



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in January

Total home sales in Douglas County fell last month to 6 units, compared to 10 units in January 2022. Total sales volume was \$1.6 million, down from a year earlier.

The median sale price in January was \$283,000, down from \$351,500 a year earlier. Homes that sold in January were typically on the market for 9 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of January

The total number of active listings in Douglas County at the end of January was 30 units, up from 20 at the same point in 2022. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$439,900.

During January, a total of 12 contracts were written down from 14 in January 2022. At the end of the month, there were 15 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		6 -40.0%	10 -23.1%	13 -31.6%	6 -40.0%	10 -23.1%	13 -31.6%
Active Listings Change from prior year		30 50.0%	20 -13.0%	23 -51.1%	N/A	N/A	N/A
Months' Supply Change from prior year		1.8 80.0%	1.0 -9.1%	1.1 -45.0%	N/A	N/A	N/A
New Listings Change from prior year		13 -13.3%	15 -21.1%	19 -17.4%	13 -13.3%	15 -21.1%	19 -17.4%
Contracts Written Change from prior year		12 -14.3%	14 -30.0%	20 -4.8%	12 -14.3%	14 -30.0%	20 -4.8%
Pending Contracts Change from prior year		15 -6.3%	16 -40.7%	27 -3.6%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,644 -55.3%	3,681 -18.4%	4,512 2.8%	1,644 -55.3%	3,681 -18.4%	4,512 2.8%
Average	Sale Price Change from prior year	274,000 -25.6%	368,105 6.1%	347,077 50.2%	274,000 -25.6%	368,105 6.1%	347,077 50.2%
	List Price of Actives Change from prior year	465,025 0.8%	461,451 31.0%	352,137 -27.4%	N/A	N/A	N/A
	Days on Market Change from prior year	12 -20.0%	15 -48.3%	29 38.1%	12 -20.0%	15 -48.3%	29 38.1%
	Percent of List Change from prior year	96.3% -7.9%	104.6% 5.4%	99.2% 1.3%	96.3% -7.9%	104.6% 5.4%	99.2% 1.3%
	Percent of Original Change from prior year	94.0% -10.8%	105.4% 9.2%	96.5% -0.2%	94.0% -10.8%	105.4% 9.2%	96.5% -0.2%
Median	Sale Price Change from prior year	283,000 -19.5%	351,500 13.0%	311,000 51.7%	283,000 -19.5%	351,500 13.0%	311,000 51.7%
	List Price of Actives Change from prior year	439,900 15.8%	379,950 28.8%	295,000 -9.6%	N/A	N/A	N/A
	Days on Market Change from prior year	9 125.0%	4 -66.7%	12 33.3%	9 125.0%	4 -66.7%	12 33.3%
	Percent of List Change from prior year	100.0% -1.5%	101.5% 2.6%	98.9% 1.7%	100.0% -1.5%	101.5% 2.6%	98.9% 1.7%
	Percent of Original Change from prior year	97.7% -3.7%	101.5% 4.0%	97.6% 0.7%	97.7% -3.7%	101.5% 4.0%	97.6% 0.7%

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



Douglas County (Excluding Lawrence) Closed Listings Analysis

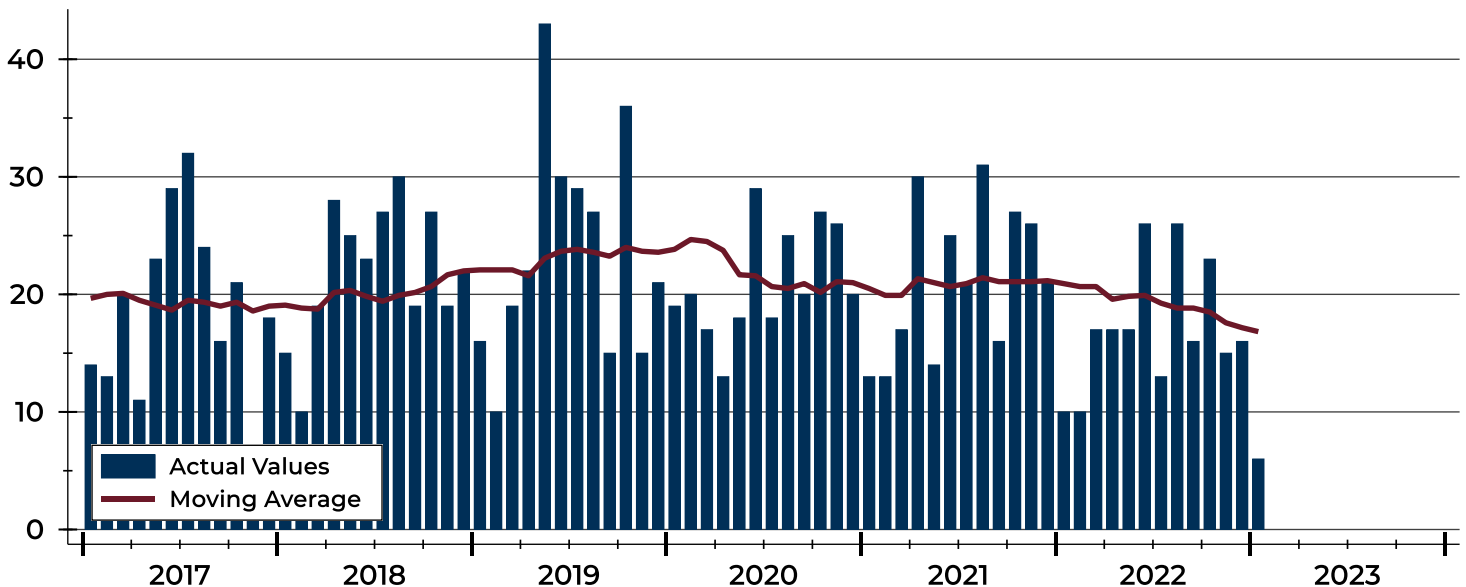
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		6	10	-40.0%	6	10	-40.0%
Volume (1,000s)		1,644	3,681	-55.3%	1,644	3,681	-55.3%
Months' Supply		1.8	1.0	80.0%	N/A	N/A	N/A
Average	Sale Price	274,000	368,105	-25.6%	274,000	368,105	-25.6%
	Days on Market	12	15	-20.0%	12	15	-20.0%
	Percent of List	96.3%	104.6%	-7.9%	96.3%	104.6%	-7.9%
	Percent of Original	94.0%	105.4%	-10.8%	94.0%	105.4%	-10.8%
Median	Sale Price	283,000	351,500	-19.5%	283,000	351,500	-19.5%
	Days on Market	9	4	125.0%	9	4	125.0%
	Percent of List	100.0%	101.5%	-1.5%	100.0%	101.5%	-1.5%
	Percent of Original	97.7%	101.5%	-3.7%	97.7%	101.5%	-3.7%

A total of 6 homes sold in Douglas County in January, down from 10 units in January 2022. Total sales volume fell to \$1.6 million compared to \$3.7 million in the previous year.

The median sales price in January was \$283,000, down 19.5% compared to the prior year. Median days on market was 9 days, down from 16 days in December, but up from 4 in January 2022.

History of Closed Listings

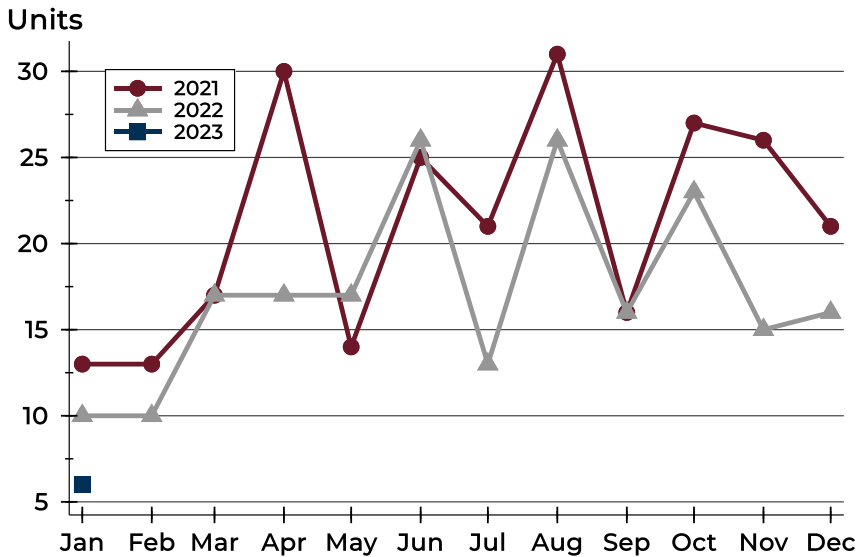
Units





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	13	10	6
February	13	10	0
March	17	17	0
April	30	17	0
May	14	17	0
June	25	26	0
July	21	13	0
August	31	26	0
September	16	16	0
October	27	23	0
November	26	15	0
December	21	16	0

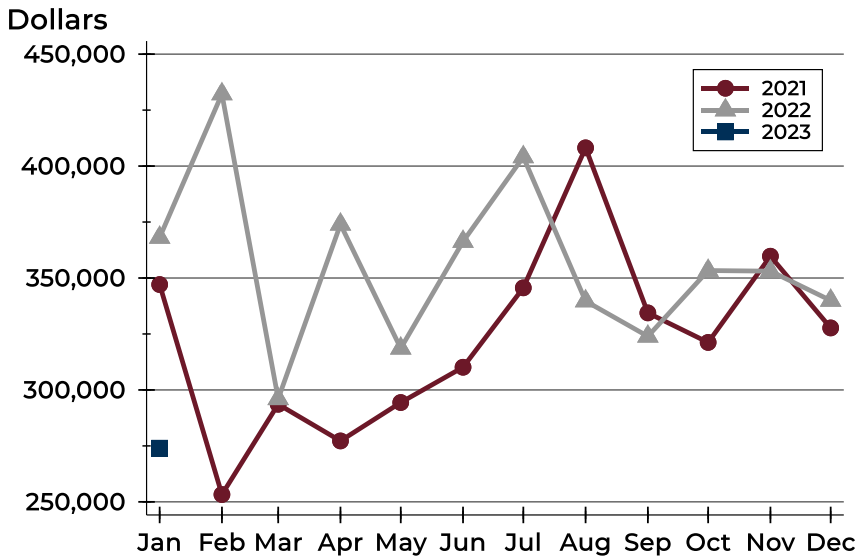
Closed Listings by Price Range

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	1	16.7%	1.3	100,000	100,000	7	7	95.3%	95.3%	95.3%	95.3%
\$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	1	16.7%	0.8	229,000	229,000	17	17	100.0%	100.0%	93.5%	93.5%
\$250,000-\$299,999	1	16.7%	0.7	266,000	266,000	0	0	100.0%	100.0%	100.0%	100.0%
\$300,000-\$349,999	1	16.7%	0.0	300,000	300,000	31	31	82.2%	82.2%	75.0%	75.0%
\$350,000-\$399,999	2	33.3%	2.9	374,500	374,500	9	9	100.0%	100.0%	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	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	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	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



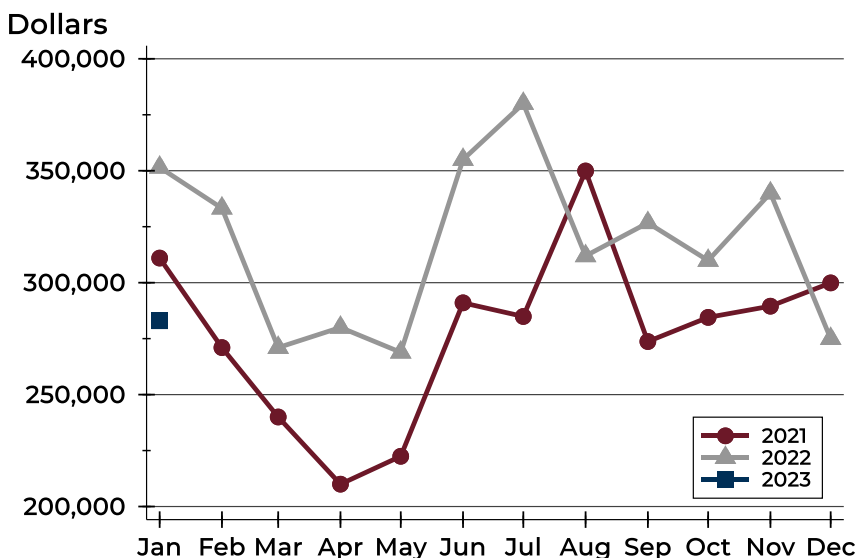
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	347,077	368,105	274,000
February	253,285	432,200	
March	293,600	296,024	
April	277,227	373,982	
May	294,379	318,604	
June	310,146	366,298	
July	345,614	404,092	
August	408,148	339,712	
September	334,425	323,954	
October	321,227	353,335	
November	359,738	353,067	
December	327,702	339,975	

Median Price

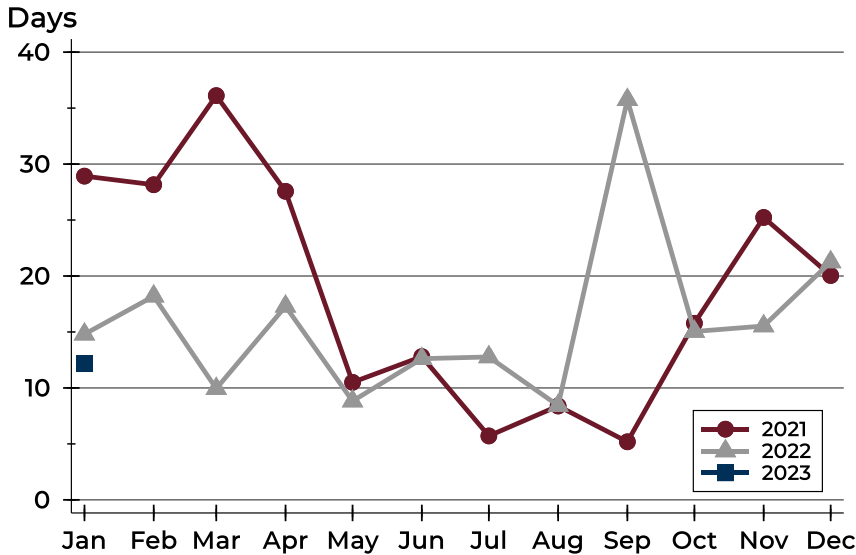


Month	2021	2022	2023
January	311,000	351,500	283,000
February	271,000	333,250	
March	240,000	271,000	
April	210,000	280,000	
May	222,450	268,900	
June	291,000	355,000	
July	284,900	380,000	
August	349,900	311,950	
September	273,700	326,735	
October	284,500	309,900	
November	289,500	340,000	
December	299,900	275,000	



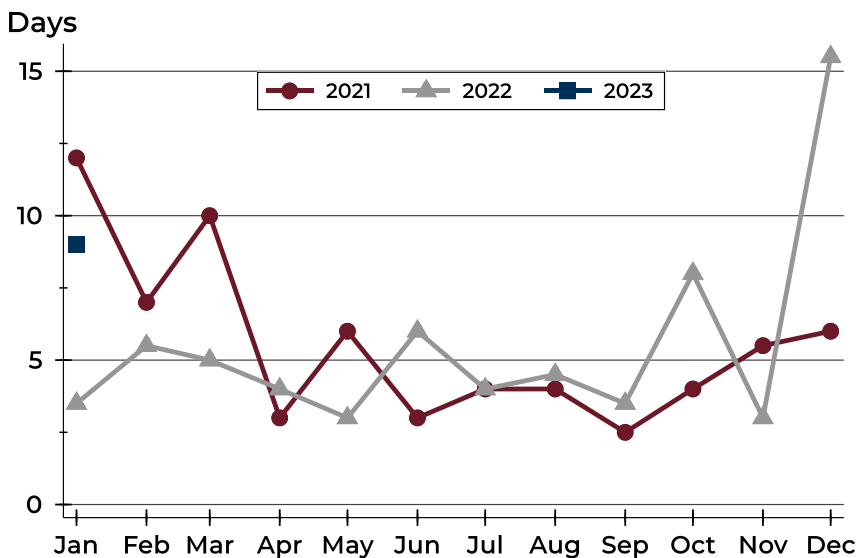
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	29	15	12
February	28	18	
March	36	10	
April	28	17	
May	11	9	
June	13	13	
July	6	13	
August	8	8	
September	5	36	
October	16	15	
November	25	16	
December	20	21	

Median DOM



Month	2021	2022	2023
January	12	4	9
February	7	6	
March	10	5	
April	3	4	
May	6	3	
June	3	6	
July	4	4	
August	4	5	
September	3	4	
October	4	8	
November	6	3	
December	6	16	



Douglas County (Excluding Lawrence) Active Listings Analysis

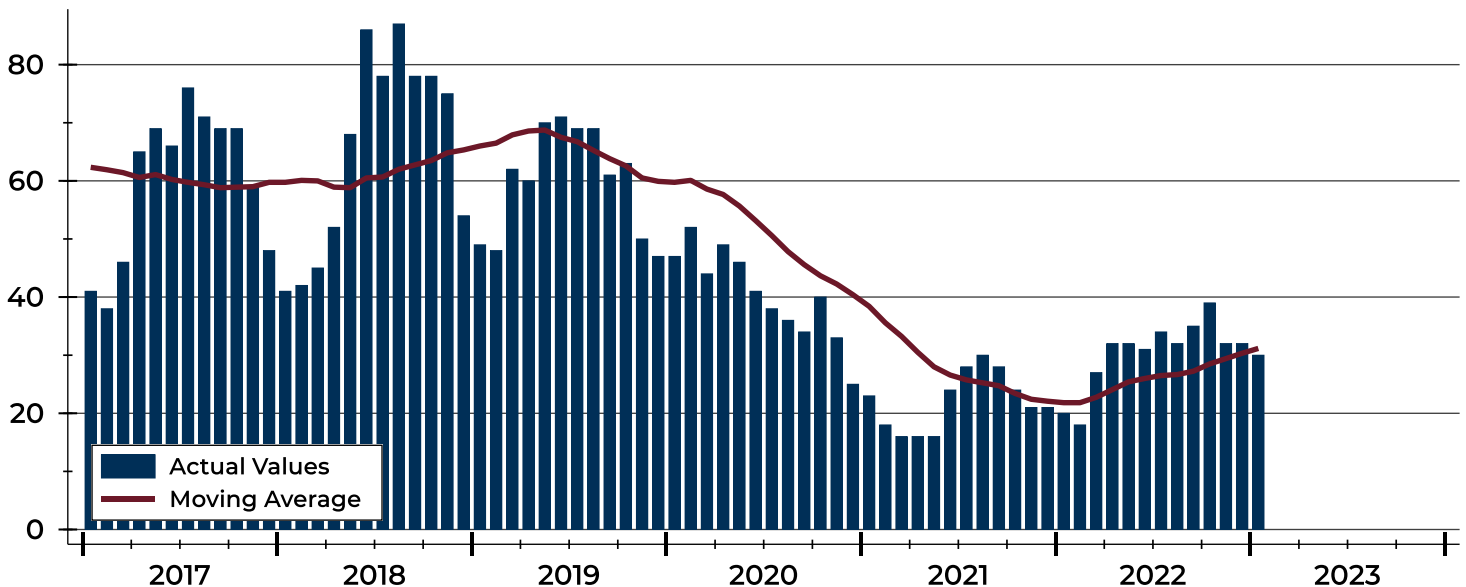
Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		30	20	50.0%
Volume (1,000s)		13,951	9,229	51.2%
Months' Supply		1.8	1.0	80.0%
Average	List Price	465,025	461,451	0.8%
	Days on Market	93	62	50.0%
	Percent of Original	98.4%	99.4%	-1.0%
Median	List Price	439,900	379,950	15.8%
	Days on Market	102	44	131.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in Douglas County at the end of January. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$439,900, up 15.8% from 2022. The typical time on market for active listings was 102 days, up from 44 days a year earlier.

History of Active Listings

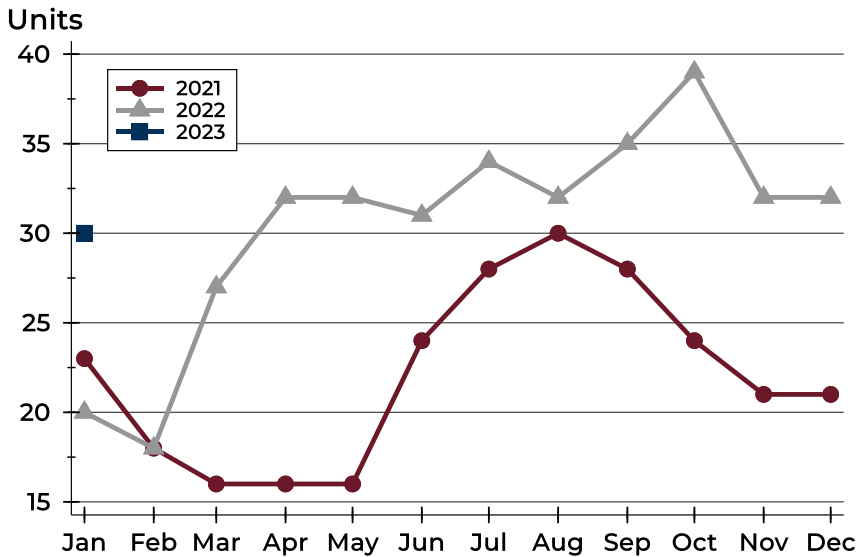
Units





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	23	20	30
February	18	18	
March	16	27	
April	16	32	
May	16	32	
June	24	31	
July	28	34	
August	30	32	
September	28	35	
October	24	39	
November	21	32	
December	21	32	

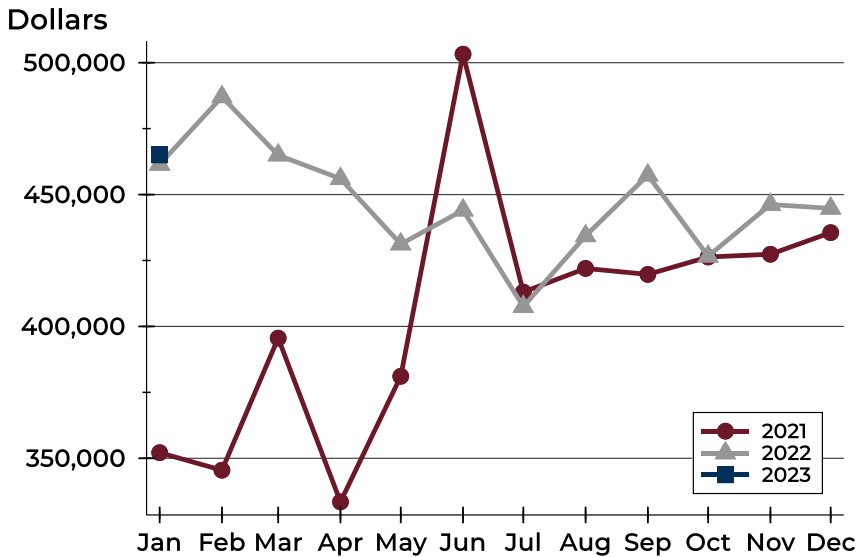
Active Listings by Price Range

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	3.3%	1.3	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	2	6.7%	0.8	212,500	212,500	94	94	90.9%	90.9%
\$250,000-\$299,999	2	6.7%	0.7	289,250	289,250	14	14	100.0%	100.0%
\$300,000-\$349,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	7	23.3%	2.9	367,064	364,900	94	102	99.8%	100.0%
\$400,000-\$449,999	4	13.3%	N/A	429,950	429,950	151	120	95.5%	95.8%
\$450,000-\$499,999	6	20.0%	N/A	460,700	459,900	133	114	101.2%	101.1%
\$500,000-\$599,999	2	6.7%	N/A	519,950	519,950	50	50	100.0%	100.0%
\$600,000-\$749,999	1	3.3%	N/A	649,900	649,900	166	166	92.9%	92.9%
\$750,000-\$999,999	5	16.7%	N/A	817,800	795,000	43	23	98.2%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



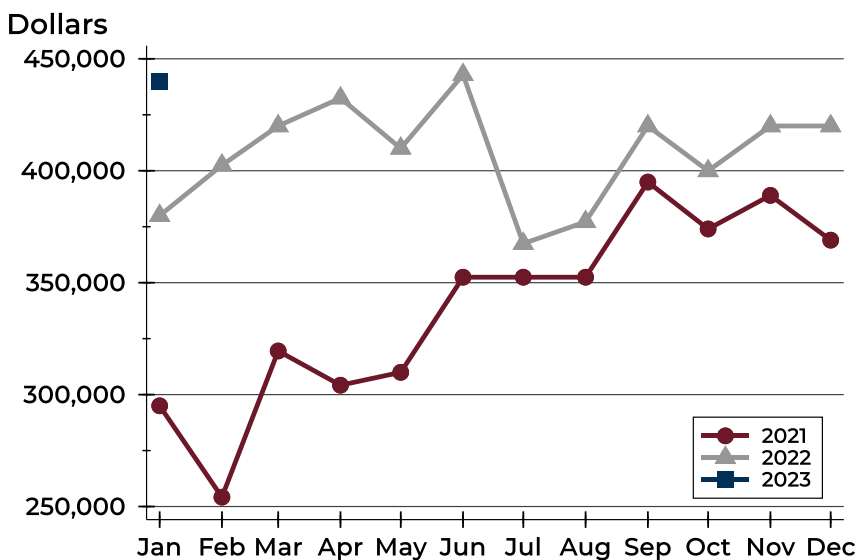
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2021	2022	2023
January	352,137	461,451	465,025
February	345,489	487,044	
March	395,581	464,954	
April	333,478	456,028	
May	381,094	431,219	
June	503,244	444,073	
July	413,024	407,518	
August	421,996	434,338	
September	419,736	457,347	
October	426,332	426,627	
November	427,369	446,230	
December	435,574	444,773	

Median Price

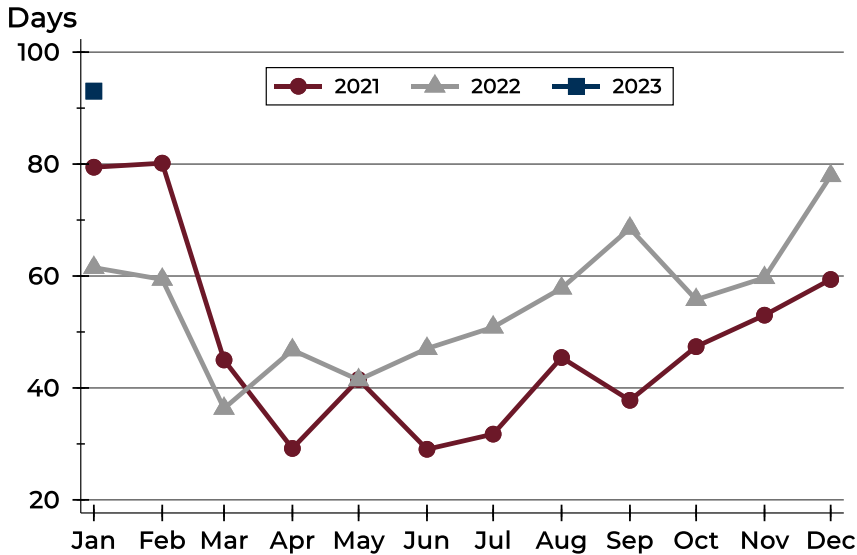


Month	2021	2022	2023
January	295,000	379,950	439,900
February	254,200	402,450	
March	319,500	420,000	
April	304,200	432,450	
May	309,950	410,000	
June	352,450	442,900	
July	352,450	367,450	
August	352,450	377,200	
September	394,950	420,000	
October	374,000	399,950	
November	389,000	420,000	
December	369,000	420,000	



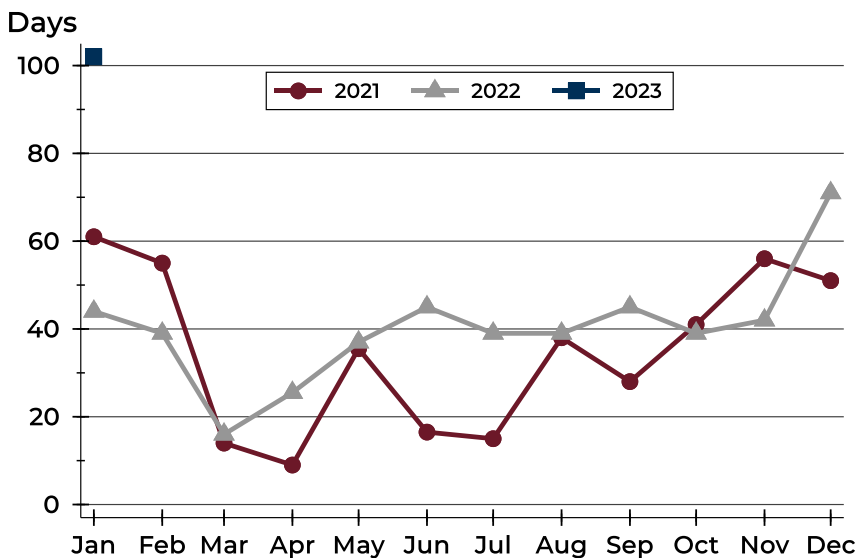
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	79	62	93
February	80	59	
March	45	36	
April	29	47	
May	42	41	
June	29	47	
July	32	51	
August	45	58	
September	38	69	
October	47	56	
November	53	60	
December	59	78	

Median DOM

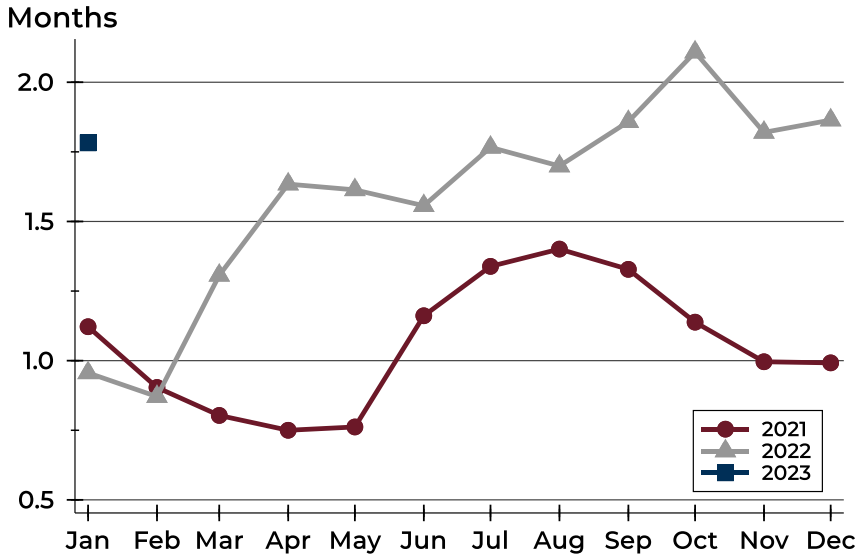


Month	2021	2022	2023
January	61	44	102
February	55	39	
March	14	16	
April	9	26	
May	36	37	
June	17	45	
July	15	39	
August	38	39	
September	28	45	
October	41	39	
November	56	42	
December	51	71	



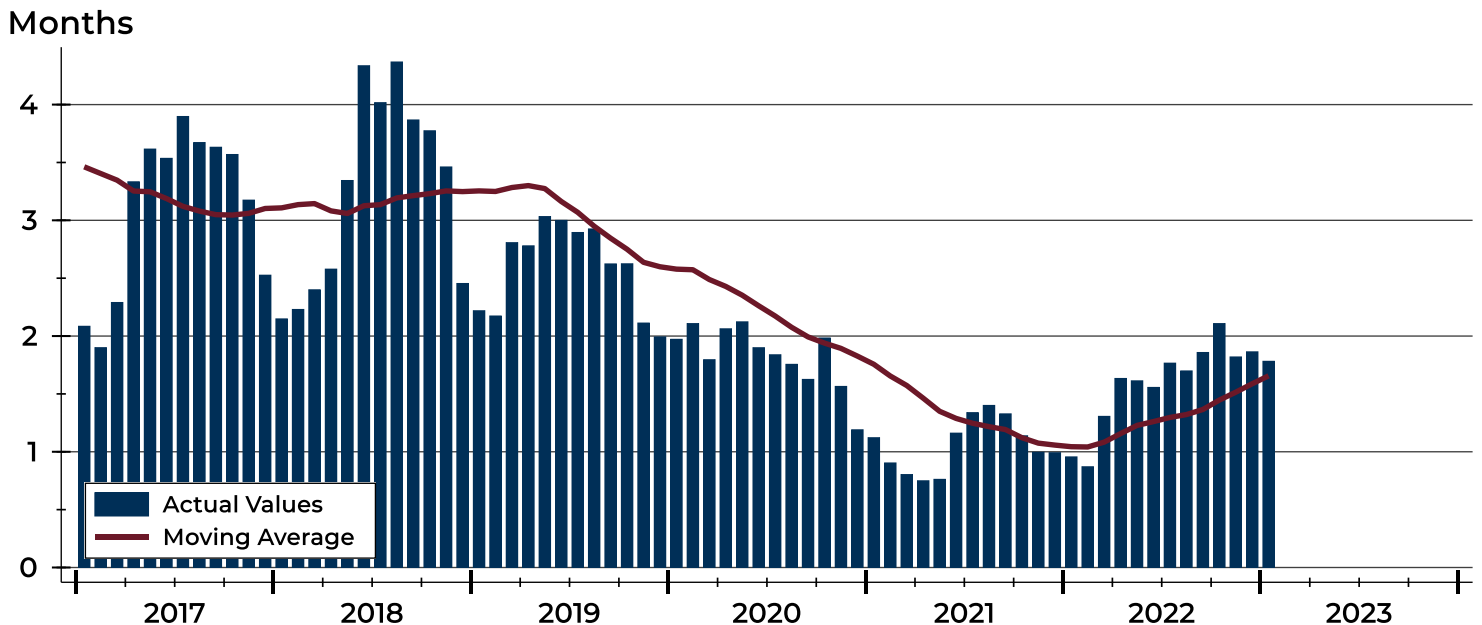
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.1	1.0	1.8
February	0.9	0.9	
March	0.8	1.3	
April	0.8	1.6	
May	0.8	1.6	
June	1.2	1.6	
July	1.3	1.8	
August	1.4	1.7	
September	1.3	1.9	
October	1.1	2.1	
November	1.0	1.8	
December	1.0	1.9	

History of Month's Supply





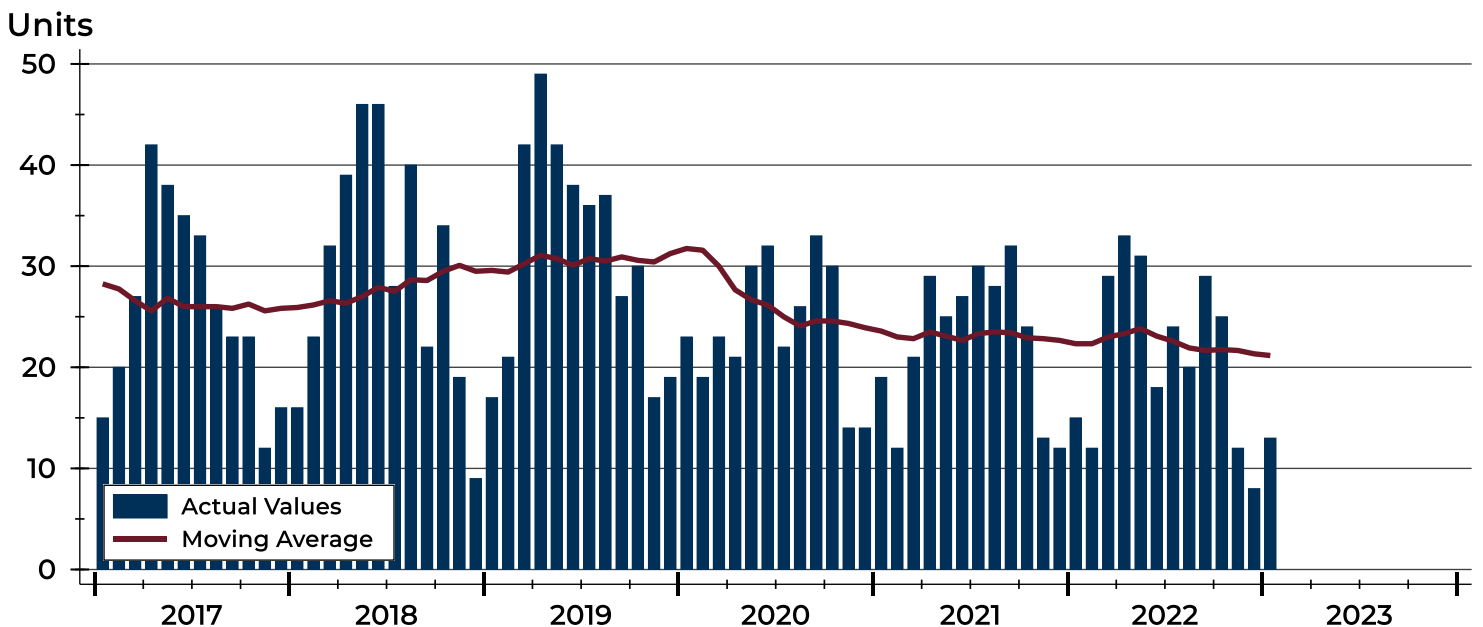
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	13	15	-13.3%
	Volume (1,000s)	5,587	6,200	-9.9%
	Average List Price	429,738	413,313	4.0%
	Median List Price	314,900	329,000	-4.3%
Year-to-Date	New Listings	13	15	-13.3%
	Volume (1,000s)	5,587	6,200	-9.9%
	Average List Price	429,738	413,313	4.0%
	Median List Price	314,900	329,000	-4.3%

A total of 13 new listings were added in Douglas County during January, down 13.3% from the same month in 2022.

The median list price of these homes was \$314,900 down from \$329,000 in 2022.

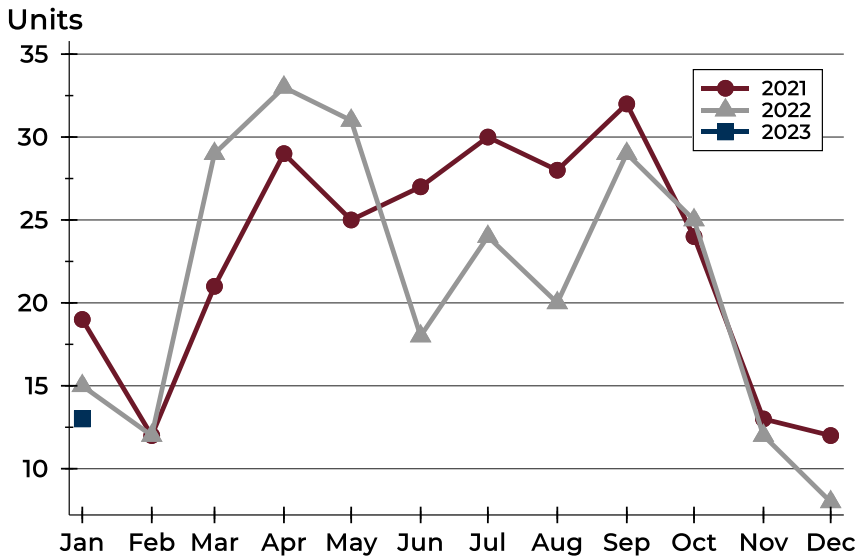
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	19	15	13
February	12	12	12
March	21	29	21
April	29	33	29
May	25	31	25
June	27	18	27
July	30	24	30
August	28	20	28
September	32	29	32
October	24	25	24
November	13	12	13
December	12	8	12

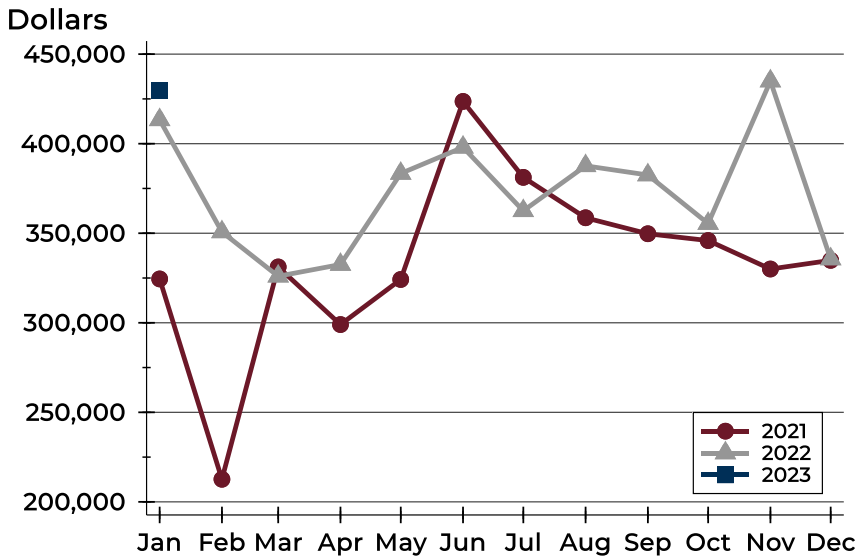
New Listings by Price Range

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	2	15.4%	193,900	193,900	2	2	100.0%	100.0%
\$200,000-\$249,999	2	15.4%	237,000	237,000	8	8	100.0%	100.0%
\$250,000-\$299,999	2	15.4%	287,500	287,500	15	15	100.0%	100.0%
\$300,000-\$349,999	1	7.7%	314,900	314,900	1	1	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	7.7%	465,000	465,000	16	16	100.0%	100.0%
\$500,000-\$599,999	2	15.4%	527,450	527,450	13	13	100.0%	100.0%
\$600,000-\$749,999	1	7.7%	695,000	695,000	3	3	100.0%	100.0%
\$750,000-\$999,999	2	15.4%	810,000	810,000	20	20	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



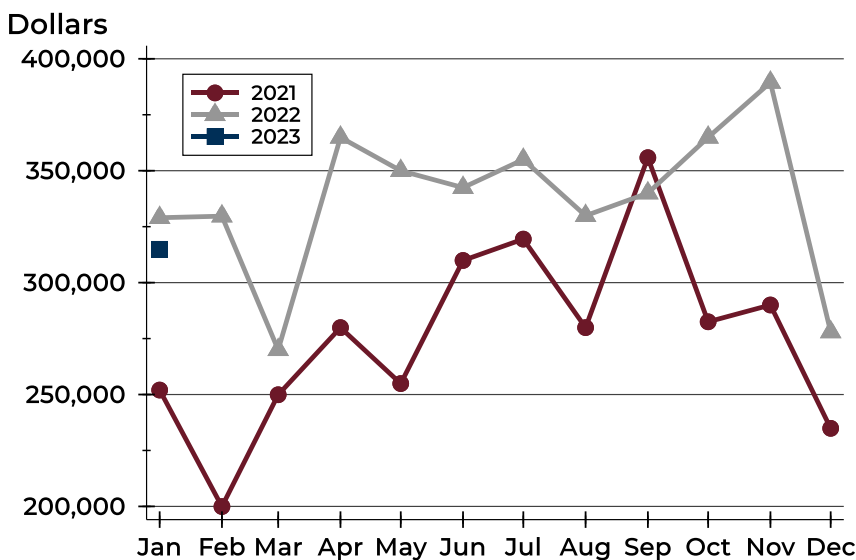
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2021	2022	2023
January	324,484	413,313	429,738
February	212,625	350,733	
March	331,185	326,003	
April	299,009	332,542	
May	324,190	383,381	
June	423,602	397,978	
July	381,211	362,533	
August	358,637	387,640	
September	349,719	382,524	
October	345,919	355,410	
November	330,035	434,958	
December	334,867	335,600	

Median Price



Month	2021	2022	2023
January	252,000	329,000	314,900
February	199,950	329,700	
March	249,900	270,000	
April	279,900	364,900	
May	254,900	350,000	
June	309,900	342,450	
July	319,450	355,000	
August	279,900	329,900	
September	355,825	340,000	
October	282,500	364,900	
November	290,000	389,450	
December	234,900	277,950	



Douglas County (Excluding Lawrence) Contracts Written Analysis

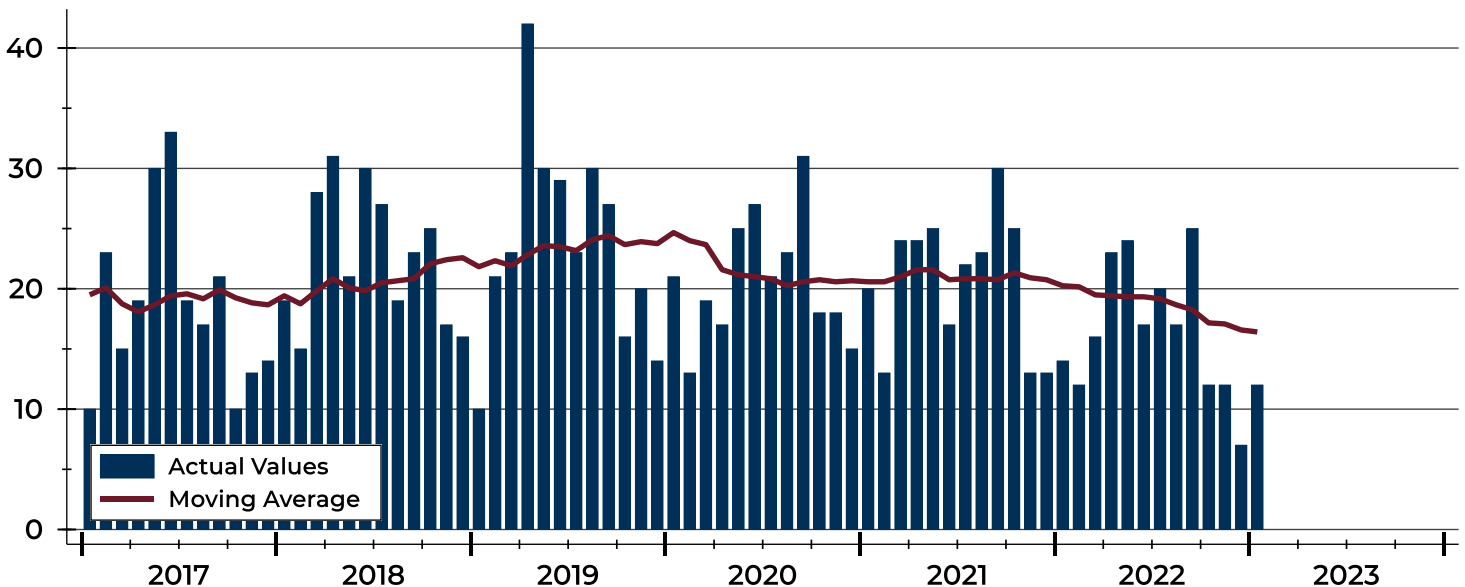
Summary Statistics for Contracts Written		January 2022			Year-to-Date 2022		
		2023	2022	Change	2023	2022	Change
Contracts Written		12	14	-14.3%	12	14	-14.3%
Volume (1,000s)		4,270	6,025	-29.1%	4,270	6,025	-29.1%
Average	Sale Price	355,800	430,343	-17.3%	355,800	430,343	-17.3%
	Days on Market	26	19	36.8%	26	19	36.8%
	Percent of Original	99.5%	100.9%	-1.4%	99.5%	100.9%	-1.4%
Median	Sale Price	287,450	329,500	-12.8%	287,450	329,500	-12.8%
	Days on Market	3	7	-57.1%	3	7	-57.1%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 12 contracts for sale were written in Douglas County during the month of January, down from 14 in 2022. The median list price of these homes was \$287,450, down from \$329,500 the prior year.

Half of the homes that went under contract in January were on the market less than 3 days, compared to 7 days in January 2022.

History of Contracts Written

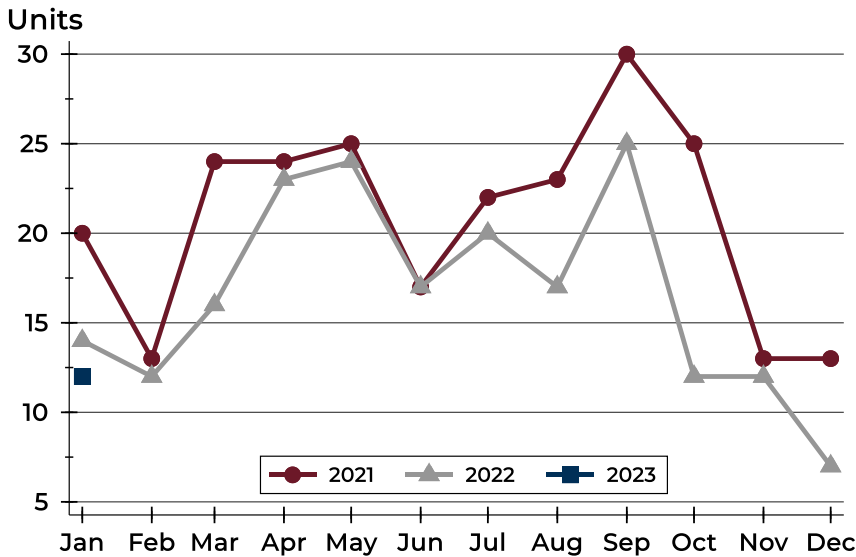
Units





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	20	14	12
February	13	12	
March	24	16	
April	24	23	
May	25	24	
June	17	17	
July	22	20	
August	23	17	
September	30	25	
October	25	12	
November	13	12	
December	13	7	

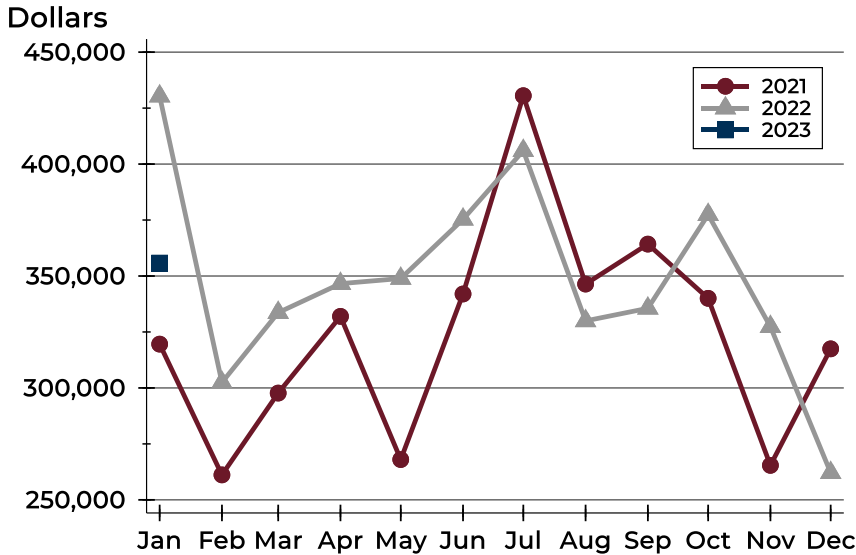
Contracts Written by Price Range

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	2	16.7%	193,900	193,900	2	2	100.0%	100.0%
\$200,000-\$249,999	3	25.0%	230,833	237,500	49	37	98.1%	99.0%
\$250,000-\$299,999	2	16.7%	287,450	287,450	11	11	100.0%	100.0%
\$300,000-\$349,999	1	8.3%	314,900	314,900	1	1	100.0%	100.0%
\$350,000-\$399,999	1	8.3%	379,500	379,500	79	79	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	8.3%	525,000	525,000	3	3	100.0%	100.0%
\$600,000-\$749,999	2	16.7%	697,500	697,500	29	29	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



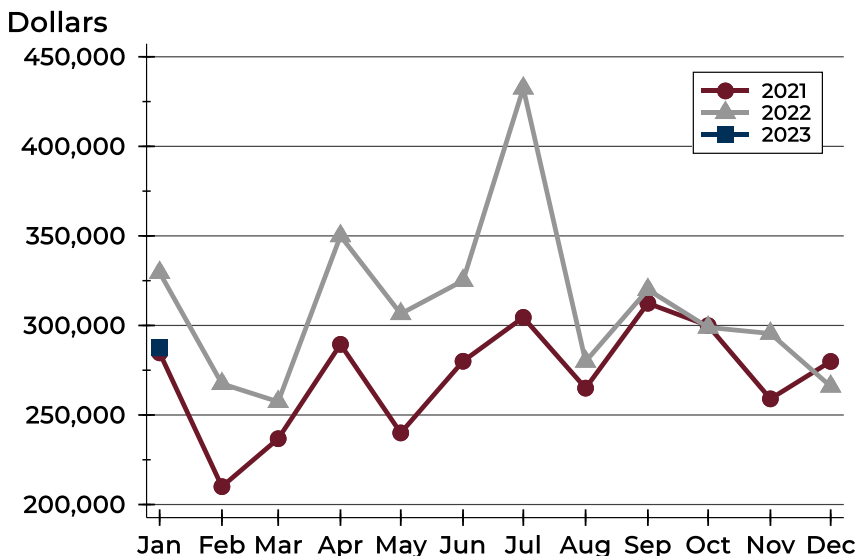
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	319,578	430,343	355,800
February	261,162	302,442	
March	297,704	333,644	
April	331,975	346,590	
May	268,014	348,894	
June	341,985	375,329	
July	430,550	406,000	
August	346,406	329,949	
September	364,257	335,566	
October	340,039	377,404	
November	265,431	327,367	
December	317,469	262,129	

Median Price

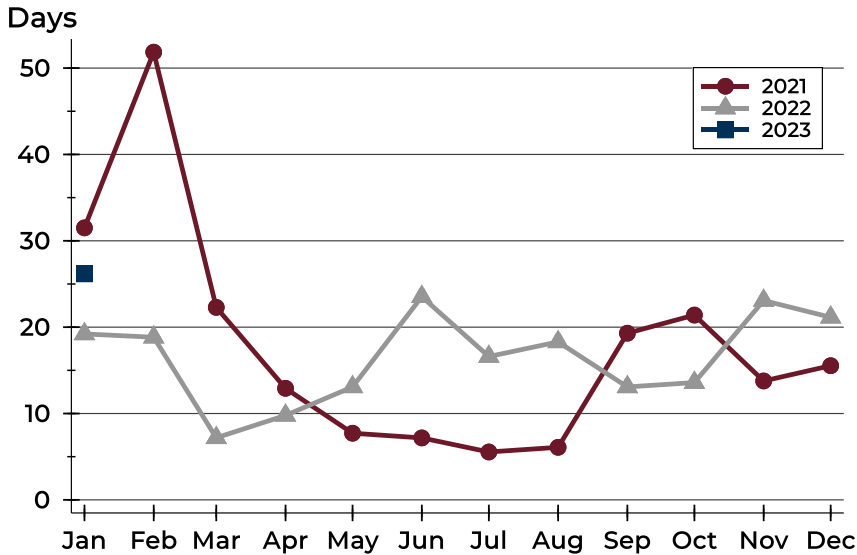


Month	2021	2022	2023
January	284,700	329,500	287,450
February	210,000	267,450	
March	236,750	257,400	
April	289,450	350,000	
May	240,000	306,500	
June	280,000	325,000	
July	304,500	432,450	
August	265,000	279,900	
September	312,400	320,000	
October	299,900	298,900	
November	259,000	295,500	
December	279,900	266,000	



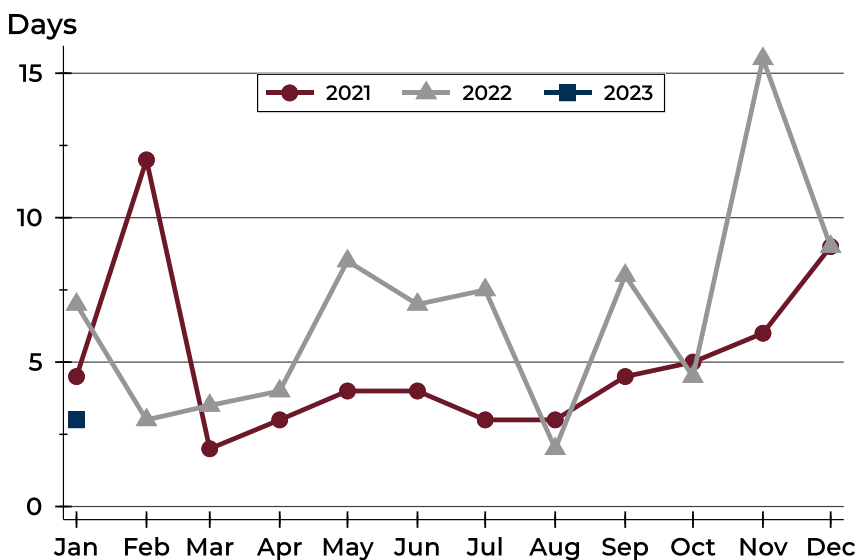
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	32	19	26
February	52	19	
March	22	7	
April	13	10	
May	8	13	
June	7	24	
July	6	17	
August	6	18	
September	19	13	
October	21	14	
November	14	23	
December	16	21	

Median DOM



Month	2021	2022	2023
January	5	7	3
February	12	3	
March	2	4	
April	3	4	
May	4	9	
June	4	7	
July	3	8	
August	3	2	
September	5	8	
October	5	5	
November	6	16	
December	9	9	



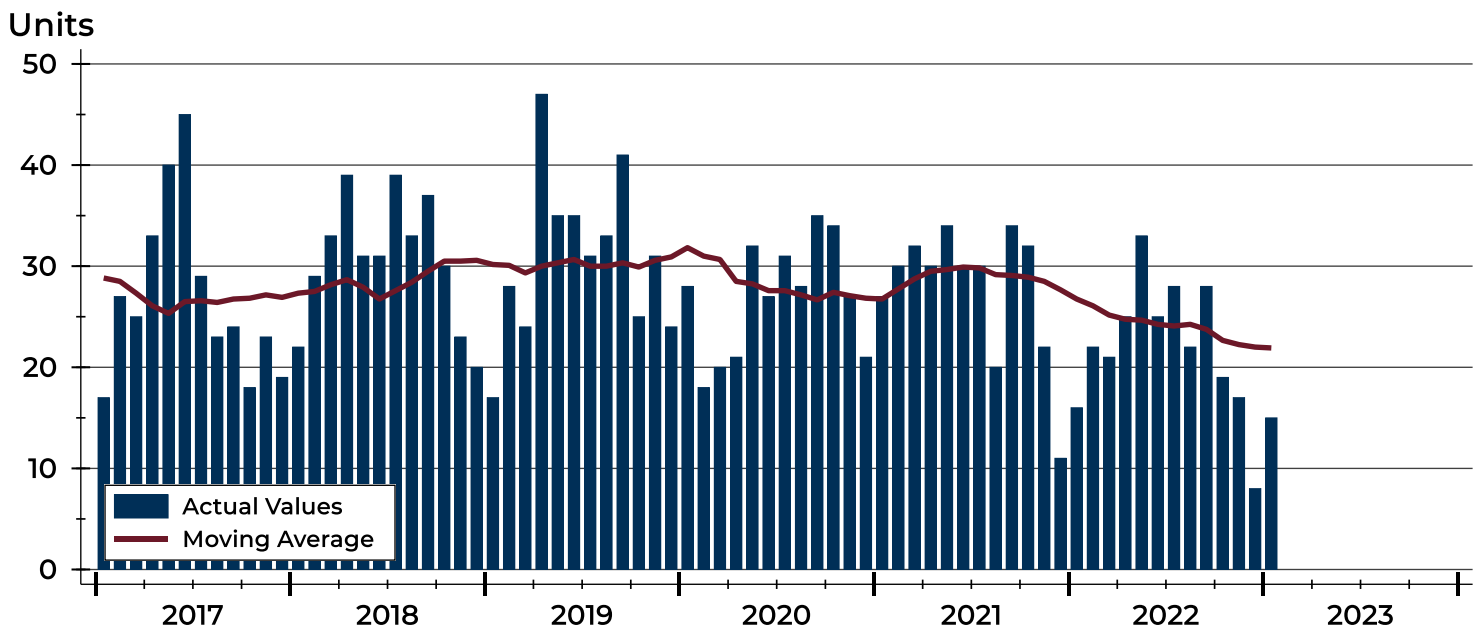
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		15	16	-6.3%
Volume (1,000s)		5,139	5,298	-3.0%
Average	List Price	342,573	331,106	3.5%
	Days on Market	27	22	22.7%
	Percent of Original	99.4%	99.3%	0.1%
Median	List Price	285,000	321,950	-11.5%
	Days on Market	3	8	-62.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Douglas County had contracts pending at the end of January, down from 16 contracts pending at the end of January 2022.

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.

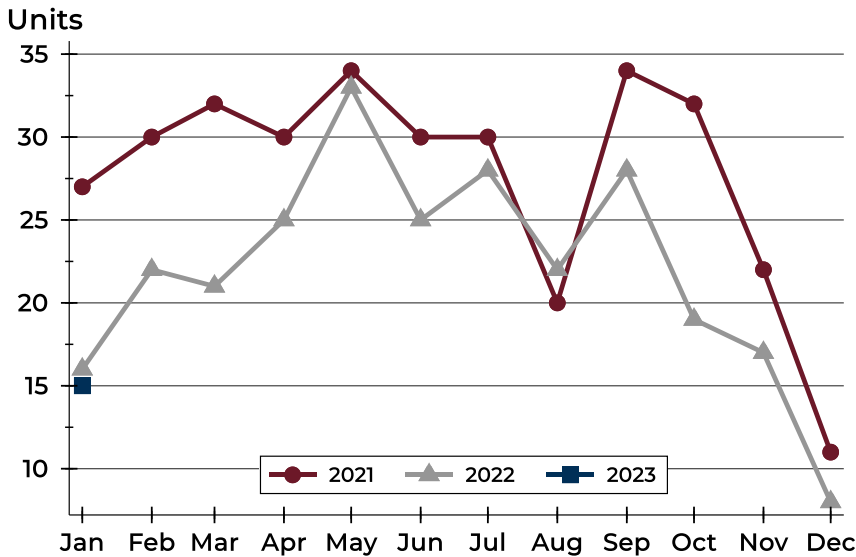
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	27	16	15
February	30	22	
March	32	21	
April	30	25	
May	34	33	
June	30	25	
July	30	28	
August	20	22	
September	34	28	
October	32	19	
November	22	17	
December	11	8	

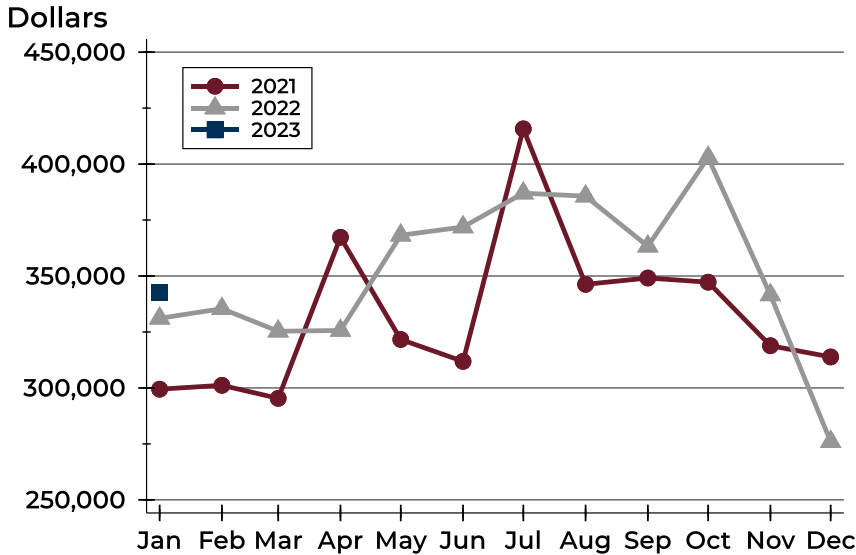
Pending Contracts by Price Range

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	6.7%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	2	13.3%	193,900	193,900	2	2	100.0%	100.0%
\$200,000-\$249,999	3	20.0%	230,833	237,500	49	37	98.9%	99.0%
\$250,000-\$299,999	3	20.0%	286,633	285,000	35	20	98.3%	100.0%
\$300,000-\$349,999	1	6.7%	314,900	314,900	1	1	100.0%	100.0%
\$350,000-\$399,999	1	6.7%	379,500	379,500	79	79	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	6.7%	460,000	460,000	1	1	100.0%	100.0%
\$500,000-\$599,999	1	6.7%	525,000	525,000	3	3	100.0%	100.0%
\$600,000-\$749,999	2	13.3%	697,500	697,500	29	29	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



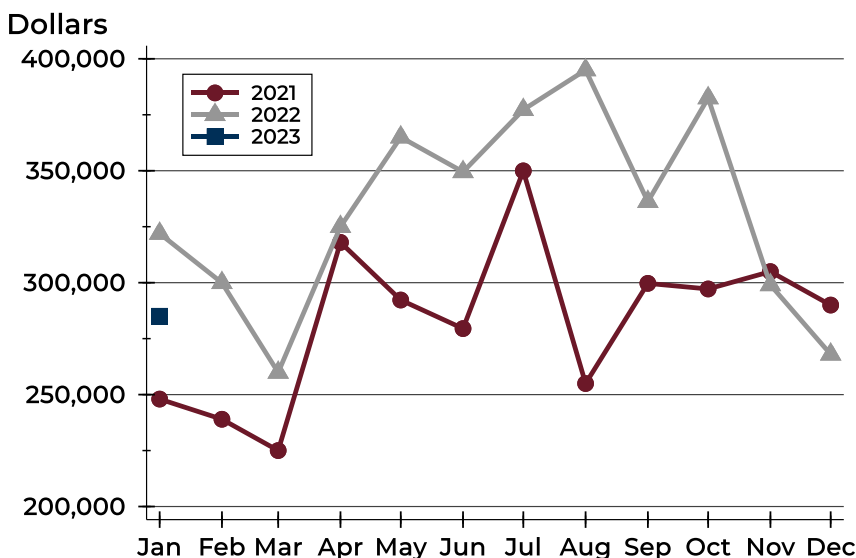
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	299,446	331,106	342,573
February	301,182	335,409	
March	295,359	325,338	
April	367,297	325,680	
May	321,660	368,205	
June	311,863	371,892	
July	415,745	387,004	
August	346,287	385,661	
September	349,103	363,319	
October	347,239	402,934	
November	318,870	341,553	
December	313,845	275,988	

Median Price

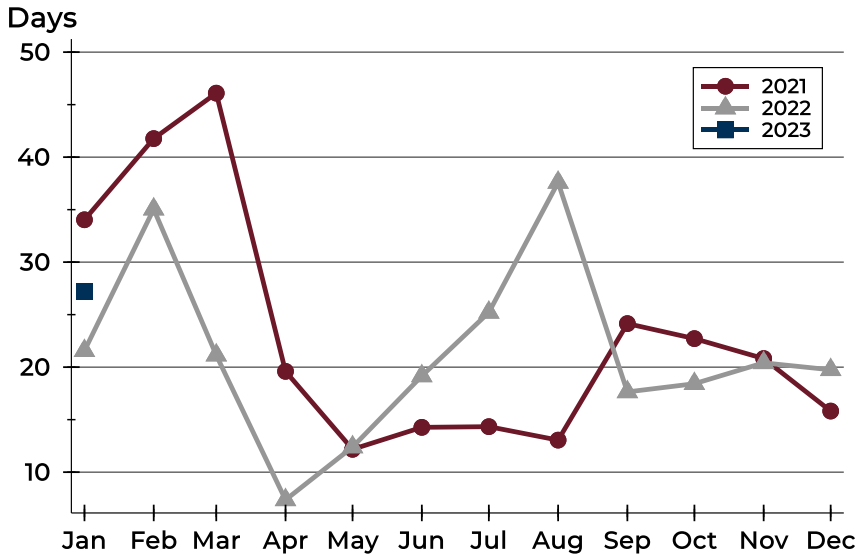


Month	2021	2022	2023
January	248,000	321,950	285,000
February	239,000	299,950	
March	225,000	259,900	
April	318,000	325,000	
May	292,250	365,000	
June	279,500	349,500	
July	349,950	377,250	
August	254,950	395,000	
September	299,700	336,200	
October	297,200	382,500	
November	304,950	299,000	
December	290,000	268,000	



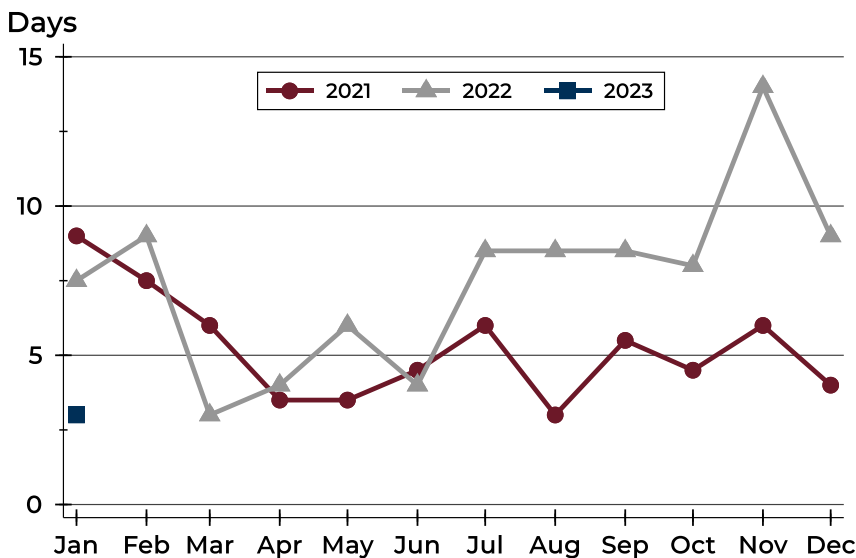
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	34	22	27
February	42	35	
March	46	21	
April	20	7	
May	12	12	
June	14	19	
July	14	25	
August	13	38	
September	24	18	
October	23	18	
November	21	20	
December	16	20	

Median DOM



Month	2021	2022	2023
January	9	8	3
February	8	9	
March	6	3	
April	4	4	
May	4	6	
June	5	4	
July	6	9	
August	3	9	
September	6	9	
October	5	8	
November	6	14	
December	4	9	