



# Manhattan-Junction City Metropolitan Area Housing Report



## Market Overview

### Manhattan MSA Home Sales Rose in January

Total home sales in the Manhattan-Junction City metropolitan area rose by 11.7% last month to 124 units, compared to 111 units in January 2021. Total sales volume was \$26.9 million, up 23.1% from a year earlier.

The median sale price in January was \$192,000, up from \$190,000 a year earlier. Homes that sold in January were typically on the market for 24 days and sold for 99.8% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of January was 196 units, down from 285 at the same point in 2021. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$183,500.

During January, a total of 152 contracts were written down from 166 in January 2021. At the end of the month, there were 249 contracts still pending.

## Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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# Manhattan-Junction City Metropolitan Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
<b>Home Sales</b> Change from prior year	<b>124</b> 11.7%	<b>111</b> 18.1%	<b>94</b> 34.3%	<b>124</b> 11.7%	<b>111</b> 18.1%	<b>94</b> 34.3%	
<b>Active Listings</b> Change from prior year	<b>196</b> -31.2%	<b>285</b> -47.8%	<b>546</b> -17.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>1.0</b> -44.4%	<b>1.8</b> -57.1%	<b>4.2</b> -22.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>136</b> -14.5%	<b>159</b> -20.1%	<b>199</b> -5.2%	<b>136</b> -14.5%	<b>159</b> -20.1%	<b>199</b> -5.2%	
<b>Contracts Written</b> Change from prior year	<b>152</b> -8.4%	<b>166</b> 27.7%	<b>130</b> 38.3%	<b>152</b> -8.4%	<b>166</b> 27.7%	<b>130</b> 38.3%	
<b>Pending Contracts</b> Change from prior year	<b>249</b> -7.8%	<b>270</b> 36.4%	<b>198</b> 9.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>26,897</b> 23.1%	<b>21,849</b> 18.5%	<b>18,431</b> 23.6%	<b>26,897</b> 23.1%	<b>21,849</b> 18.5%	<b>18,431</b> 23.6%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>216,915</b> 10.2%	<b>196,841</b> 0.4%	<b>196,070</b> -8.0%	<b>216,915</b> 10.2%	<b>196,841</b> 0.4%	<b>196,070</b> -8.0%
	<b>List Price of Actives</b> Change from prior year	<b>249,926</b> 10.1%	<b>227,091</b> 9.5%	<b>207,403</b> 0.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>48</b> -20.0%	<b>60</b> -39.4%	<b>99</b> 23.8%	<b>48</b> -20.0%	<b>60</b> -39.4%	<b>99</b> 23.8%
	<b>Percent of List</b> Change from prior year	<b>97.8%</b> 0.9%	<b>96.9%</b> -1.8%	<b>98.7%</b> 0.2%	<b>97.8%</b> 0.9%	<b>96.9%</b> -1.8%	<b>98.7%</b> 0.2%
	<b>Percent of Original</b> Change from prior year	<b>95.5%</b> 0.0%	<b>95.5%</b> 0.0%	<b>95.5%</b> 0.1%	<b>95.5%</b> 0.0%	<b>95.5%</b> 0.0%	<b>95.5%</b> 0.1%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>192,000</b> 1.1%	<b>190,000</b> 3.0%	<b>184,500</b> -7.8%	<b>192,000</b> 1.1%	<b>190,000</b> 3.0%	<b>184,500</b> -7.8%
	<b>List Price of Actives</b> Change from prior year	<b>183,500</b> 1.9%	<b>180,000</b> 6.5%	<b>169,000</b> -0.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>24</b> -33.3%	<b>36</b> -43.8%	<b>64</b> 8.5%	<b>24</b> -33.3%	<b>36</b> -43.8%	<b>64</b> 8.5%
	<b>Percent of List</b> Change from prior year	<b>99.8%</b> 0.7%	<b>99.1%</b> 0.4%	<b>98.7%</b> 0.1%	<b>99.8%</b> 0.7%	<b>99.1%</b> 0.4%	<b>98.7%</b> 0.1%
	<b>Percent of Original</b> Change from prior year	<b>97.8%</b> -0.8%	<b>98.6%</b> 1.9%	<b>96.8%</b> -0.2%	<b>97.8%</b> -0.8%	<b>98.6%</b> 1.9%	<b>96.8%</b> -0.2%

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



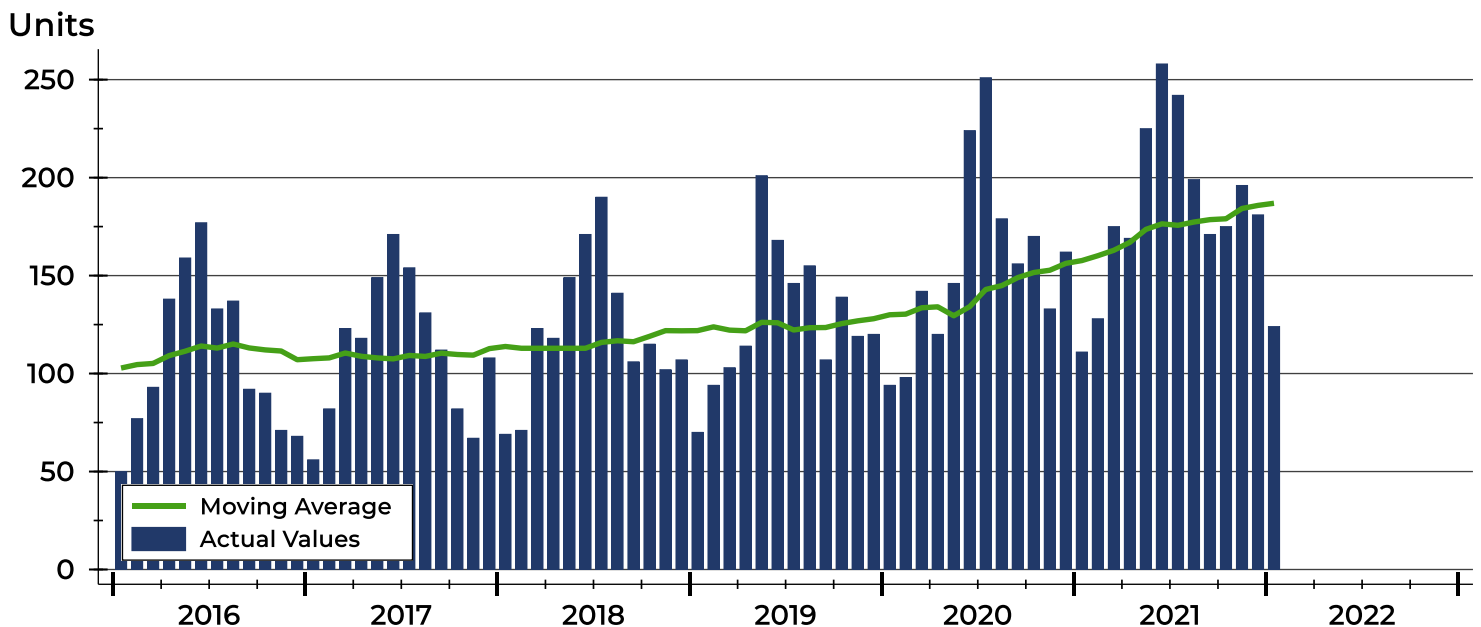
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2022	January 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		<b>124</b>	111	11.7%	<b>124</b>	111	11.7%
Volume (1,000s)		<b>26,897</b>	21,849	23.1%	<b>26,897</b>	21,849	23.1%
Months' Supply		<b>1.0</b>	1.8	-44.4%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>216,915</b>	196,841	10.2%	<b>216,915</b>	196,841	10.2%
	Days on Market	<b>48</b>	60	-20.0%	<b>48</b>	60	-20.0%
	Percent of List	<b>97.8%</b>	96.9%	0.9%	<b>97.8%</b>	96.9%	0.9%
	Percent of Original	<b>95.5%</b>	95.5%	0.0%	<b>95.5%</b>	95.5%	0.0%
Median	Sale Price	<b>192,000</b>	190,000	1.1%	<b>192,000</b>	190,000	1.1%
	Days on Market	<b>24</b>	36	-33.3%	<b>24</b>	36	-33.3%
	Percent of List	<b>99.8%</b>	99.1%	0.7%	<b>99.8%</b>	99.1%	0.7%
	Percent of Original	<b>97.8%</b>	98.6%	-0.8%	<b>97.8%</b>	98.6%	-0.8%

A total of 124 homes sold in the Manhattan-Junction City metropolitan area in January, up from 111 units in January 2021. Total sales volume rose to \$26.9 million compared to \$21.8 million in the previous year.

The median sales price in January was \$192,000, up 1.1% compared to the prior year. Median days on market was 24 days, up from 17 days in December, but down from 36 in January 2021.

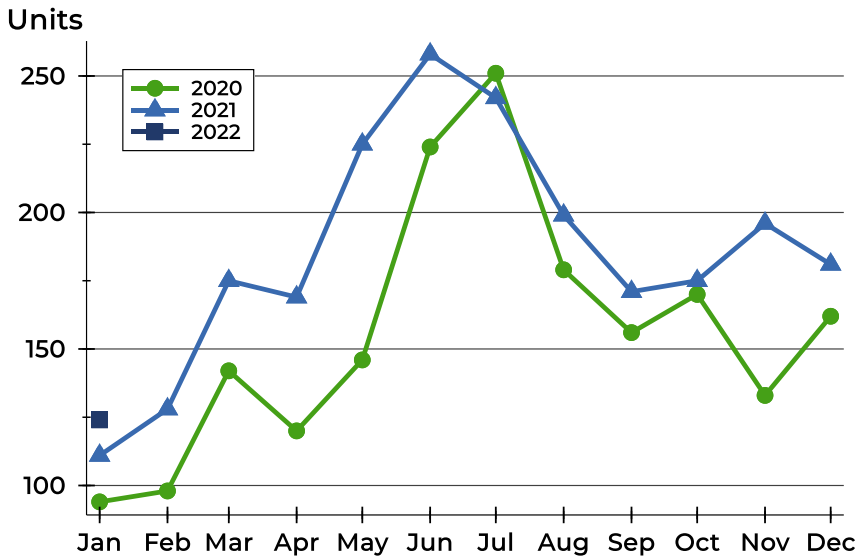
## History of Closed Listings





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2020	2021	2022
<b>January</b>	94	111	<b>124</b>
<b>February</b>	98	128	
<b>March</b>	142	175	
<b>April</b>	120	169	
<b>May</b>	146	225	
<b>June</b>	224	258	
<b>July</b>	251	242	
<b>August</b>	179	199	
<b>September</b>	156	171	
<b>October</b>	170	175	
<b>November</b>	133	196	
<b>December</b>	162	181	

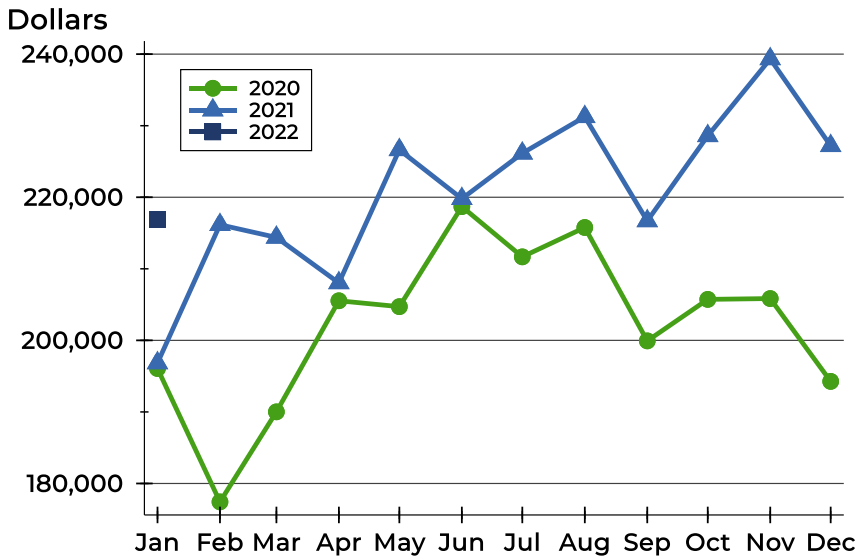
## Closed Listings by Price Range

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	1	0.8%	0.0	20,000	20,000	59	59	66.7%	66.7%	66.7%	66.7%
\$25,000-\$49,999	1	0.8%	1.4	47,000	47,000	274	274	89.5%	89.5%	79.0%	79.0%
\$50,000-\$99,999	7	5.6%	2.1	66,929	67,500	48	16	93.3%	94.4%	91.4%	92.4%
\$100,000-\$124,999	8	6.5%	1.6	111,900	112,500	37	20	94.3%	98.0%	90.2%	95.7%
\$125,000-\$149,999	18	14.5%	1.5	136,389	138,250	75	38	96.3%	96.3%	91.3%	94.0%
\$150,000-\$174,999	13	10.5%	0.8	160,019	160,000	70	17	99.1%	100.0%	98.4%	100.0%
\$175,000-\$199,999	18	14.5%	0.6	187,439	187,500	23	17	99.3%	100.0%	97.4%	98.8%
\$200,000-\$249,999	19	15.3%	0.7	225,447	225,000	46	33	99.9%	100.0%	98.4%	98.6%
\$250,000-\$299,999	16	12.9%	0.5	265,944	262,700	34	15	99.8%	100.0%	97.2%	99.8%
\$300,000-\$399,999	16	12.9%	1.0	339,678	337,000	37	22	98.5%	99.6%	97.3%	97.9%
\$400,000-\$499,999	4	3.2%	1.7	429,078	415,500	23	17	98.9%	98.8%	97.4%	98.3%
\$500,000-\$749,999	3	2.4%	2.3	622,626	601,979	66	21	98.5%	100.0%	97.7%	97.7%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



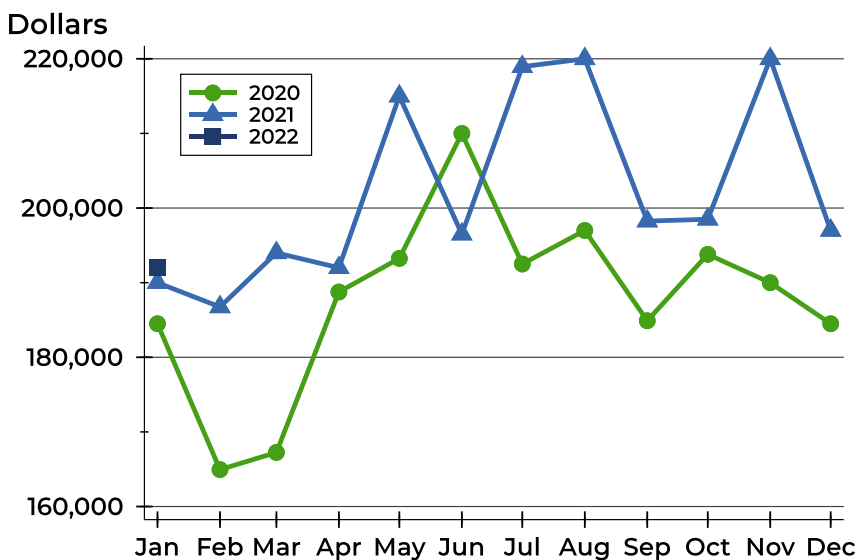
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2020	2021	2022
<b>January</b>	196,070	196,841	<b>216,915</b>
<b>February</b>	177,432	216,160	
<b>March</b>	190,013	214,389	
<b>April</b>	205,535	208,029	
<b>May</b>	204,715	226,626	
<b>June</b>	218,697	219,799	
<b>July</b>	211,676	226,145	
<b>August</b>	215,776	231,247	
<b>September</b>	199,929	216,697	
<b>October</b>	205,730	228,583	
<b>November</b>	205,843	239,331	
<b>December</b>	194,268	227,195	

## Median Price

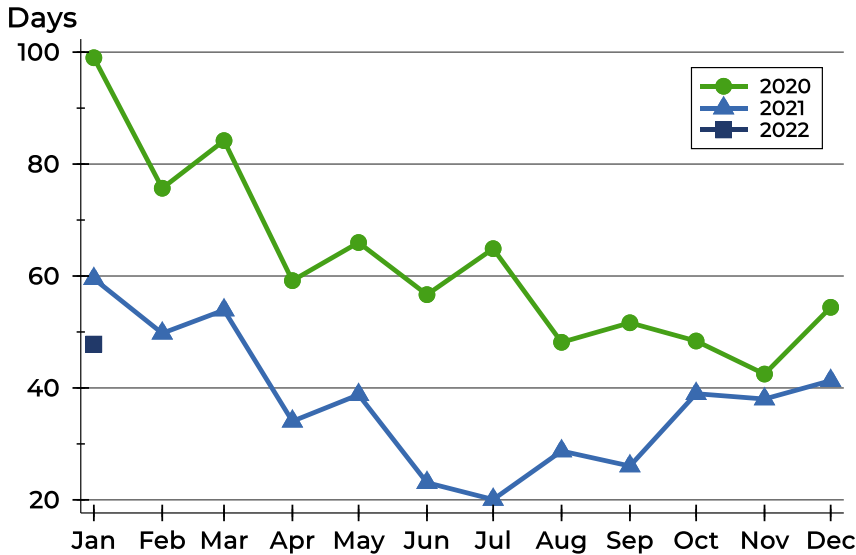


Month	2020	2021	2022
<b>January</b>	184,500	190,000	<b>192,000</b>
<b>February</b>	164,950	186,750	
<b>March</b>	167,250	194,000	
<b>April</b>	188,750	192,000	
<b>May</b>	193,250	215,000	
<b>June</b>	210,000	196,500	
<b>July</b>	192,500	218,950	
<b>August</b>	197,000	220,000	
<b>September</b>	184,900	198,250	
<b>October</b>	193,800	198,500	
<b>November</b>	190,000	220,000	
<b>December</b>	184,500	197,000	



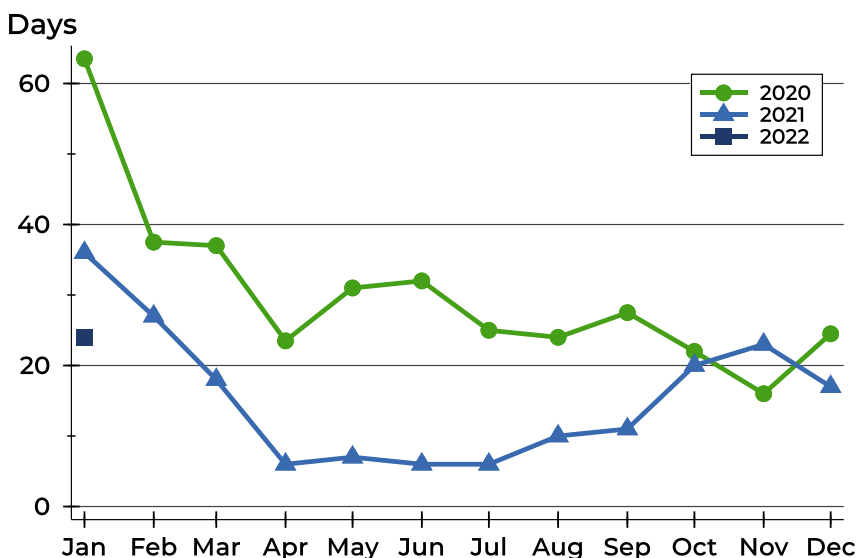
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2020	2021	2022
January	99	60	<b>48</b>
February	76	50	
March	84	54	
April	59	34	
May	66	39	
June	57	23	
July	65	20	
August	48	29	
September	52	26	
October	48	39	
November	42	38	
December	54	41	

## Median DOM



Month	2020	2021	2022
January	64	36	<b>24</b>
February	38	27	
March	37	18	
April	24	6	
May	31	7	
June	32	6	
July	25	6	
August	24	10	
September	28	11	
October	22	20	
November	16	23	
December	25	17	



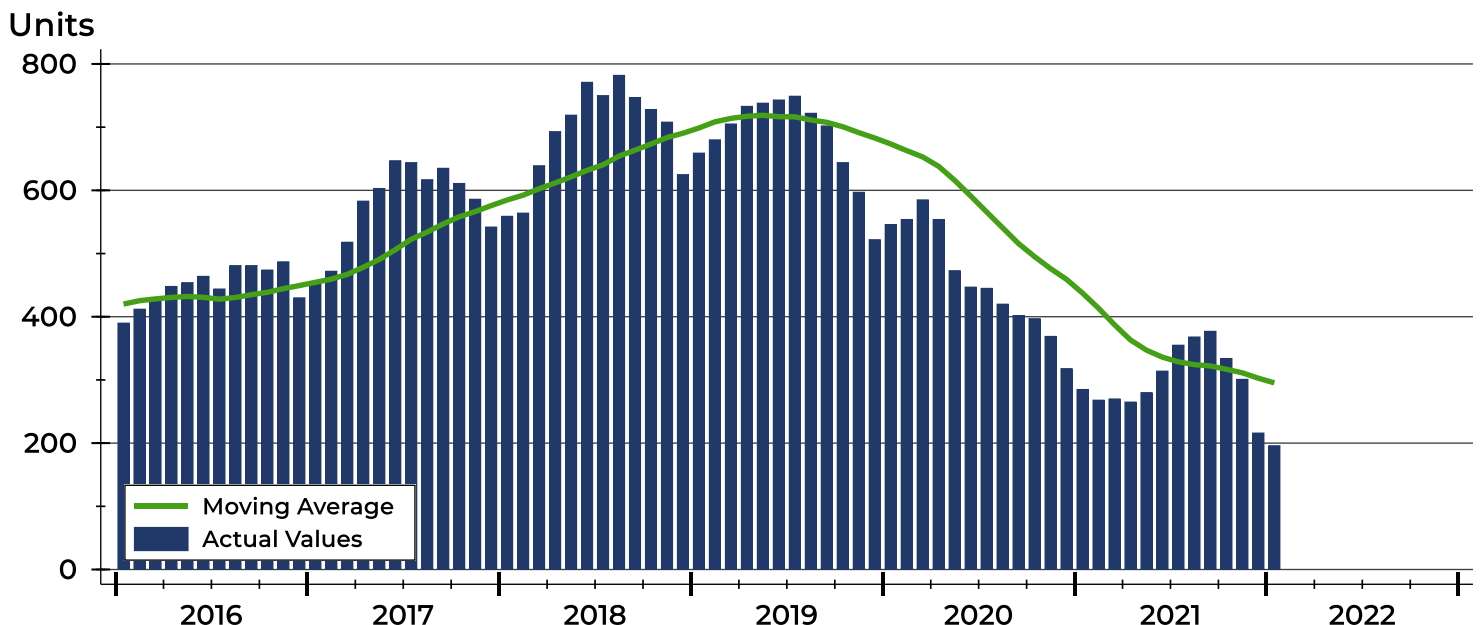
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2022	End of January 2021	Change
Active Listings		<b>196</b>	285	-31.2%
Volume (1,000s)		<b>48,986</b>	64,721	-24.3%
Months' Supply		<b>1.0</b>	1.8	-44.4%
Average	List Price	<b>249,926</b>	227,091	10.1%
	Days on Market	<b>83</b>	104	-20.2%
	Percent of Original	<b>97.9%</b>	97.8%	0.1%
Median	List Price	<b>183,500</b>	180,000	1.9%
	Days on Market	<b>58</b>	77	-24.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 196 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of January. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$183,500, up 1.9% from 2021. The typical time on market for active listings was 58 days, down from 77 days a year earlier.

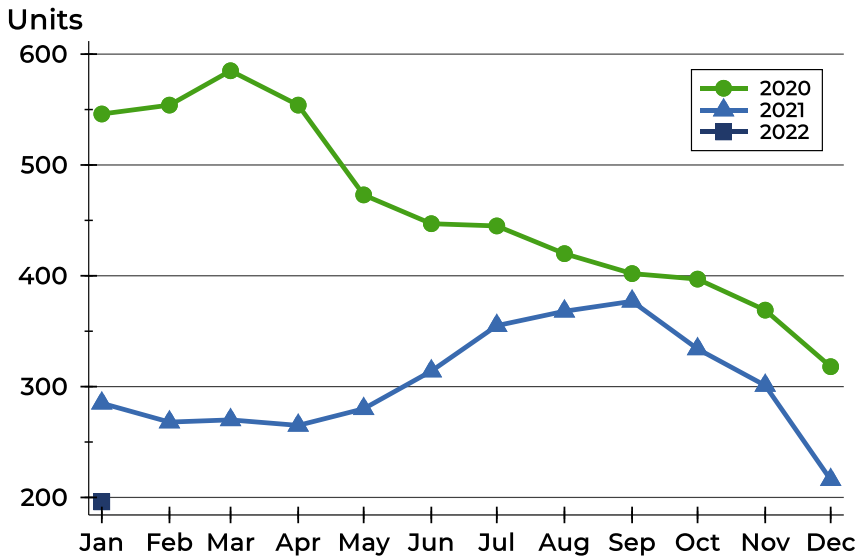
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



Month	2020	2021	2022
<b>January</b>	546	285	<b>196</b>
<b>February</b>	554	268	
<b>March</b>	585	270	
<b>April</b>	554	265	
<b>May</b>	473	280	
<b>June</b>	447	314	
<b>July</b>	445	355	
<b>August</b>	420	368	
<b>September</b>	402	377	
<b>October</b>	397	334	
<b>November</b>	369	301	
<b>December</b>	318	216	

## Active Listings by Price Range

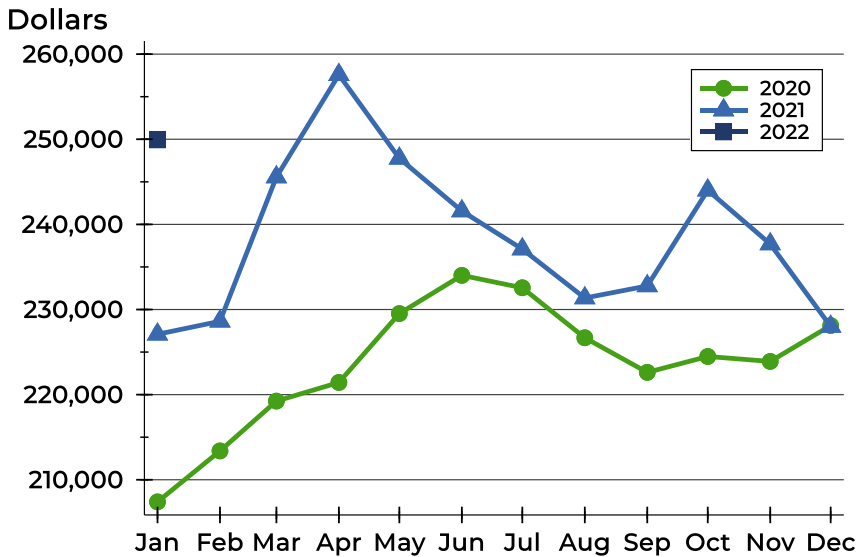
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.5%	1.4	41,600	45,000	56	50	79.1%	75.0%
\$50,000-\$99,999	26	13.3%	2.1	80,031	82,000	88	52	96.5%	100.0%
\$100,000-\$124,999	21	10.7%	1.6	114,938	115,000	65	57	97.1%	100.0%
\$125,000-\$149,999	28	14.3%	1.5	137,093	135,450	72	61	98.2%	100.0%
\$150,000-\$174,999	17	8.7%	0.8	161,653	160,000	79	72	99.5%	100.0%
\$175,000-\$199,999	13	6.6%	0.6	189,600	190,000	75	27	98.0%	100.0%
\$200,000-\$249,999	22	11.2%	0.7	222,259	218,250	153	73	98.6%	100.0%
\$250,000-\$299,999	13	6.6%	0.5	276,415	279,900	51	45	98.9%	100.0%
\$300,000-\$399,999	27	13.8%	1.0	351,131	355,000	81	82	98.9%	100.0%
\$400,000-\$499,999	11	5.6%	1.7	445,062	424,900	92	89	99.3%	100.0%
\$500,000-\$749,999	9	4.6%	2.3	593,156	565,000	43	23	100.1%	100.0%
\$750,000-\$999,999	3	1.5%	N/A	949,000	958,000	62	29	93.3%	100.0%
\$1,000,000 and up	3	1.5%	N/A	1,423,333	1,475,000	115	28	100.0%	100.0%





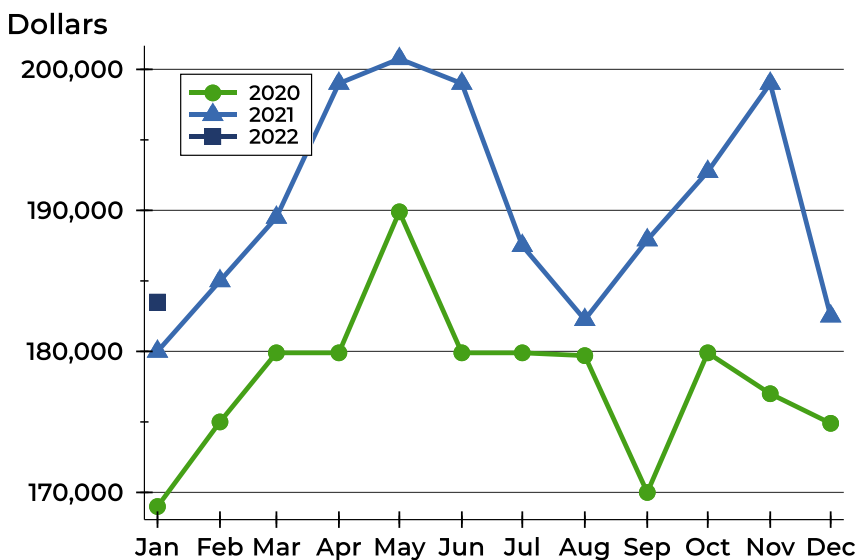
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



Month	2020	2021	2022
<b>January</b>	207,403	227,091	<b>249,926</b>
<b>February</b>	213,391	228,620	
<b>March</b>	219,243	245,563	
<b>April</b>	221,431	257,581	
<b>May</b>	229,526	247,757	
<b>June</b>	234,013	241,571	
<b>July</b>	232,554	237,100	
<b>August</b>	226,684	231,354	
<b>September</b>	222,616	232,771	
<b>October</b>	224,485	244,013	
<b>November</b>	223,899	237,696	
<b>December</b>	228,120	228,010	

## Median Price

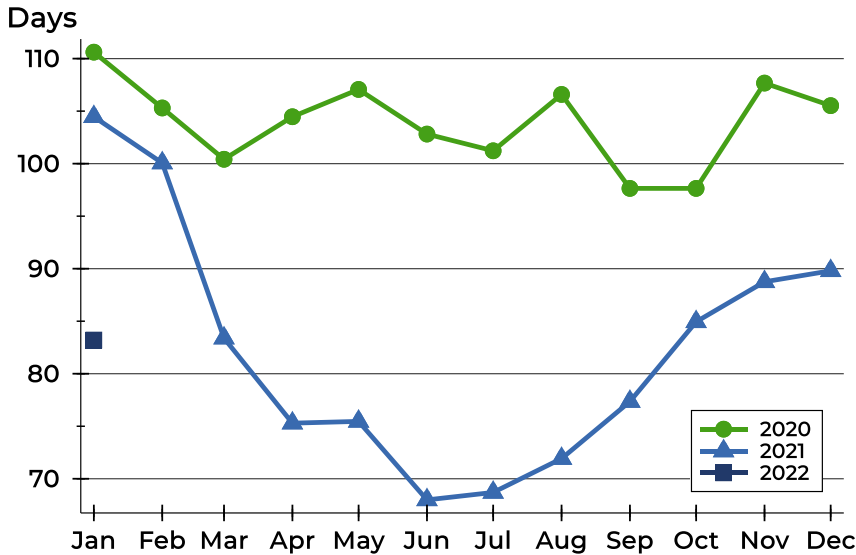


Month	2020	2021	2022
<b>January</b>	169,000	180,000	<b>183,500</b>
<b>February</b>	175,000	185,000	
<b>March</b>	179,900	189,500	
<b>April</b>	179,900	199,000	
<b>May</b>	189,900	200,750	
<b>June</b>	179,900	199,000	
<b>July</b>	179,900	187,499	
<b>August</b>	179,700	182,250	
<b>September</b>	170,000	187,900	
<b>October</b>	179,900	192,750	
<b>November</b>	177,000	199,000	
<b>December</b>	174,900	182,500	



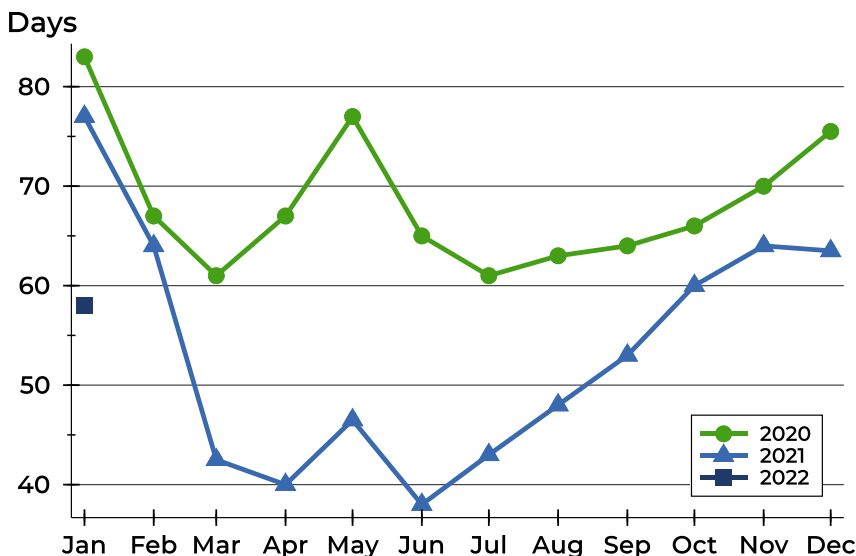
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



Month	2020	2021	2022
<b>January</b>	111	104	<b>83</b>
<b>February</b>	105	100	
<b>March</b>	100	83	
<b>April</b>	104	75	
<b>May</b>	107	75	
<b>June</b>	103	68	
<b>July</b>	101	69	
<b>August</b>	107	72	
<b>September</b>	98	77	
<b>October</b>	98	85	
<b>November</b>	108	89	
<b>December</b>	106	90	

## Median DOM

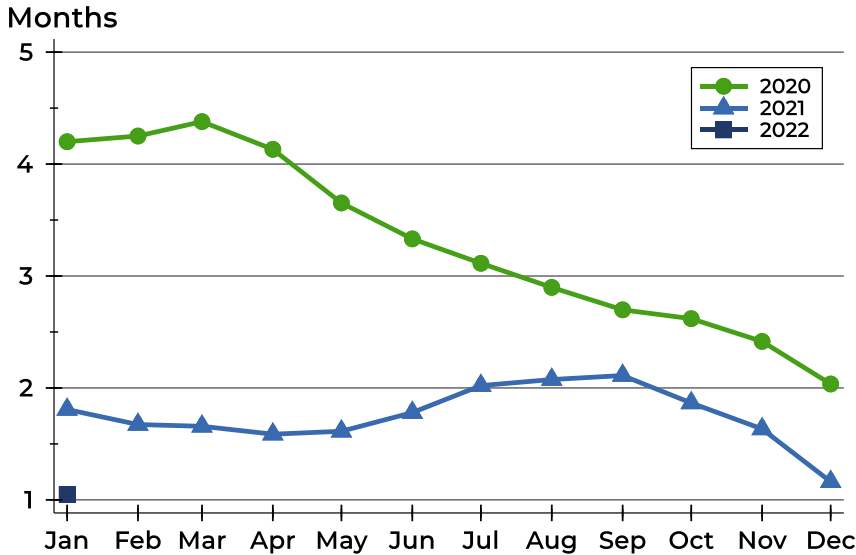


Month	2020	2021	2022
<b>January</b>	83	77	<b>58</b>
<b>February</b>	67	64	
<b>March</b>	61	43	
<b>April</b>	67	40	
<b>May</b>	77	47	
<b>June</b>	65	38	
<b>July</b>	61	43	
<b>August</b>	63	48	
<b>September</b>	64	53	
<b>October</b>	66	60	
<b>November</b>	70	64	
<b>December</b>	76	64	



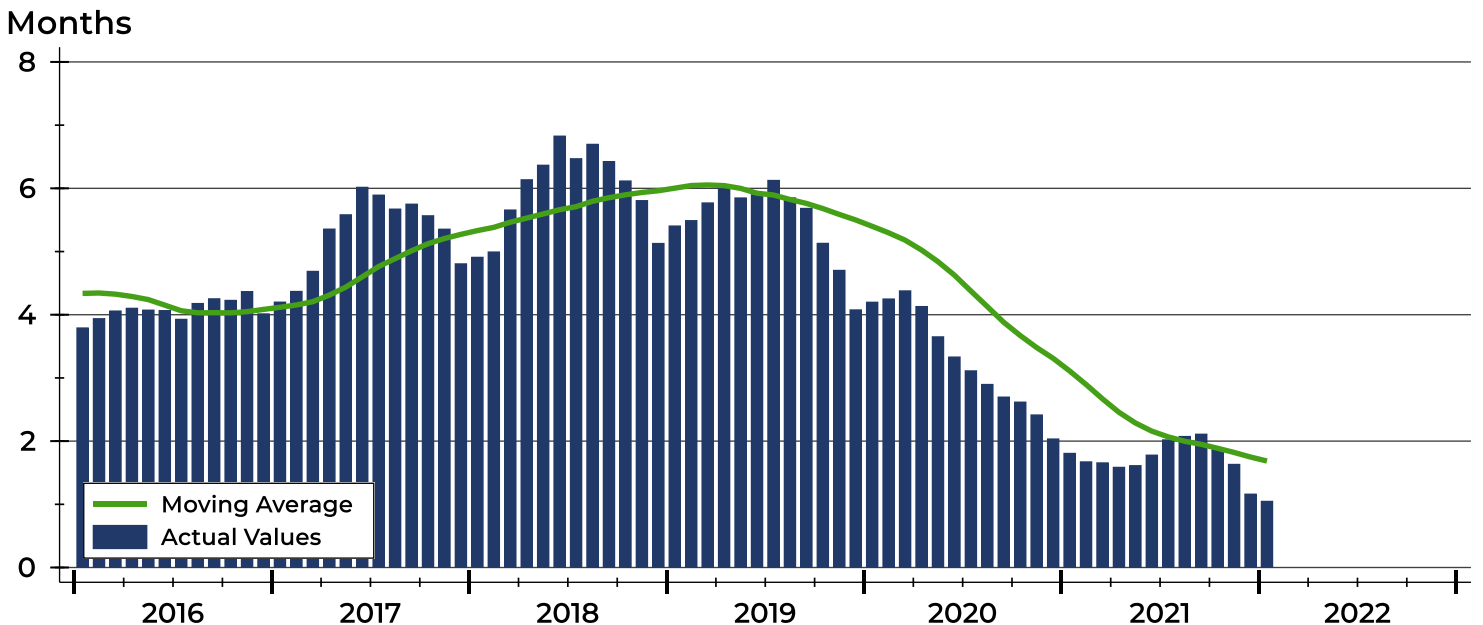
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## Months' Supply by Month



Month	2020	2021	2022
January	4.2	1.8	1.0
February	4.3	1.7	
March	4.4	1.7	
April	4.1	1.6	
May	3.7	1.6	
June	3.3	1.8	
July	3.1	2.0	
August	2.9	2.1	
September	2.7	2.1	
October	2.6	1.9	
November	2.4	1.6	
December	2.0	1.2	

## History of Month's Supply





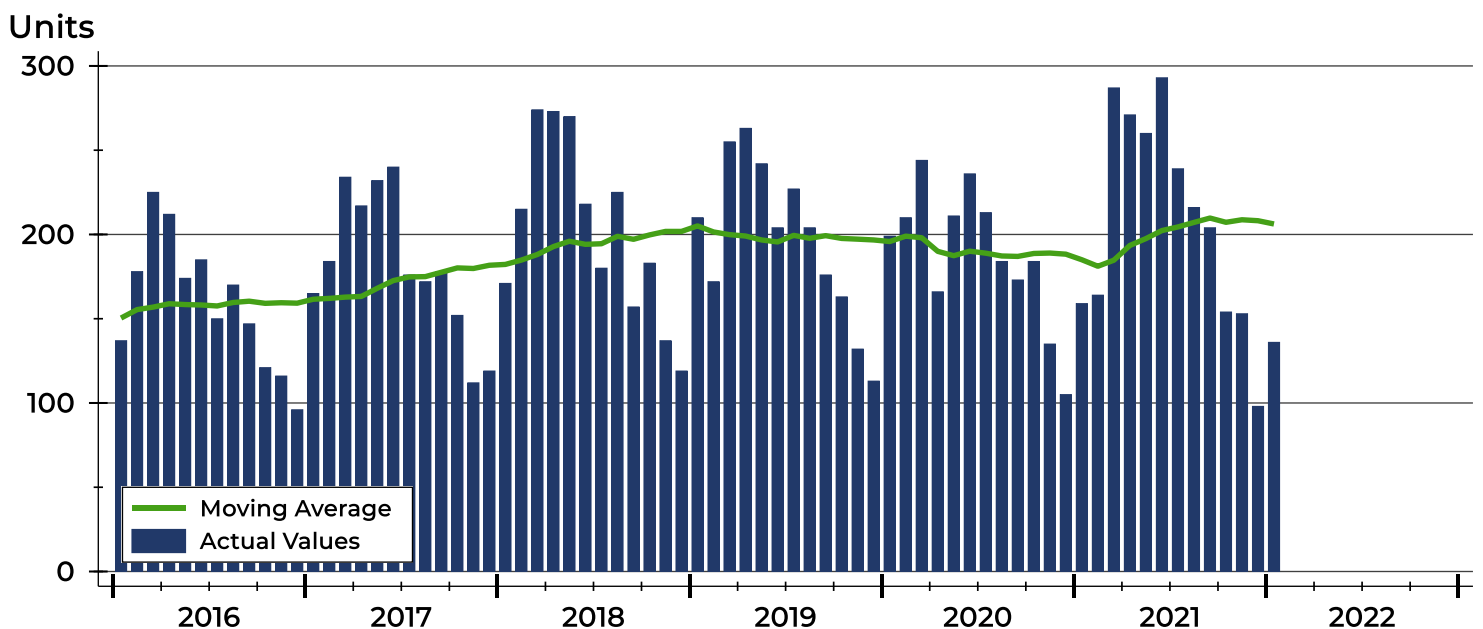
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2022	January 2021	Change
Current Month	New Listings	<b>136</b>	159	-14.5%
	Volume (1,000s)	<b>35,610</b>	35,113	1.4%
	Average List Price	<b>261,838</b>	220,835	18.6%
	Median List Price	<b>205,000</b>	192,500	6.5%
Year-to-Date	New Listings	<b>136</b>	159	-14.5%
	Volume (1,000s)	<b>35,610</b>	35,113	1.4%
	Average List Price	<b>261,838</b>	220,835	18.6%
	Median List Price	<b>205,000</b>	192,500	6.5%

A total of 136 new listings were added in the Manhattan-Junction City metropolitan area during January, down 14.5% from the same month in 2021.

The median list price of these homes was \$205,000 up from \$192,500 in 2021.

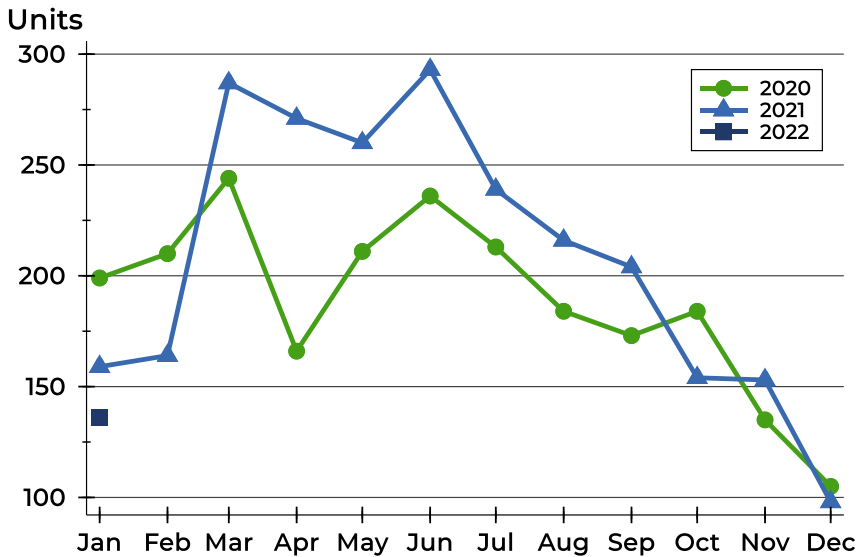
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2020	2021	2022
<b>January</b>	199	159	<b>136</b>
<b>February</b>	210	164	
<b>March</b>	244	287	
<b>April</b>	166	271	
<b>May</b>	211	260	
<b>June</b>	236	293	
<b>July</b>	213	239	
<b>August</b>	184	216	
<b>September</b>	173	204	
<b>October</b>	184	154	
<b>November</b>	135	153	
<b>December</b>	105	98	

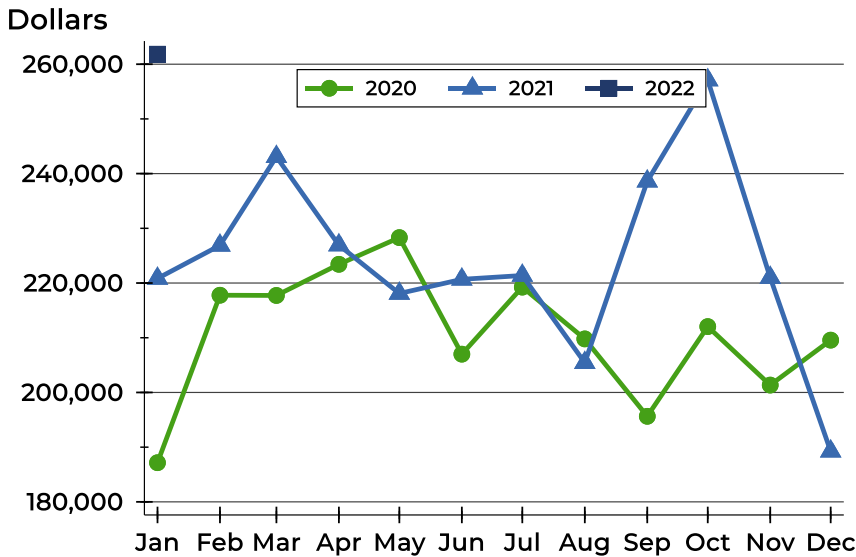
## New Listings by Price Range

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	1	0.7%	49,900	49,900	27	27	100.0%	100.0%
\$50,000-\$99,999	12	8.8%	76,017	78,450	20	20	94.8%	100.0%
\$100,000-\$124,999	9	6.6%	115,322	115,000	11	9	100.0%	100.0%
\$125,000-\$149,999	14	10.3%	138,364	139,700	10	8	100.0%	100.0%
\$150,000-\$174,999	10	7.4%	162,220	160,500	11	7	100.0%	100.0%
\$175,000-\$199,999	19	14.0%	187,147	185,000	7	5	100.0%	100.0%
\$200,000-\$249,999	19	14.0%	225,968	229,000	8	4	100.0%	100.0%
\$250,000-\$299,999	16	11.8%	271,506	269,450	10	5	100.0%	100.0%
\$300,000-\$399,999	18	13.2%	331,633	324,450	11	5	99.9%	100.0%
\$400,000-\$499,999	8	5.9%	433,638	424,900	13	11	100.0%	100.0%
\$500,000-\$749,999	6	4.4%	576,650	534,950	21	20	99.4%	100.0%
\$750,000-\$999,999	2	1.5%	944,500	944,500	26	26	100.0%	100.0%
\$1,000,000 and up	2	1.5%	1,535,000	1,535,000	32	32	100.0%	100.0%



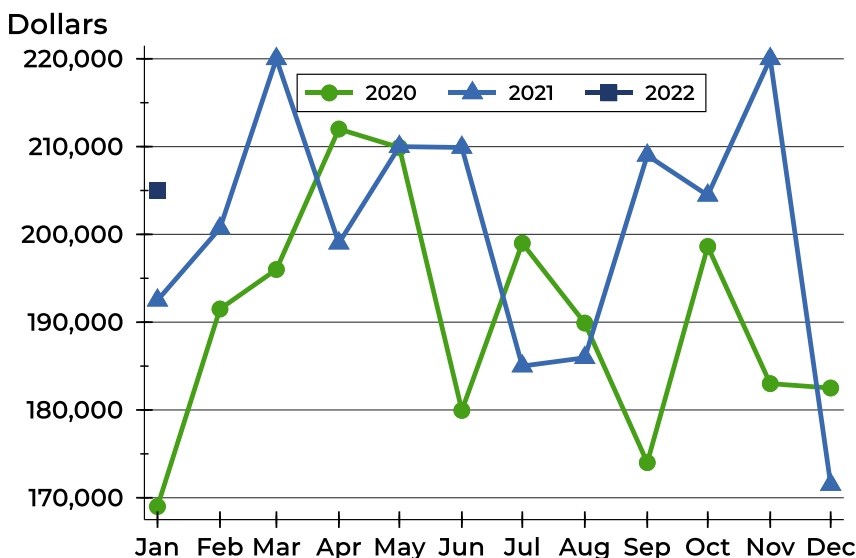
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2020	2021	2022
<b>January</b>	187,159	220,835	<b>261,838</b>
<b>February</b>	217,771	226,880	
<b>March</b>	217,734	243,090	
<b>April</b>	223,427	226,937	
<b>May</b>	228,302	218,091	
<b>June</b>	207,002	220,679	
<b>July</b>	219,256	221,378	
<b>August</b>	209,788	205,438	
<b>September</b>	195,641	238,609	
<b>October</b>	212,042	257,101	
<b>November</b>	201,347	220,998	
<b>December</b>	209,564	189,254	

## Median Price



Month	2020	2021	2022
<b>January</b>	169,000	192,500	<b>205,000</b>
<b>February</b>	191,500	200,700	
<b>March</b>	196,000	220,000	
<b>April</b>	212,000	199,000	
<b>May</b>	209,900	210,000	
<b>June</b>	179,950	209,900	
<b>July</b>	199,000	185,000	
<b>August</b>	189,900	185,950	
<b>September</b>	174,000	209,000	
<b>October</b>	198,625	204,450	
<b>November</b>	183,000	220,000	
<b>December</b>	182,500	171,500	



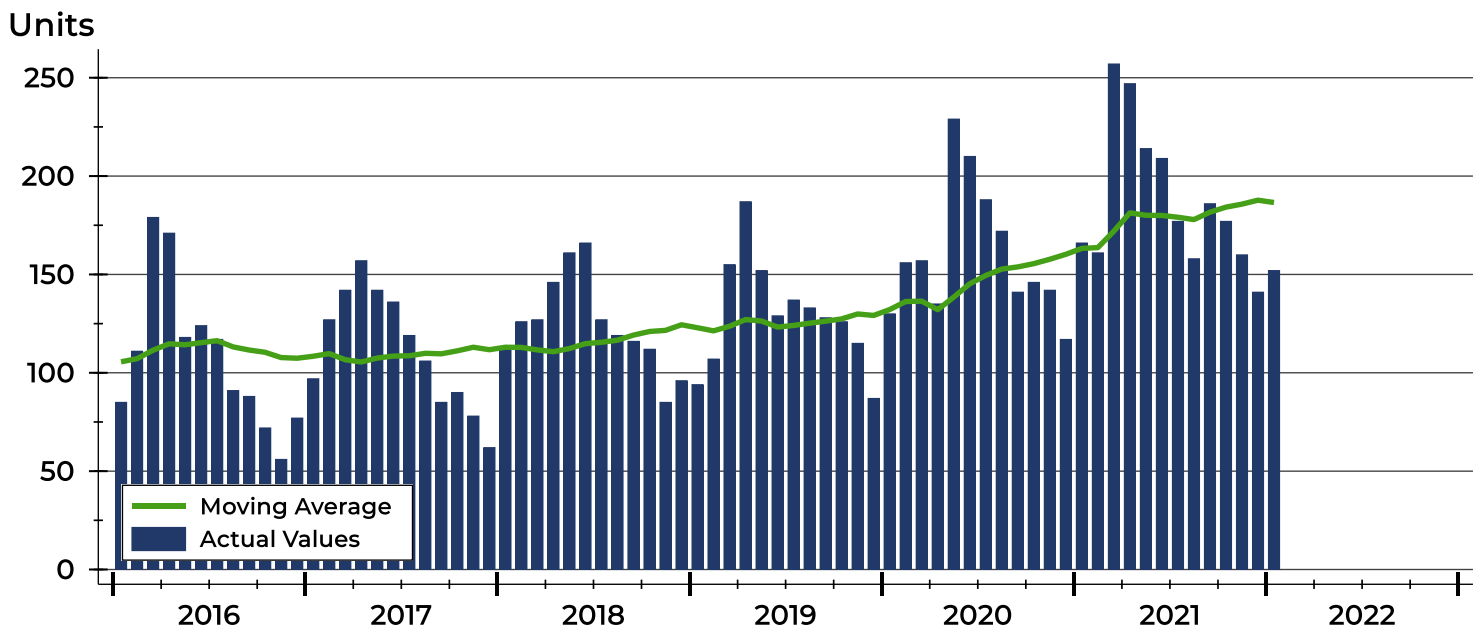
## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		January 2021			Year-to-Date 2021		
		2022	2021	Change	2022	2021	Change
Contracts Written		<b>152</b>	166	-8.4%	<b>152</b>	166	-8.4%
Volume (1,000s)		<b>33,056</b>	35,671	-7.3%	<b>33,056</b>	35,671	-7.3%
Average	Sale Price	<b>217,475</b>	214,887	1.2%	<b>217,475</b>	214,887	1.2%
	Days on Market	<b>50</b>	59	-15.3%	<b>50</b>	59	-15.3%
	Percent of Original	<b>98.4%</b>	97.5%	0.9%	<b>98.4%</b>	97.5%	0.9%
Median	Sale Price	<b>197,000</b>	190,000	3.7%	<b>197,000</b>	190,000	3.7%
	Days on Market	<b>18</b>	29	-37.9%	<b>18</b>	29	-37.9%
	Percent of Original	<b>100.0%</b>	98.8%	1.2%	<b>100.0%</b>	98.8%	1.2%

A total of 152 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of January, down from 166 in 2021. The median list price of these homes was \$197,000, up from \$190,000 the prior year.

Half of the homes that went under contract in January were on the market less than 18 days, compared to 29 days in January 2021.

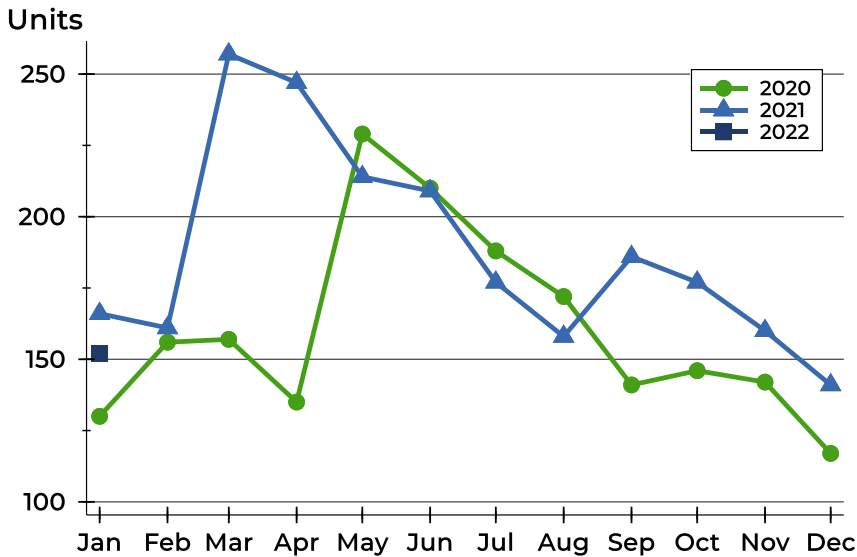
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2020	2021	2022
<b>January</b>	130	166	<b>152</b>
<b>February</b>	156	161	
<b>March</b>	157	257	
<b>April</b>	135	247	
<b>May</b>	229	214	
<b>June</b>	210	209	
<b>July</b>	188	177	
<b>August</b>	172	158	
<b>September</b>	141	186	
<b>October</b>	146	177	
<b>November</b>	142	160	
<b>December</b>	117	141	

## Contracts Written by Price Range

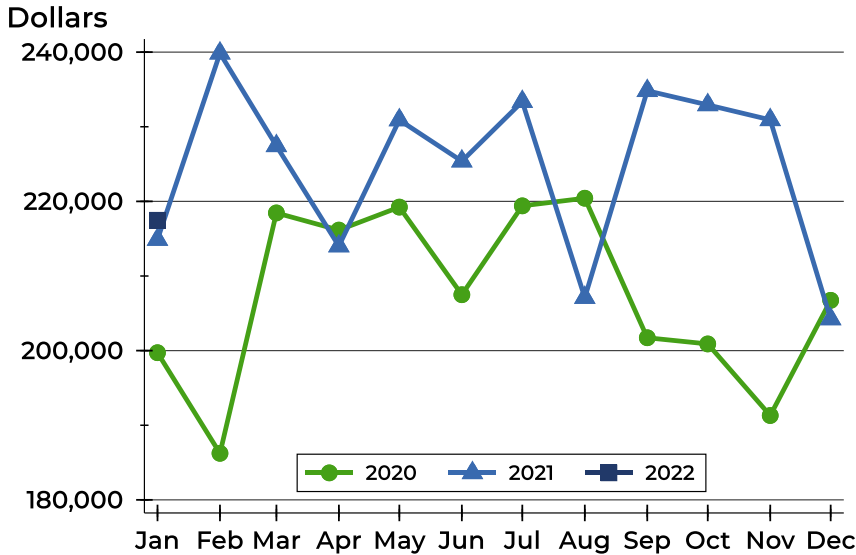
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.7%	48,000	48,000	26	26	100.0%	100.0%
\$50,000-\$99,999	12	7.9%	80,633	79,200	64	61	94.5%	93.5%
\$100,000-\$124,999	11	7.2%	115,427	114,900	84	39	98.0%	100.0%
\$125,000-\$149,999	19	12.5%	138,800	139,900	59	25	96.9%	100.0%
\$150,000-\$174,999	12	7.9%	160,767	160,950	56	40	98.9%	100.0%
\$175,000-\$199,999	23	15.1%	187,165	189,000	29	8	99.3%	100.0%
\$200,000-\$249,999	27	17.8%	227,800	229,900	34	21	99.3%	100.0%
\$250,000-\$299,999	18	11.8%	272,800	269,950	14	7	99.2%	100.0%
\$300,000-\$399,999	22	14.5%	341,809	334,500	94	15	99.0%	100.0%
\$400,000-\$499,999	5	3.3%	432,780	424,900	24	8	98.4%	100.0%
\$500,000-\$749,999	2	1.3%	577,500	577,500	14	14	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





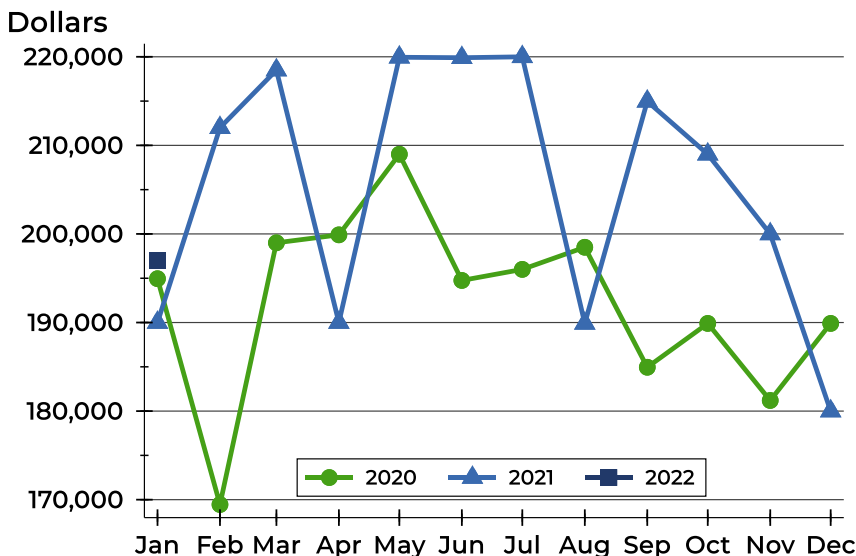
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2020	2021	2022
<b>January</b>	199,722	214,887	<b>217,475</b>
<b>February</b>	186,240	239,856	
<b>March</b>	218,453	227,443	
<b>April</b>	216,152	214,013	
<b>May</b>	219,235	230,907	
<b>June</b>	207,493	225,391	
<b>July</b>	219,406	233,371	
<b>August</b>	220,424	207,110	
<b>September</b>	201,726	234,827	
<b>October</b>	200,899	232,929	
<b>November</b>	191,305	230,930	
<b>December</b>	206,745	204,239	

## Median Price

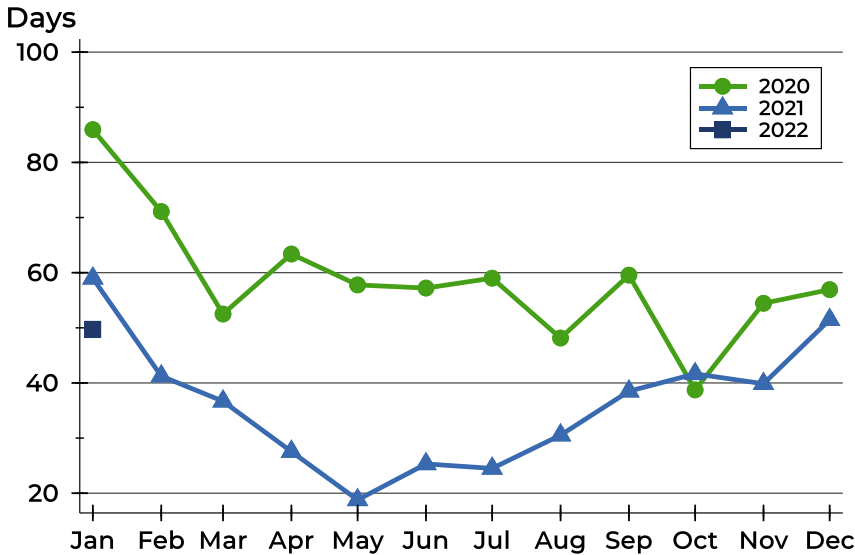


Month	2020	2021	2022
<b>January</b>	194,950	190,000	<b>197,000</b>
<b>February</b>	169,450	212,000	
<b>March</b>	199,000	218,500	
<b>April</b>	199,900	190,000	
<b>May</b>	209,000	219,950	
<b>June</b>	194,750	219,900	
<b>July</b>	196,000	220,000	
<b>August</b>	198,500	189,900	
<b>September</b>	184,950	214,975	
<b>October</b>	189,900	209,000	
<b>November</b>	181,200	200,000	
<b>December</b>	189,900	180,000	



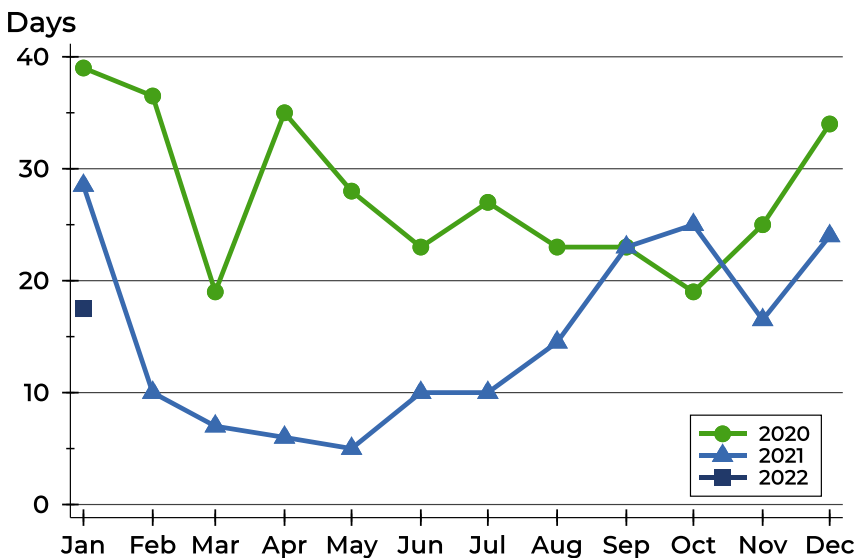
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



Month	2020	2021	2022
January	86	59	<b>50</b>
February	71	41	
March	53	37	
April	63	28	
May	58	19	
June	57	25	
July	59	25	
August	48	31	
September	60	39	
October	39	42	
November	54	40	
December	57	51	

## Median DOM



Month	2020	2021	2022
January	39	29	<b>18</b>
February	37	10	
March	19	7	
April	35	6	
May	28	5	
June	23	10	
July	27	10	
August	23	15	
September	23	23	
October	19	25	
November	25	17	
December	34	24	



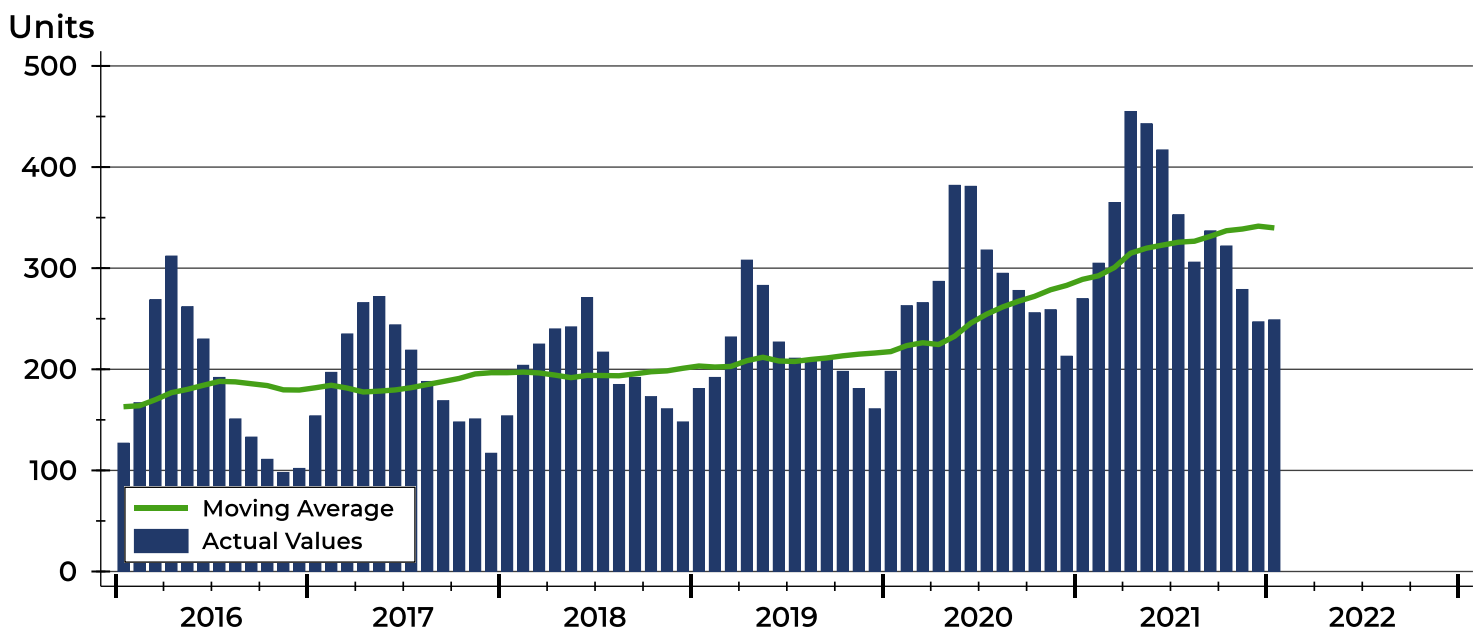
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2022	End of January 2021	Change
Pending Contracts		<b>249</b>	270	-7.8%
Volume (1,000s)		<b>55,403</b>	57,085	-2.9%
Average	List Price	<b>222,503</b>	211,428	5.2%
	Days on Market	<b>53</b>	57	-7.0%
	Percent of Original	<b>98.7%</b>	98.6%	0.1%
Median	List Price	<b>208,000</b>	186,500	11.5%
	Days on Market	<b>20</b>	29	-31.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 249 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of January, down from 270 contracts pending at the end of January 2021.

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.

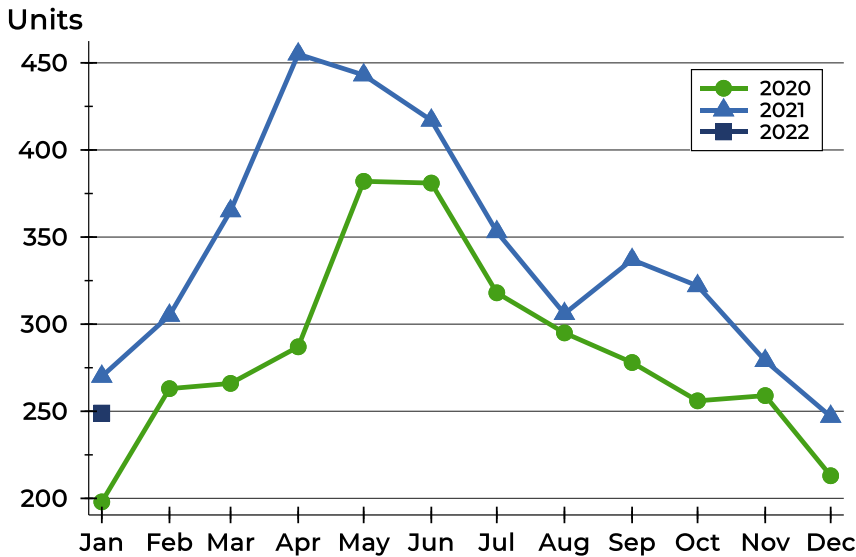
## History of Pending Contracts





# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



Month	2020	2021	2022
<b>January</b>	198	270	<b>249</b>
<b>February</b>	263	305	
<b>March</b>	266	365	
<b>April</b>	287	455	
<b>May</b>	382	443	
<b>June</b>	381	417	
<b>July</b>	318	353	
<b>August</b>	295	306	
<b>September</b>	278	337	
<b>October</b>	256	322	
<b>November</b>	259	279	
<b>December</b>	213	247	

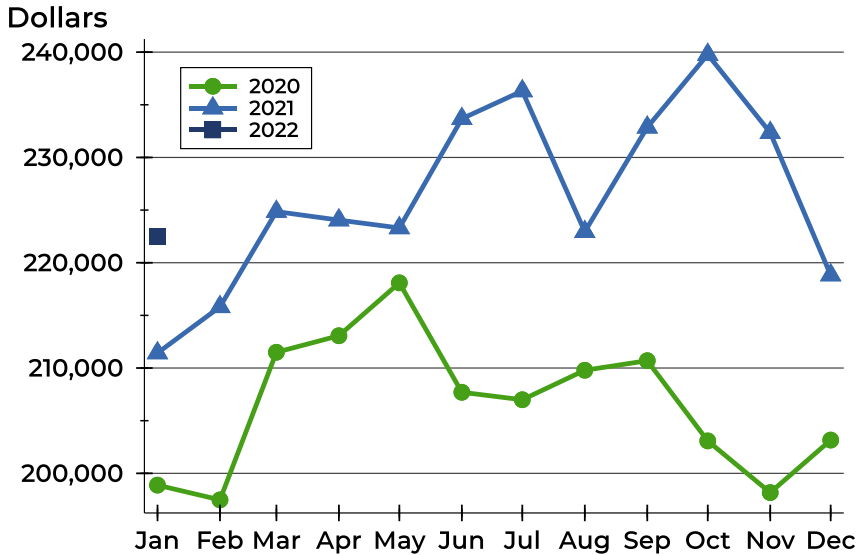
## Pending Contracts by Price Range

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	4	1.6%	40,400	41,500	126	17	100.0%	100.0%
\$50,000-\$99,999	20	8.0%	78,315	74,400	79	61	96.3%	97.6%
\$100,000-\$124,999	19	7.6%	114,437	114,900	90	39	97.5%	100.0%
\$125,000-\$149,999	22	8.8%	138,132	139,700	56	26	97.6%	100.0%
\$150,000-\$174,999	23	9.2%	161,822	164,900	53	31	98.2%	100.0%
\$175,000-\$199,999	32	12.9%	184,909	184,450	35	10	99.2%	100.0%
\$200,000-\$249,999	48	19.3%	227,757	229,900	35	16	99.1%	100.0%
\$250,000-\$299,999	33	13.3%	272,865	269,900	24	8	100.3%	100.0%
\$300,000-\$399,999	34	13.7%	340,413	329,500	85	18	98.9%	100.0%
\$400,000-\$499,999	8	3.2%	432,785	417,450	48	52	99.0%	100.0%
\$500,000-\$749,999	5	2.0%	575,000	550,000	20	12	100.0%	100.0%
\$750,000-\$999,999	1	0.4%	975,000	975,000	2	2	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



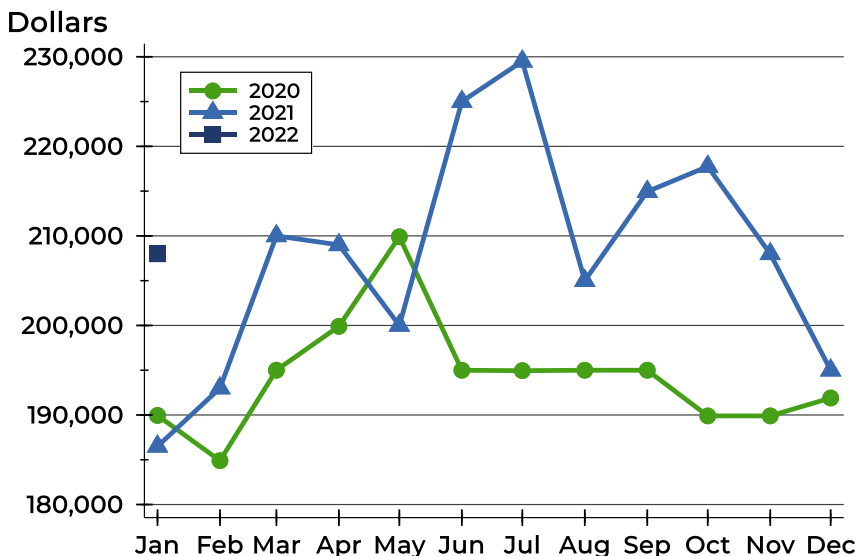
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



Month	2020	2021	2022
<b>January</b>	198,881	211,428	<b>222,503</b>
<b>February</b>	197,480	215,814	
<b>March</b>	211,497	224,857	
<b>April</b>	213,067	224,052	
<b>May</b>	218,092	223,306	
<b>June</b>	207,699	233,676	
<b>July</b>	206,989	236,311	
<b>August</b>	209,790	222,949	
<b>September</b>	210,699	232,862	
<b>October</b>	203,082	239,771	
<b>November</b>	198,172	232,353	
<b>December</b>	203,161	218,829	

## Median Price

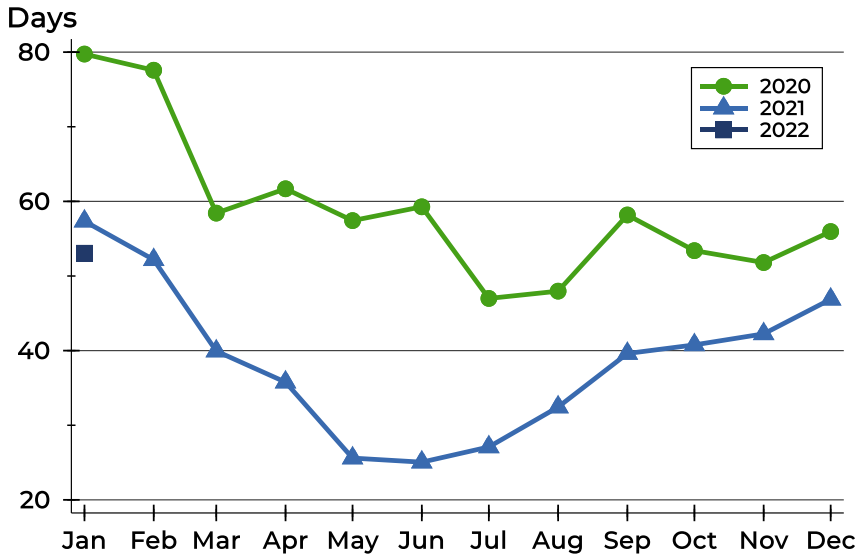


Month	2020	2021	2022
<b>January</b>	189,950	186,500	<b>208,000</b>
<b>February</b>	184,900	193,000	
<b>March</b>	195,000	210,000	
<b>April</b>	199,900	209,000	
<b>May</b>	209,900	200,000	
<b>June</b>	195,000	225,000	
<b>July</b>	194,950	229,500	
<b>August</b>	195,000	205,000	
<b>September</b>	195,000	214,950	
<b>October</b>	189,900	217,750	
<b>November</b>	189,900	208,000	
<b>December</b>	191,900	195,000	



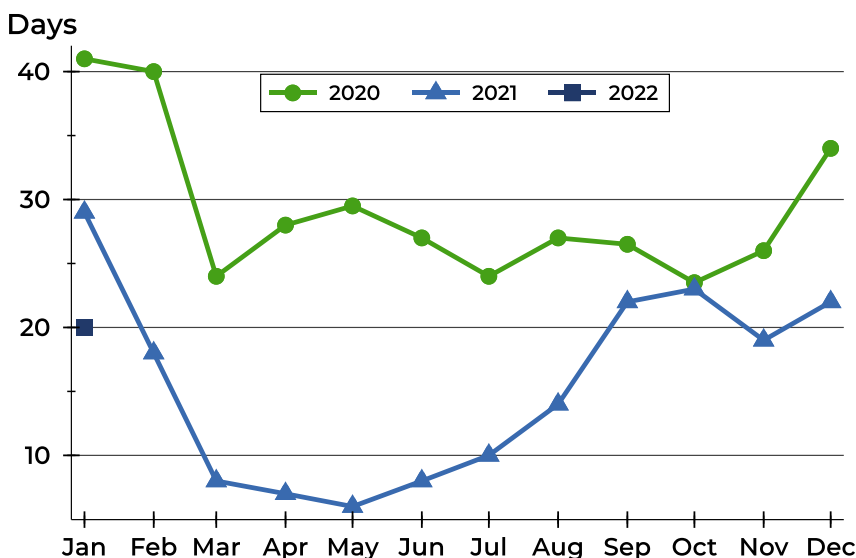
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average DOM



Month	2020	2021	2022
January	80	57	<b>53</b>
February	78	52	
March	58	40	
April	62	36	
May	57	26	
June	59	25	
July	47	27	
August	48	32	
September	58	40	
October	53	41	
November	52	42	
December	56	47	

## Median DOM



Month	2020	2021	2022
January	41	29	<b>20</b>
February	40	18	
March	24	8	
April	28	7	
May	30	6	
June	27	8	
July	24	10	
August	27	14	
September	27	22	
October	24	23	
November	26	19	
December	34	22	