



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Fell in December

Total home sales in Douglas County fell last month to 16 units, compared to 21 units in December 2021. Total sales volume was \$5.4 million, down from a year earlier.

The median sale price in December was \$275,000, down from \$299,900 a year earlier. Homes that sold in December were typically on the market for 16 days and sold for 97.8% of their list prices.

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

The total number of active listings in Douglas County at the end of December was 32 units, up from 21 at the same point in 2021. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$420,000.

During December, a total of 7 contracts were written down from 13 in December 2021. At the end of the month, there were 8 contracts still pending.

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## Douglas County (Excluding Lawrence) Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
<b>Home Sales</b>		<b>16</b>	<b>21</b>	<b>20</b>	<b>206</b>	<b>254</b>	<b>252</b>
Change from prior year		-23.8%	5.0%	-4.8%	-18.9%	0.8%	-11.0%
<b>Active Listings</b>		<b>32</b>	<b>21</b>	<b>25</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		52.4%	-16.0%	-46.8%			
<b>Months' Supply</b>		<b>1.9</b>	<b>1.0</b>	<b>1.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		90.0%	-16.7%	-40.0%			
<b>New Listings</b>		<b>8</b>	<b>12</b>	<b>14</b>	<b>256</b>	<b>272</b>	<b>287</b>
Change from prior year		-33.3%	-14.3%	-26.3%	-5.9%	-5.2%	-23.5%
<b>Contracts Written</b>		<b>7</b>	<b>13</b>	<b>15</b>	<b>199</b>	<b>249</b>	<b>248</b>
Change from prior year		-46.2%	-13.3%	7.1%	-20.1%	0.4%	-13.0%
<b>Pending Contracts</b>		<b>8</b>	<b>11</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-27.3%	-47.6%	-12.5%			
<b>Sales Volume (1,000s)</b>		<b>5,440</b>	<b>6,882</b>	<b>5,920</b>	<b>72,464</b>	<b>83,157</b>	<b>73,439</b>
Change from prior year		-21.0%	16.3%	4.0%	-12.9%	13.2%	-1.0%
Average	<b>Sale Price</b>	<b>339,975</b>	<b>327,702</b>	<b>295,990</b>	<b>351,769</b>	<b>327,390</b>	<b>291,423</b>
	Change from prior year	3.7%	10.7%	9.1%	7.4%	12.3%	11.2%
	<b>List Price of Actives</b>	<b>444,773</b>	<b>435,574</b>	<b>332,488</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	2.1%	31.0%	-32.6%			
	<b>Days on Market</b>	<b>21</b>	<b>20</b>	<b>19</b>	<b>15</b>	<b>18</b>	<b>28</b>
Change from prior year	5.0%	5.3%	-71.2%	-16.7%	-35.7%	-26.3%	
<b>Percent of List</b>	<b>94.7%</b>	<b>100.1%</b>	<b>98.3%</b>	<b>99.2%</b>	<b>100.4%</b>	<b>99.2%</b>	
Change from prior year	-5.4%	1.8%	2.1%	-1.2%	1.2%	0.7%	
<b>Percent of Original</b>	<b>93.5%</b>	<b>99.4%</b>	<b>97.2%</b>	<b>98.4%</b>	<b>99.1%</b>	<b>98.4%</b>	
Change from prior year	-5.9%	2.3%	3.7%	-0.7%	0.7%	1.1%	
Median	<b>Sale Price</b>	<b>275,000</b>	<b>299,900</b>	<b>269,950</b>	<b>312,500</b>	<b>277,000</b>	<b>260,000</b>
	Change from prior year	-8.3%	11.1%	12.0%	12.8%	6.5%	10.6%
	<b>List Price of Actives</b>	<b>420,000</b>	<b>369,000</b>	<b>288,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	13.8%	27.9%	-18.7%			
	<b>Days on Market</b>	<b>16</b>	<b>6</b>	<b>8</b>	<b>5</b>	<b>4</b>	<b>7</b>
Change from prior year	166.7%	-25.0%	-85.2%	25.0%	-42.9%	-56.3%	
<b>Percent of List</b>	<b>97.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-2.2%	0.0%	2.6%	0.0%	0.0%	0.3%	
<b>Percent of Original</b>	<b>95.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-4.6%	0.0%	5.3%	0.0%	0.0%	1.7%	

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



## Douglas County (Excluding Lawrence) Closed Listings Analysis

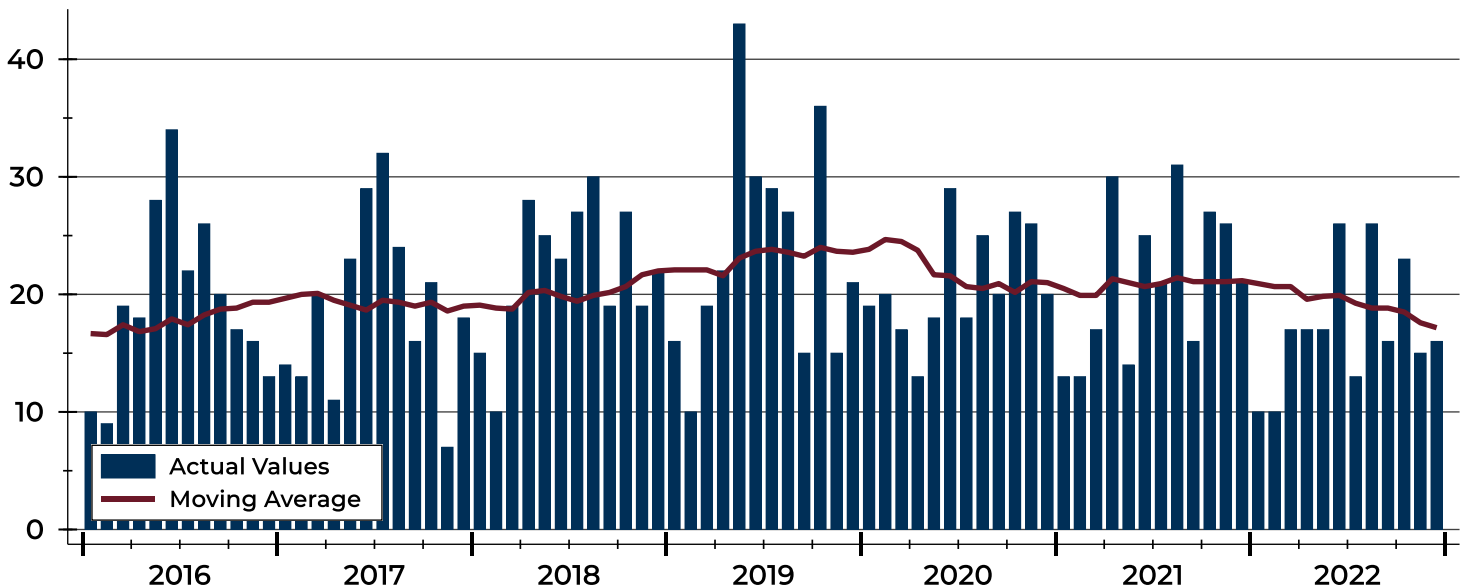
Summary Statistics for Closed Listings		December			Year-to-Date		
		2022	2021	Change	2022	2021	Change
Closed Listings		16	21	-23.8%	206	254	-18.9%
Volume (1,000s)		5,440	6,882	-21.0%	72,464	83,157	-12.9%
Months' Supply		1.9	1.0	90.0%	N/A	N/A	N/A
Average	Sale Price	339,975	327,702	3.7%	351,769	327,390	7.4%
	Days on Market	21	20	5.0%	15	18	-16.7%
	Percent of List	94.7%	100.1%	-5.4%	99.2%	100.4%	-1.2%
	Percent of Original	93.5%	99.4%	-5.9%	98.4%	99.1%	-0.7%
Median	Sale Price	275,000	299,900	-8.3%	312,500	277,000	12.8%
	Days on Market	16	6	166.7%	5	4	25.0%
	Percent of List	97.8%	100.0%	-2.2%	100.0%	100.0%	0.0%
	Percent of Original	95.4%	100.0%	-4.6%	100.0%	100.0%	0.0%

A total of 16 homes sold in Douglas County in December, down from 21 units in December 2021. Total sales volume fell to \$5.4 million compared to \$6.9 million in the previous year.

The median sales price in December was \$275,000, down 8.3% compared to the prior year. Median days on market was 16 days, up from 3 days in November, and up from 6 in December 2021.

## History of Closed Listings

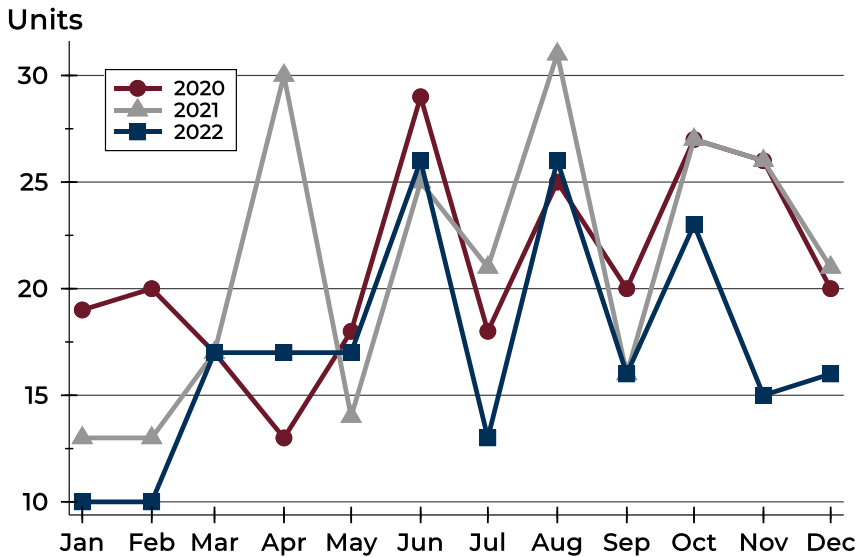
Units





## 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	16

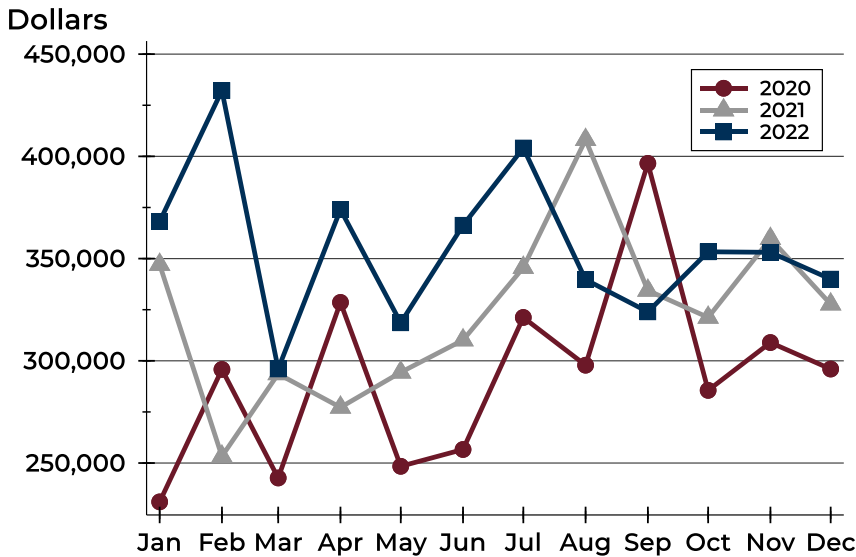
### Closed Listings by Price Range

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	1	6.3%	1.3	133,700	133,700	32	32	99.0%	99.0%	95.5%	95.5%
\$150,000-\$199,999	2	12.5%	0.0	184,950	184,950	23	23	97.4%	97.4%	91.9%	91.9%
\$200,000-\$249,999	3	18.8%	1.5	221,333	220,000	23	14	90.4%	97.8%	94.7%	95.6%
\$250,000-\$299,999	3	18.8%	0.7	266,667	260,000	23	17	95.6%	98.2%	90.8%	90.8%
\$300,000-\$349,999	1	6.3%	0.0	300,000	300,000	10	10	95.3%	95.3%	95.3%	95.3%
\$350,000-\$399,999	1	6.3%	3.4	385,000	385,000	12	12	98.7%	98.7%	97.0%	97.0%
\$400,000-\$449,999	1	6.3%	3.2	405,000	405,000	24	24	84.6%	84.6%	84.6%	84.6%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	2	12.5%	1.1	538,500	538,500	28	28	94.0%	94.0%	94.0%	94.0%
\$600,000-\$749,999	2	12.5%	2.0	652,500	652,500	13	13	98.1%	98.1%	98.1%	98.1%
\$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



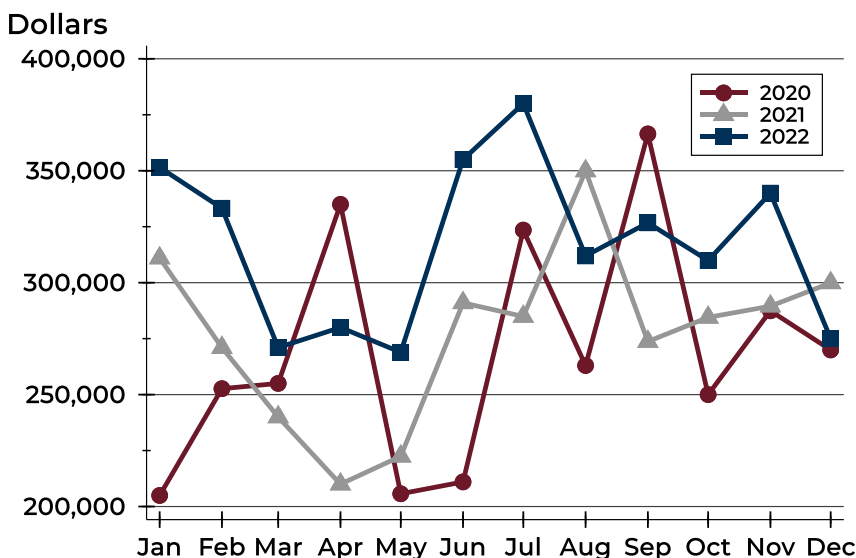
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average Price



Month	2020	2021	2022
January	231,008	347,077	368,105
February	295,780	253,285	432,200
March	242,712	293,600	296,024
April	328,567	277,227	373,982
May	248,419	294,379	318,604
June	256,636	310,146	366,298
July	321,206	345,614	404,092
August	297,868	408,148	339,712
September	396,585	334,425	323,954
October	285,556	321,227	353,335
November	308,939	359,738	353,067
December	295,990	327,702	339,975

### Median Price

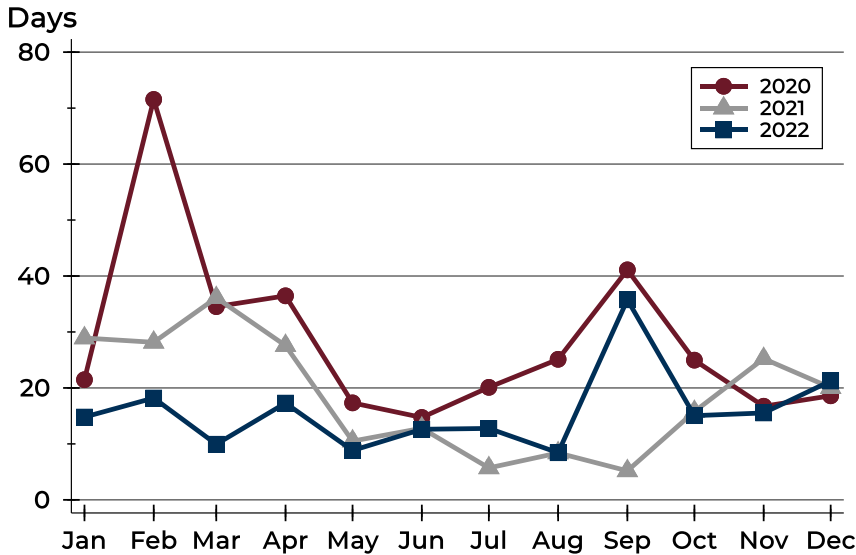


Month	2020	2021	2022
January	204,950	311,000	351,500
February	252,650	271,000	333,250
March	255,000	240,000	271,000
April	335,000	210,000	280,000
May	205,700	222,450	268,900
June	211,000	291,000	355,000
July	323,500	284,900	380,000
August	263,000	349,900	311,950
September	366,450	273,700	326,735
October	250,000	284,500	309,900
November	287,450	289,500	340,000
December	269,950	299,900	275,000



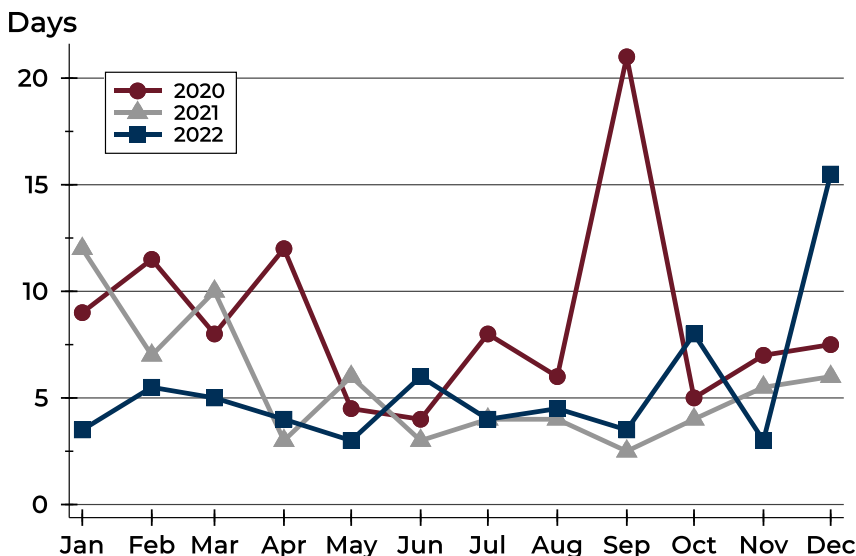
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### 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	21

### 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	16



## Douglas County (Excluding Lawrence) Active Listings Analysis

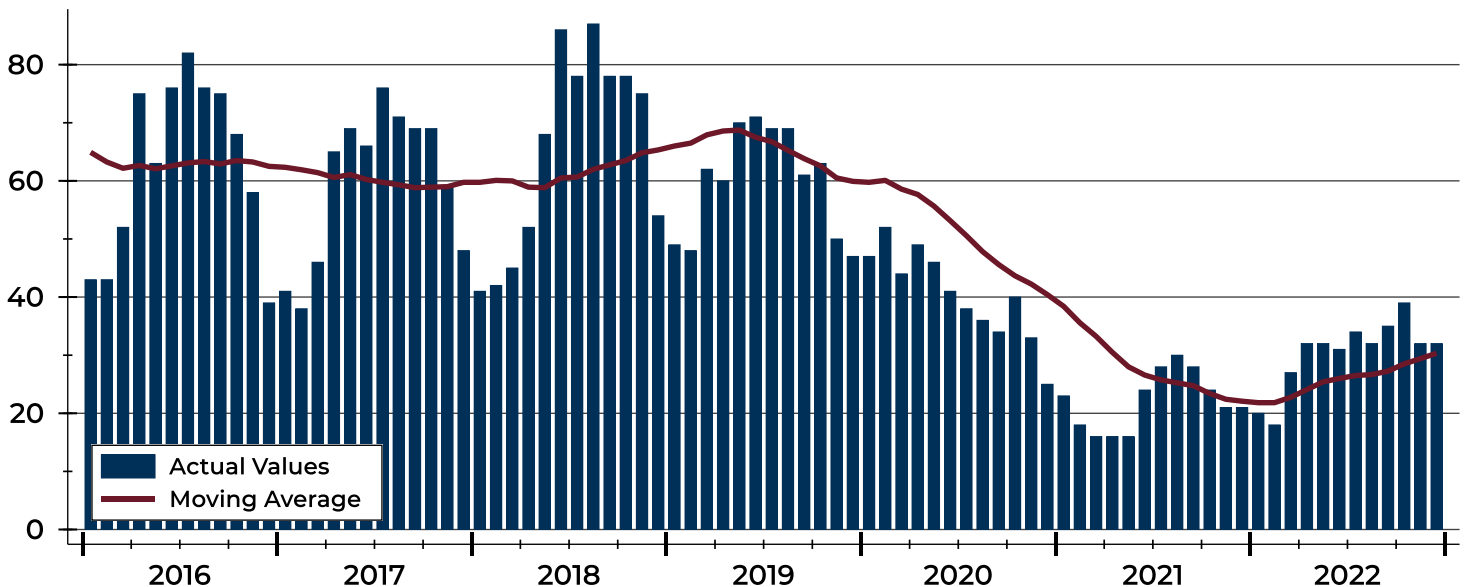
Summary Statistics for Active Listings		2022	2021	Change
Active Listings		32	21	52.4%
Volume (1,000s)		14,233	9,147	55.6%
Months' Supply		1.9	1.0	90.0%
Average	List Price	444,773	435,574	2.1%
	Days on Market	78	59	32.2%
	Percent of Original	98.4%	99.2%	-0.8%
Median	List Price	420,000	369,000	13.8%
	Days on Market	71	51	39.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 32 homes were available for sale in Douglas County at the end of December. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of December was \$420,000, up 13.8% from 2021. The typical time on market for active listings was 71 days, up from 51 days a year earlier.

## History of Active Listings

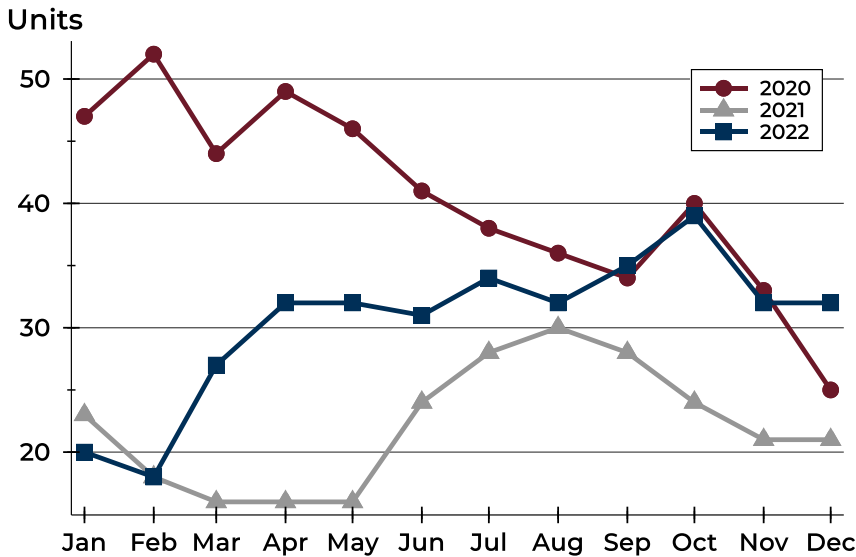
Units





## 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	32

### Active Listings by Price Range

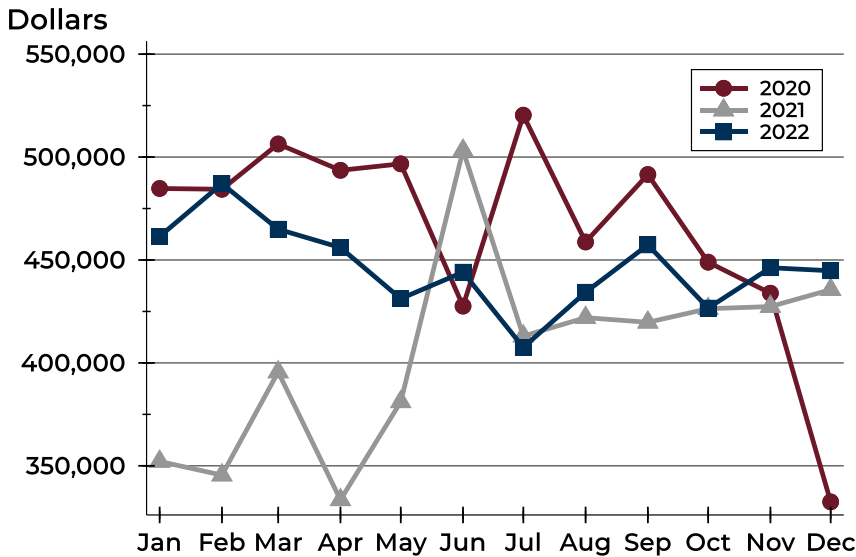
Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	3.1%	1.3	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	219,375	220,000	65	60	95.2%	99.5%
\$250,000-\$299,999	2	6.3%	0.7	289,200	289,200	8	8	100.0%	100.0%
\$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%	3.4	368,619	364,900	68	71	99.8%	100.0%
\$400,000-\$449,999	4	12.5%	3.2	429,950	429,950	128	105	95.5%	95.8%
\$450,000-\$499,999	5	15.6%	N/A	459,840	459,900	127	87	101.4%	102.2%
\$500,000-\$599,999	2	6.3%	1.1	525,000	525,000	69	69	100.0%	100.0%
\$600,000-\$749,999	2	6.3%	2.0	674,950	674,950	88	88	96.4%	96.4%
\$750,000-\$999,999	4	12.5%	N/A	823,500	810,000	45	41	97.0%	98.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





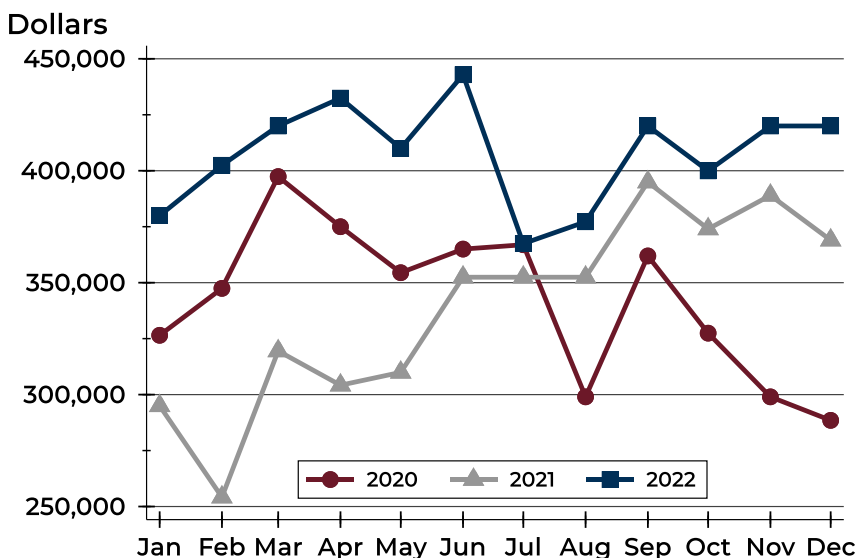
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average Price



Month	2020	2021	2022
January	484,747	352,137	461,451
February	484,360	345,489	487,044
March	506,364	395,581	464,954
April	493,571	333,478	456,028
May	496,717	381,094	431,219
June	427,603	503,244	444,073
July	520,358	413,024	407,518
August	458,750	421,996	434,338
September	491,534	419,736	457,347
October	448,944	426,332	426,627
November	433,868	427,369	446,230
December	332,488	435,574	444,773

### Median Price

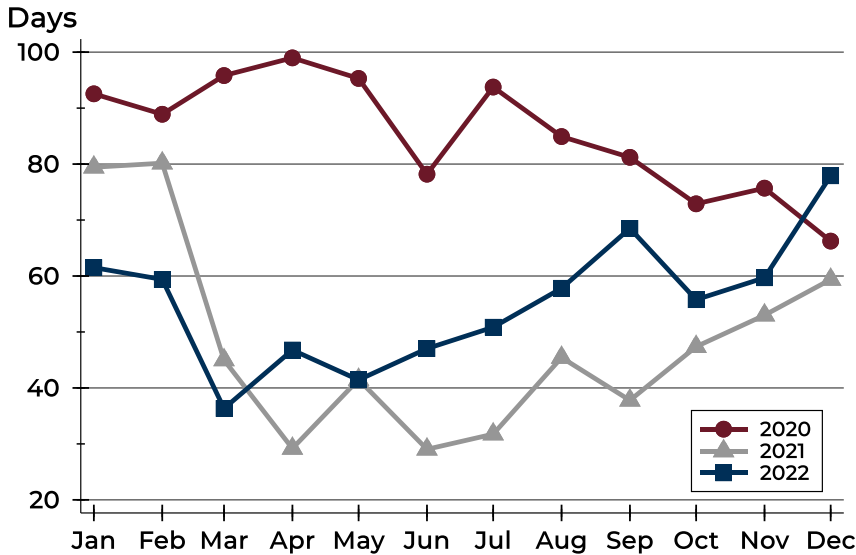


Month	2020	2021	2022
January	326,500	295,000	379,950
February	347,450	254,200	402,450
March	397,400	319,500	420,000
April	375,000	304,200	432,450
May	354,450	309,950	410,000
June	365,000	352,450	442,900
July	366,950	352,450	367,450
August	299,000	352,450	377,200
September	361,950	394,950	420,000
October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



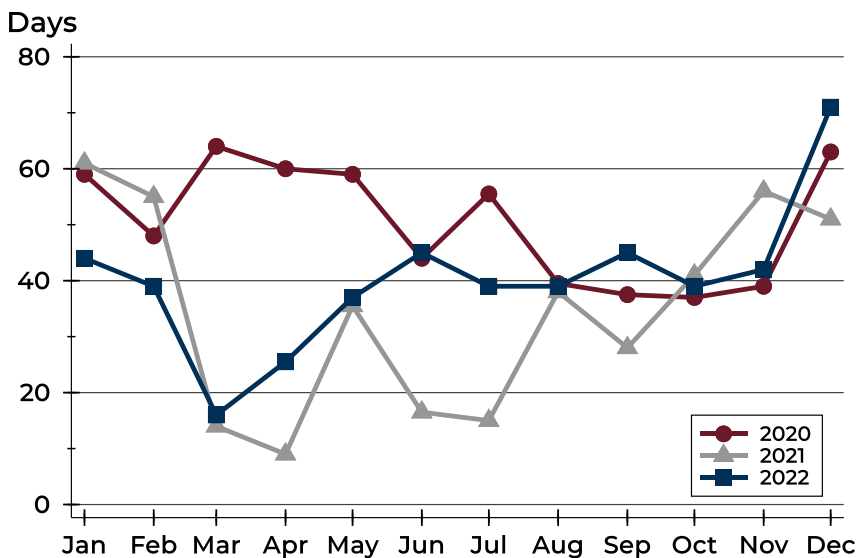
## Douglas County (Excluding Lawrence) Active Listings Analysis

### 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	78

### Median DOM

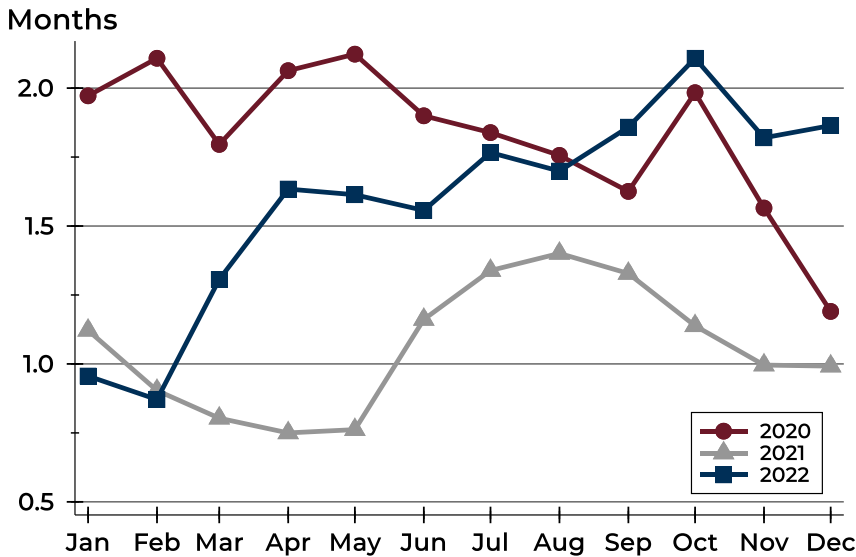


Month	2020	2021	2022
January	59	61	44
February	48	55	39
March	64	14	16
April	60	9	26
May	59	36	37
June	44	17	45
July	56	15	39
August	40	38	39
September	38	28	45
October	37	41	39
November	39	56	42
December	63	51	71



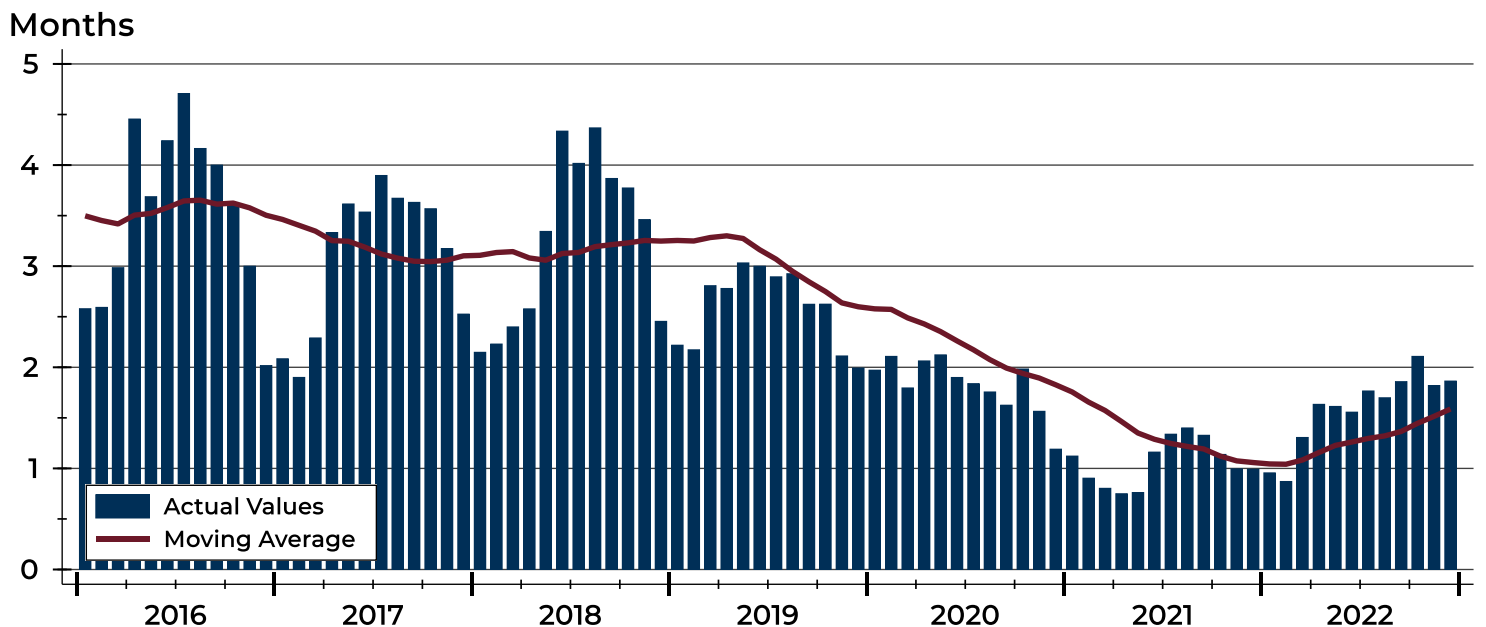
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## 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	1.9

## History of Month's Supply





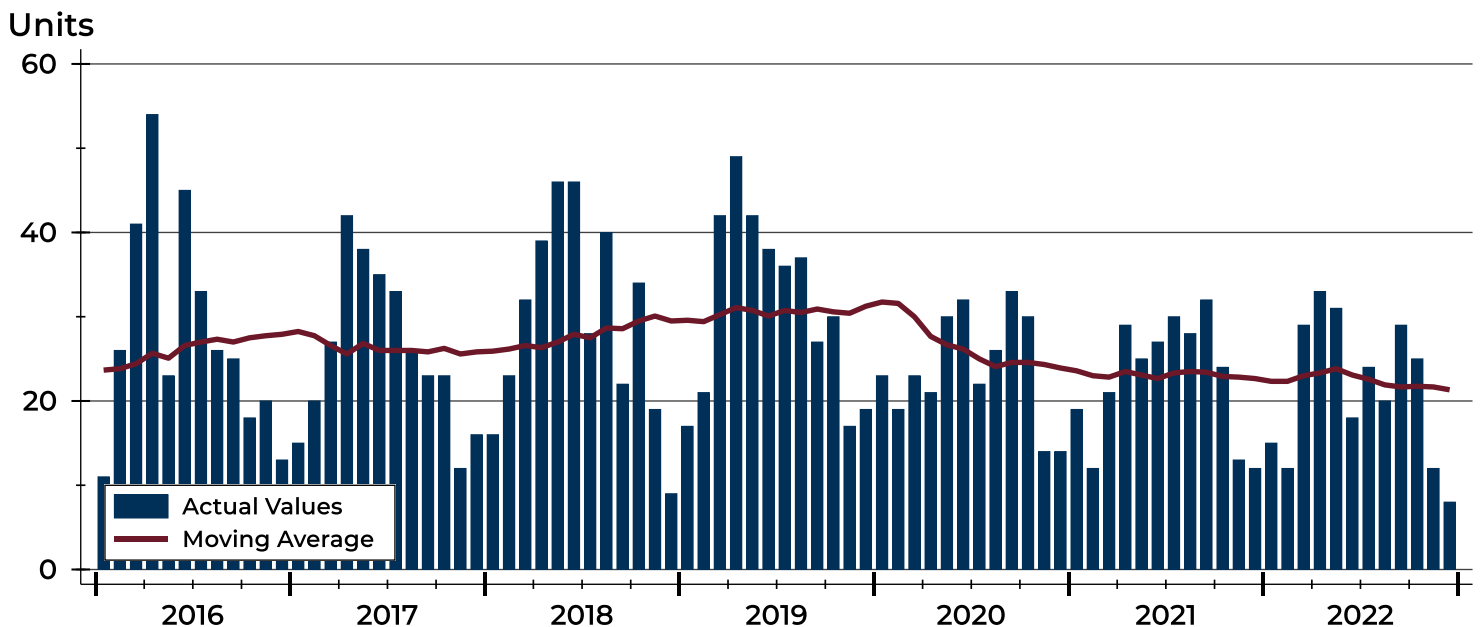
## Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2022	December 2021	Change
Current Month	New Listings	8	12	-33.3%
	Volume (1,000s)	2,690	4,018	-33.1%
	Average List Price	336,225	334,867	0.4%
	Median List Price	277,950	234,900	18.3%
Year-to-Date	New Listings	256	272	-5.9%
	Volume (1,000s)	94,211	93,165	1.1%
	Average List Price	368,013	342,518	7.4%
	Median List Price	342,500	280,000	22.3%

A total of 8 new listings were added in Douglas County during December, down 33.3% from the same month in 2021. Year-to-date Douglas County has seen 256 new listings.

The median list price of these homes was \$277,950 up from \$234,900 in 2021.

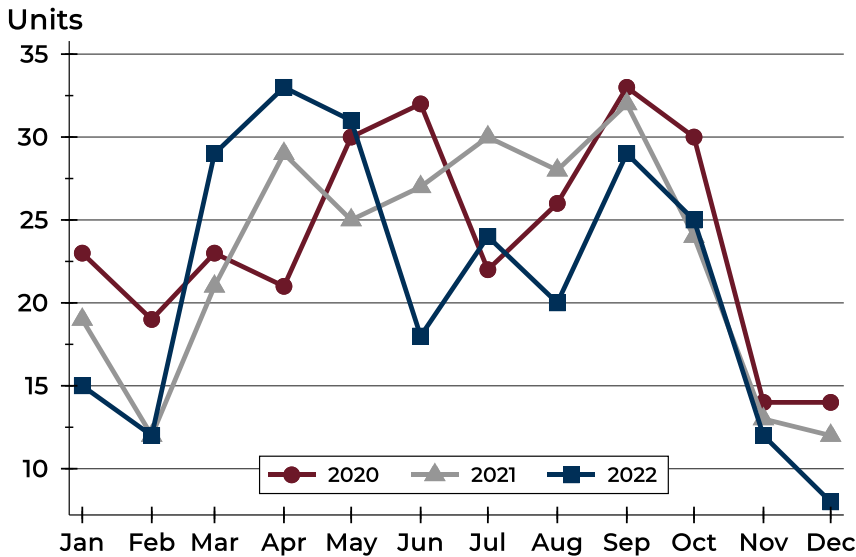
## History of New Listings





## 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	8

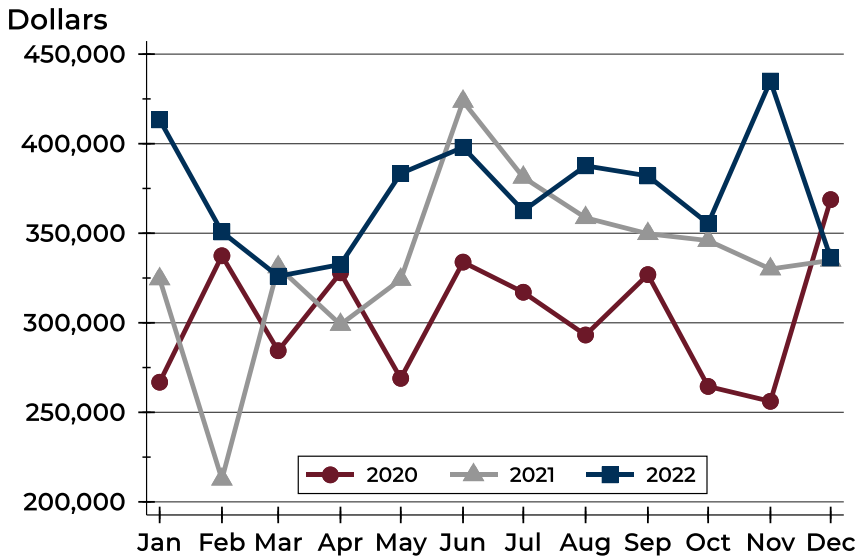
### New Listings by Price Range

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	1	12.5%	104,900	104,900	7	7	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	2	25.0%	220,000	220,000	15	15	100.0%	100.0%
\$250,000-\$299,999	2	25.0%	277,950	277,950	8	8	100.0%	100.0%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	2	25.0%	355,000	355,000	14	14	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	12.5%	879,000	879,000	37	37	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



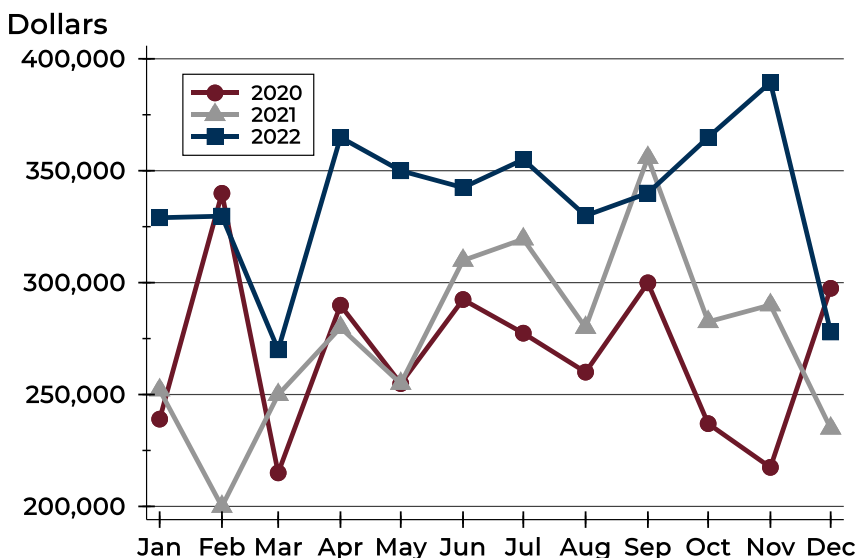
## Douglas County (Excluding Lawrence) New Listings Analysis

### Average Price



Month	2020	2021	2022
January	266,811	324,484	413,313
February	337,421	212,625	350,733
March	284,387	331,185	326,003
April	327,910	299,009	332,542
May	268,967	324,190	383,381
June	333,883	423,602	397,978
July	317,055	381,211	362,533
August	293,169	358,637	387,640
September	326,898	349,719	382,007
October	264,462	345,919	355,410
November	256,132	330,035	434,958
December	368,780	334,867	336,225

### Median Price



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



## Douglas County (Excluding Lawrence) Contracts Written Analysis

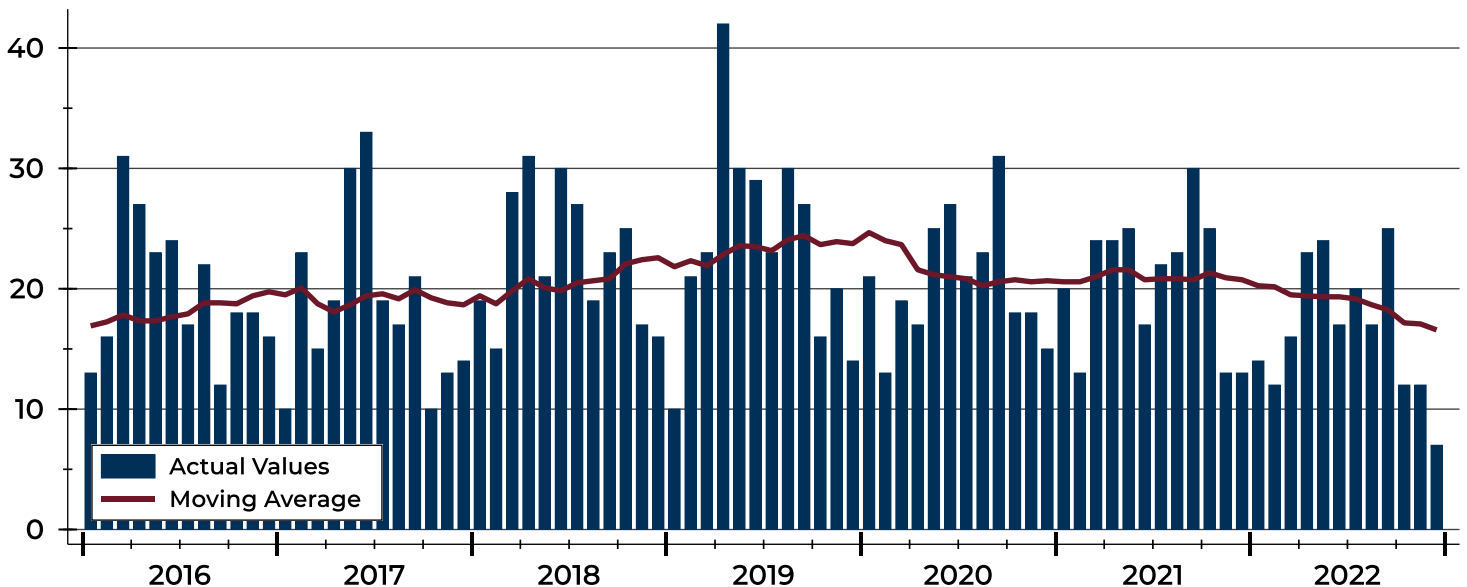
Summary Statistics for Contracts Written		December			Year-to-Date		
		2022	2021	Change	2022	2021	Change
Contracts Written		7	13	-46.2%	199	249	-20.1%
Volume (1,000s)		1,820	4,127	-55.9%	70,113	81,859	-14.3%
Average	Sale Price	259,986	317,469	-18.1%	352,329	328,750	7.2%
	Days on Market	21	16	31.3%	16	17	-5.9%
	Percent of Original	94.1%	99.6%	-5.5%	97.9%	99.5%	-1.6%
Median	Sale Price	266,000	279,900	-5.0%	314,900	275,000	14.5%
	Days on Market	9	9	0.0%	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 7 contracts for sale were written in Douglas County during the month of December, down from 13 in 2021. The median list price of these homes was \$266,000, down from \$279,900 the prior year.

Half of the homes that went under contract in December were on the market less than 9 days, compared to 9 days in December 2021.

## History of Contracts Written

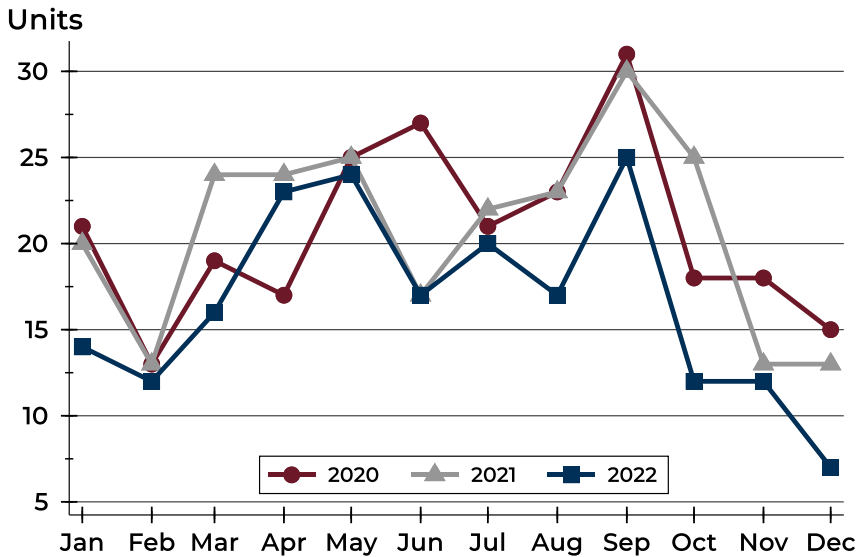
Units





## 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	7

### Contracts Written by Price Range

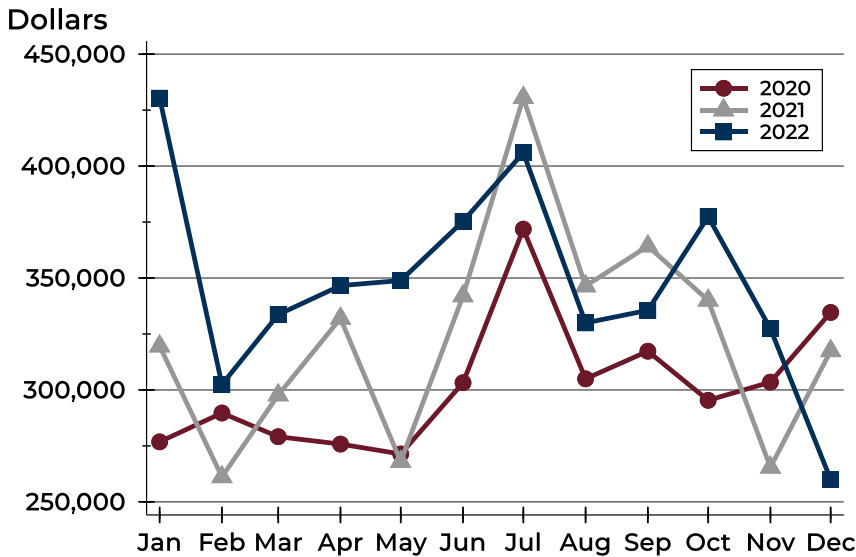
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	14.3%	104,900	104,900	7	7	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	227,000	227,000	9	9	96.8%	96.8%
\$250,000-\$299,999	2	28.6%	268,000	268,000	42	42	95.0%	95.0%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	2	28.6%	362,500	362,500	20	20	87.5%	87.5%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





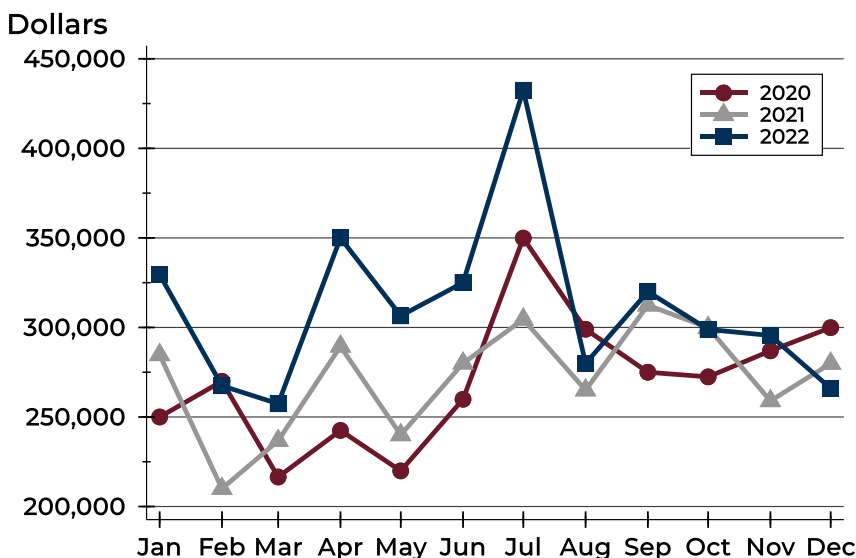
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average Price



Month	2020	2021	2022
January	276,812	319,578	430,343
February	289,696	261,162	302,442
March	279,111	297,704	333,644
April	275,818	331,975	346,590
May	271,400	268,014	348,894
June	303,226	341,985	375,329
July	371,826	430,550	406,000
August	304,952	346,406	329,949
September	317,306	364,257	335,566
October	295,361	340,039	377,404
November	303,492	265,431	327,367
December	334,614	317,469	259,986

### Median Price

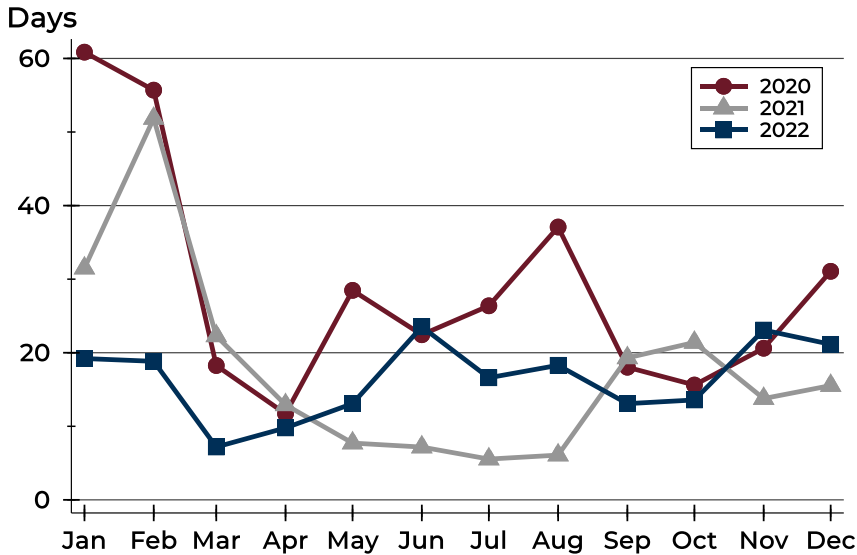


Month	2020	2021	2022
January	250,000	284,700	329,500
February	269,950	210,000	267,450
March	216,500	236,750	257,400
April	242,500	289,450	350,000
May	219,900	240,000	306,500
June	259,900	280,000	325,000
July	349,900	304,500	432,450
August	299,000	265,000	279,900
September	275,000	312,400	320,000
October	272,400	299,900	298,900
November	286,950	259,000	295,500
December	299,900	279,900	266,000



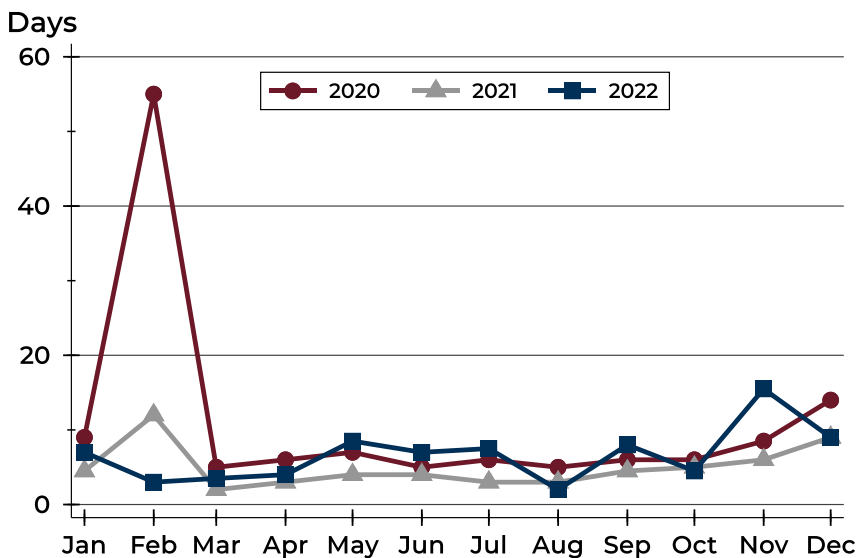
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### 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	21

### 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	9



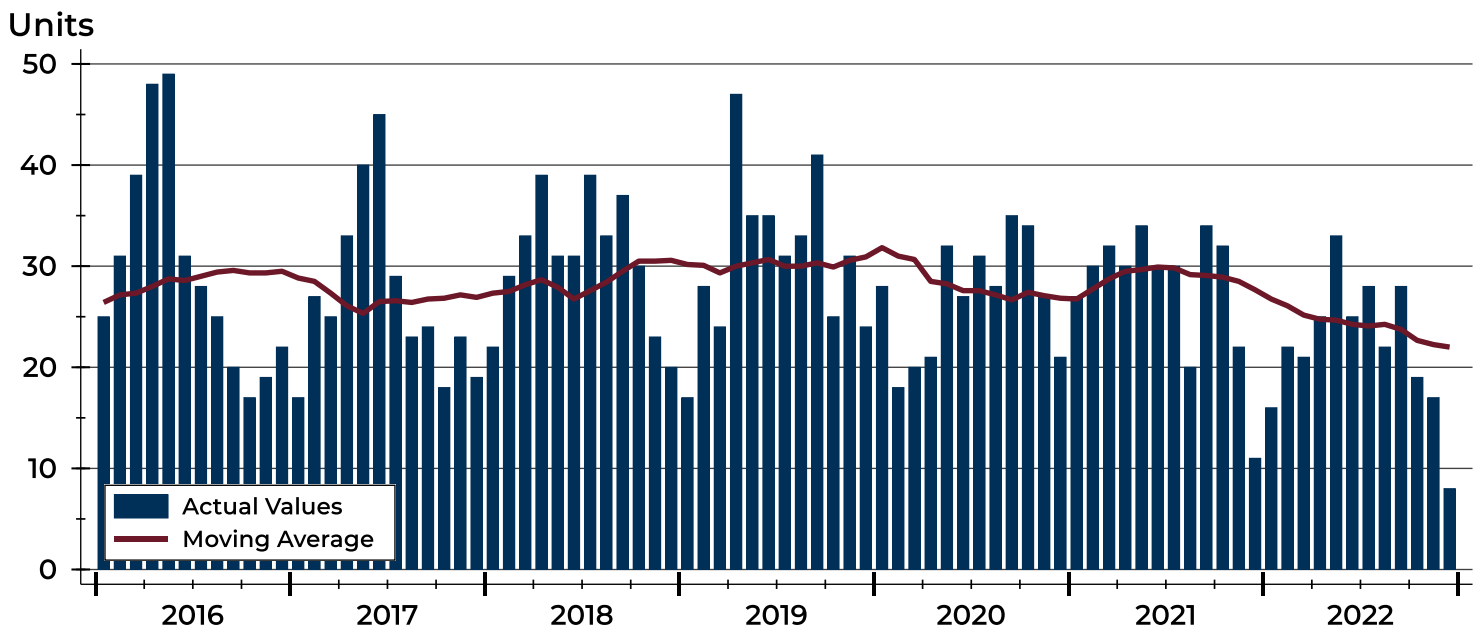
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2022	2021	Change
Pending Contracts		8	11	-27.3%
Volume (1,000s)		2,208	3,452	-36.0%
Average	List Price	275,988	313,845	-12.1%
	Days on Market	20	16	25.0%
	Percent of Original	96.8%	99.4%	-2.6%
Median	List Price	268,000	290,000	-7.6%
	Days on Market	9	4	125.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Douglas County had contracts pending at the end of December, down from 11 contracts pending at the end of December 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.

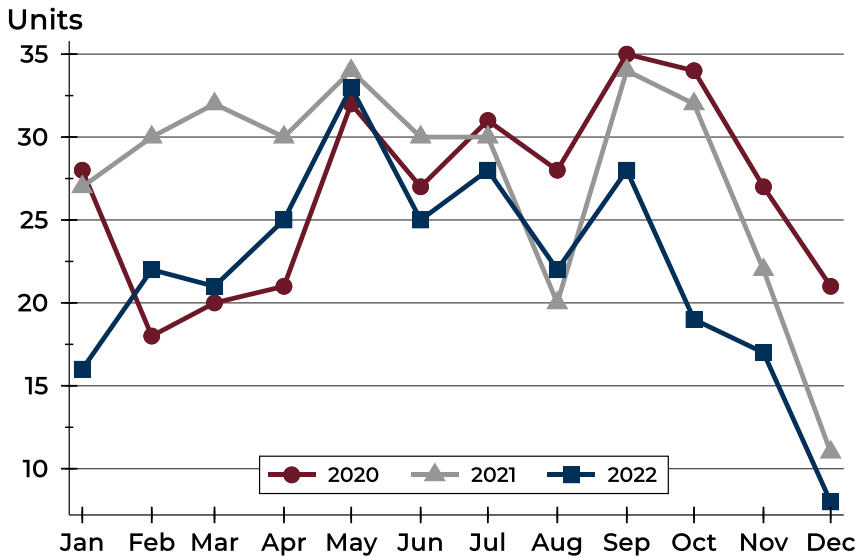
## History of Pending Contracts





## 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	8

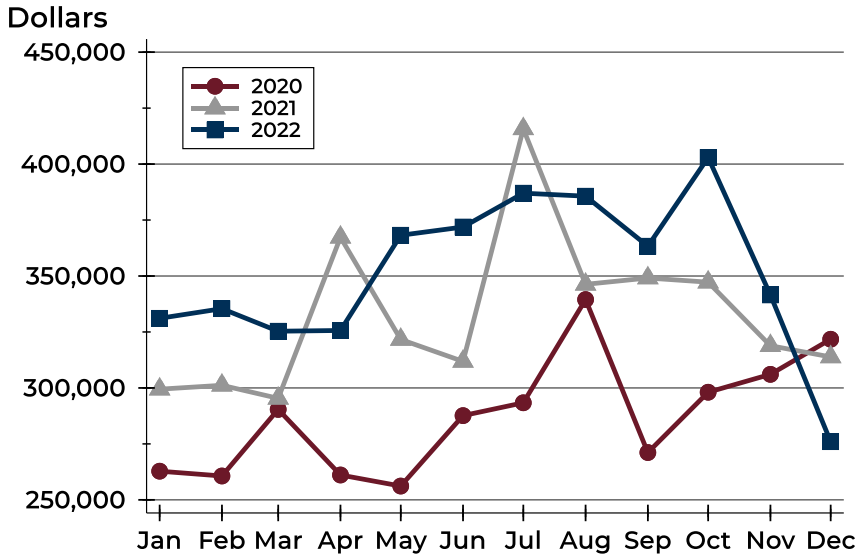
### Pending Contracts by Price Range

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	25.0%	114,450	114,450	8	8	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	12.5%	229,000	229,000	17	17	93.5%	93.5%
\$250,000-\$299,999	2	25.0%	268,000	268,000	42	42	95.0%	95.0%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	2	25.0%	377,000	377,000	20	20	95.6%	95.6%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	12.5%	460,000	460,000	1	1	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



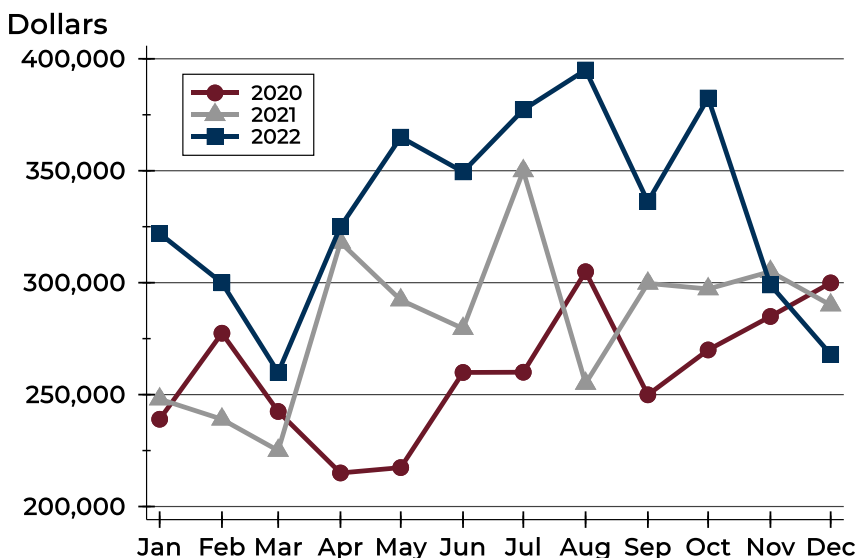
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average Price



Month	2020	2021	2022
January	262,813	299,446	331,106
February	260,678	301,182	335,409
March	290,408	295,359	325,338
April	261,110	367,297	325,680
May	256,167	321,660	368,205
June	287,633	311,863	371,892
July	293,374	415,745	387,004
August	339,482	346,287	385,661
September	271,154	349,103	363,319
October	298,091	347,239	402,934
November	306,080	318,870	341,553
December	321,752	313,845	275,988

### Median Price

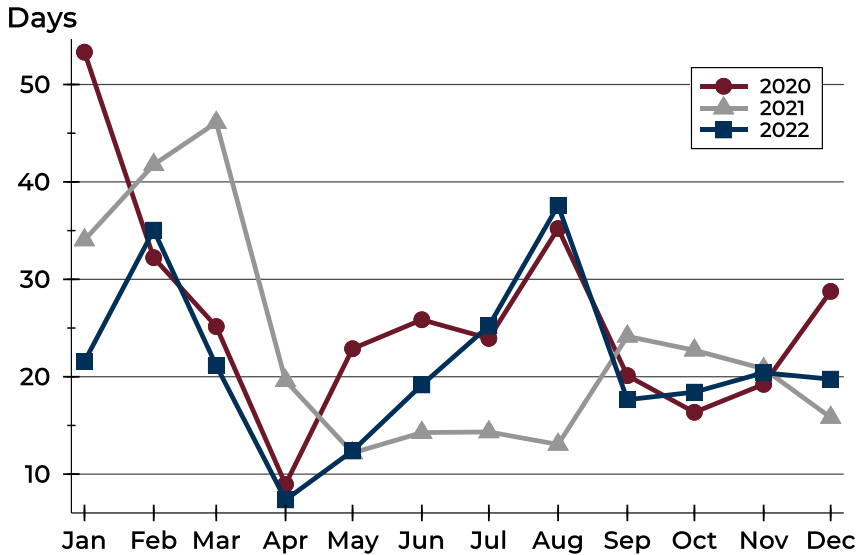


Month	2020	2021	2022
January	239,000	248,000	321,950
February	277,425	239,000	299,950
March	242,475	225,000	259,900
April	215,000	318,000	325,000
May	217,400	292,250	365,000
June	259,900	279,500	349,500
July	260,000	349,950	377,250
August	304,900	254,950	395,000
September	249,900	299,700	336,200
October	269,950	297,200	382,500
November	284,900	304,950	299,000
December	299,900	290,000	268,000



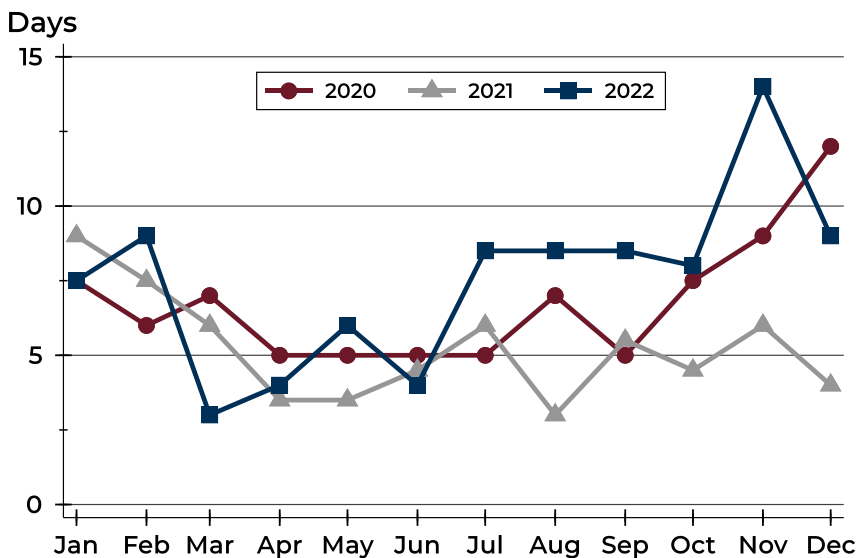
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### 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	20

### 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	9