

MARKET OVERVIEW >>

Manhattan MSA Home Sales Fell in July

Total home sales in the Manhattan-Junction City Combined Statistical Area fell last month to 220 units, compared to 251 units in July 2020. Total sales volume was \$49.3 million, down from a year earlier.

The median sale price in July was \$209,500, up from \$192,500 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 100.0% of their list prices.

Manhattan MSA Active Listings Down at End of July

The total number of active listings in the Manhattan-Junction City Combined Statistical Area at the end of July was 355 units, down from 445 at the same point in 2020. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$187,499.

During July, a total of 180 contracts were written down from 188 in July 2020. At the end of the month, there were 353 contracts pending, compared to 318 at the end of July 2020.

Manhattan-Junction City Combined Statistical Area				
Current Month		July		
Summary Statistics		2021	2020	Change
Home Sales		220	251	-12.4%
Active Listings		355	445	-20.2%
Months' Supply		2.1	3.1	-34.1%
New Listings		232	213	8.9%
Contracts Written		180	188	-4.3%
Pending Contracts		353	318	11.0%
Sales Volume (1,000s)		49,258	53,131	-7.3%
Average	Sale Price	223,902	211,676	5.8%
	List Price of Actives	237,100	232,554	2.0%
	Days on Market	21	65	-67.2%
	Percent of List	100.0%	98.3%	1.8%
	Percent of Original	99.6%	96.5%	3.2%
Median	Sale Price	209,500	192,500	8.8%
	List Price of Actives	187,499	179,900	4.2%
	Days on Market	6	25	-76.0%
	Percent of List	100.0%	99.1%	0.9%
	Percent of Original	100.0%	98.2%	1.8%

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THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
AS OF 8/8/2021**

July MLS Statistics By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		220	214	6	251	236	15	146	135	11
Change from prior year		-12.4%	-9.3%	-60.0%	71.9%	74.8%	36.4%	-23.2%	-22.0%	-35.3%
Active Listings		355	319	36	445	413	32	749	703	46
Change from prior year		-20.2%	-22.8%	12.5%	-40.6%	-41.3%	-30.4%	-0.1%	3.8%	-37.0%
Months' Supply		2.1	1.9	3.9	3.1	3.1	3.5	6.1	6.3	4.6
Change from prior year		-34.1%	-36.9%	12.5%	-49.2%	-50.7%	-24.8%	-5.3%	-4.5%	-20.2%
New Listings		232	221	11	213	200	13	227	210	17
Change from prior year		8.9%	10.5%	-15.4%	-6.2%	-4.8%	-23.5%	26.1%	25.7%	30.8%
Contracts Written		180	175	5	188	171	17	137	126	11
Change from prior year		-4.3%	2.3%	-70.6%	37.2%	35.7%	54.5%	7.9%	12.5%	-26.7%
Pending Contracts		353	328	25	318	297	21	211	196	15
Change from prior year		11.0%	10.4%	19.0%	50.7%	51.5%	40.0%	-2.8%	1.6%	-37.5%
Sales Volume (1,000s)		49,258	47,467	1,792	53,131	48,553	4,578	30,004	27,044	2,959
Change from prior year		-7.3%	-2.2%	-60.9%	77.1%	79.5%	54.7%	-16.8%	-14.1%	-35.2%
Average	Sale Price	223,902	221,807	298,625	211,676	205,734	305,167	205,504	200,329	269,012
	Change from prior year	5.8%	7.8%	-2.1%	3.0%	2.7%	13.4%	8.3%	10.1%	0.1%
	List Price of Actives	237,100	224,925	344,983	232,554	225,844	319,159	204,749	199,897	278,911
	Change from prior year	2.0%	-0.4%	8.1%	13.6%	13.0%	14.4%	-0.8%	1.2%	-3.7%
	Days on Market	21	22	6	65	66	41	75	73	102
	Change from prior year	-67.2%	-67.4%	-84.8%	-13.5%	-8.8%	-60.1%	2.9%	4.9%	-5.8%
	Percent of List	100.0%	100.1%	99.1%	98.3%	98.2%	100.0%	97.5%	97.2%	101.1%
Change from prior year	1.8%	1.9%	-0.9%	0.8%	1.0%	-1.1%	-0.9%	-1.0%	0.8%	
Percent of Original	99.6%	99.6%	99.4%	96.5%	96.3%	99.8%	95.3%	95.0%	99.9%	
Change from prior year	3.2%	3.4%	-0.3%	1.2%	1.4%	-0.1%	-0.4%	-0.5%	0.9%	
Median	Sale Price	209,500	200,000	302,825	192,500	188,000	295,500	189,500	186,000	273,200
	Change from prior year	8.8%	6.4%	2.5%	1.6%	1.1%	8.2%	5.2%	10.7%	9.3%
	List Price of Actives	187,499	175,000	352,450	179,900	169,900	295,250	168,000	160,000	256,500
	Change from prior year	4.2%	3.0%	19.4%	7.1%	6.2%	15.1%	-4.2%	-5.3%	3.2%
	Days on Market	6	6	7	25	25	18	45	42	81
	Change from prior year	-76.0%	-76.0%	-61.1%	-44.4%	-40.5%	-77.8%	-6.3%	-2.3%	-5.8%
Percent of List	100.0%	100.0%	100.1%	99.1%	99.1%	100.0%	98.4%	98.2%	100.0%	
Change from prior year	0.9%	0.9%	0.1%	0.7%	0.8%	0.0%	-0.2%	-0.2%	0.0%	
Percent of Original	100.0%	100.0%	100.1%	98.2%	98.2%	100.0%	97.1%	96.9%	97.9%	
Change from prior year	1.8%	1.9%	0.1%	1.2%	1.3%	2.1%	0.2%	0.2%	-0.4%	

YEAR-TO-DATE STATISTICS

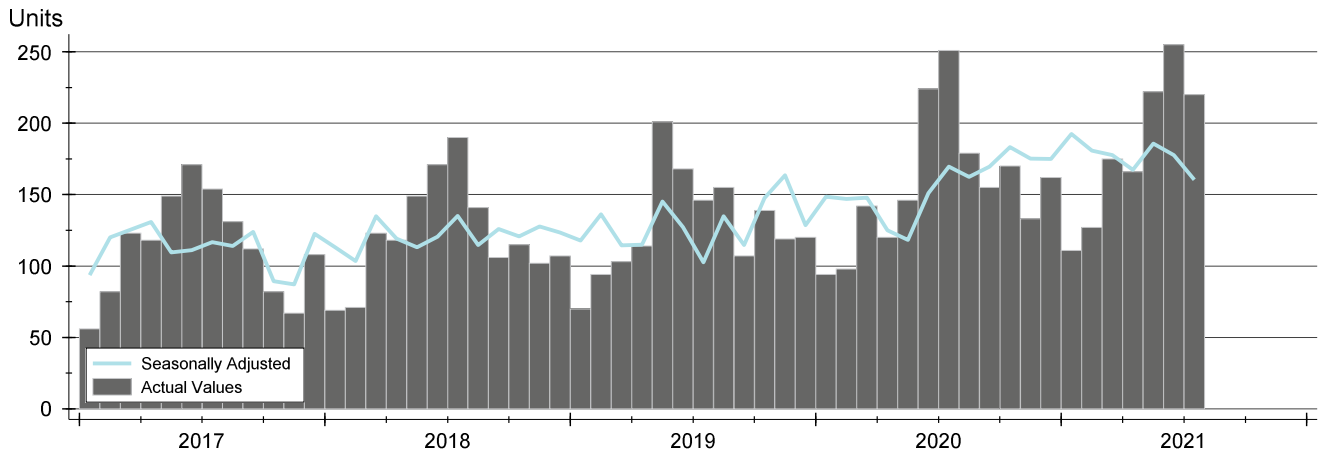
SUMMARY >>
**YTD BREAKDOWNS BY HOME TYPE
MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
AS OF 8/8/2021**

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		1,276	1,206	70	1,075	1,011	64	896	827	69
Change from prior year		18.7%	19.3%	9.4%	20.0%	22.2%	-7.2%	0.6%	4.3%	-29.6%
New Listings		1,624	1,545	79	1,479	1,389	90	1,573	1,498	75
Change from prior year		9.8%	11.2%	-12.2%	-6.0%	-7.3%	20.0%	-1.8%	2.3%	-45.7%
Contracts Written		1,417	1,338	79	1,205	1,132	73	961	889	72
Change from prior year		17.6%	18.2%	8.2%	25.4%	27.3%	1.4%	-0.4%	3.9%	-33.9%
Sales Volume (1,000s)		276,444	252,723	23,722	219,472	200,310	19,162	178,963	159,408	19,555
Change from prior year		26.0%	26.2%	23.8%	22.6%	25.7%	-2.0%	-0.5%	4.6%	-28.8%
Average	Sale Price	216,649	209,554	338,882	204,160	198,131	299,406	199,735	192,754	283,401
	Change from prior year	6.1%	5.8%	13.2%	2.2%	2.8%	5.6%	-1.1%	0.3%	1.1%
	Days on Market	37	35	74	69	68	82	73	71	92
	Change from prior year	-46.2%	-48.7%	-10.1%	-4.7%	-3.7%	-10.7%	-4.2%	-3.1%	-4.4%
	Percent of List	99.4%	99.3%	100.3%	98.0%	97.8%	100.1%	97.9%	97.6%	100.9%
Change from prior year	1.4%	1.5%	0.2%	0.1%	0.2%	-0.7%	0.0%	0.1%	0.5%	
Median	Percent of Original	98.4%	98.3%	100.3%	95.8%	95.6%	99.6%	95.6%	95.2%	99.8%
	Change from prior year	2.7%	2.8%	0.6%	0.3%	0.4%	-0.2%	-0.5%	-0.5%	0.8%
	Sale Price	196,950	192,005	326,150	189,900	185,000	275,000	186,750	177,000	275,000
	Change from prior year	3.7%	3.8%	18.6%	1.7%	4.5%	0.0%	-0.7%	1.1%	3.4%
	Days on Market	9	8	49	33	33	33	41	39	77
Change from prior year	-72.7%	-75.8%	49.2%	-19.5%	-15.4%	-57.8%	-4.7%	-2.5%	11.6%	
Percent of List	Change from prior year	1.3%	1.5%	0.0%	0.3%	0.3%	0.0%	-0.2%	-0.1%	0.0%
	Percent of Original	100.0%	100.0%	100.0%	97.7%	97.5%	100.0%	97.5%	97.2%	100.0%
	Change from prior year	2.4%	2.6%	0.0%	0.2%	0.3%	0.0%	0.4%	0.3%	0.2%

CLOSED LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Closed Listings		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		220	251	-12.4%	1,276	1,075	18.7%
Volume (1,000s)		49,258	53,131	-7.3%	276,444	219,472	26.0%
Average	Sale Price	223,902	211,676	5.8%	216,649	204,160	6.1%
	Days on Market	21	65	-67.2%	37	69	-46.2%
	Percent of List	100.0%	98.3%	1.8%	99.4%	98.0%	1.4%
	Percent of Original	99.6%	96.5%	3.2%	98.4%	95.8%	2.7%
Median	Sale Price	209,500	192,500	8.8%	196,950	189,900	3.7%
	Days on Market	6	25	-76.0%	9	33	-72.7%
	Percent of List	100.0%	99.1%	0.9%	100.0%	98.7%	1.3%
	Percent of Original	100.0%	98.2%	1.8%	100.0%	97.7%	2.4%

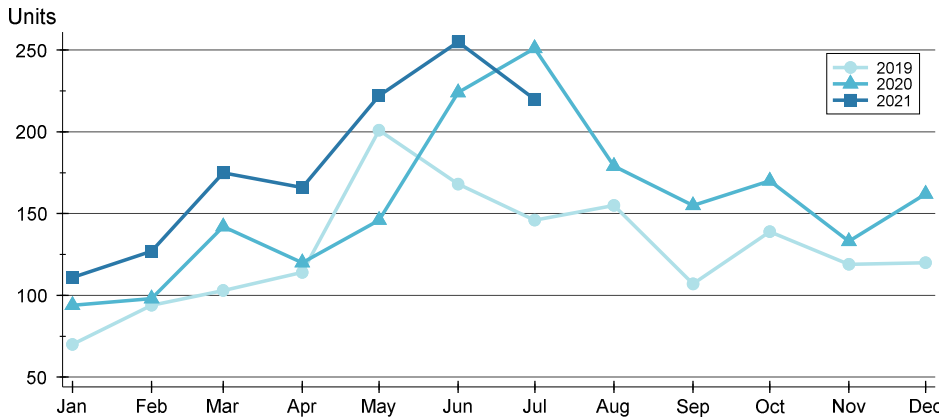
A total of 220 homes sold in the Manhattan-Junction City Combined Statistical Area in July, down from 251 units in July 2020. Total sales volume fell to \$49.3 million compared to \$53.1 million in the previous year.

The median sales price in July was \$209,500, up 8.8% compared to the prior year. Median days on market was 6 days, the same as June, and down from 25 in July 2020.

CLOSED LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	70	94	111
February	94	98	127
March	103	142	175
April	114	120	166
May	201	146	222
June	168	224	255
July	146	251	220
August	155	179	
September	107	155	
October	139	170	
November	119	133	
December	120	162	

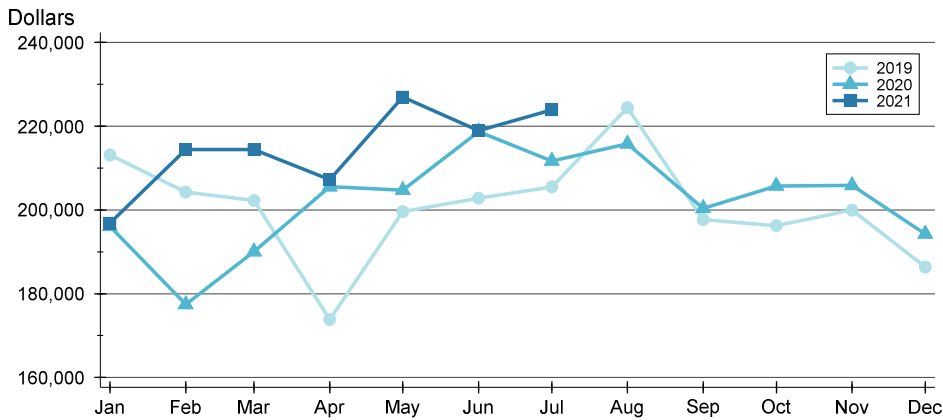
BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$25,000	1	0.5%	15	15,000	15,000	128	128	100.0%	100.0%	50.0%	50.0%
\$25,000-\$49,999	3	1.4%	85	28,267	29,900	23	15	86.8%	87.9%	86.8%	87.9%
\$50,000-\$99,999	8	3.6%	684	85,438	87,000	95	25	97.0%	98.1%	95.9%	97.6%
\$100,000-\$124,999	14	6.4%	1,608	114,879	115,000	23	5	100.8%	100.0%	102.5%	101.3%
\$125,000-\$149,999	28	12.7%	3,923	140,093	141,500	29	11	98.5%	100.0%	98.6%	100.0%
\$150,000-\$174,999	17	7.7%	2,803	164,876	167,500	12	5	100.4%	100.0%	99.9%	100.0%
\$175,000-\$199,999	34	15.5%	6,357	186,970	188,000	12	7	100.5%	100.4%	100.1%	100.0%
\$200,000-\$249,999	49	22.3%	11,265	229,903	232,500	11	4	100.3%	100.0%	100.2%	100.0%
\$250,000-\$299,999	26	11.8%	7,123	273,971	271,800	16	10	101.0%	100.0%	100.2%	100.0%
\$300,000-\$399,999	31	14.1%	10,720	345,819	343,500	29	5	101.5%	100.3%	101.3%	101.4%
\$400,000-\$499,999	4	1.8%	1,915	478,750	486,000	3	3	99.5%	100.8%	99.5%	100.8%
\$500,000-\$749,999	5	2.3%	2,761	552,100	542,500	31	2	97.9%	98.4%	96.3%	98.4%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	220	100.0%	49,258	223,902	209,500	21	6	100.0%	100.0%	99.6%	100.0%

CLOSED LISTINGS ANALYSIS

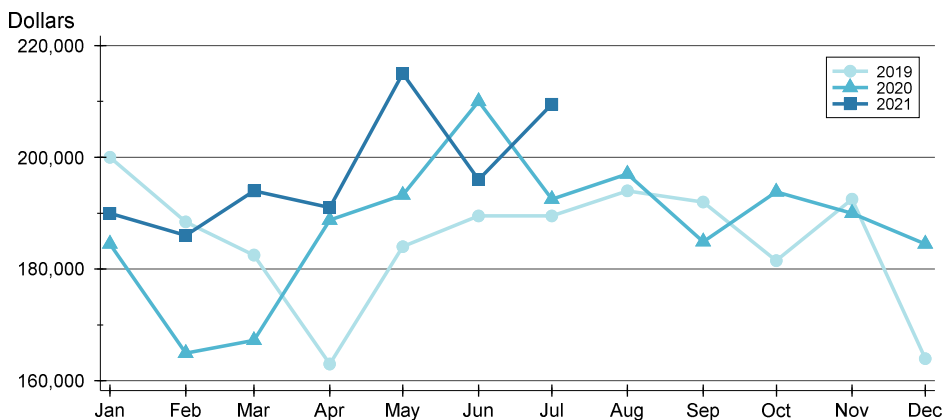
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	213,100	196,070	196,841
February	204,246	177,432	214,437
March	202,239	190,013	214,389
April	173,856	205,535	207,200
May	199,593	204,715	226,898
June	202,824	218,697	218,895
July	205,504	211,676	223,902
August	224,398	215,776	
September	197,704	200,380	
October	196,236	205,730	
November	199,944	205,843	
December	186,380	194,268	

MEDIAN PRICE >>

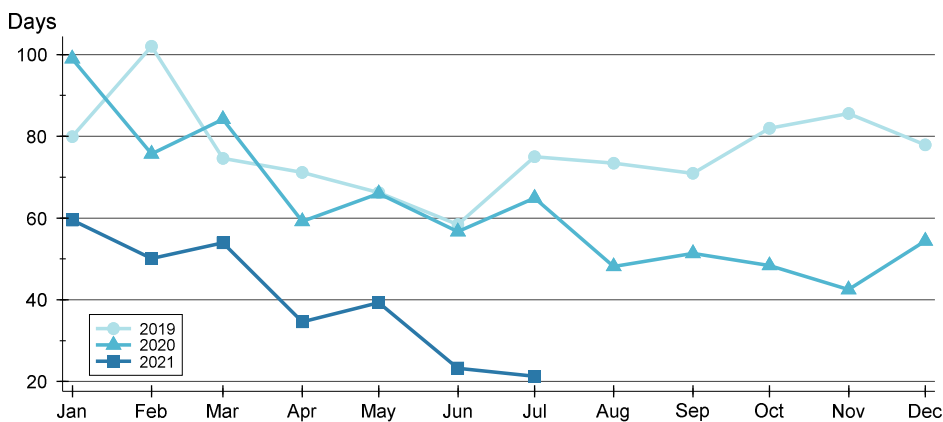


Month	2019	2020	2021
January	200,000	184,500	190,000
February	188,450	164,950	186,000
March	182,500	167,250	194,000
April	163,000	188,750	191,000
May	184,000	193,250	215,000
June	189,500	210,000	196,000
July	189,500	192,500	209,500
August	194,000	197,000	
September	192,000	184,900	
October	181,500	193,800	
November	192,500	190,000	
December	163,950	184,500	

CLOSED LISTINGS ANALYSIS

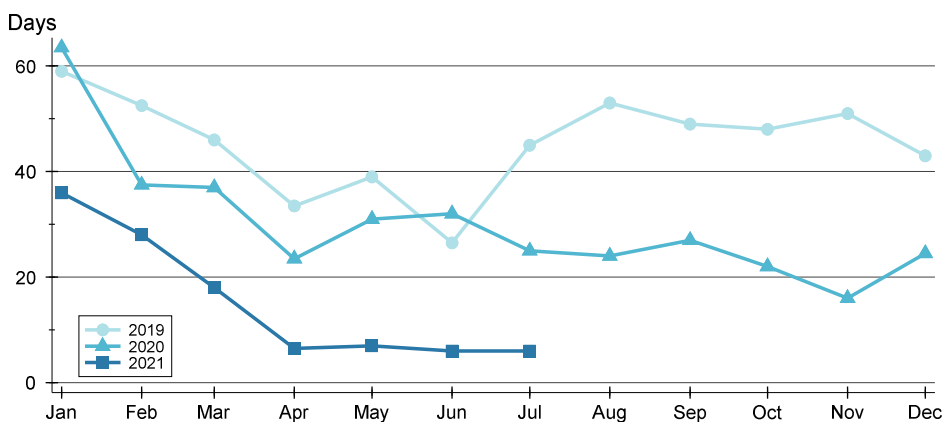
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	80	99	60
February	102	76	50
March	75	84	54
April	71	59	35
May	66	66	39
June	58	57	23
July	75	65	21
August	73	48	
September	71	51	
October	82	48	
November	86	42	
December	78	54	

MEDIAN DOM >>

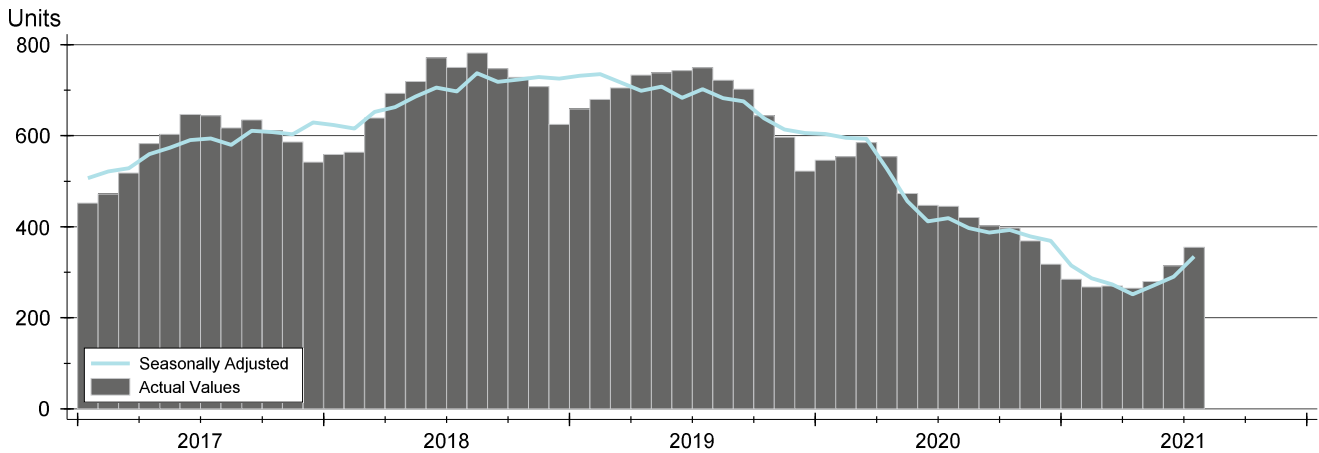


Month	2019	2020	2021
January	59	64	36
February	53	38	28
March	46	37	18
April	34	24	7
May	39	31	7
June	27	32	6
July	45	25	6
August	53	24	
September	49	27	
October	48	22	
November	51	16	
December	43	25	

ACTIVE LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		355	445	-20.2%
Months' Supply		2.1	3.1	-34.1%
Volume (1,000s)		84,170	103,487	-18.7%
Average	List Price	237,100	232,554	2.0%
	Days on Market	69	101	-32.1%
	Percent of Original	97.9%	97.7%	0.2%
Median	List Price	187,499	179,900	4.2%
	Days on Market	43	61	-29.5%
	Percent of Original	100.0%	100.0%	0.0%

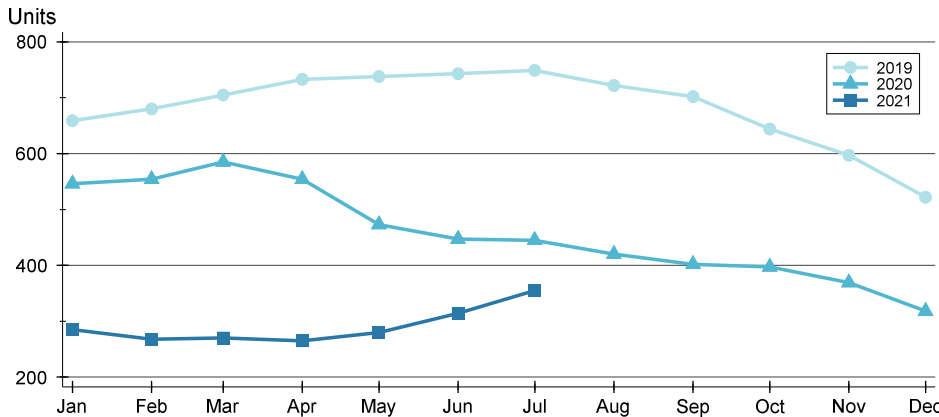
A total of 355 homes were available for sale in the Manhattan-Junction City Combined Statistical Area at the end of July. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of July was \$187,499, up 4.2% from 2020. The typical time on market for active listings was 43 days, down from 61 days a year earlier.

ACTIVE LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	659	546	285
February	680	554	268
March	705	585	270
April	733	554	265
May	738	473	280
June	743	447	314
July	749	445	355
August	722	420	
September	702	402	
October	644	397	
November	597	369	
December	522	318	

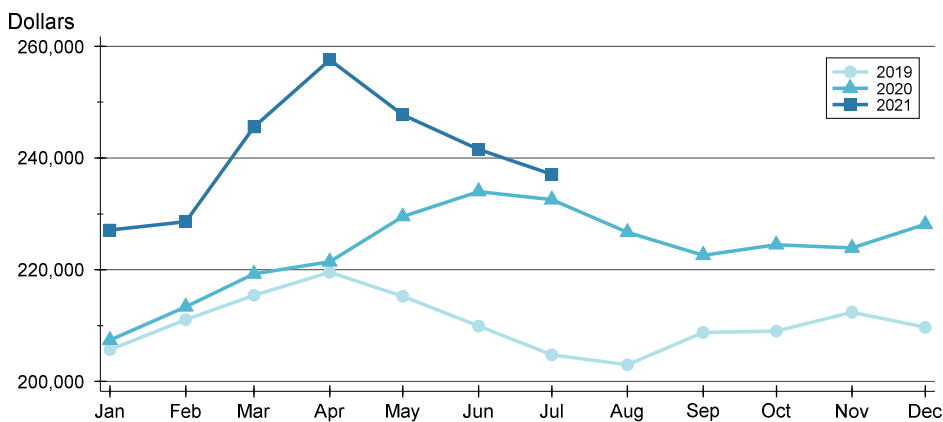
BY PRICE RANGE >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	1	0.3%	22	1.0	22,000	22,000	144	144	62.9%	62.9%
\$25,000-\$49,999	8	2.3%	309	2.7	38,675	39,450	147	46	96.3%	100.0%
\$50,000-\$99,999	34	9.6%	2,736	4.3	80,471	85,000	75	58	97.4%	100.0%
\$100,000-\$124,999	36	10.1%	4,044	2.6	112,325	112,000	66	41	97.6%	100.0%
\$125,000-\$149,999	39	11.0%	5,290	1.4	135,628	135,000	46	44	98.3%	100.0%
\$150,000-\$174,999	38	10.7%	6,244	2.2	164,313	165,000	45	32	98.5%	100.0%
\$175,000-\$199,999	34	9.6%	6,332	1.0	186,244	185,000	62	36	97.9%	100.0%
\$200,000-\$249,999	49	13.8%	11,070	1.0	225,911	224,950	82	55	97.4%	100.0%
\$250,000-\$299,999	37	10.4%	10,175	1.4	275,011	270,000	46	41	98.6%	100.0%
\$300,000-\$399,999	49	13.8%	17,144	1.6	349,886	349,900	62	42	99.5%	100.0%
\$400,000-\$499,999	8	2.3%	3,484	2.0	435,475	430,000	27	19	99.7%	100.0%
\$500,000-\$749,999	13	3.7%	7,367	2.6	566,715	565,000	132	103	94.1%	100.0%
\$750,000-\$999,999	6	1.7%	5,403	N/A	900,500	912,500	239	136	94.9%	97.2%
\$1,000,000 and up	3	0.8%	4,550	N/A	1,516,667	1,200,000	146	115	100.0%	100.0%
All price ranges	355	100.0%	84,170	1.6	237,100	187,499	69	43	97.9%	100.0%

ACTIVE LISTINGS ANALYSIS

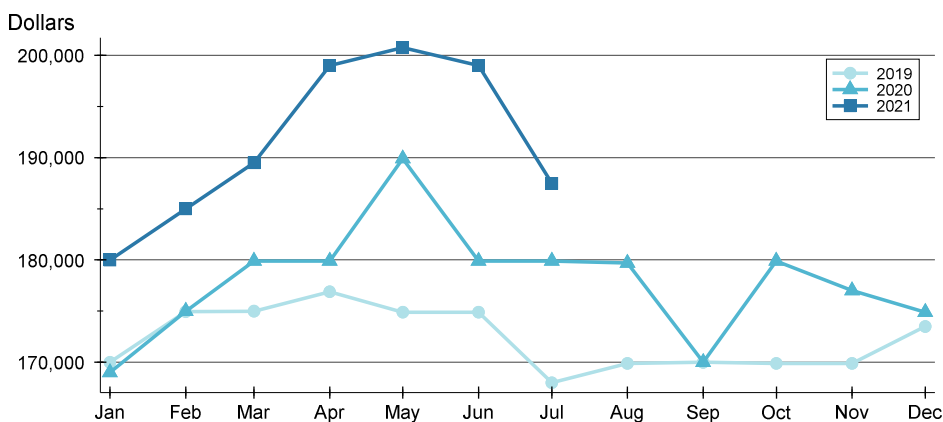
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	205,709	207,403	227,091
February	211,066	213,391	228,620
March	215,439	219,243	245,563
April	219,527	221,431	257,581
May	215,257	229,526	247,757
June	209,921	234,013	241,571
July	204,749	232,554	237,100
August	202,978	226,684	
September	208,778	222,616	
October	209,044	224,485	
November	212,422	223,899	
December	209,690	228,120	

MEDIAN PRICE >>

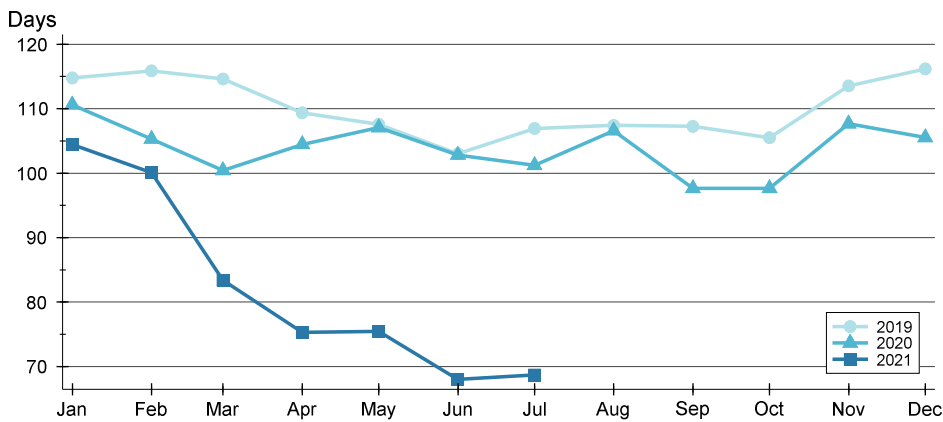


Month	2019	2020	2021
January	170,000	169,000	180,000
February	174,950	175,000	185,000
March	175,000	179,900	189,500
April	176,900	179,900	199,000
May	174,900	189,900	200,750
June	174,900	179,900	199,000
July	168,000	179,900	187,499
August	169,900	179,700	
September	170,000	170,000	
October	169,900	179,900	
November	169,900	177,000	
December	173,500	174,900	

ACTIVE LISTINGS ANALYSIS

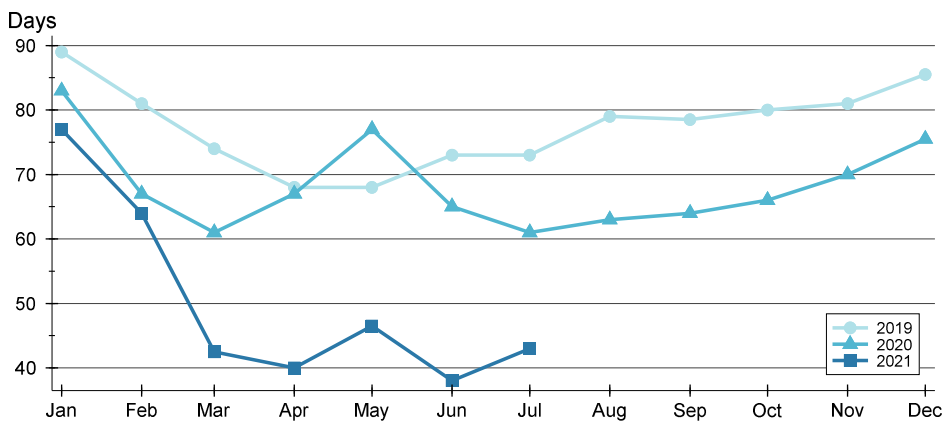
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	115	111	104
February	116	105	100
March	115	100	83
April	109	104	75
May	108	107	75
June	103	103	68
July	107	101	69
August	107	107	
September	107	98	
October	106	98	
November	114	108	
December	116	106	

MEDIAN DOM >>

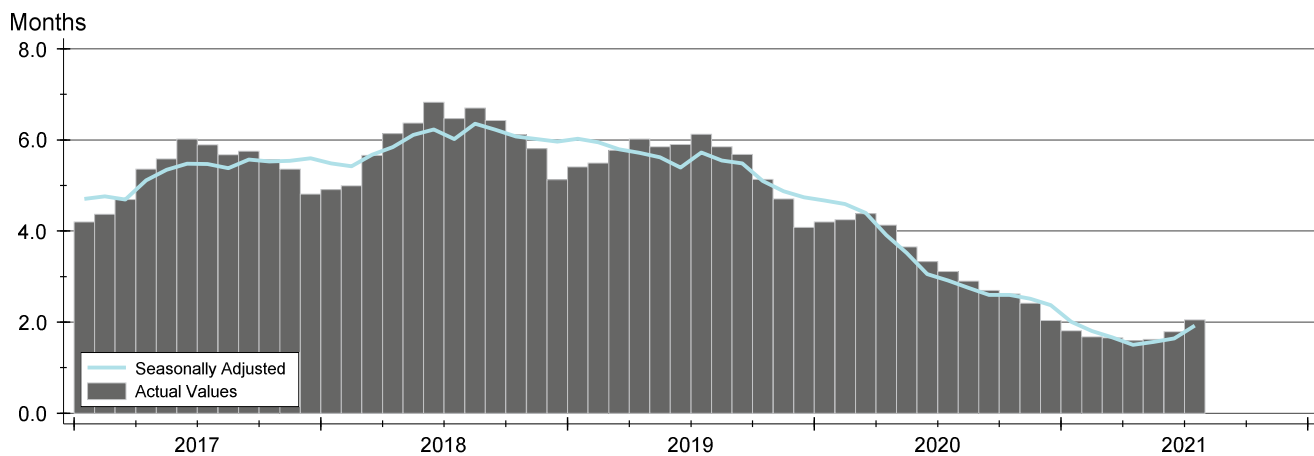


Month	2019	2020	2021
January	89	83	77
February	81	67	64
March	74	61	43
April	68	67	40
May	68	77	47
June	73	65	38
July	73	61	43
August	79	63	
September	79	64	
October	80	66	
November	81	70	
December	86	76	

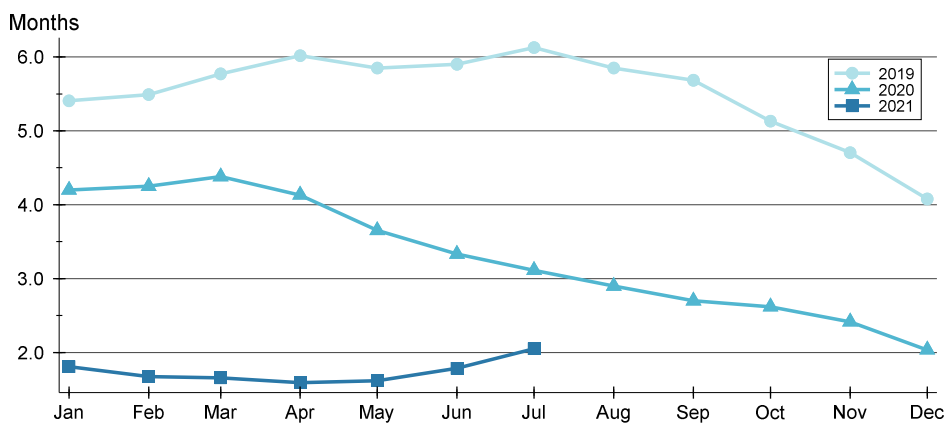
MONTHS' SUPPLY ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



BY MONTH >>

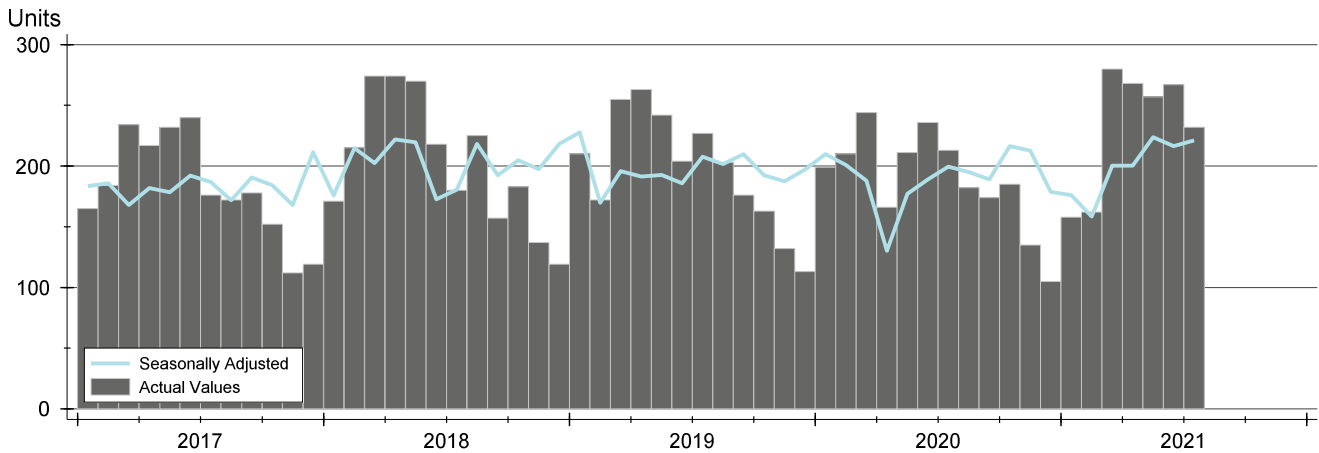


Month	2019	2020	2021
January	5.4	4.2	1.8
February	5.5	4.3	1.7
March	5.8	4.4	1.7
April	6.0	4.1	1.6
May	5.8	3.7	1.6
June	5.9	3.3	1.8
July	6.1	3.1	2.1
August	5.9	2.9	
September	5.7	2.7	
October	5.1	2.6	
November	4.7	2.4	
December	4.1	2.0	

NEW LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for New Listings		2021	July 2020	Change
Current Month	New Listings	232	213	8.9%
	Volume (1,000s)	51,897	46,702	11.1%
	Average List Price	223,695	219,256	2.0%
	Median List Price	189,500	199,000	-4.8%
YTD	New Listings	1,624	1,479	9.8%
	Volume (1,000s)	364,986	316,918	15.2%
	Average List Price	224,745	214,279	4.9%
	Median List Price	205,000	195,000	5.1%

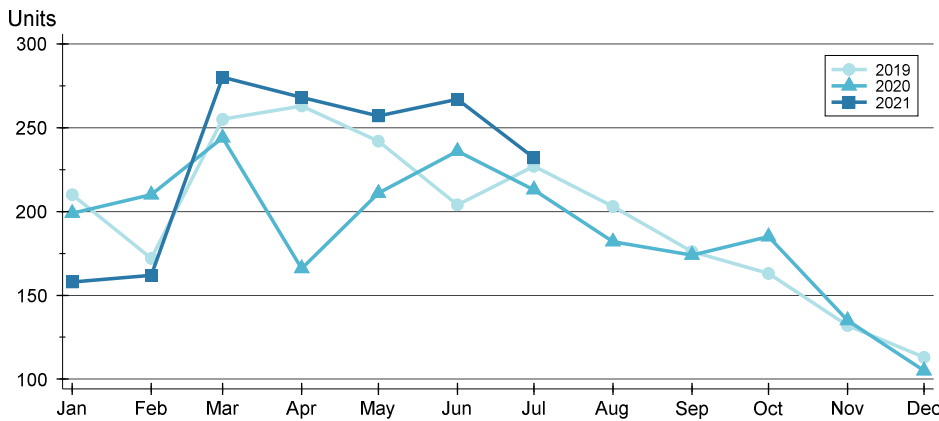
A total of 232 new listings were added in the Manhattan-Junction City Combined Statistical Area during July, up 8.9% from the same month in 2020. Year-to-date the Manhattan-Junction City Combined Statistical Area has

The median list price of these homes was \$189,500 down from \$199,000 in 2020.

NEW LISTINGS ANALYSIS

BY MONTH >>

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	210	199	158
February	172	210	162
March	255	244	280
April	263	166	268
May	242	211	257
June	204	236	267
July	227	213	232
August	203	182	-
September	176	174	-
October	163	185	-
November	132	135	-
December	113	105	-

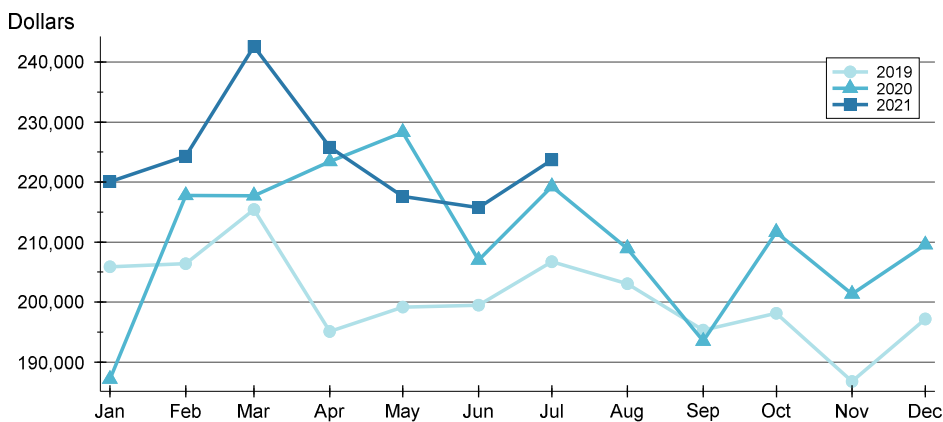
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	4	1.7%	122	30,500	29,500
\$50,000-\$99,999	15	6.5%	1,165	77,687	82,500
\$100,000-\$124,999	17	7.3%	1,922	113,065	115,000
\$125,000-\$149,999	29	12.5%	3,998	137,878	138,500
\$150,000-\$174,999	28	12.1%	4,594	164,079	165,000
\$175,000-\$199,999	30	12.9%	5,568	185,587	185,000
\$200,000-\$249,999	31	13.4%	7,036	226,964	225,000
\$250,000-\$299,999	31	13.4%	8,474	273,339	269,000
\$300,000-\$399,999	33	14.2%	11,491	348,200	347,500
\$400,000-\$499,999	7	3.0%	3,013	430,414	425,000
\$500,000-\$749,999	6	2.6%	3,415	569,133	560,000
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	1	0.4%	1,100	1,100,000	1,100,000
All price ranges	232	100.0%	51,897	223,695	189,500

NEW LISTINGS ANALYSIS

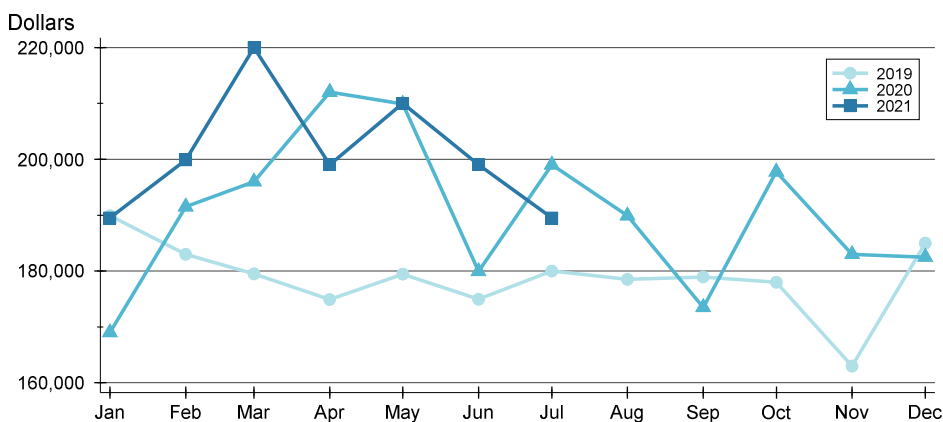
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	205,890	187,159	220,060
February	206,387	217,771	224,308
March	215,434	217,734	242,635
April	195,099	223,427	225,812
May	199,171	228,302	217,600
June	199,483	207,002	215,740
July	206,723	219,256	223,695
August	203,060	208,936	208,936
September	195,322	193,488	193,488
October	198,128	211,652	211,652
November	186,755	201,347	201,347
December	197,181	209,564	209,564

MEDIAN PRICE >>

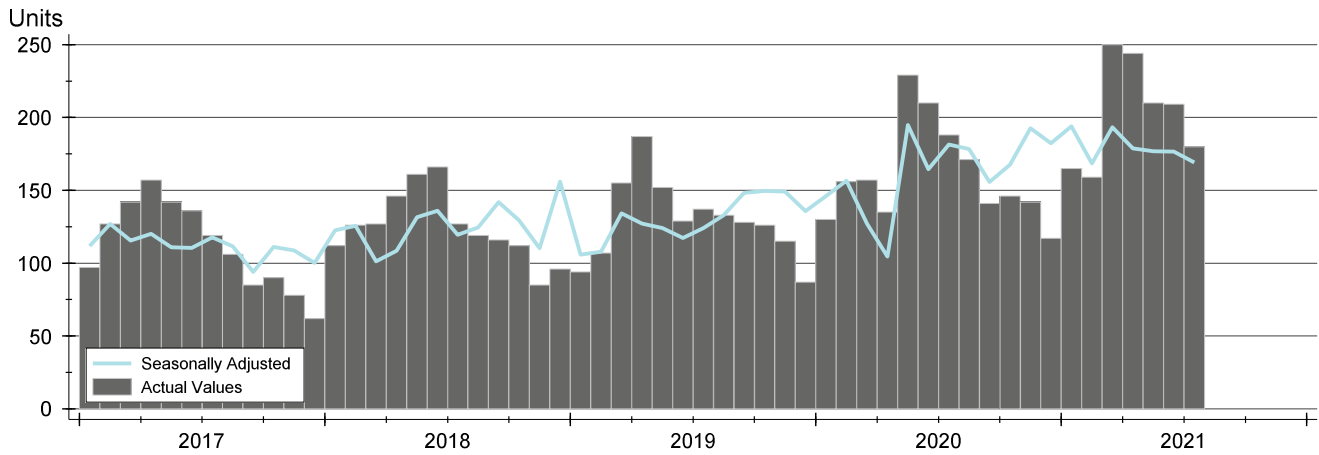


Month	2019	2020	2021
January	189,900	169,000	189,500
February	183,000	191,500	199,900
March	179,500	196,000	220,000
April	174,900	212,000	199,000
May	179,450	209,900	210,000
June	174,950	179,950	199,000
July	180,000	199,000	189,500
August	178,500	189,900	189,900
September	178,950	173,500	173,500
October	178,000	197,750	197,750
November	163,000	183,000	183,000
December	185,000	182,500	182,500

CONTRACTS WRITTEN ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Contracts Written		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		180	188	-4.3%	1,417	1,205	17.6%
Volume (1,000s)		40,480	41,248	-1.9%	316,239	253,521	24.7%
Average	Sale Price	224,887	219,406	2.5%	223,175	210,391	6.1%
	Days on Market	26	59	-56.5%	33	63	-47.3%
	Percent of Original	98.9%	97.0%	1.9%	98.8%	96.2%	2.7%
Median	Sale Price	213,500	196,000	8.9%	205,900	195,000	5.6%
	Days on Market	11	27	-59.3%	8	28	-71.4%
	Percent of Original	100.0%	98.3%	1.7%	100.0%	97.9%	2.2%

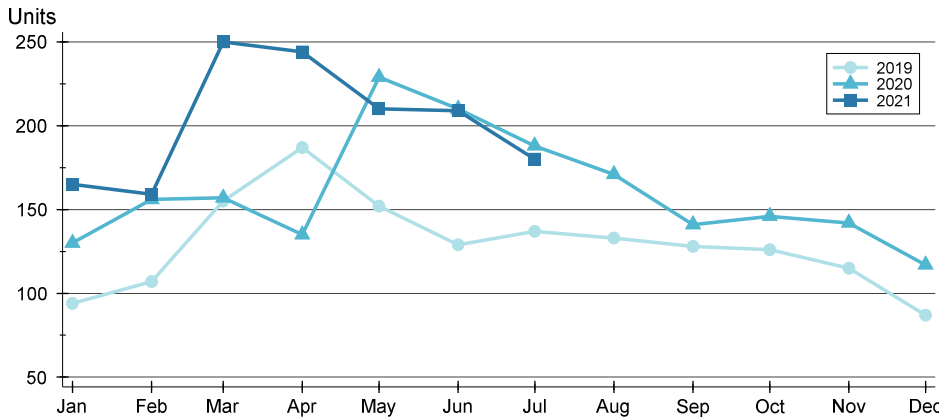
A total of 180 contracts for sale were written in the Manhattan-Junction City Combined Statistical Area during the month of July, down from 188 in 2020. The median list price of these homes was \$213,500, up

Half of the homes that went under contract in July were on the market less than 11 days, compared to 27 days in July 2020.

CONTRACTS WRITTEN ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	94	130	165
February	107	156	159
March	155	157	250
April	187	135	244
May	152	229	210
June	129	210	209
July	137	188	180
August	133	171	
September	128	141	
October	126	146	
November	115	142	
December	87	117	

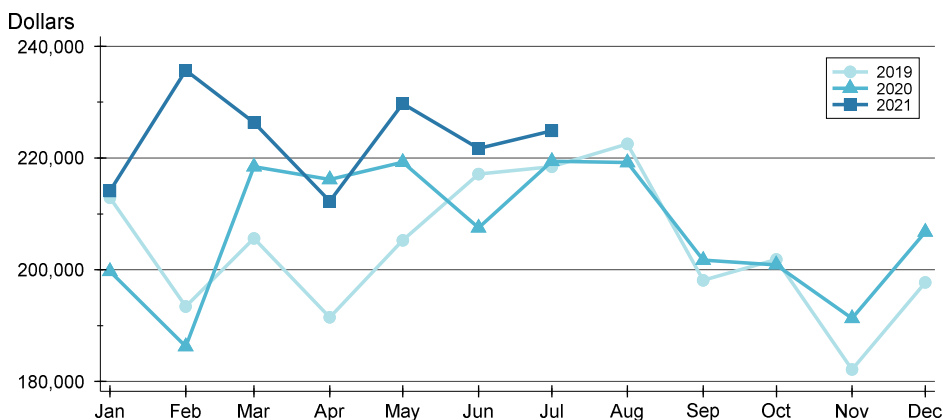
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	2.2%	154	38,450	35,950	141	66	97.2%	100.0%
\$50,000-\$99,999	12	6.7%	973	81,075	85,750	39	40	97.9%	100.0%
\$100,000-\$124,999	8	4.4%	918	114,713	115,000	37	22	97.3%	100.0%
\$125,000-\$149,999	19	10.6%	2,645	139,234	142,000	23	6	99.4%	100.0%
\$150,000-\$174,999	17	9.4%	2,739	161,126	159,900	24	8	99.4%	100.0%
\$175,000-\$199,999	25	13.9%	4,646	185,838	185,000	16	7	99.6%	100.0%
\$200,000-\$249,999	34	18.9%	7,820	230,004	231,250	18	10	98.2%	100.0%
\$250,000-\$299,999	29	16.1%	7,954	274,262	269,900	21	11	99.1%	100.0%
\$300,000-\$399,999	21	11.7%	7,161	340,995	345,900	17	8	99.6%	100.0%
\$400,000-\$499,999	6	3.3%	2,540	423,350	420,000	51	42	99.2%	100.0%
\$500,000-\$749,999	5	2.8%	2,930	586,000	585,000	31	17	99.6%	100.0%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	180	100.0%	40,480	224,887	213,500	26	11	98.9%	100.0%

CONTRACTS WRITTEN ANALYSIS

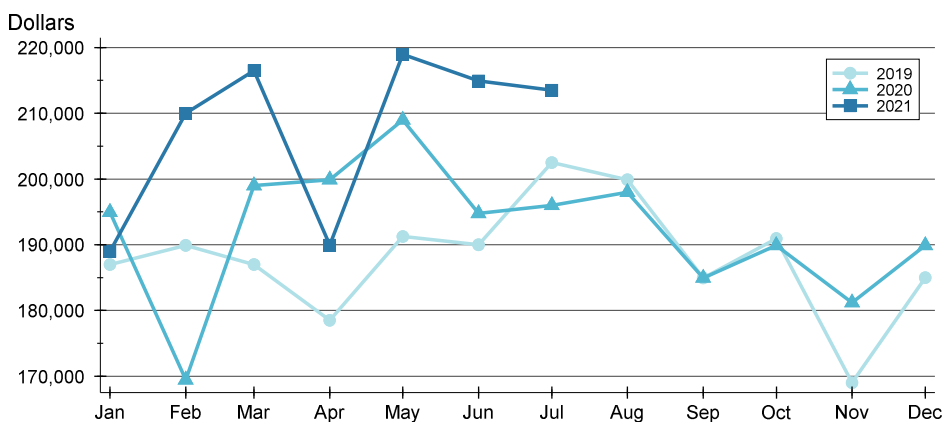
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	212,886	199,722	214,110
February	193,431	186,240	235,707
March	205,599	218,453	226,336
April	191,495	216,152	212,282
May	205,263	219,235	229,714
June	217,122	207,493	221,687
July	218,437	219,406	224,887
August	222,542	219,171	-
September	198,117	201,726	-
October	201,853	200,899	-
November	182,161	191,305	-
December	197,747	206,745	-

MEDIAN PRICE >>

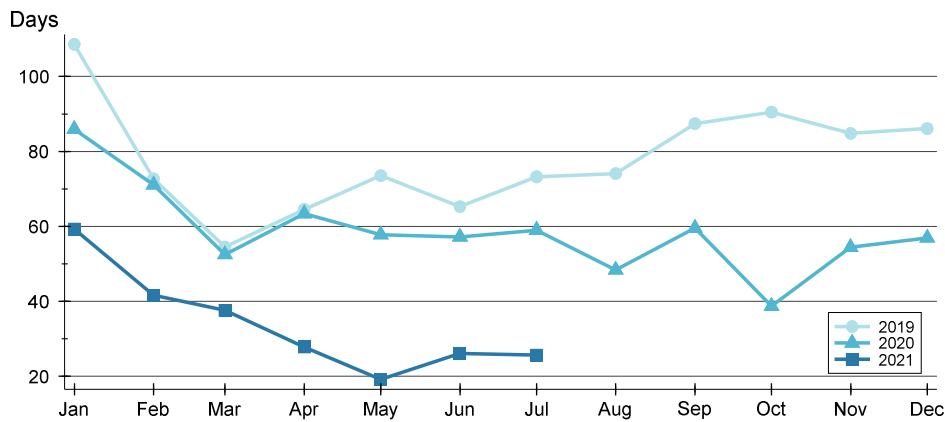


Month	2019	2020	2021
January	187,000	194,950	189,000
February	189,900	169,450	210,000
March	187,000	199,000	216,500
April	178,500	199,900	189,950
May	191,250	209,000	218,950
June	190,000	194,750	214,900
July	202,500	196,000	213,500
August	199,900	198,000	-
September	184,950	184,950	-
October	190,950	189,900	-
November	169,000	181,200	-
December	185,000	189,900	-

CONTRACTS WRITTEN ANALYSIS

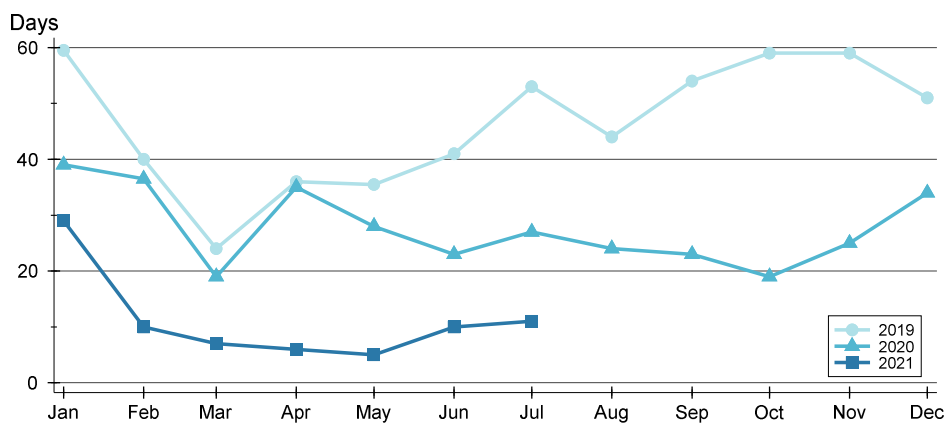
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	109	86	59
February	73	71	42
March	55	53	38
April	65	63	28
May	74	58	19
June	65	57	26
July	73	59	26
August	74	48	
September	87	60	
October	91	39	
November	85	54	
December	86	57	

MEDIAN DOM >>

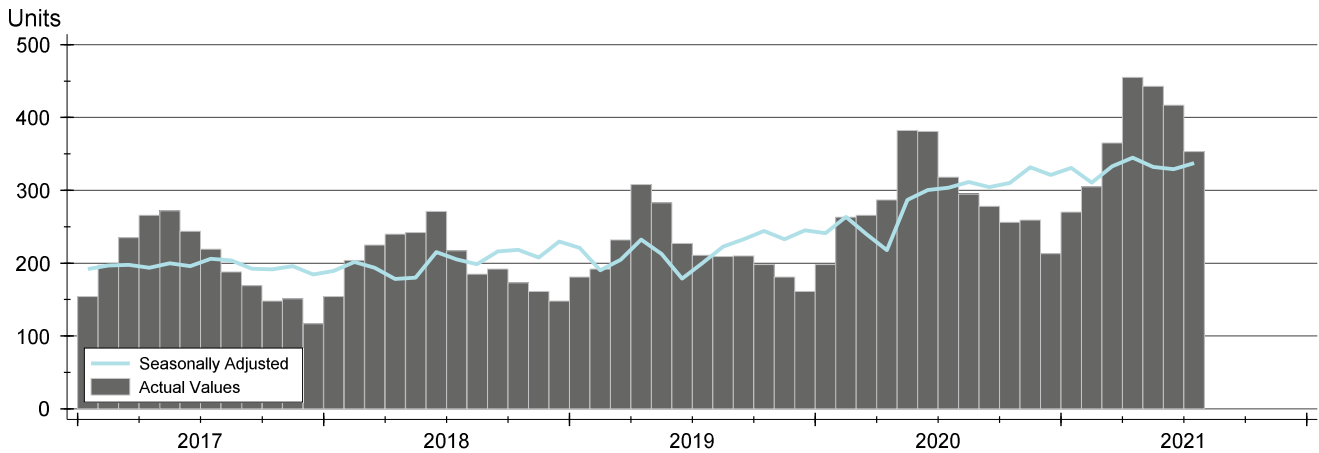


Month	2019	2020	2021
January	60	39	29
February	40	37	10
March	24	19	7
April	36	35	6
May	36	28	5
June	41	23	10
July	53	27	11
August	44	24	
September	54	23	
October	59	19	
November	59	25	
December	51	34	

PENDING CONTRACTS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		353	318	11.0%
Volume (1,000s)		83,418	65,823	26.7%
Average	List Price	236,311	206,989	14.2%
	Days on Market	27	47	-42.4%
	Percent of Original	99.0%	98.6%	0.4%
Median	List Price	229,500	194,950	17.7%
	Days on Market	10	24	-58.3%
	Percent of Original	100.0%	100.0%	0.0%

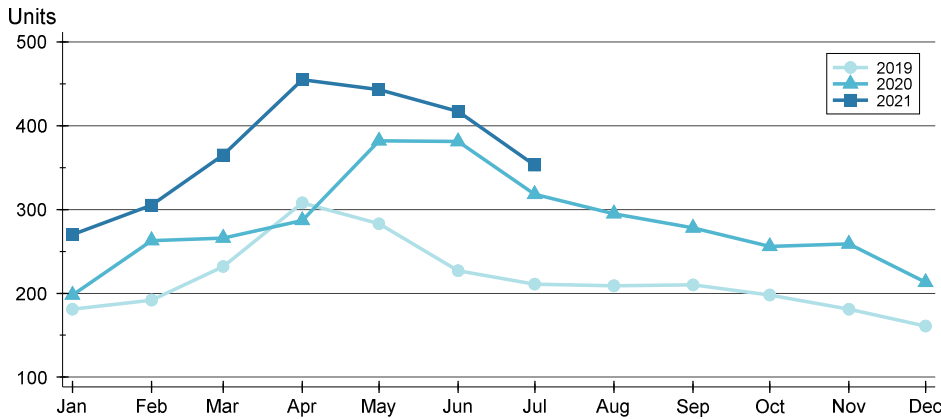
A total of 353 listings in the Manhattan-Junction City Combined Statistical Area had contracts pending at the end of July, up from 318 contracts pending at the end of July 2020.

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.

PENDING CONTRACTS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	181	198	270
February	192	263	305
March	232	266	365
April	308	287	455
May	283	382	443
June	227	381	417
July	211	318	353
August	209	295	300
September	210	278	280
October	198	256	260
November	181	259	260
December	161	213	210

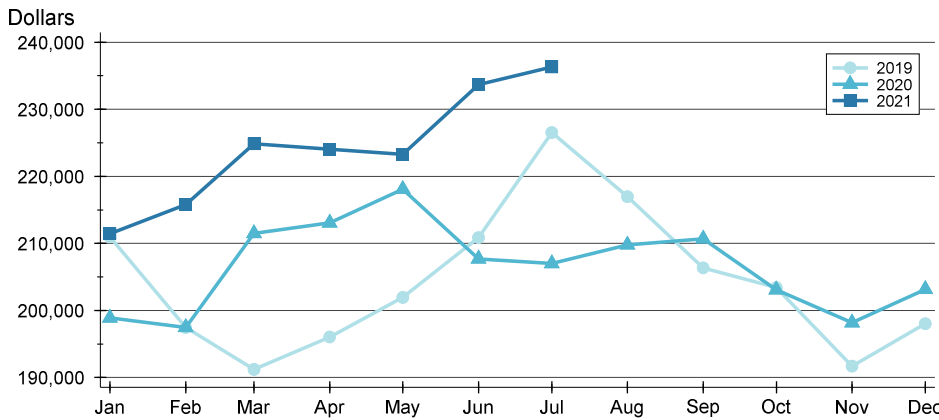
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	1	0.3%	18	18,000	18,000	172	172	45.1%	45.1%
\$25,000-\$49,999	4	1.1%	162	40,475	40,000	57	59	100.0%	100.0%
\$50,000-\$99,999	21	5.9%	1,629	77,571	83,500	64	44	96.7%	100.0%
\$100,000-\$124,999	16	4.5%	1,828	114,231	115,000	23	14	98.0%	100.0%
\$125,000-\$149,999	29	8.2%	4,032	139,022	139,900	26	8	99.0%	100.0%
\$150,000-\$174,999	35	9.9%	5,708	163,084	165,000	26	14	99.1%	100.0%
\$175,000-\$199,999	43	12.2%	7,952	184,926	185,000	27	7	99.6%	100.0%
\$200,000-\$249,999	68	19.3%	15,603	229,454	232,500	18	7	99.0%	100.0%
\$250,000-\$299,999	66	18.7%	18,101	274,259	272,400	19	9	99.6%	100.0%
\$300,000-\$399,999	44	12.5%	15,159	344,514	348,950	27	8	99.1%	100.0%
\$400,000-\$499,999	16	4.5%	6,998	437,406	435,550	43	11	99.6%	100.0%
\$500,000-\$749,999	9	2.5%	5,330	592,211	590,000	26	17	99.8%	100.0%
\$750,000-\$999,999	1	0.3%	899	899,000	899,000	60	60	109.0%	109.0%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	353	100.0%	83,418	236,311	229,500	27	10	99.0%	100.0%

PENDING CONTRACTS ANALYSIS

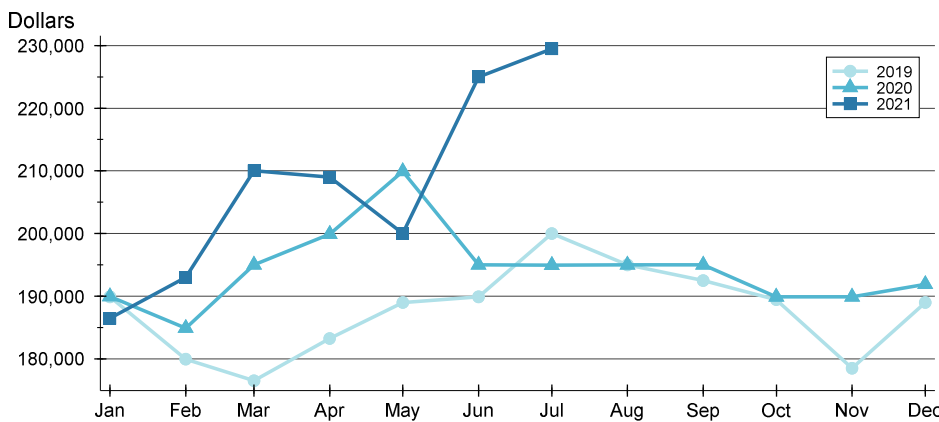
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	210,981	198,881	211,428
February	197,456	197,480	215,814
March	191,217	211,497	224,857
April	196,048	213,067	224,052
May	201,956	218,092	223,306
June	210,868	207,699	233,676
July	226,537	206,989	236,311
August	216,970	209,790	
September	206,358	210,699	
October	203,411	203,082	
November	191,698	198,172	
December	198,027	203,161	

MEDIAN PRICE >>

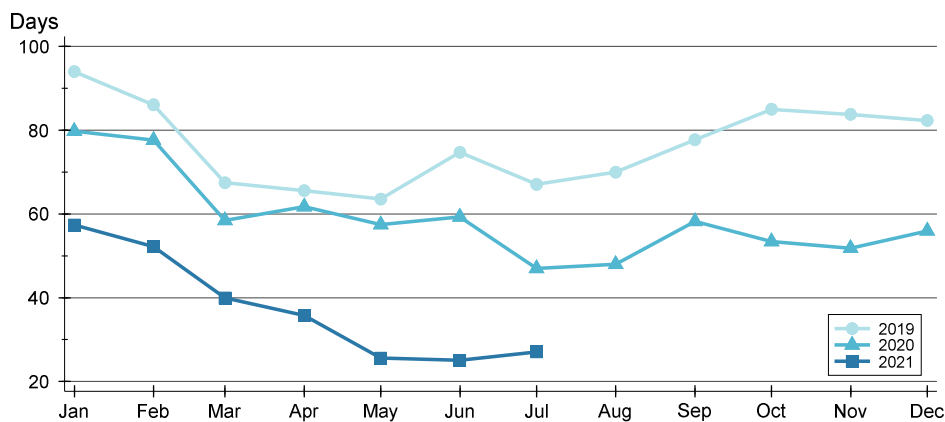


Month	2019	2020	2021
January	189,900	189,950	186,500
February	179,950	184,900	193,000
March	176,500	195,000	210,000
April	183,250	199,900	209,000
May	189,000	209,900	200,000
June	189,900	195,000	225,000
July	200,000	194,950	229,500
August	195,000	195,000	
September	192,500	195,000	
October	189,450	189,900	
November	178,500	189,900	
December	189,000	191,900	

PENDING CONTRACTS ANALYSIS

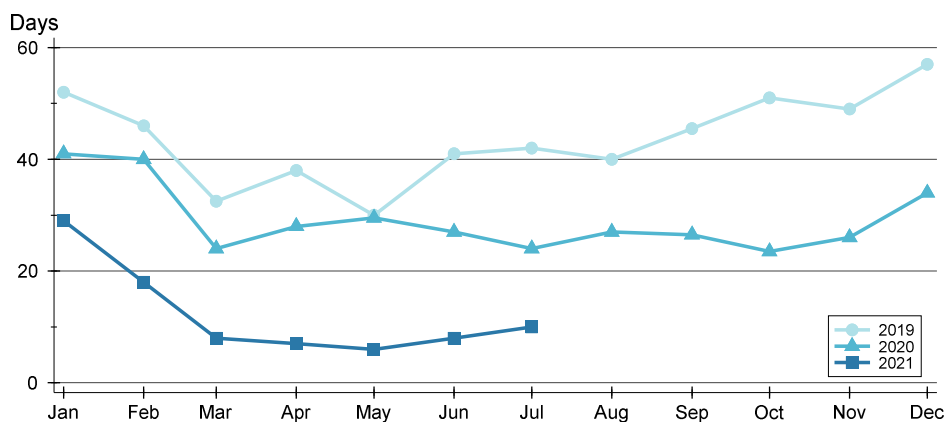
**MANHATTAN-JUNCTION CITY COMBINED
STATISTICAL AREA
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	94	80	57
February	86	78	52
March	67	58	40
April	66	62	36
May	64	57	26
June	75	59	25
July	67	47	27
August	70	48	
September	78	58	
October	85	53	
November	84	52	
December	82	56	

MEDIAN DOM >>



Month	2019	2020	2021
January	52	41	29
February	46	40	18
March	33	24	8
April	38	28	7
May	30	30	6
June	41	27	8
July	42	24	10
August	40	27	
September	46	27	
October	51	24	
November	49	26	
December	57	34	