



**February
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 February

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 76 units, compared to 120 units in February 2022. Total sales volume was \$16.6 million, down from a year earlier.

The median sale price in February was \$205,000, down from \$210,000 a year earlier. Homes that sold in February were typically on the market for 29 days and sold for 98.5% of their list prices.

Manhattan MSA Active Listings Up at End of February

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of February was 264 units, up from 198 at the same point in 2022. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$251,500.

During February, a total of 159 contracts were written down from 163 in February 2022. At the end of the month, there were 250 contracts still pending.

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Flint Hills MLS Statistics



**FLINT HILLS
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Manhattan-Junction City Metropolitan Area Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		76	120	128	145	249	240
Change from prior year		-36.7%	-6.3%	30.6%	-41.8%	3.8%	25.0%
Active Listings		264	198	268	N/A	N/A	N/A
Change from prior year		33.3%	-26.1%	-51.6%			
Months' Supply		1.7	1.1	1.7	N/A	N/A	N/A
Change from prior year		54.5%	-35.3%	-60.5%			
New Listings		162	179	164	281	323	323
Change from prior year		-9.5%	9.1%	-21.9%	-13.0%	0.0%	-21.0%
Contracts Written		159	163	161	275	311	327
Change from prior year		-2.5%	1.2%	3.2%	-11.6%	-4.9%	14.3%
Pending Contracts		250	293	305	N/A	N/A	N/A
Change from prior year		-14.7%	-3.9%	16.0%			
Sales Volume (1,000s)		16,645	27,379	27,668	32,884	55,422	49,903
Change from prior year		-39.2%	-1.0%	59.1%	-40.7%	11.1%	39.3%
Average	Sale Price	219,019	228,158	216,160	226,785	222,580	207,929
	Change from prior year	-4.0%	5.6%	21.8%	1.9%	7.0%	11.5%
	List Price of Actives	291,908	275,890	228,620	N/A	N/A	N/A
	Change from prior year	5.8%	20.7%	7.1%			
	Days on Market	41	37	50	45	43	54
Change from prior year	10.8%	-26.0%	-34.2%	4.7%	-20.4%	-37.9%	
Percent of List	99.0%	99.7%	97.9%	97.7%	98.8%	97.5%	
Change from prior year	-0.7%	1.8%	-0.6%	-1.1%	1.3%	-1.1%	
Percent of Original	96.9%	98.2%	96.5%	95.3%	96.9%	96.1%	
Change from prior year	-1.3%	1.8%	0.7%	-1.7%	0.8%	0.5%	
Median	Sale Price	205,000	210,000	186,750	210,000	203,000	189,450
	Change from prior year	-2.4%	12.4%	13.2%	3.4%	7.2%	7.0%
	List Price of Actives	251,500	219,200	185,000	N/A	N/A	N/A
	Change from prior year	14.7%	18.5%	5.7%			
	Days on Market	29	13	27	29	20	29
Change from prior year	123.1%	-51.9%	-28.9%	45.0%	-31.0%	-49.1%	
Percent of List	98.5%	100.0%	99.5%	98.6%	100.0%	99.3%	
Change from prior year	-1.5%	0.5%	0.2%	-1.4%	0.7%	0.5%	
Percent of Original	97.7%	100.0%	98.9%	97.1%	99.3%	98.7%	
Change from prior year	-2.3%	1.1%	1.4%	-2.2%	0.6%	1.4%	

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



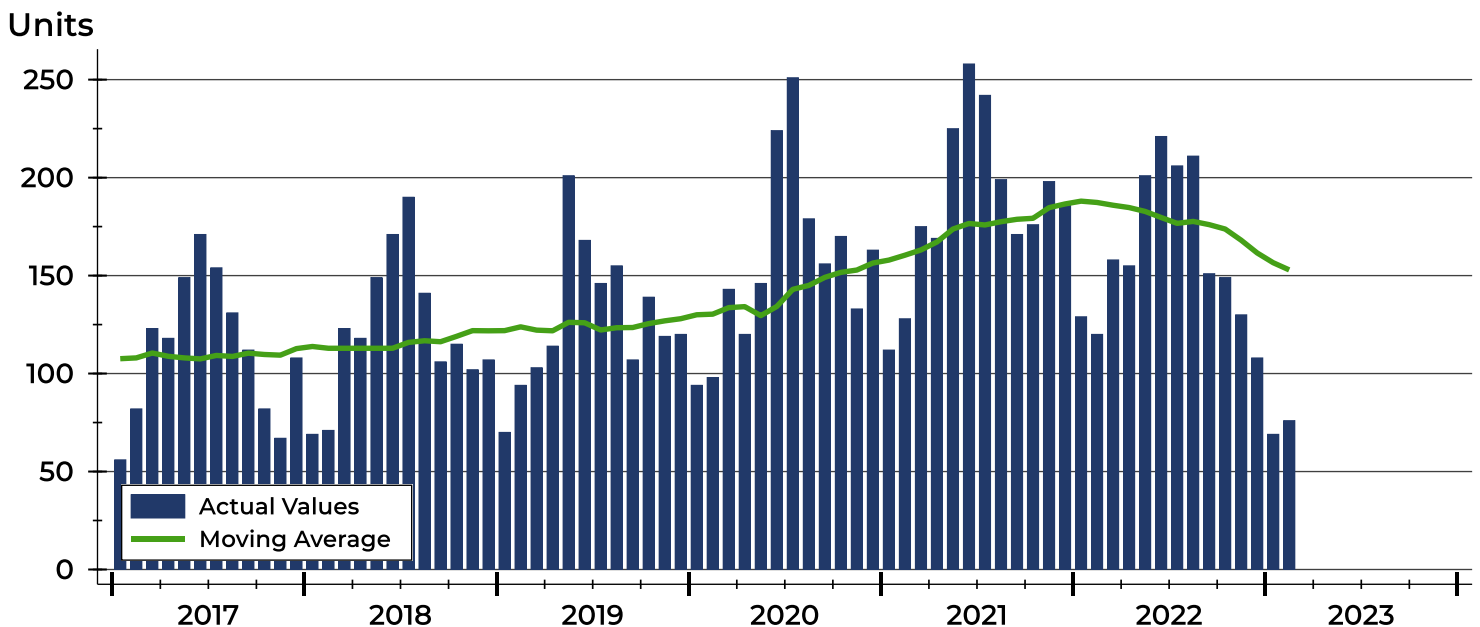
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		February 2023	February 2022	Change	Year-to-Date 2023	Year-to-Date 2022	Change
Closed Listings		76	120	-36.7%	145	249	-41.8%
Volume (1,000s)		16,645	27,379	-39.2%	32,884	55,422	-40.7%
Months' Supply		1.7	1.1	54.5%	N/A	N/A	N/A
Average	Sale Price	219,019	228,158	-4.0%	226,785	222,580	1.9%
	Days on Market	41	37	10.8%	45	43	4.7%
	Percent of List	99.0%	99.7%	-0.7%	97.7%	98.8%	-1.1%
	Percent of Original	96.9%	98.2%	-1.3%	95.3%	96.9%	-1.7%
Median	Sale Price	205,000	210,000	-2.4%	210,000	203,000	3.4%
	Days on Market	29	13	123.1%	29	20	45.0%
	Percent of List	98.5%	100.0%	-1.5%	98.6%	100.0%	-1.4%
	Percent of Original	97.7%	100.0%	-2.3%	97.1%	99.3%	-2.2%

A total of 76 homes sold in the Manhattan-Junction City metropolitan area in February, down from 120 units in February 2022. Total sales volume fell to \$16.6 million compared to \$27.4 million in the previous year.

The median sales price in February was \$205,000, down 2.4% compared to the prior year. Median days on market was 29 days, down from 31 days in January, but up from 13 in February 2022.

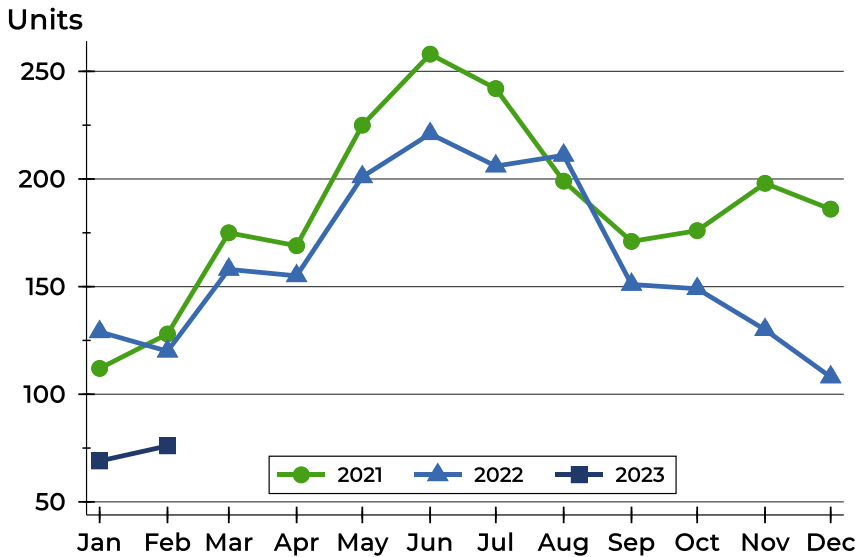
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	112	129	69
February	128	120	76
March	175	158	
April	169	155	
May	225	201	
June	258	221	
July	242	206	
August	199	211	
September	171	151	
October	176	149	
November	198	130	
December	186	108	

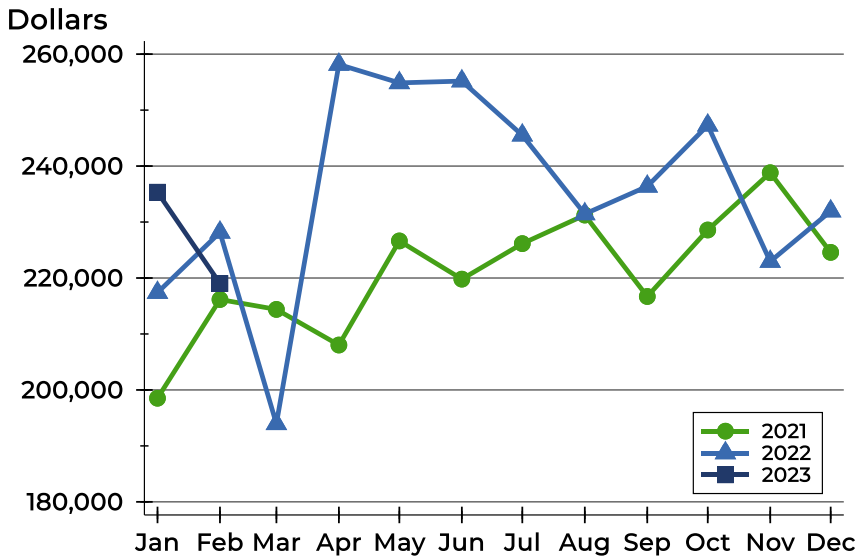
Closed Listings by Price Range

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	1	1.3%	3.0	10,000	10,000	81	81	67.1%	67.1%	36.4%	36.4%
\$25,000-\$49,999	1	1.3%	0.9	49,900	49,900	42	42	94.3%	94.3%	87.7%	87.7%
\$50,000-\$99,999	9	11.8%	1.7	74,850	68,000	50	25	106.4%	96.8%	101.4%	96.8%
\$100,000-\$124,999	6	7.9%	2.0	108,667	109,500	53	53	96.0%	96.5%	93.4%	95.2%
\$125,000-\$149,999	6	7.9%	1.7	138,150	139,450	34	13	98.1%	99.6%	97.6%	99.6%
\$150,000-\$174,999	9	11.8%	1.0	161,717	162,000	36	36	98.1%	98.2%	98.1%	98.2%
\$175,000-\$199,999	5	6.6%	1.3	189,500	190,000	10	5	98.1%	96.9%	98.1%	96.9%
\$200,000-\$249,999	15	19.7%	1.5	226,120	229,900	31	10	99.0%	98.4%	97.4%	97.2%
\$250,000-\$299,999	8	10.5%	1.2	267,163	260,750	56	50	98.8%	99.0%	97.3%	97.9%
\$300,000-\$399,999	9	11.8%	1.7	328,324	325,000	47	26	99.7%	100.0%	98.5%	100.0%
\$400,000-\$499,999	4	5.3%	3.4	460,000	457,500	43	26	98.0%	98.2%	97.0%	97.1%
\$500,000-\$749,999	3	3.9%	5.9	568,000	580,000	49	27	100.3%	100.0%	98.7%	100.0%
\$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



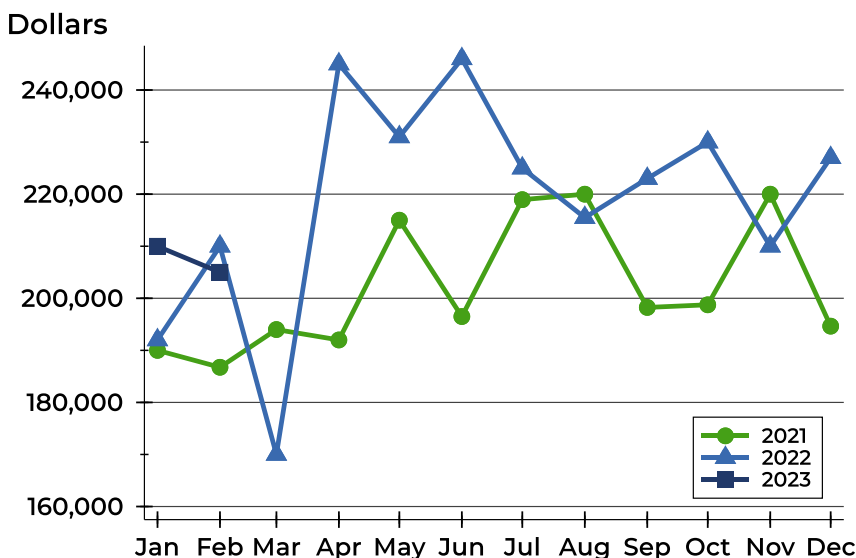
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	198,521	217,391	235,339
February	216,160	228,158	219,019
March	214,389	193,945	
April	208,029	258,150	
May	226,626	254,866	
June	219,799	255,188	
July	226,145	245,513	
August	231,247	231,445	
September	216,697	236,376	
October	228,580	247,288	
November	238,812	222,947	
December	224,583	231,945	

Median Price

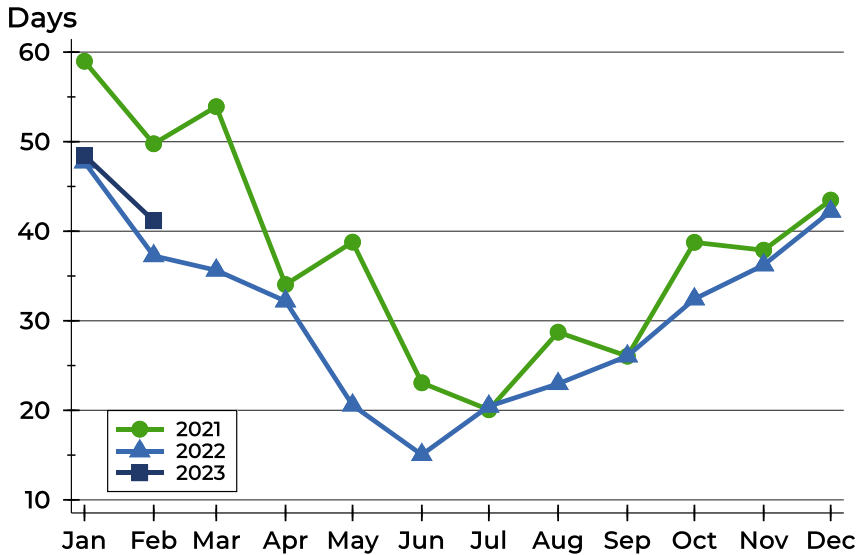


Month	2021	2022	2023
January	190,000	192,000	210,000
February	186,750	210,000	205,000
March	194,000	170,000	
April	192,000	245,000	
May	215,000	231,000	
June	196,500	246,000	
July	218,950	225,000	
August	220,000	215,500	
September	198,250	223,000	
October	198,750	230,000	
November	220,000	210,000	
December	194,650	227,000	



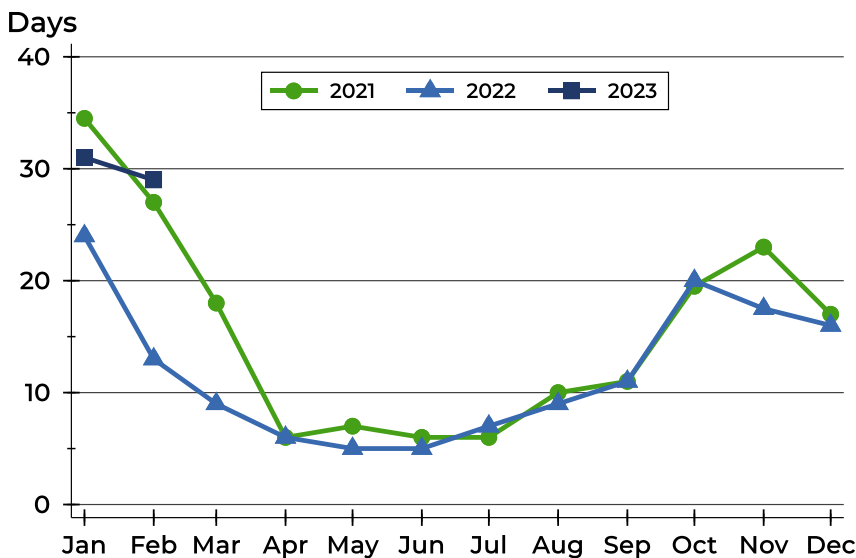
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	59	48	48
February	50	37	41
March	54	36	
April	34	32	
May	39	21	
June	23	15	
July	20	20	
August	29	23	
September	26	26	
October	39	32	
November	38	36	
December	43	42	

Median DOM



Month	2021	2022	2023
January	35	24	31
February	27	13	29
March	18	9	
April	6	6	
May	7	5	
June	6	5	
July	6	7	
August	10	9	
September	11	11	
October	20	20	
November	23	18	
December	17	16	



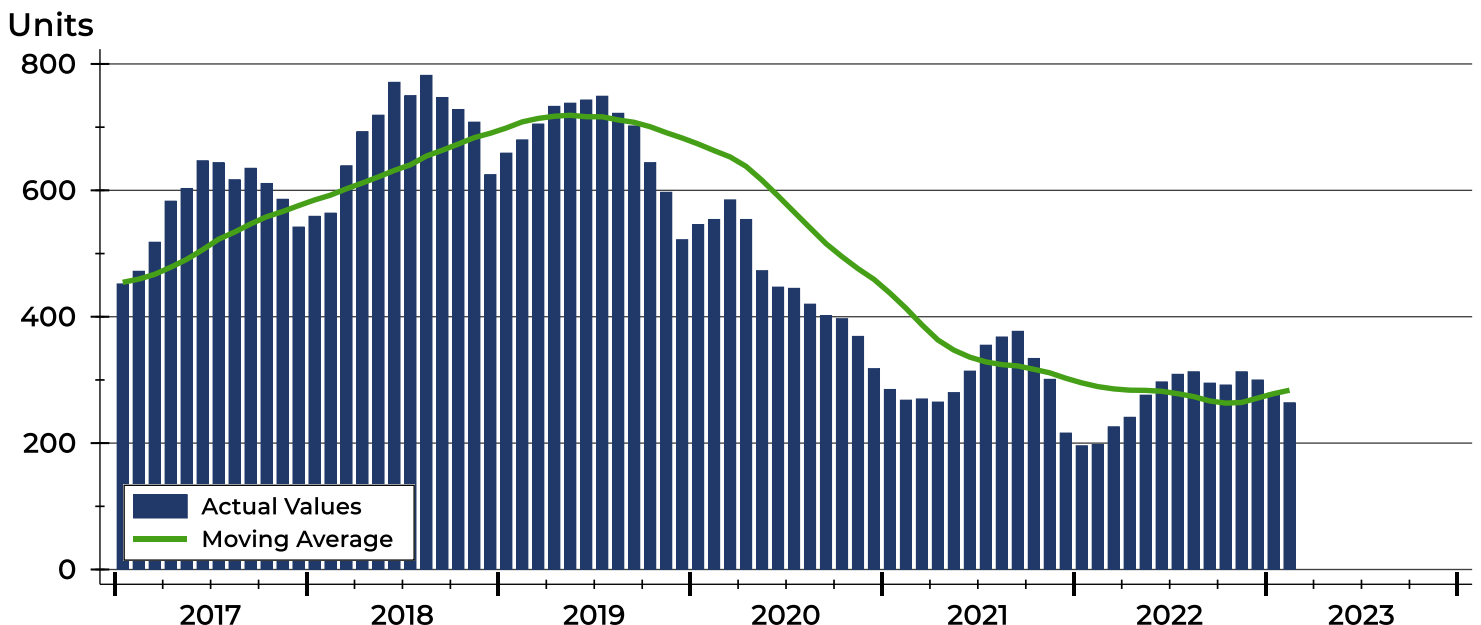
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2023	2022	Change
Active Listings		264	198	33.3%
Volume (1,000s)		77,064	54,626	41.1%
Months' Supply		1.7	1.1	54.5%
Average	List Price	291,908	275,890	5.8%
	Days on Market	80	74	8.1%
	Percent of Original	97.8%	98.5%	-0.7%
Median	List Price	251,500	219,200	14.7%
	Days on Market	56	44	27.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 264 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of February. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of February was \$251,500, up 14.7% from 2022. The typical time on market for active listings was 56 days, up from 44 days a year earlier.

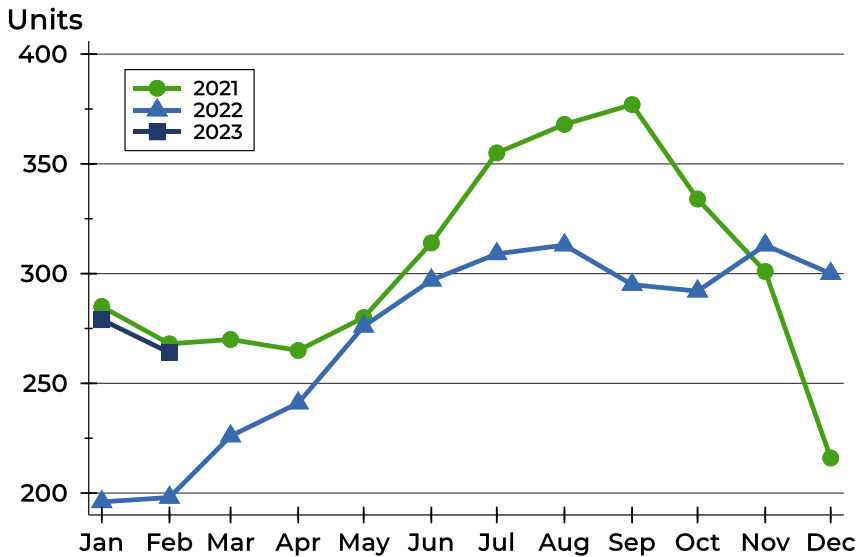
History of Active Listings





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	
April	265	241	
May	280	276	
June	314	297	
July	355	309	
August	368	313	
September	377	295	
October	334	292	
November	301	313	
December	216	300	

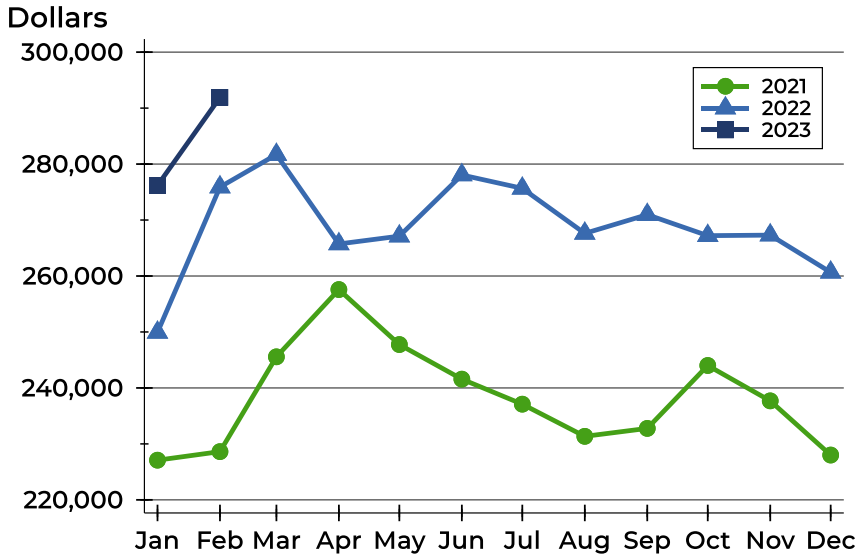
Active Listings by Price Range

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	0.4%	3.0	15,000	15,000	76	76	60.0%	60.0%
\$25,000-\$49,999	2	0.8%	0.9	46,950	46,950	12	12	82.1%	82.1%
\$50,000-\$99,999	16	6.1%	1.7	76,188	73,750	91	73	96.7%	100.0%
\$100,000-\$124,999	19	7.2%	2.0	112,479	110,000	70	28	95.8%	100.0%
\$125,000-\$149,999	22	8.3%	1.7	135,264	133,800	73	66	97.7%	100.0%
\$150,000-\$174,999	16	6.1%	1.0	164,500	165,000	77	78	98.9%	100.0%
\$175,000-\$199,999	19	7.2%	1.3	187,105	185,000	94	55	97.2%	97.4%
\$200,000-\$249,999	37	14.0%	1.5	223,308	219,500	89	91	97.3%	100.0%
\$250,000-\$299,999	31	11.7%	1.2	277,513	275,000	53	45	98.7%	100.0%
\$300,000-\$399,999	45	17.0%	1.7	350,585	350,000	89	44	98.3%	100.0%
\$400,000-\$499,999	29	11.0%	3.4	448,587	450,000	91	59	99.4%	100.0%
\$500,000-\$749,999	21	8.0%	5.9	615,343	625,000	54	26	99.8%	100.0%
\$750,000-\$999,999	4	1.5%	N/A	865,725	871,450	151	86	94.5%	99.0%
\$1,000,000 and up	2	0.8%	N/A	1,200,000	1,200,000	153	153	100.0%	100.0%



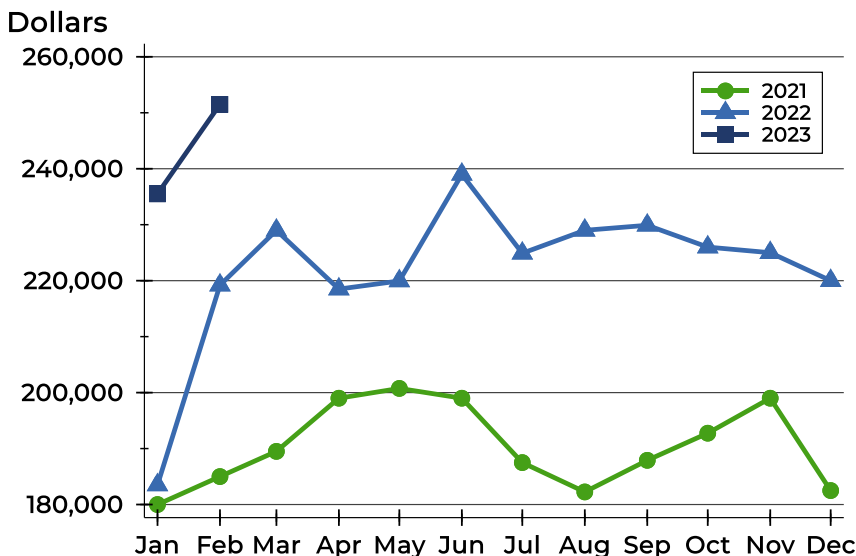
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	
April	257,581	265,728	
May	247,757	267,124	
June	241,571	278,058	
July	237,100	275,667	
August	231,354	267,620	
September	232,771	270,961	
October	244,013	267,207	
November	237,696	267,307	
December	228,010	260,664	

Median Price

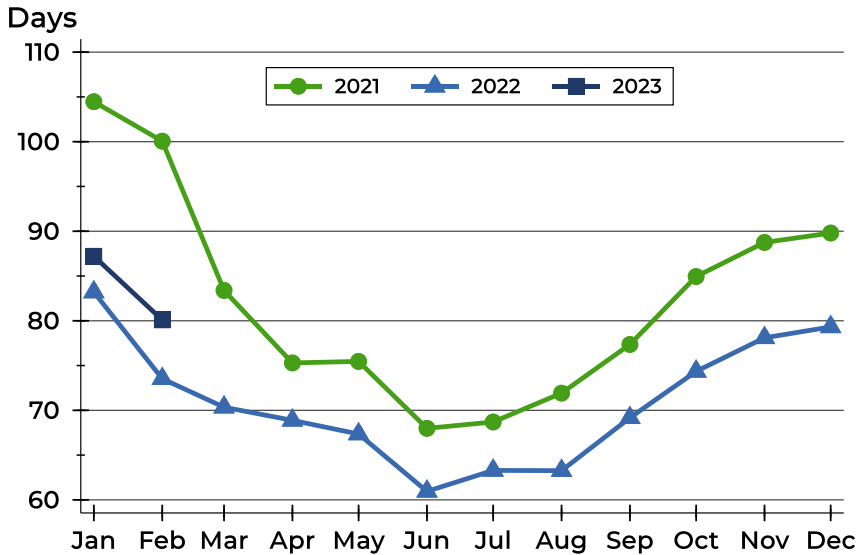


Month	2021	2022	2023
January	180,000	183,500	235,500
February	185,000	219,200	251,500
March	189,500	229,000	
April	199,000	218,500	
May	200,750	219,950	
June	199,000	239,000	
July	187,499	224,900	
August	182,250	229,000	
September	187,900	229,900	
October	192,750	226,000	
November	199,000	225,000	
December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



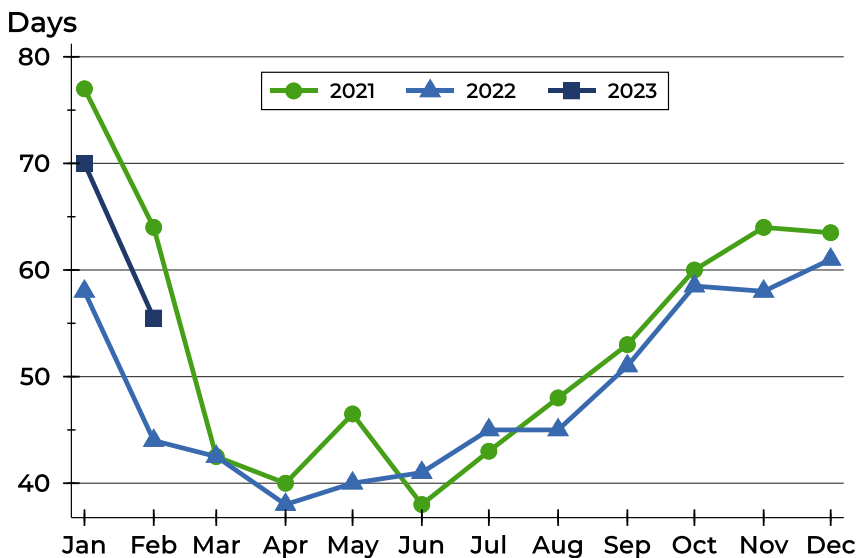
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



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

Median DOM

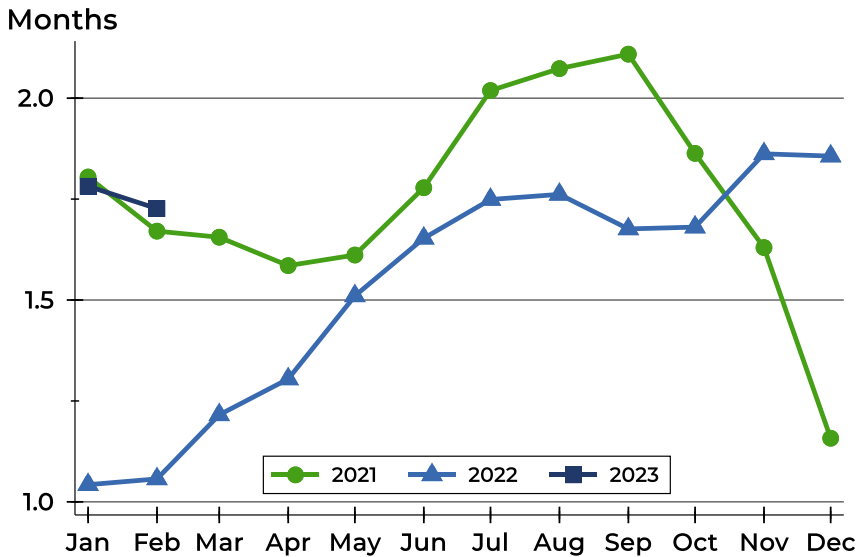


Month	2021	2022	2023
January	77	58	70
February	64	44	56
March	43	43	
April	40	38	
May	47	40	
June	38	41	
July	43	45	
August	48	45	
September	53	51	
October	60	59	
November	64	58	
December	64	61	



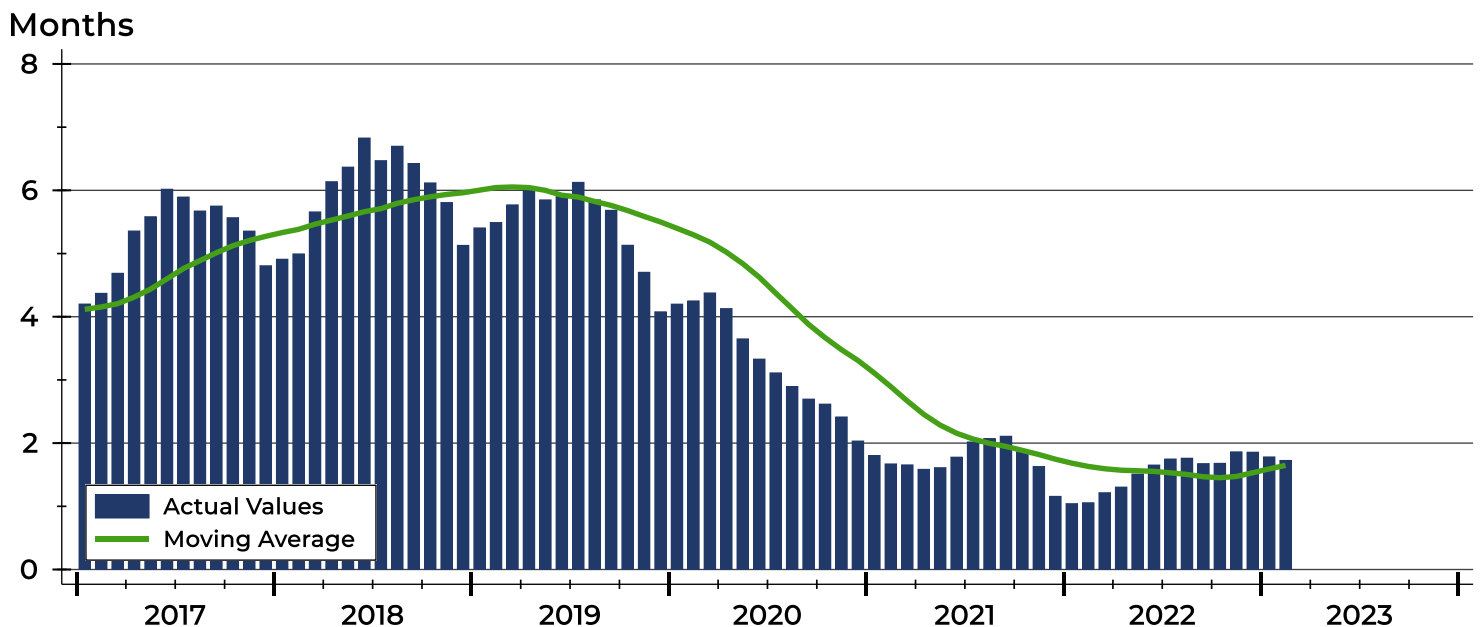
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

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	
April	1.6	1.3	
May	1.6	1.5	
June	1.8	1.7	
July	2.0	1.7	
August	2.1	1.8	
September	2.1	1.7	
October	1.9	1.7	
November	1.6	1.9	
December	1.2	1.9	

History of Month's Supply





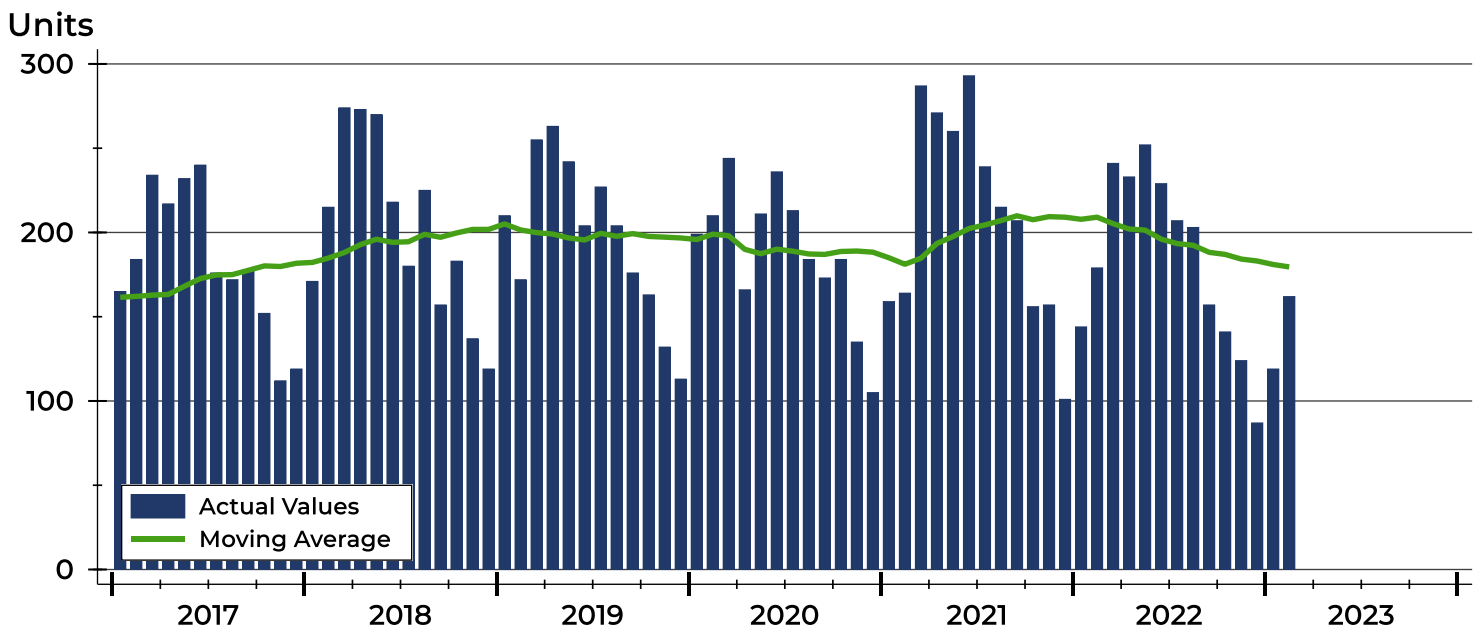
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	February 2022	Change
Current Month	New Listings	162	179	-9.5%
	Volume (1,000s)	45,310	44,868	1.0%
	Average List Price	279,693	250,659	11.6%
	Median List Price	251,900	240,000	5.0%
Year-to-Date	New Listings	281	323	-13.0%
	Volume (1,000s)	78,215	82,849	-5.6%
	Average List Price	278,346	256,500	8.5%
	Median List Price	245,000	234,900	4.3%

A total of 162 new listings were added in the Manhattan-Junction City metropolitan area during February, down 9.5% from the same month in 2022. Year-to-date the Manhattan-Junction City metropolitan area has seen 281 new listings.

The median list price of these homes was \$251,900 up from \$240,000 in 2022.

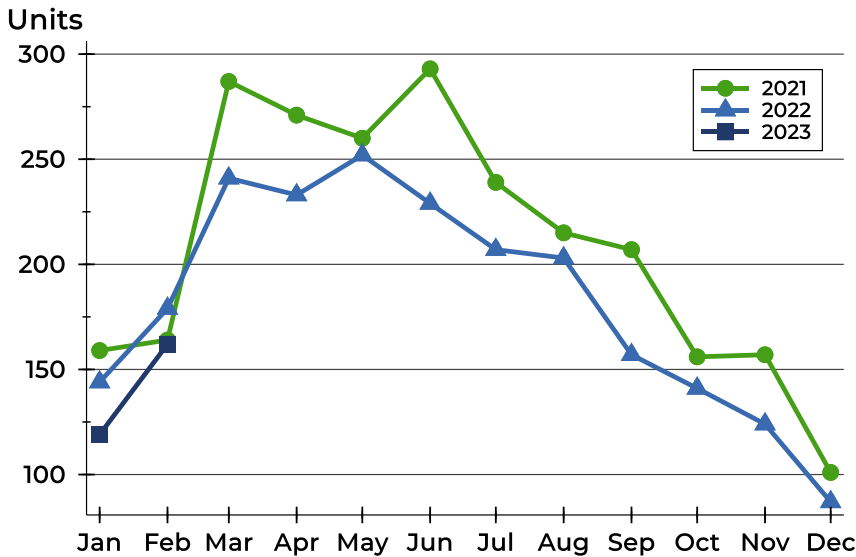
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	159	144	119
February	164	179	162
March	287	241	
April	271	233	
May	260	252	
June	293	229	
July	239	207	
August	215	203	
September	207	157	
October	156	141	
November	157	124	
December	101	87	

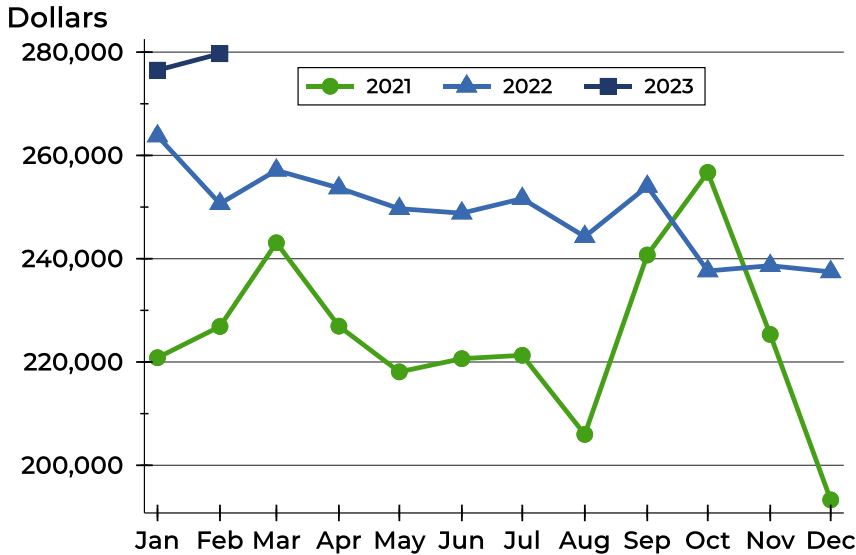
New Listings by Price Range

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	0.6%	15,000	15,000	16	16	75.0%	75.0%
\$25,000-\$49,999	2	1.2%	36,950	36,950	16	16	67.9%	67.9%
\$50,000-\$99,999	6	3.7%	83,717	92,500	13	10	98.4%	100.0%
\$100,000-\$124,999	10	6.2%	113,380	115,000	16	16	100.0%	100.0%
\$125,000-\$149,999	13	8.0%	138,058	139,900	11	6	100.3%	100.0%
\$150,000-\$174,999	9	5.6%	167,800	169,500	8	8	100.1%	100.0%
\$175,000-\$199,999	15	9.3%	188,973	185,000	11	7	98.7%	100.0%
\$200,000-\$249,999	25	15.4%	220,166	215,000	7	7	99.7%	100.0%
\$250,000-\$299,999	23	14.2%	278,883	280,000	9	5	99.8%	100.0%
\$300,000-\$399,999	36	22.2%	352,378	350,000	14	11	99.9%	100.0%
\$400,000-\$499,999	8	4.9%	436,425	440,000	12	11	100.0%	100.0%
\$500,000-\$749,999	11	6.8%	601,402	600,000	16	13	99.9%	100.0%
\$750,000-\$999,999	2	1.2%	767,450	767,450	23	23	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1,200,000	1,200,000	16	16	100.0%	100.0%



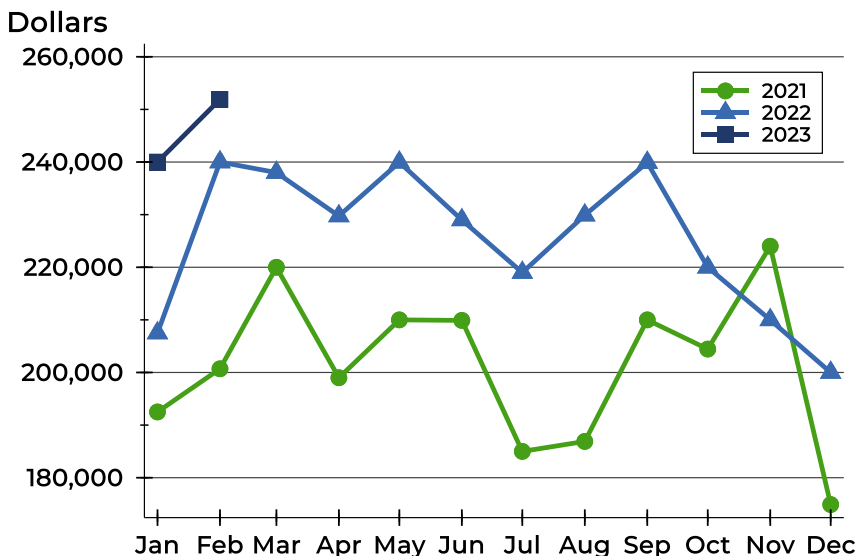
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	220,835	263,760	276,513
February	226,880	250,659	279,693
March	243,090	257,117	
April	226,937	253,704	
May	218,091	249,689	
June	220,645	248,820	
July	221,297	251,639	
August	205,980	244,276	
September	240,720	253,997	
October	256,716	237,633	
November	225,330	238,651	
December	193,303	237,455	

Median Price



Month	2021	2022	2023
January	192,500	207,500	240,000
February	200,700	240,000	251,900
March	220,000	238,000	
April	199,000	229,750	
May	210,000	239,950	
June	209,900	229,000	
July	185,000	219,000	
August	186,900	229,900	
September	210,000	239,900	
October	204,450	220,000	
November	224,000	210,000	
December	174,900	200,000	



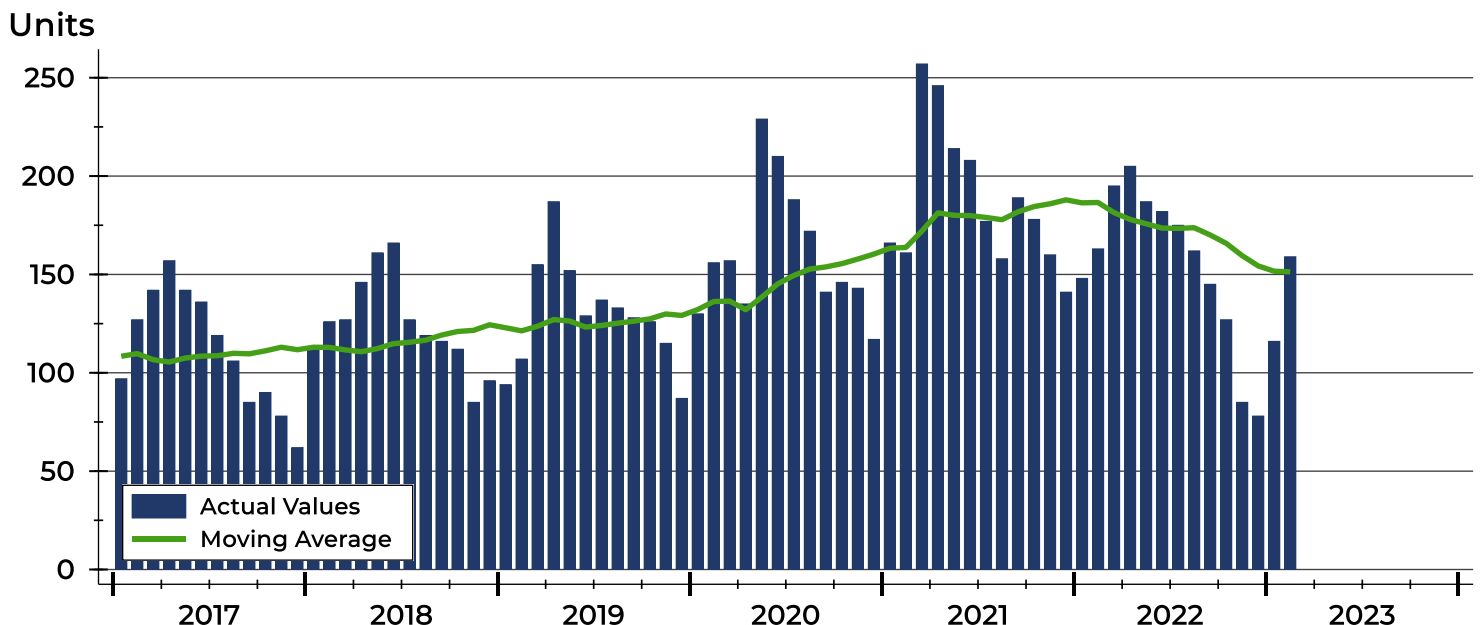
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		159	163	-2.5%	275	311	-11.6%
Volume (1,000s)		40,320	35,810	12.6%	66,505	68,932	-3.5%
Average	Sale Price	253,585	219,692	15.4%	241,838	221,645	9.1%
	Days on Market	51	29	75.9%	46	38	21.1%
	Percent of Original	97.8%	99.4%	-1.6%	97.2%	98.9%	-1.7%
Median	Sale Price	230,000	195,000	17.9%	219,000	199,900	9.6%
	Days on Market	14	8	75.0%	20	9	122.2%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 159 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of February, down from 163 in 2022. The median list price of these homes was \$230,000, up from \$195,000 the prior year.

Half of the homes that went under contract in February were on the market less than 14 days, compared to 8 days in February 2022.

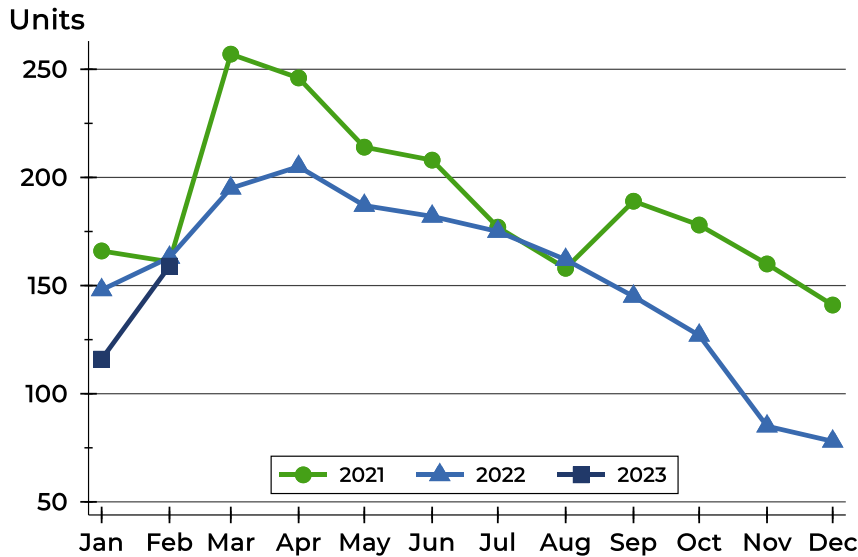
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	166	148	116
February	161	163	159
March	257	195	
April	246	205	
May	214	187	
June	208	182	
July	177	175	
August	158	162	
September	189	145	
October	178	127	
November	160	85	
December	141	78	

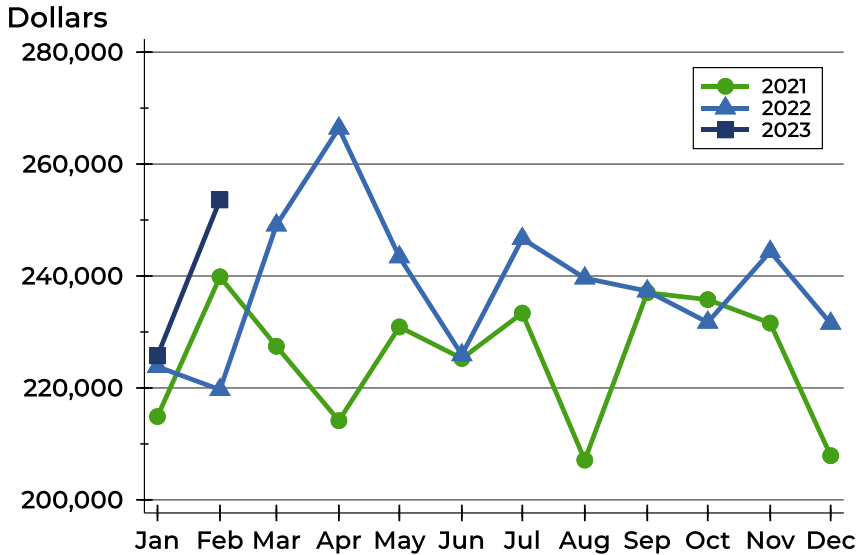
Contracts Written by Price Range

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	0.6%	15,000	15,000	16	16	75.0%	75.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	4.4%	89,971	95,000	69	92	89.2%	90.5%
\$100,000-\$124,999	5	3.1%	119,680	120,000	138	131	92.9%	97.5%
\$125,000-\$149,999	15	9.4%	138,170	139,900	51	34	97.3%	100.0%
\$150,000-\$174,999	14	8.8%	164,071	164,950	56	14	98.7%	100.0%
\$175,000-\$199,999	18	11.3%	190,628	193,625	50	30	96.0%	100.0%
\$200,000-\$249,999	31	19.5%	224,331	224,900	34	10	99.0%	100.0%
\$250,000-\$299,999	24	15.1%	275,346	277,450	24	6	99.3%	100.0%
\$300,000-\$399,999	27	17.0%	341,076	334,500	66	14	99.2%	100.0%
\$400,000-\$499,999	10	6.3%	430,030	427,450	47	26	98.5%	100.0%
\$500,000-\$749,999	6	3.8%	558,167	557,500	83	57	99.3%	100.0%
\$750,000-\$999,999	1	0.6%	855,000	855,000	113	113	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



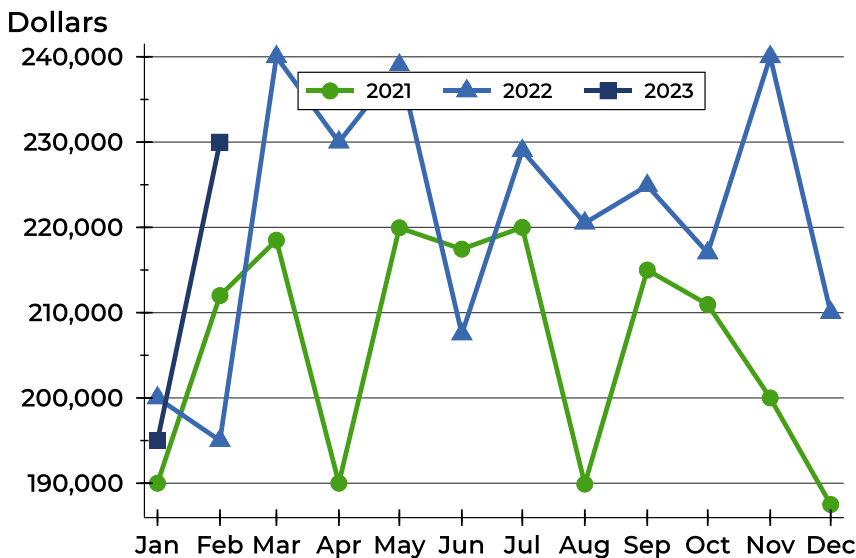
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	214,887	223,795	225,737
February	239,856	219,692	253,585
March	227,443	249,081	
April	214,153	266,400	
May	230,907	243,398	
June	225,273	225,904	
July	233,371	246,682	
August	207,110	239,617	
September	237,022	237,309	
October	235,780	231,713	
November	231,587	244,362	
December	207,895	231,529	

Median Price

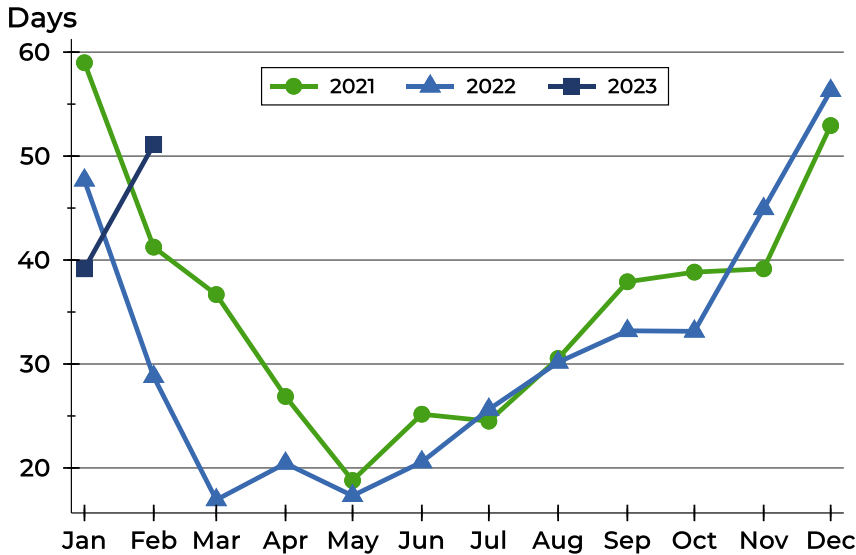


Month	2021	2022	2023
January	190,000	200,000	195,000
February	212,000	195,000	230,000
March	218,500	240,000	
April	190,000	230,000	
May	219,950	239,000	
June	217,450	207,500	
July	220,000	229,000	
August	189,900	220,500	
September	215,000	224,900	
October	210,950	217,000	
November	200,000	240,000	
December	187,500	210,000	



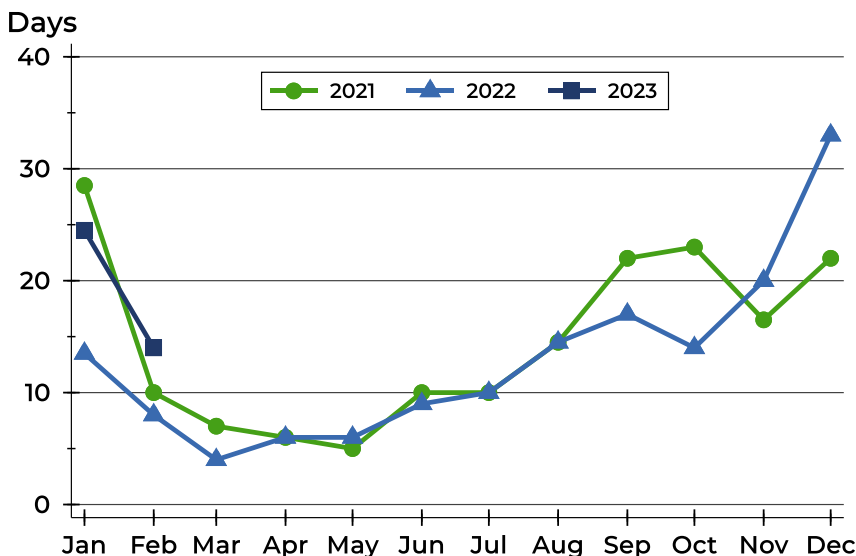
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	59	48	39
February	41	29	51
March	37	17	
April	27	20	
May	19	17	
June	25	21	
July	25	26	
August	31	30	
September	38	33	
October	39	33	
November	39	45	
December	53	56	

Median DOM



Month	2021	2022	2023
January	29	14	25
February	10	8	14
March	7	4	
April	6	6	
May	5	6	
June	10	9	
July	10	10	
August	15	15	
September	22	17	
October	23	14	
November	17	20	
December	22	33	



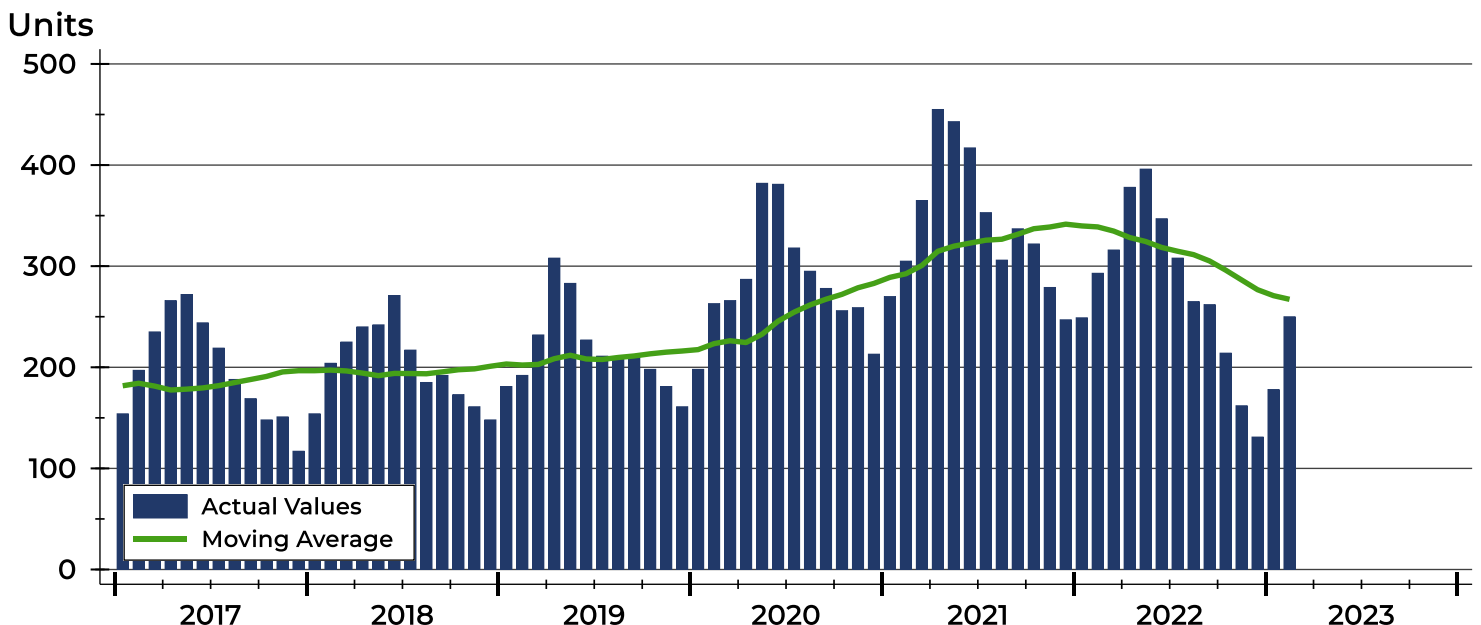
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2023	2022	Change
Pending Contracts		250	293	-14.7%
Volume (1,000s)		63,053	65,683	-4.0%
Average	List Price	252,214	224,175	12.5%
	Days on Market	48	42	14.3%
	Percent of Original	98.2%	98.8%	-0.6%
Median	List Price	229,900	200,000	15.0%
	Days on Market	20	11	81.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 250 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of February, down from 293 contracts pending at the end of February 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.

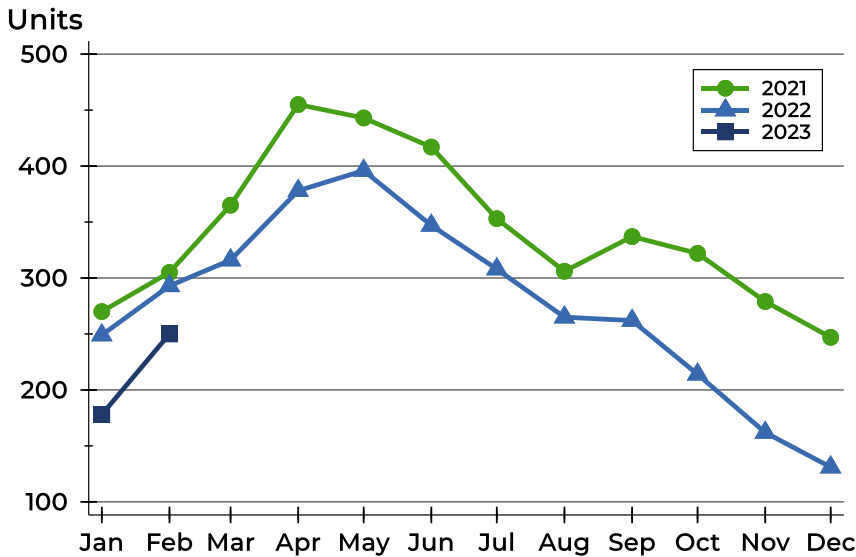
History of Pending Contracts





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	
April	455	378	
May	443	396	
June	417	347	
July	353	308	
August	306	265	
September	337	262	
October	322	214	
November	279	162	
December	247	131	

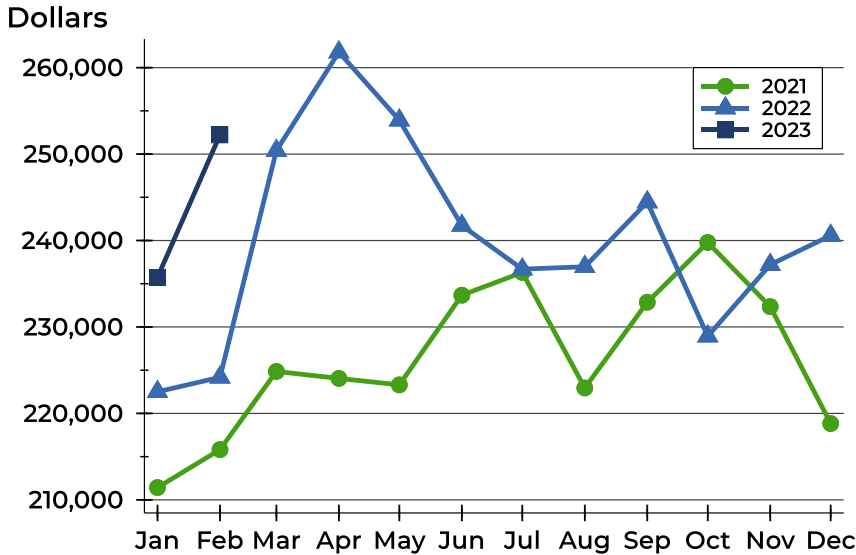
Pending Contracts by Price Range

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	0.4%	15,000	15,000	16	16	75.0%	75.0%
\$25,000-\$49,999	1	0.4%	40,000	40,000	119	119	53.3%	53.3%
\$50,000-\$99,999	10	4.0%	82,520	92,500	63	61	97.0%	100.0%
\$100,000-\$124,999	13	5.2%	118,165	119,900	81	25	96.9%	100.0%
\$125,000-\$149,999	20	8.0%	139,308	139,950	45	27	98.0%	100.0%
\$150,000-\$174,999	23	9.2%	164,200	165,000	49	17	98.5%	100.0%
\$175,000-\$199,999	30	12.0%	190,257	190,000	72	56	96.2%	100.0%
\$200,000-\$249,999	50	20.0%	226,152	227,250	36	10	98.8%	100.0%
\$250,000-\$299,999	36	14.4%	272,478	274,950	24	7	100.3%	100.0%
\$300,000-\$399,999	40	16.0%	345,609	340,000	50	15	99.0%	100.0%
\$400,000-\$499,999	15	6.0%	436,173	435,000	44	21	99.0%	100.0%
\$500,000-\$749,999	9	3.6%	562,100	550,000	67	31	99.5%	100.0%
\$750,000-\$999,999	2	0.8%	912,000	912,000	88	88	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



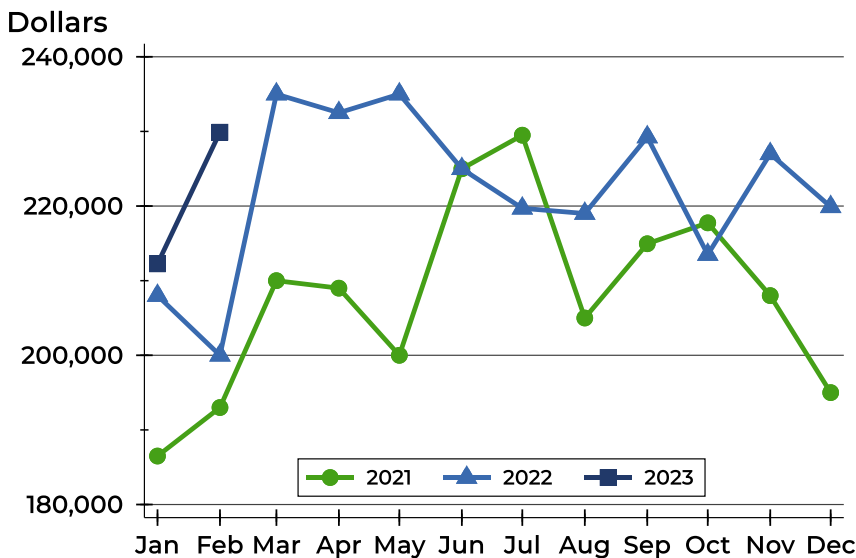
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



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

Median Price

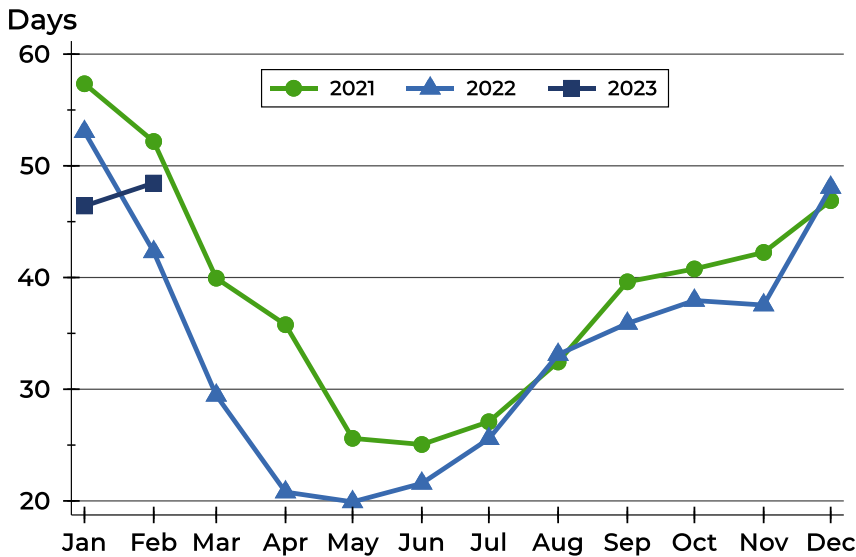


Month	2021	2022	2023
January	186,500	208,000	212,250
February	193,000	200,000	229,900
March	210,000	235,000	
April	209,000	232,500	
May	200,000	235,000	
June	225,000	225,000	
July	229,500	219,700	
August	205,000	219,000	
September	214,950	229,250	
October	217,750	213,500	
November	208,000	227,000	
December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



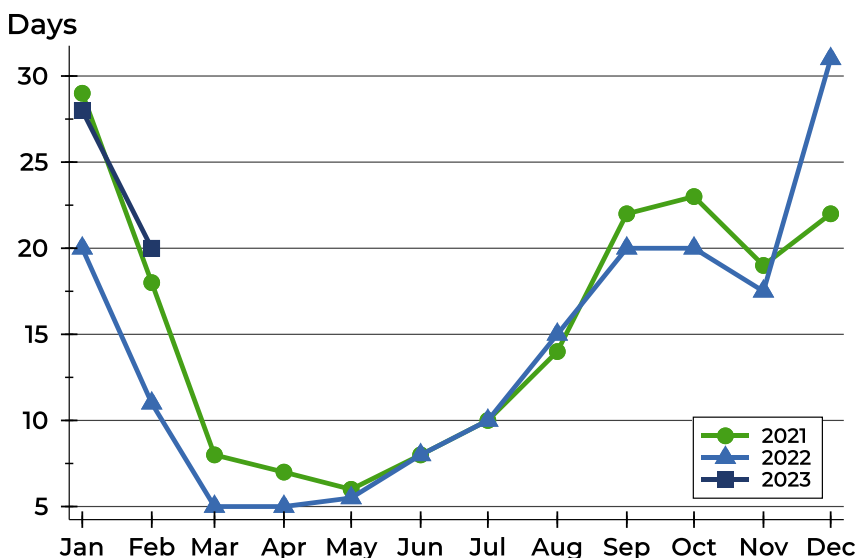
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



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

Median DOM



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