



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in September

Total home sales in Douglas County rose by 100.0% last month to 14 units, compared to 7 units in September 2023. Total sales volume was \$6.8 million, up 105.9% from a year earlier.

The median sale price in September was \$387,450, up from \$349,900 a year earlier. Homes that sold in September were typically on the market for 12 days and sold for 98.8% of their list prices.

Douglas County Active Listings Down at End of September

The total number of active listings in Douglas County at the end of September was 35 units, down from 43 at the same point in 2023. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of September was \$460,000.

During September, a total of 14 contracts were written up from 10 in September 2023. At the end of the month, there were 21 contracts still pending.

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Contact Information

Rob Hulse, Executive Vice-President
 Lawrence Board of REALTORS®
 3838 W. 6th Street (at Monterey)
 Lawrence, KS 66049
 785-842-1843
Rob@LawrenceRealtor.com
www.LawrenceRealtor.com



Douglas County (Excluding Lawrence) Summary Statistics

September MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	14 100.0%	7 -56.3%	16 0.0%	144 21.0%	119 -21.7%	152 -15.6%	
Active Listings Change from prior year	35 -18.6%	43 22.9%	35 25.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.3 -23.3%	3.0 57.9%	1.9 46.2%	N/A	N/A	N/A	
New Listings Change from prior year	19 -20.8%	24 -20.0%	30 -6.3%	199 16.4%	171 -19.3%	212 -4.9%	
Contracts Written Change from prior year	14 40.0%	10 -61.5%	26 -13.3%	146 17.7%	124 -26.6%	169 -14.6%	
Pending Contracts Change from prior year	21 50.0%	14 -51.7%	29 -14.7%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	6,819 105.9%	3,312 -36.1%	5,183 -3.1%	61,229 36.0%	45,019 -16.0%	53,602 -8.0%	
Average	Sale Price Change from prior year	487,064 2.9%	473,129 46.0%	323,954 -3.1%	425,205 12.4%	378,311 7.3%	352,646 9.0%
	List Price of Actives Change from prior year	655,280 42.7%	459,359 0.4%	457,347 9.0%	N/A	N/A	N/A
	Days on Market Change from prior year	24 -40.0%	40 11.1%	36 620.0%	21 -30.0%	30 100.0%	15 -11.8%
	Percent of List Change from prior year	99.0% -1.6%	100.6% 3.4%	97.3% -3.1%	99.5% 0.2%	99.3% -0.5%	99.8% -0.8%
	Percent of Original Change from prior year	96.5% -1.3%	97.8% 2.5%	95.4% -4.4%	98.5% 0.1%	98.4% -0.3%	98.7% -0.8%
Median	Sale Price Change from prior year	387,450 10.7%	349,900 7.1%	326,735 19.4%	373,000 6.6%	349,900 9.0%	320,950 17.0%
	List Price of Actives Change from prior year	460,000 15.0%	399,950 -4.8%	420,000 6.3%	N/A	N/A	N/A
	Days on Market Change from prior year	12 300.0%	3 -25.0%	4 33.3%	7 16.7%	6 50.0%	4 0.0%
	Percent of List Change from prior year	98.8% -1.2%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	98.6% -1.4%	100.0% 1.8%	98.2% -1.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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



Douglas County (Excluding Lawrence) Closed Listings Analysis

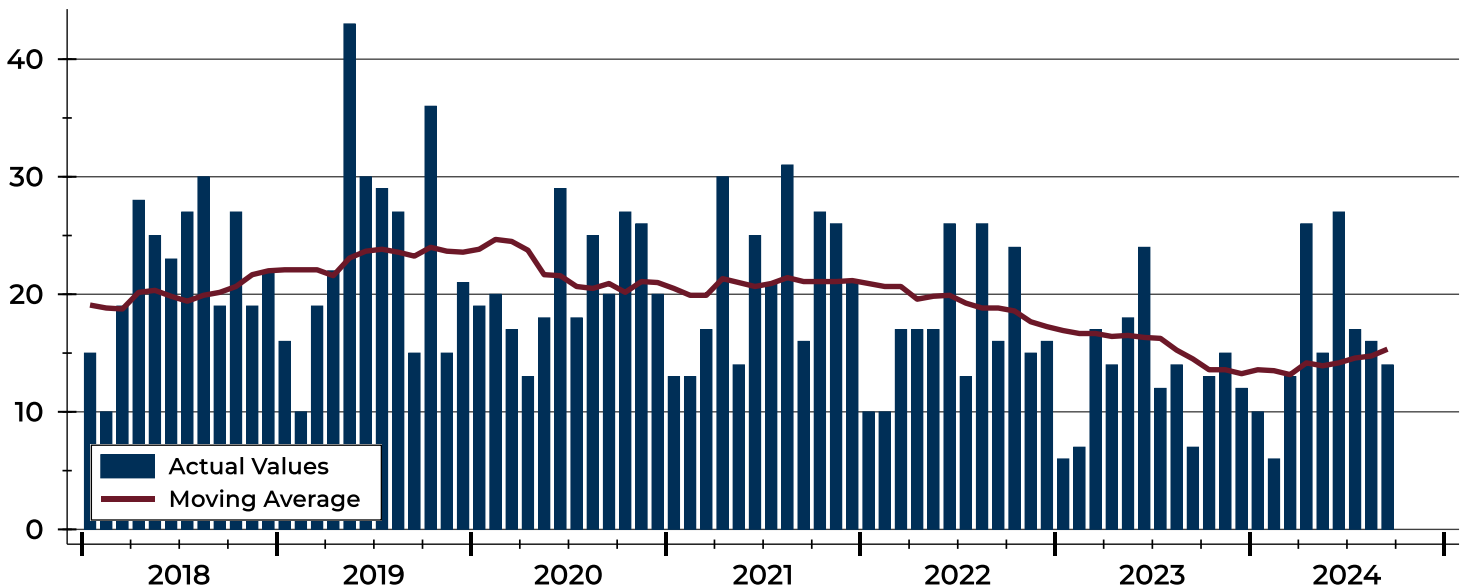
Summary Statistics for Closed Listings		September			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		14	7	100.0%	144	119	21.0%
Volume (1,000s)		6,819	3,312	105.9%	61,229	45,019	36.0%
Months' Supply		2.3	3.0	-23.3%	N/A	N/A	N/A
Average	Sale Price	487,064	473,129	2.9%	425,205	378,311	12.4%
	Days on Market	24	40	-40.0%	21	30	-30.0%
	Percent of List	99.0%	100.6%	-1.6%	99.5%	99.3%	0.2%
	Percent of Original	96.5%	97.8%	-1.3%	98.5%	98.4%	0.1%
Median	Sale Price	387,450	349,900	10.7%	373,000	349,900	6.6%
	Days on Market	12	3	300.0%	7	6	16.7%
	Percent of List	98.8%	100.0%	-1.2%	100.0%	100.0%	0.0%
	Percent of Original	98.6%	100.0%	-1.4%	100.0%	100.0%	0.0%

A total of 14 homes sold in Douglas County in September, up from 7 units in September 2023. Total sales volume rose to \$6.8 million compared to \$3.3 million in the previous year.

The median sales price in September was \$387,450, up 10.7% compared to the prior year. Median days on market was 12 days, up from 3 days in August, and up from 3 in September 2023.

History of Closed Listings

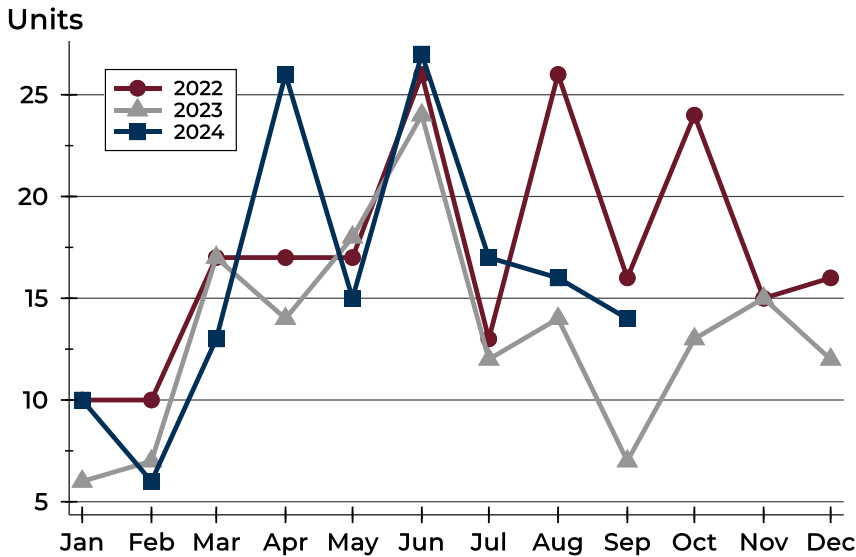
Units





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	10	6	10
February	10	7	6
March	17	17	13
April	17	14	26
May	17	18	15
June	26	24	27
July	13	12	17
August	26	14	16
September	16	7	14
October	24	13	15
November	15	15	15
December	16	12	16

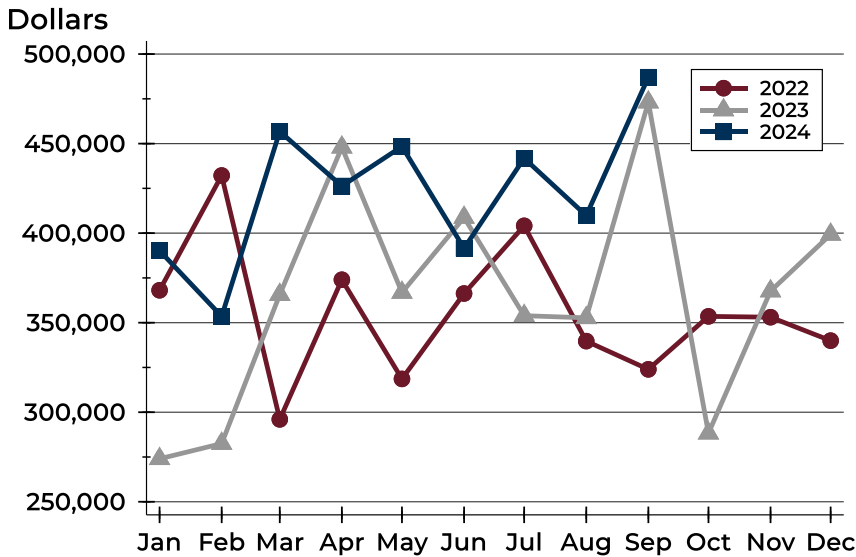
Closed Listings by Price Range

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	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	0	0.0%	3.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	7.1%	1.3	283,000	283,000	23	23	99.3%	99.3%	94.4%	94.4%
\$300,000-\$349,999	4	28.6%	0.4	323,000	327,500	13	12	101.4%	99.3%	101.4%	99.3%
\$350,000-\$399,999	2	14.3%	1.8	362,500	362,500	8	8	97.3%	97.3%	93.2%	93.2%
\$400,000-\$449,999	1	7.1%	1.1	409,900	409,900	8	8	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	2	14.3%	2.6	577,000	577,000	17	17	101.8%	101.8%	101.8%	101.8%
\$600,000-\$749,999	2	14.3%	2.1	665,000	665,000	91	91	94.6%	94.6%	83.3%	83.3%
\$750,000-\$999,999	2	14.3%	5.3	812,500	812,500	14	14	96.9%	96.9%	96.9%	96.9%
\$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



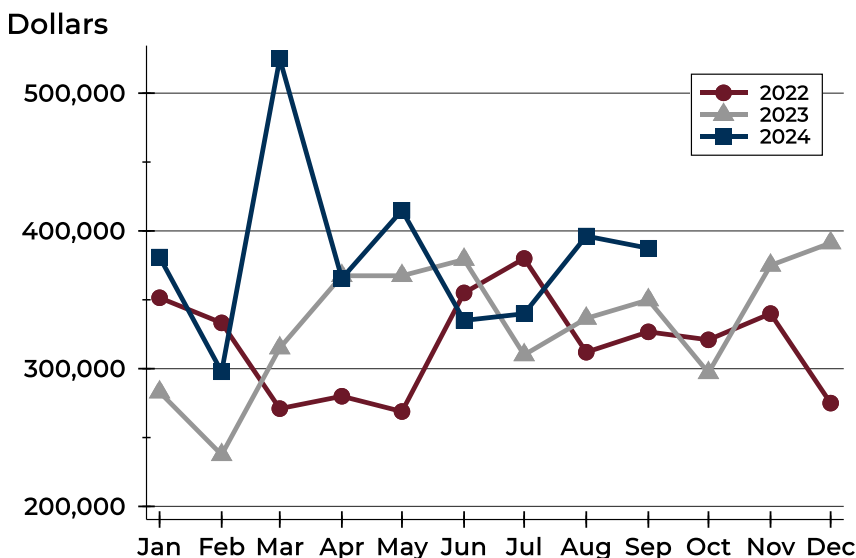
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	368,105	274,000	390,195
February	432,200	282,500	353,550
March	296,024	365,665	456,762
April	373,982	447,947	426,308
May	318,604	366,850	448,400
June	366,298	408,741	391,543
July	404,092	353,919	441,803
August	339,712	352,714	409,819
September	323,954	473,129	487,064
October	353,529	288,268	
November	353,067	367,647	
December	339,975	399,283	

Median Price

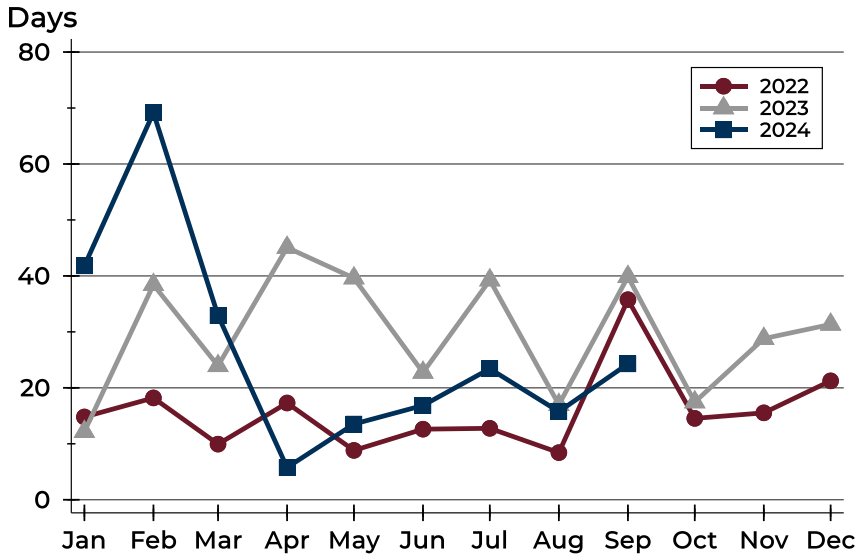


Month	2022	2023	2024
January	351,500	283,000	381,000
February	333,250	237,500	297,750
March	271,000	315,000	525,000
April	280,000	367,450	365,500
May	268,900	367,450	415,000
June	355,000	379,250	335,000
July	380,000	310,000	339,900
August	311,950	336,500	396,250
September	326,735	349,900	387,450
October	320,950	296,985	
November	340,000	375,000	
December	275,000	391,250	



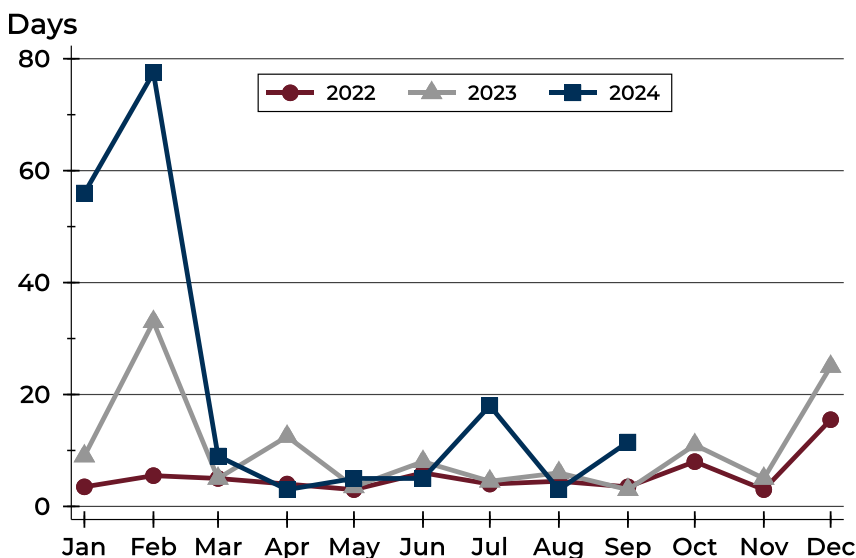
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	15	12	42
February	18	38	69
March	10	24	33
April	17	45	6
May	9	40	14
June	13	23	17
July	13	39	23
August	8	17	16
September	36	40	24
October	15	17	
November	16	29	
December	21	31	

Median DOM



Month	2022	2023	2024
January	4	9	56
February	6	33	78
March	5	5	9
April	4	13	3
May	3	4	5
June	6	8	5
July	4	5	18
August	5	6	3
September	4	3	12
October	8	11	
November	3	5	
December	16	25	



Douglas County (Excluding Lawrence) Active Listings Analysis

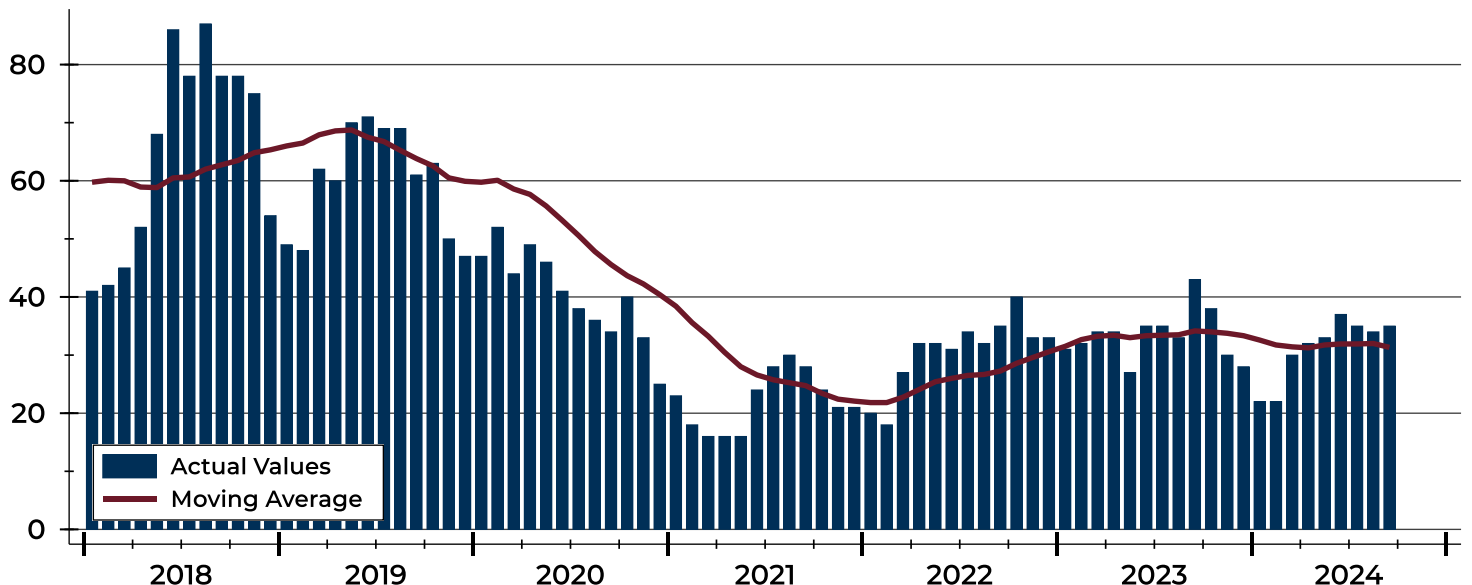
Summary Statistics for Active Listings		End of September		
		2024	2023	Change
Active Listings		35	43	-18.6%
Volume (1,000s)		22,935	19,752	16.1%
Months' Supply		2.3	3.0	-23.3%
Average	List Price	655,280	459,359	42.7%
	Days on Market	51	50	2.0%
	Percent of Original	98.6%	98.3%	0.3%
Median	List Price	460,000	399,950	15.0%
	Days on Market	39	26	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 35 homes were available for sale in Douglas County at the end of September. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of September was \$460,000, up 15.0% from 2023. The typical time on market for active listings was 39 days, up from 26 days a year earlier.

History of Active Listings

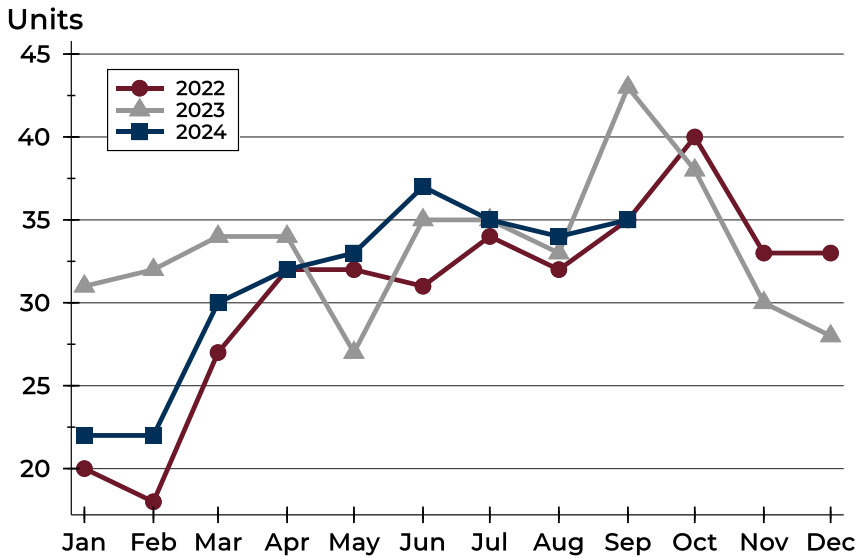
Units





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	20	31	22
February	18	32	22
March	27	34	30
April	32	34	32
May	32	27	33
June	31	35	37
July	34	35	35
August	32	33	34
September	35	43	35
October	40	38	35
November	33	30	33
December	33	28	33

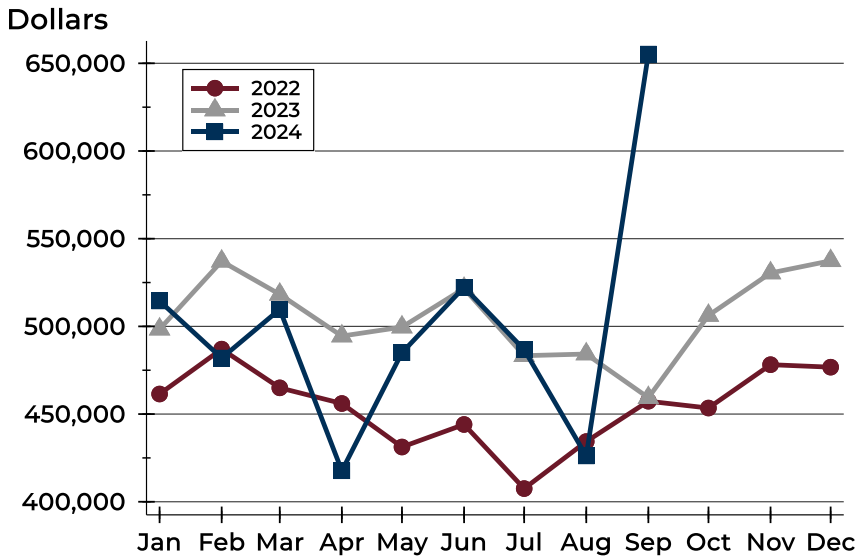
Active Listings by Price Range

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	2.9%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	2.9%	N/A	199,000	199,000	133	133	88.4%	88.4%
\$200,000-\$249,999	5	14.3%	3.3	219,380	212,000	28	30	99.4%	100.0%
\$250,000-\$299,999	3	8.6%	1.3	284,167	288,500	16	6	100.0%	100.0%
\$300,000-\$349,999	1	2.9%	0.4	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	4	11.4%	1.8	368,700	367,400	44	51	97.4%	98.1%
\$400,000-\$449,999	1	2.9%	1.1	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	5	14.3%	N/A	467,780	465,000	70	62	99.0%	100.0%
\$500,000-\$599,999	3	8.6%	2.6	533,333	515,000	37	20	99.4%	100.0%
\$600,000-\$749,999	3	8.6%	2.1	707,967	729,900	26	19	100.0%	100.0%
\$750,000-\$999,999	4	11.4%	5.3	810,975	797,500	115	115	98.5%	98.5%
\$1,000,000 and up	4	11.4%	N/A	2,287,500	2,100,000	22	23	100.0%	100.0%



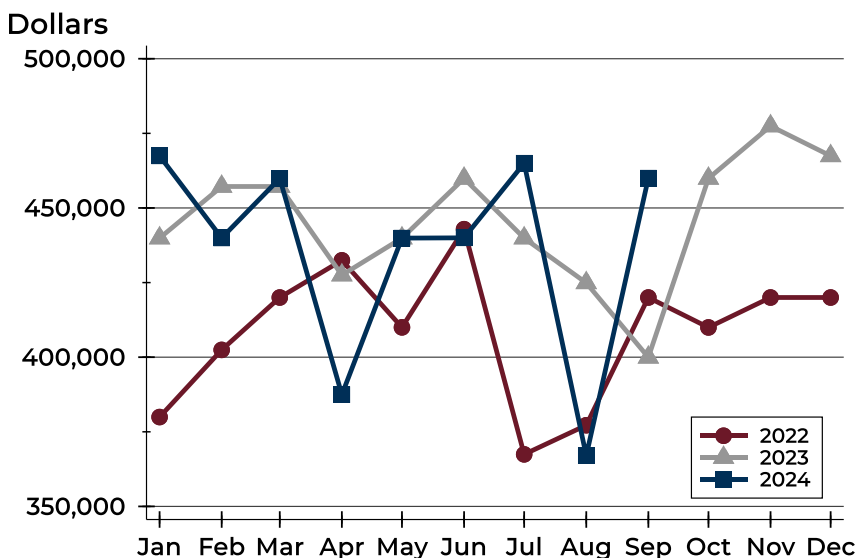
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2022	2023	2024
January	461,451	498,411	514,500
February	487,044	537,148	481,945
March	464,954	518,268	509,720
April	456,028	494,481	417,662
May	431,219	499,596	485,015
June	444,073	521,596	522,315
July	407,518	483,293	486,756
August	434,338	484,236	426,135
September	457,347	459,359	655,280
October	453,461	506,221	
November	478,162	530,438	
December	476,750	537,418	

Median Price

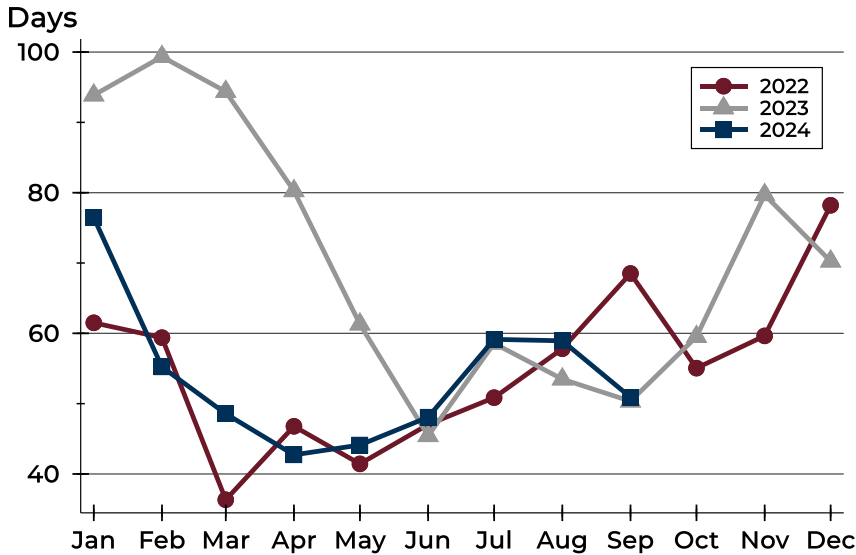


Month	2022	2023	2024
January	379,950	439,900	467,450
February	402,450	457,200	439,950
March	420,000	457,200	459,900
April	432,450	427,500	387,450
May	410,000	439,900	439,900
June	442,900	459,900	440,000
July	367,450	439,900	465,000
August	377,200	424,900	367,000
September	420,000	399,950	460,000
October	409,975	459,900	
November	420,000	477,450	
December	420,000	467,450	



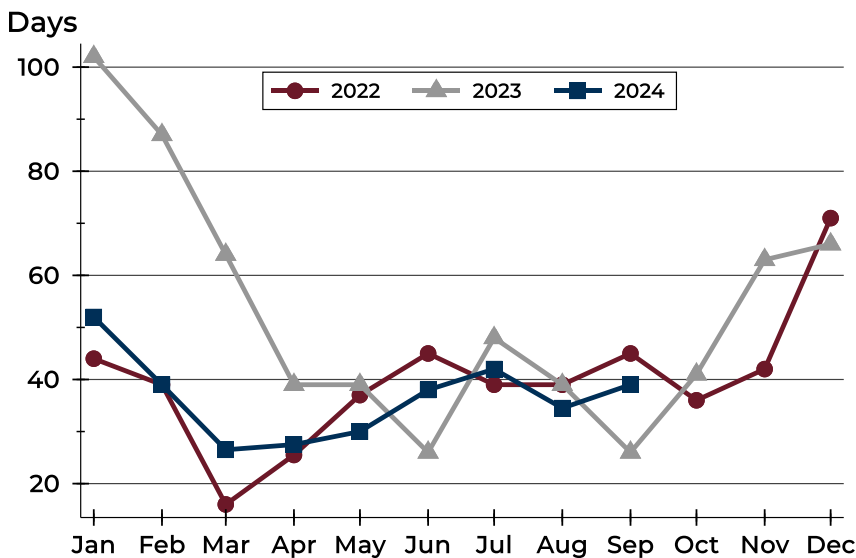
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	62	94	76
February	59	99	55
March	36	94	49
April	47	80	43
May	41	61	44
June	47	45	48
July	51	59	59
August	58	53	59
September	69	50	51
October	55	60	
November	60	80	
December	78	70	

Median DOM

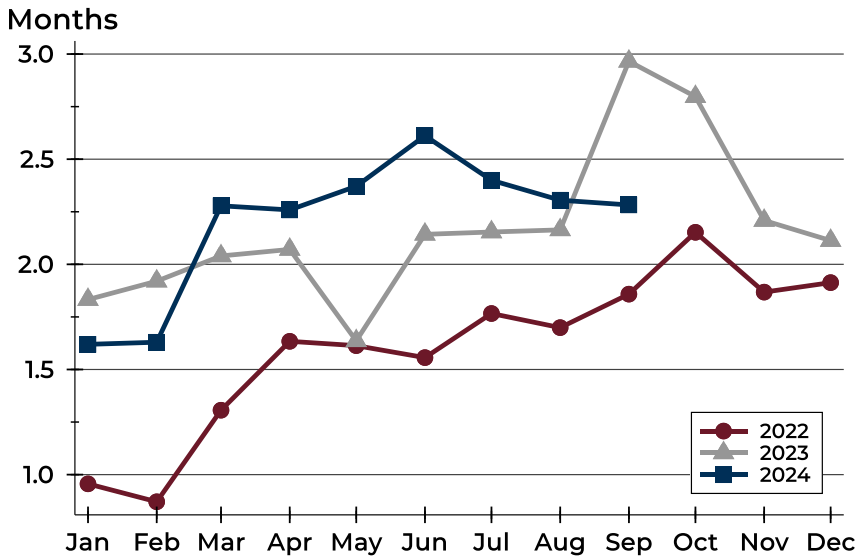


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	27
April	26	39	28
May	37	39	30
June	45	26	38
July	39	48	42
August	39	39	35
September	45	26	39
October	36	41	
November	42	63	
December	71	66	



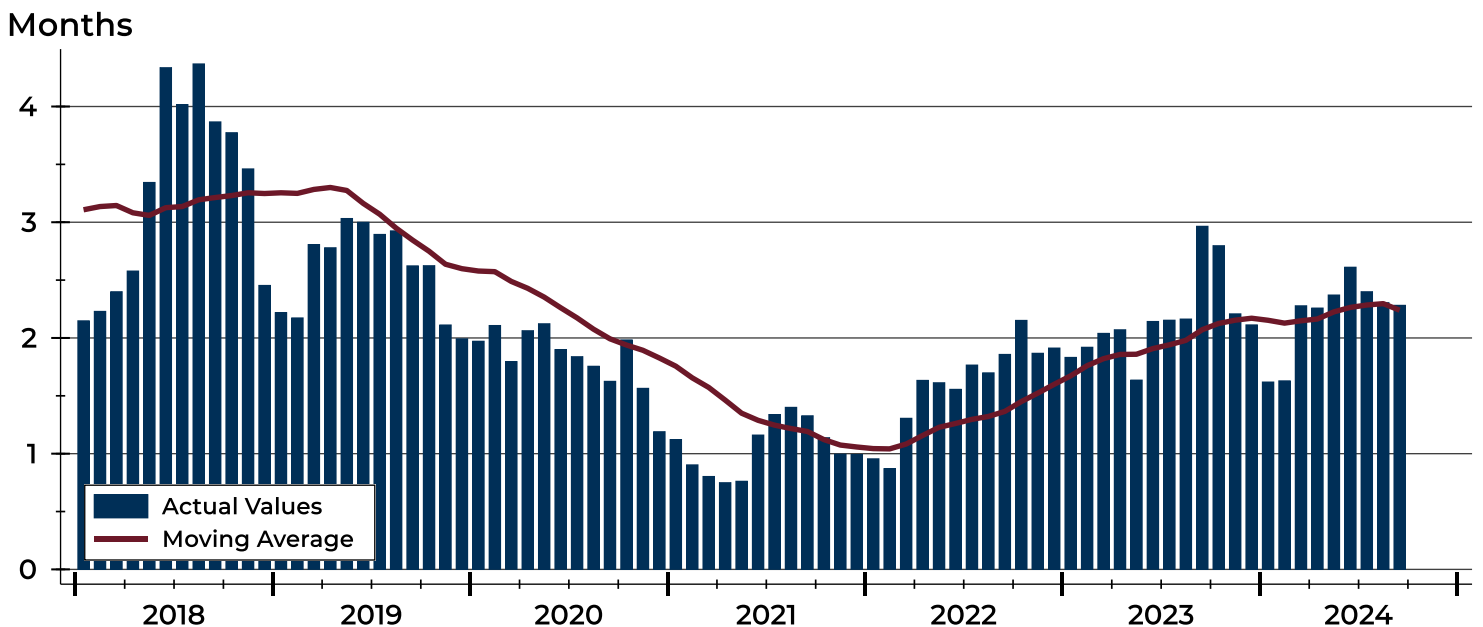
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.8	1.6
February	0.9	1.9	1.6
March	1.3	2.0	2.3
April	1.6	2.1	2.3
May	1.6	1.6	2.4
June	1.6	2.1	2.6
July	1.8	2.2	2.4
August	1.7	2.2	2.3
September	1.9	3.0	2.3
October	2.2	2.8	
November	1.9	2.2	
December	1.9	2.1	

History of Month's Supply





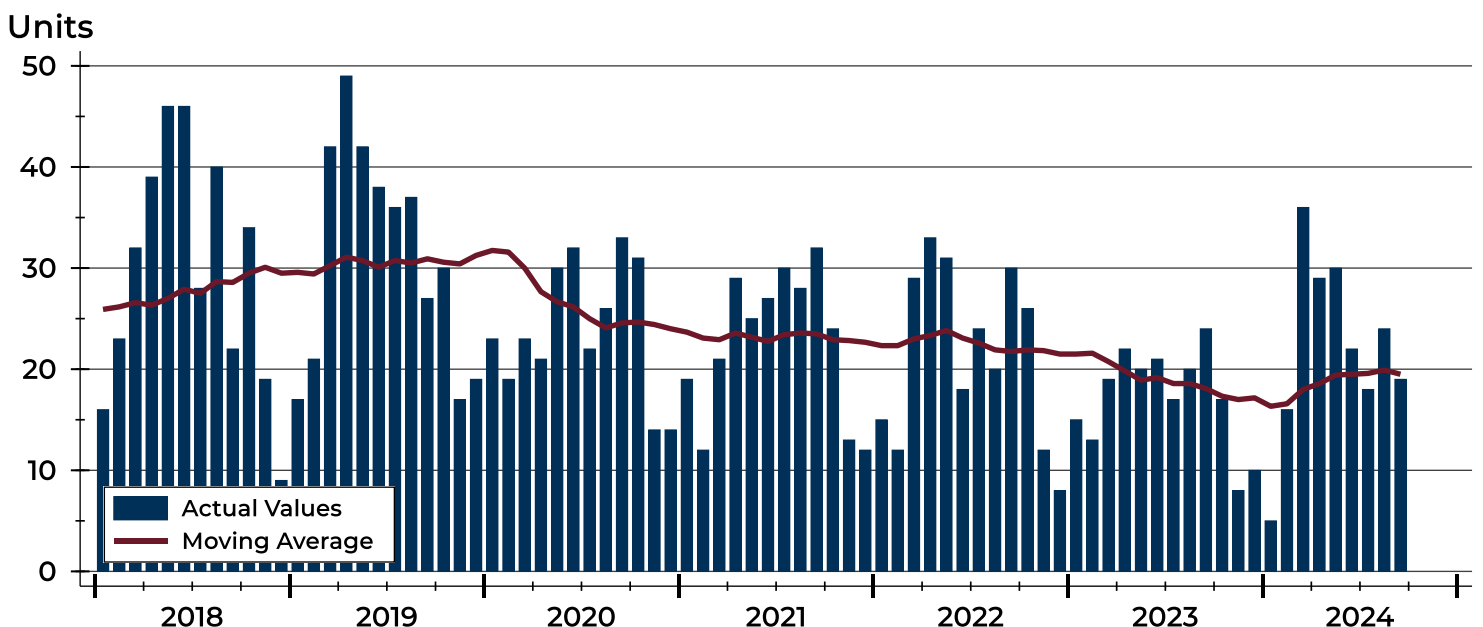
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	September 2023	Change
Current Month	New Listings	19	24	-20.8%
	Volume (1,000s)	15,260	9,201	65.9%
	Average List Price	803,136	383,388	109.5%
	Median List Price	416,485	374,450	11.2%
Year-to-Date	New Listings	199	171	16.4%
	Volume (1,000s)	92,248	71,342	29.3%
	Average List Price	463,560	417,203	11.1%
	Median List Price	375,000	369,900	1.4%

A total of 19 new listings were added in Douglas County during September, down 20.8% from the same month in 2023. Year-to-date Douglas County has seen 199 new listings.

The median list price of these homes was \$416,485 up from \$374,450 in 2023.

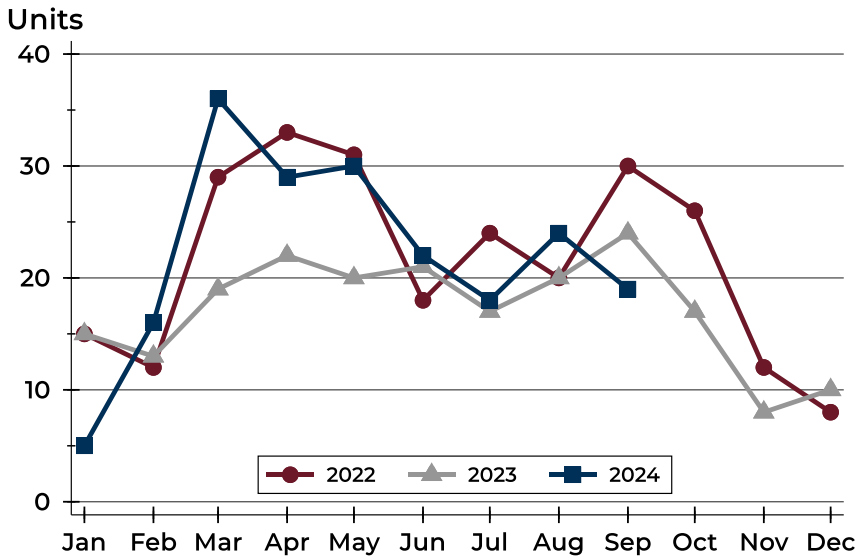
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	15	15	5
February	12	13	16
March	29	19	36
April	33	22	29
May	31	20	30
June	18	21	22
July	24	17	18
August	20	20	24
September	30	24	19
October	26	17	17
November	12	8	8
December	8	10	10

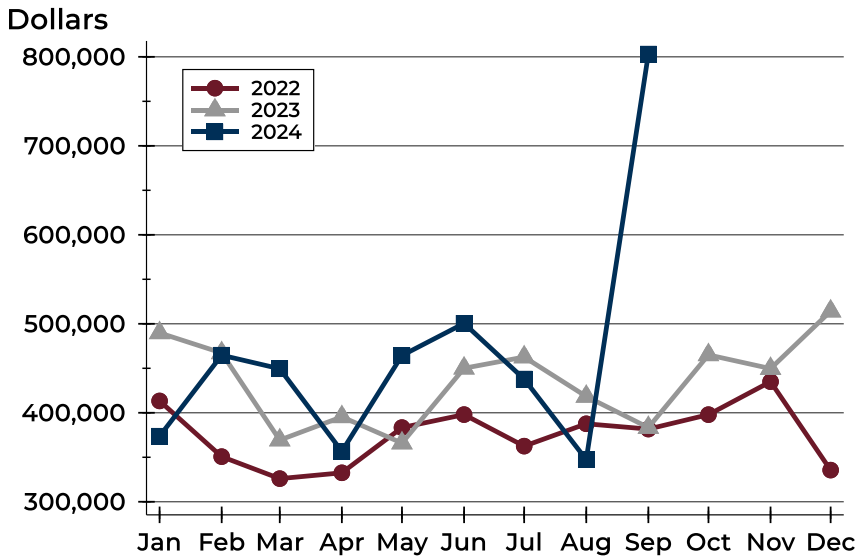
New Listings by Price Range

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	3	15.8%	242,133	247,000	12	6	99.2%	100.0%
\$250,000-\$299,999	3	15.8%	287,667	299,000	10	10	100.0%	100.0%
\$300,000-\$349,999	1	5.3%	349,900	349,900	3	3	100.0%	100.0%
\$350,000-\$399,999	2	10.5%	364,950	364,950	6	6	100.0%	100.0%
\$400,000-\$449,999	1	5.3%	416,485	416,485	1	1	100.0%	100.0%
\$450,000-\$499,999	1	5.3%	459,000	459,000	18	18	100.0%	100.0%
\$500,000-\$599,999	2	10.5%	545,000	545,000	18	18	99.0%	99.0%
\$600,000-\$749,999	2	10.5%	737,450	737,450	18	18	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	4	21.1%	2,287,500	2,100,000	28	29	100.0%	100.0%



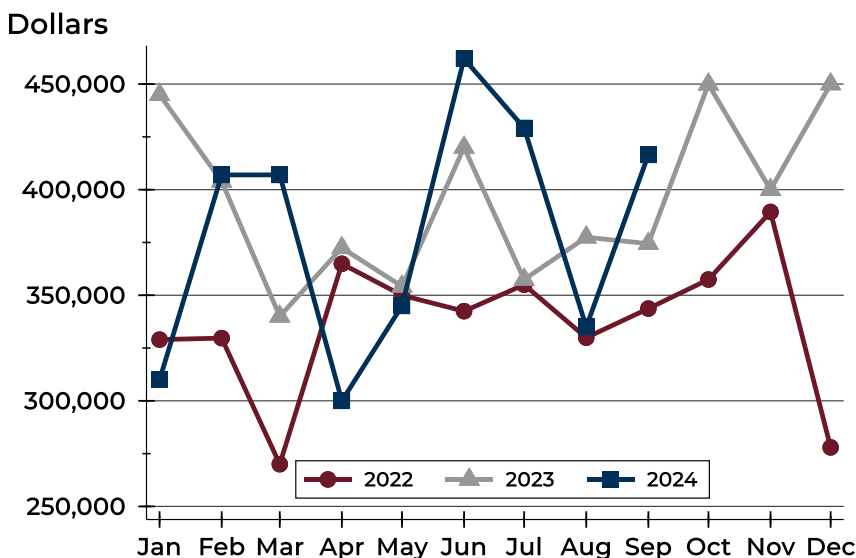
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2022	2023	2024
January	413,313	489,773	373,698
February	350,733	467,265	464,725
March	326,003	369,332	449,461
April	332,542	395,430	356,648
May	383,381	365,950	464,388
June	397,978	450,052	500,468
July	362,533	462,641	437,900
August	387,640	418,382	347,383
September	381,707	383,388	803,136
October	397,898	465,059	
November	434,958	449,675	
December	335,600	514,190	

Median Price



Month	2022	2023	2024
January	329,000	445,000	310,000
February	329,700	403,900	407,000
March	270,000	340,000	407,000
April	364,900	372,450	300,000
May	350,000	354,200	344,950
June	342,450	419,990	462,000
July	355,000	357,500	429,200
August	329,900	377,475	335,000
September	343,700	374,450	416,485
October	357,450	449,900	
November	389,450	400,000	
December	277,950	450,000	



Douglas County (Excluding Lawrence) Contracts Written Analysis

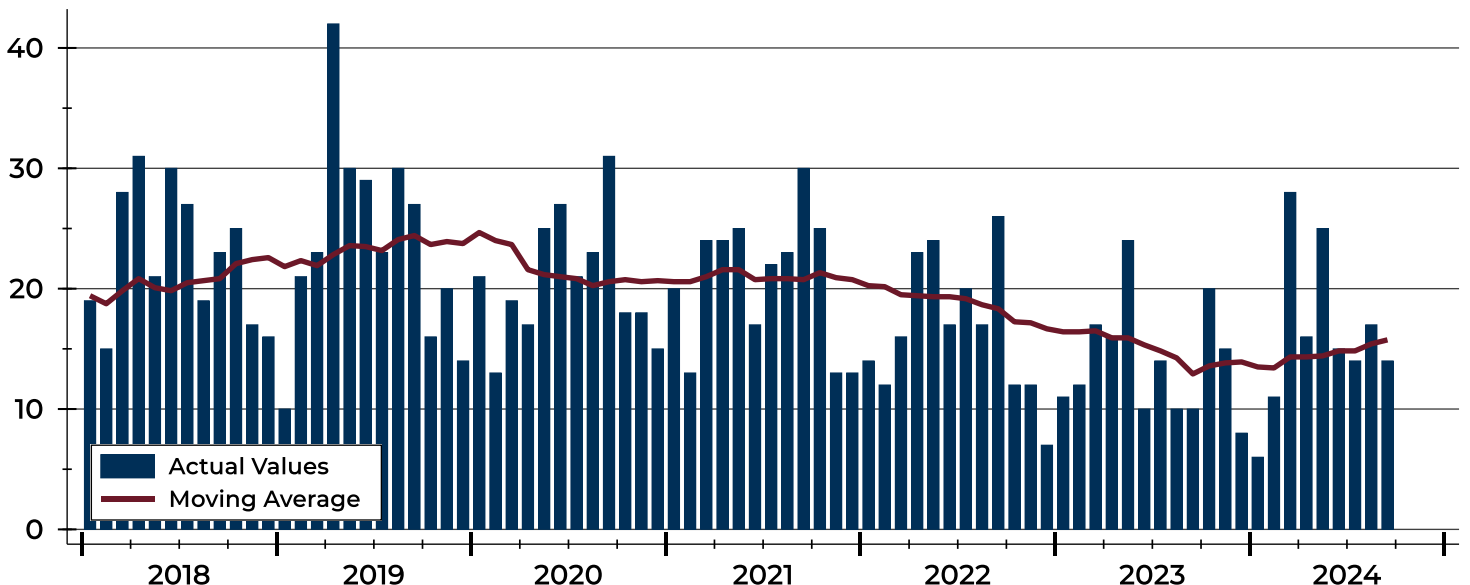
Summary Statistics for Contracts Written		September			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		14	10	40.0%	146	124	17.7%
Volume (1,000s)		4,334	3,401	27.4%	60,927	47,050	29.5%
Average	Sale Price	309,606	340,084	-9.0%	417,310	379,438	10.0%
	Days on Market	25	21	19.0%	21	30	-30.0%
	Percent of Original	98.9%	97.3%	1.6%	98.6%	98.5%	0.1%
Median	Sale Price	314,450	364,700	-13.8%	354,950	350,000	1.4%
	Days on Market	14	10	40.0%	7	6	16.7%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 14 contracts for sale were written in Douglas County during the month of September, up from 10 in 2023. The median list price of these homes was \$314,450, down from \$364,700 the prior year.

Half of the homes that went under contract in September were on the market less than 14 days, compared to 10 days in September 2023.

History of Contracts Written

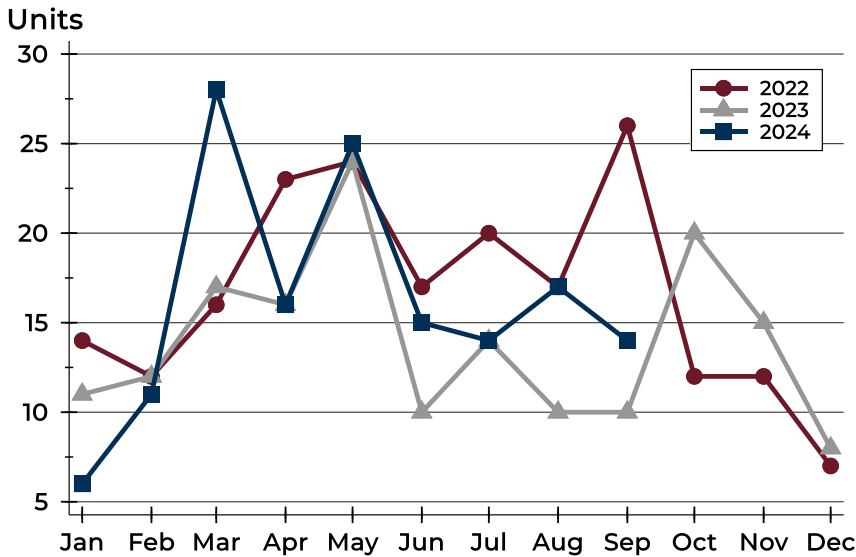
Units





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	14	11	6
February	12	12	11
March	16	17	28
April	23	16	16
May	24	24	25
June	17	10	15
July	20	14	14
August	17	10	17
September	26	10	14
October	12	20	12
November	12	15	12
December	7	8	7

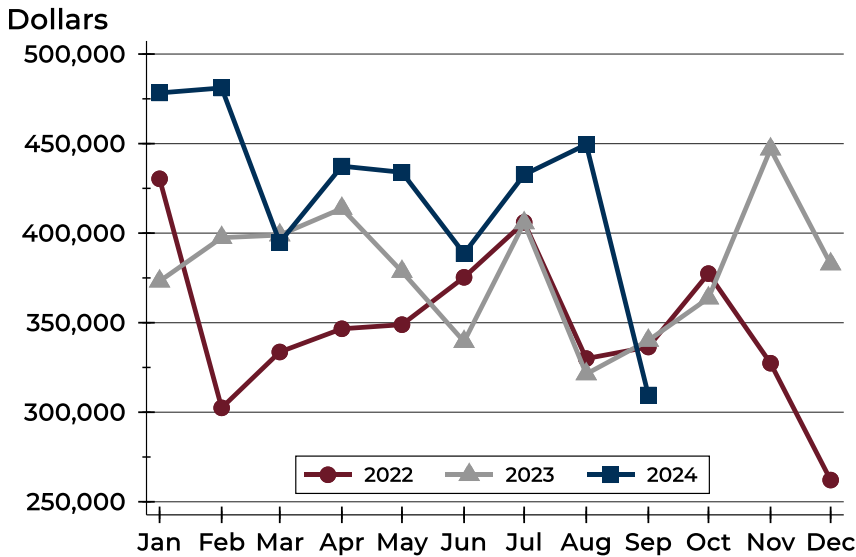
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	28.6%	235,200	240,950	39	22	96.2%	100.0%
\$250,000-\$299,999	3	21.4%	287,667	299,000	9	7	104.5%	100.0%
\$300,000-\$349,999	4	28.6%	336,075	337,250	33	28	96.6%	96.4%
\$350,000-\$399,999	1	7.1%	350,000	350,000	1	1	100.0%	100.0%
\$400,000-\$449,999	2	14.3%	418,193	418,193	15	15	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



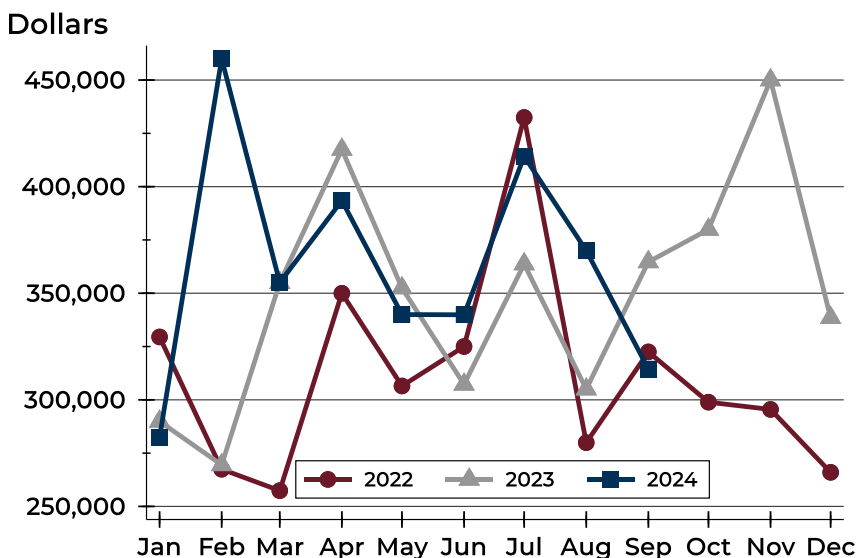
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	430,343	373,164	478,300
February	302,442	397,462	481,082
March	333,644	398,926	394,834
April	346,590	413,775	437,413
May	348,894	378,555	433,972
June	375,329	339,420	388,603
July	406,000	405,700	432,636
August	329,949	321,360	449,524
September	336,429	340,084	309,606
October	377,404	363,715	
November	327,367	446,920	
December	262,129	382,731	

Median Price

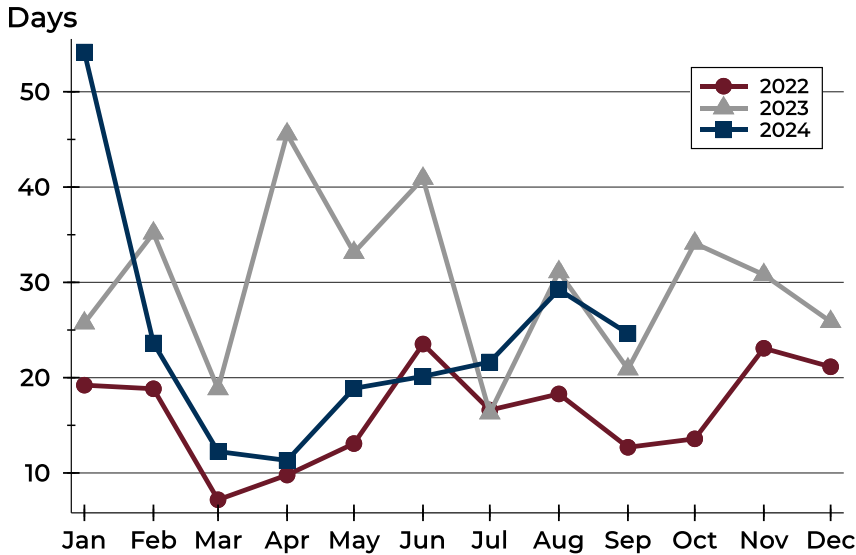


Month	2022	2023	2024
January	329,500	289,900	282,450
February	267,450	269,500	460,000
March	257,400	354,900	355,000
April	350,000	417,450	393,450
May	306,500	352,450	340,000
June	325,000	307,250	339,900
July	432,450	363,700	414,250
August	279,900	305,000	370,000
September	322,500	364,700	314,450
October	298,900	379,900	
November	295,500	450,000	
December	266,000	338,500	



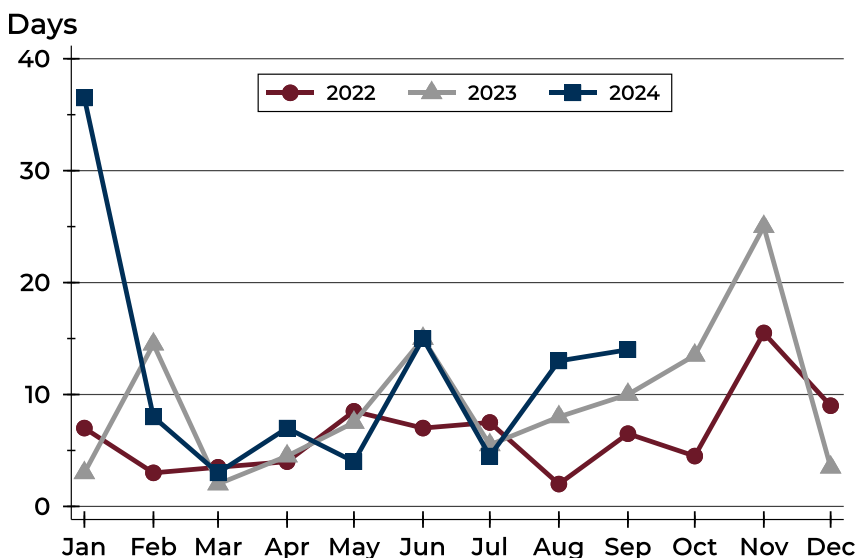
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	26	54
February	19	35	24
March	7	19	12
April	10	46	11
May	13	33	19
June	24	41	20
July	17	16	22
August	18	31	29
September	13	21	25
October	14	34	
November	23	31	
December	21	26	

Median DOM



Month	2022	2023	2024
January	7	3	37
February	3	15	8
March	4	2	3
April	4	5	7
May	9	8	4
June	7	15	15
July	8	6	5
August	2	8	13
September	7	10	14
October	5	14	
November	16	25	
December	9	4	



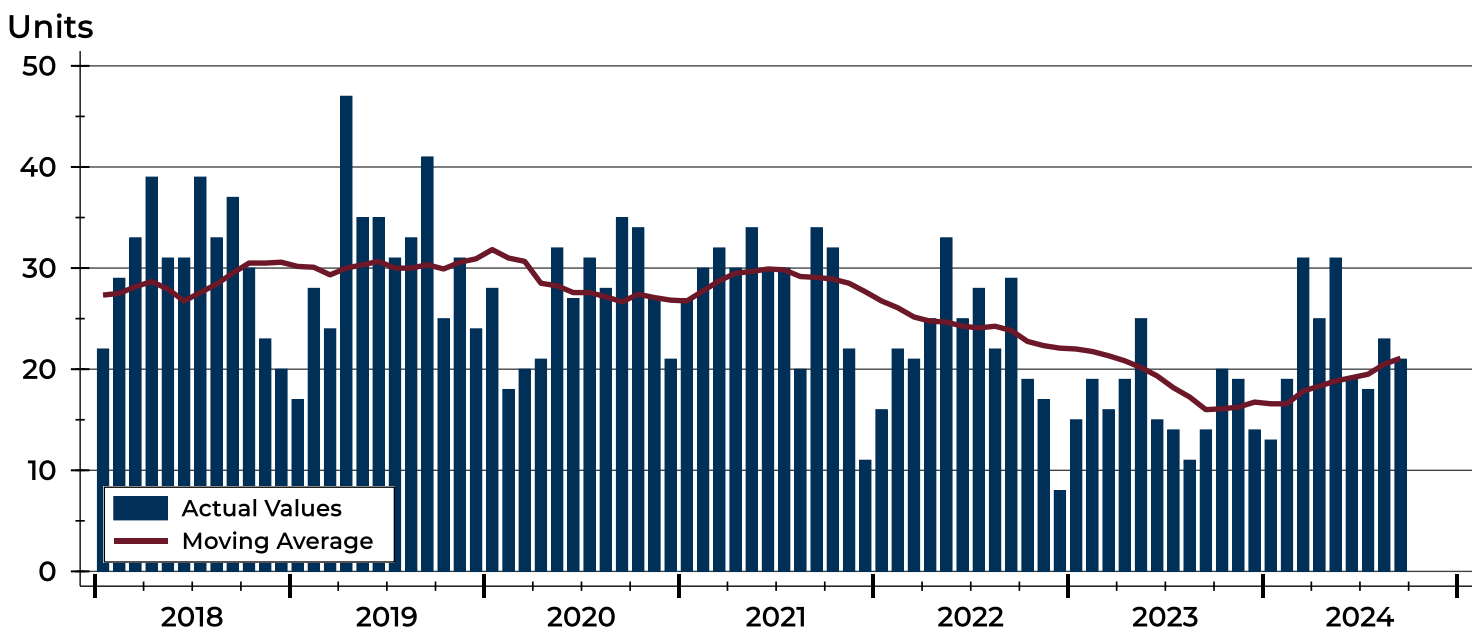
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of September		
		2024	2023	Change
Pending Contracts		21	14	50.0%
Volume (1,000s)		6,707	4,489	49.4%
Average	List Price	319,375	320,653	-0.4%
	Days on Market	26	22	18.2%
	Percent of Original	98.4%	97.9%	0.5%
Median	List Price	324,900	342,450	-5.1%
	Days on Market	14	11	27.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 listings in Douglas County had contracts pending at the end of September, up from 14 contracts pending at the end of September 2023.

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.

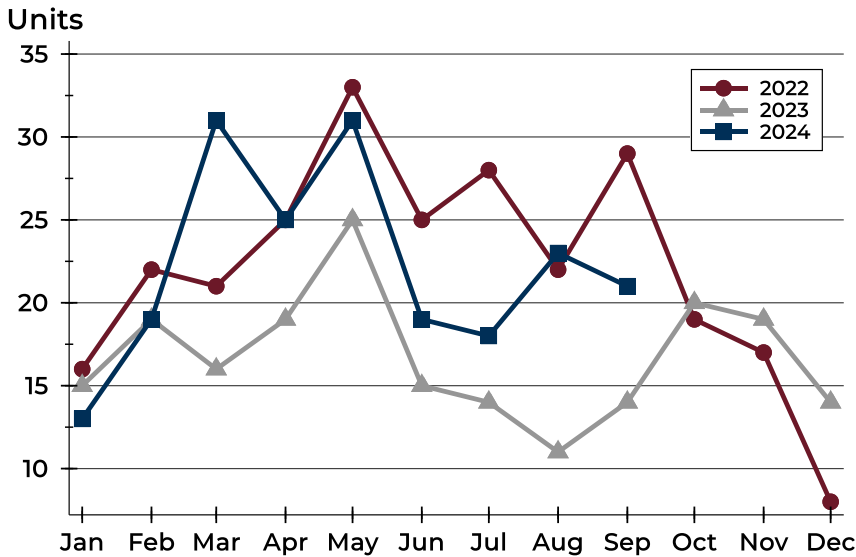
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	16	15	13
February	22	19	19
March	21	16	31
April	25	19	25
May	33	25	31
June	25	15	19
July	28	14	18
August	22	11	23
September	29	14	21
October	19	20	
November	17	19	
December	8	14	

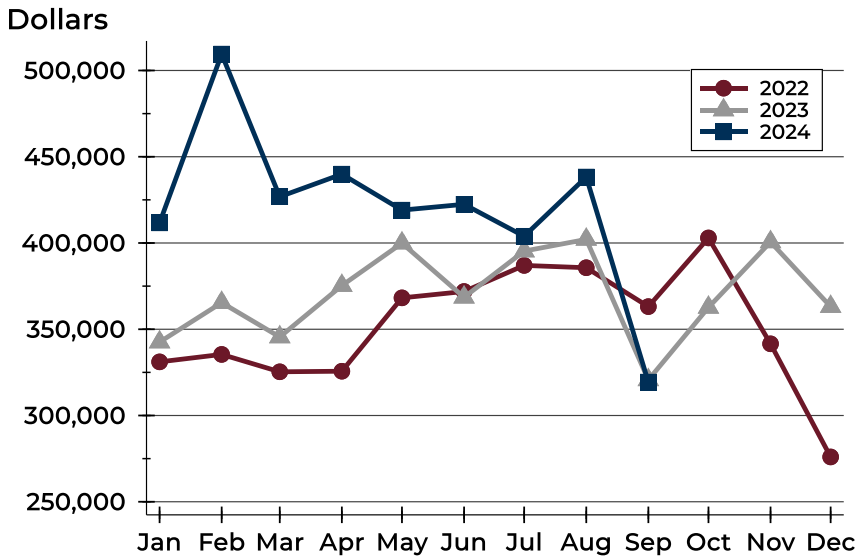
Pending Contracts by Price Range

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	4.8%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	6	28.6%	236,800	240,000	27	7	98.4%	100.0%
\$250,000-\$299,999	3	14.3%	295,833	299,000	30	16	97.8%	100.0%
\$300,000-\$349,999	5	23.8%	333,840	335,000	27	14	96.7%	97.1%
\$350,000-\$399,999	1	4.8%	350,000	350,000	1	1	100.0%	100.0%
\$400,000-\$449,999	2	9.5%	418,193	418,193	15	15	100.0%	100.0%
\$450,000-\$499,999	3	14.3%	473,000	465,000	38	31	100.0%	100.0%
\$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



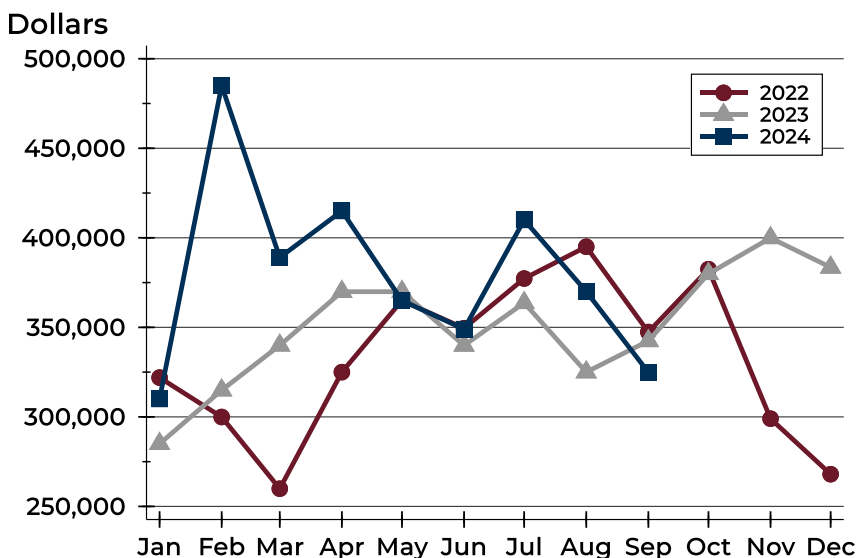
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	331,106	342,573	411,677
February	335,409	365,442	509,521
March	325,338	345,506	426,824
April	325,680	375,321	439,922
May	368,205	399,913	419,066
June	371,892	368,533	422,429
July	387,004	395,307	403,936
August	385,661	402,100	438,259
September	363,136	320,653	319,375
October	402,934	362,668	
November	341,553	400,608	
December	275,988	363,139	

Median Price

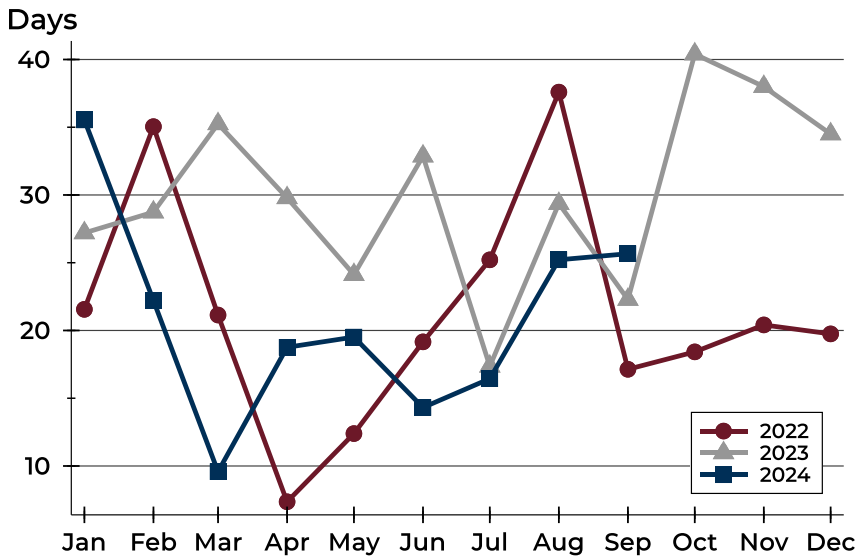


Month	2022	2023	2024
January	321,950	285,000	310,000
February	299,950	314,900	485,000
March	259,900	339,950	389,000
April	325,000	369,900	415,000
May	365,000	369,900	365,000
June	349,500	339,900	349,000
July	377,250	363,700	410,000
August	395,000	325,000	370,000
September	347,400	342,450	324,900
October	382,500	379,925	
November	299,000	399,950	
December	268,000	383,500	



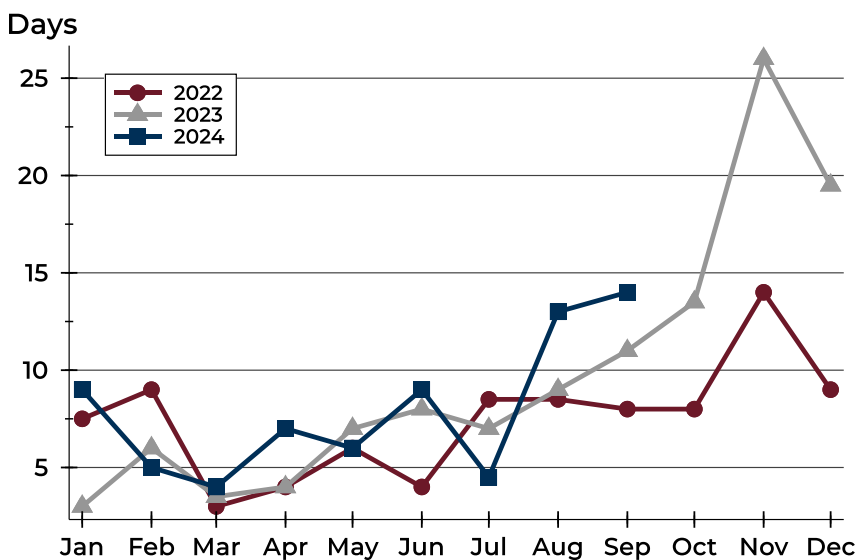
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	22	27	36
February	35	29	22
March	21	35	10
April	7	30	19
May	12	24	20
June	19	33	14
July	25	17	16
August	38	29	25
September	17	22	26
October	18	40	
November	20	38	
December	20	35	

Median DOM



Month	2022	2023	2024
January	8	3	9
February	9	6	5
March	3	4	4
April	4	4	7
May	6	7	6
June	4	8	9
July	9	7	5
August	9	9	13
September	8	11	14
October	8	14	
November	14	26	
December	9	20	