

## MARKET OVERVIEW >>

### Douglas County Home Sales Fell in June

Total home sales in Douglas County (excluding Lawrence) fell last month to 24 units, compared to 29 units in June 2020. Total sales volume was \$7.7 million, up from a year earlier.

The median sale price in June was \$302,500, up from \$211,000 a year earlier. Homes that sold in June were typically on the market for 3 days and sold for 102.7% of their list prices.

### Douglas County Active Listings Down at End of June

The total number of active listings in Douglas County (excluding Lawrence) at the end of June was 24 units, down from 41 at the same point in 2020. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of June was \$352,450.

During June, a total of 15 contracts were written down from 27 in June 2020. At the end of the month, there were 30 contracts pending, compared to 27 at the end of June 2020.

### LBOR – The Voice of Real Estate in Lawrence

Originally founded in 1925, the Lawrence Board of REALTORS® and the Lawrence Multiple Listing Service is now comprised of over 400 members providing real estate-related services and advocacy in Lawrence and the Douglas County area.

This statistical report includes all listings from Douglas County excluding the City of Lawrence (i.e., Eudora, Baldwin City, Lecompton and Rural Douglas County).

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Douglas County (Excluding Lawrence)				
Current Month		June		
Summary Statistics	2021	2020	Change	
Home Sales	24	29	-17.2%	
Active Listings	24	41	-41.5%	
Months' Supply	1.2	1.9	-38.6%	
New Listings	27	32	-15.6%	
Contracts Written	15	27	-44.4%	
Pending Contracts	30	27	11.1%	
Sales Volume (1,000s)	7,654	7,442	2.8%	
Average	Sale Price	318,902	256,636	24.3%
	List Price of Actives	503,244	427,603	17.7%
	Days on Market	6	15	-57.2%
	Percent of List	103.5%	99.0%	4.5%
	Percent of Original	102.6%	98.9%	3.7%
Median	Sale Price	302,500	211,000	43.4%
	List Price of Actives	352,450	365,000	-3.4%
	Days on Market	3	4	-25.0%
	Percent of List	102.7%	100.0%	2.7%
	Percent of Original	102.5%	100.0%	2.5%

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## THREE-YEAR COMPARISONS

### SUMMARY >>

BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 7/8/2021

June MLS Statistics		2021			2020			2019			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		24	24	0	29	28	1	30	29	1	
	Change from prior year	-17.2%	-14.3%	-100.0%	-3.3%	-3.4%	0.0%	30.4%	26.1%	N/A	
Active Listings		24	23	1	41	33	8	71	60	11	
	Change from prior year	-41.5%	-30.3%	-87.5%	-42.3%	-45.0%	-27.3%	-17.4%	-16.7%	-21.4%	
Months' Supply		1.2	1.2	N/A	1.9	1.7	4.8	3.0	2.7	10.2	
	Change from prior year	-38.6%	-28.2%	N/A	-36.7%	-37.6%	-52.7%	-30.8%	-29.3%	-51.6%	
New Listings		27	26	1	32	29	3	38	31	7	
	Change from prior year	-15.6%	-10.3%	-66.7%	-15.8%	-6.5%	-57.1%	-17.4%	-20.5%	0.0%	
Contracts Written		15	14	1	27	24	3	29	28	1	
	Change from prior year	-44.4%	-41.7%	-66.7%	-6.9%	-14.3%	200.0%	-3.3%	-3.4%	0.0%	
Pending Contracts		30	25	5	27	23	4	35	33	2	
	Change from prior year	11.1%	8.7%	25.0%	-22.9%	-30.3%	100.0%	12.9%	10.0%	100.0%	
Sales Volume (1,000s)		7,654	7,654	0	7,442	7,152	291	8,180	7,922	258	
	Change from prior year	2.8%	7.0%	-100.0%	-9.0%	-9.7%	12.8%	38.2%	33.9%	N/A	
Average	Sale Price	318,902	318,902	N/A	256,636	255,413	290,900	272,675	273,184	257,900	
		Change from prior year	24.3%	24.9%	N/A	-5.9%	-6.5%	12.8%	6.0%	6.2%	N/A
	List Price of Actives	503,244	511,215	319,900	427,603	456,061	310,213	376,416	380,792	352,545	
		Change from prior year	17.7%	12.1%	N/A	13.6%	19.8%	-12.0%	1.2%	-0.3%	9.5%
	Days on Market	6	6	N/A	15	14	31	31	31	28	
		Change from prior year	-57.0%	-55.2%	N/A	-52.5%	-54.5%	10.7%	2.5%	2.8%	N/A
Percent of List		103.5%	103.5%	N/A	99.0%	99.0%	100.3%	99.2%	99.1%	100.0%	
		Change from prior year	4.5%	4.6%	N/A	-0.1%	-0.1%	0.3%	0.6%	0.6%	N/A
	Percent of Original	102.6%	102.6%	N/A	98.9%	98.9%	100.3%	97.9%	97.8%	100.0%	
	Change from prior year	3.7%	3.8%	N/A	1.1%	1.1%	0.3%	0.0%	-0.1%	N/A	
Median	Sale Price	302,500	302,500	N/A	211,000	210,500	290,900	244,950	239,900	257,900	
		Change from prior year	43.4%	43.7%	N/A	-13.9%	-12.3%	12.8%	6.7%	4.5%	N/A
	List Price of Actives	352,450	354,900	319,900	365,000	425,000	299,450	329,900	339,000	319,900	
		Change from prior year	-3.4%	-16.5%	N/A	10.6%	25.4%	-6.4%	13.8%	15.0%	12.3%
	Days on Market	3	3	N/A	4	4	31	9	8	28	
		Change from prior year	-25.0%	-25.0%	N/A	-55.6%	-50.0%	10.7%	80.0%	60.0%	N/A
Percent of List		102.7%	102.7%	N/A	100.0%	100.0%	100.3%	100.0%	100.0%	100.0%	
		Change from prior year	2.7%	2.7%	N/A	0.0%	0.0%	0.3%	0.0%	0.0%	N/A
Percent of Original		102.5%	102.5%	N/A	100.0%	100.0%	100.3%	100.0%	100.0%	100.0%	
		Change from prior year	2.5%	2.5%	N/A	0.0%	0.0%	0.3%	1.3%	1.3%	N/A

## YEAR-TO-DATE STATISTICS

### SUMMARY >>

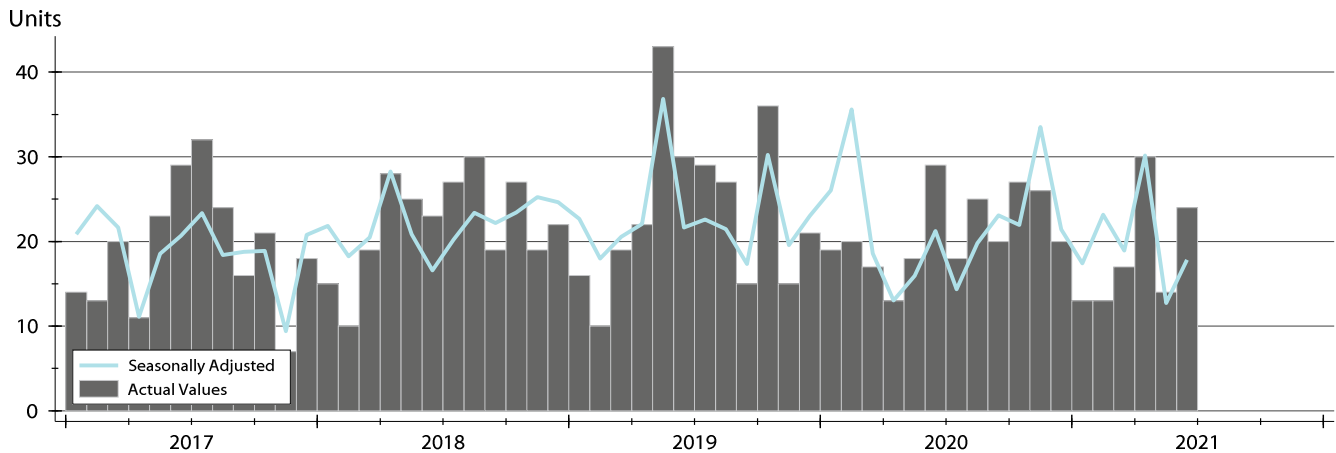
**YTD BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 7/8/2021**

Year-to-Date Activity		2021			2020			2019		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>111</b>	<b>107</b>	<b>4</b>	116	104	12	140	132	8
Change from prior year		-4.3%	2.9%	-66.7%	-17.1%	-21.2%	50.0%	16.7%	13.8%	100.0%
New Listings		<b>132</b>	<b>126</b>	<b>6</b>	148	136	12	209	192	17
Change from prior year		-10.8%	-7.4%	-50.0%	-29.2%	-29.2%	-29.4%	3.5%	2.7%	13.3%
Contracts Written		<b>120</b>	<b>113</b>	<b>7</b>	122	110	12	155	146	9
Change from prior year		-1.6%	2.7%	-41.7%	-21.3%	-24.7%	33.3%	7.6%	3.5%	200.0%
Sales Volume (1,000s)		<b>32,888</b>	<b>31,469</b>	<b>1,419</b>	30,616	26,717	3,900	35,554	33,199	2,355
Change from prior year		7.4%	17.8%	-63.6%	-13.9%	-19.5%	65.6%	16.6%	14.4%	60.6%
Average	Sale Price	<b>296,285</b>	<b>294,102</b>	<b>354,700</b>	263,933	256,891	324,967	253,954	251,506	294,344
	Change from prior year	12.3%	14.5%	9.1%	3.9%	2.1%	10.4%	-0.1%	0.5%	-19.7%
	Days on Market	<b>22</b>	<b>18</b>	<b>129</b>	31	21	123	37	33	110
	Change from prior year	-28.7%	-11.8%	4.9%	-15.3%	-36.1%	11.7%	-0.6%	-8.5%	32.5%
Median	Percent of List	<b>100.3%</b>	<b>100.3%</b>	<b>98.8%</b>	98.8%	98.7%	99.1%	99.2%	99.1%	100.4%
	Change from prior year	1.5%	1.6%	-0.3%	-0.4%	-0.4%	-1.3%	-0.1%	-0.1%	-0.1%
	Percent of Original	<b>99.4%</b>	<b>99.4%</b>	<b>100.5%</b>	98.0%	98.1%	97.0%	98.3%	98.2%	100.0%
	Change from prior year	1.5%	1.3%	3.6%	-0.3%	-0.1%	-3.0%	0.1%	0.1%	-0.4%
Median	Sale Price	<b>256,000</b>	<b>252,000</b>	<b>309,450</b>	229,000	215,750	299,250	230,000	227,450	292,950
	Change from prior year	11.8%	16.8%	3.4%	-0.4%	-5.1%	2.2%	11.7%	13.7%	12.7%
	Days on Market	<b>4</b>	<b>4</b>	<b>118</b>	8	7	49	12	10	81
	Change from prior year	-46.7%	-38.5%	142.3%	-34.8%	-35.0%	-39.8%	9.5%	0.0%	-13.0%
Median	Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
	Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	99.9%	99.7%	100.0%	100.0%	100.0%	100.0%
	Change from prior year	0.1%	0.3%	0.0%	-0.1%	-0.3%	0.0%	0.6%	0.9%	0.0%

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		June			Year-to-Date		
for Closed Listings		2021	2020	Change	2021	2020	Change
Closed Listings		<b>24</b>	29	-17.2%	<b>111</b>	116	-4.3%
Volume (1,000s)		<b>7,654</b>	7,442	2.8%	<b>32,888</b>	30,616	7.4%
Average	Sale Price	<b>318,902</b>	256,636	24.3%	<b>296,285</b>	263,933	12.3%
	Days on Market	<b>6</b>	15	-57.0%	<b>22</b>	31	-28.7%
	Percent of List	<b>103.5%</b>	99.0%	4.5%	<b>100.3%</b>	98.8%	1.5%
	Percent of Original	<b>102.6%</b>	98.9%	3.7%	<b>99.4%</b>	98.0%	1.5%
Median	Sale Price	<b>302,500</b>	211,000	43.4%	<b>256,000</b>	229,000	11.8%
	Days on Market	<b>3</b>	4	-25.0%	<b>4</b>	8	-46.7%
	Percent of List	<b>102.7%</b>	100.0%	2.7%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>102.5%</b>	100.0%	2.5%	<b>100.0%</b>	99.9%	0.1%

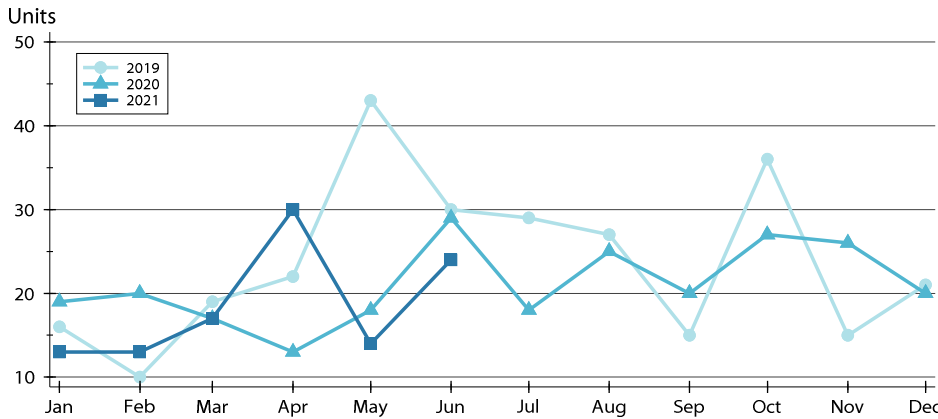
A total of 24 homes sold in Douglas County (excluding Lawrence) in June, down from 29 units in June 2020. Total sales volume rose to \$7.7 million compared to \$7.4 million in the previous year.

The median sales price in June was \$302,500, up 43.4% compared to the prior year. Median days on market was 3 days, down from 6 days in May, and down from 4 in June 2020.

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	16	19	13
February	10	20	13
March	19	17	17
April	22	13	30
May	43	18	14
June	30	29	24
July	29	18	18
August	27	25	25
September	15	20	20
October	36	27	27
November	15	26	26
December	21	20	20

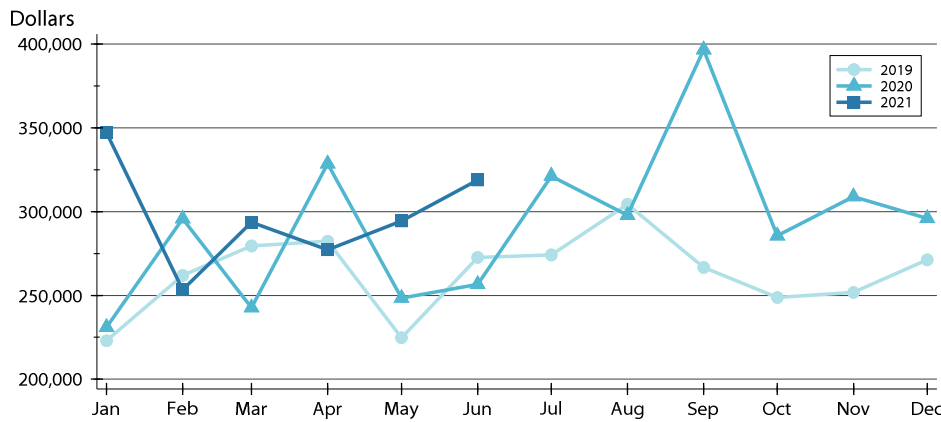
**BY PRICE RANGE** >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	3	12.5%	531	176,834	185,000	24	11	106.0%	104.0%	100.9%	102.6%
\$200,000-\$249,999	5	20.8%	1,184	236,850	240,000	2	1	105.6%	104.6%	105.6%	104.6%
\$250,000-\$299,999	4	16.7%	1,101	275,250	279,000	7	4	103.4%	104.5%	101.6%	102.4%
\$300,000-\$349,999	7	29.2%	2,294	327,700	335,000	3	3	102.8%	101.8%	102.8%	101.8%
\$350,000-\$399,999	1	4.2%	360	360,000	360,000	2	2	102.9%	102.9%	102.9%	102.9%
\$400,000-\$449,999	1	4.2%	410	410,000	410,000	4	4	109.4%	109.4%	109.4%	109.4%
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	2	8.3%	1,085	542,500	542,500	1	1	97.1%	97.1%	97.1%	97.1%
\$600,000-\$749,999	1	4.2%	689	689,000	689,000	15	15	99.1%	99.1%	99.1%	99.1%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	24	100.0%	7,654	318,902	302,500	6	3	103.5%	102.7%	102.6%	102.5%

# CLOSED LISTINGS ANALYSIS

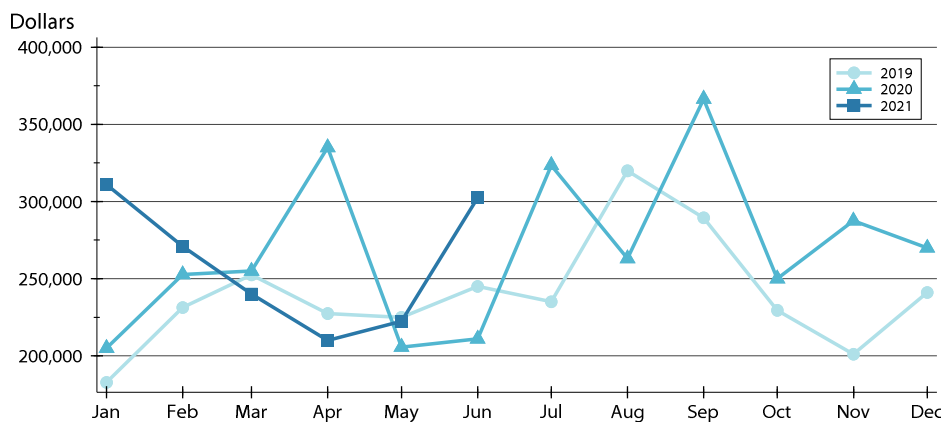
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE PRICE >>



Month	2019	2020	2021
January	222,918	231,008	347,077
February	261,900	295,780	253,285
March	279,495	242,712	293,600
April	282,314	328,567	277,227
May	224,797	248,419	294,379
June	272,675	256,636	318,902
July	274,159	321,206	300,000
August	304,310	297,868	300,000
September	266,693	396,585	300,000
October	248,731	285,556	250,000
November	251,758	308,939	250,000
December	271,190	295,990	250,000

## MEDIAN PRICE >>

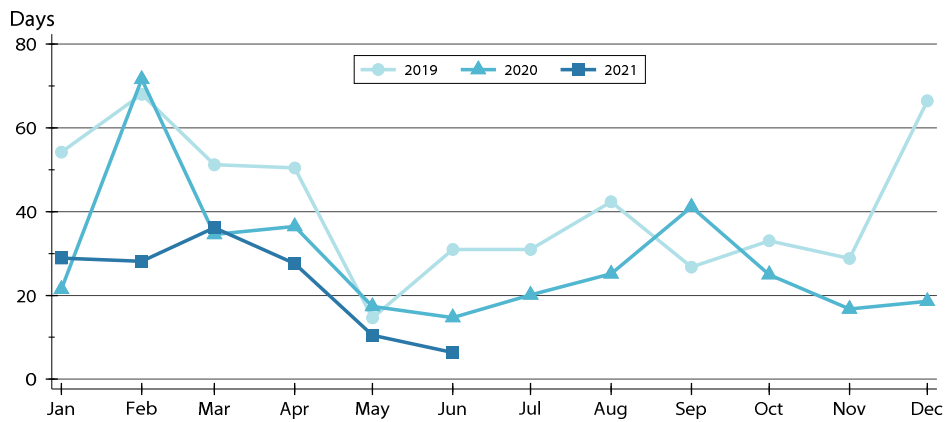


Month	2019	2020	2021
January	182,725	204,950	311,000
February	231,250	252,650	271,000
March	252,500	255,000	240,000
April	227,400	335,000	210,000
May	225,000	205,700	222,450
June	244,950	211,000	302,500
July	235,000	323,500	235,000
August	319,900	263,000	265,000
September	289,500	366,450	230,000
October	229,500	250,000	230,000
November	201,000	287,450	200,000
December	241,000	269,950	200,000

# CLOSED LISTINGS ANALYSIS

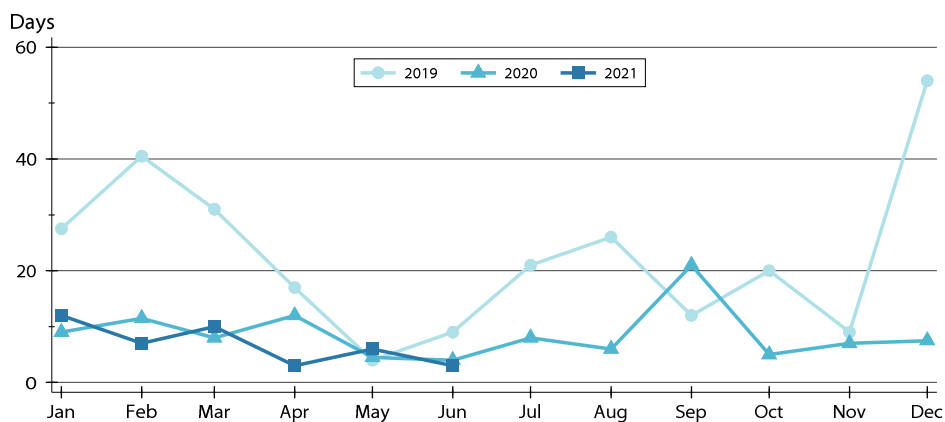
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE DOM



Month	2019	2020	2021
January	54	21	29
February	68	72	28
March	51	35	36
April	50	36	28
May	15	17	11
June	31	15	6
July	31	20	20
August	42	25	25
September	27	41	27
October	33	25	25
November	29	17	17
December	66	19	19

## MEDIAN DOM



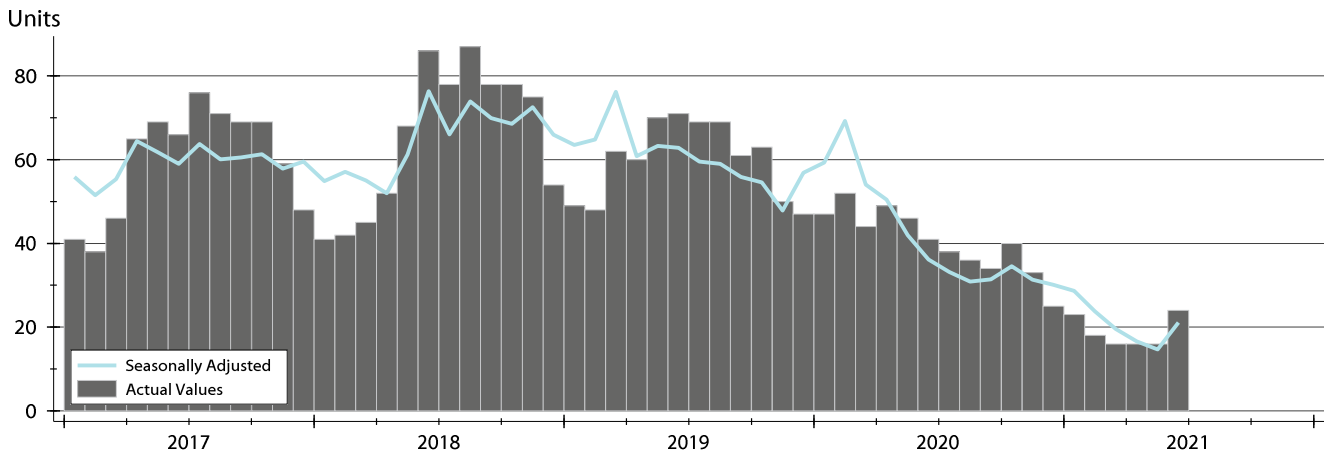
Month	2019	2020	2021
January	28	9	12
February	41	12	7
March	31	8	10
April	17	12	3
May	4	5	6
June	9	4	3
July	21	8	8
August	26	6	6
September	12	21	12
October	20	5	5
November	9	7	7
December	54	8	8



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Active Listings		End of June		
		2021	2020	Change
Active Listings		<b>24</b>	41	-41.5%
Months' Supply		<b>1.2</b>	1.9	-38.6%
Volume (1,000s)		<b>12,078</b>	17,532	-31.1%
Average	List Price	<b>503,244</b>	427,603	17.7%
	Days on Market	<b>29</b>	78	-62.9%
	Percent of Original	<b>99.1%</b>	98.8%	0.4%
Median	List Price	<b>352,450</b>	365,000	-3.4%
	Days on Market	<b>17</b>	44	-62.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 24 homes were available for sale in Douglas County (excluding Lawrence) at the end of June. This represents a 1.2 months' supply of active listings.

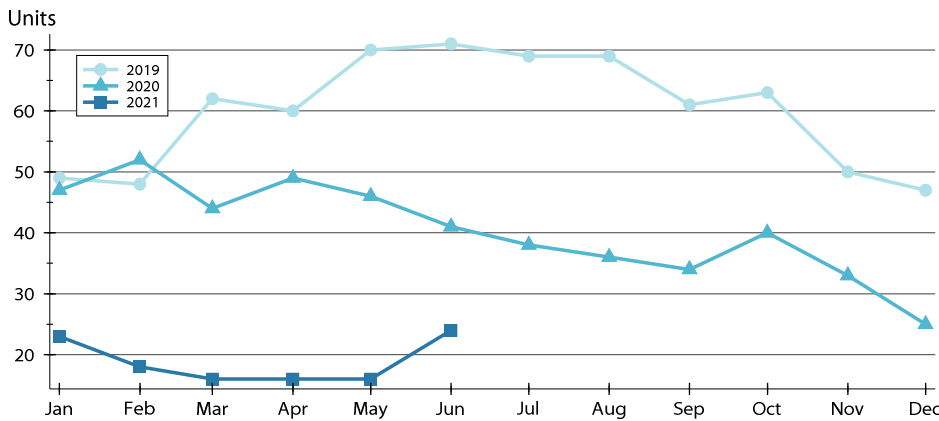
The median list price of homes on the market at the end of June was \$352,450, down 3.4% from 2020. The typical time on market for active listings was 17 days, down from 44 days a year earlier.



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	49	47	23
February	48	52	18
March	62	44	16
April	60	49	16
May	70	46	16
June	71	41	24
July	69	38	
August	69	36	
September	61	34	
October	63	40	
November	50	33	
December	47	25	

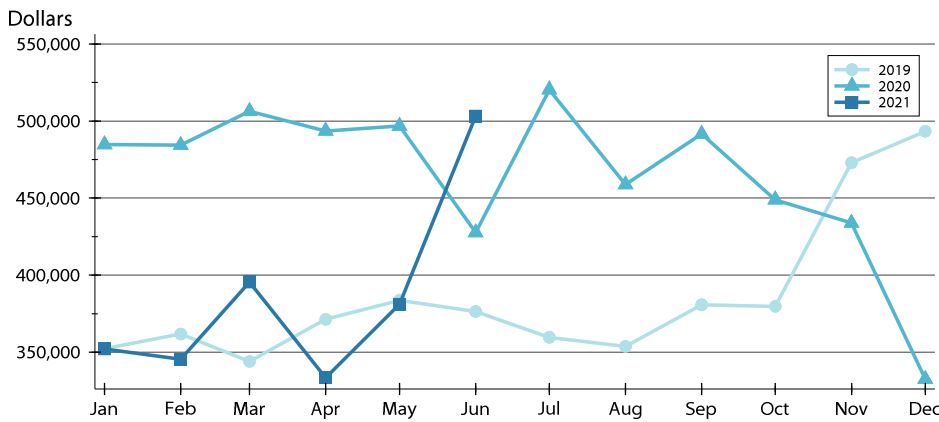
**BY PRICE RANGE** >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	4.2%	115	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	2	8.3%	395	0.7	197,450	197,450	4	4	100.0%	100.0%
\$200,000-\$249,999	1	4.2%	200	0.2	200,000	200,000	39	39	100.0%	100.0%
\$250,000-\$299,999	4	16.7%	1,137	1.0	284,363	288,750	16	13	99.1%	100.0%
\$300,000-\$349,999	3	12.5%	990	0.4	329,900	319,900	38	27	98.0%	100.0%
\$350,000-\$399,999	2	8.3%	705	2.0	352,450	352,450	41	41	99.3%	99.3%
\$400,000-\$449,999	2	8.3%	820	2.0	410,000	410,000	70	70	96.7%	96.7%
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	3	12.5%	1,655	1.5	551,633	549,900	39	27	100.0%	100.0%
\$600,000-\$749,999	3	12.5%	2,118	3.0	706,000	700,000	27	24	98.9%	100.0%
\$750,000-\$999,999	1	4.2%	795	N/A	795,000	795,000	2	2	100.0%	100.0%
\$1,000,000 and up	2	8.3%	3,148	N/A	1,574,000	1,574,000	6	6	100.0%	100.0%
All price ranges	24	100.0%	12,078	1.0	503,244	352,450	29	17	99.1%	100.0%

# ACTIVE LISTINGS ANALYSIS

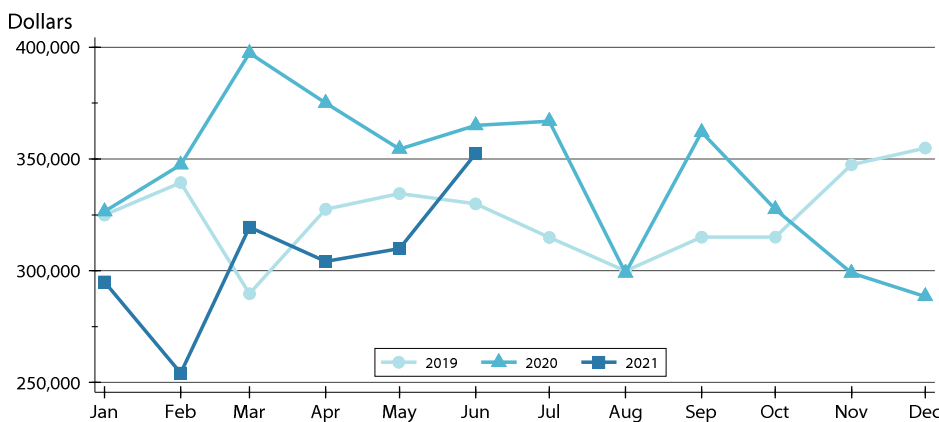
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE PRICE >>



Month	2019	2020	2021
January	352,406	484,747	352,137
February	361,792	484,360	345,489
March	344,061	506,364	395,581
April	371,335	493,571	333,478
May	383,726	496,717	381,094
June	376,416	427,603	503,244
July	359,671	520,358	
August	353,781	458,750	
September	380,739	491,534	
October	379,795	448,944	
November	472,927	433,868	
December	493,338	332,488	

## MEDIAN PRICE >>

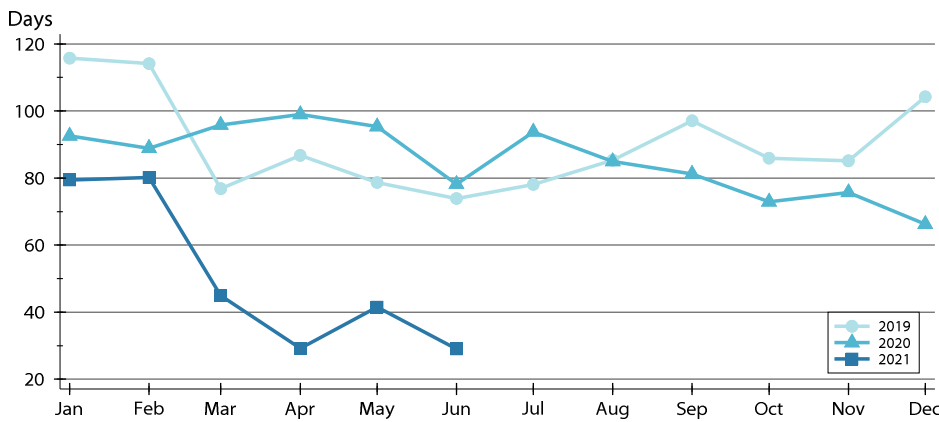


Month	2019	2020	2021
January	324,900	326,500	295,000
February	339,450	347,450	254,200
March	289,700	397,400	319,500
April	327,500	375,000	304,200
May	334,500	354,450	309,950
June	329,900	365,000	352,450
July	314,900	366,950	
August	299,900	299,000	
September	315,000	361,950	
October	315,000	327,450	
November	347,400	299,000	
December	354,900	288,500	

# ACTIVE LISTINGS ANALYSIS

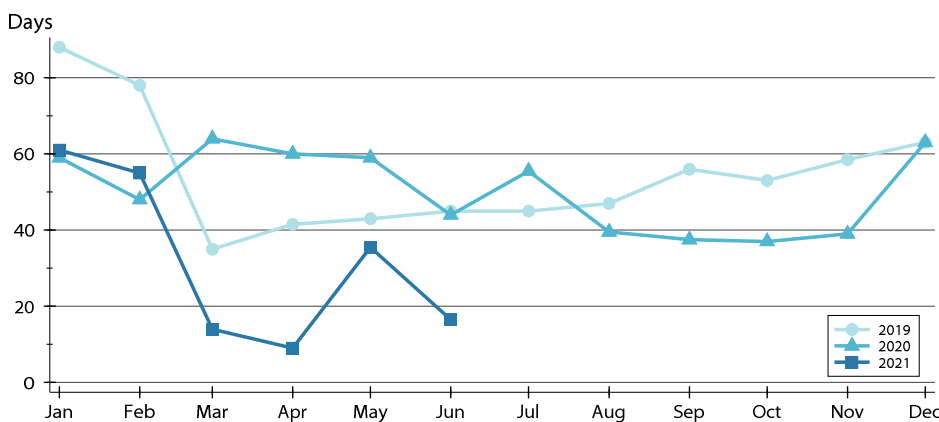
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE DOM >>



Month	2019	2020	2021
January	116	93	79
February	114	89	80
March	77	96	45
April	87	99	29
May	79	95	42
June	74	78	29
July	78	94	
August	85	85	
September	97	81	
October	86	73	
November	85	76	
December	104	66	

## MEDIAN DOM >>

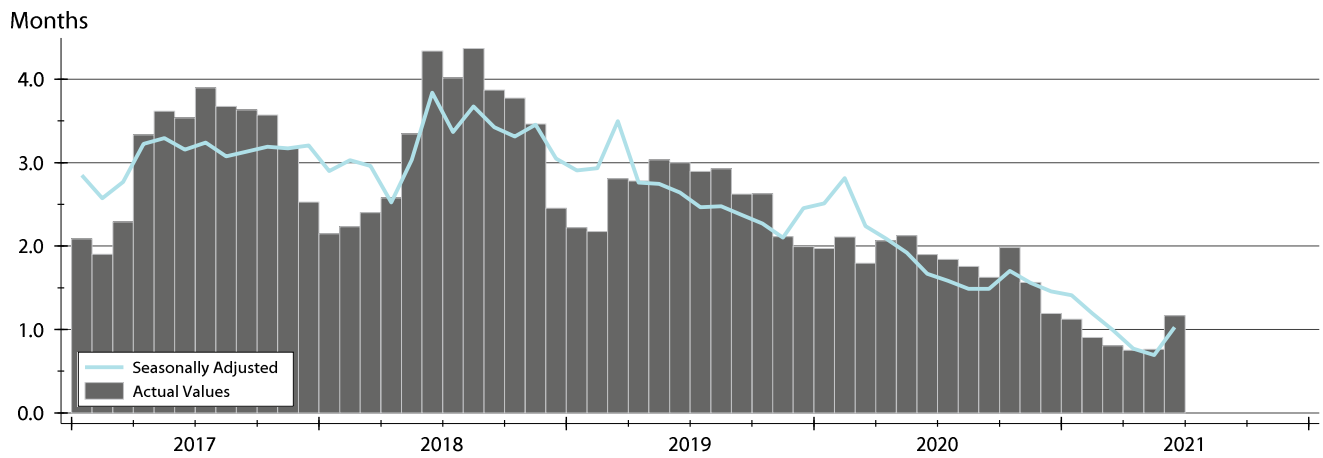


Month	2019	2020	2021
January	88	59	61
February	78	48	55
March	35	64	14
April	42	60	9
May	43	59	36
June	45	44	17
July	45	56	
August	47	40	
September	56	38	
October	53	37	
November	59	39	
December	63	63	

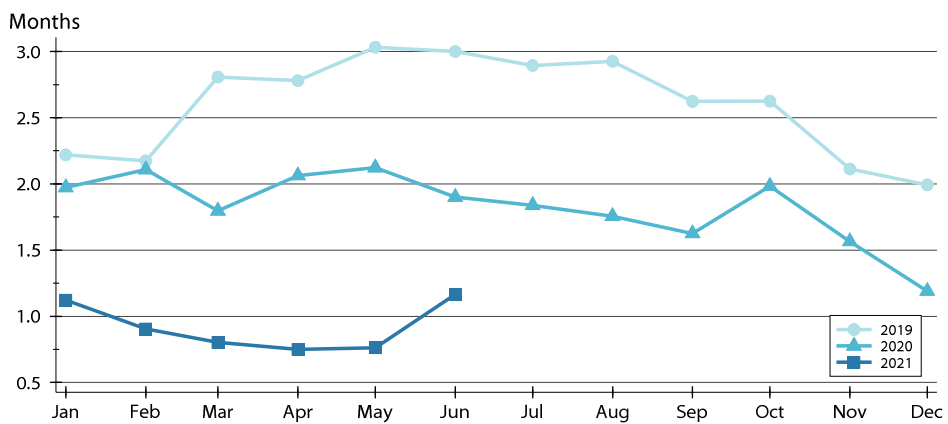
# MONTHS' SUPPLY ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**HISTORY** >>



**BY MONTH** >>

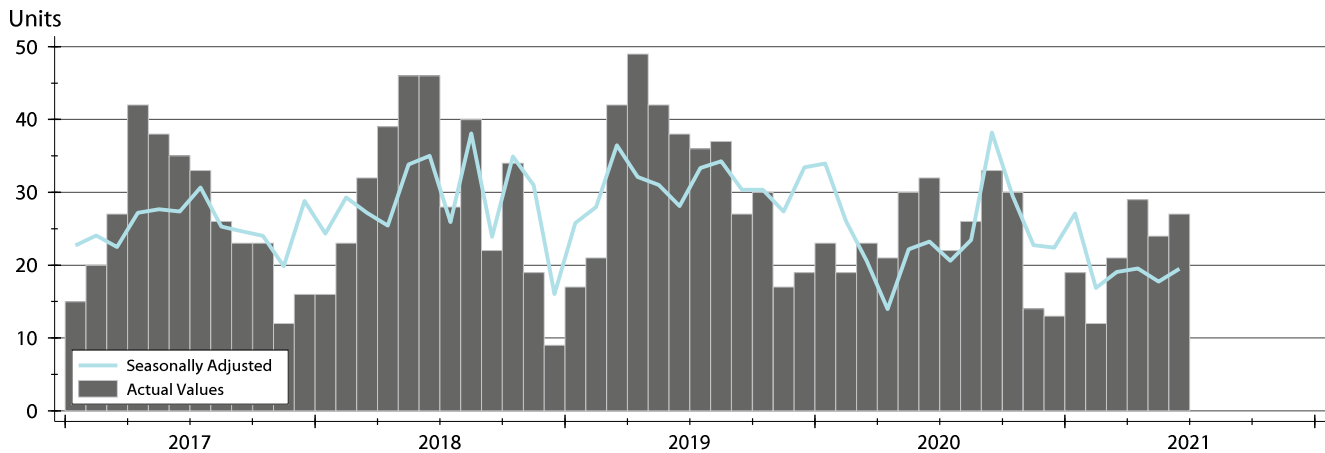


Month	2019	2020	2021
January	2.2	2.0	1.1
February	2.2	2.1	0.9
March	2.8	1.8	0.8
April	2.8	2.1	0.8
May	3.0	2.1	0.8
June	3.0	1.9	1.2
July	2.9	1.8	
August	2.9	1.8	
September	2.6	1.6	
October	2.6	2.0	
November	2.1	1.6	
December	2.0	1.2	

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for New Listings		June		
		2021	2020	Change
Current Month	New Listings	<b>27</b>	32	-15.6%
	Volume (1,000s)	<b>11,555</b>	10,684	8.2%
	Average List Price	<b>427,976</b>	333,883	28.2%
	Median List Price	<b>319,900</b>	292,450	9.4%
YTD	New Listings	<b>132</b>	148	-10.8%
	Volume (1,000s)	<b>42,803</b>	44,728	-4.3%
	Average List Price	<b>324,265</b>	302,216	7.3%
	Median List Price	<b>256,500</b>	268,250	-4.4%

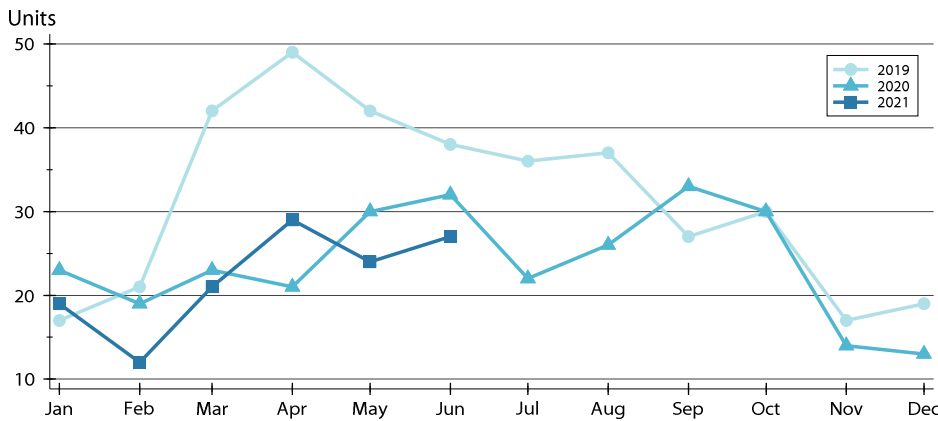
A total of 27 new listings were added in Douglas County (excluding Lawrence) during June, down 15.6% from the same month in 2020. Year-to-date Douglas County (excluding Lawrence) has seen 132 new listings.

The median list price of these homes was \$319,900 up from \$292,450 in 2020.

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	17	23	19
February	21	19	12
March	42	23	21
April	49	21	29
May	42	30	24
June	38	32	27
July	36	22	27
August	37	26	27
September	27	33	27
October	30	30	27
November	17	14	14
December	19	13	13

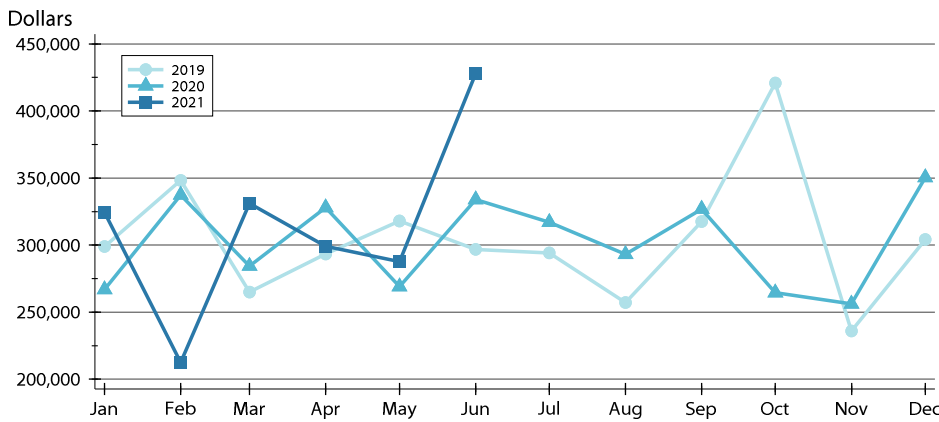
**BY PRICE RANGE** >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$50,000	1	3.7%	2	1,700	1,700
\$50,000-\$99,999	0	0.0%	0	N/A	N/A
\$100,000-\$149,999	0	0.0%	0	N/A	N/A
\$150,000-\$199,999	4	14.8%	760	189,925	197,450
\$200,000-\$249,999	4	14.8%	899	224,800	224,700
\$250,000-\$299,999	4	14.8%	1,125	281,238	282,500
\$300,000-\$349,999	3	11.1%	985	328,300	320,000
\$350,000-\$399,999	2	7.4%	700	350,000	350,000
\$400,000-\$449,999	2	7.4%	849	424,500	424,500
\$450,000-\$499,999	0	0.0%	0	N/A	N/A
\$500,000-\$599,999	3	11.1%	1,670	556,633	549,900
\$600,000-\$749,999	2	7.4%	1,418	709,000	709,000
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	2	7.4%	3,148	1,574,000	1,574,000
All price ranges	27	100.0%	11,555	427,976	319,900

# NEW LISTINGS ANALYSIS

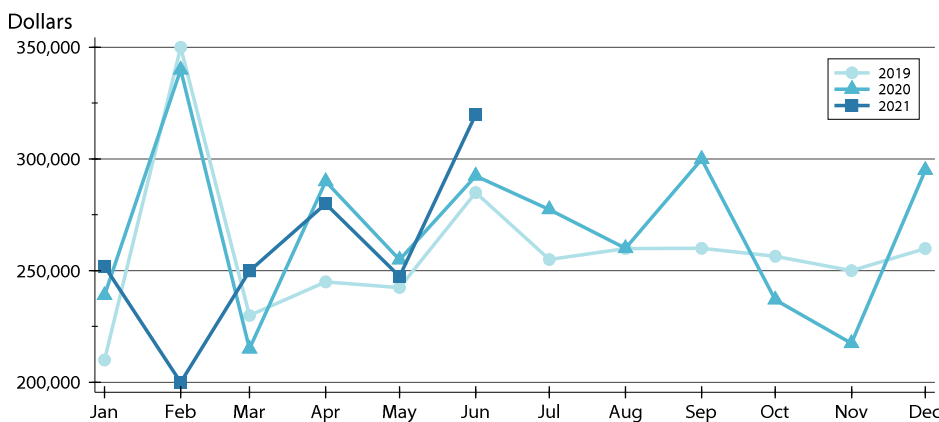
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE PRICE >>



Month	2019	2020	2021
January	298,976	266,811	324,484
February	348,252	337,421	212,625
March	264,952	284,387	331,185
April	293,347	327,910	299,009
May	317,980	268,967	287,698
June	296,849	333,883	427,976
July	294,224	317,055	300,000
August	257,184	293,169	295,000
September	317,598	326,898	325,000
October	420,878	264,462	265,000
November	235,951	256,132	260,000
December	304,200	350,408	305,000

## MEDIAN PRICE >>



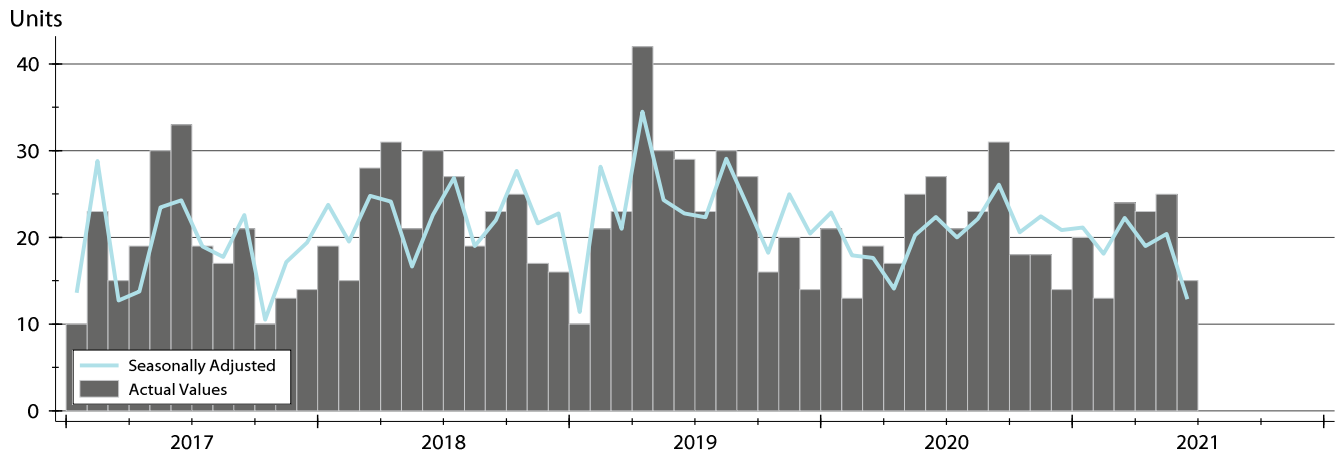
Month	2019	2020	2021
January	210,000	239,000	252,000
February	350,000	339,900	199,950
March	229,900	215,000	249,900
April	245,000	289,900	279,900
May	242,450	254,900	247,450
June	284,948	292,450	319,900
July	254,950	277,400	280,000
August	259,900	260,000	260,000
September	259,999	299,900	260,000
October	256,450	237,000	240,000
November	250,000	217,450	220,000
December	259,900	295,000	260,000



## CONTRACTS WRITTEN ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021

### HISTORY >>



### SUMMARY >>

Summary Statistics		June			Year-to-Date		
for Contracts Written		2021	2020	Change	2021	2020	Change
Closed Listings		15	27	-44.4%	120	122	-1.6%
Volume (1,000s)		4,264	8,187	-47.9%	35,732	34,543	3.4%
Average	Sale Price	284,257	303,226	-6.3%	297,768	283,141	5.2%
	Days on Market	7	22	-69.4%	19	32	-40.1%
	Percent of Original	100.4%	99.2%	1.1%	100.2%	98.4%	1.9%
Median	Sale Price	239,900	259,900	-7.7%	249,900	249,900	0.0%
	Days on Market	4	5	-20.0%	4	7	-42.9%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

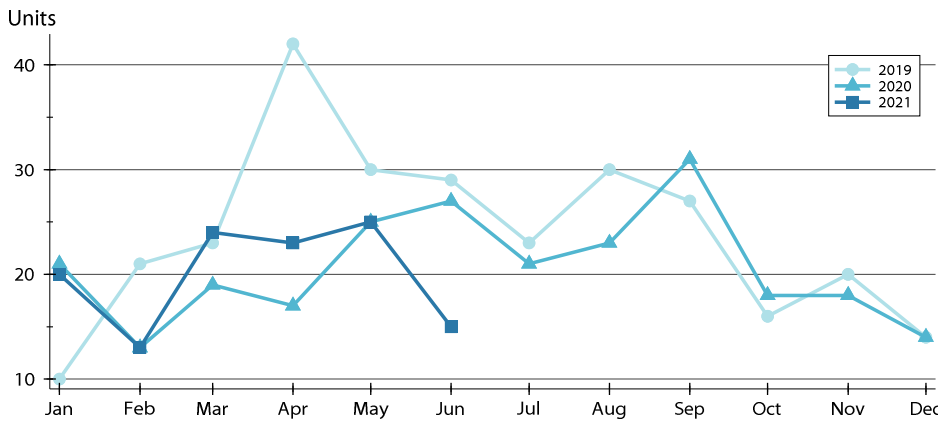
A total of 15 contracts for sale were written in Douglas County (excluding Lawrence) during the month of June, down from 27 in 2020. The median list price of these homes was \$239,900, down from \$259,900 the prior

Half of the homes that went under contract in June were on the market less than 4 days, compared to 5 days in June 2020.

# CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## BY MONTH >>



Month	2019	2020	2021
January	10	21	20
February	21	13	13
March	23	19	24
April	42	17	23
May	30	25	25
June	29	27	15
July	23	21	21
August	30	23	23
September	27	31	31
October	16	18	18
November	20	18	18
December	14	14	14

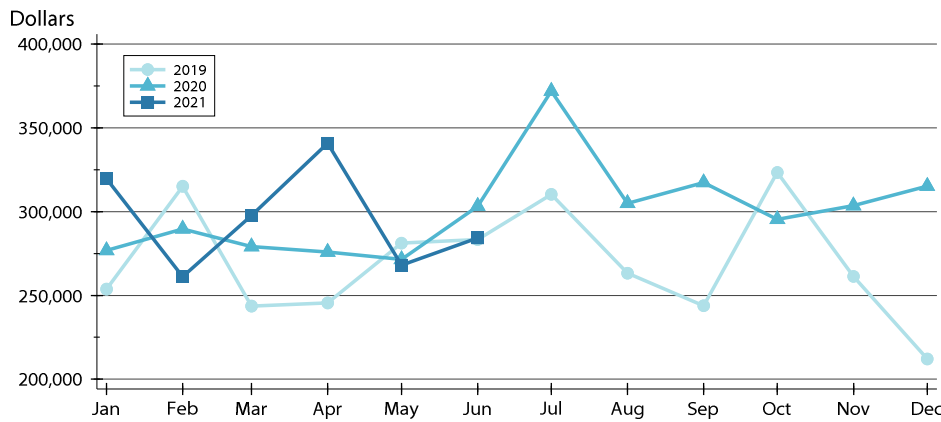
## BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	2	13.3%	365	182,400	182,400	5	5	100.0%	100.0%
\$200,000-\$249,999	6	40.0%	1,345	224,175	222,925	10	7	99.3%	100.0%
\$250,000-\$299,999	2	13.3%	565	282,500	282,500	4	4	100.0%	100.0%
\$300,000-\$349,999	2	13.3%	665	332,500	332,500	2	2	104.8%	104.8%
\$350,000-\$399,999	1	6.7%	350	350,000	350,000	4	4	100.0%	100.0%
\$400,000-\$449,999	1	6.7%	449	449,000	449,000	14	14	100.0%	100.0%
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	6.7%	525	525,000	525,000	2	2	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	15	100.0%	4,264	284,257	239,900	7	4	100.4%	100.0%

# CONTRACTS WRITTEN ANALYSIS

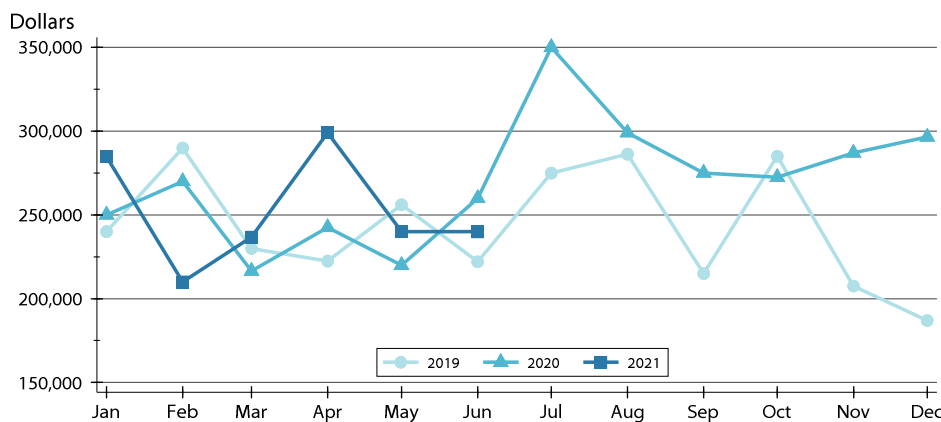
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE PRICE >>



Month	2019	2020	2021
January	253,735	276,812	319,578
February	315,090	289,696	261,162
March	243,609	279,111	297,704
April	245,508	275,818	340,713
May	281,145	271,400	268,014
June	283,326	303,226	284,257
July	310,298	371,826	271,400
August	263,210	304,952	243,887
September	243,887	317,306	295,361
October	323,309	295,361	261,313
November	261,313	303,492	315,114
December	212,057	315,114	

## MEDIAN PRICE >>

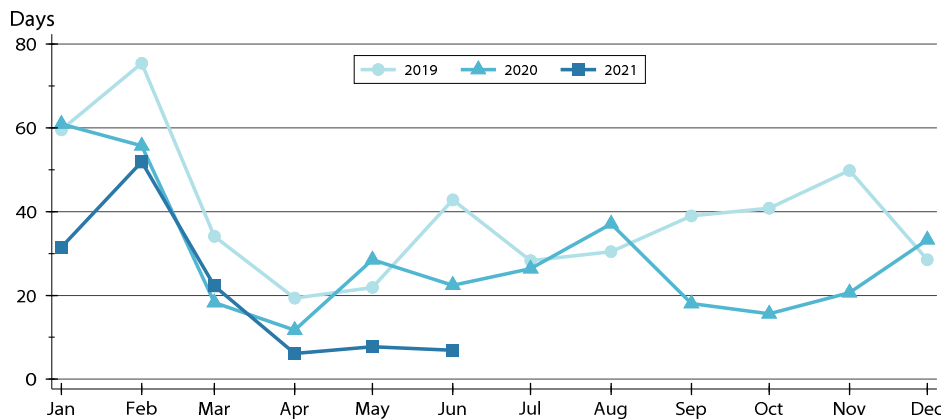


Month	2019	2020	2021
January	240,000	250,000	284,700
February	289,900	269,950	210,000
March	229,900	216,500	236,750
April	222,450	242,500	299,000
May	256,000	219,900	240,000
June	222,000	259,900	239,900
July	274,900	349,900	274,900
August	286,200	299,000	215,000
September	215,000	275,000	284,950
October	284,950	272,400	207,450
November	207,450	286,950	186,950
December	186,950	296,450	

# CONTRACTS WRITTEN ANALYSIS

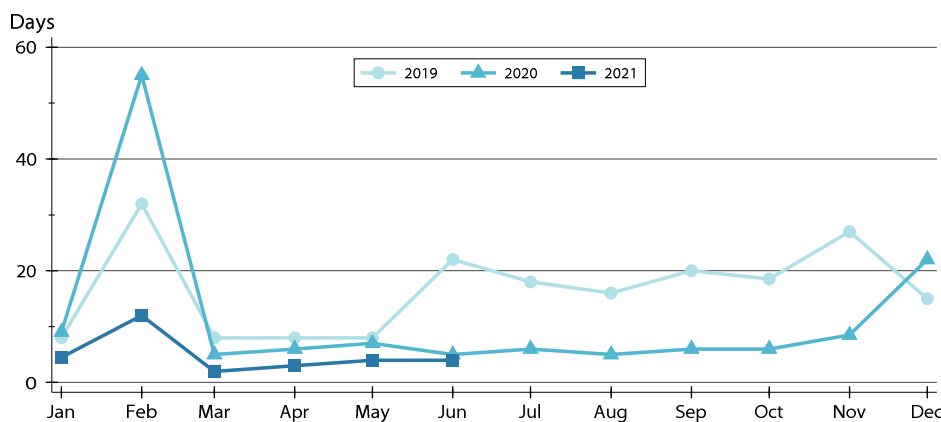
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE DOM >>



Month	2019	2020	2021
January	60	61	32
February	75	56	52
March	34	18	22
April	19	12	6
May	22	28	8
June	43	22	7
July	28	26	
August	30	37	
September	39	18	
October	41	16	
November	50	21	
December	29	33	

## MEDIAN DOM >>

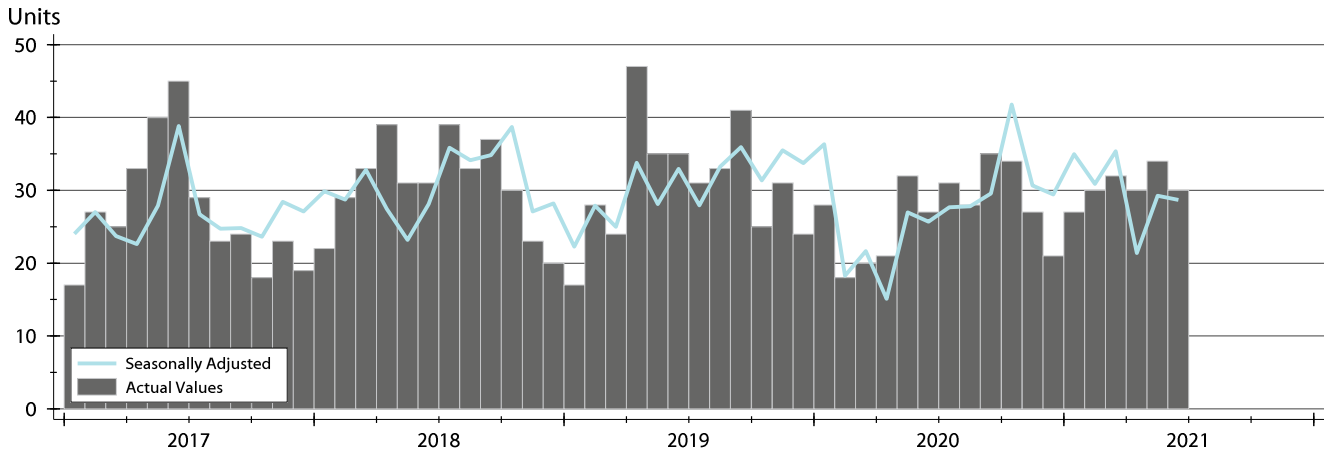


Month	2019	2020	2021
January	8	9	5
February	32	55	12
March	8	5	2
April	8	6	3
May	8	7	4
June	22	5	4
July	18	6	
August	16	5	
September	20	6	
October	19	6	
November	27	9	
December	15	22	

# PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		End of June		
for Active Listings		2021	2020	Change
Active Listings		30	27	11.1%
Volume (1,000s)		9,356	7,766	20.5%
Average	List Price	311,863	287,633	8.4%
	Days on Market	14	26	-44.8%
	Percent of Original	99.8%	98.6%	1.2%
Median	List Price	279,500	259,900	7.5%
	Days on Market	5	5	-10.0%
	Percent of Original	100.0%	100.0%	0.0%

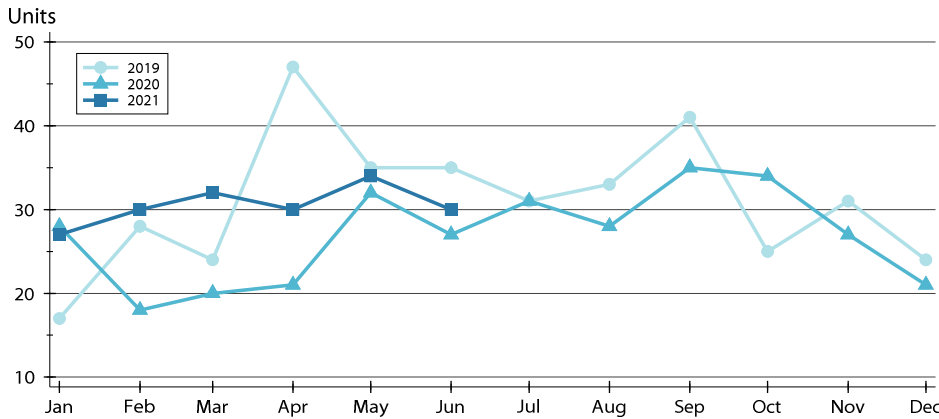
A total of 30 listings in Douglas County (excluding Lawrence) had contracts pending at the end of June, up from 27 contracts pending at the end of June 2020.

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.

# PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## BY MONTH >>



Month	2019	2020	2021
January	17	28	27
February	28	18	30
March	24	20	32
April	47	21	30
May	35	32	34
June	35	27	30
July	31	31	31
August	33	28	33
September	41	35	35
October	25	34	25
November	31	27	27
December	24	21	21

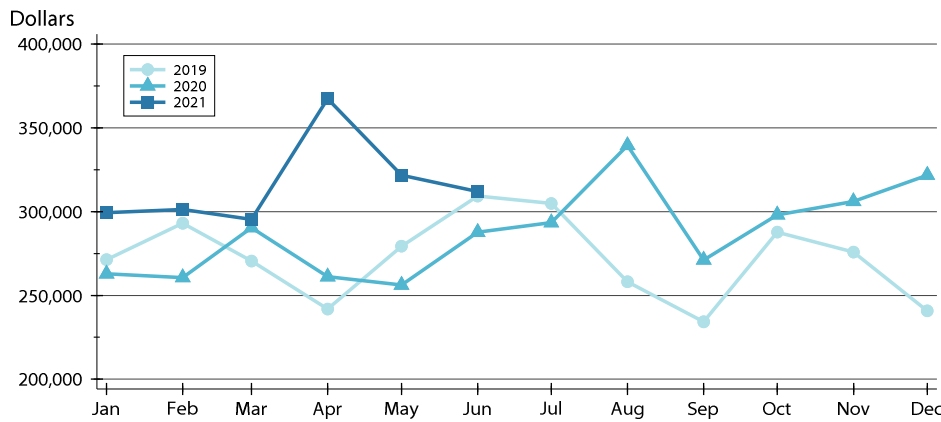
## BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	2	6.7%	264	131,950	131,950	8	8	98.6%	98.6%
\$150,000-\$199,999	3	10.0%	550	183,267	185,000	4	3	100.0%	100.0%
\$200,000-\$249,999	7	23.3%	1,585	226,421	229,900	8	4	99.4%	100.0%
\$250,000-\$299,999	5	16.7%	1,374	274,760	279,000	6	5	100.0%	100.0%
\$300,000-\$349,999	3	10.0%	995	331,667	330,000	2	1	100.0%	100.0%
\$350,000-\$399,999	5	16.7%	1,830	365,920	364,900	47	6	100.1%	100.0%
\$400,000-\$449,999	2	6.7%	859	429,450	429,450	25	25	100.0%	100.0%
\$450,000-\$499,999	1	3.3%	460	459,950	459,950	17	17	100.0%	100.0%
\$500,000-\$599,999	1	3.3%	525	525,000	525,000	2	2	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	3.3%	915	915,000	915,000	4	4	100.0%	100.0%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	30	100.0%	9,356	311,863	279,500	14	5	99.8%	100.0%

# PENDING CONTRACTS ANALYSIS

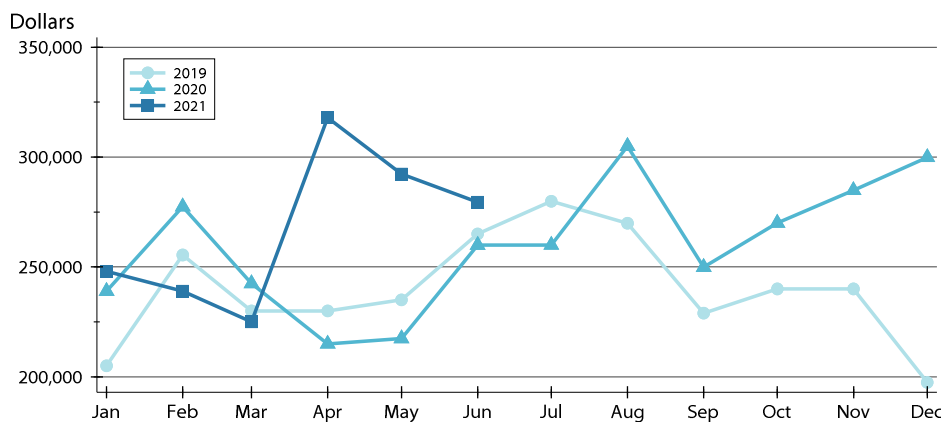
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE PRICE >>



Month	2019	2020	2021
January	271,326	262,813	299,446
February	293,045	260,678	301,182
March	270,442	290,408	295,359
April	241,817	261,110	367,297
May	279,353	256,167	321,660
June	309,233	287,633	311,863
July	304,824	293,374	311,863
August	258,170	339,482	311,863
September	234,262	271,154	311,863
October	287,782	298,091	311,863
November	275,829	306,080	311,863
December	240,785	321,752	311,863

## MEDIAN PRICE >>



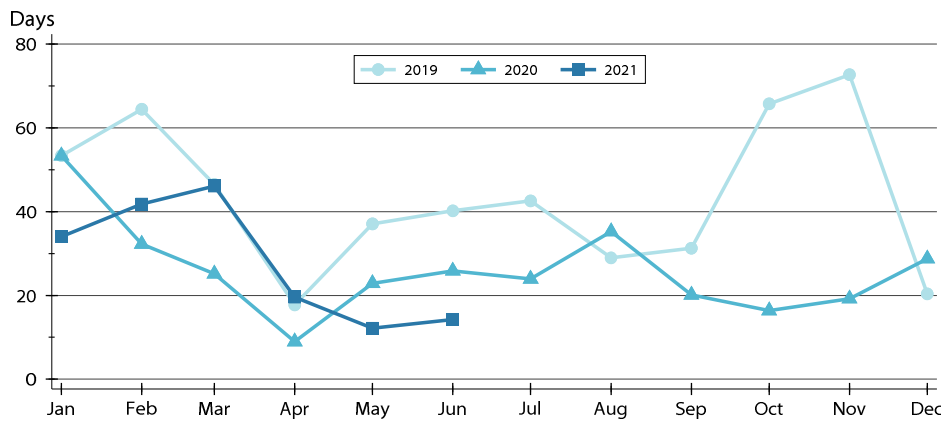
Month	2019	2020	2021
January	205,000	239,000	248,000
February	255,450	277,425	239,000
March	229,950	242,475	225,000
April	230,000	215,000	318,000
May	235,000	217,400	292,250
June	265,000	259,900	279,500
July	279,900	260,000	279,500
August	269,900	304,900	279,500
September	229,000	249,900	279,500
October	240,000	269,950	279,500
November	240,000	284,900	279,500
December	197,425	299,900	279,500



# PENDING CONTRACTS ANALYSIS

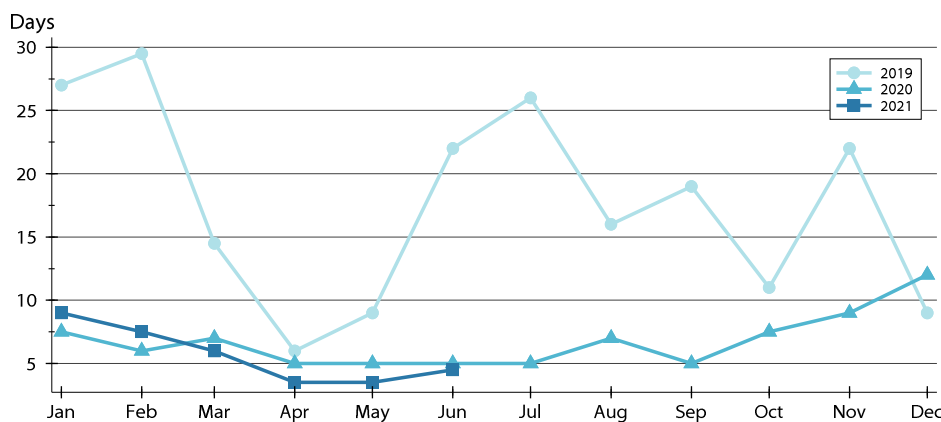
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 7/8/2021**

## AVERAGE DOM >>



Month	2019	2020	2021
January	53	53	34
February	64	32	42
March	46	25	46
April	18	9	20
May	37	23	12
June	40	26	14
July	43	24	
August	29	35	
September	31	20	
October	66	16	
November	73	19	
December	20	29	

## MEDIAN DOM >>



Month	2019	2020	2021
January	27	8	9
February	30	6	8
March	15	7	6
April	6	5	4
May	9	5	4
June	22	5	5
July	26	5	
August	16	7	
September	19	5	
October	11	8	
November	22	9	
December	9	12	