



**October
2023**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Fell in October

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 132 units, compared to 150 units in October 2022. Total sales volume was \$35.5 million, down from a year earlier.

The median sale price in October was \$244,000, up from \$234,000 a year earlier. Homes that sold in October were typically on the market for 23 days and sold for 100.0% of their list prices.

Manhattan MSA Active Listings Up at End of October

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of October was 328 units, up from 292 at the same point in 2022. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$219,450.

During October, a total of 119 contracts were written down from 127 in October 2022. At the end of the month, there were 172 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
 785-776-1203
ae@flinthillsrealtors.net
www.flinthillsrealtors.net



**October
2023**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Summary Statistics

| October MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2023 | 2022 | 2021 | 2023 | 2022 | 2021 |
| Home Sales | | 132 | 150 | 176 | 1,413 | 1,702 | 1,855 |
| Change from prior year | | -12.0% | -14.8% | 3.5% | -17.0% | -8.2% | 17.3% |
| Active Listings | | 328 | 292 | 334 | N/A | N/A | N/A |
| Change from prior year | | 12.3% | -12.6% | -15.9% | | | |
| Months' Supply | | 2.4 | 1.7 | 1.9 | N/A | N/A | N/A |
| Change from prior year | | 41.2% | -10.5% | -26.9% | | | |
| New Listings | | 149 | 143 | 156 | 1,737 | 1,989 | 2,251 |
| Change from prior year | | 4.2% | -8.3% | -15.2% | -12.7% | -11.6% | 11.4% |
| Contracts Written | | 119 | 127 | 178 | 1,475 | 1,687 | 1,954 |
| Change from prior year | | -6.3% | -28.7% | 21.9% | -12.6% | -13.7% | 17.4% |
| Pending Contracts | | 172 | 214 | 322 | N/A | N/A | N/A |
| Change from prior year | | -19.6% | -33.5% | 25.8% | | | |
| Sales Volume (1,000s) | | 35,484 | 37,123 | 40,230 | 361,443 | 405,930 | 408,307 |
| Change from prior year | | -4.4% | -7.7% | 15.0% | -11.0% | -0.6% | 25.9% |
| Average | Sale Price | 268,818 | 247,486 | 228,580 | 255,798 | 238,502 | 220,112 |
| | Change from prior year | 8.6% | 8.3% | 11.1% | 7.3% | 8.4% | 7.3% |
| | List Price of Actives | 259,478 | 267,207 | 244,013 | N/A | N/A | N/A |
| | Change from prior year | -2.9% | 9.5% | 8.7% | | | |
| | Days on Market | 38 | 32 | 39 | 36 | 27 | 35 |
| Change from prior year | 18.8% | -17.9% | -18.8% | 33.3% | -22.9% | -44.4% | |
| Percent of List | 97.3% | 97.7% | 98.4% | 98.7% | 99.5% | 99.2% | |
| Change from prior year | -0.4% | -0.7% | 0.1% | -0.8% | 0.3% | 1.0% | |
| Percent of Original | 95.4% | 96.3% | 96.1% | 97.2% | 98.5% | 98.1% | |
| Change from prior year | -0.9% | 0.2% | -0.5% | -1.3% | 0.4% | 2.0% | |
| Median | Sale Price | 244,000 | 234,000 | 198,750 | 234,000 | 221,000 | 200,000 |
| | Change from prior year | 4.3% | 17.7% | 2.6% | 5.9% | 10.5% | 5.3% |
| | List Price of Actives | 219,450 | 226,000 | 192,750 | N/A | N/A | N/A |
| | Change from prior year | -2.9% | 17.3% | 7.1% | | | |
| | Days on Market | 23 | 20 | 20 | 12 | 9 | 10 |
| Change from prior year | 15.0% | 0.0% | -9.1% | 33.3% | -10.0% | -65.5% | |
| Percent of List | 100.0% | 99.4% | 100.0% | 100.0% | 100.0% | 100.0% | |
| Change from prior year | 0.6% | -0.6% | 0.6% | 0.0% | 0.0% | 1.1% | |
| Percent of Original | 98.0% | 97.6% | 98.6% | 99.5% | 100.0% | 100.0% | |
| Change from prior year | 0.4% | -1.0% | 0.2% | -0.5% | 0.0% | 2.1% | |

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



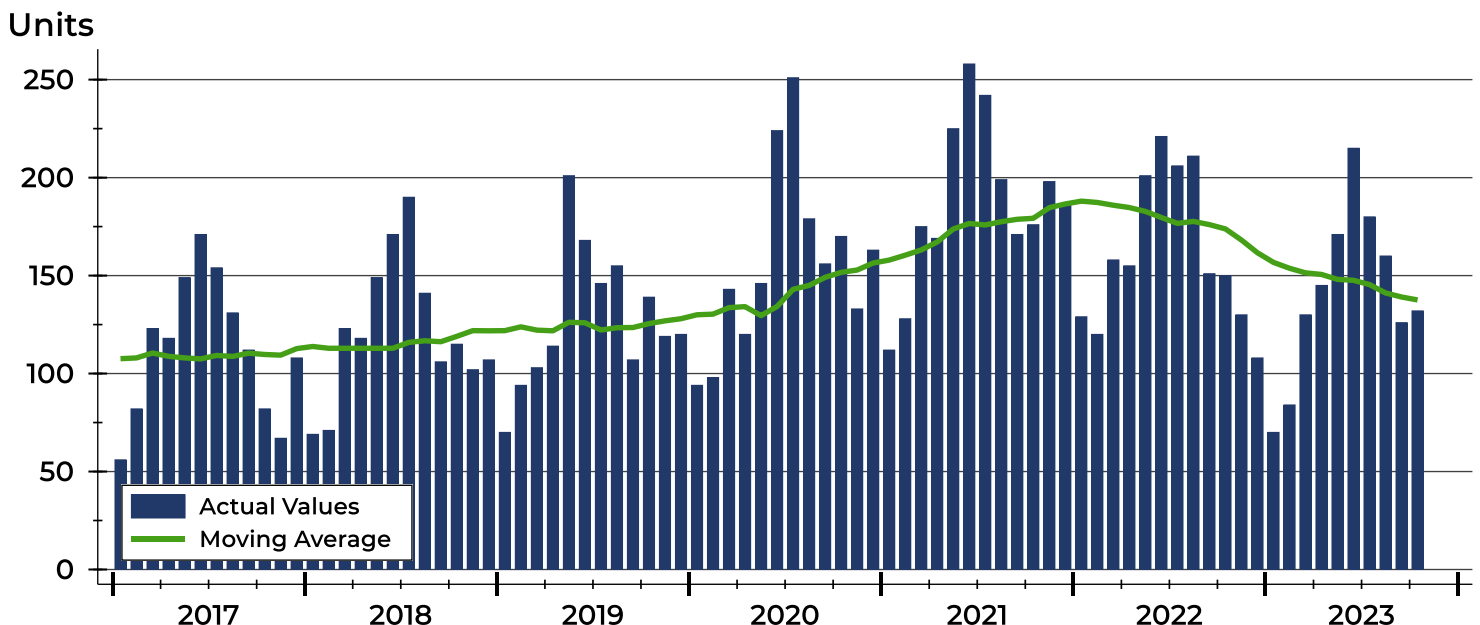
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

| Summary Statistics for Closed Listings | | 2023 | October 2022 | Change | 2023 | Year-to-Date 2022 | Change |
|--|---------------------|---------|--------------|--------|---------|-------------------|--------|
| Closed Listings | | 132 | 150 | -12.0% | 1,413 | 1,702 | -17.0% |
| Volume (1,000s) | | 35,484 | 37,123 | -4.4% | 361,443 | 405,930 | -11.0% |
| Months' Supply | | 2.4 | 1.7 | 41.2% | N/A | N/A | N/A |
| Average | Sale Price | 268,818 | 247,486 | 8.6% | 255,798 | 238,502 | 7.3% |
| | Days on Market | 38 | 32 | 18.8% | 36 | 27 | 33.3% |
| | Percent of List | 97.3% | 97.7% | -0.4% | 98.7% | 99.5% | -0.8% |
| | Percent of Original | 95.4% | 96.3% | -0.9% | 97.2% | 98.5% | -1.3% |
| Median | Sale Price | 244,000 | 234,000 | 4.3% | 234,000 | 221,000 | 5.9% |
| | Days on Market | 23 | 20 | 15.0% | 12 | 9 | 33.3% |
| | Percent of List | 100.0% | 99.4% | 0.6% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 98.0% | 97.6% | 0.4% | 99.5% | 100.0% | -0.5% |

A total of 132 homes sold in the Manhattan-Junction City metropolitan area in October, down from 150 units in October 2022. Total sales volume fell to \$35.5 million compared to \$37.1 million in the previous year.

The median sales price in October was \$244,000, up 4.3% compared to the prior year. Median days on market was 23 days, up from 11 days in September, and up from 20 in October 2022.

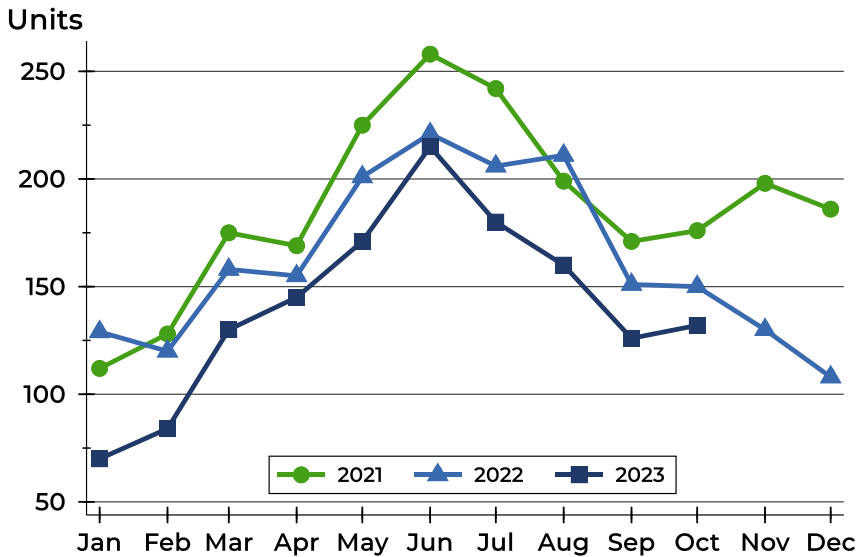
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 112 | 129 | 70 |
| February | 128 | 120 | 84 |
| March | 175 | 158 | 130 |
| April | 169 | 155 | 145 |
| May | 225 | 201 | 171 |
| June | 258 | 221 | 215 |
| July | 242 | 206 | 180 |
| August | 199 | 211 | 160 |
| September | 171 | 151 | 126 |
| October | 176 | 150 | 132 |
| November | 198 | 130 | |
| December | 186 | 108 | |

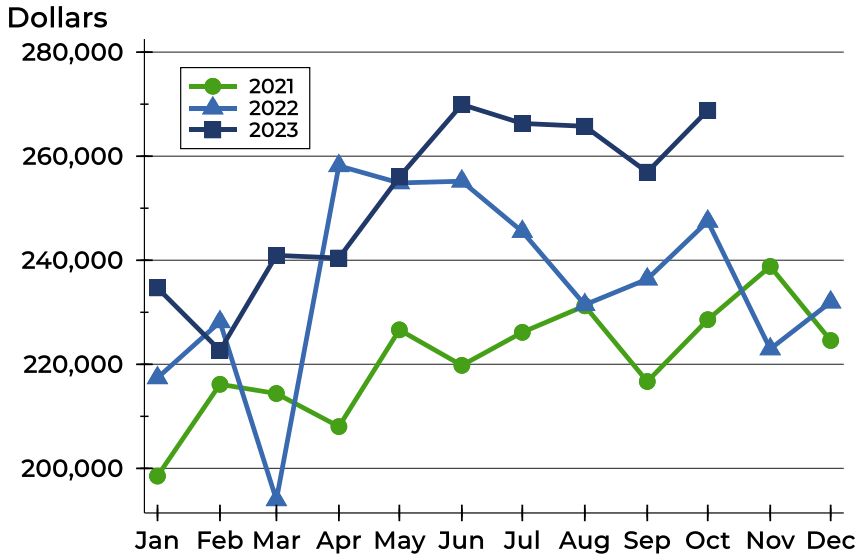
Closed Listings by Price Range

| 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 | 2 | 1.5% | 1.1 | 18,750 | 18,750 | 18 | 18 | 62.6% | 62.6% | 56.3% | 56.3% |
| \$25,000-\$49,999 | 2 | 1.5% | 4.0 | 40,000 | 40,000 | 92 | 92 | 83.9% | 83.9% | 64.5% | 64.5% |
| \$50,000-\$99,999 | 7 | 5.3% | 7.2 | 82,282 | 82,475 | 62 | 41 | 91.5% | 94.7% | 87.3% | 91.9% |
| \$100,000-\$124,999 | 3 | 2.3% | 2.3 | 108,533 | 110,000 | 25 | 24 | 97.6% | 100.0% | 96.0% | 97.8% |
| \$125,000-\$149,999 | 5 | 3.8% | 3.1 | 137,264 | 140,000 | 30 | 8 | 96.3% | 96.6% | 96.3% | 96.6% |
| \$150,000-\$174,999 | 12 | 9.1% | 2.3 | 162,971 | 161,950 | 27 | 15 | 95.7% | 99.6% | 94.3% | 99.6% |
| \$175,000-\$199,999 | 12 | 9.1% | 1.6 | 186,417 | 187,750 | 10 | 3 | 99.4% | 100.0% | 99.2% | 100.0% |
| \$200,000-\$249,999 | 24 | 18.2% | 1.7 | 218,960 | 216,250 | 33 | 34 | 98.0% | 100.0% | 96.7% | 97.1% |
| \$250,000-\$299,999 | 19 | 14.4% | 2.1 | 267,600 | 265,000 | 32 | 26 | 98.2% | 100.0% | 95.6% | 97.7% |
| \$300,000-\$399,999 | 30 | 22.7% | 1.8 | 348,818 | 351,500 | 37 | 22 | 99.6% | 100.0% | 97.8% | 100.0% |
| \$400,000-\$499,999 | 10 | 7.6% | 2.7 | 437,300 | 432,500 | 87 | 67 | 99.9% | 100.0% | 98.6% | 100.0% |
| \$500,000-\$749,999 | 4 | 3.0% | 3.5 | 588,500 | 589,500 | 46 | 7 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.8% | 7.5 | 815,000 | 815,000 | 5 | 5 | 95.9% | 95.9% | 95.9% | 95.9% |
| \$1,000,000 and up | 1 | 0.8% | 18.0 | 1,240,000 | 1,240,000 | 45 | 45 | 95.5% | 95.5% | 95.5% | 95.5% |



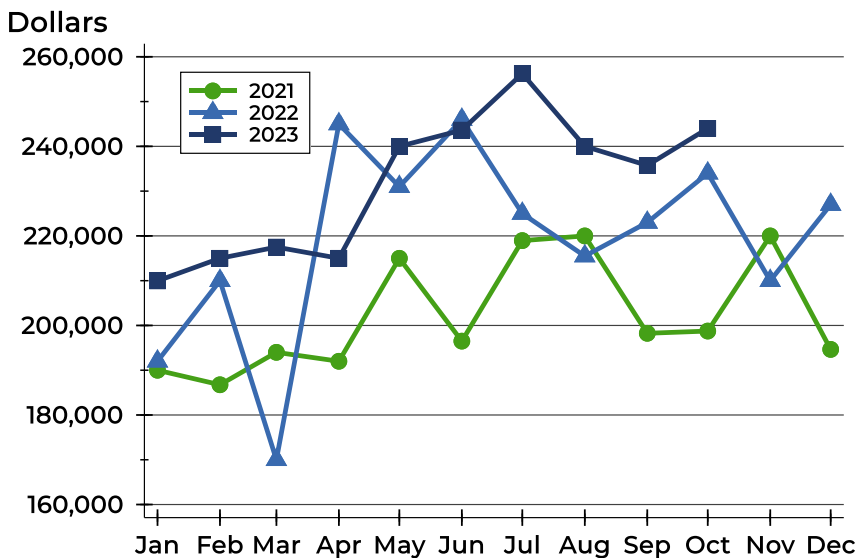
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 198,521 | 217,391 | 234,691 |
| February | 216,160 | 228,158 | 222,667 |
| March | 214,389 | 193,945 | 240,937 |
| April | 208,029 | 258,150 | 240,432 |
| May | 226,626 | 254,866 | 256,015 |
| June | 219,799 | 255,188 | 269,933 |
| July | 226,145 | 245,513 | 266,296 |
| August | 231,247 | 231,445 | 265,756 |
| September | 216,697 | 236,376 | 256,932 |
| October | 228,580 | 247,486 | 268,818 |
| November | 238,812 | 222,947 | |
| December | 224,583 | 231,945 | |

Median Price

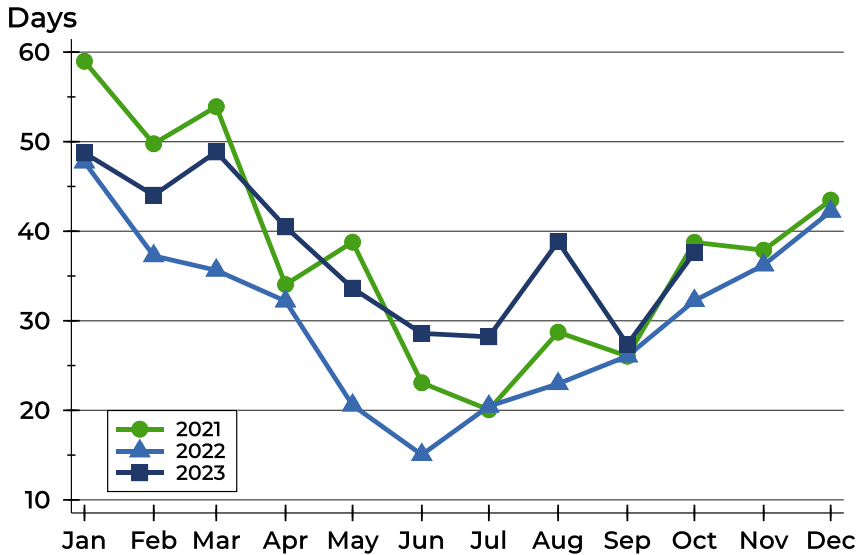


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 190,000 | 192,000 | 209,950 |
| February | 186,750 | 210,000 | 215,000 |
| March | 194,000 | 170,000 | 217,500 |
| April | 192,000 | 245,000 | 215,000 |
| May | 215,000 | 231,000 | 240,000 |
| June | 196,500 | 246,000 | 243,628 |
| July | 218,950 | 225,000 | 256,250 |
| August | 220,000 | 215,500 | 240,000 |
| September | 198,250 | 223,000 | 235,750 |
| October | 198,750 | 234,000 | 244,000 |
| November | 220,000 | 210,000 | |
| December | 194,650 | 227,000 | |



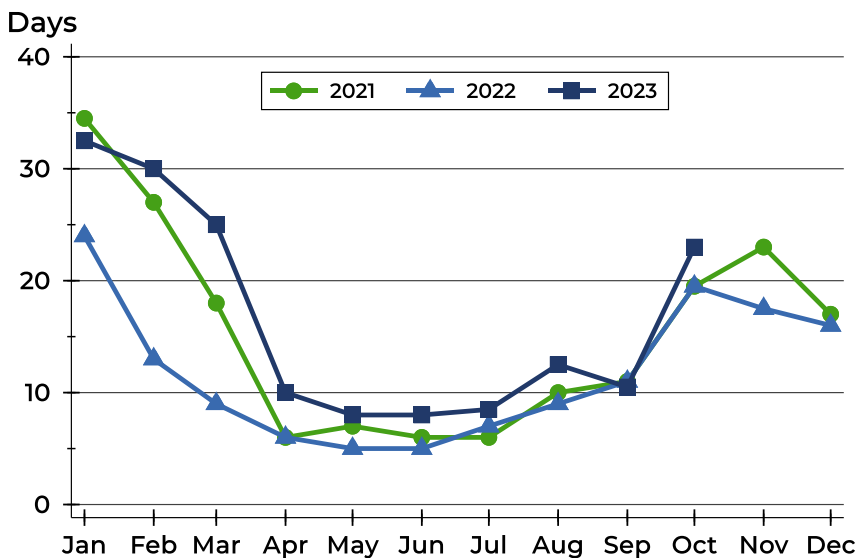
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 59 | 48 | 49 |
| February | 50 | 37 | 44 |
| March | 54 | 36 | 49 |
| April | 34 | 32 | 40 |
| May | 39 | 21 | 34 |
| June | 23 | 15 | 29 |
| July | 20 | 20 | 28 |
| August | 29 | 23 | 39 |
| September | 26 | 26 | 27 |
| October | 39 | 32 | 38 |
| November | 38 | 36 | |
| December | 43 | 42 | |

Median DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 35 | 24 | 33 |
| February | 27 | 13 | 30 |
| March | 18 | 9 | 25 |
| April | 6 | 6 | 10 |
| May | 7 | 5 | 8 |
| June | 6 | 5 | 8 |
| July | 6 | 7 | 9 |
| August | 10 | 9 | 13 |
| September | 11 | 11 | 11 |
| October | 20 | 20 | 23 |
| November | 23 | 18 | |
| December | 17 | 16 | |



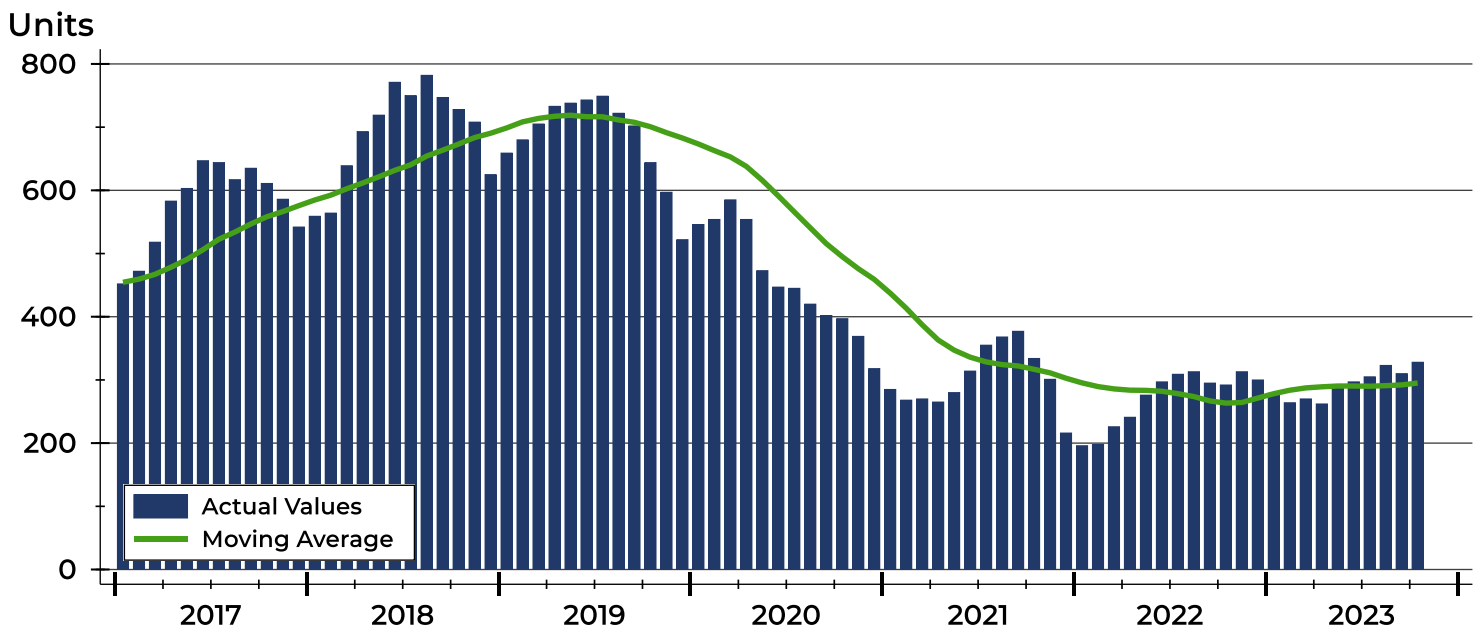
Manhattan-Junction City Metropolitan Area Active Listings Analysis

| Summary Statistics for Active Listings | | 2023 | End of October 2022 | Change |
|--|---------------------|---------|---------------------|--------|
| Active Listings | | 328 | 292 | 12.3% |
| Volume (1,000s) | | 85,109 | 78,025 | 9.1% |
| Months' Supply | | 2.4 | 1.7 | 41.2% |
| Average | List Price | 259,478 | 267,207 | -2.9% |
| | Days on Market | 74 | 74 | 0.0% |
| | Percent of Original | 97.3% | 97.5% | -0.2% |
| Median | List Price | 219,450 | 226,000 | -2.9% |
| | Days on Market | 51 | 59 | -13.6% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 328 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of October. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of October was \$219,450, down 2.9% from 2022. The typical time on market for active listings was 51 days, down from 59 days a year earlier.

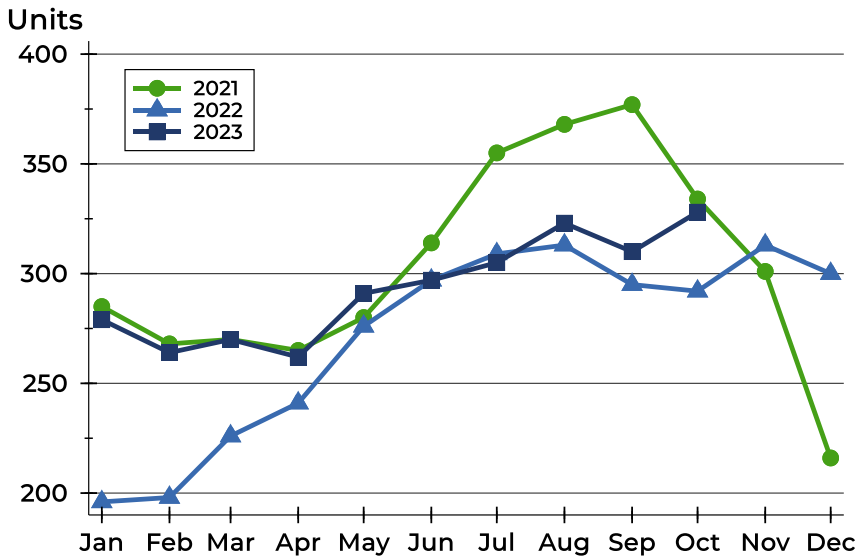
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 285 | 196 | 279 |
| February | 268 | 198 | 264 |
| March | 270 | 226 | 270 |
| April | 265 | 241 | 262 |
| May | 280 | 276 | 291 |
| June | 314 | 297 | 297 |
| July | 355 | 309 | 305 |
| August | 368 | 313 | 323 |
| September | 377 | 295 | 310 |
| October | 334 | 292 | 328 |
| November | 301 | 313 | |
| December | 216 | 300 | |

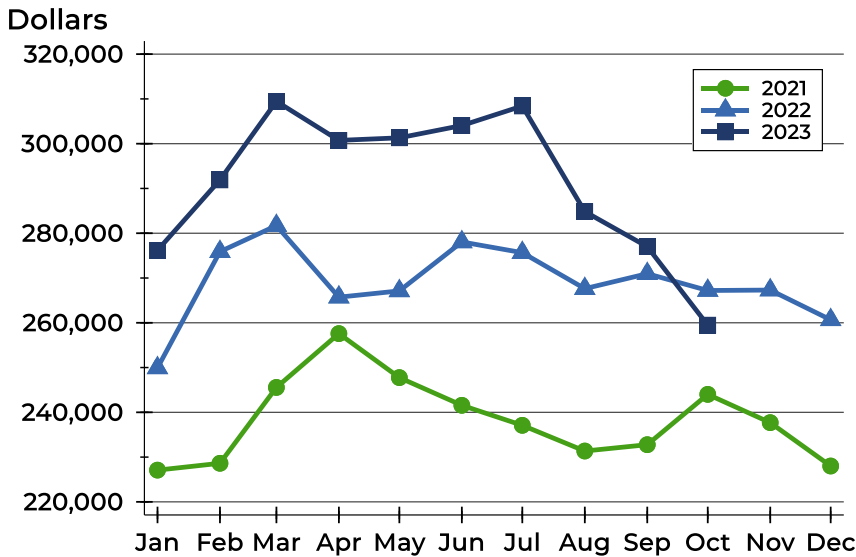
Active Listings by Price Range

| 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 | 0.3% | 1.1 | 17,000 | 17,000 | 72 | 72 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 5 | 1.5% | 4.0 | 35,960 | 30,000 | 88 | 57 | 76.2% | 72.7% |
| \$50,000-\$99,999 | 44 | 13.4% | 7.2 | 79,575 | 81,250 | 89 | 54 | 95.6% | 100.0% |
| \$100,000-\$124,999 | 17 | 5.2% | 2.3 | 113,106 | 115,000 | 73 | 40 | 96.9% | 100.0% |
| \$125,000-\$149,999 | 30 | 9.1% | 3.1 | 136,663 | 135,950 | 62 | 57 | 97.5% | 100.0% |
| \$150,000-\$174,999 | 31 | 9.5% | 2.3 | 163,155 | 162,900 | 50 | 52 | 97.6% | 100.0% |
| \$175,000-\$199,999 | 22 | 6.7% | 1.6 | 186,441 | 185,000 | 66 | 39 | 98.1% | 100.0% |
| \$200,000-\$249,999 | 42 | 12.8% | 1.7 | 226,470 | 225,000 | 77 | 56 | 98.5% | 100.0% |
| \$250,000-\$299,999 | 41 | 12.5% | 2.1 | 277,216 | 275,000 | 61 | 45 | 98.2% | 100.0% |
| \$300,000-\$399,999 | 48 | 14.6% | 1.8 | 348,346 | 349,000 | 66 | 45 | 98.3% | 100.0% |
| \$400,000-\$499,999 | 21 | 6.4% | 2.7 | 450,809 | 444,999 | 98 | 83 | 97.3% | 97.9% |
| \$500,000-\$749,999 | 18 | 5.5% | 3.5 | 583,465 | 572,450 | 78 | 66 | 98.9% | 100.0% |
| \$750,000-\$999,999 | 5 | 1.5% | 7.5 | 887,400 | 925,000 | 172 | 27 | 94.7% | 100.0% |
| \$1,000,000 and up | 3 | 0.9% | 18.0 | 1,408,000 | 1,200,000 | 189 | 141 | 97.3% | 100.0% |



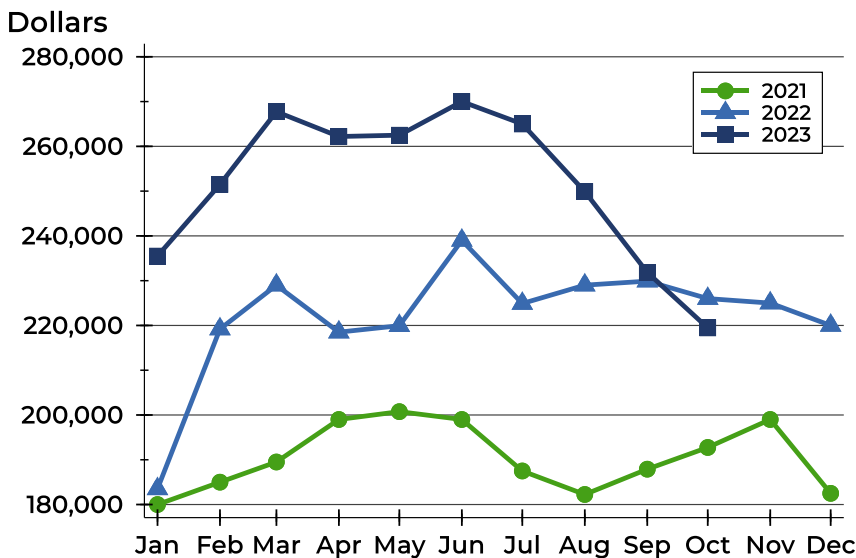
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 227,091 | 249,926 | 276,180 |
| February | 228,620 | 275,890 | 291,908 |
| March | 245,563 | 281,697 | 309,461 |
| April | 257,581 | 265,728 | 300,739 |
| May | 247,757 | 267,124 | 301,315 |
| June | 241,571 | 278,058 | 304,058 |
| July | 237,100 | 275,667 | 308,421 |
| August | 231,354 | 267,620 | 284,838 |
| September | 232,771 | 270,961 | 277,000 |
| October | 244,013 | 267,207 | 259,478 |
| November | 237,696 | 267,307 | |
| December | 228,010 | 260,664 | |

Median Price

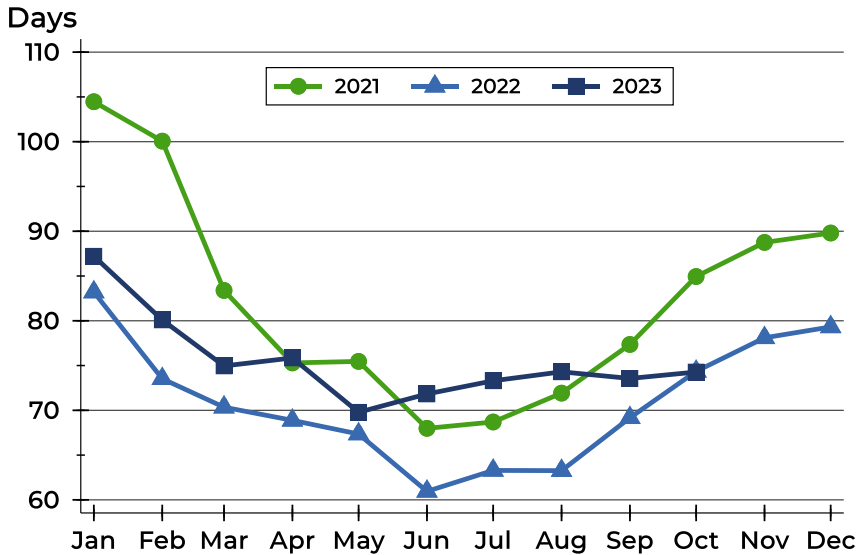


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 180,000 | 183,500 | 235,500 |
| February | 185,000 | 219,200 | 251,500 |
| March | 189,500 | 229,000 | 267,750 |
| April | 199,000 | 218,500 | 262,200 |
| May | 200,750 | 219,950 | 262,500 |
| June | 199,000 | 239,000 | 270,000 |
| July | 187,499 | 224,900 | 265,000 |
| August | 182,250 | 229,000 | 249,900 |
| September | 187,900 | 229,900 | 231,850 |
| October | 192,750 | 226,000 | 219,450 |
| November | 199,000 | 225,000 | |
| December | 182,500 | 220,000 | |



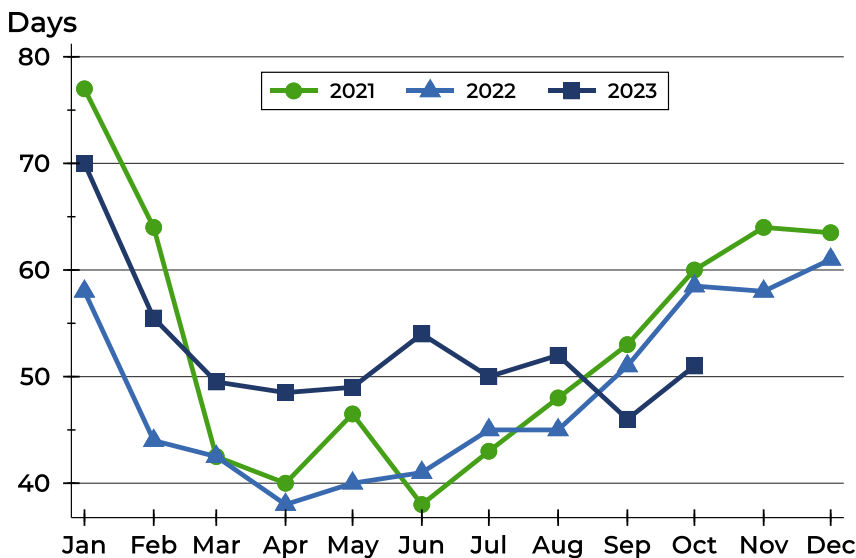
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 104 | 83 | 87 |
| February | 100 | 74 | 80 |
| March | 83 | 70 | 75 |
| April | 75 | 69 | 76 |
| May | 75 | 67 | 70 |
| June | 68 | 61 | 72 |
| July | 69 | 63 | 73 |
| August | 72 | 63 | 74 |
| September | 77 | 69 | 74 |
| October | 85 | 74 | 74 |
| November | 89 | 78 | |
| December | 90 | 79 | |

Median DOM

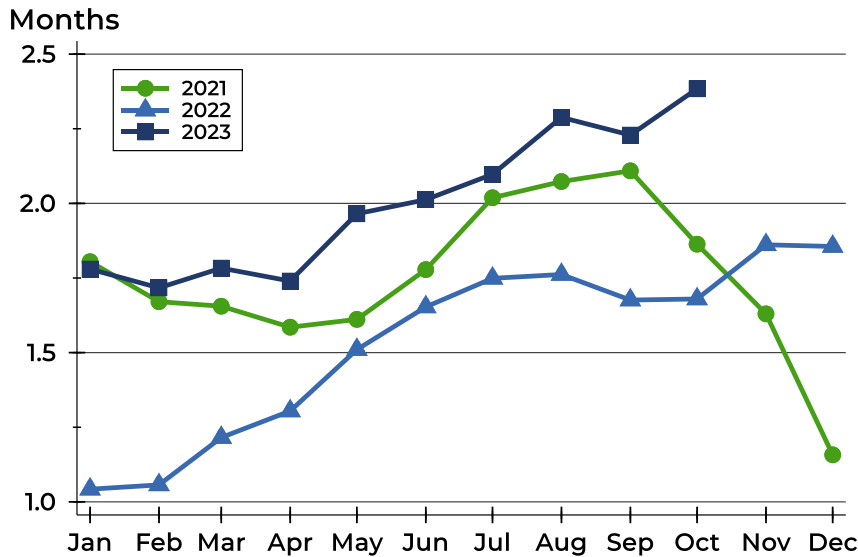


| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 77 | 58 | 70 |
| February | 64 | 44 | 56 |
| March | 43 | 43 | 50 |
| April | 40 | 38 | 49 |
| May | 47 | 40 | 49 |
| June | 38 | 41 | 54 |
| July | 43 | 45 | 50 |
| August | 48 | 45 | 52 |
| September | 53 | 51 | 46 |
| October | 60 | 59 | 51 |
| November | 64 | 58 | |
| December | 64 | 61 | |



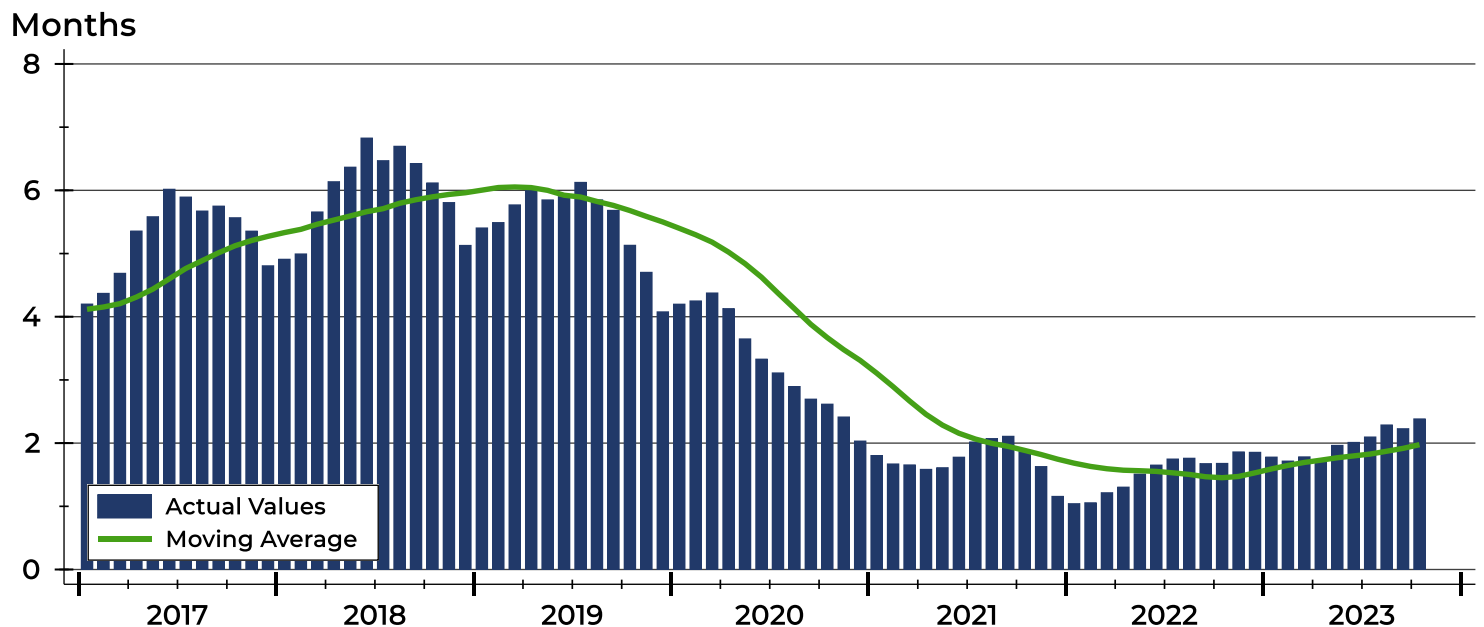
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 1.8 | 1.0 | 1.8 |
| February | 1.7 | 1.1 | 1.7 |
| March | 1.7 | 1.2 | 1.8 |
| April | 1.6 | 1.3 | 1.7 |
| May | 1.6 | 1.5 | 2.0 |
| June | 1.8 | 1.7 | 2.0 |
| July | 2.0 | 1.7 | 2.1 |
| August | 2.1 | 1.8 | 2.3 |
| September | 2.1 | 1.7 | 2.2 |
| October | 1.9 | 1.7 | 2.4 |
| November | 1.6 | 1.9 | |
| December | 1.2 | 1.9 | |

History of Month's Supply





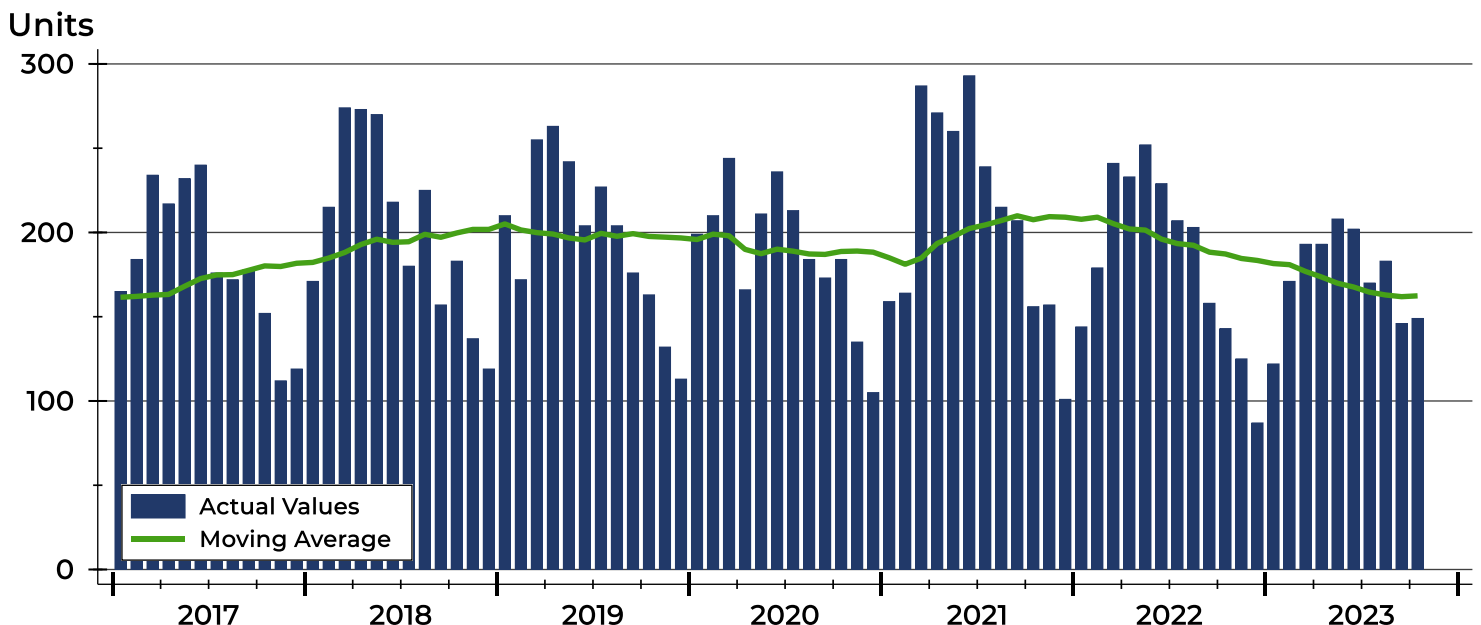
Manhattan-Junction City Metropolitan Area New Listings Analysis

| Summary Statistics for New Listings | | 2023 | October 2022 | Change |
|-------------------------------------|--------------------|---------|--------------|--------|
| Current Month | New Listings | 149 | 143 | 4.2% |
| | Volume (1,000s) | 36,271 | 34,237 | 5.9% |
| | Average List Price | 243,432 | 239,422 | 1.7% |
| | Median List Price | 219,900 | 220,000 | 0.0% |
| Year-to-Date | New Listings | 1,737 | 1,989 | -12.7% |
| | Volume (1,000s) | 459,159 | 500,293 | -8.2% |
| | Average List Price | 264,340 | 251,530 | 5.1% |
| | Median List Price | 239,900 | 229,900 | 4.3% |

A total of 149 new listings were added in the Manhattan-Junction City metropolitan area during October, up 4.2% from the same month in 2022. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,737 new listings.

The median list price of these homes was \$219,900 down from \$220,000 in 2022.

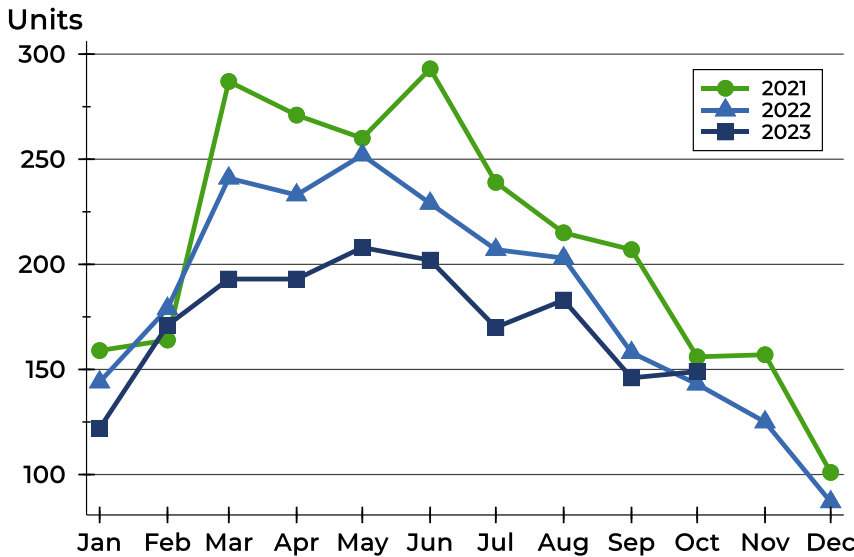
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 159 | 144 | 122 |
| February | 164 | 179 | 171 |
| March | 287 | 241 | 193 |
| April | 271 | 233 | 193 |
| May | 260 | 252 | 208 |
| June | 293 | 229 | 202 |
| July | 239 | 207 | 170 |
| August | 215 | 203 | 183 |
| September | 207 | 158 | 146 |
| October | 156 | 143 | 149 |
| November | 157 | 125 | |
| December | 101 | 87 | |

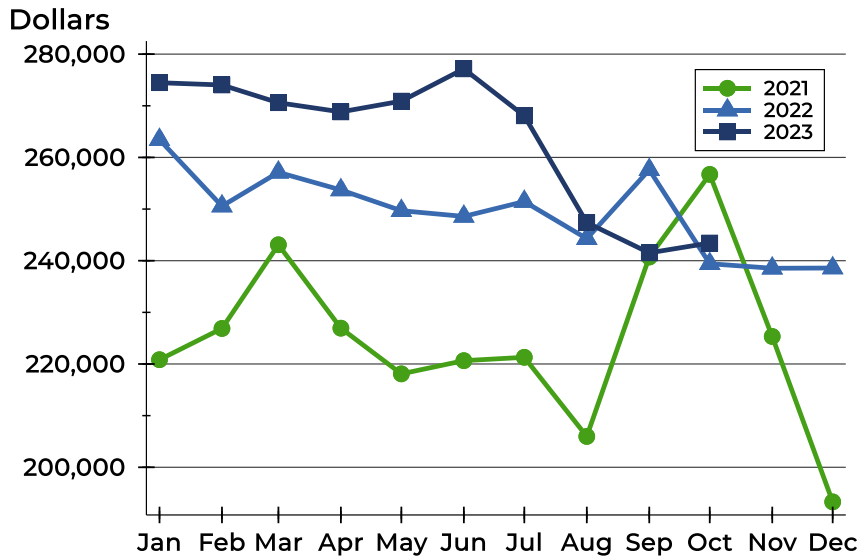
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.7% | 20,000 | 20,000 | 7 | 7 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 2 | 1.3% | 39,950 | 39,950 | 19 | 19 | 85.1% | 85.1% |
| \$50,000-\$99,999 | 17 | 11.4% | 86,053 | 87,500 | 31 | 35 | 99.2% | 100.0% |
| \$100,000-\$124,999 | 4 | 2.7% | 111,500 | 113,500 | 15 | 14 | 96.4% | 98.6% |
| \$125,000-\$149,999 | 15 | 10.1% | 138,120 | 138,000 | 18 | 17 | 99.5% | 100.0% |
| \$150,000-\$174,999 | 15 | 10.1% | 166,013 | 169,000 | 15 | 13 | 99.8% | 100.0% |
| \$175,000-\$199,999 | 13 | 8.7% | 184,223 | 185,000 | 21 | 22 | 99.3% | 100.0% |
| \$200,000-\$249,999 | 18 | 12.1% | 226,003 | 224,950 | 16 | 15 | 99.2% | 100.0% |
| \$250,000-\$299,999 | 25 | 16.8% | 275,222 | 275,000 | 14 | 13 | 99.8% | 100.0% |
| \$300,000-\$399,999 | 25 | 16.8% | 344,652 | 349,000 | 18 | 16 | 99.1% | 100.0% |
| \$400,000-\$499,999 | 9 | 6.0% | 445,767 | 430,000 | 17 | 16 | 98.8% | 100.0% |
| \$500,000-\$749,999 | 2 | 1.3% | 587,450 | 587,450 | 15 | 15 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 3 | 2.0% | 851,333 | 879,000 | 24 | 23 | 100.0% | 100.0% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



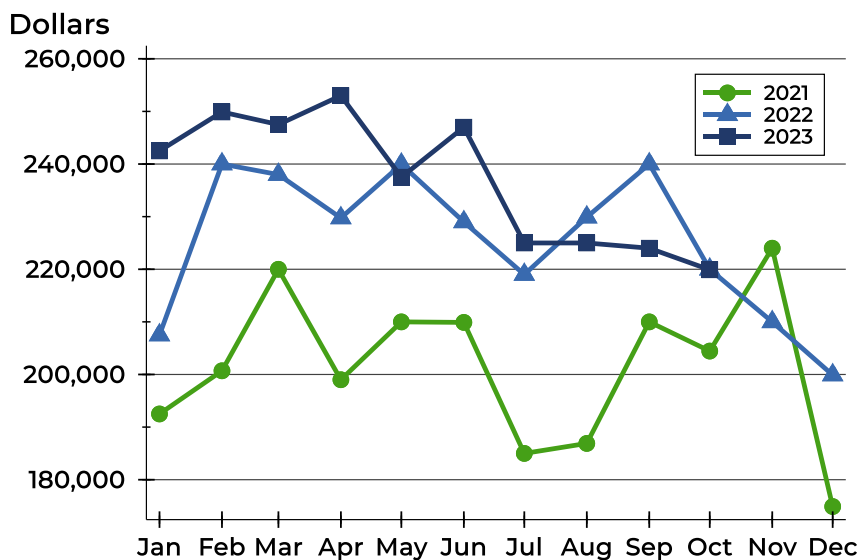
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 220,835 | 263,448 | 274,468 |
| February | 226,880 | 250,575 | 274,033 |
| March | 243,090 | 257,117 | 270,595 |
| April | 226,937 | 253,704 | 268,819 |
| May | 218,091 | 249,689 | 270,905 |
| June | 220,645 | 248,579 | 277,151 |
| July | 221,297 | 251,460 | 268,061 |
| August | 205,980 | 244,276 | 247,382 |
| September | 240,720 | 257,618 | 241,521 |
| October | 256,716 | 239,422 | 243,432 |
| November | 225,330 | 238,542 | |
| December | 193,303 | 238,582 | |

Median Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 192,500 | 207,500 | 242,500 |
| February | 200,700 | 240,000 | 249,900 |
| March | 220,000 | 238,000 | 247,500 |
| April | 199,000 | 229,750 | 253,000 |
| May | 210,000 | 239,950 | 237,500 |
| June | 209,900 | 229,000 | 247,000 |
| July | 185,000 | 219,000 | 225,000 |
| August | 186,900 | 229,900 | 225,000 |
| September | 210,000 | 240,000 | 224,000 |
| October | 204,450 | 220,000 | 219,900 |
| November | 224,000 | 210,000 | |
| December | 174,900 | 199,900 | |



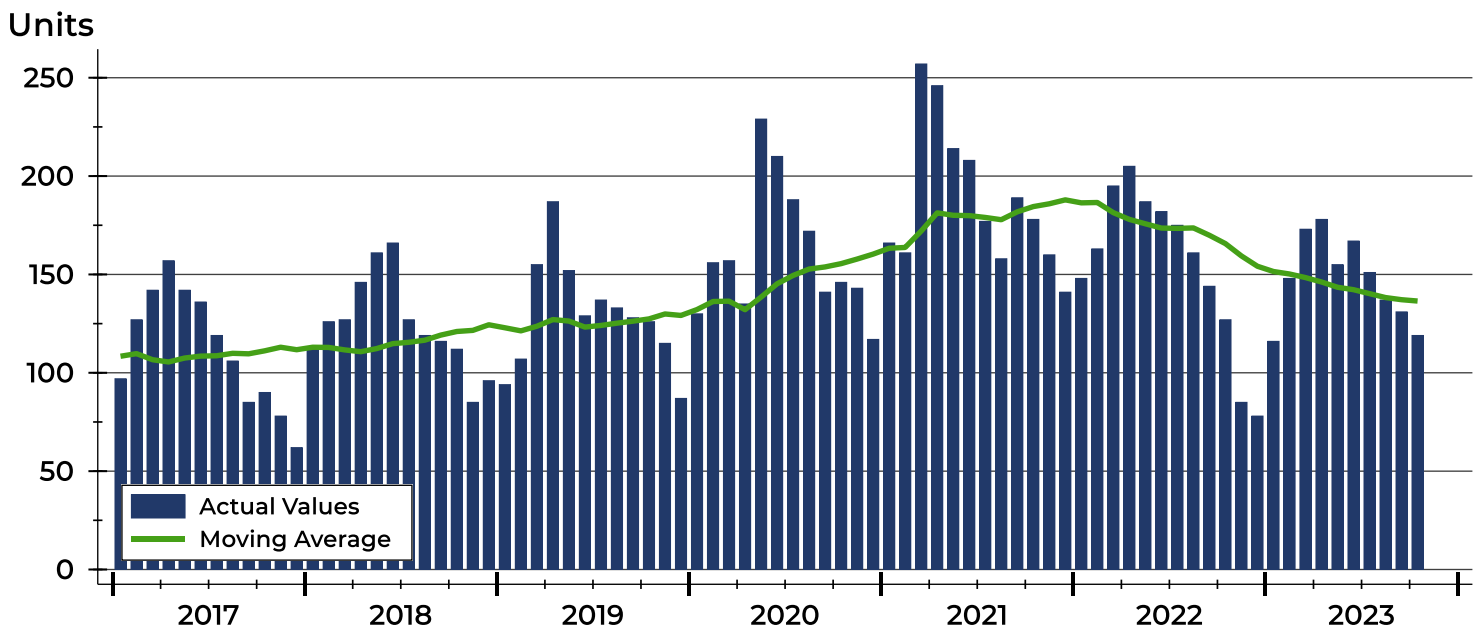
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

| Summary Statistics for Contracts Written | | 2023 | October 2022 | Change | 2023 | Year-to-Date 2022 | Change |
|--|---------------------|---------|--------------|--------|---------|-------------------|--------|
| Contracts Written | | 119 | 127 | -6.3% | 1,475 | 1,687 | -12.6% |
| Volume (1,000s) | | 29,384 | 29,763 | -1.3% | 381,286 | 404,070 | -5.6% |
| Average | Sale Price | 246,927 | 234,355 | 5.4% | 258,499 | 239,520 | 7.9% |
| | Days on Market | 41 | 33 | 24.2% | 36 | 26 | 38.5% |
| | Percent of Original | 97.1% | 96.0% | 1.1% | 97.3% | 98.4% | -1.1% |
| Median | Sale Price | 235,000 | 217,000 | 8.3% | 235,000 | 222,400 | 5.7% |
| | Days on Market | 23 | 14 | 64.3% | 13 | 8 | 62.5% |
| | Percent of Original | 100.0% | 98.8% | 1.2% | 100.0% | 100.0% | 0.0% |

A total of 119 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of October, down from 127 in 2022. The median list price of these homes was \$235,000, up from \$217,000 the prior year.

Half of the homes that went under contract in October were on the market less than 23 days, compared to 14 days in October 2022.

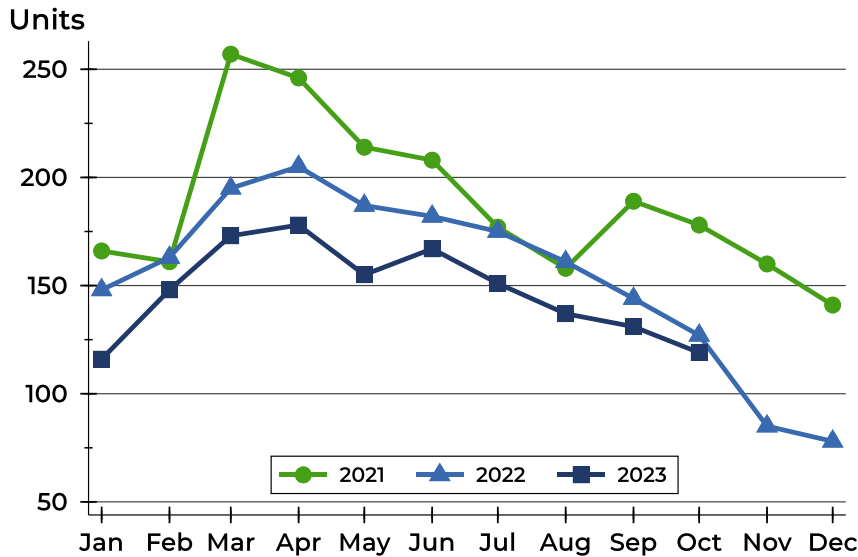
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 166 | 148 | 116 |
| February | 161 | 163 | 148 |
| March | 257 | 195 | 173 |
| April | 246 | 205 | 178 |
| May | 214 | 187 | 155 |
| June | 208 | 182 | 167 |
| July | 177 | 175 | 151 |
| August | 158 | 161 | 137 |
| September | 189 | 144 | 131 |
| October | 178 | 127 | 119 |
| November | 160 | 85 | |
| December | 141 | 78 | |

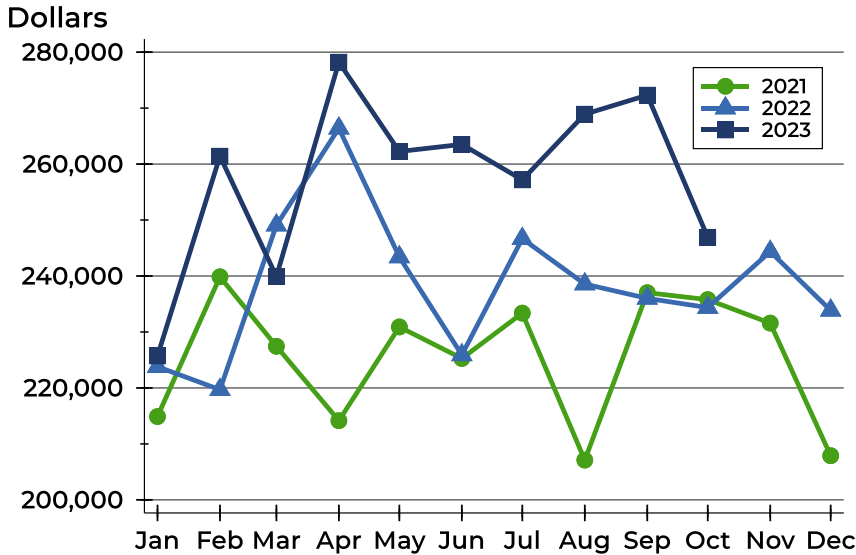
Contracts Written by Price Range

| 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 | 0.8% | 20,000 | 20,000 | 7 | 7 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 2 | 1.7% | 34,700 | 34,700 | 30 | 30 | 92.7% | 92.7% |
| \$50,000-\$99,999 | 6 | 5.0% | 72,483 | 69,950 | 70 | 64 | 90.8% | 91.7% |
| \$100,000-\$124,999 | 5 | 4.2% | 110,800 | 112,000 | 22 | 22 | 99.1% | 100.0% |
| \$125,000-\$149,999 | 14 | 11.8% | 135,900 | 135,000 | 36 | 26 | 95.5% | 100.0% |
| \$150,000-\$174,999 | 11 | 9.2% | 165,509 | 165,000 | 22 | 8 | 97.5% | 100.0% |
| \$175,000-\$199,999 | 10 | 8.4% | 191,075 | 192,475 | 19 | 15 | 99.3% | 100.0% |
| \$200,000-\$249,999 | 17 | 14.3% | 224,906 | 215,900 | 41 | 23 | 98.7% | 100.0% |
| \$250,000-\$299,999 | 23 | 19.3% | 278,257 | 279,950 | 23 | 13 | 98.4% | 100.0% |
| \$300,000-\$399,999 | 19 | 16.0% | 350,334 | 349,900 | 72 | 52 | 96.2% | 98.7% |
| \$400,000-\$499,999 | 5 | 4.2% | 442,500 | 440,000 | 57 | 19 | 97.3% | 95.9% |
| \$500,000-\$749,999 | 6 | 5.0% | 596,650 | 604,950 | 75 | 57 | 95.5% | 98.1% |
| \$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 |



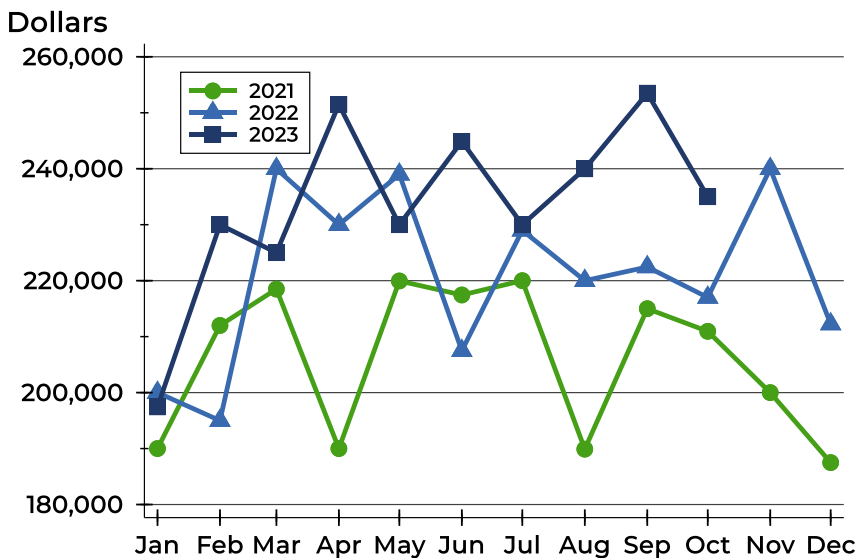
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 214,887 | 223,795 | 225,720 |
| February | 239,856 | 219,692 | 261,413 |
| March | 227,443 | 249,081 | 239,909 |
| April | 214,153 | 266,400 | 278,205 |
| May | 230,907 | 243,398 | 262,244 |
| June | 225,273 | 225,904 | 263,522 |
| July | 233,371 | 246,682 | 257,181 |
| August | 207,110 | 238,561 | 268,914 |
| September | 237,022 | 236,006 | 272,313 |
| October | 235,780 | 234,355 | 246,927 |
| November | 231,587 | 244,362 | |
| December | 207,895 | 233,866 | |

Median Price

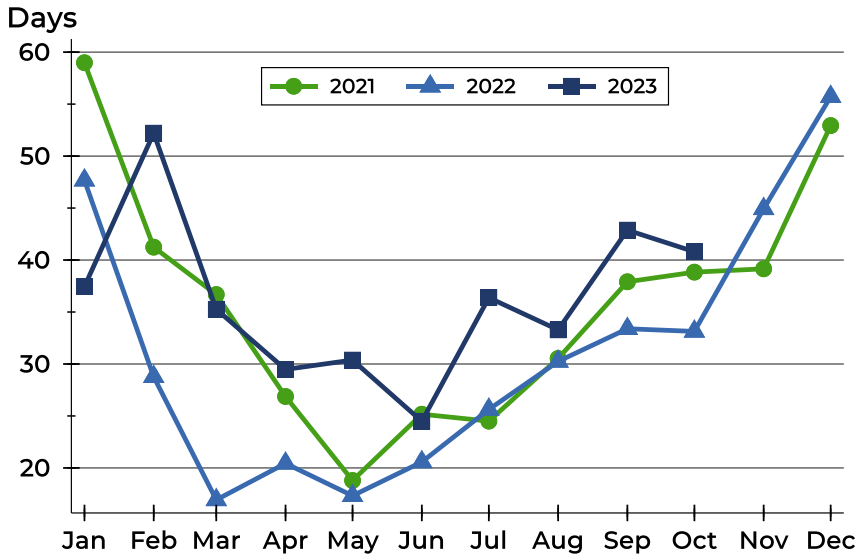


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 190,000 | 200,000 | 197,450 |
| February | 212,000 | 195,000 | 230,000 |
| March | 218,500 | 240,000 | 225,000 |
| April | 190,000 | 230,000 | 251,500 |
| May | 219,950 | 239,000 | 230,000 |
| June | 217,450 | 207,500 | 244,900 |
| July | 220,000 | 229,000 | 230,000 |
| August | 189,900 | 220,000 | 240,000 |
| September | 215,000 | 222,450 | 253,500 |
| October | 210,950 | 217,000 | 235,000 |
| November | 200,000 | 240,000 | |
| December | 187,500 | 212,250 | |



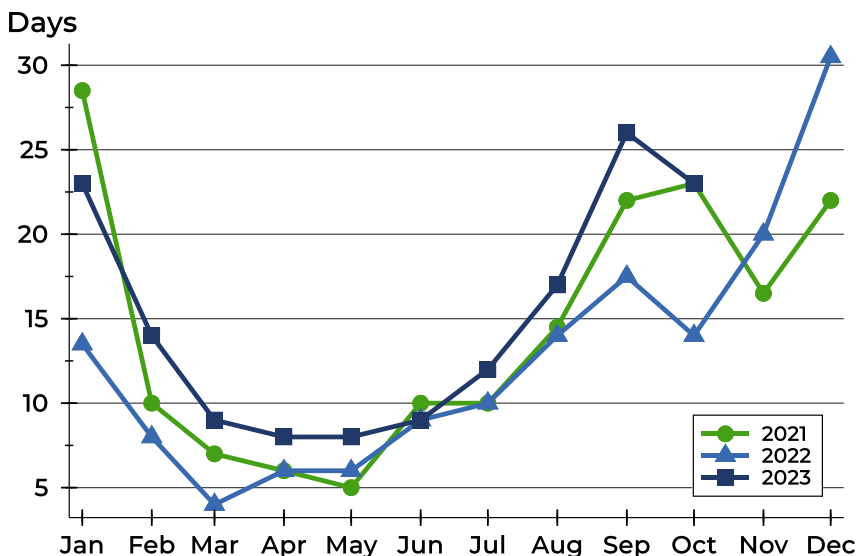
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 59 | 48 | 37 |
| February | 41 | 29 | 52 |
| March | 37 | 17 | 35 |
| April | 27 | 20 | 29 |
| May | 19 | 17 | 30 |
| June | 25 | 21 | 24 |
| July | 25 | 26 | 36 |
| August | 31 | 30 | 33 |
| September | 38 | 33 | 43 |
| October | 39 | 33 | 41 |
| November | 39 | 45 | |
| December | 53 | 56 | |

Median DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 29 | 14 | 23 |
| February | 10 | 8 | 14 |
| March | 7 | 4 | 9 |
| April | 6 | 6 | 8 |
| May | 5 | 6 | 8 |
| June | 10 | 9 | 9 |
| July | 10 | 10 | 12 |
| August | 15 | 14 | 17 |
| September | 22 | 18 | 26 |
| October | 23 | 14 | 23 |
| November | 17 | 20 | |
| December | 22 | 31 | |



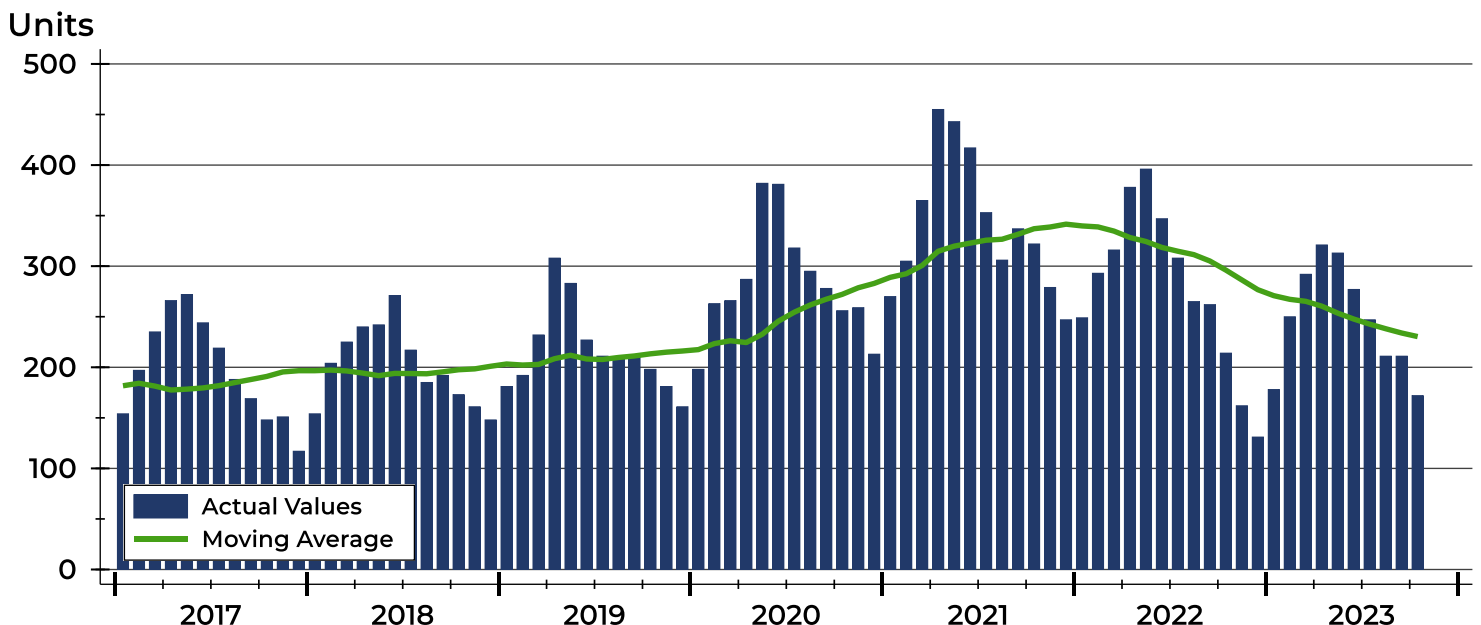
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of October | | |
|--|---------------------|----------------|---------|--------|
| | | 2023 | 2022 | Change |
| Pending Contracts | | 172 | 214 | -19.6% |
| Volume (1,000s) | | 43,226 | 48,992 | -11.8% |
| Average | List Price | 251,315 | 228,933 | 9.8% |
| | Days on Market | 43 | 38 | 13.2% |
| | Percent of Original | 97.9% | 97.9% | 0.0% |
| Median | List Price | 230,000 | 213,500 | 7.7% |
| | Days on Market | 24 | 20 | 20.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 172 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of October, down from 214 contracts pending at the end of October 2022.

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.

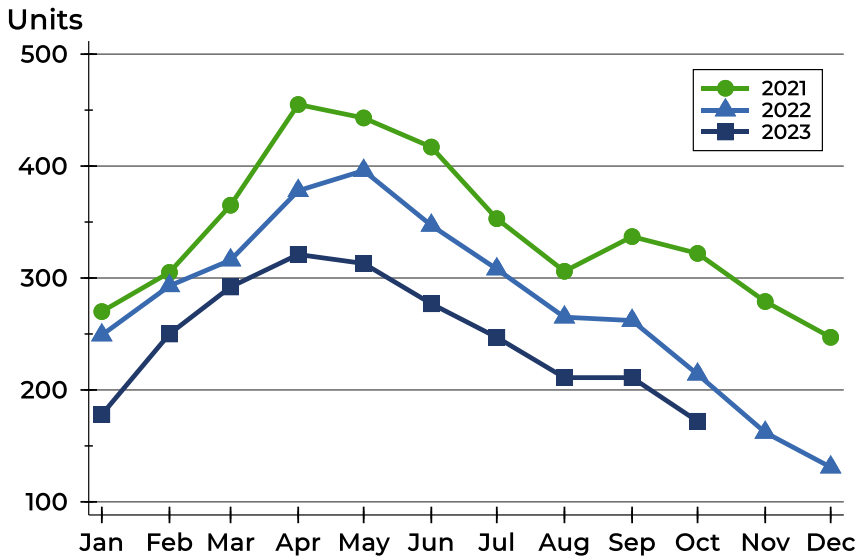
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 270 | 249 | 178 |
| February | 305 | 293 | 250 |
| March | 365 | 316 | 292 |
| April | 455 | 378 | 321 |
| May | 443 | 396 | 313 |
| June | 417 | 347 | 277 |
| July | 353 | 308 | 247 |
| August | 306 | 265 | 211 |
| September | 337 | 262 | 211 |
| October | 322 | 214 | 172 |
| November | 279 | 162 | |
| December | 247 | 131 | |

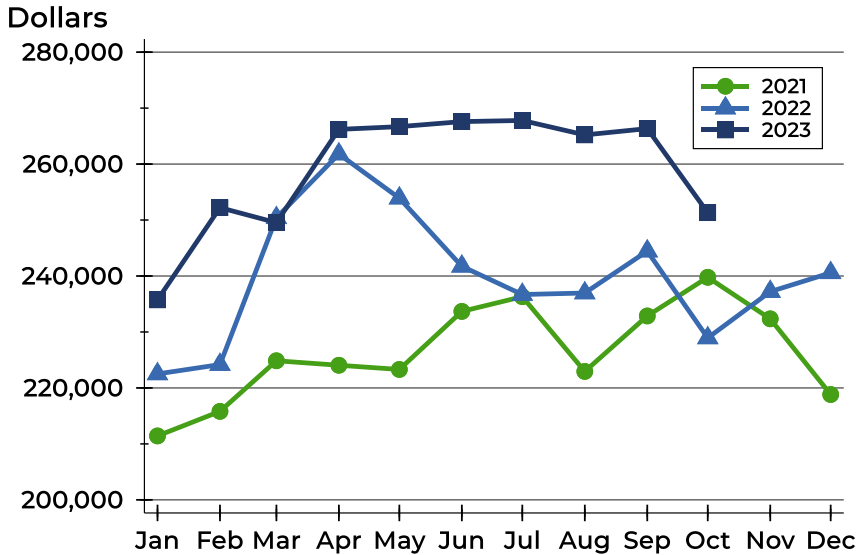
Pending Contracts by Price Range

| 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 | 0.6% | 20,000 | 20,000 | 7 | 7 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 2 | 1.2% | 34,700 | 34,700 | 30 | 30 | 92.7% | 92.7% |
| \$50,000-\$99,999 | 8 | 4.7% | 72,475 | 69,950 | 78 | 71 | 93.8% | 100.0% |
| \$100,000-\$124,999 | 8 | 4.7% | 111,125 | 111,500 | 25 | 24 | 98.7% | 100.0% |
| \$125,000-\$149,999 | 21 | 12.2% | 136,438 | 135,000 | 34 | 24 | 97.0% | 100.0% |
| \$150,000-\$174,999 | 16 | 9.3% | 164,706 | 165,000 | 27 | 10 | 97.6% | 100.0% |
| \$175,000-\$199,999 | 10 | 5.8% | 191,675 | 194,975 | 25 | 22 | 98.6% | 100.0% |
| \$200,000-\$249,999 | 32 | 18.6% | 224,353 | 222,450 | 42 | 18 | 98.4% | 100.0% |
| \$250,000-\$299,999 | 25 | 14.5% | 277,960 | 279,900 | 24 | 14 | 100.1% | 100.0% |
| \$300,000-\$399,999 | 30 | 17.4% | 348,712 | 348,950 | 57 | 49 | 96.6% | 99.1% |
| \$400,000-\$499,999 | 12 | 7.0% | 450,200 | 449,750 | 75 | 18 | 99.7% | 100.0% |
| \$500,000-\$749,999 | 7 | 4.1% | 608,375 | 615,000 | 73 | 56 | 97.1% | 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 |



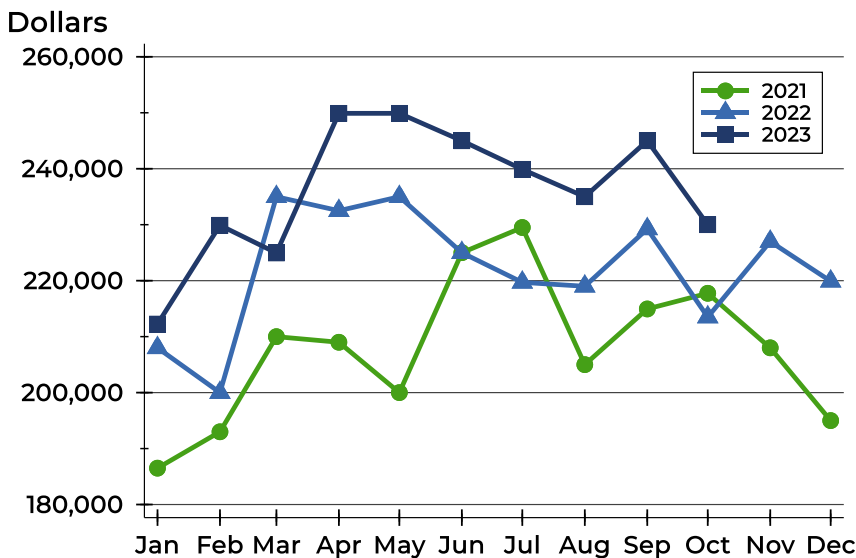
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 211,428 | 222,503 | 235,738 |
| February | 215,814 | 224,175 | 252,214 |
| March | 224,857 | 250,403 | 249,534 |
| April | 224,052 | 261,792 | 266,204 |
| May | 223,306 | 253,913 | 266,687 |
| June | 233,676 | 241,739 | 267,592 |
| July | 236,311 | 236,693 | 267,798 |
| August | 222,949 | 236,966 | 265,212 |
| September | 232,862 | 244,446 | 266,339 |
| October | 239,771 | 228,933 | 251,315 |
| November | 232,353 | 237,206 | |
| December | 218,829 | 240,575 | |

Median Price

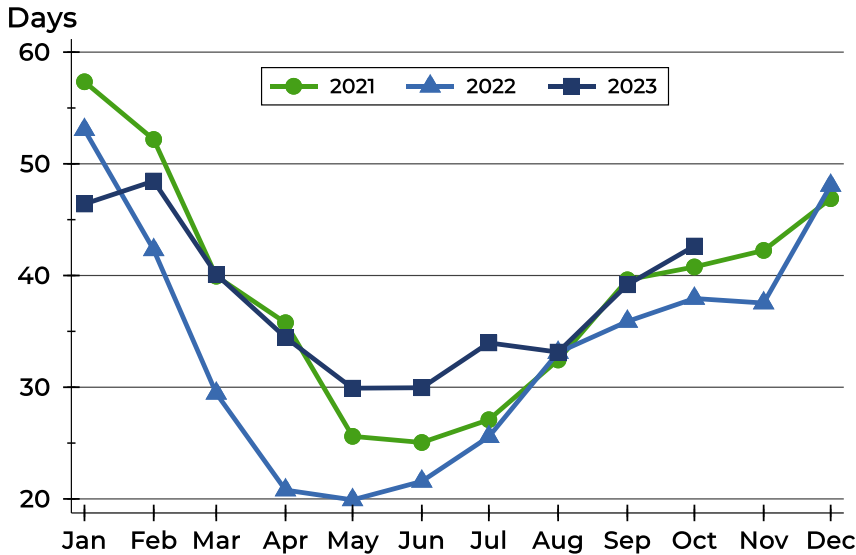


| Month | 2021 | 2022 | 2023 |
|-----------|---------|---------|---------|
| January | 186,500 | 208,000 | 212,250 |
| February | 193,000 | 200,000 | 229,900 |
| March | 210,000 | 235,000 | 224,950 |
| April | 209,000 | 232,500 | 249,900 |
| May | 200,000 | 235,000 | 249,900 |
| June | 225,000 | 225,000 | 245,000 |
| July | 229,500 | 219,700 | 239,900 |
| August | 205,000 | 219,000 | 235,000 |
| September | 214,950 | 229,250 | 245,000 |
| October | 217,750 | 213,500 | 230,000 |
| November | 208,000 | 227,000 | |
| December | 195,000 | 219,900 | |



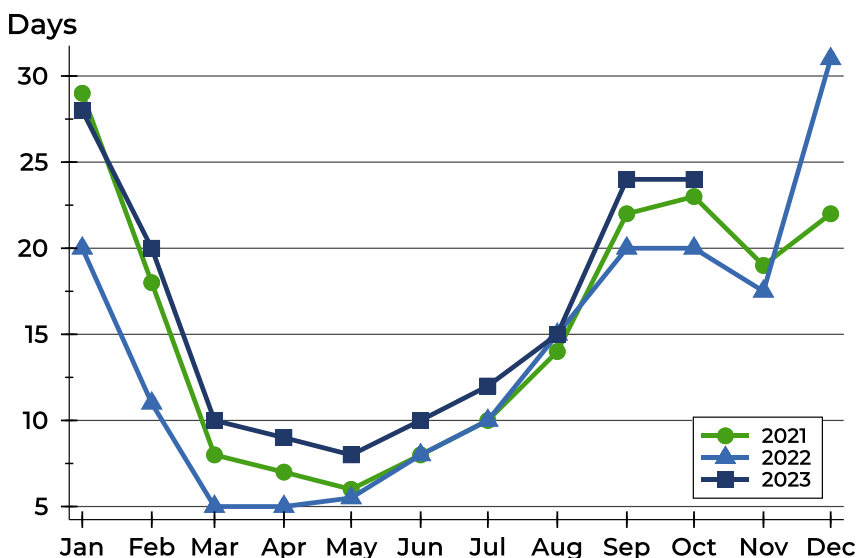
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 57 | 53 | 46 |
| February | 52 | 42 | 48 |
| March | 40 | 29 | 40 |
| April | 36 | 21 | 34 |
| May | 26 | 20 | 30 |
| June | 25 | 22 | 30 |
| July | 27 | 26 | 34 |
| August | 32 | 33 | 33 |
| September | 40 | 36 | 39 |
| October | 41 | 38 | 43 |
| November | 42 | 38 | |
| December | 47 | 48 | |

Median DOM



| Month | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 29 | 20 | 28 |
| February | 18 | 11 | 20 |
| March | 8 | 5 | 10 |
| April | 7 | 5 | 9 |
| May | 6 | 6 | 8 |
| June | 8 | 8 | 10 |
| July | 10 | 10 | 12 |
| August | 14 | 15 | 15 |
| September | 22 | 20 | 24 |
| October | 23 | 20 | 24 |
| November | 19 | 18 | |
| December | 22 | 31 | |