



**December
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Remained Constant in December

Total home sales in the Manhattan-Junction City metropolitan area remained at 103 units last month, the same as in December 2023. Total sales volume was \$29.3 million, up from a year earlier.

The median sale price in December was \$265,000, up from \$235,000 a year earlier. Homes that sold in December were typically on the market for 19 days and sold for 99.5% of their list prices.

Manhattan MSA Active Listings Down at End of December

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of December was 269 units, down from 316 at the same point in 2023. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$268,000.

During December, a total of 88 contracts were written up from 86 in December 2023. At the end of the month, there were 146 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		103	103	108	1,643	1,619	1,940
Change from prior year		0.0%	-4.6%	-41.9%	1.5%	-16.5%	-13.4%
Active Listings		269	316	300	N/A	N/A	N/A
Change from prior year		-14.9%	5.3%	38.9%			
Months' Supply		2.0	2.3	1.9	N/A	N/A	N/A
Change from prior year		-13.0%	21.1%	58.3%			
New Listings		97	97	87	1,969	1,978	2,201
Change from prior year		0.0%	11.5%	-13.9%	-0.5%	-10.1%	-12.3%
Contracts Written		88	86	78	1,634	1,657	1,850
Change from prior year		2.3%	10.3%	-44.7%	-1.4%	-10.4%	-18.0%
Pending Contracts		146	166	131	N/A	N/A	N/A
Change from prior year		-12.0%	26.7%	-47.0%			
Sales Volume (1,000s)		29,328	26,131	25,050	440,644	413,766	459,963
Change from prior year		12.2%	4.3%	-40.0%	6.5%	-10.0%	-7.5%
Average	Sale Price	284,742	253,702	231,945	268,194	255,569	237,095
	Change from prior year	12.2%	9.4%	3.3%	4.9%	7.8%	6.7%
	List Price of Actives	305,441	265,481	260,664	N/A	N/A	N/A
	Change from prior year	15.1%	1.8%	14.3%			
	Days on Market	35	45	42	42	37	29
Change from prior year	-22.2%	7.1%	-2.3%	13.5%	27.6%	-19.4%	
Percent of List	97.9%	98.6%	97.9%	98.4%	98.7%	99.3%	
Change from prior year	-0.7%	0.7%	-0.7%	-0.3%	-0.6%	0.2%	
Percent of Original	96.7%	95.9%	96.2%	96.8%	97.0%	98.2%	
Change from prior year	0.8%	-0.3%	-0.1%	-0.2%	-1.2%	0.4%	
Median	Sale Price	265,000	235,000	227,000	245,000	235,000	220,000
	Change from prior year	12.8%	3.5%	16.6%	4.3%	6.8%	7.8%
	List Price of Actives	268,000	219,700	220,000	N/A	N/A	N/A
	Change from prior year	22.0%	-0.1%	20.5%			
	Days on Market	19	24	16	17	13	9
Change from prior year	-20.8%	50.0%	-5.9%	30.8%	44.4%	-18.2%	
Percent of List	99.5%	100.0%	99.6%	100.0%	100.0%	100.0%	
Change from prior year	-0.5%	0.4%	-0.4%	0.0%	0.0%	0.0%	
Percent of Original	98.3%	97.8%	98.3%	98.6%	99.2%	100.0%	
Change from prior year	0.5%	-0.5%	-0.5%	-0.6%	-0.8%	0.0%	

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



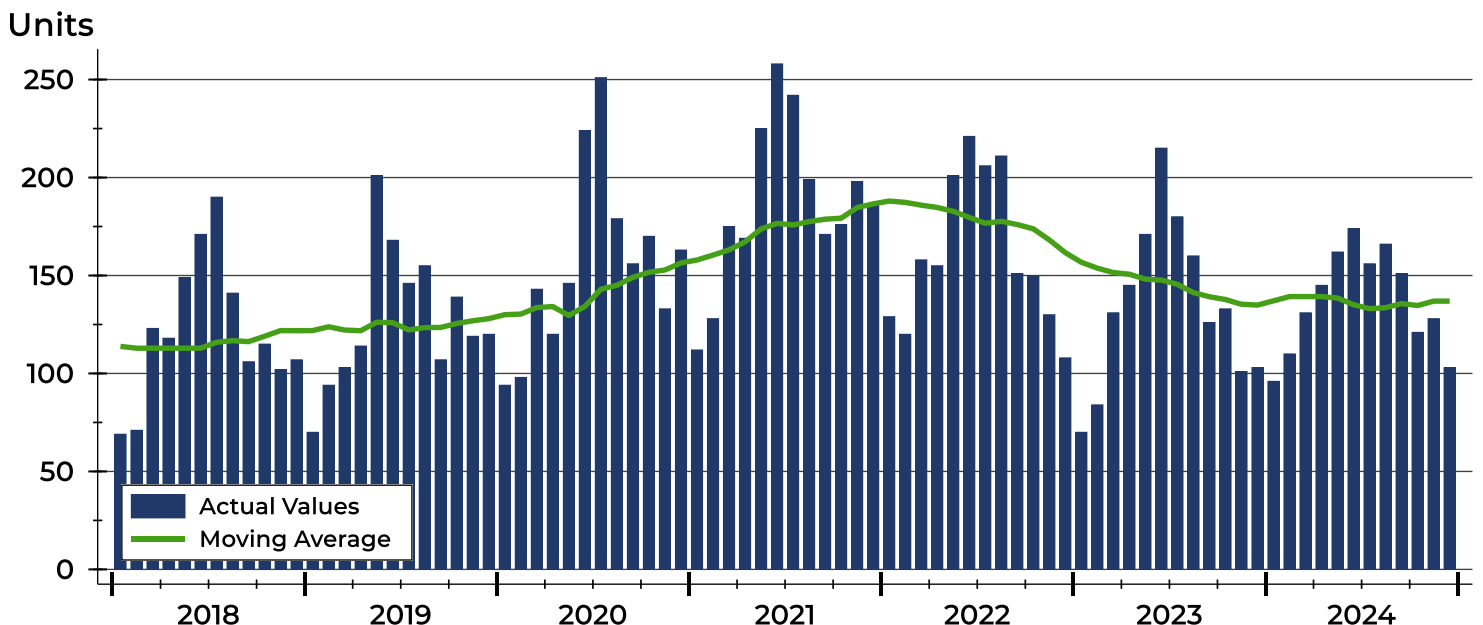
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		103	103	0.0%	1,643	1,619	1.5%
Volume (1,000s)		29,328	26,131	12.2%	440,644	413,766	6.5%
Months' Supply		2.0	2.3	-13.0%	N/A	N/A	N/A
Average	Sale Price	284,742	253,702	12.2%	268,194	255,569	4.9%
	Days on Market	35	45	-22.2%	42	37	13.5%
	Percent of List	97.9%	98.6%	-0.7%	98.4%	98.7%	-0.3%
	Percent of Original	96.7%	95.9%	0.8%	96.8%	97.0%	-0.2%
Median	Sale Price	265,000	235,000	12.8%	245,000	235,000	4.3%
	Days on Market	19	24	-20.8%	17	13	30.8%
	Percent of List	99.5%	100.0%	-0.5%	100.0%	100.0%	0.0%
	Percent of Original	98.3%	97.8%	0.5%	98.6%	99.2%	-0.6%

A total of 103 homes sold in the Manhattan-Junction City metropolitan area in December, showing no change from December 2023. Total sales volume rose to \$29.3 million compared to \$26.1 million in the previous year.

The median sales price in December was \$265,000, up 12.8% compared to the prior year. Median days on market was 19 days, down from 25 days in November, and down from 24 in December 2023.

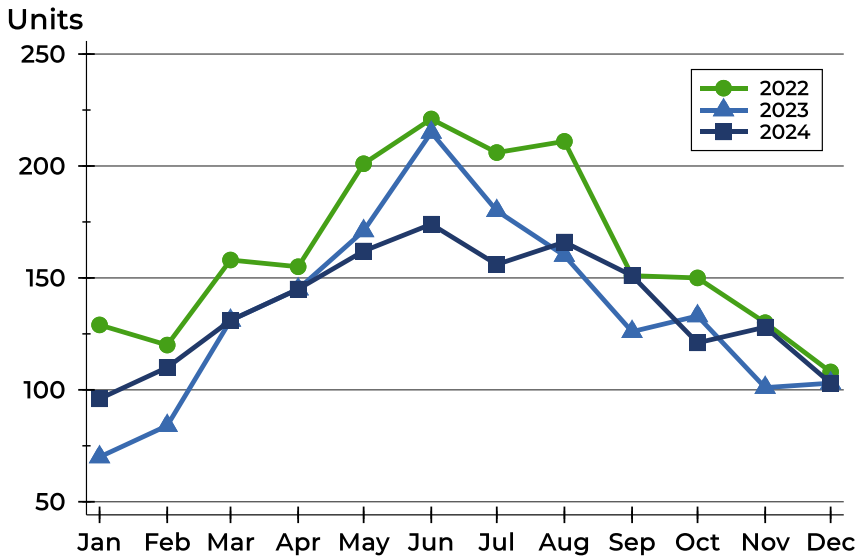
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	129	70	96
February	120	84	110
March	158	131	131
April	155	145	145
May	201	171	162
June	221	215	174
July	206	180	156
August	211	160	166
September	151	126	151
October	150	133	121
November	130	101	128
December	108	103	103

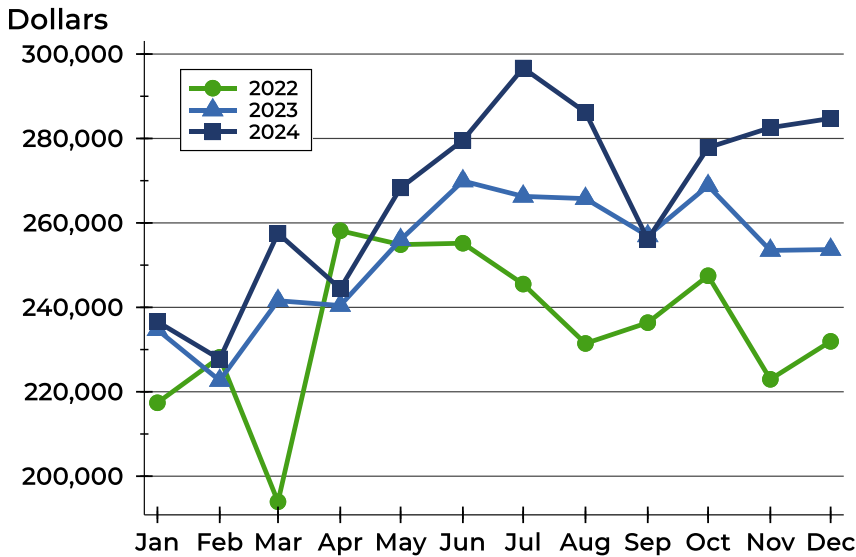
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	3.9%	2.2	68,000	68,750	15	13	86.9%	86.4%	86.9%	86.4%
\$100,000-\$124,999	5	4.9%	2.3	110,580	113,000	37	17	95.3%	98.3%	95.3%	98.3%
\$125,000-\$149,999	3	2.9%	2.8	142,000	141,000	29	13	99.1%	100.0%	99.1%	100.0%
\$150,000-\$174,999	6	5.8%	2.0	167,750	170,500	45	34	95.3%	96.1%	93.9%	93.4%
\$175,000-\$199,999	6	5.8%	1.5	184,792	183,500	15	13	98.3%	99.1%	97.8%	97.7%
\$200,000-\$249,999	22	21.4%	1.2	226,173	223,000	20	12	99.6%	100.0%	98.7%	100.0%
\$250,000-\$299,999	20	19.4%	2.0	279,165	282,750	41	33	98.8%	100.0%	97.4%	97.8%
\$300,000-\$399,999	23	22.3%	2.3	345,944	349,000	54	19	98.5%	98.9%	96.1%	98.3%
\$400,000-\$499,999	9	8.7%	1.0	457,611	465,000	38	17	96.7%	97.1%	95.7%	95.7%
\$500,000-\$749,999	4	3.9%	3.5	632,000	619,000	17	18	99.6%	100.3%	99.6%	100.3%
\$750,000-\$999,999	1	1.0%	6.0	800,000	800,000	34	34	100.0%	100.0%	100.0%	100.0%
\$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



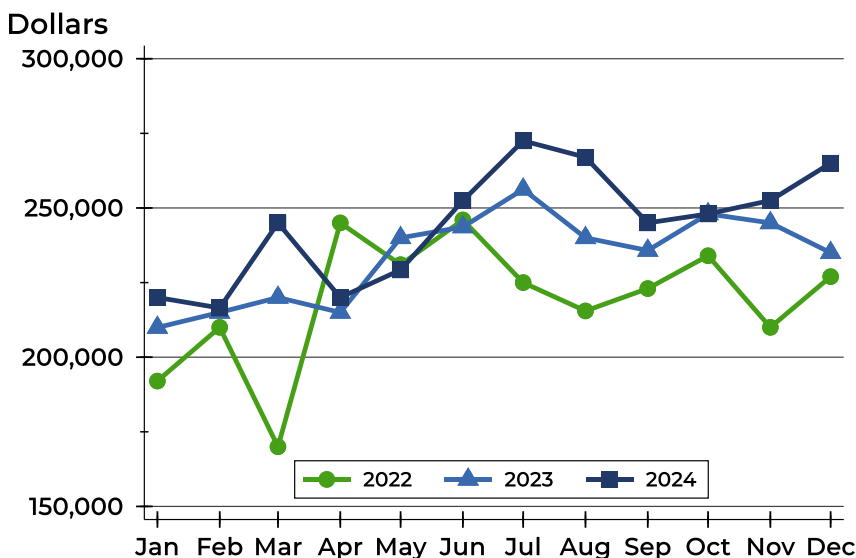
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	217,391	234,691	236,603
February	228,158	222,667	227,767
March	193,945	241,571	257,528
April	258,150	240,432	244,431
May	254,866	256,015	268,317
June	255,188	269,933	279,574
July	245,513	266,296	296,690
August	231,445	265,756	286,211
September	236,376	256,932	256,115
October	247,486	268,805	277,846
November	222,947	253,477	282,561
December	231,945	253,702	284,742

Median Price

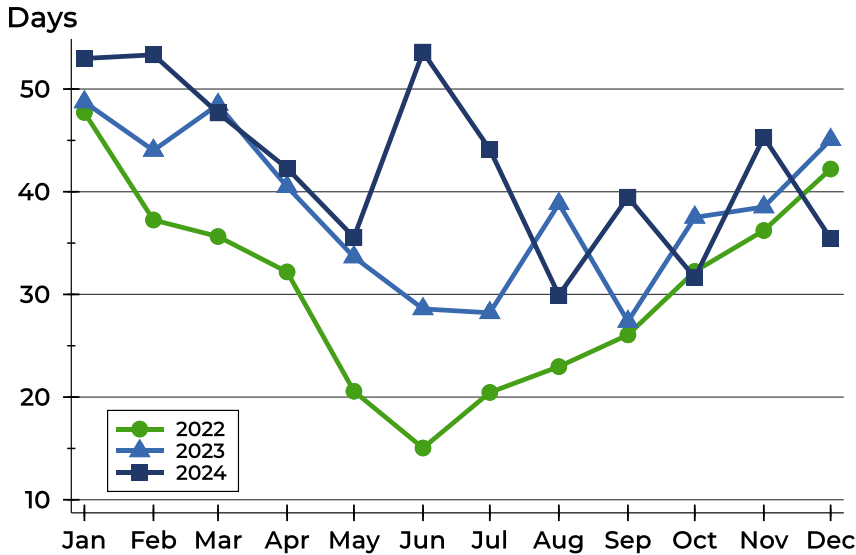


Month	2022	2023	2024
January	192,000	209,950	220,000
February	210,000	215,000	216,500
March	170,000	220,000	245,000
April	245,000	215,000	219,999
May	231,000	240,000	229,250
June	246,000	243,628	252,450
July	225,000	256,250	272,500
August	215,500	240,000	267,000
September	223,000	235,750	245,000
October	234,000	248,000	248,000
November	210,000	245,000	252,500
December	227,000	235,000	265,000



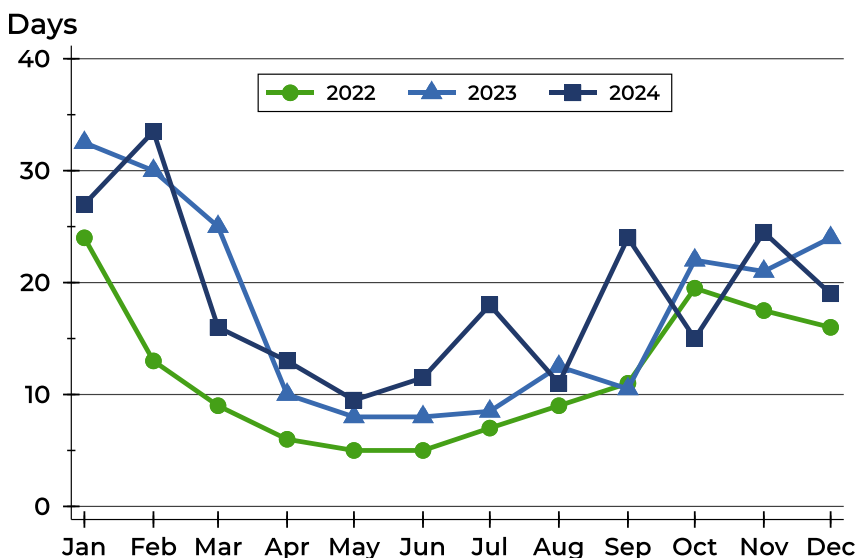
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	48	49	53
February	37	44	53
March	36	48	48
April	32	40	42
May	21	34	36
June	15	29	54
July	20	28	44
August	23	39	30
September	26	27	39
October	32	38	32
November	36	39	45
December	42	45	35

Median DOM



Month	2022	2023	2024
January	24	33	27
February	13	30	34
March	9	25	16
April	6	10	13
May	5	8	10
June	5	8	12
July	7	9	18
August	9	13	11
September	11	11	24
October	20	22	15
November	18	21	25
December	16	24	19



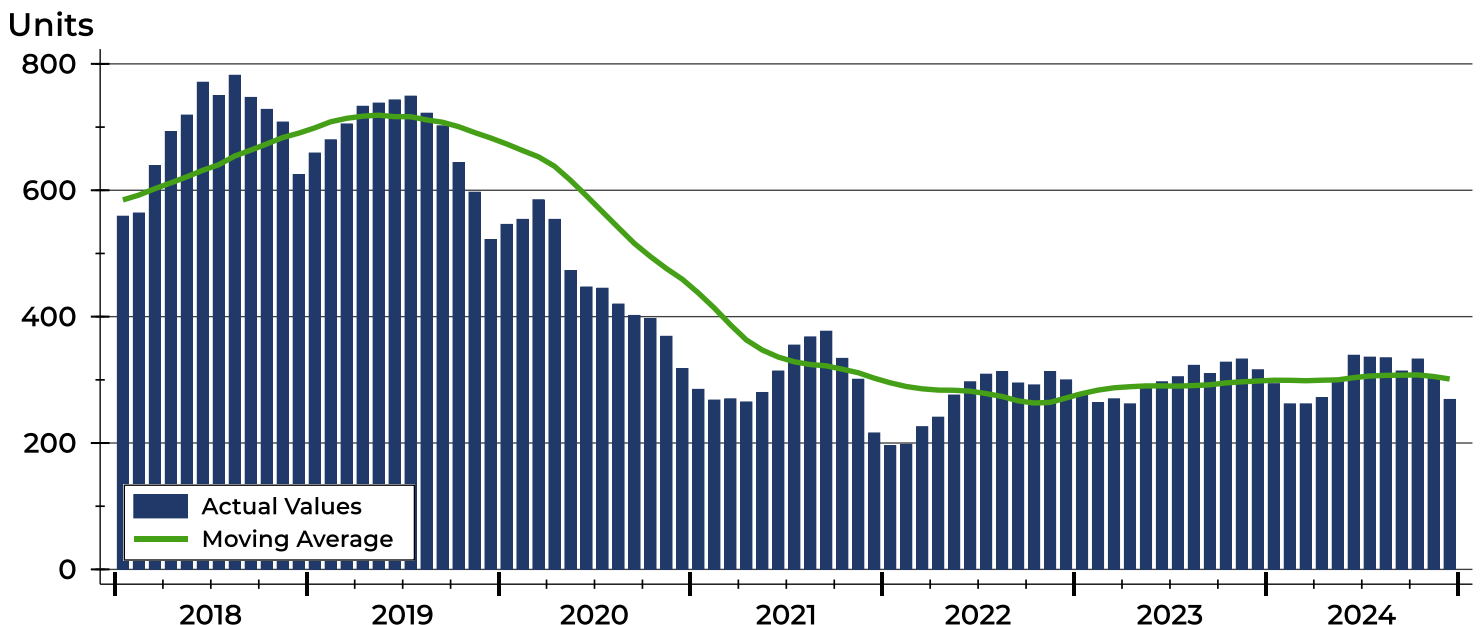
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		269	316	-14.9%
Volume (1,000s)		82,164	83,892	-2.1%
Months' Supply		2.0	2.3	-13.0%
Average	List Price	305,441	265,481	15.1%
	Days on Market	84	86	-2.3%
	Percent of Original	97.9%	97.7%	0.2%
Median	List Price	268,000	219,700	22.0%
	Days on Market	64	68	-5.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 269 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of December. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of December was \$268,000, up 22.0% from 2023. The typical time on market for active listings was 64 days, down from 68 days a year earlier.

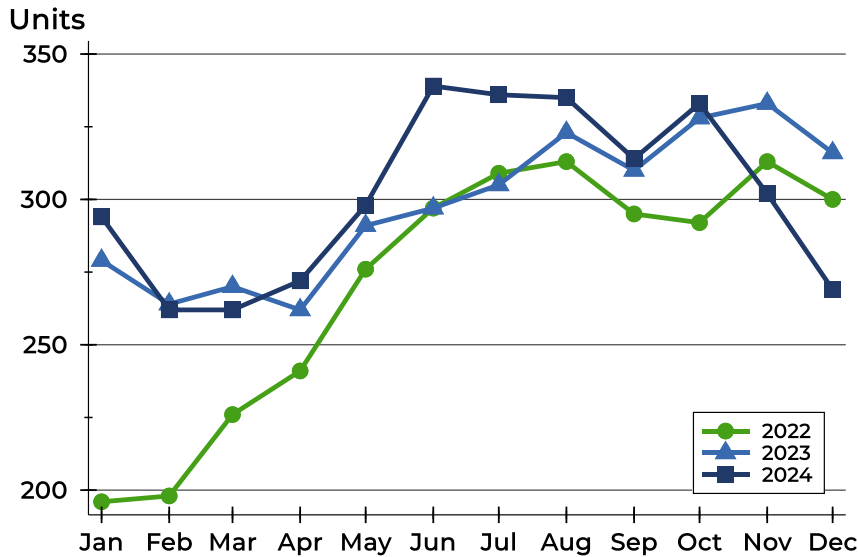
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	196	279	294
February	198	264	262
March	226	270	262
April	241	262	272
May	276	291	298
June	297	297	339
July	309	305	336
August	313	323	335
September	295	310	314
October	292	328	333
November	313	333	302
December	300	316	269

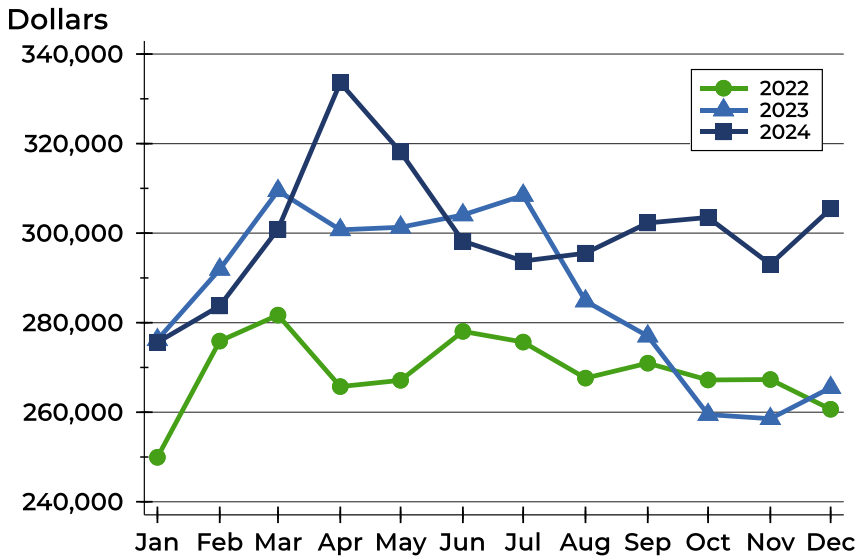
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.1%	N/A	40,000	40,000	88	91	83.0%	80.0%
\$50,000-\$99,999	14	5.2%	2.2	76,943	74,950	126	80	92.3%	96.4%
\$100,000-\$124,999	13	4.8%	2.3	112,308	110,000	65	53	93.4%	100.0%
\$125,000-\$149,999	23	8.6%	2.8	137,313	135,900	77	82	100.3%	100.0%
\$150,000-\$174,999	19	7.1%	2.0	162,326	162,900	86	64	99.1%	100.0%
\$175,000-\$199,999	20	7.4%	1.5	189,103	189,950	107	72	97.4%	100.0%
\$200,000-\$249,999	29	10.8%	1.2	227,179	225,000	76	48	98.4%	100.0%
\$250,000-\$299,999	46	17.1%	2.0	277,683	279,700	81	63	98.8%	100.0%
\$300,000-\$399,999	58	21.6%	2.3	347,291	345,000	85	65	98.5%	100.0%
\$400,000-\$499,999	10	3.7%	1.0	428,280	427,000	39	22	99.0%	100.0%
\$500,000-\$749,999	23	8.6%	3.5	617,093	635,000	64	68	99.3%	100.0%
\$750,000-\$999,999	7	2.6%	6.0	903,786	899,000	121	141	93.0%	92.1%
\$1,000,000 and up	4	1.5%	N/A	1,293,750	1,300,000	143	112	99.6%	100.0%



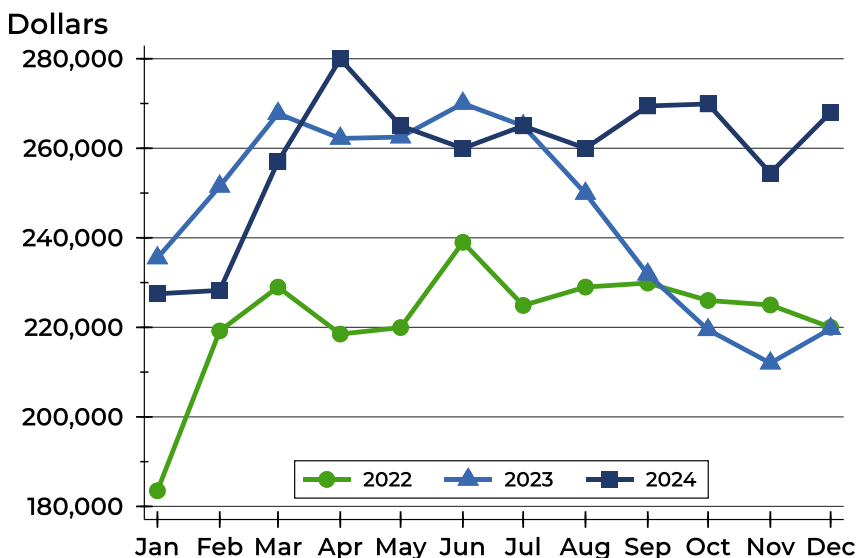
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average Price



Month	2022	2023	2024
January	249,926	276,180	275,611
February	275,890	291,908	283,738
March	281,697	309,461	300,887
April	265,728	300,739	333,595
May	267,124	301,315	318,137
June	278,058	304,058	298,210
July	275,667	308,421	293,763
August	267,620	284,838	295,524
September	270,961	277,000	302,285
October	267,207	259,478	303,503
November	267,307	258,549	293,047
December	260,664	265,481	305,441

Median Price

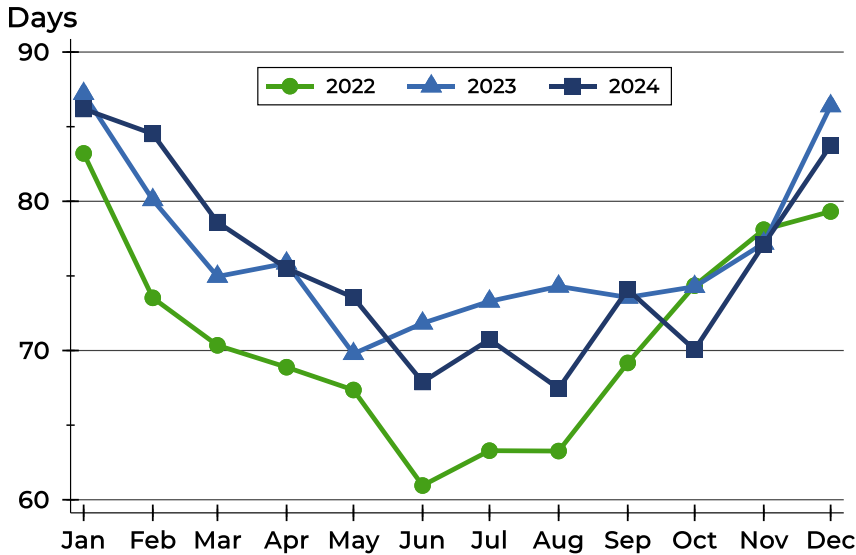


Month	2022	2023	2024
January	183,500	235,500	227,500
February	219,200	251,500	228,250
March	229,000	267,750	257,000
April	218,500	262,200	279,950
May	219,950	262,500	265,000
June	239,000	270,000	260,000
July	224,900	265,000	265,000
August	229,000	249,900	260,000
September	229,900	231,850	269,450
October	226,000	219,450	269,900
November	225,000	212,000	254,450
December	220,000	219,700	268,000



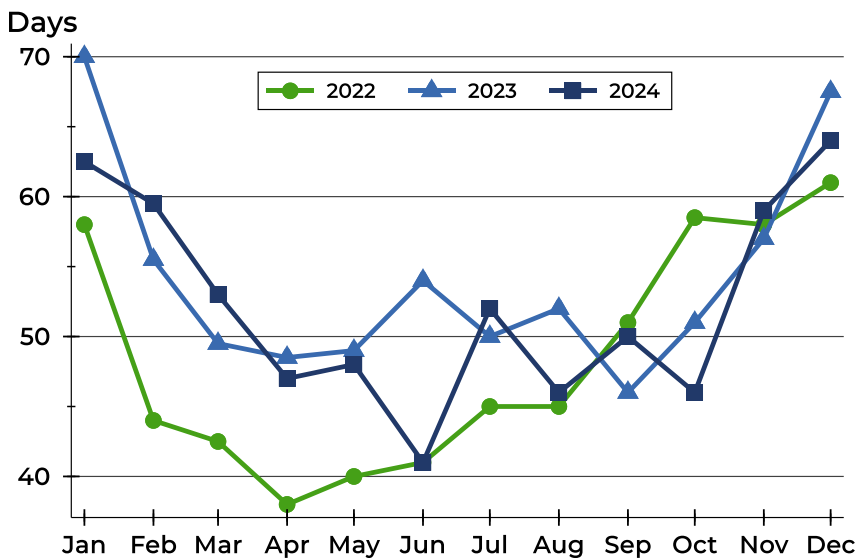
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	83	87	86
February	74	80	85
March	70	75	79
April	69	76	76
May	67	70	74
June	61	72	68
July	63	73	71
August	63	74	67
September	69	74	74
October	74	74	70
November	78	77	77
December	79	86	84

Median DOM

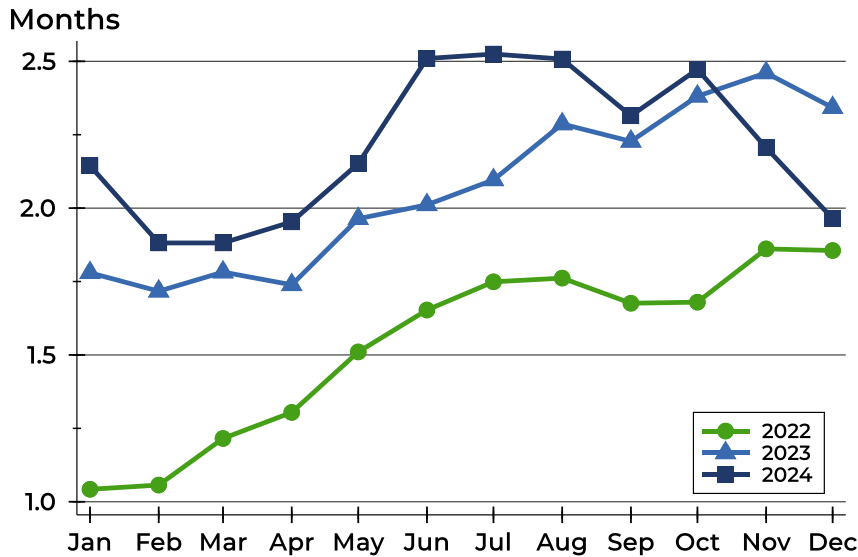


Month	2022	2023	2024
January	58	70	63
February	44	56	60
March	43	50	53
April	38	49	47
May	40	49	48
June	41	54	41
July	45	50	52
August	45	52	46
September	51	46	50
October	59	51	46
November	58	57	59
December	61	68	64



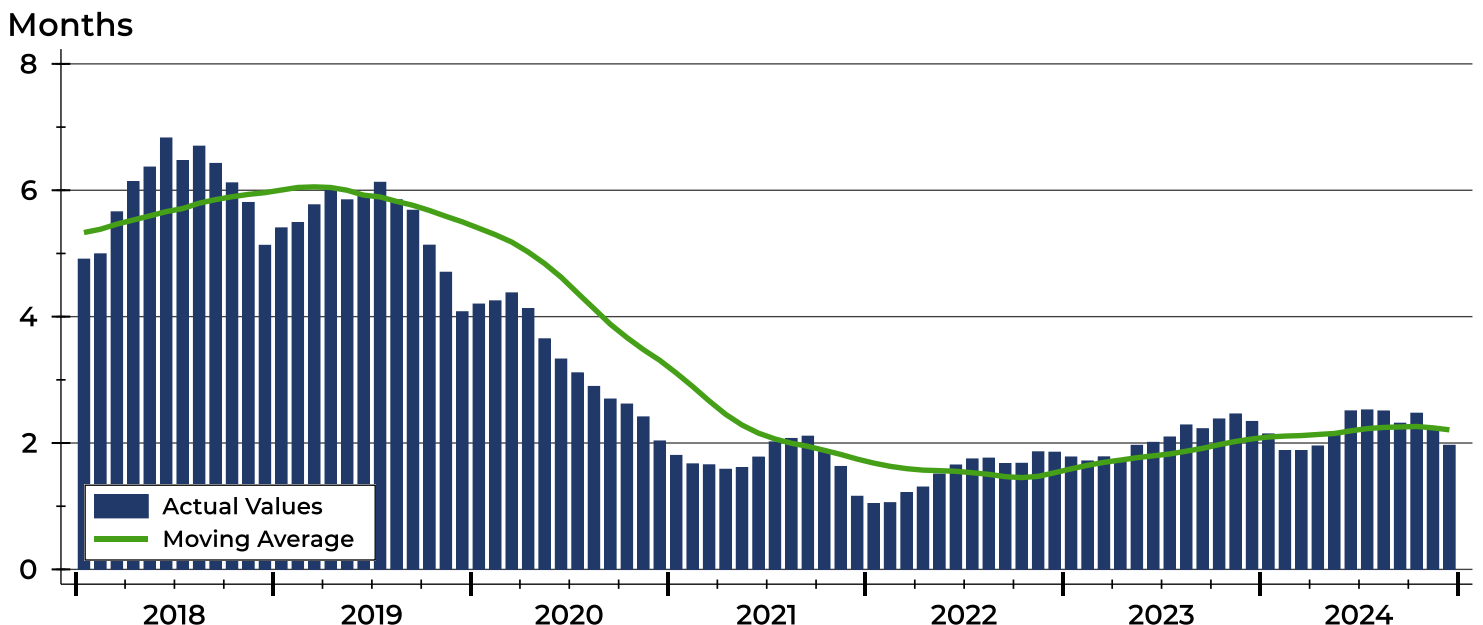
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.8	2.1
February	1.1	1.7	1.9
March	1.2	1.8	1.9
April	1.3	1.7	2.0
May	1.5	2.0	2.2
June	1.7	2.0	2.5
July	1.7	2.1	2.5
August	1.8	2.3	2.5
September	1.7	2.2	2.3
October	1.7	2.4	2.5
November	1.9	2.5	2.2
December	1.9	2.3	2.0

History of Month's Supply





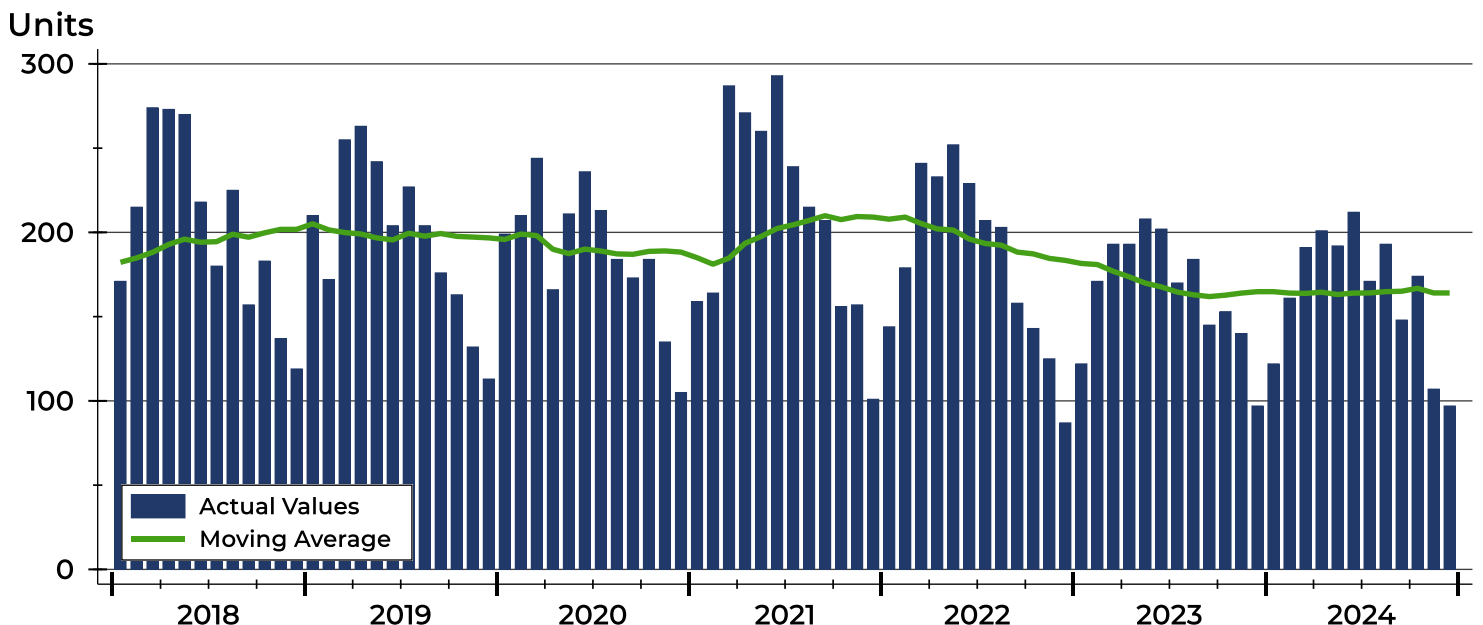
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	97	97	0.0%
	Volume (1,000s)	28,244	23,218	21.6%
	Average List Price	291,173	239,358	21.6%
	Median List Price	268,000	225,000	19.1%
Year-to-Date	New Listings	1,969	1,978	-0.5%
	Volume (1,000s)	566,591	521,461	8.7%
	Average List Price	287,756	263,630	9.2%
	Median List Price	259,900	239,000	8.7%

A total of 97 new listings were added in the Manhattan-Junction City metropolitan area during December, the same figure as reported in 2023. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,969 new listings.

The median list price of these homes was \$268,000 up from \$225,000 in 2023.

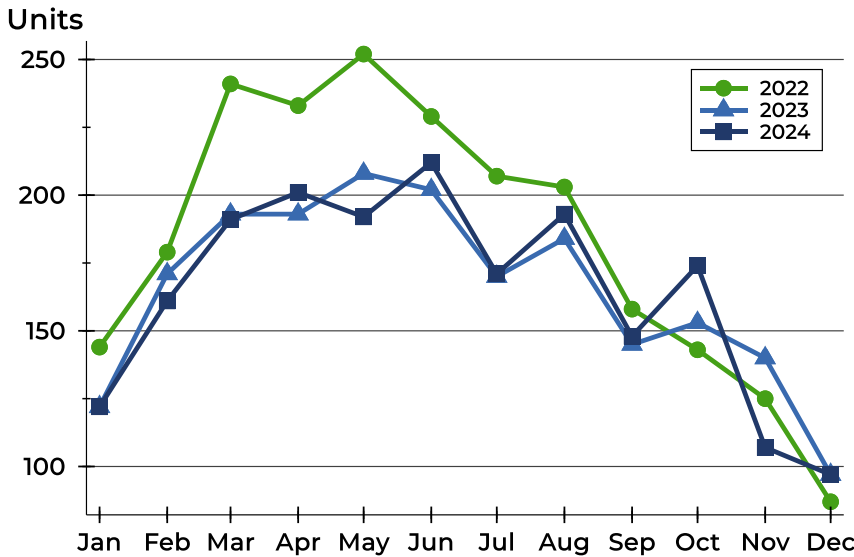
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	144	122	122
February	179	171	161
March	241	193	191
April	233	193	201
May	252	208	192
June	229	202	212
July	207	170	171
August	203	184	193
September	158	145	148
October	143	153	174
November	125	140	107
December	87	97	97

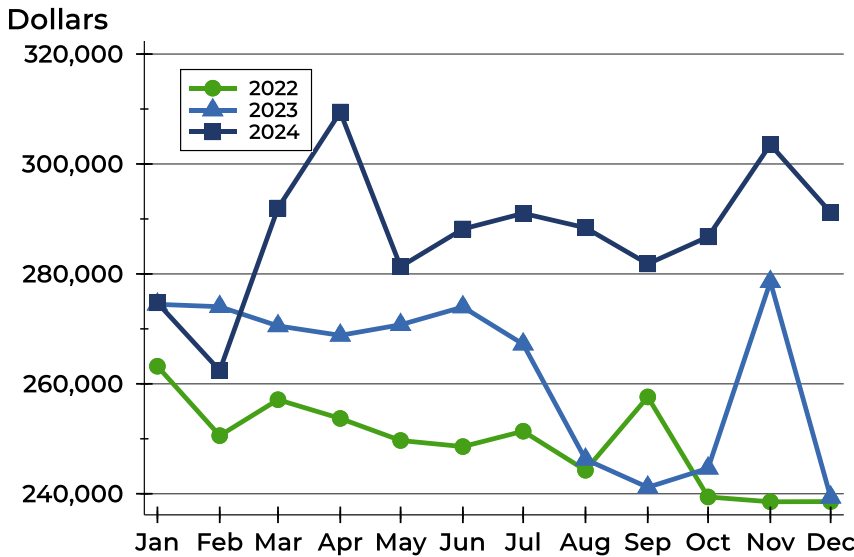
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	4.1%	82,413	79,900	7	5	95.8%	100.0%
\$100,000-\$124,999	5	5.2%	111,760	114,900	15	9	99.2%	100.0%
\$125,000-\$149,999	7	7.2%	138,457	139,900	19	20	99.0%	100.0%
\$150,000-\$174,999	2	2.1%	159,000	159,000	19	19	100.0%	100.0%
\$175,000-\$199,999	10	10.3%	188,805	189,950	13	9	100.0%	100.0%
\$200,000-\$249,999	16	16.5%	225,165	220,000	13	8	99.3%	100.0%
\$250,000-\$299,999	17	17.5%	277,000	275,000	38	18	99.7%	100.0%
\$300,000-\$399,999	17	17.5%	356,341	355,000	18	20	100.4%	100.0%
\$400,000-\$499,999	10	10.3%	428,880	430,000	14	11	100.0%	100.0%
\$500,000-\$749,999	8	8.2%	592,729	580,000	19	19	100.0%	100.0%
\$750,000-\$999,999	1	1.0%	780,000	780,000	27	27	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



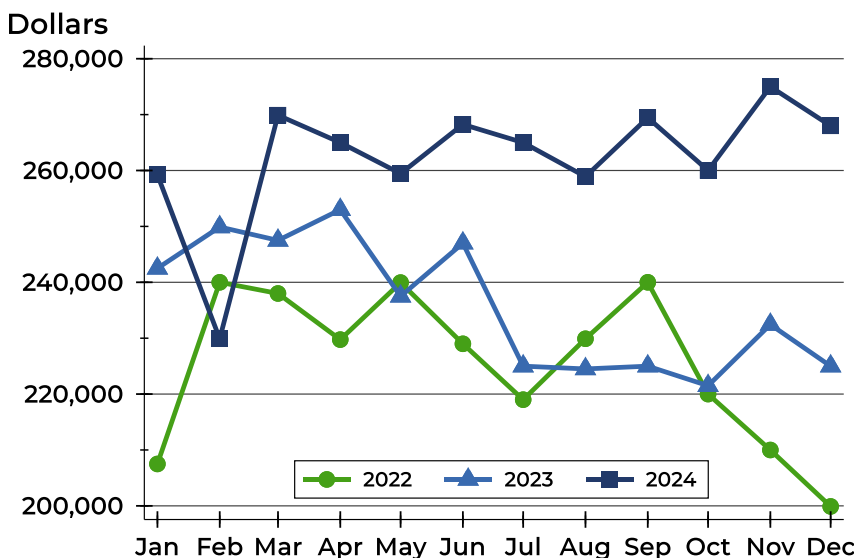
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	263,201	274,468	274,743
February	250,575	274,033	262,422
March	257,117	270,544	291,976
April	253,704	268,819	309,445
May	249,689	270,750	281,325
June	248,579	273,983	288,171
July	251,376	267,215	291,014
August	244,276	246,263	288,396
September	257,618	241,174	281,824
October	239,422	244,638	286,749
November	238,542	278,586	303,533
December	238,582	239,358	291,173

Median Price



Month	2022	2023	2024
January	207,500	242,500	259,250
February	240,000	249,900	229,900
March	238,000	247,500	269,900
April	229,750	253,000	265,000
May	239,950	237,500	259,450
June	229,000	247,000	268,250
July	219,000	225,000	265,000
August	229,900	224,500	258,900
September	240,000	225,000	269,450
October	220,000	221,500	260,000
November	210,000	232,450	275,000
December	199,900	225,000	268,000



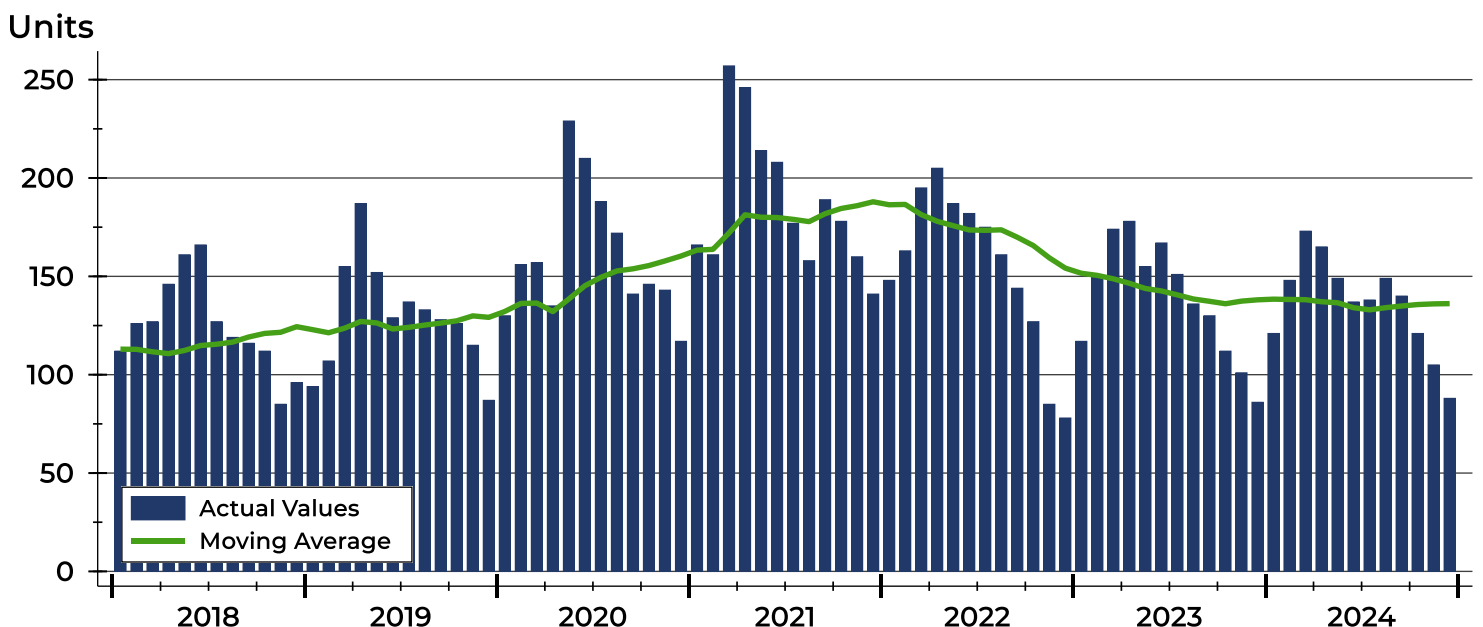
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		88	86	2.3%	1,634	1,657	-1.4%
Volume (1,000s)		22,019	18,810	17.1%	450,086	426,423	5.5%
Average	Sale Price	250,215	218,724	14.4%	275,451	257,346	7.0%
	Days on Market	42	41	2.4%	42	37	13.5%
	Percent of Original	97.9%	93.3%	4.9%	97.0%	96.9%	0.1%
Median	Sale Price	219,900	199,950	10.0%	249,900	234,900	6.4%
	Days on Market	27	21	28.6%	17	14	21.4%
	Percent of Original	100.0%	97.2%	2.9%	98.9%	99.1%	-0.2%

A total of 88 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of December, up from 86 in 2023. The median list price of these homes was \$219,900, up from \$199,950 the prior year.

Half of the homes that went under contract in December were on the market less than 27 days, compared to 21 days in December 2023.

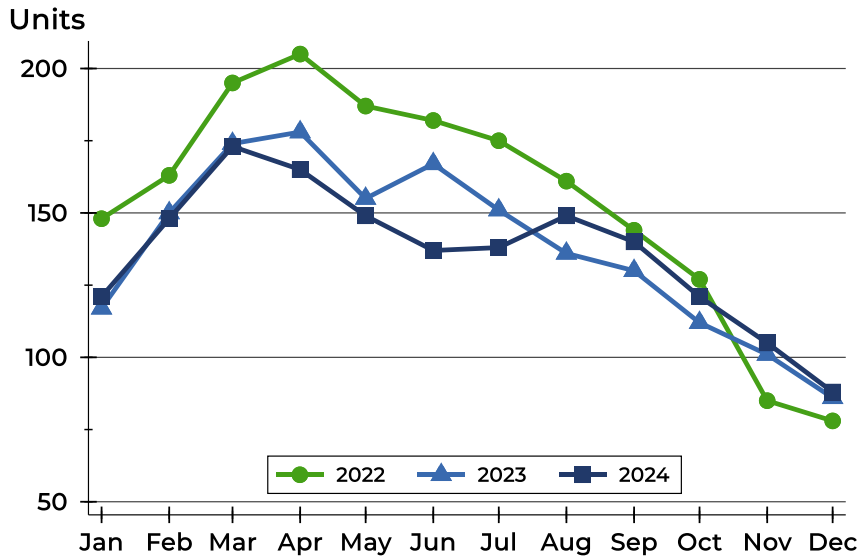
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	148	117	121
February	163	150	148
March	195	174	173
April	205	178	165
May	187	155	149
June	182	167	137
July	175	151	138
August	161	136	149
September	144	130	140
October	127	112	121
November	85	101	105
December	78	86	88

Contracts Written by Price Range

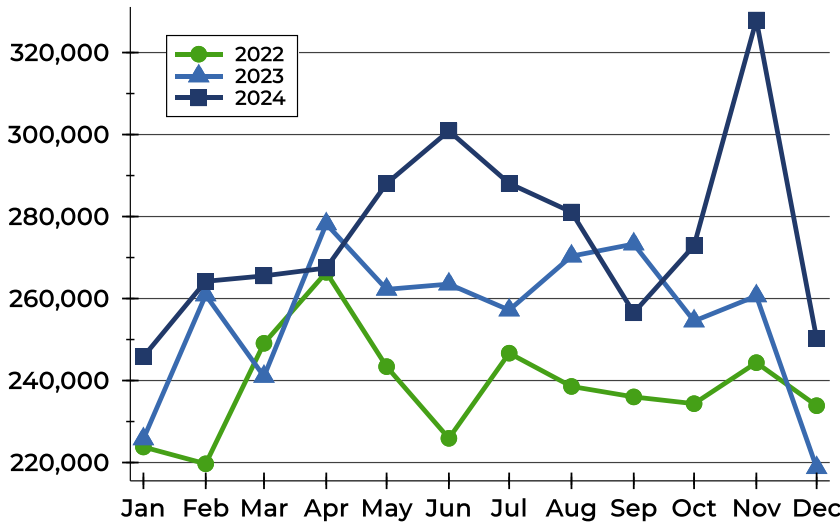
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	4.5%	79,988	84,975	54	40	83.7%	91.7%
\$100,000-\$124,999	8	9.1%	112,371	113,950	35	27	100.0%	100.0%
\$125,000-\$149,999	9	10.2%	138,144	139,500	47	29	99.0%	100.0%
\$150,000-\$174,999	3	3.4%	164,833	165,000	35	23	99.2%	100.0%
\$175,000-\$199,999	12	13.6%	187,279	189,325	47	19	97.5%	100.0%
\$200,000-\$249,999	19	21.6%	223,476	219,900	33	16	98.8%	100.0%
\$250,000-\$299,999	10	11.4%	277,810	274,950	58	48	98.8%	100.0%
\$300,000-\$399,999	13	14.8%	363,062	374,000	39	30	98.8%	100.0%
\$400,000-\$499,999	6	6.8%	428,817	432,000	38	23	98.2%	100.0%
\$500,000-\$749,999	3	3.4%	541,000	515,000	21	19	97.5%	98.1%
\$750,000-\$999,999	1	1.1%	875,000	875,000	81	81	92.1%	92.1%
\$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

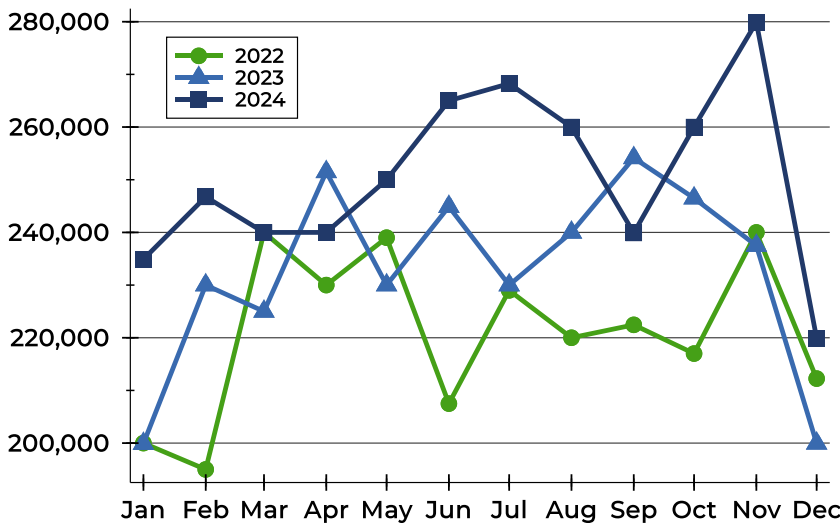
Dollars



Month	2022	2023	2024
January	223,795	225,756	245,818
February	219,692	260,868	264,205
March	249,081	241,001	265,533
April	266,400	278,205	267,455
May	243,398	262,244	288,066
June	225,904	263,522	300,893
July	246,682	257,181	288,090
August	238,561	270,340	281,096
September	236,006	273,292	256,533
October	234,355	254,513	272,917
November	244,362	260,635	327,929
December	233,866	218,724	250,215

Median Price

Dollars

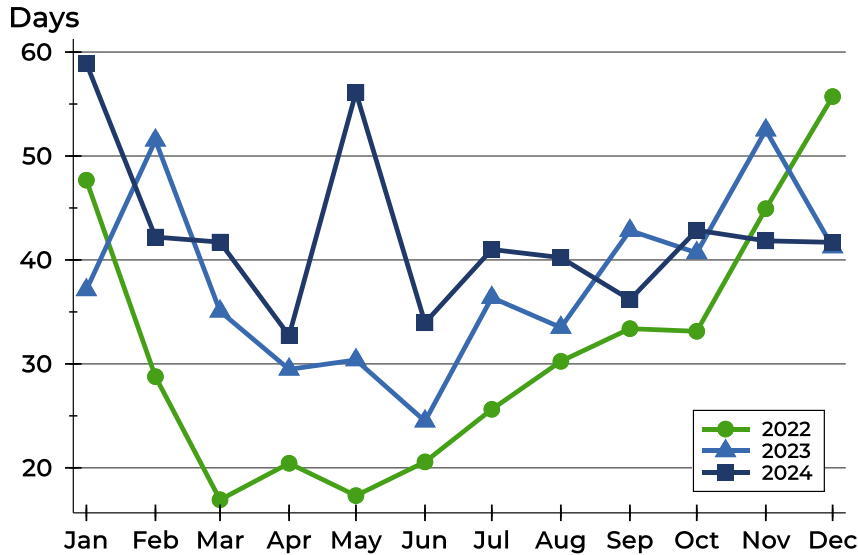


Month	2022	2023	2024
January	200,000	199,900	234,900
February	195,000	230,000	246,750
March	240,000	225,000	240,000
April	230,000	251,500	240,000
May	239,000	230,000	250,000
June	207,500	244,900	265,000
July	229,000	230,000	268,250
August	220,000	240,000	260,000
September	222,450	254,150	239,900
October	217,000	246,500	260,000
November	240,000	237,500	279,900
December	212,250	199,950	219,900



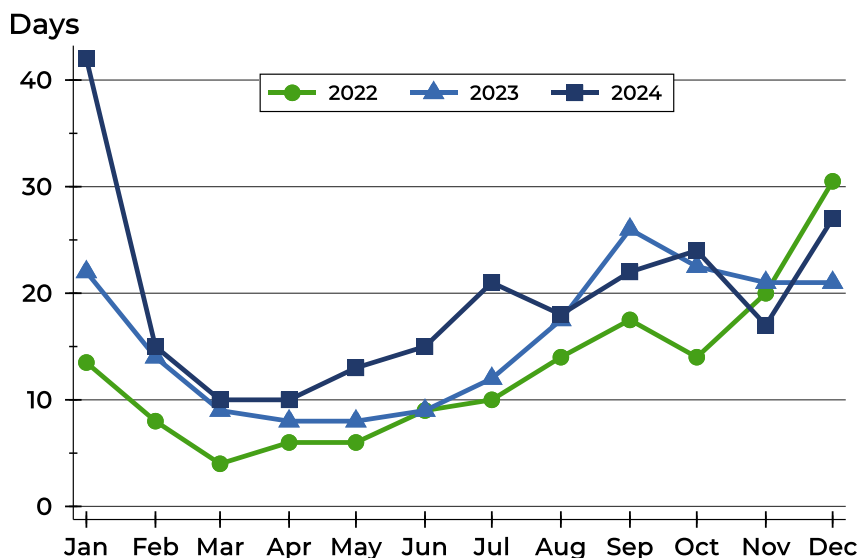
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	48	37	59
February	29	52	42
March	17	35	42
April	20	29	33
May	17	30	56
June	21	24	34
July	26	36	41
August	30	34	40
September	33	43	36
October	33	41	43
November	45	52	42
December	56	41	42

Median DOM



Month	2022	2023	2024
January	14	22	42
February	8	14	15
March	4	9	10
April	6	8	10
May	6	8	13
June	9	9	15
July	10	12	21
August	14	18	18
September	18	26	22
October	14	23	24
November	20	21	17
December	31	21	27



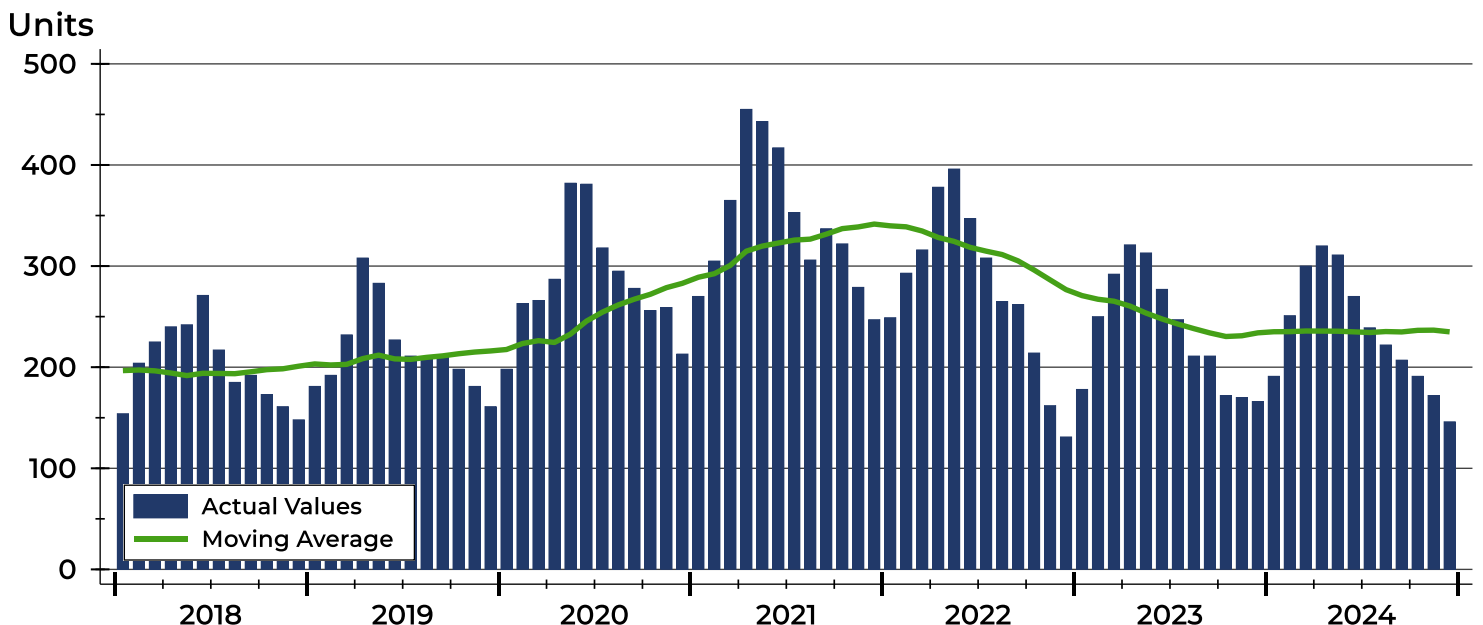
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		146	166	-12.0%
Volume (1,000s)		39,118	40,451	-3.3%
Average	List Price	267,930	243,680	10.0%
	Days on Market	48	50	-4.0%
	Percent of Original	98.3%	97.8%	0.5%
Median	List Price	228,250	220,000	3.8%
	Days on Market	24	28	-14.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 146 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of December, down from 166 contracts pending at the end of December 2023.

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.

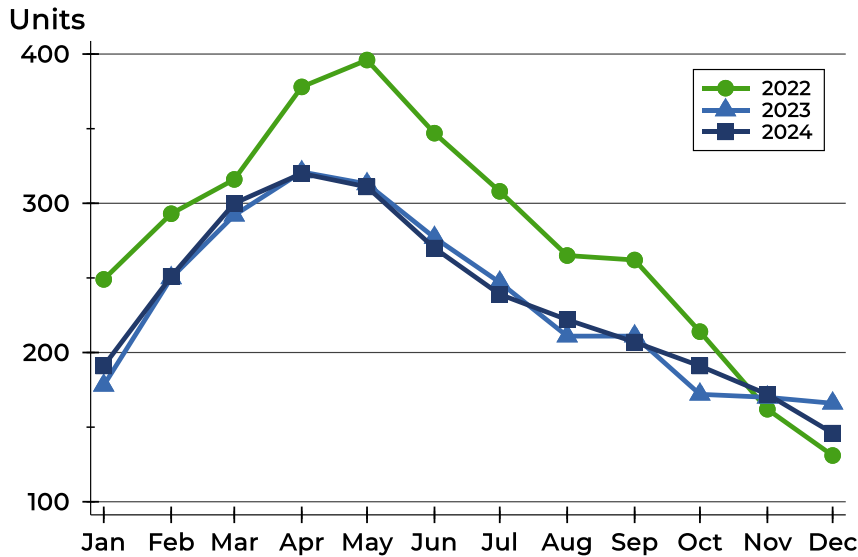
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	249	178	191
February	293	250	251
March	316	292	300
April	378	321	320
May	396	313	311
June	347	277	270
July	308	247	239
August	265	211	222
September	262	211	207
October	214	172	191
November	162	170	172
December	131	166	146

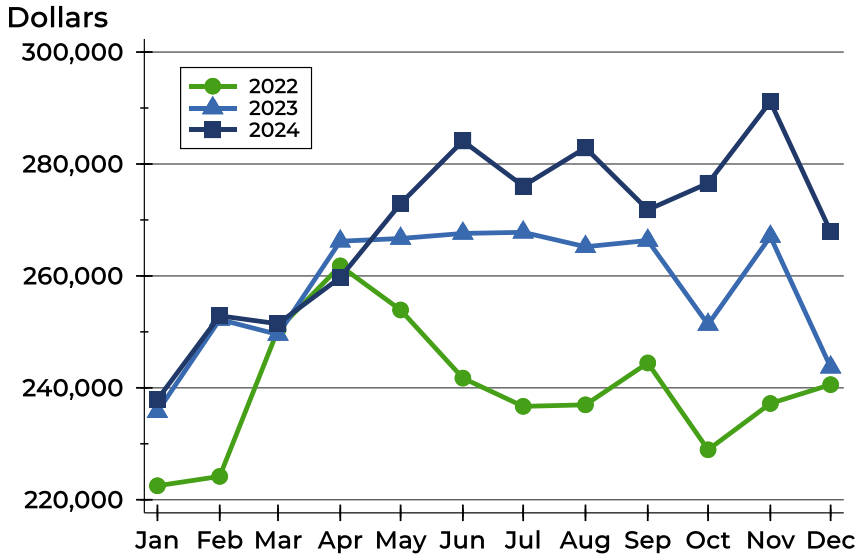
Pending Contracts by Price Range

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	8	5.5%	76,300	74,000	64	54	90.9%	100.0%
\$100,000-\$124,999	7	4.8%	112,710	117,900	32	15	100.0%	100.0%
\$125,000-\$149,999	9	6.2%	137,011	135,000	46	29	99.0%	100.0%
\$150,000-\$174,999	10	6.8%	163,910	165,000	54	39	97.1%	100.0%
\$175,000-\$199,999	19	13.0%	186,529	184,900	47	29	98.4%	100.0%
\$200,000-\$249,999	31	21.2%	224,772	219,900	31	13	98.8%	100.0%
\$250,000-\$299,999	18	12.3%	273,161	269,900	58	24	101.0%	100.0%
\$300,000-\$399,999	23	15.8%	354,900	350,000	54	15	98.1%	100.0%
\$400,000-\$499,999	13	8.9%	443,981	439,000	39	17	98.4%	100.0%
\$500,000-\$749,999	6	4.1%	582,150	582,450	102	48	96.4%	98.8%
\$750,000-\$999,999	1	0.7%	875,000	875,000	81	81	92.1%	92.1%
\$1,000,000 and up	1	0.7%	1,115,000	1,115,000	18	18	100.0%	100.0%



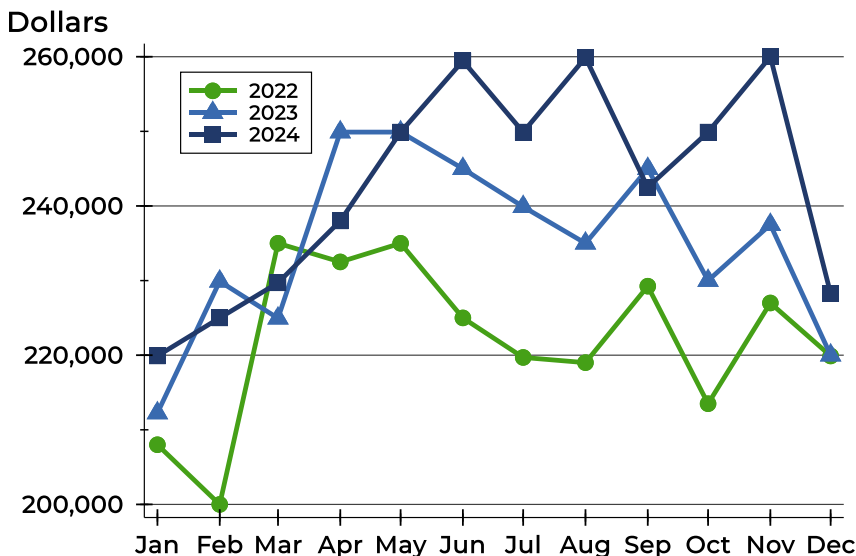
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	222,503	235,738	237,920
February	224,175	252,214	252,869
March	250,403	249,534	251,446
April	261,792	266,204	259,717
May	253,913	266,687	272,928
June	241,739	267,592	284,120
July	236,693	267,798	276,065
August	236,966	265,212	282,876
September	244,446	266,339	271,814
October	228,933	251,315	276,563
November	237,206	267,037	291,139
December	240,575	243,680	267,930

Median Price

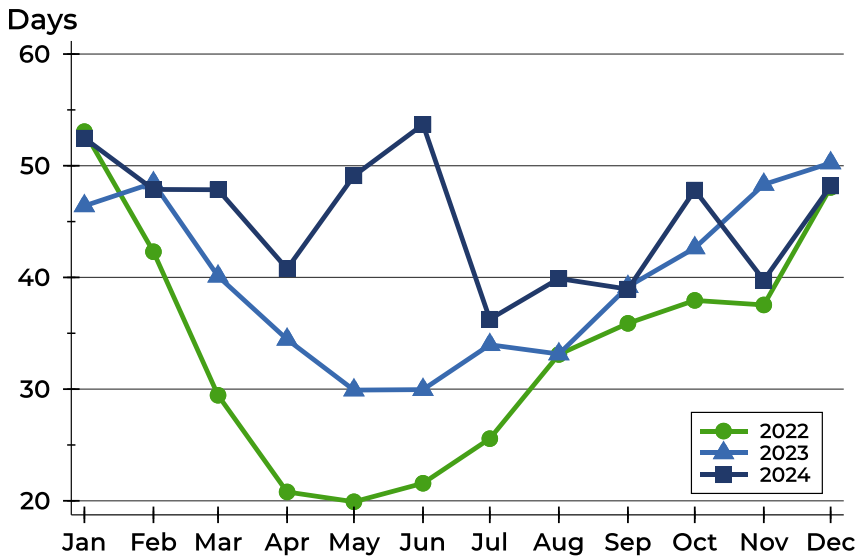


Month	2022	2023	2024
January	208,000	212,250	219,900
February	200,000	229,900	225,000
March	235,000	224,950	229,700
April	232,500	249,900	238,000
May	235,000	249,900	249,900
June	225,000	245,000	259,450
July	219,700	239,900	249,900
August	219,000	235,000	259,900
September	229,250	245,000	242,500
October	213,500	230,000	249,900
November	227,000	237,500	260,000
December	219,900	220,000	228,250



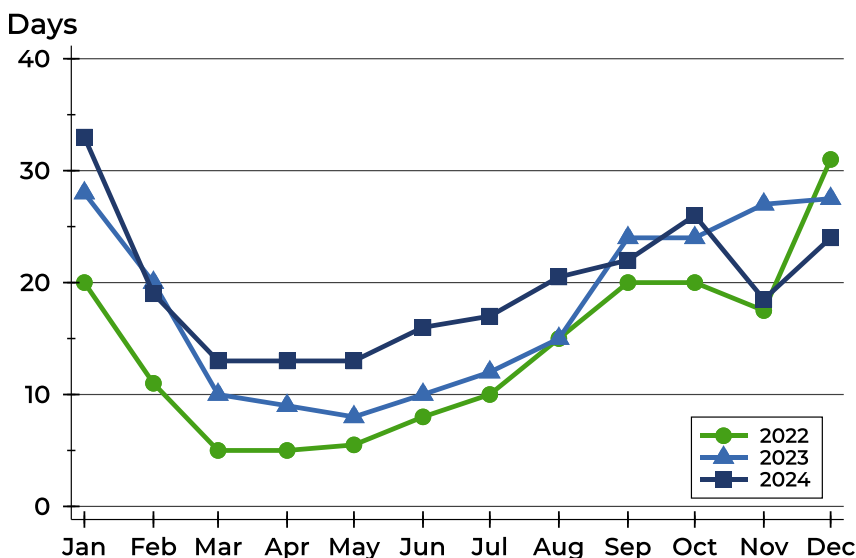
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	53	46	52
February	42	48	48
March	29	40	48
April	21	34	41
May	20	30	49
June	22	30	54
July	26	34	36
August	33	33	40
September	36	39	39
October	38	43	48
November	38	48	40
December	48	50	48

Median DOM



Month	2022	2023	2024
January	20	28	33
February	11	20	19
March	5	10	13
April	5	9	13
May	6	8	13
June	8	10	16
July	10	12	17
August	15	15	21
September	20	24	22
October	20	24	26
November	18	27	19
December	31	28	24