



**December  
2021**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Housing Report



### Market Overview

#### Manhattan MSA Home Sales Rose in December

Total home sales in the Manhattan-Junction City metropolitan area rose by 8.6% last month to 176 units, compared to 162 units in December 2020. Total sales volume was \$40.3 million, up 27.9% from a year earlier.

The median sale price in December was \$198,500, up from \$184,500 a year earlier. Homes that sold in December were typically on the market for 16 days and sold for 100.0% 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 216 units, down from 318 at the same point in 2020. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$182,500.

During December, a total of 147 contracts were written up from 117 in December 2020. At the end of the month, there were 247 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		
		2021	2020	2019	2021	2020	2019
<b>Home Sales</b>		<b>176</b>	<b>162</b>	<b>120</b>	<b>2,222</b>	<b>1,875</b>	<b>1,536</b>
Change from prior year		8.6%	35.0%	12.1%	18.5%	22.1%	5.1%
<b>Active Listings</b>		<b>216</b>	<b>318</b>	<b>522</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-32.1%	-39.1%	-16.5%			
<b>Months' Supply</b>		<b>1.2</b>	<b>2.0</b>	<b>4.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-40.0%	-51.2%	-19.6%			
<b>New Listings</b>		<b>98</b>	<b>105</b>	<b>113</b>	<b>2,496</b>	<b>2,261</b>	<b>2,361</b>
Change from prior year		-6.7%	-7.1%	-5.0%	10.4%	-4.2%	-2.5%
<b>Contracts Written</b>		<b>147</b>	<b>117</b>	<b>87</b>	<b>2,259</b>	<b>1,923</b>	<b>1,550</b>
Change from prior year		25.6%	34.5%	-9.4%	17.5%	24.1%	3.8%
<b>Pending Contracts</b>		<b>247</b>	<b>213</b>	<b>161</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		16.0%	32.3%	8.8%			
<b>Sales Volume (1,000s)</b>		<b>40,255</b>	<b>31,471</b>	<b>22,366</b>	<b>494,290</b>	<b>383,108</b>	<b>308,334</b>
Change from prior year		27.9%	40.7%	16.0%	29.0%	24.3%	6.7%
<b>Average</b>	<b>Sale Price</b>	<b>228,720</b>	<b>194,268</b>	<b>186,380</b>	<b>222,453</b>	<b>204,324</b>	<b>200,739</b>
	Change from prior year	17.7%	4.2%	3.4%	8.9%	1.8%	1.6%
	<b>List Price of Actives</b>	<b>228,010</b>	<b>228,120</b>	<b>209,690</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	0.0%	8.8%	2.4%			
	<b>Days on Market</b>	<b>42</b>	<b>54</b>	<b>78</b>	<b>36</b>	<b>61</b>	<b>75</b>
Change from prior year	-22.2%	-30.8%	5.4%	-41.0%	-18.7%	-2.6%	
<b>Percent of List</b>	<b>98.8%</b>	<b>97.4%</b>	<b>97.8%</b>	<b>99.1%</b>	<b>98.2%</b>	<b>97.8%</b>	
Change from prior year	1.4%	-0.4%	0.9%	0.9%	0.4%	0.4%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>95.3%</b>	<b>95.2%</b>	<b>97.8%</b>	<b>96.2%</b>	<b>95.1%</b>	
Change from prior year	1.2%	0.1%	1.3%	1.7%	1.2%	0.1%	
<b>Median</b>	<b>Sale Price</b>	<b>198,500</b>	<b>184,500</b>	<b>163,950</b>	<b>204,000</b>	<b>189,900</b>	<b>186,125</b>
	Change from prior year	7.6%	12.5%	2.5%	7.4%	2.0%	0.6%
	<b>List Price of Actives</b>	<b>182,500</b>	<b>174,900</b>	<b>173,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	4.3%	0.8%	2.1%			
	<b>Days on Market</b>	<b>16</b>	<b>25</b>	<b>43</b>	<b>11</b>	<b>28</b>	<b>46</b>
Change from prior year	-36.0%	-41.9%	-24.6%	-60.7%	-39.1%	0.0%	
<b>Percent of List</b>	<b>100.0%</b>	<b>98.7%</b>	<b>99.4%</b>	<b>100.0%</b>	<b>98.9%</b>	<b>98.5%</b>	
Change from prior year	1.3%	-0.7%	0.6%	1.1%	0.4%	0.1%	
<b>Percent of Original</b>	<b>98.9%</b>	<b>97.8%</b>	<b>97.7%</b>	<b>100.0%</b>	<b>98.0%</b>	<b>97.2%</b>	
Change from prior year	1.1%	0.1%	0.9%	2.0%	0.8%	0.4%	

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



## Manhattan-Junction City Metropolitan Area Closed Listings Analysis

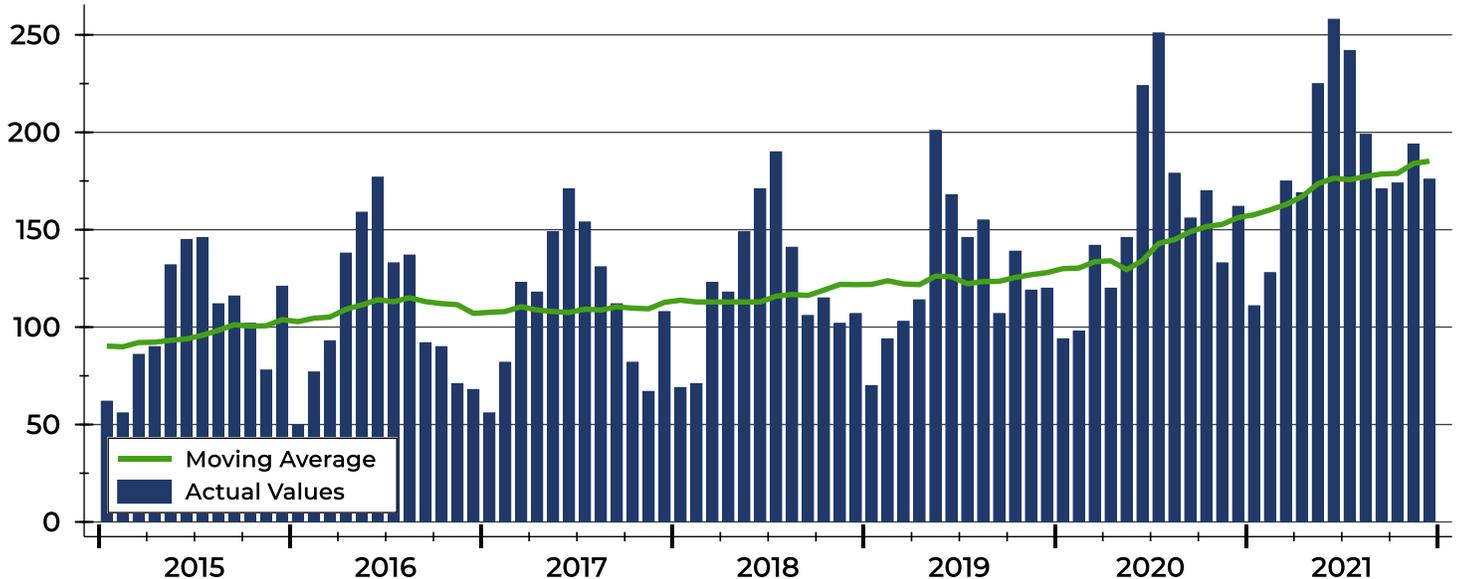
Summary Statistics for Closed Listings		2021	December 2020	Change	2021	Year-to-Date 2020	Change
Closed Listings		<b>176</b>	162	8.6%	<b>2,222</b>	1,875	18.5%
Volume (1,000s)		<b>40,255</b>	31,471	27.9%	<b>494,290</b>	383,108	29.0%
Months' Supply		<b>1.2</b>	2.0	-40.0%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>228,720</b>	194,268	17.7%	<b>222,453</b>	204,324	8.9%
	Days on Market	<b>42</b>	54	-22.2%	<b>36</b>	61	-41.0%
	Percent of List	<b>98.8%</b>	97.4%	1.4%	<b>99.1%</b>	98.2%	0.9%
	Percent of Original	<b>96.4%</b>	95.3%	1.2%	<b>97.8%</b>	96.2%	1.7%
Median	Sale Price	<b>198,500</b>	184,500	7.6%	<b>204,000</b>	189,900	7.4%
	Days on Market	<b>16</b>	25	-36.0%	<b>11</b>	28	-60.7%
	Percent of List	<b>100.0%</b>	98.7%	1.3%	<b>100.0%</b>	98.9%	1.1%
	Percent of Original	<b>98.9%</b>	97.8%	1.1%	<b>100.0%</b>	98.0%	2.0%

A total of 176 homes sold in the Manhattan-Junction City metropolitan area in December, up from 162 units in December 2020. Total sales volume rose to \$40.3 million compared to \$31.5 million in the previous year.

The median sales price in December was \$198,500, up 7.6% compared to the prior year. Median days on market was 16 days, down from 23 days in November, and down from 25 in December 2020.

## History of Closed Listings

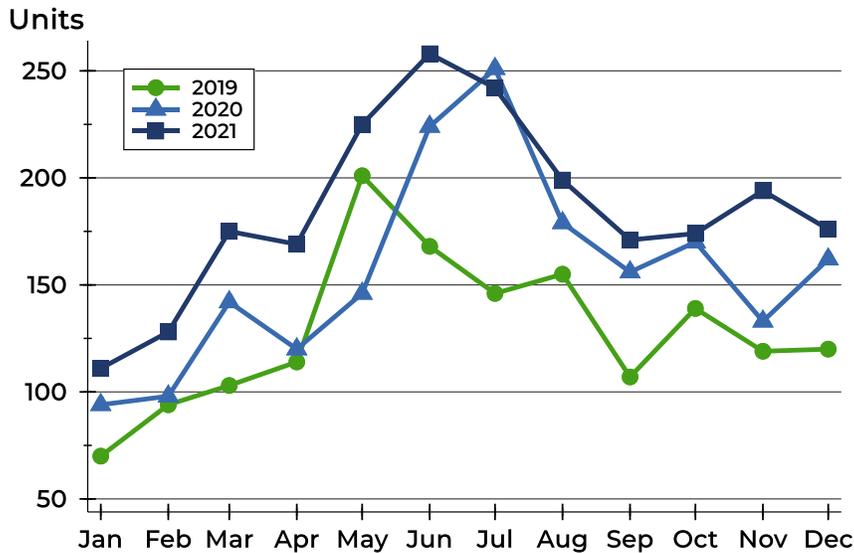
Units





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2019	2020	2021
January	70	94	111
February	94	98	128
March	103	142	175
April	114	120	169
May	201	146	225
June	168	224	258
July	146	251	242
August	155	179	199
September	107	156	171
October	139	170	174
November	119	133	194
December	120	162	176

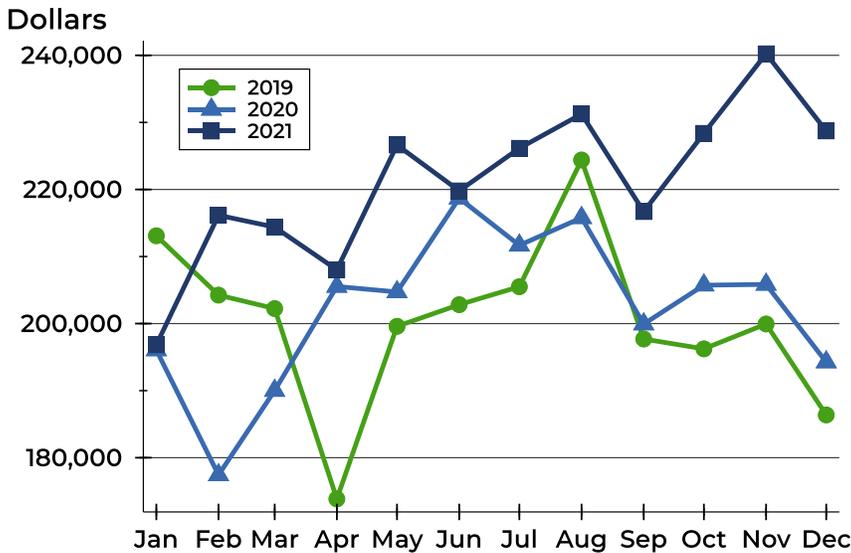
## Closed Listings by Price Range

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	4	2.3%	0.0	12,125	12,500	23	18	86.4%	87.5%	80.1%	85.3%
\$25,000-\$49,999	1	0.6%	0.8	32,000	32,000	418	418	80.0%	80.0%	58.3%	58.3%
\$50,000-\$99,999	18	10.2%	2.1	85,089	91,000	82	50	95.6%	97.3%	92.0%	93.5%
\$100,000-\$124,999	8	4.5%	1.8	116,948	120,000	64	74	103.4%	98.8%	98.9%	94.4%
\$125,000-\$149,999	20	11.4%	1.6	136,348	138,250	45	26	98.0%	98.8%	95.5%	97.5%
\$150,000-\$174,999	20	11.4%	1.2	163,106	165,450	44	35	98.8%	100.0%	95.6%	97.2%
\$175,000-\$199,999	17	9.7%	0.8	183,012	180,000	35	10	99.6%	100.0%	97.4%	97.8%
\$200,000-\$249,999	28	15.9%	0.8	226,741	226,000	13	4	101.0%	100.0%	99.2%	100.0%
\$250,000-\$299,999	19	10.8%	0.6	274,842	268,000	31	8	100.5%	100.0%	99.6%	100.0%
\$300,000-\$399,999	26	14.8%	1.2	340,687	332,500	38	26	99.3%	99.7%	98.0%	98.6%
\$400,000-\$499,999	7	4.0%	1.6	441,120	430,000	34	42	102.0%	100.0%	101.3%	99.7%
\$500,000-\$749,999	6	3.4%	1.6	581,711	559,950	28	26	96.6%	98.8%	95.9%	98.8%
\$750,000-\$999,999	2	1.1%	4.8	800,000	800,000	79	79	82.8%	82.8%	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



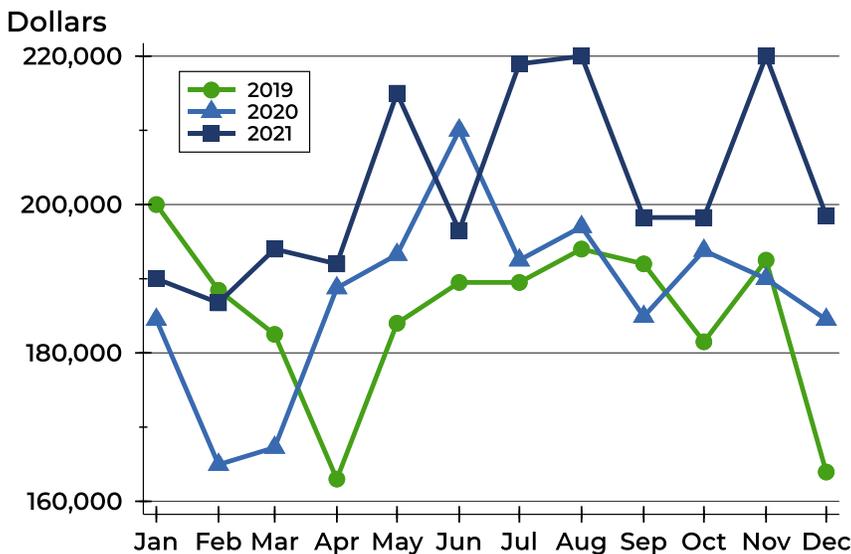
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2019	2020	2021
January	213,100	196,070	<b>196,841</b>
February	204,246	177,432	<b>216,160</b>
March	202,239	190,013	<b>214,389</b>
April	173,856	205,535	<b>208,029</b>
May	199,593	204,715	<b>226,626</b>
June	202,824	218,697	<b>219,799</b>
July	205,504	211,676	<b>226,145</b>
August	224,398	215,776	<b>231,247</b>
September	197,704	199,929	<b>216,697</b>
October	196,236	205,730	<b>228,374</b>
November	199,944	205,843	<b>240,238</b>
December	186,380	194,268	<b>228,720</b>

## Median Price

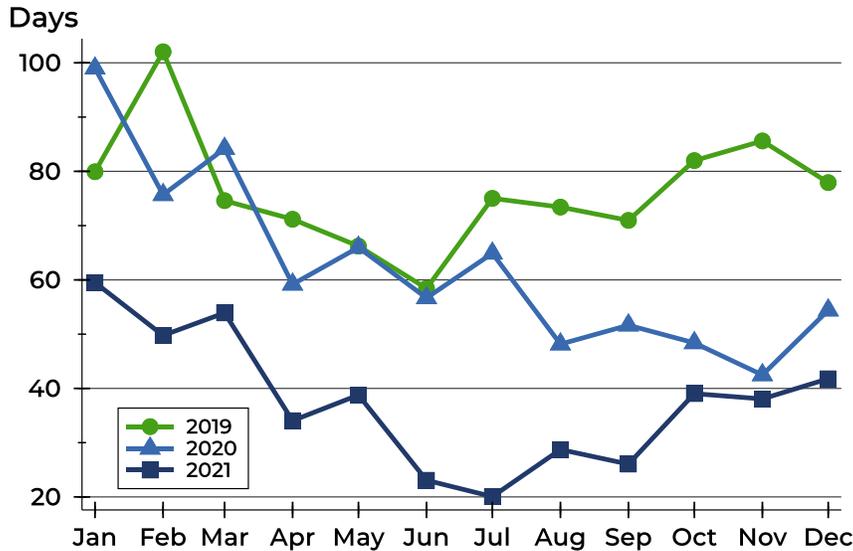


Month	2019	2020	2021
January	200,000	184,500	<b>190,000</b>
February	188,450	164,950	<b>186,750</b>
March	182,500	167,250	<b>194,000</b>
April	163,000	188,750	<b>192,000</b>
May	184,000	193,250	<b>215,000</b>
June	189,500	210,000	<b>196,500</b>
July	189,500	192,500	<b>218,950</b>
August	194,000	197,000	<b>220,000</b>
September	192,000	184,900	<b>198,250</b>
October	181,500	193,800	<b>198,250</b>
November	192,500	190,000	<b>220,000</b>
December	163,950	184,500	<b>198,500</b>



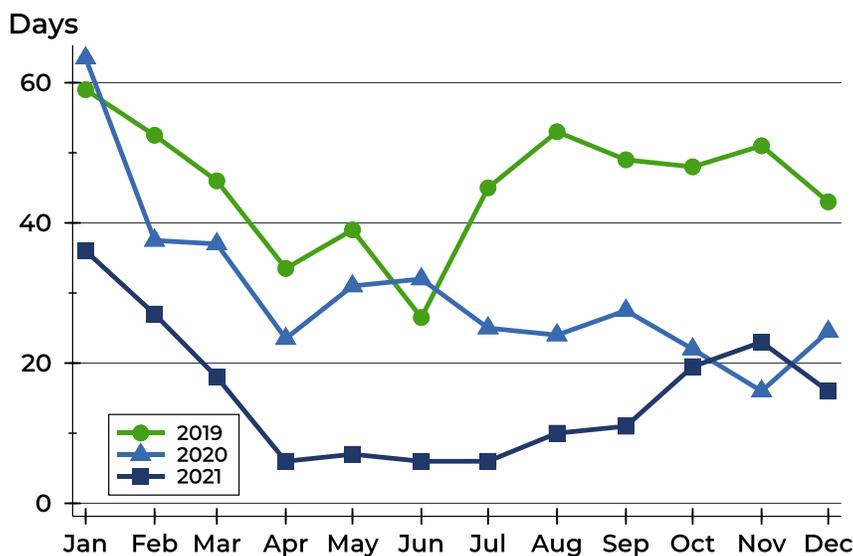
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2019	2020	2021
January	80	99	<b>60</b>
February	102	76	<b>50</b>
March	75	84	<b>54</b>
April	71	59	<b>34</b>
May	66	66	<b>39</b>
June	58	57	<b>23</b>
July	75	65	<b>20</b>
August	73	48	<b>29</b>
September	71	52	<b>26</b>
October	82	48	<b>39</b>
November	86	42	<b>38</b>
December	78	54	<b>42</b>

## Median DOM



Month	2019	2020	2021
January	59	64	<b>36</b>
February	53	38	<b>27</b>
March	46	37	<b>18</b>
April	34	24	<b>6</b>
May	39	31	<b>7</b>
June	27	32	<b>6</b>
July	45	25	<b>6</b>
August	53	24	<b>10</b>
September	49	28	<b>11</b>
October	48	22	<b>20</b>
November	51	16	<b>23</b>
December	43	25	<b>16</b>



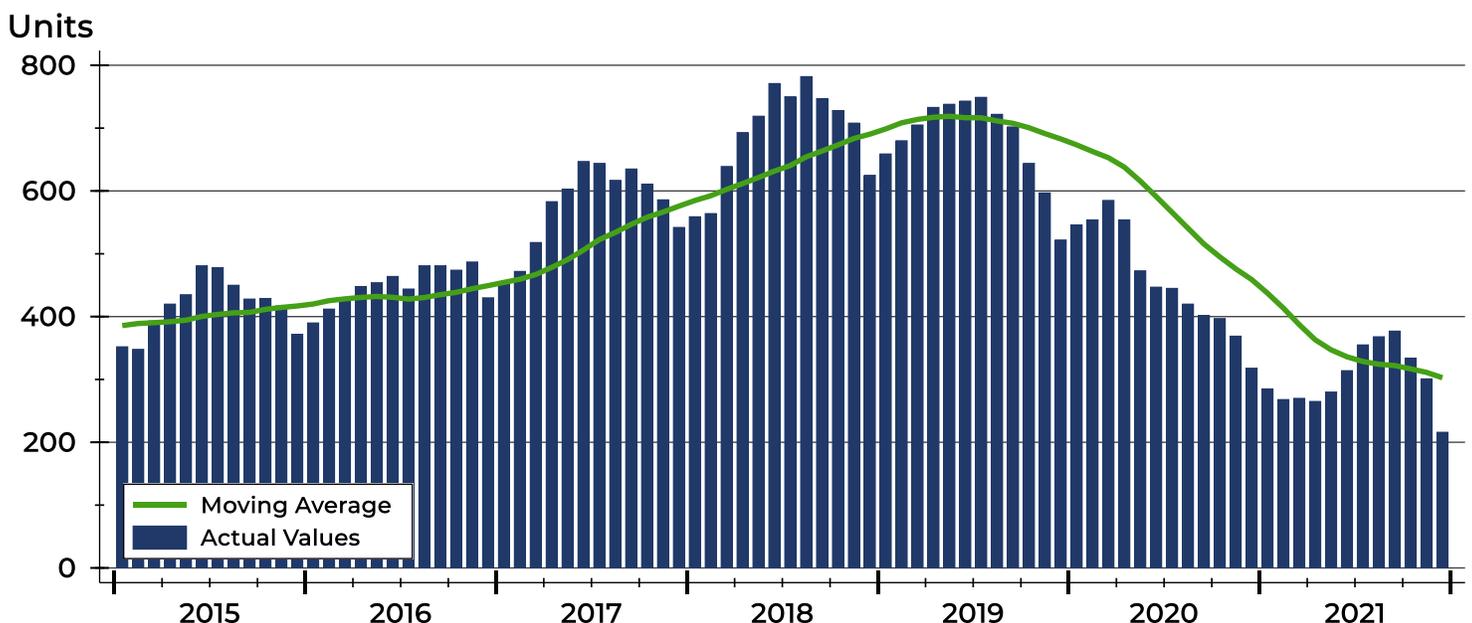
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2021	End of December 2020	Change
Active Listings		<b>216</b>	318	-32.1%
Volume (1,000s)		<b>49,250</b>	72,542	-32.1%
Months' Supply		<b>1.2</b>	2.0	-40.0%
Average	List Price	<b>228,010</b>	228,120	0.0%
	Days on Market	<b>90</b>	106	-15.1%
	Percent of Original	<b>97.6%</b>	97.9%	-0.3%
Median	List Price	<b>182,500</b>	174,900	4.3%
	Days on Market	<b>64</b>	76	-15.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 216 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of December. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$182,500, up 4.3% from 2020. The typical time on market for active listings was 64 days, down from 76 days a year earlier.

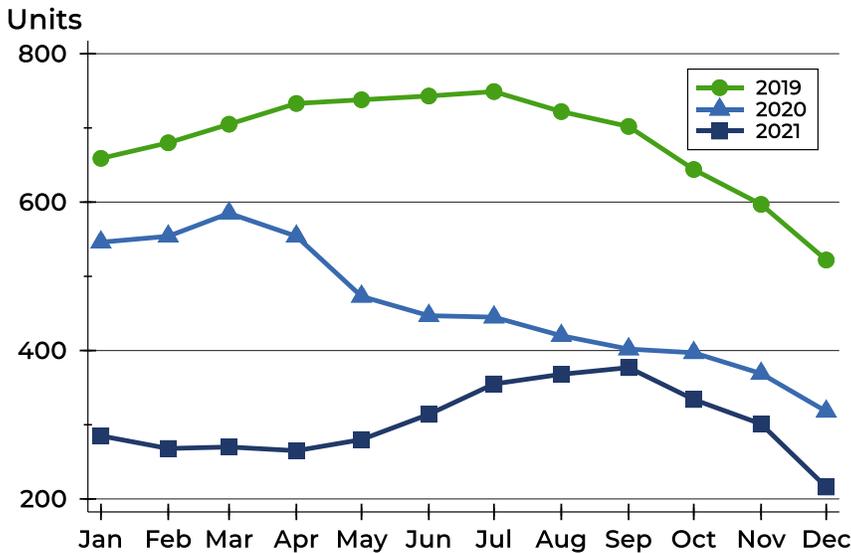
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



Month	2019	2020	2021
<b>January</b>	659	546	<b>285</b>
<b>February</b>	680	554	<b>268</b>
<b>March</b>	705	585	<b>270</b>
<b>April</b>	733	554	<b>265</b>
<b>May</b>	738	473	<b>280</b>
<b>June</b>	743	447	<b>314</b>
<b>July</b>	749	445	<b>355</b>
<b>August</b>	722	420	<b>368</b>
<b>September</b>	702	402	<b>377</b>
<b>October</b>	644	397	<b>334</b>
<b>November</b>	597	369	<b>301</b>
<b>December</b>	522	318	<b>216</b>

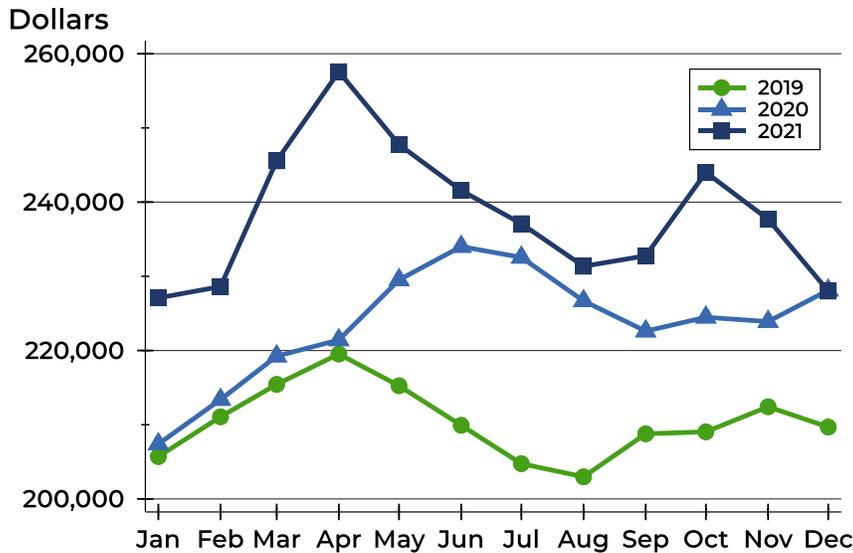
## Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	0.9%	0.8	38,950	38,950	32	32	81.2%	81.2%
\$50,000-\$99,999	26	12.0%	2.1	80,869	83,750	87	66	94.9%	97.3%
\$100,000-\$124,999	23	10.6%	1.8	114,630	115,000	76	43	96.8%	100.0%
\$125,000-\$149,999	28	13.0%	1.6	137,696	135,450	83	74	97.3%	100.0%
\$150,000-\$174,999	26	12.0%	1.2	161,496	161,450	82	86	98.8%	100.0%
\$175,000-\$199,999	18	8.3%	0.8	189,761	189,000	93	49	97.8%	100.0%
\$200,000-\$249,999	26	12.0%	0.8	226,669	226,450	89	64	98.5%	100.0%
\$250,000-\$299,999	15	6.9%	0.6	277,313	279,900	46	43	98.4%	100.0%
\$300,000-\$399,999	33	15.3%	1.2	355,437	360,000	107	82	98.6%	100.0%
\$400,000-\$499,999	10	4.6%	1.6	449,897	449,000	104	91	99.2%	100.0%
\$500,000-\$749,999	6	2.8%	1.6	593,917	582,500	51	31	100.8%	100.0%
\$750,000-\$999,999	2	0.9%	4.8	959,000	959,000	517	517	88.4%	88.4%
\$1,000,000 and up	1	0.5%	N/A	1,200,000	1,200,000	295	295	100.0%	100.0%



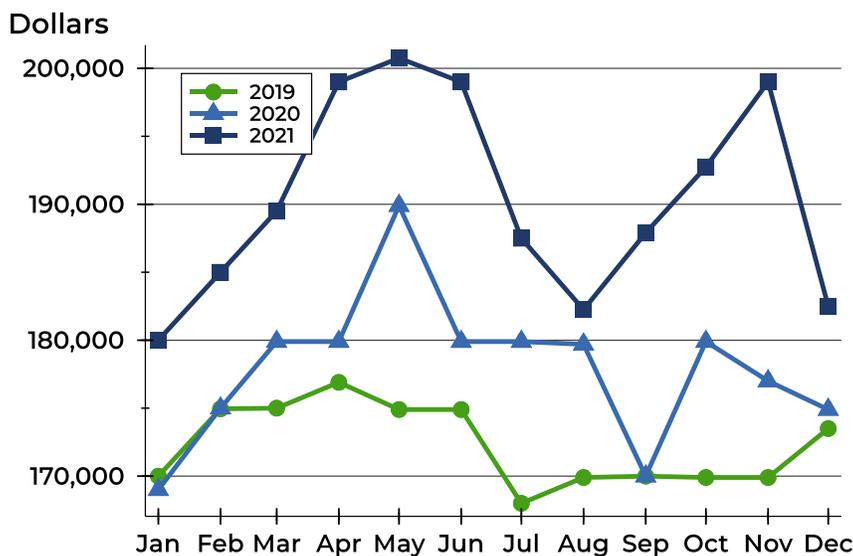
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



Month	2019	2020	2021
January	205,709	207,403	<b>227,091</b>
February	211,066	213,391	<b>228,620</b>
March	215,439	219,243	<b>245,563</b>
April	219,527	221,431	<b>257,581</b>
May	215,257	229,526	<b>247,757</b>
June	209,921	234,013	<b>241,571</b>
July	204,749	232,554	<b>237,100</b>
August	202,978	226,684	<b>231,354</b>
September	208,778	222,616	<b>232,771</b>
October	209,044	224,485	<b>244,013</b>
November	212,422	223,899	<b>237,696</b>
December	209,690	228,120	<b>228,010</b>

## Median Price

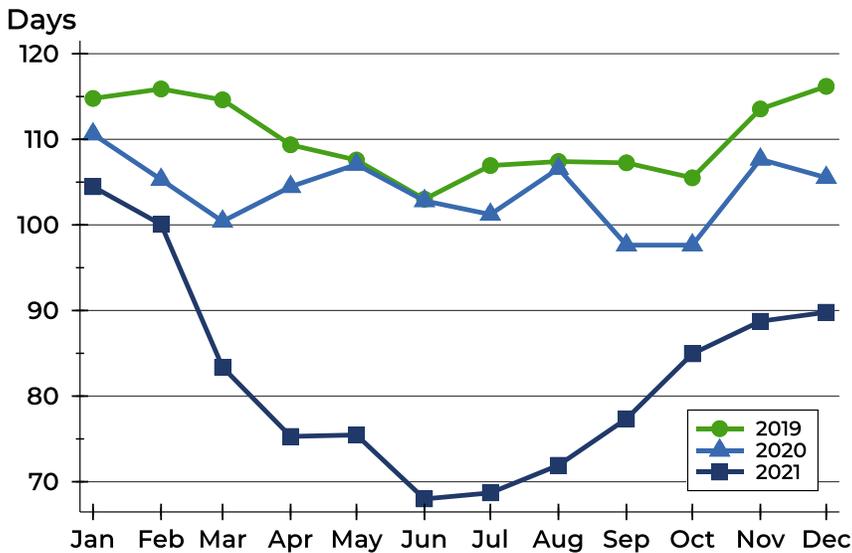


Month	2019	2020	2021
January	170,000	169,000	<b>180,000</b>
February	174,950	175,000	<b>185,000</b>
March	175,000	179,900	<b>189,500</b>
April	176,900	179,900	<b>199,000</b>
May	174,900	189,900	<b>200,750</b>
June	174,900	179,900	<b>199,000</b>
July	168,000	179,900	<b>187,499</b>
August	169,900	179,700	<b>182,250</b>
September	170,000	170,000	<b>187,900</b>
October	169,900	179,900	<b>192,750</b>
November	169,900	177,000	<b>199,000</b>
December	173,500	174,900	<b>182,500</b>



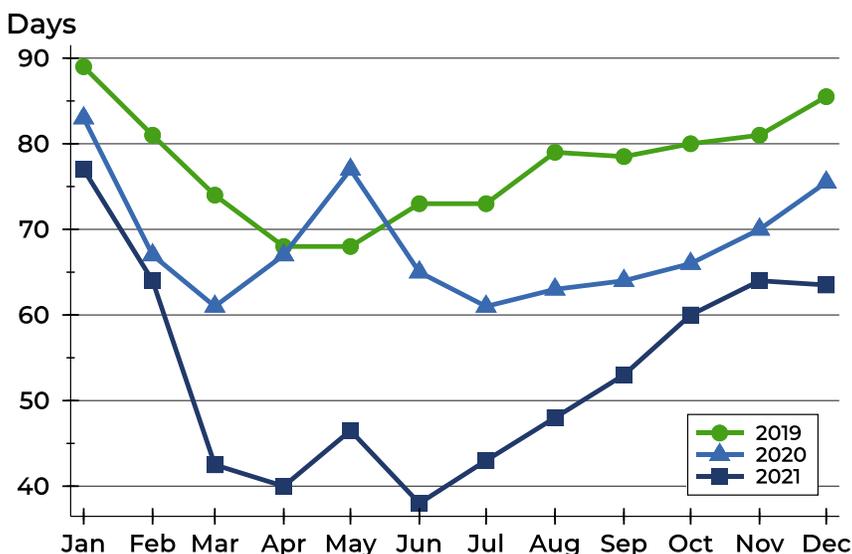
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



Month	2019	2020	2021
January	115	111	<b>104</b>
February	116	105	<b>100</b>
March	115	100	<b>83</b>
April	109	104	<b>75</b>
May	108	107	<b>75</b>
June	103	103	<b>68</b>
July	107	101	<b>69</b>
August	107	107	<b>72</b>
September	107	98	<b>77</b>
October	106	98	<b>85</b>
November	114	108	<b>89</b>
December	116	106	<b>90</b>

## Median DOM

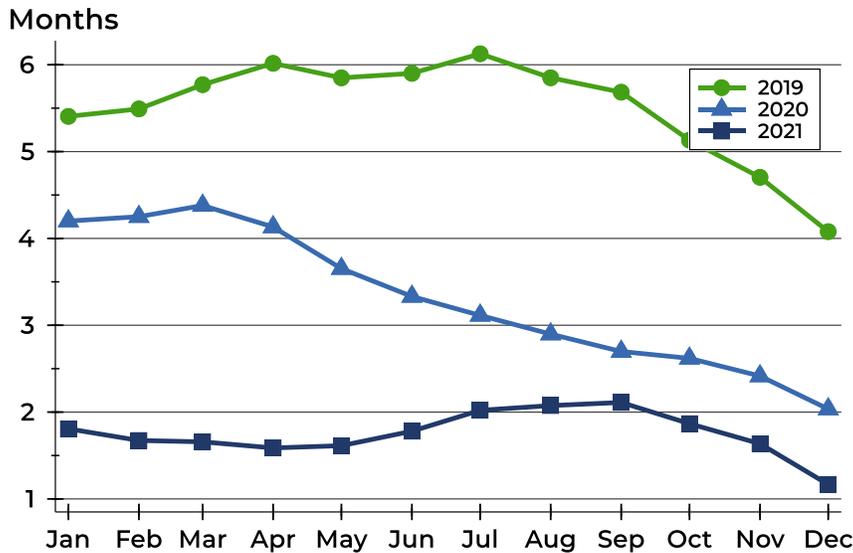


Month	2019	2020	2021
January	89	83	<b>77</b>
February	81	67	<b>64</b>
March	74	61	<b>43</b>
April	68	67	<b>40</b>
May	68	77	<b>47</b>
June	73	65	<b>38</b>
July	73	61	<b>43</b>
August	79	63	<b>48</b>
September	79	64	<b>53</b>
October	80	66	<b>60</b>
November	81	70	<b>64</b>
December	86	76	<b>64</b>



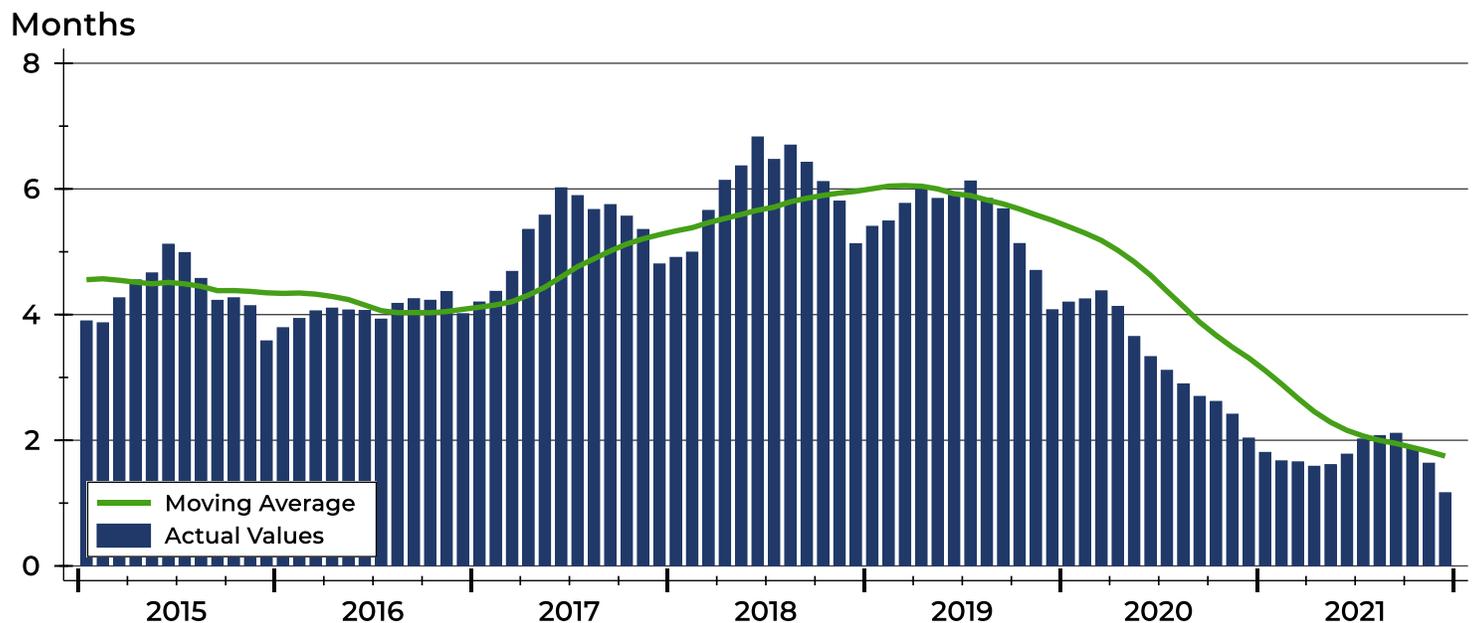
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## Months' Supply 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	2.0
August	5.9	2.9	2.1
September	5.7	2.7	2.1
October	5.1	2.6	1.9
November	4.7	2.4	1.6
December	4.1	2.0	1.2

## History of Month's Supply





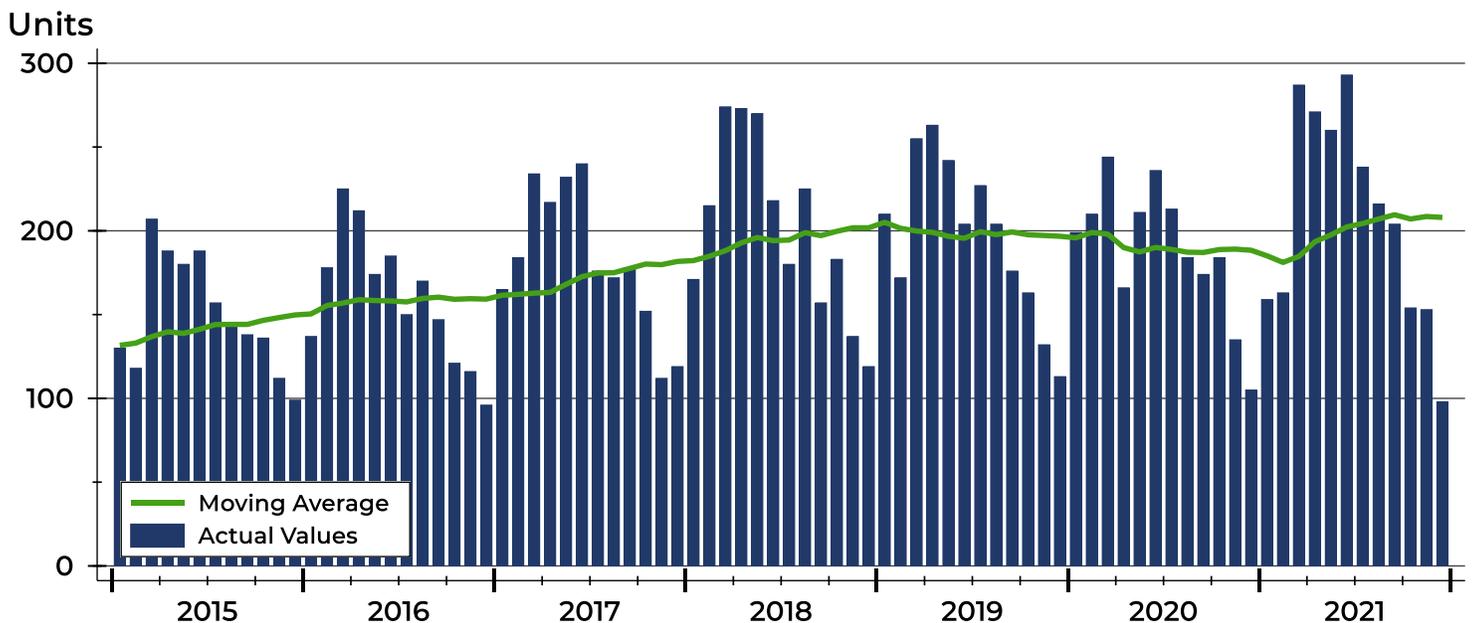
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2021	December 2020	Change
Current Month	New Listings	<b>98</b>	105	-6.7%
	Volume (1,000s)	<b>18,648</b>	22,004	-15.3%
	Average List Price	<b>190,290</b>	209,564	-9.2%
	Median List Price	<b>171,500</b>	182,500	-6.0%
Year-to-Date	New Listings	<b>2,496</b>	2,261	10.4%
	Volume (1,000s)	<b>561,991</b>	477,624	17.7%
	Average List Price	<b>225,157</b>	211,245	6.6%
	Median List Price	<b>200,750</b>	190,000	5.7%

A total of 98 new listings were added in the Manhattan-Junction City metropolitan area during December, down 6.7% from the same month in 2020. Year-to-date the Manhattan-Junction City metropolitan area has seen 2,496 new listings.

The median list price of these homes was \$171,500 down from \$182,500 in 2020.

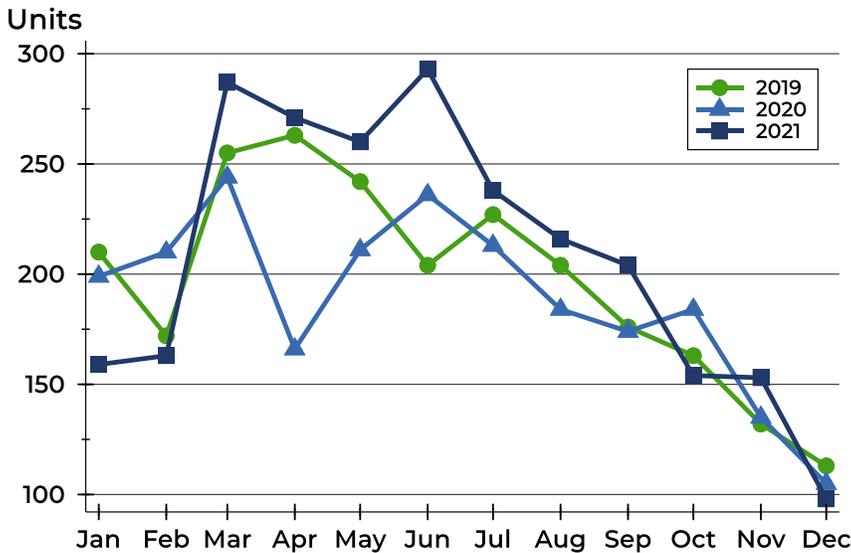
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2019	2020	2021
<b>January</b>	210	199	<b>159</b>
<b>February</b>	172	210	<b>163</b>
<b>March</b>	255	244	<b>287</b>
<b>April</b>	263	166	<b>271</b>
<b>May</b>	242	211	<b>260</b>
<b>June</b>	204	236	<b>293</b>
<b>July</b>	227	213	<b>238</b>
<b>August</b>	204	184	<b>216</b>
<b>September</b>	176	174	<b>204</b>
<b>October</b>	163	184	<b>154</b>
<b>November</b>	132	135	<b>153</b>
<b>December</b>	113	105	<b>98</b>

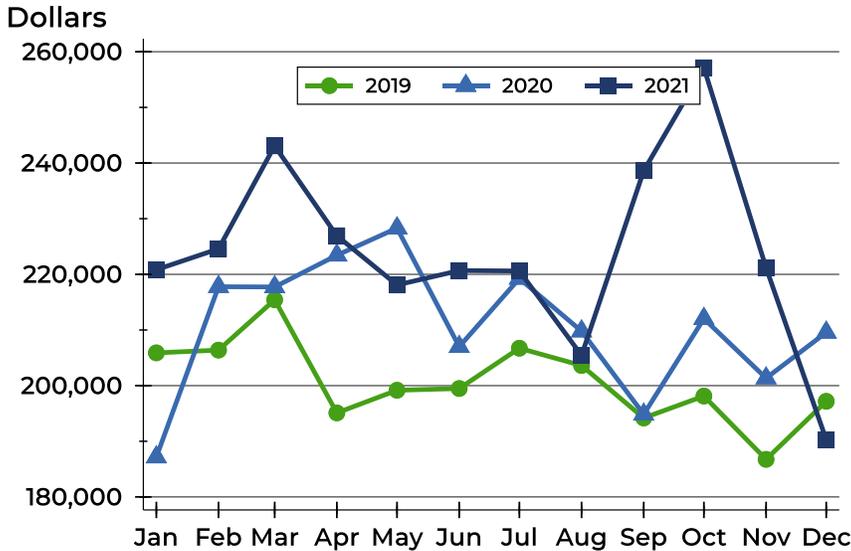
## New Listings by Price Range

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	4	4.1%	35,250	32,500	6	6	100.0%	100.0%
\$50,000-\$99,999	14	14.3%	79,707	80,000	13	11	98.5%	100.0%
\$100,000-\$124,999	10	10.2%	114,180	114,950	23	26	99.5%	100.0%
\$125,000-\$149,999	15	15.3%	136,140	134,000	18	10	99.6%	100.0%
\$150,000-\$174,999	8	8.2%	164,238	162,000	12	6	98.6%	100.0%
\$175,000-\$199,999	11	11.2%	184,300	180,000	9	7	100.0%	100.0%
\$200,000-\$249,999	14	14.3%	225,734	225,000	9	4	100.0%	100.0%
\$250,000-\$299,999	8	8.2%	263,100	260,000	13	12	100.0%	100.0%
\$300,000-\$399,999	10	10.2%	345,335	342,450	13	12	99.6%	100.0%
\$400,000-\$499,999	2	2.0%	487,000	487,000	19	19	99.8%	99.8%
\$500,000-\$749,999	2	2.0%	587,000	587,000	10	10	100.0%	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



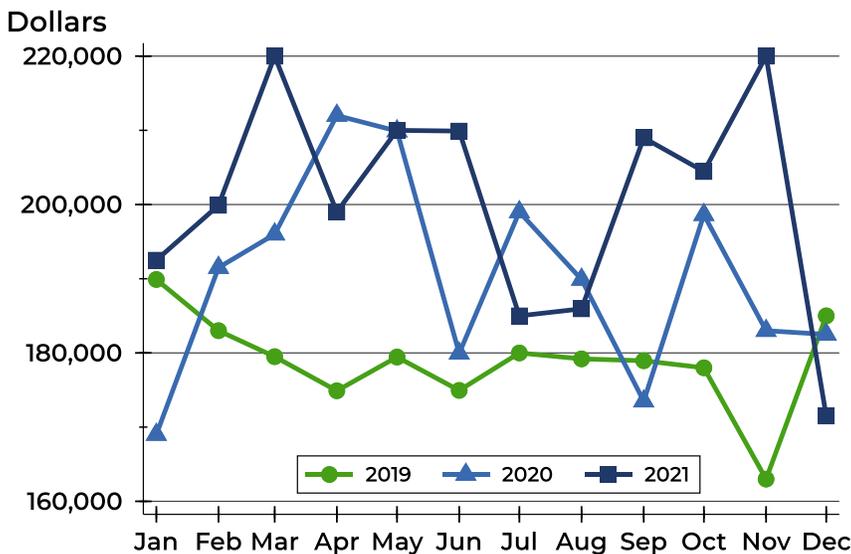
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2019	2020	2021
January	205,890	187,159	<b>220,835</b>
February	206,387	217,771	<b>224,579</b>
March	215,434	217,734	<b>243,090</b>
April	195,099	223,427	<b>226,937</b>
May	199,171	228,302	<b>218,091</b>
June	199,483	207,002	<b>220,679</b>
July	206,723	219,256	<b>220,606</b>
August	203,619	209,788	<b>205,438</b>
September	194,186	194,844	<b>238,620</b>
October	198,128	212,042	<b>257,121</b>
November	186,755	201,347	<b>221,181</b>
December	197,181	209,564	<b>190,290</b>

## Median Price



Month	2019	2020	2021
January	189,900	169,000	<b>192,500</b>
February	183,000	191,500	<b>199,900</b>
March	179,500	196,000	<b>220,000</b>
April	174,900	212,000	<b>199,000</b>
May	179,450	209,900	<b>210,000</b>
June	174,950	179,950	<b>209,900</b>
July	180,000	199,000	<b>185,000</b>
August	179,200	189,900	<b>185,950</b>
September	178,950	173,500	<b>209,000</b>
October	178,000	198,625	<b>204,450</b>
November	163,000	183,000	<b>220,000</b>
December	185,000	182,500	<b>171,500</b>



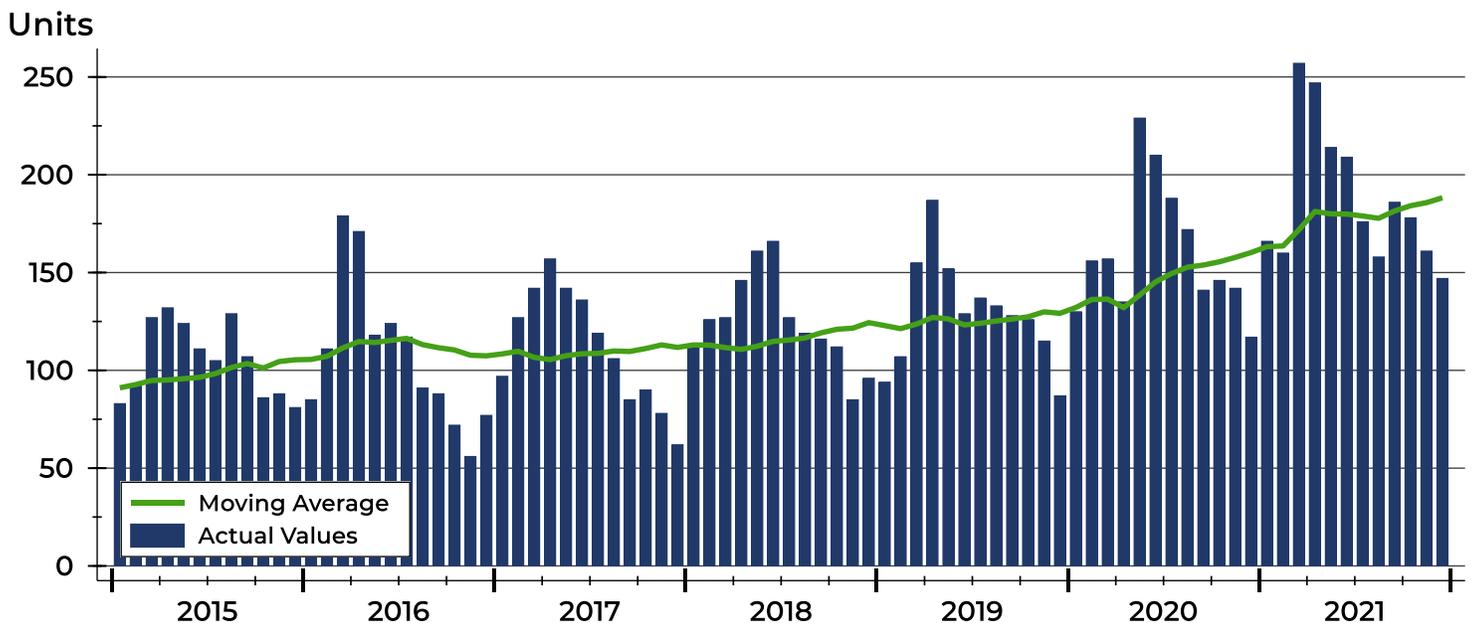
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Contracts Written		<b>147</b>	117	25.6%	<b>2,259</b>	1,923	17.5%
Volume (1,000s)		<b>29,670</b>	24,189	22.7%	<b>506,908</b>	400,563	26.5%
Average	Sale Price	<b>201,836</b>	206,745	-2.4%	<b>224,395</b>	208,301	7.7%
	Days on Market	<b>52</b>	57	-8.8%	<b>35</b>	58	-39.7%
	Percent of Original	<b>97.1%</b>	95.1%	2.1%	<b>98.0%</b>	96.2%	1.9%
Median	Sale Price	<b>180,000</b>	189,900	-5.2%	<b>205,900</b>	194,500	5.9%
	Days on Market	<b>25</b>	34	-26.5%	<b>11</b>	27	-59.3%
	Percent of Original	<b>100.0%</b>	98.1%	1.9%	<b>100.0%</b>	98.0%	2.0%

A total of 147 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of December, up from 117 in 2020. The median list price of these homes was \$180,000, down from \$189,900 the prior year.

Half of the homes that went under contract in December were on the market less than 25 days, compared to 34 days in December 2020.

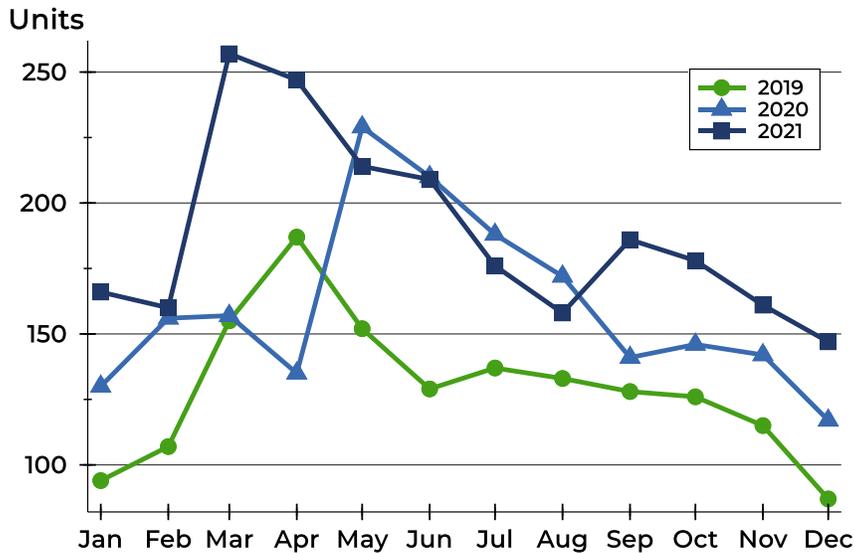
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2019	2020	2021
January	94	130	166
February	107	156	160
March	155	157	257
April	187	135	247
May	152	229	214
June	129	210	209
July	137	188	176
August	133	172	158
September	128	141	186
October	126	146	178
November	115	142	161
December	87	117	147

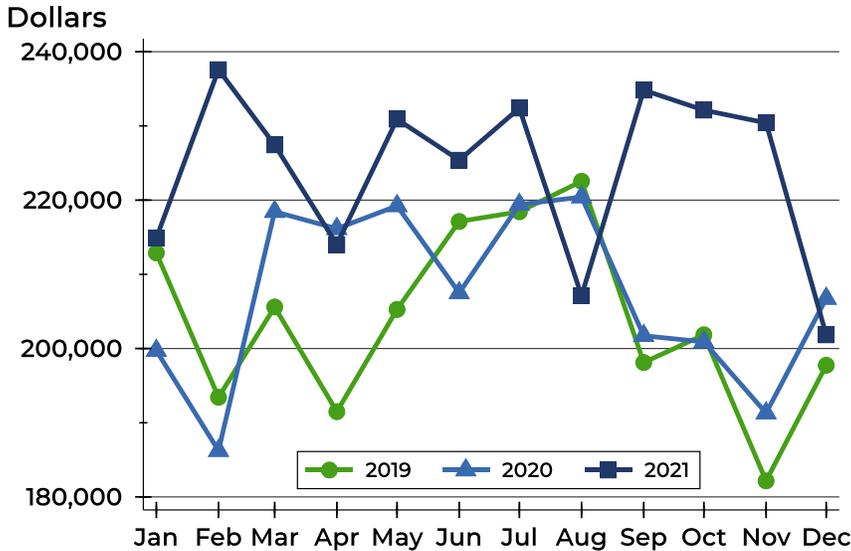
## Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	2.0%	12,000	10,000	14	15	90.2%	100.0%
\$25,000-\$49,999	4	2.7%	33,750	32,500	122	33	89.6%	100.0%
\$50,000-\$99,999	13	8.8%	75,900	80,000	63	16	96.7%	100.0%
\$100,000-\$124,999	10	6.8%	115,420	116,000	71	54	96.7%	100.0%
\$125,000-\$149,999	23	15.6%	137,896	135,500	83	48	96.4%	99.3%
\$150,000-\$174,999	15	10.2%	159,153	158,000	47	32	95.5%	100.0%
\$175,000-\$199,999	14	9.5%	184,093	180,000	22	8	99.8%	100.0%
\$200,000-\$249,999	26	17.7%	228,545	227,000	40	21	98.5%	100.0%
\$250,000-\$299,999	16	10.9%	269,269	265,000	41	26	97.2%	100.0%
\$300,000-\$399,999	15	10.2%	342,510	335,000	36	22	98.0%	100.0%
\$400,000-\$499,999	5	3.4%	445,780	429,900	35	30	97.8%	99.7%
\$500,000-\$749,999	3	2.0%	534,933	549,900	71	48	100.0%	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



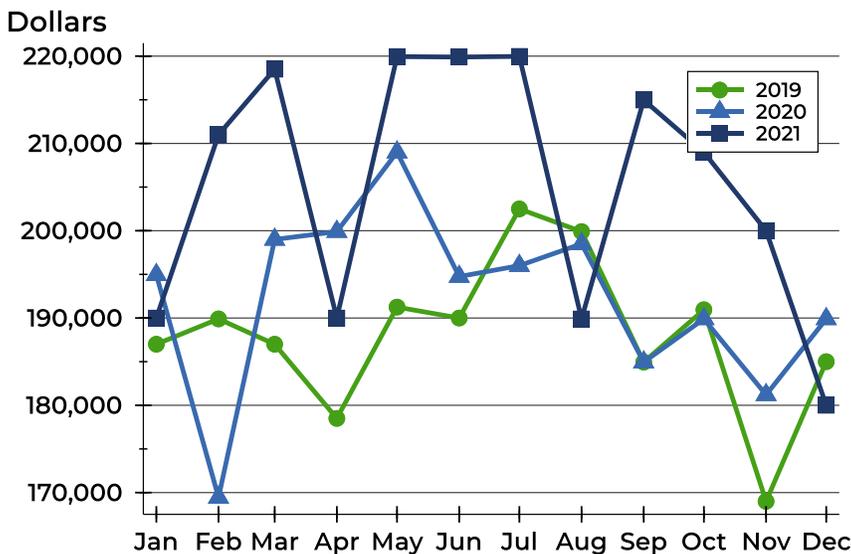
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2019	2020	2021
<b>January</b>	212,886	199,722	<b>214,887</b>
<b>February</b>	193,431	186,240	<b>237,593</b>
<b>March</b>	205,599	218,453	<b>227,443</b>
<b>April</b>	191,495	216,152	<b>214,013</b>
<b>May</b>	205,263	219,235	<b>230,907</b>
<b>June</b>	217,122	207,493	<b>225,391</b>
<b>July</b>	218,437	219,406	<b>232,394</b>
<b>August</b>	222,542	220,424	<b>207,110</b>
<b>September</b>	198,117	201,726	<b>234,827</b>
<b>October</b>	201,853	200,899	<b>232,126</b>
<b>November</b>	182,161	191,305	<b>230,414</b>
<b>December</b>	197,747	206,745	<b>201,836</b>

## Median Price

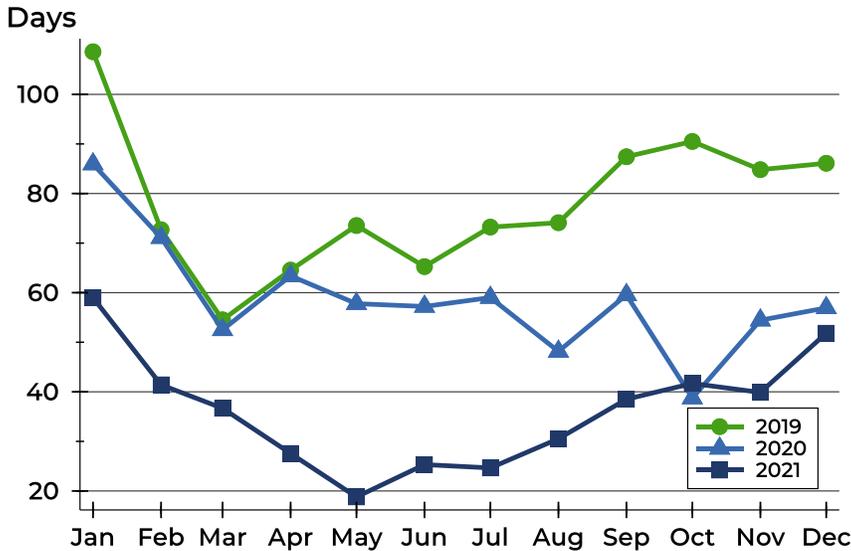


Month	2019	2020	2021
<b>January</b>	187,000	194,950	<b>190,000</b>
<b>February</b>	189,900	169,450	<b>211,000</b>
<b>March</b>	187,000	199,000	<b>218,500</b>
<b>April</b>	178,500	199,900	<b>190,000</b>
<b>May</b>	191,250	209,000	<b>219,950</b>
<b>June</b>	190,000	194,750	<b>219,900</b>
<b>July</b>	202,500	196,000	<b>219,975</b>
<b>August</b>	199,900	198,500	<b>189,900</b>
<b>September</b>	184,950	184,950	<b>214,975</b>
<b>October</b>	190,950	189,900	<b>209,000</b>
<b>November</b>	169,000	181,200	<b>200,000</b>
<b>December</b>	185,000	189,900	<b>180,000</b>



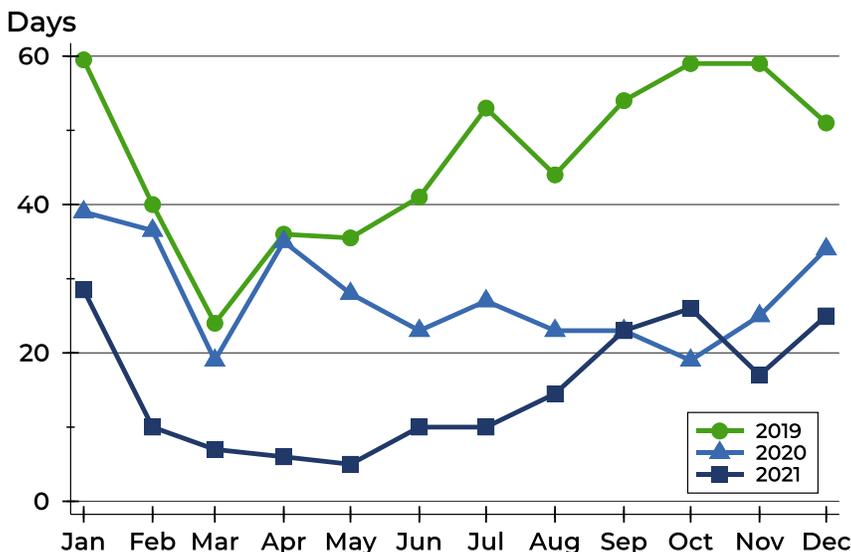
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



Month	2019	2020	2021
January	109	86	59
February	73	71	41
March	55	53	37
April	65	63	28
May	74	58	19
June	65	57	25
July	73	59	25
August	74	48	31
September	87	60	39
October	91	39	42
November	85	54	40
December	86	57	52

## 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	10
August	44	23	15
September	54	23	23
October	59	19	26
November	59	25	17
December	51	34	25



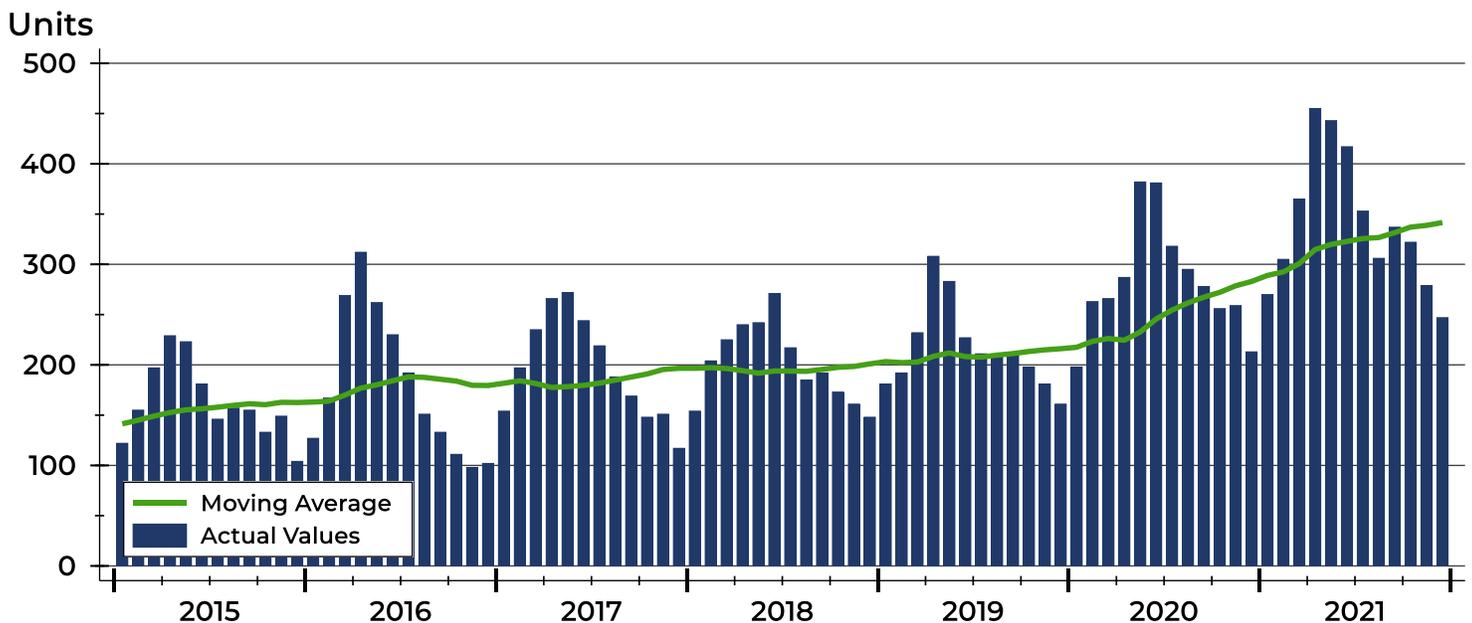
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2021	2020	Change
Pending Contracts		<b>247</b>	213	16.0%
Volume (1,000s)		<b>54,051</b>	43,273	24.9%
Average	List Price	<b>218,829</b>	203,161	7.7%
	Days on Market	<b>47</b>	56	-16.1%
	Percent of Original	<b>98.5%</b>	98.2%	0.3%
Median	List Price	<b>195,000</b>	191,900	1.6%
	Days on Market	<b>22</b>	34	-35.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 247 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of December, up from 213 contracts pending at the end of December 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.

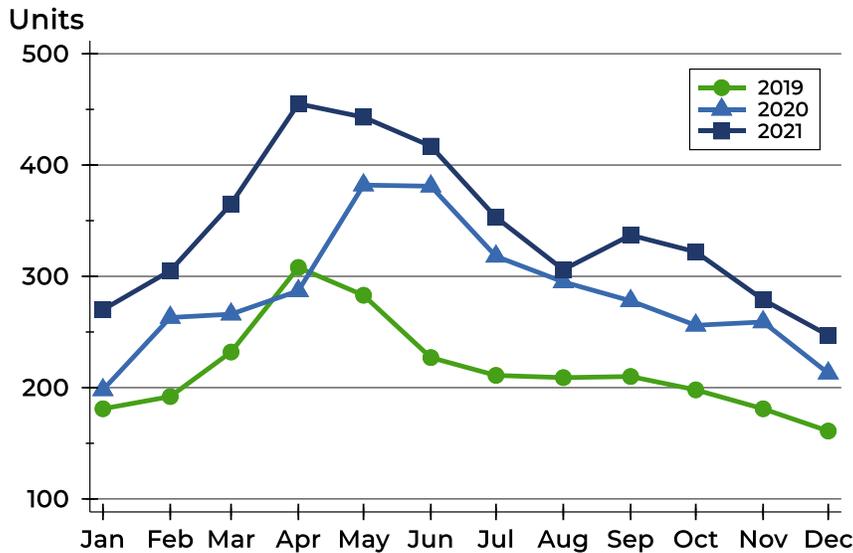
## History of Pending Contracts





# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



Month	2019	2020	2021
January	181	198	<b>270</b>
February	192	263	<b>305</b>
March	232	266	<b>365</b>
April	308	287	<b>455</b>
May	283	382	<b>443</b>
June	227	381	<b>417</b>
July	211	318	<b>353</b>
August	209	295	<b>306</b>
September	210	278	<b>337</b>
October	198	256	<b>322</b>
November	181	259	<b>279</b>
December	161	213	<b>247</b>

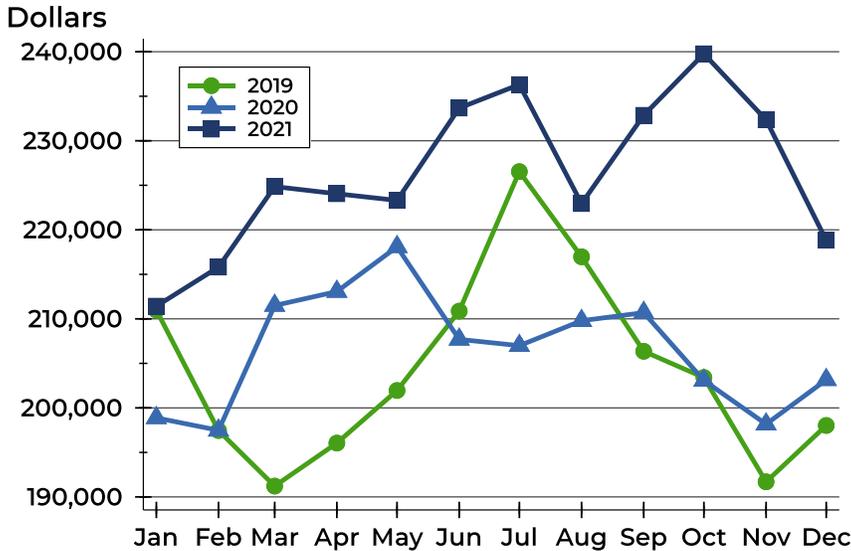
## Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	17,500	17,500	6	6	100.0%	100.0%
\$25,000-\$49,999	4	1.6%	35,900	32,500	134	33	100.0%	100.0%
\$50,000-\$99,999	18	7.3%	76,056	73,450	68	40	97.9%	100.0%
\$100,000-\$124,999	14	5.7%	115,629	115,950	64	54	97.1%	100.0%
\$125,000-\$149,999	32	13.0%	137,350	137,000	62	23	97.7%	100.0%
\$150,000-\$174,999	32	13.0%	161,456	159,950	38	17	98.3%	100.0%
\$175,000-\$199,999	28	11.3%	186,379	185,000	34	20	98.2%	100.0%
\$200,000-\$249,999	47	19.0%	226,649	227,000	37	24	98.9%	100.0%
\$250,000-\$299,999	32	13.0%	271,795	266,750	31	15	99.6%	100.0%
\$300,000-\$399,999	25	10.1%	345,734	348,000	52	22	98.3%	100.0%
\$400,000-\$499,999	7	2.8%	433,326	415,000	54	58	98.5%	100.0%
\$500,000-\$749,999	4	1.6%	567,475	549,950	59	36	100.0%	100.0%
\$750,000-\$999,999	2	0.8%	862,500	862,500	12	12	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,100,000	1,100,000	144	144	100.0%	100.0%



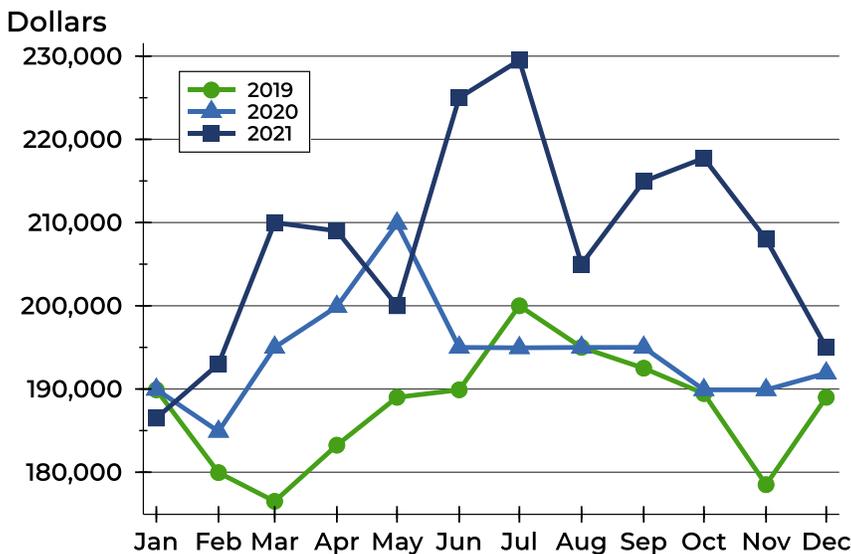
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



Month	2019	2020	2021
<b>January</b>	210,981	198,881	<b>211,428</b>
<b>February</b>	197,456	197,480	<b>215,814</b>
<b>March</b>	191,217	211,497	<b>224,857</b>
<b>April</b>	196,048	213,067	<b>224,052</b>
<b>May</b>	201,956	218,092	<b>223,306</b>
<b>June</b>	210,868	207,699	<b>233,676</b>
<b>July</b>	226,537	206,989	<b>236,311</b>
<b>August</b>	216,970	209,790	<b>222,949</b>
<b>September</b>	206,358	210,699	<b>232,862</b>
<b>October</b>	203,411	203,082	<b>239,771</b>
<b>November</b>	191,698	198,172	<b>232,353</b>
<b>December</b>	198,027	203,161	<b>218,829</b>

## Median Price

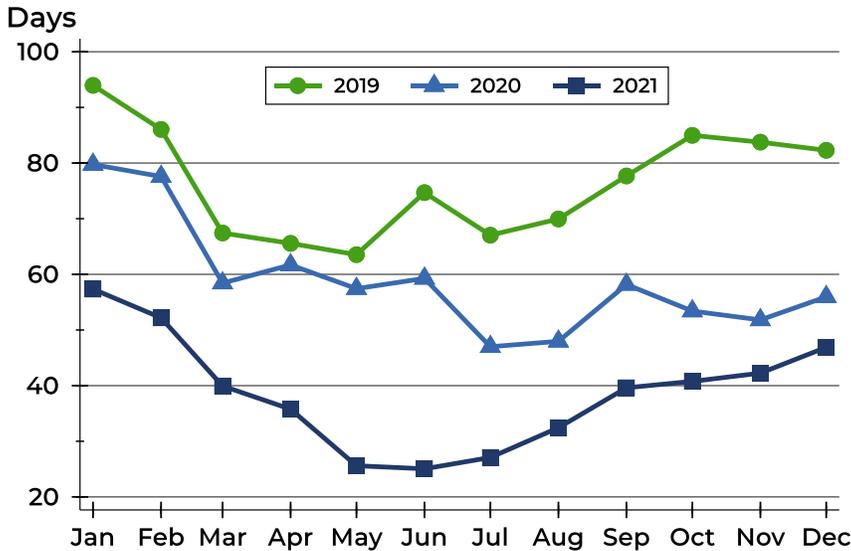


Month	2019	2020	2021
<b>January</b>	189,900	189,950	<b>186,500</b>
<b>February</b>	179,950	184,900	<b>193,000</b>
<b>March</b>	176,500	195,000	<b>210,000</b>
<b>April</b>	183,250	199,900	<b>209,000</b>
<b>May</b>	189,000	209,900	<b>200,000</b>
<b>June</b>	189,900	195,000	<b>225,000</b>
<b>July</b>	200,000	194,950	<b>229,500</b>
<b>August</b>	195,000	195,000	<b>205,000</b>
<b>September</b>	192,500	195,000	<b>214,950</b>
<b>October</b>	189,450	189,900	<b>217,750</b>
<b>November</b>	178,500	189,900	<b>208,000</b>
<b>December</b>	189,000	191,900	<b>195,000</b>



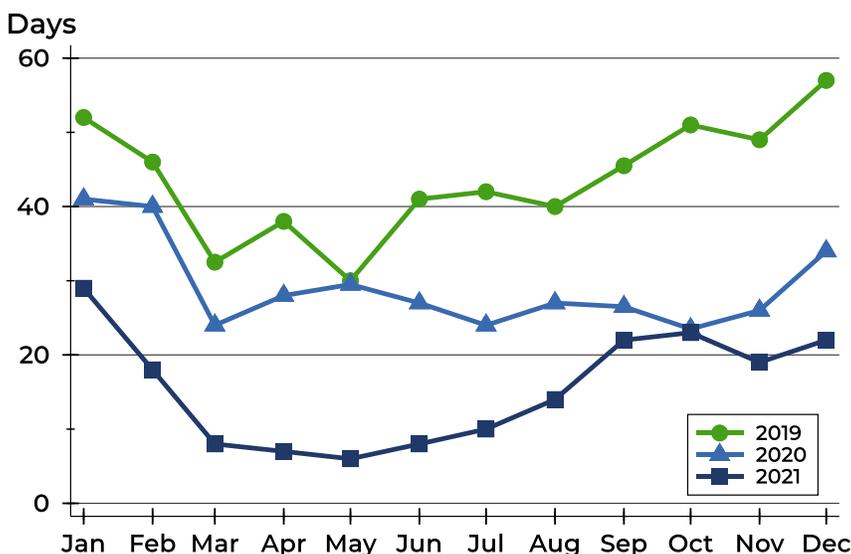
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	32
September	78	58	40
October	85	53	41
November	84	52	42
December	82	56	47

## 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	14
September	46	27	22
October	51	24	23
November	49	26	19
December	57	34	22