

MARKET OVERVIEW >>

Douglas County Home Sales Fell in May

Total home sales in Douglas County (excluding Lawrence) fell last month to 18 units, compared to 43 units in May 2019. Total sales volume was \$4.5 million, down from a year earlier.

The median sale price in May was \$205,700, down from \$225,000 a year earlier. Homes that sold in May 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 May

The total number of active listings in Douglas County (excluding Lawrence) at the end of May was 46 units, down from 70 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 May was \$354,450.

During May, a total of 25 contracts were written down from 30 in May 2019. At the end of the month, there were 32 contracts pending, compared to 35 at the end of May 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		May		
Summary Statistics		2020	2019	Change
Home Sales		18	43	-58.1%
Active Listings		46	70	-34.3%
Months' Supply		2.1	3.0	-29.2%
New Listings		29	42	-31.0%
Contracts Written		25	30	-16.7%
Pending Contracts		32	35	-8.6%
Sales Volume (1,000s)		4,472	9,666	-53.7%
Average	Sale Price	248,419	224,797	10.5%
	List Price of Actives	496,717	383,726	29.4%
	Days on Market	17	15	18.3%
	Percent of List	99.8%	99.5%	0.3%
	Percent of Original	99.4%	99.6%	-0.1%
Median	Sale Price	205,700	225,000	-8.6%
	List Price of Actives	354,450	334,500	6.0%
	Days on Market	5	4	12.5%
	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 6/8/2020

May MLS Statistics		2020			2019			2018			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		18	18	0	43	42	1	25	25	0	
	Change from prior year	-58.1%	-57.1%	-100.0%	72.0%	68.0%	N/A	8.7%	19.0%	-100.0%	
Active Listings		46	38	8	70	62	8	68	61	7	
	Change from prior year	-34.3%	-38.7%	0.0%	2.9%	1.6%	14.3%	-1.4%	-9.0%	250.0%	
Months' Supply		2.1	1.9	N/A	3.0	2.8	8.0	3.3	3.1	N/A	
	Change from prior year	-29.2%	-31.5%	N/A	-9.3%	-9.9%	-14.3%	-7.5%	-13.6%	N/A	
New Listings		29	24	5	42	38	4	46	41	5	
	Change from prior year	-31.0%	-36.8%	25.0%	-8.7%	-7.3%	-20.0%	21.1%	7.9%	N/A	
Contracts Written		25	23	2	30	28	2	21	21	0	
	Change from prior year	-16.7%	-17.9%	0.0%	42.9%	33.3%	N/A	-30.0%	-30.0%	N/A	
Pending Contracts		32	30	2	35	33	2	31	31	0	
	Change from prior year	-8.6%	-9.1%	0.0%	12.9%	6.5%	N/A	-22.5%	-20.5%	-100.0%	
Sales Volume (1,000s)		4,472	4,472	0	9,666	9,408	258	4,758	4,758	0	
	Change from prior year	-53.7%	-52.5%	-100.0%	103.2%	97.7%	N/A	-22.1%	-15.7%	-100.0%	
Average	Sale Price	248,419	248,419	N/A	224,797	224,008	257,900	190,310	190,310	N/A	
		Change from prior year	10.5%	10.9%	N/A	18.1%	17.7%	N/A	-28.4%	-29.2%	N/A
	List Price of Actives	496,717	533,876	320,213	383,726	386,400	363,000	421,058	427,965	360,871	
		Change from prior year	29.4%	38.2%	N/A	-8.9%	-9.7%	0.6%	1.2%	1.6%	N/A
	Days on Market	17	17	N/A	15	14	39	13	13	N/A	
		Change from prior year	18.5%	23.4%	N/A	13.2%	8.7%	N/A	-80.5%	-80.6%	N/A
Percent of List		99.8%	99.8%	N/A	99.5%	99.5%	100.0%	99.8%	99.8%	N/A	
		Change from prior year	0.3%	0.3%	N/A	-0.3%	-0.3%	N/A	2.2%	2.4%	N/A
	Percent of Original	99.4%	99.4%	N/A	99.6%	99.6%	100.0%	98.9%	98.9%	N/A	
		Change from prior year	-0.1%	-0.1%	N/A	0.7%	0.7%	N/A	2.9%	3.2%	N/A
Median	Sale Price	205,700	205,700	N/A	225,000	224,950	257,900	177,000	177,000	N/A	
		Change from prior year	-8.6%	-8.6%	N/A	27.1%	27.1%	N/A	-33.9%	-33.9%	N/A
	List Price of Actives	354,450	372,450	304,450	334,500	344,000	319,900	321,000	329,500	289,900	
		Change from prior year	6.0%	8.3%	N/A	4.2%	4.4%	10.3%	-1.2%	0.0%	N/A
	Days on Market	5	5	N/A	4	4	39	3	3	N/A	
		Change from prior year	12.5%	12.5%	N/A	33.3%	33.3%	N/A	-72.7%	-62.5%	N/A
Percent of List		100.0%	100.0%	N/A	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	
		Change from prior year	0.0%	0.0%	N/A	0.0%	0.0%	N/A	1.3%	2.0%	N/A
Percent of Original		100.0%	100.0%	N/A	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	
		Change from prior year	0.0%	0.0%	N/A	0.0%	0.0%	N/A	1.3%	2.0%	N/A

YEAR-TO-DATE STATISTICS

SUMMARY >>

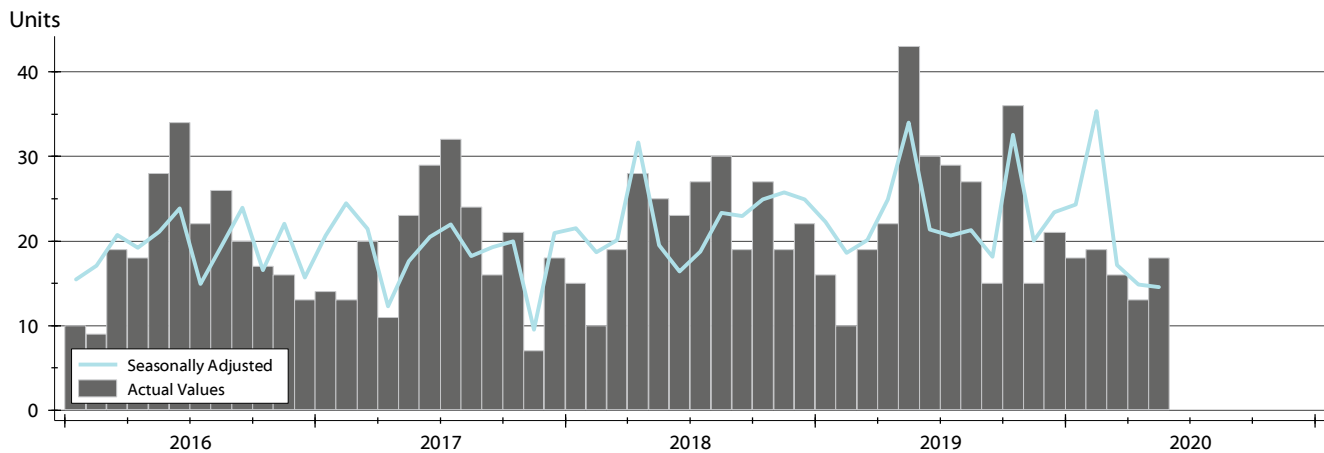
**YTD BREAKDOWNS BY HOME TYPE
DOUGLAS COUNTY (EXCLUDING LAWRENCE)
AS OF 6/8/2020**

Year-to-Date Activity By Property Type		2020			2019			2018		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		84	73	11	110	103	7	97	93	4
Change from prior year		-23.6%	-29.1%	57.1%	13.4%	10.8%	75.0%	19.8%	22.4%	-20.0%
New Listings		111	102	9	171	161	10	156	148	8
Change from prior year		-35.1%	-36.6%	-10.0%	9.6%	8.8%	25.0%	10.6%	9.6%	33.3%
Contracts Written		93	84	9	126	118	8	114	112	2
Change from prior year		-26.2%	-28.8%	12.5%	10.5%	5.4%	300.0%	17.5%	23.1%	-66.7%
Sales Volume (1,000s)		22,551	18,943	3,609	27,373	25,276	2,097	24,572	23,106	1,466
Change from prior year		-17.6%	-25.1%	72.1%	11.4%	9.4%	43.0%	27.7%	28.1%	22.1%
Average	Sale Price	268,468	259,487	328,064	248,848	245,402	299,551	253,319	248,450	366,519
	Change from prior year	7.9%	5.7%	9.5%	-1.8%	-1.2%	-18.3%	6.6%	4.7%	52.6%
	Days on Market	38	24	131	39	33	121	39	37	83
	Change from prior year	-1.2%	-26.6%	7.9%	-0.6%	-10.7%	46.6%	-29.2%	-25.4%	-39.2%
Percent of List	Percent of List	98.6%	98.6%	99.0%	99.2%	99.1%	100.4%	99.4%	99.3%	100.5%
	Change from prior year	-0.6%	-0.5%	-1.4%	-0.2%	-0.2%	-0.1%	1.4%	1.5%	0.5%
	Percent of Original	97.6%	97.7%	96.7%	98.4%	98.3%	100.0%	98.3%	98.2%	100.4%
	Change from prior year	-0.9%	-0.6%	-3.3%	0.2%	0.2%	-0.4%	1.5%	1.7%	-0.3%
Median	Sale Price	239,500	219,000	300,000	225,000	224,900	322,500	200,000	199,950	259,900
	Change from prior year	6.4%	-2.6%	-7.0%	12.5%	12.5%	24.1%	-9.0%	-7.0%	-1.6%
	Days on Market	11	8	53	13	10	119	11	11	93
	Change from prior year	-19.2%	-20.0%	-55.5%	18.2%	-9.1%	28.6%	-42.1%	-29.0%	-35.3%
Percent of List	Percent of List	99.8%	99.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.7%	100.0%
	Change from prior year	-0.2%	-1.0%	0.0%	0.0%	0.3%	0.0%	1.2%	1.2%	0.0%
	Percent of Original	98.8%	98.7%	100.0%	100.0%	100.0%	100.0%	99.5%	99.4%	100.0%
	Change from prior year	-1.2%	-1.3%	0.0%	0.5%	0.6%	0.0%	1.2%	1.2%	0.0%

CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics for Closed Listings		May			Year-to-Date		
		2020	2019	Change	2020	2019	Change
Closed Listings		18	43	-58.1%	84	110	-23.6%
Volume (1,000s)		4,472	9,666	-53.7%	22,551	27,373	-17.6%
Average	Sale Price	248,419	224,797	10.5%	268,468	248,848	7.9%
	Days on Market	17	15	18.5%	38	39	-1.2%
	Percent of List	99.8%	99.5%	0.3%	98.6%	99.2%	-0.6%
	Percent of Original	99.4%	99.6%	-0.1%	97.6%	98.4%	-0.9%
Median	Sale Price	205,700	225,000	-8.6%	239,500	225,000	6.4%
	Days on Market	5	4	12.5%	11	13	-19.2%
	Percent of List	100.0%	100.0%	0.0%	99.8%	100.0%	-0.2%
	Percent of Original	100.0%	100.0%	0.0%	98.8%	100.0%	-1.2%

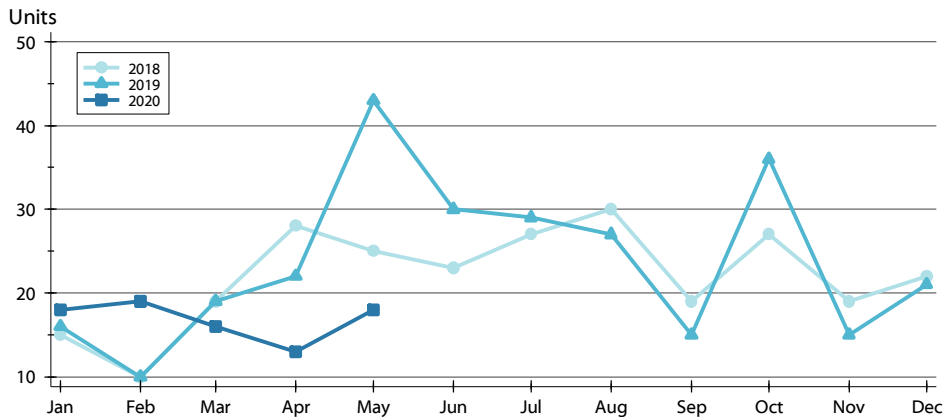
A total of 18 homes sold in Douglas County (excluding Lawrence) in May, down from 43 units in May 2019. Total sales volume fell to \$4.5 million compared to \$9.7 million in the previous year.

The median sales price in May was \$205,700, down 8.6% compared to the prior year. Median days on market was 5 days, down from 12 days in April, but up from 4 in May 2019.

CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	
July	27	29	
August	30	27	
September	19	15	
October	27	36	
November	19	15	
December	22	21	

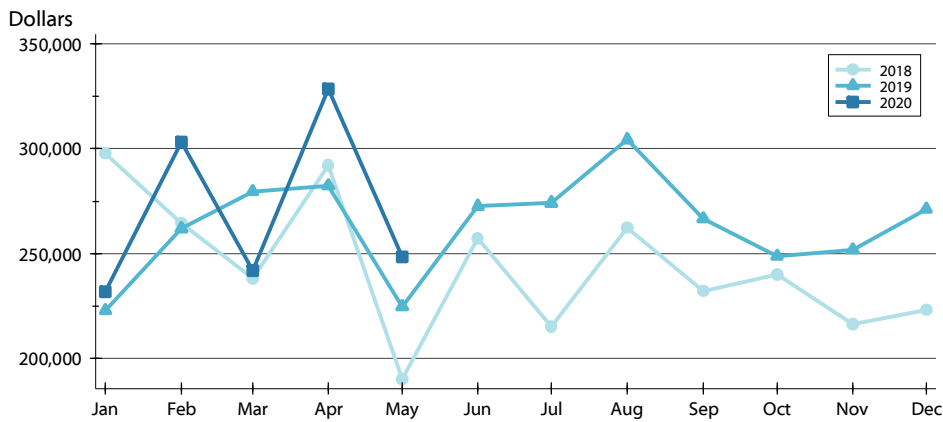
BY PRICE RANGE >>

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	16.7%	368	122,500	127,500	22	25	104.1%	103.0%	104.1%	103.0%
\$150,000-\$199,999	6	33.3%	1,098	183,050	185,500	8	4	97.6%	100.0%	96.9%	100.0%
\$200,000-\$249,999	3	16.7%	687	229,000	228,000	2	1	100.4%	100.0%	100.4%	100.0%
\$250,000-\$299,999	1	5.6%	275	275,000	275,000	148	148	102.2%	102.2%	98.6%	98.6%
\$300,000-\$349,999	1	5.6%	323	323,000	323,000	0	0	100.0%	100.0%	100.0%	100.0%
\$350,000-\$399,999	2	11.1%	766	382,750	382,750	5	5	98.9%	98.9%	98.9%	98.9%
\$400,000-\$449,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$450,000-\$499,999	2	11.1%	955	477,625	477,625	17	17	99.0%	99.0%	99.0%	99.0%
\$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	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	18	100.0%	4,472	248,419	205,700	17	5	99.8%	100.0%	99.4%	100.0%

CLOSED LISTINGS ANALYSIS

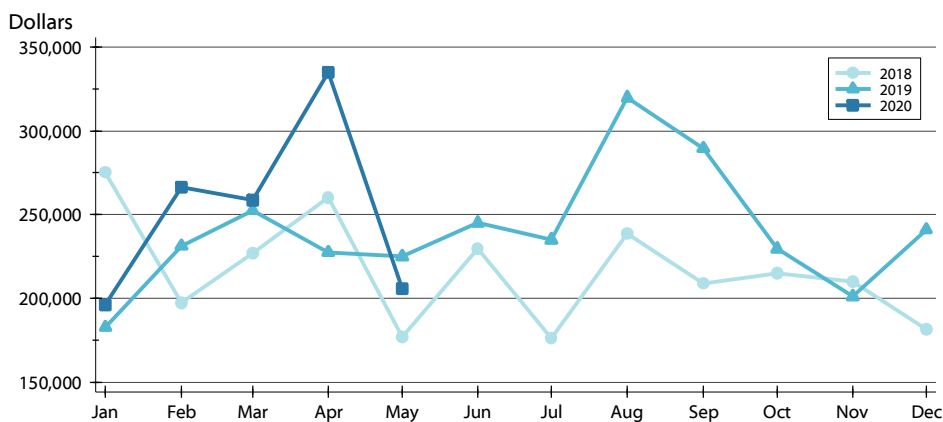
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	
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 >>

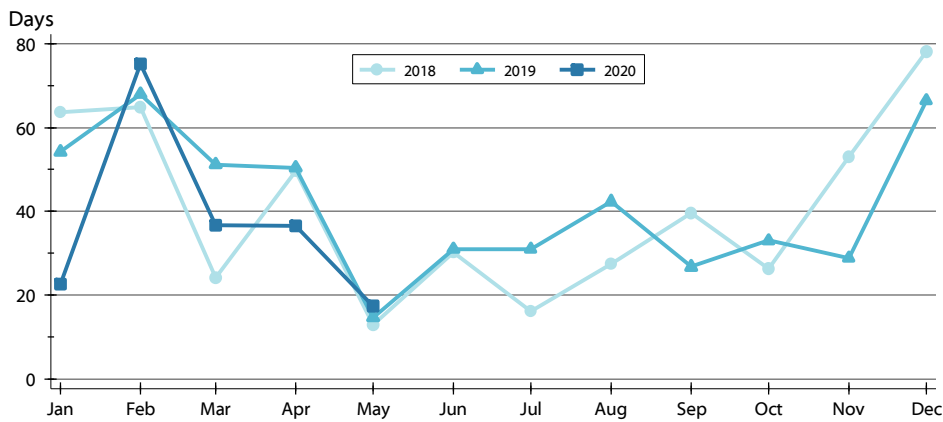


Month	2018	2019	2020
January	275,000	182,725	196,175
February	197,388	231,250	266,300
March	227,000	252,500	258,500
April	259,950	227,400	335,000
May	177,000	225,000	205,700
June	229,500	244,950	
July	176,000	235,000	
August	238,500	319,900	
September	209,000	289,500	
October	215,000	229,500	
November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

CLOSED LISTINGS ANALYSIS

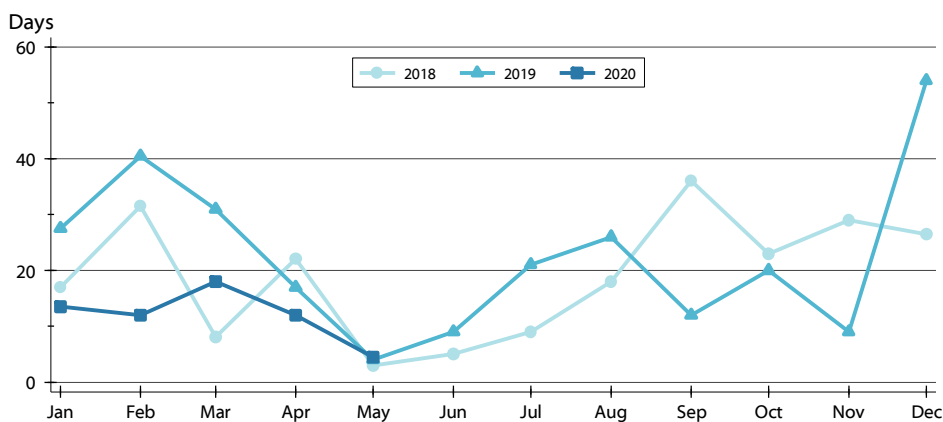
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	
July	16	31	
August	27	42	
September	40	27	
October	26	33	
November	53	29	
December	78	66	

MEDIAN DOM >>

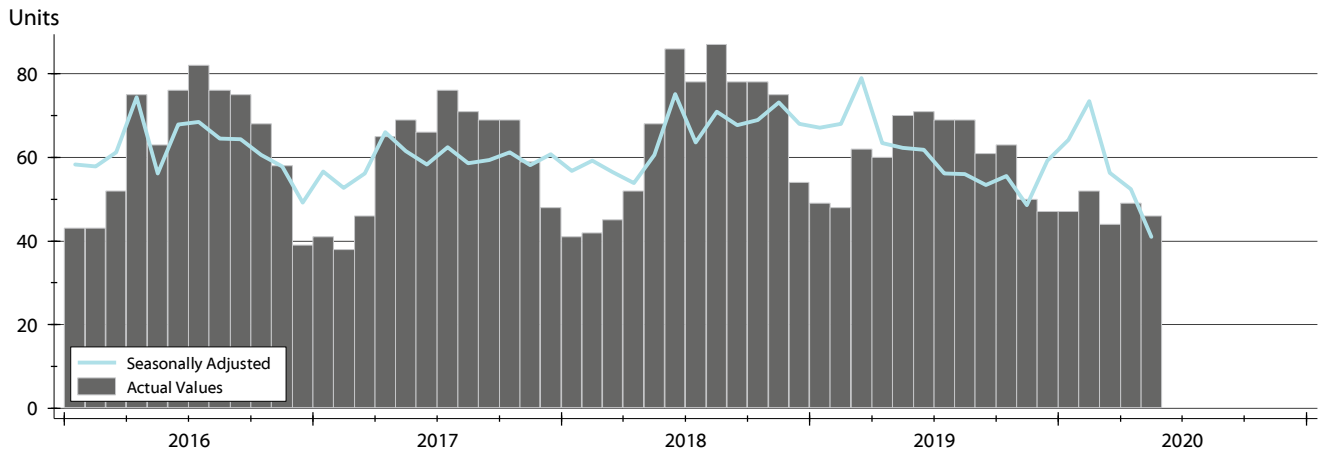


Month	2018	2019	2020
January	17	28	14
February	32	41	12
March	8	31	18
April	22	17	12
May	3	4	5
June	5	9	
July	9	21	
August	18	26	
September	36	12	
October	23	20	
November	29	9	
December	27	54	

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of May		
		2020	2019	Change
Active Listings		46	70	-34.3%
Months' Supply		2.1	3.0	-29.2%
Volume (1,000s)		22,849	26,861	-14.9%
Average	List Price	496,717	383,726	29.4%
	Days on Market	95	79	21.1%
	Percent of Original	99.0%	98.1%	0.9%
Median	List Price	354,450	334,500	6.0%
	Days on Market	59	43	37.2%
	Percent of Original	100.0%	100.0%	0.0%

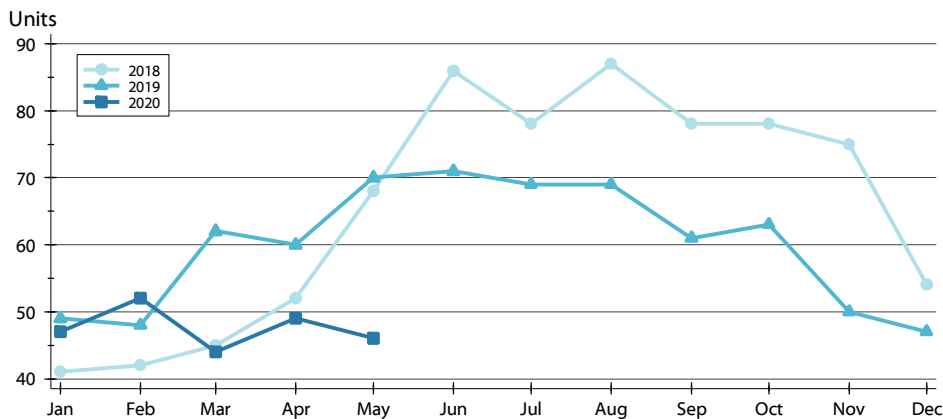
A total of 46 homes were available for sale in Douglas County (excluding Lawrence) at the end of May. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of May was \$354,450, up 6.0% from 2019. The typical time on market for active listings was 59 days, up from 43 days a year earlier.

ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	
July	78	69	
August	87	69	
September	78	61	
October	78	63	
November	75	50	
December	54	47	

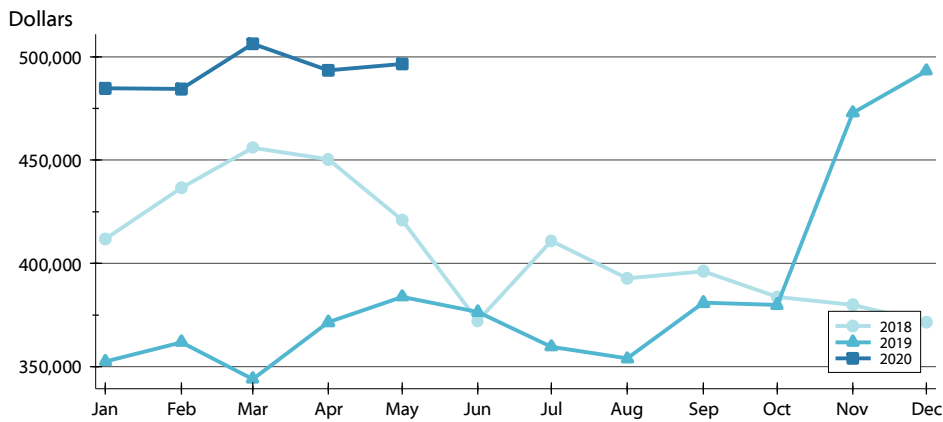
BY PRICE RANGE >>

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	2.2%	45	N/A	45,000	45,000	1	1	100.0%	100.0%
\$50,000-\$99,999	1	2.2%	85	N/A	85,000	85,000	125	125	100.0%	100.0%
\$100,000-\$149,999	2	4.3%	225	0.7	112,500	112,500	47	47	100.0%	100.0%
\$150,000-\$199,999	1	2.2%	155	0.2	154,900	154,900	14	14	100.0%	100.0%
\$200,000-\$249,999	3	6.5%	697	1.0	232,333	247,500	34	39	99.1%	100.0%
\$250,000-\$299,999	8	17.4%	2,272	8.0	284,050	283,000	27	16	100.0%	100.0%
\$300,000-\$349,999	5	10.9%	1,630	5.0	326,060	326,500	78	49	100.0%	100.0%
\$350,000-\$399,999	7	15.2%	2,564	3.5	366,229	369,900	72	63	98.5%	100.0%
\$400,000-\$449,999	2	4.3%	845	N/A	422,500	422,500	158	158	91.4%	91.4%
\$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	6	13.0%	3,312	N/A	552,000	548,500	115	100	97.6%	99.5%
\$600,000-\$749,999	1	2.2%	690	N/A	689,900	689,900	172	172	100.0%	100.0%
\$750,000-\$999,999	7	15.2%	5,929	N/A	846,986	849,900	190	179	100.0%	100.0%
\$1,000,000 and up	2	4.3%	4,400	N/A	2,200,000	2,200,000	214	214	100.0%	100.0%
All price ranges	46	100.0%	22,849	2.6	496,717	354,450	95	59	99.0%	100.0%

ACTIVE LISTINGS ANALYSIS

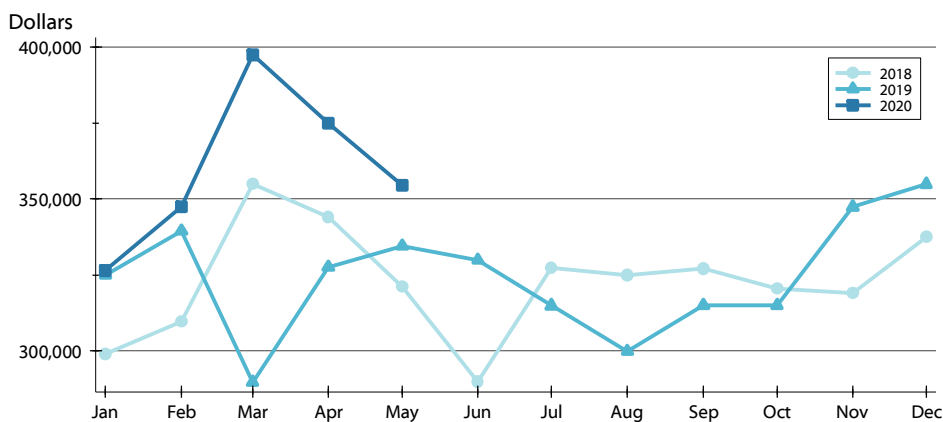
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	
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 >>

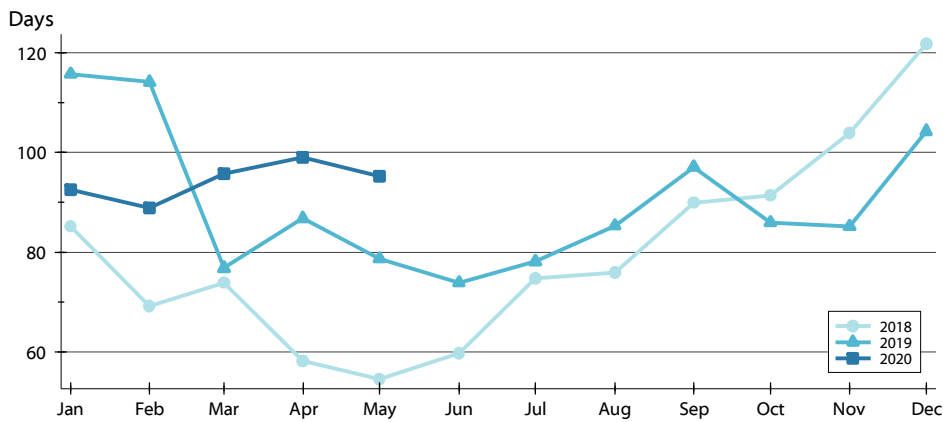


Month	2018	2019	2020
January	299,000	324,900	326,500
February	309,500	339,450	347,450
March	354,900	289,700	397,400
April	344,000	327,500	375,000
May	321,000	334,500	354,450
June	289,900	329,900	
July	327,200	314,900	
August	324,900	299,900	
September	326,950	315,000	
October	320,400	315,000	
November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

ACTIVE LISTINGS ANALYSIS

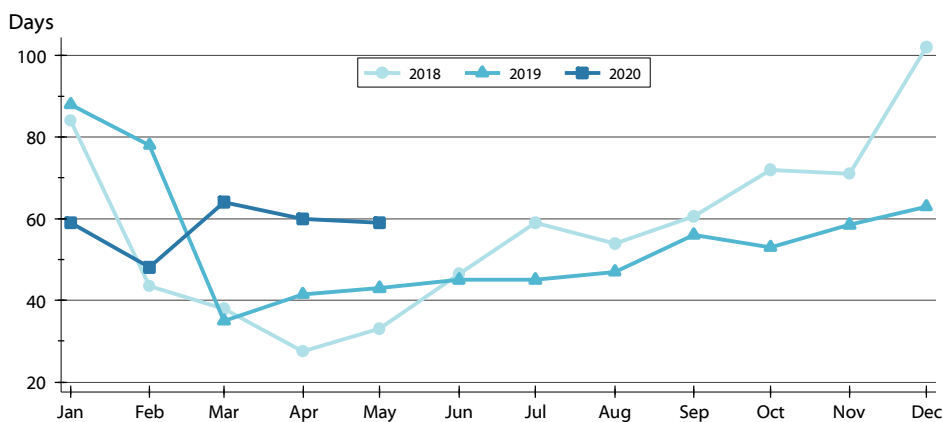
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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

MEDIAN DOM

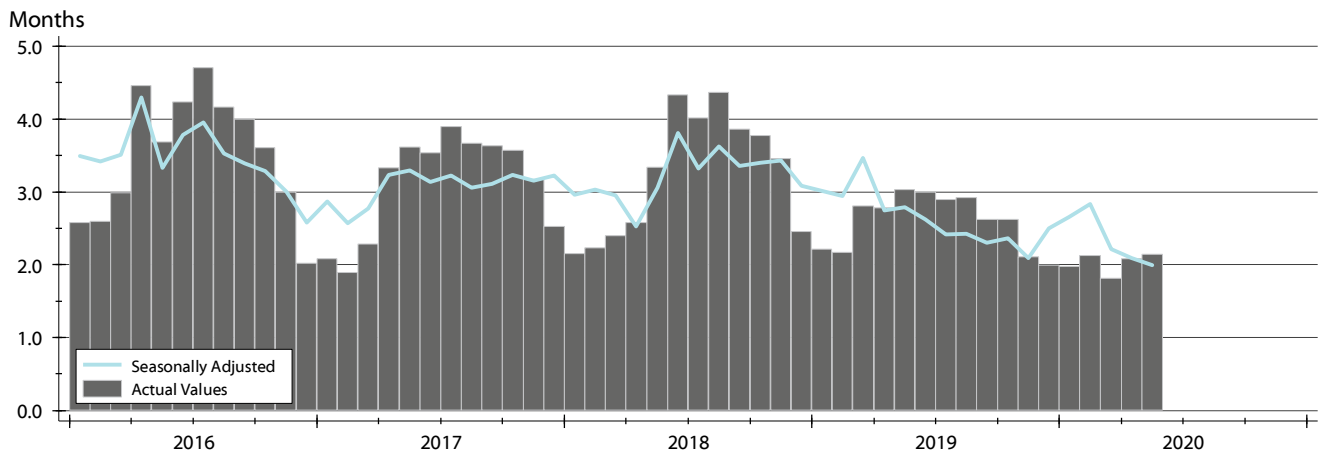


Month	2018	2019	2020
January	84	88	59
February	44	78	48
March	38	35	64
April	28	42	60
May	33	43	59
June	47	45	
July	59	45	
August	54	47	
September	61	56	
October	72	53	
November	71	59	
December	102	63	

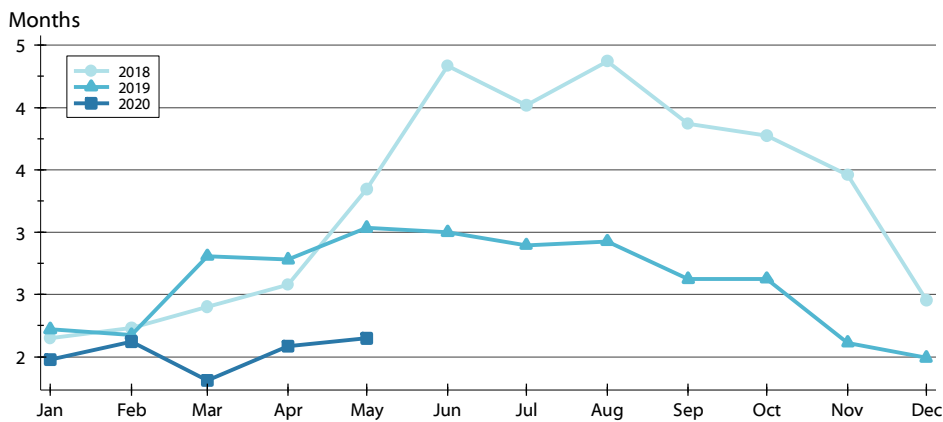
MONTHS' SUPPLY ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

HISTORY >>



BY MONTH >>

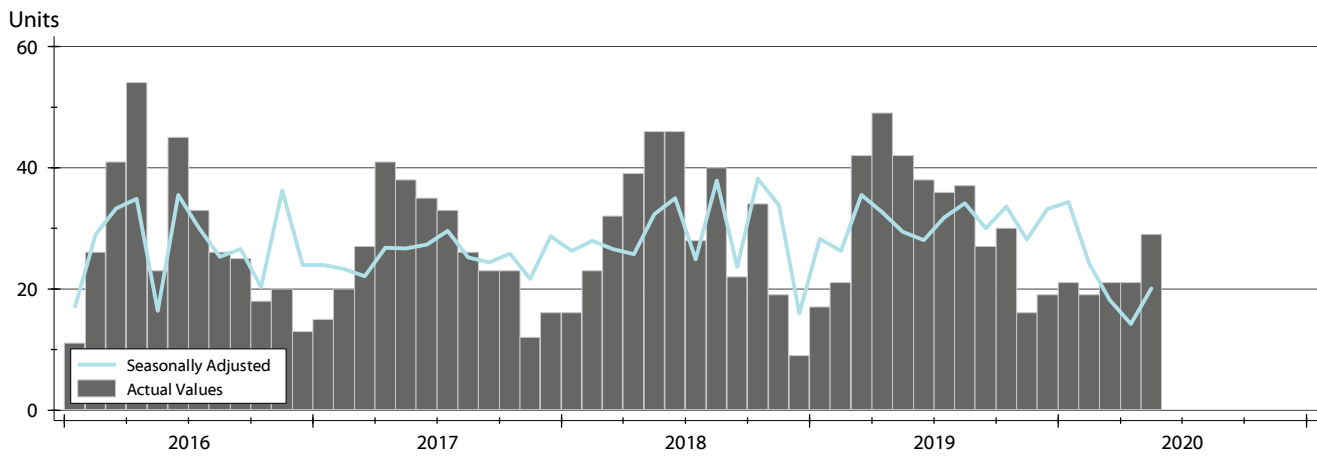


Month	2018	2019	2020
January	2.1	2.2	2.0
February	2.2	2.2	2.1
March	2.4	2.8	1.8
April	2.6	2.8	2.1
May	3.3	3.0	2.1
June	4.3	3.0	
July	4.0	2.9	
August	4.4	2.9	
September	3.9	2.6	
October	3.8	2.6	
November	3.5	2.1	
December	2.5	2.0	

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics for New Listings		2020	May 2019	Change
Current Month	New Listings	29	42	-31.0%
	Volume (1,000s)	7,901	13,355	-40.8%
	Average List Price	272,452	317,980	-14.3%
	Median List Price	259,900	242,450	7.2%
YTD	New Listings	111	171	-35.1%
	Volume (1,000s)	32,822	51,262	-36.0%
	Average List Price	295,695	299,778	-1.4%
	Median List Price	269,000	245,000	9.8%

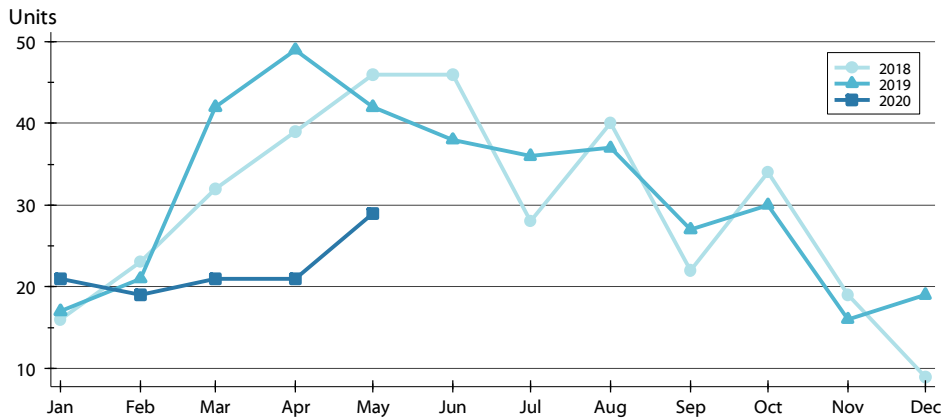
A total of 29 new listings were added in Douglas County (excluding Lawrence) during May, down 31.0% from the same month in 2019. Year-to-date Douglas County (excluding Lawrence) has seen 111 new listings.

The median list price of these homes was \$259,900 up from \$242,450 in 2019.

NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

BY MONTH >>



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

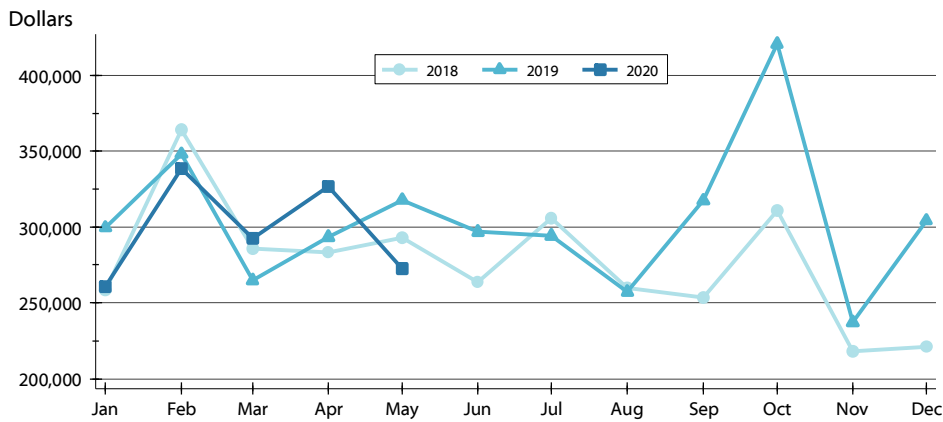
BY PRICE RANGE >>

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%	315	105,000	100,000
\$150,000-\$199,999	5	17.2%	915	183,040	192,500
\$200,000-\$249,999	6	20.7%	1,374	229,050	229,950
\$250,000-\$299,999	6	20.7%	1,705	284,150	284,750
\$300,000-\$349,999	2	6.9%	662	331,000	331,000
\$350,000-\$399,999	3	10.3%	1,105	368,300	369,900
\$400,000-\$449,999	2	6.9%	825	412,450	412,450
\$450,000-\$499,999	1	3.4%	500	499,900	499,900
\$500,000-\$599,999	1	3.4%	500	500,000	500,000
\$600,000-\$749,999	0	0.0%	0	N/A	N/A
\$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%	7,901	272,452	259,900

NEW LISTINGS ANALYSIS

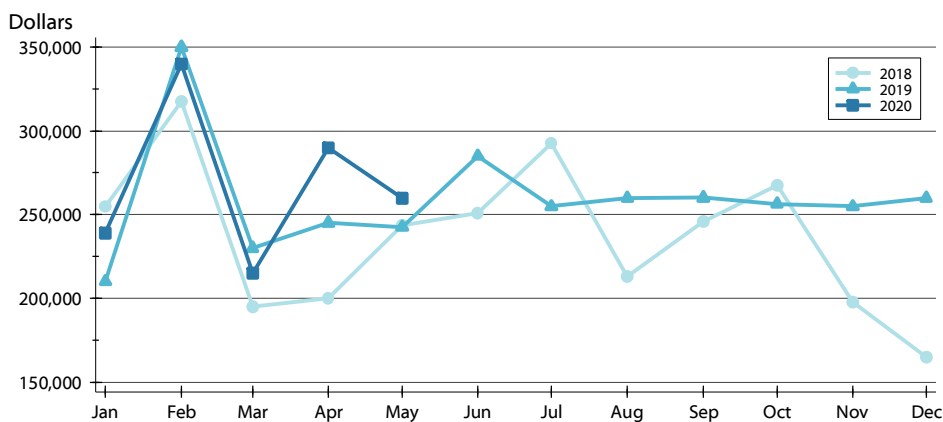
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	292,814
April	283,159	293,347	326,695
May	293,251	317,980	272,452
June	263,497	296,849	296,849
July	305,907	294,224	294,224
August	260,010	257,184	257,184
September	253,671	317,598	317,598
October	311,050	420,878	420,878
November	218,074	237,261	237,261
December	221,178	304,200	304,200

MEDIAN PRICE >>

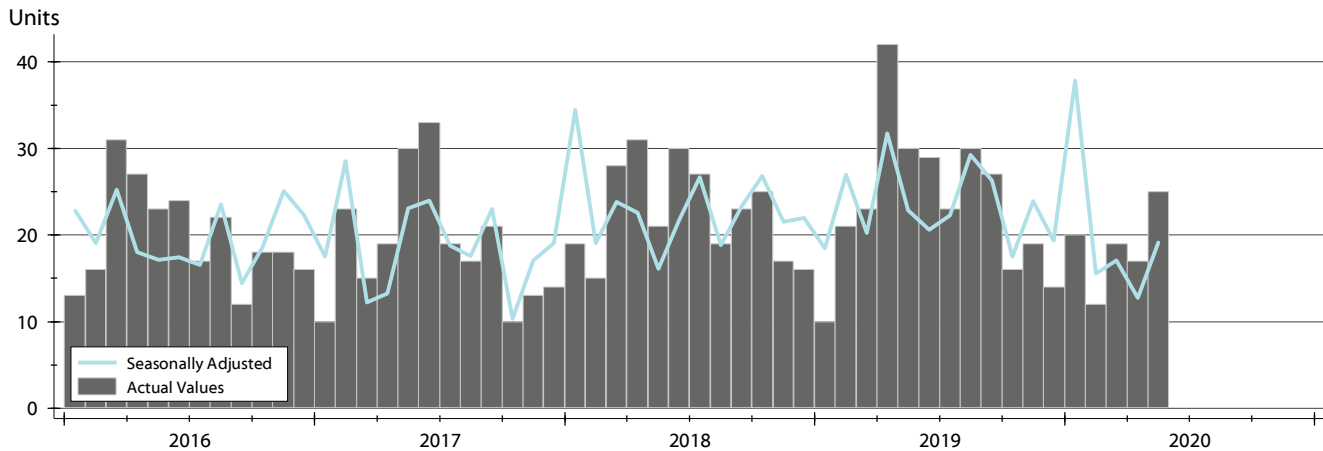


Month	2018	2019	2020
January	254,700	210,000	239,000
February	317,500	350,000	339,900
March	194,950	229,900	215,000
April	200,000	245,000	289,900
May	243,450	242,450	259,900
June	250,750	284,948	284,948
July	292,400	254,950	254,950
August	213,250	259,900	259,900
September	245,700	259,999	259,999
October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

CONTRACTS WRITTEN ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020

HISTORY >>



SUMMARY >>

Summary Statistics		May			Year-to-Date		
for Contracts Written		2020	2019	Change	2020	2019	Change
Closed Listings		25	30	-16.7%	93	126	-26.2%
Volume (1,000s)		6,335	8,434	-24.9%	25,499	33,503	-23.9%
Average	Sale Price	253,408	281,145	-9.9%	274,183	265,896	3.1%
	Days on Market	33	22	48.9%	36	35	2.8%
	Percent of Original	98.5%	98.4%	0.2%	98.0%	98.4%	-0.4%
Median	Sale Price	214,900	256,000	-16.1%	239,000	235,000	1.7%
	Days on Market	5	8	-37.5%	8	10	-20.0%
	Percent of Original	100.0%	99.5%	0.5%	100.0%	100.0%	0.0%

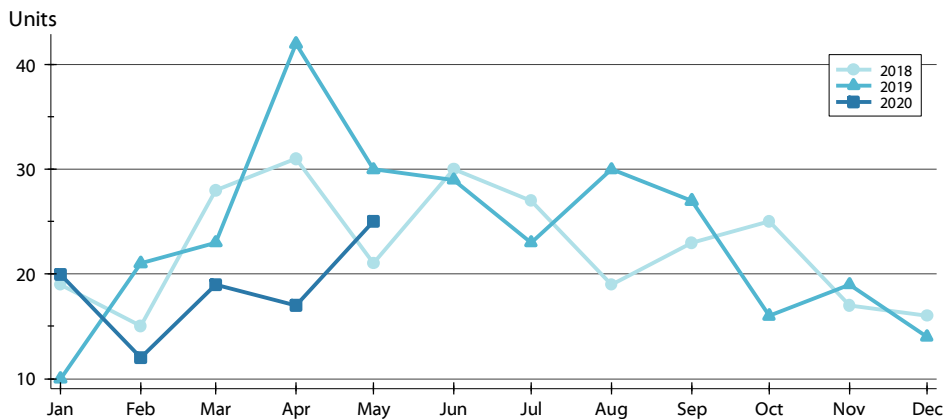
A total of 25 contracts for sale were written in Douglas County (excluding Lawrence) during the month of May, down from 30 in 2019. The median list price of these homes was \$214,900, down from \$256,000 the prior

Half of the homes that went under contract in May were on the market less than 5 days, compared to 8 days in May 2019.

CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	25
June	30	29	
July	27	23	
August	19	30	
September	23	27	
October	25	16	
November	17	19	
December	16	14	

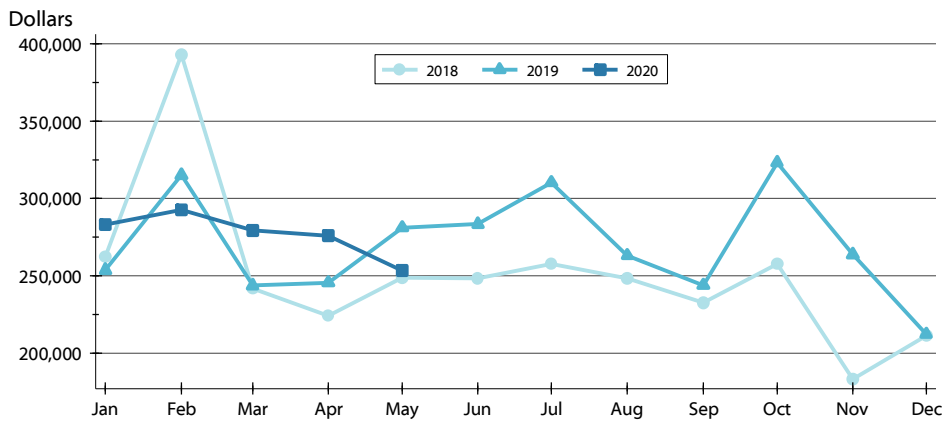
BY PRICE RANGE >>

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	1	4.0%	65	64,900	64,900	213	213	72.2%	72.2%
\$100,000-\$149,999	4	16.0%	443	110,625	107,500	2	2	100.0%	100.0%
\$150,000-\$199,999	5	20.0%	910	182,060	192,500	10	7	99.7%	100.0%
\$200,000-\$249,999	6	24.0%	1,325	220,783	217,400	10	4	100.0%	100.0%
\$250,000-\$299,999	2	8.0%	559	279,450	279,450	90	90	99.3%	99.3%
\$300,000-\$349,999	2	8.0%	664	332,000	332,000	71	71	100.0%	100.0%
\$350,000-\$399,999	1	4.0%	385	385,000	385,000	3	3	100.0%	100.0%
\$400,000-\$449,999	2	8.0%	825	412,450	412,450	3	3	100.0%	100.0%
\$450,000-\$499,999	1	4.0%	465	465,000	465,000	92	92	97.9%	97.9%
\$500,000-\$599,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$600,000-\$749,999	1	4.0%	695	695,000	695,000	68	68	95.7%	95.7%
\$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	25	100.0%	6,335	253,408	214,900	33	5	98.5%	100.0%

CONTRACTS WRITTEN ANALYSIS

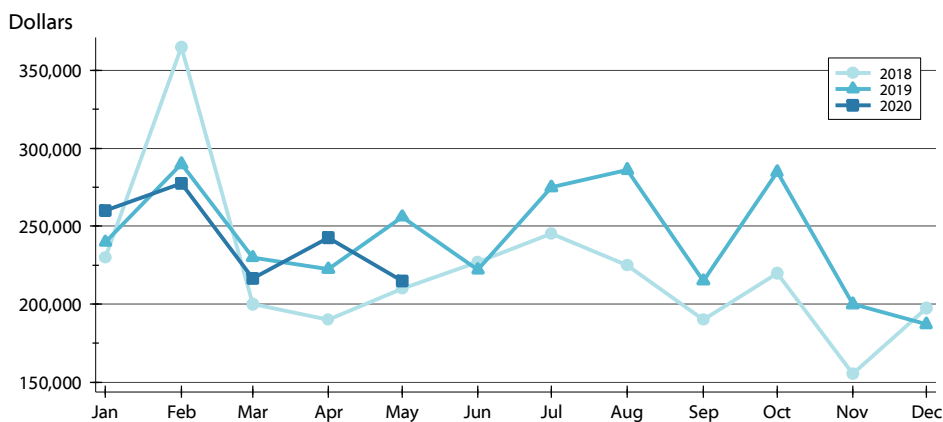
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	253,408
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 >>

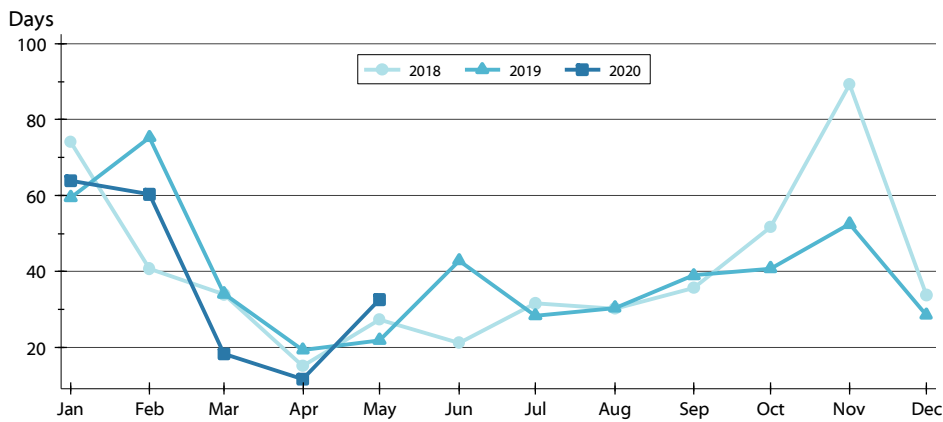


Month	2018	2019	2020
January	229,900	240,000	259,950
February	365,000	289,900	277,425
March	199,975	229,900	216,500
April	189,900	222,450	242,500
May	210,000	256,000	214,900
June	226,950	222,000	
July	245,000	274,900	
August	224,900	286,200	
September	190,000	215,000	
October	220,000	284,950	
November	155,000	199,900	
December	197,450	186,950	

CONTRACTS WRITTEN ANALYSIS

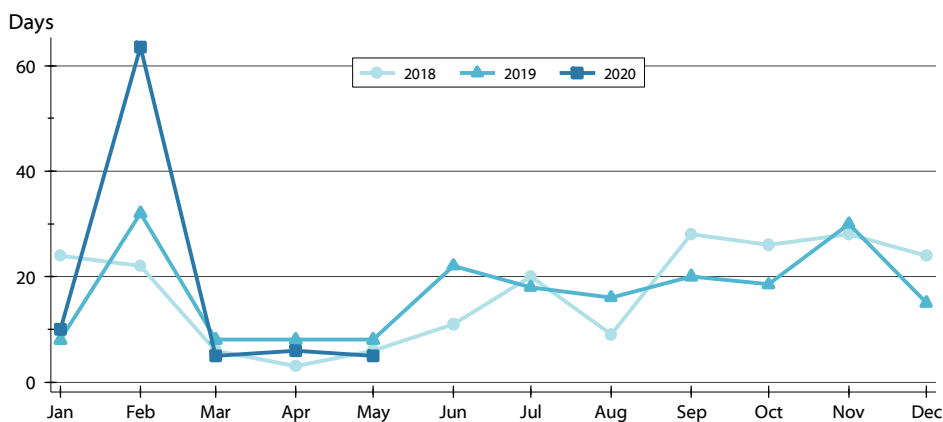
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	33
June	21	43	
July	32	28	
August	30	30	
September	36	39	
October	52	41	
November	89	52	
December	34	29	

MEDIAN DOM

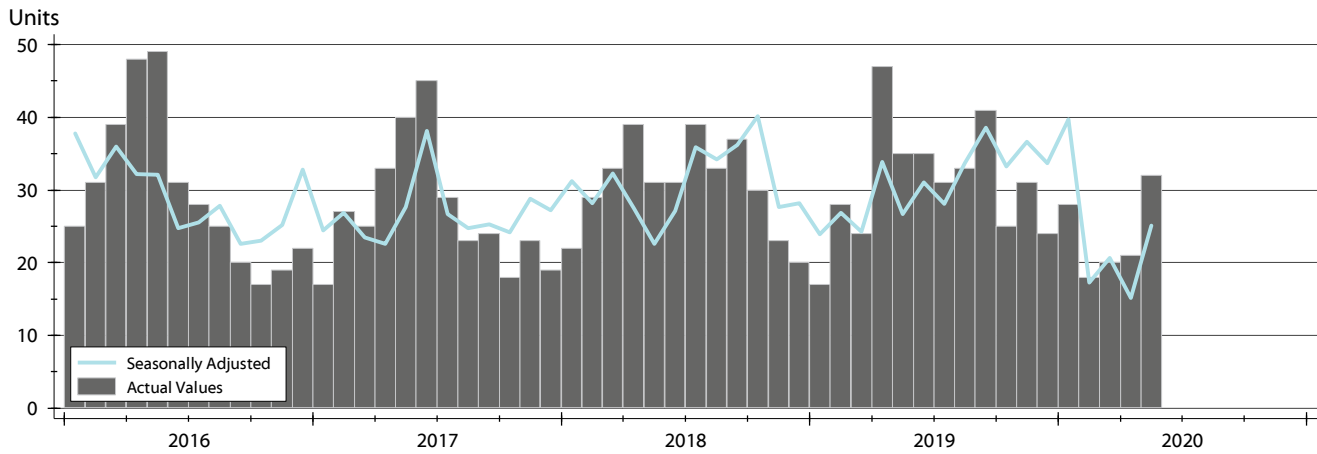


Month	2018	2019	2020
January	24	8	10
February	22	32	64
March	6	8	5
April	3	8	6
May	6	8	5
June	11	22	
July	20	18	
August	9	16	
September	28	20	
October	26	19	
November	28	30	
December	24	15	

PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of May		
		2020	2019	Change
Active Listings		32	35	-8.6%
Volume (1,000s)		8,197	9,777	-16.2%
Average	List Price	256,167	279,353	-8.3%
	Days on Market	23	37	-38.3%
	Percent of Original	99.0%	99.1%	-0.1%
Median	List Price	217,400	235,000	-7.5%
	Days on Market	5	9	-44.4%
	Percent of Original	100.0%	100.0%	0.0%

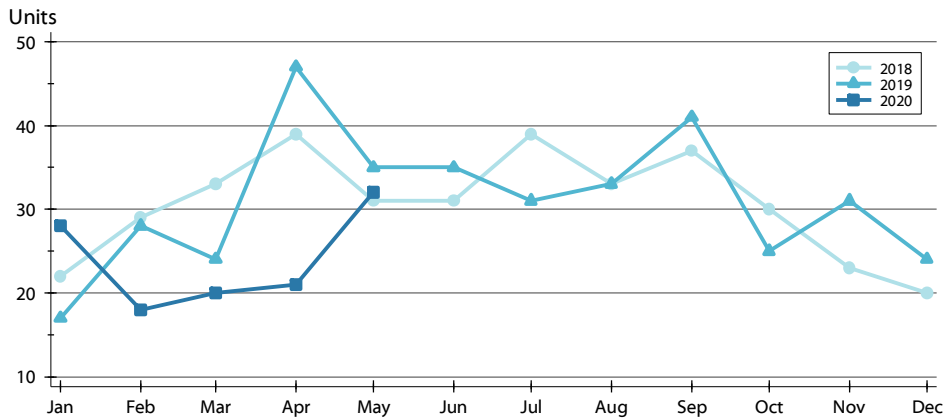
A total of 32 listings in Douglas County (excluding Lawrence) had contracts pending at the end of May, down from 35 contracts pending at the end of May 2019.

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 6/8/2020**

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

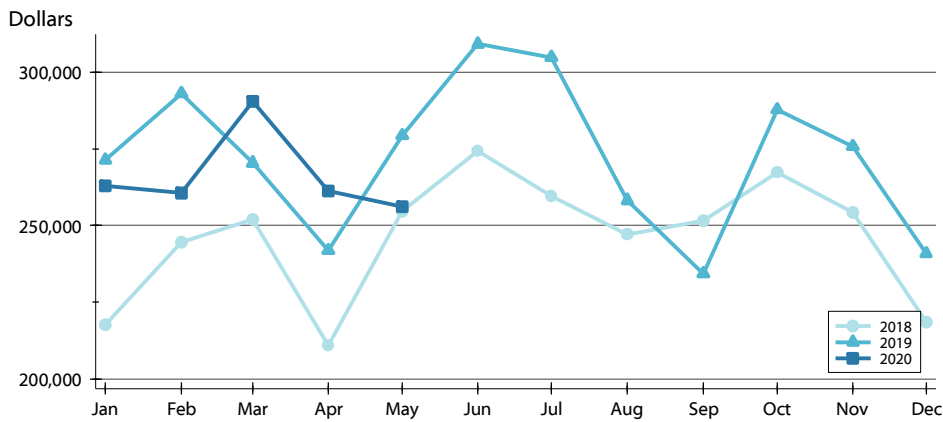
BY PRICE RANGE >>

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	3.1%	65	64,900	64,900	213	213	72.2%	72.2%
\$100,000-\$149,999	5	15.6%	567	113,300	115,000	3	3	100.0%	100.0%
\$150,000-\$199,999	7	21.9%	1,294	184,793	192,500	11	14	99.8%	100.0%
\$200,000-\$249,999	8	25.0%	1,790	223,713	222,450	7	3	100.0%	100.0%
\$250,000-\$299,999	2	6.3%	560	279,900	279,900	18	18	100.0%	100.0%
\$300,000-\$349,999	3	9.4%	978	326,000	325,000	49	22	100.0%	100.0%
\$350,000-\$399,999	1	3.1%	385	385,000	385,000	3	3	100.0%	100.0%
\$400,000-\$449,999	2	6.3%	825	412,450	412,450	3	3	100.0%	100.0%
\$450,000-\$499,999	1	3.1%	465	465,000	465,000	92	92	97.9%	97.9%
\$500,000-\$599,999	1	3.1%	575	575,000	575,000	18	18	100.0%	100.0%
\$600,000-\$749,999	1	3.1%	695	695,000	695,000	68	68	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	32	100.0%	8,197	256,167	217,400	23	5	99.0%	100.0%

PENDING CONTRACTS ANALYSIS

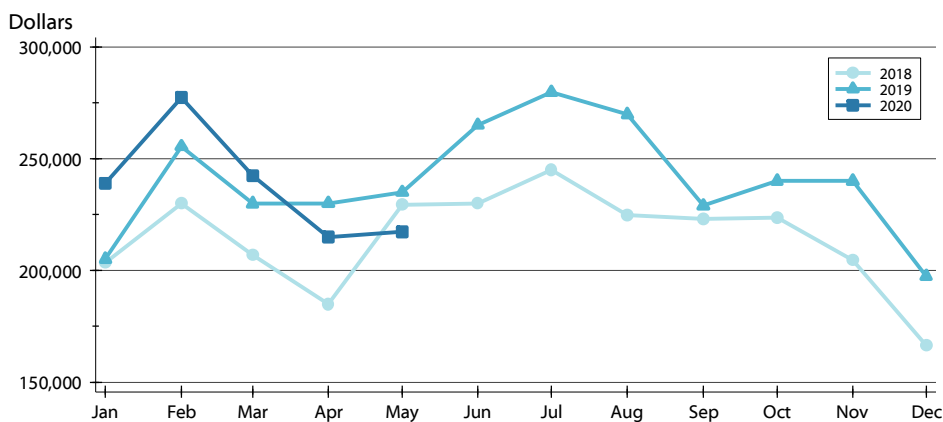
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	
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 >>

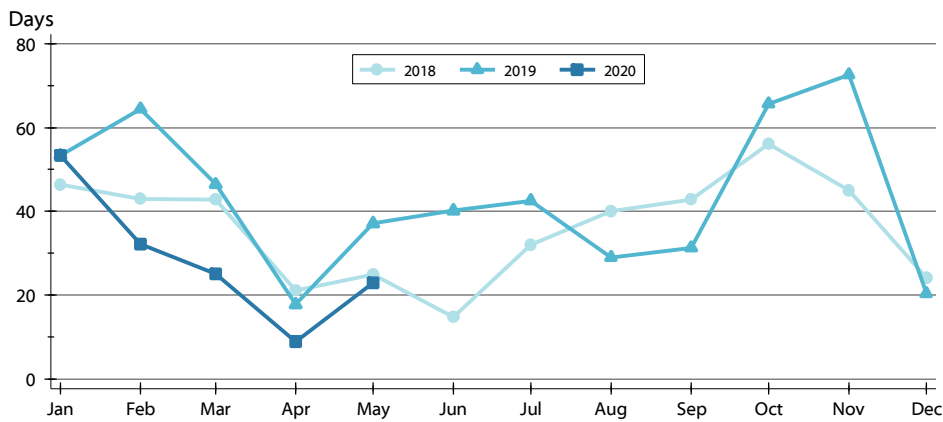


Month	2018	2019	2020
January	203,425	205,000	239,000
February	229,900	255,450	277,425
March	206,900	229,950	242,475
April	185,000	230,000	215,000
May	229,500	235,000	217,400
June	229,900	265,000	
July	245,000	279,900	
August	224,900	269,900	
September	222,945	229,000	
October	223,500	240,000	
November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

PENDING CONTRACTS ANALYSIS

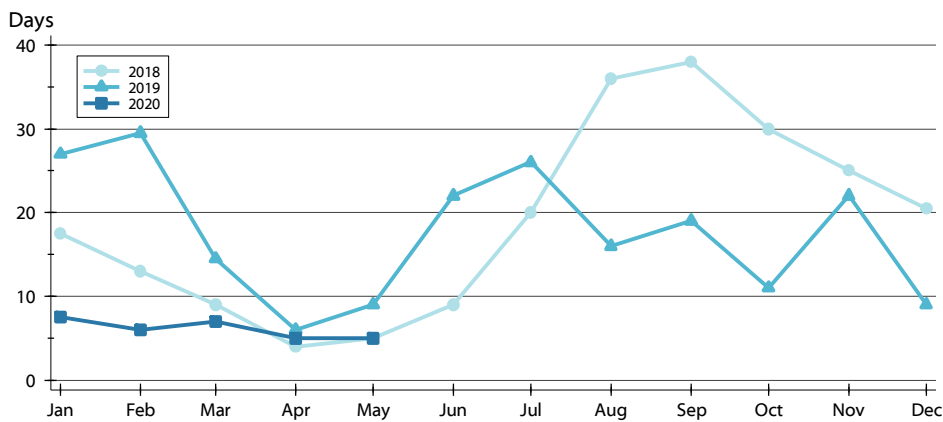
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)
ALL HOMES (NEW & EXISTING)
AS OF 6/8/2020**

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	
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	5
June	9	22	
July	20	26	
August	36	16	
September	38	19	
October	30	11	
November	25	22	
December	21	9	