

LAWRENCE MLS STATISTICS



JUNE 2020 >>

MARKET OVERVIEW >>

Douglas County Home Sales Fell in June

Total home sales in Douglas County (excluding Lawrence) fell last month to 27 units, compared to 30 units in June 2019. Total sales volume was \$7.1 million, down from a year earlier.

The median sale price in June was \$217,000, down from \$244,950 a year earlier. Homes that sold in June were typically on the market for 5 days and sold for 100.0% of their list prices.

Douglas County Active Listings Down at End of June

The total number of active listings in Douglas County (excluding Lawrence) at the end of June was 41 units, down from 71 at the same point in 2019. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of June was \$365,000.

During June, a total of 23 contracts were written down from 29 in June 2019. At the end of the month, there were 27 contracts pending, compared to 35 at the end of June 2019.

LBOR – The Voice of Real Estate in Lawrence

Originally founded in 1925, the Lawrence Board of REALTORS® and the Lawrence Multiple Listing Service is now comprised of over 400 members providing real estate-related services and advocacy in Lawrence and the Douglas County area.

This statistical report includes all listings from Douglas County excluding the City of Lawrence (i.e., Eudora, Baldwin City, Lecompton and Rural Douglas County).

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Douglas County (Excluding Lawrence)				
Current Month		June		
Summary Statistics		2020	2019	Change
Home Sales		27	30	-10.0%
Active Listings		41	71	-42.3%
Months' Supply		1.9	3.0	-35.4%
New Listings		29	38	-23.7%
Contracts Written		23	29	-20.7%
Pending Contracts		27	35	-22.9%
Sales Volume (1,000s)		7,087	8,180	-13.4%
Average	Sale Price	262,498	272,675	-3.7%
	List Price of Actives	427,603	376,416	13.6%
	Days on Market	16	31	-49.0%
	Percent of List	99.1%	99.2%	-0.1%
	Percent of Original	98.9%	97.9%	1.1%
Median	Sale Price	217,000	244,950	-11.4%
	List Price of Actives	365,000	329,900	10.6%
	Days on Market	5	9	-44.4%
	Percent of List	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%

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THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
DOUGLAS COUNTY (EXCLUDING LAWRENCE)
AS OF 7/8/2020**

June MLS Statistics		2020			2019			2018			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		27	26	1	30	29	1	23	23	0	
	Change from prior year	-10.0%	-10.3%	0.0%	30.4%	26.1%	N/A	-20.7%	-17.9%	-100.0%	
Active Listings		41	33	8	71	60	11	86	72	14	
	Change from prior year	-42.3%	-45.0%	-27.3%	-17.4%	-16.7%	-21.4%	30.3%	14.3%	366.7%	
Months' Supply		1.9	1.7	4.8	3.0	2.7	10.2	4.3	3.8	N/A	
	Change from prior year	-35.4%	-36.3%	-52.7%	-30.8%	-29.3%	-51.6%	22.6%	7.8%	N/A	
New Listings		29	26	3	38	31	7	46	39	7	
	Change from prior year	-23.7%	-16.1%	-57.1%	-17.4%	-20.5%	0.0%	31.4%	18.2%	250.0%	
Contracts Written		23	20	3	29	28	1	30	29	1	
	Change from prior year	-20.7%	-28.6%	200.0%	-3.3%	-3.4%	0.0%	-9.1%	-12.1%	N/A	
Pending Contracts		27	23	4	35	33	2	31	30	1	
	Change from prior year	-22.9%	-30.3%	100.0%	12.9%	10.0%	100.0%	-31.1%	-33.3%	N/A	
Sales Volume (1,000s)		7,087	6,797	291	8,180	7,922	258	5,918	5,918	0	
	Change from prior year	-13.4%	-14.2%	12.8%	38.2%	33.9%	N/A	-14.2%	-10.5%	-100.0%	
Average	Sale Price	262,498	261,406	290,900	272,675	273,184	257,900	257,307	257,307	N/A	
		Change from prior year	-3.7%	-4.3%	12.8%	6.0%	6.2%	N/A	8.2%	9.0%	N/A
	List Price of Actives	427,603	456,061	310,213	376,416	380,792	352,545	372,055	381,819	321,842	
		Change from prior year	13.6%	19.8%	-12.0%	1.2%	-0.3%	9.5%	-12.3%	-11.7%	N/A
	Days on Market	16	15	31	31	31	28	30	30	N/A	
		Change from prior year	-48.9%	-51.0%	10.7%	2.5%	2.8%	N/A	50.3%	46.1%	N/A
Percent of List		99.1%	99.0%	100.3%	99.2%	99.1%	100.0%	98.6%	98.6%	N/A	
		Change from prior year	-0.1%	-0.1%	0.3%	0.6%	0.6%	N/A	-1.1%	-1.1%	N/A
	Percent of Original	98.9%	98.9%	100.3%	97.9%	97.8%	100.0%	97.9%	97.9%	N/A	
	Change from prior year	1.1%	1.1%	0.3%	0.0%	-0.1%	N/A	-1.5%	-1.4%	N/A	
Median	Sale Price	217,000	214,000	290,900	244,950	239,900	257,900	229,500	229,500	N/A	
		Change from prior year	-11.4%	-10.8%	12.8%	6.7%	4.5%	N/A	6.8%	13.4%	N/A
	List Price of Actives	365,000	425,000	299,450	329,900	339,000	319,900	289,900	294,700	284,900	
		Change from prior year	10.6%	25.4%	-6.4%	13.8%	15.0%	12.3%	-19.3%	-19.3%	N/A
	Days on Market	5	5	31	9	8	28	5	5	N/A	
		Change from prior year	-44.4%	-43.8%	10.7%	80.0%	60.0%	N/A	-64.3%	-64.3%	N/A
Percent of List		100.0%	100.0%	100.3%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	
		Change from prior year	0.0%	0.0%	0.3%	0.0%	0.0%	N/A	1.1%	1.2%	N/A
Percent of Original		100.0%	100.0%	100.3%	100.0%	100.0%	100.0%	98.7%	98.7%	N/A	
		Change from prior year	0.0%	0.0%	0.3%	1.3%	1.3%	N/A	0.2%	0.3%	N/A

YEAR-TO-DATE STATISTICS

SUMMARY >>

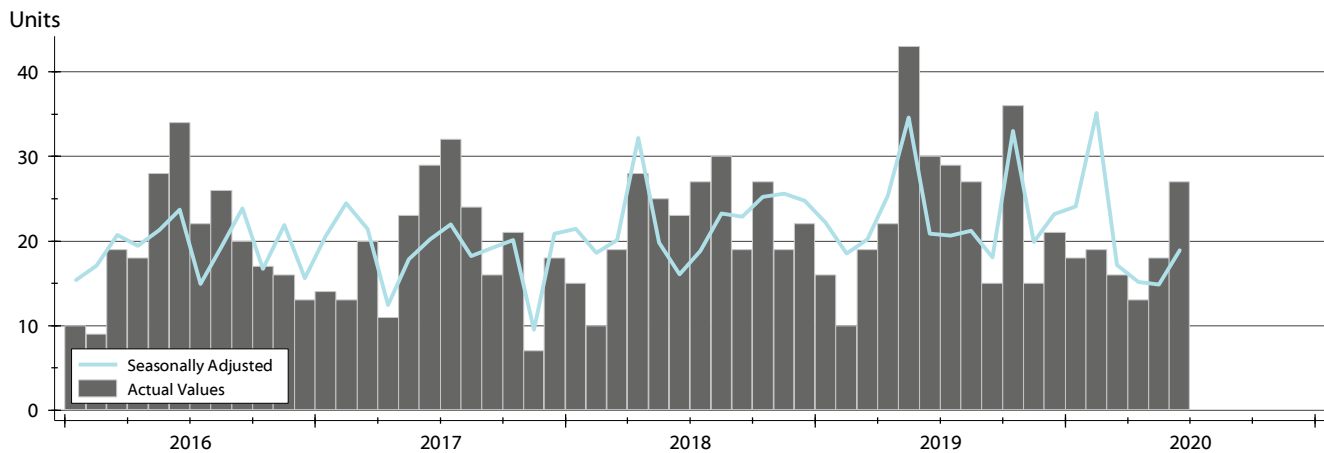
**YTD BREAKDOWNS BY HOME TYPE
DOUGLAS COUNTY (EXCLUDING LAWRENCE)
AS OF 7/8/2020**

Year-to-Date Activity		2020			2019			2018		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		111	99	12	140	132	8	120	116	4
Change from prior year		-20.7%	-25.0%	50.0%	16.7%	13.8%	100.0%	9.1%	11.5%	-33.3%
New Listings		141	129	12	209	192	17	202	187	15
Change from prior year		-32.5%	-32.8%	-29.4%	3.5%	2.7%	13.3%	14.8%	11.3%	87.5%
Contracts Written		115	103	12	155	146	9	144	141	3
Change from prior year		-25.8%	-29.5%	33.3%	7.6%	3.5%	200.0%	10.8%	13.7%	-50.0%
Sales Volume (1,000s)		29,639	25,739	3,900	35,554	33,199	2,355	30,490	29,024	1,466
Change from prior year		-16.6%	-22.5%	65.6%	16.6%	14.4%	60.6%	16.7%	17.7%	-1.5%
Average	Sale Price	267,016	259,991	324,967	253,954	251,506	294,344	254,083	250,206	366,519
	Change from prior year	5.1%	3.4%	10.4%	-0.1%	0.5%	-19.7%	6.9%	5.6%	47.8%
	Days on Market	33	22	123	37	33	110	37	36	83
	Change from prior year	-11.5%	-32.9%	11.7%	-0.6%	-8.5%	32.5%	-18.6%	-14.8%	-27.4%
	Percent of List	98.7%	98.7%	99.1%	99.2%	99.1%	100.4%	99.2%	99.2%	100.5%
Change from prior year	-0.5%	-0.4%	-1.3%	-0.1%	-0.1%	-0.1%	0.8%	0.9%	0.4%	
Median	Percent of Original	97.9%	98.0%	97.0%	98.3%	98.2%	100.0%	98.2%	98.1%	100.4%
	Change from prior year	-0.4%	-0.2%	-3.0%	0.1%	0.1%	-0.4%	0.7%	0.9%	-0.3%
	Sale Price	238,000	217,000	299,250	230,000	227,450	292,950	206,000	200,000	259,900
	Change from prior year	3.5%	-4.6%	2.2%	11.7%	13.7%	12.7%	-5.2%	-5.9%	-3.2%
	Days on Market	9	7	49	12	10	81	11	10	93
Change from prior year	-21.7%	-30.0%	-39.8%	9.5%	0.0%	-13.0%	-25.0%	-28.6%	-9.8%	
Percent of List	Change from prior year	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	1.1%	1.1%	0.0%
	Percent of Original	99.6%	99.0%	100.0%	100.0%	100.0%	100.0%	99.4%	99.1%	100.0%
	Change from prior year	-0.4%	-1.0%	0.0%	0.6%	0.9%	0.0%	1.1%	0.9%	-0.3%

CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics for Closed Listings		June			Year-to-Date		
		2020	2019	Change	2020	2019	Change
Closed Listings		27	30	-10.0%	111	140	-20.7%
Volume (1,000s)		7,087	8,180	-13.4%	29,639	35,554	-16.6%
Average	Sale Price	262,498	272,675	-3.7%	267,016	253,954	5.1%
	Days on Market	16	31	-48.9%	33	37	-11.5%
	Percent of List	99.1%	99.2%	-0.1%	98.7%	99.2%	-0.5%
	Percent of Original	98.9%	97.9%	1.1%	97.9%	98.3%	-0.4%
Median	Sale Price	217,000	244,950	-11.4%	238,000	230,000	3.5%
	Days on Market	5	9	-44.4%	9	12	-21.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.6%	100.0%	-0.4%

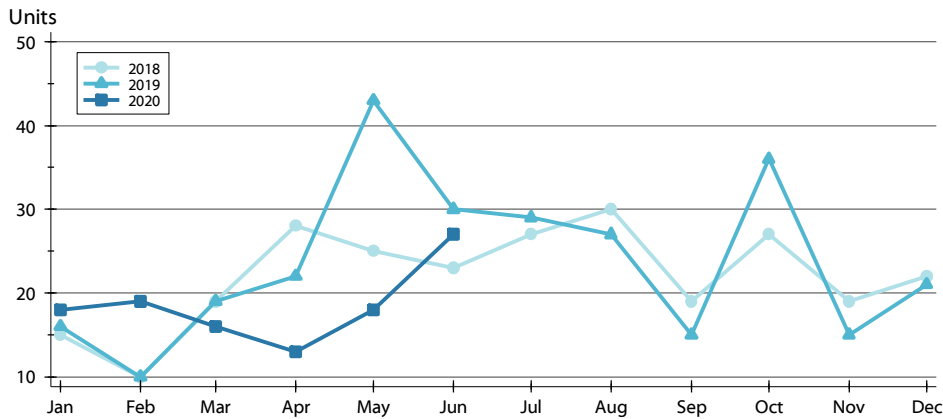
A total of 27 homes sold in Douglas County (excluding Lawrence) in June, down from 30 units in June 2019. Total sales volume fell to \$7.1 million compared to \$8.2 million in the previous year.

The median sales price in June was \$217,000, down 11.4% compared to the prior year. Median days on market was 5 days, up from 5 days in May, but down from 9 in June 2019.

CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

BY MONTH >>



Month	2018	2019	2020
January	15	16	18
February	10	10	19
March	19	19	16
April	28	22	13
May	25	43	18
June	23	30	27
July	27	29	
August	30	27	
September	19	15	
October	27	36	
November	19	15	
December	22	21	

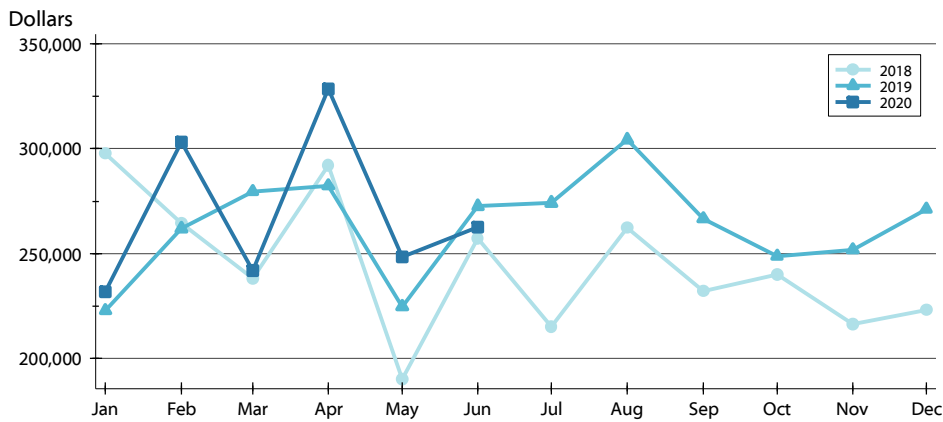
BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	3	11.1%	395	131,700	135,000	10	4	100.9%	100.1%	100.9%	100.1%
\$150,000-\$199,999	7	25.9%	1,303	186,079	184,900	15	14	98.2%	100.0%	98.0%	100.0%
\$200,000-\$249,999	6	22.2%	1,303	217,200	214,000	9	4	99.2%	99.9%	99.2%	99.9%
\$250,000-\$299,999	3	11.1%	814	271,233	269,900	12	4	100.5%	100.3%	100.5%	100.3%
\$300,000-\$349,999	3	11.1%	958	319,333	314,000	10	5	98.9%	100.0%	98.9%	100.0%
\$350,000-\$399,999	1	3.7%	355	355,000	355,000	0	0	94.7%	94.7%	94.7%	94.7%
\$400,000-\$449,999	2	7.4%	825	412,450	412,450	3	3	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	1	3.7%	470	470,000	470,000	92	92	101.1%	101.1%	98.9%	98.9%
\$500,000-\$599,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	3.7%	665	665,000	665,000	68	68	95.7%	95.7%	95.7%	95.7%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	27	100.0%	7,087	262,498	217,000	16	5	99.1%	100.0%	98.9%	100.0%

CLOSED LISTINGS ANALYSIS

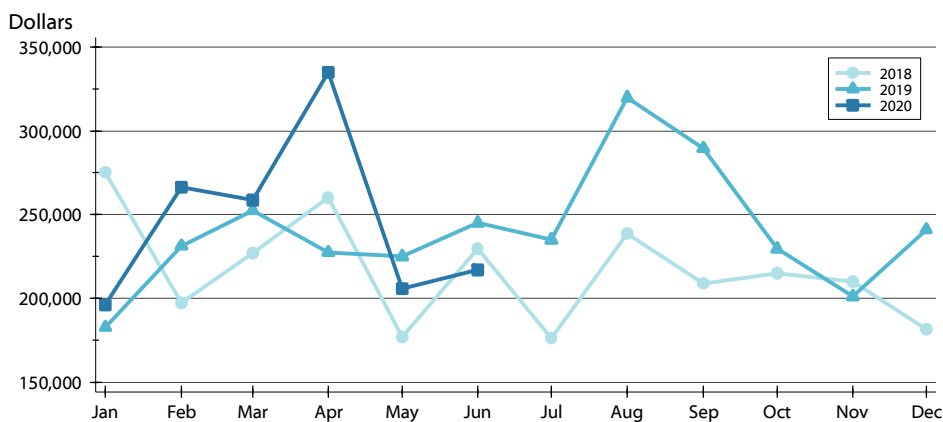
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE PRICE >>



Month	2018	2019	2020
January	297,675	222,918	231,897
February	264,278	261,900	303,321
March	238,346	279,495	241,944
April	292,061	282,314	328,567
May	190,310	224,797	248,419
June	257,307	272,675	262,498
July	215,194	274,159	
August	262,347	304,310	
September	231,984	266,693	
October	240,019	248,731	
November	216,284	251,758	
December	223,123	271,190	

MEDIAN PRICE >>

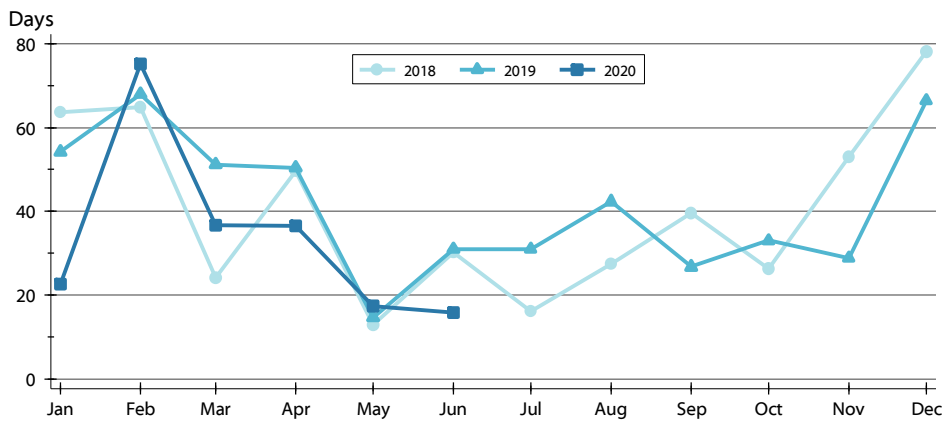


Month	2018	2019	2020
January	275,000	182,725	196,175
February	197,388	231,250	266,300
March	227,000	252,500	258,500
April	259,950	227,400	335,000
May	177,000	225,000	205,700
June	229,500	244,950	217,000
July	176,000	235,000	
August	238,500	319,900	
September	209,000	289,500	
October	215,000	229,500	
November	210,000	201,000	
December	181,400	241,000	

CLOSED LISTINGS ANALYSIS

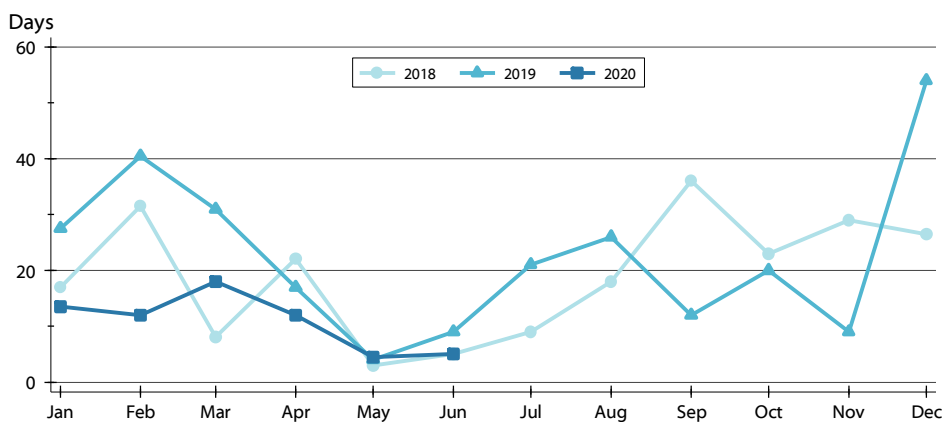
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE DOM >>



Month	2018	2019	2020
January	64	54	23
February	65	68	75
March	24	51	37
April	50	50	36
May	13	15	17
June	30	31	16
July	16	31	
August	27	42	
September	40	27	
October	26	33	
November	53	29	
December	78	66	

MEDIAN DOM >>

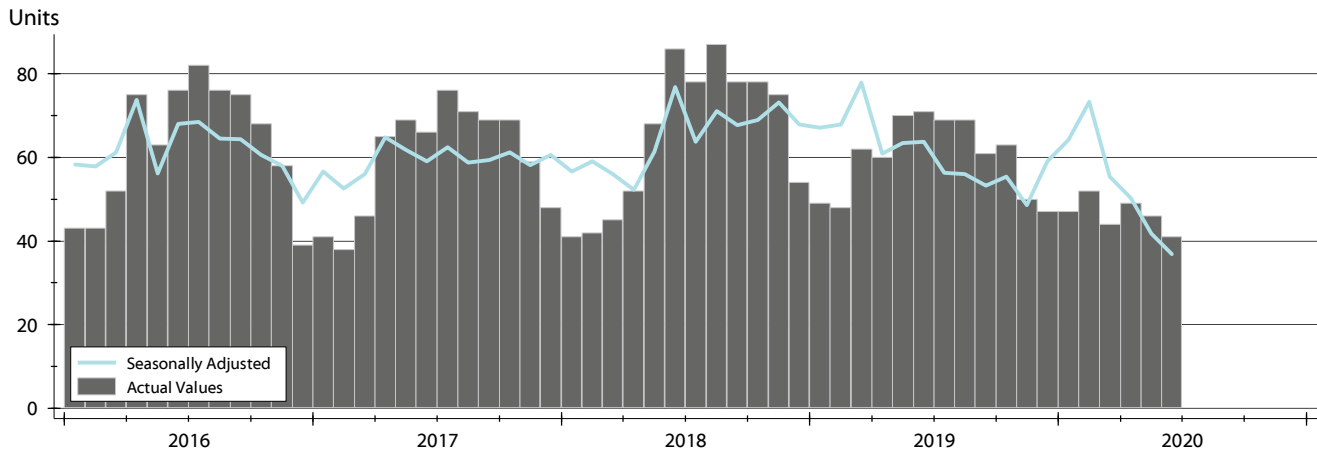


Month	2018	2019	2020
January	17	28	14
February	32	41	12
March	8	31	18
April	22	17	12
May	3	4	5
June	5	9	5
July	9	21	
August	18	26	
September	36	12	
October	23	20	
November	29	9	
December	27	54	

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics		End of June		
for Active Listings		2020	2019	Change
Active Listings		41	71	-42.3%
Months' Supply		1.9	3.0	-35.4%
Volume (1,000s)		17,532	26,726	-34.4%
Average	List Price	427,603	376,416	13.6%
	Days on Market	78	74	5.8%
	Percent of Original	98.8%	98.6%	0.1%
Median	List Price	365,000	329,900	10.6%
	Days on Market	44	45	-2.2%
	Percent of Original	100.0%	100.0%	0.0%

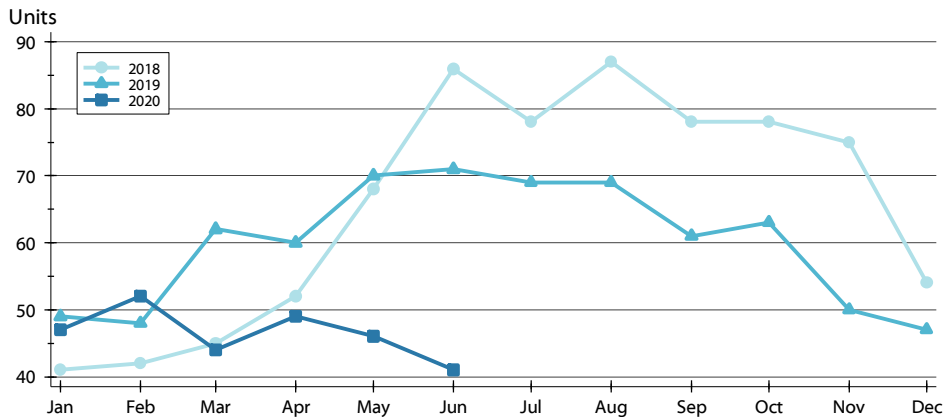
A total of 41 homes were available for sale in Douglas County (excluding Lawrence) at the end of June. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of June was \$365,000, up 10.6% from 2019. The typical time on market for active listings was 44 days, down from 45 days a year earlier.

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

BY MONTH >>



Month	2018	2019	2020
January	41	49	47
February	42	48	52
March	45	62	44
April	52	60	49
May	68	70	46
June	86	71	41
July	78	69	
August	87	69	
September	78	61	
October	78	63	
November	75	50	
December	54	47	

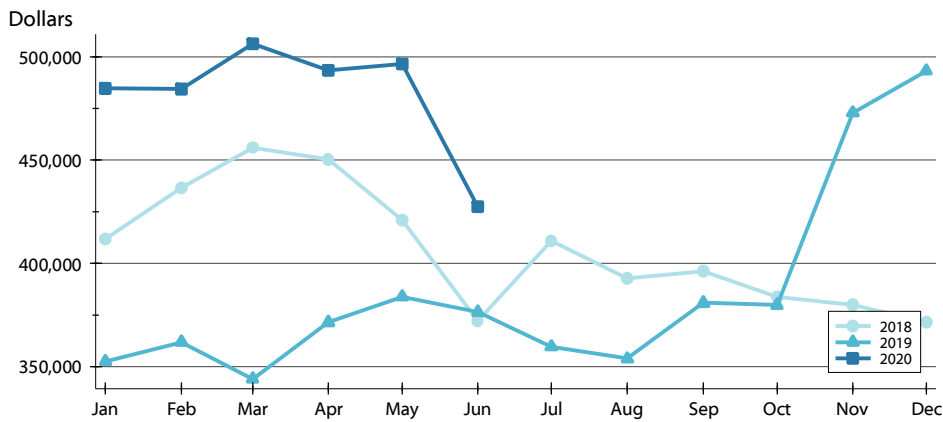
BY PRICE RANGE >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$50,000	1	2.4%	45	N/A	45,000	45,000	1	1	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	2	4.9%	265	0.7	132,450	132,450	42	42	98.4%	98.4%
\$150,000-\$199,999	1	2.4%	190	0.1	189,900	189,900	12	12	100.0%	100.0%
\$200,000-\$249,999	3	7.3%	697	0.5	232,333	247,500	54	40	99.1%	100.0%
\$250,000-\$299,999	7	17.1%	2,001	2.3	285,914	288,500	36	33	98.9%	100.0%
\$300,000-\$349,999	5	12.2%	1,635	1.7	327,060	325,000	93	79	99.7%	100.0%
\$350,000-\$399,999	4	9.8%	1,479	4.0	369,675	366,950	52	37	99.0%	98.7%
\$400,000-\$449,999	3	7.3%	1,280	1.5	426,633	425,000	118	137	94.3%	93.3%
\$450,000-\$499,999	3	7.3%	1,474	3.0	491,267	494,900	49	19	94.5%	100.0%
\$500,000-\$599,999	4	9.8%	2,152	N/A	537,989	529,500	66	53	98.9%	100.0%
\$600,000-\$749,999	2	4.9%	1,325	2.0	662,475	662,475	20	20	100.0%	100.0%
\$750,000-\$999,999	6	14.6%	4,989	N/A	831,483	849,950	203	163	101.0%	100.0%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	41	100.0%	17,532	1.5	427,603	365,000	78	44	98.8%	100.0%

ACTIVE LISTINGS ANALYSIS

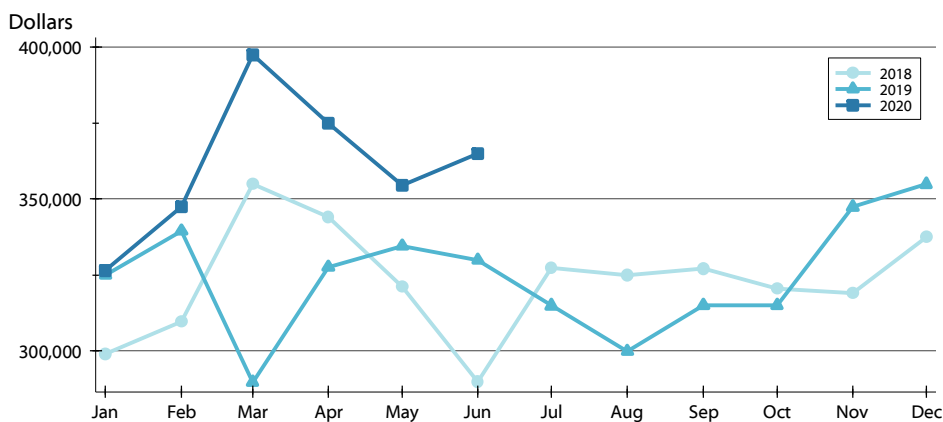
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE PRICE >>



Month	2018	2019	2020
January	411,876	352,406	484,747
February	436,513	361,792	484,360
March	456,027	344,061	506,364
April	450,477	371,335	493,571
May	421,058	383,726	496,717
June	372,055	376,416	427,603
July	410,954	359,671	410,954
August	392,769	353,781	392,769
September	396,284	380,739	396,284
October	383,644	379,795	383,644
November	379,872	472,927	379,872
December	371,455	493,338	371,455

MEDIAN PRICE >>

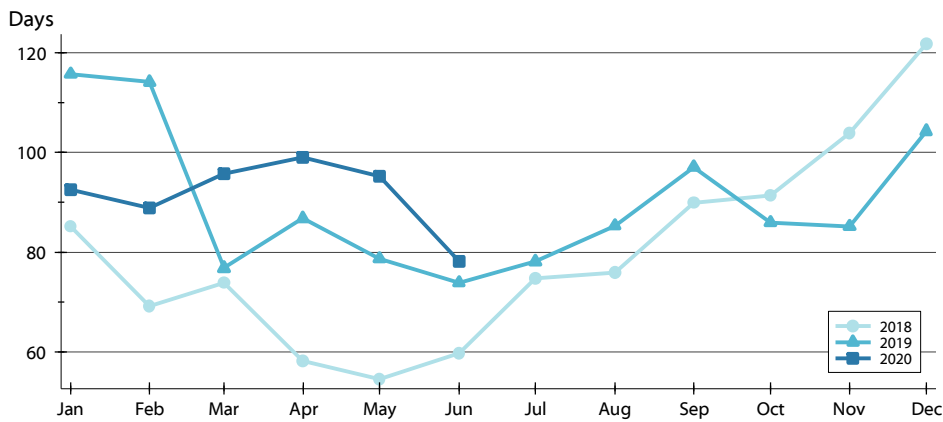


Month	2018	2019	2020
January	299,000	324,900	326,500
February	309,500	339,450	347,450
March	354,900	289,700	397,400
April	344,000	327,500	375,000
May	321,000	334,500	354,450
June	289,900	329,900	365,000
July	327,200	314,900	327,200
August	324,900	299,900	324,900
September	326,950	315,000	326,950
October	320,400	315,000	320,400
November	319,000	347,400	319,000
December	337,448	354,900	337,448

ACTIVE LISTINGS ANALYSIS

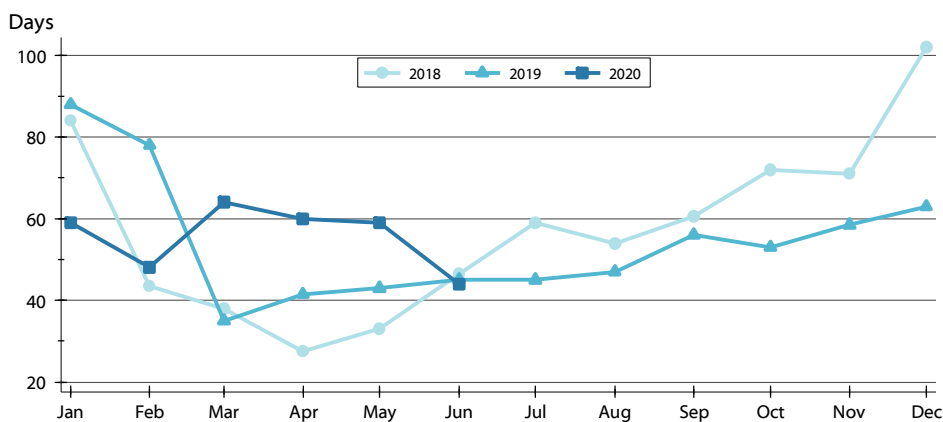
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE DOM >>



Month	2018	2019	2020
January	85	116	93
February	69	114	89
March	74	77	96
April	58	87	99
May	55	79	95
June	60	74	78
July	75	78	
August	76	85	
September	90	97	
October	91	86	
November	104	85	
December	122	104	

MEDIAN DOM >>

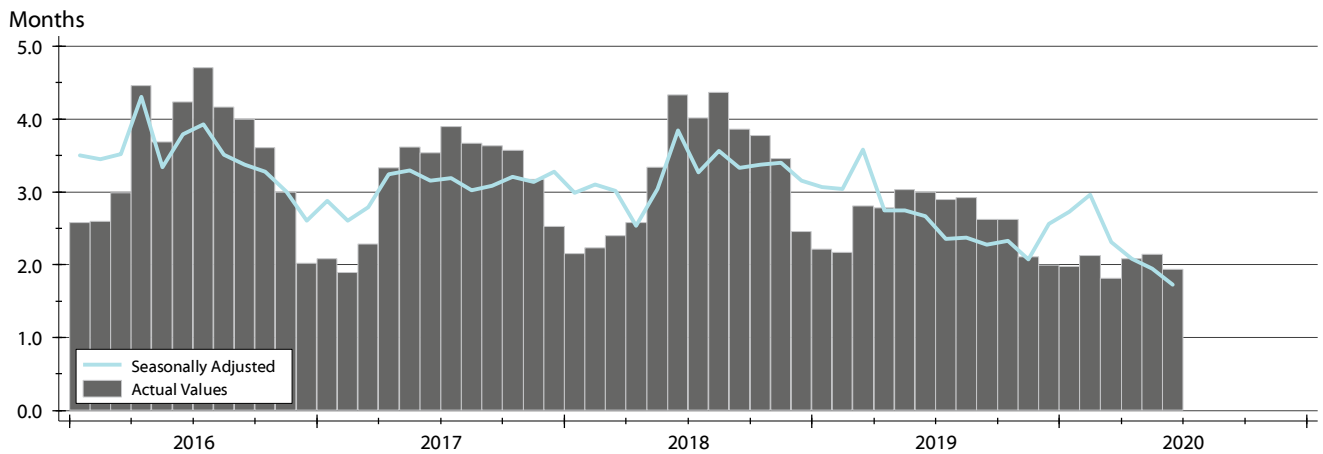


Month	2018	2019	2020
January	84	88	59
February	44	78	48
March	38	35	64
April	28	42	60
May	33	43	59
June	47	45	44
July	59	45	
August	54	47	
September	61	56	
October	72	53	
November	71	59	
December	102	63	

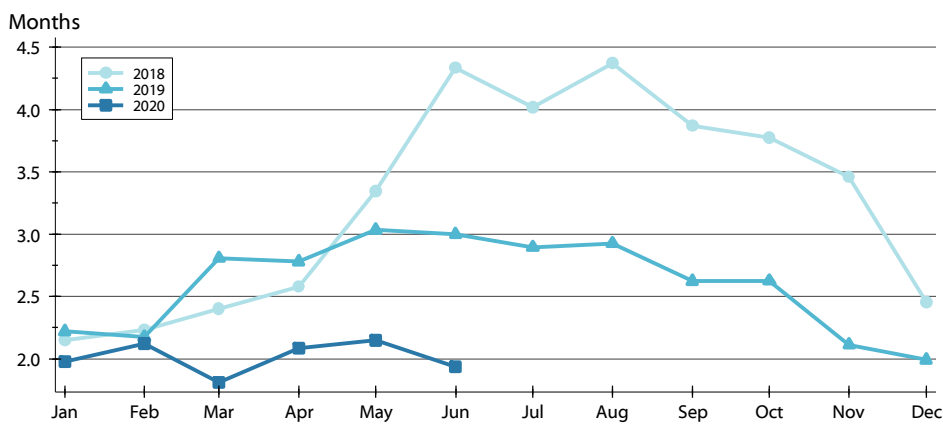
MONTHS' SUPPLY ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

HISTORY >>



BY MONTH >>

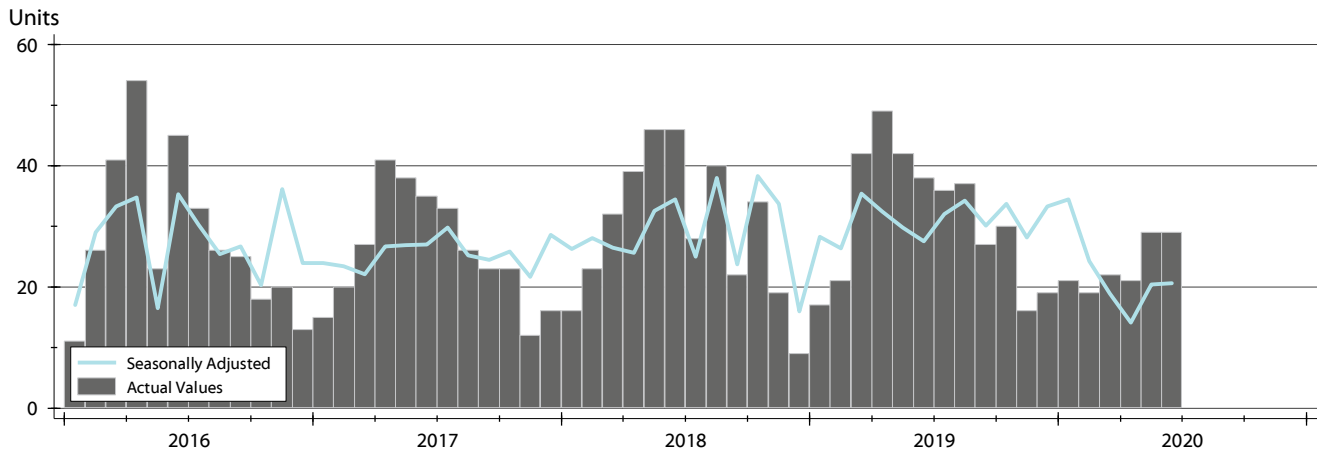


Month	2018	2019	2020
January	2.1	2.2	2.0
February	2.2	2.2	2.1
March	2.4	2.8	1.8
April	2.6	2.8	2.1
May	3.3	3.0	2.1
June	4.3	3.0	1.9
July	4.0	2.9	
August	4.4	2.9	
September	3.9	2.6	
October	3.8	2.6	
November	3.5	2.1	
December	2.5	2.0	

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics for New Listings		June		
		2020	2019	Change
Current Month	New Listings	29	38	-23.7%
	Volume (1,000s)	9,960	11,280	-11.7%
	Average List Price	343,442	296,849	15.7%
	Median List Price	299,900	284,948	5.2%
YTD	New Listings	141	209	-32.5%
	Volume (1,000s)	42,901	62,542	-31.4%
	Average List Price	304,261	299,245	1.7%
	Median List Price	269,900	250,000	8.0%

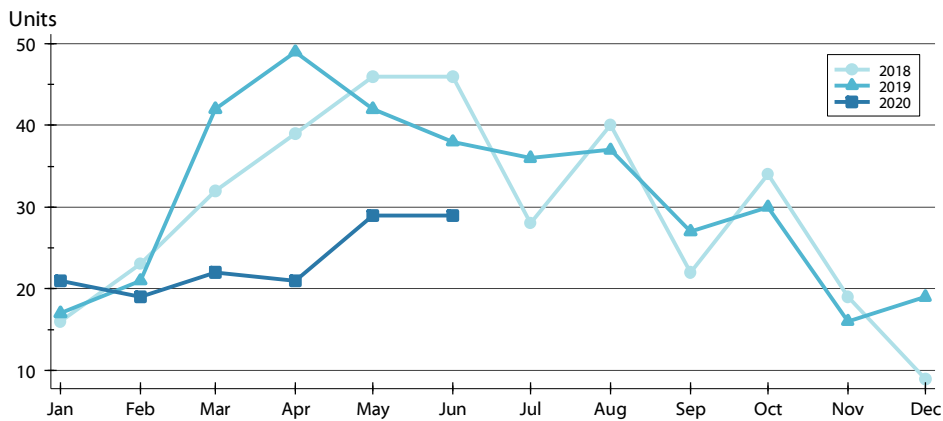
A total of 29 new listings were added in Douglas County (excluding Lawrence) during June, down 23.7% from the same month in 2019. Year-to-date Douglas County (excluding Lawrence) has seen 141 new listings.

The median list price of these homes was \$299,900 up from \$284,948 in 2019.

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

BY MONTH >>



Month	2018	2019	2020
January	16	17	21
February	23	21	19
March	32	42	22
April	39	49	21
May	46	42	29
June	46	38	29
July	28	36	29
August	40	37	29
September	22	27	29
October	34	30	29
November	19	16	29
December	9	19	29

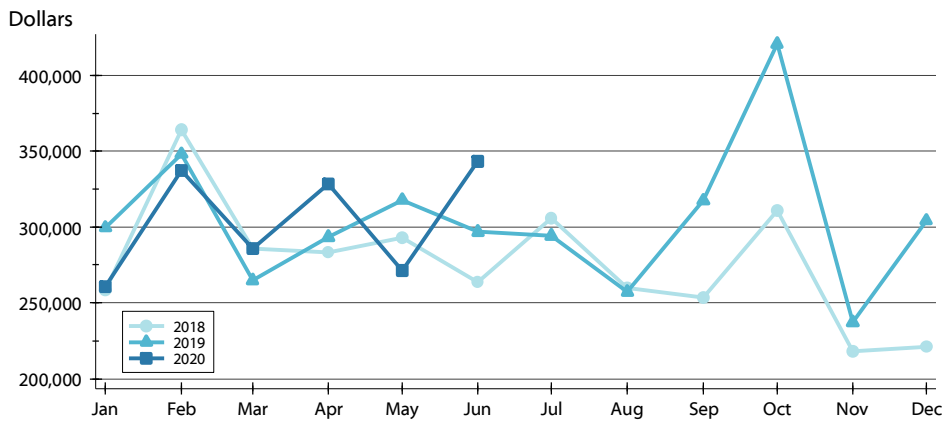
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A
\$100,000-\$149,999	3	10.3%	362	120,667	115,500
\$150,000-\$199,999	4	13.8%	676	169,075	164,450
\$200,000-\$249,999	4	13.8%	975	243,700	244,950
\$250,000-\$299,999	4	13.8%	1,112	278,100	276,250
\$300,000-\$349,999	2	6.9%	655	327,450	327,450
\$350,000-\$399,999	3	10.3%	1,134	377,933	368,900
\$400,000-\$449,999	1	3.4%	435	434,900	434,900
\$450,000-\$499,999	2	6.9%	974	486,950	486,950
\$500,000-\$599,999	3	10.3%	1,682	560,652	589,000
\$600,000-\$749,999	3	10.3%	1,955	651,617	649,950
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	29	100.0%	9,960	343,442	299,900

NEW LISTINGS ANALYSIS

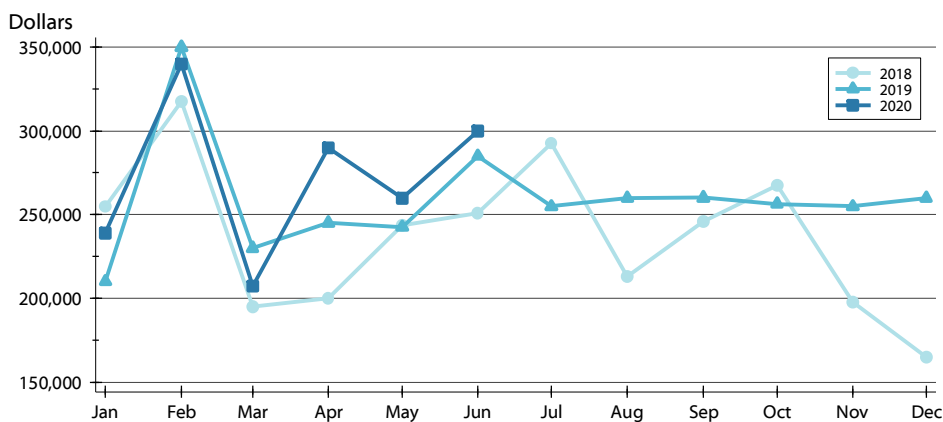
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE PRICE >>



Month	2018	2019	2020
January	258,325	299,506	260,686
February	364,164	348,252	337,421
March	285,930	264,952	285,723
April	283,159	293,347	328,600
May	293,251	317,980	271,348
June	263,497	296,849	343,442
July	305,907	294,224	
August	260,010	257,184	
September	253,671	317,598	
October	311,050	420,878	
November	218,074	237,261	
December	221,178	304,200	

MEDIAN PRICE >>

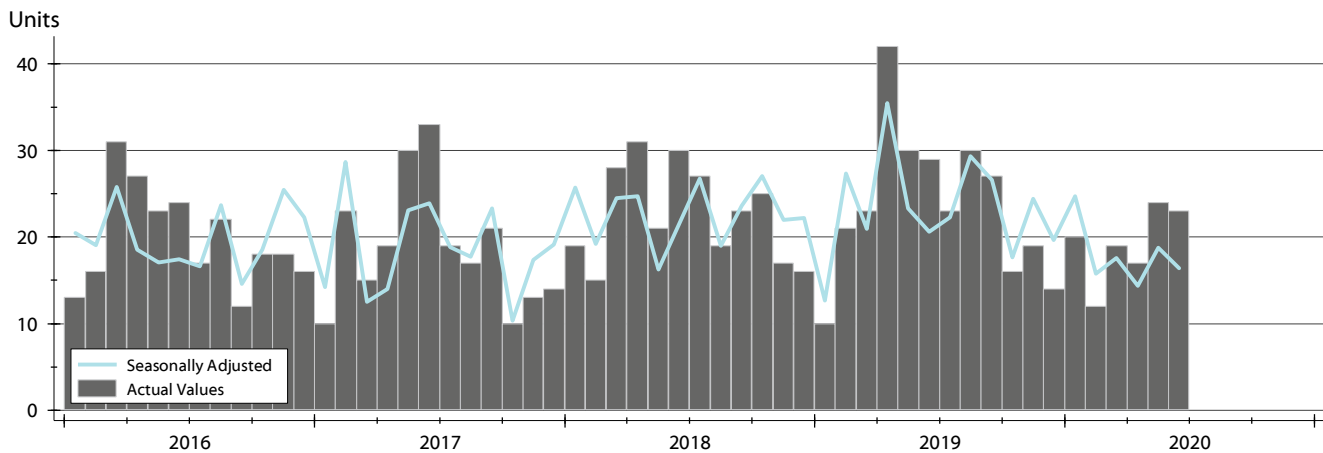


Month	2018	2019	2020
January	254,700	210,000	239,000
February	317,500	350,000	339,900
March	194,950	229,900	207,475
April	200,000	245,000	289,900
May	243,450	242,450	259,900
June	250,750	284,948	299,900
July	292,400	254,950	
August	213,250	259,900	
September	245,700	259,999	
October	267,450	256,450	
November	197,500	254,950	
December	165,000	259,900	

CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics		June			Year-to-Date		
for Contracts Written		2020	2019	Change	2020	2019	Change
Closed Listings		23	29	-20.7%	115	155	-25.8%
Volume (1,000s)		6,537	8,216	-20.4%	32,021	41,719	-23.2%
Average	Sale Price	284,226	283,326	0.3%	278,445	269,157	3.5%
	Days on Market	17	43	-59.9%	33	37	-9.5%
	Percent of Original	99.3%	94.6%	4.9%	98.2%	97.7%	0.5%
Median	Sale Price	259,900	222,000	17.1%	249,900	235,000	6.3%
	Days on Market	5	22	-77.3%	7	11	-36.4%
	Percent of Original	100.0%	96.4%	3.7%	100.0%	99.1%	0.9%

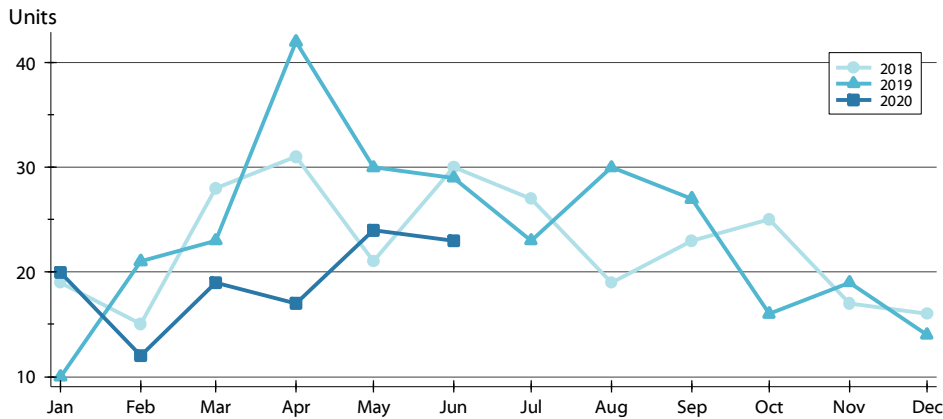
A total of 23 contracts for sale were written in Douglas County (excluding Lawrence) during the month of June, down from 29 in 2019. The median list price of these homes was \$259,900, up from \$222,000 the prior year.

Half of the homes that went under contract in June were on the market less than 5 days, compared to 22 days in June 2019.

CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

BY MONTH >>



Month	2018	2019	2020
January	19	10	20
February	15	21	12
March	28	23	19
April	31	42	17
May	21	30	24
June	30	29	23
July	27	23	
August	19	30	
September	23	27	
October	25	16	
November	17	19	
December	16	14	

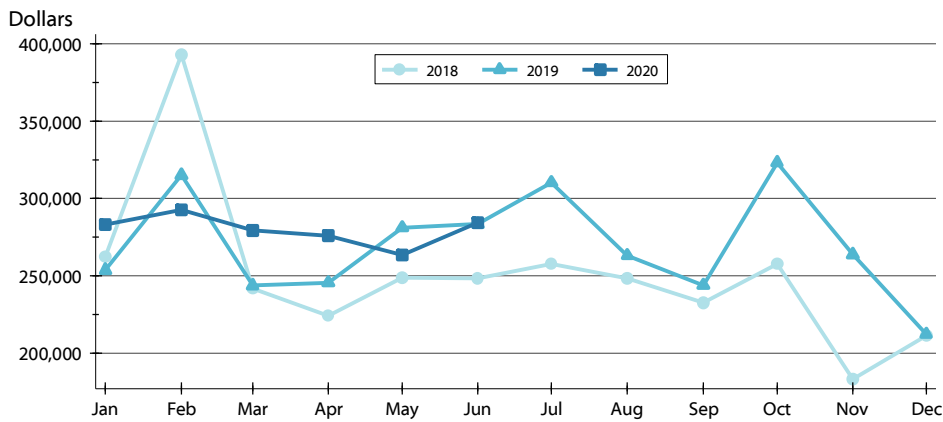
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	3	13.0%	362	120,667	115,500	3	2	100.0%	100.0%
\$150,000-\$199,999	4	17.4%	676	169,075	164,450	4	3	100.0%	100.0%
\$200,000-\$249,999	4	17.4%	975	243,700	244,950	3	2	100.0%	100.0%
\$250,000-\$299,999	5	21.7%	1,352	270,480	270,000	16	11	97.8%	100.0%
\$300,000-\$349,999	1	4.3%	330	329,900	329,900	13	13	100.0%	100.0%
\$350,000-\$399,999	3	13.0%	1,074	357,967	354,000	34	23	99.8%	100.0%
\$400,000-\$449,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	2	8.7%	1,138	569,000	569,000	80	80	97.4%	97.4%
\$600,000-\$749,999	1	4.3%	630	629,900	629,900	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	23	100.0%	6,537	284,226	259,900	17	5	99.3%	100.0%

CONTRACTS WRITTEN ANALYSIS

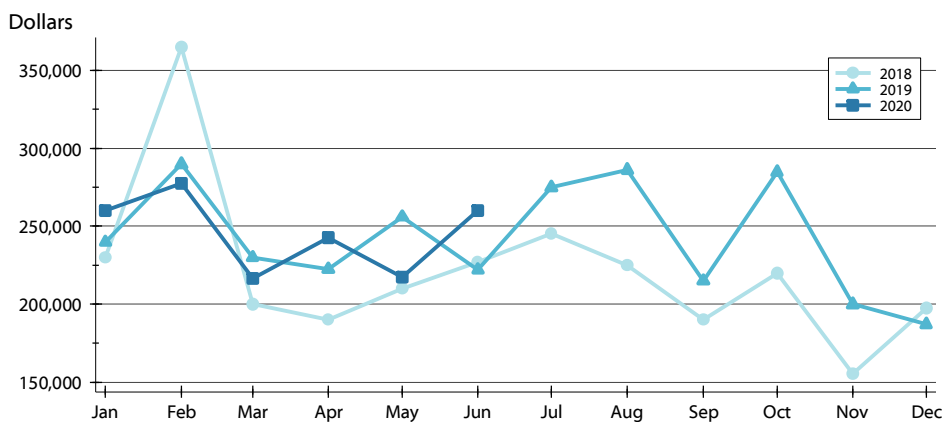
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE PRICE >>



Month	2018	2019	2020
January	262,066	253,735	283,040
February	392,865	315,090	292,588
March	241,518	243,609	279,111
April	224,323	245,508	275,818
May	248,840	281,145	263,338
June	248,210	283,326	284,226
July	257,633	310,298	
August	248,324	263,210	
September	232,466	243,887	
October	257,714	323,309	
November	183,429	263,750	
December	211,119	212,057	

MEDIAN PRICE >>

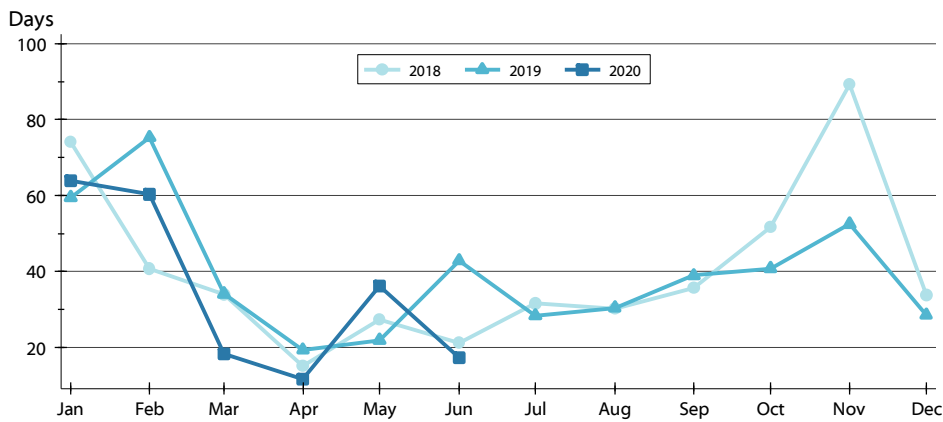


Month	2018	2019	2020
January	229,900	240,000	259,950
February	365,000	289,900	277,425
March	199,975	229,900	216,500
April	189,900	222,450	242,500
May	210,000	256,000	217,400
June	226,950	222,000	259,900
July	245,000	274,900	
August	224,900	286,200	
September	190,000	215,000	
October	220,000	284,950	
November	155,000	199,900	
December	197,450	186,950	

CONTRACTS WRITTEN ANALYSIS

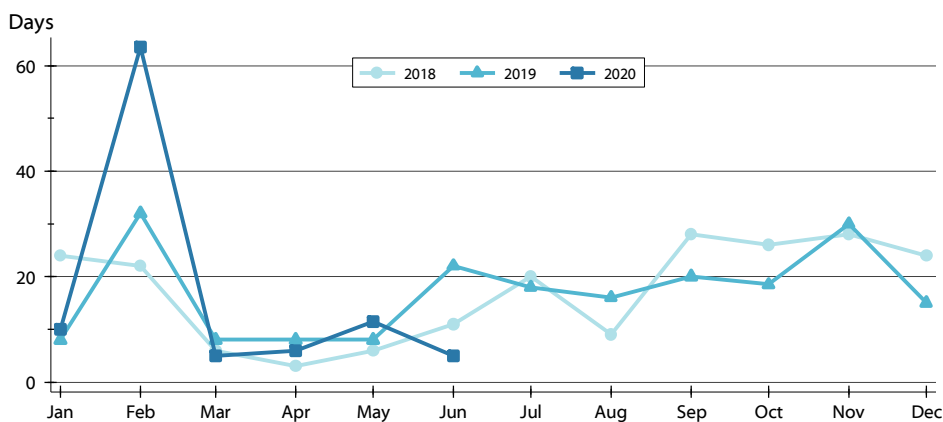
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE DOM



Month	2018	2019	2020
January	74	60	64
February	41	75	60
March	34	34	18
April	15	19	12
May	27	22	36
June	21	43	17
July	32	28	
August	30	30	
September	36	39	
October	52	41	
November	89	52	
December	34	29	

MEDIAN DOM

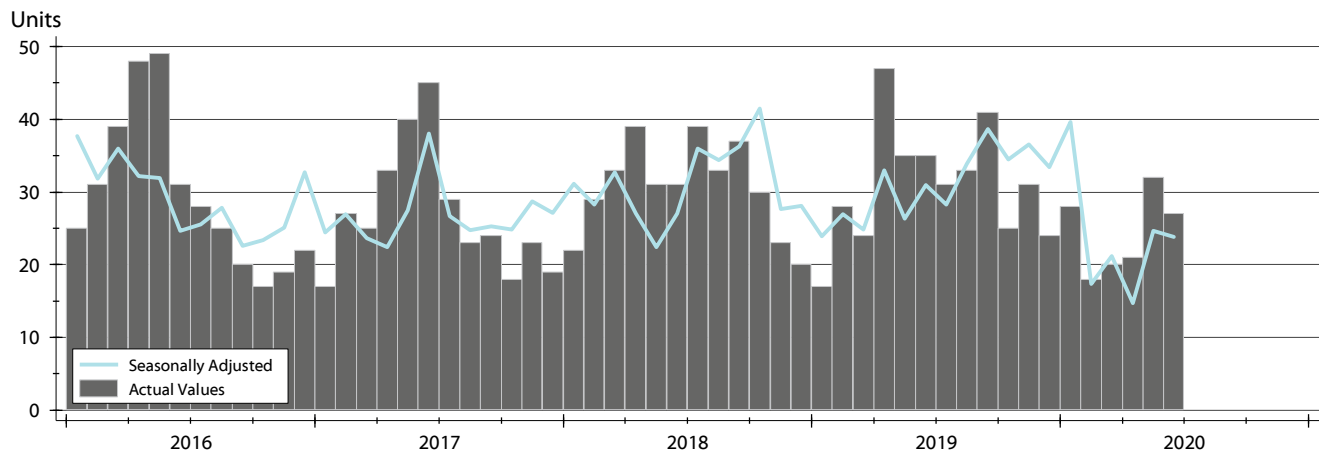


Month	2018	2019	2020
January	24	8	10
February	22	32	64
March	6	8	5
April	3	8	6
May	6	8	12
June	11	22	5
July	20	18	
August	9	16	
September	28	20	
October	26	19	
November	28	30	
December	24	15	

PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics		End of June		
for Active Listings		2020	2019	Change
Active Listings		27	35	-22.9%
Volume (1,000s)		7,766	10,823	-28.2%
Average	List Price	287,633	309,233	-7.0%
	Days on Market	26	40	-35.6%
	Percent of Original	98.6%	98.7%	0.0%
Median	List Price	259,900	265,000	-1.9%
	Days on Market	5	22	-77.3%
	Percent of Original	100.0%	100.0%	0.0%

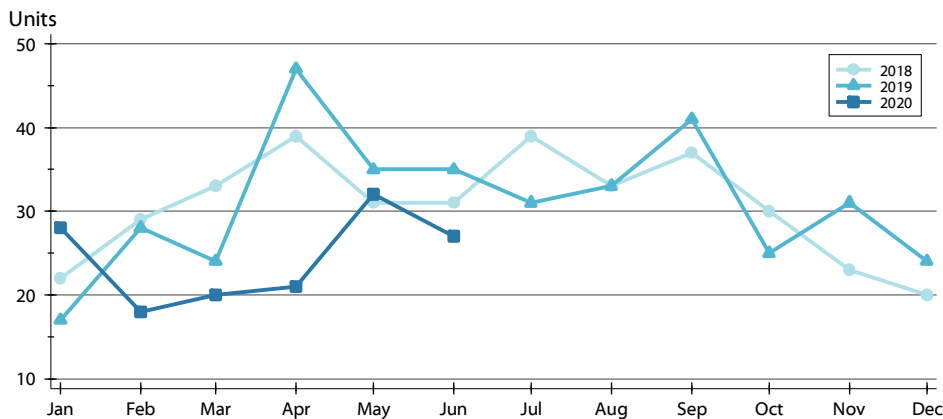
A total of 27 listings in Douglas County (excluding Lawrence) had contracts pending at the end of June, down from 35 contracts pending at the end of June 2019.

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.

PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

BY MONTH >>



Month	2018	2019	2020
January	22	17	28
February	29	28	18
March	33	24	20
April	39	47	21
May	31	35	32
June	31	35	27
July	39	31	
August	33	33	
September	37	41	
October	30	25	
November	23	31	
December	20	24	

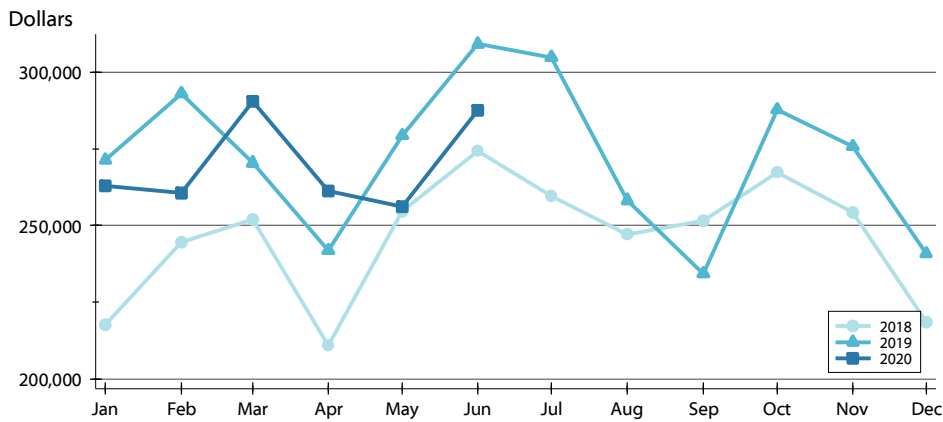
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	3.7%	65	64,900	64,900	213	213	72.2%	72.2%
\$100,000-\$149,999	4	14.8%	486	121,500	119,750	4	4	100.0%	100.0%
\$150,000-\$199,999	3	11.1%	486	162,133	159,000	2	2	100.0%	100.0%
\$200,000-\$249,999	5	18.5%	1,190	237,940	240,000	3	2	100.0%	100.0%
\$250,000-\$299,999	4	14.8%	1,082	270,600	268,750	7	7	99.1%	100.0%
\$300,000-\$349,999	2	7.4%	655	327,450	327,450	66	66	100.0%	100.0%
\$350,000-\$399,999	4	14.8%	1,459	364,725	361,950	26	17	100.0%	100.0%
\$400,000-\$449,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	3	11.1%	1,713	571,000	575,000	59	18	98.3%	100.0%
\$600,000-\$749,999	1	3.7%	630	629,900	629,900	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	27	100.0%	7,766	287,633	259,900	26	5	98.6%	100.0%

PENDING CONTRACTS ANALYSIS

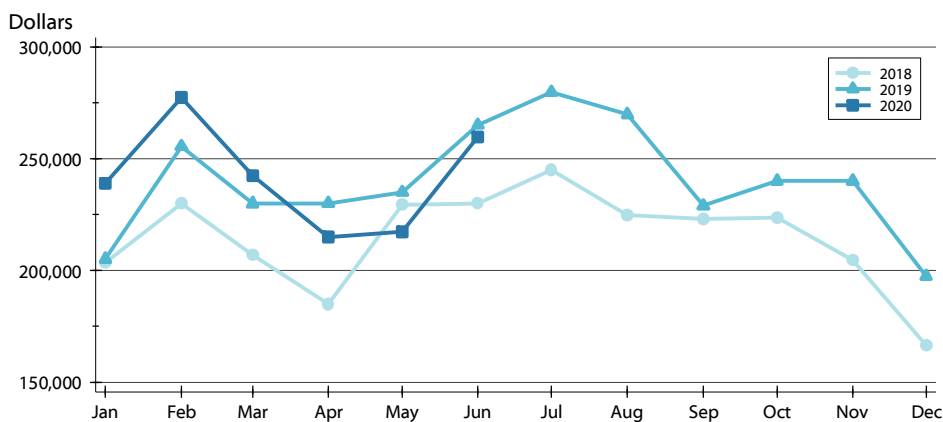
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE PRICE >>



Month	2018	2019	2020
January	217,509	271,326	262,813
February	244,515	293,045	260,678
March	251,974	270,442	290,408
April	210,799	241,817	261,110
May	254,637	279,353	256,167
June	274,277	309,233	287,633
July	259,549	304,824	287,633
August	247,088	258,170	287,633
September	251,482	234,262	287,633
October	267,400	287,782	287,633
November	254,313	275,829	287,633
December	218,440	240,785	287,633

MEDIAN PRICE >>

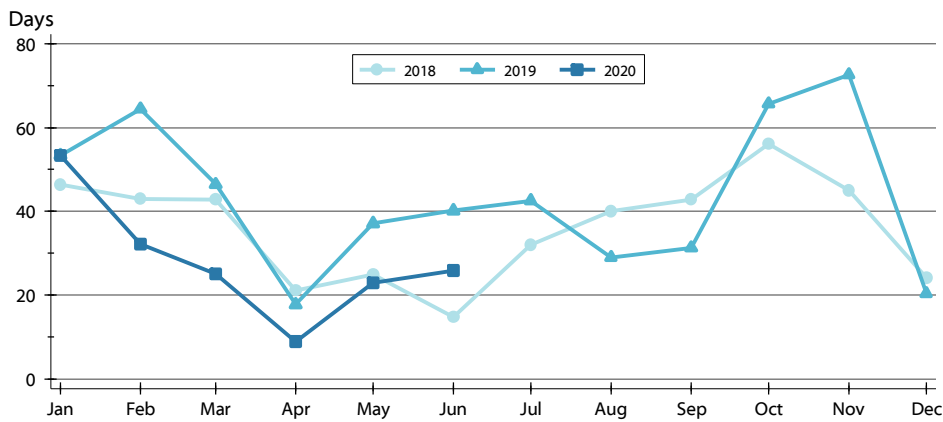


Month	2018	2019	2020
January	203,425	205,000	239,000
February	229,900	255,450	277,425
March	206,900	229,950	242,475
April	185,000	230,000	215,000
May	229,500	235,000	217,400
June	229,900	265,000	259,900
July	245,000	279,900	259,900
August	224,900	269,900	259,900
September	222,945	229,000	259,900
October	223,500	240,000	259,900
November	204,500	240,000	259,900
December	166,250	197,425	259,900

PENDING CONTRACTS ANALYSIS

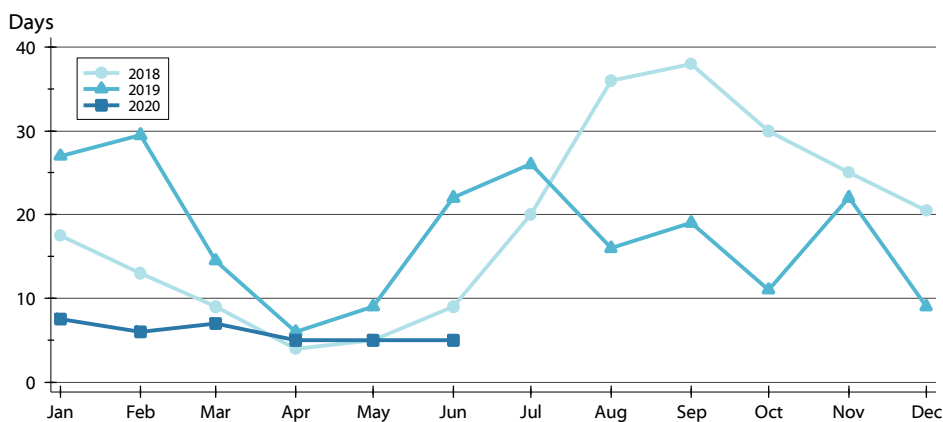
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2020**

AVERAGE DOM >>



Month	2018	2019	2020
January	46	53	53
February	43	64	32
March	43	46	25
April	21	18	9
May	25	37	23
June	15	40	26
July	32	43	32
August	40	29	40
September	43	31	43
October	56	66	56
November	45	73	45
December	24	20	24

MEDIAN DOM >>



Month	2018	2019	2020
January	18	27	8
February	13	30	6
March	9	15	7
April	4	6	5
May	5	9	5
June	9	22	5
July	20	26	20
August	36	16	36
September	38	19	38
October	30	11	30
November	25	22	25
December	21	9	21