



**February
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Rose in February

Total home sales in the Manhattan-Junction City metropolitan area rose by 27.4% last month to 107 units, compared to 84 units in February 2023. Total sales volume was \$24.5 million, up 30.8% from a year earlier.

The median sale price in February was \$218,000, up from \$215,000 a year earlier. Homes that sold in February were typically on the market for 34 days and sold for 98.2% of their list prices.

Manhattan MSA Active Listings Down at End of February

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of February was 262 units, down from 264 at the same point in 2023. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$228,250.

During February, a total of 167 contracts were written up from 150 in February 2023. At the end of the month, there were 251 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		107	84	120	204	154	249
Change from prior year		27.4%	-30.0%	-6.3%	32.5%	-38.2%	3.8%
Active Listings		262	264	198	N/A	N/A	N/A
Change from prior year		-0.8%	33.3%	-26.1%			
Months' Supply		1.9	1.7	1.1	N/A	N/A	N/A
Change from prior year		11.8%	54.5%	-35.3%			
New Listings		155	171	179	275	293	323
Change from prior year		-9.4%	-4.5%	9.1%	-6.1%	-9.3%	0.0%
Contracts Written		167	150	163	292	267	311
Change from prior year		11.3%	-8.0%	1.2%	9.4%	-14.1%	-4.9%
Pending Contracts		251	250	293	N/A	N/A	N/A
Change from prior year		0.4%	-14.7%	-3.9%			
Sales Volume (1,000s)		24,460	18,704	27,379	47,334	35,132	55,422
Change from prior year		30.8%	-31.7%	-1.0%	34.7%	-36.6%	11.1%
Average	Sale Price	228,596	222,667	228,158	232,028	228,132	222,580
	Change from prior year	2.7%	-2.4%	5.6%	1.7%	2.5%	7.0%
	List Price of Actives	283,738	291,908	275,890	N/A	N/A	N/A
	Change from prior year	-2.8%	5.8%	20.7%			
	Days on Market	54	44	37	54	46	43
Change from prior year	22.7%	18.9%	-26.0%	17.4%	7.0%	-20.4%	
Percent of List	97.3%	98.9%	99.7%	97.3%	97.7%	98.8%	
Change from prior year	-1.6%	-0.8%	1.8%	-0.4%	-1.1%	1.3%	
Percent of Original	95.2%	96.7%	98.2%	94.8%	95.2%	96.9%	
Change from prior year	-1.6%	-1.5%	1.8%	-0.4%	-1.8%	0.8%	
Median	Sale Price	218,000	215,000	210,000	219,500	210,000	203,000
	Change from prior year	1.4%	2.4%	12.4%	4.5%	3.4%	7.2%
	List Price of Actives	228,250	251,500	219,200	N/A	N/A	N/A
	Change from prior year	-9.2%	14.7%	18.5%			
	Days on Market	34	30	13	31	31	20
Change from prior year	13.3%	130.8%	-51.9%	0.0%	55.0%	-31.0%	
Percent of List	98.2%	98.6%	100.0%	98.1%	98.6%	100.0%	
Change from prior year	-0.4%	-1.4%	0.5%	-0.5%	-1.4%	0.7%	
Percent of Original	97.6%	97.2%	100.0%	97.1%	96.9%	99.3%	
Change from prior year	0.4%	-2.8%	1.1%	0.2%	-2.4%	0.6%	

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



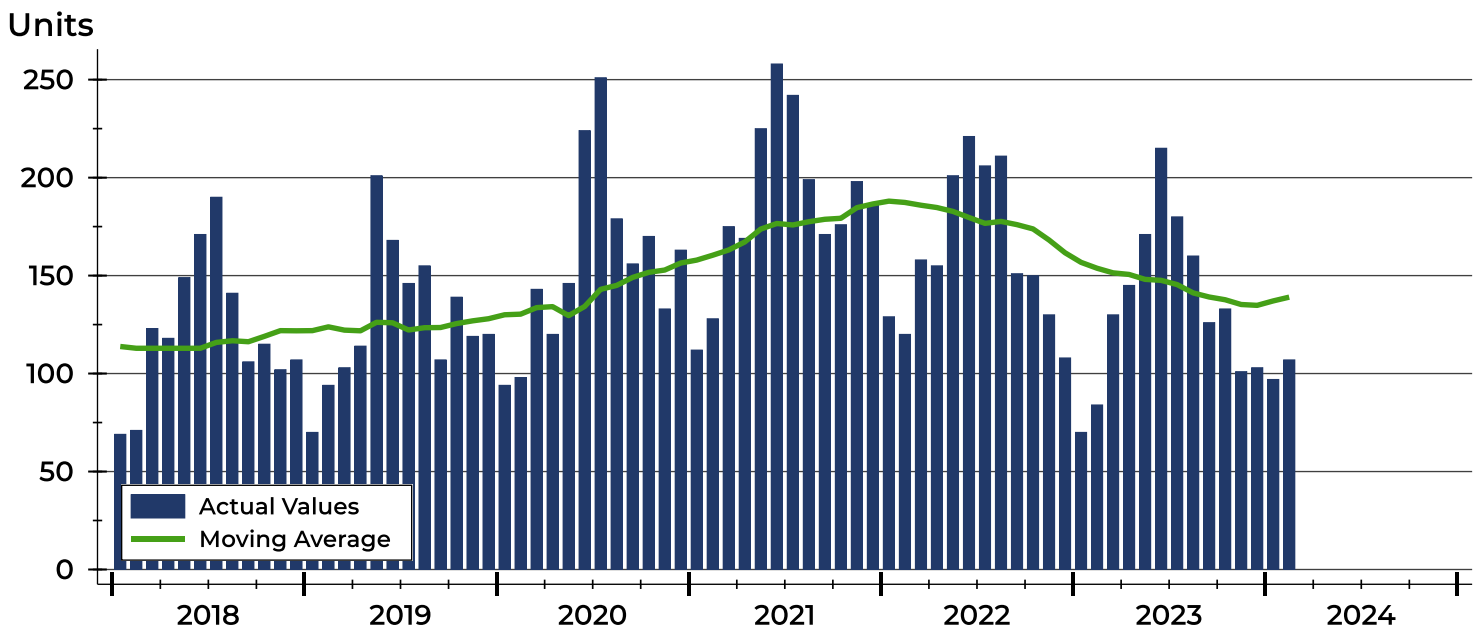
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		107	84	27.4%	204	154	32.5%
Volume (1,000s)		24,460	18,704	30.8%	47,334	35,132	34.7%
Months' Supply		1.9	1.7	11.8%	N/A	N/A	N/A
Average	Sale Price	228,596	222,667	2.7%	232,028	228,132	1.7%
	Days on Market	54	44	22.7%	54	46	17.4%
	Percent of List	97.3%	98.9%	-1.6%	97.3%	97.7%	-0.4%
	Percent of Original	95.2%	96.7%	-1.6%	94.8%	95.2%	-0.4%
Median	Sale Price	218,000	215,000	1.4%	219,500	210,000	4.5%
	Days on Market	34	30	13.3%	31	31	0.0%
	Percent of List	98.2%	98.6%	-0.4%	98.1%	98.6%	-0.5%
	Percent of Original	97.6%	97.2%	0.4%	97.1%	96.9%	0.2%

A total of 107 homes sold in the Manhattan-Junction City metropolitan area in February, up from 84 units in February 2023. Total sales volume rose to \$24.5 million compared to \$18.7 million in the previous year.

The median sales price in February was \$218,000, up 1.4% compared to the prior year. Median days on market was 34 days, up from 28 days in January, and up from 30 in February 2023.

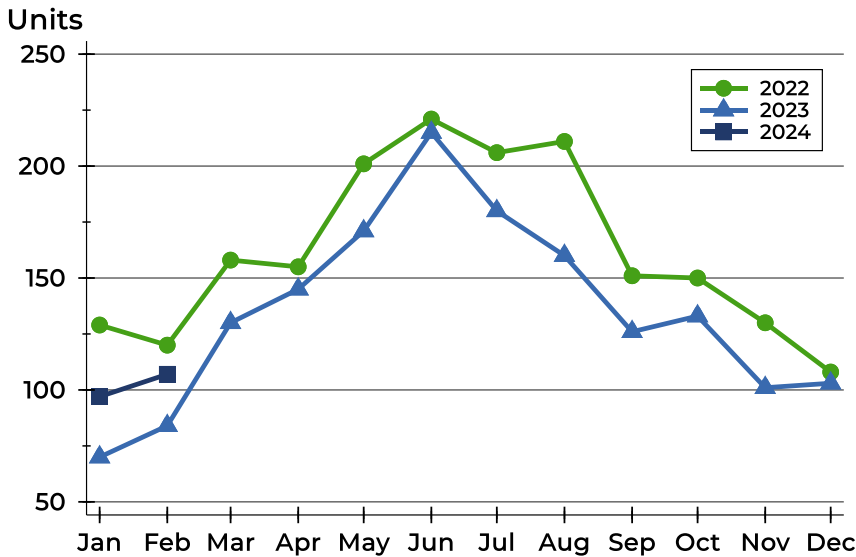
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	129	70	97
February	120	84	107
March	158	130	
April	155	145	
May	201	171	
June	221	215	
July	206	180	
August	211	160	
September	151	126	
October	150	133	
November	130	101	
December	108	103	

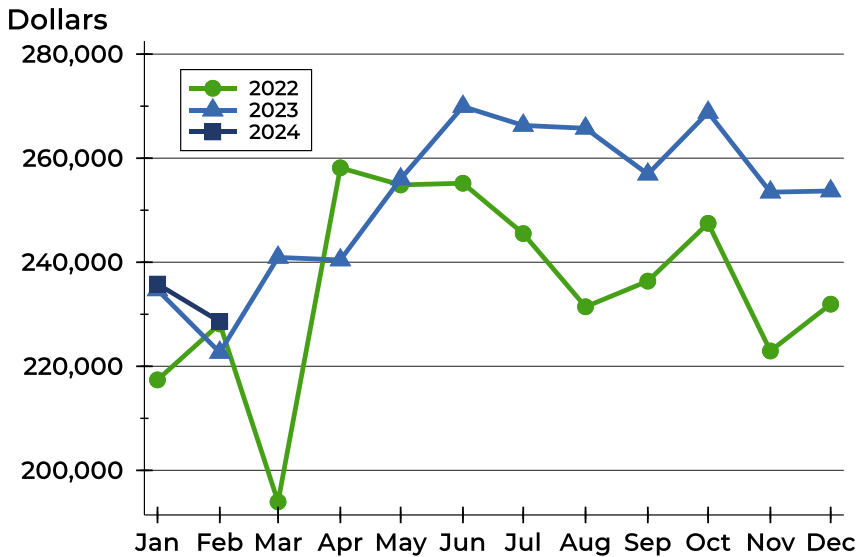
Closed Listings by Price Range

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	2	1.9%	0.9	39,513	39,513	71	71	92.7%	92.7%	87.5%	87.5%
\$50,000-\$99,999	6	5.6%	5.3	73,167	68,500	87	93	84.2%	86.4%	77.5%	81.5%
\$100,000-\$124,999	7	6.5%	3.1	115,486	115,000	75	28	99.4%	100.0%	95.6%	97.6%
\$125,000-\$149,999	8	7.5%	1.6	138,863	138,500	75	77	99.2%	98.6%	93.9%	95.3%
\$150,000-\$174,999	12	11.2%	1.7	161,867	163,500	36	19	98.5%	99.4%	96.1%	99.1%
\$175,000-\$199,999	12	11.2%	1.5	182,513	180,500	43	31	97.8%	98.9%	97.5%	98.9%
\$200,000-\$249,999	19	17.8%	1.3	222,642	224,500	42	22	97.9%	99.0%	96.7%	97.7%
\$250,000-\$299,999	17	15.9%	1.5	272,912	270,000	51	36	97.9%	98.2%	96.6%	96.2%
\$300,000-\$399,999	16	15.0%	1.7	336,697	334,950	44	47	98.1%	98.4%	96.6%	98.4%
\$400,000-\$499,999	7	6.5%	2.3	445,443	440,000	74	55	97.8%	97.7%	96.8%	97.7%
\$500,000-\$749,999	1	0.9%	2.3	515,000	515,000	135	135	97.2%	97.2%	97.2%	97.2%
\$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



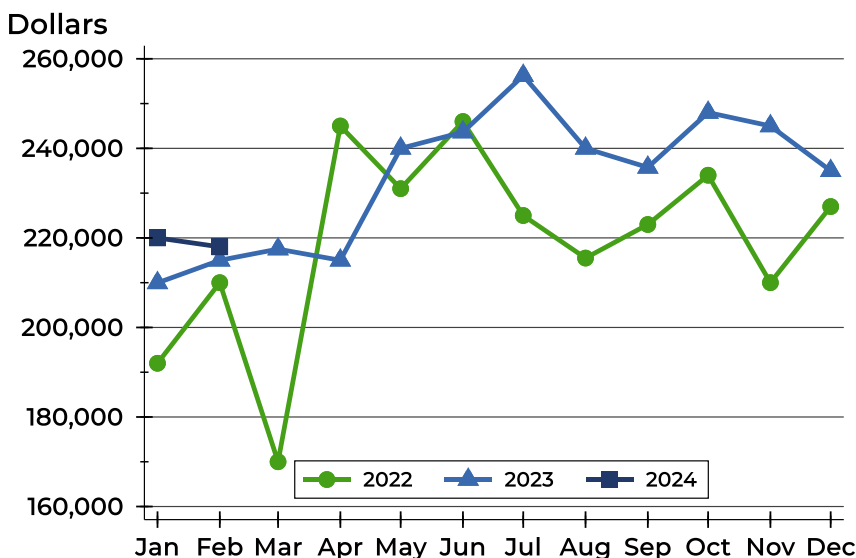
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	217,391	234,691	235,813
February	228,158	222,667	228,596
March	193,945	240,937	
April	258,150	240,432	
May	254,866	256,015	
June	255,188	269,933	
July	245,513	266,296	
August	231,445	265,756	
September	236,376	256,932	
October	247,486	268,805	
November	222,947	253,477	
December	231,945	253,702	

Median Price

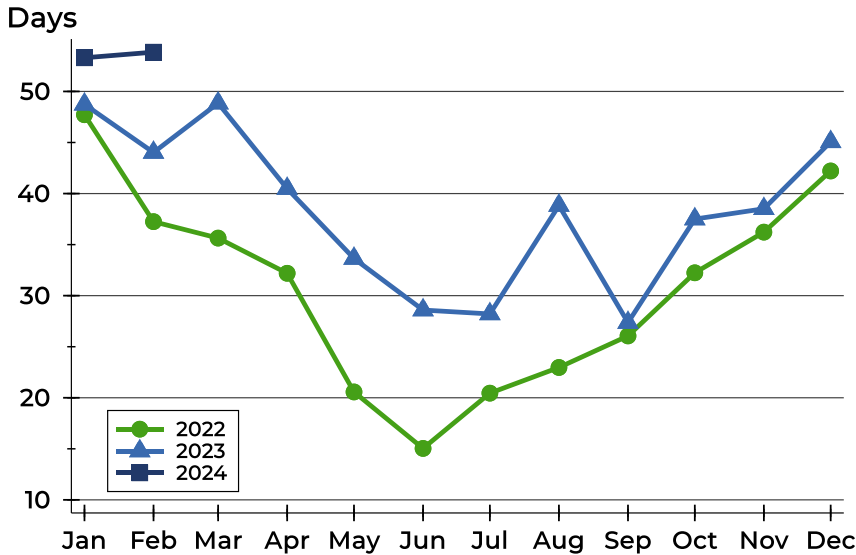


Month	2022	2023	2024
January	192,000	209,950	220,000
February	210,000	215,000	218,000
March	170,000	217,500	
April	245,000	215,000	
May	231,000	240,000	
June	246,000	243,628	
July	225,000	256,250	
August	215,500	240,000	
September	223,000	235,750	
October	234,000	248,000	
November	210,000	245,000	
December	227,000	235,000	



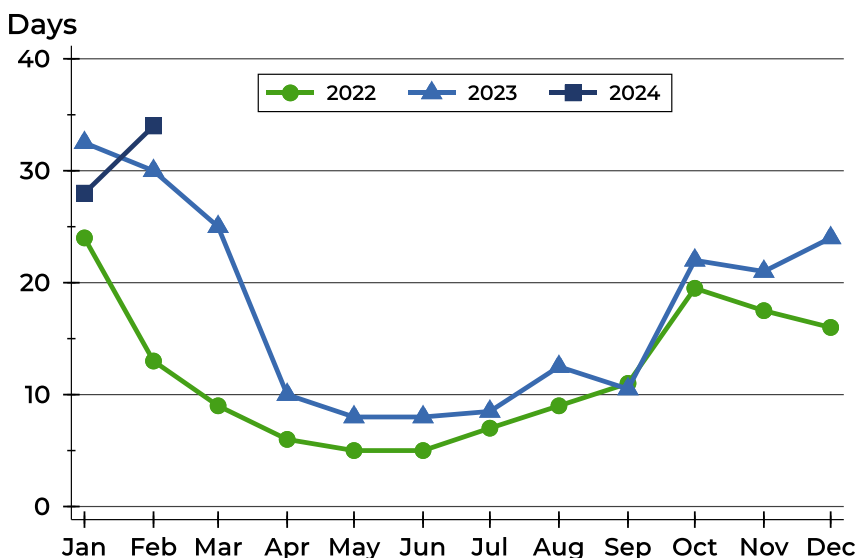
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



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

Median DOM



Month	2022	2023	2024
January	24	33	28
February	13	30	34
March	9	25	
April	6	10	
May	5	8	
June	5	8	
July	7	9	
August	9	13	
September	11	11	
October	20	22	
November	18	21	
December	16	24	



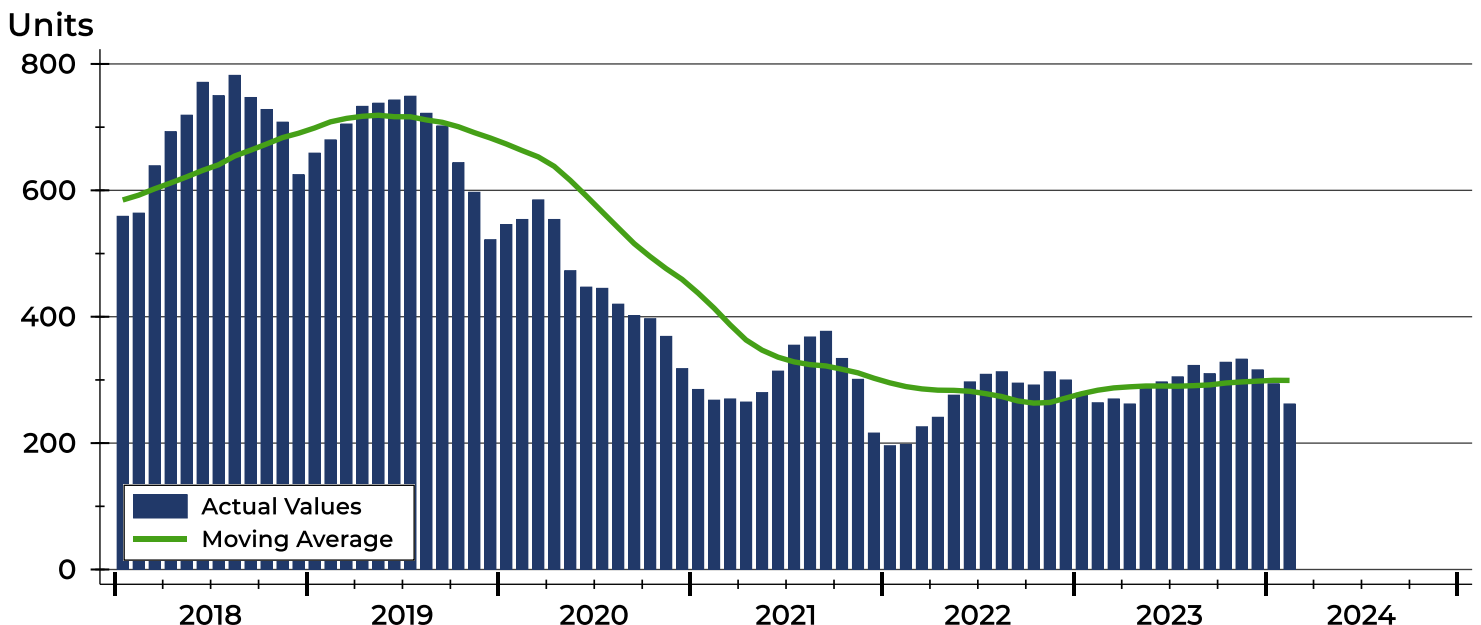
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2024	2023	Change
Active Listings		262	264	-0.8%
Volume (1,000s)		74,339	77,064	-3.5%
Months' Supply		1.9	1.7	11.8%
Average	List Price	283,738	291,908	-2.8%
	Days on Market	85	80	6.3%
	Percent of Original	97.8%	97.8%	0.0%
Median	List Price	228,250	251,500	-9.2%
	Days on Market	60	56	7.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 262 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of February. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$228,250, down 9.2% from 2023. The typical time on market for active listings was 60 days, up from 56 days a year earlier.

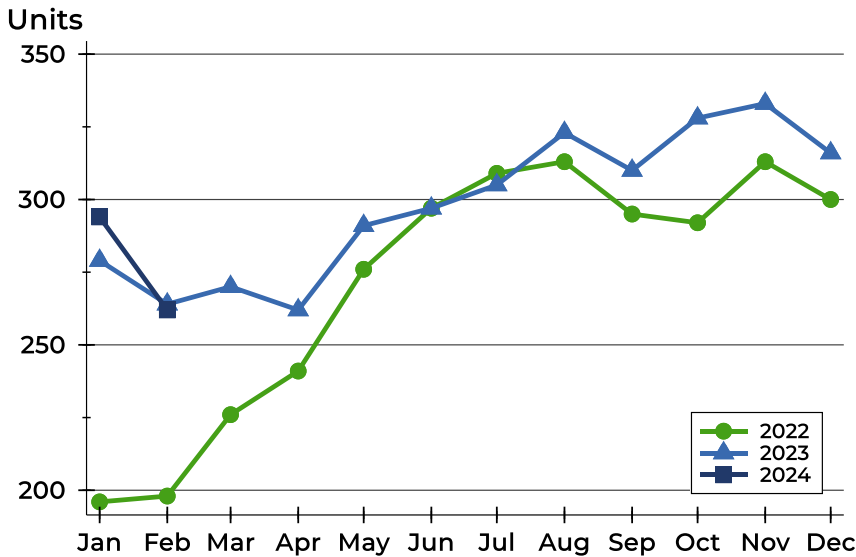
History of Active Listings





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	
April	241	262	
May	276	291	
June	297	297	
July	309	305	
August	313	323	
September	295	310	
October	292	328	
November	313	333	
December	300	316	

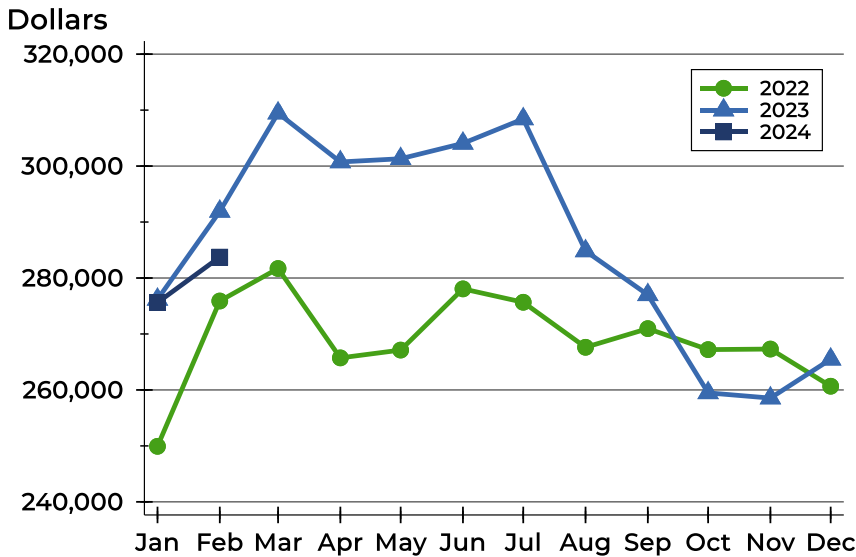
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	N/A	20,000	20,000	14	14	100.0%	100.0%
\$25,000-\$49,999	1	0.4%	0.9	25,000	25,000	76	76	100.0%	100.0%
\$50,000-\$99,999	28	10.7%	5.3	77,093	73,700	130	78	95.1%	100.0%
\$100,000-\$124,999	22	8.4%	3.1	113,477	112,500	81	56	97.2%	100.0%
\$125,000-\$149,999	17	6.5%	1.6	137,776	135,900	85	84	97.2%	98.5%
\$150,000-\$174,999	23	8.8%	1.7	163,148	165,000	69	72	98.4%	100.0%
\$175,000-\$199,999	21	8.0%	1.5	188,910	190,000	67	49	98.9%	100.0%
\$200,000-\$249,999	33	12.6%	1.3	225,185	219,900	70	33	98.3%	100.0%
\$250,000-\$299,999	30	11.5%	1.5	278,047	279,900	75	60	97.8%	100.0%
\$300,000-\$399,999	44	16.8%	1.7	352,880	359,950	74	57	98.6%	99.6%
\$400,000-\$499,999	19	7.3%	2.3	451,363	450,000	80	48	98.2%	100.0%
\$500,000-\$749,999	13	5.0%	2.3	632,146	650,000	73	60	99.2%	100.0%
\$750,000-\$999,999	6	2.3%	N/A	914,417	907,250	208	122	94.9%	100.0%
\$1,000,000 and up	4	1.5%	N/A	1,499,500	1,449,000	177	191	95.0%	100.0%



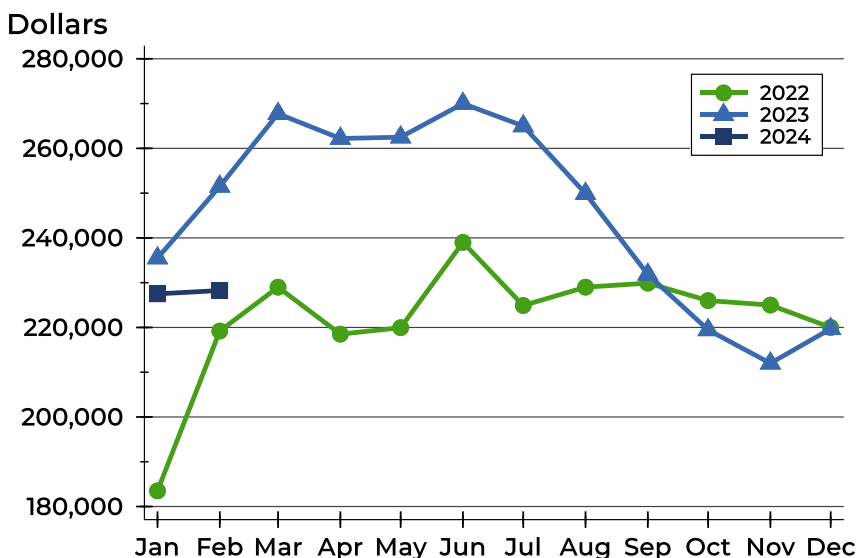
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	
April	265,728	300,739	
May	267,124	301,315	
June	278,058	304,058	
July	275,667	308,421	
August	267,620	284,838	
September	270,961	277,000	
October	267,207	259,478	
November	267,307	258,549	
December	260,664	265,481	

Median Price

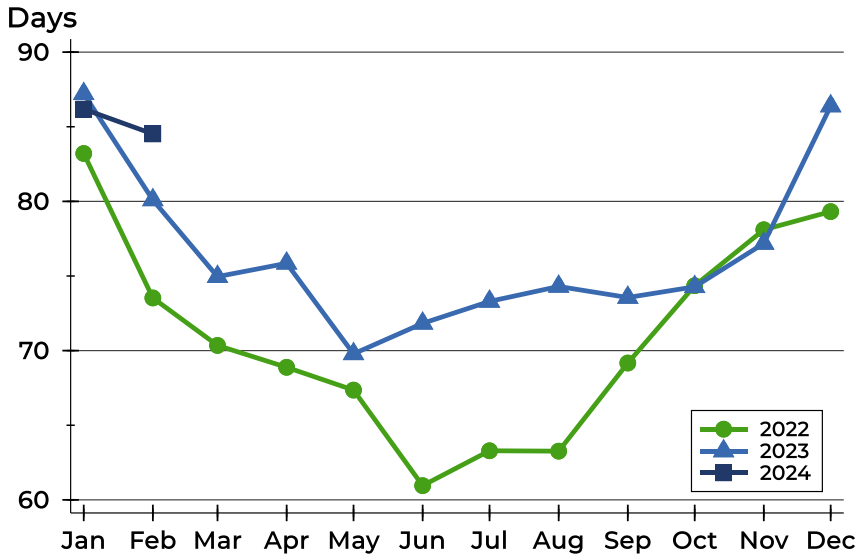


Month	2022	2023	2024
January	183,500	235,500	227,500
February	219,200	251,500	228,250
March	229,000	267,750	
April	218,500	262,200	
May	219,950	262,500	
June	239,000	270,000	
July	224,900	265,000	
August	229,000	249,900	
September	229,900	231,850	
October	226,000	219,450	
November	225,000	212,000	
December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



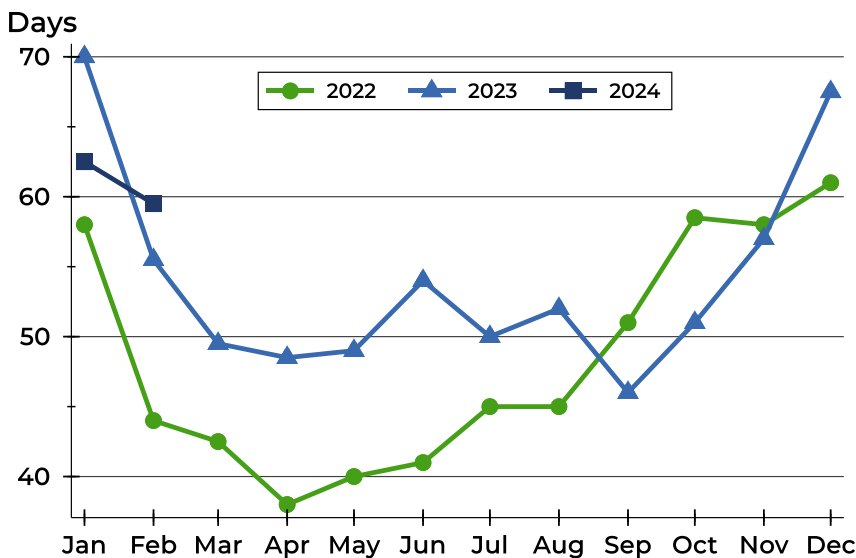
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



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

Median DOM

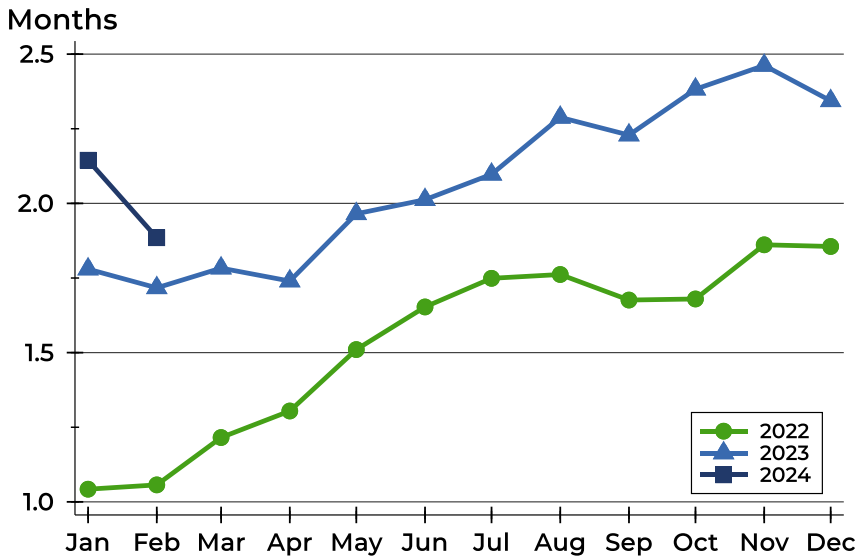


Month	2022	2023	2024
January	58	70	63
February	44	56	60
March	43	50	
April	38	49	
May	40	49	
June	41	54	
July	45	50	
August	45	52	
September	51	46	
October	59	51	
November	58	57	
December	61	68	



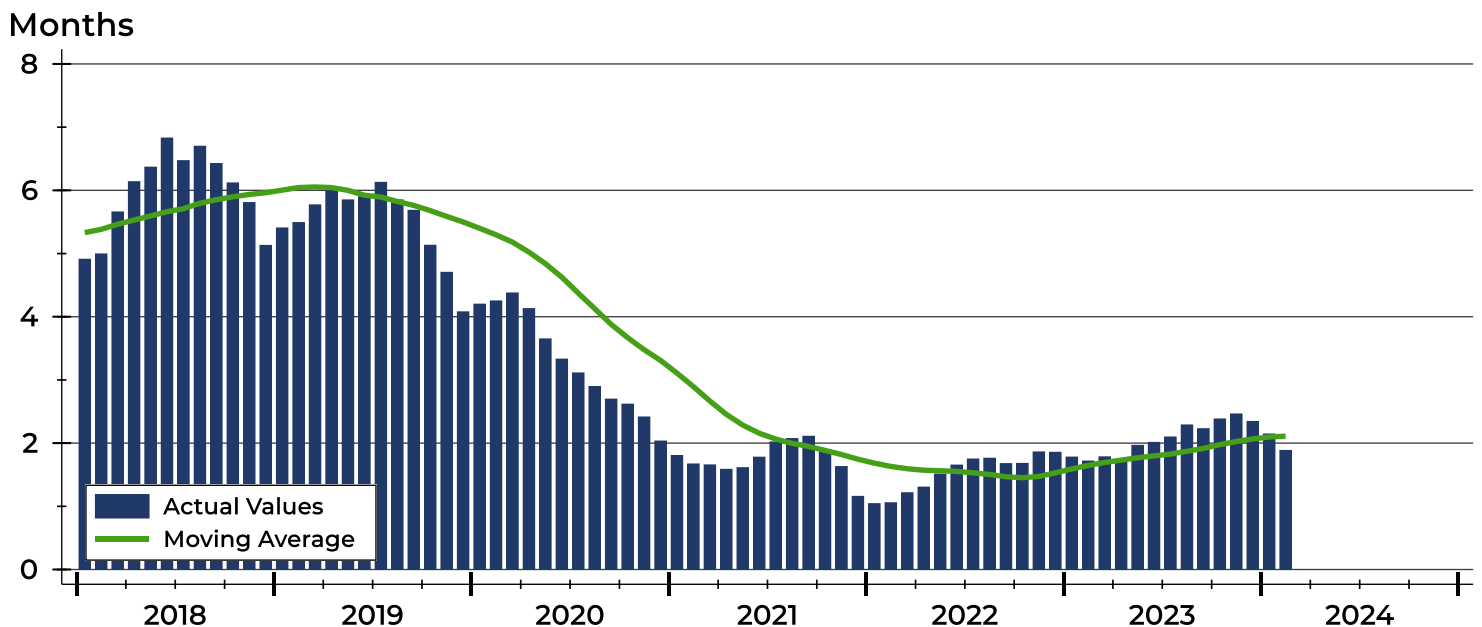
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

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	
April	1.3	1.7	
May	1.5	2.0	
June	1.7	2.0	
July	1.7	2.1	
August	1.8	2.3	
September	1.7	2.2	
October	1.7	2.4	
November	1.9	2.5	
December	1.9	2.3	

History of Month's Supply





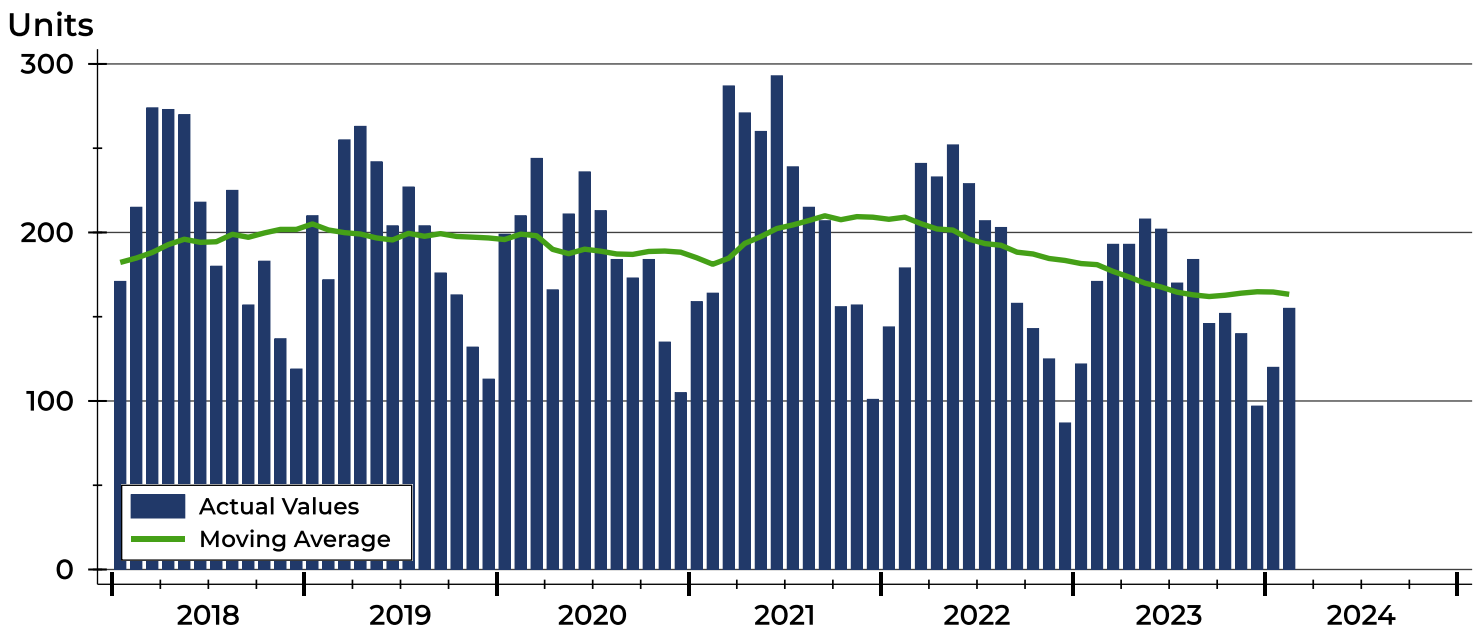
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	155	171	-9.4%
	Volume (1,000s)	41,318	46,860	-11.8%
	Average List Price	266,566	274,033	-2.7%
	Median List Price	230,000	249,900	-8.0%
Year-to-Date	New Listings	275	293	-6.1%
	Volume (1,000s)	74,458	80,345	-7.3%
	Average List Price	270,757	274,214	-1.3%
	Median List Price	245,000	245,000	0.0%

A total of 155 new listings were added in the Manhattan-Junction City metropolitan area during February, down 9.4% from the same month in 2023. Year-to-date the Manhattan-Junction City metropolitan area has seen 275 new listings.

The median list price of these homes was \$230,000 down from \$249,900 in 2023.

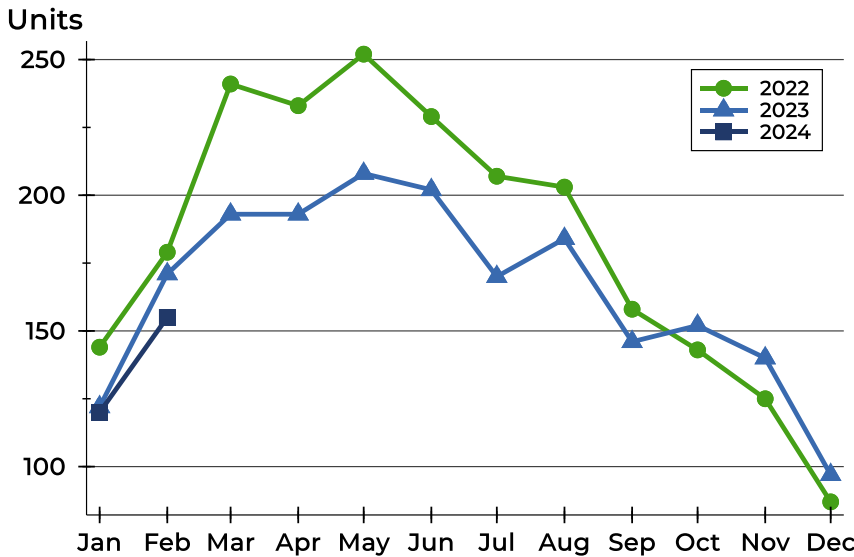
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	144	122	120
February	179	171	155
March	241	193	
April	233	193	
May	252	208	
June	229	202	
July	207	170	
August	203	184	
September	158	146	
October	143	152	
November	125	140	
December	87	97	

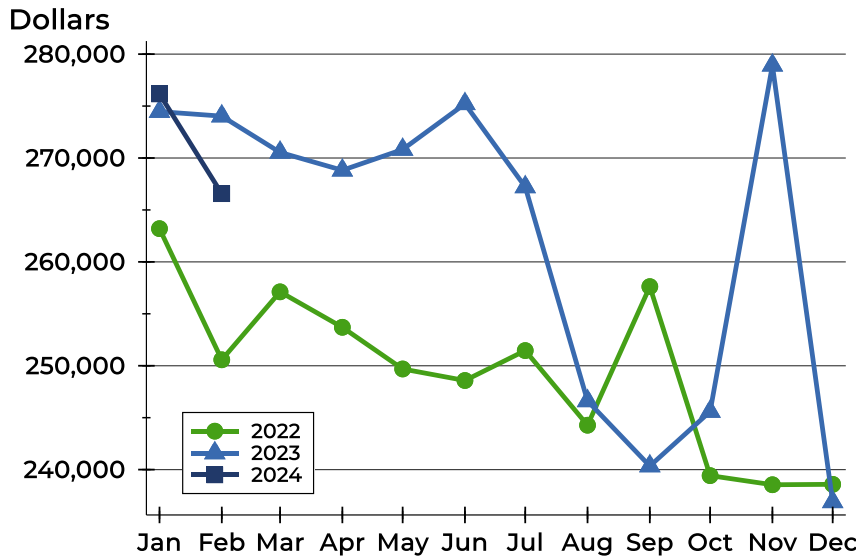
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	20,000	20,000	19	19	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	11	7.1%	81,673	80,000	16	13	100.0%	100.0%
\$100,000-\$124,999	11	7.1%	113,845	115,000	17	17	97.2%	100.0%
\$125,000-\$149,999	6	3.9%	139,017	142,050	11	10	99.3%	100.0%
\$150,000-\$174,999	17	11.0%	165,529	165,000	9	4	99.7%	100.0%
\$175,000-\$199,999	15	9.7%	186,560	184,900	11	10	99.7%	100.0%
\$200,000-\$249,999	31	20.0%	229,087	229,900	12	8	99.8%	100.0%
\$250,000-\$299,999	17	11.0%	280,700	285,000	8	3	99.7%	100.0%
\$300,000-\$399,999	23	14.8%	344,809	338,000	12	7	99.8%	100.0%
\$400,000-\$499,999	14	9.0%	445,821	447,500	13	13	100.0%	100.0%
\$500,000-\$749,999	7	4.5%	608,271	589,000	17	20	100.0%	100.0%
\$750,000-\$999,999	1	0.6%	998,000	998,000	21	21	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1,399,000	1,399,000	35	35	100.0%	100.0%



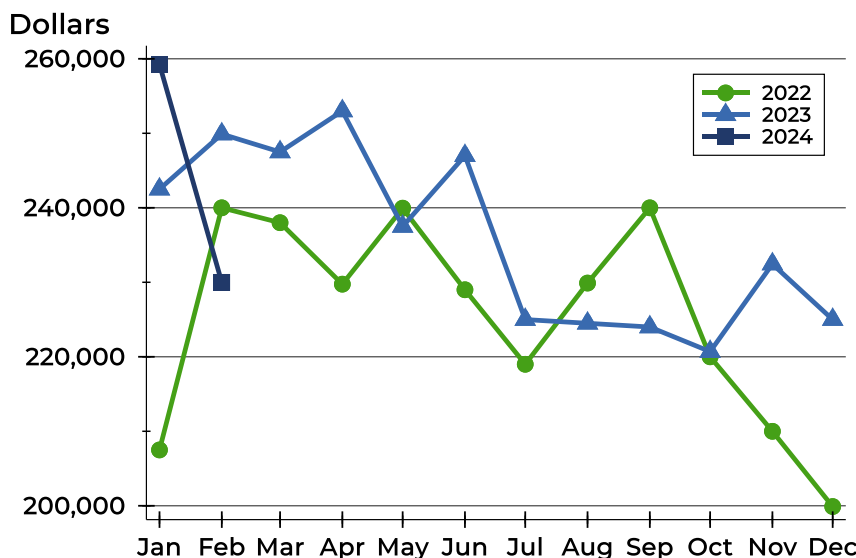
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	263,201	274,468	276,170
February	250,575	274,033	266,566
March	257,117	270,544	
April	253,704	268,819	
May	249,689	270,818	
June	248,579	275,215	
July	251,460	267,215	
August	244,276	246,614	
September	257,618	240,344	
October	239,422	245,594	
November	238,542	278,926	
December	238,582	236,894	

Median Price



Month	2022	2023	2024
January	207,500	242,500	259,250
February	240,000	249,900	230,000
March	238,000	247,500	
April	229,750	253,000	
May	239,950	237,500	
June	229,000	247,000	
July	219,000	225,000	
August	229,900	224,500	
September	240,000	224,000	
October	220,000	220,700	
November	210,000	232,450	
December	199,900	225,000	



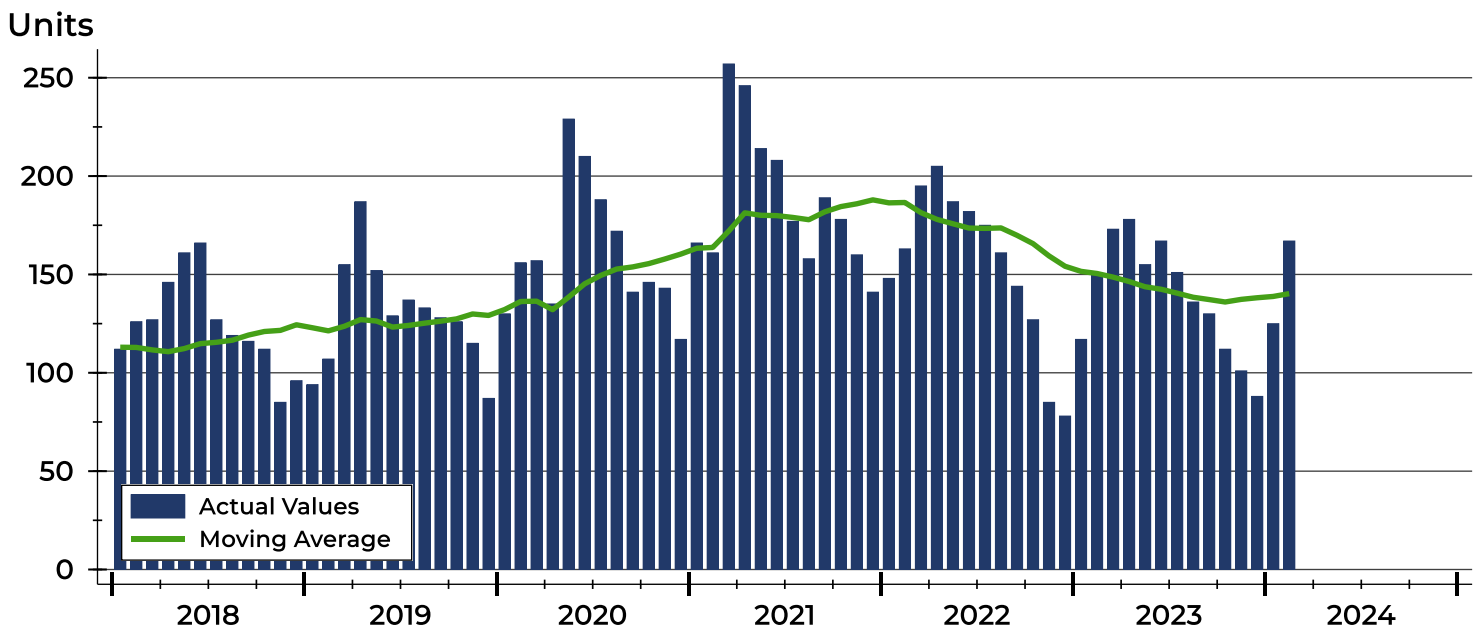
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		167	150	11.3%	292	267	9.4%
Volume (1,000s)		41,012	39,130	4.8%	71,914	65,544	9.7%
Average	Sale Price	245,583	260,868	-5.9%	246,282	245,482	0.3%
	Days on Market	49	52	-5.8%	53	45	17.8%
	Percent of Original	98.9%	97.4%	1.5%	97.8%	96.8%	1.0%
Median	Sale Price	225,000	230,000	-2.2%	227,450	220,000	3.4%
	Days on Market	18	14	28.6%	29	20	45.0%
	Percent of Original	100.0%	99.4%	0.6%	100.0%	98.5%	1.5%

A total of 167 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of February, up from 150 in 2023. The median list price of these homes was \$225,000, down from \$230,000 the prior year.

Half of the homes that went under contract in February were on the market less than 18 days, compared to 14 days in February 2023.

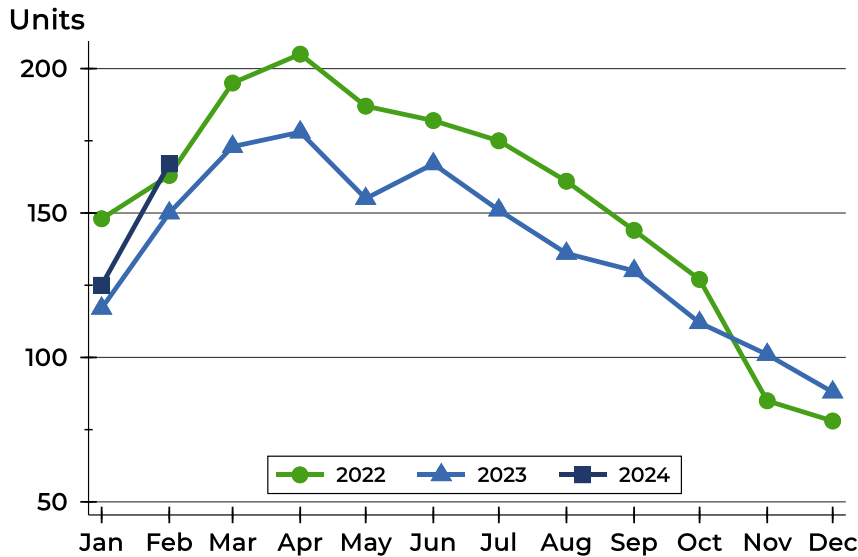
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	148	117	125
February	163	150	167
March	195	173	
April	205	178	
May	187	155	
June	182	167	
July	175	151	
August	161	136	
September	144	130	
October	127	112	
November	85	101	
December	78	88	

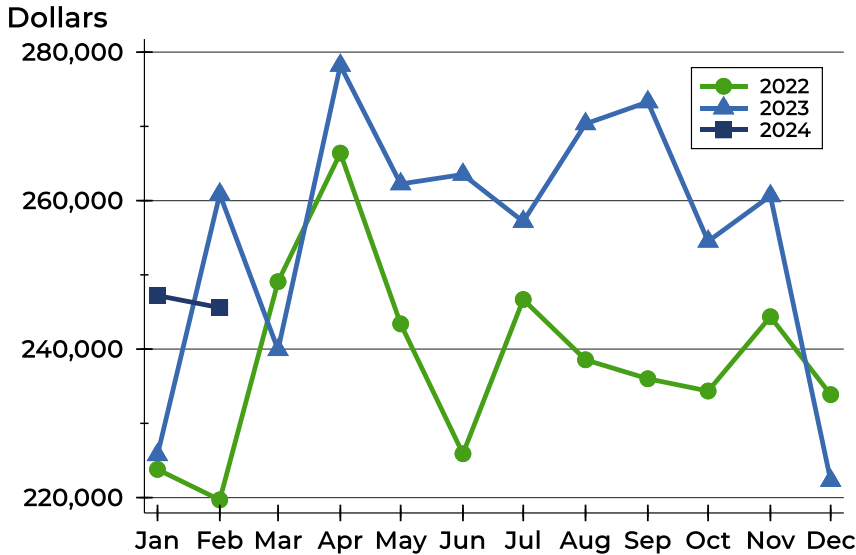
Contracts Written by Price Range

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	1	0.6%	36,400	36,400	19	19	100.3%	100.3%
\$50,000-\$99,999	19	11.4%	83,989	85,000	101	128	97.4%	100.0%
\$100,000-\$124,999	8	4.8%	116,875	118,000	38	17	97.3%	100.0%
\$125,000-\$149,999	12	7.2%	138,000	139,950	76	45	98.4%	100.0%
\$150,000-\$174,999	18	10.8%	164,689	164,950	44	8	98.5%	100.0%
\$175,000-\$199,999	13	7.8%	188,769	189,900	27	11	100.2%	100.0%
\$200,000-\$249,999	26	15.6%	227,573	225,000	31	8	99.9%	100.0%
\$250,000-\$299,999	24	14.4%	280,013	280,700	40	23	98.7%	100.0%
\$300,000-\$399,999	27	16.2%	332,474	325,000	39	11	98.8%	100.0%
\$400,000-\$499,999	10	6.0%	446,690	447,000	49	24	99.5%	100.0%
\$500,000-\$749,999	9	5.4%	587,772	559,000	62	34	99.7%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



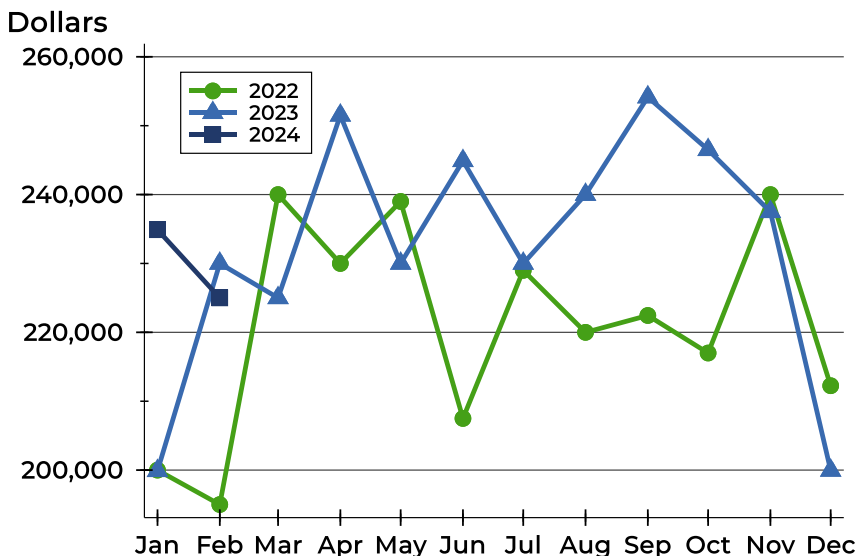
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	223,795	225,756	247,216
February	219,692	260,868	245,583
March	249,081	239,909	
April	266,400	278,205	
May	243,398	262,244	
June	225,904	263,522	
July	246,682	257,181	
August	238,561	270,340	
September	236,006	273,292	
October	234,355	254,513	
November	244,362	260,635	
December	233,866	222,287	

Median Price

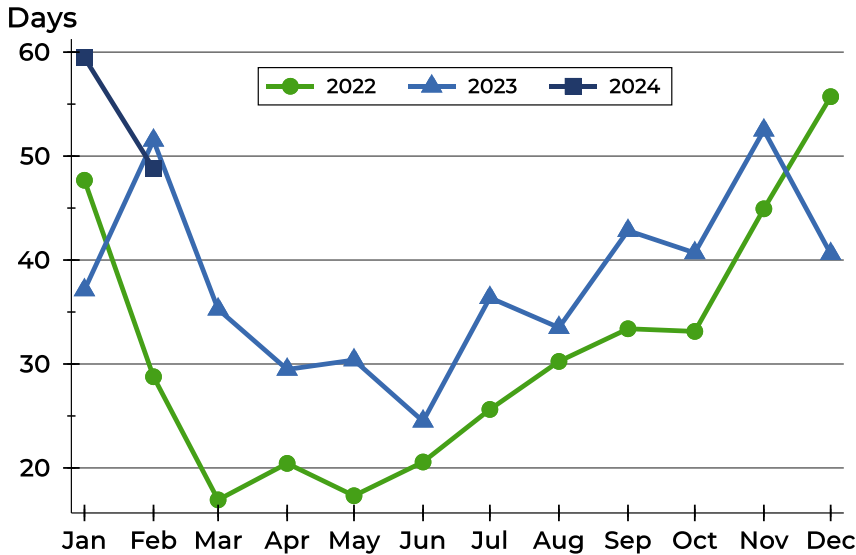


Month	2022	2023	2024
January	200,000	199,900	234,900
February	195,000	230,000	225,000
March	240,000	225,000	
April	230,000	251,500	
May	239,000	230,000	
June	207,500	244,900	
July	229,000	230,000	
August	220,000	240,000	
September	222,450	254,150	
October	217,000	246,500	
November	240,000	237,500	
December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



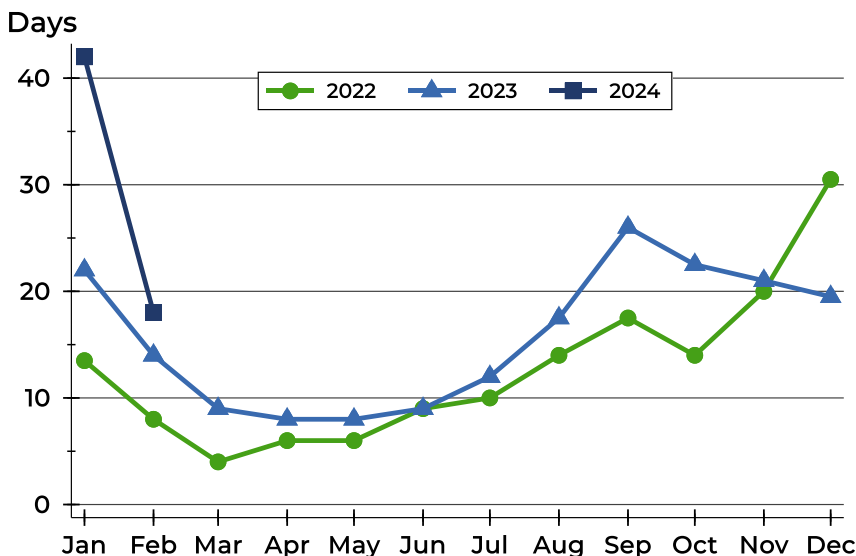
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	48	37	59
February	29	52	49
March	17	35	
April	20	29	
May	17	30	
June	21	24	
July	26	36	
August	30	34	
September	33	43	
October	33	41	
November	45	52	
December	56	41	

Median DOM



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



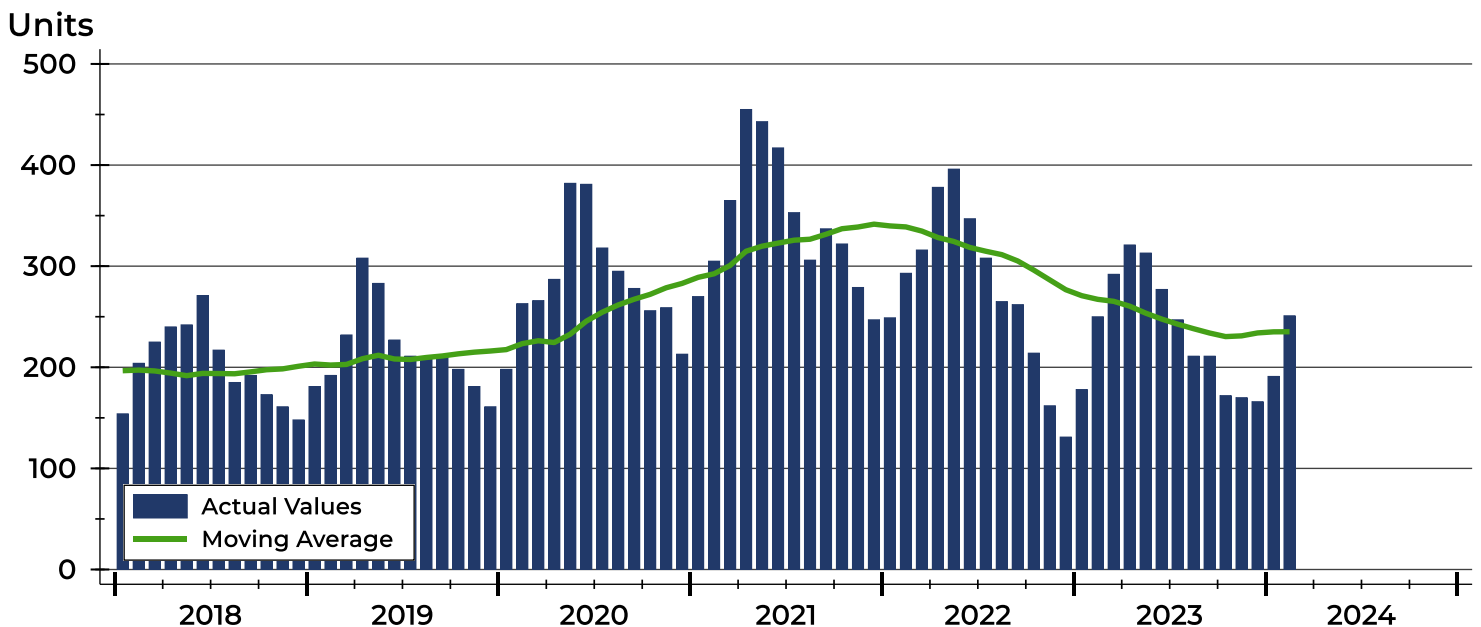
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		251	250	0.4%
Volume (1,000s)		63,470	63,053	0.7%
Average	List Price	252,869	252,214	0.3%
	Days on Market	48	48	0.0%
	Percent of Original	98.8%	98.2%	0.6%
Median	List Price	225,000	229,900	-2.1%
	Days on Market	19	20	-5.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 251 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of February, up from 250 contracts pending at the end of February 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.

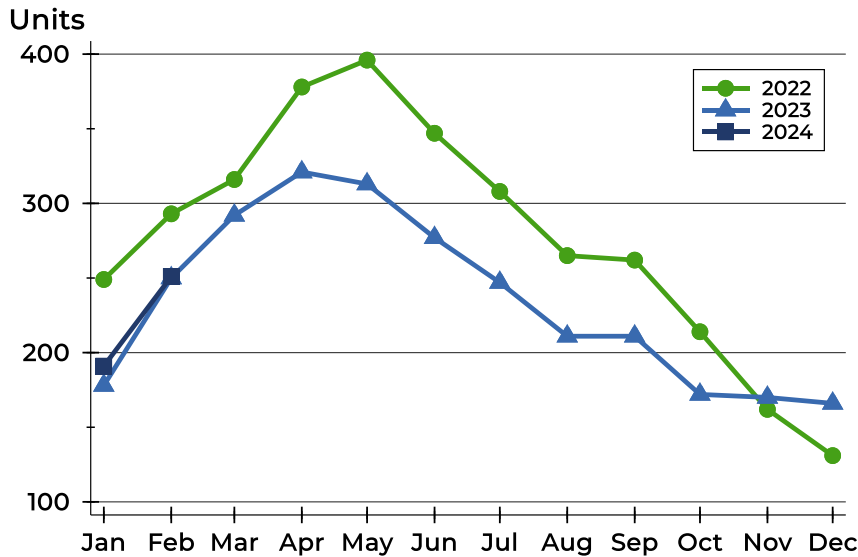
History of Pending Contracts





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	
April	378	321	
May	396	313	
June	347	277	
July	308	247	
August	265	211	
September	262	211	
October	214	172	
November	162	170	
December	131	166	

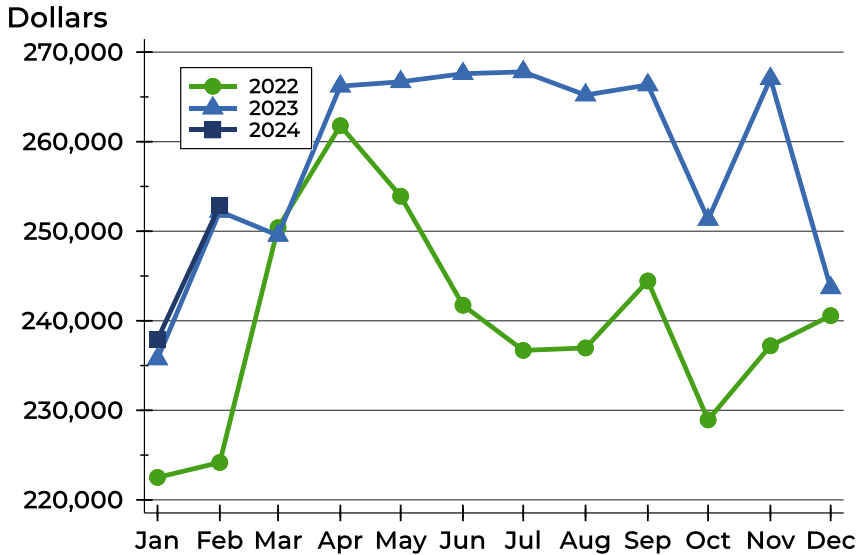
Pending Contracts by Price Range

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	1	0.4%	36,400	36,400	19	19	100.0%	100.0%
\$50,000-\$99,999	26	10.4%	79,465	82,500	95	128	97.1%	100.0%
\$100,000-\$124,999	11	4.4%	115,818	117,500	35	16	97.8%	100.0%
\$125,000-\$149,999	17	6.8%	139,070	139,900	68	59	98.7%	100.0%
\$150,000-\$174,999	28	11.2%	165,929	165,950	32	12	99.1%	100.0%
\$175,000-\$199,999	18	7.2%	189,536	189,900	33	13	99.1%	100.0%
\$200,000-\$249,999	43	17.1%	226,916	225,000	39	11	98.8%	100.0%
\$250,000-\$299,999	38	15.1%	278,934	277,000	43	12	99.7%	100.0%
\$300,000-\$399,999	38	15.1%	336,524	326,000	39	13	98.5%	100.0%
\$400,000-\$499,999	17	6.8%	451,482	459,000	52	21	99.0%	100.0%
\$500,000-\$749,999	13	5.2%	604,142	584,000	63	40	99.8%	100.0%
\$750,000-\$999,999	1	0.4%	998,000	998,000	7	7	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



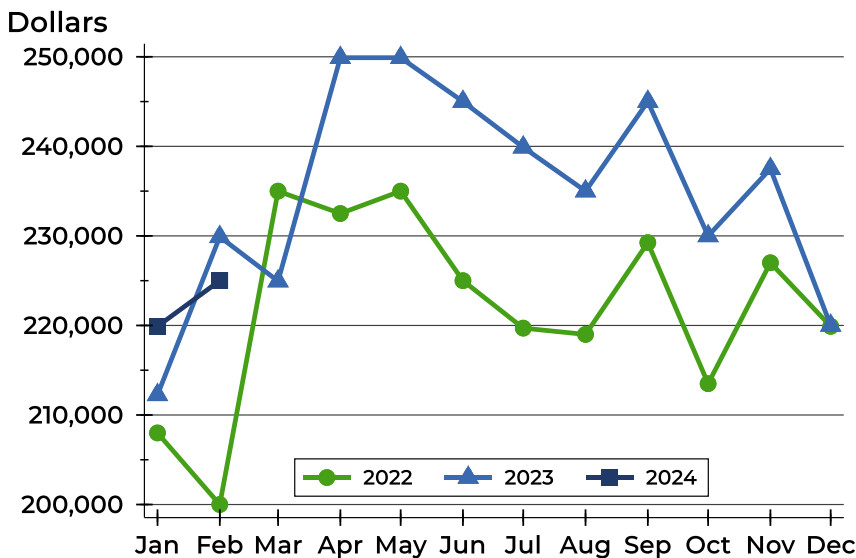
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	222,503	235,738	237,920
February	224,175	252,214	252,869
March	250,403	249,534	
April	261,792	266,204	
May	253,913	266,687	
June	241,739	267,592	
July	236,693	267,798	
August	236,966	265,212	
September	244,446	266,339	
October	228,933	251,315	
November	237,206	267,037	
December	240,575	243,680	

Median Price

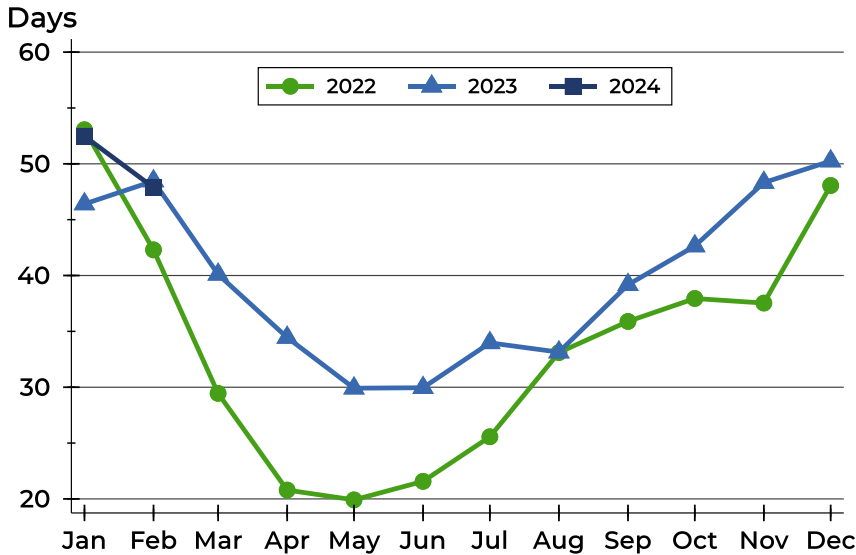


Month	2022	2023	2024
January	208,000	212,250	219,900
February	200,000	229,900	225,000
March	235,000	224,950	
April	232,500	249,900	
May	235,000	249,900	
June	225,000	245,000	
July	219,700	239,900	
August	219,000	235,000	
September	229,250	245,000	
October	213,500	230,000	
November	227,000	237,500	
December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



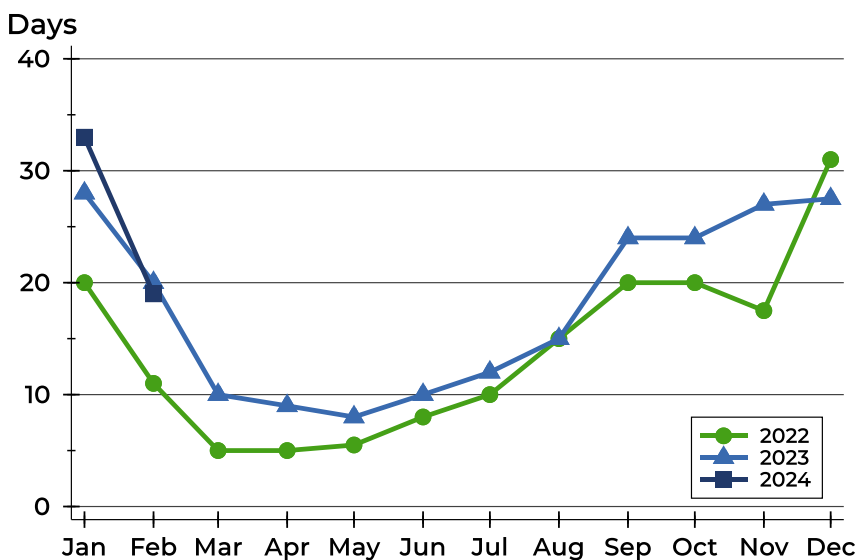
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



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

Median DOM



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