

Douglas County, KS

County · KS · Kansas

STRONG SELLER'S MARKET

\$344K

MEDIAN SALE PRICE

+282.3%

1-YR CHANGE

418

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

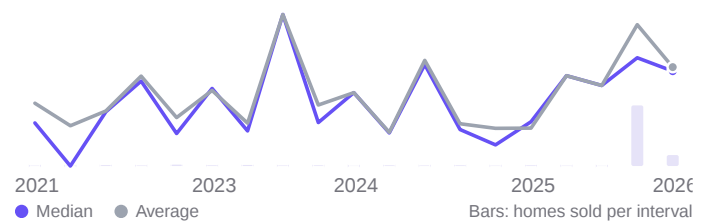
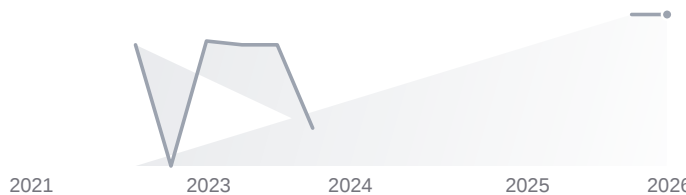
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$315K · Average \$327K

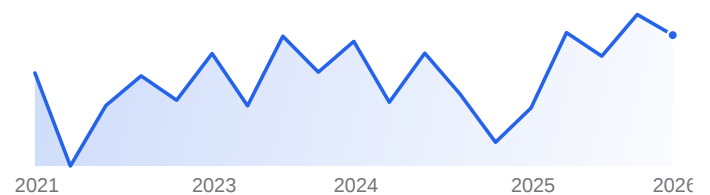
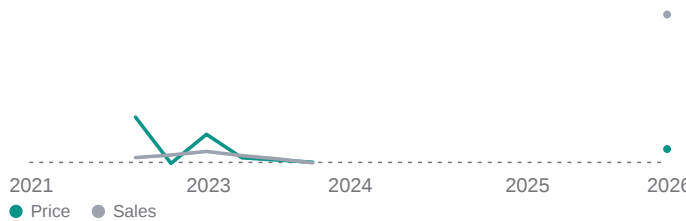


Growth (year over year)

Price +282.3% · Sales +3115.4%

Price per square foot

\$213/ft²

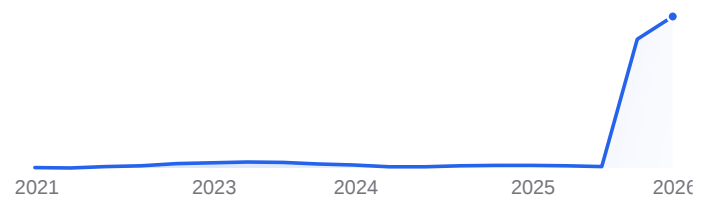


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

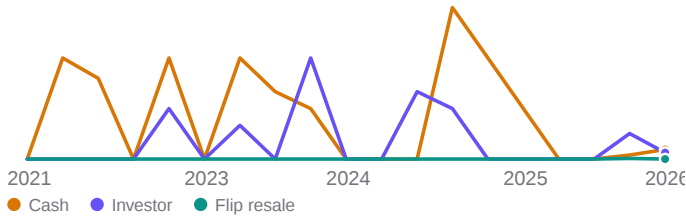
1.2%



BUYERS & OUTCOMES

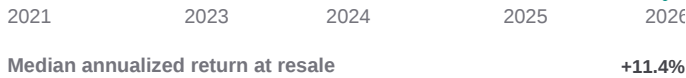
Buyer mix

Cash 4.8% · Investor 3.2% · Flip resale 0%



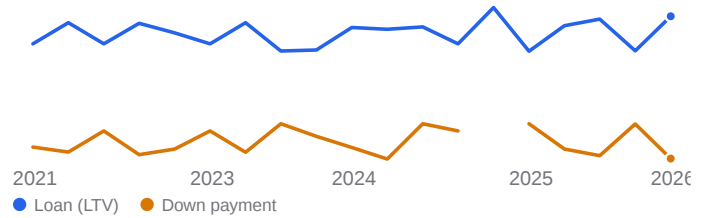
Sellers who sold at a gain

100%



Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1

HOUSING STOCK

Homes	33,655
Median value (AVM)	\$346K
Median size	1,546 ft²
Median bedrooms	3
Median year built	1986
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	19%
Median loan-to-value	48%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	122,331
Density	268 / mi²
Median household income	\$68K
Average household income	\$92K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	30
Homes occupied	91%
Bachelor's or higher	29%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	55°F
Annual precip	39 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.