



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 13 units, compared to 16 units in December 2022. Total sales volume was \$5.2 million, down from a year earlier.

The median sale price in December was \$385,000, up from \$275,000 a year earlier. Homes that sold in December were typically on the market for 25 days and sold for 99.4% of their list prices.

Douglas County Active Listings Down at End of December

The total number of active listings in Douglas County at the end of December was 28 units, down from 33 at the same point in 2022. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$467,450.

There were 7 contracts written in December 2023 and 2022, showing no change over the year. At the end of the month, there were 14 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2023 | 2022 | 2021 | 2023 | 2022 | 2021 |
| Home Sales | | 13 | 16 | 21 | 160 | 207 | 254 |
| Change from prior year | | -18.8% | -23.8% | 5.0% | -22.7% | -18.5% | 0.8% |
| Active Listings | | 28 | 33 | 21 | N/A | N/A | N/A |
| Change from prior year | | -15.2% | 57.1% | -16.0% | | | |
| Months' Supply | | 2.1 | 1.9 | 1.0 | N/A | N/A | N/A |
| Change from prior year | | 10.5% | 90.0% | -16.7% | | | |
| New Listings | | 9 | 8 | 12 | 204 | 258 | 272 |
| Change from prior year | | 12.5% | -33.3% | -14.3% | -20.9% | -5.1% | -5.2% |
| Contracts Written | | 7 | 7 | 13 | 165 | 200 | 249 |
| Change from prior year | | 0.0% | -46.2% | -13.3% | -17.5% | -19.7% | 0.4% |
| Pending Contracts | | 14 | 8 | 11 | N/A | N/A | N/A |
| Change from prior year | | 75.0% | -27.3% | -47.6% | | | |
| Sales Volume (1,000s) | | 5,154 | 5,440 | 6,882 | 59,436 | 72,822 | 83,157 |
| Change from prior year | | -5.3% | -21.0% | 16.3% | -18.4% | -12.4% | 13.2% |
| Average | Sale Price | 396,492 | 339,975 | 327,702 | 371,473 | 351,799 | 327,390 |
| | Change from prior year | 16.6% | 3.7% | 10.7% | 5.6% | 7.5% | 12.3% |
| | List Price of Actives | 537,418 | 476,750 | 435,574 | N/A | N/A | N/A |
| | Change from prior year | 12.7% | 9.5% | 31.0% | | | |
| | Days on Market | 33 | 21 | 20 | 29 | 15 | 18 |
| Change from prior year | 57.1% | 5.0% | 5.3% | 93.3% | -16.7% | -35.7% | |
| Percent of List | 98.5% | 94.7% | 100.1% | 99.1% | 99.2% | 100.4% | |
| Change from prior year | 4.0% | -5.4% | 1.8% | -0.1% | -1.2% | 1.2% | |
| Percent of Original | 94.9% | 93.5% | 99.4% | 97.7% | 98.4% | 99.1% | |
| Change from prior year | 1.5% | -5.9% | 2.3% | -0.7% | -0.7% | 0.7% | |
| Median | Sale Price | 385,000 | 275,000 | 299,900 | 350,000 | 315,000 | 277,000 |
| | Change from prior year | 40.0% | -8.3% | 11.1% | 11.1% | 13.7% | 6.5% |
| | List Price of Actives | 467,450 | 420,000 | 369,000 | N/A | N/A | N/A |
| | Change from prior year | 11.3% | 13.8% | 27.9% | | | |
| | Days on Market | 25 | 16 | 6 | 7 | 5 | 4 |
| Change from prior year | 56.3% | 166.7% | -25.0% | 40.0% | 25.0% | -42.9% | |
| Percent of List | 99.4% | 97.8% | 100.0% | 100.0% | 100.0% | 100.0% | |
| Change from prior year | 1.6% | -2.2% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Percent of Original | 96.0% | 95.4% | 100.0% | 100.0% | 100.0% | 100.0% | |
| Change from prior year | 0.6% | -4.6% | 0.0% | 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

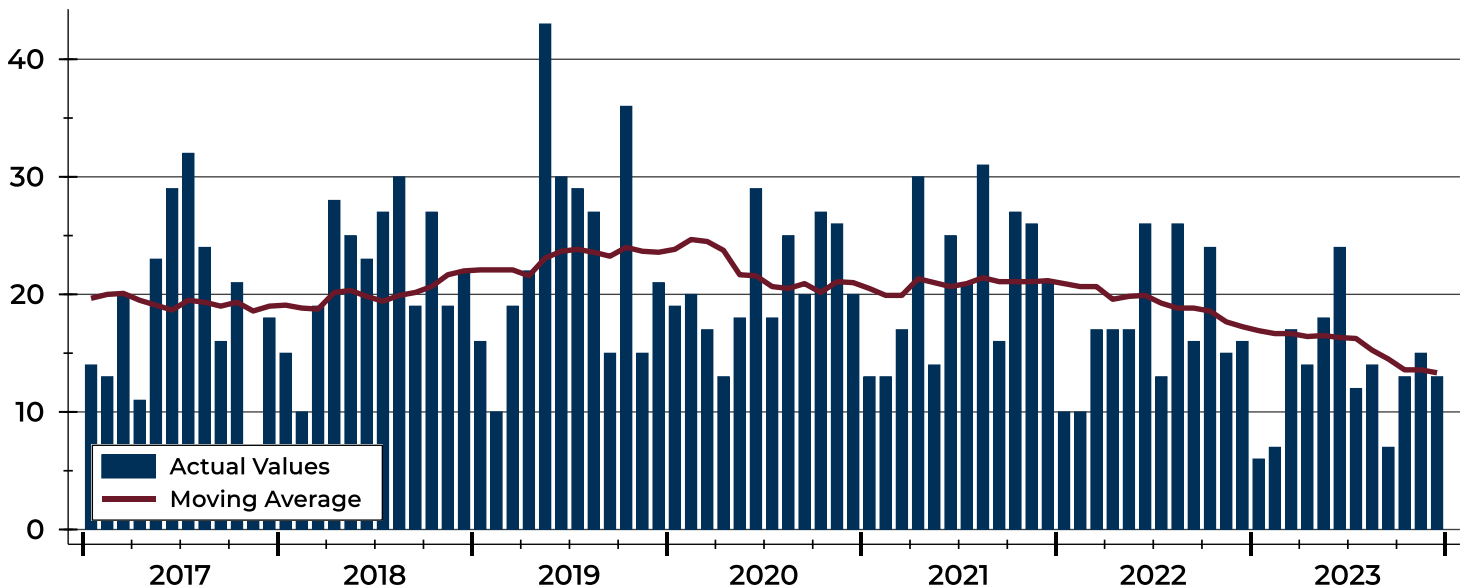
| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2023 | 2022 | Change | 2023 | 2022 | Change |
| Closed Listings | | 13 | 16 | -18.8% | 160 | 207 | -22.7% |
| Volume (1,000s) | | 5,154 | 5,440 | -5.3% | 59,436 | 72,822 | -18.4% |
| Months' Supply | | 2.1 | 1.9 | 10.5% | N/A | N/A | N/A |
| Average | Sale Price | 396,492 | 339,975 | 16.6% | 371,473 | 351,799 | 5.6% |
| | Days on Market | 33 | 21 | 57.1% | 29 | 15 | 93.3% |
| | Percent of List | 98.5% | 94.7% | 4.0% | 99.1% | 99.2% | -0.1% |
| | Percent of Original | 94.9% | 93.5% | 1.5% | 97.7% | 98.4% | -0.7% |
| Median | Sale Price | 385,000 | 275,000 | 40.0% | 350,000 | 315,000 | 11.1% |
| | Days on Market | 25 | 16 | 56.3% | 7 | 5 | 40.0% |
| | Percent of List | 99.4% | 97.8% | 1.6% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 96.0% | 95.4% | 0.6% | 100.0% | 100.0% | 0.0% |

A total of 13 homes sold in Douglas County in December, down from 16 units in December 2022. Total sales volume fell to \$5.2 million compared to \$5.4 million in the previous year.

The median sales price in December was \$385,000, up 40.0% compared to the prior year. Median days on market was 25 days, up from 5 days in November, and up from 16 in December 2022.

History of Closed Listings

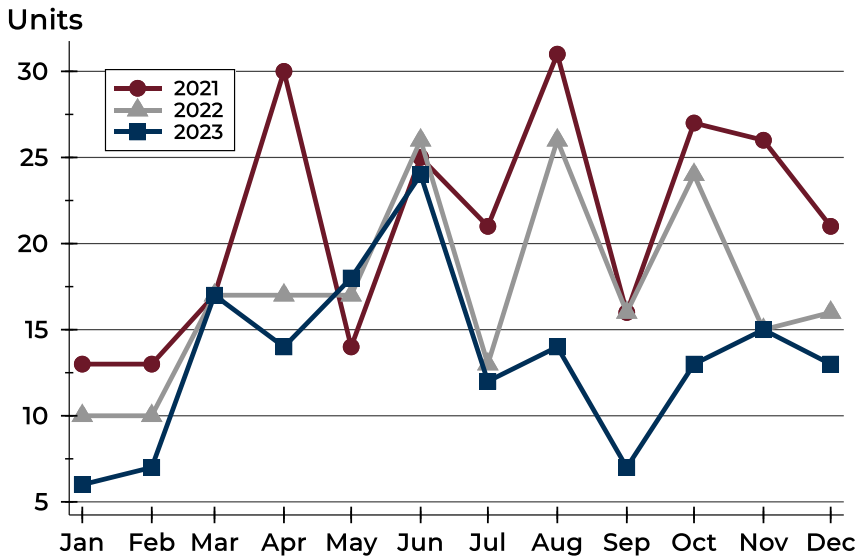
Units





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 13 | 10 | 6 |
| February | 13 | 10 | 7 |
| March | 17 | 17 | 17 |
| April | 30 | 17 | 14 |
| May | 14 | 17 | 18 |
| June | 25 | 26 | 24 |
| July | 21 | 13 | 12 |
| August | 31 | 26 | 14 |
| September | 16 | 16 | 7 |
| October | 27 | 24 | 13 |
| November | 26 | 15 | 15 |
| December | 21 | 16 | 13 |

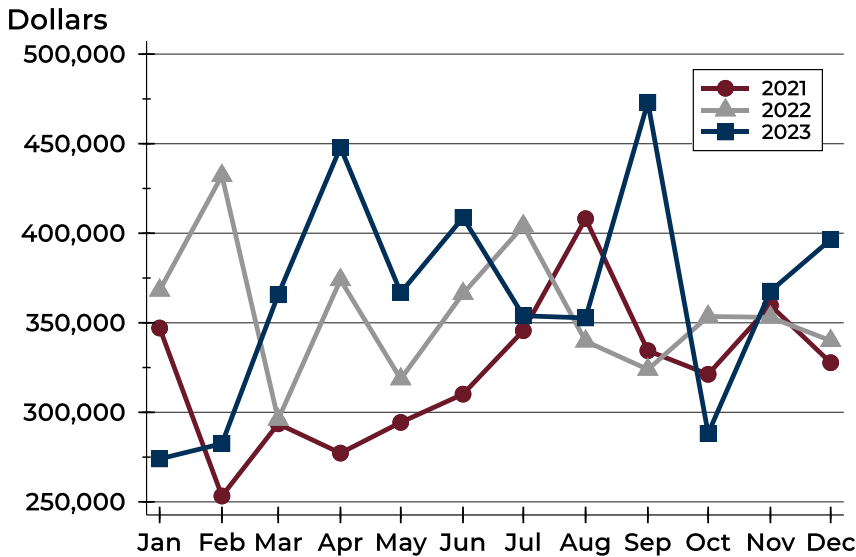
Closed Listings by Price Range

| 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 7.7% | 1.8 | 200,000 | 200,000 | 8 | 8 | 102.6% | 102.6% | 102.6% | 102.6% |
| \$250,000-\$299,999 | 1 | 7.7% | 1.8 | 270,000 | 270,000 | 3 | 3 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$300,000-\$349,999 | 1 | 7.7% | 0.6 | 340,000 | 340,000 | 6 | 6 | 97.1% | 97.1% | 97.1% | 97.1% |
| \$350,000-\$399,999 | 5 | 38.5% | 0.4 | 377,080 | 379,900 | 58 | 52 | 97.3% | 98.4% | 92.1% | 90.8% |
| \$400,000-\$449,999 | 1 | 7.7% | 6.0 | 404,000 | 404,000 | 37 | 37 | 98.6% | 98.6% | 95.1% | 95.1% |
| \$450,000-\$499,999 | 2 | 15.4% | 2.1 | 452,500 | 452,500 | 30 | 30 | 100.0% | 100.0% | 91.4% | 91.4% |
| \$500,000-\$599,999 | 1 | 7.7% | 4.0 | 550,000 | 550,000 | 0 | 0 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$600,000-\$749,999 | 1 | 7.7% | 3.3 | 600,000 | 600,000 | 26 | 26 | 96.0% | 96.0% | 96.0% | 96.0% |
| \$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 |



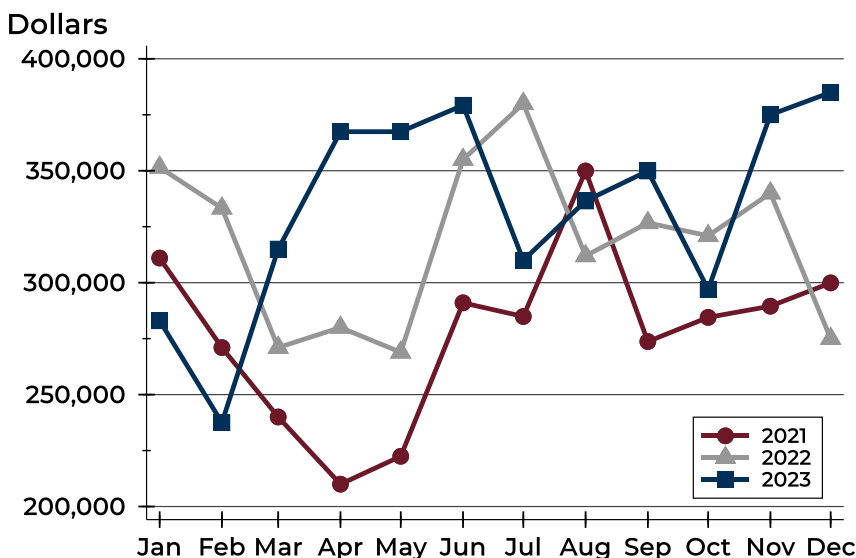
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 347,077 | 368,105 | 274,000 |
| February | 253,285 | 432,200 | 282,500 |
| March | 293,600 | 296,024 | 365,665 |
| April | 277,227 | 373,982 | 447,947 |
| May | 294,379 | 318,604 | 366,850 |
| June | 310,146 | 366,298 | 408,741 |
| July | 345,614 | 404,092 | 353,919 |
| August | 408,148 | 339,712 | 352,714 |
| September | 334,425 | 323,954 | 473,129 |
| October | 321,227 | 353,529 | 288,268 |
| November | 359,738 | 353,067 | 367,647 |
| December | 327,702 | 339,975 | 396,492 |

Median Price

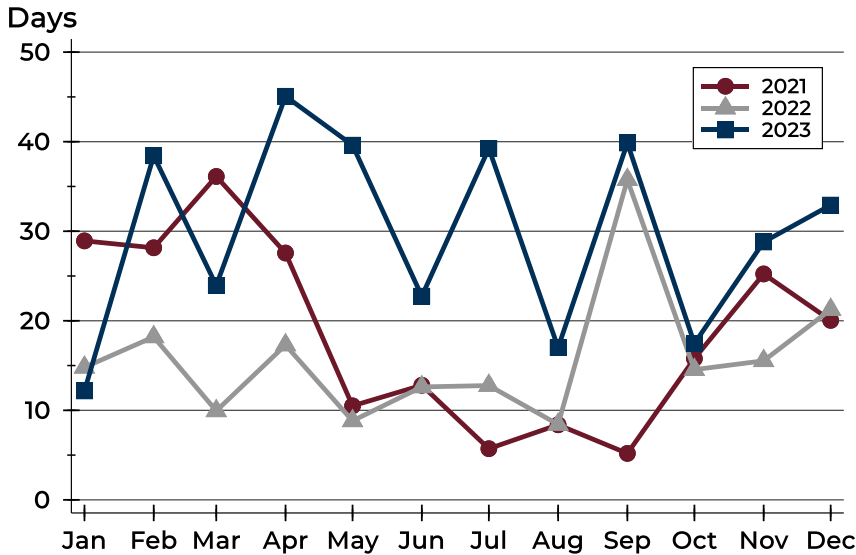


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 311,000 | 351,500 | 283,000 |
| February | 271,000 | 333,250 | 237,500 |
| March | 240,000 | 271,000 | 315,000 |
| April | 210,000 | 280,000 | 367,450 |
| May | 222,450 | 268,900 | 367,450 |
| June | 291,000 | 355,000 | 379,250 |
| July | 284,900 | 380,000 | 310,000 |
| August | 349,900 | 311,950 | 336,500 |
| September | 273,700 | 326,735 | 349,900 |
| October | 284,500 | 320,950 | 296,985 |
| November | 289,500 | 340,000 | 375,000 |
| December | 299,900 | 275,000 | 385,000 |



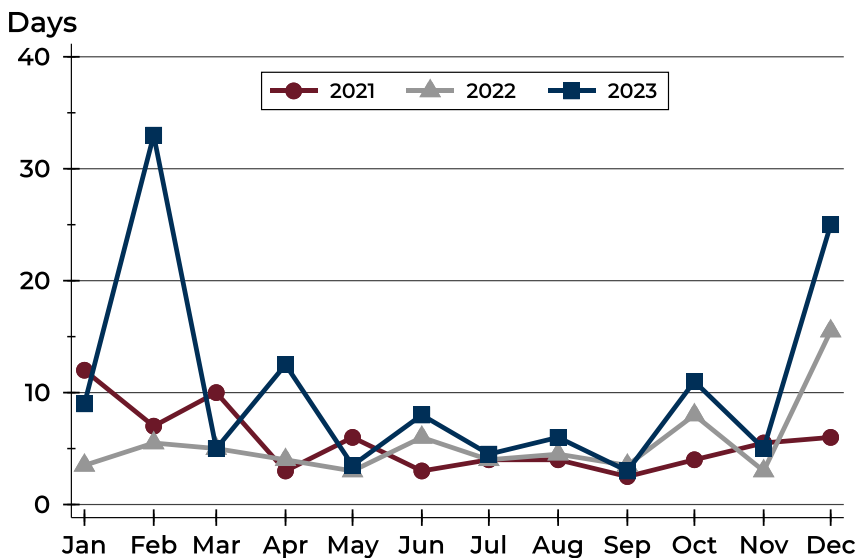
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 29 | 15 | 12 |
| February | 28 | 18 | 38 |
| March | 36 | 10 | 24 |
| April | 28 | 17 | 45 |
| May | 11 | 9 | 40 |
| June | 13 | 13 | 23 |
| July | 6 | 13 | 39 |
| August | 8 | 8 | 17 |
| September | 5 | 36 | 40 |
| October | 16 | 15 | 17 |
| November | 25 | 16 | 29 |
| December | 20 | 21 | 33 |

Median DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 12 | 4 | 9 |
| February | 7 | 6 | 33 |
| March | 10 | 5 | 5 |
| April | 3 | 4 | 13 |
| May | 6 | 3 | 4 |
| June | 3 | 6 | 8 |
| July | 4 | 4 | 5 |
| August | 4 | 5 | 6 |
| September | 3 | 4 | 3 |
| October | 4 | 8 | 11 |
| November | 6 | 3 | 5 |
| December | 6 | 16 | 25 |



Douglas County (Excluding Lawrence) Active Listings Analysis

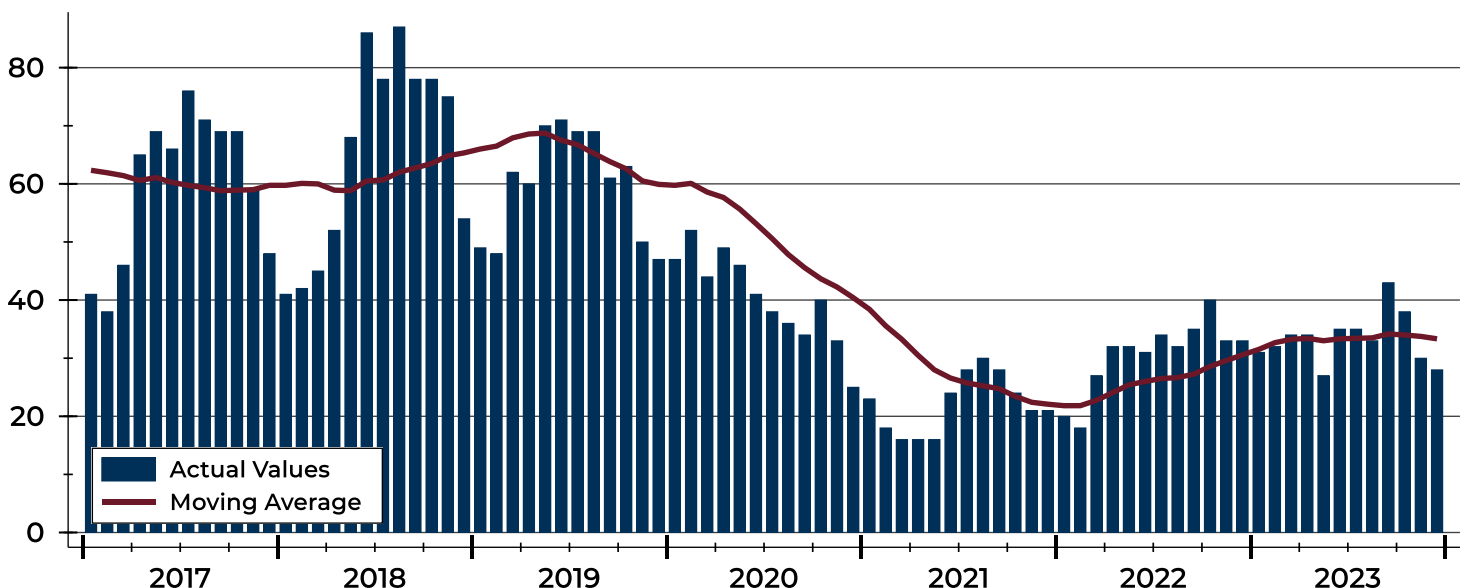
| Summary Statistics for Active Listings | | 2023 | 2022 | Change |
|--|---------------------|----------------|---------|--------|
| Active Listings | | 28 | 33 | -15.2% |
| Volume (1,000s) | | 15,048 | 15,733 | -4.4% |
| Months' Supply | | 2.1 | 1.9 | 10.5% |
| Average | List Price | 537,418 | 476,750 | 12.7% |
| | Days on Market | 70 | 78 | -10.3% |
| | Percent of Original | 98.6% | 98.5% | 0.1% |
| Median | List Price | 467,450 | 420,000 | 11.3% |
| | Days on Market | 66 | 71 | -7.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 28 homes were available for sale in Douglas County at the end of December. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$467,450, up 11.3% from 2022. The typical time on market for active listings was 66 days, down from 71 days a year earlier.

History of Active Listings

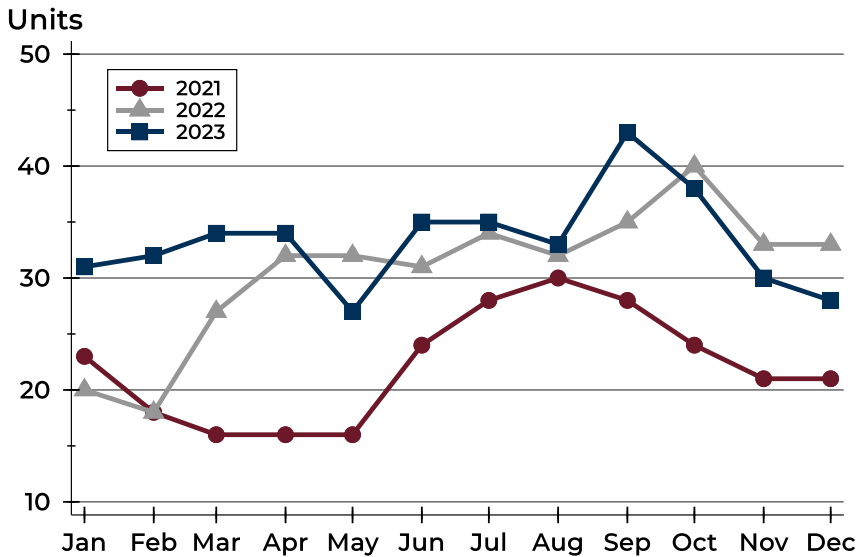
Units





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 23 | 20 | 31 |
| February | 18 | 18 | 32 |
| March | 16 | 27 | 34 |
| April | 16 | 32 | 34 |
| May | 16 | 32 | 27 |
| June | 24 | 31 | 35 |
| July | 28 | 34 | 35 |
| August | 30 | 32 | 33 |
| September | 28 | 35 | 43 |
| October | 24 | 40 | 38 |
| November | 21 | 33 | 30 |
| December | 21 | 33 | 28 |

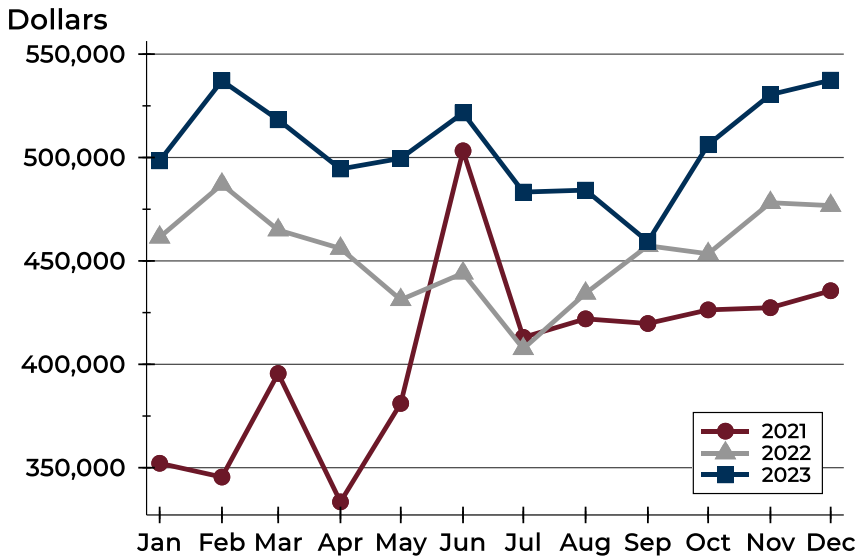
Active Listings by Price Range

| 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 | 3.6% | N/A | 115,000 | 115,000 | 39 | 39 | 100.0% | 100.0% |
| \$150,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 3 | 10.7% | 1.8 | 217,300 | 212,000 | 31 | 39 | 98.9% | 100.0% |
| \$250,000-\$299,999 | 4 | 14.3% | 1.8 | 272,075 | 271,700 | 71 | 73 | 94.9% | 95.8% |
| \$300,000-\$349,999 | 1 | 3.6% | 0.6 | 319,900 | 319,900 | 26 | 26 | 97.0% | 97.0% |
| \$350,000-\$399,999 | 1 | 3.6% | 0.4 | 354,900 | 354,900 | 67 | 67 | 98.6% | 98.6% |
| \$400,000-\$449,999 | 3 | 10.7% | 6.0 | 430,000 | 425,000 | 84 | 102 | 97.8% | 100.0% |
| \$450,000-\$499,999 | 3 | 10.7% | 2.1 | 476,633 | 475,000 | 78 | 109 | 100.0% | 100.0% |
| \$500,000-\$599,999 | 3 | 10.7% | 4.0 | 549,633 | 539,900 | 61 | 71 | 100.0% | 100.0% |
| \$600,000-\$749,999 | 3 | 10.7% | 3.3 | 679,667 | 675,000 | 89 | 90 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 4 | 14.3% | N/A | 847,475 | 822,450 | 120 | 80 | 99.2% | 100.0% |
| \$1,000,000 and up | 2 | 7.1% | N/A | 1,360,000 | 1,360,000 | 23 | 23 | 100.0% | 100.0% |



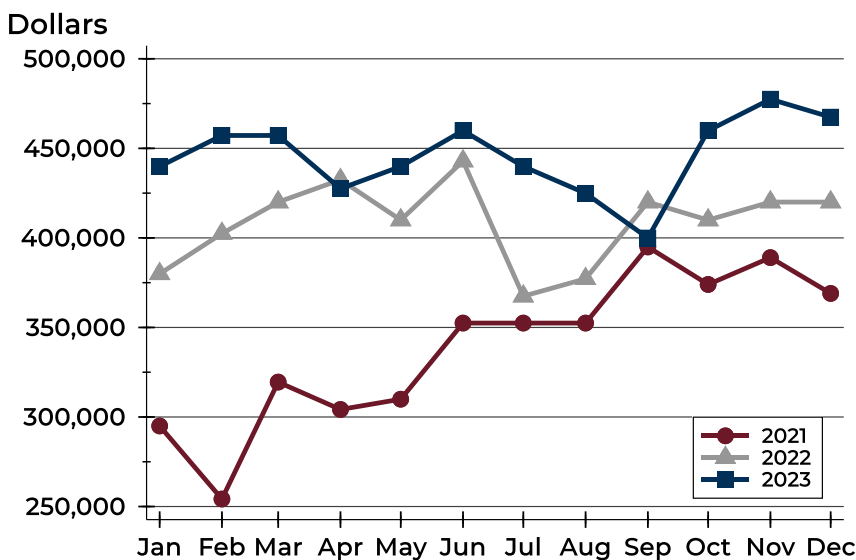
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 352,137 | 461,451 | 498,411 |
| February | 345,489 | 487,044 | 537,148 |
| March | 395,581 | 464,954 | 518,268 |
| April | 333,478 | 456,028 | 494,481 |
| May | 381,094 | 431,219 | 499,596 |
| June | 503,244 | 444,073 | 521,596 |
| July | 413,024 | 407,518 | 483,293 |
| August | 421,996 | 434,338 | 484,236 |
| September | 419,736 | 457,347 | 459,359 |
| October | 426,332 | 453,461 | 506,221 |
| November | 427,369 | 478,162 | 530,438 |
| December | 435,574 | 476,750 | 537,418 |

Median Price

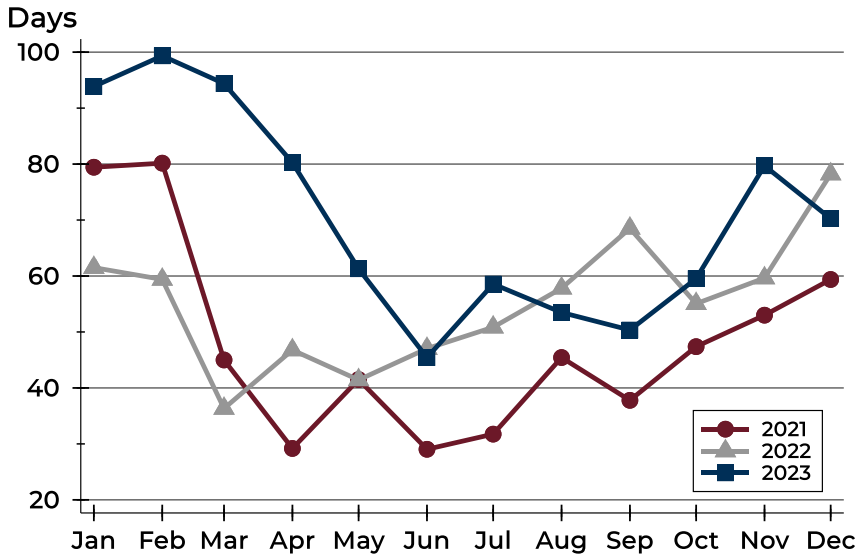


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 295,000 | 379,950 | 439,900 |
| February | 254,200 | 402,450 | 457,200 |
| March | 319,500 | 420,000 | 457,200 |
| April | 304,200 | 432,450 | 427,500 |
| May | 309,950 | 410,000 | 439,900 |
| June | 352,450 | 442,900 | 459,900 |
| July | 352,450 | 367,450 | 439,900 |
| August | 352,450 | 377,200 | 424,900 |
| September | 394,950 | 420,000 | 399,950 |
| October | 374,000 | 409,975 | 459,900 |
| November | 389,000 | 420,000 | 477,450 |
| December | 369,000 | 420,000 | 467,450 |



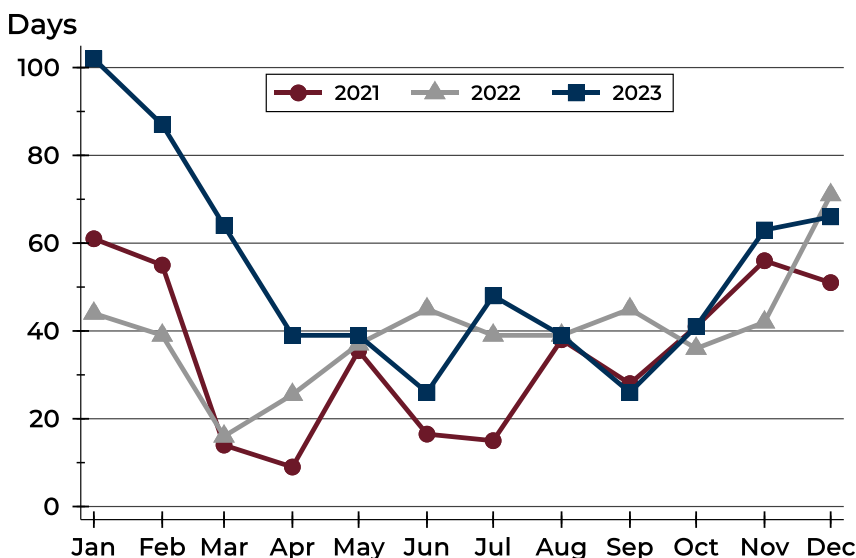
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|-----------|
| January | 79 | 62 | 94 |
| February | 80 | 59 | 99 |
| March | 45 | 36 | 94 |
| April | 29 | 47 | 80 |
| May | 42 | 41 | 61 |
| June | 29 | 47 | 45 |
| July | 32 | 51 | 59 |
| August | 45 | 58 | 53 |
| September | 38 | 69 | 50 |
| October | 47 | 55 | 60 |
| November | 53 | 60 | 80 |
| December | 59 | 78 | 70 |

Median DOM

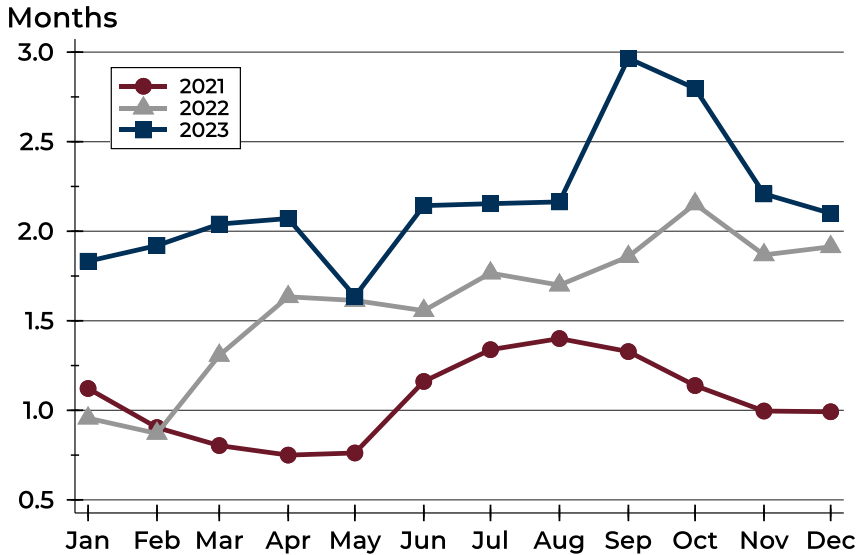


| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------------|
| January | 61 | 44 | 102 |
| February | 55 | 39 | 87 |
| March | 14 | 16 | 64 |
| April | 9 | 26 | 39 |
| May | 36 | 37 | 39 |
| June | 17 | 45 | 26 |
| July | 15 | 39 | 48 |
| August | 38 | 39 | 39 |
| September | 28 | 45 | 26 |
| October | 41 | 36 | 41 |
| November | 56 | 42 | 63 |
| December | 51 | 71 | 66 |



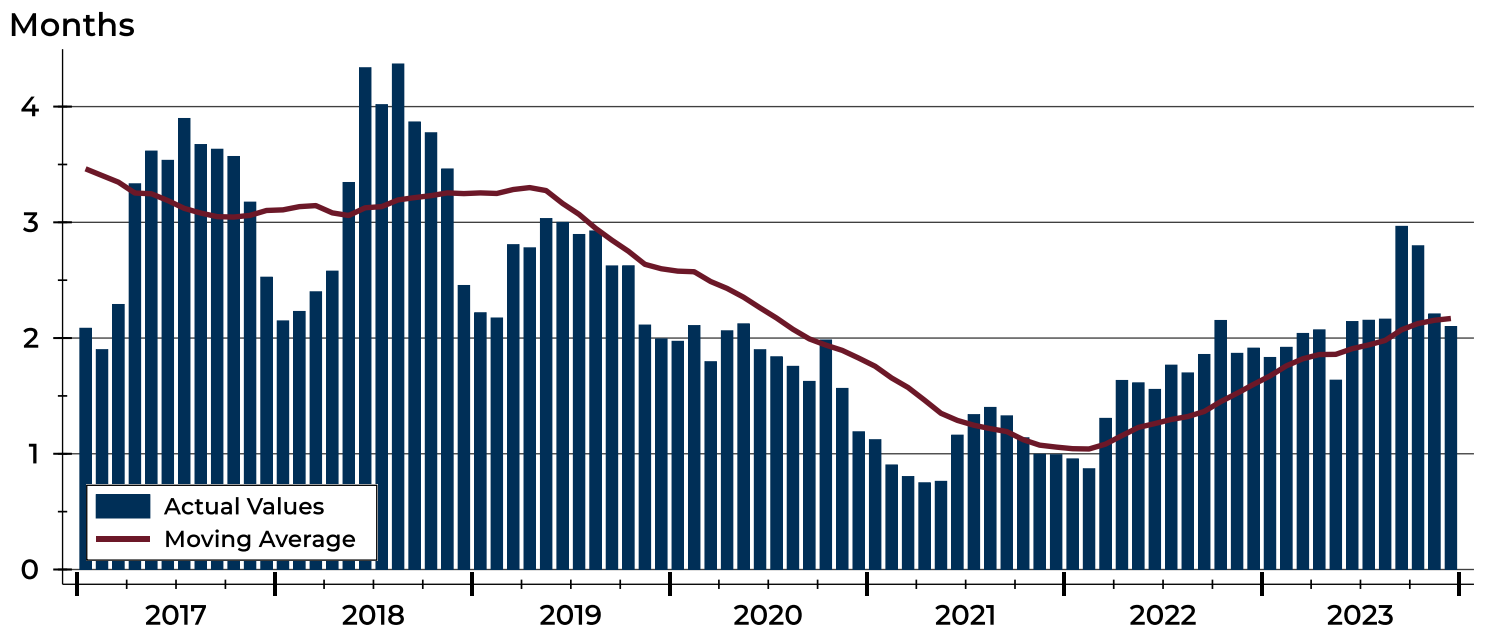
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 1.1 | 1.0 | 1.8 |
| February | 0.9 | 0.9 | 1.9 |
| March | 0.8 | 1.3 | 2.0 |
| April | 0.8 | 1.6 | 2.1 |
| May | 0.8 | 1.6 | 1.6 |
| June | 1.2 | 1.6 | 2.1 |
| July | 1.3 | 1.8 | 2.2 |
| August | 1.4 | 1.7 | 2.2 |
| September | 1.3 | 1.9 | 3.0 |
| October | 1.1 | 2.2 | 2.8 |
| November | 1.0 | 1.9 | 2.2 |
| December | 1.0 | 1.9 | 2.1 |

History of Month's Supply





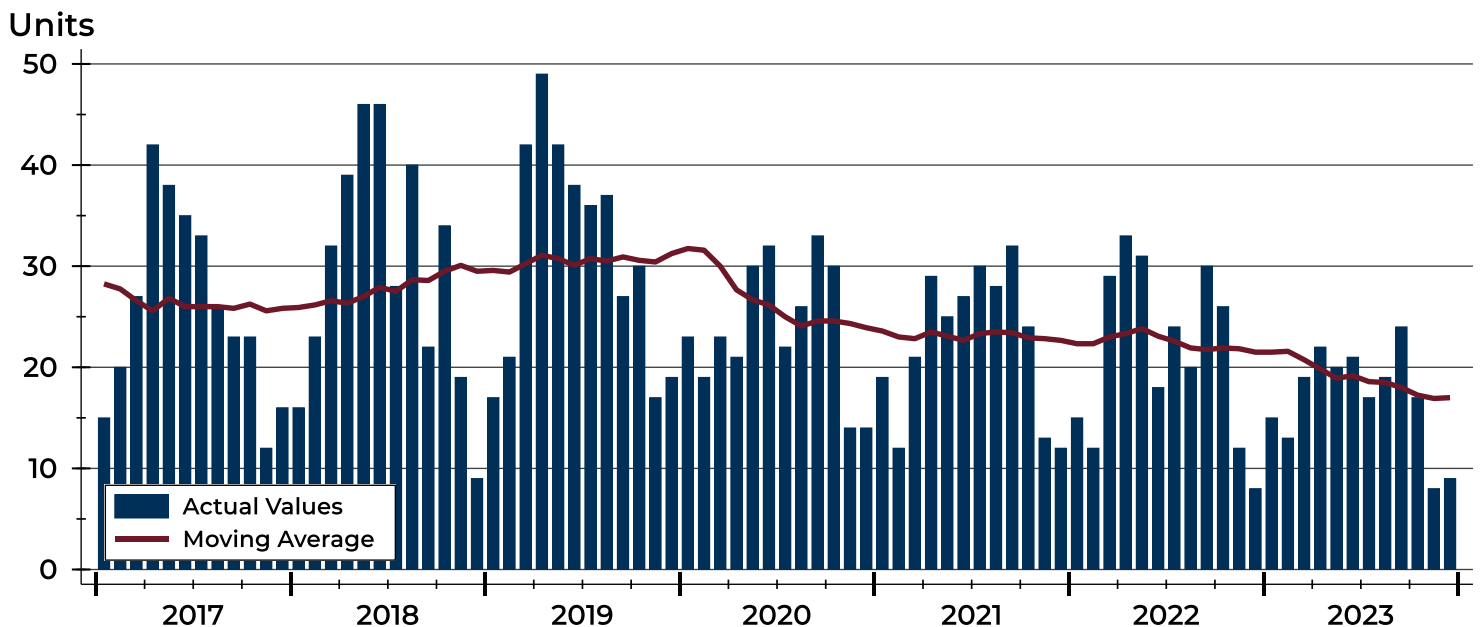
Douglas County (Excluding Lawrence) New Listings Analysis

| Summary Statistics for New Listings | | 2023 | December 2022 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 9 | 8 | 12.5% |
| | Volume (1,000s) | 4,517 | 2,685 | 68.2% |
| | Average List Price | 501,878 | 335,600 | 49.5% |
| | Median List Price | 425,000 | 277,950 | 52.9% |
| Year-to-Date | New Listings | 204 | 258 | -20.9% |
| | Volume (1,000s) | 87,323 | 96,039 | -9.1% |
| | Average List Price | 428,054 | 372,245 | 15.0% |
| | Median List Price | 377,435 | 345,000 | 9.4% |

A total of 9 new listings were added in Douglas County during December, up 12.5% from the same month in 2022. Year-to-date Douglas County has seen 204 new listings.

The median list price of these homes was \$425,000 up from \$277,950 in 2022.

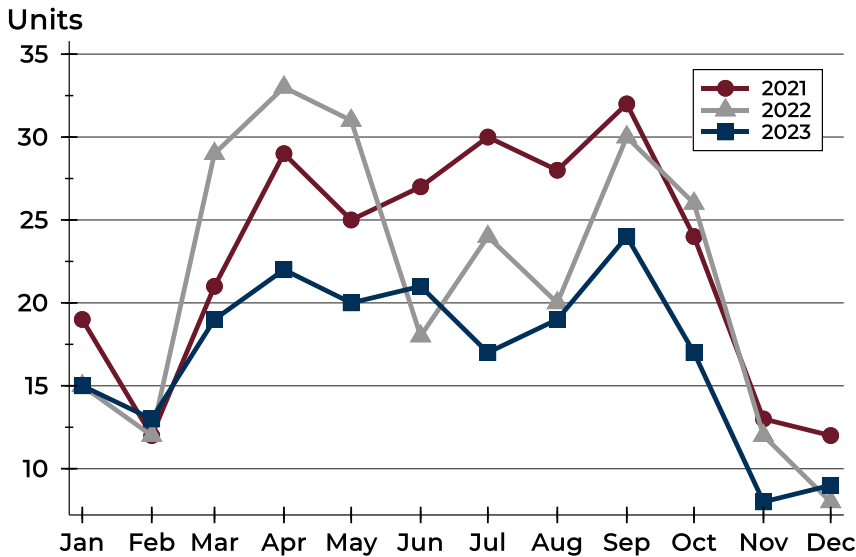
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 19 | 15 | 15 |
| February | 12 | 12 | 13 |
| March | 21 | 29 | 19 |
| April | 29 | 33 | 22 |
| May | 25 | 31 | 20 |
| June | 27 | 18 | 21 |
| July | 30 | 24 | 17 |
| August | 28 | 20 | 19 |
| September | 32 | 30 | 24 |
| October | 24 | 26 | 17 |
| November | 13 | 12 | 8 |
| December | 12 | 8 | 9 |

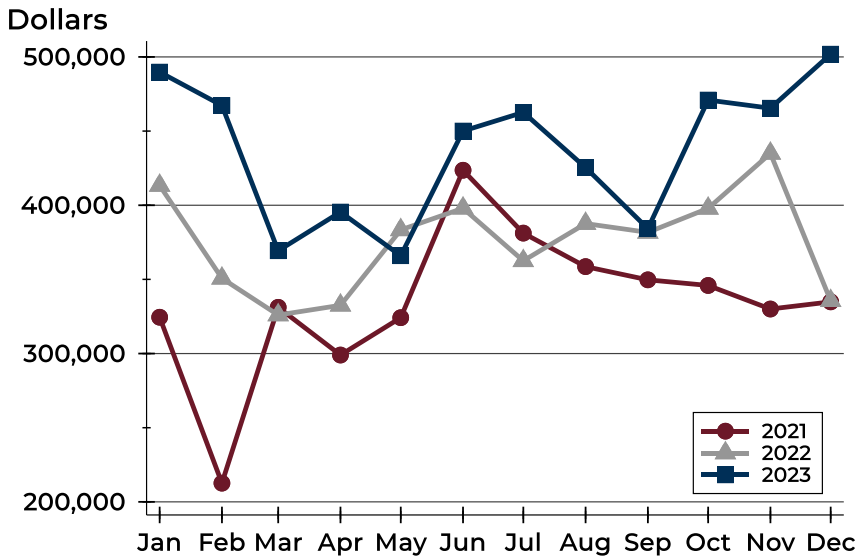
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|-----------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$50,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$199,999 | 1 | 11.1% | 150,000 | 150,000 | 0 | 0 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 2 | 22.2% | 262,450 | 262,450 | 19 | 19 | 99.0% | 99.0% |
| \$300,000-\$349,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$350,000-\$399,999 | 1 | 11.1% | 398,000 | 398,000 | 5 | 5 | 100.0% | 100.0% |
| \$400,000-\$449,999 | 1 | 11.1% | 425,000 | 425,000 | 19 | 19 | 100.0% | 100.0% |
| \$450,000-\$499,999 | 1 | 11.1% | 475,000 | 475,000 | 16 | 16 | 100.0% | 100.0% |
| \$500,000-\$599,999 | 2 | 22.2% | 574,500 | 574,500 | 17 | 17 | 100.0% | 100.0% |
| \$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 | 1 | 11.1% | 1,395,000 | 1,395,000 | 20 | 20 | 100.0% | 100.0% |



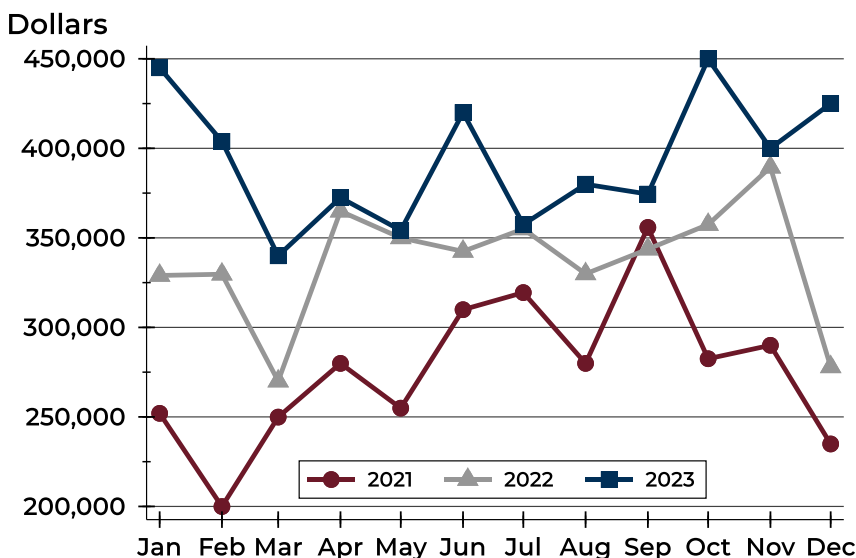
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 324,484 | 413,313 | 489,773 |
| February | 212,625 | 350,733 | 467,265 |
| March | 331,185 | 326,003 | 369,332 |
| April | 299,009 | 332,542 | 395,430 |
| May | 324,190 | 383,381 | 365,950 |
| June | 423,602 | 397,978 | 450,052 |
| July | 381,211 | 362,533 | 462,641 |
| August | 358,637 | 387,640 | 425,403 |
| September | 349,719 | 381,707 | 384,221 |
| October | 345,919 | 397,898 | 470,941 |
| November | 330,035 | 434,958 | 465,425 |
| December | 334,867 | 335,600 | 501,878 |

Median Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 252,000 | 329,000 | 445,000 |
| February | 199,950 | 329,700 | 403,900 |
| March | 249,900 | 270,000 | 340,000 |
| April | 279,900 | 364,900 | 372,450 |
| May | 254,900 | 350,000 | 354,200 |
| June | 309,900 | 342,450 | 419,990 |
| July | 319,450 | 355,000 | 357,500 |
| August | 279,900 | 329,900 | 379,950 |
| September | 355,825 | 343,700 | 374,450 |
| October | 282,500 | 357,450 | 449,900 |
| November | 290,000 | 389,450 | 400,000 |
| December | 234,900 | 277,950 | 425,000 |



Douglas County (Excluding Lawrence) Contracts Written Analysis

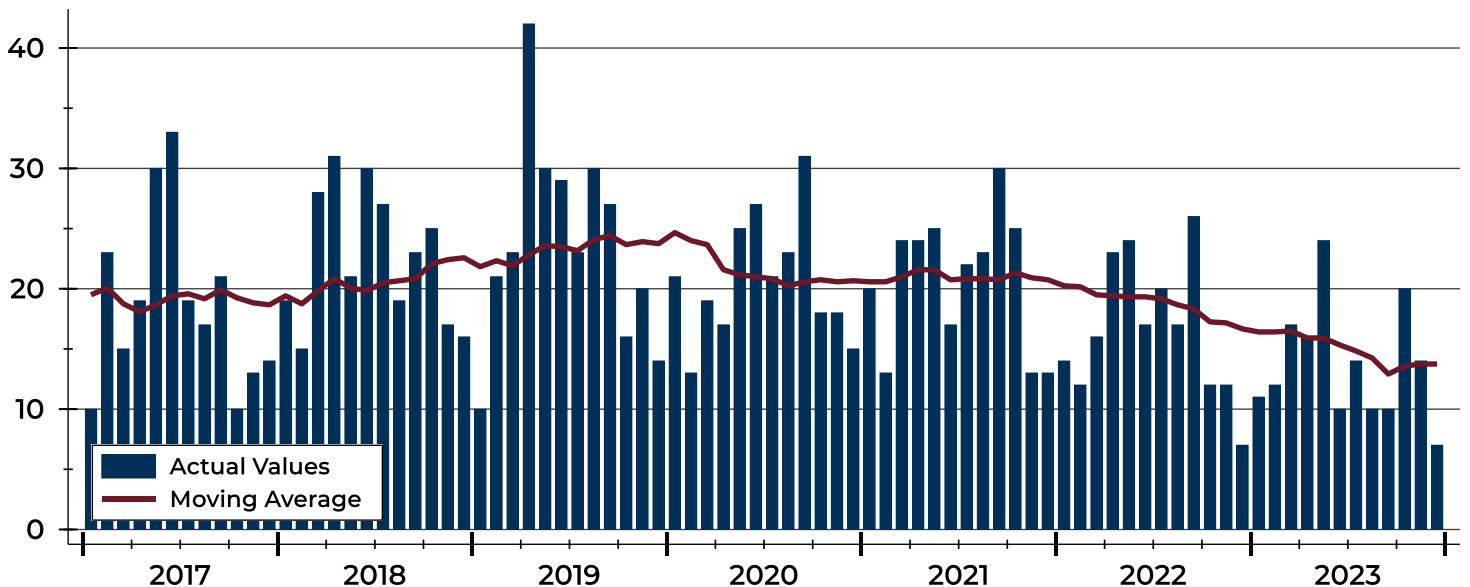
| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2023 | 2022 | Change | 2023 | 2022 | Change |
| Contracts Written | | 7 | 7 | 0.0% | 165 | 200 | -17.5% |
| Volume (1,000s) | | 2,437 | 1,835 | 32.8% | 62,790 | 70,486 | -10.9% |
| Average | Sale Price | 348,121 | 262,129 | 32.8% | 380,547 | 352,432 | 8.0% |
| | Days on Market | 30 | 21 | 42.9% | 31 | 16 | 93.8% |
| | Percent of Original | 98.4% | 94.1% | 4.6% | 97.9% | 97.9% | 0.0% |
| Median | Sale Price | 279,000 | 266,000 | 4.9% | 359,900 | 314,950 | 14.3% |
| | Days on Market | 5 | 9 | -44.4% | 6 | 5 | 20.0% |
| | Percent of Original | 100.0% | 95.3% | 4.9% | 100.0% | 100.0% | 0.0% |

A total of 7 contracts for sale were written in Douglas County during the month of December, the same as in 2022. The median list price of these homes was \$279,000, up from \$266,000 the prior year.

Half of the homes that went under contract in December were on the market less than 5 days, compared to 9 days in December 2022.

History of Contracts Written

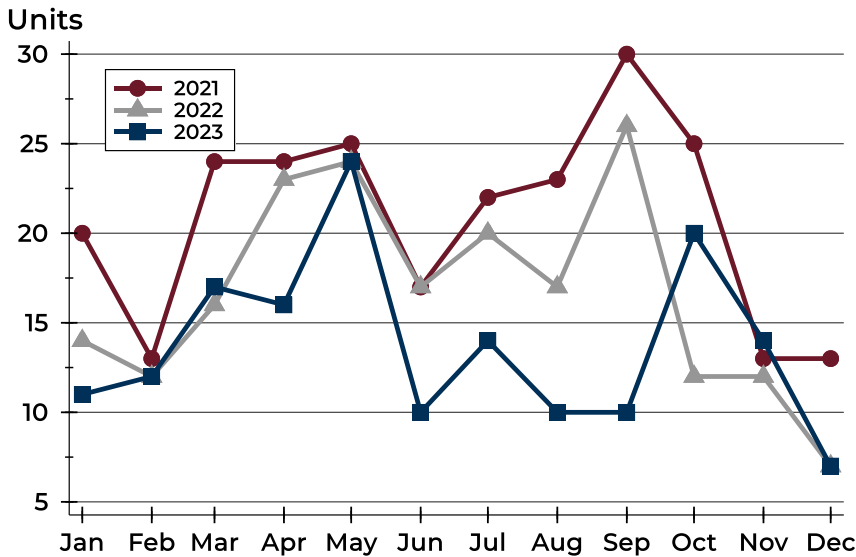
Units





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 20 | 14 | 11 |
| February | 13 | 12 | 12 |
| March | 24 | 16 | 17 |
| April | 24 | 23 | 16 |
| May | 25 | 24 | 24 |
| June | 17 | 17 | 10 |
| July | 22 | 20 | 14 |
| August | 23 | 17 | 10 |
| September | 30 | 26 | 10 |
| October | 25 | 12 | 20 |
| November | 13 | 12 | 14 |
| December | 13 | 7 | 7 |

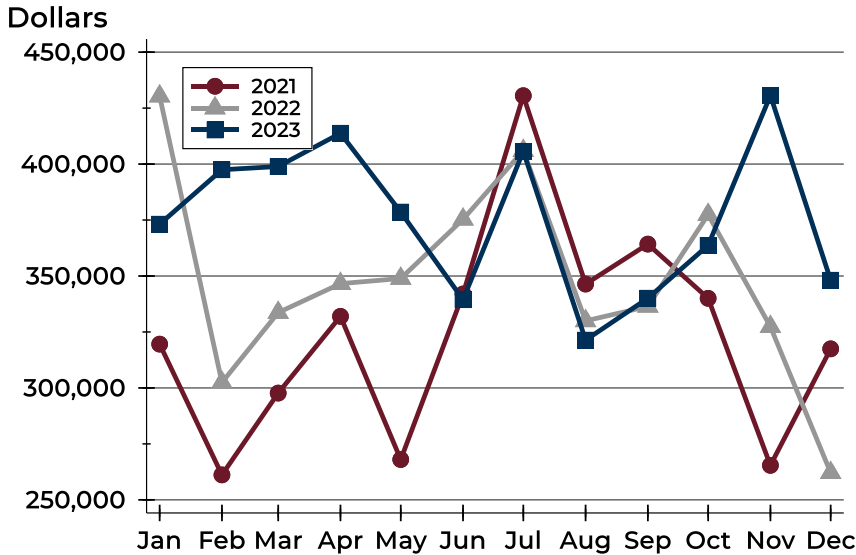
Contracts Written by Price Range

| 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 | 1 | 14.3% | 150,000 | 150,000 | 0 | 0 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 1 | 14.3% | 249,950 | 249,950 | 70 | 70 | 94.7% | 94.7% |
| \$250,000-\$299,999 | 2 | 28.6% | 274,500 | 274,500 | 31 | 31 | 97.2% | 97.2% |
| \$300,000-\$349,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$350,000-\$399,999 | 1 | 14.3% | 398,000 | 398,000 | 5 | 5 | 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 | 2 | 28.6% | 544,950 | 544,950 | 35 | 35 | 100.0% | 100.0% |
| \$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 |



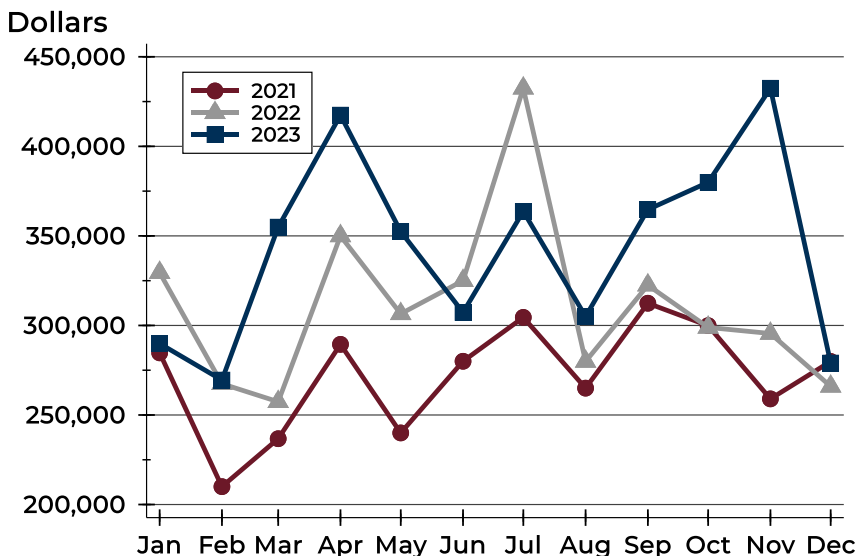
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 319,578 | 430,343 | 373,164 |
| February | 261,162 | 302,442 | 397,462 |
| March | 297,704 | 333,644 | 398,926 |
| April | 331,975 | 346,590 | 413,775 |
| May | 268,014 | 348,894 | 378,555 |
| June | 341,985 | 375,329 | 339,420 |
| July | 430,550 | 406,000 | 405,700 |
| August | 346,406 | 329,949 | 321,360 |
| September | 364,257 | 336,429 | 340,084 |
| October | 340,039 | 377,404 | 363,715 |
| November | 265,431 | 327,367 | 430,629 |
| December | 317,469 | 262,129 | 348,121 |

Median Price

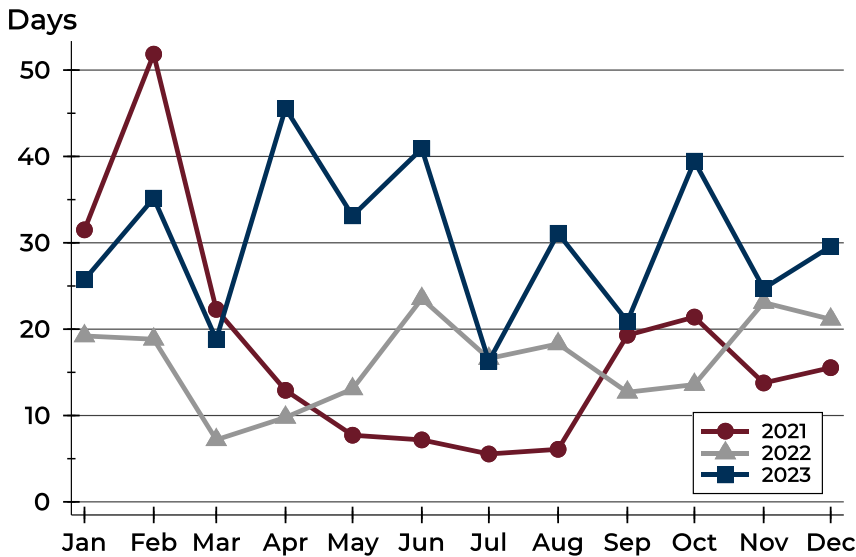


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 284,700 | 329,500 | 289,900 |
| February | 210,000 | 267,450 | 269,500 |
| March | 236,750 | 257,400 | 354,900 |
| April | 289,450 | 350,000 | 417,450 |
| May | 240,000 | 306,500 | 352,450 |
| June | 280,000 | 325,000 | 307,250 |
| July | 304,500 | 432,450 | 363,700 |
| August | 265,000 | 279,900 | 305,000 |
| September | 312,400 | 322,500 | 364,700 |
| October | 299,900 | 298,900 | 379,900 |
| November | 259,000 | 295,500 | 432,450 |
| December | 279,900 | 266,000 | 279,000 |



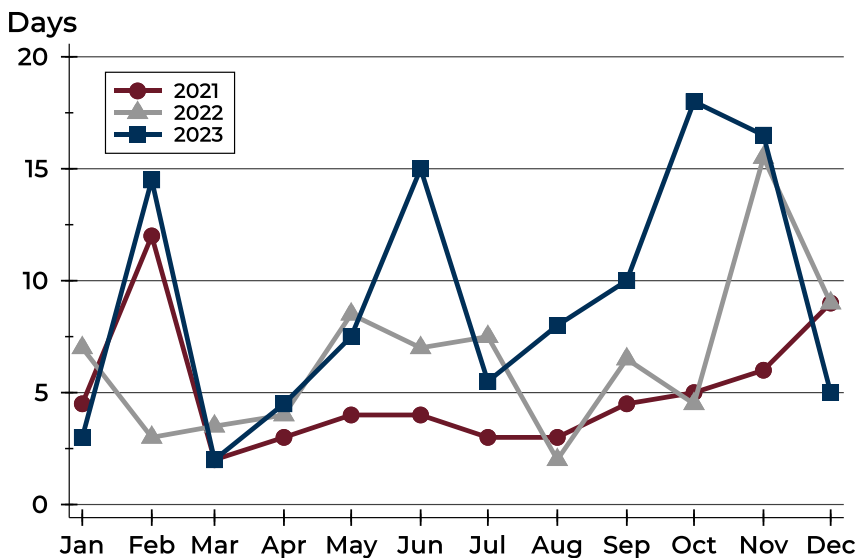
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 32 | 19 | 26 |
| February | 52 | 19 | 35 |
| March | 22 | 7 | 19 |
| April | 13 | 10 | 46 |
| May | 8 | 13 | 33 |
| June | 7 | 24 | 41 |
| July | 6 | 17 | 16 |
| August | 6 | 18 | 31 |
| September | 19 | 13 | 21 |
| October | 21 | 14 | 39 |
| November | 14 | 23 | 25 |
| December | 16 | 21 | 30 |

Median DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 5 | 7 | 3 |
| February | 12 | 3 | 15 |
| March | 2 | 4 | 2 |
| April | 3 | 4 | 5 |
| May | 4 | 9 | 8 |
| June | 4 | 7 | 15 |
| July | 3 | 8 | 6 |
| August | 3 | 2 | 8 |
| September | 5 | 7 | 10 |
| October | 5 | 5 | 18 |
| November | 6 | 16 | 17 |
| December | 9 | 9 | 5 |



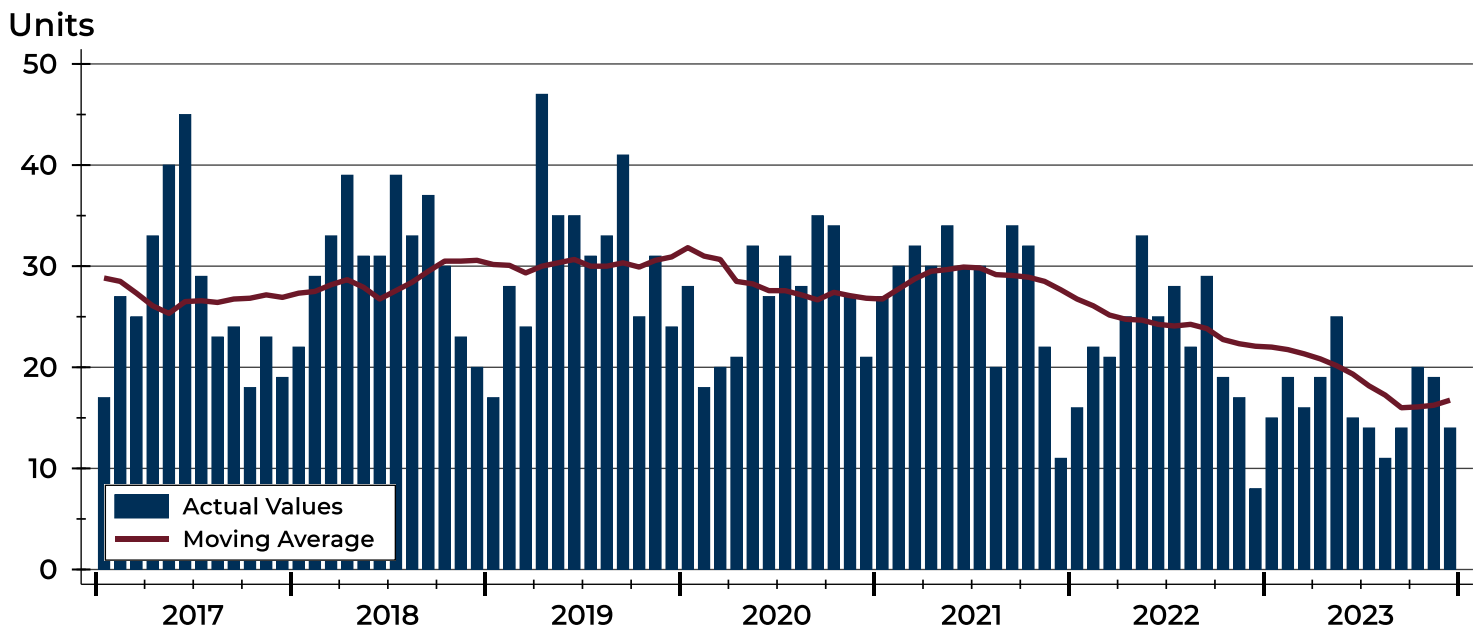
Douglas County (Excluding Lawrence) Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2023 | 2022 | Change |
| Pending Contracts | | 14 | 8 | 75.0% |
| Volume (1,000s) | | 5,084 | 2,208 | 130.3% |
| Average | List Price | 363,139 | 275,988 | 31.6% |
| | Days on Market | 35 | 20 | 75.0% |
| | Percent of Original | 97.6% | 96.8% | 0.8% |
| Median | List Price | 383,500 | 268,000 | 43.1% |
| | Days on Market | 20 | 9 | 122.2% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 14 listings in Douglas County had contracts pending at the end of December, up from 8 contracts pending at the end of December 2022.

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.

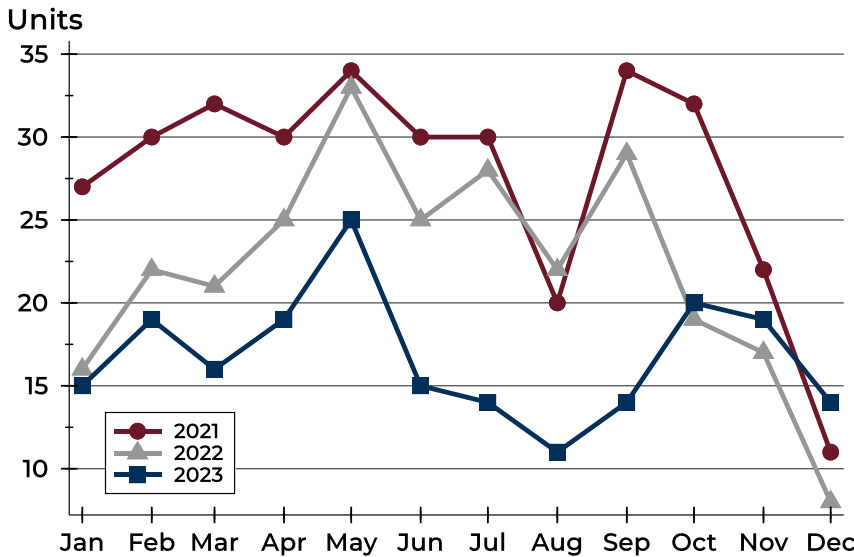
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 27 | 16 | 15 |
| February | 30 | 22 | 19 |
| March | 32 | 21 | 16 |
| April | 30 | 25 | 19 |
| May | 34 | 33 | 25 |
| June | 30 | 25 | 15 |
| July | 30 | 28 | 14 |
| August | 20 | 22 | 11 |
| September | 34 | 29 | 14 |
| October | 32 | 19 | 20 |
| November | 22 | 17 | 19 |
| December | 11 | 8 | 14 |

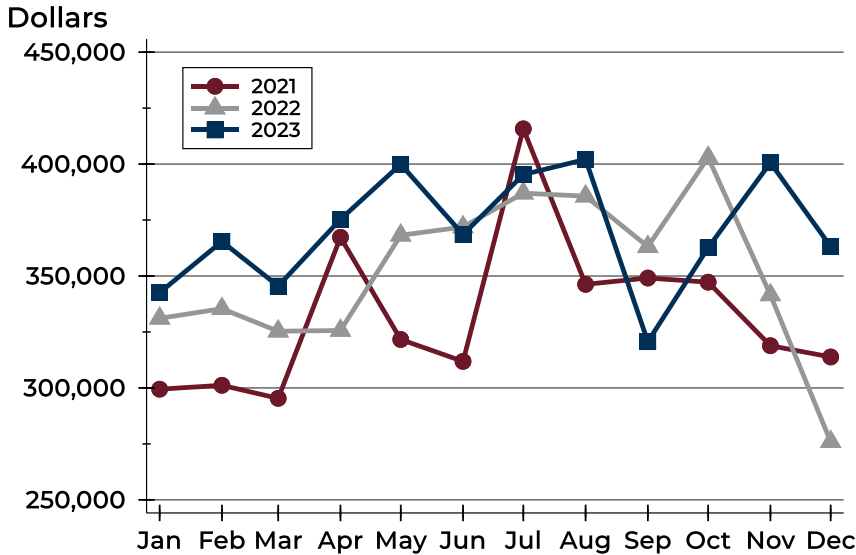
Pending Contracts by Price Range

| 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 | 7.1% | 124,000 | 124,000 | 9 | 9 | 100.0% | 100.0% |
| \$150,000-\$199,999 | 2 | 14.3% | 169,500 | 169,500 | 7 | 7 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 1 | 7.1% | 249,950 | 249,950 | 70 | 70 | 94.7% | 94.7% |
| \$250,000-\$299,999 | 2 | 14.3% | 274,500 | 274,500 | 31 | 31 | 97.2% | 97.2% |
| \$300,000-\$349,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$350,000-\$399,999 | 3 | 21.4% | 388,667 | 398,000 | 40 | 52 | 95.0% | 92.8% |
| \$400,000-\$449,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$450,000-\$499,999 | 1 | 7.1% | 489,000 | 489,000 | 107 | 107 | 100.0% | 100.0% |
| \$500,000-\$599,999 | 3 | 21.4% | 522,333 | 525,000 | 33 | 26 | 97.6% | 100.0% |
| \$600,000-\$749,999 | 1 | 7.1% | 600,000 | 600,000 | 2 | 2 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



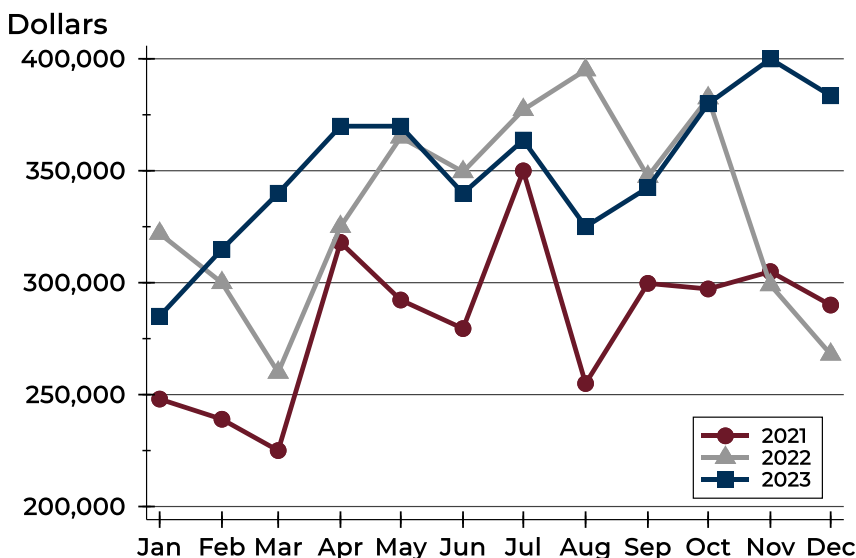
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 299,446 | 331,106 | 342,573 |
| February | 301,182 | 335,409 | 365,442 |
| March | 295,359 | 325,338 | 345,506 |
| April | 367,297 | 325,680 | 375,321 |
| May | 321,660 | 368,205 | 399,913 |
| June | 311,863 | 371,892 | 368,533 |
| July | 415,745 | 387,004 | 395,307 |
| August | 346,287 | 385,661 | 402,100 |
| September | 349,103 | 363,136 | 320,653 |
| October | 347,239 | 402,934 | 362,668 |
| November | 318,870 | 341,553 | 400,608 |
| December | 313,845 | 275,988 | 363,139 |

Median Price

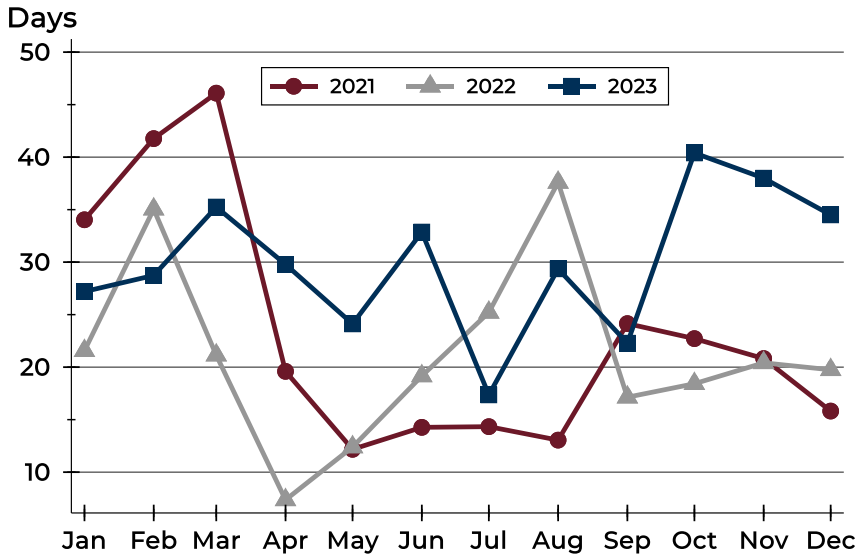


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|----------------|
| January | 248,000 | 321,950 | 285,000 |
| February | 239,000 | 299,950 | 314,900 |
| March | 225,000 | 259,900 | 339,950 |
| April | 318,000 | 325,000 | 369,900 |
| May | 292,250 | 365,000 | 369,900 |
| June | 279,500 | 349,500 | 339,900 |
| July | 349,950 | 377,250 | 363,700 |
| August | 254,950 | 395,000 | 325,000 |
| September | 299,700 | 347,400 | 342,450 |
| October | 297,200 | 382,500 | 379,925 |
| November | 304,950 | 299,000 | 399,950 |
| December | 290,000 | 268,000 | 383,500 |



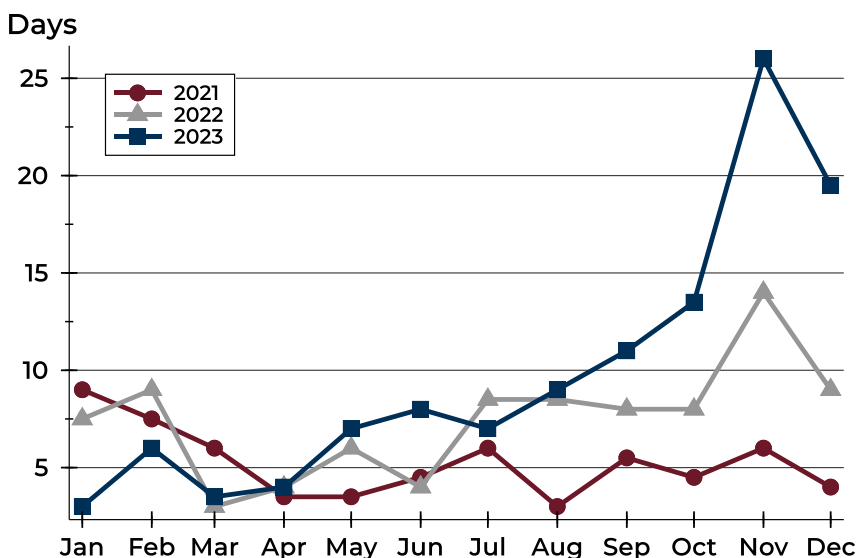
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 34 | 22 | 27 |
| February | 42 | 35 | 29 |
| March | 46 | 21 | 35 |
| April | 20 | 7 | 30 |
| May | 12 | 12 | 24 |
| June | 14 | 19 | 33 |
| July | 14 | 25 | 17 |
| August | 13 | 38 | 29 |
| September | 24 | 17 | 22 |
| October | 23 | 18 | 40 |
| November | 21 | 20 | 38 |
| December | 16 | 20 | 35 |

Median DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 9 | 8 | 3 |
| February | 8 | 9 | 6 |
| March | 6 | 3 | 4 |
| April | 4 | 4 | 4 |
| May | 4 | 6 | 7 |
| June | 5 | 4 | 8 |
| July | 6 | 9 | 7 |
| August | 3 | 9 | 9 |
| September | 6 | 8 | 11 |
| October | 5 | 8 | 14 |
| November | 6 | 14 | 26 |
| December | 4 | 9 | 20 |