



Douglas County (Excluding Lawrence) Housing Report



Market Overview

Douglas County Home Sales Rose in January

Total home sales in Douglas County rose by 44.4% last month to 13 units, compared to 9 units in January 2025. Total sales volume was \$5.4 million, up 58.5% from a year earlier.

The median sale price in January was \$365,000, up from \$350,000 a year earlier. Homes that sold in January were typically on the market for 12 days and sold for 100.0% of their list prices.

Douglas County Active Listings Down at End of January

The total number of active listings in Douglas County at the end of January was 30 units, down from 37 at the same point in 2025. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$374,450.

During January, a total of 12 contracts were written up from 9 in January 2025. At the end of the month, there were 19 contracts still pending.

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Douglas County (Excluding Lawrence) Summary Statistics

| January MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|--------------------------|-------------------------|-------------------------|------------------------|-------------------------|-------------------------|
| | | 2026 | 2025 | 2024 | 2026 | 2025 | 2024 |
| Home Sales Change from prior year | 13 44.4% | 9 -10.0% | 10 66.7% | 13 44.4% | 9 -10.0% | 10 66.7% | |
| Active Listings Change from prior year | 30 -18.9% | 37 68.2% | 22 -29.0% | N/A | N/A | N/A | |
| Months' Supply Change from prior year | 2.1 -12.5% | 2.4 50.0% | 1.6 -11.1% | N/A | N/A | N/A | |
| New Listings Change from prior year | 7 -50.0% | 14 180.0% | 5 -66.7% | 7 -50.0% | 14 180.0% | 5 -66.7% | |
| Contracts Written Change from prior year | 12 33.3% | 9 50.0% | 6 -45.5% | 12 33.3% | 9 50.0% | 6 -45.5% | |
| Pending Contracts Change from prior year | 19 90.0% | 10 -23.1% | 13 -13.3% | N/A | N/A | N/A | |
| Sales Volume (1,000s) Change from prior year | 5,392 58.4% | 3,403 -12.8% | 3,902 137.3% | 5,392 58.4% | 3,403 -12.8% | 3,902 137.3% | |
| Average | Sale Price Change from prior year | 414,731 9.7% | 378,072 -3.1% | 390,195 42.4% | 414,731 9.7% | 378,072 -3.1% | 390,195 42.4% |
| | List Price of Actives Change from prior year | 683,590 -3.4% | 707,965 37.6% | 514,500 3.2% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 14 -73.1% | 52 23.8% | 42 250.0% | 14 -73.1% | 52 23.8% | 42 250.0% |
| | Percent of List Change from prior year | 98.7% -0.3% | 99.0% 0.4% | 98.6% 2.4% | 98.7% -0.3% | 99.0% 0.4% | 98.6% 2.4% |
| | Percent of Original Change from prior year | 98.4% 2.5% | 96.0% 0.6% | 95.4% 1.5% | 98.4% 2.5% | 96.0% 0.6% | 95.4% 1.5% |
| Median | Sale Price Change from prior year | 365,000 4.3% | 350,000 -8.1% | 381,000 34.6% | 365,000 4.3% | 350,000 -8.1% | 381,000 34.6% |
| | List Price of Actives Change from prior year | 374,450 -21.6% | 477,400 2.1% | 467,450 6.3% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 12 -52.0% | 25 -55.4% | 56 522.2% | 12 -52.0% | 25 -55.4% | 56 522.2% |
| | Percent of List Change from prior year | 100.0% 0.0% | 100.0% 0.3% | 99.7% -0.3% | 100.0% 0.0% | 100.0% 0.3% | 99.7% -0.3% |
| | Percent of Original Change from prior year | 100.0% 0.0% | 100.0% 4.1% | 96.1% -1.6% | 100.0% 0.0% | 100.0% 4.1% | 96.1% -1.6% |

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



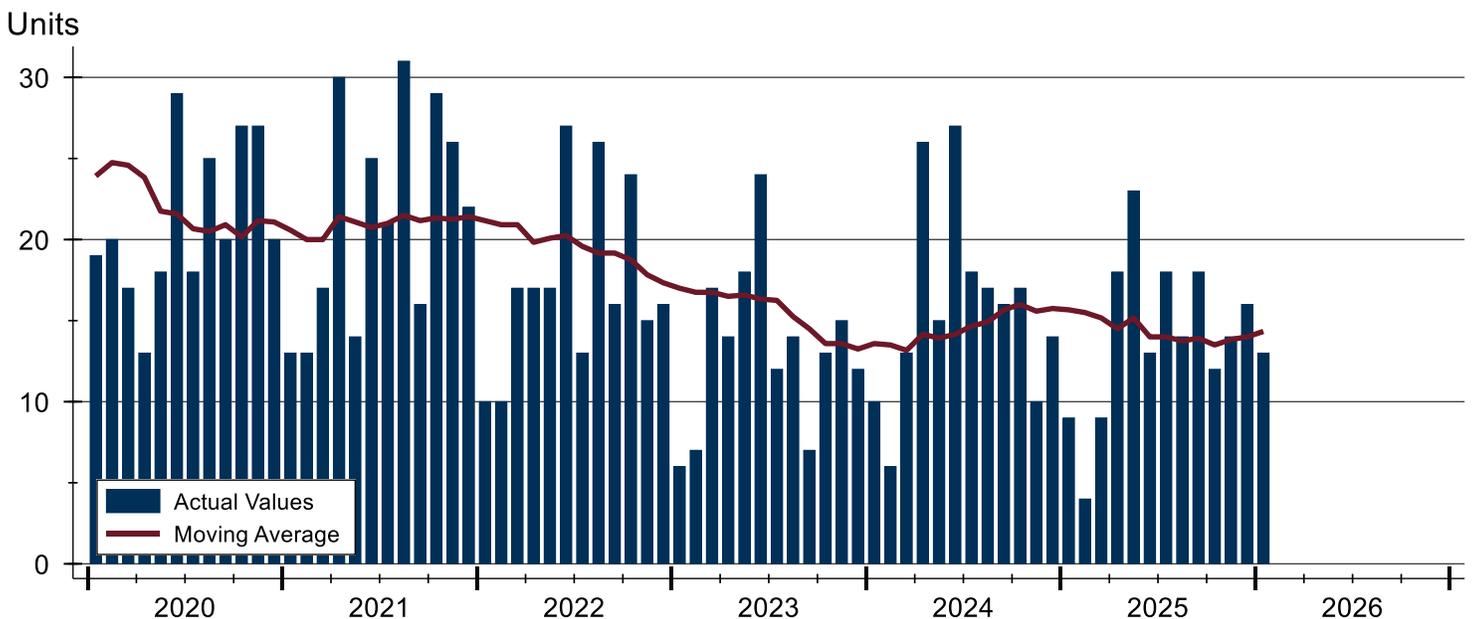
Douglas County (Excluding Lawrence) Closed Listings Analysis

| Summary Statistics for Closed Listings | | 2026 | January 2025 | Change | 2026 | Year-to-Date 2025 | Change |
|--|---------------------|---------|--------------|--------|---------|-------------------|--------|
| Closed Listings | | 13 | 9 | 44.4% | 13 | 9 | 44.4% |
| Volume (1,000s) | | 5,392 | 3,403 | 58.4% | 5,392 | 3,403 | 58.4% |
| Months' Supply | | 2.1 | 2.4 | -12.5% | N/A | N/A | N/A |
| Average | Sale Price | 414,731 | 378,072 | 9.7% | 414,731 | 378,072 | 9.7% |
| | Days on Market | 14 | 52 | -73.1% | 14 | 52 | -73.1% |
| | Percent of List | 98.7% | 99.0% | -0.3% | 98.7% | 99.0% | -0.3% |
| | Percent of Original | 98.4% | 96.0% | 2.5% | 98.4% | 96.0% | 2.5% |
| Median | Sale Price | 365,000 | 350,000 | 4.3% | 365,000 | 350,000 | 4.3% |
| | Days on Market | 12 | 25 | -52.0% | 12 | 25 | -52.0% |
| | 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 13 homes sold in Douglas County in January, up from 9 units in January 2025. Total sales volume rose to \$5.4 million compared to \$3.4 million in the previous year.

The median sales price in January was \$365,000, up 4.3% compared to the prior year. Median days on market was 12 days, down from 14 days in December, and down from 25 in January 2025.

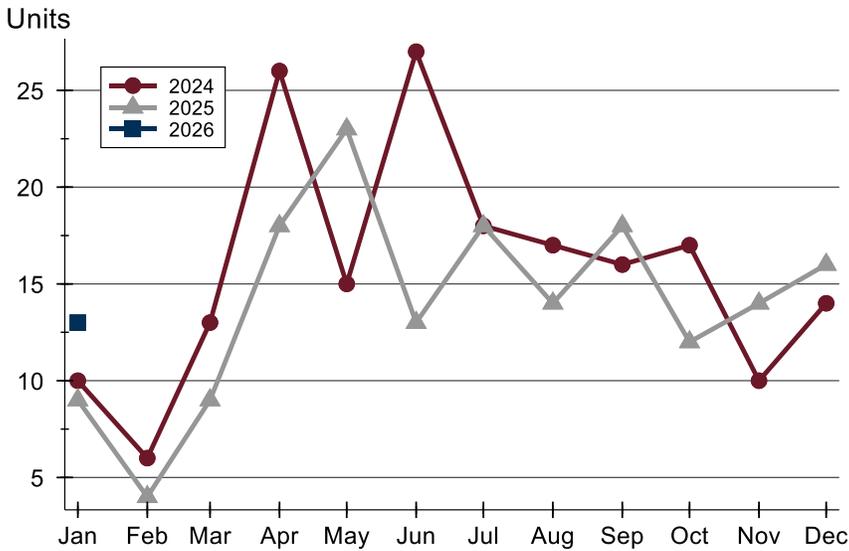
History of Closed Listings





Douglas County (Excluding Lawrence) Closed Listings Analysis

Closed Listings by Month



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

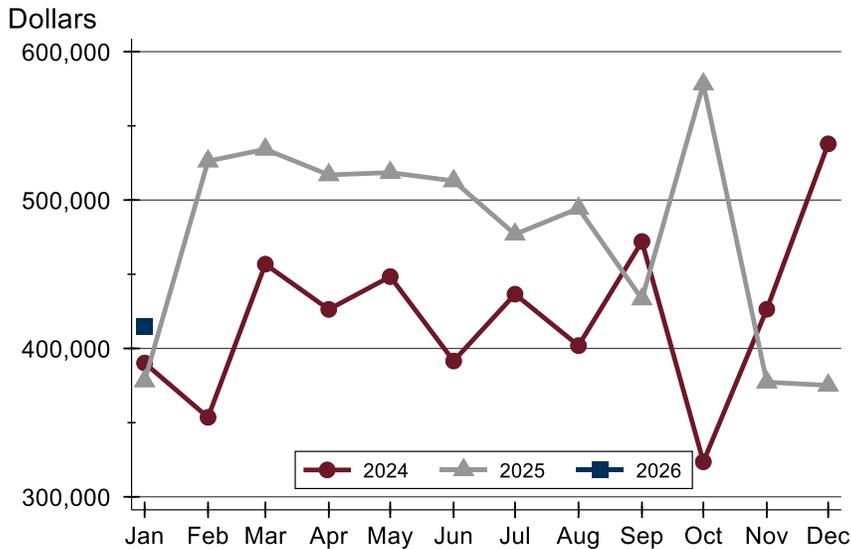
Closed Listings by Price Range

| 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 | 1 | 7.7% | 2.0 | 165,000 | 165,000 | 11 | 11 | 100.3% | 100.3% | 100.3% | 100.3% |
| \$200,000-\$249,999 | 2 | 15.4% | 4.0 | 226,500 | 226,500 | 18 | 18 | 100.0% | 100.0% | 97.8% | 97.8% |
| \$250,000-\$299,999 | 1 | 7.7% | 0.6 | 275,000 | 275,000 | 29 | 29 | 89.0% | 89.0% | 89.0% | 89.0% |
| \$300,000-\$349,999 | 2 | 15.4% | 1.0 | 321,750 | 321,750 | 21 | 21 | 99.0% | 99.0% | 99.0% | 99.0% |
| \$350,000-\$399,999 | 2 | 15.4% | 3.2 | 367,500 | 367,500 | 16 | 16 | 99.3% | 99.3% | 99.3% | 99.3% |
| \$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 | 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 | 3 | 23.1% | 1.8 | 561,333 | 579,000 | 9 | 9 | 99.7% | 100.0% | 99.7% | 100.0% |
| \$600,000-\$749,999 | 2 | 15.4% | 0.7 | 718,000 | 718,000 | 6 | 6 | 99.1% | 99.1% | 99.1% | 99.1% |
| \$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 |



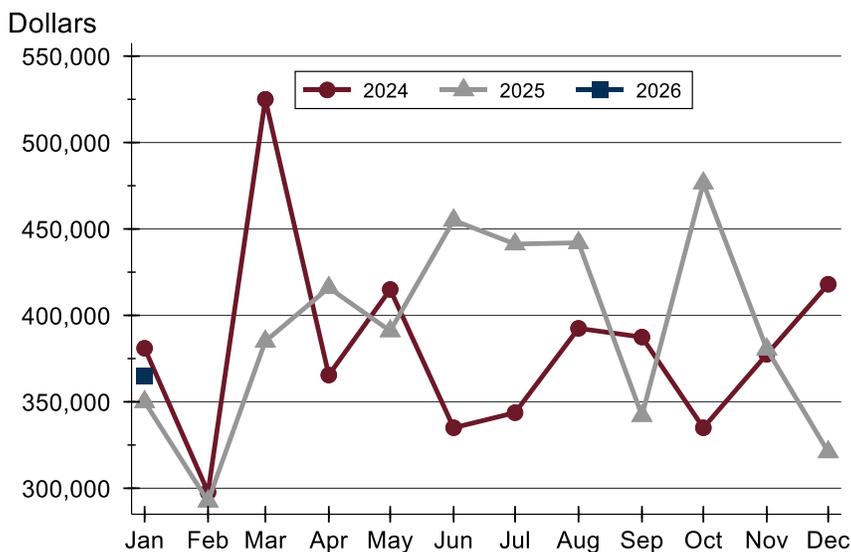
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average Price



| Month | 2024 | 2025 | 2026 |
|-----------|---------|---------|----------------|
| January | 390,195 | 378,072 | 414,731 |
| February | 353,550 | 526,250 | |
| March | 456,762 | 534,222 | |
| April | 426,308 | 516,967 | |
| May | 448,400 | 518,517 | |
| 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

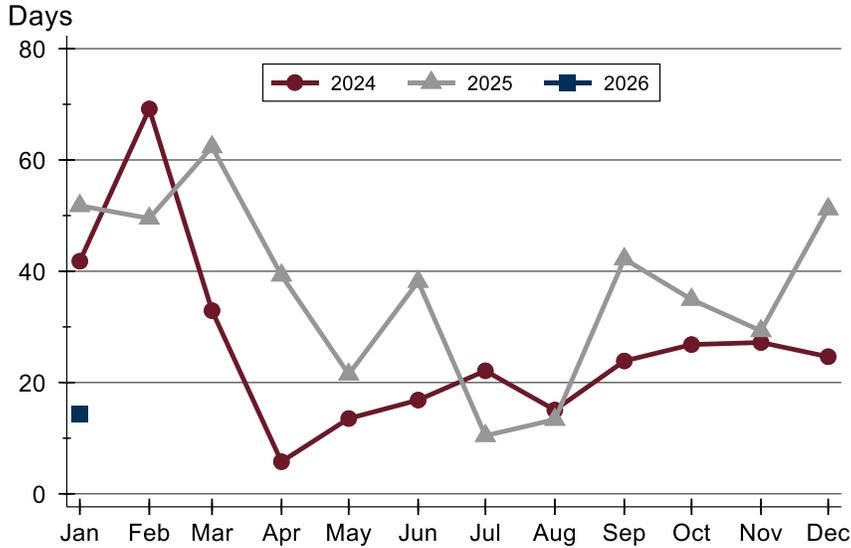


| Month | 2024 | 2025 | 2026 |
|-----------|---------|---------|----------------|
| January | 381,000 | 350,000 | 365,000 |
| February | 297,750 | 292,500 | |
| March | 525,000 | 385,000 | |
| April | 365,500 | 416,000 | |
| May | 415,000 | 391,000 | |
| June | 335,000 | 455,000 | |
| July | 343,700 | 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 | |



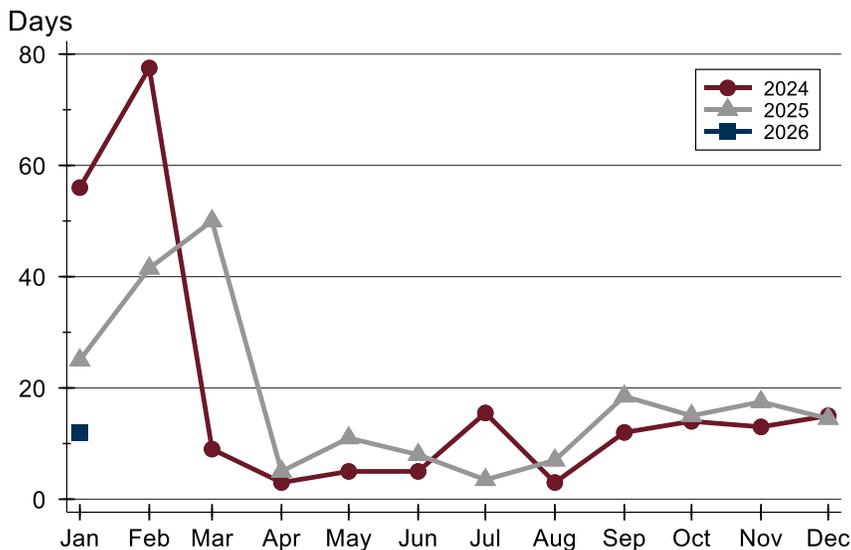
Douglas County (Excluding Lawrence) Closed Listings Analysis

Average DOM



| Month | 2024 | 2025 | 2026 |
|-----------|------|------|-----------|
| January | 42 | 52 | 14 |
| February | 69 | 50 | |
| March | 33 | 62 | |
| April | 6 | 39 | |
| May | 14 | 21 | |
| 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 | |
| March | 9 | 50 | |
| April | 3 | 5 | |
| May | 5 | 11 | |
| June | 5 | 8 | |
| July | 16 | 4 | |
| August | 3 | 7 | |
| September | 12 | 19 | |
| October | 14 | 15 | |
| November | 13 | 18 | |
| December | 15 | 15 | |



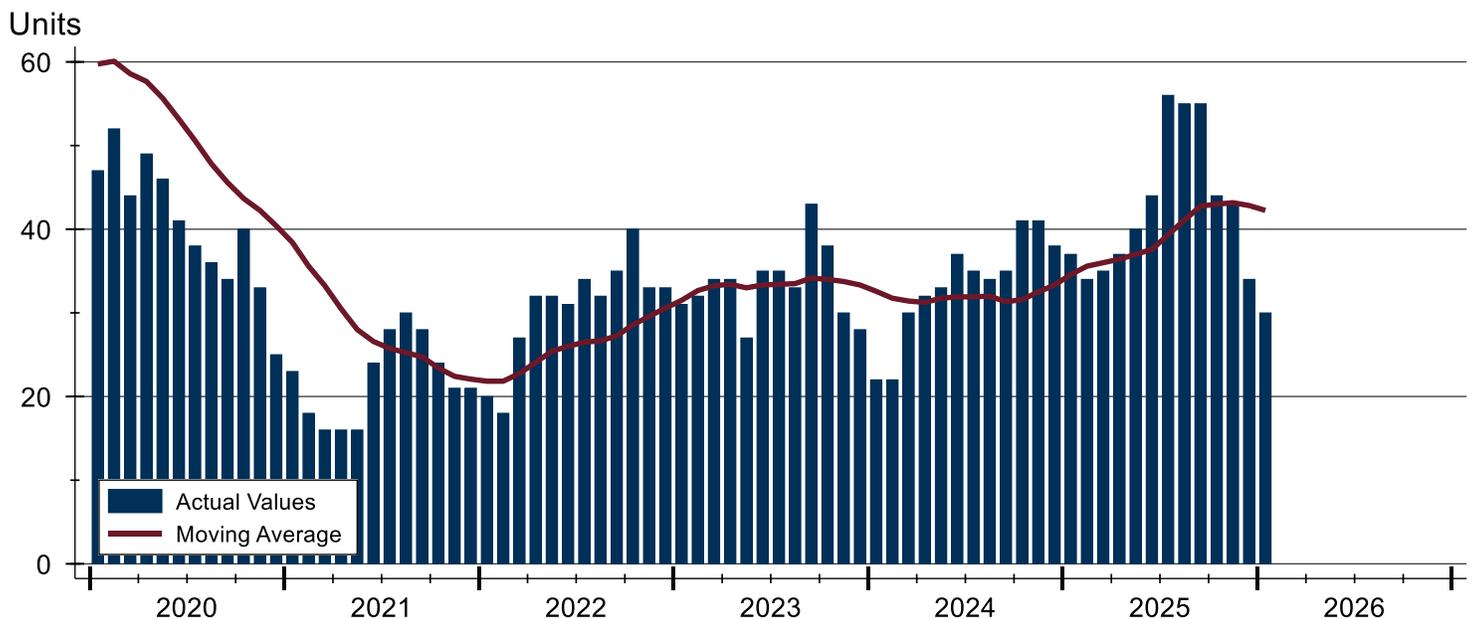
Douglas County (Excluding Lawrence) Active Listings Analysis

| Summary Statistics for Active Listings | | 2026 | End of January 2025 | Change |
|--|---------------------|----------------|---------------------|--------|
| Active Listings | | 30 | 37 | -18.9% |
| Volume (1,000s) | | 20,508 | 26,195 | -21.7% |
| Months' Supply | | 2.1 | 2.4 | -12.5% |
| Average | List Price | 683,590 | 707,965 | -3.4% |
| | Days on Market | 66 | 71 | -7.0% |
| | Percent of Original | 97.6% | 99.1% | -1.5% |
| Median | List Price | 374,450 | 477,400 | -21.6% |
| | Days on Market | 39 | 67 | -41.8% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 30 homes were available for sale in Douglas County at the end of January. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$374,450, down 21.6% from 2025. The typical time on market for active listings was 39 days, down from 67 days a year earlier.

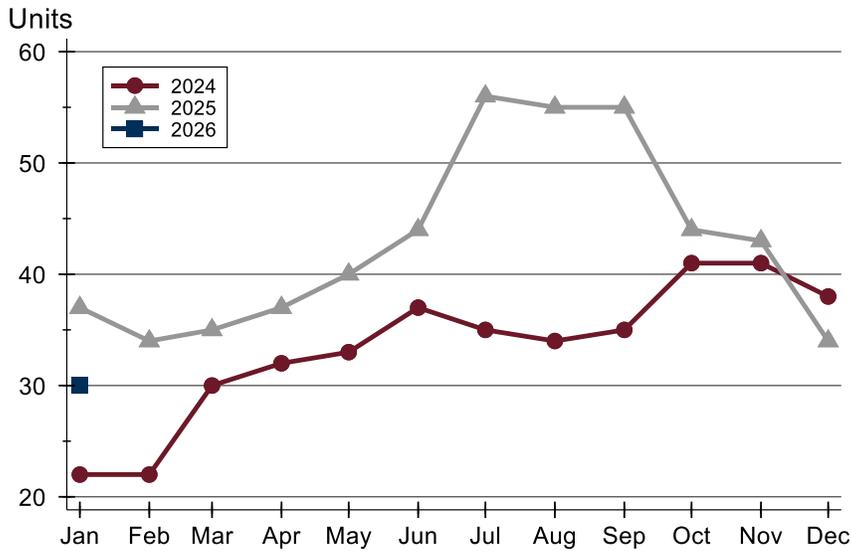
History of Active Listings





Douglas County (Excluding Lawrence) Active Listings Analysis

Active Listings by Month



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

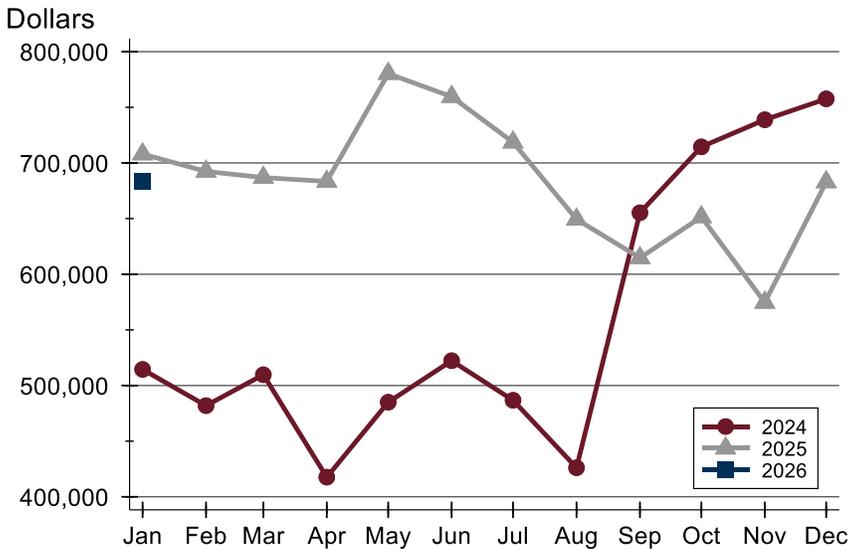
Active Listings by Price Range

| 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 | 3.3% | N/A | 115,000 | 115,000 | 39 | 39 | 100.0% | 100.0% |
| \$150,000-\$199,999 | 1 | 3.3% | 2.0 | 179,900 | 179,900 | 132 | 132 | 90.0% | 90.0% |
| \$200,000-\$249,999 | 5 | 16.7% | 4.0 | 227,340 | 234,900 | 25 | 27 | 99.4% | 100.0% |
| \$250,000-\$299,999 | 1 | 3.3% | 0.6 | 288,500 | 288,500 | 6 | 6 | 100.0% | 100.0% |
| \$300,000-\$349,999 | 2 | 6.7% | 1.0 | 329,950 | 329,950 | 55 | 55 | 96.1% | 96.1% |
| \$350,000-\$399,999 | 7 | 23.3% | 3.2 | 363,957 | 365,000 | 50 | 14 | 99.8% | 100.0% |
| \$400,000-\$449,999 | 1 | 3.3% | N/A | 420,000 | 420,000 | 137 | 137 | 93.3% | 93.3% |
| \$450,000-\$499,999 | 1 | 3.3% | N/A | 459,000 | 459,000 | 4 | 4 | 100.0% | 100.0% |
| \$500,000-\$599,999 | 3 | 10.0% | 1.8 | 569,333 | 599,000 | 112 | 84 | 94.2% | 100.0% |
| \$600,000-\$749,999 | 1 | 3.3% | 0.7 | 679,000 | 679,000 | 88 | 88 | 91.1% | 91.1% |
| \$750,000-\$999,999 | 3 | 10.0% | N/A | 824,667 | 795,000 | 56 | 65 | 97.2% | 97.9% |
| \$1,000,000 and up | 4 | 13.3% | N/A | 2,460,000 | 1,875,000 | 125 | 65 | 98.3% | 100.0% |



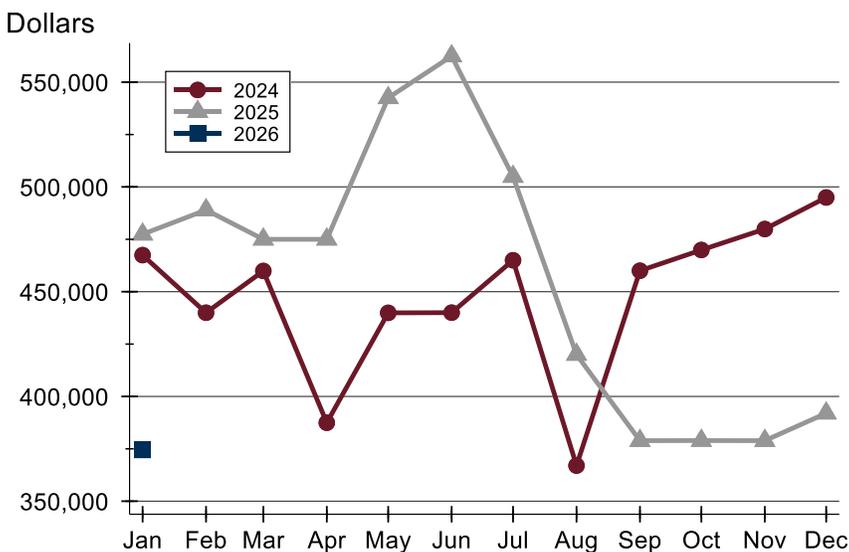
Douglas County (Excluding Lawrence) Active Listings Analysis

Average Price



| Month | 2024 | 2025 | 2026 |
|----------------|---------|---------|----------------|
| January | 514,500 | 707,965 | 683,590 |
| February | 481,945 | 692,389 | |
| March | 509,720 | 686,891 | |
| April | 417,662 | 683,388 | |
| May | 485,015 | 780,282 | |
| 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 | 682,904 | |

Median Price

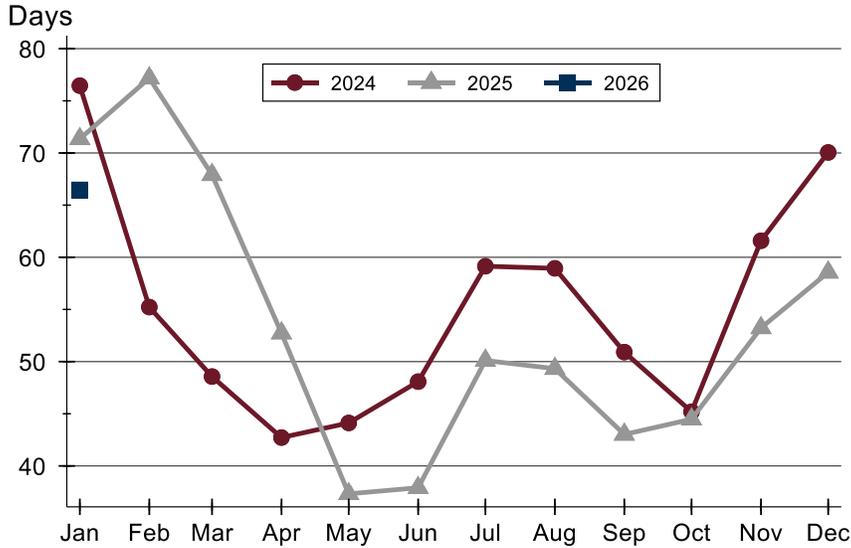


| Month | 2024 | 2025 | 2026 |
|----------------|---------|---------|----------------|
| January | 467,450 | 477,400 | 374,450 |
| February | 439,950 | 489,000 | |
| March | 459,900 | 475,000 | |
| April | 387,450 | 475,000 | |
| May | 439,900 | 542,500 | |
| June | 440,000 | 562,450 | |
| July | 465,000 | 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 | 392,000 | |



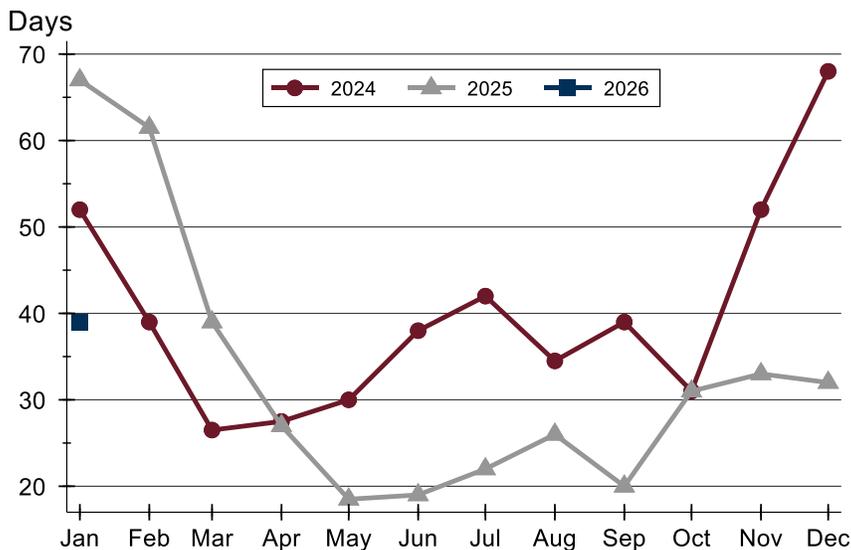
Douglas County (Excluding Lawrence) Active Listings Analysis

Average DOM



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

Median DOM

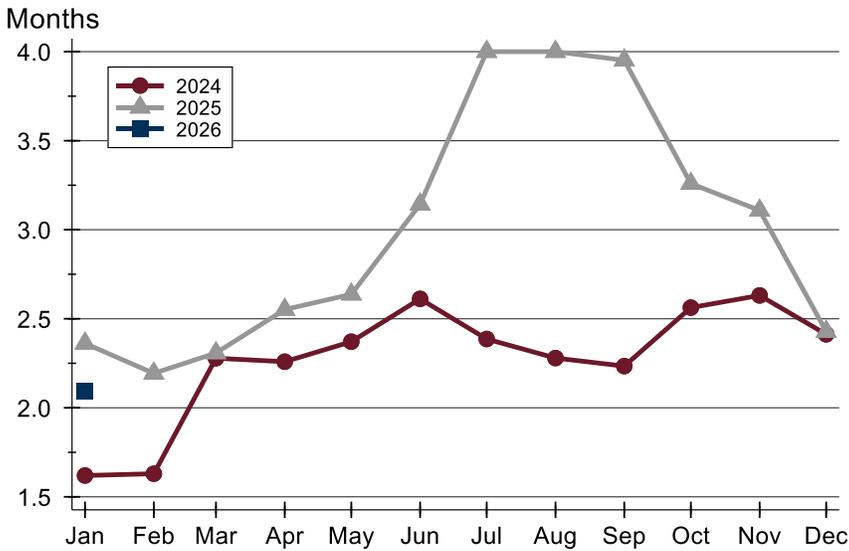


| Month | 2024 | 2025 | 2026 |
|-----------|------|------|-----------|
| January | 52 | 67 | 39 |
| February | 39 | 62 | |
| March | 27 | 39 | |
| April | 28 | 27 | |
| May | 30 | 19 | |
| June | 38 | 19 | |
| July | 42 | 22 | |
| August | 35 | 26 | |
| September | 39 | 20 | |
| October | 31 | 31 | |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



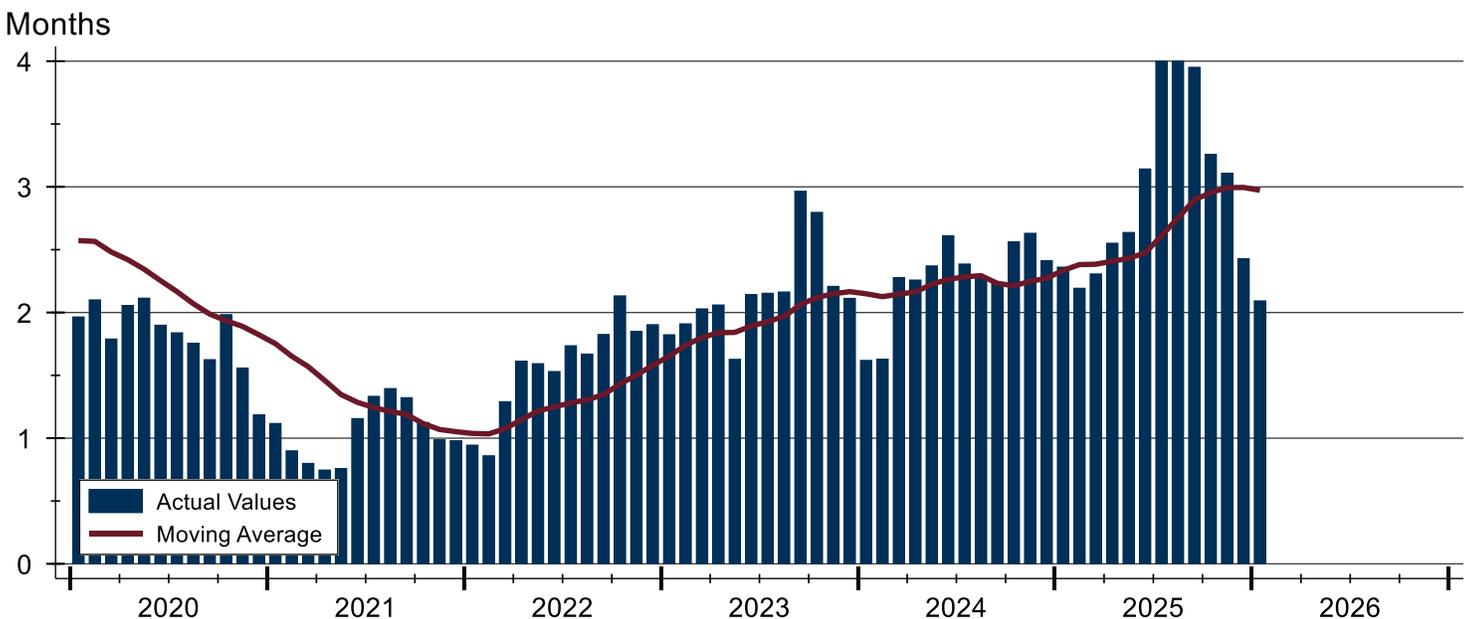
Douglas County (Excluding Lawrence) Months' Supply Analysis

Months' Supply by Month



| Month | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January | 1.6 | 2.4 | 2.1 |
| February | 1.6 | 2.2 | |
| March | 2.3 | 2.3 | |
| April | 2.3 | 2.6 | |
| May | 2.4 | 2.6 | |
| 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 | 2.4 | |

History of Month's Supply





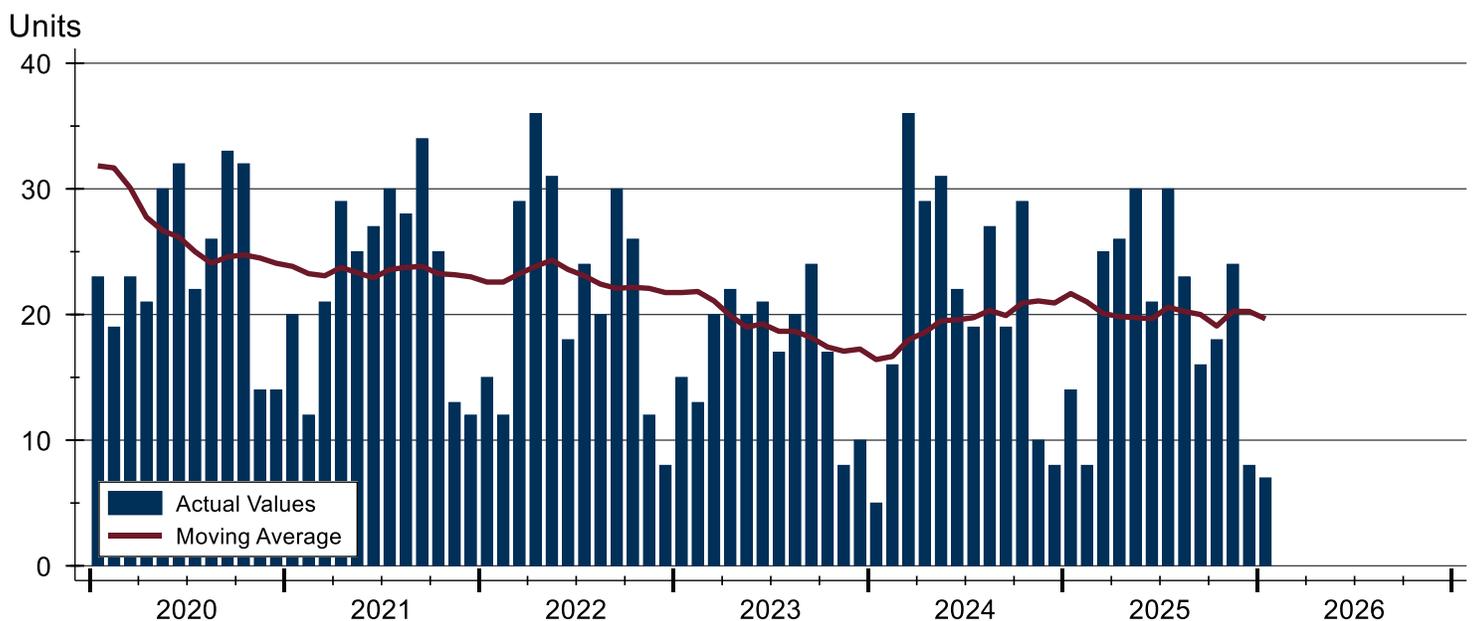
Douglas County (Excluding Lawrence) New Listings Analysis

| Summary Statistics for New Listings | | 2026 | January 2025 | Change |
|-------------------------------------|--------------------|----------------|--------------|--------|
| Current Month | New Listings | 7 | 14 | -50.0% |
| | Volume (1,000s) | 2,505 | 7,864 | -68.1% |
| | Average List Price | 357,843 | 561,746 | -36.3% |
| | Median List Price | 350,000 | 393,700 | -11.1% |
| Year-to-Date | New Listings | 7 | 14 | -50.0% |
| | Volume (1,000s) | 2,505 | 7,864 | -68.1% |
| | Average List Price | 357,843 | 561,746 | -36.3% |
| | Median List Price | 350,000 | 393,700 | -11.1% |

A total of 7 new listings were added in Douglas County during January, down 50.0% from the same month in 2025.

The median list price of these homes was \$350,000 down from \$393,700 in 2025.

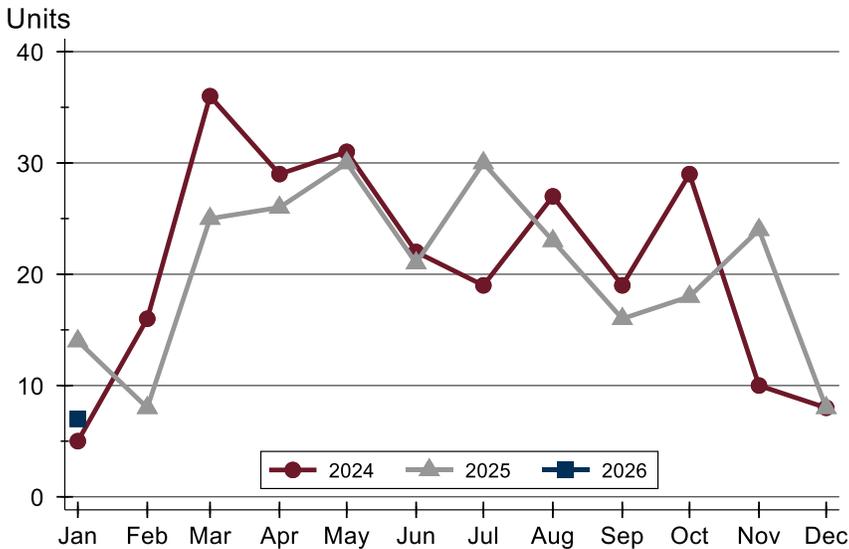
History of New Listings





Douglas County (Excluding Lawrence) New Listings Analysis

New Listings by Month



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

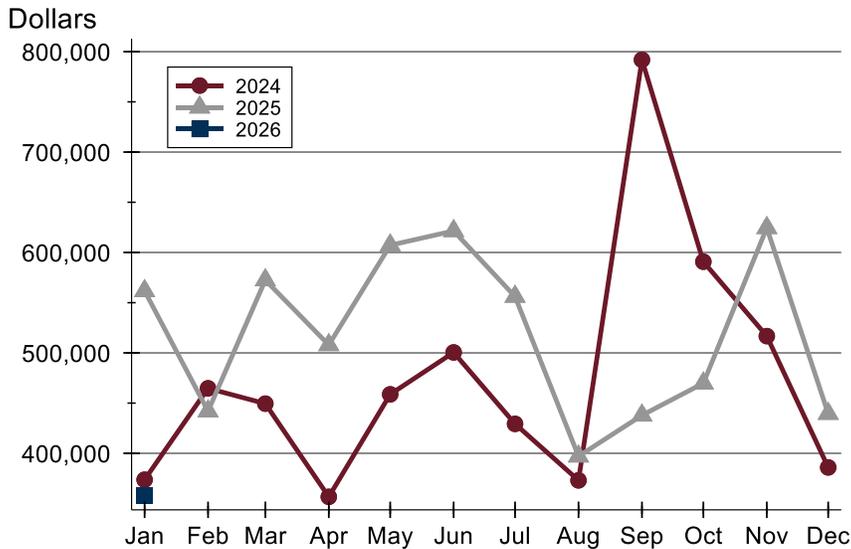
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$50,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 14.3% | 234,900 | 234,900 | 7 | 7 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$349,999 | 1 | 14.3% | 310,000 | 310,000 | 0 | 0 | 100.0% | 100.0% |
| \$350,000-\$399,999 | 4 | 57.1% | 358,750 | 357,500 | 21 | 21 | 100.0% | 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 | 14.3% | 525,000 | 525,000 | 0 | 0 | 100.0% | 100.0% |
| \$600,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$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 |



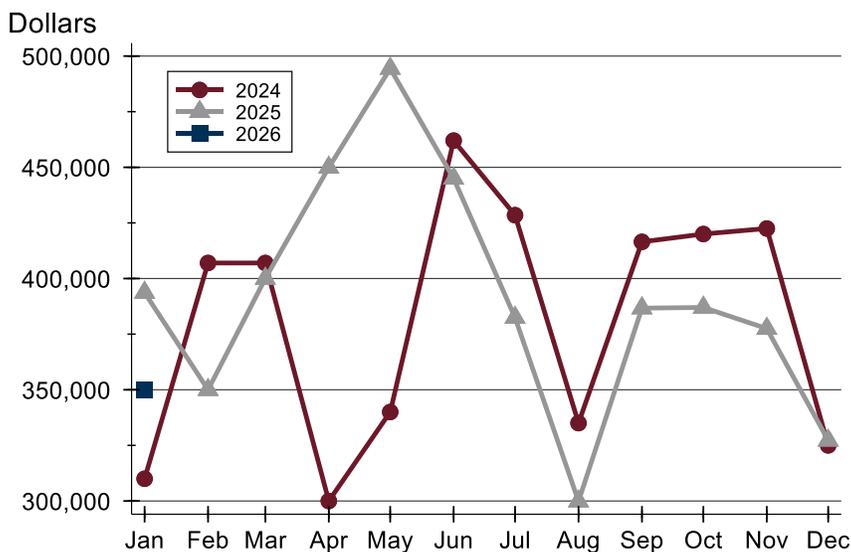
Douglas County (Excluding Lawrence) New Listings Analysis

Average Price



| Month | 2024 | 2025 | 2026 |
|------------------|---------|---------|----------------|
| January | 373,698 | 561,746 | 357,843 |
| February | 464,725 | 441,988 | |
| March | 449,461 | 572,544 | |
| April | 356,648 | 507,937 | |
| May | 458,731 | 607,242 | |
| June | 500,468 | 621,488 | |
| July | 429,326 | 556,142 | |
| August | 373,026 | 397,049 | |
| September | 791,926 | 437,819 | |
| October | 590,829 | 469,794 | |
| November | 516,730 | 624,525 | |
| December | 385,925 | 439,500 | |

Median Price



| Month | 2024 | 2025 | 2026 |
|------------------|---------|---------|----------------|
| January | 310,000 | 393,700 | 350,000 |
| February | 407,000 | 350,000 | |
| March | 407,000 | 400,000 | |
| April | 300,000 | 449,925 | |
| May | 340,000 | 494,400 | |
| June | 462,000 | 445,000 | |
| July | 428,500 | 382,450 | |
| August | 335,000 | 299,900 | |
| September | 416,485 | 386,700 | |
| October | 420,000 | 387,000 | |
| November | 422,500 | 377,500 | |
| December | 325,000 | 327,250 | |

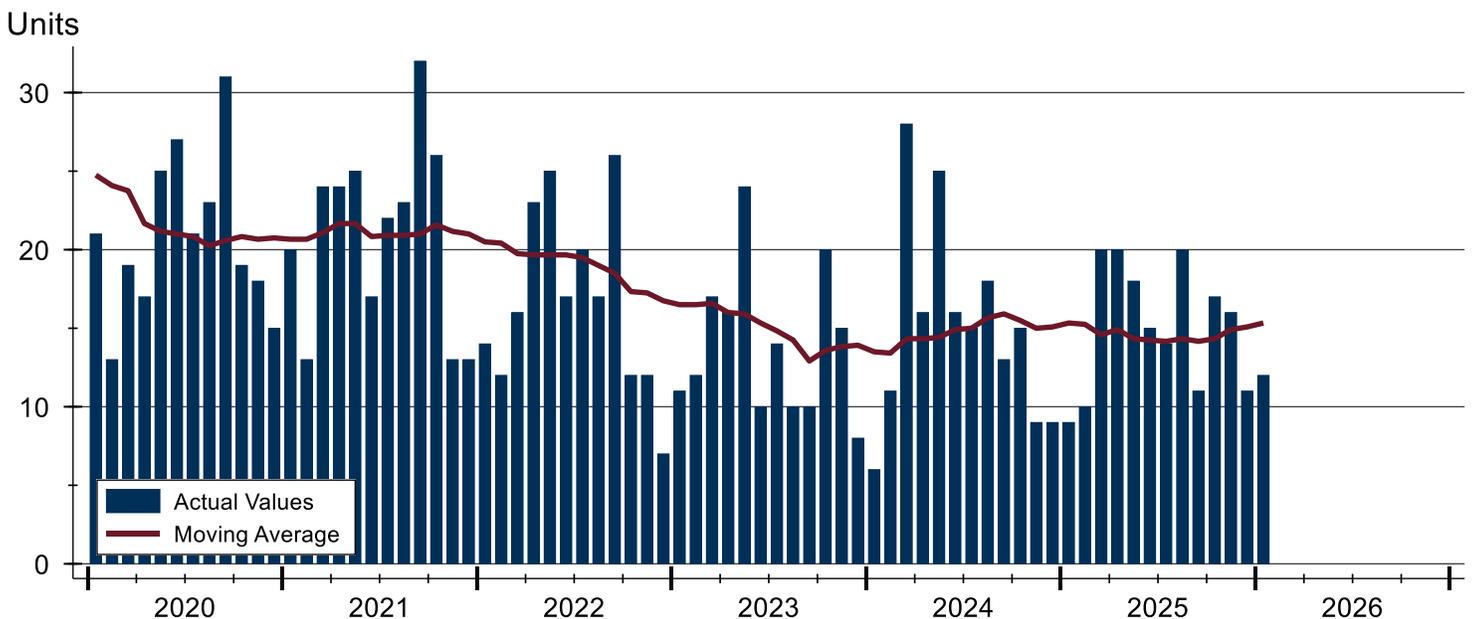


Douglas County (Excluding Lawrence) Contracts Written Analysis

| Summary Statistics for Contracts Written | | January 2025 | | | Year-to-Date 2026 | | |
|--|---------------------|--------------|---------|--------|-------------------|---------|--------|
| | | 2026 | 2025 | Change | 2026 | 2025 | Change |
| Contracts Written | | 12 | 9 | 33.3% | 12 | 9 | 33.3% |
| Volume (1,000s) | | 5,424 | 4,096 | 32.4% | 5,424 | 4,096 | 32.4% |
| Average | Sale Price | 451,996 | 455,144 | -0.7% | 451,996 | 455,144 | -0.7% |
| | Days on Market | 49 | 51 | -3.9% | 49 | 51 | -3.9% |
| | Percent of Original | 98.2% | 98.4% | -0.2% | 98.2% | 98.4% | -0.2% |
| Median | Sale Price | 371,500 | 393,700 | -5.6% | 371,500 | 393,700 | -5.6% |
| | Days on Market | 39 | 4 | 875.0% | 39 | 4 | 875.0% |
| | Percent of Original | 100.0% | 98.7% | 1.3% | 100.0% | 98.7% | 1.3% |

A total of 12 contracts for sale were written in Douglas County during the month of January, up from 9 in 2025. The median list price of these homes was \$371,500, down from \$393,700 the prior year. Half of the homes that went under contract in January were on the market less than 38 days, compared to 4 days in January 2025.

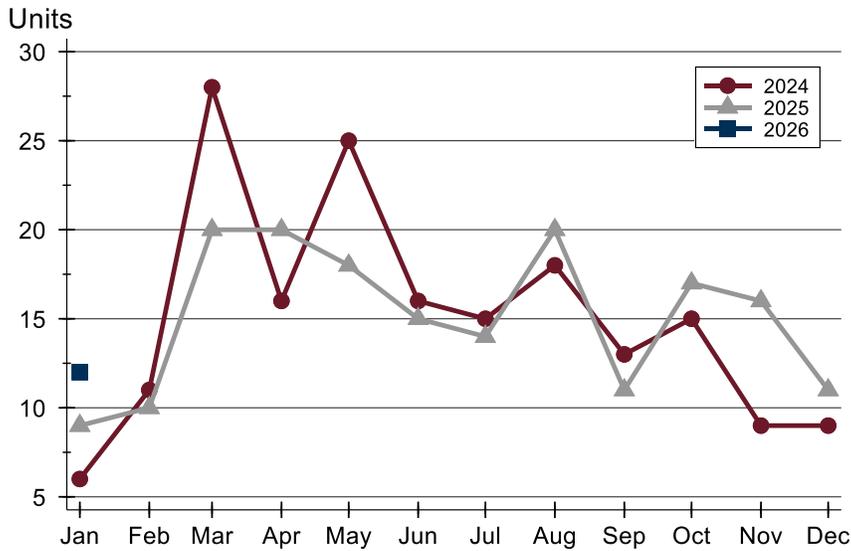
History of Contracts Written





Douglas County (Excluding Lawrence) Contracts Written Analysis

Contracts Written by Month



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

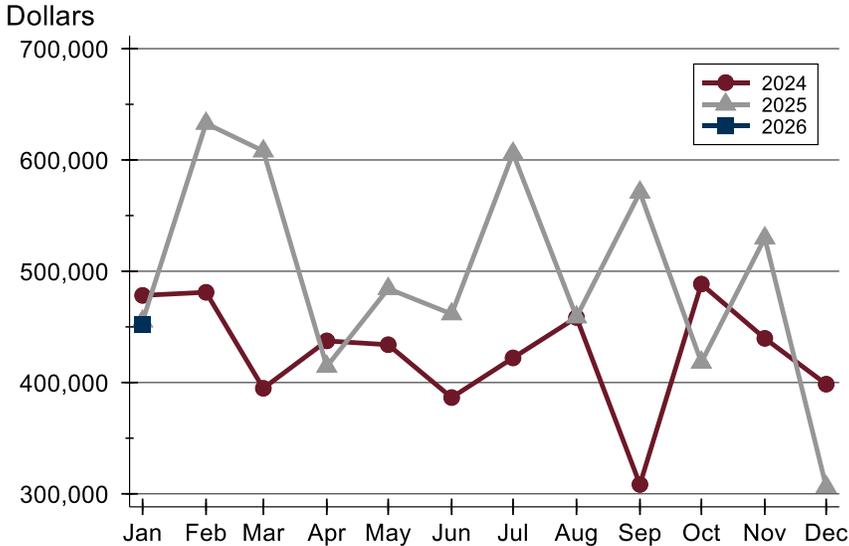
Contracts Written by Price Range

| 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 | 1 | 8.3% | 154,950 | 154,950 | 128 | 128 | 96.9% | 96.9% |
| \$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 | 25.0% | 318,333 | 320,000 | 23 | 34 | 98.3% | 100.0% |
| \$350,000-\$399,999 | 5 | 41.7% | 378,400 | 373,000 | 42 | 41 | 98.9% | 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 | 2 | 16.7% | 561,500 | 561,500 | 63 | 63 | 96.1% | 96.1% |
| \$600,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$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 | 8.3% | 1,299,000 | 1,299,000 | 47 | 47 | 100.0% | 100.0% |



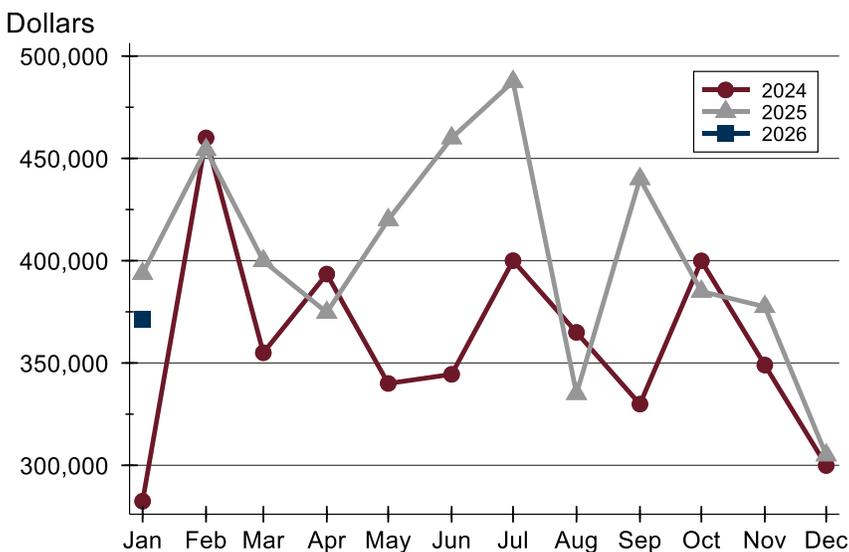
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average Price



| Month | 2024 | 2025 | 2026 |
|------------------|---------|---------|----------------|
| January | 478,300 | 455,144 | 451,996 |
| February | 481,082 | 632,834 | |
| March | 394,834 | 607,990 | |
| April | 437,413 | 414,418 | |
| May | 433,972 | 484,336 | |
| 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 | 306,273 | |

Median Price

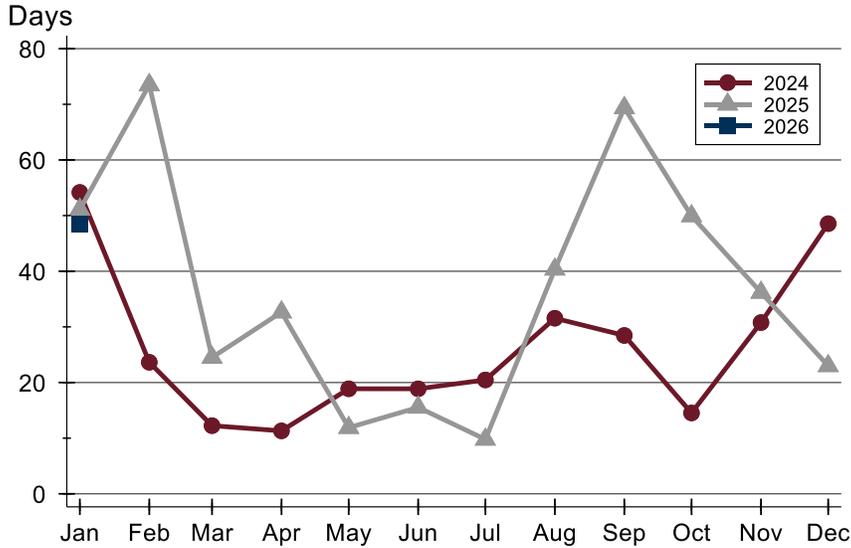


| Month | 2024 | 2025 | 2026 |
|------------------|---------|---------|----------------|
| January | 282,450 | 393,700 | 371,500 |
| February | 460,000 | 454,222 | |
| March | 355,000 | 399,900 | |
| April | 393,450 | 374,700 | |
| May | 340,000 | 419,975 | |
| June | 344,450 | 459,950 | |
| July | 400,000 | 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 | 305,000 | |



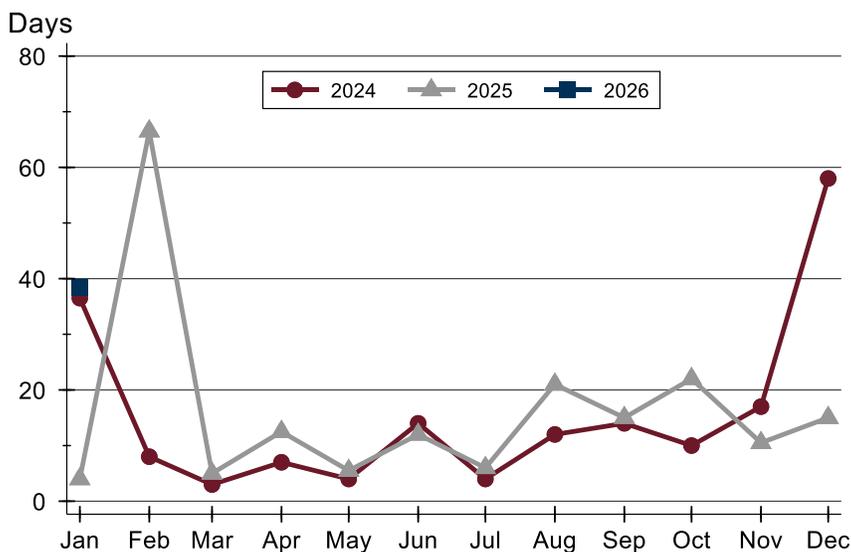
Douglas County (Excluding Lawrence) Contracts Written Analysis

Average DOM



| Month | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January | 54 | 51 | 49 |
| February | 24 | 74 | |
| March | 12 | 25 | |
| April | 11 | 33 | |
| May | 19 | 12 | |
| June | 19 | 16 | |
| July | 20 | 10 | |
| August | 32 | 40 | |
| September | 28 | 69 | |
| October | 15 | 50 | |
| November | 31 | 36 | |
| December | 49 | 23 | |

Median DOM



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



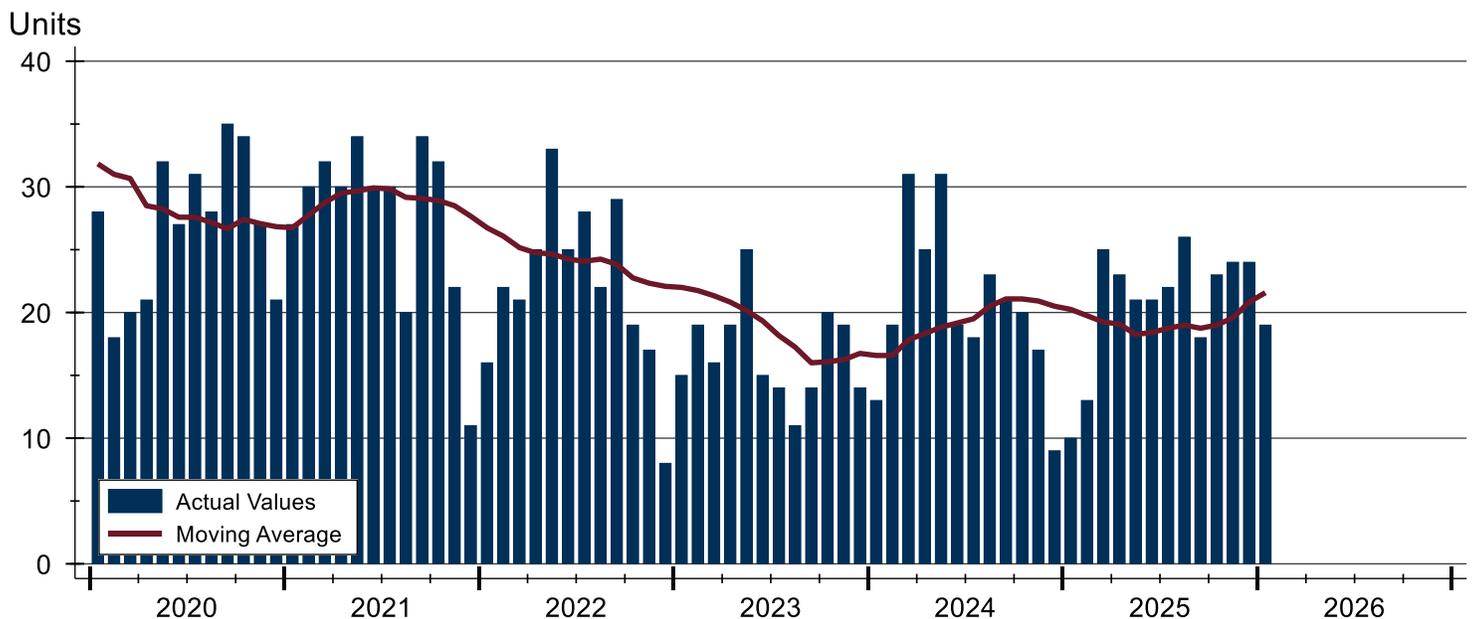
Douglas County (Excluding Lawrence) Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | 2026 | End of January 2025 | Change |
|--|---------------------|----------------|---------------------|--------|
| Pending Contracts | | 19 | 10 | 90.0% |
| Volume (1,000s) | | 11,791 | 4,377 | 169.4% |
| Average | List Price | 620,571 | 437,650 | 41.8% |
| | Days on Market | 68 | 51 | 33.3% |
| | Percent of Original | 98.0% | 98.2% | -0.2% |
| Median | List Price | 395,000 | 391,800 | 0.8% |
| | Days on Market | 41 | 54 | -24.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 19 listings in Douglas County had contracts pending at the end of January, up from 10 contracts pending at the end of January 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.

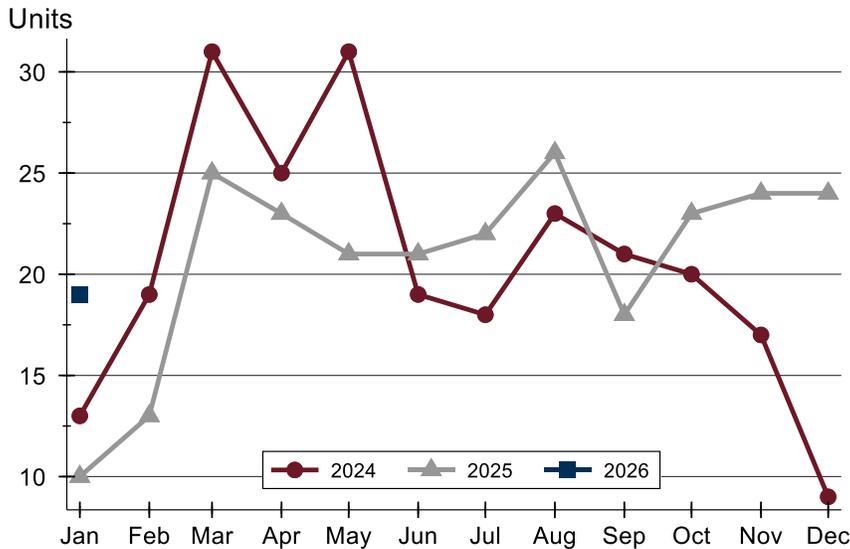
History of Pending Contracts





Douglas County (Excluding Lawrence) Pending Contracts Analysis

Pending Contracts by Month



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

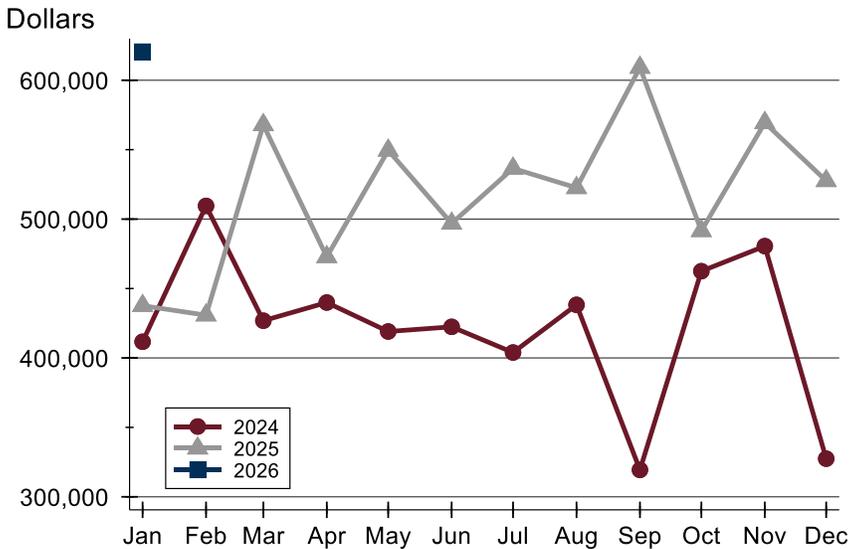
Pending Contracts by Price Range

| 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 | 5.3% | 124,000 | 124,000 | 9 | 9 | 100.0% | 100.0% |
| \$150,000-\$199,999 | 1 | 5.3% | 154,950 | 154,950 | 128 | 128 | 96.9% | 96.9% |
| \$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 | 5 | 26.3% | 319,800 | 320,000 | 35 | 34 | 99.4% | 100.0% |
| \$350,000-\$399,999 | 3 | 15.8% | 385,667 | 389,000 | 65 | 49 | 98.1% | 97.5% |
| \$400,000-\$449,999 | 1 | 5.3% | 419,000 | 419,000 | 1 | 1 | 100.0% | 100.0% |
| \$450,000-\$499,999 | 1 | 5.3% | 498,000 | 498,000 | 9 | 9 | 100.0% | 100.0% |
| \$500,000-\$599,999 | 2 | 10.5% | 572,500 | 572,500 | 69 | 69 | 96.1% | 96.1% |
| \$600,000-\$749,999 | 1 | 5.3% | 699,900 | 699,900 | 4 | 4 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 1 | 5.3% | 895,000 | 895,000 | 195 | 195 | 81.4% | 81.4% |
| \$1,000,000 and up | 3 | 15.8% | 1,699,666 | 1,399,999 | 148 | 50 | 100.0% | 100.0% |



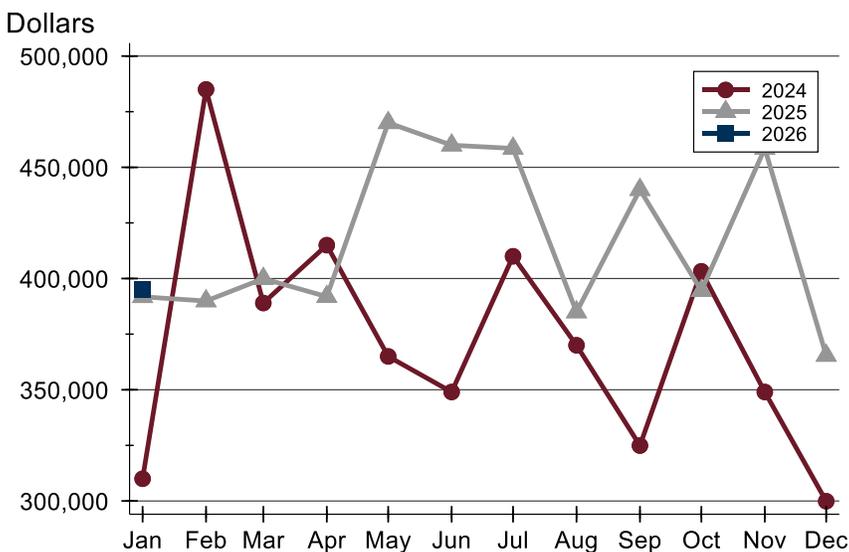
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average Price



| Month | 2024 | 2025 | 2026 |
|-----------|---------|---------|----------------|
| January | 411,677 | 437,650 | 620,571 |
| February | 509,521 | 430,815 | |
| March | 426,824 | 567,873 | |
| April | 439,922 | 472,820 | |
| May | 419,066 | 549,486 | |
| 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

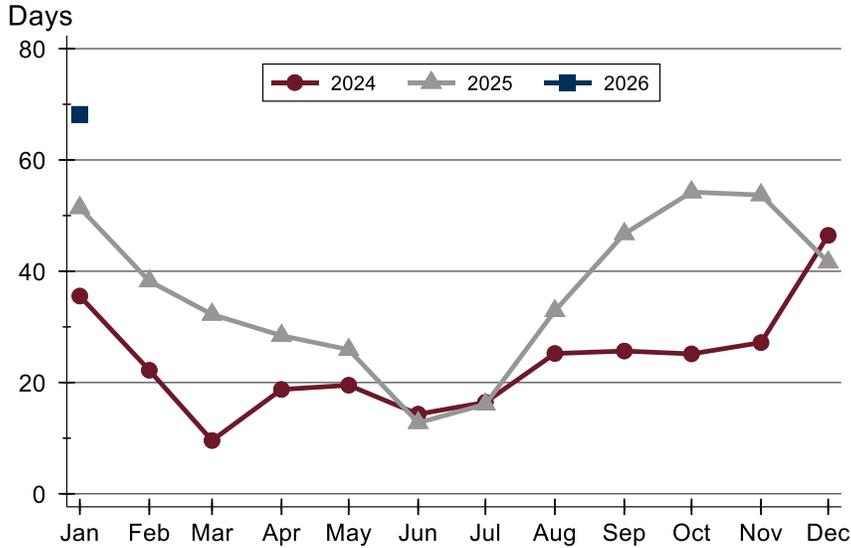


| Month | 2024 | 2025 | 2026 |
|-----------|---------|---------|----------------|
| January | 310,000 | 391,800 | 395,000 |
| February | 485,000 | 389,900 | |
| March | 389,000 | 399,950 | |
| April | 415,000 | 391,850 | |
| May | 365,000 | 470,000 | |
| June | 349,000 | 459,950 | |
| July | 410,000 | 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 | |



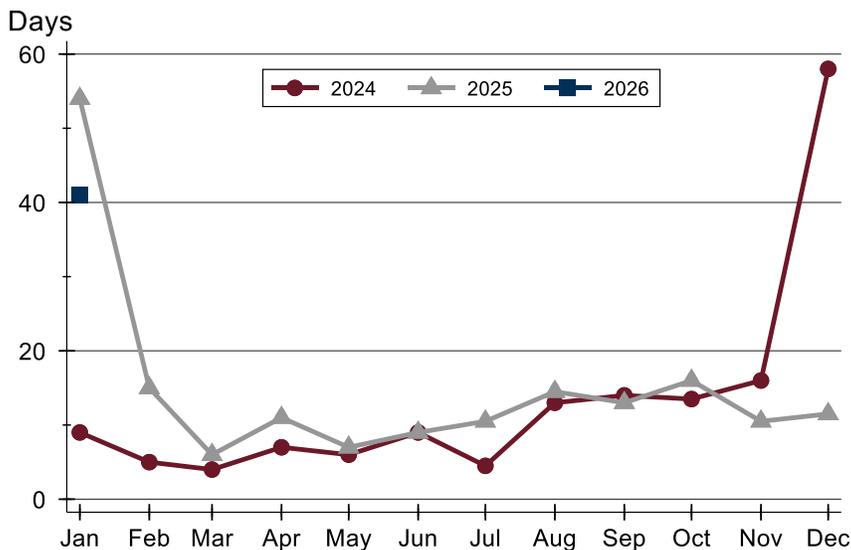
Douglas County (Excluding Lawrence) Pending Contracts Analysis

Average DOM



| Month | 2024 | 2025 | 2026 |
|-----------|------|------|-----------|
| January | 36 | 51 | 68 |
| February | 22 | 38 | |
| March | 10 | 32 | |
| April | 19 | 28 | |
| May | 20 | 26 | |
| 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 | 41 |
| February | 5 | 15 | |
| March | 4 | 6 | |
| April | 7 | 11 | |
| May | 6 | 7 | |
| June | 9 | 9 | |
| July | 5 | 11 | |
| August | 13 | 15 | |
| September | 14 | 13 | |
| October | 14 | 16 | |
| November | 16 | 11 | |
| December | 58 | 12 | |