

# LAWRENCE MLS STATISTICS



## APRIL 2020 >>

## MARKET OVERVIEW >>

### Douglas County Home Sales Fell in April

Total home sales in Douglas County (excluding Lawrence) fell last month to 12 units, compared to 22 units in April 2019. Total sales volume was \$4.1 million, down from a year earlier.

The median sale price in April was \$340,000, up from \$227,400 a year earlier. Homes that sold in April were typically on the market for 13 days and sold for 98.1% of their list prices.

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

The total number of active listings in Douglas County (excluding Lawrence) at the end of April was 49 units, down from 60 at the same point in 2019. 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 April was \$375,000.

During April, a total of 12 contracts were written down from 42 in April 2019. At the end of the month, there were 21 contracts pending, compared to 47 at the end of April 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		April		
Summary Statistics		2020	2019	Change
Home Sales		12	22	-45.5%
Active Listings		49	60	-18.3%
Months' Supply		2.1	2.8	-24.7%
New Listings		20	49	-59.2%
Contracts Written		12	42	-71.4%
Pending Contracts		21	47	-55.3%
Sales Volume (1,000s)		4,061	6,211	-34.6%
Average	Sale Price	338,448	282,314	19.9%
	List Price of Actives	493,571	371,335	32.9%
	Days on Market	39	50	-22.0%
	Percent of List	98.8%	100.7%	-1.8%
	Percent of Original	97.7%	100.4%	-2.7%
Median	Sale Price	340,000	227,400	49.5%
	List Price of Actives	375,000	327,500	14.5%
	Days on Market	13	17	-23.5%
	Percent of List	98.1%	100.0%	-1.9%
	Percent of Original	98.1%	100.0%	-1.9%

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# THREE-YEAR COMPARISONS

## SUMMARY >>

### BREAKDOWNS BY HOME TYPE DOUGLAS COUNTY (EXCLUDING LAWRENCE) AS OF 5/8/2020

April MLS Statistics		2020			2019			2018			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		<b>12</b>	<b>12</b>	<b>0</b>	22	20	2	28	27	1	
	Change from prior year	-45.5%	-40.0%	-100.0%	-21.4%	-25.9%	100.0%	154.5%	170.0%	0.0%	
Active Listings		<b>49</b>	<b>43</b>	<b>6</b>	60	54	6	52	48	4	
	Change from prior year	-18.3%	-20.4%	0.0%	15.4%	12.5%	50.0%	-20.0%	-22.6%	33.3%	
Months' Supply		<b>2.1</b>	<b>2.0</b>	<b>N/A</b>	2.8	2.6	6.5	2.6	2.5	4.4	
	Change from prior year	-24.7%	-24.0%	N/A	7.8%	4.8%	50.0%	-22.6%	-23.3%	-39.4%	
New Listings		<b>20</b>	<b>18</b>	<b>2</b>	49	47	2	39	39	0	
	Change from prior year	-59.2%	-61.7%	0.0%	25.6%	20.5%	N/A	-4.9%	-2.5%	-100.0%	
Contracts Written		<b>12</b>	<b>12</b>	<b>0</b>	42	41	1	31	31	0	
	Change from prior year	-71.4%	-70.7%	-100.0%	35.5%	32.3%	N/A	63.2%	82.4%	-100.0%	
Pending Contracts		<b>21</b>	<b>21</b>	<b>0</b>	47	45	2	39	39	0	
	Change from prior year	-55.3%	-53.3%	-100.0%	20.5%	15.4%	N/A	18.2%	25.8%	-100.0%	
Sales Volume (1,000s)		<b>4,061</b>	<b>4,061</b>	<b>0</b>	6,211	5,623	588	8,178	7,918	260	
	Change from prior year	-34.6%	-27.8%	-100.0%	-24.1%	-29.0%	126.4%	218.5%	245.1%	-4.8%	
Average	Sale Price	<b>338,448</b>	<b>338,448</b>	<b>N/A</b>	282,314	281,130	294,150	292,061	293,252	259,900	
		Change from prior year	19.9%	20.4%	N/A	-3.3%	-4.1%	13.2%	25.1%	27.8%	-4.8%
	List Price of Actives	<b>493,571</b>	<b>516,658</b>	<b>328,117</b>	371,335	371,406	370,700	450,477	458,613	352,850	
		Change from prior year	32.9%	39.1%	N/A	-17.6%	-19.0%	5.1%	4.2%	3.6%	57.7%
	Days on Market	<b>39</b>	<b>39</b>	<b>N/A</b>	50	37	185	50	46	146	
		Change from prior year	-22.0%	6.3%	N/A	1.5%	-19.7%	26.4%	55.6%	121.5%	2.1%
Percent of List		<b>98.8%</b>	<b>98.8%</b>	<b>N/A</b>	100.7%	100.6%	101.5%	98.7%	98.7%	100.0%	
		Change from prior year	-1.8%	-1.8%	N/A	2.0%	1.9%	1.5%	-1.5%	-1.6%	0.7%
	Percent of Original	<b>97.7%</b>	<b>97.7%</b>	<b>N/A</b>	100.4%	100.1%	103.1%	97.3%	97.2%	100.0%	
	Change from prior year	-2.7%	-2.5%	N/A	3.2%	3.1%	3.1%	-2.9%	-3.1%	0.7%	
Median	Sale Price	<b>340,000</b>	<b>340,000</b>	<b>N/A</b>	227,400	219,950	294,150	259,950	260,000	259,900	
		Change from prior year	49.5%	54.6%	N/A	-12.5%	-15.4%	13.2%	25.0%	31.5%	-4.8%
	List Price of Actives	<b>375,000</b>	<b>420,000</b>	<b>320,000</b>	327,500	327,500	354,900	344,000	348,750	264,950	
		Change from prior year	14.5%	28.2%	N/A	-4.8%	-6.1%	33.9%	9.2%	7.3%	35.0%
	Days on Market	<b>13</b>	<b>13</b>	<b>N/A</b>	17	16	185	22	22	146	
		Change from prior year	-23.5%	-16.1%	N/A	-22.7%	-29.5%	26.4%	22.2%	46.7%	2.1%
Percent of List		<b>98.1%</b>	<b>98.1%</b>	<b>N/A</b>	100.0%	100.0%	101.5%	99.4%	99.0%	100.0%	
		Change from prior year	-1.9%	-1.9%	N/A	0.6%	1.0%	1.5%	1.0%	0.6%	0.7%
Percent of Original		<b>98.1%</b>	<b>98.1%</b>	<b>N/A</b>	100.0%	100.0%	103.1%	97.4%	97.4%	100.0%	
		Change from prior year	-1.9%	-1.9%	N/A	2.6%	2.7%	3.1%	-1.0%	-1.0%	0.7%

## YEAR-TO-DATE STATISTICS

### SUMMARY >>

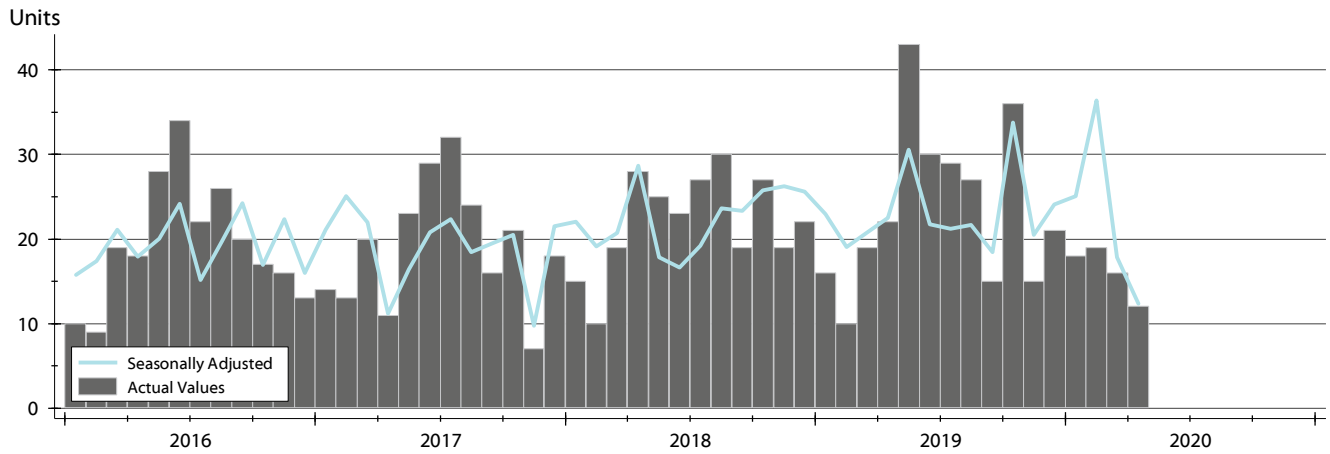
YTD BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 5/8/2020

Year-to-Date Activity		2020			2019			2018		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>65</b>	<b>54</b>	<b>11</b>	67	61	6	72	68	4
Change from prior year		-3.0%	-11.5%	83.3%	-6.9%	-10.3%	50.0%	24.1%	23.6%	33.3%
New Listings		<b>79</b>	<b>75</b>	<b>4</b>	129	123	6	110	107	3
Change from prior year		-38.8%	-39.0%	-33.3%	17.3%	15.0%	100.0%	6.8%	10.3%	-50.0%
Contracts Written		<b>62</b>	<b>55</b>	<b>7</b>	96	90	6	93	91	2
Change from prior year		-35.4%	-38.9%	16.7%	3.2%	-1.1%	200.0%	38.8%	49.2%	-66.7%
Sales Volume (1,000s)		<b>17,870</b>	<b>14,261</b>	<b>3,609</b>	17,707	15,868	1,839	19,814	18,348	1,466
Change from prior year		0.9%	-10.1%	96.2%	-10.6%	-13.5%	25.4%	50.9%	48.0%	100.0%
Average	Sale Price	<b>274,919</b>	<b>264,093</b>	<b>328,064</b>	264,284	260,132	306,493	275,197	269,825	366,519
	Change from prior year	4.0%	1.5%	7.0%	-4.0%	-3.6%	-16.4%	21.6%	19.7%	50.0%
	Days on Market	<b>45</b>	<b>27</b>	<b>131</b>	54	46	135	48	46	83
	Change from prior year	-17.7%	-41.6%	-3.1%	12.9%	0.6%	63.1%	-5.2%	6.2%	-55.4%
Percent of List	Percent of List	<b>98.3%</b>	<b>98.2%</b>	<b>99.0%</b>	99.0%	98.8%	100.5%	99.2%	99.2%	100.5%
	Change from prior year	-0.7%	-0.7%	-1.5%	-0.3%	-0.4%	0.0%	1.1%	1.2%	0.2%
	Percent of Original	<b>97.1%</b>	<b>97.1%</b>	<b>96.7%</b>	97.7%	97.5%	100.0%	98.0%	97.9%	100.4%
	Change from prior year	-0.7%	-0.4%	-3.3%	-0.3%	-0.4%	-0.4%	1.0%	1.1%	-1.0%
Median	Sale Price	<b>247,000</b>	<b>227,500</b>	<b>300,000</b>	229,900	223,000	323,700	236,750	231,950	259,900
	Change from prior year	7.4%	2.0%	-7.3%	-2.9%	-3.9%	24.5%	13.5%	11.5%	-1.6%
	Days on Market	<b>12</b>	<b>11</b>	<b>53</b>	24	22	144	21	19	93
	Change from prior year	-50.0%	-52.3%	-63.1%	17.1%	18.9%	55.1%	-4.7%	-2.6%	-52.3%
Percent of List	Percent of List	<b>98.7%</b>	<b>98.6%</b>	<b>100.0%</b>	100.0%	99.5%	100.0%	99.8%	99.7%	100.0%
	Change from prior year	-1.3%	-1.0%	0.0%	0.2%	-0.2%	0.0%	0.8%	1.1%	0.0%
	Percent of Original	<b>98.4%</b>	<b>97.9%</b>	<b>100.0%</b>	98.8%	98.8%	100.4%	99.1%	98.5%	100.0%
	Change from prior year	-0.3%	-0.9%	-0.4%	-0.3%	0.3%	0.4%	0.8%	0.3%	-1.7%

## CLOSED LISTINGS ANALYSIS

### HISTORY >>

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020



### SUMMARY >>

Summary Statistics for Closed Listings		April			Year-to-Date		
		2020	2019	Change	2020	2019	Change
Closed Listings		12	22	-45.5%	65	67	-3.0%
Volume (1,000s)		4,061	6,211	-34.6%	17,870	17,707	0.9%
Average	Sale Price	338,448	282,314	19.9%	274,919	264,284	4.0%
	Days on Market	39	50	-22.0%	45	54	-17.7%
	Percent of List	98.8%	100.7%	-1.8%	98.3%	99.0%	-0.7%
	Percent of Original	97.7%	100.4%	-2.7%	97.1%	97.7%	-0.7%
Median	Sale Price	340,000	227,400	49.5%	247,000	229,900	7.4%
	Days on Market	13	17	-23.5%	12	24	-50.0%
	Percent of List	98.1%	100.0%	-1.9%	98.7%	100.0%	-1.3%
	Percent of Original	98.1%	100.0%	-1.9%	98.4%	98.8%	-0.3%

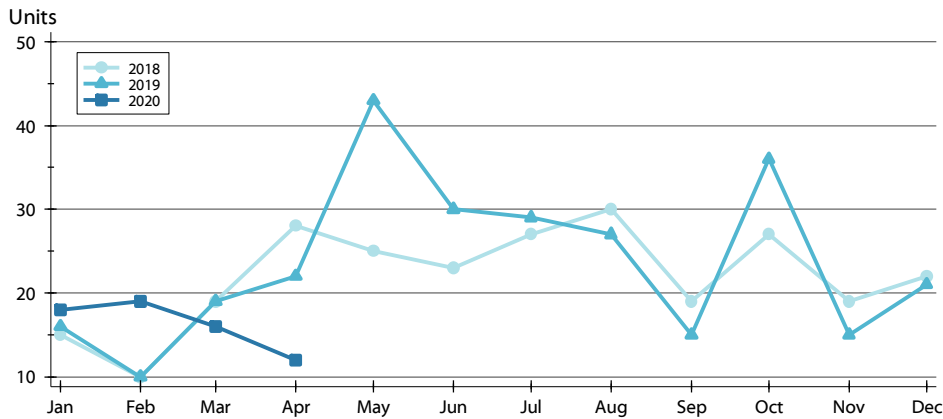
A total of 12 homes sold in Douglas County (excluding Lawrence) in April, down from 22 units in April 2019. Total sales volume fell to \$4.1 million compared to \$6.2 million in the previous year.

The median sales price in April was \$340,000, up 49.5% compared to the prior year. Median days on market was 13 days, down from 18 days in March, and down from 17 in April 2019.

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## BY MONTH >>



Month	2018	2019	2020
January	15	16	18
February	10	10	19
March	19	19	16
April	28	22	12
May	25	43	
June	23	30	
July	27	29	
August	30	27	
September	19	15	
October	27	36	
November	19	15	
December	22	21	

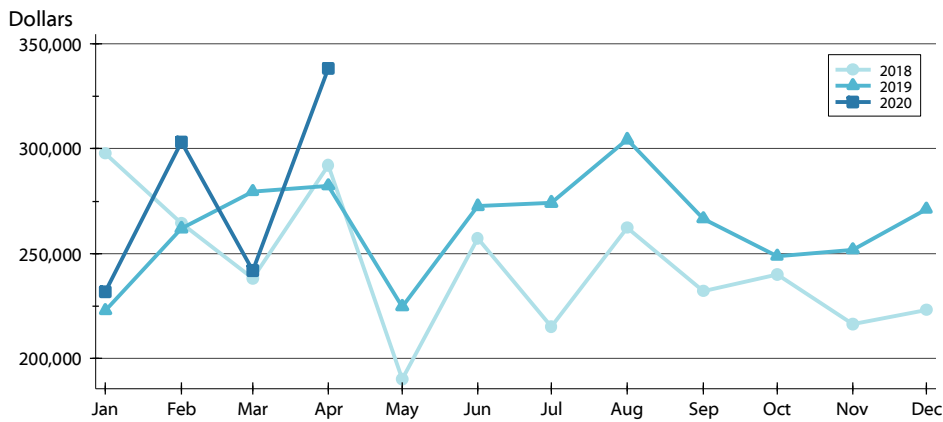
## BY PRICE RANGE >>

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	2	16.7%	241	120,736	120,736	6	6	110.3%	110.3%	110.3%	110.3%
\$150,000-\$199,999	1	8.3%	170	170,000	170,000	36	36	94.5%	94.5%	91.9%	91.9%
\$200,000-\$249,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	8.3%	270	270,000	270,000	2	2	100.0%	100.0%	100.0%	100.0%
\$300,000-\$349,999	3	25.0%	985	328,333	335,000	20	14	98.2%	98.6%	97.5%	98.6%
\$350,000-\$399,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$449,999	2	16.7%	830	414,950	414,950	25	25	98.8%	98.8%	98.8%	98.8%
\$450,000-\$499,999	1	8.3%	455	455,000	455,000	8	8	91.0%	91.0%	91.0%	91.0%
\$500,000-\$599,999	2	16.7%	1,110	555,000	555,000	152	152	93.8%	93.8%	89.2%	89.2%
\$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	12	100.0%	4,061	338,448	340,000	39	13	98.8%	98.1%	97.7%	98.1%

# CLOSED LISTINGS ANALYSIS

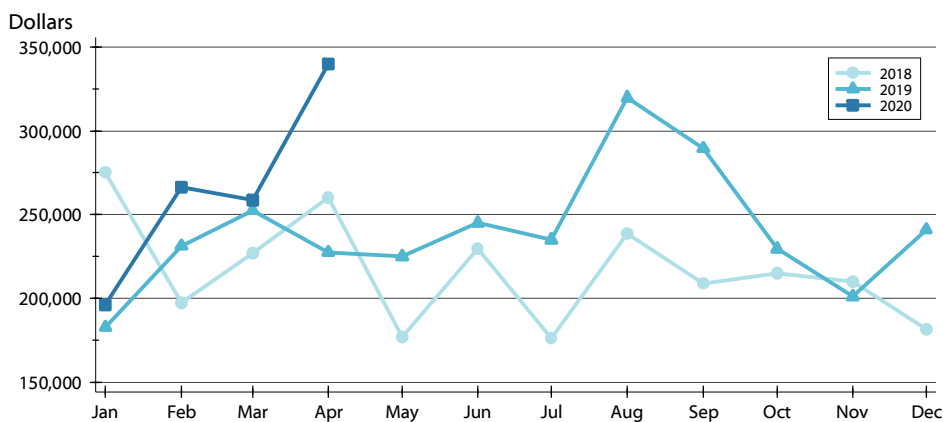
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## 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	338,448
May	190,310	224,797	
June	257,307	272,675	
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 >>

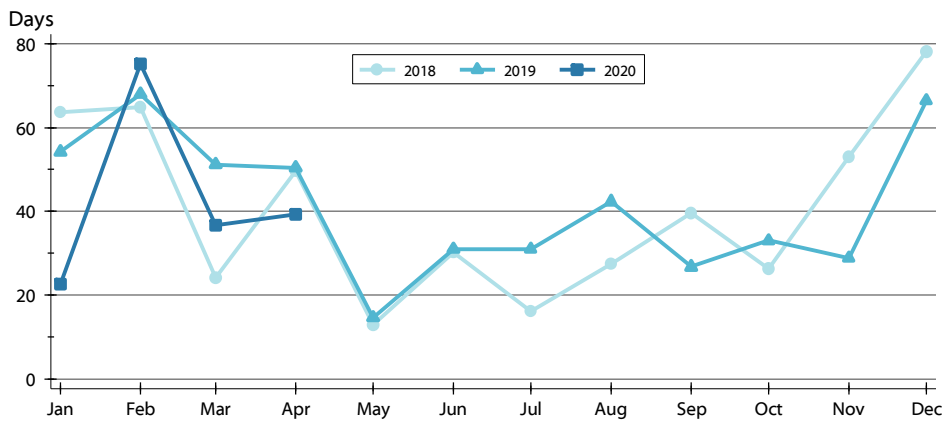


Month	2018	2019	2020
January	275,000	182,725	196,175
February	197,388	231,250	266,300
March	227,000	252,500	258,500
April	259,950	227,400	340,000
May	177,000	225,000	
June	229,500	244,950	
July	176,000	235,000	
August	238,500	319,900	
September	209,000	289,500	
October	215,000	229,500	
November	210,000	201,000	
December	181,400	241,000	

# CLOSED LISTINGS ANALYSIS

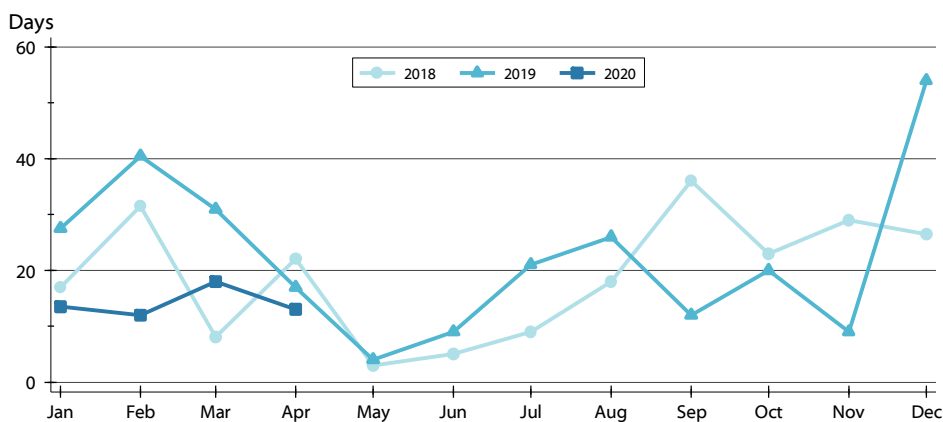
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## AVERAGE DOM >>



Month	2018	2019	2020
January	64	54	23
February	65	68	75
March	24	51	37
April	50	50	39
May	13	15	
June	30	31	
July	16	31	
August	27	42	
September	40	27	
October	26	33	
November	53	29	
December	78	66	

## MEDIAN DOM >>

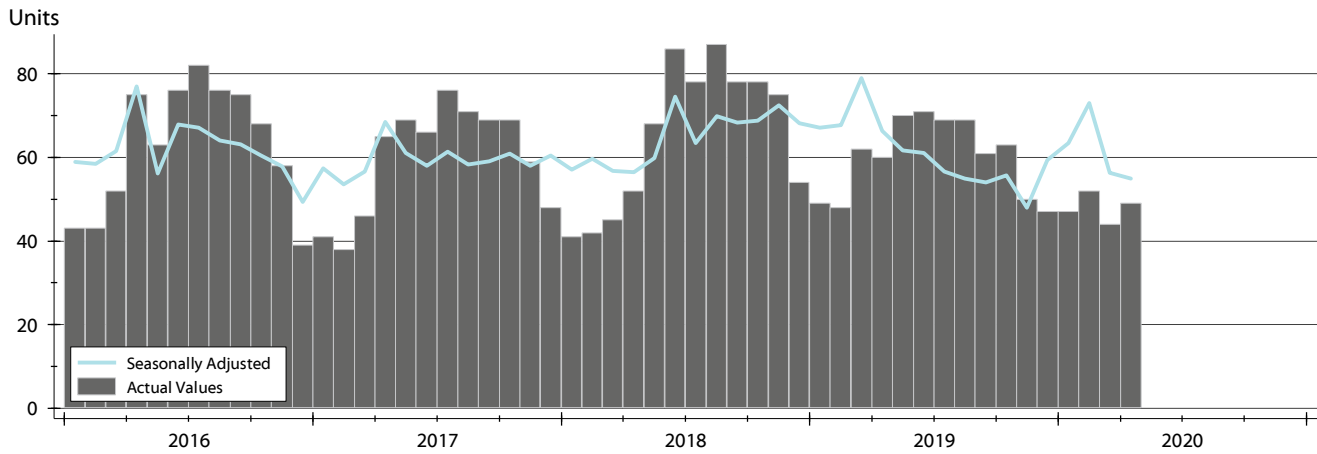


Month	2018	2019	2020
January	17	28	14
February	32	41	12
March	8	31	18
April	22	17	13
May	3	4	
June	5	9	
July	9	21	
August	18	26	
September	36	12	
October	23	20	
November	29	9	
December	27	54	

# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		End of April		
for Active Listings		2020	2019	Change
Active Listings		<b>49</b>	60	-18.3%
Months' Supply		<b>2.1</b>	2.8	-24.7%
Volume (1,000s)		<b>24,185</b>	22,280	8.5%
Average	List Price	<b>493,571</b>	371,335	32.9%
	Days on Market	<b>99</b>	87	14.1%
	Percent of Original	<b>99.3%</b>	97.9%	1.4%
Median	List Price	<b>375,000</b>	327,500	14.5%
	Days on Market	<b>60</b>	42	44.6%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 49 homes were available for sale in Douglas County (excluding Lawrence) at the end of April. This represents a 2.1 months' supply of active listings.

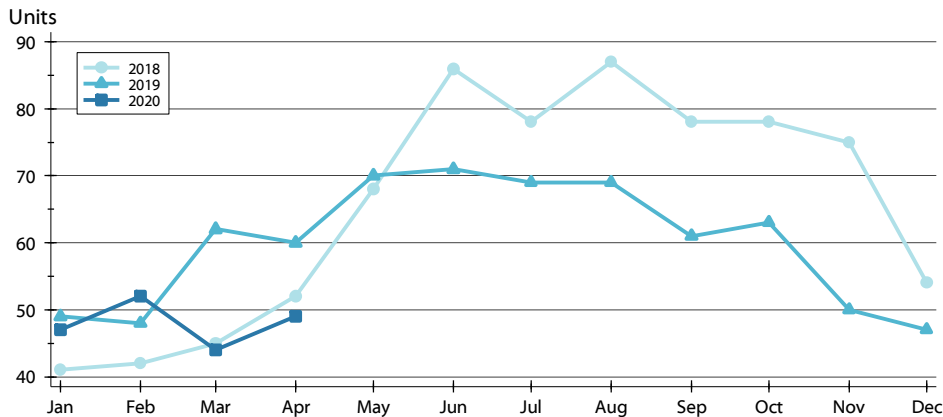
The median list price of homes on the market at the end of April was \$375,000, up 14.5% from 2019. The typical time on market for active listings was 60 days, up from 42 days a year earlier.



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## 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	70
June	86	71	71
July	78	69	69
August	87	69	69
September	78	61	61
October	78	63	63
November	75	50	50
December	54	47	47

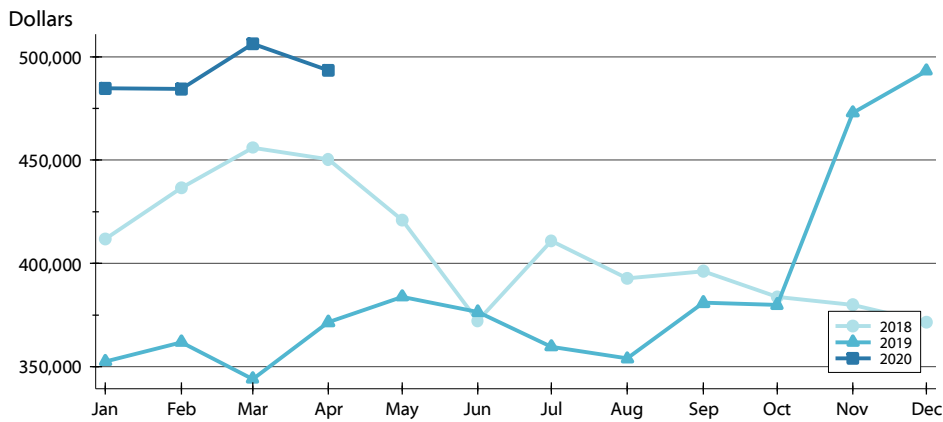
## BY PRICE RANGE >>

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	2.0%	45	N/A	45,000	45,000	1	1	100.0%	100.0%
\$50,000-\$99,999	2	4.1%	150	N/A	74,950	74,950	149	149	86.1%	86.1%
\$100,000-\$149,999	3	6.1%	353	1.5	117,500	115,000	22	24	100.0%	100.0%
\$150,000-\$199,999	1	2.0%	150	1.0	150,000	150,000	7	7	100.0%	100.0%
\$200,000-\$249,999	4	8.2%	892	N/A	223,100	222,450	20	17	99.3%	100.0%
\$250,000-\$299,999	4	8.2%	1,116	4.0	279,100	278,750	65	54	99.1%	100.0%
\$300,000-\$349,999	7	14.3%	2,270	2.3	324,329	325,000	152	50	103.7%	100.0%
\$350,000-\$399,999	5	10.2%	1,859	N/A	371,740	375,000	72	67	98.7%	98.7%
\$400,000-\$449,999	2	4.1%	859	1.0	429,500	429,500	95	95	96.7%	96.7%
\$450,000-\$499,999	2	4.1%	915	2.0	457,500	457,500	117	117	96.3%	96.3%
\$500,000-\$599,999	7	14.3%	3,862	3.5	551,714	549,000	84	77	99.1%	100.0%
\$600,000-\$749,999	2	4.1%	1,385	N/A	692,450	692,450	97	97	100.0%	100.0%
\$750,000-\$999,999	7	14.3%	5,929	N/A	846,986	849,900	163	148	100.0%	100.0%
\$1,000,000 and up	2	4.1%	4,400	N/A	2,200,000	2,200,000	183	183	100.0%	100.0%
All price ranges	49	100.0%	24,185	4.1	493,571	375,000	99	60	99.3%	100.0%

# ACTIVE LISTINGS ANALYSIS

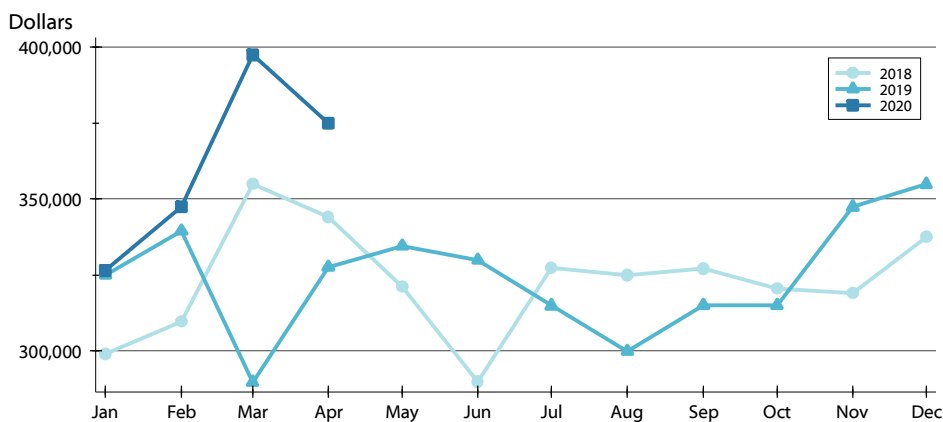
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## 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	
June	372,055	376,416	
July	410,954	359,671	
August	392,769	353,781	
September	396,284	380,739	
October	383,644	379,795	
November	379,872	472,927	
December	371,455	493,338	

## MEDIAN PRICE >>

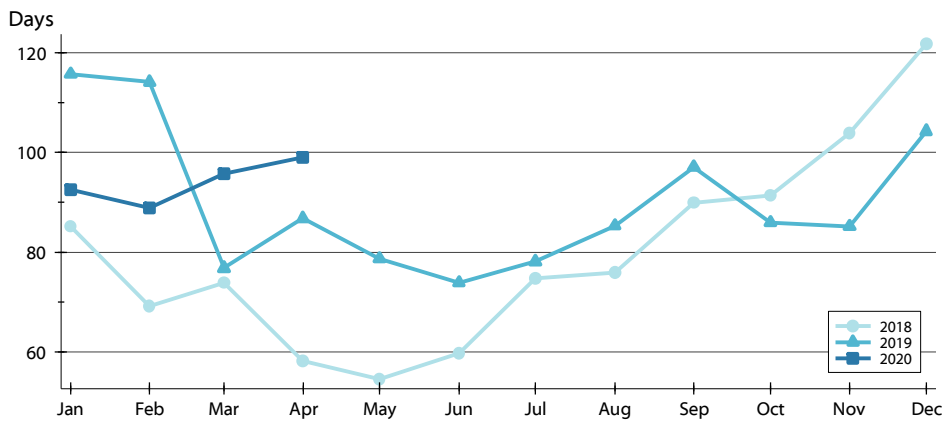


Month	2018	2019	2020
January	299,000	324,900	326,500
February	309,500	339,450	347,450
March	354,900	289,700	397,400
April	344,000	327,500	375,000
May	321,000	334,500	
June	289,900	329,900	
July	327,200	314,900	
August	324,900	299,900	
September	326,950	315,000	
October	320,400	315,000	
November	319,000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

# ACTIVE LISTINGS ANALYSIS

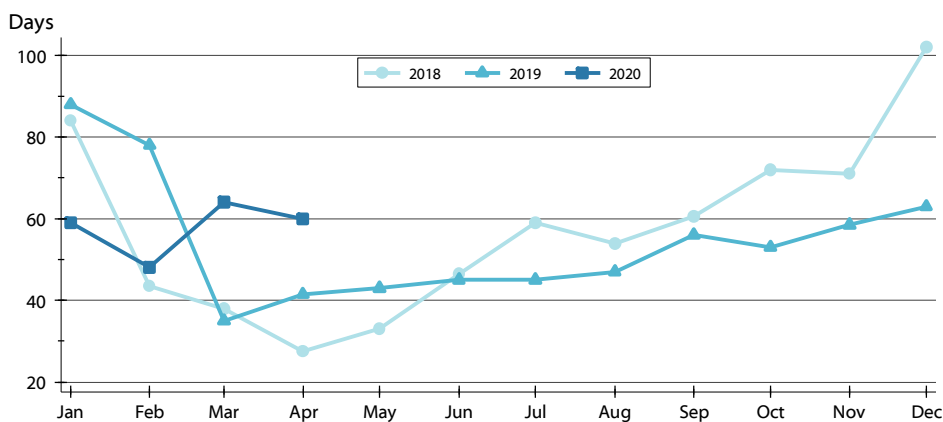
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## 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	
June	60	74	
July	75	78	
August	76	85	
September	90	97	
October	91	86	
November	104	85	
December	122	104	

## MEDIAN DOM >>

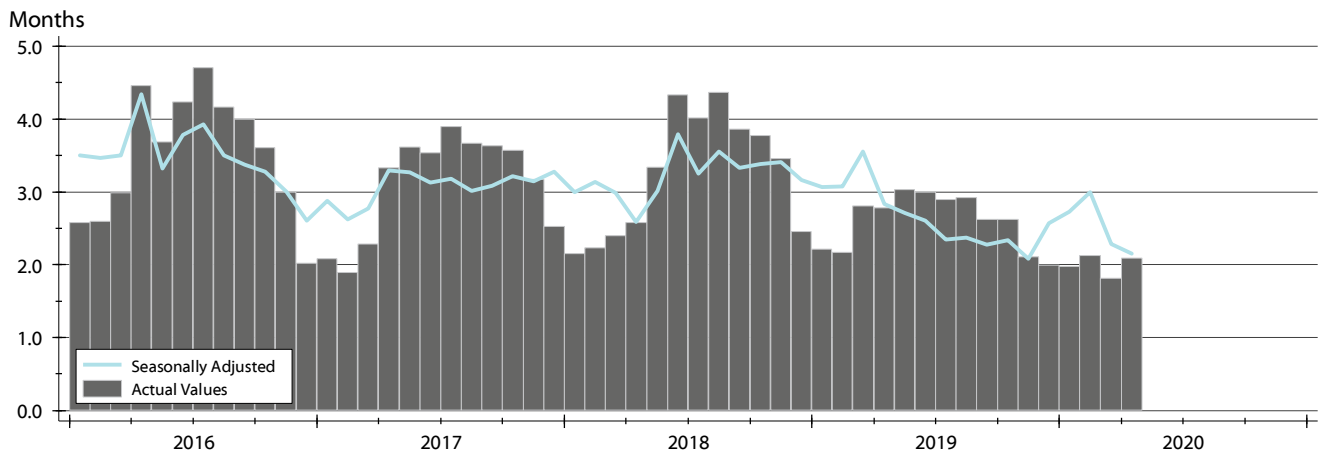


Month	2018	2019	2020
January	84	88	59
February	44	78	48
March	38	35	64
April	28	42	60
May	33	43	
June	47	45	
July	59	45	
August	54	47	
September	61	56	
October	72	53	
November	71	59	
December	102	63	

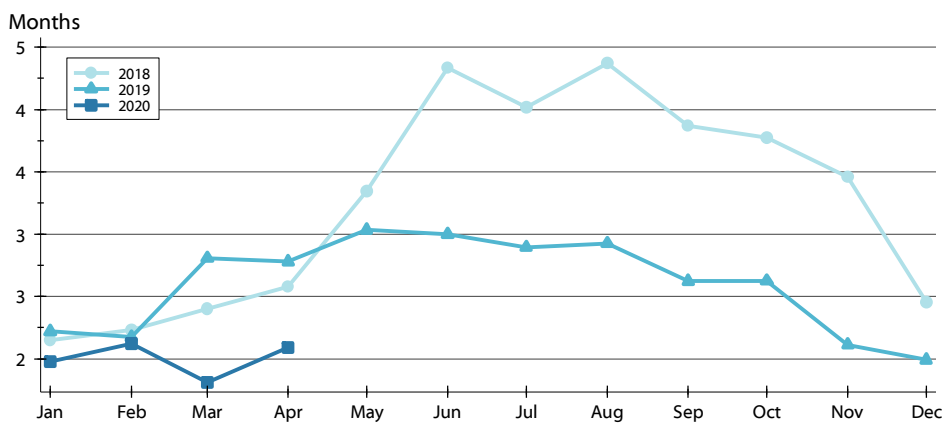
# MONTHS' SUPPLY ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

**HISTORY** >>



**BY MONTH** >>

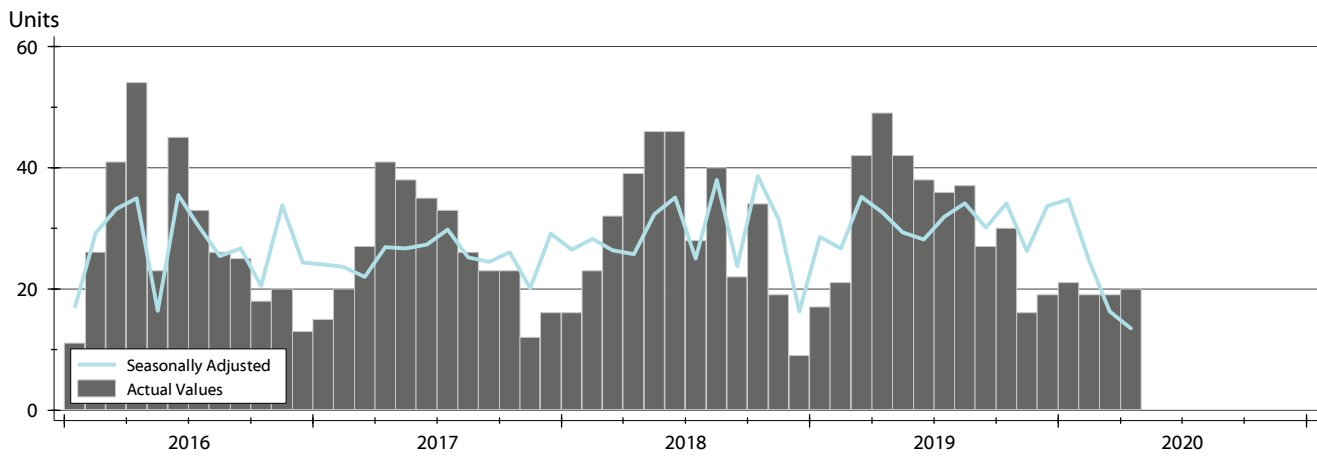


Month	2018	2019	2020
January	2.1	2.2	2.0
February	2.2	2.2	2.1
March	2.4	2.8	1.8
April	2.6	2.8	2.1
May	3.3	3.0	
June	4.3	3.0	
July	4.0	2.9	
August	4.4	2.9	
September	3.9	2.6	
October	3.8	2.6	
November	3.5	2.1	
December	2.5	2.0	

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

**HISTORY >>**



**SUMMARY >>**

Summary Statistics for New Listings		April		
		2020	2019	Change
Current Month	New Listings	<b>20</b>	49	-59.2%
	Volume (1,000s)	<b>6,618</b>	14,374	-54.0%
	Average List Price	<b>330,905</b>	293,347	12.8%
	Median List Price	<b>301,950</b>	245,000	23.2%
YTD	New Listings	<b>79</b>	129	-38.8%
	Volume (1,000s)	<b>24,424</b>	37,907	-35.6%
	Average List Price	<b>309,166</b>	293,852	5.2%
	Median List Price	<b>269,900</b>	245,000	10.2%

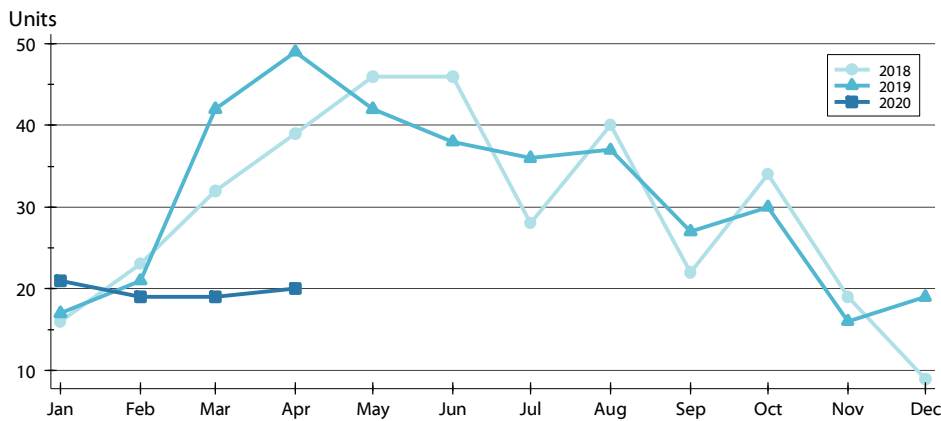
A total of 20 new listings were added in Douglas County (excluding Lawrence) during April, down 59.2% from the same month in 2019. Year-to-date Douglas County (excluding Lawrence) has seen 79 new listings.

The median list price of these homes was \$301,950 up from \$245,000 in 2019.

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	16	17	21
February	23	21	19
March	32	42	19
April	39	49	20
May	46	42	20
June	46	38	20
July	28	36	20
August	40	37	20
September	22	27	20
October	34	30	20
November	19	16	20
December	9	19	20

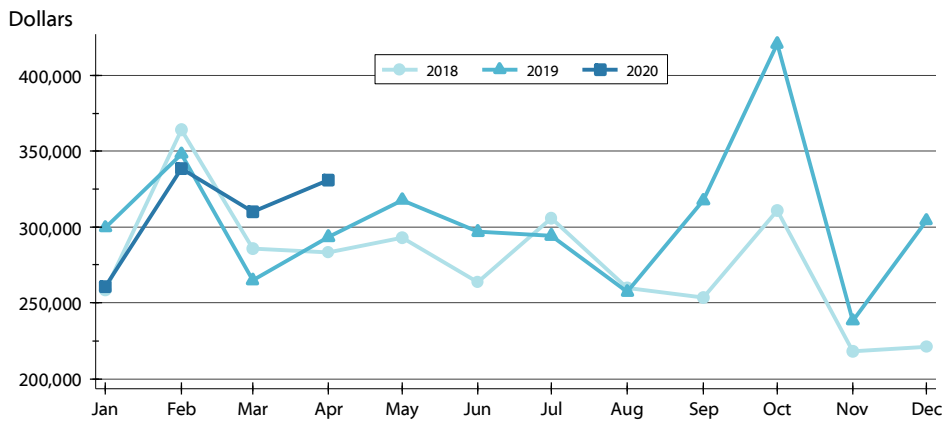
**BY PRICE RANGE** >>

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	2	10.0%	238	118,750	118,750
\$150,000-\$199,999	2	10.0%	325	162,450	162,450
\$200,000-\$249,999	4	20.0%	932	233,100	232,500
\$250,000-\$299,999	2	10.0%	560	279,900	279,900
\$300,000-\$349,999	4	20.0%	1,295	323,625	320,750
\$350,000-\$399,999	2	10.0%	774	387,000	387,000
\$400,000-\$449,999	0	0.0%	0	N/A	N/A
\$450,000-\$499,999	0	0.0%	0	N/A	N/A
\$500,000-\$599,999	3	15.0%	1,660	553,333	575,000
\$600,000-\$749,999	0	0.0%	0	N/A	N/A
\$750,000-\$999,999	1	5.0%	835	835,000	835,000
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	20	100.0%	6,618	330,905	301,950

# NEW LISTINGS ANALYSIS

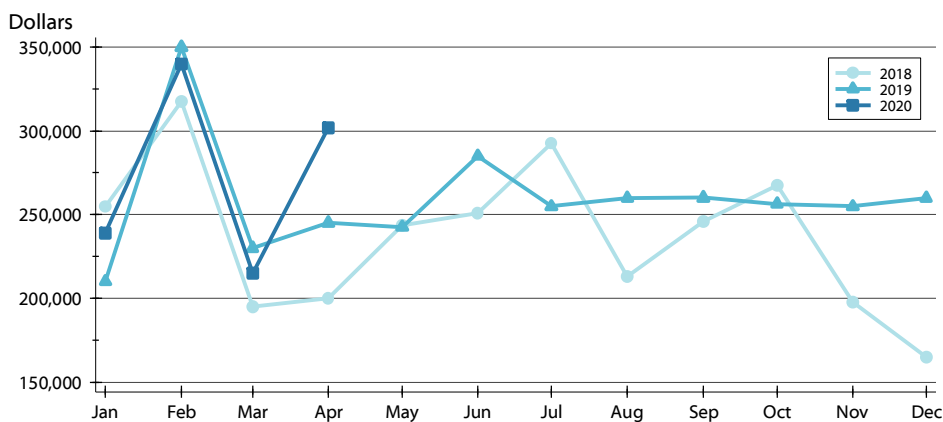
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	258,325	299,506	260,686
February	364,164	348,252	338,789
March	285,930	264,952	310,242
April	283,159	293,347	330,905
May	293,251	317,980	
June	263,497	296,849	
July	305,907	294,224	
August	260,010	257,184	
September	253,671	317,598	
October	311,050	420,878	
November	218,074	238,198	
December	221,178	304,200	

**MEDIAN PRICE** >>

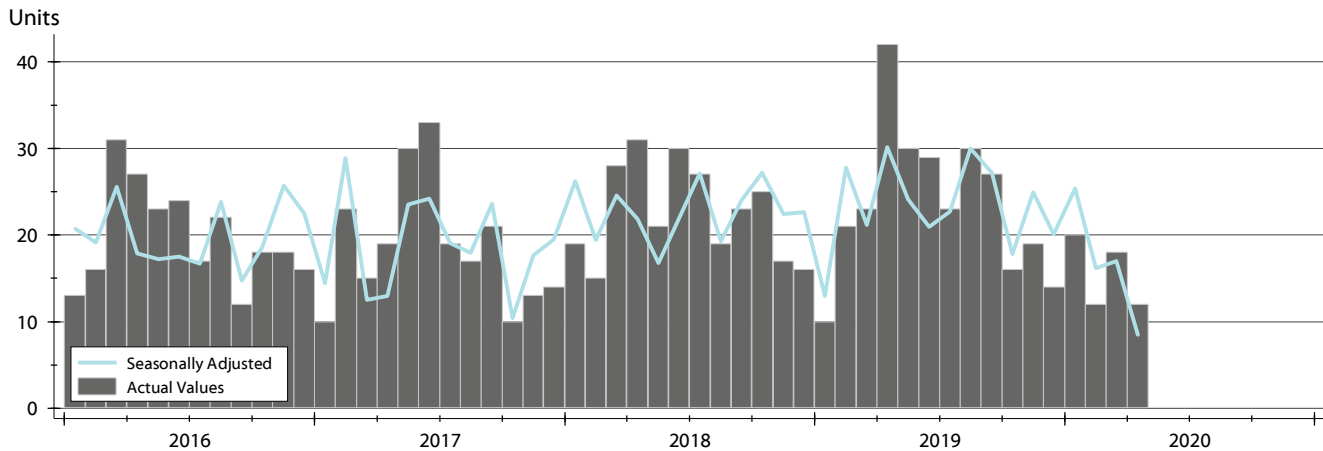


Month	2018	2019	2020
January	254,700	210,000	239,000
February	317,500	350,000	339,900
March	194,950	229,900	215,000
April	200,000	245,000	301,950
May	243,450	242,450	
June	250,750	284,948	
July	292,400	254,950	
August	213,250	259,900	
September	245,700	259,999	
October	267,450	256,450	
November	197,500	254,950	
December	165,000	259,900	

## CONTRACTS WRITTEN ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020

### HISTORY >>



### SUMMARY >>

Summary Statistics		April			Year-to-Date		
for Contracts Written		2020	2019	Change	2020	2019	Change
Closed Listings		12	42	-71.4%	62	96	-35.4%
Volume (1,000s)		3,345	10,311	-67.6%	17,604	25,069	-29.8%
Average	Sale Price	278,783	245,508	13.6%	283,933	261,131	8.7%
	Days on Market	13	19	-34.1%	40	39	2.6%
	Percent of Original	98.9%	99.6%	-0.7%	97.9%	98.4%	-0.5%
Median	Sale Price	219,350	222,450	-1.4%	245,000	232,450	5.4%
	Days on Market	11	8	31.3%	11	10	5.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 12 contracts for sale were written in Douglas County (excluding Lawrence) during the month of April, down from 42 in 2019. The median list price of these homes was \$219,350, down from \$222,450 the prior

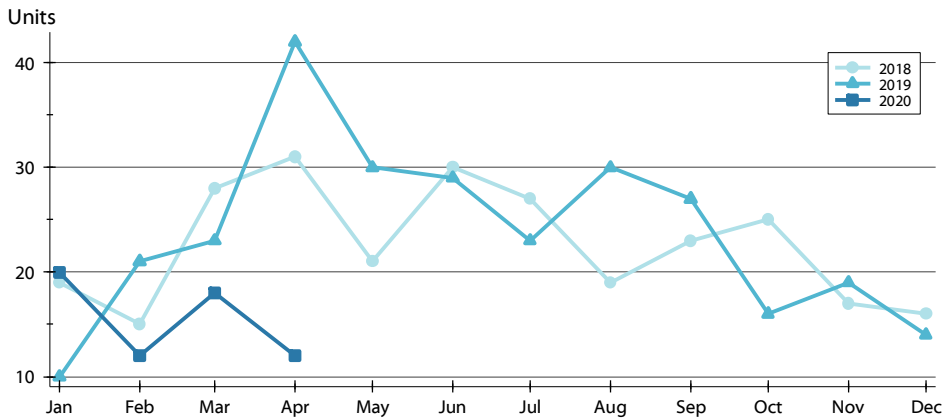
Half of the homes that went under contract in April were on the market less than 11 days, compared to 8 days in April 2019.



# CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## BY MONTH >>



Month	2018	2019	2020
January	19	10	20
February	15	21	12
March	28	23	18
April	31	42	12
May	21	30	
June	30	29	
July	27	23	
August	19	30	
September	23	27	
October	25	16	
November	17	19	
December	16	14	

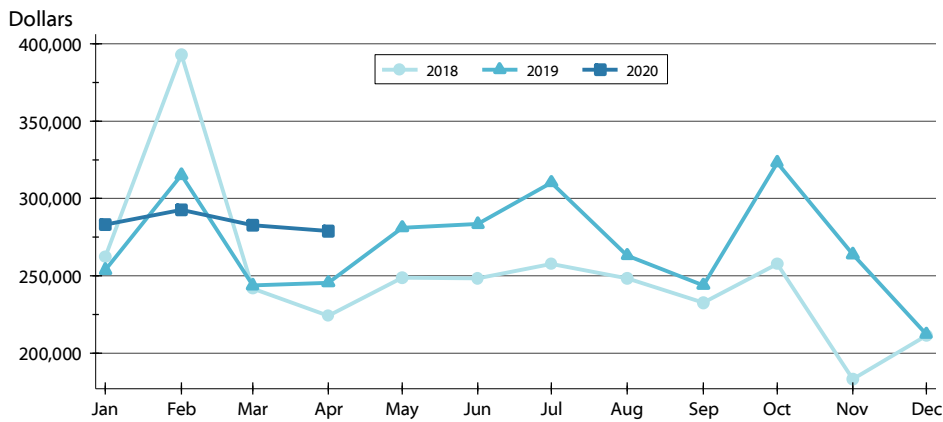
## BY PRICE RANGE >>

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	1	8.3%	135	135,000	135,000	25	25	94.4%	94.4%
\$150,000-\$199,999	5	41.7%	913	182,500	179,900	18	15	98.5%	100.0%
\$200,000-\$249,999	1	8.3%	240	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	270	269,900	269,900	4	4	100.0%	100.0%
\$300,000-\$349,999	1	8.3%	314	314,000	314,000	5	5	100.0%	100.0%
\$350,000-\$399,999	1	8.3%	399	399,000	399,000	7	7	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	2	16.7%	1,075	537,500	537,500	11	11	100.0%	100.0%
\$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	12	100.0%	3,345	278,783	219,350	13	11	98.9%	100.0%

# CONTRACTS WRITTEN ANALYSIS

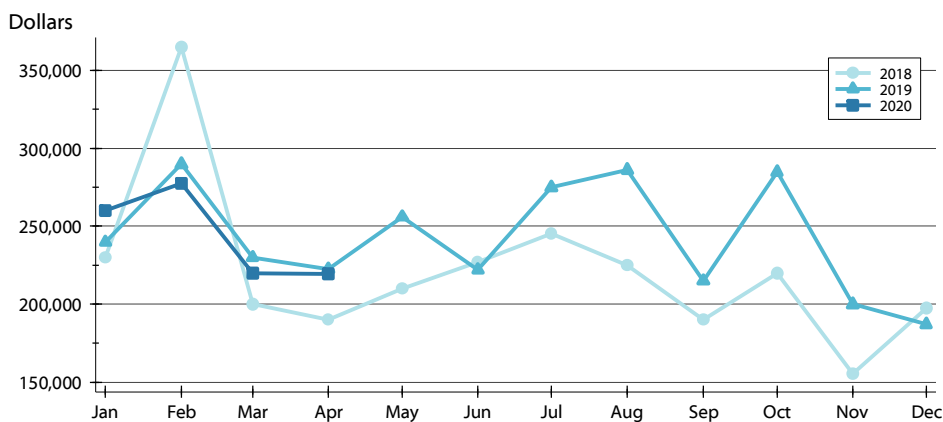
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## 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	282,589
April	224,323	245,508	278,783
May	248,840	281,145	
June	248,210	283,326	
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 >>

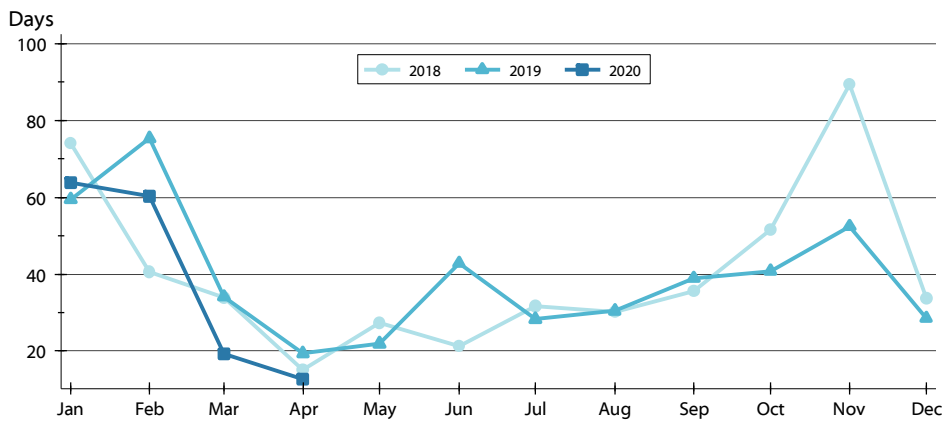


Month	2018	2019	2020
January	229,900	240,000	259,950
February	365,000	289,900	277,425
March	199,975	229,900	220,000
April	189,900	222,450	219,350
May	210,000	256,000	
June	226,950	222,000	
July	245,000	274,900	
August	224,900	286,200	
September	190,000	215,000	
October	220,000	284,950	
November	155,000	199,900	
December	197,450	186,950	

# CONTRACTS WRITTEN ANALYSIS

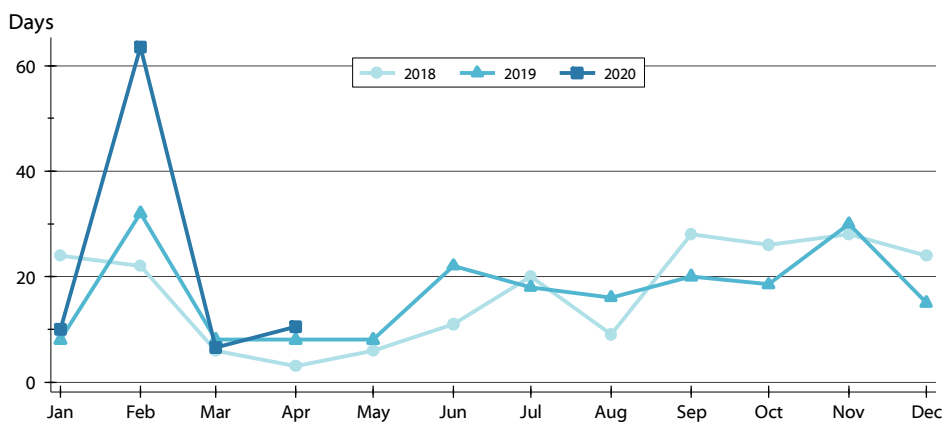
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## AVERAGE DOM >>



Month	2018	2019	2020
January	74	60	64
February	41	75	60
March	34	34	19
April	15	19	13
May	27	22	
June	21	43	
July	32	28	
August	30	30	
September	36	39	
October	52	41	
November	89	52	
December	34	29	

## MEDIAN DOM >>

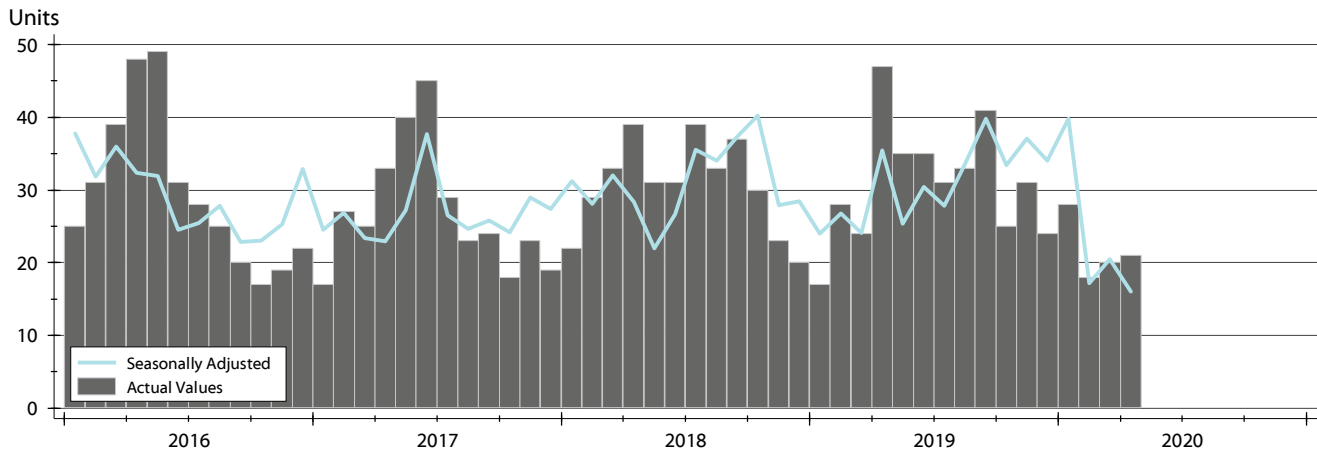


Month	2018	2019	2020
January	24	8	10
February	22	32	64
March	6	8	7
April	3	8	11
May	6	8	
June	11	22	
July	20	18	
August	9	16	
September	28	20	
October	26	19	
November	28	30	
December	24	15	

# PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		End of April		
for Active Listings		2020	2019	Change
Active Listings		21	47	-55.3%
Volume (1,000s)		5,483	11,365	-51.8%
Average	List Price	261,110	241,817	8.0%
	Days on Market	9	18	-49.5%
	Percent of Original	99.8%	99.8%	0.0%
Median	List Price	215,000	230,000	-6.5%
	Days on Market	5	6	-16.7%
	Percent of Original	100.0%	100.0%	0.0%

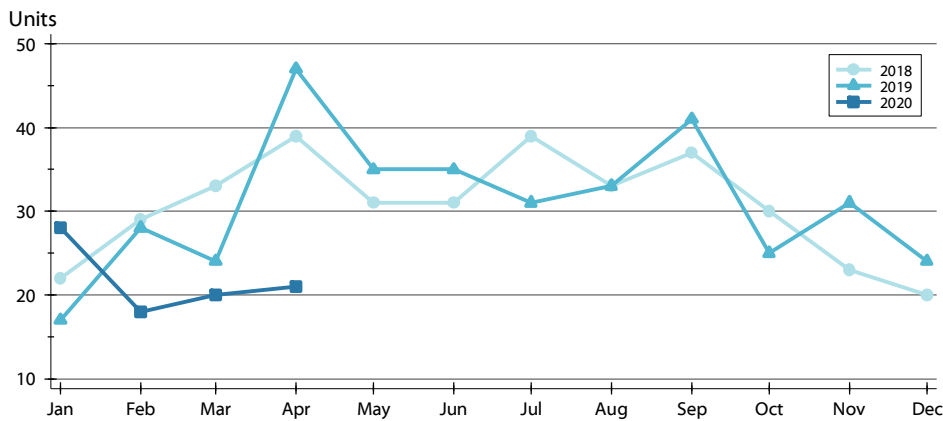
A total of 21 listings in Douglas County (excluding Lawrence) had contracts pending at the end of April, down from 47 contracts pending at the end of April 2019.

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 5/8/2020**

## 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	
June	31	35	
July	39	31	
August	33	33	
September	37	41	
October	30	25	
November	23	31	
December	20	24	

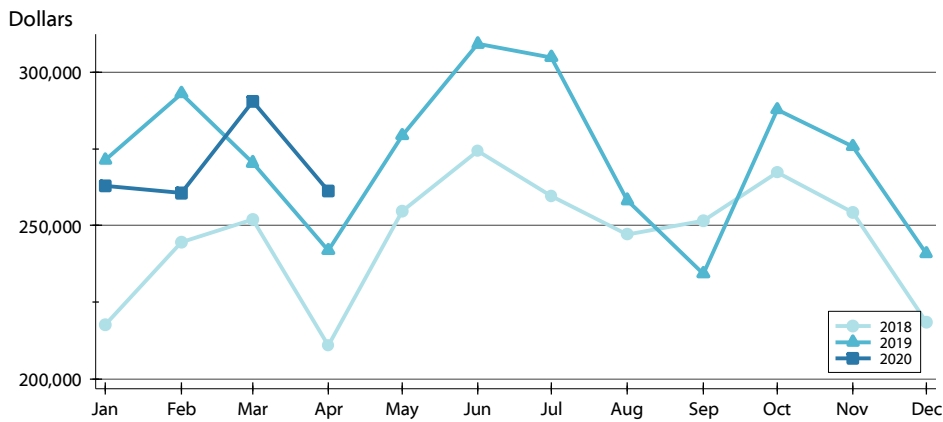
## BY PRICE RANGE >>

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	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	3	14.3%	394	131,317	134,950	13	9	100.0%	100.0%
\$150,000-\$199,999	7	33.3%	1,296	185,207	180,000	9	4	100.0%	100.0%
\$200,000-\$249,999	4	19.0%	895	223,750	220,000	5	2	98.9%	100.0%
\$250,000-\$299,999	1	4.8%	270	269,900	269,900	4	4	100.0%	100.0%
\$300,000-\$349,999	1	4.8%	314	314,000	314,000	5	5	100.0%	100.0%
\$350,000-\$399,999	2	9.5%	774	387,000	387,000	5	5	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	1	4.8%	465	465,000	465,000	30	30	100.0%	100.0%
\$500,000-\$599,999	2	9.5%	1,075	537,500	537,500	11	11	100.0%	100.0%
\$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%	5,483	261,110	215,000	9	5	99.8%	100.0%

# PENDING CONTRACTS ANALYSIS

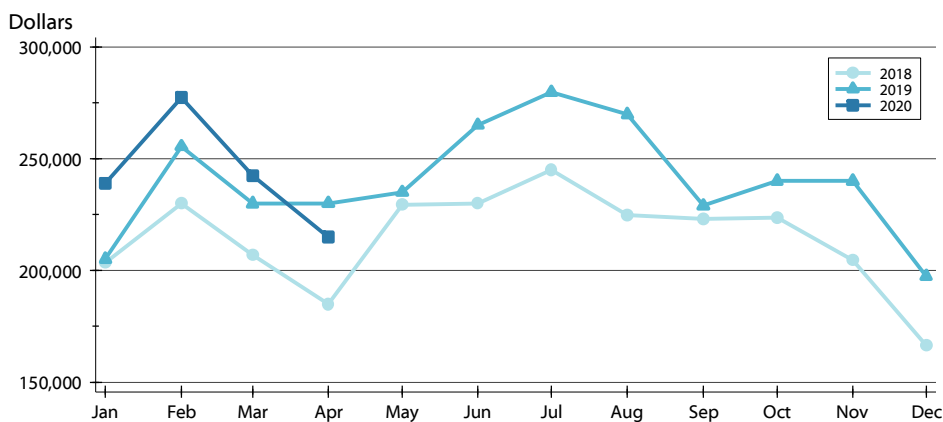
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## 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	
June	274,277	309,233	
July	259,549	304,824	
August	247,088	258,170	
September	251,482	234,262	
October	267,400	287,782	
November	254,313	275,829	
December	218,440	240,785	

## MEDIAN PRICE >>

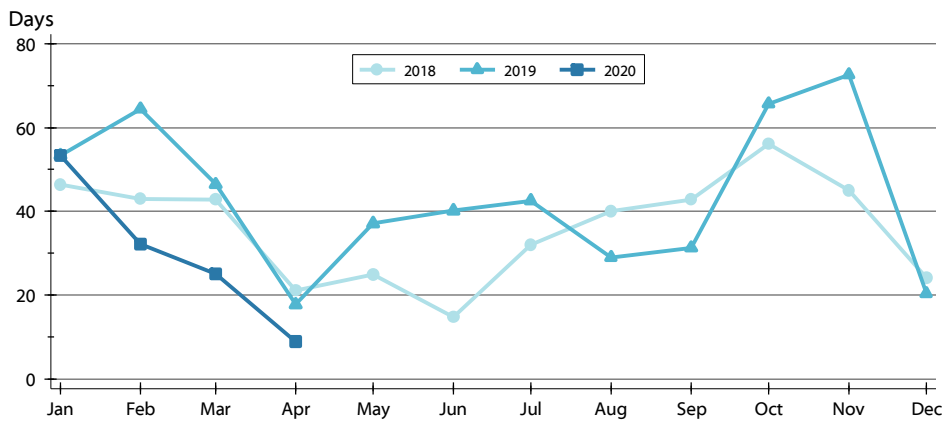


Month	2018	2019	2020
January	203,425	205,000	239,000
February	229,900	255,450	277,425
March	206,900	229,950	242,475
April	185,000	230,000	215,000
May	229,500	235,000	
June	229,900	265,000	
July	245,000	279,900	
August	224,900	269,900	
September	222,945	229,000	
October	223,500	240,000	
November	204,500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

# PENDING CONTRACTS ANALYSIS

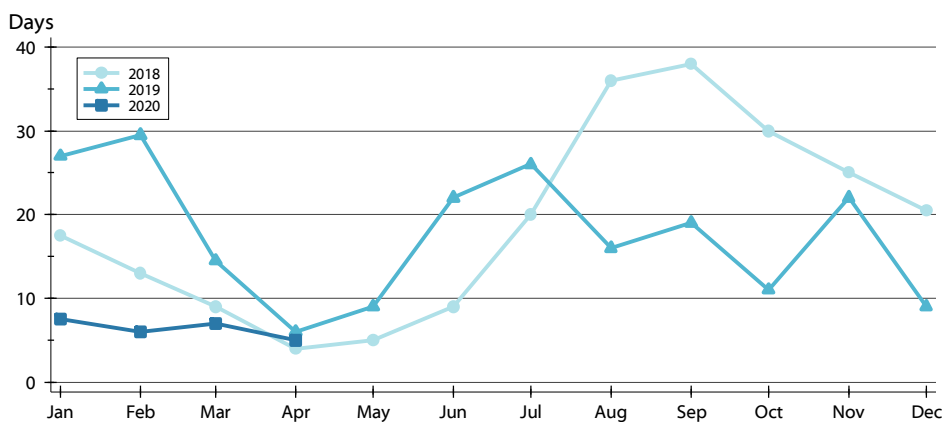
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 5/8/2020**

## 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	
June	15	40	
July	32	43	
August	40	29	
September	43	31	
October	56	66	
November	45	73	
December	24	20	

## 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	
June	9	22	
July	20	26	
August	36	16	
September	38	19	
October	30	11	
November	25	22	
December	21	9	