



**September
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in September

Total home sales in Douglas County rose by 12.5% last month to 18 units, compared to 16 units in September 2024. Total sales volume was \$7.8 million, up 3.3% from a year earlier.

The median sale price in September was \$342,000, down from \$387,450 a year earlier. Homes that sold in September were typically on the market for 18 days and sold for 98.5% of their list prices.

Douglas County Active Listings Up at End of September

The total number of active listings in Douglas County at the end of September was 55 units, up from 35 at the same point in 2024. This represents a 4.0 months' supply of homes available for sale. The median list price of homes on the market at the end of September was \$378,900.

During September, a total of 9 contracts were written down from 13 in September 2024. At the end of the month, there were 18 contracts still pending.

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**September
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Summary Statistics

September MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		18 12.5%	16 128.6%	7 -56.3%	124 -16.2%	148 24.4%	119 -22.2%
Active Listings Change from prior year		55 57.1%	35 -18.6%	43 22.9%	N/A	N/A	N/A
Months' Supply Change from prior year		4.0 81.8%	2.2 -26.7%	3.0 66.7%	N/A	N/A	N/A
New Listings Change from prior year		16 -15.8%	19 -20.8%	24 -20.0%	189 -7.4%	204 18.6%	172 -20.0%
Contracts Written Change from prior year		9 -30.8%	13 30.0%	10 -61.5%	133 -10.1%	148 19.4%	124 -27.1%
Pending Contracts Change from prior year		18 -14.3%	21 50.0%	14 -51.7%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		7,799 3.3%	7,553 128.0%	3,312 -36.1%	60,309 -3.6%	62,586 39.0%	45,019 -16.3%
Average	Sale Price Change from prior year	433,278 -8.2%	472,056 -0.2%	473,129 46.0%	486,366 15.0%	422,878 11.8%	378,311 7.7%
	List Price of Actives Change from prior year	614,721 -6.2%	655,280 42.7%	459,359 0.4%	N/A	N/A	N/A
	Days on Market Change from prior year	42 75.0%	24 -40.0%	40 11.1%	33 57.1%	21 -30.0%	30 100.0%
	Percent of List Change from prior year	97.2% -1.9%	99.1% -1.5%	100.6% 3.4%	97.9% -1.6%	99.5% 0.2%	99.3% -0.5%
	Percent of Original Change from prior year	95.6% -1.3%	96.9% -0.9%	97.8% 2.5%	96.8% -1.7%	98.5% 0.1%	98.4% -0.4%
Median	Sale Price Change from prior year	342,000 -11.7%	387,450 10.7%	349,900 7.1%	388,000 5.4%	368,000 5.2%	349,900 10.4%
	List Price of Actives Change from prior year	378,900 -17.6%	460,000 15.0%	399,950 -4.8%	N/A	N/A	N/A
	Days on Market Change from prior year	19 58.3%	12 300.0%	3 -25.0%	12 71.4%	7 16.7%	6 50.0%
	Percent of List Change from prior year	98.5% -0.6%	99.1% -0.9%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	97.6% -1.2%	98.8% -1.2%	100.0% 1.8%	99.3% -0.7%	100.0% 0.0%	100.0% 0.0%

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



**September
2025**

Lawrence MLS Statistics



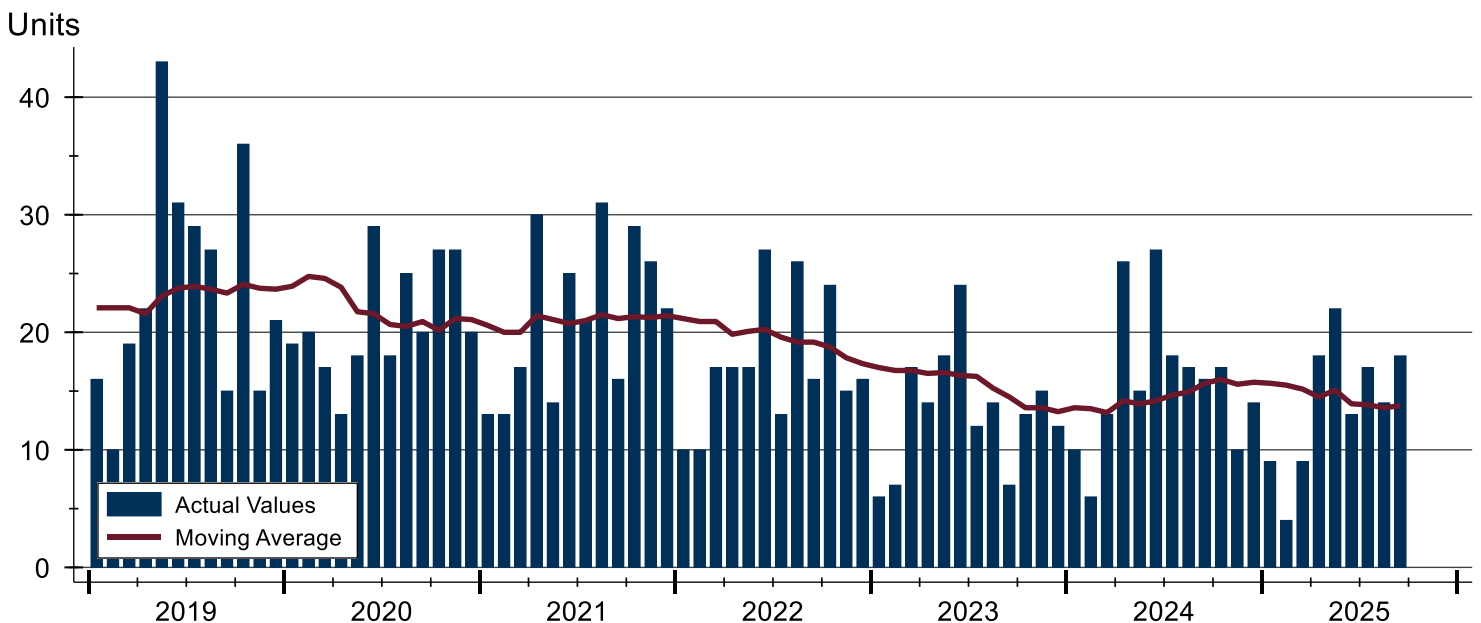
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		September			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		18	16	12.5%	124	148	-16.2%
Volume (1,000s)		7,799	7,553	3.3%	60,309	62,586	-3.6%
Months' Supply		4.0	2.2	81.8%	N/A	N/A	N/A
Average	Sale Price	433,278	472,056	-8.2%	486,366	422,878	15.0%
	Days on Market	42	24	75.0%	33	21	57.1%
	Percent of List	97.2%	99.1%	-1.9%	97.9%	99.5%	-1.6%
	Percent of Original	95.6%	96.9%	-1.3%	96.8%	98.5%	-1.7%
Median	Sale Price	342,000	387,450	-11.7%	388,000	368,000	5.4%
	Days on Market	19	12	58.3%	12	7	71.4%
	Percent of List	98.5%	99.1%	-0.6%	100.0%	100.0%	0.0%
	Percent of Original	97.6%	98.8%	-1.2%	99.3%	100.0%	-0.7%

A total of 18 homes sold in Douglas County in September, up from 16 units in September 2024. Total sales volume rose to \$7.8 million compared to \$7.6 million in the previous year.

The median sales price in September was \$342,000, down 11.7% compared to the prior year. Median days on market was 18 days, up from 7 days in August, and up from 12 in September 2024.

History of Closed Listings





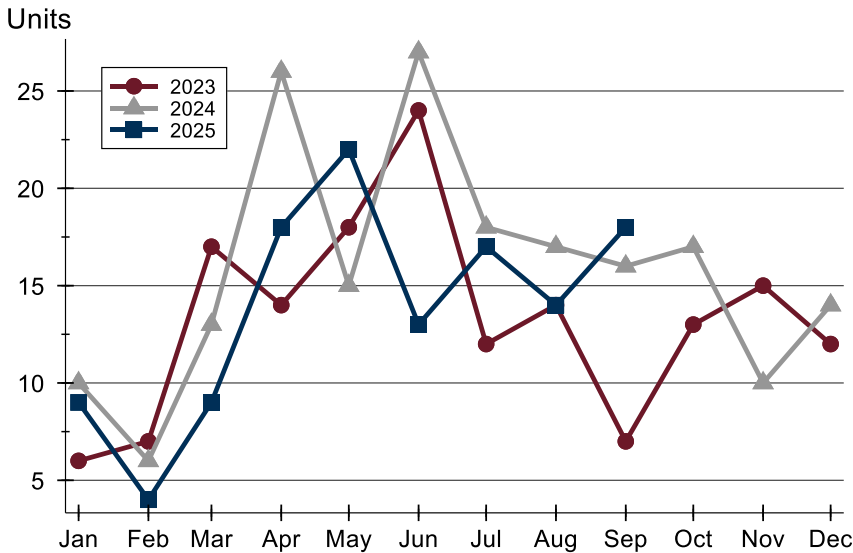
**September
2025**

Lawrence MLS Statistics



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	
November	15	10	
December	12	14	

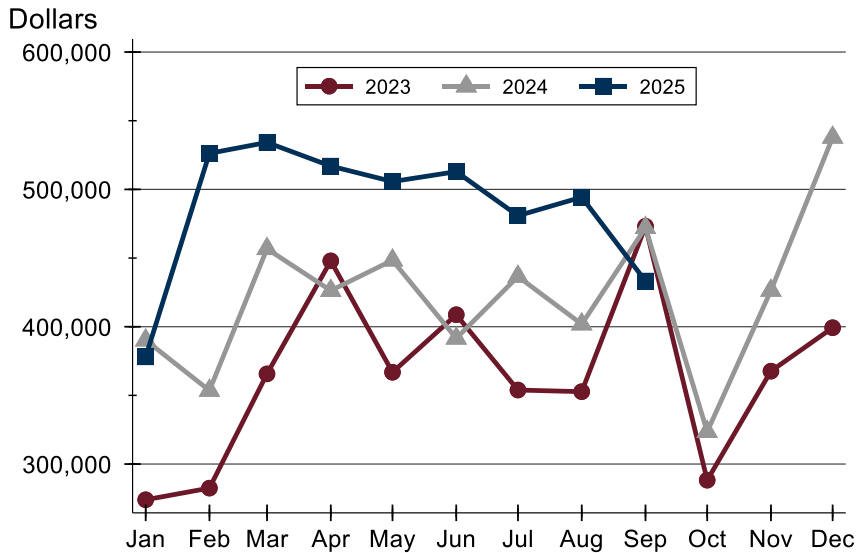
Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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	1	5.6%	4.8	198,000	198,000	32	32	90.0%	90.0%	90.0%	90.0%
\$200,000-\$249,999	2	11.1%	2.8	239,998	239,998	25	25	100.0%	100.0%	94.2%	94.2%
\$250,000-\$299,999	3	16.7%	5.2	270,000	265,000	6	2	95.6%	96.4%	95.0%	94.6%
\$300,000-\$349,999	4	22.2%	3.3	334,000	333,500	20	16	98.3%	98.8%	97.3%	98.8%
\$350,000-\$399,999	1	5.6%	4.8	385,000	385,000	20	20	98.7%	98.7%	97.5%	97.5%
\$400,000-\$449,999	2	11.1%	1.2	405,000	405,000	14	14	101.9%	101.9%	101.9%	101.9%
\$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	3	16.7%	2.2	541,667	545,000	59	47	96.2%	98.3%	94.5%	98.3%
\$600,000-\$749,999	1	5.6%	5.1	605,000	605,000	7	7	96.8%	96.8%	96.8%	96.8%
\$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	1	5.6%	10.7	1,550,000	1,550,000	351	351	91.2%	91.2%	86.1%	86.1%



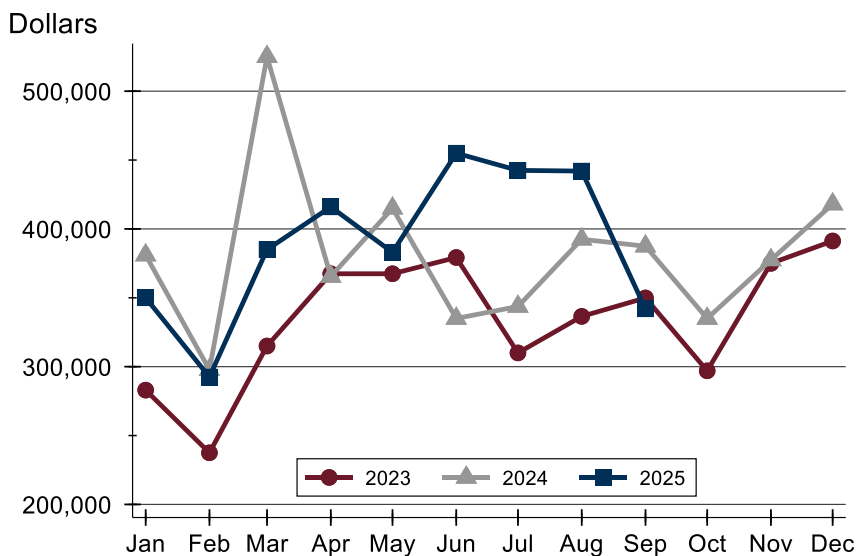
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	
November	367,647	426,390	
December	399,283	537,843	

Median Price

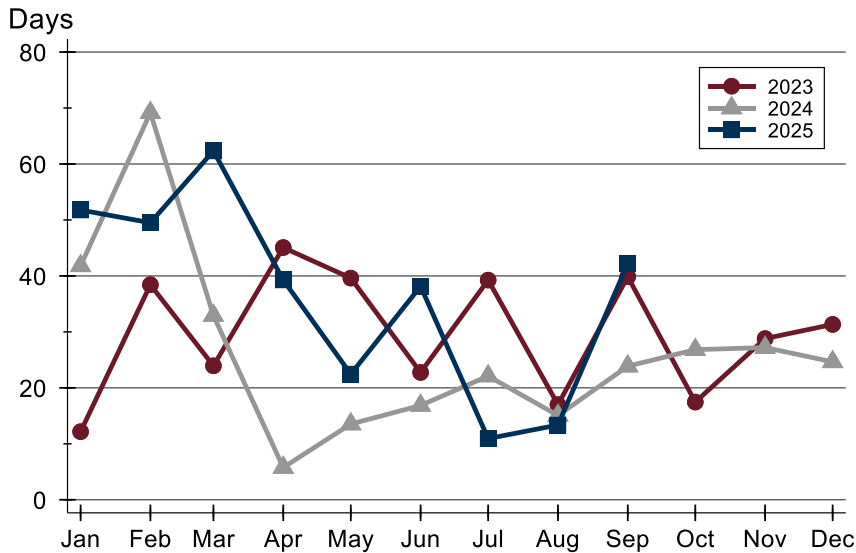


Month	2023	2024	2025
January	283,000	381,000	350,000
February	237,500	297,750	292,500
March	315,000	525,000	385,000
April	367,450	365,500	416,000
May	367,450	415,000	383,000
June	379,250	335,000	455,000
July	310,000	343,700	442,500
August	336,500	392,500	442,000
September	349,900	387,450	342,000
October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



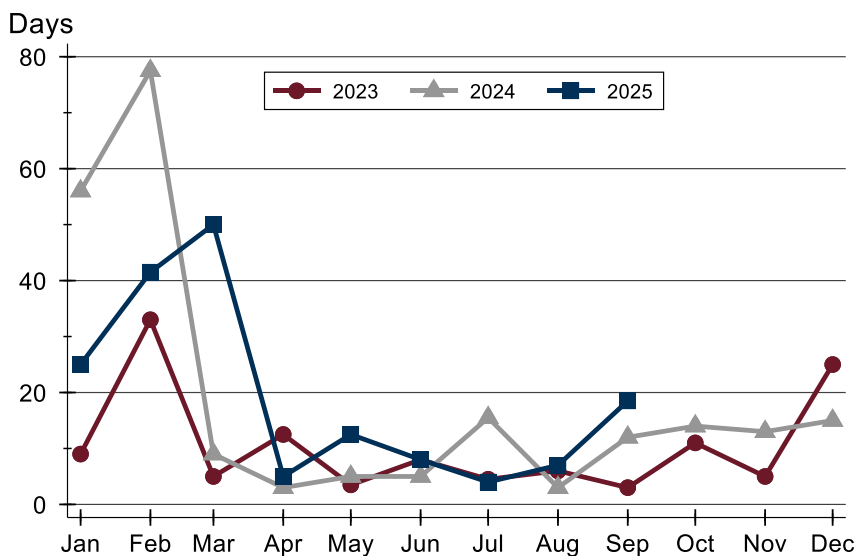
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	
November	29	27	
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	
November	5	13	
December	25	15	



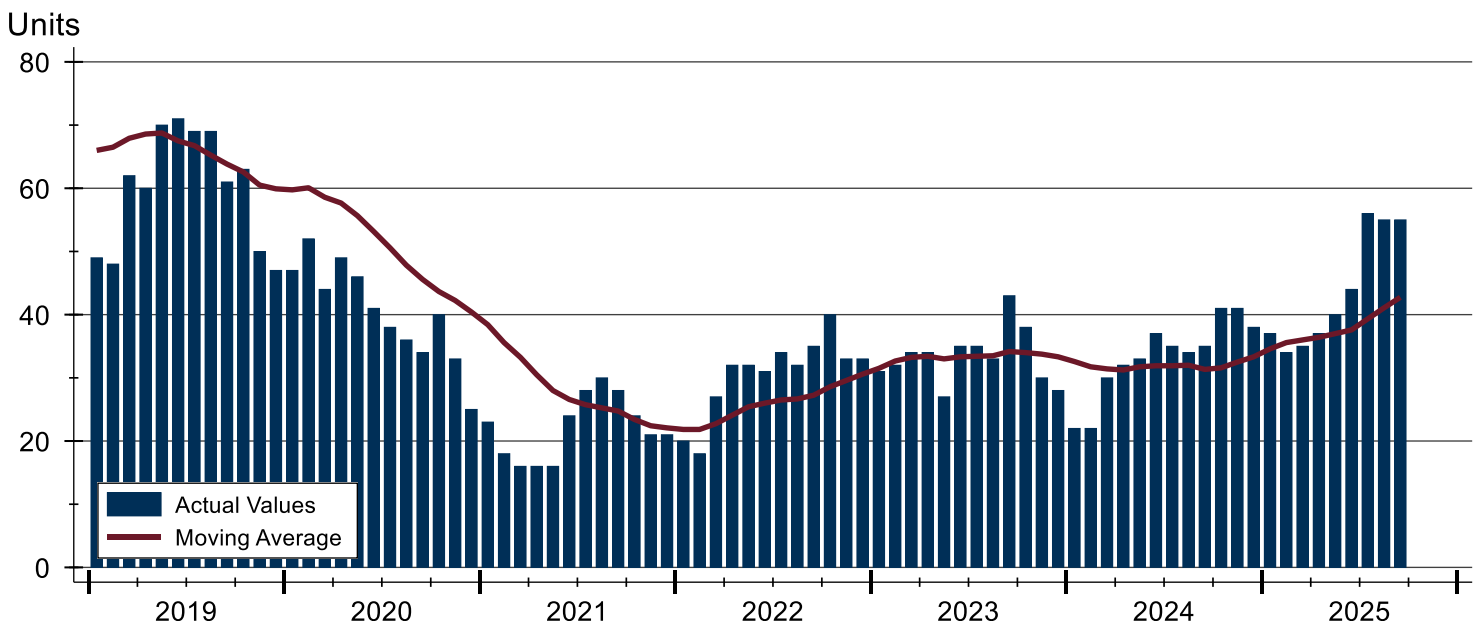
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2025	End of September 2024	Change
Active Listings		55	35	57.1%
Volume (1,000s)		33,810	22,935	47.4%
Months' Supply		4.0	2.2	81.8%
Average	List Price	614,721	655,280	-6.2%
	Days on Market	43	51	-15.7%
	Percent of Original	97.5%	98.6%	-1.1%
Median	List Price	378,900	460,000	-17.6%
	Days on Market	20	39	-48.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 55 homes were available for sale in Douglas County at the end of September. This represents a 4.0 months' supply of active listings.

The median list price of homes on the market at the end of September was \$378,900, down 17.6% from 2024. The typical time on market for active listings was 20 days, down from 39 days a year earlier.

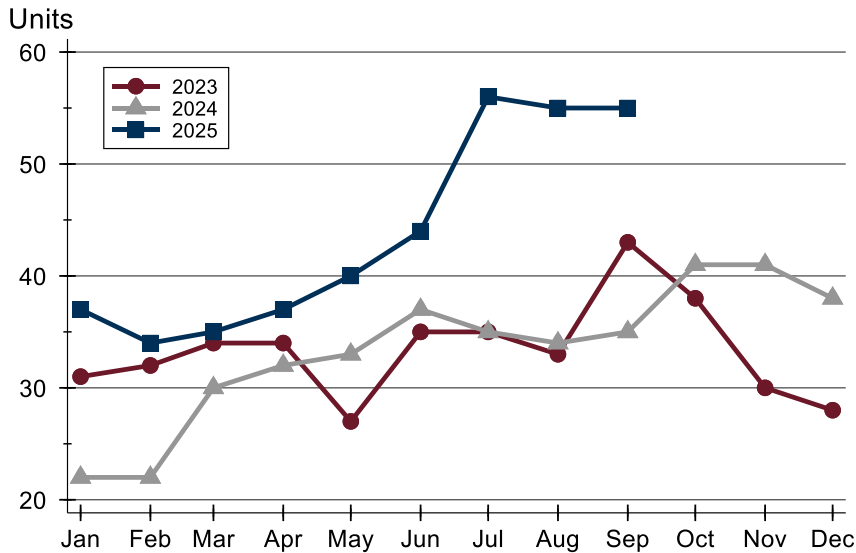
History of Active Listings





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	
November	30	41	
December	28	38	

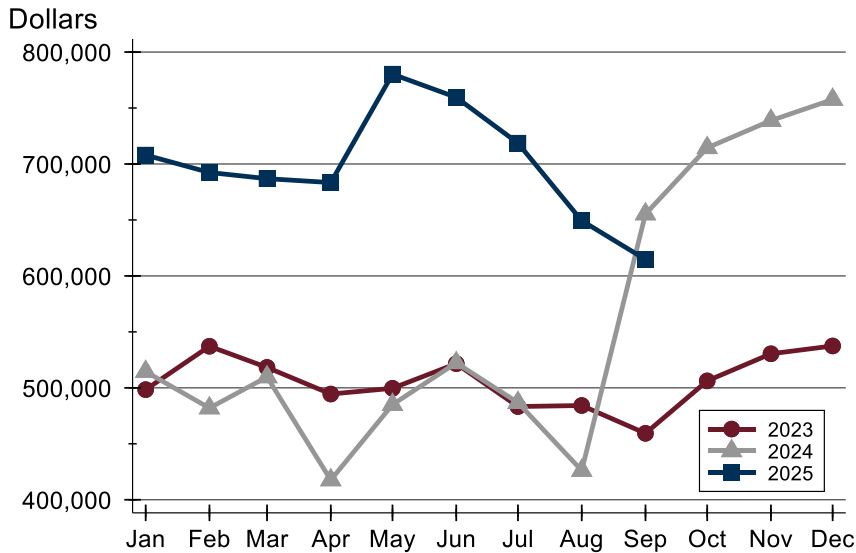
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	1.8%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	2	3.6%	4.8	172,450	172,450	71	71	91.8%	91.8%
\$200,000-\$249,999	4	7.3%	2.8	222,850	225,750	33	40	98.2%	98.4%
\$250,000-\$299,999	7	12.7%	5.2	281,421	285,000	47	31	97.4%	99.1%
\$300,000-\$349,999	8	14.5%	3.3	328,471	327,450	13	11	98.3%	99.3%
\$350,000-\$399,999	10	18.2%	4.8	378,096	378,900	21	7	98.6%	100.0%
\$400,000-\$449,999	1	1.8%	1.2	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	1	1.8%	N/A	495,000	495,000	20	20	100.0%	100.0%
\$500,000-\$599,999	3	5.5%	2.2	553,267	549,900	38	24	98.3%	100.0%
\$600,000-\$749,999	6	10.9%	5.1	676,167	669,250	74	67	95.2%	96.0%
\$750,000-\$999,999	4	7.3%	N/A	818,725	797,500	48	30	96.2%	100.0%
\$1,000,000 and up	8	14.5%	10.7	1,771,625	1,474,500	62	45	98.6%	100.0%



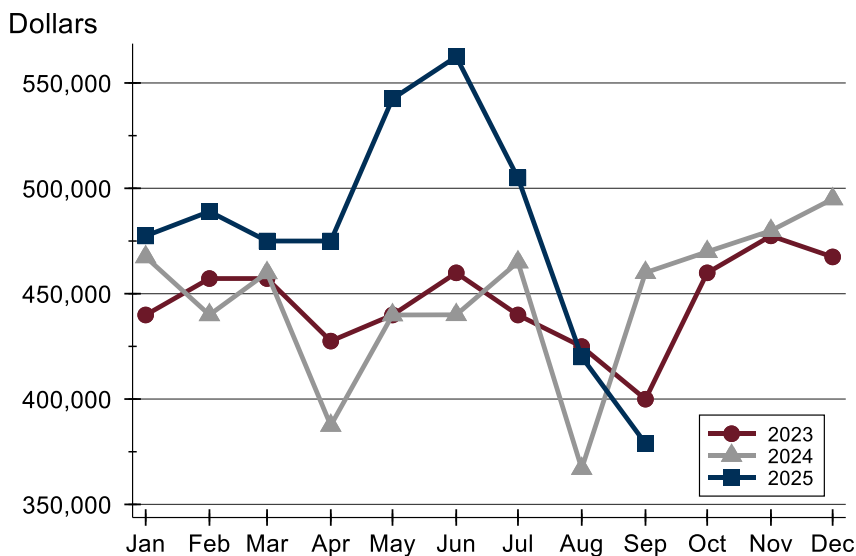
Douglas County (Excluding Lawrence) Active Listings Analysis

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	
November	530,438	738,815	
December	537,418	757,595	

Median Price

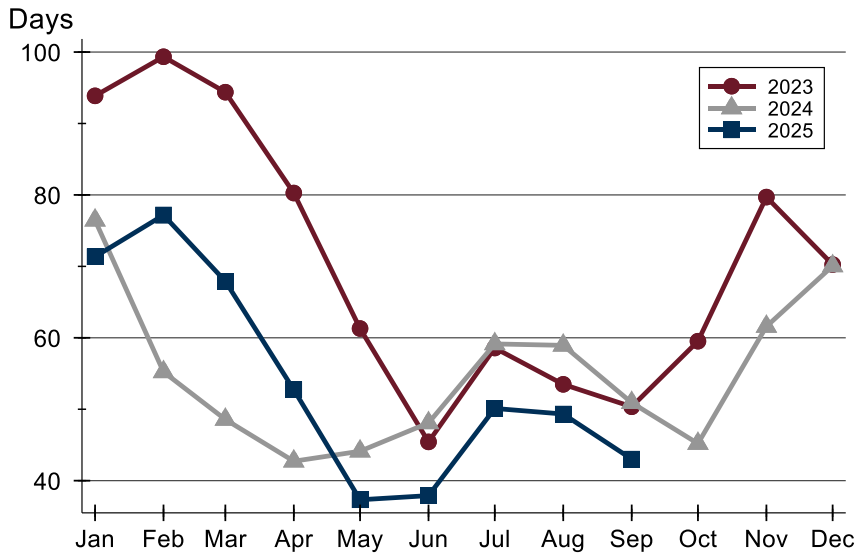


Month	2023	2024	2025
January	439,900	467,450	477,400
February	457,200	439,950	489,000
March	457,200	459,900	475,000
April	427,500	387,450	475,000
May	439,900	439,900	542,500
June	459,900	440,000	562,450
July	439,900	465,000	504,950
August	424,900	367,000	420,000
September	399,950	460,000	378,900
October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



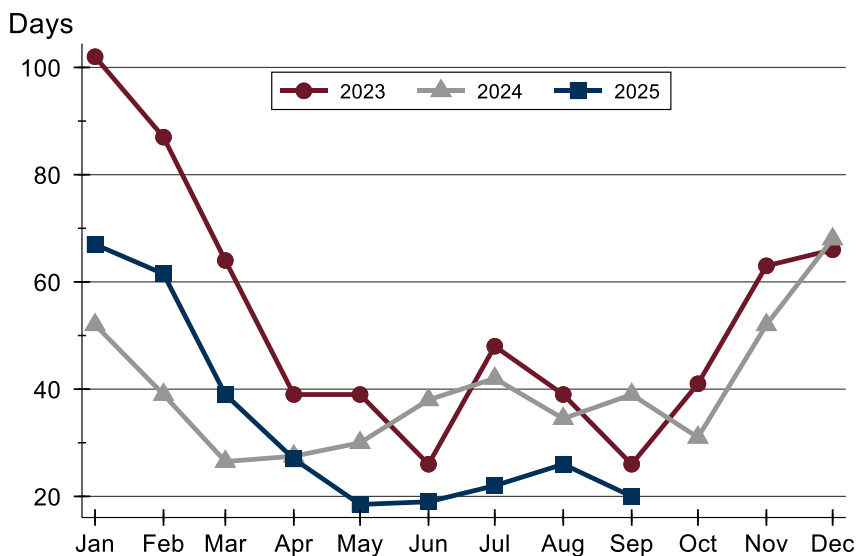
Douglas County (Excluding Lawrence) Active Listings Analysis

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	
November	80	62	
December	70	70	

Median DOM

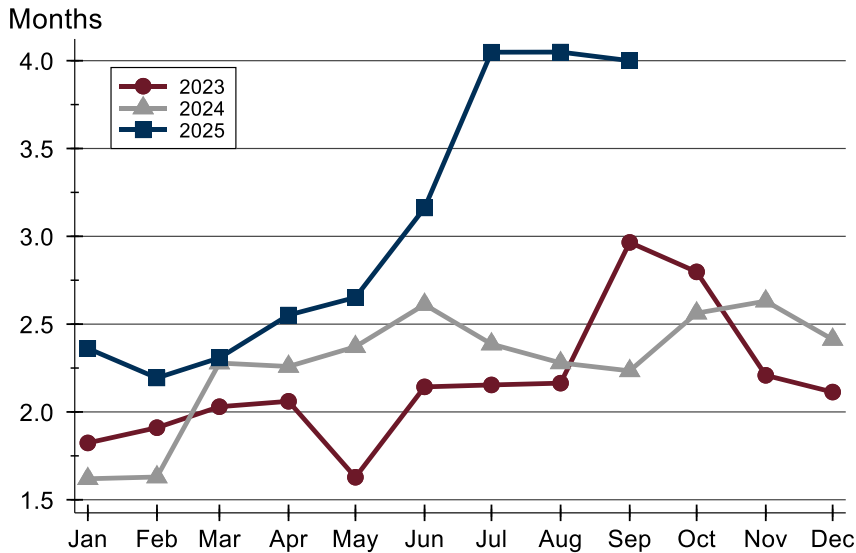


Month	2023	2024	2025
January	102	52	67
February	87	39	62
March	64	27	39
April	39	28	27
May	39	30	19
June	26	38	19
July	48	42	22
August	39	35	26
September	26	39	20
October	41	31	
November	63	52	
December	66	68	



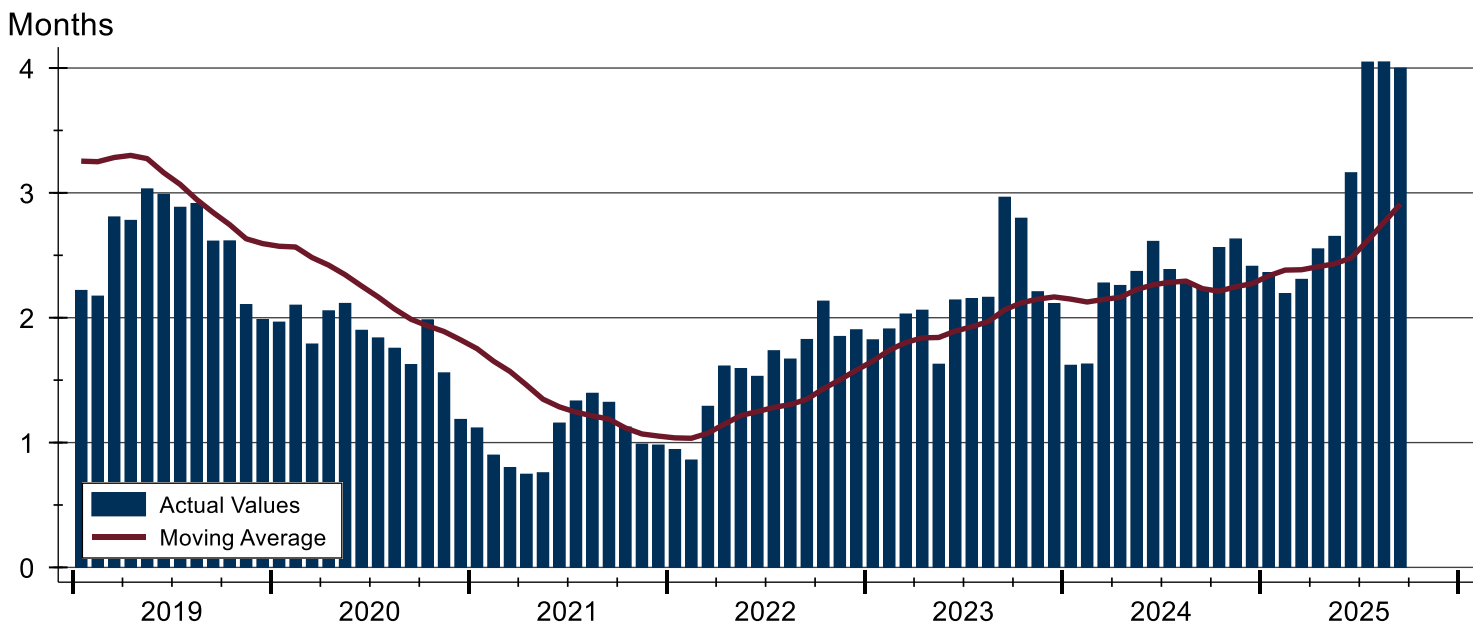
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	
November	2.2	2.6	
December	2.1	2.4	

History of Month's Supply





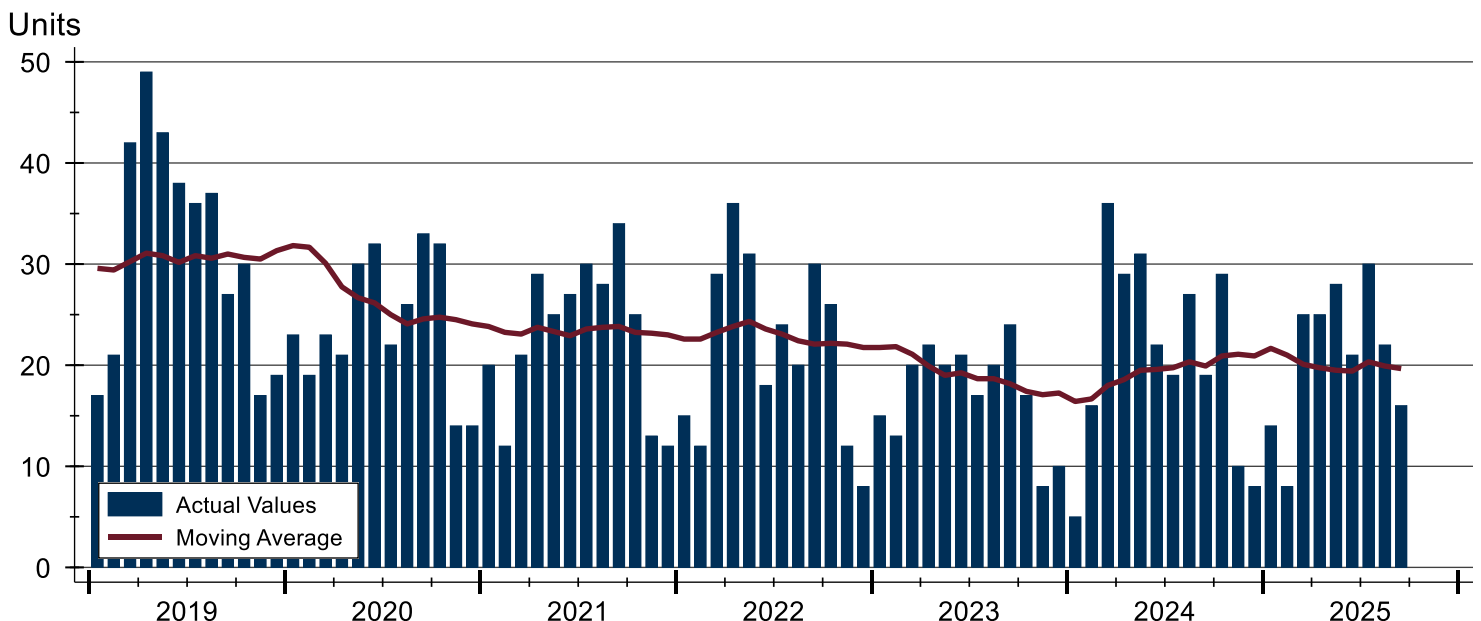
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	September 2024	Change
Current Month	New Listings	16	19	-15.8%
	Volume (1,000s)	7,062	15,047	-53.1%
	Average List Price	441,344	791,926	-44.3%
	Median List Price	386,700	416,485	-7.2%
Year-to-Date	New Listings	189	204	-7.4%
	Volume (1,000s)	101,317	94,334	7.4%
	Average List Price	536,067	462,421	15.9%
	Median List Price	395,000	370,000	6.8%

A total of 16 new listings were added in Douglas County during September, down 15.8% from the same month in 2024. Year-to-date Douglas County has seen 189 new listings.

The median list price of these homes was \$386,700 down from \$416,485 in 2024.

History of New Listings





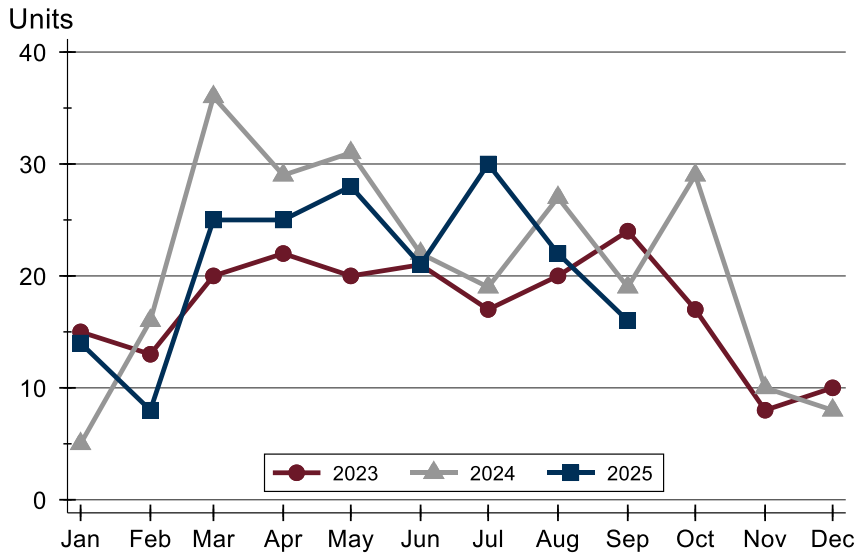
**September
2025**

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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	22
September	24	19	16
October	17	29	
November	8	10	
December	10	8	

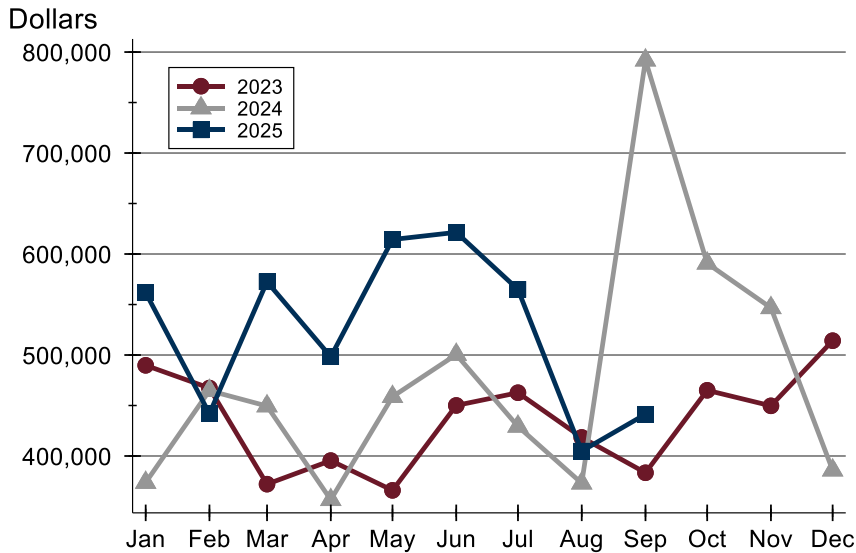
New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	6.3%	270,000	270,000	18	18	100.0%	100.0%
\$300,000-\$349,999	4	25.0%	337,600	345,750	13	9	99.6%	100.0%
\$350,000-\$399,999	5	31.3%	384,460	378,900	9	9	100.0%	100.0%
\$400,000-\$449,999	1	6.3%	440,000	440,000	13	13	100.0%	100.0%
\$450,000-\$499,999	1	6.3%	495,000	495,000	20	20	100.0%	100.0%
\$500,000-\$599,999	1	6.3%	599,900	599,900	17	17	100.0%	100.0%
\$600,000-\$749,999	3	18.8%	661,300	629,900	11	5	99.0%	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



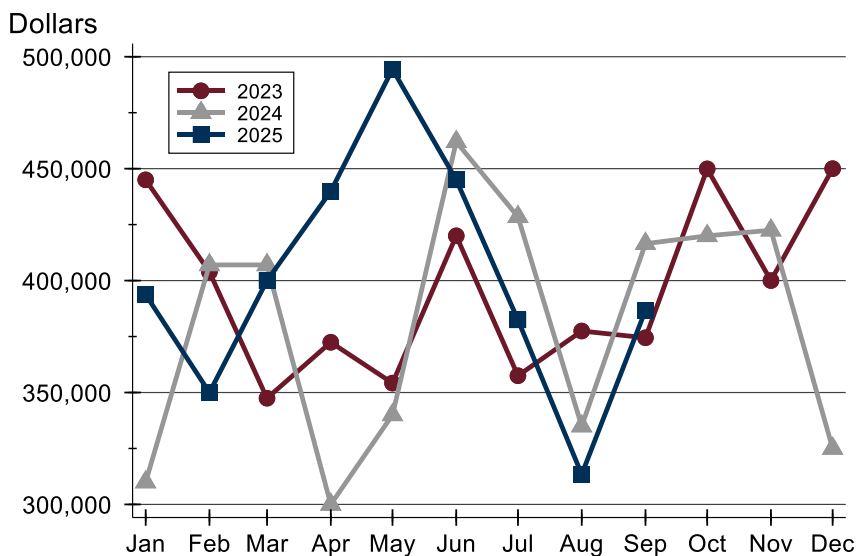
Douglas County (Excluding Lawrence) New Listings Analysis

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	498,274
May	365,950	458,731	614,366
June	450,052	500,468	621,488
July	462,641	429,326	564,975
August	418,382	373,026	404,874
September	383,388	791,926	441,344
October	465,059	590,829	
November	449,675	546,730	
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	313,450
September	374,450	416,485	386,700
October	449,900	420,000	
November	400,000	422,500	
December	450,000	325,000	



**September
2025**

Lawrence MLS Statistics



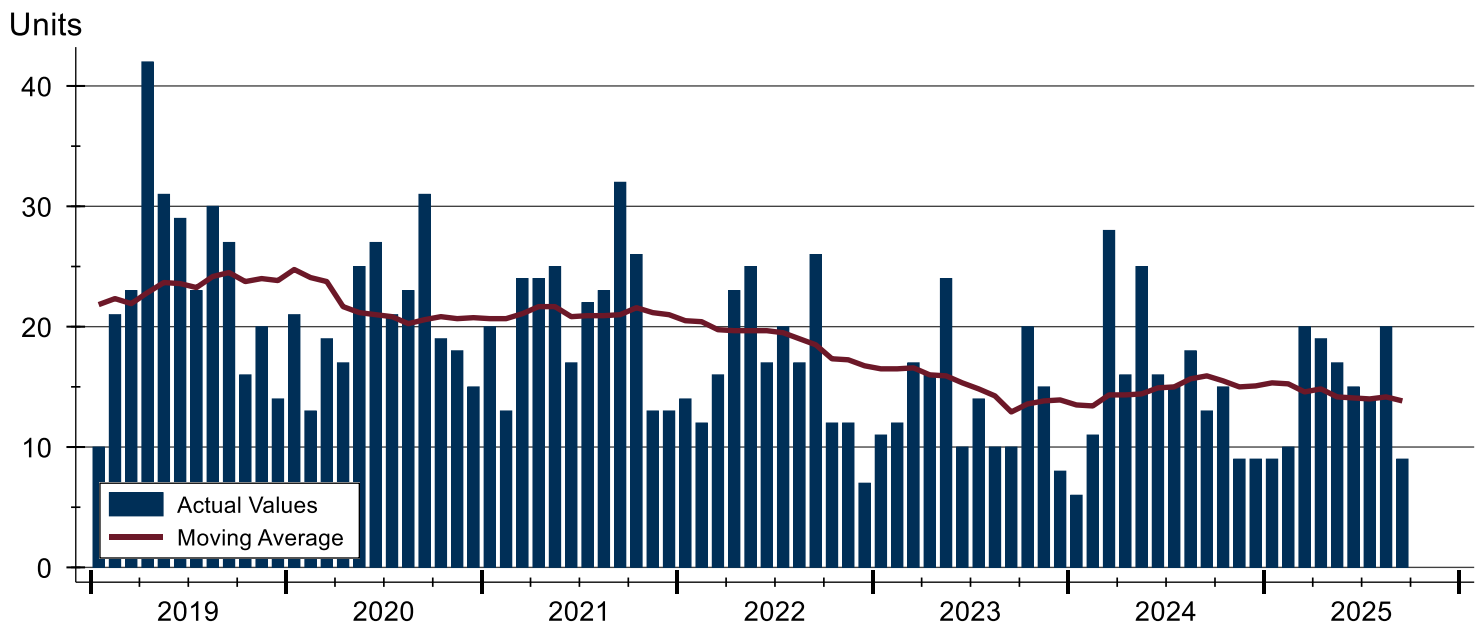
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		September			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		9	13	-30.8%	133	148	-10.1%
Volume (1,000s)		5,447	4,009	35.9%	68,316	61,842	10.5%
Average	Sale Price	605,189	308,385	96.2%	513,656	417,850	22.9%
	Days on Market	83	28	196.4%	34	21	61.9%
	Percent of Original	96.5%	98.0%	-1.5%	97.4%	98.5%	-1.1%
Median	Sale Price	440,000	329,900	33.4%	399,950	352,500	13.5%
	Days on Market	28	14	100.0%	11	7	57.1%
	Percent of Original	100.0%	97.7%	2.4%	100.0%	100.0%	0.0%

A total of 9 contracts for sale were written in Douglas County during the month of September, down from 13 in 2024. The median list price of these homes was \$440,000, up from \$329,900 the prior year.

Half of the homes that went under contract in September were on the market less than 28 days, compared to 14 days in September 2024.

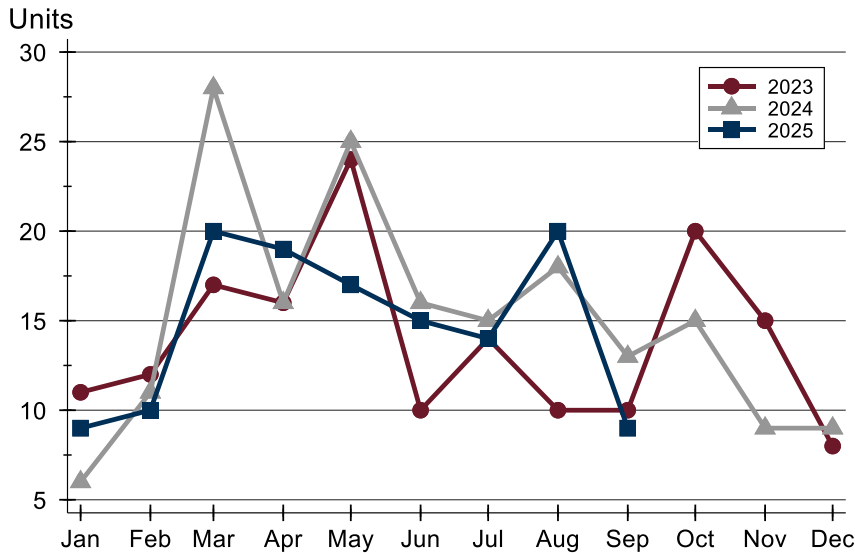
History of Contracts Written





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	9
October	20	15	20
November	15	9	15
December	8	9	9

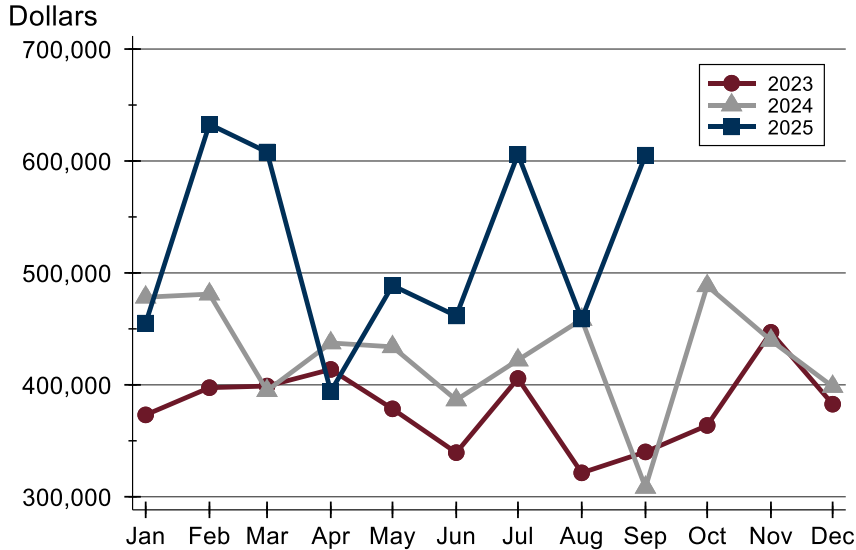
Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	11.1%	269,500	269,500	28	28	100.0%	100.0%
\$300,000-\$349,999	2	22.2%	336,200	336,200	31	31	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	2	22.2%	439,950	439,950	10	10	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	1	11.1%	596,000	596,000	188	188	91.8%	91.8%
\$600,000-\$749,999	2	22.2%	664,450	664,450	51	51	95.1%	95.1%
\$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%	1,700,000	1,700,000	351	351	86.1%	86.1%



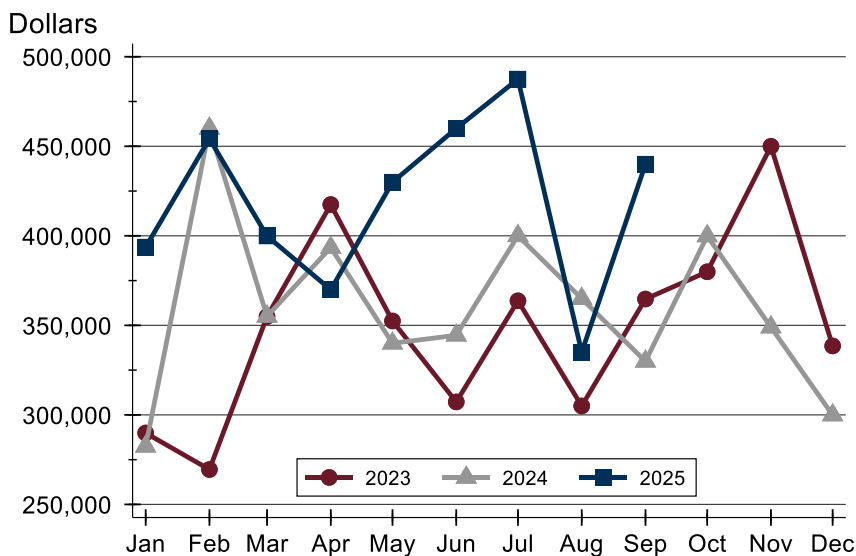
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	605,189
October	363,715	488,467	
November	446,920	439,689	
December	382,731	398,533	

Median Price

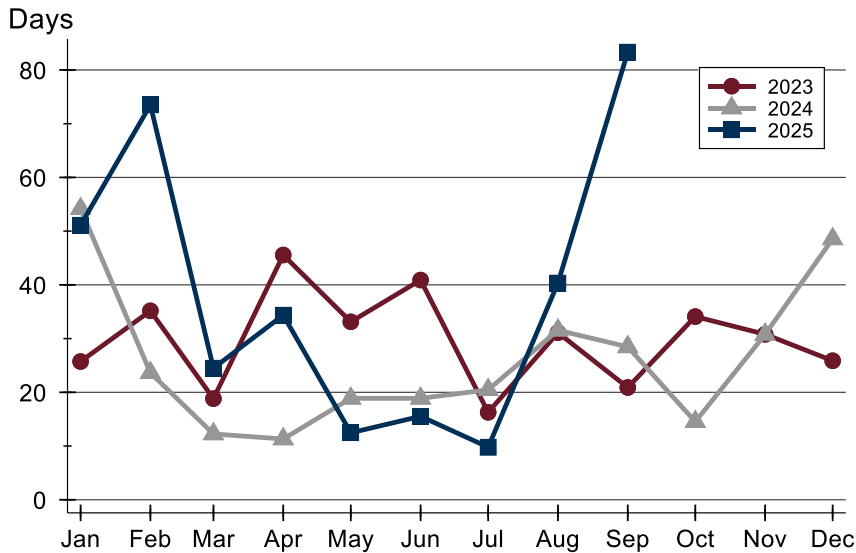


Month	2023	2024	2025
January	289,900	282,450	393,700
February	269,500	460,000	454,222
March	354,900	355,000	399,900
April	417,450	393,450	369,900
May	352,450	340,000	429,950
June	307,250	344,450	459,950
July	363,700	400,000	487,500
August	305,000	364,950	335,000
September	364,700	329,900	440,000
October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



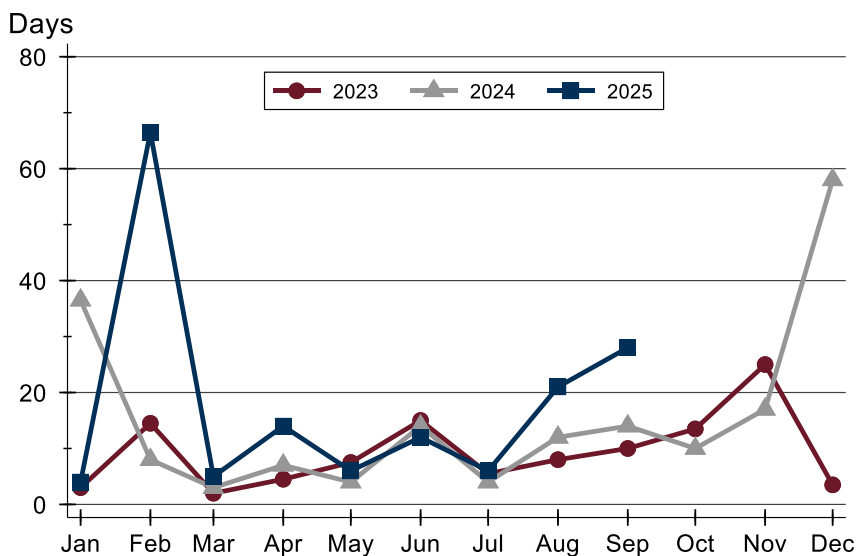
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	83
October	34	15	
November	31	31	
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	28
October	14	10	
November	25	17	
December	4	58	



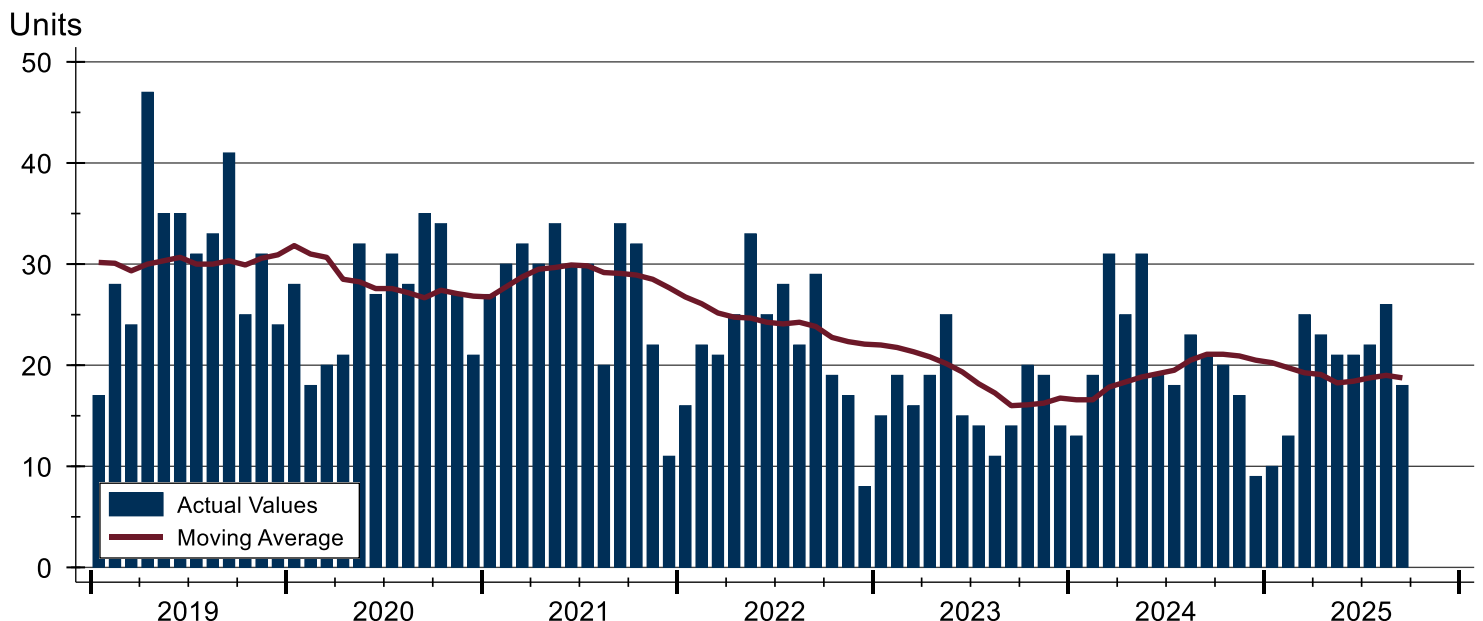
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of September		Change
		2025	2024	
Pending Contracts		18	21	-14.3%
Volume (1,000s)		10,965	6,707	63.5%
Average	List Price	609,153	319,375	90.7%
	Days on Market	47	26	80.8%
	Percent of Original	99.0%	98.4%	0.6%
Median	List Price	439,950	324,900	35.4%
	Days on Market	13	14	-7.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 18 listings in Douglas County had contracts pending at the end of September, down from 21 contracts pending at the end of September 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.

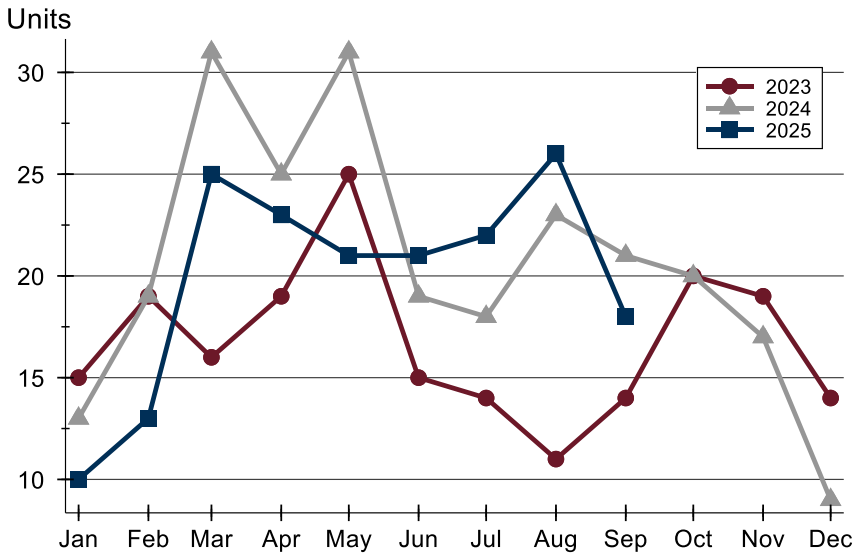
History of Pending Contracts





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	
November	19	17	
December	14	9	

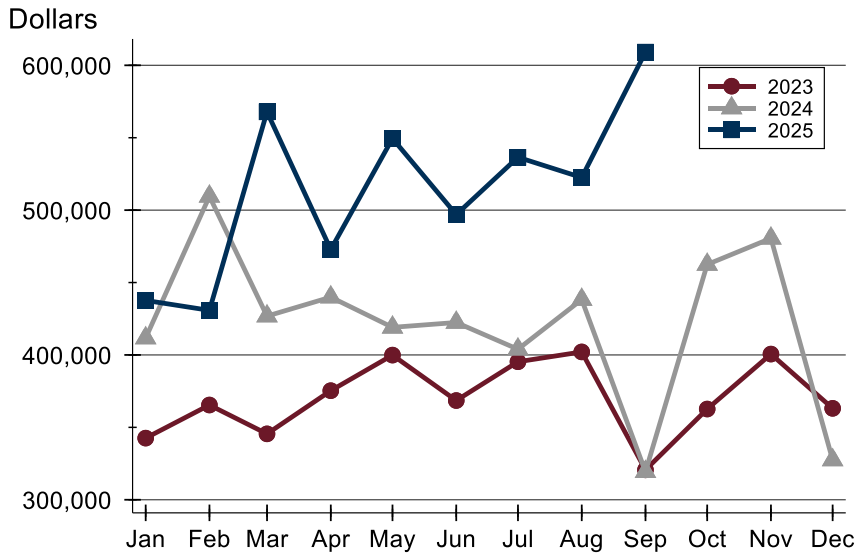
Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	5.6%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	1	5.6%	159,950	159,950	34	34	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	3	16.7%	268,167	269,500	19	24	100.0%	100.0%
\$300,000-\$349,999	2	11.1%	336,250	336,250	17	17	100.0%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	3	16.7%	432,967	439,900	7	7	100.0%	100.0%
\$450,000-\$499,999	1	5.6%	498,000	498,000	9	9	100.0%	100.0%
\$500,000-\$599,999	3	16.7%	576,000	585,000	71	13	97.3%	100.0%
\$600,000-\$749,999	2	11.1%	664,450	664,450	51	51	95.1%	95.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	11.1%	2,175,000	2,175,000	182	182	100.0%	100.0%



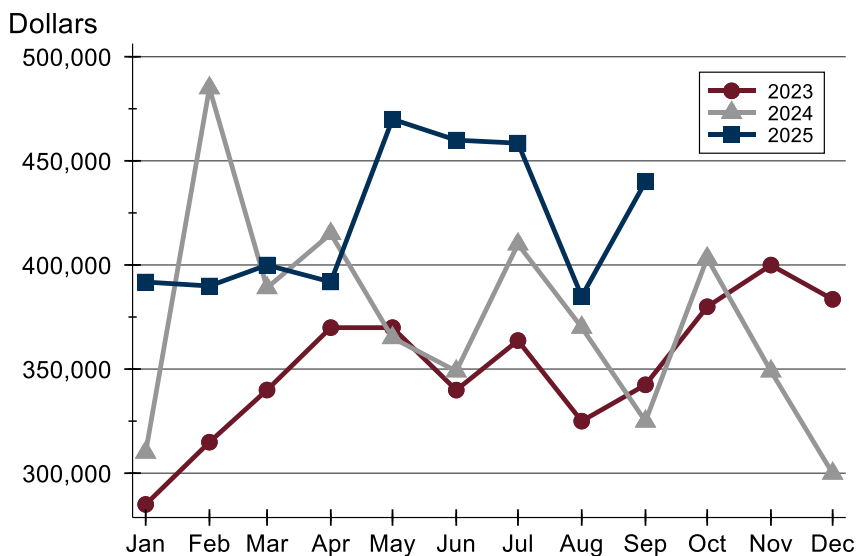
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
November	400,608	480,535	
December	363,139	327,467	

Median Price

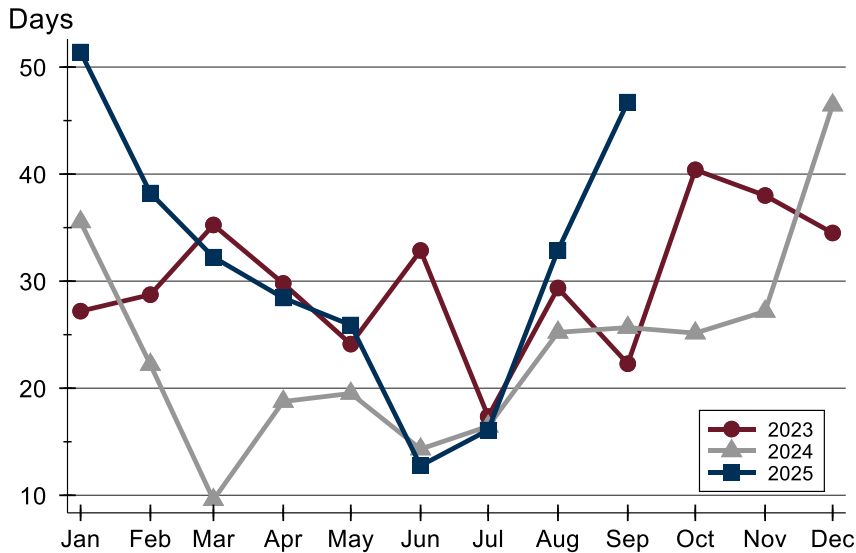


Month	2023	2024	2025
January	285,000	310,000	391,800
February	314,900	485,000	389,900
March	339,950	389,000	399,950
April	369,900	415,000	391,850
May	369,900	365,000	470,000
June	339,900	349,000	459,950
July	363,700	410,000	458,500
August	325,000	370,000	384,950
September	342,450	324,900	439,950
October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



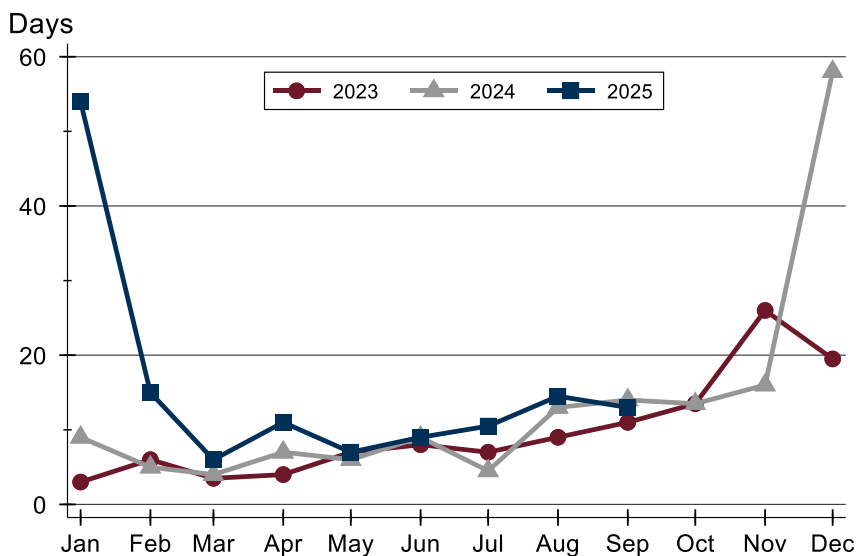
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
November	38	27	
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	
November	26	16	
December	20	58	