



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in November

Total home sales in Douglas County rose by 40.0% last month to 14 units, compared to 10 units in November 2024. Total sales volume was \$5.3 million, up 23.9% from a year earlier.

The median sale price in November was \$380,450, up from \$377,500 a year earlier. Homes that sold in November were typically on the market for 18 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of November

The total number of active listings in Douglas County at the end of November was 43 units, up from 41 at the same point in 2024. This represents a 3.1 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$378,900.

During November, a total of 15 contracts were written up from 9 in November 2024. At the end of the month, there were 24 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	14 40.0%	10 -33.3%	15 0.0%	150 -14.3%	175 19.0%	147 -23.4%	
Active Listings Change from prior year	43 4.9%	41 36.7%	30 -9.1%	N/A	N/A	N/A	
Months' Supply Change from prior year	3.1 19.2%	2.6 18.2%	2.2 15.8%	N/A	N/A	N/A	
New Listings Change from prior year	21 110.0%	10 25.0%	8 -33.3%	229 -5.8%	243 23.4%	197 -22.1%	
Contracts Written Change from prior year	15 66.7%	9 -40.0%	15 25.0%	166 -3.5%	172 8.2%	159 -18.0%	
Pending Contracts Change from prior year	24 41.2%	17 -10.5%	19 11.8%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	5,282 23.9%	4,264 -22.7%	5,515 4.1%	72,529 0.2%	72,351 33.3%	54,281 -19.6%	
Average	Sale Price Change from prior year	377,271 -11.5%	426,390 16.0%	367,647 4.1%	483,524 17.0%	413,433 12.0%	369,260 5.0%
	List Price of Actives Change from prior year	574,643 -22.2%	738,815 39.3%	530,438 10.9%	N/A	N/A	N/A
	Days on Market Change from prior year	29 7.4%	27 -6.9%	29 81.3%	33 50.0%	22 -24.1%	29 93.3%
	Percent of List Change from prior year	98.8% 3.3%	95.6% -2.6%	98.2% -0.5%	98.1% -1.0%	99.1% 0.0%	99.1% -0.6%
	Percent of Original Change from prior year	97.8% 3.8%	94.2% -1.9%	96.0% -4.4%	97.0% -1.0%	98.0% 0.0%	98.0% -0.9%
Median	Sale Price Change from prior year	380,450 0.8%	377,500 0.7%	375,000 10.3%	388,000 7.8%	360,000 4.3%	345,000 7.5%
	List Price of Actives Change from prior year	378,900 -21.0%	479,900 0.5%	477,450 13.7%	N/A	N/A	N/A
	Days on Market Change from prior year	18 38.5%	13 160.0%	5 66.7%	14 100.0%	7 16.7%	6 20.0%
	Percent of List Change from prior year	100.0% 1.2%	98.8% -1.2%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	98.6% 2.3%	96.4% -3.6%	100.0% 0.0%	99.2% -0.8%	100.0% 0.0%	100.0% 0.0%

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



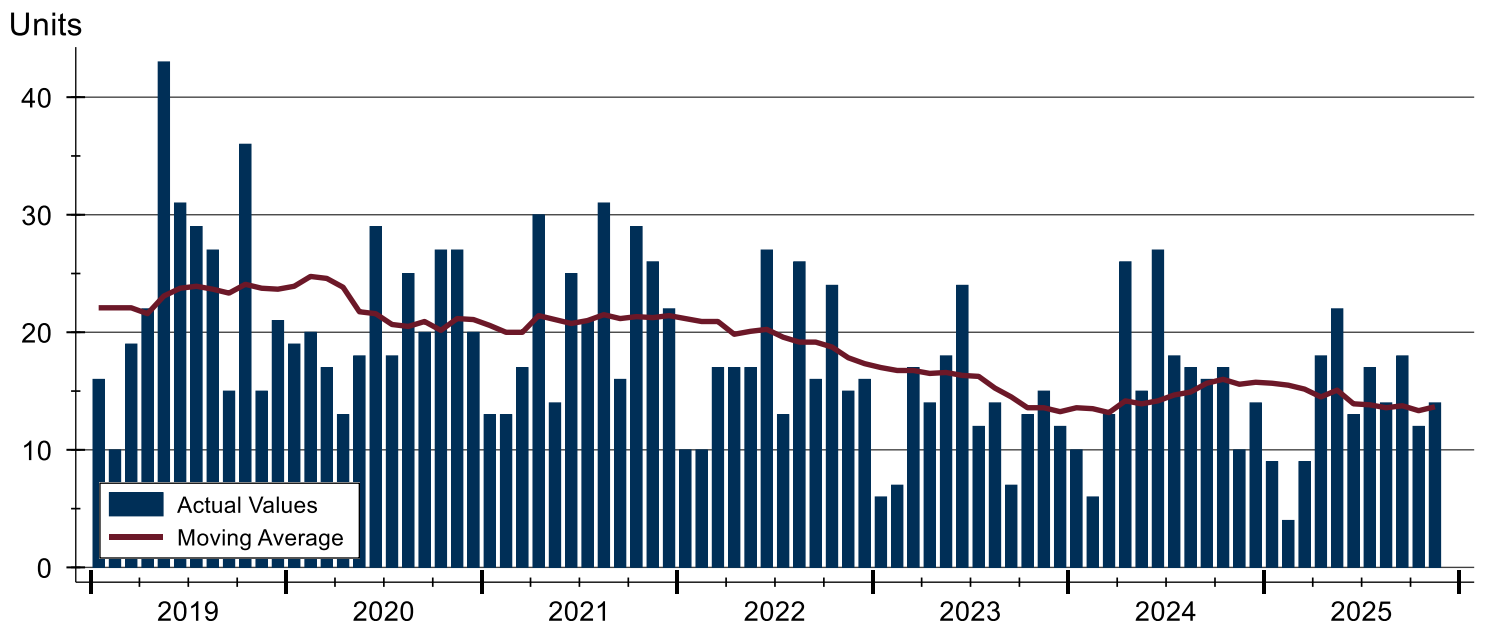
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		November 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		14	10	40.0%	150	175	-14.3%
Volume (1,000s)		5,282	4,264	23.9%	72,529	72,351	0.2%
Months' Supply		3.1	2.6	19.2%	N/A	N/A	N/A
Average	Sale Price	377,271	426,390	-11.5%	483,524	413,433	17.0%
	Days on Market	29	27	7.4%	33	22	50.0%
	Percent of List	98.8%	95.6%	3.3%	98.1%	99.1%	-1.0%
	Percent of Original	97.8%	94.2%	3.8%	97.0%	98.0%	-1.0%
Median	Sale Price	380,450	377,500	0.8%	388,000	360,000	7.8%
	Days on Market	18	13	38.5%	14	7	100.0%
	Percent of List	100.0%	98.8%	1.2%	100.0%	100.0%	0.0%
	Percent of Original	98.6%	96.4%	2.3%	99.2%	100.0%	-0.8%

A total of 14 homes sold in Douglas County in November, up from 10 units in November 2024. Total sales volume rose to \$5.3 million compared to \$4.3 million in the previous year.

The median sales price in November was \$380,450, up 0.8% compared to the prior year. Median days on market was 18 days, up from 15 days in October, and up from 13 in November 2024.

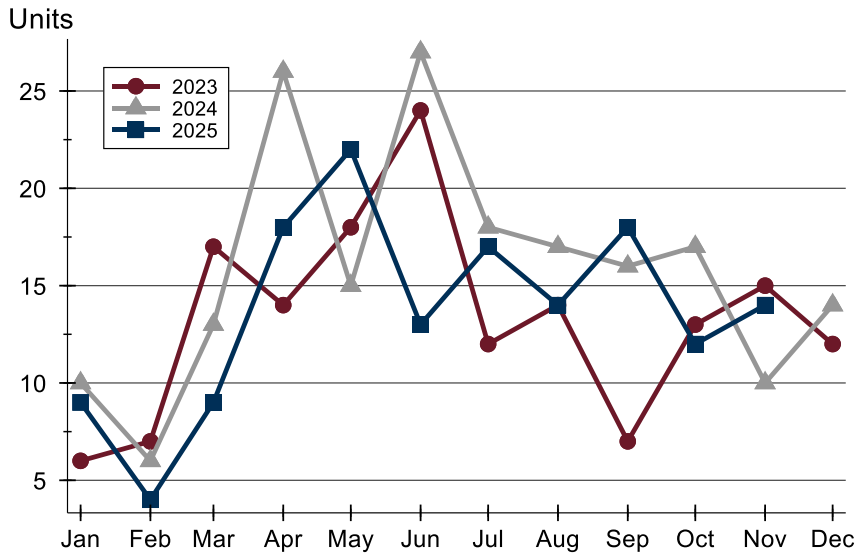
History of Closed Listings





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	10	9
February	7	6	4
March	17	13	9
April	14	26	18
May	18	15	22
June	24	27	13
July	12	18	17
August	14	17	14
September	7	16	18
October	13	17	12
November	15	10	14
December	12	14	

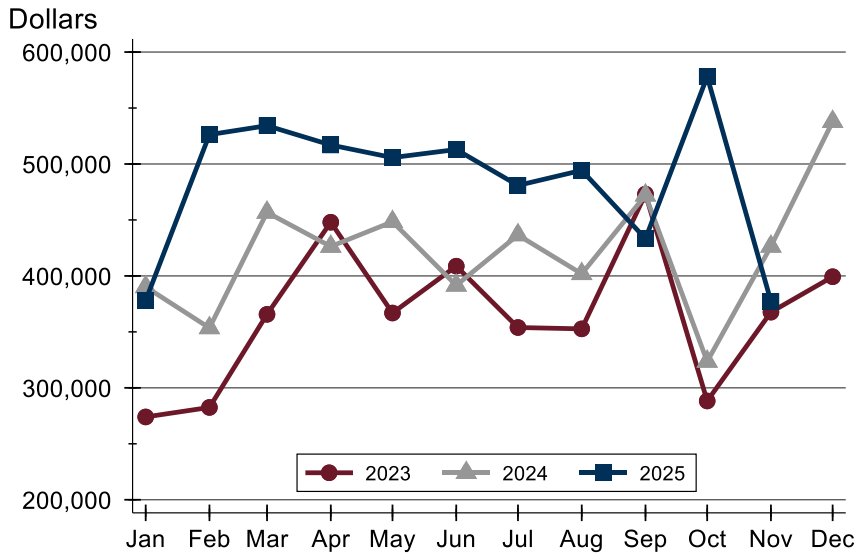
Closed Listings by Price Range

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	7.1%	5.5	225,000	225,000	76	76	93.9%	93.9%	90.2%	90.2%
\$250,000-\$299,999	2	14.3%	0.7	277,500	277,500	50	50	99.5%	99.5%	95.7%	95.7%
\$300,000-\$349,999	2	14.3%	1.4	329,000	329,000	60	60	97.5%	97.5%	96.0%	96.0%
\$350,000-\$399,999	4	28.6%	5.0	382,225	380,450	16	12	99.0%	99.8%	99.0%	99.8%
\$400,000-\$449,999	2	14.3%	1.1	420,000	420,000	9	9	100.7%	100.7%	100.7%	100.7%
\$450,000-\$499,999	3	21.4%	1.7	491,633	490,000	12	15	99.3%	100.0%	99.3%	100.0%
\$500,000-\$599,999	0	0.0%	4.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	0.7	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



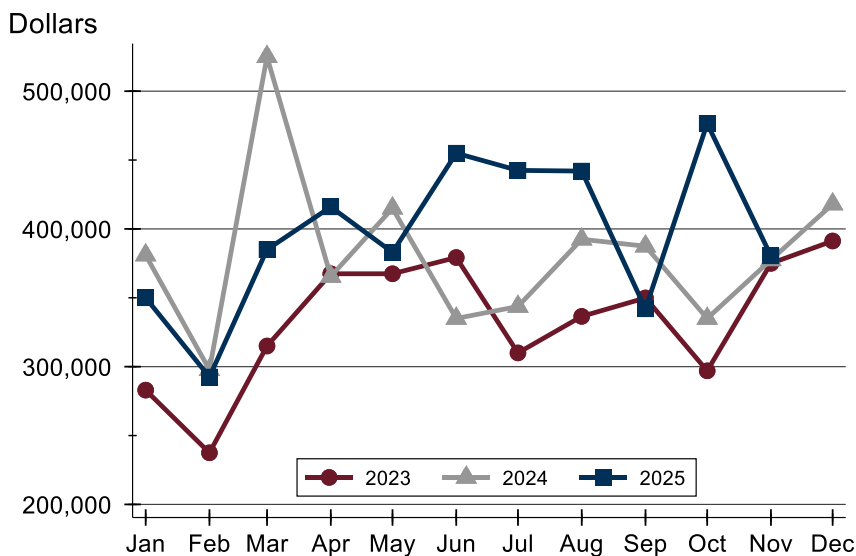
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	274,000	390,195	378,072
February	282,500	353,550	526,250
March	365,665	456,762	534,222
April	447,947	426,308	516,967
May	366,850	448,400	505,722
June	408,741	391,543	512,927
July	353,919	436,564	480,852
August	352,714	401,888	494,350
September	473,129	472,056	433,278
October	288,268	323,588	578,113
November	367,647	426,390	377,271
December	399,283	537,843	

Median Price

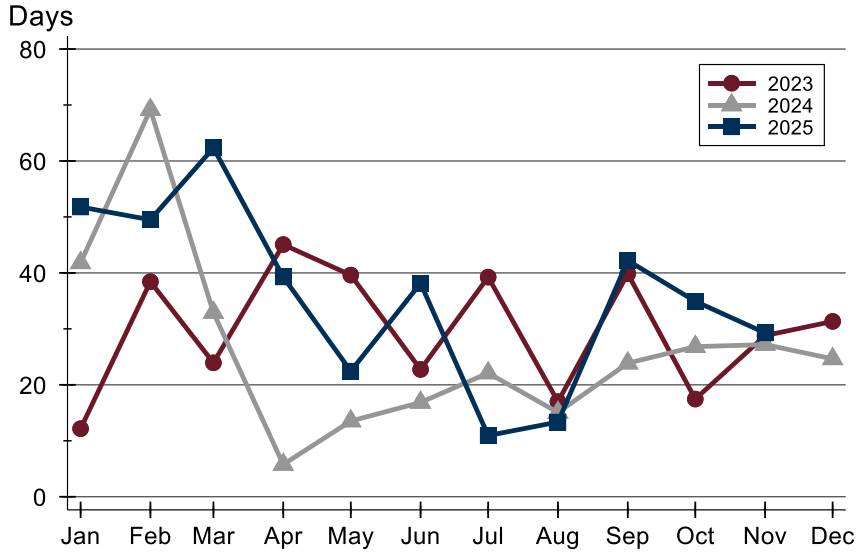


Month	2023	2024	2025
January	283,000	381,000	350,000
February	237,500	297,750	292,500
March	315,000	525,000	385,000
April	367,450	365,500	416,000
May	367,450	415,000	383,000
June	379,250	335,000	455,000
July	310,000	343,700	442,500
August	336,500	392,500	442,000
September	349,900	387,450	342,000
October	296,985	335,000	476,475
November	375,000	377,500	380,450
December	391,250	418,000	



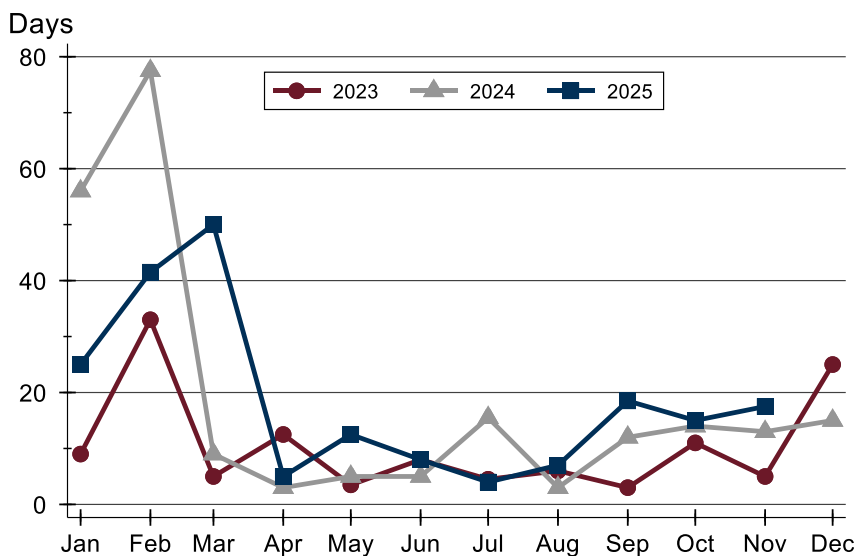
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	12	42	52
February	38	69	50
March	24	33	62
April	45	6	39
May	40	14	22
June	23	17	38
July	39	22	11
August	17	15	13
September	40	24	42
October	17	27	35
November	29	27	29
December	31	25	

Median DOM



Month	2023	2024	2025
January	9	56	25
February	33	78	42
March	5	9	50
April	13	3	5
May	4	5	13
June	8	5	8
July	5	16	4
August	6	3	7
September	3	12	19
October	11	14	15
November	5	13	18
December	25	15	



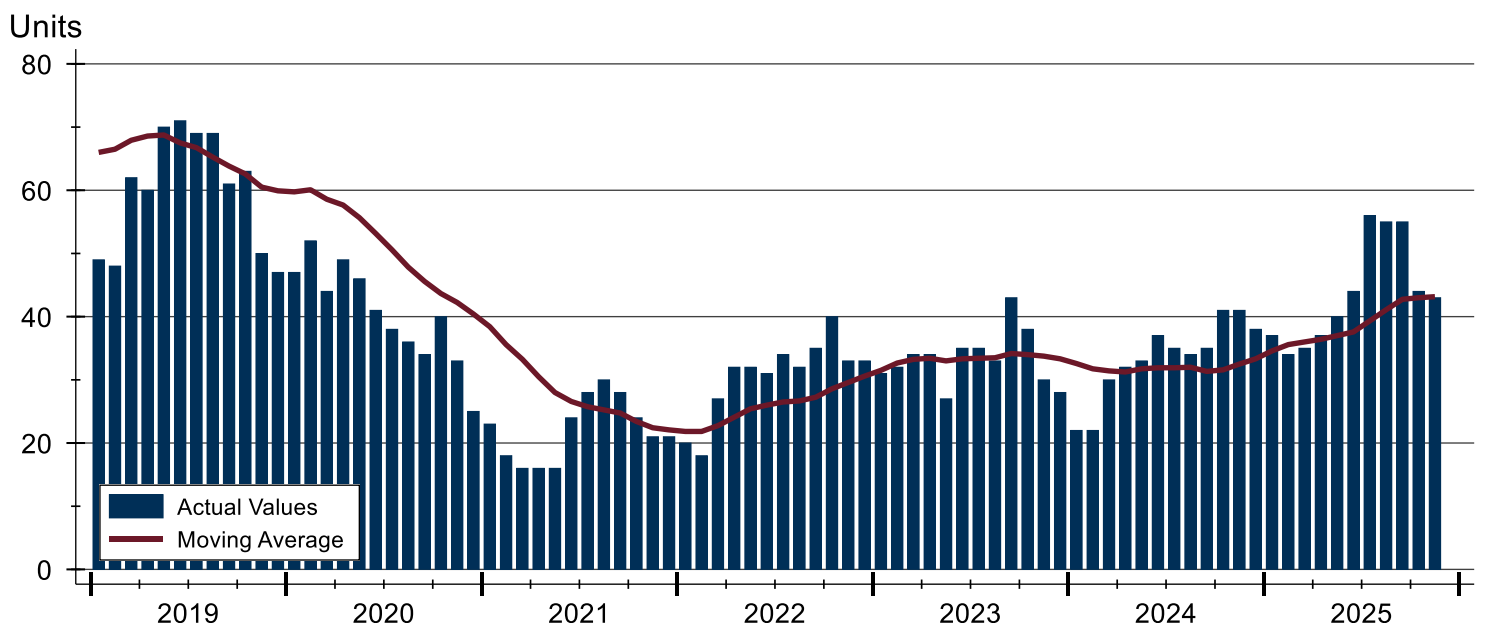
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2025	2024	Change
Active Listings		43	41	4.9%
Volume (1,000s)		24,710	30,291	-18.4%
Months' Supply		3.1	2.6	19.2%
Average	List Price	574,643	738,815	-22.2%
	Days on Market	53	62	-14.5%
	Percent of Original	97.8%	98.4%	-0.6%
Median	List Price	378,900	479,900	-21.0%
	Days on Market	33	52	-36.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 43 homes were available for sale in Douglas County at the end of November. This represents a 3.1 months' supply of active listings.

The median list price of homes on the market at the end of November was \$378,900, down 21.0% from 2024. The typical time on market for active listings was 33 days, down from 52 days a year earlier.

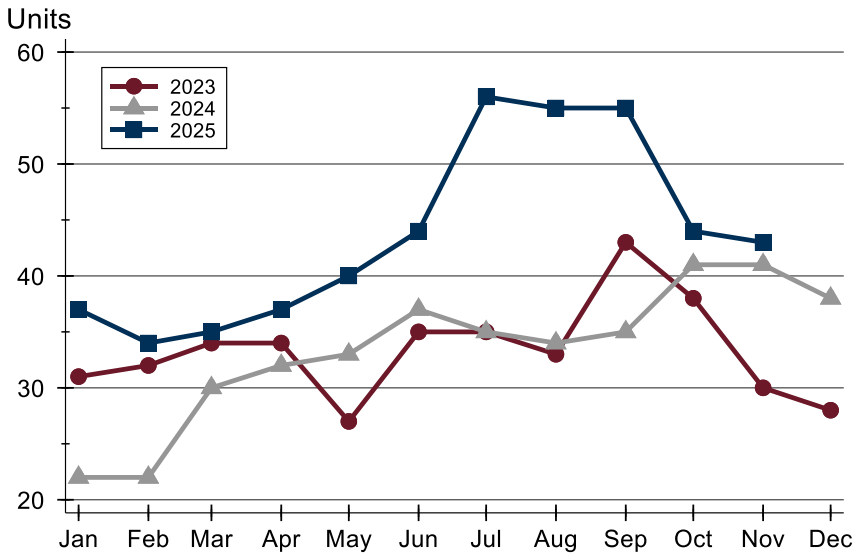
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	31	22	37
February	32	22	34
March	34	30	35
April	34	32	37
May	27	33	40
June	35	37	44
July	35	35	56
August	33	34	55
September	43	35	55
October	38	41	44
November	30	41	43
December	28	38	43

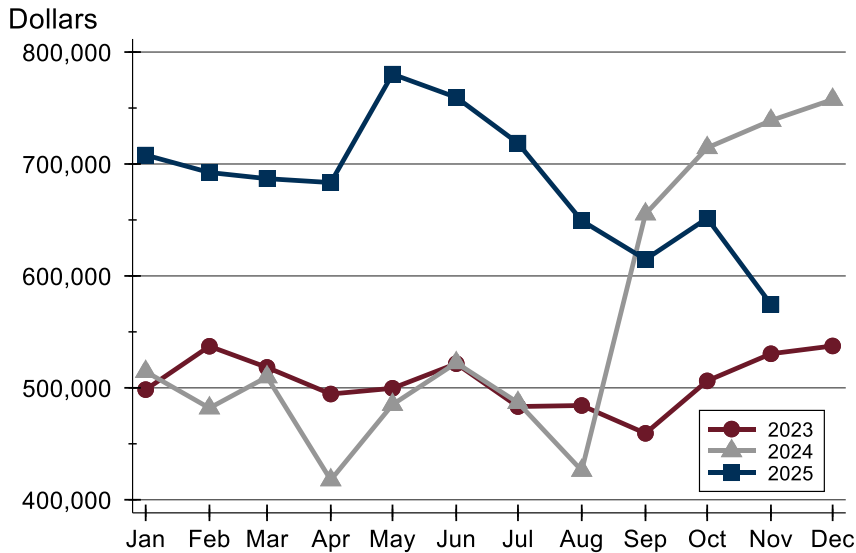
Active Listings by Price Range

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	2.3%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	3	7.0%	N/A	168,117	164,500	59	52	96.7%	100.0%
\$200,000-\$249,999	6	14.0%	5.5	229,217	236,750	20	14	97.7%	98.4%
\$250,000-\$299,999	1	2.3%	0.7	288,500	288,500	6	6	100.0%	100.0%
\$300,000-\$349,999	3	7.0%	1.4	322,633	319,900	30	26	98.0%	97.1%
\$350,000-\$399,999	10	23.3%	5.0	370,670	370,000	33	31	98.9%	99.3%
\$400,000-\$449,999	1	2.3%	1.1	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	2	4.7%	1.7	467,000	467,000	7	7	100.0%	100.0%
\$500,000-\$599,999	6	14.0%	4.2	579,150	593,950	66	51	95.5%	99.2%
\$600,000-\$749,999	1	2.3%	0.7	735,000	735,000	33	33	98.7%	98.7%
\$750,000-\$999,999	3	7.0%	N/A	831,333	795,000	36	6	97.9%	100.0%
\$1,000,000 and up	6	14.0%	N/A	1,615,667	1,447,000	139	116	97.7%	100.0%



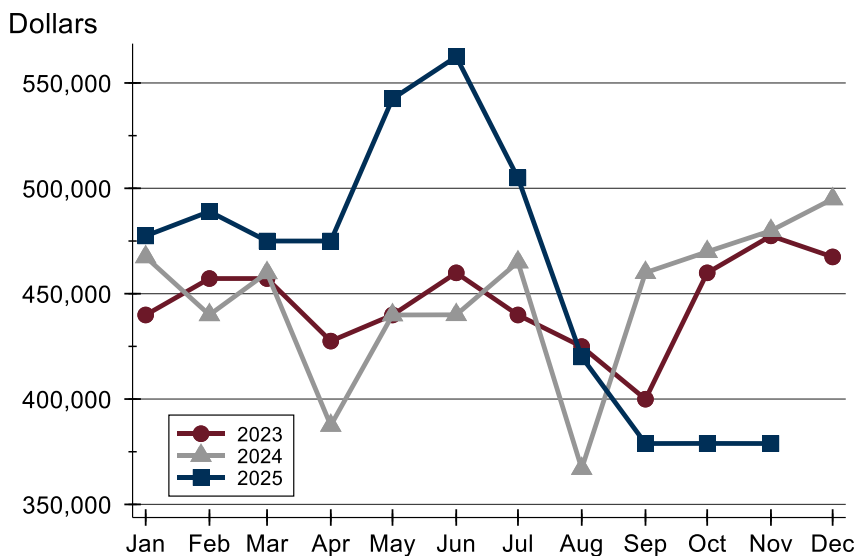
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2023	2024	2025
January	498,411	514,500	707,965
February	537,148	481,945	692,389
March	518,268	509,720	686,891
April	494,481	417,662	683,388
May	499,596	485,015	780,282
June	521,596	522,315	759,555
July	483,293	486,756	718,620
August	484,236	426,135	649,360
September	459,359	655,280	614,721
October	506,221	714,451	651,496
November	530,438	738,815	574,643
December	537,418	757,595	-

Median Price

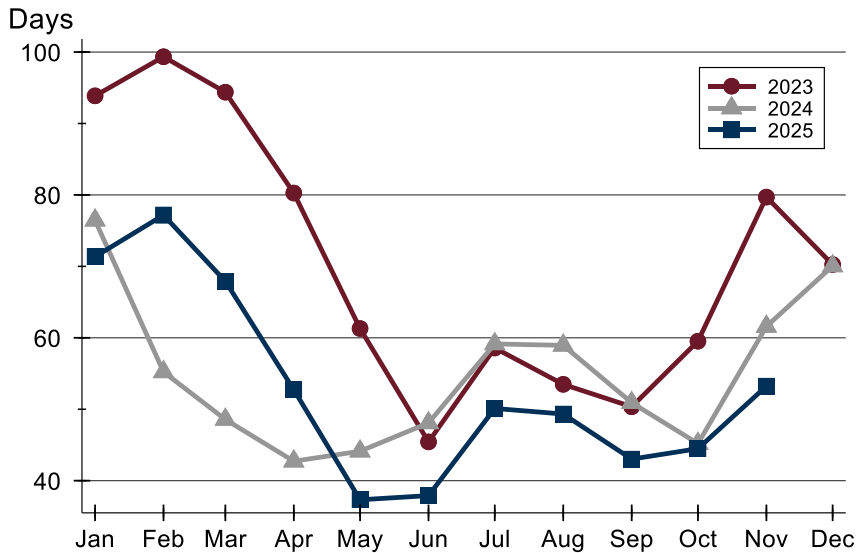


Month	2023	2024	2025
January	439,900	467,450	477,400
February	457,200	439,950	489,000
March	457,200	459,900	475,000
April	427,500	387,450	475,000
May	439,900	439,900	542,500
June	459,900	440,000	562,450
July	439,900	465,000	504,950
August	424,900	367,000	420,000
September	399,950	460,000	378,900
October	459,900	469,900	378,950
November	477,450	479,900	378,900
December	467,450	494,950	-



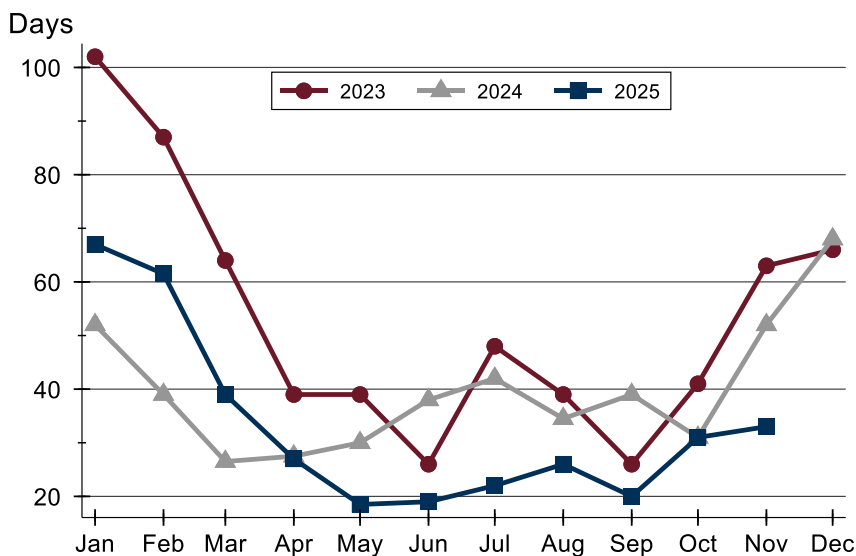
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	76	71
February	99	55	77
March	94	49	68
April	80	43	53
May	61	44	37
June	45	48	38
July	59	59	50
August	53	59	49
September	50	51	43
October	60	45	44
November	80	62	53
December	70	70	

Median DOM

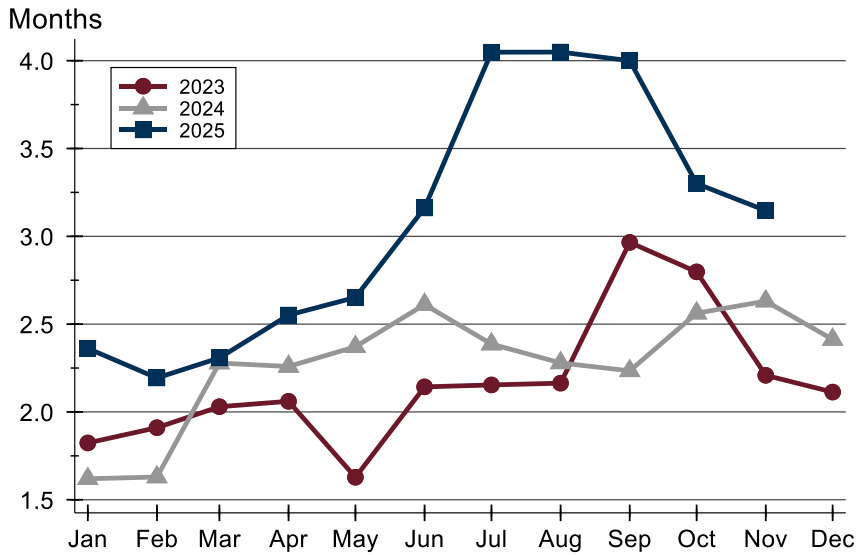


Month	2023	2024	2025
January	102	52	67
February	87	39	62
March	64	27	39
April	39	28	27
May	39	30	19
June	26	38	19
July	48	42	22
August	39	35	26
September	26	39	20
October	41	31	31
November	63	52	33
December	66	68	



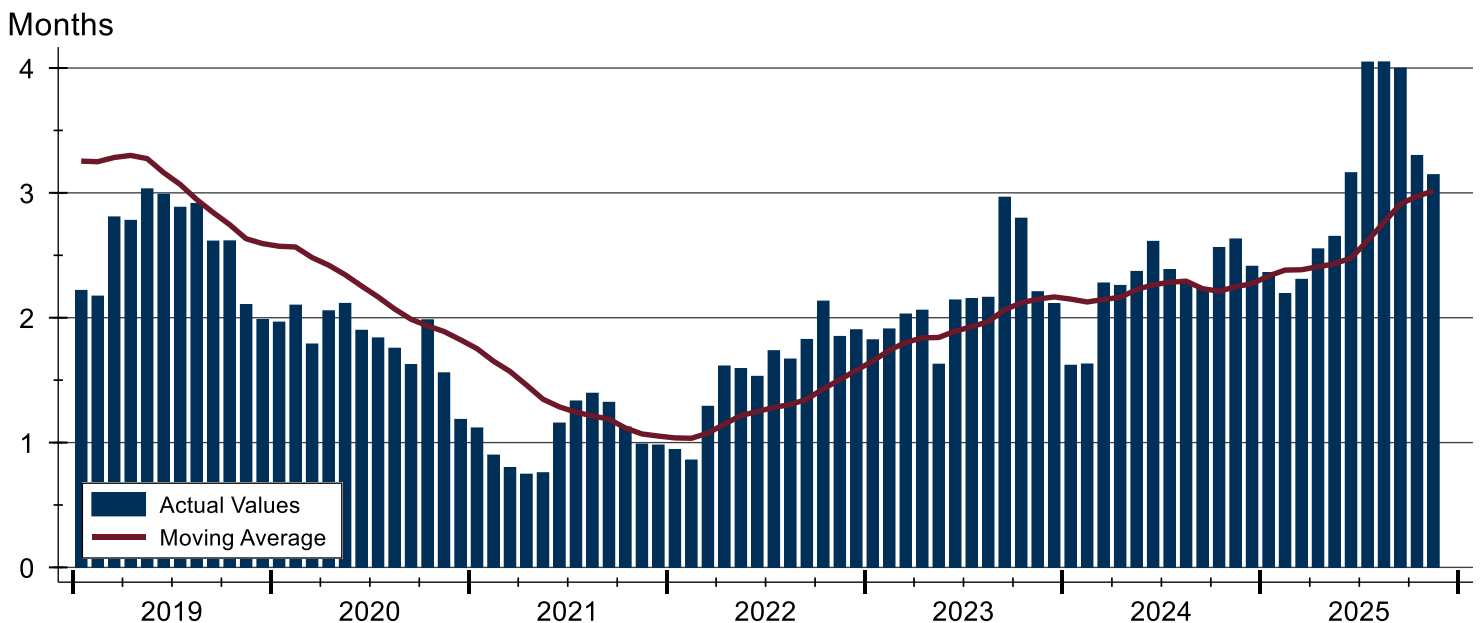
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.8	1.6	2.4
February	1.9	1.6	2.2
March	2.0	2.3	2.3
April	2.1	2.3	2.6
May	1.6	2.4	2.7
June	2.1	2.6	3.2
July	2.2	2.4	4.0
August	2.2	2.3	4.0
September	3.0	2.2	4.0
October	2.8	2.6	3.3
November	2.2	2.6	3.1
December	2.1	2.4	2.1

History of Month's Supply





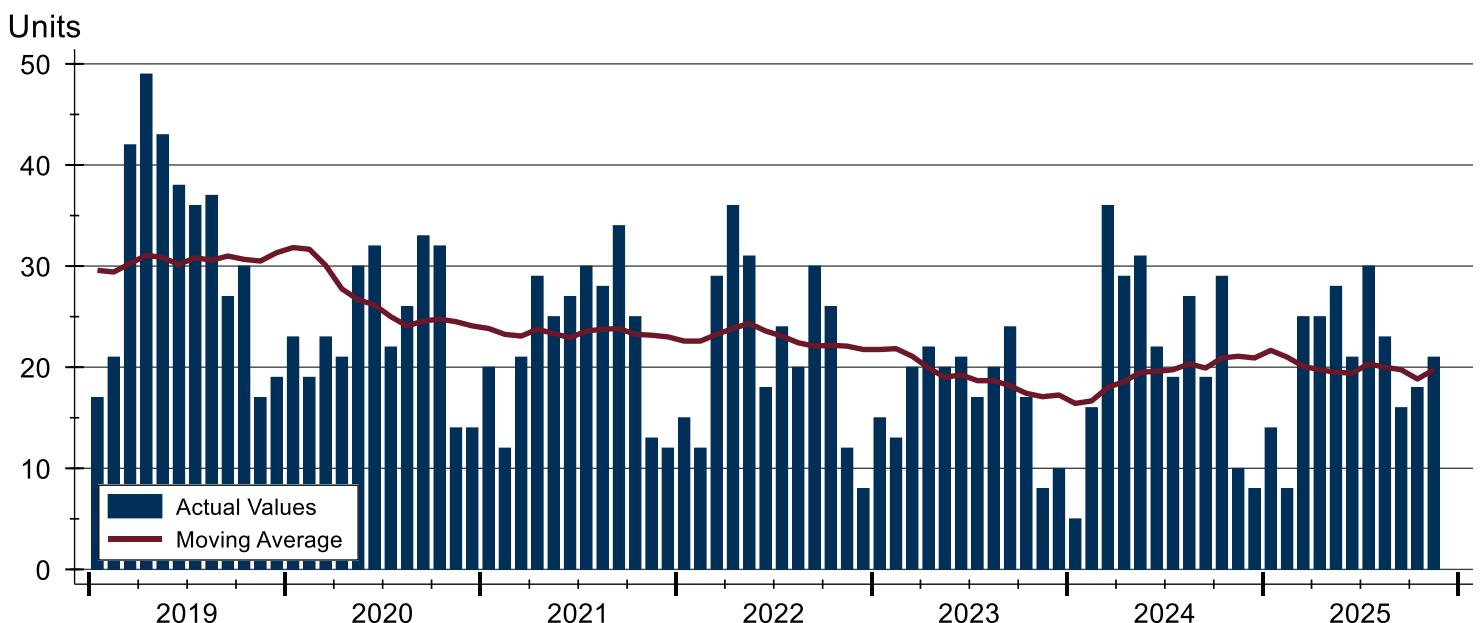
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	November 2024	Change
Current Month	New Listings	21	10	110.0%
	Volume (1,000s)	13,534	5,367	152.2%
	Average List Price	644,457	536,730	20.1%
	Median List Price	370,000	422,500	-12.4%
Year-to-Date	New Listings	229	243	-5.8%
	Volume (1,000s)	123,202	116,835	5.4%
	Average List Price	538,002	480,804	11.9%
	Median List Price	394,100	375,000	5.1%

A total of 21 new listings were added in Douglas County during November, up 110.0% from the same month in 2024. Year-to-date Douglas County has seen 229 new listings.

The median list price of these homes was \$370,000 down from \$422,500 in 2024.

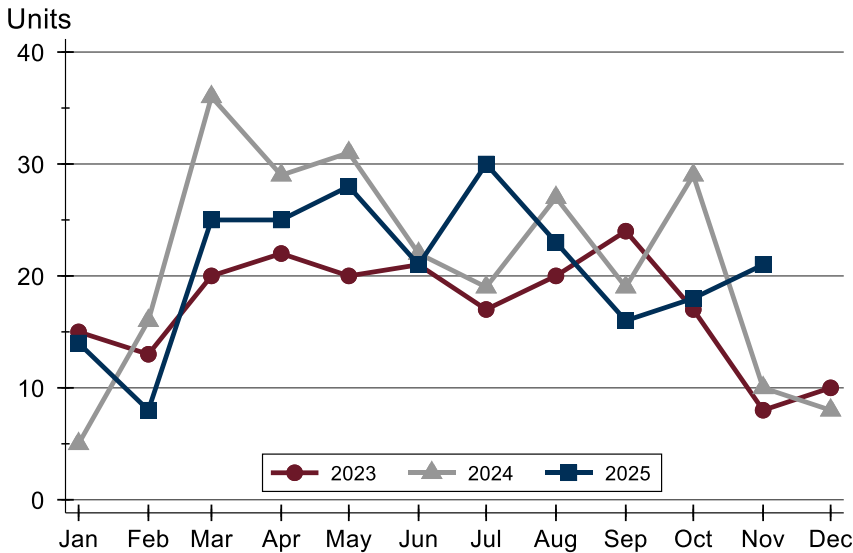
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	5	14
February	13	16	8
March	20	36	25
April	22	29	25
May	20	31	28
June	21	22	21
July	17	19	30
August	20	27	23
September	24	19	16
October	17	29	18
November	8	10	21
December	10	8	

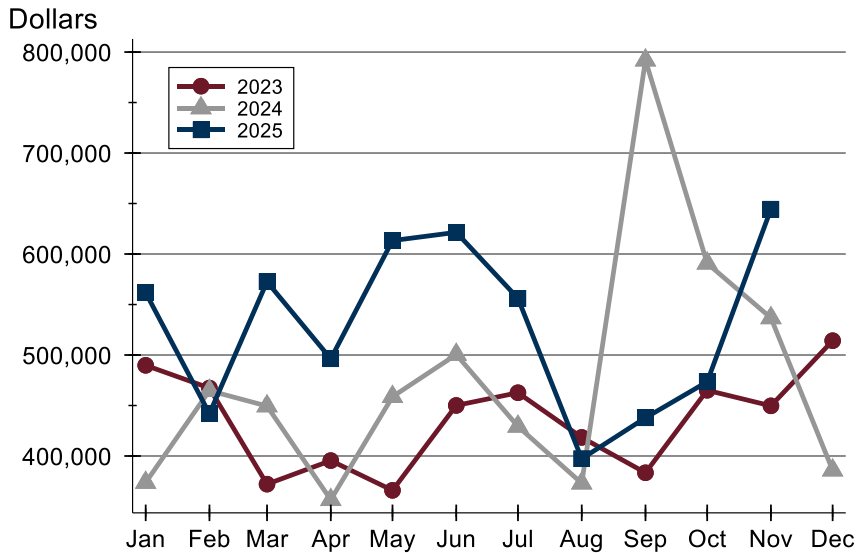
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	2	9.5%	179,750	179,750	13	13	100.0%	100.0%
\$200,000-\$249,999	3	14.3%	233,300	235,000	7	5	98.0%	100.0%
\$250,000-\$299,999	1	4.8%	285,000	285,000	5	5	100.0%	100.0%
\$300,000-\$349,999	3	14.3%	324,467	314,500	9	8	100.1%	100.0%
\$350,000-\$399,999	3	14.3%	363,333	370,000	20	22	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	1	4.8%	459,000	459,000	4	4	100.0%	100.0%
\$500,000-\$599,999	4	19.0%	571,975	581,950	7	9	100.0%	100.0%
\$600,000-\$749,999	1	4.8%	699,900	699,900	4	4	100.0%	100.0%
\$750,000-\$999,999	2	9.5%	844,500	844,500	20	20	99.5%	99.5%
\$1,000,000 and up	1	4.8%	4,990,000	4,990,000	6	6	100.0%	100.0%



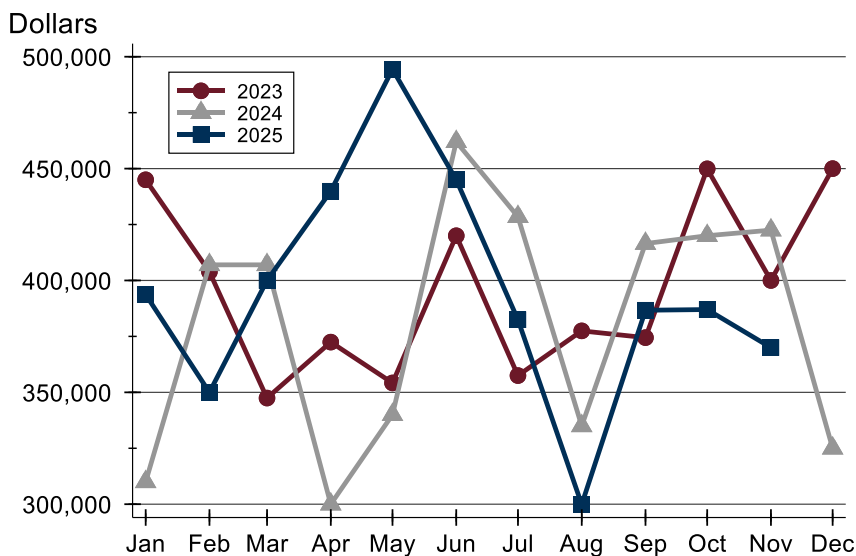
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2023	2024	2025
January	489,773	373,698	561,746
February	467,265	464,725	441,988
March	372,110	449,461	572,544
April	395,430	356,648	496,254
May	365,950	458,731	613,295
June	450,052	500,468	621,488
July	462,641	429,326	556,142
August	418,382	373,026	397,266
September	383,388	791,926	437,819
October	465,059	590,829	473,461
November	449,675	536,730	644,457
December	514,190	385,925	

Median Price



Month	2023	2024	2025
January	445,000	310,000	393,700
February	403,900	407,000	350,000
March	347,450	407,000	400,000
April	372,450	300,000	439,900
May	354,200	340,000	494,400
June	419,990	462,000	445,000
July	357,500	428,500	382,450
August	377,475	335,000	299,900
September	374,450	416,485	386,700
October	449,900	420,000	387,000
November	400,000	422,500	370,000
December	450,000	325,000	



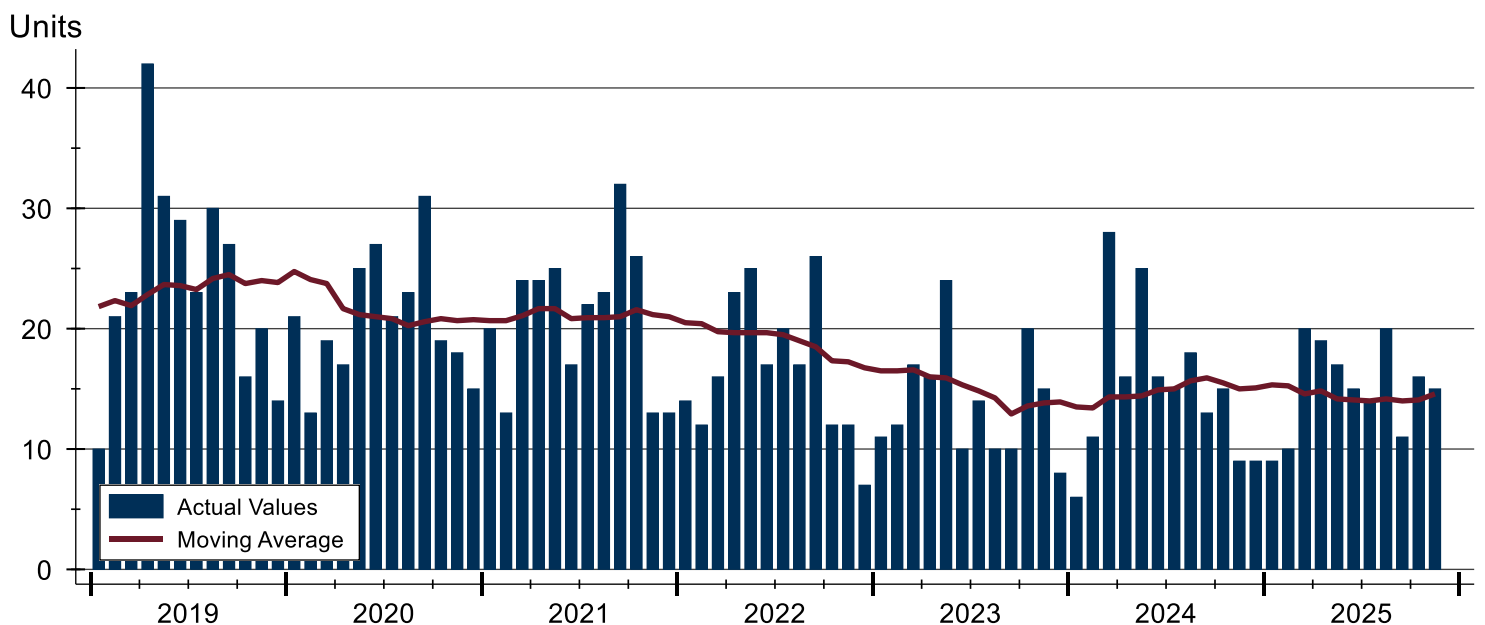
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		15	9	66.7%	166	172	-3.5%
Volume (1,000s)		7,682	3,957	94.1%	83,294	73,126	13.9%
Average	Sale Price	512,165	439,689	16.5%	501,772	425,151	18.0%
	Days on Market	39	31	25.8%	35	21	66.7%
	Percent of Original	97.8%	103.7%	-5.7%	97.3%	98.6%	-1.3%
Median	Sale Price	360,777	349,000	3.4%	395,000	357,450	10.5%
	Days on Market	12	17	-29.4%	12	7	71.4%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 15 contracts for sale were written in Douglas County during the month of November, up from 9 in 2024. The median list price of these homes was \$360,777, up from \$349,000 the prior year.

Half of the homes that went under contract in November were on the market less than 12 days, compared to 17 days in November 2024.

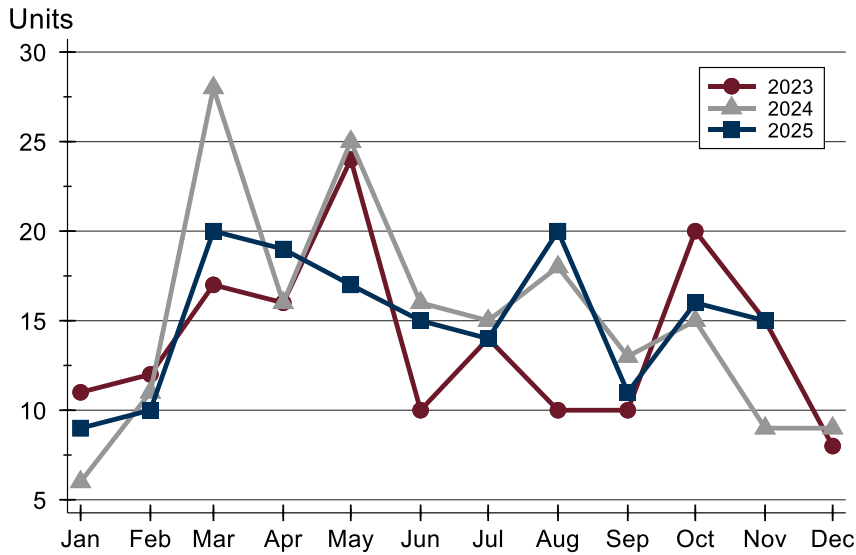
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	11	6	9
February	12	11	10
March	17	28	20
April	16	16	19
May	24	25	17
June	10	16	15
July	14	15	14
August	10	18	20
September	10	13	11
October	20	15	16
November	15	9	15
December	8	9	9

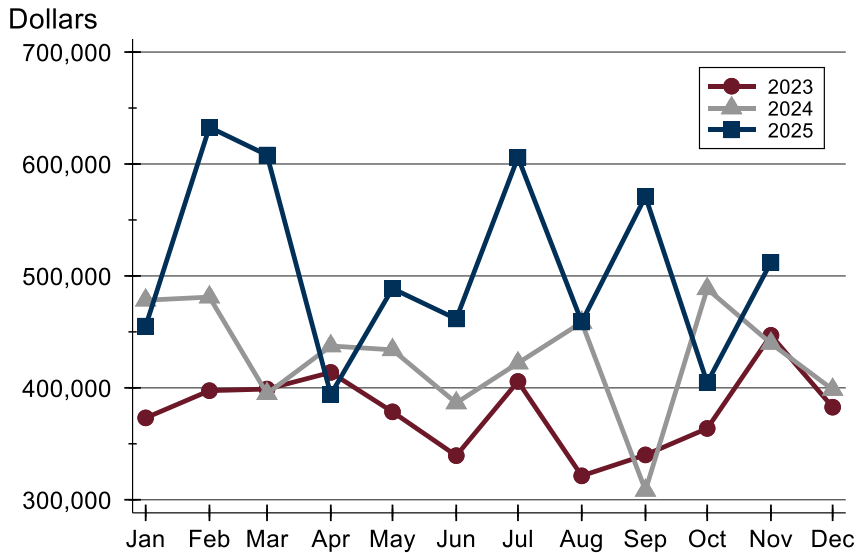
Contracts Written by Price Range

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	6.7%	195,000	195,000	14	14	100.0%	100.0%
\$200,000-\$249,999	1	6.7%	215,000	215,000	5	5	100.0%	100.0%
\$250,000-\$299,999	1	6.7%	285,000	285,000	5	5	100.0%	100.0%
\$300,000-\$349,999	4	26.7%	331,725	331,250	42	26	96.9%	97.1%
\$350,000-\$399,999	2	13.3%	365,389	365,389	51	51	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	1	6.7%	584,900	584,900	9	9	100.0%	100.0%
\$600,000-\$749,999	2	13.3%	649,950	649,950	14	14	98.8%	98.8%
\$750,000-\$999,999	2	13.3%	822,500	822,500	104	104	90.7%	90.7%
\$1,000,000 and up	1	6.7%	1,399,999	1,399,999	50	50	100.0%	100.0%



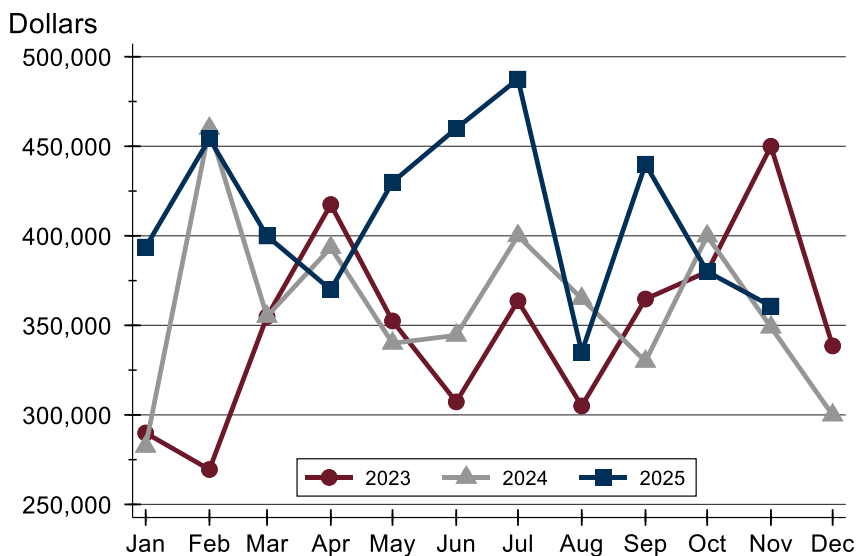
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	373,164	478,300	455,144
February	397,462	481,082	632,834
March	398,926	394,834	607,990
April	413,775	437,413	394,124
May	378,555	433,972	488,709
June	339,420	386,503	461,570
July	405,700	422,127	605,904
August	321,360	458,439	458,840
September	340,084	308,385	570,936
October	363,715	488,467	404,606
November	446,920	439,689	512,165
December	382,731	398,533	

Median Price

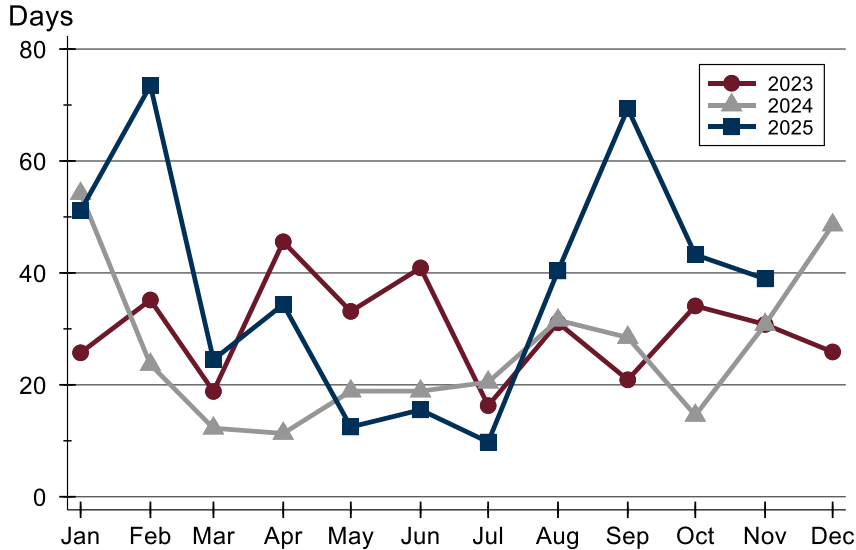


Month	2023	2024	2025
January	289,900	282,450	393,700
February	269,500	460,000	454,222
March	354,900	355,000	399,900
April	417,450	393,450	369,900
May	352,450	340,000	429,950
June	307,250	344,450	459,950
July	363,700	400,000	487,500
August	305,000	364,950	335,000
September	364,700	329,900	440,000
October	379,900	399,900	380,000
November	450,000	349,000	360,777
December	338,500	299,900	



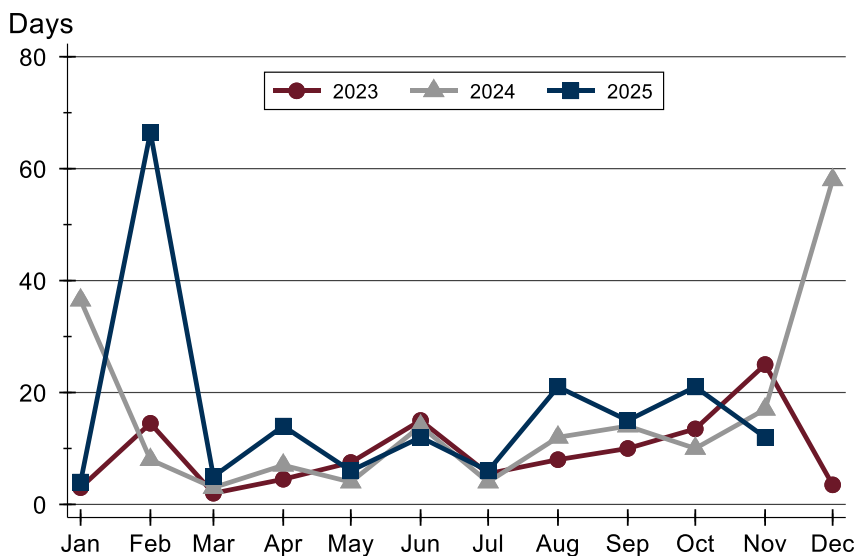
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	26	54	51
February	35	24	74
March	19	12	25
April	46	11	34
May	33	19	12
June	41	19	16
July	16	20	10
August	31	32	40
September	21	28	69
October	34	15	43
November	31	31	39
December	26	49	

Median DOM



Month	2023	2024	2025
January	3	37	4
February	15	8	67
March	2	3	5
April	5	7	14
May	8	4	6
June	15	14	12
July	6	4	6
August	8	12	21
September	10	14	15
October	14	10	21
November	25	17	12
December	4	58	



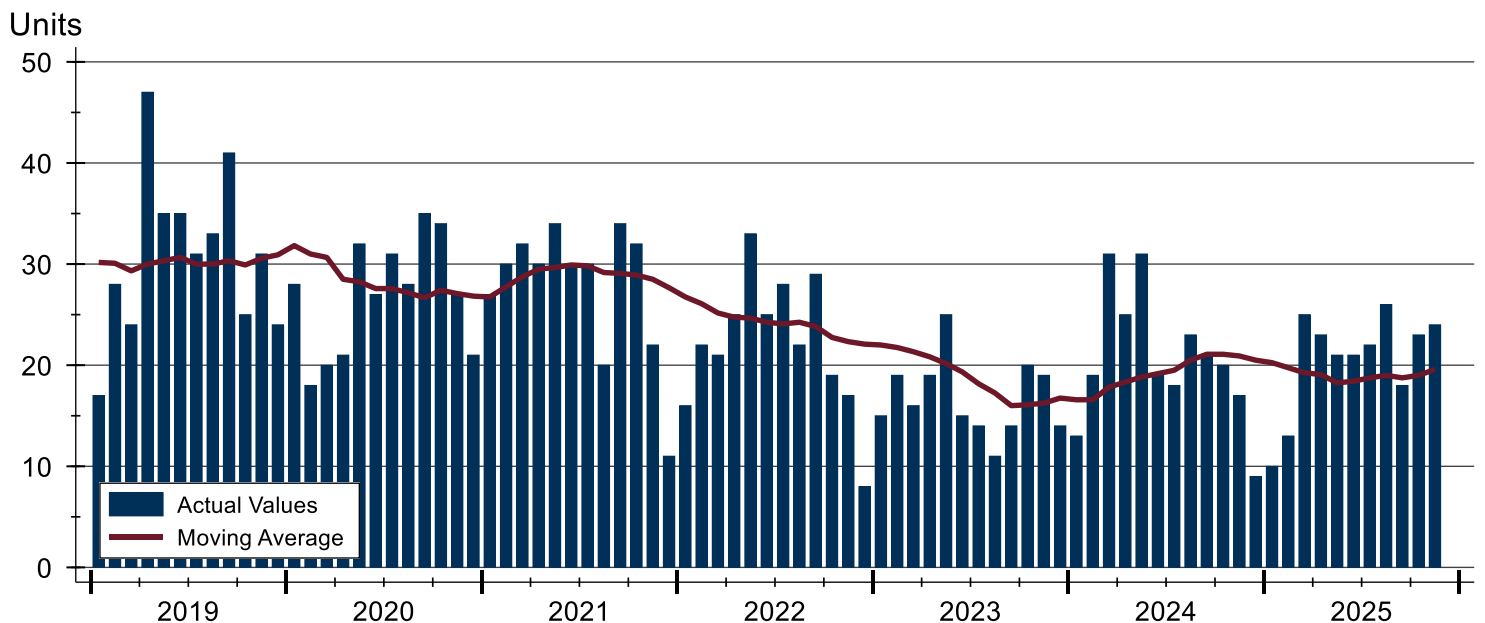
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2025	2024	Change
Pending Contracts		24	17	41.2%
Volume (1,000s)		13,665	8,169	67.3%
Average	List Price	569,374	480,535	18.5%
	Days on Market	54	27	100.0%
	Percent of Original	98.1%	99.7%	-1.6%
Median	List Price	458,500	349,000	31.4%
	Days on Market	11	16	-31.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 24 listings in Douglas County had contracts pending at the end of November, up from 17 contracts pending at the end of November 2024.

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.

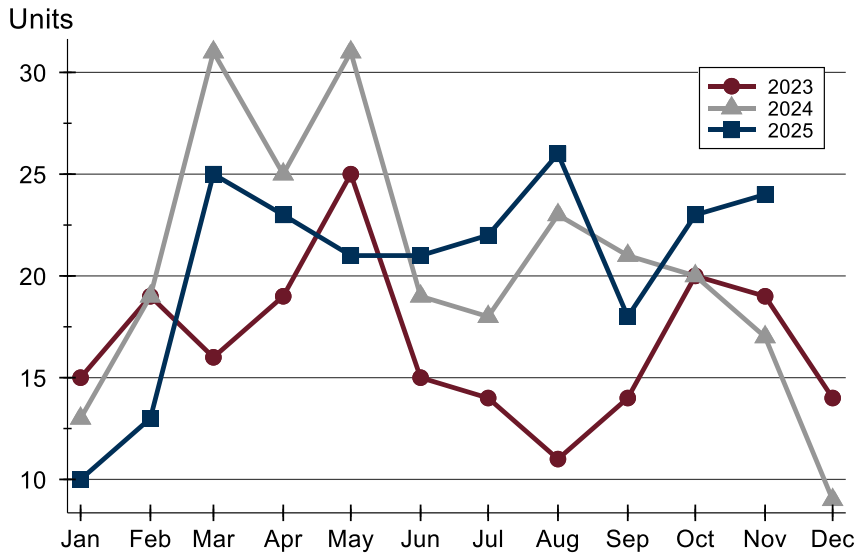
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	15	13	10
February	19	19	13
March	16	31	25
April	19	25	23
May	25	31	21
June	15	19	21
July	14	18	22
August	11	23	26
September	14	21	18
October	20	20	23
November	19	17	24
December	14	9	14

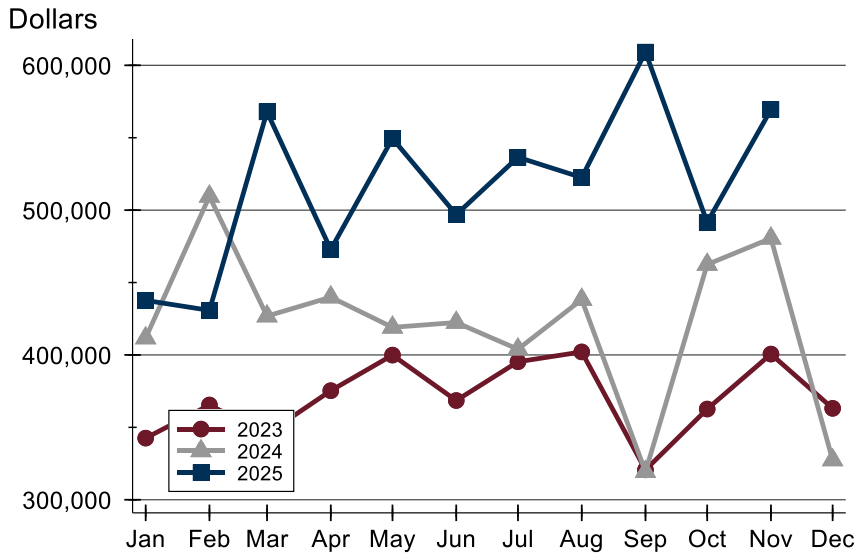
Pending Contracts by Price Range

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	4.2%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	1	4.2%	195,000	195,000	14	14	100.0%	100.0%
\$200,000-\$249,999	1	4.2%	215,000	215,000	5	5	100.0%	100.0%
\$250,000-\$299,999	2	8.3%	292,000	292,000	4	4	100.0%	100.0%
\$300,000-\$349,999	5	20.8%	325,380	325,000	34	8	98.0%	100.0%
\$350,000-\$399,999	1	4.2%	360,777	360,777	92	92	100.0%	100.0%
\$400,000-\$449,999	1	4.2%	419,000	419,000	1	1	100.0%	100.0%
\$450,000-\$499,999	1	4.2%	498,000	498,000	9	9	100.0%	100.0%
\$500,000-\$599,999	4	16.7%	563,225	565,950	52	11	98.0%	100.0%
\$600,000-\$749,999	3	12.5%	648,133	644,500	57	23	97.4%	100.0%
\$750,000-\$999,999	2	8.3%	822,500	822,500	104	104	90.7%	90.7%
\$1,000,000 and up	2	8.3%	1,900,000	1,900,000	198	198	100.0%	100.0%



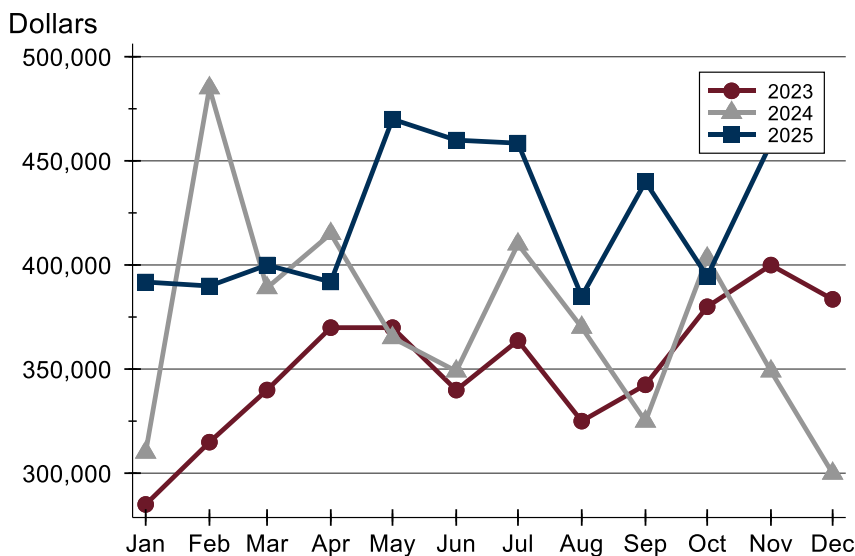
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	342,573	411,677	437,650
February	365,442	509,521	430,815
March	345,506	426,824	567,873
April	375,321	439,922	472,820
May	399,913	419,066	549,486
June	368,533	422,429	496,907
July	395,307	403,936	536,525
August	402,100	438,259	522,527
September	320,653	319,375	609,153
October	362,668	462,479	491,574
November	400,608	480,535	569,374
December	363,139	327,467	-

Median Price

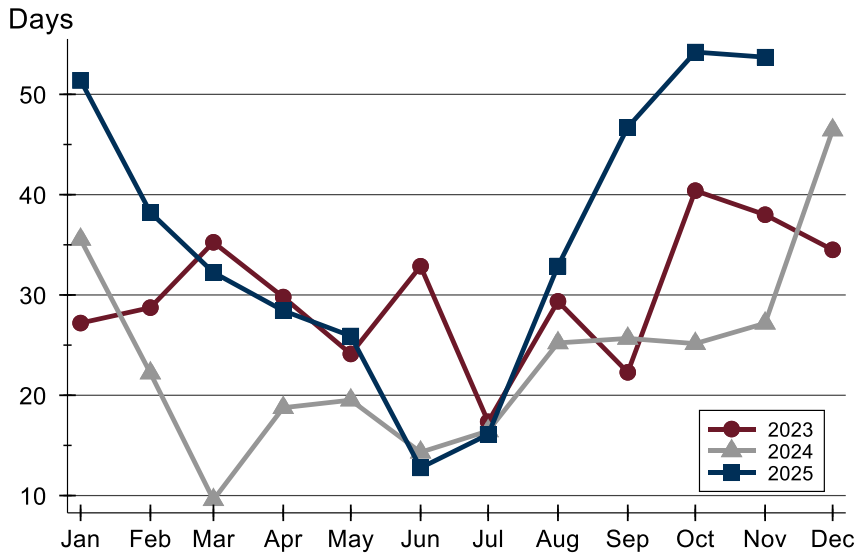


Month	2023	2024	2025
January	285,000	310,000	391,800
February	314,900	485,000	389,900
March	339,950	389,000	399,950
April	369,900	415,000	391,850
May	369,900	365,000	470,000
June	339,900	349,000	459,950
July	363,700	410,000	458,500
August	325,000	370,000	384,950
September	342,450	324,900	439,950
October	379,925	403,243	394,500
November	399,950	349,000	458,500
December	383,500	299,900	-



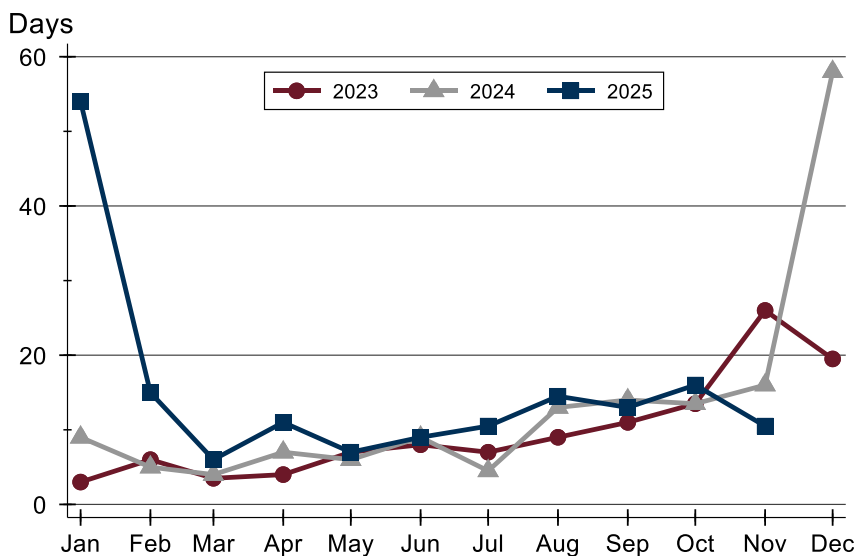
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	27	36	51
February	29	22	38
March	35	10	32
April	30	19	28
May	24	20	26
June	33	14	13
July	17	16	16
August	29	25	33
September	22	26	47
October	40	25	54
November	38	27	54
December	35	46	

Median DOM



Month	2023	2024	2025
January	3	9	54
February	6	5	15
March	4	4	6
April	4	7	11
May	7	6	7
June	8	9	9
July	7	5	11
August	9	13	15
September	11	14	13
October	14	14	16
November	26	16	11
December	20	58	