



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Rose in December

Total home sales in Douglas County rose by 16.7% last month to 14 units, compared to 12 units in December 2023. Total sales volume was \$7.5 million, up 57.2% from a year earlier.

The median sale price in December was \$418,000, up from \$391,250 a year earlier. Homes that sold in December were typically on the market for 15 days and sold for 100.0% of their list prices.

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

The total number of active listings in Douglas County at the end of December was 38 units, up from 28 at the same point in 2023. 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 \$494,950.

During December, a total of 9 contracts were written up from 8 in December 2023. At the end of the month, there were 9 contracts still pending.

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## Douglas County (Excluding Lawrence) Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>14</b>	<b>12</b>	<b>16</b>	<b>187</b>	<b>159</b>	<b>207</b>
Change from prior year		16.7%	-25.0%	-23.8%	17.6%	-23.2%	-18.5%
<b>Active Listings</b>		<b>38</b>	<b>28</b>	<b>33</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		35.7%	-15.2%	57.1%			
<b>Months' Supply</b>		<b>2.4</b>	<b>2.1</b>	<b>1.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		14.3%	10.5%	90.0%			
<b>New Listings</b>		<b>8</b>	<b>10</b>	<b>8</b>	<b>248</b>	<b>206</b>	<b>258</b>
Change from prior year		-20.0%	25.0%	-33.3%	20.4%	-20.2%	-5.1%
<b>Contracts Written</b>		<b>9</b>	<b>8</b>	<b>7</b>	<b>181</b>	<b>167</b>	<b>200</b>
Change from prior year		12.5%	14.3%	-46.2%	8.4%	-16.5%	-19.7%
<b>Pending Contracts</b>		<b>9</b>	<b>14</b>	<b>8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-35.7%	75.0%	-27.3%			
<b>Sales Volume (1,000s)</b>		<b>7,530</b>	<b>4,791</b>	<b>5,440</b>	<b>79,258</b>	<b>59,073</b>	<b>72,822</b>
Change from prior year		57.2%	-11.9%	-21.0%	34.2%	-18.9%	-12.4%
Average	<b>Sale Price</b>	<b>537,843</b>	<b>399,283</b>	<b>339,975</b>	<b>423,840</b>	<b>371,526</b>	<b>351,799</b>
	Change from prior year	34.7%	17.4%	3.7%	14.1%	5.6%	7.5%
	<b>List Price of Actives</b>	<b>757,595</b>	<b>537,418</b>	<b>476,750</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	41.0%	12.7%	9.5%			
	<b>Days on Market</b>	<b>25</b>	<b>31</b>	<b>21</b>	<b>22</b>	<b>29</b>	<b>15</b>
Change from prior year	-19.4%	47.6%	5.0%	-24.1%	93.3%	-16.7%	
<b>Percent of List</b>	<b>102.3%</b>	<b>98.5%</b>	<b>94.7%</b>	<b>99.4%</b>	<b>99.1%</b>	<b>99.2%</b>	
Change from prior year	3.9%	4.0%	-5.4%	0.3%	-0.1%	-1.2%	
<b>Percent of Original</b>	<b>102.1%</b>	<b>95.3%</b>	<b>93.5%</b>	<b>98.4%</b>	<b>97.8%</b>	<b>98.4%</b>	
Change from prior year	7.1%	1.9%	-5.9%	0.6%	-0.6%	-0.7%	
Median	<b>Sale Price</b>	<b>418,000</b>	<b>391,250</b>	<b>275,000</b>	<b>360,000</b>	<b>350,000</b>	<b>315,000</b>
	Change from prior year	6.8%	42.3%	-8.3%	2.9%	11.1%	13.7%
	<b>List Price of Actives</b>	<b>494,950</b>	<b>467,450</b>	<b>420,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	5.9%	11.3%	13.8%			
	<b>Days on Market</b>	<b>15</b>	<b>25</b>	<b>16</b>	<b>7</b>	<b>6</b>	<b>5</b>
Change from prior year	-40.0%	56.3%	166.7%	16.7%	20.0%	25.0%	
<b>Percent of List</b>	<b>100.0%</b>	<b>99.7%</b>	<b>97.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.3%	1.9%	-2.2%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>96.6%</b>	<b>95.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	3.5%	1.3%	-4.6%	0.0%	0.0%	0.0%	

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



## Douglas County (Excluding Lawrence) Closed Listings Analysis

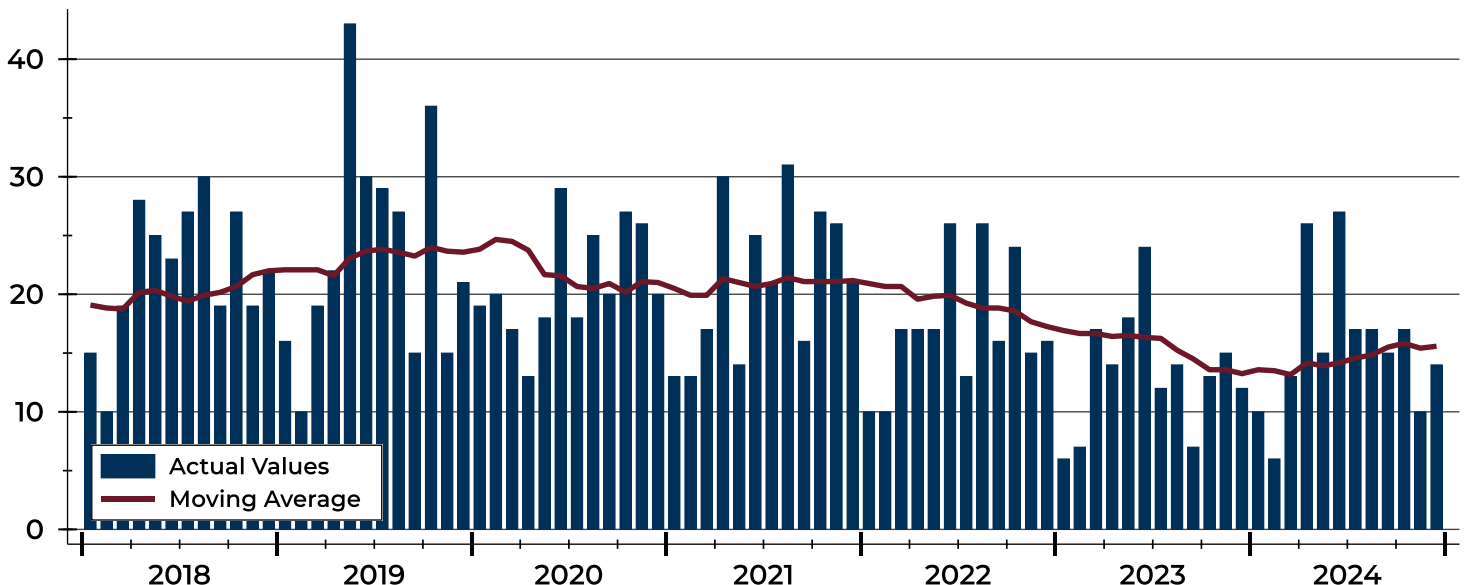
Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		14	12	16.7%	187	159	17.6%
Volume (1,000s)		7,530	4,791	57.2%	79,258	59,073	34.2%
Months' Supply		2.4	2.1	14.3%	N/A	N/A	N/A
Average	Sale Price	537,843	399,283	34.7%	423,840	371,526	14.1%
	Days on Market	25	31	-19.4%	22	29	-24.1%
	Percent of List	102.3%	98.5%	3.9%	99.4%	99.1%	0.3%
	Percent of Original	102.1%	95.3%	7.1%	98.4%	97.8%	0.6%
Median	Sale Price	418,000	391,250	6.8%	360,000	350,000	2.9%
	Days on Market	15	25	-40.0%	7	6	16.7%
	Percent of List	100.0%	99.7%	0.3%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	96.6%	3.5%	100.0%	100.0%	0.0%

A total of 14 homes sold in Douglas County in December, up from 12 units in December 2023. Total sales volume rose to \$7.5 million compared to \$4.8 million in the previous year.

The median sales price in December was \$418,000, up 6.8% compared to the prior year. Median days on market was 15 days, up from 13 days in November, but down from 25 in December 2023.

## History of Closed Listings

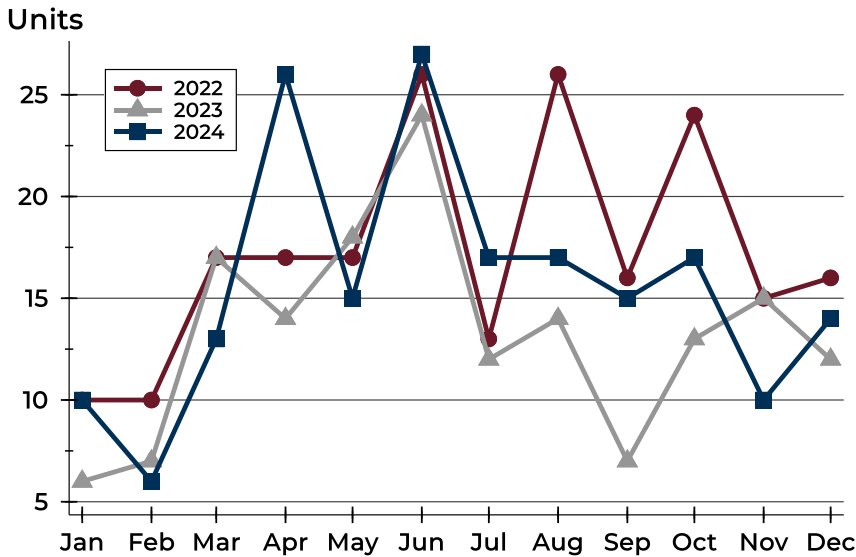
Units





## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	10	6	10
February	10	7	6
March	17	17	13
April	17	14	26
May	17	18	15
June	26	24	27
July	13	12	17
August	26	14	17
September	16	7	15
October	24	13	17
November	15	15	10
December	16	12	14

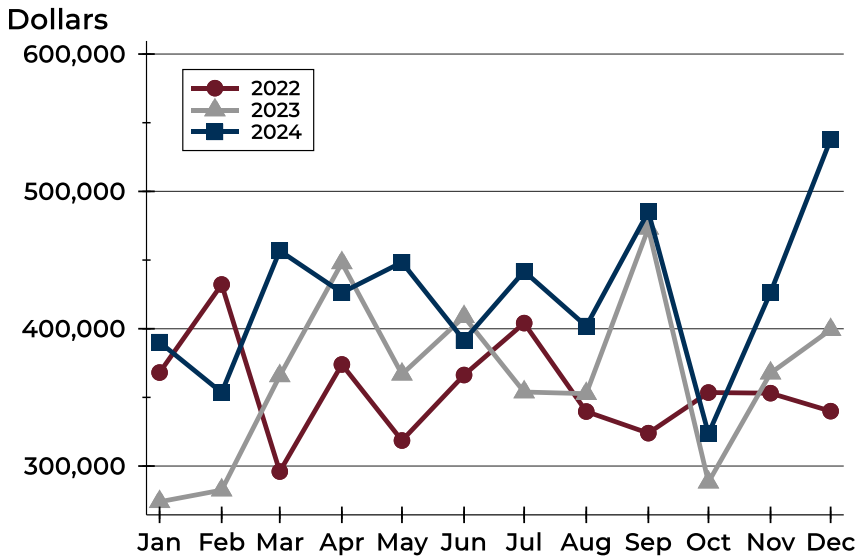
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	7.1%	2.1	242,500	242,500	53	53	97.0%	97.0%	97.0%	97.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	6	42.9%	1.3	325,650	327,450	11	7	98.9%	100.0%	98.5%	100.0%
\$350,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	14.3%	3.2	510,500	510,500	15	15	113.3%	113.3%	112.9%	112.9%
\$600,000-\$749,999	3	21.4%	2.4	739,167	737,500	57	46	103.9%	100.0%	103.9%	100.0%
\$750,000-\$999,999	1	7.1%	4.4	949,900	949,900	17	17	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	1	7.1%	42.0	1,145,000	1,145,000	6	6	104.6%	104.6%	104.6%	104.6%



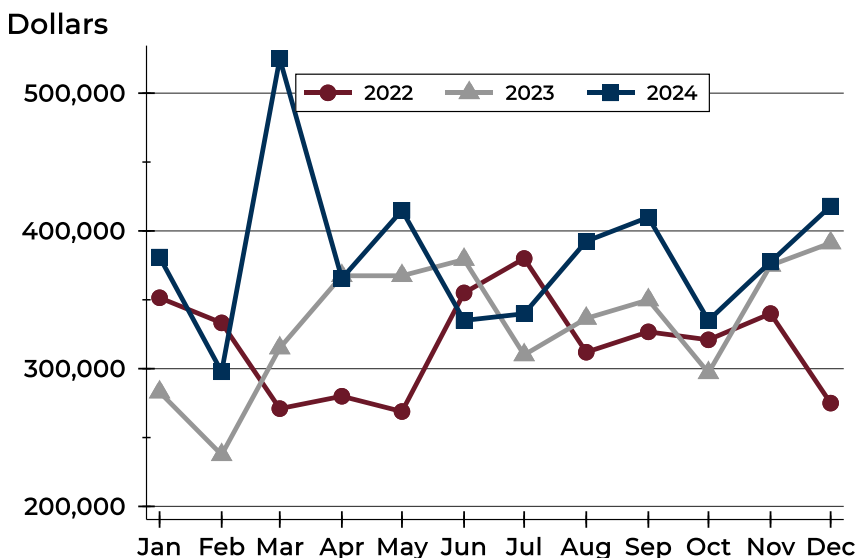
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average Price



Month	2022	2023	2024
January	368,105	274,000	<b>390,195</b>
February	432,200	282,500	<b>353,550</b>
March	296,024	365,665	<b>456,762</b>
April	373,982	447,947	<b>426,308</b>
May	318,604	366,850	<b>448,400</b>
June	366,298	408,741	<b>391,543</b>
July	404,092	353,919	<b>441,803</b>
August	339,712	352,714	<b>401,888</b>
September	323,954	473,129	<b>485,193</b>
October	353,529	288,268	<b>323,588</b>
November	353,067	367,647	<b>426,390</b>
December	339,975	399,283	<b>537,843</b>

### Median Price

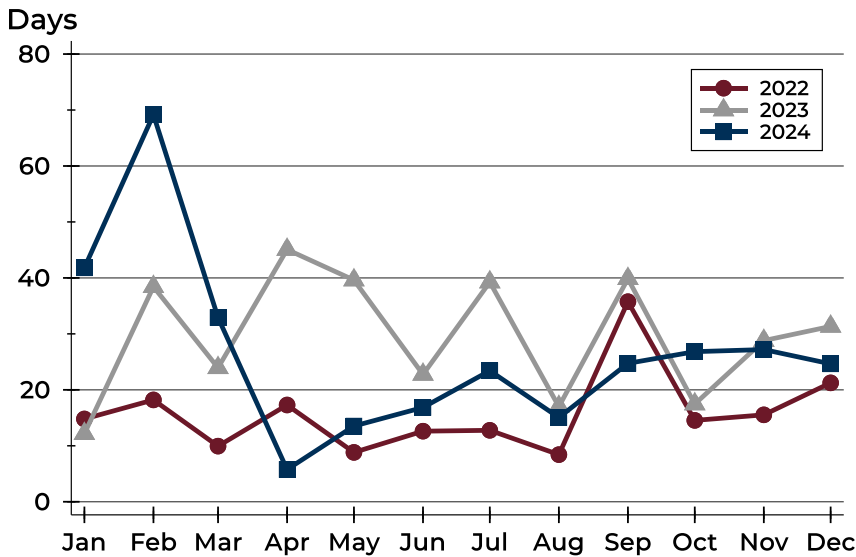


Month	2022	2023	2024
January	351,500	283,000	<b>381,000</b>
February	333,250	237,500	<b>297,750</b>
March	271,000	315,000	<b>525,000</b>
April	280,000	367,450	<b>365,500</b>
May	268,900	367,450	<b>415,000</b>
June	355,000	379,250	<b>335,000</b>
July	380,000	310,000	<b>339,900</b>
August	311,950	336,500	<b>392,500</b>
September	326,735	349,900	<b>409,900</b>
October	320,950	296,985	<b>335,000</b>
November	340,000	375,000	<b>377,500</b>
December	275,000	391,250	<b>418,000</b>



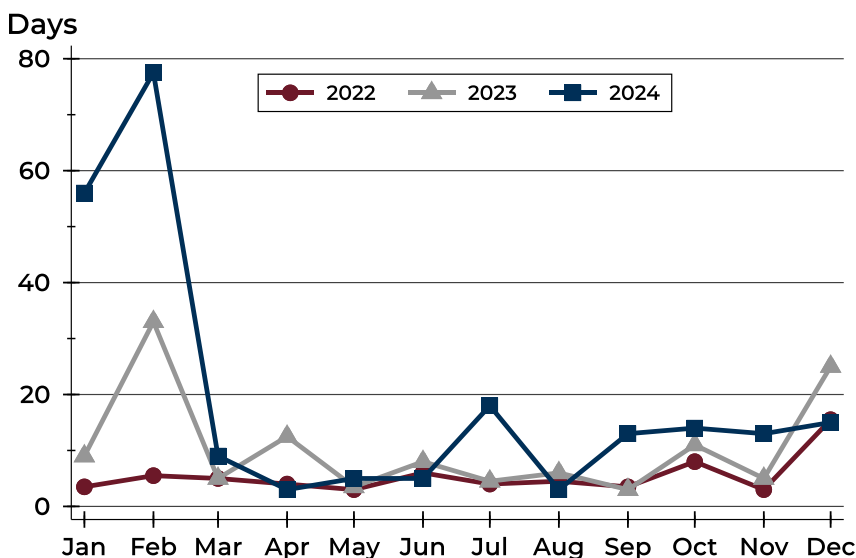
## Douglas County (Excluding Lawrence) Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	15	12	42
February	18	38	69
March	10	24	33
April	17	45	6
May	9	40	14
June	13	23	17
July	13	39	23
August	8	17	15
September	36	40	25
October	15	17	27
November	16	29	27
December	21	31	25

### Median DOM



Month	2022	2023	2024
January	4	9	56
February	6	33	78
March	5	5	9
April	4	13	3
May	3	4	5
June	6	8	5
July	4	5	18
August	5	6	3
September	4	3	13
October	8	11	14
November	3	5	13
December	16	25	15



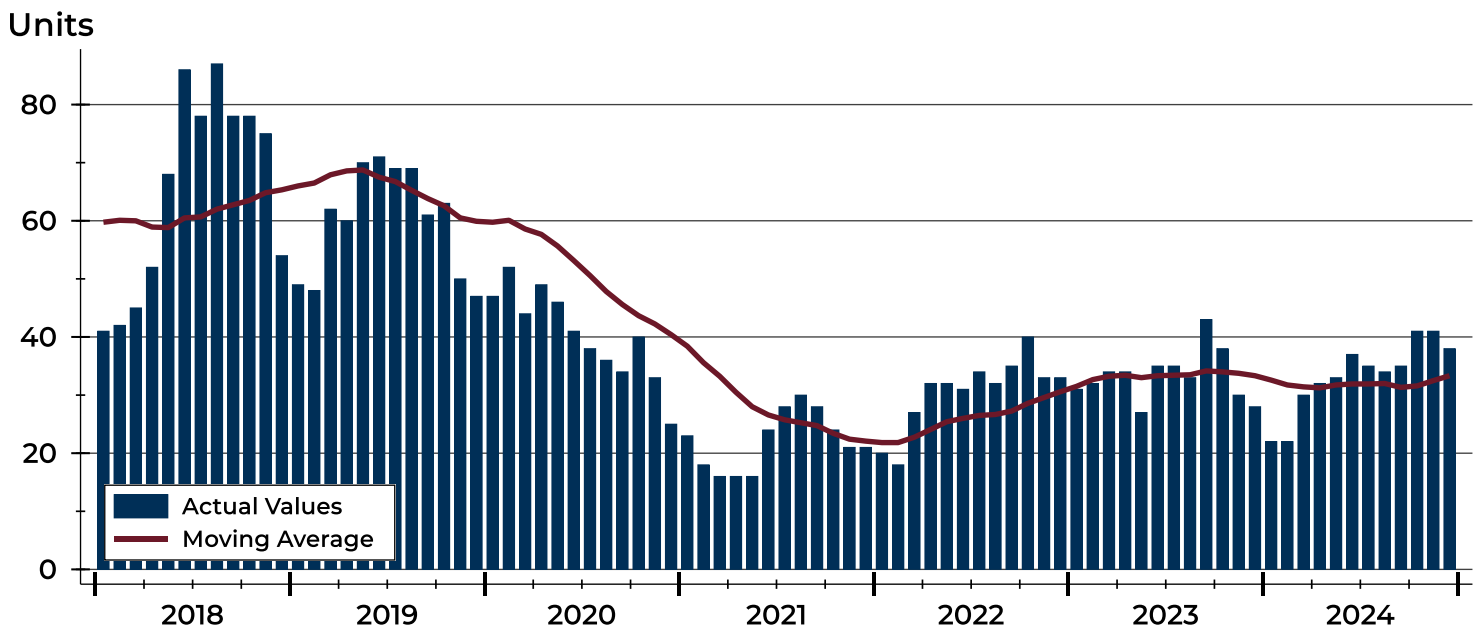
## Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		<b>38</b>	28	35.7%
Volume (1,000s)		<b>28,789</b>	15,048	91.3%
Months' Supply		<b>2.4</b>	2.1	14.3%
Average	List Price	<b>757,595</b>	537,418	41.0%
	Days on Market	<b>70</b>	70	0.0%
	Percent of Original	<b>99.2%</b>	98.6%	0.6%
Median	List Price	<b>494,950</b>	467,450	5.9%
	Days on Market	<b>68</b>	66	3.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 38 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 \$494,950, up 5.9% from 2023. The typical time on market for active listings was 68 days, up from 66 days a year earlier.

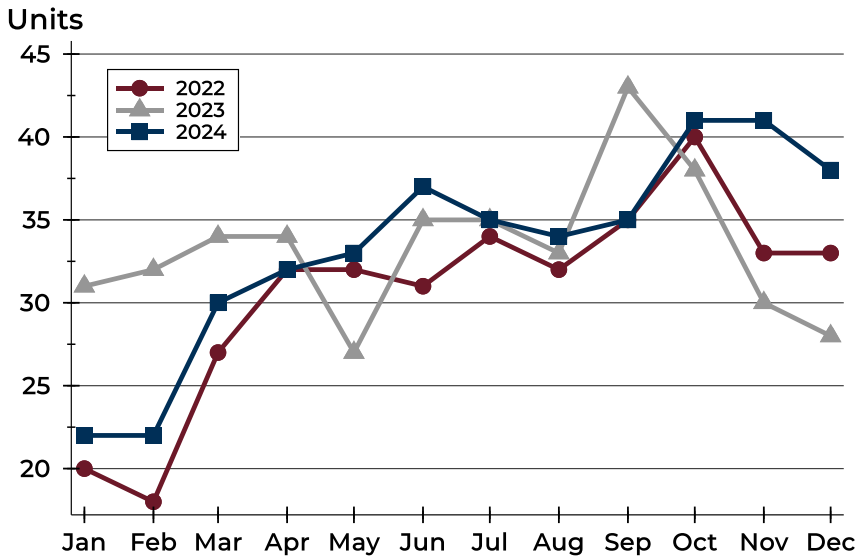
## History of Active Listings





## Douglas County (Excluding Lawrence) Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	20	31	22
February	18	32	22
March	27	34	30
April	32	34	32
May	32	27	33
June	31	35	37
July	34	35	35
August	32	33	34
September	35	43	35
October	40	38	41
November	33	30	41
December	33	28	38

### Active Listings by Price Range

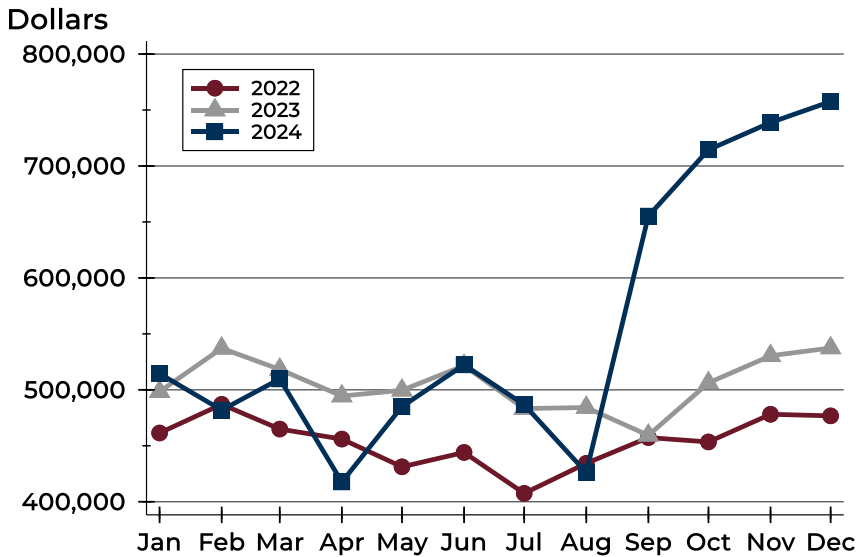
Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	2.6%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	7.9%	2.1	217,300	212,000	31	39	98.9%	100.0%
\$250,000-\$299,999	3	7.9%	N/A	276,167	280,000	15	12	100.0%	100.0%
\$300,000-\$349,999	4	10.5%	1.3	323,700	322,450	55	50	98.5%	98.5%
\$350,000-\$399,999	2	5.3%	N/A	362,400	362,400	48	48	99.3%	99.3%
\$400,000-\$449,999	1	2.6%	N/A	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	5	13.2%	N/A	466,960	469,900	129	92	99.6%	100.0%
\$500,000-\$599,999	4	10.5%	3.2	543,725	532,500	73	77	98.4%	99.0%
\$600,000-\$749,999	4	10.5%	2.4	674,725	674,500	50	52	99.6%	100.0%
\$750,000-\$999,999	4	10.5%	4.4	850,000	815,000	64	82	99.4%	100.0%
\$1,000,000 and up	7	18.4%	42.0	2,020,714	1,795,000	92	104	100.0%	100.0%





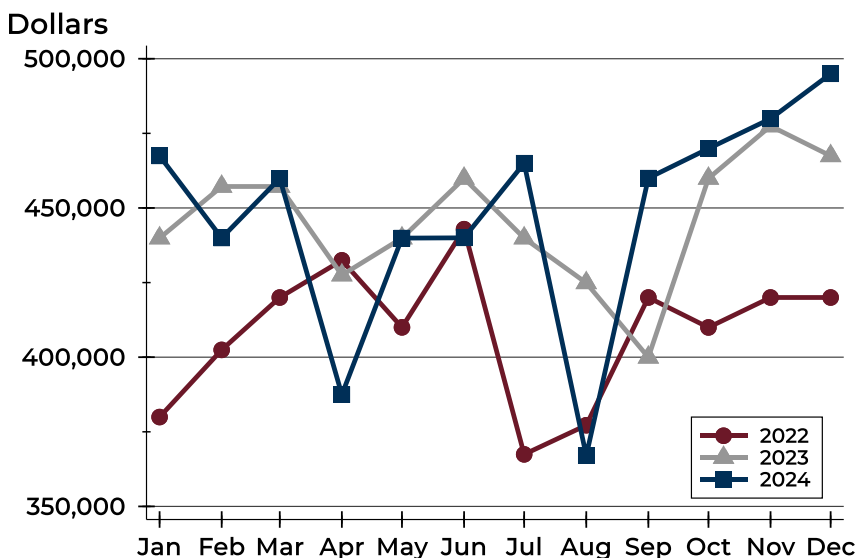
# Douglas County (Excluding Lawrence) Active Listings Analysis

## Average Price



Month	2022	2023	2024
January	461,451	498,411	514,500
February	487,044	537,148	481,945
March	464,954	518,268	509,720
April	456,028	494,481	417,662
May	431,219	499,596	485,015
June	444,073	521,596	522,315
July	407,518	483,293	486,756
August	434,338	484,236	426,135
September	457,347	459,359	655,280
October	453,461	506,221	714,451
November	478,162	530,438	738,815
December	476,750	537,418	757,595

## Median Price

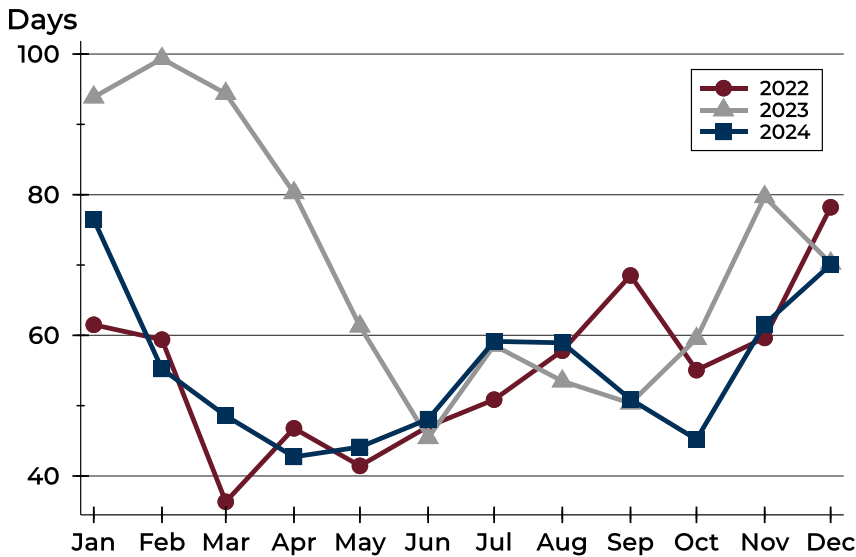


Month	2022	2023	2024
January	379,950	439,900	467,450
February	402,450	457,200	439,950
March	420,000	457,200	459,900
April	432,450	427,500	387,450
May	410,000	439,900	439,900
June	442,900	459,900	440,000
July	367,450	439,900	465,000
August	377,200	424,900	367,000
September	420,000	399,950	460,000
October	409,975	459,900	469,900
November	420,000	477,450	479,900
December	420,000	467,450	494,950



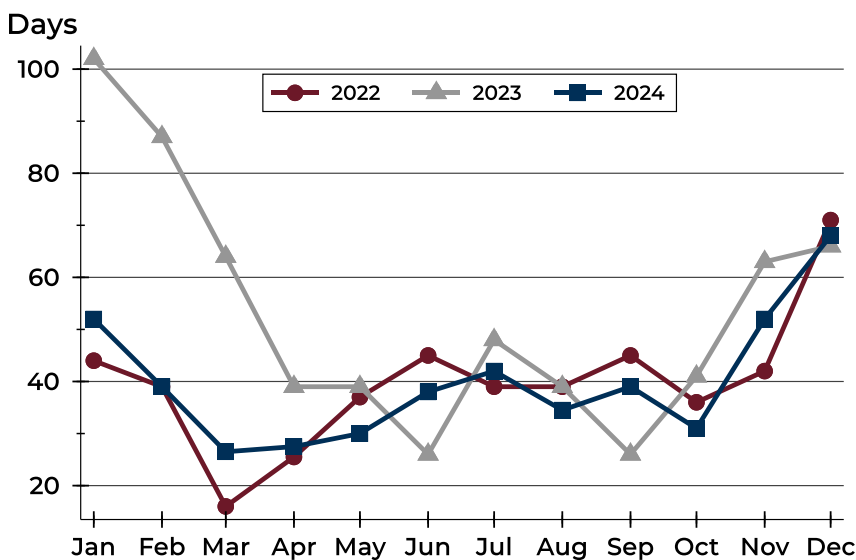
## Douglas County (Excluding Lawrence) Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	62	94	76
February	59	99	55
March	36	94	49
April	47	80	43
May	41	61	44
June	47	45	48
July	51	59	59
August	58	53	59
September	69	50	51
October	55	60	45
November	60	80	62
December	78	70	70

### Median DOM

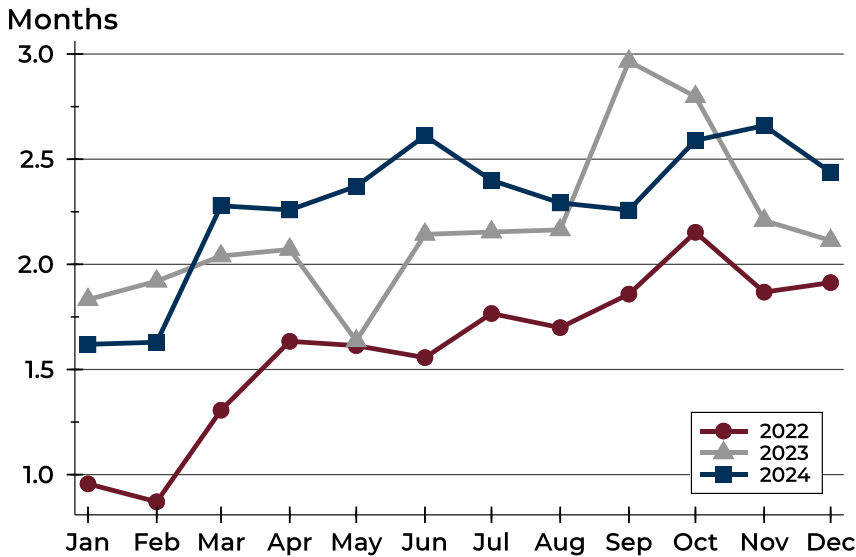


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	27
April	26	39	28
May	37	39	30
June	45	26	38
July	39	48	42
August	39	39	35
September	45	26	39
October	36	41	31
November	42	63	52
December	71	66	68



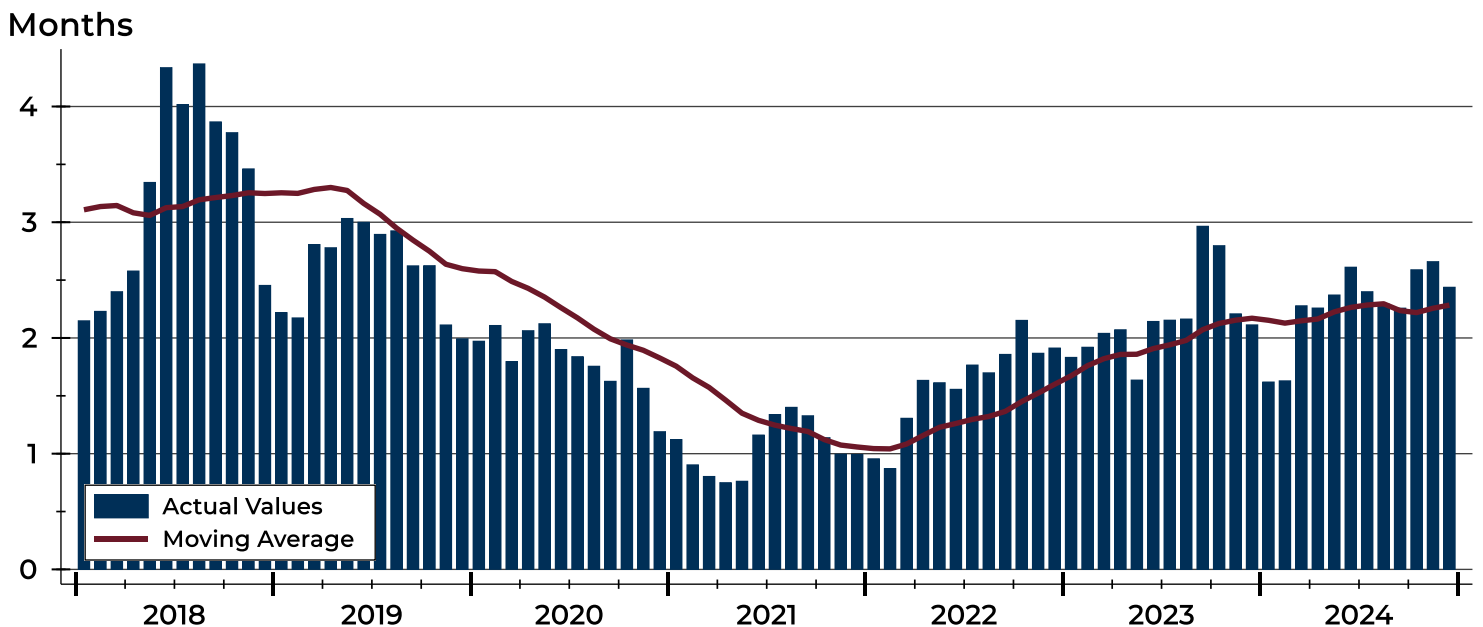
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.8	1.6
February	0.9	1.9	1.6
March	1.3	2.0	2.3
April	1.6	2.1	2.3
May	1.6	1.6	2.4
June	1.6	2.1	2.6
July	1.8	2.2	2.4
August	1.7	2.2	2.3
September	1.9	3.0	2.3
October	2.2	2.8	2.6
November	1.9	2.2	2.7
December	1.9	2.1	2.4

## History of Month's Supply





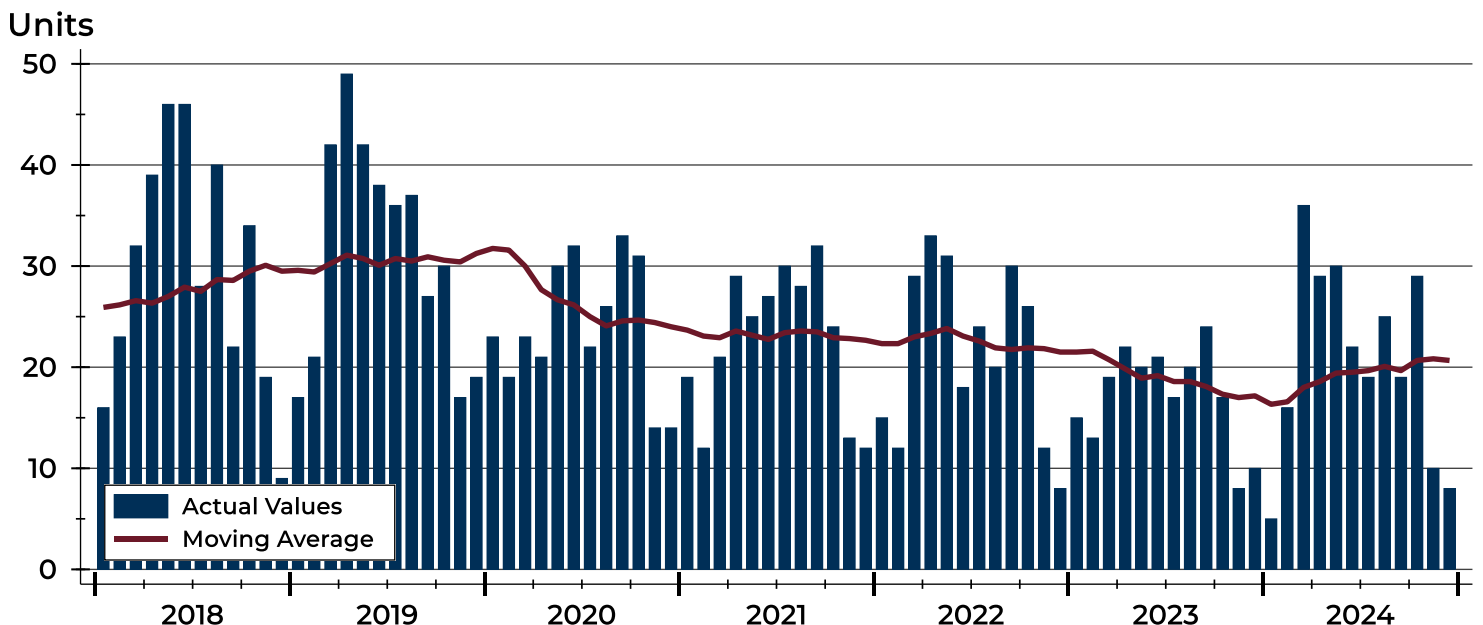
# Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	8	10	-20.0%
	Volume (1,000s)	3,123	5,142	-39.3%
	Average List Price	390,363	514,190	-24.1%
	Median List Price	325,000	450,000	-27.8%
Year-to-Date	New Listings	248	206	20.4%
	Volume (1,000s)	118,683	87,987	34.9%
	Average List Price	478,561	427,122	12.0%
	Median List Price	375,000	377,435	-0.6%

A total of 8 new listings were added in Douglas County during December, down 20.0% from the same month in 2023. Year-to-date Douglas County has seen 248 new listings.

The median list price of these homes was \$325,000 down from \$450,000 in 2023.

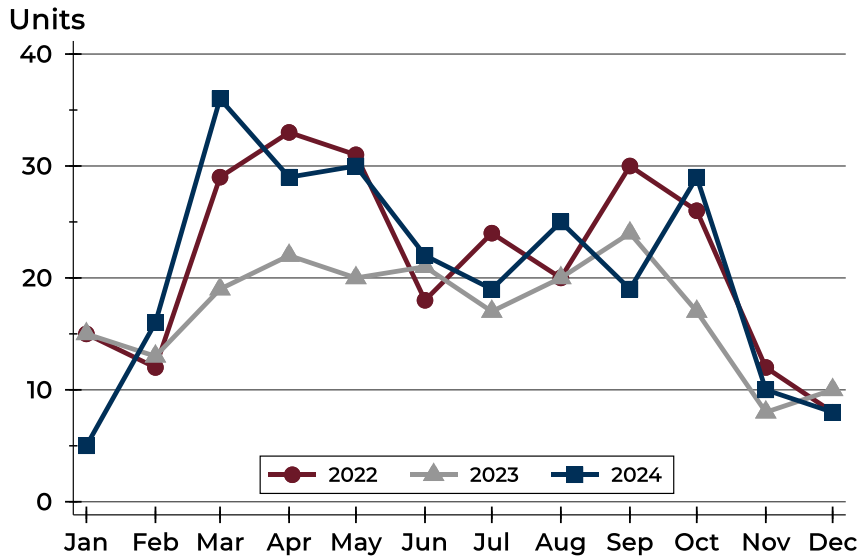
## History of New Listings





## Douglas County (Excluding Lawrence) New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	15	15	5
February	12	13	16
March	29	19	36
April	33	22	29
May	31	20	30
June	18	21	22
July	24	17	19
August	20	20	25
September	30	24	19
October	26	17	29
November	12	8	10
December	8	10	8

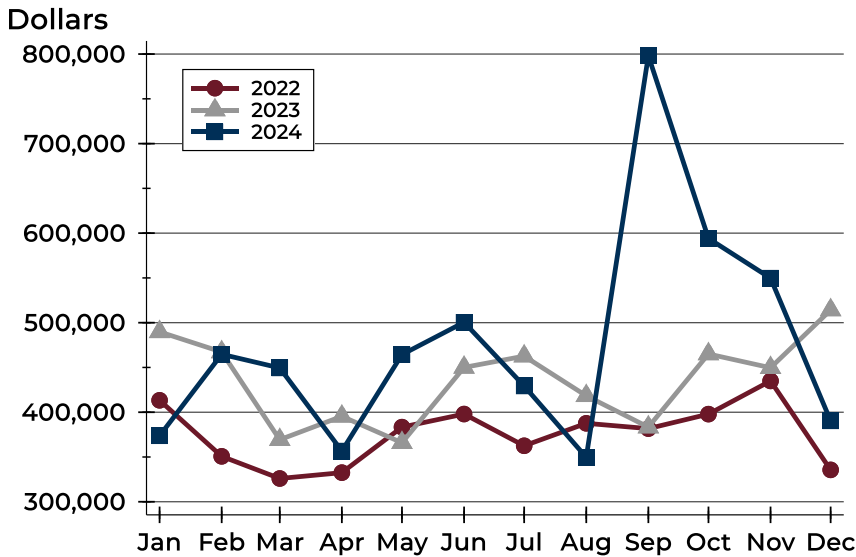
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	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	2	25.0%	270,000	270,000	22	22	100.0%	100.0%
\$300,000-\$349,999	3	37.5%	321,333	325,000	0	0	100.0%	100.0%
\$350,000-\$399,999	1	12.5%	369,900	369,900	36	36	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	12.5%	550,000	550,000	32	32	100.0%	100.0%
\$600,000-\$749,999	1	12.5%	699,000	699,000	19	19	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



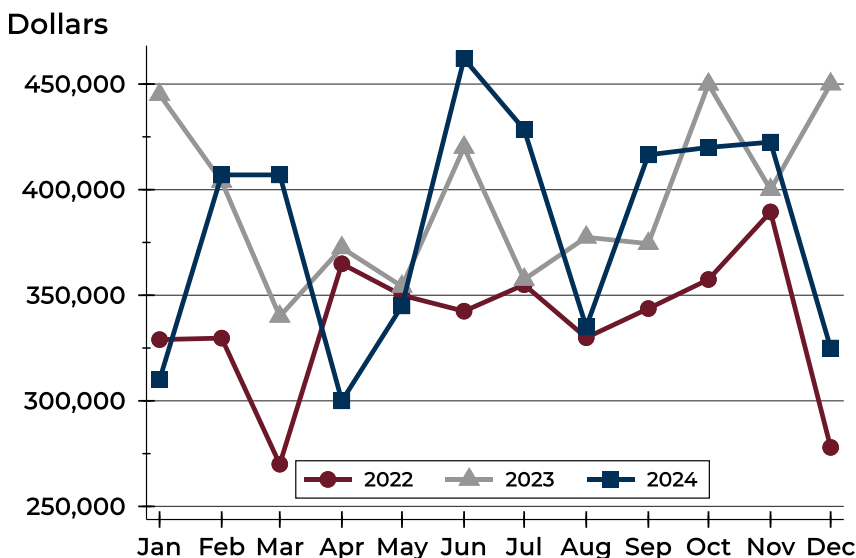
## Douglas County (Excluding Lawrence) New Listings Analysis

### Average Price



Month	2022	2023	2024
January	413,313	489,773	<b>373,698</b>
February	350,733	467,265	<b>464,725</b>
March	326,003	369,332	<b>449,461</b>
April	332,542	395,430	<b>356,648</b>
May	383,381	365,950	<b>464,388</b>
June	397,978	450,052	<b>500,468</b>
July	362,533	462,641	<b>429,326</b>
August	387,640	418,382	<b>349,668</b>
September	381,707	383,388	<b>798,136</b>
October	397,898	465,059	<b>594,139</b>
November	434,958	449,675	<b>549,730</b>
December	335,600	514,190	<b>390,363</b>

### Median Price



Month	2022	2023	2024
January	329,000	445,000	<b>310,000</b>
February	329,700	403,900	<b>407,000</b>
March	270,000	340,000	<b>407,000</b>
April	364,900	372,450	<b>300,000</b>
May	350,000	354,200	<b>344,950</b>
June	342,450	419,990	<b>462,000</b>
July	355,000	357,500	<b>428,500</b>
August	329,900	377,475	<b>335,000</b>
September	343,700	374,450	<b>416,485</b>
October	357,450	449,900	<b>420,000</b>
November	389,450	400,000	<b>422,500</b>
December	277,950	450,000	<b>325,000</b>



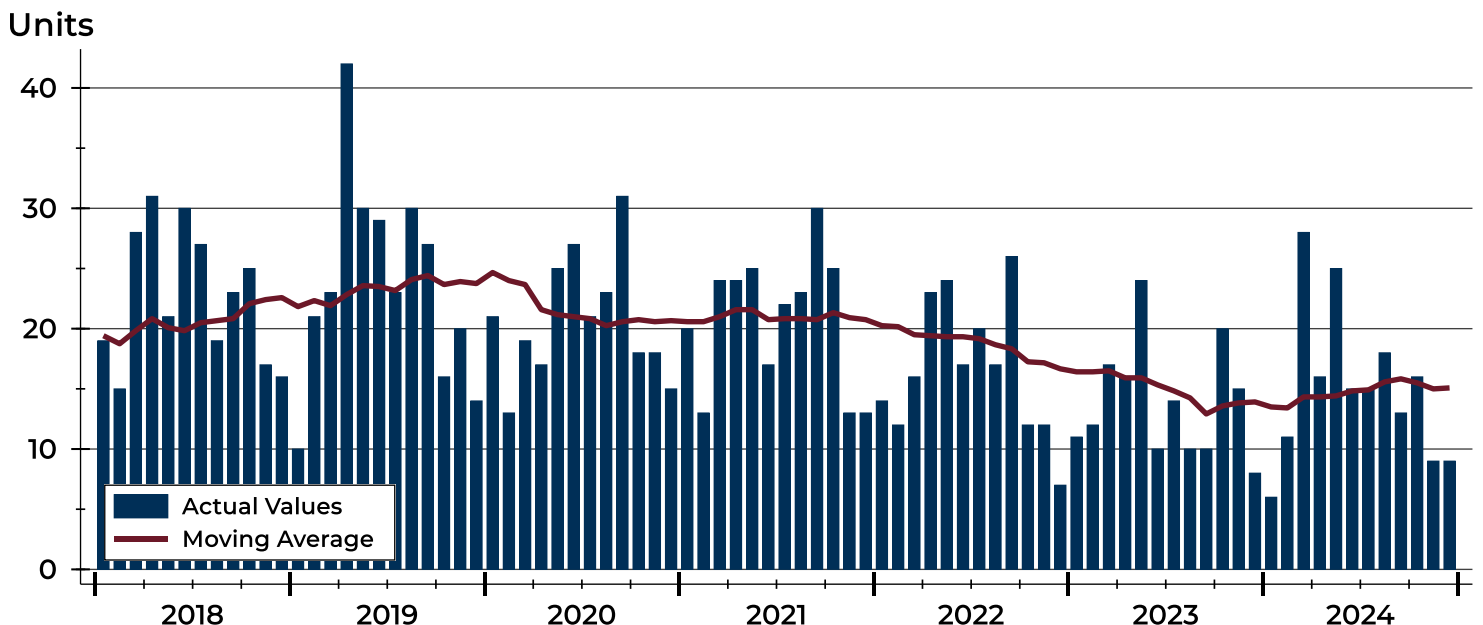
## Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>9</b>	8	12.5%	<b>181</b>	167	8.4%
Volume (1,000s)		<b>3,587</b>	3,062	17.1%	<b>77,123</b>	64,090	20.3%
Average	Sale Price	<b>398,533</b>	382,731	4.1%	<b>426,093</b>	383,774	11.0%
	Days on Market	<b>49</b>	26	88.5%	<b>23</b>	30	-23.3%
	Percent of Original	<b>95.6%</b>	97.6%	-2.0%	<b>98.4%</b>	97.8%	0.6%
Median	Sale Price	<b>299,900</b>	338,500	-11.4%	<b>350,000</b>	364,900	-4.1%
	Days on Market	<b>58</b>	4	1350.0%	<b>8</b>	6	33.3%
	Percent of Original	<b>100.0%</b>	98.5%	1.5%	<b>100.0%</b>	100.0%	0.0%

A total of 9 contracts for sale were written in Douglas County during the month of December, up from 8 in 2023. The median list price of these homes was \$299,900, down from \$338,500 the prior year.

Half of the homes that went under contract in December were on the market less than 58 days, compared to 4 days in December 2023.

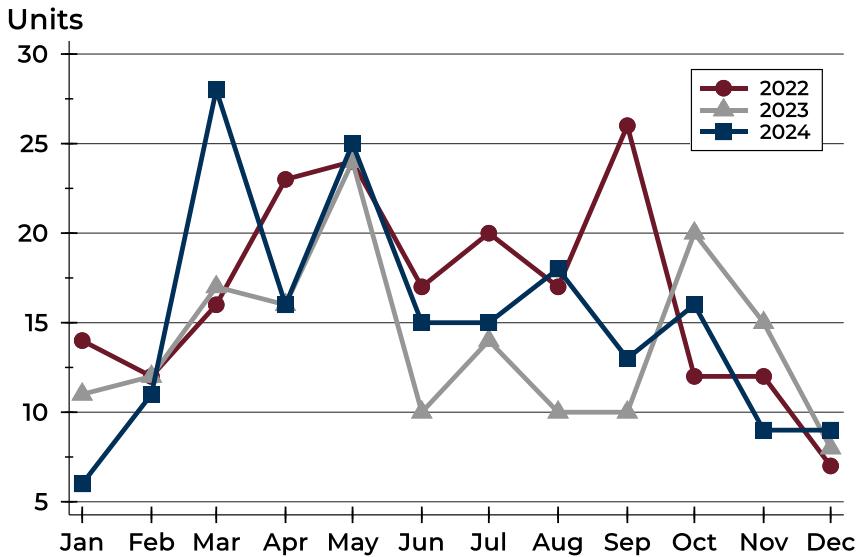
## History of Contracts Written





## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	14	11	6
February	12	12	11
March	16	17	28
April	23	16	16
May	24	24	25
June	17	10	15
July	20	14	15
August	17	10	18
September	26	10	13
October	12	20	16
November	12	15	9
December	7	8	9

### Contracts Written by Price Range

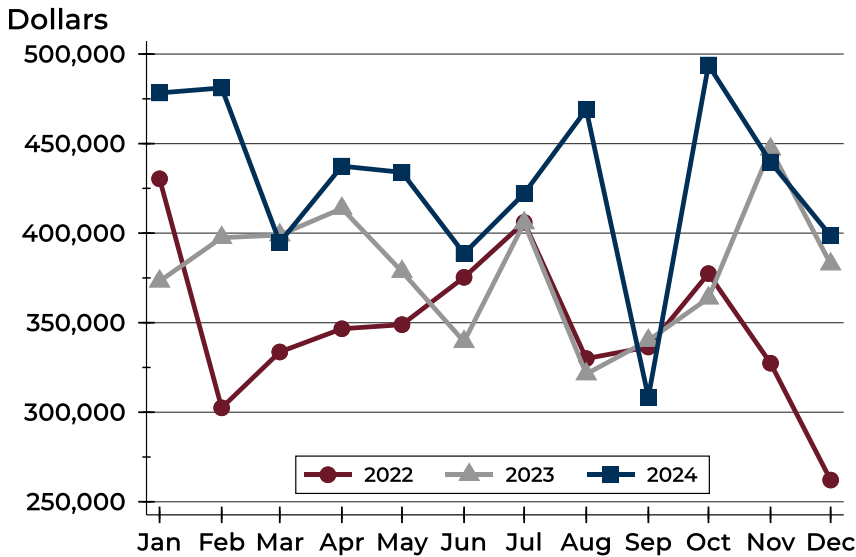
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	22.2%	229,700	229,700	74	74	94.8%	94.8%
\$250,000-\$299,999	3	33.3%	292,967	299,000	57	71	93.0%	100.0%
\$300,000-\$349,999	2	22.2%	319,500	319,500	0	0	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	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	11.1%	559,500	559,500	27	27	92.1%	92.1%
\$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	11.1%	1,050,000	1,050,000	91	91	100.0%	100.0%





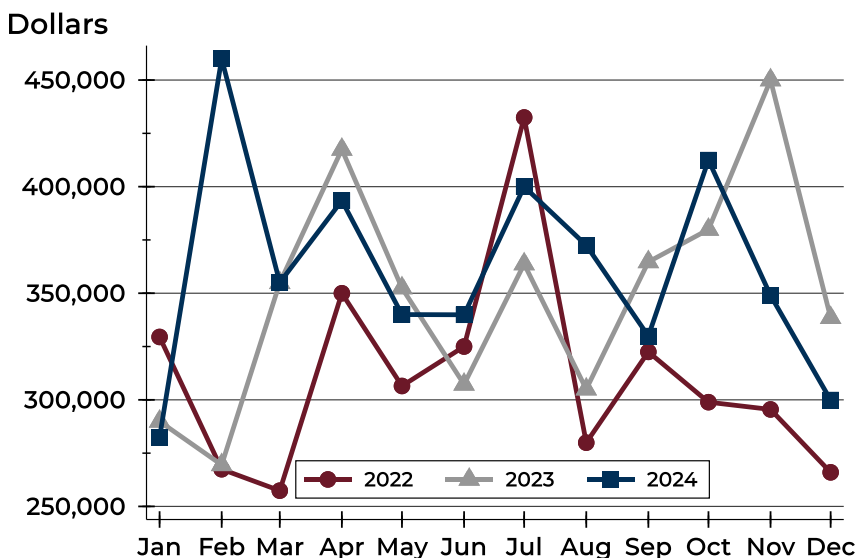
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average Price



Month	2022	2023	2024
January	430,343	373,164	<b>478,300</b>
February	302,442	397,462	<b>481,082</b>
March	333,644	398,926	<b>394,834</b>
April	346,590	413,775	<b>437,413</b>
May	348,894	378,555	<b>433,972</b>
June	375,329	339,420	<b>388,603</b>
July	406,000	405,700	<b>422,127</b>
August	329,949	321,360	<b>468,994</b>
September	336,429	340,084	<b>308,385</b>
October	377,404	363,715	<b>493,875</b>
November	327,367	446,920	<b>439,689</b>
December	262,129	382,731	<b>398,533</b>

### Median Price

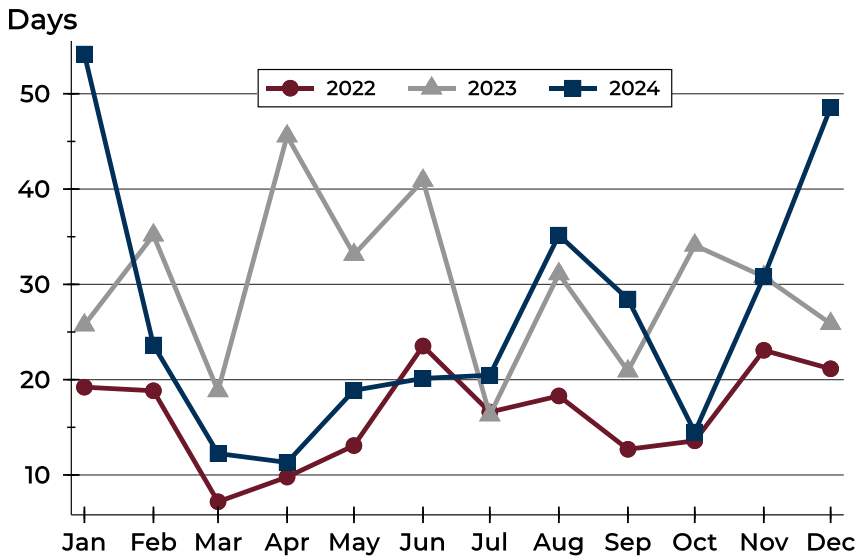


Month	2022	2023	2024
January	329,500	289,900	<b>282,450</b>
February	267,450	269,500	<b>460,000</b>
March	257,400	354,900	<b>355,000</b>
April	350,000	417,450	<b>393,450</b>
May	306,500	352,450	<b>340,000</b>
June	325,000	307,250	<b>339,900</b>
July	432,450	363,700	<b>400,000</b>
August	279,900	305,000	<b>372,500</b>
September	322,500	364,700	<b>329,900</b>
October	298,900	379,900	<b>412,450</b>
November	295,500	450,000	<b>349,000</b>
December	266,000	338,500	<b>299,900</b>



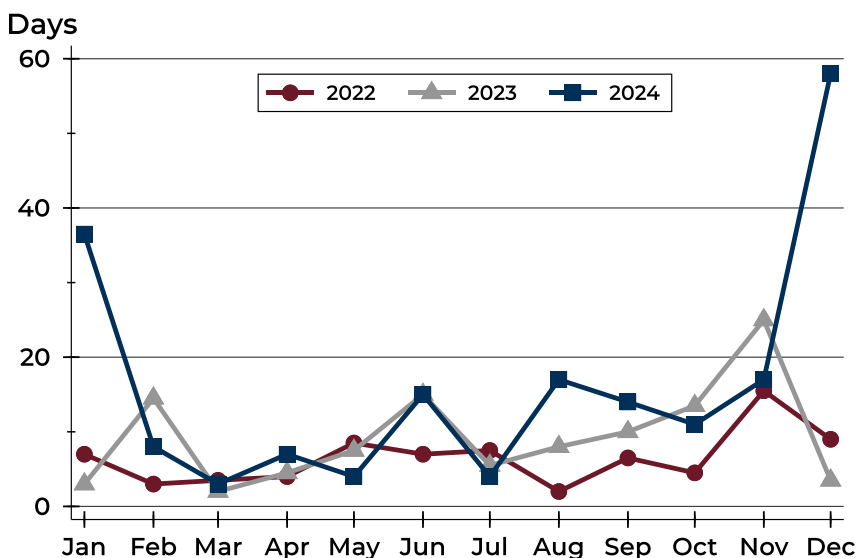
## Douglas County (Excluding Lawrence) Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	19	26	54
February	19	35	24
March	7	19	12
April	10	46	11
May	13	33	19
June	24	41	20
July	17	16	20
August	18	31	35
September	13	21	28
October	14	34	15
November	23	31	31
December	21	26	49

### Median DOM



Month	2022	2023	2024
January	7	3	37
February	3	15	8
March	4	2	3
April	4	5	7
May	9	8	4
June	7	15	15
July	8	6	4
August	2	8	17
September	7	10	14
October	5	14	11
November	16	25	17
December	9	4	58



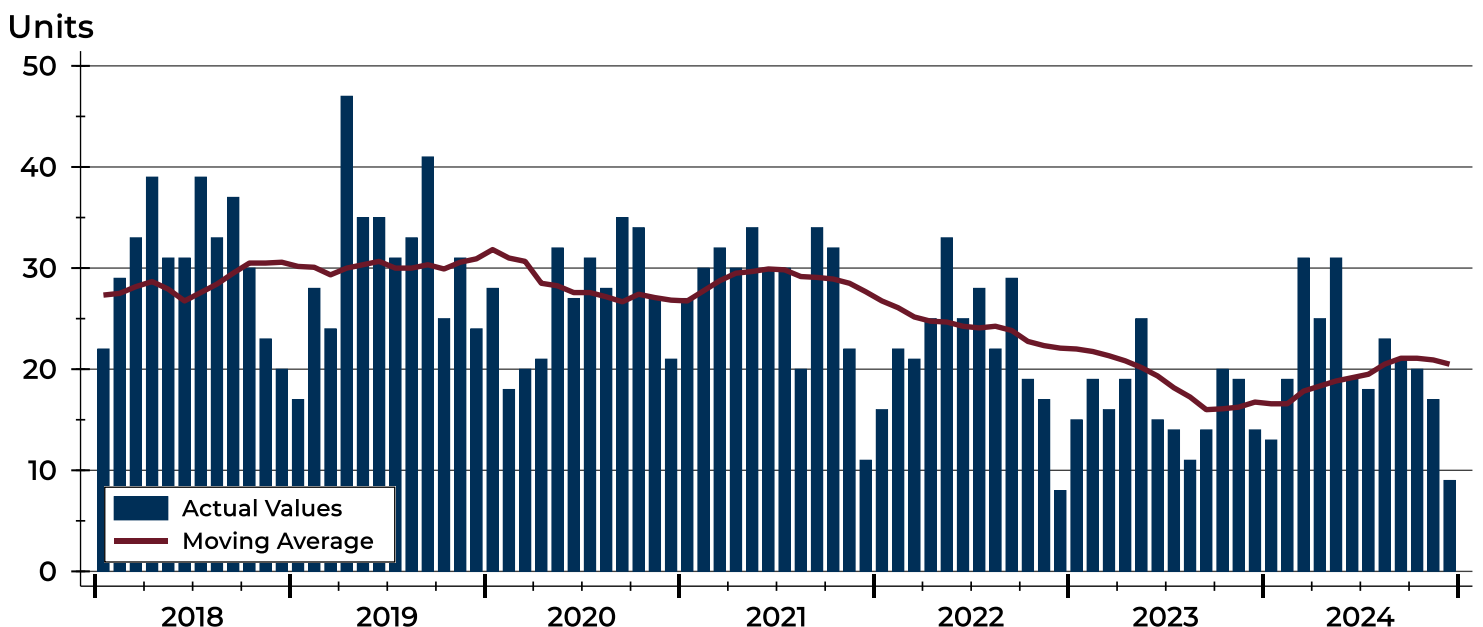
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		<b>9</b>	14	-35.7%
Volume (1,000s)		<b>2,947</b>	5,084	-42.0%
Average	List Price	<b>327,467</b>	363,139	-9.8%
	Days on Market	<b>46</b>	35	31.4%
	Percent of Original	<b>96.5%</b>	97.6%	-1.1%
Median	List Price	<b>299,900</b>	383,500	-21.8%
	Days on Market	<b>58</b>	20	190.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 9 listings in Douglas County had contracts pending at the end of December, down from 14 contracts pending at the end of December 2023.

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.

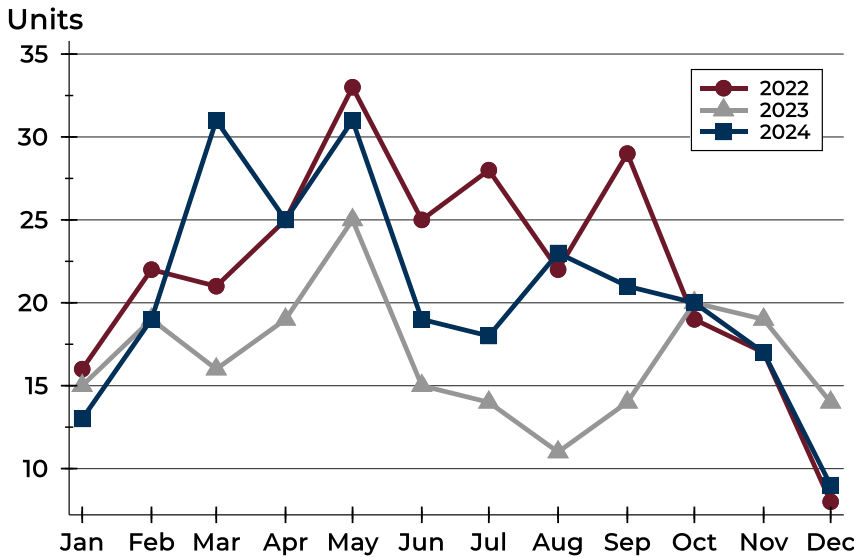
## History of Pending Contracts





## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	16	15	13
February	22	19	19
March	21	16	31
April	25	19	25
May	33	25	31
June	25	15	19
July	28	14	18
August	22	11	23
September	29	14	21
October	19	20	20
November	17	19	17
December	8	14	9

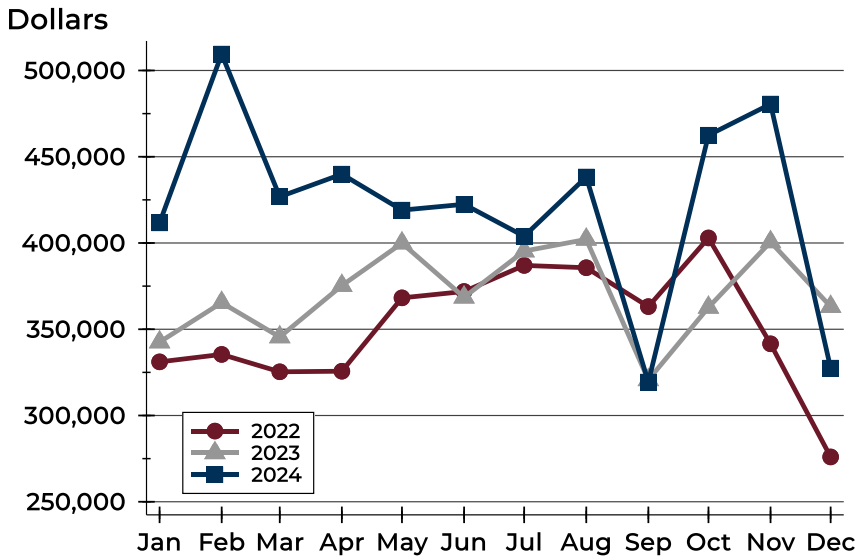
### Pending Contracts by Price Range

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	11.1%	124,000	124,000	9	9	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	22.2%	229,700	229,700	74	74	94.8%	94.8%
\$250,000-\$299,999	2	22.2%	299,450	299,450	73	73	89.5%	89.5%
\$300,000-\$349,999	1	11.1%	325,000	325,000	0	0	100.0%	100.0%
\$350,000-\$399,999	1	11.1%	399,900	399,900	25	25	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	1	11.1%	465,000	465,000	76	76	100.0%	100.0%
\$500,000-\$599,999	1	11.1%	575,000	575,000	14	14	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



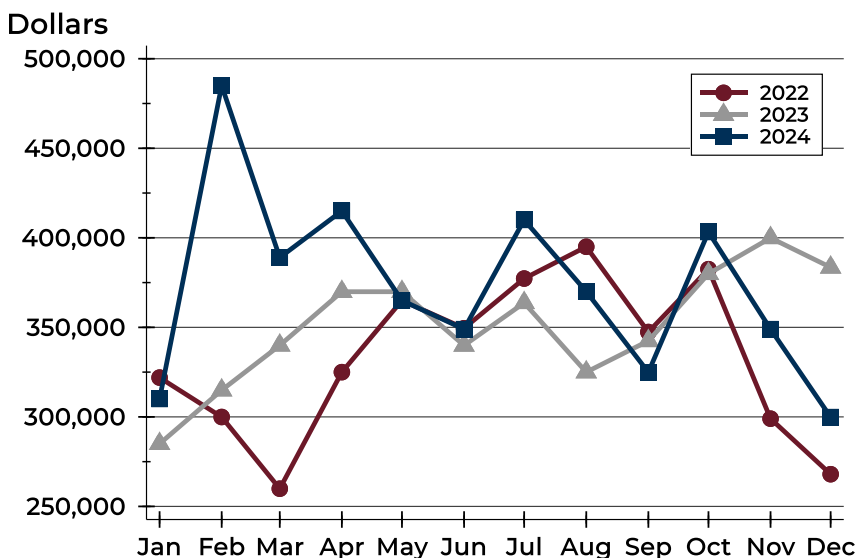
## Douglas County (Excluding Lawrence) Pending Contracts Analysis

### Average Price



Month	2022	2023	2024
January	331,106	342,573	<b>411,677</b>
February	335,409	365,442	<b>509,521</b>
March	325,338	345,506	<b>426,824</b>
April	325,680	375,321	<b>439,922</b>
May	368,205	399,913	<b>419,066</b>
June	371,892	368,533	<b>422,429</b>
July	387,004	395,307	<b>403,936</b>
August	385,661	402,100	<b>438,259</b>
September	363,136	320,653	<b>319,375</b>
October	402,934	362,668	<b>462,479</b>
November	341,553	400,608	<b>480,535</b>
December	275,988	363,139	<b>327,467</b>

### Median Price

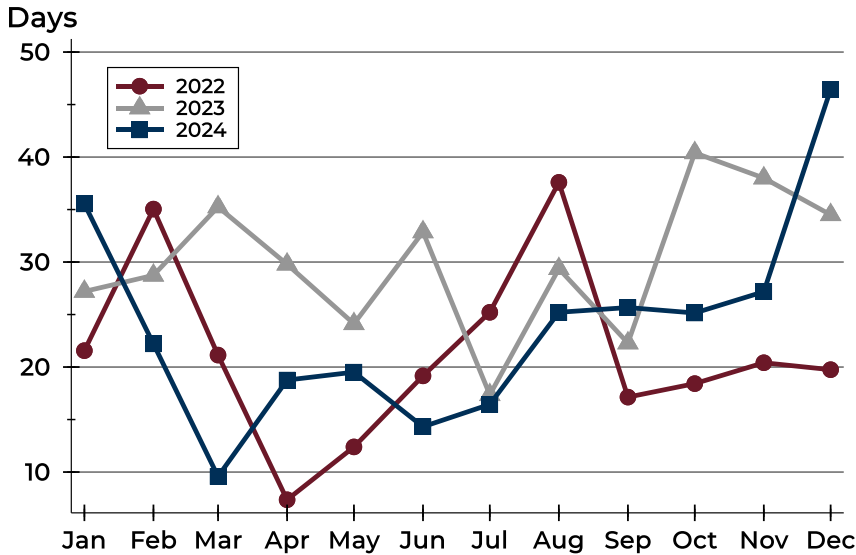


Month	2022	2023	2024
January	321,950	285,000	<b>310,000</b>
February	299,950	314,900	<b>485,000</b>
March	259,900	339,950	<b>389,000</b>
April	325,000	369,900	<b>415,000</b>
May	365,000	369,900	<b>365,000</b>
June	349,500	339,900	<b>349,000</b>
July	377,250	363,700	<b>410,000</b>
August	395,000	325,000	<b>370,000</b>
September	347,400	342,450	<b>324,900</b>
October	382,500	379,925	<b>403,243</b>
November	299,000	399,950	<b>349,000</b>
December	268,000	383,500	<b>299,900</b>



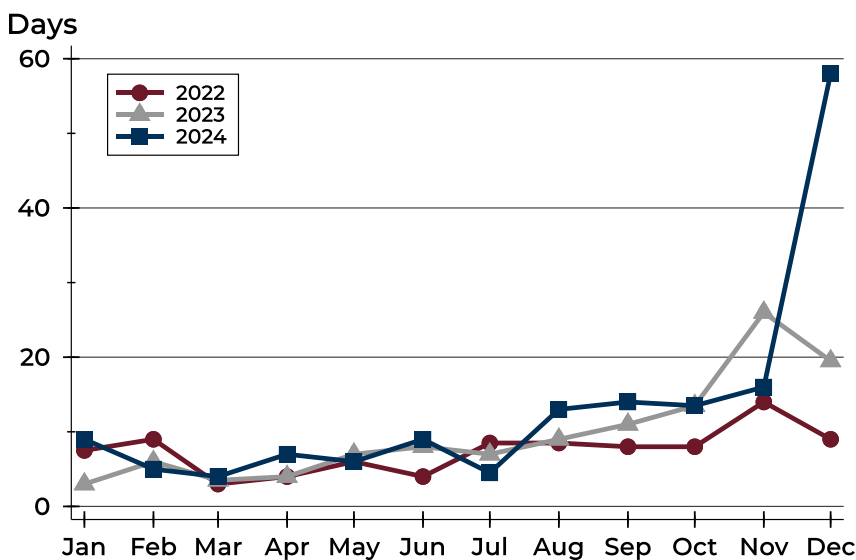
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## Average DOM



Month	2022	2023	2024
January	22	27	36
February	35	29	22
March	21	35	10
April	7	30	19
May	12	24	20
June	19	33	14
July	25	17	16
August	38	29	25
September	17	22	26
October	18	40	25
November	20	38	27
December	20	35	46

## Median DOM



Month	2022	2023	2024
January	8	3	9
February	9	6	5
March	3	4	4
April	4	4	7
May	6	7	6
June	4	8	9
July	9	7	5
August	9	9	13
September	8	11	14
October	8	14	14
November	14	26	16
December	9	20	58