



**May  
2022**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Housing Report



### Market Overview

#### Manhattan MSA Home Sales Fell in May

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 186 units, compared to 225 units in May 2021. Total sales volume was \$47.4 million, down from a year earlier.

The median sale price in May was \$230,000, up from \$215,000 a year earlier. Homes that sold in May were typically on the market for 5 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of May was 276 units, down from 280 at the same point in 2021. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$219,950.

During May, a total of 196 contracts were written down from 214 in May 2021. At the end of the month, there were 396 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

### 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)



**May  
2022**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
<b>Home Sales</b>		<b>186</b>	<b>225</b>	<b>146</b>	<b>742</b>	<b>808</b>	<b>601</b>
Change from prior year		-17.3%	54.1%	-27.4%	-8.2%	34.4%	3.3%
<b>Active Listings</b>		<b>276</b>	<b>280</b>	<b>473</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-1.4%	-40.8%	-35.9%			
<b>Months' Supply</b>		<b>1.5</b>	<b>1.6</b>	<b>3.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-6.3%	-56.8%	-36.2%			
<b>New Listings</b>		<b>242</b>	<b>260</b>	<b>211</b>	<b>1,029</b>	<b>1,141</b>	<b>1,030</b>
Change from prior year		-6.9%	23.2%	-12.8%	-9.8%	10.8%	-9.8%
<b>Contracts Written</b>		<b>196</b>	<b>214</b>	<b>229</b>	<b>902</b>	<b>1,045</b>	<b>807</b>
Change from prior year		-8.4%	-6.6%	50.7%	-13.7%	29.5%	16.1%
<b>Pending Contracts</b>		<b>396</b>	<b>443</b>	<b>382</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-10.6%	16.0%	35.0%			
<b>Sales Volume (1,000s)</b>		<b>47,437</b>	<b>50,991</b>	<b>29,888</b>	<b>172,221</b>	<b>173,184</b>	<b>117,429</b>
Change from prior year		-7.0%	70.6%	-25.5%	-0.6%	47.5%	2.2%
Average	<b>Sale Price</b>	<b>255,038</b>	<b>226,626</b>	<b>204,715</b>	<b>232,104</b>	<b>214,336</b>	<b>195,389</b>
	Change from prior year	12.5%	10.7%	2.6%	8.3%	9.7%	-1.0%
	<b>List Price of Actives</b>	<b>267,124</b>	<b>247,757</b>	<b>229,526</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	7.8%	7.9%	6.6%			
	<b>Days on Market</b>	<b>21</b>	<b>39</b>	<b>66</b>	<b>34</b>	<b>46</b>	<b>76</b>
Change from prior year	-46.2%	-40.9%	0.0%	-26.1%	-39.5%	0.0%	
<b>Percent of List</b>	<b>100.5%</b>	<b>99.6%</b>	<b>97.7%</b>	<b>99.8%</b>	<b>98.8%</b>	<b>98.0%</b>	
Change from prior year	0.9%	1.9%	-0.6%	1.0%	0.8%	0.1%	
<b>Percent of Original</b>	<b>100.3%</b>	<b>98.3%</b>	<b>95.2%</b>	<b>98.7%</b>	<b>97.6%</b>	<b>95.5%</b>	
Change from prior year	2.0%	3.3%	-0.8%	1.1%	2.2%	0.2%	
Median	<b>Sale Price</b>	<b>230,000</b>	<b>215,000</b>	<b>193,250</b>	<b>215,088</b>	<b>195,000</b>	<b>180,000</b>
	Change from prior year	7.0%	11.3%	5.0%	10.3%	8.3%	-2.4%
	<b>List Price of Actives</b>	<b>219,950</b>	<b>200,750</b>	<b>189,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.6%	5.7%	8.6%			
	<b>Days on Market</b>	<b>5</b>	<b>7</b>	<b>31</b>	<b>9</b>	<b>13</b>	<b>38</b>
Change from prior year	-28.6%	-77.4%	-20.5%	-30.8%	-65.8%	-11.6%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.7%</b>	
Change from prior year	0.0%	1.4%	0.3%	0.0%	1.3%	0.5%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>100.0%</b>	<b>97.7%</b>	<b>100.0%</b>	<b>99.7%</b>	<b>97.5%</b>	
Change from prior year	0.0%	2.4%	0.4%	0.3%	2.3%	0.3%	

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



**May  
2022**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Closed Listings Analysis

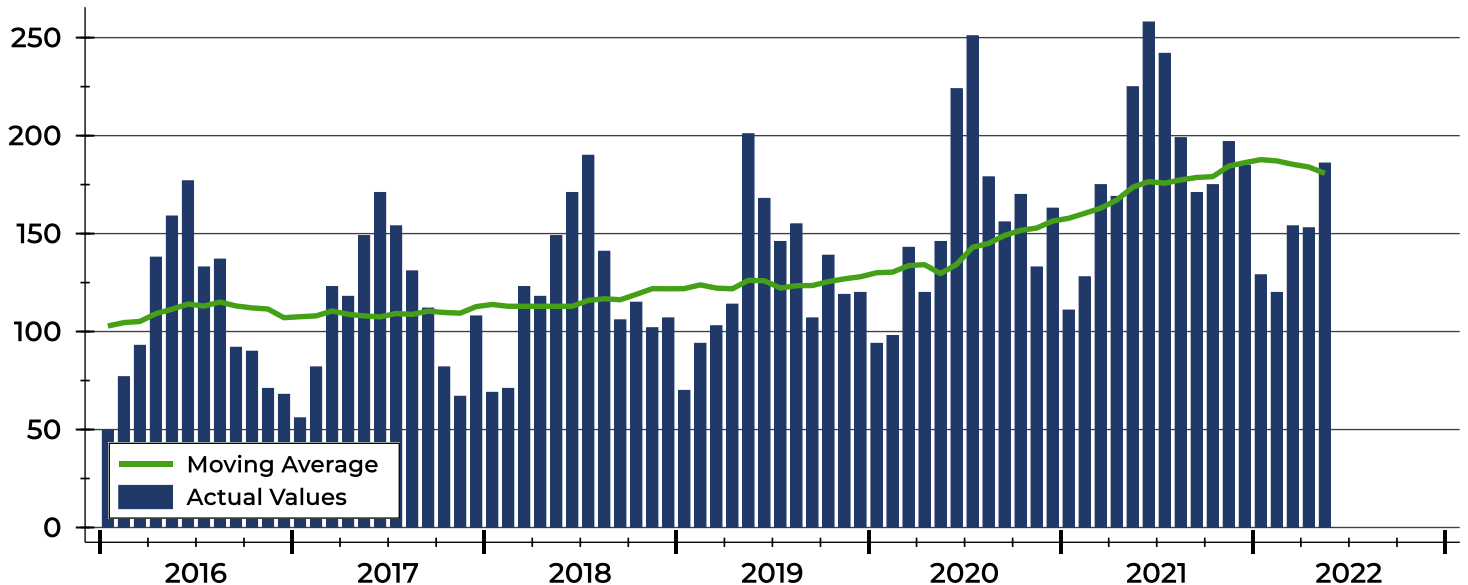
Summary Statistics for Closed Listings		2022	May 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		<b>186</b>	225	-17.3%	<b>742</b>	808	-8.2%
Volume (1,000s)		<b>47,437</b>	50,991	-7.0%	<b>172,221</b>	173,184	-0.6%
Months' Supply		<b>1.5</b>	1.6	-6.3%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>255,038</b>	226,626	12.5%	<b>232,104</b>	214,336	8.3%
	Days on Market	<b>21</b>	39	-46.2%	<b>34</b>	46	-26.1%
	Percent of List	<b>100.5%</b>	99.6%	0.9%	<b>99.8%</b>	98.8%	1.0%
	Percent of Original	<b>100.3%</b>	98.3%	2.0%	<b>98.7%</b>	97.6%	1.1%
Median	Sale Price	<b>230,000</b>	215,000	7.0%	<b>215,088</b>	195,000	10.3%
	Days on Market	<b>5</b>	7	-28.6%	<b>9</b>	13	-30.8%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	99.7%	0.3%

A total of 186 homes sold in the Manhattan-Junction City metropolitan area in May, down from 225 units in May 2021. Total sales volume fell to \$47.4 million compared to \$51.0 million in the previous year.

The median sales price in May was \$230,000, up 7.0% compared to the prior year. Median days on market was 5 days, down from 6 days in April, and down from 7 in May 2021.

## History of Closed Listings

Units





**May  
2022**

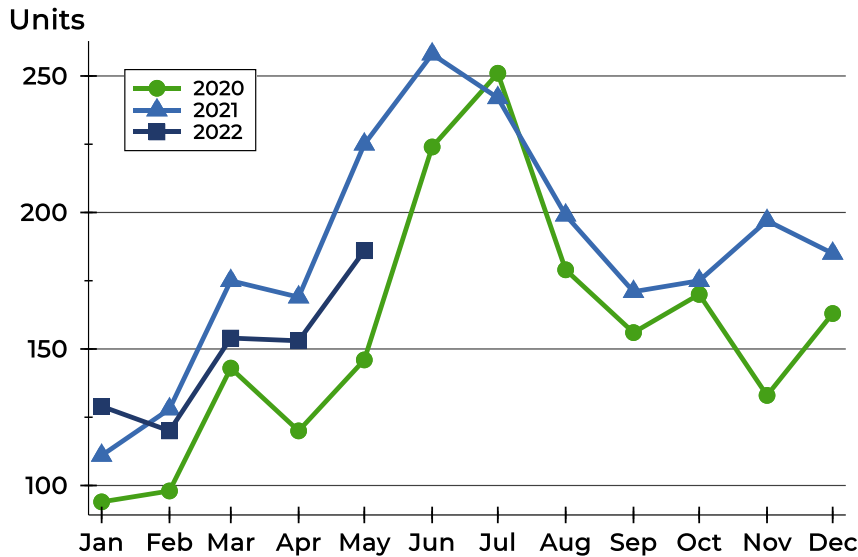
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Closed Listings Analysis

### Closed Listings by Month



Month	2020	2021	2022
January	94	111	129
February	98	128	120
March	143	175	154
April	120	169	153
May	146	225	186
June	224	258	
July	251	242	
August	179	199	
September	156	171	
October	170	175	
November	133	197	
December	163	185	

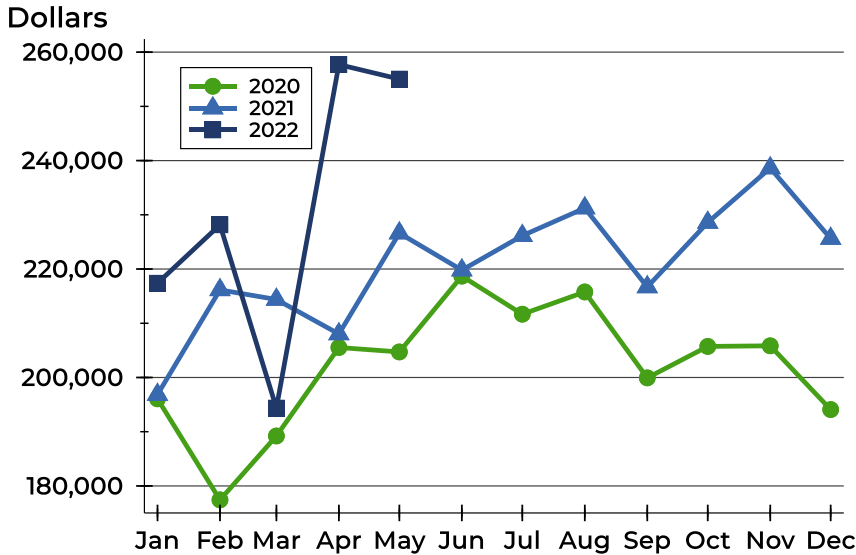
### Closed Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.6%	0.8	39,867	40,000	76	106	84.8%	78.8%	75.6%	70.8%
\$50,000-\$99,999	6	3.2%	2.3	77,967	78,500	82	52	92.7%	96.6%	90.2%	95.2%
\$100,000-\$124,999	9	4.8%	1.6	114,478	113,500	38	18	96.7%	97.5%	96.6%	97.5%
\$125,000-\$149,999	14	7.5%	1.7	135,750	135,000	20	5	102.1%	100.0%	101.3%	100.0%
\$150,000-\$174,999	27	14.5%	1.1	161,626	160,000	26	4	101.3%	100.0%	101.1%	100.0%
\$175,000-\$199,999	16	8.6%	1.1	185,519	183,500	9	4	101.9%	100.0%	101.9%	100.0%
\$200,000-\$249,999	32	17.2%	1.1	225,167	229,250	14	4	102.5%	101.1%	104.7%	101.8%
\$250,000-\$299,999	28	15.1%	1.0	273,664	279,500	5	3	101.3%	101.3%	101.3%	101.3%
\$300,000-\$399,999	32	17.2%	1.8	337,153	332,000	18	10	100.5%	100.0%	99.5%	100.0%
\$400,000-\$499,999	11	5.9%	3.8	436,116	429,900	28	17	100.7%	100.0%	100.0%	100.0%
\$500,000-\$749,999	5	2.7%	2.7	571,500	540,000	19	9	98.3%	98.1%	98.3%	98.1%
\$750,000-\$999,999	1	0.5%	8.0	875,000	875,000	70	70	100.0%	100.0%	97.3%	97.3%
\$1,000,000 and up	2	1.1%	8.0	1,200,000	1,200,000	60	60	96.0%	96.0%	85.6%	85.6%



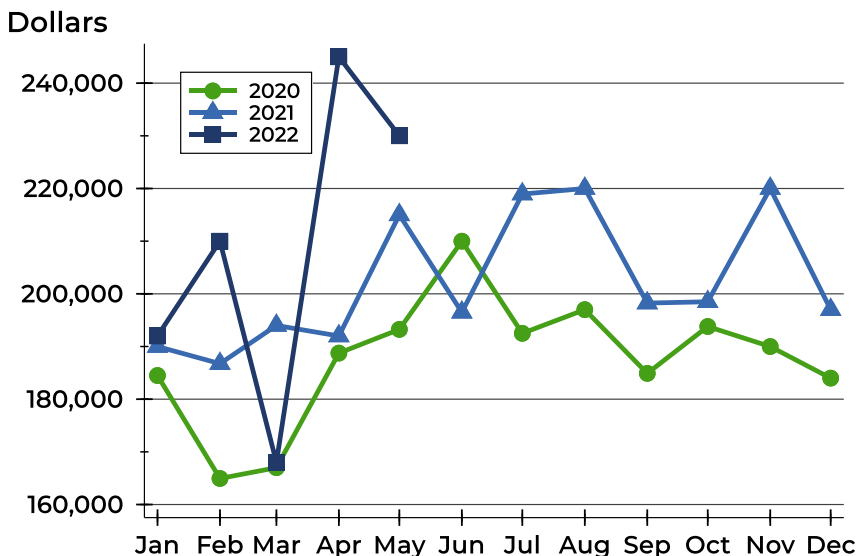
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2020	2021	2022
January	196,070	196,841	<b>217,391</b>
February	177,432	216,160	<b>228,158</b>
March	189,215	214,389	<b>194,366</b>
April	205,535	208,029	<b>257,708</b>
May	204,715	226,626	<b>255,038</b>
June	218,697	219,799	
July	211,676	226,145	
August	215,776	231,247	
September	199,929	216,697	
October	205,730	228,583	
November	205,843	238,629	
December	194,089	225,626	

## Median Price

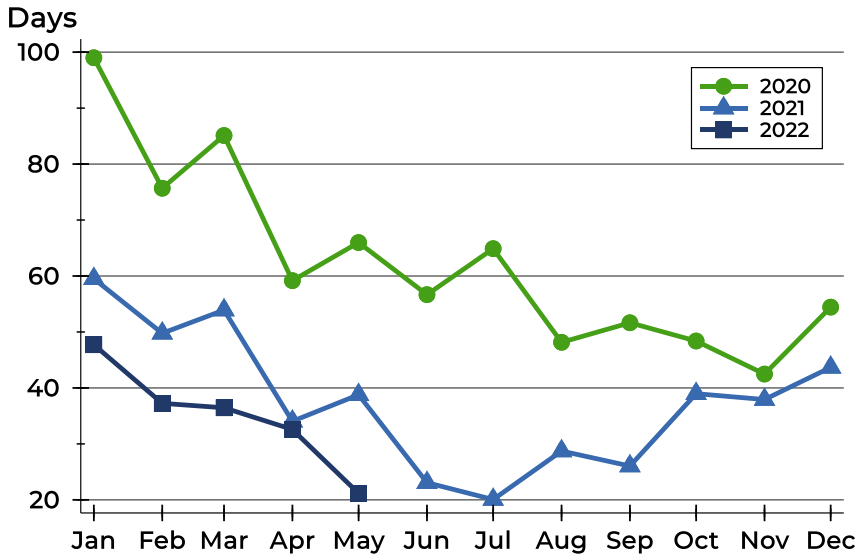


Month	2020	2021	2022
January	184,500	190,000	<b>192,000</b>
February	164,950	186,750	<b>210,000</b>
March	167,000	194,000	<b>168,000</b>
April	188,750	192,000	<b>245,000</b>
May	193,250	215,000	<b>230,000</b>
June	210,000	196,500	
July	192,500	218,950	
August	197,000	220,000	
September	184,900	198,250	
October	193,800	198,500	
November	190,000	220,000	
December	184,000	197,000	



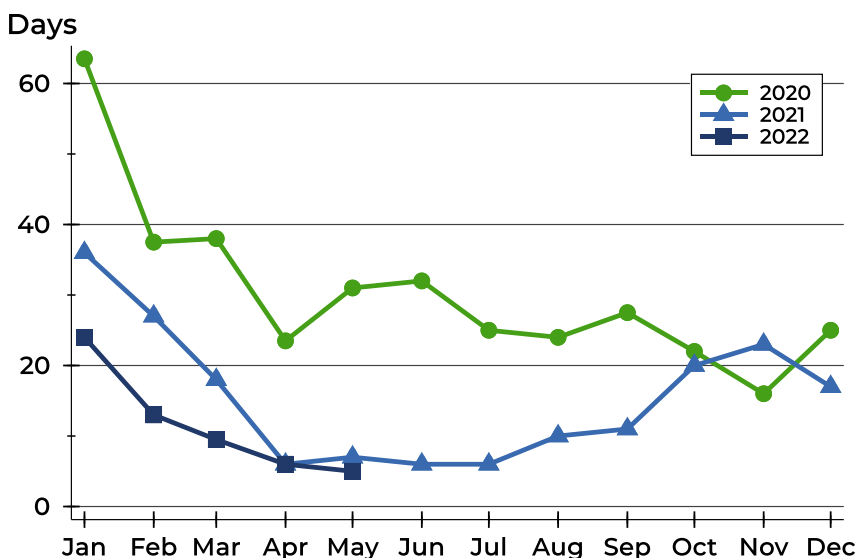
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2020	2021	2022
January	99	60	<b>48</b>
February	76	50	<b>37</b>
March	85	54	<b>36</b>
April	59	34	<b>33</b>
May	66	39	<b>21</b>
June	57	23	
July	65	20	
August	48	29	
September	52	26	
October	48	39	
November	42	38	
December	54	44	

## Median DOM



Month	2020	2021	2022
January	64	36	<b>24</b>
February	38	27	<b>13</b>
March	38	18	<b>10</b>
April	24	6	<b>6</b>
May	31	7	<b>5</b>
June	32	6	
July	25	6	
August	24	10	
September	28	11	
October	22	20	
November	16	23	
December	25	17	



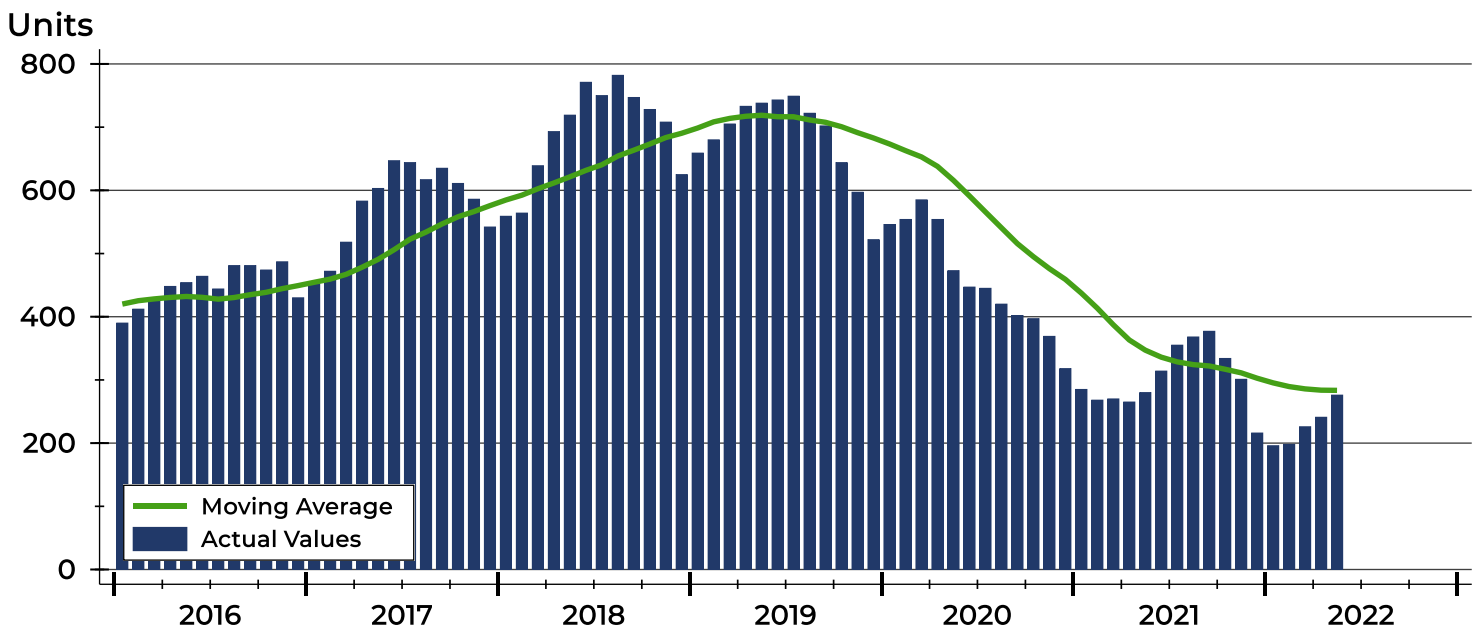
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2022	End of May 2021	Change
Active Listings		276	280	-1.4%
Volume (1,000s)		73,726	69,372	6.3%
Months' Supply		1.5	1.6	-6.3%
Average	List Price	267,124	247,757	7.8%
	Days on Market	67	75	-10.7%
	Percent of Original	98.1%	98.1%	0.0%
Median	List Price	219,950	200,750	9.6%
	Days on Market	40	47	-14.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 276 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of May. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of May was \$219,950, up 9.6% from 2021. The typical time on market for active listings was 40 days, down from 47 days a year earlier.

## History of Active Listings





**May  
2022**

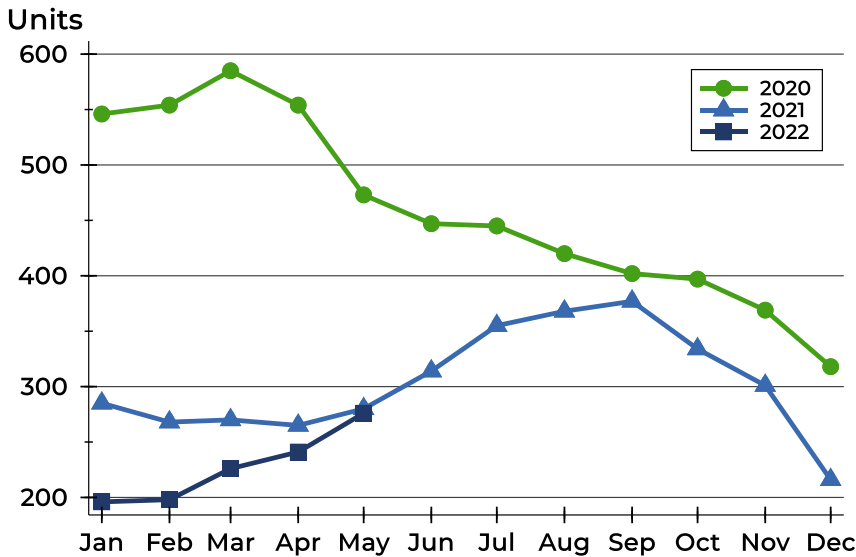
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Active Listings Analysis

### Active Listings by Month



Month	2020	2021	2022
January	546	285	<b>196</b>
February	554	268	<b>198</b>
March	585	270	<b>226</b>
April	554	265	<b>241</b>
May	473	280	<b>276</b>
June	447	314	
July	445	355	
August	420	368	
September	402	377	
October	397	334	
November	369	301	
December	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	1	0.4%	N/A	16,995	16,995	35	35	94.4%	94.4%
\$25,000-\$49,999	2	0.7%	0.8	42,450	42,450	46	46	89.1%	89.1%
\$50,000-\$99,999	24	8.7%	2.3	80,296	84,500	63	59	96.2%	100.0%
\$100,000-\$124,999	20	7.2%	1.6	113,915	114,950	53	26	96.4%	100.0%
\$125,000-\$149,999	30	10.9%	1.7	137,845	137,250	70	59	97.0%	100.0%
\$150,000-\$174,999	22	8.0%	1.1	158,868	155,000	40	28	98.7%	100.0%
\$175,000-\$199,999	24	8.7%	1.1	187,650	185,000	70	42	98.4%	100.0%
\$200,000-\$249,999	36	13.0%	1.1	226,572	225,000	103	38	98.5%	100.0%
\$250,000-\$299,999	25	9.1%	1.0	274,980	275,000	37	27	98.8%	100.0%
\$300,000-\$399,999	49	17.8%	1.8	350,842	345,000	69	43	99.5%	100.0%
\$400,000-\$499,999	26	9.4%	3.8	436,950	429,950	71	41	98.2%	100.0%
\$500,000-\$749,999	11	4.0%	2.7	631,709	649,500	52	50	99.9%	100.0%
\$750,000-\$999,999	4	1.4%	8.0	938,250	934,000	101	122	95.0%	100.0%
\$1,000,000 and up	2	0.7%	8.0	1,500,000	1,500,000	182	182	100.0%	100.0%





**May  
2022**

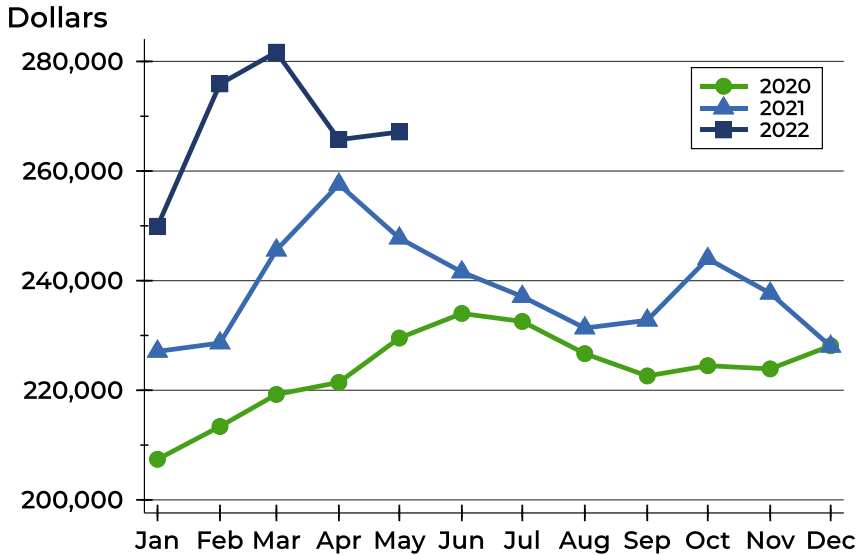
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

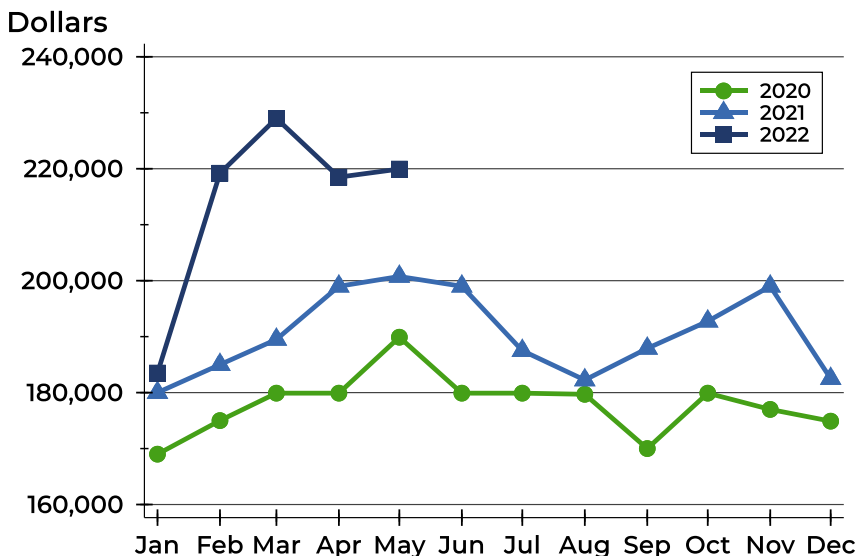
## Manhattan-Junction City Metropolitan Area Active Listings Analysis

### 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>275,890</b>
<b>March</b>	219,243	245,563	<b>281,697</b>
<b>April</b>	221,431	257,581	<b>265,728</b>
<b>May</b>	229,526	247,757	<b>267,124</b>
<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

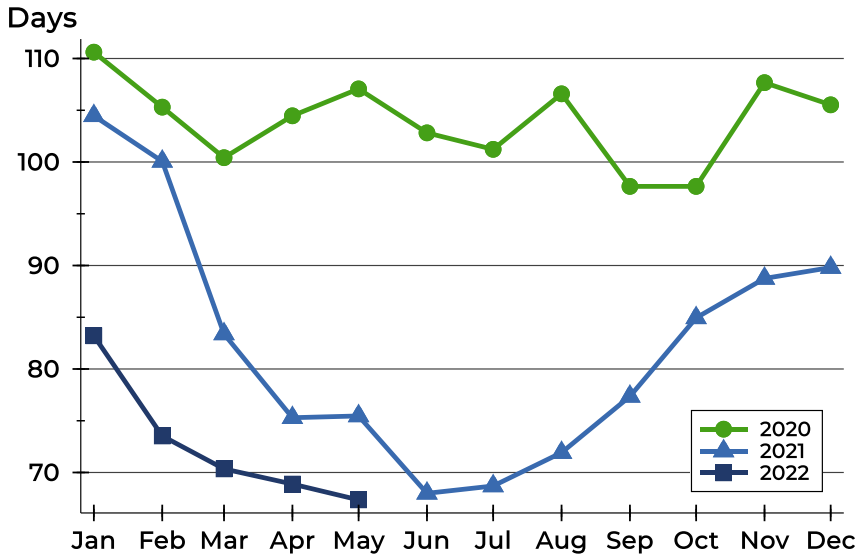


Month	2020	2021	2022
<b>January</b>	169,000	180,000	<b>183,500</b>
<b>February</b>	175,000	185,000	<b>219,200</b>
<b>March</b>	179,900	189,500	<b>229,000</b>
<b>April</b>	179,900	199,000	<b>218,500</b>
<b>May</b>	189,900	200,750	<b>219,950</b>
<b>June</b>	179,900	199,000	
<b>July</b>	179,900	187,499	
<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	



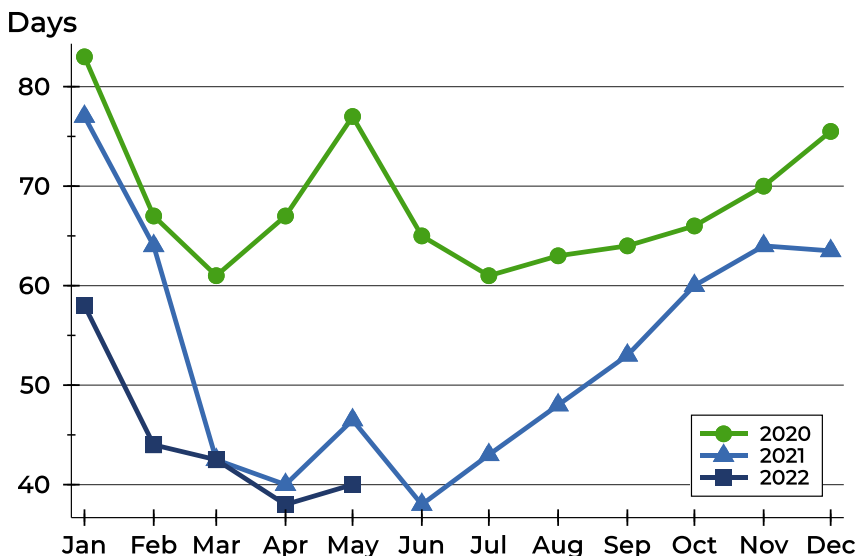
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



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

## Median DOM

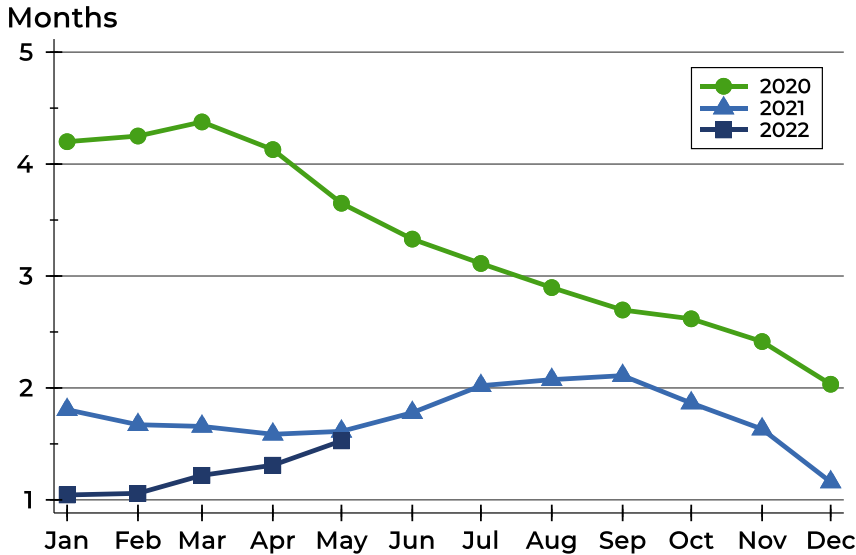


Month	2020	2021	2022
January	83	77	<b>58</b>
February	67	64	<b>44</b>
March	61	43	<b>43</b>
April	67	40	<b>38</b>
May	77	47	<b>40</b>
June	65	38	
July	61	43	
August	63	48	
September	64	53	
October	66	60	
November	70	64	
December	76	64	



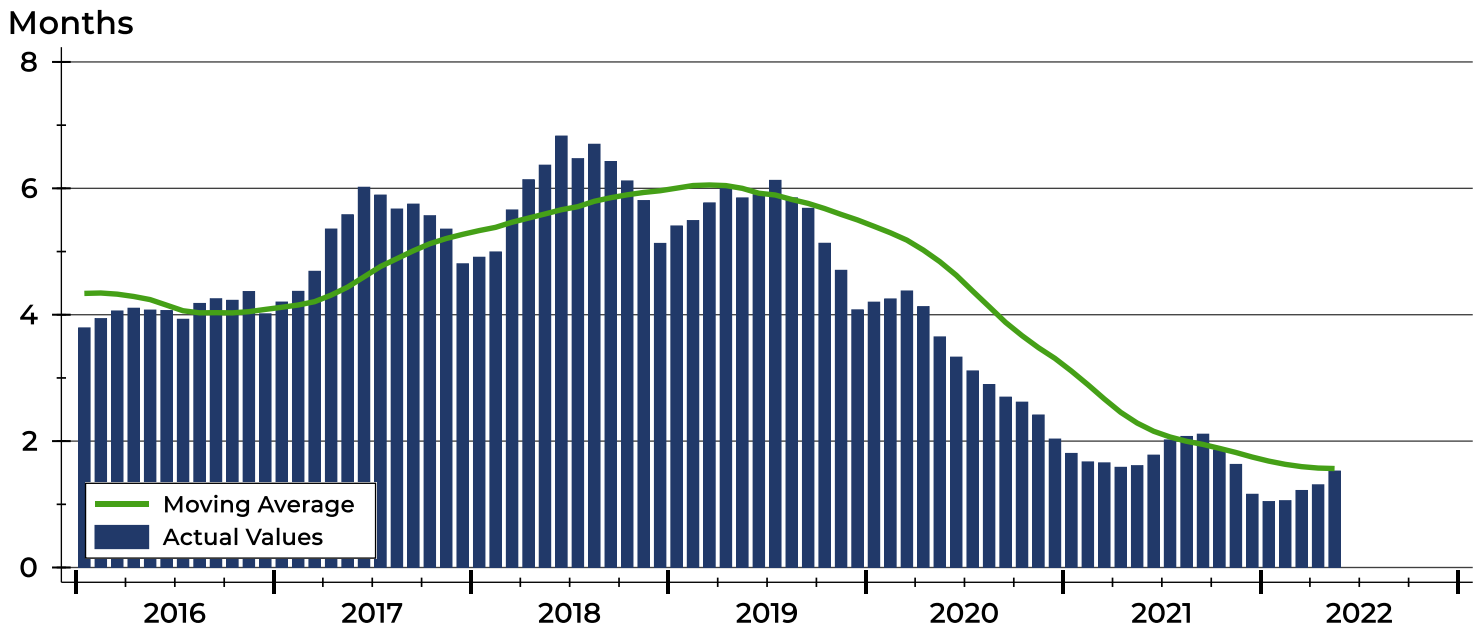
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	
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





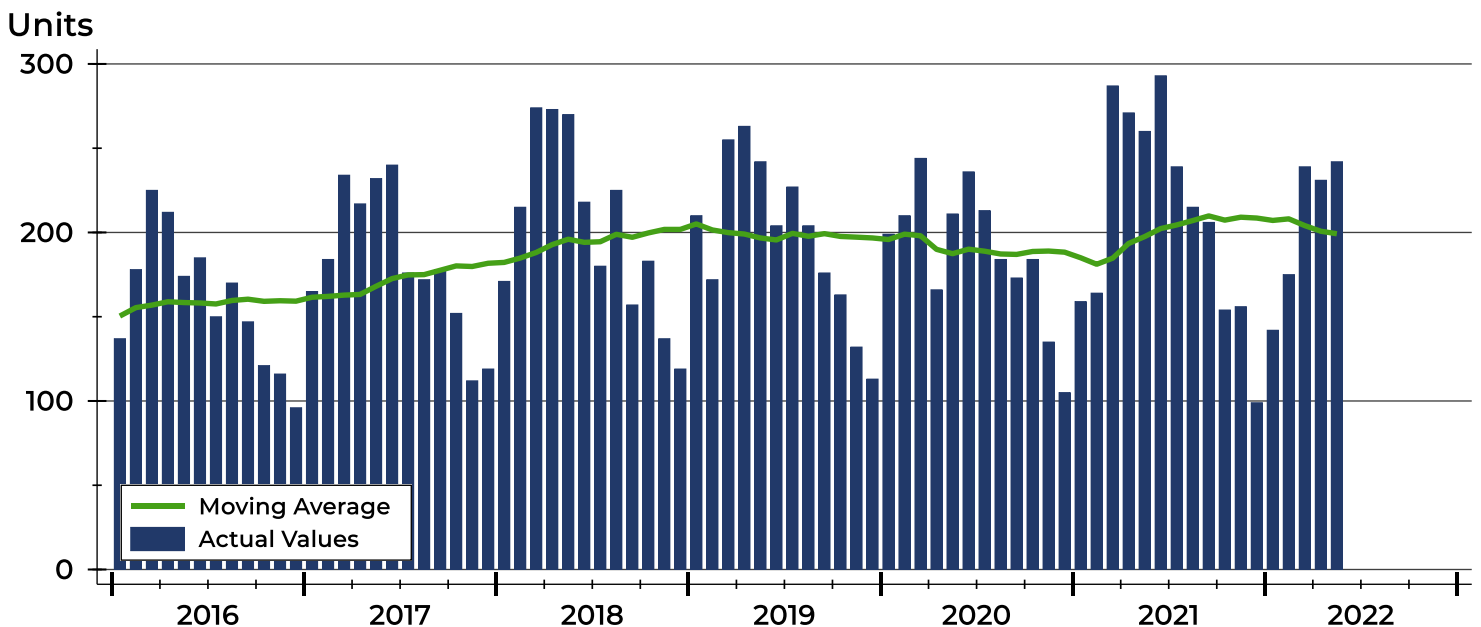
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2022	May 2021	Change
Current Month	New Listings	<b>242</b>	260	-6.9%
	Volume (1,000s)	<b>60,782</b>	56,704	7.2%
	Average List Price	<b>251,164</b>	218,091	15.2%
	Median List Price	<b>239,000</b>	210,000	13.8%
Year-to-Date	New Listings	<b>1,029</b>	1,141	-9.8%
	Volume (1,000s)	<b>262,011</b>	260,291	0.7%
	Average List Price	<b>254,627</b>	228,126	11.6%
	Median List Price	<b>235,000</b>	209,000	12.4%

A total of 242 new listings were added in the Manhattan-Junction City metropolitan area during May, down 6.9% from the same month in 2021. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,029 new listings.

The median list price of these homes was \$239,000 up from \$210,000 in 2021.

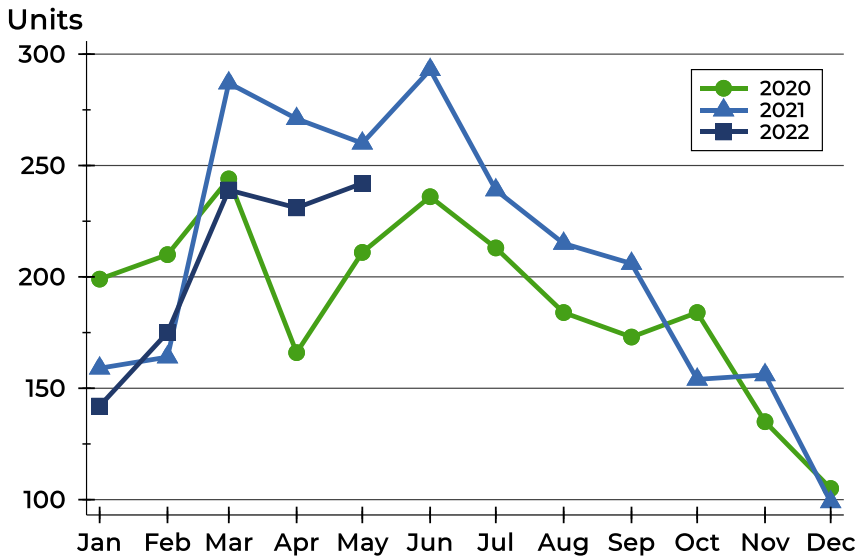
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2020	2021	2022
<b>January</b>	199	159	<b>142</b>
<b>February</b>	210	164	<b>175</b>
<b>March</b>	244	287	<b>239</b>
<b>April</b>	166	271	<b>231</b>
<b>May</b>	211	260	<b>242</b>
<b>June</b>	236	293	
<b>July</b>	213	239	
<b>August</b>	184	215	
<b>September</b>	173	206	
<b>October</b>	184	154	
<b>November</b>	135	156	
<b>December</b>	105	99	

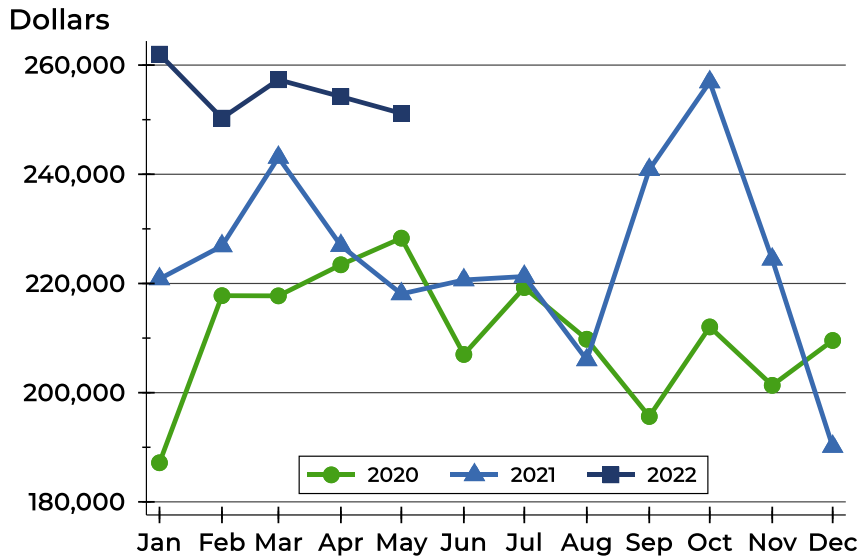
## New Listings by Price Range

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	0.4%	42,000	42,000	7	7	100.0%	100.0%
\$50,000-\$99,999	16	6.6%	80,106	82,000	15	13	99.5%	100.0%
\$100,000-\$124,999	15	6.2%	113,380	115,000	13	8	99.1%	100.0%
\$125,000-\$149,999	27	11.2%	139,781	139,500	12	10	99.1%	100.0%
\$150,000-\$174,999	23	9.5%	157,811	155,000	15	13	99.9%	100.0%
\$175,000-\$199,999	21	8.7%	188,350	189,900	11	6	99.3%	100.0%
\$200,000-\$249,999	27	11.2%	230,996	229,900	11	10	99.8%	100.0%
\$250,000-\$299,999	45	18.6%	276,592	275,000	10	4	99.8%	100.0%
\$300,000-\$399,999	41	16.9%	343,487	335,000	12	10	99.6%	100.0%
\$400,000-\$499,999	16	6.6%	452,031	457,500	14	9	99.4%	100.0%
\$500,000-\$749,999	9	3.7%	609,922	594,500	17	21	99.8%	100.0%
\$750,000-\$999,999	1	0.4%	910,000	910,000	17	17	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



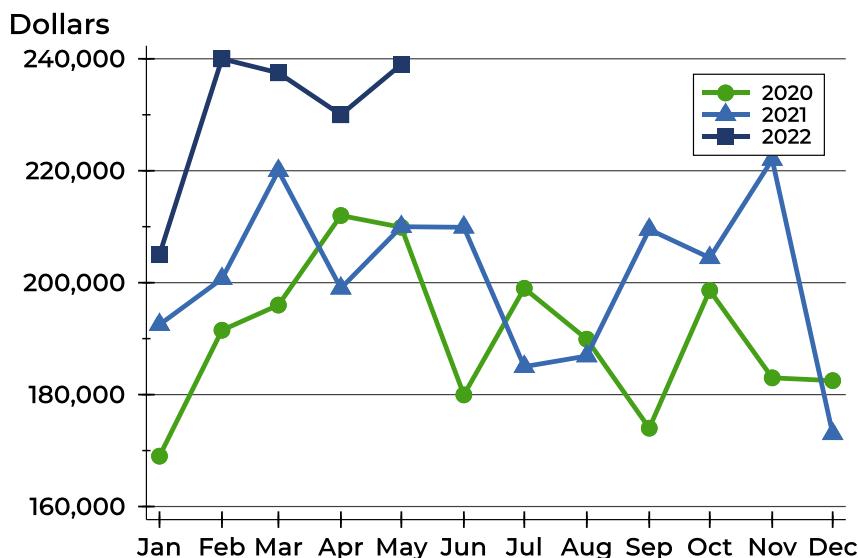
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2020	2021	2022
January	187,159	220,835	<b>262,004</b>
February	217,771	226,880	<b>250,282</b>
March	217,734	243,090	<b>257,319</b>
April	223,427	226,937	<b>254,228</b>
May	228,302	218,091	<b>251,164</b>
June	207,002	220,645	
July	219,256	221,284	
August	209,788	206,003	
September	195,641	240,845	
October	212,042	256,907	
November	201,347	224,434	
December	209,564	190,142	

## Median Price



Month	2020	2021	2022
January	169,000	192,500	<b>205,000</b>
February	191,500	200,700	<b>240,000</b>
March	196,000	220,000	<b>237,500</b>
April	212,000	199,000	<b>230,000</b>
May	209,900	210,000	<b>239,000</b>
June	179,950	209,900	
July	199,000	185,000	
August	189,900	186,900	
September	174,000	209,500	
October	198,625	204,450	
November	183,000	222,000	
December	182,500	173,000	



**May  
2022**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

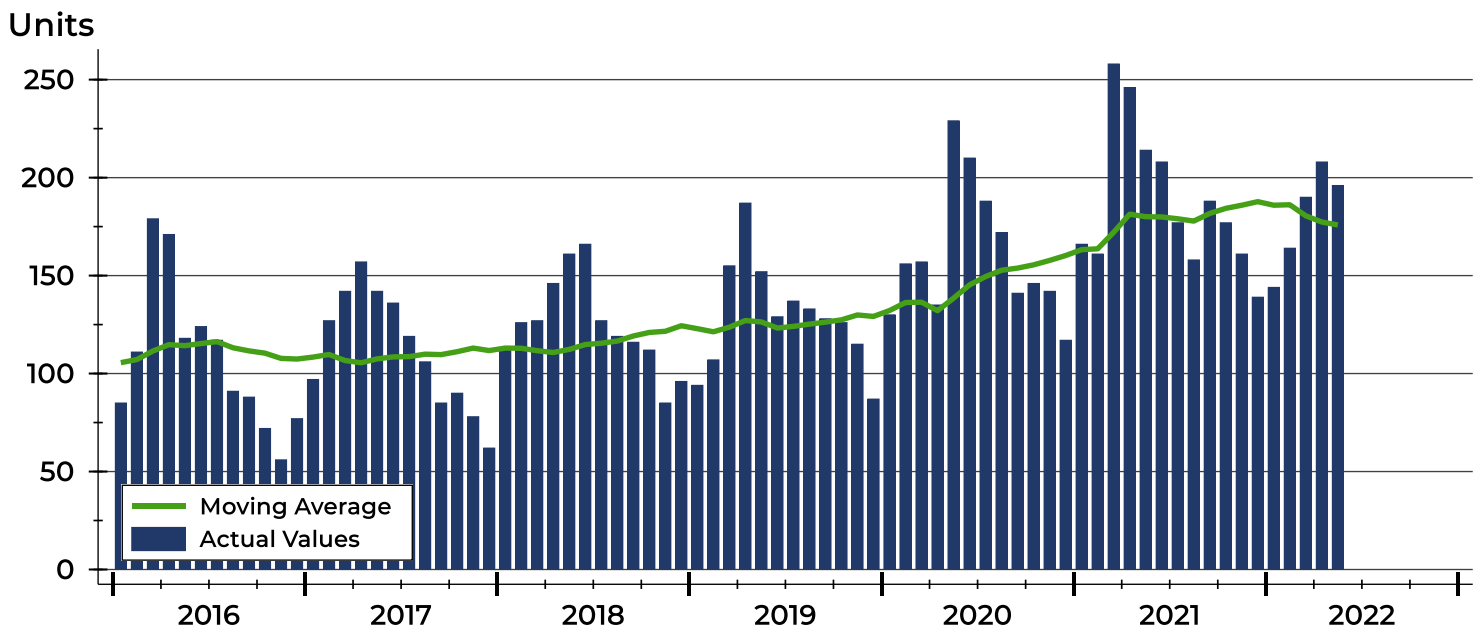
## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2022	May 2021	Change	Year-to-Date		
		2022	2021		2022	2021	Change
Contracts Written		<b>196</b>	214	-8.4%	<b>902</b>	1,045	-13.7%
Volume (1,000s)		<b>47,467</b>	49,414	-3.9%	<b>215,912</b>	236,312	-8.6%
Average	Sale Price	<b>242,178</b>	230,907	4.9%	<b>239,370</b>	226,136	5.9%
	Days on Market	<b>19</b>	19	0.0%	<b>26</b>	35	-25.7%
	Percent of Original	<b>99.0%</b>	100.6%	-1.6%	<b>99.4%</b>	99.0%	0.4%
Median	Sale Price	<b>236,950</b>	219,950	7.7%	<b>224,950</b>	205,000	9.7%
	Days on Market	<b>6</b>	5	20.0%	<b>6</b>	7	-14.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 196 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of May, down from 214 in 2021. The median list price of these homes was \$236,950, up from \$219,950 the prior year.

Half of the homes that went under contract in May were on the market less than 6 days, compared to 5 days in May 2021.

## History of Contracts Written





**May  
2022**

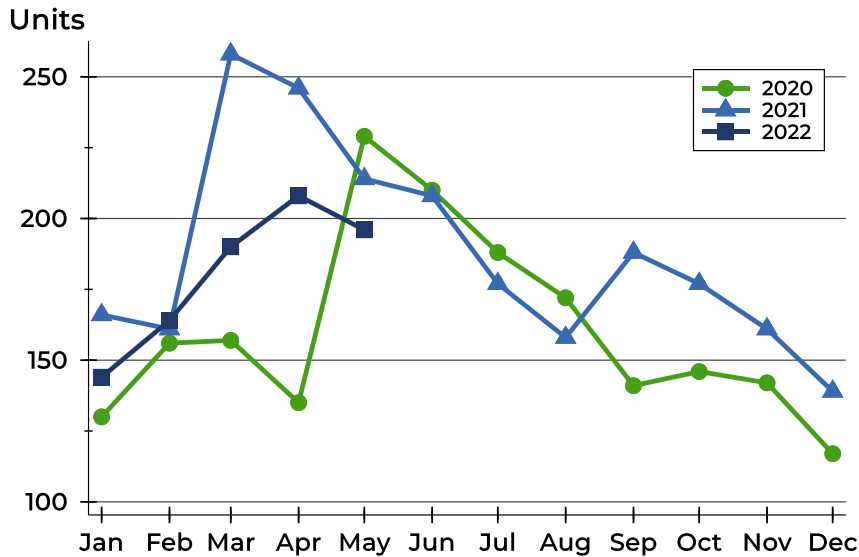
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2020	2021	2022
January	130	166	144
February	156	161	164
March	157	258	190
April	135	246	208
May	229	214	196
June	210	208	
July	188	177	
August	172	158	
September	141	188	
October	146	177	
November	142	161	
December	117	139	

### Contracts Written by Price Range

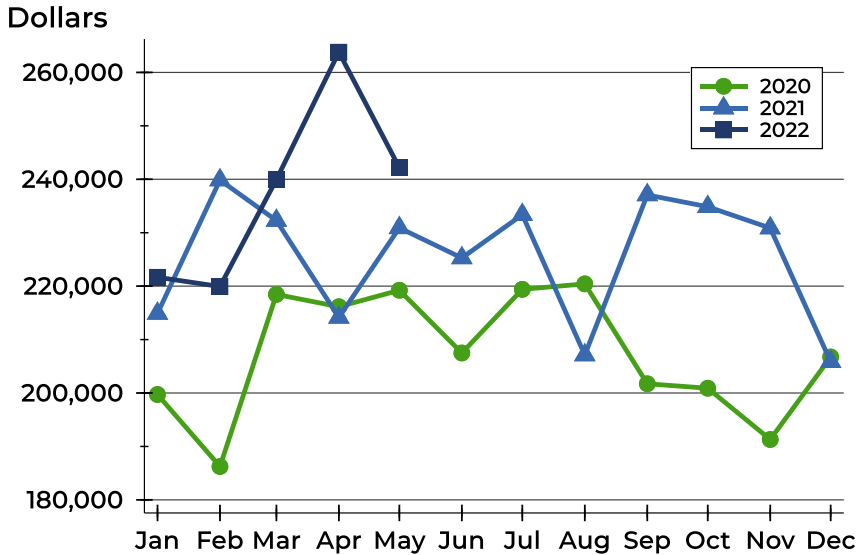
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.5%	42,000	42,000	7	7	100.0%	100.0%
\$50,000-\$99,999	10	5.1%	76,775	79,500	49	13	96.9%	100.0%
\$100,000-\$124,999	15	7.7%	113,333	115,000	30	14	98.4%	100.0%
\$125,000-\$149,999	21	10.7%	139,998	139,500	14	10	98.5%	100.0%
\$150,000-\$174,999	17	8.7%	161,203	159,950	11	6	99.5%	100.0%
\$175,000-\$199,999	21	10.7%	189,807	190,000	9	5	99.5%	100.0%
\$200,000-\$249,999	21	10.7%	229,876	229,900	14	3	98.0%	100.0%
\$250,000-\$299,999	40	20.4%	277,098	277,000	15	5	99.8%	100.0%
\$300,000-\$399,999	32	16.3%	342,725	332,500	16	7	99.0%	100.0%
\$400,000-\$499,999	14	7.1%	436,594	423,000	40	11	99.8%	100.0%
\$500,000-\$749,999	4	2.0%	574,975	562,500	9	5	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





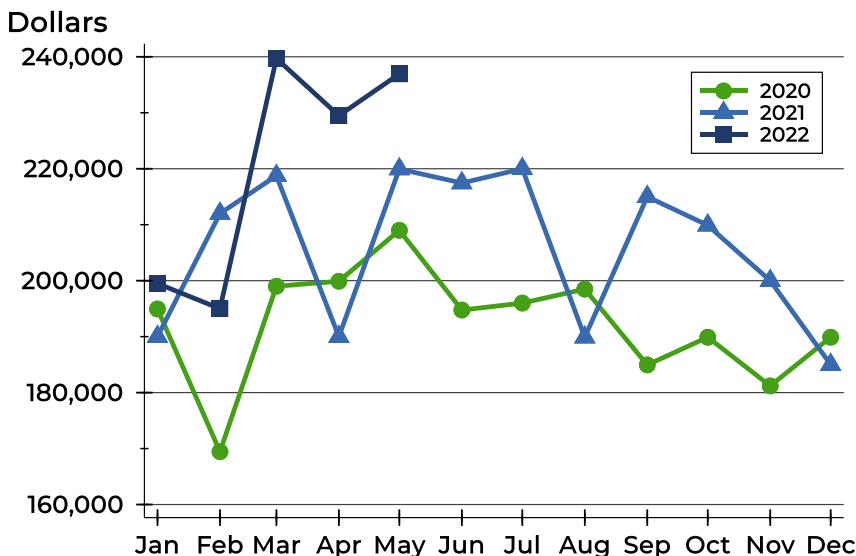
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2020	2021	2022
<b>January</b>	199,722	214,887	<b>221,659</b>
<b>February</b>	186,240	239,856	<b>219,932</b>
<b>March</b>	218,453	232,278	<b>239,938</b>
<b>April</b>	216,152	214,153	<b>263,793</b>
<b>May</b>	219,235	230,907	<b>242,178</b>
<b>June</b>	207,493	225,273	
<b>July</b>	219,406	233,371	
<b>August</b>	220,424	207,110	
<b>September</b>	201,726	237,070	
<b>October</b>	200,899	234,858	
<b>November</b>	191,305	230,874	
<b>December</b>	206,745	205,853	

## Median Price

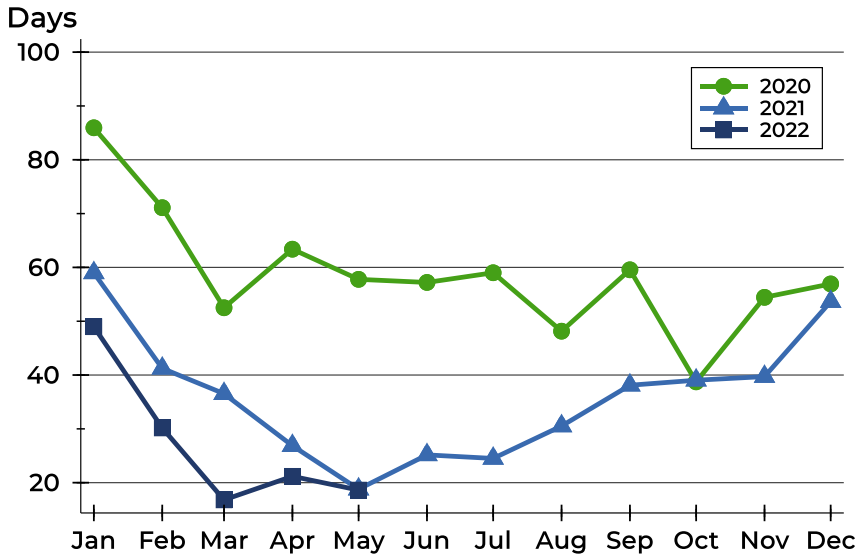


Month	2020	2021	2022
<b>January</b>	194,950	190,000	<b>199,500</b>
<b>February</b>	169,450	212,000	<b>195,000</b>
<b>March</b>	199,000	218,750	<b>239,700</b>
<b>April</b>	199,900	190,000	<b>229,500</b>
<b>May</b>	209,000	219,950	<b>236,950</b>
<b>June</b>	194,750	217,450	
<b>July</b>	196,000	220,000	
<b>August</b>	198,500	189,900	
<b>September</b>	184,950	215,000	
<b>October</b>	189,900	209,900	
<b>November</b>	181,200	200,000	
<b>December</b>	189,900	185,000	



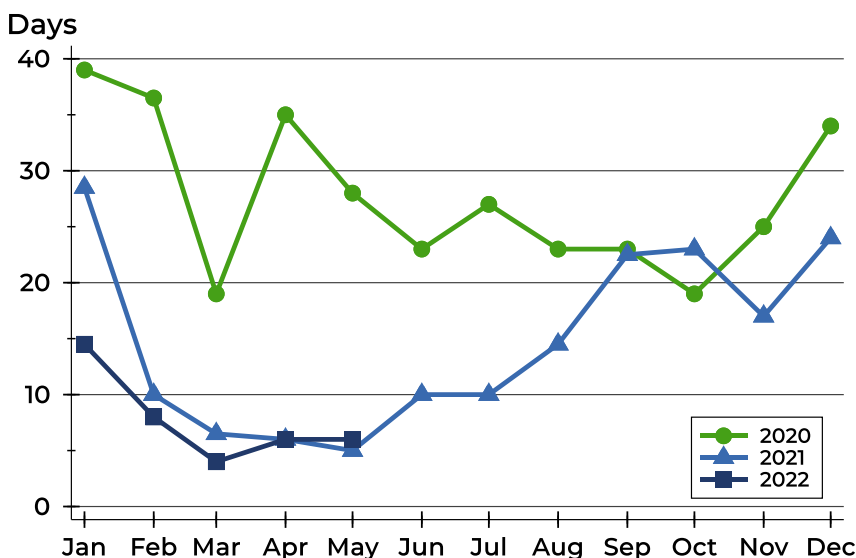
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



Month	2020	2021	2022
January	86	59	<b>49</b>
February	71	41	<b>30</b>
March	53	37	<b>17</b>
April	63	27	<b>21</b>
May	58	19	<b>19</b>
June	57	25	
July	59	25	
August	48	31	
September	60	38	
October	39	39	
November	54	40	
December	57	54	

## Median DOM



Month	2020	2021	2022
January	39	29	<b>15</b>
February	37	10	<b>8</b>
March	19	7	<b>4</b>
April	35	6	<b>6</b>
May	28	5	<b>6</b>
June	23	10	
July	27	10	
August	23	15	
September	23	23	
October	19	23	
November	25	17	
December	34	24	



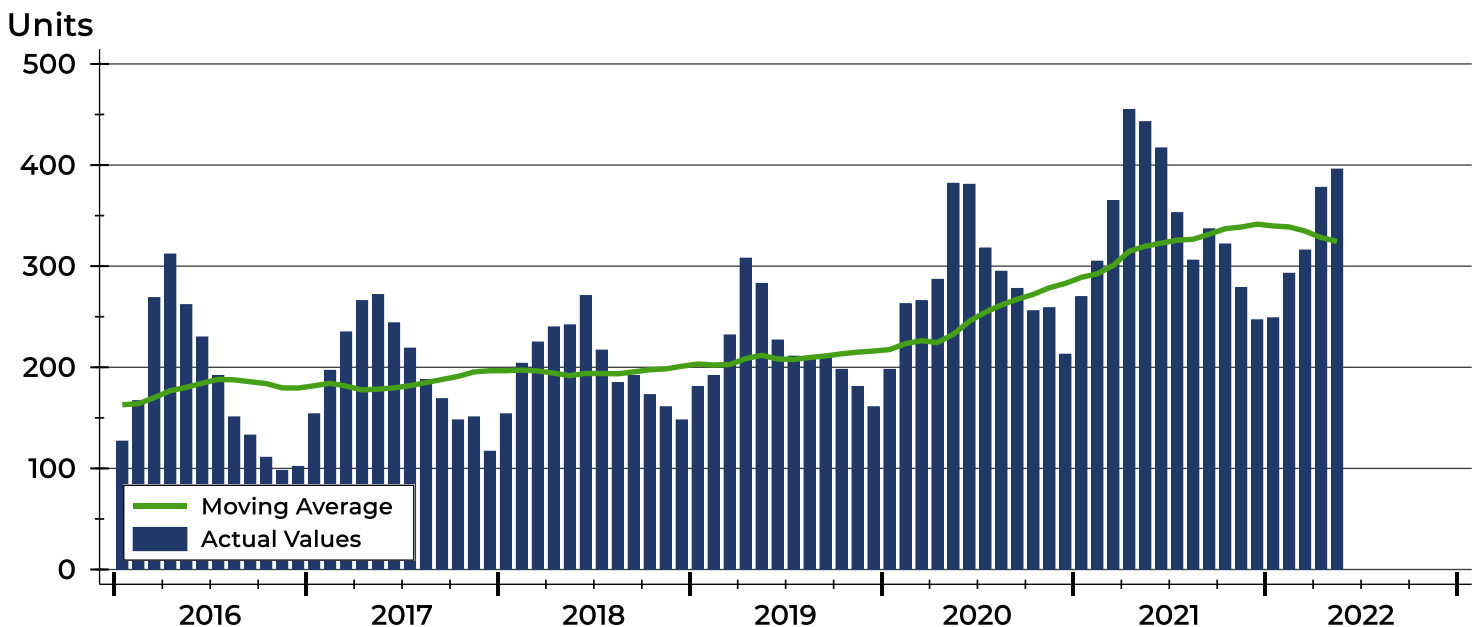
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2022	End of May 2021	Change
Pending Contracts		396	443	-10.6%
Volume (1,000s)		100,550	98,925	1.6%
Average	List Price	253,913	223,306	13.7%
	Days on Market	20	26	-23.1%
	Percent of Original	99.3%	99.3%	0.0%
Median	List Price	235,000	200,000	17.5%
	Days on Market	6	6	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 396 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of May, down from 443 contracts pending at the end of May 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.

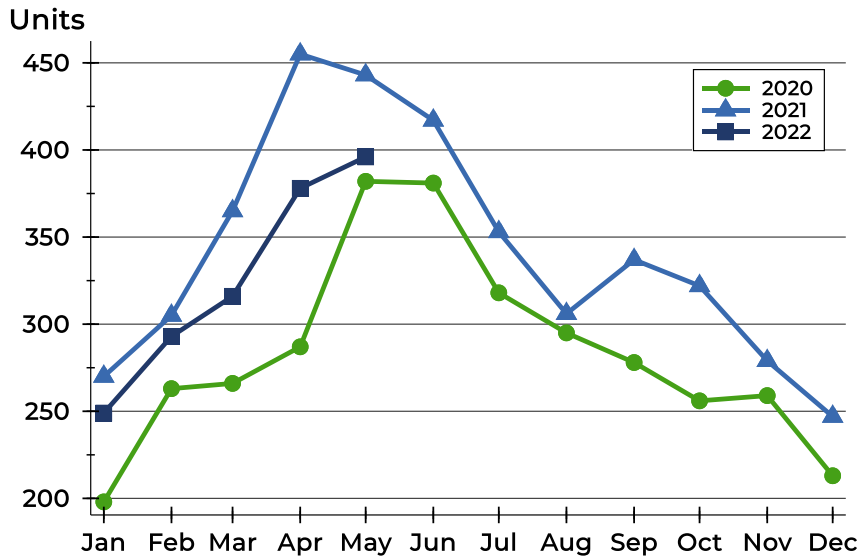
## History of Pending Contracts





# 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>293</b>
<b>March</b>	266	365	<b>316</b>
<b>April</b>	287	455	<b>378</b>
<b>May</b>	382	443	<b>396</b>
<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	

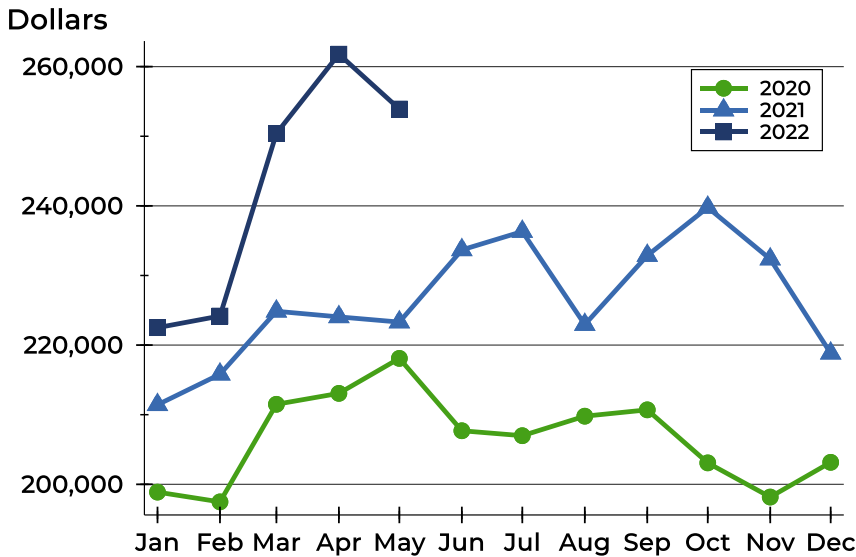
## Pending Contracts by Price Range

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	2	0.5%	38,500	38,500	7	7	100.0%	100.0%
\$50,000-\$99,999	19	4.8%	76,866	84,000	55	38	97.1%	100.0%
\$100,000-\$124,999	19	4.8%	114,179	115,000	32	12	98.0%	100.0%
\$125,000-\$149,999	27	6.8%	138,046	139,000	22	8	98.4%	100.0%
\$150,000-\$174,999	42	10.6%	161,891	160,950	17	6	99.3%	100.0%
\$175,000-\$199,999	49	12.4%	189,193	189,900	8	4	99.7%	100.0%
\$200,000-\$249,999	61	15.4%	227,277	229,000	16	3	99.3%	100.0%
\$250,000-\$299,999	68	17.2%	275,199	275,000	13	4	100.4%	100.0%
\$300,000-\$399,999	68	17.2%	344,430	344,250	20	7	99.0%	100.0%
\$400,000-\$499,999	29	7.3%	437,049	420,000	36	19	99.6%	100.0%
\$500,000-\$749,999	9	2.3%	580,407	565,000	30	10	100.0%	100.0%
\$750,000-\$999,999	2	0.5%	837,000	837,000	4	4	100.0%	100.0%
\$1,000,000 and up	1	0.3%	1,475,000	1,475,000	0	0	100.0%	100.0%



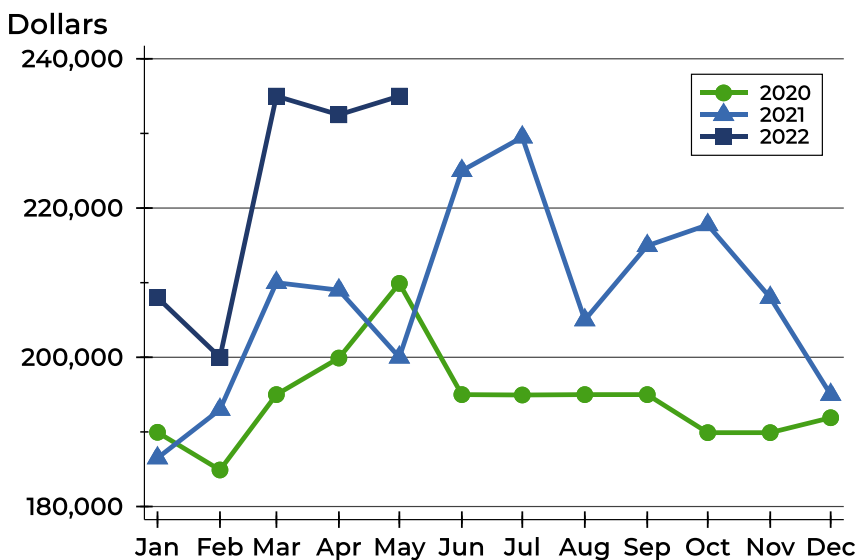
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



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

## Median Price

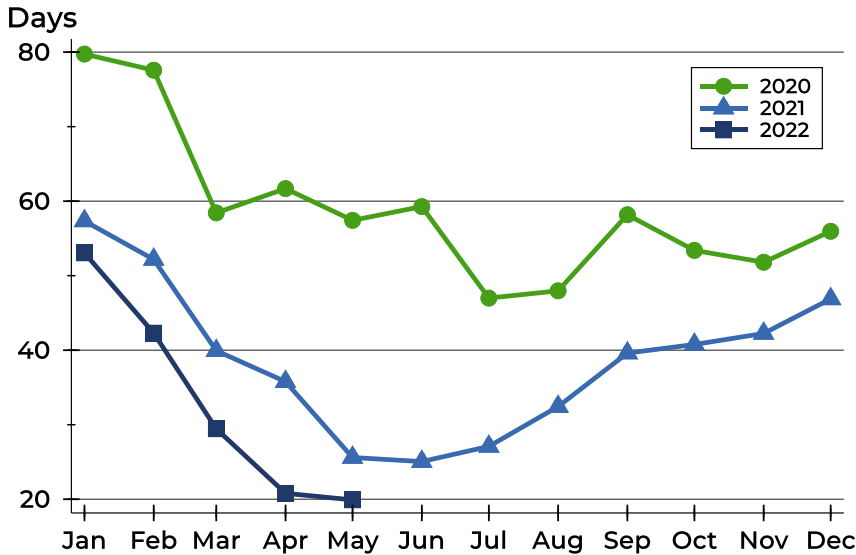


Month	2020	2021	2022
January	189,950	186,500	<b>208,000</b>
February	184,900	193,000	<b>200,000</b>
March	195,000	210,000	<b>235,000</b>
April	199,900	209,000	<b>232,500</b>
May	209,900	200,000	<b>235,000</b>
June	195,000	225,000	
July	194,950	229,500	
August	195,000	205,000	
September	195,000	214,950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



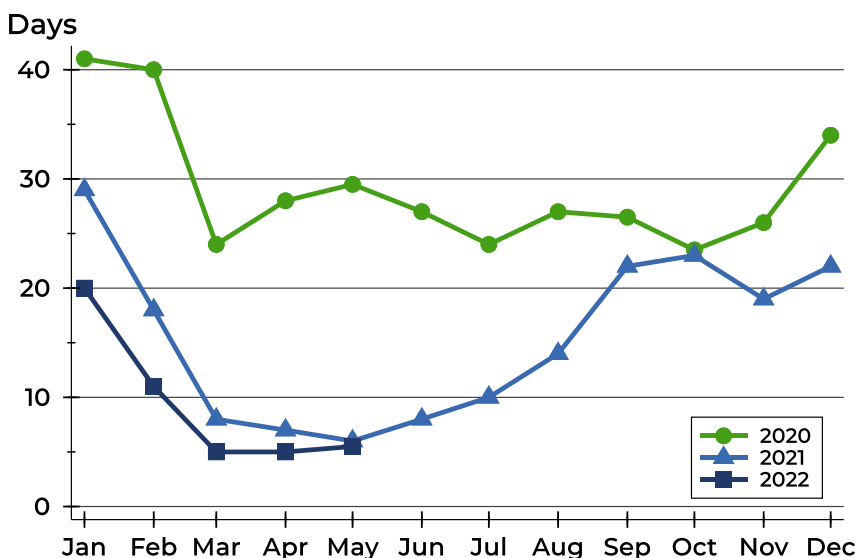
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average DOM



Month	2020	2021	2022
January	80	57	<b>53</b>
February	78	52	<b>42</b>
March	58	40	<b>29</b>
April	62	36	<b>21</b>
May	57	26	<b>20</b>
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	<b>11</b>
March	24	8	<b>5</b>
April	28	7	<b>5</b>
May	30	6	<b>6</b>
June	27	8	
July	24	10	
August	27	14	
September	27	22	
October	24	23	
November	26	19	
December	34	22	