



**March
2024**

Lawrence MLS Statistics



LAWRENCE
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Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in March

Total home sales in Douglas County fell last month to 12 units, compared to 17 units in March 2023. Total sales volume was \$5.6 million, down from a year earlier.

The median sale price in March was \$528,500, up from \$315,000 a year earlier. Homes that sold in March were typically on the market for 10 days and sold for 98.6% of their list prices.

Douglas County Active Listings Down at End of March

The total number of active listings in Douglas County at the end of March was 30 units, down from 34 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 March was \$459,900.

During March, a total of 26 contracts were written up from 17 in March 2023. At the end of the month, there were 31 contracts still pending.

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**March
2024**

Lawrence MLS Statistics



LAWRENCE
Board of REALTORS®

Douglas County (Excluding Lawrence) Summary Statistics

March MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year		12 -29.4%	17 0.0%	17 0.0%	28 -6.7%	30 -18.9%	37 -14.0%
Active Listings Change from prior year		30 -11.8%	34 25.9%	27 68.8%	N/A	N/A	N/A
Months' Supply Change from prior year		2.3 15.0%	2.0 53.8%	1.3 62.5%	N/A	N/A	N/A
New Listings Change from prior year		34 78.9%	19 -34.5%	29 38.1%	54 14.9%	47 -16.1%	56 7.7%
Contracts Written Change from prior year		26 52.9%	17 6.3%	16 -33.3%	42 5.0%	40 -4.8%	42 -26.3%
Pending Contracts Change from prior year		31 93.8%	16 -23.8%	21 -34.4%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		5,629 -9.4%	6,216 23.5%	5,032 0.8%	11,652 18.4%	9,838 -24.5%	13,035 1.9%
Average	Sale Price Change from prior year	469,076 28.3%	365,665 23.5%	296,024 0.8%	416,149 26.9%	327,927 -6.9%	352,310 18.4%
	List Price of Actives Change from prior year	509,720 -1.6%	518,268 11.5%	464,954 17.5%	N/A	N/A	N/A
	Days on Market Change from prior year	36 50.0%	24 140.0%	10 -72.2%	45 80.0%	25 92.3%	13 -59.4%
	Percent of List Change from prior year	97.7% -0.1%	97.8% -2.2%	100.0% 2.5%	98.5% 0.1%	98.4% -3.1%	101.6% 3.7%
	Percent of Original Change from prior year	96.2% -0.9%	97.1% -2.3%	99.4% 3.1%	96.3% -1.0%	97.3% -4.0%	101.4% 4.9%
Median	Sale Price Change from prior year	528,500 67.8%	315,000 16.2%	271,000 12.9%	399,500 42.1%	281,200 -11.3%	316,900 13.2%
	List Price of Actives Change from prior year	459,900 0.6%	457,200 8.9%	420,000 31.5%	N/A	N/A	N/A
	Days on Market Change from prior year	10 100.0%	5 0.0%	5 -50.0%	22 175.0%	8 60.0%	5 -50.0%
	Percent of List Change from prior year	98.6% -1.4%	100.0% 0.0%	100.0% 0.8%	99.4% -0.6%	100.0% 0.0%	100.0% 0.8%
	Percent of Original Change from prior year	98.6% -1.4%	100.0% 0.0%	100.0% 0.8%	97.7% -2.3%	100.0% 0.0%	100.0% 1.3%

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



Douglas County (Excluding Lawrence) Closed Listings Analysis

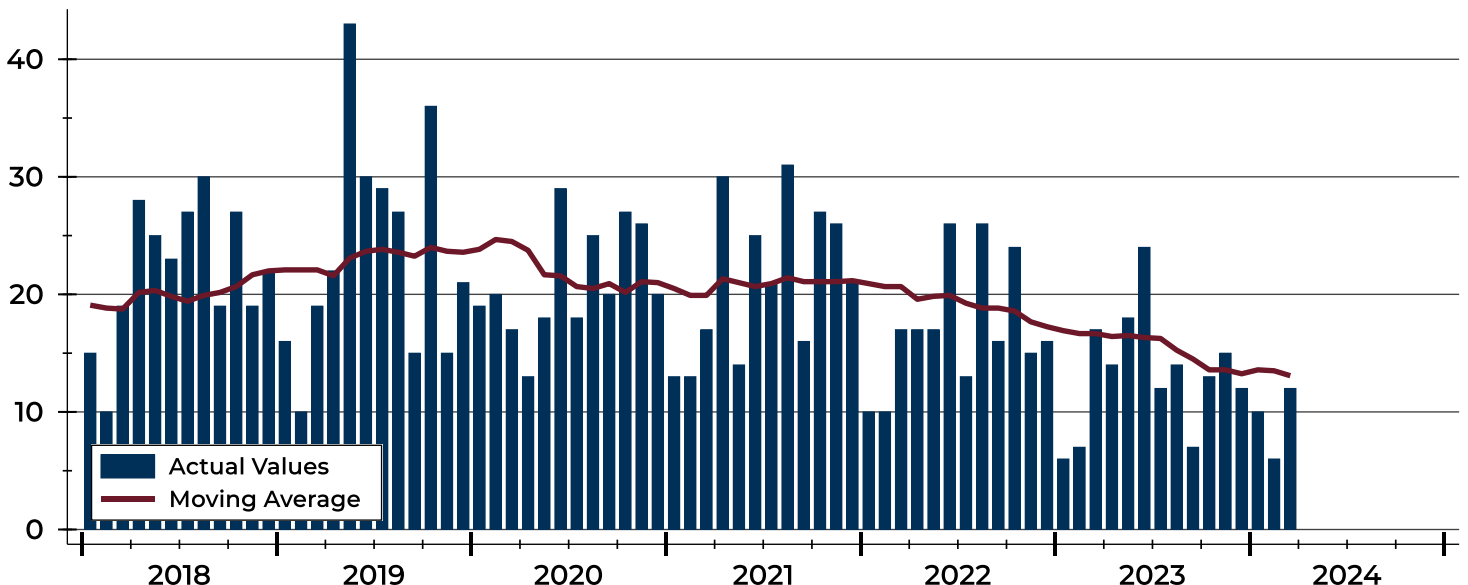
Summary Statistics for Closed Listings		2024	March 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		12	17	-29.4%	28	30	-6.7%
Volume (1,000s)		5,629	6,216	-9.4%	11,652	9,838	18.4%
Months' Supply		2.3	2.0	15.0%	N/A	N/A	N/A
Average	Sale Price	469,076	365,665	28.3%	416,149	327,927	26.9%
	Days on Market	36	24	50.0%	45	25	80.0%
	Percent of List	97.7%	97.8%	-0.1%	98.5%	98.4%	0.1%
	Percent of Original	96.2%	97.1%	-0.9%	96.3%	97.3%	-1.0%
Median	Sale Price	528,500	315,000	67.8%	399,500	281,200	42.1%
	Days on Market	10	5	100.0%	22	8	175.0%
	Percent of List	98.6%	100.0%	-1.4%	99.4%	100.0%	-0.6%
	Percent of Original	98.6%	100.0%	-1.4%	97.7%	100.0%	-2.3%

A total of 12 homes sold in Douglas County in March, down from 17 units in March 2023. Total sales volume fell to \$5.6 million compared to \$6.2 million in the previous year.

The median sales price in March was \$528,500, up 67.8% compared to the prior year. Median days on market was 10 days, down from 78 days in February, but up from 5 in March 2023.

History of Closed Listings

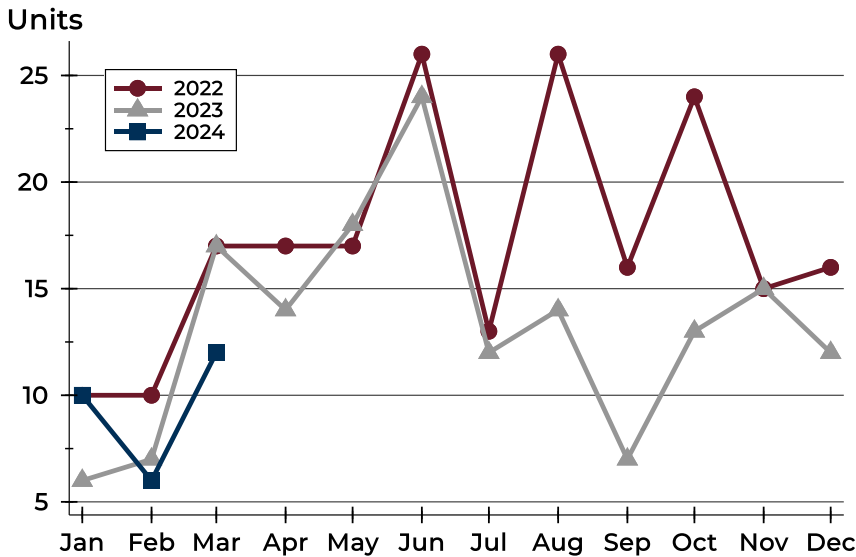
Units





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	12
April	17	14	
May	17	18	
June	26	24	
July	13	12	
August	26	14	
September	16	7	
October	24	13	
November	15	15	
December	16	12	

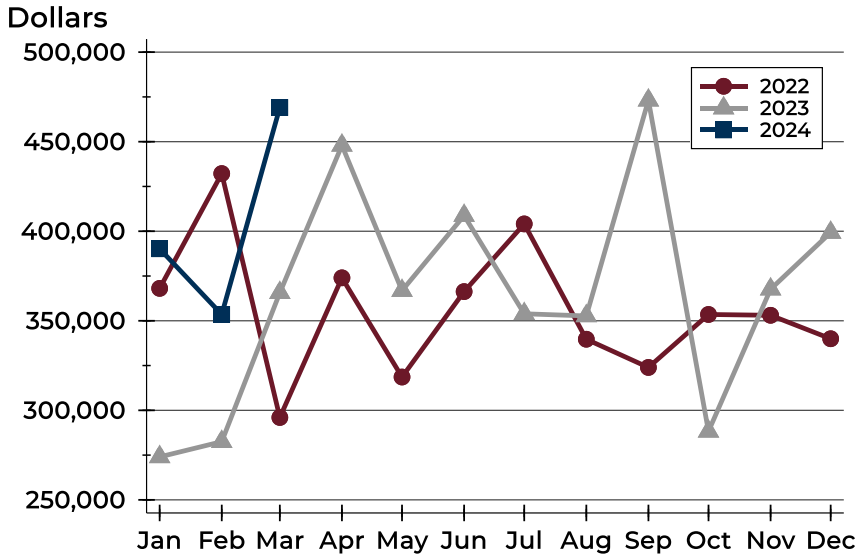
Closed Listings by Price Range

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	2	16.7%	3.0	133,750	133,750	0	0	97.5%	97.5%	97.5%	97.5%
\$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	0	0.0%	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	8.3%	1.5	293,910	293,910	3	3	98.0%	98.0%	98.0%	98.0%
\$300,000-\$349,999	1	8.3%	0.6	315,500	315,500	4	4	101.8%	101.8%	101.8%	101.8%
\$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	1	8.3%	2.0	400,000	400,000	13	13	94.1%	94.1%	94.1%	94.1%
\$450,000-\$499,999	0	0.0%	3.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	3	25.0%	1.0	535,667	532,000	70	73	94.4%	95.7%	89.7%	87.6%
\$600,000-\$749,999	4	33.3%	2.6	686,250	710,000	50	14	100.0%	100.0%	99.3%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	12.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



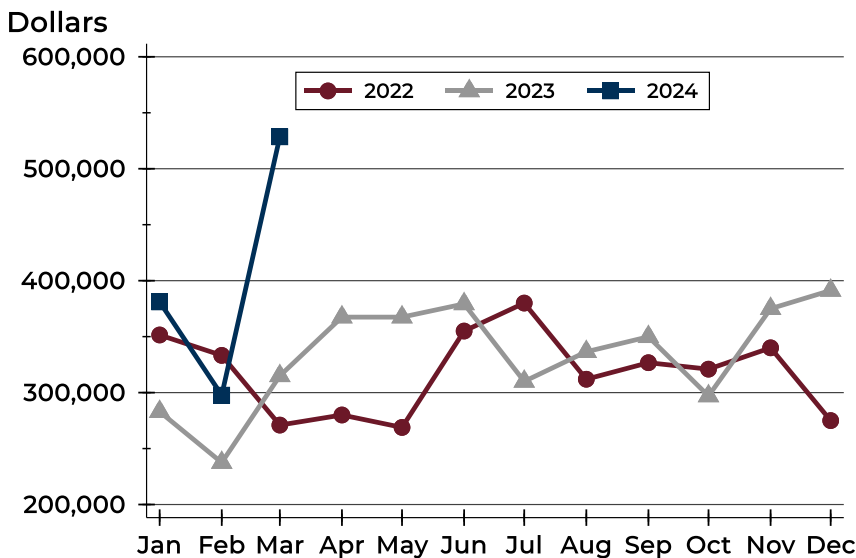
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	469,076
April	373,982	447,947	
May	318,604	366,850	
June	366,298	408,741	
July	404,092	353,919	
August	339,712	352,714	
September	323,954	473,129	
October	353,529	288,268	
November	353,067	367,647	
December	339,975	399,283	

Median Price

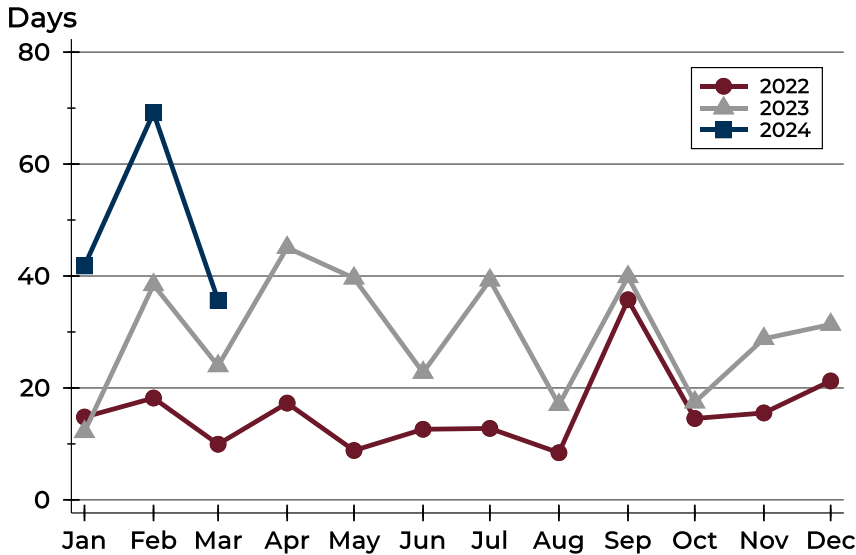


Month	2022	2023	2024
January	351,500	283,000	381,000
February	333,250	237,500	297,750
March	271,000	315,000	528,500
April	280,000	367,450	
May	268,900	367,450	
June	355,000	379,250	
July	380,000	310,000	
August	311,950	336,500	
September	326,735	349,900	
October	320,950	296,985	
November	340,000	375,000	
December	275,000	391,250	



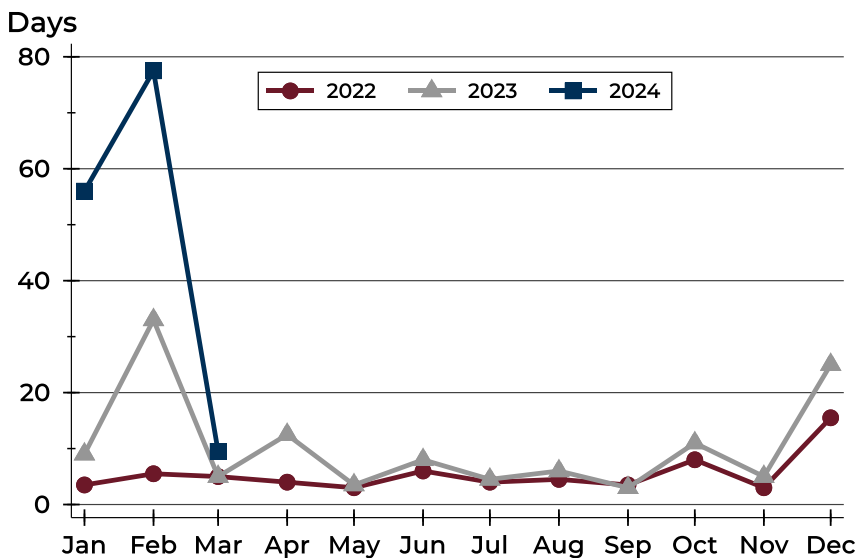
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	15	12	42
February	18	38	69
March	10	24	36
April	17	45	
May	9	40	
June	13	23	
July	13	39	
August	8	17	
September	36	40	
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	10
April	4	13	
May	3	4	
June	6	8	
July	4	5	
August	5	6	
September	4	3	
October	8	11	
November	3	5	
December	16	25	



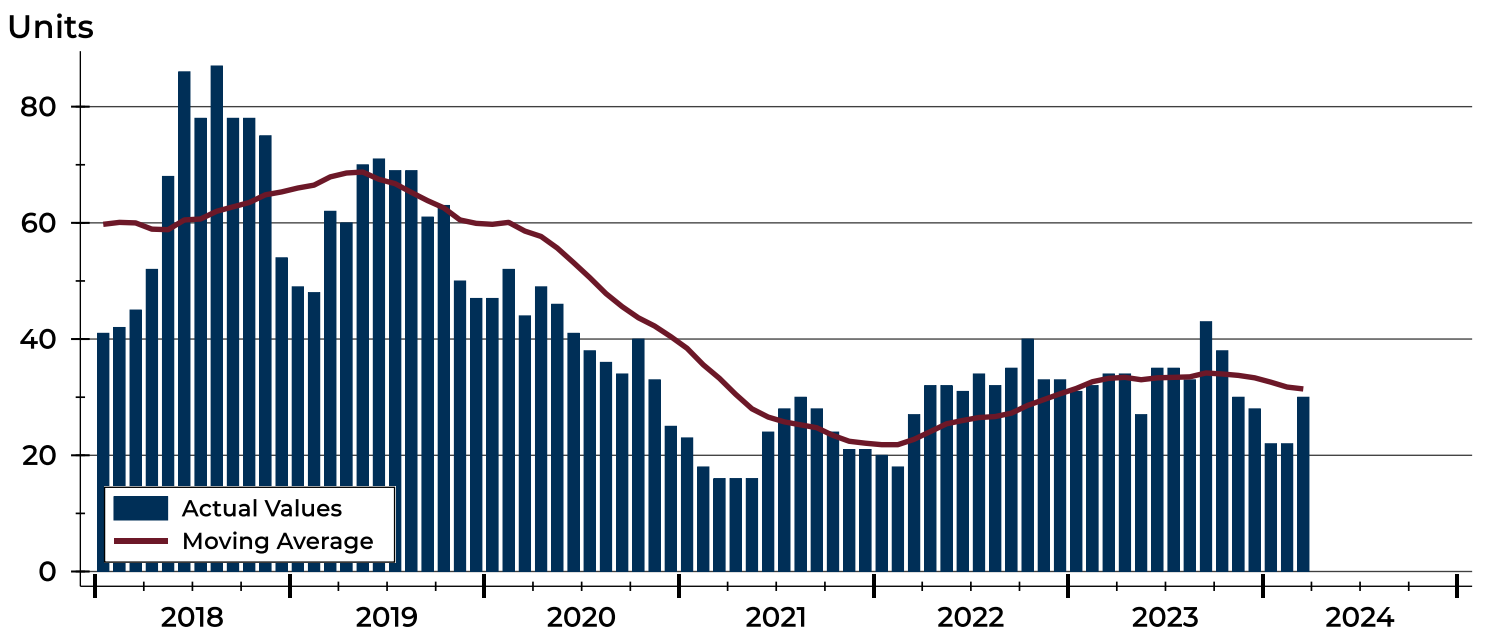
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2024	End of March 2023	Change
Active Listings		30	34	-11.8%
Volume (1,000s)		15,292	17,621	-13.2%
Months' Supply		2.3	2.0	15.0%
Average	List Price	509,720	518,268	-1.6%
	Days on Market	49	94	-47.9%
	Percent of Original	99.1%	99.3%	-0.2%
Median	List Price	459,900	457,200	0.6%
	Days on Market	27	64	-57.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in Douglas County at the end of March. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of March was \$459,900, up 0.6% from 2023. The typical time on market for active listings was 27 days, down from 64 days a year earlier.

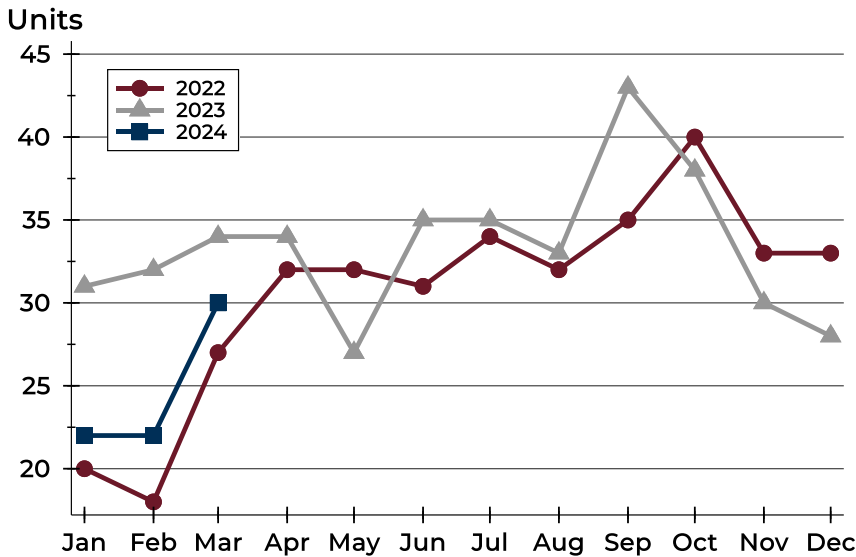
History of Active Listings





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	
May	32	27	
June	31	35	
July	34	35	
August	32	33	
September	35	43	
October	40	38	
November	33	30	
December	33	28	

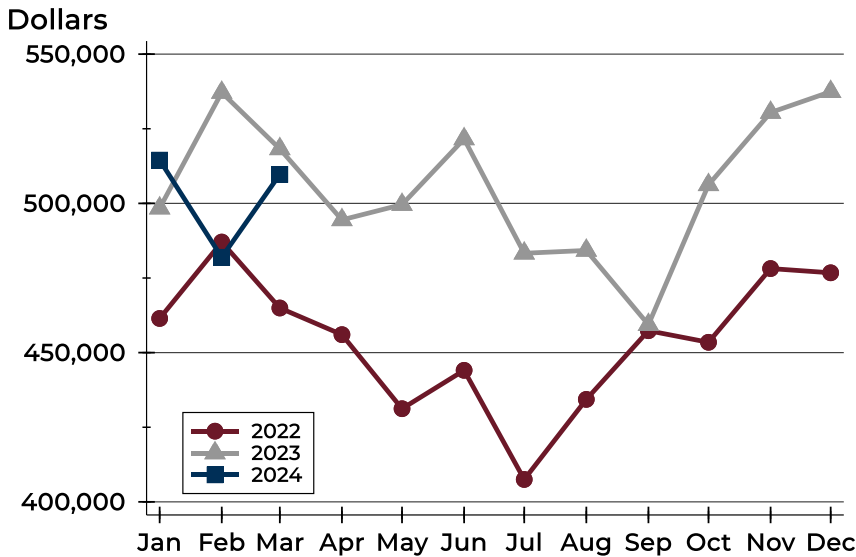
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	3.3%	3.0	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	4	13.3%	2.8	222,725	225,500	30	33	99.2%	100.0%
\$250,000-\$299,999	3	10.0%	1.5	279,467	288,500	23	18	98.9%	100.0%
\$300,000-\$349,999	1	3.3%	0.6	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	4	13.3%	N/A	376,200	375,450	27	16	99.1%	99.3%
\$400,000-\$449,999	1	3.3%	2.0	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	5	16.7%	3.3	476,940	475,000	82	76	100.0%	100.0%
\$500,000-\$599,999	1	3.3%	1.0	510,000	510,000	84	84	100.0%	100.0%
\$600,000-\$749,999	3	10.0%	2.6	675,000	675,000	34	18	100.0%	100.0%
\$750,000-\$999,999	6	20.0%	N/A	838,983	837,450	40	16	100.0%	100.0%
\$1,000,000 and up	1	3.3%	12.0	1,249,000	1,249,000	123	123	94.3%	94.3%



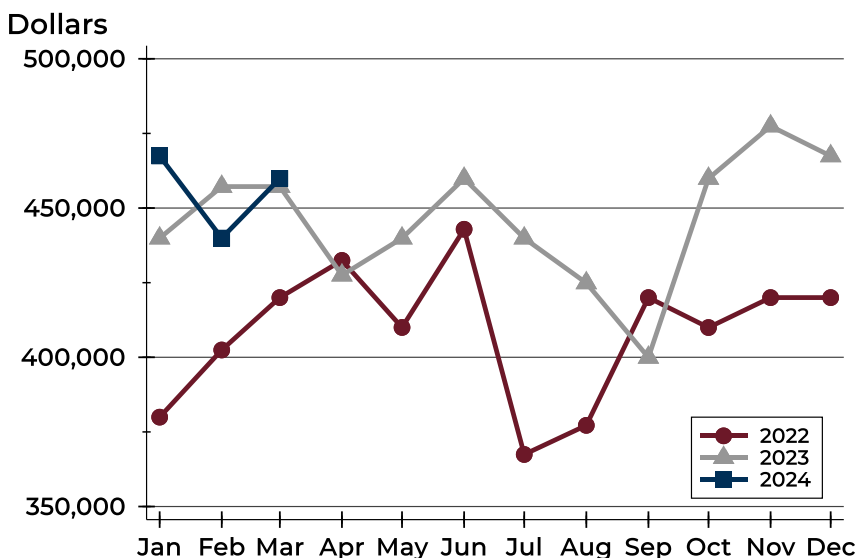
Douglas County (Excluding Lawrence) Active Listings Analysis

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	
May	431,219	499,596	
June	444,073	521,596	
July	407,518	483,293	
August	434,338	484,236	
September	457,347	459,359	
October	453,461	506,221	
November	478,162	530,438	
December	476,750	537,418	

Median Price

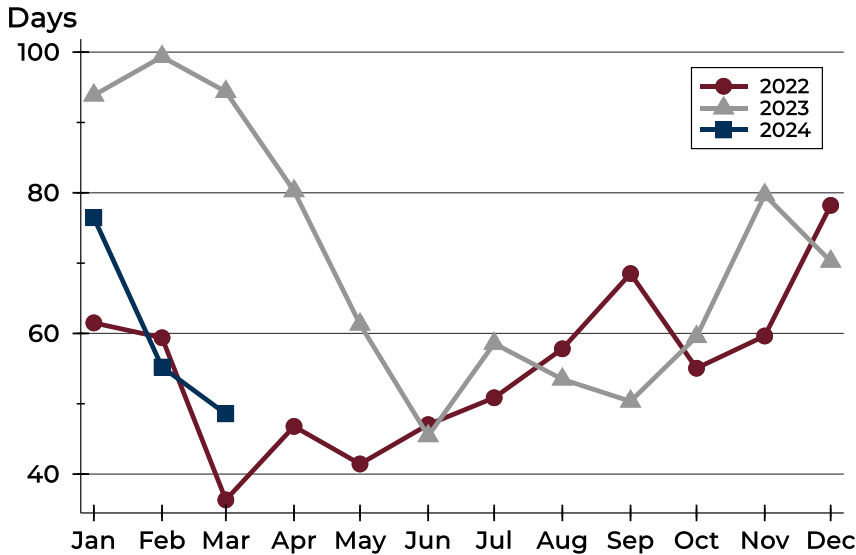


Month	2022	2023	2024
January	379,950	439,900	467,450
February	402,450	457,200	439,950
March	420,000	457,200	459,900
April	432,450	427,500	
May	410,000	439,900	
June	442,900	459,900	
July	367,450	439,900	
August	377,200	424,900	
September	420,000	399,950	
October	409,975	459,900	
November	420,000	477,450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



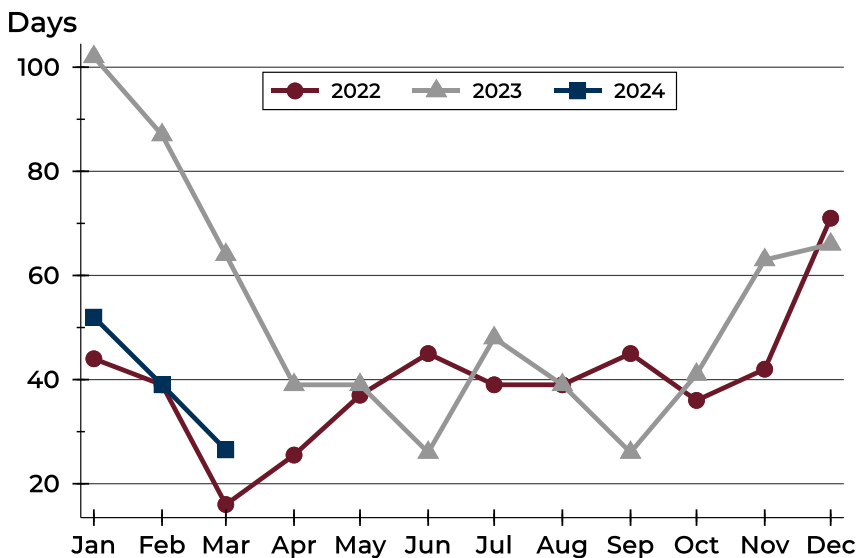
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



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

Median DOM

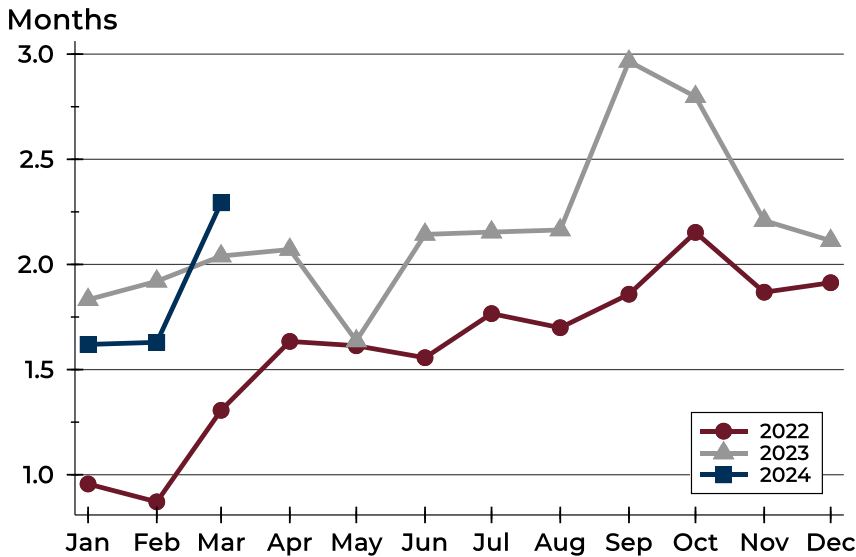


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	27
April	26	39	
May	37	39	
June	45	26	
July	39	48	
August	39	39	
September	45	26	
October	36	41	
November	42	63	
December	71	66	



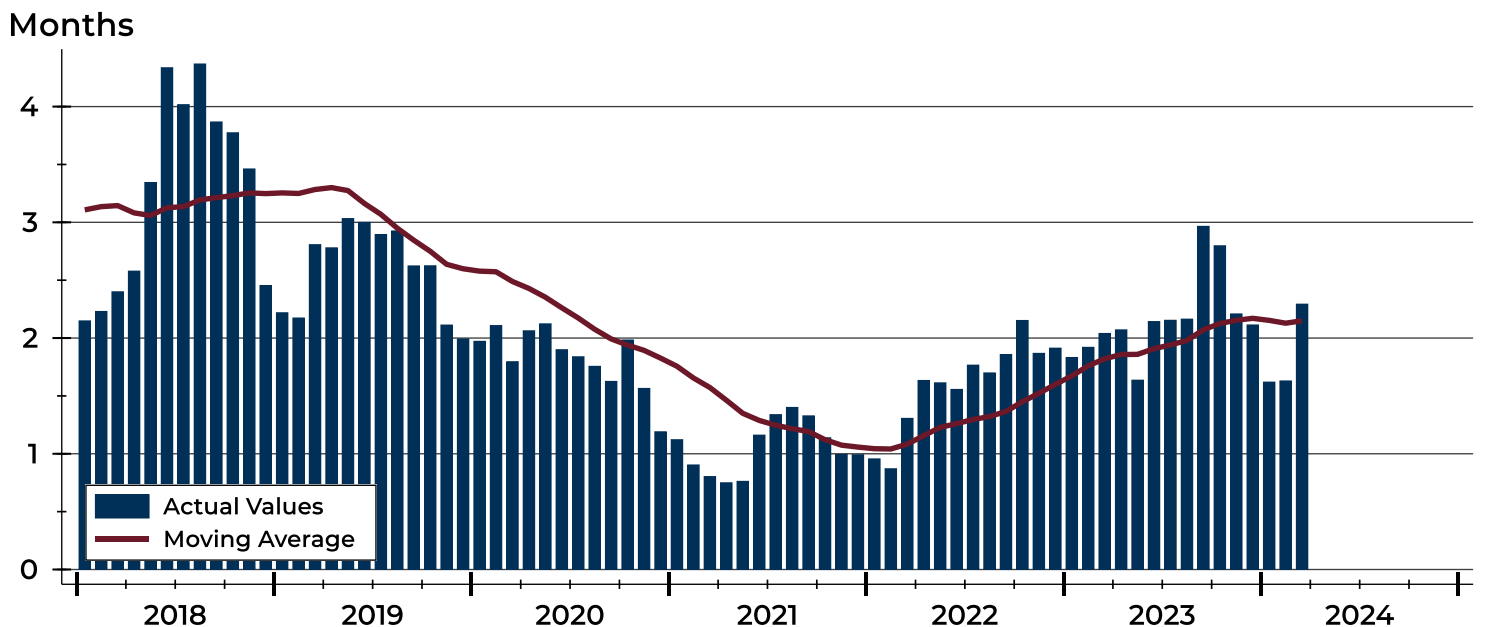
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	2.1
May	1.6	1.6	1.6
June	1.6	2.1	2.1
July	1.8	2.2	2.1
August	1.7	2.2	2.1
September	1.9	3.0	2.1
October	2.2	2.8	2.1
November	1.9	2.2	2.1
December	1.9	2.1	2.1

History of Month's Supply





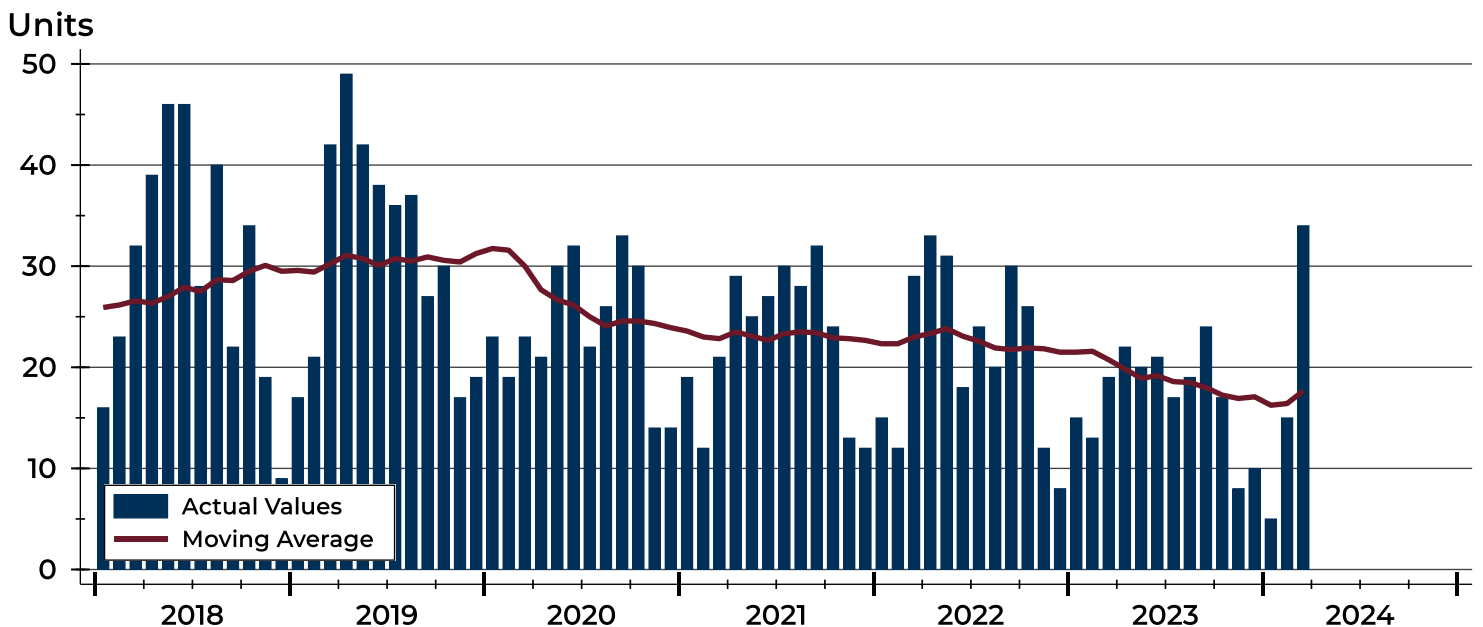
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	March 2023	Change
Current Month	New Listings	34	19	78.9%
	Volume (1,000s)	15,407	7,017	119.6%
	Average List Price	453,135	369,332	22.7%
	Median List Price	407,000	340,000	19.7%
Year-to-Date	New Listings	54	47	14.9%
	Volume (1,000s)	24,428	20,438	19.5%
	Average List Price	452,366	434,858	4.0%
	Median List Price	407,000	359,900	13.1%

A total of 34 new listings were added in Douglas County during March, up 78.9% from the same month in 2023. Year-to-date Douglas County has seen 54 new listings.

The median list price of these homes was \$407,000 up from \$340,000 in 2023.

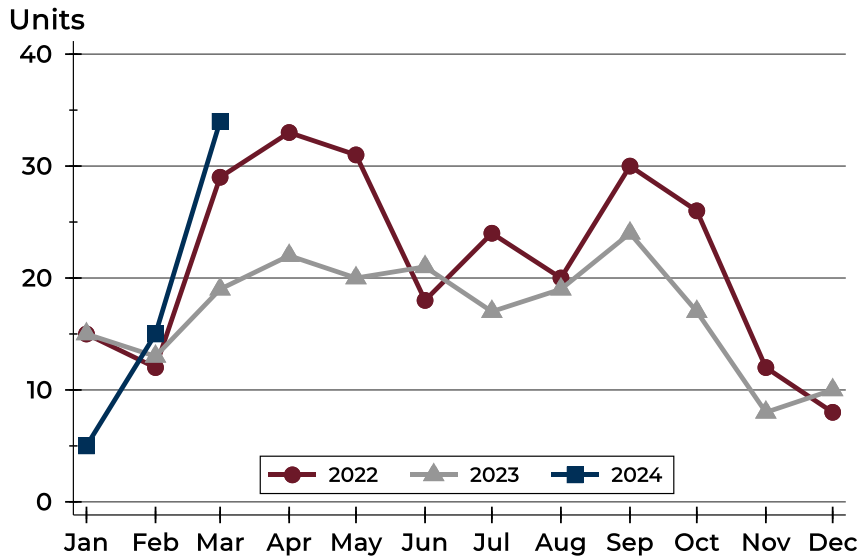
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	15	15	5
February	12	13	15
March	29	19	34
April	33	22	
May	31	20	
June	18	21	
July	24	17	
August	20	19	
September	30	24	
October	26	17	
November	12	8	
December	8	10	

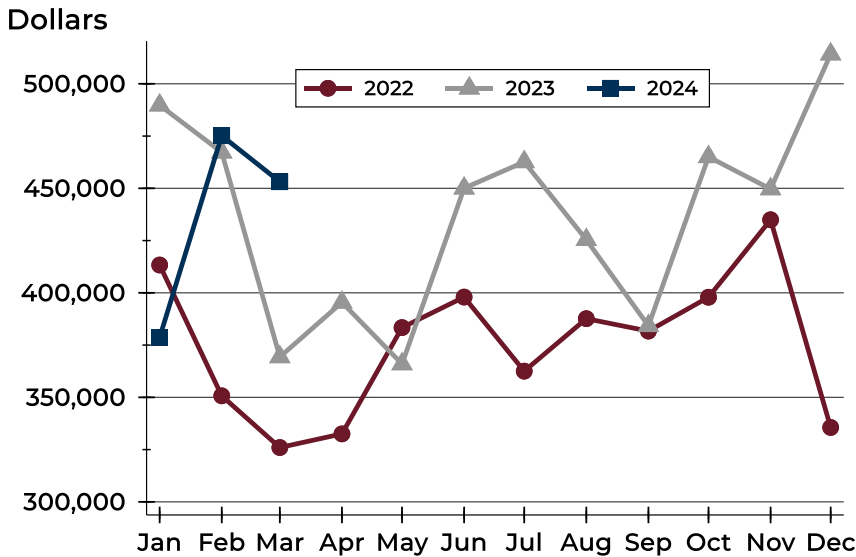
New Listings by Price Range

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	1	2.9%	125,000	125,000	0	0	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	2	5.9%	232,000	232,000	20	20	100.0%	100.0%
\$250,000-\$299,999	5	14.7%	268,940	264,900	8	3	100.0%	100.0%
\$300,000-\$349,999	3	8.8%	335,333	335,000	6	5	100.0%	100.0%
\$350,000-\$399,999	6	17.6%	372,483	372,500	12	9	99.6%	100.0%
\$400,000-\$449,999	3	8.8%	431,300	429,000	6	3	100.2%	100.0%
\$450,000-\$499,999	5	14.7%	466,920	459,900	11	6	100.0%	100.0%
\$500,000-\$599,999	2	5.9%	549,250	549,250	6	6	100.0%	100.0%
\$600,000-\$749,999	3	8.8%	683,333	675,000	16	18	100.0%	100.0%
\$750,000-\$999,999	4	11.8%	863,750	882,500	15	16	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



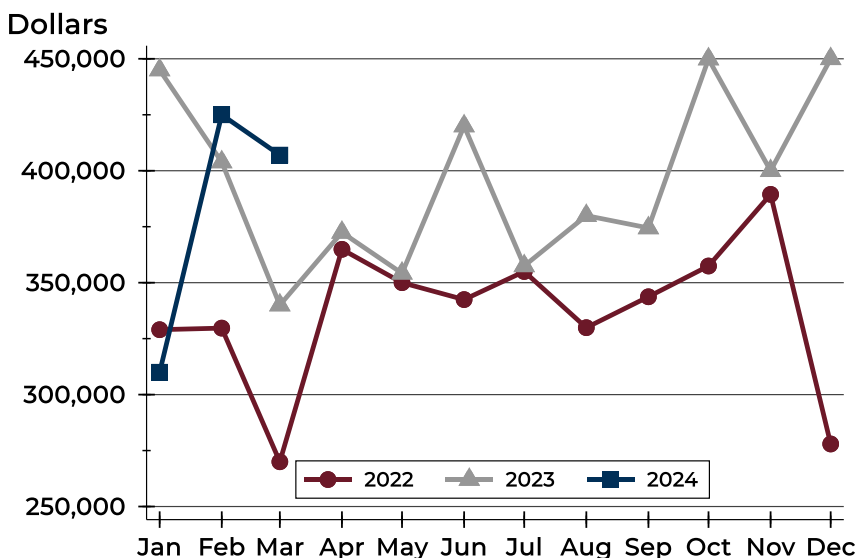
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2022	2023	2024
January	413,313	489,773	378,708
February	350,733	467,265	475,173
March	326,003	369,332	453,135
April	332,542	395,430	
May	383,381	365,950	
June	397,978	450,052	
July	362,533	462,641	
August	387,640	425,403	
September	381,707	384,221	
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	425,000
March	270,000	340,000	407,000
April	364,900	372,450	
May	350,000	354,200	
June	342,450	419,990	
July	355,000	357,500	
August	329,900	379,950	
September	343,700	374,450	
October	357,450	449,900	
November	389,450	400,000	
December	277,950	450,000	



Douglas County (Excluding Lawrence) Contracts Written Analysis

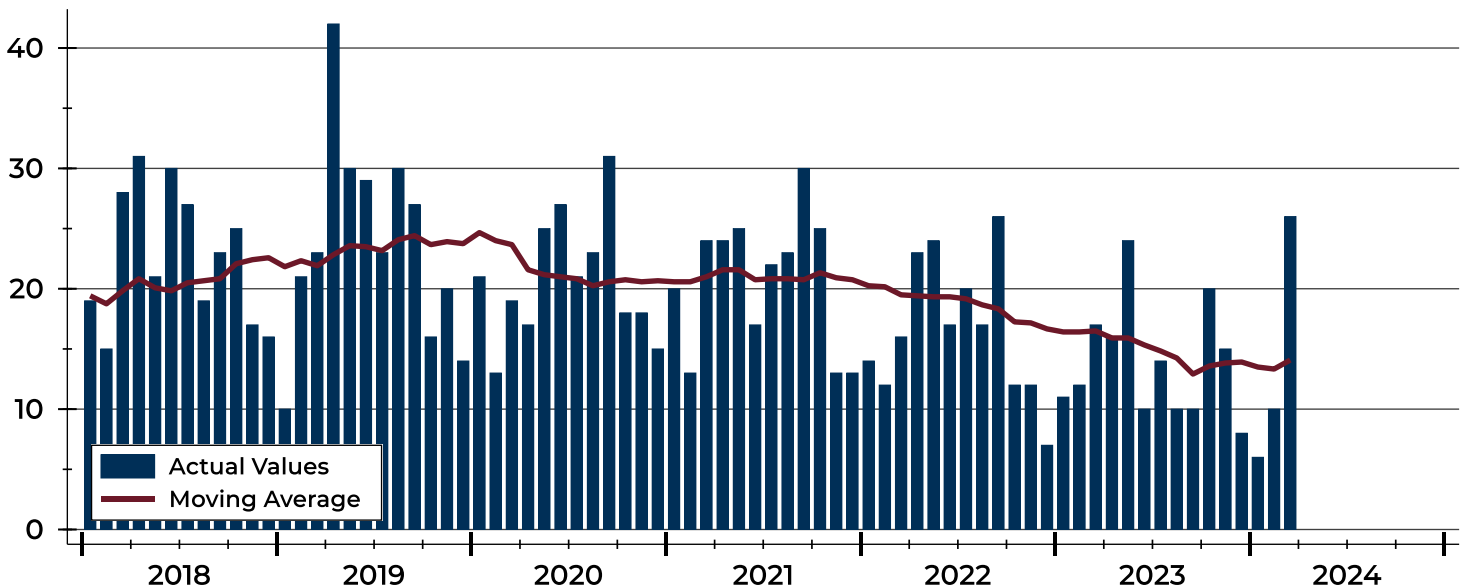
Summary Statistics for Contracts Written		2024	March 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		26	17	52.9%	42	40	5.0%
Volume (1,000s)		10,411	6,782	53.5%	18,264	15,656	16.7%
Average	Sale Price	400,436	398,926	0.4%	434,858	391,402	11.1%
	Days on Market	13	19	-31.6%	22	26	-15.4%
	Percent of Original	99.7%	98.4%	1.3%	98.6%	98.8%	-0.2%
Median	Sale Price	357,500	354,900	0.7%	379,500	327,450	15.9%
	Days on Market	4	2	100.0%	5	3	66.7%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 26 contracts for sale were written in Douglas County during the month of March, up from 17 in 2023. The median list price of these homes was \$357,500, up from \$354,900 the prior year.

Half of the homes that went under contract in March were on the market less than 4 days, compared to 2 days in March 2023.

History of Contracts Written

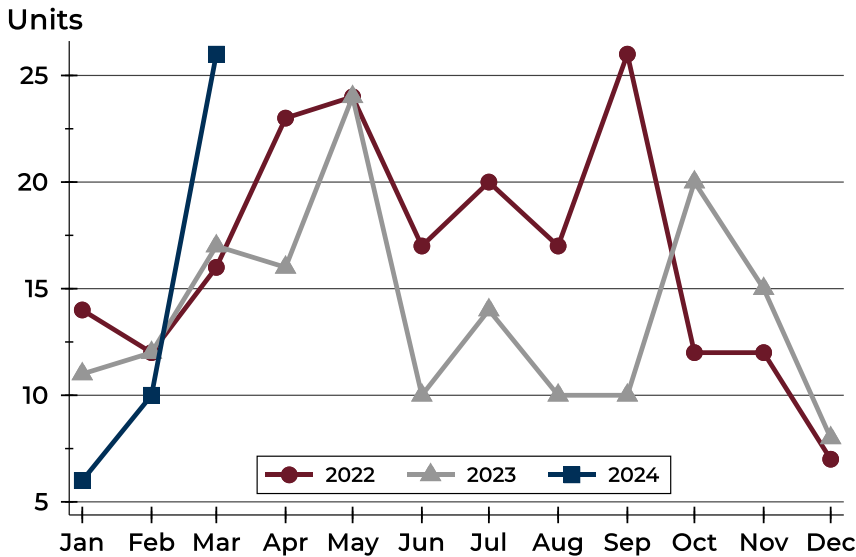
Units





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



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

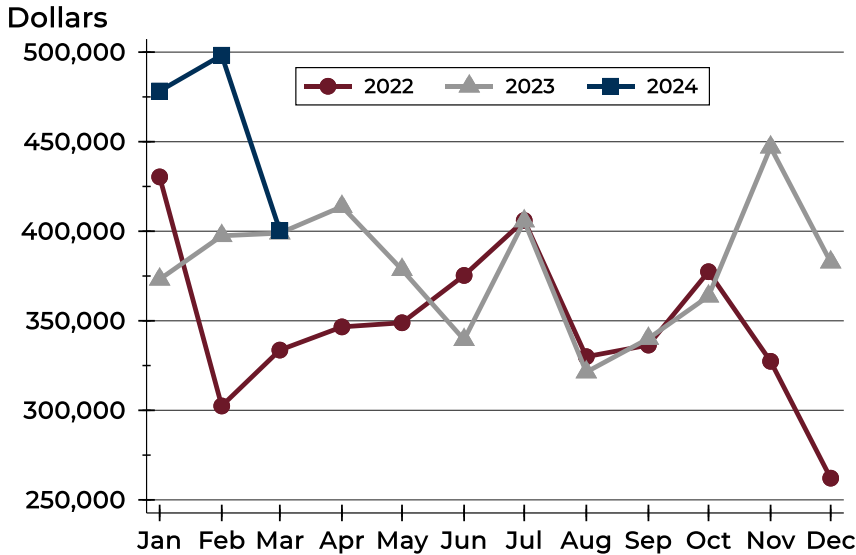
Contracts Written by Price Range

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	1	3.8%	125,000	125,000	0	0	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	1	3.8%	215,000	215,000	24	24	97.7%	97.7%
\$250,000-\$299,999	7	26.9%	276,891	279,900	9	3	99.5%	100.0%
\$300,000-\$349,999	3	11.5%	335,333	335,000	6	5	100.0%	100.0%
\$350,000-\$399,999	3	11.5%	361,667	365,000	4	3	100.0%	100.0%
\$400,000-\$449,999	3	11.5%	431,300	429,000	6	3	100.2%	100.0%
\$450,000-\$499,999	3	11.5%	459,933	459,900	5	4	100.0%	100.0%
\$500,000-\$599,999	3	11.5%	559,467	575,000	10	8	101.2%	100.1%
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	2	7.7%	845,000	845,000	82	82	96.8%	96.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



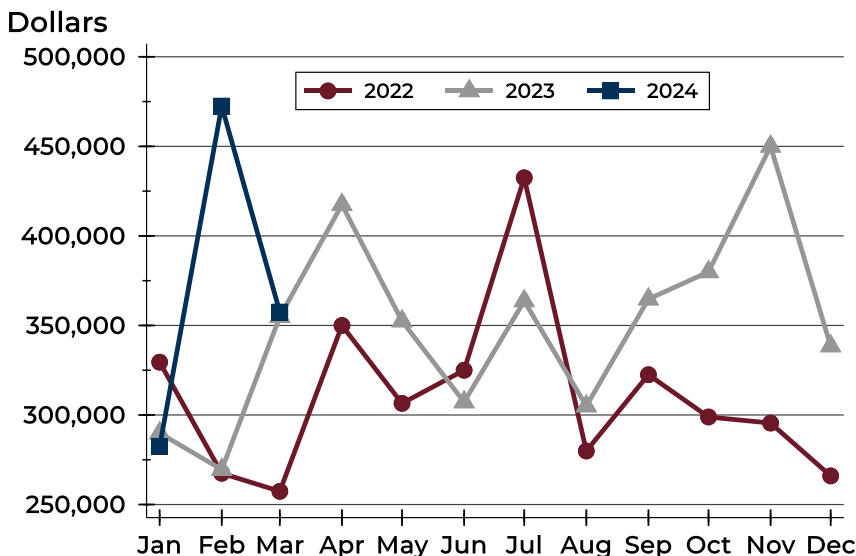
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	430,343	373,164	478,300
February	302,442	397,462	498,290
March	333,644	398,926	400,436
April	346,590	413,775	
May	348,894	378,555	
June	375,329	339,420	
July	406,000	405,700	
August	329,949	321,360	
September	336,429	340,084	
October	377,404	363,715	
November	327,367	446,920	
December	262,129	382,731	

Median Price

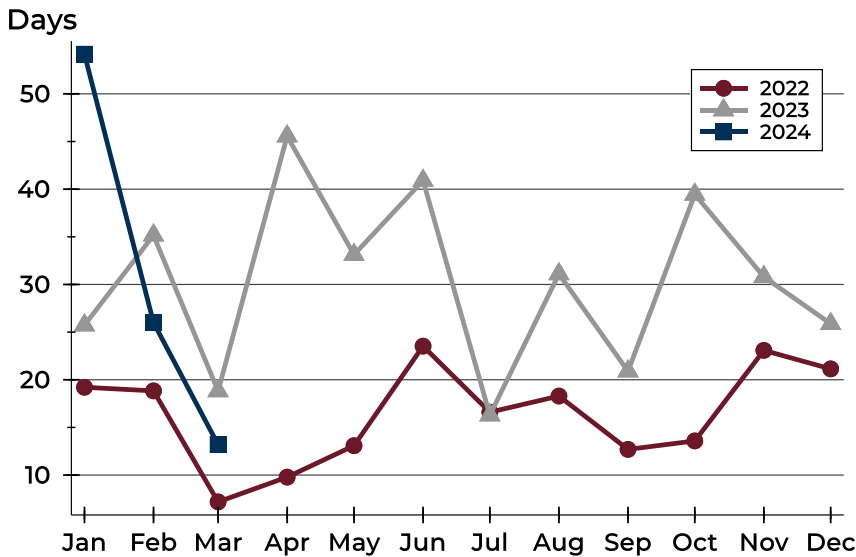


Month	2022	2023	2024
January	329,500	289,900	282,450
February	267,450	269,500	472,500
March	257,400	354,900	357,500
April	350,000	417,450	
May	306,500	352,450	
June	325,000	307,250	
July	432,450	363,700	
August	279,900	305,000	
September	322,500	364,700	
October	298,900	379,900	
November	295,500	450,000	
December	266,000	338,500	



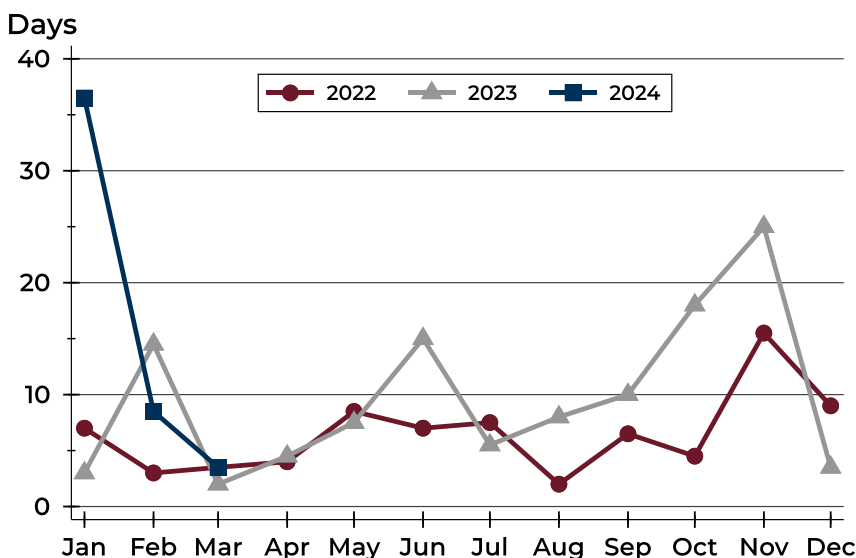
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	26	54
February	19	35	26
March	7	19	13
April	10	46	
May	13	33	
June	24	41	
July	17	16	
August	18	31	
September	13	21	
October	14	39	
November	23	31	
December	21	26	

Median DOM



Month	2022	2023	2024
January	7	3	37
February	3	15	9
March	4	2	4
April	4	5	
May	9	8	
June	7	15	
July	8	6	
August	2	8	
September	7	10	
October	5	18	
November	16	25	
December	9	4	



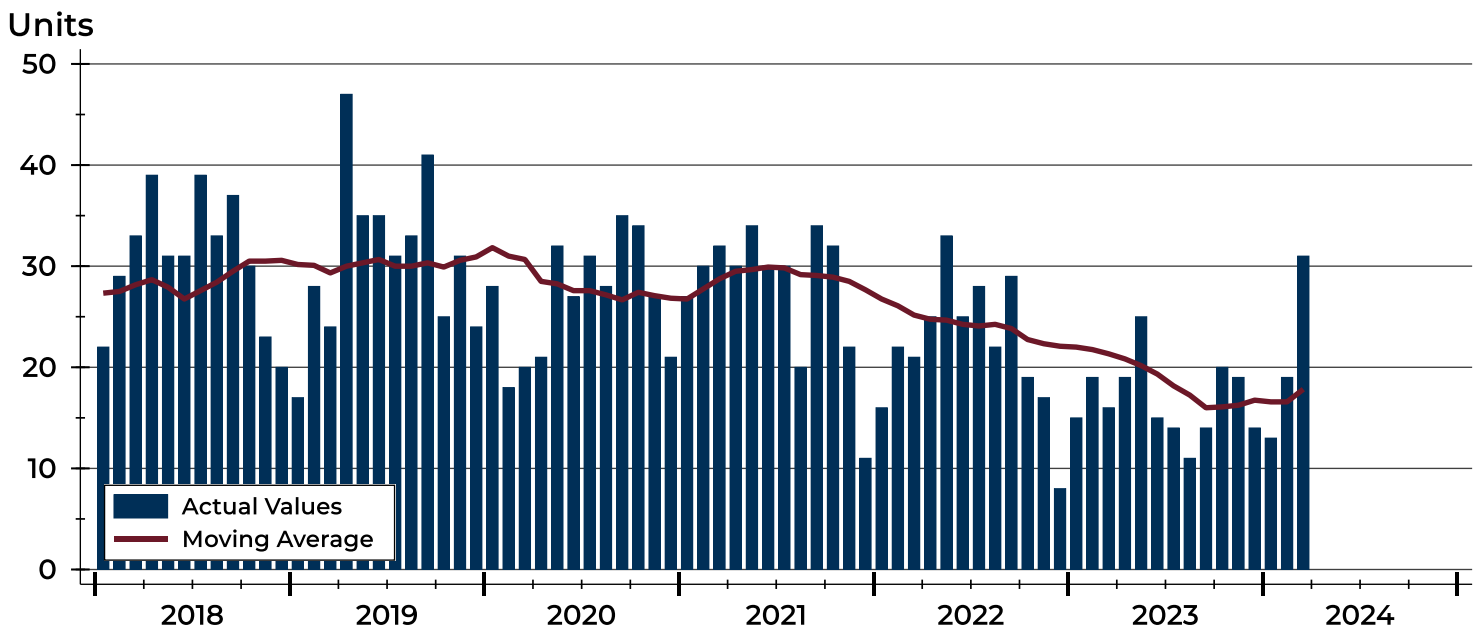
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of March 2023	Change
Pending Contracts		31	16	93.8%
Volume (1,000s)		13,232	5,528	139.4%
Average	List Price	426,824	345,506	23.5%
	Days on Market	10	35	-71.4%
	Percent of Original	100.0%	99.5%	0.5%
Median	List Price	389,000	339,950	14.4%
	Days on Market	4	4	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 31 listings in Douglas County had contracts pending at the end of March, up from 16 contracts pending at the end of March 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.

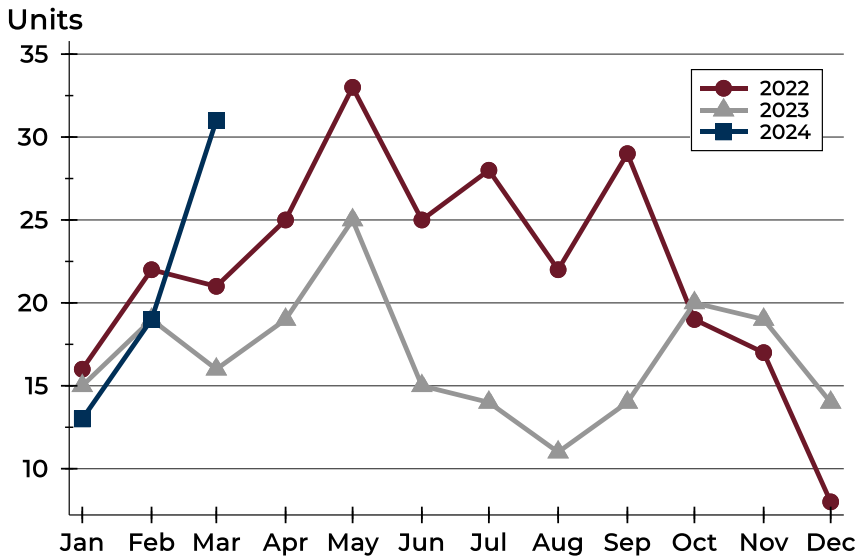
History of Pending Contracts





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	
May	33	25	
June	25	15	
July	28	14	
August	22	11	
September	29	14	
October	19	20	
November	17	19	
December	8	14	

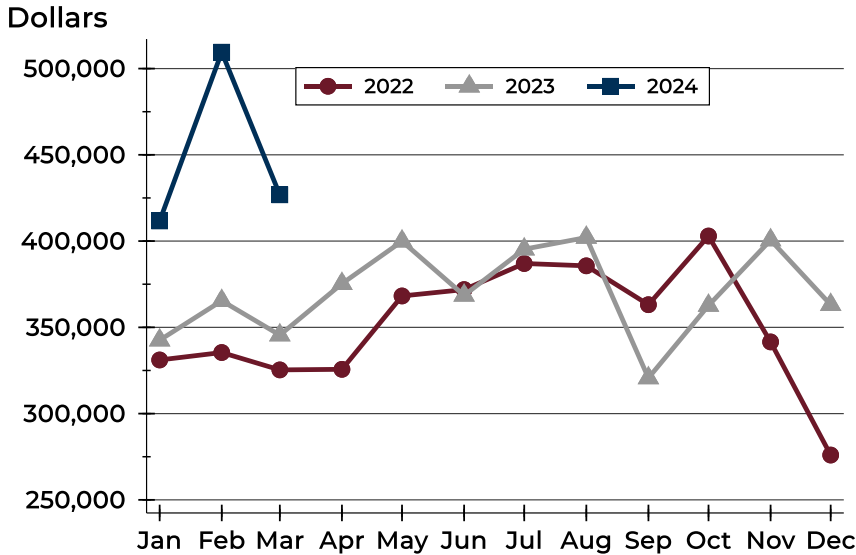
Pending Contracts by Price Range

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	3.2%	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	2	6.5%	220,000	220,000	15	15	100.0%	100.0%
\$250,000-\$299,999	6	19.4%	274,723	277,450	3	3	100.0%	100.0%
\$300,000-\$349,999	3	9.7%	335,333	335,000	6	5	100.0%	100.0%
\$350,000-\$399,999	5	16.1%	374,400	370,000	4	3	100.0%	100.0%
\$400,000-\$449,999	3	9.7%	431,300	429,000	6	3	100.0%	100.0%
\$450,000-\$499,999	6	19.4%	468,967	464,950	22	6	100.0%	100.0%
\$500,000-\$599,999	2	6.5%	549,250	549,250	6	6	100.0%	100.0%
\$600,000-\$749,999	1	3.2%	600,000	600,000	2	2	100.0%	100.0%
\$750,000-\$999,999	1	3.2%	940,000	940,000	2	2	100.0%	100.0%
\$1,000,000 and up	1	3.2%	1,395,000	1,395,000	34	34	100.0%	100.0%



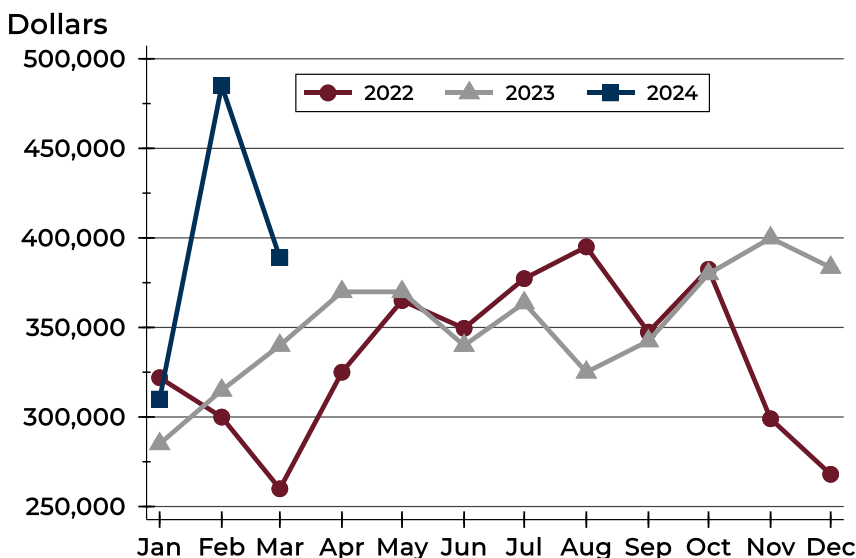
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
May	368,205	399,913	
June	371,892	368,533	
July	387,004	395,307	
August	385,661	402,100	
September	363,136	320,653	
October	402,934	362,668	
November	341,553	400,608	
December	275,988	363,139	

Median Price

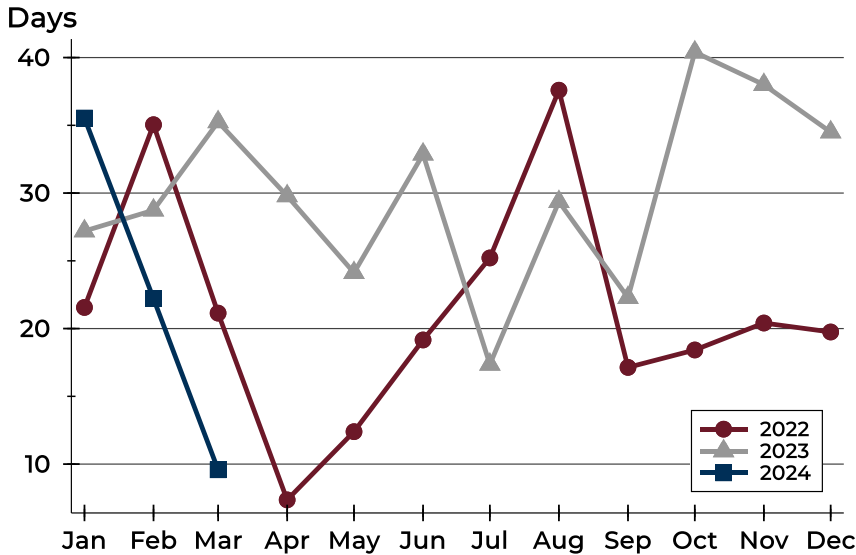


Month	2022	2023	2024
January	321,950	285,000	310,000
February	299,950	314,900	485,000
March	259,900	339,950	389,000
April	325,000	369,900	
May	365,000	369,900	
June	349,500	339,900	
July	377,250	363,700	
August	395,000	325,000	
September	347,400	342,450	
October	382,500	379,925	
November	299,000	399,950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



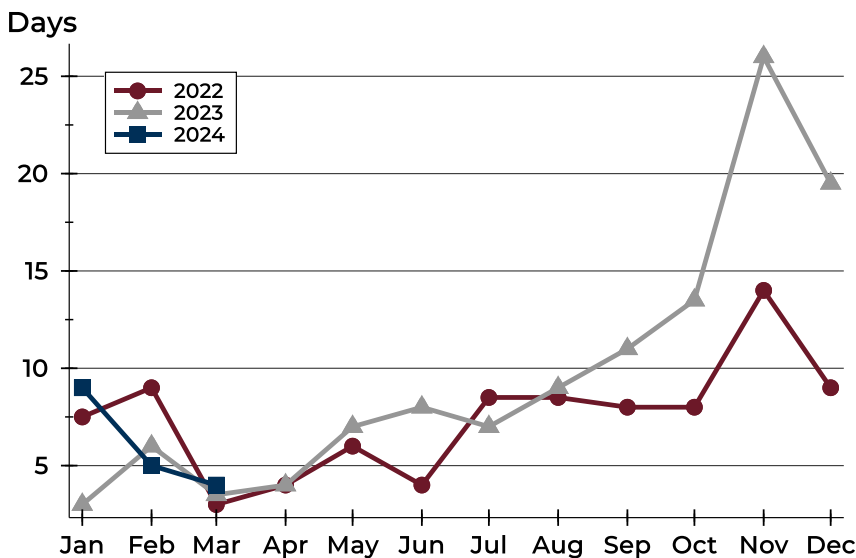
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	22	27	36
February	35	29	22
March	21	35	10
April	7	30	
May	12	24	
June	19	33	
July	25	17	
August	38	29	
September	17	22	
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	
May	6	7	
June	4	8	
July	9	7	
August	9	9	
September	8	11	
October	8	14	
November	14	26	
December	9	20	