



**June
2026**

Lawrence MLS Statistics



LAWRENCE
Board of REALTORS®

Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in June

Total home sales in Douglas County rose by 84.6% last month to 24 units, compared to 13 units in June 2025. Total sales volume was \$13.3 million, up 99.6% from a year earlier.

The median sale price in June was \$499,450, up from \$455,000 a year earlier. Homes that sold in June were typically on the market for 14 days and sold for 100.0% 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 45 units, up from 44 at the same point in 2025. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of June was \$449,000.

During June, a total of 21 contracts were written up from 15 in June 2025. At the end of the month, there were 29 contracts still pending.

Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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Douglas County (Excluding Lawrence) Summary Statistics

June MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales Change from prior year	24 84.6%	13 -51.9%	27 12.5%	89 17.1%	76 -21.6%	97 12.8%	
Active Listings Change from prior year	45 2.3%	44 18.9%	37 5.7%	N/A	N/A	N/A	
Months' Supply Change from prior year	3.0 -3.2%	3.1 19.2%	2.6 23.8%	N/A	N/A	N/A	
New Listings Change from prior year	27 28.6%	21 -4.5%	22 4.8%	140 12.9%	124 -10.8%	139 25.2%	
Contracts Written Change from prior year	21 40.0%	15 -6.3%	16 60.0%	97 5.4%	92 -9.8%	102 13.3%	
Pending Contracts Change from prior year	29 38.1%	21 10.5%	19 26.7%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	13,309 99.6%	6,668 -36.9%	10,572 7.8%	42,101 10.2%	38,215 -5.3%	40,343 24.0%	
Average	Sale Price Change from prior year	554,550 8.1%	512,927 31.0%	391,543 -4.2%	473,049 -5.9%	502,829 20.9%	415,905 10.0%
	List Price of Actives Change from prior year	696,718 -8.3%	759,555 45.4%	522,315 0.1%	N/A	N/A	N/A
	Days on Market Change from prior year	31 -18.4%	38 123.5%	17 -26.1%	31 -18.4%	38 81.0%	21 -32.3%
	Percent of List Change from prior year	99.5% 1.1%	98.4% -2.2%	100.6% 2.3%	99.1% 0.7%	98.4% -1.3%	99.7% 0.8%
	Percent of Original Change from prior year	99.0% 1.0%	98.0% -1.9%	99.9% 2.7%	98.0% 0.7%	97.3% -1.6%	98.9% 0.7%
Median	Sale Price Change from prior year	499,450 9.8%	455,000 35.8%	335,000 -11.7%	419,000 6.8%	392,200 8.0%	363,000 0.8%
	List Price of Actives Change from prior year	449,000 -20.2%	562,450 27.8%	440,000 -4.3%	N/A	N/A	N/A
	Days on Market Change from prior year	14 75.0%	8 60.0%	5 -37.5%	9 -18.2%	11 120.0%	5 -16.7%
	Percent of List Change from prior year	100.0% 0.7%	99.3% -0.7%	100.0% 1.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	100.0% 0.7%	99.3% -0.7%	100.0% 2.9%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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



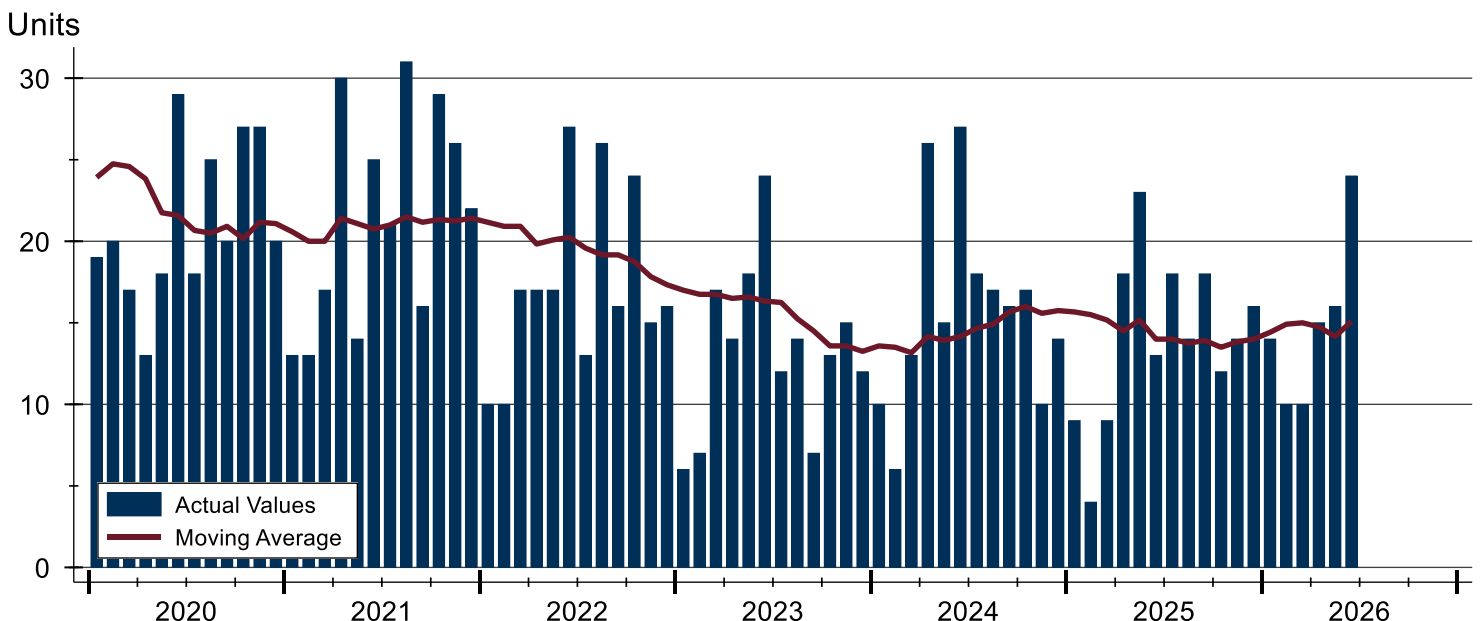
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2026	June 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		24	13	84.6%	89	76	17.1%
Volume (1,000s)		13,309	6,668	99.6%	42,101	38,215	10.2%
Months' Supply		3.0	3.1	-3.2%	N/A	N/A	N/A
Average	Sale Price	554,550	512,927	8.1%	473,049	502,829	-5.9%
	Days on Market	31	38	-18.4%	31	38	-18.4%
	Percent of List	99.5%	98.4%	1.1%	99.1%	98.4%	0.7%
	Percent of Original	99.0%	98.0%	1.0%	98.0%	97.3%	0.7%
Median	Sale Price	499,450	455,000	9.8%	419,000	392,200	6.8%
	Days on Market	14	8	75.0%	9	11	-18.2%
	Percent of List	100.0%	99.3%	0.7%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	99.3%	0.7%	100.0%	100.0%	0.0%

A total of 24 homes sold in Douglas County in June, up from 13 units in June 2025. Total sales volume rose to \$13.3 million compared to \$6.7 million in the previous year.

The median sales price in June was \$499,450, up 9.8% compared to the prior year. Median days on market was 14 days, up from 6 days in May, and up from 8 in June 2025.

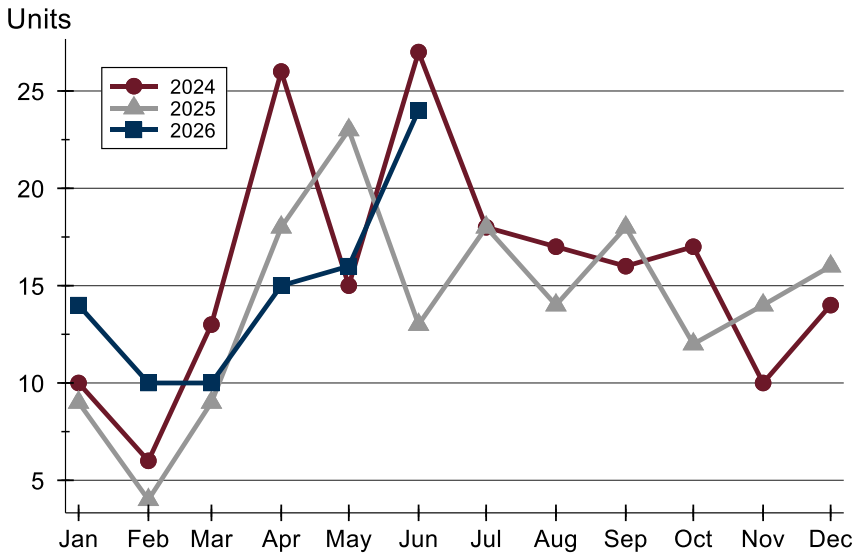
History of Closed Listings





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	10	9	14
February	6	4	10
March	13	9	10
April	26	18	15
May	15	23	16
June	27	13	24
July	18	18	18
August	17	14	17
September	16	18	16
October	17	12	17
November	10	14	10
December	14	16	14

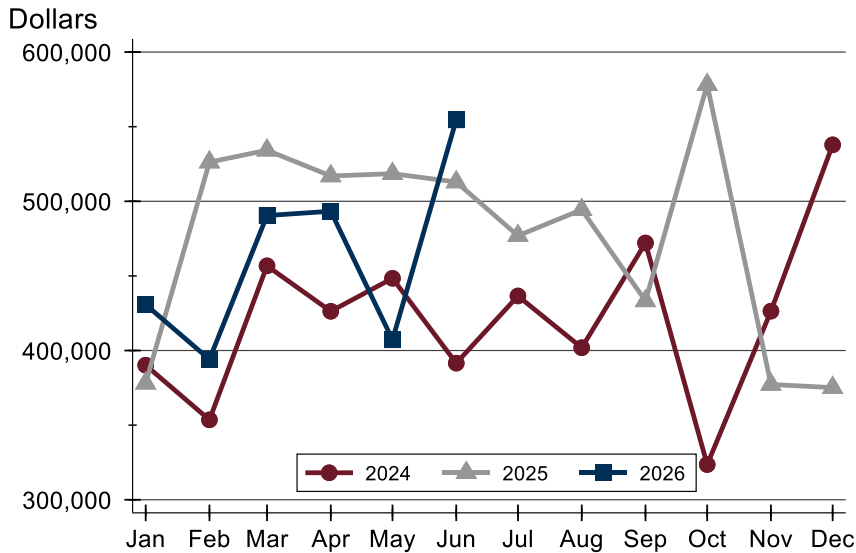
Closed Listings by Price Range

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	2	8.3%	4.2	233,500	233,500	11	11	101.3%	101.3%	101.3%	101.3%
\$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	1	4.2%	1.0	324,900	324,900	1	1	101.6%	101.6%	101.6%	101.6%
\$350,000-\$399,999	3	12.5%	2.8	373,333	370,000	6	3	101.9%	101.4%	101.9%	101.4%
\$400,000-\$449,999	4	16.7%	5.6	429,725	430,000	39	29	100.7%	100.0%	99.9%	99.0%
\$450,000-\$499,999	2	8.3%	0.0	475,000	475,000	16	16	104.2%	104.2%	104.2%	104.2%
\$500,000-\$599,999	4	16.7%	1.6	555,225	560,500	87	72	98.5%	100.0%	96.9%	98.3%
\$600,000-\$749,999	5	20.8%	2.0	635,500	622,500	28	11	97.6%	99.6%	96.4%	97.9%
\$750,000-\$999,999	2	8.3%	10.5	915,000	915,000	8	8	98.6%	98.6%	98.6%	98.6%
\$1,000,000 and up	1	4.2%	12.0	1,500,000	1,500,000	20	20	88.2%	88.2%	88.2%	88.2%



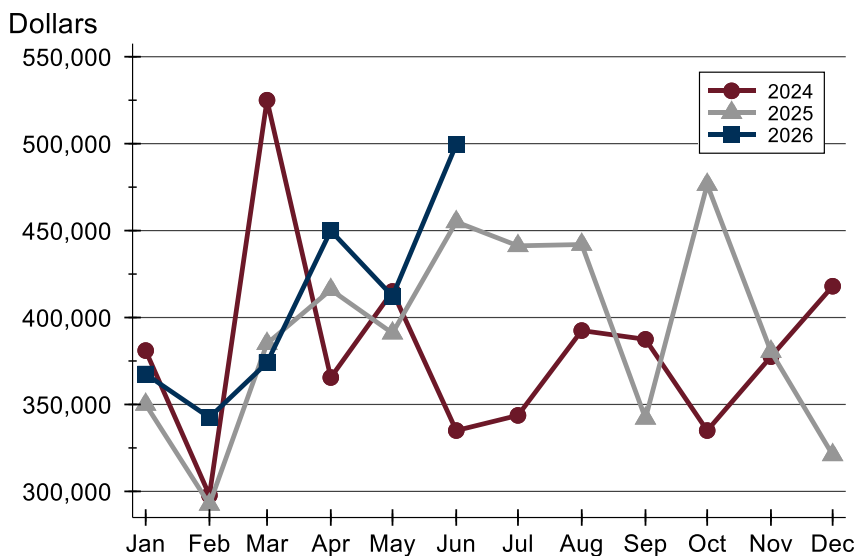
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	390,195	378,072	430,773
February	353,550	526,250	394,090
March	456,762	534,222	490,480
April	426,308	516,967	493,350
May	448,400	518,517	407,213
June	391,543	512,927	554,550
July	436,564	476,916	
August	401,888	494,350	
September	472,056	433,278	
October	323,588	578,113	
November	426,390	377,271	
December	537,843	375,125	

Median Price

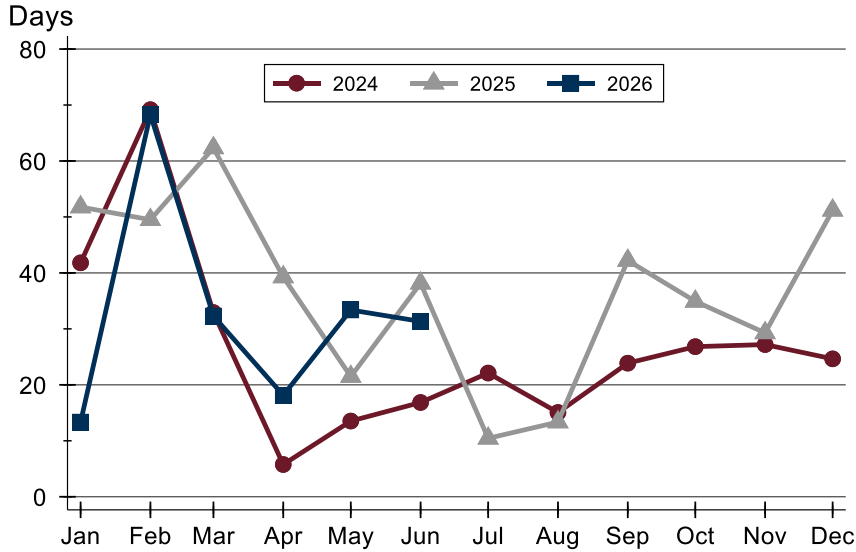


Month	2024	2025	2026
January	381,000	350,000	367,500
February	297,750	292,500	342,500
March	525,000	385,000	374,000
April	365,500	416,000	449,950
May	415,000	391,000	412,250
June	335,000	455,000	499,450
July	343,700	441,250	
August	392,500	442,000	
September	387,450	342,000	
October	335,000	476,475	
November	377,500	380,450	
December	418,000	321,000	



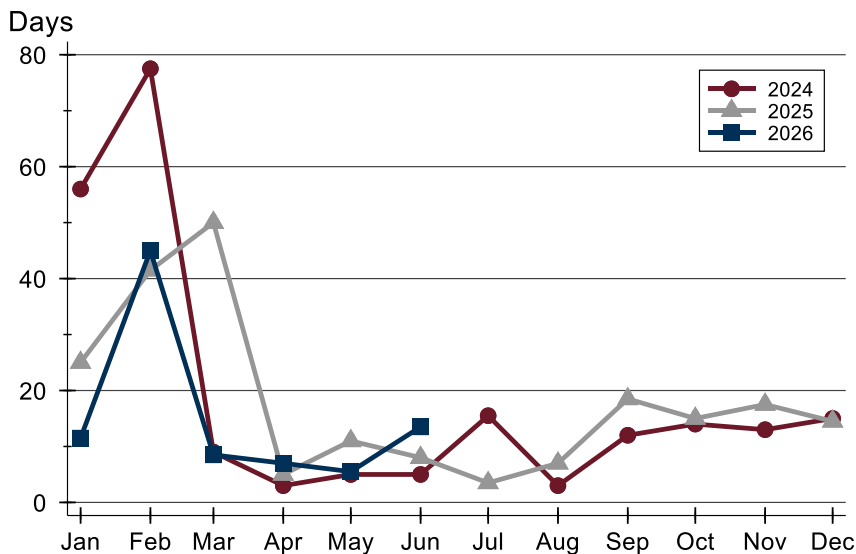
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	42	52	13
February	69	50	68
March	33	62	32
April	6	39	18
May	14	21	33
June	17	38	31
July	22	10	
August	15	13	
September	24	42	
October	27	35	
November	27	29	
December	25	51	

Median DOM



Month	2024	2025	2026
January	56	25	12
February	78	42	45
March	9	50	9
April	3	5	7
May	5	11	6
June	5	8	14
July	16	4	
August	3	7	
September	12	19	
October	14	15	
November	13	18	
December	15	15	



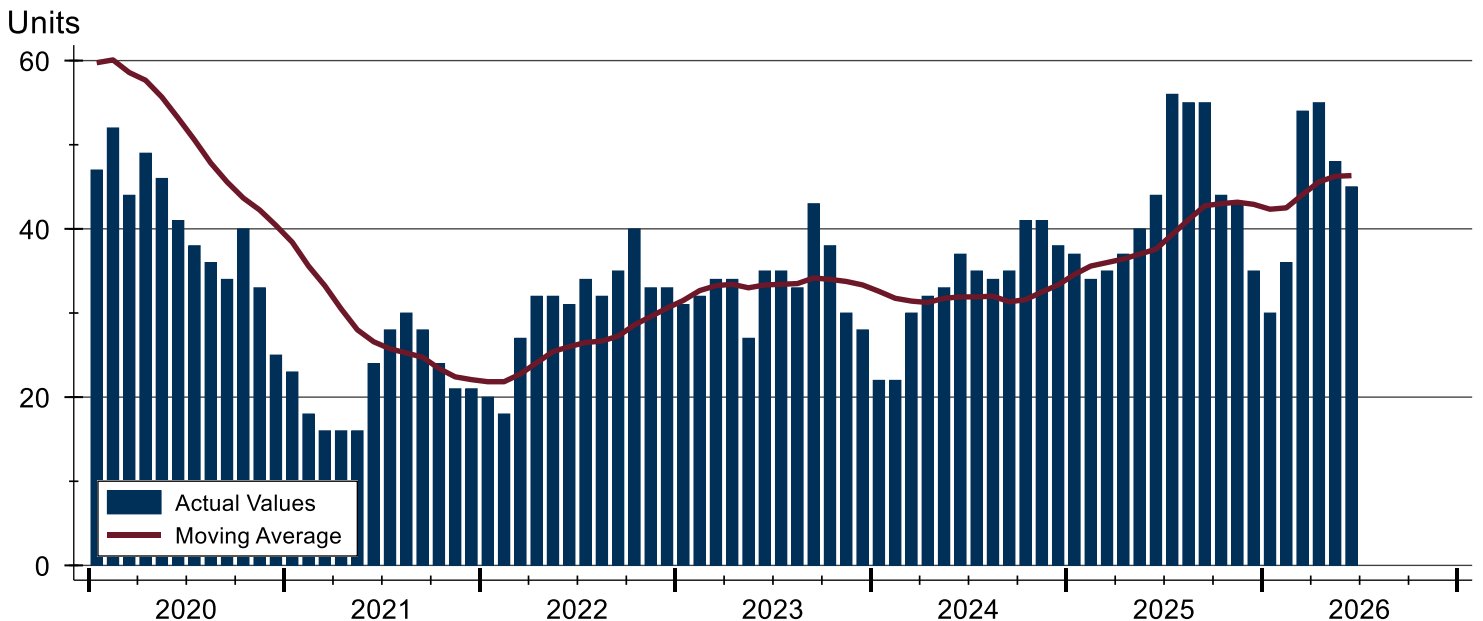
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2026	End of June 2025	Change
Active Listings		45	44	2.3%
Volume (1,000s)		31,352	33,420	-6.2%
Months' Supply		3.0	3.1	-3.2%
Average	List Price	696,718	759,555	-8.3%
	Days on Market	46	38	21.1%
	Percent of Original	98.2%	98.3%	-0.1%
Median	List Price	449,000	562,450	-20.2%
	Days on Market	25	19	31.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 45 homes were available for sale in Douglas County at the end of June. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of June was \$449,000, down 20.2% from 2025. The typical time on market for active listings was 25 days, up from 19 days a year earlier.

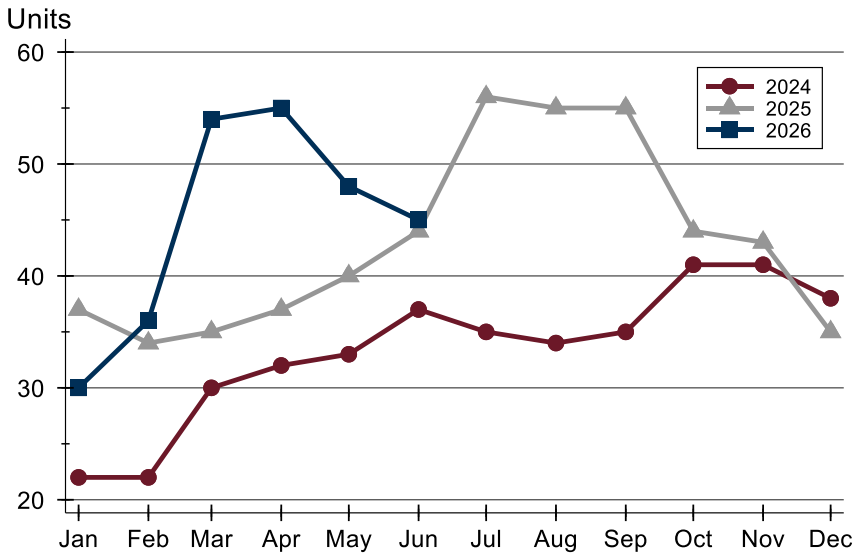
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	22	37	30
February	22	34	36
March	30	35	54
April	32	37	55
May	33	40	48
June	37	44	45
July	35	56	
August	34	55	
September	35	55	
October	41	44	
November	41	43	
December	38	35	

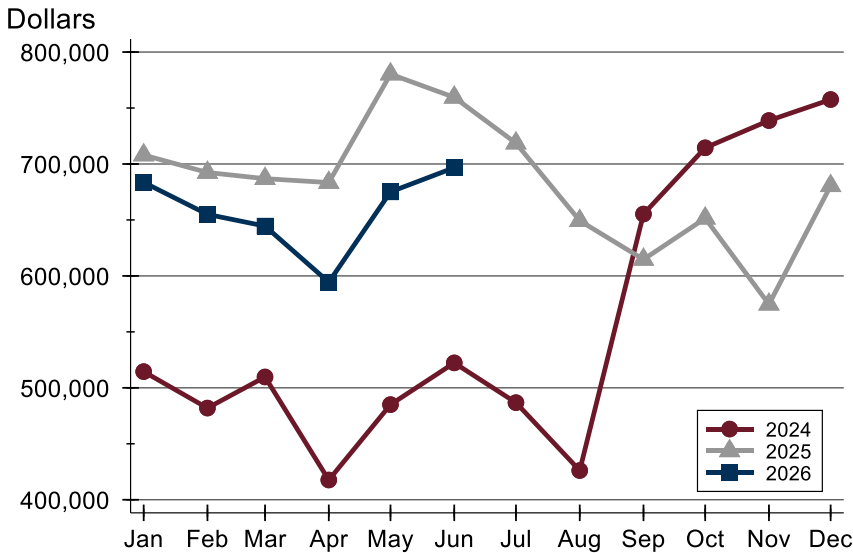
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	2.2%	N/A	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	2.2%	N/A	195,000	195,000	17	17	100.0%	100.0%
\$200,000-\$249,999	6	13.3%	4.2	229,467	234,950	18	7	99.5%	100.0%
\$250,000-\$299,999	1	2.2%	N/A	288,500	288,500	6	6	100.0%	100.0%
\$300,000-\$349,999	2	4.4%	1.0	317,450	317,450	23	23	96.9%	96.9%
\$350,000-\$399,999	6	13.3%	2.8	381,363	389,750	27	19	98.7%	99.4%
\$400,000-\$449,999	8	17.8%	5.6	433,681	438,725	53	51	100.3%	100.0%
\$450,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	3	6.7%	1.6	528,300	524,900	63	64	98.0%	100.0%
\$600,000-\$749,999	4	8.9%	2.0	678,700	684,950	41	37	98.9%	99.3%
\$750,000-\$999,999	7	15.6%	10.5	864,757	849,500	100	23	93.3%	100.0%
\$1,000,000 and up	6	13.3%	12.0	2,105,250	1,724,000	35	19	97.8%	100.0%



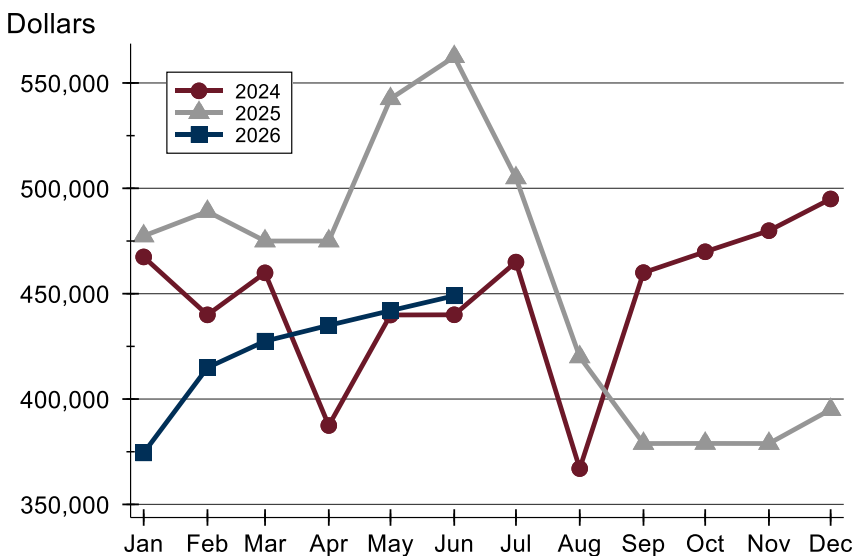
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



Month	2024	2025	2026
January	514,500	707,965	683,590
February	481,945	692,389	654,995
March	509,720	686,891	644,536
April	417,662	683,388	594,390
May	485,015	780,282	675,069
June	522,315	759,555	696,718
July	486,756	718,620	
August	426,135	649,360	
September	655,280	614,721	
October	714,451	651,496	
November	738,815	574,643	
December	757,595	680,507	

Median Price

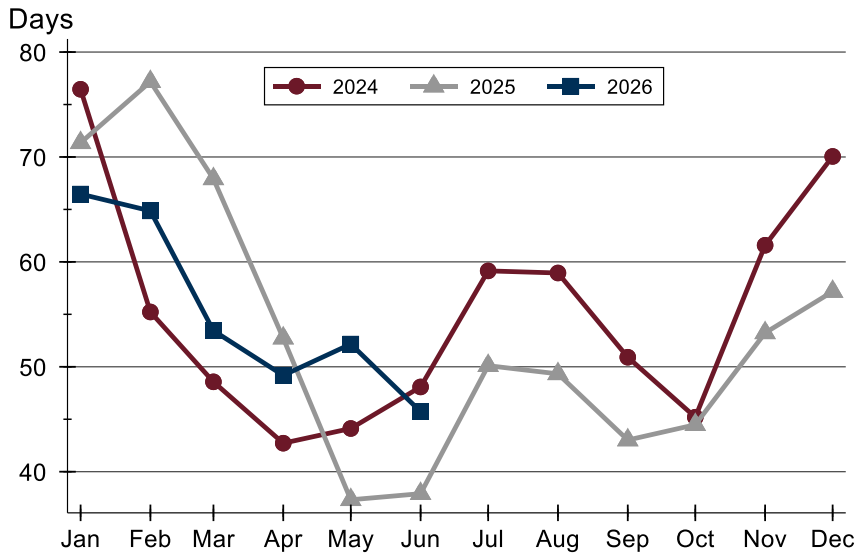


Month	2024	2025	2026
January	467,450	477,400	374,450
February	439,950	489,000	414,900
March	459,900	475,000	427,475
April	387,450	475,000	435,000
May	439,900	542,500	441,950
June	440,000	562,450	449,000
July	465,000	504,950	
August	367,000	420,000	
September	460,000	378,900	
October	469,900	378,950	
November	479,900	378,900	
December	494,950	395,000	



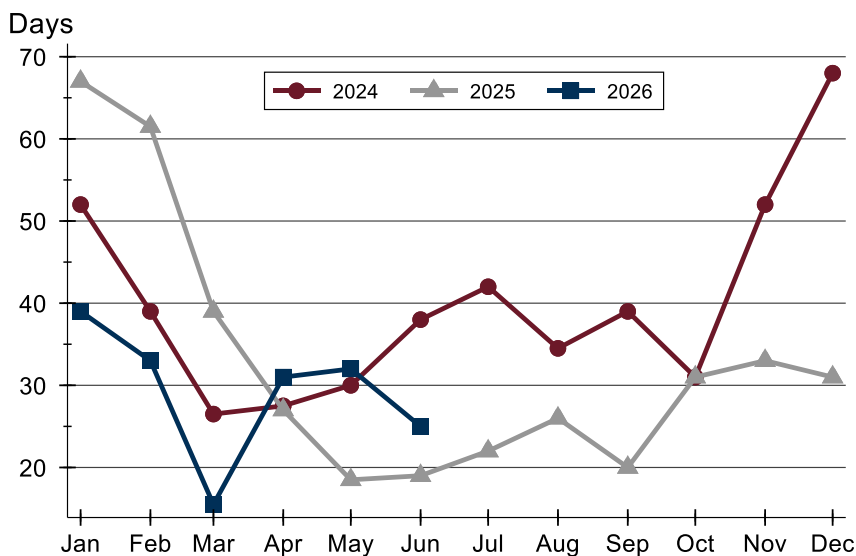
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	76	71	66
February	55	77	65
March	49	68	53
April	43	53	49
May	44	37	52
June	48	38	46
July	59	50	
August	59	49	
September	51	43	
October	45	44	
November	62	53	
December	70	57	

Median DOM

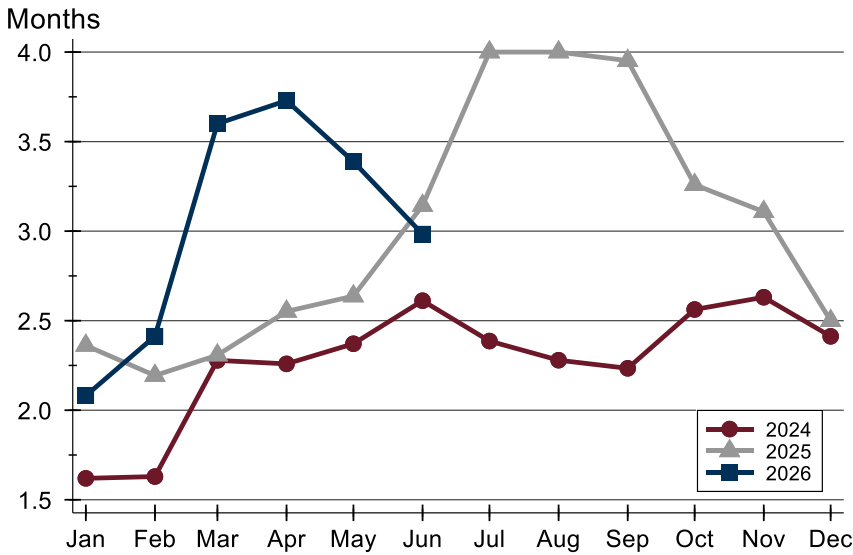


Month	2024	2025	2026
January	52	67	39
February	39	62	33
March	27	39	16
April	28	27	31
May	30	19	32
June	38	19	25
July	42	22	
August	35	26	
September	39	20	
October	31	31	
November	52	33	
December	68	31	



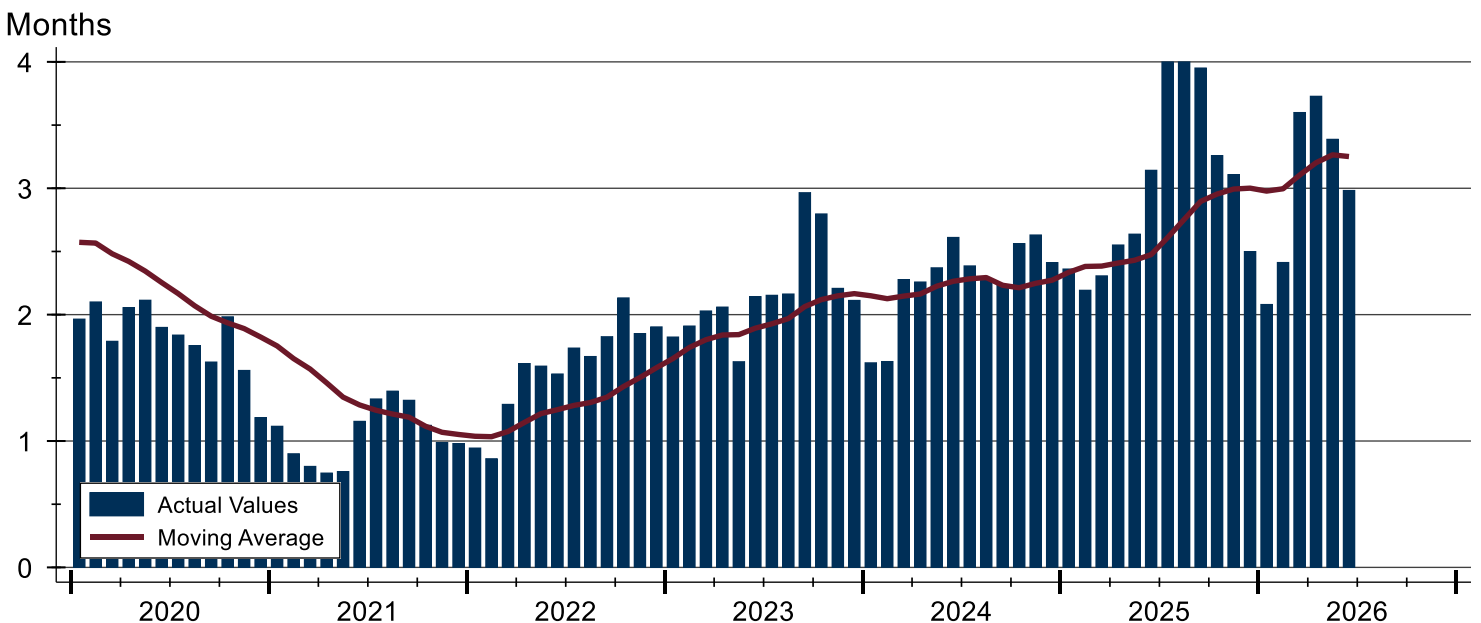
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	1.6	2.4	2.1
February	1.6	2.2	2.4
March	2.3	2.3	3.6
April	2.3	2.6	3.7
May	2.4	2.6	3.4
June	2.6	3.1	3.0
July	2.4	4.0	
August	2.3	4.0	
September	2.2	4.0	
October	2.6	3.3	
November	2.6	3.1	
December	2.4	2.5	

History of Month's Supply





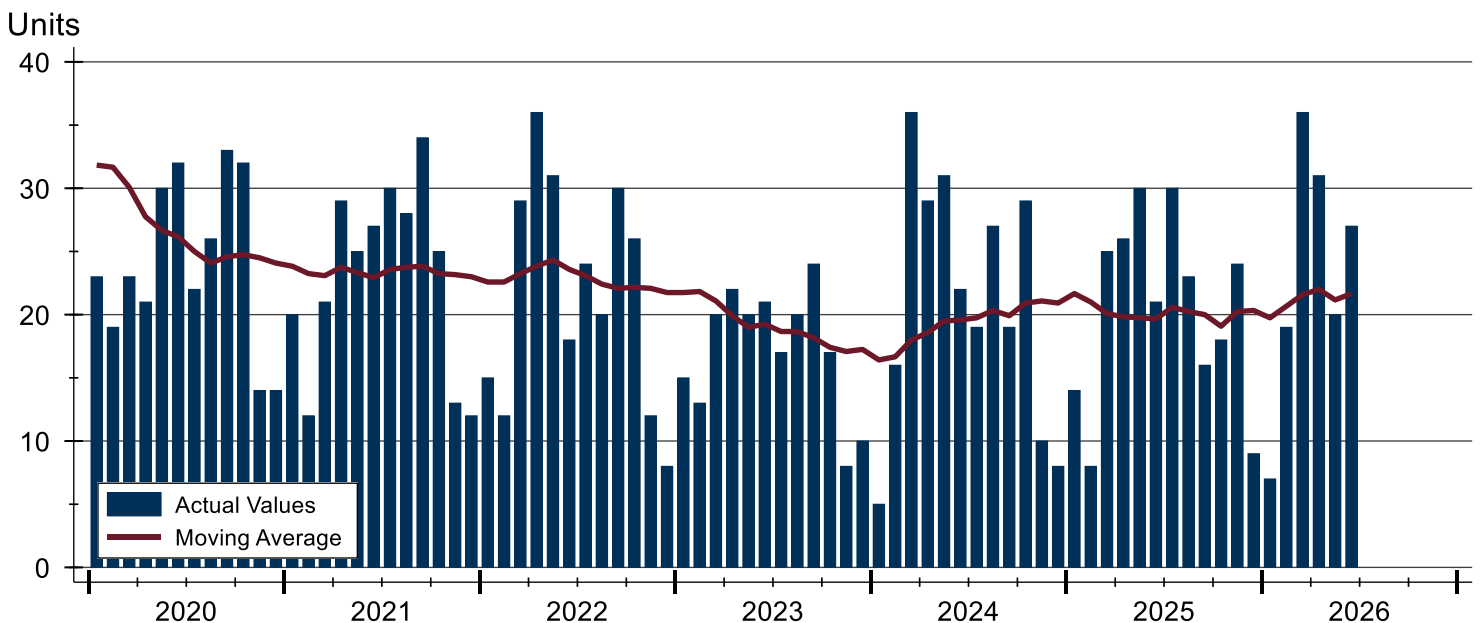
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2026	June 2025	Change
Current Month	New Listings	27	21	28.6%
	Volume (1,000s)	14,203	13,051	8.8%
	Average List Price	526,030	621,488	-15.4%
	Median List Price	399,900	445,000	-10.1%
Year-to-Date	New Listings	140	124	12.9%
	Volume (1,000s)	76,432	70,153	9.0%
	Average List Price	545,941	565,748	-3.5%
	Median List Price	412,500	445,000	-7.3%

A total of 27 new listings were added in Douglas County during June, up 28.6% from the same month in 2025. Year-to-date Douglas County has seen 140 new listings.

The median list price of these homes was \$399,900 down from \$445,000 in 2025.

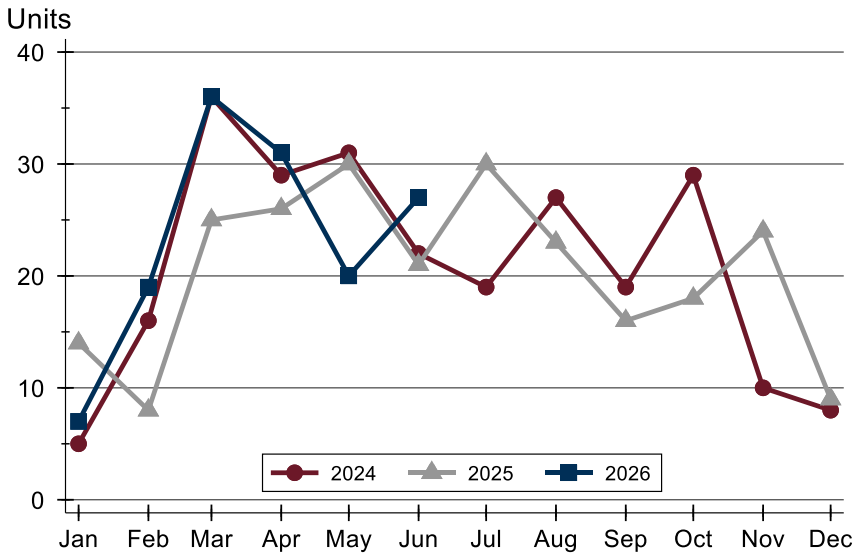
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	5	14	7
February	16	8	19
March	36	25	36
April	29	26	31
May	31	30	20
June	22	21	27
July	19	30	19
August	27	23	27
September	19	16	19
October	29	18	29
November	10	24	10
December	8	9	8

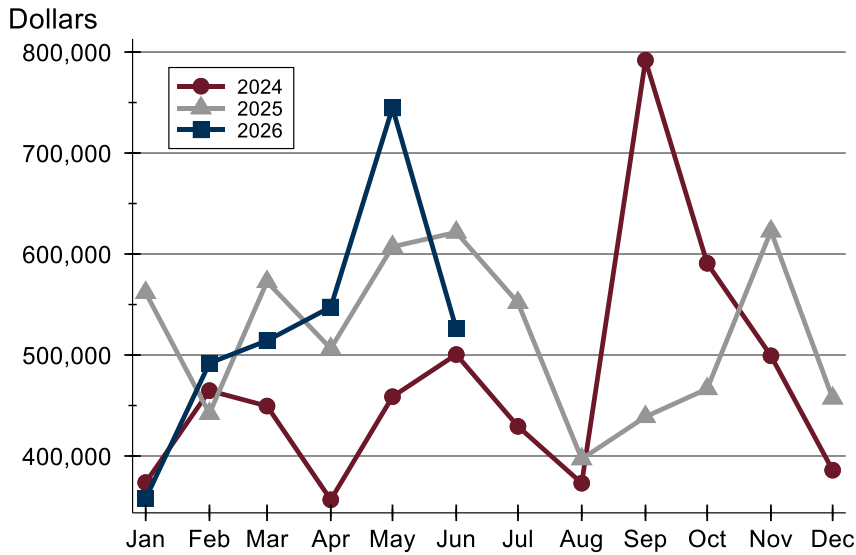
New Listings by Price Range

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	1	3.7%	195,000	195,000	18	18	100.0%	100.0%
\$200,000-\$249,999	3	11.1%	241,633	245,000	6	6	100.0%	100.0%
\$250,000-\$299,999	1	3.7%	299,500	299,500	3	3	100.0%	100.0%
\$300,000-\$349,999	4	14.8%	318,000	316,500	8	4	99.7%	100.0%
\$350,000-\$399,999	5	18.5%	384,760	395,000	8	5	97.8%	100.0%
\$400,000-\$449,999	5	18.5%	428,200	425,000	5	4	100.0%	100.0%
\$450,000-\$499,999	2	7.4%	474,950	474,950	7	7	100.0%	100.0%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	3.7%	612,900	612,900	26	26	98.9%	98.9%
\$750,000-\$999,999	3	11.1%	861,600	899,900	14	10	100.0%	100.0%
\$1,000,000 and up	2	7.4%	1,749,500	1,749,500	15	15	100.0%	100.0%



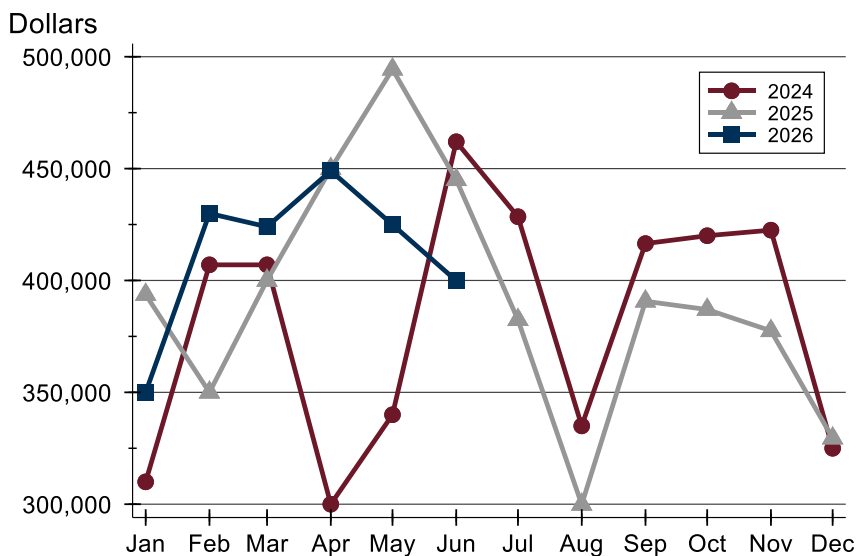
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2024	2025	2026
January	373,698	561,746	357,843
February	464,725	441,988	491,936
March	449,461	572,544	514,236
April	356,648	506,398	547,474
May	458,731	607,242	744,650
June	500,468	621,488	526,030
July	429,326	551,808	
August	373,026	397,049	
September	791,926	438,819	
October	590,829	466,517	
November	499,230	622,654	
December	385,925	457,222	

Median Price



Month	2024	2025	2026
January	310,000	393,700	350,000
February	407,000	350,000	429,950
March	407,000	400,000	424,000
April	300,000	449,925	449,000
May	340,000	494,400	424,950
June	462,000	445,000	399,900
July	428,500	382,450	
August	335,000	299,900	
September	416,485	390,700	
October	420,000	387,000	
November	422,500	377,500	
December	325,000	329,500	



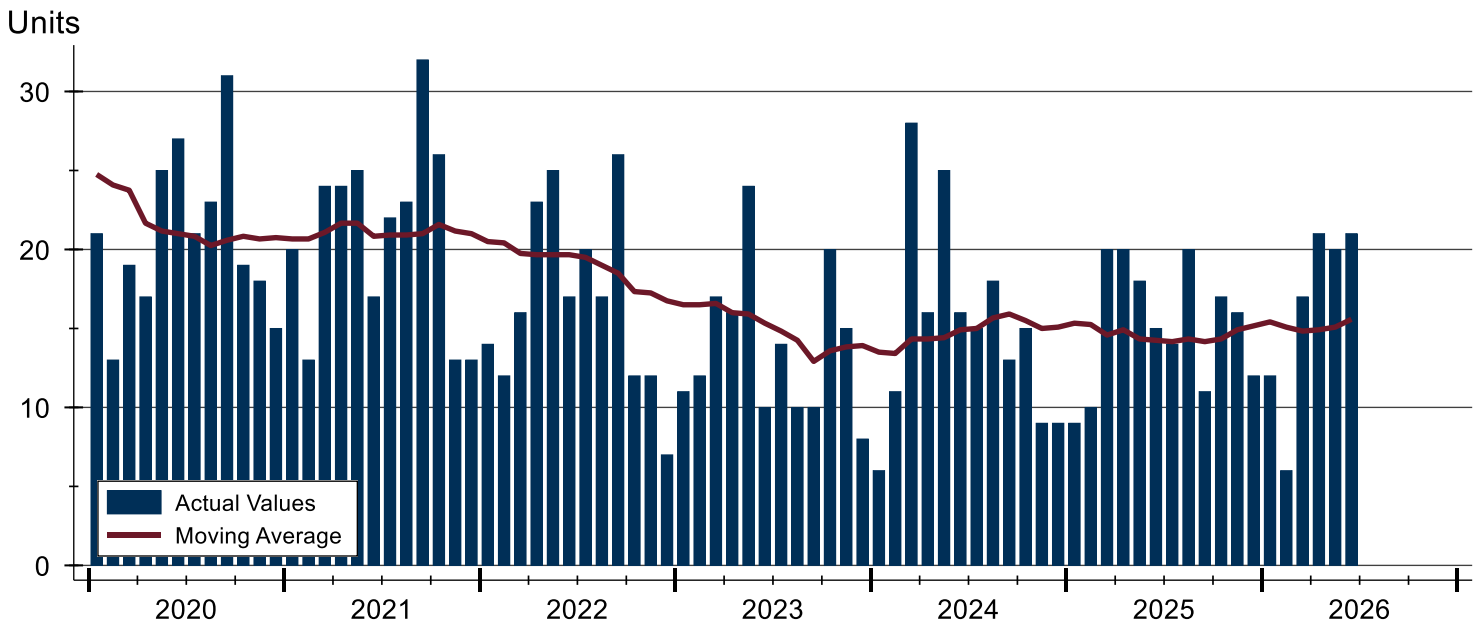
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2026	June 2025	Change	Year-to-Date		
		2026	2025		2026	2025	Change
Contracts Written		21	15	40.0%	97	92	5.4%
Volume (1,000s)		8,744	6,924	26.3%	44,195	46,411	-4.8%
Average	Sale Price	416,381	461,570	-9.8%	455,620	504,466	-9.7%
	Days on Market	37	16	131.3%	33	30	10.0%
	Percent of Original	98.1%	97.6%	0.5%	98.1%	97.9%	0.2%
Median	Sale Price	409,500	459,950	-11.0%	400,000	425,000	-5.9%
	Days on Market	13	12	8.3%	9	9	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 21 contracts for sale were written in Douglas County during the month of June, up from 15 in 2025. The median list price of these homes was \$409,500, down from \$459,950 the prior year.

Half of the homes that went under contract in June were on the market less than 13 days, compared to 12 days in June 2025.

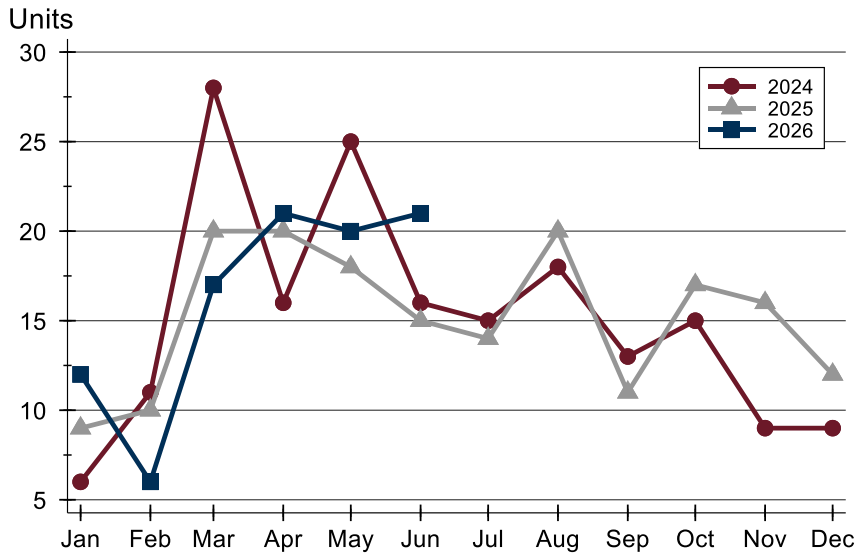
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	6	9	12
February	11	10	6
March	28	20	17
April	16	20	21
May	25	18	20
June	16	15	21
July	15	14	
August	18	20	
September	13	11	
October	15	17	
November	9	16	
December	9	12	

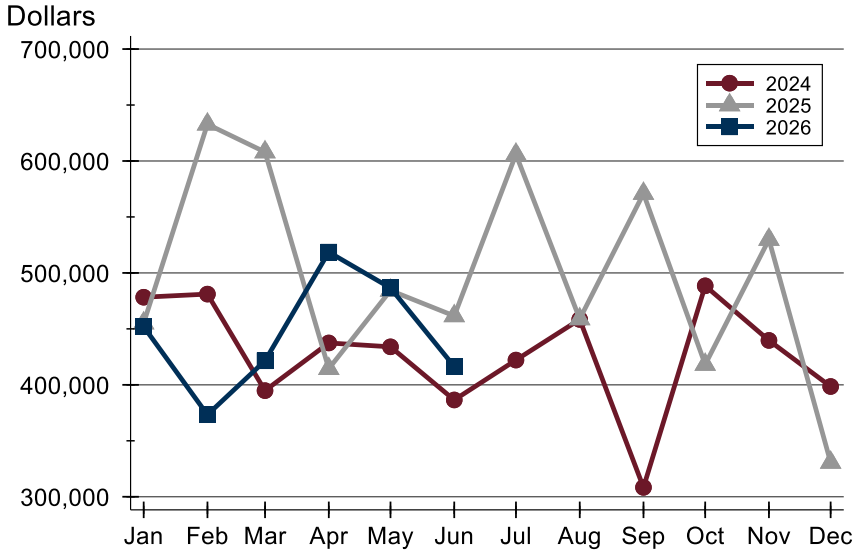
Contracts Written by Price Range

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	1	4.8%	229,000	229,000	46	46	93.5%	93.5%
\$250,000-\$299,999	1	4.8%	299,500	299,500	3	3	100.0%	100.0%
\$300,000-\$349,999	4	19.0%	323,625	323,500	14	4	100.5%	100.0%
\$350,000-\$399,999	4	19.0%	378,350	381,750	14	13	96.9%	99.4%
\$400,000-\$449,999	6	28.6%	421,300	422,250	39	22	101.3%	100.0%
\$450,000-\$499,999	2	9.5%	474,950	474,950	7	7	100.0%	100.0%
\$500,000-\$599,999	1	4.8%	550,000	550,000	22	22	91.7%	91.7%
\$600,000-\$749,999	1	4.8%	620,000	620,000	309	309	77.5%	77.5%
\$750,000-\$999,999	1	4.8%	759,900	759,900	39	39	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



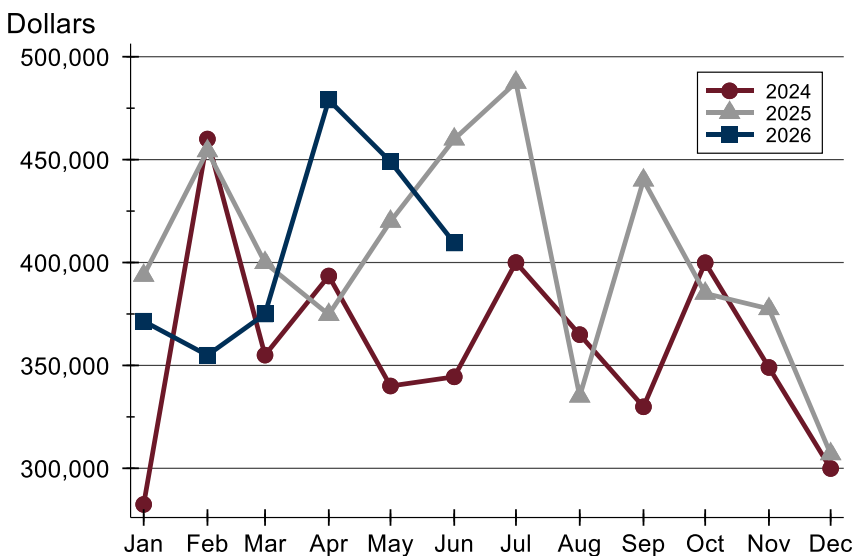
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	478,300	455,144	451,996
February	481,082	632,834	373,292
March	394,834	607,990	421,488
April	437,413	414,418	518,600
May	433,972	484,336	486,575
June	386,503	461,570	416,381
July	422,127	605,904	
August	458,439	458,840	
September	308,385	570,936	
October	488,467	418,159	
November	439,689	529,842	
December	398,533	330,667	

Median Price

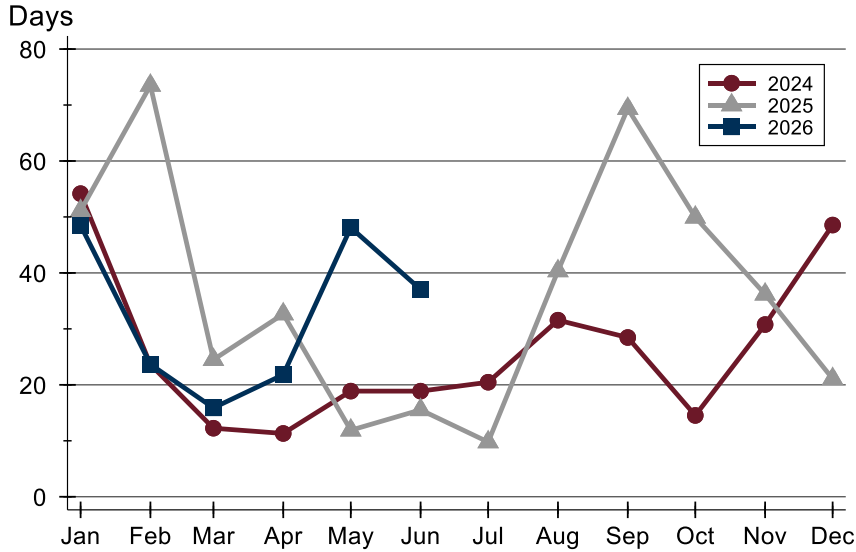


Month	2024	2025	2026
January	282,450	393,700	371,500
February	460,000	454,222	354,950
March	355,000	399,900	375,000
April	393,450	374,700	479,000
May	340,000	419,975	449,000
June	344,450	459,950	409,500
July	400,000	487,500	
August	364,950	335,000	
September	329,900	440,000	
October	399,900	385,000	
November	349,000	377,500	
December	299,900	307,000	



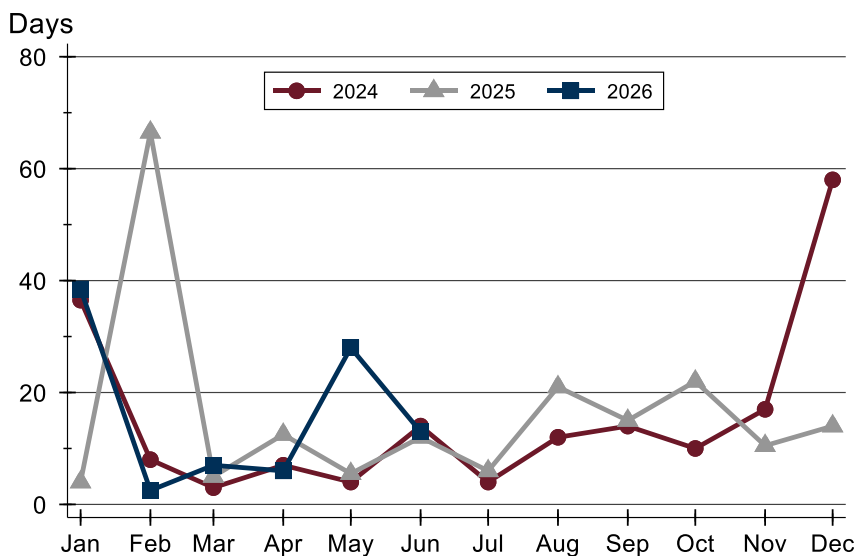
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	54	51	49
February	24	74	24
March	12	25	16
April	11	33	22
May	19	12	48
June	19	16	37
July	20	10	
August	32	40	
September	28	69	
October	15	50	
November	31	36	
December	49	21	

Median DOM



Month	2024	2025	2026
January	37	4	39
February	8	67	3
March	3	5	7
April	7	13	6
May	4	6	28
June	14	12	13
July	4	6	
August	12	21	
September	14	15	
October	10	22	
November	17	11	
December	58	14	



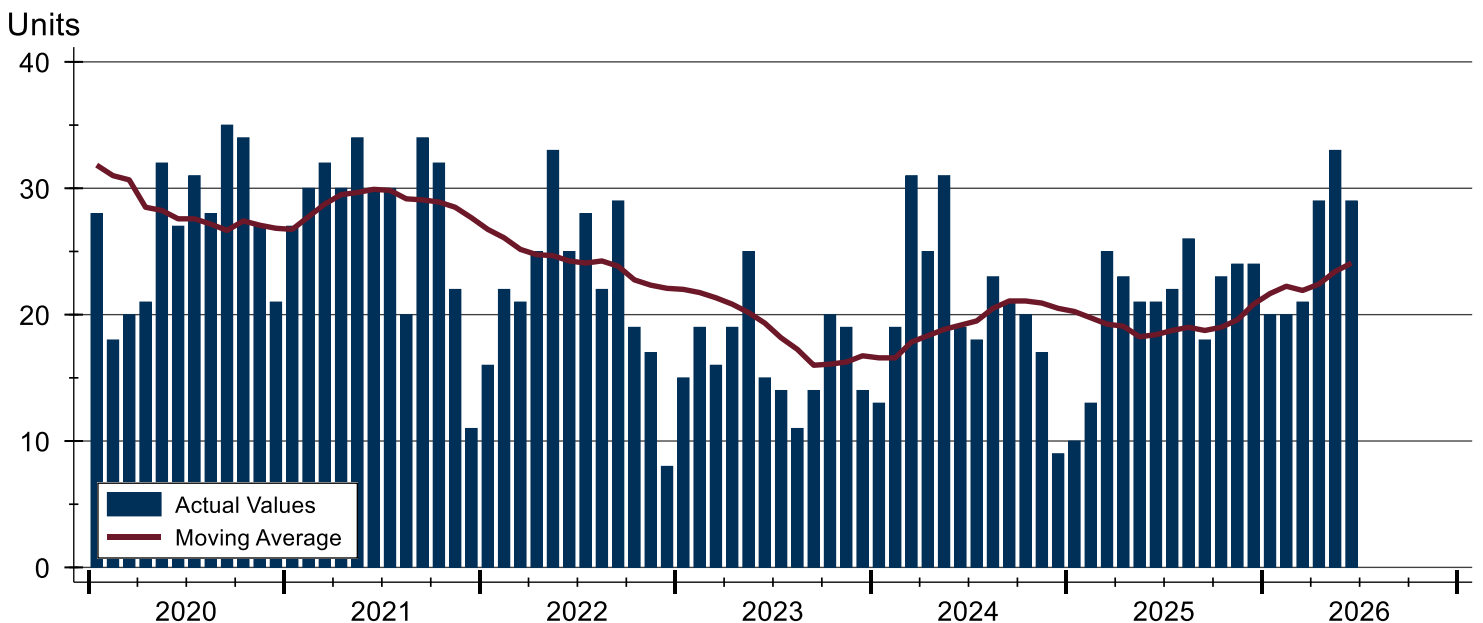
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of June 2025	Change
Pending Contracts		29	21	38.1%
Volume (1,000s)		13,831	10,435	32.5%
Average	List Price	476,941	496,907	-4.0%
	Days on Market	45	13	246.2%
	Percent of Original	98.3%	99.1%	-0.8%
Median	List Price	405,000	459,950	-11.9%
	Days on Market	13	9	44.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 29 listings in Douglas County had contracts pending at the end of June, up from 21 contracts pending at the end of June 2025.

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.

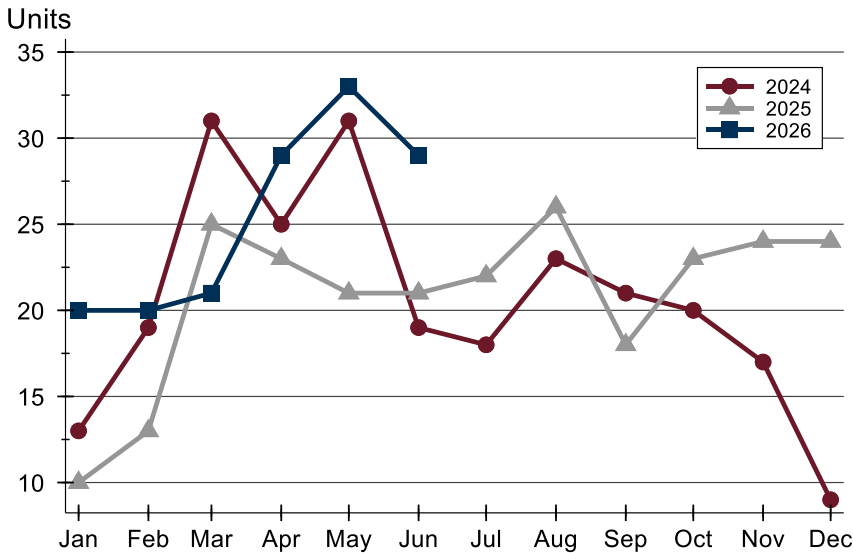
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	13	10	20
February	19	13	20
March	31	25	21
April	25	23	29
May	31	21	33
June	19	21	29
July	18	22	
August	23	26	
September	21	18	
October	20	23	
November	17	24	
December	9	24	

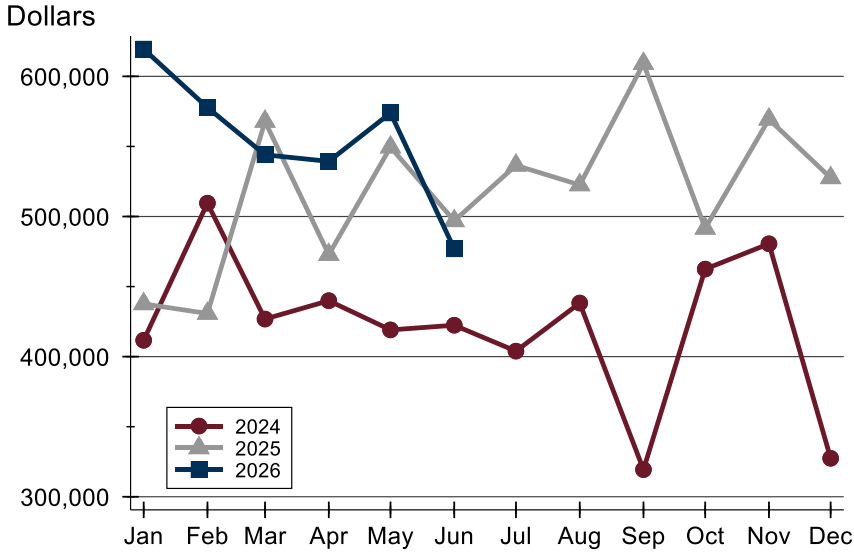
Pending Contracts by Price Range

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	3.4%	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	1	3.4%	229,000	229,000	46	46	93.5%	93.5%
\$250,000-\$299,999	3	10.3%	291,467	299,500	20	7	100.0%	100.0%
\$300,000-\$349,999	4	13.8%	323,625	323,500	14	4	100.0%	100.0%
\$350,000-\$399,999	5	17.2%	372,540	373,900	8	5	97.8%	100.0%
\$400,000-\$449,999	6	20.7%	416,317	414,700	44	35	99.8%	100.0%
\$450,000-\$499,999	2	6.9%	474,950	474,950	7	7	100.0%	100.0%
\$500,000-\$599,999	4	13.8%	554,750	550,000	30	31	97.9%	100.0%
\$600,000-\$749,999	1	3.4%	620,000	620,000	309	309	77.5%	77.5%
\$750,000-\$999,999	1	3.4%	759,900	759,900	39	39	100.0%	100.0%
\$1,000,000 and up	1	3.4%	2,400,000	2,400,000	346	346	100.0%	100.0%



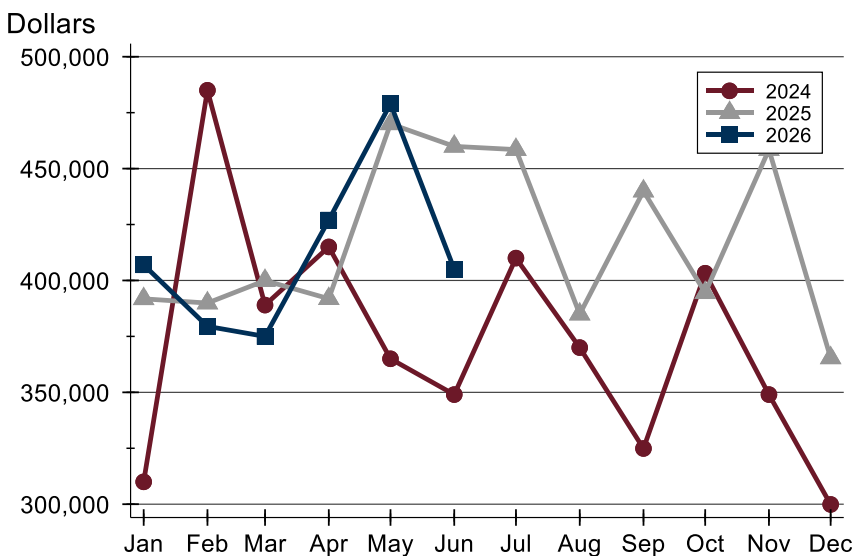
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	411,677	437,650	619,492
February	509,521	430,815	577,780
March	426,824	567,873	544,040
April	439,922	472,820	539,359
May	419,066	549,486	573,885
June	422,429	496,907	476,941
July	403,936	536,525	
August	438,259	522,527	
September	319,375	609,153	
October	462,479	491,574	
November	480,535	569,374	
December	327,467	527,587	

Median Price

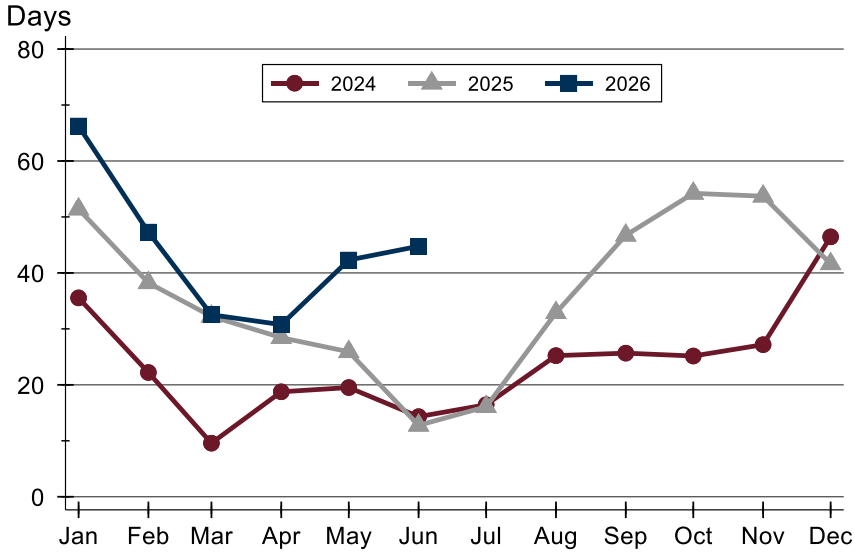


Month	2024	2025	2026
January	310,000	391,800	407,000
February	485,000	389,900	379,500
March	389,000	399,950	375,000
April	415,000	391,850	427,000
May	365,000	470,000	479,000
June	349,000	459,950	405,000
July	410,000	458,500	
August	370,000	384,950	
September	324,900	439,950	
October	403,243	394,500	
November	349,000	458,500	
December	299,900	365,389	



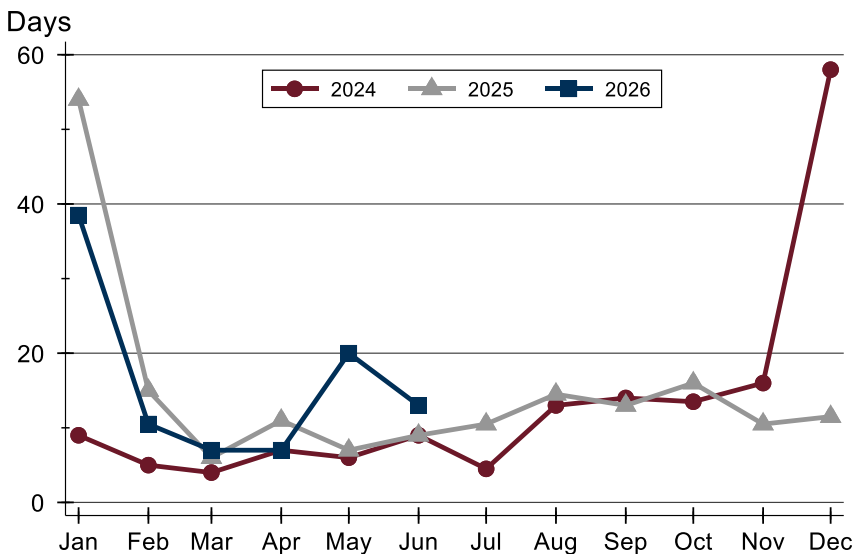
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	36	51	66
February	22	38	47
March	10	32	33
April	19	28	31
May	20	26	42
June	14	13	45
July	16	16	
August	25	33	
September	26	47	
October	25	54	
November	27	54	
December	46	42	

Median DOM



Month	2024	2025	2026
January	9	54	39
February	5	15	11
March	4	6	7
April	7	11	7
May	6	7	20
June	9	9	13
July	5	11	
August	13	15	
September	14	13	
October	14	16	
November	16	11	
December	58	12	