



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Fell in November

Total home sales in Douglas County fell last month to 15 units, compared to 26 units in November 2021. Total sales volume was \$5.3 million, down from a year earlier.

The median sale price in November was \$340,000, up from \$289,500 a year earlier. Homes that sold in November were typically on the market for 3 days and sold for 100.0% of their list prices.

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

The total number of active listings in Douglas County at the end of November was 32 units, up from 21 at the same point in 2021. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$420,000.

During November, a total of 12 contracts were written down from 13 in November 2021. At the end of the month, there were 17 contracts still pending.

## Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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## Douglas County (Excluding Lawrence) Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
<b>Home Sales</b> Change from prior year	<b>15</b> -42.3%	<b>26</b> 0.0%	<b>26</b> 73.3%	<b>190</b> -18.5%	<b>233</b> 0.4%	<b>232</b> -11.5%	
<b>Active Listings</b> Change from prior year	<b>32</b> 52.4%	<b>21</b> -36.4%	<b>33</b> -34.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>1.8</b> 80.0%	<b>1.0</b> -37.5%	<b>1.6</b> -23.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>12</b> -7.7%	<b>13</b> -7.1%	<b>14</b> -17.6%	<b>248</b> -4.6%	<b>260</b> -4.8%	<b>273</b> -23.3%	
<b>Contracts Written</b> Change from prior year	<b>12</b> -7.7%	<b>13</b> -27.8%	<b>18</b> -10.0%	<b>192</b> -18.6%	<b>236</b> 1.3%	<b>233</b> -14.0%	
<b>Pending Contracts</b> Change from prior year	<b>17</b> -22.7%	<b>22</b> -18.5%	<b>27</b> -12.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>5,296</b> -43.4%	<b>9,353</b> 16.4%	<b>8,032</b> 112.7%	<b>67,025</b> -12.1%	<b>76,275</b> 13.0%	<b>67,519</b> -1.4%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>353,067</b> -1.9%	<b>359,738</b> 16.4%	<b>308,939</b> 22.7%	<b>352,762</b> 7.8%	<b>327,362</b> 12.5%	<b>291,029</b> 11.4%
	<b>List Price of Actives</b> Change from prior year	<b>446,230</b> 4.4%	<b>427,369</b> -1.5%	<b>433,868</b> -8.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>16</b> -36.0%	<b>25</b> 47.1%	<b>17</b> -41.4%	<b>15</b> -16.7%	<b>18</b> -35.7%	<b>28</b> -20.0%
	<b>Percent of List</b> Change from prior year	<b>98.7%</b> -1.4%	<b>100.1%</b> 1.3%	<b>98.8%</b> 0.8%	<b>99.6%</b> -0.8%	<b>100.4%</b> 1.1%	<b>99.3%</b> 0.6%
	<b>Percent of Original</b> Change from prior year	<b>100.4%</b> 3.0%	<b>97.5%</b> -0.4%	<b>97.9%</b> 2.0%	<b>98.8%</b> -0.3%	<b>99.1%</b> 0.6%	<b>98.5%</b> 1.0%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>340,000</b> 17.4%	<b>289,500</b> 0.7%	<b>287,450</b> 43.0%	<b>320,950</b> 16.7%	<b>275,000</b> 5.8%	<b>259,950</b> 11.5%
	<b>List Price of Actives</b> Change from prior year	<b>420,000</b> 8.0%	<b>389,000</b> 30.1%	<b>299,000</b> -13.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>3</b> -50.0%	<b>6</b> -14.3%	<b>7</b> -22.2%	<b>5</b> 25.0%	<b>4</b> -42.9%	<b>7</b> -56.3%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 2.4%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 2.4%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 1.2%

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



## Douglas County (Excluding Lawrence) Closed Listings Analysis

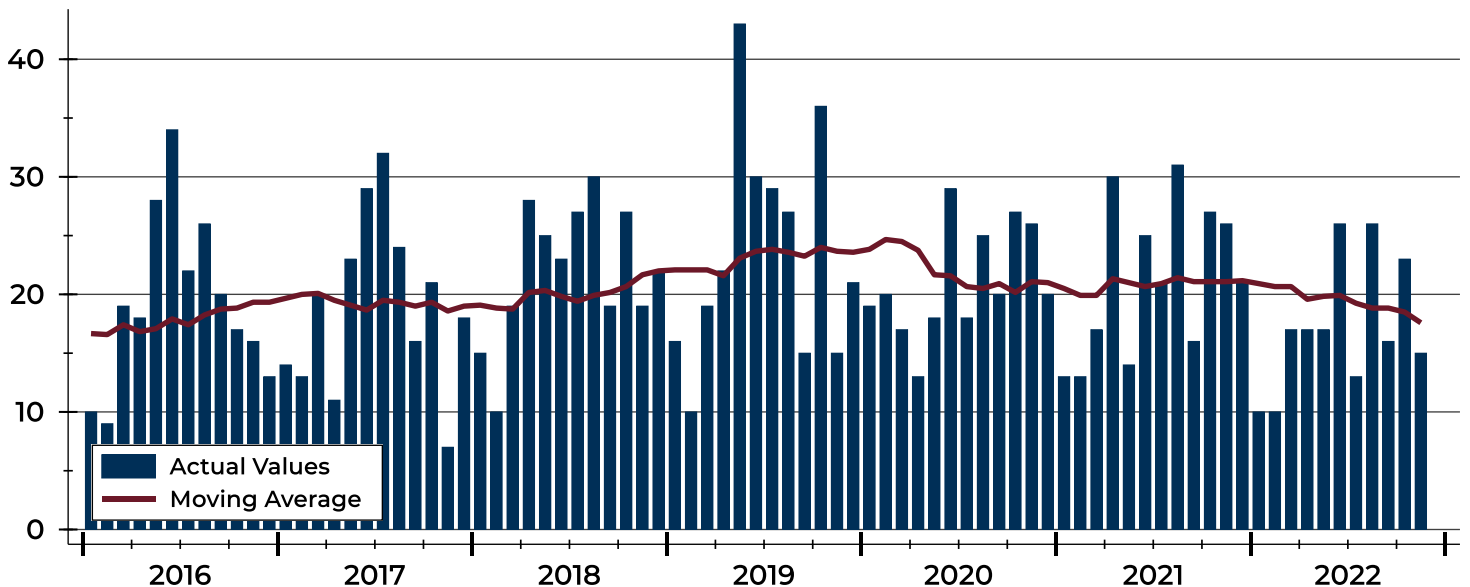
Summary Statistics for Closed Listings		November			Year-to-Date		
		2022	2021	Change	2022	2021	Change
Closed Listings		15	26	-42.3%	190	233	-18.5%
Volume (1,000s)		5,296	9,353	-43.4%	67,025	76,275	-12.1%
Months' Supply		1.8	1.0	80.0%	N/A	N/A	N/A
Average	Sale Price	353,067	359,738	-1.9%	352,762	327,362	7.8%
	Days on Market	16	25	-36.0%	15	18	-16.7%
	Percent of List	98.7%	100.1%	-1.4%	99.6%	100.4%	-0.8%
	Percent of Original	100.4%	97.5%	3.0%	98.8%	99.1%	-0.3%
Median	Sale Price	340,000	289,500	17.4%	320,950	275,000	16.7%
	Days on Market	3	6	-50.0%	5	4	25.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 15 homes sold in Douglas County in November, down from 26 units in November 2021. Total sales volume fell to \$5.3 million compared to \$9.4 million in the previous year.

The median sales price in November was \$340,000, up 17.4% compared to the prior year. Median days on market was 3 days, down from 8 days in October, and down from 6 in November 2021.

## History of Closed Listings

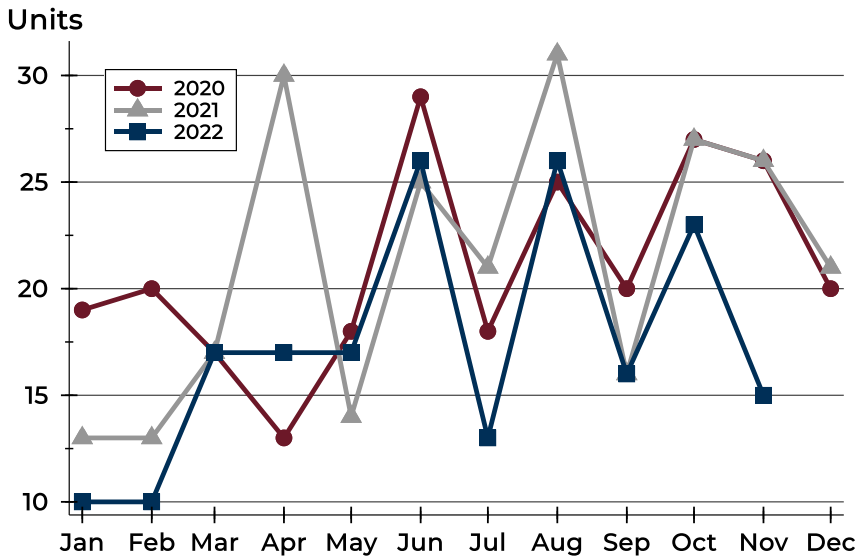
Units





## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Closed Listings by Month



Month	2020	2021	2022
January	19	13	10
February	20	13	10
March	17	17	17
April	13	30	17
May	18	14	17
June	29	25	26
July	18	21	13
August	25	31	26
September	20	16	16
October	27	27	23
November	26	26	15
December	20	21	10

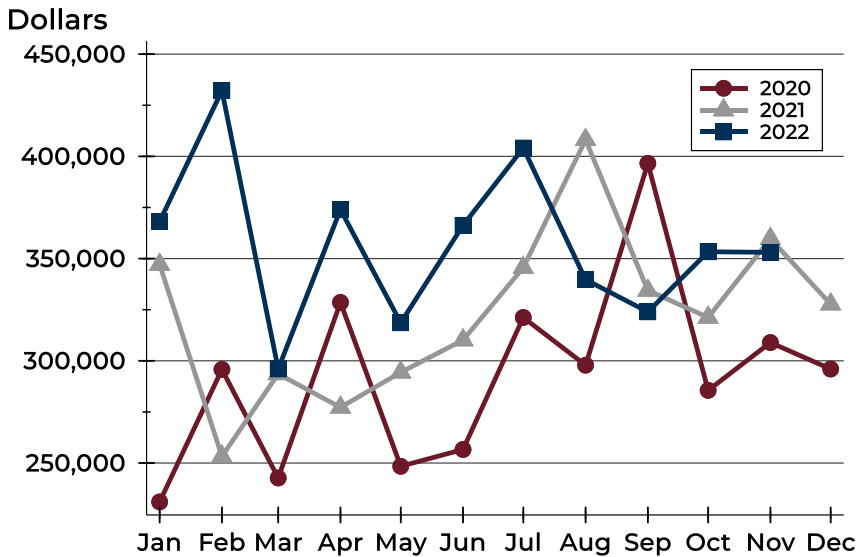
### Closed Listings by Price Range

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	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	3	20.0%	0.0	194,933	195,000	24	5	99.2%	100.0%	99.2%	100.0%
\$200,000-\$249,999	2	13.3%	1.5	207,500	207,500	2	2	97.9%	97.9%	97.9%	97.9%
\$250,000-\$299,999	1	6.7%	0.6	255,000	255,000	0	0	86.4%	86.4%	86.4%	86.4%
\$300,000-\$349,999	2	13.3%	0.0	321,400	321,400	0	0	100.0%	100.0%	100.0%	100.0%
\$350,000-\$399,999	3	20.0%	3.3	367,833	360,000	11	3	103.1%	102.6%	112.5%	108.0%
\$400,000-\$449,999	1	6.7%	3.2	410,000	410,000	4	4	98.8%	98.8%	98.8%	98.8%
\$450,000-\$499,999	1	6.7%	7.5	454,900	454,900	100	100	100.0%	100.0%	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	1.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	6.7%	2.2	680,000	680,000	14	14	93.2%	93.2%	90.7%	90.7%
\$750,000-\$999,999	1	6.7%	16.0	750,000	750,000	8	8	100.0%	100.0%	100.0%	100.0%
\$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



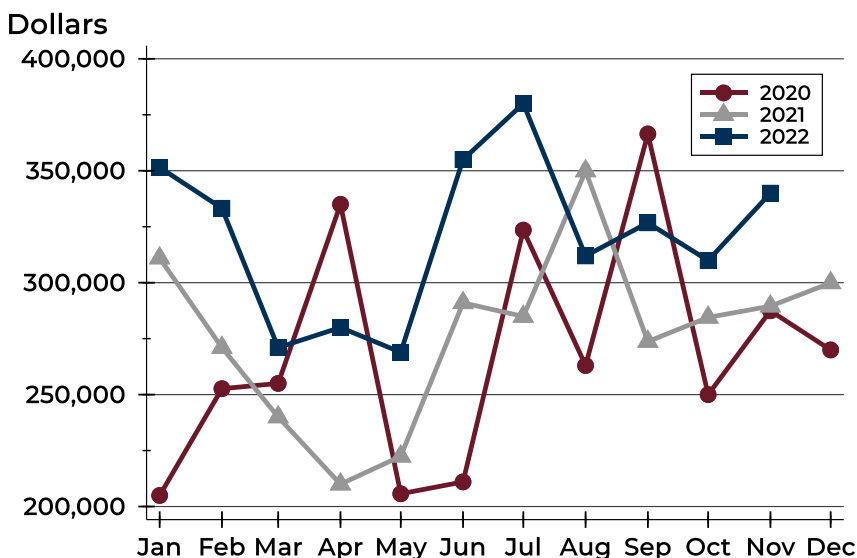
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average Price



Month	2020	2021	2022
January	231,008	347,077	<b>368,105</b>
February	295,780	253,285	<b>432,200</b>
March	242,712	293,600	<b>296,024</b>
April	328,567	277,227	<b>373,982</b>
May	248,419	294,379	<b>318,604</b>
June	256,636	310,146	<b>366,298</b>
July	321,206	345,614	<b>404,092</b>
August	297,868	408,148	<b>339,712</b>
September	396,585	334,425	<b>323,954</b>
October	285,556	321,227	<b>353,335</b>
November	308,939	359,738	<b>353,067</b>
December	295,990	327,702	

### Median Price

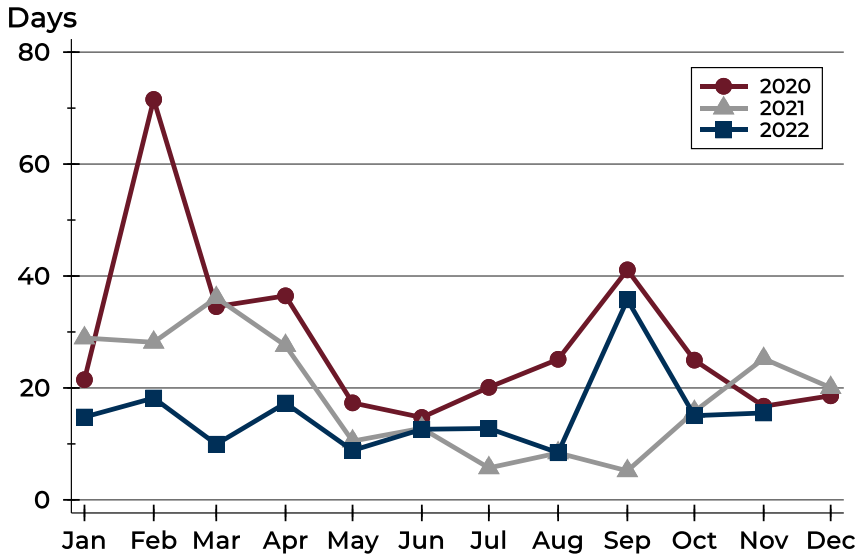


Month	2020	2021	2022
January	204,950	311,000	<b>351,500</b>
February	252,650	271,000	<b>333,250</b>
March	255,000	240,000	<b>271,000</b>
April	335,000	210,000	<b>280,000</b>
May	205,700	222,450	<b>268,900</b>
June	211,000	291,000	<b>355,000</b>
July	323,500	284,900	<b>380,000</b>
August	263,000	349,900	<b>311,950</b>
September	366,450	273,700	<b>326,735</b>
October	250,000	284,500	<b>309,900</b>
November	287,450	289,500	<b>340,000</b>
December	269,950	299,900	



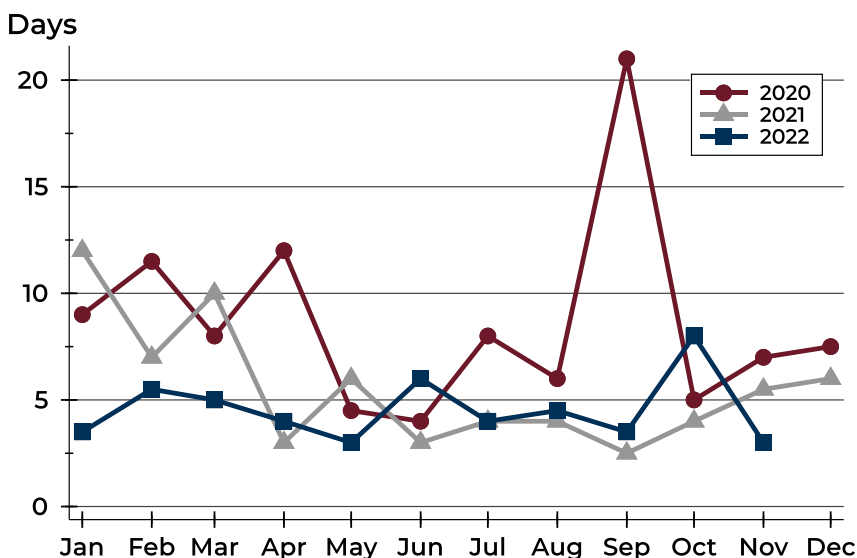
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average DOM



Month	2020	2021	2022
January	21	29	15
February	72	28	18
March	35	36	10
April	36	28	17
May	17	11	9
June	15	13	13
July	20	6	13
August	25	8	8
September	41	5	36
October	25	16	15
November	17	25	16
December	19	20	

### Median DOM



Month	2020	2021	2022
January	9	12	4
February	12	7	6
March	8	10	5
April	12	3	4
May	5	6	3
June	4	3	6
July	8	4	4
August	6	4	5
September	21	3	4
October	5	4	8
November	7	6	3
December	8	6	



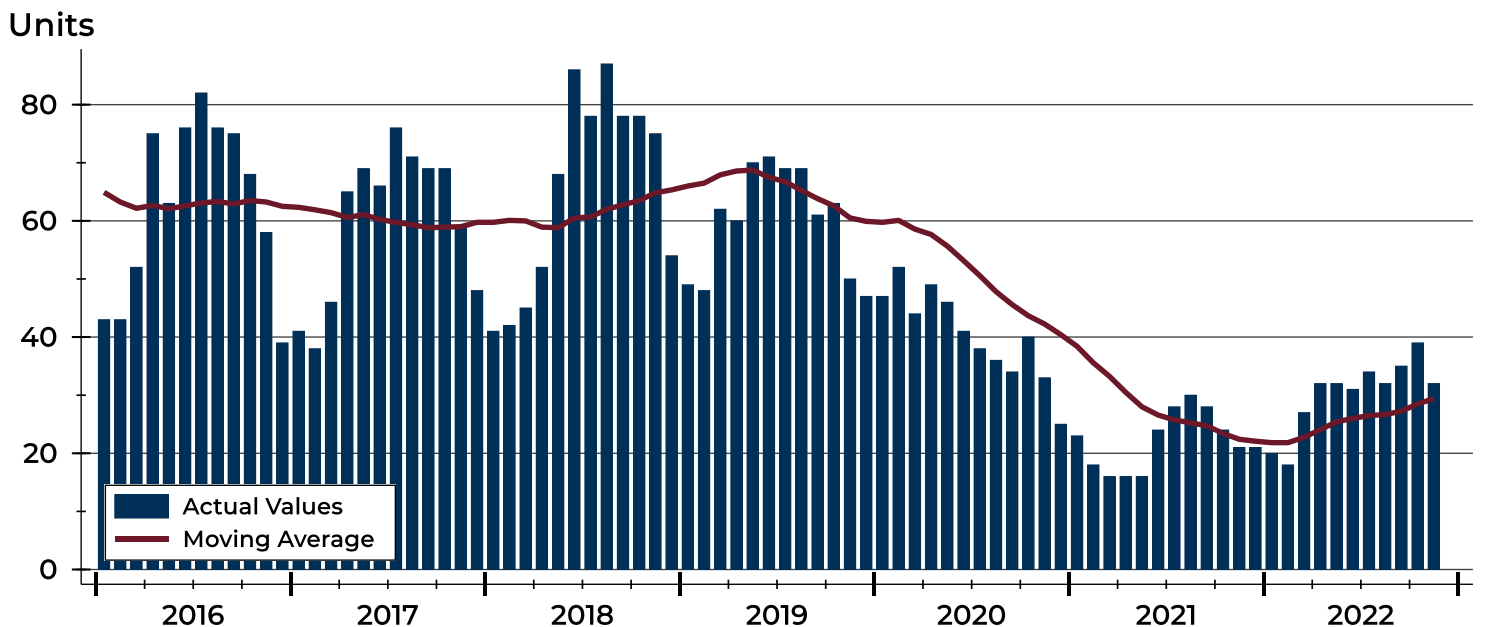
## Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2022	2021	Change
Active Listings		<b>32</b>	21	52.4%
Volume (1,000s)		<b>14,279</b>	8,975	59.1%
Months' Supply		<b>1.8</b>	1.0	80.0%
Average	List Price	<b>446,230</b>	427,369	4.4%
	Days on Market	<b>60</b>	53	13.2%
	Percent of Original	<b>97.8%</b>	98.8%	-1.0%
Median	List Price	<b>420,000</b>	389,000	8.0%
	Days on Market	<b>42</b>	56	-25.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 32 homes were available for sale in Douglas County at the end of November. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of November was \$420,000, up 8.0% from 2021. The typical time on market for active listings was 42 days, down from 56 days a year earlier.

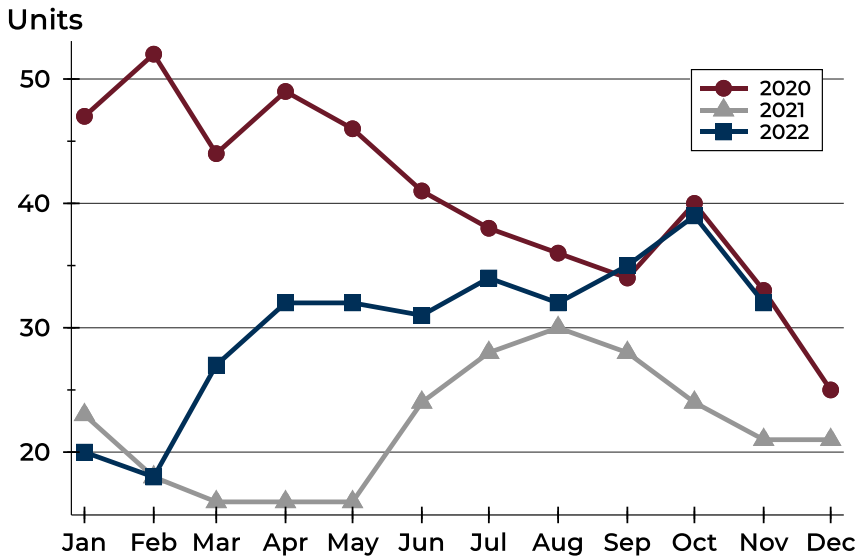
## History of Active Listings





## Douglas County (Excluding Lawrence) Active Listings Analysis

### Active Listings by Month



Month	2020	2021	2022
January	47	23	20
February	52	18	18
March	44	16	27
April	49	16	32
May	46	16	32
June	41	24	31
July	38	28	34
August	36	30	32
September	34	28	35
October	40	24	39
November	33	21	32
December	25	21	

### Active Listings by Price Range

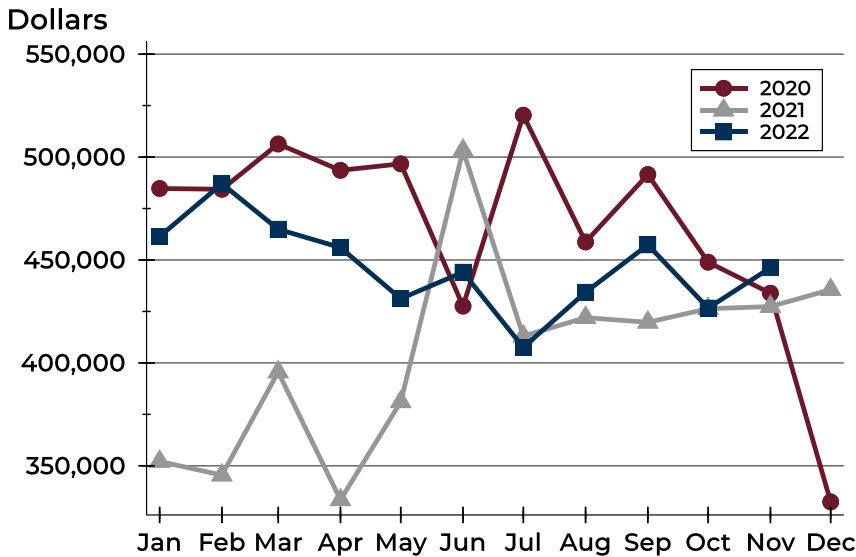
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	3.1%	N/A	115,000	115,000	39	39	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	4	12.5%	1.5	223,500	227,000	49	45	93.8%	96.8%
\$250,000-\$299,999	2	6.3%	0.6	284,250	284,250	41	41	96.7%	96.7%
\$300,000-\$349,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	8	25.0%	3.3	370,494	364,950	48	42	98.7%	100.0%
\$400,000-\$449,999	4	12.5%	3.2	429,950	429,950	105	90	95.5%	95.8%
\$450,000-\$499,999	5	15.6%	7.5	459,840	459,900	97	57	101.4%	102.2%
\$500,000-\$599,999	2	6.3%	1.1	525,000	525,000	54	54	100.0%	100.0%
\$600,000-\$749,999	2	6.3%	2.2	674,950	674,950	58	58	96.4%	96.4%
\$750,000-\$999,999	4	12.5%	16.0	829,750	822,500	22	12	97.7%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





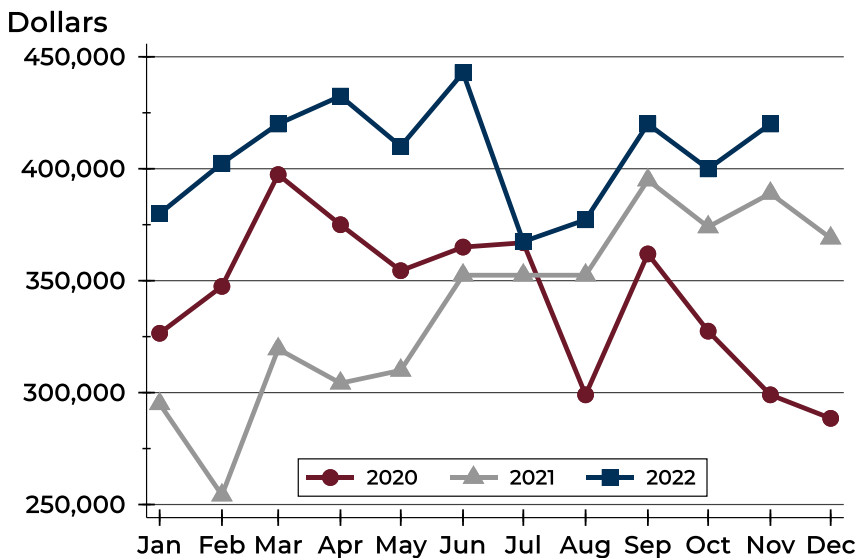
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average Price



Month	2020	2021	2022
January	484,747	352,137	<b>461,451</b>
February	484,360	345,489	<b>487,044</b>
March	506,364	395,581	<b>464,954</b>
April	493,571	333,478	<b>456,028</b>
May	496,717	381,094	<b>431,219</b>
June	427,603	503,244	<b>444,073</b>
July	520,358	413,024	<b>407,518</b>
August	458,750	421,996	<b>434,338</b>
September	491,534	419,736	<b>457,347</b>
October	448,944	426,332	<b>426,627</b>
November	433,868	427,369	<b>446,230</b>
December	332,488	435,574	-

### Median Price

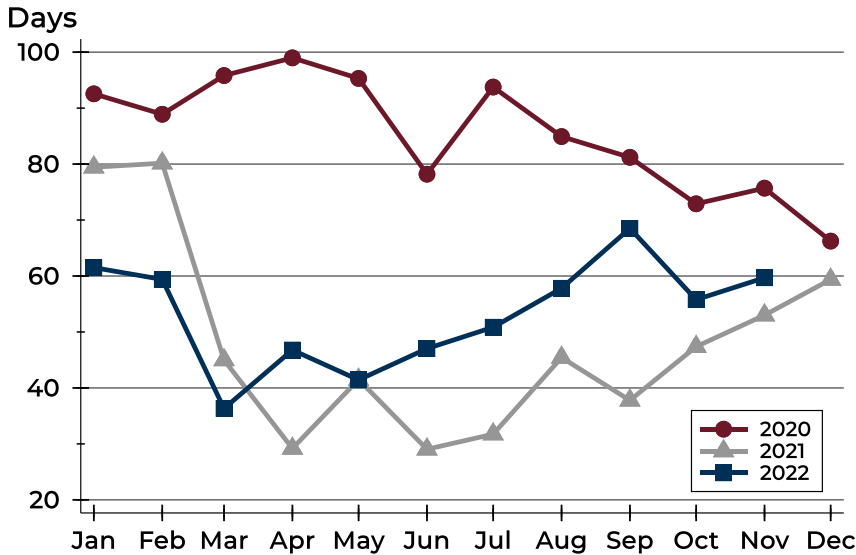


Month	2020	2021	2022
January	326,500	295,000	<b>379,950</b>
February	347,450	254,200	<b>402,450</b>
March	397,400	319,500	<b>420,000</b>
April	375,000	304,200	<b>432,450</b>
May	354,450	309,950	<b>410,000</b>
June	365,000	352,450	<b>442,900</b>
July	366,950	352,450	<b>367,450</b>
August	299,000	352,450	<b>377,200</b>
September	361,950	394,950	<b>420,000</b>
October	327,450	374,000	<b>399,950</b>
November	299,000	389,000	<b>420,000</b>
December	288,500	369,000	-



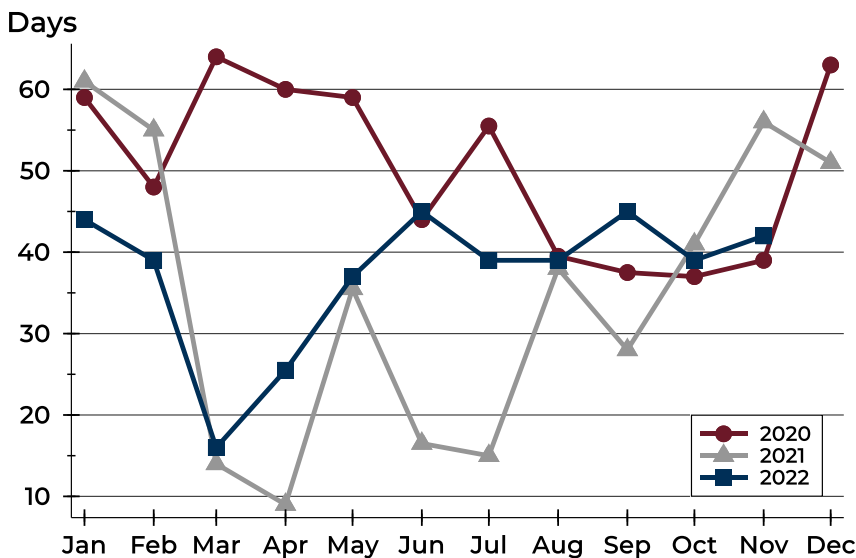
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average DOM



Month	2020	2021	2022
January	93	79	62
February	89	80	59
March	96	45	36
April	99	29	47
May	95	42	41
June	78	29	47
July	94	32	51
August	85	45	58
September	81	38	69
October	73	47	56
November	76	53	60
December	66	59	

### Median DOM

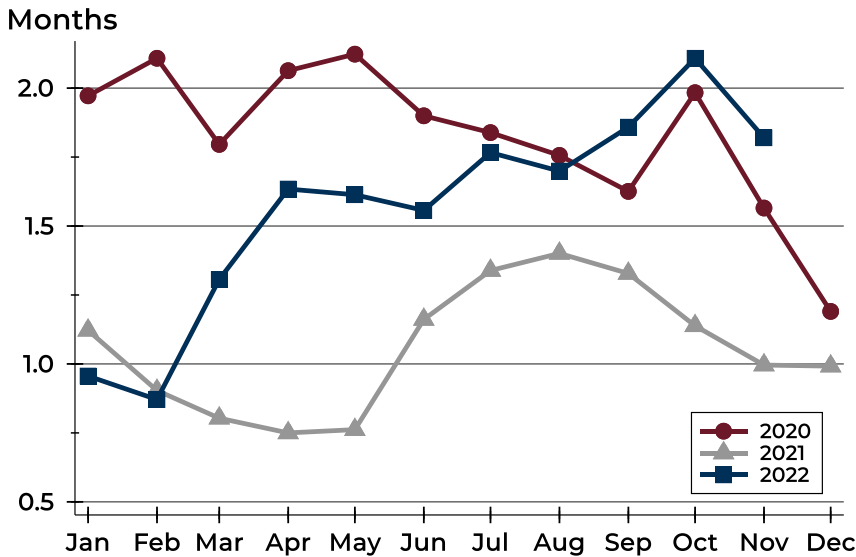


Month	2020	2021	2022
January	59	61	44
February	48	55	39
March	64	14	16
April	60	9	26
May	59	36	37
June	44	17	45
July	56	15	39
August	40	38	39
September	38	28	45
October	37	41	39
November	39	56	42
December	63	51	



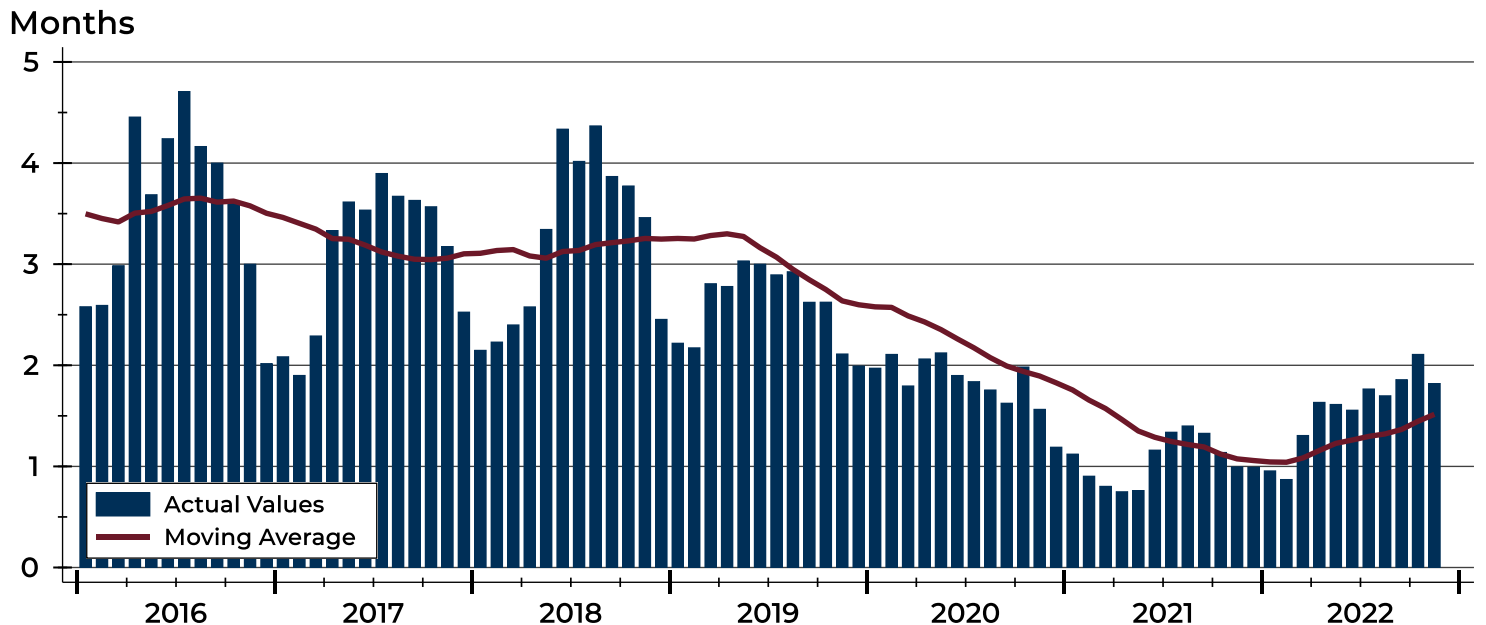
## Douglas County (Excluding Lawrence) Months' Supply Analysis

### Months' Supply by Month



Month	2020	2021	2022
January	2.0	1.1	1.0
February	2.1	0.9	0.9
March	1.8	0.8	1.3
April	2.1	0.8	1.6
May	2.1	0.8	1.6
June	1.9	1.2	1.6
July	1.8	1.3	1.8
August	1.8	1.4	1.7
September	1.6	1.3	1.9
October	2.0	1.1	2.1
November	1.6	1.0	1.8
December	1.2	1.0	1.8

### History of Month's Supply





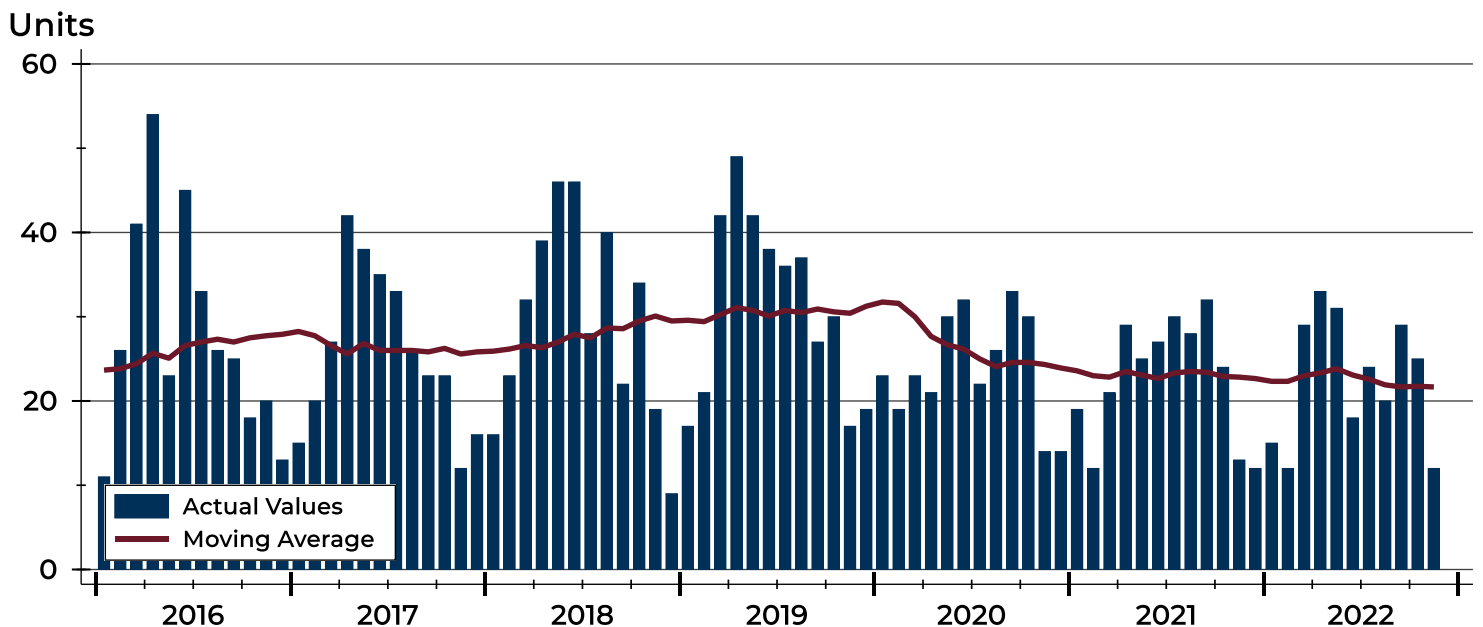
## Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2022	November 2021	Change
Current Month	New Listings	<b>12</b>	13	-7.7%
	Volume (1,000s)	<b>5,250</b>	4,290	22.4%
	Average List Price	<b>437,458</b>	330,035	32.5%
	Median List Price	<b>389,450</b>	290,000	34.3%
Year-to-Date	New Listings	<b>248</b>	260	-4.6%
	Volume (1,000s)	<b>91,554</b>	89,147	2.7%
	Average List Price	<b>369,169</b>	342,871	7.7%
	Median List Price	<b>345,000</b>	282,450	22.1%

A total of 12 new listings were added in Douglas County during November, down 7.7% from the same month in 2021. Year-to-date Douglas County has seen 248 new listings.

The median list price of these homes was \$389,450 up from \$290,000 in 2021.

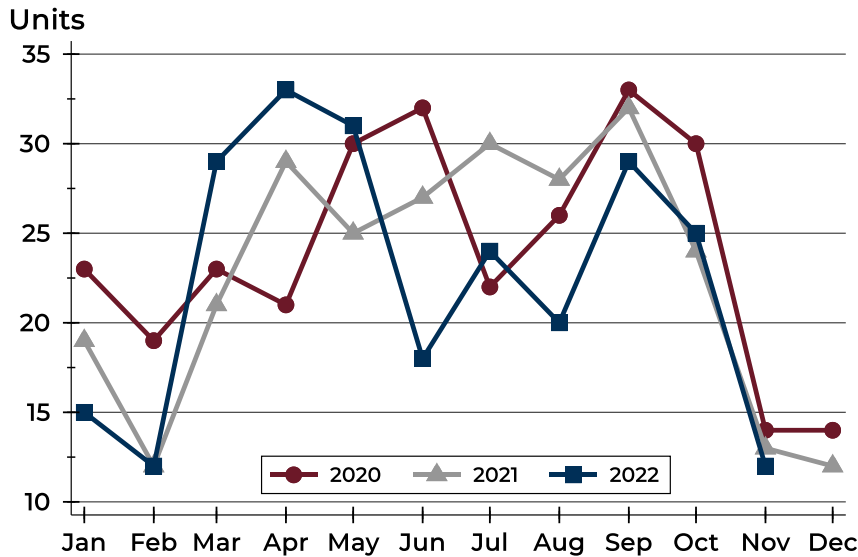
## History of New Listings





## Douglas County (Excluding Lawrence) New Listings Analysis

### New Listings by Month



Month	2020	2021	2022
January	23	19	15
February	19	12	12
March	23	21	29
April	21	29	33
May	30	25	31
June	32	27	18
July	22	30	24
August	26	28	20
September	33	32	29
October	30	24	25
November	14	13	12
December	14	12	12

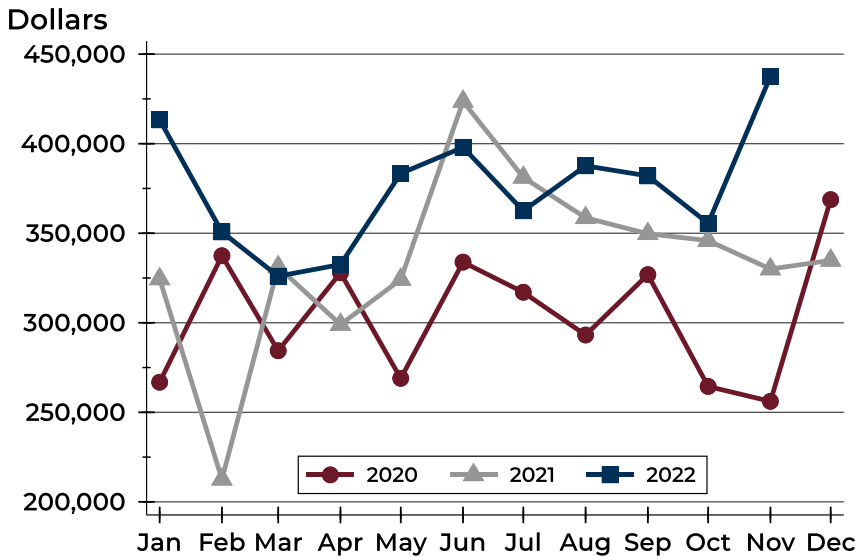
### New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	1	8.3%	190,000	190,000	0	0	100.0%	100.0%
\$200,000-\$249,999	2	16.7%	226,500	226,500	16	16	95.7%	95.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	1	8.3%	302,800	302,800	0	0	100.0%	100.0%
\$350,000-\$399,999	3	25.0%	381,300	389,000	17	12	96.5%	98.2%
\$400,000-\$449,999	1	8.3%	439,900	439,900	28	28	100.0%	100.0%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	8.3%	540,000	540,000	28	28	100.0%	100.0%
\$600,000-\$749,999	2	16.7%	664,950	664,950	15	15	100.0%	100.0%
\$750,000-\$999,999	1	8.3%	850,000	850,000	26	26	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



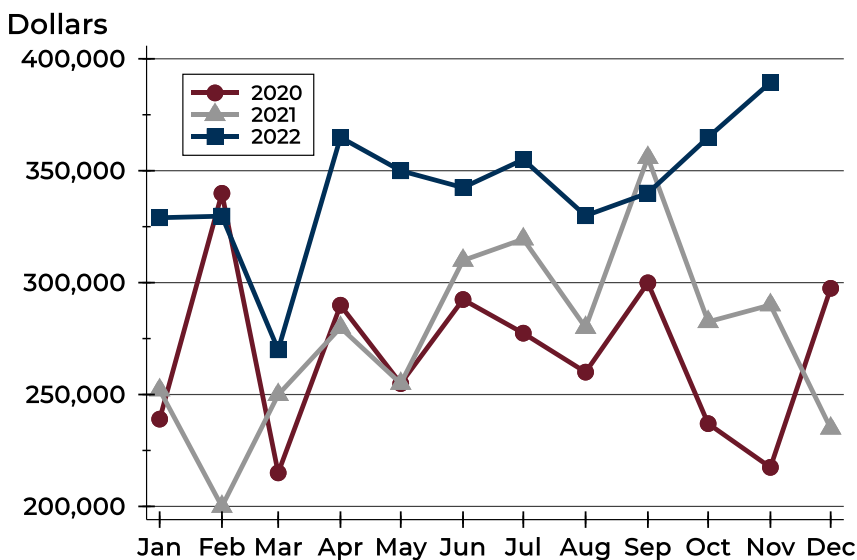
## Douglas County (Excluding Lawrence) New Listings Analysis

### Average Price



Month	2020	2021	2022
January	266,811	324,484	<b>413,313</b>
February	337,421	212,625	<b>350,733</b>
March	284,387	331,185	<b>326,003</b>
April	327,910	299,009	<b>332,542</b>
May	268,967	324,190	<b>383,381</b>
June	333,883	423,602	<b>397,978</b>
July	317,055	381,211	<b>362,533</b>
August	293,169	358,637	<b>387,640</b>
September	326,898	349,719	<b>382,007</b>
October	264,462	345,919	<b>355,510</b>
November	256,132	330,035	<b>437,458</b>
December	368,780	334,867	

### Median Price



Month	2020	2021	2022
January	239,000	252,000	<b>329,000</b>
February	339,900	199,950	<b>329,700</b>
March	215,000	249,900	<b>270,000</b>
April	289,900	279,900	<b>364,900</b>
May	254,900	254,900	<b>350,000</b>
June	292,450	309,900	<b>342,450</b>
July	277,400	319,450	<b>355,000</b>
August	260,000	279,900	<b>329,900</b>
September	299,900	355,825	<b>340,000</b>
October	237,000	282,500	<b>364,900</b>
November	217,450	290,000	<b>389,450</b>
December	297,450	234,900	



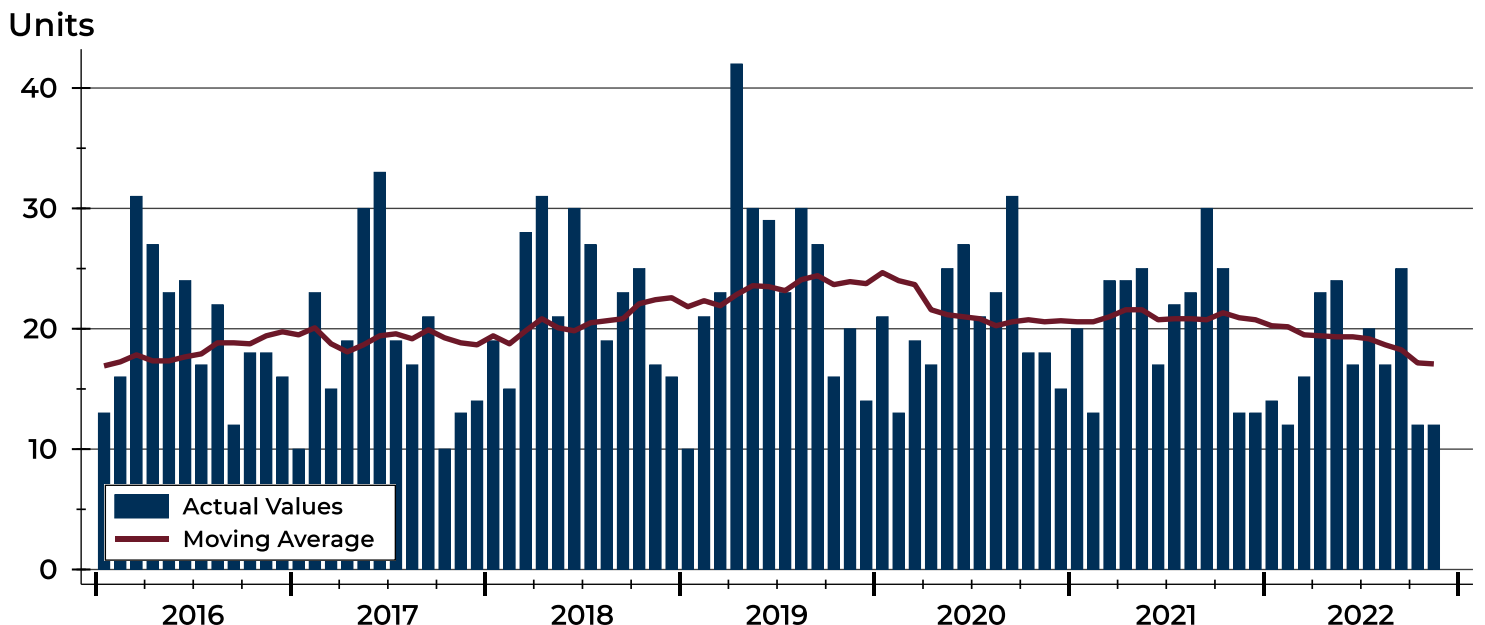
## Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2022	2021	Change	2022	2021	Change
Contracts Written		<b>12</b>	13	-7.7%	<b>192</b>	236	-18.6%
Volume (1,000s)		<b>3,928</b>	3,451	13.8%	<b>68,294</b>	77,732	-12.1%
Average	Sale Price	<b>327,367</b>	265,431	23.3%	<b>355,696</b>	329,372	8.0%
	Days on Market	<b>23</b>	14	64.3%	<b>15</b>	17	-11.8%
	Percent of Original	<b>98.4%</b>	99.5%	-1.1%	<b>98.5%</b>	99.5%	-1.0%
Median	Sale Price	<b>295,500</b>	259,000	14.1%	<b>317,500</b>	274,950	15.5%
	Days on Market	<b>16</b>	6	166.7%	<b>5</b>	4	25.0%
	Percent of Original	<b>98.0%</b>	100.0%	-2.0%	<b>100.0%</b>	100.0%	0.0%

A total of 12 contracts for sale were written in Douglas County during the month of November, down from 13 in 2021. The median list price of these homes was \$295,500, up from \$259,000 the prior year.

Half of the homes that went under contract in November were on the market less than 16 days, compared to 6 days in November 2021.

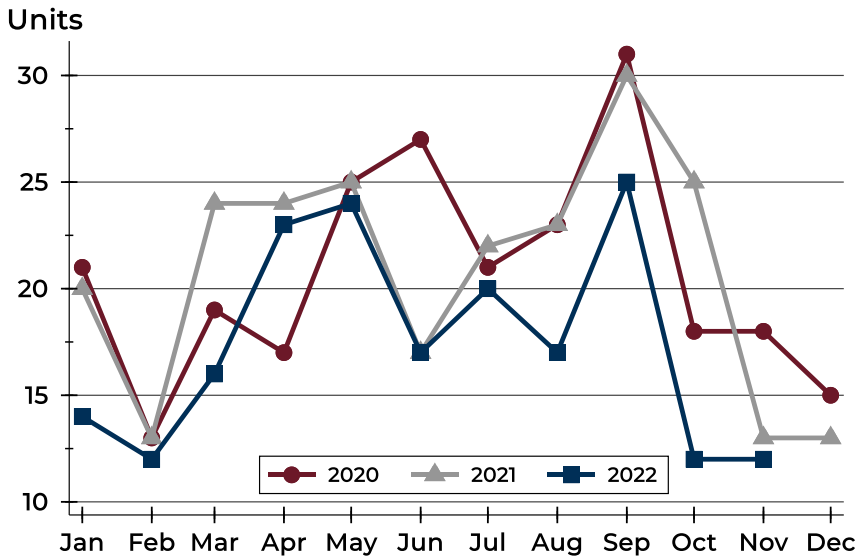
## History of Contracts Written





## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Contracts Written by Month



Month	2020	2021	2022
January	21	20	14
February	13	13	12
March	19	24	16
April	17	24	23
May	25	25	24
June	27	17	17
July	21	22	20
August	23	23	17
September	31	30	25
October	18	25	12
November	18	13	12
December	15	13	12

### Contracts Written by Price Range

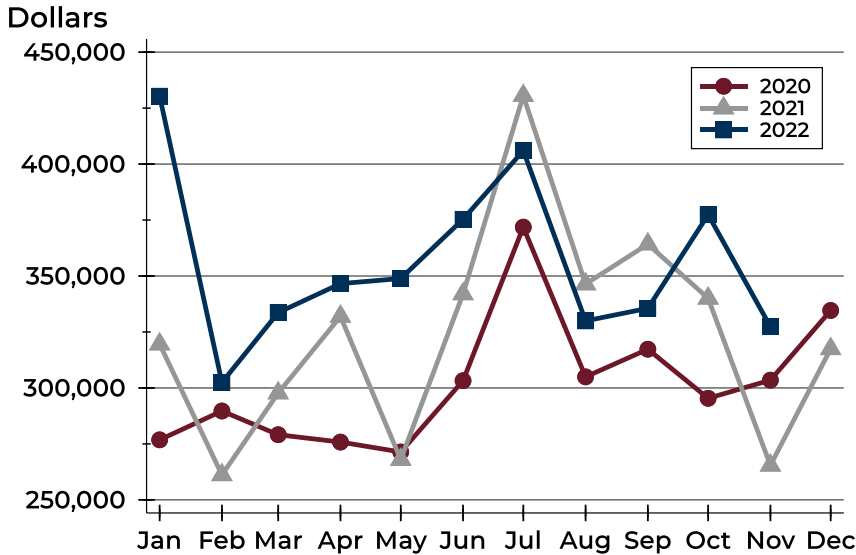
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	8.3%	135,000	135,000	32	32	96.4%	96.4%
\$150,000-\$199,999	2	16.7%	189,900	189,900	25	25	94.3%	94.3%
\$200,000-\$249,999	1	8.3%	224,000	224,000	14	14	97.8%	97.8%
\$250,000-\$299,999	3	25.0%	290,300	292,000	39	46	101.6%	93.3%
\$300,000-\$349,999	1	8.3%	314,900	314,900	10	10	95.3%	95.3%
\$350,000-\$399,999	2	16.7%	389,450	389,450	11	11	99.1%	99.1%
\$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	1	8.3%	595,000	595,000	20	20	100.0%	100.0%
\$600,000-\$749,999	1	8.3%	629,900	629,900	13	13	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





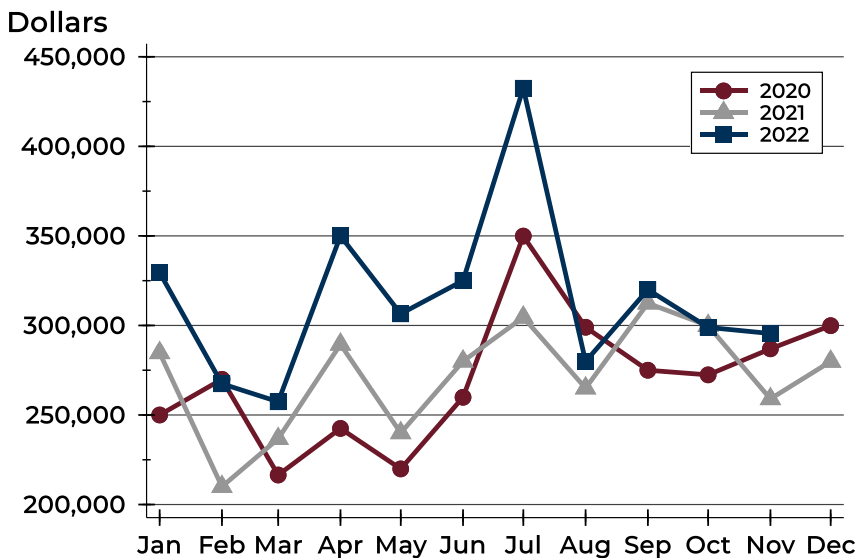
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average Price



Month	2020	2021	2022
January	276,812	319,578	<b>430,343</b>
February	289,696	261,162	<b>302,442</b>
March	279,111	297,704	<b>333,644</b>
April	275,818	331,975	<b>346,590</b>
May	271,400	268,014	<b>348,894</b>
June	303,226	341,985	<b>375,329</b>
July	371,826	430,550	<b>406,000</b>
August	304,952	346,406	<b>329,949</b>
September	317,306	364,257	<b>335,566</b>
October	295,361	340,039	<b>377,404</b>
November	303,492	265,431	<b>327,367</b>
December	334,614	317,469	

### Median Price

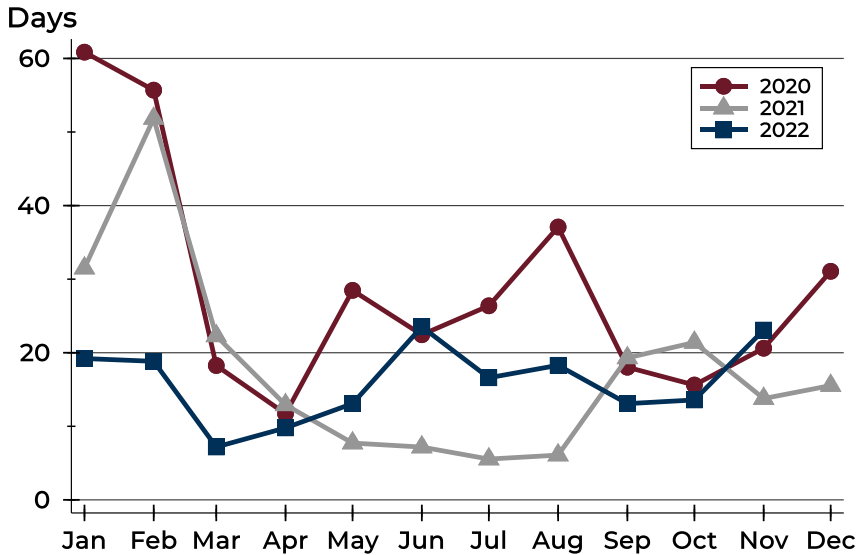


Month	2020	2021	2022
January	250,000	284,700	<b>329,500</b>
February	269,950	210,000	<b>267,450</b>
March	216,500	236,750	<b>257,400</b>
April	242,500	289,450	<b>350,000</b>
May	219,900	240,000	<b>306,500</b>
June	259,900	280,000	<b>325,000</b>
July	349,900	304,500	<b>432,450</b>
August	299,000	265,000	<b>279,900</b>
September	275,000	312,400	<b>320,000</b>
October	272,400	299,900	<b>298,900</b>
November	286,950	259,000	<b>295,500</b>
December	299,900	279,900	



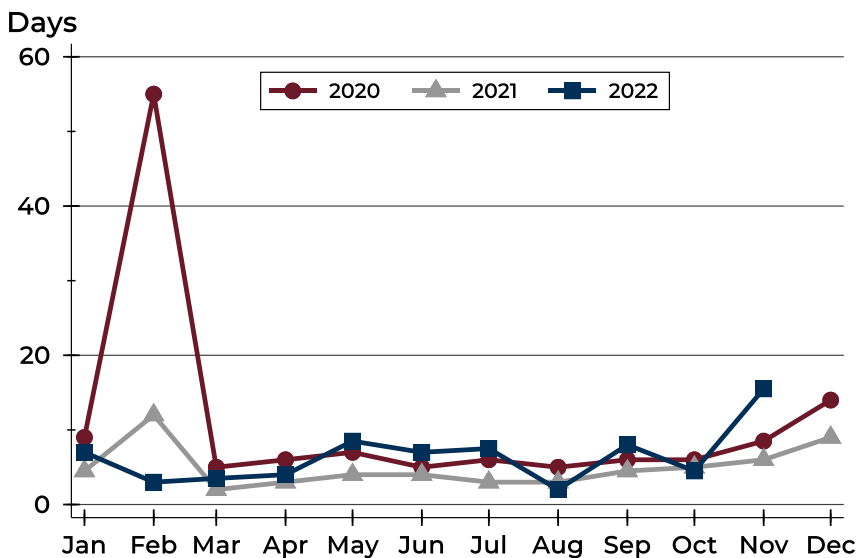
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average DOM



Month	2020	2021	2022
January	61	32	19
February	56	52	19
March	18	22	7
April	12	13	10
May	28	8	13
June	22	7	24
July	26	6	17
August	37	6	18
September	18	19	13
October	16	21	14
November	21	14	23
December	31	16	

### Median DOM



Month	2020	2021	2022
January	9	5	7
February	55	12	3
March	5	2	4
April	6	3	4
May	7	4	9
June	5	4	7
July	6	3	8
August	5	3	2
September	6	5	8
October	6	5	5
November	9	6	16
December	14	9	



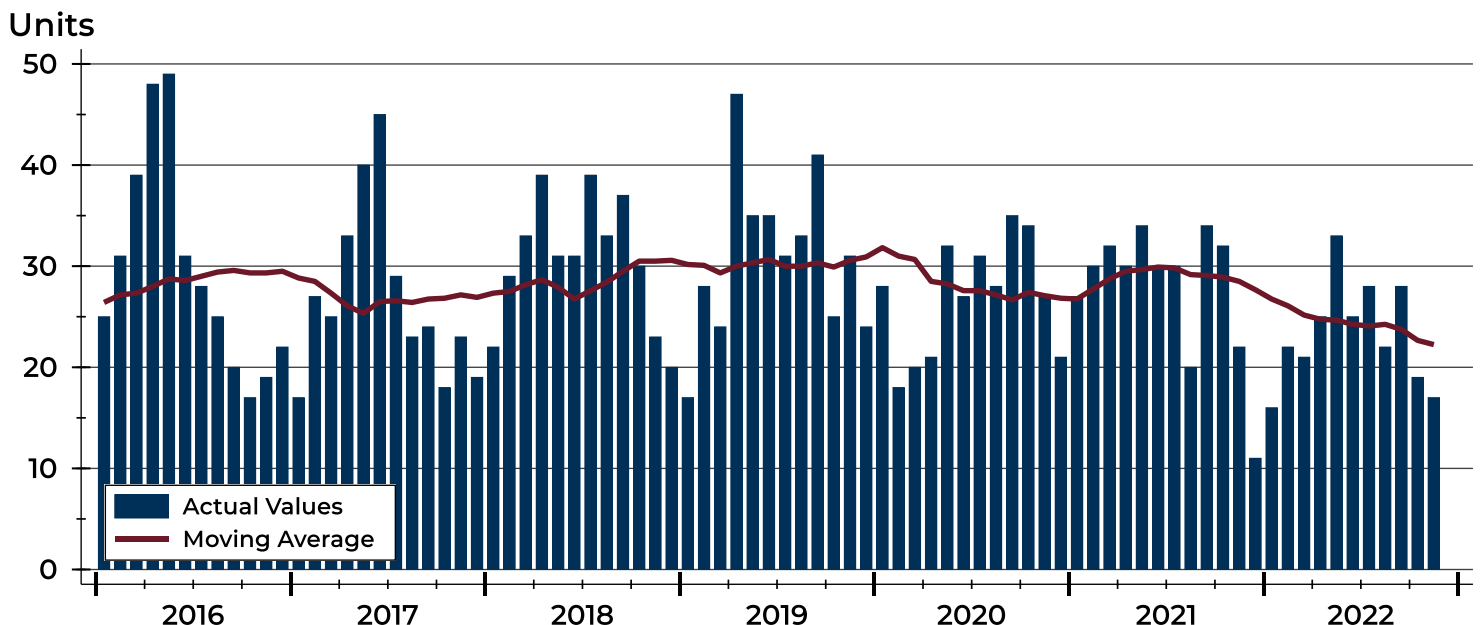
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2022	2021	Change
Pending Contracts		<b>17</b>	22	-22.7%
Volume (1,000s)		<b>5,806</b>	7,015	-17.2%
Average	List Price	<b>341,553</b>	318,870	7.1%
	Days on Market	<b>20</b>	21	-4.8%
	Percent of Original	<b>99.2%</b>	99.1%	0.1%
Median	List Price	<b>299,000</b>	304,950	-2.0%
	Days on Market	<b>14</b>	6	133.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 17 listings in Douglas County had contracts pending at the end of November, down from 22 contracts pending at the end of November 2021.

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.

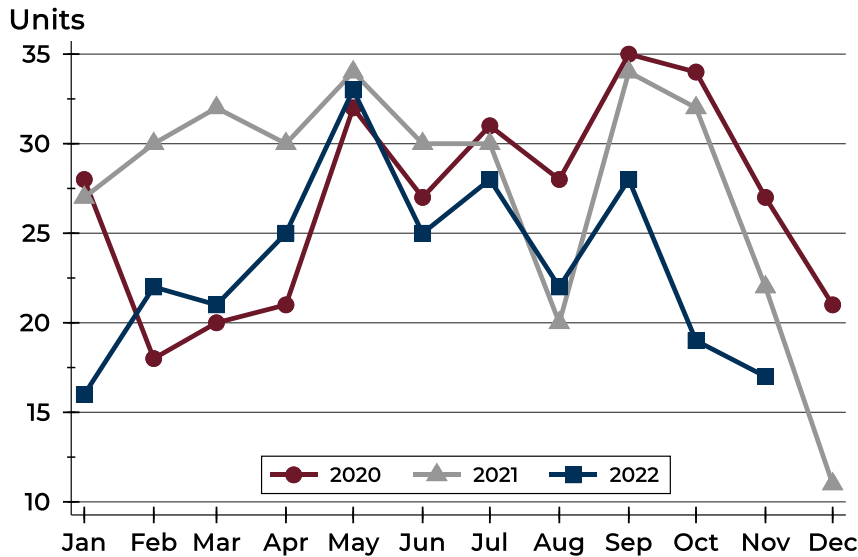
## History of Pending Contracts





## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Pending Contracts by Month



Month	2020	2021	2022
January	28	27	16
February	18	30	22
March	20	32	21
April	21	30	25
May	32	34	33
June	27	30	25
July	31	30	28
August	28	20	22
September	35	34	28
October	34	32	19
November	27	22	17
December	21	11	17

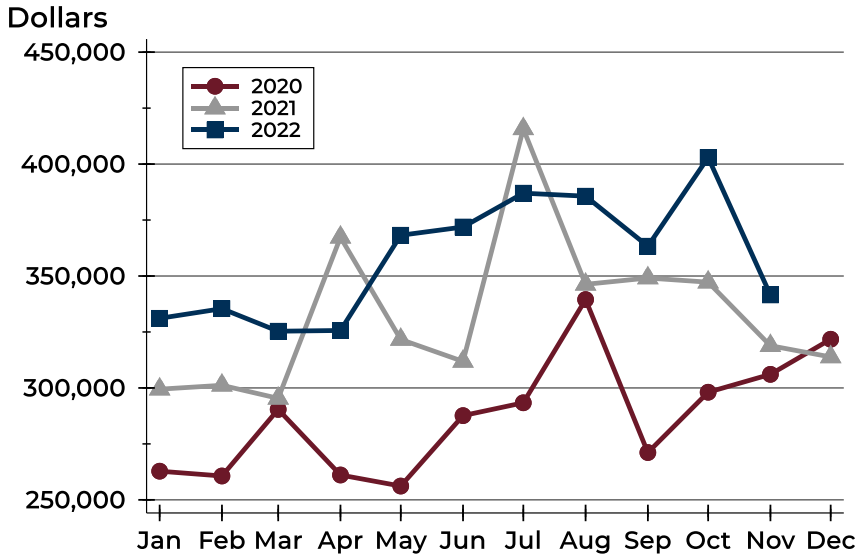
### Pending Contracts by Price Range

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	2	11.8%	129,500	129,500	21	21	98.2%	98.2%
\$150,000-\$199,999	2	11.8%	189,950	189,950	23	23	94.3%	94.3%
\$200,000-\$249,999	1	5.9%	224,000	224,000	14	14	97.8%	97.8%
\$250,000-\$299,999	4	23.5%	283,950	285,950	31	32	101.2%	96.7%
\$300,000-\$349,999	1	5.9%	314,900	314,900	10	10	100.0%	100.0%
\$350,000-\$399,999	2	11.8%	389,450	389,450	11	11	99.1%	99.1%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	2	11.8%	469,500	469,500	13	13	100.0%	100.0%
\$500,000-\$599,999	2	11.8%	572,500	572,500	28	28	100.0%	100.0%
\$600,000-\$749,999	1	5.9%	629,900	629,900	13	13	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



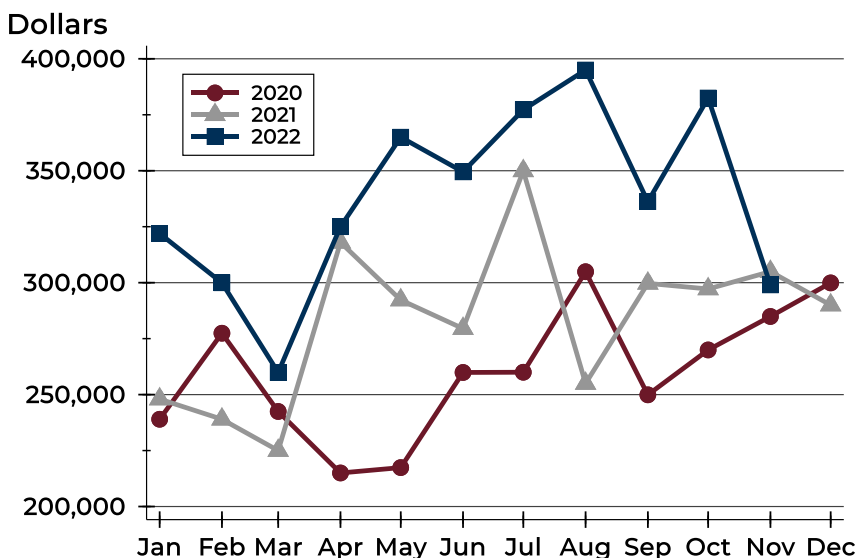
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average Price



Month	2020	2021	2022
January	262,813	299,446	<b>331,106</b>
February	260,678	301,182	<b>335,409</b>
March	290,408	295,359	<b>325,338</b>
April	261,110	367,297	<b>325,680</b>
May	256,167	321,660	<b>368,205</b>
June	287,633	311,863	<b>371,892</b>
July	293,374	415,745	<b>387,004</b>
August	339,482	346,287	<b>385,661</b>
September	271,154	349,103	<b>363,319</b>
October	298,091	347,239	<b>402,934</b>
November	306,080	318,870	<b>341,553</b>
December	321,752	313,845	

### Median Price

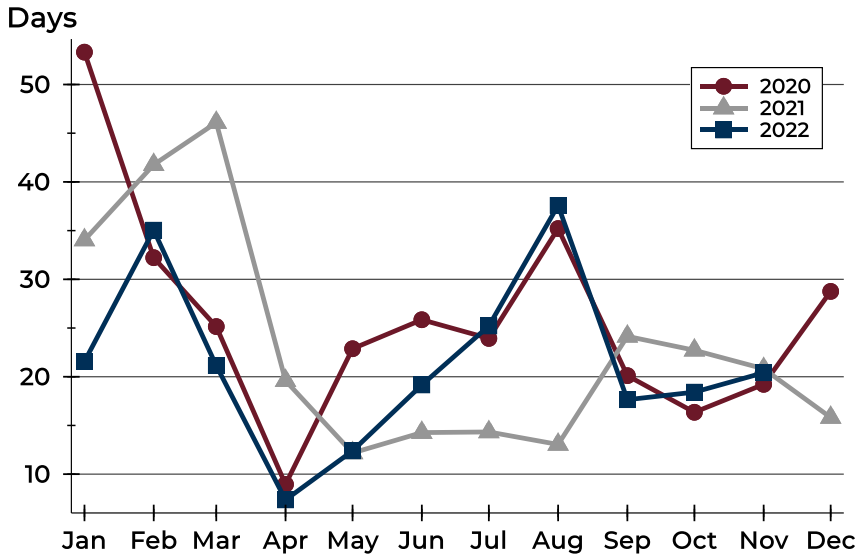


Month	2020	2021	2022
January	239,000	248,000	<b>321,950</b>
February	277,425	239,000	<b>299,950</b>
March	242,475	225,000	<b>259,900</b>
April	215,000	318,000	<b>325,000</b>
May	217,400	292,250	<b>365,000</b>
June	259,900	279,500	<b>349,500</b>
July	260,000	349,950	<b>377,250</b>
August	304,900	254,950	<b>395,000</b>
September	249,900	299,700	<b>336,200</b>
October	269,950	297,200	<b>382,500</b>
November	284,900	304,950	<b>299,000</b>
December	299,900	290,000	



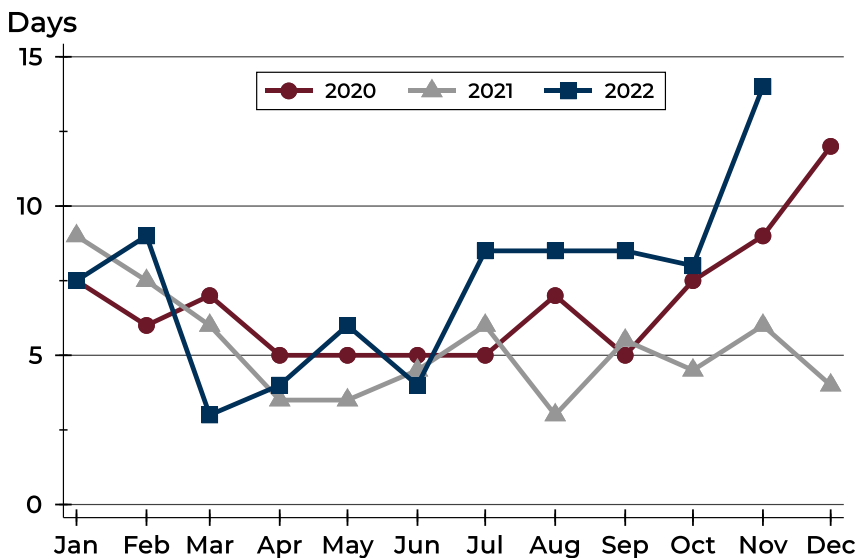
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average DOM



Month	2020	2021	2022
January	53	34	22
February	32	42	35
March	25	46	21
April	9	20	7
May	23	12	12
June	26	14	19
July	24	14	25
August	35	13	38
September	20	24	18
October	16	23	18
November	19	21	20
December	29	16	

### Median DOM



Month	2020	2021	2022
January	8	9	8
February	6	8	9
March	7	6	3
April	5	4	4
May	5	4	6
June	5	5	4
July	5	6	9
August	7	3	9
September	5	6	9
October	8	5	8
November	9	6	14
December	12	4	