



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in February

Total home sales in Douglas County fell last month to 6 units, compared to 7 units in February 2023. Total sales volume was \$2.1 million, up from a year earlier.

The median sale price in February was \$297,750, up from \$237,500 a year earlier. Homes that sold in February were typically on the market for 78 days and sold for 99.7% of their list prices.

Douglas County Active Listings Down at End of February

The total number of active listings in Douglas County at the end of February was 22 units, down from 32 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$439,950.

During February, a total of 11 contracts were written down from 12 in February 2023. At the end of the month, there were 19 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	6 -14.3%	7 -30.0%	10 -23.1%	16 23.1%	13 -35.0%	20 -23.1%	
Active Listings Change from prior year	22 -31.3%	32 77.8%	18 0.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	1.6 -15.8%	1.9 111.1%	0.9 0.0%	N/A	N/A	N/A	
New Listings Change from prior year	14 7.7%	13 8.3%	12 0.0%	19 -32.1%	28 3.7%	27 -12.9%	
Contracts Written Change from prior year	11 -8.3%	12 0.0%	12 -7.7%	17 -26.1%	23 -11.5%	26 -21.2%	
Pending Contracts Change from prior year	19 0.0%	19 -13.6%	22 -26.7%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	2,121 7.2%	1,978 -54.2%	4,322 31.2%	6,023 66.3%	3,622 -54.7%	8,003 2.5%	
Average	Sale Price Change from prior year	353,550 25.2%	282,500 -34.6%	432,200 70.6%	376,453 35.1%	278,577 -30.4%	400,153 33.3%
	List Price of Actives Change from prior year	481,945 -10.3%	537,148 10.3%	487,044 41.0%	N/A	N/A	N/A
	Days on Market Change from prior year	69 81.6%	38 111.1%	18 -35.7%	52 100.0%	26 52.9%	17 -41.4%
	Percent of List Change from prior year	99.9% -1.9%	101.8% 0.5%	101.3% 3.9%	99.1% -0.1%	99.2% -3.6%	102.9% 4.7%
	Percent of Original Change from prior year	97.6% -3.0%	100.6% -0.3%	100.9% 3.6%	96.3% -1.2%	97.5% -5.5%	103.2% 6.4%
Median	Sale Price Change from prior year	297,750 25.4%	237,500 -28.7%	333,250 23.0%	354,250 38.9%	255,000 -23.5%	333,250 13.5%
	List Price of Actives Change from prior year	439,950 -3.8%	457,200 13.6%	402,450 58.3%	N/A	N/A	N/A
	Days on Market Change from prior year	78 136.4%	33 450.0%	6 -14.3%	56 522.2%	9 80.0%	5 -54.5%
	Percent of List Change from prior year	99.7% -0.3%	100.0% 0.0%	100.0% 0.0%	99.7% -0.3%	100.0% 0.0%	100.0% 0.5%
	Percent of Original Change from prior year	98.7% -0.3%	99.0% -1.0%	100.0% 0.0%	96.9% -2.1%	99.0% -1.0%	100.0% 1.9%

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



Douglas County (Excluding Lawrence) Closed Listings Analysis

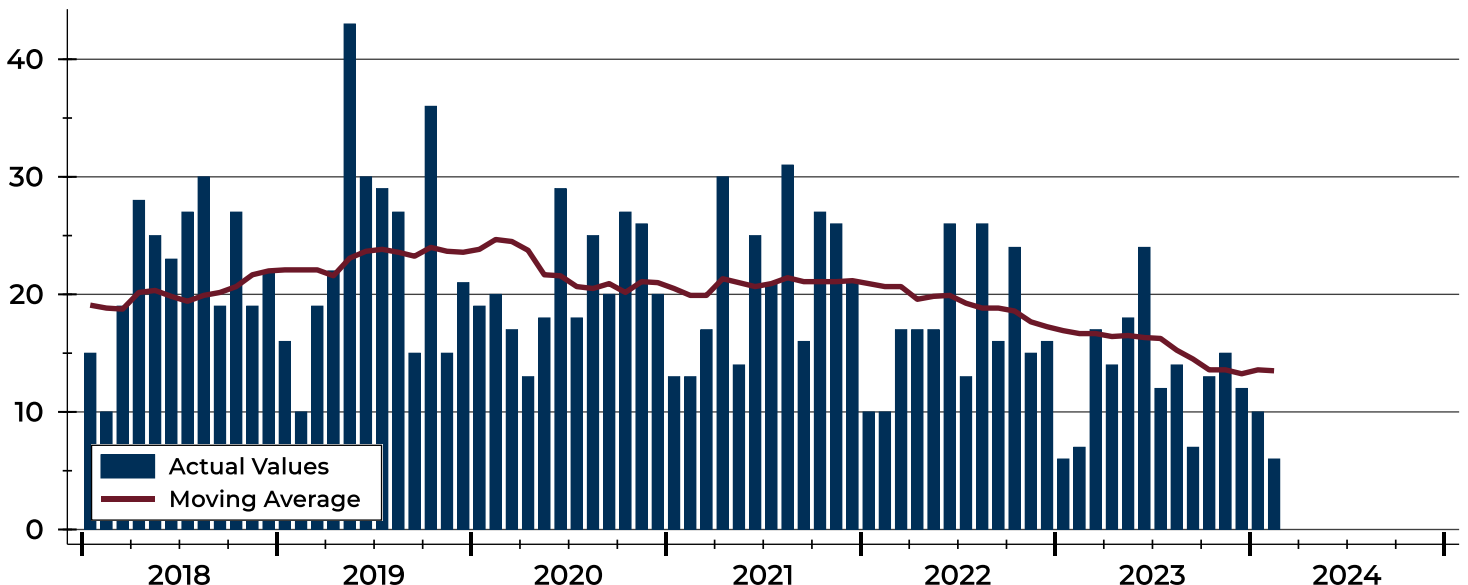
Summary Statistics for Closed Listings		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		6	7	-14.3%	16	13	23.1%
Volume (1,000s)		2,121	1,978	7.2%	6,023	3,622	66.3%
Months' Supply		1.6	1.9	-15.8%	N/A	N/A	N/A
Average	Sale Price	353,550	282,500	25.2%	376,453	278,577	35.1%
	Days on Market	69	38	81.6%	52	26	100.0%
	Percent of List	99.9%	101.8%	-1.9%	99.1%	99.2%	-0.1%
	Percent of Original	97.6%	100.6%	-3.0%	96.3%	97.5%	-1.2%
Median	Sale Price	297,750	237,500	25.4%	354,250	255,000	38.9%
	Days on Market	78	33	136.4%	56	9	522.2%
	Percent of List	99.7%	100.0%	-0.3%	99.7%	100.0%	-0.3%
	Percent of Original	98.7%	99.0%	-0.3%	96.9%	99.0%	-2.1%

A total of 6 homes sold in Douglas County in February, down from 7 units in February 2023. Total sales volume rose to \$2.1 million compared to \$2.0 million in the previous year.

The median sales price in February was \$297,750, up 25.4% compared to the prior year. Median days on market was 78 days, up from 56 days in January, and up from 33 in February 2023.

History of Closed Listings

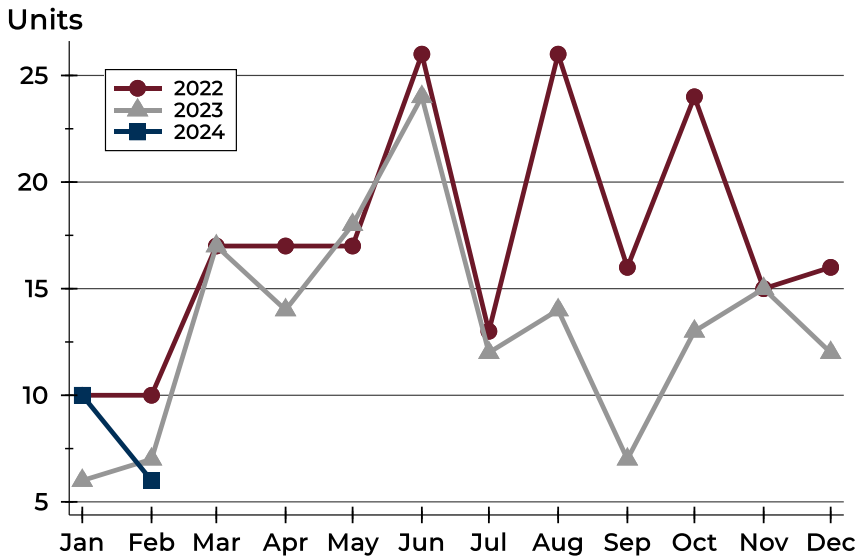
Units





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	17
April	17	14	17
May	17	18	17
June	26	24	26
July	13	12	13
August	26	14	26
September	16	7	16
October	24	13	24
November	15	15	15
December	16	12	16

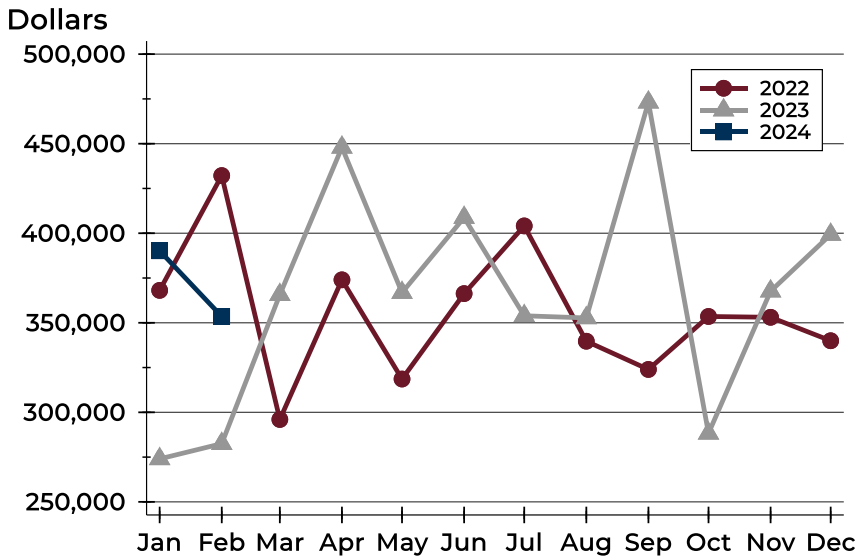
Closed Listings by Price Range

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	33.3%	2.4	222,500	222,500	68	68	101.0%	101.0%	95.2%	95.2%
\$250,000-\$299,999	1	16.7%	1.4	250,000	250,000	39	39	98.1%	98.1%	96.2%	96.2%
\$300,000-\$349,999	1	16.7%	0.6	345,500	345,500	1	1	104.7%	104.7%	104.7%	104.7%
\$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	1	16.7%	1.9	450,800	450,800	123	123	101.3%	101.3%	101.3%	101.3%
\$500,000-\$599,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	16.7%	1.0	630,000	630,000	116	116	93.3%	93.3%	93.3%	93.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



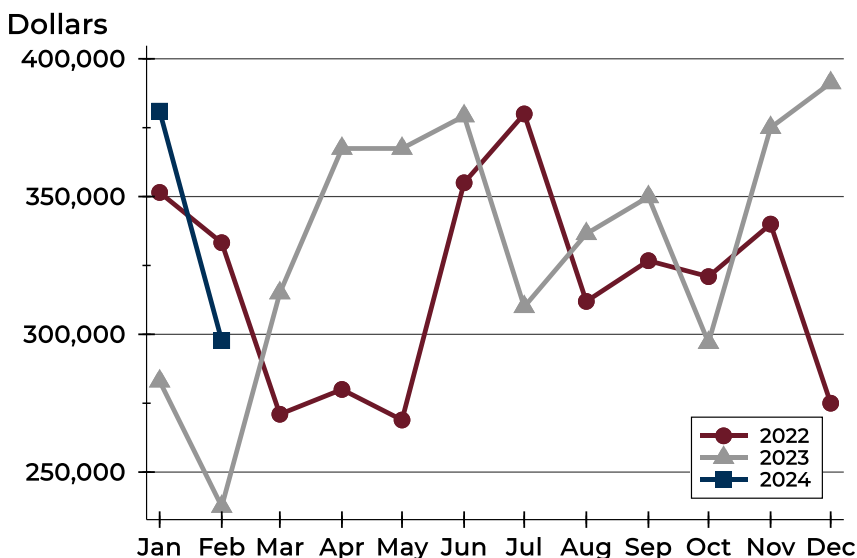
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	368,105	274,000	390,195
February	432,200	282,500	353,550
March	296,024	365,665	
April	373,982	447,947	
May	318,604	366,850	
June	366,298	408,741	
July	404,092	353,919	
August	339,712	352,714	
September	323,954	473,129	
October	353,529	288,268	
November	353,067	367,647	
December	339,975	399,283	

Median Price

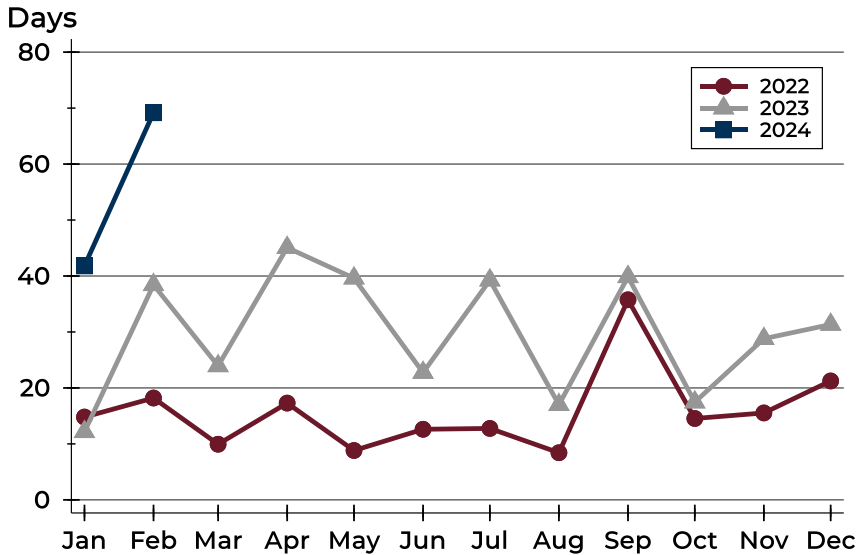


Month	2022	2023	2024
January	351,500	283,000	381,000
February	333,250	237,500	297,750
March	271,000	315,000	
April	280,000	367,450	
May	268,900	367,450	
June	355,000	379,250	
July	380,000	310,000	
August	311,950	336,500	
September	326,735	349,900	
October	320,950	296,985	
November	340,000	375,000	
December	275,000	391,250	



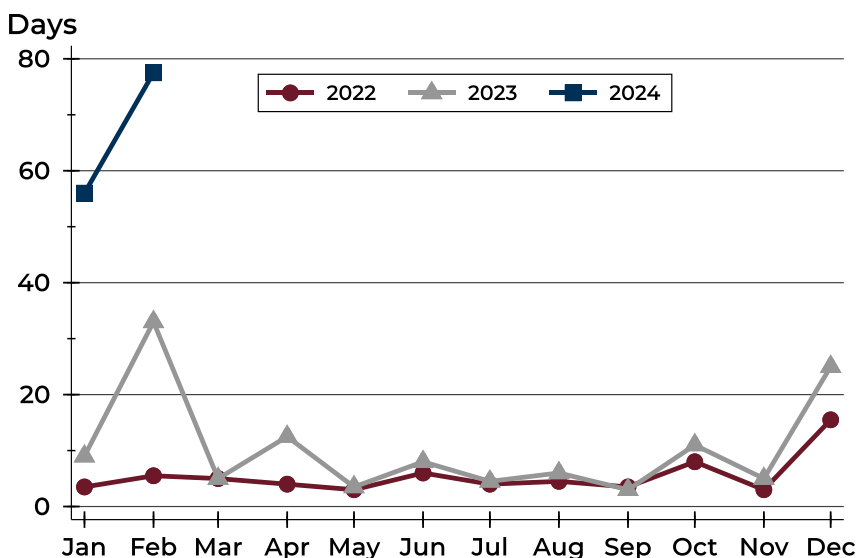
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



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

Median DOM



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



Douglas County (Excluding Lawrence) Active Listings Analysis

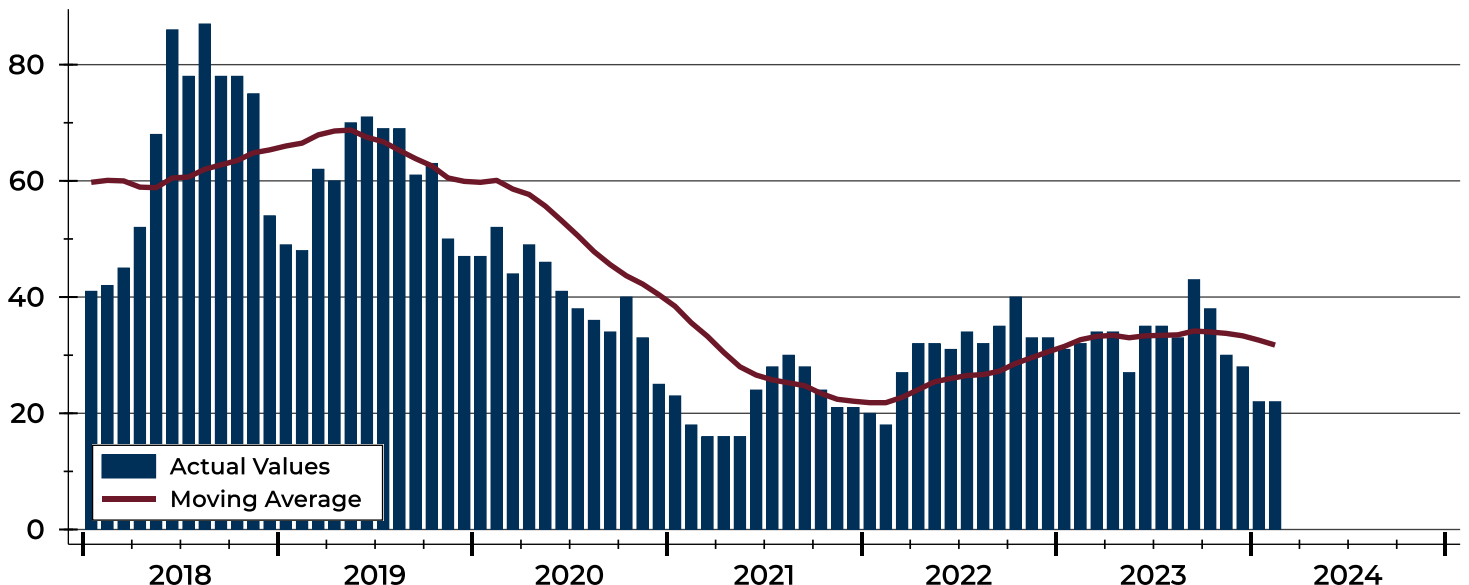
Summary Statistics for Active Listings		2024	End of February 2023	Change
Active Listings		22	32	-31.3%
Volume (1,000s)		10,603	17,189	-38.3%
Months' Supply		1.6	1.9	-15.8%
Average	List Price	481,945	537,148	-10.3%
	Days on Market	55	99	-44.4%
	Percent of Original	98.9%	98.7%	0.2%
Median	List Price	439,950	457,200	-3.8%
	Days on Market	39	87	-55.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 22 homes were available for sale in Douglas County at the end of February. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of February was \$439,950, down 3.8% from 2023. The typical time on market for active listings was 39 days, down from 87 days a year earlier.

History of Active Listings

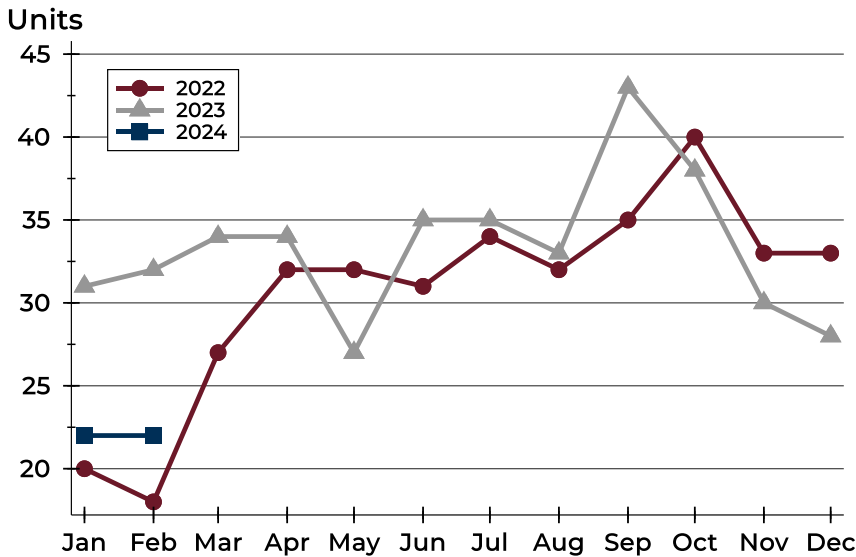
Units





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	
April	32	34	
May	32	27	
June	31	35	
July	34	35	
August	32	33	
September	35	43	
October	40	38	
November	33	30	
December	33	28	

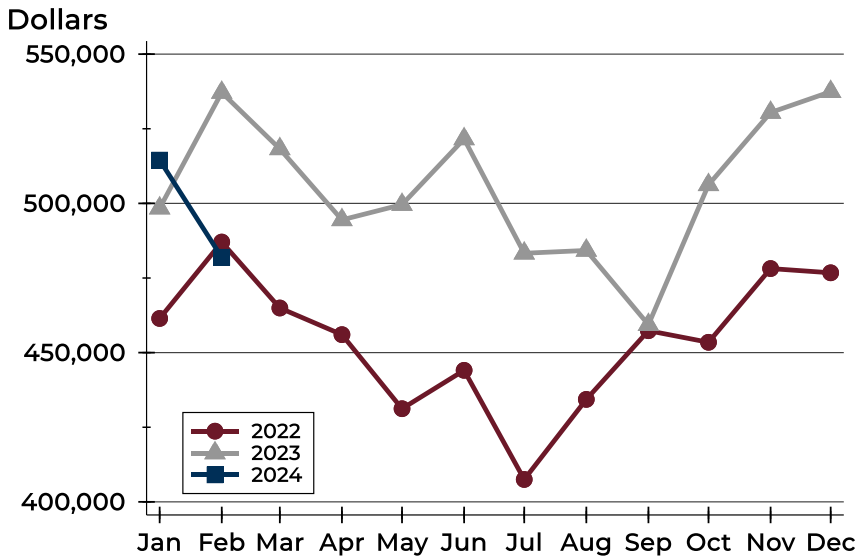
Active Listings by Price Range

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	4.5%	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	4	18.2%	2.4	216,725	213,500	29	32	99.2%	100.0%
\$250,000-\$299,999	3	13.6%	1.4	287,800	288,500	8	6	100.0%	100.0%
\$300,000-\$349,999	1	4.5%	0.6	319,900	319,900	26	26	97.0%	97.0%
\$350,000-\$399,999	1	4.5%	N/A	354,900	354,900	67	67	98.6%	98.6%
\$400,000-\$449,999	1	4.5%	N/A	420,000	420,000	137	137	93.3%	93.3%
\$450,000-\$499,999	3	13.6%	1.9	476,633	475,000	97	70	100.0%	100.0%
\$500,000-\$599,999	2	9.1%	N/A	544,950	544,950	46	46	100.0%	100.0%
\$600,000-\$749,999	1	4.5%	1.0	625,000	625,000	37	37	100.0%	100.0%
\$750,000-\$999,999	4	18.2%	N/A	817,225	822,450	74	71	99.2%	100.0%
\$1,000,000 and up	1	4.5%	N/A	1,249,000	1,249,000	92	92	94.3%	94.3%



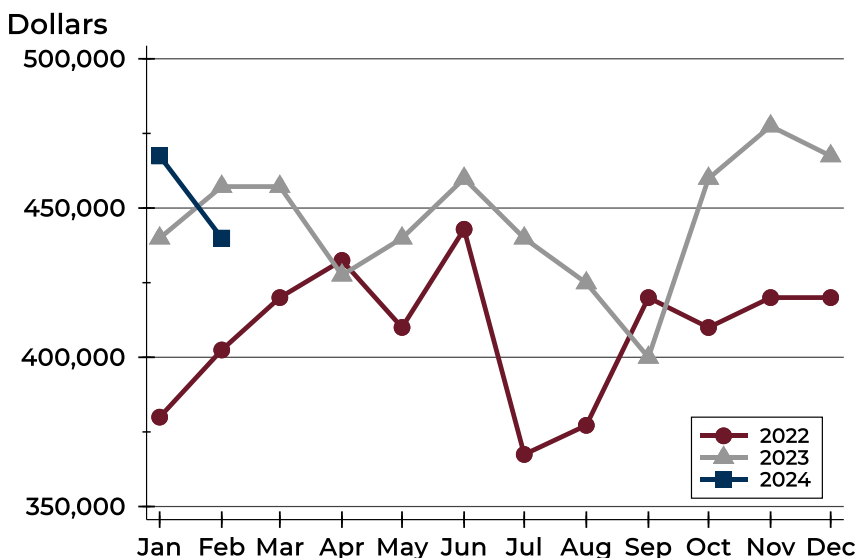
Douglas County (Excluding Lawrence) Active Listings Analysis

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	
April	456,028	494,481	
May	431,219	499,596	
June	444,073	521,596	
July	407,518	483,293	
August	434,338	484,236	
September	457,347	459,359	
October	453,461	506,221	
November	478,162	530,438	
December	476,750	537,418	

Median Price

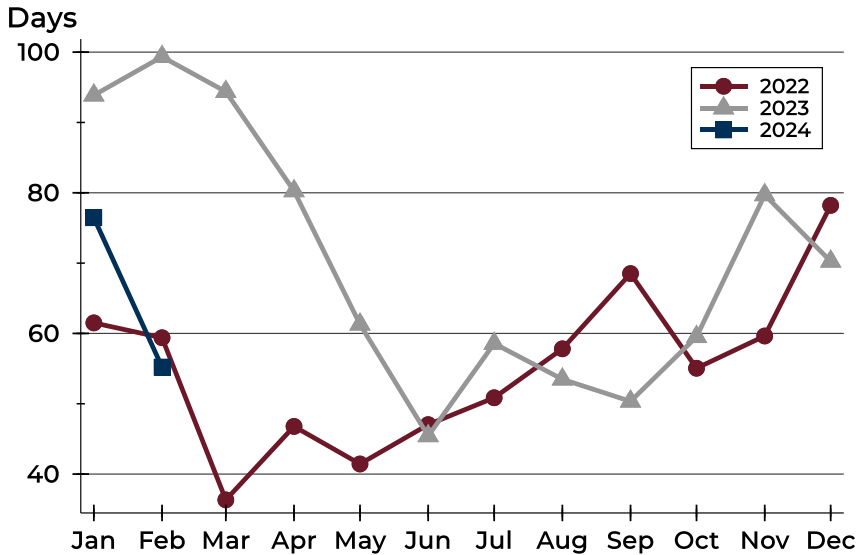


Month	2022	2023	2024
January	379,950	439,900	467,450
February	402,450	457,200	439,950
March	420,000	457,200	
April	432,450	427,500	
May	410,000	439,900	
June	442,900	459,900	
July	367,450	439,900	
August	377,200	424,900	
September	420,000	399,950	
October	409,975	459,900	
November	420,000	477,450	
December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



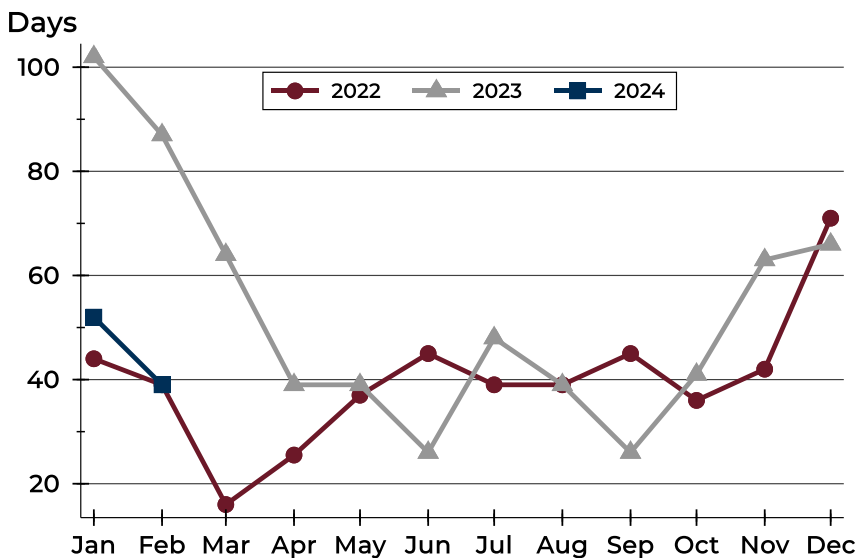
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



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

Median DOM

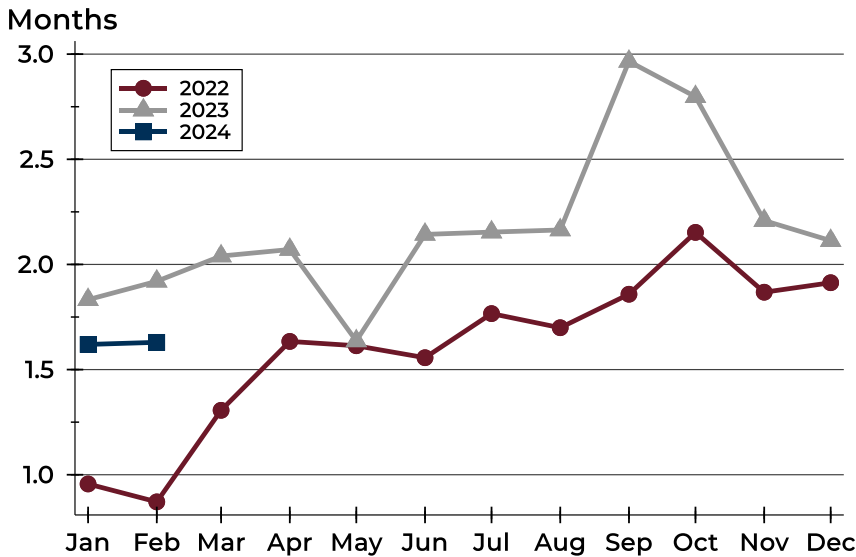


Month	2022	2023	2024
January	44	102	52
February	39	87	39
March	16	64	
April	26	39	
May	37	39	
June	45	26	
July	39	48	
August	39	39	
September	45	26	
October	36	41	
November	42	63	
December	71	66	



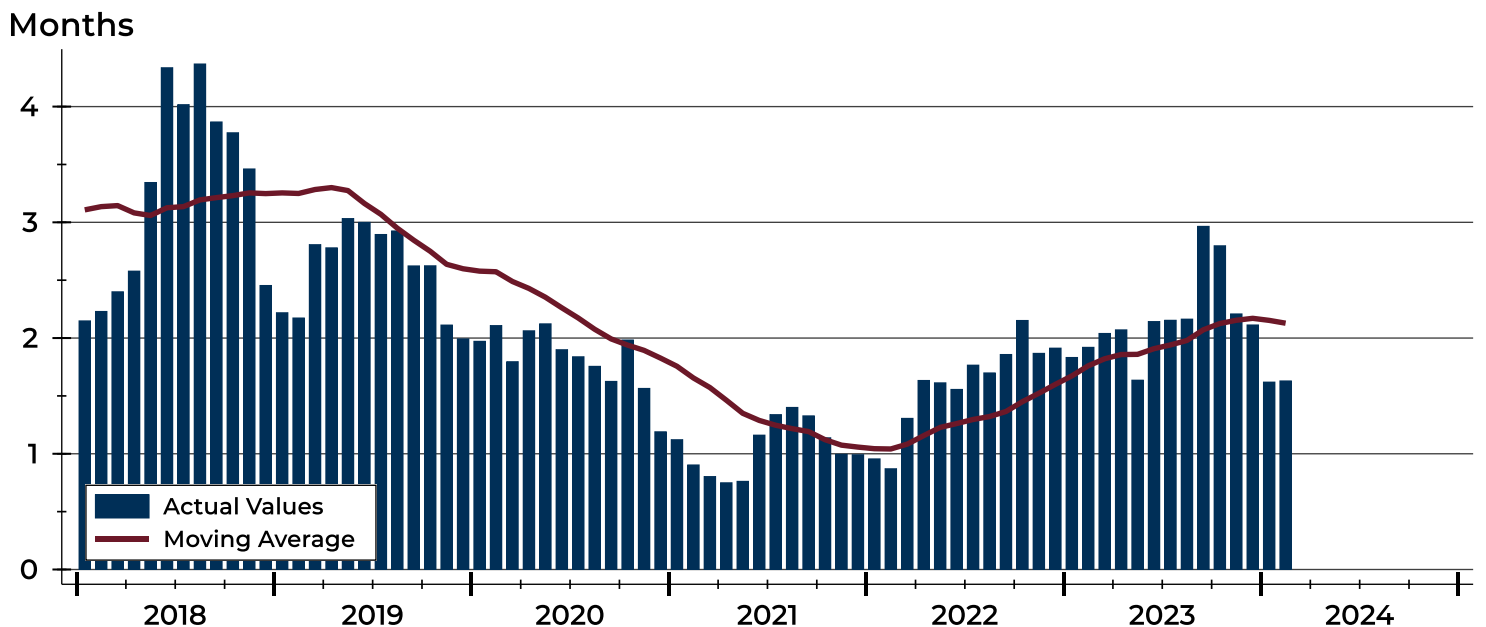
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	
April	1.6	2.1	
May	1.6	1.6	
June	1.6	2.1	
July	1.8	2.2	
August	1.7	2.2	
September	1.9	3.0	
October	2.2	2.8	
November	1.9	2.2	
December	1.9	2.1	

History of Month's Supply





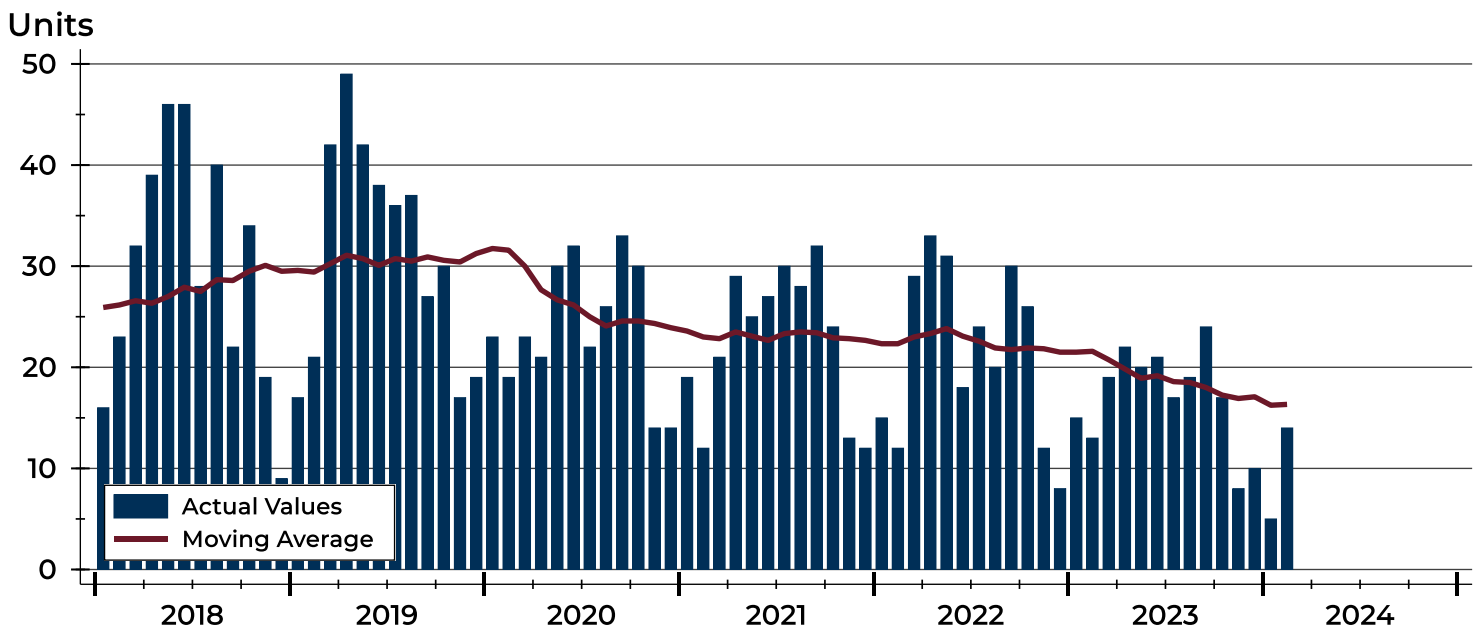
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	14	13	7.7%
	Volume (1,000s)	6,743	6,074	11.0%
	Average List Price	481,621	467,265	3.1%
	Median List Price	442,500	403,900	9.6%
Year-to-Date	New Listings	19	28	-32.1%
	Volume (1,000s)	8,636	13,421	-35.7%
	Average List Price	454,539	479,323	-5.2%
	Median List Price	425,000	416,900	1.9%

A total of 14 new listings were added in Douglas County during February, up 7.7% from the same month in 2023. Year-to-date Douglas County has seen 19 new listings.

The median list price of these homes was \$442,500 up from \$403,900 in 2023.

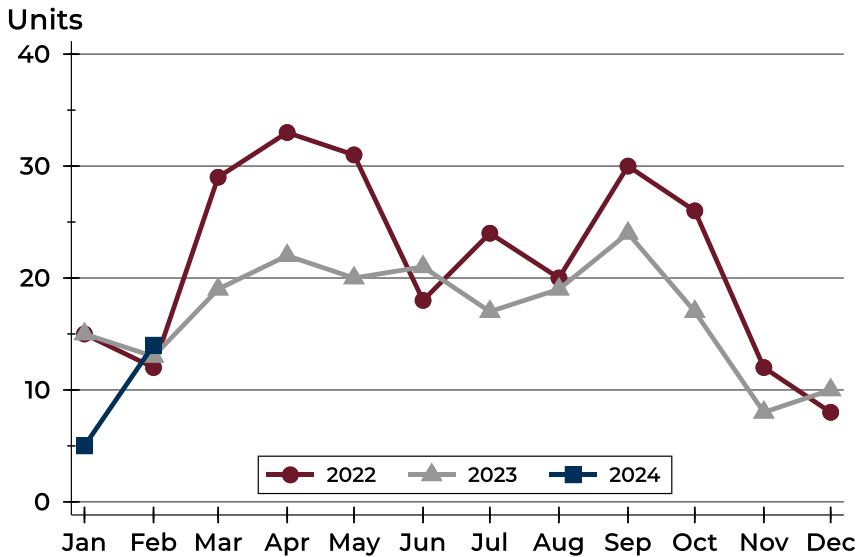
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	15	15	5
February	12	13	14
March	29	19	
April	33	22	
May	31	20	
June	18	21	
July	24	17	
August	20	19	
September	30	24	
October	26	17	
November	12	8	
December	8	10	

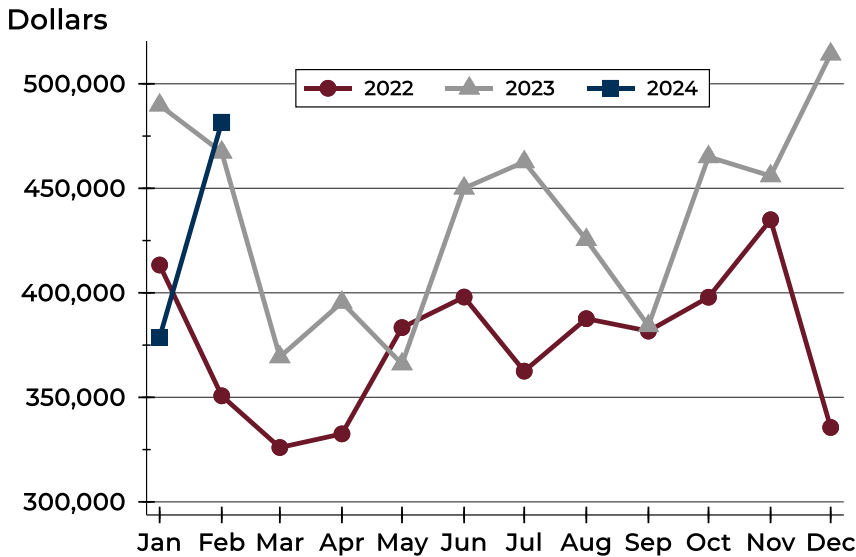
New Listings by Price Range

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	1	7.1%	215,000	215,000	24	24	100.0%	100.0%
\$250,000-\$299,999	2	14.3%	282,450	282,450	12	12	98.3%	98.3%
\$300,000-\$349,999	2	14.3%	315,000	315,000	2	2	102.3%	102.3%
\$350,000-\$399,999	1	7.1%	389,000	389,000	2	2	100.0%	100.0%
\$400,000-\$449,999	1	7.1%	425,000	425,000	13	13	100.0%	100.0%
\$450,000-\$499,999	2	14.3%	472,500	472,500	7	7	100.0%	100.0%
\$500,000-\$599,999	1	7.1%	579,900	579,900	13	13	100.0%	100.0%
\$600,000-\$749,999	3	21.4%	706,633	700,000	6	9	100.0%	100.0%
\$750,000-\$999,999	1	7.1%	874,000	874,000	22	22	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



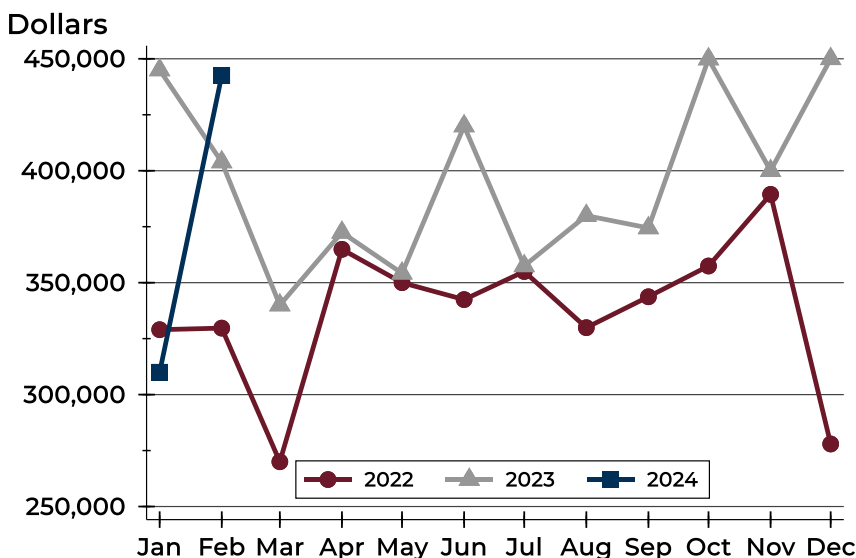
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2022	2023	2024
January	413,313	489,773	378,708
February	350,733	467,265	481,621
March	326,003	369,332	
April	332,542	395,430	
May	383,381	365,950	
June	397,978	450,052	
July	362,533	462,641	
August	387,640	425,403	
September	381,707	384,221	
October	397,898	465,059	
November	434,958	455,925	
December	335,600	514,190	

Median Price



Month	2022	2023	2024
January	329,000	445,000	310,000
February	329,700	403,900	442,500
March	270,000	340,000	
April	364,900	372,450	
May	350,000	354,200	
June	342,450	419,990	
July	355,000	357,500	
August	329,900	379,950	
September	343,700	374,450	
October	357,450	449,900	
November	389,450	400,000	
December	277,950	450,000	



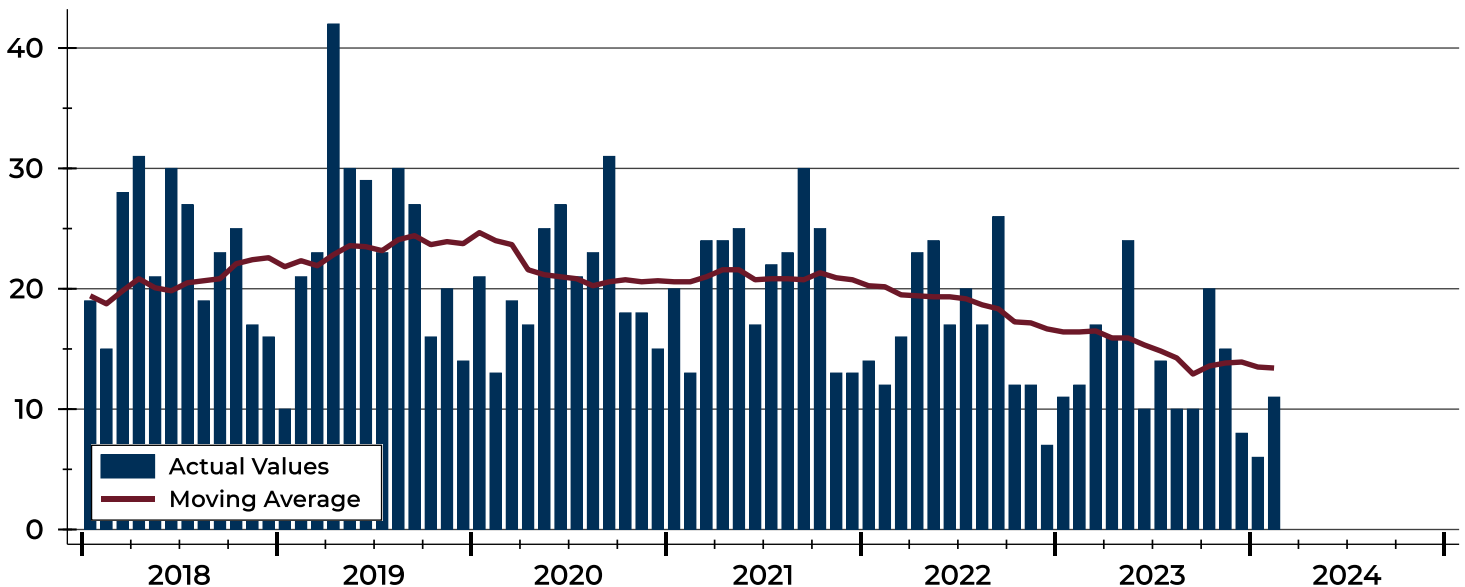
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		11	12	-8.3%	17	23	-26.1%
Volume (1,000s)		5,683	4,770	19.1%	8,553	8,874	-3.6%
Average	Sale Price	516,627	397,462	30.0%	503,100	385,841	30.4%
	Days on Market	24	35	-31.4%	34	31	9.7%
	Percent of Original	99.1%	98.8%	0.3%	98.5%	99.1%	-0.6%
Median	Sale Price	485,000	269,500	80.0%	445,000	289,900	53.5%
	Days on Market	8	15	-46.7%	9	6	50.0%
	Percent of Original	100.0%	102.3%	-2.2%	100.0%	100.0%	0.0%

A total of 11 contracts for sale were written in Douglas County during the month of February, down from 12 in 2023. The median list price of these homes was \$485,000, up from \$269,500 the prior year. Half of the homes that went under contract in February were on the market less than 8 days, compared to 15 days in February 2023.

History of Contracts Written

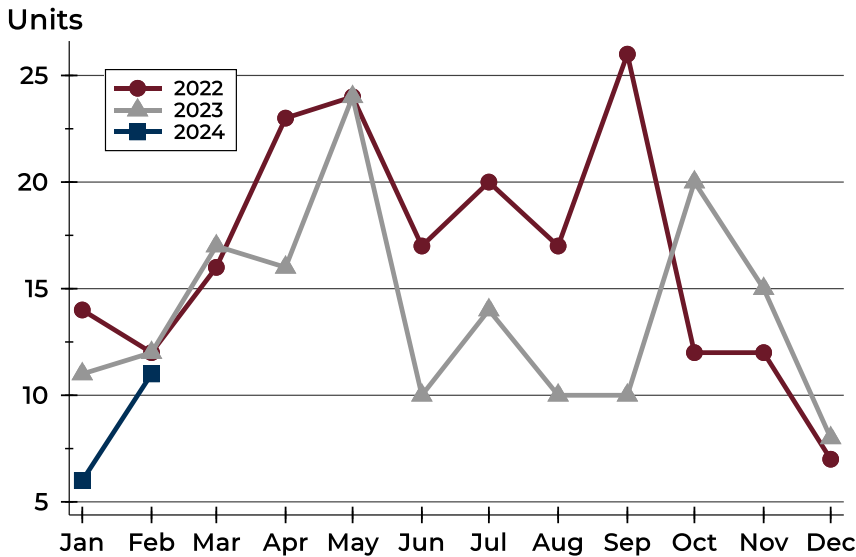
Units





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	
April	23	16	
May	24	24	
June	17	10	
July	20	14	
August	17	10	
September	26	10	
October	12	20	
November	12	15	
December	7	8	

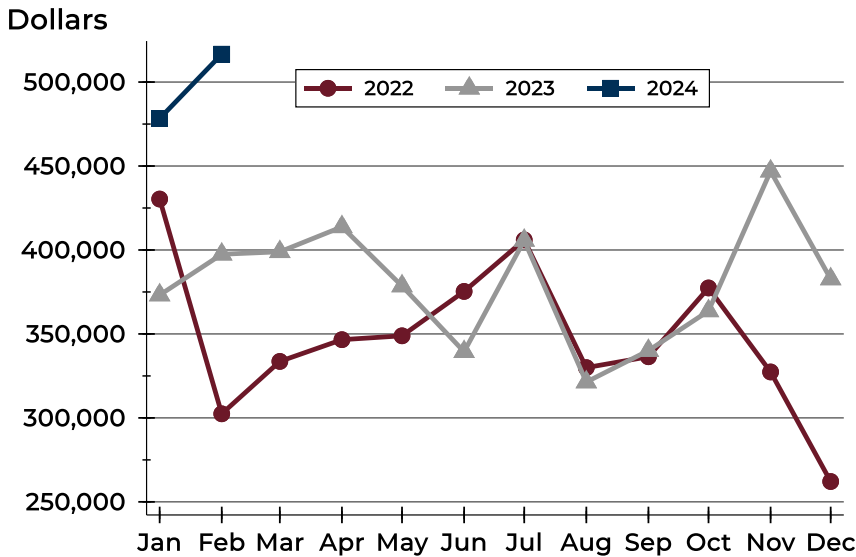
Contracts Written by Price Range

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	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	18.2%	315,000	315,000	2	2	102.3%	102.3%
\$350,000-\$399,999	1	9.1%	389,000	389,000	2	2	100.0%	100.0%
\$400,000-\$449,999	1	9.1%	425,000	425,000	13	13	100.0%	100.0%
\$450,000-\$499,999	2	18.2%	472,500	472,500	7	7	100.0%	100.0%
\$500,000-\$599,999	2	18.2%	587,000	587,000	105	105	92.6%	92.6%
\$600,000-\$749,999	3	27.3%	706,633	700,000	6	9	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



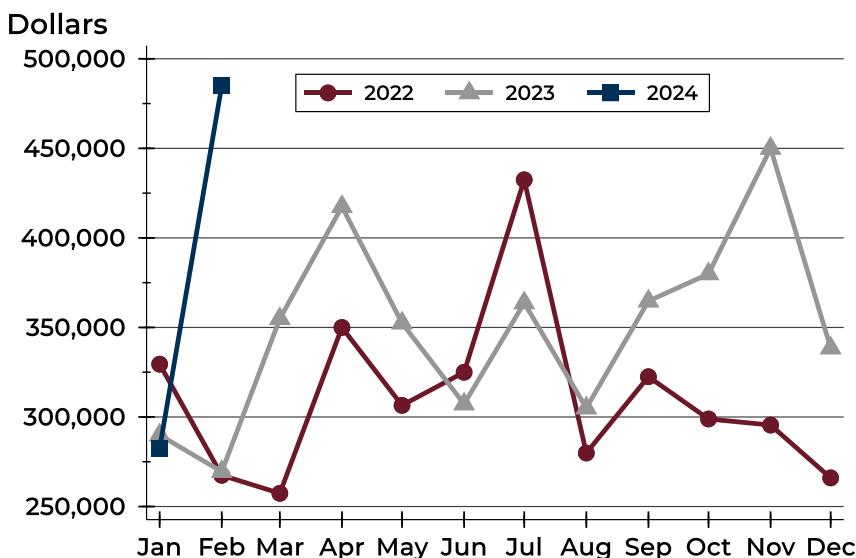
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	430,343	373,164	478,300
February	302,442	397,462	516,627
March	333,644	398,926	
April	346,590	413,775	
May	348,894	378,555	
June	375,329	339,420	
July	406,000	405,700	
August	329,949	321,360	
September	336,429	340,084	
October	377,404	363,715	
November	327,367	446,920	
December	262,129	382,731	

Median Price

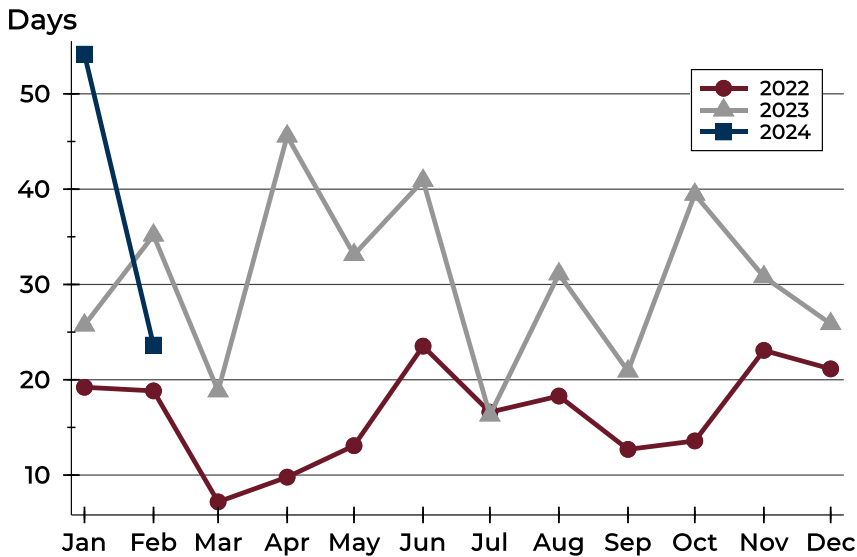


Month	2022	2023	2024
January	329,500	289,900	282,450
February	267,450	269,500	485,000
March	257,400	354,900	
April	350,000	417,450	
May	306,500	352,450	
June	325,000	307,250	
July	432,450	363,700	
August	279,900	305,000	
September	322,500	364,700	
October	298,900	379,900	
November	295,500	450,000	
December	266,000	338,500	



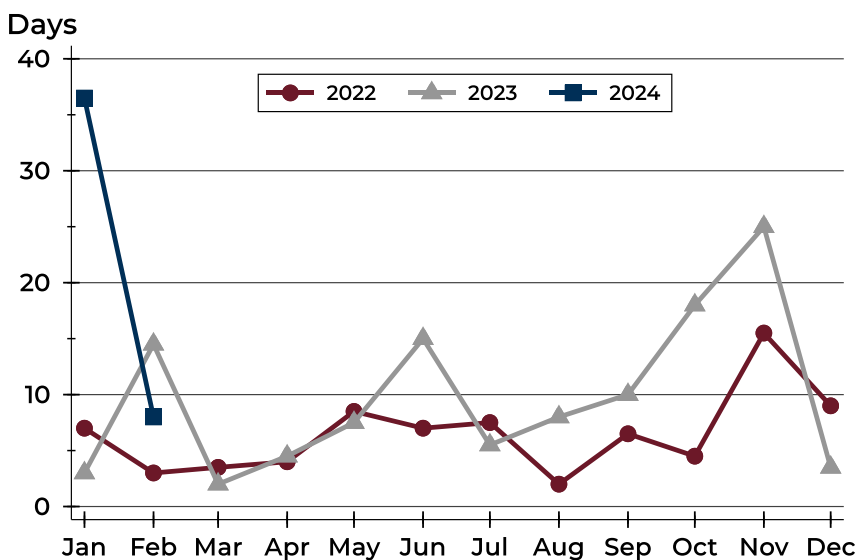
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	26	54
February	19	35	24
March	7	19	
April	10	46	
May	13	33	
June	24	41	
July	17	16	
August	18	31	
September	13	21	
October	14	39	
November	23	31	
December	21	26	

Median DOM



Month	2022	2023	2024
January	7	3	37
February	3	15	8
March	4	2	
April	4	5	
May	9	8	
June	7	15	
July	8	6	
August	2	8	
September	7	10	
October	5	18	
November	16	25	
December	9	4	



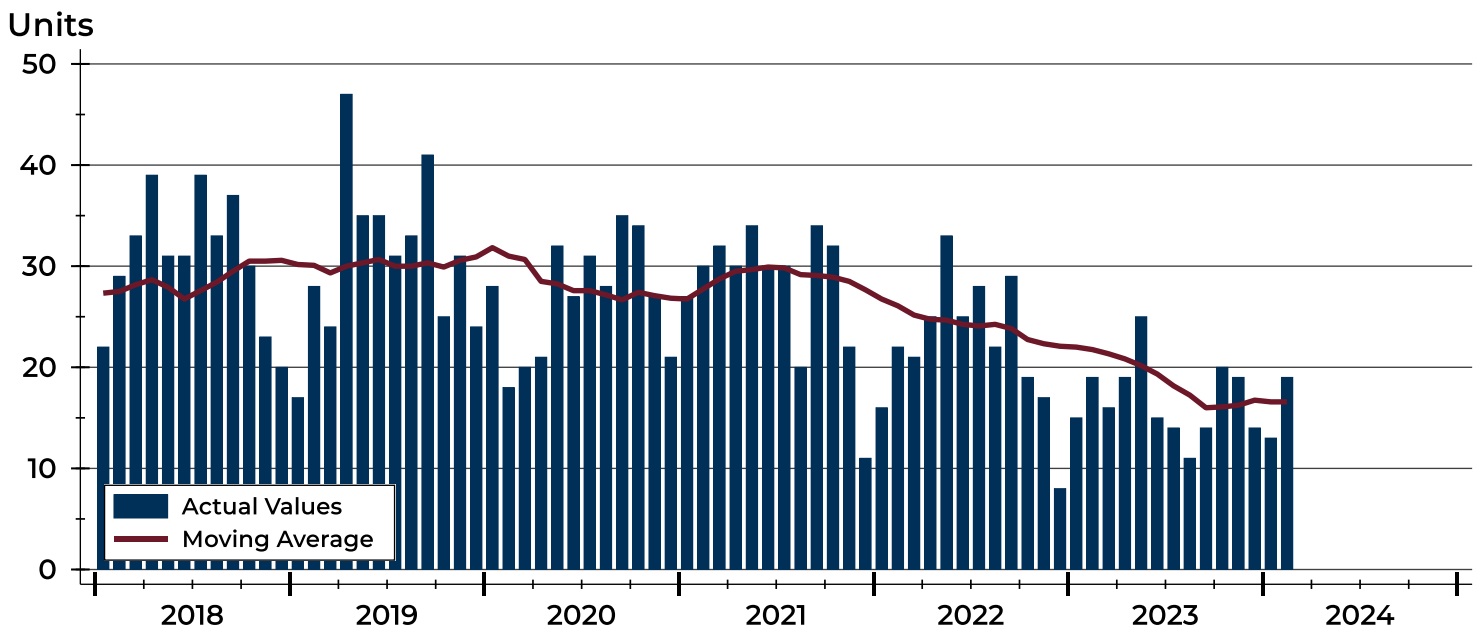
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		19	19	0.0%
Volume (1,000s)		9,681	6,943	39.4%
Average	List Price	509,521	365,442	39.4%
	Days on Market	22	29	-24.1%
	Percent of Original	99.2%	99.4%	-0.2%
Median	List Price	485,000	314,900	54.0%
	Days on Market	5	6	-16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in Douglas County had contracts pending at the end of February, the same number of contracts pending at the end of February 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.

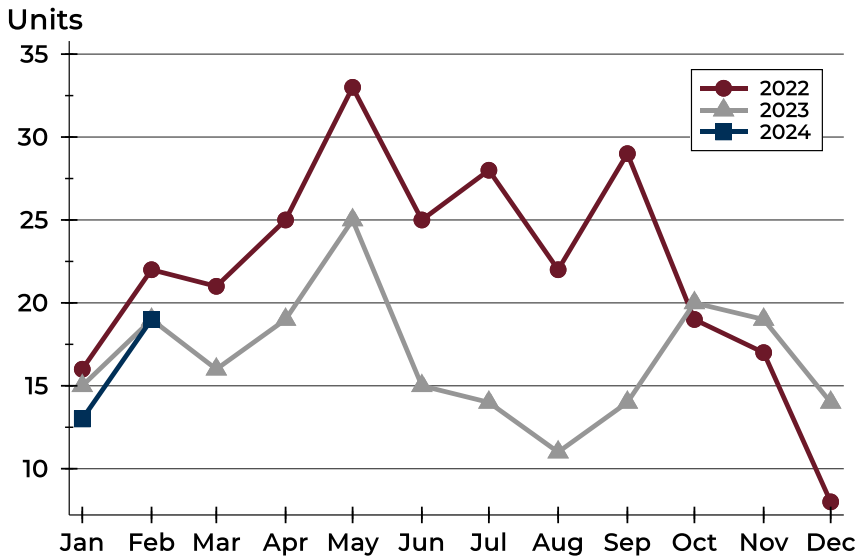
History of Pending Contracts





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	
April	25	19	
May	33	25	
June	25	15	
July	28	14	
August	22	11	
September	29	14	
October	19	20	
November	17	19	
December	8	14	

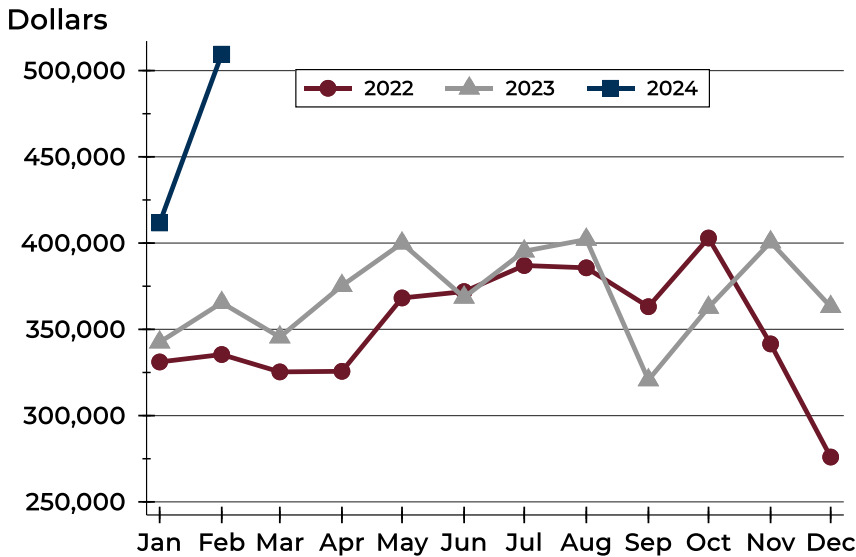
Pending Contracts by Price Range

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	5.3%	124,000	124,000	9	9	100.0%	100.0%
\$150,000-\$199,999	1	5.3%	150,000	150,000	0	0	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$349,999	3	15.8%	313,333	310,000	3	3	100.0%	100.0%
\$350,000-\$399,999	2	10.5%	393,500	393,500	4	4	100.0%	100.0%
\$400,000-\$449,999	1	5.3%	425,000	425,000	13	13	100.0%	100.0%
\$450,000-\$499,999	3	15.8%	478,000	485,000	40	8	100.0%	100.0%
\$500,000-\$599,999	3	15.8%	568,667	575,000	70	73	95.1%	100.0%
\$600,000-\$749,999	4	21.1%	679,975	699,950	5	6	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	1	5.3%	1,395,000	1,395,000	34	34	100.0%	100.0%



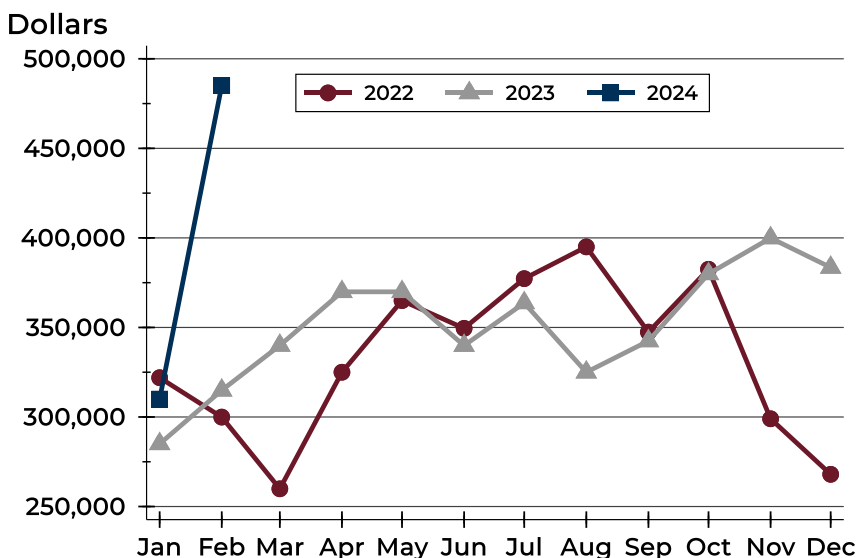
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	331,106	342,573	411,677
February	335,409	365,442	509,521
March	325,338	345,506	
April	325,680	375,321	
May	368,205	399,913	
June	371,892	368,533	
July	387,004	395,307	
August	385,661	402,100	
September	363,136	320,653	
October	402,934	362,668	
November	341,553	400,608	
December	275,988	363,139	

Median Price

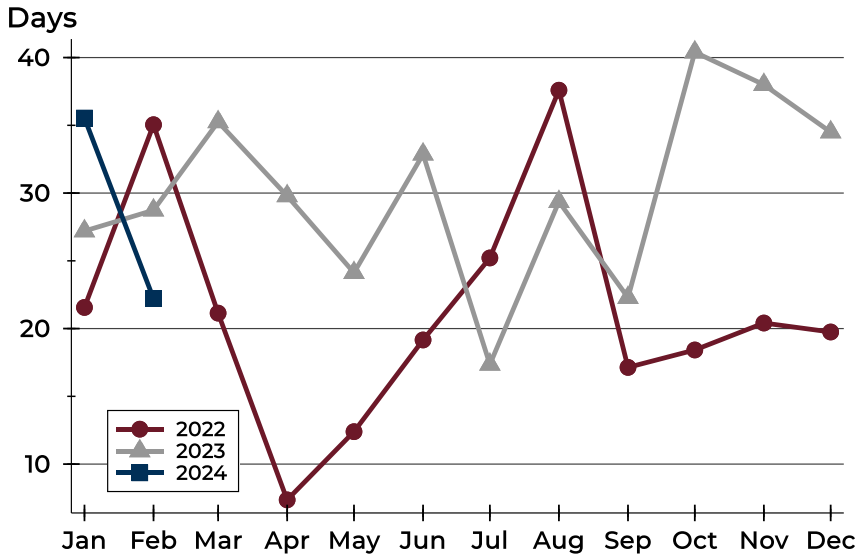


Month	2022	2023	2024
January	321,950	285,000	310,000
February	299,950	314,900	485,000
March	259,900	339,950	
April	325,000	369,900	
May	365,000	369,900	
June	349,500	339,900	
July	377,250	363,700	
August	395,000	325,000	
September	347,400	342,450	
October	382,500	379,925	
November	299,000	399,950	
December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



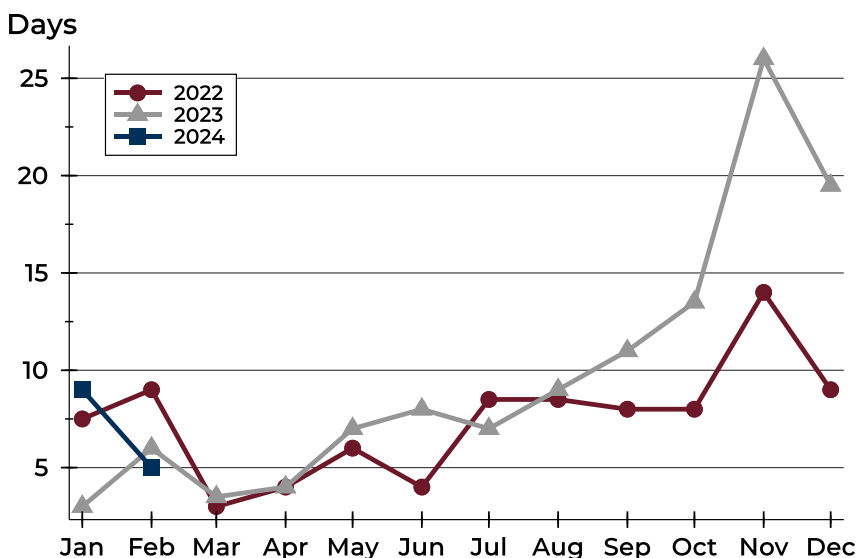
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



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

Median DOM



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