



**October
2024**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in October

Total home sales in Douglas County rose by 23.1% last month to 16 units, compared to 13 units in October 2023. Total sales volume was \$5.1 million, up 36.3% from a year earlier.

The median sale price in October was \$332,500, up from \$296,985 a year earlier. Homes that sold in October were typically on the market for 11 days and sold for 98.8% of their list prices.

Douglas County Active Listings Up at End of October

The total number of active listings in Douglas County at the end of October was 41 units, up from 38 at the same point in 2023. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$469,900.

During October, a total of 17 contracts were written down from 20 in October 2023. At the end of the month, there were 20 contracts still pending.

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**October
2024**

Lawrence MLS Statistics



LAWRENCE
Board of REALTORS®

Douglas County (Excluding Lawrence) Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		16	13	24	161	132	176
Change from prior year		23.1%	-45.8%	-11.1%	22.0%	-25.0%	-15.0%
Active Listings		41	38	40	N/A	N/A	N/A
Change from prior year		7.9%	-5.0%	66.7%			
Months' Supply		2.6	2.8	2.2	N/A	N/A	N/A
Change from prior year		-7.1%	27.3%	100.0%			
New Listings		29	17	26	229	188	238
Change from prior year		70.6%	-34.6%	8.3%	21.8%	-21.0%	-3.6%
Contracts Written		17	20	12	165	144	181
Change from prior year		-15.0%	66.7%	-52.0%	14.6%	-20.4%	-18.8%
Pending Contracts		20	20	19	N/A	N/A	N/A
Change from prior year		0.0%	5.3%	-40.6%			
Sales Volume (1,000s)		5,106	3,747	8,485	66,610	48,767	62,087
Change from prior year		36.3%	-55.8%	-2.2%	36.6%	-21.5%	-7.2%
Average	Sale Price	319,125	288,268	353,529	413,730	369,443	352,766
	Change from prior year	10.7%	-18.5%	10.1%	12.0%	4.7%	9.1%
	List Price of Actives	714,451	506,221	453,461	N/A	N/A	N/A
	Change from prior year	41.1%	11.6%	6.4%			
	Days on Market	25	17	15	22	29	15
Change from prior year	47.1%	13.3%	-6.3%	-24.1%	93.3%	-11.8%	
Percent of List	98.2%	98.8%	99.2%	99.4%	99.2%	99.7%	
Change from prior year	-0.6%	-0.4%	-0.2%	0.2%	-0.5%	-0.8%	
Percent of Original	96.3%	96.9%	98.7%	98.3%	98.2%	98.7%	
Change from prior year	-0.6%	-1.8%	0.7%	0.1%	-0.5%	-0.6%	
Median	Sale Price	332,500	296,985	320,950	360,000	339,500	320,950
	Change from prior year	12.0%	-7.5%	12.8%	6.0%	5.8%	16.9%
	List Price of Actives	469,900	459,900	409,975	N/A	N/A	N/A
	Change from prior year	2.2%	12.2%	9.6%			
	Days on Market	11	11	8	7	6	5
Change from prior year	0.0%	37.5%	100.0%	16.7%	20.0%	25.0%	
Percent of List	98.8%	98.6%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.2%	-1.4%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	97.3%	98.5%	98.6%	100.0%	100.0%	100.0%	
Change from prior year	-1.2%	-0.1%	-1.4%	0.0%	0.0%	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

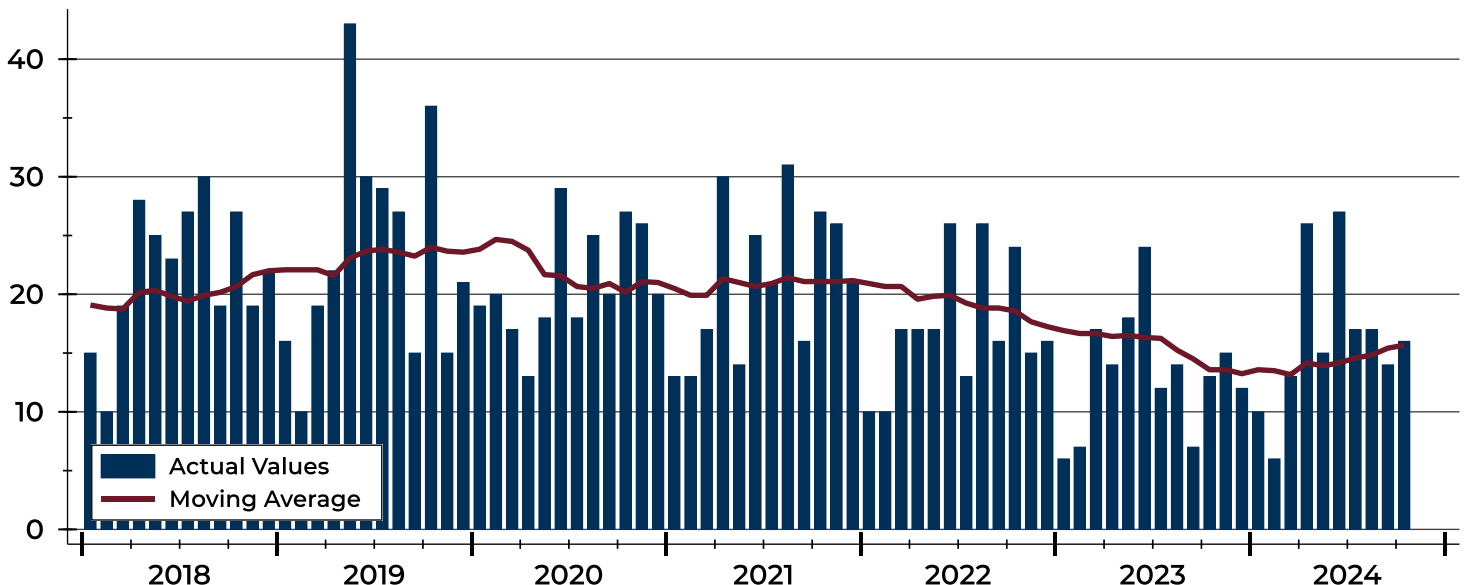
Summary Statistics for Closed Listings		2024	October 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		16	13	23.1%	161	132	22.0%
Volume (1,000s)		5,106	3,747	36.3%	66,610	48,767	36.6%
Months' Supply		2.6	2.8	-7.1%	N/A	N/A	N/A
Average	Sale Price	319,125	288,268	10.7%	413,730	369,443	12.0%
	Days on Market	25	17	47.1%	22	29	-24.1%
	Percent of List	98.2%	98.8%	-0.6%	99.4%	99.2%	0.2%
	Percent of Original	96.3%	96.9%	-0.6%	98.3%	98.2%	0.1%
Median	Sale Price	332,500	296,985	12.0%	360,000	339,500	6.0%
	Days on Market	11	11	0.0%	7	6	16.7%
	Percent of List	98.8%	98.6%	0.2%	100.0%	100.0%	0.0%
	Percent of Original	97.3%	98.5%	-1.2%	100.0%	100.0%	0.0%

A total of 16 homes sold in Douglas County in October, up from 13 units in October 2023. Total sales volume rose to \$5.1 million compared to \$3.7 million in the previous year.

The median sales price in October was \$332,500, up 12.0% compared to the prior year. Median days on market was 11 days, down from 12 days in September, and down from 11 in October 2023.

History of Closed Listings

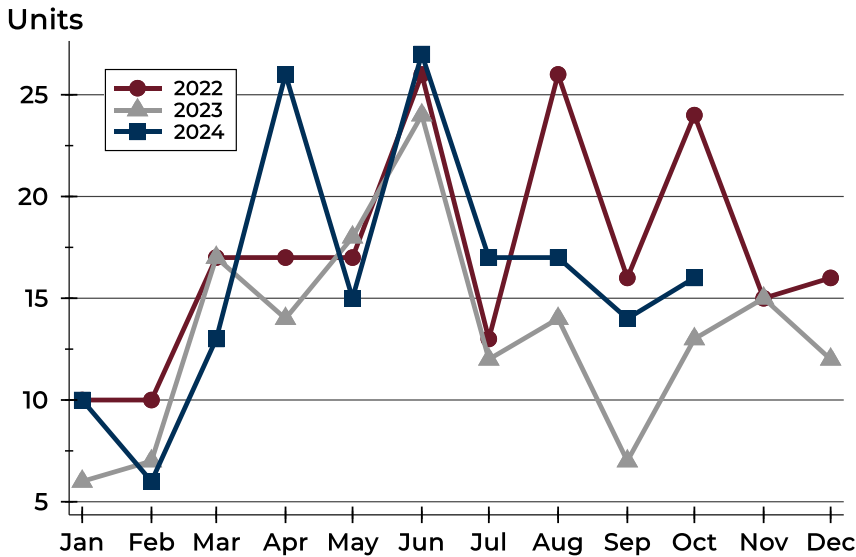
Units





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	10	6	10
February	10	7	6
March	17	17	13
April	17	14	26
May	17	18	15
June	26	24	27
July	13	12	17
August	26	14	17
September	16	7	14
October	24	13	16
November	15	15	
December	16	12	

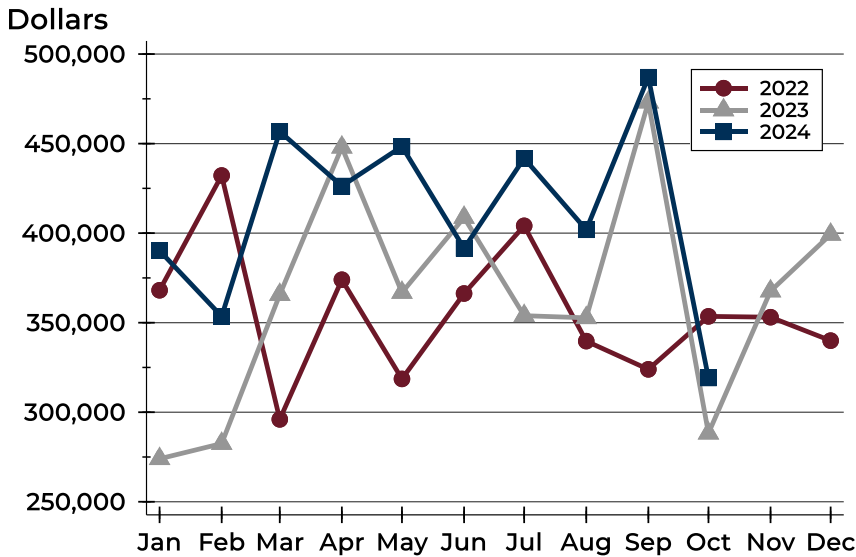
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	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	1	6.3%	0.0	199,500	199,500	37	37	95.5%	95.5%	95.5%	95.5%
\$200,000-\$249,999	2	12.5%	5.6	233,500	233,500	56	56	96.8%	96.8%	92.3%	92.3%
\$250,000-\$299,999	3	18.8%	0.8	269,833	262,500	26	6	96.8%	97.7%	94.8%	97.7%
\$300,000-\$349,999	6	37.5%	1.5	335,833	337,500	22	14	100.5%	100.8%	97.8%	99.3%
\$350,000-\$399,999	2	12.5%	1.0	367,500	367,500	2	2	98.3%	98.3%	98.3%	98.3%
\$400,000-\$449,999	1	6.3%	2.0	400,000	400,000	29	29	95.3%	95.3%	95.3%	95.3%
\$450,000-\$499,999	1	6.3%	2.2	480,000	480,000	7	7	97.0%	97.0%	97.0%	97.0%
\$500,000-\$599,999	0	0.0%	1.7	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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



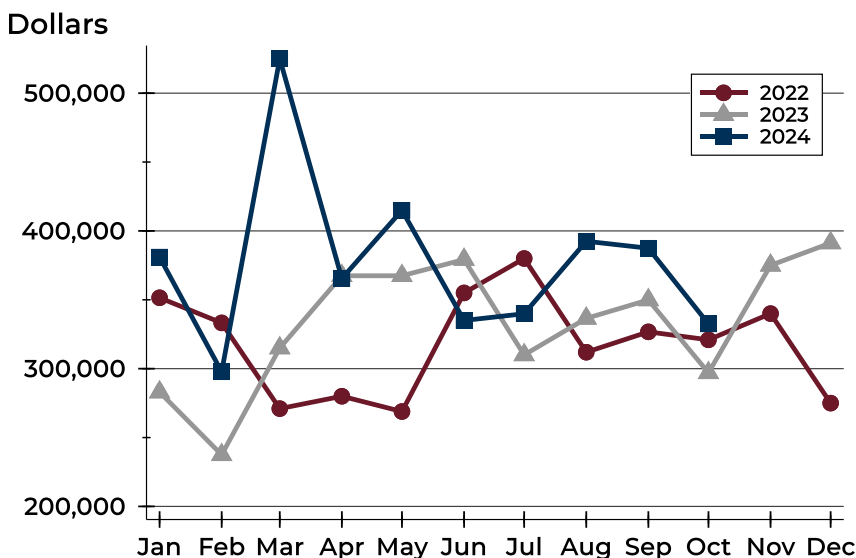
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	368,105	274,000	390,195
February	432,200	282,500	353,550
March	296,024	365,665	456,762
April	373,982	447,947	426,308
May	318,604	366,850	448,400
June	366,298	408,741	391,543
July	404,092	353,919	441,803
August	339,712	352,714	401,888
September	323,954	473,129	487,064
October	353,529	288,268	319,125
November	353,067	367,647	
December	339,975	399,283	

Median Price

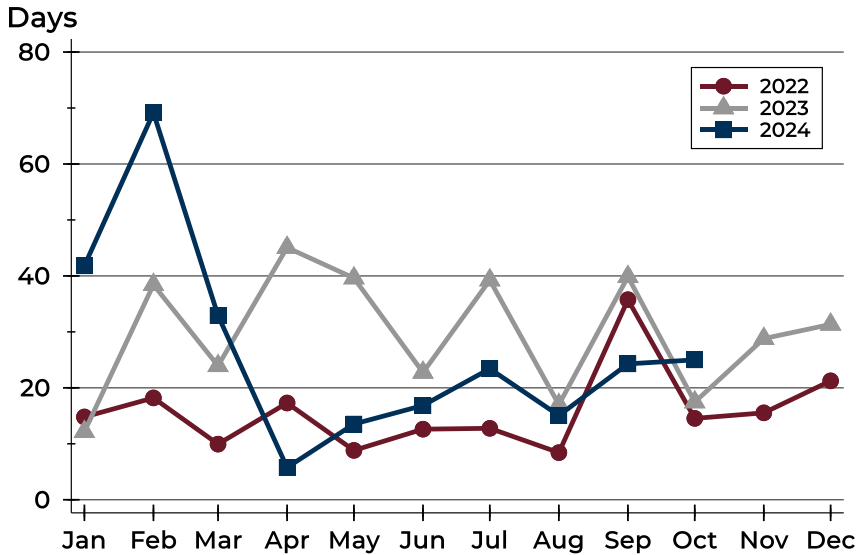


Month	2022	2023	2024
January	351,500	283,000	381,000
February	333,250	237,500	297,750
March	271,000	315,000	525,000
April	280,000	367,450	365,500
May	268,900	367,450	415,000
June	355,000	379,250	335,000
July	380,000	310,000	339,900
August	311,950	336,500	392,500
September	326,735	349,900	387,450
October	320,950	296,985	332,500
November	340,000	375,000	
December	275,000	391,250	



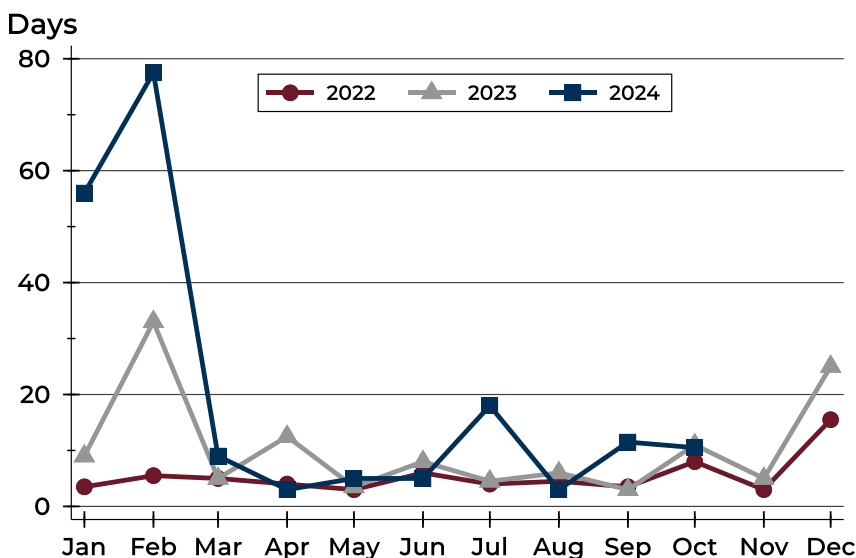
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	15	12	42
February	18	38	69
March	10	24	33
April	17	45	6
May	9	40	14
June	13	23	17
July	13	39	23
August	8	17	15
September	36	40	24
October	15	17	25
November	16	29	
December	21	31	

Median DOM



Month	2022	2023	2024
January	4	9	56
February	6	33	78
March	5	5	9
April	4	13	3
May	3	4	5
June	6	8	5
July	4	5	18
August	5	6	3
September	4	3	12
October	8	11	11
November	3	5	
December	16	25	



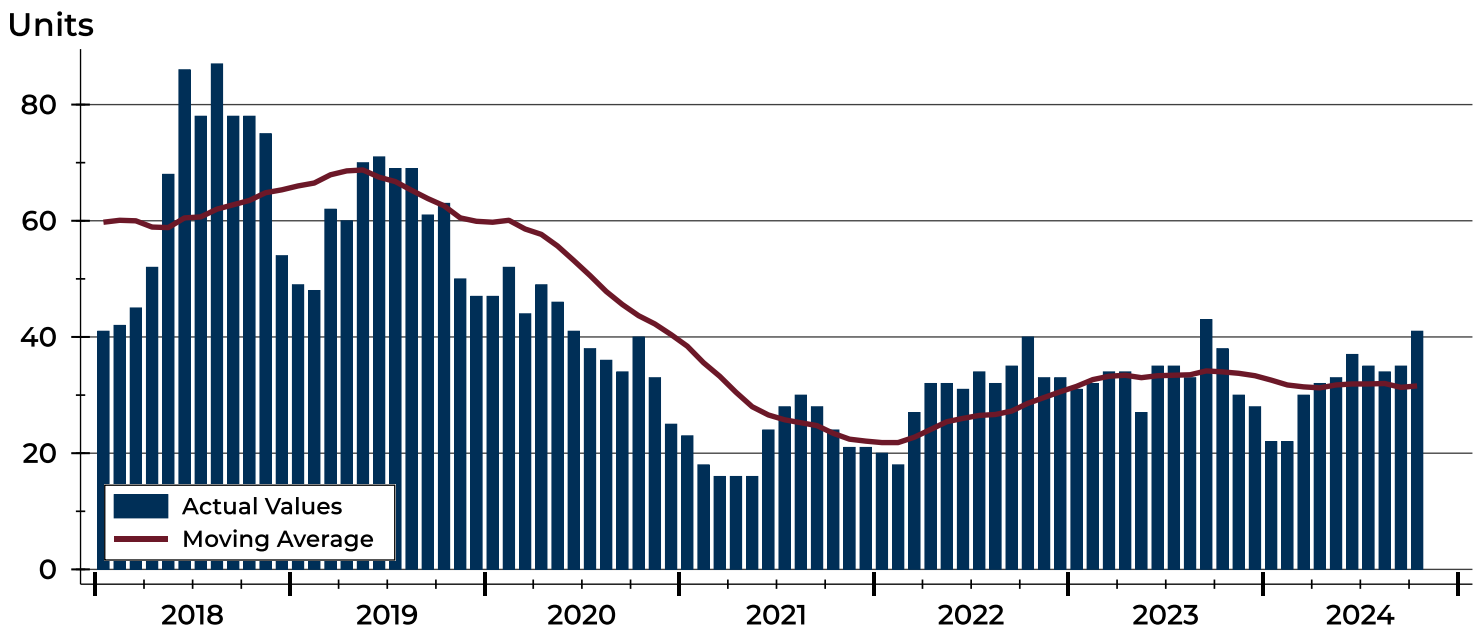
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2024	End of October 2023	Change
Active Listings		41	38	7.9%
Volume (1,000s)		29,293	19,236	52.3%
Months' Supply		2.6	2.8	-7.1%
Average	List Price	714,451	506,221	41.1%
	Days on Market	45	60	-25.0%
	Percent of Original	99.1%	97.7%	1.4%
Median	List Price	469,900	459,900	2.2%
	Days on Market	31	41	-24.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 41 homes were available for sale in Douglas County at the end of October. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of October was \$469,900, up 2.2% from 2023. The typical time on market for active listings was 31 days, down from 41 days a year earlier.

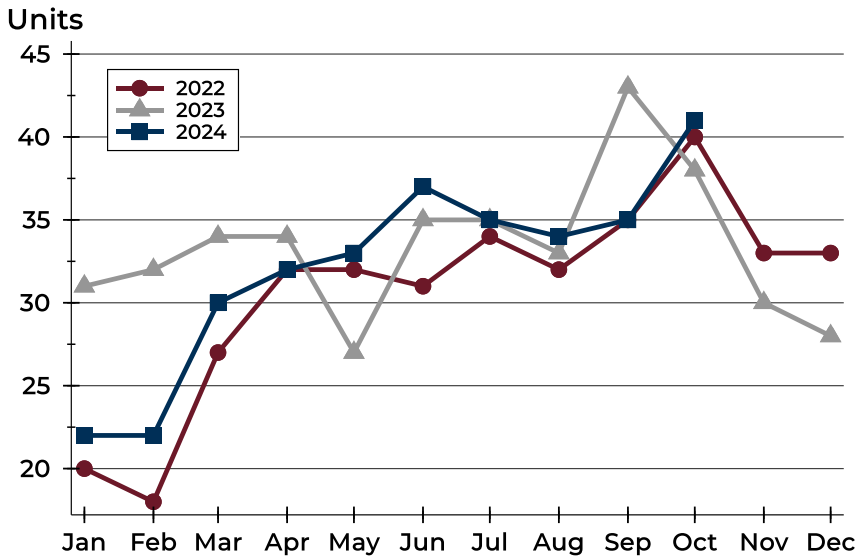
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	20	31	22
February	18	32	22
March	27	34	30
April	32	34	32
May	32	27	33
June	31	35	37
July	34	35	35
August	32	33	34
September	35	43	35
October	40	38	41
November	33	30	33
December	33	28	33

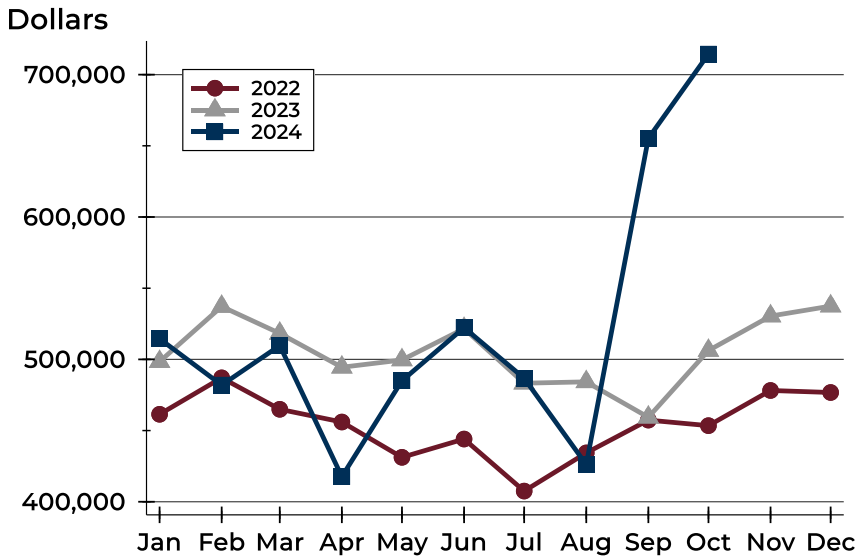
Active Listings by Price Range

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	2.4%	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	7	17.1%	5.6	225,814	239,000	29	35	98.9%	100.0%
\$250,000-\$299,999	2	4.9%	0.8	269,250	269,250	18	18	100.0%	100.0%
\$300,000-\$349,999	4	9.8%	1.5	332,950	331,000	27	29	96.5%	97.0%
\$350,000-\$399,999	2	4.9%	1.0	377,400	377,400	37	37	99.3%	99.3%
\$400,000-\$449,999	2	4.9%	2.0	420,000	420,000	83	83	95.5%	95.5%
\$450,000-\$499,999	4	9.8%	2.2	466,200	467,450	86	83	99.5%	100.0%
\$500,000-\$599,999	2	4.9%	1.7	512,500	512,500	68	68	99.0%	99.0%
\$600,000-\$749,999	5	12.2%	N/A	660,600	649,000	34	22	100.0%	100.0%
\$750,000-\$999,999	6	14.6%	N/A	873,983	862,000	57	21	100.0%	100.0%
\$1,000,000 and up	6	14.6%	N/A	2,115,833	1,797,500	40	47	100.0%	100.0%



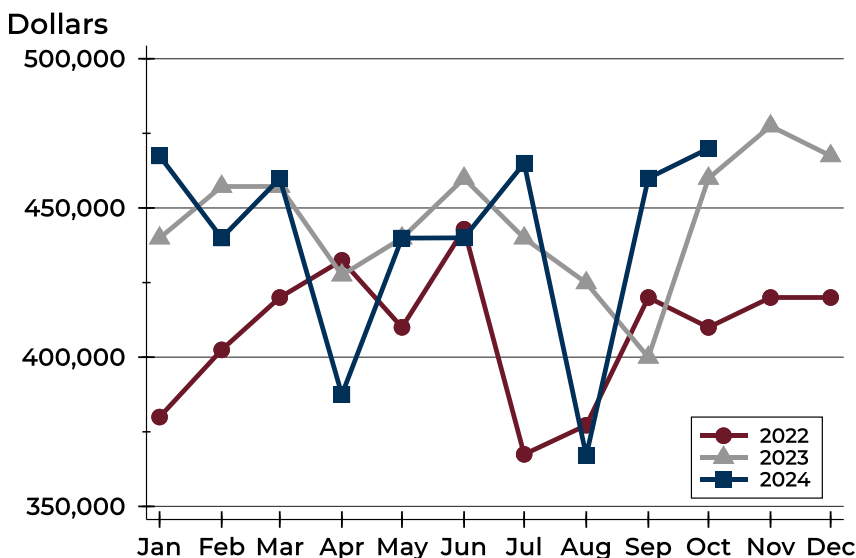
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2022	2023	2024
January	461,451	498,411	514,500
February	487,044	537,148	481,945
March	464,954	518,268	509,720
April	456,028	494,481	417,662
May	431,219	499,596	485,015
June	444,073	521,596	522,315
July	407,518	483,293	486,756
August	434,338	484,236	426,135
September	457,347	459,359	655,280
October	453,461	506,221	714,451
November	478,162	530,438	
December	476,750	537,418	

Median Price

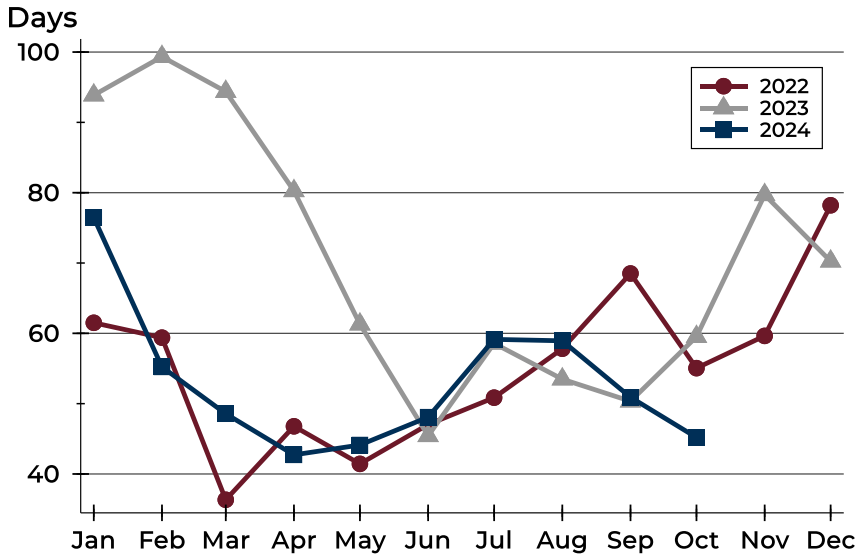


Month	2022	2023	2024
January	379,950	439,900	467,450
February	402,450	457,200	439,950
March	420,000	457,200	459,900
April	432,450	427,500	387,450
May	410,000	439,900	439,900
June	442,900	459,900	440,000
July	367,450	439,900	465,000
August	377,200	424,900	367,000
September	420,000	399,950	460,000
October	409,975	459,900	469,900
November	420,000	477,450	
December	420,000	467,450	



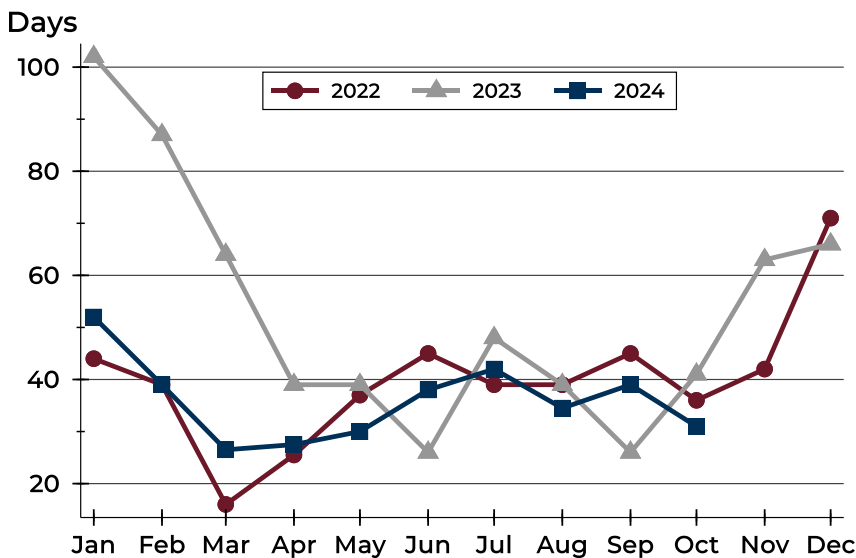
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	62	94	76
February	59	99	55
March	36	94	49
April	47	80	43
May	41	61	44
June	47	45	48
July	51	59	59
August	58	53	59
September	69	50	51
October	55	60	45
November	60	80	
December	78	70	

Median DOM

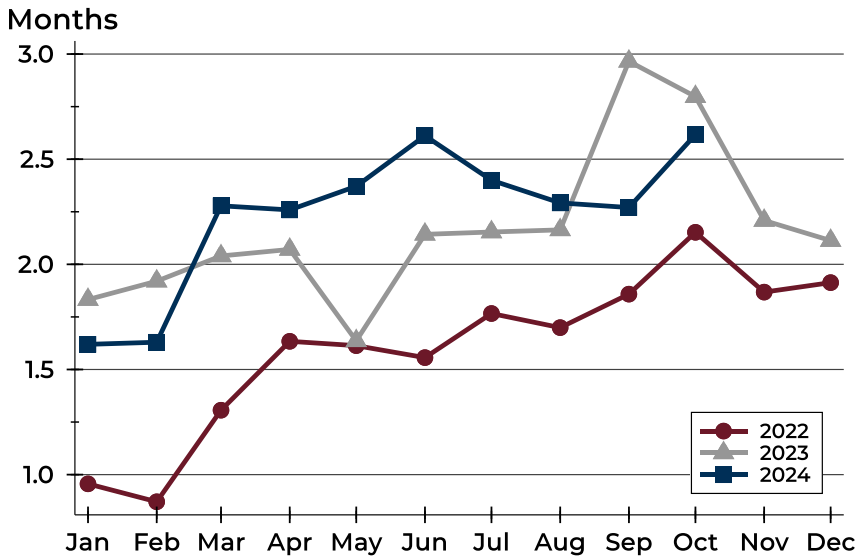


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	27
April	26	39	28
May	37	39	30
June	45	26	38
July	39	48	42
August	39	39	35
September	45	26	39
October	36	41	31
November	42	63	
December	71	66	



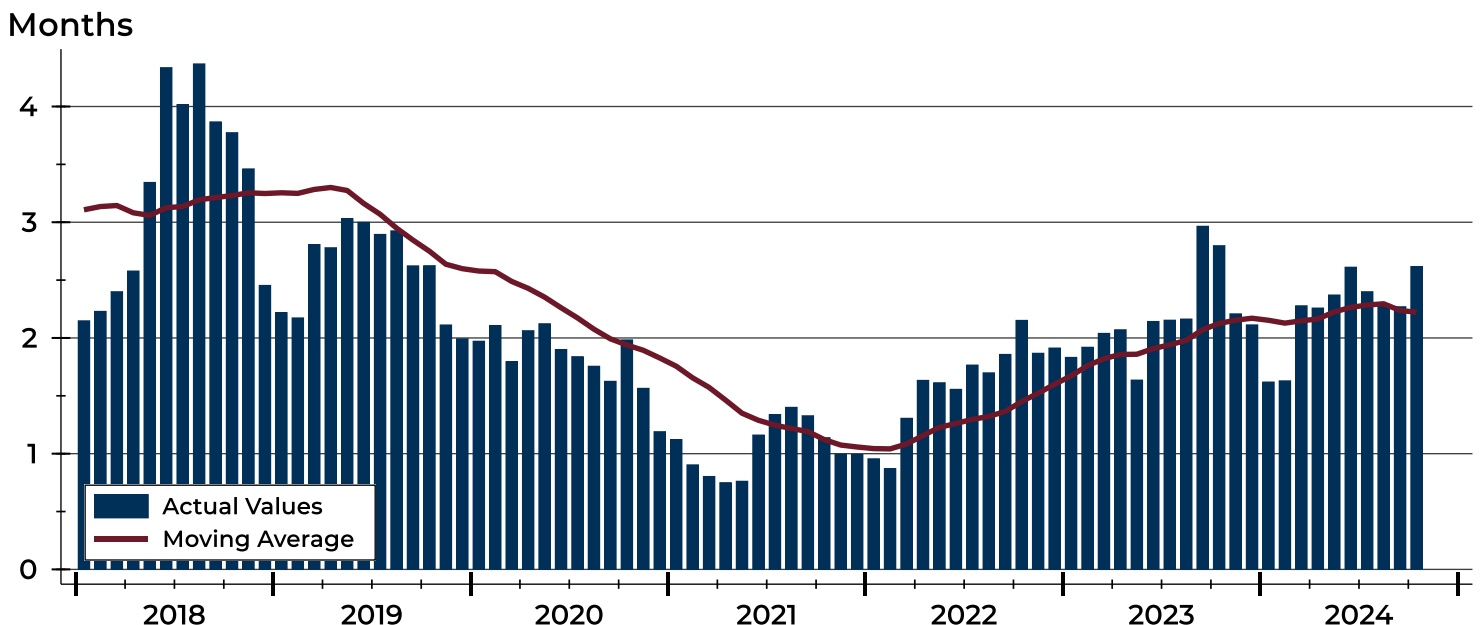
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.8	1.6
February	0.9	1.9	1.6
March	1.3	2.0	2.3
April	1.6	2.1	2.3
May	1.6	1.6	2.4
June	1.6	2.1	2.6
July	1.8	2.2	2.4
August	1.7	2.2	2.3
September	1.9	3.0	2.3
October	2.2	2.8	2.6
November	1.9	2.2	
December	1.9	2.1	

History of Month's Supply





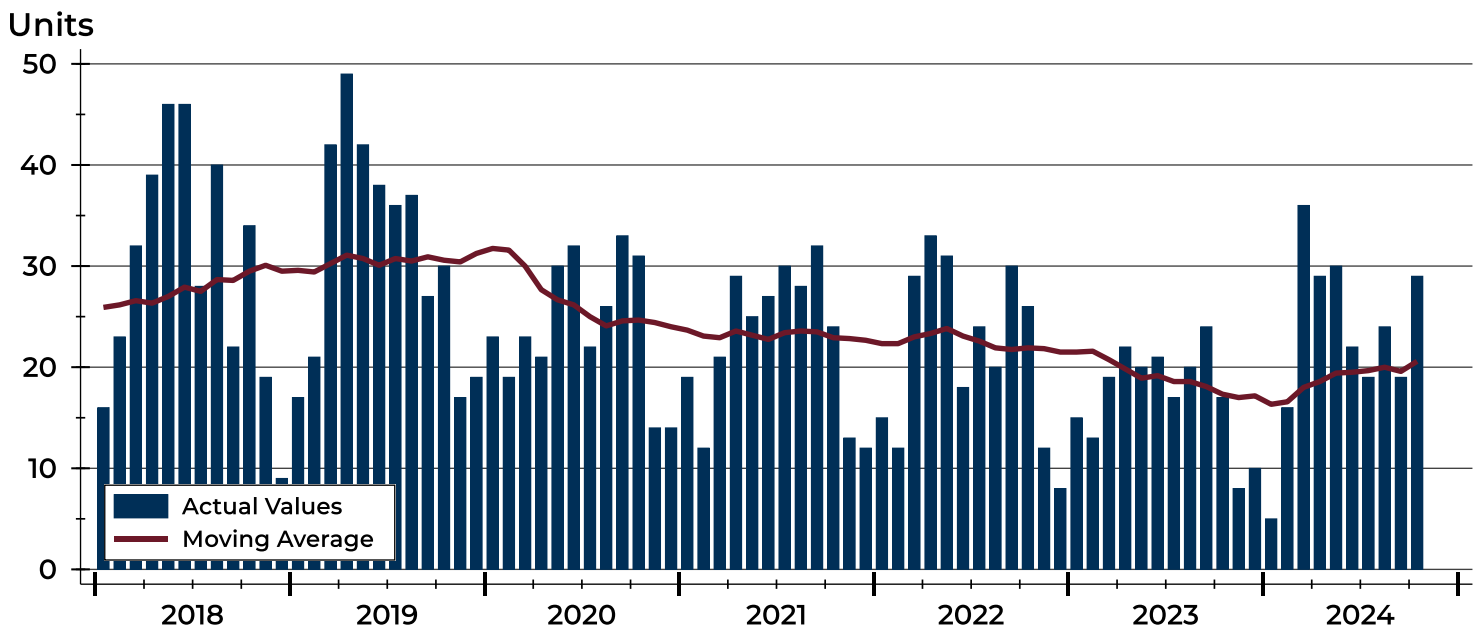
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	October 2023	Change
Current Month	New Listings	29	17	70.6%
	Volume (1,000s)	17,333	7,906	119.2%
	Average List Price	597,693	465,059	28.5%
	Median List Price	420,000	449,900	-6.6%
Year-to-Date	New Listings	229	188	21.8%
	Volume (1,000s)	109,801	79,248	38.6%
	Average List Price	479,480	421,531	13.7%
	Median List Price	375,000	375,000	0.0%

A total of 29 new listings were added in Douglas County during October, up 70.6% from the same month in 2023. Year-to-date Douglas County has seen 229 new listings.

The median list price of these homes was \$420,000 down from \$449,900 in 2023.

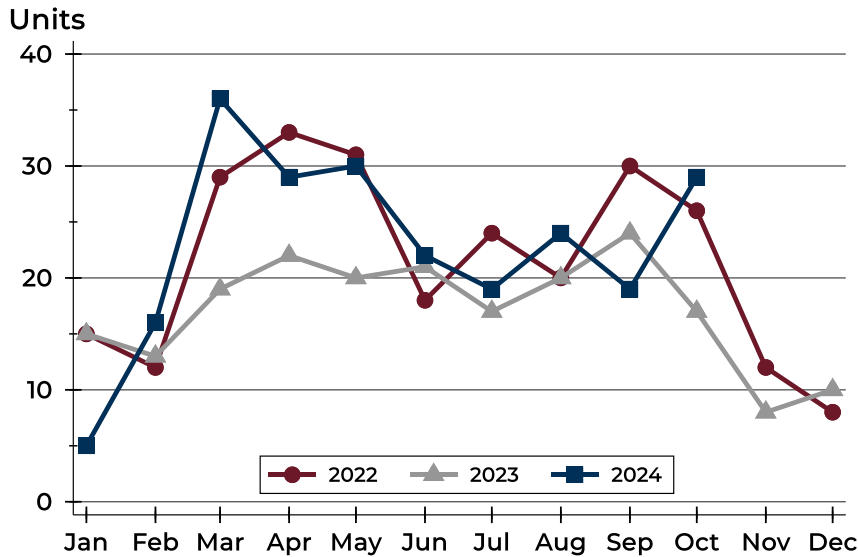
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	15	15	5
February	12	13	16
March	29	19	36
April	33	22	29
May	31	20	30
June	18	21	22
July	24	17	19
August	20	20	24
September	30	24	19
October	26	17	29
November	12	8	
December	8	10	

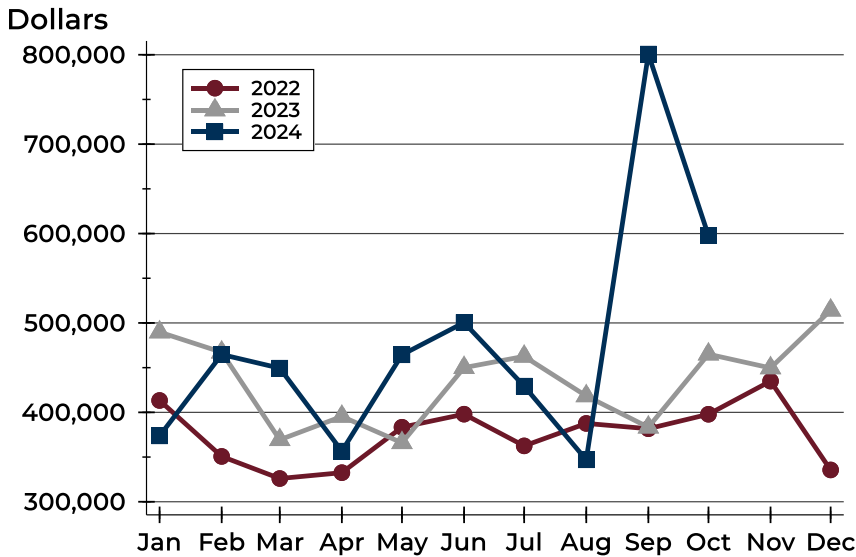
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	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	2	6.9%	239,450	239,450	14	14	98.8%	98.8%
\$250,000-\$299,999	2	6.9%	274,950	274,950	19	19	100.0%	100.0%
\$300,000-\$349,999	7	24.1%	335,700	335,000	11	6	99.6%	100.0%
\$350,000-\$399,999	3	10.3%	388,267	399,900	6	2	97.9%	100.0%
\$400,000-\$449,999	1	3.4%	420,000	420,000	34	34	97.7%	97.7%
\$450,000-\$499,999	2	6.9%	464,950	464,950	33	33	100.0%	100.0%
\$500,000-\$599,999	1	3.4%	575,000	575,000	14	14	100.0%	100.0%
\$600,000-\$749,999	4	13.8%	662,450	639,500	17	14	99.6%	100.0%
\$750,000-\$999,999	4	13.8%	893,725	899,950	25	27	100.0%	100.0%
\$1,000,000 and up	3	10.3%	1,546,667	1,750,000	16	15	100.0%	100.0%



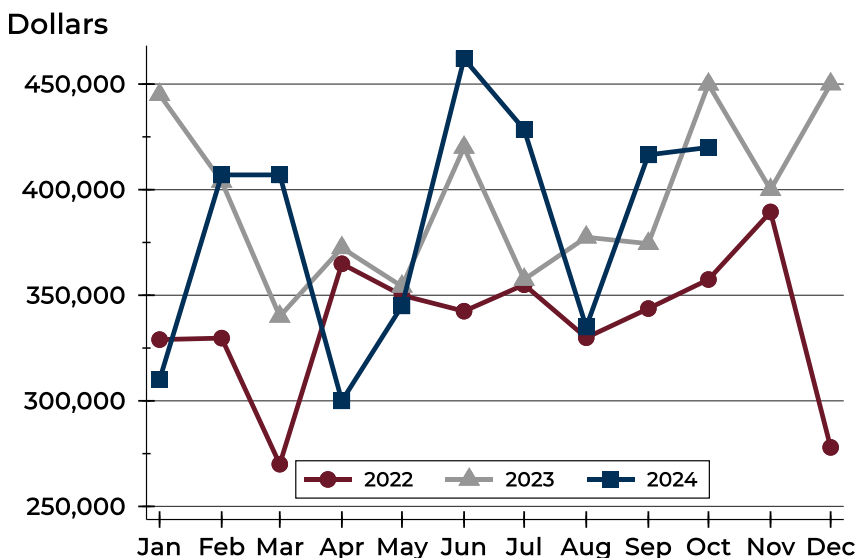
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2022	2023	2024
January	413,313	489,773	373,698
February	350,733	467,265	464,725
March	326,003	369,332	449,461
April	332,542	395,430	356,648
May	383,381	365,950	464,388
June	397,978	450,052	500,468
July	362,533	462,641	429,326
August	387,640	418,382	346,946
September	381,707	383,388	800,768
October	397,898	465,059	597,693
November	434,958	449,675	-
December	335,600	514,190	-

Median Price



Month	2022	2023	2024
January	329,000	445,000	310,000
February	329,700	403,900	407,000
March	270,000	340,000	407,000
April	364,900	372,450	300,000
May	350,000	354,200	344,950
June	342,450	419,990	462,000
July	355,000	357,500	428,500
August	329,900	377,475	335,000
September	343,700	374,450	416,485
October	357,450	449,900	420,000
November	389,450	400,000	-
December	277,950	450,000	-

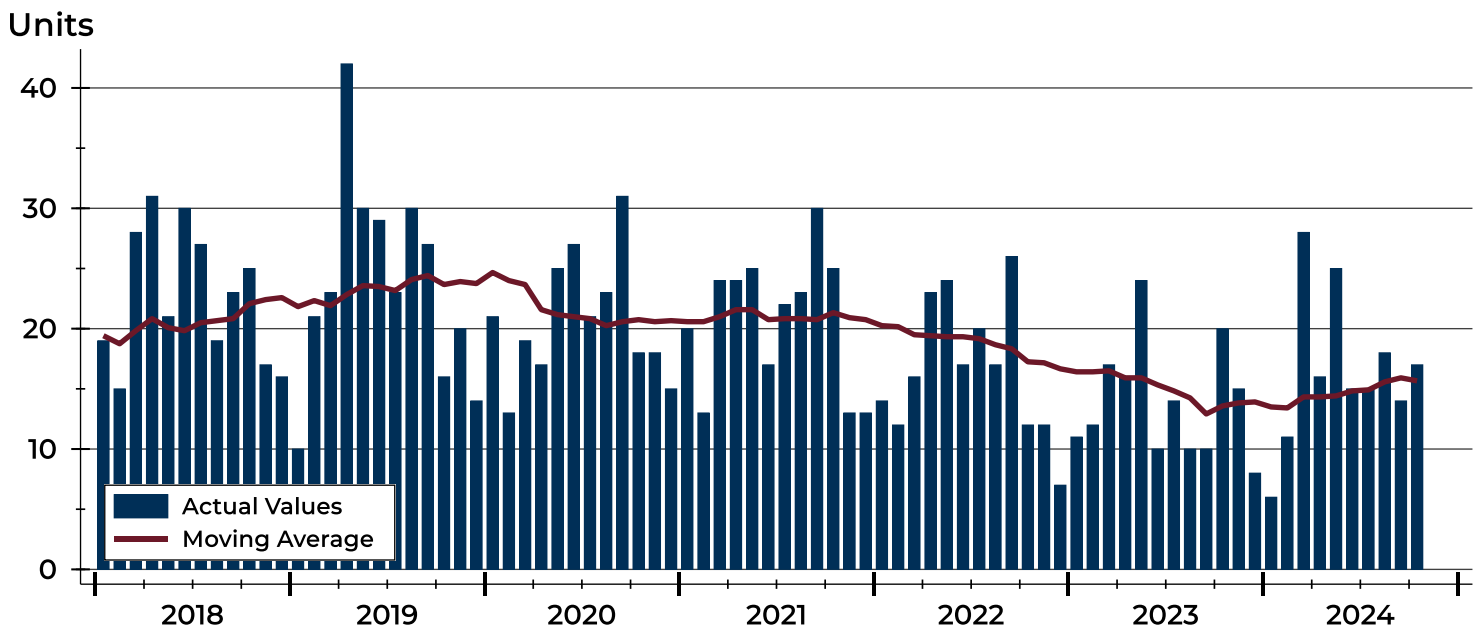


Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2024	October 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		17	20	-15.0%	165	144	14.6%
Volume (1,000s)		8,166	7,274	12.3%	70,168	54,325	29.2%
Average	Sale Price	480,353	363,715	32.1%	425,262	377,254	12.7%
	Days on Market	17	34	-50.0%	21	30	-30.0%
	Percent of Original	98.8%	95.7%	3.2%	98.6%	98.1%	0.5%
Median	Sale Price	390,000	379,900	2.7%	360,000	352,450	2.1%
	Days on Market	12	14	-14.3%	7	6	16.7%
	Percent of Original	100.0%	97.2%	2.9%	100.0%	100.0%	0.0%

A total of 17 contracts for sale were written in Douglas County during the month of October, down from 20 in 2023. The median list price of these homes was \$390,000, up from \$379,900 the prior year. Half of the homes that went under contract in October were on the market less than 12 days, compared to 14 days in October 2023.

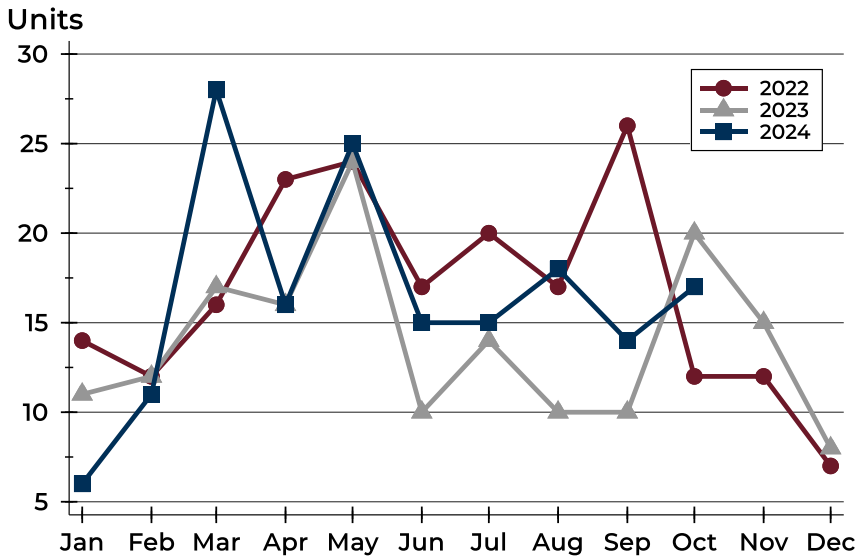
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	14	11	6
February	12	12	11
March	16	17	28
April	23	16	16
May	24	24	25
June	17	10	15
July	20	14	15
August	17	10	18
September	26	10	14
October	12	20	17
November	12	15	
December	7	8	

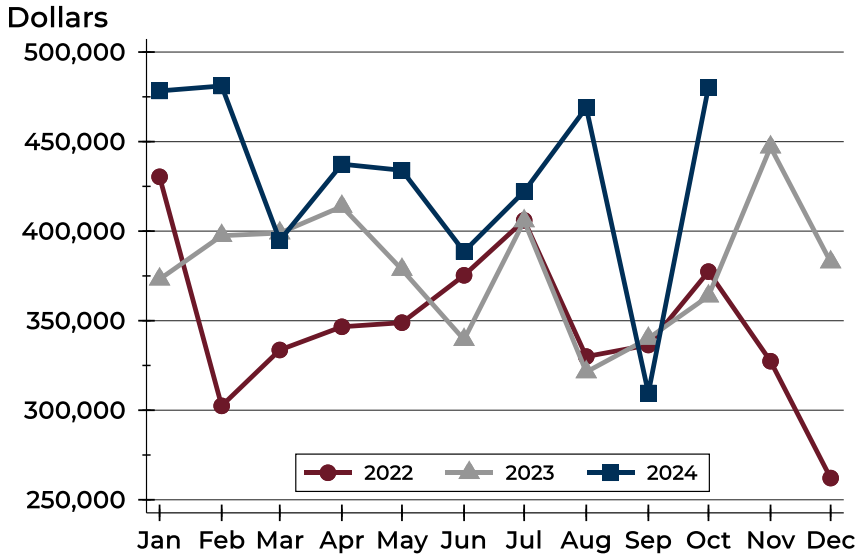
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	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%	229,500	229,500	30	30	97.7%	97.7%
\$250,000-\$299,999	3	17.6%	282,967	299,000	24	14	98.1%	100.0%
\$300,000-\$349,999	3	17.6%	334,633	335,000	2	1	100.0%	100.0%
\$350,000-\$399,999	3	17.6%	384,967	390,000	18	2	97.1%	97.5%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	5.9%	459,000	459,000	18	18	100.0%	100.0%
\$500,000-\$599,999	2	11.8%	575,000	575,000	12	12	97.8%	97.8%
\$600,000-\$749,999	3	17.6%	741,600	745,000	24	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	1	5.9%	1,095,000	1,095,000	6	6	100.0%	100.0%



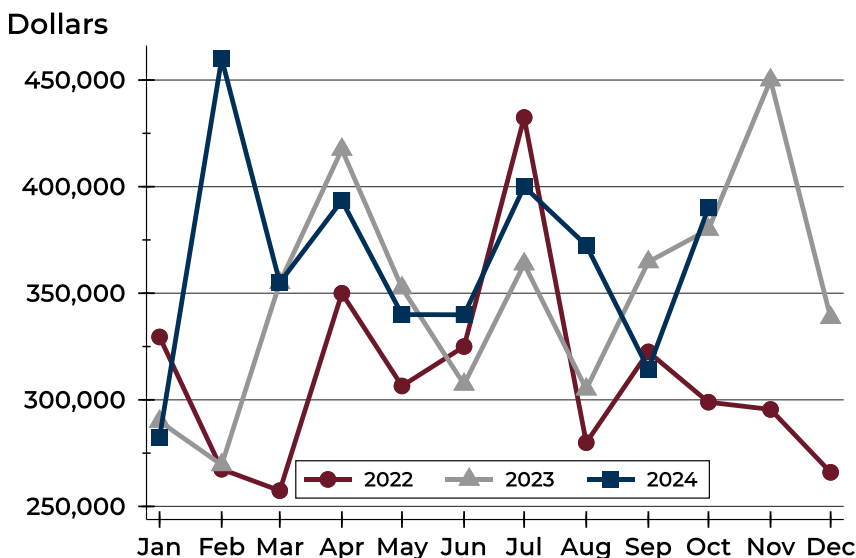
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	430,343	373,164	478,300
February	302,442	397,462	481,082
March	333,644	398,926	394,834
April	346,590	413,775	437,413
May	348,894	378,555	433,972
June	375,329	339,420	388,603
July	406,000	405,700	422,127
August	329,949	321,360	468,994
September	336,429	340,084	309,606
October	377,404	363,715	480,353
November	327,367	446,920	
December	262,129	382,731	

Median Price

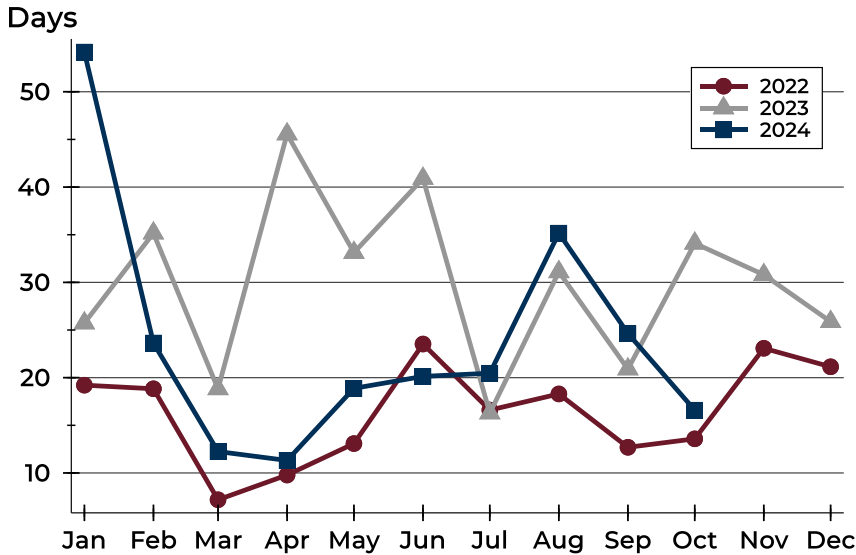


Month	2022	2023	2024
January	329,500	289,900	282,450
February	267,450	269,500	460,000
March	257,400	354,900	355,000
April	350,000	417,450	393,450
May	306,500	352,450	340,000
June	325,000	307,250	339,900
July	432,450	363,700	400,000
August	279,900	305,000	372,500
September	322,500	364,700	314,450
October	298,900	379,900	390,000
November	295,500	450,000	
December	266,000	338,500	



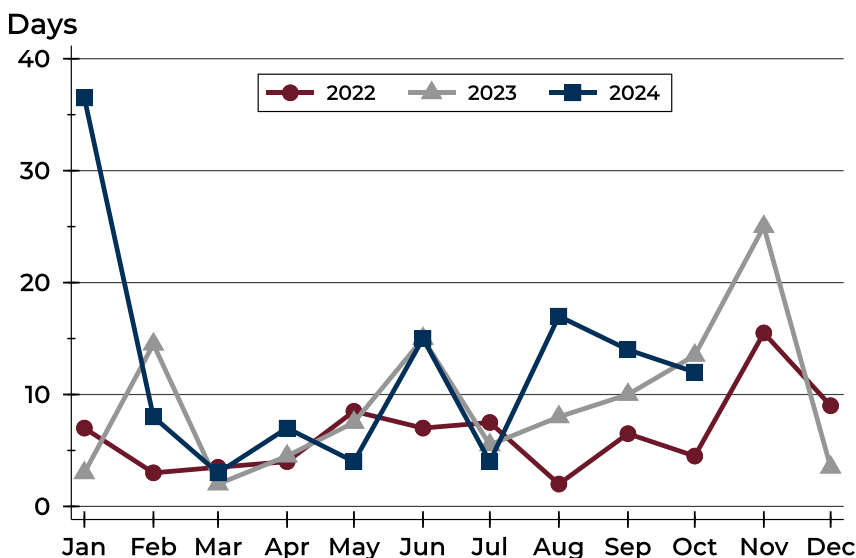
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	26	54
February	19	35	24
March	7	19	12
April	10	46	11
May	13	33	19
June	24	41	20
July	17	16	20
August	18	31	35
September	13	21	25
October	14	34	17
November	23	31	
December	21	26	

Median DOM



Month	2022	2023	2024
January	7	3	37
February	3	15	8
March	4	2	3
April	4	5	7
May	9	8	4
June	7	15	15
July	8	6	4
August	2	8	17
September	7	10	14
October	5	14	12
November	16	25	
December	9	4	



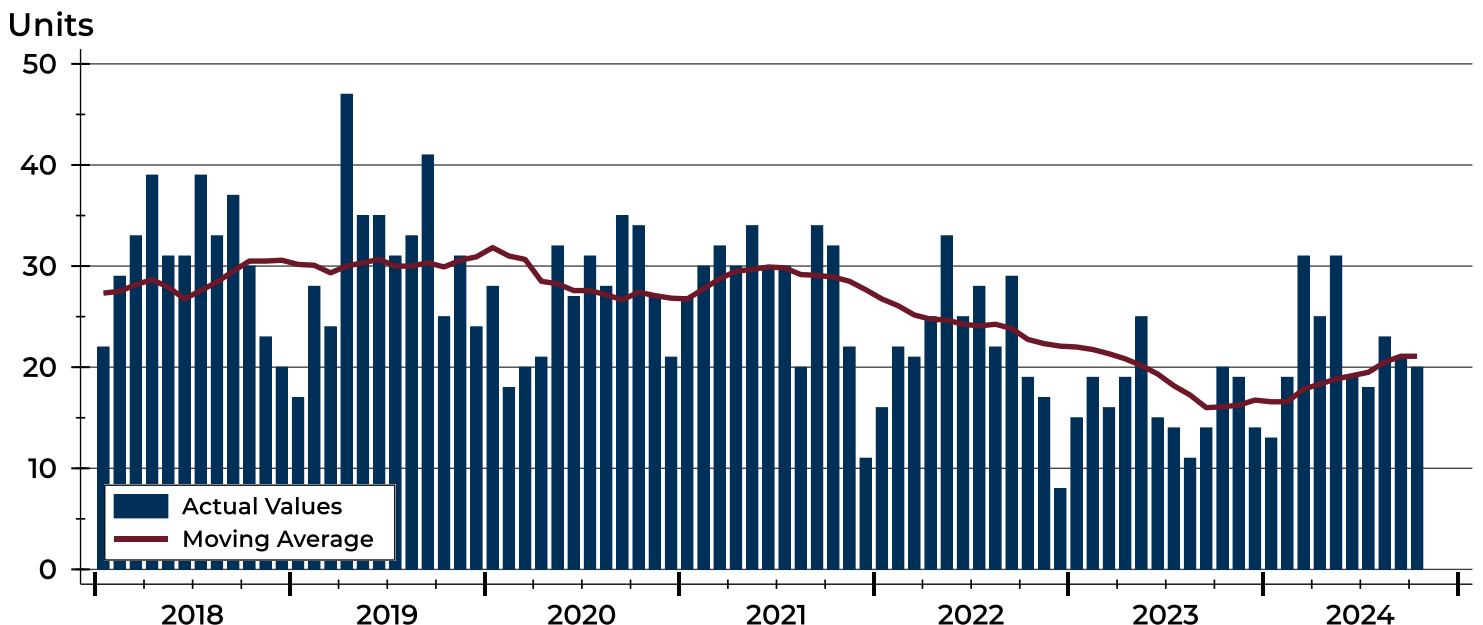
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October		
		2024	2023	Change
Pending Contracts		20	20	0.0%
Volume (1,000s)		9,250	7,253	27.5%
Average	List Price	462,479	362,668	27.5%
	Days on Market	25	40	-37.5%
	Percent of Original	99.3%	97.4%	2.0%
Median	List Price	403,243	379,925	6.1%
	Days on Market	14	14	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in Douglas County had contracts pending at the end of October, the same number of contracts pending at the end of October 2023.

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

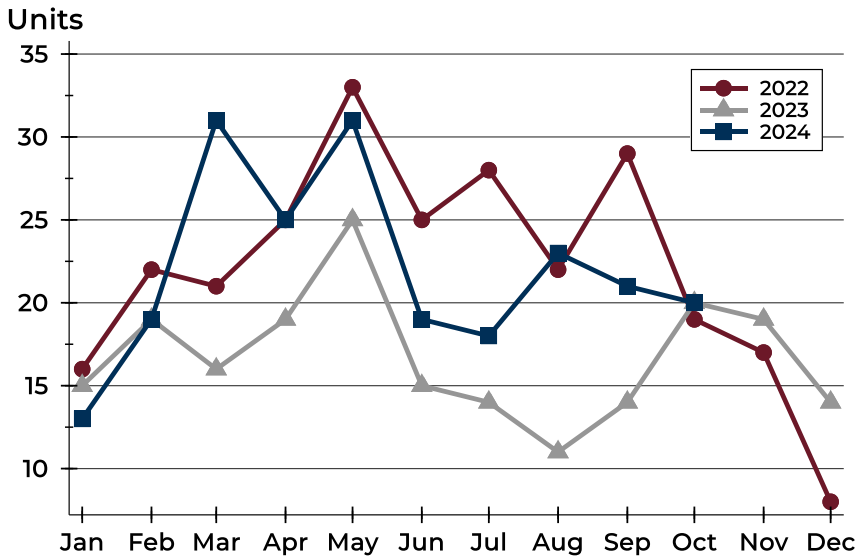
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	16	15	13
February	22	19	19
March	21	16	31
April	25	19	25
May	33	25	31
June	25	15	19
July	28	14	18
August	22	11	23
September	29	14	21
October	19	20	20
November	17	19	
December	8	14	

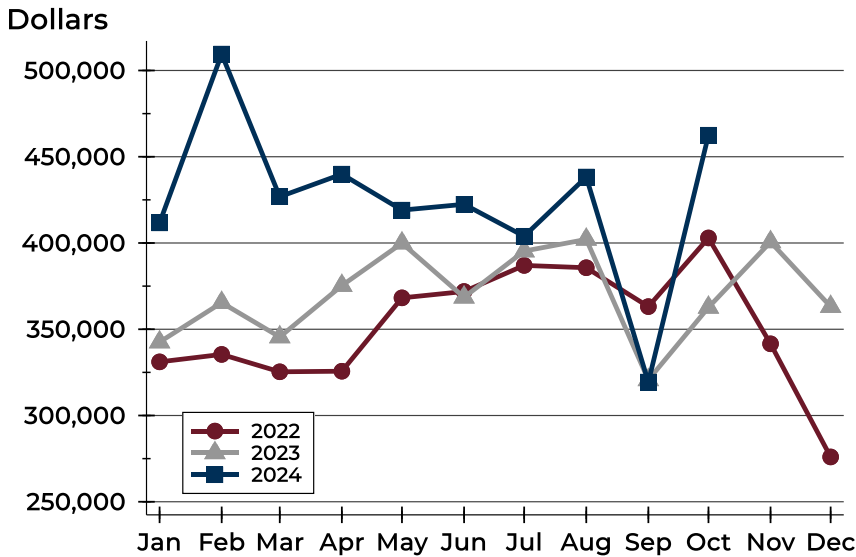
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	5.0%	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	5.0%	229,500	229,500	30	30	97.7%	97.7%
\$250,000-\$299,999	4	20.0%	286,975	299,000	22	15	98.6%	100.0%
\$300,000-\$349,999	2	10.0%	334,450	334,450	4	4	100.0%	100.0%
\$350,000-\$399,999	2	10.0%	377,500	377,500	27	27	98.8%	98.8%
\$400,000-\$449,999	1	5.0%	416,485	416,485	1	1	100.0%	100.0%
\$450,000-\$499,999	3	15.0%	461,000	459,000	42	31	100.0%	100.0%
\$500,000-\$599,999	2	10.0%	575,000	575,000	12	12	100.0%	100.0%
\$600,000-\$749,999	2	10.0%	739,900	739,900	13	13	100.0%	100.0%
\$750,000-\$999,999	1	5.0%	799,999	799,999	136	136	97.0%	97.0%
\$1,000,000 and up	1	5.0%	1,095,000	1,095,000	6	6	100.0%	100.0%



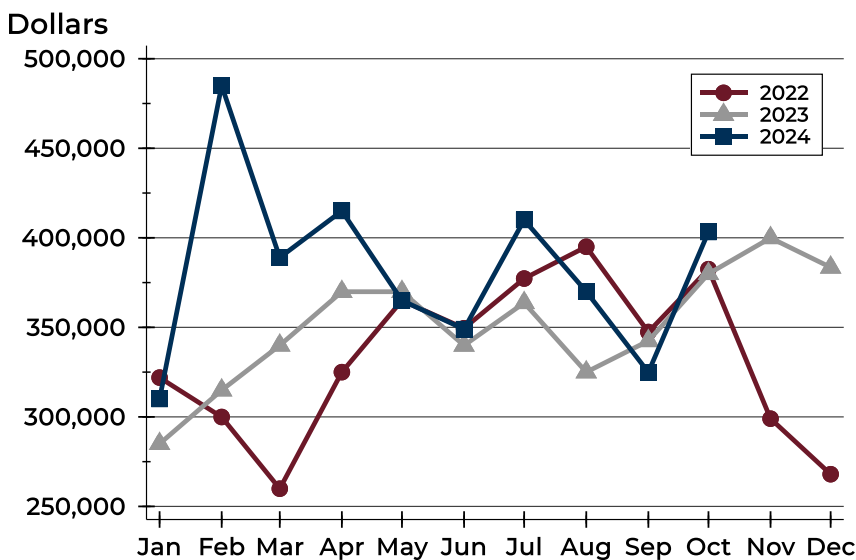
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	331,106	342,573	411,677
February	335,409	365,442	509,521
March	325,338	345,506	426,824
April	325,680	375,321	439,922
May	368,205	399,913	419,066
June	371,892	368,533	422,429
July	387,004	395,307	403,936
August	385,661	402,100	438,259
September	363,136	320,653	319,375
October	402,934	362,668	462,479
November	341,553	400,608	
December	275,988	363,139	

Median Price

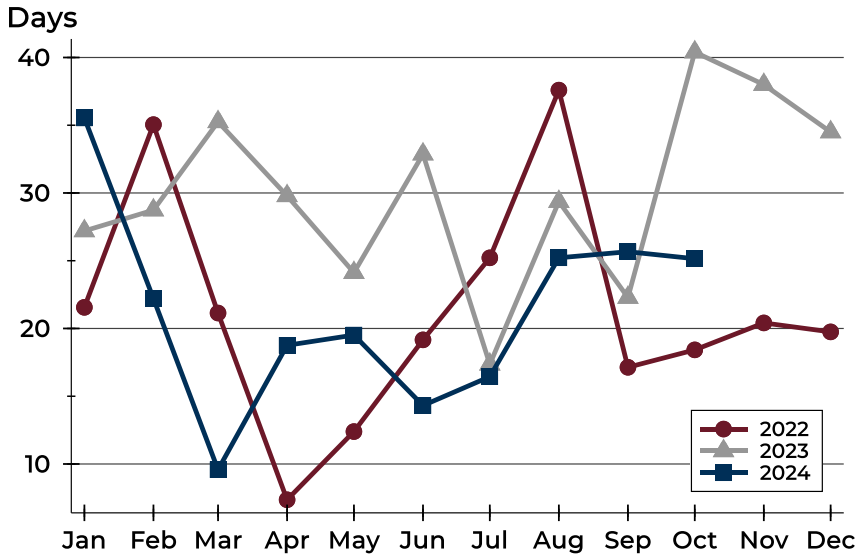


Month	2022	2023	2024
January	321,950	285,000	310,000
February	299,950	314,900	485,000
March	259,900	339,950	389,000
April	325,000	369,900	415,000
May	365,000	369,900	365,000
June	349,500	339,900	349,000
July	377,250	363,700	410,000
August	395,000	325,000	370,000
September	347,400	342,450	324,900
October	382,500	379,925	403,243
November	299,000	399,950	
December	268,000	383,500	



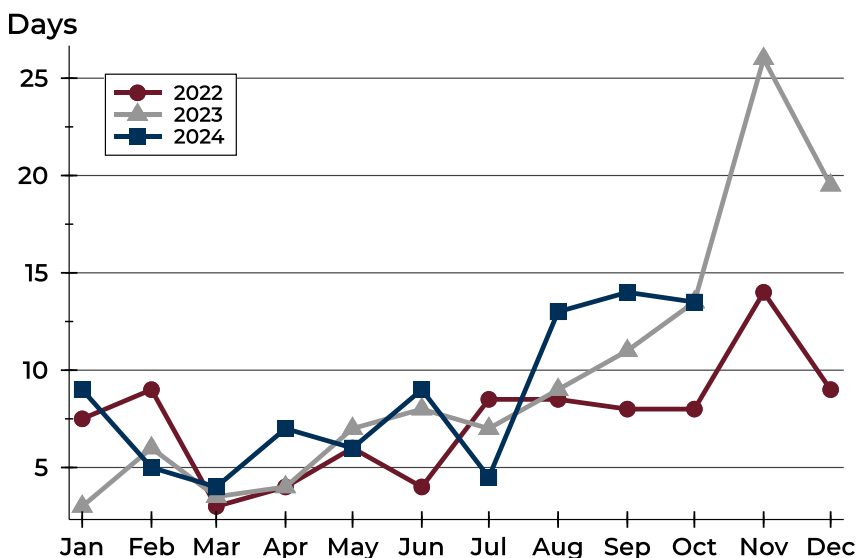
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	22	27	36
February	35	29	22
March	21	35	10
April	7	30	19
May	12	24	20
June	19	33	14
July	25	17	16
August	38	29	25
September	17	22	26
October	18	40	25
November	20	38	
December	20	35	

Median DOM



Month	2022	2023	2024
January	8	3	9
February	9	6	5
March	3	4	4
April	4	4	7
May	6	7	6
June	4	8	9
July	9	7	5
August	9	9	13
September	8	11	14
October	8	14	14
November	14	26	
December	9	20	