October 2026

Lawrence MLS Statistics

LAWRENCE Board of REALTORS®

Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in October

Total home sales in Douglas County rose by 50.0% last month to 18 units, compared to 12 units in October 2025. Total sales volume was $11.2 million, up 60.9% from a year earlier.

The median sale price in October was $481,500, up from $476,475 a year earlier. Homes that sold in October were typically on the market for 14 days and sold for 99.1% of their list prices.

Douglas County Active Listings Up at End of October

The total number of active listings in Douglas County at the end of October was 74 units, up from 44 at the same point in 2025. This represents a 4.6 months' supply of homes available for sale. The median list price of homes on the market at the end of October was $439,475.

During October, a total of 16 contracts were written down from 17 in October 2025. At the end of the month, there were 21 contracts still pending.

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Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

Douglas County (Excluding Lawrence)
Summary Statistics

October MLS Statistics Three-year History		Current Month 2026	Current Month 2025	Current Month 2024	Year-to-Date 2026	Year-to-Date 2025	Year-to-Date 2024
Home Sales	Change from prior year	**18** 50.0%	**12** -29.4%	**17** 30.8%	**163** 18.1%	**138** -16.4%	**165** 25.0%
Active Listings	Change from prior year	**74** 68.2%	**44** 7.3%	**41** 7.9%	**N/A**	**N/A**	**N/A**
Months' Supply	Change from prior year	**4.6** 39.4%	**3.3** 26.9%	**2.6** -7.1%	**N/A**	**N/A**	**N/A**
New Listings	Change from prior year	**23** 27.8%	**18** -37.9%	**29** 70.6%	**253** 19.9%	**211** -9.4%	**233** 23.3%
Contracts Written	Change from prior year	**16** -5.9%	**17** 13.3%	**15** -25.0%	**162** 5.2%	**154** -5.5%	**163** 13.2%
Pending Contracts	Change from prior year	**21** -8.7%	**23** 15.0%	**20** 0.0%	**N/A**	**N/A**	**N/A**
Sales Volume (1,000s)	Change from prior year	**11,163** 60.9%	**6,937** 26.1%	**5,501** 46.8%	**79,035** 15.5%	**68,457** 0.5%	**68,087** 39.6%
Average	**Sale Price** Change from prior year	**620,153** 7.3%	**578,113** 78.7%	**323,588** 12.3%	**484,874** -2.3%	**496,063** 20.2%	**412,648** 11.7%
Average	**List Price of Actives** Change from prior year	**752,483** 15.5%	**651,496** -8.8%	**714,451** 41.1%	**N/A**	**N/A**	**N/A**
Average	**Days on Market** Change from prior year	**23** -34.3%	**35** 29.6%	**27** 58.8%	**31** -3.1%	**32** 45.5%	**22** -24.1%
Average	**Percent of List** Change from prior year	**98.1%** -0.9%	**99.0%** 1.1%	**97.9%** -0.9%	**98.9%** 0.9%	**98.0%** -1.4%	**99.4%** 0.2%
Average	**Percent of Original** Change from prior year	**97.8%** 0.4%	**97.4%** 1.4%	**96.1%** -0.8%	**97.7%** 0.8%	**96.9%** -1.4%	**98.3%** 0.1%
Median	**Sale Price** Change from prior year	**481,500** 1.1%	**476,475** 42.2%	**335,000** 12.8%	**410,000** 4.2%	**393,550** 9.3%	**360,000** 6.0%
Median	**List Price of Actives** Change from prior year	**439,475** 16.0%	**378,950** -19.4%	**469,900** 2.2%	**N/A**	**N/A**	**N/A**
Median	**Days on Market** Change from prior year	**14** -6.7%	**15** 7.1%	**14** 27.3%	**12** 0.0%	**12** 71.4%	**7** 16.7%
Median	**Percent of List** Change from prior year	**99.1%** 0.3%	**98.8%** 1.1%	**97.7%** -0.9%	**100.0%** 0.0%	**100.0%** 0.0%	**100.0%** 0.0%
Median	**Percent of Original** Change from prior year	**98.6%** -0.2%	**98.8%** 1.9%	**97.0%** -1.5%	**100.0%** 0.6%	**99.4%** -0.6%	**100.0%** 0.0%

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

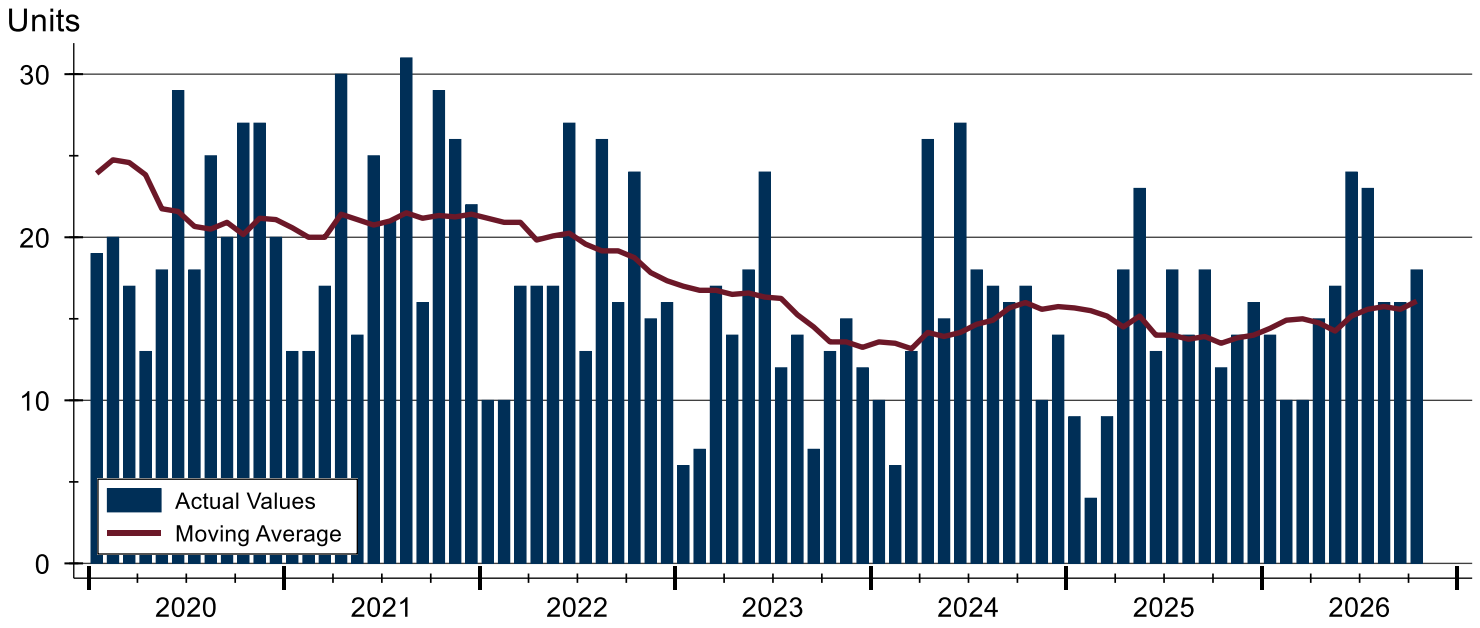
Douglas County (Excluding Lawrence)
Closed Listings Analysis

Summary Statistics for Closed Listings		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Closed Listings		**18**	12	50.0%	**163**	138	18.1%
Volume (1,000s)		**11,163**	6,937	60.9%	**79,035**	68,457	15.5%
Months' Supply		**4.6**	3.3	39.4%	**N/A**	N/A	N/A
Average	Sale Price	**620,153**	578,113	7.3%	**484,874**	496,063	-2.3%
	Days on Market	**23**	35	-34.3%	**31**	32	-3.1%
	Percent of List	**98.1%**	99.0%	-0.9%	**98.9%**	98.0%	0.9%
	Percent of Original	**97.8%**	97.4%	0.4%	**97.7%**	96.9%	0.8%
Median	Sale Price	**481,500**	476,475	1.1%	**410,000**	393,550	4.2%
	Days on Market	**14**	15	-6.7%	**12**	12	0.0%
	Percent of List	**99.1%**	98.8%	0.3%	**100.0%**	100.0%	0.0%
	Percent of Original	**98.6%**	98.8%	-0.2%	**100.0%**	99.4%	0.6%

A total of 18 homes sold in Douglas County in October, up from 12 units in October 2025. Total sales volume rose to $11.2 million compared to $6.9 million in the previous year.

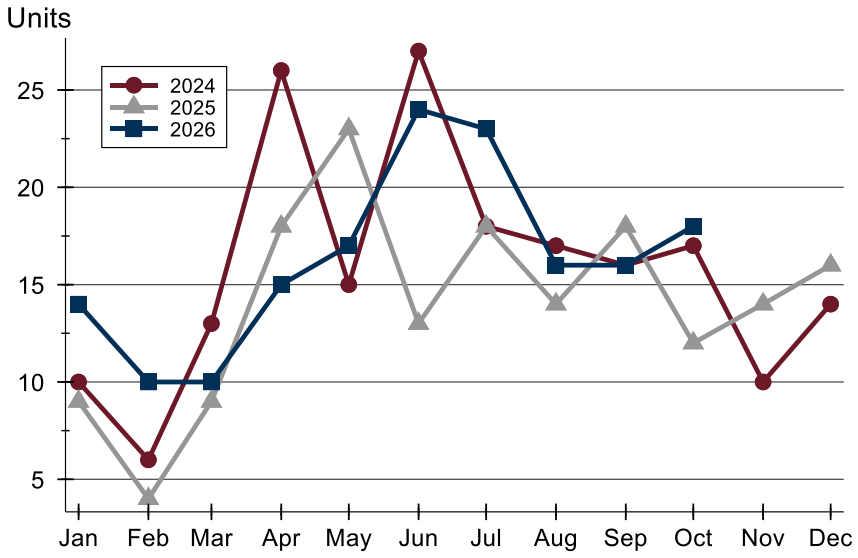
The median sales price in October was $481,500, up 1.1% compared to the prior year. Median days on market was 14 days, down from 18 days in September, and down from 15 in October 2025.

History of Closed Listings



Douglas County (Excluding Lawrence)
Closed Listings Analysis

Closed Listings by Month



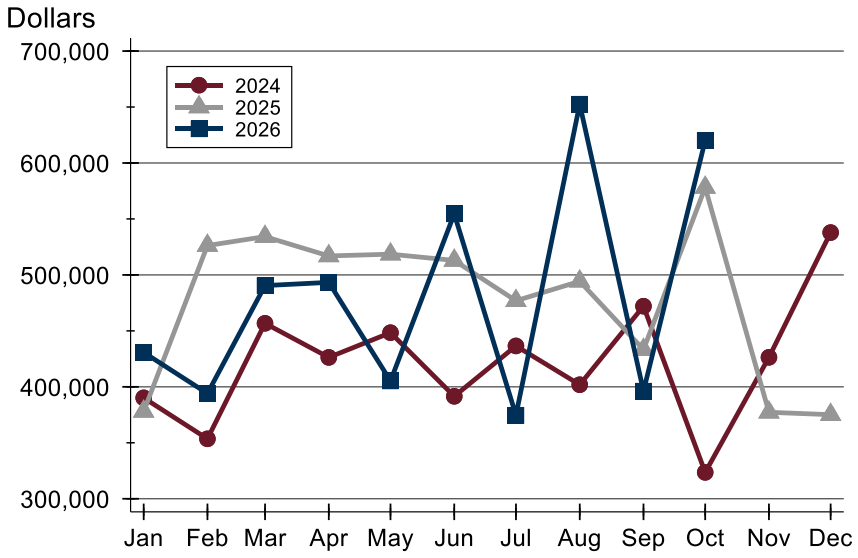
Month	2024	2025	2026
January	10	9	**14**
February	6	4	**10**
March	13	9	**10**
April	26	18	**15**
May	15	23	**17**
June	27	13	**24**
July	18	18	**23**
August	17	14	**16**
September	16	18	**16**
October	17	12	**18**
November	10	14	
December	14	16	

Closed Listings by Price Range

Price Range	Sales Number	Sales Percent	Months' Supply	Sale Price Average	Sale Price Median	Days on Market Avg.	Days on 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	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	5.6%	3.8	240,000	240,000	19	19	92.3%	92.3%	92.3%	92.3%
$250,000-$299,999	3	16.7%	3.7	274,583	273,750	8	5	101.4%	101.4%	101.4%	101.4%
$300,000-$349,999	1	5.6%	4.0	340,000	340,000	1	1	97.1%	97.1%	97.1%	97.1%
$350,000-$399,999	2	11.1%	2.9	375,000	375,000	8	8	99.3%	99.3%	99.3%	99.3%
$400,000-$449,999	2	11.1%	4.9	409,000	409,000	13	13	98.0%	98.0%	96.8%	96.8%
$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	11.1%	2.9	567,500	567,500	84	84	96.2%	96.2%	93.8%	93.8%
$600,000-$749,999	4	22.2%	3.1	639,750	639,500	15	14	96.9%	96.7%	96.9%	96.7%
$750,000-$999,999	1	5.6%	10.5	930,000	930,000	54	54	103.3%	103.3%	103.3%	103.3%
$1,000,000 and up	2	11.1%	20.6	1,783,500	1,783,500	27	27	97.6%	97.6%	97.6%	97.6%

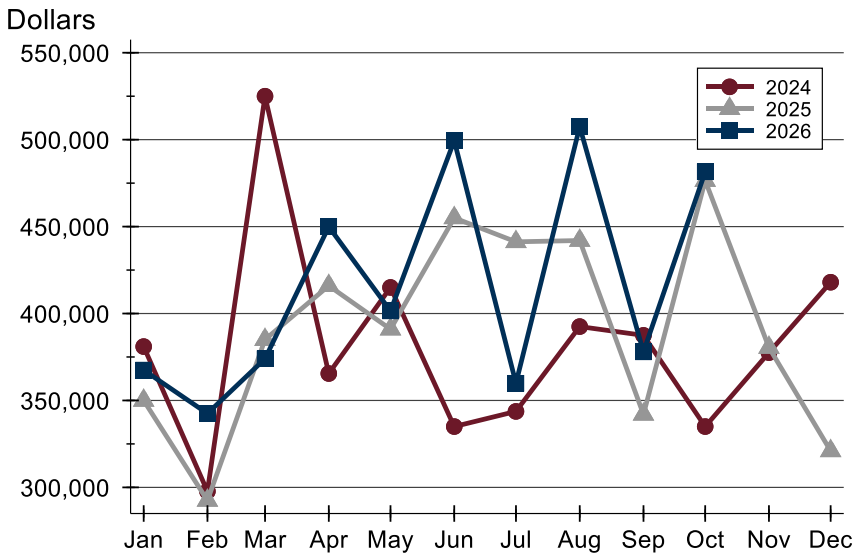
Douglas County (Excluding Lawrence)
Closed Listings Analysis

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	**405,253**
June	391,543	512,927	**554,550**
July	436,564	476,916	**374,648**
August	401,888	494,350	**652,551**
September	472,056	433,278	**396,175**
October	323,588	578,113	**620,153**
November	426,390	377,271	
December	537,843	375,125	

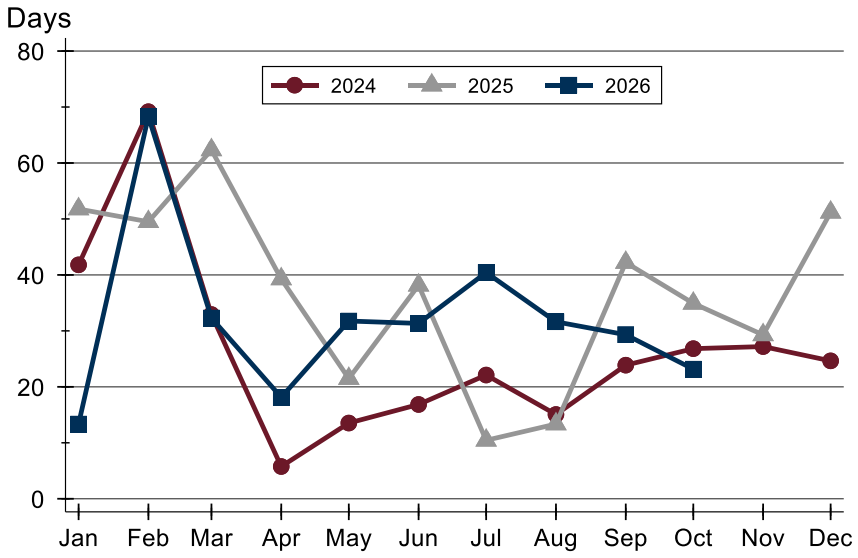
Median Price



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	**401,500**
June	335,000	455,000	**499,450**
July	343,700	441,250	**359,900**
August	392,500	442,000	**507,450**
September	387,450	342,000	**377,950**
October	335,000	476,475	**481,500**
November	377,500	380,450	
December	418,000	321,000	

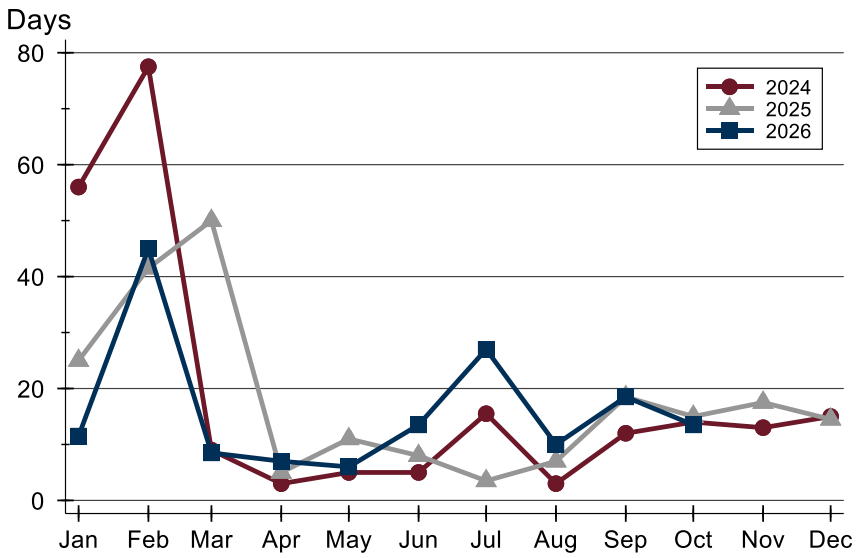
Douglas County (Excluding Lawrence)
Closed Listings Analysis

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	**32**
June	17	38	**31**
July	22	10	**40**
August	15	13	**32**
September	24	42	**29**
October	27	35	**23**
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	**27**
August	3	7	**10**
September	12	19	**19**
October	14	15	**14**
November	13	18	
December	15	15	

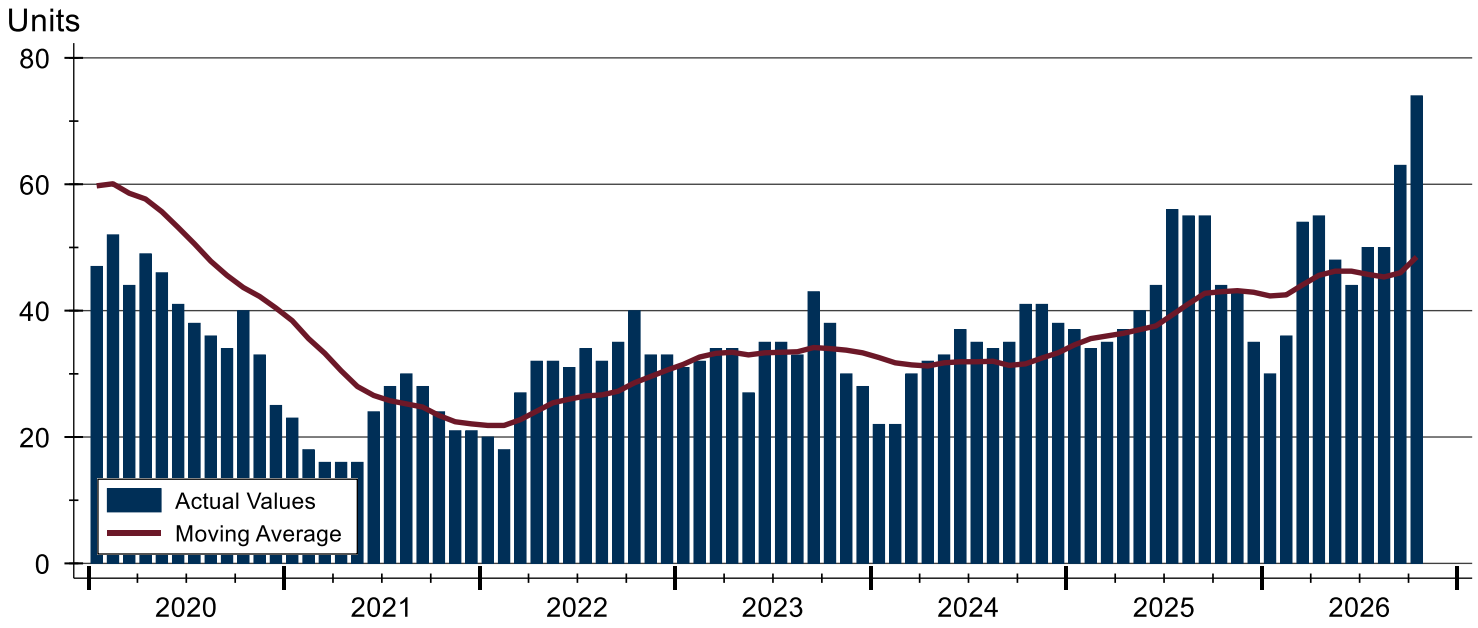
Douglas County (Excluding Lawrence)
Active Listings Analysis

Summary Statistics for Active Listings		End of October 2026	2025	Change
Active Listings		**74**	44	68.2%
Volume (1,000s)		**55,684**	28,666	94.3%
Months' Supply		**4.6**	3.3	39.4%
Average	List Price	**752,483**	651,496	15.5%
	Days on Market	**53**	44	20.5%
	Percent of Original	**97.3%**	97.8%	-0.5%
Median	List Price	**439,475**	378,950	16.0%
	Days on Market	**23**	31	-25.8%
	Percent of Original	**100.0%**	100.0%	0.0%

A total of 74 homes were available for sale in Douglas County at the end of October. This represents a 4.6 months' supply of active listings.

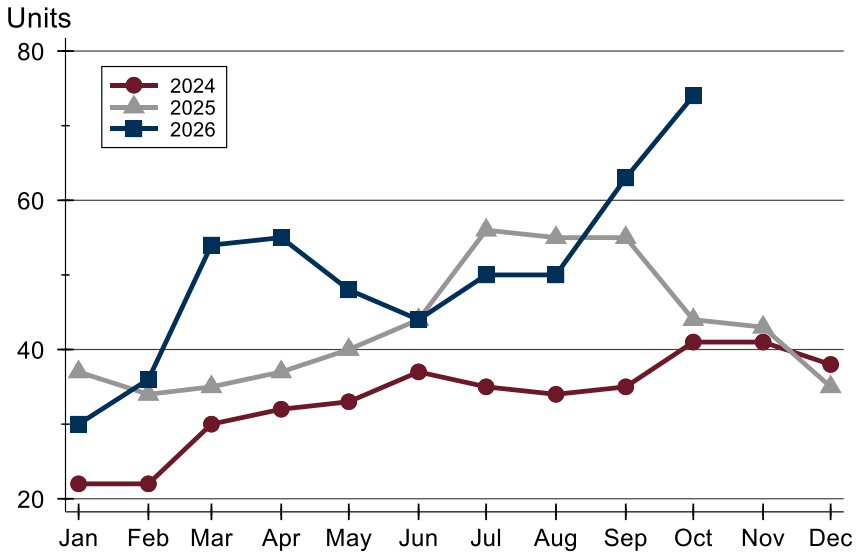
The median list price of homes on the market at the end of October was $439,475, up 16.0% from 2025. The typical time on market for active listings was 22 days, down from 31 days a year earlier.

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	**44**
July	35	56	**50**
August	34	55	**50**
September	35	55	**63**
October	41	44	**74**
November	41	43	
December	38	35	

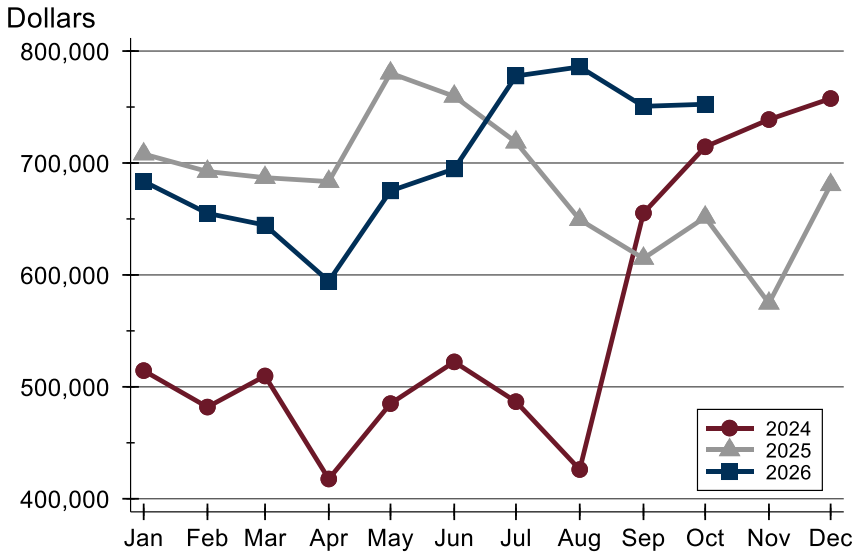
Active Listings by Price Range

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	1.4%	N/A	115,000	115,000	39	39	100.0%	100.0%
$150,000-$199,999	2	2.7%	N/A	183,750	183,750	64	64	83.1%	83.1%
$200,000-$249,999	6	8.1%	3.8	221,800	221,950	33	33	97.0%	96.3%
$250,000-$299,999	5	6.8%	3.7	275,680	275,000	16	7	97.6%	100.0%
$300,000-$349,999	8	10.8%	4.0	326,650	325,000	19	17	97.9%	100.0%
$350,000-$399,999	8	10.8%	2.9	387,338	389,950	46	44	98.2%	99.3%
$400,000-$449,999	9	12.2%	4.9	428,517	424,900	75	19	99.4%	100.0%
$450,000-$499,999	5	6.8%	N/A	473,400	463,000	39	21	97.1%	98.5%
$500,000-$599,999	5	6.8%	2.9	531,980	525,000	92	84	97.9%	100.0%
$600,000-$749,999	6	8.1%	3.1	675,817	667,500	99	69	99.1%	100.0%
$750,000-$999,999	7	9.5%	10.5	898,686	924,900	94	18	92.1%	100.0%
$1,000,000 and up	12	16.2%	20.6	2,295,908	1,275,000	32	24	99.0%	100.0%

Douglas County (Excluding Lawrence)

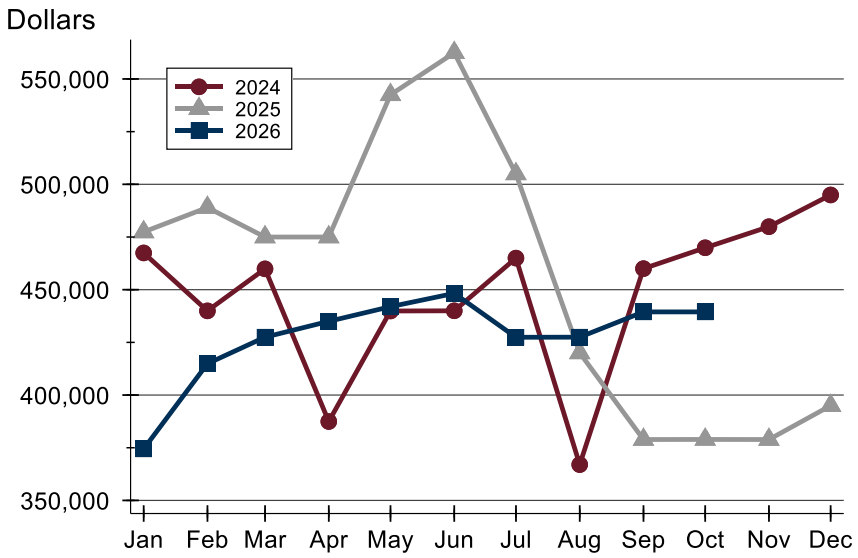
Active Listings Analysis

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	**694,712**
July	486,756	718,620	**777,725**
August	426,135	649,360	**785,845**
September	655,280	614,721	**750,643**
October	714,451	651,496	**752,483**
November	738,815	574,643	
December	757,595	680,507	

Median Price

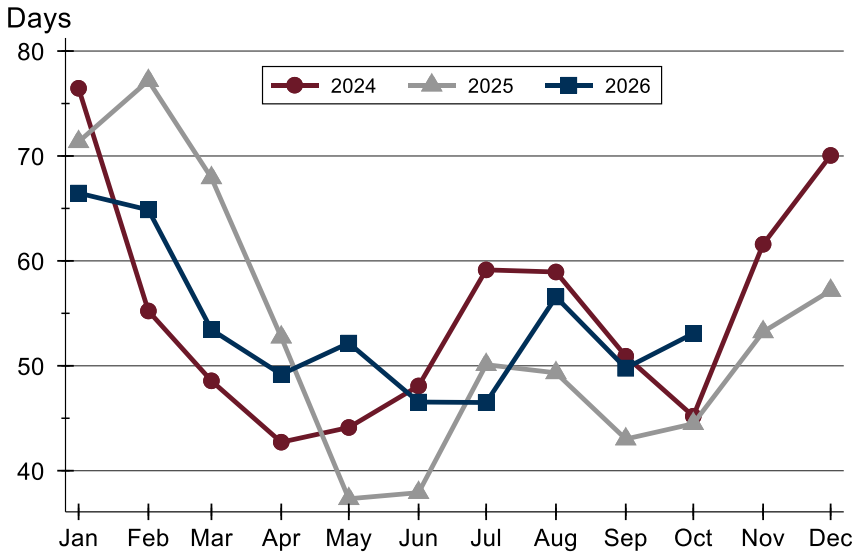


Month	2024	2025	2026
January	467,450	477,400	**374,450**
February	439,950	489,000	**414,900**
March	459,900	475,000	**427,475**
April	387,450	475,000	**435,000**
May	439,900	542,500	**441,950**
June	440,000	562,450	**448,250**
July	465,000	504,950	**427,425**
August	367,000	420,000	**427,475**
September	460,000	378,900	**439,475**
October	469,900	378,950	**439,475**
November	479,900	378,900	
December	494,950	395,000	

Douglas County (Excluding Lawrence)

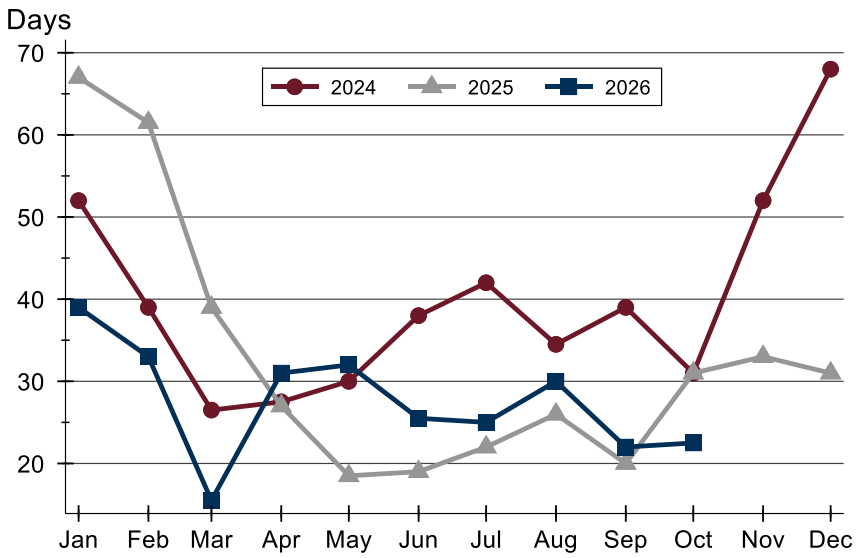
Active Listings Analysis

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	**47**
July	59	50	**47**
August	59	49	**57**
September	51	43	**50**
October	45	44	**53**
November	62	53	
December	70	57	

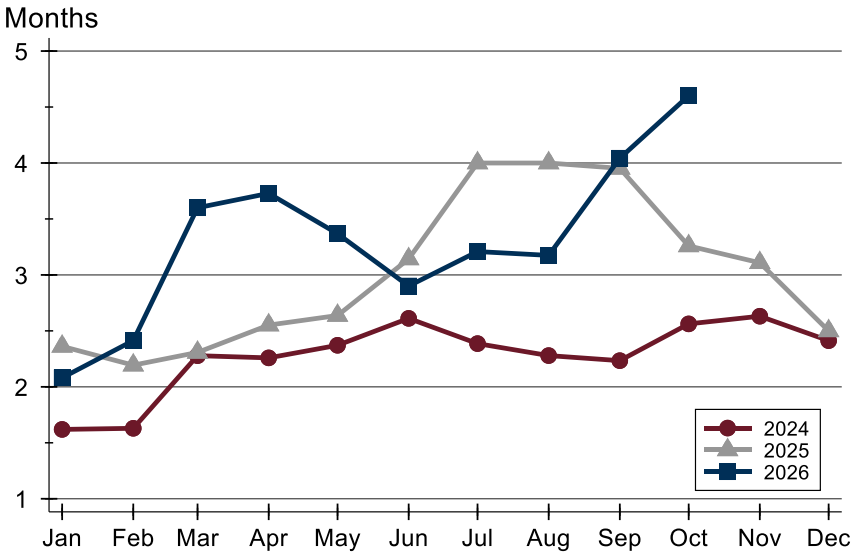
Median DOM



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	**26**
July	42	22	**25**
August	35	26	**30**
September	39	20	**22**
October	31	31	**23**
November	52	33	
December	68	31	

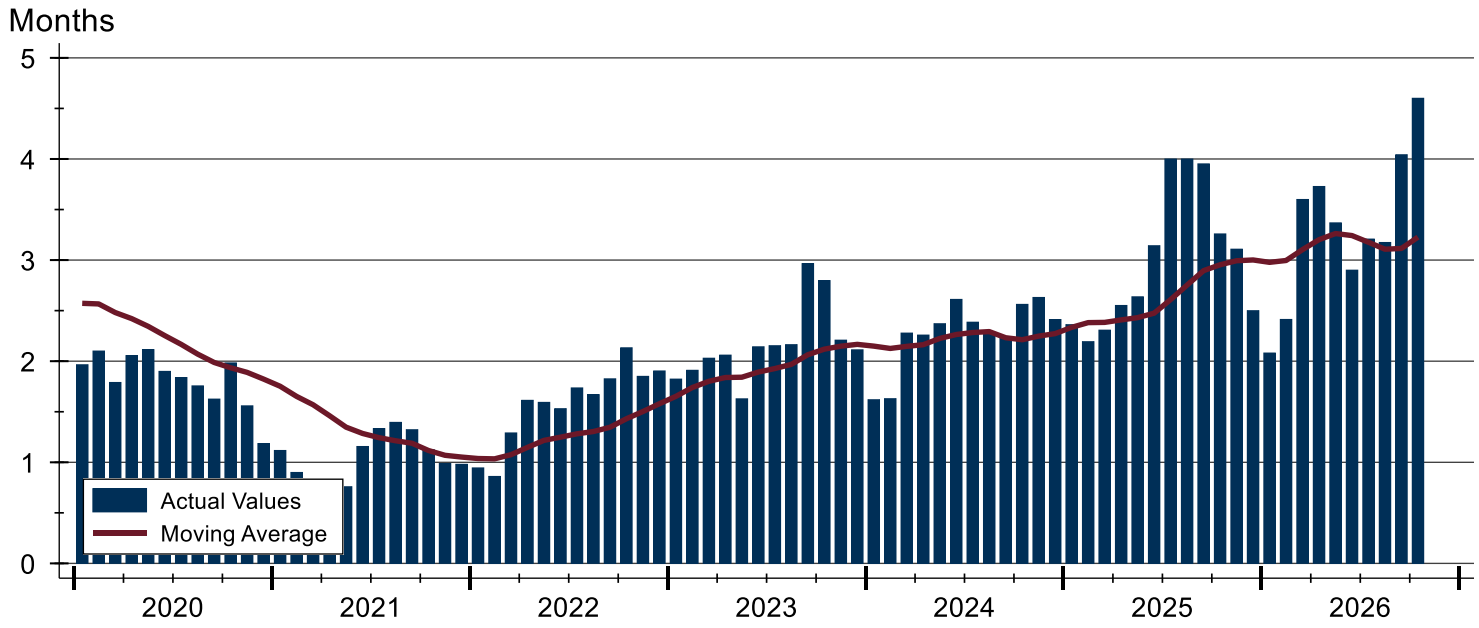
Douglas County (Excluding Lawrence)
Months' Supply Analysis

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	**2.9**
July	2.4	4.0	**3.2**
August	2.3	4.0	**3.2**
September	2.2	4.0	**4.0**
October	2.6	3.3	**4.6**
November	2.6	3.1	
December	2.4	2.5	

History of Month's Supply



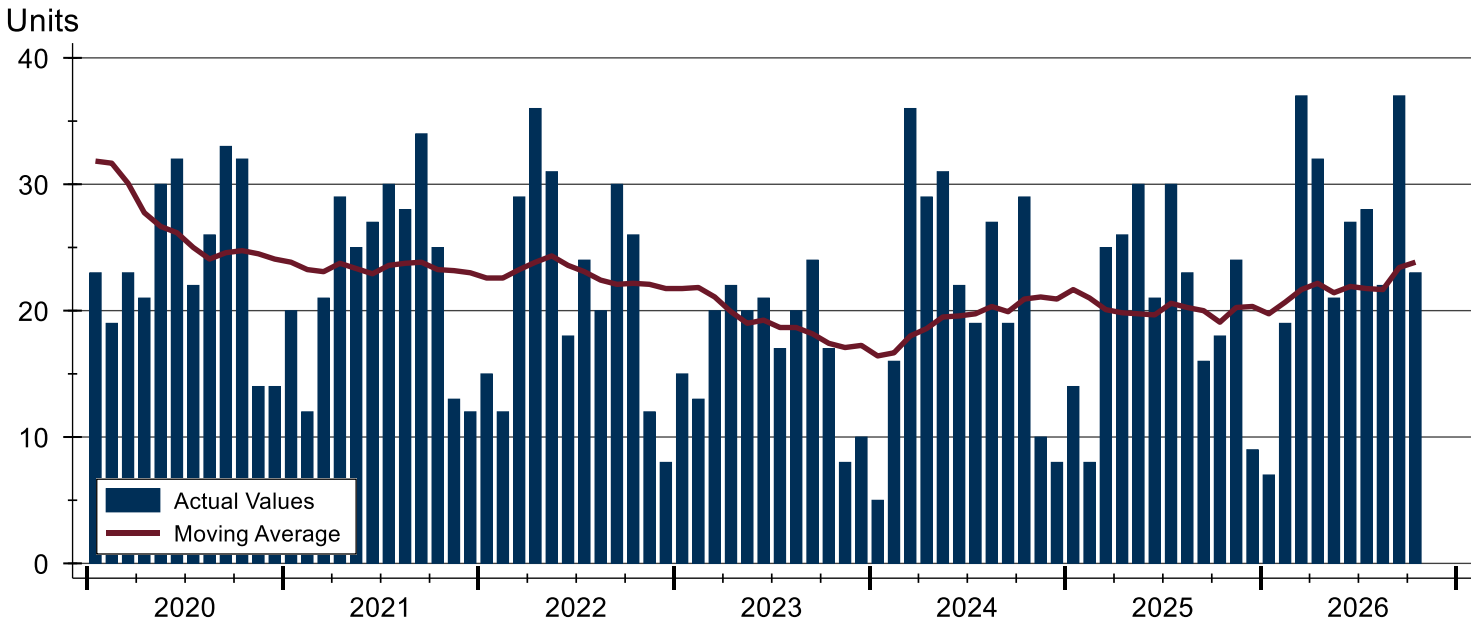
Douglas County (Excluding Lawrence)
New Listings Analysis

Summary Statistics for New Listings		2026	October 2025	Change
Current Month	New Listings	**23**	18	27.8%
	Volume (1,000s)	**14,957**	8,397	78.1%
	Average List Price	**650,300**	466,517	39.4%
	Median List Price	**424,900**	387,000	9.8%
Year-to-Date	New Listings	**253**	211	19.9%
	Volume (1,000s)	**148,674**	111,219	33.7%
	Average List Price	**587,646**	527,104	11.5%
	Median List Price	**419,900**	395,000	6.3%

A total of 23 new listings were added in Douglas County during October, up 27.8% from the same month in 2025. Year-to-date Douglas County has seen 253 new listings.

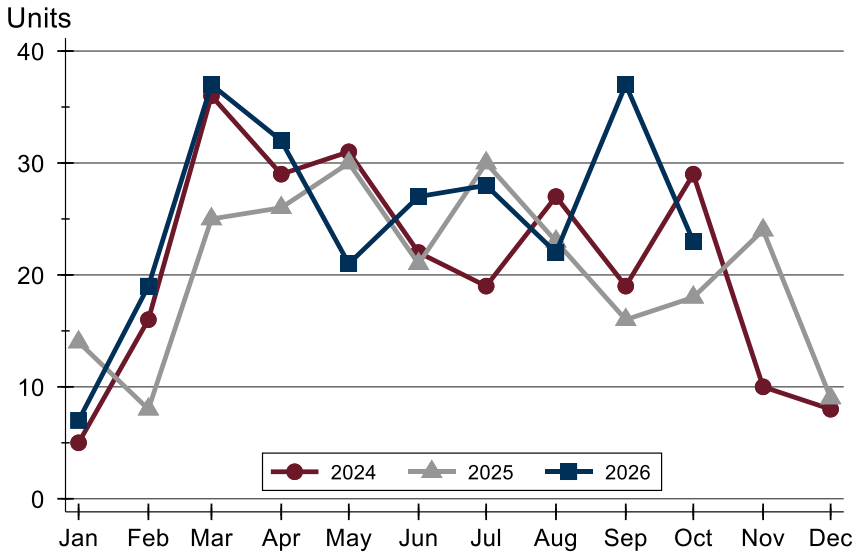
The median list price of these homes was $424,900 up from $387,000 in 2025.

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	**37**
April	29	26	**32**
May	31	30	**21**
June	22	21	**27**
July	19	30	**28**
August	27	23	**22**
September	19	16	**37**
October	29	18	**23**
November	10	24	
December	8	9	

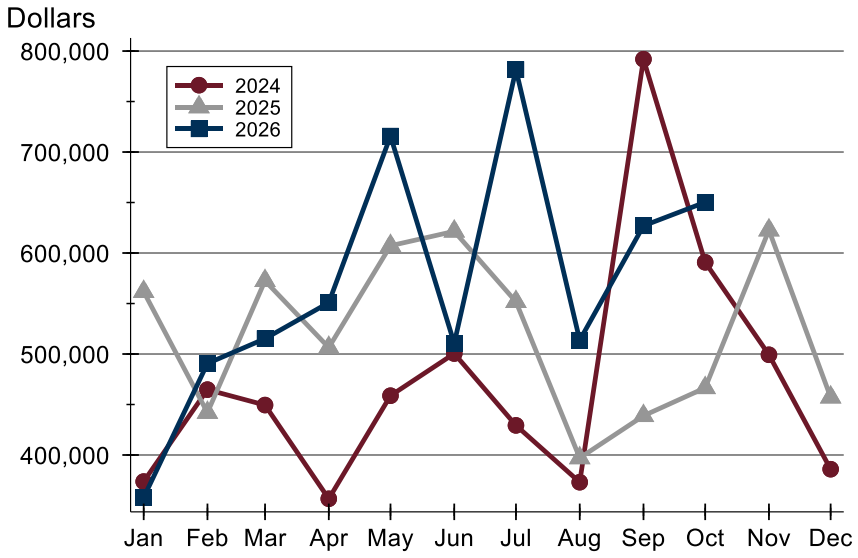
New Listings by Price Range

Price Range	New Listings Number	New Listings Percent	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
$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	4.3%	235,000	235,000	26	26	94.4%	94.4%
$250,000-$299,999	4	17.4%	271,250	270,000	9	9	99.1%	100.0%
$300,000-$349,999	3	13.0%	331,133	329,500	7	5	99.0%	100.0%
$350,000-$399,999	2	8.7%	394,500	394,500	7	7	100.0%	100.0%
$400,000-$449,999	2	8.7%	419,950	419,950	11	11	100.0%	100.0%
$450,000-$499,999	2	8.7%	472,500	472,500	22	22	97.1%	97.1%
$500,000-$599,999	1	4.3%	595,000	595,000	3	3	100.0%	100.0%
$600,000-$749,999	3	13.0%	668,233	659,900	14	16	100.0%	100.0%
$750,000-$999,999	2	8.7%	884,950	884,950	5	5	100.0%	100.0%
$1,000,000 and up	3	13.0%	1,900,000	1,750,000	6	4	100.0%	100.0%

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

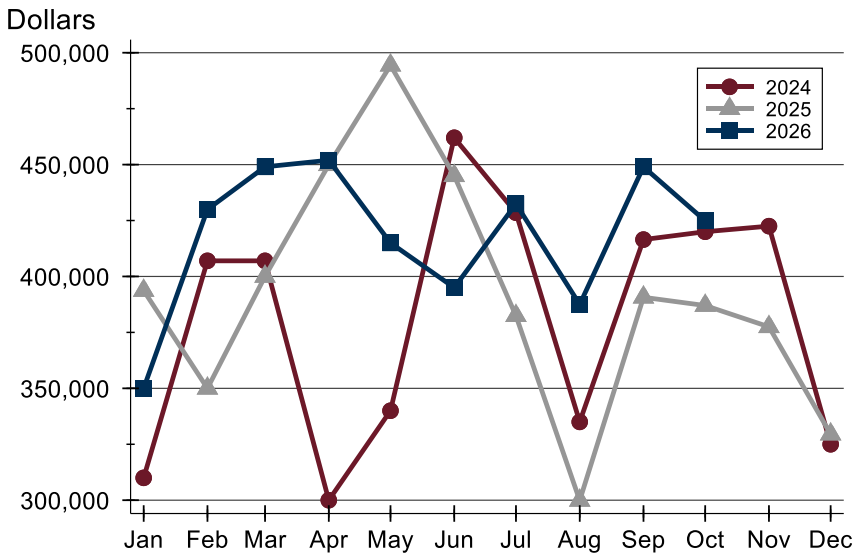
Douglas County (Excluding Lawrence)
New Listings Analysis

Average Price



Month	2024	2025	2026
January	373,698	561,746	**357,843**
February	464,725	441,988	**490,620**
March	449,461	572,544	**515,203**
April	356,648	506,398	**550,834**
May	458,731	607,242	**715,829**
June	500,468	621,488	**510,552**
July	429,326	551,808	**781,658**
August	373,026	397,049	**513,655**
September	791,926	438,819	**626,959**
October	590,829	466,517	**650,300**
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	**449,000**
April	300,000	449,925	**451,950**
May	340,000	494,400	**415,000**
June	462,000	445,000	**395,000**
July	428,500	382,450	**432,450**
August	335,000	299,900	**387,500**
September	416,485	390,700	**449,000**
October	420,000	387,000	**424,900**
November	422,500	377,500	
December	325,000	329,500	

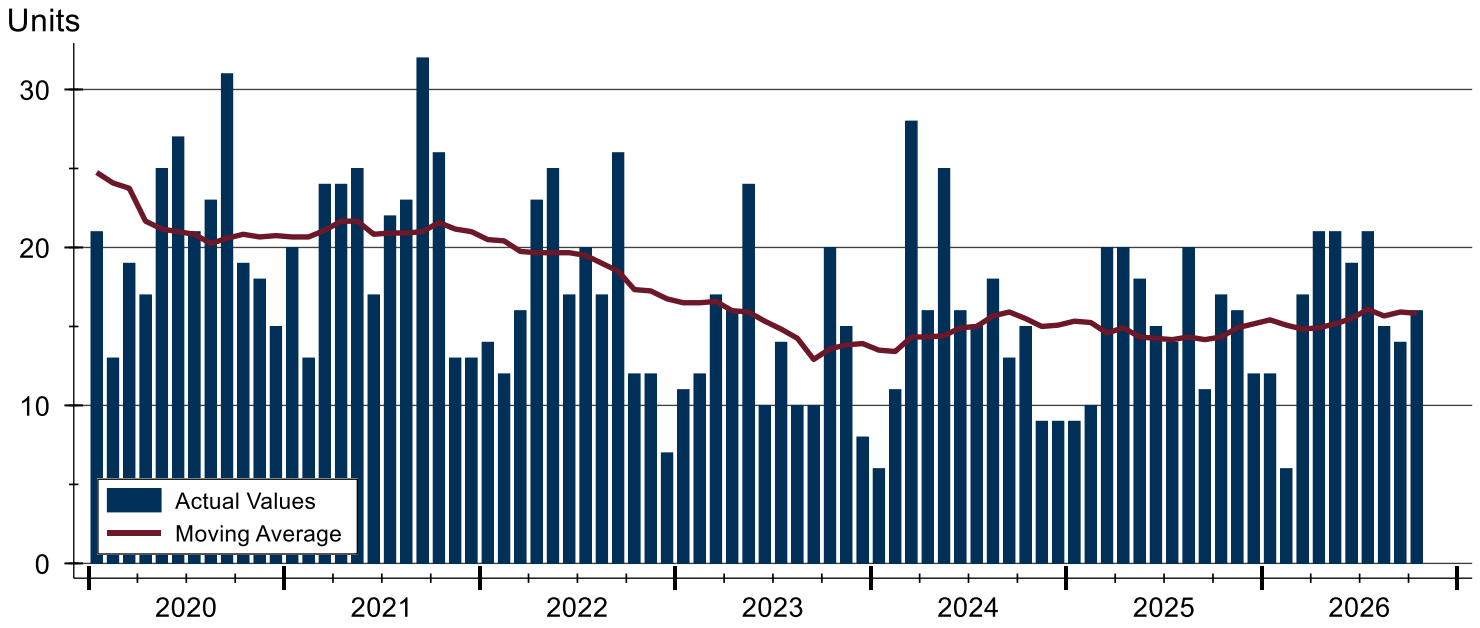
Douglas County (Excluding Lawrence)
Contracts Written Analysis

Summary Statistics for Contracts Written		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Contracts Written		**16**	17	-5.9%	**162**	154	5.2%
Volume (1,000s)		**7,535**	7,109	6.0%	**80,076**	77,458	3.4%
Average	Sale Price	**470,956**	418,159	12.6%	**494,296**	502,973	-1.7%
	Days on Market	**37**	50	-26.0%	**33**	35	-5.7%
	Percent of Original	**97.3%**	97.1%	0.2%	**97.8%**	97.3%	0.5%
Median	Sale Price	**357,500**	385,000	-7.1%	**409,900**	398,000	3.0%
	Days on Market	**22**	22	0.0%	**14**	12	16.7%
	Percent of Original	**100.0%**	99.2%	0.8%	**100.0%**	100.0%	0.0%

A total of 16 contracts for sale were written in Douglas County during the month of October, down from 17 in 2025. The median list price of these homes was $357,500, down from $385,000 the prior year.

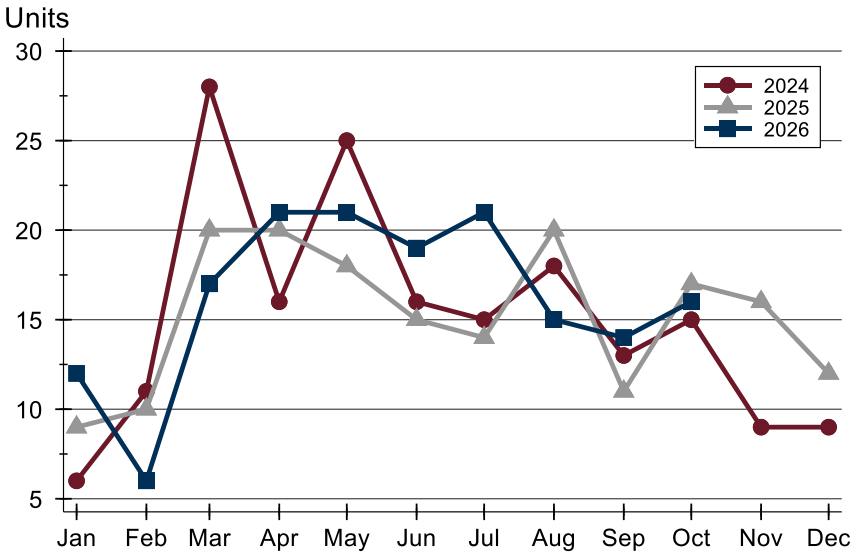
Half of the homes that went under contract in October were on the market less than 22 days, compared to 22 days in October 2025.

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	**21**
June	16	15	**19**
July	15	14	**21**
August	18	20	**15**
September	13	11	**14**
October	15	17	**16**
November	9	16	
December	9	12	

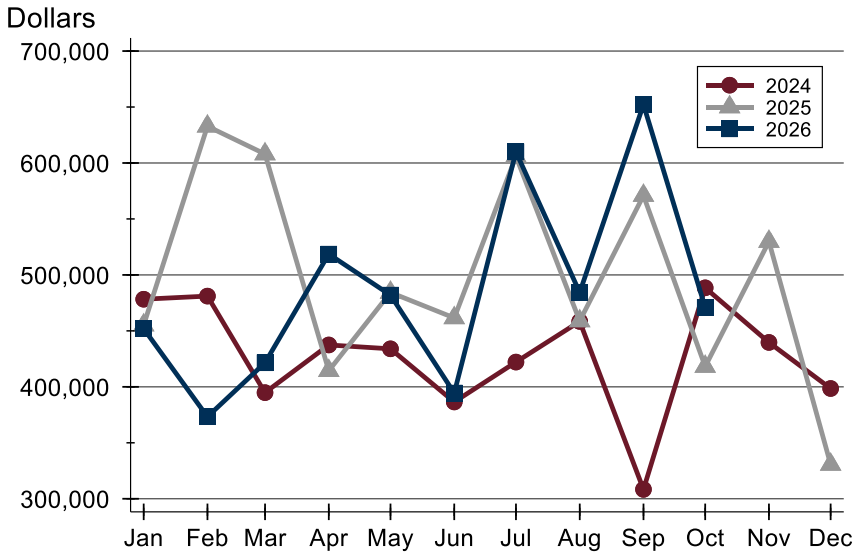
Contracts Written by Price Range

Price Range	Contracts Written Number	Contracts Written Percent	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
$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	12.5%	204,500	204,500	32	32	95.5%	95.5%
$250,000-$299,999	4	25.0%	282,375	290,000	33	19	98.5%	100.0%
$300,000-$349,999	1	6.3%	349,000	349,000	110	110	93.1%	93.1%
$350,000-$399,999	2	12.5%	357,500	357,500	44	44	93.4%	93.4%
$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	2	12.5%	579,950	579,950	31	31	98.7%	98.7%
$600,000-$749,999	4	25.0%	655,725	649,000	35	33	98.5%	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	1	6.3%	1,150,000	1,150,000	3	3	100.0%	100.0%

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

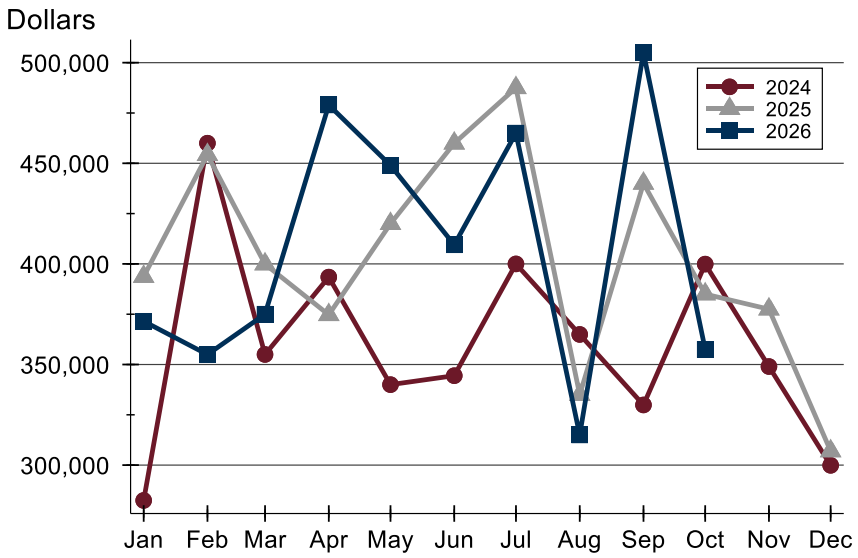
Douglas County (Excluding Lawrence)
Contracts Written Analysis

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	**481,976**
June	386,503	461,570	**394,484**
July	422,127	605,904	**609,929**
August	458,439	458,840	**484,340**
September	308,385	570,936	**652,193**
October	488,467	418,159	**470,956**
November	439,689	529,842	
December	398,533	330,667	

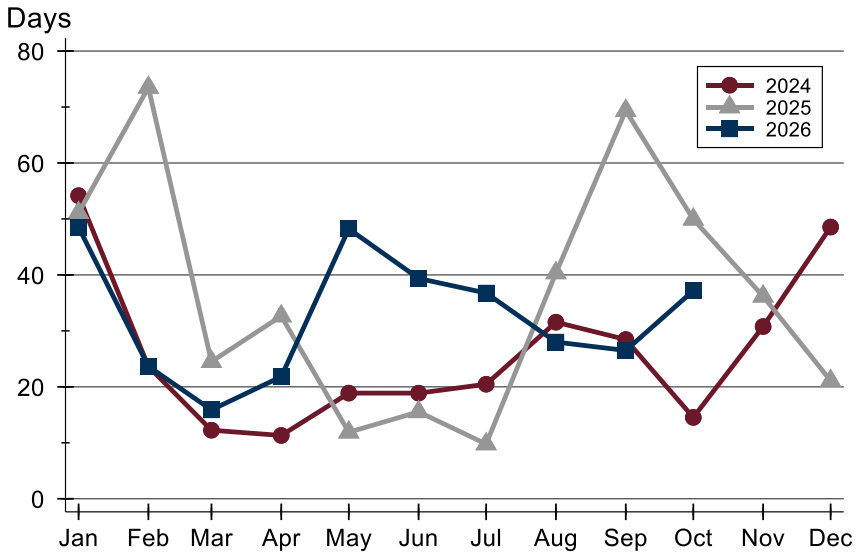
Median Price



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	**465,000**
August	364,950	335,000	**315,000**
September	329,900	440,000	**504,950**
October	399,900	385,000	**357,500**
November	349,000	377,500	
December	299,900	307,000	

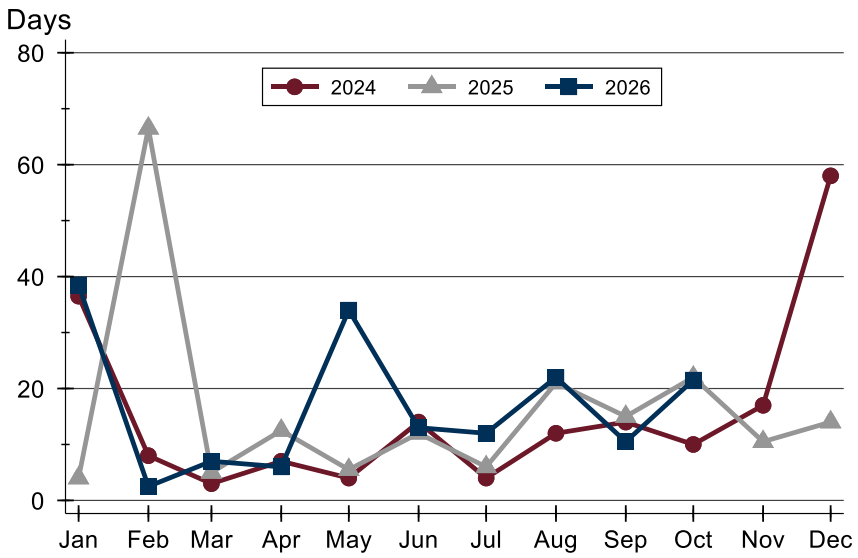
Douglas County (Excluding Lawrence)
Contracts Written Analysis

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	**39**
July	20	10	**37**
August	32	40	**28**
September	28	69	**27**
October	15	50	**37**
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	**34**
June	14	12	**13**
July	4	6	**12**
August	12	21	**22**
September	14	15	**11**
October	10	22	**22**
November	17	11	
December	58	14	

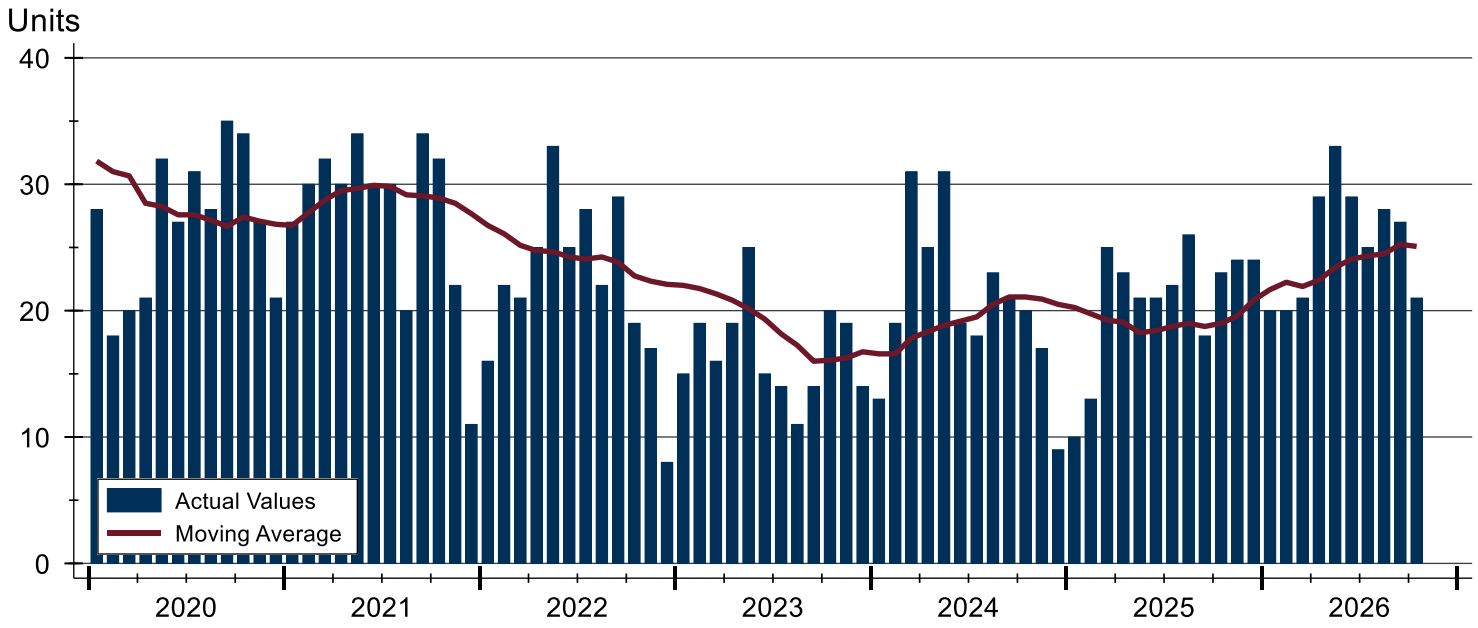
Douglas County (Excluding Lawrence)
Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October 2026	2025	Change
Pending Contracts		**21**	23	-8.7%
Volume (1,000s)		**12,558**	11,306	11.1%
Average	List Price	**598,014**	491,574	21.7%
	Days on Market	**54**	54	0.0%
	Percent of Original	**98.5%**	98.6%	-0.1%
Median	List Price	**449,000**	394,500	13.8%
	Days on Market	**16**	16	0.0%
	Percent of Original	**100.0%**	100.0%	0.0%

A total of 21 listings in Douglas County had contracts pending at the end of October, down from 23 contracts pending at the end of October 2025.

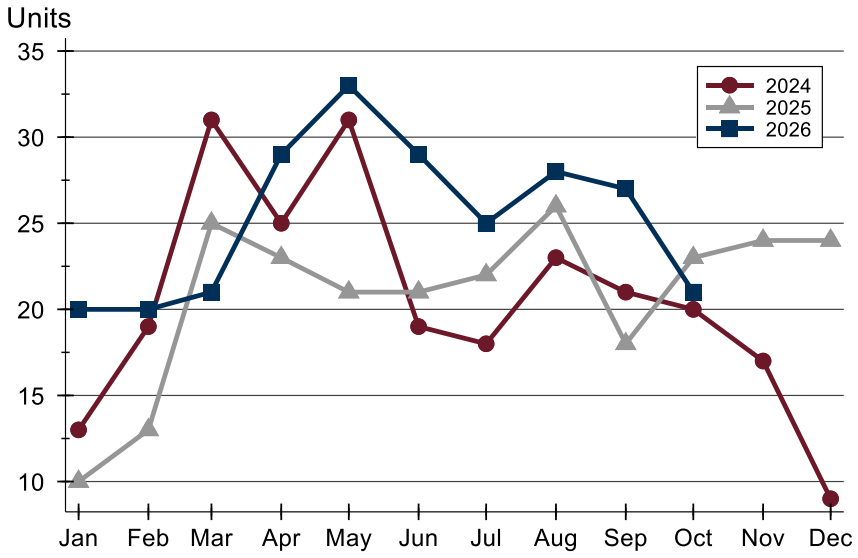
Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

History of Pending Contracts



Douglas County (Excluding Lawrence)
Pending Contracts Analysis

Pending Contracts by Month



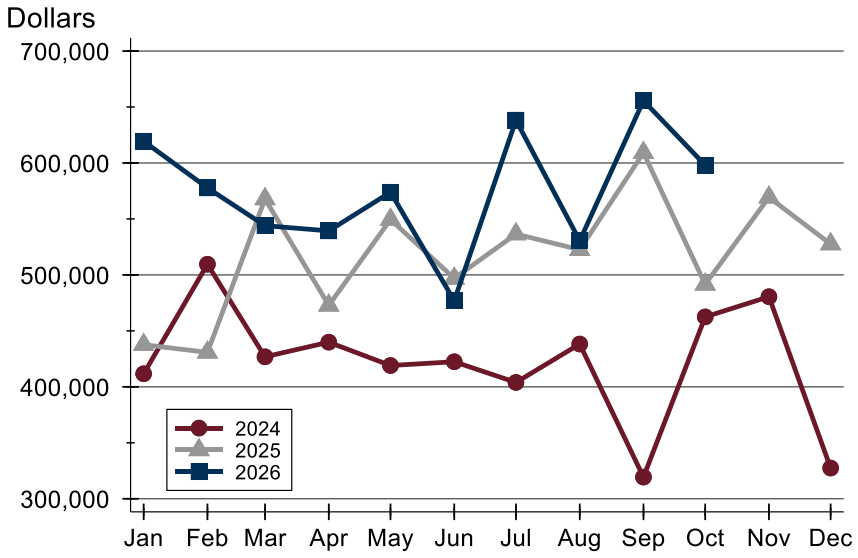
Month	2024	2025	2026
January	13	10	**20**
February	19	13	**20**
March	31	25	**21**
April	25	23	**29**
May	31	21	**33**
June	19	21	**29**
July	18	22	**25**
August	23	26	**28**
September	21	18	**27**
October	20	23	**21**
November	17	24	
December	9	24	

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Pending Contracts Percent	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
$50,000-$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$100,000-$149,999	1	4.8%	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	9.5%	204,500	204,500	32	32	95.5%	95.5%
$250,000-$299,999	4	19.0%	282,375	290,000	33	19	98.5%	100.0%
$300,000-$349,999	1	4.8%	349,000	349,000	110	110	93.1%	93.1%
$350,000-$399,999	2	9.5%	357,500	357,500	44	44	93.4%	93.4%
$400,000-$449,999	1	4.8%	449,000	449,000	147	147	105.6%	105.6%
$450,000-$499,999	1	4.8%	465,000	465,000	0	0	100.0%	100.0%
$500,000-$599,999	3	14.3%	569,967	564,900	21	3	99.1%	100.0%
$600,000-$749,999	3	14.3%	669,633	670,000	29	16	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	3	14.3%	1,733,000	1,649,000	149	98	100.0%	100.0%

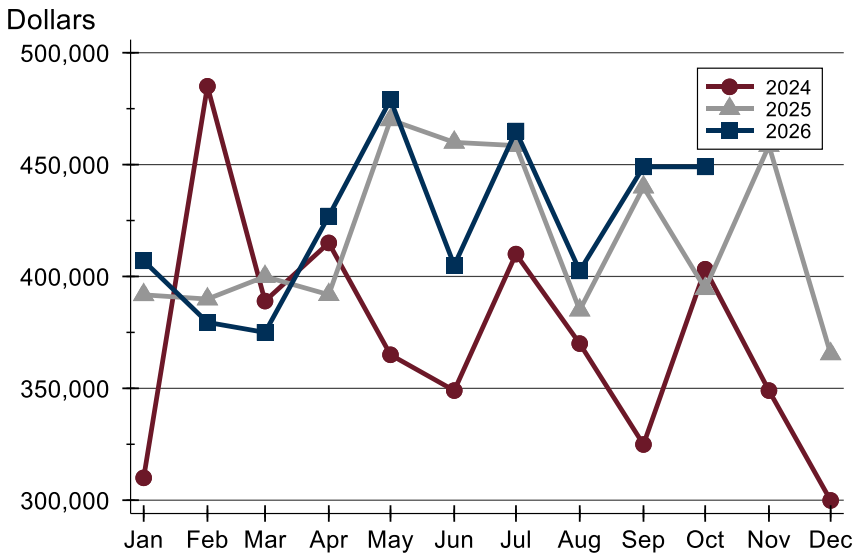
Douglas County (Excluding Lawrence)
Pending Contracts Analysis

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	**638,280**
August	438,259	522,527	**530,518**
September	319,375	609,153	**655,685**
October	462,479	491,574	**598,014**
November	480,535	569,374	
December	327,467	527,587	

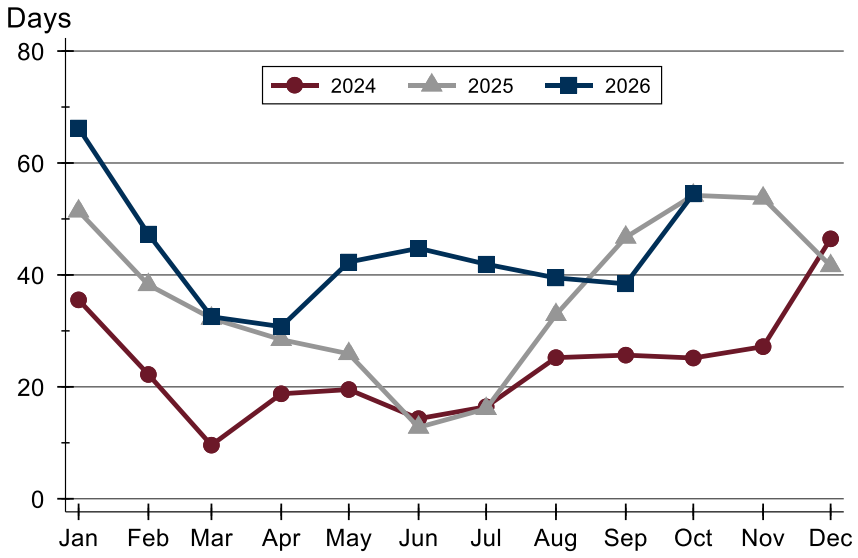
Median Price



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	**465,000**
August	370,000	384,950	**402,500**
September	324,900	439,950	**449,000**
October	403,243	394,500	**449,000**
November	349,000	458,500	
December	299,900	365,389	

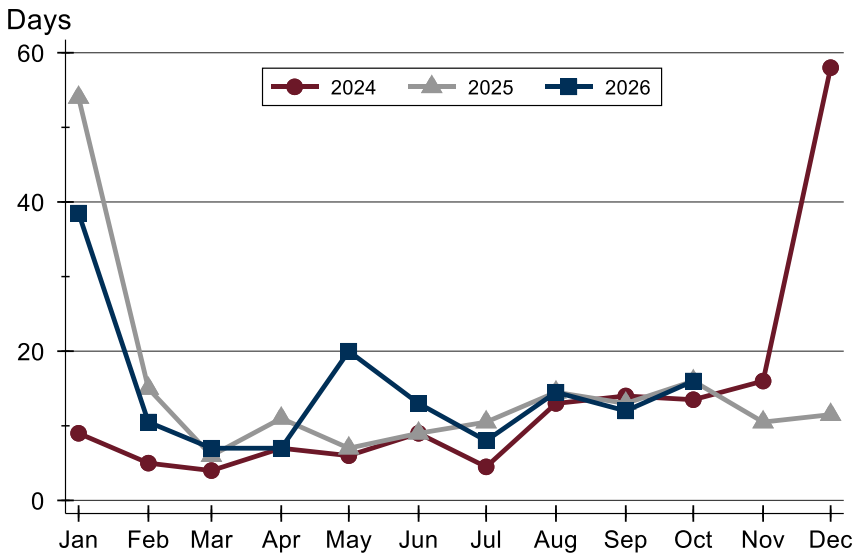
Douglas County (Excluding Lawrence)
Pending Contracts Analysis

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	**42**
August	25	33	**39**
September	26	47	**38**
October	25	54	**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	**8**
August	13	15	**15**
September	14	13	**12**
October	14	16	**16**
November	16	11	
December	58	12	