

## MARKET OVERVIEW >>

### Douglas County Home Sales Rose in November

Total home sales in Douglas County (excluding Lawrence) rose by 73.3% last month to 26 units, compared to 15 units in November 2019. Total sales volume was \$8.0 million, up 112.7% from a year earlier.

The median sale price in November was \$287,450, up from \$201,000 a year earlier. Homes that sold in November were typically on the market for 7 days and sold for 100.0% of their list prices.

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

The total number of active listings in Douglas County (excluding Lawrence) at the end of November was 33 units, down from 50 at the same point in 2019. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$299,000.

During November, a total of 18 contracts were written down from 19 in November 2019. At the end of the month, there were 27 contracts pending, compared to 31 at the end of November 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		November		
Summary Statistics		2020	2019	Change
Home Sales		26	15	73.3%
Active Listings		33	50	-34.0%
Months' Supply		1.6	2.1	-24.7%
New Listings		14	16	-12.5%
Contracts Written		18	19	-5.3%
Pending Contracts		27	31	-12.9%
Sales Volume (1,000s)		8,032	3,776	112.7%
Average	Sale Price	308,939	251,758	22.7%
	List Price of Actives	433,868	472,927	-8.3%
	Days on Market	17	29	-42.0%
	Percent of List	98.8%	98.0%	0.9%
	Percent of Original	97.9%	96.0%	1.9%
Median	Sale Price	287,450	201,000	43.0%
	List Price of Actives	299,000	347,400	-13.9%
	Days on Market	7	9	-22.2%
	Percent of List	100.0%	97.7%	2.3%
	Percent of Original	100.0%	97.7%	2.3%

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# THREE-YEAR COMPARISONS

## SUMMARY >>

**BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 12/9/2020**

November MLS Statistics By Property Type		2020			2019			2018		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>26</b>	<b>25</b>	<b>1</b>	15	15	0	19	17	2
Change from prior year		73.3%	66.7%	N/A	-21.1%	-11.8%	-100.0%	171.4%	183.3%	100.0%
Active Listings		<b>33</b>	<b>30</b>	<b>3</b>	50	40	10	75	62	13
Change from prior year		-34.0%	-25.0%	-70.0%	-33.3%	-35.5%	-23.1%	27.1%	12.7%	225.0%
Months' Supply		<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	2.1	1.8	N/A	3.5	2.9	22.3
Change from prior year		-24.7%	-12.1%	-75.2%	-39.0%	-38.4%	N/A	9.0%	-4.6%	317.9%
New Listings		<b>14</b>	<b>14</b>	<b>0</b>	16	13	3	19	17	2
Change from prior year		-12.5%	7.7%	-100.0%	-15.8%	-23.5%	50.0%	58.3%	41.7%	N/A
Contracts Written		<b>18</b>	<b>17</b>	<b>1</b>	19	19	0	17	17	0
Change from prior year		-5.3%	-10.5%	N/A	11.8%	11.8%	N/A	30.8%	30.8%	N/A
Pending Contracts		<b>27</b>	<b>26</b>	<b>1</b>	31	28	3	23	20	3
Change from prior year		-12.9%	-7.1%	-66.7%	34.8%	40.0%	0.0%	0.0%	-4.8%	50.0%
Sales Volume (1,000s)		<b>8,032</b>	<b>7,633</b>	<b>399</b>	3,776	3,776	0	4,109	3,535	575
Change from prior year		112.7%	102.1%	N/A	-8.1%	6.8%	-100.0%	187.6%	187.6%	187.4%
Average	Sale Price	<b>308,939</b>	<b>305,337</b>	<b>399,000</b>	251,758	251,758	N/A	216,284	207,929	287,297
	Change from prior year	22.7%	21.3%	N/A	16.4%	21.1%	N/A	6.0%	1.5%	43.7%
	List Price of Actives	<b>433,868</b>	<b>444,795</b>	<b>324,600</b>	472,927	512,332	315,310	379,872	390,118	331,007
	Change from prior year	-8.3%	-13.2%	2.9%	24.5%	31.3%	N/A	13.0%	17.4%	-14.5%
	Days on Market	<b>17</b>	<b>15</b>	<b>48</b>	29	29	N/A	53	57	16
	Change from prior year	-41.9%	-46.3%	N/A	-45.7%	-49.8%	N/A	51.6%	40.6%	N/A
Median	Percent of List	<b>98.8%</b>	<b>98.8%</b>	<b>100.0%</b>	98.0%	98.0%	N/A	89.6%	88.5%	99.2%
	Change from prior year	0.9%	0.8%	N/A	9.4%	10.7%	N/A	-9.3%	-10.3%	-0.8%
	Percent of Original	<b>97.9%</b>	<b>97.8%</b>	<b>100.0%</b>	96.0%	96.0%	N/A	87.8%	86.4%	99.2%
	Change from prior year	1.9%	1.8%	N/A	9.4%	11.1%	N/A	-9.6%	-10.5%	-0.8%
	Sale Price	<b>287,450</b>	<b>279,900</b>	<b>399,000</b>	201,000	201,000	N/A	210,000	207,000	287,297
	Change from prior year	43.0%	39.3%	N/A	-4.3%	-2.9%	N/A	5.1%	0.6%	43.7%
Median	List Price of Actives	<b>299,000</b>	<b>276,700</b>	<b>299,900</b>	347,400	377,400	309,750	319,000	317,450	324,900
	Change from prior year	-13.9%	-26.7%	-3.2%	8.9%	18.9%	N/A	10.0%	9.5%	0.0%
	Days on Market	<b>7</b>	<b>6</b>	<b>48</b>	9	9	N/A	29	34	16
	Change from prior year	-22.2%	-33.3%	N/A	-69.0%	-73.5%	N/A	314.3%	353.3%	N/A
	Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	97.7%	97.7%	N/A	97.4%	97.0%	99.2%
	Change from prior year	2.3%	2.3%	N/A	0.4%	0.8%	N/A	-2.1%	-2.0%	-0.8%
Median	Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	97.7%	97.7%	N/A	95.5%	94.1%	99.2%
	Change from prior year	2.3%	2.3%	N/A	2.3%	3.9%	N/A	-4.0%	-4.4%	-0.8%

# YEAR-TO-DATE STATISTICS

## SUMMARY >>

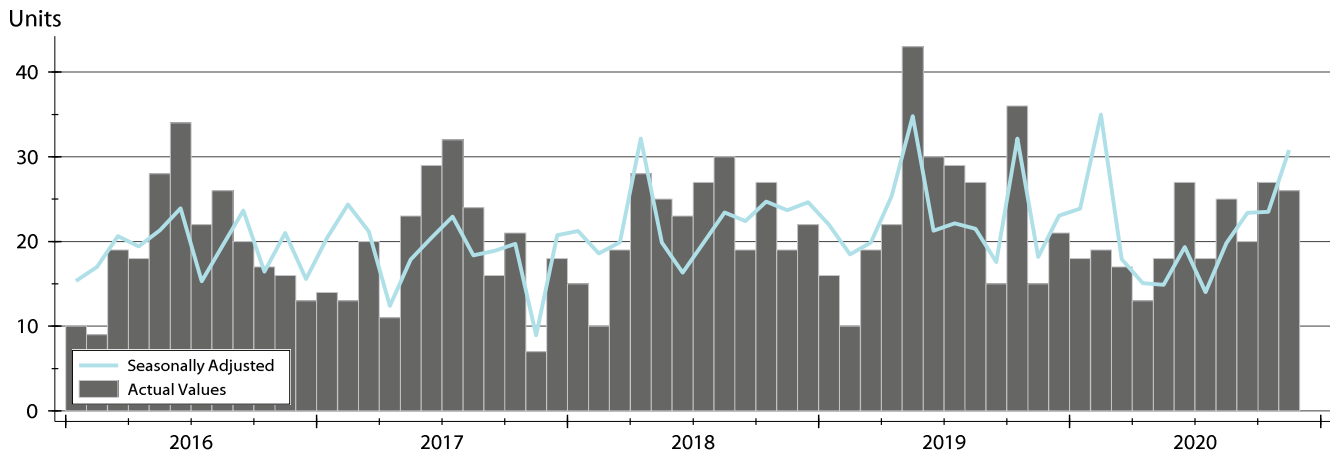
**YTD BREAKDOWNS BY HOME TYPE  
DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
AS OF 12/9/2020**

Year-to-Date Activity		2020			2019			2018		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>228</b>	<b>205</b>	<b>23</b>	262	246	16	242	236	6
Change from prior year		-13.0%	-16.7%	43.8%	8.3%	4.2%	166.7%	15.2%	17.4%	-33.3%
New Listings		<b>269</b>	<b>251</b>	<b>18</b>	355	325	30	345	324	21
Change from prior year		-24.2%	-22.8%	-40.0%	2.9%	0.3%	42.9%	17.3%	15.7%	50.0%
Contracts Written		<b>230</b>	<b>210</b>	<b>20</b>	270	253	17	255	248	7
Change from prior year		-14.8%	-17.0%	17.6%	5.9%	2.0%	142.9%	21.4%	24.0%	-30.0%
Sales Volume (1,000s)		<b>66,796</b>	<b>59,163</b>	<b>7,633</b>	68,452	63,607	4,844	59,168	57,128	2,041
Change from prior year		-2.4%	-7.0%	57.6%	15.7%	11.3%	137.4%	20.2%	21.3%	-3.4%
Average	Sale Price	<b>292,966</b>	<b>288,602</b>	<b>331,865</b>	261,265	258,567	302,753	244,497	242,066	340,111
	Change from prior year	12.1%	11.6%	9.6%	6.9%	6.8%	-11.0%	4.3%	3.3%	44.9%
	Days on Market	<b>29</b>	<b>21</b>	<b>95</b>	35	33	69	34	33	61
	Change from prior year	-18.5%	-35.5%	37.7%	4.2%	-0.2%	13.6%	-14.9%	-12.8%	-23.1%
	Percent of List	<b>99.3%</b>	<b>99.3%</b>	<b>99.7%</b>	98.7%	98.6%	100.2%	97.9%	97.8%	100.0%
Change from prior year	0.7%	0.7%	-0.4%	0.8%	0.8%	0.1%	-0.4%	-0.4%	0.3%	
Median	Percent of Original	<b>98.5%</b>	<b>98.5%</b>	<b>98.6%</b>	97.5%	97.4%	99.9%	96.7%	96.6%	100.0%
	Change from prior year	1.0%	1.1%	-1.3%	0.9%	0.8%	-0.1%	-0.8%	-0.7%	-0.1%
	Sale Price	<b>260,000</b>	<b>245,000</b>	<b>310,000</b>	233,078	227,000	314,000	208,000	206,550	270,747
	Change from prior year	11.6%	7.9%	-1.3%	12.1%	9.9%	16.0%	-5.1%	-5.5%	15.2%
	Days on Market	<b>7</b>	<b>6</b>	<b>44</b>	16	13	38	16	16	52
Change from prior year	-54.8%	-52.0%	17.3%	-3.1%	-21.9%	-27.2%	-3.0%	0.0%	-15.6%	
Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	100.0%	99.8%	100.0%	99.1%	99.0%	100.0%	
Change from prior year	0.0%	0.2%	0.0%	0.9%	0.8%	0.0%	-0.2%	0.1%	0.0%	
Percent of Original	<b>100.0%</b>	<b>99.9%</b>	<b>100.0%</b>	98.8%	98.5%	100.0%	98.3%	98.1%	100.0%	
Change from prior year	1.2%	1.4%	0.0%	0.5%	0.4%	0.0%	-0.3%	-0.2%	0.0%	

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		November			Year-to-Date		
for Closed Listings		2020	2019	Change	2020	2019	Change
Closed Listings		<b>26</b>	15	73.3%	<b>228</b>	262	-13.0%
Volume (1,000s)		<b>8,032</b>	3,776	112.7%	<b>66,796</b>	68,452	-2.4%
Average	Sale Price	<b>308,939</b>	251,758	22.7%	<b>292,966</b>	261,265	12.1%
	Days on Market	<b>17</b>	29	-41.9%	<b>29</b>	35	-18.5%
	Percent of List	<b>98.8%</b>	98.0%	0.9%	<b>99.3%</b>	98.7%	0.7%
	Percent of Original	<b>97.9%</b>	96.0%	1.9%	<b>98.5%</b>	97.5%	1.0%
Median	Sale Price	<b>287,450</b>	201,000	43.0%	<b>260,000</b>	233,078	11.6%
	Days on Market	<b>7</b>	9	-22.2%	<b>7</b>	16	-54.8%
	Percent of List	<b>100.0%</b>	97.7%	2.3%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>100.0%</b>	97.7%	2.3%	<b>100.0%</b>	98.8%	1.2%

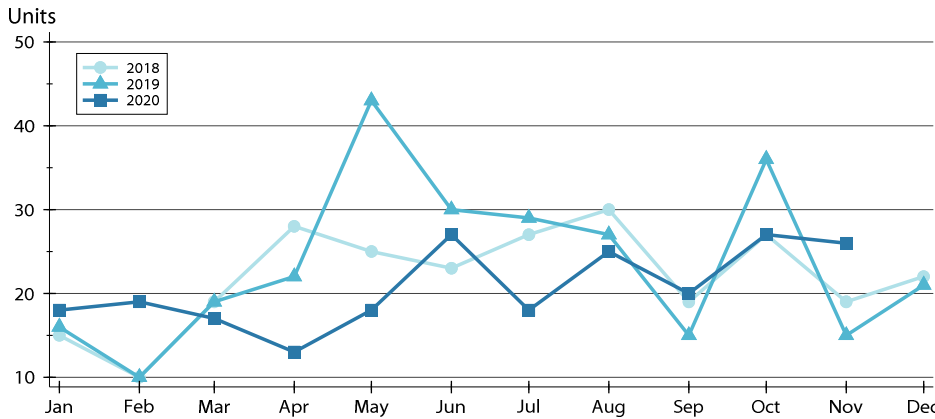
A total of 26 homes sold in Douglas County (excluding Lawrence) in November, up from 15 units in November 2019. Total sales volume rose to \$8.0 million compared to \$3.8 million in the previous year.

The median sales price in November was \$287,450, up 43.0% compared to the prior year. Median days on market was 7 days, up from 5 days in October, but down from 9 in November 2019.

# CLOSED LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**BY MONTH** >>



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

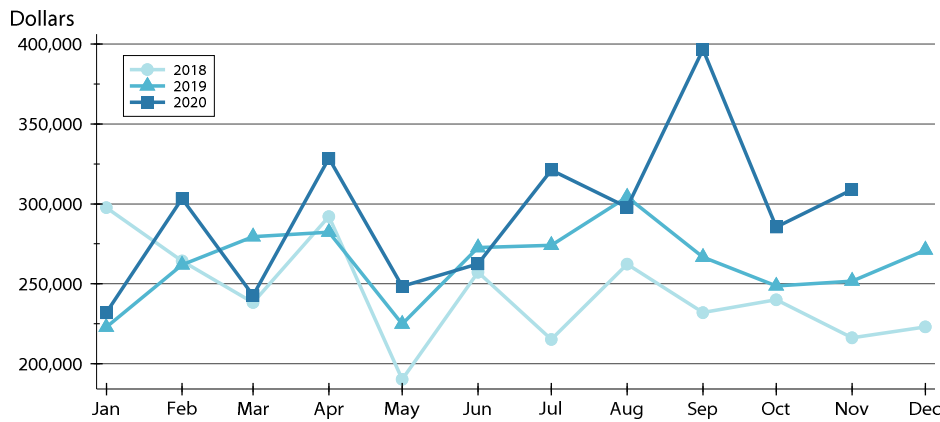
**BY PRICE RANGE** >>

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	7.7%	230	115,000	115,000	61	61	88.8%	88.8%	85.7%	85.7%
\$150,000-\$199,999	2	7.7%	345	172,500	172,500	8	8	98.8%	98.8%	98.8%	98.8%
\$200,000-\$249,999	6	23.1%	1,365	227,483	231,450	22	19	99.3%	100.0%	97.0%	98.4%
\$250,000-\$299,999	4	15.4%	1,108	276,975	276,450	7	2	98.2%	99.6%	97.5%	99.6%
\$300,000-\$349,999	3	11.5%	950	316,633	319,900	6	0	99.0%	100.0%	95.5%	94.3%
\$350,000-\$399,999	4	15.4%	1,507	376,725	377,000	15	5	103.3%	103.1%	103.3%	103.1%
\$400,000-\$449,999	1	3.8%	430	429,999	429,999	0	0	100.0%	100.0%	100.0%	100.0%
\$450,000-\$499,999	1	3.8%	460	460,125	460,125	61	61	92.0%	92.0%	86.0%	86.0%
\$500,000-\$599,999	3	11.5%	1,638	545,900	539,900	1	2	101.1%	100.0%	105.9%	105.2%
\$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	26	100.0%	8,032	308,939	287,450	17	7	98.8%	100.0%	97.9%	100.0%

# CLOSED LISTINGS ANALYSIS

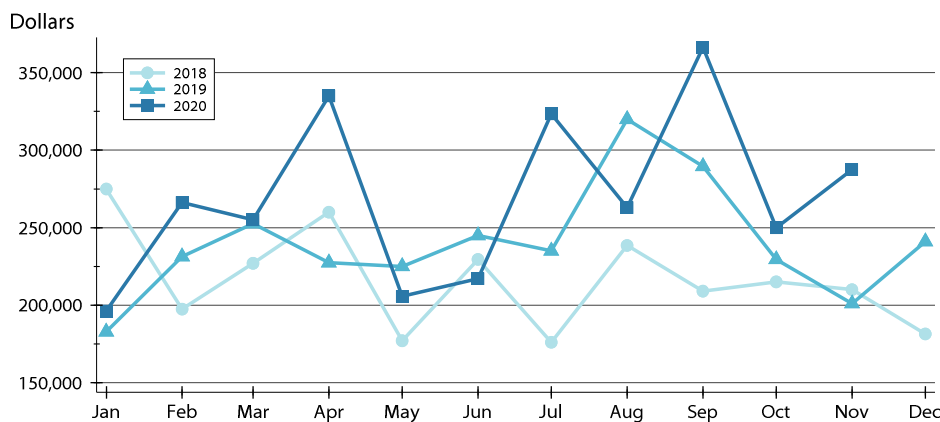
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## 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	242,712
April	292,061	282,314	328,567
May	190,310	224,797	248,419
June	257,307	272,675	262,498
July	215,194	274,159	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	

## MEDIAN PRICE >>

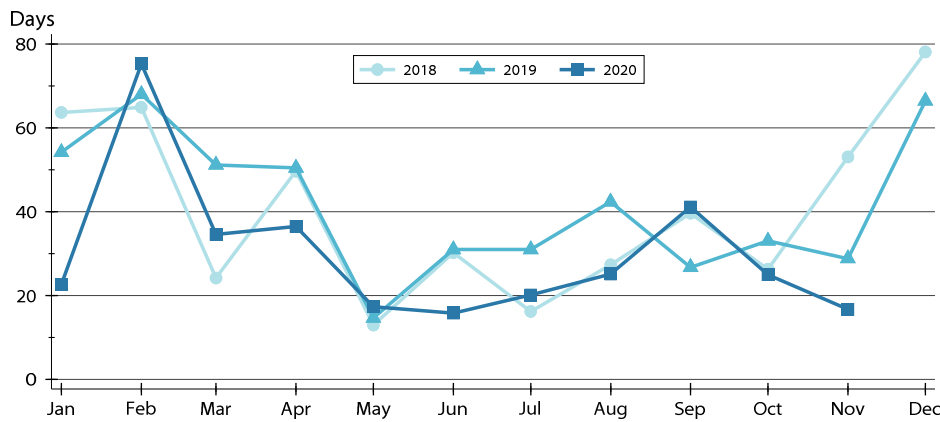


Month	2018	2019	2020
January	275,000	182,725	196,175
February	197,388	231,250	266,300
March	227,000	252,500	255,000
April	259,950	227,400	335,000
May	177,000	225,000	205,700
June	229,500	244,950	217,000
July	176,000	235,000	323,500
August	238,500	319,900	263,000
September	209,000	289,500	366,450
October	215,000	229,500	250,000
November	210,000	201,000	287,450
December	181,400	241,000	

# CLOSED LISTINGS ANALYSIS

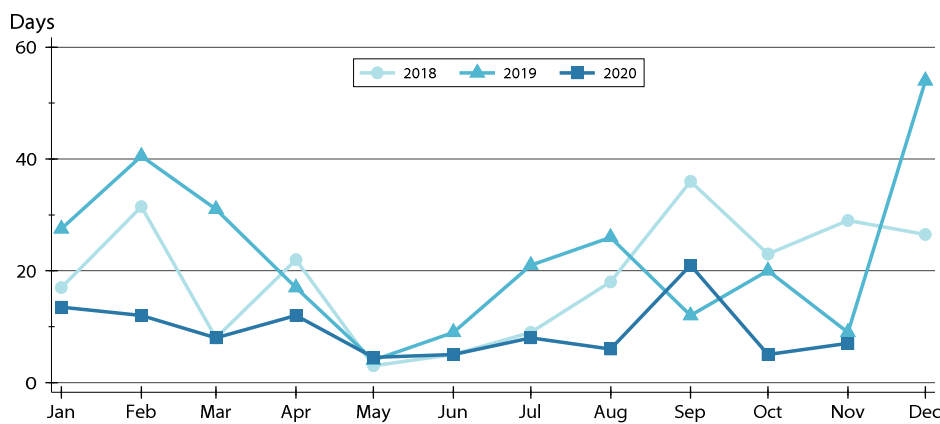
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## AVERAGE DOM >>



Month	2018	2019	2020
January	64	54	23
February	65	68	75
March	24	51	35
April	50	50	36
May	13	15	17
June	30	31	16
July	16	31	20
August	27	42	25
September	40	27	41
October	26	33	25
November	53	29	17
December	78	66	66

## MEDIAN DOM >>

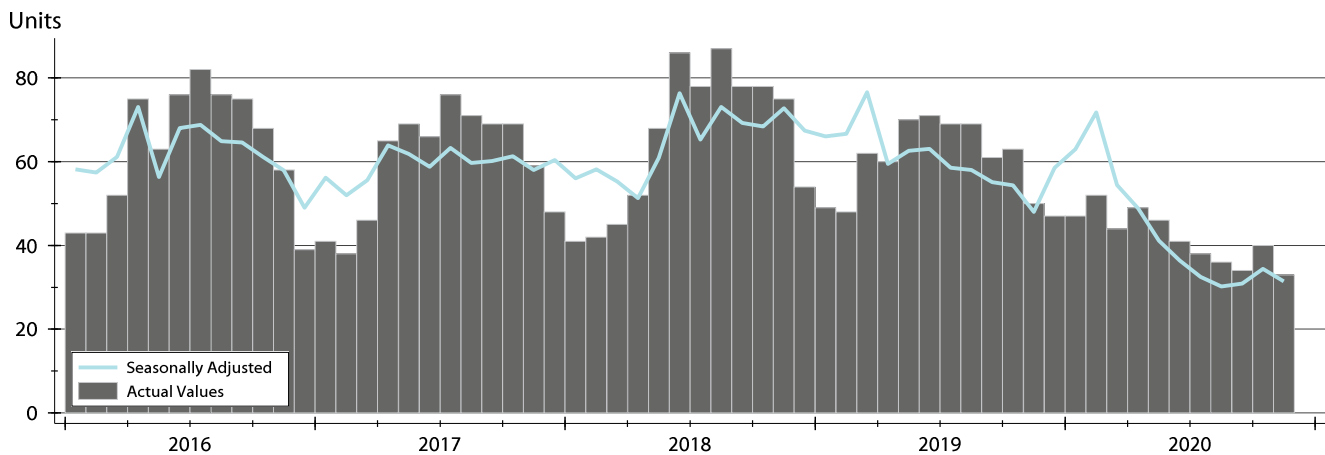


Month	2018	2019	2020
January	17	28	14
February	32	41	12
March	8	31	8
April	22	17	12
May	3	4	5
June	5	9	5
July	9	21	8
August	18	26	6
September	36	12	21
October	23	20	5
November	29	9	7
December	27	54	54

# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		End of November		
for Active Listings		2020	2019	Change
Active Listings		<b>33</b>	50	-34.0%
Months' Supply		<b>1.6</b>	2.1	-24.7%
Volume (1,000s)		<b>14,318</b>	23,646	-39.5%
Average	List Price	<b>433,868</b>	472,927	-8.3%
	Days on Market	<b>76</b>	85	-11.1%
	Percent of Original	<b>99.2%</b>	98.6%	0.6%
Median	List Price	<b>299,000</b>	347,400	-13.9%
	Days on Market	<b>39</b>	59	-33.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 33 homes were available for sale in Douglas County (excluding Lawrence) at the end of November. This represents a 1.6 months' supply of active listings.

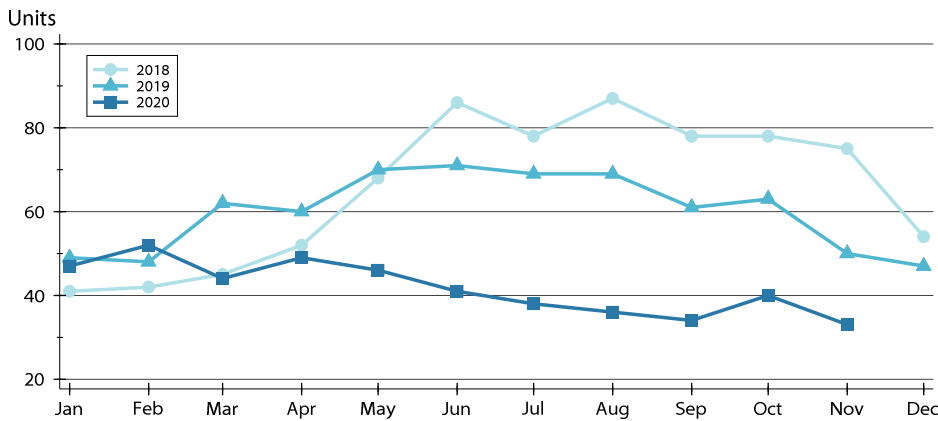
The median list price of homes on the market at the end of November was \$299,000, down 13.9% from 2019. The typical time on market for active listings was 39 days, down from 59 days a year earlier.



# ACTIVE LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## BY MONTH >>



Month	2018	2019	2020
January	41	49	47
February	42	48	52
March	45	62	44
April	52	60	49
May	68	70	46
June	86	71	41
July	78	69	38
August	87	69	36
September	78	61	34
October	78	63	40
November	75	50	33
December	54	47	

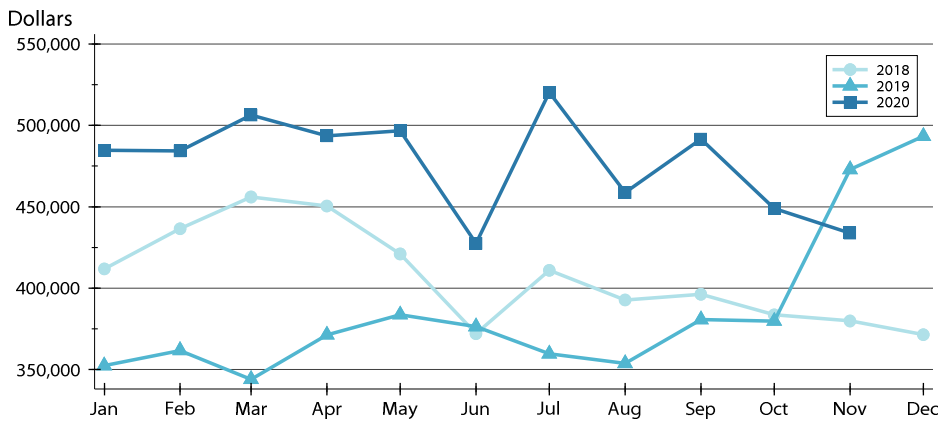
## BY PRICE RANGE >>

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	2	6.1%	4	N/A	2,145	2,145	28	28	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	3	9.1%	394	1.5	131,167	131,000	40	39	100.0%	100.0%
\$150,000-\$199,999	4	12.1%	676	2.0	168,875	164,900	31	32	100.0%	100.0%
\$200,000-\$249,999	5	15.2%	1,080	0.8	215,960	215,000	29	26	100.0%	100.0%
\$250,000-\$299,999	4	12.1%	1,152	1.0	288,075	293,750	107	108	100.0%	100.0%
\$300,000-\$349,999	1	3.0%	350	0.3	349,900	349,900	11	11	100.0%	100.0%
\$350,000-\$399,999	3	9.1%	1,120	0.8	373,233	374,900	57	67	99.6%	100.0%
\$400,000-\$449,999	3	9.1%	1,240	3.0	413,300	410,000	77	70	97.8%	100.0%
\$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	3	9.1%	1,645	1.0	548,333	560,000	102	84	96.2%	100.0%
\$600,000-\$749,999	1	3.0%	613	N/A	612,800	612,800	64	64	98.4%	98.4%
\$750,000-\$999,999	2	6.1%	1,645	N/A	822,475	822,475	25	25	97.5%	97.5%
\$1,000,000 and up	2	6.1%	4,400	N/A	2,200,000	2,200,000	397	397	100.0%	100.0%
All price ranges	33	100.0%	14,318	1.3	433,868	299,000	76	39	99.2%	100.0%

# ACTIVE LISTINGS ANALYSIS

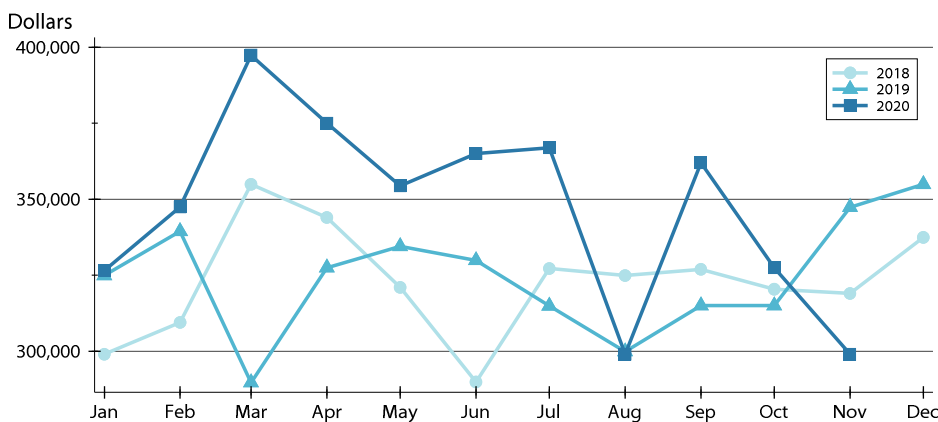
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## AVERAGE PRICE >>



Month	2018	2019	2020
January	411,876	352,406	484,747
February	436,513	361,792	484,360
March	456,027	344,061	506,364
April	450,477	371,335	493,571
May	421,058	383,726	496,717
June	372,055	376,416	427,603
July	410,954	359,671	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	-

## MEDIAN PRICE >>

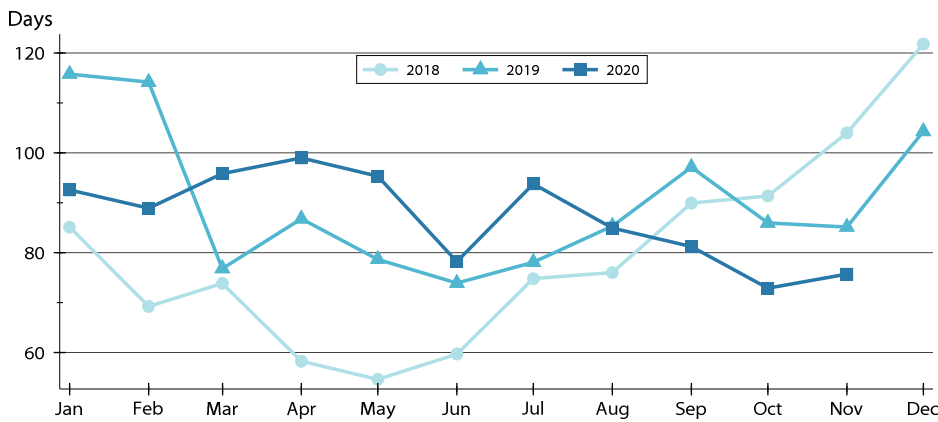


Month	2018	2019	2020
January	299,000	324,900	326,500
February	309,500	339,450	347,450
March	354,900	289,700	397,400
April	344,000	327,500	375,000
May	321,000	334,500	354,450
June	289,900	329,900	365,000
July	327,200	314,900	366,950
August	324,900	299,900	299,000
September	326,950	315,000	361,950
October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

# ACTIVE LISTINGS ANALYSIS

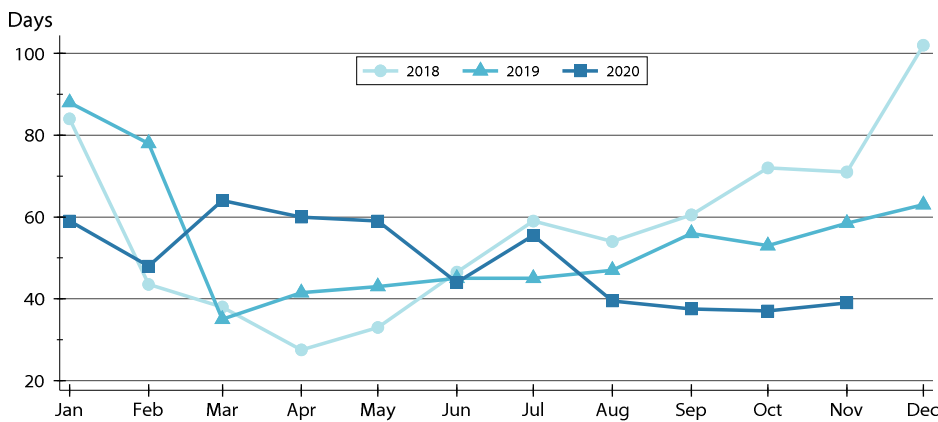
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## AVERAGE DOM >>



Month	2018	2019	2020
January	85	116	93
February	69	114	89
March	74	77	96
April	58	87	99
May	55	79	95
June	60	74	78
July	75	78	94
August	76	85	85
September	90	97	81
October	91	86	73
November	104	85	76
December	122	104	

## MEDIAN DOM >>

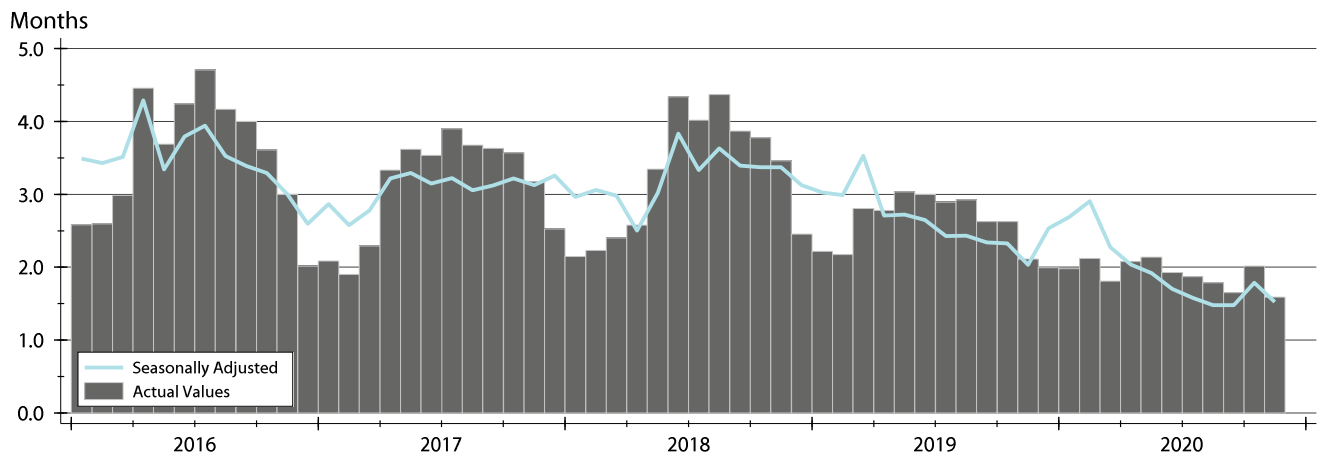


Month	2018	2019	2020
January	84	88	59
February	44	78	48
March	38	35	64
April	28	42	60
May	33	43	59
June	47	45	44
July	59	45	56
August	54	47	40
September	61	56	38
October	72	53	37
November	71	59	39
December	102	63	

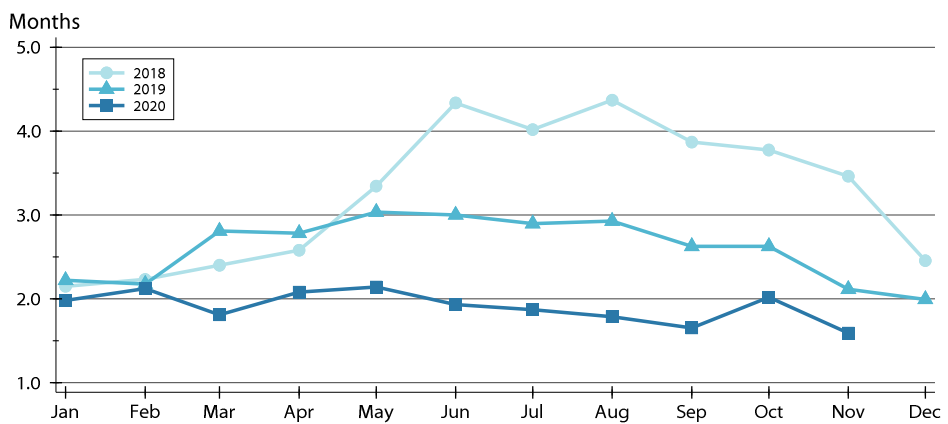
# MONTHS' SUPPLY ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**HISTORY** >>



**BY MONTH** >>

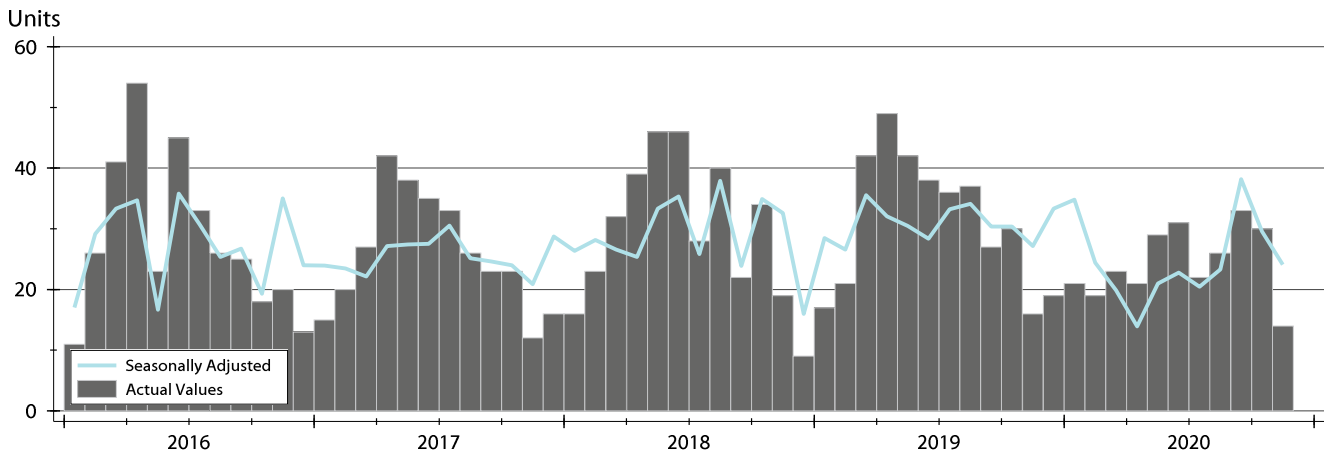


Month	2018	2019	2020
January	2.1	2.2	2.0
February	2.2	2.2	2.1
March	2.4	2.8	1.8
April	2.6	2.8	2.1
May	3.3	3.0	2.1
June	4.3	3.0	1.9
July	4.0	2.9	1.9
August	4.4	2.9	1.8
September	3.9	2.6	1.7
October	3.8	2.6	2.0
November	3.5	2.1	1.6
December	2.5	2.0	

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for New Listings		November		
		2020	2019	Change
Current Month	New Listings	<b>14</b>	16	-12.5%
	Volume (1,000s)	<b>3,606</b>	3,796	-5.0%
	Average List Price	<b>257,554</b>	237,261	8.6%
	Median List Price	<b>224,950</b>	254,950	-11.8%
YTD	New Listings	<b>269</b>	355	-24.2%
	Volume (1,000s)	<b>80,661</b>	107,639	-25.1%
	Average List Price	<b>299,854</b>	303,208	-1.1%
	Median List Price	<b>264,900</b>	254,900	3.9%

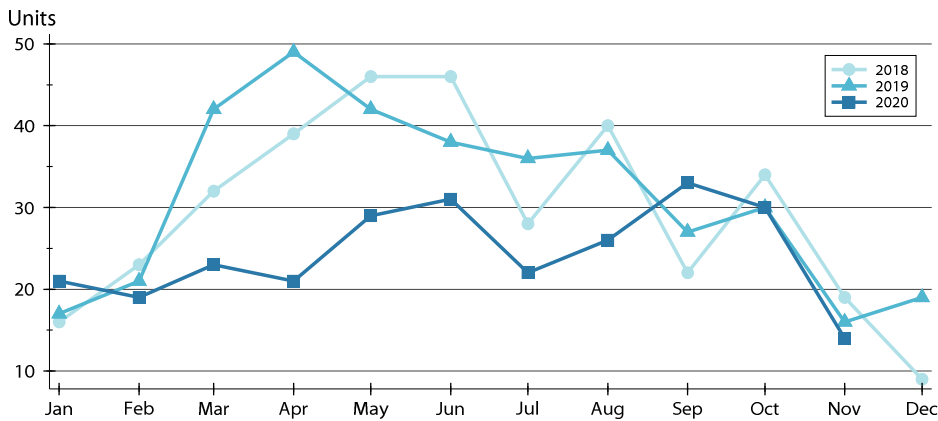
A total of 14 new listings were added in Douglas County (excluding Lawrence) during November, down 12.5% from the same month in 2019. Year-to-date Douglas County (excluding Lawrence) has seen 269 new listings.

The median list price of these homes was \$224,950 down from \$254,950 in 2019.

# NEW LISTINGS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	16	17	21
February	23	21	19
March	32	42	23
April	39	49	21
May	46	42	29
June	46	38	31
July	28	36	22
August	40	37	26
September	22	27	33
October	34	30	30
November	19	16	14
December	9	19	19

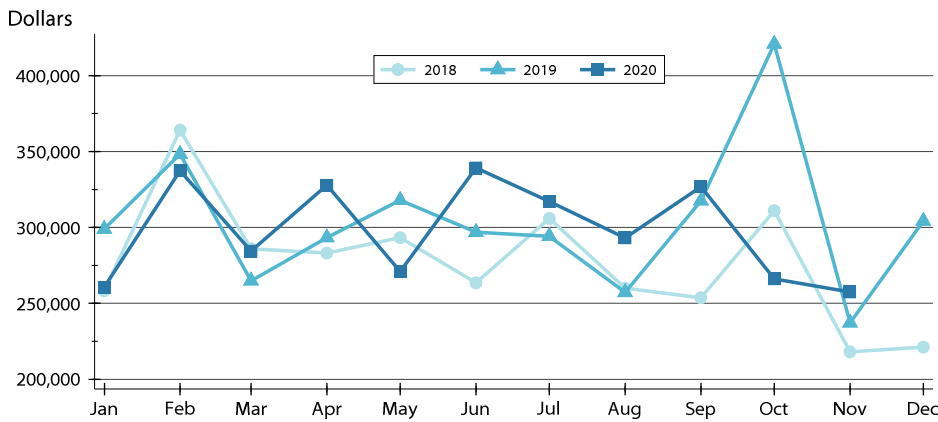
**BY PRICE RANGE** >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$50,000	1	7.1%	2	1,750	1,750
\$50,000-\$99,999	1	7.1%	100	99,900	99,900
\$100,000-\$149,999	0	0.0%	0	N/A	N/A
\$150,000-\$199,999	3	21.4%	566	188,567	185,800
\$200,000-\$249,999	3	21.4%	660	219,933	224,900
\$250,000-\$299,999	1	7.1%	300	299,900	299,900
\$300,000-\$349,999	1	7.1%	350	349,900	349,900
\$350,000-\$399,999	2	14.3%	780	389,900	389,900
\$400,000-\$449,999	2	14.3%	849	424,500	424,500
\$450,000-\$499,999	0	0.0%	0	N/A	N/A
\$500,000-\$599,999	0	0.0%	0	N/A	N/A
\$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	14	100.0%	3,606	257,554	224,950

# NEW LISTINGS ANALYSIS

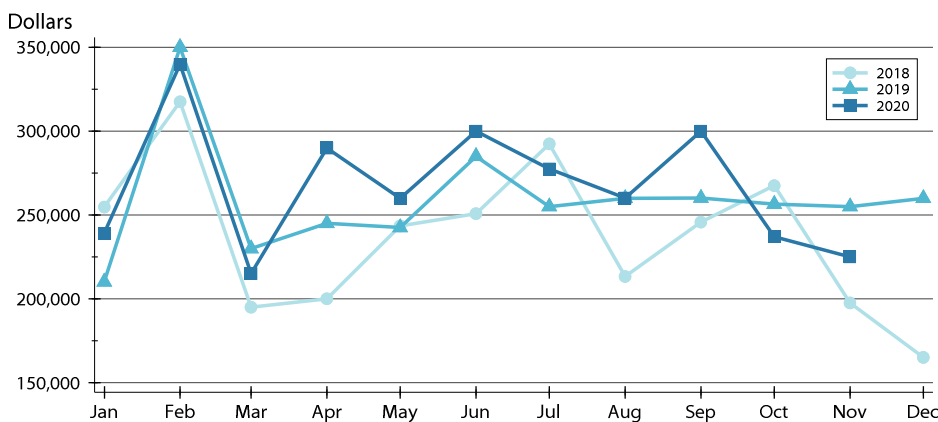
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## AVERAGE PRICE >>



Month	2018	2019	2020
January	258,325	298,976	260,686
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	271,003
June	263,497	296,849	339,169
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	266,128
November	218,074	237,261	257,554
December	221,178	304,200	

## MEDIAN PRICE >>

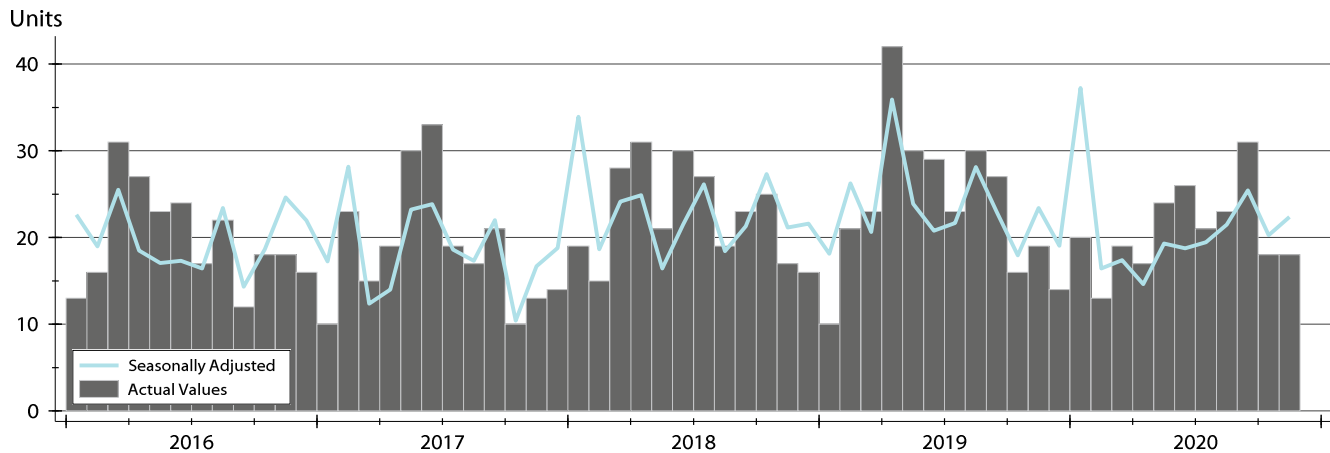


Month	2018	2019	2020
January	254,700	210,000	239,000
February	317,500	350,000	339,900
March	194,950	229,900	215,000
April	200,000	245,000	289,900
May	243,450	242,450	259,900
June	250,750	284,948	299,900
July	292,400	254,950	277,400
August	213,250	259,900	260,000
September	245,700	259,999	299,900
October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

## CONTRACTS WRITTEN ANALYSIS

DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020

### HISTORY >>



### SUMMARY >>

Summary Statistics		November			Year-to-Date		
for Contracts Written		2020	2019	Change	2020	2019	Change
Closed Listings		<b>18</b>	19	-5.3%	<b>230</b>	270	-14.8%
Volume (1,000s)		<b>5,463</b>	5,011	9.0%	<b>69,469</b>	73,522	-5.5%
Average	Sale Price	<b>303,492</b>	263,750	15.1%	<b>302,040</b>	272,303	10.9%
	Days on Market	<b>21</b>	52	-60.7%	<b>28</b>	37	-23.4%
	Percent of Original	<b>97.8%</b>	94.9%	3.1%	<b>98.6%</b>	97.1%	1.5%
Median	Sale Price	<b>286,950</b>	199,900	43.5%	<b>269,450</b>	239,950	12.3%
	Days on Market	<b>9</b>	30	-71.7%	<b>7</b>	14	-50.0%
	Percent of Original	<b>100.0%</b>	95.0%	5.3%	<b>100.0%</b>	98.3%	1.8%

A total of 18 contracts for sale were written in Douglas County (excluding Lawrence) during the month of November, down from 19 in 2019. The median list price of these homes was \$286,950, up from \$199,900 the prior year.

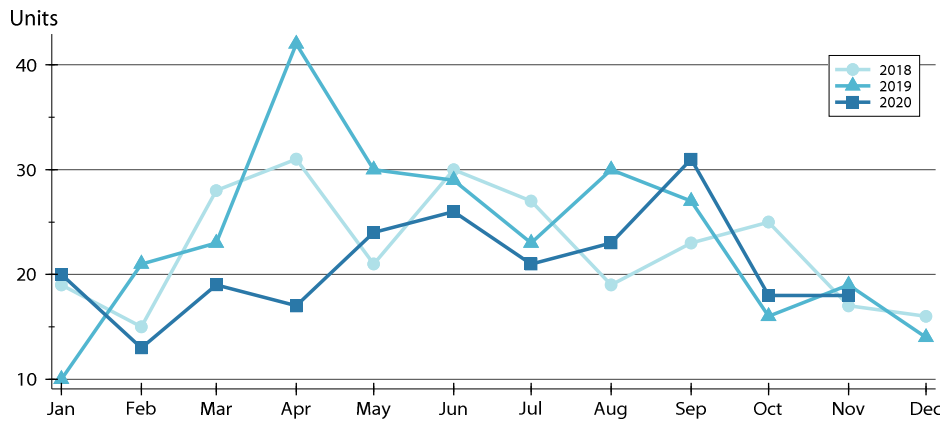
Half of the homes that went under contract in November were on the market less than 9 days, compared to 30 days in November 2019.



# CONTRACTS WRITTEN ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## BY MONTH >>



Month	2018	2019	2020
January	19	10	20
February	15	21	13
March	28	23	19
April	31	42	17
May	21	30	24
June	30	29	26
July	27	23	21
August	19	30	23
September	23	27	31
October	25	16	18
November	17	19	18
December	16	14	14

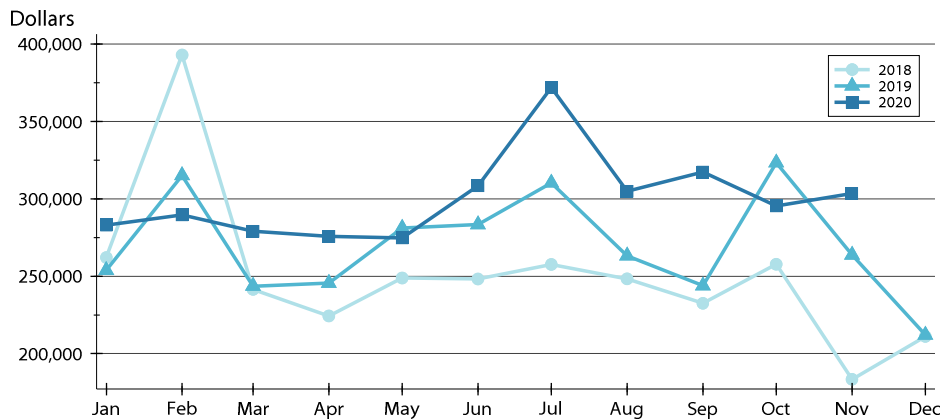
## BY PRICE RANGE >>

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	5.6%	100	99,900	99,900	7	7	100.0%	100.0%
\$100,000-\$149,999	1	5.6%	130	130,000	130,000	8	8	86.3%	86.3%
\$150,000-\$199,999	5	27.8%	952	190,460	187,500	14	4	96.9%	100.0%
\$200,000-\$249,999	1	5.6%	239	239,000	239,000	57	57	100.0%	100.0%
\$250,000-\$299,999	2	11.1%	574	286,950	286,950	17	17	100.0%	100.0%
\$300,000-\$349,999	1	5.6%	300	300,000	300,000	20	20	100.0%	100.0%
\$350,000-\$399,999	3	16.7%	1,159	386,300	395,000	38	48	98.1%	100.0%
\$400,000-\$449,999	1	5.6%	430	429,999	429,999	0	0	100.0%	100.0%
\$450,000-\$499,999	1	5.6%	460	459,900	459,900	15	15	100.0%	100.0%
\$500,000-\$599,999	2	11.1%	1,119	559,475	559,475	24	24	97.5%	97.5%
\$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	18	100.0%	5,463	303,492	286,950	21	9	97.8%	100.0%

# CONTRACTS WRITTEN ANALYSIS

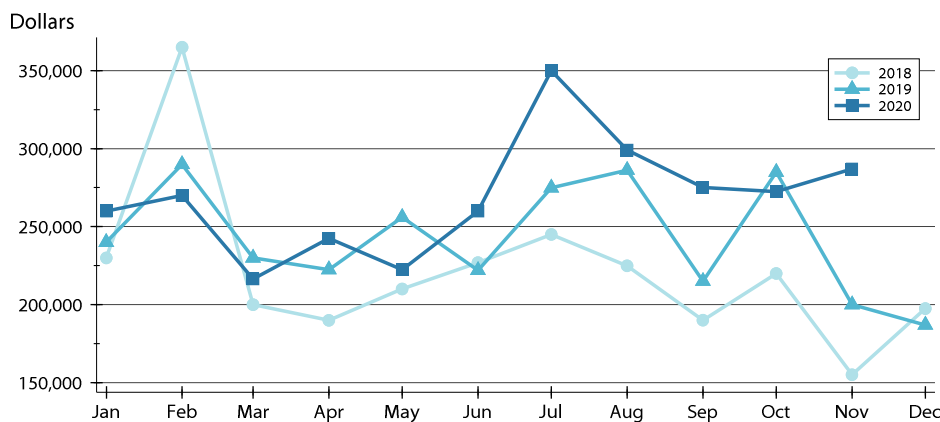
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## AVERAGE PRICE >>



Month	2018	2019	2020
January	262,066	253,735	283,040
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	274,796
June	248,210	283,326	308,350
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	263,750	303,492
December	211,119	212,057	

## MEDIAN PRICE >>

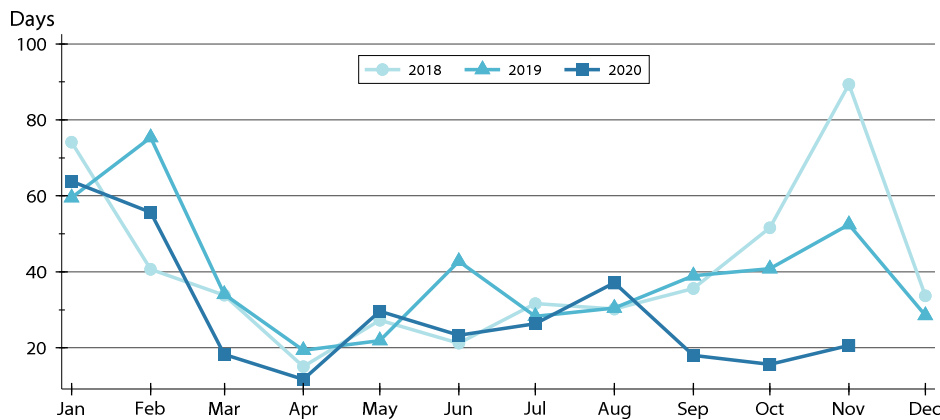


Month	2018	2019	2020
January	229,900	240,000	259,950
February	365,000	289,900	269,950
March	199,975	229,900	216,500
April	189,900	222,450	242,500
May	210,000	256,000	222,450
June	226,950	222,000	259,950
July	245,000	274,900	349,900
August	224,900	286,200	299,000
September	190,000	215,000	275,000
October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

# CONTRACTS WRITTEN ANALYSIS

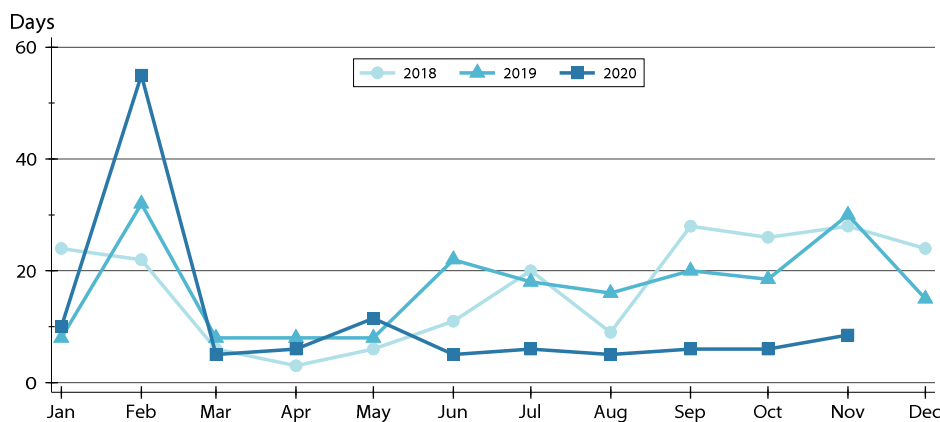
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## AVERAGE DOM >>



Month	2018	2019	2020
January	74	60	64
February	41	75	56
March	34	34	18
April	15	19	12
May	27	22	30
June	21	43	23
July	32	28	26
August	30	30	37
September	36	39	18
October	52	41	16
November	89	52	21
December	34	29	

## MEDIAN DOM >>

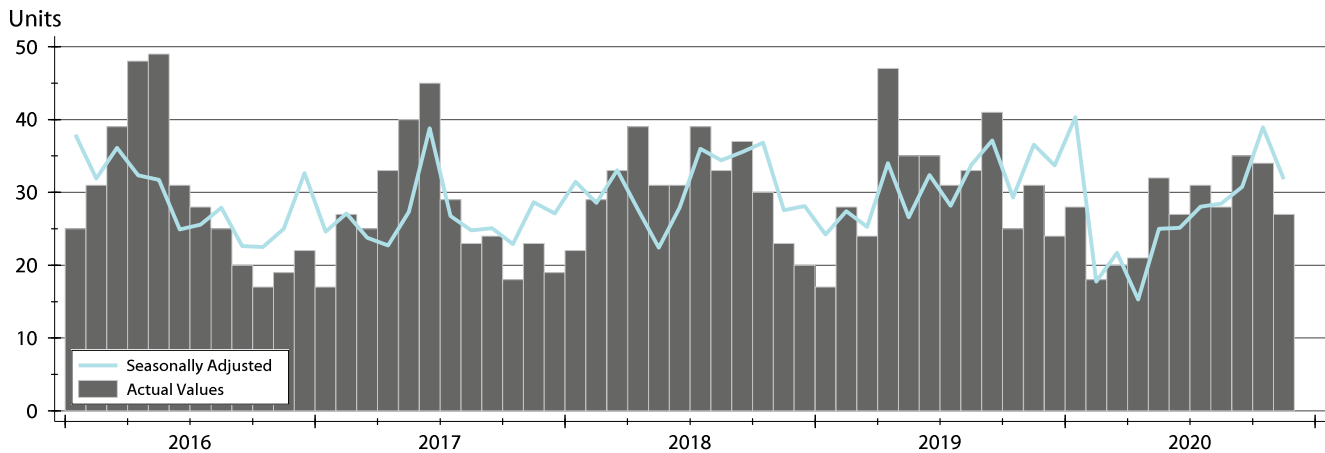


Month	2018	2019	2020
January	24	8	10
February	22	32	55
March	6	8	5
April	3	8	6
May	6	8	12
June	11	22	5
July	20	18	6
August	9	16	5
September	28	20	6
October	26	19	6
November	28	30	9
December	24	15	

# PENDING CONTRACTS ANALYSIS

**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics		End of November		
for Active Listings		2020	2019	Change
Active Listings		27	31	-12.9%
Volume (1,000s)		8,264	8,551	-3.4%
Average	List Price	306,080	275,829	11.0%
	Days on Market	19	73	-73.6%
	Percent of Original	98.5%	97.4%	1.2%
Median	List Price	284,900	240,000	18.7%
	Days on Market	9	22	-59.1%
	Percent of Original	100.0%	100.0%	0.0%

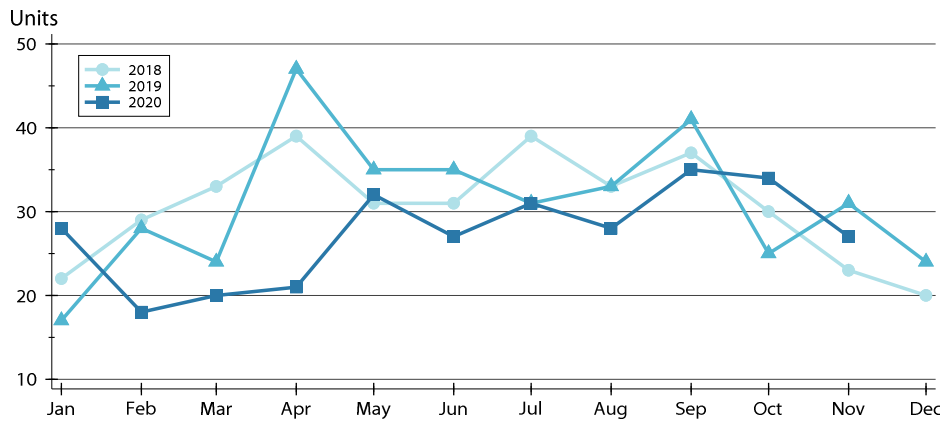
A total of 27 listings in Douglas County (excluding Lawrence) had contracts pending at the end of November, down from 31 contracts pending at the end of November 2019.

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 12/9/2020**

## BY MONTH >>



Month	2018	2019	2020
January	22	17	28
February	29	28	18
March	33	24	20
April	39	47	21
May	31	35	32
June	31	35	27
July	39	31	31
August	33	33	28
September	37	41	35
October	30	25	34
November	23	31	27
December	20	24	

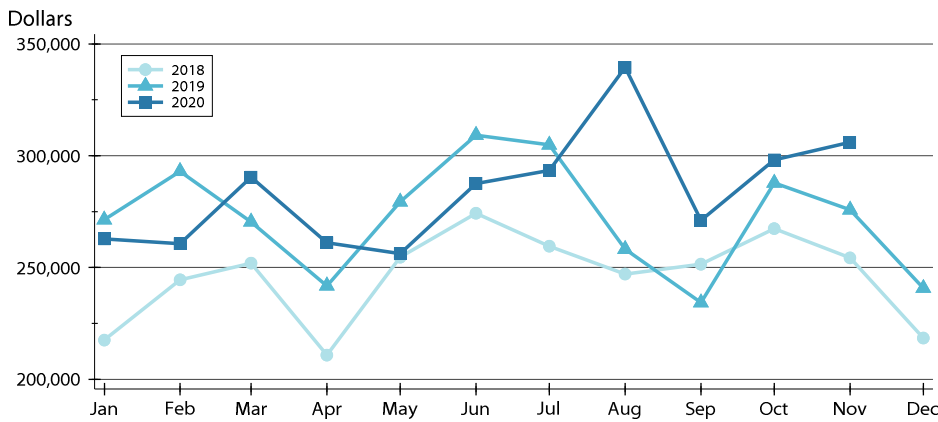
## BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$50,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	3.7%	100	99,900	99,900	7	7	100.0%	100.0%
\$100,000-\$149,999	2	7.4%	254	127,000	127,000	9	9	98.1%	98.1%
\$150,000-\$199,999	5	18.5%	952	190,460	187,500	14	4	96.8%	100.0%
\$200,000-\$249,999	3	11.1%	684	227,967	235,000	24	12	100.0%	100.0%
\$250,000-\$299,999	5	18.5%	1,398	279,660	284,900	11	7	99.3%	100.0%
\$300,000-\$349,999	2	7.4%	649	324,500	324,500	53	53	97.3%	97.3%
\$350,000-\$399,999	3	11.1%	1,159	386,300	395,000	38	48	98.1%	100.0%
\$400,000-\$449,999	1	3.7%	419	419,000	419,000	3	3	100.0%	100.0%
\$450,000-\$499,999	2	7.4%	935	467,450	467,450	12	12	100.0%	100.0%
\$500,000-\$599,999	3	11.1%	1,714	571,317	569,950	17	5	98.3%	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	27	100.0%	8,264	306,080	284,900	19	9	98.5%	100.0%

**PENDING CONTRACTS ANALYSIS**

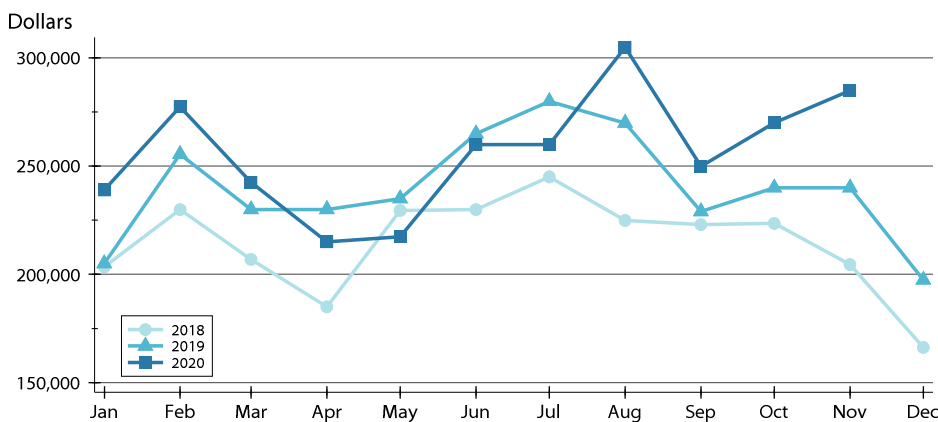
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	217,509	271,326	262,813
February	244,515	293,045	260,678
March	251,974	270,442	290,408
April	210,799	241,817	261,110
May	254,637	279,353	256,167
June	274,277	309,233	287,633
July	259,549	304,824	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	240,000

**MEDIAN PRICE** >>

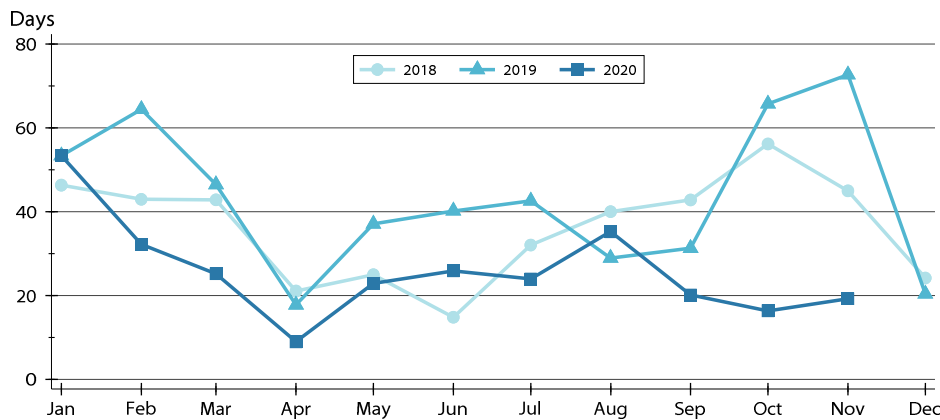


Month	2018	2019	2020
January	203,425	205,000	239,000
February	229,900	255,450	277,425
March	206,900	229,950	242,475
April	185,000	230,000	215,000
May	229,500	235,000	217,400
June	229,900	265,000	259,900
July	245,000	279,900	260,000
August	224,900	269,900	304,900
September	222,945	229,000	249,900
October	223,500	240,000	269,950
November	204,500	240,000	284,900
December	166,250	197,425	200,000

# PENDING CONTRACTS ANALYSIS

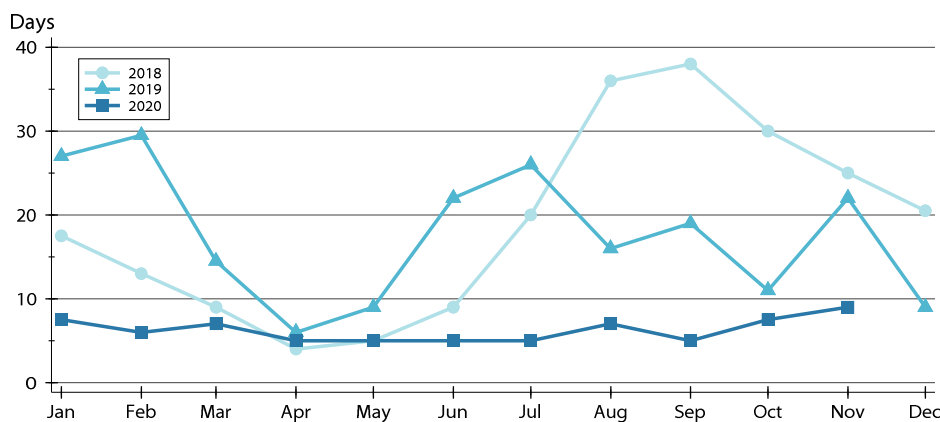
**DOUGLAS COUNTY (EXCLUDING LAWRENCE)  
ALL HOMES (NEW & EXISTING)  
AS OF 12/9/2020**

## AVERAGE DOM >>



Month	2018	2019	2020
January	46	53	53
February	43	64	32
March	43	46	25
April	21	18	9
May	25	37	23
June	15	40	26
July	32	43	24
August	40	29	35
September	43	31	20
October	56	66	16
November	45	73	19
December	24	20	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	5
July	20	26	5
August	36	16	7
September	38	19	5
October	30	11	8
November	25	22	9
December	21	9	9