



**November
2023**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Fell in November

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 100 units, compared to 130 units in November 2022. Total sales volume was \$25.3 million, down from a year earlier.

The median sale price in November was \$240,000, up from \$210,000 a year earlier. Homes that sold in November were typically on the market for 21 days and sold for 98.9% of their list prices.

Manhattan MSA Active Listings Up at End of November

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of November was 333 units, up from 313 at the same point in 2022. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of November was \$212,000.

During November, a total of 106 contracts were written up from 85 in November 2022. At the end of the month, there were 170 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

November MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year	100 -23.1%	130 -34.3%	198 48.9%	1,514 -17.4%	1,832 -10.8%	2,053 19.8%	
Active Listings Change from prior year	333 6.4%	313 4.0%	301 -18.4%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.5 31.6%	1.9 18.8%	1.6 -33.3%	N/A	N/A	N/A	
New Listings Change from prior year	134 7.2%	125 -20.4%	157 16.3%	1,873 -11.4%	2,114 -12.2%	2,408 11.7%	
Contracts Written Change from prior year	106 24.7%	85 -46.9%	160 11.9%	1,573 -11.2%	1,772 -16.2%	2,114 17.0%	
Pending Contracts Change from prior year	170 4.9%	162 -41.9%	279 7.7%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	25,316 -12.7%	28,983 -38.7%	47,285 72.7%	387,026 -11.0%	434,913 -4.5%	455,592 29.5%	
Average	Sale Price Change from prior year	253,161 13.6%	222,947 -6.6%	238,812 16.0%	255,631 7.7%	237,398 7.0%	221,915 8.1%
	List Price of Actives Change from prior year	258,549 -3.3%	267,307 12.5%	237,696 6.2%	N/A	N/A	N/A
	Days on Market Change from prior year	39 8.3%	36 -5.3%	38 -9.5%	36 28.6%	28 -20.0%	35 -42.6%
	Percent of List Change from prior year	98.2% -0.1%	98.3% -0.4%	98.7% -0.4%	98.7% -0.7%	99.4% 0.3%	99.1% 0.9%
	Percent of Original Change from prior year	95.8% -0.1%	95.9% -1.0%	96.9% -1.2%	97.1% -1.2%	98.3% 0.3%	98.0% 1.8%
Median	Sale Price Change from prior year	240,000 14.3%	210,000 -4.5%	220,000 15.8%	234,950 6.8%	220,000 7.4%	204,900 7.8%
	List Price of Actives Change from prior year	212,000 -5.8%	225,000 13.1%	199,000 12.4%	N/A	N/A	N/A
	Days on Market Change from prior year	21 16.7%	18 -21.7%	23 43.8%	13 44.4%	9 -18.2%	11 -60.7%
	Percent of List Change from prior year	98.9% -1.1%	100.0% 0.0%	100.0% 0.7%	100.0% 0.0%	100.0% 0.0%	100.0% 1.1%
	Percent of Original Change from prior year	97.8% -0.5%	98.3% 0.0%	98.3% -0.4%	99.3% -0.7%	100.0% 0.0%	100.0% 2.0%

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



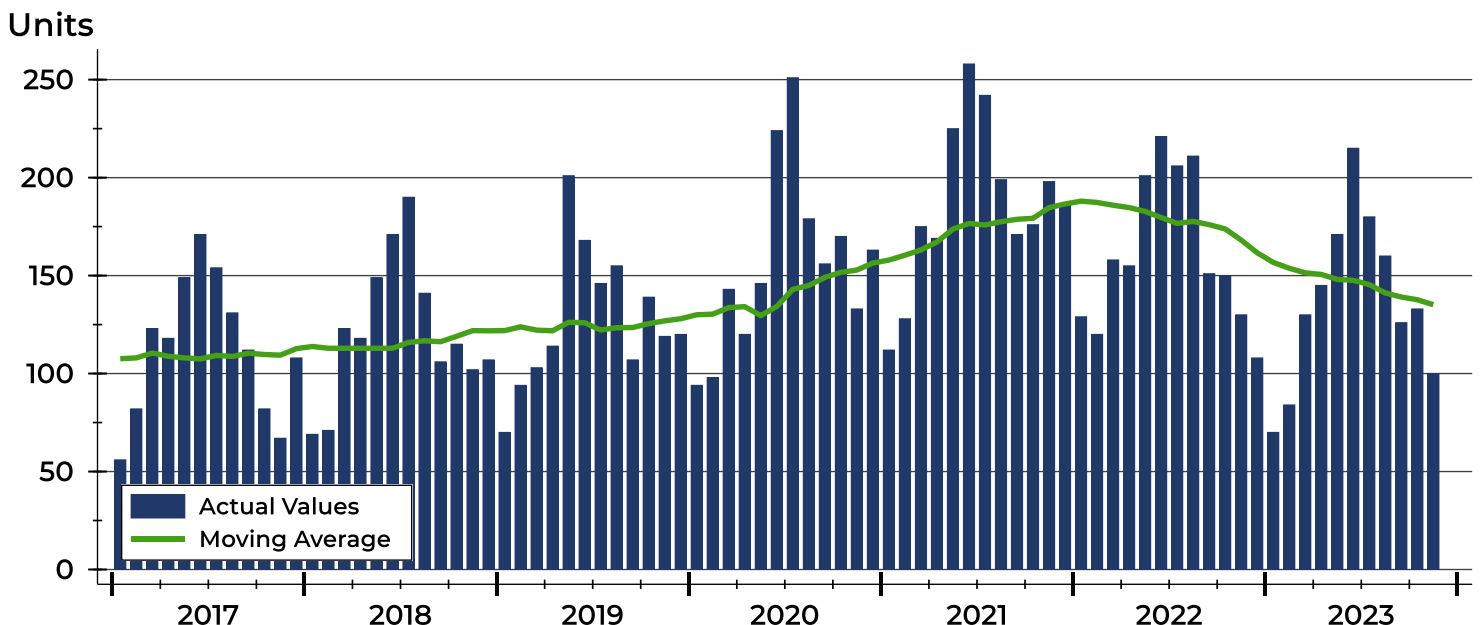
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		100	130	-23.1%	1,514	1,832	-17.4%
Volume (1,000s)		25,316	28,983	-12.7%	387,026	434,913	-11.0%
Months' Supply		2.5	1.9	31.6%	N/A	N/A	N/A
Average	Sale Price	253,161	222,947	13.6%	255,631	237,398	7.7%
	Days on Market	39	36	8.3%	36	28	28.6%
	Percent of List	98.2%	98.3%	-0.1%	98.7%	99.4%	-0.7%
	Percent of Original	95.8%	95.9%	-0.1%	97.1%	98.3%	-1.2%
Median	Sale Price	240,000	210,000	14.3%	234,950	220,000	6.8%
	Days on Market	21	18	16.7%	13	9	44.4%
	Percent of List	98.9%	100.0%	-1.1%	100.0%	100.0%	0.0%
	Percent of Original	97.8%	98.3%	-0.5%	99.3%	100.0%	-0.7%

A total of 100 homes sold in the Manhattan-Junction City metropolitan area in November, down from 130 units in November 2022. Total sales volume fell to \$25.3 million compared to \$29.0 million in the previous year.

The median sales price in November was \$240,000, up 14.3% compared to the prior year. Median days on market was 21 days, down from 22 days in October, but up from 18 in November 2022.

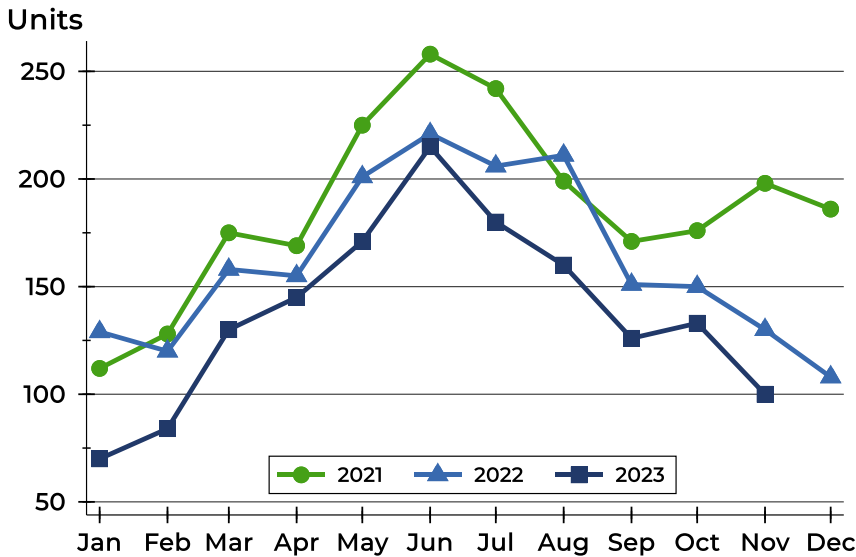
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	112	129	70
February	128	120	84
March	175	158	130
April	169	155	145
May	225	201	171
June	258	221	215
July	242	206	180
August	199	211	160
September	171	151	126
October	176	150	133
November	198	130	100
December	186	108	

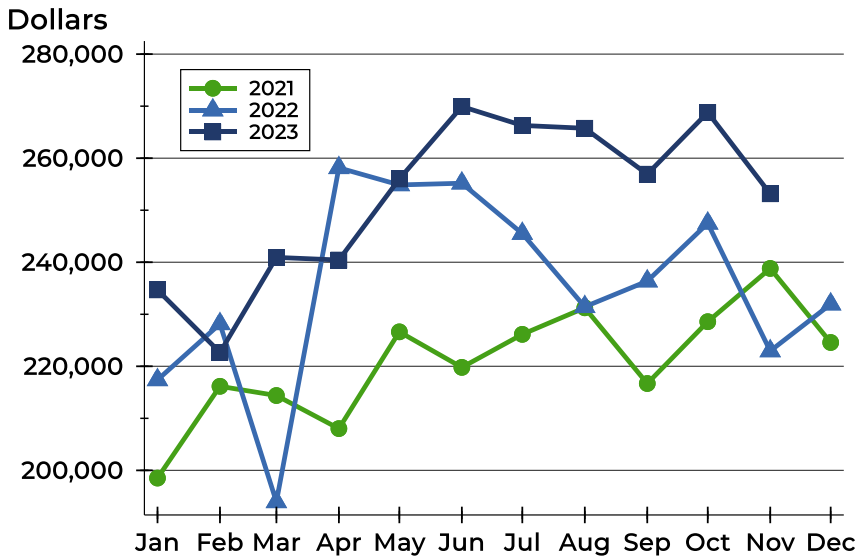
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	1.0%	1.1	22,000	22,000	35	35	73.6%	73.6%	62.9%	62.9%
\$25,000-\$49,999	2	2.0%	4.5	37,557	37,557	43	43	114.1%	114.1%	114.1%	114.1%
\$50,000-\$99,999	3	3.0%	7.6	75,333	79,000	105	106	92.3%	91.6%	85.1%	91.6%
\$100,000-\$124,999	6	6.0%	2.4	111,958	111,875	21	15	99.7%	99.1%	98.6%	97.6%
\$125,000-\$149,999	14	14.0%	3.4	135,614	133,700	32	26	98.3%	100.0%	94.5%	96.4%
\$150,000-\$174,999	5	5.0%	2.2	170,380	172,000	13	8	100.6%	100.0%	100.0%	100.0%
\$175,000-\$199,999	7	7.0%	2.1	187,129	190,000	24	20	98.8%	97.8%	96.8%	97.5%
\$200,000-\$249,999	14	14.0%	1.6	220,857	215,000	38	22	97.5%	98.5%	94.7%	95.8%
\$250,000-\$299,999	15	15.0%	2.3	281,727	285,000	40	13	99.7%	100.0%	98.0%	100.0%
\$300,000-\$399,999	22	22.0%	1.8	347,640	344,950	47	37	97.0%	98.7%	95.1%	97.5%
\$400,000-\$499,999	7	7.0%	2.4	421,571	410,000	17	17	98.4%	98.8%	97.8%	97.6%
\$500,000-\$749,999	4	4.0%	3.4	585,975	609,950	86	56	97.2%	96.8%	92.6%	93.5%
\$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



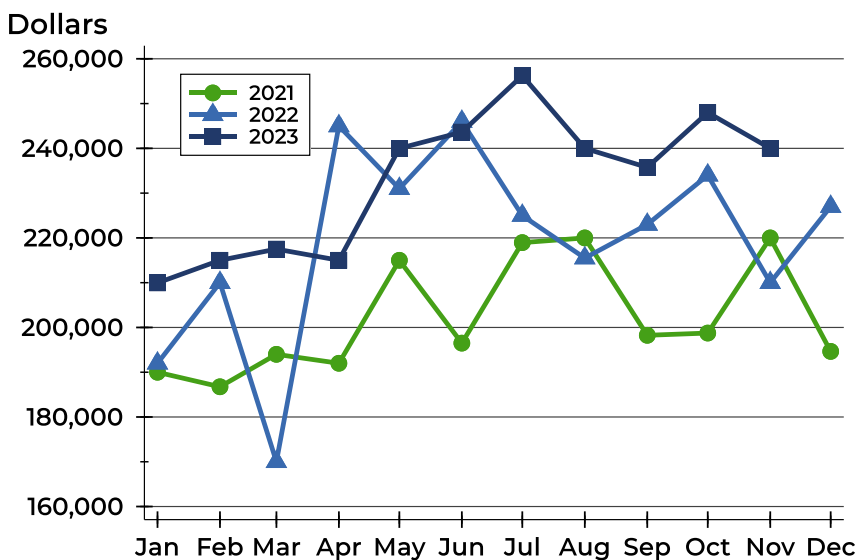
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	198,521	217,391	234,691
February	216,160	228,158	222,667
March	214,389	193,945	240,937
April	208,029	258,150	240,432
May	226,626	254,866	256,015
June	219,799	255,188	269,933
July	226,145	245,513	266,296
August	231,247	231,445	265,756
September	216,697	236,376	256,932
October	228,580	247,486	268,805
November	238,812	222,947	253,161
December	224,583	231,945	

Median Price

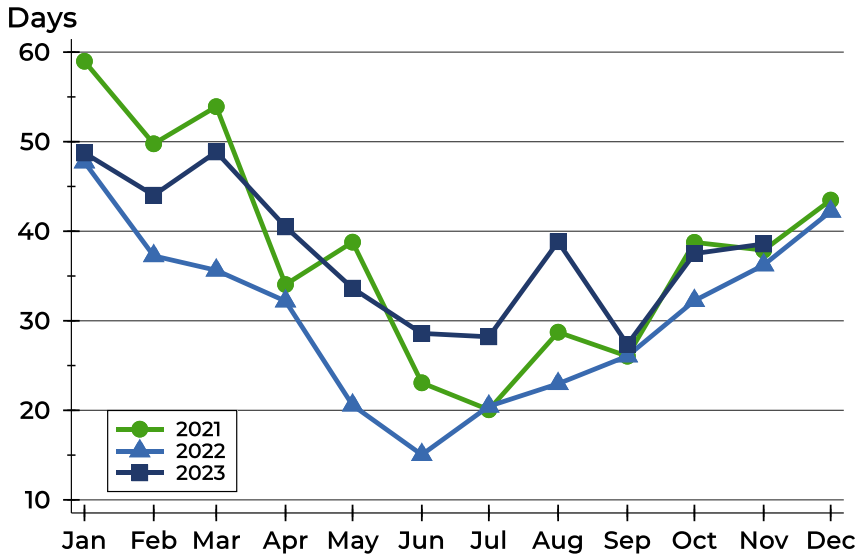


Month	2021	2022	2023
January	190,000	192,000	209,950
February	186,750	210,000	215,000
March	194,000	170,000	217,500
April	192,000	245,000	215,000
May	215,000	231,000	240,000
June	196,500	246,000	243,628
July	218,950	225,000	256,250
August	220,000	215,500	240,000
September	198,250	223,000	235,750
October	198,750	234,000	248,000
November	220,000	210,000	240,000
December	194,650	227,000	



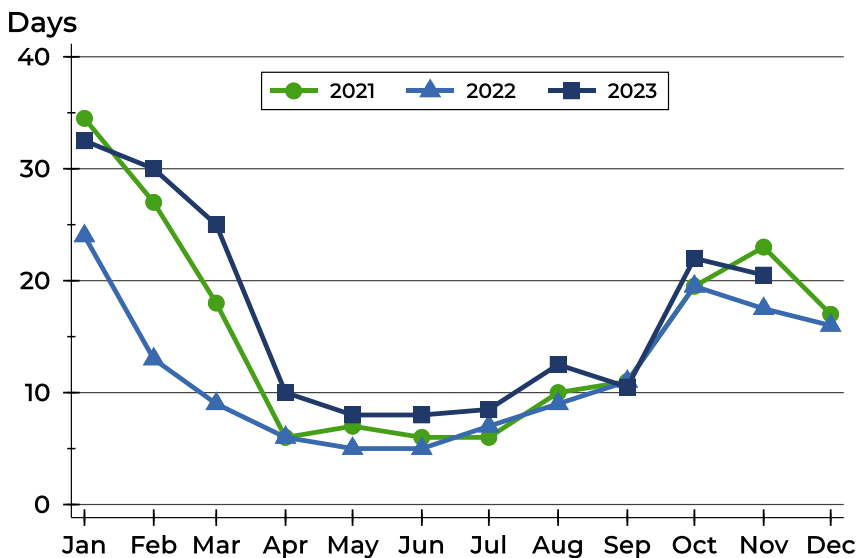
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	59	48	49
February	50	37	44
March	54	36	49
April	34	32	40
May	39	21	34
June	23	15	29
July	20	20	28
August	29	23	39
September	26	26	27
October	39	32	38
November	38	36	39
December	43	42	

Median DOM



Month	2021	2022	2023
January	35	24	33
February	27	13	30
March	18	9	25
April	6	6	10
May	7	5	8
June	6	5	8
July	6	7	9
August	10	9	13
September	11	11	11
October	20	20	22
November	23	18	21
December	17	16	



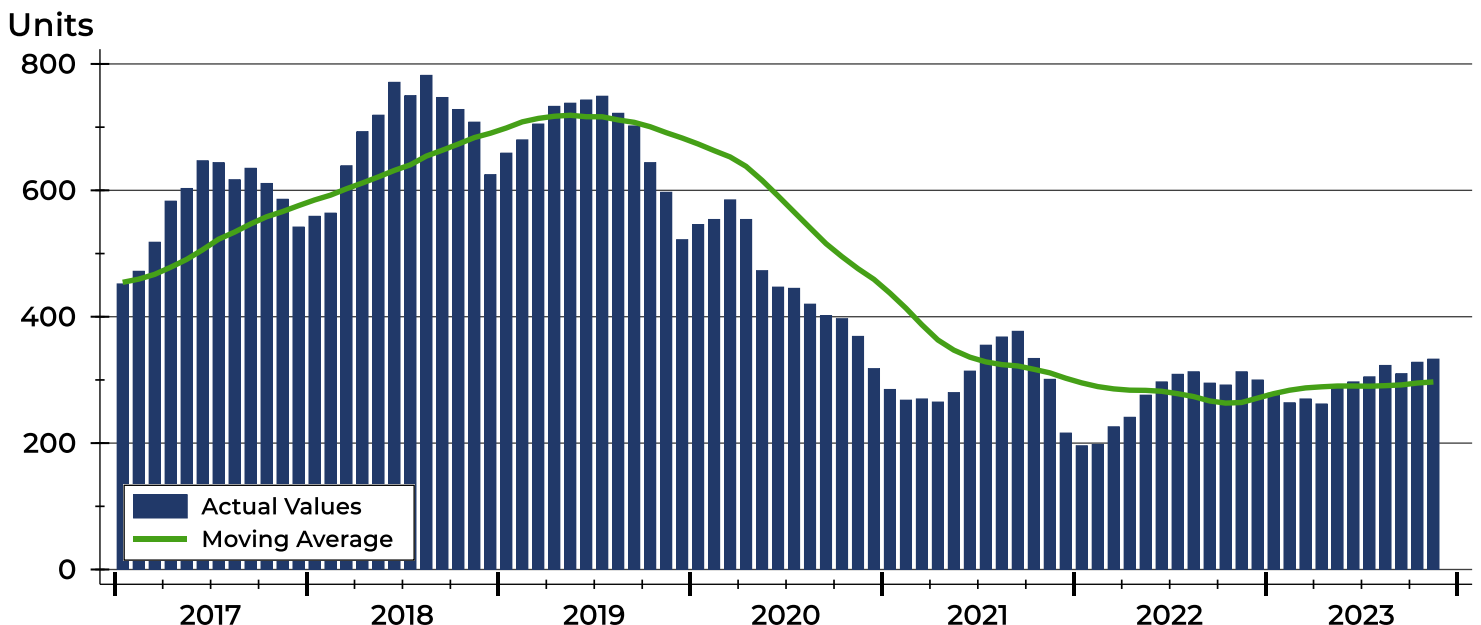
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		333	313	6.4%
Volume (1,000s)		86,097	83,667	2.9%
Months' Supply		2.5	1.9	31.6%
Average	List Price	258,549	267,307	-3.3%
	Days on Market	77	78	-1.3%
	Percent of Original	97.2%	97.6%	-0.4%
Median	List Price	212,000	225,000	-5.8%
	Days on Market	57	58	-1.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 333 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of November. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of November was \$212,000, down 5.8% from 2022. The typical time on market for active listings was 57 days, down from 58 days a year earlier.

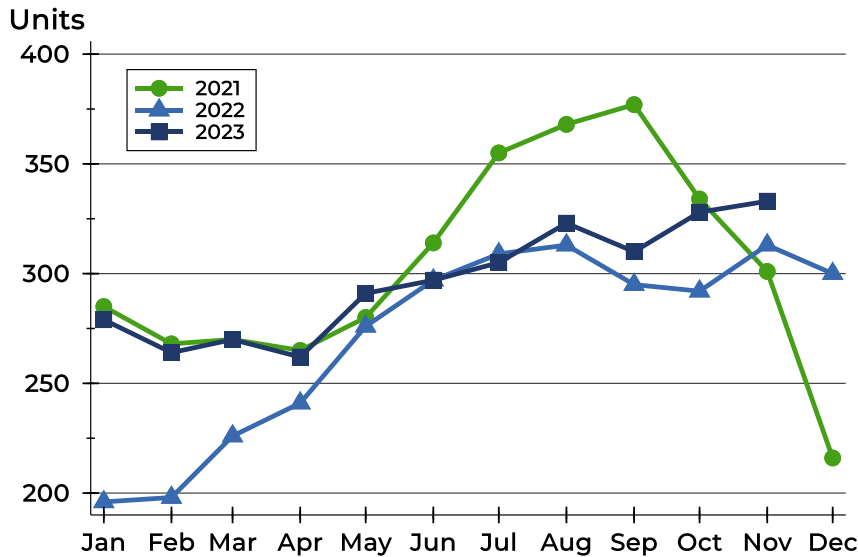
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	285	196	279
February	268	198	264
March	270	226	270
April	265	241	262
May	280	276	291
June	314	297	297
July	355	309	305
August	368	313	323
September	377	295	310
October	334	292	328
November	301	313	333
December	216	300	

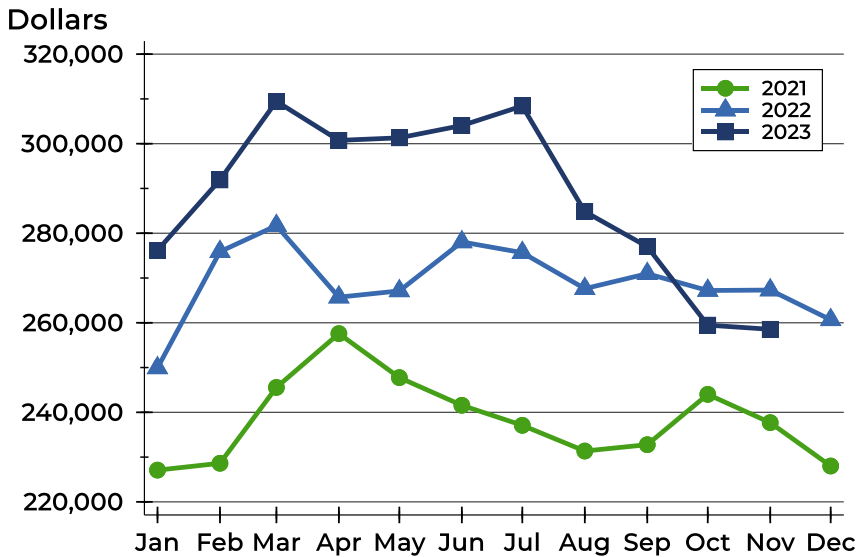
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	1	0.3%	1.1	17,000	17,000	102	102	100.0%	100.0%
\$25,000-\$49,999	6	1.8%	4.5	37,950	35,000	106	83	76.5%	78.7%
\$50,000-\$99,999	42	12.6%	7.6	80,236	81,250	111	78	95.4%	100.0%
\$100,000-\$124,999	18	5.4%	2.4	112,733	113,750	72	60	95.1%	100.0%
\$125,000-\$149,999	34	10.2%	3.4	137,382	139,250	69	63	97.0%	100.0%
\$150,000-\$174,999	28	8.4%	2.2	163,021	163,900	56	53	97.4%	100.0%
\$175,000-\$199,999	28	8.4%	2.1	187,432	186,250	54	30	98.3%	100.0%
\$200,000-\$249,999	39	11.7%	1.6	222,815	219,900	69	40	99.4%	100.0%
\$250,000-\$299,999	44	13.2%	2.3	281,541	282,500	66	51	98.1%	100.0%
\$300,000-\$399,999	47	14.1%	1.8	349,768	340,000	66	46	98.2%	100.0%
\$400,000-\$499,999	19	5.7%	2.4	453,795	449,500	96	105	98.0%	98.6%
\$500,000-\$749,999	18	5.4%	3.4	595,465	572,450	87	91	99.1%	100.0%
\$750,000-\$999,999	7	2.1%	N/A	862,429	879,000	147	45	96.2%	100.0%
\$1,000,000 and up	2	0.6%	N/A	1,537,500	1,537,500	233	233	100.0%	100.0%



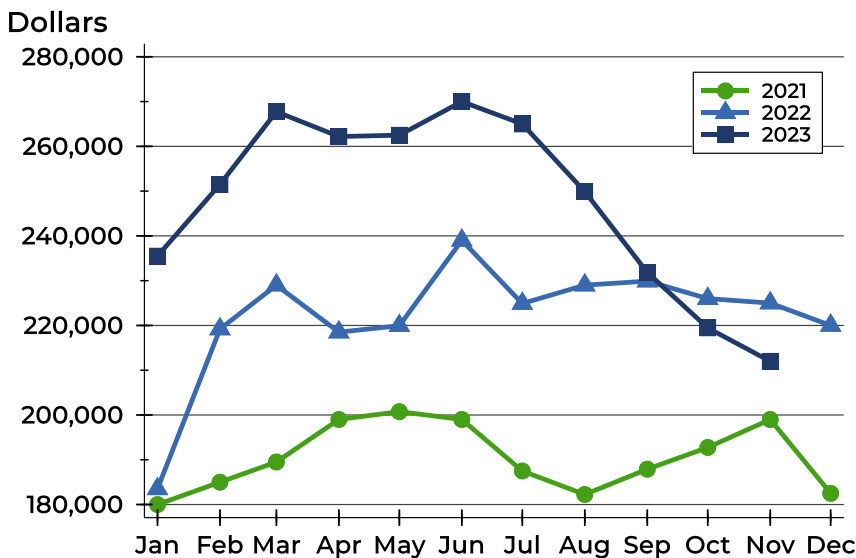
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average Price



Month	2021	2022	2023
January	227,091	249,926	276,180
February	228,620	275,890	291,908
March	245,563	281,697	309,461
April	257,581	265,728	300,739
May	247,757	267,124	301,315
June	241,571	278,058	304,058
July	237,100	275,667	308,421
August	231,354	267,620	284,838
September	232,771	270,961	277,000
October	244,013	267,207	259,478
November	237,696	267,307	258,549
December	228,010	260,664	

Median Price

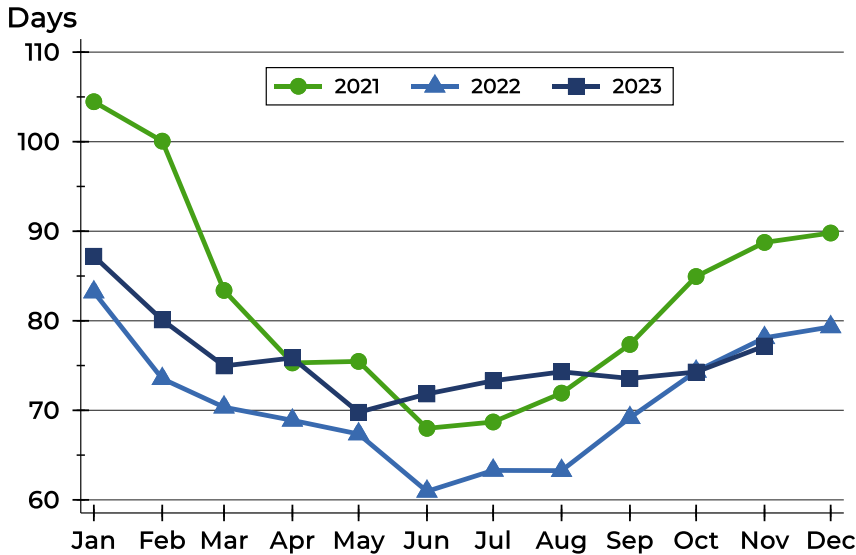


Month	2021	2022	2023
January	180,000	183,500	235,500
February	185,000	219,200	251,500
March	189,500	229,000	267,750
April	199,000	218,500	262,200
May	200,750	219,950	262,500
June	199,000	239,000	270,000
July	187,499	224,900	265,000
August	182,250	229,000	249,900
September	187,900	229,900	231,850
October	192,750	226,000	219,450
November	199,000	225,000	212,000
December	182,500	220,000	



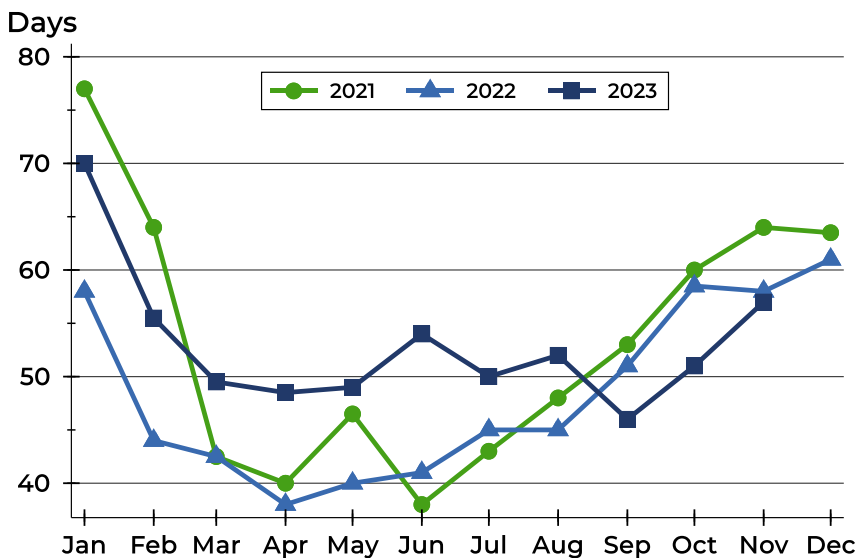
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



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

Median DOM

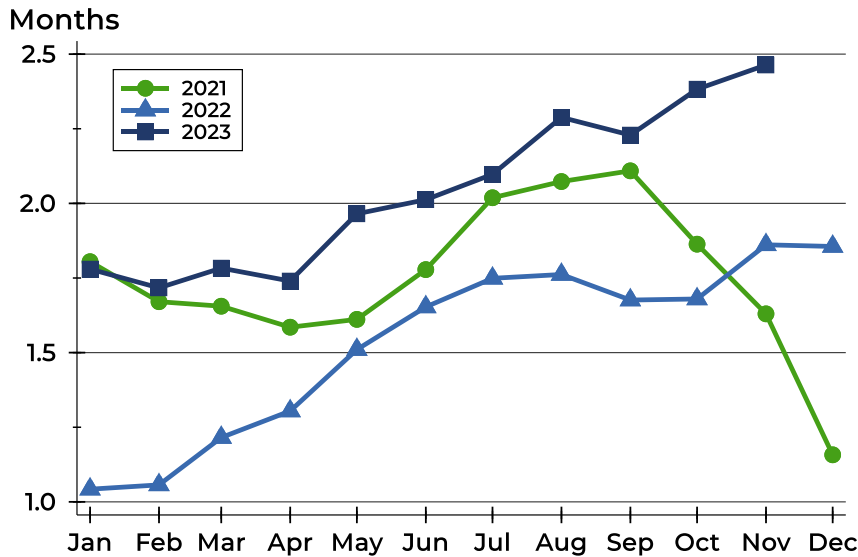


Month	2021	2022	2023
January	77	58	70
February	64	44	56
March	43	43	50
April	40	38	49
May	47	40	49
June	38	41	54
July	43	45	50
August	48	45	52
September	53	51	46
October	60	59	51
November	64	58	57
December	64	61	



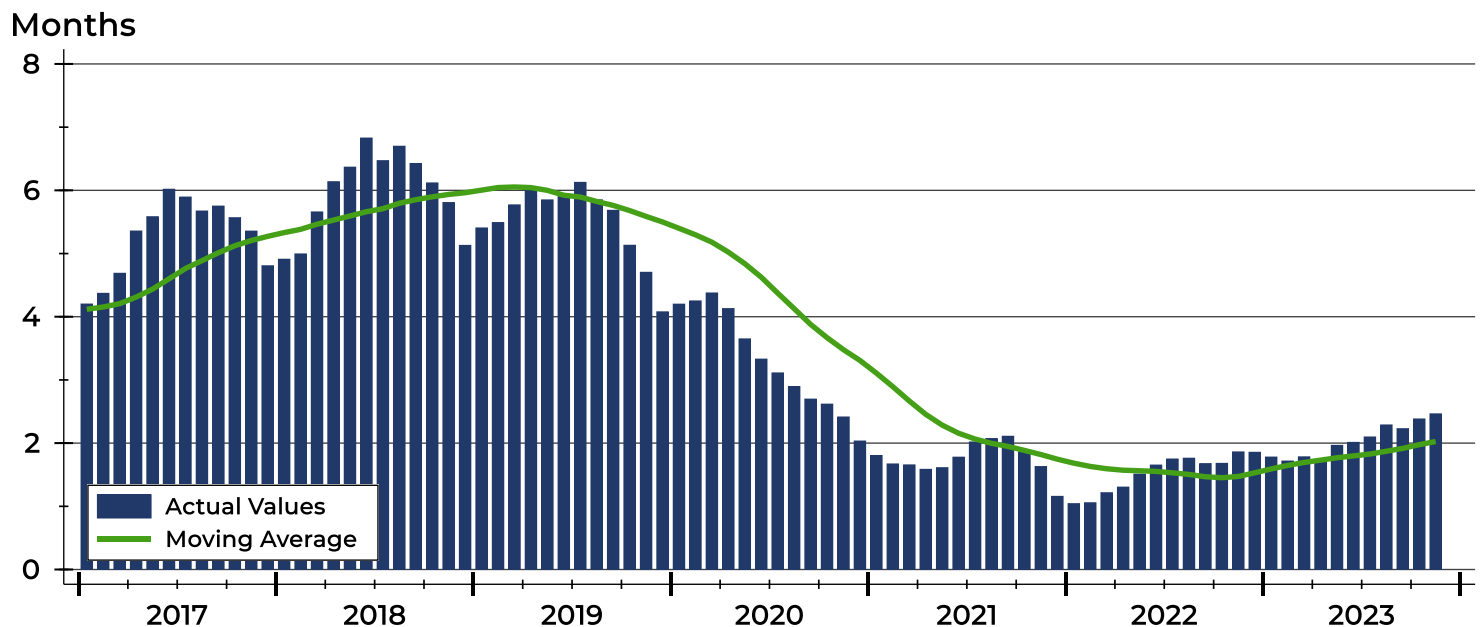
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	1.8	1.0	1.8
February	1.7	1.1	1.7
March	1.7	1.2	1.8
April	1.6	1.3	1.7
May	1.6	1.5	2.0
June	1.8	1.7	2.0
July	2.0	1.7	2.1
August	2.1	1.8	2.3
September	2.1	1.7	2.2
October	1.9	1.7	2.4
November	1.6	1.9	2.5
December	1.2	1.9	1.8

History of Month's Supply





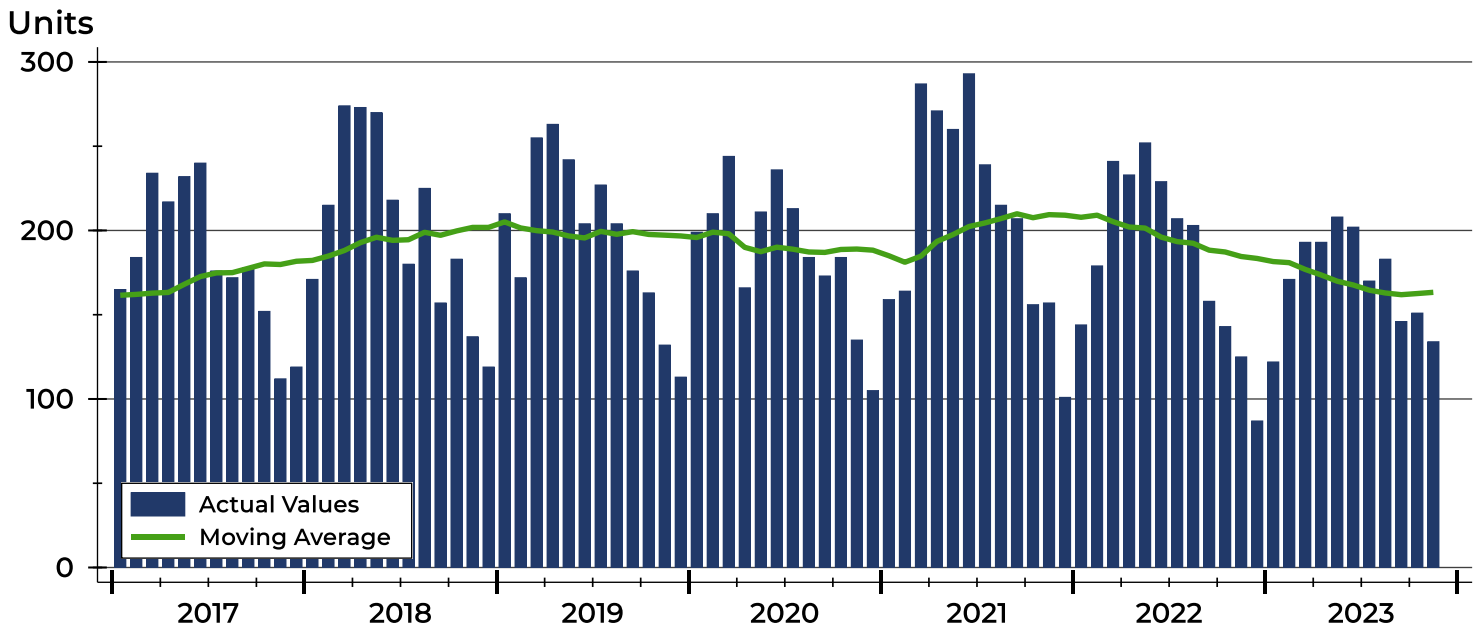
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	November 2022	Change
Current Month	New Listings	134	125	7.2%
	Volume (1,000s)	37,509	29,818	25.8%
	Average List Price	279,915	238,542	17.3%
	Median List Price	234,950	210,000	11.9%
Year-to-Date	New Listings	1,873	2,114	-11.4%
	Volume (1,000s)	497,409	530,110	-6.2%
	Average List Price	265,568	250,762	5.9%
	Median List Price	239,500	229,000	4.6%

A total of 134 new listings were added in the Manhattan-Junction City metropolitan area during November, up 7.2% from the same month in 2022. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,873 new listings.

The median list price of these homes was \$234,950 up from \$210,000 in 2022.

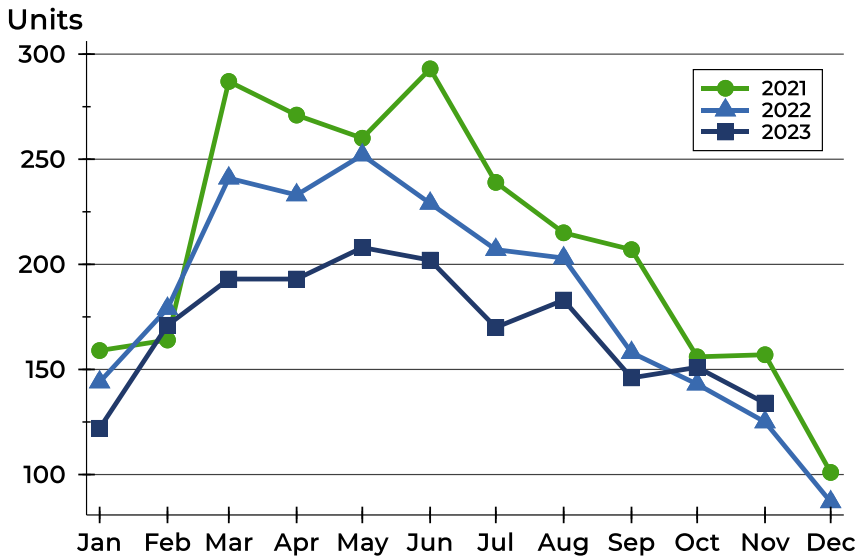
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	159	144	122
February	164	179	171
March	287	241	193
April	271	233	193
May	260	252	208
June	293	229	202
July	239	207	170
August	215	203	183
September	207	158	146
October	156	143	151
November	157	125	134
December	101	87	

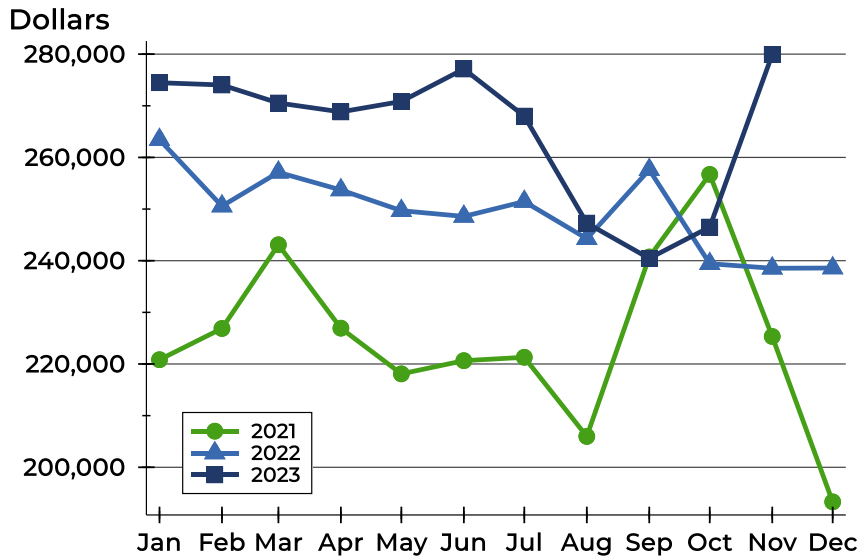
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	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	2	1.5%	94,950	94,950	24	24	100.0%	100.0%
\$100,000-\$124,999	7	5.2%	111,057	112,000	14	14	100.0%	100.0%
\$125,000-\$149,999	8	6.0%	137,263	139,900	18	18	98.3%	100.0%
\$150,000-\$174,999	11	8.2%	161,077	159,000	15	9	99.7%	100.0%
\$175,000-\$199,999	21	15.7%	187,367	188,000	17	16	99.2%	100.0%
\$200,000-\$249,999	24	17.9%	223,933	220,000	15	13	99.1%	100.0%
\$250,000-\$299,999	24	17.9%	282,567	285,000	17	20	99.4%	100.0%
\$300,000-\$399,999	20	14.9%	349,085	342,000	19	14	99.5%	100.0%
\$400,000-\$499,999	9	6.7%	437,778	435,000	20	19	99.4%	100.0%
\$500,000-\$749,999	5	3.7%	631,800	650,000	11	8	100.0%	100.0%
\$750,000-\$999,999	2	1.5%	800,000	800,000	30	30	100.0%	100.0%
\$1,000,000 and up	1	0.7%	1,900,000	1,900,000	24	24	100.0%	100.0%



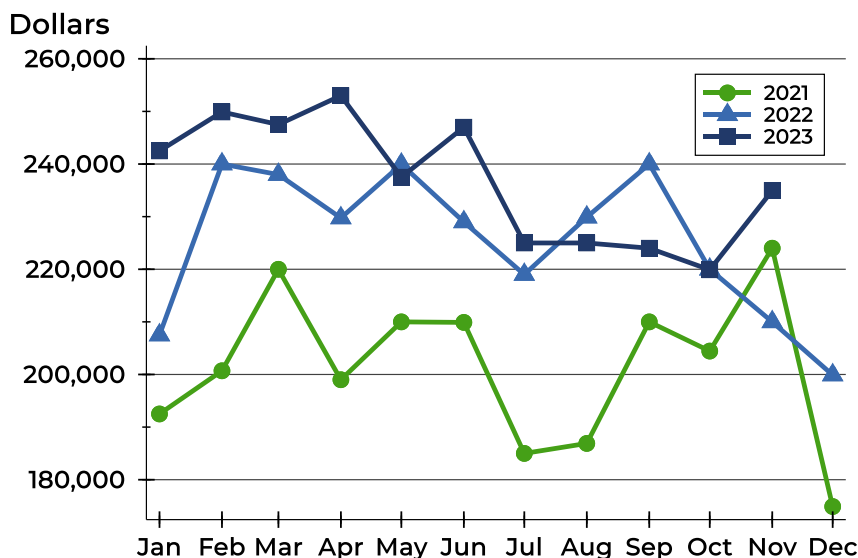
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2021	2022	2023
January	220,835	263,448	274,468
February	226,880	250,575	274,033
March	243,090	257,117	270,544
April	226,937	253,704	268,819
May	218,091	249,689	270,842
June	220,645	248,579	277,126
July	221,297	251,460	268,003
August	205,980	244,276	247,289
September	240,720	257,618	240,448
October	256,716	239,422	246,521
November	225,330	238,542	279,915
December	193,303	238,582	

Median Price



Month	2021	2022	2023
January	192,500	207,500	242,500
February	200,700	240,000	249,900
March	220,000	238,000	247,500
April	199,000	229,750	253,000
May	210,000	239,950	237,500
June	209,900	229,000	247,000
July	185,000	219,000	225,000
August	186,900	229,900	225,000
September	210,000	240,000	224,000
October	204,450	220,000	219,900
November	224,000	210,000	234,950
December	174,900	199,900	



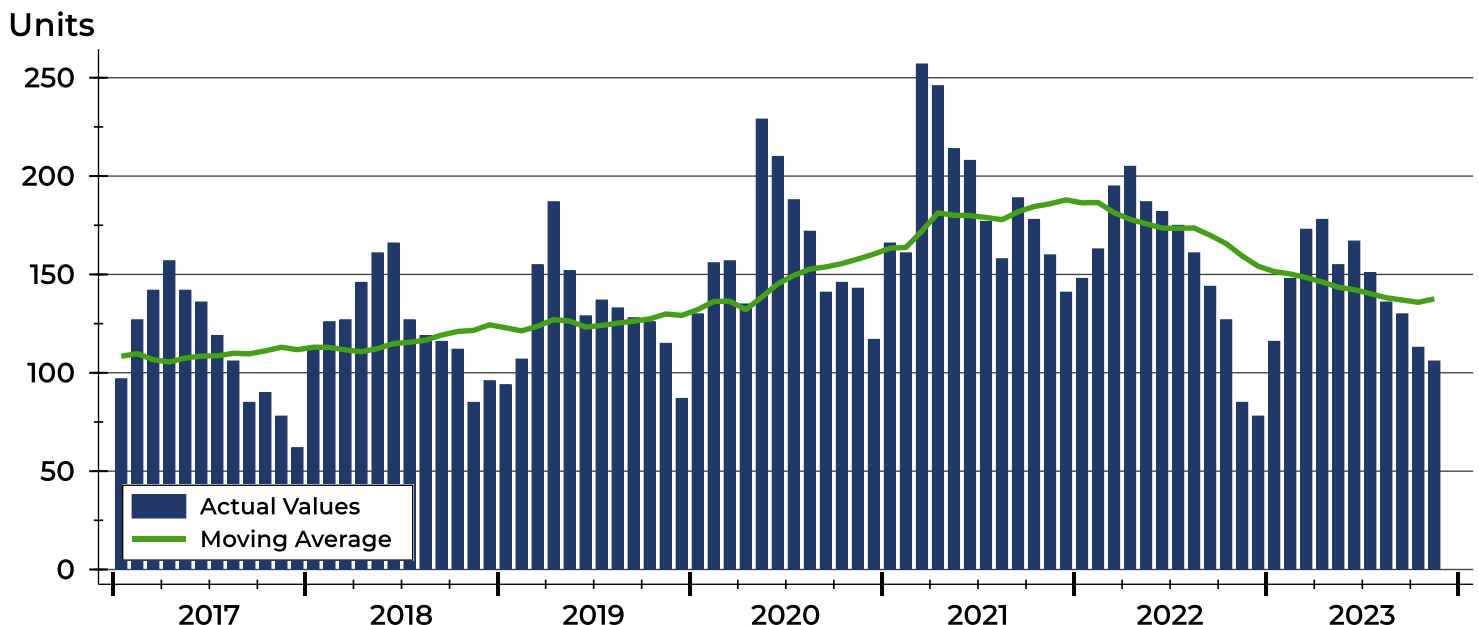
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		November			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		106	85	24.7%	1,573	1,772	-11.2%
Volume (1,000s)		29,223	20,771	40.7%	409,475	424,841	-3.6%
Average	Sale Price	275,687	244,362	12.8%	260,315	239,752	8.6%
	Days on Market	53	45	17.8%	37	27	37.0%
	Percent of Original	97.2%	95.9%	1.4%	97.2%	98.3%	-1.1%
Median	Sale Price	237,500	240,000	-1.0%	235,000	224,900	4.5%
	Days on Market	26	20	30.0%	13	9	44.4%
	Percent of Original	100.0%	97.1%	3.0%	99.7%	100.0%	-0.3%

A total of 106 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of November, up from 85 in 2022. The median list price of these homes was \$237,500, down from \$240,000 the prior year.

Half of the homes that went under contract in November were on the market less than 26 days, compared to 20 days in November 2022.

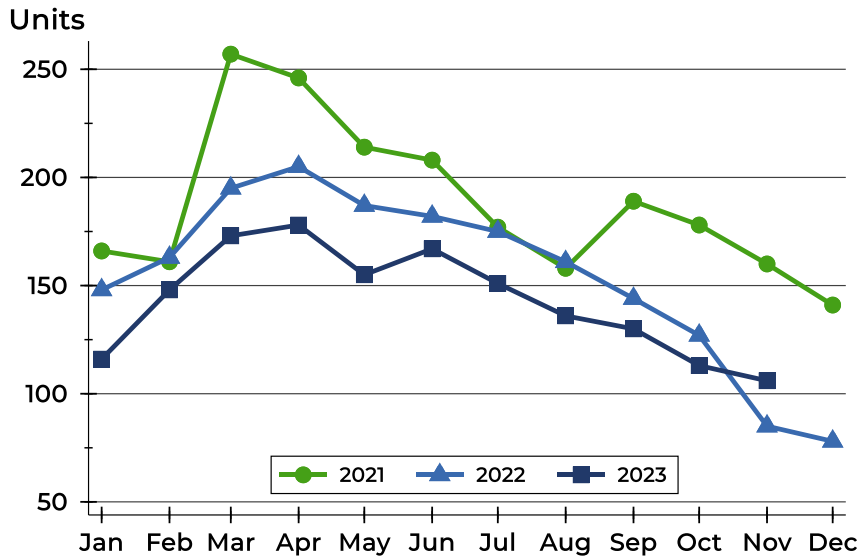
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	166	148	116
February	161	163	148
March	257	195	173
April	246	205	178
May	214	187	155
June	208	182	167
July	177	175	151
August	158	161	136
September	189	144	130
October	178	127	113
November	160	85	106
December	141	78	

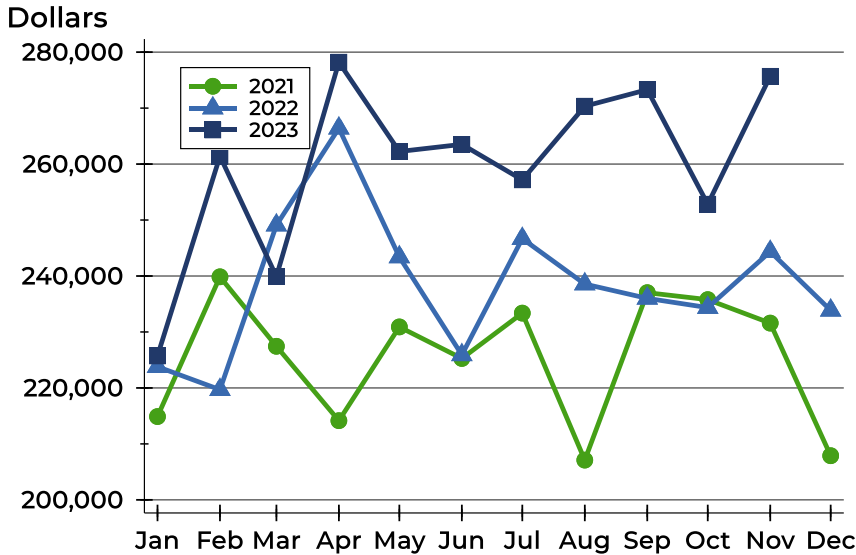
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.9%	40,000	40,000	146	146	53.3%	53.3%
\$50,000-\$99,999	1	0.9%	99,900	99,900	37	37	90.8%	90.8%
\$100,000-\$124,999	3	2.8%	110,000	107,500	28	8	98.5%	100.0%
\$125,000-\$149,999	9	8.5%	137,011	138,000	51	31	97.2%	97.8%
\$150,000-\$174,999	11	10.4%	162,805	160,000	47	34	95.9%	100.0%
\$175,000-\$199,999	10	9.4%	187,100	186,500	57	9	98.5%	100.0%
\$200,000-\$249,999	26	24.5%	227,940	227,450	53	26	97.1%	100.0%
\$250,000-\$299,999	17	16.0%	273,803	272,500	23	16	99.2%	100.0%
\$300,000-\$399,999	15	14.2%	349,513	349,900	53	31	97.5%	98.6%
\$400,000-\$499,999	6	5.7%	427,733	423,500	102	21	97.4%	99.8%
\$500,000-\$749,999	6	5.7%	594,630	564,950	95	96	98.8%	99.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.9%	1,900,000	1,900,000	24	24	100.0%	100.0%



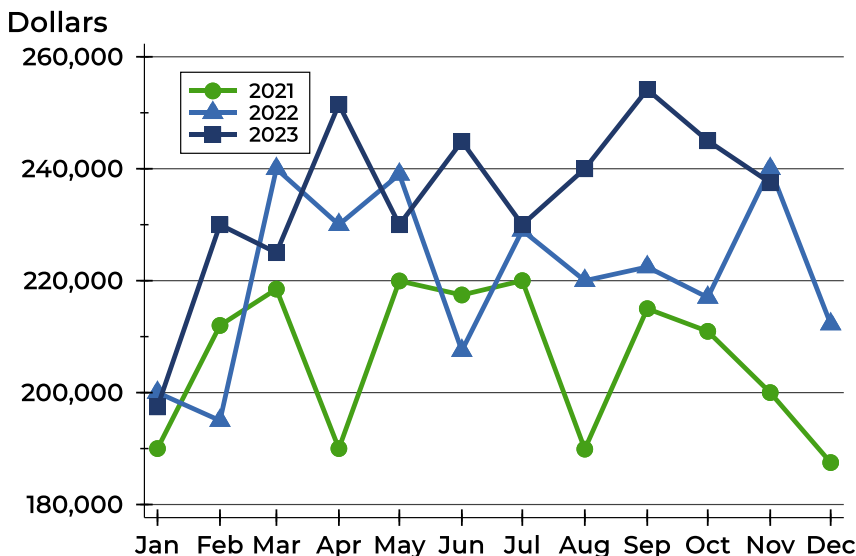
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	214,887	223,795	225,720
February	239,856	219,692	261,413
March	227,443	249,081	239,909
April	214,153	266,400	278,205
May	230,907	243,398	262,244
June	225,273	225,904	263,522
July	233,371	246,682	257,181
August	207,110	238,561	270,340
September	237,022	236,006	273,292
October	235,780	234,355	252,835
November	231,587	244,362	275,687
December	207,895	233,866	

Median Price

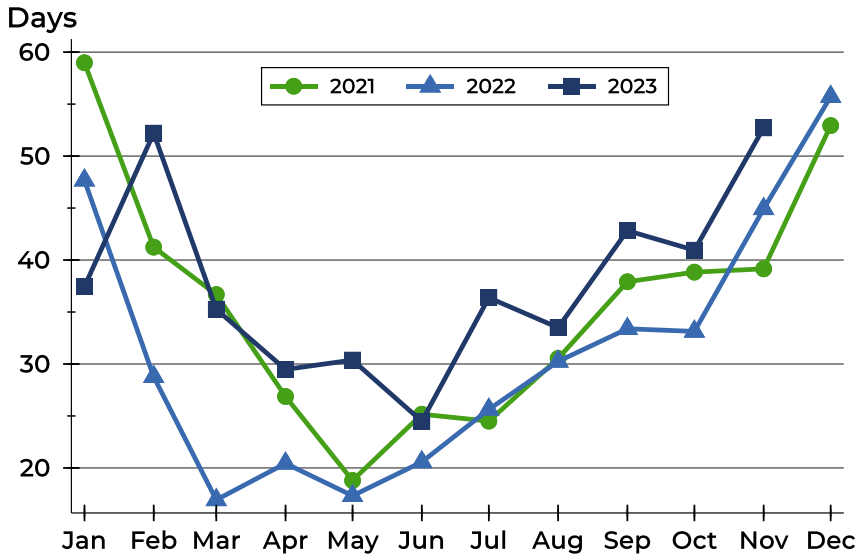


Month	2021	2022	2023
January	190,000	200,000	197,450
February	212,000	195,000	230,000
March	218,500	240,000	225,000
April	190,000	230,000	251,500
May	219,950	239,000	230,000
June	217,450	207,500	244,900
July	220,000	229,000	230,000
August	189,900	220,000	240,000
September	215,000	222,450	254,150
October	210,950	217,000	245,000
November	200,000	240,000	237,500
December	187,500	212,250	



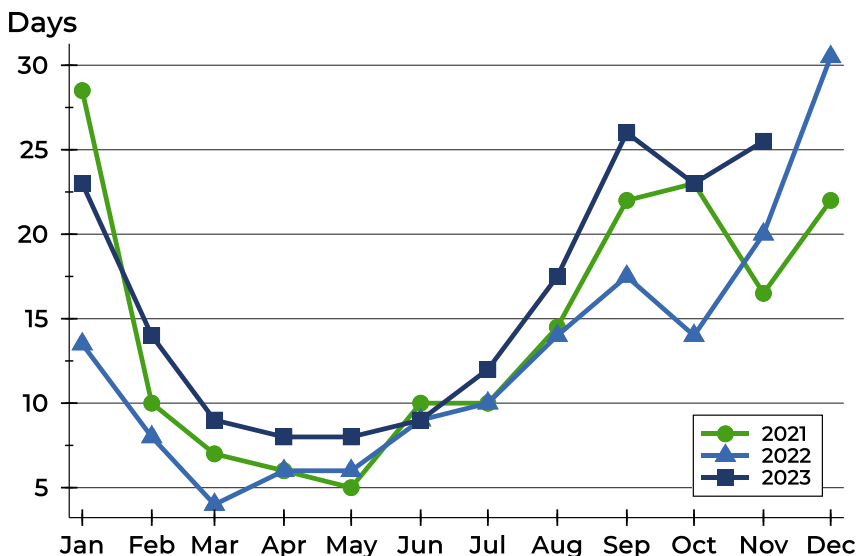
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	59	48	37
February	41	29	52
March	37	17	35
April	27	20	29
May	19	17	30
June	25	21	24
July	25	26	36
August	31	30	34
September	38	33	43
October	39	33	41
November	39	45	53
December	53	56	

Median DOM



Month	2021	2022	2023
January	29	14	23
February	10	8	14
March	7	4	9
April	6	6	8
May	5	6	8
June	10	9	9
July	10	10	12
August	15	14	18
September	22	18	26
October	23	14	23
November	17	20	26
December	22	31	



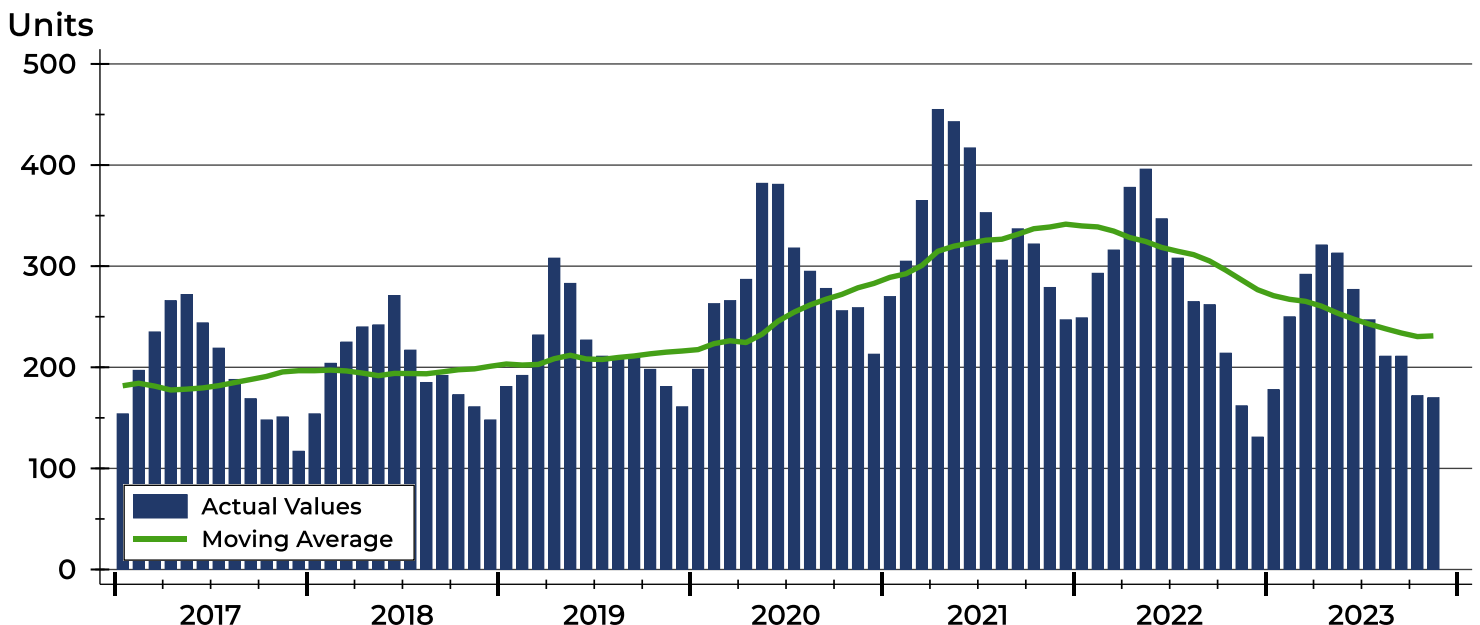
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of November		
		2023	2022	Change
Pending Contracts		170	162	4.9%
Volume (1,000s)		45,396	38,427	18.1%
Average	List Price	267,037	237,206	12.6%
	Days on Market	48	38	26.3%
	Percent of Original	97.7%	98.2%	-0.5%
Median	List Price	237,500	227,000	4.6%
	Days on Market	27	18	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 170 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of November, up from 162 contracts pending at the end of November 2022.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

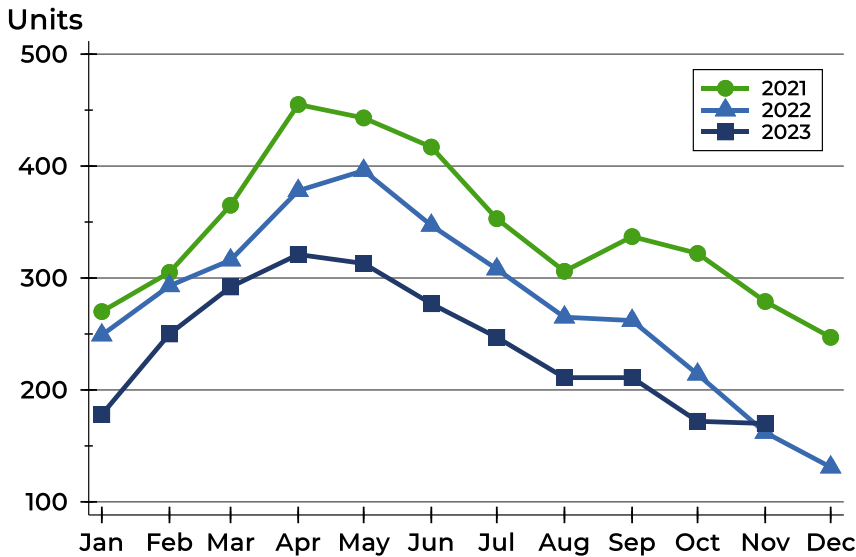
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	270	249	178
February	305	293	250
March	365	316	292
April	455	378	321
May	443	396	313
June	417	347	277
July	353	308	247
August	306	265	211
September	337	262	211
October	322	214	172
November	279	162	170
December	247	131	

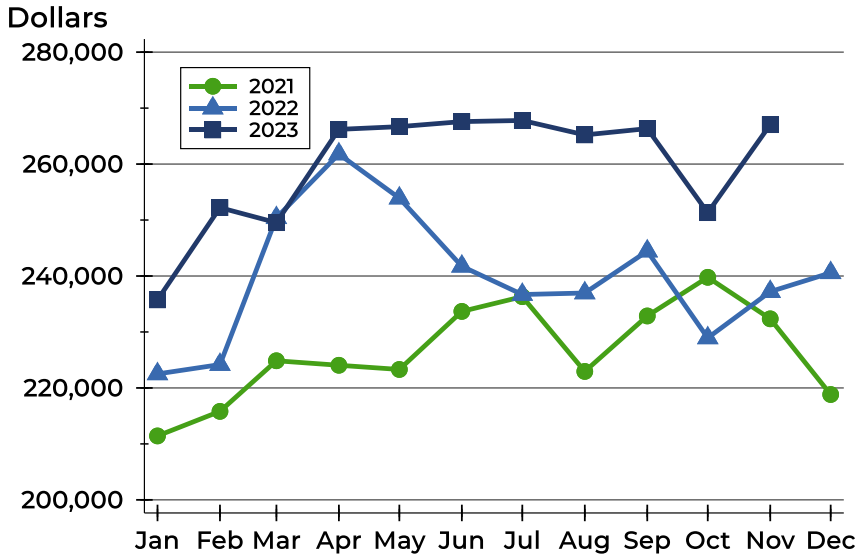
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	1.2%	39,750	39,750	85	85	76.7%	76.7%
\$50,000-\$99,999	6	3.5%	79,533	79,950	53	53	94.3%	95.4%
\$100,000-\$124,999	5	2.9%	111,800	110,000	29	24	98.2%	100.0%
\$125,000-\$149,999	13	7.6%	135,785	135,000	57	46	96.8%	100.0%
\$150,000-\$174,999	17	10.0%	163,797	165,000	45	27	96.6%	100.0%
\$175,000-\$199,999	13	7.6%	187,177	185,000	48	8	98.8%	100.0%
\$200,000-\$249,999	41	24.1%	226,290	225,000	49	24	98.0%	100.0%
\$250,000-\$299,999	27	15.9%	274,370	272,500	22	14	99.9%	100.0%
\$300,000-\$399,999	26	15.3%	344,967	348,500	61	44	96.8%	98.6%
\$400,000-\$499,999	11	6.5%	439,618	429,900	78	20	98.3%	100.0%
\$500,000-\$749,999	8	4.7%	613,328	612,500	47	55	99.5%	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	1	0.6%	1,900,000	1,900,000	24	24	100.0%	100.0%



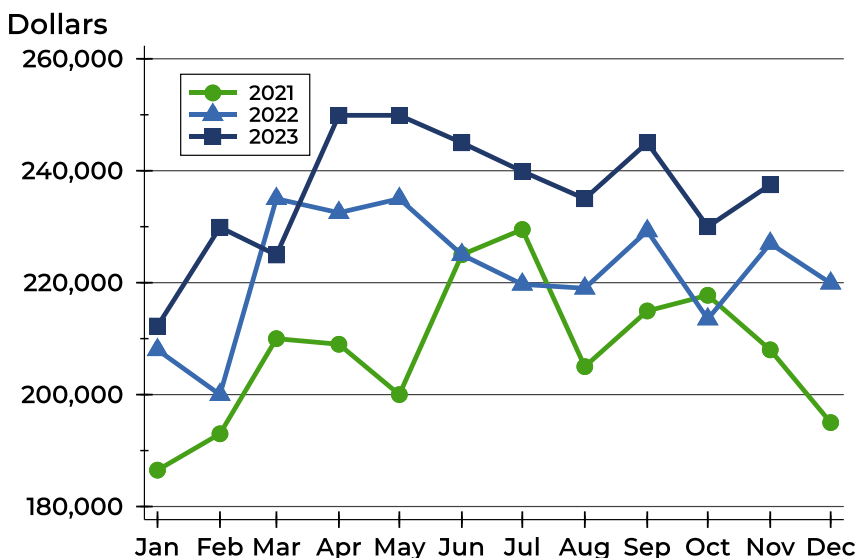
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	211,428	222,503	235,738
February	215,814	224,175	252,214
March	224,857	250,403	249,534
April	224,052	261,792	266,204
May	223,306	253,913	266,687
June	233,676	241,739	267,592
July	236,311	236,693	267,798
August	222,949	236,966	265,212
September	232,862	244,446	266,339
October	239,771	228,933	251,315
November	232,353	237,206	267,037
December	218,829	240,575	

Median Price

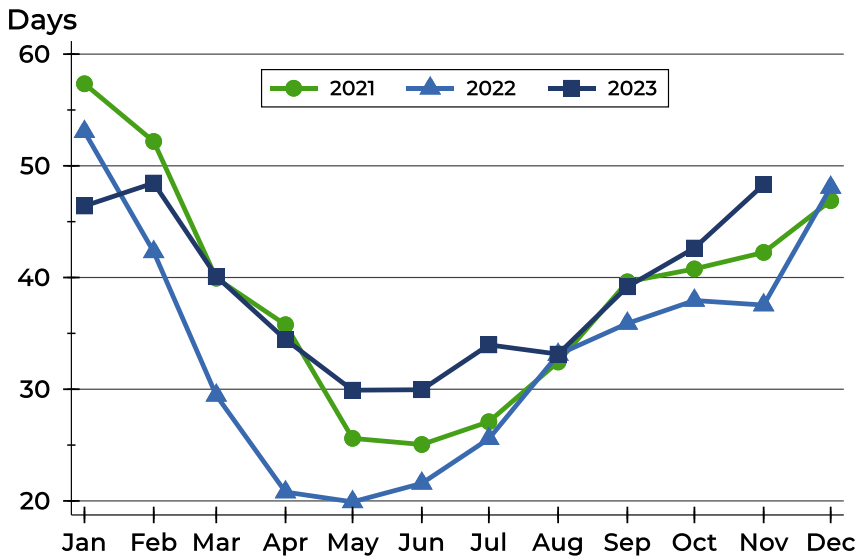


Month	2021	2022	2023
January	186,500	208,000	212,250
February	193,000	200,000	229,900
March	210,000	235,000	224,950
April	209,000	232,500	249,900
May	200,000	235,000	249,900
June	225,000	225,000	245,000
July	229,500	219,700	239,900
August	205,000	219,000	235,000
September	214,950	229,250	245,000
October	217,750	213,500	230,000
November	208,000	227,000	237,500
December	195,000	219,900	



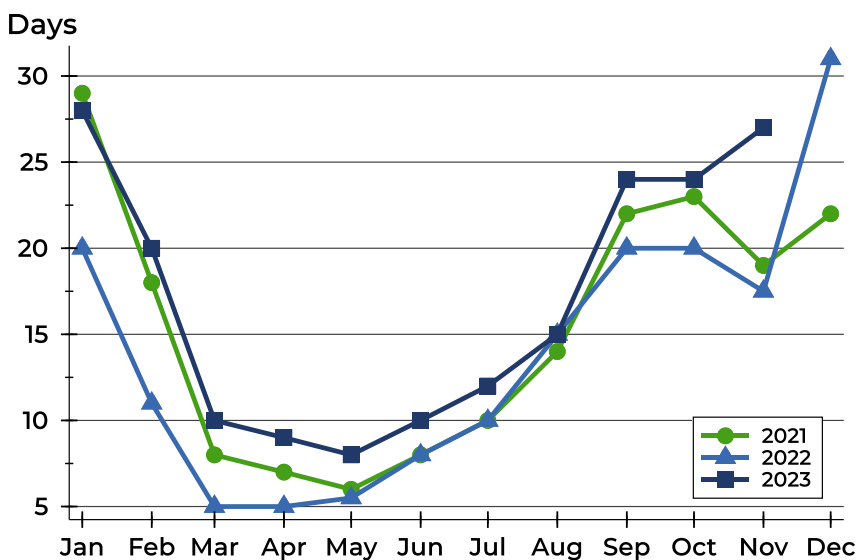
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	57	53	46
February	52	42	48
March	40	29	40
April	36	21	34
May	26	20	30
June	25	22	30
July	27	26	34
August	32	33	33
September	40	36	39
October	41	38	43
November	42	38	48
December	47	48	

Median DOM



Month	2021	2022	2023
January	29	20	28
February	18	11	20
March	8	5	10
April	7	5	9
May	6	6	8
June	8	8	10
July	10	10	12
August	14	15	15
September	22	20	24
October	23	20	24
November	19	18	27
December	22	31	