



**February
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in February

Total home sales in Douglas County fell last month to 4 units, compared to 6 units in February 2024. Total sales volume was \$2.1 million, down from a year earlier.

The median sale price in February was \$292,500, down from \$297,750 a year earlier. Homes that sold in February were typically on the market for 42 days and sold for 97.8% of their list prices.

Douglas County Active Listings Up at End of February

The total number of active listings in Douglas County at the end of February was 34 units, up from 22 at the same point in 2024. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$489,000.

During February, a total of 5 contracts were written down from 11 in February 2024. At the end of the month, there were 13 contracts still pending.

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**February
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		4 -33.3%	6 -14.3%	7 -30.0%	13 -18.8%	16 23.1%	13 -35.0%
Active Listings Change from prior year		34 54.5%	22 -31.3%	32 77.8%	N/A	N/A	N/A
Months' Supply Change from prior year		2.2 37.5%	1.6 -15.8%	1.9 111.1%	N/A	N/A	N/A
New Listings Change from prior year		7 -56.3%	16 23.1%	13 8.3%	21 0.0%	21 -25.0%	28 3.7%
Contracts Written Change from prior year		5 -54.5%	11 -8.3%	12 0.0%	14 -17.6%	17 -26.1%	23 -11.5%
Pending Contracts Change from prior year		13 -31.6%	19 0.0%	19 -13.6%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		2,105 -0.8%	2,121 7.2%	1,978 -54.2%	5,508 -8.6%	6,023 66.3%	3,622 -54.7%
Average	Sale Price Change from prior year	526,250 48.8%	353,550 25.2%	282,500 -34.6%	423,665 12.5%	376,453 35.1%	278,577 -30.4%
	List Price of Actives Change from prior year	692,389 43.7%	481,945 -10.3%	537,148 10.3%	N/A	N/A	N/A
	Days on Market Change from prior year	50 -27.5%	69 81.6%	38 111.1%	51 -1.9%	52 100.0%	26 52.9%
	Percent of List Change from prior year	93.3% -6.6%	99.9% -1.9%	101.8% 0.5%	97.3% -1.8%	99.1% -0.1%	99.2% -3.6%
	Percent of Original Change from prior year	92.3% -5.4%	97.6% -3.0%	100.6% -0.3%	94.9% -1.5%	96.3% -1.2%	97.5% -5.5%
Median	Sale Price Change from prior year	292,500 -1.8%	297,750 25.4%	237,500 -28.7%	325,000 -8.3%	354,250 38.9%	255,000 -23.5%
	List Price of Actives Change from prior year	489,000 11.1%	439,950 -3.8%	457,200 13.6%	N/A	N/A	N/A
	Days on Market Change from prior year	42 -46.2%	78 136.4%	33 450.0%	25 -55.4%	56 522.2%	9 80.0%
	Percent of List Change from prior year	97.8% -1.9%	99.7% -0.3%	100.0% 0.0%	100.0% 0.3%	99.7% -0.3%	100.0% 0.0%
	Percent of Original Change from prior year	95.9% -2.8%	98.7% -0.3%	99.0% -1.0%	100.0% 3.2%	96.9% -2.1%	99.0% -1.0%

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



February
2025

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Closed Listings Analysis

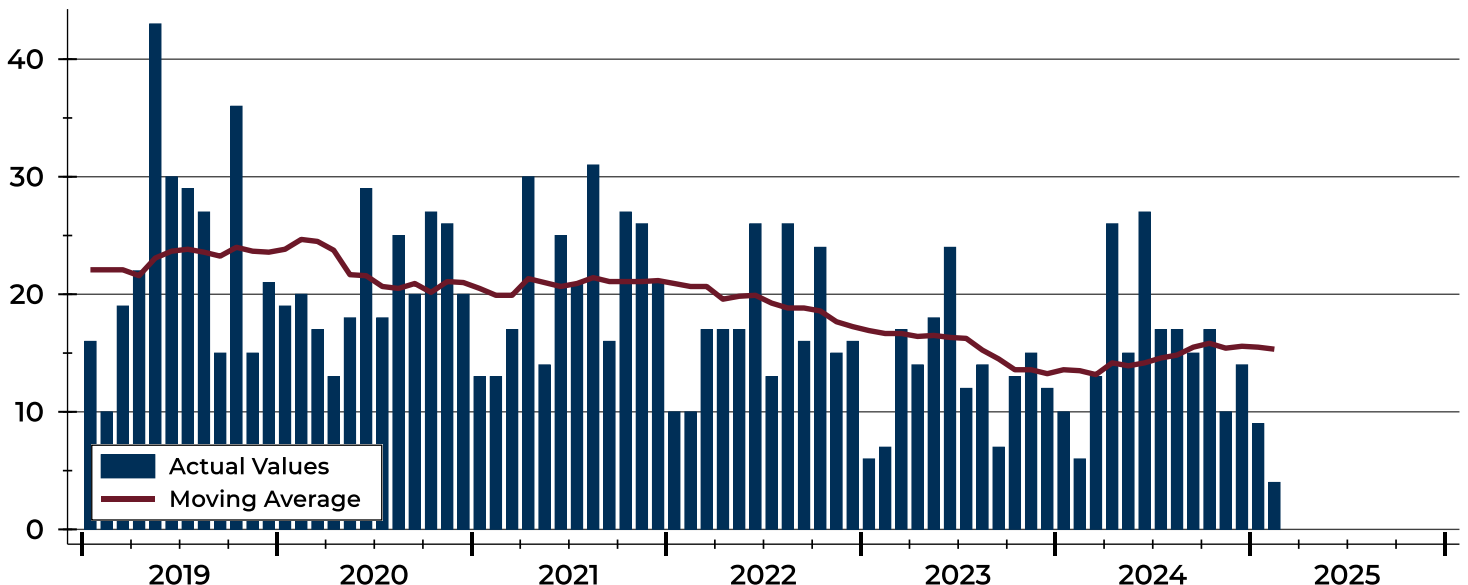
Summary Statistics for Closed Listings		February			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		4	6	-33.3%	13	16	-18.8%
Volume (1,000s)		2,105	2,121	-0.8%	5,508	6,023	-8.6%
Months' Supply		2.2	1.6	37.5%	N/A	N/A	N/A
Average	Sale Price	526,250	353,550	48.8%	423,665	376,453	12.5%
	Days on Market	50	69	-27.5%	51	52	-1.9%
	Percent of List	93.3%	99.9%	-6.6%	97.3%	99.1%	-1.8%
	Percent of Original	92.3%	97.6%	-5.4%	94.9%	96.3%	-1.5%
Median	Sale Price	292,500	297,750	-1.8%	325,000	354,250	-8.3%
	Days on Market	42	78	-46.2%	25	56	-55.4%
	Percent of List	97.8%	99.7%	-1.9%	100.0%	99.7%	0.3%
	Percent of Original	95.9%	98.7%	-2.8%	100.0%	96.9%	3.2%

A total of 4 homes sold in Douglas County in February, down from 6 units in February 2024. Total sales volume was essentially unchanged from the previous year's figure of \$2.1 million.

The median sales price in February was \$292,500, down 1.8% compared to the prior year. Median days on market was 42 days, up from 25 days in January, but down from 78 in February 2024.

History of Closed Listings

Units





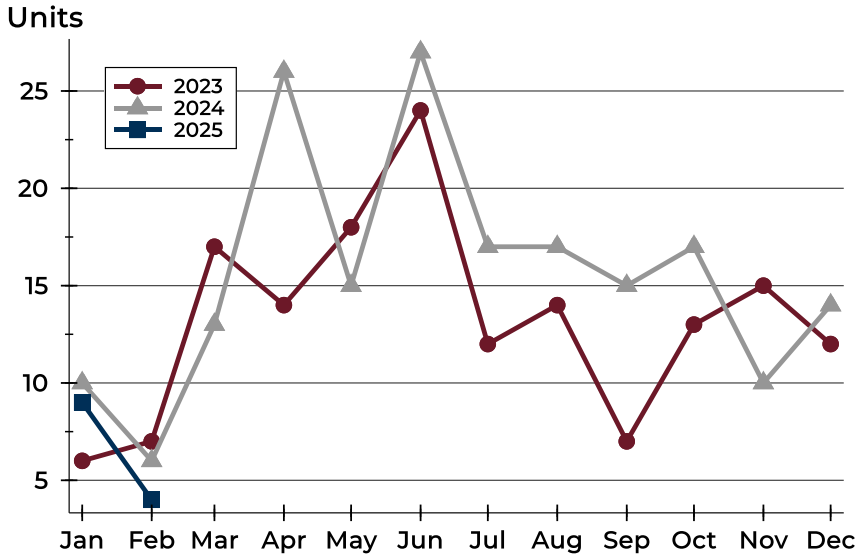
**February
2025**

Lawrence MLS Statistics



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	
April	14	26	
May	18	15	
June	24	27	
July	12	17	
August	14	17	
September	7	15	
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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	3.2	220,000	220,000	58	58	95.7%	95.7%	91.7%	91.7%
\$250,000-\$299,999	1	25.0%	0.9	280,000	280,000	25	25	100.0%	100.0%	100.0%	100.0%
\$300,000-\$349,999	1	25.0%	0.3	305,000	305,000	1	1	105.2%	105.2%	105.2%	105.2%
\$350,000-\$399,999	0	0.0%	1.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	3.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	25.0%	24.0	1,300,000	1,300,000	114	114	72.4%	72.4%	72.4%	72.4%



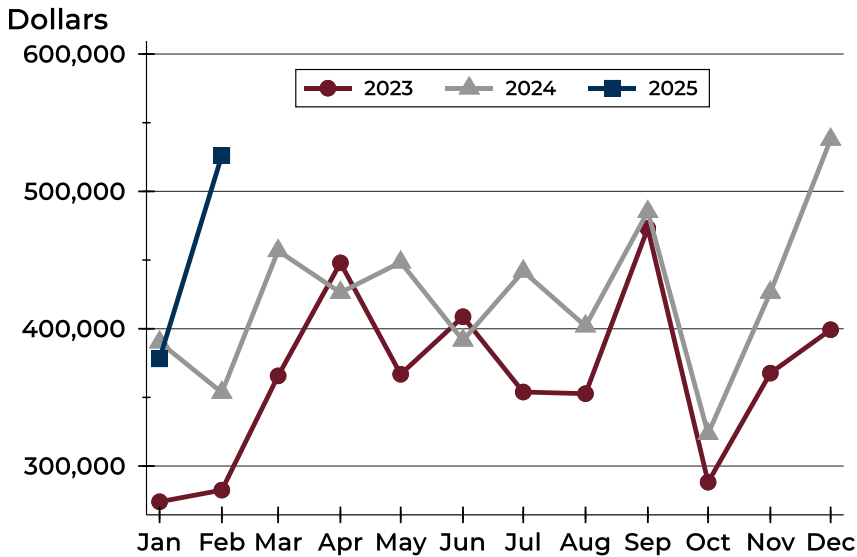
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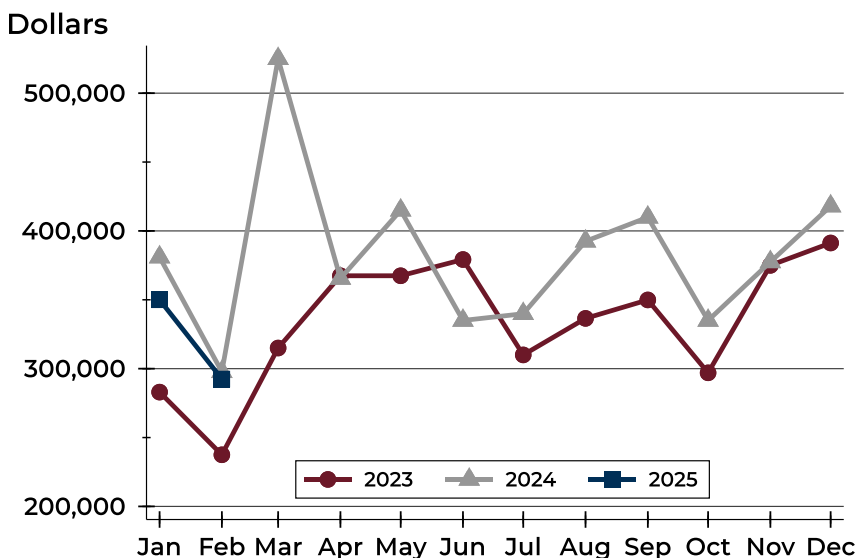
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	
April	447,947	426,308	
May	366,850	448,400	
June	408,741	391,543	
July	353,919	441,803	
August	352,714	401,888	
September	473,129	485,193	
October	288,268	323,588	
November	367,647	426,390	
December	399,283	537,843	

Median Price

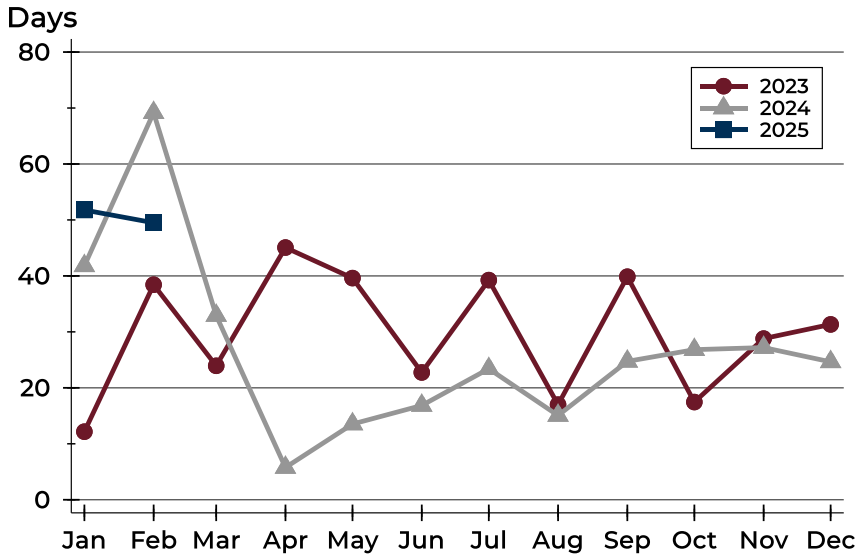


Month	2023	2024	2025
January	283,000	381,000	350,000
February	237,500	297,750	292,500
March	315,000	525,000	
April	367,450	365,500	
May	367,450	415,000	
June	379,250	335,000	
July	310,000	339,900	
August	336,500	392,500	
September	349,900	409,900	
October	296,985	335,000	
November	375,000	377,500	
December	391,250	418,000	



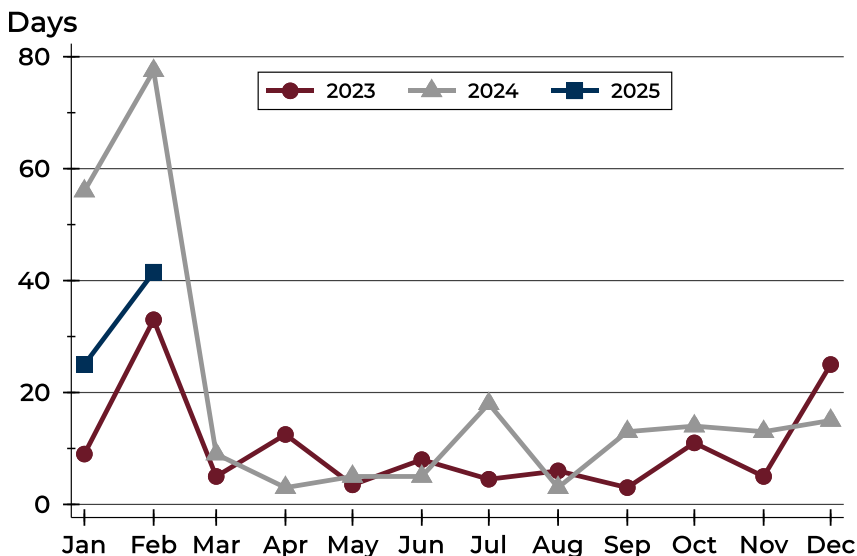
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	12	42	52
February	38	69	50
March	24	33	
April	45	6	
May	40	14	
June	23	17	
July	39	23	
August	17	15	
September	40	25	
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	
April	13	3	
May	4	5	
June	8	5	
July	5	18	
August	6	3	
September	3	13	
October	11	14	
November	5	13	
December	25	15	



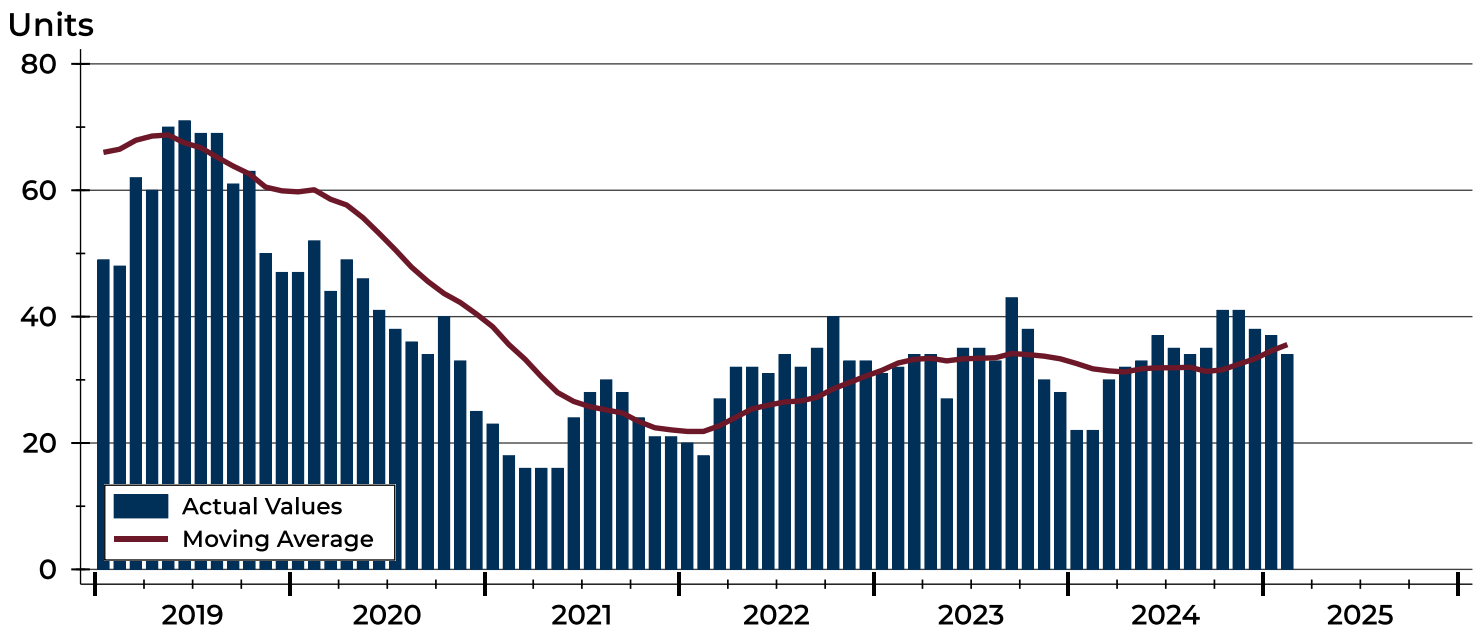
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		34	22	54.5%
Volume (1,000s)		23,541	10,603	122.0%
Months' Supply		2.2	1.6	37.5%
Average	List Price	692,389	481,945	43.7%
	Days on Market	77	55	40.0%
	Percent of Original	99.1%	98.9%	0.2%
Median	List Price	489,000	439,950	11.1%
	Days on Market	62	39	59.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 34 homes were available for sale in Douglas County at the end of February. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$489,000, up 11.1% from 2024. The typical time on market for active listings was 62 days, up from 39 days a year earlier.

History of Active Listings





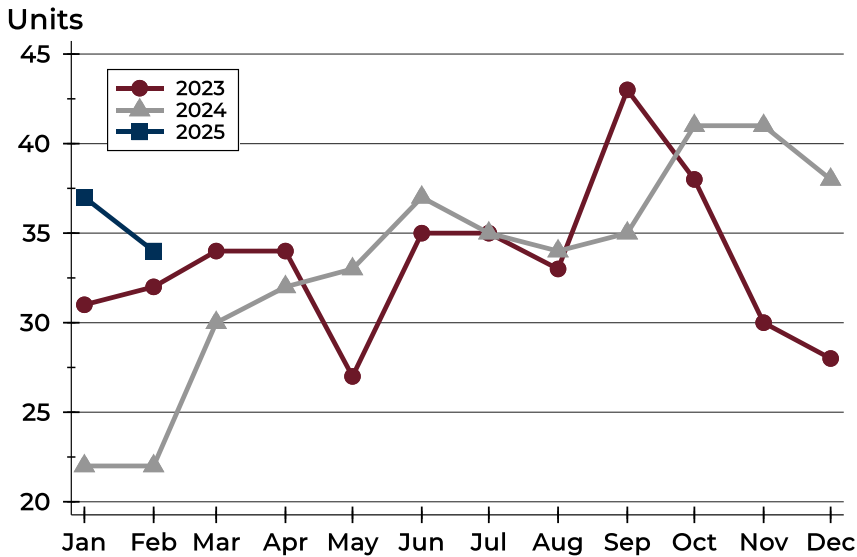
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Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



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

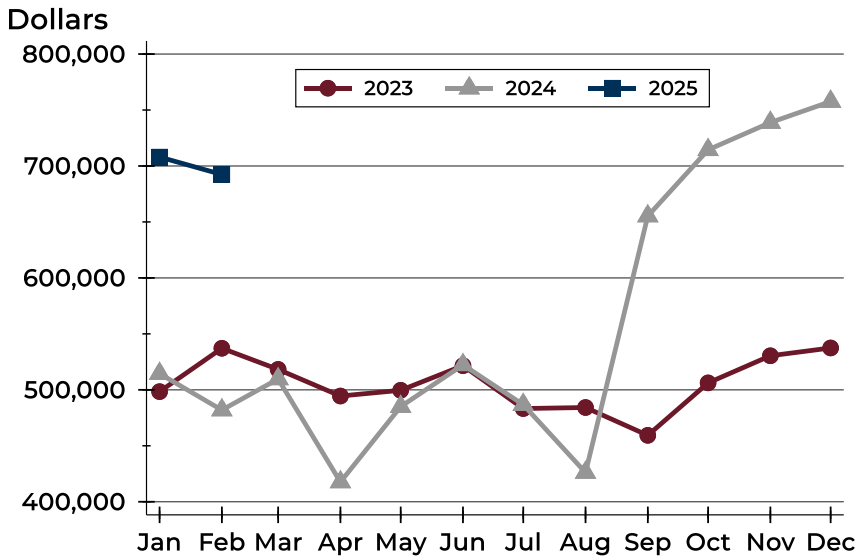
Active Listings by Price Range

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	3.0%	N/A	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	12.1%	3.2	225,350	225,950	39	43	98.2%	98.4%
\$250,000-\$299,999	2	6.1%	0.9	273,750	273,750	7	7	100.0%	100.0%
\$300,000-\$349,999	1	3.0%	0.3	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	3	9.1%	1.7	371,600	369,900	71	67	99.5%	100.0%
\$400,000-\$449,999	2	6.1%	N/A	432,222	432,222	140	140	96.0%	96.0%
\$450,000-\$499,999	5	15.2%	N/A	479,760	474,900	103	51	100.0%	100.0%
\$500,000-\$599,999	2	6.1%	N/A	550,000	550,000	113	113	96.8%	96.8%
\$600,000-\$749,999	4	12.1%	N/A	675,750	662,000	71	83	99.1%	100.0%
\$750,000-\$999,999	3	9.1%	3.3	815,000	800,000	52	3	100.0%	100.0%
\$1,000,000 and up	6	18.2%	24.0	1,723,167	1,645,000	112	114	100.0%	100.0%



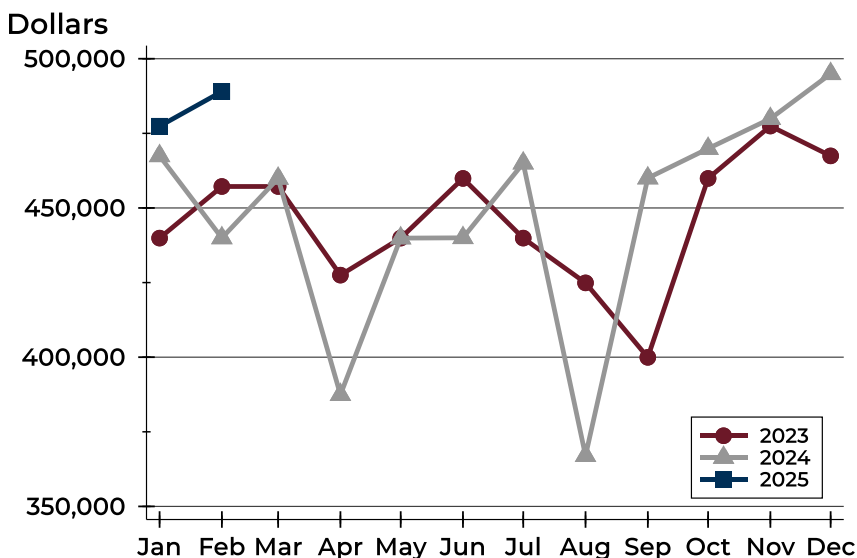
Douglas County (Excluding Lawrence) Active Listings Analysis

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	
April	494,481	417,662	
May	499,596	485,015	
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

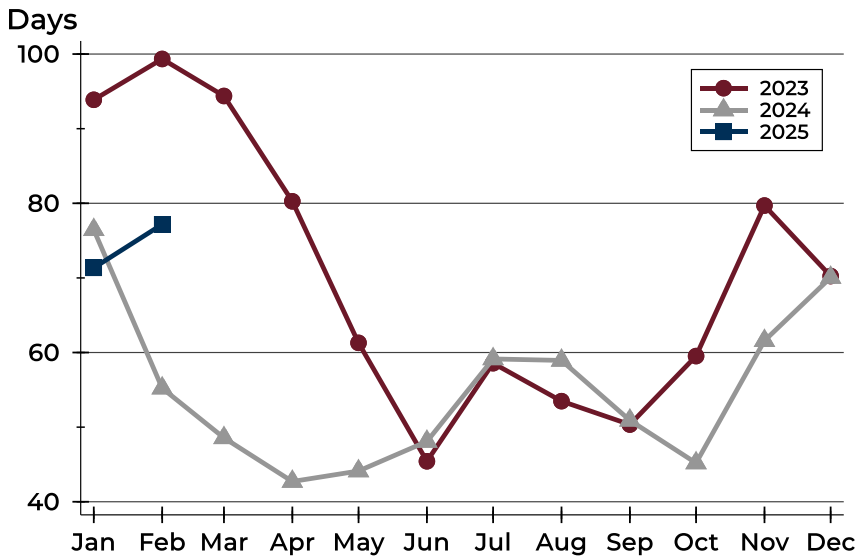


Month	2023	2024	2025
January	439,900	467,450	477,400
February	457,200	439,950	489,000
March	457,200	459,900	
April	427,500	387,450	
May	439,900	439,900	
June	459,900	440,000	
July	439,900	465,000	
August	424,900	367,000	
September	399,950	460,000	
October	459,900	469,900	
November	477,450	479,900	
December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



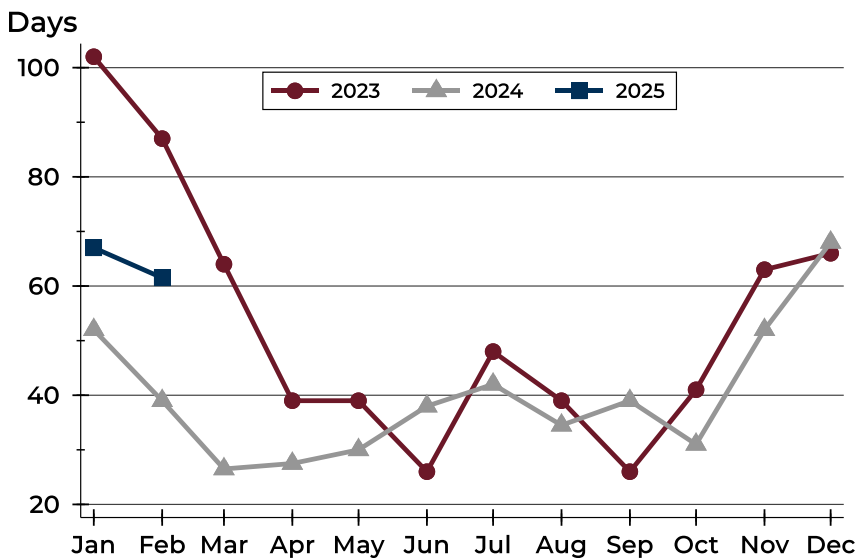
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



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

Median DOM

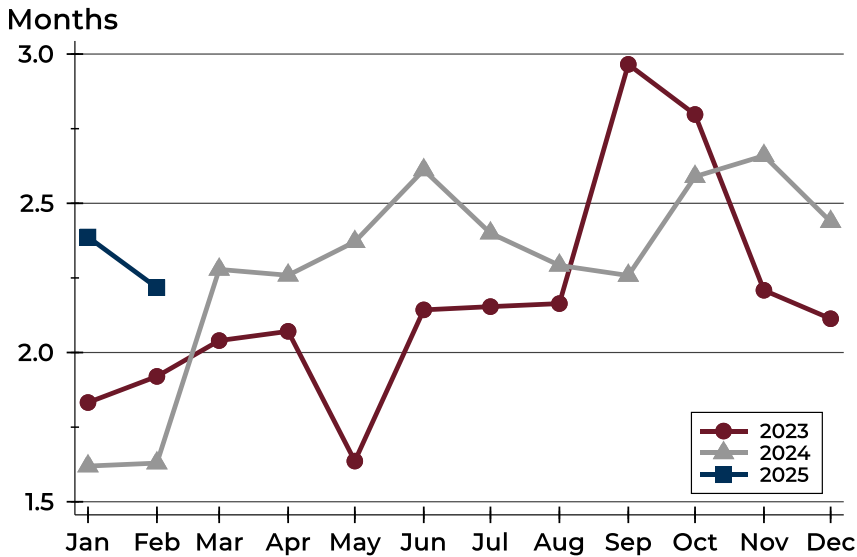


Month	2023	2024	2025
January	102	52	67
February	87	39	62
March	64	27	
April	39	28	
May	39	30	
June	26	38	
July	48	42	
August	39	35	
September	26	39	
October	41	31	
November	63	52	
December	66	68	



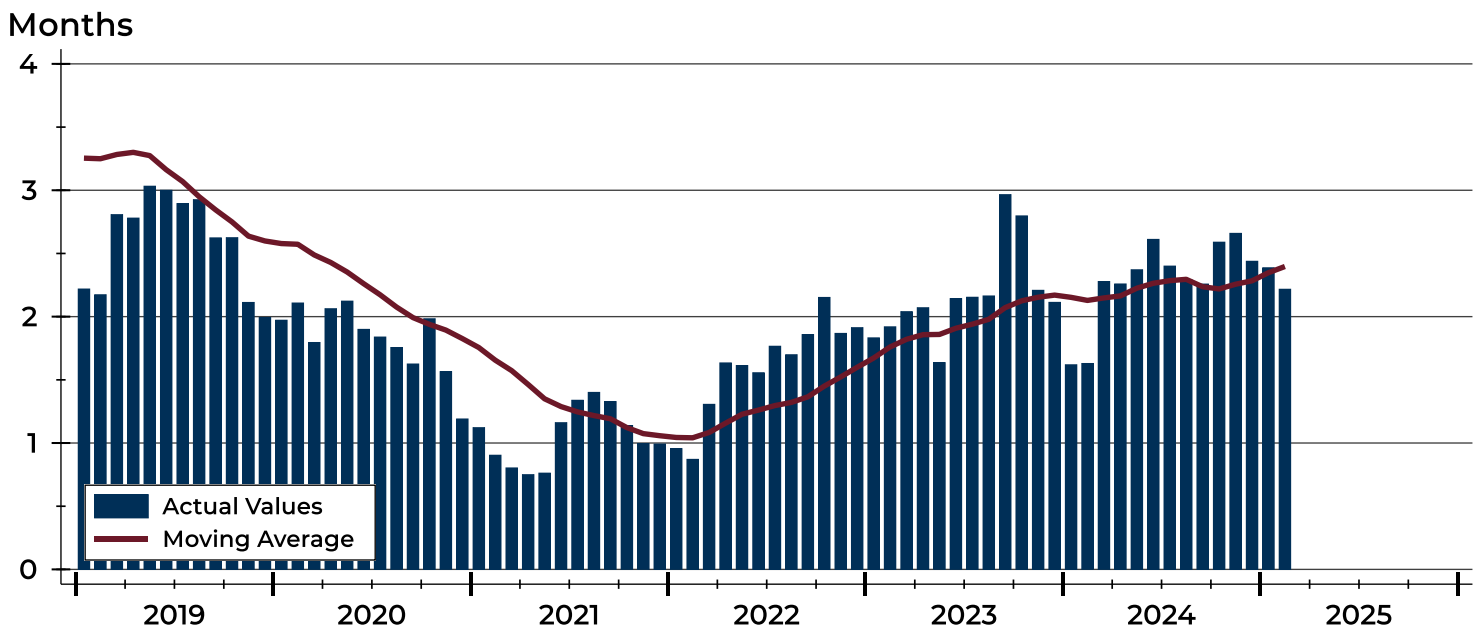
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	
April	2.1	2.3	
May	1.6	2.4	
June	2.1	2.6	
July	2.2	2.4	
August	2.2	2.3	
September	3.0	2.3	
October	2.8	2.6	
November	2.2	2.7	
December	2.1	2.4	

History of Month's Supply





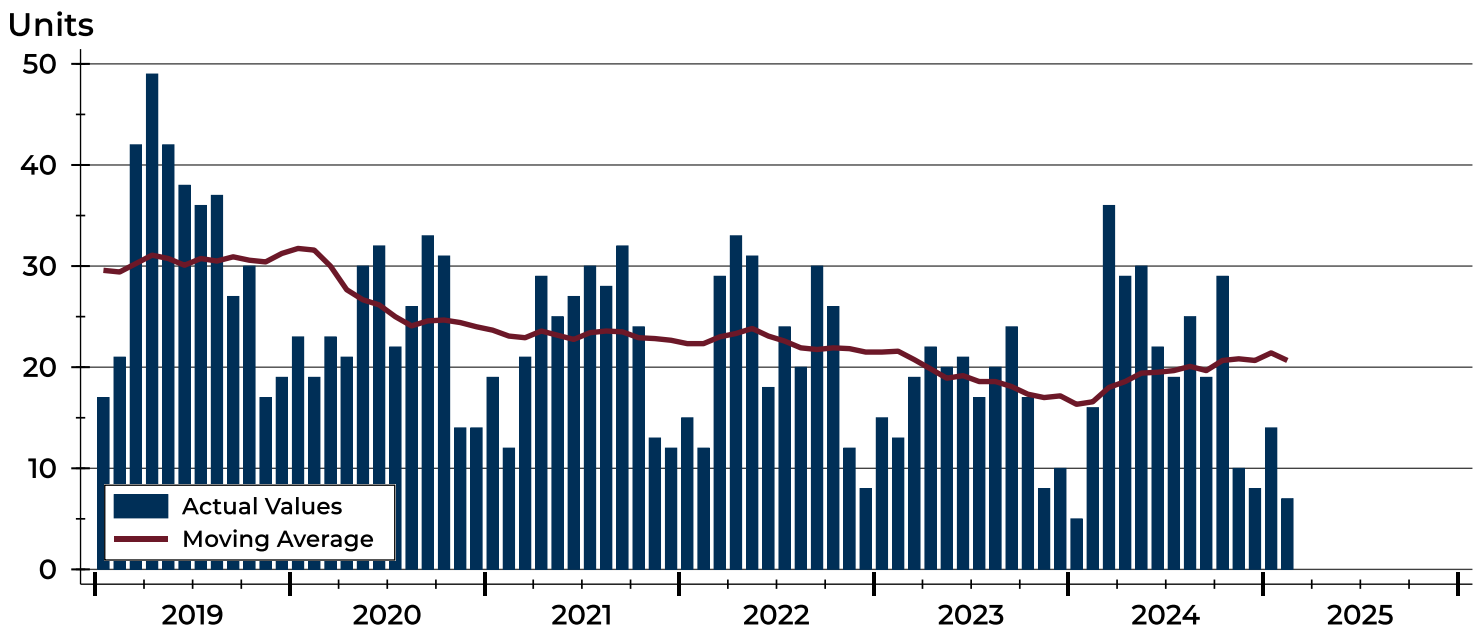
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	7	16	-56.3%
	Volume (1,000s)	3,168	7,436	-57.4%
	Average List Price	452,571	464,725	-2.6%
	Median List Price	315,000	407,000	-22.6%
Year-to-Date	New Listings	21	21	0.0%
	Volume (1,000s)	10,994	9,304	18.2%
	Average List Price	523,535	443,052	18.2%
	Median List Price	391,850	389,000	0.7%

A total of 7 new listings were added in Douglas County during February, down 56.2% from the same month in 2024. Year-to-date Douglas County has seen 21 new listings.

The median list price of these homes was \$315,000 down from \$407,000 in 2024.

History of New Listings





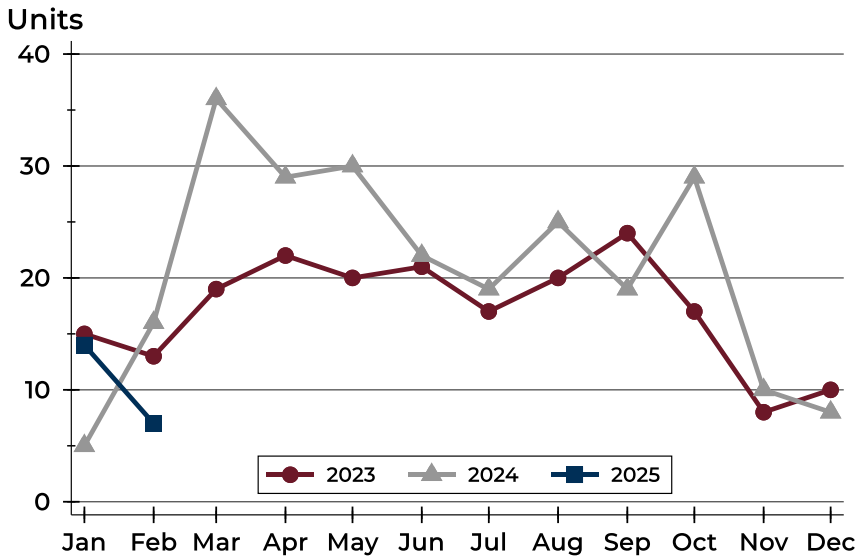
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Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	5	14
February	13	16	7
March	19	36	
April	22	29	
May	20	30	
June	21	22	
July	17	19	
August	20	25	
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	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	28.6%	274,500	274,500	7	7	102.6%	102.6%
\$300,000-\$349,999	2	28.6%	315,000	315,000	2	2	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	14.3%	489,000	489,000	28	28	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	14.3%	650,000	650,000	8	8	100.0%	100.0%
\$750,000-\$999,999	1	14.3%	850,000	850,000	5	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



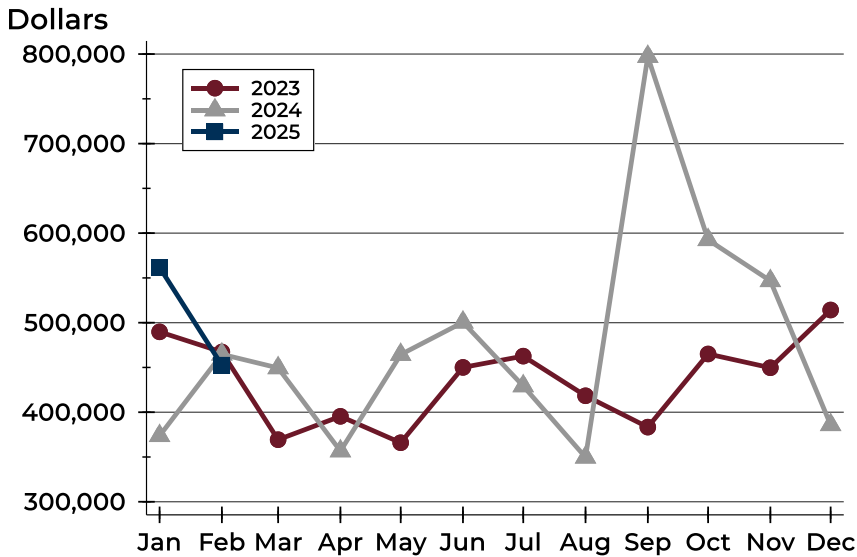
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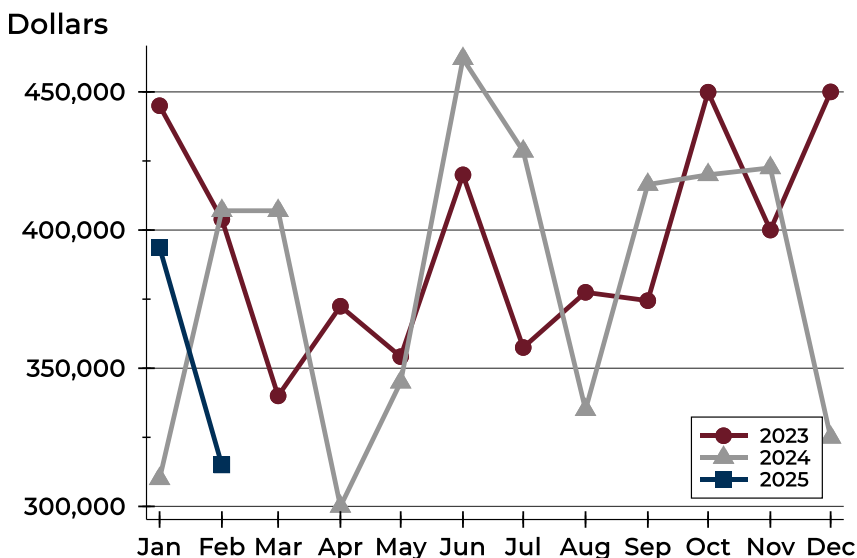
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2023	2024	2025
January	489,773	373,698	561,746
February	467,265	464,725	452,571
March	369,332	449,461	
April	395,430	356,648	
May	365,950	464,388	
June	450,052	500,468	
July	462,641	429,326	
August	418,382	349,668	
September	383,388	797,189	
October	465,059	592,553	
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	315,000
March	340,000	407,000	
April	372,450	300,000	
May	354,200	344,950	
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	



**February
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Contracts Written Analysis

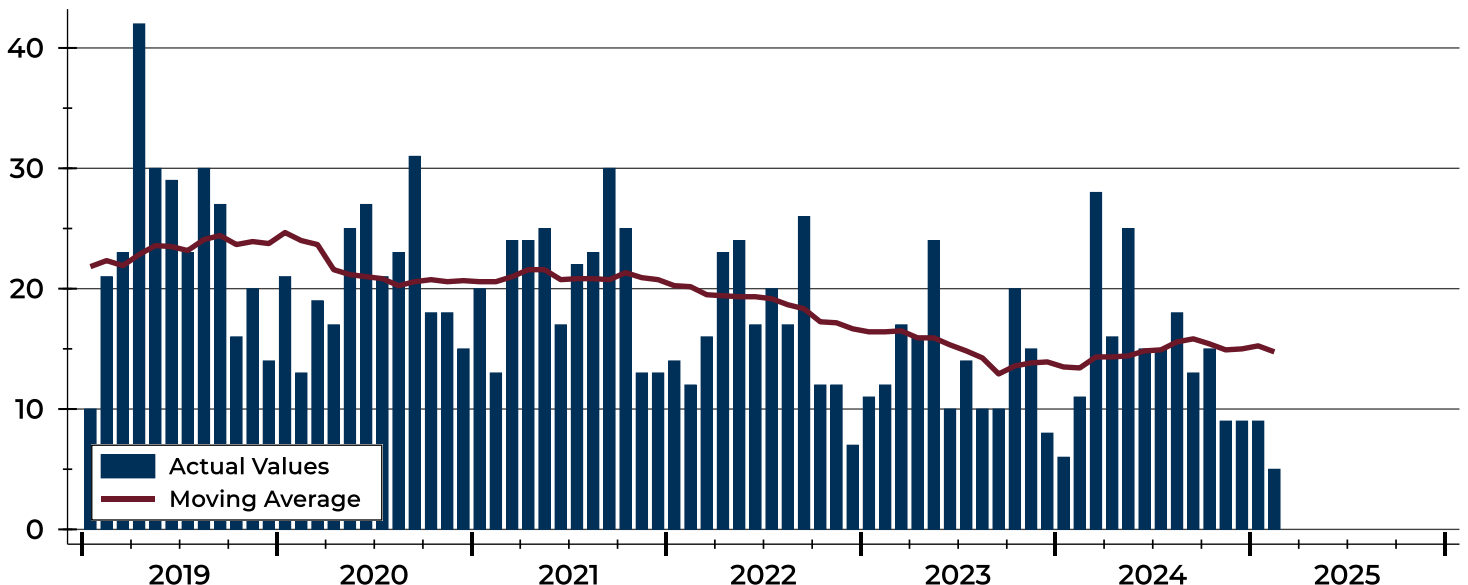
Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		5	11	-54.5%	14	17	-17.6%
Volume (1,000s)		3,400	5,292	-35.8%	7,496	8,162	-8.2%
Average	Sale Price	680,000	481,082	41.3%	535,450	480,100	11.5%
	Days on Market	47	24	95.8%	50	34	47.1%
	Percent of Original	95.5%	97.3%	-1.8%	97.5%	97.3%	0.2%
Median	Sale Price	350,000	460,000	-23.9%	391,800	425,000	-7.8%
	Days on Market	15	8	87.5%	10	9	11.1%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 5 contracts for sale were written in Douglas County during the month of February, down from 11 in 2024. The median list price of these homes was \$350,000, down from \$460,000 the prior year.

Half of the homes that went under contract in February were on the market less than 15 days, compared to 8 days in February 2024.

History of Contracts Written

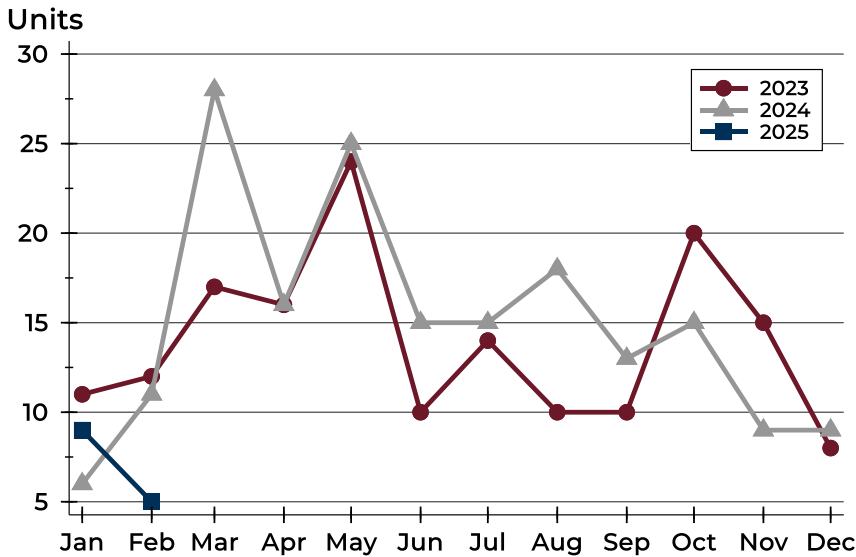
Units





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	11	6	9
February	12	11	5
March	17	28	
April	16	16	
May	24	25	
June	10	15	
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	1	20.0%	290,000	290,000	1	1	105.2%	105.2%
\$300,000-\$349,999	1	20.0%	315,000	315,000	2	2	100.0%	100.0%
\$350,000-\$399,999	1	20.0%	350,000	350,000	15	15	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	20.0%	650,000	650,000	103	103	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	20.0%	1,795,000	1,795,000	114	114	72.4%	72.4%



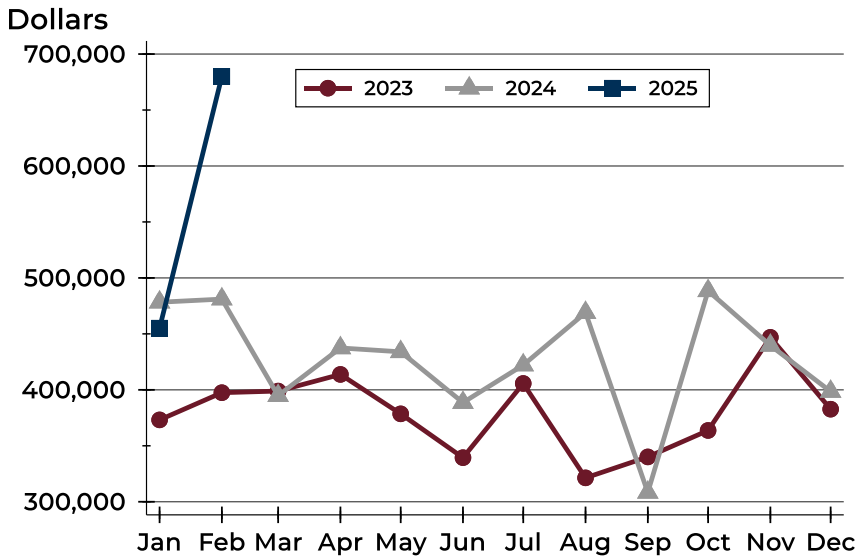
February
2025

Lawrence MLS Statistics



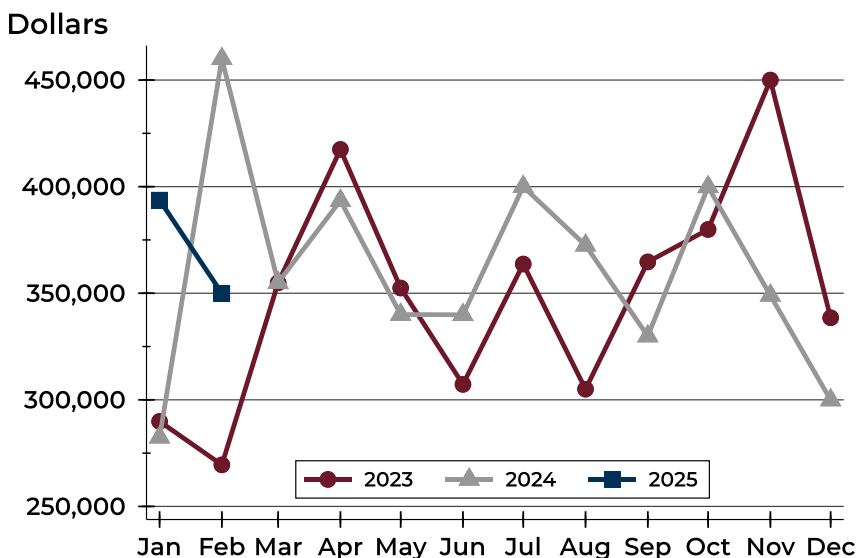
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	373,164	478,300	455,144
February	397,462	481,082	680,000
March	398,926	394,834	
April	413,775	437,413	
May	378,555	433,972	
June	339,420	388,603	
July	405,700	422,127	
August	321,360	468,994	
September	340,084	308,385	
October	363,715	488,467	
November	446,920	439,689	
December	382,731	398,533	

Median Price

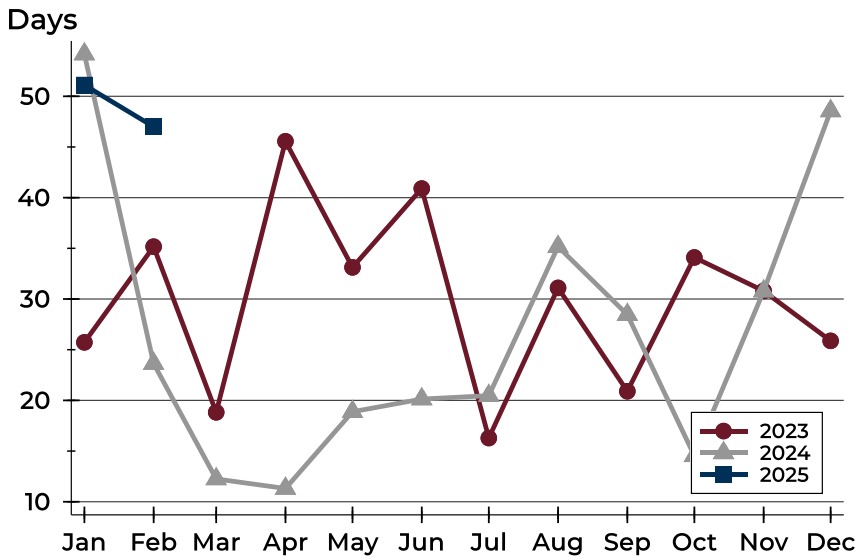


Month	2023	2024	2025
January	289,900	282,450	393,700
February	269,500	460,000	350,000
March	354,900	355,000	
April	417,450	393,450	
May	352,450	340,000	
June	307,250	339,900	
July	363,700	400,000	
August	305,000	372,500	
September	364,700	329,900	
October	379,900	399,900	
November	450,000	349,000	
December	338,500	299,900	



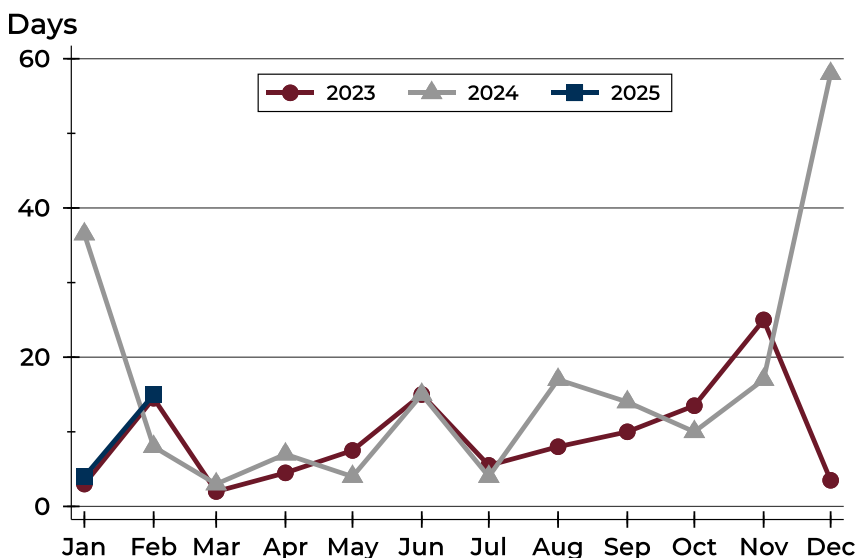
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	26	54	51
February	35	24	47
March	19	12	
April	46	11	
May	33	19	
June	41	20	
July	16	20	
August	31	35	
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	15
March	2	3	
April	5	7	
May	8	4	
June	15	15	
July	6	4	
August	8	17	
September	10	14	
October	14	10	
November	25	17	
December	4	58	



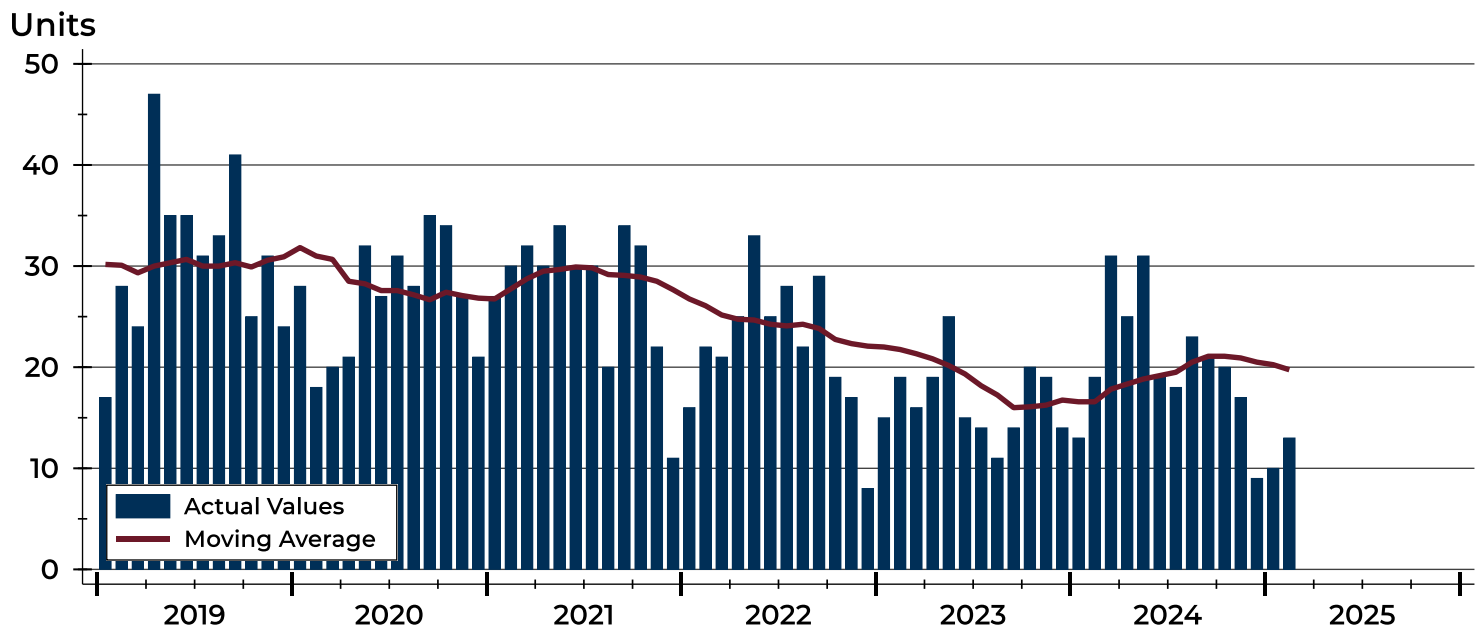
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of February 2024	Change
Pending Contracts		13	19	-31.6%
Volume (1,000s)		5,601	9,681	-42.1%
Average	List Price	430,815	509,521	-15.4%
	Days on Market	38	22	72.7%
	Percent of Original	98.9%	99.2%	-0.3%
Median	List Price	389,900	485,000	-19.6%
	Days on Market	15	5	200.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in Douglas County had contracts pending at the end of February, down from 19 contracts pending at the end of February 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





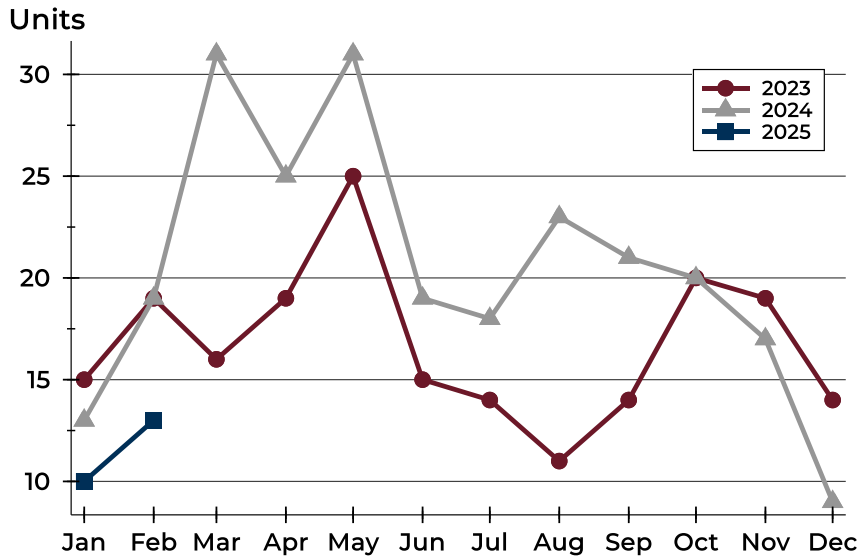
**February
2025**

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	
April	19	25	
May	25	31	
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

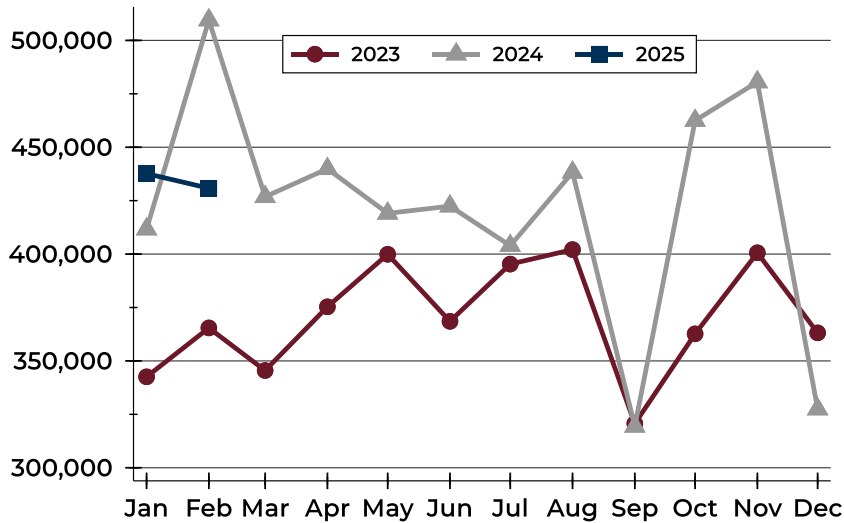
Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	7.7%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	7.7%	290,000	290,000	1	1	100.0%	100.0%
\$300,000-\$349,999	3	23.1%	315,000	315,000	38	2	98.0%	100.0%
\$350,000-\$399,999	3	23.1%	377,867	389,900	6	2	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	15.4%	464,500	464,500	61	61	100.0%	100.0%
\$500,000-\$599,999	2	15.4%	564,500	564,500	71	71	96.0%	96.0%
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	7.7%	1,050,000	1,050,000	91	91	100.0%	100.0%



Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price

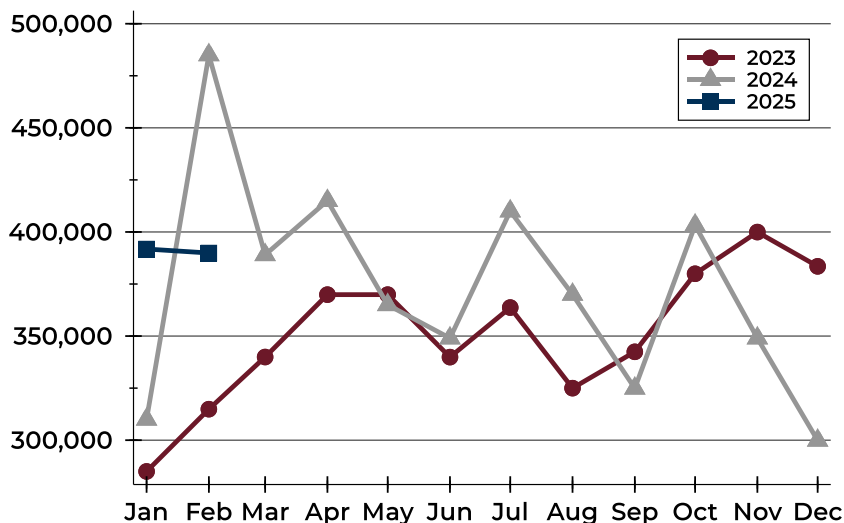
Dollars



Month	2023	2024	2025
January	342,573	411,677	437,650
February	365,442	509,521	430,815
March	345,506	426,824	
April	375,321	439,922	
May	399,913	419,066	
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

Dollars

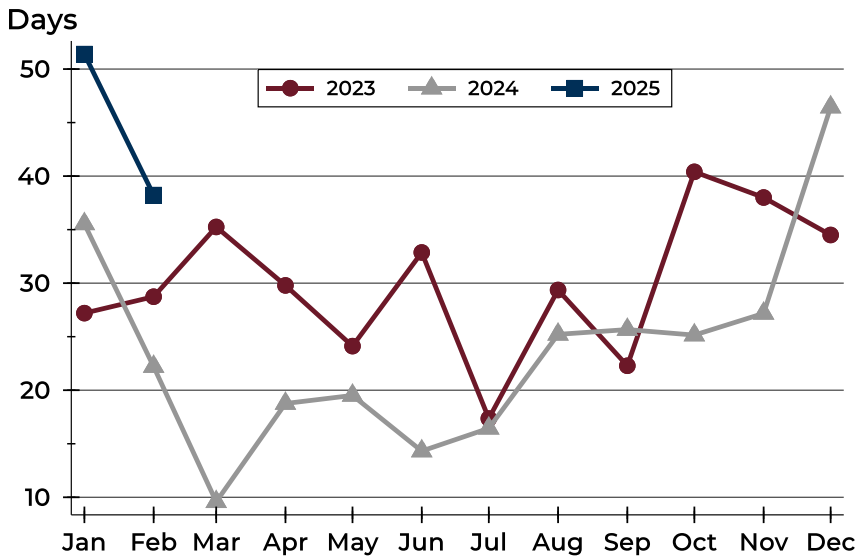


Month	2023	2024	2025
January	285,000	310,000	391,800
February	314,900	485,000	389,900
March	339,950	389,000	
April	369,900	415,000	
May	369,900	365,000	
June	339,900	349,000	
July	363,700	410,000	
August	325,000	370,000	
September	342,450	324,900	
October	379,925	403,243	
November	399,950	349,000	
December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



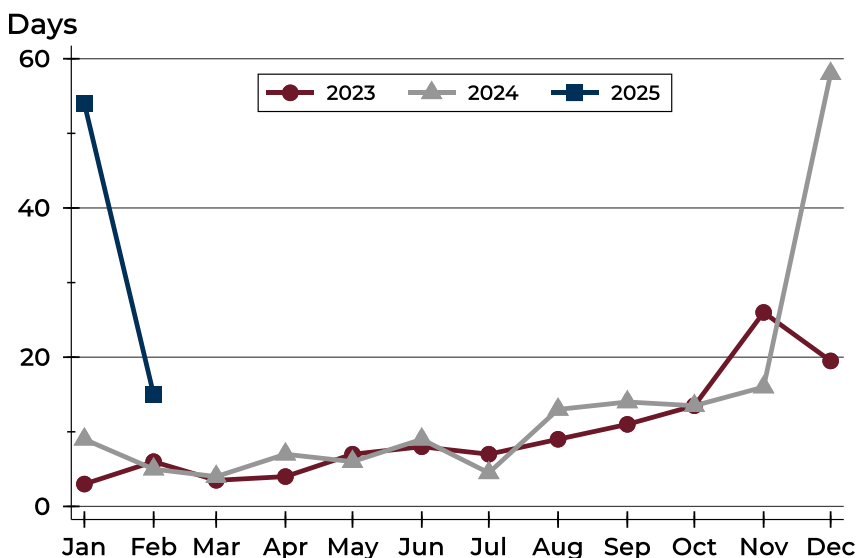
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	27	36	51
February	29	22	38
March	35	10	
April	30	19	
May	24	20	
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	
April	4	7	
May	7	6	
June	8	9	
July	7	5	
August	9	13	
September	11	14	
October	14	14	
November	26	16	
December	20	58	