



**May
2026**

Lawrence MLS Statistics



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Fell in May

Total home sales in Douglas County fell last month to 16 units, compared to 23 units in May 2025. Total sales volume was \$6.5 million, down from a year earlier.

The median sale price in May was \$412,250, up from \$391,000 a year earlier. Homes that sold in May were typically on the market for 6 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of May

The total number of active listings in Douglas County at the end of May was 48 units, up from 40 at the same point in 2025. This represents a 3.4 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$441,950.

During May, a total of 21 contracts were written up from 18 in May 2025. At the end of the month, there were 33 contracts still pending.

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Contact Information

Rob Hulse, Executive Vice-President
 Lawrence Board of REALTORS®
 3838 W. 6th Street (at Monterey)
 Lawrence, KS 66049
 785-842-1843
Rob@LawrenceRealtor.com
www.LawrenceRealtor.com



**May
2026**

Lawrence MLS Statistics



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Douglas County (Excluding Lawrence) Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		16	23	15	65	63	70
Change from prior year		-30.4%	53.3%	-16.7%	3.2%	-10.0%	12.9%
Active Listings		48	40	33	N/A	N/A	N/A
Change from prior year		20.0%	21.2%	22.2%			
Months' Supply		3.4	2.6	2.4	N/A	N/A	N/A
Change from prior year		30.8%	8.3%	50.0%			
New Listings		20	30	31	112	103	117
Change from prior year		-33.3%	-3.2%	55.0%	8.7%	-12.0%	30.0%
Contracts Written		21	18	25	76	77	86
Change from prior year		16.7%	-28.0%	4.2%	-1.3%	-10.5%	7.5%
Pending Contracts		33	21	31	N/A	N/A	N/A
Change from prior year		57.1%	-32.3%	24.0%			
Sales Volume (1,000s)		6,515	11,926	6,726	28,792	31,547	29,771
Change from prior year		-45.4%	77.3%	1.9%	-8.7%	6.0%	31.1%
Average	Sale Price	407,213	518,517	448,400	442,956	500,745	425,302
	Change from prior year	-21.5%	15.6%	22.2%	-11.5%	17.7%	16.1%
	List Price of Actives	675,069	780,282	485,015	N/A	N/A	N/A
	Change from prior year	-13.5%	60.9%	-2.9%			
	Days on Market	33	21	14	31	39	23
Change from prior year	57.1%	50.0%	-65.0%	-20.5%	69.6%	-32.4%	
	Percent of List	99.2%	99.4%	99.4%	98.9%	98.4%	99.4%
Change from prior year	-0.2%	0.0%	1.3%	0.5%	-1.0%	0.3%	
	Percent of Original	97.8%	98.5%	99.1%	97.7%	97.2%	98.5%
Change from prior year	-0.7%	-0.6%	0.9%	0.5%	-1.3%	0.0%	
Median	Sale Price	412,250	391,000	415,000	378,000	385,000	382,500
	Change from prior year	5.4%	-5.8%	12.9%	-1.8%	0.7%	12.8%
	List Price of Actives	441,950	542,500	439,900	N/A	N/A	N/A
	Change from prior year	-18.5%	23.3%	0.0%			
	Days on Market	6	11	5	9	11	5
Change from prior year	-45.5%	120.0%	25.0%	-18.2%	120.0%	0.0%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	0.0%	0.0%	-0.4%	0.0%	0.0%	0.0%	

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



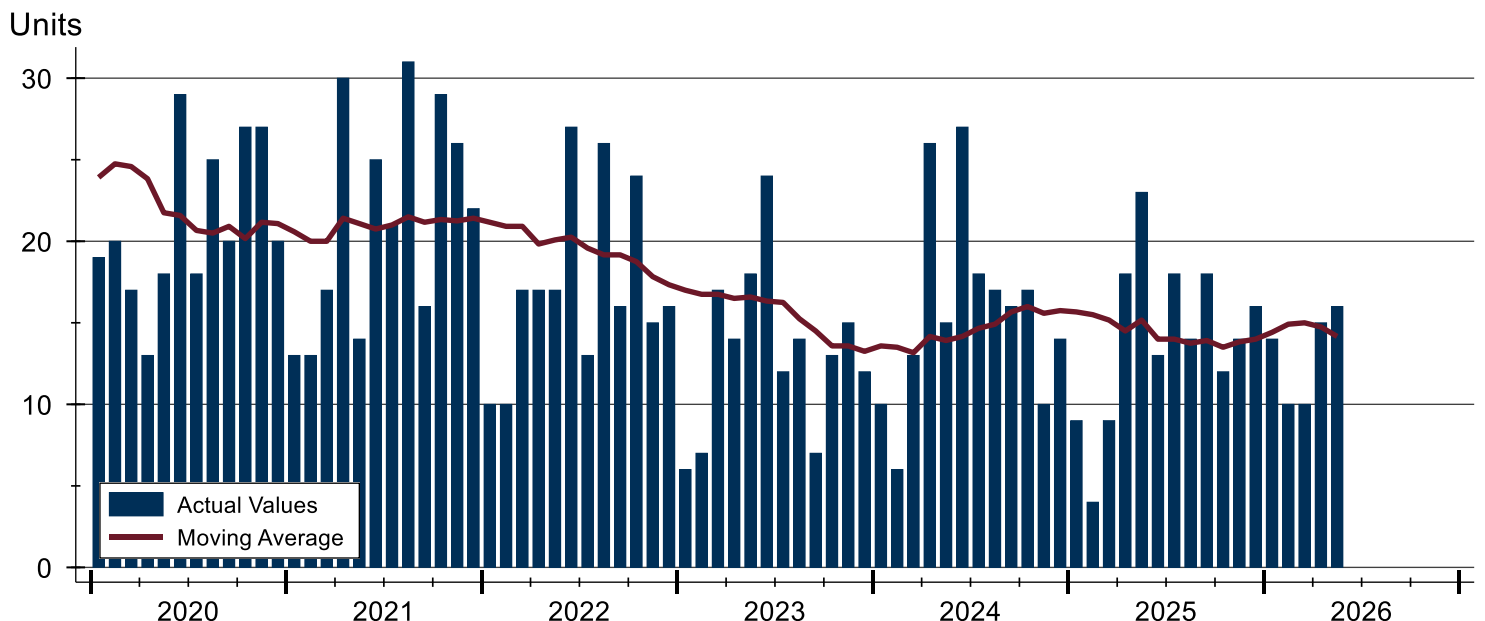
Douglas County (Excluding Lawrence) Closed Listings Analysis

Summary Statistics for Closed Listings		2026	May 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		16	23	-30.4%	65	63	3.2%
Volume (1,000s)		6,515	11,926	-45.4%	28,792	31,547	-8.7%
Months' Supply		3.4	2.6	30.8%	N/A	N/A	N/A
Average	Sale Price	407,213	518,517	-21.5%	442,956	500,745	-11.5%
	Days on Market	33	21	57.1%	31	39	-20.5%
	Percent of List	99.2%	99.4%	-0.2%	98.9%	98.4%	0.5%
	Percent of Original	97.8%	98.5%	-0.7%	97.7%	97.2%	0.5%
Median	Sale Price	412,250	391,000	5.4%	378,000	385,000	-1.8%
	Days on Market	6	11	-45.5%	9	11	-18.2%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 16 homes sold in Douglas County in May, down from 23 units in May 2025. Total sales volume fell to \$6.5 million compared to \$11.9 million in the previous year.

The median sales price in May was \$412,250, up 5.4% compared to the prior year. Median days on market was 6 days, down from 7 days in April, and down from 11 in May 2025.

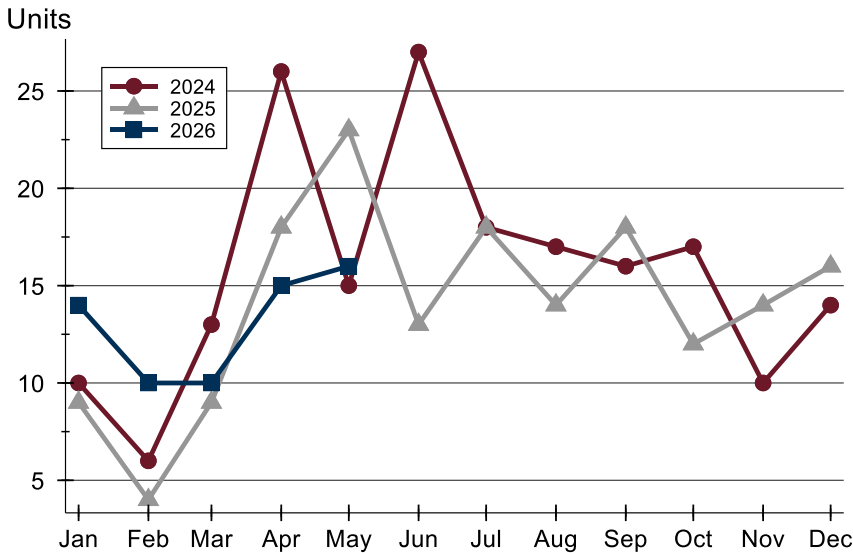
History of Closed Listings





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	18
July	18	18	18
August	17	14	17
September	16	18	16
October	17	12	17
November	10	14	10
December	14	16	14

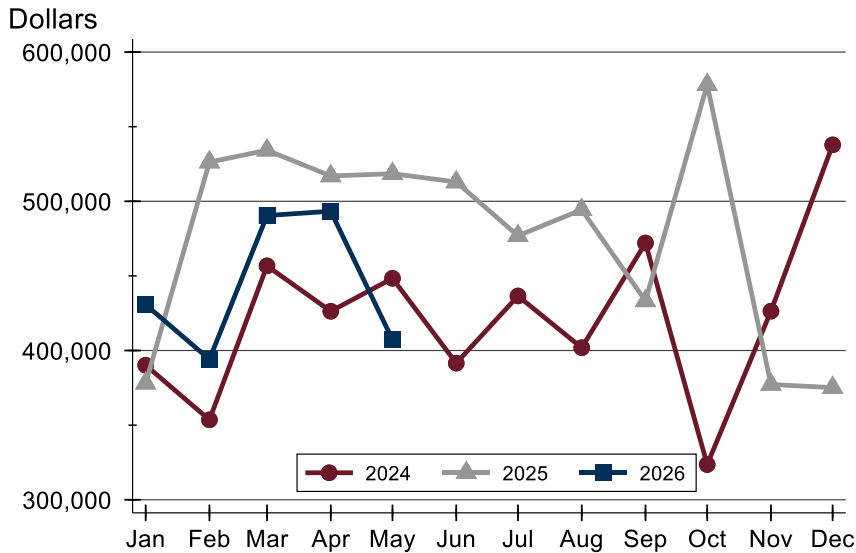
Closed Listings by Price Range

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	3	18.8%	3.2	227,833	220,000	13	9	100.1%	100.0%	100.1%	100.0%
\$250,000-\$299,999	2	12.5%	1.8	274,950	274,950	4	4	99.2%	99.2%	99.2%	99.2%
\$300,000-\$349,999	1	6.3%	1.5	342,000	342,000	2	2	98.6%	98.6%	98.6%	98.6%
\$350,000-\$399,999	1	6.3%	2.4	368,000	368,000	3	3	98.1%	98.1%	98.1%	98.1%
\$400,000-\$449,999	3	18.8%	9.2	419,000	423,000	32	33	99.8%	99.1%	99.1%	96.8%
\$450,000-\$499,999	1	6.3%	2.0	455,000	455,000	6	6	101.1%	101.1%	101.1%	101.1%
\$500,000-\$599,999	2	12.5%	2.3	517,500	517,500	187	187	95.7%	95.7%	85.4%	85.4%
\$600,000-\$749,999	3	18.8%	3.0	608,333	600,000	3	4	100.0%	100.0%	100.0%	100.0%
\$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



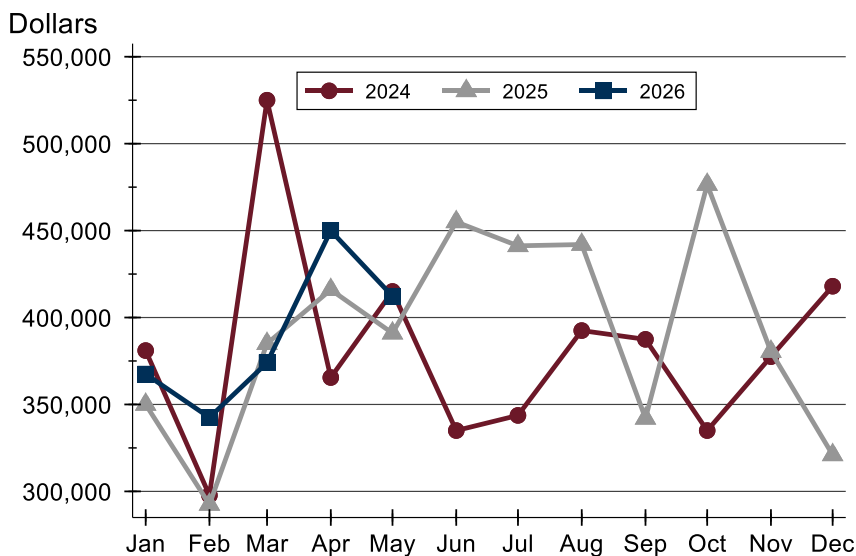
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



Month	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	
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

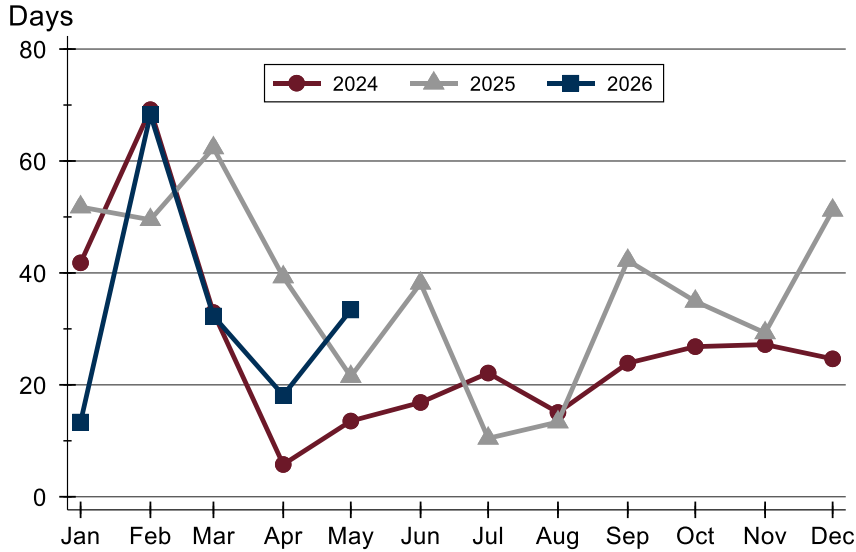


Month	2024	2025	2026
January	381,000	350,000	367,500
February	297,750	292,500	342,500
March	525,000	385,000	374,000
April	365,500	416,000	449,950
May	415,000	391,000	412,250
June	335,000	455,000	
July	343,700	441,250	
August	392,500	442,000	
September	387,450	342,000	
October	335,000	476,475	
November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



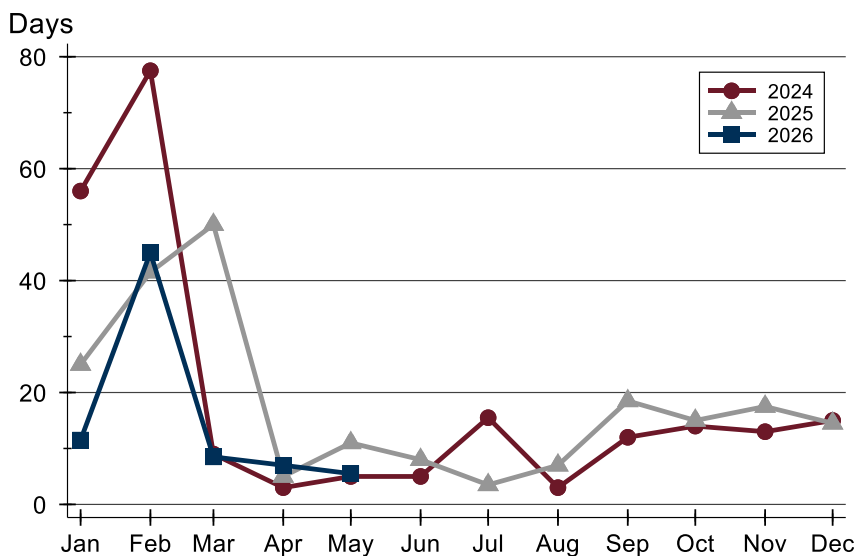
Douglas County (Excluding Lawrence) Closed Listings Analysis

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	
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	
July	16	4	
August	3	7	
September	12	19	
October	14	15	
November	13	18	
December	15	15	



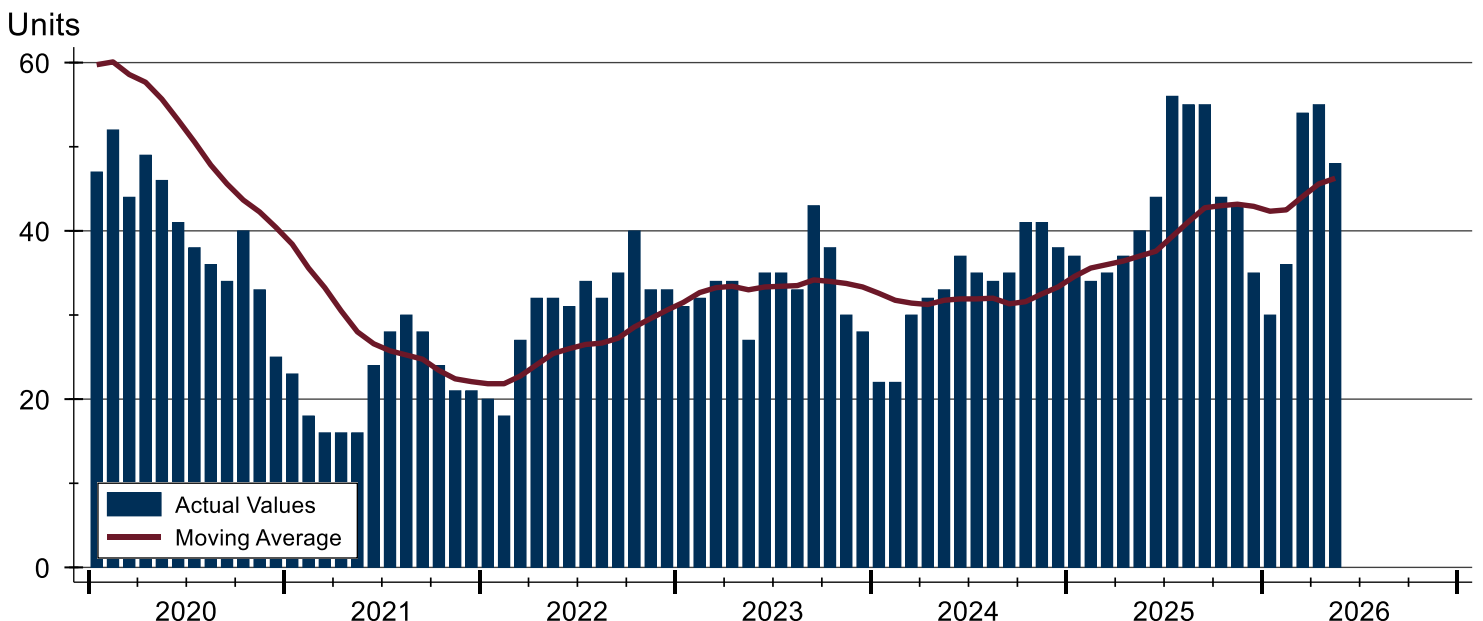
Douglas County (Excluding Lawrence) Active Listings Analysis

Summary Statistics for Active Listings		2026	End of May 2025	Change
Active Listings		48	40	20.0%
Volume (1,000s)		32,403	31,211	3.8%
Months' Supply		3.4	2.6	30.8%
Average	List Price	675,069	780,282	-13.5%
	Days on Market	52	37	40.5%
	Percent of Original	98.2%	98.9%	-0.7%
Median	List Price	441,950	542,500	-18.5%
	Days on Market	32	19	68.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 48 homes were available for sale in Douglas County at the end of May. This represents a 3.4 months' supply of active listings.

The median list price of homes on the market at the end of May was \$441,950, down 18.5% from 2025. The typical time on market for active listings was 32 days, up from 18 days a year earlier.

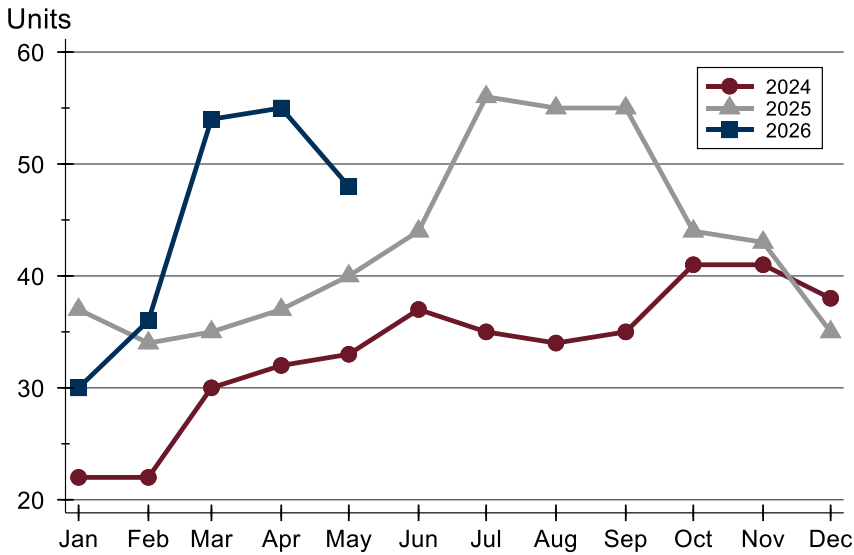
History of Active Listings





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	
July	35	56	
August	34	55	
September	35	55	
October	41	44	
November	41	43	
December	38	35	

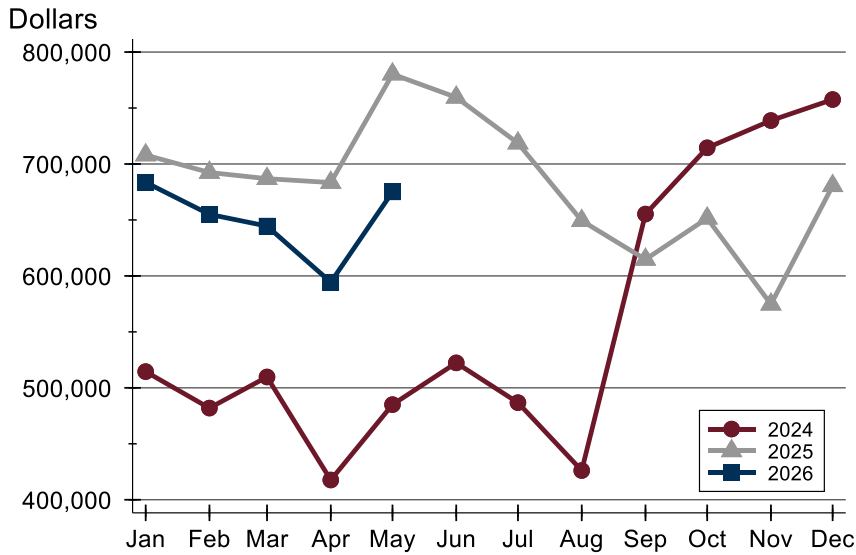
Active Listings by Price Range

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	2.1%	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	8.3%	3.2	224,225	225,950	29	32	99.2%	100.0%
\$250,000-\$299,999	3	6.3%	1.8	274,333	275,000	11	12	99.3%	100.0%
\$300,000-\$349,999	3	6.3%	1.5	325,800	320,000	31	28	98.0%	97.0%
\$350,000-\$399,999	5	10.4%	2.4	377,655	380,000	23	5	99.2%	100.0%
\$400,000-\$449,999	10	20.8%	9.2	427,125	427,000	60	58	100.3%	100.0%
\$450,000-\$499,999	2	4.2%	2.0	464,950	464,950	38	38	98.4%	98.4%
\$500,000-\$599,999	4	8.3%	2.3	537,475	537,450	44	40	97.1%	98.3%
\$600,000-\$749,999	5	10.4%	3.0	690,960	720,000	73	32	97.1%	97.8%
\$750,000-\$999,999	6	12.5%	N/A	870,567	849,250	109	22	91.9%	100.0%
\$1,000,000 and up	5	10.4%	N/A	2,334,700	1,890,000	47	17	99.0%	100.0%



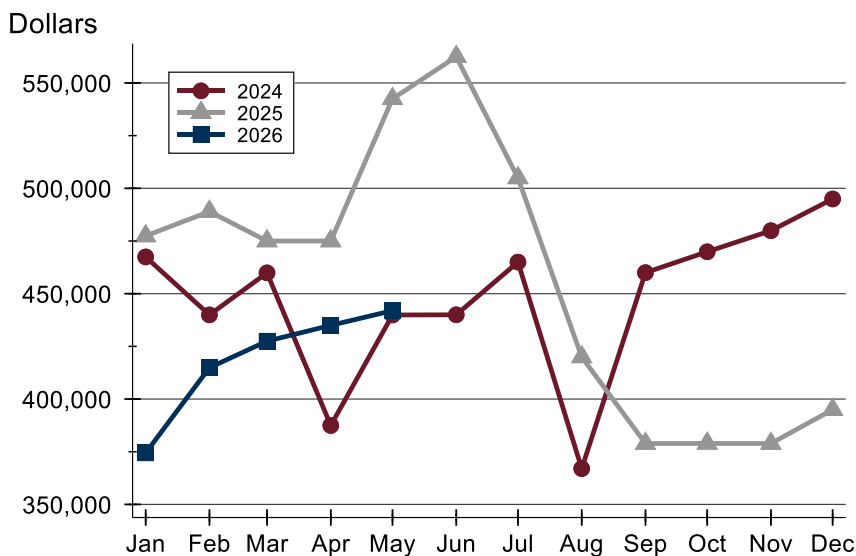
Douglas County (Excluding Lawrence) Active Listings Analysis

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	
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

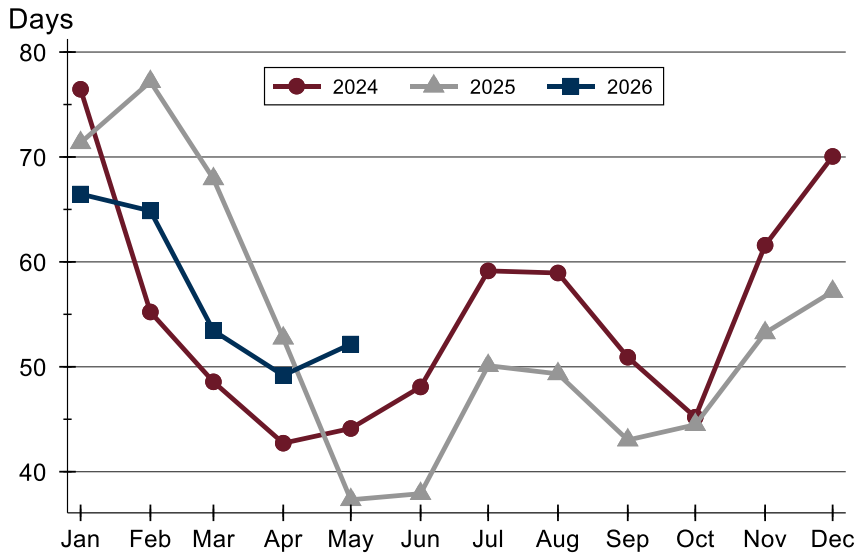


Month	2024	2025	2026
January	467,450	477,400	374,450
February	439,950	489,000	414,900
March	459,900	475,000	427,475
April	387,450	475,000	435,000
May	439,900	542,500	441,950
June	440,000	562,450	
July	465,000	504,950	
August	367,000	420,000	
September	460,000	378,900	
October	469,900	378,950	
November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



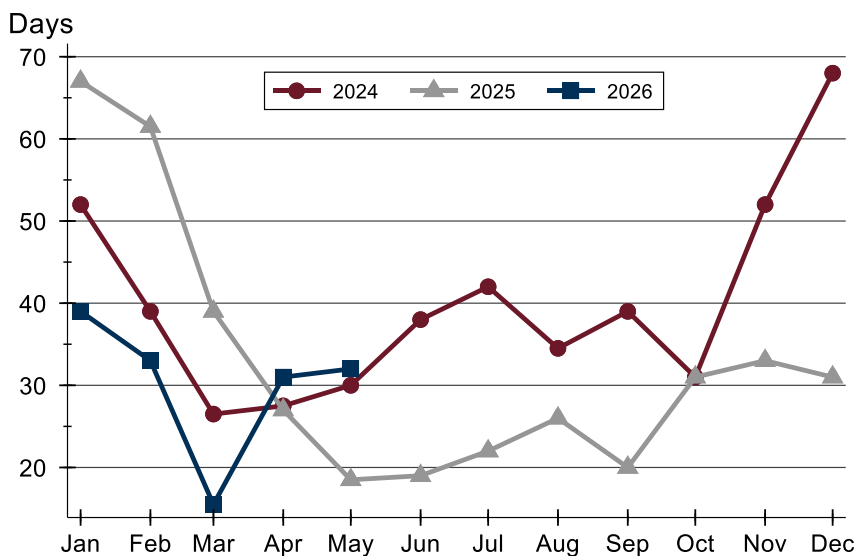
Douglas County (Excluding Lawrence) Active Listings Analysis

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

Median DOM

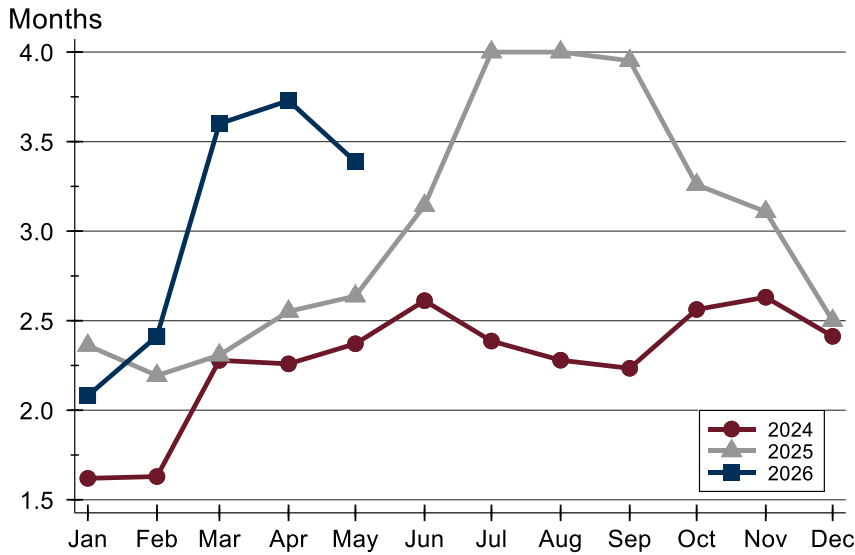


Month	2024	2025	2026
January	52	67	39
February	39	62	33
March	27	39	16
April	28	27	31
May	30	19	32
June	38	19	
July	42	22	
August	35	26	
September	39	20	
October	31	31	
November	52	33	
December	68	31	



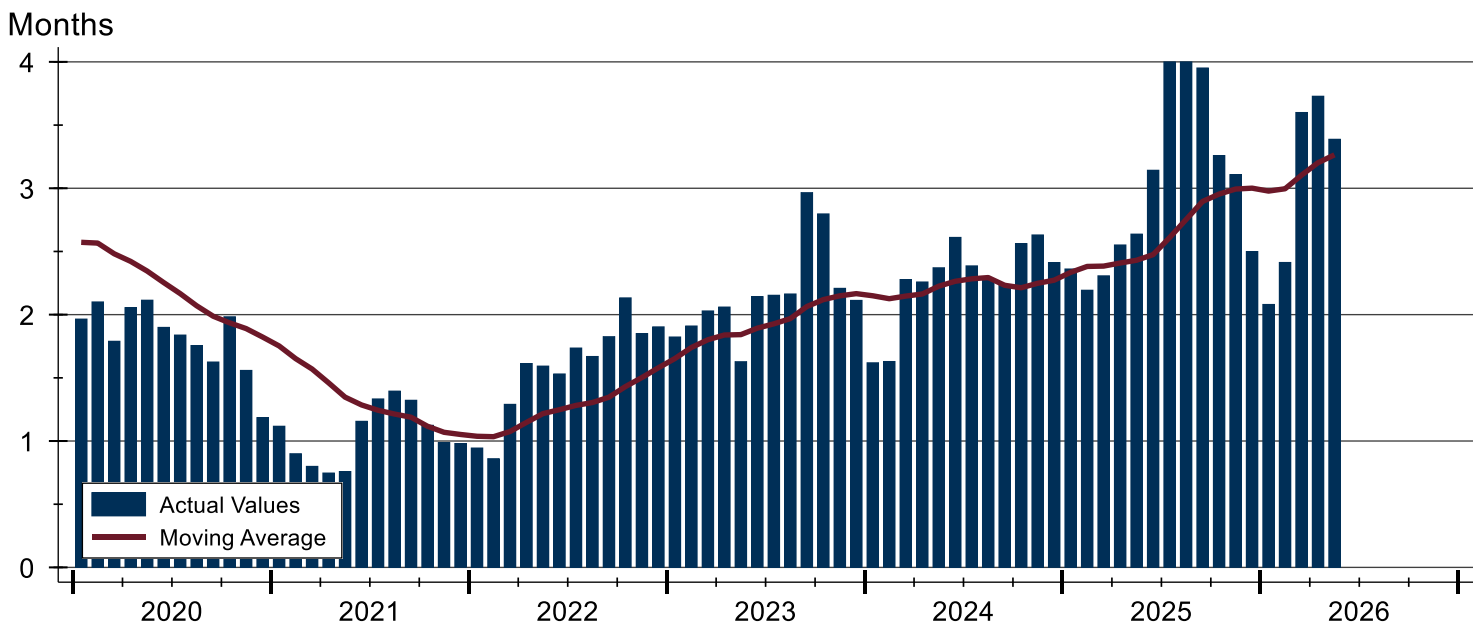
Douglas County (Excluding Lawrence) Months' Supply Analysis

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	
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





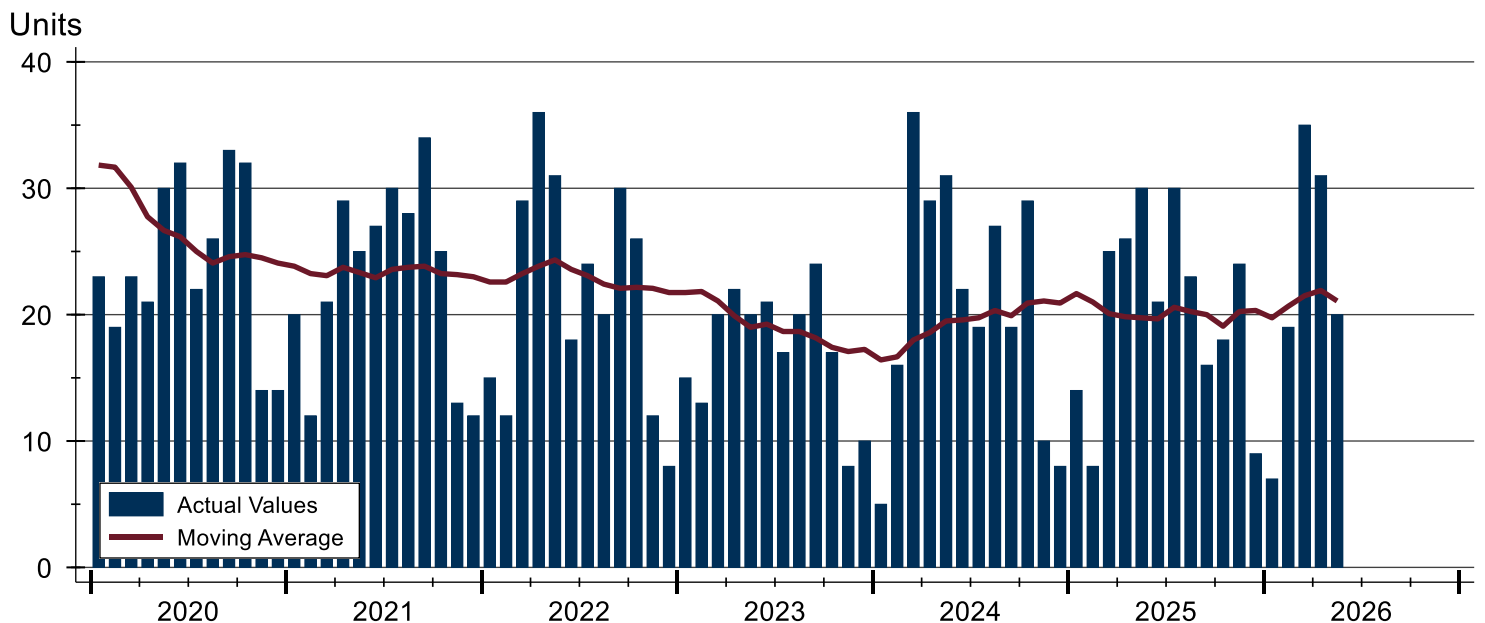
Douglas County (Excluding Lawrence) New Listings Analysis

Summary Statistics for New Listings		2026	May 2025	Change
Current Month	New Listings	20	30	-33.3%
	Volume (1,000s)	15,054	18,217	-17.4%
	Average List Price	752,680	607,242	24.0%
	Median List Price	429,950	494,400	-13.0%
Year-to-Date	New Listings	112	103	8.7%
	Volume (1,000s)	62,079	57,090	8.7%
	Average List Price	554,281	554,273	0.0%
	Median List Price	428,000	434,925	-1.6%

A total of 20 new listings were added in Douglas County during May, down 33.3% from the same month in 2025. Year-to-date Douglas County has seen 112 new listings.

The median list price of these homes was \$429,950 down from \$494,400 in 2025.

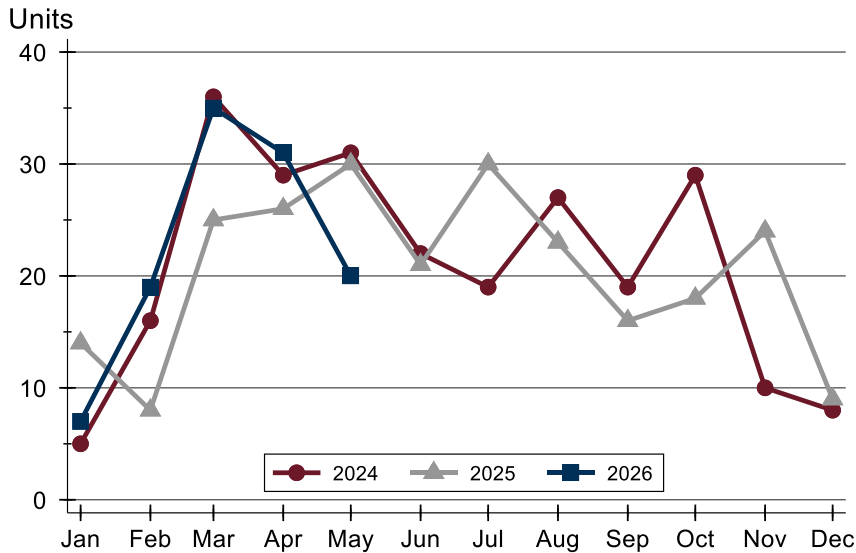
History of New Listings





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	35
April	29	26	31
May	31	30	20
June	22	21	
July	19	30	
August	27	23	
September	19	16	
October	29	18	
November	10	24	
December	8	9	

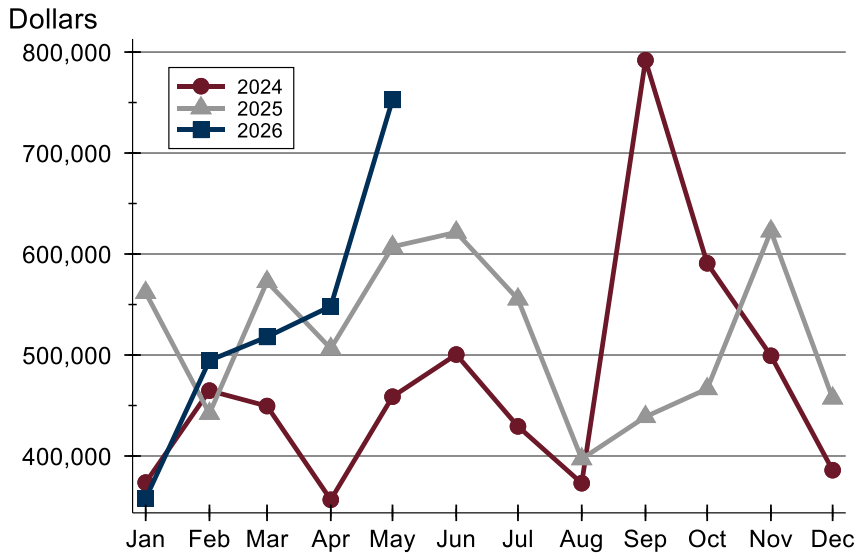
New Listings by Price Range

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	3	15.0%	235,333	232,000	15	16	100.0%	100.0%
\$250,000-\$299,999	2	10.0%	267,250	267,250	17	17	99.0%	99.0%
\$300,000-\$349,999	1	5.0%	349,900	349,900	3	3	100.0%	100.0%
\$350,000-\$399,999	3	15.0%	376,500	375,000	4	3	99.4%	100.0%
\$400,000-\$449,999	2	10.0%	429,950	429,950	10	10	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	1	5.0%	550,000	550,000	15	15	91.7%	91.7%
\$600,000-\$749,999	3	15.0%	676,633	660,000	9	10	100.0%	100.0%
\$750,000-\$999,999	3	15.0%	801,467	795,000	18	13	100.0%	100.0%
\$1,000,000 and up	2	10.0%	3,244,750	3,244,750	15	15	100.0%	100.0%



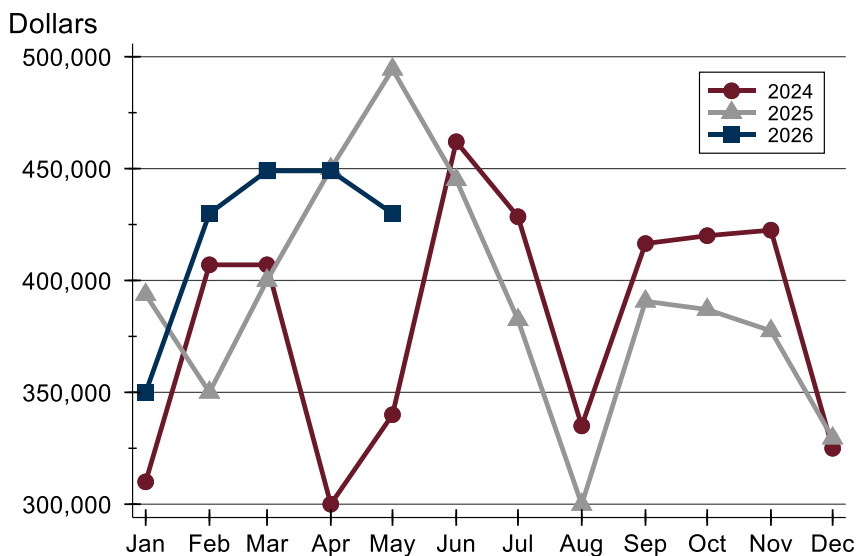
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



Month	2024	2025	2026
January	373,698	561,746	357,843
February	464,725	441,988	494,567
March	449,461	572,544	517,929
April	356,648	506,398	548,281
May	458,731	607,242	752,680
June	500,468	621,488	
July	429,326	555,308	
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	449,000
April	300,000	449,925	449,000
May	340,000	494,400	429,950
June	462,000	445,000	
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	



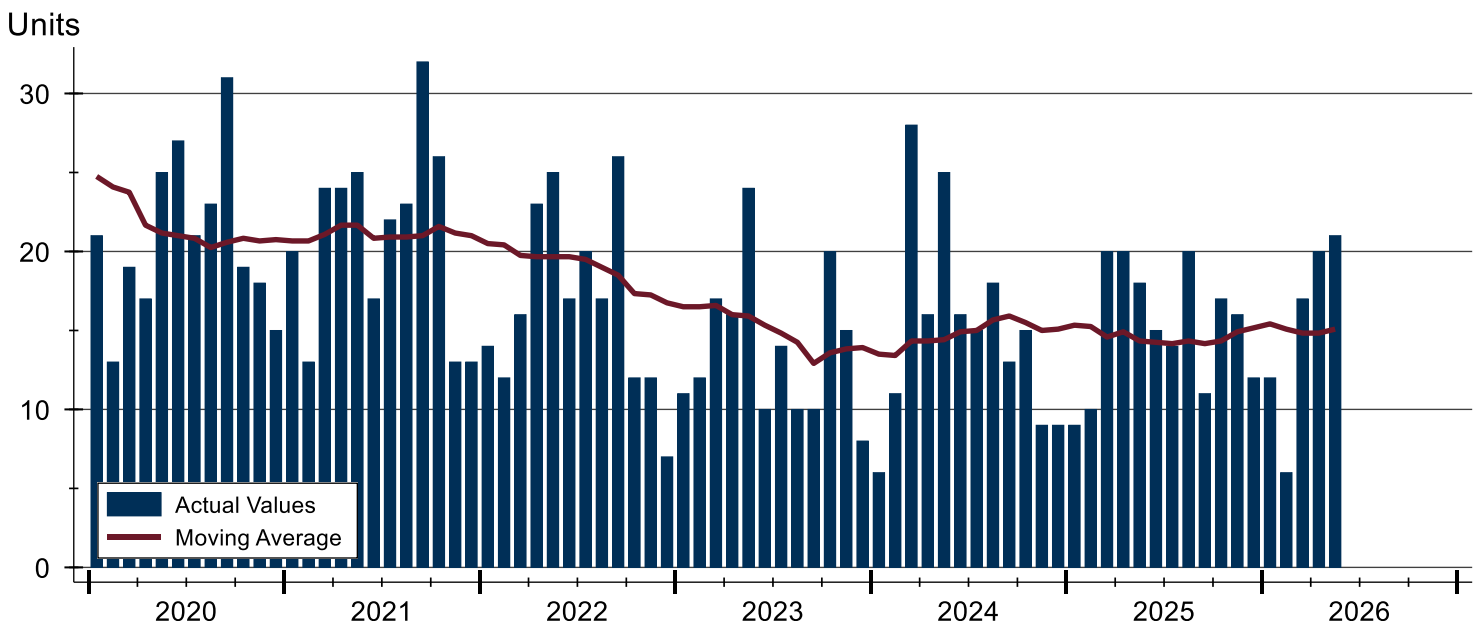
Douglas County (Excluding Lawrence) Contracts Written Analysis

Summary Statistics for Contracts Written		2026	May 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		21	18	16.7%	76	77	-1.3%
Volume (1,000s)		10,007	8,718	14.8%	35,341	39,496	-10.5%
Average	Sale Price	476,500	484,336	-1.6%	465,014	512,932	-9.3%
	Days on Market	51	12	325.0%	33	33	0.0%
	Percent of Original	97.2%	98.6%	-1.4%	98.3%	97.9%	0.4%
Median	Sale Price	449,000	419,975	6.9%	397,000	399,950	-0.7%
	Days on Market	36	6	500.0%	9	8	12.5%
	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 May, up from 18 in 2025. The median list price of these homes was \$449,000, up from \$419,975 the prior year.

Half of the homes that went under contract in May were on the market less than 36 days, compared to 6 days in May 2025.

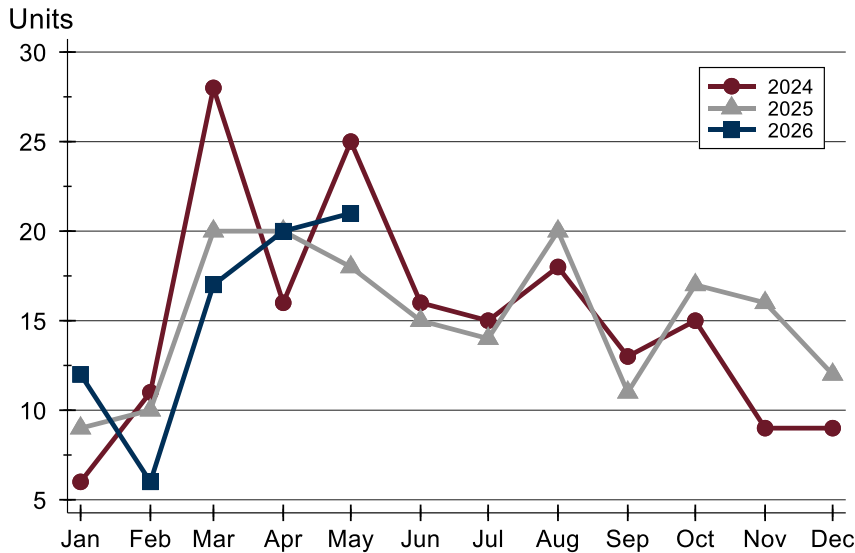
History of Contracts Written





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	20
May	25	18	21
June	16	15	15
July	15	14	14
August	18	20	18
September	13	11	13
October	15	17	15
November	9	16	9
December	9	12	9

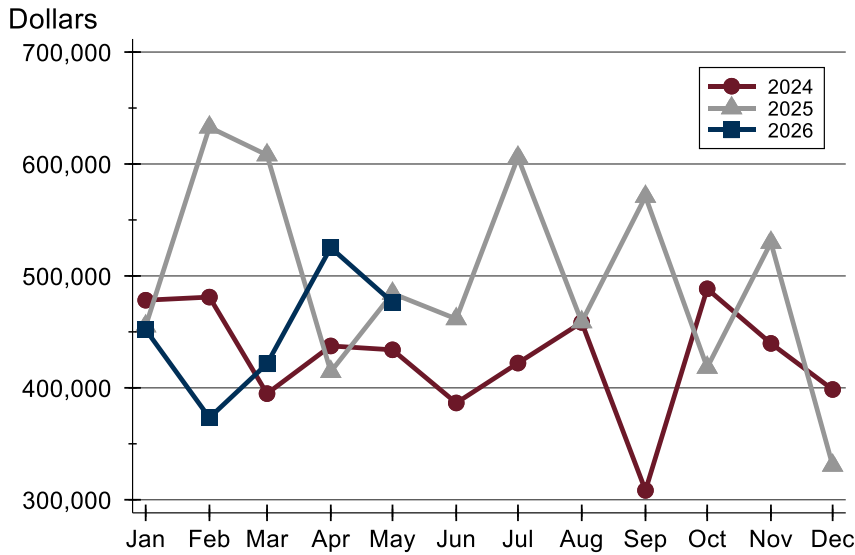
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	9.5%	230,500	230,500	11	11	100.0%	100.0%
\$250,000-\$299,999	2	9.5%	294,950	294,950	55	55	99.2%	99.2%
\$300,000-\$349,999	1	4.8%	349,900	349,900	3	3	100.0%	100.0%
\$350,000-\$399,999	3	14.3%	376,667	375,000	29	3	96.6%	98.1%
\$400,000-\$449,999	4	19.0%	426,975	429,450	39	29	99.1%	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	4	19.0%	549,475	539,500	140	74	92.2%	100.0%
\$600,000-\$749,999	4	19.0%	646,225	649,950	30	29	96.8%	95.7%
\$750,000-\$999,999	1	4.8%	985,000	985,000	11	11	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



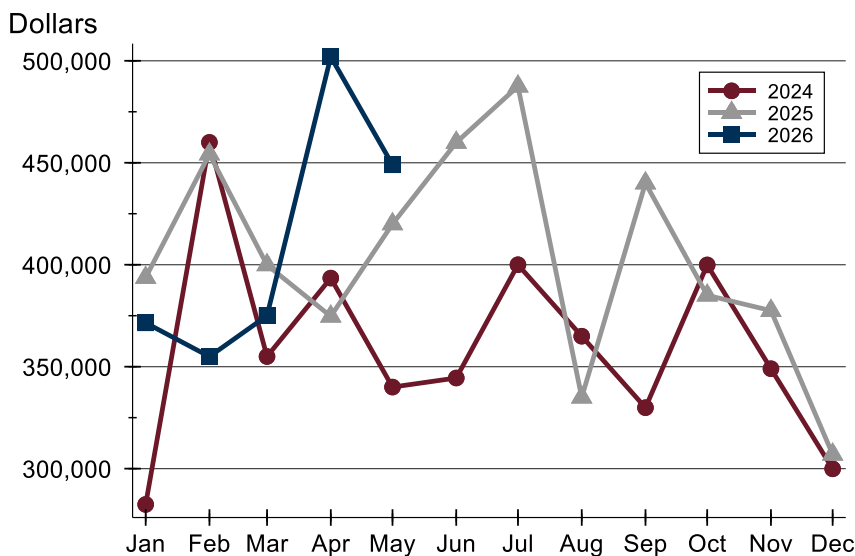
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	525,280
May	433,972	484,336	476,500
June	386,503	461,570	
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

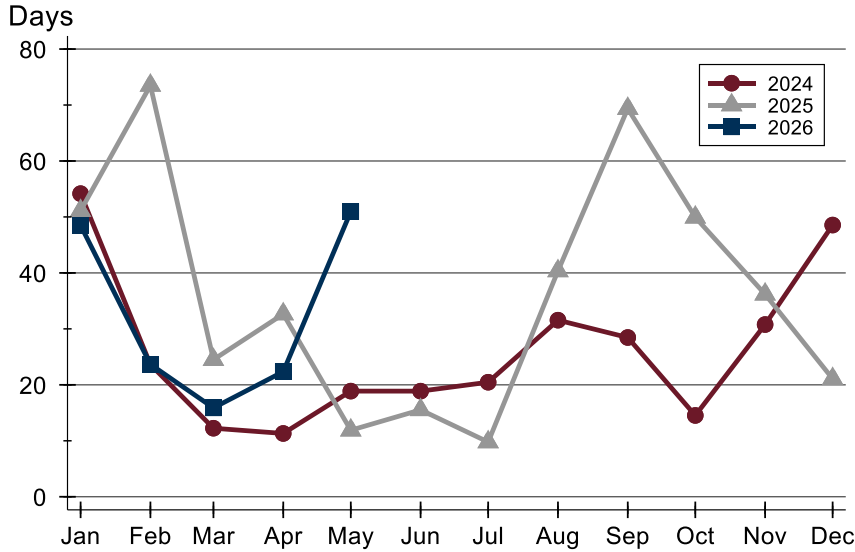


Month	2024	2025	2026
January	282,450	393,700	371,500
February	460,000	454,222	354,950
March	355,000	399,900	375,000
April	393,450	374,700	502,000
May	340,000	419,975	449,000
June	344,450	459,950	
July	400,000	487,500	
August	364,950	335,000	
September	329,900	440,000	
October	399,900	385,000	
November	349,000	377,500	
December	299,900	307,000	



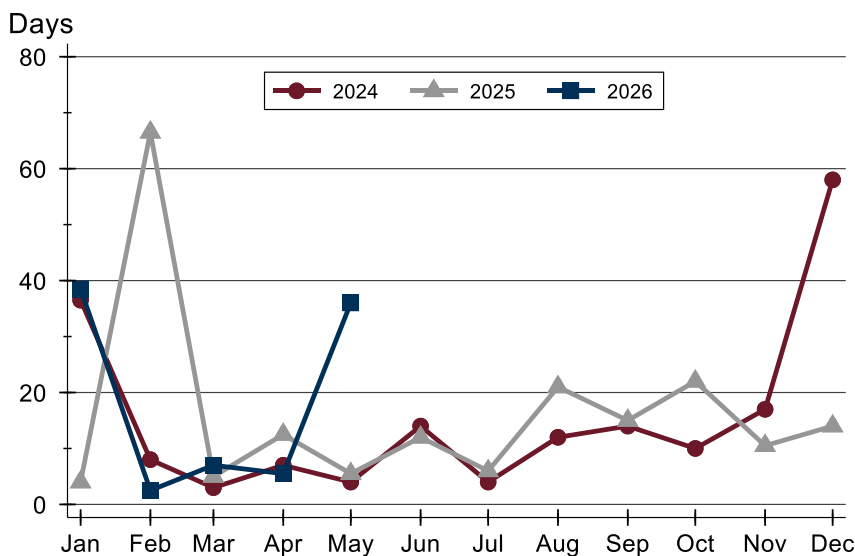
Douglas County (Excluding Lawrence) Contracts Written Analysis

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	51
June	19	16	
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	36
June	14	12	
July	4	6	
August	12	21	
September	14	15	
October	10	22	
November	17	11	
December	58	14	



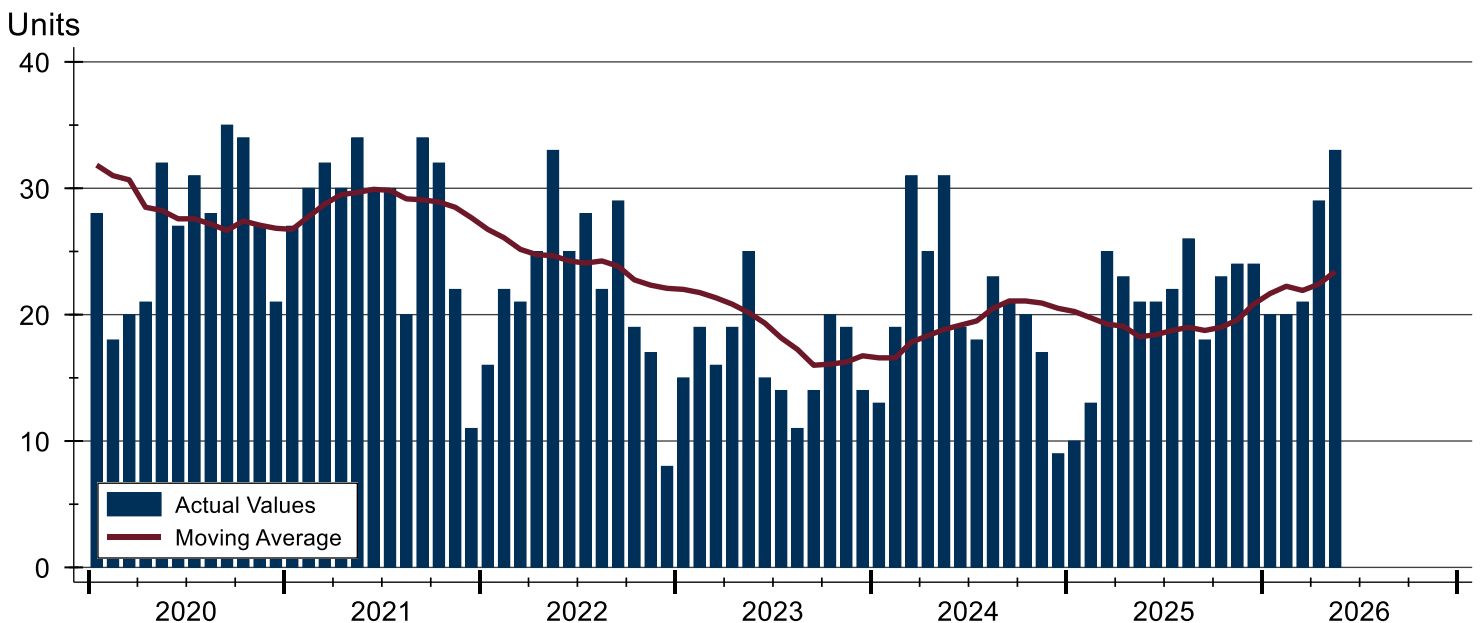
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of May 2025	Change
Pending Contracts		33	21	57.1%
Volume (1,000s)		18,938	11,539	64.1%
Average	List Price	573,885	549,486	4.4%
	Days on Market	42	26	61.5%
	Percent of Original	99.1%	99.7%	-0.6%
Median	List Price	479,000	470,000	1.9%
	Days on Market	20	7	185.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 33 listings in Douglas County had contracts pending at the end of May, up from 21 contracts pending at the end of May 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.

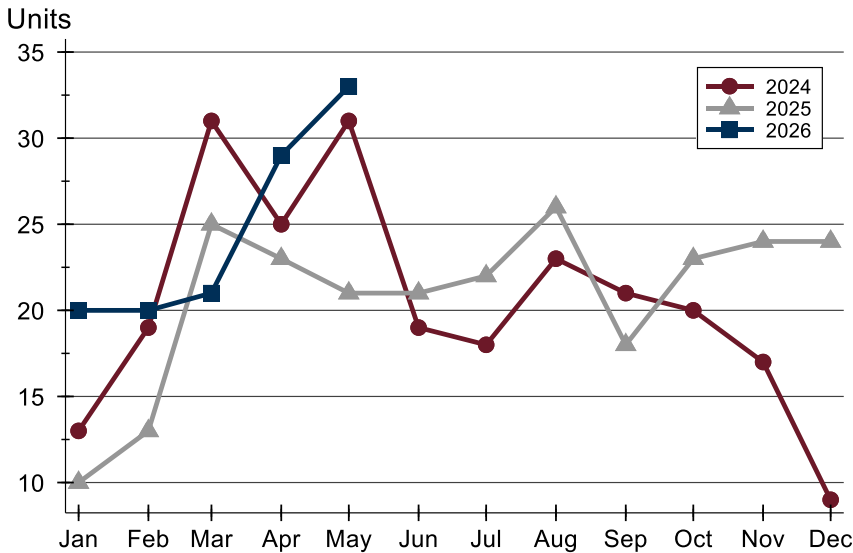
History of Pending Contracts





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	
July	18	22	
August	23	26	
September	21	18	
October	20	23	
November	17	24	
December	9	24	

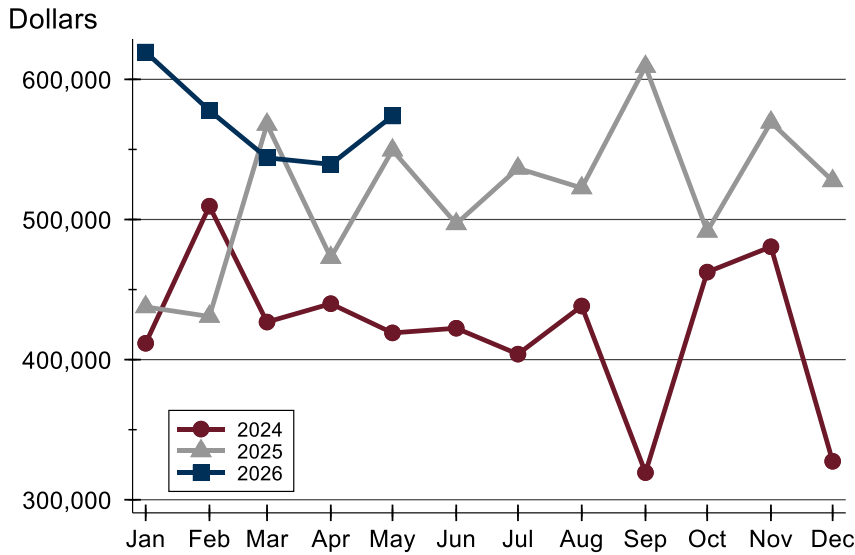
Pending Contracts by Price Range

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	3.0%	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	6.1%	230,500	230,500	11	11	100.0%	100.0%
\$250,000-\$299,999	3	9.1%	288,300	290,000	39	50	99.4%	100.0%
\$300,000-\$349,999	2	6.1%	334,900	334,900	2	2	100.0%	100.0%
\$350,000-\$399,999	4	12.1%	372,200	369,450	24	5	97.9%	100.0%
\$400,000-\$449,999	4	12.1%	426,975	429,450	39	29	99.1%	100.0%
\$450,000-\$499,999	1	3.0%	479,000	479,000	26	26	100.0%	100.0%
\$500,000-\$599,999	6	18.2%	550,483	542,500	67	54	99.8%	100.0%
\$600,000-\$749,999	6	18.2%	646,650	649,950	31	29	97.3%	96.2%
\$750,000-\$999,999	2	6.1%	930,000	930,000	8	8	100.0%	100.0%
\$1,000,000 and up	2	6.1%	2,050,000	2,050,000	183	183	100.0%	100.0%



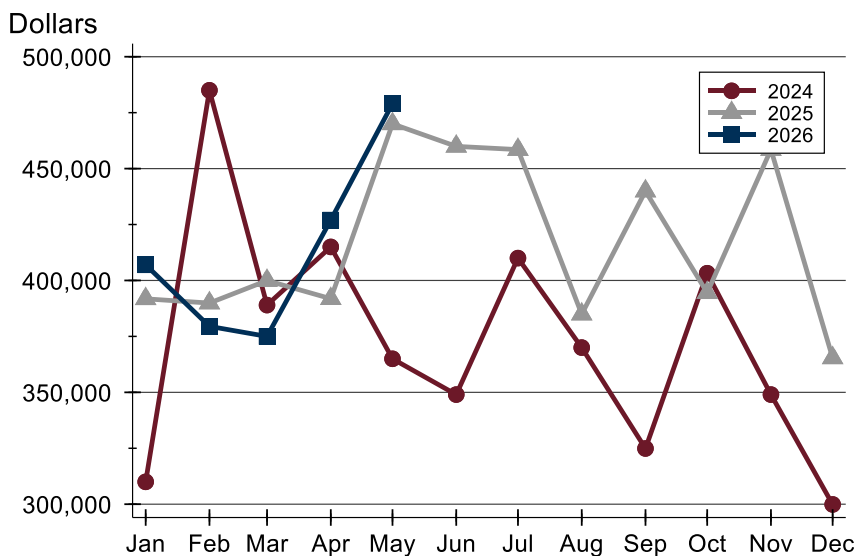
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
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

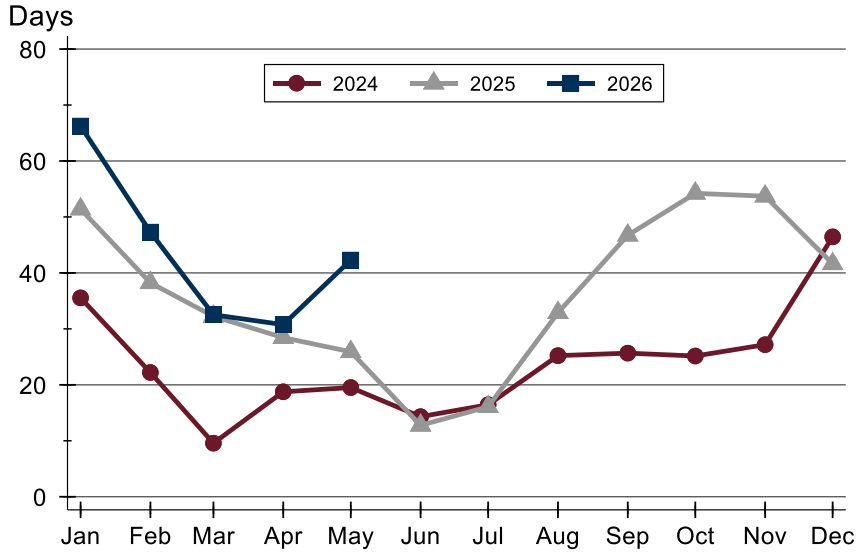


Month	2024	2025	2026
January	310,000	391,800	407,000
February	485,000	389,900	379,500
March	389,000	399,950	375,000
April	415,000	391,850	427,000
May	365,000	470,000	479,000
June	349,000	459,950	
July	410,000	458,500	
August	370,000	384,950	
September	324,900	439,950	
October	403,243	394,500	
November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



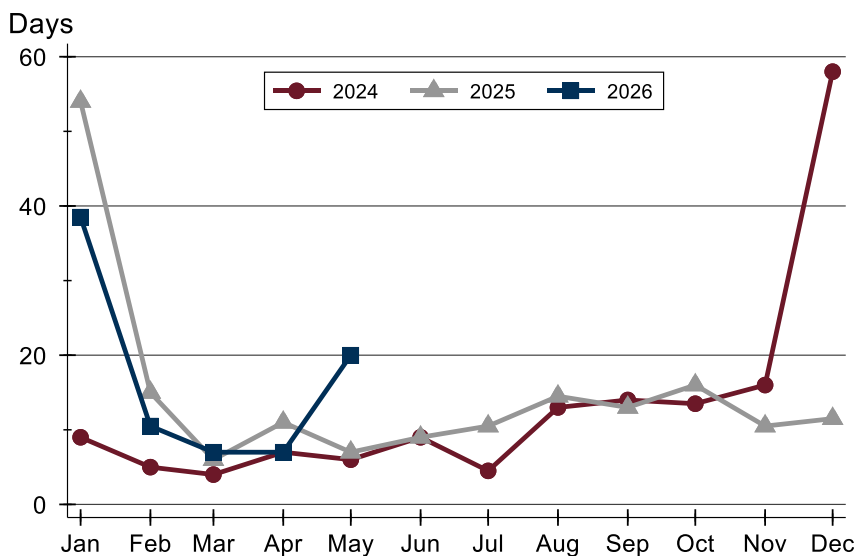
Douglas County (Excluding Lawrence) Pending Contracts Analysis

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	
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	
July	5	11	
August	13	15	
September	14	13	
October	14	16	
November	16	11	
December	58	12	