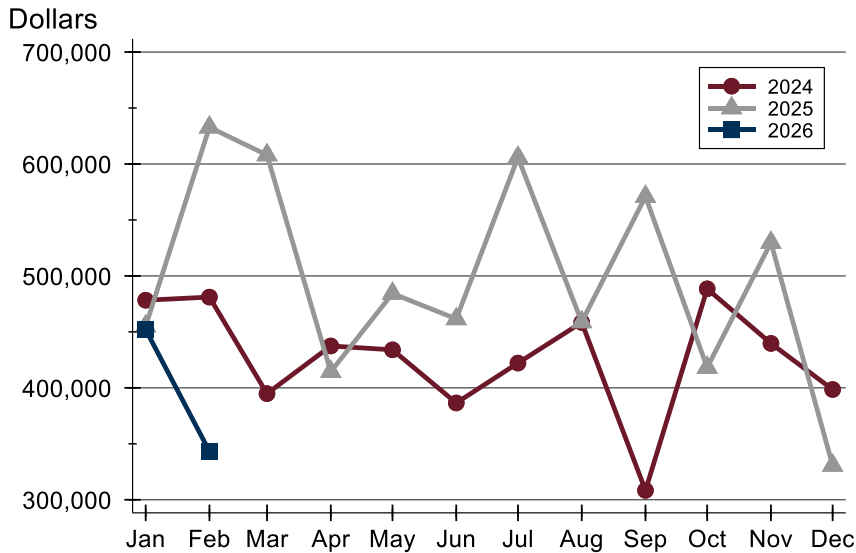
Contracts Written by Price Range

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%	234,900	234,900	7	7	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	295,000	295,000	2	2	105.1%	105.1%
\$300,000-\$349,999	1	16.7%	340,000	340,000	129	129	95.2%	95.2%
\$350,000-\$399,999	2	33.3%	369,950	369,950	3	3	100.0%	100.0%
\$400,000-\$449,999	1	16.7%	449,950	449,950	1	1	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



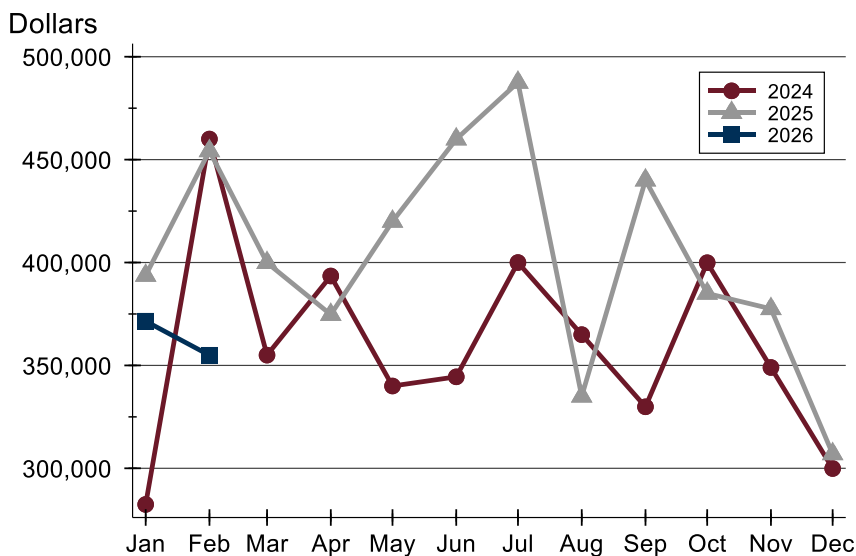
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	478,300	455,144	451,996
February	481,082	632,834	343,292
March	394,834	607,990	
April	437,413	414,418	
May	433,972	484,336	
June	386,503	461,570	
July	422,127	605,904	
August	458,439	458,840	
September	308,385	570,936	
October	488,467	418,159	
November	439,689	529,842	
December	398,533	330,667	

Median Price

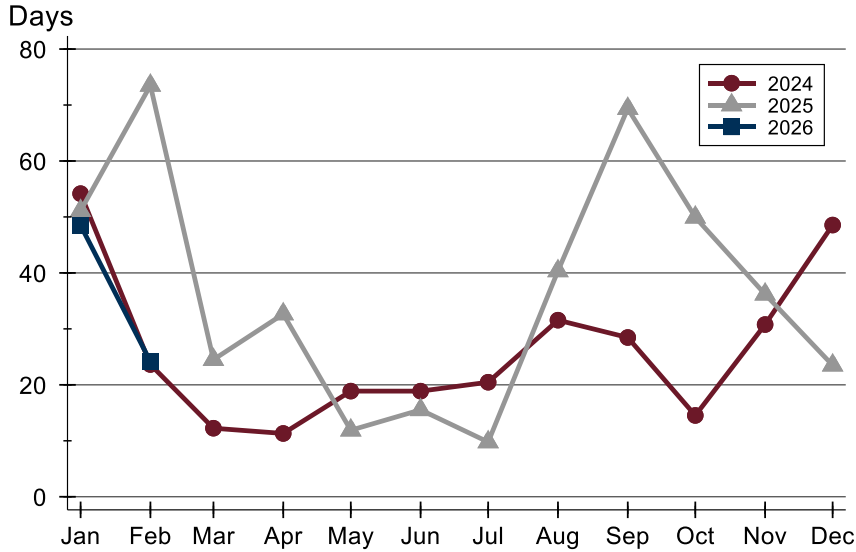


Month	2024	2025	2026
January	282,450	393,700	371,500
February	460,000	454,222	354,950
March	355,000	399,900	
April	393,450	374,700	
May	340,000	419,975	
June	344,450	459,950	
July	400,000	487,500	
August	364,950	335,000	
September	329,900	440,000	
October	399,900	385,000	
November	349,000	377,500	
December	299,900	307,000	



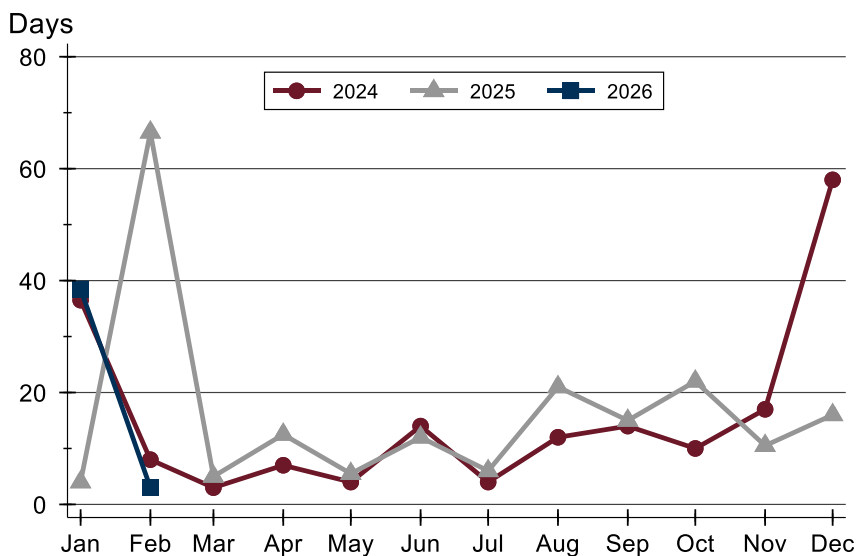
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	54	51	49
February	24	74	24
March	12	25	
April	11	33	
May	19	12	
June	19	16	
July	20	10	
August	32	40	
September	28	69	
October	15	50	
November	31	36	
December	49	24	

Median DOM



Month	2024	2025	2026
January	37	4	39
February	8	67	3
March	3	5	
April	7	13	
May	4	6	
June	14	12	
July	4	6	
August	12	21	
September	14	15	
October	10	22	
November	17	11	
December	58	16	



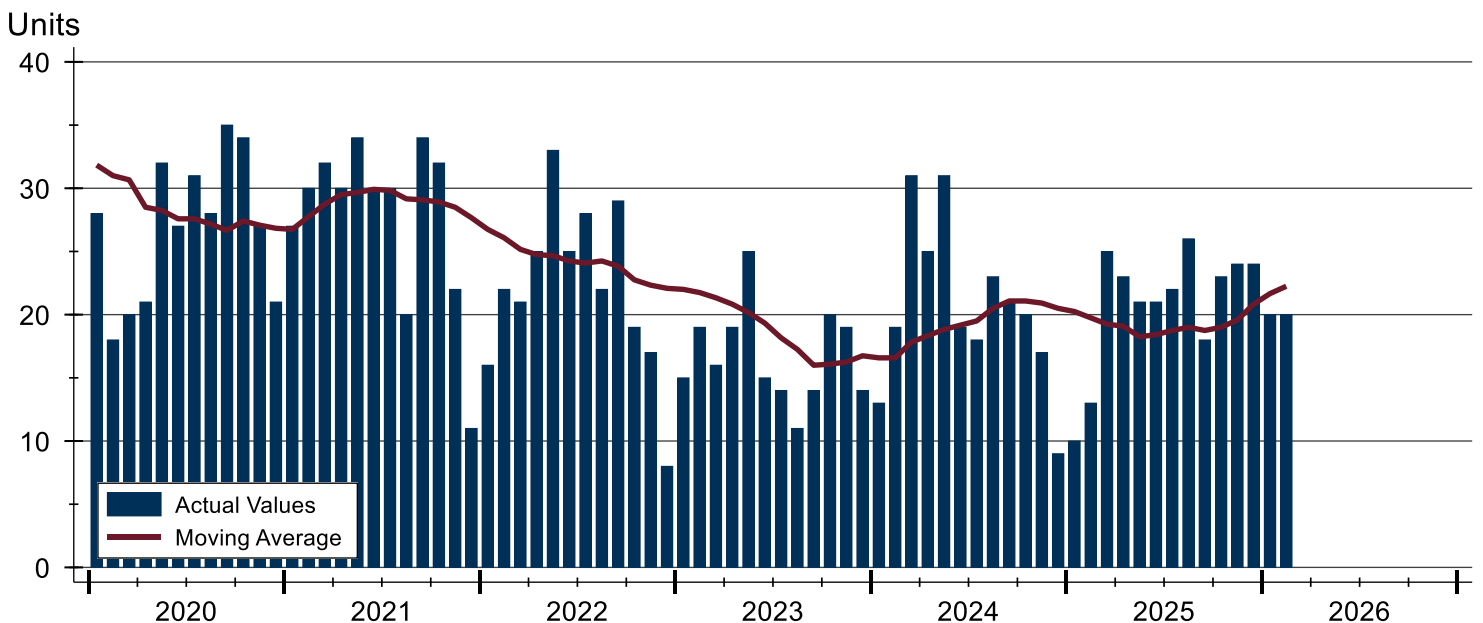
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of February 2025	Change
Pending Contracts		20	13	53.8%
Volume (1,000s)		11,556	5,601	106.3%
Average	List Price	577,780	430,815	34.1%
	Days on Market	47	38	23.7%
	Percent of Original	99.5%	98.9%	0.6%
Median	List Price	379,500	389,900	-2.7%
	Days on Market	11	15	-26.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in Douglas County had contracts pending at the end of February, up from 13 contracts pending at the end of February 2025.

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.

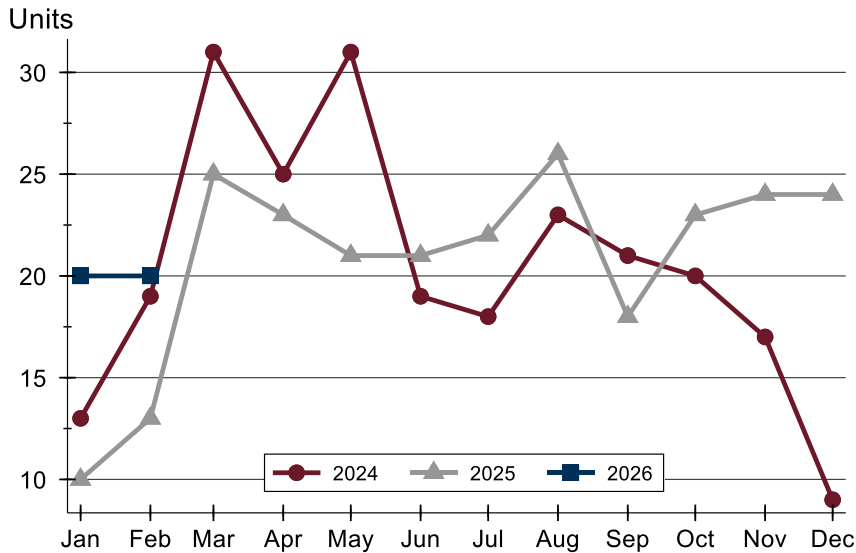
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	13	10	20
February	19	13	20
March	31	25	20
April	25	23	20
May	31	21	20
June	19	21	20
July	18	22	20
August	23	26	20
September	21	18	20
October	20	23	20
November	17	24	20
December	9	24	20

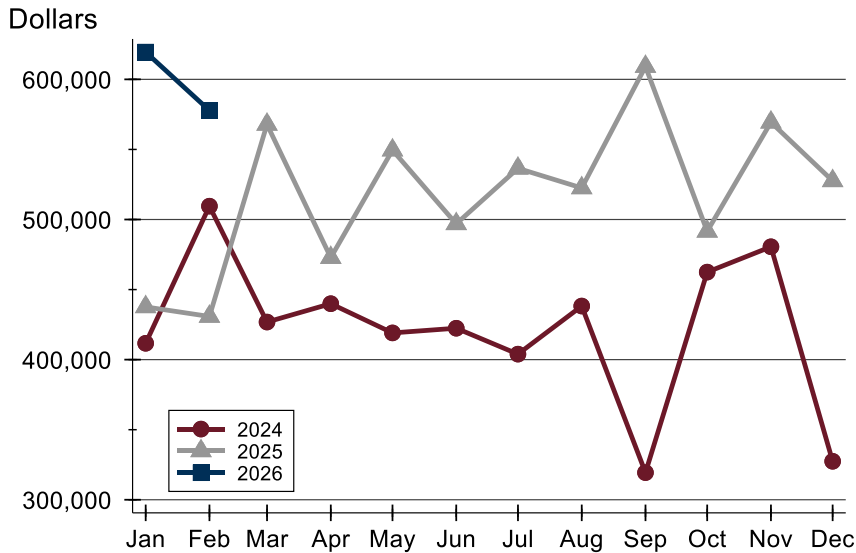
Pending Contracts by Price Range

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	5.0%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	1	5.0%	154,950	154,950	128	128	96.9%	96.9%
\$200,000-\$249,999	1	5.0%	234,900	234,900	7	7	100.0%	100.0%
\$250,000-\$299,999	1	5.0%	295,000	295,000	2	2	100.0%	100.0%
\$300,000-\$349,999	4	20.0%	320,000	317,500	42	20	98.8%	100.0%
\$350,000-\$399,999	3	15.0%	374,667	370,000	40	9	99.2%	100.0%
\$400,000-\$449,999	2	10.0%	449,925	449,925	7	7	100.0%	100.0%
\$450,000-\$499,999	1	5.0%	498,000	498,000	9	9	100.0%	100.0%
\$500,000-\$599,999	2	10.0%	573,000	573,000	21	21	100.0%	100.0%
\$600,000-\$749,999	1	5.0%	699,900	699,900	4	4	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	3	15.0%	1,699,666	1,399,999	148	50	100.0%	100.0%



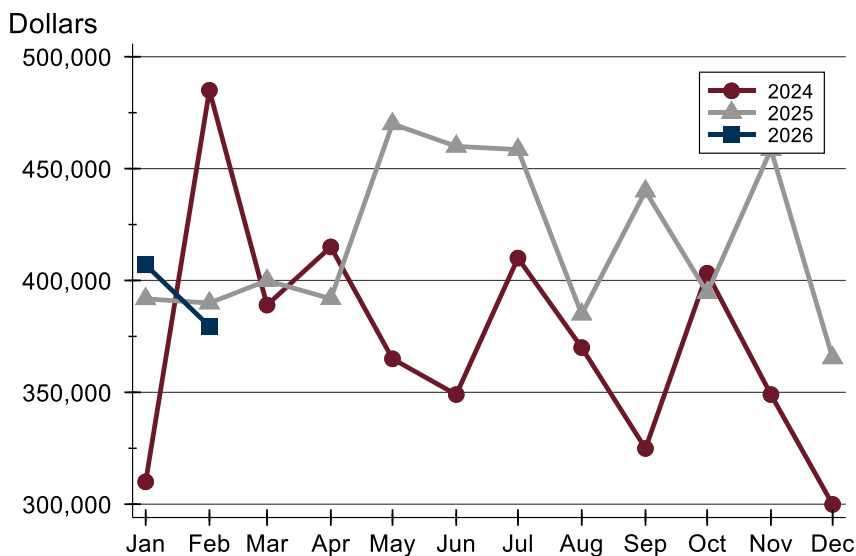
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	411,677	437,650	619,492
February	509,521	430,815	577,780
March	426,824	567,873	
April	439,922	472,820	
May	419,066	549,486	
June	422,429	496,907	
July	403,936	536,525	
August	438,259	522,527	
September	319,375	609,153	
October	462,479	491,574	
November	480,535	569,374	
December	327,467	527,587	

Median Price

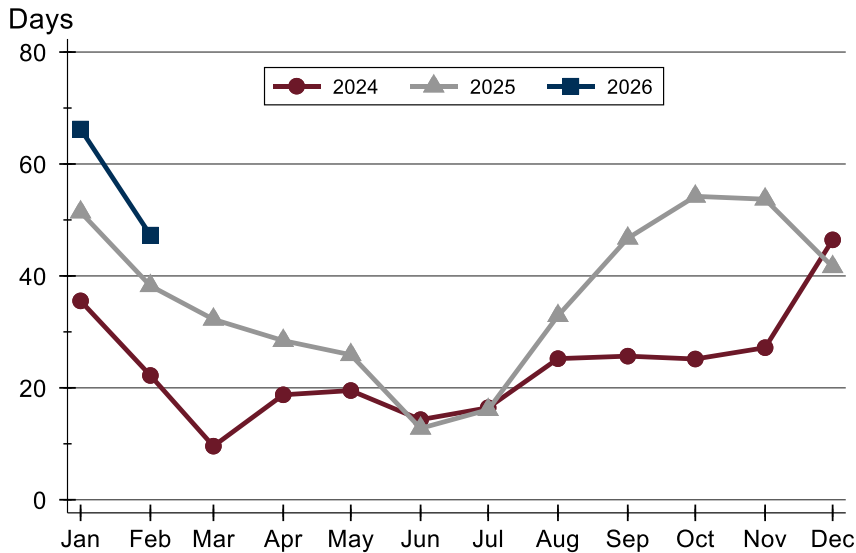


Month	2024	2025	2026
January	310,000	391,800	407,000
February	485,000	389,900	379,500
March	389,000	399,950	
April	415,000	391,850	
May	365,000	470,000	
June	349,000	459,950	
July	410,000	458,500	
August	370,000	384,950	
September	324,900	439,950	
October	403,243	394,500	
November	349,000	458,500	
December	299,900	365,389	



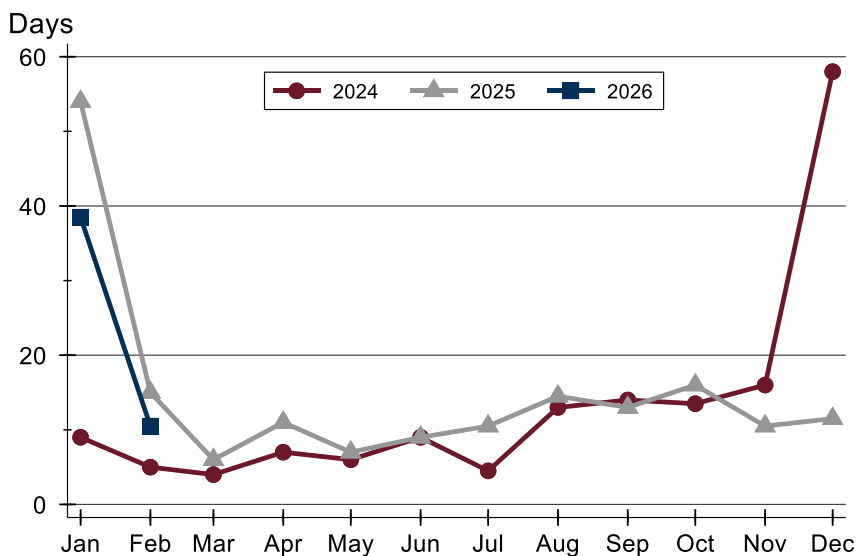
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	36	51	66
February	22	38	47
March	10	32	
April	19	28	
May	20	26	
June	14	13	
July	16	16	
August	25	33	
September	26	47	
October	25	54	
November	27	54	
December	46	42	

Median DOM



Month	2024	2025	2026
January	9	54	39
February	5	15	11
March	4	6	
April	7	11	
May	6	7	
June	9	9	
July	5	11	
August	13	15	
September	14	13	
October	14	16	
November	16	11	
December	58	12	