



**June  
2023**

# Lawrence MLS Statistics



LAWRENCE  
Board of REALTORS®

## Douglas County (Excluding Lawrence) Housing Report



### Market Overview

#### Douglas County Home Sales Fell in June

Total home sales in Douglas County fell last month to 24 units, compared to 26 units in June 2022. Total sales volume was \$9.8 million, up from a year earlier.

The median sale price in June was \$379,250, up from \$355,000 a year earlier. Homes that sold in June were typically on the market for 8 days and sold for 98.2% of their list prices.

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

The total number of active listings in Douglas County at the end of June was 34 units, up from 31 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 June was \$454,950.

During June, a total of 10 contracts were written down from 17 in June 2022. At the end of the month, there were 15 contracts still pending.

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**June  
2023**

# Lawrence MLS Statistics



LAWRENCE  
Board of REALTORS®

## Douglas County (Excluding Lawrence) Summary Statistics

June MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>24</b>	<b>26</b>	<b>25</b>	<b>86</b>	<b>97</b>	<b>112</b>
Change from prior year		-7.7%	4.0%	-13.8%	-11.3%	-13.4%	-3.4%
<b>Active Listings</b>		<b>34</b>	<b>31</b>	<b>24</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		9.7%	29.2%	-41.5%			
<b>Months' Supply</b>		<b>2.1</b>	<b>1.6</b>	<b>1.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		31.3%	33.3%	-36.8%			
<b>New Listings</b>		<b>21</b>	<b>18</b>	<b>27</b>	<b>110</b>	<b>138</b>	<b>133</b>
Change from prior year		16.7%	-33.3%	-15.6%	-20.3%	3.8%	-10.1%
<b>Contracts Written</b>		<b>10</b>	<b>17</b>	<b>17</b>	<b>90</b>	<b>106</b>	<b>123</b>
Change from prior year		-41.2%	0.0%	-37.0%	-15.1%	-13.8%	0.8%
<b>Pending Contracts</b>		<b>15</b>	<b>25</b>	<b>30</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-40.0%	-16.7%	11.1%			
<b>Sales Volume (1,000s)</b>		<b>9,810</b>	<b>9,524</b>	<b>7,754</b>	<b>32,522</b>	<b>34,333</b>	<b>32,988</b>
Change from prior year		3.0%	22.8%	4.2%	-5.3%	4.1%	7.7%
Average	<b>Sale Price</b>	<b>408,741</b>	<b>366,298</b>	<b>310,146</b>	<b>378,164</b>	<b>353,950</b>	<b>294,533</b>
	Change from prior year	11.6%	18.1%	20.9%	6.8%	20.2%	11.6%
	<b>List Price of Actives</b>	<b>493,554</b>	<b>444,073</b>	<b>503,244</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	11.1%	-11.8%	17.7%			
	<b>Days on Market</b>	<b>23</b>	<b>13</b>	<b>13</b>	<b>31</b>	<b>13</b>	<b>24</b>
Change from prior year	76.9%	0.0%	-13.3%	138.5%	-45.8%	-22.6%	
<b>Percent of List</b>	<b>98.3%</b>	<b>98.1%</b>	<b>102.5%</b>	<b>98.9%</b>	<b>100.4%</b>	<b>100.1%</b>	
Change from prior year	0.2%	-4.3%	3.5%	-1.5%	0.3%	1.3%	
<b>Percent of Original</b>	<b>97.3%</b>	<b>96.9%</b>	<b>101.5%</b>	<b>98.2%</b>	<b>99.5%</b>	<b>99.2%</b>	
Change from prior year	0.4%	-4.5%	2.6%	-1.3%	0.3%	1.2%	
Median	<b>Sale Price</b>	<b>379,250</b>	<b>355,000</b>	<b>291,000</b>	<b>360,000</b>	<b>315,000</b>	<b>255,500</b>
	Change from prior year	6.8%	22.0%	37.9%	14.3%	23.3%	11.6%
	<b>List Price of Actives</b>	<b>454,950</b>	<b>442,900</b>	<b>352,450</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	2.7%	25.7%	-3.4%			
	<b>Days on Market</b>	<b>8</b>	<b>6</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>4</b>
Change from prior year	33.3%	100.0%	-25.0%	50.0%	0.0%	-50.0%	
<b>Percent of List</b>	<b>98.2%</b>	<b>99.3%</b>	<b>102.6%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-1.1%	-3.2%	2.6%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>97.2%</b>	<b>99.3%</b>	<b>102.3%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-2.1%	-2.9%	2.3%	0.0%	0.0%	0.1%	

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



## Douglas County (Excluding Lawrence) Closed Listings Analysis

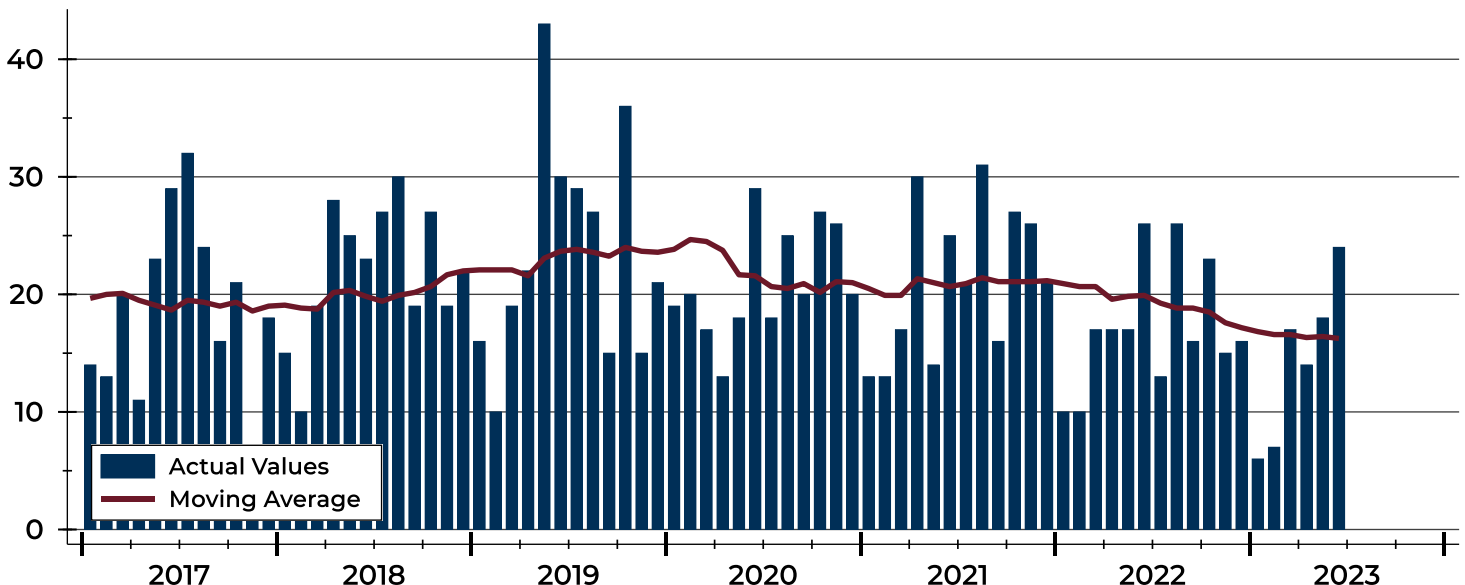
Summary Statistics for Closed Listings		2023	June 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>24</b>	26	-7.7%	<b>86</b>	97	-11.3%
Volume (1,000s)		<b>9,810</b>	9,524	3.0%	<b>32,522</b>	34,333	-5.3%
Months' Supply		<b>2.1</b>	1.6	31.3%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>408,741</b>	366,298	11.6%	<b>378,164</b>	353,950	6.8%
	Days on Market	<b>23</b>	13	76.9%	<b>31</b>	13	138.5%
	Percent of List	<b>98.3%</b>	98.1%	0.2%	<b>98.9%</b>	100.4%	-1.5%
	Percent of Original	<b>97.3%</b>	96.9%	0.4%	<b>98.2%</b>	99.5%	-1.3%
Median	Sale Price	<b>379,250</b>	355,000	6.8%	<b>360,000</b>	315,000	14.3%
	Days on Market	<b>8</b>	6	33.3%	<b>6</b>	4	50.0%
	Percent of List	<b>98.2%</b>	99.3%	-1.1%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>97.2%</b>	99.3%	-2.1%	<b>100.0%</b>	100.0%	0.0%

A total of 24 homes sold in Douglas County in June, down from 26 units in June 2022. Total sales volume rose to \$9.8 million compared to \$9.5 million in the previous year.

The median sales price in June was \$379,250, up 6.8% compared to the prior year. Median days on market was 8 days, up from 4 days in May, and up from 6 in June 2022.

## History of Closed Listings

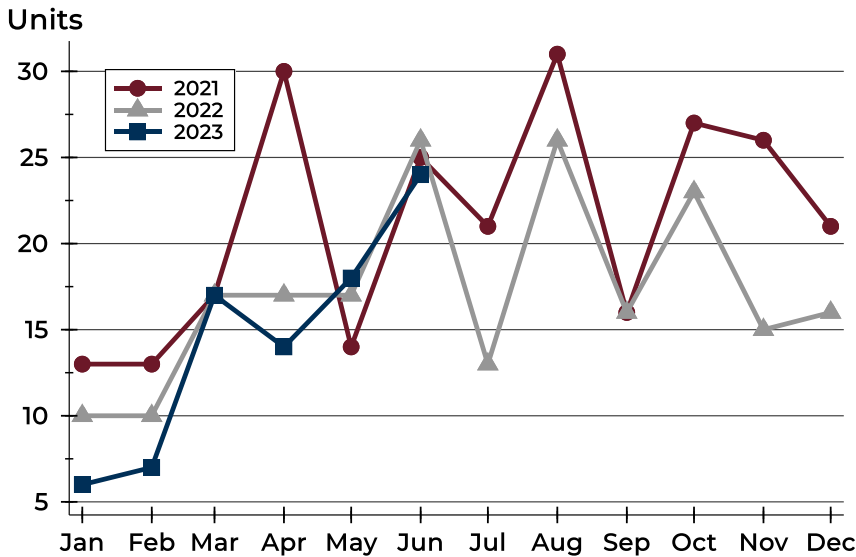
Units





## 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	13
August	31	26	26
September	16	16	16
October	27	23	23
November	26	15	15
December	21	16	16

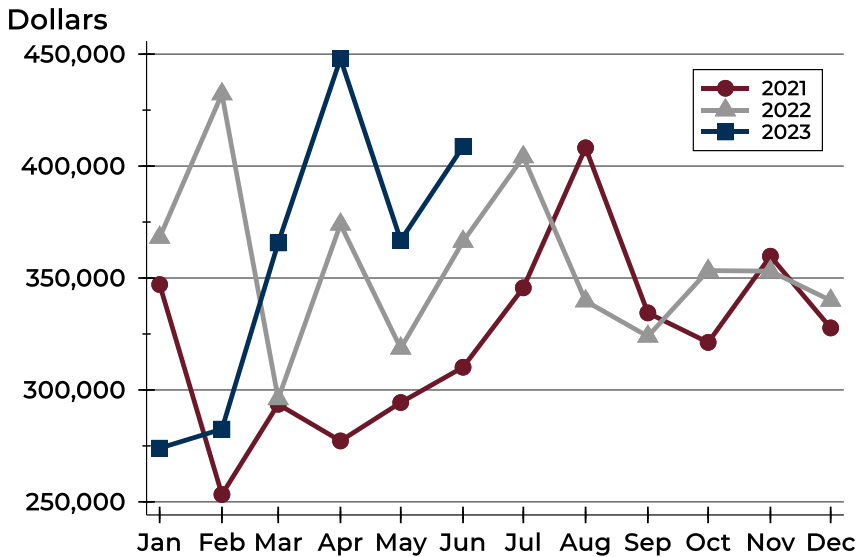
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	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	2	8.3%	2.0	170,500	170,500	17	17	94.9%	94.9%	94.9%	94.9%
\$200,000-\$249,999	1	4.2%	0.9	240,000	240,000	2	2	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	3	12.5%	0.4	281,500	287,000	12	8	98.7%	94.7%	97.3%	92.9%
\$300,000-\$349,999	3	12.5%	2.1	334,833	337,500	4	5	100.5%	100.7%	100.5%	100.7%
\$350,000-\$399,999	6	25.0%	0.8	380,242	379,250	46	12	98.8%	98.7%	97.7%	97.2%
\$400,000-\$449,999	2	8.3%	3.4	415,000	415,000	24	24	96.7%	96.7%	92.8%	92.8%
\$450,000-\$499,999	2	8.3%	3.4	472,450	472,450	27	27	99.0%	99.0%	97.5%	97.5%
\$500,000-\$599,999	1	4.2%	3.5	560,428	560,428	3	3	96.6%	96.6%	96.6%	96.6%
\$600,000-\$749,999	2	8.3%	3.6	631,000	631,000	38	38	98.6%	98.6%	97.2%	97.2%
\$750,000-\$999,999	2	8.3%	15.0	750,500	750,500	3	3	96.9%	96.9%	96.9%	96.9%
\$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



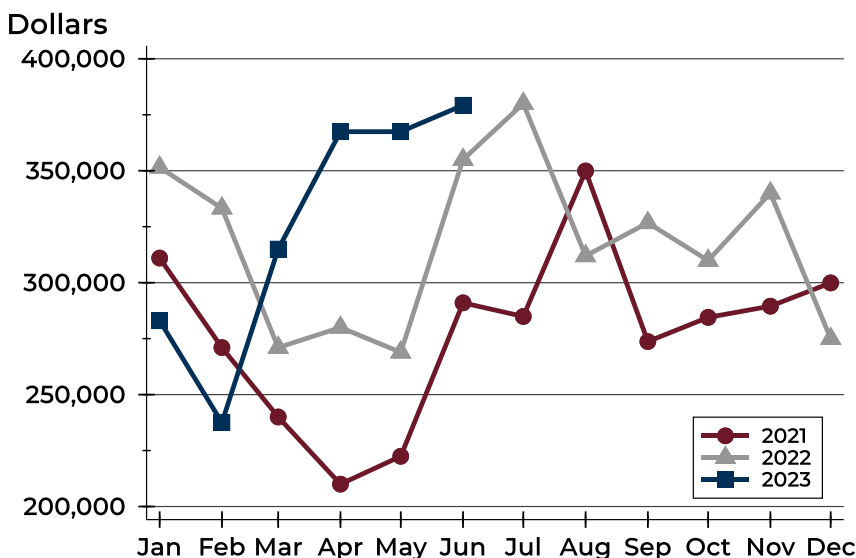
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	347,077	368,105	<b>274,000</b>
February	253,285	432,200	<b>282,500</b>
March	293,600	296,024	<b>365,665</b>
April	277,227	373,982	<b>447,947</b>
May	294,379	318,604	<b>366,850</b>
June	310,146	366,298	<b>408,741</b>
July	345,614	404,092	
August	408,148	339,712	
September	334,425	323,954	
October	321,227	353,335	
November	359,738	353,067	
December	327,702	339,975	

## Median Price

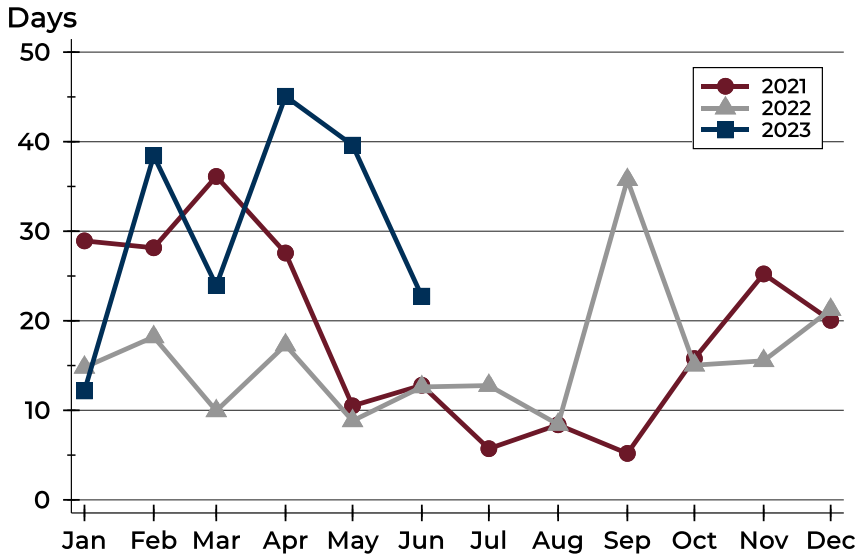


Month	2021	2022	2023
January	311,000	351,500	<b>283,000</b>
February	271,000	333,250	<b>237,500</b>
March	240,000	271,000	<b>315,000</b>
April	210,000	280,000	<b>367,450</b>
May	222,450	268,900	<b>367,450</b>
June	291,000	355,000	<b>379,250</b>
July	284,900	380,000	
August	349,900	311,950	
September	273,700	326,735	
October	284,500	309,900	
November	289,500	340,000	
December	299,900	275,000	



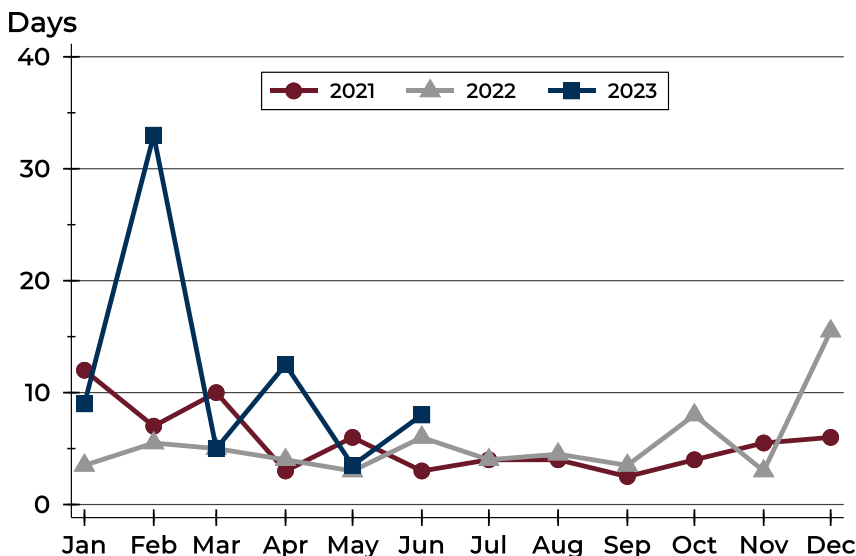
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## 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	
August	8	8	
September	5	36	
October	16	15	
November	25	16	
December	20	21	

## 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	
August	4	5	
September	3	4	
October	4	8	
November	6	3	
December	6	16	



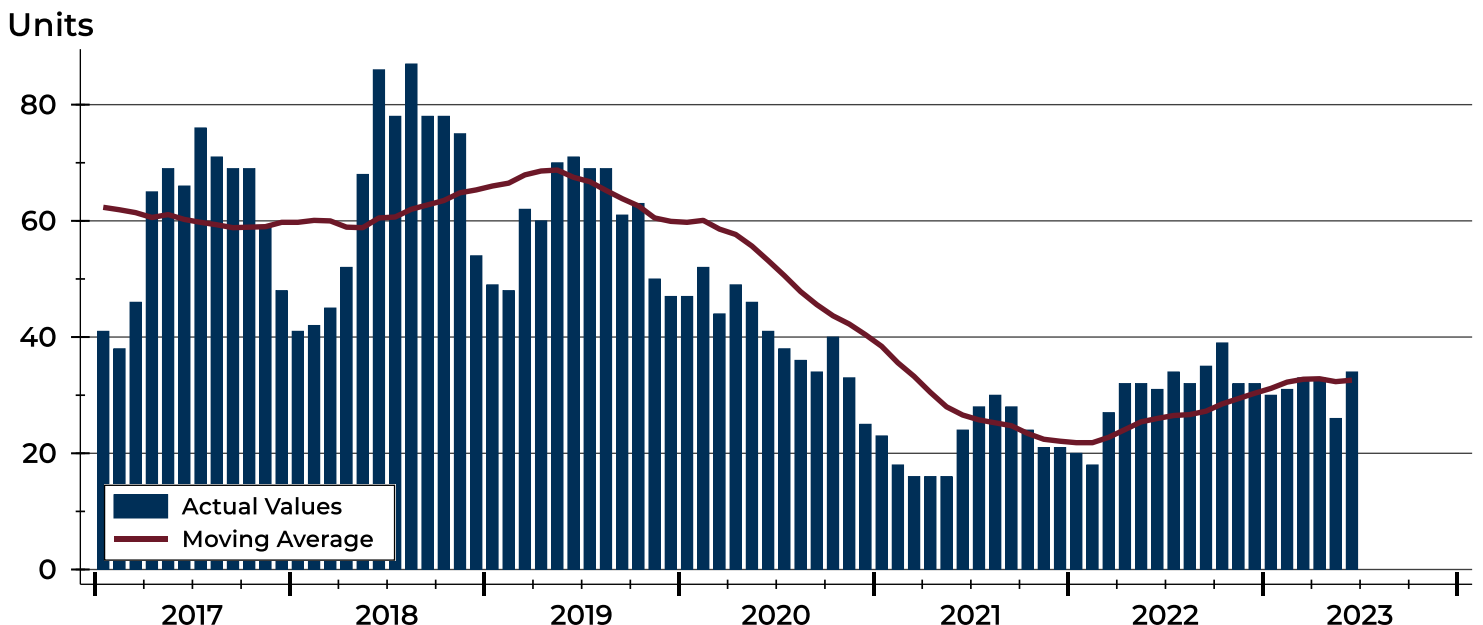
# Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2023	End of June 2022	Change
Active Listings		34	31	9.7%
Volume (1,000s)		16,781	13,766	21.9%
Months' Supply		2.1	1.6	31.3%
Average	List Price	493,554	444,073	11.1%
	Days on Market	39	47	-17.0%
	Percent of Original	99.1%	98.0%	1.1%
Median	List Price	454,950	442,900	2.7%
	Days on Market	26	45	-42.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 34 homes were available for sale in Douglas County at the end of June. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of June was \$454,950, up 2.7% from 2022. The typical time on market for active listings was 26 days, down from 45 days a year earlier.

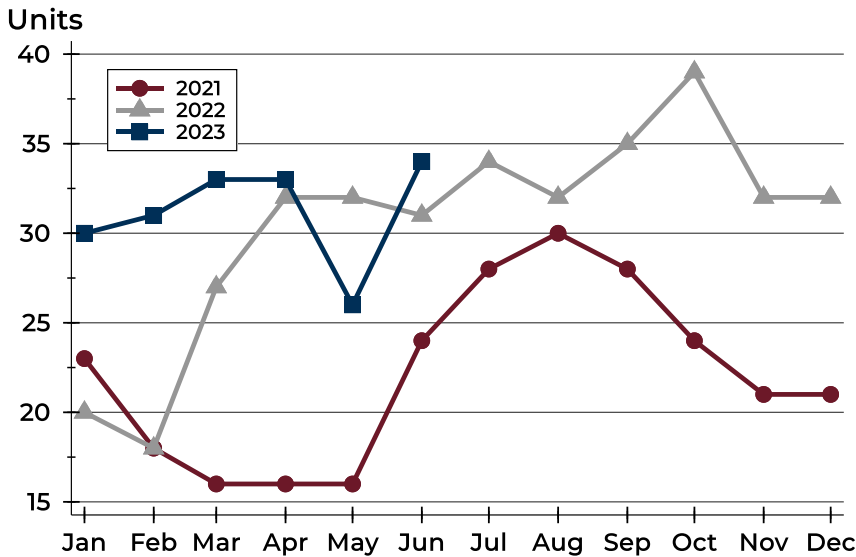
## History of Active Listings





## Douglas County (Excluding Lawrence) Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	23	20	30
February	18	18	31
March	16	27	33
April	16	32	33
May	16	32	26
June	24	31	34
July	28	34	
August	30	32	
September	28	35	
October	24	39	
November	21	32	
December	21	32	

### Active Listings by Price Range

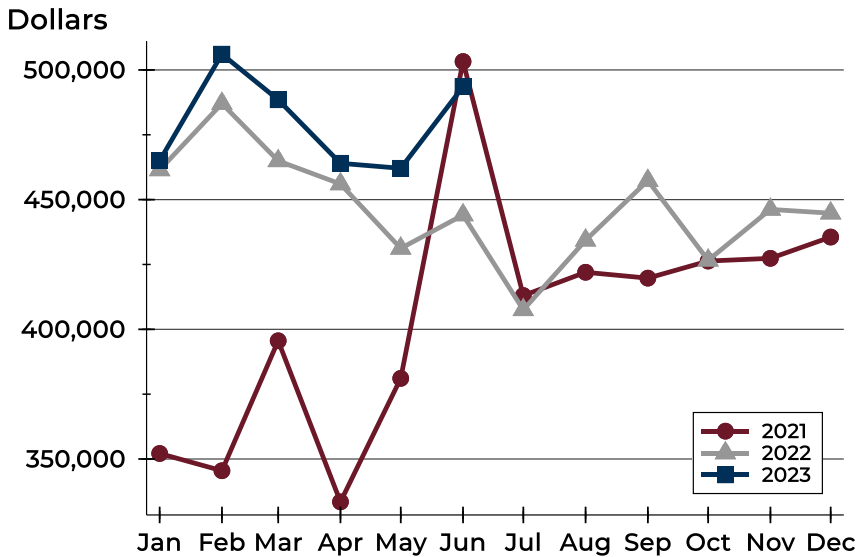
Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	2.9%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	2	5.9%	2.0	169,750	169,750	30	30	100.0%	100.0%
\$200,000-\$249,999	2	5.9%	0.9	206,000	206,000	43	43	98.4%	98.4%
\$250,000-\$299,999	1	2.9%	0.4	288,500	288,500	6	6	100.0%	100.0%
\$300,000-\$349,999	4	11.8%	2.1	322,200	319,450	16	18	99.2%	100.0%
\$350,000-\$399,999	2	5.9%	0.8	356,950	356,950	70	70	97.2%	97.2%
\$400,000-\$449,999	4	11.8%	3.4	432,475	432,450	50	31	98.3%	100.0%
\$450,000-\$499,999	4	11.8%	3.4	477,438	479,900	38	28	100.0%	100.0%
\$500,000-\$599,999	5	14.7%	3.5	526,980	510,000	41	44	97.7%	100.0%
\$600,000-\$749,999	3	8.8%	3.6	676,567	659,900	15	22	100.0%	100.0%
\$750,000-\$999,999	5	14.7%	15.0	863,780	850,000	40	26	100.0%	100.0%
\$1,000,000 and up	1	2.9%	N/A	1,000,000	1,000,000	125	125	100.0%	100.0%





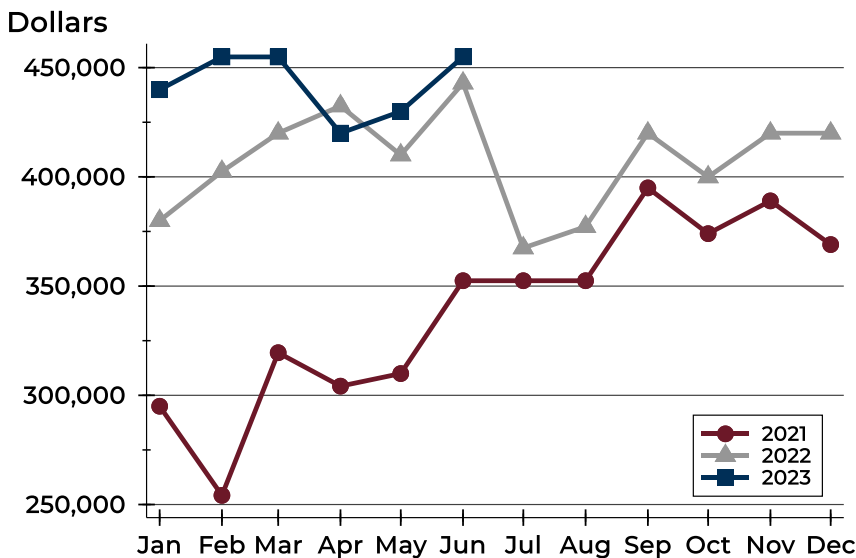
# Douglas County (Excluding Lawrence) Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	352,137	461,451	<b>465,025</b>
February	345,489	487,044	<b>506,089</b>
March	395,581	464,954	<b>488,518</b>
April	333,478	456,028	<b>464,011</b>
May	381,094	431,219	<b>462,081</b>
June	503,244	444,073	<b>493,554</b>
July	413,024	407,518	
August	421,996	434,338	
September	419,736	457,347	
October	426,332	426,627	
November	427,369	446,230	
December	435,574	444,773	

## Median Price

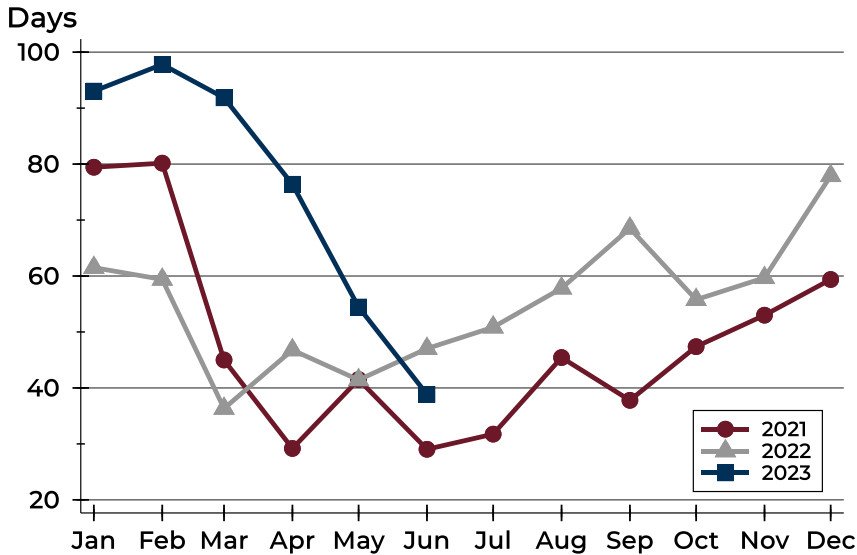


Month	2021	2022	2023
January	295,000	379,950	<b>439,900</b>
February	254,200	402,450	<b>454,900</b>
March	319,500	420,000	<b>454,900</b>
April	304,200	432,450	<b>420,000</b>
May	309,950	410,000	<b>429,950</b>
June	352,450	442,900	<b>454,950</b>
July	352,450	367,450	
August	352,450	377,200	
September	394,950	420,000	
October	374,000	399,950	
November	389,000	420,000	
December	369,000	420,000	



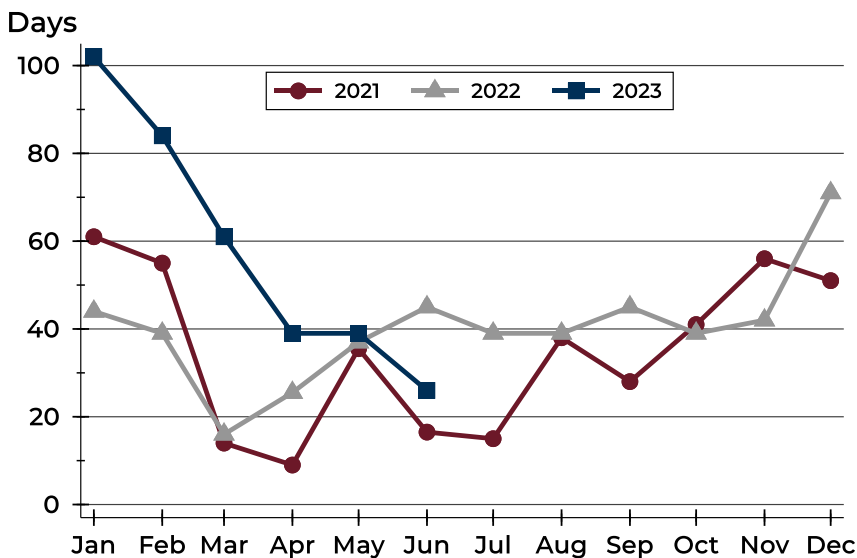
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	79	62	<b>93</b>
February	80	59	<b>98</b>
March	45	36	<b>92</b>
April	29	47	<b>76</b>
May	42	41	<b>54</b>
June	29	47	<b>39</b>
July	32	51	
August	45	58	
September	38	69	
October	47	56	
November	53	60	
December	59	78	

### Median DOM

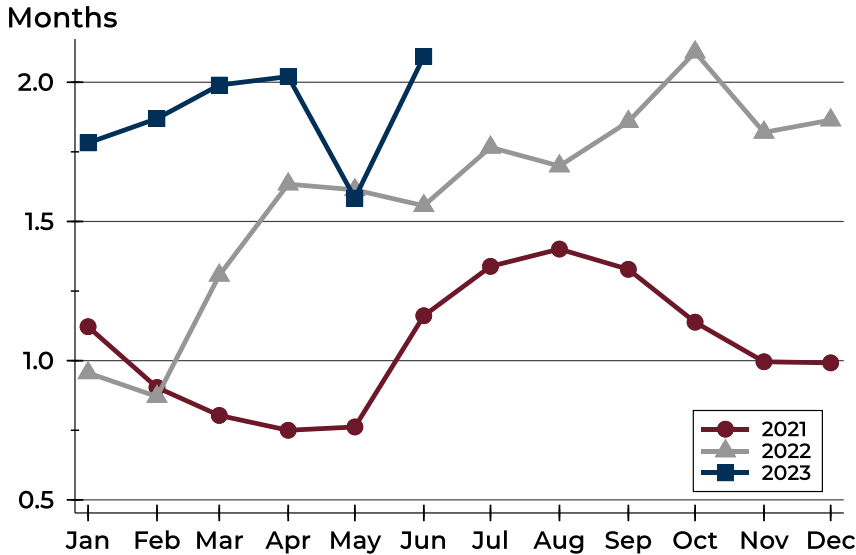


Month	2021	2022	2023
January	61	44	<b>102</b>
February	55	39	<b>84</b>
March	14	16	<b>61</b>
April	9	26	<b>39</b>
May	36	37	<b>39</b>
June	17	45	<b>26</b>
July	15	39	
August	38	39	
September	28	45	
October	41	39	
November	56	42	
December	51	71	



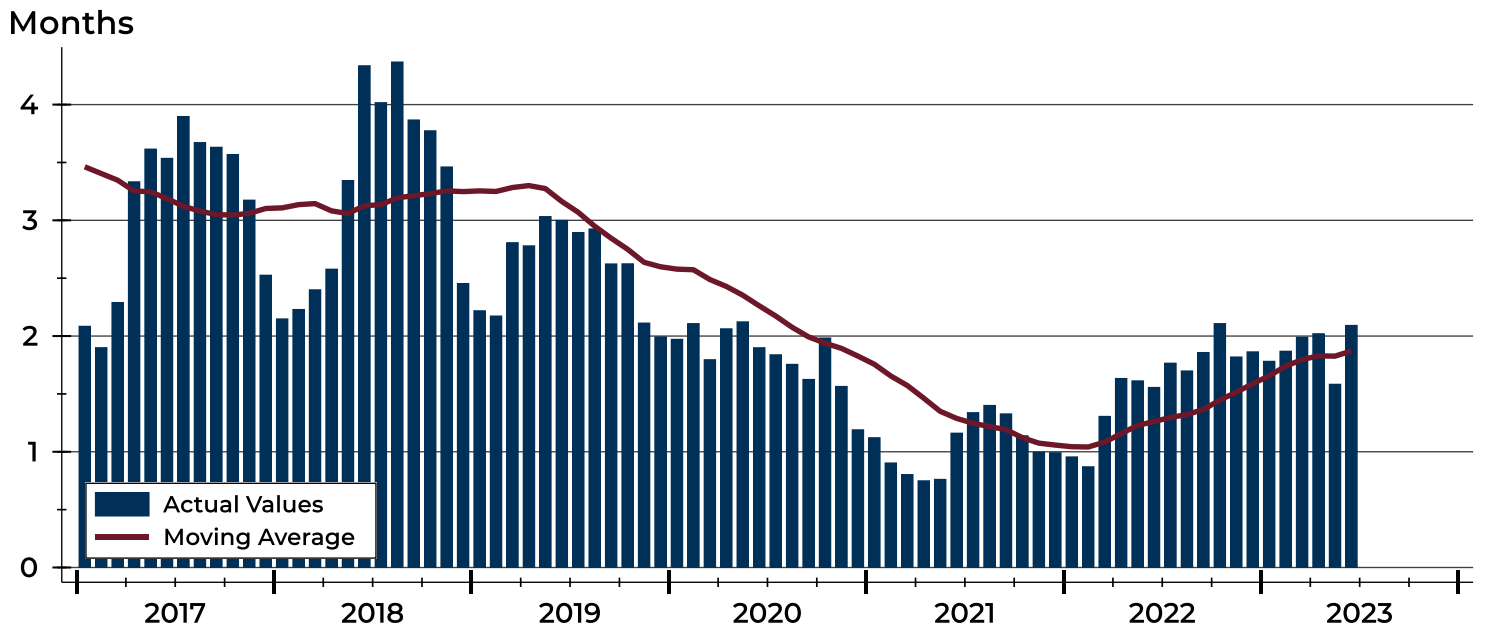
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## 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	2.0
May	0.8	1.6	1.6
June	1.2	1.6	2.1
July	1.3	1.8	
August	1.4	1.7	
September	1.3	1.9	
October	1.1	2.1	
November	1.0	1.8	
December	1.0	1.9	

## History of Month's Supply





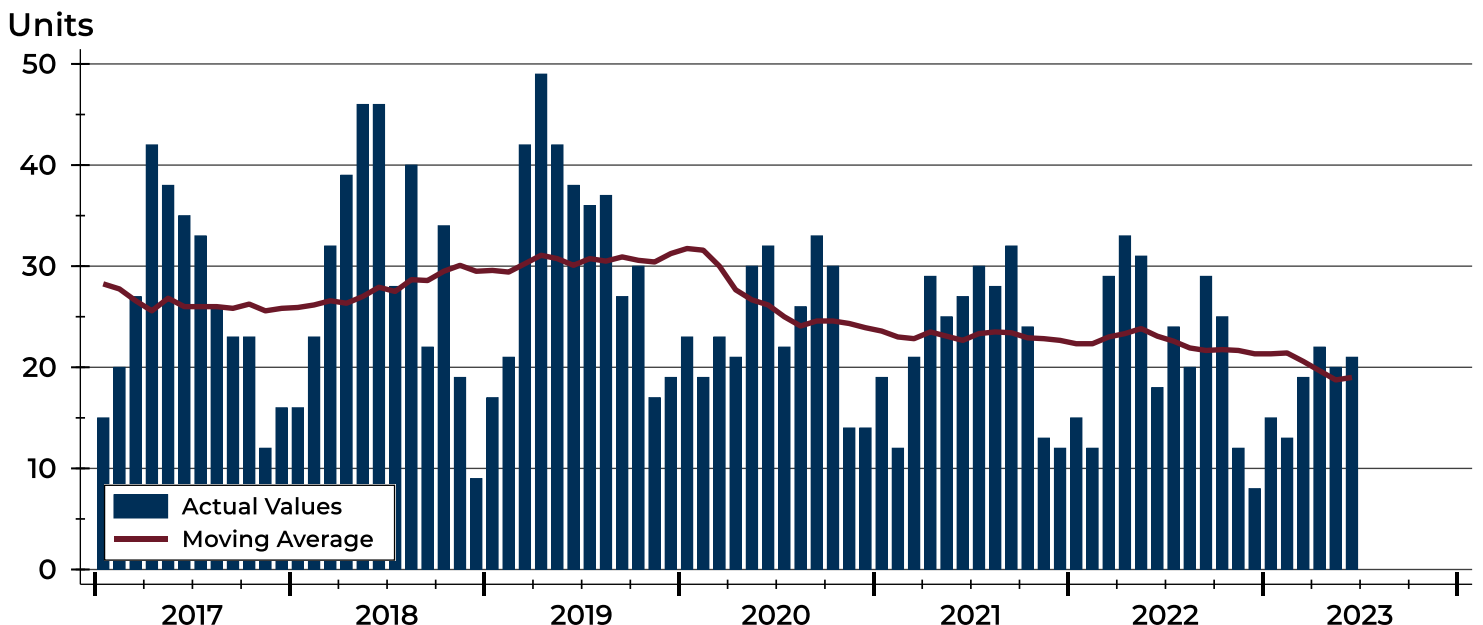
# Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2023	June 2022	Change
Current Month	New Listings	21	18	16.7%
	Volume (1,000s)	9,761	7,164	36.3%
	Average List Price	464,817	397,978	16.8%
	Median List Price	445,000	342,450	29.9%
Year-to-Date	New Listings	110	138	-20.3%
	Volume (1,000s)	46,317	49,885	-7.2%
	Average List Price	421,064	361,485	16.5%
	Median List Price	369,900	329,950	12.1%

A total of 21 new listings were added in Douglas County during June, up 16.7% from the same month in 2022. Year-to-date Douglas County has seen 110 new listings.

The median list price of these homes was \$445,000 up from \$342,450 in 2022.

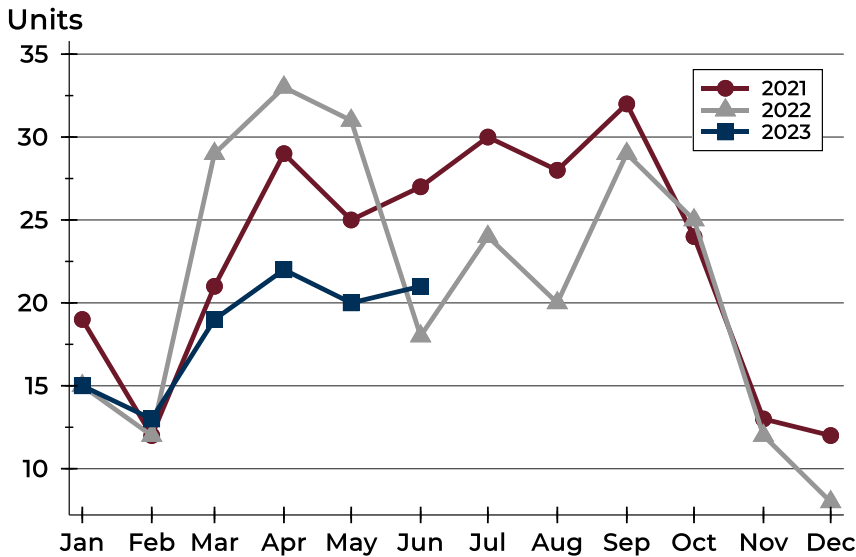
## History of New Listings





## 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	
August	28	20	
September	32	29	
October	24	25	
November	13	12	
December	12	8	

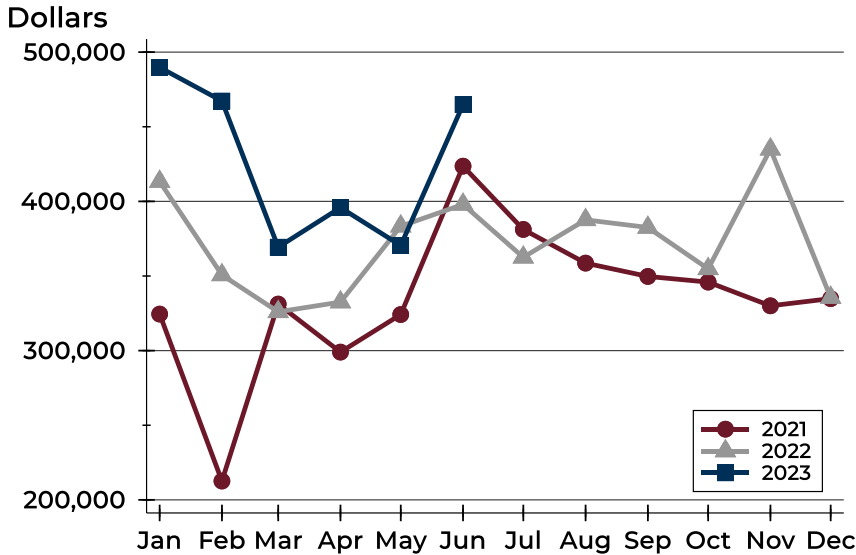
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	4.8%	130,000	130,000	0	0	100.0%	100.0%
\$150,000-\$199,999	2	9.5%	182,250	182,250	6	6	100.0%	100.0%
\$200,000-\$249,999	1	4.8%	240,000	240,000	2	2	100.0%	100.0%
\$250,000-\$299,999	1	4.8%	264,500	264,500	1	1	100.0%	100.0%
\$300,000-\$349,999	4	19.0%	317,200	319,450	21	26	97.7%	97.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	2	9.5%	435,000	435,000	10	10	100.0%	100.0%
\$450,000-\$499,999	2	9.5%	499,925	499,925	18	18	100.0%	100.0%
\$500,000-\$599,999	2	9.5%	544,950	544,950	22	22	95.7%	95.7%
\$600,000-\$749,999	3	14.3%	676,567	659,900	21	30	100.0%	100.0%
\$750,000-\$999,999	3	14.3%	834,633	850,000	30	34	99.0%	99.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



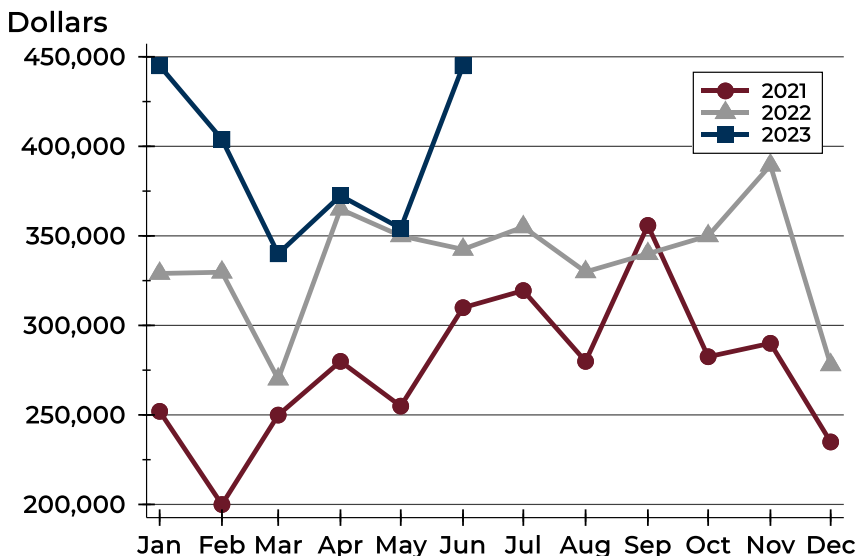
# Douglas County (Excluding Lawrence) New Listings Analysis

## Average Price



Month	2021	2022	2023
January	324,484	413,313	<b>489,773</b>
February	212,625	350,733	<b>467,265</b>
March	331,185	326,003	<b>369,332</b>
April	299,009	332,542	<b>395,844</b>
May	324,190	383,381	<b>370,450</b>
June	423,602	397,978	<b>464,817</b>
July	381,211	362,533	
August	358,637	387,640	
September	349,719	382,524	
October	345,919	354,814	
November	330,035	434,958	
December	334,867	335,600	

## Median Price



Month	2021	2022	2023
January	252,000	329,000	<b>445,000</b>
February	199,950	329,700	<b>403,900</b>
March	249,900	270,000	<b>340,000</b>
April	279,900	364,900	<b>372,450</b>
May	254,900	350,000	<b>354,200</b>
June	309,900	342,450	<b>445,000</b>
July	319,450	355,000	
August	279,900	329,900	
September	355,825	340,000	
October	282,500	350,000	
November	290,000	389,450	
December	234,900	277,950	



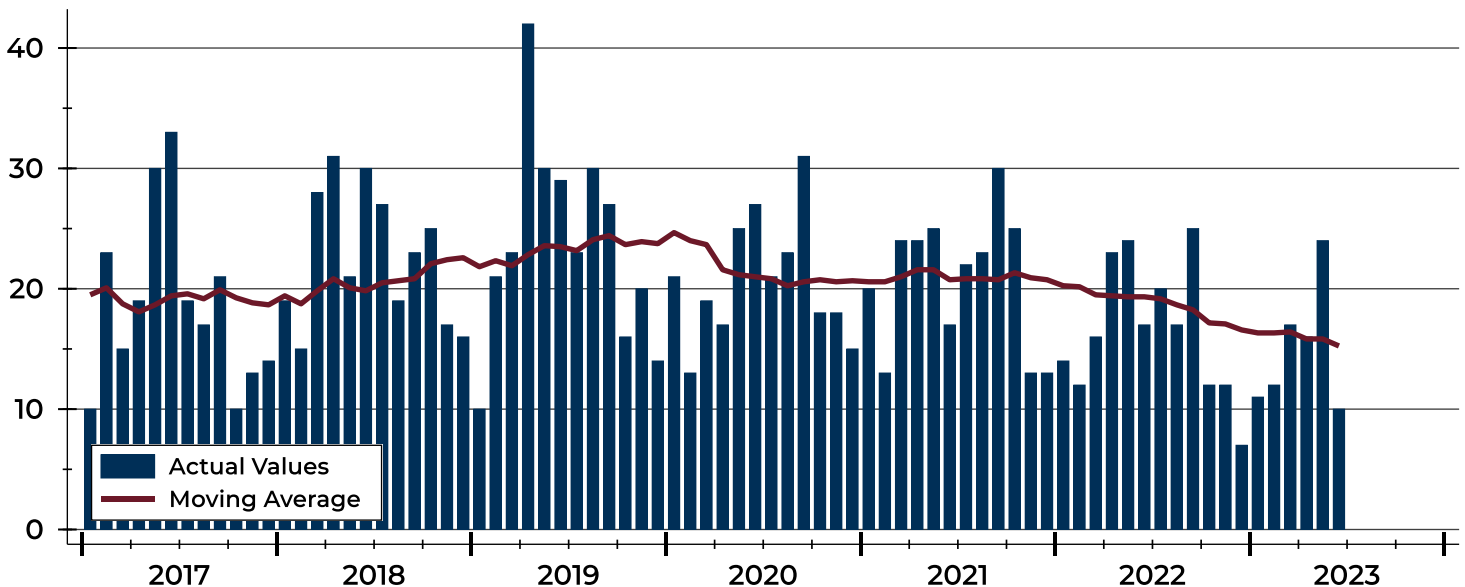
# Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2023	June 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		10	17	-41.2%	90	106	-15.1%
Volume (1,000s)		3,394	6,381	-46.8%	34,756	37,718	-7.9%
Average	Sale Price	339,420	375,329	-9.6%	386,178	355,830	8.5%
	Days on Market	41	24	70.8%	33	15	120.0%
	Percent of Original	98.5%	97.6%	0.9%	98.5%	98.7%	-0.2%
Median	Sale Price	307,250	325,000	-5.5%	352,450	320,000	10.1%
	Days on Market	15	7	114.3%	6	5	20.0%
	Percent of Original	100.0%	98.3%	1.7%	100.0%	100.0%	0.0%

A total of 10 contracts for sale were written in Douglas County during the month of June, down from 17 in 2022. The median list price of these homes was \$307,250, down from \$325,000 the prior year. Half of the homes that went under contract in June were on the market less than 15 days, compared to 7 days in June 2022.

## History of Contracts Written

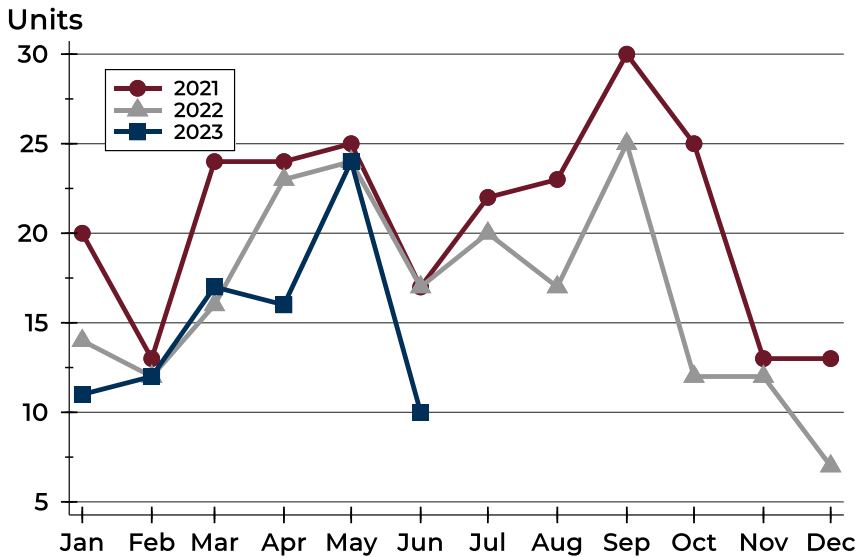
Units





## 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	
August	23	17	
September	30	25	
October	25	12	
November	13	12	
December	13	7	

### Contracts Written by Price Range

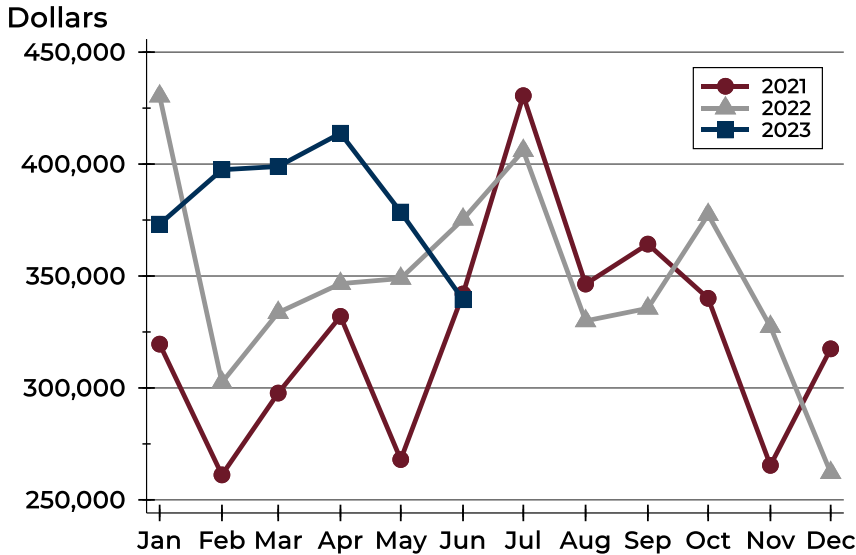
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	10.0%	130,000	130,000	0	0	100.0%	100.0%
\$150,000-\$199,999	1	10.0%	175,000	175,000	8	8	100.0%	100.0%
\$200,000-\$249,999	2	20.0%	243,950	243,950	4	4	100.0%	100.0%
\$250,000-\$299,999	1	10.0%	264,500	264,500	1	1	100.0%	100.0%
\$300,000-\$349,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	2	20.0%	359,250	359,250	130	130	96.4%	96.4%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	2	20.0%	489,200	489,200	50	50	96.1%	96.1%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	10.0%	639,900	639,900	34	34	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





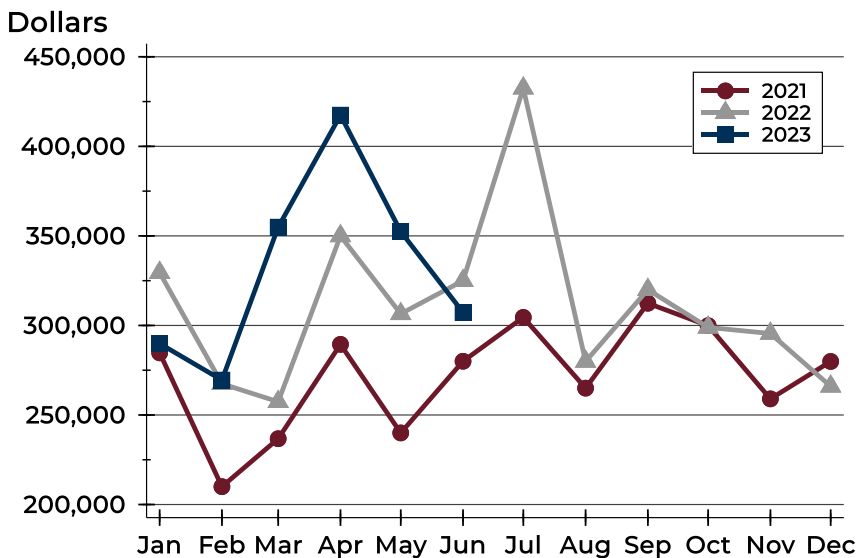
# Douglas County (Excluding Lawrence) Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	319,578	430,343	<b>373,164</b>
February	261,162	302,442	<b>397,462</b>
March	297,704	333,644	<b>398,926</b>
April	331,975	346,590	<b>413,775</b>
May	268,014	348,894	<b>378,555</b>
June	341,985	375,329	<b>339,420</b>
July	430,550	406,000	
August	346,406	329,949	
September	364,257	335,566	
October	340,039	377,404	
November	265,431	327,367	
December	317,469	262,129	

## Median Price

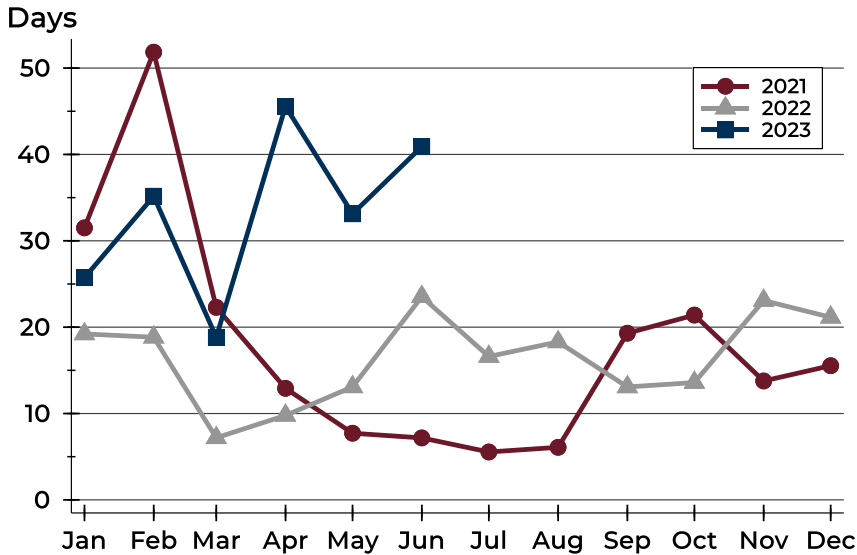


Month	2021	2022	2023
January	284,700	329,500	<b>289,900</b>
February	210,000	267,450	<b>269,500</b>
March	236,750	257,400	<b>354,900</b>
April	289,450	350,000	<b>417,450</b>
May	240,000	306,500	<b>352,450</b>
June	280,000	325,000	<b>307,250</b>
July	304,500	432,450	
August	265,000	279,900	
September	312,400	320,000	
October	299,900	298,900	
November	259,000	295,500	
December	279,900	266,000	



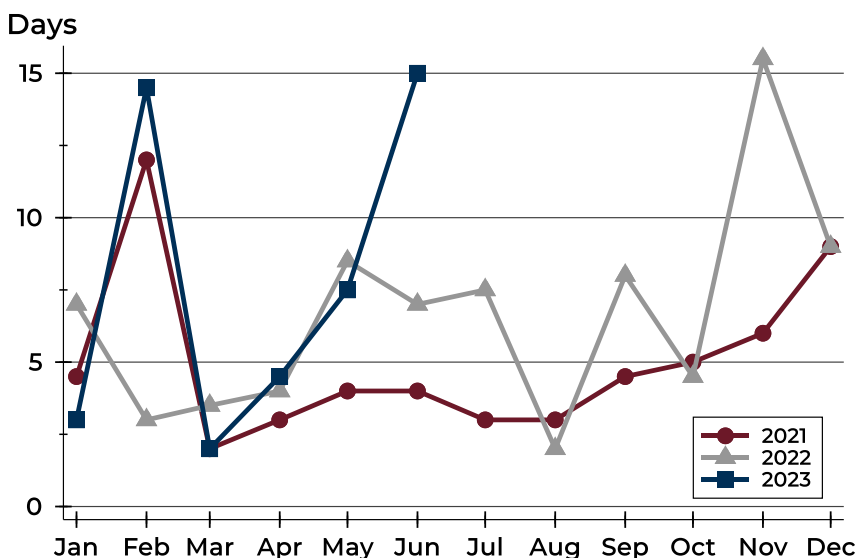
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	32	19	<b>26</b>
February	52	19	<b>35</b>
March	22	7	<b>19</b>
April	13	10	<b>46</b>
May	8	13	<b>33</b>
June	7	24	<b>41</b>
July	6	17	
August	6	18	
September	19	13	
October	21	14	
November	14	23	
December	16	21	

### Median DOM



Month	2021	2022	2023
January	5	7	<b>3</b>
February	12	3	<b>15</b>
March	2	4	<b>2</b>
April	3	4	<b>5</b>
May	4	9	<b>8</b>
June	4	7	<b>15</b>
July	3	8	
August	3	2	
September	5	8	
October	5	5	
November	6	16	
December	9	9	



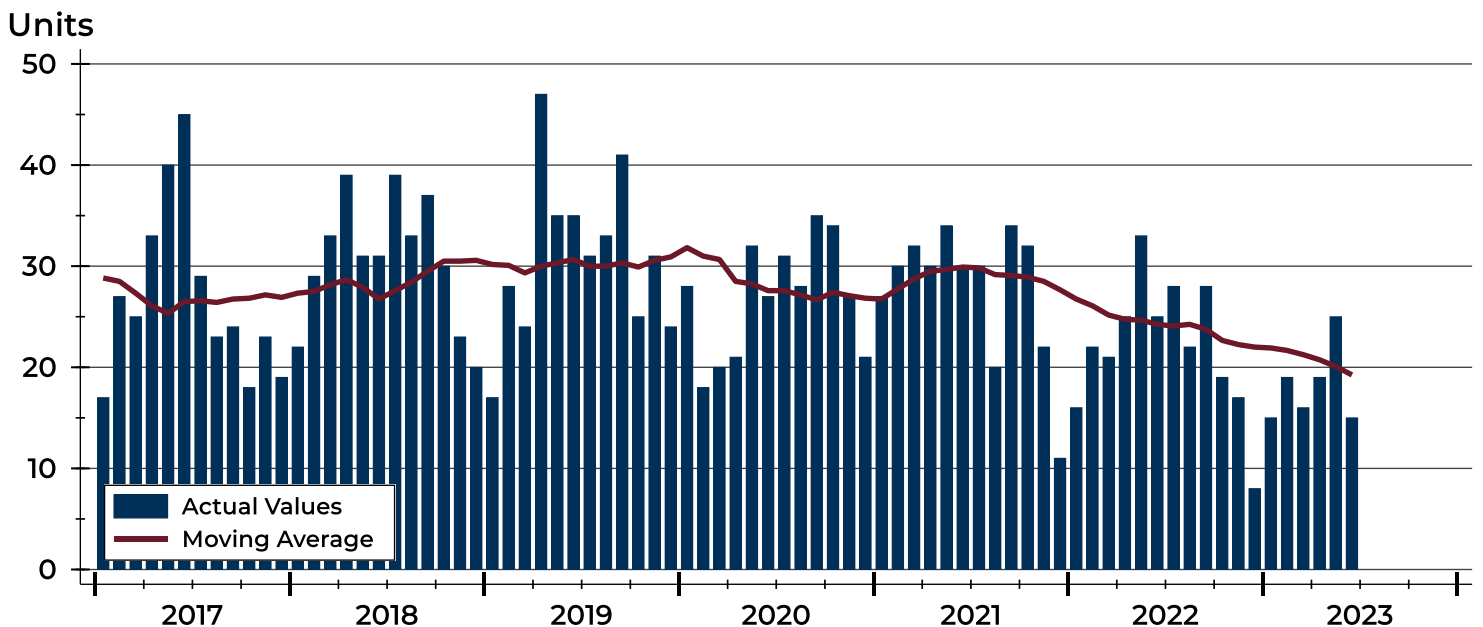
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of June 2022	Change
Pending Contracts		15	25	-40.0%
Volume (1,000s)		5,528	9,297	-40.5%
Average	List Price	368,533	371,892	-0.9%
	Days on Market	33	19	73.7%
	Percent of Original	98.8%	99.5%	-0.7%
Median	List Price	339,900	349,500	-2.7%
	Days on Market	8	4	100.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Douglas County had contracts pending at the end of June, down from 25 contracts pending at the end of June 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.

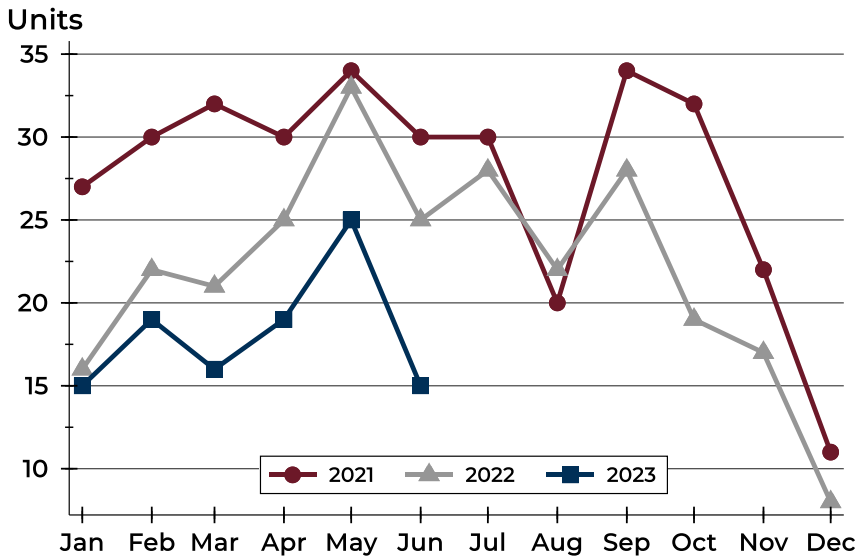
## History of Pending Contracts





## 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	15
August	20	22	15
September	34	28	15
October	32	19	15
November	22	17	15
December	11	8	15

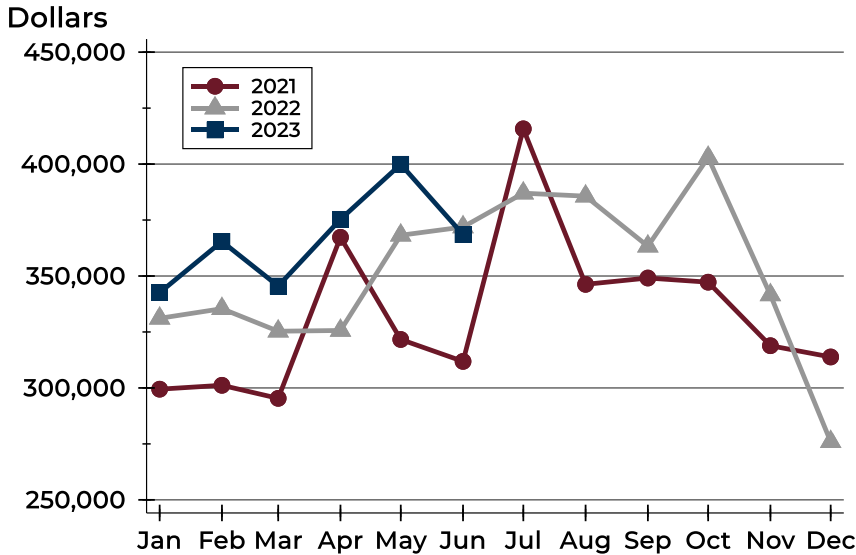
### Pending Contracts by Price Range

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	13.3%	127,000	127,000	5	5	100.0%	100.0%
\$150,000-\$199,999	1	6.7%	175,000	175,000	8	8	100.0%	100.0%
\$200,000-\$249,999	2	13.3%	248,900	248,900	4	4	100.0%	100.0%
\$250,000-\$299,999	2	13.3%	269,750	269,750	2	2	100.0%	100.0%
\$300,000-\$349,999	1	6.7%	339,900	339,900	3	3	100.0%	100.0%
\$350,000-\$399,999	2	13.3%	359,250	359,250	130	130	96.4%	96.4%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	2	13.3%	489,200	489,200	26	26	98.5%	98.5%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	2	13.3%	629,950	629,950	22	22	100.0%	100.0%
\$750,000-\$999,999	1	6.7%	765,000	765,000	109	109	92.7%	92.7%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



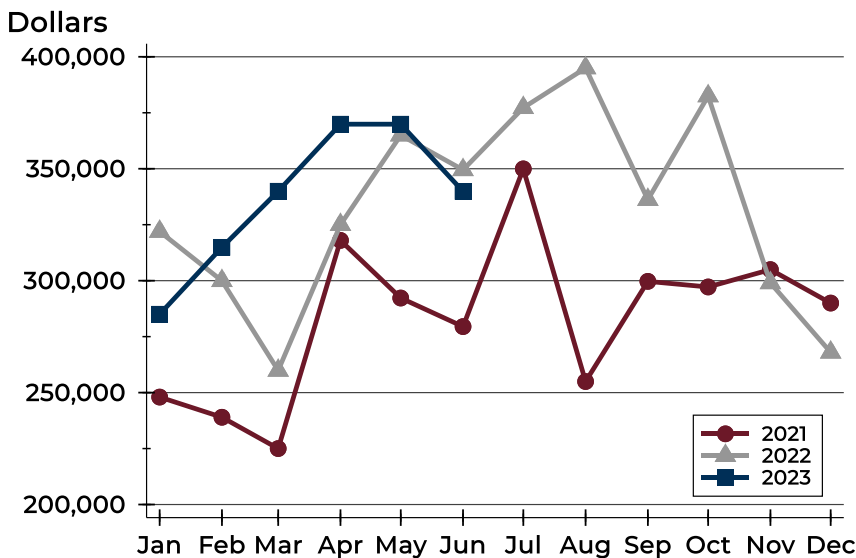
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	299,446	331,106	<b>342,573</b>
February	301,182	335,409	<b>365,442</b>
March	295,359	325,338	<b>345,506</b>
April	367,297	325,680	<b>375,321</b>
May	321,660	368,205	<b>399,913</b>
June	311,863	371,892	<b>368,533</b>
July	415,745	387,004	
August	346,287	385,661	
September	349,103	363,319	
October	347,239	402,934	
November	318,870	341,553	
December	313,845	275,988	

## Median Price

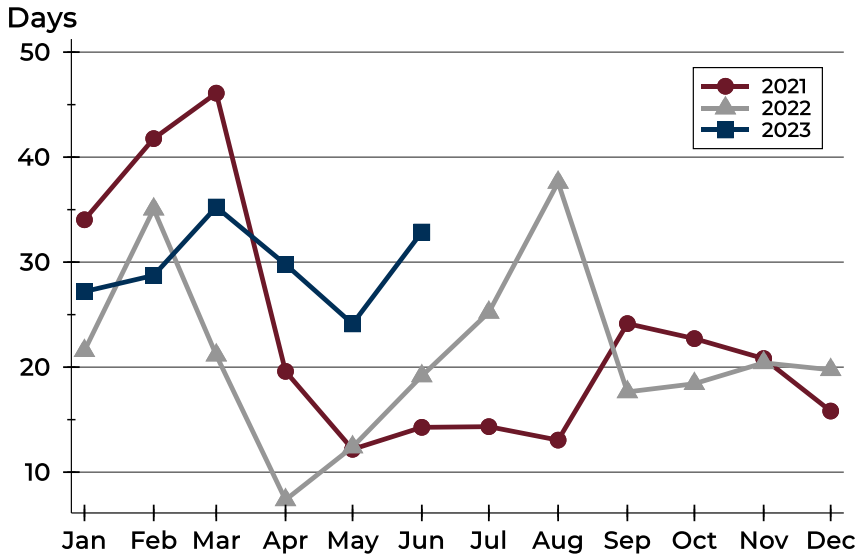


Month	2021	2022	2023
January	248,000	321,950	<b>285,000</b>
February	239,000	299,950	<b>314,900</b>
March	225,000	259,900	<b>339,950</b>
April	318,000	325,000	<b>369,900</b>
May	292,250	365,000	<b>369,900</b>
June	279,500	349,500	<b>339,900</b>
July	349,950	377,250	
August	254,950	395,000	
September	299,700	336,200	
October	297,200	382,500	
November	304,950	299,000	
December	290,000	268,000	



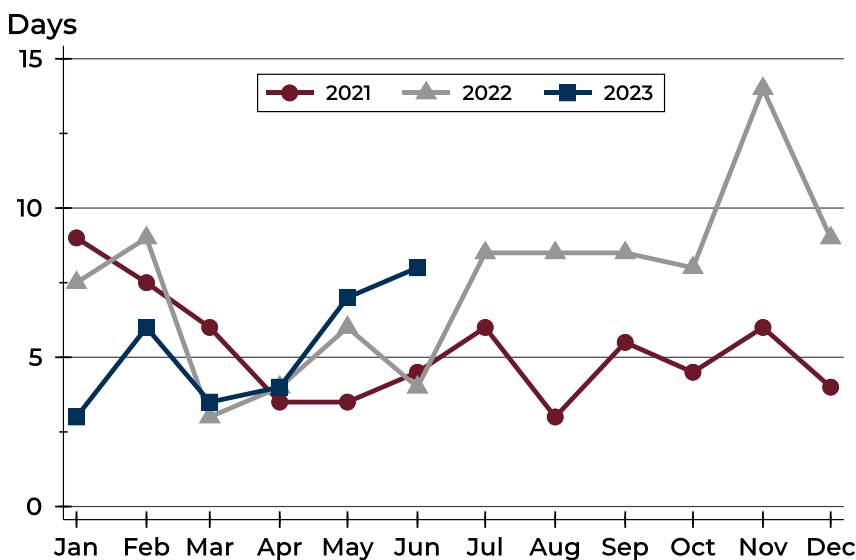
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## 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	
August	13	38	
September	24	18	
October	23	18	
November	21	20	
December	16	20	

## 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	
August	3	9	
September	6	9	
October	5	8	
November	6	14	
December	4	9	