

## MARKET OVERVIEW >>

### Douglas County Home Sales Fell in December

Total home sales in Douglas County (excluding Lawrence) fell last month to 20 units, compared to 21 units in December 2019. Total sales volume was \$5.9 million, up from a year earlier.

The median sale price in December was \$269,950, up from \$241,000 a year earlier. Homes that sold in December were typically on the market for 8 days and sold for 100.0% of their list prices.

### Douglas County Active Listings Down at End of December

The total number of active listings in Douglas County (excluding Lawrence) at the end of December was 25 units, down from 47 at the same point in 2019. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$288,500.

During December, a total of 15 contracts were written up from 14 in December 2019. At the end of the month, there were 21 contracts pending, compared to 24 at the end of December 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		December		
Summary Statistics		2020	2019	Change
Home Sales		20	21	-4.8%
Active Listings		25	47	-46.8%
Months' Supply		1.2	2.0	-40.3%
New Listings		13	19	-31.6%
Contracts Written		15	14	7.1%
Pending Contracts		21	24	-12.5%
Sales Volume (1,000s)		5,920	5,695	3.9%
Average	Sale Price	295,990	271,190	9.1%
	List Price of Actives	332,488	493,338	-32.6%
	Days on Market	19	66	-72.0%
	Percent of List	98.3%	96.3%	2.1%
	Percent of Original	97.2%	93.7%	3.7%
Median	Sale Price	269,950	241,000	12.0%
	List Price of Actives	288,500	354,900	-18.7%
	Days on Market	8	54	-86.1%
	Percent of List	100.0%	97.5%	2.6%
	Percent of Original	100.0%	95.0%	5.3%

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# THREE-YEAR COMPARISONS

## SUMMARY >>

**BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 1/9/2021**

December MLS Statistics		2020			2019			2018			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		<b>20</b>	<b>20</b>	<b>0</b>	21	21	0	22	19	3	
	Change from prior year	-4.8%	-4.8%	N/A	-4.5%	10.5%	-100.0%	22.2%	11.8%	200.0%	
Active Listings		<b>25</b>	<b>22</b>	<b>3</b>	47	36	11	54	43	11	
	Change from prior year	-46.8%	-38.9%	-72.7%	-13.0%	-16.3%	0.0%	12.5%	-6.5%	450.0%	
Months' Supply		<b>1.2</b>	<b>1.2</b>	<b>N/A</b>	2.0	1.6	N/A	2.5	2.0	14.7	
	Change from prior year	-40.3%	-28.7%	N/A	-18.8%	-20.0%	N/A	-2.8%	-20.1%	511.1%	
New Listings		<b>13</b>	<b>12</b>	<b>1</b>	19	14	5	9	9	0	
	Change from prior year	-31.6%	-14.3%	-80.0%	111.1%	55.6%	N/A	-43.8%	-43.8%	N/A	
Contracts Written		<b>15</b>	<b>14</b>	<b>1</b>	14	13	1	16	14	2	
	Change from prior year	7.1%	7.7%	0.0%	-12.5%	-7.1%	-50.0%	14.3%	7.7%	100.0%	
Pending Contracts		<b>21</b>	<b>19</b>	<b>2</b>	24	21	3	20	19	1	
	Change from prior year	-12.5%	-9.5%	-33.3%	20.0%	10.5%	200.0%	5.3%	11.8%	-50.0%	
Sales Volume (1,000s)		<b>5,920</b>	<b>5,920</b>	<b>0</b>	5,695	5,695	0	4,909	3,916	993	
	Change from prior year	3.9%	3.9%	N/A	16.0%	45.4%	-100.0%	3.0%	-12.3%	231.1%	
Average	Sale Price	<b>295,990</b>	<b>295,990</b>	<b>N/A</b>	271,190	271,190	N/A	223,123	206,095	330,967	
		Change from prior year	9.1%	9.1%	N/A	21.5%	31.6%	N/A	-15.8%	-21.6%	10.4%
	List Price of Actives	<b>332,488</b>	<b>333,564</b>	<b>324,600</b>	493,338	540,942	337,545	371,455	381,500	332,190	
		Change from prior year	-32.6%	-38.3%	N/A	32.8%	41.8%	N/A	-6.1%	-2.8%	-29.3%
	Days on Market	<b>19</b>	<b>19</b>	<b>N/A</b>	66	66	N/A	78	81	62	
		Change from prior year	-72.0%	-72.0%	N/A	-14.9%	-17.6%	N/A	31.6%	34.0%	35.5%
Percent of List		<b>98.3%</b>	<b>98.3%</b>	<b>N/A</b>	96.3%	96.3%	N/A	96.6%	95.7%	102.8%	
		Change from prior year	2.1%	2.1%	N/A	-0.3%	0.7%	N/A	2.3%	1.6%	2.8%
	Percent of Original	<b>97.2%</b>	<b>97.2%</b>	<b>N/A</b>	93.7%	93.7%	N/A	95.6%	94.0%	105.2%	
	Change from prior year	3.7%	3.7%	N/A	-1.9%	-0.4%	N/A	3.8%	2.6%	5.2%	
Median	Sale Price	<b>269,950</b>	<b>269,950</b>	<b>N/A</b>	241,000	241,000	N/A	181,400	170,000	259,900	
		Change from prior year	12.0%	12.0%	N/A	32.9%	41.8%	N/A	-19.4%	-21.3%	-13.3%
	List Price of Actives	<b>288,500</b>	<b>219,950</b>	<b>299,900</b>	354,900	387,450	310,000	337,448	349,000	324,900	
		Change from prior year	-18.7%	-43.2%	N/A	5.2%	11.0%	N/A	25.0%	29.3%	-30.8%
	Days on Market	<b>8</b>	<b>8</b>	<b>N/A</b>	54	54	N/A	27	28	19	
		Change from prior year	-86.1%	-86.1%	N/A	103.8%	92.9%	N/A	-32.1%	-28.2%	-58.7%
Percent of List		<b>100.0%</b>	<b>100.0%</b>	<b>N/A</b>	97.5%	97.5%	N/A	96.3%	95.5%	98.2%	
		Change from prior year	2.6%	2.6%	N/A	1.2%	2.1%	N/A	-0.7%	-1.1%	-1.8%
Percent of Original		<b>100.0%</b>	<b>100.0%</b>	<b>N/A</b>	95.0%	95.0%	N/A	93.6%	92.2%	100.0%	
		Change from prior year	5.3%	5.3%	N/A	1.5%	3.1%	N/A	-2.8%	-4.1%	0.0%

# YEAR-TO-DATE STATISTICS

## SUMMARY >>

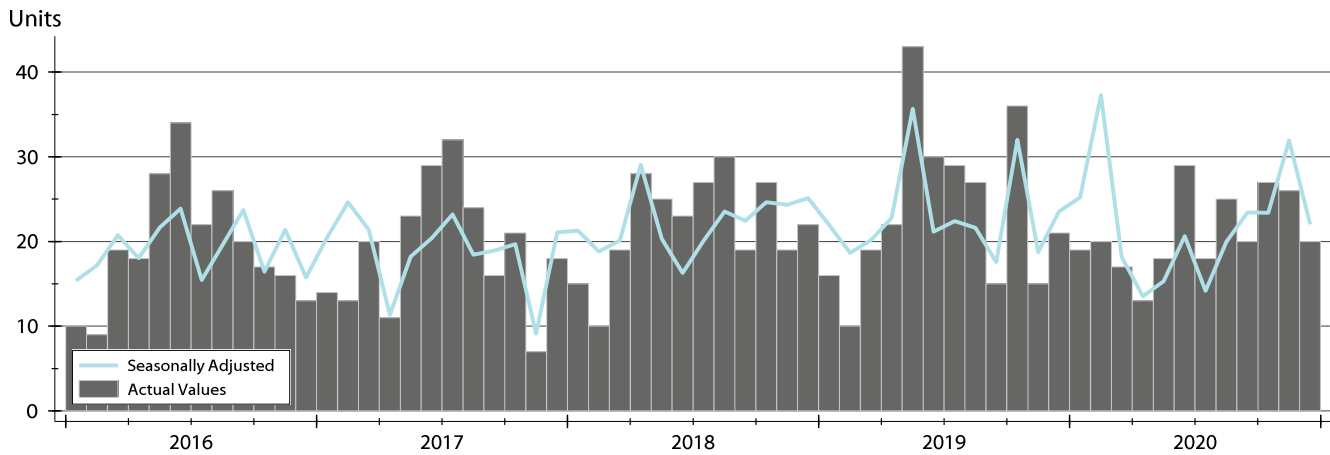
**YTD BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 1/9/2021**

Year-to-Date Activity By Property Type		2020			2019			2018		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>252</b>	<b>229</b>	<b>23</b>	283	267	16	264	255	9
Change from prior year		-11.0%	-14.2%	43.8%	7.2%	4.7%	77.8%	15.8%	17.0%	-10.0%
New Listings		<b>286</b>	<b>267</b>	<b>19</b>	375	340	35	354	333	21
Change from prior year		-23.7%	-21.5%	-45.7%	5.9%	2.1%	66.7%	14.2%	12.5%	50.0%
Contracts Written		<b>248</b>	<b>227</b>	<b>21</b>	285	267	18	271	262	9
Change from prior year		-13.0%	-15.0%	16.7%	5.2%	1.9%	100.0%	21.0%	23.0%	-18.2%
Sales Volume (1,000s)		<b>73,439</b>	<b>65,806</b>	<b>7,633</b>	74,147	69,302	4,844	64,077	61,043	3,034
Change from prior year		-1.0%	-5.0%	57.6%	15.7%	13.5%	59.7%	18.7%	18.4%	25.7%
Average	Sale Price	<b>291,423</b>	<b>287,361</b>	<b>331,865</b>	262,002	259,560	302,753	242,716	239,386	337,063
	Change from prior year	11.2%	10.7%	9.6%	7.9%	8.4%	-10.2%	2.5%	1.2%	39.7%
	Days on Market	<b>28</b>	<b>21</b>	<b>95</b>	38	36	69	38	37	61
	Change from prior year	-26.9%	-41.9%	37.7%	0.1%	-2.7%	12.5%	-9.2%	-7.7%	-19.0%
Median	Percent of List	<b>99.2%</b>	<b>99.2%</b>	<b>99.7%</b>	98.5%	98.4%	100.2%	97.8%	97.7%	101.0%
	Change from prior year	0.8%	0.8%	-0.4%	0.7%	0.7%	-0.8%	-0.2%	-0.2%	1.2%
	Percent of Original	<b>98.4%</b>	<b>98.4%</b>	<b>98.6%</b>	97.3%	97.1%	99.9%	96.6%	96.4%	101.7%
	Change from prior year	1.2%	1.3%	-1.3%	0.7%	0.7%	-1.8%	-0.4%	-0.5%	1.6%
Median	Sale Price	<b>260,000</b>	<b>245,000</b>	<b>310,000</b>	235,000	229,900	314,000	207,000	200,000	259,900
	Change from prior year	10.6%	6.6%	-1.3%	13.5%	14.9%	20.8%	-5.6%	-7.9%	4.2%
	Days on Market	<b>7</b>	<b>5</b>	<b>44</b>	16	15	38	17	16	29
	Change from prior year	-56.3%	-66.7%	17.3%	-5.9%	-6.3%	29.3%	-5.6%	-8.6%	-45.8%
Median	Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	99.7%	99.1%	100.0%	99.0%	98.9%	100.0%
	Change from prior year	0.3%	0.9%	0.0%	0.7%	0.2%	0.0%	0.1%	0.2%	0.0%
	Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	98.3%	98.2%	100.0%	98.1%	97.9%	100.0%
	Change from prior year	1.8%	1.9%	0.0%	0.2%	0.3%	0.0%	-0.3%	-0.3%	0.0%

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		December			Year-to-Date		
for Closed Listings		2020	2019	Change	2020	2019	Change
Closed Listings		<b>20</b>	21	-4.8%	<b>252</b>	283	-11.0%
Volume (1,000s)		<b>5,920</b>	5,695	3.9%	<b>73,439</b>	74,147	-1.0%
Average	Sale Price	<b>295,990</b>	271,190	9.1%	<b>291,423</b>	262,002	11.2%
	Days on Market	<b>19</b>	66	-72.0%	<b>28</b>	38	-26.9%
	Percent of List	<b>98.3%</b>	96.3%	2.1%	<b>99.2%</b>	98.5%	0.8%
	Percent of Original	<b>97.2%</b>	93.7%	3.7%	<b>98.4%</b>	97.3%	1.2%
Median	Sale Price	<b>269,950</b>	241,000	12.0%	<b>260,000</b>	235,000	10.6%
	Days on Market	<b>8</b>	54	-86.1%	<b>7</b>	16	-56.3%
	Percent of List	<b>100.0%</b>	97.5%	2.6%	<b>100.0%</b>	99.7%	0.3%
	Percent of Original	<b>100.0%</b>	95.0%	5.3%	<b>100.0%</b>	98.3%	1.8%

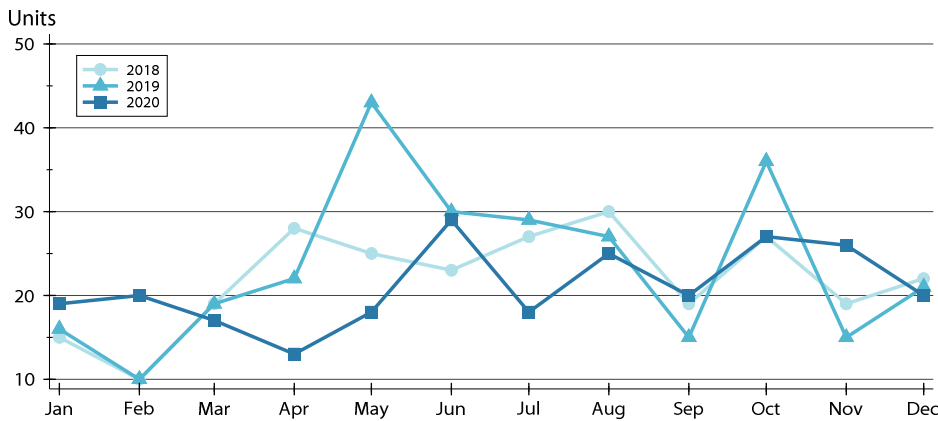
A total of 20 homes sold in Douglas County (excluding Lawrence) in December, down from 21 units in December 2019. Total sales volume rose to \$5.9 million compared to \$5.7 million in the previous year.

The median sales price in December was \$269,950, up 12.0% compared to the prior year. Median days on market was 8 days, up from 7 days in November, but down from 54 in December 2019.

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

**BY MONTH** >>



Month	2018	2019	2020
January	15	16	19
February	10	10	20
March	19	19	17
April	28	22	13
May	25	43	18
June	23	30	29
July	27	29	18
August	30	27	25
September	19	15	20
October	27	36	27
November	19	15	26
December	22	21	20

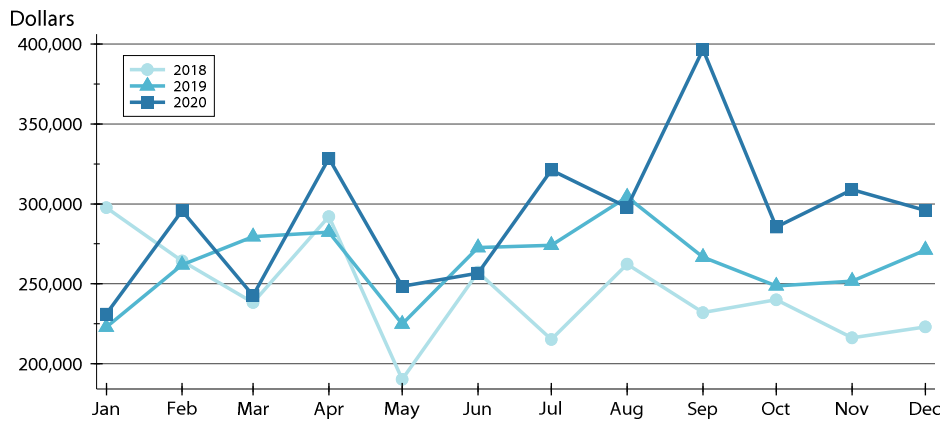
**BY PRICE RANGE** >>

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	2	10.0%	234	117,000	117,000	4	4	94.8%	94.8%	93.1%	93.1%
\$150,000-\$199,999	3	15.0%	559	186,333	188,000	4	4	98.5%	97.8%	98.5%	97.8%
\$200,000-\$249,999	3	15.0%	688	229,300	239,000	21	3	102.2%	102.6%	102.2%	102.6%
\$250,000-\$299,999	5	25.0%	1,364	272,780	275,000	11	7	100.1%	100.4%	99.4%	100.4%
\$300,000-\$349,999	2	10.0%	689	344,250	344,250	48	48	92.5%	92.5%	89.8%	89.8%
\$350,000-\$399,999	1	5.0%	373	372,500	372,500	48	48	94.3%	94.3%	88.7%	88.7%
\$400,000-\$449,999	1	5.0%	419	419,000	419,000	30	30	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	1	5.0%	450	450,000	450,000	15	15	97.8%	97.8%	97.8%	97.8%
\$500,000-\$599,999	2	10.0%	1,145	572,500	572,500	23	23	98.2%	98.2%	95.8%	95.8%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	20	100.0%	5,920	295,990	269,950	19	8	98.3%	100.0%	97.2%	100.0%

# CLOSED LISTINGS ANALYSIS

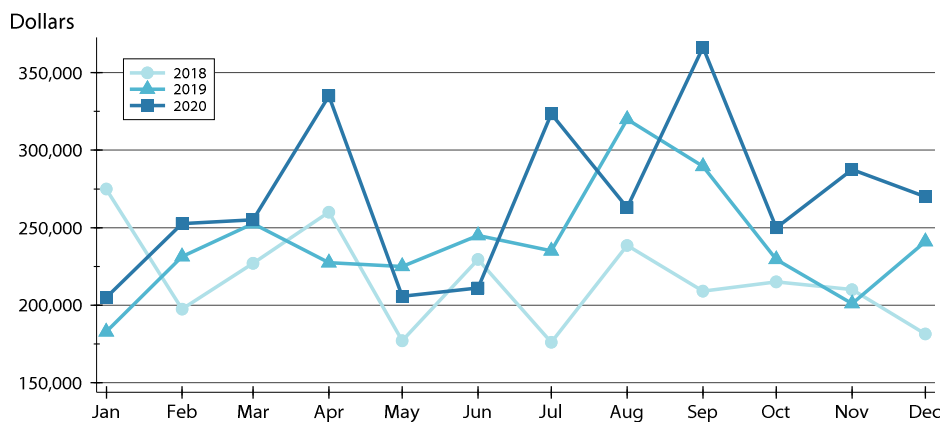
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## AVERAGE PRICE >>



Month	2018	2019	2020
January	297,675	222,918	231,008
February	264,278	261,900	295,780
March	238,346	279,495	242,712
April	292,061	282,314	328,567
May	190,310	224,797	248,419
June	257,307	272,675	256,636
July	215,194	274,159	321,206
August	262,347	304,310	297,868
September	231,984	266,693	396,585
October	240,019	248,731	285,556
November	216,284	251,758	308,939
December	223,123	271,190	295,990

## MEDIAN PRICE >>

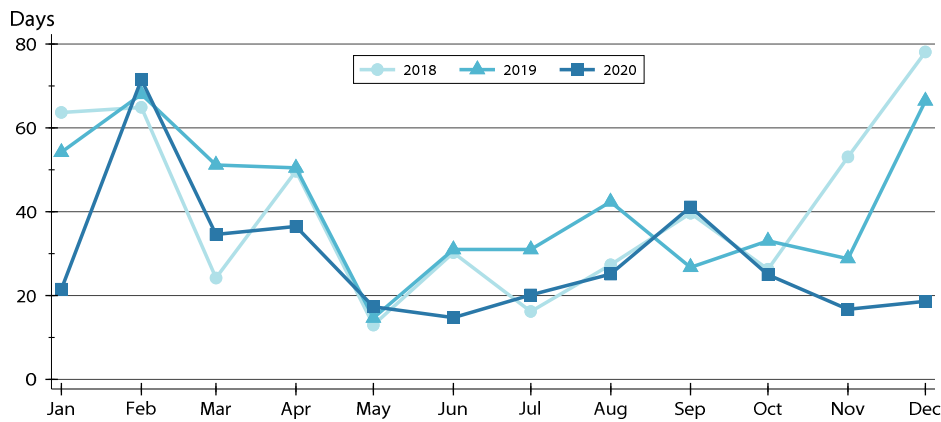


Month	2018	2019	2020
January	275,000	182,725	204,950
February	197,388	231,250	252,650
March	227,000	252,500	255,000
April	259,950	227,400	335,000
May	177,000	225,000	205,700
June	229,500	244,950	211,000
July	176,000	235,000	323,500
August	238,500	319,900	263,000
September	209,000	289,500	366,450
October	215,000	229,500	250,000
November	210,000	201,000	287,450
December	181,400	241,000	269,950

# CLOSED LISTINGS ANALYSIS

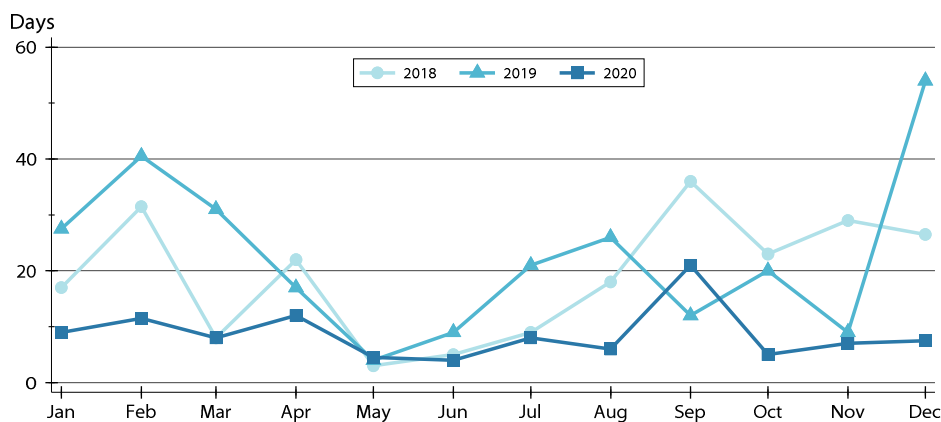
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## AVERAGE DOM >>



Month	2018	2019	2020
January	64	54	21
February	65	68	72
March	24	51	35
April	50	50	36
May	13	15	17
June	30	31	15
July	16	31	20
August	27	42	25
September	40	27	41
October	26	33	25
November	53	29	17
December	78	66	19

## MEDIAN DOM >>



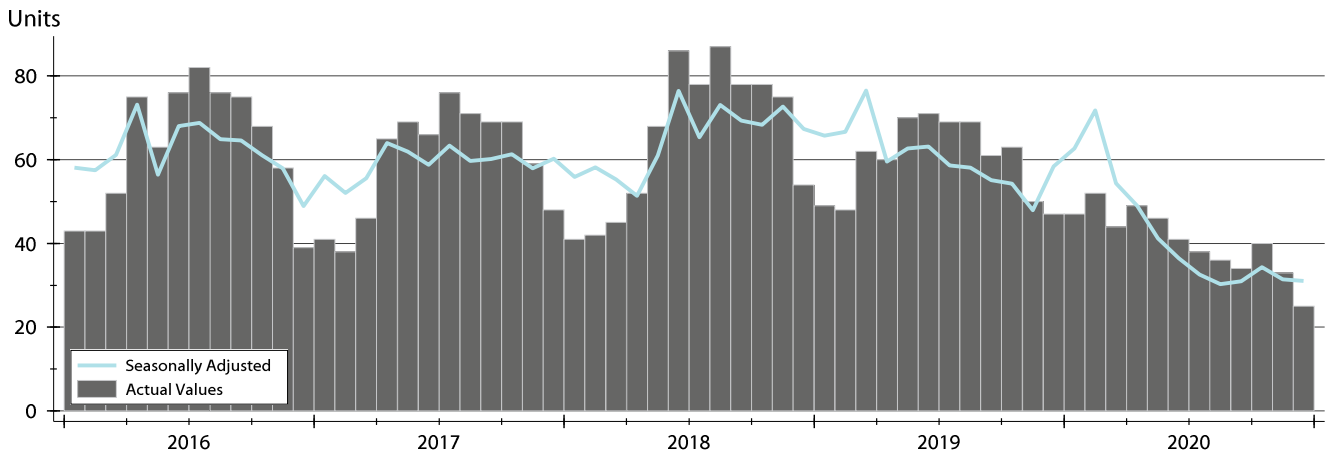
Month	2018	2019	2020
January	17	28	9
February	32	41	12
March	8	31	8
April	22	17	12
May	3	4	5
June	5	9	4
July	9	21	8
August	18	26	6
September	36	12	21
October	23	20	5
November	29	9	7
December	27	54	8



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		End of December		
for Active Listings		2020	2019	Change
Active Listings		25	47	-46.8%
Months' Supply		1.2	2.0	-40.3%
Volume (1,000s)		8,312	23,187	-64.2%
Average	List Price	332,488	493,338	-32.6%
	Days on Market	66	104	-36.5%
	Percent of Original	98.8%	98.9%	-0.1%
Median	List Price	288,500	354,900	-18.7%
	Days on Market	63	63	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 25 homes were available for sale in Douglas County (excluding Lawrence) at the end of December. This represents a 1.2 months' supply of active listings.

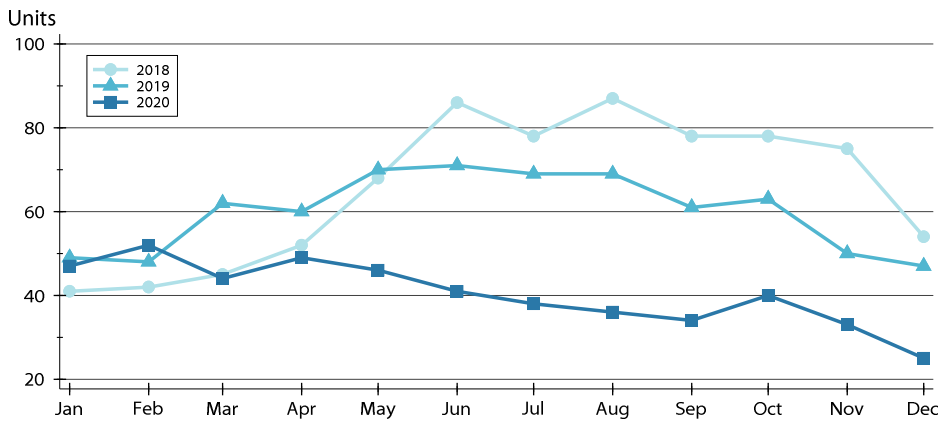
The median list price of homes on the market at the end of December was \$288,500, down 18.7% from 2019. The typical time on market for active listings was 63 days, the same as in December 2019.



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## 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	38
August	87	69	36
September	78	61	34
October	78	63	40
November	75	50	33
December	54	47	25

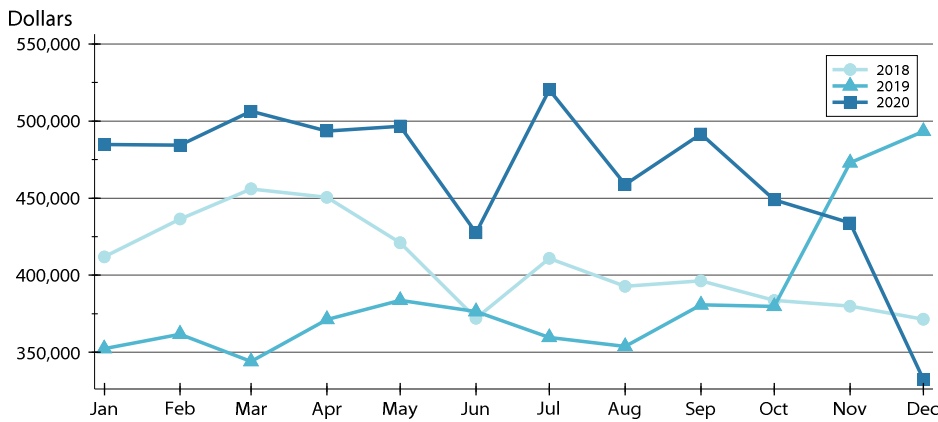
## BY PRICE RANGE >>

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	4.0%	2	N/A	1,750	1,750	35	35	92.6%	92.6%
\$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	8.0%	246	1.0	123,000	123,000	52	52	100.0%	100.0%
\$150,000-\$199,999	6	24.0%	1,074	2.0	178,933	179,450	38	46	99.3%	100.0%
\$200,000-\$249,999	3	12.0%	640	1.0	213,300	215,000	54	57	100.0%	100.0%
\$250,000-\$299,999	3	12.0%	887	0.6	295,800	299,000	150	206	100.0%	100.0%
\$300,000-\$349,999	1	4.0%	350	0.5	349,900	349,900	42	42	100.0%	100.0%
\$350,000-\$399,999	2	8.0%	730	2.0	364,900	364,900	91	91	99.4%	99.4%
\$400,000-\$449,999	2	8.0%	830	2.0	414,950	414,950	119	119	96.7%	96.7%
\$450,000-\$499,999	0	0.0%	0	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$599,999	2	8.0%	1,109	1.0	554,500	554,500	52	52	100.0%	100.0%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	3	12.0%	2,445	N/A	814,983	799,999	36	29	96.4%	95.0%
\$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	25	100.0%	8,312	1.3	332,488	288,500	66	63	98.8%	100.0%

# ACTIVE LISTINGS ANALYSIS

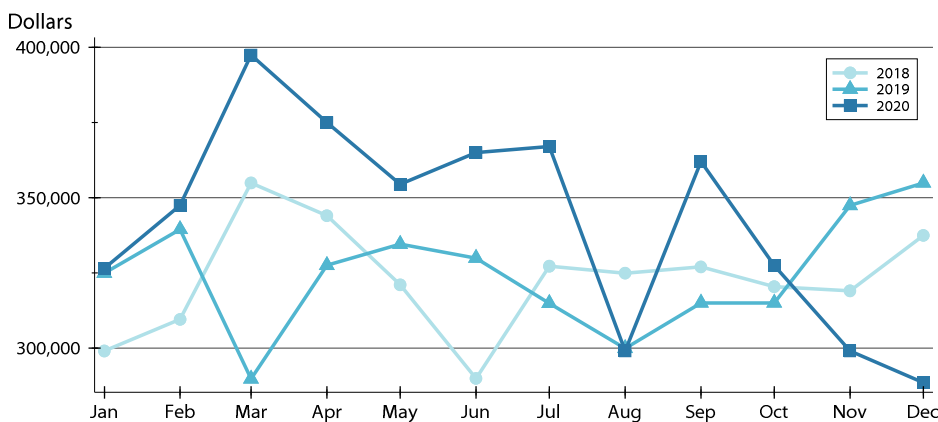
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## 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	520,358
August	392,769	353,781	458,750
September	396,284	380,739	491,534
October	383,644	379,795	448,944
November	379,872	472,927	433,868
December	371,455	493,338	332,488

## MEDIAN PRICE >>

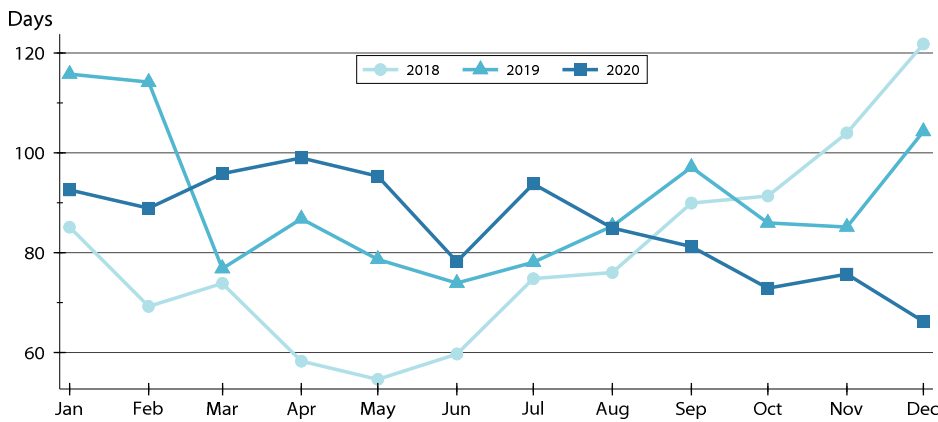


Month	2018	2019	2020
January	299,000	324,900	326,500
February	309,500	339,450	347,450
March	354,900	289,700	397,400
April	344,000	327,500	375,000
May	321,000	334,500	354,450
June	289,900	329,900	365,000
July	327,200	314,900	366,950
August	324,900	299,900	299,000
September	326,950	315,000	361,950
October	320,400	315,000	327,450
November	319,000	347,400	299,000
December	337,448	354,900	288,500

# ACTIVE LISTINGS ANALYSIS

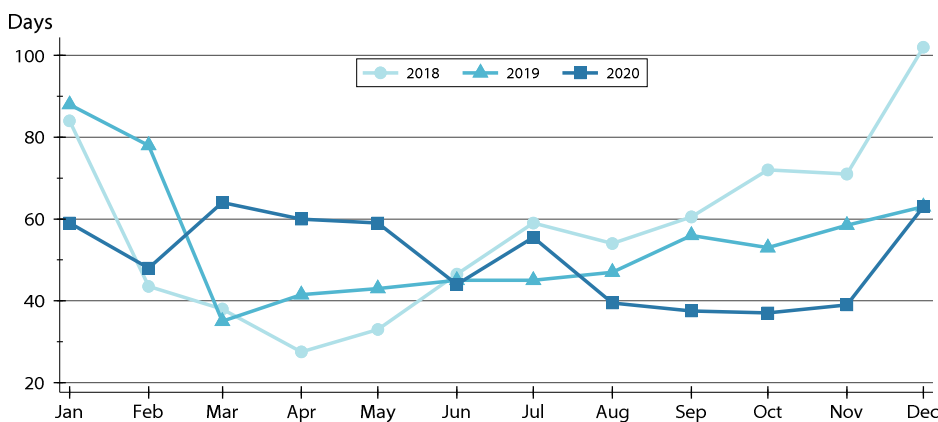
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## 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	94
August	76	85	85
September	90	97	81
October	91	86	73
November	104	85	76
December	122	104	66

## MEDIAN DOM >>

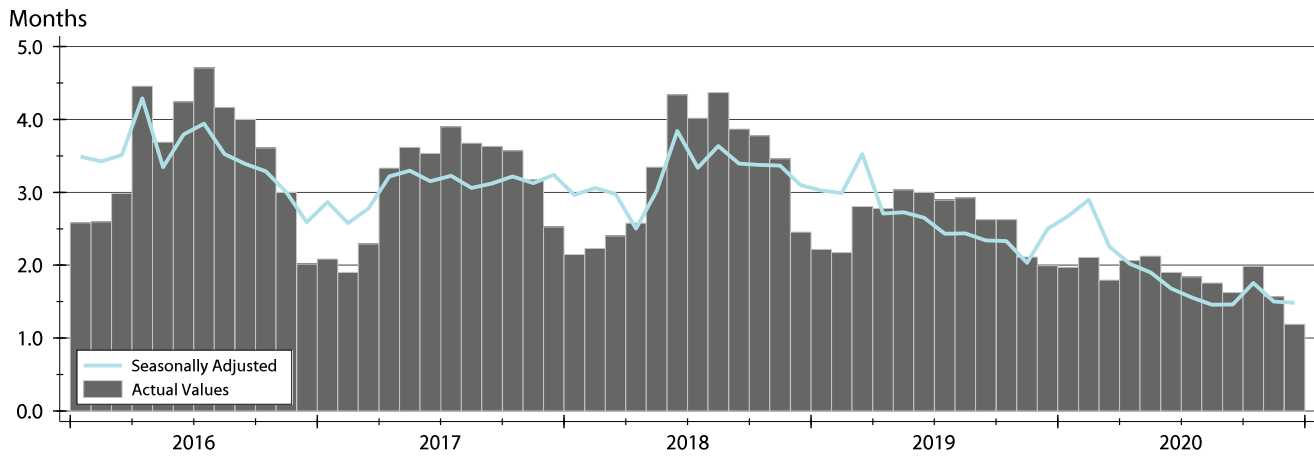


Month	2018	2019	2020
January	84	88	59
February	44	78	48
March	38	35	64
April	28	42	60
May	33	43	59
June	47	45	44
July	59	45	56
August	54	47	40
September	61	56	38
October	72	53	37
November	71	59	39
December	102	63	63

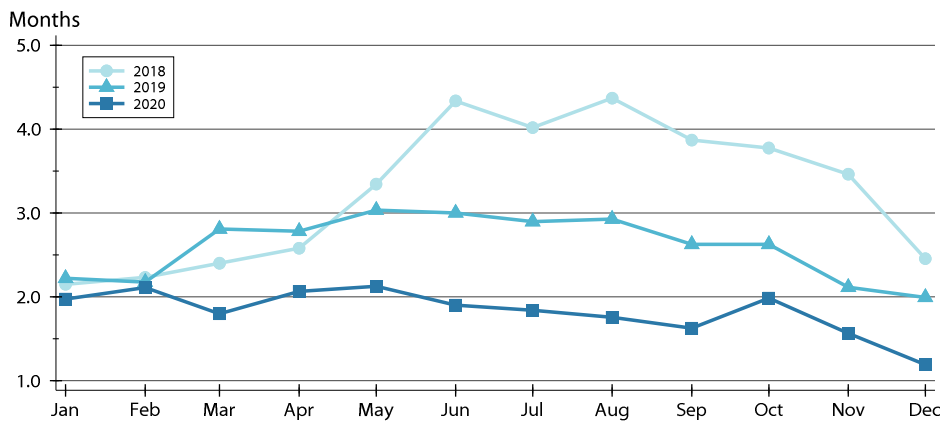
# MONTHS' SUPPLY ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021

HISTORY >>



BY MONTH >>

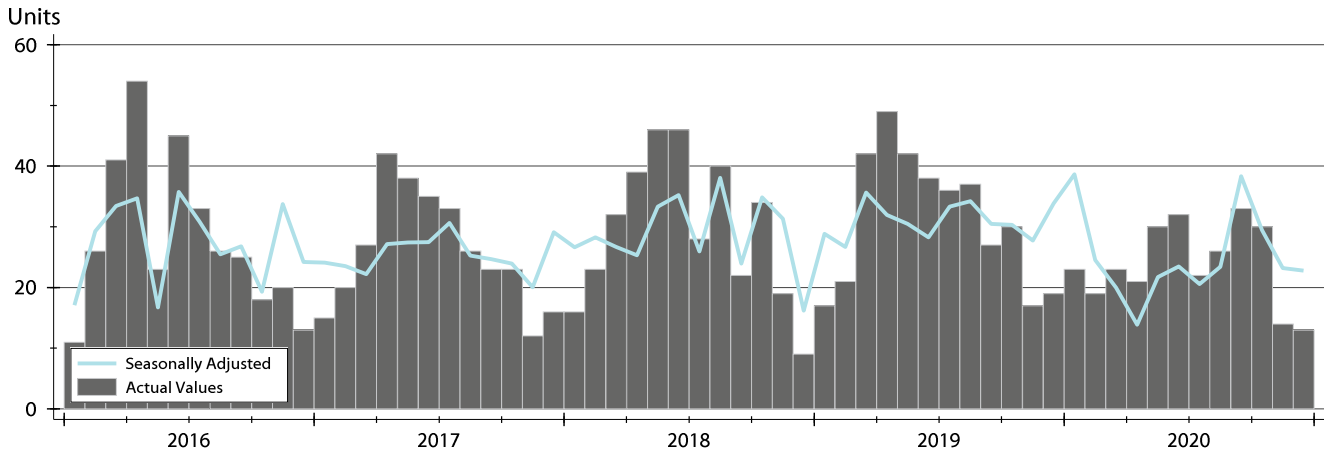


Month	2018	2019	2020
January	2.1	2.2	2.0
February	2.2	2.2	2.1
March	2.4	2.8	1.8
April	2.6	2.8	2.1
May	3.3	3.0	2.1
June	4.3	3.0	1.9
July	4.0	2.9	1.8
August	4.4	2.9	1.8
September	3.9	2.6	1.6
October	3.8	2.6	2.0
November	3.5	2.1	1.6
December	2.5	2.0	1.2

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for New Listings		December		
		2020	2019	Change
Current Month	New Listings	<b>13</b>	19	-31.6%
	Volume (1,000s)	<b>4,617</b>	5,780	-20.1%
	Average List Price	<b>355,185</b>	304,200	16.8%
	Median List Price	<b>295,000</b>	259,900	13.5%
YTD	New Listings	<b>286</b>	375	-23.7%
	Volume (1,000s)	<b>86,250</b>	113,634	-24.1%
	Average List Price	<b>301,574</b>	303,023	-0.5%
	Median List Price	<b>266,250</b>	254,900	4.5%

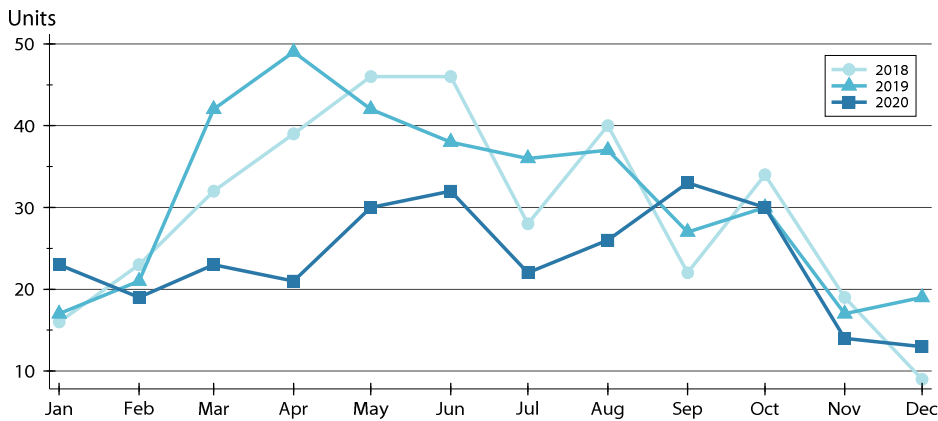
A total of 13 new listings were added in Douglas County (excluding Lawrence) during December, down 31.6% from the same month in 2019. Year-to-date Douglas County (excluding Lawrence) has seen 286 new listings.

The median list price of these homes was \$295,000 up from \$259,900 in 2019.

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

**BY MONTH** >>



Month	2018	2019	2020
January	16	17	23
February	23	21	19
March	32	42	23
April	39	49	21
May	46	42	30
June	46	38	32
July	28	36	22
August	40	37	26
September	22	27	33
October	34	30	30
November	19	17	14
December	9	19	13

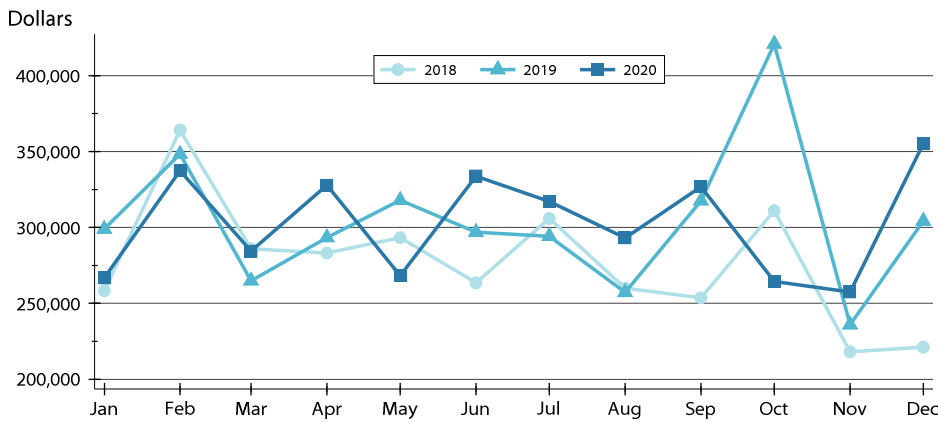
**BY PRICE RANGE** >>

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	1	7.7%	118	117,500	117,500
\$150,000-\$199,999	3	23.1%	574	191,333	190,000
\$200,000-\$249,999	0	0.0%	0	N/A	N/A
\$250,000-\$299,999	4	30.8%	1,177	294,225	294,000
\$300,000-\$349,999	0	0.0%	0	N/A	N/A
\$350,000-\$399,999	0	0.0%	0	N/A	N/A
\$400,000-\$449,999	2	15.4%	866	433,000	433,000
\$450,000-\$499,999	1	7.7%	484	484,000	484,000
\$500,000-\$599,999	1	7.7%	599	599,000	599,000
\$600,000-\$749,999	0	0.0%	0	N/A	N/A
\$750,000-\$999,999	1	7.7%	800	799,999	799,999
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	13	100.0%	4,617	355,185	295,000

# NEW LISTINGS ANALYSIS

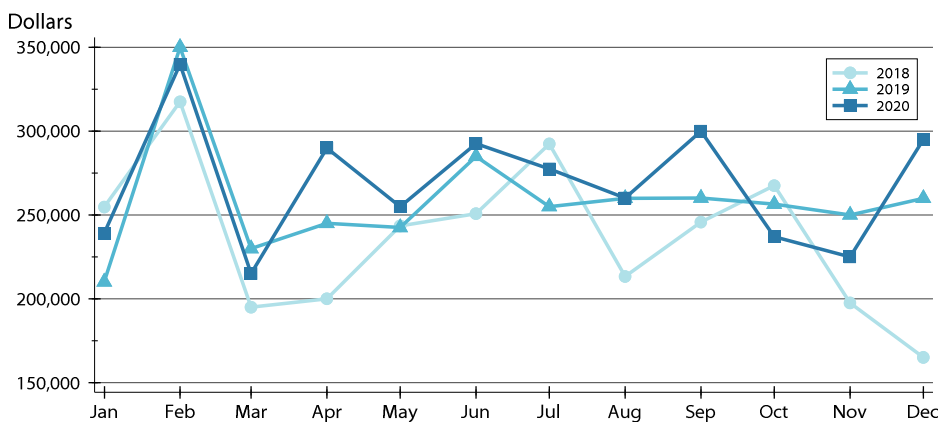
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## AVERAGE PRICE >>



Month	2018	2019	2020
January	258,325	298,976	266,811
February	364,164	348,252	337,421
March	285,930	264,952	284,387
April	283,159	293,347	327,910
May	293,251	317,980	268,300
June	263,497	296,849	333,883
July	305,907	294,224	317,055
August	260,010	257,184	293,169
September	253,671	317,598	326,898
October	311,050	420,878	264,462
November	218,074	235,951	257,554
December	221,178	304,200	355,185

## MEDIAN PRICE >>



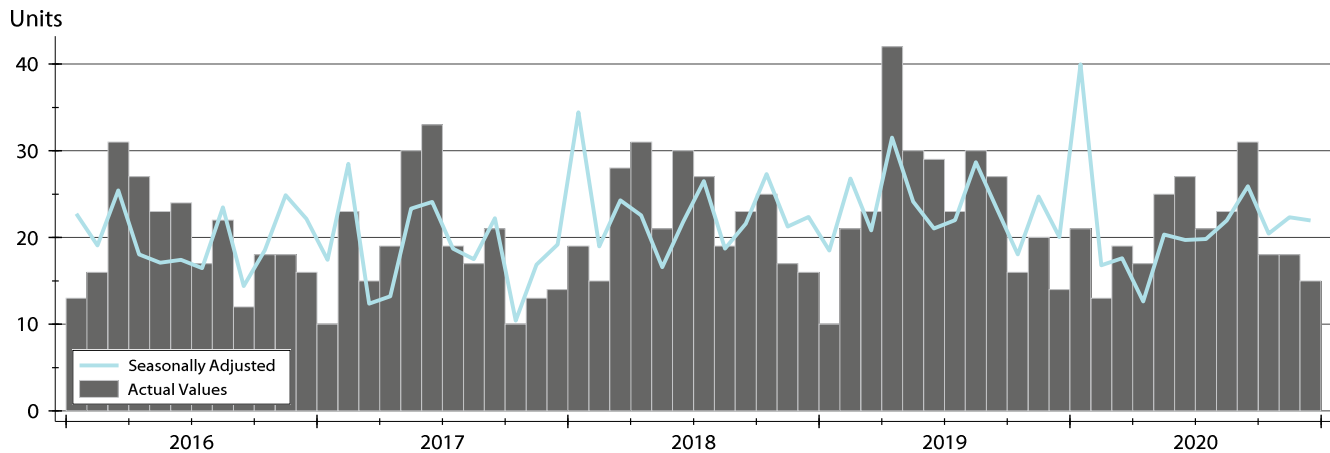
Month	2018	2019	2020
January	254,700	210,000	239,000
February	317,500	350,000	339,900
March	194,950	229,900	215,000
April	200,000	245,000	289,900
May	243,450	242,450	254,900
June	250,750	284,948	292,450
July	292,400	254,950	277,400
August	213,250	259,900	260,000
September	245,700	259,999	299,900
October	267,450	256,450	237,000
November	197,500	250,000	224,950
December	165,000	259,900	295,000



## CONTRACTS WRITTEN ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021

### HISTORY >>



### SUMMARY >>

Summary Statistics		December			Year-to-Date		
for Contracts Written		2020	2019	Change	2020	2019	Change
Closed Listings		15	14	7.1%	248	285	-13.0%
Volume (1,000s)		4,896	2,969	64.9%	74,877	76,705	-2.4%
Average	Sale Price	326,373	212,057	53.9%	301,923	269,142	12.2%
	Days on Market	31	29	9.5%	28	36	-22.7%
	Percent of Original	98.6%	97.1%	1.5%	98.5%	97.1%	1.4%
Median	Sale Price	299,900	186,950	60.4%	269,900	235,000	14.9%
	Days on Market	14	15	-6.7%	7	14	-50.0%
	Percent of Original	100.0%	97.7%	2.4%	100.0%	98.3%	1.8%

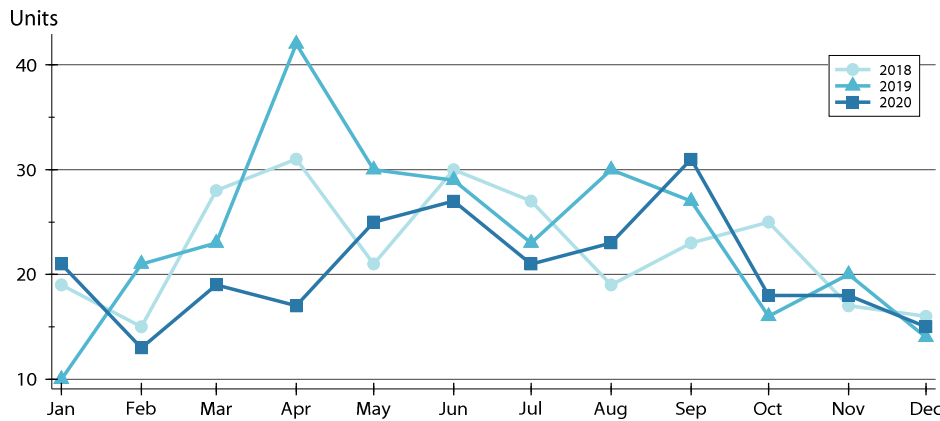
A total of 15 contracts for sale were written in Douglas County (excluding Lawrence) during the month of December, up from 14 in 2019. The median list price of these homes was \$299,900, up from \$186,950 the prior year.

Half of the homes that went under contract in December were on the market less than 14 days, compared to 15 days in December 2019.

# CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## BY MONTH >>



Month	2018	2019	2020
January	19	10	21
February	15	21	13
March	28	23	19
April	31	42	17
May	21	30	25
June	30	29	27
July	27	23	21
August	19	30	23
September	23	27	31
October	25	16	18
November	17	20	18
December	16	14	15

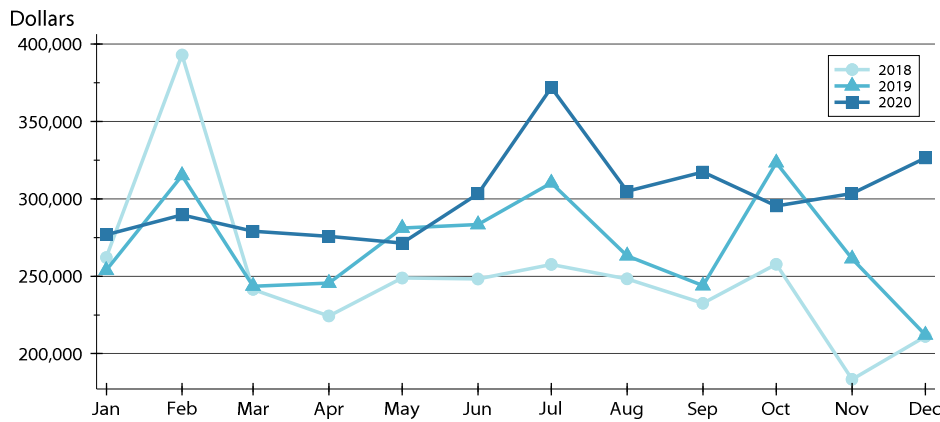
## BY PRICE RANGE >>

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	2	13.3%	265	132,500	132,500	32	32	100.0%	100.0%
\$150,000-\$199,999	1	6.7%	190	190,000	190,000	8	8	97.4%	97.4%
\$200,000-\$249,999	2	13.3%	435	217,450	217,450	50	50	98.8%	98.8%
\$250,000-\$299,999	3	20.0%	882	293,967	293,000	10	10	100.0%	100.0%
\$300,000-\$349,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$350,000-\$399,999	2	13.3%	780	389,900	389,900	38	38	97.5%	97.5%
\$400,000-\$449,999	3	20.0%	1,285	428,333	427,000	15	14	100.0%	100.0%
\$450,000-\$499,999	1	6.7%	484	484,000	484,000	2	2	100.0%	100.0%
\$500,000-\$599,999	1	6.7%	575	575,000	575,000	144	144	88.5%	88.5%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$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	15	100.0%	4,896	326,373	299,900	31	14	98.6%	100.0%

# CONTRACTS WRITTEN ANALYSIS

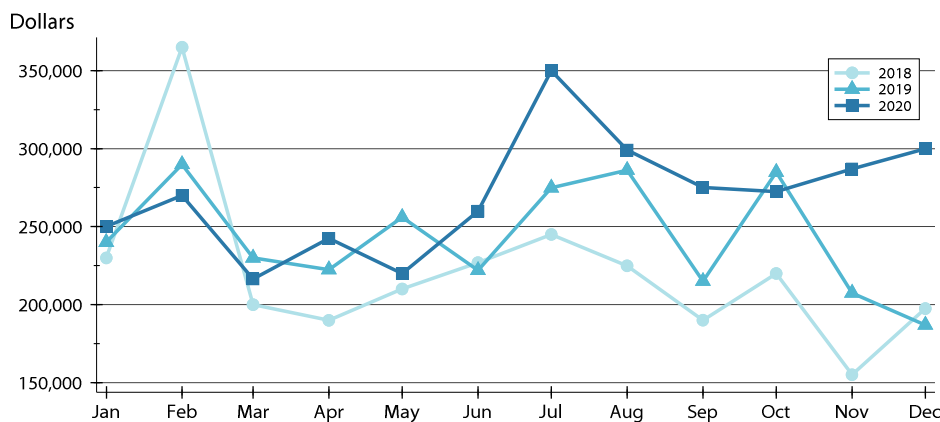
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## AVERAGE PRICE >>



Month	2018	2019	2020
January	262,066	253,735	276,812
February	392,865	315,090	289,696
March	241,518	243,609	279,111
April	224,323	245,508	275,818
May	248,840	281,145	271,400
June	248,210	283,326	303,226
July	257,633	310,298	371,826
August	248,324	263,210	304,952
September	232,466	243,887	317,306
October	257,714	323,309	295,361
November	183,429	261,313	303,492
December	211,119	212,057	326,373

## MEDIAN PRICE >>

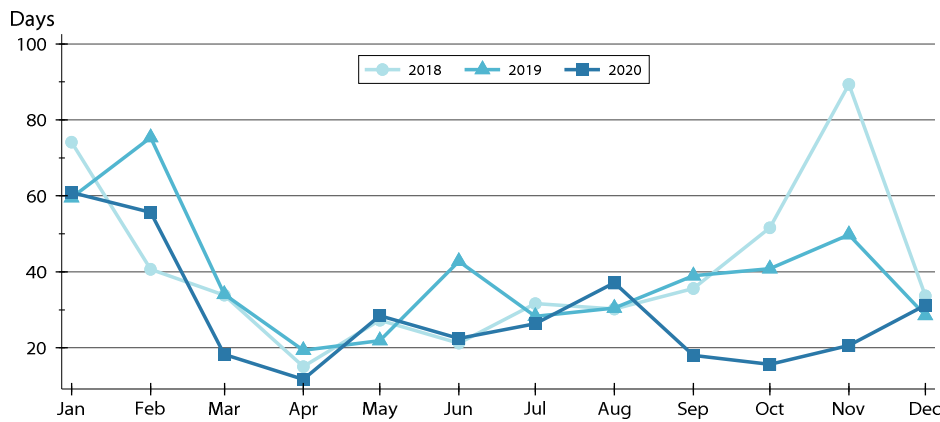


Month	2018	2019	2020
January	229,900	240,000	250,000
February	365,000	289,900	269,950
March	199,975	229,900	216,500
April	189,900	222,450	242,500
May	210,000	256,000	219,900
June	226,950	222,000	259,900
July	245,000	274,900	349,900
August	224,900	286,200	299,000
September	190,000	215,000	275,000
October	220,000	284,950	272,400
November	155,000	207,450	286,950
December	197,450	186,950	299,900

# CONTRACTS WRITTEN ANALYSIS

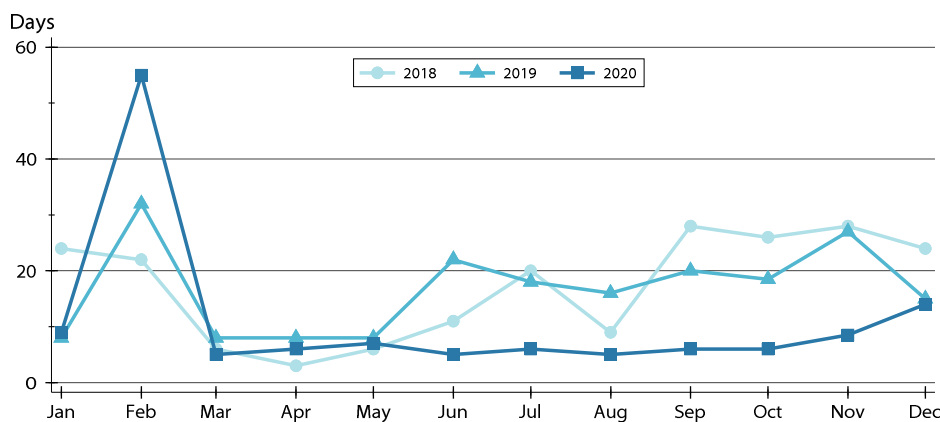
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## AVERAGE DOM >>



Month	2018	2019	2020
January	74	60	61
February	41	75	56
March	34	34	18
April	15	19	12
May	27	22	28
June	21	43	22
July	32	28	26
August	30	30	37
September	36	39	18
October	52	41	16
November	89	50	21
December	34	29	31

## MEDIAN DOM >>

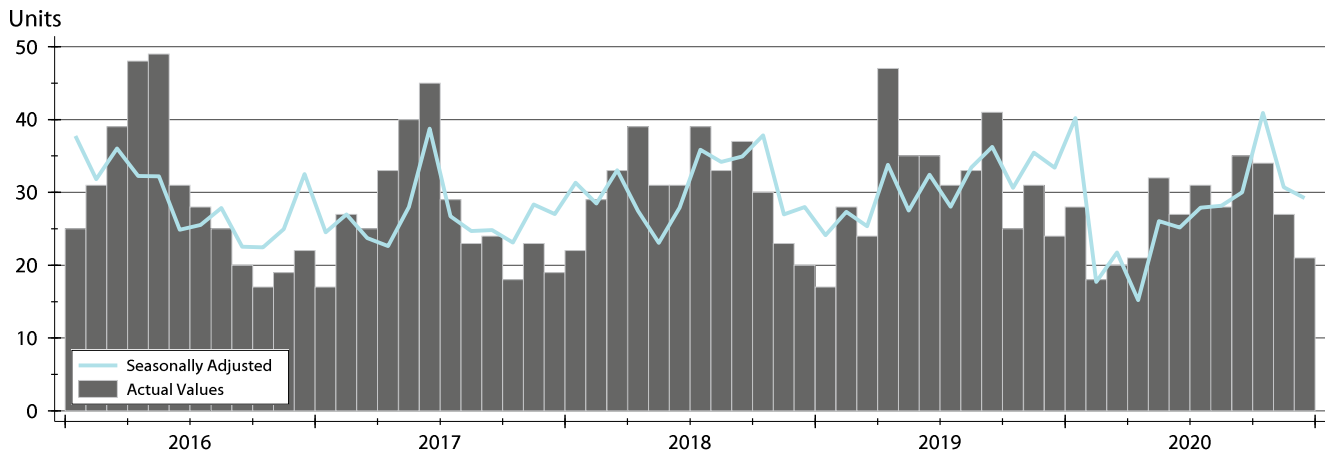


Month	2018	2019	2020
January	24	8	9
February	22	32	55
March	6	8	5
April	3	8	6
May	6	8	7
June	11	22	5
July	20	18	6
August	9	16	5
September	28	20	6
October	26	19	6
November	28	27	9
December	24	15	14

# PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## HISTORY >>



## SUMMARY >>

Summary Statistics		End of December		
for Active Listings		2020	2019	Change
Active Listings		21	24	-12.5%
Volume (1,000s)		6,757	5,779	16.9%
Average	List Price	321,752	240,785	33.6%
	Days on Market	29	20	41.2%
	Percent of Original	98.2%	99.1%	-0.9%
Median	List Price	299,900	197,425	51.9%
	Days on Market	12	9	33.3%
	Percent of Original	100.0%	100.0%	0.0%

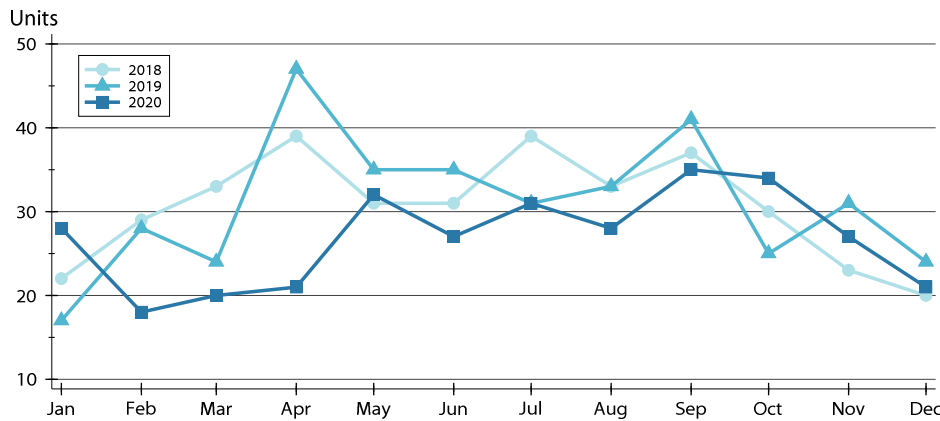
A total of 21 listings in Douglas County (excluding Lawrence) had contracts pending at the end of December, down from 24 contracts pending at the end of December 2019.

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 1/9/2021**

## 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	31
August	33	33	28
September	37	41	35
October	30	25	34
November	23	31	27
December	20	24	21

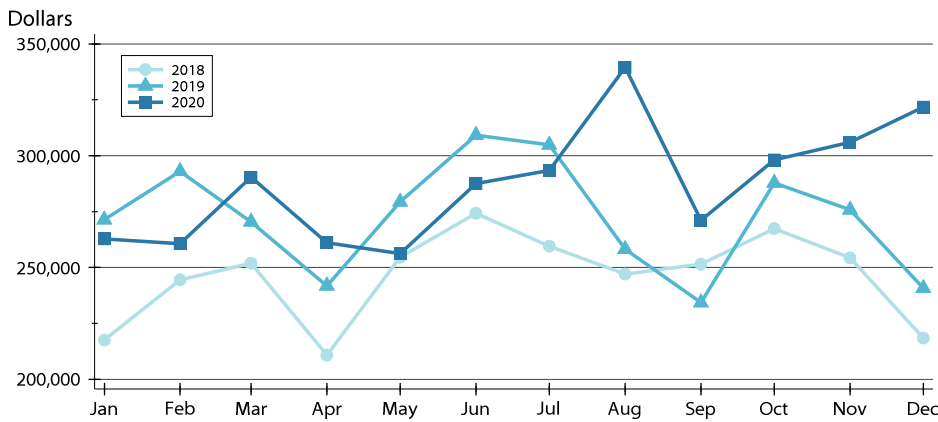
## BY PRICE RANGE >>

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	4.8%	100	99,900	99,900	7	7	100.0%	100.0%
\$100,000-\$149,999	2	9.5%	272	135,750	135,750	36	36	100.0%	100.0%
\$150,000-\$199,999	2	9.5%	375	187,500	187,500	32	32	98.8%	98.8%
\$200,000-\$249,999	2	9.5%	435	217,450	217,450	50	50	98.8%	98.8%
\$250,000-\$299,999	4	19.0%	1,182	295,450	296,450	8	9	100.0%	100.0%
\$300,000-\$349,999	1	4.8%	300	300,000	300,000	20	20	100.0%	100.0%
\$350,000-\$399,999	3	14.3%	1,145	381,567	389,900	44	43	98.4%	100.0%
\$400,000-\$449,999	2	9.5%	866	433,000	433,000	8	8	100.0%	100.0%
\$450,000-\$499,999	2	9.5%	959	479,500	479,500	6	6	100.0%	100.0%
\$500,000-\$599,999	2	9.5%	1,124	562,000	562,000	75	75	94.2%	94.2%
\$600,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$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	21	100.0%	6,757	321,752	299,900	29	12	98.2%	100.0%

# PENDING CONTRACTS ANALYSIS

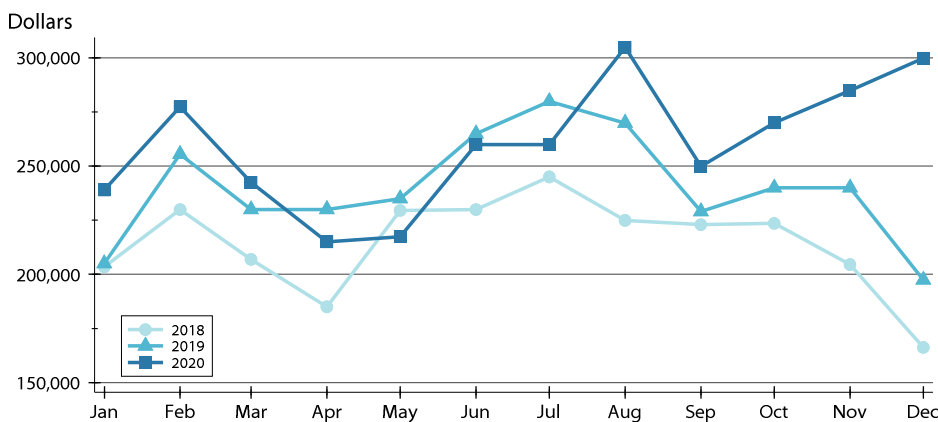
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## 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	293,374
August	247,088	258,170	339,482
September	251,482	234,262	271,154
October	267,400	287,782	298,091
November	254,313	275,829	306,080
December	218,440	240,785	321,752

## MEDIAN PRICE >>



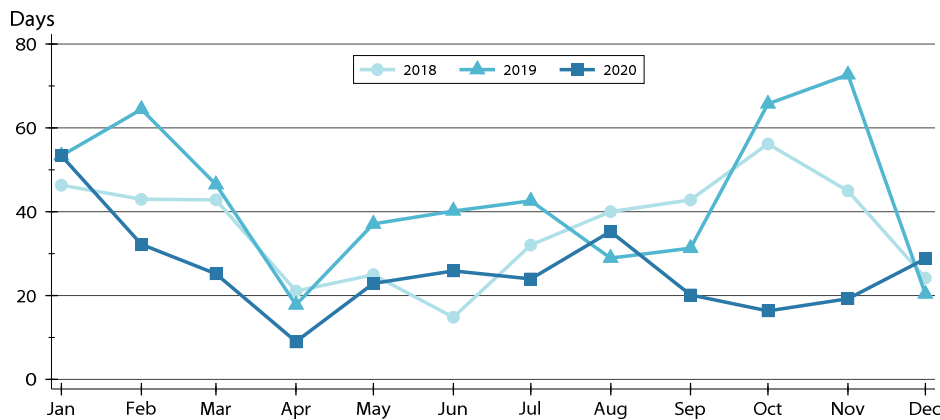
Month	2018	2019	2020
January	203,425	205,000	239,000
February	229,900	255,450	277,425
March	206,900	229,950	242,475
April	185,000	230,000	215,000
May	229,500	235,000	217,400
June	229,900	265,000	259,900
July	245,000	279,900	260,000
August	224,900	269,900	304,900
September	222,945	229,000	249,900
October	223,500	240,000	269,950
November	204,500	240,000	284,900
December	166,250	197,425	299,900



# PENDING CONTRACTS ANALYSIS

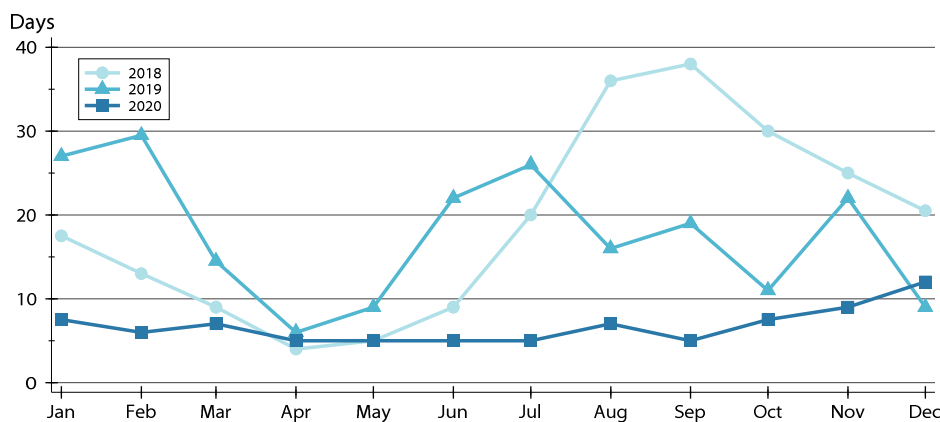
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 1/9/2021**

## 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	24
August	40	29	35
September	43	31	20
October	56	66	16
November	45	73	19
December	24	20	29

## 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	5
August	36	16	7
September	38	19	5
October	30	11	8
November	25	22	9
December	21	9	12