



**July  
2025**

## Lawrence MLS Statistics



# Douglas County (Excluding Lawrence) Housing Report



## Market Overview

### Douglas County Home Sales Fell in July

Total home sales in Douglas County fell last month to 17 units, compared to 18 units in July 2024. Total sales volume was \$8.2 million, up from a year earlier.

The median sale price in July was \$442,500, up from \$343,700 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

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

The total number of active listings in Douglas County at the end of July was 56 units, up from 35 at the same point in 2024. This represents a 4.0 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$504,950.

There were 15 contracts written in July 2025 and 2024, showing no change over the year. At the end of the month, there were 22 contracts still pending.

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# Douglas County (Excluding Lawrence) Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year		<b>17</b> -5.6%	<b>18</b> 50.0%	<b>12</b> -7.7%	<b>92</b> -20.0%	<b>115</b> 17.3%	<b>98</b> -11.7%
<b>Active Listings</b> Change from prior year		<b>56</b> 60.0%	<b>35</b> 0.0%	<b>35</b> 2.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>4.0</b> 66.7%	<b>2.4</b> 9.1%	<b>2.2</b> 29.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>30</b> 57.9%	<b>19</b> 11.8%	<b>17</b> -29.2%	<b>149</b> -5.7%	<b>158</b> 23.4%	<b>128</b> -22.4%
<b>Contracts Written</b> Change from prior year		<b>15</b> 0.0%	<b>15</b> 7.1%	<b>14</b> -30.0%	<b>105</b> -10.3%	<b>117</b> 12.5%	<b>104</b> -18.1%
<b>Pending Contracts</b> Change from prior year		<b>22</b> 22.2%	<b>18</b> 28.6%	<b>14</b> -50.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>8,174</b> 4.0%	<b>7,858</b> 85.0%	<b>4,247</b> -19.2%	<b>45,589</b> -5.4%	<b>48,201</b> 31.1%	<b>36,769</b> -7.5%
Average	<b>Sale Price</b> Change from prior year	<b>480,852</b> 10.1%	<b>436,564</b> 23.4%	<b>353,919</b> -12.4%	<b>495,538</b> 18.2%	<b>419,139</b> 11.7%	<b>375,195</b> 4.8%
	<b>List Price of Actives</b> Change from prior year	<b>718,620</b> 47.6%	<b>486,756</b> 0.7%	<b>483,293</b> 18.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>11</b> -50.0%	<b>22</b> -43.6%	<b>39</b> 200.0%	<b>34</b> 61.9%	<b>21</b> -34.4%	<b>32</b> 146.2%
	<b>Percent of List</b> Change from prior year	<b>99.7%</b> 1.5%	<b>98.2%</b> -2.4%	<b>100.6%</b> 0.1%	<b>98.6%</b> -0.9%	<b>99.5%</b> 0.4%	<b>99.1%</b> -1.4%
	<b>Percent of Original</b> Change from prior year	<b>99.5%</b> 2.8%	<b>96.8%</b> -2.7%	<b>99.5%</b> -0.5%	<b>97.7%</b> -0.8%	<b>98.5%</b> 0.1%	<b>98.4%</b> -1.3%
Median	<b>Sale Price</b> Change from prior year	<b>442,500</b> 28.7%	<b>343,700</b> 10.9%	<b>310,000</b> -18.4%	<b>393,550</b> 9.3%	<b>360,000</b> 3.6%	<b>347,500</b> 9.7%
	<b>List Price of Actives</b> Change from prior year	<b>504,950</b> 8.6%	<b>465,000</b> 5.7%	<b>439,900</b> 19.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>4</b> -75.0%	<b>16</b> 220.0%	<b>5</b> 25.0%	<b>9</b> 50.0%	<b>6</b> 0.0%	<b>6</b> 50.0%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.6%	<b>99.4%</b> -0.6%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>100.0%</b> 2.1%	<b>97.9%</b> -2.1%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%

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



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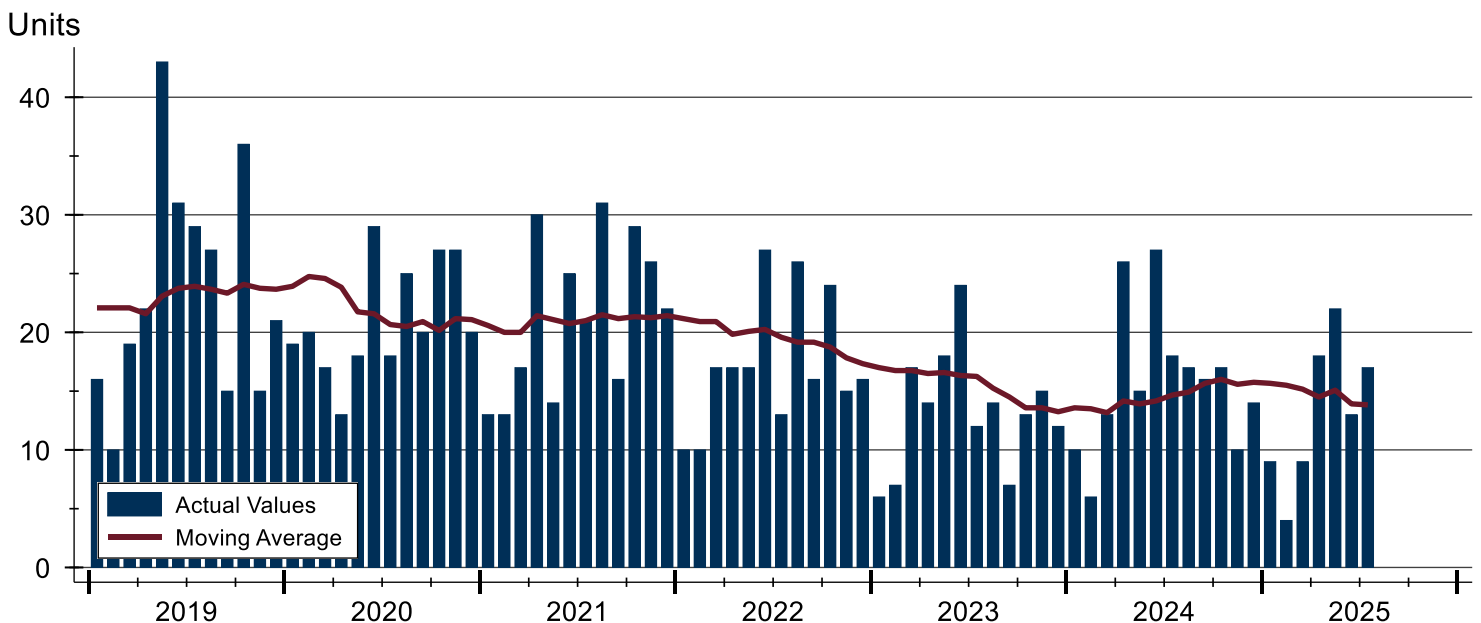
### Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2025	July 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		17	18	-5.6%	92	115	-20.0%
Volume (1,000s)		8,174	7,858	4.0%	45,589	48,201	-5.4%
Months' Supply		4.0	2.4	66.7%	N/A	N/A	N/A
Average	Sale Price	480,852	436,564	10.1%	495,538	419,139	18.2%
	Days on Market	11	22	-50.0%	34	21	61.9%
	Percent of List	99.7%	98.2%	1.5%	98.6%	99.5%	-0.9%
	Percent of Original	99.5%	96.8%	2.8%	97.7%	98.5%	-0.8%
Median	Sale Price	442,500	343,700	28.7%	393,550	360,000	9.3%
	Days on Market	4	16	-75.0%	9	6	50.0%
	Percent of List	100.0%	99.4%	0.6%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	97.9%	2.1%	100.0%	100.0%	0.0%

A total of 17 homes sold in Douglas County in July, down from 18 units in July 2024. Total sales volume rose to \$8.2 million compared to \$7.9 million in the previous year.

The median sales price in July was \$442,500, up 28.7% compared to the prior year. Median days on market was 4 days, down from 8 days in June, and down from 16 in July 2024.

### History of Closed Listings





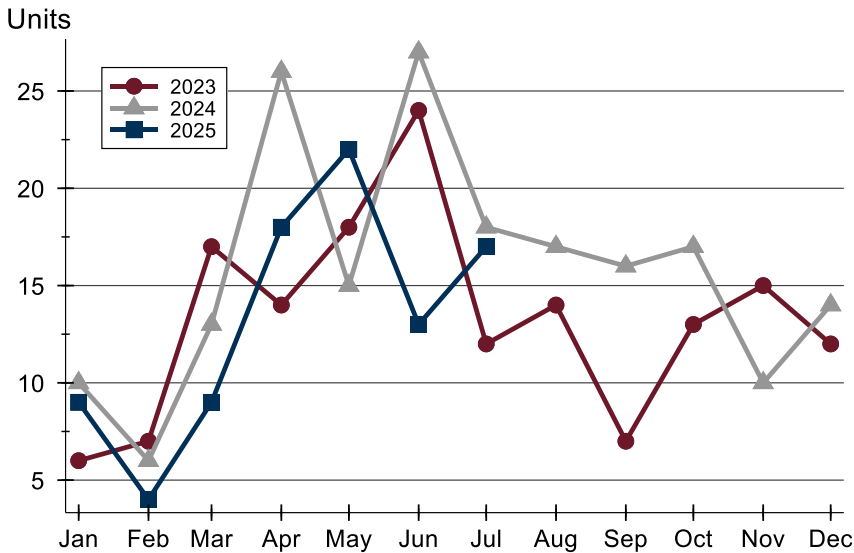
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# Douglas County (Excluding Lawrence) Closed Listings Analysis

## Closed Listings by Month



Month	2023	2024	2025
January	6	10	9
February	7	6	4
March	17	13	9
April	14	26	18
May	18	15	22
June	24	27	13
July	12	18	17
August	14	17	
September	7	16	
October	13	17	
November	15	10	
December	12	14	

## Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	5.9%	6.0	120,000	120,000	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$199,999	0	0.0%	12.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	11.8%	4.0	232,950	232,950	20	20	98.9%	98.9%	98.9%	98.9%
\$250,000-\$299,999	3	17.6%	1.8	270,406	260,500	4	3	104.4%	102.8%	104.4%	102.8%
\$300,000-\$349,999	0	0.0%	2.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	1	5.9%	2.8	352,000	352,000	4	4	103.7%	103.7%	103.7%	103.7%
\$400,000-\$449,999	2	11.8%	2.8	441,250	441,250	12	12	99.7%	99.7%	97.5%	97.5%
\$450,000-\$499,999	3	17.6%	1.6	480,467	487,500	26	12	100.4%	100.0%	100.4%	100.0%
\$500,000-\$599,999	1	5.9%	5.1	595,007	595,007	3	3	99.9%	99.9%	100.0%	100.0%
\$600,000-\$749,999	1	5.9%	6.5	615,000	615,000	7	7	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	2	11.8%	7.2	845,732	845,732	9	9	92.0%	92.0%	92.0%	92.0%
\$1,000,000 and up	1	5.9%	13.5	1,200,000	1,200,000	2	2	96.1%	96.1%	96.1%	96.1%



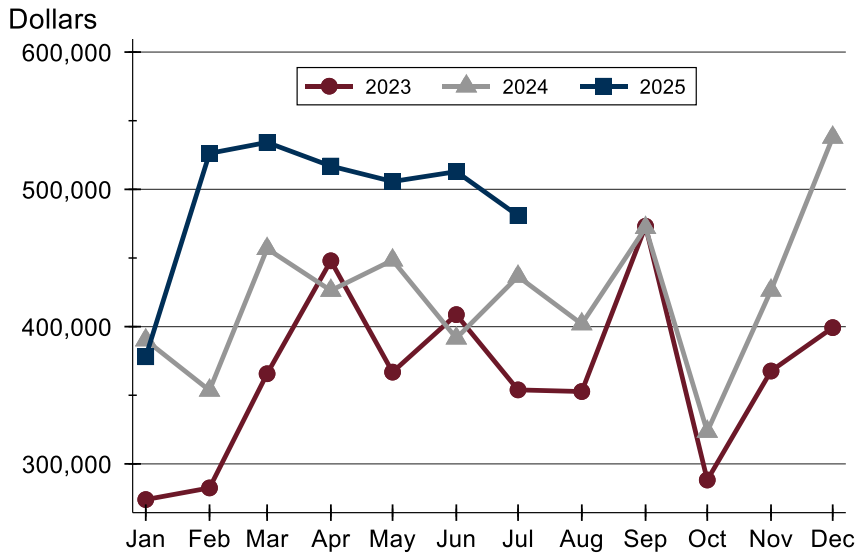
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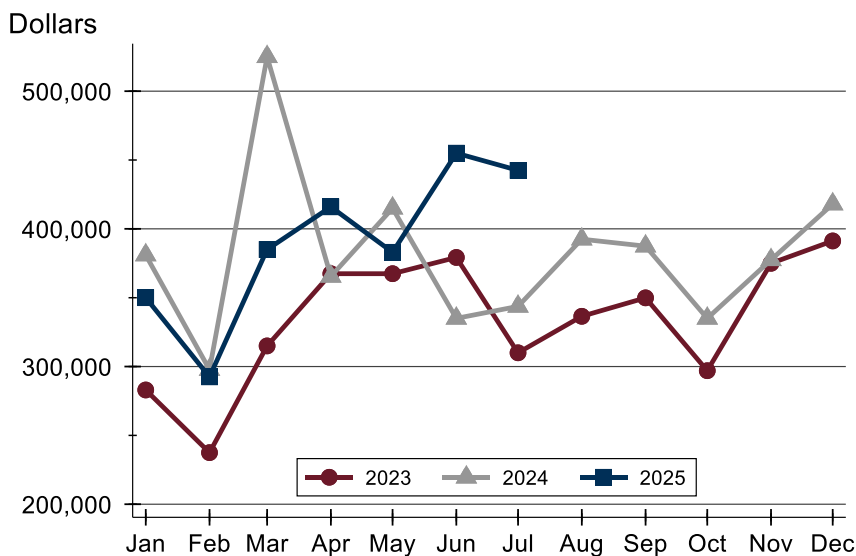
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## 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	505,722
June	408,741	391,543	512,927
July	353,919	436,564	480,852
August	352,714	401,888	
September	473,129	472,056	
October	288,268	323,588	
November	367,647	426,390	
December	399,283	537,843	

## Median Price



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



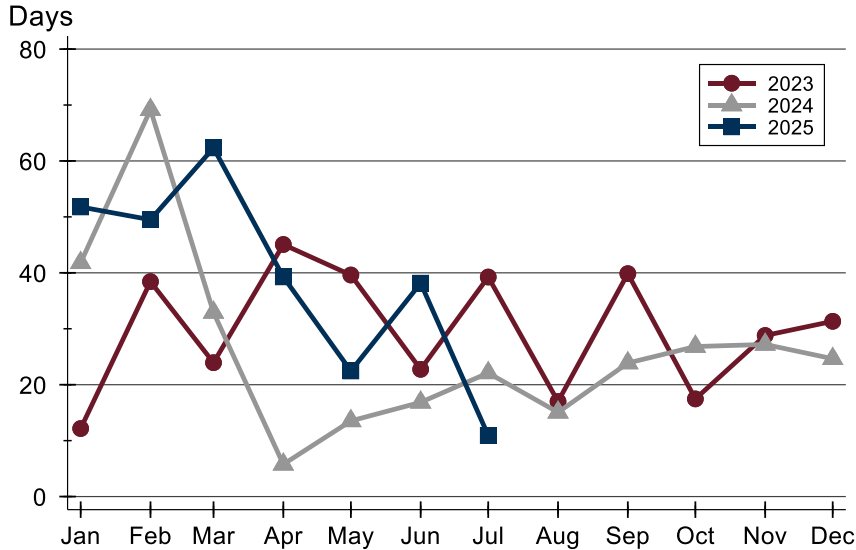
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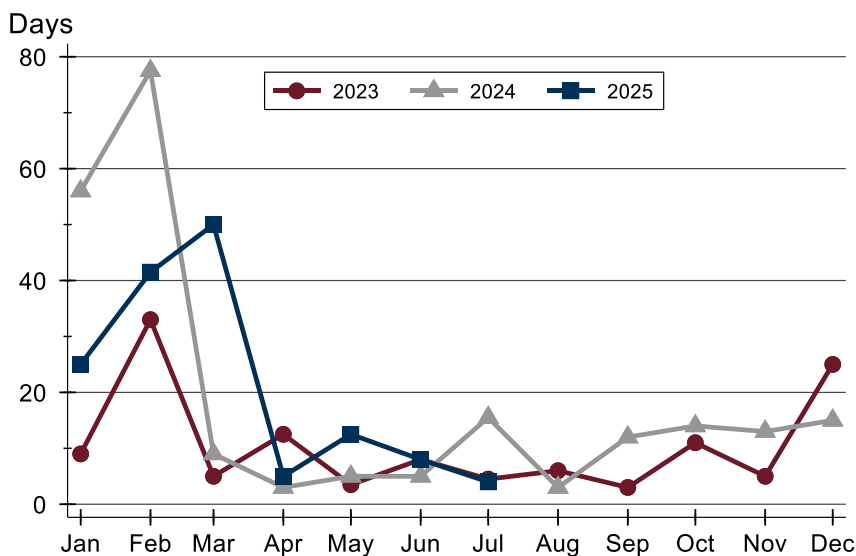
# Douglas County (Excluding Lawrence) Closed Listings Analysis

## 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	22
June	23	17	38
July	39	22	11
August	17	15	
September	40	24	
October	17	27	
November	29	27	
December	31	25	

## Median DOM



Month	2023	2024	2025
January	9	56	25
February	33	78	42
March	5	9	50
April	13	3	5
May	4	5	13
June	8	5	8
July	5	16	4
August	6	3	
September	3	12	
October	11	14	
November	5	13	
December	25	15	



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## Lawrence MLS Statistics



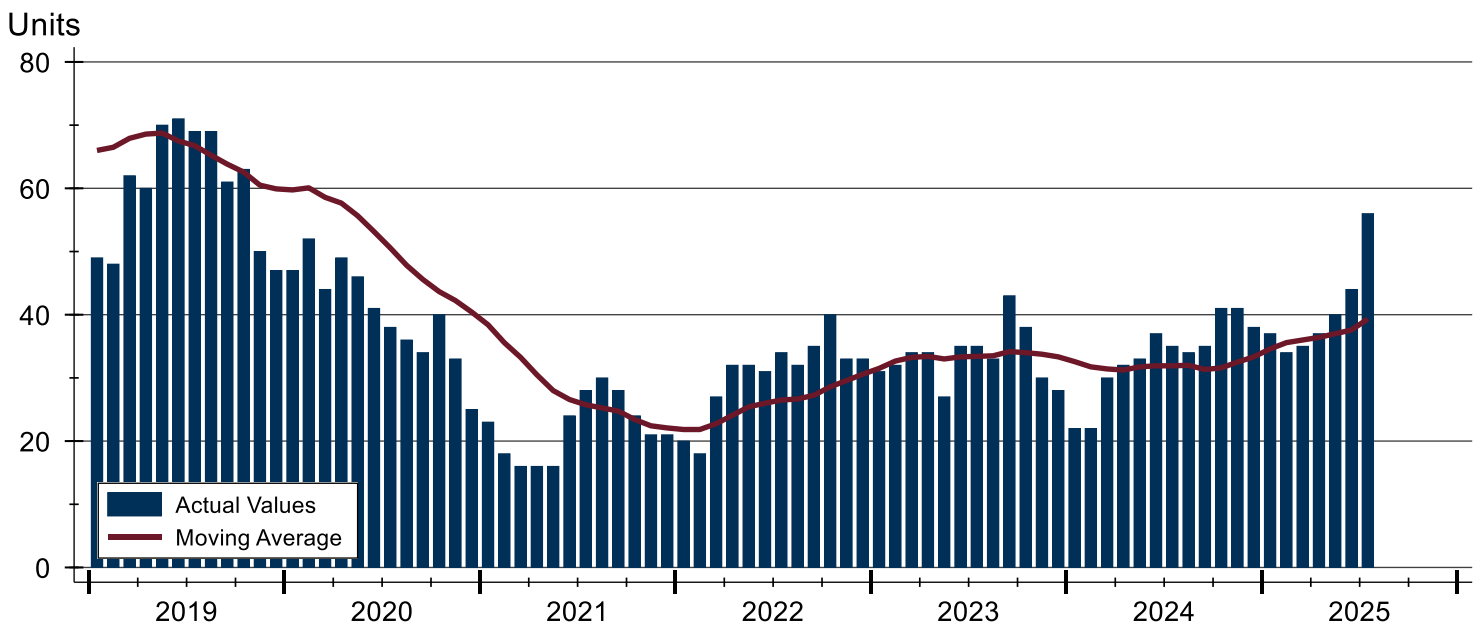
### Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Active Listings		56	35	60.0%
Volume (1,000s)		40,243	17,036	136.2%
Months' Supply		4.0	2.4	66.7%
Average	List Price	718,620	486,756	47.6%
	Days on Market	50	59	-15.3%
	Percent of Original	97.4%	98.1%	-0.7%
Median	List Price	504,950	465,000	8.6%
	Days on Market	22	42	-47.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 56 homes were available for sale in Douglas County at the end of July. This represents a 4.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$504,950, up 8.6% from 2024. The typical time on market for active listings was 22 days, down from 42 days a year earlier.

### History of Active Listings





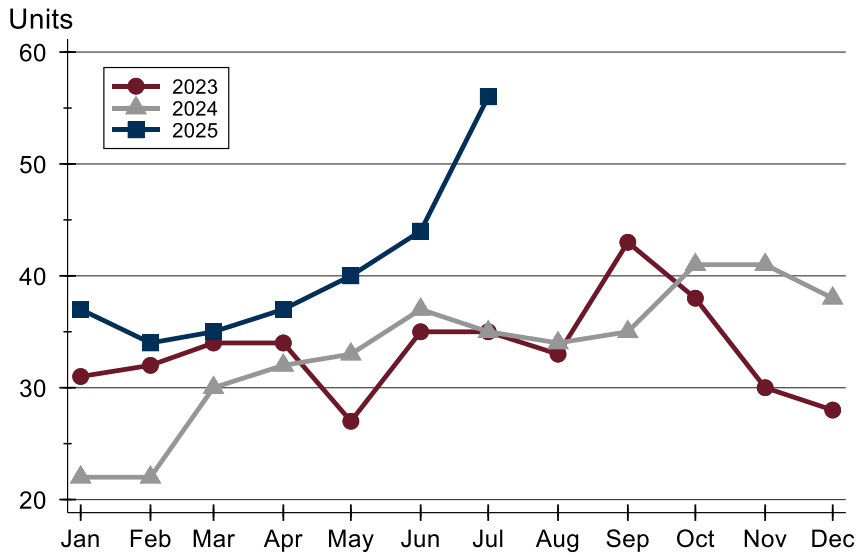
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# Douglas County (Excluding Lawrence) Active Listings Analysis

## 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	
September	43	35	
October	38	41	
November	30	41	
December	28	38	

## Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	1.8%	6.0	115,000	115,000	39	39	100.0%	100.0%
\$150,000-\$199,999	1	1.8%	12.0	165,000	165,000	47	47	94.3%	94.3%
\$200,000-\$249,999	5	8.9%	4.0	222,380	220,000	24	21	97.8%	100.0%
\$250,000-\$299,999	3	5.4%	1.8	281,167	285,000	5	6	100.0%	100.0%
\$300,000-\$349,999	7	12.5%	2.9	324,574	320,000	15	8	97.7%	100.0%
\$350,000-\$399,999	6	10.7%	2.8	374,614	368,993	21	10	97.3%	99.0%
\$400,000-\$449,999	3	5.4%	2.8	421,667	420,000	58	23	96.3%	95.7%
\$450,000-\$499,999	2	3.6%	1.6	489,950	489,950	57	57	95.7%	95.7%
\$500,000-\$599,999	6	10.7%	5.1	546,317	549,450	31	10	98.1%	100.0%
\$600,000-\$749,999	7	12.5%	6.5	688,700	675,000	65	62	95.9%	96.6%
\$750,000-\$999,999	6	10.7%	7.2	799,983	782,450	79	42	96.3%	98.7%
\$1,000,000 and up	9	16.1%	13.5	2,038,222	1,950,000	106	49	98.1%	100.0%



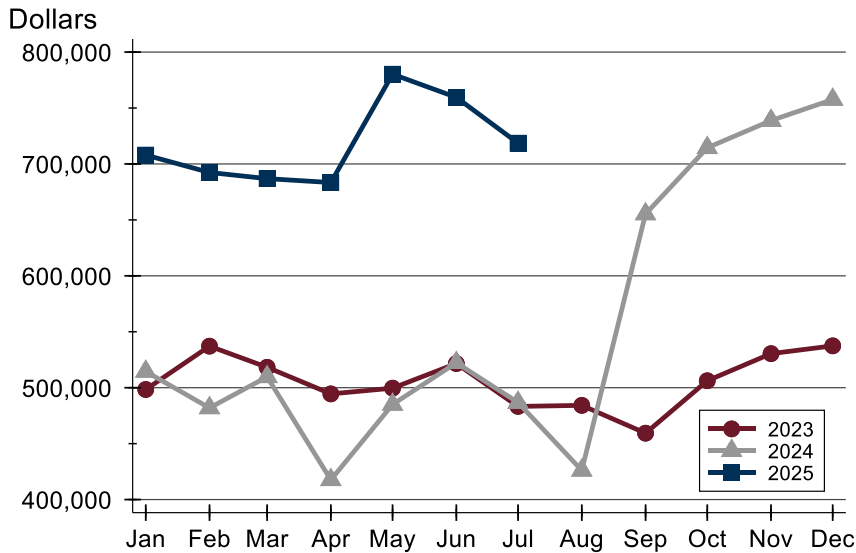
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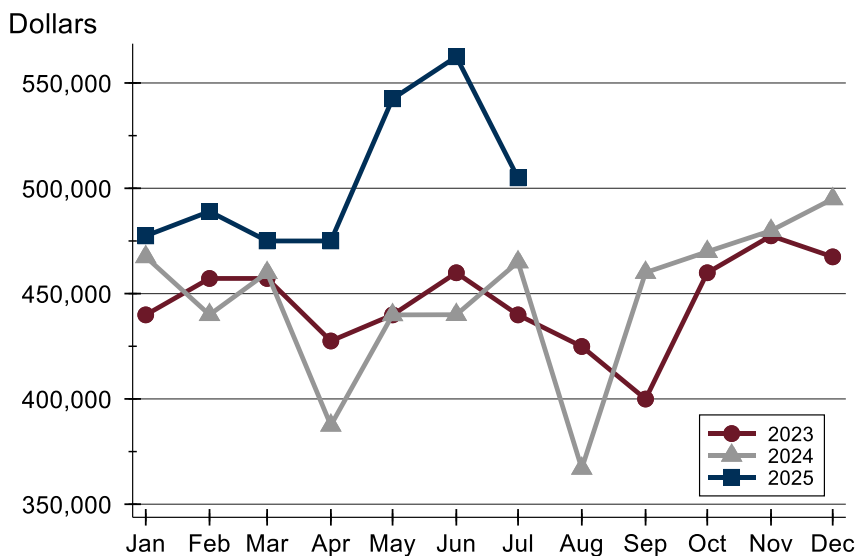
# Douglas County (Excluding Lawrence) Active Listings Analysis

## 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	
September	459,359	655,280	
October	506,221	714,451	
November	530,438	738,815	
December	537,418	757,595	

## Median Price



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



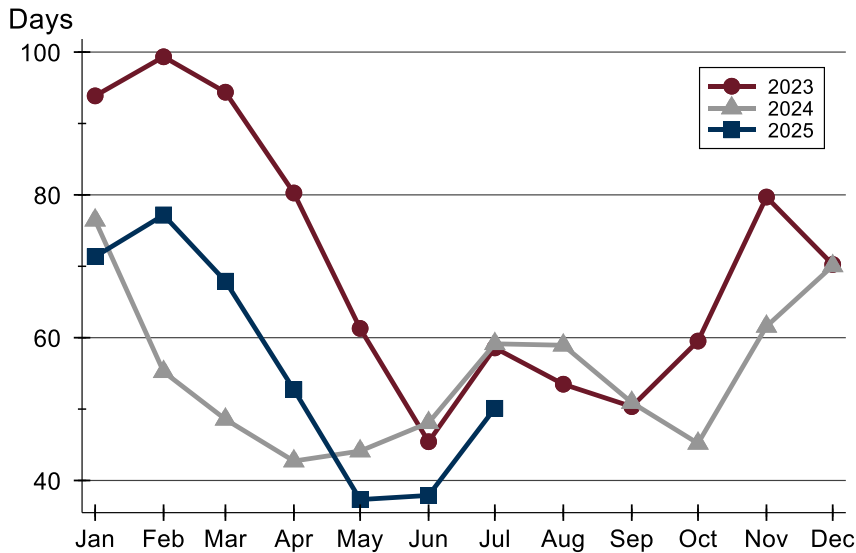
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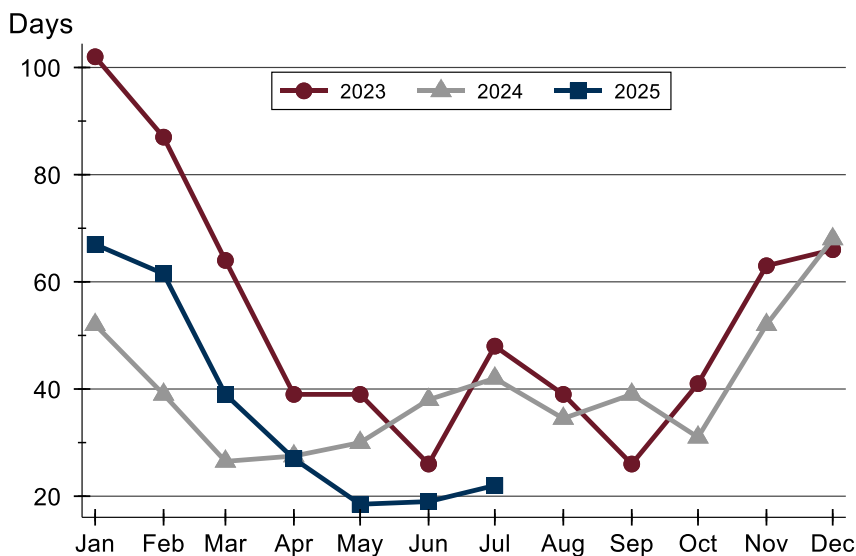
# Douglas County (Excluding Lawrence) Active Listings Analysis

## 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	
September	50	51	
October	60	45	
November	80	62	
December	70	70	

## Median DOM



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



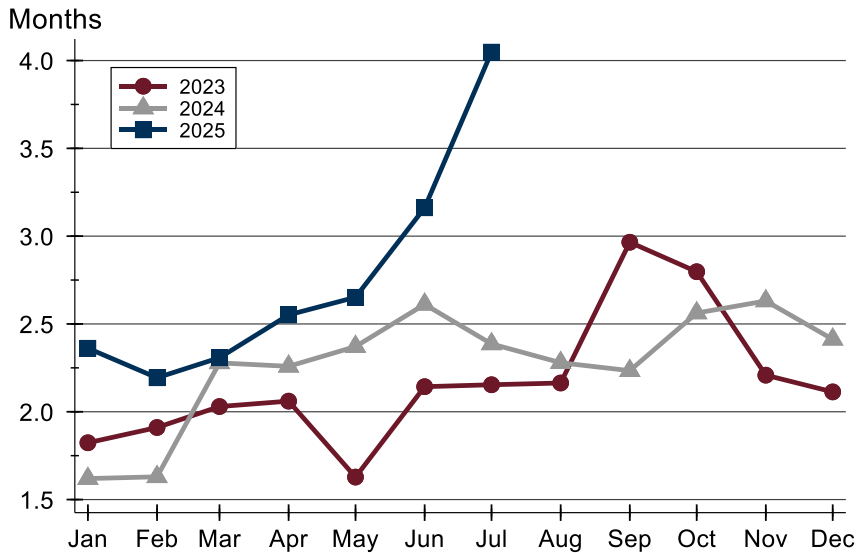
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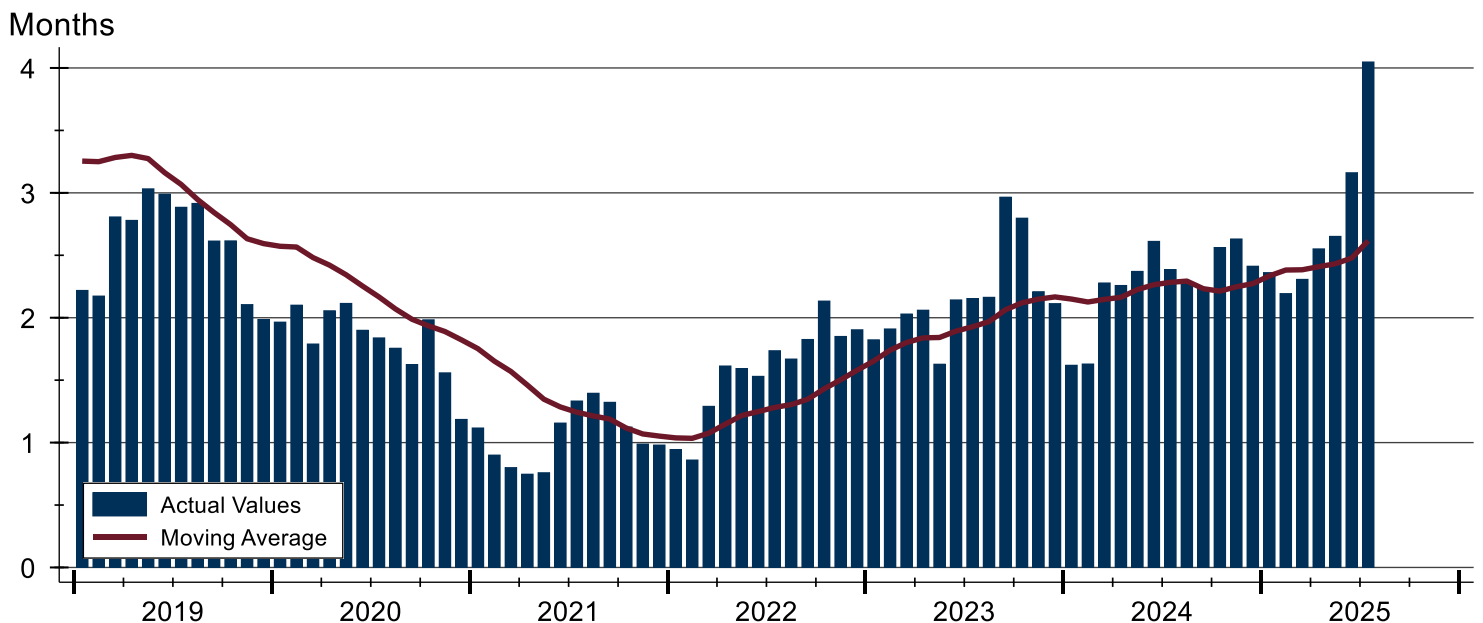
# Douglas County (Excluding Lawrence) Months' Supply Analysis

## 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	2.7
June	2.1	2.6	3.2
July	2.2	2.4	4.0
August	2.2	2.3	
September	3.0	2.2	
October	2.8	2.6	
November	2.2	2.6	
December	2.1	2.4	

## History of Month's Supply





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## Lawrence MLS Statistics



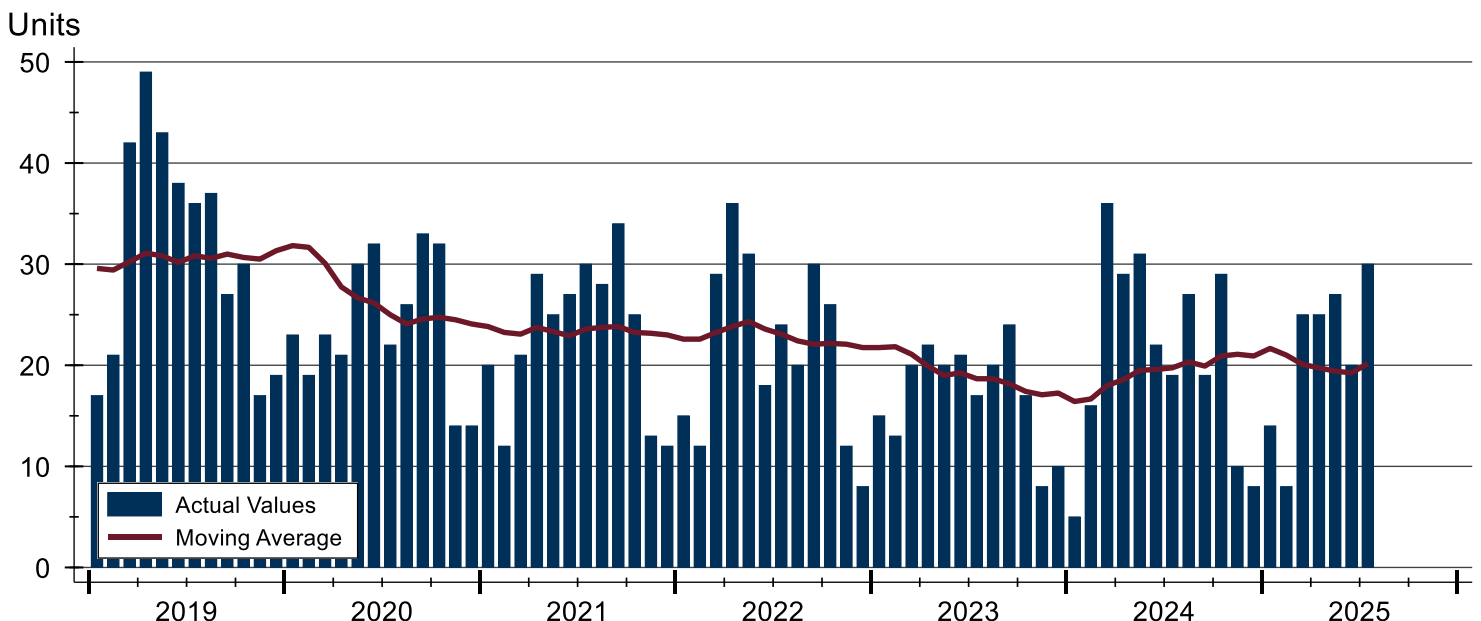
### Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2025	July 2024	Change
Current Month	New Listings	30	19	57.9%
	Volume (1,000s)	17,141	8,157	110.1%
	Average List Price	571,355	429,326	33.1%
	Median List Price	382,450	428,500	-10.7%
Year-to-Date	New Listings	149	158	-5.7%
	Volume (1,000s)	84,690	69,216	22.4%
	Average List Price	568,389	438,074	29.7%
	Median List Price	427,475	388,450	10.0%

A total of 30 new listings were added in Douglas County during July, up 57.9% from the same month in 2024. Year-to-date Douglas County has seen 149 new listings.

The median list price of these homes was \$382,450 down from \$428,500 in 2024.

### History of New Listings





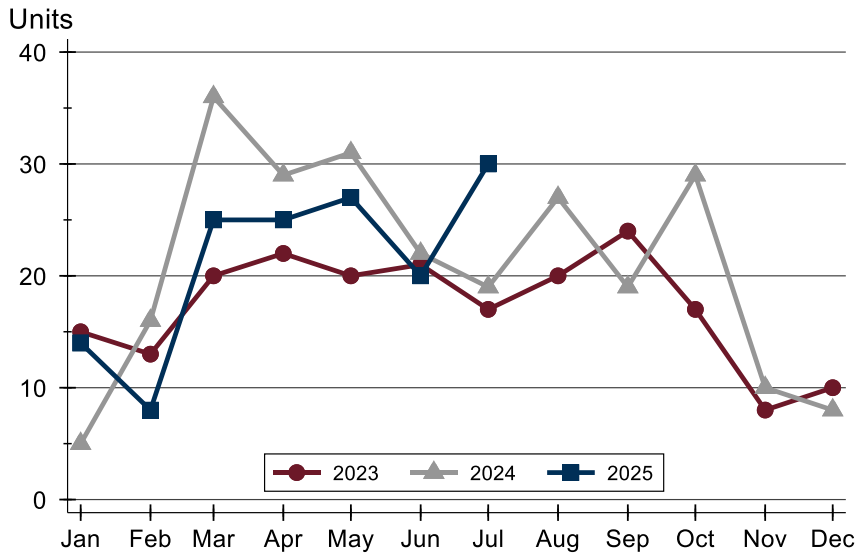
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# Douglas County (Excluding Lawrence) New Listings Analysis

## New Listings by Month



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

## New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	1	3.3%	194,900	194,900	1	1	100.1%	100.1%
\$200,000-\$249,999	1	3.3%	220,000	220,000	5	5	100.0%	100.0%
\$250,000-\$299,999	2	6.7%	277,500	277,500	5	5	100.0%	100.0%
\$300,000-\$349,999	8	26.7%	318,396	315,000	11	8	98.4%	100.0%
\$350,000-\$399,999	5	16.7%	375,557	375,000	13	14	99.3%	99.5%
\$400,000-\$449,999	1	3.3%	400,000	400,000	23	23	100.0%	100.0%
\$450,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	3	10.0%	556,333	560,000	16	15	98.0%	100.0%
\$600,000-\$749,999	3	10.0%	661,300	669,900	4	5	100.0%	100.0%
\$750,000-\$999,999	4	13.3%	811,975	814,500	7	7	100.7%	100.0%
\$1,000,000 and up	2	6.7%	2,222,500	2,222,500	13	13	100.0%	100.0%



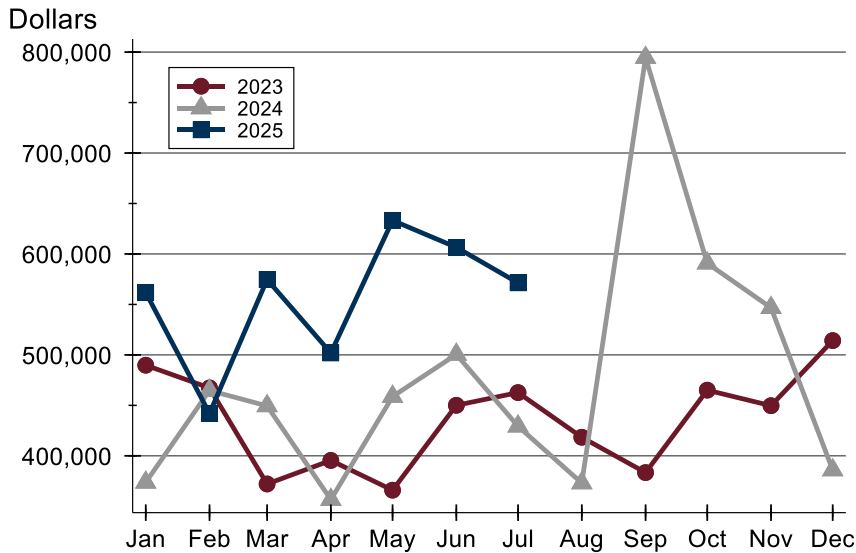
**July  
2025**

## Lawrence MLS Statistics



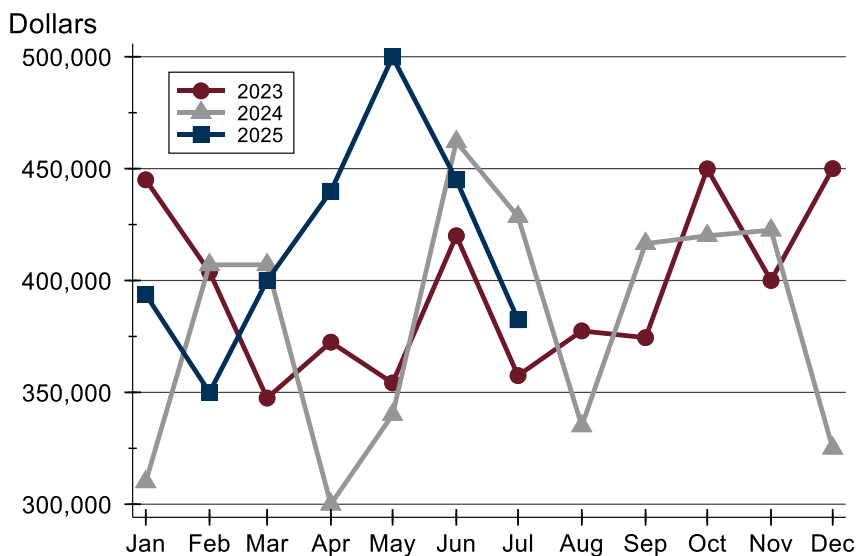
# Douglas County (Excluding Lawrence) New Listings Analysis

## 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	574,664
April	395,430	356,648	501,874
May	365,950	458,731	633,246
June	450,052	500,468	606,563
July	462,641	429,326	571,355
August	418,382	373,026	
September	383,388	794,557	
October	465,059	590,829	
November	449,675	546,730	
December	514,190	385,925	

## Median Price



Month	2023	2024	2025
January	445,000	310,000	393,700
February	403,900	407,000	350,000
March	347,450	407,000	400,000
April	372,450	300,000	439,900
May	354,200	340,000	499,900
June	419,990	462,000	445,000
July	357,500	428,500	382,450
August	377,475	335,000	
September	374,450	416,485	
October	449,900	420,000	
November	400,000	422,500	
December	450,000	325,000	



July  
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## Lawrence MLS Statistics



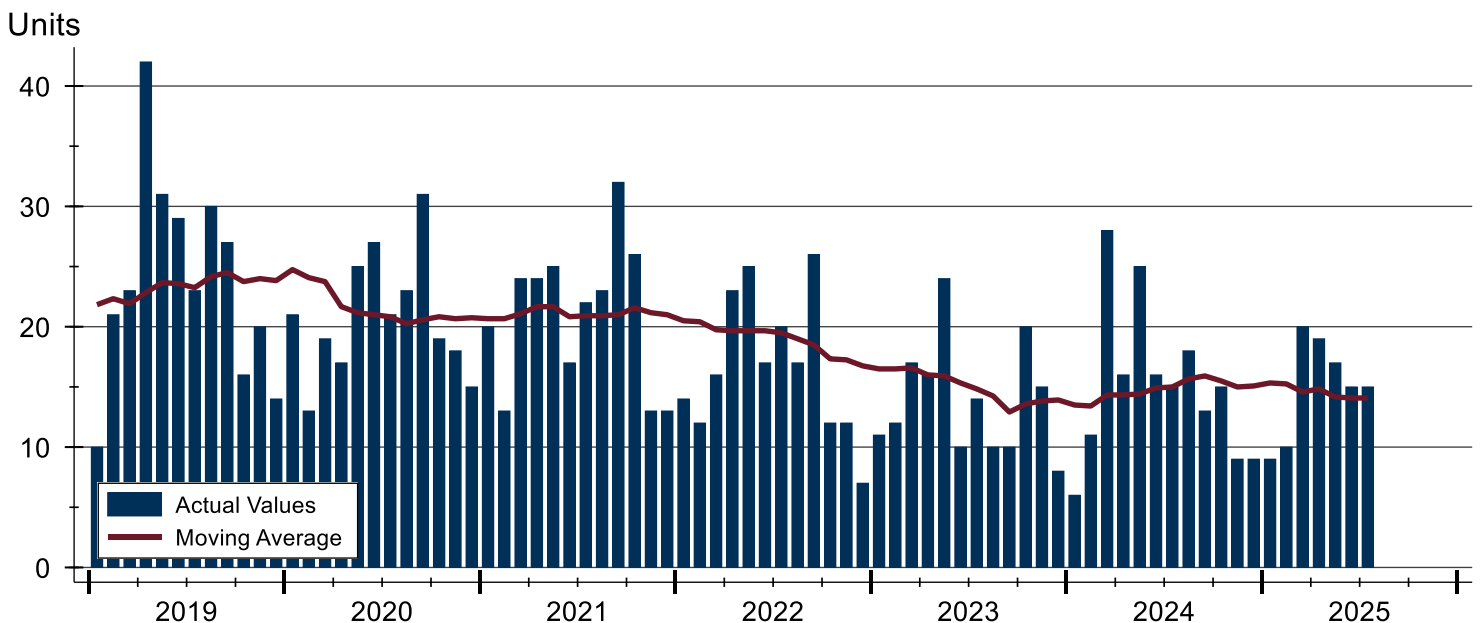
### Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written					Year-to-Date		
		2025	July 2024	Change	2025	2024	Change
Contracts Written		15	15	0.0%	105	117	-10.3%
Volume (1,000s)		8,673	6,332	37.0%	53,625	49,581	8.2%
Average	Sale Price	578,177	422,127	37.0%	510,712	423,768	20.5%
	Days on Market	11	20	-45.0%	29	19	52.6%
	Percent of Original	100.1%	100.0%	0.1%	98.3%	99.1%	-0.8%
Median	Sale Price	390,000	400,000	-2.5%	422,000	365,000	15.6%
	Days on Market	7	4	75.0%	9	5	80.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 15 contracts for sale were written in Douglas County during the month of July, the same as in 2024. The median list price of these homes was \$390,000, down from \$400,000 the prior year.

Half of the homes that went under contract in July were on the market less than 7 days, compared to 4 days in July 2024.

### History of Contracts Written





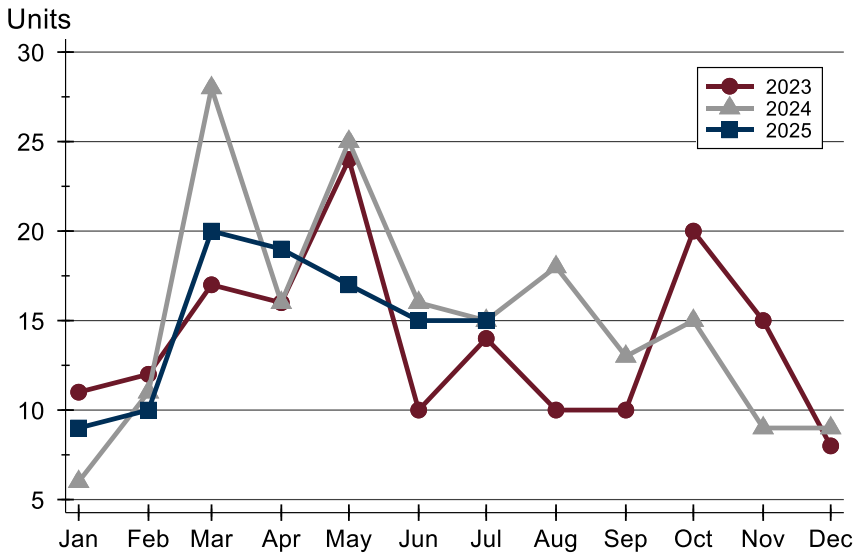
**July  
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## Lawrence MLS Statistics



# 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	19
May	24	25	17
June	10	16	15
July	14	15	15
August	10	18	10
September	10	13	10
October	20	15	20
November	15	9	15
December	8	9	8

## Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	2	13.3%	192,450	192,450	16	16	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	6.7%	290,000	290,000	1	1	102.8%	102.8%
\$300,000-\$349,999	2	13.3%	302,500	302,500	4	4	100.0%	100.0%
\$350,000-\$399,999	3	20.0%	386,633	389,900	24	20	99.6%	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	6.7%	585,000	585,000	13	13	100.0%	100.0%
\$600,000-\$749,999	3	20.0%	673,283	669,900	4	5	100.0%	100.0%
\$750,000-\$999,999	2	13.3%	839,000	839,000	7	7	100.0%	100.0%
\$1,000,000 and up	1	6.7%	1,950,000	1,950,000	17	17	100.0%	100.0%



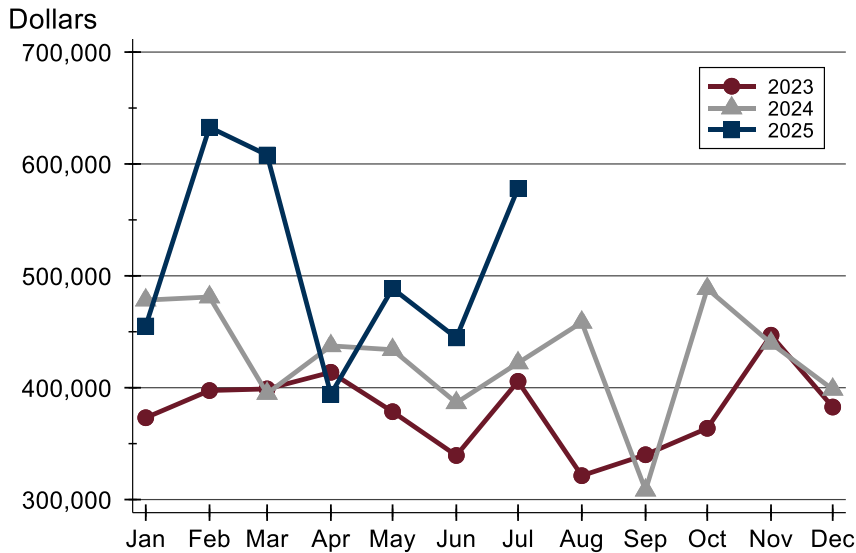
**July  
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## Lawrence MLS Statistics



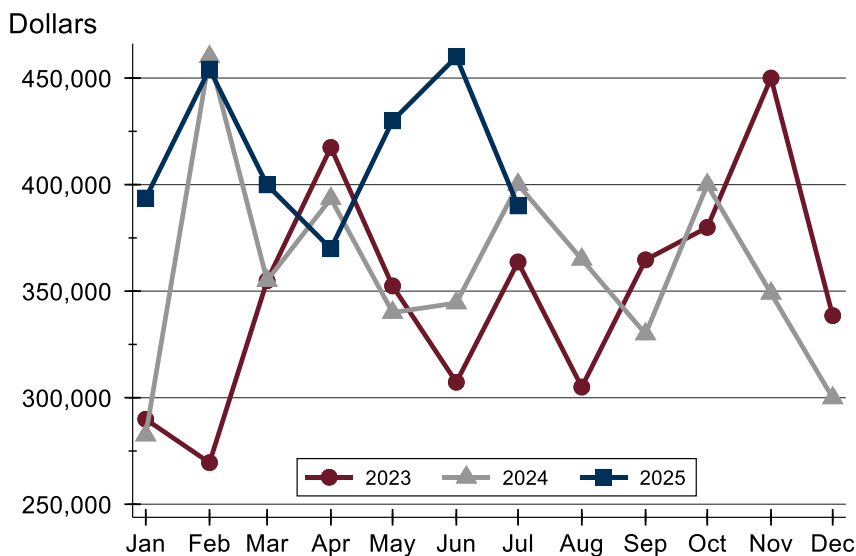
# Douglas County (Excluding Lawrence) Contracts Written Analysis

## 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	394,124
May	378,555	433,972	488,709
June	339,420	386,503	444,570
July	405,700	422,127	578,177
August	321,360	458,439	
September	340,084	308,385	
October	363,715	488,467	
November	446,920	439,689	
December	382,731	398,533	

## Median Price



Month	2023	2024	2025
January	289,900	282,450	393,700
February	269,500	460,000	454,222
March	354,900	355,000	399,900
April	417,450	393,450	369,900
May	352,450	340,000	429,950
June	307,250	344,450	459,950
July	363,700	400,000	390,000
August	305,000	364,950	
September	364,700	329,900	
October	379,900	399,900	
November	450,000	349,000	
December	338,500	299,900	



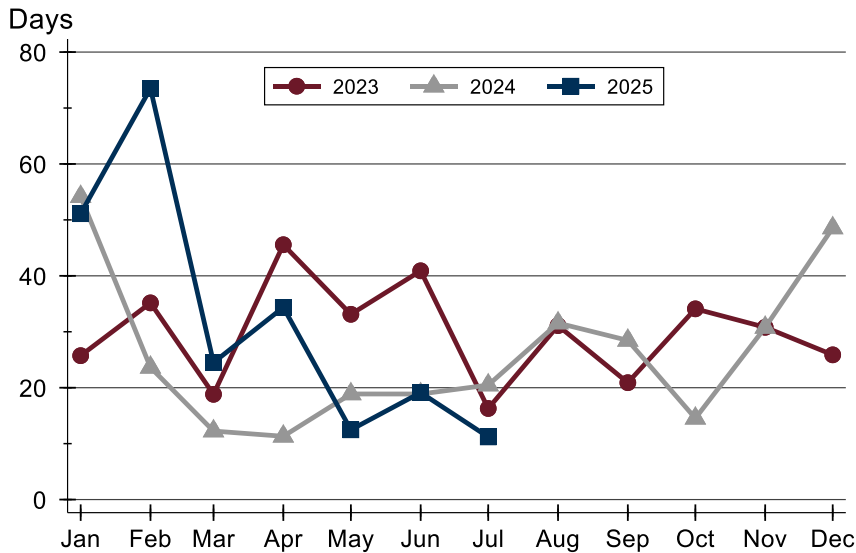
**July  
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## Lawrence MLS Statistics



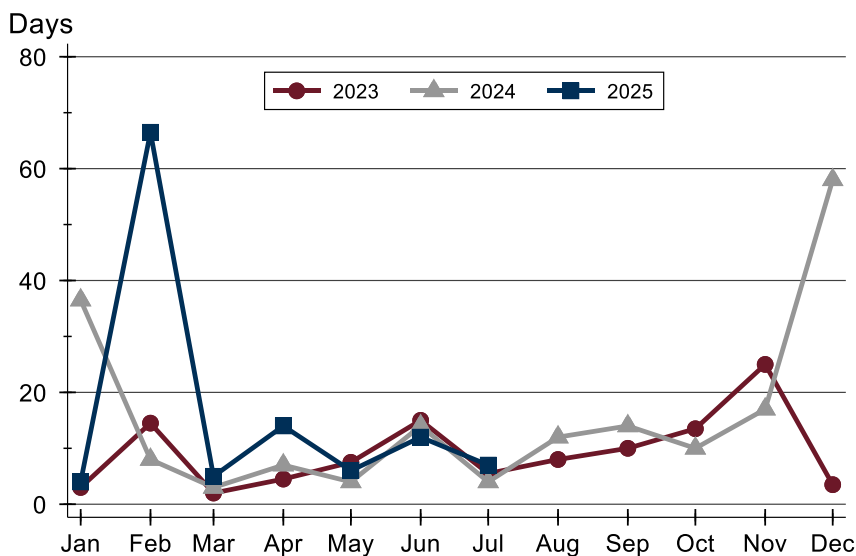
# Douglas County (Excluding Lawrence) Contracts Written Analysis

## Average DOM



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

## Median DOM



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



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## Lawrence MLS Statistics



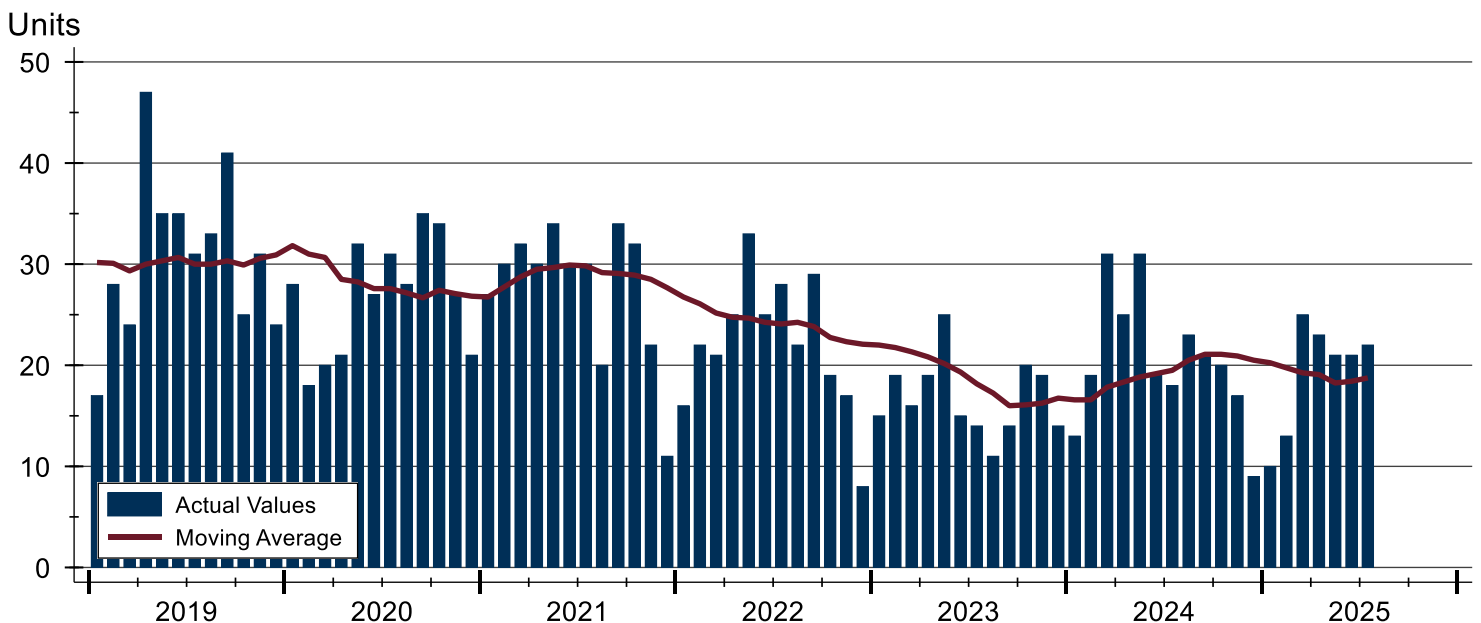
### Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		22	18	22.2%
Volume (1,000s)		11,804	7,271	62.3%
Average	List Price	536,525	403,936	32.8%
	Days on Market	16	16	0.0%
	Percent of Original	99.2%	99.8%	-0.6%
Median	List Price	458,500	410,000	11.8%
	Days on Market	11	5	120.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 22 listings in Douglas County had contracts pending at the end of July, up from 18 contracts pending at the end of July 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





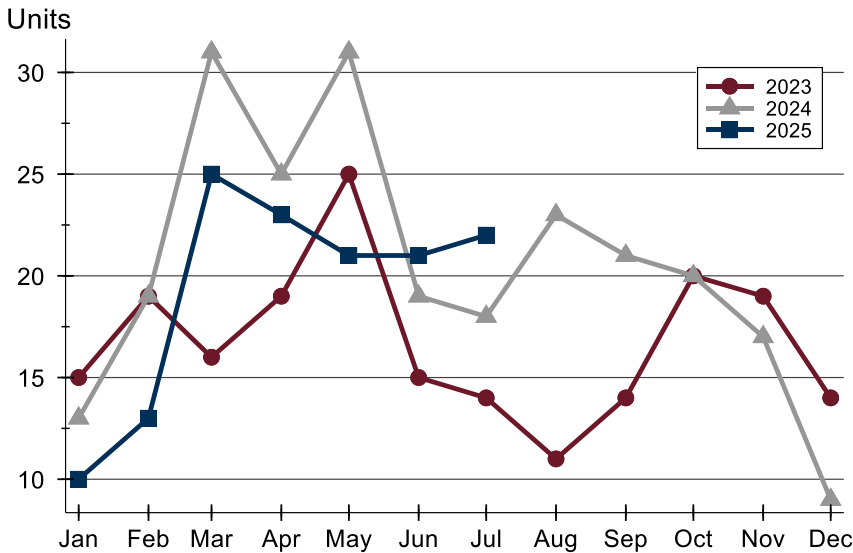
**July  
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## Lawrence MLS Statistics



# 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	31	25
April	19	25	23
May	25	31	21
June	15	19	21
July	14	18	22
August	11	23	
September	14	21	
October	20	20	
November	19	17	
December	14	9	

## Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	1	4.5%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	3	13.6%	189,933	190,000	24	26	95.3%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	2	9.1%	302,500	302,500	4	4	100.0%	100.0%
\$350,000-\$399,999	4	18.2%	389,475	389,950	22	19	99.7%	100.0%
\$400,000-\$449,999	1	4.5%	419,000	419,000	1	1	100.0%	100.0%
\$450,000-\$499,999	1	4.5%	498,000	498,000	9	9	100.0%	100.0%
\$500,000-\$599,999	3	13.6%	569,000	575,000	24	13	100.0%	100.0%
\$600,000-\$749,999	4	18.2%	673,713	672,450	17	6	99.5%	100.0%
\$750,000-\$999,999	2	9.1%	839,000	839,000	7	7	100.0%	100.0%
\$1,000,000 and up	1	4.5%	1,950,000	1,950,000	17	17	100.0%	100.0%



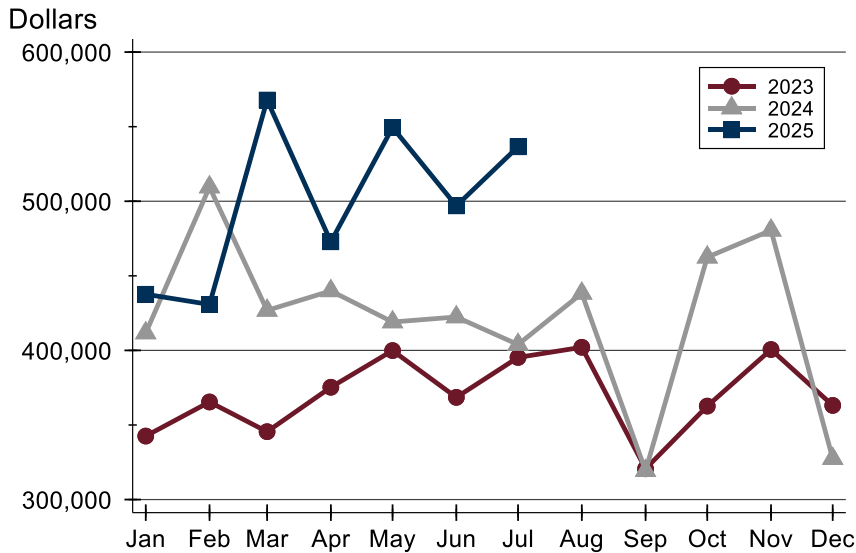
**July  
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## Lawrence MLS Statistics



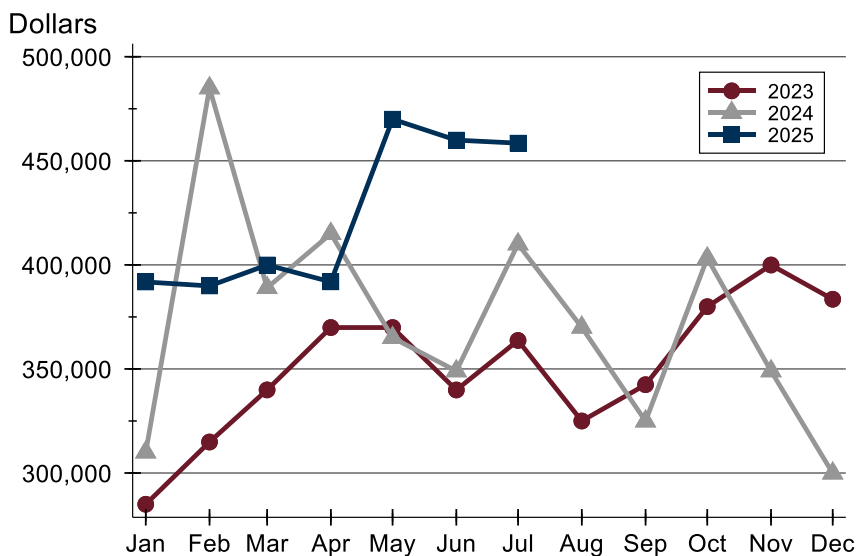
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## 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	
September	320,653	319,375	
October	362,668	462,479	
November	400,608	480,535	
December	363,139	327,467	

## Median Price



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



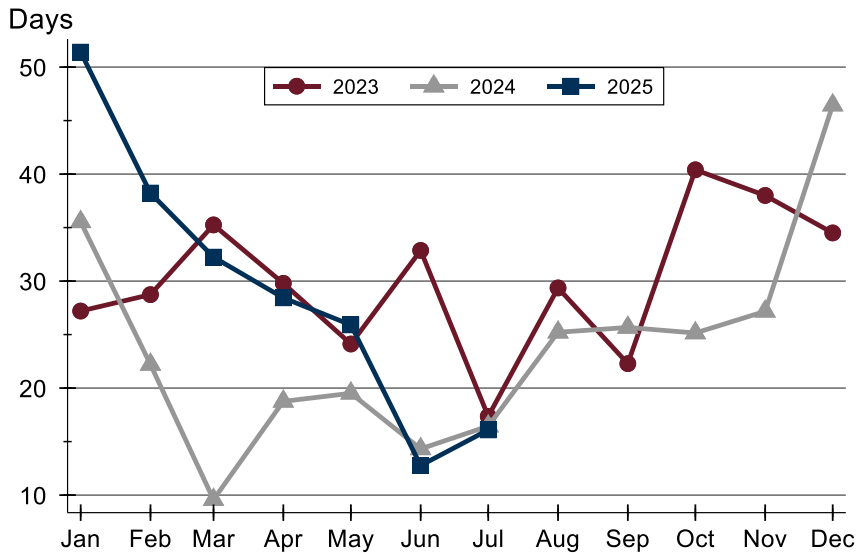
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## Lawrence MLS Statistics



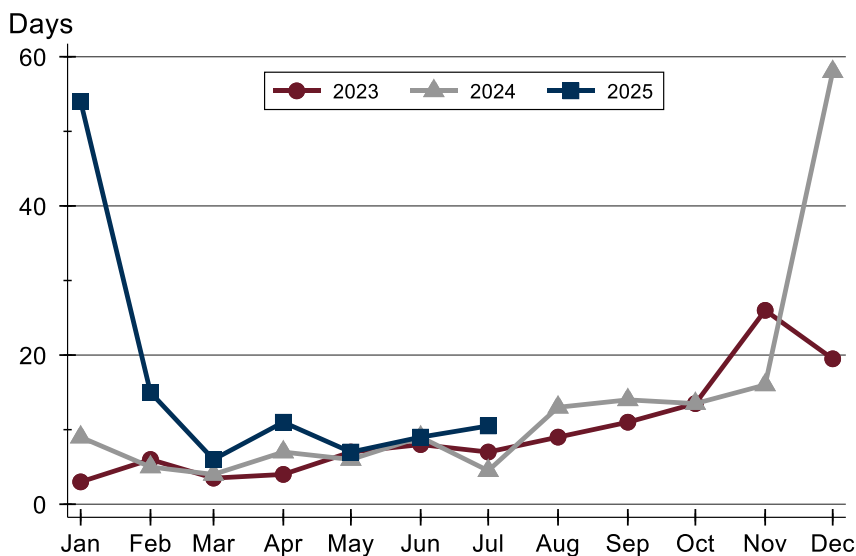
# Douglas County (Excluding Lawrence) Pending Contracts Analysis

## 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	
September	22	26	
October	40	25	
November	38	27	
December	35	46	

## Median DOM



Month	2023	2024	2025
January	3	9	54
February	6	5	15
March	4	4	6
April	4	7	11
May	7	6	7
June	8	9	9
July	7	5	11
August	9	13	
September	11	14	
October	14	14	
November	26	16	
December	20	58	