



Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Fell in November

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 125 units, compared to 198 units in November 2021. Total sales volume was \$27.8 million, down from a year earlier.

The median sale price in November was \$210,000, down from \$220,000 a year earlier. Homes that sold in November were typically on the market for 18 days and sold for 100.0% of their list prices.

Manhattan MSA Active Listings Up at End of November

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of November was 313 units, up from 301 at the same point in 2021. 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 November was \$225,000.

During November, a total of 87 contracts were written down from 160 in November 2021. At the end of the month, there were 162 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
Home Sales		125	198	133	1,822	2,053	1,714
Change from prior year		-36.9%	48.9%	11.8%	-11.3%	19.8%	21.0%
Active Listings		313	301	369	N/A	N/A	N/A
Change from prior year		4.0%	-18.4%	-38.2%			
Months' Supply		1.9	1.6	2.4	N/A	N/A	N/A
Change from prior year		18.8%	-33.3%	-48.9%			
New Listings		122	157	135	2,108	2,408	2,155
Change from prior year		-22.3%	16.3%	2.3%	-12.5%	11.7%	-4.1%
Contracts Written		87	160	143	1,775	2,114	1,807
Change from prior year		-45.6%	11.9%	24.3%	-16.0%	17.0%	23.5%
Pending Contracts		162	279	259	N/A	N/A	N/A
Change from prior year		-41.9%	7.7%	43.1%			
Sales Volume (1,000s)		27,776	47,285	27,377	432,861	455,592	351,712
Change from prior year		-41.3%	72.7%	15.1%	-5.0%	29.5%	23.0%
Average	Sale Price	222,205	238,812	205,843	237,575	221,915	205,200
	Change from prior year	-7.0%	16.0%	3.0%	7.1%	8.1%	1.6%
	List Price of Actives	267,307	237,696	223,899	N/A	N/A	N/A
	Change from prior year	12.5%	6.2%	5.4%			
	Days on Market	36	38	42	28	35	61
Change from prior year	-5.3%	-9.5%	-51.2%	-20.0%	-42.6%	-18.7%	
	Percent of List	98.3%	98.7%	99.1%	99.4%	99.1%	98.2%
Change from prior year	-0.4%	-0.4%	0.6%	0.3%	0.9%	0.4%	
	Percent of Original	95.9%	96.9%	98.1%	98.3%	98.0%	96.3%
Change from prior year	-1.0%	-1.2%	3.6%	0.3%	1.8%	1.3%	
Median	Sale Price	210,000	220,000	190,000	220,000	204,900	190,000
	Change from prior year	-4.5%	15.8%	-1.3%	7.4%	7.8%	1.3%
	List Price of Actives	225,000	199,000	177,000	N/A	N/A	N/A
	Change from prior year	13.1%	12.4%	4.2%			
	Days on Market	18	23	16	9	11	28
Change from prior year	-21.7%	43.8%	-68.6%	-18.2%	-60.7%	-39.1%	
	Percent of List	100.0%	100.0%	99.3%	100.0%	100.0%	98.9%
Change from prior year	0.0%	0.7%	0.4%	0.0%	1.1%	0.4%	
	Percent of Original	98.4%	98.3%	98.7%	100.0%	100.0%	98.0%
Change from prior year	0.1%	-0.4%	1.5%	0.0%	2.0%	0.8%	

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



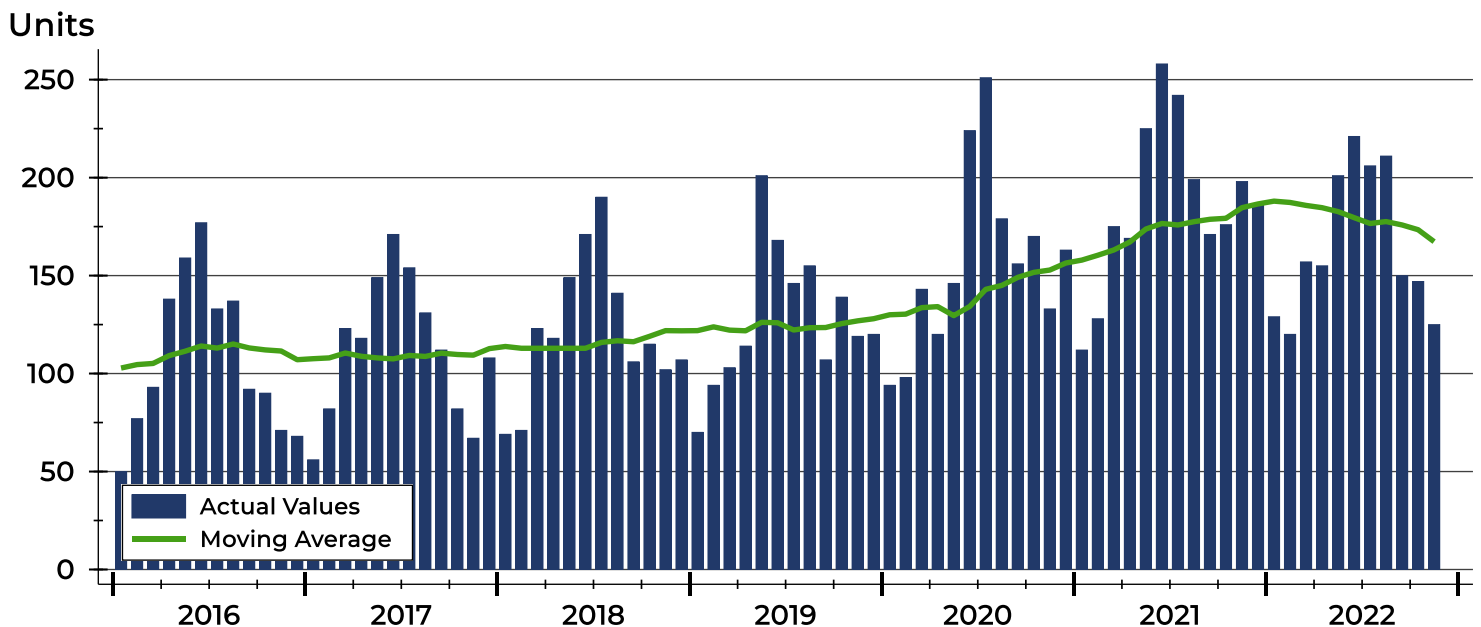
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		November 2021			Year-to-Date 2021		
		2022	2021	Change	2022	2021	Change
Closed Listings		125	198	-36.9%	1,822	2,053	-11.3%
Volume (1,000s)		27,776	47,285	-41.3%	432,861	455,592	-5.0%
Months' Supply		1.9	1.6	18.8%	N/A	N/A	N/A
Average	Sale Price	222,205	238,812	-7.0%	237,575	221,915	7.1%
	Days on Market	36	38	-5.3%	28	35	-20.0%
	Percent of List	98.3%	98.7%	-0.4%	99.4%	99.1%	0.3%
	Percent of Original	95.9%	96.9%	-1.0%	98.3%	98.0%	0.3%
Median	Sale Price	210,000	220,000	-4.5%	220,000	204,900	7.4%
	Days on Market	18	23	-21.7%	9	11	-18.2%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.4%	98.3%	0.1%	100.0%	100.0%	0.0%

A total of 125 homes sold in the Manhattan-Junction City metropolitan area in November, down from 198 units in November 2021. Total sales volume fell to \$27.8 million compared to \$47.3 million in the previous year.

The median sales price in November was \$210,000, down 4.5% compared to the prior year. Median days on market was 18 days, down from 19 days in October, and down from 23 in November 2021.

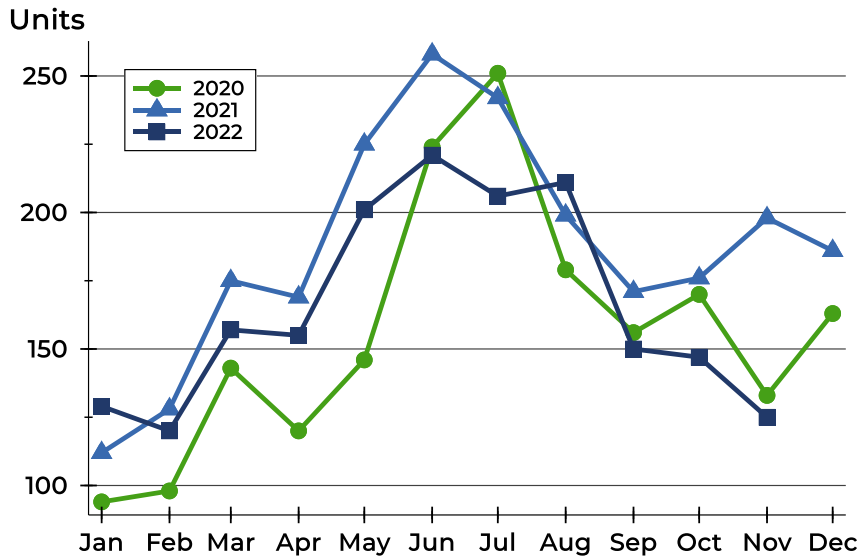
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2020	2021	2022
January	94	112	129
February	98	128	120
March	143	175	157
April	120	169	155
May	146	225	201
June	224	258	221
July	251	242	206
August	179	199	211
September	156	171	150
October	170	176	147
November	133	198	125
December	163	186	

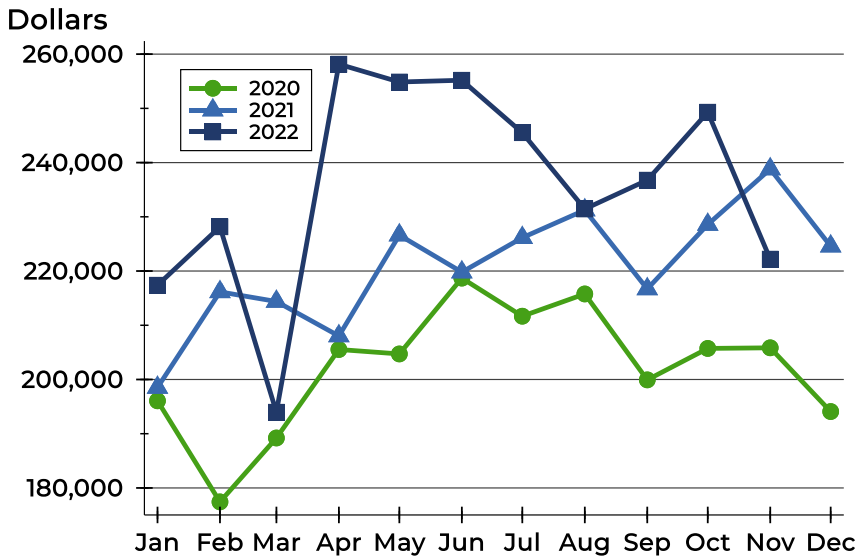
Closed Listings by Price Range

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	1	1	90.9%	90.9%	90.9%	90.9%
\$25,000-\$49,999	1	0.8%	1.0	33,000	33,000	70	70	78.6%	78.6%	47.2%	47.2%
\$50,000-\$99,999	9	7.2%	2.3	74,433	80,000	44	32	97.0%	98.1%	93.5%	93.6%
\$100,000-\$124,999	6	4.8%	2.1	112,840	115,000	28	27	94.5%	94.0%	92.5%	94.0%
\$125,000-\$149,999	12	9.6%	2.0	135,500	134,500	24	6	100.3%	99.7%	99.4%	99.2%
\$150,000-\$174,999	14	11.2%	1.5	159,742	159,500	30	16	99.1%	100.0%	96.1%	98.4%
\$175,000-\$199,999	13	10.4%	1.6	184,958	182,500	34	19	97.7%	99.7%	95.8%	97.3%
\$200,000-\$249,999	24	19.2%	1.7	221,763	220,000	42	24	99.0%	100.0%	96.4%	100.0%
\$250,000-\$299,999	22	17.6%	1.4	273,143	268,875	31	13	98.9%	99.0%	97.1%	98.2%
\$300,000-\$399,999	17	13.6%	1.8	337,826	330,000	47	26	98.1%	98.7%	95.4%	98.7%
\$400,000-\$499,999	4	3.2%	2.7	427,375	424,000	36	36	99.8%	100.0%	99.8%	100.0%
\$500,000-\$749,999	2	1.6%	5.5	662,450	662,450	56	56	98.7%	98.7%	98.7%	98.7%
\$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



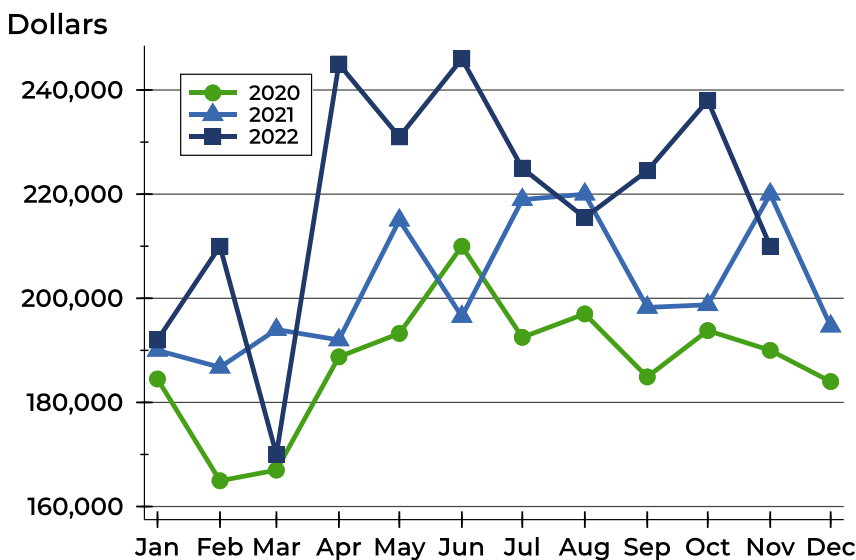
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2020	2021	2022
January	196,070	198,521	217,391
February	177,432	216,160	228,158
March	189,215	214,389	193,970
April	205,535	208,029	258,150
May	204,715	226,626	254,866
June	218,697	219,799	255,188
July	211,676	226,145	245,513
August	215,776	231,247	231,445
September	199,929	216,697	236,765
October	205,730	228,580	249,296
November	205,843	238,812	222,205
December	194,089	224,583	

Median Price

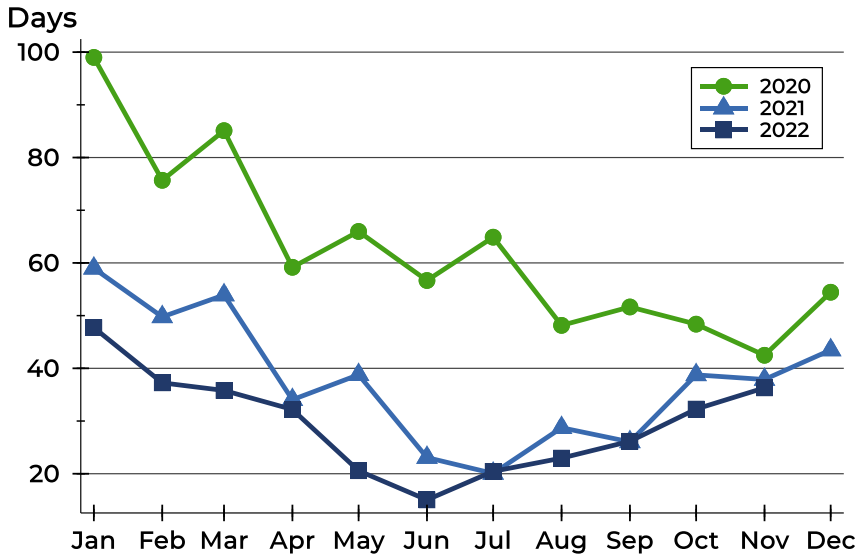


Month	2020	2021	2022
January	184,500	190,000	192,000
February	164,950	186,750	210,000
March	167,000	194,000	170,000
April	188,750	192,000	245,000
May	193,250	215,000	231,000
June	210,000	196,500	246,000
July	192,500	218,950	225,000
August	197,000	220,000	215,500
September	184,900	198,250	224,500
October	193,800	198,750	238,000
November	190,000	220,000	210,000
December	184,000	194,650	



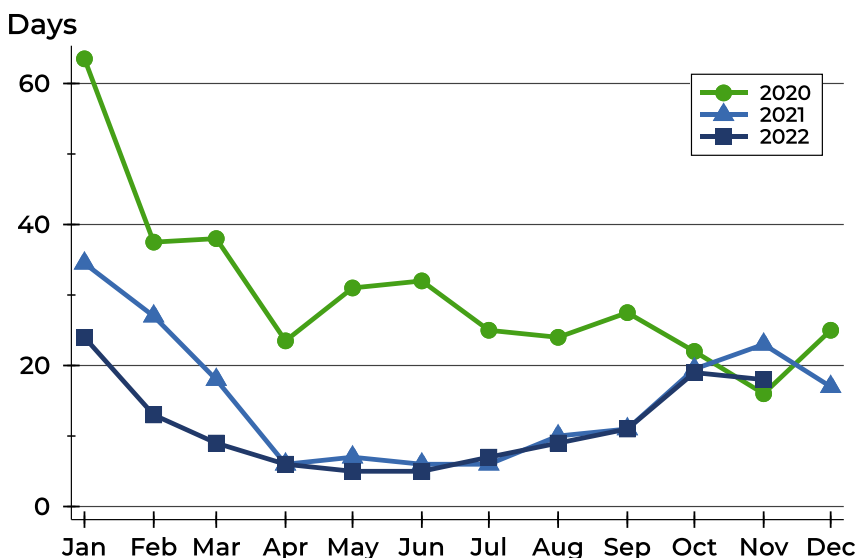
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



Month	2020	2021	2022
January	99	59	48
February	76	50	37
March	85	54	36
April	59	34	32
May	66	39	21
June	57	23	15
July	65	20	20
August	48	29	23
September	52	26	26
October	48	39	32
November	42	38	36
December	54	43	

Median DOM



Month	2020	2021	2022
January	64	35	24
February	38	27	13
March	38	18	9
April	24	6	6
May	31	7	5
June	32	6	5
July	25	6	7
August	24	10	9
September	28	11	11
October	22	20	19
November	16	23	18
December	25	17	



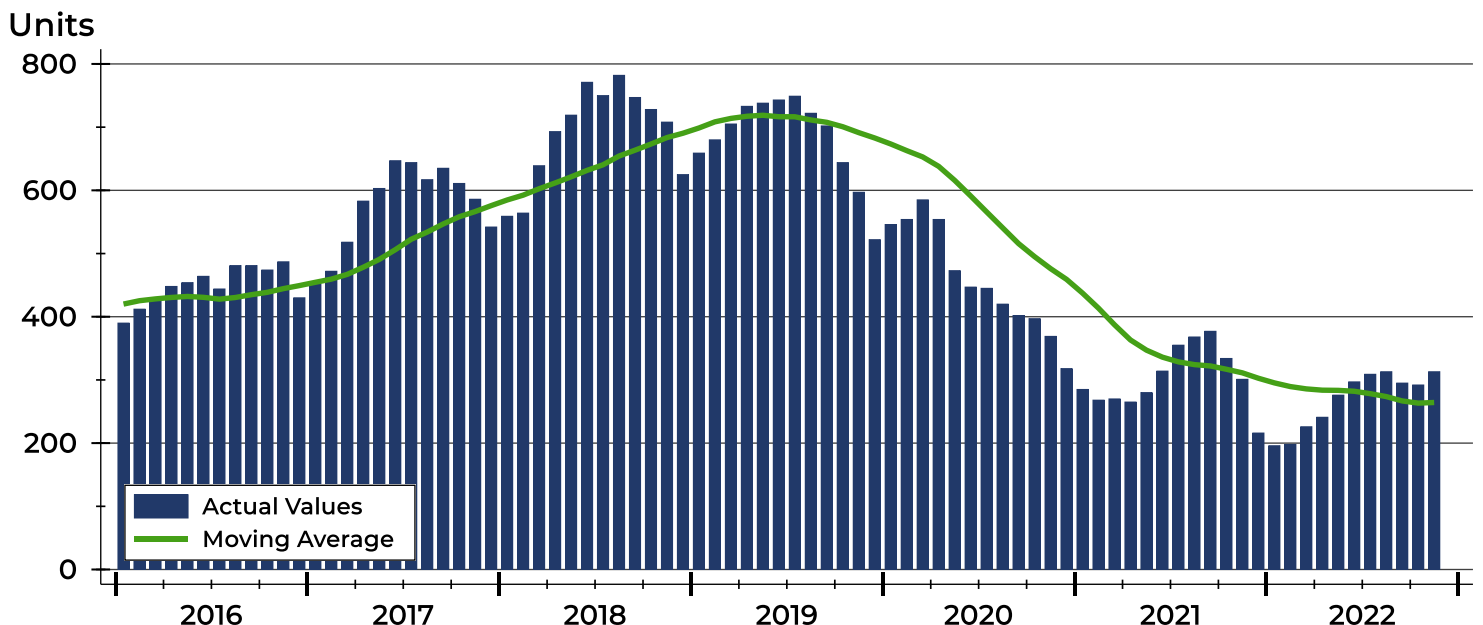
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2022	2021	Change
Active Listings		313	301	4.0%
Volume (1,000s)		83,667	71,546	16.9%
Months' Supply		1.9	1.6	18.8%
Average	List Price	267,307	237,696	12.5%
	Days on Market	78	89	-12.4%
	Percent of Original	97.6%	97.5%	0.1%
Median	List Price	225,000	199,000	13.1%
	Days on Market	58	64	-9.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 313 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of November. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of November was \$225,000, up 13.1% from 2021. The typical time on market for active listings was 58 days, down from 64 days a year earlier.

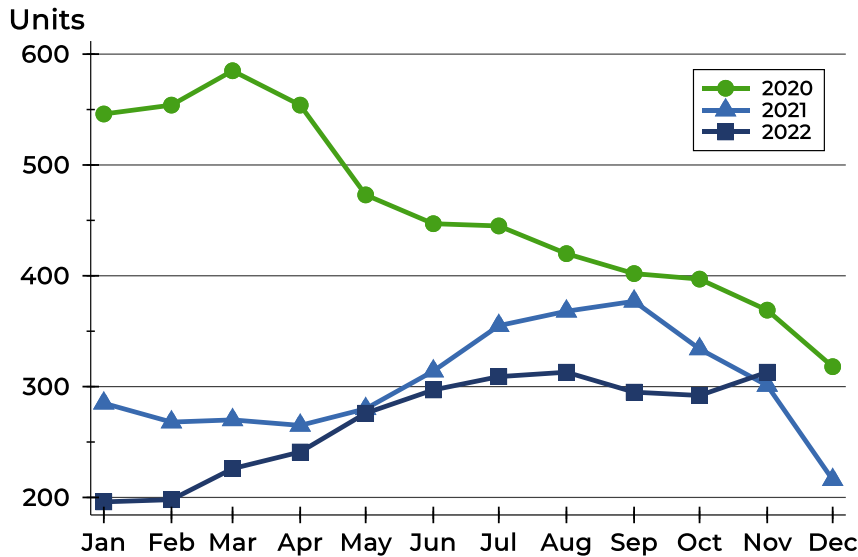
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2020	2021	2022
January	546	285	196
February	554	268	198
March	585	270	226
April	554	265	241
May	473	280	276
June	447	314	297
July	445	355	309
August	420	368	313
September	402	377	295
October	397	334	292
November	369	301	313
December	318	216	313

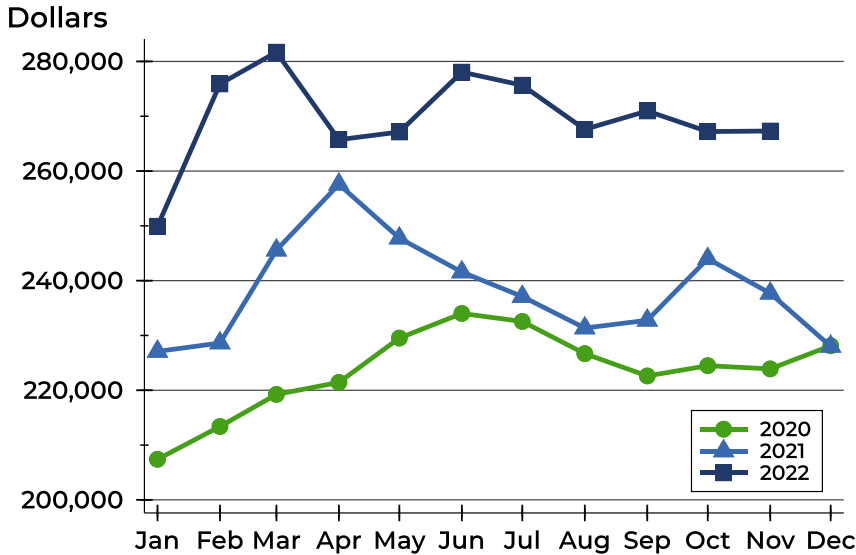
Active Listings by Price Range

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	2	0.6%	1.0	35,750	35,750	28	28	100.0%	100.0%
\$50,000-\$99,999	24	7.7%	2.3	78,488	77,250	77	65	94.4%	100.0%
\$100,000-\$124,999	21	6.7%	2.1	114,531	115,000	87	98	94.9%	97.7%
\$125,000-\$149,999	30	9.6%	2.0	136,380	135,450	77	60	97.7%	100.0%
\$150,000-\$174,999	26	8.3%	1.5	162,390	161,450	59	48	99.1%	100.0%
\$175,000-\$199,999	26	8.3%	1.6	187,862	188,750	76	40	98.5%	100.0%
\$200,000-\$249,999	49	15.7%	1.7	224,800	225,000	79	58	97.8%	100.0%
\$250,000-\$299,999	37	11.8%	1.4	271,984	275,000	47	32	98.1%	100.0%
\$300,000-\$399,999	49	15.7%	1.8	351,539	349,000	90	63	97.6%	100.0%
\$400,000-\$499,999	23	7.3%	2.7	443,232	442,000	107	74	99.0%	100.0%
\$500,000-\$749,999	21	6.7%	5.5	602,783	599,000	73	68	98.3%	100.0%
\$750,000-\$999,999	4	1.3%	N/A	938,000	963,500	134	91	94.5%	99.0%
\$1,000,000 and up	1	0.3%	N/A	1,200,000	1,200,000	295	295	100.0%	100.0%



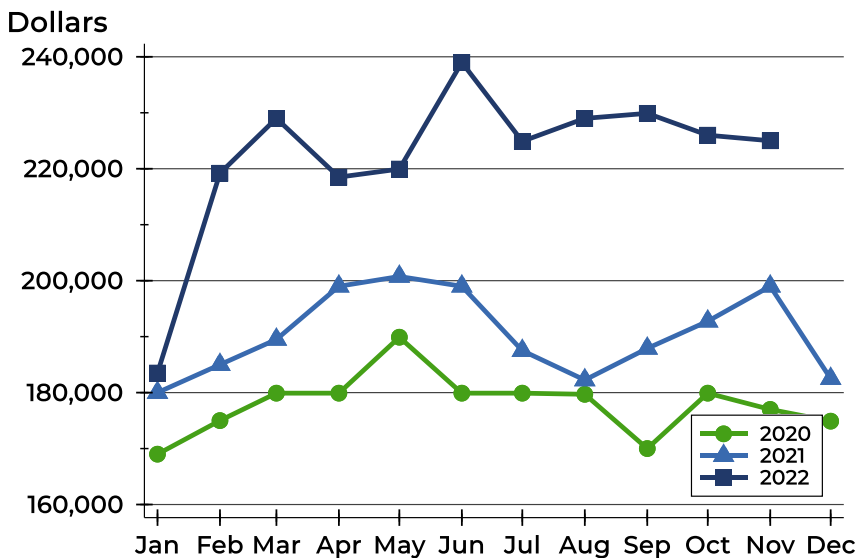
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average Price



Month	2020	2021	2022
January	207,403	227,091	249,926
February	213,391	228,620	275,890
March	219,243	245,563	281,697
April	221,431	257,581	265,728
May	229,526	247,757	267,124
June	234,013	241,571	278,058
July	232,554	237,100	275,667
August	226,684	231,354	267,620
September	222,616	232,771	270,961
October	224,485	244,013	267,207
November	223,899	237,696	267,307
December	228,120	228,010	

Median Price

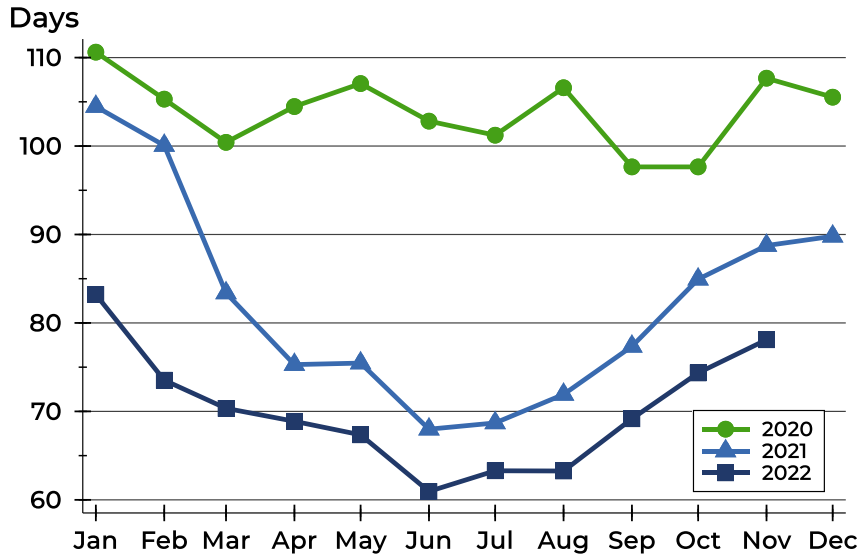


Month	2020	2021	2022
January	169,000	180,000	183,500
February	175,000	185,000	219,200
March	179,900	189,500	229,000
April	179,900	199,000	218,500
May	189,900	200,750	219,950
June	179,900	199,000	239,000
July	179,900	187,499	224,900
August	179,700	182,250	229,000
September	170,000	187,900	229,900
October	179,900	192,750	226,000
November	177,000	199,000	225,000
December	174,900	182,500	



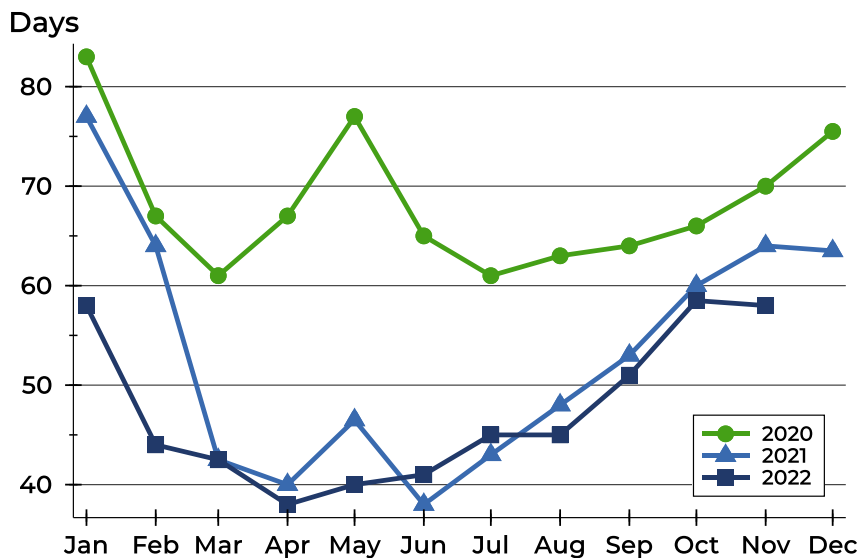
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



Month	2020	2021	2022
January	111	104	83
February	105	100	74
March	100	83	70
April	104	75	69
May	107	75	67
June	103	68	61
July	101	69	63
August	107	72	63
September	98	77	69
October	98	85	74
November	108	89	78
December	106	90	

Median DOM

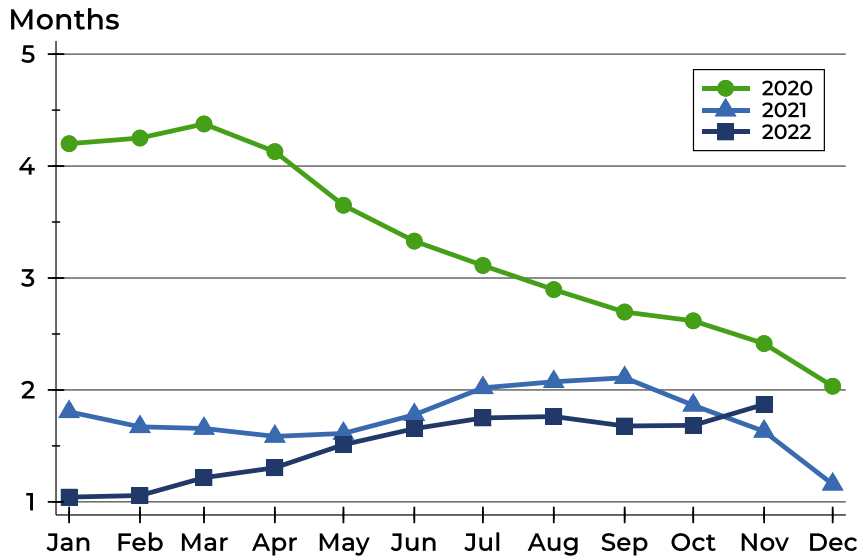


Month	2020	2021	2022
January	83	77	58
February	67	64	44
March	61	43	43
April	67	40	38
May	77	47	40
June	65	38	41
July	61	43	45
August	63	48	45
September	64	53	51
October	66	60	59
November	70	64	58
December	76	64	



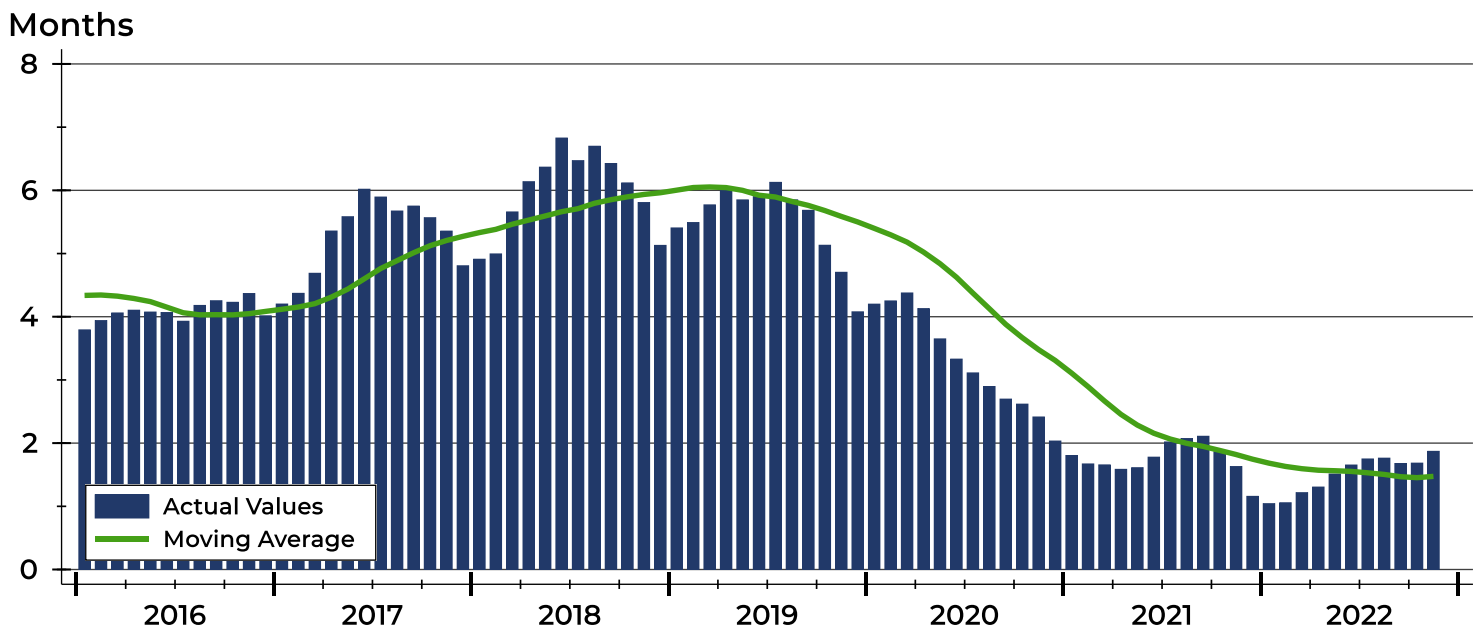
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2020	2021	2022
January	4.2	1.8	1.0
February	4.3	1.7	1.1
March	4.4	1.7	1.2
April	4.1	1.6	1.3
May	3.7	1.6	1.5
June	3.3	1.8	1.7
July	3.1	2.0	1.7
August	2.9	2.1	1.8
September	2.7	2.1	1.7
October	2.6	1.9	1.7
November	2.4	1.6	1.9
December	2.0	1.2	

History of Month's Supply





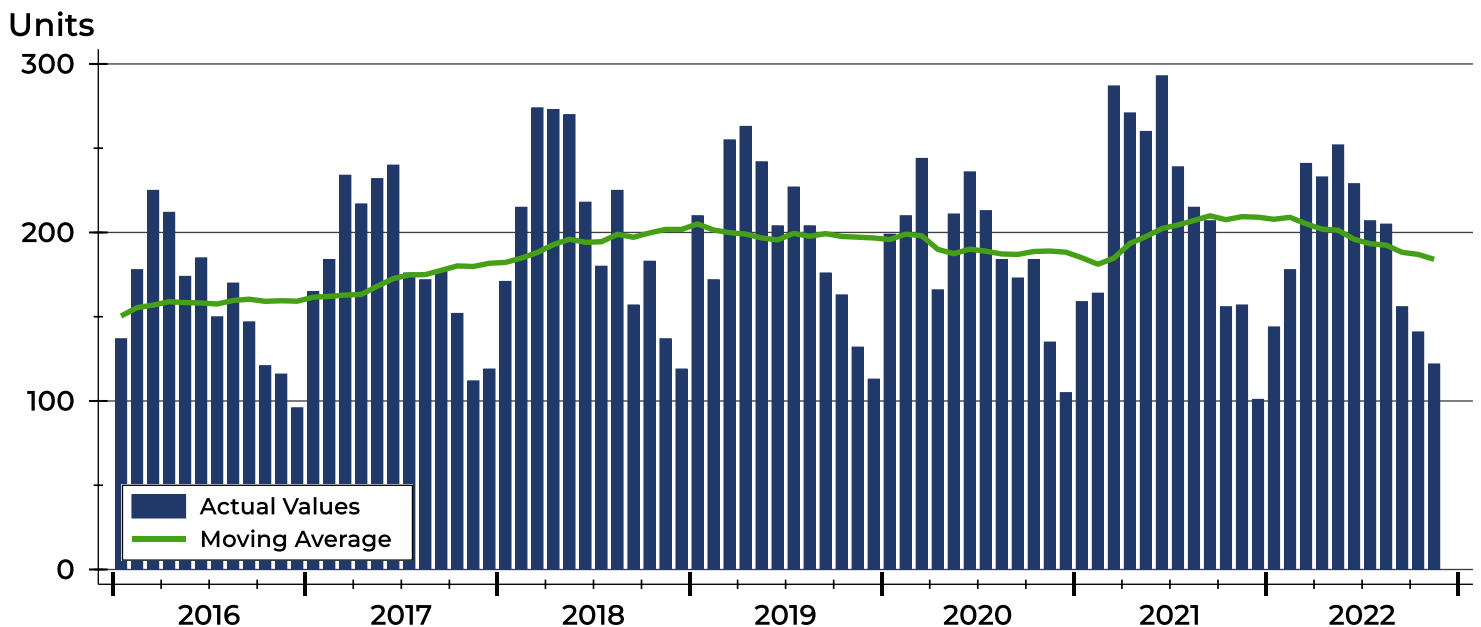
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2022	November 2021	Change
Current Month	New Listings	122	157	-22.3%
	Volume (1,000s)	29,658	35,387	-16.2%
	Average List Price	243,097	225,393	7.9%
	Median List Price	214,950	224,000	-4.0%
Year-to-Date	New Listings	2,108	2,408	-12.5%
	Volume (1,000s)	528,704	547,380	-3.4%
	Average List Price	250,808	227,317	10.3%
	Median List Price	229,000	205,000	11.7%

A total of 122 new listings were added in the Manhattan-Junction City metropolitan area during November, down 22.3% from the same month in 2021. Year-to-date the Manhattan-Junction City metropolitan area has seen 2,108 new listings.

The median list price of these homes was \$214,950 down from \$224,000 in 2021.

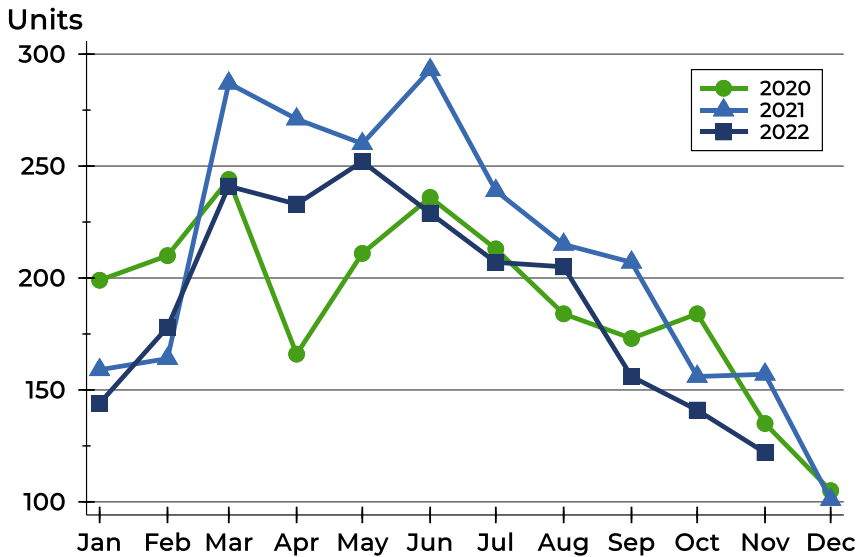
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2020	2021	2022
January	199	159	144
February	210	164	178
March	244	287	241
April	166	271	233
May	211	260	252
June	236	293	229
July	213	239	207
August	184	215	205
September	173	207	156
October	184	156	141
November	135	157	122
December	105	101	

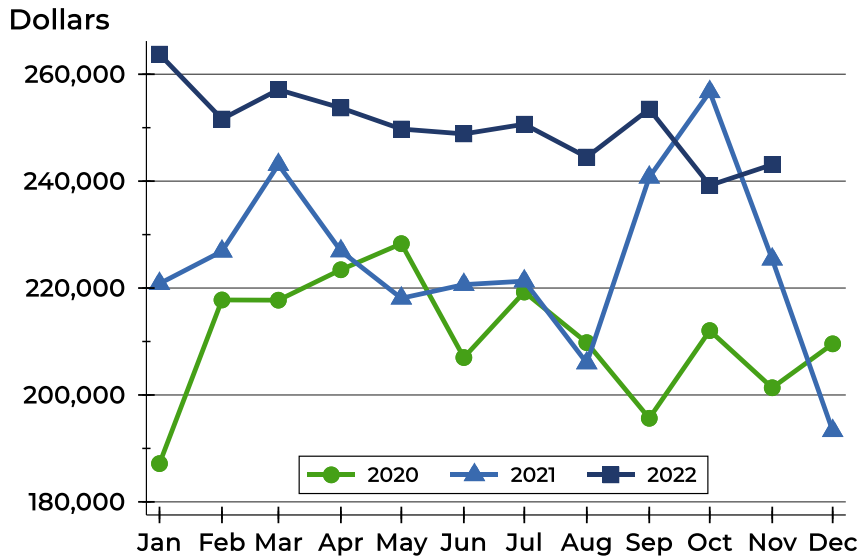
New Listings by Price Range

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	4	3.3%	41,575	44,450	25	29	100.0%	100.0%
\$50,000-\$99,999	7	5.7%	83,329	95,000	20	15	95.6%	100.0%
\$100,000-\$124,999	6	4.9%	116,983	119,000	10	8	96.2%	100.0%
\$125,000-\$149,999	11	9.0%	134,718	135,000	21	22	98.8%	100.0%
\$150,000-\$174,999	12	9.8%	162,179	164,900	15	11	99.6%	100.0%
\$175,000-\$199,999	14	11.5%	188,586	189,500	19	17	98.7%	100.0%
\$200,000-\$249,999	17	13.9%	220,400	225,000	20	21	97.3%	100.0%
\$250,000-\$299,999	23	18.9%	269,526	269,000	16	13	99.9%	100.0%
\$300,000-\$399,999	14	11.5%	333,714	325,000	21	24	99.2%	100.0%
\$400,000-\$499,999	7	5.7%	427,429	439,000	13	13	99.7%	100.0%
\$500,000-\$749,999	6	4.9%	593,200	564,950	17	11	100.0%	100.0%
\$750,000-\$999,999	1	0.8%	969,000	969,000	27	27	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



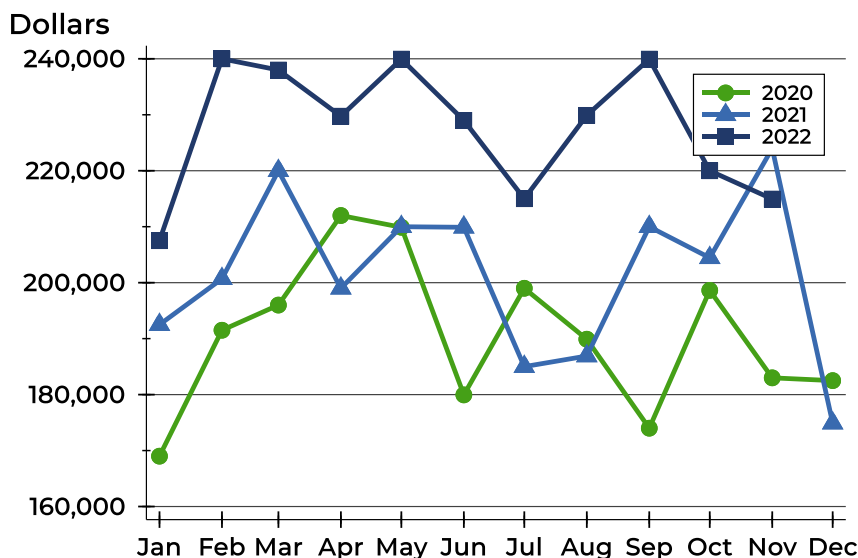
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2020	2021	2022
January	187,159	220,835	263,760
February	217,771	226,880	251,618
March	217,734	243,090	257,117
April	223,427	226,937	253,704
May	228,302	218,091	249,753
June	207,002	220,645	248,841
July	219,256	221,297	250,652
August	209,788	205,980	244,498
September	195,641	240,720	253,477
October	212,042	256,716	239,217
November	201,347	225,393	243,097
December	209,564	193,303	-

Median Price



Month	2020	2021	2022
January	169,000	192,500	207,500
February	191,500	200,700	240,000
March	196,000	220,000	238,000
April	212,000	199,000	229,750
May	209,900	210,000	239,950
June	179,950	209,900	229,000
July	199,000	185,000	215,000
August	189,900	186,900	229,900
September	174,000	210,000	239,950
October	198,625	204,450	220,000
November	183,000	224,000	214,950
December	182,500	174,900	-



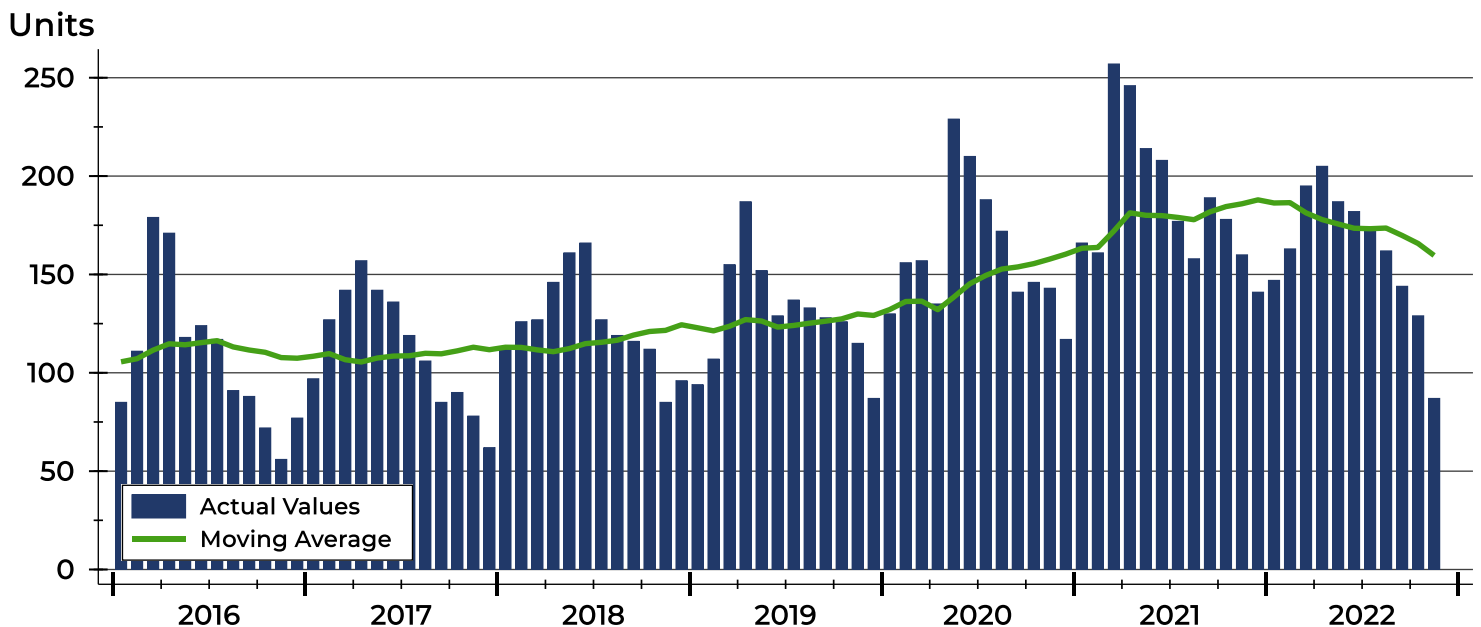
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2022	2021	Change	2022	2021	Change
Contracts Written		87	160	-45.6%	1,775	2,114	-16.0%
Volume (1,000s)		21,211	37,054	-42.8%	425,174	479,543	-11.3%
Average	Sale Price	243,801	231,587	5.3%	239,535	226,842	5.6%
	Days on Market	44	39	12.8%	27	34	-20.6%
	Percent of Original	96.8%	96.8%	0.0%	98.4%	98.1%	0.3%
Median	Sale Price	240,000	200,000	20.0%	224,900	209,500	7.4%
	Days on Market	19	17	11.8%	9	10	-10.0%
	Percent of Original	100.0%	98.9%	1.1%	100.0%	100.0%	0.0%

A total of 87 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of November, down from 160 in 2021. The median list price of these homes was \$240,000, up from \$200,000 the prior year.

Half of the homes that went under contract in November were on the market less than 19 days, compared to 17 days in November 2021.

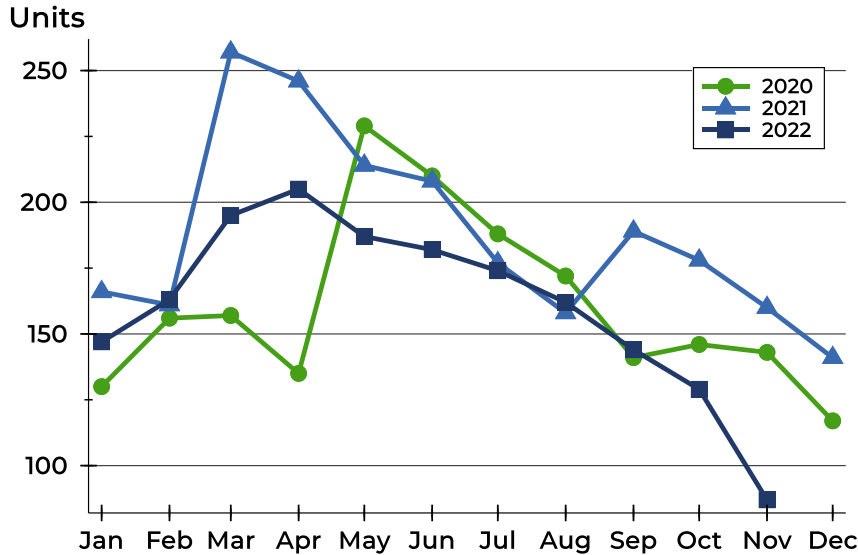
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2020	2021	2022
January	130	166	147
February	156	161	163
March	157	257	195
April	135	246	205
May	229	214	187
June	210	208	182
July	188	177	174
August	172	158	162
September	141	189	144
October	146	178	129
November	143	160	87
December	117	141	

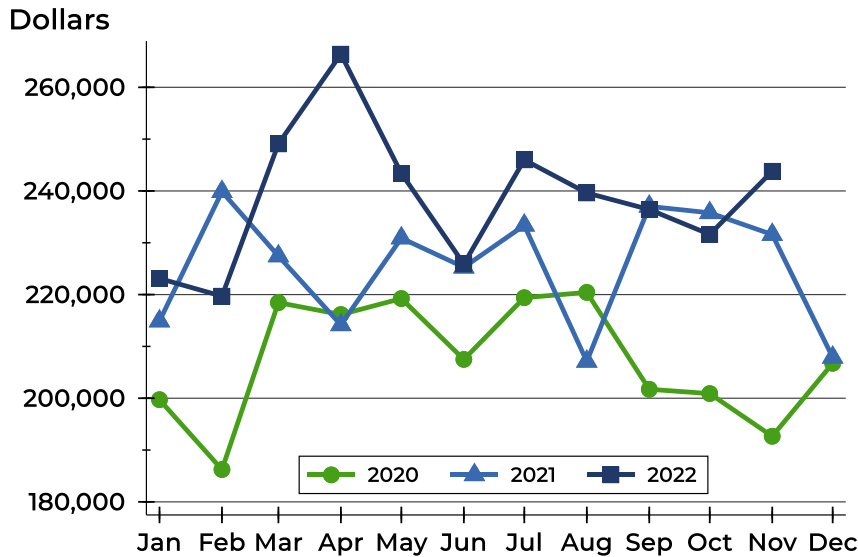
Contracts Written by Price Range

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	2	2.3%	44,950	44,950	64	64	76.7%	76.7%
\$50,000-\$99,999	4	4.6%	85,450	89,950	41	35	97.6%	100.0%
\$100,000-\$124,999	8	9.2%	114,038	114,450	36	11	95.1%	100.0%
\$125,000-\$149,999	4	4.6%	138,100	136,450	51	59	93.7%	93.8%
\$150,000-\$174,999	7	8.0%	160,071	160,000	27	6	98.7%	100.0%
\$175,000-\$199,999	7	8.0%	190,486	192,500	29	18	98.6%	100.0%
\$200,000-\$249,999	15	17.2%	225,647	225,000	39	14	98.7%	97.9%
\$250,000-\$299,999	20	23.0%	268,660	267,000	39	20	97.1%	99.3%
\$300,000-\$399,999	11	12.6%	339,355	335,000	74	65	97.1%	98.7%
\$400,000-\$499,999	7	8.0%	439,364	439,000	47	10	96.9%	100.0%
\$500,000-\$749,999	2	2.3%	647,000	647,000	66	66	97.6%	97.6%
\$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



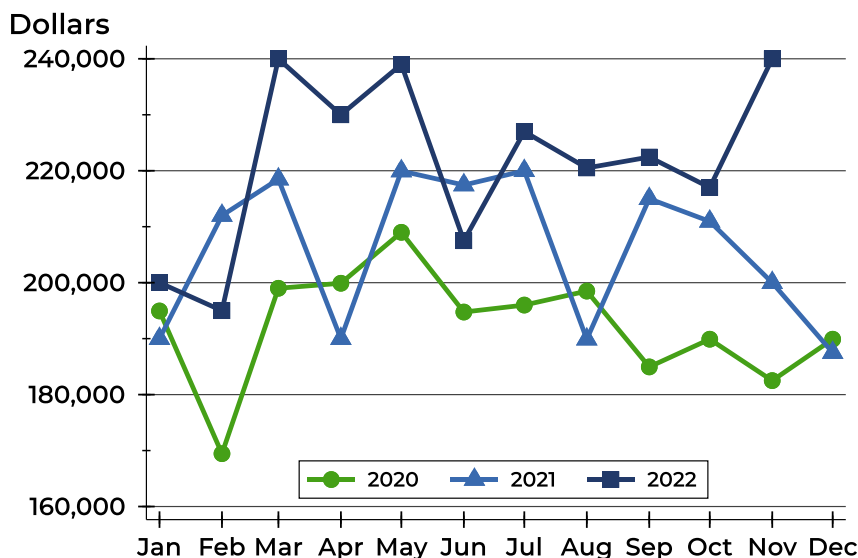
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2020	2021	2022
January	199,722	214,887	223,107
February	186,240	239,856	219,692
March	218,453	227,443	249,081
April	216,152	214,153	266,400
May	219,235	230,907	243,398
June	207,493	225,273	225,904
July	219,406	233,371	246,007
August	220,424	207,110	239,617
September	201,726	237,022	236,415
October	200,899	235,780	231,608
November	192,659	231,587	243,801
December	206,745	207,895	

Median Price

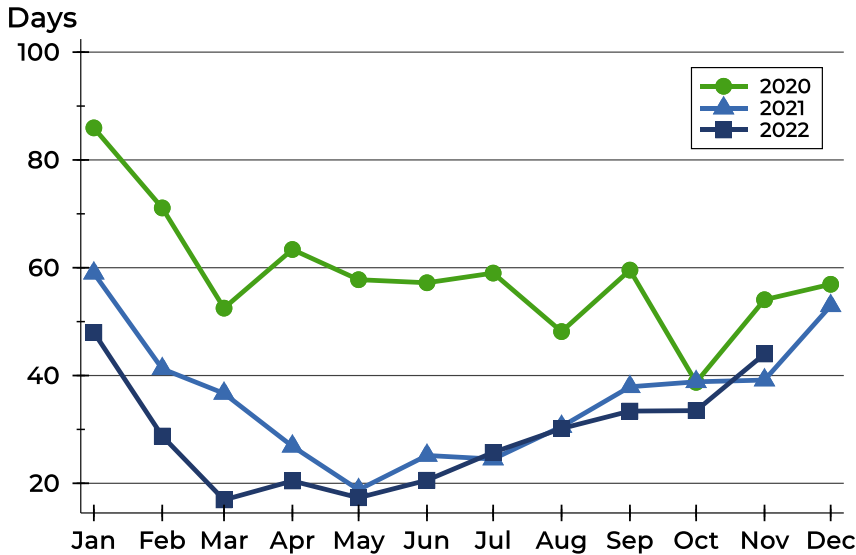


Month	2020	2021	2022
January	194,950	190,000	200,000
February	169,450	212,000	195,000
March	199,000	218,500	240,000
April	199,900	190,000	230,000
May	209,000	219,950	239,000
June	194,750	217,450	207,500
July	196,000	220,000	227,000
August	198,500	189,900	220,500
September	184,950	215,000	222,450
October	189,900	210,950	217,000
November	182,500	200,000	240,000
December	189,900	187,500	



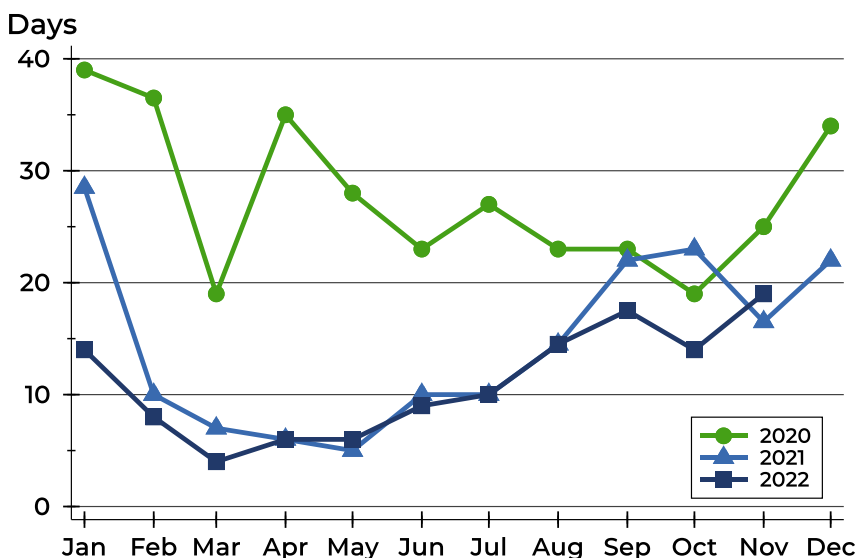
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2020	2021	2022
January	86	59	48
February	71	41	29
March	53	37	17
April	63	27	20
May	58	19	17
June	57	25	21
July	59	25	26
August	48	31	30
September	60	38	33
October	39	39	33
November	54	39	44
December	57	53	

Median DOM



Month	2020	2021	2022
January	39	29	14
February	37	10	8
March	19	7	4
April	35	6	6
May	28	5	6
June	23	10	9
July	27	10	10
August	23	15	15
September	23	22	18
October	19	23	14
November	25	17	19
December	34	22	



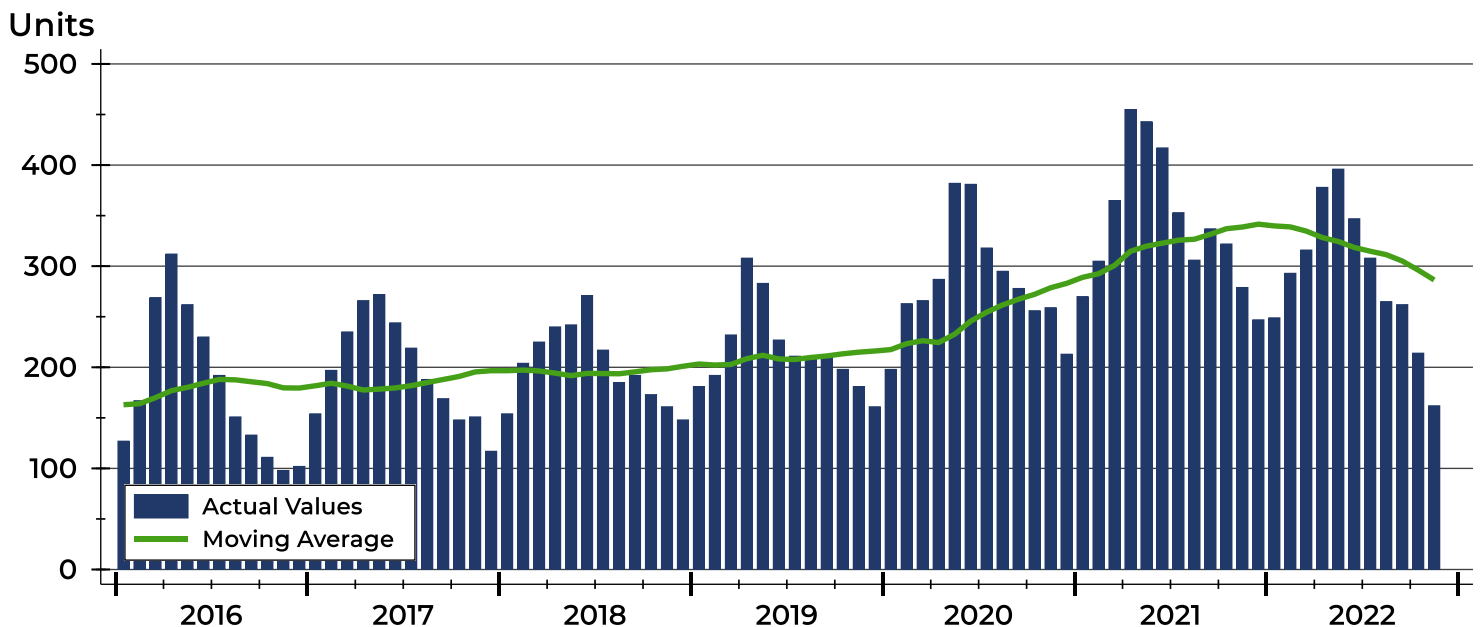
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2022	2021	Change
Pending Contracts		162	279	-41.9%
Volume (1,000s)		38,427	64,826	-40.7%
Average	List Price	237,206	232,353	2.1%
	Days on Market	38	42	-9.5%
	Percent of Original	98.2%	98.0%	0.2%
Median	List Price	227,000	208,000	9.1%
	Days on Market	18	19	-5.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 162 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of November, down from 279 contracts pending at the end of November 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.

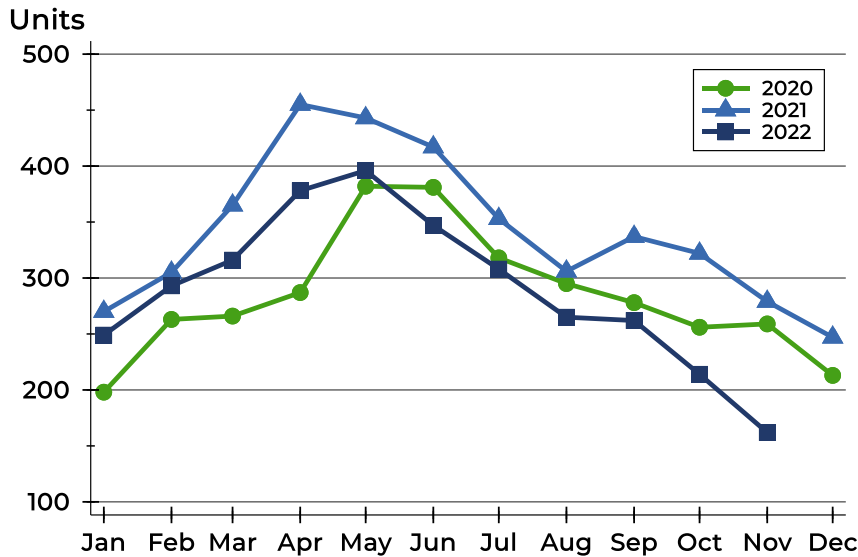
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2020	2021	2022
January	198	270	249
February	263	305	293
March	266	365	316
April	287	455	378
May	382	443	396
June	381	417	347
July	318	353	308
August	295	306	265
September	278	337	262
October	256	322	214
November	259	279	162
December	213	247	

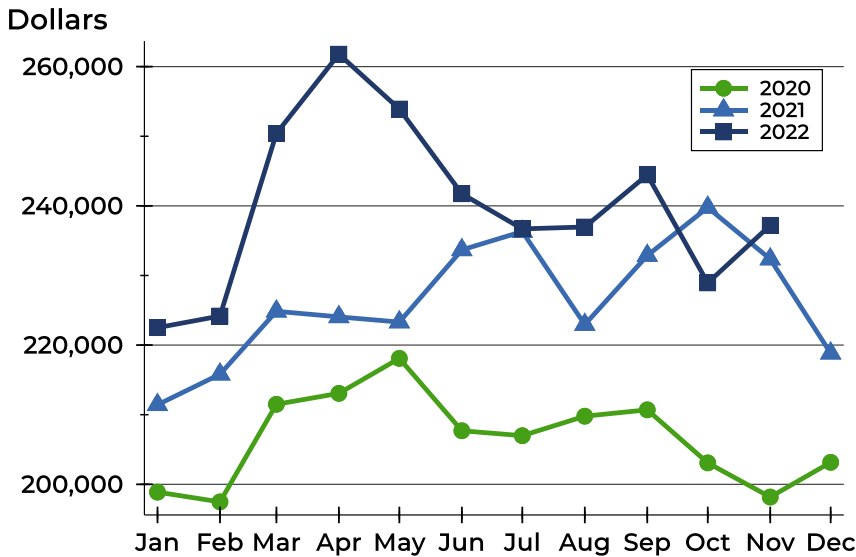
Pending Contracts by Price Range

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	3	1.9%	43,967	42,000	45	8	84.4%	100.0%
\$50,000-\$99,999	9	5.6%	78,889	68,000	49	50	95.8%	100.0%
\$100,000-\$124,999	11	6.8%	111,014	109,000	25	14	99.5%	100.0%
\$125,000-\$149,999	11	6.8%	136,600	135,000	28	13	98.1%	100.0%
\$150,000-\$174,999	18	11.1%	162,228	165,000	45	20	96.6%	100.0%
\$175,000-\$199,999	15	9.3%	188,673	189,000	23	15	99.3%	100.0%
\$200,000-\$249,999	26	16.0%	226,642	225,000	37	14	99.1%	100.0%
\$250,000-\$299,999	27	16.7%	269,404	265,000	35	21	99.6%	100.0%
\$300,000-\$399,999	28	17.3%	337,861	330,000	45	20	98.1%	100.0%
\$400,000-\$499,999	12	7.4%	436,654	429,950	42	13	98.1%	100.0%
\$500,000-\$749,999	2	1.2%	622,450	622,450	31	31	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



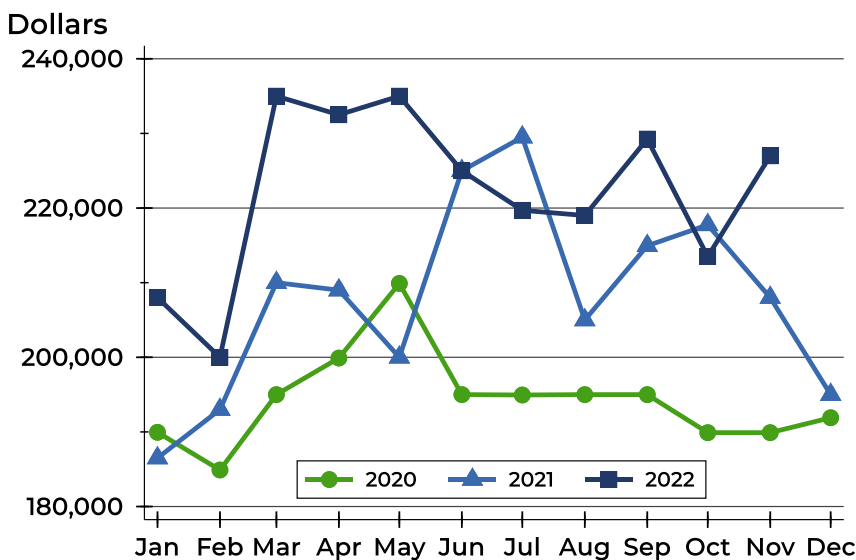
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	2020	2021	2022
January	198,881	211,428	222,503
February	197,480	215,814	224,175
March	211,497	224,857	250,403
April	213,067	224,052	261,792
May	218,092	223,306	253,913
June	207,699	233,676	241,739
July	206,989	236,311	236,693
August	209,790	222,949	236,966
September	210,699	232,862	244,446
October	203,082	239,771	228,933
November	198,172	232,353	237,206
December	203,161	218,829	

Median Price

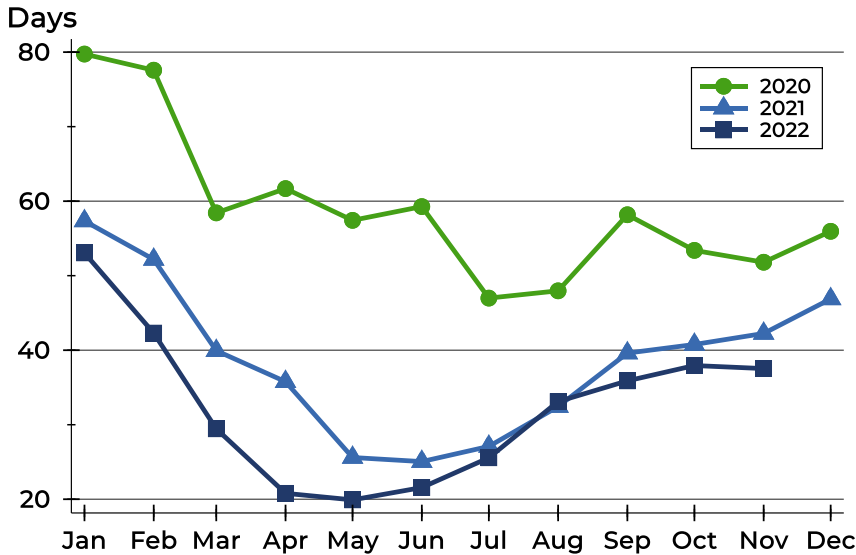


Month	2020	2021	2022
January	189,950	186,500	208,000
February	184,900	193,000	200,000
March	195,000	210,000	235,000
April	199,900	209,000	232,500
May	209,900	200,000	235,000
June	195,000	225,000	225,000
July	194,950	229,500	219,700
August	195,000	205,000	219,000
September	195,000	214,950	229,250
October	189,900	217,750	213,500
November	189,900	208,000	227,000
December	191,900	195,000	



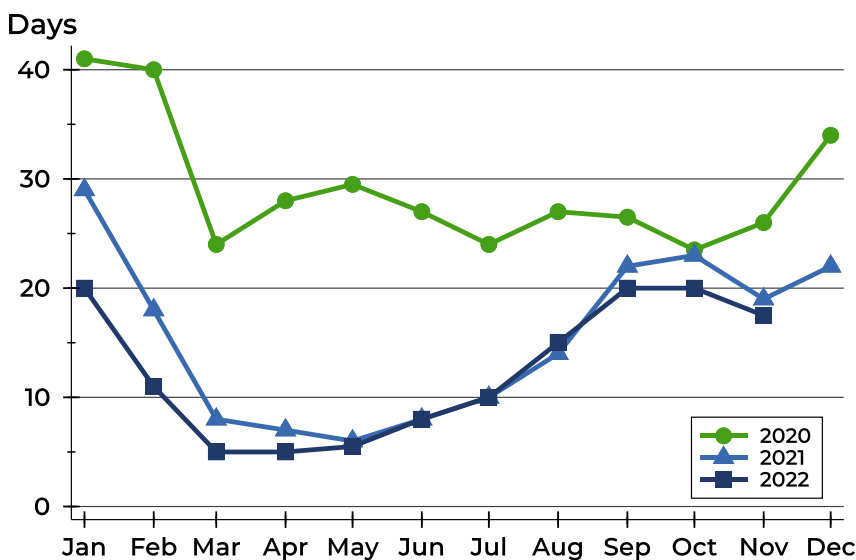
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2020	2021	2022
January	80	57	53
February	78	52	42
March	58	40	29
April	62	36	21
May	57	26	20
June	59	25	22
July	47	27	26
August	48	32	33
September	58	40	36
October	53	41	38
November	52	42	38
December	56	47	

Median DOM



Month	2020	2021	2022
January	41	29	20
February	40	18	11
March	24	8	5
April	28	7	5
May	30	6	6
June	27	8	8
July	24	10	10
August	27	14	15
September	27	22	20
October	24	23	20
November	26	19	18
December	34	22	