

Results of the Market Study Analysis for Douglas County

For the Appraisal Year 2026

January 1, 2026

Pursuant to K.S.A. 79-1460a

The annual market study conducted by the Douglas County Appraiser's Office revealed overall increases in prices for residential and commercial real estate, with roughly 90% seeing an increase from 2025 to 2026. The market analysis involved reviewing over 2,000 sales, as well as the utilization of cost data from the Marshall Valuation Service (CoreLogic) and rent/expense information on leased properties. Demand continues to exceed supply in several neighborhoods and property types, which has put upward pressure on prices.

A majority of residential and commercial parcels in Douglas County will see a 1% to 8% increase in value in the 2026 value notice. The county's market study revealed significant price changes for vacant land, with typical increases ranging from 3% to 20%.

The Property Valuation Division of the Kansas Department of Revenue conducts an annual study of the Use Value for agricultural land. Agricultural land value can change due to variations in cropping practices, commodity prices and production costs. The median change for Agricultural land values in Douglas County is 0% in the 2026 tax year, with most agricultural land values changing between roughly -2% and +6%.

These figures represent typical value changes. There are value changes above and below these ranges on a percentage basis. Value changes outside of these ranges may result from alterations to the property, correction of descriptive information, prices of similar properties that have sold and/or other market factors.