



# Manhattan-Junction City Metropolitan Area Housing Report



## Market Overview

### Manhattan MSA Home Sales Rose in November

Total home sales in the Manhattan-Junction City metropolitan area rose by 40.6% last month to 187 units, compared to 133 units in November 2020. Total sales volume was \$45.0 million, up 64.2% from a year earlier.

The median sale price in November was \$220,000, up from \$190,000 a year earlier. Homes that sold in November were typically on the market for 23 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of November was 301 units, down from 369 at the same point in 2020. 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 \$199,000.

During November, a total of 162 contracts were written up from 142 in November 2020. At the end of the month, there were 279 contracts still pending.

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## Contact Information

Margaret Pendleton, Association Executive  
 Flint Hills Association of REALTORS®  
 205 S. Seth Child Road  
 Manhattan, KS 66502  
 685-776-1204  
[ae@flinthillsrealtors.net](mailto:ae@flinthillsrealtors.net)  
[www.flinthillsrealtors.net](http://www.flinthillsrealtors.net)



**November  
2021**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2021	2020	2019	2021	2020	2019
<b>Home Sales</b> Change from prior year		<b>187</b> 40.6%	<b>133</b> 11.8%	<b>119</b> 16.7%	<b>2,031</b> 18.6%	<b>1,713</b> 21.0%	<b>1,416</b> 4.5%
<b>Active Listings</b> Change from prior year		<b>301</b> -18.4%	<b>369</b> -38.2%	<b>597</b> -15.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.6</b> -33.3%	<b>2.4</b> -48.9%	<b>4.7</b> -19.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>150</b> 11.1%	<b>135</b> 2.3%	<b>132</b> -3.6%	<b>2,385</b> 10.6%	<b>2,156</b> -4.0%	<b>2,247</b> -2.4%
<b>Contracts Written</b> Change from prior year		<b>162</b> 14.1%	<b>142</b> 23.5%	<b>115</b> 35.3%	<b>2,105</b> 16.6%	<b>1,806</b> 23.4%	<b>1,463</b> 4.7%
<b>Pending Contracts</b> Change from prior year		<b>279</b> 7.7%	<b>259</b> 43.1%	<b>181</b> 12.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>44,960</b> 64.2%	<b>27,377</b> 15.1%	<b>23,793</b> 17.6%	<b>450,471</b> 28.1%	<b>351,636</b> 23.0%	<b>285,969</b> 6.0%
Average	<b>Sale Price</b> Change from prior year	<b>240,427</b> 16.8%	<b>205,843</b> 3.0%	<b>199,944</b> 0.8%	<b>221,798</b> 8.0%	<b>205,275</b> 1.6%	<b>201,955</b> 1.5%
	<b>List Price of Actives</b> Change from prior year	<b>237,696</b> 6.2%	<b>223,899</b> 5.4%	<b>212,422</b> 4.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>37</b> -11.9%	<b>42</b> -51.2%	<b>86</b> 0.0%	<b>35</b> -42.6%	<b>61</b> -18.7%	<b>75</b> -3.8%
	<b>Percent of List</b> Change from prior year	<b>98.8%</b> -0.3%	<b>99.1%</b> 0.6%	<b>98.5%</b> 2.2%	<b>99.2%</b> 1.0%	<b>98.2%</b> 0.4%	<b>97.8%</b> 0.4%
	<b>Percent of Original</b> Change from prior year	<b>97.1%</b> -1.0%	<b>98.1%</b> 3.6%	<b>94.7%</b> 1.7%	<b>98.0%</b> 1.8%	<b>96.3%</b> 1.3%	<b>95.1%</b> 0.1%
Median	<b>Sale Price</b> Change from prior year	<b>220,000</b> 15.8%	<b>190,000</b> -1.3%	<b>192,500</b> 4.1%	<b>204,000</b> 7.4%	<b>190,000</b> 1.3%	<b>187,500</b> 0.8%
	<b>List Price of Actives</b> Change from prior year	<b>199,000</b> 12.4%	<b>177,000</b> 4.2%	<b>169,900</b> -2.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>23</b> 43.8%	<b>16</b> -68.6%	<b>51</b> 2.0%	<b>11</b> -60.7%	<b>28</b> -39.1%	<b>46</b> 2.2%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.7%	<b>99.3%</b> 0.4%	<b>98.9%</b> 1.1%	<b>100.0%</b> 1.1%	<b>98.9%</b> 0.4%	<b>98.5%</b> 0.2%
	<b>Percent of Original</b> Change from prior year	<b>98.3%</b> -0.4%	<b>98.7%</b> 1.5%	<b>97.2%</b> 1.5%	<b>100.0%</b> 2.0%	<b>98.0%</b> 0.8%	<b>97.2%</b> 0.4%

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



## Manhattan-Junction City Metropolitan Area Closed Listings Analysis

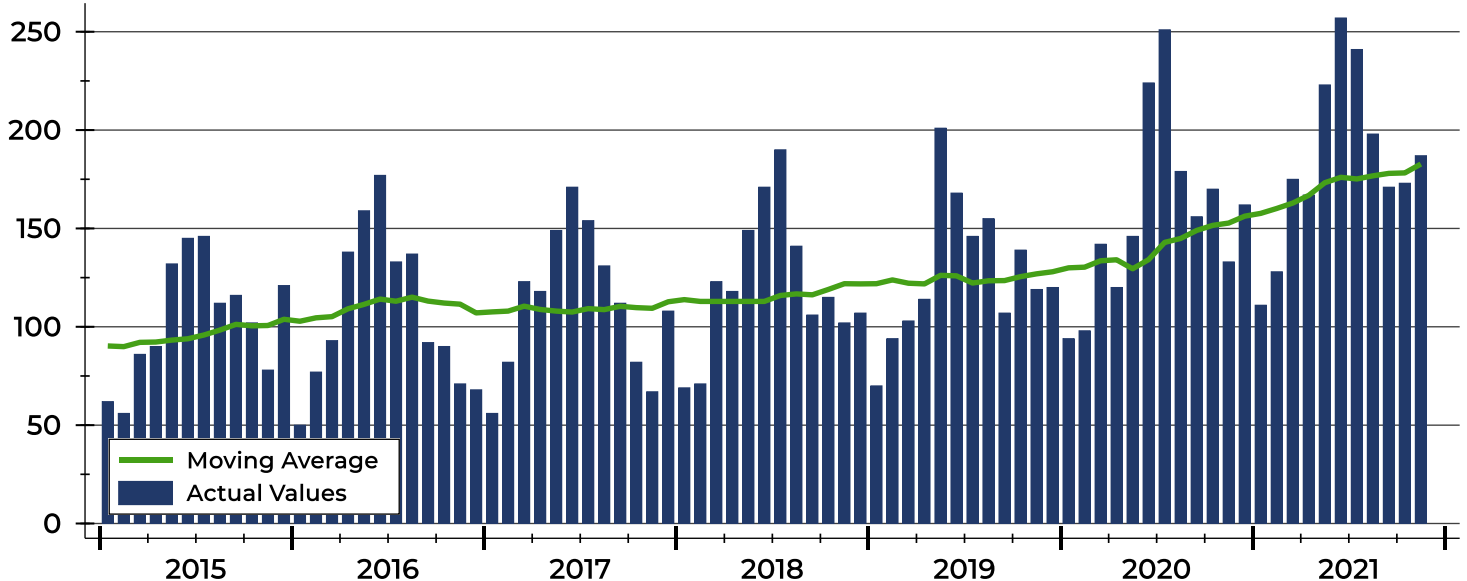
Summary Statistics for Closed Listings		November			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		<b>187</b>	133	40.6%	<b>2,031</b>	1,713	18.6%
Volume (1,000s)		<b>44,960</b>	27,377	64.2%	<b>450,471</b>	351,636	28.1%
Months' Supply		<b>1.6</b>	2.4	-33.3%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>240,427</b>	205,843	16.8%	<b>221,798</b>	205,275	8.0%
	Days on Market	<b>37</b>	42	-11.9%	<b>35</b>	61	-42.6%
	Percent of List	<b>98.8%</b>	99.1%	-0.3%	<b>99.2%</b>	98.2%	1.0%
	Percent of Original	<b>97.1%</b>	98.1%	-1.0%	<b>98.0%</b>	96.3%	1.8%
Median	Sale Price	<b>220,000</b>	190,000	15.8%	<b>204,000</b>	190,000	7.4%
	Days on Market	<b>23</b>	16	43.8%	<b>11</b>	28	-60.7%
	Percent of List	<b>100.0%</b>	99.3%	0.7%	<b>100.0%</b>	98.9%	1.1%
	Percent of Original	<b>98.3%</b>	98.7%	-0.4%	<b>100.0%</b>	98.0%	2.0%

A total of 187 homes sold in the Manhattan-Junction City metropolitan area in November, up from 133 units in November 2020. Total sales volume rose to \$45.0 million compared to \$27.4 million in the previous year.

The median sales price in November was \$220,000, up 15.8% compared to the prior year. Median days on market was 23 days, up from 20 days in October, and up from 16 in November 2020.

## History of Closed Listings

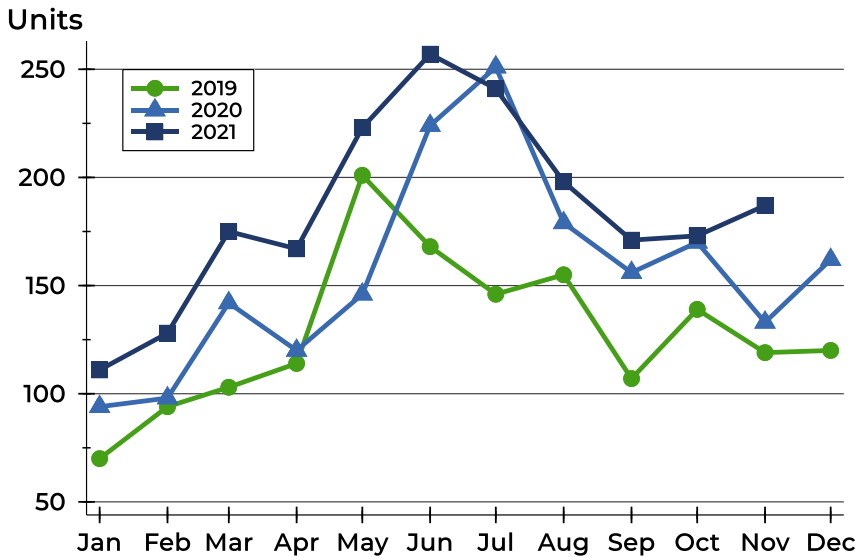
Units





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2019	2020	2021
January	70	94	<b>111</b>
February	94	98	<b>128</b>
March	103	142	<b>175</b>
April	114	120	<b>167</b>
May	201	146	<b>223</b>
June	168	224	<b>257</b>
July	146	251	<b>241</b>
August	155	179	<b>198</b>
September	107	156	<b>171</b>
October	139	170	<b>173</b>
November	119	133	<b>187</b>
December	120	162	

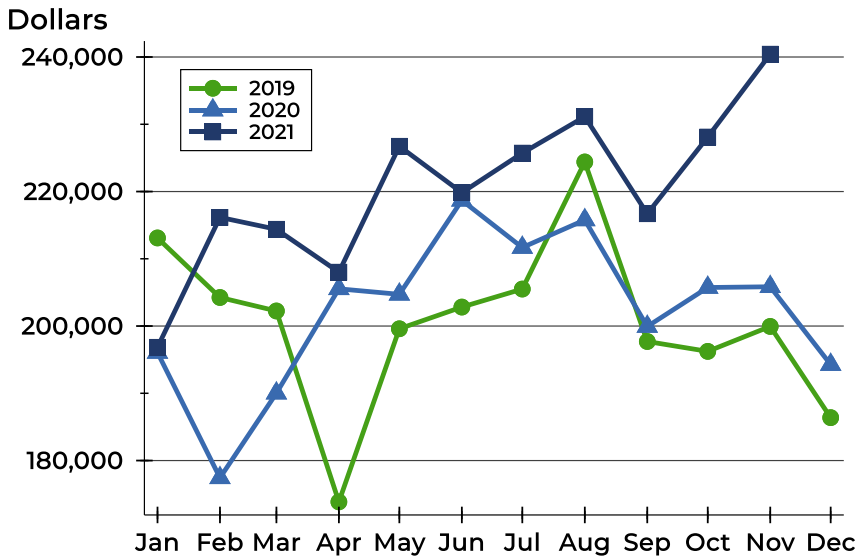
## Closed Listings by Price Range

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	0	0.0%	2.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.5%	1.2	47,500	47,500	60	60	95.2%	95.2%	83.3%	83.3%
\$50,000-\$99,999	9	4.8%	2.3	79,744	83,500	41	21	99.1%	97.7%	95.3%	93.6%
\$100,000-\$124,999	10	5.3%	1.8	113,647	112,500	33	29	97.7%	98.3%	94.8%	96.2%
\$125,000-\$149,999	15	8.0%	2.1	139,220	138,500	42	33	96.9%	97.0%	93.7%	94.2%
\$150,000-\$174,999	19	10.2%	1.7	159,868	158,700	40	25	97.5%	97.1%	95.9%	96.2%
\$175,000-\$199,999	19	10.2%	1.0	184,168	184,000	27	16	99.0%	100.0%	96.2%	99.5%
\$200,000-\$249,999	44	23.5%	1.2	220,919	220,000	45	34	98.7%	100.0%	96.6%	96.0%
\$250,000-\$299,999	24	12.8%	1.2	275,217	275,000	33	19	99.1%	100.0%	97.7%	100.0%
\$300,000-\$399,999	35	18.7%	1.9	334,271	325,000	32	15	99.6%	100.0%	100.0%	100.0%
\$400,000-\$499,999	6	3.2%	2.6	448,033	454,500	28	14	105.4%	100.6%	104.5%	100.6%
\$500,000-\$749,999	4	2.1%	2.2	588,725	592,500	61	38	97.8%	98.8%	97.8%	98.8%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.5%	36.0	1,365,000	1,365,000	28	28	94.1%	94.1%	94.1%	94.1%



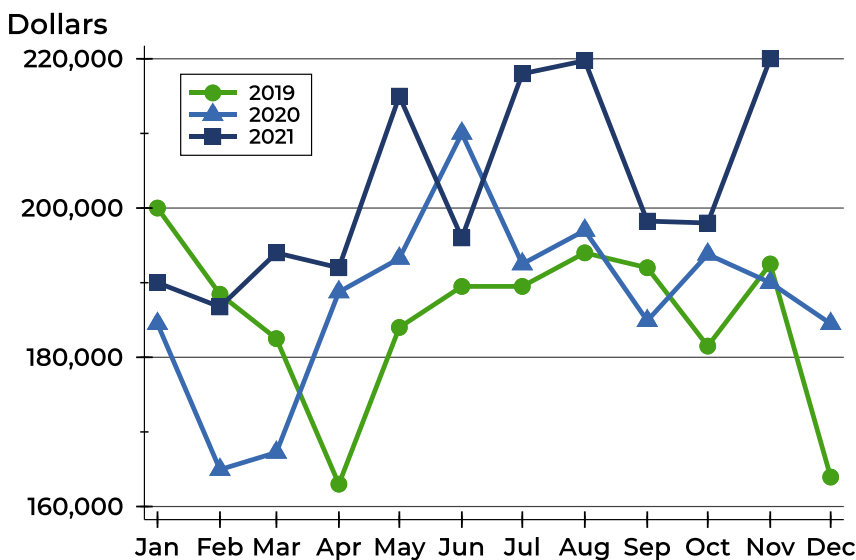
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2019	2020	2021
January	213,100	196,070	<b>196,841</b>
February	204,246	177,432	<b>216,160</b>
March	202,239	190,013	<b>214,389</b>
April	173,856	205,535	<b>208,014</b>
May	199,593	204,715	<b>226,731</b>
June	202,824	218,697	<b>219,838</b>
July	205,504	211,676	<b>225,714</b>
August	224,398	215,776	<b>231,130</b>
September	197,704	199,929	<b>216,697</b>
October	196,236	205,730	<b>228,105</b>
November	199,944	205,843	<b>240,427</b>
December	186,380	194,268	

## Median Price

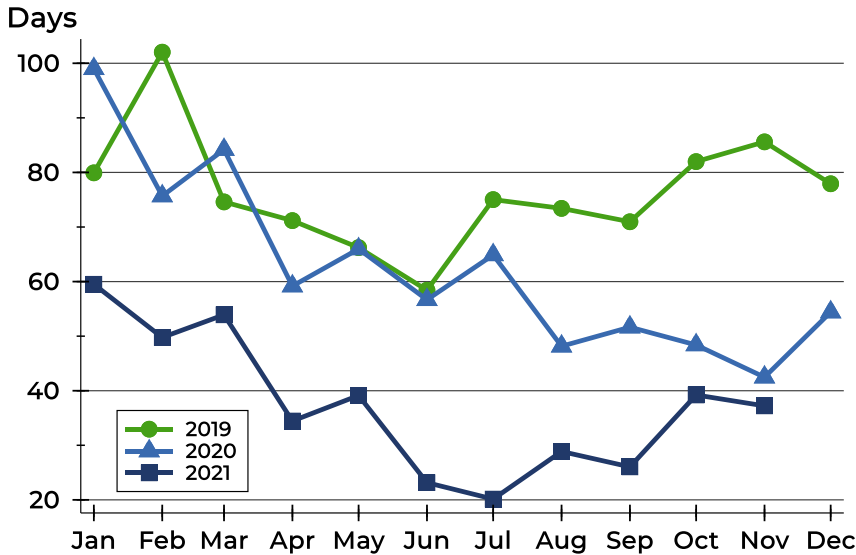


Month	2019	2020	2021
January	200,000	184,500	<b>190,000</b>
February	188,450	164,950	<b>186,750</b>
March	182,500	167,250	<b>194,000</b>
April	163,000	188,750	<b>192,000</b>
May	184,000	193,250	<b>215,000</b>
June	189,500	210,000	<b>196,000</b>
July	189,500	192,500	<b>218,000</b>
August	194,000	197,000	<b>219,750</b>
September	192,000	184,900	<b>198,250</b>
October	181,500	193,800	<b>198,000</b>
November	192,500	190,000	<b>220,000</b>
December	163,950	184,500	



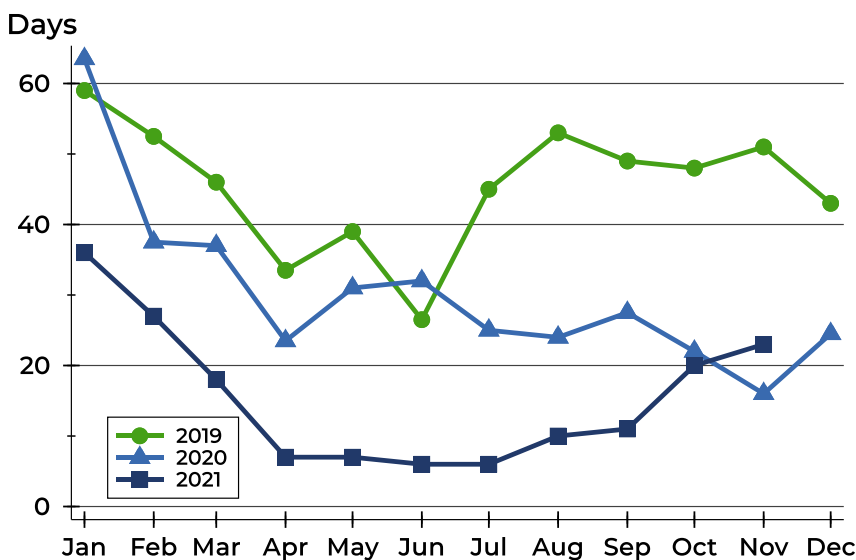
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2019	2020	2021
January	80	99	<b>60</b>
February	102	76	<b>50</b>
March	75	84	<b>54</b>
April	71	59	<b>34</b>
May	66	66	<b>39</b>
June	58	57	<b>23</b>
July	75	65	<b>20</b>
August	73	48	<b>29</b>
September	71	52	<b>26</b>
October	82	48	<b>39</b>
November	86	42	<b>37</b>
December	78	54	

## Median DOM



Month	2019	2020	2021
January	59	64	<b>36</b>
February	53	38	<b>27</b>
March	46	37	<b>18</b>
April	34	24	<b>7</b>
May	39	31	<b>7</b>
June	27	32	<b>6</b>
July	45	25	<b>6</b>
August	53	24	<b>10</b>
September	49	28	<b>11</b>
October	48	22	<b>20</b>
November	51	16	<b>23</b>
December	43	25	



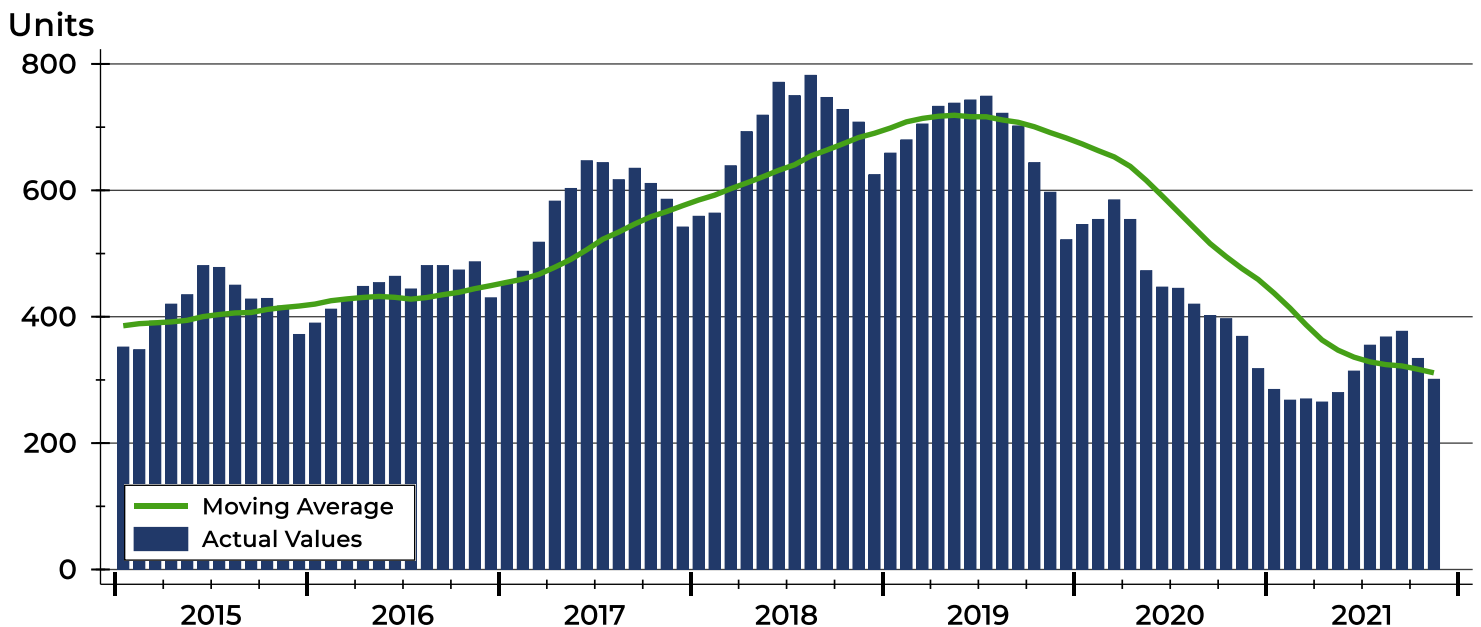
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2021	End of November 2020	Change
Active Listings		<b>301</b>	369	-18.4%
Volume (1,000s)		<b>71,546</b>	82,619	-13.4%
Months' Supply		<b>1.6</b>	2.4	-33.3%
Average	List Price	<b>237,696</b>	223,899	6.2%
	Days on Market	<b>89</b>	108	-17.6%
	Percent of Original	<b>97.5%</b>	97.3%	0.2%
Median	List Price	<b>199,000</b>	177,000	12.4%
	Days on Market	<b>64</b>	70	-8.6%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 301 homes were available for sale in the Manhattan-Junction City metropolitan area 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 \$199,000, up 12.4% from 2020. The typical time on market for active listings was 64 days, down from 70 days a year earlier.

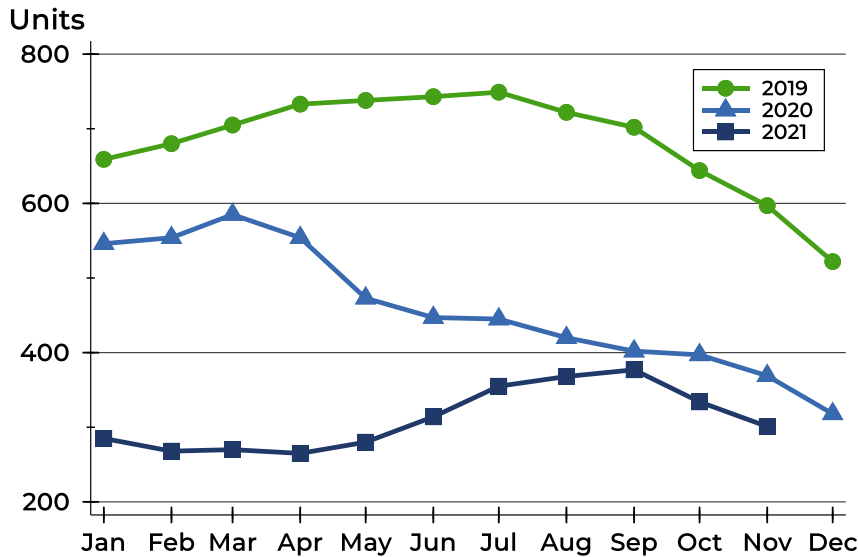
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



Month	2019	2020	2021
<b>January</b>	659	546	<b>285</b>
<b>February</b>	680	554	<b>268</b>
<b>March</b>	705	585	<b>270</b>
<b>April</b>	733	554	<b>265</b>
<b>May</b>	738	473	<b>280</b>
<b>June</b>	743	447	<b>314</b>
<b>July</b>	749	445	<b>355</b>
<b>August</b>	722	420	<b>368</b>
<b>September</b>	702	402	<b>377</b>
<b>October</b>	644	397	<b>334</b>
<b>November</b>	597	369	<b>301</b>
<b>December</b>	522	318	

## Active Listings by Price Range

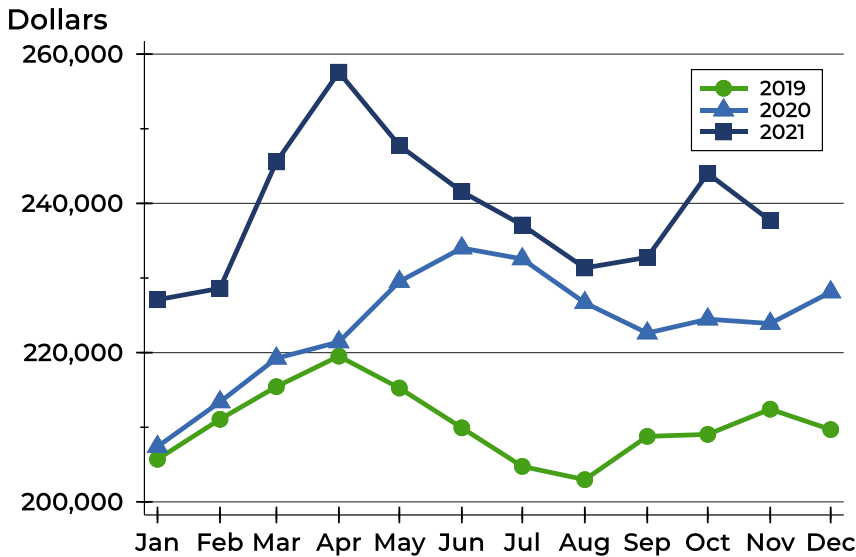
Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	3	1.0%	2.6	12,000	10,000	9	6	100.0%	100.0%
\$25,000-\$49,999	3	1.0%	1.2	35,967	37,900	163	50	84.0%	79.1%
\$50,000-\$99,999	30	10.0%	2.3	80,472	84,700	101	83	95.5%	97.4%
\$100,000-\$124,999	23	7.6%	1.8	114,887	115,000	94	90	96.0%	100.0%
\$125,000-\$149,999	39	13.0%	2.1	138,349	139,000	87	68	96.8%	100.0%
\$150,000-\$174,999	34	11.3%	1.7	158,829	156,750	74	70	97.6%	100.0%
\$175,000-\$199,999	22	7.3%	1.0	188,055	188,250	79	45	97.8%	100.0%
\$200,000-\$249,999	43	14.3%	1.2	226,495	227,000	100	57	98.2%	100.0%
\$250,000-\$299,999	27	9.0%	1.2	277,693	279,900	60	44	98.0%	100.0%
\$300,000-\$399,999	49	16.3%	1.9	348,599	349,000	94	77	98.8%	100.0%
\$400,000-\$499,999	15	5.0%	2.6	445,483	429,900	68	55	98.5%	100.0%
\$500,000-\$749,999	8	2.7%	2.2	568,038	549,950	59	35	100.6%	100.0%
\$750,000-\$999,999	2	0.7%	N/A	959,000	959,000	501	501	88.4%	88.4%
\$1,000,000 and up	3	1.0%	36.0	1,316,667	1,250,000	123	41	100.0%	100.0%





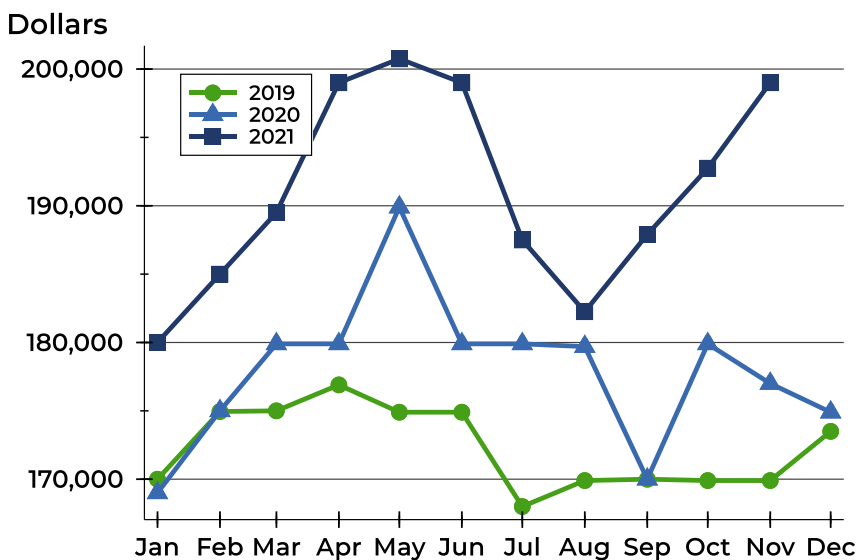
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



Month	2019	2020	2021
<b>January</b>	205,709	207,403	<b>227,091</b>
<b>February</b>	211,066	213,391	<b>228,620</b>
<b>March</b>	215,439	219,243	<b>245,563</b>
<b>April</b>	219,527	221,431	<b>257,581</b>
<b>May</b>	215,257	229,526	<b>247,757</b>
<b>June</b>	209,921	234,013	<b>241,571</b>
<b>July</b>	204,749	232,554	<b>237,100</b>
<b>August</b>	202,978	226,684	<b>231,354</b>
<b>September</b>	208,778	222,616	<b>232,771</b>
<b>October</b>	209,044	224,485	<b>244,013</b>
<b>November</b>	212,422	223,899	<b>237,696</b>
<b>December</b>	209,690	228,120	

## Median Price

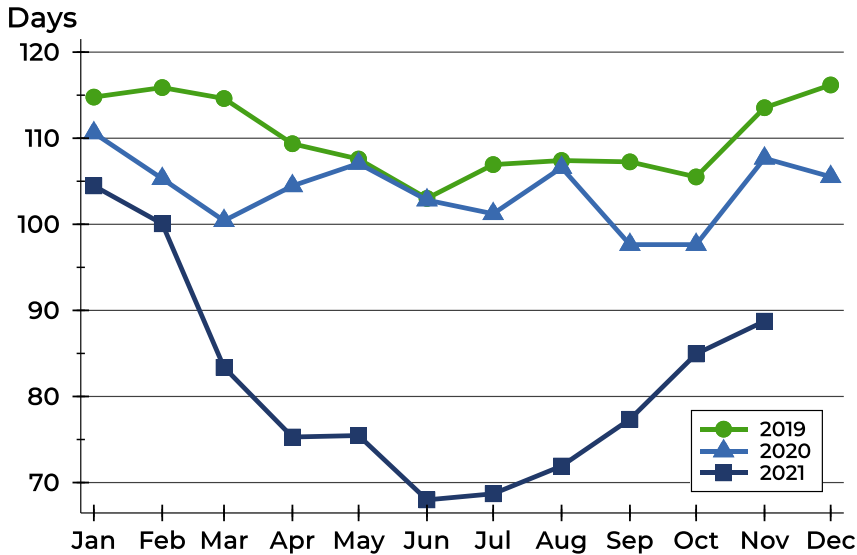


Month	2019	2020	2021
<b>January</b>	170,000	169,000	<b>180,000</b>
<b>February</b>	174,950	175,000	<b>185,000</b>
<b>March</b>	175,000	179,900	<b>189,500</b>
<b>April</b>	176,900	179,900	<b>199,000</b>
<b>May</b>	174,900	189,900	<b>200,750</b>
<b>June</b>	174,900	179,900	<b>199,000</b>
<b>July</b>	168,000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



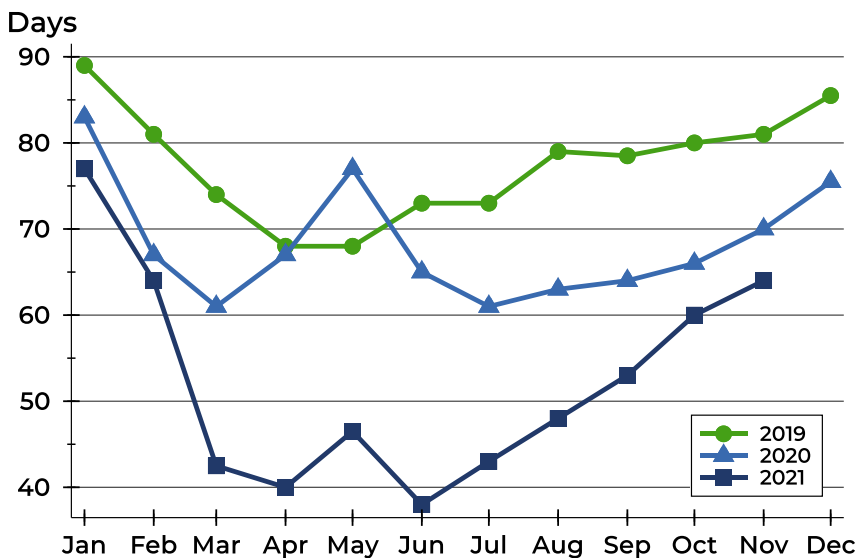
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



Month	2019	2020	2021
January	115	111	<b>104</b>
February	116	105	<b>100</b>
March	115	100	<b>83</b>
April	109	104	<b>75</b>
May	108	107	<b>75</b>
June	103	103	<b>68</b>
July	107	101	<b>69</b>
August	107	107	<b>72</b>
September	107	98	<b>77</b>
October	106	98	<b>85</b>
November	114	108	<b>89</b>
December	116	106	

## Median DOM

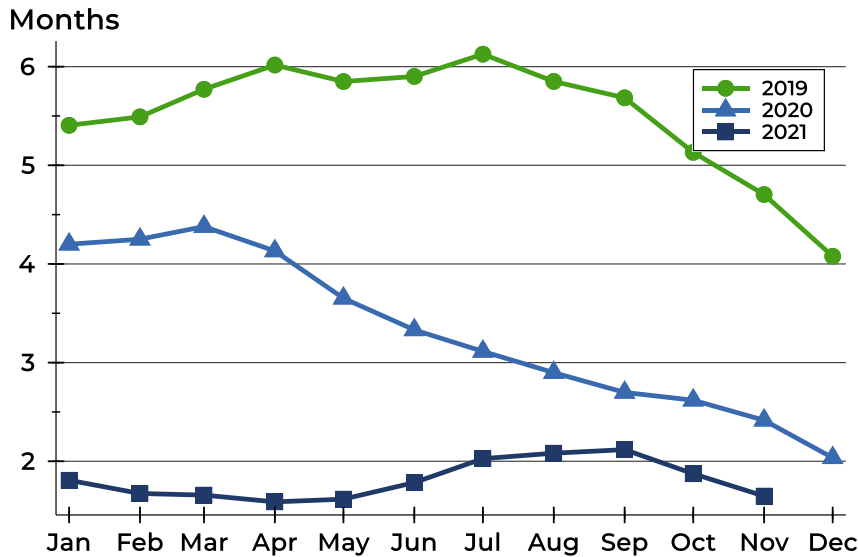


Month	2019	2020	2021
January	89	83	<b>77</b>
February	81	67	<b>64</b>
March	74	61	<b>43</b>
April	68	67	<b>40</b>
May	68	77	<b>47</b>
June	73	65	<b>38</b>
July	73	61	<b>43</b>
August	79	63	<b>48</b>
September	79	64	<b>53</b>
October	80	66	<b>60</b>
November	81	70	<b>64</b>
December	86	76	



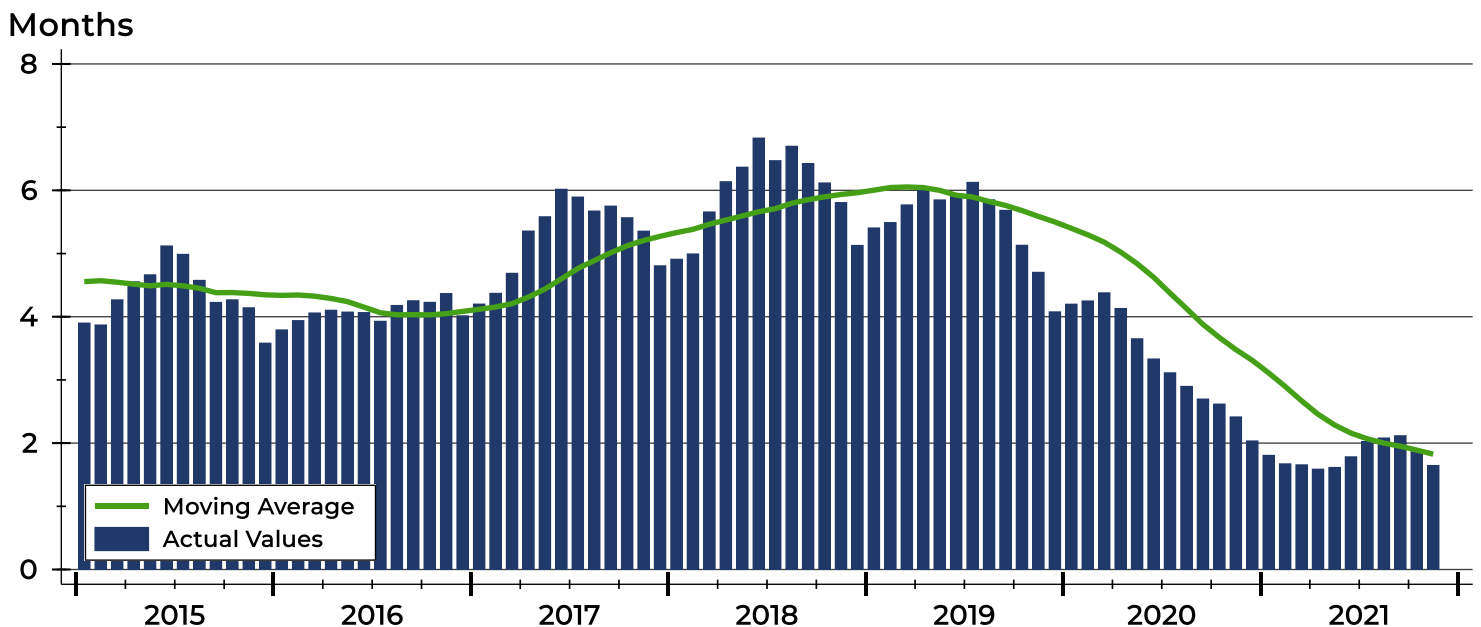
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	1.6
December	4.1	2.0	

## History of Month's Supply





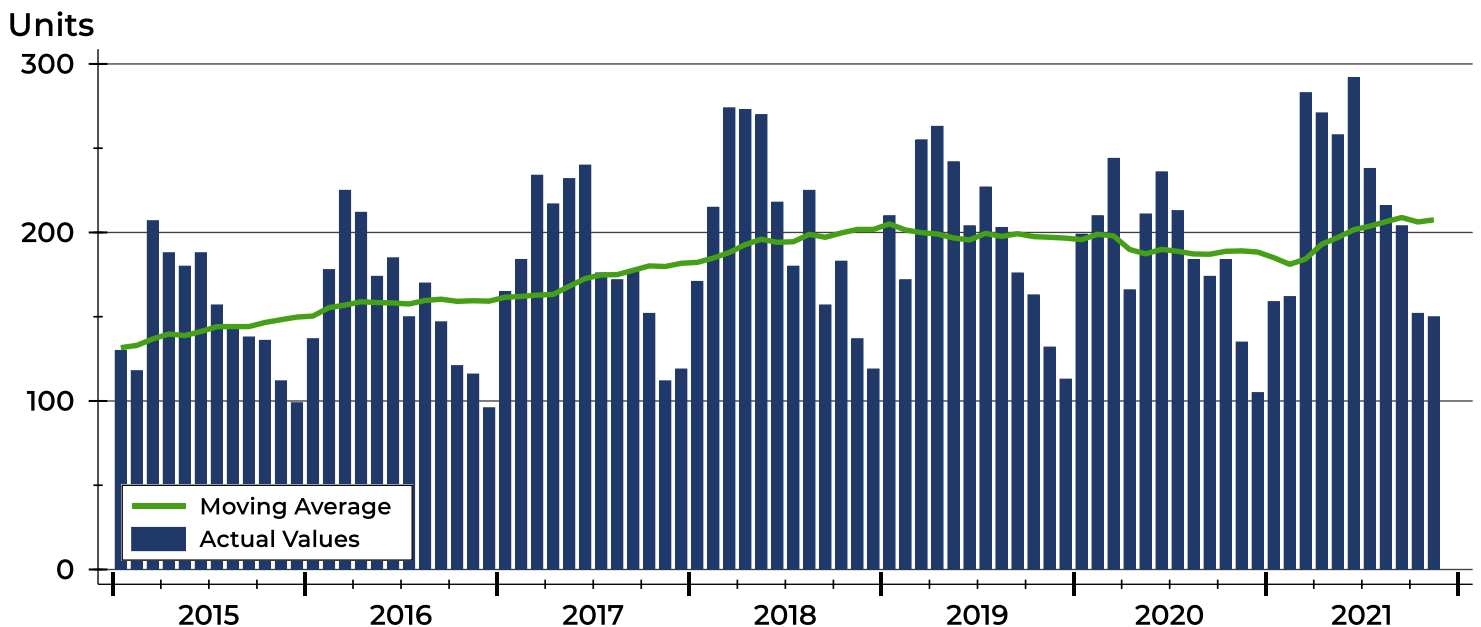
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2021	November 2020	Change
Current Month	New Listings	<b>150</b>	135	11.1%
	Volume (1,000s)	<b>33,248</b>	27,182	22.3%
	Average List Price	<b>221,655</b>	201,347	10.1%
	Median List Price	<b>222,000</b>	183,000	21.3%
Year-to-Date	New Listings	<b>2,385</b>	2,156	10.6%
	Volume (1,000s)	<b>540,208</b>	455,620	18.6%
	Average List Price	<b>226,502</b>	211,326	7.2%
	Median List Price	<b>205,000</b>	190,000	7.9%

A total of 150 new listings were added in the Manhattan-Junction City metropolitan area during November, up 11.1% from the same month in 2020. Year-to-date the Manhattan-Junction City metropolitan area has seen 2,385 new listings.

The median list price of these homes was \$222,000 up from \$183,000 in 2020.

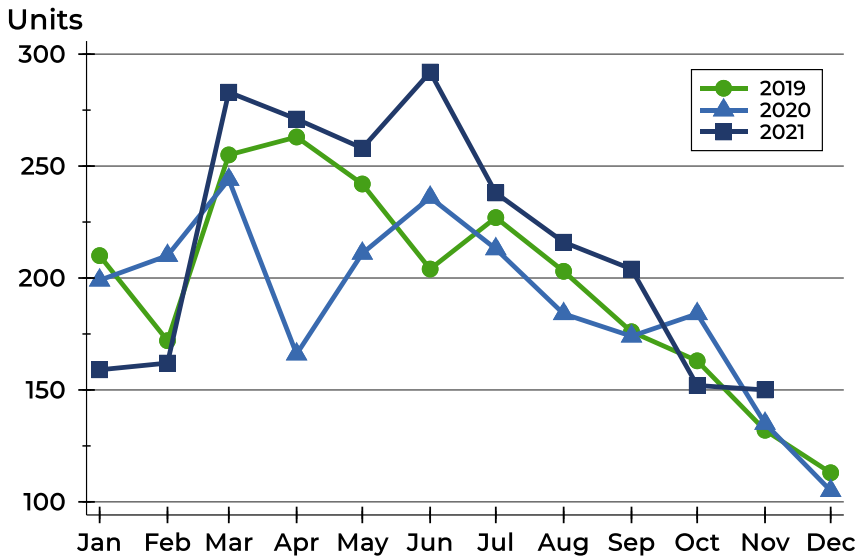
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2019	2020	2021
<b>January</b>	210	199	<b>159</b>
<b>February</b>	172	210	<b>162</b>
<b>March</b>	255	244	<b>283</b>
<b>April</b>	263	166	<b>271</b>
<b>May</b>	242	211	<b>258</b>
<b>June</b>	204	236	<b>292</b>
<b>July</b>	227	213	<b>238</b>
<b>August</b>	203	184	<b>216</b>
<b>September</b>	176	174	<b>204</b>
<b>October</b>	163	184	<b>152</b>
<b>November</b>	132	135	<b>150</b>
<b>December</b>	113	105	<b>113</b>

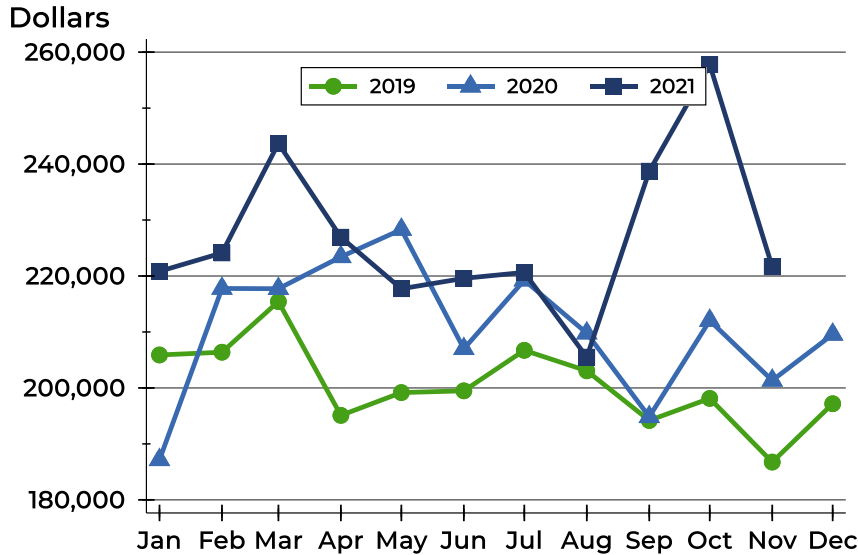
## New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	2.0%	12,000	10,000	13	13	100.0%	100.0%
\$25,000-\$49,999	1	0.7%	37,900	37,900	37	37	79.1%	79.1%
\$50,000-\$99,999	9	6.0%	79,900	78,900	21	21	97.8%	100.0%
\$100,000-\$124,999	6	4.0%	114,817	112,500	8	8	100.0%	100.0%
\$125,000-\$149,999	18	12.0%	136,678	135,750	12	10	99.4%	100.0%
\$150,000-\$174,999	13	8.7%	162,746	165,000	11	10	100.9%	100.0%
\$175,000-\$199,999	13	8.7%	183,031	181,000	14	16	99.8%	100.0%
\$200,000-\$249,999	36	24.0%	228,353	230,000	14	9	99.5%	100.0%
\$250,000-\$299,999	25	16.7%	279,084	281,000	9	4	100.4%	100.0%
\$300,000-\$399,999	19	12.7%	343,342	345,000	16	8	99.4%	100.0%
\$400,000-\$499,999	6	4.0%	426,633	412,500	24	25	100.0%	100.0%
\$500,000-\$749,999	1	0.7%	530,000	530,000	27	27	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



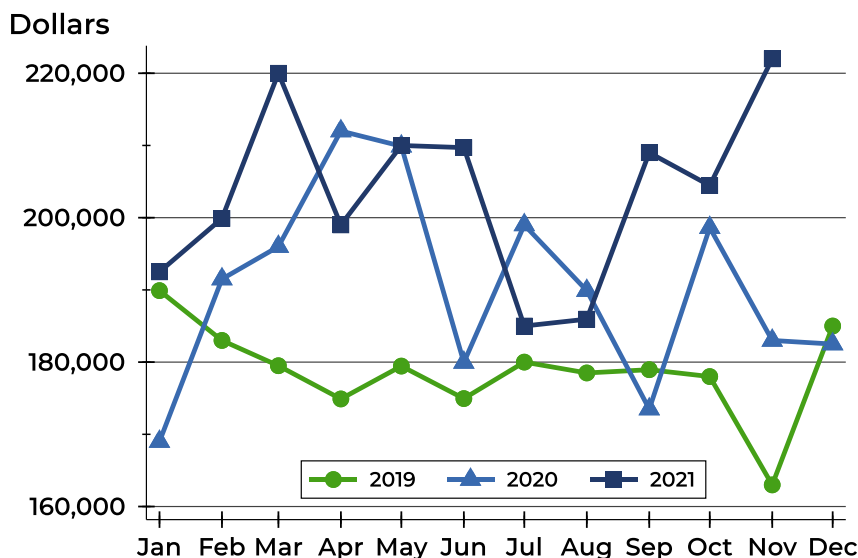
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2019	2020	2021
January	205,890	187,159	<b>220,835</b>
February	206,387	217,771	<b>224,123</b>
March	215,434	217,734	<b>243,683</b>
April	195,099	223,427	<b>226,937</b>
May	199,171	228,302	<b>217,728</b>
June	199,483	207,002	<b>219,581</b>
July	206,723	219,256	<b>220,648</b>
August	203,060	209,788	<b>205,507</b>
September	194,186	194,844	<b>238,732</b>
October	198,128	212,042	<b>257,763</b>
November	186,755	201,347	<b>221,655</b>
December	197,181	209,564	

## Median Price



Month	2019	2020	2021
January	189,900	169,000	<b>192,500</b>
February	183,000	191,500	<b>199,900</b>
March	179,500	196,000	<b>220,000</b>
April	174,900	212,000	<b>199,000</b>
May	179,450	209,900	<b>210,000</b>
June	174,950	179,950	<b>209,700</b>
July	180,000	199,000	<b>185,000</b>
August	178,500	189,900	<b>185,950</b>
September	178,950	173,500	<b>209,000</b>
October	178,000	198,625	<b>204,450</b>
November	163,000	183,000	<b>222,000</b>
December	185,000	182,500	



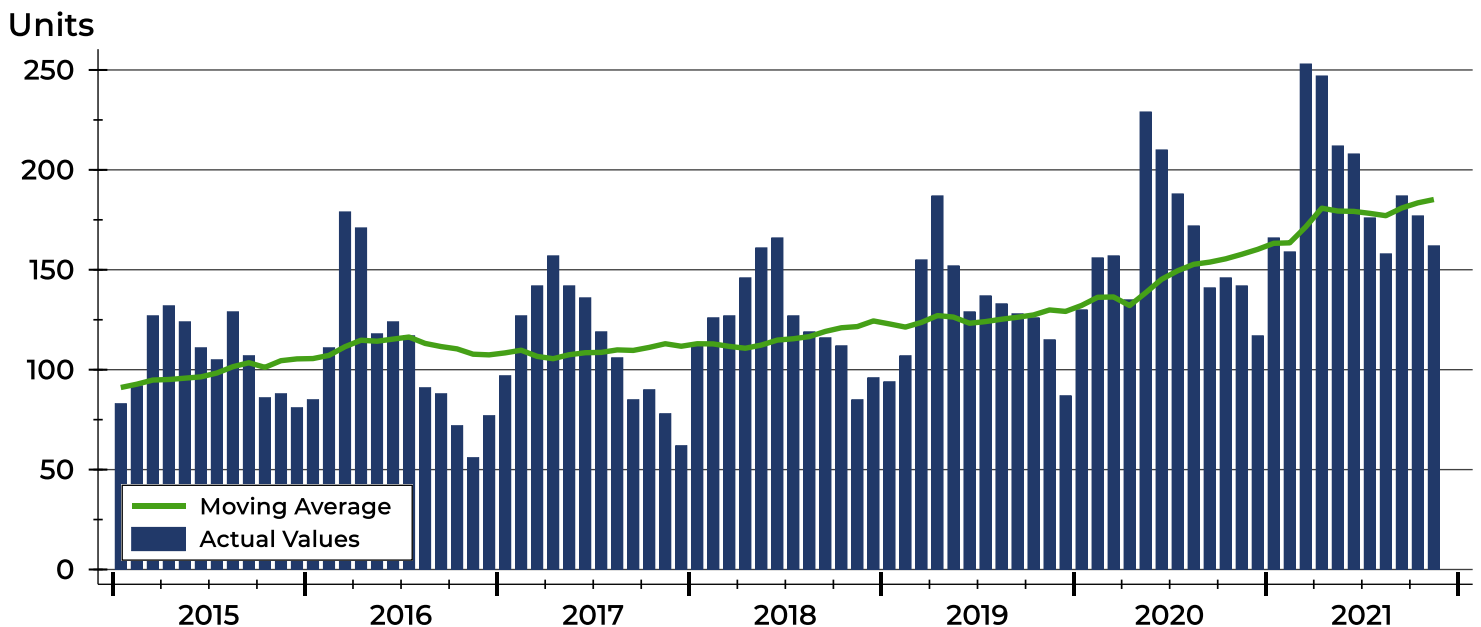
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Contracts Written		<b>162</b>	142	14.1%	<b>2,105</b>	1,806	16.6%
Volume (1,000s)		<b>37,093</b>	27,165	36.5%	<b>474,967</b>	376,374	26.2%
Average	Sale Price	<b>228,967</b>	191,305	19.7%	<b>225,637</b>	208,402	8.3%
	Days on Market	<b>40</b>	54	-25.9%	<b>34</b>	58	-41.4%
	Percent of Original	<b>97.5%</b>	95.7%	1.9%	<b>98.2%</b>	96.3%	2.0%
Median	Sale Price	<b>200,000</b>	181,200	10.4%	<b>209,000</b>	194,700	7.3%
	Days on Market	<b>18</b>	25	-28.0%	<b>11</b>	26	-57.7%
	Percent of Original	<b>100.0%</b>	98.1%	1.9%	<b>100.0%</b>	98.0%	2.0%

A total of 162 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of November, up from 142 in 2020. The median list price of these homes was \$200,000, up from \$181,200 the prior year.

Half of the homes that went under contract in November were on the market less than 18 days, compared to 25 days in November 2020.

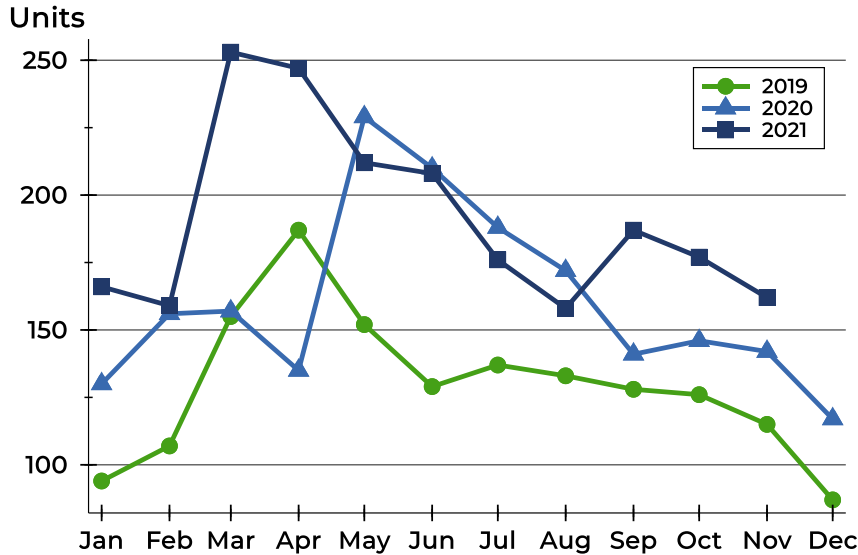
## History of Contracts Written





# 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	247
May	152	229	212
June	129	210	208
July	137	188	176
August	133	172	158
September	128	141	187
October	126	146	177
November	115	142	162
December	87	117	

## Contracts Written by Price Range

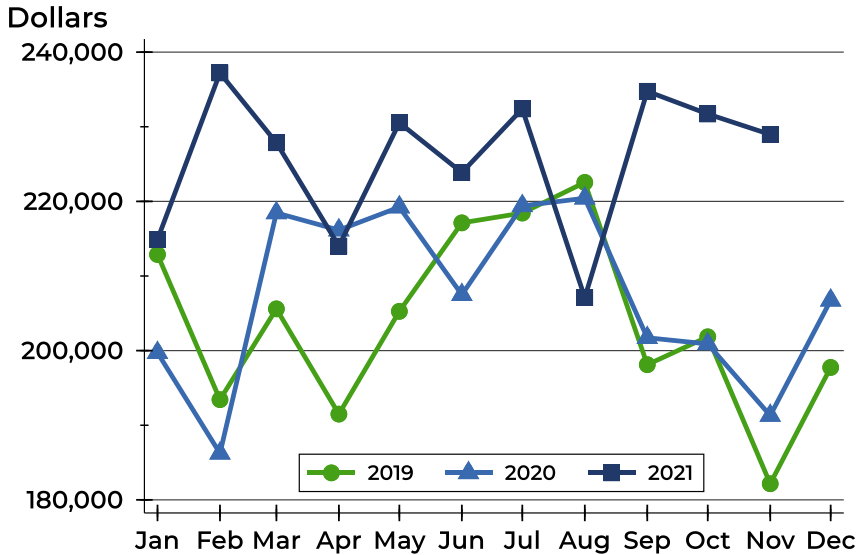
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	20,000	20,000	49	49	50.0%	50.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	11	6.8%	77,845	77,500	66	56	96.4%	100.0%
\$100,000-\$124,999	10	6.2%	112,910	110,000	99	85	94.3%	97.7%
\$125,000-\$149,999	17	10.5%	137,282	137,000	34	16	97.1%	100.0%
\$150,000-\$174,999	21	13.0%	161,919	160,000	38	33	98.3%	100.0%
\$175,000-\$199,999	19	11.7%	186,774	185,000	44	31	96.9%	97.3%
\$200,000-\$249,999	33	20.4%	224,503	225,000	23	8	98.0%	100.0%
\$250,000-\$299,999	23	14.2%	277,117	280,000	29	4	99.3%	100.0%
\$300,000-\$399,999	16	9.9%	336,231	330,000	33	13	98.9%	100.0%
\$400,000-\$499,999	5	3.1%	418,696	405,000	48	54	99.4%	100.0%
\$500,000-\$749,999	3	1.9%	616,333	624,000	55	60	98.7%	100.0%
\$750,000-\$999,999	2	1.2%	800,000	800,000	17	17	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1,100,000	1,100,000	144	144	100.0%	100.0%





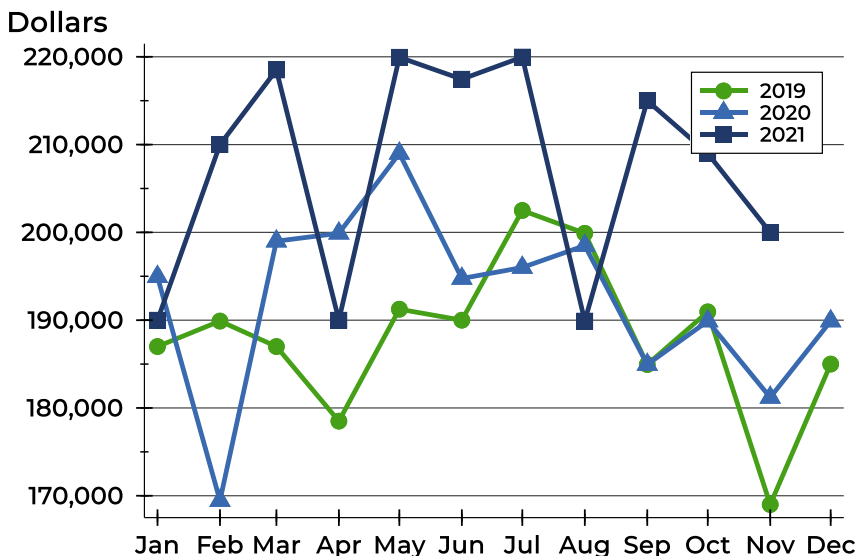
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2019	2020	2021
January	212,886	199,722	<b>214,887</b>
February	193,431	186,240	<b>237,210</b>
March	205,599	218,453	<b>227,859</b>
April	191,495	216,152	<b>214,013</b>
May	205,263	219,235	<b>230,539</b>
June	217,122	207,493	<b>223,872</b>
July	218,437	219,406	<b>232,394</b>
August	222,542	220,424	<b>207,110</b>
September	198,117	201,726	<b>234,758</b>
October	201,853	200,899	<b>231,712</b>
November	182,161	191,305	<b>228,967</b>
December	197,747	206,745	

## Median Price

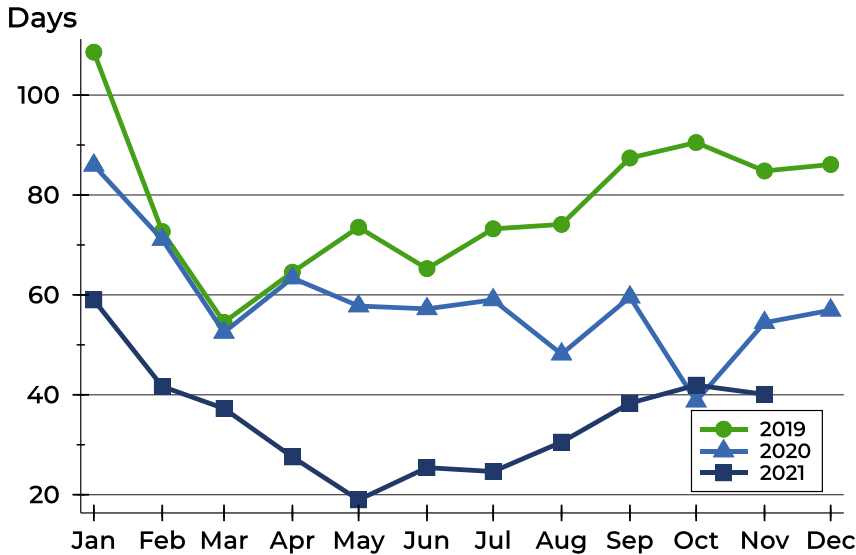


Month	2019	2020	2021
January	187,000	194,950	<b>190,000</b>
February	189,900	169,450	<b>210,000</b>
March	187,000	199,000	<b>218,500</b>
April	178,500	199,900	<b>190,000</b>
May	191,250	209,000	<b>219,950</b>
June	190,000	194,750	<b>217,450</b>
July	202,500	196,000	<b>219,975</b>
August	199,900	198,500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



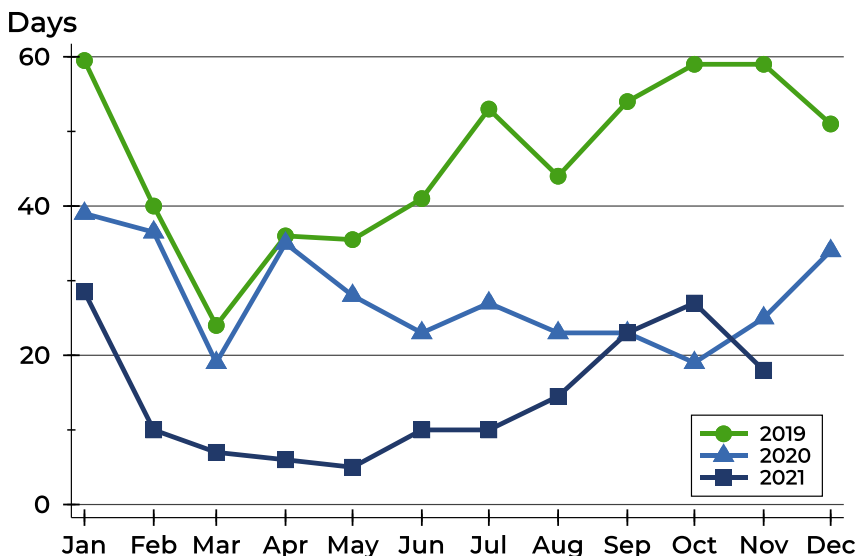
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## 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	42
November	85	54	40
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	27
November	59	25	18
December	51	34	



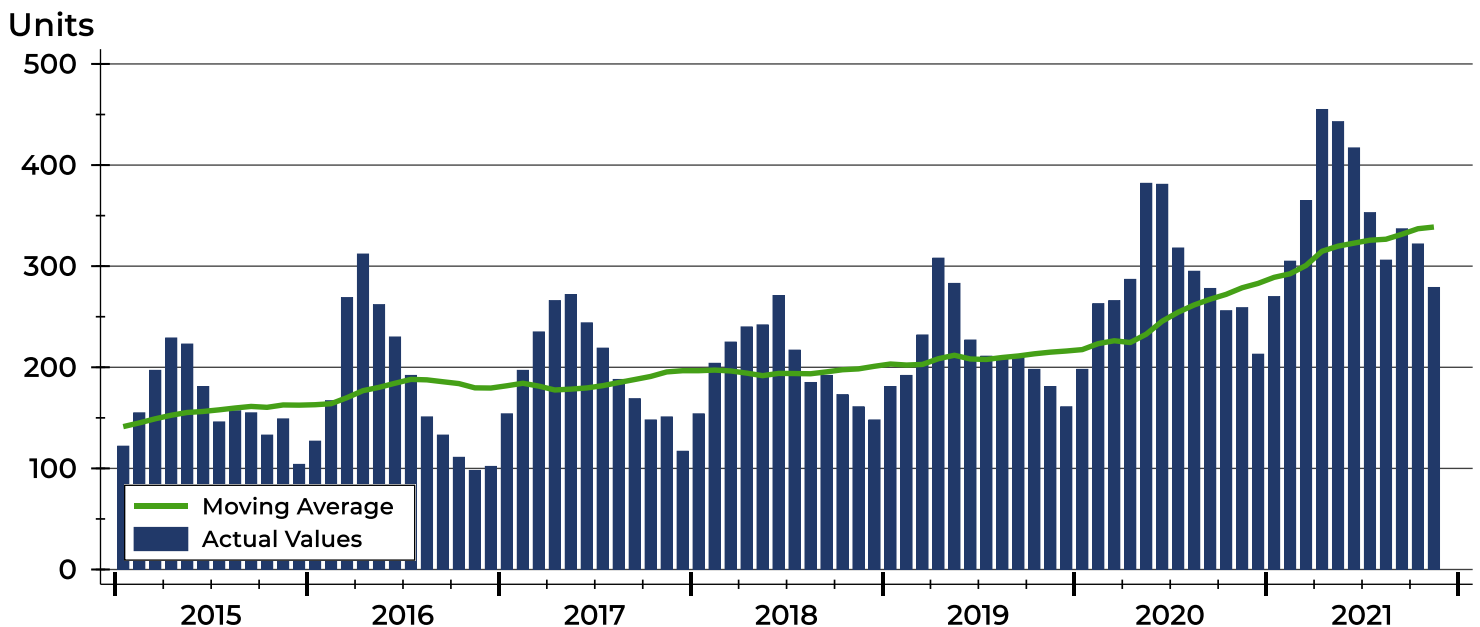
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2021	2020	Change
Pending Contracts		<b>279</b>	259	7.7%
Volume (1,000s)		<b>64,826</b>	51,327	26.3%
Average	List Price	<b>232,353</b>	198,172	17.2%
	Days on Market	<b>42</b>	52	-19.2%
	Percent of Original	<b>98.0%</b>	98.1%	-0.1%
Median	List Price	<b>208,000</b>	189,900	9.5%
	Days on Market	<b>19</b>	26	-26.9%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 279 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of November, up from 259 contracts pending at the end of November 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.

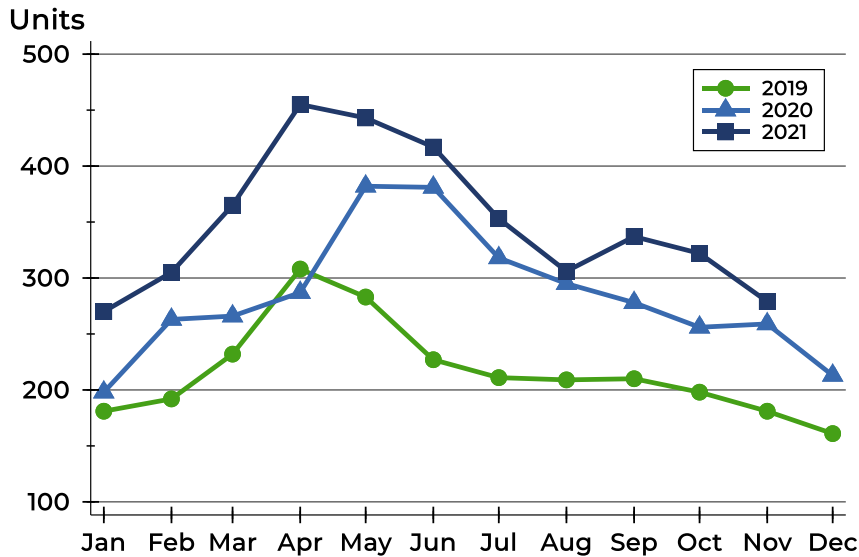
## History of Pending Contracts





# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



Month	2019	2020	2021
January	181	198	<b>270</b>
February	192	263	<b>305</b>
March	232	266	<b>365</b>
April	308	287	<b>455</b>
May	283	382	<b>443</b>
June	227	381	<b>417</b>
July	211	318	<b>353</b>
August	209	295	<b>306</b>
September	210	278	<b>337</b>
October	198	256	<b>322</b>
November	181	259	<b>279</b>
December	161	213	

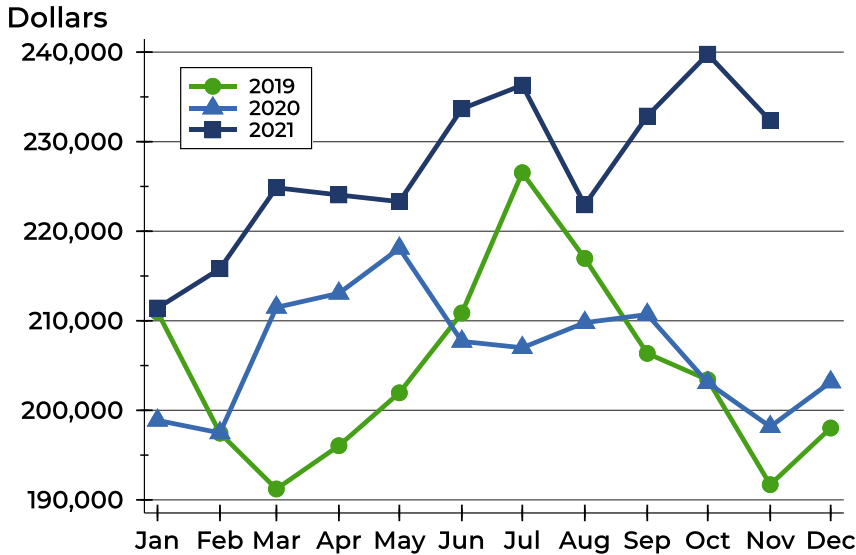
## Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	20,000	20,000	49	49	66.7%	66.7%
\$25,000-\$49,999	2	0.7%	49,250	49,250	263	263	93.8%	93.8%
\$50,000-\$99,999	21	7.5%	82,214	84,000	56	43	98.0%	100.0%
\$100,000-\$124,999	17	6.1%	114,135	115,000	81	66	94.4%	98.4%
\$125,000-\$149,999	24	8.6%	137,154	137,500	32	16	97.0%	100.0%
\$150,000-\$174,999	32	11.5%	162,606	164,950	40	31	98.8%	100.0%
\$175,000-\$199,999	34	12.2%	185,226	185,000	44	30	96.9%	100.0%
\$200,000-\$249,999	57	20.4%	226,491	227,000	30	8	98.5%	100.0%
\$250,000-\$299,999	35	12.5%	275,167	270,000	26	5	99.9%	100.0%
\$300,000-\$399,999	39	14.0%	342,460	345,000	48	29	98.6%	100.0%
\$400,000-\$499,999	8	2.9%	434,199	424,845	45	48	99.4%	100.0%
\$500,000-\$749,999	5	1.8%	640,580	665,000	25	12	99.2%	100.0%
\$750,000-\$999,999	3	1.1%	858,333	850,000	12	13	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,100,000	1,100,000	144	144	100.0%	100.0%



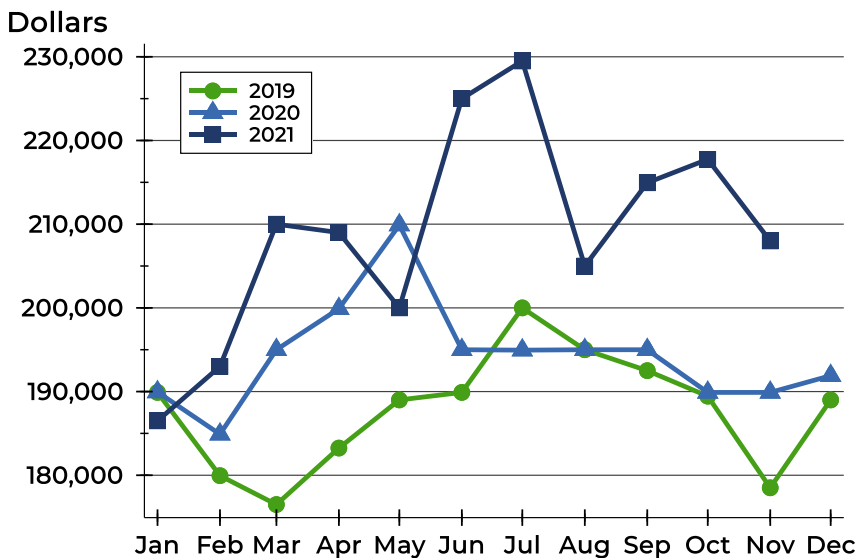
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



Month	2019	2020	2021
<b>January</b>	210,981	198,881	<b>211,428</b>
<b>February</b>	197,456	197,480	<b>215,814</b>
<b>March</b>	191,217	211,497	<b>224,857</b>
<b>April</b>	196,048	213,067	<b>224,052</b>
<b>May</b>	201,956	218,092	<b>223,306</b>
<b>June</b>	210,868	207,699	<b>233,676</b>
<b>July</b>	226,537	206,989	<b>236,311</b>
<b>August</b>	216,970	209,790	<b>222,949</b>
<b>September</b>	206,358	210,699	<b>232,862</b>
<b>October</b>	203,411	203,082	<b>239,771</b>
<b>November</b>	191,698	198,172	<b>232,353</b>
<b>December</b>	198,027	203,161	

## Median Price

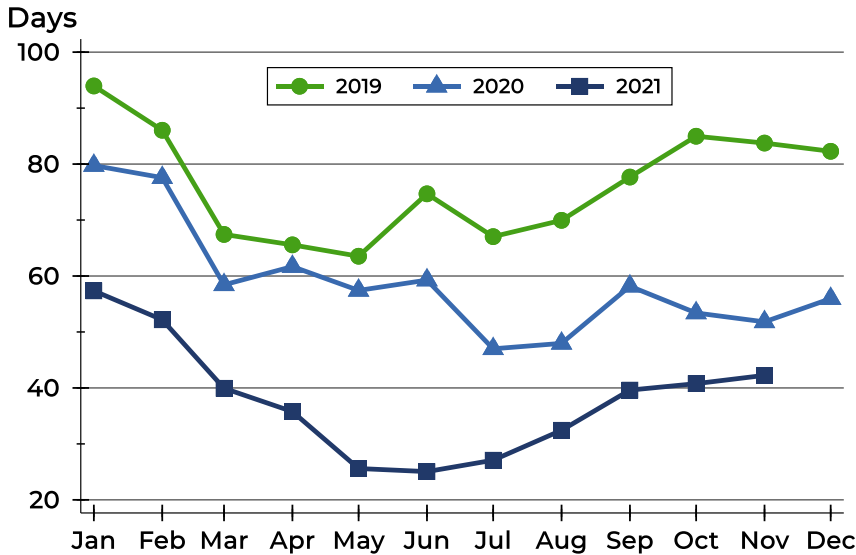


Month	2019	2020	2021
<b>January</b>	189,900	189,950	<b>186,500</b>
<b>February</b>	179,950	184,900	<b>193,000</b>
<b>March</b>	176,500	195,000	<b>210,000</b>
<b>April</b>	183,250	199,900	<b>209,000</b>
<b>May</b>	189,000	209,900	<b>200,000</b>
<b>June</b>	189,900	195,000	<b>225,000</b>
<b>July</b>	200,000	194,950	<b>229,500</b>
<b>August</b>	195,000	195,000	<b>205,000</b>
<b>September</b>	192,500	195,000	<b>214,950</b>
<b>October</b>	189,450	189,900	<b>217,750</b>
<b>November</b>	178,500	189,900	<b>208,000</b>
<b>December</b>	189,000	191,900	



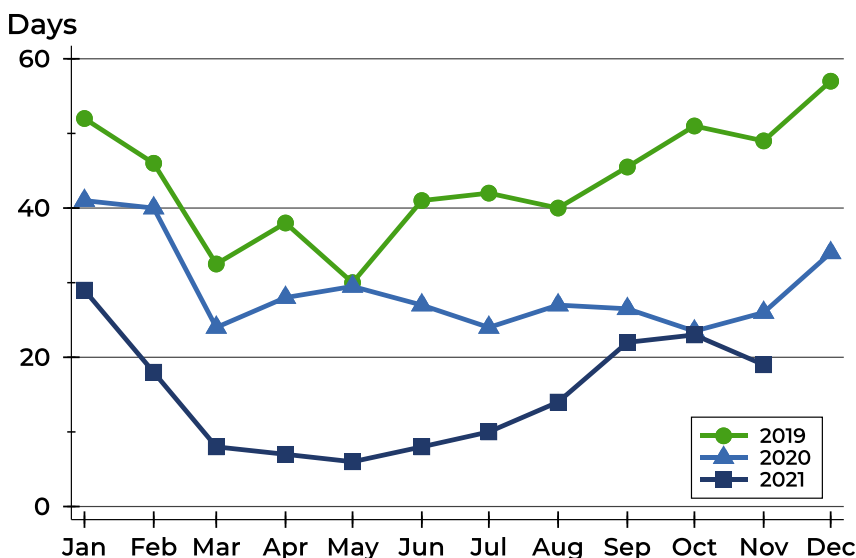
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	42
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	19
December	57	34	