



**July  
2024**

# Lawrence MLS Statistics



LAWRENCE  
Board of REALTORS®

## Douglas County (Excluding Lawrence) Housing Report



### Market Overview

#### Douglas County Home Sales Rose in July

Total home sales in Douglas County rose by 41.7% last month to 17 units, compared to 12 units in July 2023. Total sales volume was \$7.5 million, up 76.8% from a year earlier.

The median sale price in July was \$339,900, up from \$310,000 a year earlier. Homes that sold in July were typically on the market for 18 days and sold for 100.0% of their list prices.

#### Douglas County Active Listings Remain the Same at End of July

The total number of active listings in Douglas County at the end of July was 35 units, the same as in July 2023. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$465,000.

There were 14 contracts written in July 2024 and 2023, showing no change over the year. At the end of the month, there were 18 contracts still pending.

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**July  
2024**

# Lawrence MLS Statistics



LAWRENCE  
Board of REALTORS®

## Douglas County (Excluding Lawrence) Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b> Change from prior year	<b>17</b> 41.7%	<b>12</b> -7.7%	<b>13</b> -38.1%	<b>114</b> 16.3%	<b>98</b> -10.9%	<b>110</b> -17.3%	
<b>Active Listings</b> Change from prior year	<b>35</b> 0.0%	<b>35</b> 2.9%	<b>34</b> 21.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>2.4</b> 9.1%	<b>2.2</b> 22.2%	<b>1.8</b> 38.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>17</b> 0.0%	<b>17</b> -29.2%	<b>24</b> -20.0%	<b>155</b> 22.0%	<b>127</b> -21.6%	<b>162</b> -0.6%	
<b>Contracts Written</b> Change from prior year	<b>14</b> 0.0%	<b>14</b> -30.0%	<b>20</b> -9.1%	<b>116</b> 11.5%	<b>104</b> -17.5%	<b>126</b> -13.1%	
<b>Pending Contracts</b> Change from prior year	<b>18</b> 28.6%	<b>14</b> -50.0%	<b>28</b> -6.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>7,511</b> 76.9%	<b>4,247</b> -19.2%	<b>5,253</b> -27.6%	<b>47,853</b> 30.1%	<b>36,769</b> -7.1%	<b>39,586</b> -1.6%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>441,803</b> 24.8%	<b>353,919</b> -12.4%	<b>404,092</b> 16.9%	<b>419,767</b> 11.9%	<b>375,195</b> 4.3%	<b>359,876</b> 18.9%
	<b>List Price of Actives</b> Change from prior year	<b>486,756</b> 0.7%	<b>483,293</b> 18.6%	<b>407,518</b> -1.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>23</b> -41.0%	<b>39</b> 200.0%	<b>13</b> 116.7%	<b>22</b> -31.3%	<b>32</b> 146.2%	<b>13</b> -38.1%
	<b>Percent of List</b> Change from prior year	<b>98.3%</b> -2.3%	<b>100.6%</b> 0.1%	<b>100.5%</b> -1.8%	<b>99.5%</b> 0.4%	<b>99.1%</b> -1.3%	<b>100.4%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>96.9%</b> -2.6%	<b>99.5%</b> -0.5%	<b>100.0%</b> 1.3%	<b>98.6%</b> 0.2%	<b>98.4%</b> -1.2%	<b>99.6%</b> 0.5%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>339,900</b> 9.6%	<b>310,000</b> -18.4%	<b>380,000</b> 33.4%	<b>361,500</b> 4.0%	<b>347,500</b> 8.3%	<b>320,950</b> 23.4%
	<b>List Price of Actives</b> Change from prior year	<b>465,000</b> 5.7%	<b>439,900</b> 19.7%	<b>367,450</b> 4.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>18</b> 260.0%	<b>5</b> 25.0%	<b>4</b> 0.0%	<b>6</b> 0.0%	<b>6</b> 50.0%	<b>4</b> 0.0%
	<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> -1.9%	<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>98.7%</b> -1.3%	<b>100.0%</b> 0.0%	<b>100.0%</b> -1.9%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 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

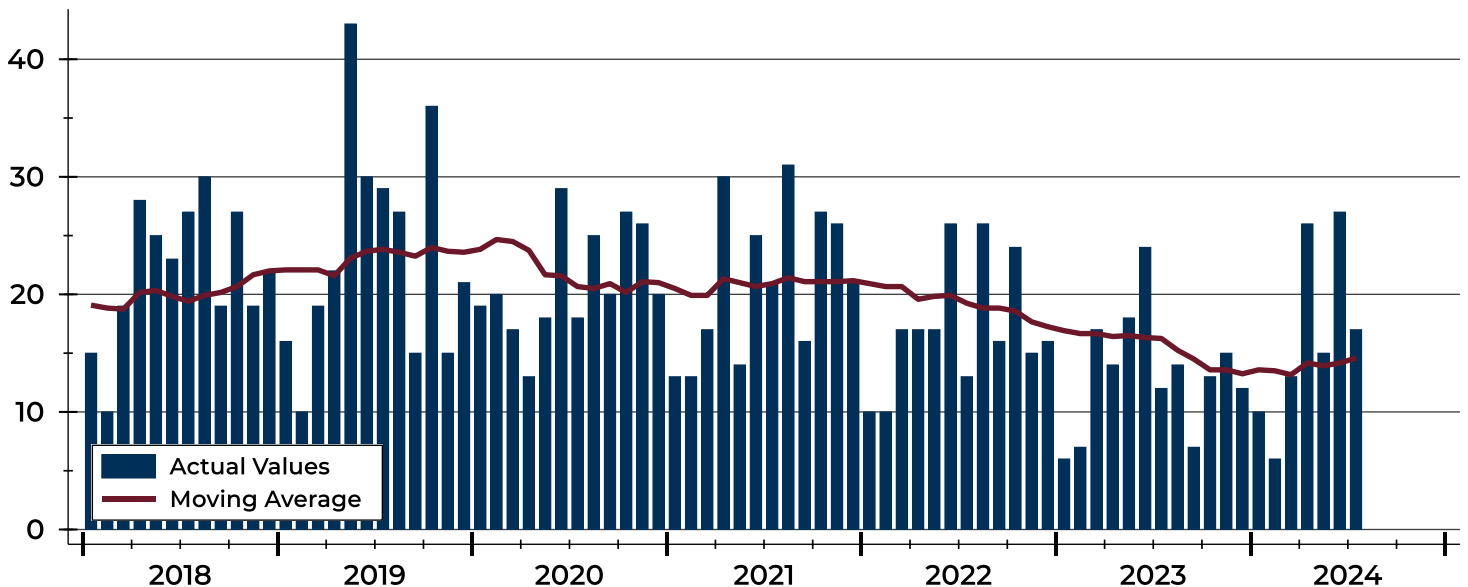
Summary Statistics for Closed Listings		2024	July 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		17	12	41.7%	114	98	16.3%
Volume (1,000s)		7,511	4,247	76.9%	47,853	36,769	30.1%
Months' Supply		2.4	2.2	9.1%	N/A	N/A	N/A
Average	Sale Price	441,803	353,919	24.8%	419,767	375,195	11.9%
	Days on Market	23	39	-41.0%	22	32	-31.3%
	Percent of List	98.3%	100.6%	-2.3%	99.5%	99.1%	0.4%
	Percent of Original	96.9%	99.5%	-2.6%	98.6%	98.4%	0.2%
Median	Sale Price	339,900	310,000	9.6%	361,500	347,500	4.0%
	Days on Market	18	5	260.0%	6	6	0.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.7%	100.0%	-1.3%	100.0%	100.0%	0.0%

A total of 17 homes sold in Douglas County in July, up from 12 units in July 2023. Total sales volume rose to \$7.5 million compared to \$4.2 million in the previous year.

The median sales price in July was \$339,900, up 9.6% compared to the prior year. Median days on market was 18 days, up from 5 days in June, and up from 5 in July 2023.

## History of Closed Listings

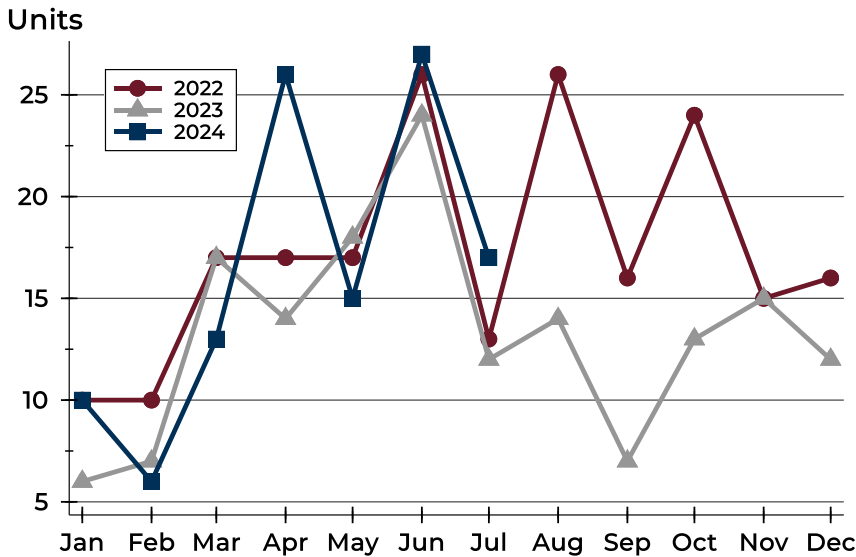
Units





## 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	14
September	16	7	16
October	24	13	15
November	15	15	15
December	16	12	16

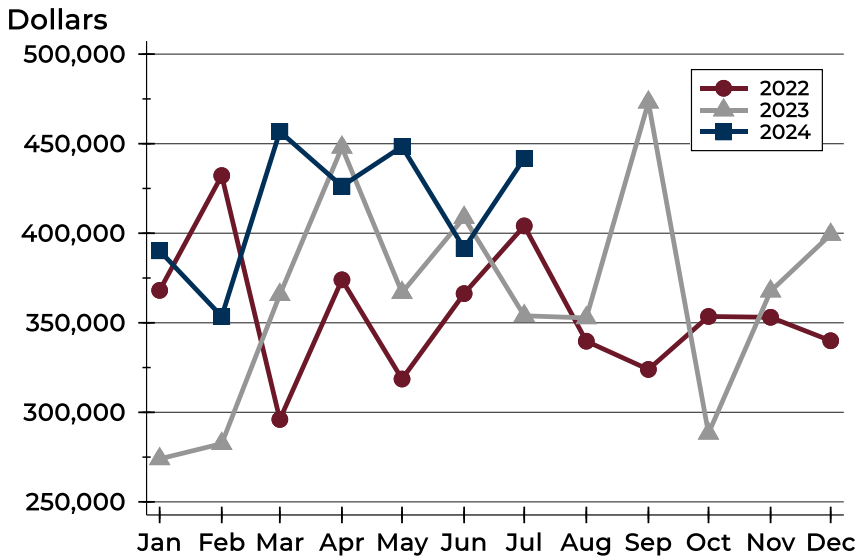
### Closed Listings by Price Range

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	2	11.8%	0.0	157,375	157,375	62	62	94.3%	94.3%	88.8%	88.8%
\$200,000-\$249,999	2	11.8%	3.6	223,500	223,500	51	51	93.3%	93.3%	90.3%	90.3%
\$250,000-\$299,999	1	5.9%	1.4	277,000	277,000	0	0	106.5%	106.5%	106.5%	106.5%
\$300,000-\$349,999	4	23.5%	0.4	332,225	332,500	12	12	97.7%	98.9%	96.1%	95.7%
\$350,000-\$399,999	1	5.9%	1.0	398,000	398,000	5	5	100.0%	100.0%	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	8.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	5.9%	3.4	475,000	475,000	1	1	102.2%	102.2%	102.2%	102.2%
\$500,000-\$599,999	0	0.0%	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	4	23.5%	2.1	653,750	657,500	16	16	98.8%	97.4%	98.8%	97.4%
\$750,000-\$999,999	2	11.8%	8.6	827,500	827,500	28	28	100.3%	100.3%	100.3%	100.3%
\$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



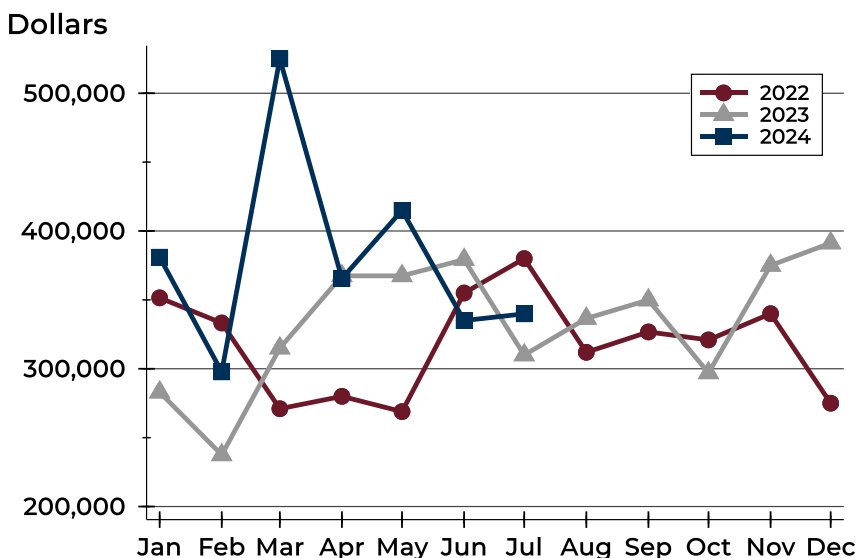
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## 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	
September	323,954	473,129	
October	353,529	288,268	
November	353,067	367,647	
December	339,975	399,283	

## Median Price

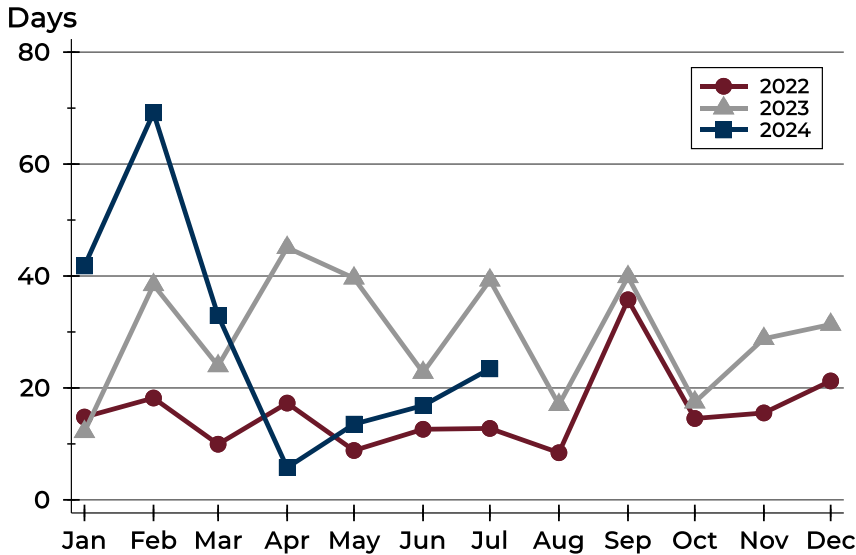


Month	2022	2023	2024
January	351,500	283,000	381,000
February	333,250	237,500	297,750
March	271,000	315,000	525,000
April	280,000	367,450	365,500
May	268,900	367,450	415,000
June	355,000	379,250	335,000
July	380,000	310,000	339,900
August	311,950	336,500	
September	326,735	349,900	
October	320,950	296,985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



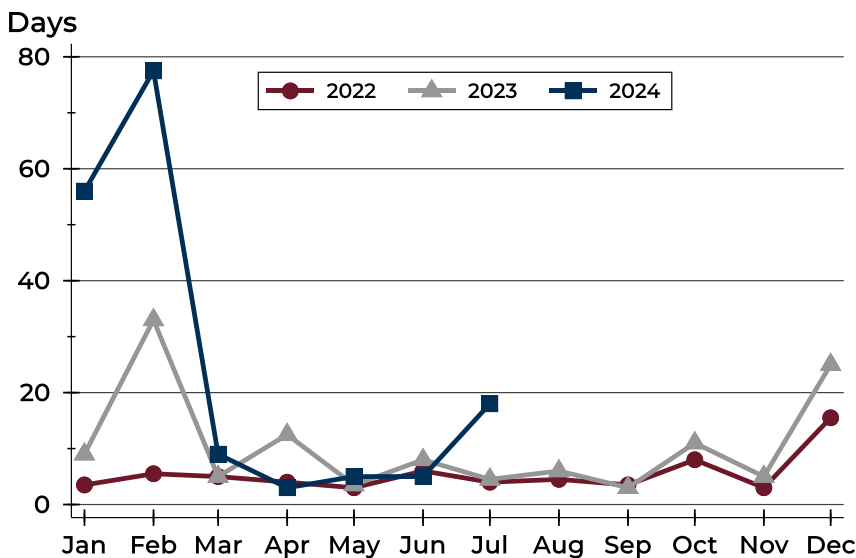
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## 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	8
September	36	40	36
October	15	17	15
November	16	29	16
December	21	31	21

## 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	5
September	4	3	4
October	8	11	8
November	3	5	3
December	16	25	16



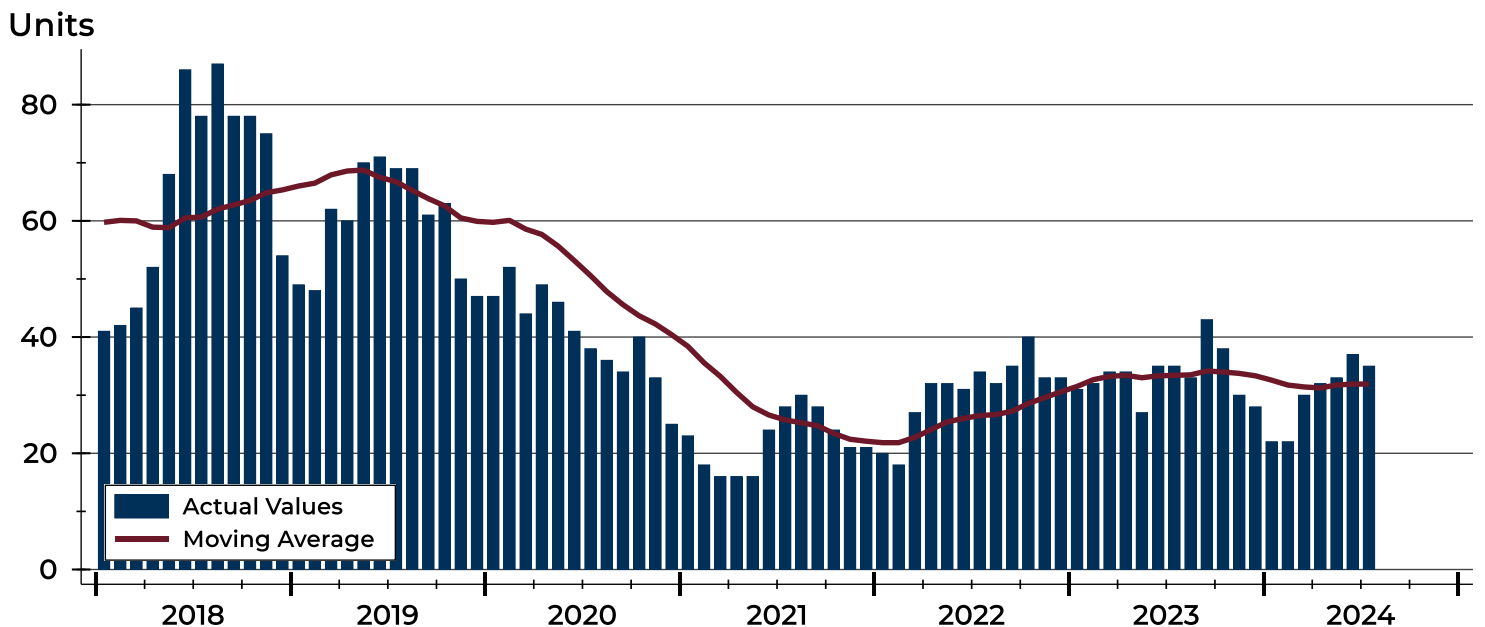
# Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Active Listings		35	35	0.0%
Volume (1,000s)		17,036	16,915	0.7%
Months' Supply		2.4	2.2	9.1%
Average	List Price	486,756	483,293	0.7%
	Days on Market	59	59	0.0%
	Percent of Original	98.1%	98.3%	-0.2%
Median	List Price	465,000	439,900	5.7%
	Days on Market	42	48	-12.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 35 homes were available for sale in Douglas County at the end of July. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$465,000, up 5.7% from 2023. The typical time on market for active listings was 42 days, down from 48 days a year earlier.

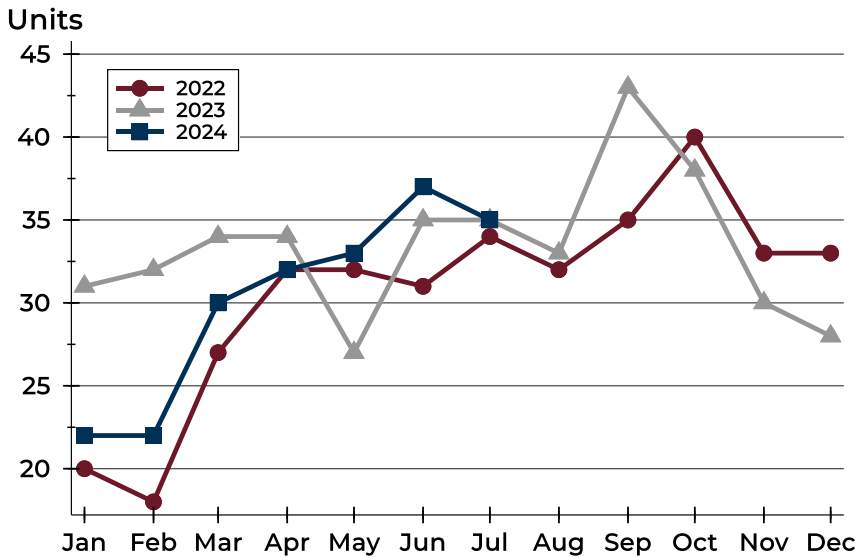
## History of Active Listings





## 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	32
September	35	43	35
October	40	38	40
November	33	30	33
December	33	28	33

### Active Listings by Price Range

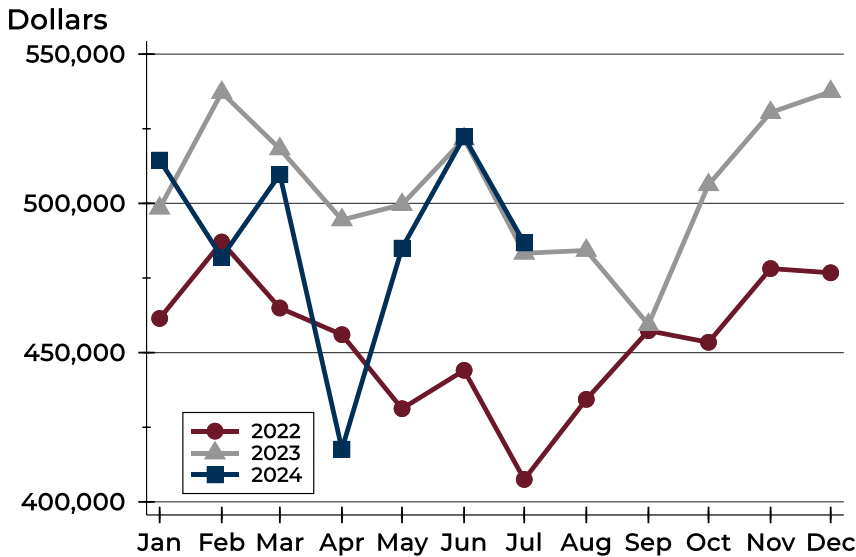
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	2.9%	N/A	115,000	115,000	39	39	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	6	17.1%	3.6	222,550	219,250	54	59	97.4%	97.1%
\$250,000-\$299,999	3	8.6%	1.4	292,633	289,500	27	34	96.2%	95.2%
\$300,000-\$349,999	1	2.9%	0.4	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	2	5.7%	1.0	361,950	361,950	41	41	99.3%	99.3%
\$400,000-\$449,999	4	11.4%	8.0	427,463	429,925	74	70	97.8%	98.9%
\$450,000-\$499,999	6	17.1%	3.4	483,150	487,450	84	53	100.0%	100.0%
\$500,000-\$599,999	3	8.6%	2.8	561,333	584,000	47	55	100.0%	100.0%
\$600,000-\$749,999	3	8.6%	2.1	684,300	654,900	58	41	93.0%	99.2%
\$750,000-\$999,999	5	14.3%	8.6	823,780	799,999	69	24	98.8%	100.0%
\$1,000,000 and up	1	2.9%	N/A	1,199,900	1,199,900	56	56	100.0%	100.0%





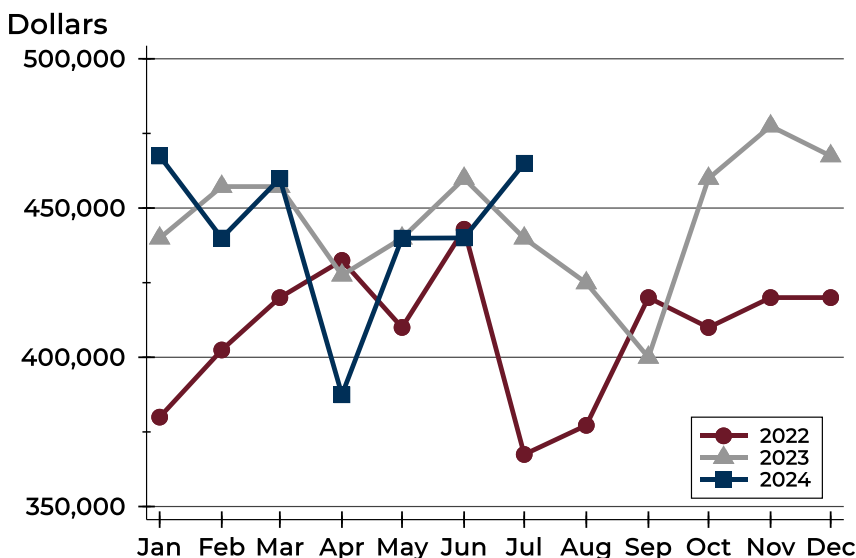
# Douglas County (Excluding Lawrence) Active Listings Analysis

## 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	
September	457,347	459,359	
October	453,461	506,221	
November	478,162	530,438	
December	476,750	537,418	

## Median Price

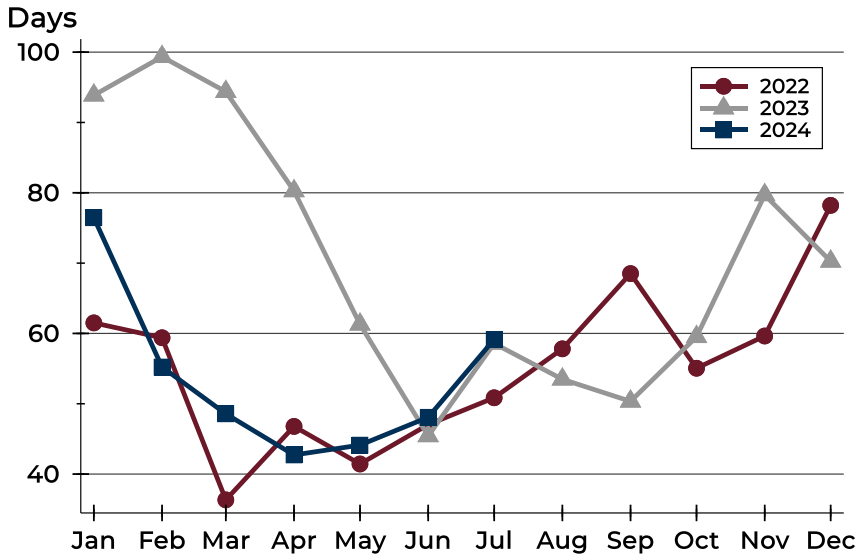


Month	2022	2023	2024
January	379,950	439,900	467,450
February	402,450	457,200	439,950
March	420,000	457,200	459,900
April	432,450	427,500	387,450
May	410,000	439,900	439,900
June	442,900	459,900	440,000
July	367,450	439,900	465,000
August	377,200	424,900	
September	420,000	399,950	
October	409,975	459,900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



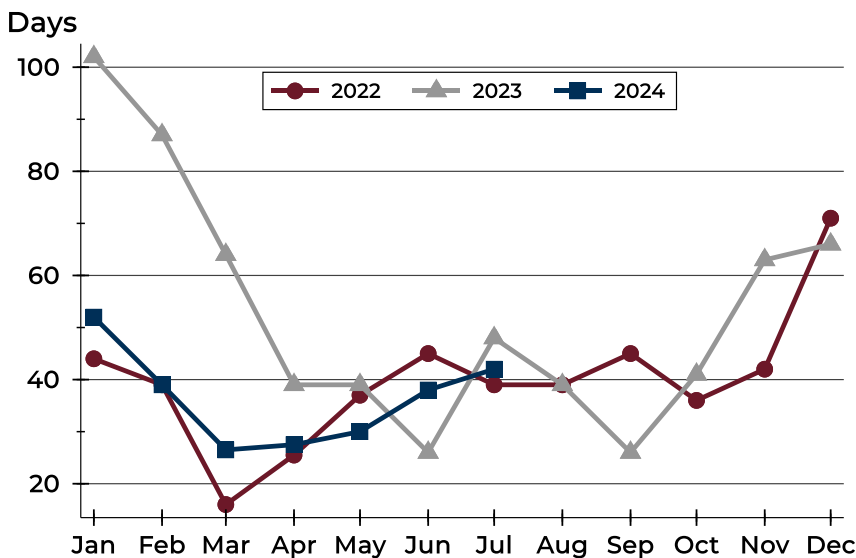
# Douglas County (Excluding Lawrence) Active Listings Analysis

## 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	
September	69	50	
October	55	60	
November	60	80	
December	78	70	

## Median DOM

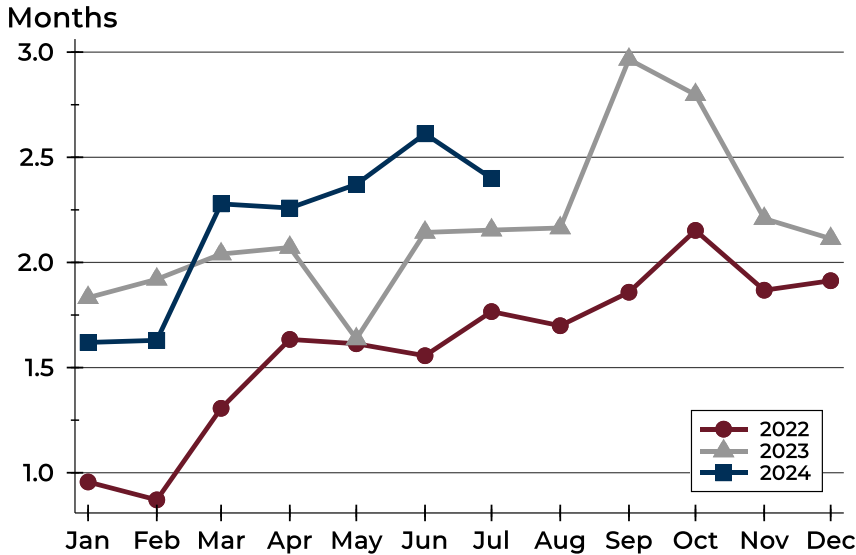


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	27
April	26	39	28
May	37	39	30
June	45	26	38
July	39	48	42
August	39	39	
September	45	26	
October	36	41	
November	42	63	
December	71	66	



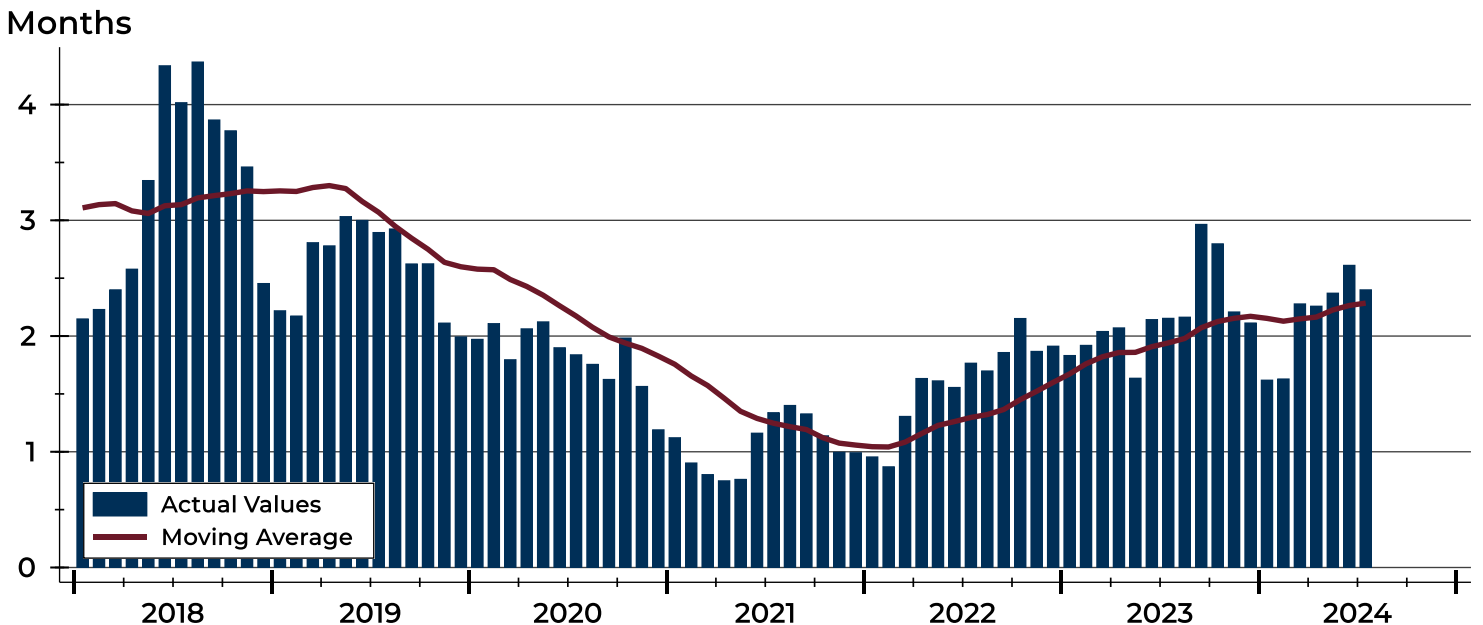
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## 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	
September	1.9	3.0	
October	2.2	2.8	
November	1.9	2.2	
December	1.9	2.1	

## History of Month's Supply





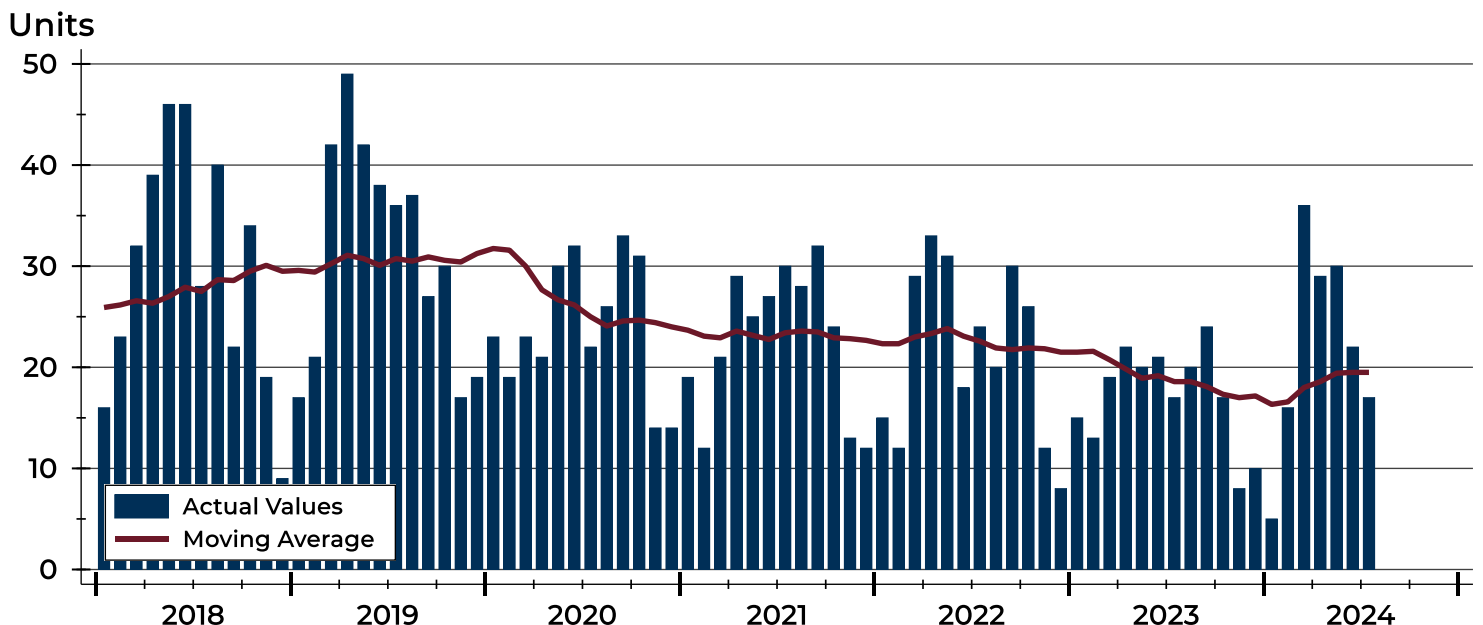
# Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	July 2023	Change
Current Month	New Listings	17	17	0.0%
	Volume (1,000s)	7,546	7,865	-4.1%
	Average List Price	443,865	462,641	-4.1%
	Median List Price	429,900	357,500	20.3%
Year-to-Date	New Listings	155	127	22.0%
	Volume (1,000s)	68,385	53,773	27.2%
	Average List Price	441,194	423,408	4.2%
	Median List Price	389,000	369,900	5.2%

A total of 17 new listings were added in Douglas County during July, the same figure as reported in 2023. Year-to-date Douglas County has seen 155 new listings.

The median list price of these homes was \$429,900 up from \$357,500 in 2023.

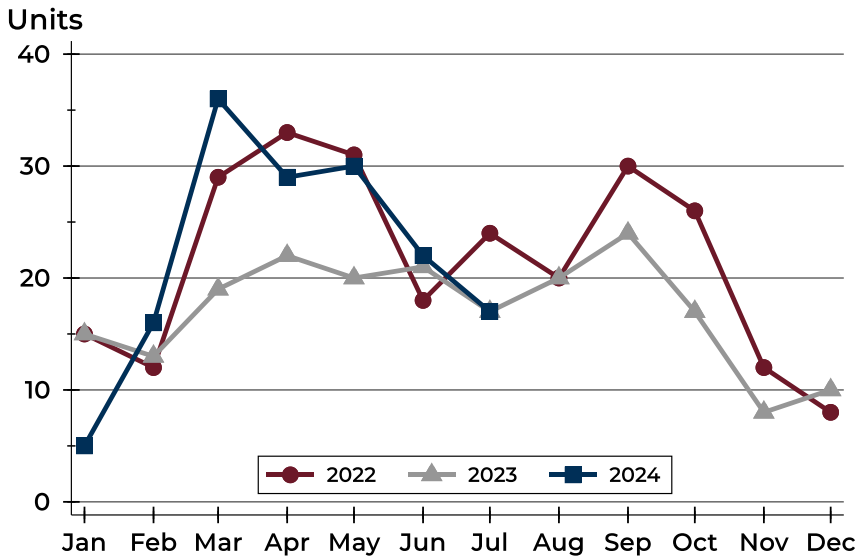
## History of New Listings





## 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	17
August	20	20	
September	30	24	
October	26	17	
November	12	8	
December	8	10	

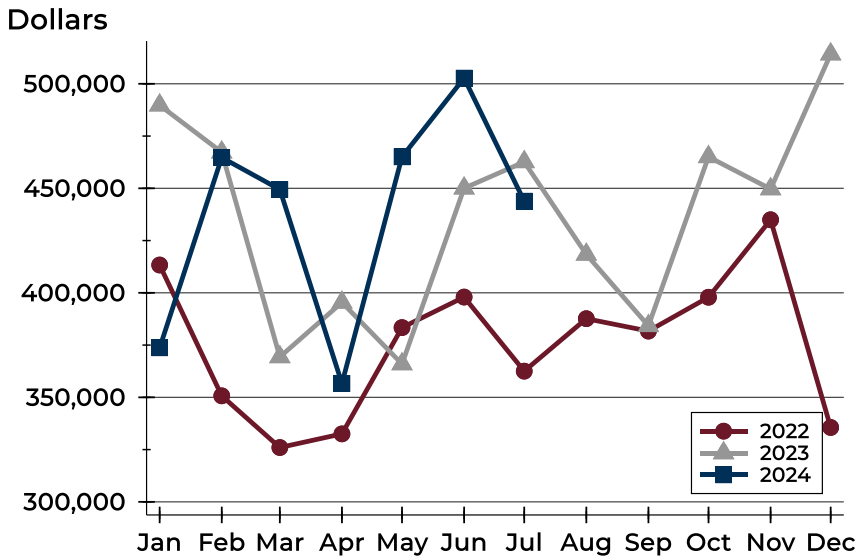
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	1	5.9%	1,500	1,500	15	15	100.0%	100.0%
\$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	11.8%	237,500	237,500	2	2	102.3%	102.3%
\$250,000-\$299,999	1	5.9%	260,000	260,000	0	0	106.5%	106.5%
\$300,000-\$349,999	1	5.9%	329,900	329,900	9	9	100.0%	100.0%
\$350,000-\$399,999	2	11.8%	382,000	382,000	11	11	100.0%	100.0%
\$400,000-\$449,999	3	17.6%	429,467	429,900	11	5	100.0%	100.0%
\$450,000-\$499,999	2	11.8%	497,000	497,000	7	7	100.0%	100.0%
\$500,000-\$599,999	2	11.8%	567,000	567,000	6	6	100.0%	100.0%
\$600,000-\$749,999	1	5.9%	649,000	649,000	12	12	100.0%	100.0%
\$750,000-\$999,999	2	11.8%	824,950	824,950	24	24	98.4%	98.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



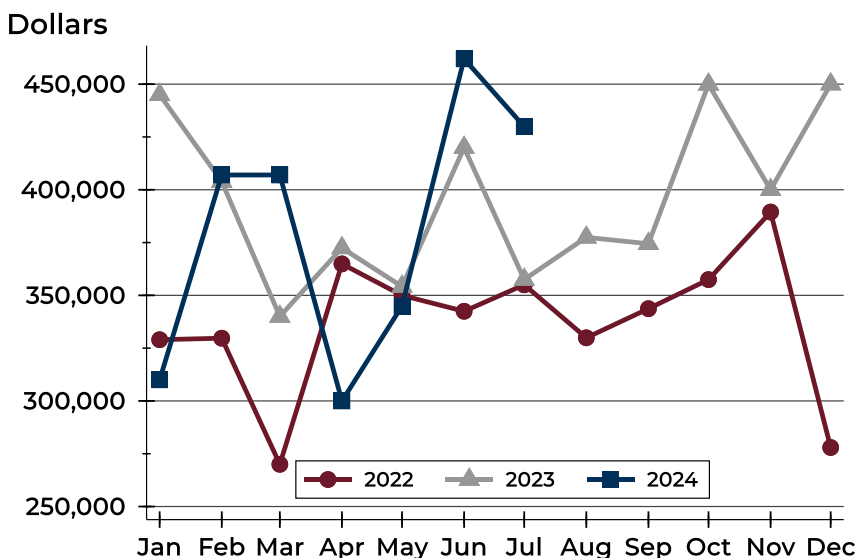
# Douglas County (Excluding Lawrence) New Listings Analysis

## Average Price



Month	2022	2023	2024
January	413,313	489,773	<b>373,698</b>
February	350,733	467,265	<b>464,725</b>
March	326,003	369,332	<b>449,461</b>
April	332,542	395,430	<b>356,648</b>
May	383,381	365,950	<b>465,055</b>
June	397,978	450,052	<b>502,741</b>
July	362,533	462,641	<b>443,865</b>
August	387,640	418,382	
September	381,707	384,221	
October	397,898	465,059	
November	434,958	449,675	
December	335,600	514,190	

## Median Price



Month	2022	2023	2024
January	329,000	445,000	<b>310,000</b>
February	329,700	403,900	<b>407,000</b>
March	270,000	340,000	<b>407,000</b>
April	364,900	372,450	<b>300,000</b>
May	350,000	354,200	<b>344,950</b>
June	342,450	419,990	<b>462,000</b>
July	355,000	357,500	<b>429,900</b>
August	329,900	377,475	
September	343,700	374,450	
October	357,450	449,900	
November	389,450	400,000	
December	277,950	450,000	



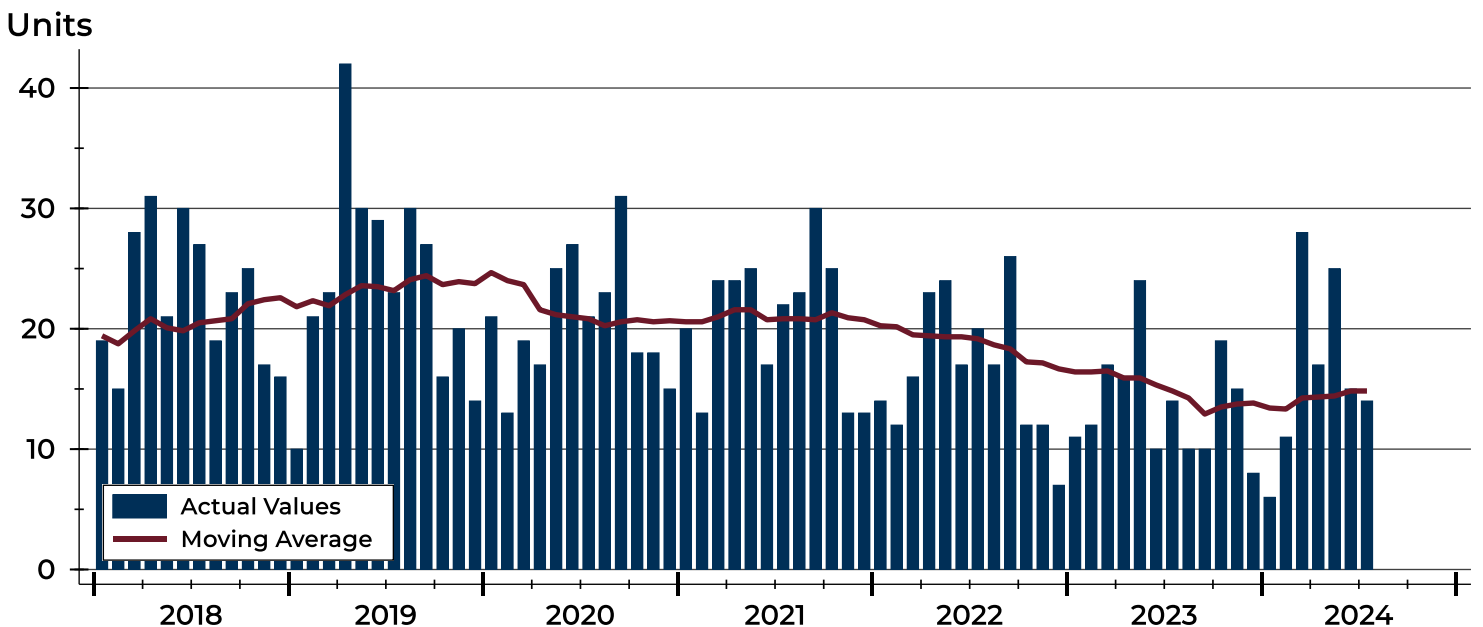
# Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2024	July 2023	Change	Year-to-Date		
		2024	2023		2024	2023	Change
Contracts Written		14	14	0.0%	116	104	11.5%
Volume (1,000s)		5,892	5,680	3.7%	48,976	40,436	21.1%
Average	Sale Price	420,850	405,700	3.7%	422,206	388,806	8.6%
	Days on Market	22	16	37.5%	19	31	-38.7%
	Percent of Original	99.5%	99.2%	0.3%	99.1%	98.7%	0.4%
Median	Sale Price	411,750	363,700	13.2%	365,000	356,200	2.5%
	Days on Market	5	6	-16.7%	5	6	-16.7%
	Percent of Original	100.0%	99.3%	0.7%	100.0%	100.0%	0.0%

A total of 14 contracts for sale were written in Douglas County during the month of July, the same as in 2023. The median list price of these homes was \$411,750, up from \$363,700 the prior year.

Half of the homes that went under contract in July were on the market less than 5 days, compared to 6 days in July 2023.

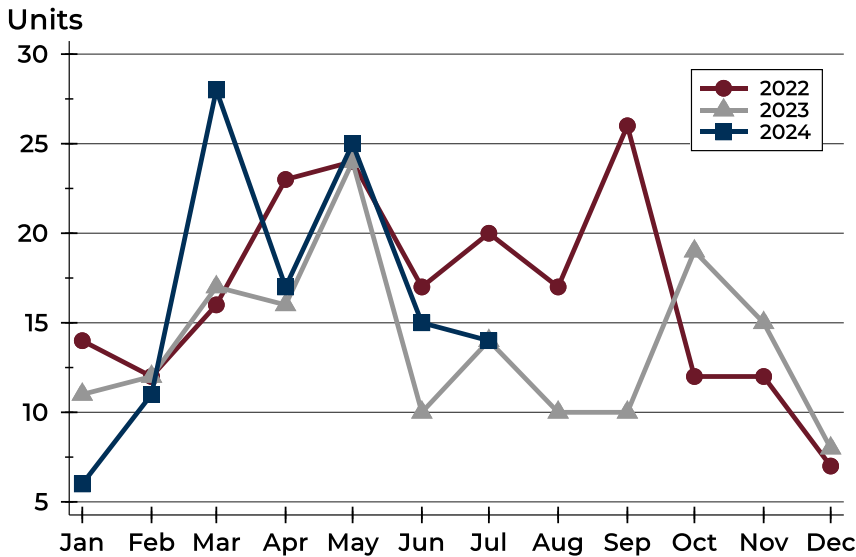
## History of Contracts Written





## 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	17
May	24	24	25
June	17	10	15
July	20	14	14
August	17	10	10
September	26	10	10
October	12	19	12
November	12	15	12
December	7	8	7

### Contracts Written by Price Range

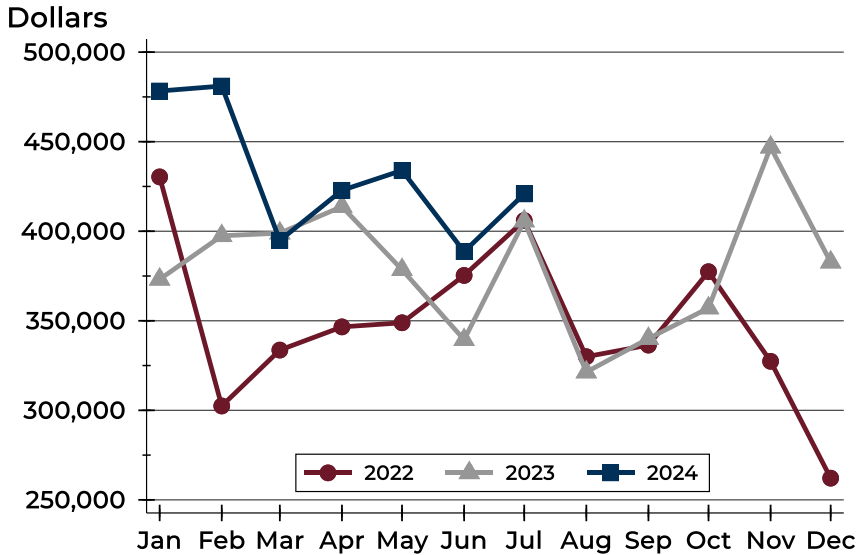
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	21.4%	238,300	239,900	19	2	96.9%	100.0%
\$250,000-\$299,999	1	7.1%	260,000	260,000	0	0	106.5%	106.5%
\$300,000-\$349,999	1	7.1%	329,900	329,900	9	9	100.0%	100.0%
\$350,000-\$399,999	2	14.3%	385,000	385,000	3	3	100.0%	100.0%
\$400,000-\$449,999	3	21.4%	432,733	429,900	34	5	100.0%	100.0%
\$450,000-\$499,999	1	7.1%	459,000	459,000	31	31	100.0%	100.0%
\$500,000-\$599,999	1	7.1%	550,000	550,000	4	4	100.0%	100.0%
\$600,000-\$749,999	1	7.1%	659,900	659,900	37	37	95.8%	95.8%
\$750,000-\$999,999	1	7.1%	850,000	850,000	54	54	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





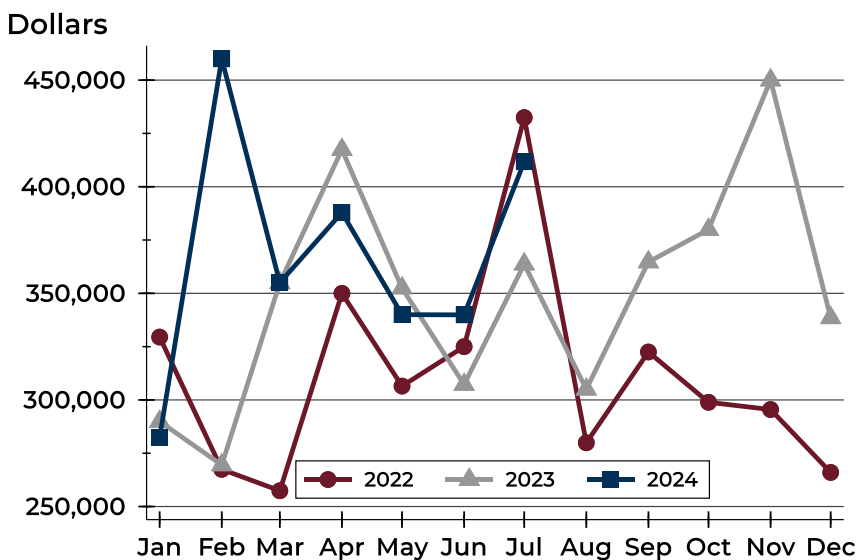
# Douglas County (Excluding Lawrence) Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	430,343	373,164	<b>478,300</b>
February	302,442	397,462	<b>481,082</b>
March	333,644	398,926	<b>394,834</b>
April	346,590	413,775	<b>422,856</b>
May	348,894	378,555	<b>433,972</b>
June	375,329	339,420	<b>388,603</b>
July	406,000	405,700	<b>420,850</b>
August	329,949	321,360	
September	336,429	340,084	
October	377,404	357,121	
November	327,367	446,920	
December	262,129	382,731	

## Median Price

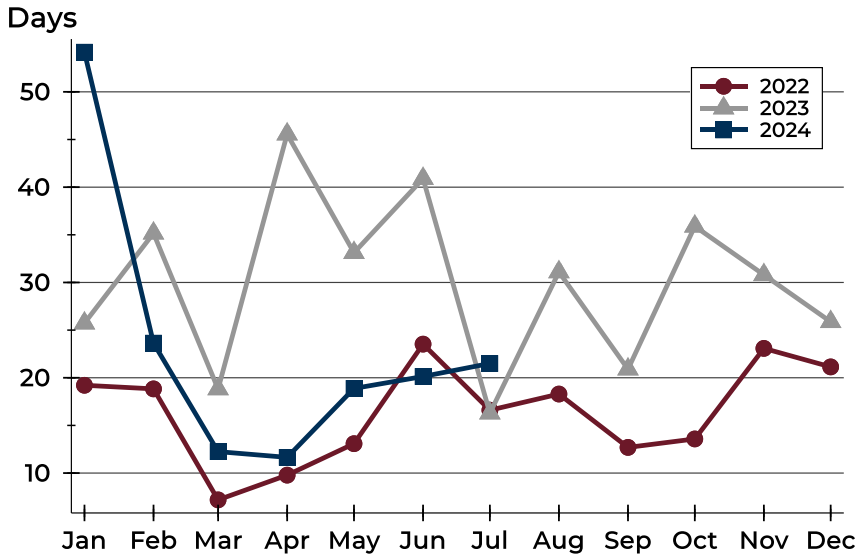


Month	2022	2023	2024
January	329,500	289,900	<b>282,450</b>
February	267,450	269,500	<b>460,000</b>
March	257,400	354,900	<b>355,000</b>
April	350,000	417,450	<b>387,900</b>
May	306,500	352,450	<b>340,000</b>
June	325,000	307,250	<b>339,900</b>
July	432,450	363,700	<b>411,750</b>
August	279,900	305,000	
September	322,500	364,700	
October	298,900	379,900	
November	295,500	450,000	
December	266,000	338,500	



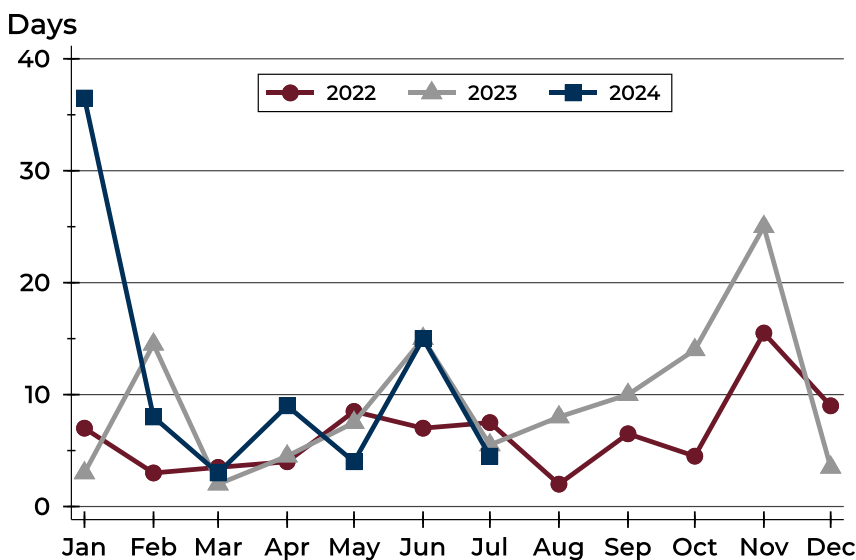
# Douglas County (Excluding Lawrence) Contracts Written Analysis

## Average DOM



Month	2022	2023	2024
January	19	26	54
February	19	35	24
March	7	19	12
April	10	46	12
May	13	33	19
June	24	41	20
July	17	16	22
August	18	31	18
September	13	21	13
October	14	36	23
November	23	31	21
December	21	26	21

## Median DOM



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



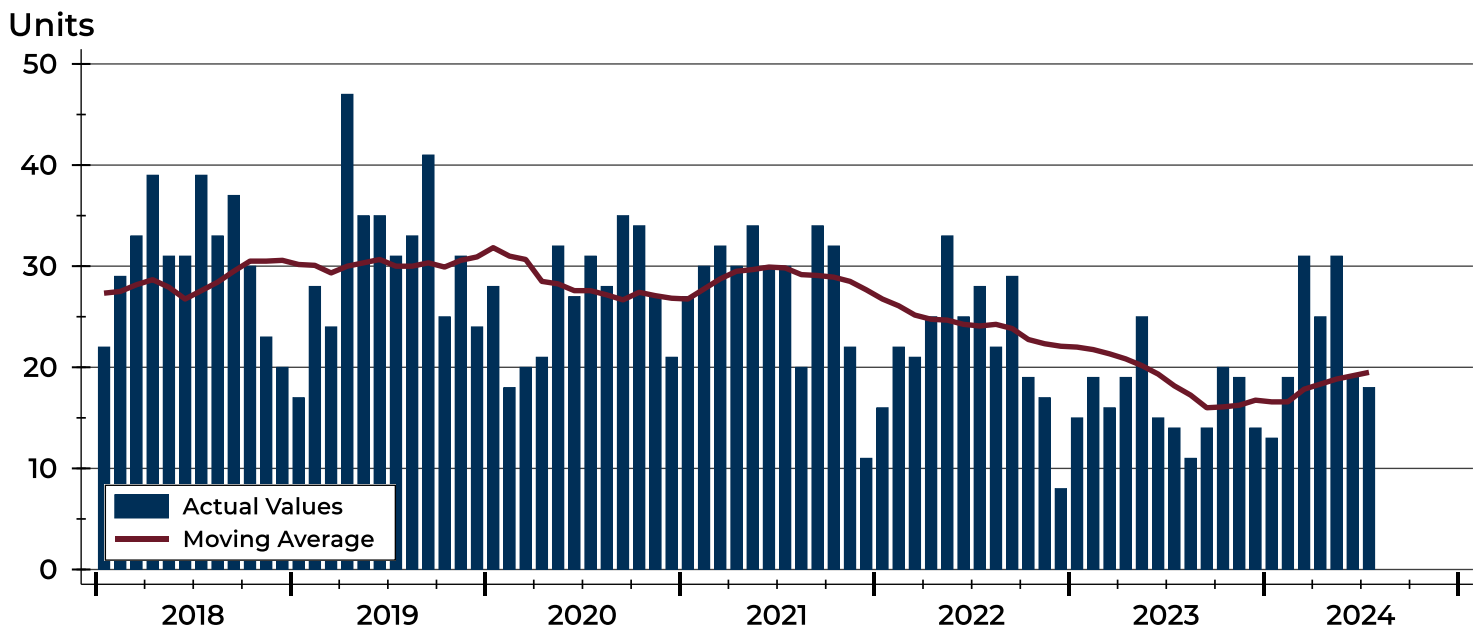
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Pending Contracts		18	14	28.6%
Volume (1,000s)		7,271	5,534	31.4%
Average	List Price	403,936	395,307	2.2%
	Days on Market	16	17	-5.9%
	Percent of Original	99.8%	99.5%	0.3%
Median	List Price	410,000	363,700	12.7%
	Days on Market	5	7	-28.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 18 listings in Douglas County had contracts pending at the end of July, up from 14 contracts pending at the end of July 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.

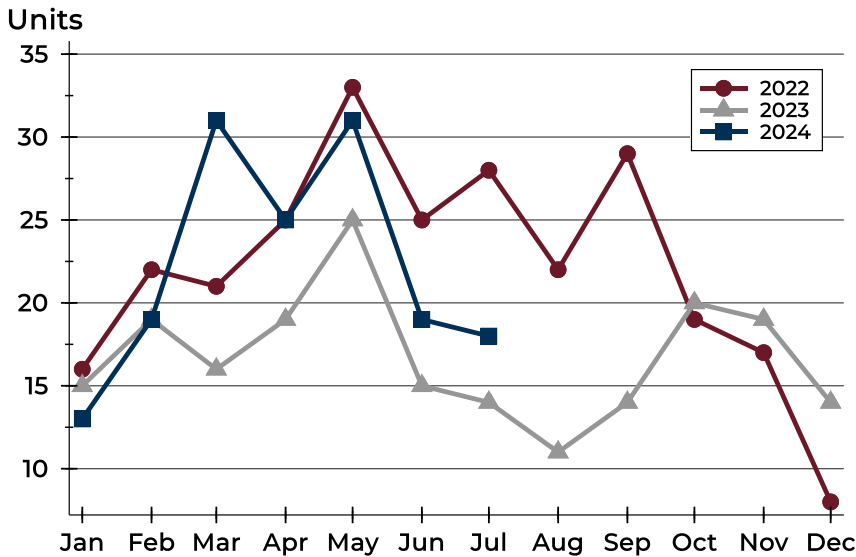
## History of Pending Contracts





## 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	
September	29	14	
October	19	20	
November	17	19	
December	8	14	

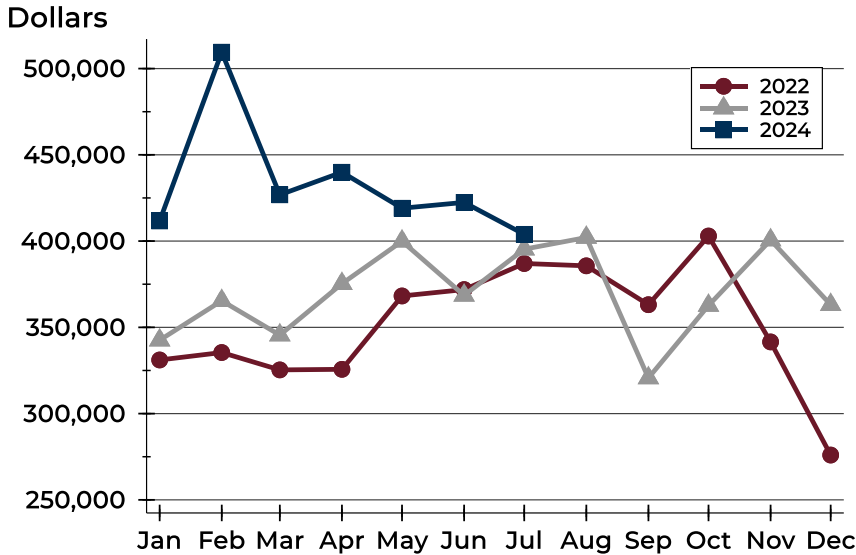
### Pending Contracts by Price Range

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	5.6%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	1	5.6%	189,950	189,950	17	17	100.0%	100.0%
\$200,000-\$249,999	2	11.1%	237,500	237,500	2	2	100.0%	100.0%
\$250,000-\$299,999	1	5.6%	279,900	279,900	2	2	100.0%	100.0%
\$300,000-\$349,999	2	11.1%	319,950	319,950	12	12	100.0%	100.0%
\$350,000-\$399,999	2	11.1%	385,000	385,000	3	3	100.0%	100.0%
\$400,000-\$449,999	4	22.2%	430,800	429,200	27	4	100.0%	100.0%
\$450,000-\$499,999	1	5.6%	459,000	459,000	31	31	100.0%	100.0%
\$500,000-\$599,999	2	11.1%	550,000	550,000	4	4	100.0%	100.0%
\$600,000-\$749,999	1	5.6%	659,900	659,900	37	37	95.8%	95.8%
\$750,000-\$999,999	1	5.6%	850,000	850,000	54	54	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



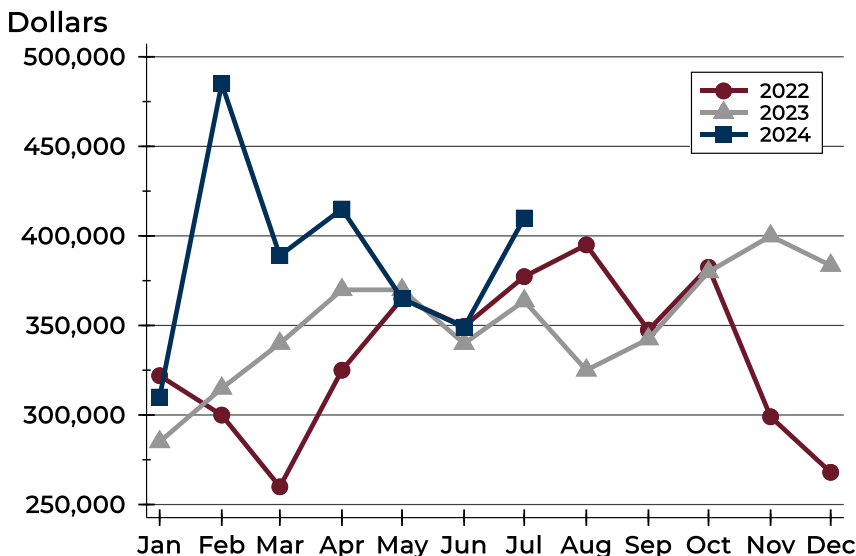
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## Average Price



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

## Median Price

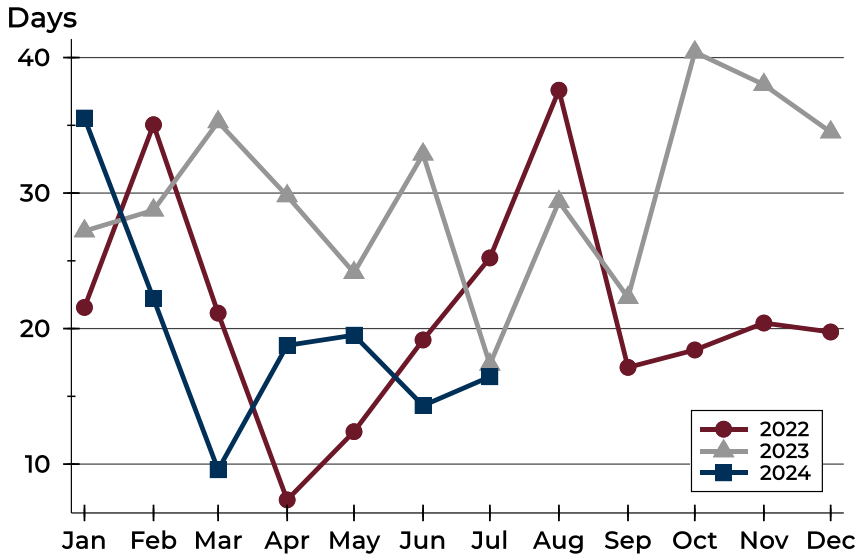


Month	2022	2023	2024
January	321,950	285,000	<b>310,000</b>
February	299,950	314,900	<b>485,000</b>
March	259,900	339,950	<b>389,000</b>
April	325,000	369,900	<b>415,000</b>
May	365,000	369,900	<b>365,000</b>
June	349,500	339,900	<b>349,000</b>
July	377,250	363,700	<b>410,000</b>
August	395,000	325,000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



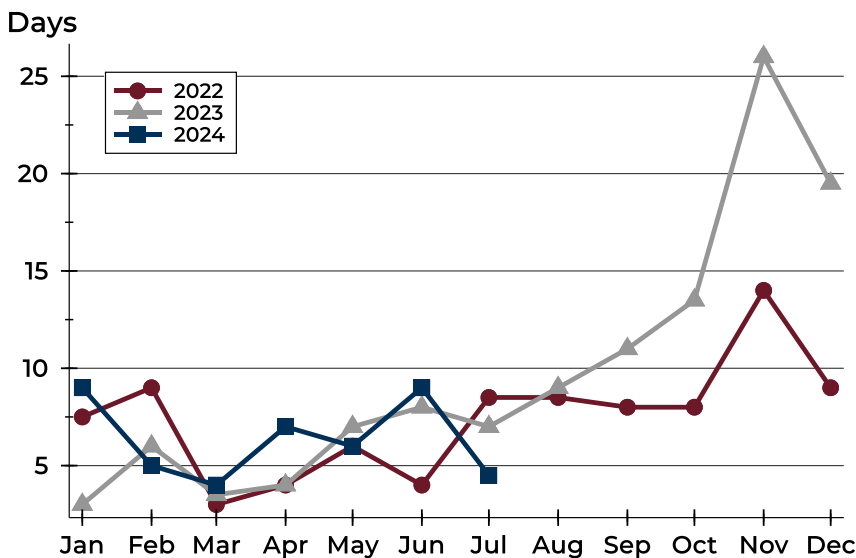
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## 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	
September	17	22	
October	18	40	
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	
September	8	11	
October	8	14	
November	14	26	
December	9	20	