



**May
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in May

Total home sales in Douglas County rose by 40.0% last month to 21 units, compared to 15 units in May 2024. Total sales volume was \$10.8 million, up 60.0% from a year earlier.

The median sale price in May was \$391,000, down from \$415,000 a year earlier. Homes that sold in May were typically on the market for 14 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of May

The total number of active listings in Douglas County at the end of May was 40 units, up from 33 at the same point in 2024. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$542,500.

During May, a total of 17 contracts were written down from 25 in May 2024. At the end of the month, there were 21 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		21 40.0%	15 -16.7%	18 5.9%	61 -12.9%	70 12.9%	62 -12.7%
Active Listings Change from prior year		40 21.2%	33 22.2%	27 -15.6%	N/A	N/A	N/A
Months' Supply Change from prior year		2.7 12.5%	2.4 50.0%	1.6 0.0%	N/A	N/A	N/A
New Listings Change from prior year		25 -19.4%	31 55.0%	20 -35.5%	96 -17.9%	117 30.0%	90 -26.8%
Contracts Written Change from prior year		17 -32.0%	25 4.2%	24 -4.0%	74 -14.0%	86 7.5%	80 -11.1%
Pending Contracts Change from prior year		21 -32.3%	31 24.0%	25 -24.2%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		10,759 60.0%	6,726 1.9%	6,603 21.9%	30,380 2.0%	29,771 31.1%	22,712 -8.5%
Average	Sale Price Change from prior year	512,328 14.3%	448,400 22.2%	366,850 15.1%	498,032 17.1%	425,302 16.1%	366,328 4.8%
	List Price of Actives Change from prior year	780,282 60.9%	485,015 -2.9%	499,596 15.9%	N/A	N/A	N/A
	Days on Market Change from prior year	23 64.3%	14 -65.0%	40 344.4%	40 73.9%	23 -32.4%	34 161.5%
	Percent of List Change from prior year	99.1% -0.3%	99.4% 1.3%	98.1% -2.7%	98.3% -1.1%	99.4% 0.3%	99.1% -2.2%
	Percent of Original Change from prior year	98.1% -1.0%	99.1% 0.9%	98.2% 0.5%	97.0% -1.5%	98.5% 0.0%	98.5% -2.0%
Median	Sale Price Change from prior year	391,000 -5.8%	415,000 12.9%	367,450 36.6%	385,000 0.7%	382,500 12.8%	339,000 16.9%
	List Price of Actives Change from prior year	542,500 23.3%	439,900 0.0%	439,900 7.3%	N/A	N/A	N/A
	Days on Market Change from prior year	14 180.0%	5 25.0%	4 33.3%	14 180.0%	5 0.0%	5 25.0%
	Percent of List Change from prior year	100.0% 0.0%	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	99.4% -0.6%	100.0% -0.4%	100.4% 0.4%	99.4% -0.6%	100.0% 0.0%	100.0% 0.0%

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



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Douglas County (Excluding Lawrence) Closed Listings Analysis

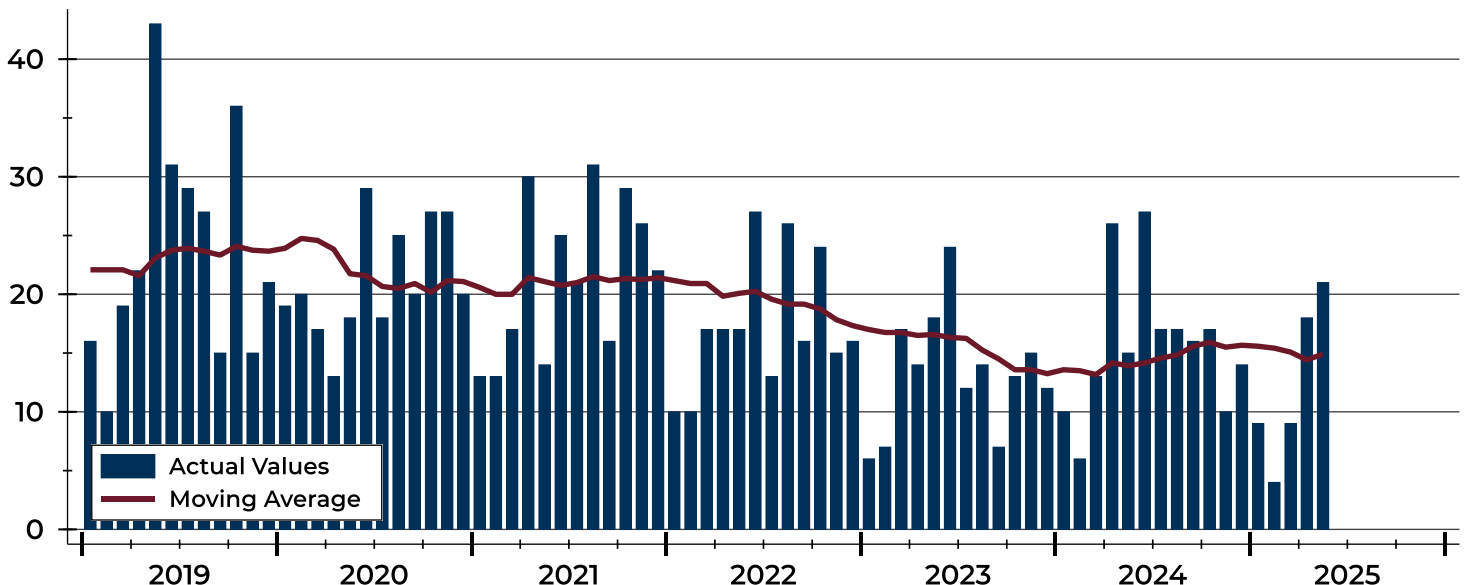
Summary Statistics for Closed Listings		2025	May 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		21	15	40.0%	61	70	-12.9%
Volume (1,000s)		10,759	6,726	60.0%	30,380	29,771	2.0%
Months' Supply		2.7	2.4	12.5%	N/A	N/A	N/A
Average	Sale Price	512,328	448,400	14.3%	498,032	425,302	17.1%
	Days on Market	23	14	64.3%	40	23	73.9%
	Percent of List	99.1%	99.4%	-0.3%	98.3%	99.4%	-1.1%
	Percent of Original	98.1%	99.1%	-1.0%	97.0%	98.5%	-1.5%
Median	Sale Price	391,000	415,000	-5.8%	385,000	382,500	0.7%
	Days on Market	14	5	180.0%	14	5	180.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.4%	100.0%	-0.6%	99.4%	100.0%	-0.6%

A total of 21 homes sold in Douglas County in May, up from 15 units in May 2024. Total sales volume rose to \$10.8 million compared to \$6.7 million in the previous year.

The median sales price in May was \$391,000, down 5.8% compared to the prior year. Median days on market was 14 days, up from 5 days in April, and up from 5 in May 2024.

History of Closed Listings

Units





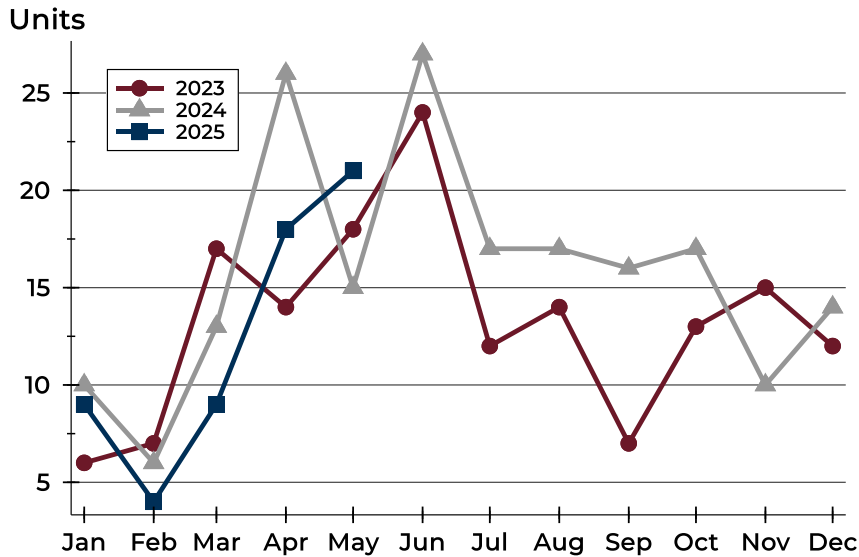
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Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	10	9
February	7	6	4
March	17	13	9
April	14	26	18
May	18	15	21
June	24	27	
July	12	17	
August	14	17	
September	7	16	
October	13	17	
November	15	10	
December	12	14	

Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	4.8%	12.0	105,000	105,000	20	20	105.1%	105.1%	95.5%	95.5%
\$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	3	14.3%	3.7	219,000	210,000	22	9	95.6%	97.7%	93.4%	93.4%
\$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	2	9.5%	0.6	310,000	310,000	1	1	101.7%	101.7%	101.7%	101.7%
\$350,000-\$399,999	6	28.6%	2.0	378,433	375,000	30	8	98.6%	98.9%	98.2%	98.3%
\$400,000-\$449,999	2	9.5%	1.0	432,450	432,450	16	16	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	4	19.0%	4.3	479,725	477,500	25	31	99.5%	100.0%	99.5%	100.0%
\$500,000-\$599,999	1	4.8%	3.3	519,450	519,450	11	11	96.4%	96.4%	96.4%	96.4%
\$600,000-\$749,999	0	0.0%	4.5	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	2	9.5%	16.0	1,901,522	1,901,522	42	42	100.1%	100.1%	100.1%	100.1%



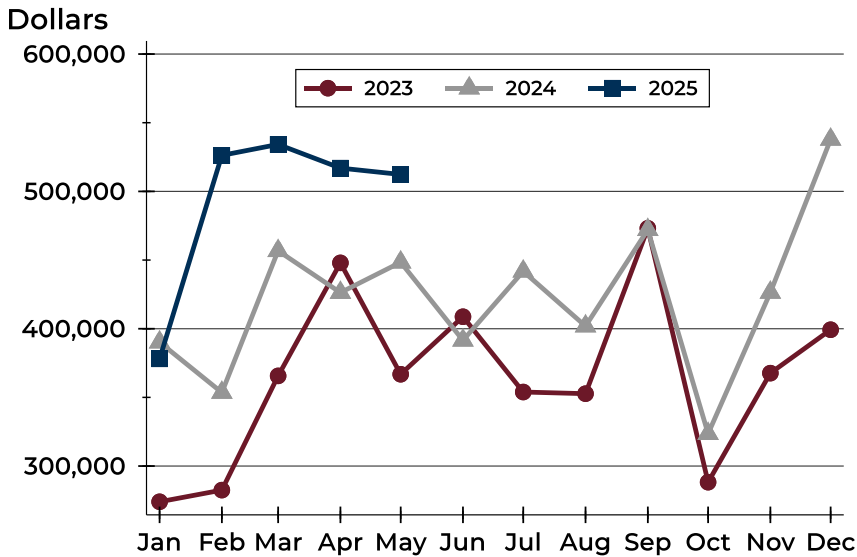
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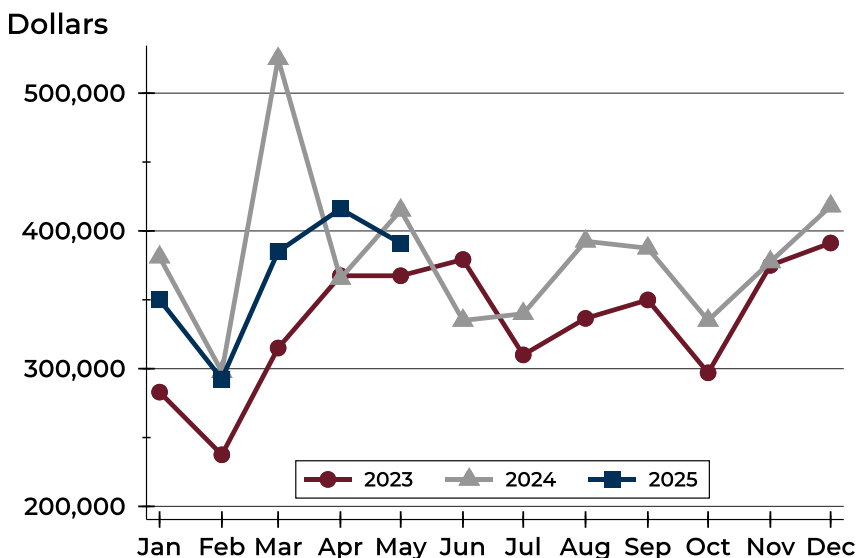
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	274,000	390,195	378,072
February	282,500	353,550	526,250
March	365,665	456,762	534,222
April	447,947	426,308	516,967
May	366,850	448,400	512,328
June	408,741	391,543	
July	353,919	441,803	
August	352,714	401,888	
September	473,129	472,056	
October	288,268	323,588	
November	367,647	426,390	
December	399,283	537,843	

Median Price



Month	2023	2024	2025
January	283,000	381,000	350,000
February	237,500	297,750	292,500
March	315,000	525,000	385,000
April	367,450	365,500	416,000
May	367,450	415,000	391,000
June	379,250	335,000	
July	310,000	339,900	
August	336,500	392,500	
September	349,900	387,450	
October	296,985	335,000	
November	375,000	377,500	
December	391,250	418,000	



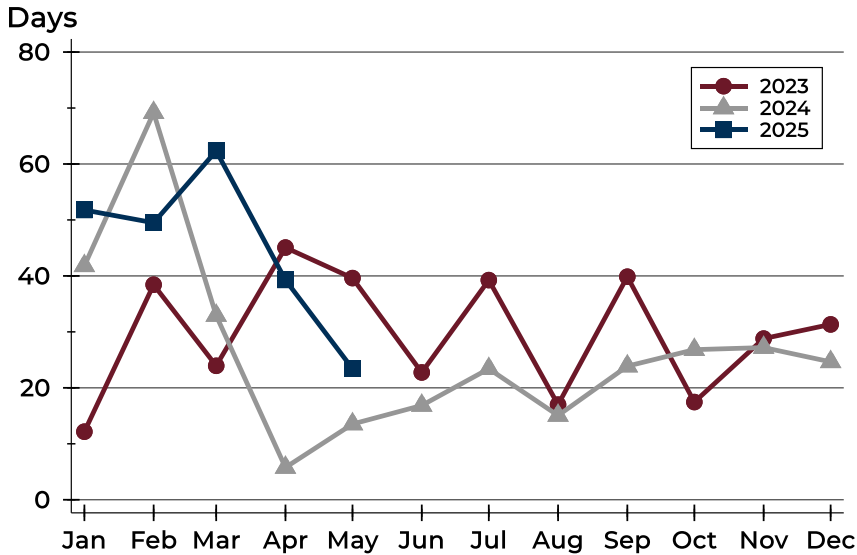
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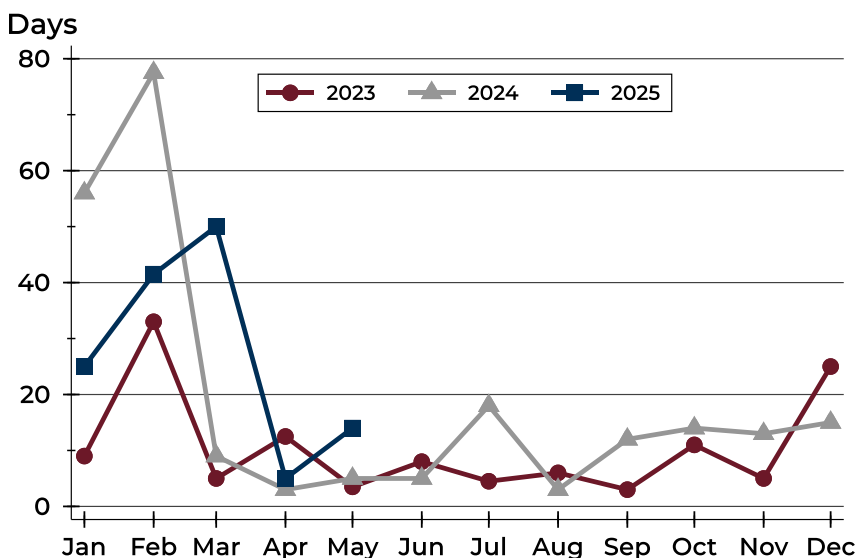
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	12	42	52
February	38	69	50
March	24	33	62
April	45	6	39
May	40	14	23
June	23	17	
July	39	23	
August	17	15	
September	40	24	
October	17	27	
November	29	27	
December	31	25	

Median DOM



Month	2023	2024	2025
January	9	56	25
February	33	78	42
March	5	9	50
April	13	3	5
May	4	5	14
June	8	5	
July	5	18	
August	6	3	
September	3	12	
October	11	14	
November	5	13	
December	25	15	



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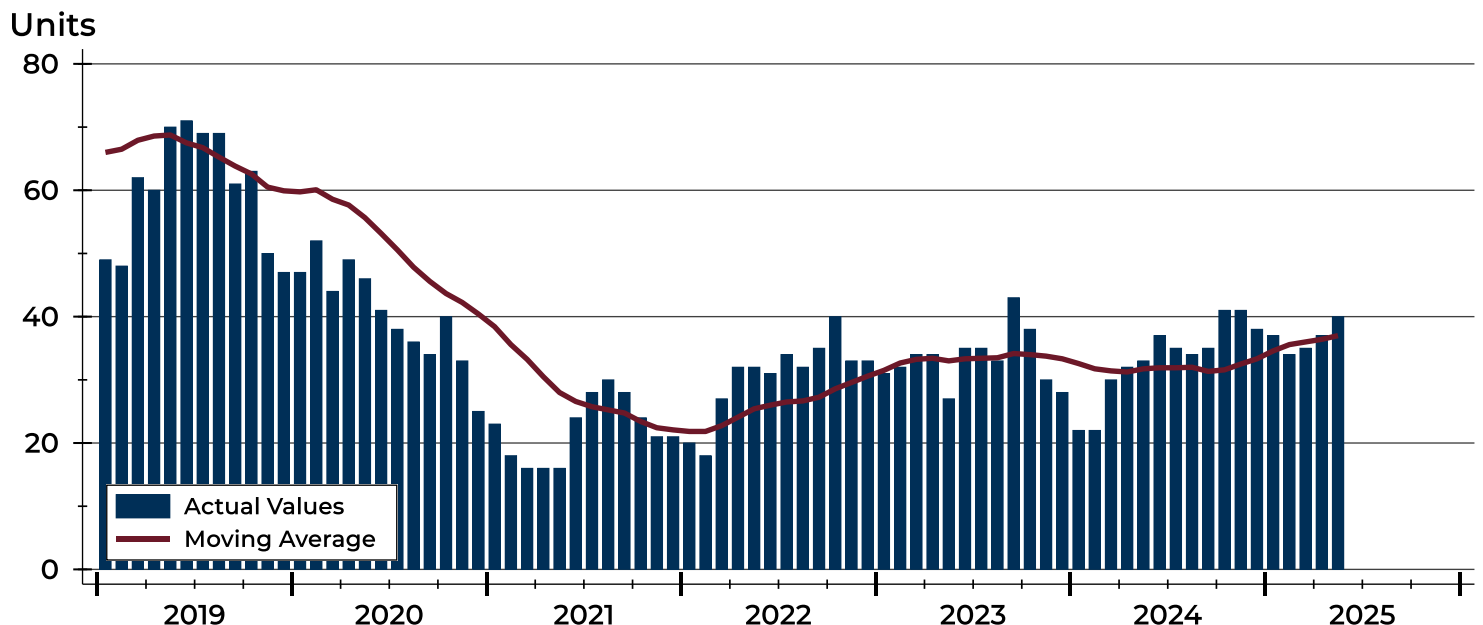
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Active Listings		40	33	21.2%
Volume (1,000s)		31,211	16,005	95.0%
Months' Supply		2.7	2.4	12.5%
Average	List Price	780,282	485,015	60.9%
	Days on Market	37	44	-15.9%
	Percent of Original	98.9%	98.5%	0.4%
Median	List Price	542,500	439,900	23.3%
	Days on Market	19	30	-36.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 40 homes were available for sale in Douglas County at the end of May. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of May was \$542,500, up 23.3% from 2024. The typical time on market for active listings was 18 days, down from 30 days a year earlier.

History of Active Listings





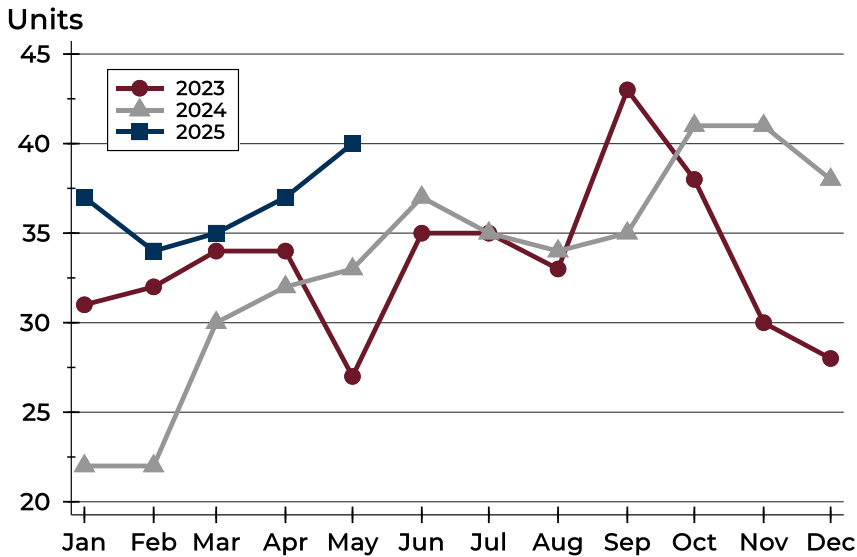
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Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	31	22	37
February	32	22	34
March	34	30	35
April	34	32	37
May	27	33	40
June	35	37	
July	35	35	
August	33	34	
September	43	35	
October	38	41	
November	30	41	
December	28	38	

Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	2.5%	12.0	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	5	12.5%	3.7	218,340	214,900	21	10	99.4%	100.0%
\$250,000-\$299,999	1	2.5%	N/A	288,500	288,500	6	6	100.0%	100.0%
\$300,000-\$349,999	2	5.0%	0.6	319,925	319,925	20	20	98.5%	98.5%
\$350,000-\$399,999	4	10.0%	2.0	376,950	376,500	32	28	99.0%	99.3%
\$400,000-\$449,999	1	2.5%	1.0	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	5	12.5%	4.3	482,130	488,900	30	31	98.5%	100.0%
\$500,000-\$599,999	3	7.5%	3.3	555,000	575,000	45	44	100.0%	100.0%
\$600,000-\$749,999	6	15.0%	4.5	678,983	687,450	12	7	99.5%	100.0%
\$750,000-\$999,999	4	10.0%	N/A	774,975	777,450	64	21	98.4%	100.0%
\$1,000,000 and up	8	20.0%	16.0	1,987,375	1,850,000	53	15	98.5%	100.0%



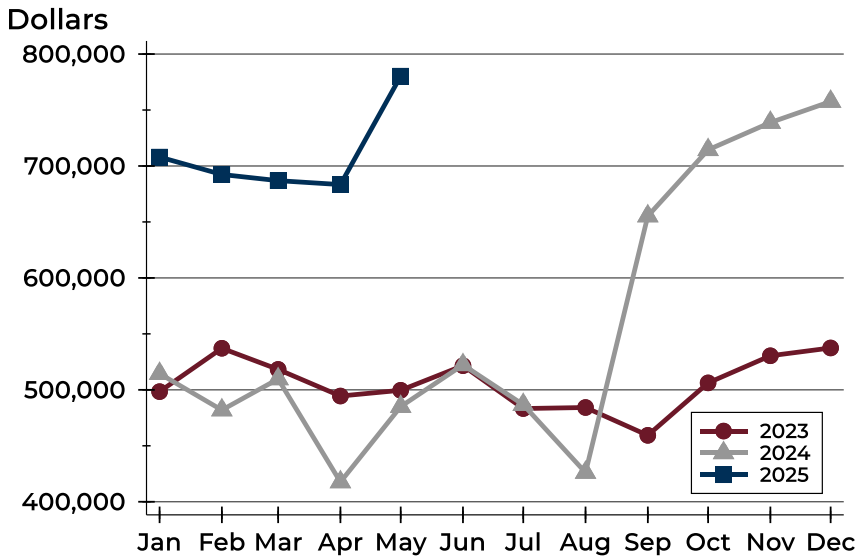
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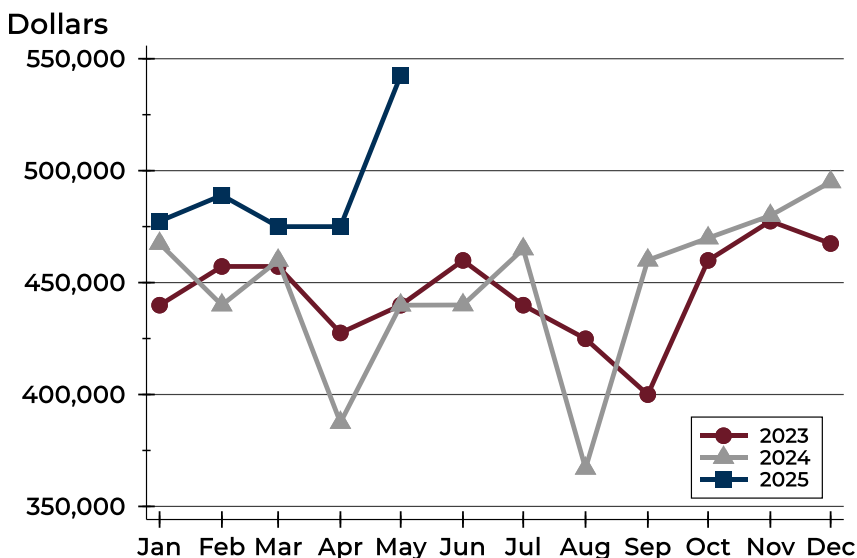
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2023	2024	2025
January	498,411	514,500	707,965
February	537,148	481,945	692,389
March	518,268	509,720	686,891
April	494,481	417,662	683,388
May	499,596	485,015	780,282
June	521,596	522,315	
July	483,293	486,756	
August	484,236	426,135	
September	459,359	655,280	
October	506,221	714,451	
November	530,438	738,815	
December	537,418	757,595	

Median Price



Month	2023	2024	2025
January	439,900	467,450	477,400
February	457,200	439,950	489,000
March	457,200	459,900	475,000
April	427,500	387,450	475,000
May	439,900	439,900	542,500
June	459,900	440,000	
July	439,900	465,000	
August	424,900	367,000	
September	399,950	460,000	
October	459,900	469,900	
November	477,450	479,900	
December	467,450	494,950	



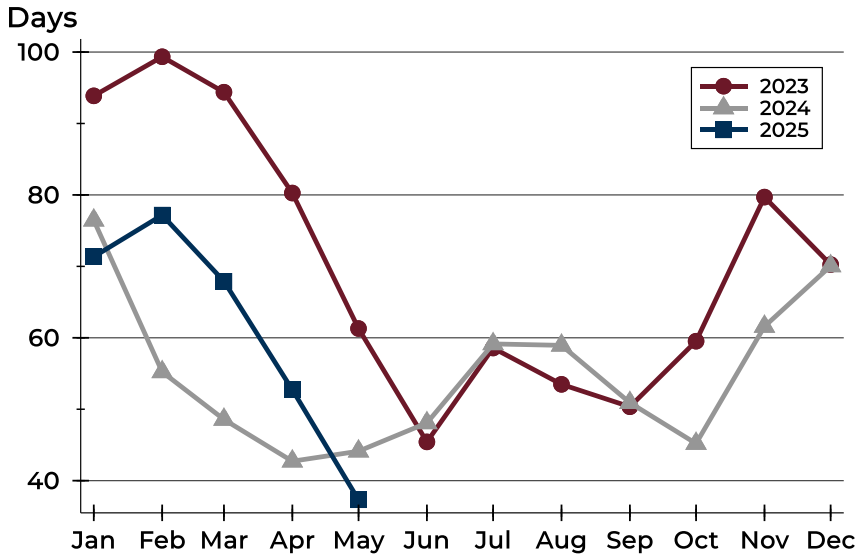
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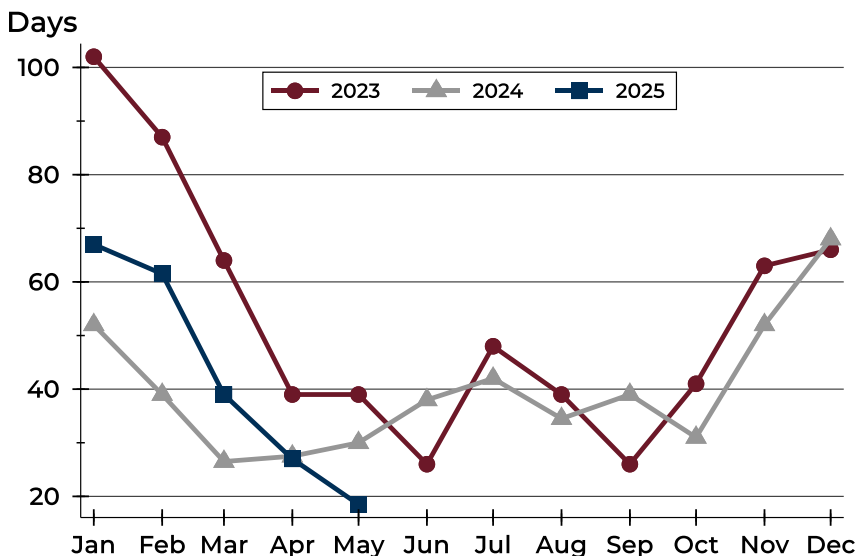
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	76	71
February	99	55	77
March	94	49	68
April	80	43	53
May	61	44	37
June	45	48	
July	59	59	
August	53	59	
September	50	51	
October	60	45	
November	80	62	
December	70	70	

Median DOM



Month	2023	2024	2025
January	102	52	67
February	87	39	62
March	64	27	39
April	39	28	27
May	39	30	19
June	26	38	
July	48	42	
August	39	35	
September	26	39	
October	41	31	
November	63	52	
December	66	68	



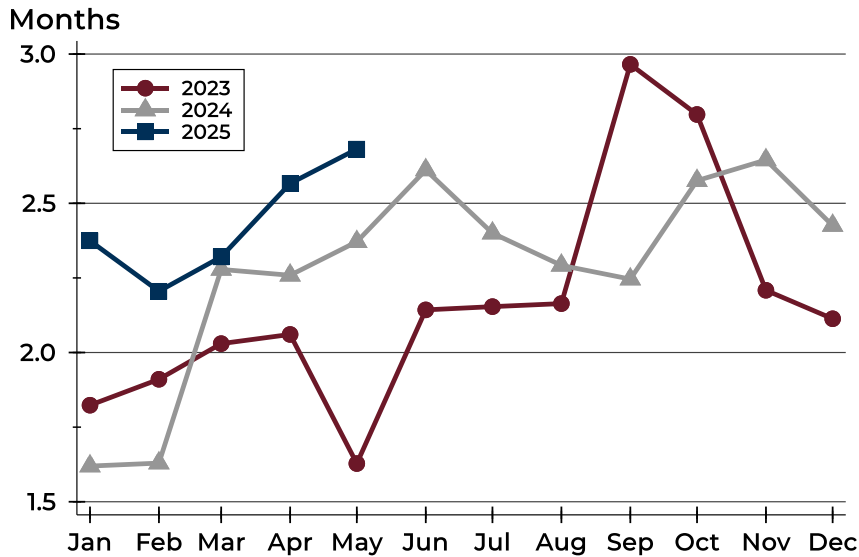
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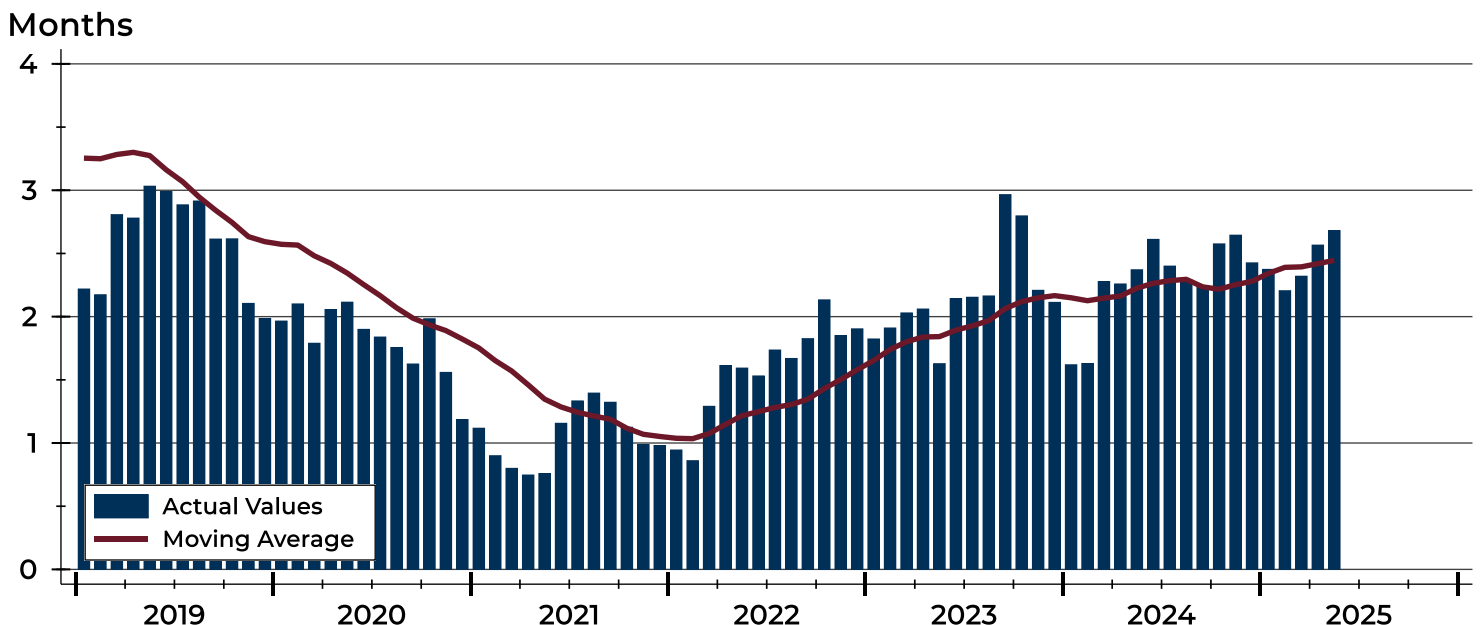
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.8	1.6	2.4
February	1.9	1.6	2.2
March	2.0	2.3	2.3
April	2.1	2.3	2.6
May	1.6	2.4	2.7
June	2.1	2.6	
July	2.2	2.4	
August	2.2	2.3	
September	3.0	2.2	
October	2.8	2.6	
November	2.2	2.6	
December	2.1	2.4	

History of Month's Supply





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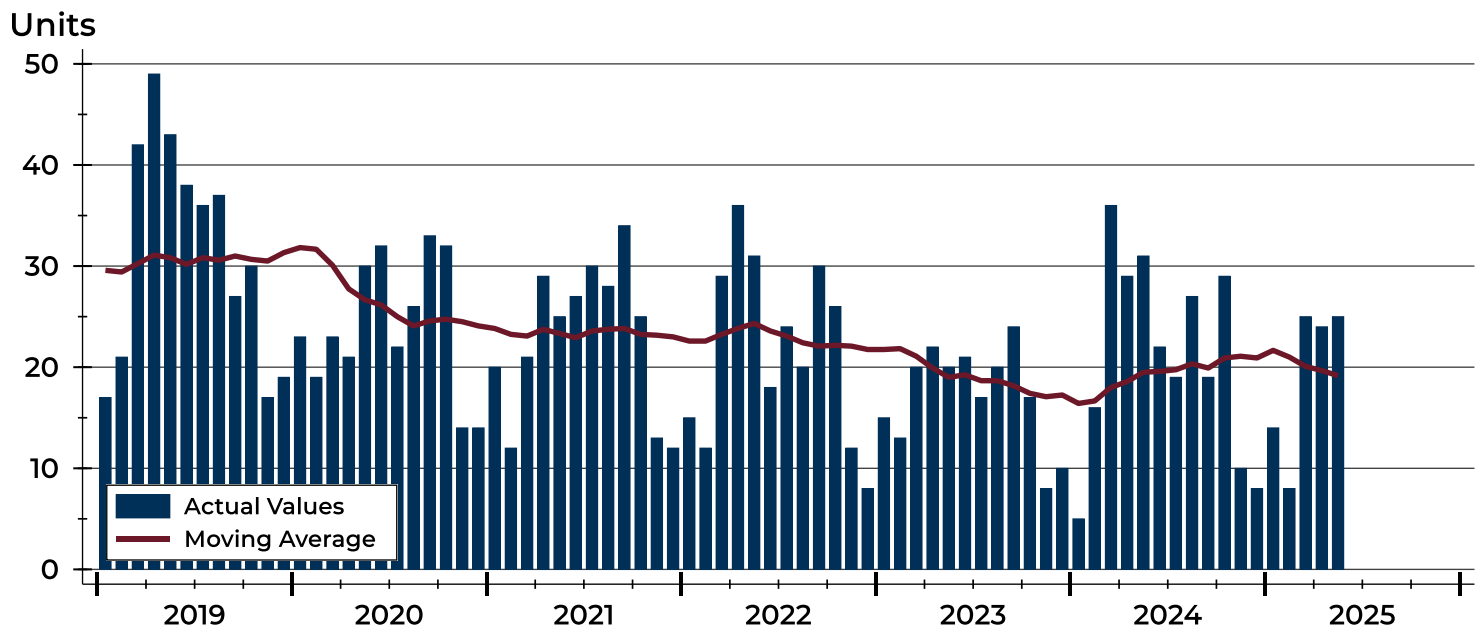
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	May 2024	Change
Current Month	New Listings	25	31	-19.4%
	Volume (1,000s)	16,780	14,221	18.0%
	Average List Price	671,186	458,731	46.3%
	Median List Price	499,900	340,000	47.0%
Year-to-Date	New Listings	96	117	-17.9%
	Volume (1,000s)	55,067	50,048	10.0%
	Average List Price	573,611	427,762	34.1%
	Median List Price	439,900	365,900	20.2%

A total of 25 new listings were added in Douglas County during May, down 19.4% from the same month in 2024. Year-to-date Douglas County has seen 96 new listings.

The median list price of these homes was \$499,900 up from \$340,000 in 2024.

History of New Listings





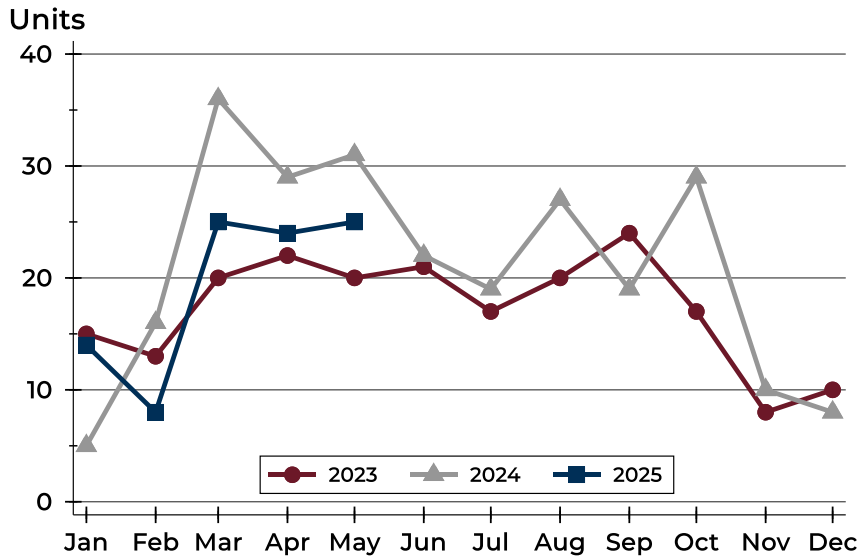
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Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	5	14
February	13	16	8
March	20	36	25
April	22	29	24
May	20	31	25
June	21	22	
July	17	19	
August	20	27	
September	24	19	
October	17	29	
November	8	10	
December	10	8	

New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	1	4.0%	184,900	184,900	16	16	86.0%	86.0%
\$200,000-\$249,999	1	4.0%	224,900	224,900	6	6	100.0%	100.0%
\$250,000-\$299,999	2	8.0%	262,500	262,500	5	5	100.0%	100.0%
\$300,000-\$349,999	4	16.0%	319,863	319,975	6	5	100.0%	100.0%
\$350,000-\$399,999	3	12.0%	395,933	398,000	10	5	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	2	8.0%	494,400	494,400	7	7	100.0%	100.0%
\$500,000-\$599,999	4	16.0%	575,000	577,500	5	4	100.0%	100.0%
\$600,000-\$749,999	2	8.0%	657,450	657,450	6	6	100.0%	100.0%
\$750,000-\$999,999	2	8.0%	837,450	837,450	4	4	100.0%	100.0%
\$1,000,000 and up	4	16.0%	1,774,750	1,599,500	10	7	100.0%	100.0%



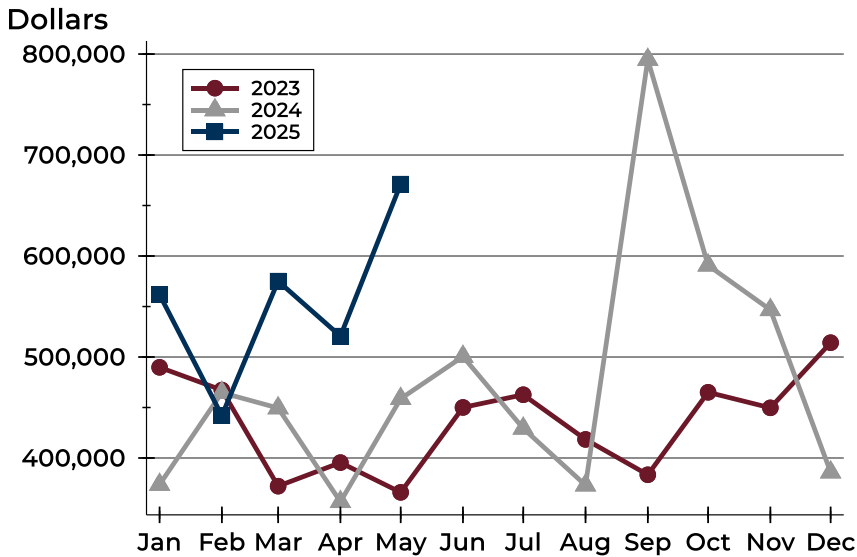
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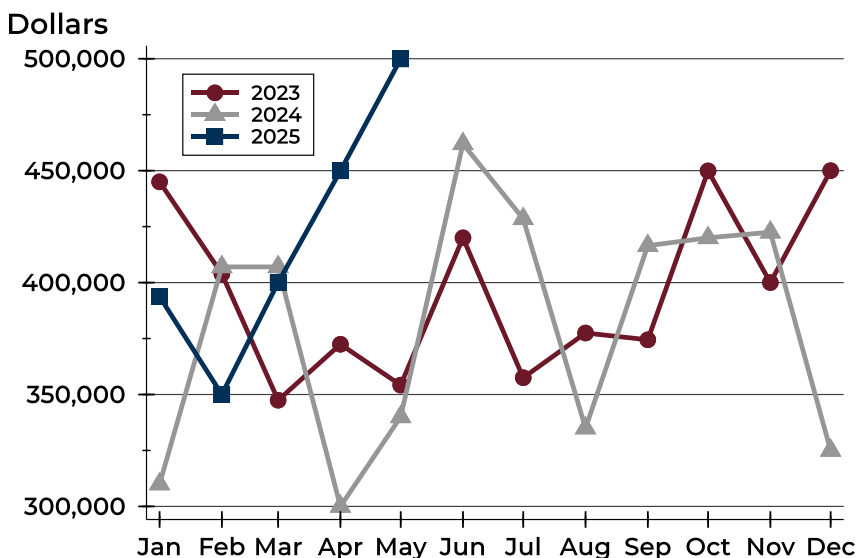
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2023	2024	2025
January	489,773	373,698	561,746
February	467,265	464,725	441,988
March	372,110	449,461	575,140
April	395,430	356,648	520,677
May	365,950	458,731	671,186
June	450,052	500,468	
July	462,641	429,326	
August	418,382	373,026	
September	383,388	794,557	
October	465,059	590,829	
November	449,675	546,730	
December	514,190	385,925	

Median Price



Month	2023	2024	2025
January	445,000	310,000	393,700
February	403,900	407,000	350,000
March	347,450	407,000	400,000
April	372,450	300,000	449,925
May	354,200	340,000	499,900
June	419,990	462,000	
July	357,500	428,500	
August	377,475	335,000	
September	374,450	416,485	
October	449,900	420,000	
November	400,000	422,500	
December	450,000	325,000	



May
2025

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Contracts Written Analysis

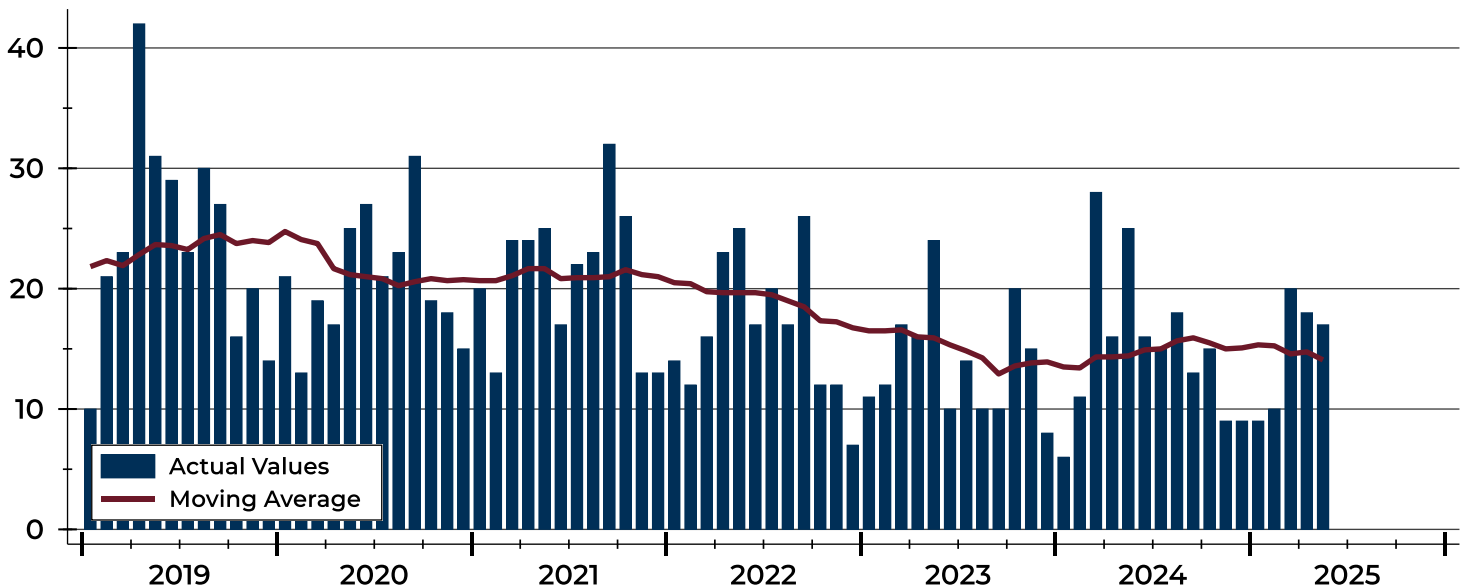
Summary Statistics for Contracts Written		2025	May 2024	Change	Year-to-Date		2025	2024	Change
Contracts Written		17	25	-32.0%			74	86	-14.0%
Volume (1,000s)		8,773	10,849	-19.1%			38,512	37,065	3.9%
Average	Sale Price	516,062	433,972	18.9%			520,436	430,988	20.8%
	Days on Market	13	19	-31.6%			34	18	88.9%
	Percent of Original	99.1%	100.2%	-1.1%			98.1%	99.3%	-1.2%
Median	Sale Price	475,000	340,000	39.7%			400,000	365,000	9.6%
	Days on Market	6	4	50.0%			8	5	60.0%
	Percent of Original	100.0%	100.0%	0.0%			100.0%	100.0%	0.0%

A total of 17 contracts for sale were written in Douglas County during the month of May, down from 25 in 2024. The median list price of these homes was \$475,000, up from \$340,000 the prior year.

Half of the homes that went under contract in May were on the market less than 6 days, compared to 4 days in May 2024.

History of Contracts Written

Units





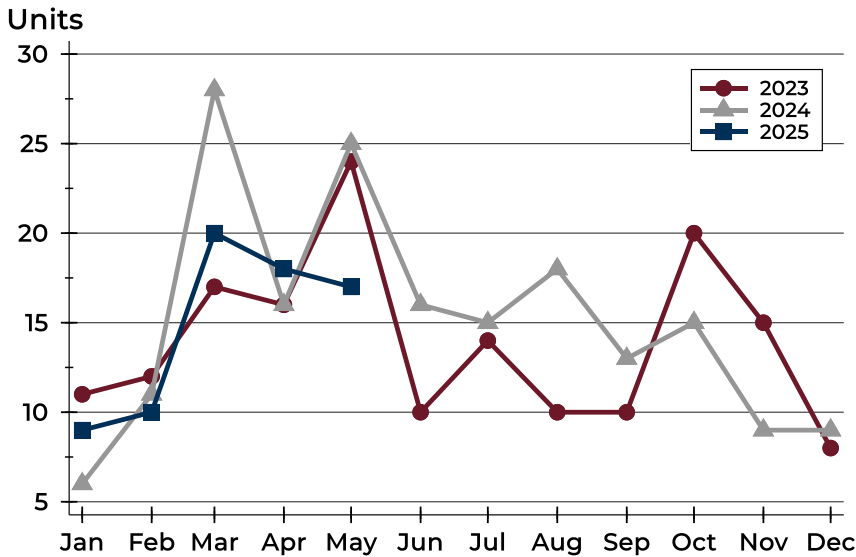
**May
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	11	6	9
February	12	11	10
March	17	28	20
April	16	16	18
May	24	25	17
June	10	16	
July	14	15	
August	10	18	
September	10	13	
October	20	15	
November	15	9	
December	8	9	

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	2	11.8%	262,500	262,500	5	5	100.0%	100.0%
\$300,000-\$349,999	2	11.8%	329,750	329,750	5	5	100.0%	100.0%
\$350,000-\$399,999	3	17.6%	384,933	389,900	12	7	97.3%	96.3%
\$400,000-\$449,999	1	5.9%	429,950	429,950	34	34	100.0%	100.0%
\$450,000-\$499,999	2	11.8%	482,450	482,450	44	44	97.5%	97.5%
\$500,000-\$599,999	4	23.5%	568,750	567,500	8	4	99.6%	100.0%
\$600,000-\$749,999	1	5.9%	614,999	614,999	7	7	100.0%	100.0%
\$750,000-\$999,999	1	5.9%	899,900	899,900	1	1	100.0%	100.0%
\$1,000,000 and up	1	5.9%	1,249,000	1,249,000	2	2	100.0%	100.0%



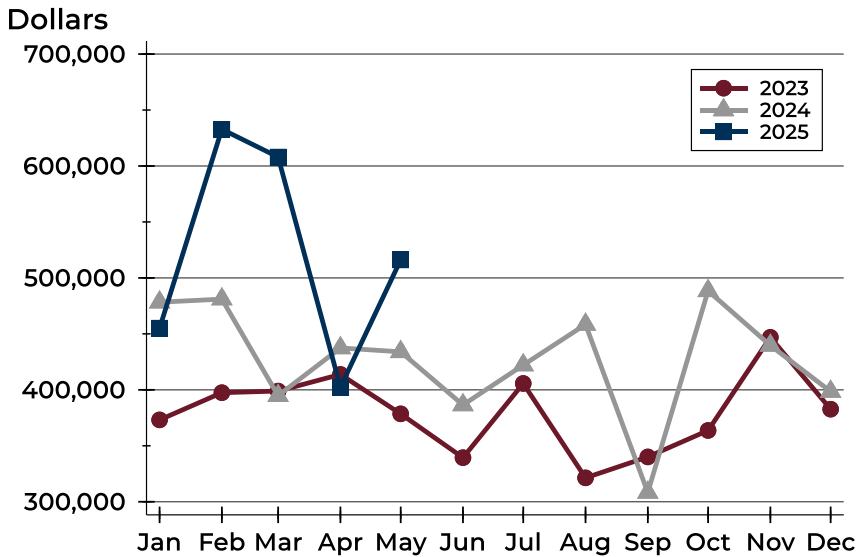
**May
2025**

Lawrence MLS Statistics



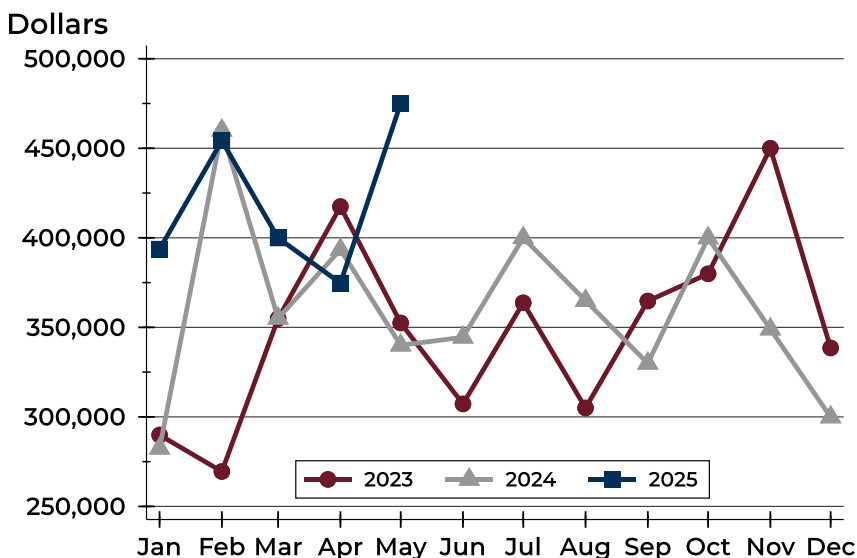
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	373,164	478,300	455,144
February	397,462	481,082	632,834
March	398,926	394,834	607,990
April	413,775	437,413	402,353
May	378,555	433,972	516,062
June	339,420	386,503	
July	405,700	422,127	
August	321,360	458,439	
September	340,084	308,385	
October	363,715	488,467	
November	446,920	439,689	
December	382,731	398,533	

Median Price



Month	2023	2024	2025
January	289,900	282,450	393,700
February	269,500	460,000	454,222
March	354,900	355,000	399,900
April	417,450	393,450	374,700
May	352,450	340,000	475,000
June	307,250	344,450	
July	363,700	400,000	
August	305,000	364,950	
September	364,700	329,900	
October	379,900	399,900	
November	450,000	349,000	
December	338,500	299,900	



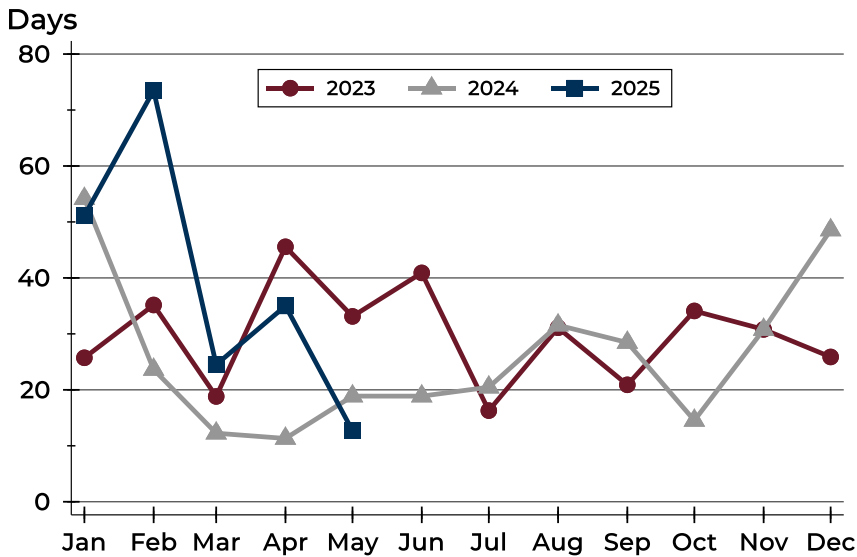
May
2025

Lawrence MLS Statistics



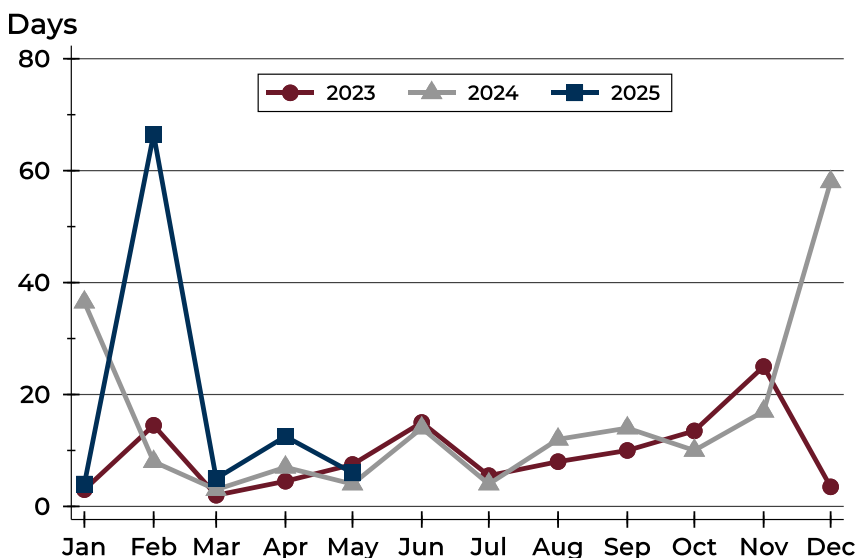
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	26	54	51
February	35	24	74
March	19	12	25
April	46	11	35
May	33	19	13
June	41	19	
July	16	20	
August	31	32	
September	21	28	
October	34	15	
November	31	31	
December	26	49	

Median DOM



Month	2023	2024	2025
January	3	37	4
February	15	8	67
March	2	3	5
April	5	7	13
May	8	4	6
June	15	14	
July	6	4	
August	8	12	
September	10	14	
October	14	10	
November	25	17	
December	4	58	



May
2025

Lawrence MLS Statistics



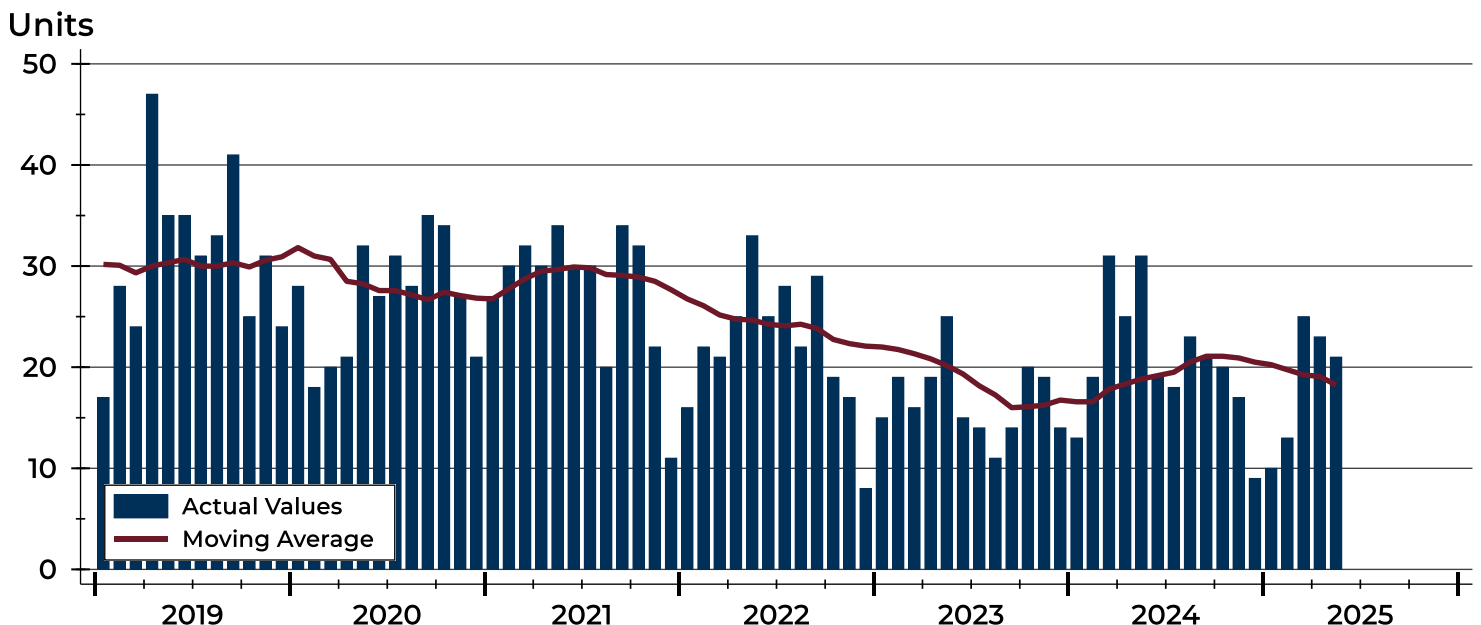
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pending Contracts		21	31	-32.3%
Volume (1,000s)		11,539	12,991	-11.2%
Average	List Price	549,486	419,066	31.1%
	Days on Market	26	20	30.0%
	Percent of Original	99.7%	99.5%	0.2%
Median	List Price	470,000	365,000	28.8%
	Days on Market	7	6	16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 listings in Douglas County had contracts pending at the end of May, down from 31 contracts pending at the end of May 2024.

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





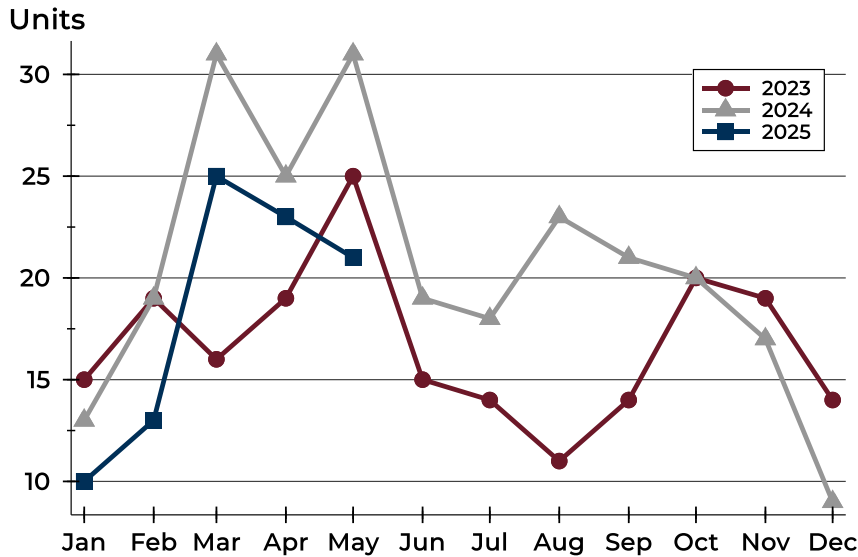
**May
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	15	13	10
February	19	19	13
March	16	31	25
April	19	25	23
May	25	31	21
June	15	19	
July	14	18	
August	11	23	
September	14	21	
October	20	20	
November	19	17	
December	14	9	

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Pending Contracts Percent	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. 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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	14.3%	261,333	259,000	6	8	100.0%	100.0%
\$300,000-\$349,999	3	14.3%	336,483	339,500	4	4	100.0%	100.0%
\$350,000-\$399,999	2	9.5%	392,450	392,450	6	6	100.0%	100.0%
\$400,000-\$449,999	1	4.8%	429,950	429,950	34	34	100.0%	100.0%
\$450,000-\$499,999	2	9.5%	472,500	472,500	104	104	100.0%	100.0%
\$500,000-\$599,999	4	19.0%	568,750	567,500	8	4	99.6%	100.0%
\$600,000-\$749,999	1	4.8%	699,000	699,000	144	144	95.9%	95.9%
\$750,000-\$999,999	2	9.5%	919,950	919,950	9	9	100.0%	100.0%
\$1,000,000 and up	2	9.5%	1,324,000	1,324,000	30	30	100.0%	100.0%



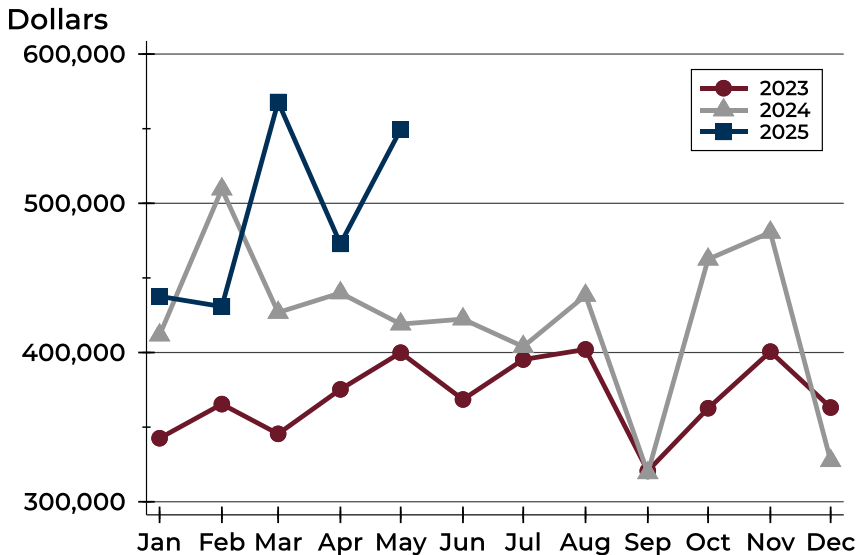
May
2025

Lawrence MLS Statistics



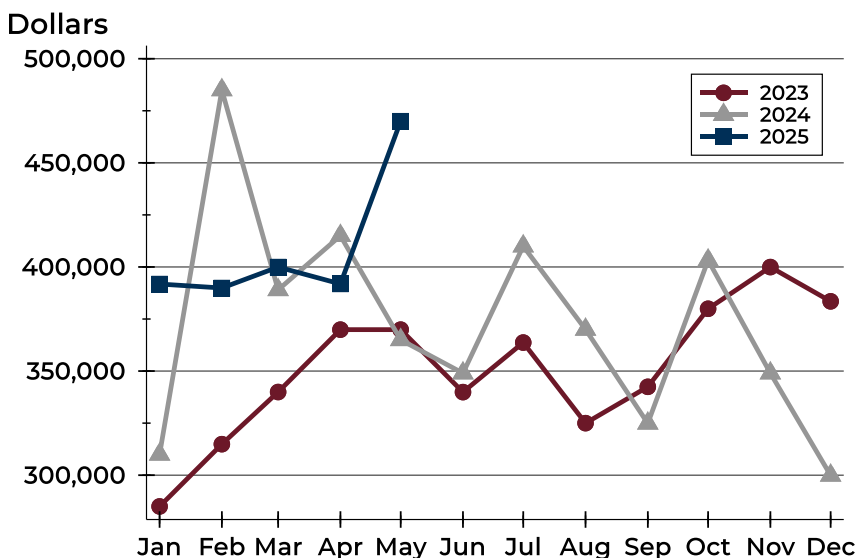
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	342,573	411,677	437,650
February	365,442	509,521	430,815
March	345,506	426,824	567,873
April	375,321	439,922	472,820
May	399,913	419,066	549,486
June	368,533	422,429	
July	395,307	403,936	
August	402,100	438,259	
September	320,653	319,375	
October	362,668	462,479	
November	400,608	480,535	
December	363,139	327,467	

Median Price



Month	2023	2024	2025
January	285,000	310,000	391,800
February	314,900	485,000	389,900
March	339,950	389,000	399,950
April	369,900	415,000	391,850
May	369,900	365,000	470,000
June	339,900	349,000	
July	363,700	410,000	
August	325,000	370,000	
September	342,450	324,900	
October	379,925	403,243	
November	399,950	349,000	
December	383,500	299,900	



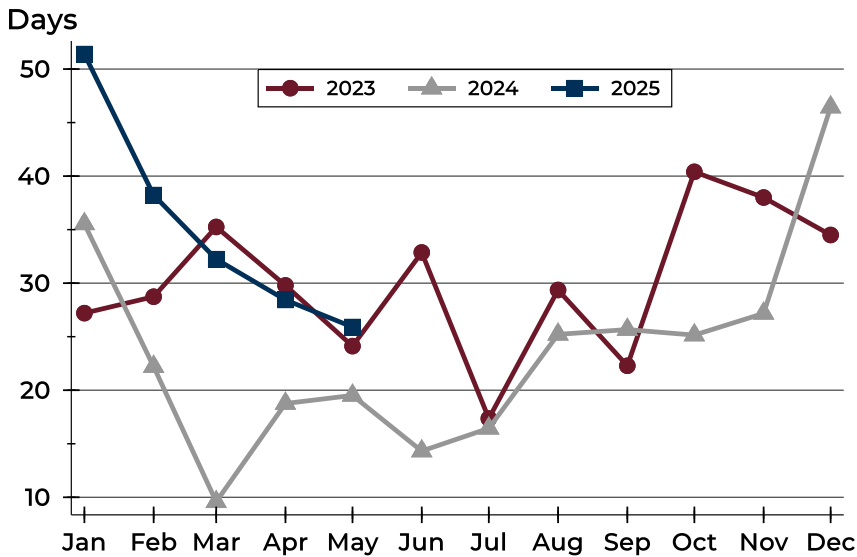
May
2025

Lawrence MLS Statistics



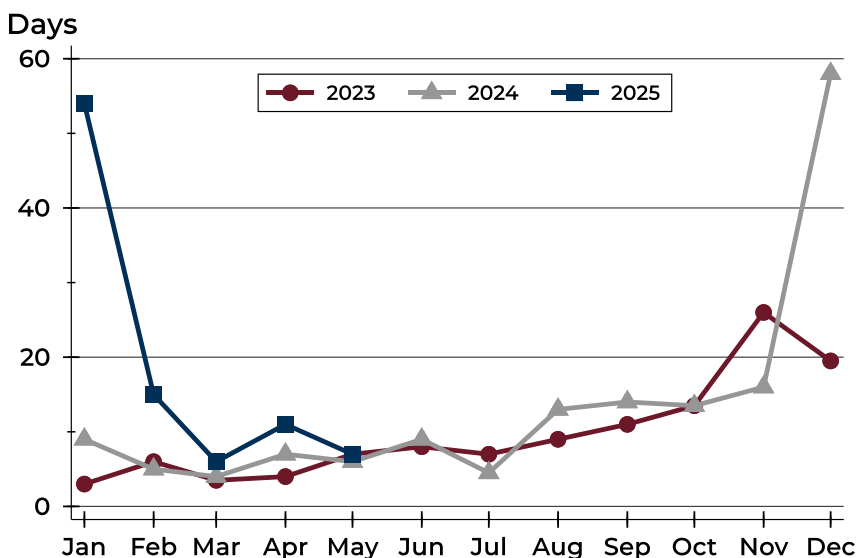
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	27	36	51
February	29	22	38
March	35	10	32
April	30	19	28
May	24	20	26
June	33	14	
July	17	16	
August	29	25	
September	22	26	
October	40	25	
November	38	27	
December	35	46	

Median DOM



Month	2023	2024	2025
January	3	9	54
February	6	5	15
March	4	4	6
April	4	7	11
May	7	6	7
June	8	9	
July	7	5	
August	9	13	
September	11	14	
October	14	14	
November	26	16	
December	20	58	