



**August
2026**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in August

Total home sales in Douglas County rose by 7.1% last month to 15 units, compared to 14 units in August 2025. Total sales volume was \$10.1 million, up 45.3% from a year earlier.

The median sale price in August was \$524,900, up from \$442,000 a year earlier. Homes that sold in August were typically on the market for 8 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 at the end of August was 51 units, down from 55 at the same point in 2025. This represents a 3.3 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$429,950.

During August, a total of 17 contracts were written down from 20 in August 2025. At the end of the month, there were 28 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales Change from prior year		15 7.1%	14 -17.6%	17 21.4%	128 18.5%	108 -18.2%	132 17.9%
Active Listings Change from prior year		51 -7.3%	55 61.8%	34 3.0%	N/A	N/A	N/A
Months' Supply Change from prior year		3.3 -17.5%	4.0 73.9%	2.3 4.5%	N/A	N/A	N/A
New Listings Change from prior year		22 -4.3%	23 -14.8%	27 35.0%	191 7.9%	177 -4.3%	185 25.0%
Contracts Written Change from prior year		17 -15.0%	20 11.1%	18 80.0%	133 5.6%	126 -6.7%	135 18.4%
Pending Contracts Change from prior year		28 7.7%	26 13.0%	23 109.1%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		10,058 45.3%	6,921 1.3%	6,832 38.4%	61,150 13.8%	53,720 -2.4%	55,033 32.0%
Average	Sale Price Change from prior year	670,547 35.6%	494,350 23.0%	401,888 13.9%	477,737 -4.0%	497,411 19.3%	416,917 12.0%
	List Price of Actives Change from prior year	785,140 20.9%	649,360 52.4%	426,135 -12.0%	N/A	N/A	N/A
	Days on Market Change from prior year	32 146.2%	13 -13.3%	15 -11.8%	33 6.5%	31 47.6%	21 -30.0%
	Percent of List Change from prior year	98.7% 5.3%	93.7% -6.6%	100.3% 0.4%	99.0% 1.0%	98.0% -1.6%	99.6% 0.4%
	Percent of Original Change from prior year	98.0% 5.5%	92.9% -7.1%	100.0% 1.3%	97.8% 0.7%	97.1% -1.6%	98.7% 0.3%
Median	Sale Price Change from prior year	524,900 18.8%	442,000 12.6%	392,500 16.6%	410,000 3.4%	396,350 8.0%	367,000 5.6%
	List Price of Actives Change from prior year	429,950 2.4%	420,000 14.4%	367,000 -13.6%	N/A	N/A	N/A
	Days on Market Change from prior year	8 14.3%	7 133.3%	3 -50.0%	11 22.2%	9 80.0%	5 -16.7%
	Percent of List Change from prior year	100.0% 1.9%	98.1% -1.9%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	100.0% 1.9%	98.1% -1.9%	100.0% 0.2%	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.



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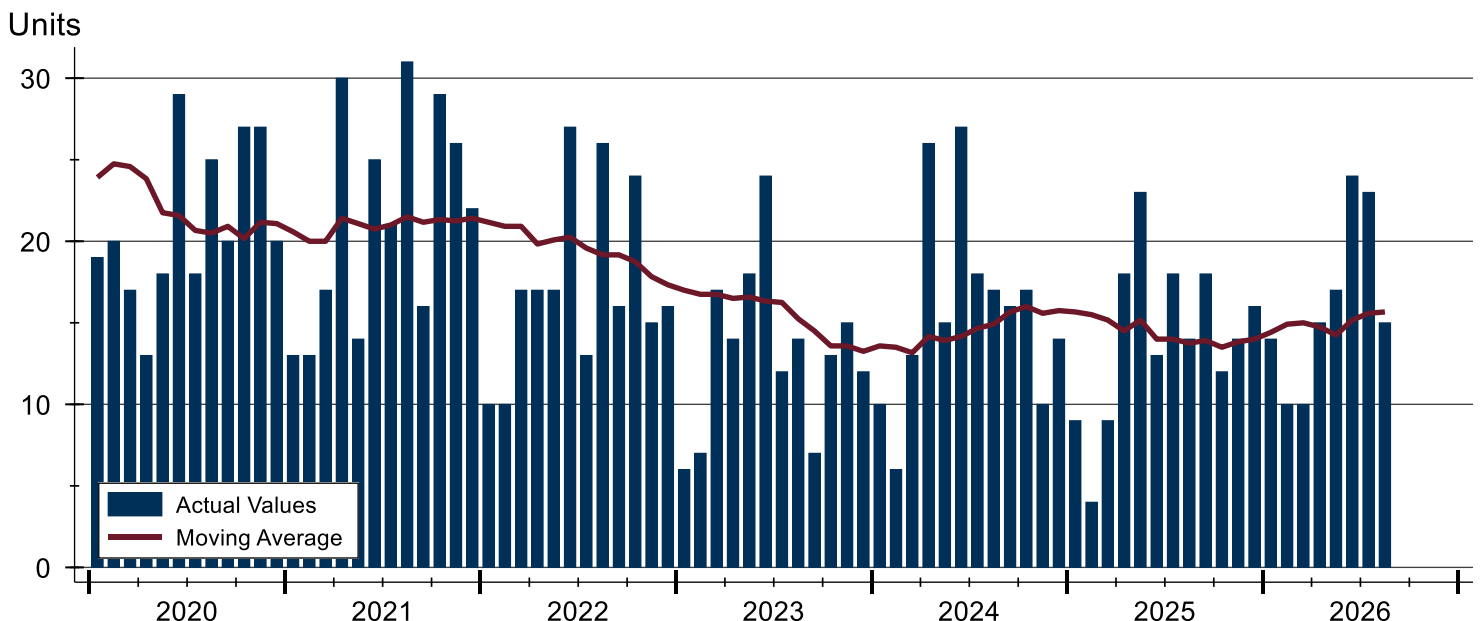
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		August 2025			Year-to-Date		
		2026	2025	Change	2026	2025	Change
Closed Listings		15	14	7.1%	128	108	18.5%
Volume (1,000s)		10,058	6,921	45.3%	61,150	53,720	13.8%
Months' Supply		3.3	4.0	-17.5%	N/A	N/A	N/A
Average	Sale Price	670,547	494,350	35.6%	477,737	497,411	-4.0%
	Days on Market	32	13	146.2%	33	31	6.5%
	Percent of List	98.7%	93.7%	5.3%	99.0%	98.0%	1.0%
	Percent of Original	98.0%	92.9%	5.5%	97.8%	97.1%	0.7%
Median	Sale Price	524,900	442,000	18.8%	410,000	396,350	3.4%
	Days on Market	8	7	14.3%	11	9	22.2%
	Percent of List	100.0%	98.1%	1.9%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	98.1%	1.9%	100.0%	100.0%	0.0%

A total of 15 homes sold in Douglas County in August, up from 14 units in August 2025. Total sales volume rose to \$10.1 million compared to \$6.9 million in the previous year.

The median sales price in August was \$524,900, up 18.8% compared to the prior year. Median days on market was 8 days, down from 27 days in July, but up from 7 in August 2025.

History of Closed Listings





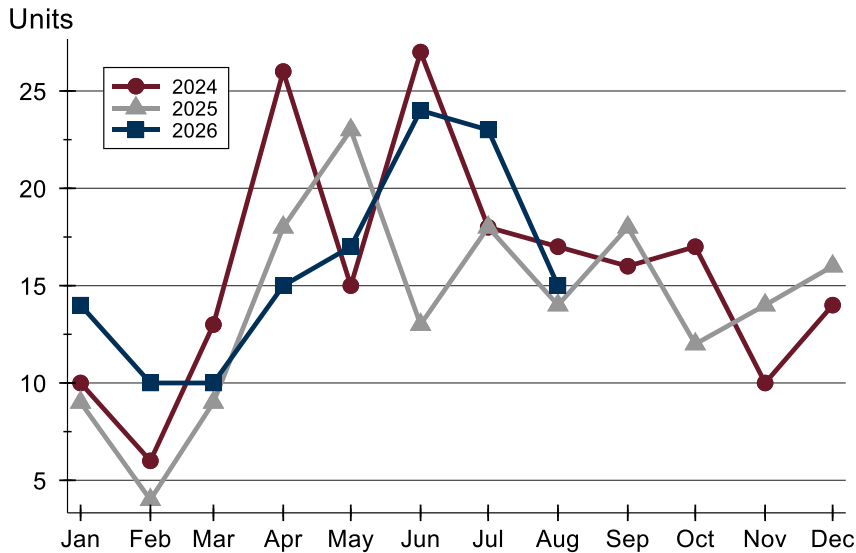
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Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	10	9	14
February	6	4	10
March	13	9	10
April	26	18	15
May	15	23	17
June	27	13	24
July	18	18	23
August	17	14	15
September	16	18	
October	17	12	
November	10	14	
December	14	16	

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	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%	0.0	N/A	N/A	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	N/A	N/A	N/A
\$250,000-\$299,999	1	6.7%	2.1	287,000	287,000	7	7	104.4%	104.4%	104.4%	104.4%
\$300,000-\$349,999	1	6.7%	1.7	324,900	324,900	2	2	100.0%	100.0%	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	3	20.0%	4.4	431,667	435,000	8	8	99.7%	100.0%	99.7%	100.0%
\$450,000-\$499,999	2	13.3%	1.0	470,000	470,000	2	2	99.5%	99.5%	94.5%	94.5%
\$500,000-\$599,999	2	13.3%	3.7	556,950	556,950	81	81	99.2%	99.2%	99.2%	99.2%
\$600,000-\$749,999	1	6.7%	3.3	639,900	639,900	2	2	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	3	20.0%	4.0	820,833	840,000	35	27	96.4%	95.8%	98.6%	98.6%
\$1,000,000 and up	2	13.3%	12.0	1,497,500	1,497,500	91	91	95.4%	95.4%	91.7%	91.7%



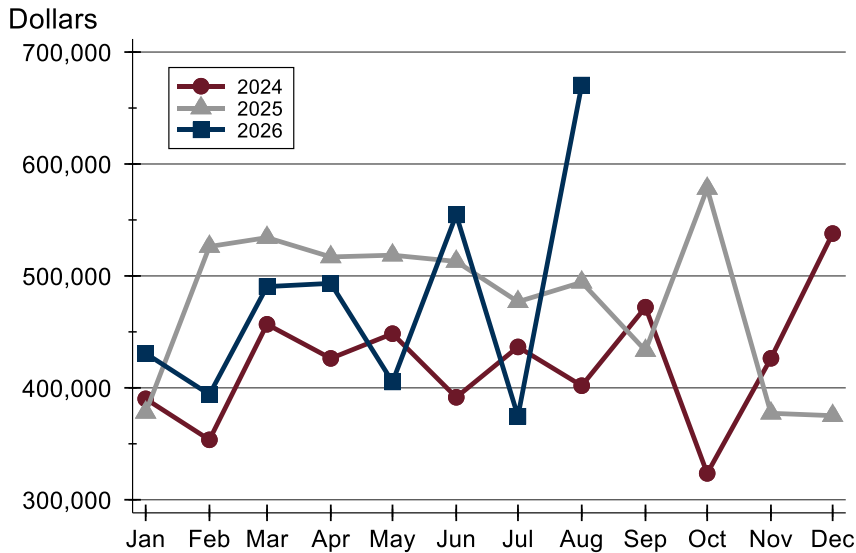
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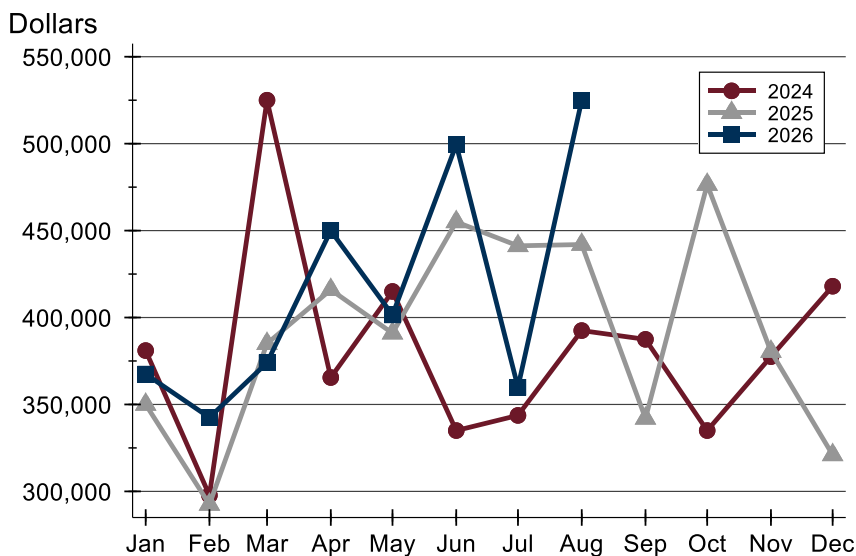
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	390,195	378,072	430,773
February	353,550	526,250	394,090
March	456,762	534,222	490,480
April	426,308	516,967	493,350
May	448,400	518,517	405,253
June	391,543	512,927	554,550
July	436,564	476,916	374,648
August	401,888	494,350	670,547
September	472,056	433,278	
October	323,588	578,113	
November	426,390	377,271	
December	537,843	375,125	

Median Price



Month	2024	2025	2026
January	381,000	350,000	367,500
February	297,750	292,500	342,500
March	525,000	385,000	374,000
April	365,500	416,000	449,950
May	415,000	391,000	401,500
June	335,000	455,000	499,450
July	343,700	441,250	359,900
August	392,500	442,000	524,900
September	387,450	342,000	
October	335,000	476,475	
November	377,500	380,450	
December	418,000	321,000	



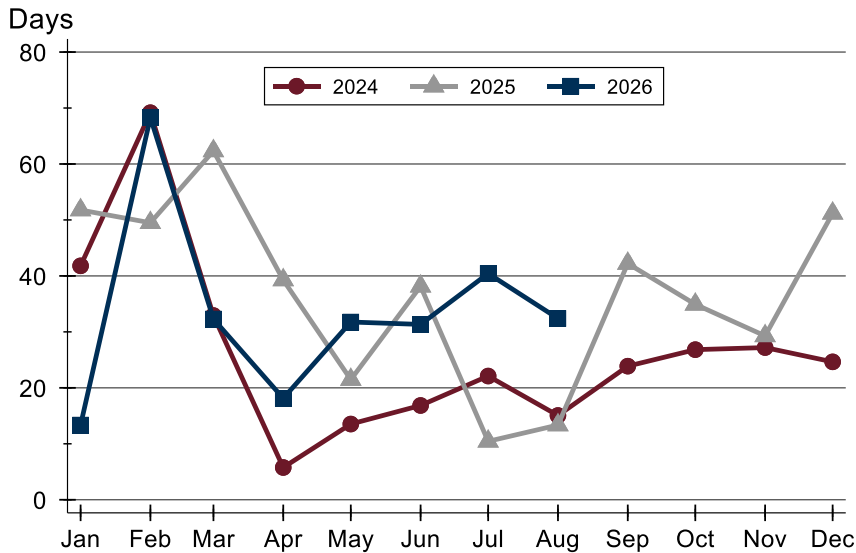
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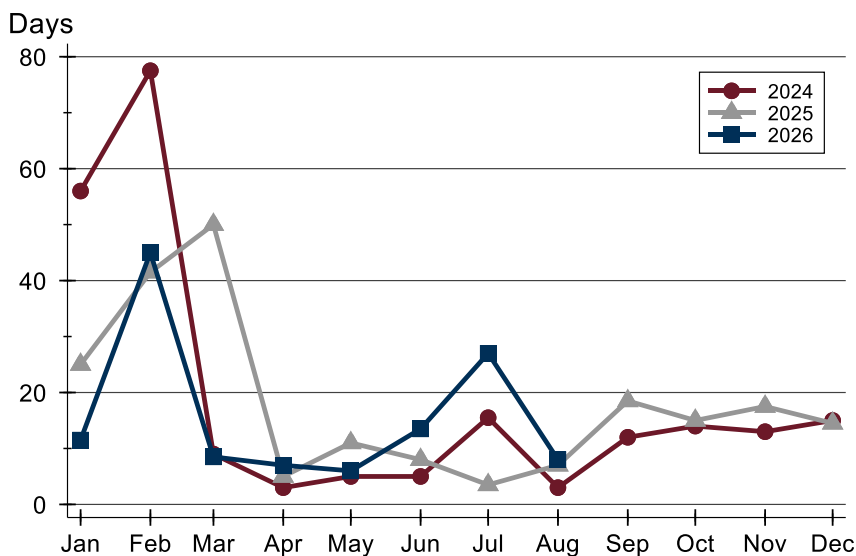
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	42	52	13
February	69	50	68
March	33	62	32
April	6	39	18
May	14	21	32
June	17	38	31
July	22	10	40
August	15	13	32
September	24	42	
October	27	35	
November	27	29	
December	25	51	

Median DOM



Month	2024	2025	2026
January	56	25	12
February	78	42	45
March	9	50	9
April	3	5	7
May	5	11	6
June	5	8	14
July	16	4	27
August	3	7	8
September	12	19	
October	14	15	
November	13	18	
December	15	15	



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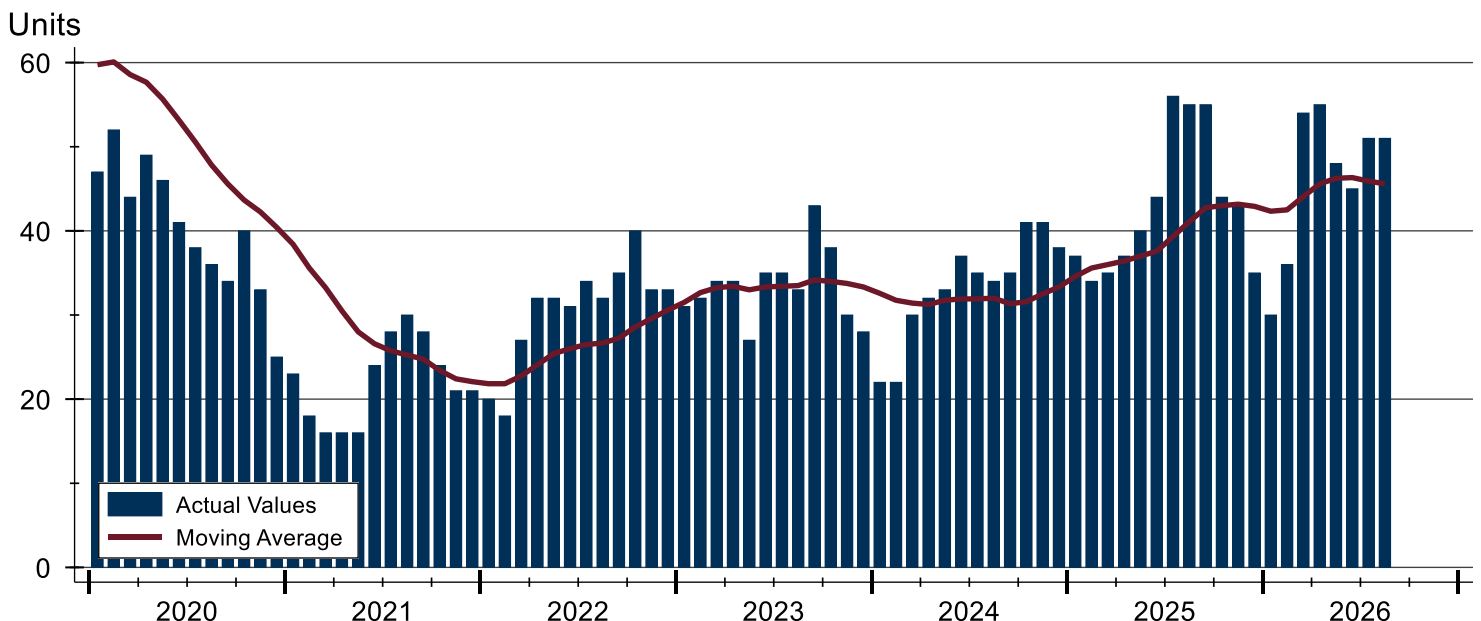
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2026	End of August 2025	Change
Active Listings		51	55	-7.3%
Volume (1,000s)		40,042	35,715	12.1%
Months' Supply		3.3	4.0	-17.5%
Average	List Price	785,140	649,360	20.9%
	Days on Market	56	49	14.3%
	Percent of Original	97.7%	97.3%	0.4%
Median	List Price	429,950	420,000	2.4%
	Days on Market	30	26	15.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 51 homes were available for sale in Douglas County at the end of August. This represents a 3.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$429,950, up 2.4% from 2025. The typical time on market for active listings was 30 days, up from 26 days a year earlier.

History of Active Listings





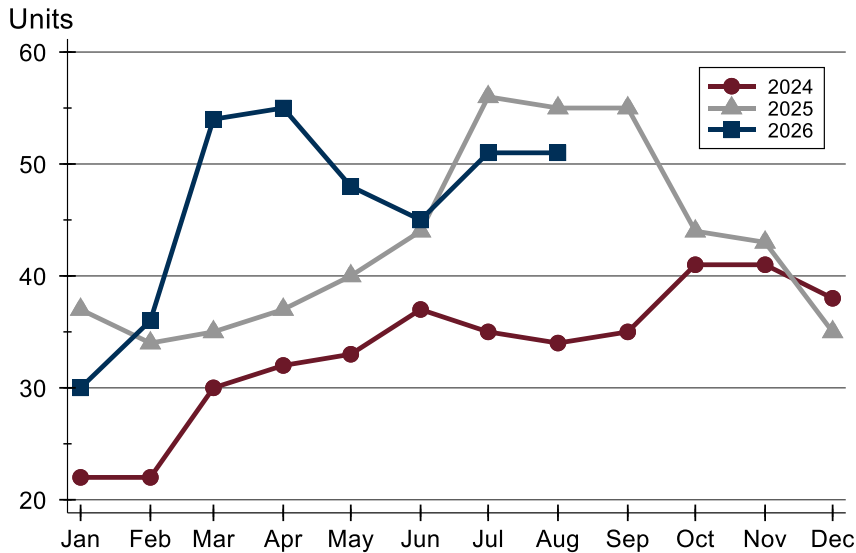
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Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	22	37	30
February	22	34	36
March	30	35	54
April	32	37	55
May	33	40	48
June	37	44	45
July	35	56	51
August	34	55	51
September	35	55	
October	41	44	
November	41	43	
December	38	35	

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	2.0%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	6	11.8%	N/A	227,483	229,450	32	39	97.1%	98.4%
\$250,000-\$299,999	3	5.9%	2.1	278,800	288,500	8	6	100.0%	100.0%
\$300,000-\$349,999	4	7.8%	1.7	315,725	314,950	25	28	97.4%	96.9%
\$350,000-\$399,999	6	11.8%	N/A	378,079	377,450	74	60	97.2%	96.4%
\$400,000-\$449,999	8	15.7%	4.4	425,469	424,950	71	46	99.3%	100.0%
\$450,000-\$499,999	1	2.0%	1.0	470,000	470,000	18	18	100.0%	100.0%
\$500,000-\$599,999	7	13.7%	3.7	551,271	539,000	46	25	97.8%	100.0%
\$600,000-\$749,999	6	11.8%	3.3	695,900	708,750	72	66	98.2%	98.3%
\$750,000-\$999,999	2	3.9%	4.0	885,000	885,000	271	271	83.6%	83.6%
\$1,000,000 and up	7	13.7%	12.0	2,930,914	1,649,000	27	23	98.6%	100.0%



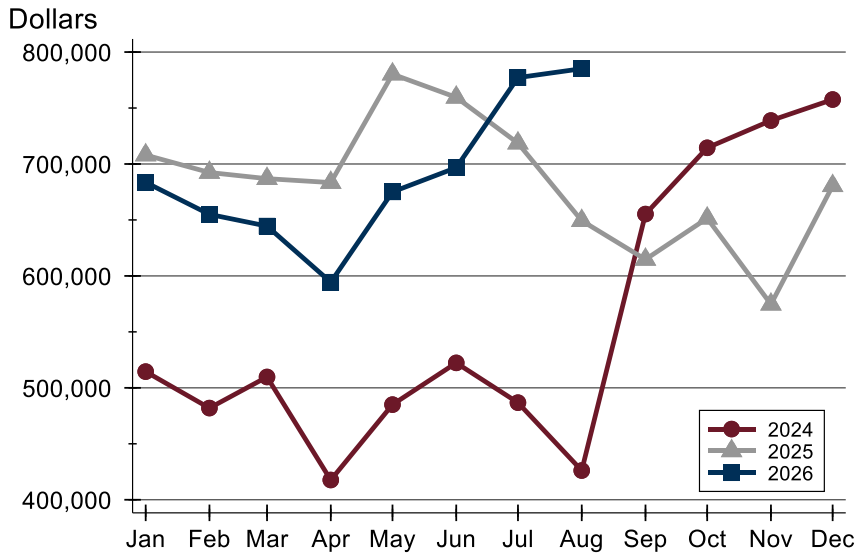
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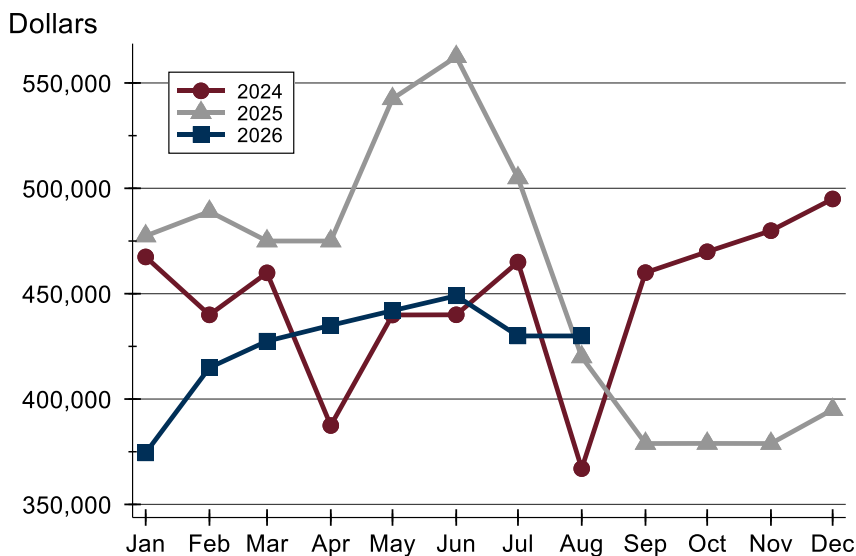
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2024	2025	2026
January	514,500	707,965	683,590
February	481,945	692,389	654,995
March	509,720	686,891	644,536
April	417,662	683,388	594,390
May	485,015	780,282	675,069
June	522,315	759,555	696,718
July	486,756	718,620	777,179
August	426,135	649,360	785,140
September	655,280	614,721	
October	714,451	651,496	
November	738,815	574,643	
December	757,595	680,507	

Median Price



Month	2024	2025	2026
January	467,450	477,400	374,450
February	439,950	489,000	414,900
March	459,900	475,000	427,475
April	387,450	475,000	435,000
May	439,900	542,500	441,950
June	440,000	562,450	449,000
July	465,000	504,950	429,950
August	367,000	420,000	429,950
September	460,000	378,900	
October	469,900	378,950	
November	479,900	378,900	
December	494,950	395,000	



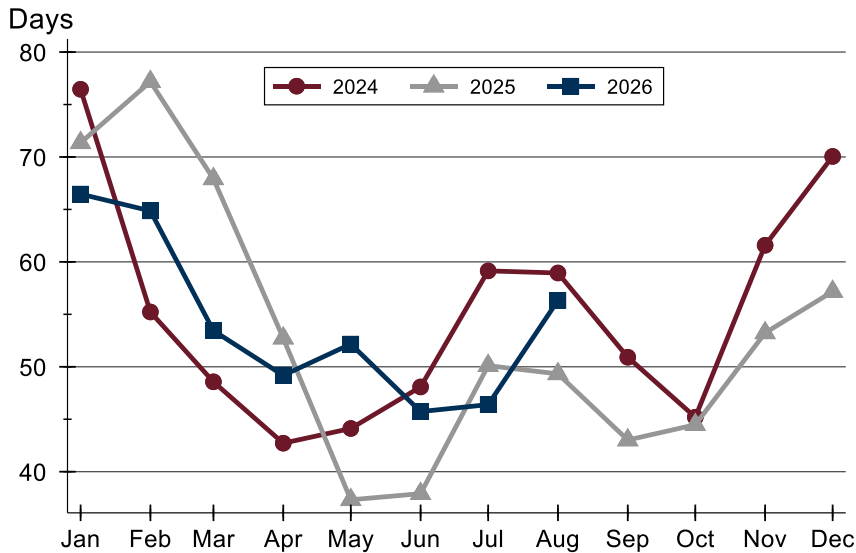
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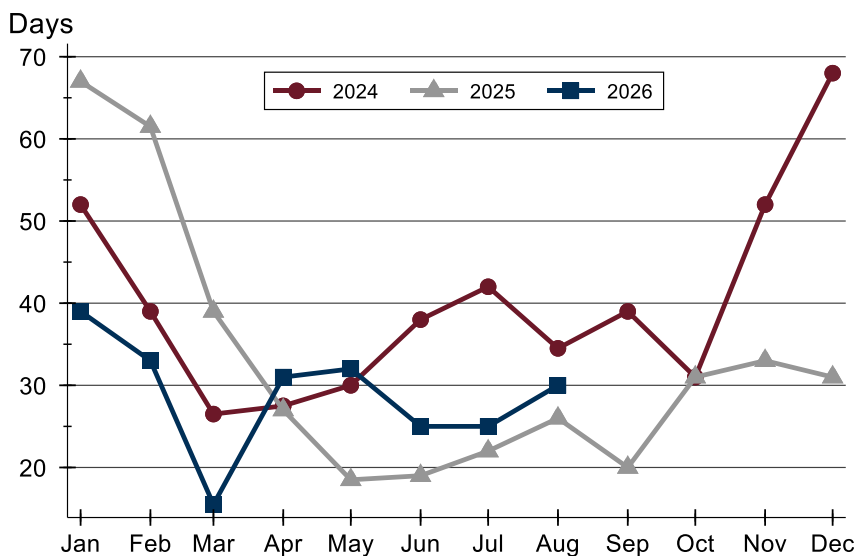
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	76	71	66
February	55	77	65
March	49	68	53
April	43	53	49
May	44	37	52
June	48	38	46
July	59	50	46
August	59	49	56
September	51	43	
October	45	44	
November	62	53	
December	70	57	

Median DOM

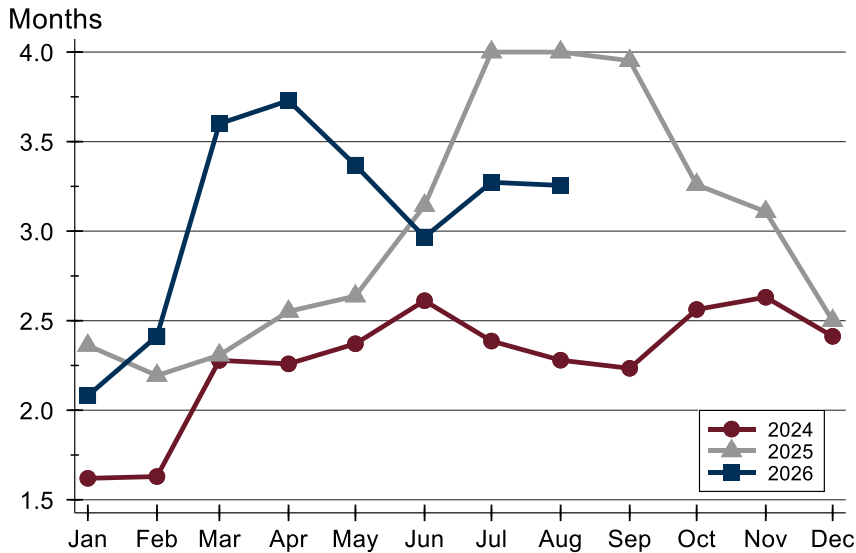


Month	2024	2025	2026
January	52	67	39
February	39	62	33
March	27	39	16
April	28	27	31
May	30	19	32
June	38	19	25
July	42	22	25
August	35	26	30
September	39	20	
October	31	31	
November	52	33	
December	68	31	



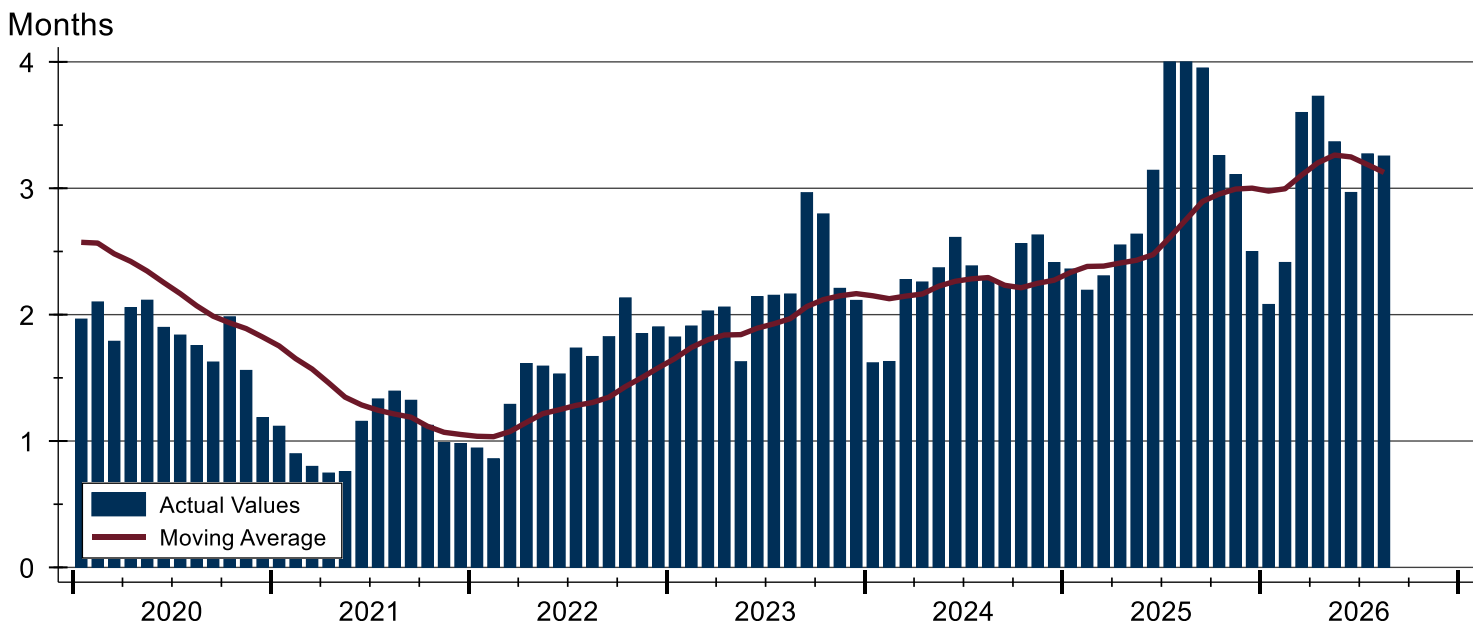
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	1.6	2.4	2.1
February	1.6	2.2	2.4
March	2.3	2.3	3.6
April	2.3	2.6	3.7
May	2.4	2.6	3.4
June	2.6	3.1	3.0
July	2.4	4.0	3.3
August	2.3	4.0	3.3
September	2.2	4.0	
October	2.6	3.3	
November	2.6	3.1	
December	2.4	2.5	

History of Month's Supply





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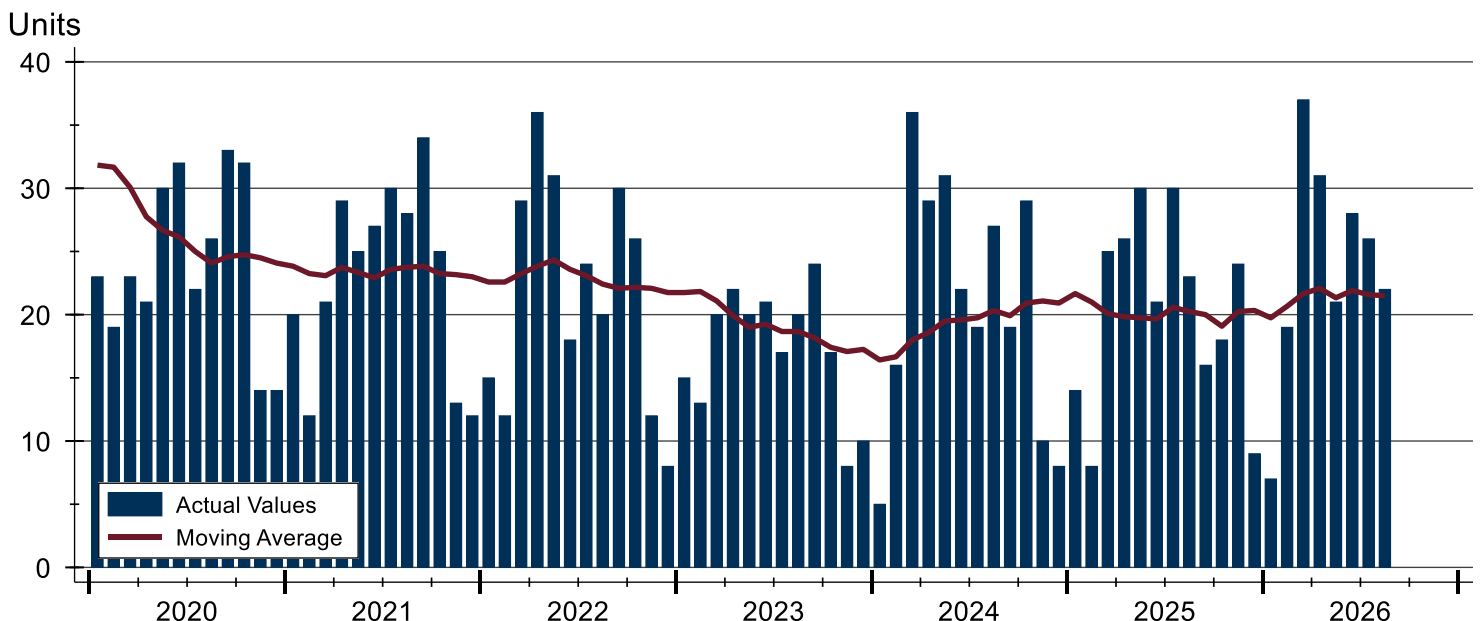
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2026	August 2025	Change
Current Month	New Listings	22	23	-4.3%
	Volume (1,000s)	11,405	9,132	24.9%
	Average List Price	518,427	397,049	30.6%
	Median List Price	397,500	299,900	32.5%
Year-to-Date	New Listings	191	177	7.9%
	Volume (1,000s)	110,315	95,815	15.1%
	Average List Price	577,567	541,326	6.7%
	Median List Price	424,000	399,900	6.0%

A total of 22 new listings were added in Douglas County during August, down 4.3% from the same month in 2025. Year-to-date Douglas County has seen 191 new listings.

The median list price of these homes was \$397,500 up from \$299,900 in 2025.

History of New Listings





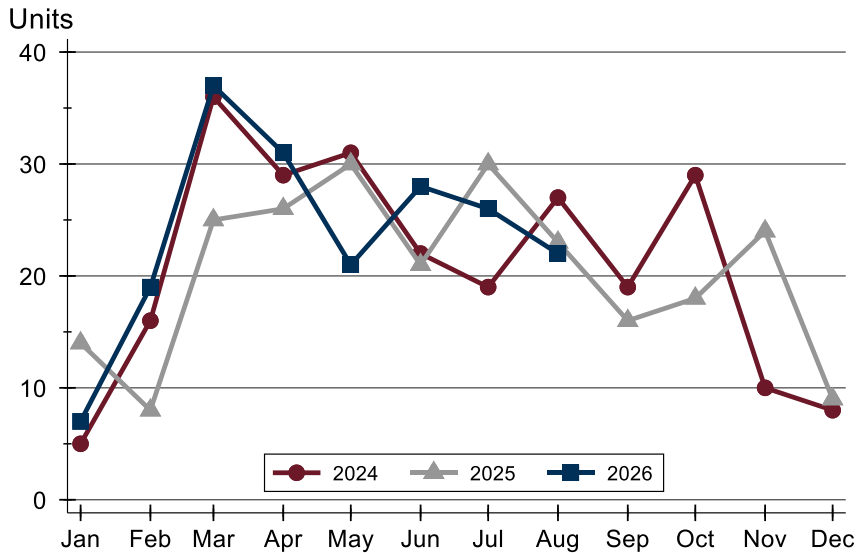
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Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	5	14	7
February	16	8	19
March	36	25	37
April	29	26	31
May	31	30	21
June	22	21	28
July	19	30	26
August	27	23	22
September	19	16	
October	29	18	
November	10	24	
December	8	9	

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	9.1%	238,450	238,450	3	3	100.0%	100.0%
\$250,000-\$299,999	4	18.2%	270,725	269,950	12	12	99.1%	100.0%
\$300,000-\$349,999	3	13.6%	319,967	315,000	3	3	100.0%	100.0%
\$350,000-\$399,999	2	9.1%	387,500	387,500	9	9	100.0%	100.0%
\$400,000-\$449,999	3	13.6%	416,333	424,000	11	9	100.0%	100.0%
\$450,000-\$499,999	2	9.1%	474,950	474,950	6	6	100.0%	100.0%
\$500,000-\$599,999	3	13.6%	547,967	539,000	6	5	100.0%	100.0%
\$600,000-\$749,999	2	9.1%	634,000	634,000	10	10	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	4.5%	2,999,900	2,999,900	4	4	100.0%	100.0%



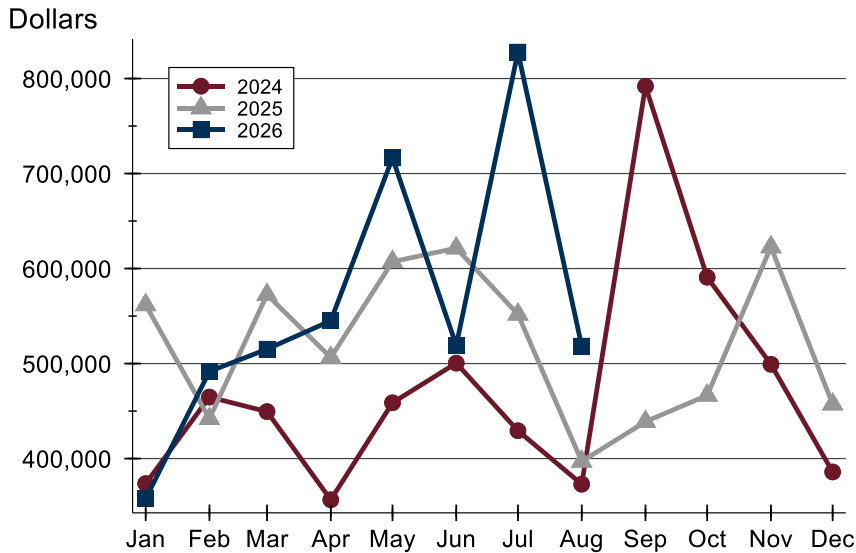
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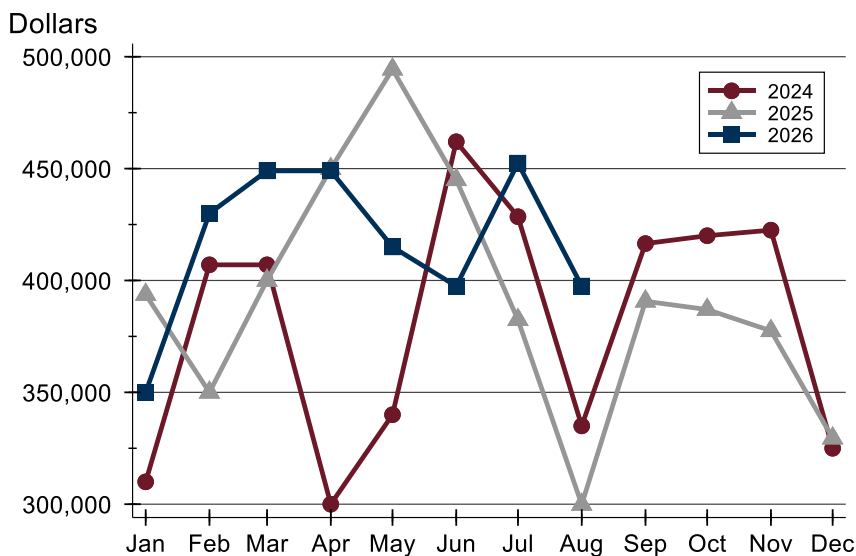
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2024	2025	2026
January	373,698	561,746	357,843
February	464,725	441,988	491,672
March	449,461	572,544	515,203
April	356,648	506,398	545,055
May	458,731	607,242	716,424
June	500,468	621,488	519,100
July	429,326	551,808	827,858
August	373,026	397,049	518,427
September	791,926	438,819	
October	590,829	466,517	
November	499,230	622,654	
December	385,925	457,222	

Median Price



Month	2024	2025	2026
January	310,000	393,700	350,000
February	407,000	350,000	429,950
March	407,000	400,000	449,000
April	300,000	449,925	449,000
May	340,000	494,400	415,000
June	462,000	445,000	397,450
July	428,500	382,450	452,450
August	335,000	299,900	397,500
September	416,485	390,700	
October	420,000	387,000	
November	422,500	377,500	
December	325,000	329,500	



**August
2026**

Lawrence MLS Statistics



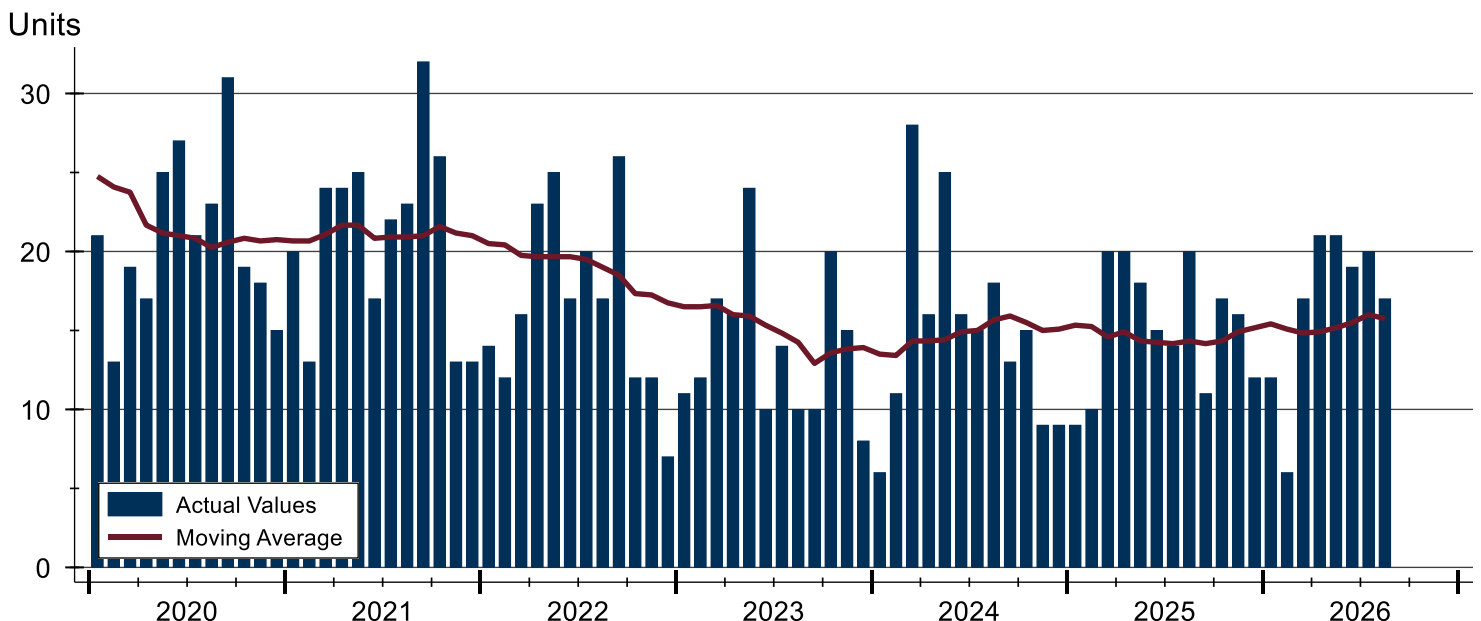
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2026	August 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		17	20	-15.0%	133	126	5.6%
Volume (1,000s)		7,995	9,177	-12.9%	63,764	64,074	-0.5%
Average	Sale Price	470,294	458,840	2.5%	479,430	508,527	-5.7%
	Days on Market	25	40	-37.5%	33	30	10.0%
	Percent of Original	97.8%	96.9%	0.9%	97.9%	97.4%	0.5%
Median	Sale Price	334,900	335,000	0.0%	409,500	399,900	2.4%
	Days on Market	19	21	-9.5%	11	9	22.2%
	Percent of Original	100.0%	98.2%	1.8%	100.0%	100.0%	0.0%

A total of 17 contracts for sale were written in Douglas County during the month of August, down from 20 in 2025. The median list price of these homes was \$334,900, down from \$335,000 the prior year.

Half of the homes that went under contract in August were on the market less than 19 days, compared to 21 days in August 2025.

History of Contracts Written





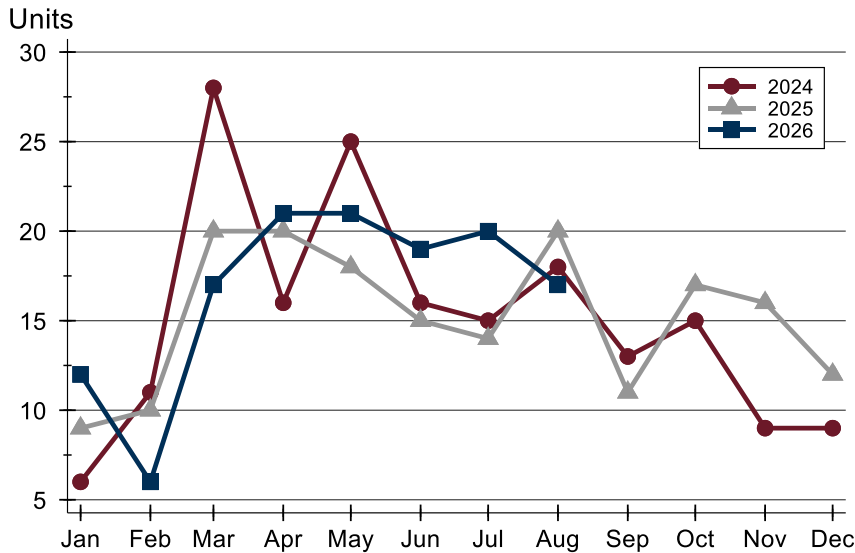
**August
2026**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	6	9	12
February	11	10	6
March	28	20	17
April	16	20	21
May	25	18	21
June	16	15	19
July	15	14	20
August	18	20	17
September	13	11	
October	15	17	
November	9	16	
December	9	12	

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	1	5.9%	160,000	160,000	44	44	82.1%	82.1%
\$200,000-\$249,999	2	11.8%	238,450	238,450	3	3	100.0%	100.0%
\$250,000-\$299,999	4	23.5%	280,875	282,000	28	22	98.0%	100.0%
\$300,000-\$349,999	2	11.8%	324,950	324,950	3	3	100.0%	100.0%
\$350,000-\$399,999	3	17.6%	388,300	389,900	26	15	99.2%	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	5.9%	499,900	499,900	7	7	100.0%	100.0%
\$500,000-\$599,999	1	5.9%	525,000	525,000	22	22	91.4%	91.4%
\$600,000-\$749,999	1	5.9%	695,000	695,000	53	53	100.0%	100.0%
\$750,000-\$999,999	1	5.9%	899,900	899,900	54	54	100.0%	100.0%
\$1,000,000 and up	1	5.9%	1,800,000	1,800,000	45	45	100.0%	100.0%



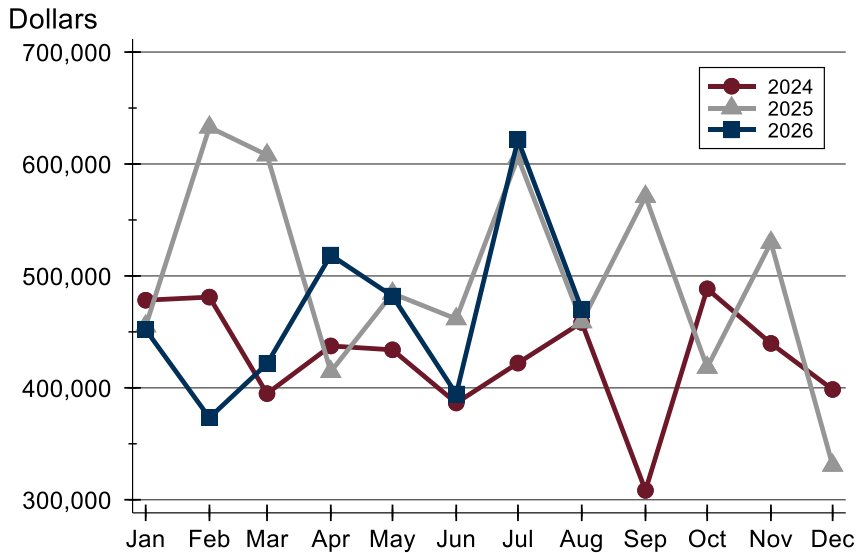
**August
2026**

Lawrence MLS Statistics



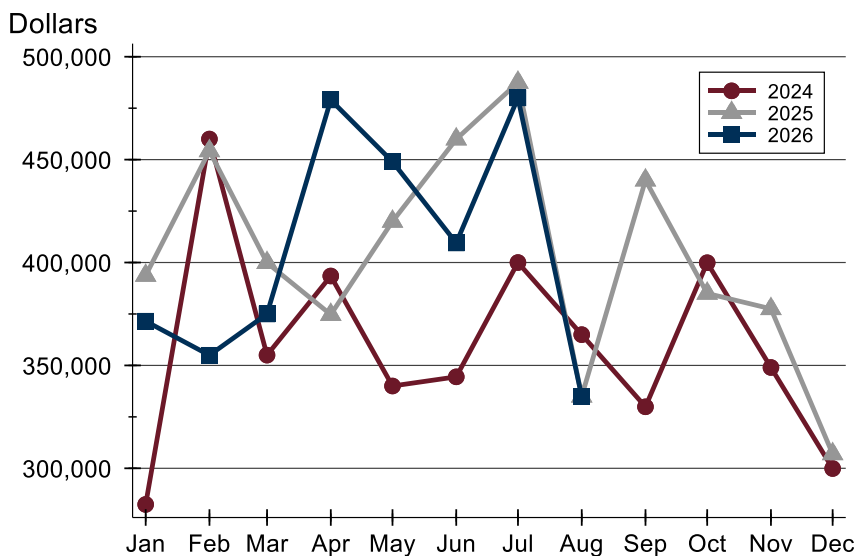
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	478,300	455,144	451,996
February	481,082	632,834	373,292
March	394,834	607,990	421,488
April	437,413	414,418	518,600
May	433,972	484,336	481,976
June	386,503	461,570	394,484
July	422,127	605,904	621,645
August	458,439	458,840	470,294
September	308,385	570,936	
October	488,467	418,159	
November	439,689	529,842	
December	398,533	330,667	

Median Price



Month	2024	2025	2026
January	282,450	393,700	371,500
February	460,000	454,222	354,950
March	355,000	399,900	375,000
April	393,450	374,700	479,000
May	340,000	419,975	449,000
June	344,450	459,950	409,500
July	400,000	487,500	480,000
August	364,950	335,000	334,900
September	329,900	440,000	
October	399,900	385,000	
November	349,000	377,500	
December	299,900	307,000	



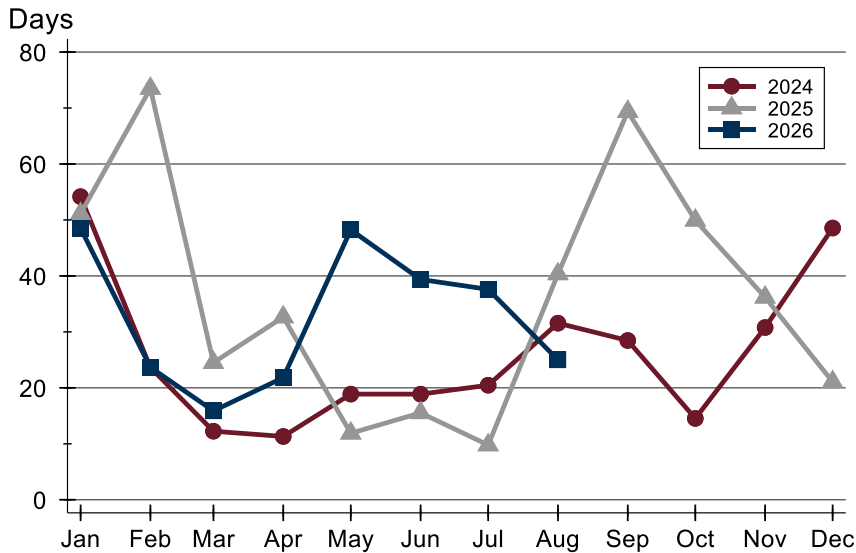
**August
2026**

Lawrence MLS Statistics



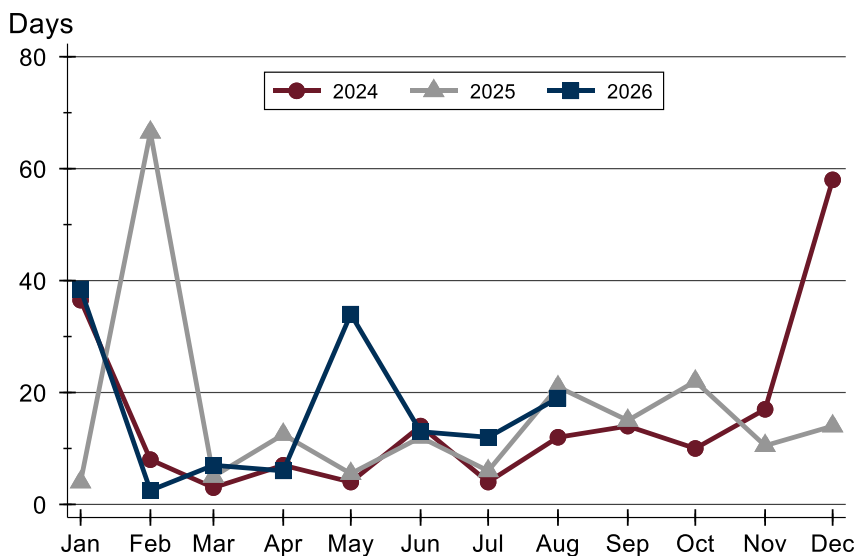
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	54	51	49
February	24	74	24
March	12	25	16
April	11	33	22
May	19	12	48
June	19	16	39
July	20	10	38
August	32	40	25
September	28	69	
October	15	50	
November	31	36	
December	49	21	

Median DOM



Month	2024	2025	2026
January	37	4	39
February	8	67	3
March	3	5	7
April	7	13	6
May	4	6	34
June	14	12	13
July	4	6	12
August	12	21	19
September	14	15	
October	10	22	
November	17	11	
December	58	14	



**August
2026**

Lawrence MLS Statistics



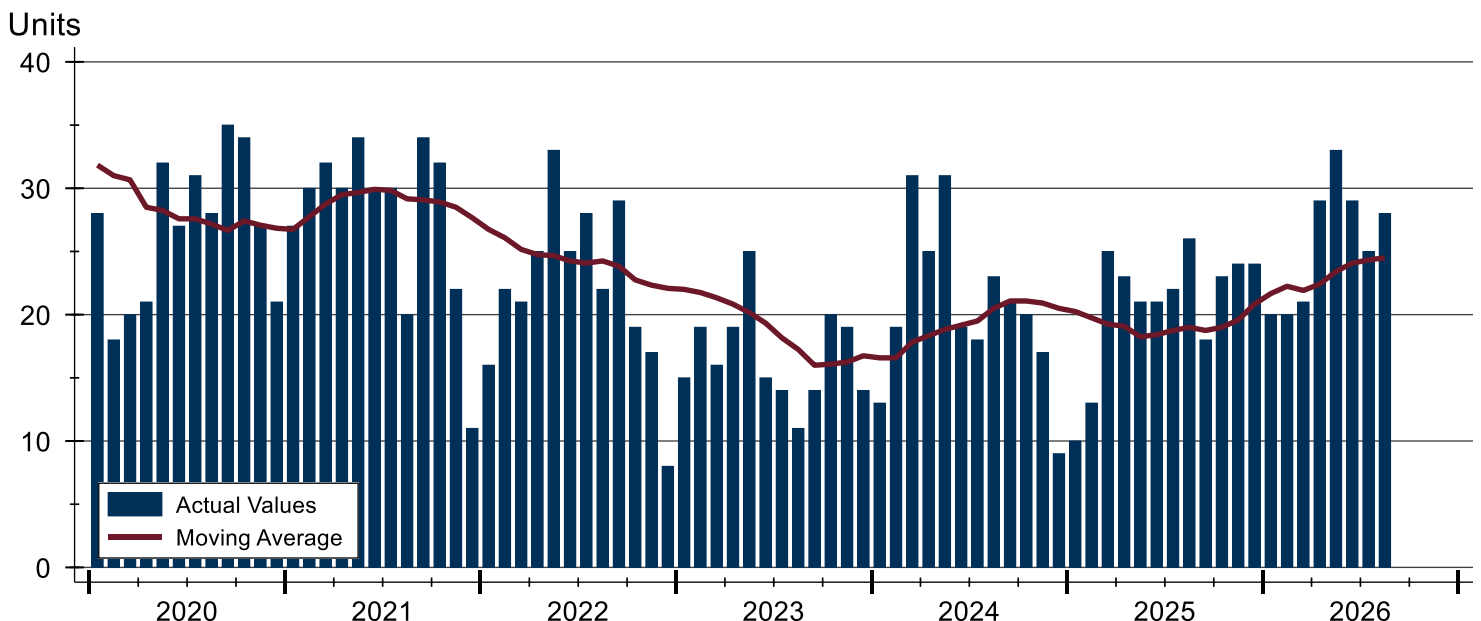
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of August 2025	Change
Pending Contracts		28	26	7.7%
Volume (1,000s)		14,855	13,586	9.3%
Average	List Price	530,518	522,527	1.5%
	Days on Market	39	33	18.2%
	Percent of Original	98.9%	99.1%	-0.2%
Median	List Price	402,500	384,950	4.6%
	Days on Market	15	15	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 28 listings in Douglas County had contracts pending at the end of August, up from 26 contracts pending at the end of August 2025.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

History of Pending Contracts





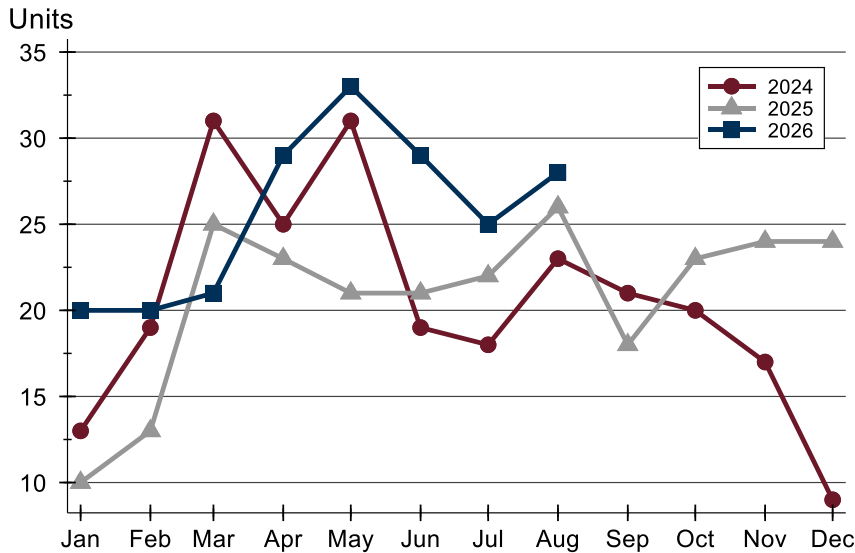
**August
2026**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	13	10	20
February	19	13	20
March	31	25	21
April	25	23	29
May	31	21	33
June	19	21	29
July	18	22	25
August	23	26	28
September	21	18	
October	20	23	
November	17	24	
December	9	24	

Pending Contracts by Price Range

Price Range	Pending Contracts 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	1	3.6%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	2	7.1%	175,000	175,000	24	24	91.0%	91.0%
\$200,000-\$249,999	2	7.1%	238,450	238,450	3	3	100.0%	100.0%
\$250,000-\$299,999	4	14.3%	280,875	282,000	28	22	98.0%	100.0%
\$300,000-\$349,999	2	7.1%	324,950	324,950	3	3	100.0%	100.0%
\$350,000-\$399,999	3	10.7%	388,300	389,900	26	15	99.2%	100.0%
\$400,000-\$449,999	3	10.7%	435,500	447,500	59	23	101.9%	100.0%
\$450,000-\$499,999	3	10.7%	471,633	465,000	4	4	100.0%	100.0%
\$500,000-\$599,999	3	10.7%	533,333	525,000	13	14	100.0%	100.0%
\$600,000-\$749,999	1	3.6%	695,000	695,000	53	53	100.0%	100.0%
\$750,000-\$999,999	2	7.1%	874,450	874,450	89	89	96.2%	96.2%
\$1,000,000 and up	2	7.1%	2,100,000	2,100,000	196	196	100.0%	100.0%



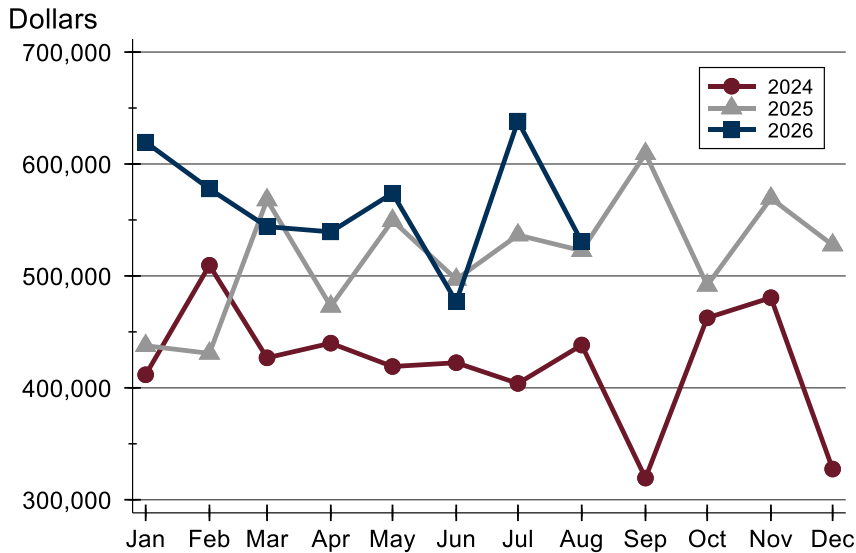
**August
2026**

Lawrence MLS Statistics



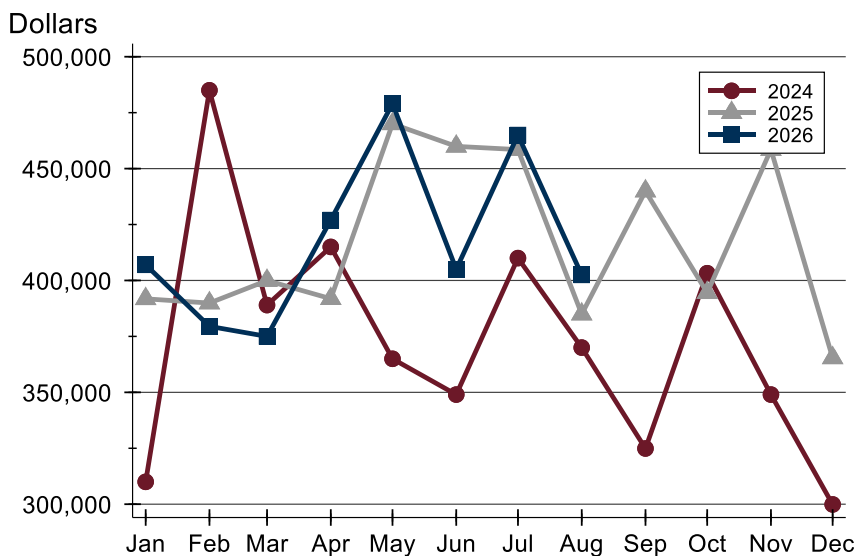
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	411,677	437,650	619,492
February	509,521	430,815	577,780
March	426,824	567,873	544,040
April	439,922	472,820	539,359
May	419,066	549,486	573,885
June	422,429	496,907	476,941
July	403,936	536,525	638,280
August	438,259	522,527	530,518
September	319,375	609,153	
October	462,479	491,574	
November	480,535	569,374	
December	327,467	527,587	

Median Price



Month	2024	2025	2026
January	310,000	391,800	407,000
February	485,000	389,900	379,500
March	389,000	399,950	375,000
April	415,000	391,850	427,000
May	365,000	470,000	479,000
June	349,000	459,950	405,000
July	410,000	458,500	465,000
August	370,000	384,950	402,500
September	324,900	439,950	
October	403,243	394,500	
November	349,000	458,500	
December	299,900	365,389	



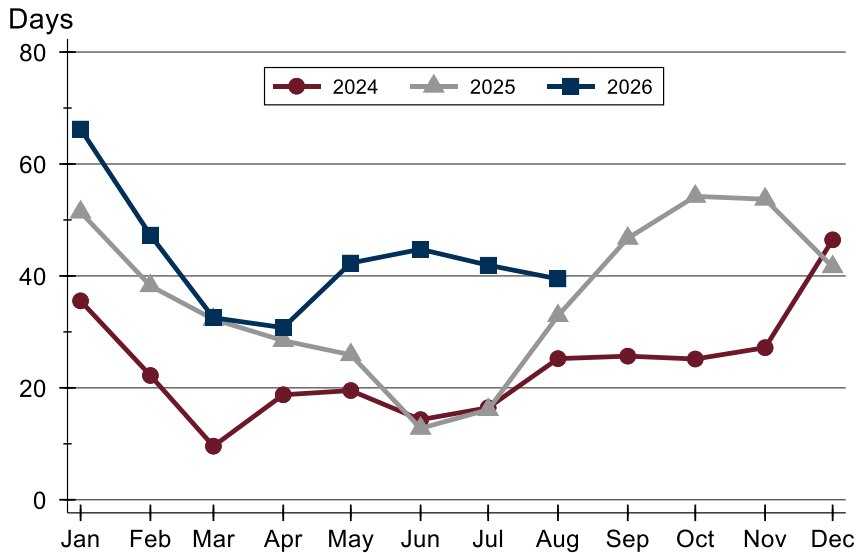
**August
2026**

Lawrence MLS Statistics



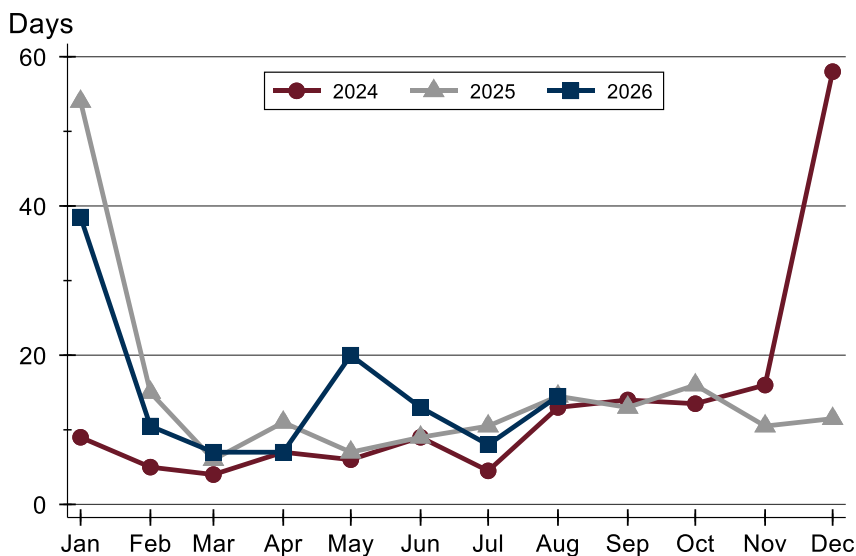
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	36	51	66
February	22	38	47
March	10	32	33
April	19	28	31
May	20	26	42
June	14	13	45
July	16	16	42
August	25	33	39
September	26	47	
October	25	54	
November	27	54	
December	46	42	

Median DOM



Month	2024	2025	2026
January	9	54	39
February	5	15	11
March	4	6	7
April	7	11	7
May	6	7	20
June	9	9	13
July	5	11	8
August	13	15	15
September	14	13	
October	14	16	
November	16	11	
December	58	12	