



**August  
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 August

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 149 units, compared to 211 units in August 2022. Total sales volume was \$39.5 million, down from a year earlier.

The median sale price in August was \$240,000, up from \$215,500 a year earlier. Homes that sold in August were typically on the market for 12 days and sold for 100.0% of their list prices.

#### Manhattan MSA Active Listings Up at End of August

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of August was 323 units, up from 313 at the same point in 2022. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$249,900.

During August, a total of 140 contracts were written down from 161 in August 2022. At the end of the month, there were 211 contracts still pending.

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ASSOCIATION  
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## Manhattan-Junction City Metropolitan Area Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>149</b>	<b>211</b>	<b>199</b>	<b>1,144</b>	<b>1,401</b>	<b>1,508</b>
Change from prior year		-29.4%	6.0%	11.2%	-18.3%	-7.1%	20.2%
<b>Active Listings</b>		<b>323</b>	<b>313</b>	<b>368</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		3.2%	-14.9%	-12.4%			
<b>Months' Supply</b>		<b>2.3</b>	<b>1.8</b>	<b>2.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		27.8%	-14.3%	-27.6%			
<b>New Listings</b>		<b>177</b>	<b>203</b>	<b>215</b>	<b>1,432</b>	<b>1,688</b>	<b>1,888</b>
Change from prior year		-12.8%	-5.6%	16.8%	-15.2%	-10.6%	13.5%
<b>Contracts Written</b>		<b>140</b>	<b>161</b>	<b>158</b>	<b>1,229</b>	<b>1,416</b>	<b>1,587</b>
Change from prior year		-13.0%	1.9%	-8.1%	-13.2%	-10.8%	15.3%
<b>Pending Contracts</b>		<b>211</b>	<b>265</b>	<b>306</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-20.4%	-13.4%	3.7%			
<b>Sales Volume (1,000s)</b>		<b>39,461</b>	<b>48,835</b>	<b>46,018</b>	<b>290,526</b>	<b>333,114</b>	<b>331,022</b>
Change from prior year		-19.2%	6.1%	19.1%	-12.8%	0.6%	28.2%
<b>Average</b>	<b>Sale Price</b>	<b>264,842</b>	<b>231,445</b>	<b>231,247</b>	<b>253,956</b>	<b>237,769</b>	<b>219,511</b>
	Change from prior year	14.4%	0.1%	7.2%	6.8%	8.3%	6.7%
	<b>List Price of Actives</b>	<b>284,838</b>	<b>267,620</b>	<b>231,354</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	6.4%	15.7%	2.1%			
	<b>Days on Market</b>	<b>36</b>	<b>23</b>	<b>29</b>	<b>36</b>	<b>27</b>	<b>35</b>
Change from prior year	56.5%	-20.7%	-39.6%	33.3%	-22.9%	-47.0%	
<b>Percent of List</b>	<b>97.9%</b>	<b>98.4%</b>	<b>98.8%</b>	<b>98.8%</b>	<b>99.8%</b>	<b>99.3%</b>	
Change from prior year	-0.5%	-0.4%	-0.2%	-1.0%	0.5%	1.2%	
<b>Percent of Original</b>	<b>96.8%</b>	<b>97.4%</b>	<b>97.6%</b>	<b>97.3%</b>	<b>98.8%</b>	<b>98.3%</b>	
Change from prior year	-0.6%	-0.2%	0.3%	-1.5%	0.5%	2.3%	
<b>Median</b>	<b>Sale Price</b>	<b>240,000</b>	<b>215,500</b>	<b>220,000</b>	<b>231,032</b>	<b>220,000</b>	<b>200,000</b>
	Change from prior year	11.4%	-2.0%	11.7%	5.0%	10.0%	5.3%
	<b>List Price of Actives</b>	<b>249,900</b>	<b>229,000</b>	<b>182,250</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.1%	25.7%	1.4%			
	<b>Days on Market</b>	<b>12</b>	<b>9</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>9</b>
Change from prior year	33.3%	-10.0%	-58.3%	50.0%	-11.1%	-71.0%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	0.0%	0.8%	0.0%	0.0%	1.2%	
<b>Percent of Original</b>	<b>98.9%</b>	<b>98.8%</b>	<b>100.0%</b>	<b>99.9%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.1%	-1.2%	1.8%	-0.1%	0.0%	2.2%	

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



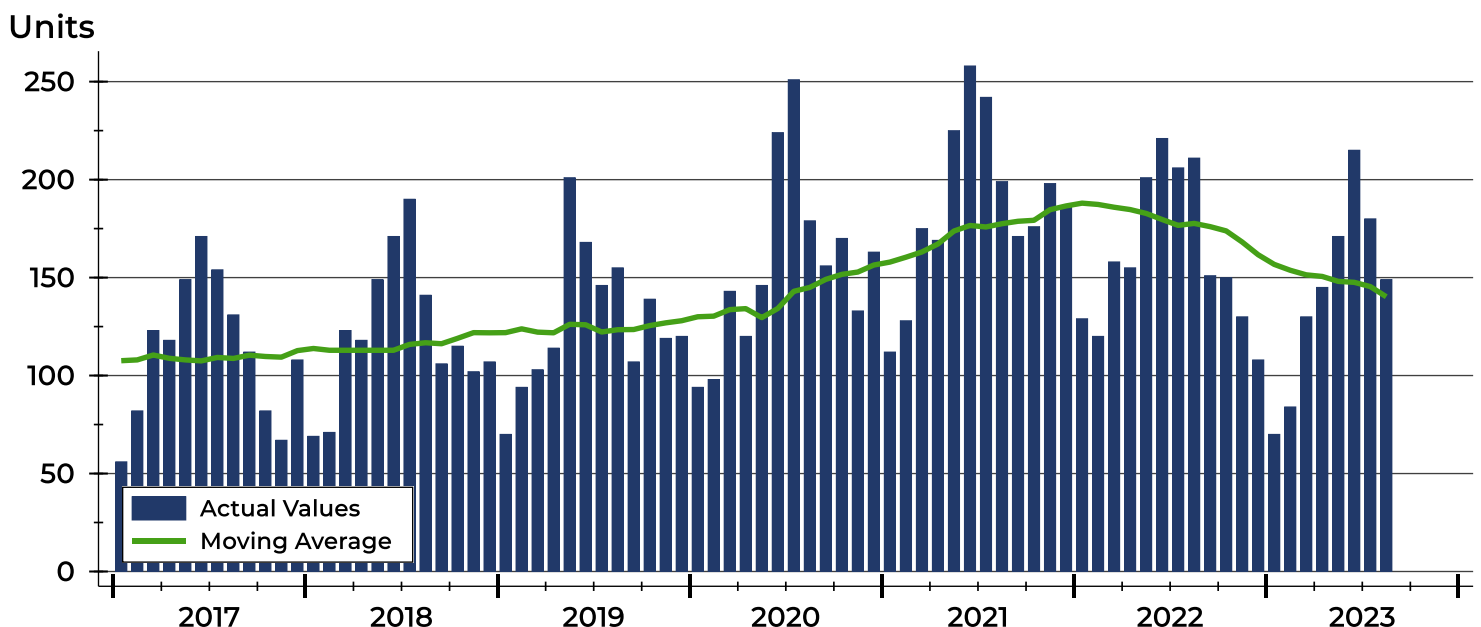
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		<b>149</b>	211	-29.4%	<b>1,144</b>	1,401	-18.3%
Volume (1,000s)		<b>39,461</b>	48,835	-19.2%	<b>290,526</b>	333,114	-12.8%
Months' Supply		<b>2.3</b>	1.8	27.8%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>264,842</b>	231,445	14.4%	<b>253,956</b>	237,769	6.8%
	Days on Market	<b>36</b>	23	56.5%	<b>36</b>	27	33.3%
	Percent of List	<b>97.9%</b>	98.4%	-0.5%	<b>98.8%</b>	99.8%	-1.0%
	Percent of Original	<b>96.8%</b>	97.4%	-0.6%	<b>97.3%</b>	98.8%	-1.5%
Median	Sale Price	<b>240,000</b>	215,500	11.4%	<b>231,032</b>	220,000	5.0%
	Days on Market	<b>12</b>	9	33.3%	<b>12</b>	8	50.0%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>98.9%</b>	98.8%	0.1%	<b>99.9%</b>	100.0%	-0.1%

A total of 149 homes sold in the Manhattan-Junction City metropolitan area in August, down from 211 units in August 2022. Total sales volume fell to \$39.5 million compared to \$48.8 million in the previous year.

The median sales price in August was \$240,000, up 11.4% compared to the prior year. Median days on market was 12 days, up from 9 days in July, and up from 9 in August 2022.

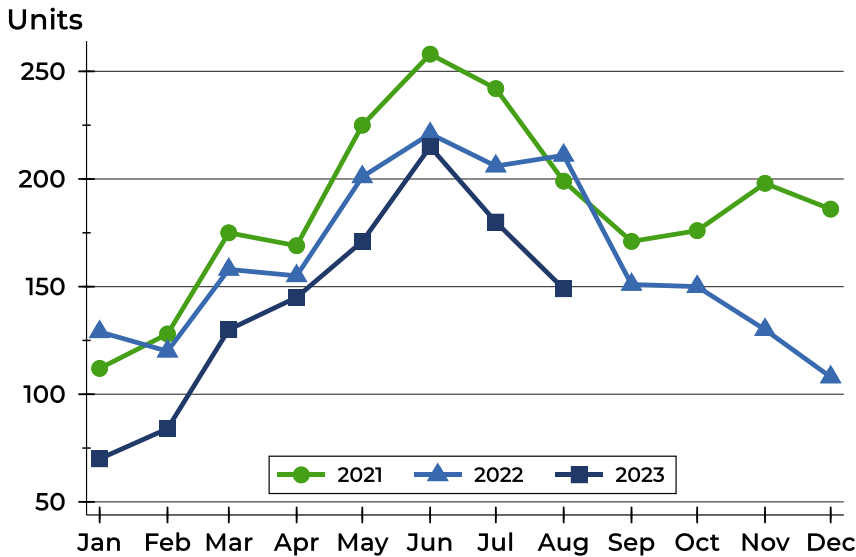
## History of Closed Listings





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2021	2022	2023
January	112	129	<b>70</b>
February	128	120	<b>84</b>
March	175	158	<b>130</b>
April	169	155	<b>145</b>
May	225	201	<b>171</b>
June	258	221	<b>215</b>
July	242	206	<b>180</b>
August	199	211	<b>149</b>
September	171	151	
October	176	150	
November	198	130	
December	186	108	

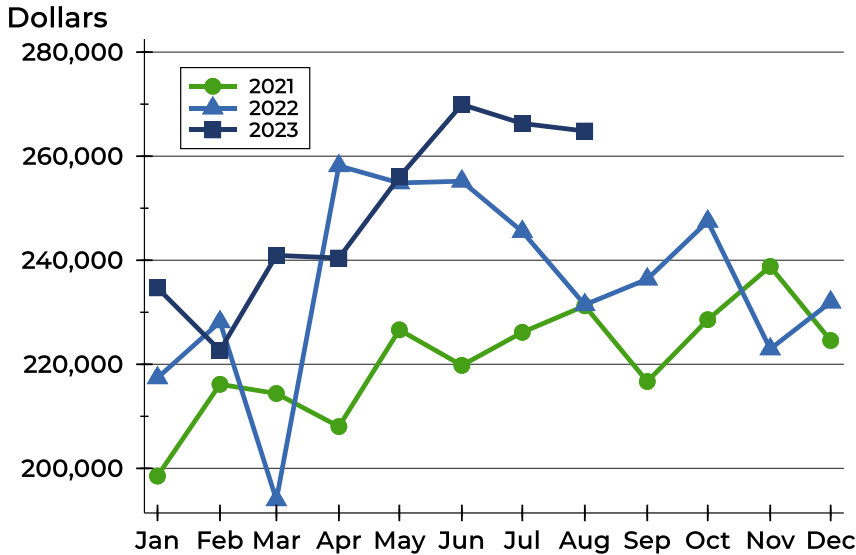
## Closed Listings by Price Range

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	0.7%	1.2	20,000	20,000	10	10	66.9%	66.9%	66.9%	66.9%
\$25,000-\$49,999	1	0.7%	2.7	25,000	25,000	12	12	71.4%	71.4%	71.4%	71.4%
\$50,000-\$99,999	6	4.0%	4.7	77,359	74,750	53	41	89.1%	89.4%	84.3%	88.3%
\$100,000-\$124,999	11	7.4%	1.8	116,291	117,600	56	30	95.9%	95.5%	94.3%	95.5%
\$125,000-\$149,999	8	5.4%	2.0	135,564	135,950	26	16	96.0%	99.0%	94.6%	98.6%
\$150,000-\$174,999	15	10.1%	1.9	161,640	160,000	16	4	100.2%	100.0%	103.1%	100.0%
\$175,000-\$199,999	14	9.4%	1.5	186,643	187,000	19	3	99.5%	100.0%	99.3%	100.0%
\$200,000-\$249,999	25	16.8%	1.8	228,892	230,500	29	12	99.3%	100.0%	98.8%	100.0%
\$250,000-\$299,999	21	14.1%	2.0	273,238	275,000	25	11	98.6%	99.0%	97.0%	97.5%
\$300,000-\$399,999	27	18.1%	2.5	340,200	332,500	35	11	99.7%	100.0%	98.8%	100.0%
\$400,000-\$499,999	10	6.7%	3.9	438,894	436,425	73	63	97.9%	97.7%	95.1%	94.1%
\$500,000-\$749,999	8	5.4%	3.5	594,550	570,450	69	85	97.9%	98.3%	94.7%	95.2%
\$750,000-\$999,999	2	1.3%	8.6	880,000	880,000	70	70	93.5%	93.5%	82.8%	82.8%
\$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



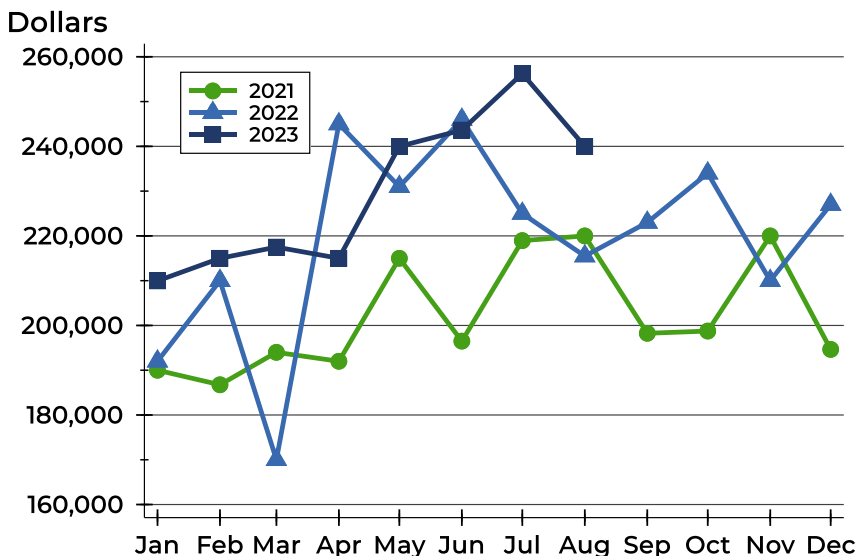
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	198,521	217,391	<b>234,691</b>
February	216,160	228,158	<b>222,667</b>
March	214,389	193,945	<b>240,937</b>
April	208,029	258,150	<b>240,432</b>
May	226,626	254,866	<b>256,015</b>
June	219,799	255,188	<b>269,933</b>
July	226,145	245,513	<b>266,296</b>
August	231,247	231,445	<b>264,842</b>
September	216,697	236,376	
October	228,580	247,486	
November	238,812	222,947	
December	224,583	231,945	

## Median Price

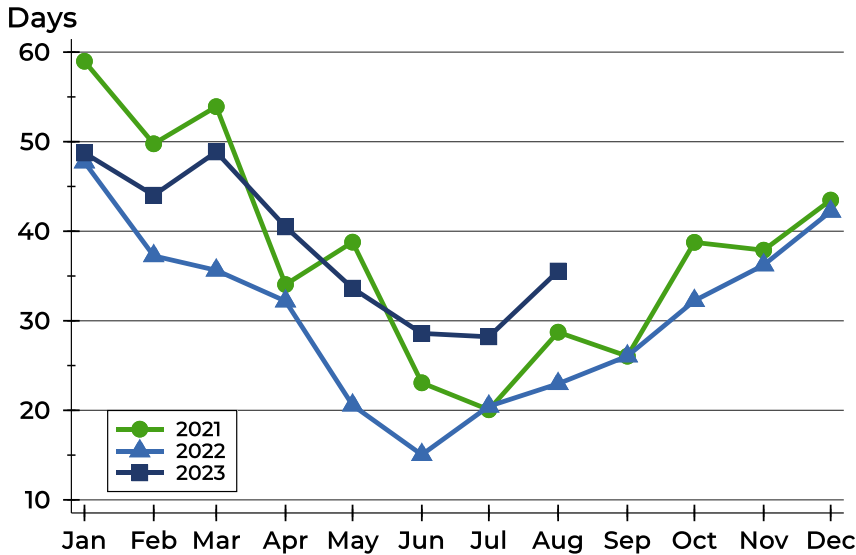


Month	2021	2022	2023
January	190,000	192,000	<b>209,950</b>
February	186,750	210,000	<b>215,000</b>
March	194,000	170,000	<b>217,500</b>
April	192,000	245,000	<b>215,000</b>
May	215,000	231,000	<b>240,000</b>
June	196,500	246,000	<b>243,628</b>
July	218,950	225,000	<b>256,250</b>
August	220,000	215,500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



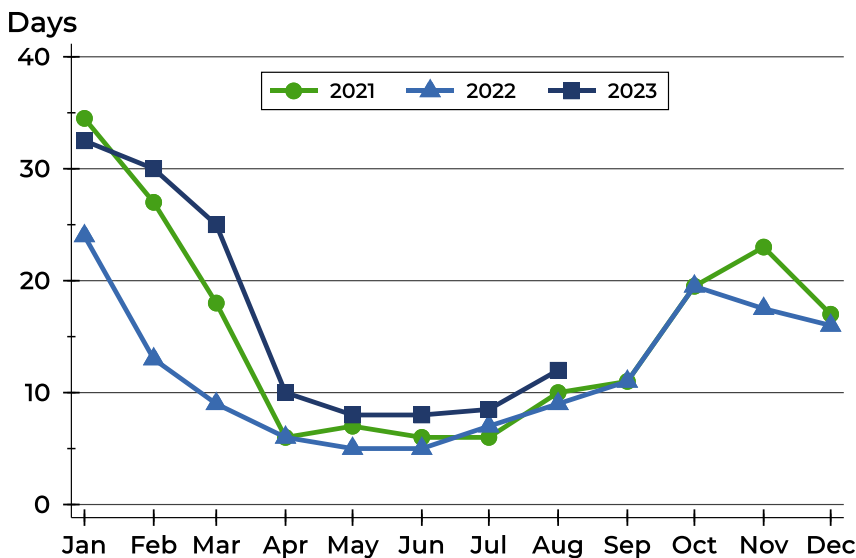
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



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

## Median DOM



Month	2021	2022	2023
January	35	24	<b>33</b>
February	27	13	<b>30</b>
March	18	9	<b>25</b>
April	6	6	<b>10</b>
May	7	5	<b>8</b>
June	6	5	<b>8</b>
July	6	7	<b>9</b>
August	10	9	<b>12</b>
September	11	11	
October	20	20	
November	23	18	
December	17	16	



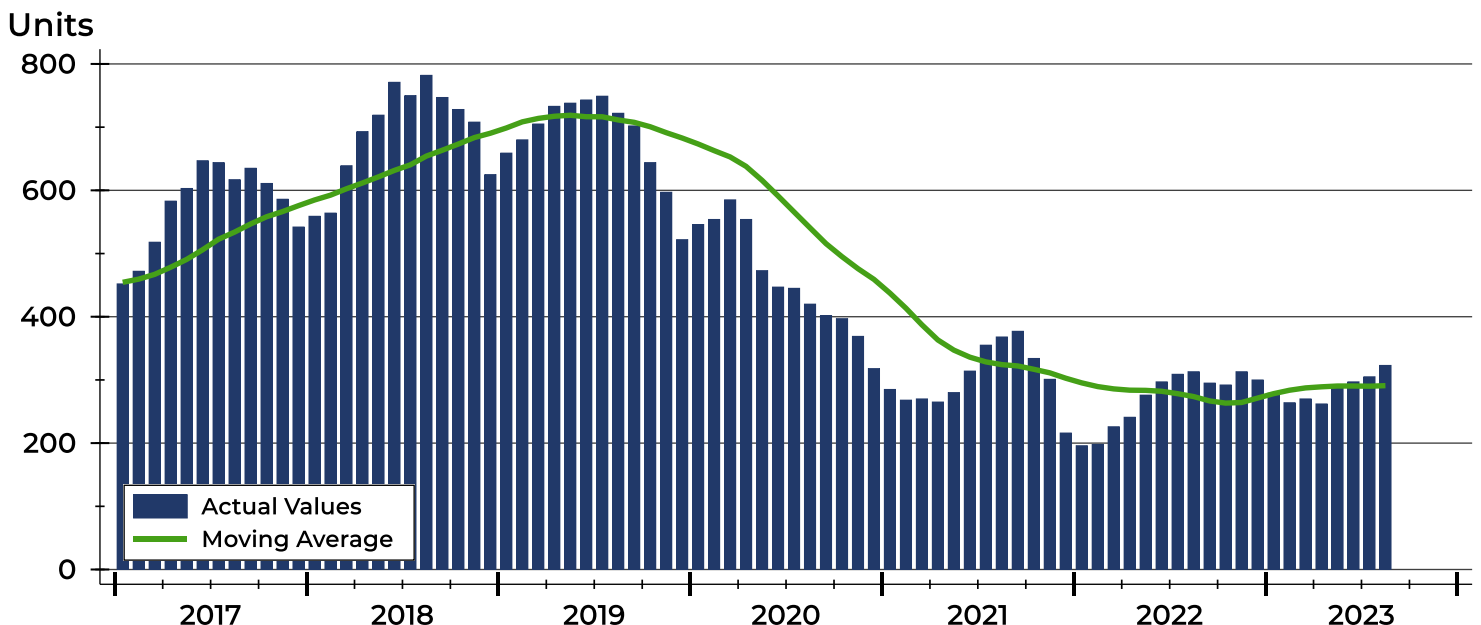
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		<b>323</b>	313	3.2%
Volume (1,000s)		<b>92,003</b>	83,765	9.8%
Months' Supply		<b>2.3</b>	1.8	27.8%
Average	List Price	<b>284,838</b>	267,620	6.4%
	Days on Market	<b>74</b>	63	17.5%
	Percent of Original	<b>97.2%</b>	97.6%	-0.4%
Median	List Price	<b>249,900</b>	229,000	9.1%
	Days on Market	<b>52</b>	45	15.6%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 323 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of August. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,900, up 9.1% from 2022. The typical time on market for active listings was 52 days, up from 45 days a year earlier.

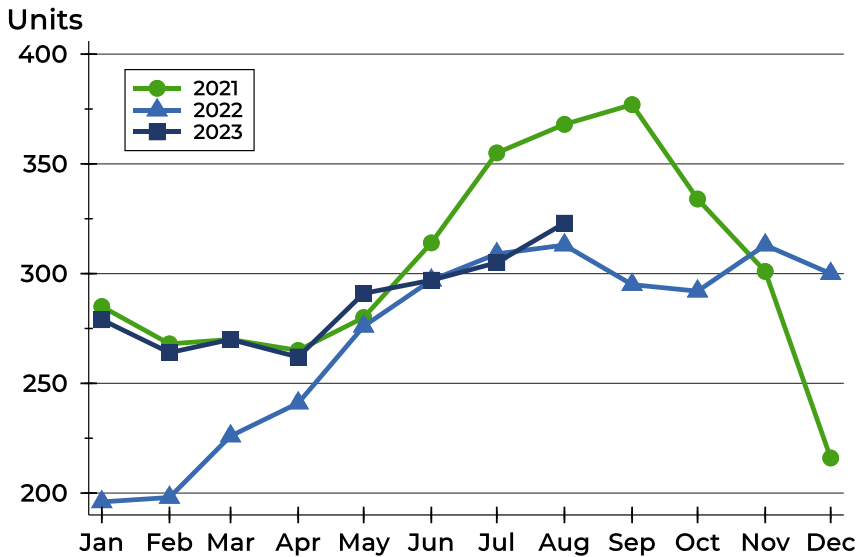
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



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

## Active Listings by Price Range

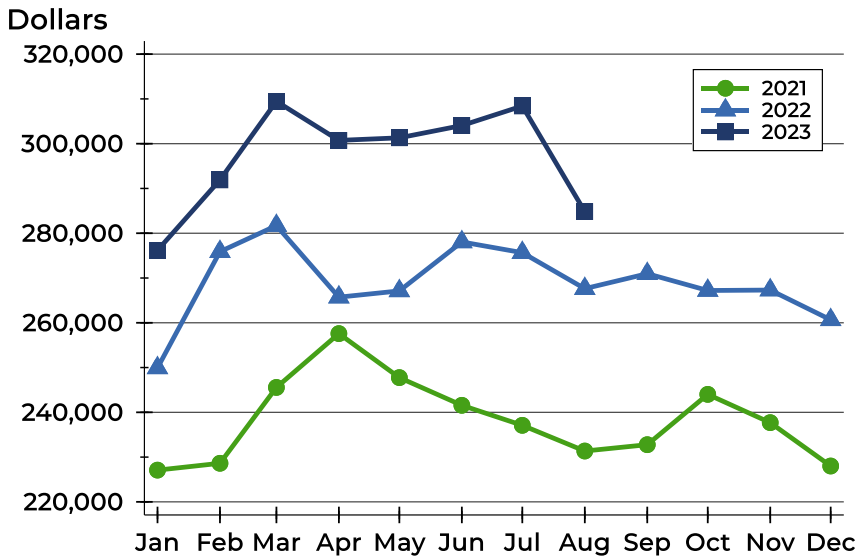
Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	1	0.3%	1.2	17,000	17,000	11	11	100.0%	100.0%
\$25,000-\$49,999	4	1.2%	2.7	37,450	37,450	96	103	64.3%	66.2%
\$50,000-\$99,999	31	9.6%	4.7	79,958	75,000	84	68	94.3%	100.0%
\$100,000-\$124,999	15	4.6%	1.8	114,213	115,000	102	84	95.4%	100.0%
\$125,000-\$149,999	20	6.2%	2.0	138,090	136,000	58	58	99.2%	100.0%
\$150,000-\$174,999	25	7.7%	1.9	166,136	167,000	51	31	98.9%	100.0%
\$175,000-\$199,999	21	6.5%	1.5	188,386	189,900	78	39	96.3%	97.4%
\$200,000-\$249,999	45	13.9%	1.8	224,171	219,900	62	38	98.9%	100.0%
\$250,000-\$299,999	42	13.0%	2.0	277,338	279,900	58	40	97.9%	100.0%
\$300,000-\$399,999	63	19.5%	2.5	354,727	360,000	74	56	97.5%	99.7%
\$400,000-\$499,999	30	9.3%	3.9	444,487	439,450	105	64	97.8%	100.0%
\$500,000-\$749,999	18	5.6%	3.5	587,582	599,500	59	39	99.9%	100.0%
\$750,000-\$999,999	5	1.5%	8.6	890,600	925,000	173	58	94.7%	100.0%
\$1,000,000 and up	3	0.9%	N/A	1,441,667	1,250,000	148	80	100.0%	100.0%





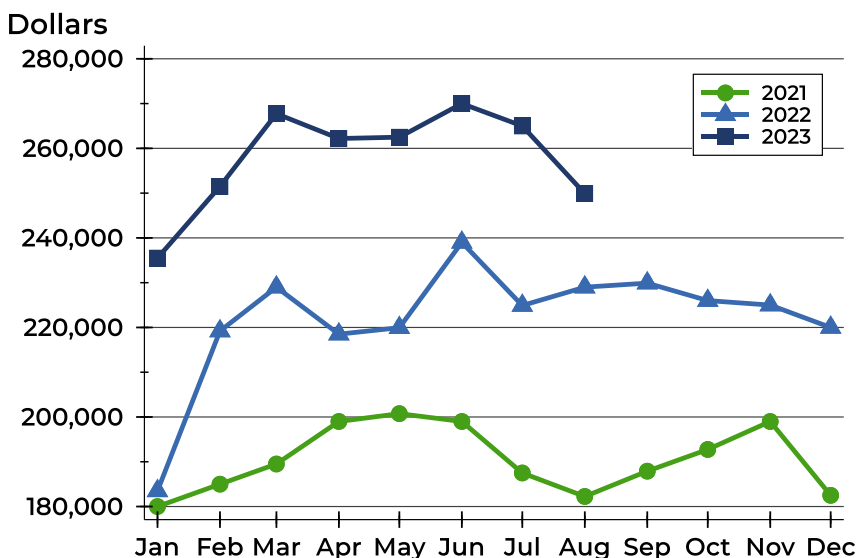
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



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

## Median Price

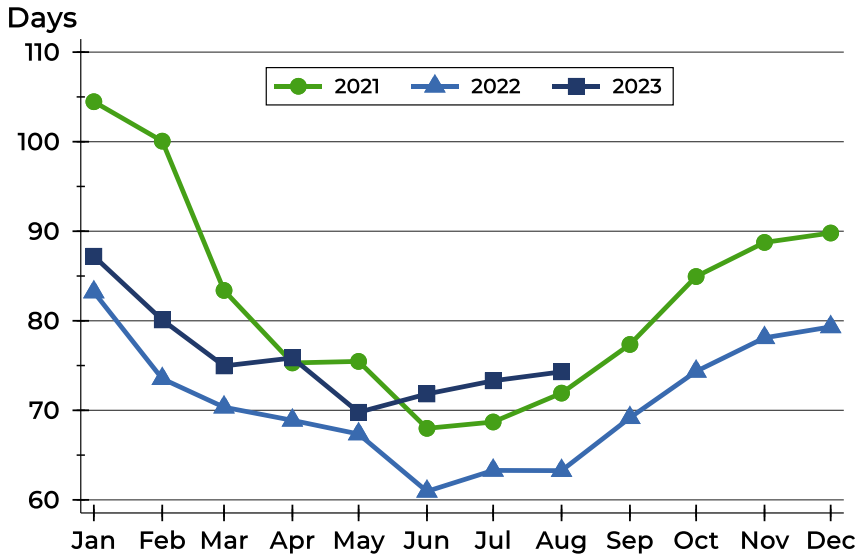


Month	2021	2022	2023
January	180,000	183,500	<b>235,500</b>
February	185,000	219,200	<b>251,500</b>
March	189,500	229,000	<b>267,750</b>
April	199,000	218,500	<b>262,200</b>
May	200,750	219,950	<b>262,500</b>
June	199,000	239,000	<b>270,000</b>
July	187,499	224,900	<b>265,000</b>
August	182,250	229,000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



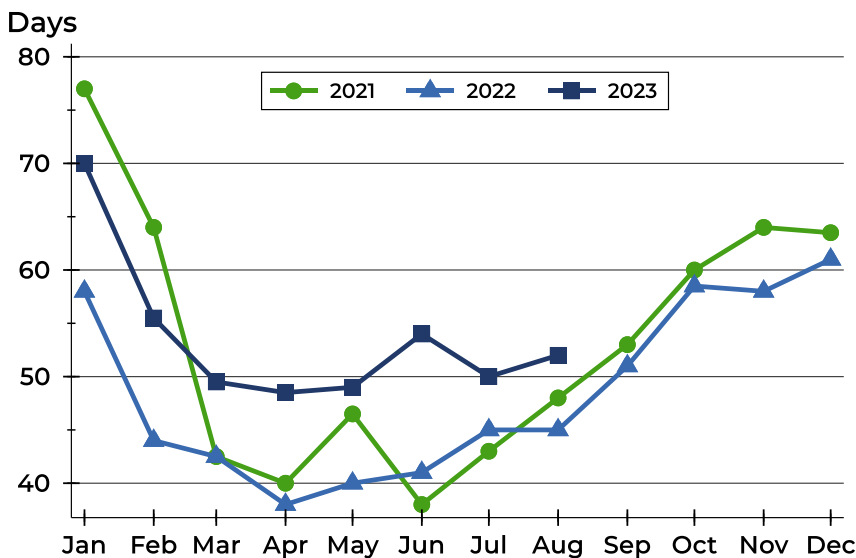
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



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

## Median DOM

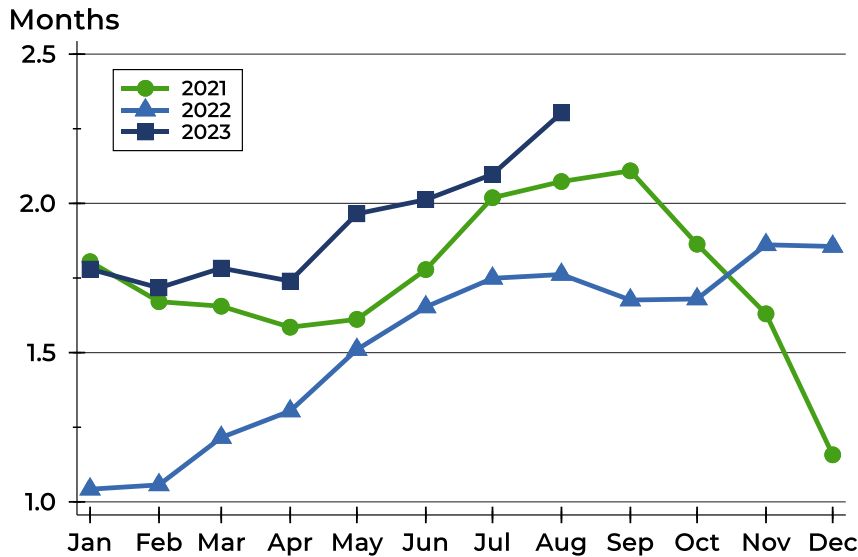


Month	2021	2022	2023
January	77	58	<b>70</b>
February	64	44	<b>56</b>
March	43	43	<b>50</b>
April	40	38	<b>49</b>
May	47	40	<b>49</b>
June	38	41	<b>54</b>
July	43	45	<b>50</b>
August	48	45	<b>52</b>
September	53	51	
October	60	59	
November	64	58	
December	64	61	



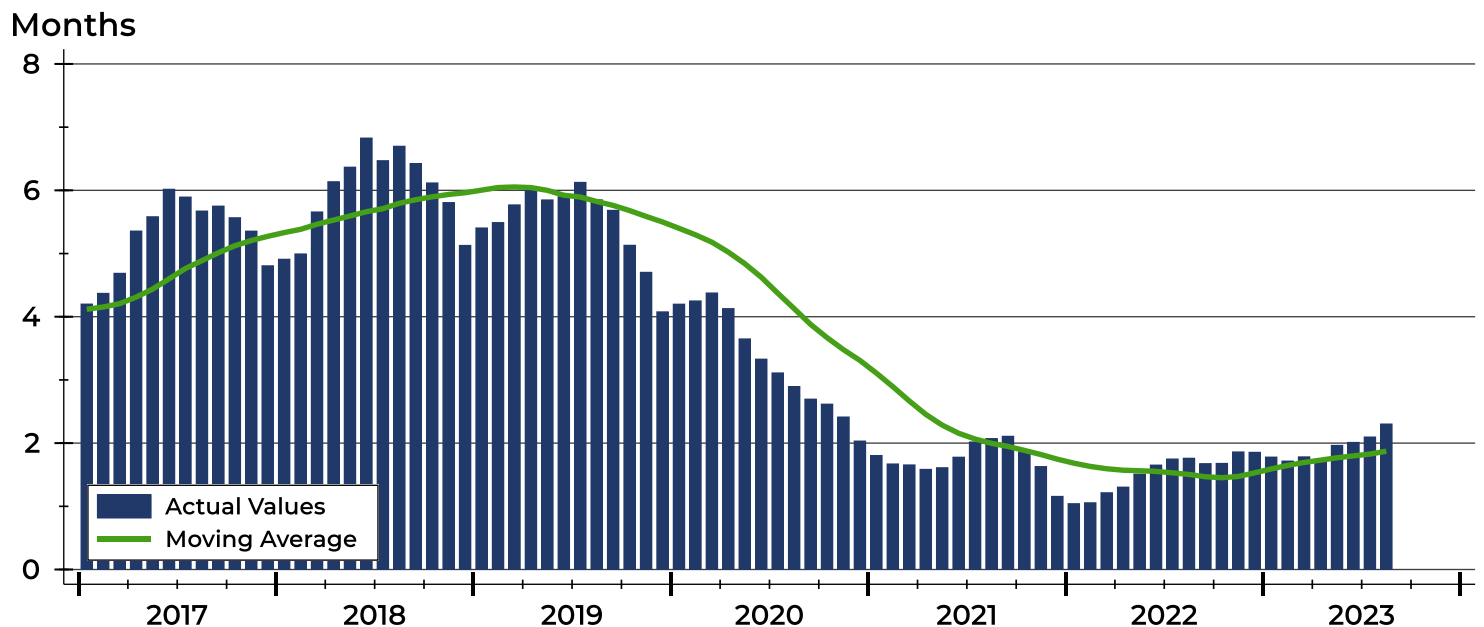
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	1.8	1.0	<b>1.8</b>
February	1.7	1.1	<b>1.7</b>
March	1.7	1.2	<b>1.8</b>
April	1.6	1.3	<b>1.7</b>
May	1.6	1.5	<b>2.0</b>
June	1.8	1.7	<b>2.0</b>
July	2.0	1.7	<b>2.1</b>
August	2.1	1.8	<b>2.3</b>
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





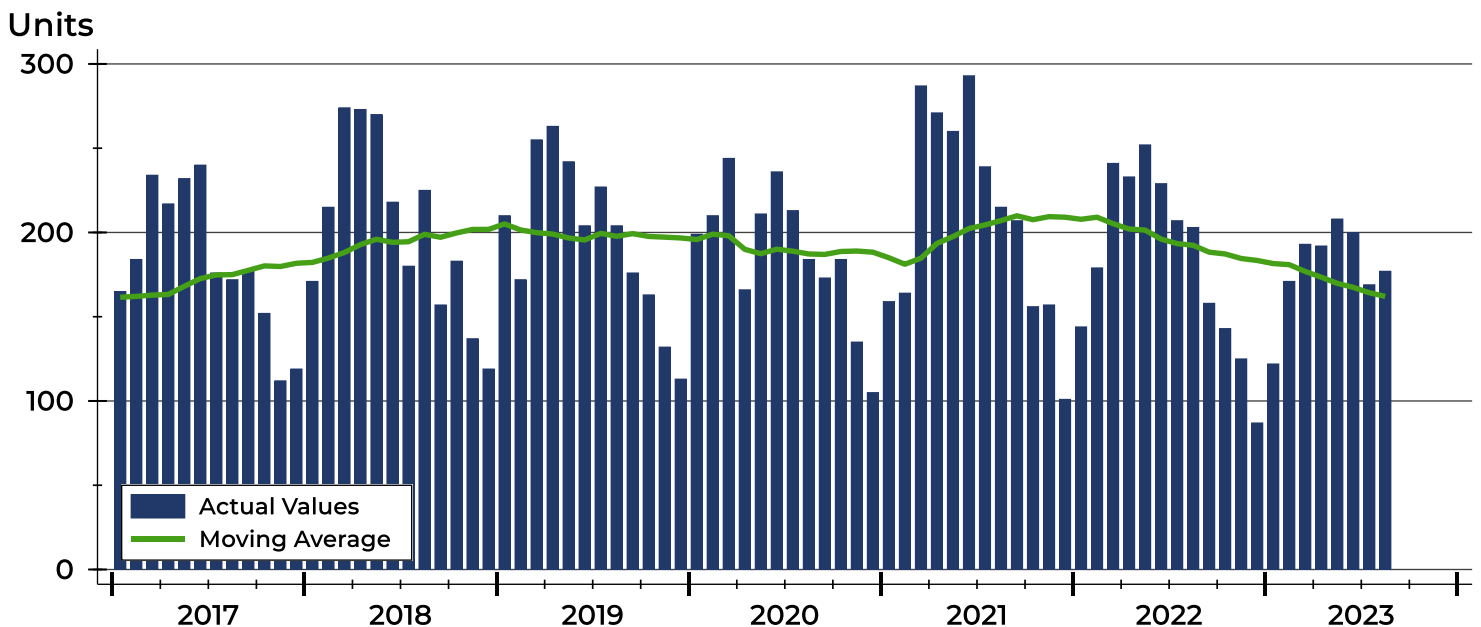
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	177	203	-12.8%
	Volume (1,000s)	44,228	49,588	-10.8%
	Average List Price	249,873	244,276	2.3%
	Median List Price	225,000	229,900	-2.1%
Year-to-Date	New Listings	1,432	1,688	-15.2%
	Volume (1,000s)	386,288	425,362	-9.2%
	Average List Price	269,754	251,992	7.0%
	Median List Price	245,000	229,900	6.6%

A total of 177 new listings were added in the Manhattan-Junction City metropolitan area during August, down 12.8% from the same month in 2022. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,432 new listings.

The median list price of these homes was \$225,000 down from \$229,900 in 2022.

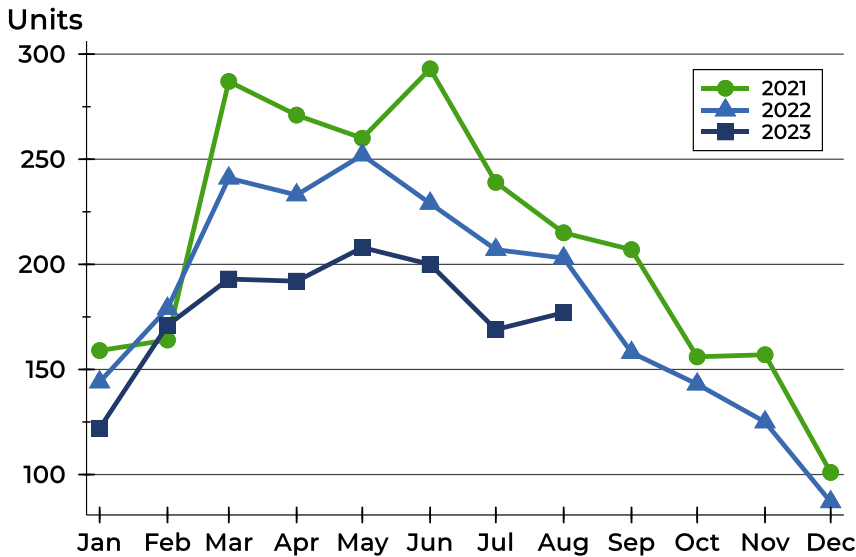
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2021	2022	2023
January	159	144	<b>122</b>
February	164	179	<b>171</b>
March	287	241	<b>193</b>
April	271	233	<b>192</b>
May	260	252	<b>208</b>
June	293	229	<b>200</b>
July	239	207	<b>169</b>
August	215	203	<b>177</b>
September	207	158	
October	156	143	
November	157	125	
December	101	87	

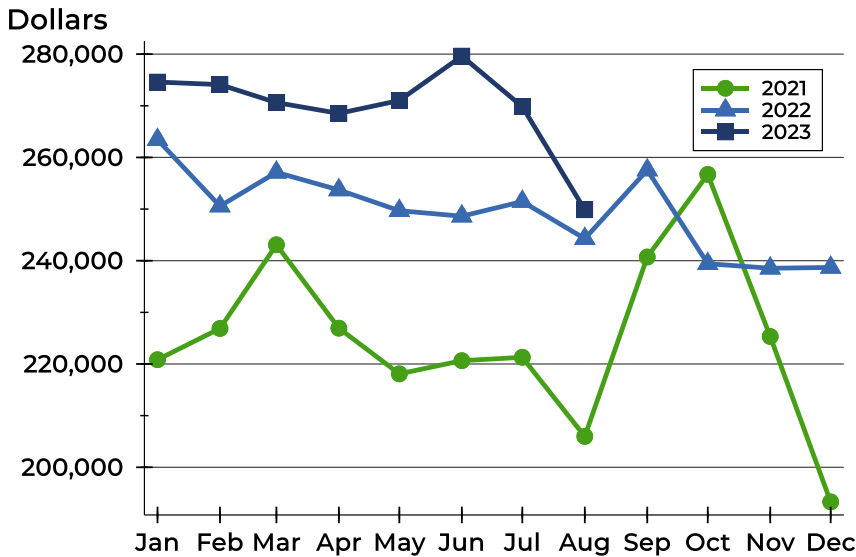
## New Listings by Price Range

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	0.6%	17,000	17,000	17	17	100.0%	100.0%
\$25,000-\$49,999	3	1.7%	29,933	29,900	17	13	80.5%	74.8%
\$50,000-\$99,999	16	9.0%	79,963	77,000	16	12	99.4%	100.0%
\$100,000-\$124,999	8	4.5%	112,250	112,500	17	19	99.2%	100.0%
\$125,000-\$149,999	10	5.6%	139,580	139,500	16	17	100.4%	100.0%
\$150,000-\$174,999	17	9.6%	167,347	169,000	15	13	99.6%	100.0%
\$175,000-\$199,999	17	9.6%	189,388	190,000	13	7	98.8%	100.0%
\$200,000-\$249,999	28	15.8%	224,493	223,250	14	11	99.5%	100.0%
\$250,000-\$299,999	27	15.3%	278,930	279,900	15	11	99.5%	100.0%
\$300,000-\$399,999	33	18.6%	343,652	329,900	15	16	99.6%	100.0%
\$400,000-\$499,999	8	4.5%	450,838	454,950	18	19	100.0%	100.0%
\$500,000-\$749,999	8	4.5%	599,250	599,500	16	14	99.8%	100.0%
\$750,000-\$999,999	1	0.6%	925,000	925,000	21	21	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



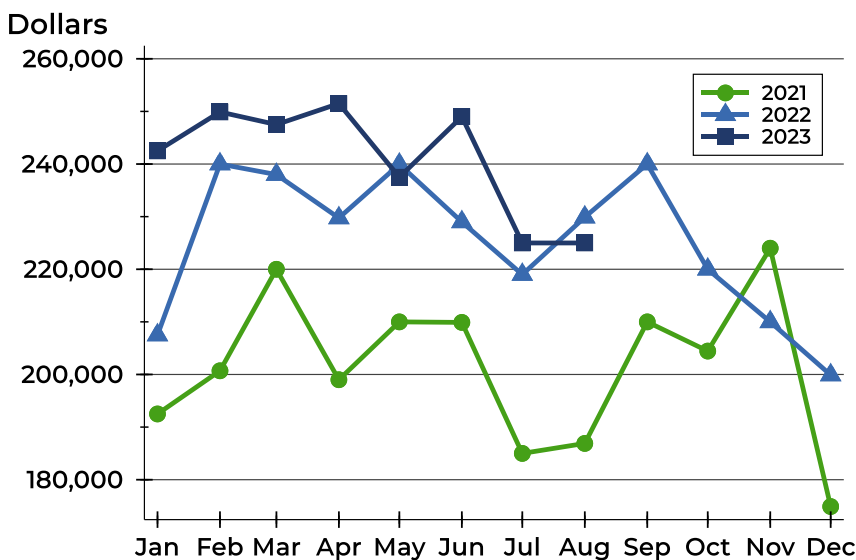
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2021	2022	2023
January	220,835	263,448	<b>274,599</b>
February	226,880	250,575	<b>274,103</b>
March	243,090	257,117	<b>270,621</b>
April	226,937	253,704	<b>268,526</b>
May	218,091	249,689	<b>271,025</b>
June	220,645	248,623	<b>279,625</b>
July	221,297	251,460	<b>269,838</b>
August	205,980	244,276	<b>249,873</b>
September	240,720	257,556	
October	256,716	239,422	
November	225,330	238,542	
December	193,303	238,697	

## Median Price



Month	2021	2022	2023
January	192,500	207,500	<b>242,500</b>
February	200,700	240,000	<b>249,900</b>
March	220,000	238,000	<b>247,500</b>
April	199,000	229,750	<b>251,500</b>
May	210,000	239,950	<b>237,500</b>
June	209,900	229,000	<b>249,000</b>
July	185,000	219,000	<b>225,000</b>
August	186,900	229,900	<b>225,000</b>
September	210,000	240,000	
October	204,450	220,000	
November	224,000	210,000	
December	174,900	199,900	



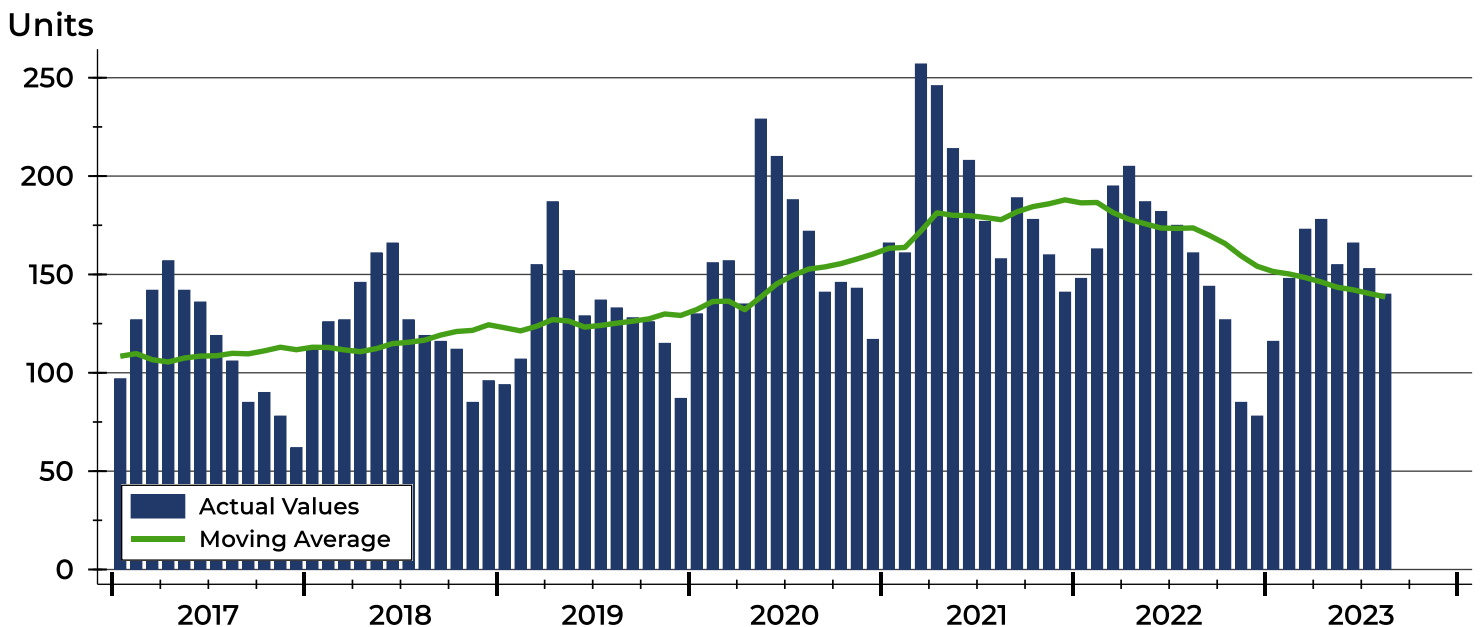
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		140	161	-13.0%	1,229	1,416	-13.2%
Volume (1,000s)		37,831	38,408	-1.5%	318,044	340,322	-6.5%
Average	Sale Price	270,224	238,561	13.3%	258,783	240,340	7.7%
	Days on Market	33	30	10.0%	35	25	40.0%
	Percent of Original	97.6%	96.5%	1.1%	97.5%	98.9%	-1.4%
Median	Sale Price	239,950	220,000	9.1%	234,900	224,700	4.5%
	Days on Market	17	14	21.4%	11	7	57.1%
	Percent of Original	100.0%	98.0%	2.0%	100.0%	100.0%	0.0%

A total of 140 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of August, down from 161 in 2022. The median list price of these homes was \$239,950, up from \$220,000 the prior year.

Half of the homes that went under contract in August were on the market less than 17 days, compared to 14 days in August 2022.

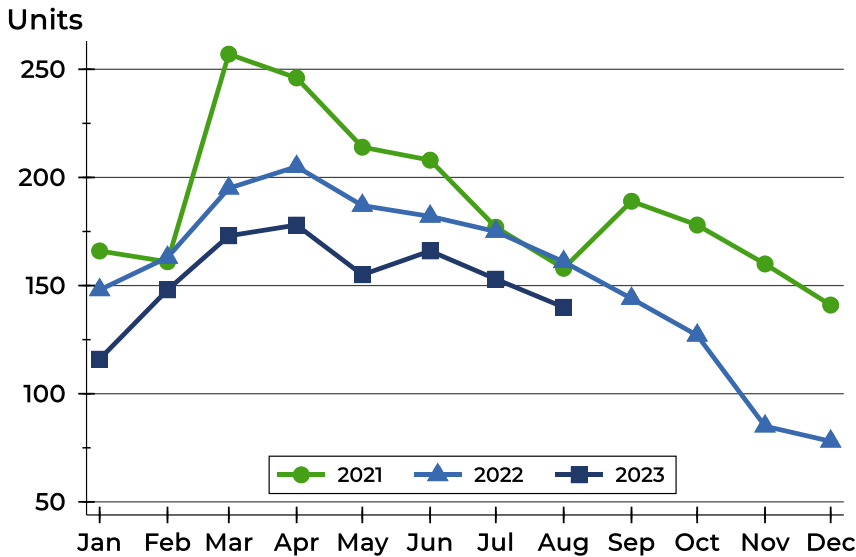
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2021	2022	2023
<b>January</b>	166	148	<b>116</b>
<b>February</b>	161	163	<b>148</b>
<b>March</b>	257	195	<b>173</b>
<b>April</b>	246	205	<b>178</b>
<b>May</b>	214	187	<b>155</b>
<b>June</b>	208	182	<b>166</b>
<b>July</b>	177	175	<b>153</b>
<b>August</b>	158	161	<b>140</b>
<b>September</b>	189	144	
<b>October</b>	178	127	
<b>November</b>	160	85	
<b>December</b>	141	78	

## Contracts Written by Price Range

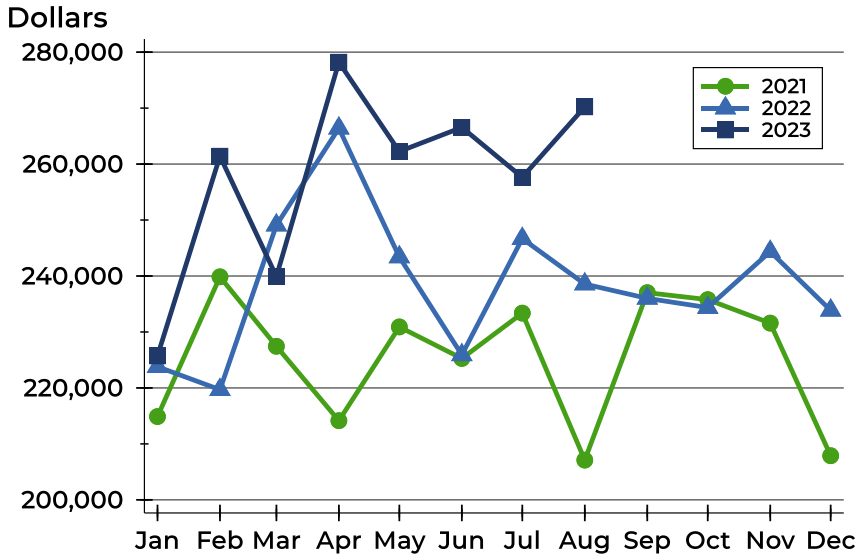
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	1.4%	32,450	32,450	11	11	69.2%	69.2%
\$50,000-\$99,999	10	7.1%	84,080	84,450	37	14	93.2%	96.1%
\$100,000-\$124,999	5	3.6%	111,000	110,000	34	24	98.3%	100.0%
\$125,000-\$149,999	12	8.6%	139,917	139,450	39	22	101.0%	100.0%
\$150,000-\$174,999	7	5.0%	164,400	165,000	16	8	100.6%	100.0%
\$175,000-\$199,999	16	11.4%	189,056	190,000	16	7	97.8%	100.0%
\$200,000-\$249,999	25	17.9%	227,666	225,000	34	21	98.5%	100.0%
\$250,000-\$299,999	17	12.1%	280,012	284,900	14	8	99.3%	100.0%
\$300,000-\$399,999	31	22.1%	344,200	349,900	36	22	97.4%	100.0%
\$400,000-\$499,999	6	4.3%	444,825	449,500	57	21	97.1%	100.0%
\$500,000-\$749,999	7	5.0%	596,711	575,000	70	54	94.9%	94.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	1.4%	1,274,000	1,274,000	75	75	100.0%	100.0%





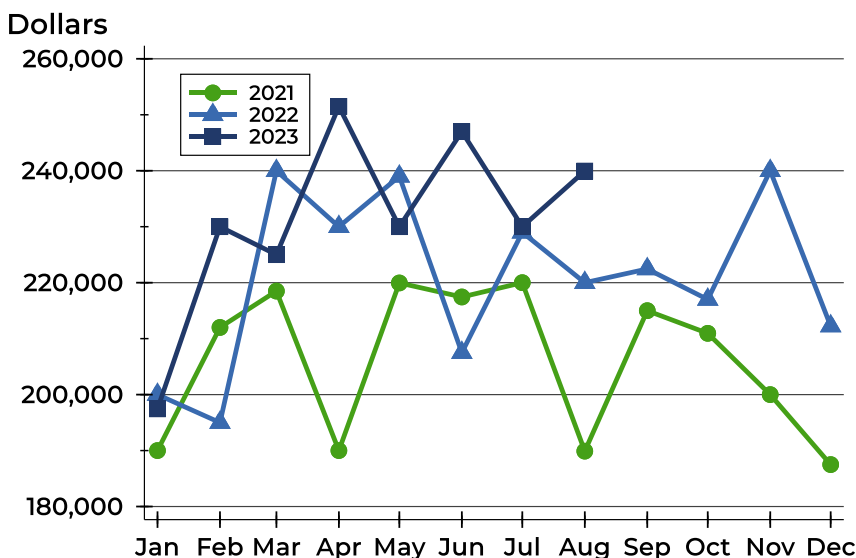
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	214,887	223,795	<b>225,720</b>
February	239,856	219,692	<b>261,413</b>
March	227,443	249,081	<b>239,909</b>
April	214,153	266,400	<b>278,205</b>
May	230,907	243,398	<b>262,244</b>
June	225,273	225,904	<b>266,555</b>
July	233,371	246,682	<b>257,643</b>
August	207,110	238,561	<b>270,224</b>
September	237,022	236,006	
October	235,780	234,355	
November	231,587	244,362	
December	207,895	233,866	

## Median Price

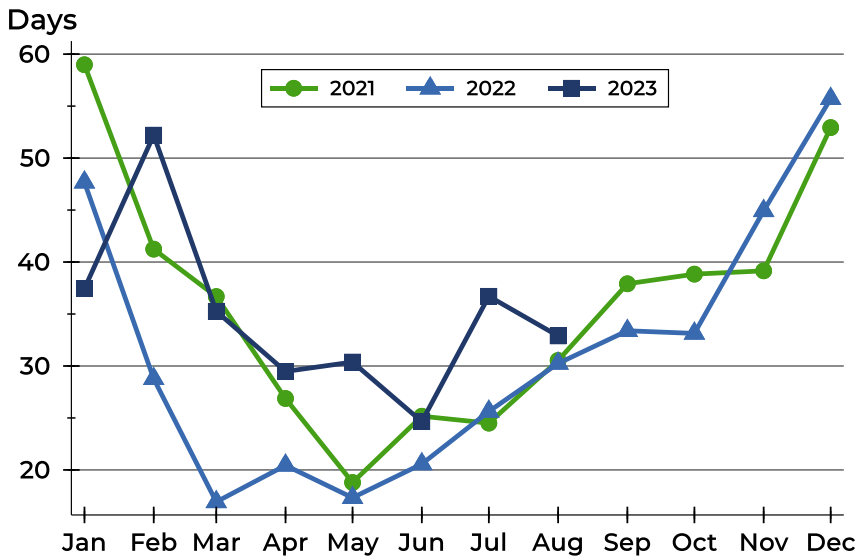


Month	2021	2022	2023
January	190,000	200,000	<b>197,450</b>
February	212,000	195,000	<b>230,000</b>
March	218,500	240,000	<b>225,000</b>
April	190,000	230,000	<b>251,500</b>
May	219,950	239,000	<b>230,000</b>
June	217,450	207,500	<b>247,000</b>
July	220,000	229,000	<b>230,000</b>
August	189,900	220,000	<b>239,950</b>
September	215,000	222,450	
October	210,950	217,000	
November	200,000	240,000	
December	187,500	212,250	



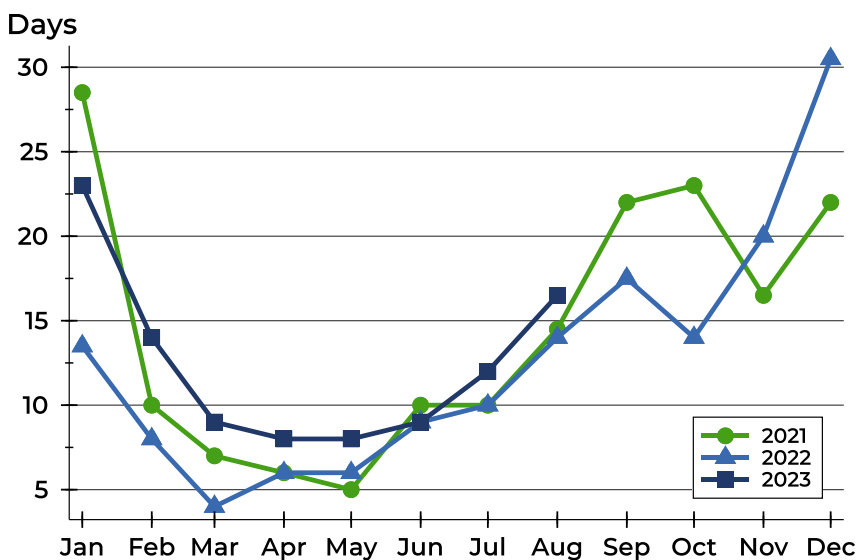
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



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

## Median DOM



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



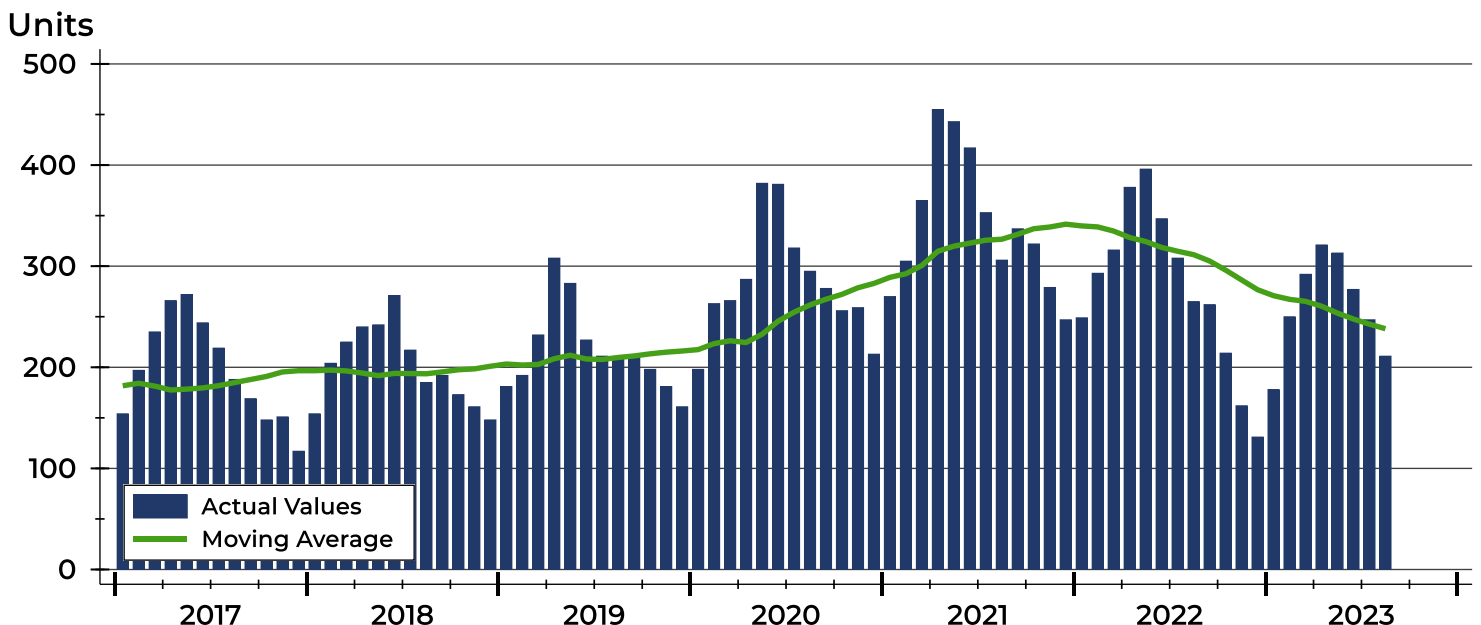
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		211	265	-20.4%
Volume (1,000s)		55,960	62,796	-10.9%
Average	List Price	265,212	236,966	11.9%
	Days on Market	33	33	0.0%
	Percent of Original	98.3%	99.1%	-0.8%
Median	List Price	235,000	219,000	7.3%
	Days on Market	15	15	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 211 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of August, down from 265 contracts pending at the end of August 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.

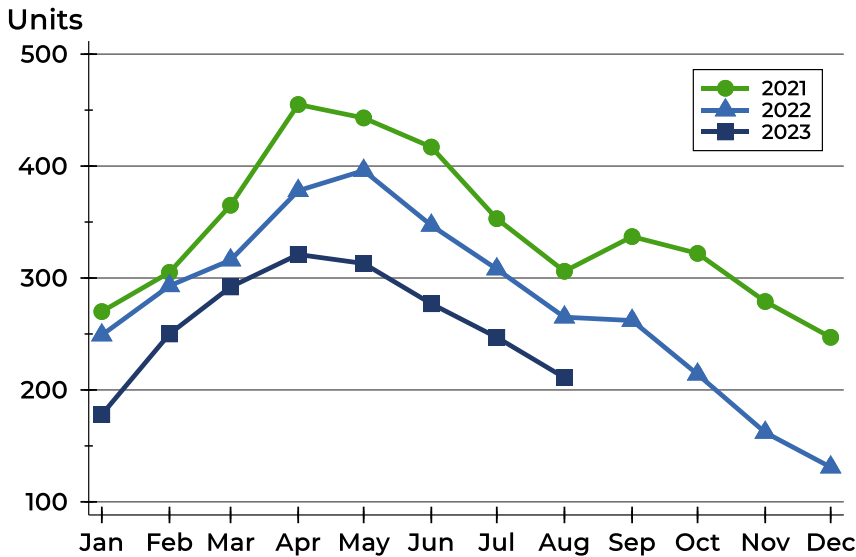
## History of Pending Contracts





# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



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

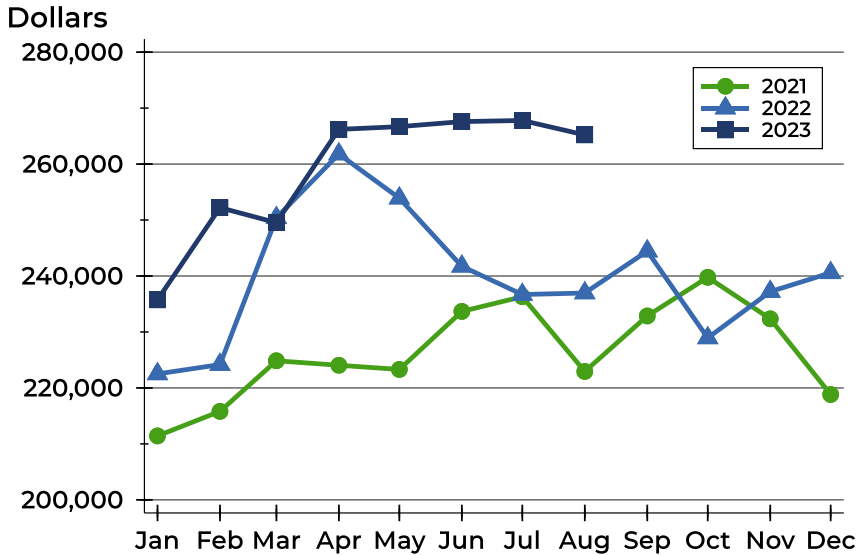
## Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	13	6.2%	83,800	88,000	42	41	96.5%	100.0%
\$100,000-\$124,999	10	4.7%	112,140	110,000	34	20	99.1%	100.0%
\$125,000-\$149,999	21	10.0%	139,638	139,900	29	10	99.3%	100.0%
\$150,000-\$174,999	20	9.5%	163,525	165,000	19	6	99.5%	100.0%
\$175,000-\$199,999	18	8.5%	187,606	190,000	15	6	98.1%	100.0%
\$200,000-\$249,999	33	15.6%	225,141	225,000	22	14	98.8%	100.0%
\$250,000-\$299,999	30	14.2%	274,157	274,500	24	12	99.6%	100.0%
\$300,000-\$399,999	43	20.4%	345,660	345,000	41	23	96.6%	100.0%
\$400,000-\$499,999	10	4.7%	439,980	439,950	101	77	98.0%	100.0%
\$500,000-\$749,999	11	5.2%	609,418	590,000	42	19	98.9%	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	2	0.9%	1,274,000	1,274,000	75	75	100.0%	100.0%



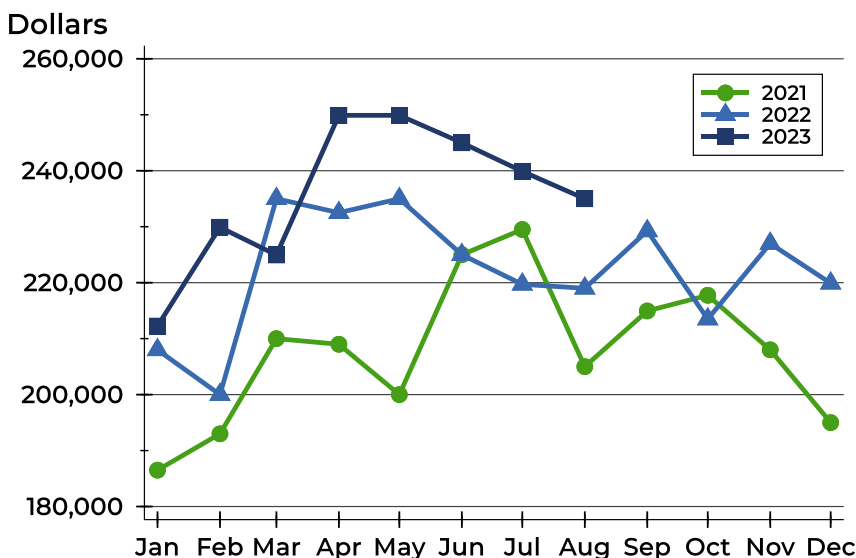
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



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

## Median Price

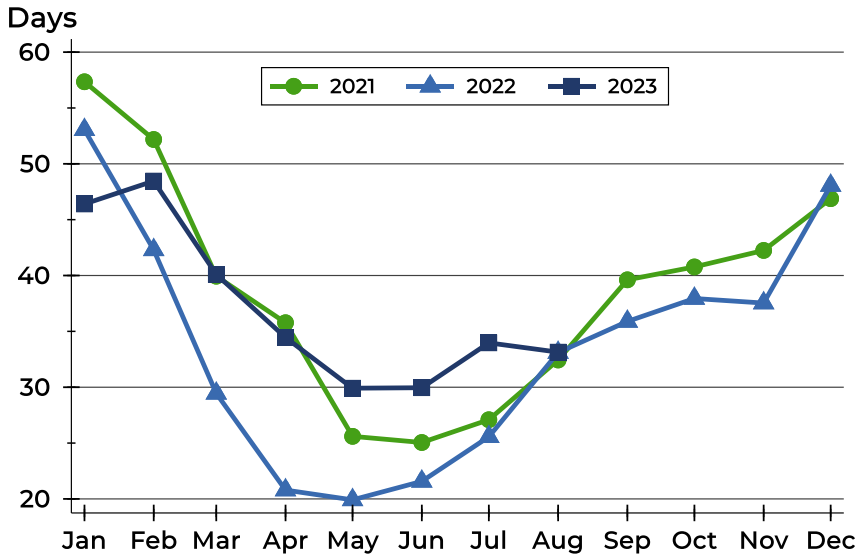


Month	2021	2022	2023
January	186,500	208,000	<b>212,250</b>
February	193,000	200,000	<b>229,900</b>
March	210,000	235,000	<b>224,950</b>
April	209,000	232,500	<b>249,900</b>
May	200,000	235,000	<b>249,900</b>
June	225,000	225,000	<b>245,000</b>
July	229,500	219,700	<b>239,900</b>
August	205,000	219,000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



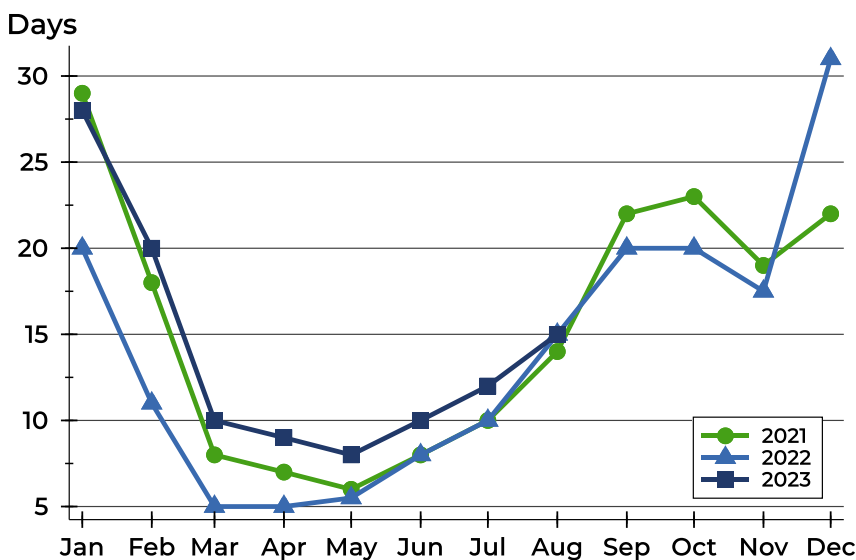
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average DOM



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

## Median DOM



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