**September 2026**

Lawrence MLS Statistics

LAWRENCE Board of REALTORS®

# Douglas County (Excluding Lawrence) Housing Report




## Market Overview

### Douglas County Home Sales Fell in September

Total home sales in Douglas County fell last month to 16 units, compared to 18 units in September 2025. Total sales volume was $6.3 million, down from a year earlier.

The median sale price in September was $377,950, up from $342,000 a year earlier. Homes that sold in September were typically on the market for 18 days and sold for 100.0% of their list prices.

### Douglas County Active Listings Up at End of September

The total number of active listings in Douglas County at the end of September was 64 units, up from 55 at the same point in 2025. This represents a 4.1 months' supply of homes available for sale. The median list price of homes on the market at the end of September was $449,000.

During September, a total of 17 contracts were written up from 11 in September 2025. At the end of the month, there were 27 contracts still pending.

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Prepared on 10/4/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

# Douglas County (Excluding Lawrence)
## Summary Statistics

| September MLS Statistics Three-year History | | Current Month 2026 | Current Month 2025 | Current Month 2024 | Year-to-Date 2026 | Year-to-Date 2025 | Year-to-Date 2024 |
|---|---|---|---|---|---|---|---|
| **Home Sales** | Change from prior year | **16** -11.1% | **18** 12.5% | **16** 128.6% | **145** 15.1% | **126** -14.9% | **148** 24.4% |
| **Active Listings** | Change from prior year | **64** 16.4% | **55** 57.1% | **35** -18.6% | **N/A** | **N/A** | **N/A** |
| **Months' Supply** | Change from prior year | **4.1** 2.5% | **4.0** 81.8% | **2.2** -26.7% | **N/A** | **N/A** | **N/A** |
| **New Listings** | Change from prior year | **35** 118.8% | **16** -15.8% | **19** -20.8% | **227** 17.6% | **193** -5.4% | **204** 18.6% |
| **Contracts Written** | Change from prior year | **17** 54.5% | **11** -15.4% | **13** 30.0% | **150** 9.5% | **137** -7.4% | **148** 19.4% |
| **Pending Contracts** | Change from prior year | **27** 50.0% | **18** -14.3% | **21** 50.0% | **N/A** | **N/A** | **N/A** |
| **Sales Volume (1,000s)** | Change from prior year | **6,339** -18.7% | **7,799** 3.3% | **7,553** 128.0% | **67,872** 10.3% | **61,519** -1.7% | **62,586** 39.0% |
| Average | **Sale Price** Change from prior year | **396,175** -8.6% | **433,278** -8.2% | **472,056** -0.2% | **468,081** -4.1% | **488,249** 15.5% | **422,878** 11.8% |
| Average | **List Price of Actives** Change from prior year | **750,553** 22.1% | **614,721** -6.2% | **655,280** 42.7% | **N/A** | **N/A** | **N/A** |
| Average | **Days on Market** Change from prior year | **29** -31.0% | **42** 75.0% | **24** -40.0% | **32** 0.0% | **32** 52.4% | **21** -30.0% |
| Average | **Percent of List** Change from prior year | **99.0%** 1.9% | **97.2%** -1.9% | **99.1%** -1.5% | **99.0%** 1.1% | **97.9%** -1.6% | **99.5%** 0.2% |
| Average | **Percent of Original** Change from prior year | **96.8%** 1.3% | **95.6%** -1.3% | **96.9%** -0.9% | **97.7%** 0.8% | **96.9%** -1.6% | **98.5%** 0.1% |
| Median | **Sale Price** Change from prior year | **377,950** 10.5% | **342,000** -11.7% | **387,450** 10.7% | **409,900** 4.5% | **392,200** 6.6% | **368,000** 5.2% |
| Median | **List Price of Actives** Change from prior year | **449,000** 18.5% | **378,900** -17.6% | **460,000** 15.0% | **N/A** | **N/A** | **N/A** |
| Median | **Days on Market** Change from prior year | **19** 0.0% | **19** 58.3% | **12** 300.0% | **12** 9.1% | **11** 57.1% | **7** 16.7% |
| Median | **Percent of List** Change from prior year | **100.0%** 1.5% | **98.5%** -0.6% | **99.1%** -0.9% | **100.0%** 0.0% | **100.0%** 0.0% | **100.0%** 0.0% |
| Median | **Percent of Original** Change from prior year | **100.0%** 2.5% | **97.6%** -1.2% | **98.8%** -1.2% | **100.0%** 0.6% | **99.4%** -0.6% | **100.0%** 0.0% |

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

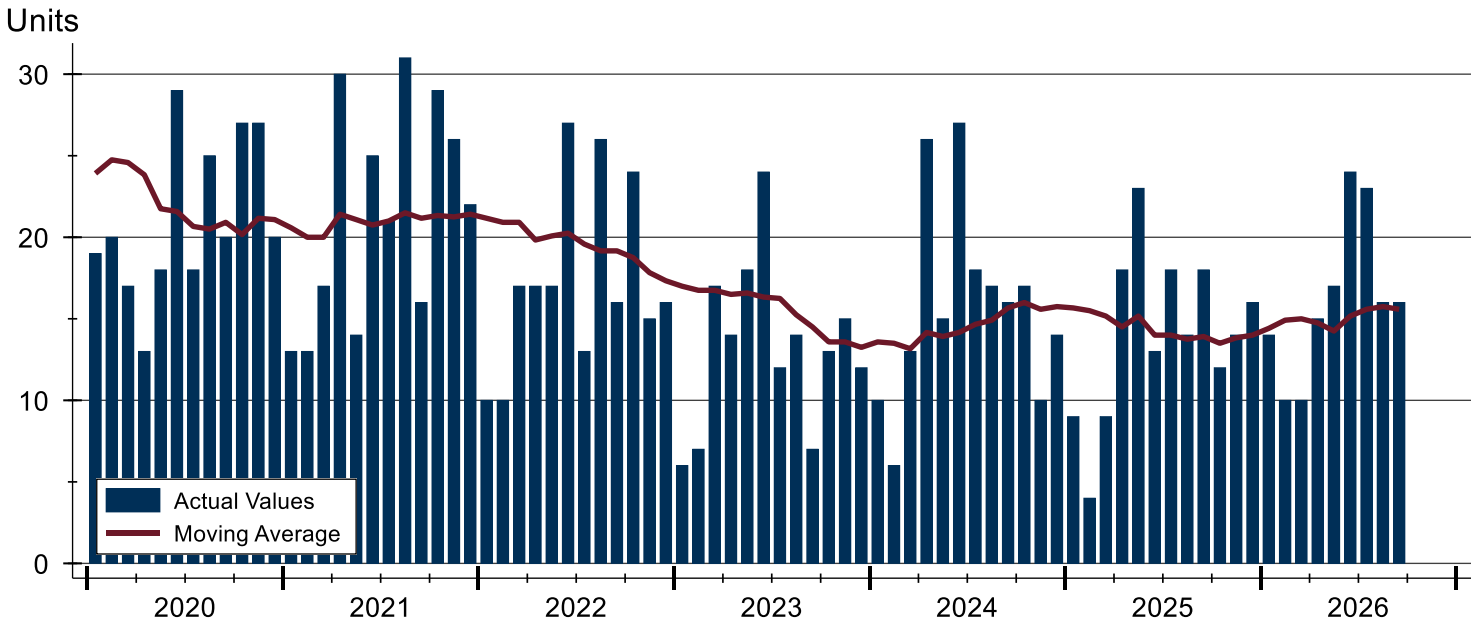
# Douglas County (Excluding Lawrence)
## Closed Listings Analysis

| Summary Statistics for Closed Listings | | September 2026 | September 2025 | Change | Year-to-Date 2026 | Year-to-Date 2025 | Change |
|---|---|---|---|---|---|---|---|
| Closed Listings | | **16** | 18 | -11.1% | **145** | 126 | 15.1% |
| Volume (1,000s) | | **6,339** | 7,799 | -18.7% | **67,872** | 61,519 | 10.3% |
| Months' Supply | | **4.1** | 4.0 | 2.5% | **N/A** | N/A | N/A |
| Average | Sale Price | **396,175** | 433,278 | -8.6% | **468,081** | 488,249 | -4.1% |
| | Days on Market | **29** | 42 | -31.0% | **32** | 32 | 0.0% |
| | Percent of List | **99.0%** | 97.2% | 1.9% | **99.0%** | 97.9% | 1.1% |
| | Percent of Original | **96.8%** | 95.6% | 1.3% | **97.7%** | 96.9% | 0.8% |
| Median | Sale Price | **377,950** | 342,000 | 10.5% | **409,900** | 392,200 | 4.5% |
| | Days on Market | **19** | 19 | 0.0% | **12** | 11 | 9.1% |
| | Percent of List | **100.0%** | 98.5% | 1.5% | **100.0%** | 100.0% | 0.0% |
| | Percent of Original | **100.0%** | 97.6% | 2.5% | **100.0%** | 99.4% | 0.6% |

A total of 16 homes sold in Douglas County in September, down from 18 units in September 2025. Total sales volume fell to $6.3 million compared to $7.8 million in the previous year.

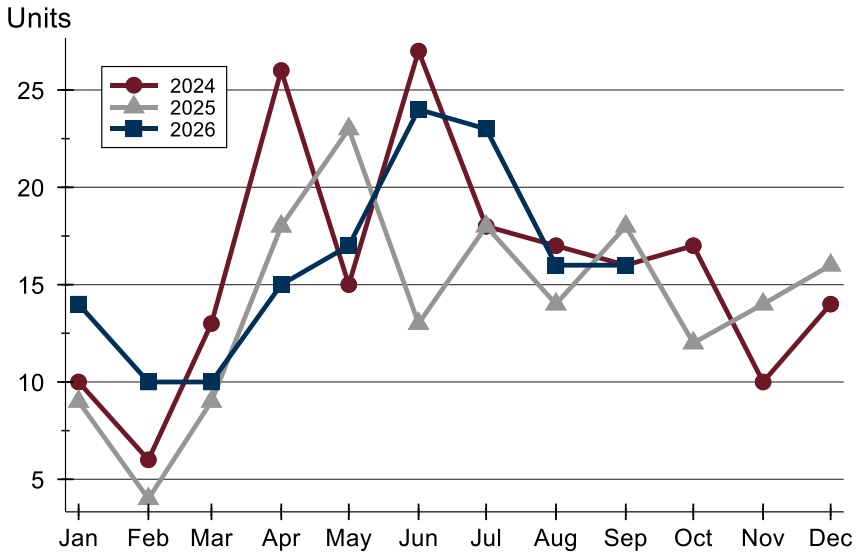
The median sales price in September was $377,950, up 10.5% compared to the prior year. Median days on market was 18 days, up from 10 days in August, but similar to September 2025.

## History of Closed Listings



# Douglas County (Excluding Lawrence)
## Closed Listings Analysis

### Closed Listings by Month



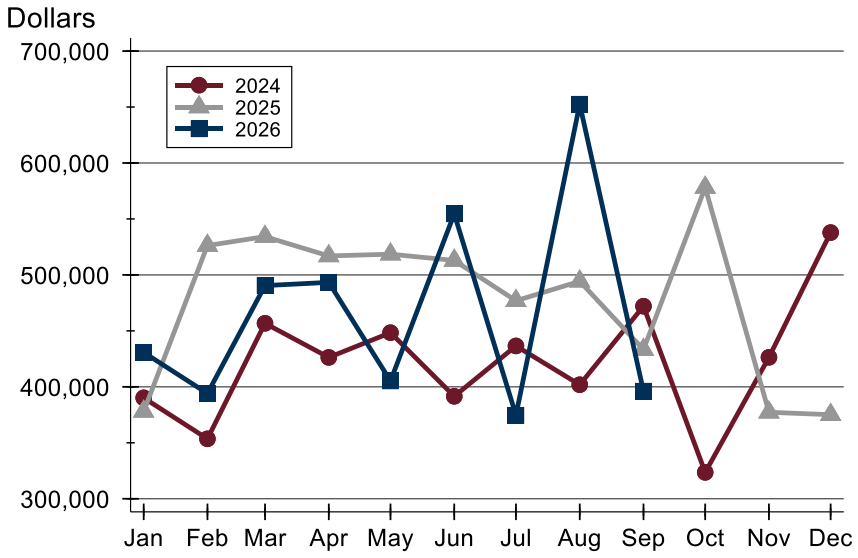

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 10 | 9 | **14** |
| **February** | 6 | 4 | **10** |
| **March** | 13 | 9 | **10** |
| **April** | 26 | 18 | **15** |
| **May** | 15 | 23 | **17** |
| **June** | 27 | 13 | **24** |
| **July** | 18 | 18 | **23** |
| **August** | 17 | 14 |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

### Closed Listings by Price Range

| Price Range | Sales Number | Sales Percent | Months' Supply | Sale Price Average | Sale Price Median | Days on Market Avg. | Days on Market Med. | Price as % of List Avg. | Price as % of List 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 | 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 | 2 | 12.5% | 2.4 | 175,500 | 175,500 | 24 | 24 | 100.3% | 100.3% | 91.3% | 91.3% |
| $200,000-$249,999 | 2 | 12.5% | 4.7 | 244,000 | 244,000 | 3 | 3 | 102.4% | 102.4% | 102.4% | 102.4% |
| $250,000-$299,999 | 2 | 12.5% | 3.0 | 279,500 | 279,500 | 44 | 44 | 96.7% | 96.7% | 93.1% | 93.1% |
| $300,000-$349,999 | 1 | 6.3% | 1.9 | 315,000 | 315,000 | 3 | 3 | 100.0% | 100.0% | 100.0% | 100.0% |
| $350,000-$399,999 | 2 | 12.5% | 3.5 | 377,950 | 377,950 | 37 | 37 | 98.2% | 98.2% | 96.9% | 96.9% |
| $400,000-$449,999 | 1 | 6.3% | 3.4 | 410,000 | 410,000 | 8 | 8 | 100.0% | 100.0% | 100.0% | 100.0% |
| $450,000-$499,999 | 3 | 18.8% | 2.4 | 479,967 | 480,000 | 17 | 22 | 98.1% | 100.0% | 98.1% | 100.0% |
| $500,000-$599,999 | 1 | 6.3% | 4.0 | 525,000 | 525,000 | 14 | 14 | 100.0% | 100.0% | 100.0% | 100.0% |
| $600,000-$749,999 | 1 | 6.3% | 4.4 | 680,000 | 680,000 | 53 | 53 | 97.8% | 97.8% | 97.8% | 97.8% |
| $750,000-$999,999 | 1 | 6.3% | 5.1 | 815,000 | 815,000 | 123 | 123 | 96.0% | 96.0% | 88.7% | 88.7% |
| $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 |

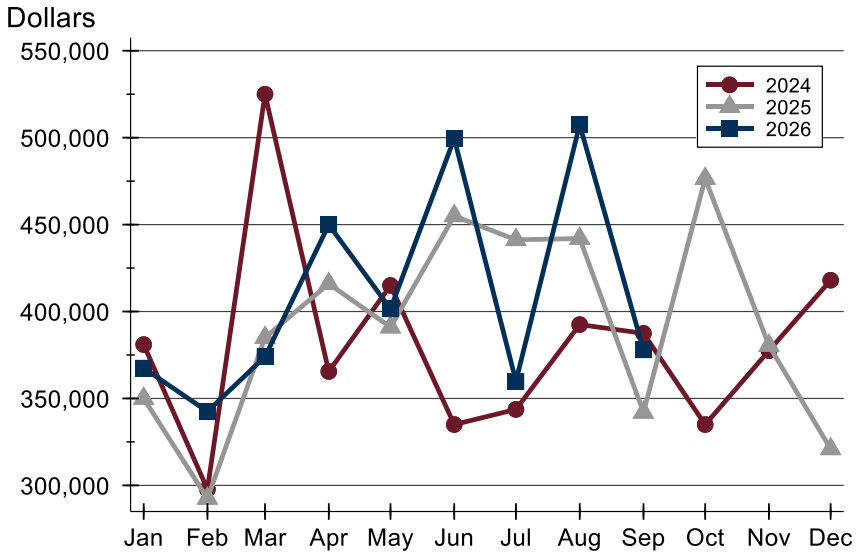
# Douglas County (Excluding Lawrence)
## Closed Listings Analysis

### Average Price




| Month | 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 | **652,551** |
| **September** | 472,056 | 433,278 | **396,175** |
| **October** | 323,588 | 578,113 | |
| **November** | 426,390 | 377,271 | |
| **December** | 537,843 | 375,125 | |

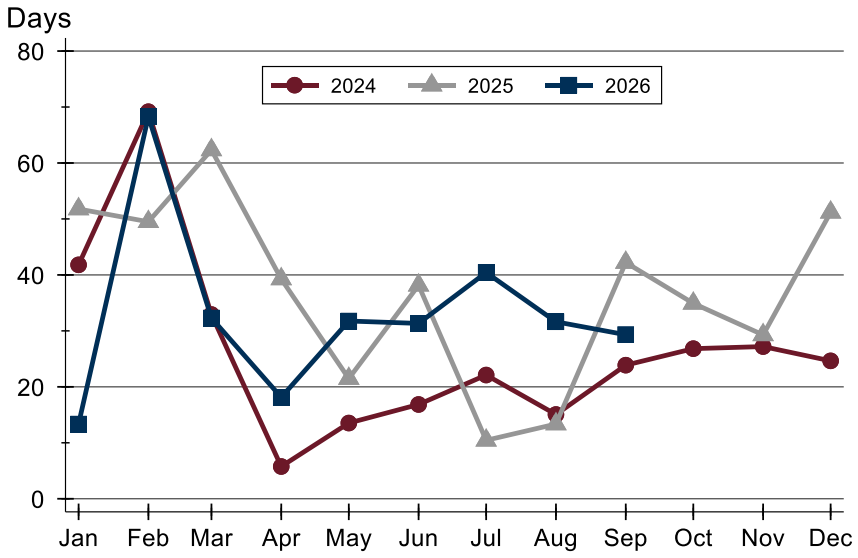
### Median Price




| 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 | **507,450** |
| **September** | 387,450 | 342,000 | **377,950** |
| **October** | 335,000 | 476,475 | |
| **November** | 377,500 | 380,450 | |
| **December** | 418,000 | 321,000 | |

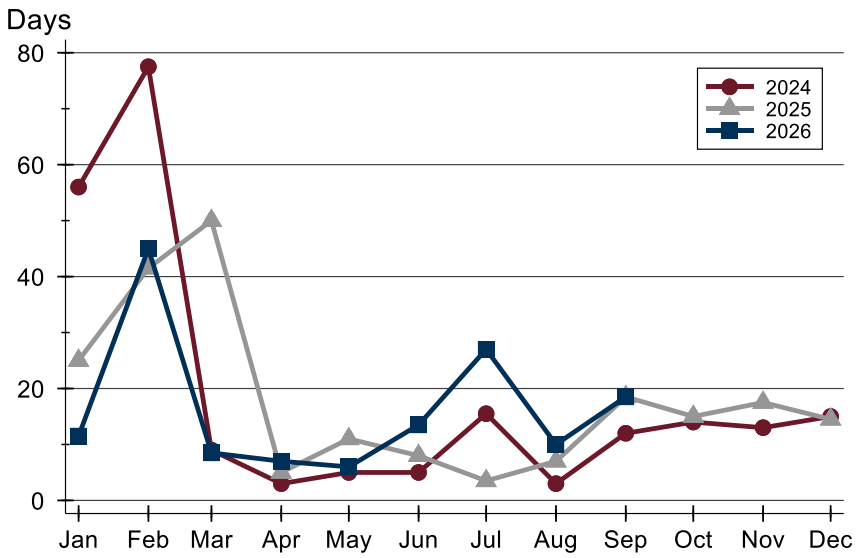
# Douglas County (Excluding Lawrence)
## Closed Listings Analysis

### 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 | **29** |
| **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 | **10** |
| **September** | 12 | 19 | **19** |
| **October** | 14 | 15 | |
| **November** | 13 | 18 | |
| **December** | 15 | 15 | |

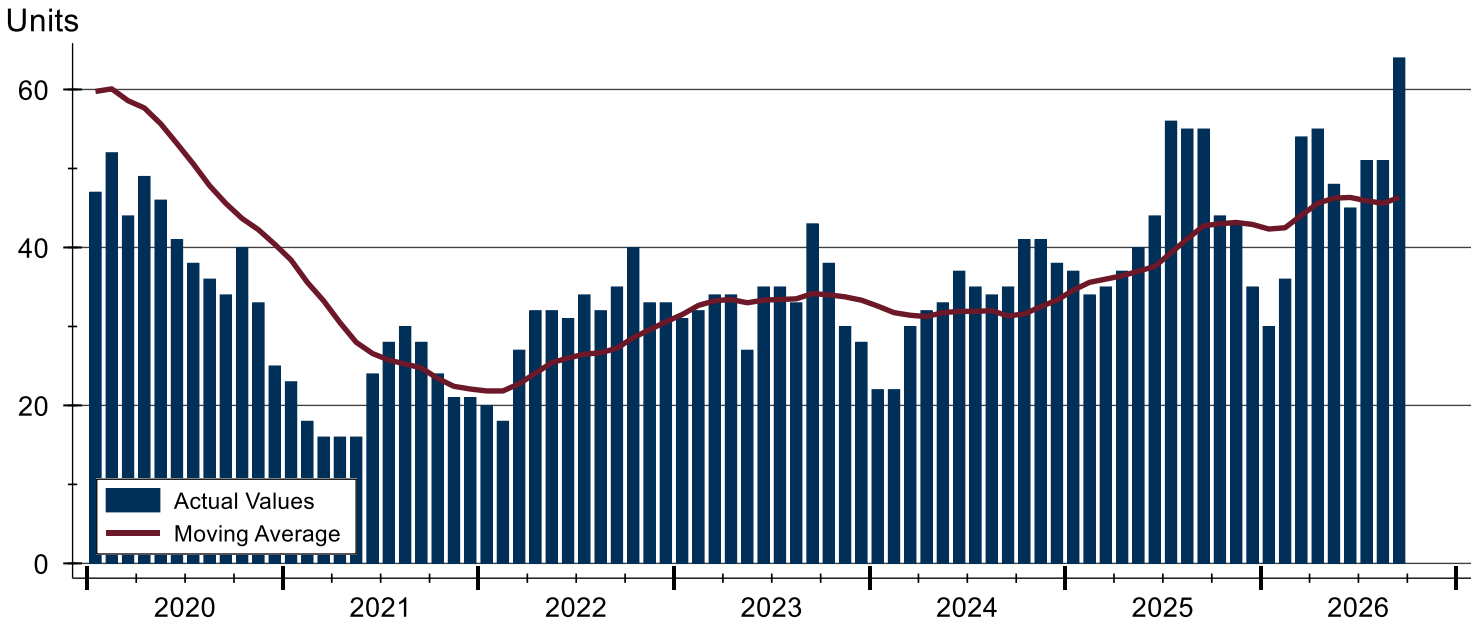
# Douglas County (Excluding Lawrence)
## Active Listings Analysis

| Summary Statistics for Active Listings | | End of September 2026 | 2025 | Change |
|---|---|---|---|---|
| Active Listings | | **64** | 55 | 16.4% |
| Volume (1,000s) | | **48,035** | 33,810 | 42.1% |
| Months' Supply | | **4.1** | 4.0 | 2.5% |
| Average | List Price | **750,553** | 614,721 | 22.1% |
| | Days on Market | **50** | 43 | 16.3% |
| | Percent of Original | **97.2%** | 97.5% | -0.3% |
| Median | List Price | **449,000** | 378,900 | 18.5% |
| | Days on Market | **23** | 20 | 15.0% |
| | Percent of Original | **100.0%** | 100.0% | 0.0% |

A total of 64 homes were available for sale in Douglas County at the end of September. This represents a 4.1 months' supply of active listings.

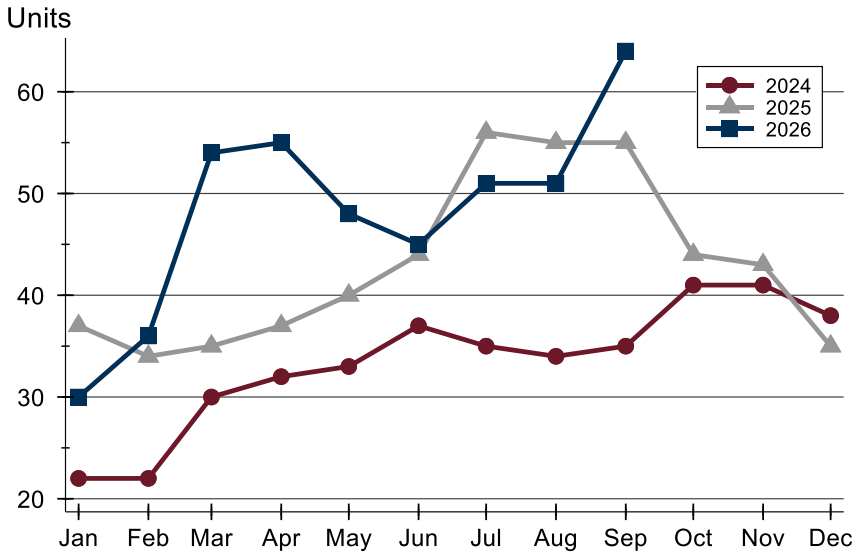
The median list price of homes on the market at the end of September was $449,000, up 18.5% from 2025. The typical time on market for active listings was 23 days, up from 20 days a year earlier.

## History of Active Listings



# Douglas County (Excluding Lawrence)
## Active Listings Analysis

### Active Listings by Month



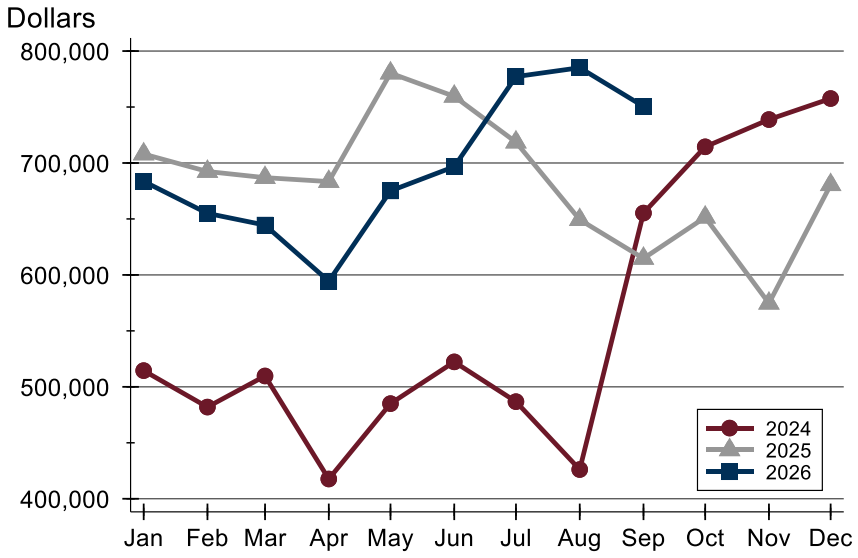

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 22 | 37 | **30** |
| **February** | 22 | 34 | **36** |
| **March** | 30 | 35 | **54** |
| **April** | 32 | 37 | **55** |
| **May** | 33 | 40 | **48** |
| **June** | 37 | 44 | **45** |
| **July** | 35 | 56 | **51** |
| **August** | 34 | 55 | **51** |
| **September** | 35 | 55 | **64** |
| **October** | 41 | 44 | |
| **November** | 41 | 43 | |
| **December** | 38 | 35 | |

### Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | 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 | 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 | 1.6% | N/A | 115,000 | 115,000 | 39 | 39 | 100.0% | 100.0% |
| $150,000-$199,999 | 1 | 1.6% | 2.4 | 175,000 | 175,000 | 25 | 25 | 97.2% | 97.2% |
| $200,000-$249,999 | 7 | 11.1% | 4.7 | 219,986 | 219,000 | 34 | 39 | 95.4% | 96.8% |
| $250,000-$299,999 | 4 | 6.3% | 3.0 | 285,725 | 291,750 | 27 | 24 | 96.0% | 97.1% |
| $300,000-$349,999 | 4 | 6.3% | 1.9 | 322,700 | 320,450 | 14 | 14 | 98.5% | 98.6% |
| $350,000-$399,999 | 9 | 14.3% | 3.5 | 378,856 | 385,000 | 34 | 27 | 97.4% | 98.8% |
| $400,000-$449,999 | 6 | 9.5% | 3.4 | 427,958 | 426,950 | 92 | 110 | 99.4% | 100.0% |
| $450,000-$499,999 | 3 | 4.8% | 2.4 | 463,000 | 460,000 | 9 | 4 | 100.0% | 100.0% |
| $500,000-$599,999 | 7 | 11.1% | 4.0 | 534,943 | 525,000 | 69 | 24 | 97.8% | 100.0% |
| $600,000-$749,999 | 8 | 12.7% | 4.4 | 680,363 | 672,000 | 69 | 50 | 98.0% | 99.7% |
| $750,000-$999,999 | 3 | 4.8% | 5.1 | 898,300 | 924,900 | 196 | 46 | 81.5% | 77.1% |
| $1,000,000 and up | 10 | 15.9% | N/A | 2,377,240 | 1,292,500 | 25 | 9 | 99.2% | 100.0% |

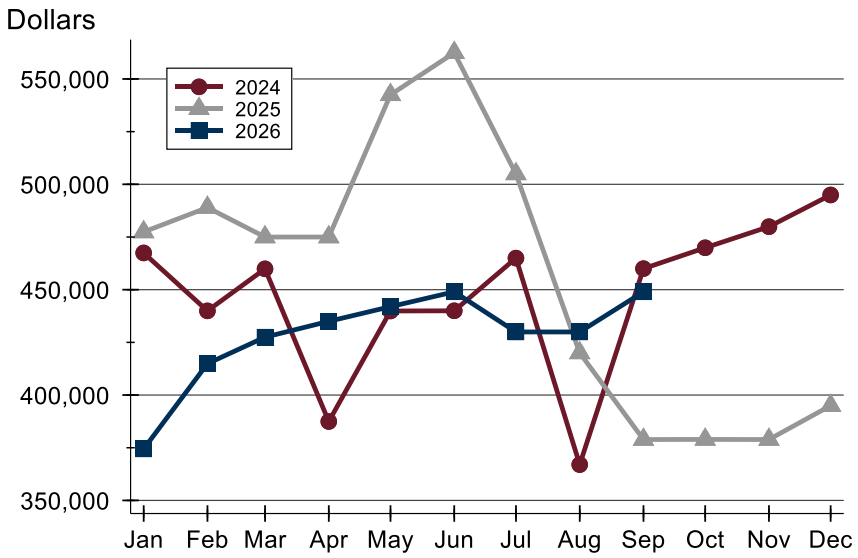
# Douglas County (Excluding Lawrence)
## Active Listings Analysis

### 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 | **750,553** |
| **October** | 714,451 | 651,496 | |
| **November** | 738,815 | 574,643 | |
| **December** | 757,595 | 680,507 | |

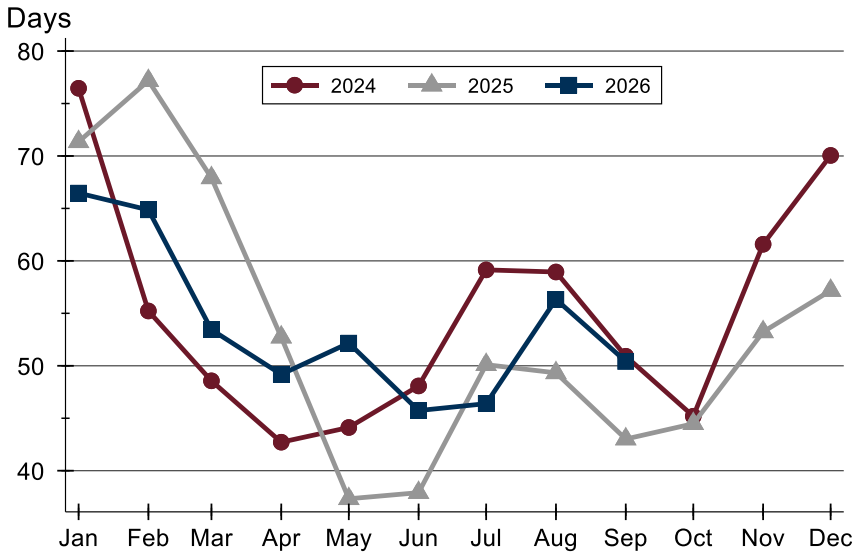
### Median Price




| 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 | **449,000** |
| **October** | 469,900 | 378,950 | |
| **November** | 479,900 | 378,900 | |
| **December** | 494,950 | 395,000 | |

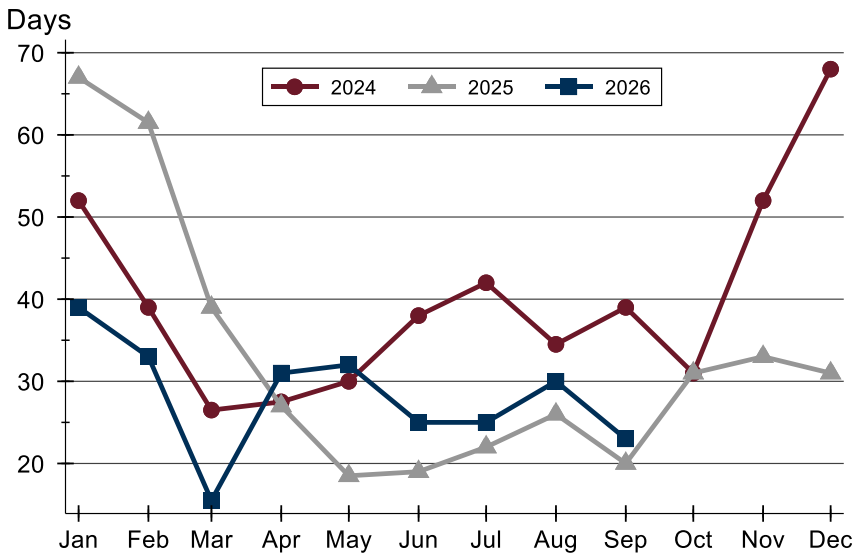
# Douglas County (Excluding Lawrence)
## Active Listings Analysis

### 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 | **50** |
| **October** | 45 | 44 | |
| **November** | 62 | 53 | |
| **December** | 70 | 57 | |

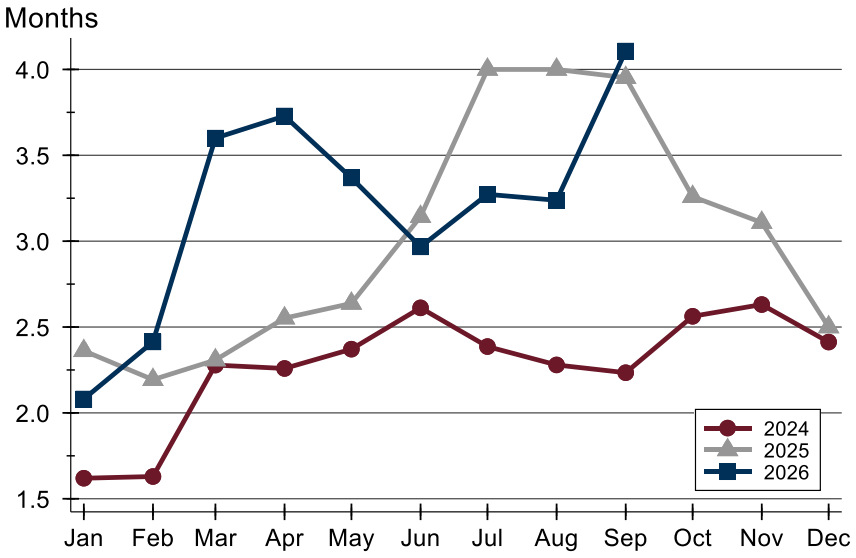
### Median DOM




| 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 | **23** |
| **October** | 31 | 31 | |
| **November** | 52 | 33 | |
| **December** | 68 | 31 | |

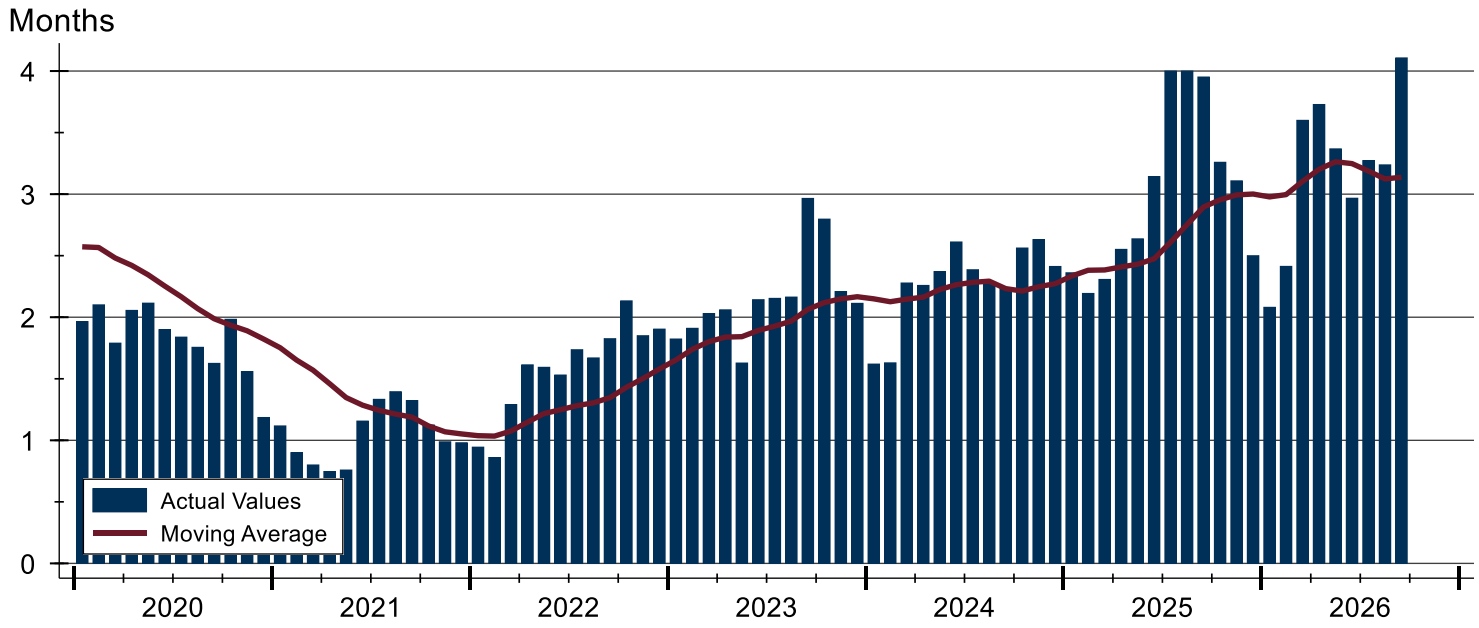
# Douglas County (Excluding Lawrence)
## Months' Supply Analysis

### 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 | **3.2** |
| **September** | 2.2 | 4.0 | **4.1** |
| **October** | 2.6 | 3.3 | |
| **November** | 2.6 | 3.1 | |
| **December** | 2.4 | 2.5 | |

### History of Month's Supply




Prepared on 10/4/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

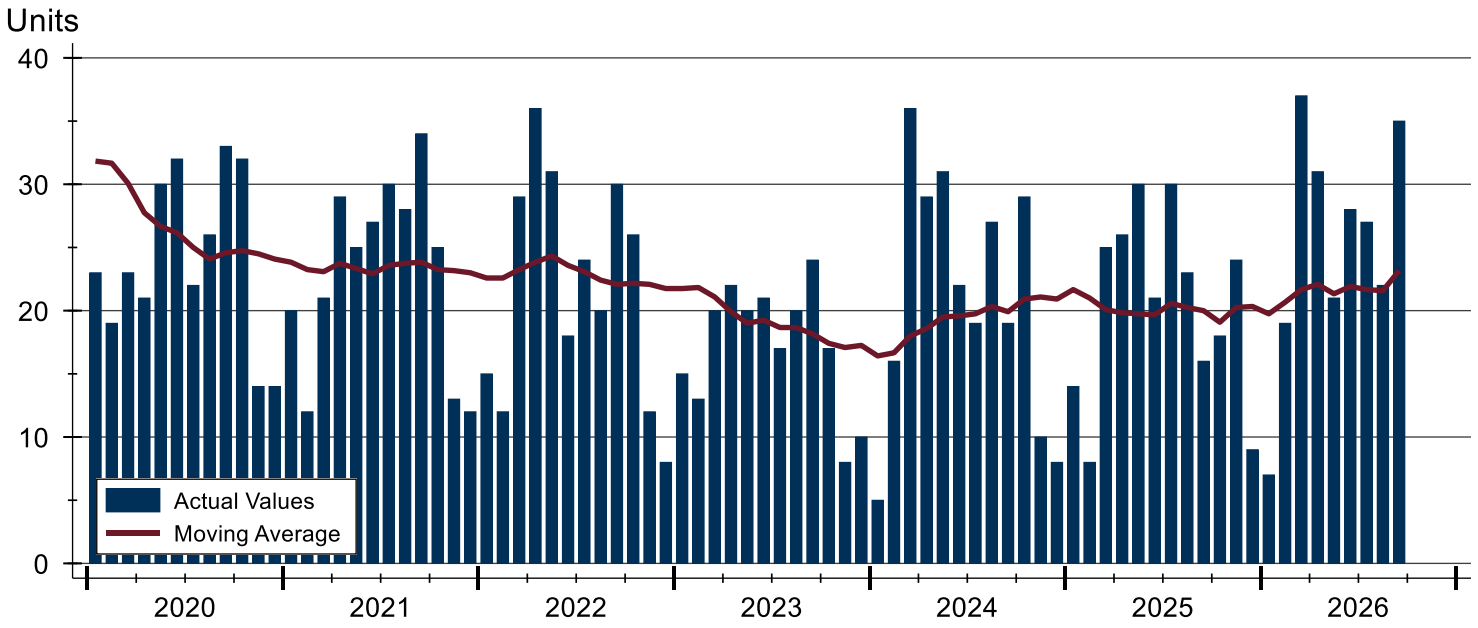
# Douglas County (Excluding Lawrence)
## New Listings Analysis

| Summary Statistics for New Listings | | 2026 | September 2025 | Change |
|---|---|---|---|---|
| Current Month | New Listings | **35** | 16 | 118.8% |
| | Volume (1,000s) | **21,098** | 7,021 | 200.5% |
| | Average List Price | **602,800** | 438,819 | 37.4% |
| | Median List Price | **424,900** | 390,700 | 8.8% |
| Year-to-Date | New Listings | **227** | 193 | 17.6% |
| | Volume (1,000s) | **131,330** | 102,827 | 27.7% |
| | Average List Price | **578,547** | 532,784 | 8.6% |
| | Median List Price | **417,250** | 396,500 | 5.2% |

A total of 35 new listings were added in Douglas County during September, up 118.8% from the same month in 2025. Year-to-date Douglas County has seen 227 new listings.

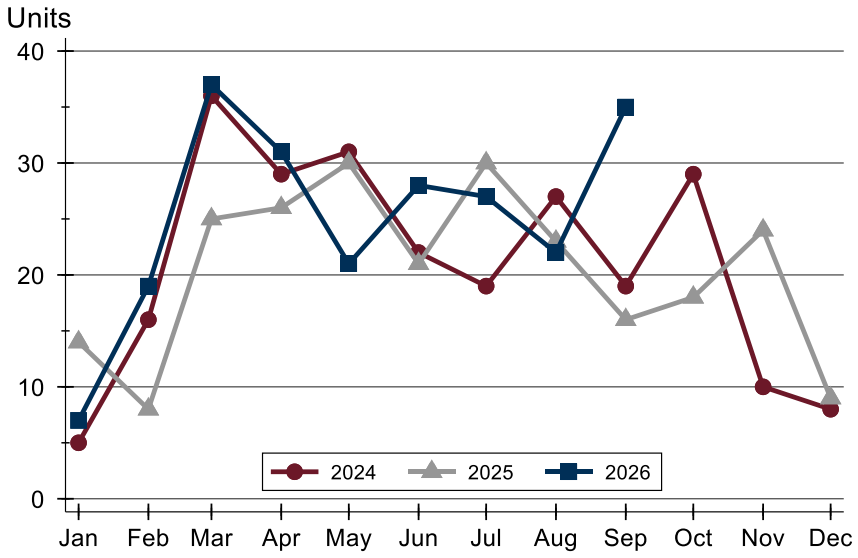
The median list price of these homes was $424,900 up from $390,700 in 2025.

## History of New Listings



# Douglas County (Excluding Lawrence)
## New Listings Analysis

### New Listings by Month



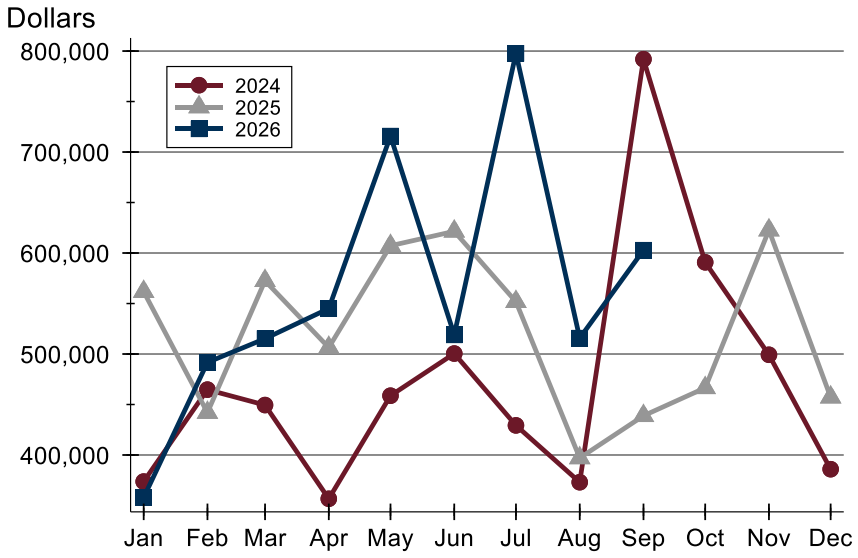

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 5 | 14 | **7** |
| **February** | 16 | 8 | **19** |
| **March** | 36 | 25 | **37** |
| **April** | 29 | 26 | **31** |
| **May** | 31 | 30 | **21** |
| **June** | 22 | 21 | **28** |
| **July** | 19 | 30 | **27** |
| **August** | 27 | 23 | **22** |
| **September** | 19 | 16 | **35** |
| **October** | 29 | 18 | |
| **November** | 10 | 24 | |
| **December** | 8 | 9 | |

### New Listings by Price Range

| Price Range | New Listings Number | New Listings 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $150,000-$199,999 | 1 | 2.9% | 175,000 | 175,000 | 25 | 25 | 97.2% | 97.2% |
| $200,000-$249,999 | 3 | 8.8% | 214,667 | 205,000 | 13 | 3 | 97.0% | 100.0% |
| $250,000-$299,999 | 3 | 8.8% | 279,967 | 275,000 | 10 | 8 | 100.5% | 100.0% |
| $300,000-$349,999 | 2 | 5.9% | 330,450 | 330,450 | 9 | 9 | 98.6% | 98.6% |
| $350,000-$399,999 | 7 | 20.6% | 376,400 | 385,000 | 8 | 5 | 99.0% | 100.0% |
| $400,000-$449,999 | 2 | 5.9% | 424,900 | 424,900 | 6 | 6 | 100.0% | 100.0% |
| $450,000-$499,999 | 2 | 5.9% | 459,500 | 459,500 | 4 | 4 | 100.0% | 100.0% |
| $500,000-$599,999 | 2 | 5.9% | 529,900 | 529,900 | 21 | 21 | 99.0% | 99.0% |
| $600,000-$749,999 | 5 | 14.7% | 657,800 | 659,000 | 8 | 8 | 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 | 7 | 20.6% | 1,346,143 | 1,285,000 | 9 | 8 | 100.0% | 100.0% |

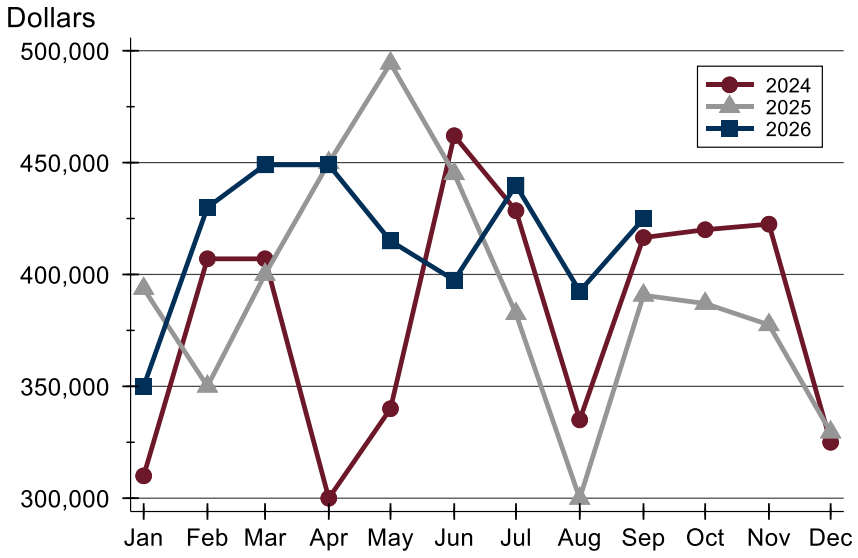
# Douglas County (Excluding Lawrence)
## New Listings Analysis

### 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 | **715,829** |
| **June** | 500,468 | 621,488 | **518,925** |
| **July** | 429,326 | 551,808 | **797,849** |
| **August** | 373,026 | 397,049 | **515,741** |
| **September** | 791,926 | 438,819 | **602,800** |
| **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 | **439,900** |
| **August** | 335,000 | 299,900 | **392,500** |
| **September** | 416,485 | 390,700 | **424,900** |
| **October** | 420,000 | 387,000 | |
| **November** | 422,500 | 377,500 | |
| **December** | 325,000 | 329,500 | |

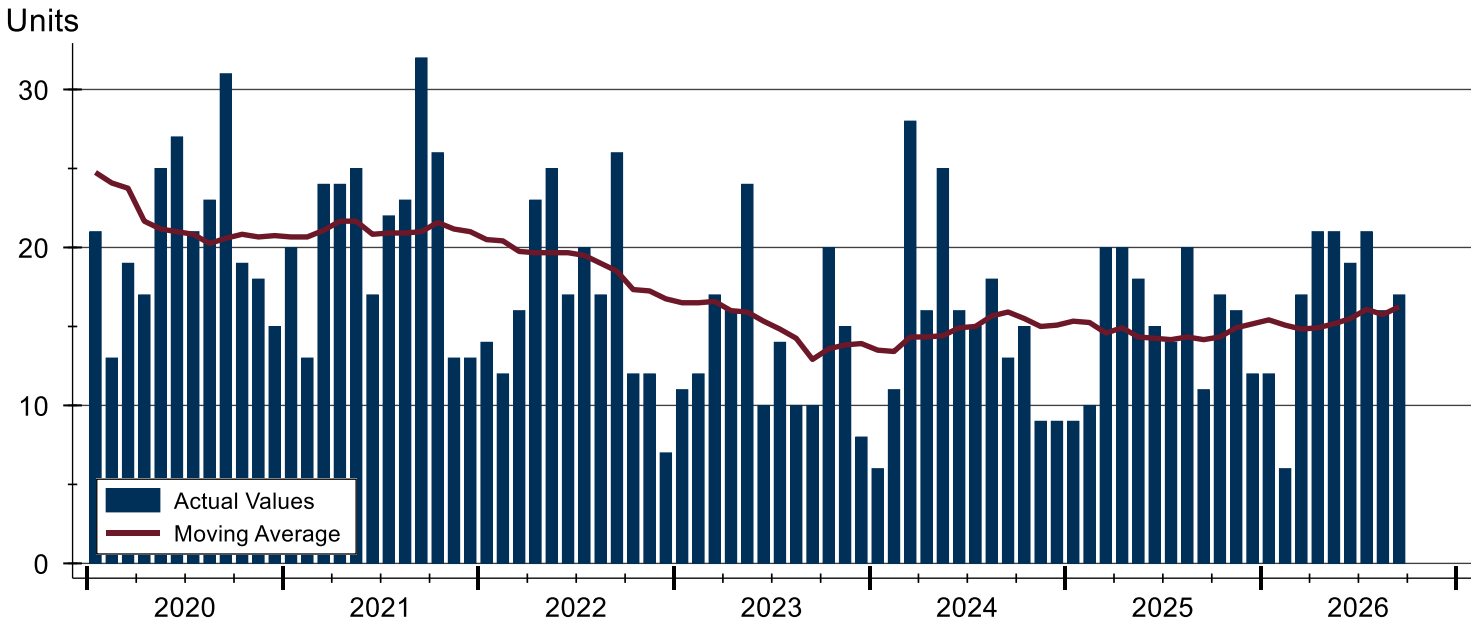
# Douglas County (Excluding Lawrence)
## Contracts Written Analysis

| Summary Statistics for Contracts Written | | September 2026 | September 2025 | Change | Year-to-Date 2026 | Year-to-Date 2025 | Change |
|---|---|---|---|---|---|---|---|
| Contracts Written | | **17** | 11 | 54.5% | **150** | 137 | 9.5% |
| Volume (1,000s) | | **10,136** | 6,280 | 61.4% | **73,881** | 70,360 | 5.0% |
| Average | Sale Price | **596,218** | 570,936 | 4.4% | **492,537** | 513,575 | -4.1% |
| | Days on Market | **24** | 69 | -65.2% | **32** | 33 | -3.0% |
| | Percent of Original | **99.7%** | 96.2% | 3.6% | **98.1%** | 97.3% | 0.8% |
| Median | Sale Price | **419,900** | 440,000 | -4.6% | **409,900** | 400,000 | 2.5% |
| | Days on Market | **12** | 15 | -20.0% | **12** | 10 | 20.0% |
| | 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 September, up from 11 in 2025. The median list price of these homes was $419,900, down from $440,000 the prior year.

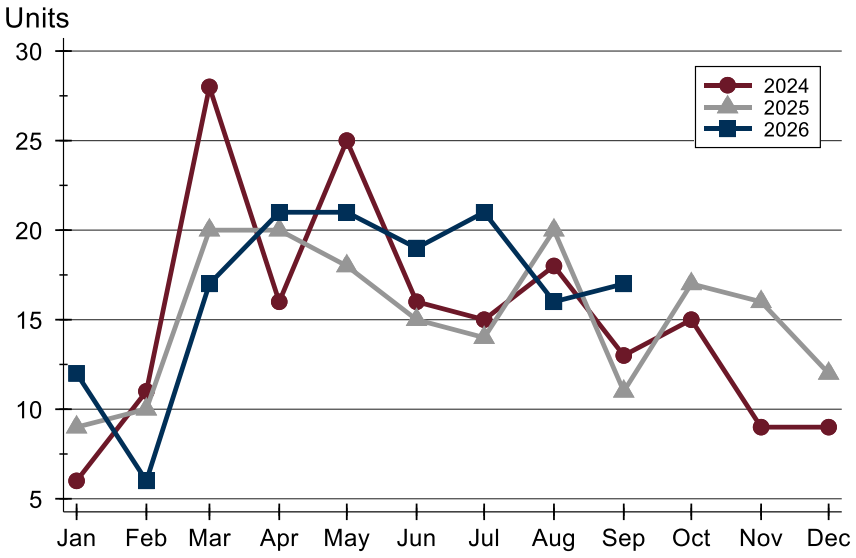
Half of the homes that went under contract in September were on the market less than 12 days, compared to 15 days in September 2025.

## History of Contracts Written



# Douglas County (Excluding Lawrence)
## Contracts Written Analysis

### Contracts Written by Month



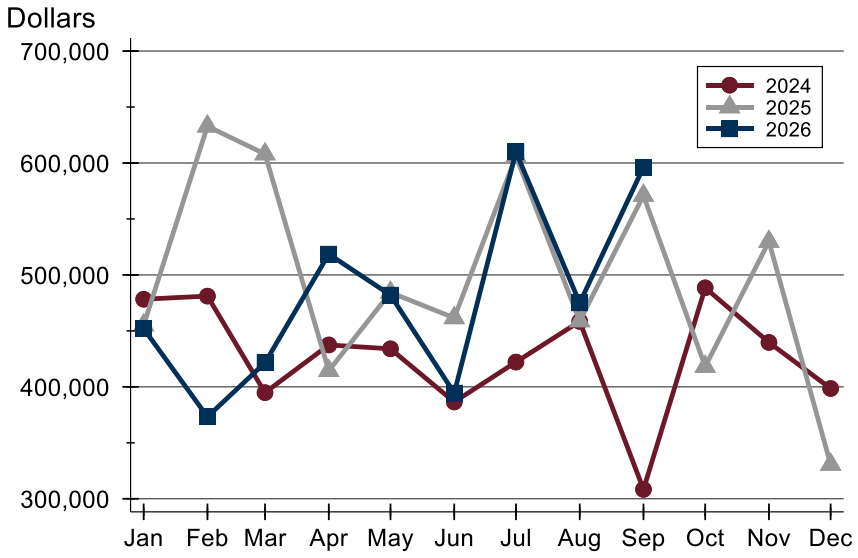

| Month | 2024 | 2025 | 2026 |
|---|---|---|---|
| **January** | 6 | 9 | **12** |
| **February** | 11 | 10 | **6** |
| **March** | 28 | 20 | **17** |
| **April** | 16 | 20 | **21** |
| **May** | 25 | 18 | **21** |
| **June** | 16 | 15 | **19** |
| **July** | 15 | 14 | **21** |
| **August** | 18 | 20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

### Contracts Written by Price Range

| Price Range | Contracts Written Number | Contracts Written 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 | 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 | 1 | 5.9% | 205,000 | 205,000 | 3 | 3 | 100.0% | 100.0% |
| $250,000-$299,999 | 3 | 17.6% | 267,633 | 269,900 | 12 | 15 | 100.5% | 100.0% |
| $300,000-$349,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $350,000-$399,999 | 3 | 17.6% | 368,300 | 359,900 | 5 | 7 | 100.0% | 100.0% |
| $400,000-$449,999 | 2 | 11.8% | 417,450 | 417,450 | 13 | 13 | 98.8% | 98.8% |
| $450,000-$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| $500,000-$599,999 | 3 | 17.6% | 568,333 | 590,000 | 61 | 77 | 98.4% | 100.0% |
| $600,000-$749,999 | 3 | 17.6% | 661,333 | 670,000 | 12 | 12 | 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 | 2 | 11.8% | 1,749,500 | 1,749,500 | 53 | 53 | 100.0% | 100.0% |

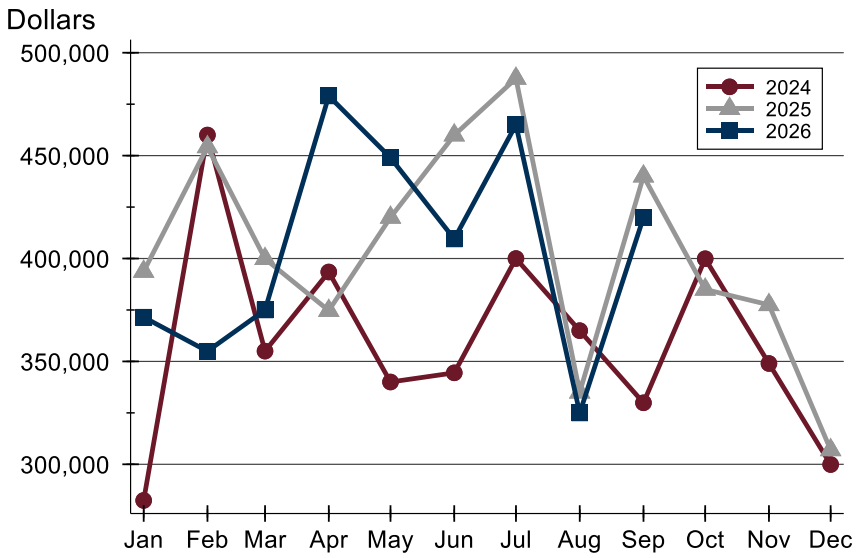
# Douglas County (Excluding Lawrence)
## Contracts Written Analysis

### 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 | **609,929** |
| **August** | 458,439 | 458,840 | **475,000** |
| **September** | 308,385 | 570,936 | **596,218** |
| **October** | 488,467 | 418,159 | |
| **November** | 439,689 | 529,842 | |
| **December** | 398,533 | 330,667 | |

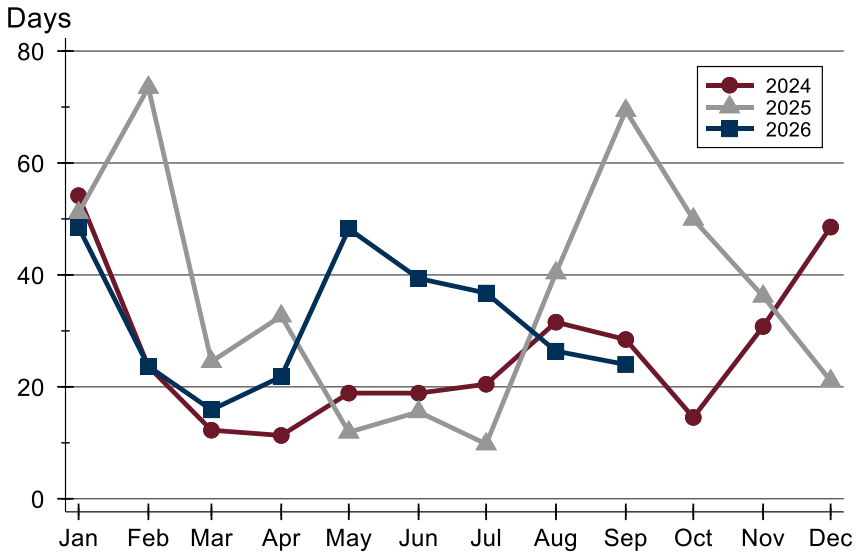
### Median Price




| 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 | **465,000** |
| **August** | 364,950 | 335,000 | **324,950** |
| **September** | 329,900 | 440,000 | **419,900** |
| **October** | 399,900 | 385,000 | |
| **November** | 349,000 | 377,500 | |
| **December** | 299,900 | 307,000 | |

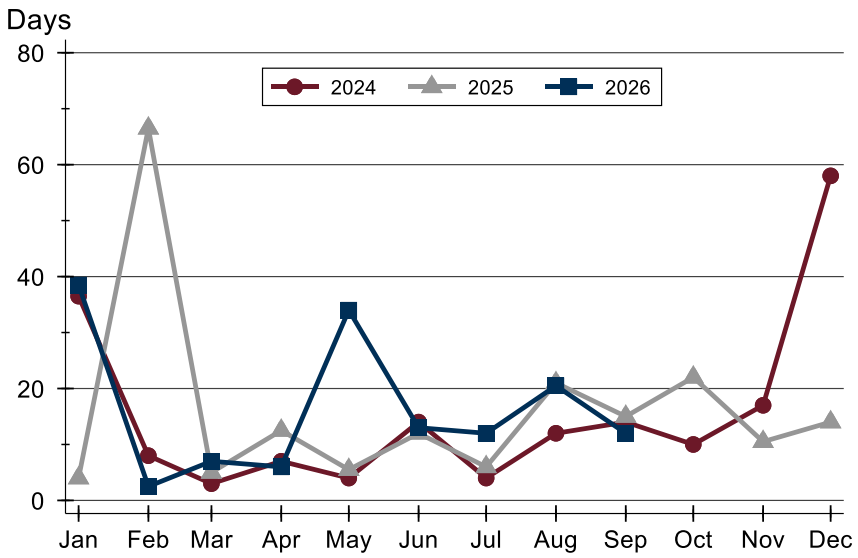
# Douglas County (Excluding Lawrence)
## Contracts Written Analysis

### 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 | **37** |
| **August** | 32 | 40 | **26** |
| **September** | 28 | 69 | **24** |
| **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 | **21** |
| **September** | 14 | 15 | **12** |
| **October** | 10 | 22 | |
| **November** | 17 | 11 | |
| **December** | 58 | 14 | |

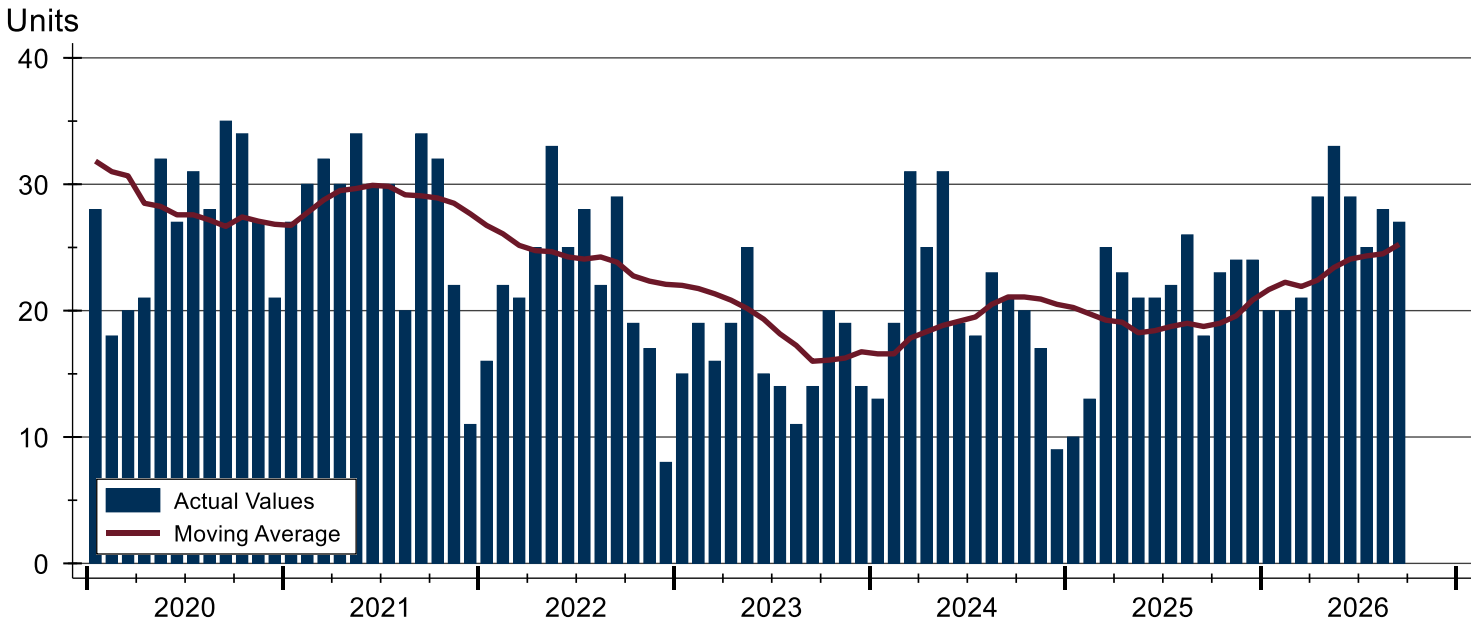
# Douglas County (Excluding Lawrence)
## Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of September 2026 | 2025 | Change |
|---|---|---|---|---|
| Pending Contracts | | **27** | 18 | 50.0% |
| Volume (1,000s) | | **17,704** | 10,965 | 61.5% |
| Average | List Price | **655,685** | 609,153 | 7.6% |
| | Days on Market | **38** | 47 | -19.1% |
| | Percent of Original | **99.9%** | 99.0% | 0.9% |
| Median | List Price | **449,000** | 439,950 | 2.1% |
| | Days on Market | **12** | 13 | -7.7% |
| | Percent of Original | **100.0%** | 100.0% | 0.0% |

A total of 27 listings in Douglas County had contracts pending at the end of September, up from 18 contracts pending at the end of September 2025.

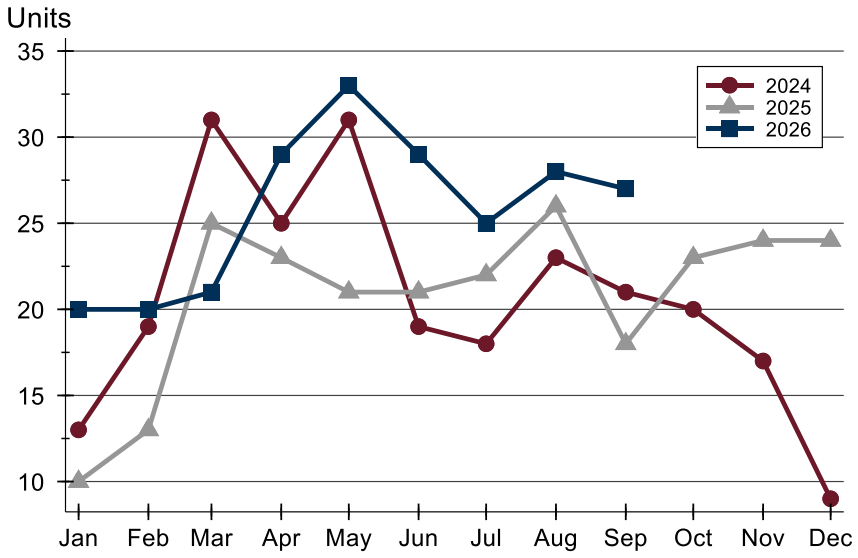
Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

## History of Pending Contracts



# 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 | **27** |
| **October** | 20 | 23 | |
| **November** | 17 | 24 | |
| **December** | 9 | 24 | |

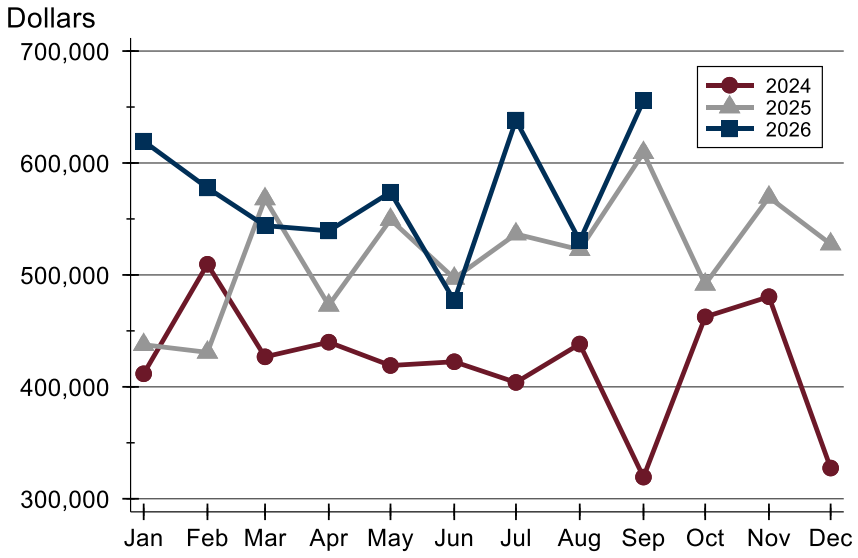
### Pending Contracts by Price Range

| 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 | 3.7% | 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 | 1 | 3.7% | 205,000 | 205,000 | 3 | 3 | 100.0% | 100.0% |
| $250,000-$299,999 | 5 | 18.5% | 269,580 | 269,900 | 12 | 15 | 100.0% | 100.0% |
| $300,000-$349,999 | 1 | 3.7% | 334,900 | 334,900 | 2 | 2 | 100.0% | 100.0% |
| $350,000-$399,999 | 3 | 11.1% | 368,300 | 359,900 | 5 | 7 | 100.0% | 100.0% |
| $400,000-$449,999 | 3 | 11.1% | 427,967 | 419,900 | 58 | 24 | 101.1% | 100.0% |
| $450,000-$499,999 | 1 | 3.7% | 465,000 | 465,000 | 0 | 0 | 100.0% | 100.0% |
| $500,000-$599,999 | 4 | 14.8% | 563,750 | 570,000 | 46 | 46 | 98.8% | 100.0% |
| $600,000-$749,999 | 3 | 11.1% | 661,333 | 670,000 | 12 | 12 | 100.0% | 100.0% |
| $750,000-$999,999 | 1 | 3.7% | 899,900 | 899,900 | 54 | 54 | 100.0% | 100.0% |
| $1,000,000 and up | 4 | 14.8% | 1,924,750 | 1,825,000 | 124 | 72 | 100.0% | 100.0% |

Prepared on 10/4/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

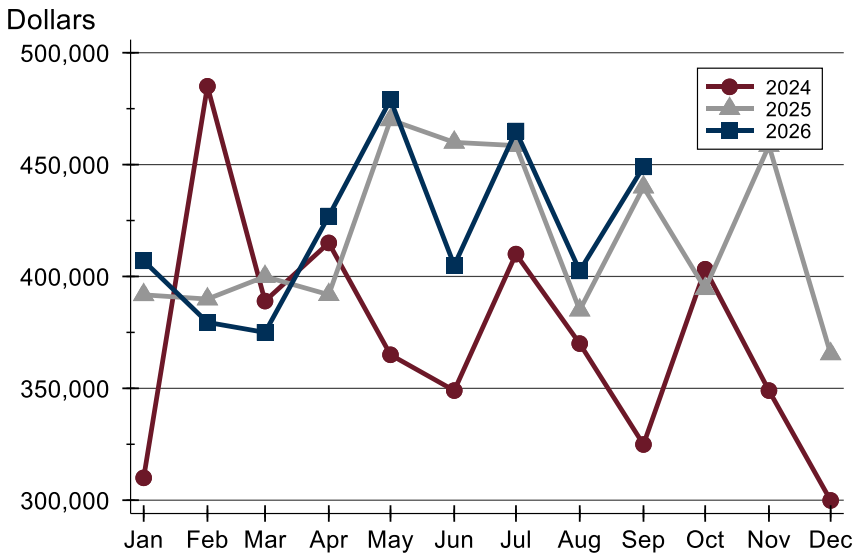
# Douglas County (Excluding Lawrence)
## Pending Contracts Analysis

### 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 | **655,685** |
| **October** | 462,479 | 491,574 | |
| **November** | 480,535 | 569,374 | |
| **December** | 327,467 | 527,587 | |

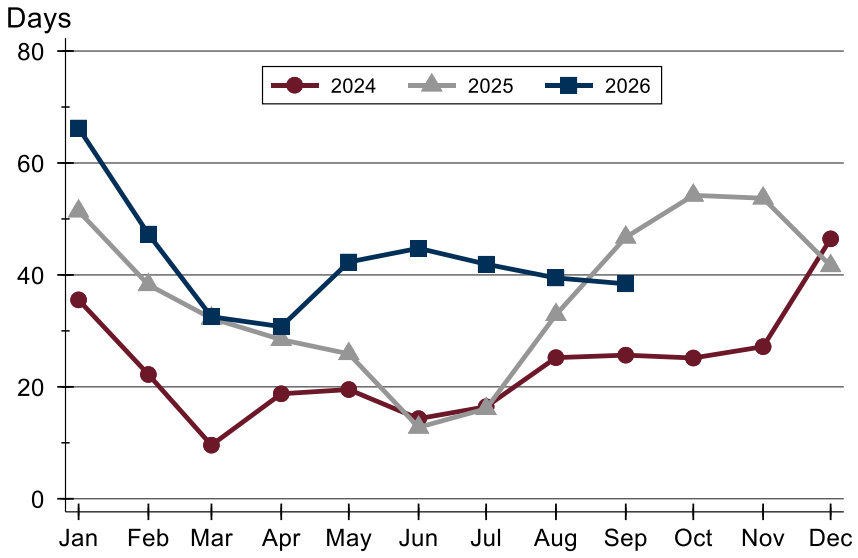
### Median Price




| 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 | **449,000** |
| **October** | 403,243 | 394,500 | |
| **November** | 349,000 | 458,500 | |
| **December** | 299,900 | 365,389 | |

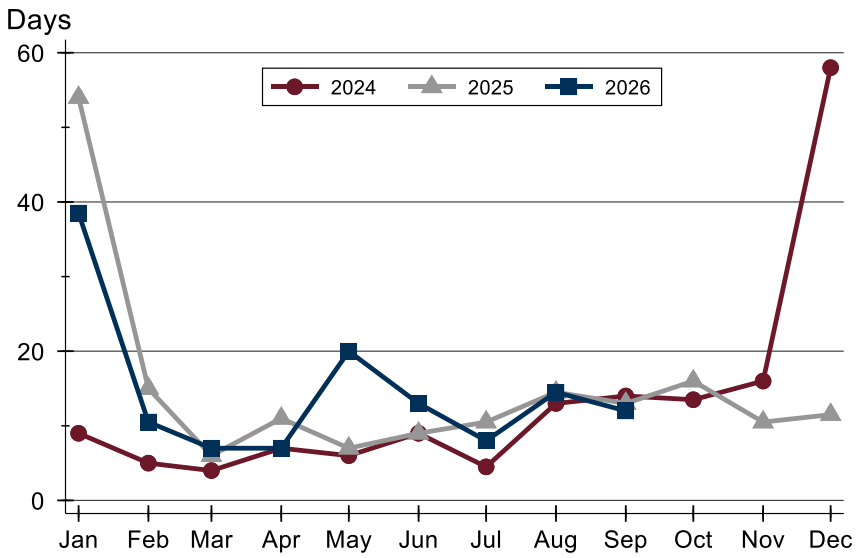
# Douglas County (Excluding Lawrence)
## Pending Contracts Analysis

### 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 | **38** |
| **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 | **12** |
| **October** | 14 | 16 | |
| **November** | 16 | 11 | |
| **December** | 58 | 12 | |