



**December
2025**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in December

Total home sales in Douglas County rose by 14.3% last month to 16 units, compared to 14 units in December 2024. Total sales volume was \$6.0 million, down 20.3% from a year earlier.

The median sale price in December was \$321,000, down from \$418,000 a year earlier. Homes that sold in December were typically on the market for 14 days and sold for 99.7% of their list prices.

Douglas County Active Listings Down at End of December

The total number of active listings in Douglas County at the end of December was 34 units, down from 38 at the same point in 2024. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$392,000.

During December, a total of 11 contracts were written up from 9 in December 2024. At the end of the month, there were 24 contracts still pending.

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**December
2025**

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**Douglas County (Excluding Lawrence)
Summary Statistics**

December MLS Statistics Three-year History	2025	Current Month 2024		2025	Year-to-Date 2024		2023
		2024	2023		2024	2023	
Home Sales Change from prior year	16 14.3%	14 16.7%	12 -25.0%	168 -11.1%	189 18.9%	159 -23.6%	
Active Listings Change from prior year	34 -10.5%	38 35.7%	28 -15.2%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.4 0.0%	2.4 14.3%	2.1 10.5%	N/A	N/A	N/A	
New Listings Change from prior year	8 0.0%	8 -20.0%	10 25.0%	242 -3.6%	251 21.3%	207 -20.7%	
Contracts Written Change from prior year	11 22.2%	9 12.5%	8 14.3%	180 -0.6%	181 8.4%	167 -16.9%	
Pending Contracts Change from prior year	24 166.7%	9 -35.7%	14 75.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	6,002 -20.3%	7,530 57.2%	4,791 -11.9%	79,741 -0.2%	79,881 35.2%	59,073 -19.1%	
Average	Sale Price Change from prior year	375,125 -30.3%	537,843 34.7%	399,283 17.4%	474,646 12.3%	422,649 13.8%	371,526 5.9%
	List Price of Actives Change from prior year	682,904 -9.9%	757,595 41.0%	537,418 12.7%	N/A	N/A	N/A
	Days on Market Change from prior year	51 104.0%	25 -19.4%	31 47.6%	34 54.5%	22 -24.1%	29 93.3%
	Percent of List Change from prior year	99.1% -3.1%	102.3% 3.9%	98.5% 4.0%	98.2% -1.2%	99.4% 0.3%	99.1% -0.2%
	Percent of Original Change from prior year	97.0% -5.0%	102.1% 7.1%	95.3% 1.9%	97.0% -1.3%	98.3% 0.5%	97.8% -0.7%
Median	Sale Price Change from prior year	321,000 -23.2%	418,000 6.8%	391,250 42.3%	383,500 6.5%	360,000 2.9%	350,000 12.0%
	List Price of Actives Change from prior year	392,000 -20.8%	494,950 5.9%	467,450 11.3%	N/A	N/A	N/A
	Days on Market Change from prior year	15 0.0%	15 -40.0%	25 56.3%	14 100.0%	7 16.7%	6 20.0%
	Percent of List Change from prior year	99.7% -0.3%	100.0% 0.3%	99.7% 1.9%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	98.6% -1.4%	100.0% 3.5%	96.6% 1.3%	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.



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Lawrence MLS Statistics



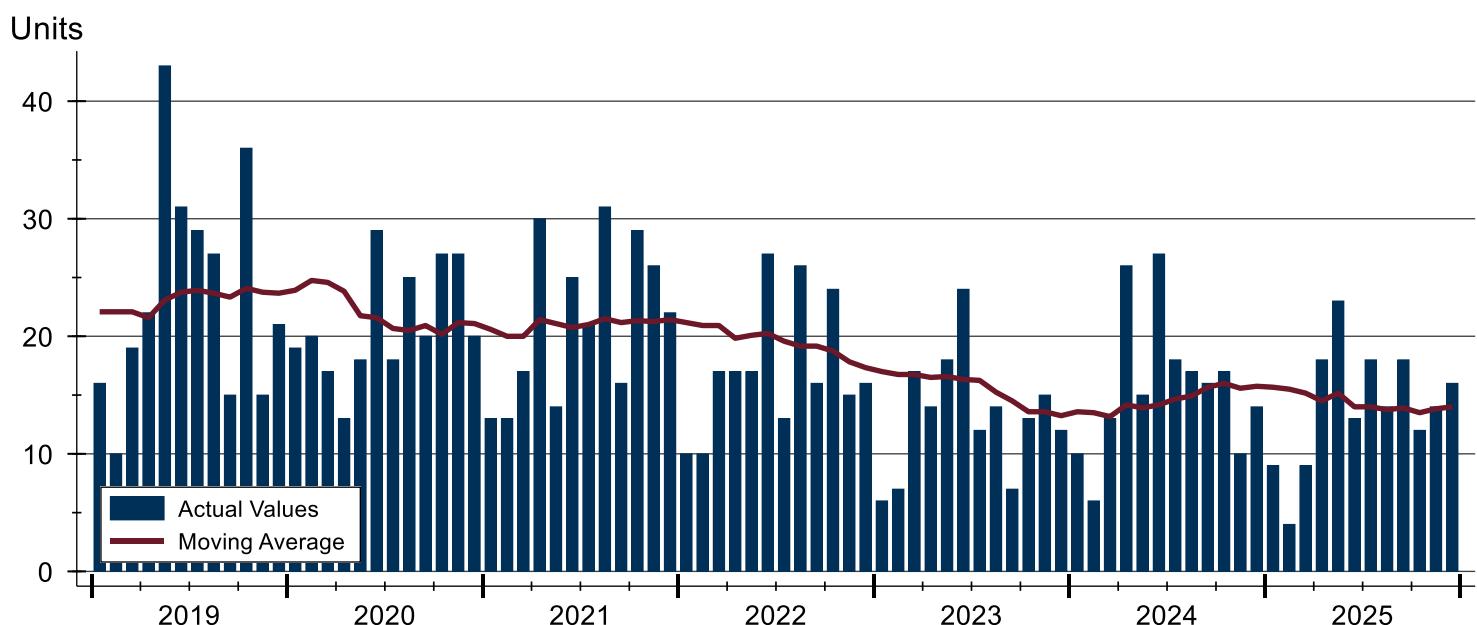
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		16	14	14.3%	168	189	-11.1%
Volume (1,000s)		6,002	7,530	-20.3%	79,741	79,881	-0.2%
Months' Supply		2.4	2.4	0.0%	N/A	N/A	N/A
Average	Sale Price	375,125	537,843	-30.3%	474,646	422,649	12.3%
	Days on Market	51	25	104.0%	34	22	54.5%
	Percent of List	99.1%	102.3%	-3.1%	98.2%	99.4%	-1.2%
	Percent of Original	97.0%	102.1%	-5.0%	97.0%	98.3%	-1.3%
Median	Sale Price	321,000	418,000	-23.2%	383,500	360,000	6.5%
	Days on Market	15	15	0.0%	14	7	100.0%
	Percent of List	99.7%	100.0%	-0.3%	100.0%	100.0%	0.0%
	Percent of Original	98.6%	100.0%	-1.4%	99.2%	100.0%	-0.8%

A total of 16 homes sold in Douglas County in December, up from 14 units in December 2024. Total sales volume fell to \$6.0 million compared to \$7.5 million in the previous year.

The median sales price in December was \$321,000, down 23.2% compared to the prior year. Median days on market was 14 days, down from 18 days in November, and down from 15 in December 2024.

History of Closed Listings





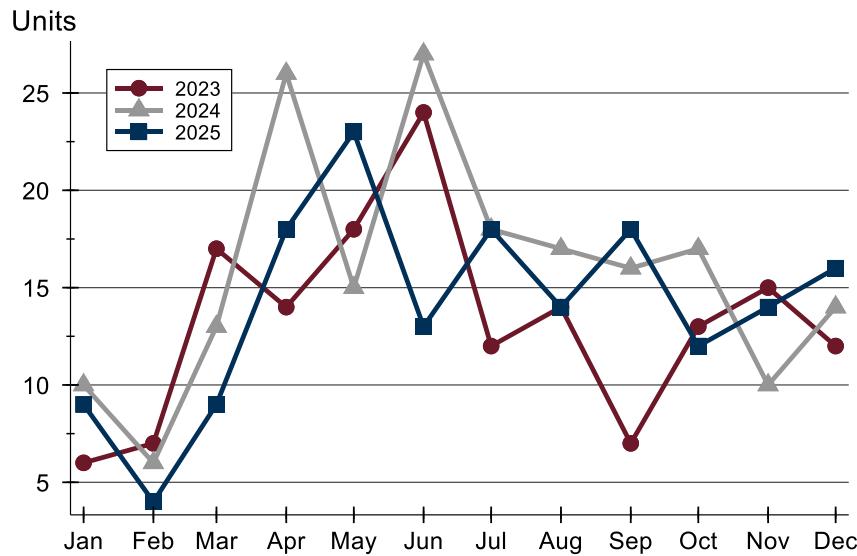
**December
2025**

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	23
June	24	27	13
July	12	18	18
August	14	17	14
September	7	16	18
October	13	17	12
November	15	10	14
December	12	14	16

Closed Listings by Price Range

Price Range	Sales Number	Sales Percent	Months' Supply	Sale Price Average	Sale Price Median	Days on Market Avg.	Market Med.	Price as % of List Avg.	Price as % of List 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	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	6.3%	4.8	190,000	190,000	14	14	100.0%	100.0%	97.4%	97.4%
\$200,000-\$249,999	2	12.5%	3.4	228,000	228,000	8	8	101.4%	101.4%	98.4%	98.4%
\$250,000-\$299,999	2	12.5%	0.6	291,000	291,000	9	9	99.7%	99.7%	99.7%	99.7%
\$300,000-\$349,999	4	25.0%	1.5	313,000	311,000	42	26	98.2%	98.2%	95.7%	96.4%
\$350,000-\$399,999	3	18.8%	3.1	363,667	356,000	31	1	99.6%	100.0%	99.7%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	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	N/A	N/A	N/A
\$500,000-\$599,999	2	12.5%	2.8	580,500	580,500	106	106	97.1%	97.1%	93.1%	93.1%
\$600,000-\$749,999	2	12.5%	0.8	635,000	635,000	150	150	99.3%	99.3%	95.4%	95.4%
\$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



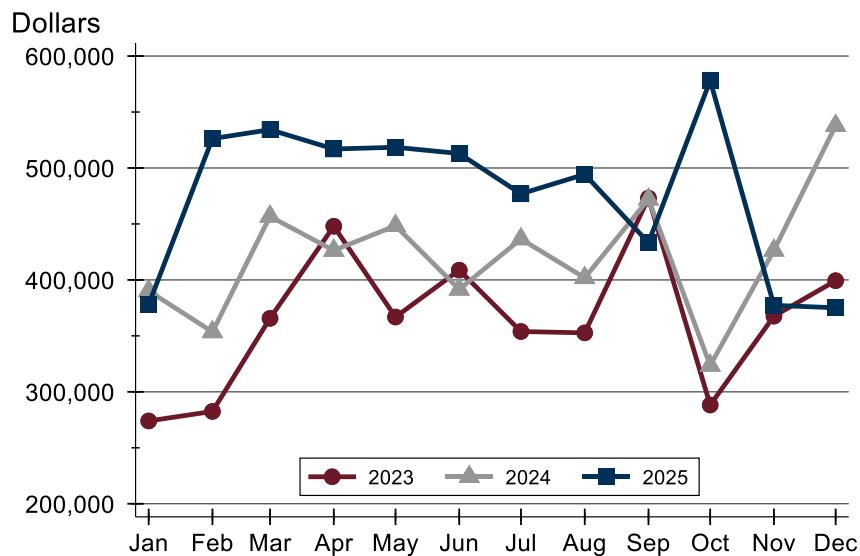
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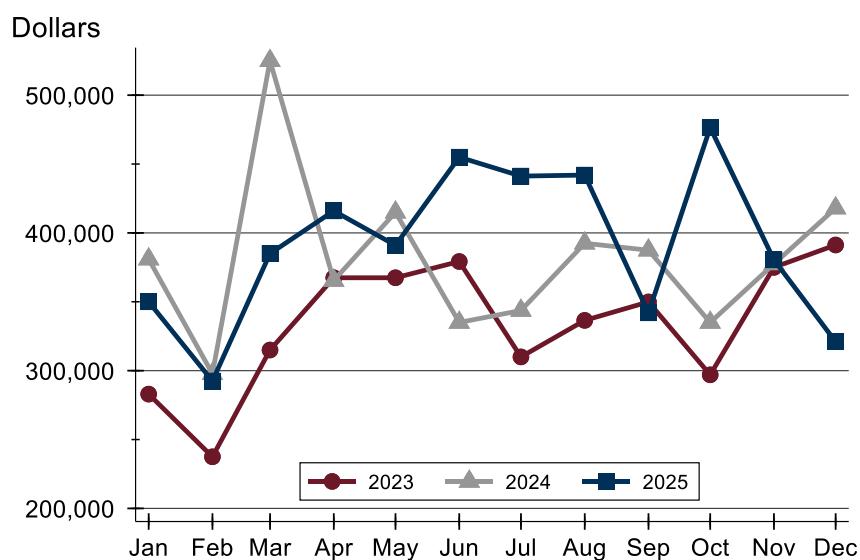
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	518,517
June	408,741	391,543	512,927
July	353,919	436,564	476,916
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	375,125

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	391,000
June	379,250	335,000	455,000
July	310,000	343,700	441,250
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	321,000



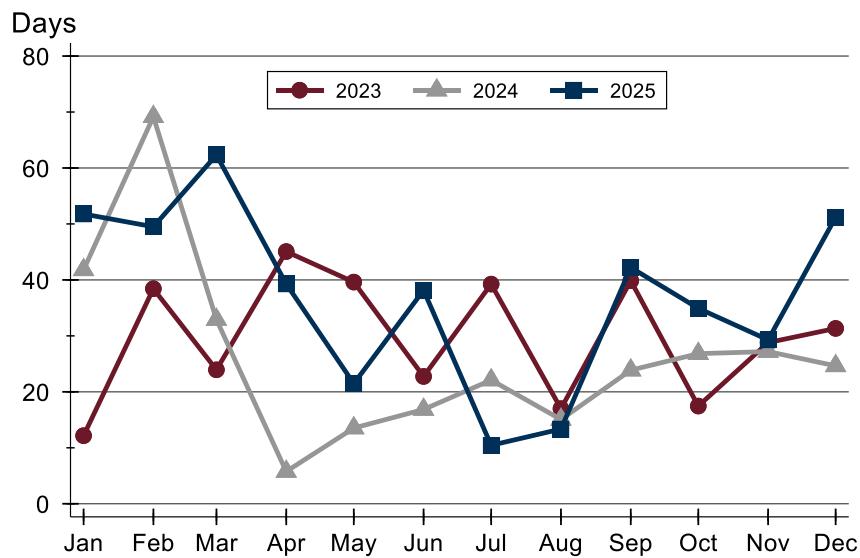
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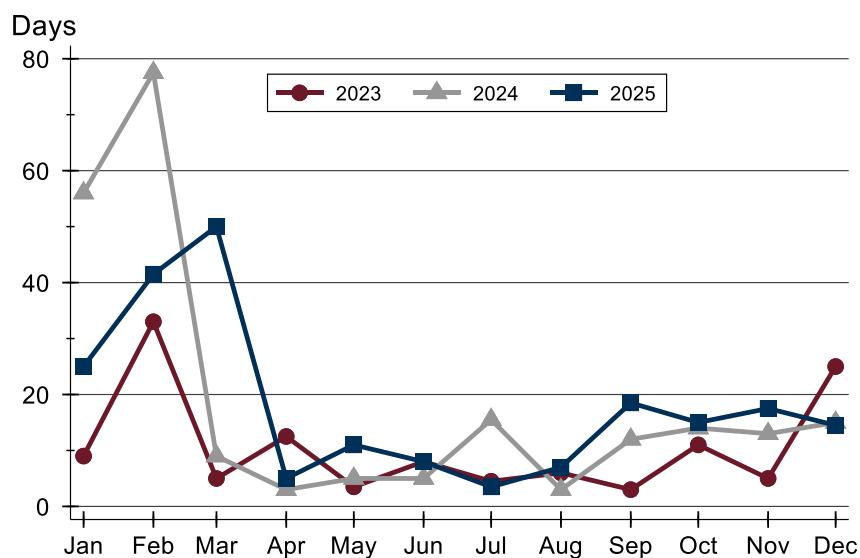
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	21
June	23	17	38
July	39	22	10
August	17	15	13
September	40	24	42
October	17	27	35
November	29	27	29
December	31	25	51

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	11
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	15



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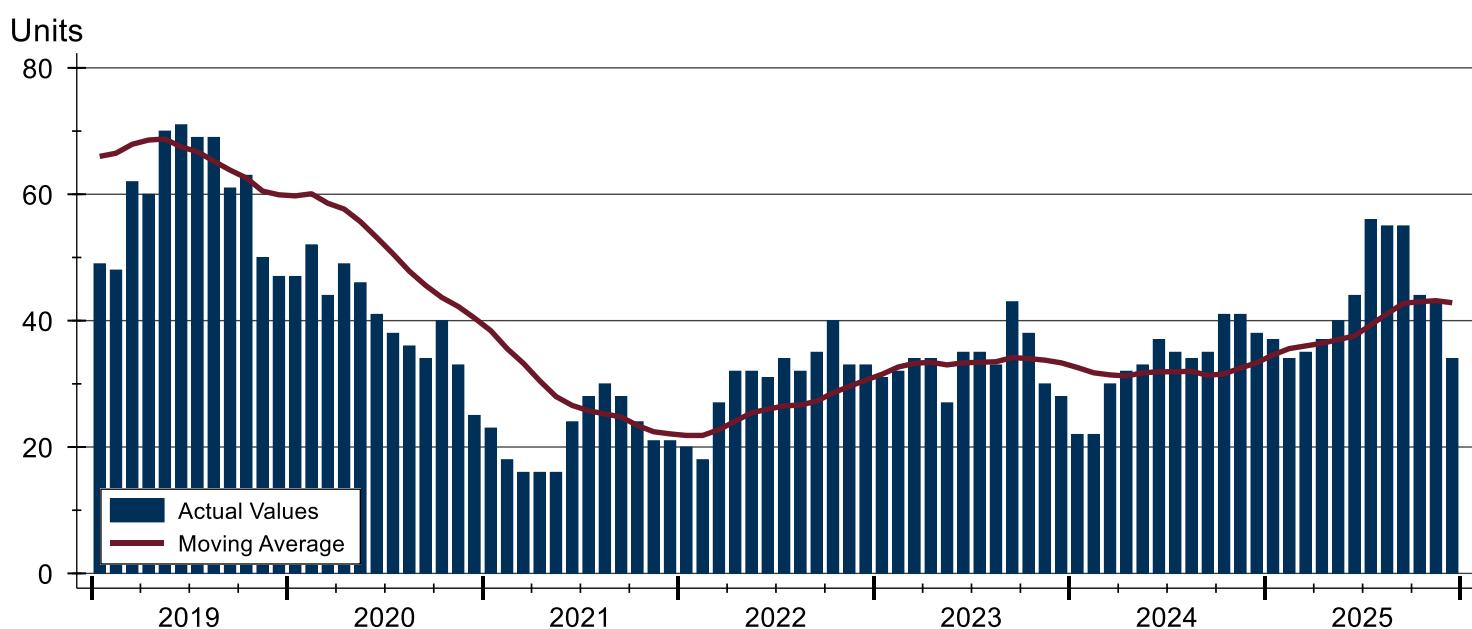
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		End of December 2025	End of December 2024	Change
Active Listings		34	38	-10.5%
Volume (1,000s)		23,219	28,789	-19.3%
Months' Supply		2.4	2.4	0.0%
Average	List Price	682,904	757,595	-9.9%
	Days on Market	59	70	-15.7%
	Percent of Original	97.7%	99.2%	-1.5%
Median	List Price	392,000	494,950	-20.8%
	Days on Market	32	68	-52.9%
	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 December. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of December was \$392,000, down 20.8% from 2024. The typical time on market for active listings was 32 days, down from 68 days a year earlier.

History of Active Listings





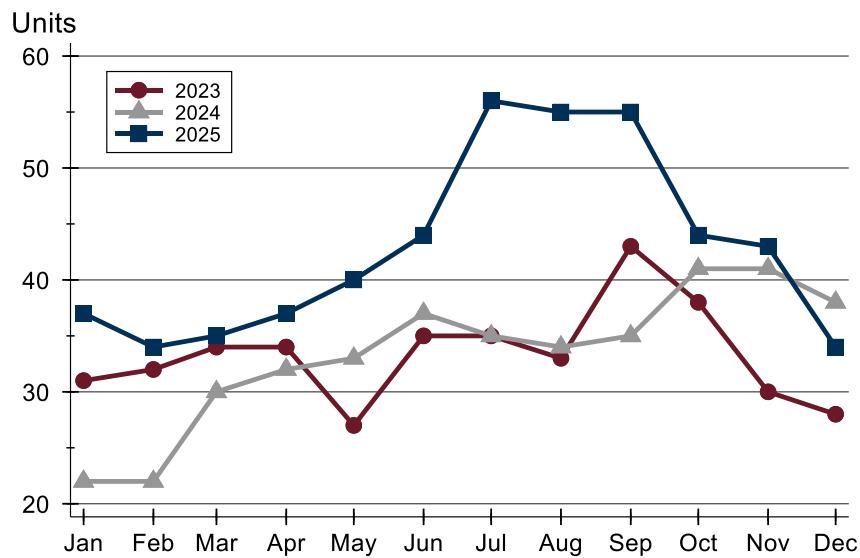
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Douglas County (Excluding Lawrence) Active Listings Analysis

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	34

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%	4.8	167,425	167,425	117	117	93.4%	93.4%
\$200,000-\$249,999	4	11.8%	3.4	225,450	225,950	30	33	99.2%	100.0%
\$250,000-\$299,999	1	2.9%	0.6	288,500	288,500	6	6	100.0%	100.0%
\$300,000-\$349,999	3	8.8%	1.5	321,633	320,000	13	8	99.0%	100.0%
\$350,000-\$399,999	7	20.6%	3.1	375,957	378,900	32	31	99.2%	100.0%
\$400,000-\$449,999	1	2.9%	N/A	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	2	5.9%	N/A	467,000	467,000	35	35	100.0%	100.0%
\$500,000-\$599,999	4	11.8%	2.8	576,500	598,500	109	93	93.7%	96.1%
\$600,000-\$749,999	1	2.9%	0.8	699,000	699,000	58	58	93.8%	93.8%
\$750,000-\$999,999	3	8.8%	N/A	828,000	795,000	44	28	97.6%	98.9%
\$1,000,000 and up	5	14.7%	N/A	2,227,800	1,350,000	101	13	98.6%	100.0%



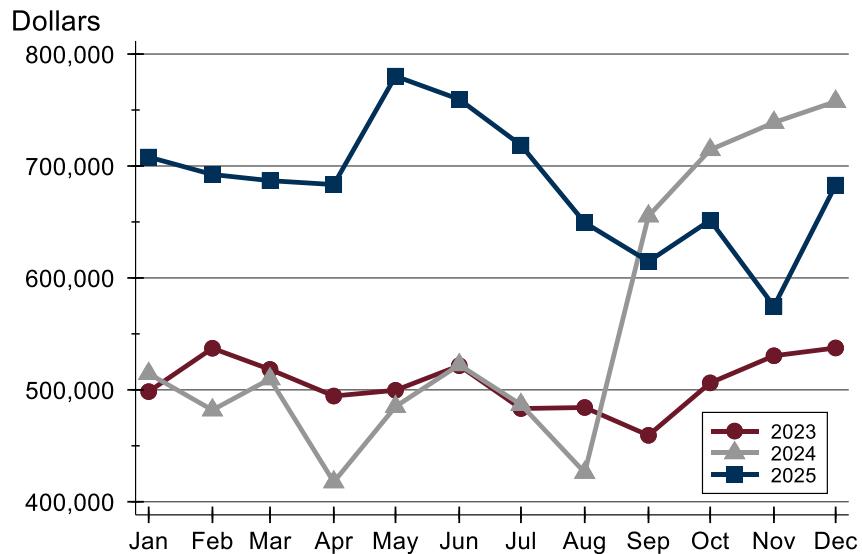
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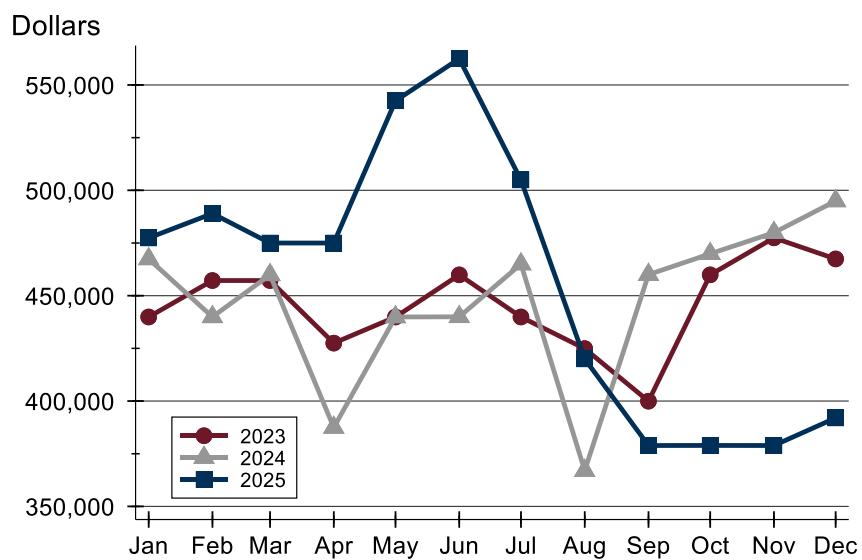
Douglas County (Excluding Lawrence) Active Listings Analysis

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	682,904

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	392,000



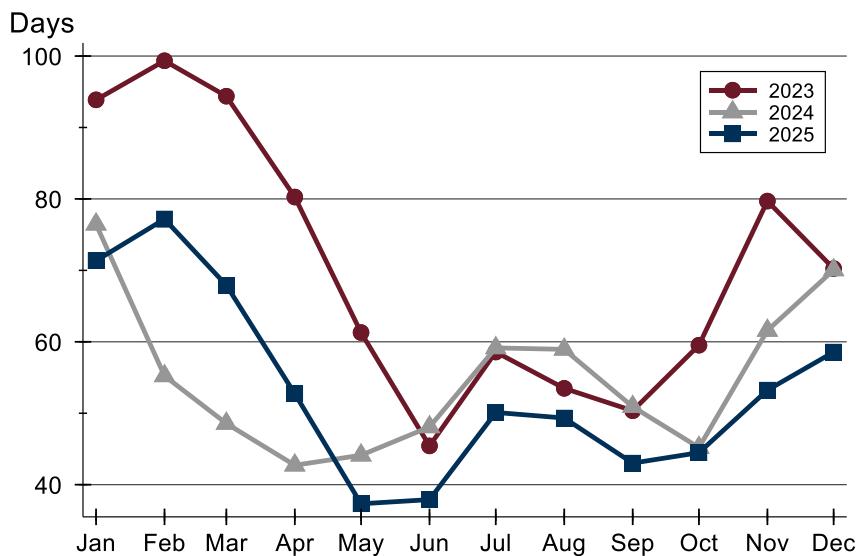
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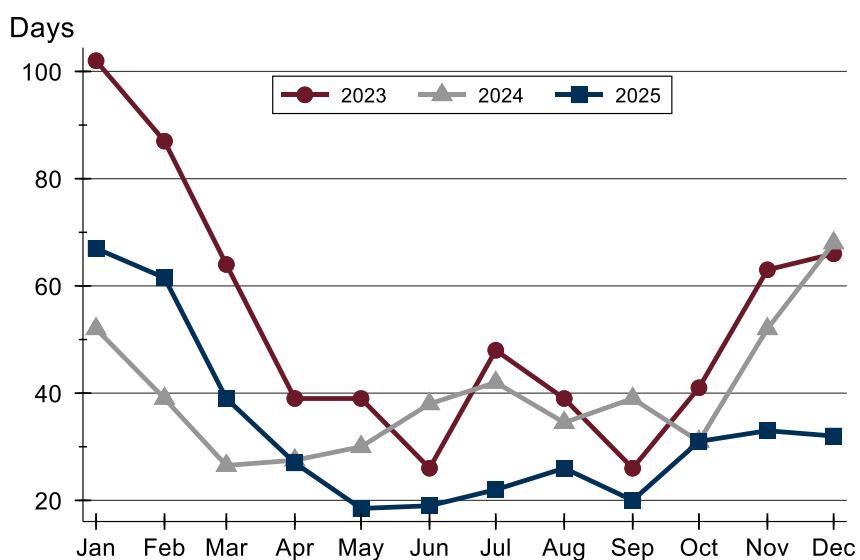
Douglas County (Excluding Lawrence) Active Listings Analysis

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	59

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	32



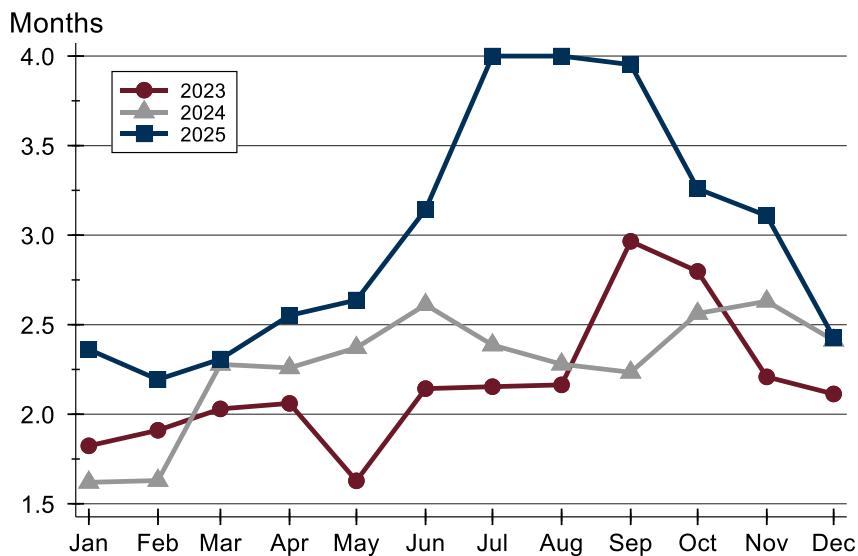
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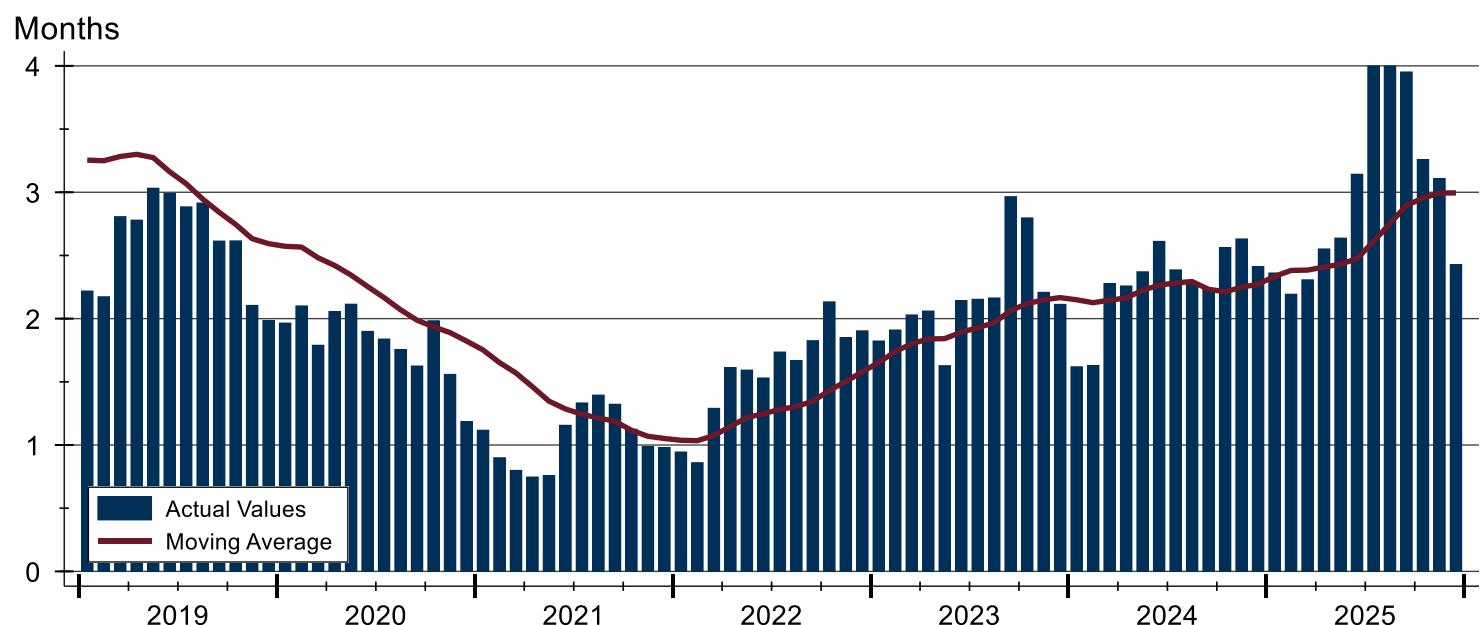
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	2.6
June	2.1	2.6	3.1
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	2.4

History of Month's Supply





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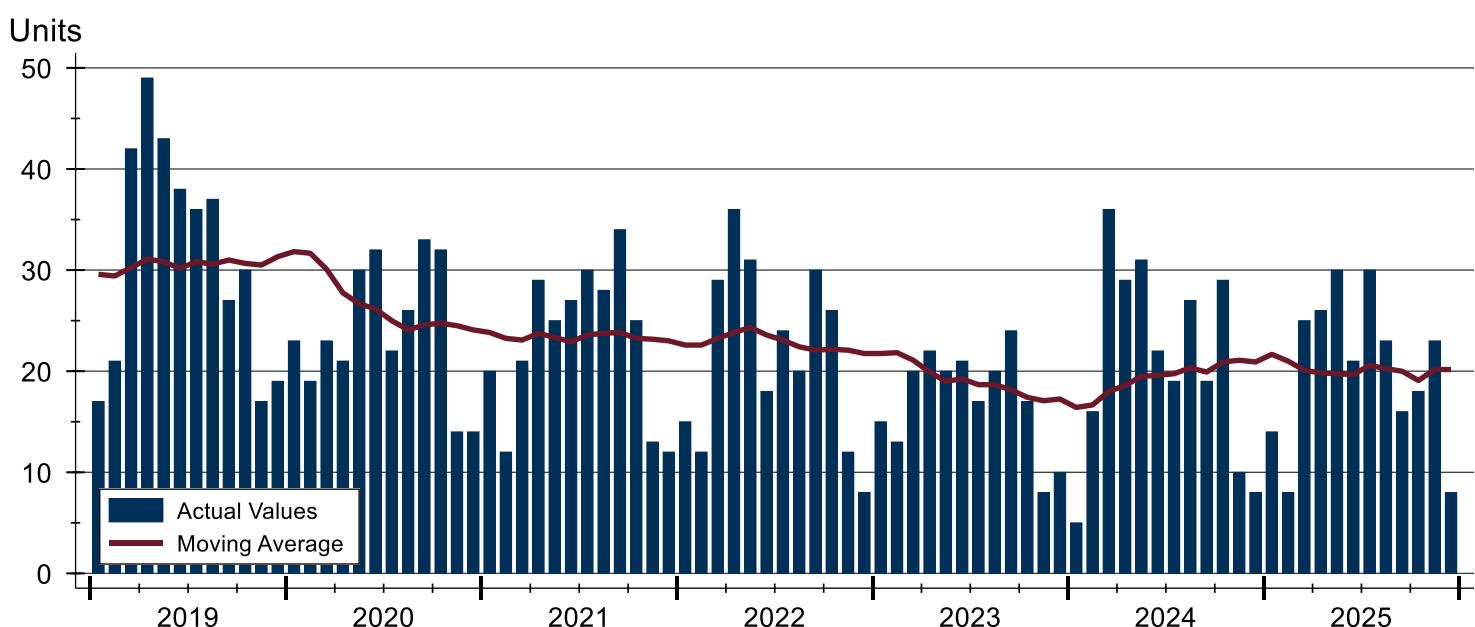
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	8	8	0.0%
	Volume (1,000s)	3,528	3,087	14.3%
	Average List Price	441,000	385,925	14.3%
	Median List Price	327,250	325,000	0.7%
Year-to-Date	New Listings	242	251	-3.6%
	Volume (1,000s)	129,276	119,923	7.8%
	Average List Price	534,197	477,780	11.8%
	Median List Price	390,000	375,000	4.0%

A total of 8 new listings were added in Douglas County during December, the same figure as reported in 2024. Year-to-date Douglas County has seen 242 new listings.

The median list price of these homes was \$327,250 up from \$325,000 in 2024.

History of New Listings





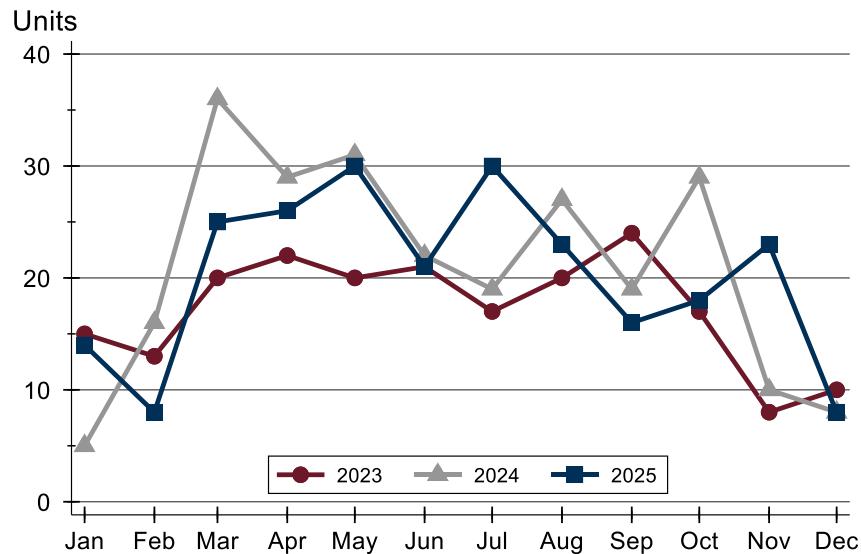
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Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	15	5	14
February	13	16	8
March	20	36	25
April	22	29	26
May	20	31	30
June	21	22	21
July	17	19	30
August	20	27	23
September	24	19	16
October	17	29	18
November	8	10	23
December	10	8	8

New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig. Med.	
	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	214,500	214,500	13	13	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	4	50.0%	319,875	322,500	10	6	100.0%	100.0%
\$350,000-\$399,999	2	25.0%	367,500	367,500	7	7	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	12.5%	1,299,000	1,299,000	4	4	100.0%	100.0%



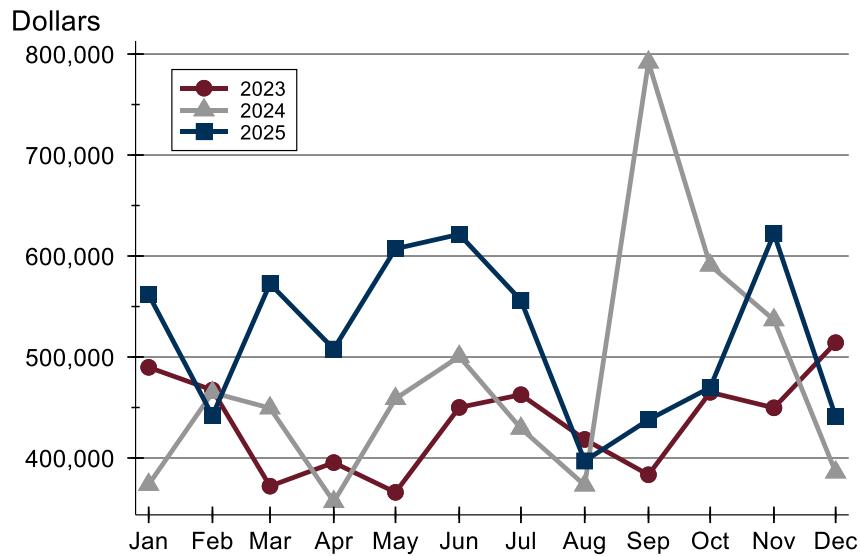
**December
2025**

Lawrence MLS Statistics



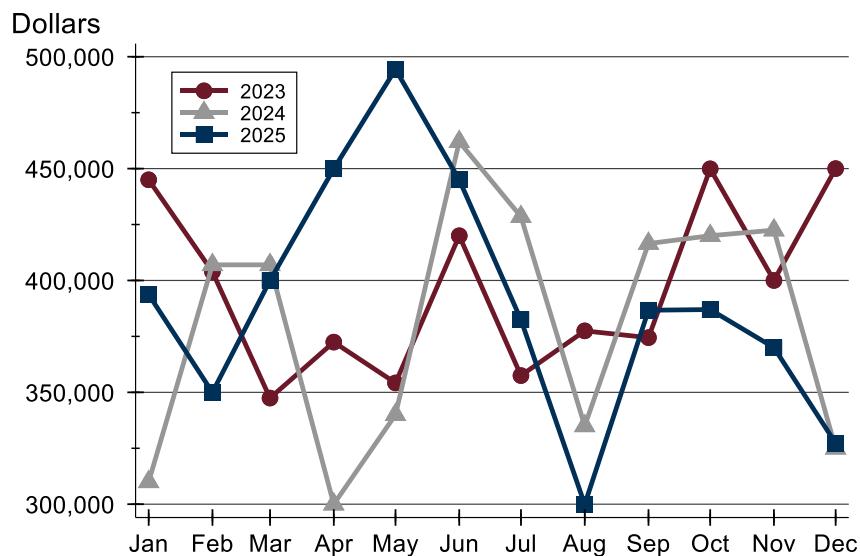
Douglas County (Excluding Lawrence) New Listings Analysis

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	507,937
May	365,950	458,731	607,242
June	450,052	500,468	621,488
July	462,641	429,326	556,142
August	418,382	373,026	397,049
September	383,388	791,926	437,819
October	465,059	590,829	469,794
November	449,675	536,730	622,113
December	514,190	385,925	441,000

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	449,925
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	327,250



**December
2025**

Lawrence MLS Statistics



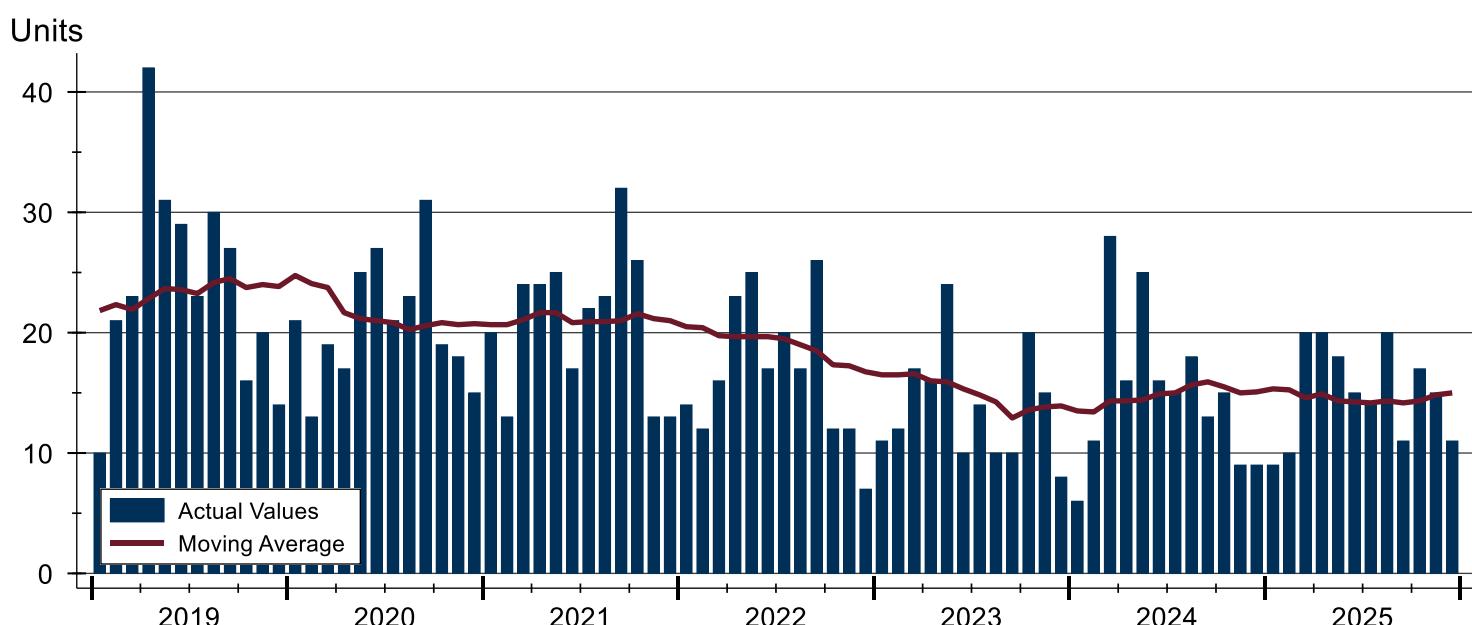
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		11	9	22.2%	180	181	-0.6%
Volume (1,000s)		3,369	3,587	-6.1%	88,594	76,713	15.5%
Average	Sale Price	306,273	398,533	-23.1%	492,186	423,828	16.1%
	Days on Market	23	49	-53.1%	34	22	54.5%
	Percent of Original	98.8%	93.0%	6.2%	97.4%	98.3%	-0.9%
Median	Sale Price	305,000	299,900	1.7%	390,000	350,000	11.4%
	Days on Market	15	58	-74.1%	13	8	62.5%
	Percent of Original	100.0%	92.1%	8.6%	100.0%	100.0%	0.0%

A total of 11 contracts for sale were written in Douglas County during the month of December, up from 9 in 2024. The median list price of these homes was \$305,000, up from \$299,900 the prior year.

Half of the homes that went under contract in December were on the market less than 15 days, compared to 58 days in December 2024.

History of Contracts Written





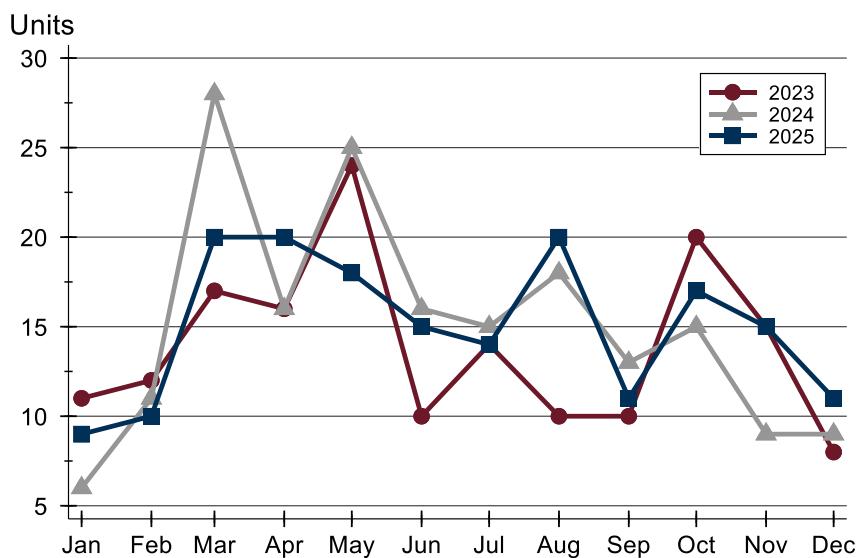
**December
2025**

Lawrence MLS Statistics



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	20
May	24	25	18
June	10	16	15
July	14	15	14
August	10	18	20
September	10	13	11
October	20	15	17
November	15	9	15
December	8	9	11

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	9.1%	164,500	164,500	11	11	100.0%	100.0%
\$200,000-\$249,999	3	27.3%	229,333	235,000	15	13	96.7%	95.6%
\$250,000-\$299,999	1	9.1%	285,000	285,000	15	15	100.0%	100.0%
\$300,000-\$349,999	4	36.4%	320,625	319,250	36	19	99.3%	100.0%
\$350,000-\$399,999	1	9.1%	370,000	370,000	22	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	1	9.1%	579,000	579,000	17	17	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



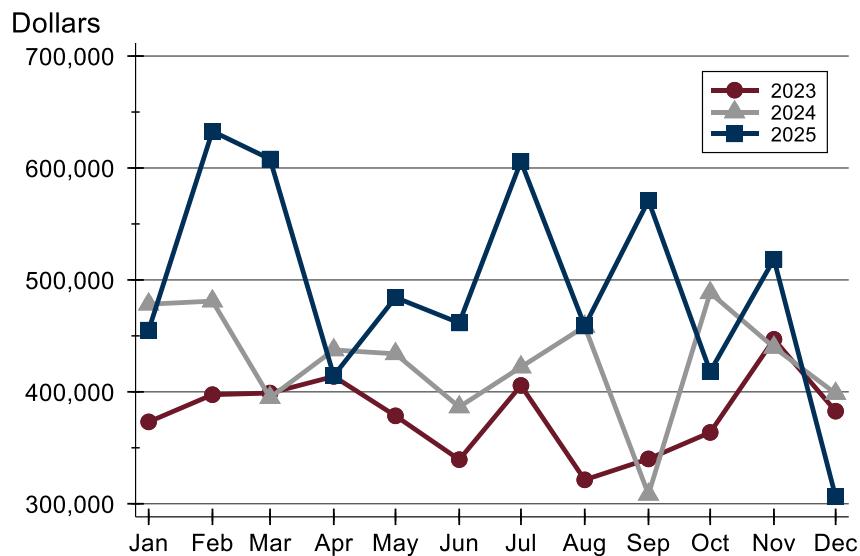
**December
2025**

Lawrence MLS Statistics



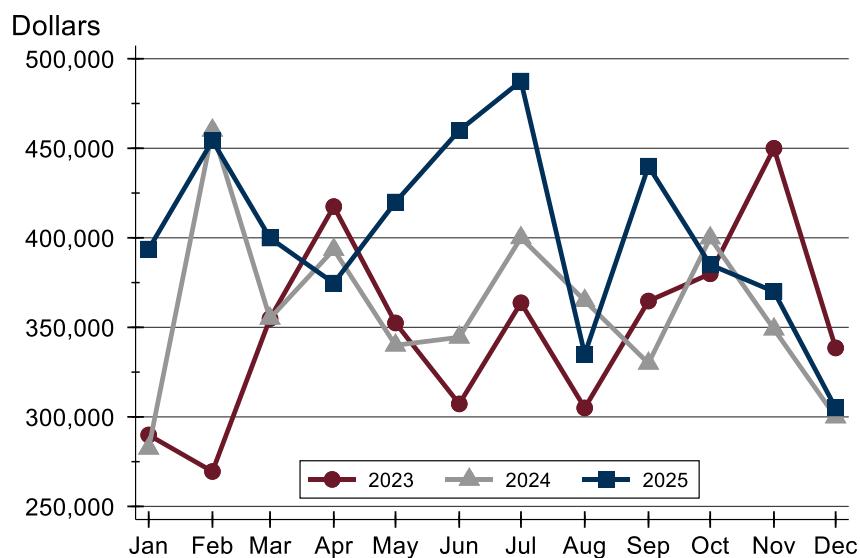
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	414,418
May	378,555	433,972	484,336
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	418,159
November	446,920	439,689	518,498
December	382,731	398,533	306,273

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	374,700
May	352,450	340,000	419,975
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	385,000
November	450,000	349,000	370,000
December	338,500	299,900	305,000



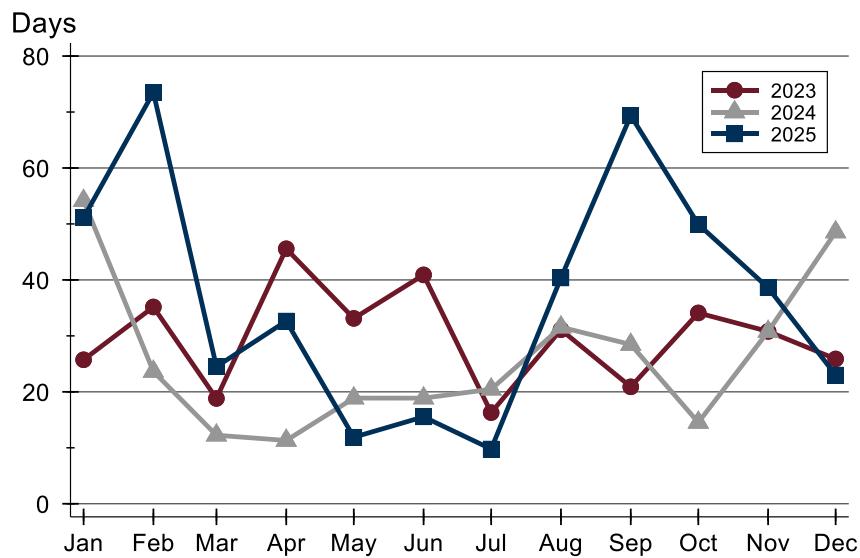
**December
2025**

Lawrence MLS Statistics



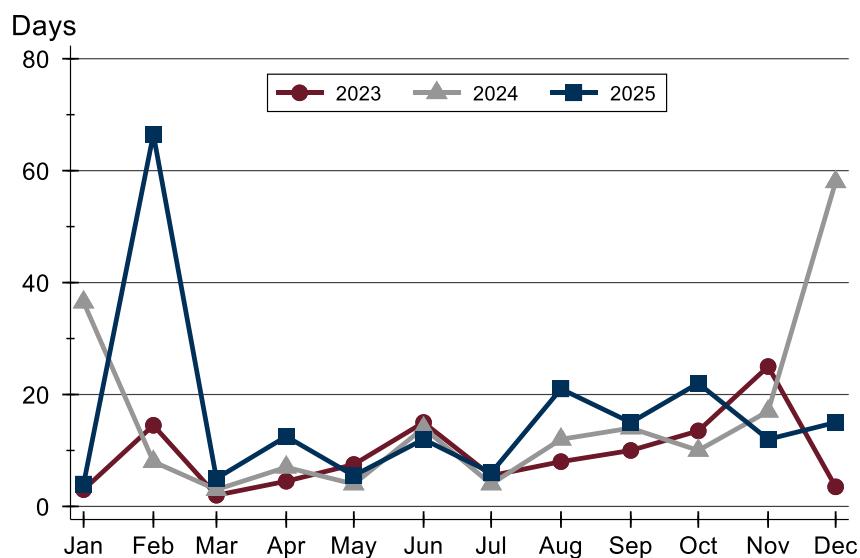
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	26	54	51
February	35	24	74
March	19	12	25
April	46	11	33
May	33	19	12
June	41	19	16
July	16	20	10
August	31	32	40
September	21	28	69
October	34	15	50
November	31	31	39
December	26	49	23

Median DOM



Month	2023	2024	2025
January	3	37	4
February	15	8	67
March	2	3	5
April	5	7	13
May	8	4	6
June	15	14	12
July	6	4	6
August	8	12	21
September	10	14	15
October	14	10	22
November	25	17	12
December	4	58	15



**December
2025**

Lawrence MLS Statistics



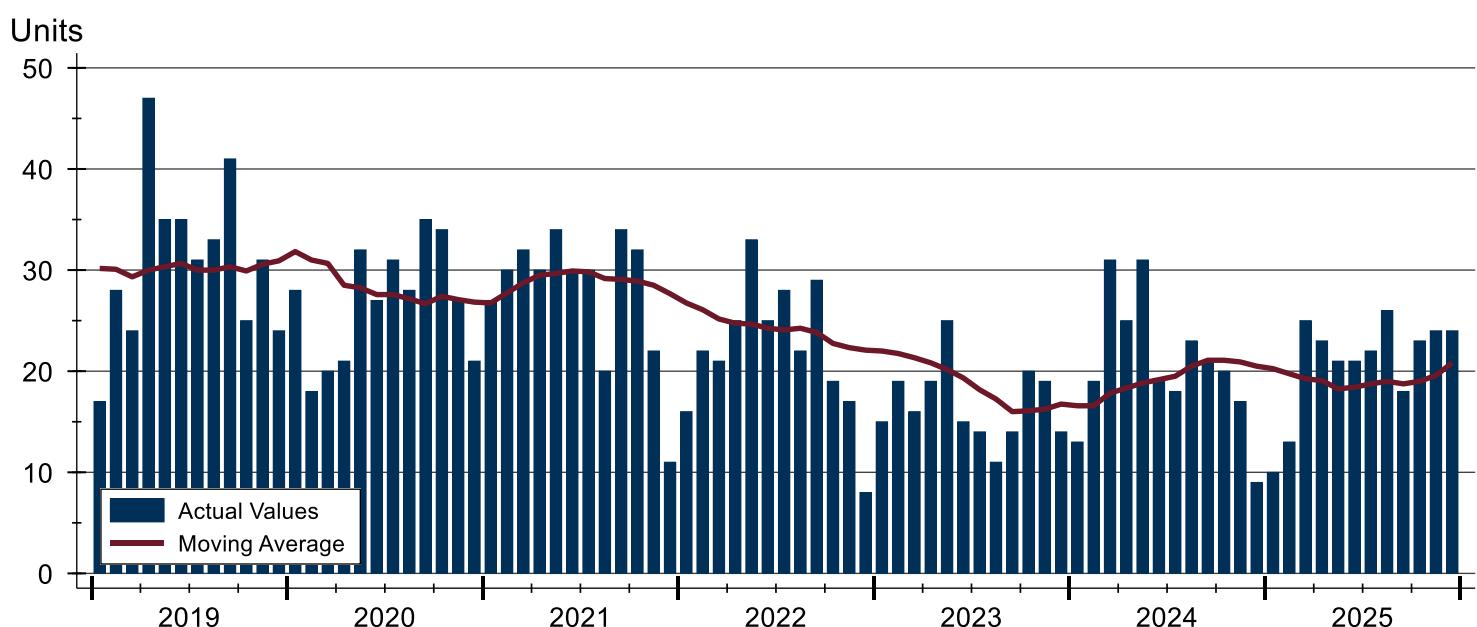
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December 2025	End of December 2024	Change
Pending Contracts		24	9	166.7%
Volume (1,000s)		12,662	2,947	329.7%
Average	List Price	527,587	327,467	61.1%
	Days on Market	42	46	-8.7%
	Percent of Original	98.7%	96.5%	2.3%
Median	List Price	365,389	299,900	21.8%
	Days on Market	12	58	-79.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 24 listings in Douglas County had contracts pending at the end of December, up from 9 contracts pending at the end of December 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





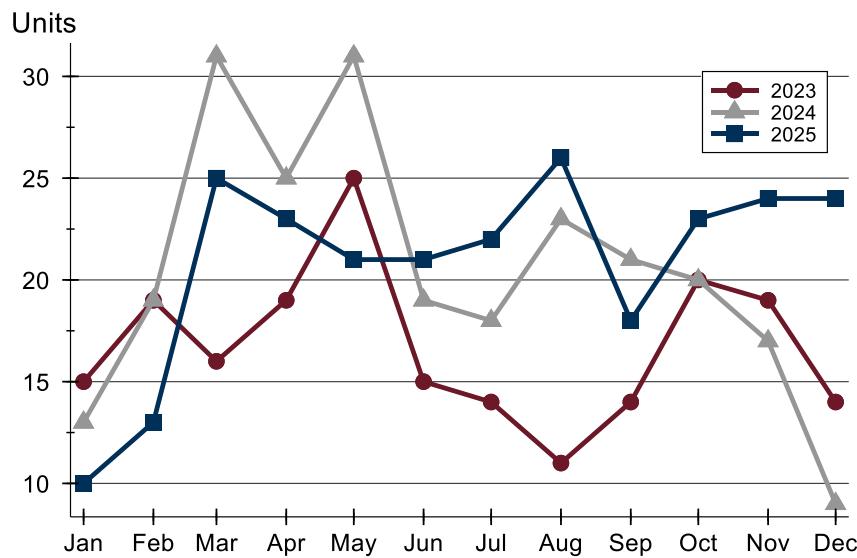
**December
2025**

Lawrence MLS Statistics



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	32	25
April	19	25	23
May	25	32	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	24

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%	164,500	164,500	11	11	100.0%	100.0%
\$200,000-\$249,999	4	16.7%	225,750	225,000	13	12	97.4%	97.8%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	5	20.8%	319,400	314,500	30	8	99.4%	100.0%
\$350,000-\$399,999	3	12.5%	366,926	370,000	41	22	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	3	12.5%	570,300	579,000	13	12	100.0%	100.0%
\$600,000-\$749,999	1	4.2%	699,900	699,900	4	4	100.0%	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%



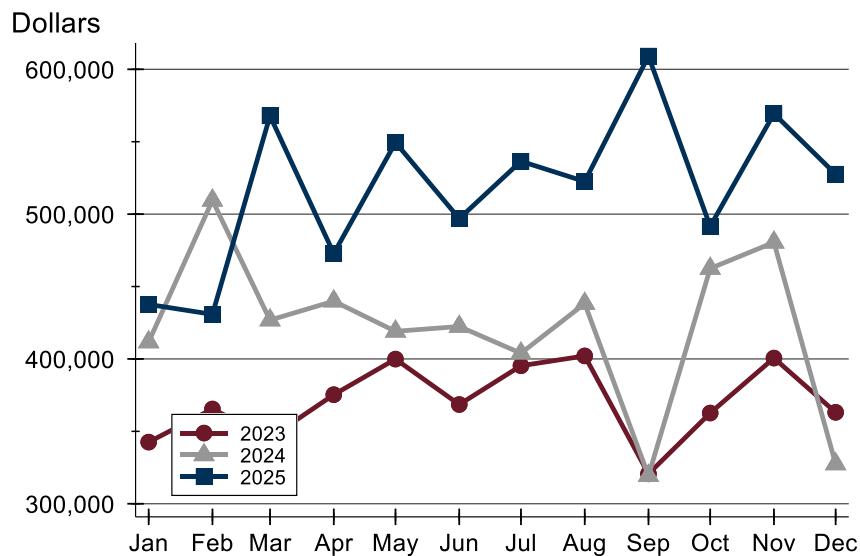
**December
2025**

Lawrence MLS Statistics



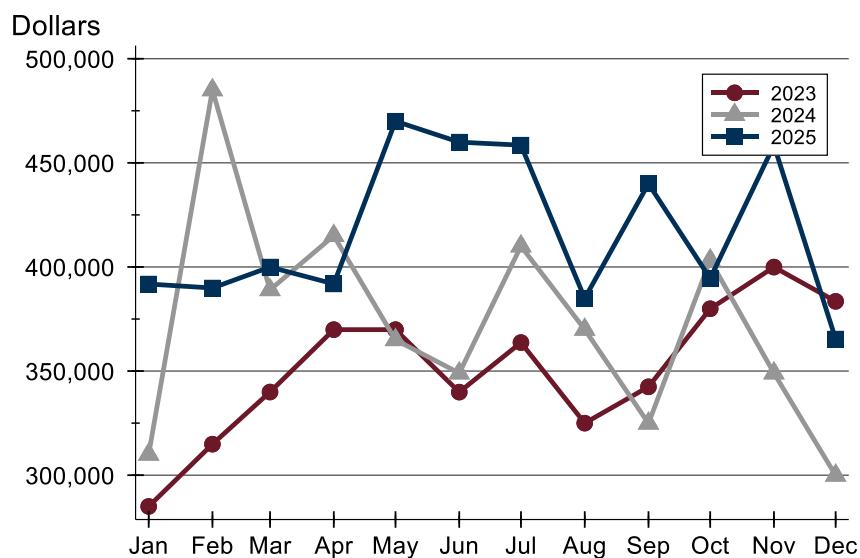
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	527,587

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	365,389



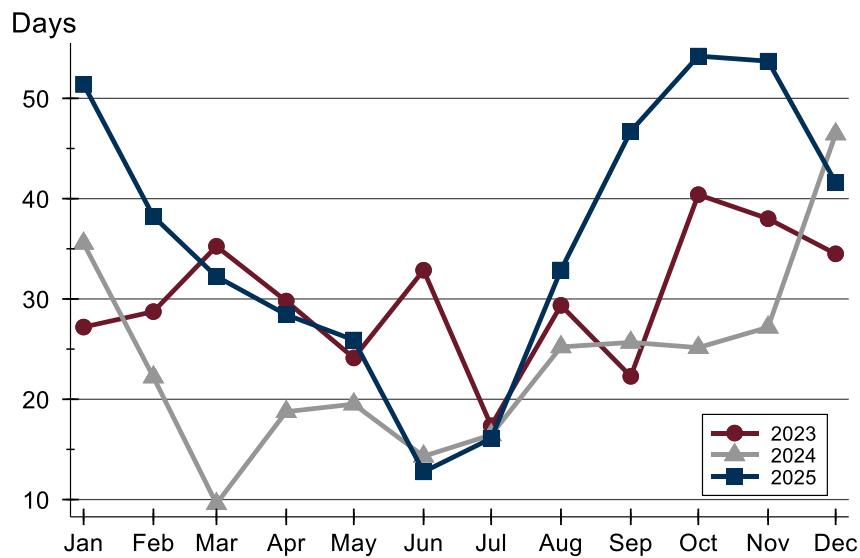
**December
2025**

Lawrence MLS Statistics



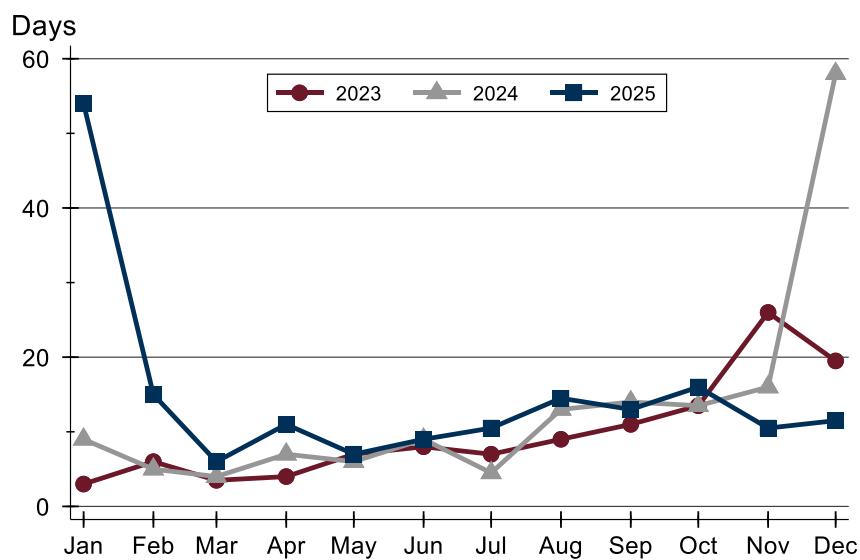
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	42

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	12