

AUGUST 2021 >>

LAWRENCE MLS STATISTICS



MARKET OVERVIEW >>

Douglas County Home Sales Rose in August

Total home sales in Douglas County (excluding Lawrence) rose by 24.0% last month to 31 units, compared to 25 units in August 2020. Total sales volume was \$12.7 million, up 69.9% from a year earlier.

The median sale price in August was \$349,900, up from \$263,000 a year earlier. Homes that sold in August were typically on the market for 4 days and sold for 100.0% of their list prices.

Douglas County Active Listings Down at End of August

The total number of active listings in Douglas County (excluding Lawrence) at the end of August was 29 units, down from 36 at the same point in 2020. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$350,000.

During August, a total of 22 contracts were written down from 23 in August 2020. At the end of the month, there were 20 contracts pending, compared to 28 at the end of August 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		August		
Summary Statistics		2021	2020	Change
Home Sales		31	25	24.0%
Active Listings		29	36	-19.4%
Months' Supply		1.4	1.8	-22.6%
New Listings		25	26	-3.8%
Contracts Written		22	23	-4.3%
Pending Contracts		20	28	-28.6%
Sales Volume (1,000s)		12,653	7,447	69.9%
Average	Sale Price	408,148	297,868	37.0%
	List Price of Actives	419,478	458,750	-8.6%
	Days on Market	8	25	-66.6%
	Percent of List	101.5%	101.4%	0.1%
	Percent of Original	101.0%	100.3%	0.7%
Median	Sale Price	349,900	263,000	33.0%
	List Price of Actives	350,000	299,000	17.1%
	Days on Market	4	6	-33.3%
	Percent of List	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%

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THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
DOUGLAS COUNTY (EXCLUDING LAWRENCE)
AS OF 9/5/2021**

August MLS Statistics		2021			2020			2019			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		31	28	3	25	23	2	27	25	2	
	Change from prior year	24.0%	21.7%	50.0%	-7.4%	-8.0%	0.0%	-10.0%	-16.7%	N/A	
Active Listings		29	26	3	36	30	6	69	59	10	
	Change from prior year	-19.4%	-13.3%	-50.0%	-47.8%	-49.2%	-40.0%	-20.7%	-24.4%	11.1%	
Months' Supply		1.4	1.3	2.6	1.8	1.6	3.6	2.9	2.7	7.1	
	Change from prior year	-22.6%	-19.1%	-28.6%	-40.0%	-40.2%	-49.0%	-33.0%	-34.3%	-47.7%	
New Listings		25	23	2	26	24	2	37	33	4	
	Change from prior year	-3.8%	-4.2%	0.0%	-29.7%	-27.3%	-50.0%	-7.5%	-17.5%	N/A	
Contracts Written		22	22	0	23	20	3	30	25	5	
	Change from prior year	-4.3%	10.0%	-100.0%	-23.3%	-20.0%	-40.0%	57.9%	31.6%	N/A	
Pending Contracts		20	18	2	28	24	4	33	28	5	
	Change from prior year	-28.6%	-25.0%	-50.0%	-15.2%	-14.3%	-20.0%	0.0%	3.7%	-16.7%	
Sales Volume (1,000s)		12,653	11,574	1,078	7,447	6,839	607	8,216	7,647	570	
	Change from prior year	69.9%	69.2%	77.5%	-9.4%	-10.6%	6.6%	4.4%	-2.8%	N/A	
Average	Sale Price	408,148	413,368	359,433	297,868	297,361	303,700	304,310	305,863	284,900	
		Change from prior year	37.0%	39.0%	18.4%	-2.1%	-2.8%	6.6%	16.0%	16.6%	N/A
	List Price of Actives	419,478	431,733	313,267	458,750	483,420	335,400	353,781	354,292	350,770	
		Change from prior year	-8.6%	-10.7%	-6.6%	29.7%	36.4%	-4.4%	-9.9%	-11.6%	8.6%
	Days on Market	8	7	21	25	26	12	42	43	32	
		Change from prior year	-66.6%	-73.2%	75.0%	-40.7%	-39.2%	-61.9%	54.9%	58.0%	N/A
Percent of List		101.5%	101.6%	100.8%	101.4%	101.5%	100.0%	97.7%	97.5%	100.0%	
		Change from prior year	0.1%	0.1%	0.8%	3.8%	4.1%	0.0%	-0.3%	-0.5%	N/A
Percent of Original		101.0%	101.0%	100.9%	100.3%	100.3%	100.0%	96.3%	96.0%	100.0%	
		Change from prior year	0.7%	0.7%	0.9%	4.1%	4.4%	0.0%	0.5%	0.1%	N/A
Median	Sale Price	349,900	334,450	359,900	263,000	250,000	303,700	319,900	324,000	284,900	
		Change from prior year	33.0%	33.8%	18.5%	-17.8%	-22.8%	6.6%	34.1%	35.8%	N/A
	List Price of Actives	350,000	387,450	319,900	299,000	276,750	299,450	299,900	279,900	327,450	
		Change from prior year	17.1%	40.0%	6.8%	-0.3%	-1.1%	-8.6%	-7.7%	-15.0%	13.0%
	Days on Market	4	4	6	6	5	12	26	26	32	
		Change from prior year	-33.3%	-20.0%	-50.0%	-76.9%	-80.8%	-61.9%	44.4%	44.4%	N/A
Percent of List		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.7%	98.3%	100.0%	
		Change from prior year	0.0%	0.0%	0.0%	1.4%	1.8%	0.0%	0.1%	-0.3%	N/A
Percent of Original		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.1%	98.1%	100.0%	
		Change from prior year	0.0%	0.0%	0.0%	1.9%	2.0%	0.0%	1.5%	1.4%	N/A

YEAR-TO-DATE STATISTICS

SUMMARY >>

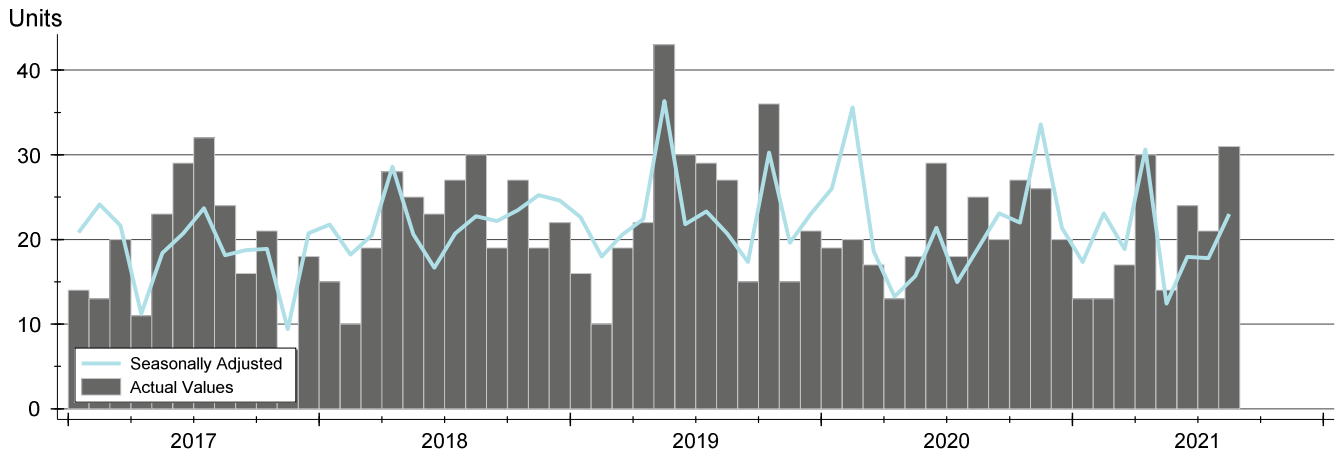
**YTD BREAKDOWNS BY HOME TYPE
DOUGLAS COUNTY (EXCLUDING LAWRENCE)
AS OF 9/5/2021**

Year-to-Date Activity		2021			2020			2019		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		163	156	7	159	143	16	196	184	12
Change from prior year		2.5%	9.1%	-56.3%	-18.9%	-22.3%	33.3%	10.7%	6.4%	200.0%
New Listings		187	179	8	196	181	15	282	258	24
Change from prior year		-4.6%	-1.1%	-46.7%	-30.5%	-29.8%	-37.5%	4.4%	1.2%	60.0%
Contracts Written		164	157	7	166	150	16	208	192	16
Change from prior year		-1.2%	4.7%	-56.3%	-20.2%	-21.9%	0.0%	9.5%	4.3%	166.7%
Sales Volume (1,000s)		52,798	50,301	2,497	43,845	38,643	5,202	51,720	48,242	3,479
Change from prior year		20.4%	30.2%	-52.0%	-15.2%	-19.9%	49.5%	17.1%	13.0%	137.3%
Average	Sale Price	323,915	322,443	356,729	275,752	270,229	325,119	263,880	262,184	289,880
	Change from prior year	17.5%	19.3%	9.7%	4.5%	3.1%	12.2%	5.7%	6.2%	-20.9%
	Days on Market	18	15	82	29	21	102	37	34	80
	Change from prior year	-39.7%	-30.0%	-19.4%	-21.0%	-38.5%	27.2%	13.9%	9.1%	-2.8%
Median	Percent of List	100.8%	100.8%	99.7%	99.2%	99.2%	99.3%	98.7%	98.6%	100.2%
	Change from prior year	1.6%	1.6%	0.3%	0.5%	0.6%	-0.9%	-0.1%	-0.2%	-0.3%
	Percent of Original	99.6%	99.6%	100.6%	98.4%	98.5%	97.7%	97.7%	97.6%	100.0%
	Change from prior year	1.2%	1.1%	3.0%	0.7%	1.0%	-2.2%	0.1%	0.0%	-0.4%
Median	Sale Price	274,500	262,500	345,000	245,000	238,000	305,000	234,078	229,900	291,200
	Change from prior year	12.0%	10.3%	13.1%	4.7%	3.5%	4.7%	13.1%	14.9%	12.0%
	Days on Market	4	4	10	7	6	38	15	12	38
	Change from prior year	-42.9%	-33.3%	-73.3%	-51.7%	-50.0%	0.0%	31.8%	9.1%	-59.5%
Median	Percent of List	100.0%	100.0%	100.0%	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%	0.3%	0.3%	0.0%
	Percent of Original	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	98.9%	98.8%	100.0%
	Change from prior year	0.0%	0.4%	0.0%	1.1%	0.8%	0.0%	0.0%	0.2%	0.0%

CLOSED LISTINGS ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021

HISTORY >>



SUMMARY >>

Summary Statistics		August			Year-to-Date		
for Closed Listings		2021	2020	Change	2021	2020	Change
Closed Listings		31	25	24.0%	163	159	2.5%
Volume (1,000s)		12,653	7,447	69.9%	52,798	43,845	20.4%
Average	Sale Price	408,148	297,868	37.0%	323,915	275,752	17.5%
	Days on Market	8	25	-66.6%	18	29	-39.7%
	Percent of List	101.5%	101.4%	0.1%	100.8%	99.2%	1.6%
	Percent of Original	101.0%	100.3%	0.7%	99.6%	98.4%	1.2%
Median	Sale Price	349,900	263,000	33.0%	274,500	245,000	12.0%
	Days on Market	4	6	-33.3%	4	7	-42.9%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

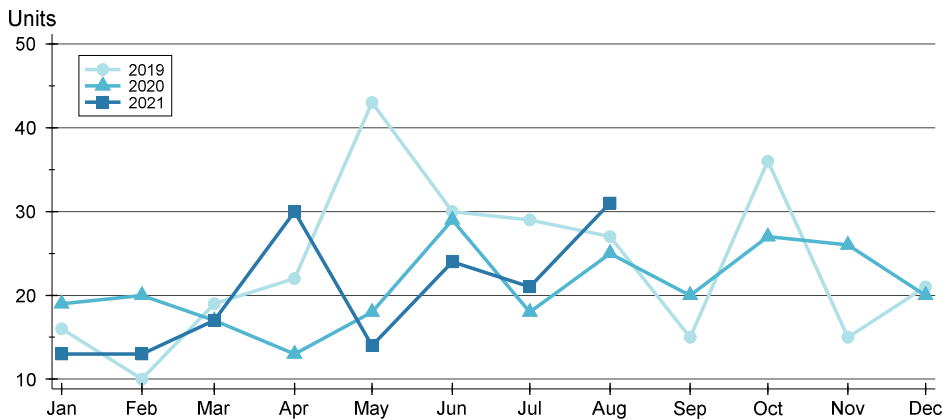
A total of 31 homes sold in Douglas County (excluding Lawrence) in August, up from 25 units in August 2020. Total sales volume rose to \$12.7 million compared to \$7.4 million in the previous year.

The median sales price in August was \$349,900, up 33.0% compared to the prior year. Median days on market was 4 days, the same as July, and down from 6 in August 2020.

CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	31
September	15	20	15
October	36	27	20
November	15	26	20
December	21	20	20

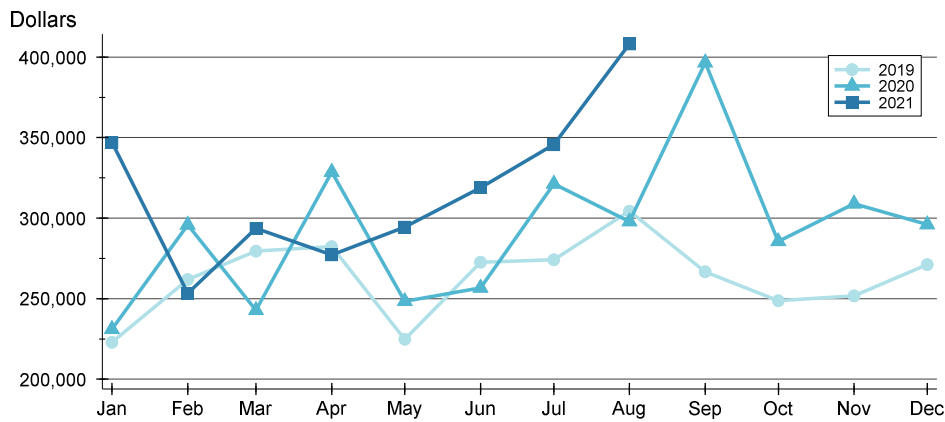
BY PRICE RANGE >>

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	1	3.2%	81	81,000	81,000	0	0	100.0%	100.0%	100.0%	100.0%
\$100,000-\$149,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	2	6.5%	377	188,250	188,250	1	1	106.9%	106.9%	106.9%	106.9%
\$200,000-\$249,999	5	16.1%	1,090	217,980	220,000	3	3	103.9%	104.7%	103.9%	104.7%
\$250,000-\$299,999	5	16.1%	1,354	270,800	265,000	9	9	101.2%	100.0%	100.8%	100.0%
\$300,000-\$349,999	3	9.7%	1,014	337,967	345,000	8	6	101.1%	100.0%	101.1%	100.0%
\$350,000-\$399,999	5	16.1%	1,864	372,860	373,400	16	6	100.9%	100.0%	100.9%	100.0%
\$400,000-\$449,999	2	6.5%	800	400,000	400,000	3	3	103.3%	103.3%	103.3%	103.3%
\$450,000-\$499,999	3	9.7%	1,383	461,000	450,000	13	17	98.9%	97.8%	93.8%	97.8%
\$500,000-\$599,999	2	6.5%	1,065	532,500	532,500	2	2	101.4%	101.4%	101.4%	101.4%
\$600,000-\$749,999	1	3.2%	625	625,000	625,000	5	5	104.2%	104.2%	104.2%	104.2%
\$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	2	6.5%	3,000	1,500,000	1,500,000	21	21	95.3%	95.3%	95.3%	95.3%
All price ranges	31	100.0%	12,653	408,148	349,900	8	4	101.5%	100.0%	101.0%	100.0%

CLOSED LISTINGS ANALYSIS

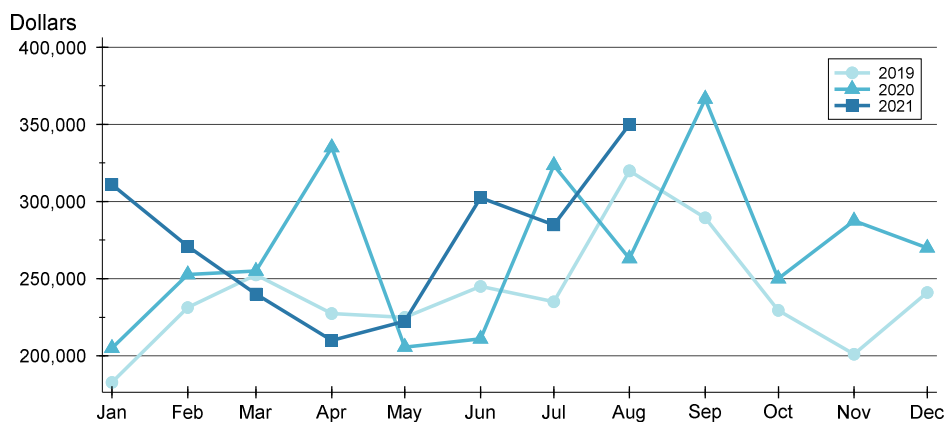
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	408,148
September	266,693	396,585	
October	248,731	285,556	
November	251,758	308,939	
December	271,190	295,990	

MEDIAN PRICE >>

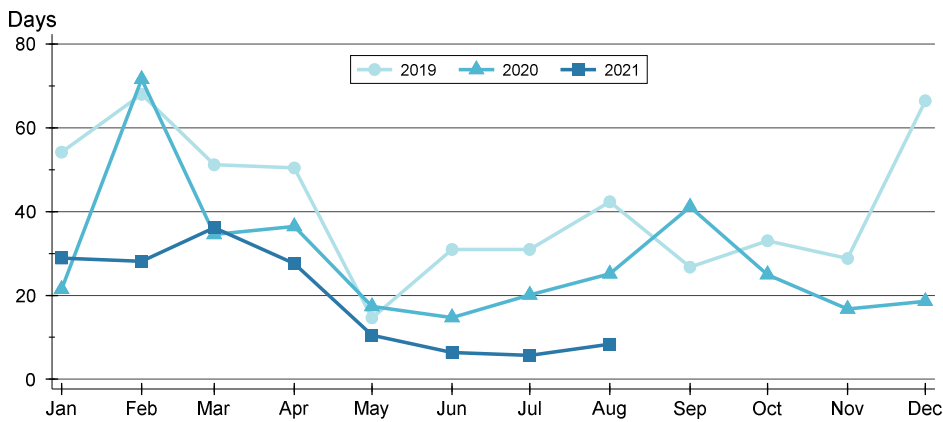


Month	2019	2020	2021
January	182,725	204,950	311,000
February	231,250	252,650	271,000
March	252,500	255,000	240,000
April	227,400	335,000	210,000
May	225,000	205,700	222,450
June	244,950	211,000	302,500
July	235,000	323,500	284,900
August	319,900	263,000	349,900
September	289,500	366,450	
October	229,500	250,000	
November	201,000	287,450	
December	241,000	269,950	

CLOSED LISTINGS ANALYSIS

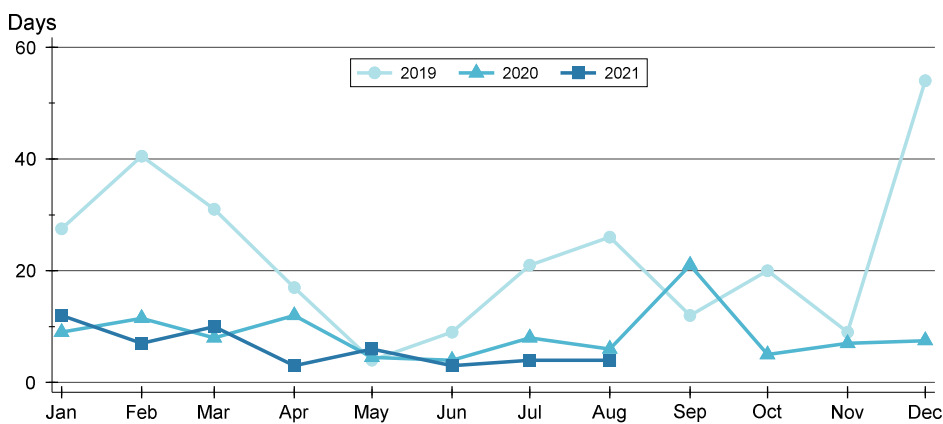
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	8
September	27	41	25
October	33	25	25
November	29	17	17
December	66	19	19

MEDIAN DOM >>

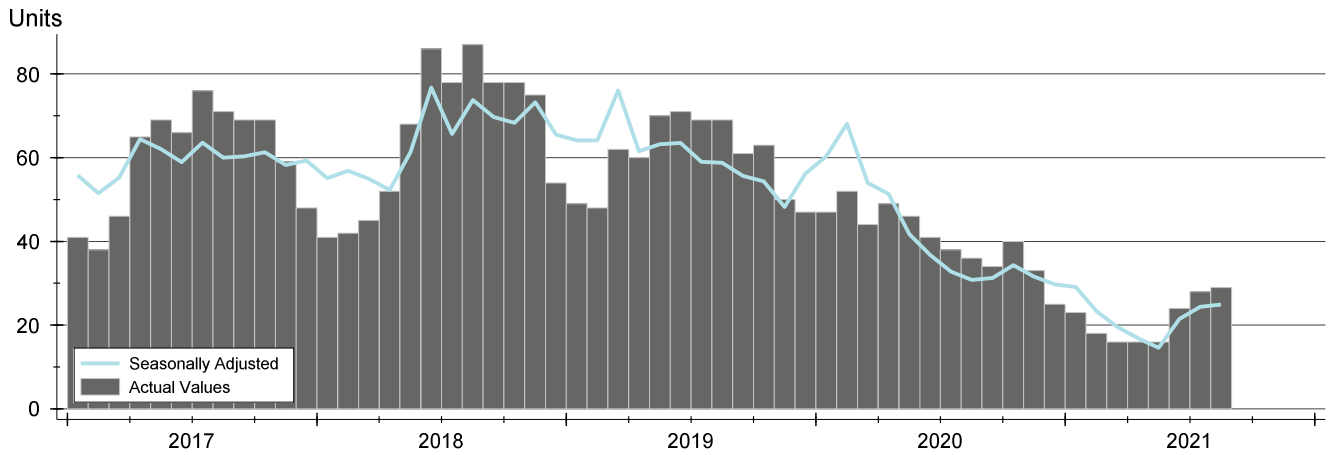


Month	2019	2020	2021
January	28	9	12
February	41	12	7
March	31	8	10
April	17	12	3
May	4	5	6
June	9	4	3
July	21	8	4
August	26	6	4
September	12	21	12
October	20	5	5
November	9	7	7
December	54	8	8

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of August		
		2021	2020	Change
Active Listings		29	36	-19.4%
Months' Supply		1.4	1.8	-22.6%
Volume (1,000s)		12,165	16,515	-26.3%
Average	List Price	419,478	458,750	-8.6%
	Days on Market	47	85	-45.1%
	Percent of Original	97.8%	98.6%	-0.8%
Median	List Price	350,000	299,000	17.1%
	Days on Market	39	40	-1.3%
	Percent of Original	100.0%	100.0%	0.0%

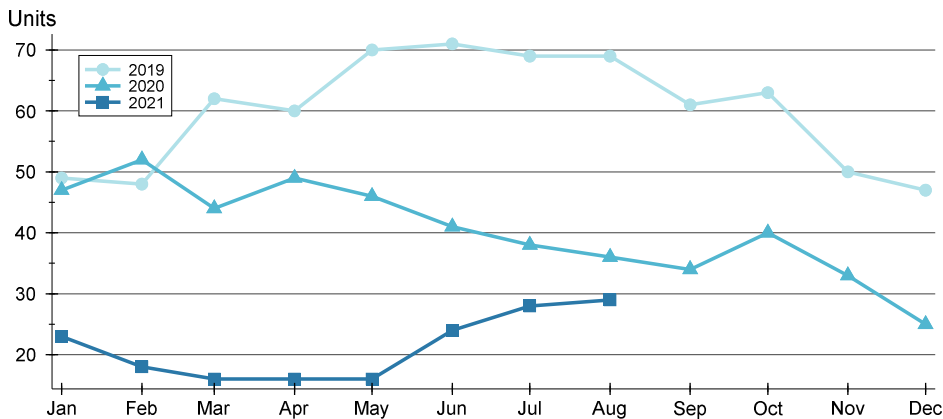
A total of 29 homes were available for sale in Douglas County (excluding Lawrence) at the end of August. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$350,000, up 17.1% from 2020. The typical time on market for active listings was 39 days, down from 40 days a year earlier.

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	29
September	61	34	
October	63	40	
November	50	33	
December	47	25	

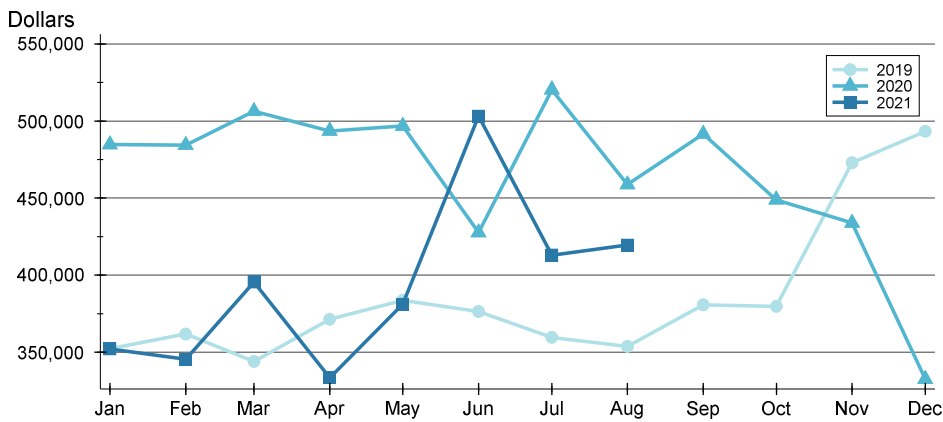
BY PRICE RANGE >>

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	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	2	6.9%	235	N/A	117,450	117,450	31	31	98.0%	98.0%
\$150,000-\$199,999	2	6.9%	360	1.0	179,950	179,950	57	57	93.2%	93.2%
\$200,000-\$249,999	2	6.9%	445	0.4	222,500	222,500	25	25	100.0%	100.0%
\$250,000-\$299,999	5	17.2%	1,418	1.0	283,630	288,500	31	24	99.0%	100.0%
\$300,000-\$349,999	3	10.3%	999	1.0	332,967	330,000	64	42	99.0%	100.0%
\$350,000-\$399,999	2	6.9%	705	0.4	352,450	352,450	72	72	99.3%	99.3%
\$400,000-\$449,999	2	6.9%	850	1.0	424,950	424,950	75	75	96.7%	96.7%
\$450,000-\$499,999	1	3.4%	499	0.3	498,620	498,620	35	35	100.0%	100.0%
\$500,000-\$599,999	3	10.3%	1,625	1.5	541,633	549,900	67	84	100.0%	100.0%
\$600,000-\$749,999	6	20.7%	4,235	6.0	705,783	699,450	41	45	95.1%	96.0%
\$750,000-\$999,999	1	3.4%	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	29	100.0%	12,165	0.9	419,478	350,000	47	39	97.8%	100.0%

ACTIVE LISTINGS ANALYSIS

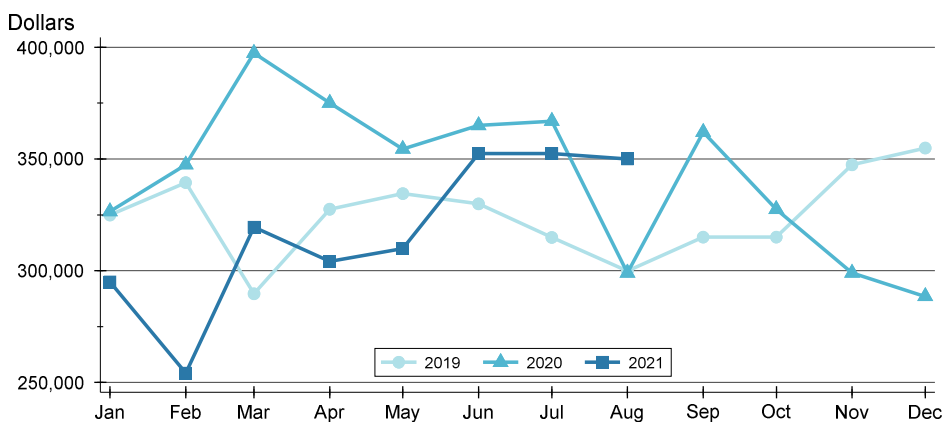
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	419,478
September	380,739	491,534	
October	379,795	448,944	
November	472,927	433,868	
December	493,338	332,488	

MEDIAN PRICE >>

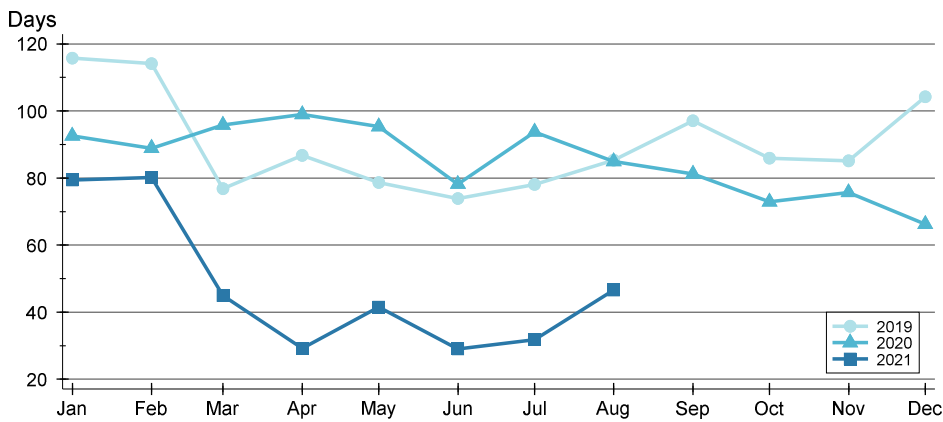


Month	2019	2020	2021
January	324,900	326,500	295,000
February	339,450	347,450	254,200
March	289,700	397,400	319,500
April	327,500	375,000	304,200
May	334,500	354,450	309,950
June	329,900	365,000	352,450
July	314,900	366,950	352,450
August	299,900	299,000	350,000
September	315,000	361,950	
October	315,000	327,450	
November	347,400	299,000	
December	354,900	288,500	

ACTIVE LISTINGS ANALYSIS

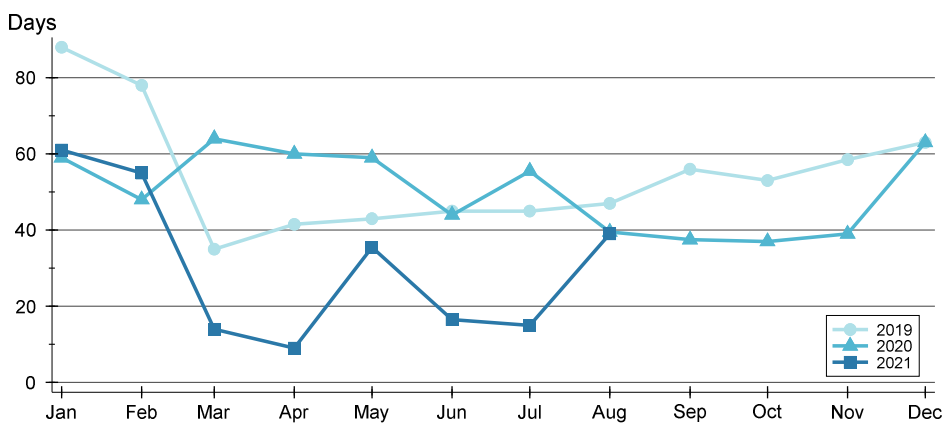
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	47
September	97	81	
October	86	73	
November	85	76	
December	104	66	

MEDIAN DOM >>

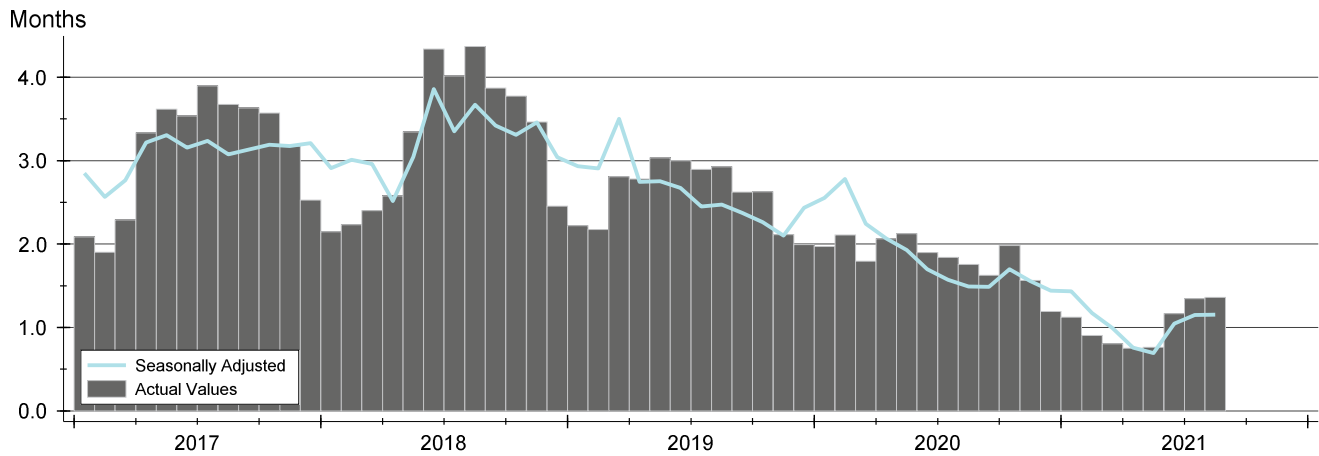


Month	2019	2020	2021
January	88	59	61
February	78	48	55
March	35	64	14
April	42	60	9
May	43	59	36
June	45	44	17
July	45	56	15
August	47	40	39
September	56	38	
October	53	37	
November	59	39	
December	63	63	

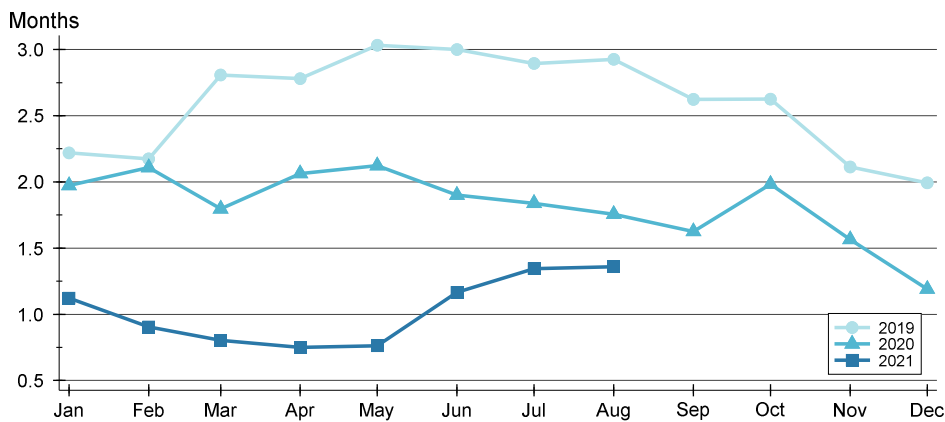
MONTHS' SUPPLY ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



BY MONTH >>

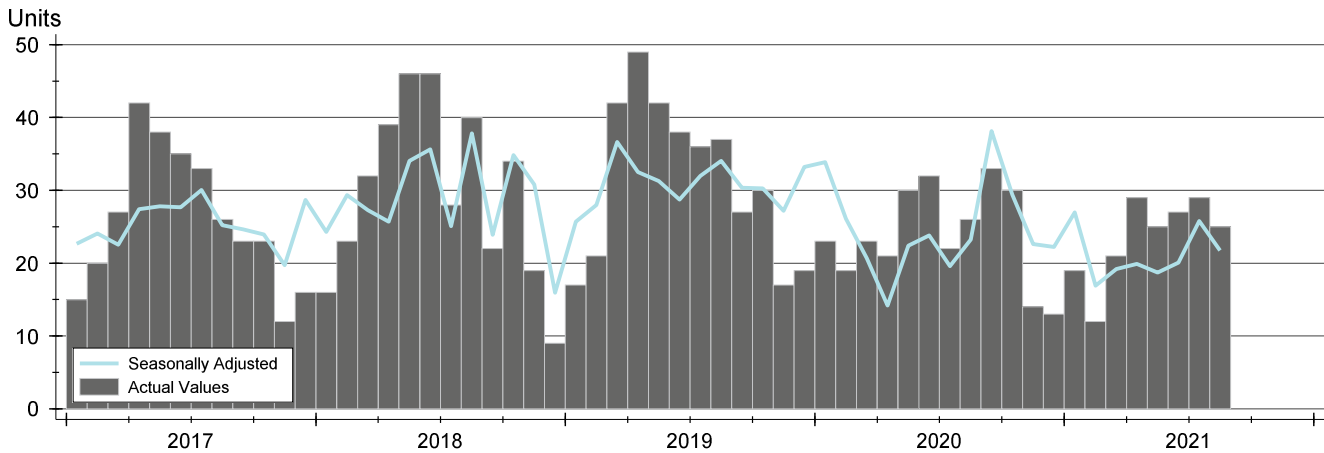


Month	2019	2020	2021
January	2.2	2.0	1.1
February	2.2	2.1	0.9
March	2.8	1.8	0.8
April	2.8	2.1	0.8
May	3.0	2.1	0.8
June	3.0	1.9	1.2
July	2.9	1.8	1.3
August	2.9	1.8	1.4
September	2.6	1.6	
October	2.6	2.0	
November	2.1	1.6	
December	2.0	1.2	

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for New Listings		August		
		2021	2020	Change
Current Month	New Listings	25	26	-3.8%
	Volume (1,000s)	9,008	7,622	18.2%
	Average List Price	360,318	293,169	22.9%
	Median List Price	269,900	260,000	3.8%
YTD	New Listings	187	196	-4.6%
	Volume (1,000s)	63,521	59,326	7.1%
	Average List Price	339,683	302,681	12.2%
	Median List Price	274,500	262,500	4.6%

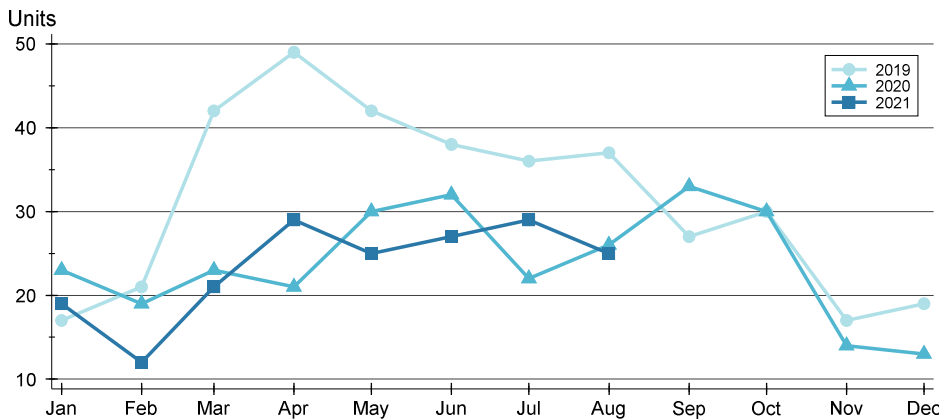
A total of 25 new listings were added in Douglas County (excluding Lawrence) during August, down 3.8% from the same month in 2020. Year-to-date Douglas County (excluding Lawrence) has seen 187 new listings.

The median list price of these homes was \$269,900 up from \$260,000 in 2020.

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	29
August	37	26	25
September	27	33	27
October	30	30	27
November	17	14	14
December	19	13	13

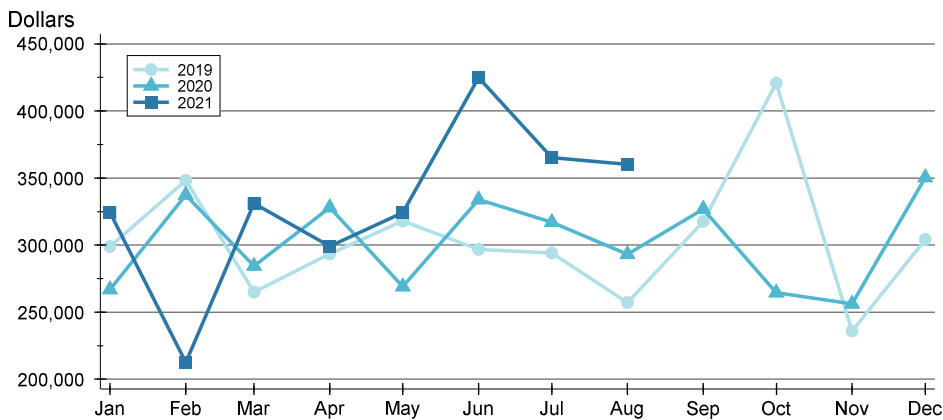
BY PRICE RANGE >>

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	1	4.0%	81	81,000	81,000
\$100,000-\$149,999	1	4.0%	120	119,900	119,900
\$150,000-\$199,999	5	20.0%	841	168,160	159,000
\$200,000-\$249,999	4	16.0%	915	228,700	229,950
\$250,000-\$299,999	3	12.0%	820	273,267	269,900
\$300,000-\$349,999	3	12.0%	965	321,650	320,000
\$350,000-\$399,999	0	0.0%	0	N/A	N/A
\$400,000-\$449,999	2	8.0%	818	408,950	408,950
\$450,000-\$499,999	1	4.0%	485	485,000	485,000
\$500,000-\$599,999	1	4.0%	565	565,000	565,000
\$600,000-\$749,999	2	8.0%	1,450	724,900	724,900
\$750,000-\$999,999	2	8.0%	1,949	974,498	974,498
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	25	100.0%	9,008	360,318	269,900

NEW LISTINGS ANALYSIS

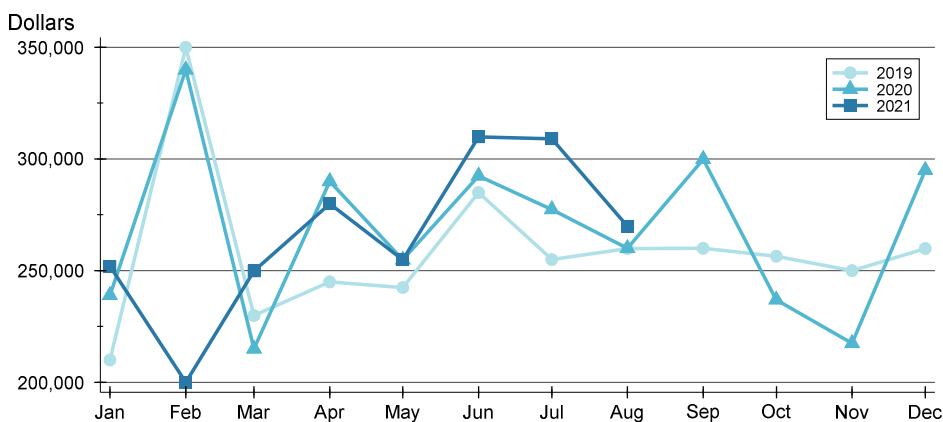
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	424,935
July	294,224	317,055	365,239
August	257,184	293,169	360,318
September	317,598	326,898	
October	420,878	264,462	
November	235,951	256,132	
December	304,200	350,408	

MEDIAN PRICE >>

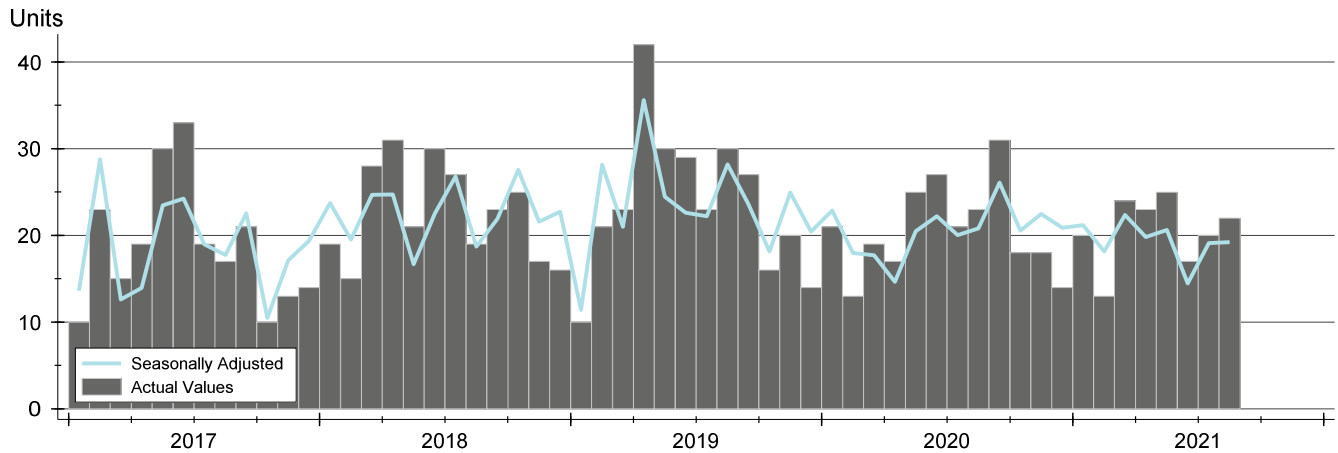


Month	2019	2020	2021
January	210,000	239,000	252,000
February	350,000	339,900	199,950
March	229,900	215,000	249,900
April	245,000	289,900	279,900
May	242,450	254,900	254,900
June	284,948	292,450	309,900
July	254,950	277,400	309,000
August	259,900	260,000	269,900
September	259,999	299,900	
October	256,450	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 9/5/2021

HISTORY >>



SUMMARY >>

Summary Statistics		August			Year-to-Date		
for Contracts Written		2021	2020	Change	2021	2020	Change
Closed Listings		22	23	-4.3%	164	166	-1.2%
Volume (1,000s)		7,492	7,014	6.8%	53,768	49,365	8.9%
Average	Sale Price	340,561	304,952	11.7%	327,854	297,382	10.2%
	Days on Market	6	37	-83.0%	16	32	-50.9%
	Percent of Original	98.8%	97.8%	0.9%	100.1%	98.6%	1.5%
Median	Sale Price	262,500	299,000	-12.2%	260,000	260,000	0.0%
	Days on Market	3	5	-40.0%	4	7	-42.9%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

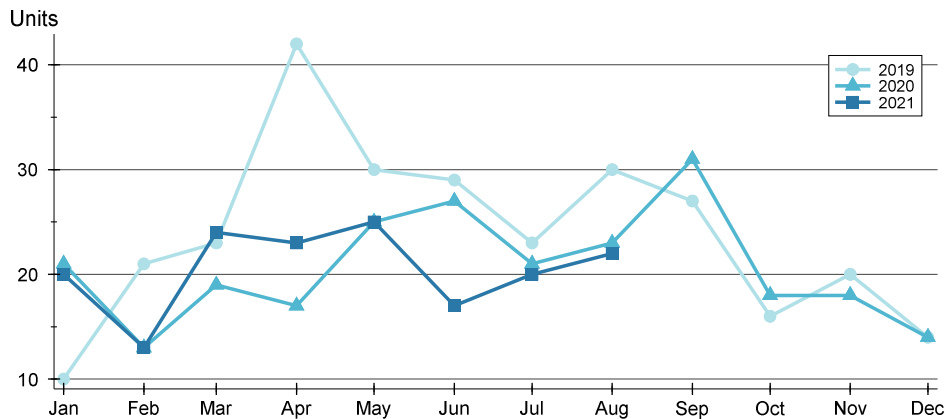
A total of 22 contracts for sale were written in Douglas County (excluding Lawrence) during the month of August, down from 23 in 2020. The median list price of these homes was \$262,500, down from \$299,000 the prior

Half of the homes that went under contract in August were on the market less than 3 days, compared to 5 days in August 2020.

CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	27	31	20
August	27	21	20
September	31	20	22
October	16	18	14
November	20	18	14
December	14	14	14

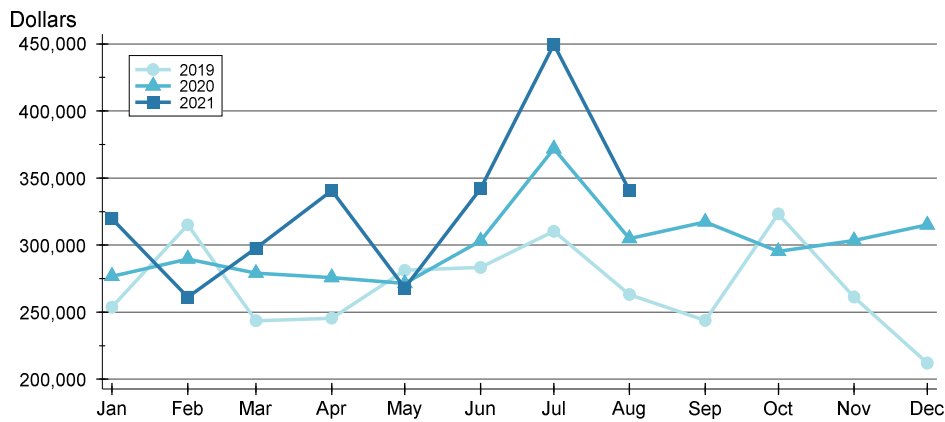
BY PRICE RANGE >>

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	1	4.5%	81	81,000	81,000	0	0	100.0%	100.0%
\$100,000-\$149,999	1	4.5%	135	135,000	135,000	3	3	107.4%	107.4%
\$150,000-\$199,999	5	22.7%	859	171,760	177,000	6	2	99.8%	100.0%
\$200,000-\$249,999	3	13.6%	670	223,267	219,900	3	3	100.0%	100.0%
\$250,000-\$299,999	4	18.2%	1,080	269,950	267,450	12	7	99.6%	100.0%
\$300,000-\$349,999	2	9.1%	635	317,475	317,475	3	3	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	1	4.5%	400	400,000	400,000	0	0	100.0%	100.0%
\$450,000-\$499,999	2	9.1%	984	492,000	492,000	10	10	87.5%	87.5%
\$500,000-\$599,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	4.5%	700	700,000	700,000	18	18	93.3%	93.3%
\$750,000-\$999,999	2	9.1%	1,949	974,498	974,498	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	22	100.0%	7,492	340,561	262,500	6	3	98.8%	100.0%

CONTRACTS WRITTEN ANALYSIS

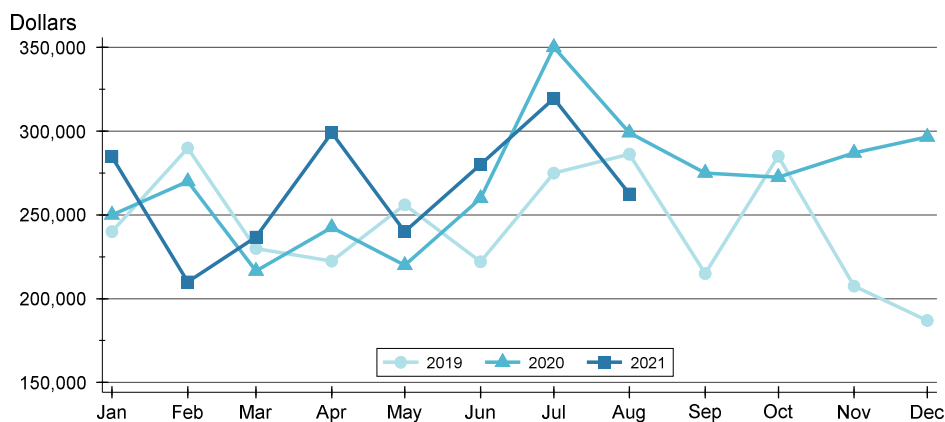
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	449,685
August	263,210	304,952	340,561
September	243,887	317,306	320,000
October	323,309	295,361	300,000
November	261,313	303,492	305,000
December	212,057	315,114	315,000

MEDIAN PRICE >>

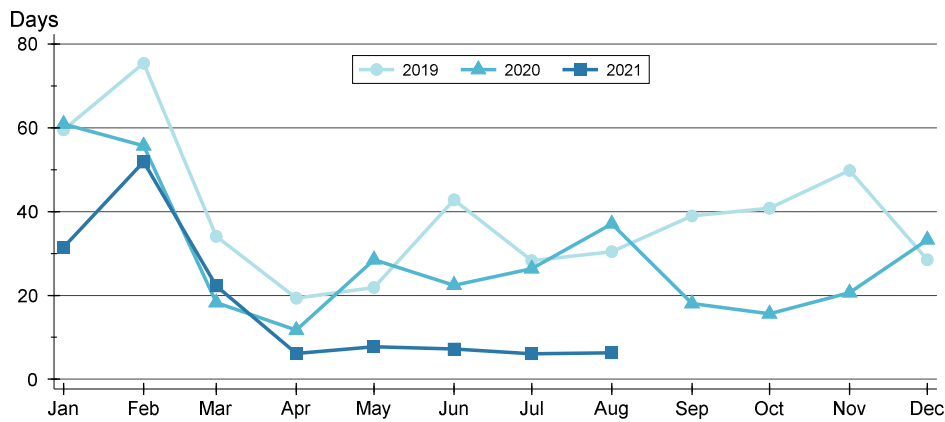


Month	2019	2020	2021
January	240,000	250,000	284,700
February	289,900	269,950	210,000
March	229,900	216,500	236,750
April	222,450	242,500	299,000
May	256,000	219,900	240,000
June	222,000	259,900	280,000
July	274,900	349,900	319,450
August	286,200	299,000	262,500
September	215,000	275,000	275,000
October	284,950	272,400	275,000
November	207,450	286,950	285,000
December	186,950	296,450	295,000

CONTRACTS WRITTEN ANALYSIS

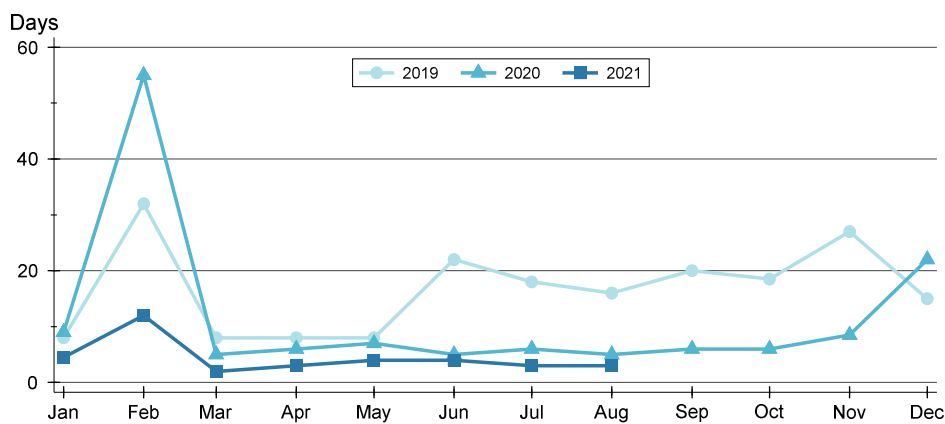
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	6
August	30	37	6
September	39	18	
October	41	16	
November	50	21	
December	29	33	

MEDIAN DOM >>

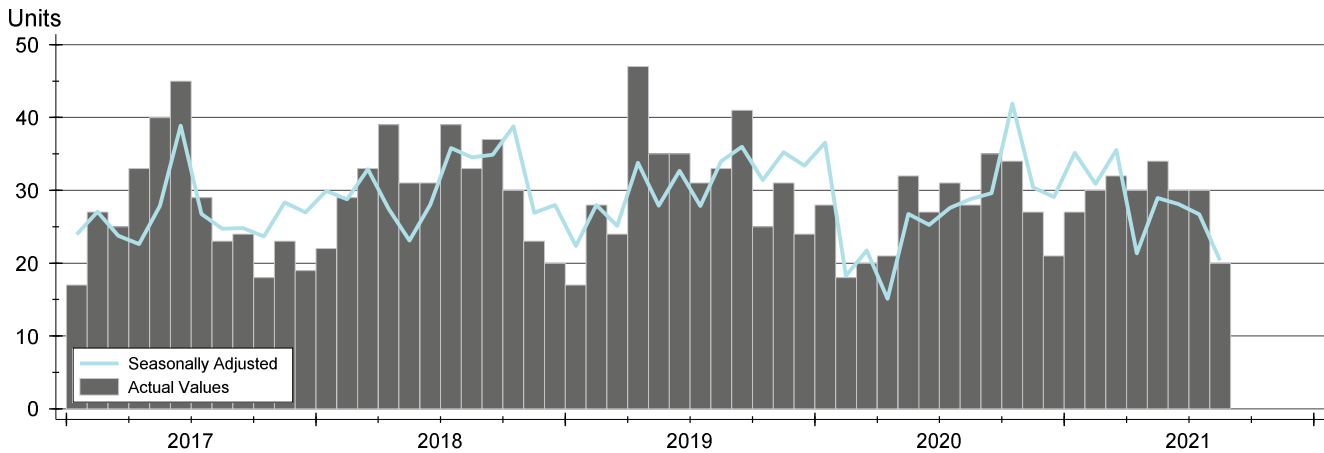


Month	2019	2020	2021
January	8	9	5
February	32	55	12
March	8	5	2
April	8	6	3
May	8	7	4
June	22	5	4
July	18	6	3
August	16	5	3
September	20	6	
October	19	6	
November	27	9	
December	15	22	

PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of August		
		2021	2020	Change
Active Listings		20	28	-28.6%
Volume (1,000s)		6,926	9,506	-27.1%
Average	List Price	346,287	339,482	2.0%
	Days on Market	13	35	-62.9%
	Percent of Original	99.6%	98.8%	0.8%
Median	List Price	254,950	304,900	-16.4%
	Days on Market	3	7	-57.1%
	Percent of Original	100.0%	100.0%	0.0%

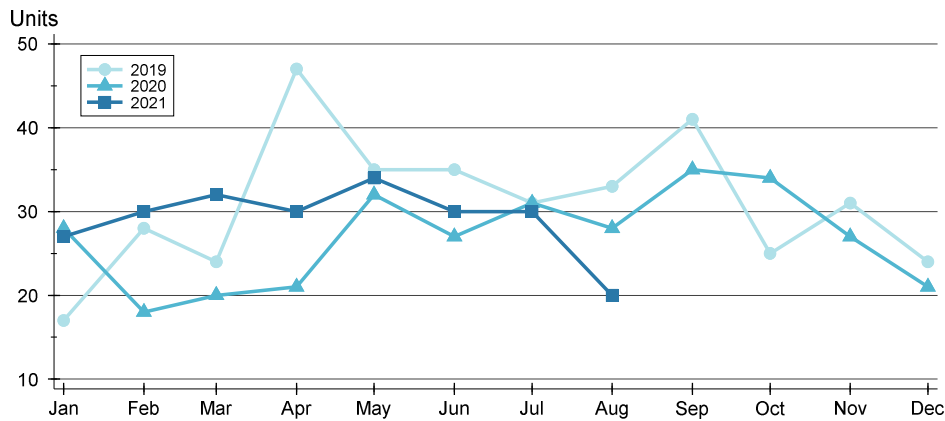
A total of 20 listings in Douglas County (excluding Lawrence) had contracts pending at the end of August, down from 28 contracts pending at the end of August 2020.

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 9/5/2021**

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	20
September	41	35	35
October	25	34	34
November	31	27	27
December	24	21	21

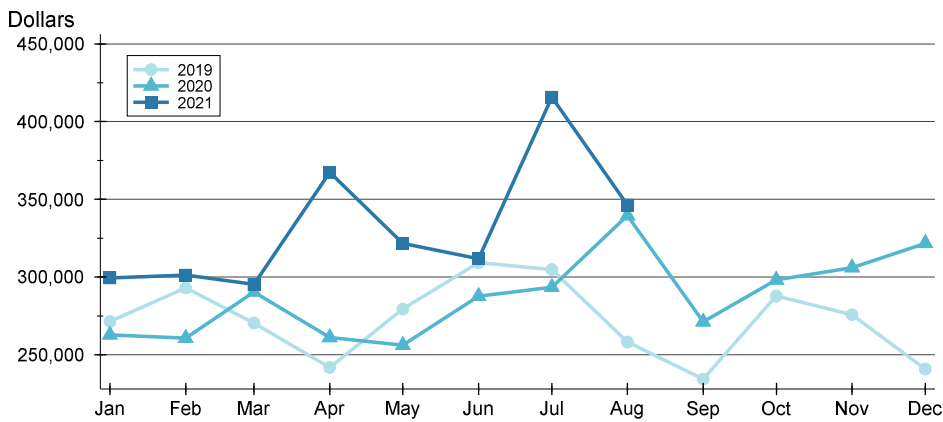
BY PRICE RANGE >>

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	2	10.0%	259	129,500	129,500	6	6	100.0%	100.0%
\$150,000-\$199,999	5	25.0%	859	171,760	177,000	6	2	99.8%	100.0%
\$200,000-\$249,999	3	15.0%	684	228,133	234,500	5	4	100.0%	100.0%
\$250,000-\$299,999	1	5.0%	270	269,900	269,900	3	3	100.0%	100.0%
\$300,000-\$349,999	3	15.0%	965	321,617	320,000	2	2	100.0%	100.0%
\$350,000-\$399,999	2	10.0%	755	377,400	377,400	85	85	100.1%	100.1%
\$400,000-\$449,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	5.0%	485	485,000	485,000	3	3	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	5.0%	700	700,000	700,000	18	18	93.3%	93.3%
\$750,000-\$999,999	2	10.0%	1,949	974,498	974,498	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	20	100.0%	6,926	346,287	254,950	13	3	99.6%	100.0%

PENDING CONTRACTS ANALYSIS

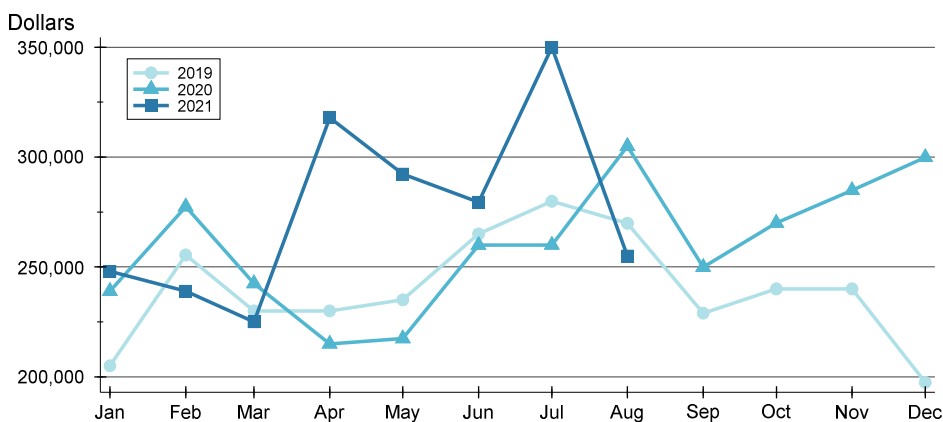
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	346,287
September	234,262	271,154	275,000
October	287,782	298,091	290,000
November	275,829	306,080	280,000
December	240,785	321,752	245,000

MEDIAN PRICE >>

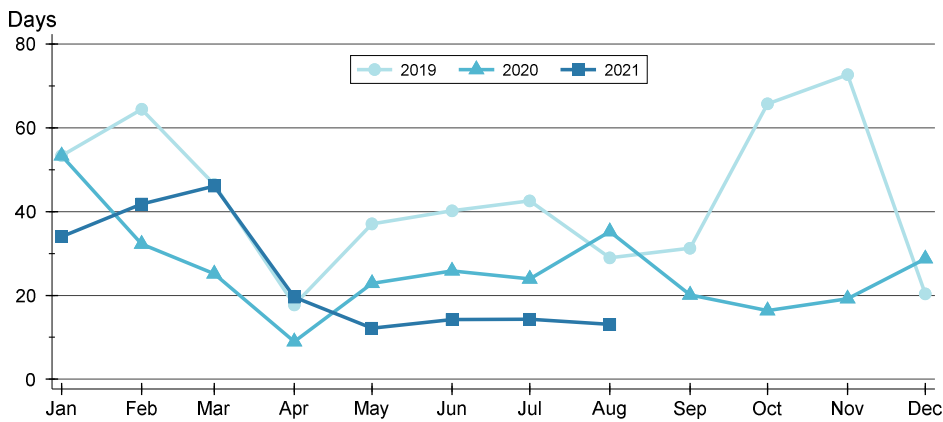


Month	2019	2020	2021
January	205,000	239,000	248,000
February	255,450	277,425	239,000
March	229,950	242,475	225,000
April	230,000	215,000	318,000
May	235,000	217,400	292,250
June	265,000	259,900	279,500
July	279,900	260,000	349,950
August	269,900	304,900	254,950
September	229,000	249,900	250,000
October	240,000	269,950	240,000
November	240,000	284,900	240,000
December	197,425	299,900	200,000

PENDING CONTRACTS ANALYSIS

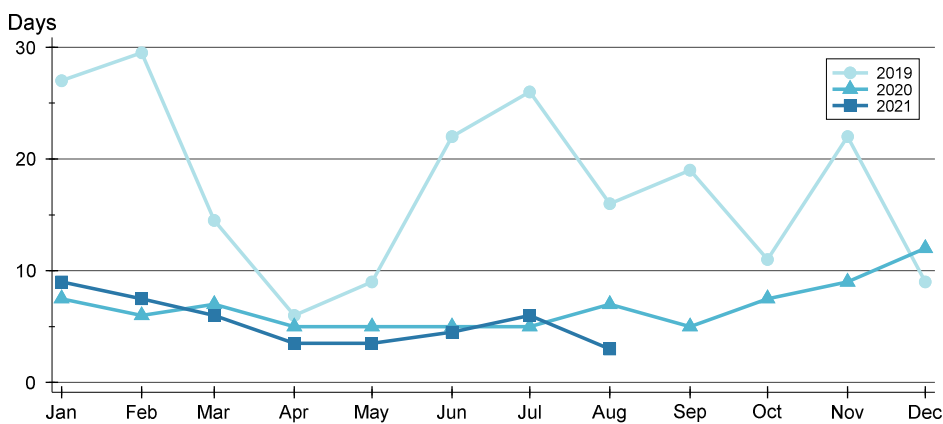
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

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	13
September	31	20	20
October	66	16	16
November	73	19	19
December	20	29	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	3
September	19	5	5
October	11	8	8
November	22	9	9
December	9	12	12