

# AUGUST 2021 >>

# FLINT HILLS MLS STATISTICS



## MARKET OVERVIEW >>

### Manhattan MSA Home Sales Fell in August

Total home sales in the Manhattan-Junction City Combined Statistical Area fell last month to 175 units, compared to 179 units in August 2020. Total sales volume was \$41.1 million, up from a year earlier.

The median sale price in August was \$221,000, up from \$197,000 a year earlier. Homes that sold in August were typically on the market for 10 days and sold for 100.0% of their list prices.

### Manhattan MSA Active Listings Down at End of August

The total number of active listings in the Manhattan-Junction City Combined Statistical Area at the end of August was 368 units, down from 420 at the same point in 2020. 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 August was \$182,250.

During August, a total of 165 contracts were written down from 171 in August 2020. At the end of the month, there were 306 contracts pending, compared to 295 at the end of August 2020.

### Your Association Working for You!

The Flint Hills MLS statistical reports are one of the many benefits you receive from being a member of the Flint Hills Association of REALTORS®. Through a partnership with the Kansas Association of REALTORS®, we will send you these reports each month to help you better serve your clients and promote your business.

### Contact Information

Margaret Pendleton, Association Executive  
 Flint Hills Association of REALTORS®  
 205 S. Seth Child Road  
 Manhattan, KS 66502  
 785-776-1203  
[ae@flinthillsrealtors.net](mailto:ae@flinthillsrealtors.net)  
[www.flinthillsrealtors.net](http://www.flinthillsrealtors.net)

Manhattan-Junction City Combined Statistical Area				
Current Month		August		
Summary Statistics		2021	2020	Change
Home Sales		175	179	-2.2%
Active Listings		368	420	-12.4%
Months' Supply		2.1	2.9	-27.1%
New Listings		207	183	13.1%
Contracts Written		165	171	-3.5%
Pending Contracts		306	295	3.7%
Sales Volume (1,000s)		41,121	38,624	6.5%
Average	Sale Price	234,978	215,776	8.9%
	List Price of Actives	231,354	226,684	2.1%
	Days on Market	28	48	-41.0%
	Percent of List	99.1%	99.0%	0.1%
	Percent of Original	97.9%	97.3%	0.7%
Median	Sale Price	221,000	197,000	12.2%
	List Price of Actives	182,250	179,700	1.4%
	Days on Market	10	24	-58.3%
	Percent of List	100.0%	99.2%	0.8%
	Percent of Original	100.0%	98.2%	1.8%

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# THREE-YEAR COMPARISONS

## SUMMARY >>

**BREAKDOWNS BY HOME TYPE  
MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
AS OF 9/5/2021**

August MLS Statistics By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>175</b>	<b>164</b>	<b>11</b>	179	171	8	155	144	11
Change from prior year		-2.2%	-4.1%	37.5%	15.5%	18.8%	-27.3%	9.9%	18.0%	-42.1%
Active Listings		<b>368</b>	<b>335</b>	<b>33</b>	420	389	31	722	675	47
Change from prior year		-12.4%	-13.9%	6.5%	-41.8%	-42.4%	-34.0%	-7.7%	-4.3%	-39.0%
Months' Supply		<b>2.1</b>	<b>2.0</b>	<b>3.4</b>	2.9	2.9	3.4	5.9	5.9	5.0
Change from prior year		-27.1%	-28.9%	-0.9%	-50.5%	-51.6%	-31.6%	-12.7%	-13.1%	-13.9%
New Listings		<b>207</b>	<b>201</b>	<b>6</b>	183	175	8	203	195	8
Change from prior year		13.1%	14.9%	-25.0%	-9.9%	-10.3%	0.0%	-9.8%	-4.4%	-61.9%
Contracts Written		<b>165</b>	<b>160</b>	<b>5</b>	171	163	8	133	129	4
Change from prior year		-3.5%	-1.8%	-37.5%	28.6%	26.4%	100.0%	11.8%	16.2%	-50.0%
Pending Contracts		<b>306</b>	<b>289</b>	<b>17</b>	295	275	20	209	200	9
Change from prior year		3.7%	5.1%	-15.0%	41.1%	37.5%	122.2%	13.0%	18.3%	-43.8%
Sales Volume (1,000s)		<b>41,121</b>	<b>37,138</b>	<b>3,983</b>	38,624	35,968	2,656	34,782	31,354	3,428
Change from prior year		6.5%	3.3%	50.0%	11.0%	14.7%	-22.5%	26.0%	38.5%	-30.9%
Average	Sale Price	<b>234,978</b>	<b>226,454</b>	<b>362,064</b>	215,776	210,340	331,970	224,398	217,735	311,627
	Change from prior year	8.9%	7.7%	9.1%	-3.8%	-3.4%	6.5%	14.6%	17.3%	19.4%
	List Price of Actives	<b>231,354</b>	<b>221,386</b>	<b>332,536</b>	226,684	218,009	335,535	202,978	197,865	276,408
	Change from prior year	2.1%	1.5%	-0.9%	11.7%	10.2%	21.4%	-1.1%	0.7%	-3.5%
	Days on Market	<b>28</b>	<b>27</b>	<b>53</b>	48	48	54	73	71	99
	Change from prior year	-41.0%	-44.0%	-2.0%	-34.4%	-33.0%	-45.6%	-1.0%	6.1%	-16.2%
	Percent of List	<b>99.1%</b>	<b>98.9%</b>	<b>101.7%</b>	99.0%	99.0%	99.7%	97.7%	97.5%	100.7%
Change from prior year	0.1%	0.0%	2.0%	1.3%	1.5%	-0.9%	0.9%	1.2%	0.2%	
Median	Percent of Original	<b>97.9%</b>	<b>97.3%</b>	<b>106.4%</b>	97.3%	97.1%	99.7%	94.5%	94.0%	100.2%
	Change from prior year	0.7%	0.2%	6.7%	3.0%	3.3%	-0.5%	0.6%	1.1%	1.0%
	Sale Price	<b>221,000</b>	<b>215,450</b>	<b>324,500</b>	197,000	195,000	335,000	194,000	189,566	279,000
	Change from prior year	12.2%	10.5%	-3.1%	1.5%	2.9%	20.1%	7.2%	12.5%	13.0%
	List Price of Actives	<b>182,250</b>	<b>172,500</b>	<b>319,900</b>	179,700	165,000	315,000	169,900	165,000	258,000
	Change from prior year	1.4%	4.5%	1.6%	5.8%	0.0%	22.1%	-2.9%	-2.9%	-4.4%
	Days on Market	<b>10</b>	<b>9</b>	<b>44</b>	24	24	53	53	51	83
Change from prior year	-58.3%	-62.5%	-16.2%	-54.7%	-52.9%	-36.7%	10.4%	9.7%	33.9%	
Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	99.2%	99.1%	99.6%	98.4%	98.3%	100.0%	
Change from prior year	0.8%	0.9%	0.4%	0.7%	0.8%	-0.4%	0.8%	0.8%	0.5%	
Percent of Original	<b>100.0%</b>	<b>99.6%</b>	<b>100.9%</b>	98.2%	98.1%	99.6%	97.0%	96.8%	100.0%	
Change from prior year	1.8%	1.5%	1.3%	1.2%	1.4%	-0.4%	1.6%	1.4%	2.2%	

# YEAR-TO-DATE STATISTICS

**SUMMARY >>**

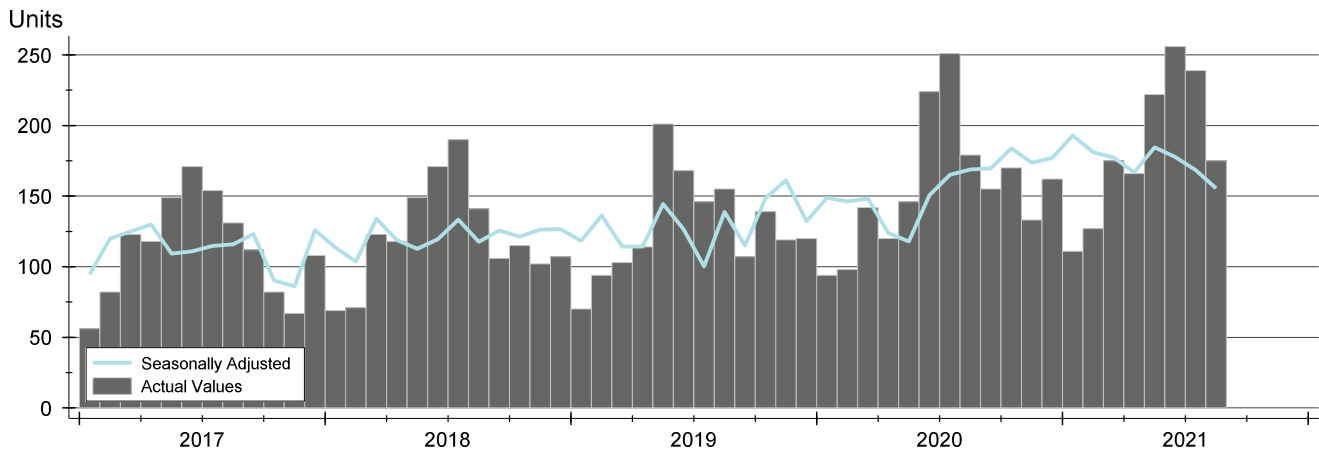
**YTD BREAKDOWNS BY HOME TYPE  
MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
AS OF 9/5/2021**

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>1,471</b>	<b>1,388</b>	<b>83</b>	1,254	1,182	72	1,051	971	80
Change from prior year		17.3%	17.4%	15.3%	19.3%	21.7%	-10.0%	1.8%	6.1%	-31.6%
New Listings		<b>1,840</b>	<b>1,754</b>	<b>86</b>	1,662	1,564	98	1,776	1,693	83
Change from prior year		10.7%	12.1%	-12.2%	-6.4%	-7.6%	18.1%	-2.8%	1.5%	-47.8%
Contracts Written		<b>1,578</b>	<b>1,493</b>	<b>85</b>	1,376	1,295	81	1,094	1,018	76
Change from prior year		14.7%	15.3%	4.9%	25.8%	27.2%	6.6%	0.9%	5.3%	-35.0%
Sales Volume (1,000s)		<b>322,280</b>	<b>294,050</b>	<b>28,229</b>	258,096	236,278	21,818	213,744	190,762	22,983
Change from prior year		24.9%	24.5%	29.4%	20.7%	23.9%	-5.1%	3.0%	9.0%	-29.2%
Average	Sale Price	<b>219,089</b>	<b>211,852</b>	<b>340,113</b>	205,818	199,897	303,024	203,372	196,459	287,282
	Change from prior year	6.4%	6.0%	12.2%	1.2%	1.7%	5.5%	1.1%	2.7%	3.6%
	Days on Market	<b>36</b>	<b>34</b>	<b>70</b>	66	65	79	73	71	93
	Change from prior year	-45.9%	-48.4%	-11.9%	-9.0%	-7.9%	-15.0%	-3.7%	-1.9%	-6.8%
	Percent of List	<b>99.4%</b>	<b>99.3%</b>	<b>100.5%</b>	98.1%	98.0%	100.1%	97.9%	97.6%	100.9%
Change from prior year	1.3%	1.3%	0.4%	0.3%	0.4%	-0.8%	0.1%	0.2%	0.5%	
Percent of Original	<b>98.4%</b>	<b>98.2%</b>	<b>101.0%</b>	96.0%	95.8%	99.6%	95.4%	95.0%	99.9%	
Change from prior year	2.4%	2.5%	1.4%	0.7%	0.8%	-0.2%	-0.3%	-0.3%	0.8%	
Median	Sale Price	<b>200,000</b>	<b>195,000</b>	<b>324,500</b>	190,000	186,000	282,000	188,000	179,000	278,500
	Change from prior year	5.3%	4.8%	15.1%	1.1%	3.9%	1.3%	0.5%	2.3%	5.1%
	Days on Market	<b>9</b>	<b>8</b>	<b>45</b>	31	31	34	42	40	80
	Change from prior year	-71.0%	-74.2%	32.4%	-26.2%	-22.5%	-57.5%	-2.3%	-2.4%	15.9%
	Percent of List	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	98.8%	98.6%	100.0%	98.4%	98.3%	100.0%
Change from prior year	1.3%	1.4%	0.0%	0.3%	0.4%	0.0%	-0.1%	0.0%	0.0%	
Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	97.8%	97.6%	100.0%	97.4%	97.1%	100.0%	
Change from prior year	2.2%	2.4%	0.0%	0.4%	0.6%	0.0%	0.5%	0.4%	0.6%	

# CLOSED LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Closed Listings		August			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		<b>175</b>	179	-2.2%	<b>1,471</b>	1,254	17.3%
Volume (1,000s)		<b>41,121</b>	38,624	6.5%	<b>322,280</b>	258,096	24.9%
Average	Sale Price	<b>234,978</b>	215,776	8.9%	<b>219,089</b>	205,818	6.4%
	Days on Market	<b>28</b>	48	-41.0%	<b>36</b>	66	-45.9%
	Percent of List	<b>99.1%</b>	99.0%	0.1%	<b>99.4%</b>	98.1%	1.3%
	Percent of Original	<b>97.9%</b>	97.3%	0.7%	<b>98.4%</b>	96.0%	2.4%
Median	Sale Price	<b>221,000</b>	197,000	12.2%	<b>200,000</b>	190,000	5.3%
	Days on Market	<b>10</b>	24	-58.3%	<b>9</b>	31	-71.0%
	Percent of List	<b>100.0%</b>	99.2%	0.8%	<b>100.0%</b>	98.8%	1.3%
	Percent of Original	<b>100.0%</b>	98.2%	1.8%	<b>100.0%</b>	97.8%	2.2%

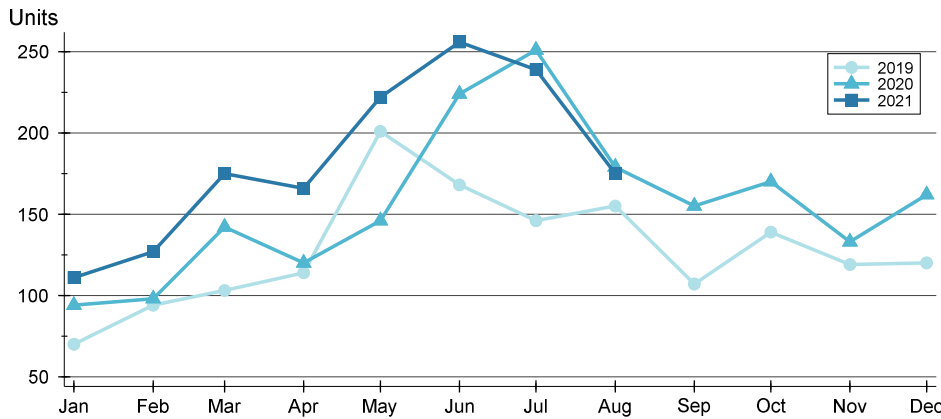
A total of 175 homes sold in the Manhattan-Junction City Combined Statistical Area in August, down from 179 units in August 2020. Total sales volume rose to \$41.1 million compared to \$38.6 million in the previous year.

The median sales price in August was \$221,000, up 12.2% compared to the prior year. Median days on market was 10 days, up from 6 days in July, but down from 24 in August 2020.

**CLOSED LISTINGS ANALYSIS**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	70	94	111
February	94	98	127
March	103	142	175
April	114	120	166
May	201	146	222
June	168	224	256
July	146	251	239
August	155	179	175
September	107	155	
October	139	170	
November	119	133	
December	120	162	

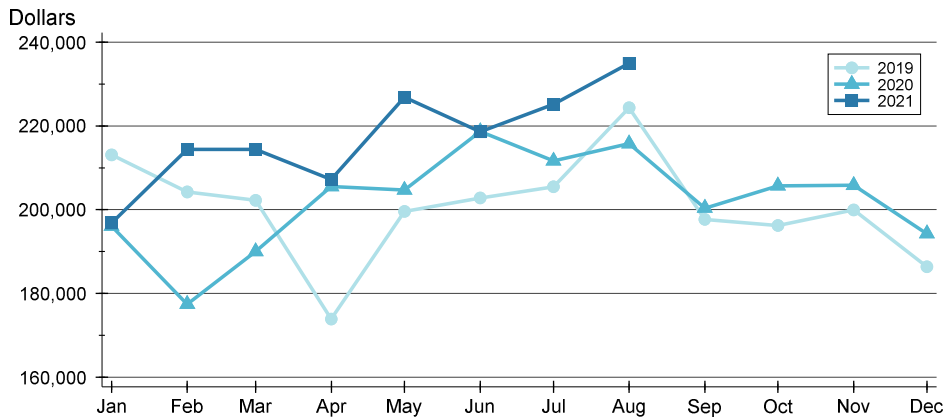
**BY PRICE RANGE** >>

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 \$25,000	1	0.6%	16	16,000	16,000	172	172	88.9%	88.9%	40.1%	40.1%
\$25,000-\$49,999	5	2.9%	179	35,800	32,000	137	79	80.3%	80.2%	74.1%	71.1%
\$50,000-\$99,999	7	4.0%	513	73,335	75,000	63	44	95.3%	94.8%	88.4%	89.2%
\$100,000-\$124,999	11	6.3%	1,218	110,759	113,850	27	19	100.4%	100.0%	96.4%	99.5%
\$125,000-\$149,999	10	5.7%	1,417	141,675	142,700	30	12	97.2%	98.3%	96.9%	97.2%
\$150,000-\$174,999	20	11.4%	3,270	163,485	165,000	20	13	98.1%	99.2%	97.8%	98.6%
\$175,000-\$199,999	19	10.9%	3,544	186,521	185,000	18	5	100.3%	100.0%	100.2%	100.0%
\$200,000-\$249,999	36	20.6%	8,160	226,674	226,500	18	13	99.4%	100.0%	98.3%	99.0%
\$250,000-\$299,999	24	13.7%	6,563	273,440	275,700	21	9	100.1%	100.0%	99.2%	100.0%
\$300,000-\$399,999	31	17.7%	10,448	337,033	324,500	25	8	101.1%	100.0%	100.3%	100.0%
\$400,000-\$499,999	7	4.0%	2,985	426,357	426,000	19	7	103.3%	102.8%	103.3%	102.8%
\$500,000-\$749,999	3	1.7%	1,909	636,281	619,900	70	48	100.3%	100.0%	118.0%	100.8%
\$750,000-\$999,999	1	0.6%	900	900,000	900,000	60	60	100.1%	100.1%	109.1%	109.1%
\$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	175	100.0%	41,121	234,978	221,000	28	10	99.1%	100.0%	97.9%	100.0%

**CLOSED LISTINGS ANALYSIS**

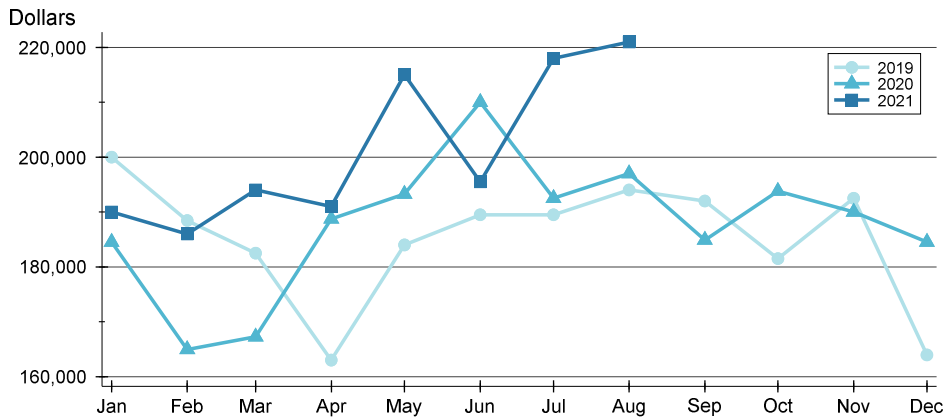
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE PRICE** >>



Month	2019	2020	2021
January	213,100	196,070	196,841
February	204,246	177,432	214,437
March	202,239	190,013	214,389
April	173,856	205,535	207,200
May	199,593	204,715	226,898
June	202,824	218,697	218,646
July	205,504	211,676	225,179
August	224,398	215,776	234,978
September	197,704	200,380	
October	196,236	205,730	
November	199,944	205,843	
December	186,380	194,268	

**MEDIAN PRICE** >>

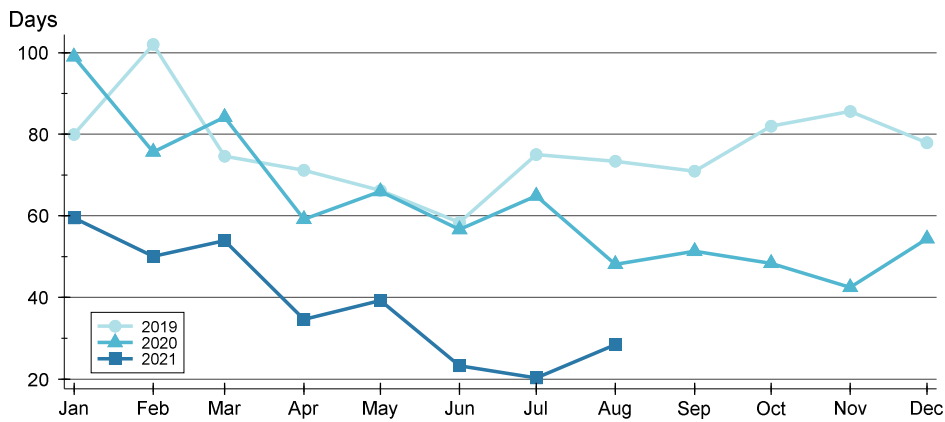


Month	2019	2020	2021
January	200,000	184,500	190,000
February	188,450	164,950	186,000
March	182,500	167,250	194,000
April	163,000	188,750	191,000
May	184,000	193,250	215,000
June	189,500	210,000	195,500
July	189,500	192,500	218,000
August	194,000	197,000	221,000
September	192,000	184,900	
October	181,500	193,800	
November	192,500	190,000	
December	163,950	184,500	

**CLOSED LISTINGS ANALYSIS**

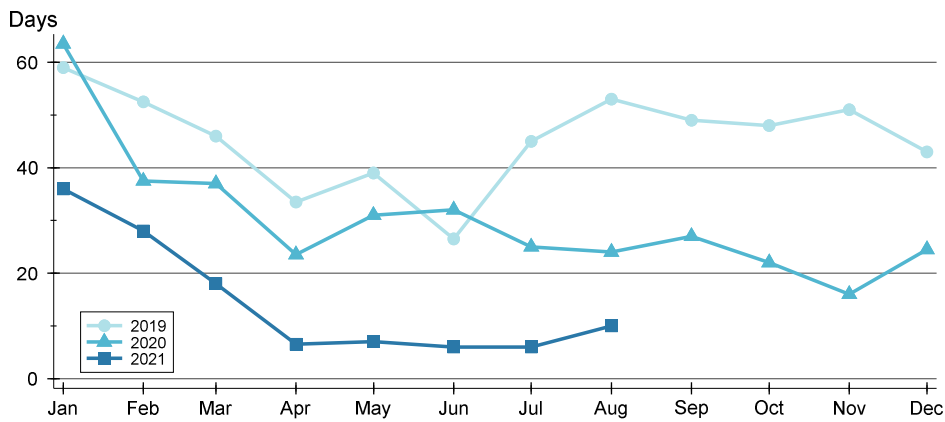
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE DOM** >>



Month	2019	2020	2021
January	80	99	60
February	102	76	50
March	75	84	54
April	71	59	35
May	66	66	39
June	58	57	23
July	75	65	20
August	73	48	28
September	71	51	
October	82	48	
November	86	42	
December	78	54	

**MEDIAN DOM** >>



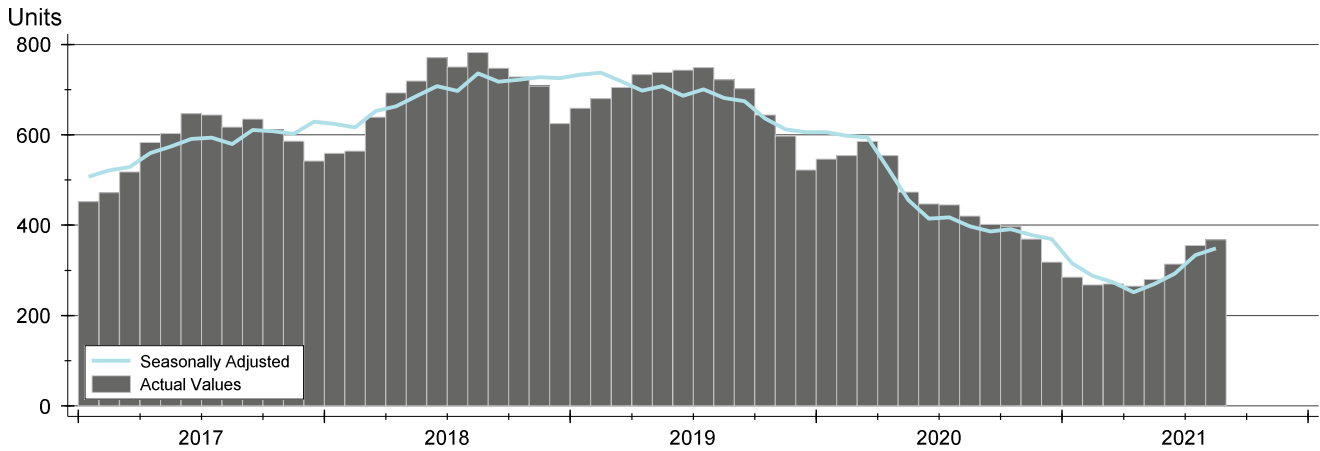
Month	2019	2020	2021
January	59	64	36
February	53	38	28
March	46	37	18
April	34	24	7
May	39	31	7
June	27	32	6
July	45	25	6
August	53	24	10
September	49	27	
October	48	22	
November	51	16	
December	43	25	



# ACTIVE LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Active Listings		End of August		
		2021	2020	Change
Active Listings		<b>368</b>	420	-12.4%
Months' Supply		<b>2.1</b>	2.9	-27.1%
Volume (1,000s)		<b>85,138</b>	95,207	-10.6%
Average	List Price	<b>231,354</b>	226,684	2.1%
	Days on Market	<b>72</b>	107	-32.5%
	Percent of Original	<b>97.6%</b>	97.4%	0.2%
Median	List Price	<b>182,250</b>	179,700	1.4%
	Days on Market	<b>48</b>	63	-23.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 368 homes were available for sale in the Manhattan-Junction City Combined Statistical Area at the end of August. This represents a 2.1 months' supply of active listings.

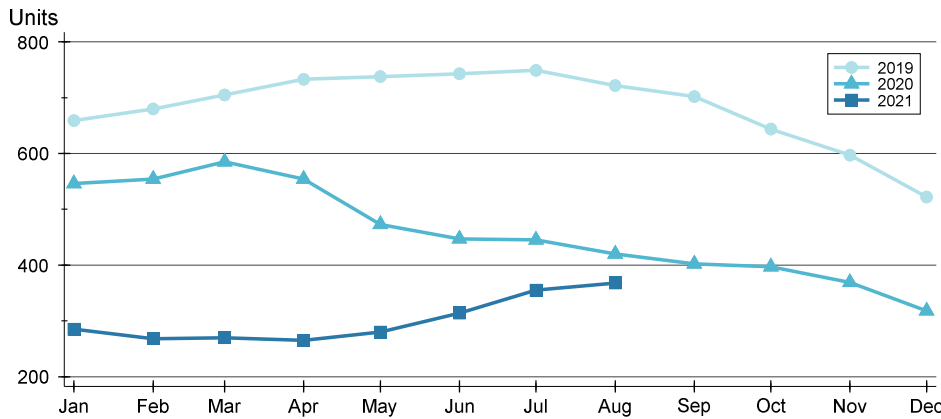
The median list price of homes on the market at the end of August was \$182,250, up 1.4% from 2020. The typical time on market for active listings was 48 days, down from 63 days a year earlier.



# ACTIVE LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	659	546	285
February	680	554	268
March	705	585	270
April	733	554	265
May	738	473	280
June	743	447	314
July	749	445	355
August	722	420	368
September	702	402	
October	644	397	
November	597	369	
December	522	318	

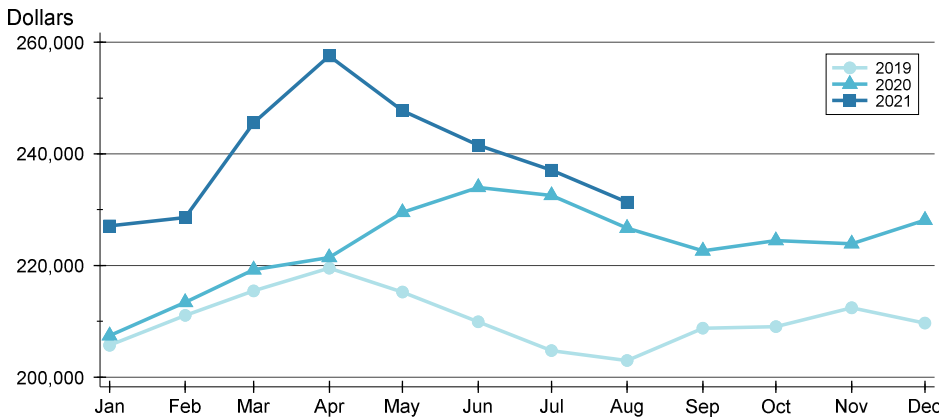
**BY PRICE RANGE** >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	1	0.3%	22	1.0	22,000	22,000	175	175	62.9%	62.9%
\$25,000-\$49,999	5	1.4%	174	1.0	34,700	30,000	103	28	94.7%	100.0%
\$50,000-\$99,999	39	10.6%	3,190	5.6	81,790	85,000	76	68	96.3%	100.0%
\$100,000-\$124,999	41	11.1%	4,616	3.7	112,588	114,900	54	40	97.7%	100.0%
\$125,000-\$149,999	42	11.4%	5,735	4.2	136,550	135,000	64	51	98.2%	100.0%
\$150,000-\$174,999	43	11.7%	6,938	2.2	161,358	160,000	53	48	98.2%	100.0%
\$175,000-\$199,999	31	8.4%	5,761	1.6	185,855	185,000	63	40	96.6%	97.4%
\$200,000-\$249,999	61	16.6%	13,748	1.7	225,376	222,900	77	43	97.1%	100.0%
\$250,000-\$299,999	28	7.6%	7,653	1.2	273,311	272,500	44	21	99.0%	100.0%
\$300,000-\$399,999	52	14.1%	18,115	1.7	348,367	353,450	74	55	99.9%	100.0%
\$400,000-\$499,999	6	1.6%	2,744	0.9	457,283	467,450	52	39	98.0%	100.0%
\$500,000-\$749,999	9	2.4%	5,124	3.0	569,367	550,000	162	89	92.0%	100.0%
\$750,000-\$999,999	6	1.6%	5,318	6.0	886,333	910,000	265	151	93.2%	96.0%
\$1,000,000 and up	4	1.1%	6,000	N/A	1,500,000	1,325,000	131	103	100.0%	100.0%
All price ranges	368	100.0%	85,138	2.1	231,354	182,250	72	48	97.6%	100.0%

**ACTIVE LISTINGS ANALYSIS**

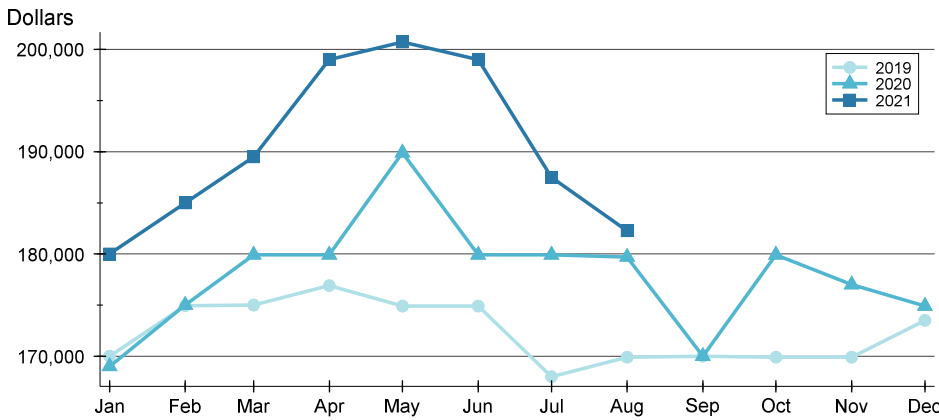
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE PRICE** >>



Month	2019	2020	2021
January	205,709	207,403	227,091
February	211,066	213,391	228,620
March	215,439	219,243	245,563
April	219,527	221,431	257,581
May	215,257	229,526	247,757
June	209,921	234,013	241,571
July	204,749	232,554	237,100
August	202,978	226,684	231,354
September	208,778	222,616	-
October	209,044	224,485	-
November	212,422	223,899	-
December	209,690	228,120	-

**MEDIAN PRICE** >>

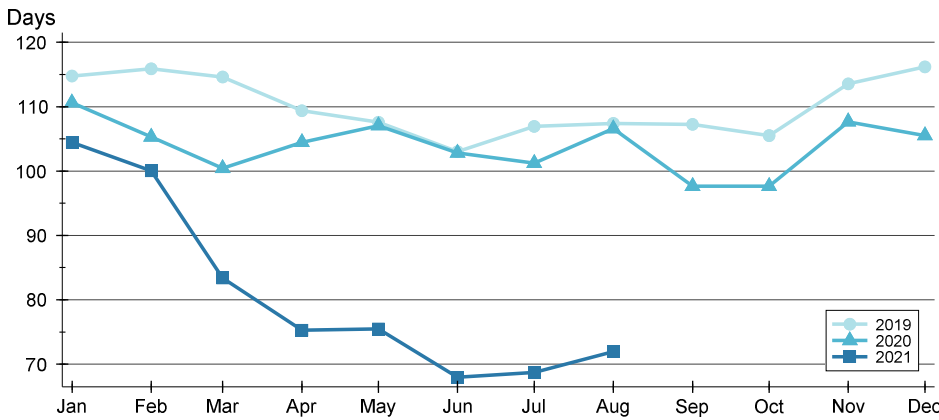


Month	2019	2020	2021
January	170,000	169,000	180,000
February	174,950	175,000	185,000
March	175,000	179,900	189,500
April	176,900	179,900	199,000
May	174,900	189,900	200,750
June	174,900	179,900	199,000
July	168,000	179,900	187,499
August	169,900	179,700	182,250
September	170,000	170,000	-
October	169,900	179,900	-
November	169,900	177,000	-
December	173,500	174,900	-

**ACTIVE LISTINGS ANALYSIS**

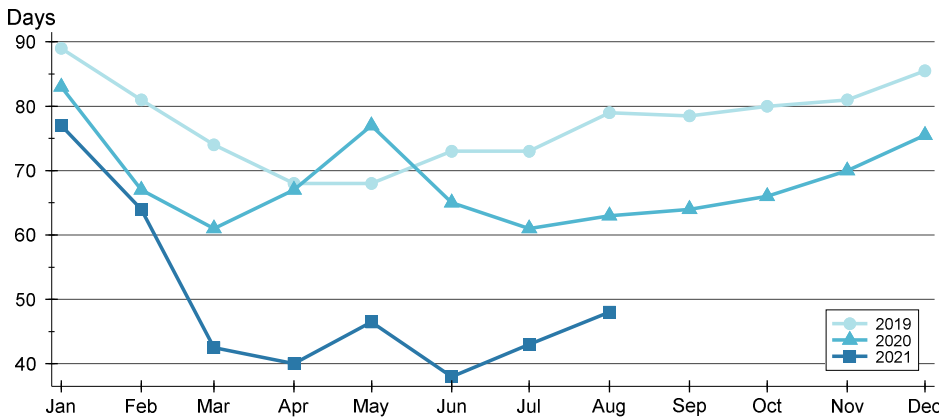
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE DOM** >>



Month	2019	2020	2021
January	115	111	104
February	116	105	100
March	115	100	83
April	109	104	75
May	108	107	75
June	103	103	68
July	107	101	69
August	107	107	72
September	107	98	
October	106	98	
November	114	108	
December	116	106	

**MEDIAN DOM** >>

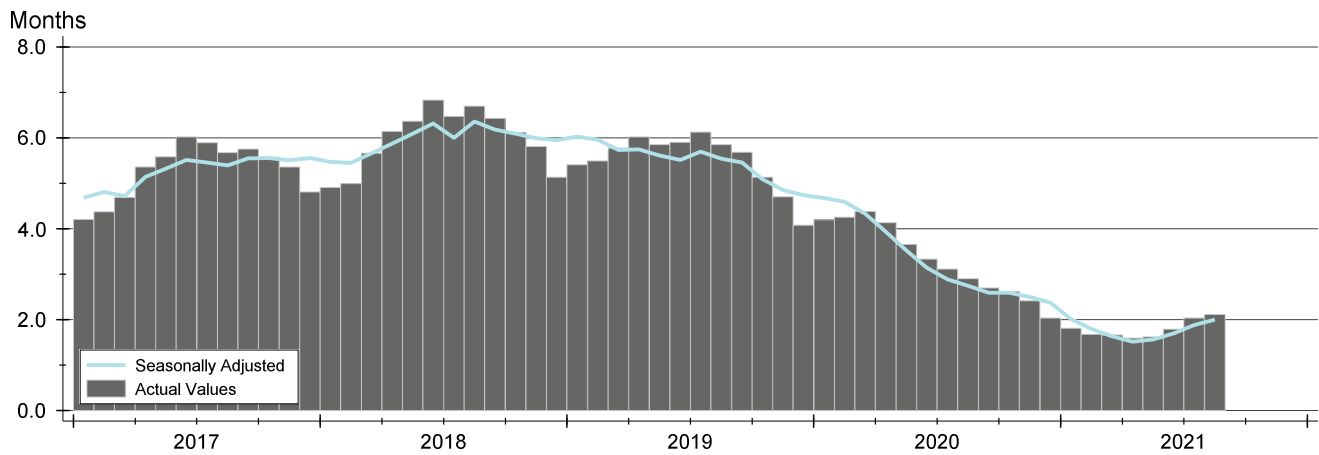


Month	2019	2020	2021
January	89	83	77
February	81	67	64
March	74	61	43
April	68	67	40
May	68	77	47
June	73	65	38
July	73	61	43
August	79	63	48
September	79	64	
October	80	66	
November	81	70	
December	86	76	

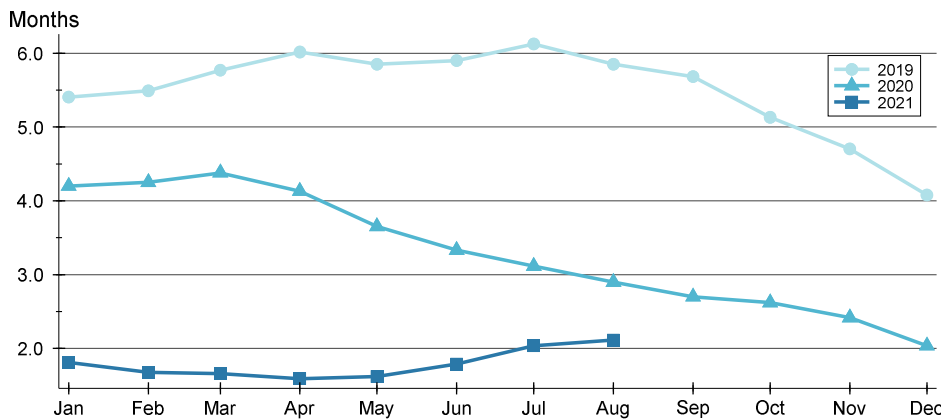
# MONTHS' SUPPLY ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**HISTORY** >>



**BY MONTH** >>

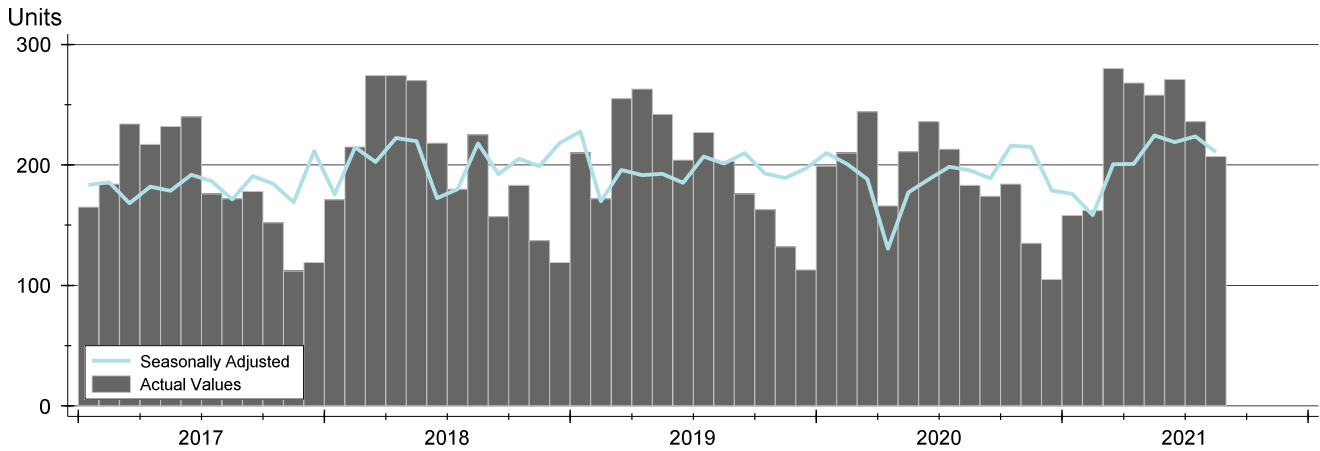


Month	2019	2020	2021
January	5.4	4.2	1.8
February	5.5	4.3	1.7
March	5.8	4.4	1.7
April	6.0	4.1	1.6
May	5.8	3.7	1.6
June	5.9	3.3	1.8
July	6.1	3.1	2.0
August	5.9	2.9	2.1
September	5.7	2.7	-
October	5.1	2.6	-
November	4.7	2.4	-
December	4.1	2.0	-

# NEW LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for New Listings		August		
		2021	2020	Change
Current Month	New Listings	<b>207</b>	183	13.1%
	Volume (1,000s)	<b>42,555</b>	38,175	11.5%
	Average List Price	<b>205,580</b>	208,609	-1.5%
	Median List Price	<b>186,900</b>	189,900	-1.6%
YTD	New Listings	<b>1,840</b>	1,662	10.7%
	Volume (1,000s)	<b>409,051</b>	355,094	15.2%
	Average List Price	<b>222,310</b>	213,655	4.1%
	Median List Price	<b>199,970</b>	194,900	2.6%

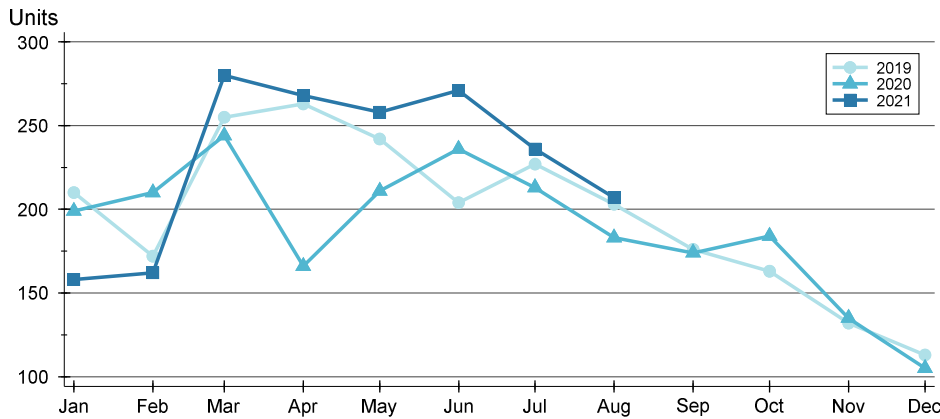
A total of 207 new listings were added in the Manhattan-Junction City Combined Statistical Area during August, up 13.1% from the same month in 2020. Year-to-date the Manhattan-Junction City Combined Statistical Area has

The median list price of these homes was \$186,900 down from \$189,900 in 2020.

**NEW LISTINGS ANALYSIS**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	210	199	158
February	172	210	162
March	255	244	280
April	263	166	268
May	242	211	258
June	204	236	271
July	227	213	236
August	203	183	207
September	176	174	
October	163	184	
November	132	135	
December	113	105	

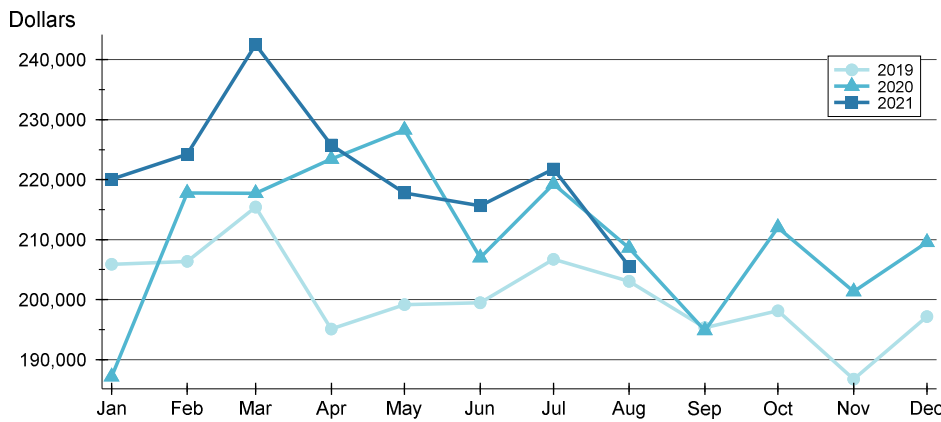
**BY PRICE RANGE** >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	4	1.9%	130	32,475	32,500
\$50,000-\$99,999	15	7.2%	1,240	82,633	85,000
\$100,000-\$124,999	24	11.6%	2,712	112,983	114,900
\$125,000-\$149,999	18	8.7%	2,486	138,122	139,500
\$150,000-\$174,999	22	10.6%	3,574	162,464	161,250
\$175,000-\$199,999	31	15.0%	5,717	184,422	183,900
\$200,000-\$249,999	44	21.3%	9,955	226,258	225,000
\$250,000-\$299,999	23	11.1%	6,260	272,161	270,000
\$300,000-\$399,999	18	8.7%	5,944	330,200	322,500
\$400,000-\$499,999	7	3.4%	3,088	441,129	430,000
\$500,000-\$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	1	0.5%	1,450	1,450,000	1,450,000
All price ranges	207	100.0%	42,555	205,580	186,900

**NEW LISTINGS ANALYSIS**

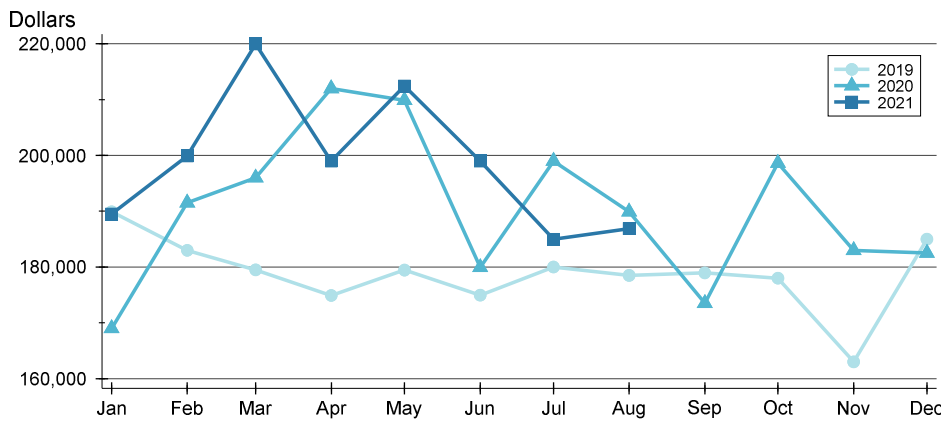
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE PRICE** >>



Month	2019	2020	2021
January	205,890	187,159	220,060
February	206,387	217,771	224,246
March	215,434	217,734	242,560
April	195,099	223,427	225,767
May	199,171	228,302	217,803
June	199,483	207,002	215,668
July	206,723	219,256	221,766
August	203,060	208,609	205,580
September	195,322	194,861	
October	198,128	212,042	
November	186,755	201,347	
December	197,181	209,564	

**MEDIAN PRICE** >>



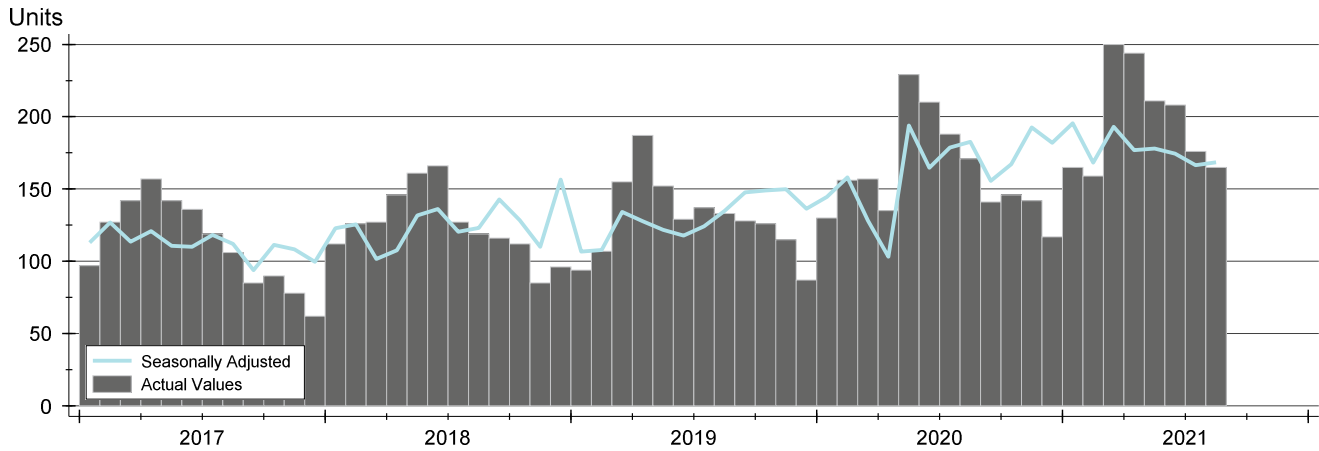
Month	2019	2020	2021
January	189,900	169,000	189,500
February	183,000	191,500	199,900
March	179,500	196,000	220,000
April	174,900	212,000	199,000
May	179,450	209,900	212,450
June	174,950	179,950	199,000
July	180,000	199,000	185,000
August	178,500	189,900	186,900
September	178,950	173,500	
October	178,000	198,625	
November	163,000	183,000	
December	185,000	182,500	



# CONTRACTS WRITTEN ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Contracts Written		August			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		<b>165</b>	171	-3.5%	<b>1,578</b>	1,376	14.7%
Volume (1,000s)		<b>33,271</b>	37,478	-11.2%	<b>349,731</b>	291,000	20.2%
Average	Sale Price	<b>201,643</b>	219,171	-8.0%	<b>221,629</b>	211,482	4.8%
	Days on Market	<b>33</b>	48	-32.4%	<b>33</b>	61	-46.0%
	Percent of Original	<b>97.9%</b>	96.9%	1.0%	<b>98.7%</b>	96.3%	2.5%
Median	Sale Price	<b>187,500</b>	198,000	-5.3%	<b>205,000</b>	195,000	5.1%
	Days on Market	<b>17</b>	24	-29.2%	<b>9</b>	28	-67.9%
	Percent of Original	<b>100.0%</b>	98.4%	1.7%	<b>100.0%</b>	98.0%	2.1%

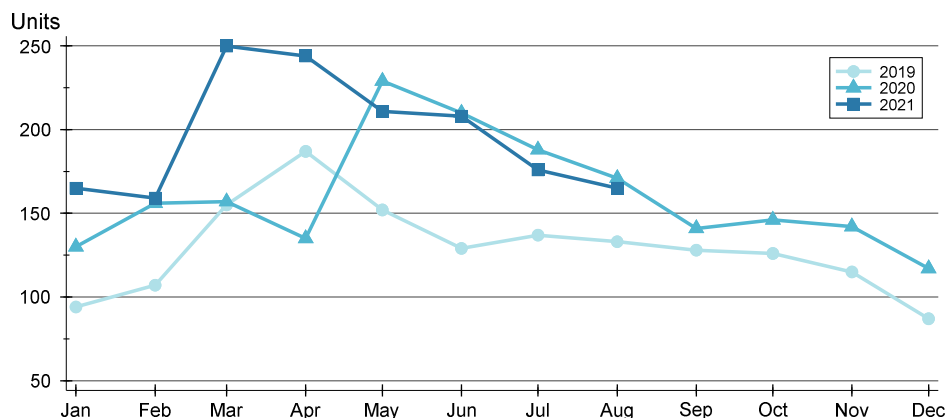
A total of 165 contracts for sale were written in the Manhattan-Junction City Combined Statistical Area during the month of August, down from 171 in 2020. The median list price of these homes was

Half of the homes that went under contract in August were on the market less than 17 days, compared to 24 days in August 2020.

**CONTRACTS WRITTEN ANALYSIS**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	94	130	165
February	107	156	159
March	155	157	250
April	187	135	244
May	152	229	211
June	129	210	208
July	137	188	176
August	133	171	165
September	128	141	
October	126	146	
November	115	142	
December	87	117	

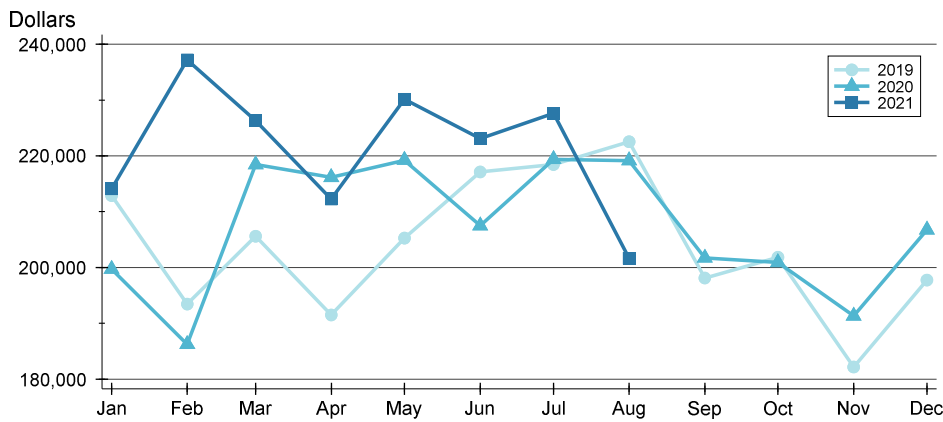
**BY PRICE RANGE** >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	6	3.6%	207	34,500	34,500	78	28	84.7%	86.2%
\$50,000-\$99,999	13	7.9%	1,026	78,908	83,000	55	24	94.9%	100.0%
\$100,000-\$124,999	14	8.5%	1,588	113,407	113,750	53	10	98.0%	100.0%
\$125,000-\$149,999	15	9.1%	2,043	136,213	138,500	26	13	98.3%	100.0%
\$150,000-\$174,999	15	9.1%	2,487	165,807	164,900	20	14	98.9%	100.0%
\$175,000-\$199,999	29	17.6%	5,339	184,097	180,000	27	16	98.6%	100.0%
\$200,000-\$249,999	27	16.4%	6,131	227,061	225,000	20	10	99.0%	100.0%
\$250,000-\$299,999	28	17.0%	7,669	273,886	272,280	32	23	98.5%	100.0%
\$300,000-\$399,999	11	6.7%	3,694	335,818	340,000	23	13	99.6%	100.0%
\$400,000-\$499,999	6	3.6%	2,523	420,500	419,500	21	13	98.7%	100.0%
\$500,000-\$749,999	1	0.6%	565	565,000	565,000	155	155	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	165	100.0%	33,271	201,643	187,500	33	17	97.9%	100.0%

**CONTRACTS WRITTEN ANALYSIS**

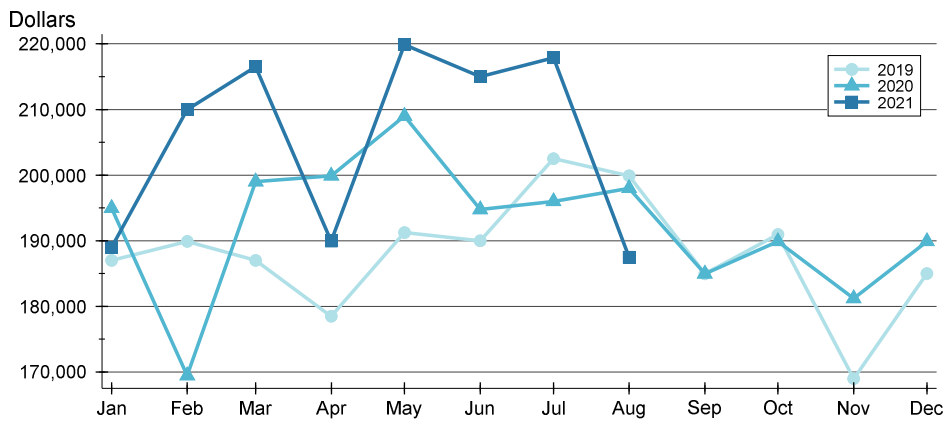
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE PRICE** >>



Month	2019	2020	2021
January	212,886	199,722	214,110
February	193,431	186,240	237,210
March	205,599	218,453	226,336
April	191,495	216,152	212,282
May	205,263	219,235	230,189
June	217,122	207,493	223,083
July	218,437	219,406	227,632
August	222,542	219,171	201,643
September	198,117	201,726	
October	201,853	200,899	
November	182,161	191,305	
December	197,747	206,745	

**MEDIAN PRICE** >>

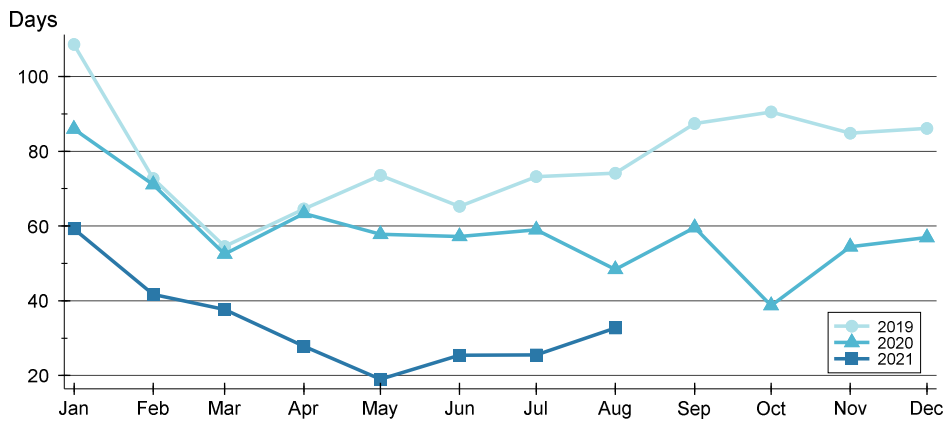


Month	2019	2020	2021
January	187,000	194,950	189,000
February	189,900	169,450	210,000
March	187,000	199,000	216,500
April	178,500	199,900	189,950
May	191,250	209,000	219,900
June	190,000	194,750	215,000
July	202,500	196,000	217,900
August	199,900	198,000	187,500
September	184,950	184,950	
October	190,950	189,900	
November	169,000	181,200	
December	185,000	189,900	

**CONTRACTS WRITTEN ANALYSIS**

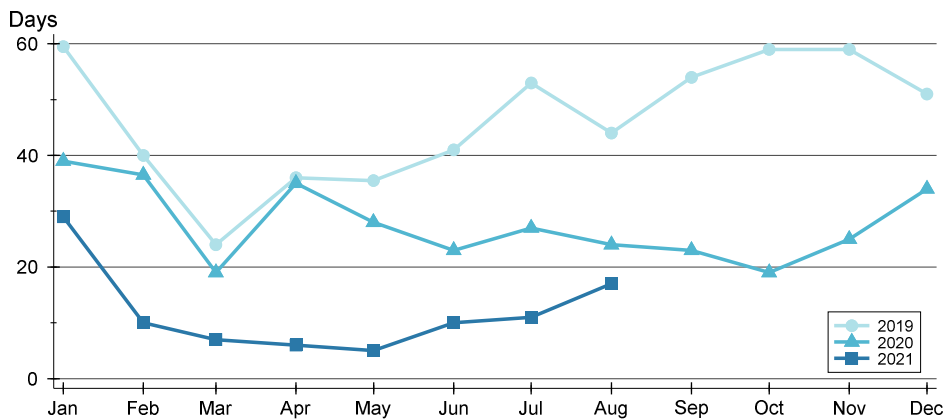
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE DOM** >>



Month	2019	2020	2021
January	109	86	59
February	73	71	42
March	55	53	38
April	65	63	28
May	74	58	19
June	65	57	25
July	73	59	26
August	74	48	33
September	87	60	
October	91	39	
November	85	54	
December	86	57	

**MEDIAN DOM** >>

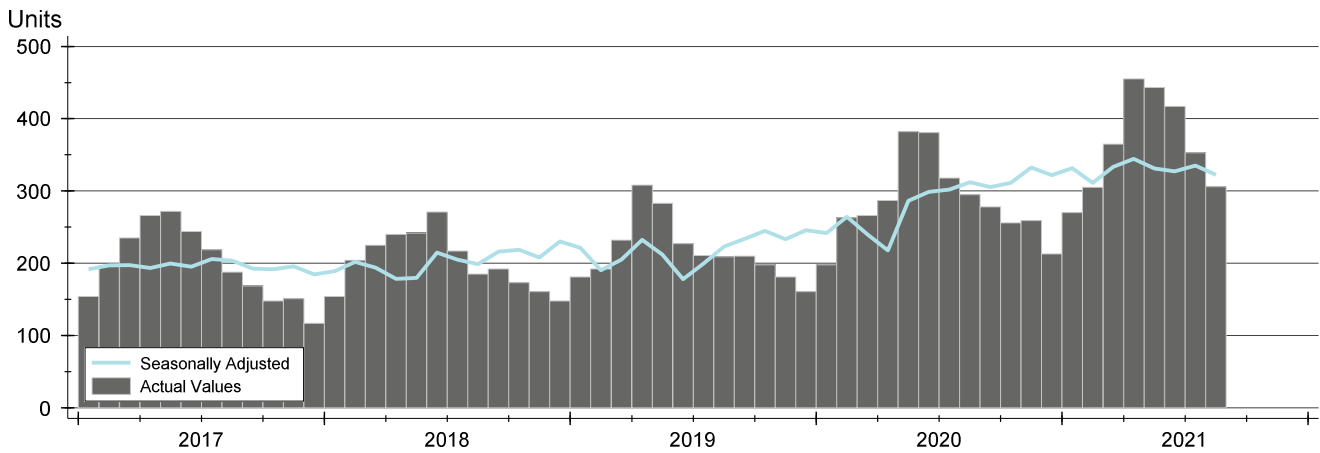


Month	2019	2020	2021
January	60	39	29
February	40	37	10
March	24	19	7
April	36	35	6
May	36	28	5
June	41	23	10
July	53	27	11
August	44	24	17
September	54	23	
October	59	19	
November	59	25	
December	51	34	

# PENDING CONTRACTS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Active Listings		End of August		
		2021	2020	Change
Active Listings		<b>306</b>	295	3.7%
Volume (1,000s)		<b>68,222</b>	61,888	10.2%
Average	List Price	<b>222,949</b>	209,790	6.3%
	Days on Market	<b>32</b>	48	-32.4%
	Percent of Original	<b>98.9%</b>	98.8%	0.1%
Median	List Price	<b>205,000</b>	195,000	5.1%
	Days on Market	<b>14</b>	27	-48.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

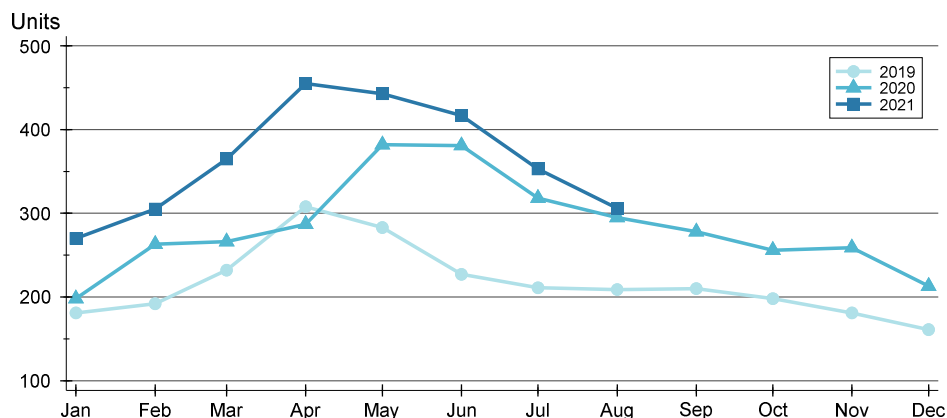
A total of 306 listings in the Manhattan-Junction City Combined Statistical Area had contracts pending at the end of August, up from 295 contracts pending at the end of August 2020.

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**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**BY MONTH** >>



Month	2019	2020	2021
January	181	198	270
February	192	263	305
March	232	266	365
April	308	287	455
May	283	382	443
June	227	381	417
July	211	318	353
August	209	295	306
September	210	278	
October	198	256	
November	181	259	
December	161	213	

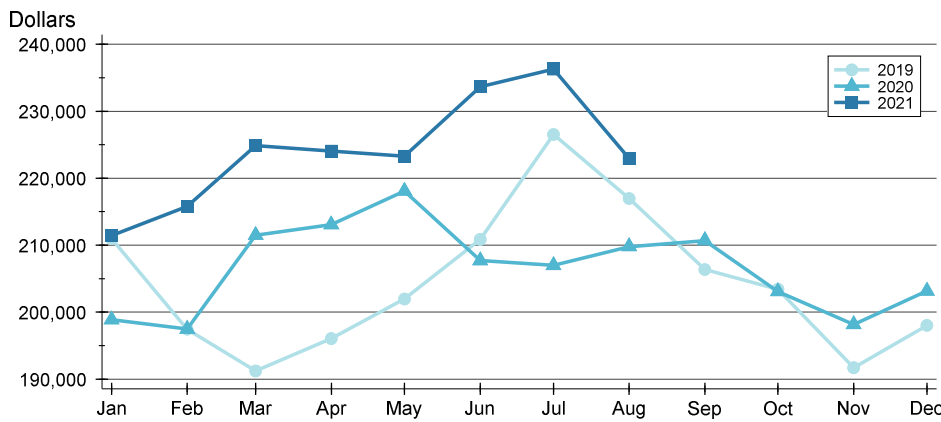
**BY PRICE RANGE** >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	8	2.6%	281	35,113	33,000	72	42	91.7%	93.9%
\$50,000-\$99,999	21	6.9%	1,672	79,595	83,000	56	34	98.9%	100.0%
\$100,000-\$124,999	15	4.9%	1,719	114,607	115,000	53	10	98.2%	100.0%
\$125,000-\$149,999	28	9.2%	3,822	136,486	138,250	23	9	100.0%	100.0%
\$150,000-\$174,999	28	9.2%	4,626	165,218	165,000	32	21	98.6%	100.0%
\$175,000-\$199,999	50	16.3%	9,215	184,300	184,200	31	15	98.8%	100.0%
\$200,000-\$249,999	52	17.0%	11,954	229,889	230,000	22	10	98.7%	100.0%
\$250,000-\$299,999	54	17.6%	14,756	273,252	269,950	28	14	99.6%	100.0%
\$300,000-\$399,999	28	9.2%	9,557	341,316	343,750	26	10	99.1%	100.0%
\$400,000-\$499,999	15	4.9%	6,546	436,433	430,000	29	11	99.4%	100.0%
\$500,000-\$749,999	7	2.3%	4,075	582,143	580,000	63	30	98.9%	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	306	100.0%	68,222	222,949	205,000	32	14	98.9%	100.0%

**PENDING CONTRACTS ANALYSIS**

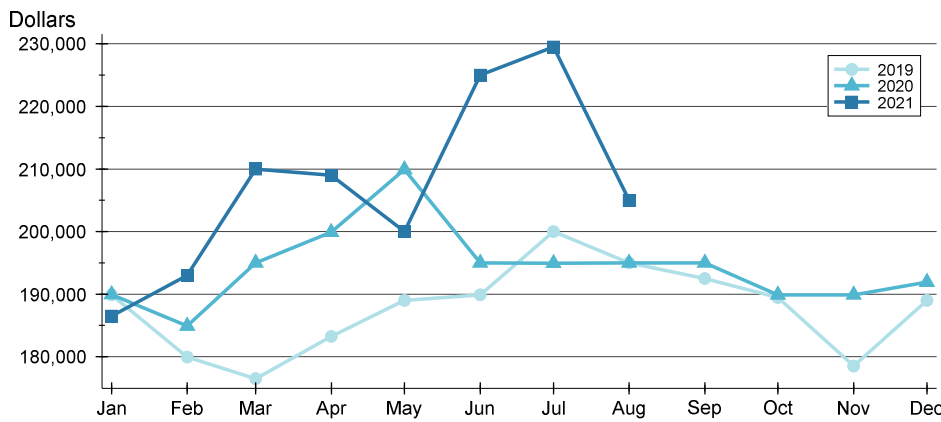
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE PRICE** >>



Month	2019	2020	2021
January	210,981	198,881	211,428
February	197,456	197,480	215,814
March	191,217	211,497	224,857
April	196,048	213,067	224,052
May	201,956	218,092	223,306
June	210,868	207,699	233,676
July	226,537	206,989	236,311
August	216,970	209,790	222,949
September	206,358	210,699	
October	203,411	203,082	
November	191,698	198,172	
December	198,027	203,161	

**MEDIAN PRICE** >>



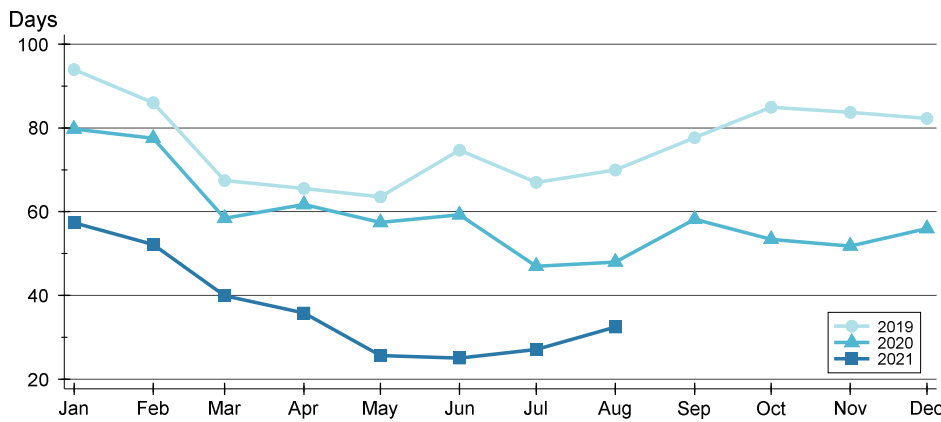
Month	2019	2020	2021
January	189,900	189,950	186,500
February	179,950	184,900	193,000
March	176,500	195,000	210,000
April	183,250	199,900	209,000
May	189,000	209,900	200,000
June	189,900	195,000	225,000
July	200,000	194,950	229,500
August	195,000	195,000	205,000
September	192,500	195,000	
October	189,450	189,900	
November	178,500	189,900	
December	189,000	191,900	



**PENDING CONTRACTS ANALYSIS**

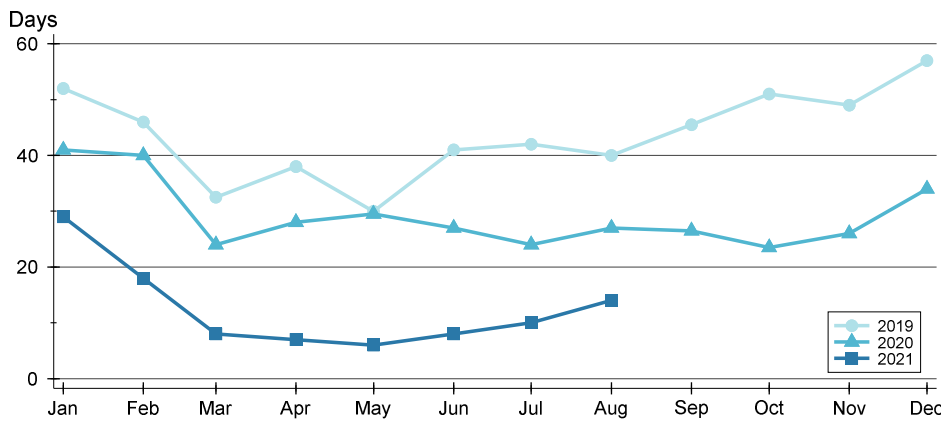
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/5/2021**

**AVERAGE DOM** >>



Month	2019	2020	2021
January	94	80	57
February	86	78	52
March	67	58	40
April	66	62	36
May	64	57	26
June	75	59	25
July	67	47	27
August	70	48	32
September	78	58	
October	85	53	
November	84	52	
December	82	56	

**MEDIAN DOM** >>



Month	2019	2020	2021
January	52	41	29
February	46	40	18
March	33	24	8
April	38	28	7
May	30	30	6
June	41	27	8
July	42	24	10
August	40	27	14
September	46	27	
October	51	24	
November	49	26	
December	57	34	