



**June  
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 June

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 208 units, compared to 221 units in June 2022. Total sales volume was \$55.9 million, down from a year earlier.

The median sale price in June was \$240,950, down from \$246,000 a year earlier. Homes that sold in June were typically on the market for 8 days and sold for 100.0% of their list prices.

#### Manhattan MSA Active Listings Remain the Same at End of June

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of June was 297 units, the same as in June 2022. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of June was \$270,000.

During June, a total of 173 contracts were written down from 182 in June 2022. At the end of the month, there were 277 contracts still pending.

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## Manhattan-Junction City Metropolitan Area Summary Statistics

June MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>208</b>	<b>221</b>	<b>258</b>	<b>806</b>	<b>984</b>	<b>1,067</b>
Change from prior year		-5.9%	-14.3%	15.2%	-18.1%	-7.8%	29.3%
<b>Active Listings</b>		<b>297</b>	<b>297</b>	<b>314</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-5.4%	-29.8%			
<b>Months' Supply</b>		<b>2.0</b>	<b>1.7</b>	<b>1.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		17.6%	-5.6%	-45.5%			
<b>New Listings</b>		<b>191</b>	<b>229</b>	<b>293</b>	<b>1,072</b>	<b>1,278</b>	<b>1,434</b>
Change from prior year		-16.6%	-21.8%	24.2%	-16.1%	-10.9%	13.3%
<b>Contracts Written</b>		<b>173</b>	<b>182</b>	<b>208</b>	<b>945</b>	<b>1,080</b>	<b>1,252</b>
Change from prior year		-4.9%	-12.5%	-1.0%	-12.5%	-13.7%	23.1%
<b>Pending Contracts</b>		<b>277</b>	<b>347</b>	<b>417</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-20.2%	-16.8%	9.4%			
<b>Sales Volume (1,000s)</b>		<b>55,881</b>	<b>56,397</b>	<b>56,708</b>	<b>200,360</b>	<b>233,704</b>	<b>230,277</b>
Change from prior year		-0.9%	-0.5%	15.8%	-14.3%	1.5%	38.4%
Average	<b>Sale Price</b>	<b>268,657</b>	<b>255,188</b>	<b>219,799</b>	<b>248,586</b>	<b>237,504</b>	<b>215,817</b>
	Change from prior year	5.3%	16.1%	0.5%	4.7%	10.0%	7.0%
	<b>List Price of Actives</b>	<b>304,058</b>	<b>278,058</b>	<b>241,571</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.4%	15.1%	3.2%			
	<b>Days on Market</b>	<b>27</b>	<b>15</b>	<b>23</b>	<b>38</b>	<b>29</b>	<b>40</b>
Change from prior year	80.0%	-34.8%	-59.6%	31.0%	-27.5%	-43.7%	
<b>Percent of List</b>	<b>99.0%</b>	<b>100.8%</b>	<b>100.6%</b>	<b>98.8%</b>	<b>100.1%</b>	<b>99.3%</b>	
Change from prior year	-1.8%	0.2%	3.1%	-1.3%	0.8%	1.4%	
<b>Percent of Original</b>	<b>98.2%</b>	<b>100.2%</b>	<b>100.0%</b>	<b>97.2%</b>	<b>99.1%</b>	<b>98.2%</b>	
Change from prior year	-2.0%	0.2%	4.1%	-1.9%	0.9%	2.6%	
Median	<b>Sale Price</b>	<b>240,950</b>	<b>246,000</b>	<b>196,500</b>	<b>225,625</b>	<b>220,079</b>	<b>195,000</b>
	Change from prior year	-2.1%	25.2%	-6.4%	2.5%	12.9%	3.4%
	<b>List Price of Actives</b>	<b>270,000</b>	<b>239,000</b>	<b>199,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	13.0%	20.1%	10.6%			
	<b>Days on Market</b>	<b>8</b>	<b>5</b>	<b>6</b>	<b>12</b>	<b>7</b>	<b>10</b>
Change from prior year	60.0%	-16.7%	-81.3%	71.4%	-30.0%	-71.4%	
<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	0.0%	1.5%	0.0%	0.0%	1.4%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	0.0%	0.0%	2.6%	0.0%	0.0%	2.6%	

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



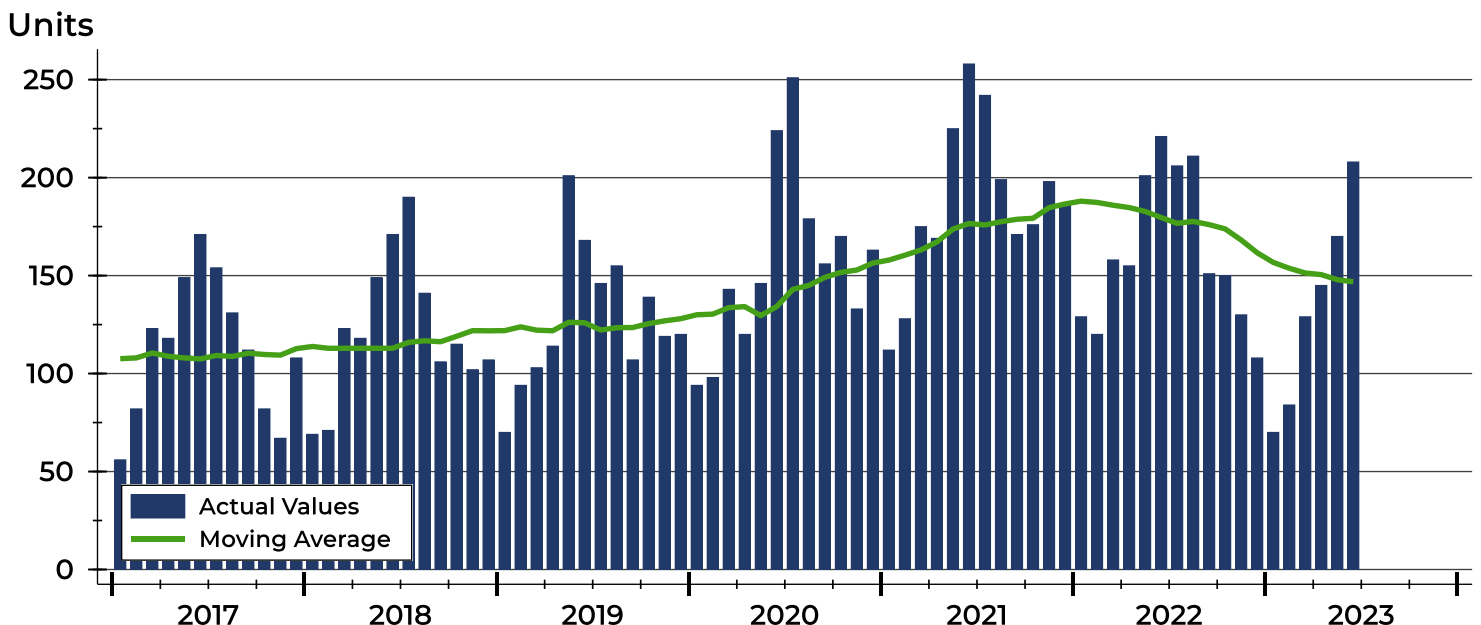
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2023	June 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		208	221	-5.9%	806	984	-18.1%
Volume (1,000s)		55,881	56,397	-0.9%	200,360	233,704	-14.3%
Months' Supply		2.0	1.7	17.6%	N/A	N/A	N/A
Average	Sale Price	268,657	255,188	5.3%	248,586	237,504	4.7%
	Days on Market	27	15	80.0%	38	29	31.0%
	Percent of List	99.0%	100.8%	-1.8%	98.8%	100.1%	-1.3%
	Percent of Original	98.2%	100.2%	-2.0%	97.2%	99.1%	-1.9%
Median	Sale Price	240,950	246,000	-2.1%	225,625	220,079	2.5%
	Days on Market	8	5	60.0%	12	7	71.4%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 208 homes sold in the Manhattan-Junction City metropolitan area in June, down from 221 units in June 2022. Total sales volume fell to \$55.9 million compared to \$56.4 million in the previous year.

The median sales price in June was \$240,950, down 2.1% compared to the prior year. Median days on market was 8 days, the same as May, and up from 5 in June 2022.

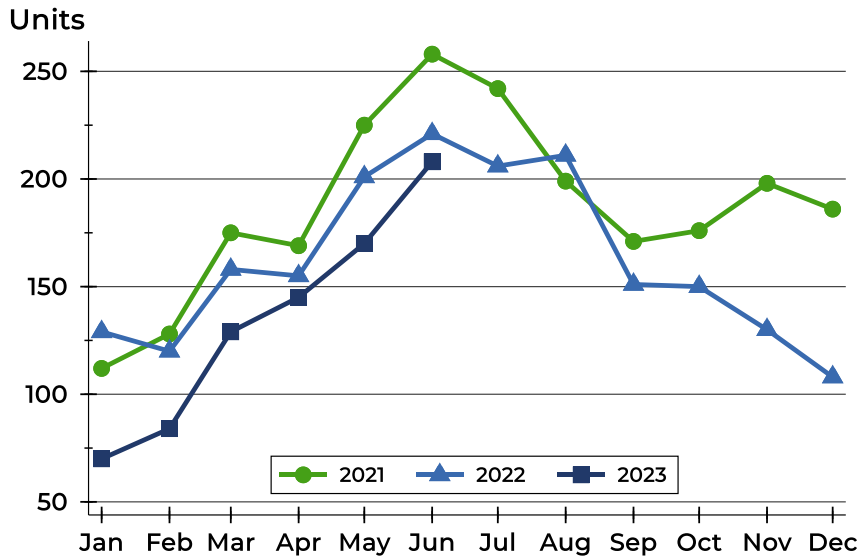
## History of Closed Listings





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2021	2022	2023
January	112	129	<b>70</b>
February	128	120	<b>84</b>
March	175	158	<b>129</b>
April	169	155	<b>145</b>
May	225	201	<b>170</b>
June	258	221	<b>208</b>
July	242	206	
August	199	211	
September	171	151	
October	176	150	
November	198	130	
December	186	108	

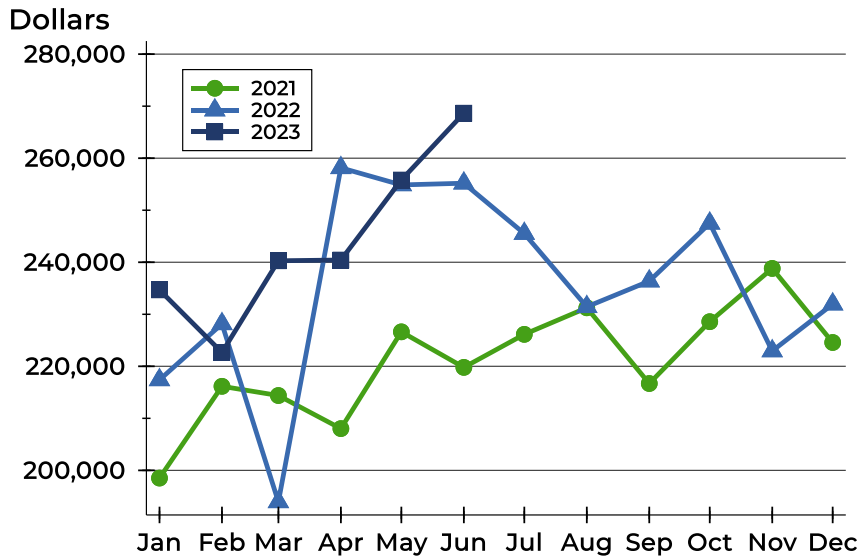
## Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	3.4%	2.7	80,986	84,500	45	47	88.2%	94.9%	86.1%	83.3%
\$100,000-\$124,999	7	3.4%	3.1	113,000	115,000	35	35	94.4%	95.9%	92.8%	95.7%
\$125,000-\$149,999	12	5.8%	1.9	138,033	138,950	17	8	99.9%	100.0%	99.3%	100.0%
\$150,000-\$174,999	17	8.2%	1.2	162,485	165,000	11	4	99.5%	100.0%	98.4%	100.0%
\$175,000-\$199,999	24	11.5%	0.9	188,244	187,600	17	7	98.9%	100.0%	98.1%	99.4%
\$200,000-\$249,999	43	20.7%	1.4	224,391	225,000	20	4	99.9%	100.0%	99.5%	100.0%
\$250,000-\$299,999	28	13.5%	1.4	274,322	275,000	19	7	99.7%	100.0%	99.4%	100.0%
\$300,000-\$399,999	45	21.6%	2.7	345,651	348,000	40	13	99.5%	100.0%	98.6%	100.0%
\$400,000-\$499,999	14	6.7%	3.8	427,619	422,500	41	20	99.9%	100.0%	99.2%	99.6%
\$500,000-\$749,999	10	4.8%	4.6	591,554	585,000	39	8	99.8%	100.0%	99.4%	100.0%
\$750,000-\$999,999	1	0.5%	15.0	800,000	800,000	67	67	94.1%	94.1%	66.7%	66.7%
\$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



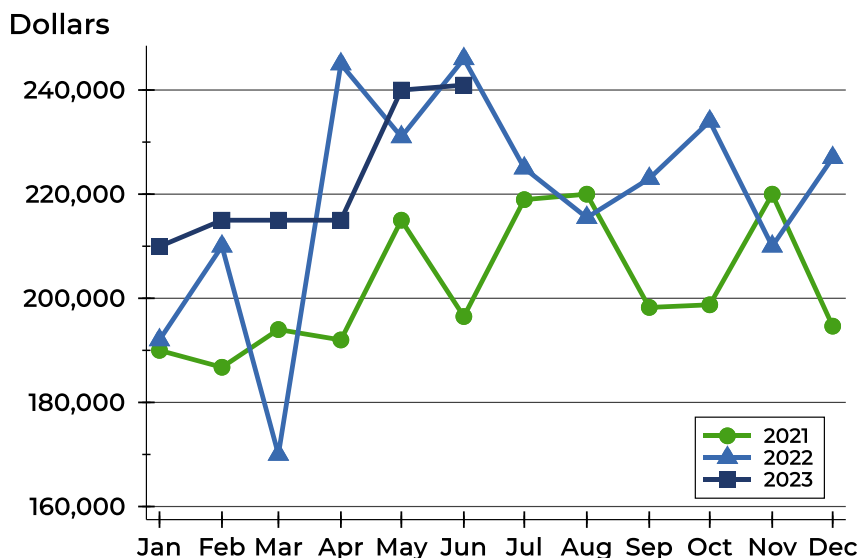
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	198,521	217,391	<b>234,691</b>
February	216,160	228,158	<b>222,667</b>
March	214,389	193,945	<b>240,285</b>
April	208,029	258,150	<b>240,432</b>
May	226,626	254,866	<b>255,809</b>
June	219,799	255,188	<b>268,657</b>
July	226,145	245,513	
August	231,247	231,445	
September	216,697	236,376	
October	228,580	247,486	
November	238,812	222,947	
December	224,583	231,945	

## Median Price

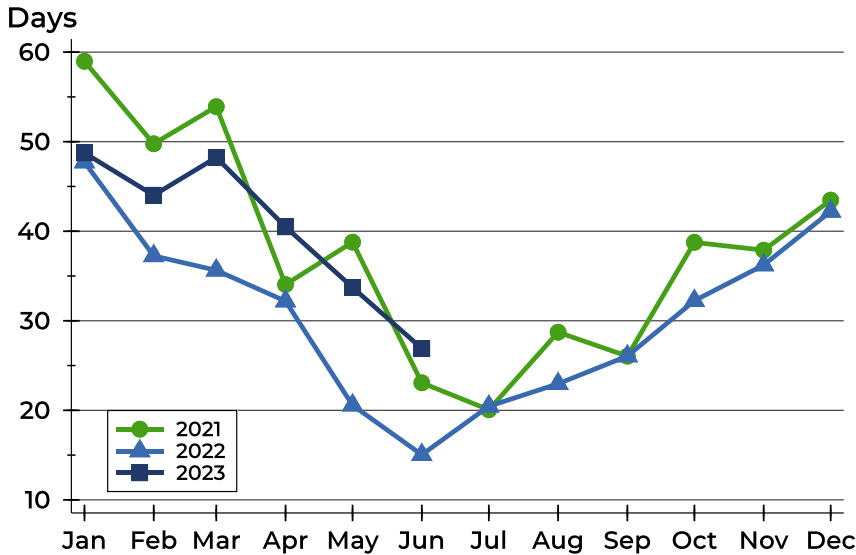


Month	2021	2022	2023
January	190,000	192,000	<b>209,950</b>
February	186,750	210,000	<b>215,000</b>
March	194,000	170,000	<b>215,000</b>
April	192,000	245,000	<b>215,000</b>
May	215,000	231,000	<b>240,000</b>
June	196,500	246,000	<b>240,950</b>
July	218,950	225,000	
August	220,000	215,500	
September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



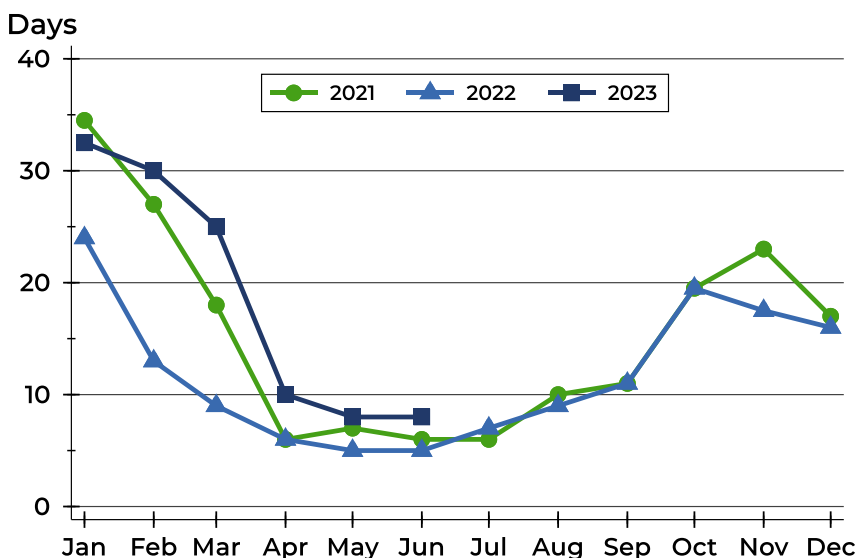
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



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

## Median DOM



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



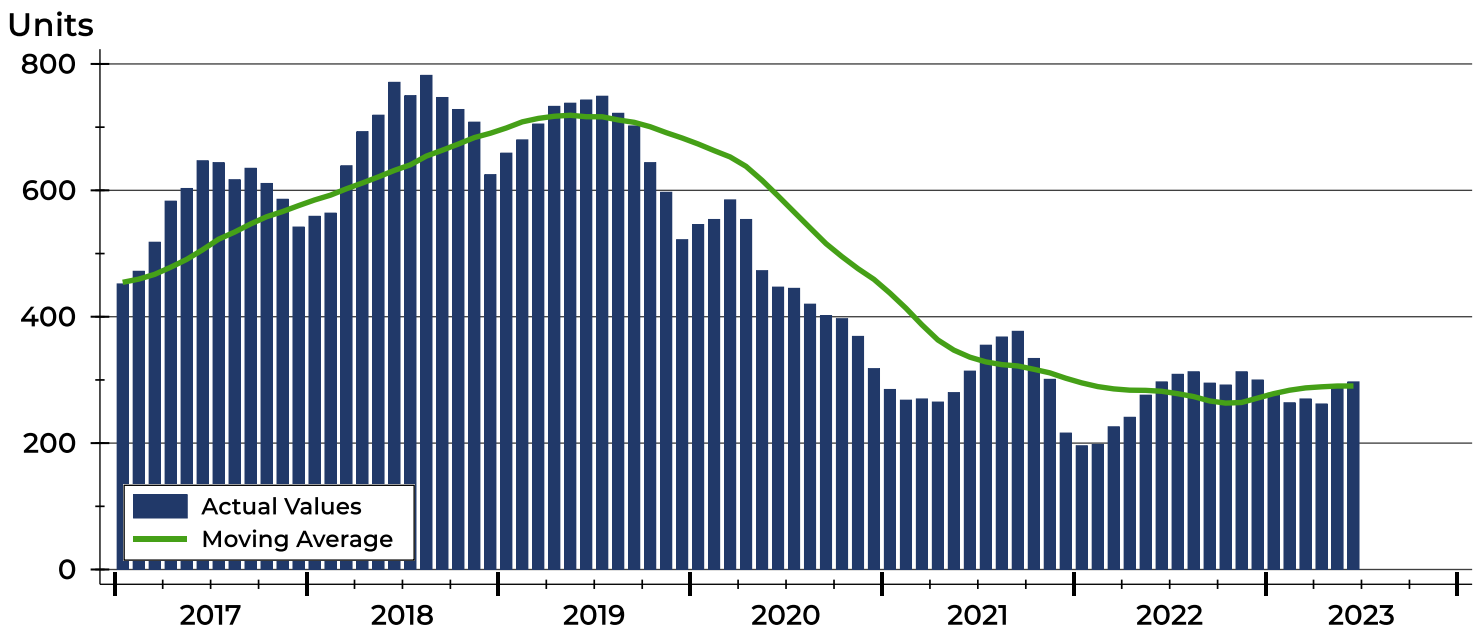
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2023	End of June 2022	Change
Active Listings		297	297	0.0%
Volume (1,000s)		90,305	82,583	9.4%
Months' Supply		2.0	1.7	17.6%
Average	List Price	304,058	278,058	9.4%
	Days on Market	72	61	18.0%
	Percent of Original	97.8%	98.3%	-0.5%
Median	List Price	270,000	239,000	13.0%
	Days on Market	54	41	31.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 297 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of June. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of June was \$270,000, up 13.0% from 2022. The typical time on market for active listings was 54 days, up from 41 days a year earlier.

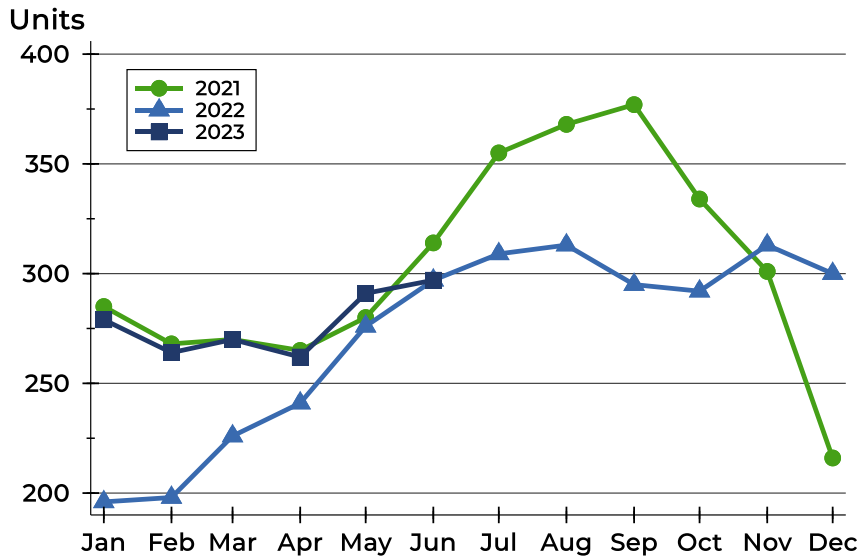
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



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

## Active Listings by Price Range

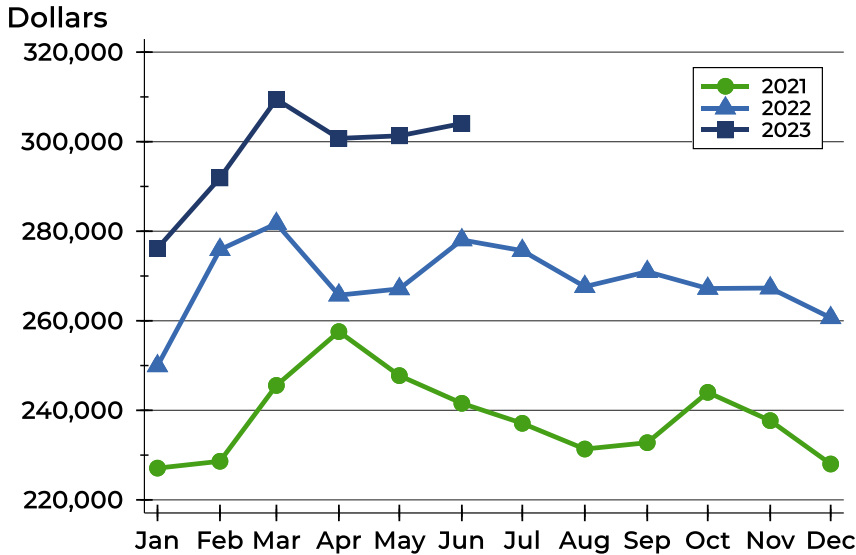
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.3%	N/A	35,000	35,000	17	17	100.0%	100.0%
\$50,000-\$99,999	21	7.1%	2.7	78,567	79,900	81	66	94.6%	100.0%
\$100,000-\$124,999	25	8.4%	3.1	114,460	115,000	80	85	98.0%	100.0%
\$125,000-\$149,999	21	7.1%	1.9	137,395	137,500	61	61	98.6%	100.0%
\$150,000-\$174,999	18	6.1%	1.2	165,061	167,750	60	65	97.9%	100.0%
\$175,000-\$199,999	13	4.4%	0.9	189,646	189,000	76	41	98.1%	100.0%
\$200,000-\$249,999	38	12.8%	1.4	226,967	229,950	56	27	98.7%	100.0%
\$250,000-\$299,999	31	10.4%	1.4	276,016	275,000	61	45	97.8%	100.0%
\$300,000-\$399,999	67	22.6%	2.7	356,543	359,000	61	44	97.9%	100.0%
\$400,000-\$499,999	33	11.1%	3.8	443,477	440,000	99	59	97.1%	97.8%
\$500,000-\$749,999	20	6.7%	4.6	598,738	594,500	72	65	98.9%	100.0%
\$750,000-\$999,999	5	1.7%	15.0	871,580	895,000	208	146	94.4%	98.0%
\$1,000,000 and up	4	1.3%	N/A	1,350,000	1,250,000	114	77	100.0%	100.0%





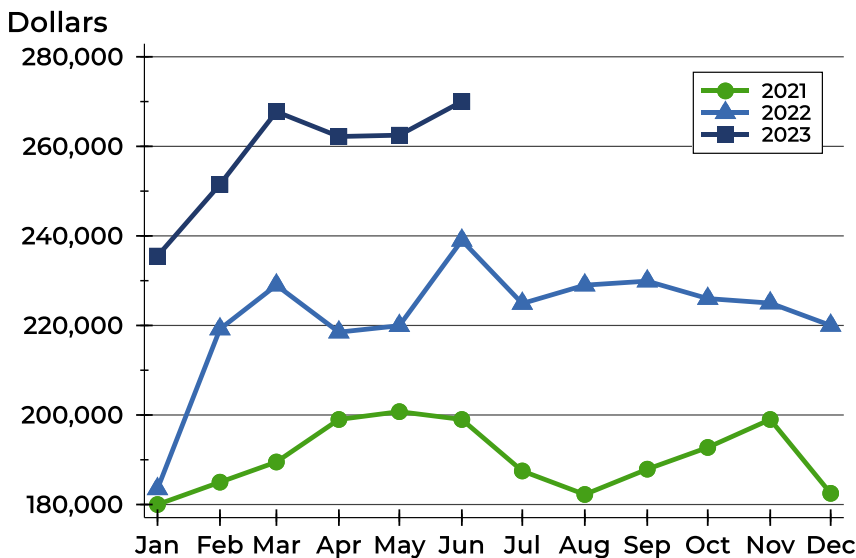
## Manhattan-Junction City Metropolitan Area Active Listings Analysis

### Average Price



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

### Median Price

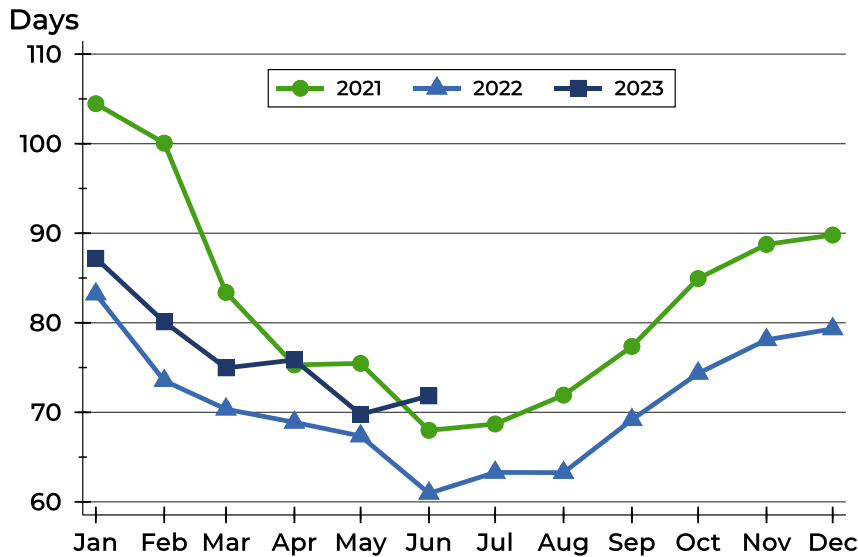


Month	2021	2022	2023
<b>January</b>	180,000	183,500	<b>235,500</b>
<b>February</b>	185,000	219,200	<b>251,500</b>
<b>March</b>	189,500	229,000	<b>267,750</b>
<b>April</b>	199,000	218,500	<b>262,200</b>
<b>May</b>	200,750	219,950	<b>262,500</b>
<b>June</b>	199,000	239,000	<b>270,000</b>
<b>July</b>	187,499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



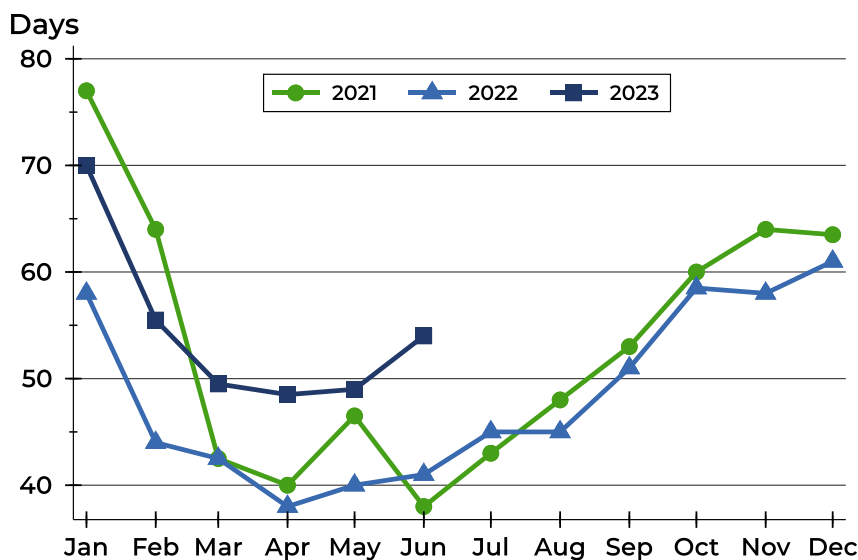
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



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

## Median DOM

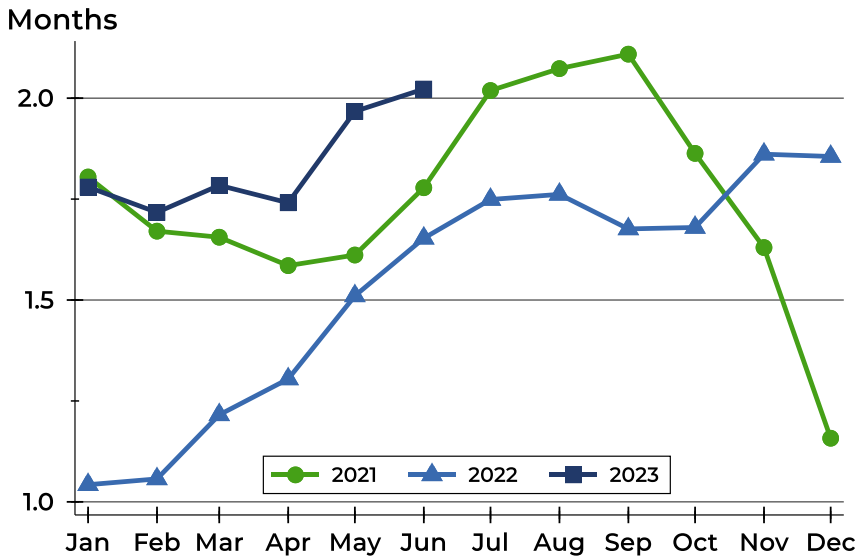


Month	2021	2022	2023
January	77	58	<b>70</b>
February	64	44	<b>56</b>
March	43	43	<b>50</b>
April	40	38	<b>49</b>
May	47	40	<b>49</b>
June	38	41	<b>54</b>
July	43	45	
August	48	45	
September	53	51	
October	60	59	
November	64	58	
December	64	61	



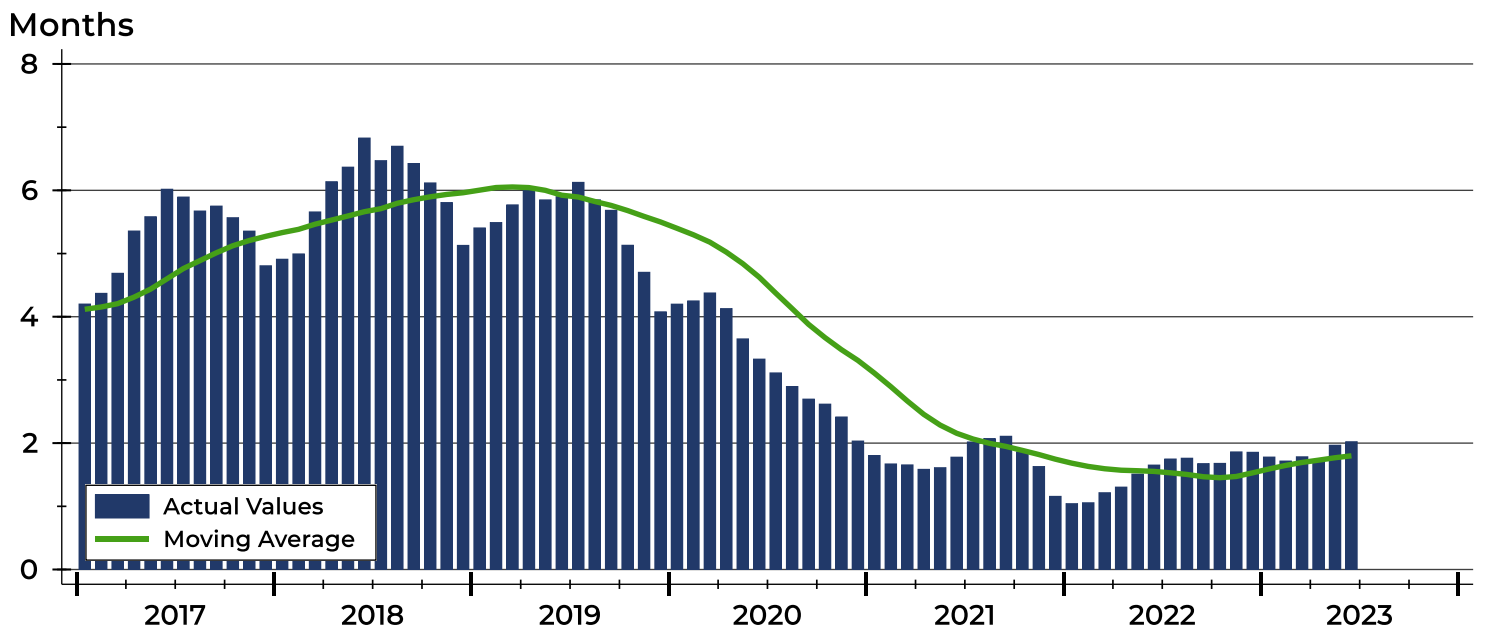
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	
August	2.1	1.8	
September	2.1	1.7	
October	1.9	1.7	
November	1.6	1.9	
December	1.2	1.9	

## History of Month's Supply





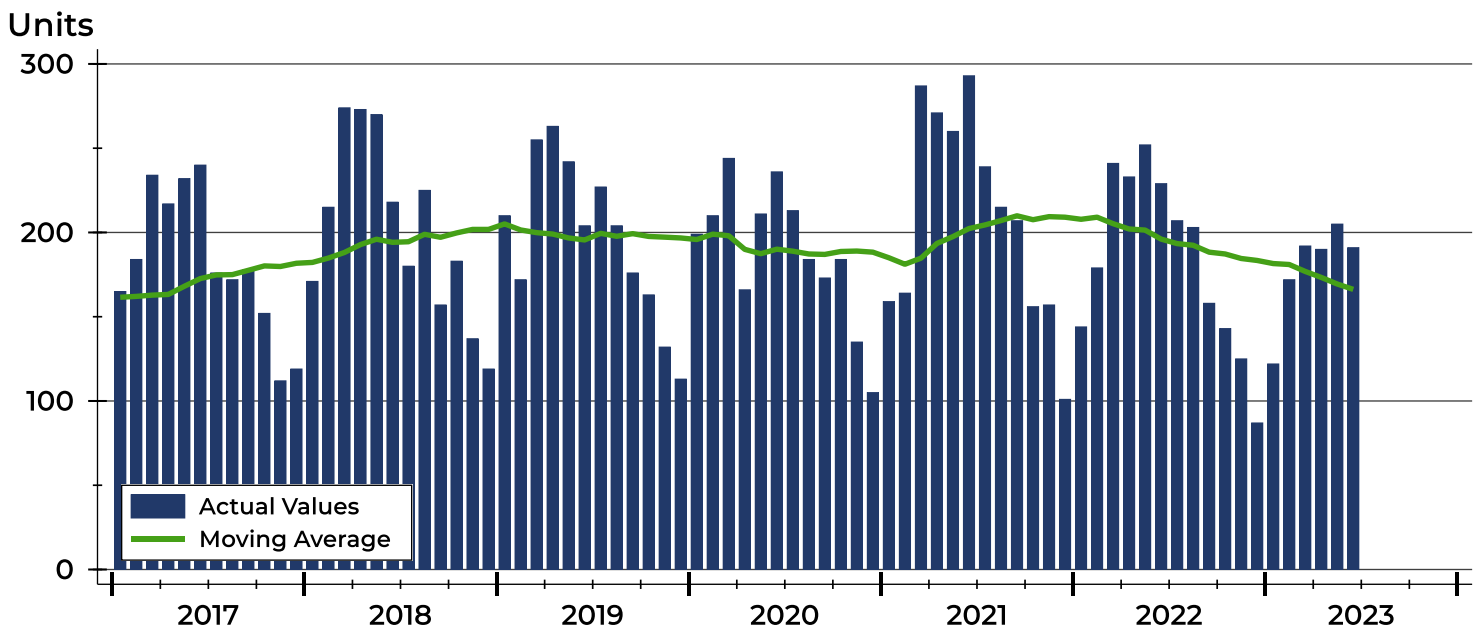
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	June 2022	Change
Current Month	New Listings	191	229	-16.6%
	Volume (1,000s)	52,474	56,945	-7.9%
	Average List Price	274,733	248,667	10.5%
	Median List Price	249,000	229,000	8.7%
Year-to-Date	New Listings	1,072	1,278	-16.1%
	Volume (1,000s)	291,072	323,779	-10.1%
	Average List Price	271,522	253,348	7.2%
	Median List Price	248,200	235,000	5.6%

A total of 191 new listings were added in the Manhattan-Junction City metropolitan area during June, down 16.6% from the same month in 2022. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,072 new listings.

The median list price of these homes was \$249,000 up from \$229,000 in 2022.

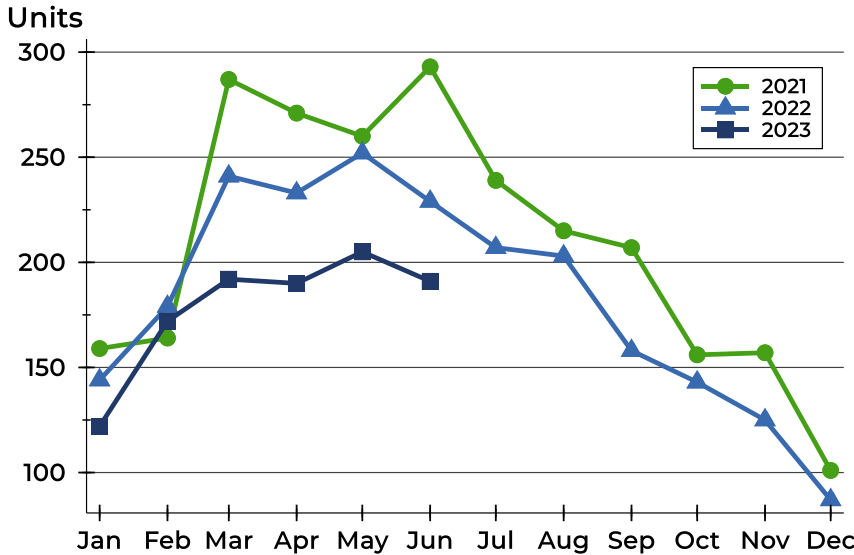
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2021	2022	2023
<b>January</b>	159	144	<b>122</b>
<b>February</b>	164	179	<b>172</b>
<b>March</b>	287	241	<b>192</b>
<b>April</b>	271	233	<b>190</b>
<b>May</b>	260	252	<b>205</b>
<b>June</b>	293	229	<b>191</b>
<b>July</b>	239	207	
<b>August</b>	215	203	
<b>September</b>	207	158	
<b>October</b>	156	143	
<b>November</b>	157	125	
<b>December</b>	101	87	

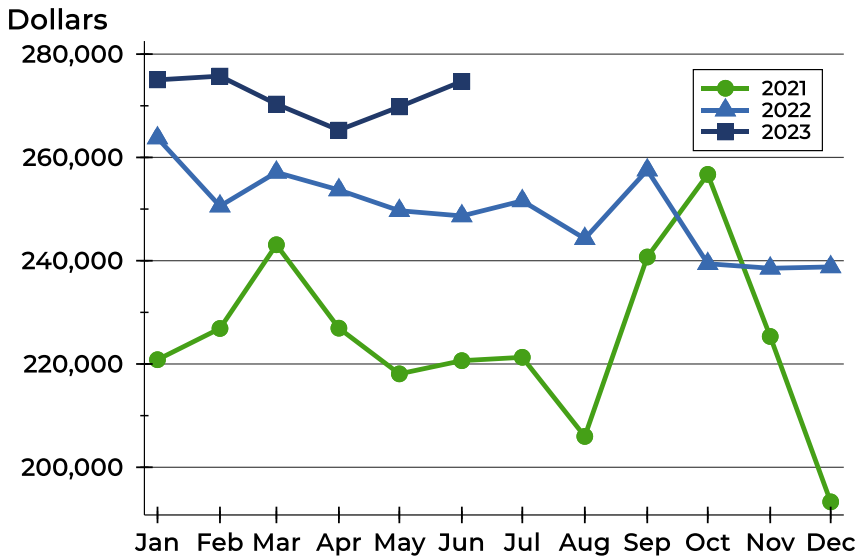
## New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	10,000	10,000	7	7	40.0%	40.0%
\$25,000-\$49,999	1	0.5%	35,000	35,000	25	25	100.0%	100.0%
\$50,000-\$99,999	5	2.6%	75,880	79,900	19	17	100.0%	100.0%
\$100,000-\$124,999	8	4.2%	111,863	111,200	15	15	100.0%	100.0%
\$125,000-\$149,999	16	8.4%	139,088	139,900	11	9	100.2%	100.0%
\$150,000-\$174,999	17	8.9%	160,929	160,000	8	6	102.6%	100.0%
\$175,000-\$199,999	13	6.8%	184,846	186,000	9	5	99.1%	100.0%
\$200,000-\$249,999	35	18.3%	227,680	230,000	14	11	99.7%	100.0%
\$250,000-\$299,999	29	15.2%	275,862	275,000	12	9	99.1%	100.0%
\$300,000-\$399,999	42	22.0%	348,049	340,000	14	12	99.7%	100.0%
\$400,000-\$499,999	15	7.9%	463,713	459,000	16	11	98.2%	100.0%
\$500,000-\$749,999	7	3.7%	600,425	584,900	14	11	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	795,000	795,000	6	6	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,250,000	1,250,000	16	16	100.0%	100.0%



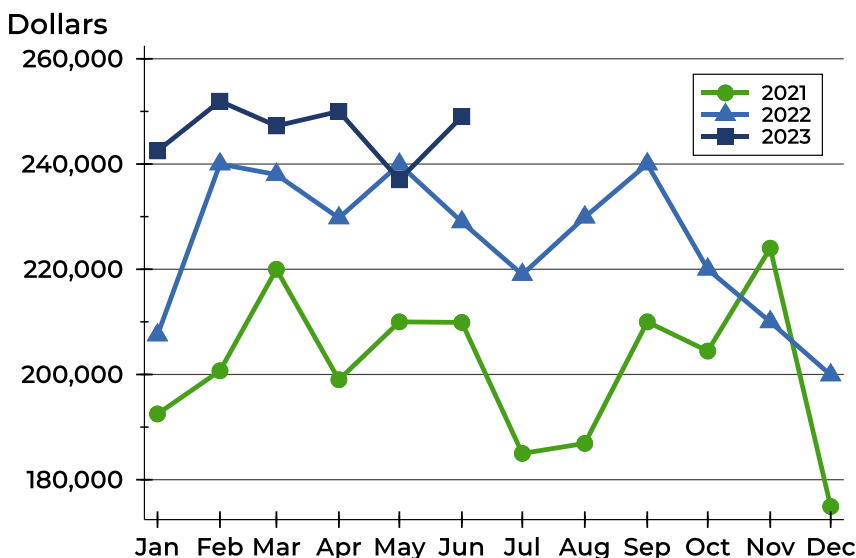
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	220,835	263,760	<b>275,017</b>
<b>February</b>	226,880	250,575	<b>275,745</b>
<b>March</b>	243,090	257,117	<b>270,334</b>
<b>April</b>	226,937	253,704	<b>265,286</b>
<b>May</b>	218,091	249,689	<b>269,800</b>
<b>June</b>	220,645	248,667	<b>274,733</b>
<b>July</b>	221,297	251,590	
<b>August</b>	205,980	244,276	
<b>September</b>	240,720	257,556	
<b>October</b>	256,716	239,422	
<b>November</b>	225,330	238,542	
<b>December</b>	193,303	238,800	

## Median Price



Month	2021	2022	2023
<b>January</b>	192,500	207,500	<b>242,500</b>
<b>February</b>	200,700	240,000	<b>251,950</b>
<b>March</b>	220,000	238,000	<b>247,250</b>
<b>April</b>	199,000	229,750	<b>250,000</b>
<b>May</b>	210,000	239,950	<b>237,000</b>
<b>June</b>	209,900	229,000	<b>249,000</b>
<b>July</b>	185,000	219,000	
<b>August</b>	186,900	229,900	
<b>September</b>	210,000	240,000	
<b>October</b>	204,450	220,000	
<b>November</b>	224,000	210,000	
<b>December</b>	174,900	199,900	



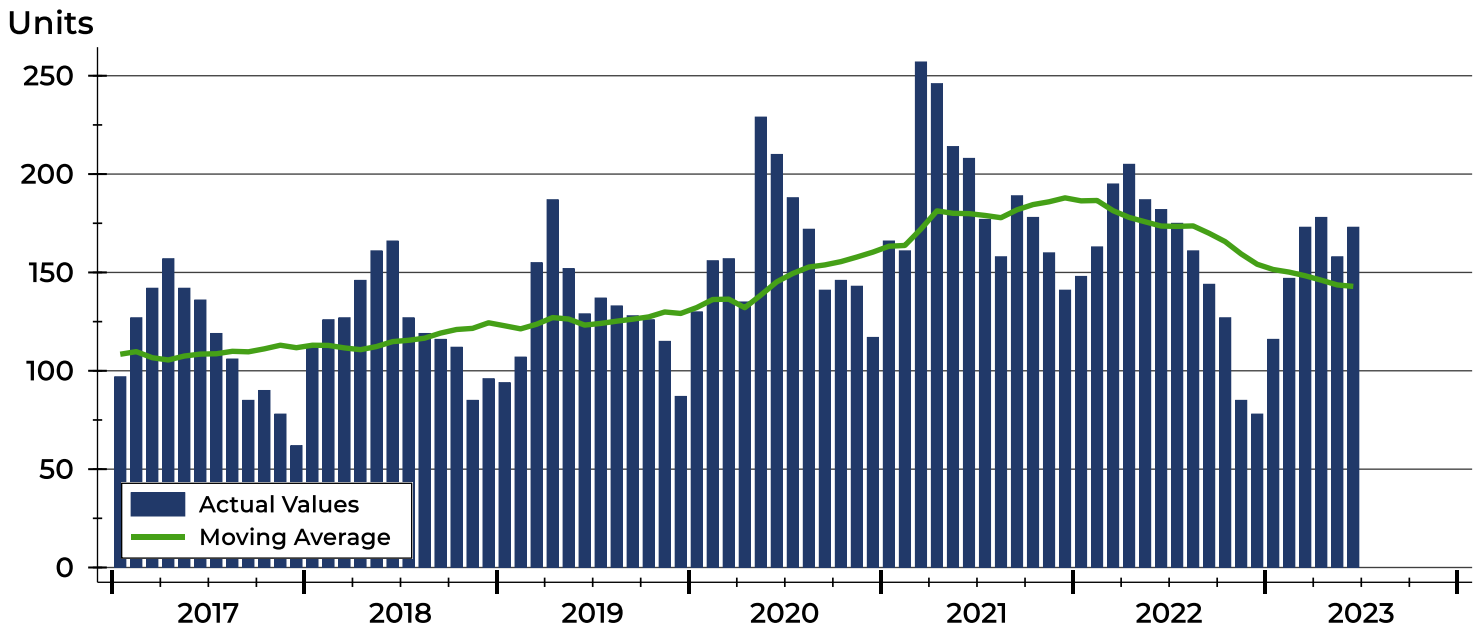
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2023	June 2022	Change	Year-to-Date		
		2023	2022		2023	2022	Change
Contracts Written		173	182	-4.9%	945	1,080	-12.5%
Volume (1,000s)		46,008	41,115	11.9%	242,125	258,744	-6.4%
Average	Sale Price	265,945	225,904	17.7%	256,217	239,578	6.9%
	Days on Market	25	21	19.0%	35	24	45.8%
	Percent of Original	98.6%	98.0%	0.6%	97.7%	99.4%	-1.7%
Median	Sale Price	244,900	207,500	18.0%	232,000	224,700	3.2%
	Days on Market	9	9	0.0%	11	6	83.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 173 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of June, down from 182 in 2022. The median list price of these homes was \$244,900, up from \$207,500 the prior year.

Half of the homes that went under contract in June were on the market less than 9 days, compared to 9 days in June 2022.

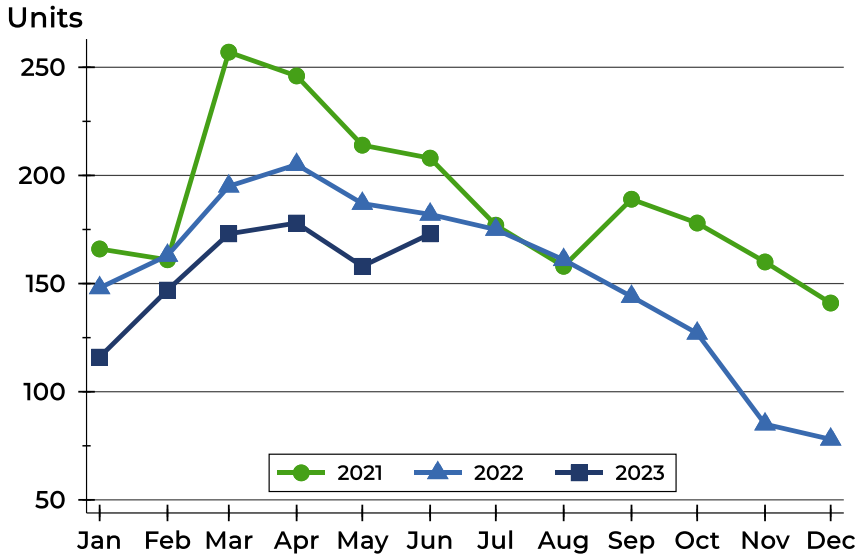
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2021	2022	2023
January	166	148	<b>116</b>
February	161	163	<b>147</b>
March	257	195	<b>173</b>
April	246	205	<b>178</b>
May	214	187	<b>158</b>
June	208	182	<b>173</b>
July	177	175	
August	158	161	
September	189	144	
October	178	127	
November	160	85	
December	141	78	

## Contracts Written by Price Range

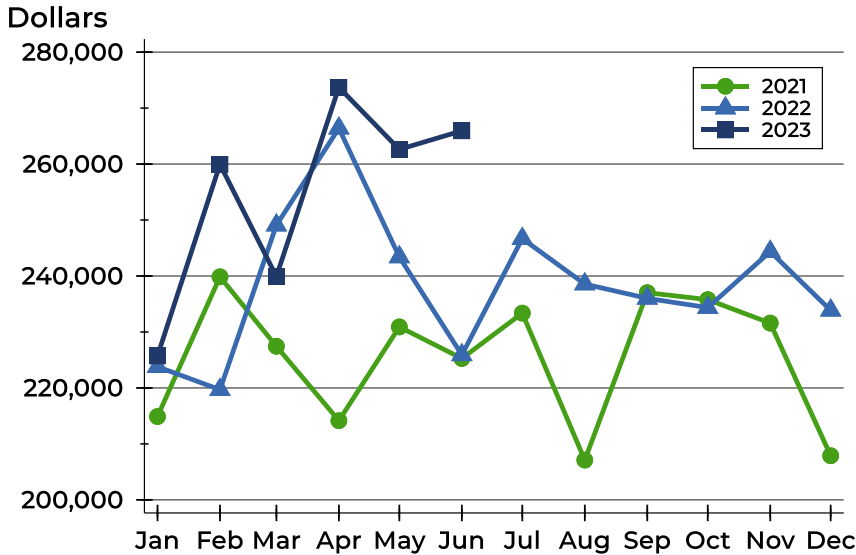
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	10,000	10,000	7	7	40.0%	40.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	3.5%	79,633	79,950	48	36	94.9%	100.0%
\$100,000-\$124,999	7	4.0%	112,986	109,000	29	14	96.8%	100.0%
\$125,000-\$149,999	15	8.7%	138,620	136,000	40	7	99.3%	100.0%
\$150,000-\$174,999	18	10.4%	162,200	164,950	13	6	101.6%	100.0%
\$175,000-\$199,999	17	9.8%	186,476	189,000	22	9	99.0%	100.0%
\$200,000-\$249,999	28	16.2%	226,298	227,000	17	9	98.9%	100.0%
\$250,000-\$299,999	23	13.3%	277,743	275,000	13	5	99.6%	100.0%
\$300,000-\$399,999	40	23.1%	347,964	339,778	32	17	98.7%	100.0%
\$400,000-\$499,999	10	5.8%	462,489	465,000	26	10	96.7%	100.0%
\$500,000-\$749,999	7	4.0%	642,547	629,900	51	44	98.1%	98.5%
\$750,000-\$999,999	1	0.6%	795,000	795,000	6	6	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





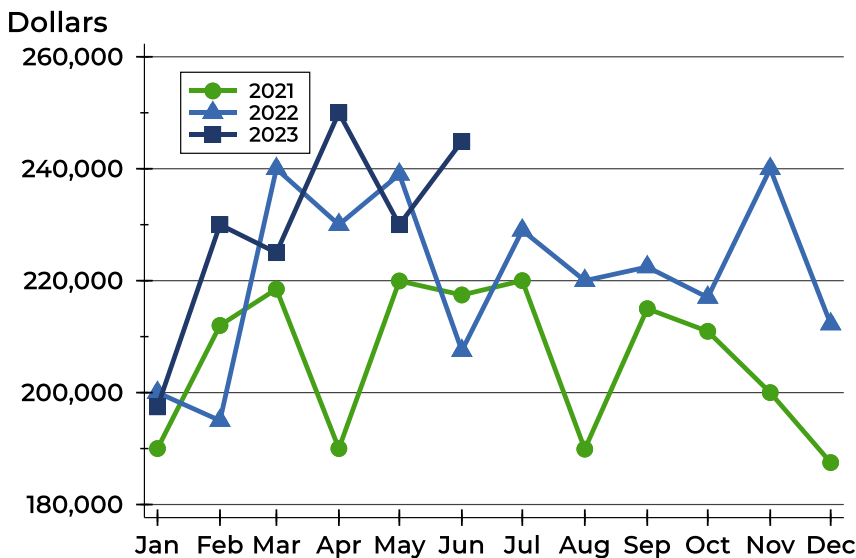
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	214,887	223,795	<b>225,720</b>
<b>February</b>	239,856	219,692	<b>259,954</b>
<b>March</b>	227,443	249,081	<b>239,909</b>
<b>April</b>	214,153	266,400	<b>273,711</b>
<b>May</b>	230,907	243,398	<b>262,625</b>
<b>June</b>	225,273	225,904	<b>265,945</b>
<b>July</b>	233,371	246,682	
<b>August</b>	207,110	238,561	
<b>September</b>	237,022	236,006	
<b>October</b>	235,780	234,355	
<b>November</b>	231,587	244,362	
<b>December</b>	207,895	233,866	

## Median Price

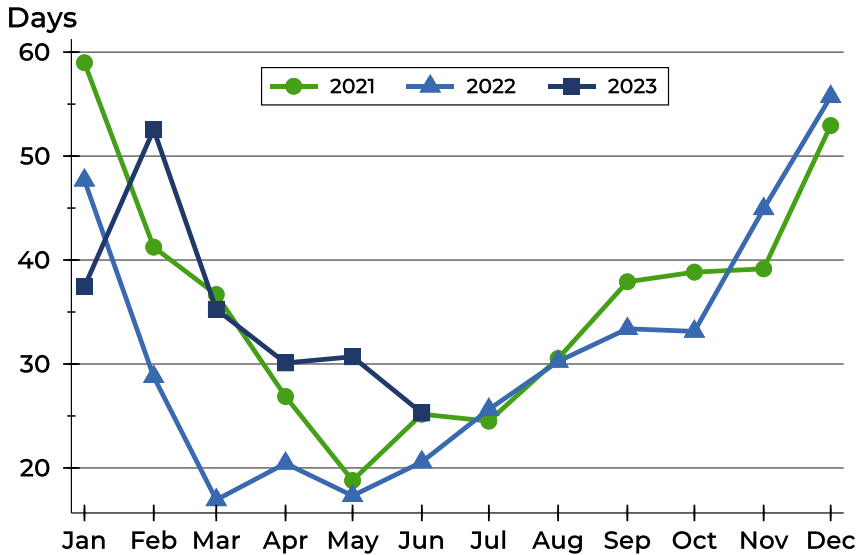


Month	2021	2022	2023
<b>January</b>	190,000	200,000	<b>197,450</b>
<b>February</b>	212,000	195,000	<b>230,000</b>
<b>March</b>	218,500	240,000	<b>225,000</b>
<b>April</b>	190,000	230,000	<b>250,000</b>
<b>May</b>	219,950	239,000	<b>230,000</b>
<b>June</b>	217,450	207,500	<b>244,900</b>
<b>July</b>	220,000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



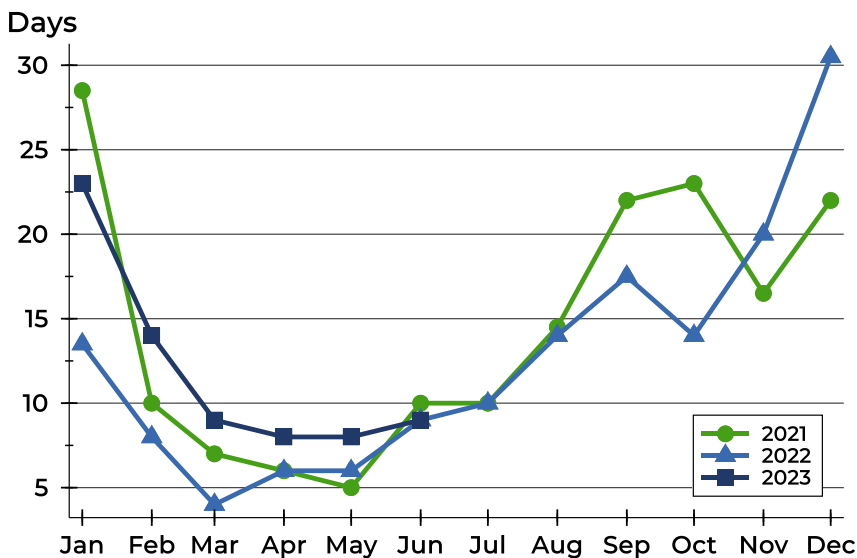
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



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

## Median DOM



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



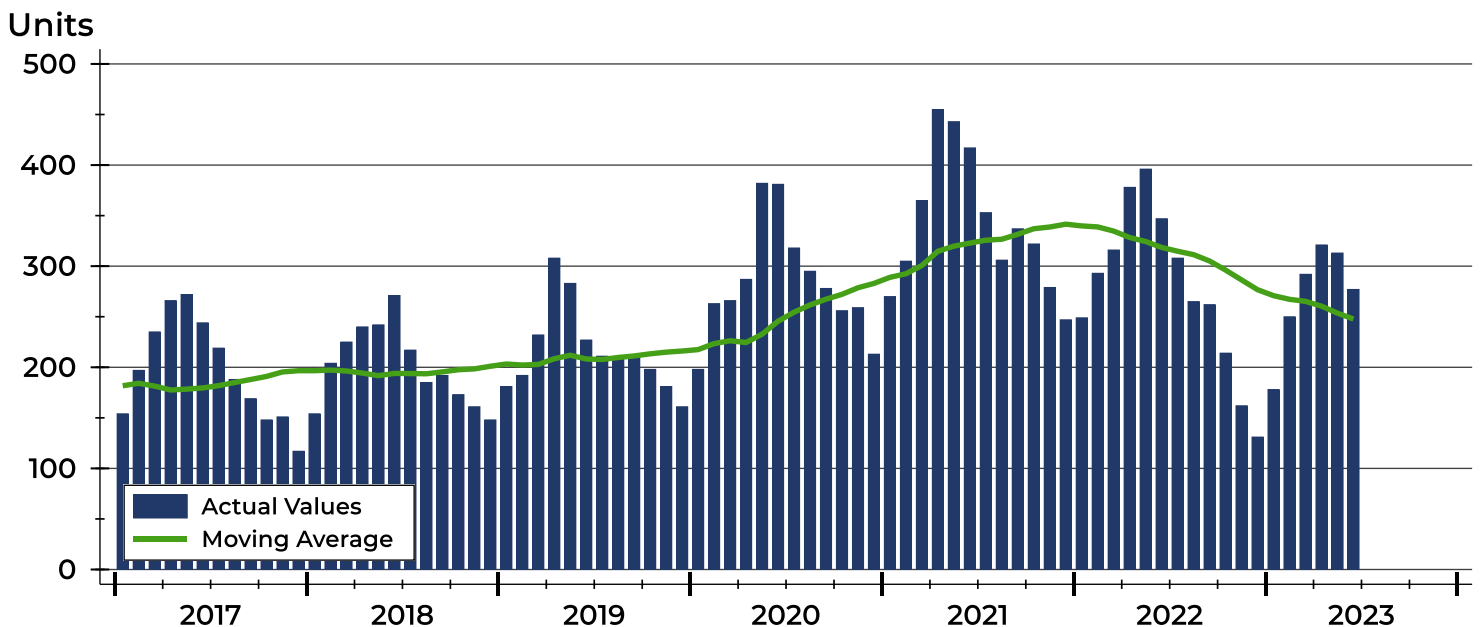
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of June 2022	Change
Pending Contracts		277	347	-20.2%
Volume (1,000s)		74,123	83,883	-11.6%
Average	List Price	267,592	241,739	10.7%
	Days on Market	30	22	36.4%
	Percent of Original	99.0%	99.0%	0.0%
Median	List Price	245,000	225,000	8.9%
	Days on Market	10	8	25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 277 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of June, down from 347 contracts pending at the end of June 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.

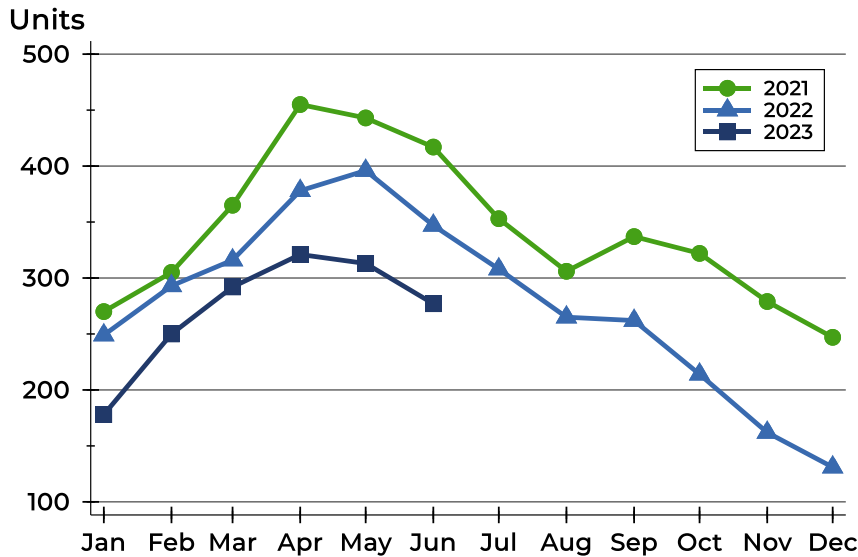
## History of Pending Contracts





# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



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

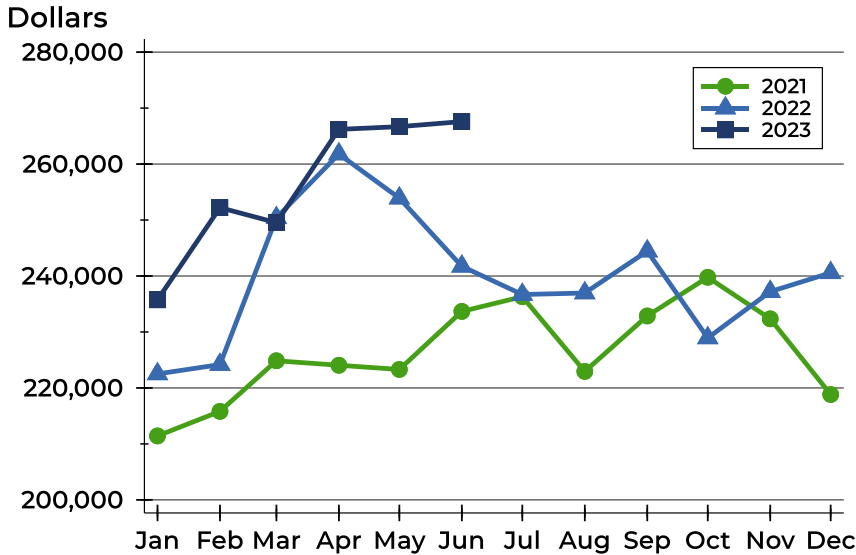
## Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	10,000	10,000	7	7	40.0%	40.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	12	4.3%	76,342	79,000	50	40	96.4%	100.0%
\$100,000-\$124,999	12	4.3%	115,533	118,750	24	13	99.6%	100.0%
\$125,000-\$149,999	26	9.4%	137,815	135,000	33	8	99.6%	100.0%
\$150,000-\$174,999	26	9.4%	163,012	165,000	21	7	100.7%	100.0%
\$175,000-\$199,999	28	10.1%	185,496	185,700	22	8	99.7%	100.0%
\$200,000-\$249,999	38	13.7%	226,812	229,500	19	7	99.9%	100.0%
\$250,000-\$299,999	45	16.2%	276,022	275,000	15	5	100.2%	100.0%
\$300,000-\$399,999	58	20.9%	345,619	339,950	44	18	98.2%	100.0%
\$400,000-\$499,999	14	5.1%	467,501	465,162	34	14	98.2%	100.0%
\$500,000-\$749,999	14	5.1%	616,380	625,000	62	50	98.7%	100.0%
\$750,000-\$999,999	3	1.1%	845,000	795,000	45	54	94.2%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



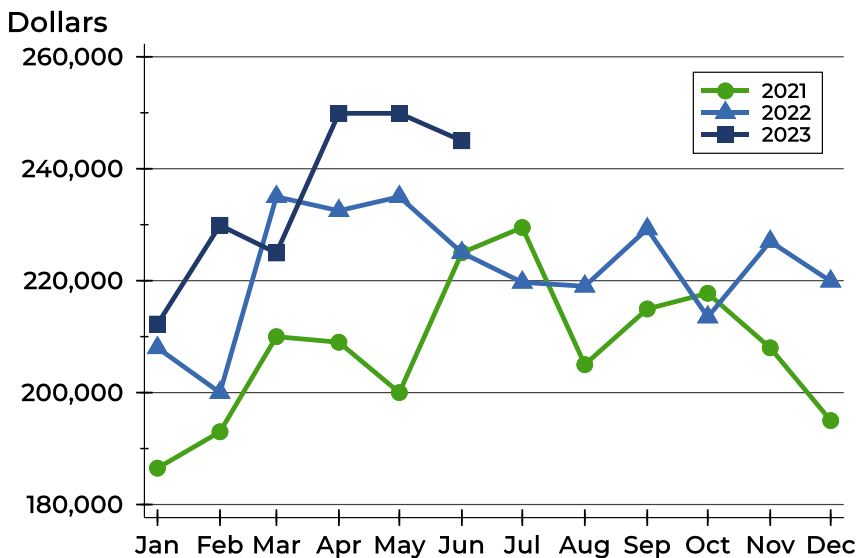
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



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

## Median Price

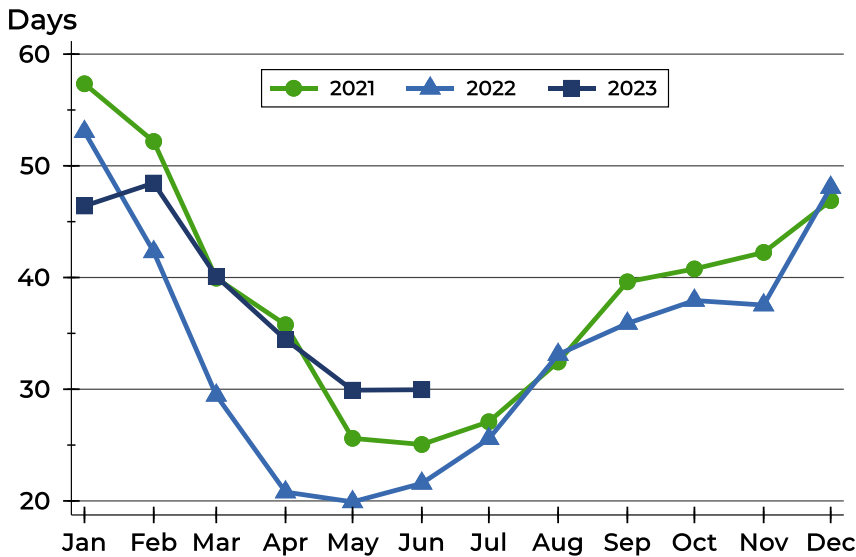


Month	2021	2022	2023
January	186,500	208,000	<b>212,250</b>
February	193,000	200,000	<b>229,900</b>
March	210,000	235,000	<b>224,950</b>
April	209,000	232,500	<b>249,900</b>
May	200,000	235,000	<b>249,900</b>
June	225,000	225,000	<b>245,000</b>
July	229,500	219,700	
August	205,000	219,000	
September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



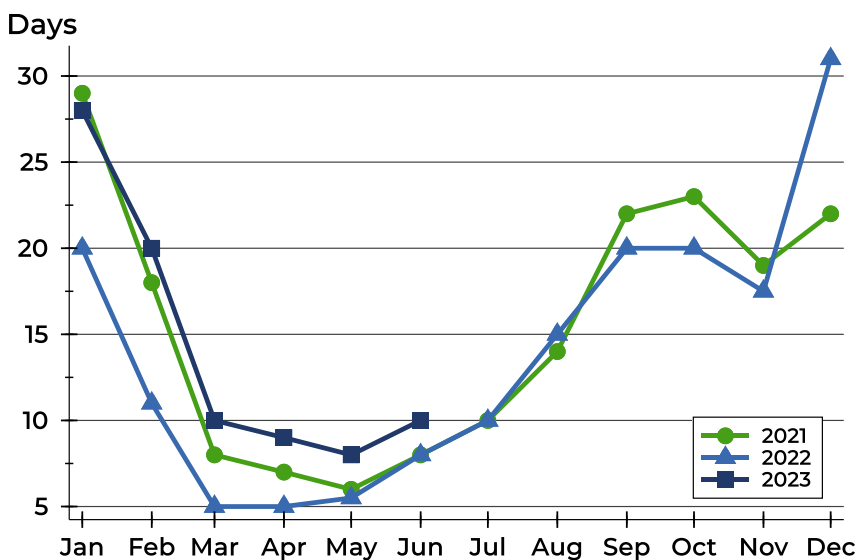
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average DOM



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

## Median DOM



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