



**October
2021**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Fell in October

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 159 units, compared to 170 units in October 2020. Total sales volume was \$36.7 million, up from a year earlier.

The median sale price in October was \$198,000, up from \$193,800 a year earlier. Homes that sold in October were typically on the market for 19 days and sold for 99.8% of their list prices.

Manhattan MSA Active Listings Down at End of October

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of October was 334 units, down from 397 at the same point in 2020. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$192,750.

During October, a total of 185 contracts were written up from 146 in October 2020. At the end of the month, there were 322 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2021	2020	2019	2021	2020	2019
Home Sales		159	170	139	1,827	1,580	1,297
Change from prior year		-6.5%	22.3%	20.9%	15.6%	21.8%	3.5%
Active Listings		334	397	644	N/A	N/A	N/A
Change from prior year		-15.9%	-38.4%	-11.5%			
Months' Supply		1.9	2.6	5.1	N/A	N/A	N/A
Change from prior year		-26.9%	-49.0%	-16.4%			
New Listings		149	184	163	2,227	2,021	2,115
Change from prior year		-19.0%	12.9%	-10.9%	10.2%	-4.4%	-2.4%
Contracts Written		185	146	126	1,949	1,664	1,348
Change from prior year		26.7%	15.9%	12.5%	17.1%	23.4%	2.7%
Pending Contracts		322	256	198	N/A	N/A	N/A
Change from prior year		25.8%	29.3%	14.5%			
Sales Volume (1,000s)		36,667	34,974	27,277	402,167	324,259	262,175
Change from prior year		4.8%	28.2%	28.5%	24.0%	23.7%	5.1%
Average	Sale Price	230,612	205,730	196,236	220,124	205,227	202,140
	Change from prior year	12.1%	4.8%	6.3%	7.3%	1.5%	1.5%
	List Price of Actives	244,013	224,485	209,044	N/A	N/A	N/A
	Change from prior year	8.7%	7.4%	2.2%			
	Days on Market	38	48	82	35	63	74
Change from prior year	-20.8%	-41.5%	-3.5%	-44.4%	-14.9%	-3.9%	
Percent of List	98.3%	98.3%	96.4%	99.2%	98.2%	97.7%	
Change from prior year	0.0%	2.0%	0.2%	1.0%	0.5%	0.2%	
Percent of Original	96.0%	96.6%	93.4%	98.1%	96.2%	95.1%	
Change from prior year	-0.6%	3.4%	1.2%	2.0%	1.2%	-0.1%	
Median	Sale Price	198,000	193,800	181,500	200,000	190,000	187,000
	Change from prior year	2.2%	6.8%	7.4%	5.3%	1.6%	0.3%
	List Price of Actives	192,750	179,900	169,900	N/A	N/A	N/A
	Change from prior year	7.1%	5.9%	-2.9%			
	Days on Market	19	22	48	10	29	45
Change from prior year	-13.6%	-54.2%	-11.1%	-65.5%	-35.6%	0.0%	
Percent of List	99.8%	99.4%	97.7%	100.0%	98.9%	98.4%	
Change from prior year	0.4%	1.7%	-0.1%	1.1%	0.5%	0.1%	
Percent of Original	98.4%	98.4%	95.4%	100.0%	97.9%	97.2%	
Change from prior year	0.0%	3.1%	0.2%	2.1%	0.7%	0.3%	

Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.



Manhattan-Junction City Metropolitan Area Closed Listings Analysis

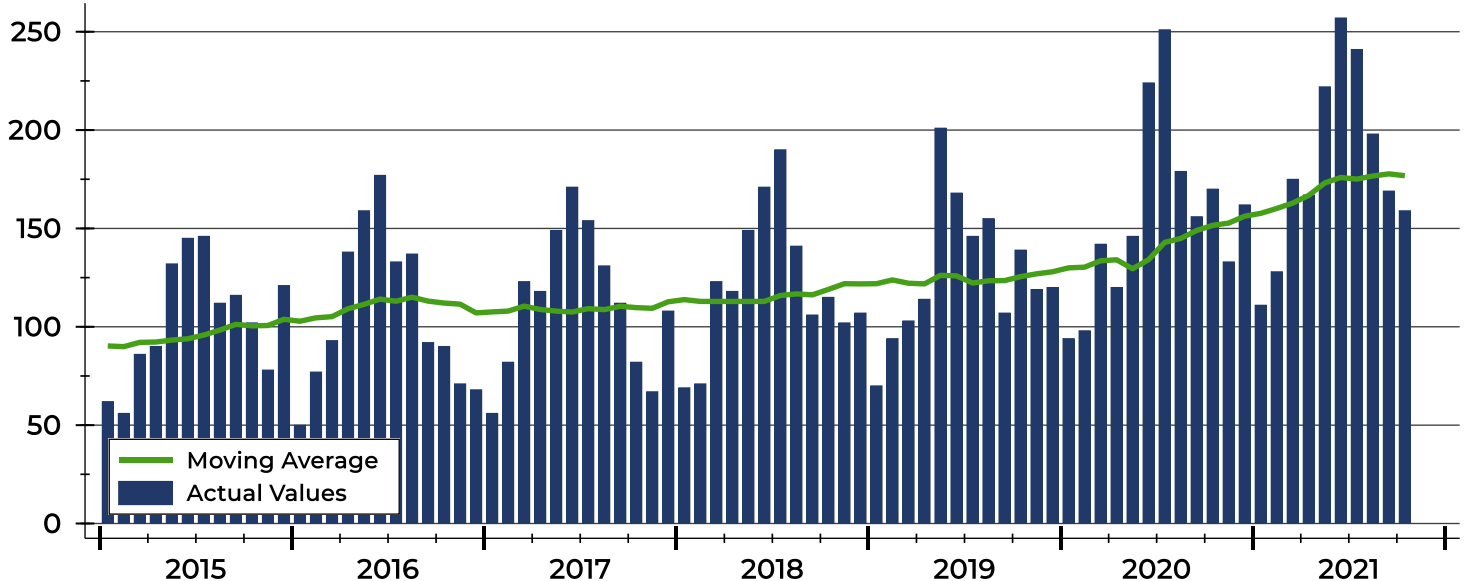
Summary Statistics for Closed Listings		2021	October 2020	Change	2021	Year-to-Date 2020	Change
Closed Listings		159	170	-6.5%	1,827	1,580	15.6%
Volume (1,000s)		36,667	34,974	4.8%	402,167	324,259	24.0%
Months' Supply		1.9	2.6	-26.9%	N/A	N/A	N/A
Average	Sale Price	230,612	205,730	12.1%	220,124	205,227	7.3%
	Days on Market	38	48	-20.8%	35	63	-44.4%
	Percent of List	98.3%	98.3%	0.0%	99.2%	98.2%	1.0%
	Percent of Original	96.0%	96.6%	-0.6%	98.1%	96.2%	2.0%
Median	Sale Price	198,000	193,800	2.2%	200,000	190,000	5.3%
	Days on Market	19	22	-13.6%	10	29	-65.5%
	Percent of List	99.8%	99.4%	0.4%	100.0%	98.9%	1.1%
	Percent of Original	98.4%	98.4%	0.0%	100.0%	97.9%	2.1%

A total of 159 homes sold in the Manhattan-Junction City metropolitan area in October, down from 170 units in October 2020. Total sales volume rose to \$36.7 million compared to \$35.0 million in the previous year.

The median sales price in October was \$198,000, up 2.2% compared to the prior year. Median days on market was 19 days, up from 11 days in September, but down from 22 in October 2020.

History of Closed Listings

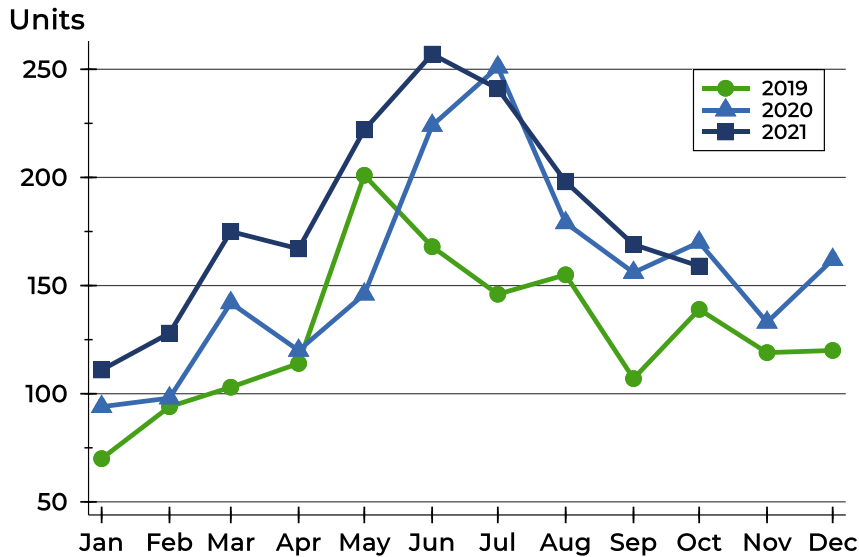
Units





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2019	2020	2021
January	70	94	111
February	94	98	128
March	103	142	175
April	114	120	167
May	201	146	222
June	168	224	257
July	146	251	241
August	155	179	198
September	107	156	169
October	139	170	159
November	119	133	
December	120	162	

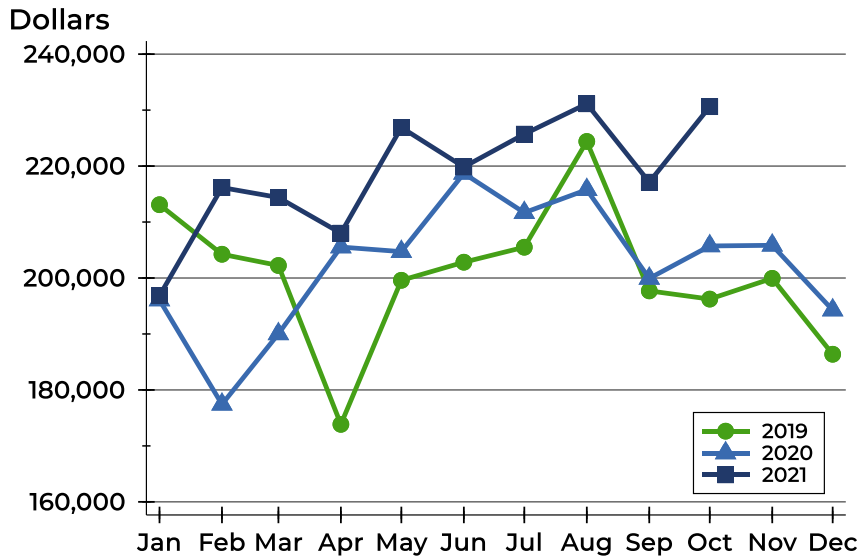
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	4	2.5%	0.0	17,000	17,500	79	62	105.8%	81.7%	88.2%	61.4%
\$25,000-\$49,999	1	0.6%	1.2	26,000	26,000	34	34	65.2%	65.2%	52.1%	52.1%
\$50,000-\$99,999	10	6.3%	2.4	77,160	77,500	68	75	90.2%	90.6%	85.3%	84.6%
\$100,000-\$124,999	17	10.7%	2.2	112,018	113,000	64	33	96.9%	98.7%	95.6%	97.4%
\$125,000-\$149,999	15	9.4%	2.4	138,693	140,000	28	10	98.2%	100.0%	93.8%	95.2%
\$150,000-\$174,999	14	8.8%	2.1	168,366	170,000	24	7	99.1%	100.0%	97.1%	99.8%
\$175,000-\$199,999	21	13.2%	1.2	187,531	185,000	29	19	100.1%	100.0%	98.1%	99.5%
\$200,000-\$249,999	19	11.9%	1.5	223,963	225,000	22	8	97.8%	99.0%	95.8%	96.0%
\$250,000-\$299,999	19	11.9%	1.4	270,908	267,599	28	16	99.9%	100.0%	99.3%	100.0%
\$300,000-\$399,999	23	14.5%	2.0	340,091	330,000	40	22	99.4%	100.0%	99.2%	99.8%
\$400,000-\$499,999	8	5.0%	2.5	427,125	424,500	16	8	101.4%	99.4%	101.1%	99.4%
\$500,000-\$749,999	7	4.4%	3.1	581,429	570,000	56	30	97.1%	98.2%	94.1%	97.5%
\$750,000-\$999,999	1	0.6%	24.0	810,000	810,000	161	161	92.6%	92.6%	90.1%	90.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



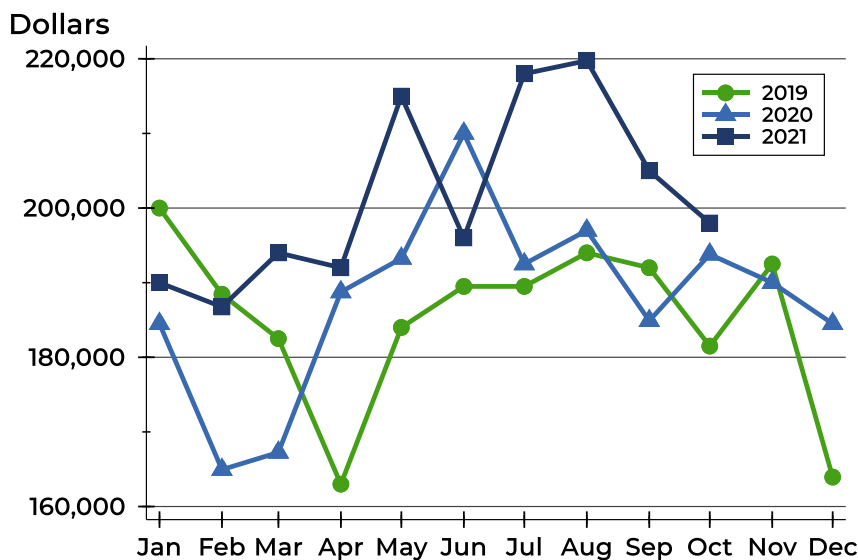
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2019	2020	2021
January	213,100	196,070	196,841
February	204,246	177,432	216,160
March	202,239	190,013	214,389
April	173,856	205,535	208,014
May	199,593	204,715	226,898
June	202,824	218,697	219,838
July	205,504	211,676	225,714
August	224,398	215,776	231,130
September	197,704	199,929	217,131
October	196,236	205,730	230,612
November	199,944	205,843	
December	186,380	194,268	

Median Price

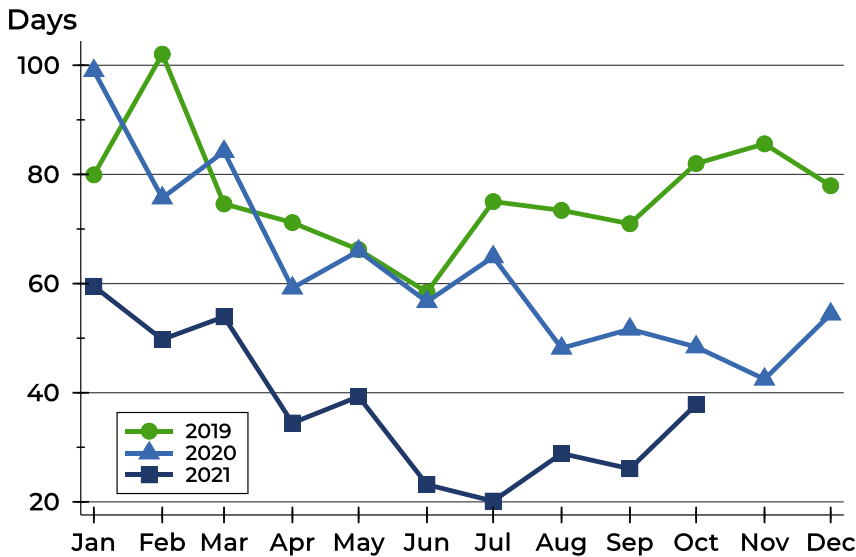


Month	2019	2020	2021
January	200,000	184,500	190,000
February	188,450	164,950	186,750
March	182,500	167,250	194,000
April	163,000	188,750	192,000
May	184,000	193,250	215,000
June	189,500	210,000	196,000
July	189,500	192,500	218,000
August	194,000	197,000	219,750
September	192,000	184,900	205,000
October	181,500	193,800	198,000
November	192,500	190,000	
December	163,950	184,500	



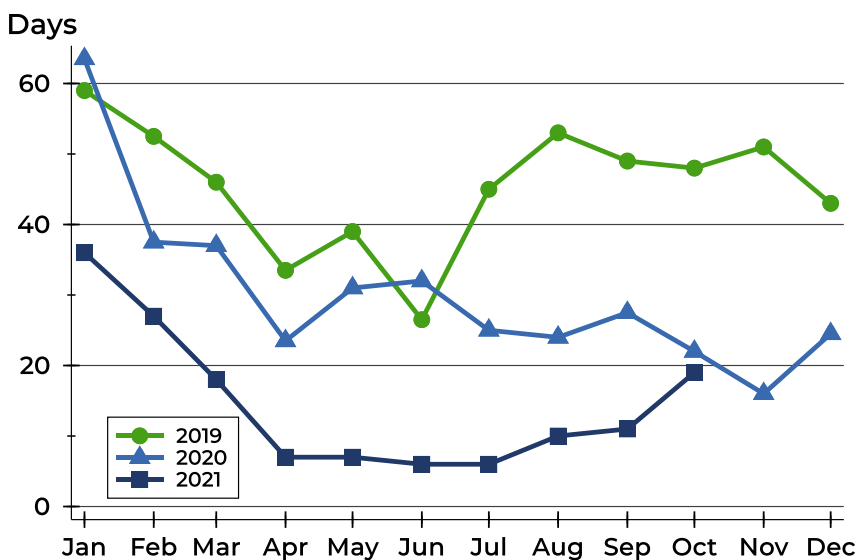
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



Month	2019	2020	2021
January	80	99	60
February	102	76	50
March	75	84	54
April	71	59	34
May	66	66	39
June	58	57	23
July	75	65	20
August	73	48	29
September	71	52	26
October	82	48	38
November	86	42	
December	78	54	

Median DOM



Month	2019	2020	2021
January	59	64	36
February	53	38	27
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	28	11
October	48	22	19
November	51	16	
December	43	25	



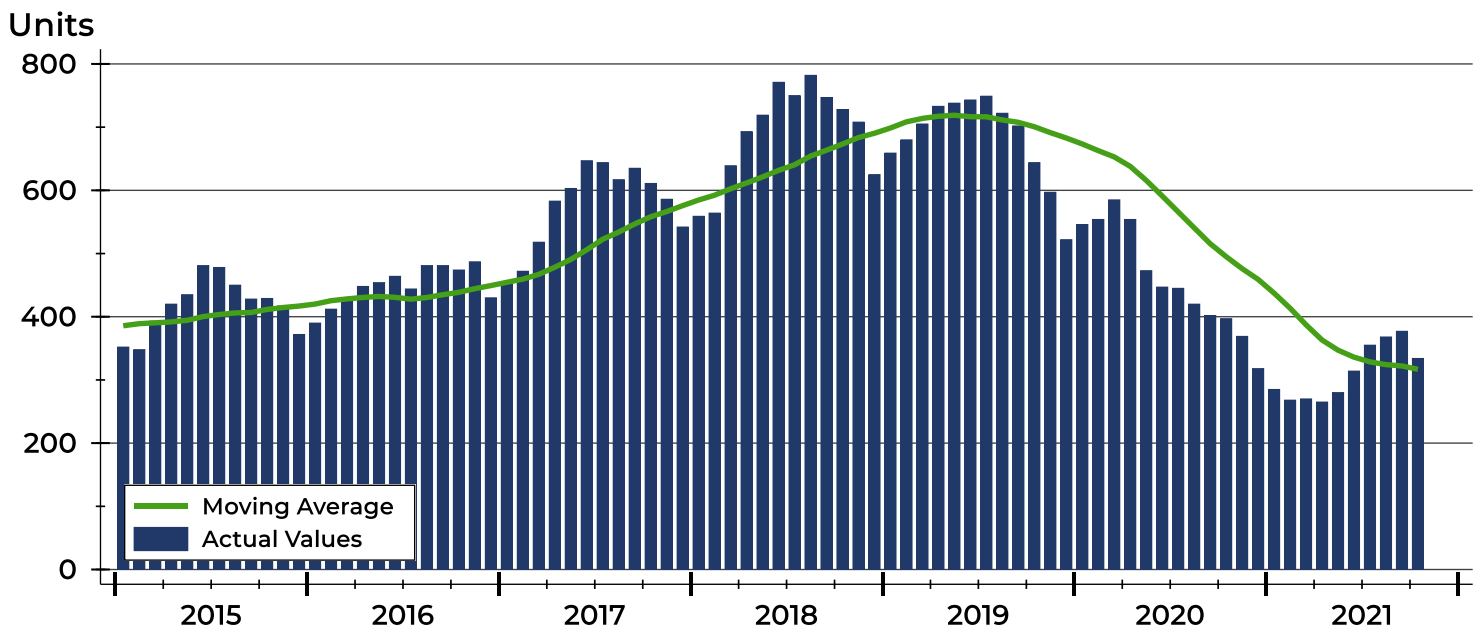
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2021	End of October 2020	Change
Active Listings		334	397	-15.9%
Volume (1,000s)		81,500	89,121	-8.6%
Months' Supply		1.9	2.6	-26.9%
Average	List Price	244,013	224,485	8.7%
	Days on Market	85	98	-13.3%
	Percent of Original	97.5%	97.4%	0.1%
Median	List Price	192,750	179,900	7.1%
	Days on Market	60	66	-9.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 334 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of October. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of October was \$192,750, up 7.1% from 2020. The typical time on market for active listings was 60 days, down from 66 days a year earlier.

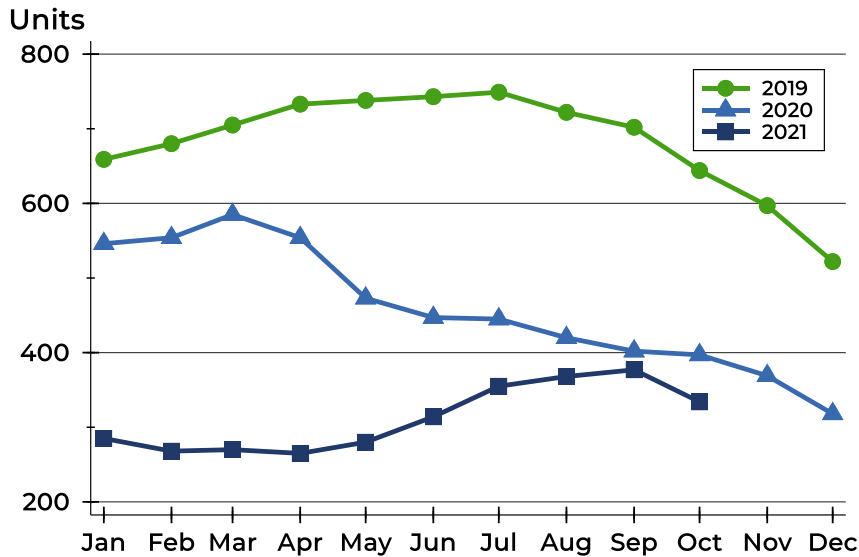
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings 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	377
October	644	397	334
November	597	369	
December	522	318	

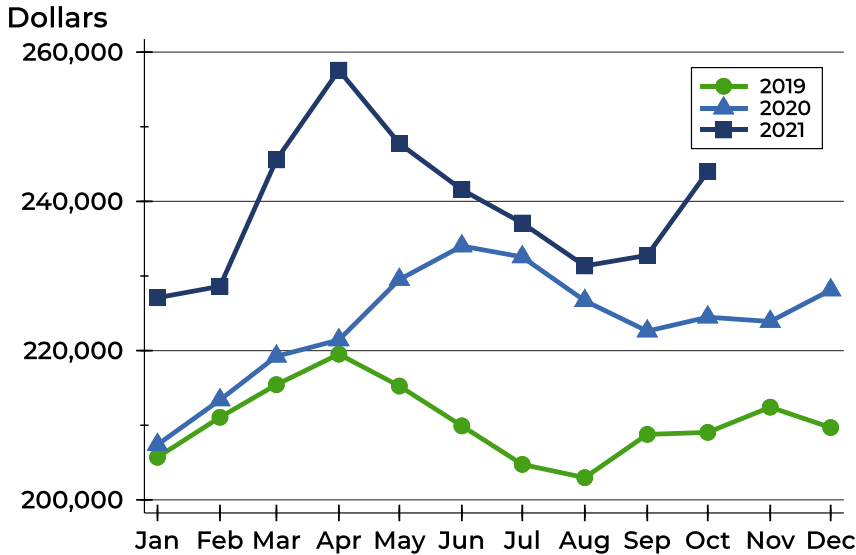
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	0.9%	1.2	36,200	30,000	173	31	100.0%	100.0%
\$50,000-\$99,999	32	9.6%	2.4	80,827	84,250	93	84	96.3%	100.0%
\$100,000-\$124,999	28	8.4%	2.2	114,018	111,950	91	66	95.8%	99.6%
\$125,000-\$149,999	43	12.9%	2.4	138,174	139,500	85	80	96.6%	98.5%
\$150,000-\$174,999	41	12.3%	2.1	160,378	160,000	67	53	97.4%	98.8%
\$175,000-\$199,999	27	8.1%	1.2	187,773	187,900	67	41	98.1%	100.0%
\$200,000-\$249,999	49	14.7%	1.5	222,749	220,000	96	61	97.8%	100.0%
\$250,000-\$299,999	30	9.0%	1.4	277,987	279,700	68	61	97.5%	100.0%
\$300,000-\$399,999	46	13.8%	2.0	347,344	347,768	89	55	98.7%	100.0%
\$400,000-\$499,999	14	4.2%	2.5	439,325	429,500	57	48	99.1%	100.0%
\$500,000-\$749,999	11	3.3%	3.1	580,009	550,000	44	31	100.1%	100.0%
\$750,000-\$999,999	6	1.8%	24.0	868,833	897,500	260	141	94.6%	96.3%
\$1,000,000 and up	4	1.2%	N/A	1,262,500	1,225,000	108	66	100.0%	100.0%



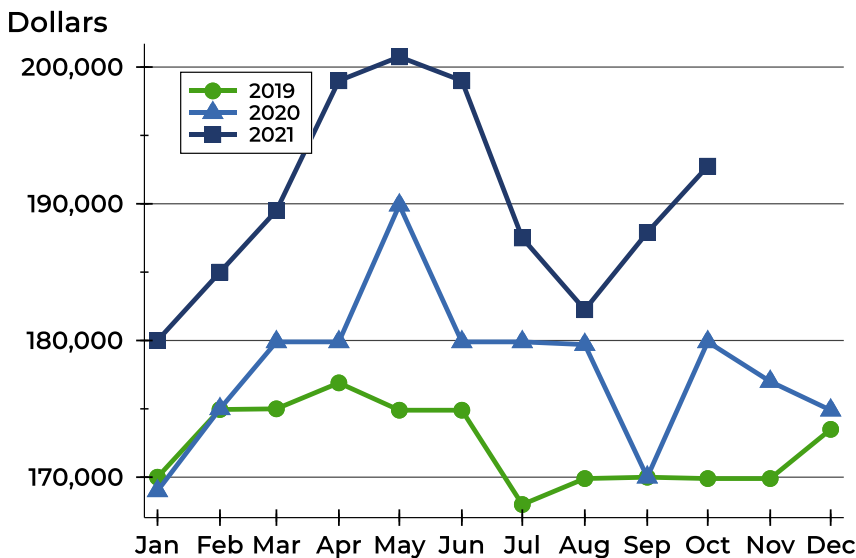
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	232,771
October	209,044	224,485	244,013
November	212,422	223,899	
December	209,690	228,120	

Median Price

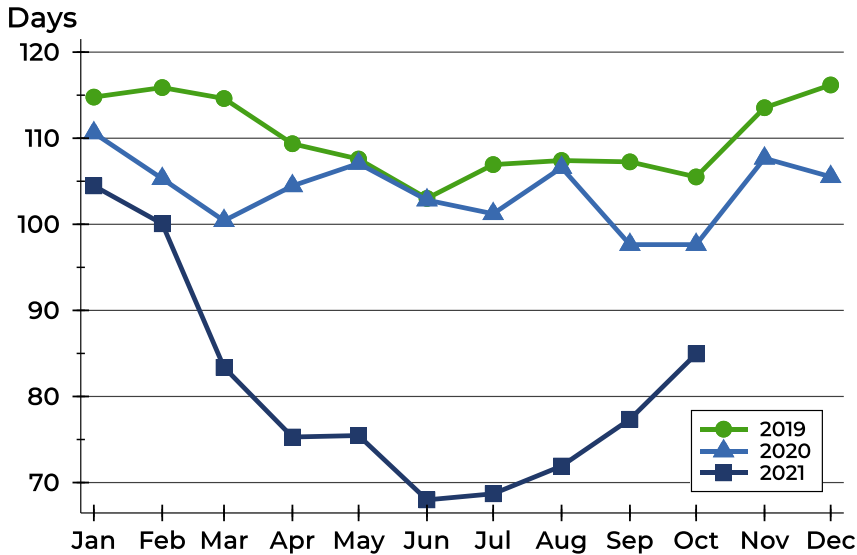


Month	2019	2020	2021
January	170,000	169,000	180,000
February	174,950	175,000	185,000
March	175,000	179,900	189,500
April	176,900	179,900	199,000
May	174,900	189,900	200,750
June	174,900	179,900	199,000
July	168,000	179,900	187,499
August	169,900	179,700	182,250
September	170,000	170,000	187,900
October	169,900	179,900	192,750
November	169,900	177,000	
December	173,500	174,900	



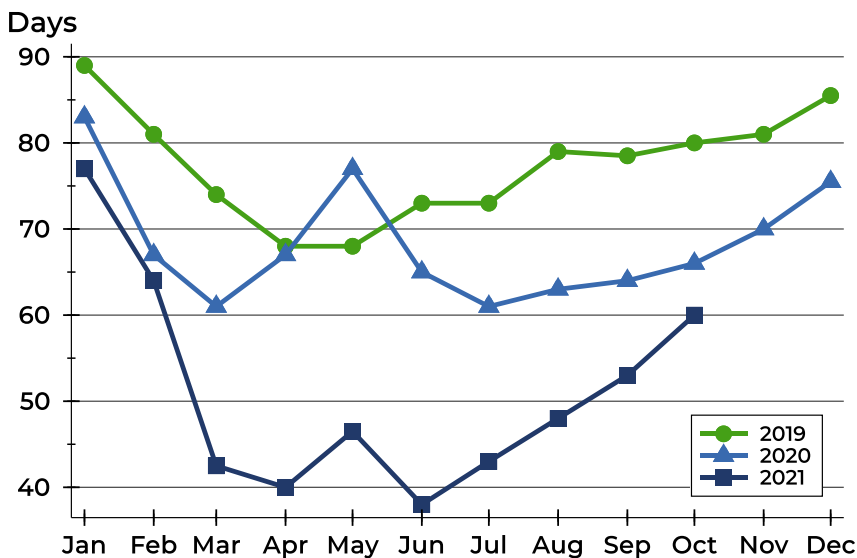
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	77
October	106	98	85
November	114	108	
December	116	106	

Median DOM

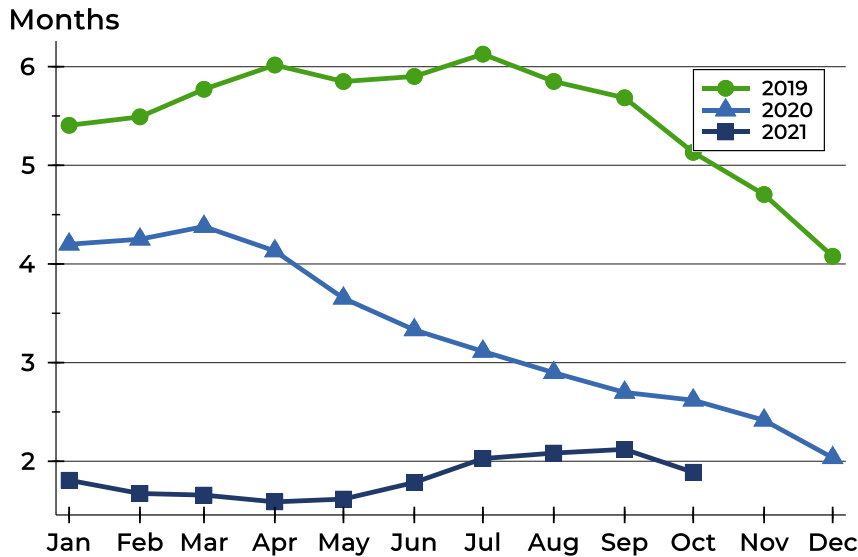


Month	2019	2020	2021
January	89	83	77
February	81	67	64
March	74	61	43
April	68	67	40
May	68	77	47
June	73	65	38
July	73	61	43
August	79	63	48
September	79	64	53
October	80	66	60
November	81	70	
December	86	76	



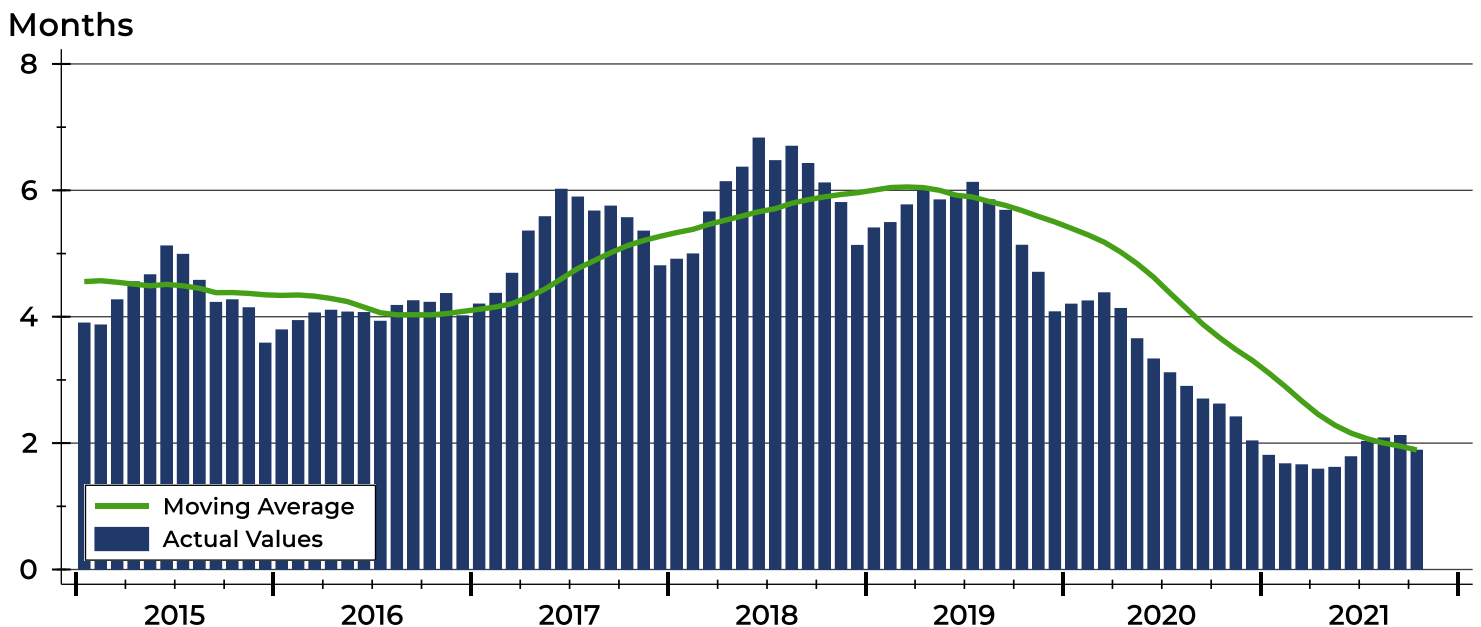
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply 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	2.1
October	5.1	2.6	1.9
November	4.7	2.4	
December	4.1	2.0	

History of Month's Supply





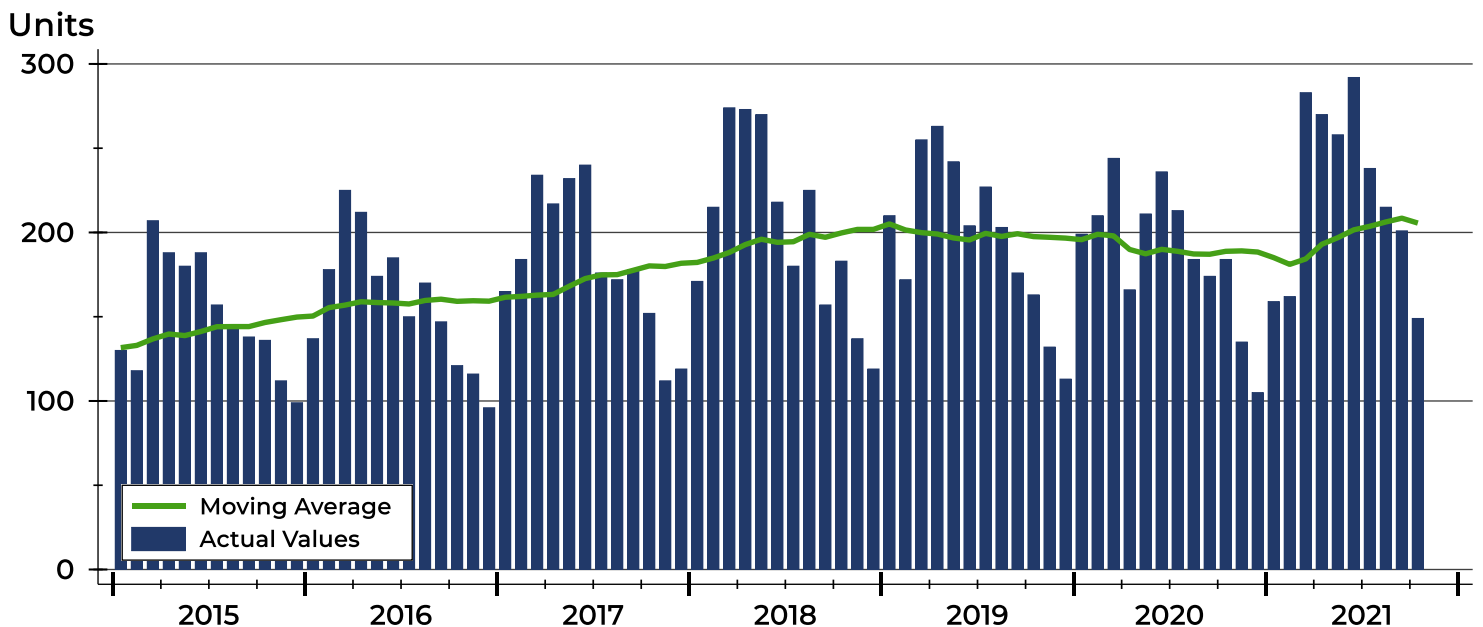
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2021	October 2020	Change
Current Month	New Listings	149	184	-19.0%
	Volume (1,000s)	38,586	39,016	-1.1%
	Average List Price	258,969	212,042	22.1%
	Median List Price	199,900	198,625	0.6%
Year-to-Date	New Listings	2,227	2,021	10.2%
	Volume (1,000s)	505,307	428,441	17.9%
	Average List Price	226,901	211,995	7.0%
	Median List Price	204,900	190,000	7.8%

A total of 149 new listings were added in the Manhattan-Junction City metropolitan area during October, down 19.0% from the same month in 2020. Year-to-date the Manhattan-Junction City metropolitan area has seen 2,227 new listings.

The median list price of these homes was \$199,900 up from \$198,625 in 2020.

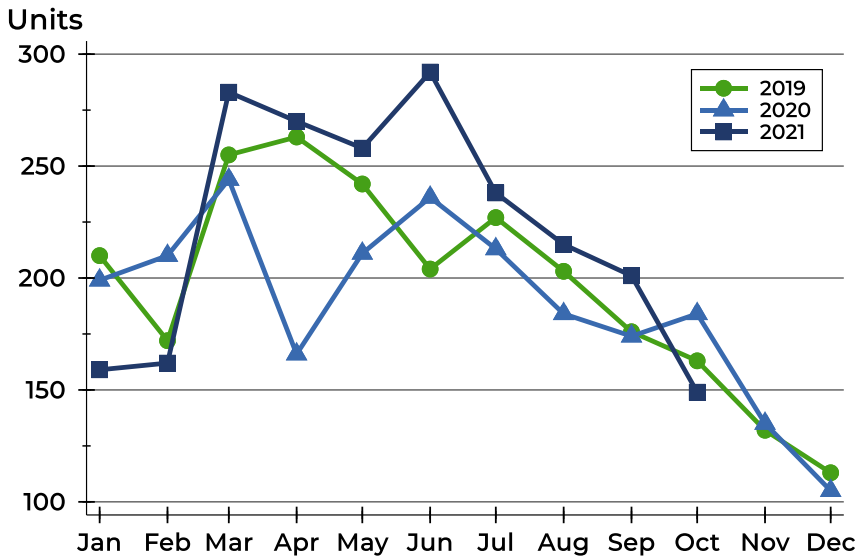
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2019	2020	2021
January	210	199	159
February	172	210	162
March	255	244	283
April	263	166	270
May	242	211	258
June	204	236	292
July	227	213	238
August	203	184	215
September	176	174	201
October	163	184	149
November	132	135	
December	113	105	

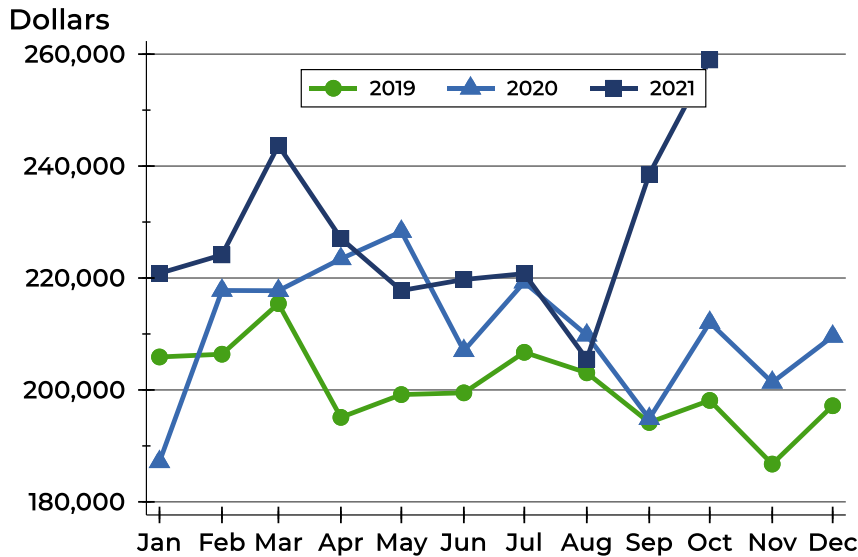
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	1.3%	30,000	30,000	33	33	100.0%	100.0%
\$50,000-\$99,999	10	6.7%	84,690	84,750	8	7	100.0%	100.0%
\$100,000-\$124,999	6	4.0%	113,133	112,500	14	13	100.0%	100.0%
\$125,000-\$149,999	16	10.7%	138,844	140,950	16	13	97.6%	100.0%
\$150,000-\$174,999	21	14.1%	161,186	159,900	20	15	98.4%	100.0%
\$175,000-\$199,999	20	13.4%	186,265	185,000	11	11	99.3%	100.0%
\$200,000-\$249,999	21	14.1%	231,457	230,000	11	10	99.9%	100.0%
\$250,000-\$299,999	15	10.1%	275,920	275,000	15	12	99.6%	100.0%
\$300,000-\$399,999	22	14.8%	349,407	354,900	31	15	99.4%	100.0%
\$400,000-\$499,999	5	3.4%	441,800	430,000	19	16	100.0%	100.0%
\$500,000-\$749,999	6	4.0%	574,783	549,950	15	12	99.8%	100.0%
\$750,000-\$999,999	3	2.0%	858,333	850,000	12	13	100.0%	100.0%
\$1,000,000 and up	2	1.3%	1,375,000	1,375,000	15	15	100.0%	100.0%



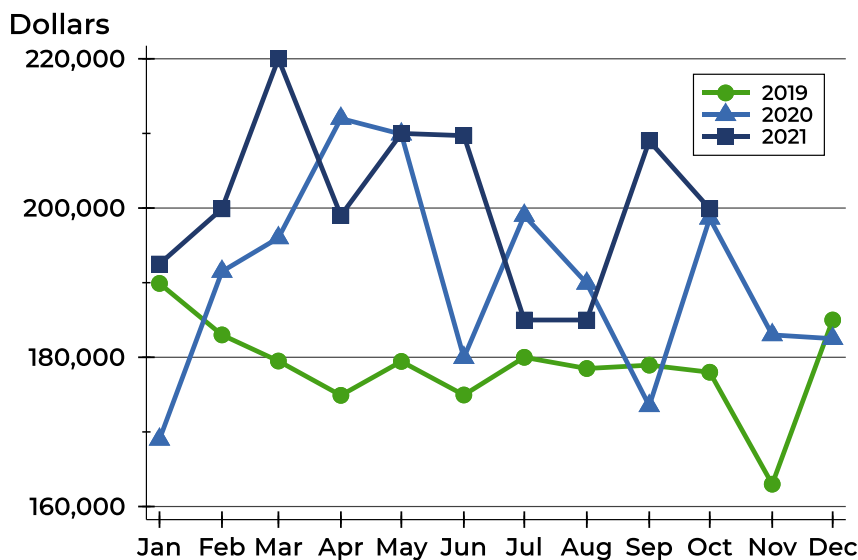
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2019	2020	2021
January	205,890	187,159	220,835
February	206,387	217,771	224,135
March	215,434	217,734	243,683
April	195,099	223,427	227,093
May	199,171	228,302	217,762
June	199,483	207,002	219,728
July	206,723	219,256	220,785
August	203,060	209,788	205,505
September	194,186	194,861	238,545
October	198,128	212,042	258,969
November	186,755	201,347	
December	197,181	209,564	

Median Price



Month	2019	2020	2021
January	189,900	169,000	192,500
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	210,000
June	174,950	179,950	209,700
July	180,000	199,000	185,000
August	178,500	189,900	185,000
September	178,950	173,500	209,000
October	178,000	198,625	199,900
November	163,000	183,000	
December	185,000	182,500	



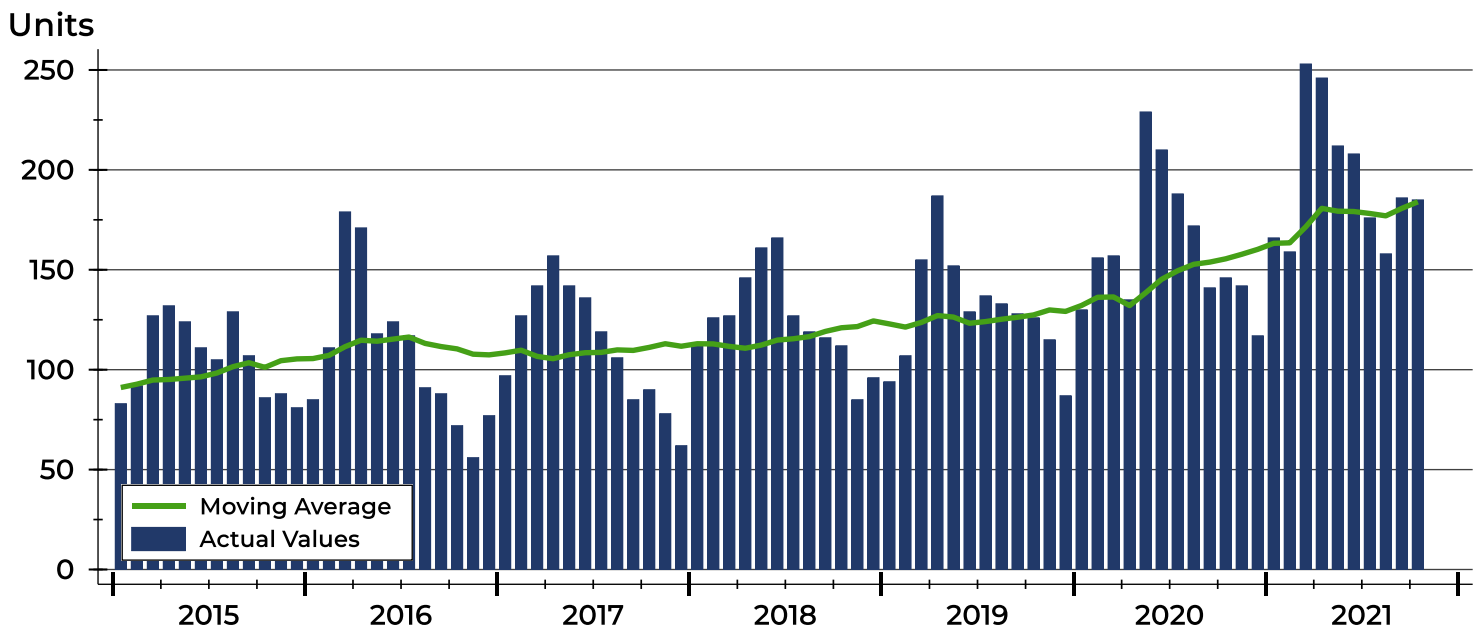
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2021	October 2020	Change	Year-to-Date		
		2021	2020	Change	2021	2020	Change
Contracts Written		185	146	26.7%	1,949	1,664	17.1%
Volume (1,000s)		42,276	29,331	44.1%	438,802	349,209	25.7%
Average	Sale Price	228,516	200,899	13.7%	225,142	209,861	7.3%
	Days on Market	43	39	10.3%	34	59	-42.4%
	Percent of Original	96.3%	98.2%	-1.9%	98.2%	96.4%	1.9%
Median	Sale Price	199,900	189,900	5.3%	209,000	194,950	7.2%
	Days on Market	23	19	21.1%	10	27	-63.0%
	Percent of Original	100.0%	98.2%	1.8%	100.0%	98.0%	2.0%

A total of 185 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of October, up from 146 in 2020. The median list price of these homes was \$199,900, up from \$189,900 the prior year.

Half of the homes that went under contract in October were on the market less than 23 days, compared to 19 days in October 2020.

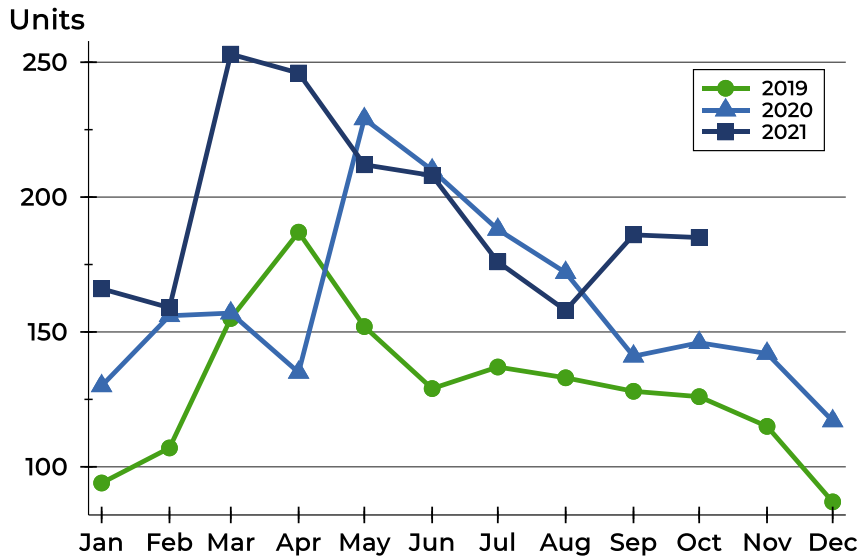
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2019	2020	2021
January	94	130	166
February	107	156	159
March	155	157	253
April	187	135	246
May	152	229	212
June	129	210	208
July	137	188	176
August	133	172	158
September	128	141	186
October	126	146	185
November	115	142	
December	87	117	

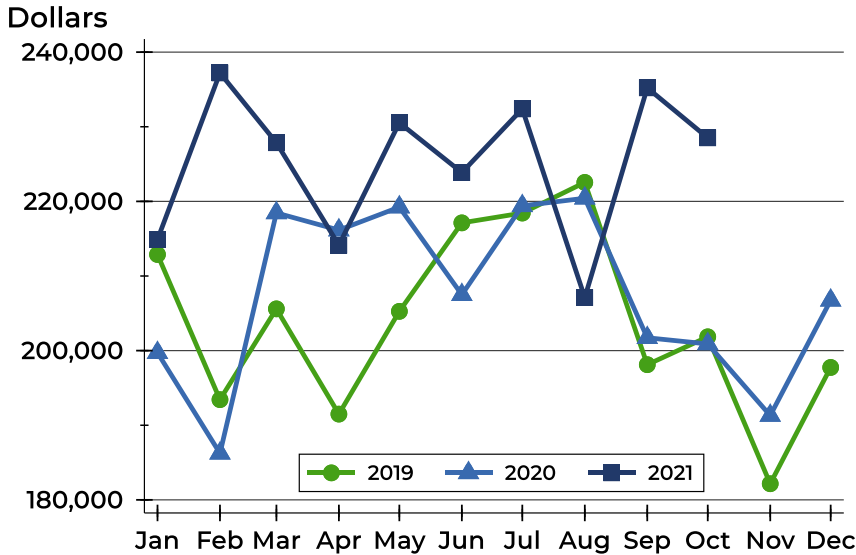
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	15,000	15,000	70	70	30.0%	30.0%
\$25,000-\$49,999	3	1.6%	37,867	40,000	294	360	91.0%	100.0%
\$50,000-\$99,999	15	8.1%	83,837	85,000	35	11	93.0%	100.0%
\$100,000-\$124,999	13	7.0%	116,046	119,500	52	33	96.6%	100.0%
\$125,000-\$149,999	18	9.7%	137,778	137,450	39	31	93.3%	97.3%
\$150,000-\$174,999	22	11.9%	162,495	164,950	46	33	97.7%	99.8%
\$175,000-\$199,999	21	11.4%	184,548	184,000	35	18	96.1%	100.0%
\$200,000-\$249,999	35	18.9%	227,830	229,900	46	39	97.6%	99.5%
\$250,000-\$299,999	14	7.6%	278,057	280,000	24	11	99.3%	100.0%
\$300,000-\$399,999	32	17.3%	348,145	350,000	33	16	97.9%	100.0%
\$400,000-\$499,999	5	2.7%	448,800	459,000	38	42	99.6%	100.0%
\$500,000-\$749,999	4	2.2%	607,225	595,000	6	5	100.0%	100.0%
\$750,000-\$999,999	2	1.1%	885,000	885,000	55	55	89.8%	89.8%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



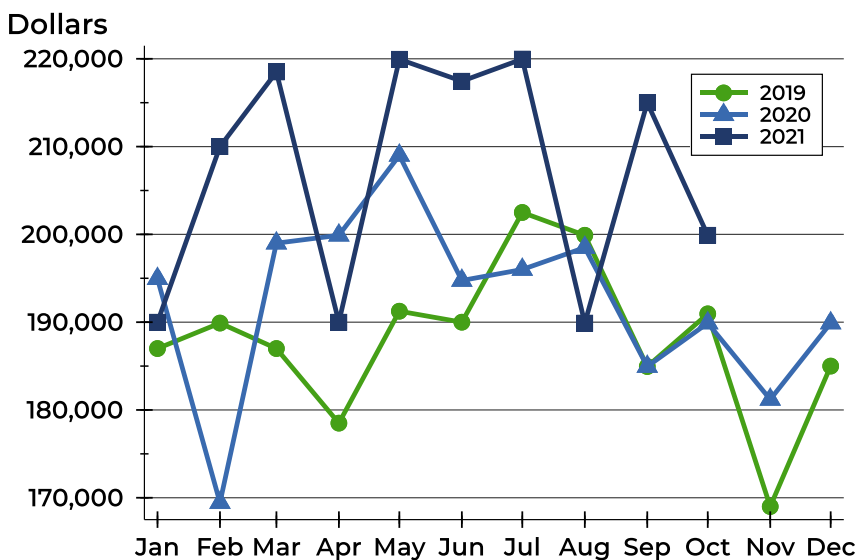
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2019	2020	2021
January	212,886	199,722	214,887
February	193,431	186,240	237,210
March	205,599	218,453	227,859
April	191,495	216,152	214,131
May	205,263	219,235	230,539
June	217,122	207,493	223,872
July	218,437	219,406	232,394
August	222,542	220,424	207,110
September	198,117	201,726	235,214
October	201,853	200,899	228,516
November	182,161	191,305	
December	197,747	206,745	

Median Price

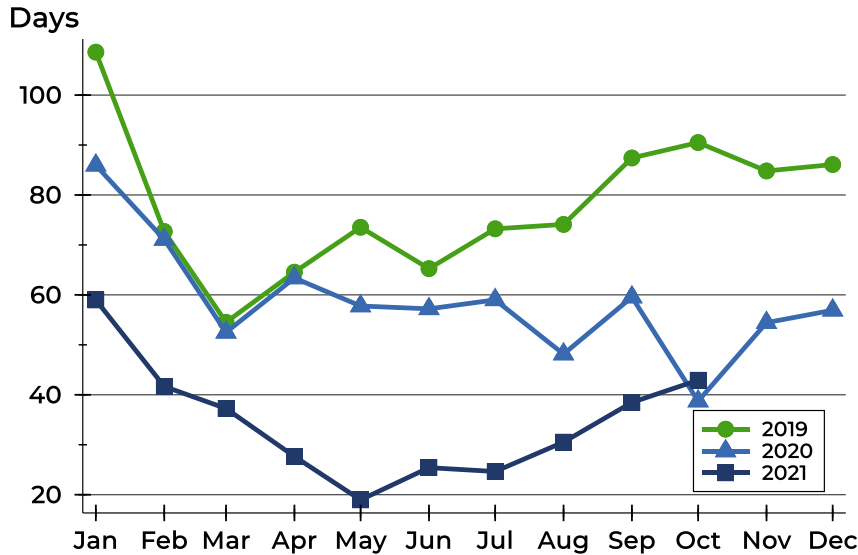


Month	2019	2020	2021
January	187,000	194,950	190,000
February	189,900	169,450	210,000
March	187,000	199,000	218,500
April	178,500	199,900	190,000
May	191,250	209,000	219,950
June	190,000	194,750	217,450
July	202,500	196,000	219,975
August	199,900	198,500	189,900
September	184,950	184,950	215,000
October	190,950	189,900	199,900
November	169,000	181,200	
December	185,000	189,900	



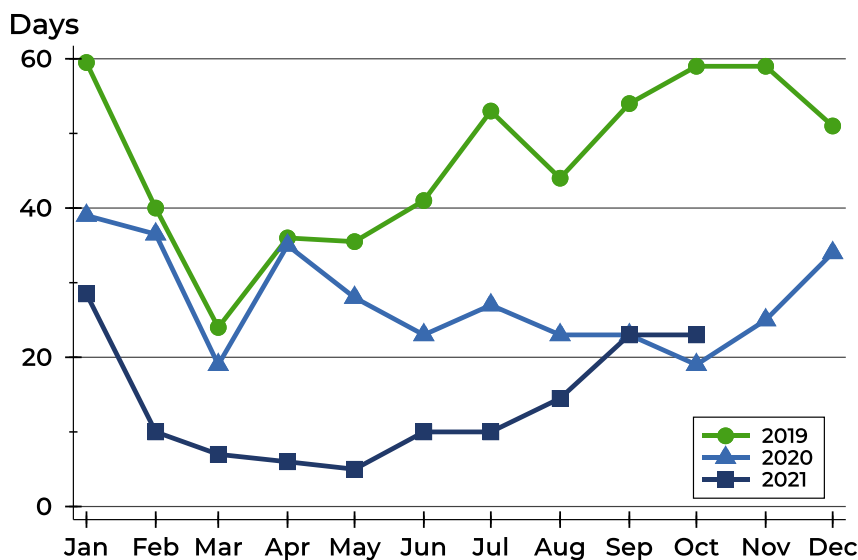
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2019	2020	2021
January	109	86	59
February	73	71	42
March	55	53	37
April	65	63	28
May	74	58	19
June	65	57	25
July	73	59	25
August	74	48	31
September	87	60	38
October	91	39	43
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	10
August	44	23	15
September	54	23	23
October	59	19	23
November	59	25	
December	51	34	



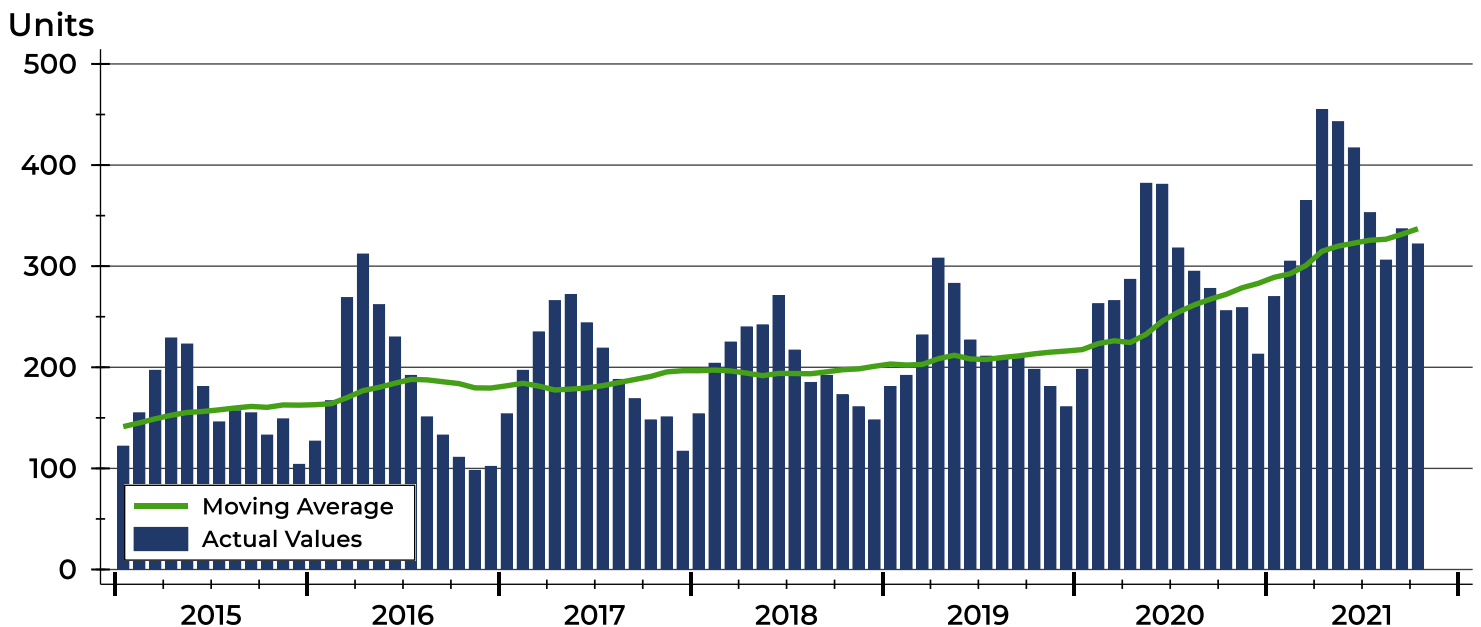
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October		
		2021	2020	Change
Pending Contracts		322	256	25.8%
Volume (1,000s)		77,206	51,989	48.5%
Average	List Price	239,771	203,082	18.1%
	Days on Market	41	53	-22.6%
	Percent of Original	98.2%	98.5%	-0.3%
Median	List Price	217,750	189,900	14.7%
	Days on Market	23	24	-4.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 322 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of October, up from 256 contracts pending at the end of October 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.

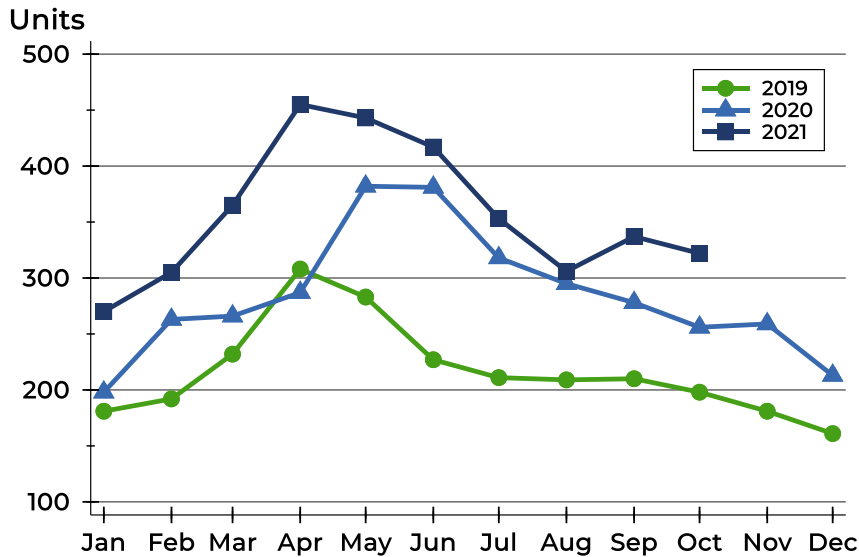
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts 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	337
October	198	256	322
November	181	259	
December	161	213	

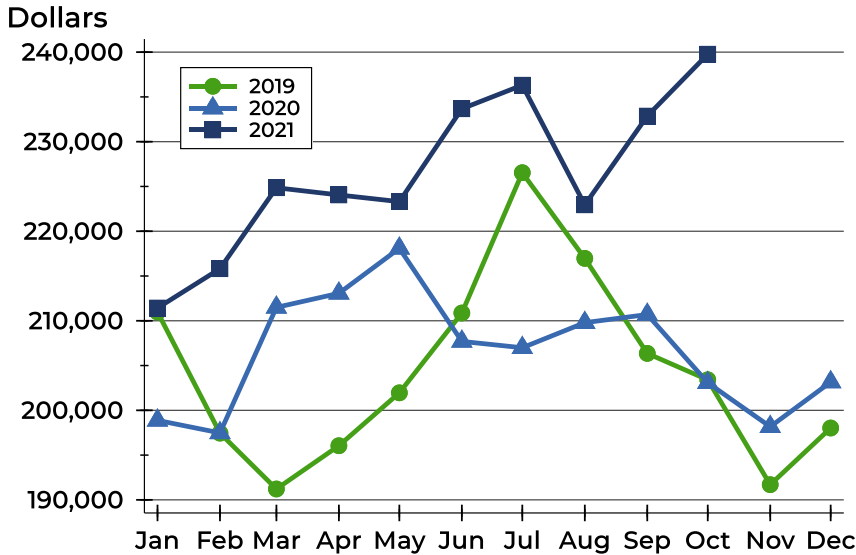
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	0.9%	38,300	40,000	158	60	86.8%	87.5%
\$50,000-\$99,999	23	7.1%	80,289	80,000	59	42	97.6%	100.0%
\$100,000-\$124,999	18	5.6%	115,617	119,500	48	33	96.7%	100.0%
\$125,000-\$149,999	23	7.1%	139,148	140,000	31	17	96.9%	100.0%
\$150,000-\$174,999	37	11.5%	163,209	165,000	41	27	98.2%	100.0%
\$175,000-\$199,999	37	11.5%	184,914	185,000	32	16	97.2%	100.0%
\$200,000-\$249,999	71	22.0%	226,817	225,000	39	27	98.3%	100.0%
\$250,000-\$299,999	29	9.0%	279,629	284,900	30	13	100.0%	100.0%
\$300,000-\$399,999	62	19.3%	342,002	348,500	44	22	99.2%	100.0%
\$400,000-\$499,999	8	2.5%	442,324	447,000	34	14	99.3%	100.0%
\$500,000-\$749,999	8	2.5%	613,350	612,000	31	12	100.0%	100.0%
\$750,000-\$999,999	2	0.6%	885,000	885,000	55	55	95.2%	95.2%
\$1,000,000 and up	1	0.3%	1,450,000	1,450,000	28	28	100.0%	100.0%



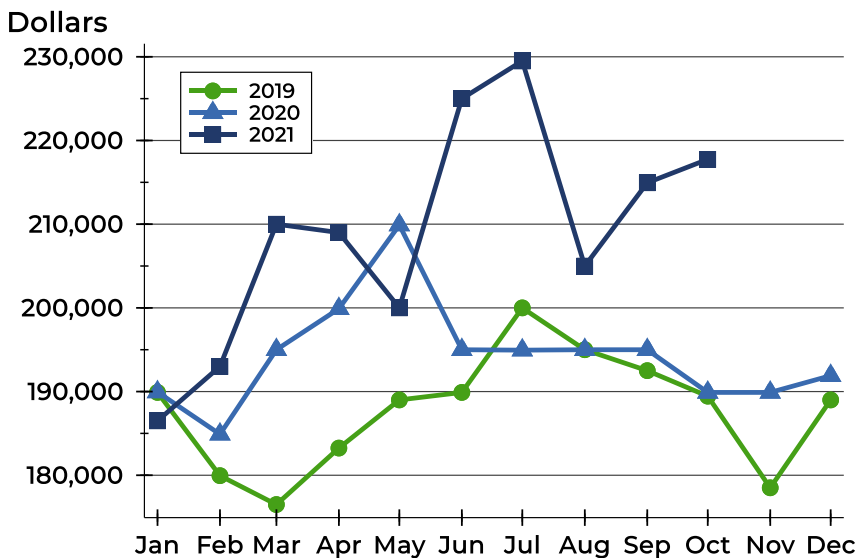
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

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	232,862
October	203,411	203,082	239,771
November	191,698	198,172	
December	198,027	203,161	

Median Price

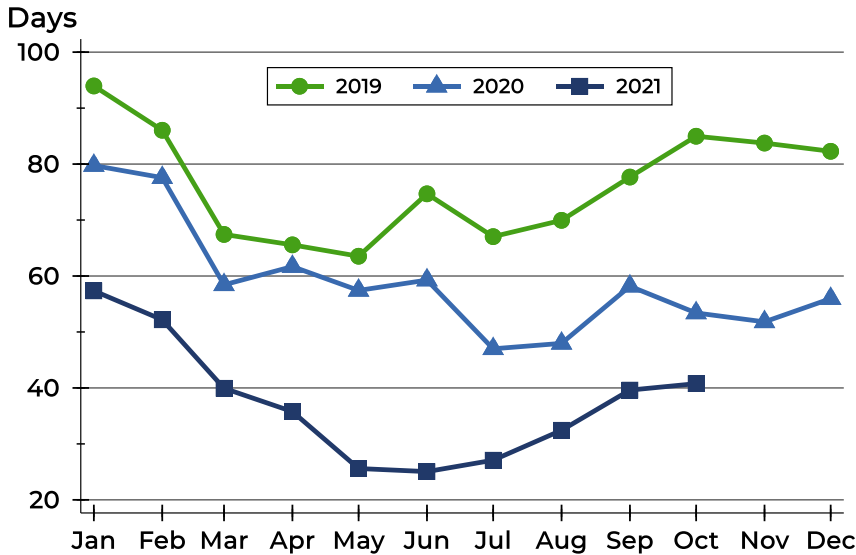


Month	2019	2020	2021
January	189,900	189,950	186,500
February	179,950	184,900	193,000
March	176,500	195,000	210,000
April	183,250	199,900	209,000
May	189,000	209,900	200,000
June	189,900	195,000	225,000
July	200,000	194,950	229,500
August	195,000	195,000	205,000
September	192,500	195,000	214,950
October	189,450	189,900	217,750
November	178,500	189,900	
December	189,000	191,900	



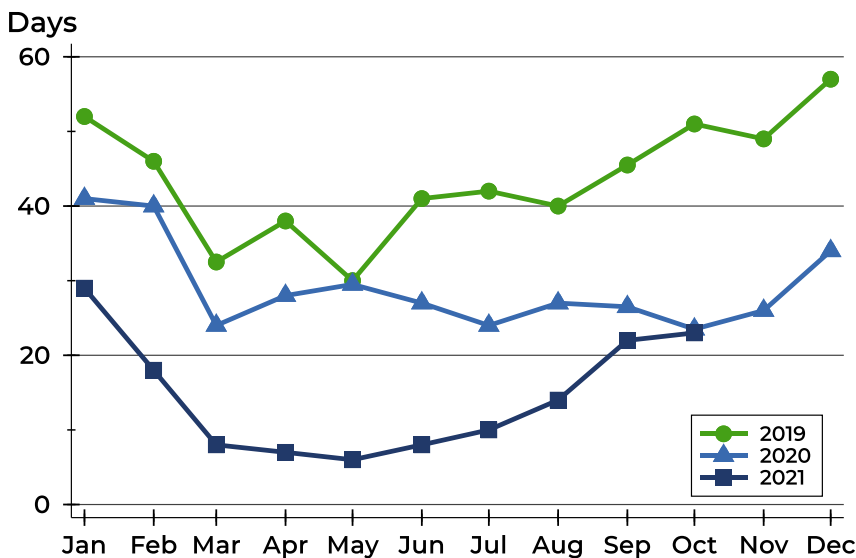
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

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	40
October	85	53	41
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	22
October	51	24	23
November	49	26	
December	57	34	