



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Fell in August

Total home sales in Douglas County fell last month to 26 units, compared to 31 units in August 2021. Total sales volume was \$8.8 million, down from a year earlier.

The median sale price in August was \$311,950, down from \$349,900 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 99.2% of their list prices.

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

The total number of active listings in Douglas County at the end of August was 32 units, up from 30 at the same point in 2021. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$377,200.

During August, a total of 15 contracts were written down from 23 in August 2021. At the end of the month, there were 22 contracts still pending.

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## Douglas County (Excluding Lawrence) Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
<b>Home Sales</b> Change from prior year	<b>26</b> -16.1%	<b>31</b> 24.0%	<b>25</b> -7.4%	<b>136</b> -17.1%	<b>164</b> 3.1%	<b>159</b> -18.9%	
<b>Active Listings</b> Change from prior year	<b>32</b> 6.7%	<b>30</b> -16.7%	<b>36</b> -47.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>1.7</b> 21.4%	<b>1.4</b> -22.2%	<b>1.8</b> -37.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>18</b> -35.7%	<b>28</b> 7.7%	<b>26</b> -29.7%	<b>180</b> -5.8%	<b>191</b> -2.6%	<b>196</b> -30.5%	
<b>Contracts Written</b> Change from prior year	<b>15</b> -34.8%	<b>23</b> 0.0%	<b>23</b> -23.3%	<b>141</b> -16.1%	<b>168</b> 1.2%	<b>166</b> -20.2%	
<b>Pending Contracts</b> Change from prior year	<b>22</b> 10.0%	<b>20</b> -28.6%	<b>28</b> -15.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>8,833</b> -30.2%	<b>12,653</b> 69.9%	<b>7,447</b> -9.4%	<b>48,419</b> -8.5%	<b>52,898</b> 20.6%	<b>43,845</b> -15.2%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>339,712</b> -16.8%	<b>408,148</b> 37.0%	<b>297,868</b> -2.1%	<b>356,021</b> 10.4%	<b>322,550</b> 17.0%	<b>275,752</b> 4.5%
	<b>List Price of Actives</b> Change from prior year	<b>434,338</b> 2.9%	<b>421,996</b> -8.0%	<b>458,750</b> 29.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>8</b> 0.0%	<b>8</b> -68.0%	<b>25</b> -40.5%	<b>12</b> -33.3%	<b>18</b> -37.9%	<b>29</b> -21.6%
	<b>Percent of List</b> Change from prior year	<b>98.4%</b> -3.1%	<b>101.5%</b> 0.1%	<b>101.4%</b> 3.8%	<b>100.0%</b> -0.6%	<b>100.6%</b> 1.4%	<b>99.2%</b> 0.5%
	<b>Percent of Original</b> Change from prior year	<b>97.0%</b> -4.0%	<b>101.0%</b> 0.7%	<b>100.3%</b> 4.2%	<b>99.1%</b> -0.4%	<b>99.5%</b> 1.1%	<b>98.4%</b> 0.7%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>311,950</b> -10.8%	<b>349,900</b> 33.0%	<b>263,000</b> -17.8%	<b>320,950</b> 17.0%	<b>274,250</b> 11.9%	<b>245,000</b> 4.7%
	<b>List Price of Actives</b> Change from prior year	<b>377,200</b> 7.0%	<b>352,450</b> 17.9%	<b>299,000</b> -0.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>5</b> 25.0%	<b>4</b> -33.3%	<b>6</b> -76.9%	<b>4</b> 0.0%	<b>4</b> -42.9%	<b>7</b> -53.3%
	<b>Percent of List</b> Change from prior year	<b>99.2%</b> -0.8%	<b>100.0%</b> 0.0%	<b>100.0%</b> 1.3%	<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>98.0%</b> -2.0%	<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> 1.1%

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



## Douglas County (Excluding Lawrence) Closed Listings Analysis

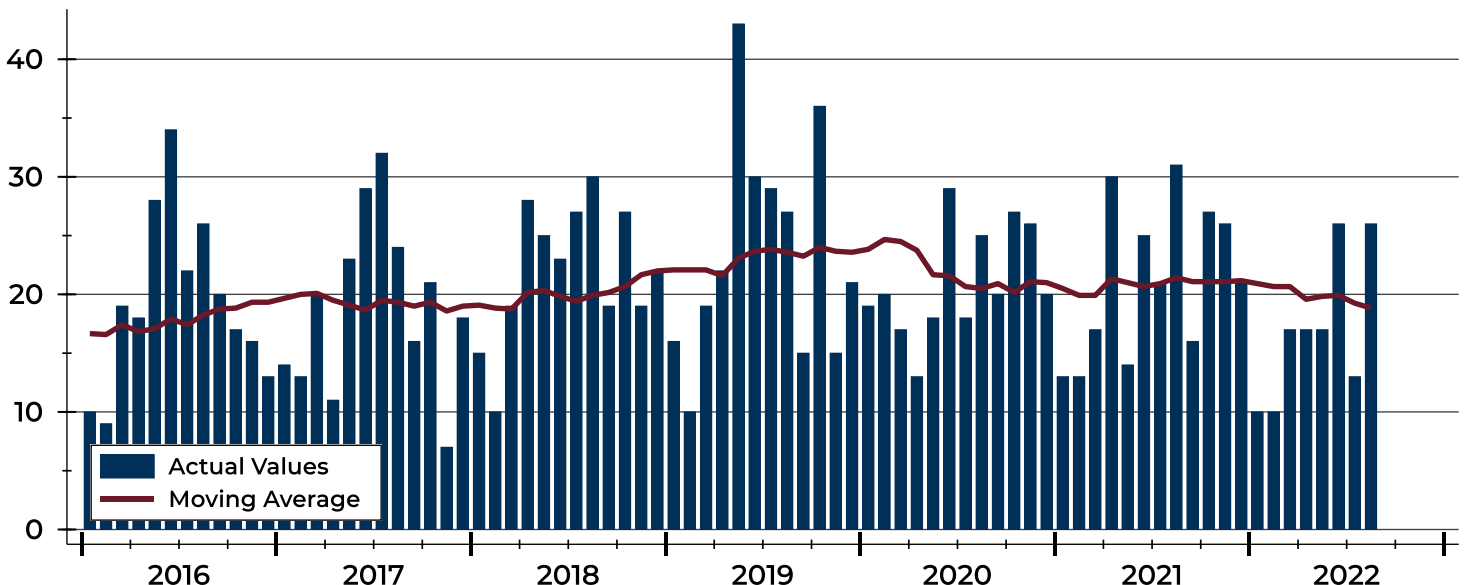
Summary Statistics for Closed Listings		2022	August 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		<b>26</b>	31	-16.1%	<b>136</b>	164	-17.1%
Volume (1,000s)		<b>8,833</b>	12,653	-30.2%	<b>48,419</b>	52,898	-8.5%
Months' Supply		<b>1.7</b>	1.4	21.4%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>339,712</b>	408,148	-16.8%	<b>356,021</b>	322,550	10.4%
	Days on Market	<b>8</b>	8	0.0%	<b>12</b>	18	-33.3%
	Percent of List	<b>98.4%</b>	101.5%	-3.1%	<b>100.0%</b>	100.6%	-0.6%
	Percent of Original	<b>97.0%</b>	101.0%	-4.0%	<b>99.1%</b>	99.5%	-0.4%
Median	Sale Price	<b>311,950</b>	349,900	-10.8%	<b>320,950</b>	274,250	17.0%
	Days on Market	<b>5</b>	4	25.0%	<b>4</b>	4	0.0%
	Percent of List	<b>99.2%</b>	100.0%	-0.8%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>98.0%</b>	100.0%	-2.0%	<b>100.0%</b>	100.0%	0.0%

A total of 26 homes sold in Douglas County in August, down from 31 units in August 2021. Total sales volume fell to \$8.8 million compared to \$12.7 million in the previous year.

The median sales price in August was \$311,950, down 10.8% compared to the prior year. Median days on market was 5 days, up from 4 days in July, and up from 4 in August 2021.

## History of Closed Listings

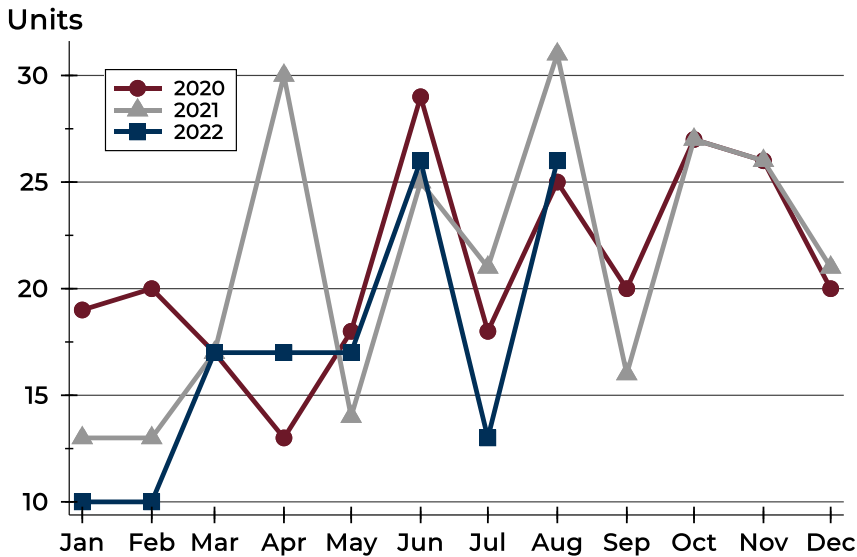
Units





## 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	20
October	27	27	27
November	26	26	26
December	20	21	20

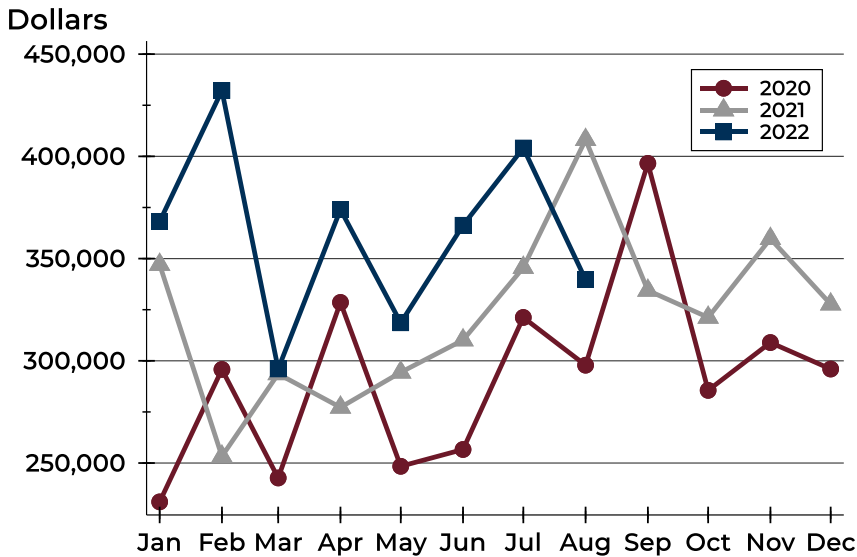
### Closed Listings by Price Range

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	1	3.8%	0.0	80,000	80,000	0	0	94.1%	94.1%	94.1%	94.1%
\$100,000-\$149,999	1	3.8%	2.0	135,000	135,000	4	4	84.9%	84.9%	84.9%	84.9%
\$150,000-\$199,999	1	3.8%	1.2	179,500	179,500	1	1	97.0%	97.0%	97.0%	97.0%
\$200,000-\$249,999	5	19.2%	0.3	232,500	240,000	7	1	97.8%	100.0%	93.1%	94.3%
\$250,000-\$299,999	5	19.2%	0.6	287,780	290,000	8	6	100.0%	100.0%	98.5%	98.3%
\$300,000-\$349,999	4	15.4%	2.3	335,500	333,750	13	12	99.1%	98.9%	99.1%	98.9%
\$350,000-\$399,999	0	0.0%	4.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	1	3.8%	1.2	425,000	425,000	0	0	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	3	11.5%	0.0	471,167	470,000	6	7	100.2%	97.9%	99.3%	97.9%
\$500,000-\$599,999	5	19.2%	1.8	531,220	535,000	14	4	99.3%	100.0%	98.8%	98.5%
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



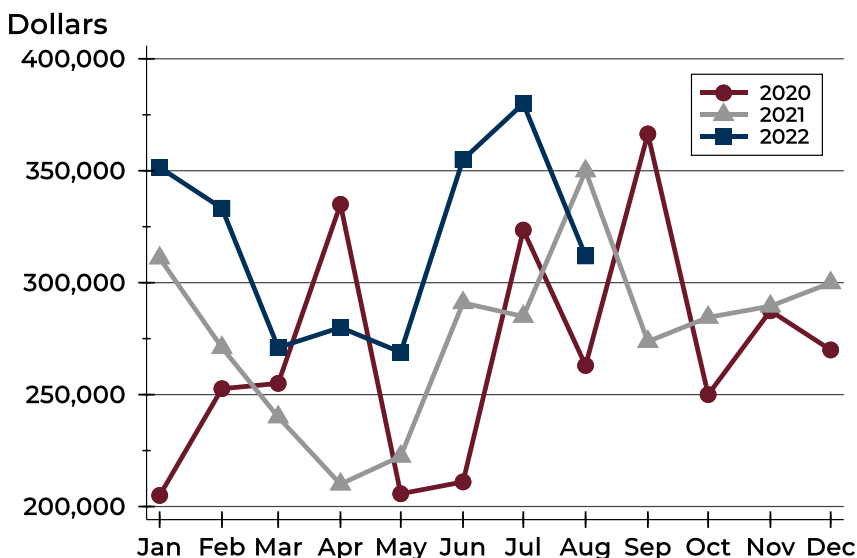
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average Price



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

### Median Price

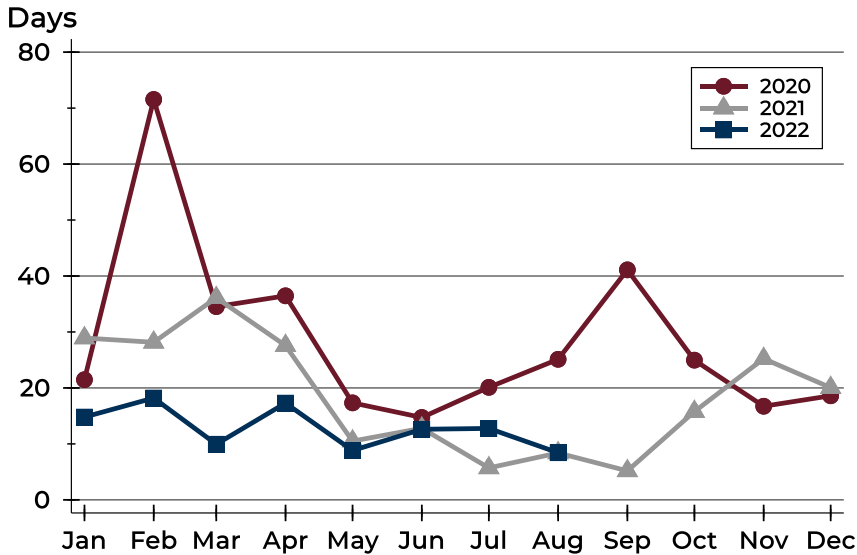


Month	2020	2021	2022
January	204,950	311,000	<b>351,500</b>
February	252,650	271,000	<b>333,250</b>
March	255,000	240,000	<b>271,000</b>
April	335,000	210,000	<b>280,000</b>
May	205,700	222,450	<b>268,900</b>
June	211,000	291,000	<b>355,000</b>
July	323,500	284,900	<b>380,000</b>
August	263,000	349,900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



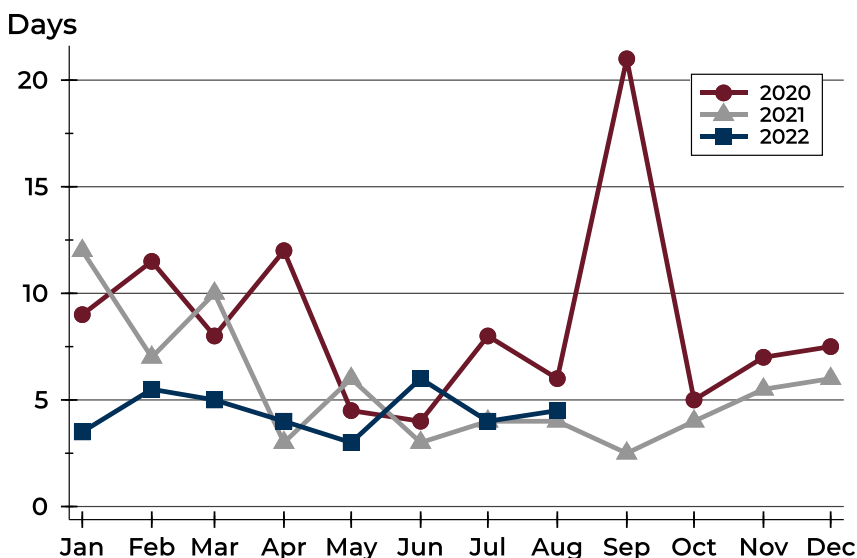
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### 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	
October	25	16	
November	17	25	
December	19	20	

### 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	
October	5	4	
November	7	6	
December	8	6	



## Douglas County (Excluding Lawrence) Active Listings Analysis

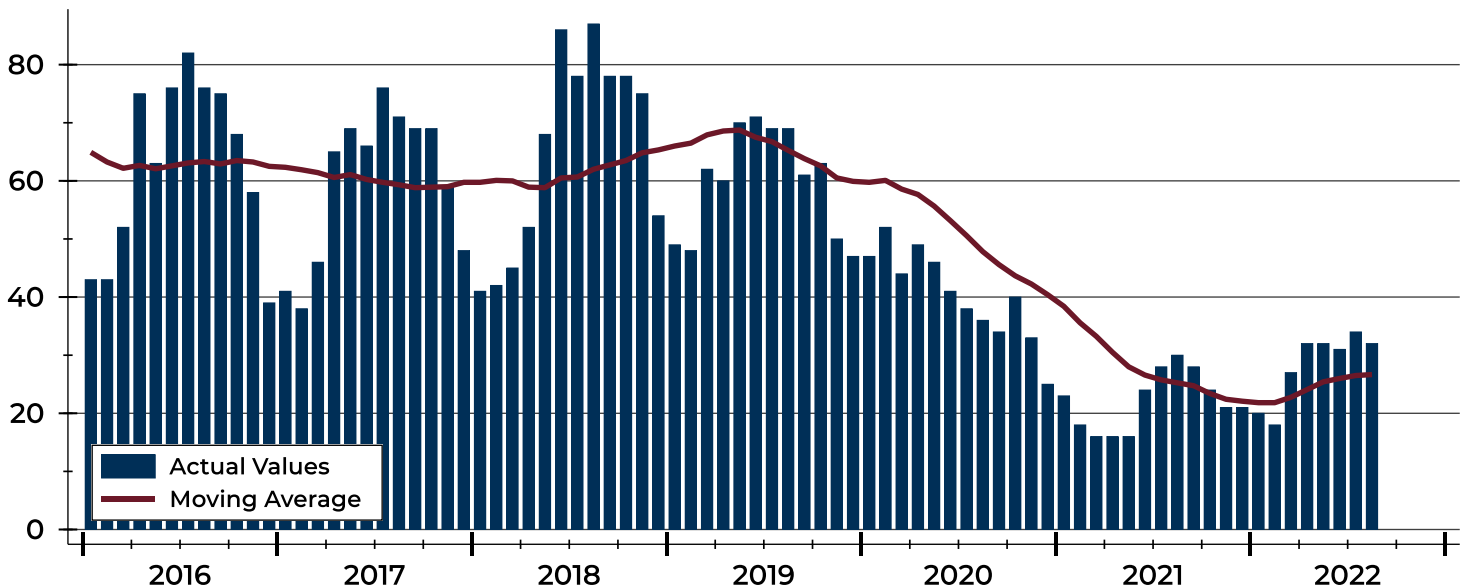
Summary Statistics for Active Listings		2022	End of August 2021	Change
Active Listings		<b>32</b>	30	6.7%
Volume (1,000s)		<b>13,899</b>	12,660	9.8%
Months' Supply		<b>1.7</b>	1.4	21.4%
Average	List Price	<b>434,338</b>	421,996	2.9%
	Days on Market	<b>58</b>	45	28.9%
	Percent of Original	<b>99.3%</b>	97.8%	1.5%
Median	List Price	<b>377,200</b>	352,450	7.0%
	Days on Market	<b>39</b>	38	2.6%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 32 homes were available for sale in Douglas County at the end of August. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of August was \$377,200, up 7.0% from 2021. The typical time on market for active listings was 39 days, up from 38 days a year earlier.

## History of Active Listings

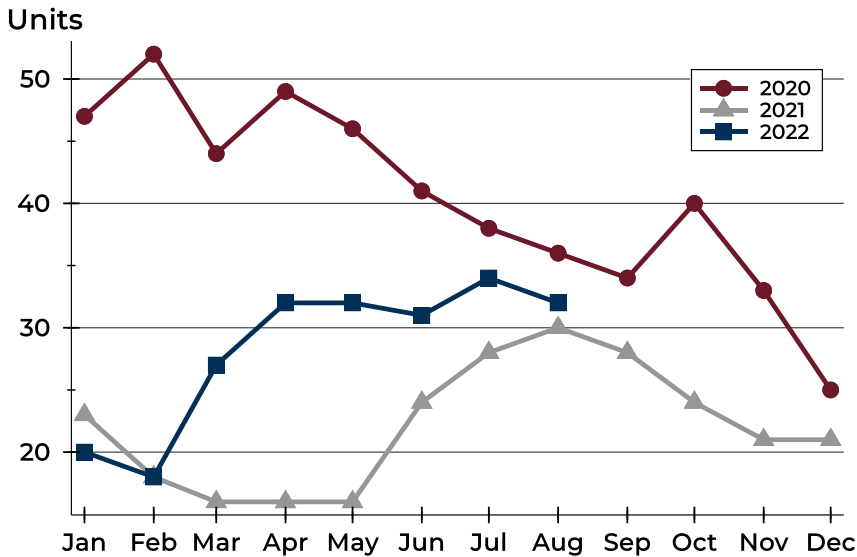
Units





## 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	
October	40	24	
November	33	21	
December	25	21	

### Active Listings by Price Range

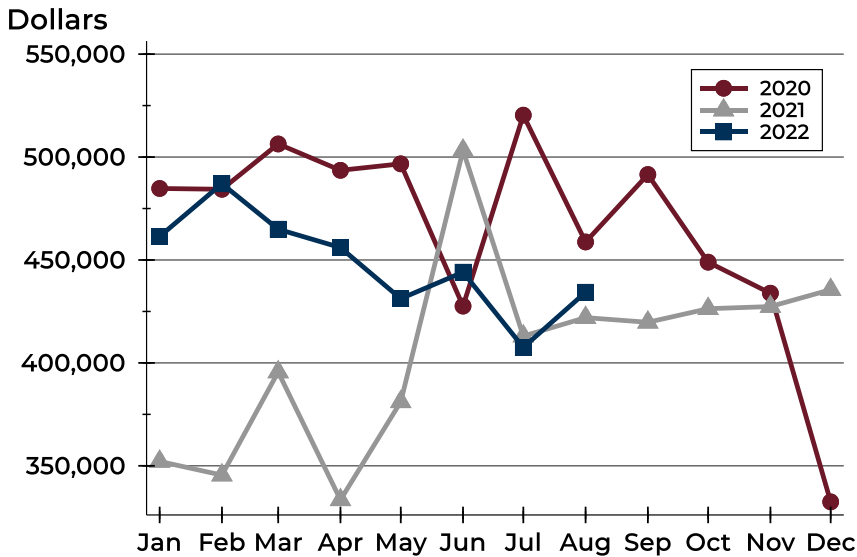
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	2	6.3%	2.0	114,950	114,950	102	102	96.0%	96.0%
\$150,000-\$199,999	2	6.3%	1.2	179,950	179,950	12	12	100.0%	100.0%
\$200,000-\$249,999	1	3.1%	0.3	200,000	200,000	39	39	100.0%	100.0%
\$250,000-\$299,999	2	6.3%	0.6	279,250	279,250	8	8	100.0%	100.0%
\$300,000-\$349,999	4	12.5%	2.3	322,450	317,450	29	27	97.8%	98.6%
\$350,000-\$399,999	9	28.1%	4.9	377,111	374,900	101	134	100.8%	100.0%
\$400,000-\$449,999	2	6.3%	1.2	434,950	434,950	76	76	96.7%	96.7%
\$450,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	3	9.4%	1.8	535,000	545,000	44	28	98.8%	100.0%
\$600,000-\$749,999	3	9.4%	N/A	706,300	699,900	30	15	99.1%	100.0%
\$750,000-\$999,999	4	12.5%	N/A	818,225	799,450	42	36	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





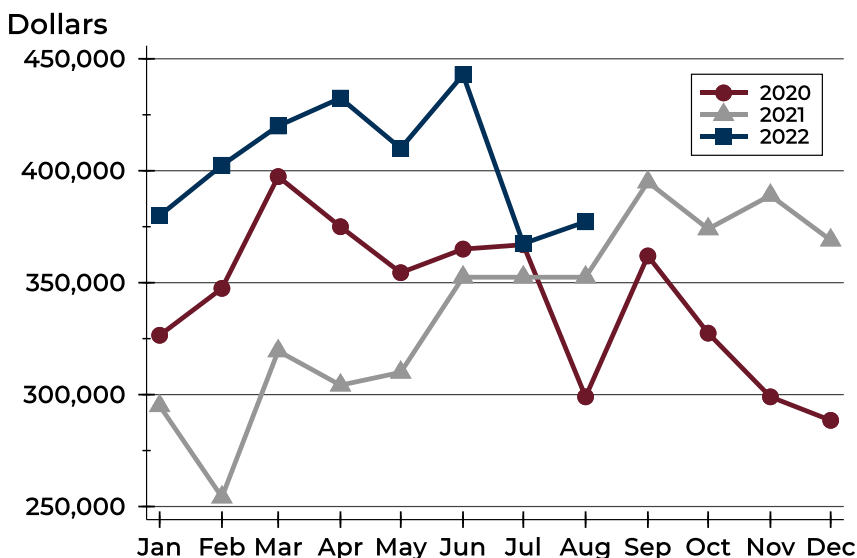
## Douglas County (Excluding Lawrence) Active Listings Analysis

### 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	
October	448,944	426,332	
November	433,868	427,369	
December	332,488	435,574	

### Median Price

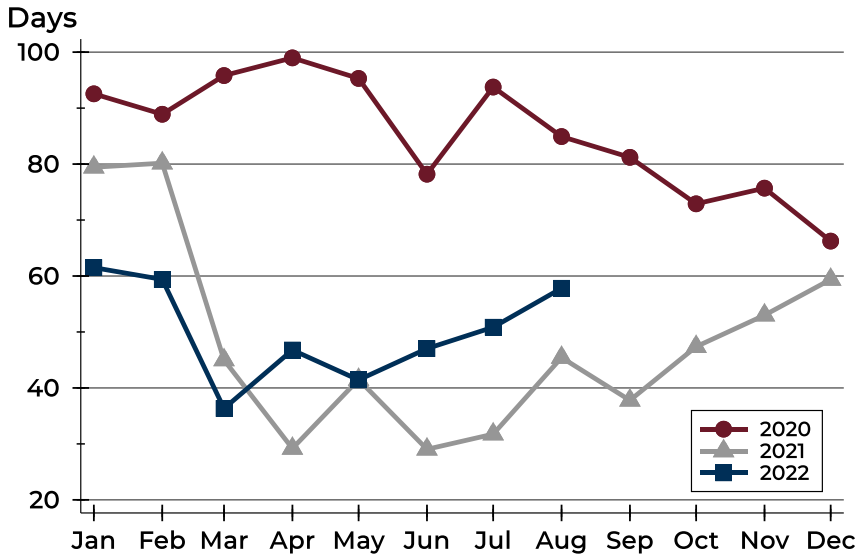


Month	2020	2021	2022
January	326,500	295,000	379,950
February	347,450	254,200	402,450
March	397,400	319,500	420,000
April	375,000	304,200	432,450
May	354,450	309,950	410,000
June	365,000	352,450	442,900
July	366,950	352,450	367,450
August	299,000	352,450	377,200
September	361,950	394,950	
October	327,450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



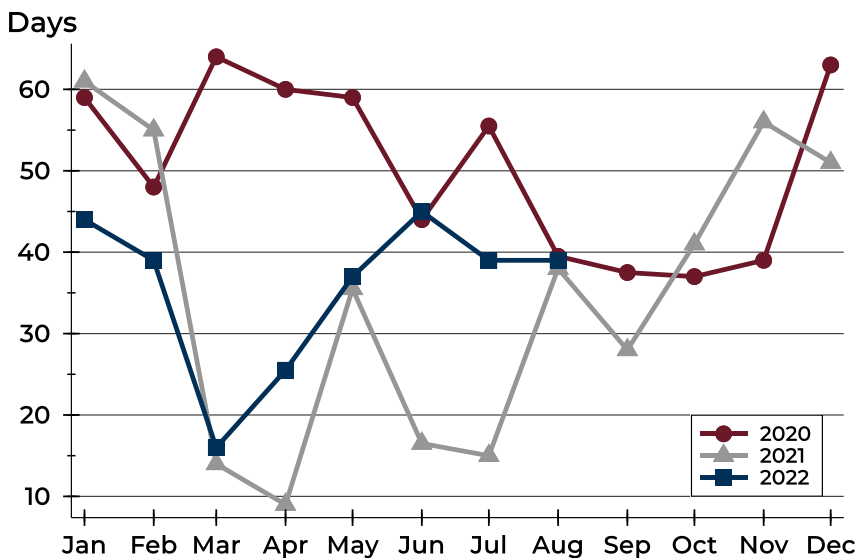
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average DOM



Month	2020	2021	2022
January	93	79	<b>62</b>
February	89	80	<b>59</b>
March	96	45	<b>36</b>
April	99	29	<b>47</b>
May	95	42	<b>41</b>
June	78	29	<b>47</b>
July	94	32	<b>51</b>
August	85	45	<b>58</b>
September	81	38	
October	73	47	
November	76	53	
December	66	59	

### Median DOM

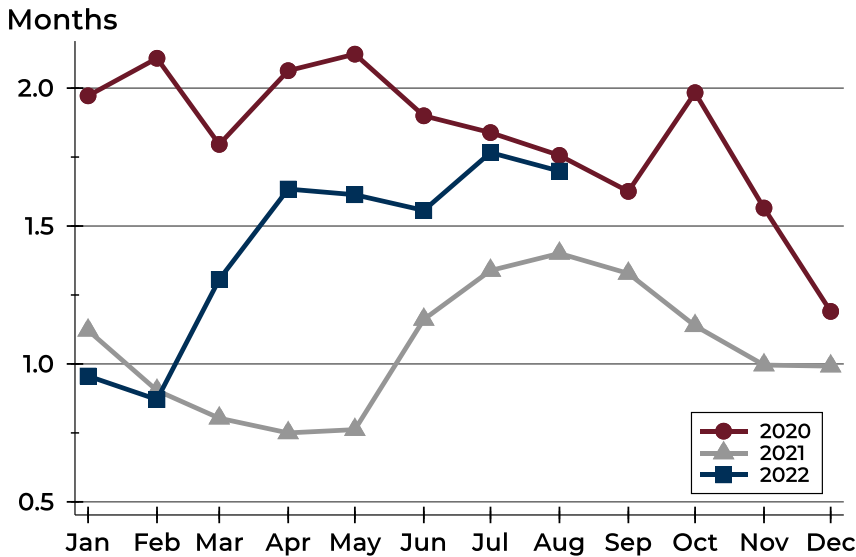


Month	2020	2021	2022
January	59	61	<b>44</b>
February	48	55	<b>39</b>
March	64	14	<b>16</b>
April	60	9	<b>26</b>
May	59	36	<b>37</b>
June	44	17	<b>45</b>
July	56	15	<b>39</b>
August	40	38	<b>39</b>
September	38	28	
October	37	41	
November	39	56	
December	63	51	



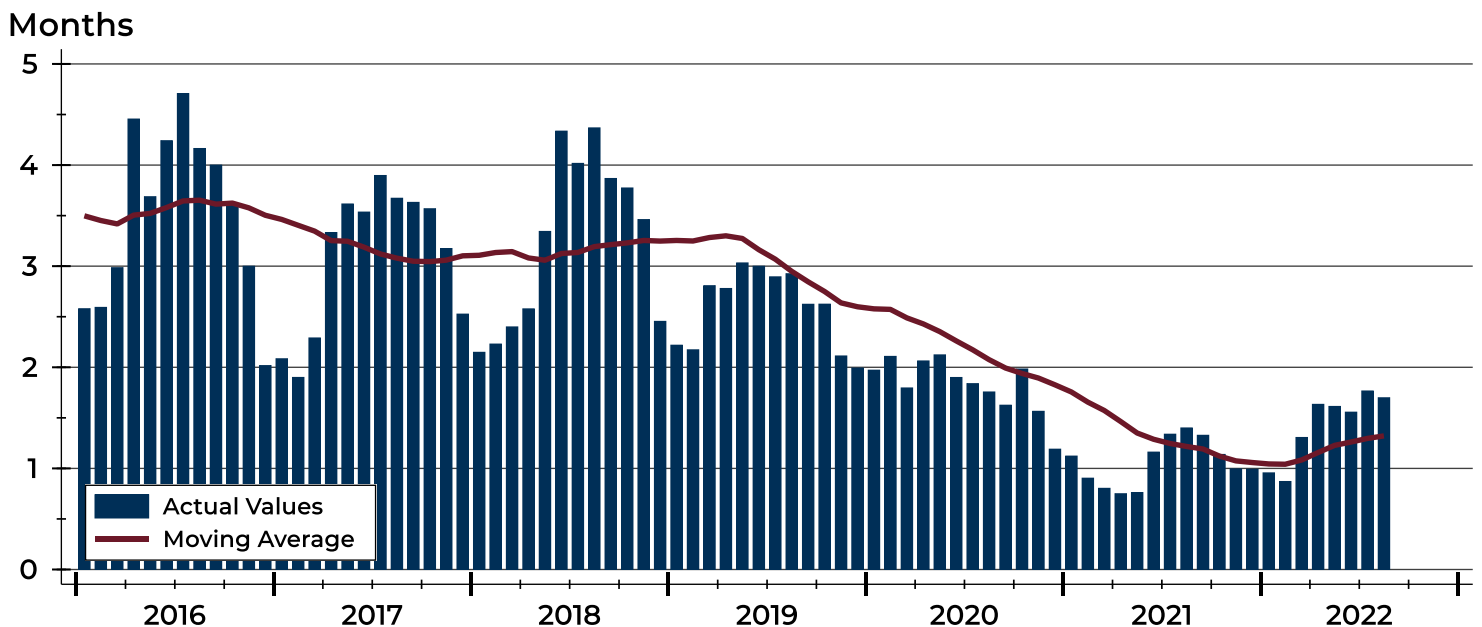
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## Months' Supply by Month



Month	2020	2021	2022
January	2.0	1.1	<b>1.0</b>
February	2.1	0.9	<b>0.9</b>
March	1.8	0.8	<b>1.3</b>
April	2.1	0.8	<b>1.6</b>
May	2.1	0.8	<b>1.6</b>
June	1.9	1.2	<b>1.6</b>
July	1.8	1.3	<b>1.8</b>
August	1.8	1.4	<b>1.7</b>
September	1.6	1.3	
October	2.0	1.1	
November	1.6	1.0	
December	1.2	1.0	

## History of Month's Supply





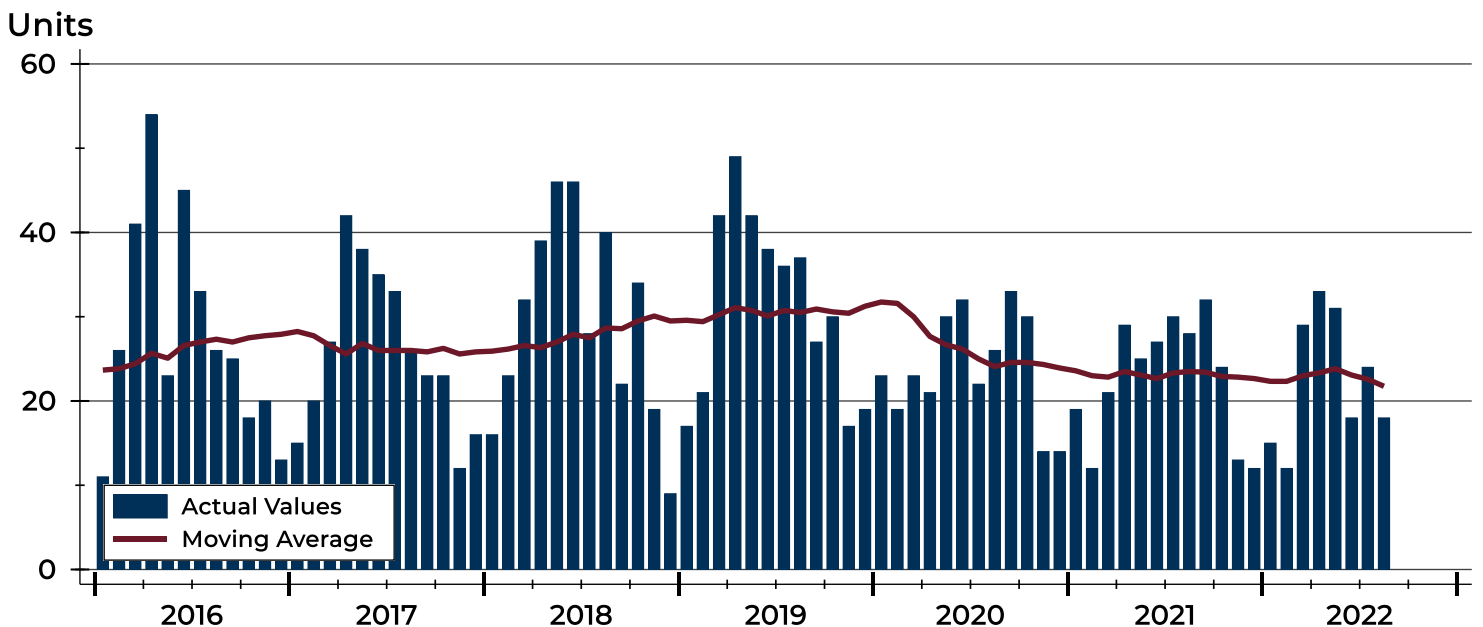
# Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2022	August 2021	Change
Current Month	New Listings	<b>18</b>	28	-35.7%
	Volume (1,000s)	<b>6,730</b>	10,042	-33.0%
	Average List Price	<b>373,878</b>	358,637	4.2%
	Median List Price	<b>332,400</b>	279,900	18.8%
Year-to-Date	New Listings	<b>180</b>	191	-5.8%
	Volume (1,000s)	<b>65,320</b>	65,363	-0.1%
	Average List Price	<b>362,889</b>	342,215	6.0%
	Median List Price	<b>334,950</b>	274,900	21.8%

A total of 18 new listings were added in Douglas County during August, down 35.7% from the same month in 2021. Year-to-date Douglas County has seen 180 new listings.

The median list price of these homes was \$332,400 up from \$279,900 in 2021.

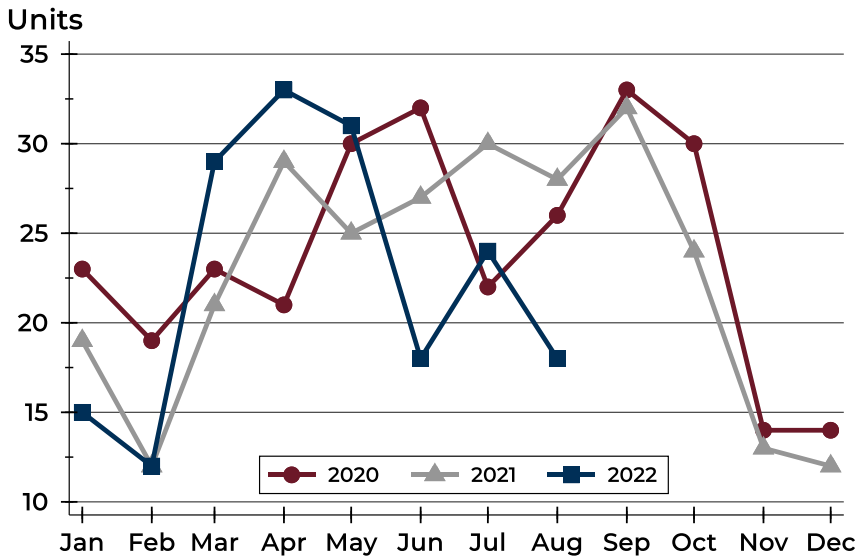
## History of New Listings





## 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	18
September	33	32	
October	30	24	
November	14	13	
December	14	12	

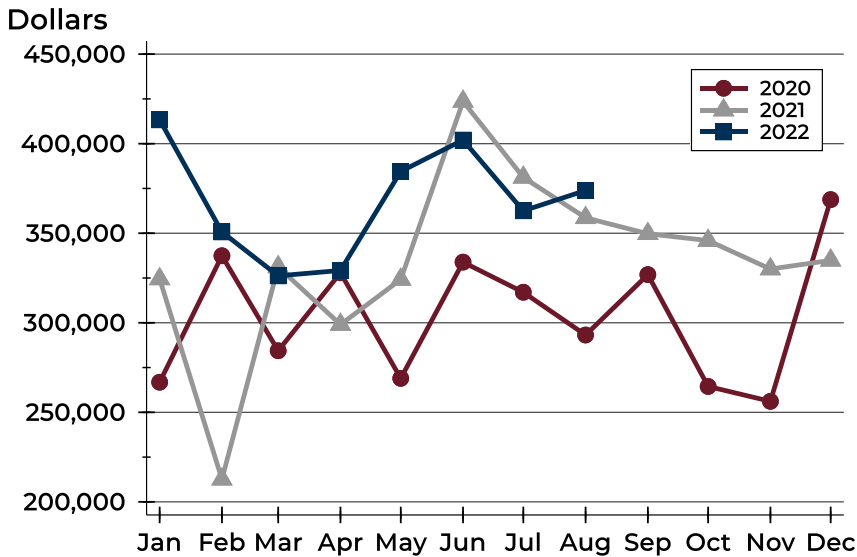
### New Listings by Price Range

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	1	5.6%	85,000	85,000	0	0	94.1%	94.1%
\$100,000-\$149,999	1	5.6%	100,000	100,000	4	4	100.0%	100.0%
\$150,000-\$199,999	2	11.1%	172,500	172,500	2	2	98.5%	98.5%
\$200,000-\$249,999	1	5.6%	200,000	200,000	0	0	100.0%	100.0%
\$250,000-\$299,999	3	16.7%	279,800	279,900	7	4	100.0%	100.0%
\$300,000-\$349,999	2	11.1%	332,400	332,400	7	7	100.0%	100.0%
\$350,000-\$399,999	2	11.1%	384,950	384,950	27	27	116.0%	116.0%
\$400,000-\$449,999	1	5.6%	449,900	449,900	21	21	100.0%	100.0%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	2	11.1%	553,000	553,000	17	17	98.3%	98.3%
\$600,000-\$749,999	2	11.1%	684,950	684,950	20	20	100.0%	100.0%
\$750,000-\$999,999	1	5.6%	799,900	799,900	7	7	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



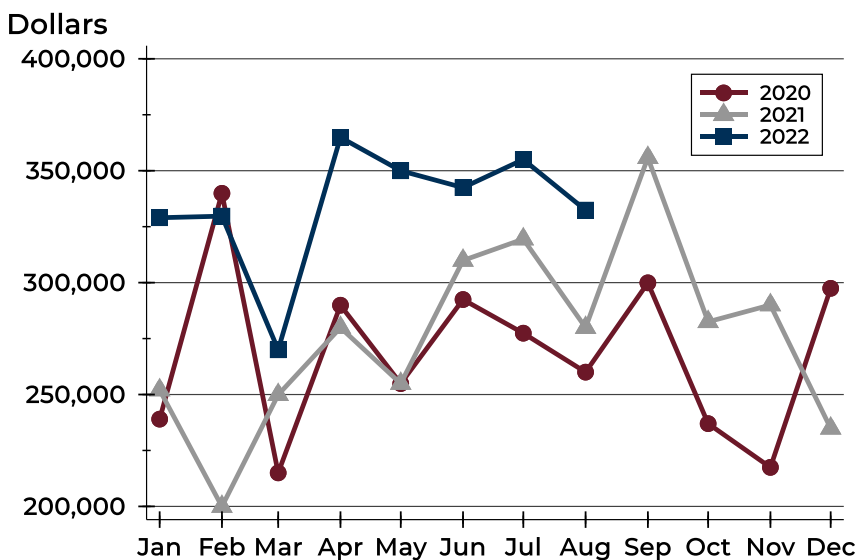
## Douglas County (Excluding Lawrence) New Listings Analysis

### Average Price



Month	2020	2021	2022
January	266,811	324,484	<b>413,313</b>
February	337,421	212,625	<b>350,733</b>
March	284,387	331,185	<b>326,207</b>
April	327,910	299,009	<b>329,226</b>
May	268,967	324,190	<b>384,510</b>
June	333,883	423,602	<b>402,039</b>
July	317,055	381,211	<b>362,533</b>
August	293,169	358,637	<b>373,878</b>
September	326,898	349,719	
October	264,462	345,919	
November	256,132	330,035	
December	368,780	334,867	

### Median Price



Month	2020	2021	2022
January	239,000	252,000	<b>329,000</b>
February	339,900	199,950	<b>329,700</b>
March	215,000	249,900	<b>270,000</b>
April	289,900	279,900	<b>364,900</b>
May	254,900	254,900	<b>350,000</b>
June	292,450	309,900	<b>342,450</b>
July	277,400	319,450	<b>355,000</b>
August	260,000	279,900	<b>332,400</b>
September	299,900	355,825	
October	237,000	282,500	
November	217,450	290,000	
December	297,450	234,900	



## Douglas County (Excluding Lawrence) Contracts Written Analysis

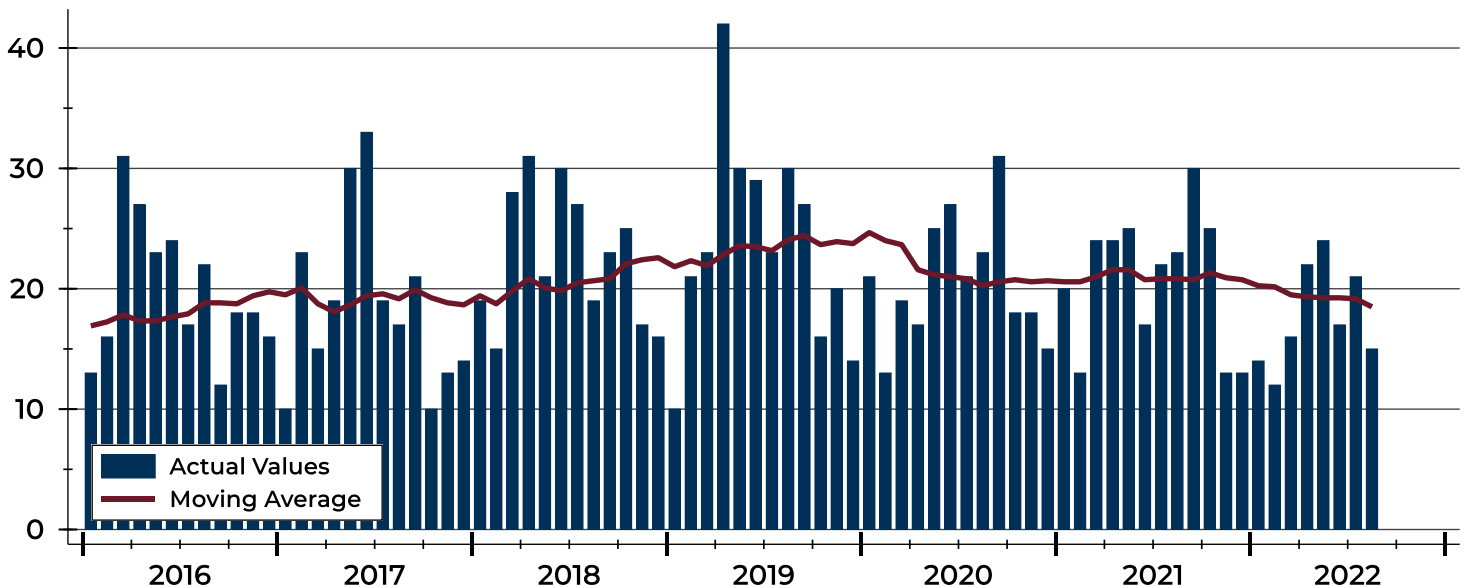
Summary Statistics for Contracts Written		2022	August 2021	Change	2022	Year-to-Date 2021	Change
Contracts Written		<b>15</b>	23	-34.8%	<b>141</b>	168	-16.1%
Volume (1,000s)		<b>4,544</b>	7,967	-43.0%	<b>50,752</b>	54,852	-7.5%
Average	Sale Price	<b>302,942</b>	346,406	-12.5%	<b>359,944</b>	326,503	10.2%
	Days on Market	<b>21</b>	6	250.0%	<b>16</b>	16	0.0%
	Percent of Original	<b>97.1%</b>	98.2%	-1.1%	<b>98.6%</b>	99.9%	-1.3%
Median	Sale Price	<b>279,900</b>	265,000	5.6%	<b>325,000</b>	260,000	25.0%
	Days on Market	<b>4</b>	3	33.3%	<b>5</b>	4	25.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 15 contracts for sale were written in Douglas County during the month of August, down from 23 in 2021. The median list price of these homes was \$279,900, up from \$265,000 the prior year.

Half of the homes that went under contract in August were on the market less than 4 days, compared to 3 days in August 2021.

## History of Contracts Written

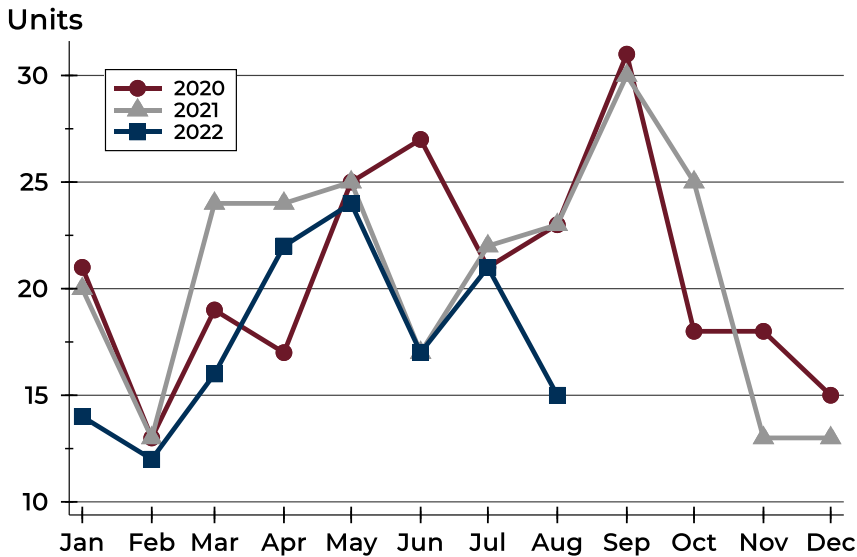
Units





## 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	22
May	25	25	24
June	27	17	17
July	21	22	21
August	23	23	15
September	31	30	
October	18	25	
November	18	13	
December	15	13	

### Contracts Written by Price Range

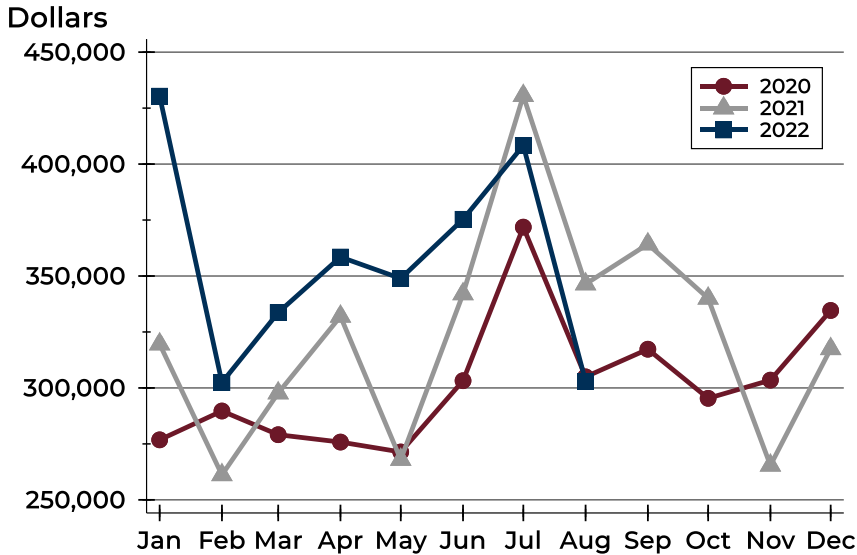
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	85,000	85,000	0	0	94.1%	94.1%
\$100,000-\$149,999	1	6.7%	100,000	100,000	4	4	100.0%	100.0%
\$150,000-\$199,999	1	6.7%	185,000	185,000	1	1	97.0%	97.0%
\$200,000-\$249,999	3	20.0%	221,633	229,900	7	0	95.8%	100.0%
\$250,000-\$299,999	3	20.0%	281,467	279,900	4	4	99.4%	100.0%
\$300,000-\$349,999	1	6.7%	349,900	349,900	2	2	100.0%	100.0%
\$350,000-\$399,999	2	13.3%	375,000	375,000	25	25	95.3%	95.3%
\$400,000-\$449,999	1	6.7%	439,987	439,987	37	37	100.0%	100.0%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	2	13.3%	562,475	562,475	93	93	94.8%	94.8%
\$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





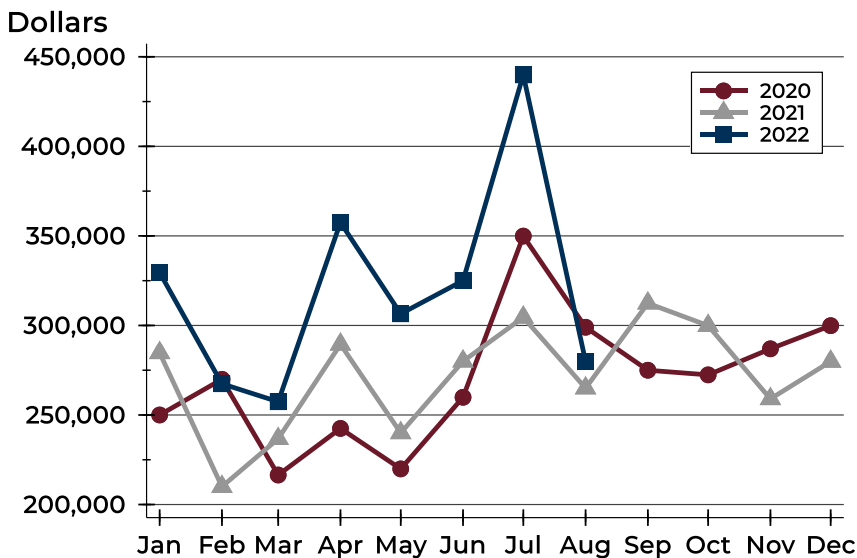
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average Price



Month	2020	2021	2022
January	276,812	319,578	<b>430,343</b>
February	289,696	261,162	<b>302,442</b>
March	279,111	297,704	<b>333,644</b>
April	275,818	331,975	<b>358,480</b>
May	271,400	268,014	<b>348,894</b>
June	303,226	341,985	<b>375,329</b>
July	371,826	430,550	<b>408,329</b>
August	304,952	346,406	<b>302,942</b>
September	317,306	364,257	
October	295,361	340,039	
November	303,492	265,431	
December	334,614	317,469	

### Median Price

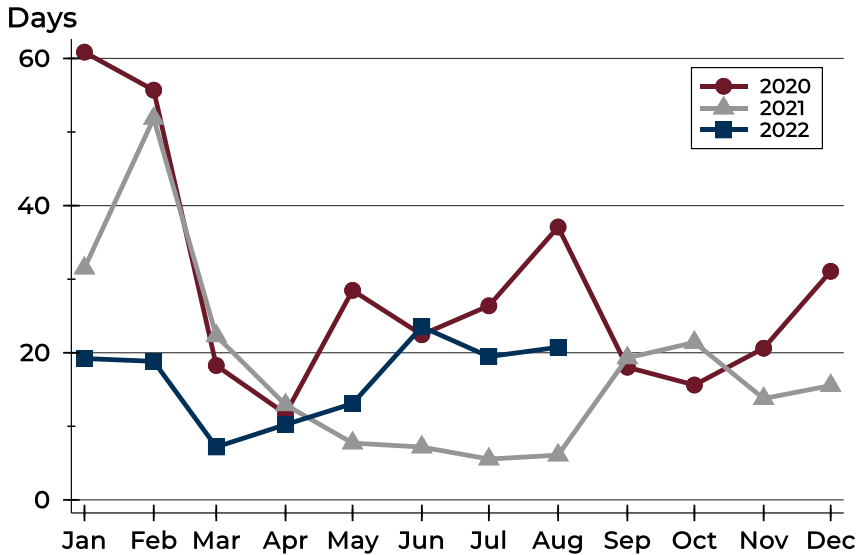


Month	2020	2021	2022
January	250,000	284,700	<b>329,500</b>
February	269,950	210,000	<b>267,450</b>
March	216,500	236,750	<b>257,400</b>
April	242,500	289,450	<b>357,500</b>
May	219,900	240,000	<b>306,500</b>
June	259,900	280,000	<b>325,000</b>
July	349,900	304,500	<b>439,900</b>
August	299,000	265,000	<b>279,900</b>
September	275,000	312,400	
October	272,400	299,900	
November	286,950	259,000	
December	299,900	279,900	



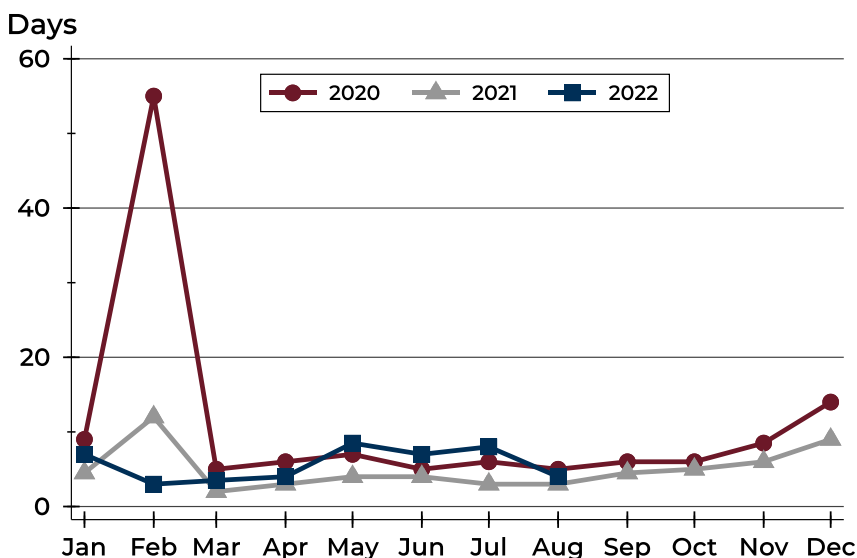
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### 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	19
August	37	6	21
September	18	19	
October	16	21	
November	21	14	
December	31	16	

### 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	4
September	6	5	
October	6	5	
November	9	6	
December	14	9	



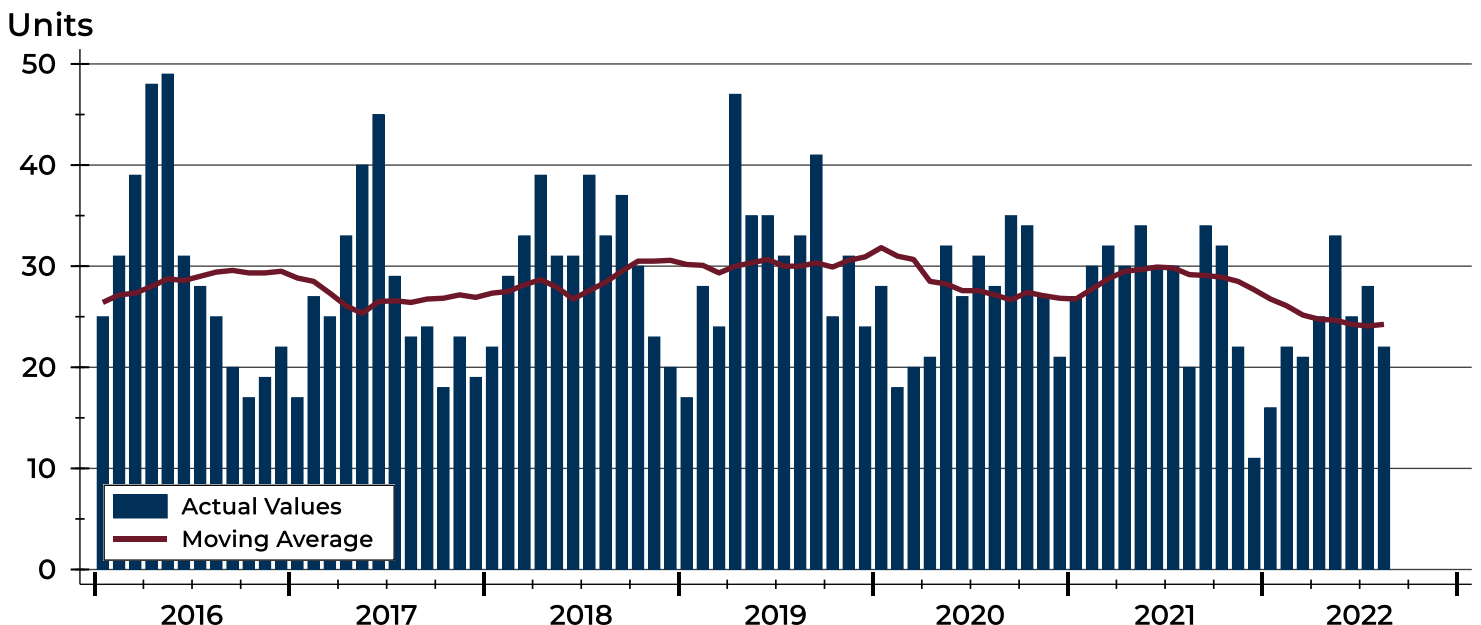
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2022	End of August 2021	Change
Pending Contracts		<b>22</b>	20	10.0%
Volume (1,000s)		<b>8,485</b>	6,926	22.5%
Average	List Price	<b>385,661</b>	346,287	11.4%
	Days on Market	<b>38</b>	13	192.3%
	Percent of Original	<b>98.4%</b>	99.6%	-1.2%
Median	List Price	<b>395,000</b>	254,950	54.9%
	Days on Market	<b>9</b>	3	200.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 22 listings in Douglas County had contracts pending at the end of August, up from 20 contracts pending at the end of August 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.

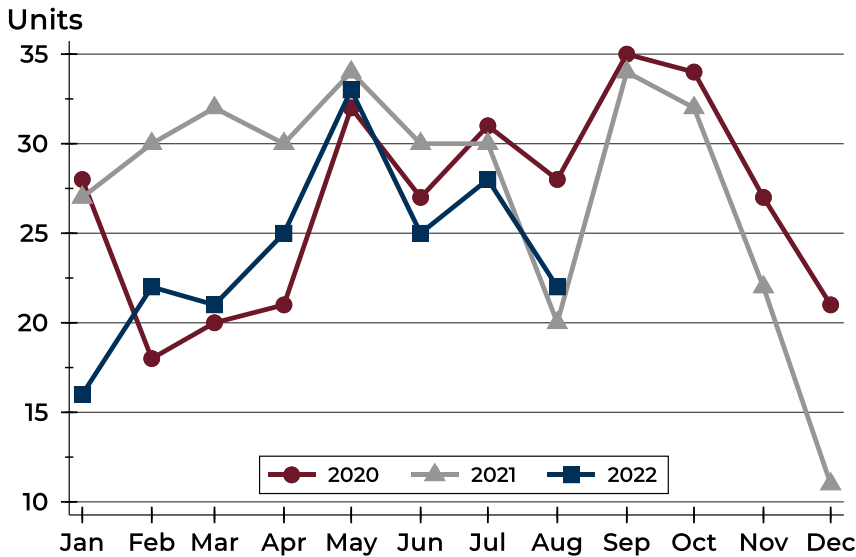
## History of Pending Contracts





## 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	
October	34	32	
November	27	22	
December	21	11	

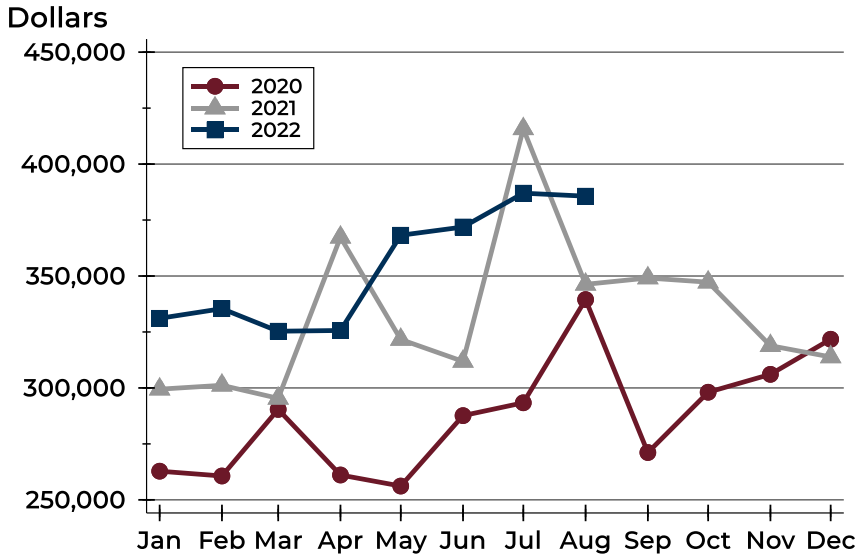
### Pending Contracts by Price Range

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	9.1%	112,000	112,000	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	9.1%	214,950	214,950	10	10	100.0%	100.0%
\$250,000-\$299,999	2	9.1%	284,700	284,700	3	3	100.0%	100.0%
\$300,000-\$349,999	3	13.6%	329,933	325,000	3	3	100.0%	100.0%
\$350,000-\$399,999	2	9.1%	375,000	375,000	25	25	95.3%	95.3%
\$400,000-\$449,999	3	13.6%	428,296	439,900	19	20	100.0%	100.0%
\$450,000-\$499,999	2	9.1%	454,900	454,900	89	89	100.0%	100.0%
\$500,000-\$599,999	5	22.7%	541,550	549,900	52	58	95.7%	96.8%
\$600,000-\$749,999	1	4.5%	619,000	619,000	237	237	95.2%	95.2%
\$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



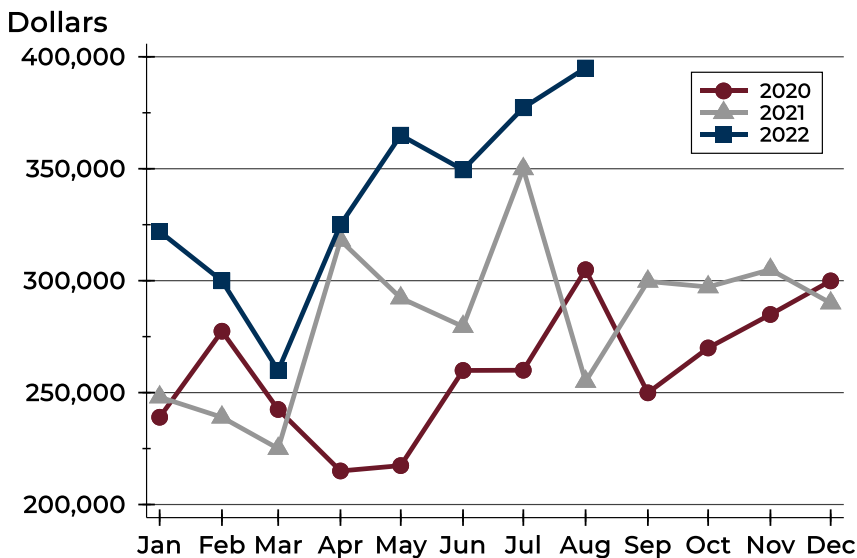
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average Price



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

### Median Price

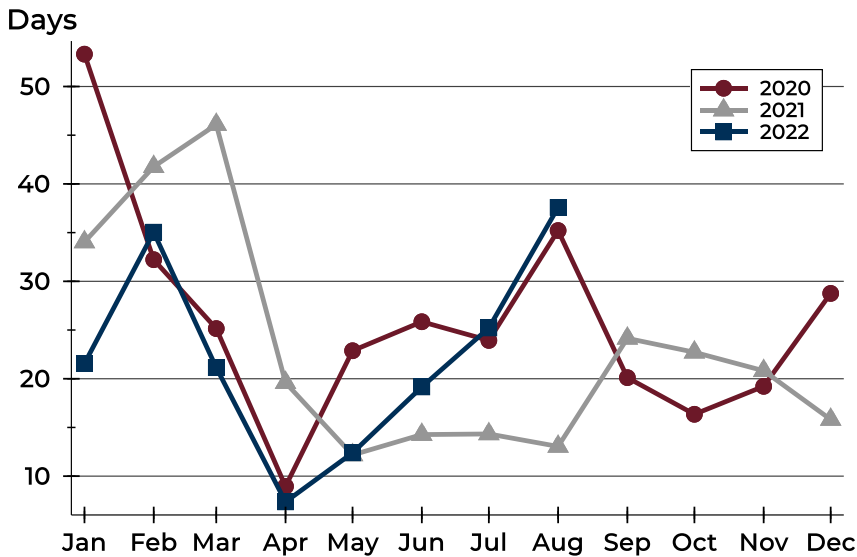


Month	2020	2021	2022
January	239,000	248,000	<b>321,950</b>
February	277,425	239,000	<b>299,950</b>
March	242,475	225,000	<b>259,900</b>
April	215,000	318,000	<b>325,000</b>
May	217,400	292,250	<b>365,000</b>
June	259,900	279,500	<b>349,500</b>
July	260,000	349,950	<b>377,250</b>
August	304,900	254,950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



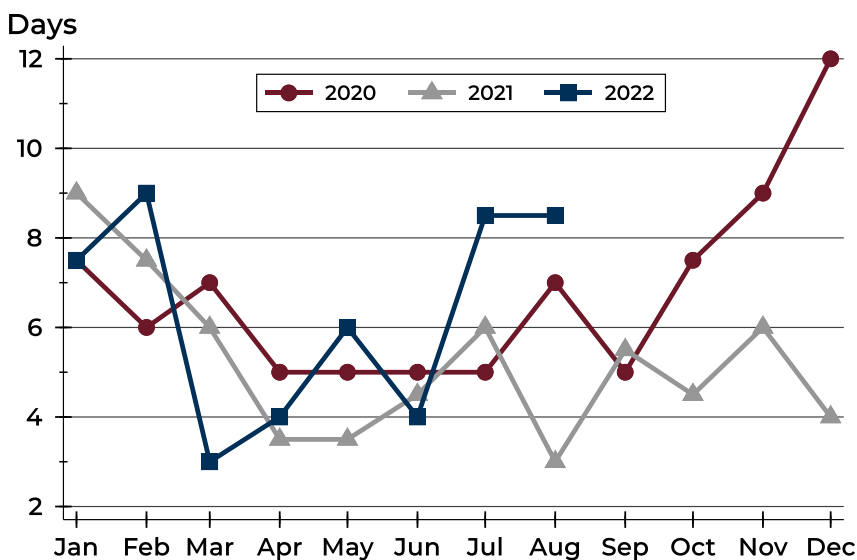
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### 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	
October	16	23	
November	19	21	
December	29	16	

### 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	
October	8	5	
November	9	6	
December	12	4	