

# AUGUST 2020 >>

# FLINT HILLS MLS STATISTICS



## MARKET OVERVIEW >>

### Manhattan MSA Home Sales Rose in August

Total home sales in the Manhattan-Junction City Combined Statistical Area rose by 7.7% last month to 167 units, compared to 155 units in August 2019. Total sales volume was \$35.9 million, up 3.3% from a year earlier.

The median sale price in August was \$196,000, up from \$194,000 a year earlier. Homes that sold in August were typically on the market for 26 days and sold for 99.1% of their list prices.

### Manhattan MSA Active Listings Down at End of August

The total number of active listings in the Manhattan-Junction City Combined Statistical Area at the end of August was 419 units, down from 722 at the same point in 2019. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$179,900.

During August, a total of 169 contracts were written up from 133 in August 2019. At the end of the month, there were 295 contracts pending, compared to 209 at the end of August 2019.

### Your Association Working for You!

The Flint Hills MLS statistical reports are one of the many benefits you receive from being a member of the Flint Hills Association of REALTORS®. Through a partnership with the Kansas Association of REALTORS®, we will send you these reports each month to help you better serve your clients and promote your business.

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Manhattan-Junction City Combined Statistical Area				
Current Month		August		
Summary Statistics		2020	2019	Change
Home Sales		167	155	7.7%
Active Listings		419	722	-42.0%
Months' Supply		2.9	5.9	-49.9%
New Listings		172	203	-15.3%
Contracts Written		169	133	27.1%
Pending Contracts		295	209	41.1%
Sales Volume (1,000s)		35,941	34,782	3.3%
Average	Sale Price	215,214	224,398	-4.1%
	List Price of Actives	226,919	202,978	11.8%
	Days on Market	49	73	-32.8%
	Percent of List	99.0%	97.7%	1.3%
	Percent of Original	97.2%	94.5%	2.9%
Median	Sale Price	196,000	194,000	1.0%
	List Price of Actives	179,900	169,900	5.9%
	Days on Market	26	53	-50.9%
	Percent of List	99.1%	98.4%	0.7%
	Percent of Original	98.2%	97.0%	1.2%

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# THREE-YEAR COMPARISONS

## SUMMARY >>

**BREAKDOWNS BY HOME TYPE  
MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
AS OF 9/7/2020**

August MLS Statistics By Property Type		2020			2019			2018		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>167</b>	<b>161</b>	<b>6</b>	155	144	11	141	122	19
Change from prior year		7.7%	11.8%	-45.5%	9.9%	18.0%	-42.1%	7.6%	3.4%	46.2%
Active Listings		<b>419</b>	<b>388</b>	<b>31</b>	722	675	47	782	705	77
Change from prior year		-42.0%	-42.5%	-34.0%	-7.7%	-4.3%	-39.0%	26.7%	32.5%	-9.4%
Months' Supply		<b>2.9</b>	<b>2.9</b>	<b>3.5</b>	5.9	5.9	5.0	6.7	6.8	5.8
Change from prior year		-49.9%	-51.2%	-29.6%	-12.7%	-13.1%	-13.9%	18.1%	24.4%	-20.9%
New Listings		<b>172</b>	<b>165</b>	<b>7</b>	203	195	8	225	204	21
Change from prior year		-15.3%	-15.4%	-12.5%	-9.8%	-4.4%	-61.9%	30.8%	34.2%	5.0%
Contracts Written		<b>169</b>	<b>162</b>	<b>7</b>	133	129	4	119	111	8
Change from prior year		27.1%	25.6%	75.0%	11.8%	16.2%	-50.0%	12.3%	20.7%	-42.9%
Pending Contracts		<b>295</b>	<b>275</b>	<b>20</b>	209	200	9	185	169	16
Change from prior year		41.1%	37.5%	122.2%	13.0%	18.3%	-43.8%	-1.6%	1.2%	-23.8%
Sales Volume (1,000s)		<b>35,941</b>	<b>33,955</b>	<b>1,986</b>	34,782	31,354	3,428	27,603	22,642	4,961
Change from prior year		3.3%	8.3%	-42.1%	26.0%	38.5%	-30.9%	7.1%	3.2%	29.5%
Average	Sale Price	<b>215,214</b>	<b>210,901</b>	<b>330,959</b>	224,398	217,735	311,627	195,764	185,590	261,092
	Change from prior year	-4.1%	-3.1%	6.2%	14.6%	17.3%	19.4%	-0.5%	-0.2%	-11.4%
	List Price of Actives	<b>226,919</b>	<b>218,241</b>	<b>335,535</b>	202,978	197,865	276,408	205,323	196,480	286,295
	Change from prior year	11.8%	10.3%	21.4%	-1.1%	0.7%	-3.5%	-11.4%	-9.2%	-12.6%
	Days on Market	<b>49</b>	<b>49</b>	<b>54</b>	73	71	99	74	67	118
	Change from prior year	-32.8%	-31.3%	-45.7%	-1.0%	6.1%	-16.2%	33.9%	25.3%	68.3%
	Percent of List	<b>99.0%</b>	<b>99.0%</b>	<b>100.0%</b>	97.7%	97.5%	100.7%	96.9%	96.3%	100.5%
Change from prior year	1.3%	1.5%	-0.7%	0.9%	1.2%	0.2%	-1.2%	-1.4%	-0.6%	
Percent of Original	<b>97.2%</b>	<b>97.1%</b>	<b>100.0%</b>	94.5%	94.0%	100.2%	93.9%	93.0%	99.2%	
Change from prior year	2.9%	3.3%	-0.2%	0.6%	1.1%	1.0%	-2.8%	-3.3%	-0.9%	
Median	Sale Price	<b>196,000</b>	<b>195,000</b>	<b>329,878</b>	194,000	189,566	279,000	181,000	168,500	247,000
	Change from prior year	1.0%	2.9%	18.2%	7.2%	12.5%	13.0%	-2.7%	-5.8%	-18.9%
	List Price of Actives	<b>179,900</b>	<b>166,000</b>	<b>315,000</b>	169,900	165,000	258,000	175,000	169,900	270,000
	Change from prior year	5.9%	0.6%	22.1%	-2.9%	-2.9%	-4.4%	-12.5%	-8.2%	-6.3%
	Days on Market	<b>26</b>	<b>24</b>	<b>53</b>	53	51	83	48	47	62
	Change from prior year	-50.9%	-52.9%	-36.7%	10.4%	9.7%	33.9%	26.3%	31.0%	31.9%
	Percent of List	<b>99.1%</b>	<b>98.9%</b>	<b>99.6%</b>	98.4%	98.3%	100.0%	97.7%	97.6%	99.5%
Change from prior year	0.7%	0.6%	-0.4%	0.8%	0.8%	0.5%	-1.0%	-1.0%	-0.5%	
Percent of Original	<b>98.2%</b>	<b>98.1%</b>	<b>99.6%</b>	97.0%	96.8%	100.0%	95.5%	95.5%	97.9%	
Change from prior year	1.2%	1.4%	-0.4%	1.6%	1.4%	2.2%	-2.0%	-1.9%	-2.1%	

# YEAR-TO-DATE STATISTICS

**SUMMARY >>**

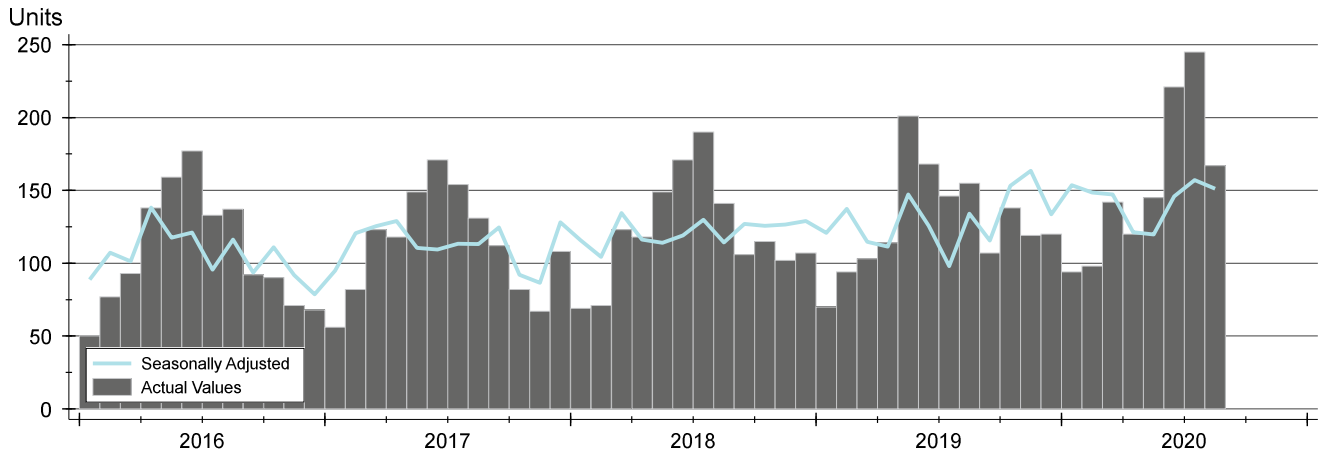
**YTD BREAKDOWNS BY HOME TYPE  
MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
AS OF 9/7/2020**

Year-to-Date Activity By Property Type		2020			2019			2018		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>1,232</b>	<b>1,163</b>	<b>69</b>	1,051	971	80	1,032	915	117
Change from prior year		17.2%	19.8%	-13.8%	1.8%	6.1%	-31.6%	4.9%	3.0%	21.9%
New Listings		<b>1,644</b>	<b>1,551</b>	<b>93</b>	1,776	1,693	83	1,827	1,668	159
Change from prior year		-7.4%	-8.4%	12.0%	-2.8%	1.5%	-47.8%	12.7%	15.3%	-8.6%
Contracts Written		<b>1,373</b>	<b>1,296</b>	<b>77</b>	1,095	1,019	76	1,084	967	117
Change from prior year		25.4%	27.2%	1.3%	1.0%	5.4%	-35.0%	5.7%	5.6%	6.4%
Sales Volume (1,000s)		<b>253,239</b>	<b>232,491</b>	<b>20,748</b>	213,744	190,762	22,983	207,498	175,055	32,443
Change from prior year		18.5%	21.9%	-9.7%	3.0%	9.0%	-29.2%	3.3%	1.3%	16.0%
Average	Sale Price	<b>205,551</b>	<b>199,906</b>	<b>300,699</b>	203,372	196,459	287,282	201,064	191,317	277,290
	Change from prior year	1.1%	1.8%	4.7%	1.1%	2.7%	3.6%	-1.5%	-1.7%	-4.8%
	Days on Market	<b>67</b>	<b>66</b>	<b>79</b>	73	71	93	76	72	100
	Change from prior year	-8.3%	-7.2%	-15.0%	-3.7%	-1.9%	-6.8%	12.5%	13.9%	-0.6%
	Percent of List	<b>98.1%</b>	<b>98.0%</b>	<b>100.1%</b>	97.9%	97.6%	100.9%	97.7%	97.4%	100.4%
Change from prior year	0.3%	0.4%	-0.7%	0.1%	0.2%	0.5%	0.3%	0.2%	0.6%	
Median	Percent of Original	<b>96.0%</b>	<b>95.8%</b>	<b>99.7%</b>	95.4%	95.0%	99.9%	95.7%	95.3%	99.1%
	Change from prior year	0.7%	0.8%	-0.2%	-0.3%	-0.3%	0.8%	0.3%	0.2%	0.9%
	Sale Price	<b>190,000</b>	<b>186,000</b>	<b>275,000</b>	188,000	179,000	278,500	187,000	175,000	265,000
	Change from prior year	1.1%	3.9%	-1.3%	0.5%	2.3%	5.1%	1.0%	-2.4%	0.7%
	Days on Market	<b>32</b>	<b>31</b>	<b>33</b>	42	40	80	43	41	69
Change from prior year	-23.8%	-22.5%	-58.7%	-2.3%	-2.4%	15.9%	13.2%	17.1%	-9.8%	
Percent of List	<b>98.8%</b>	<b>98.6%</b>	<b>100.0%</b>	98.4%	98.3%	100.0%	98.5%	98.2%	100.0%	
Change from prior year	0.3%	0.4%	0.0%	-0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	
Percent of Original	<b>97.8%</b>	<b>97.6%</b>	<b>100.0%</b>	97.4%	97.1%	100.0%	96.9%	96.7%	99.4%	
Change from prior year	0.4%	0.6%	0.0%	0.5%	0.4%	0.6%	-0.3%	-0.5%	0.1%	

# CLOSED LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Closed Listings		August			Year-to-Date		
		2020	2019	Change	2020	2019	Change
Closed Listings		<b>167</b>	155	7.7%	<b>1,232</b>	1,051	17.2%
Volume (1,000s)		<b>35,941</b>	34,782	3.3%	<b>253,239</b>	213,744	18.5%
Average	Sale Price	<b>215,214</b>	224,398	-4.1%	<b>205,551</b>	203,372	1.1%
	Days on Market	<b>49</b>	73	-32.8%	<b>67</b>	73	-8.3%
	Percent of List	<b>99.0%</b>	97.7%	1.3%	<b>98.1%</b>	97.9%	0.3%
	Percent of Original	<b>97.2%</b>	94.5%	2.9%	<b>96.0%</b>	95.4%	0.7%
Median	Sale Price	<b>196,000</b>	194,000	1.0%	<b>190,000</b>	188,000	1.1%
	Days on Market	<b>26</b>	53	-50.9%	<b>32</b>	42	-23.8%
	Percent of List	<b>99.1%</b>	98.4%	0.7%	<b>98.8%</b>	98.4%	0.3%
	Percent of Original	<b>98.2%</b>	97.0%	1.2%	<b>97.8%</b>	97.4%	0.4%

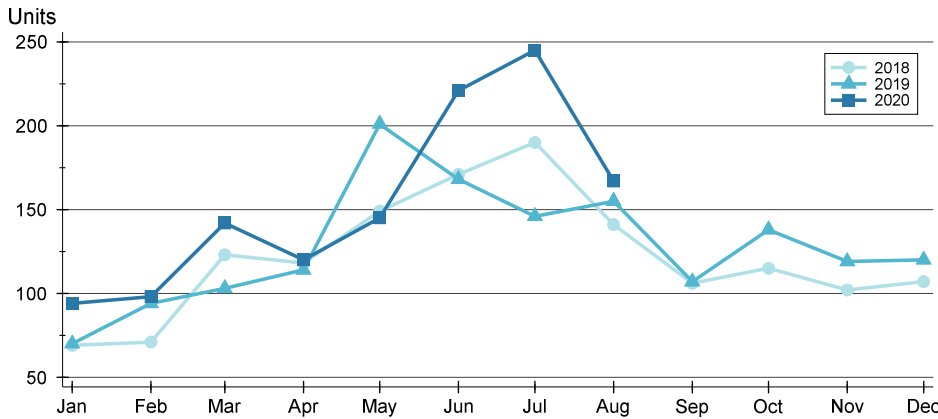
A total of 167 homes sold in the Manhattan-Junction City Combined Statistical Area in August, up from 155 units in August 2019. Total sales volume rose to \$35.9 million compared to \$34.8 million in the previous year.

The median sales price in August was \$196,000, up 1.0% compared to the prior year. Median days on market was 26 days, up from 25 days in July, but down from 53 in August 2019.

**CLOSED LISTINGS ANALYSIS**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	69	70	94
February	71	94	98
March	123	103	142
April	118	114	120
May	149	201	145
June	171	168	221
July	190	146	245
August	141	155	167
September	106	107	
October	115	138	
November	102	119	
December	107	120	

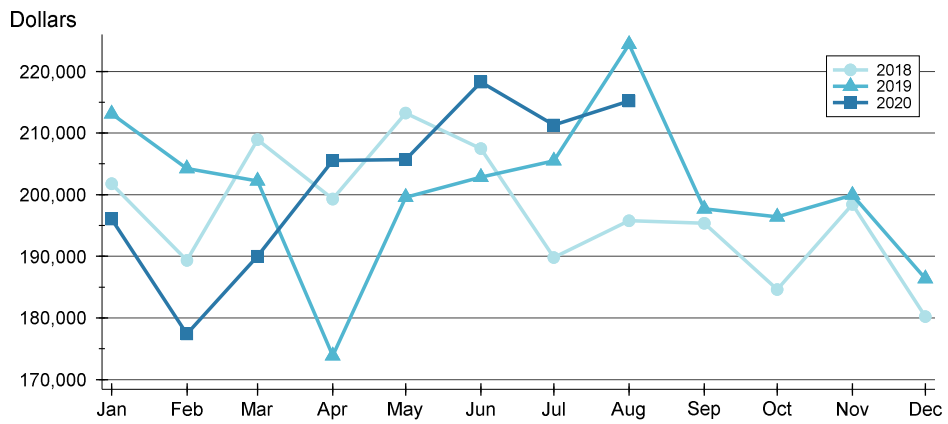
**BY PRICE RANGE** >>

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	0.6%	22	22,000	22,000	141	141	88.0%	88.0%	62.9%	62.9%
\$25,000-\$49,999	3	1.8%	118	39,367	40,000	43	50	111.5%	91.4%	111.5%	91.4%
\$50,000-\$99,999	14	8.4%	1,123	80,207	84,050	86	60	97.0%	97.9%	91.6%	96.0%
\$100,000-\$124,999	9	5.4%	986	109,500	110,000	69	55	96.9%	97.3%	95.4%	97.3%
\$125,000-\$149,999	16	9.6%	2,215	138,453	138,500	56	25	100.7%	98.7%	99.3%	98.0%
\$150,000-\$174,999	26	15.6%	4,248	163,373	164,450	40	29	99.0%	99.9%	97.8%	98.7%
\$175,000-\$199,999	19	11.4%	3,634	191,237	194,000	22	7	99.3%	100.0%	98.8%	99.5%
\$200,000-\$249,999	28	16.8%	6,235	222,679	220,500	38	11	98.1%	98.2%	96.7%	97.9%
\$250,000-\$299,999	21	12.6%	5,727	272,724	274,000	23	14	99.5%	99.3%	98.2%	98.4%
\$300,000-\$399,999	23	13.8%	7,809	339,522	329,500	71	30	99.6%	99.9%	97.7%	98.9%
\$400,000-\$499,999	2	1.2%	915	457,250	457,250	18	18	99.6%	99.6%	95.4%	95.4%
\$500,000-\$749,999	4	2.4%	2,116	529,022	525,545	109	98	97.5%	99.2%	96.1%	97.4%
\$750,000-\$999,999	1	0.6%	794	794,000	794,000	121	121	99.4%	99.4%	93.4%	93.4%
\$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	167	100.0%	35,941	215,214	196,000	49	26	99.0%	99.1%	97.2%	98.2%

**CLOSED LISTINGS ANALYSIS**

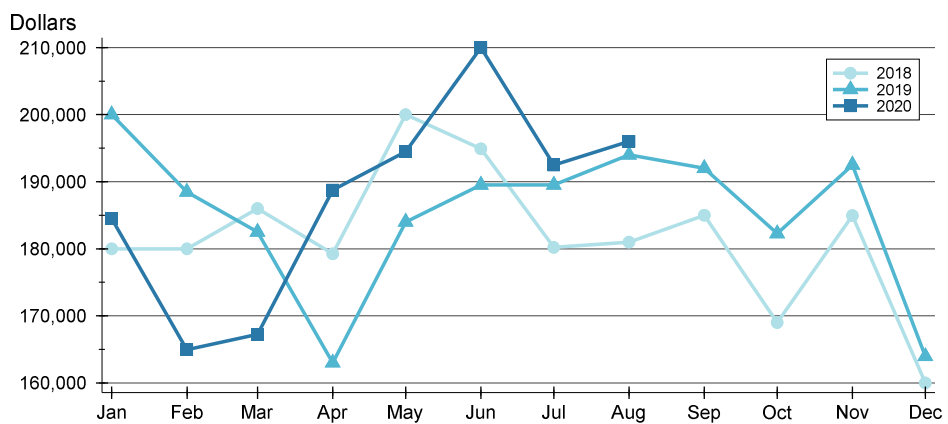
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	201,783	213,100	196,070
February	189,333	204,246	177,432
March	208,942	202,239	190,013
April	199,293	173,856	205,535
May	213,248	199,593	205,713
June	207,481	202,824	218,275
July	189,791	205,504	211,292
August	195,764	224,398	215,214
September	195,360	197,704	197,704
October	184,600	196,390	196,390
November	198,413	199,944	199,944
December	180,234	186,380	186,380

**MEDIAN PRICE** >>

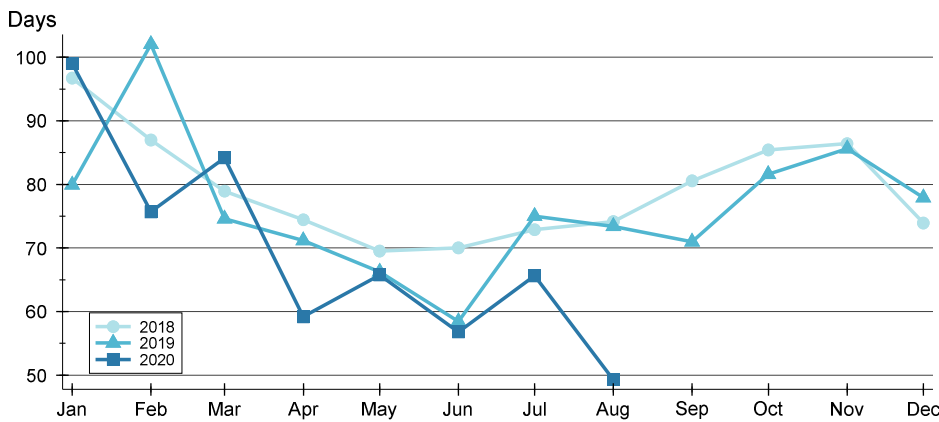


Month	2018	2019	2020
January	180,000	200,000	184,500
February	180,000	188,450	164,950
March	186,000	182,500	167,250
April	179,250	163,000	188,750
May	200,000	184,000	194,500
June	194,900	189,500	210,000
July	180,200	189,500	192,500
August	181,000	194,000	196,000
September	185,000	192,000	192,000
October	169,000	182,250	182,250
November	184,950	192,500	192,500
December	160,000	163,950	163,950

**CLOSED LISTINGS ANALYSIS**

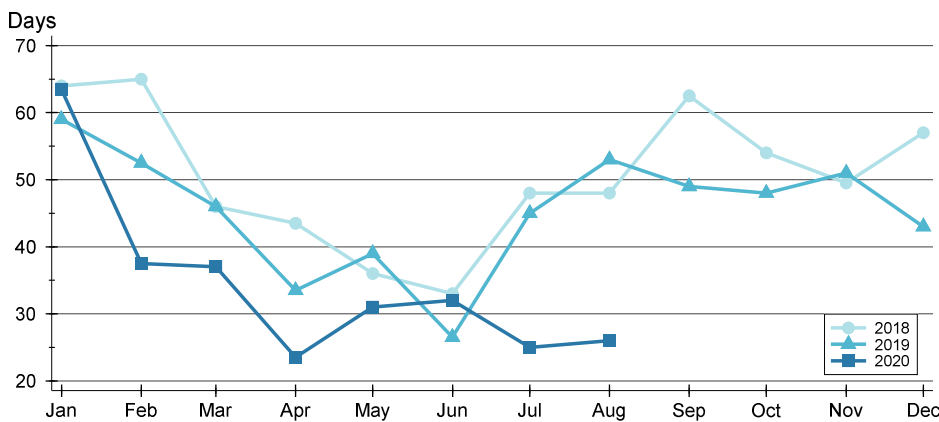
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	97	80	99
February	87	102	76
March	79	75	84
April	74	71	59
May	70	66	66
June	70	58	57
July	73	75	66
August	74	73	49
September	81	71	
October	85	82	
November	86	86	
December	74	78	

**MEDIAN DOM** >>

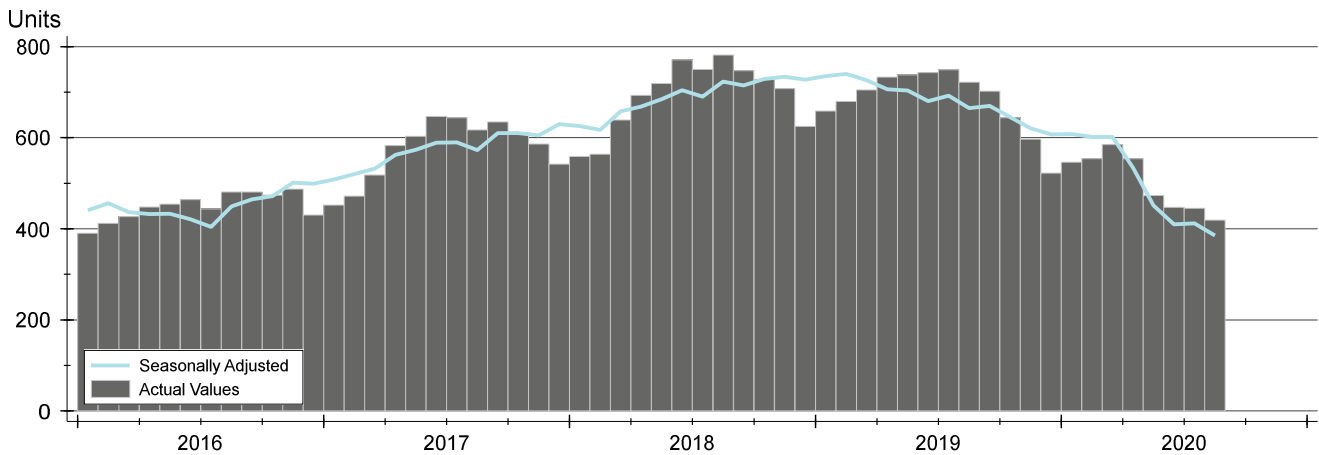


Month	2018	2019	2020
January	64	59	64
February	65	53	38
March	46	46	37
April	44	34	24
May	36	39	31
June	33	27	32
July	48	45	25
August	48	53	26
September	63	49	
October	54	48	
November	50	51	
December	57	43	

# ACTIVE LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Active Listings		End of August		
		2020	2019	Change
Active Listings		<b>419</b>	722	-42.0%
Months' Supply		<b>2.9</b>	5.9	-49.9%
Volume (1,000s)		<b>95,079</b>	146,550	-35.1%
Average	List Price	<b>226,919</b>	202,978	11.8%
	Days on Market	<b>107</b>	107	-0.6%
	Percent of Original	<b>97.4%</b>	96.9%	0.5%
Median	List Price	<b>179,900</b>	169,900	5.9%
	Days on Market	<b>63</b>	79	-20.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 419 homes were available for sale in the Manhattan-Junction City Combined Statistical Area at the end of August. This represents a 2.9 months' supply of active listings.

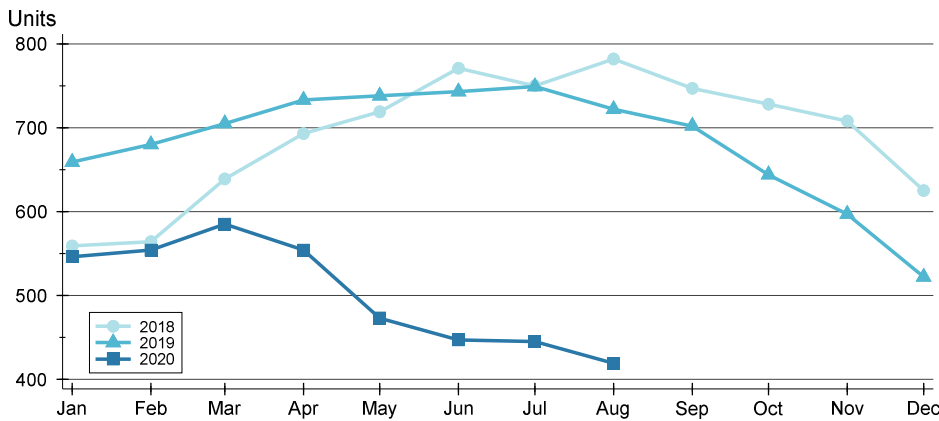
The median list price of homes on the market at the end of August was \$179,900, up 5.9% from 2019. The typical time on market for active listings was 63 days, down from 79 days a year earlier.



**ACTIVE LISTINGS ANALYSIS**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	559	659	546
February	564	680	554
March	639	705	585
April	693	733	554
May	719	738	473
June	771	743	447
July	750	749	445
August	782	722	419
September	747	702	
October	728	644	
November	708	597	
December	625	522	

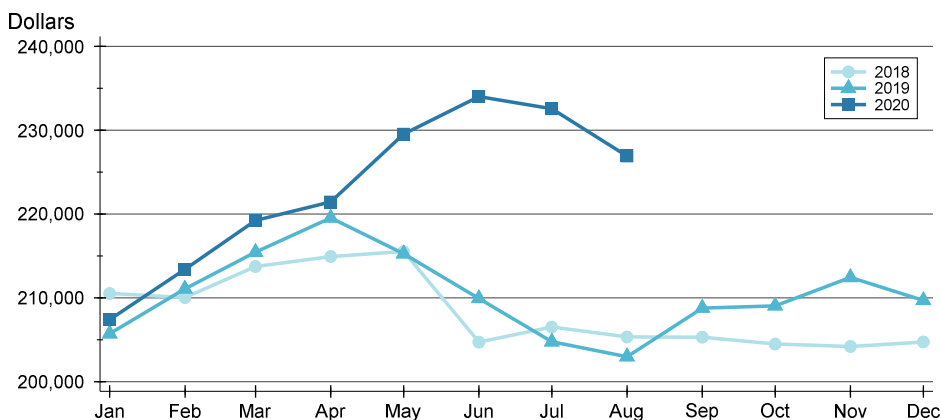
**BY PRICE RANGE** >>

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	4	1.0%	80	4.0	20,100	20,950	276	126	75.3%	71.6%
\$25,000-\$49,999	9	2.1%	360	3.0	39,967	39,900	157	134	97.4%	100.0%
\$50,000-\$99,999	52	12.4%	4,172	3.7	80,233	83,250	130	105	96.2%	100.0%
\$100,000-\$124,999	42	10.0%	4,775	4.7	113,696	115,000	86	57	97.3%	100.0%
\$125,000-\$149,999	53	12.6%	7,329	3.3	138,283	139,900	133	70	98.1%	100.0%
\$150,000-\$174,999	47	11.2%	7,609	1.8	161,891	160,000	102	72	97.9%	100.0%
\$175,000-\$199,999	34	8.1%	6,460	1.8	190,000	189,950	105	63	98.5%	100.0%
\$200,000-\$249,999	61	14.6%	13,699	2.2	224,570	220,000	87	48	97.4%	100.0%
\$250,000-\$299,999	32	7.6%	8,762	1.5	273,820	269,950	64	45	98.2%	100.0%
\$300,000-\$399,999	49	11.7%	17,068	2.1	348,318	349,500	90	69	97.7%	98.7%
\$400,000-\$499,999	12	2.9%	5,513	6.0	459,400	449,500	110	83	98.0%	100.0%
\$500,000-\$749,999	15	3.6%	8,836	3.8	589,087	565,000	97	62	97.6%	100.0%
\$750,000-\$999,999	5	1.2%	4,581	5.0	916,200	958,000	156	110	96.0%	100.0%
\$1,000,000 and up	4	1.0%	5,835	N/A	1,458,750	1,430,000	279	331	95.3%	97.9%
All price ranges	419	100.0%	95,079	2.5	226,919	179,900	107	63	97.4%	100.0%

**ACTIVE LISTINGS ANALYSIS**

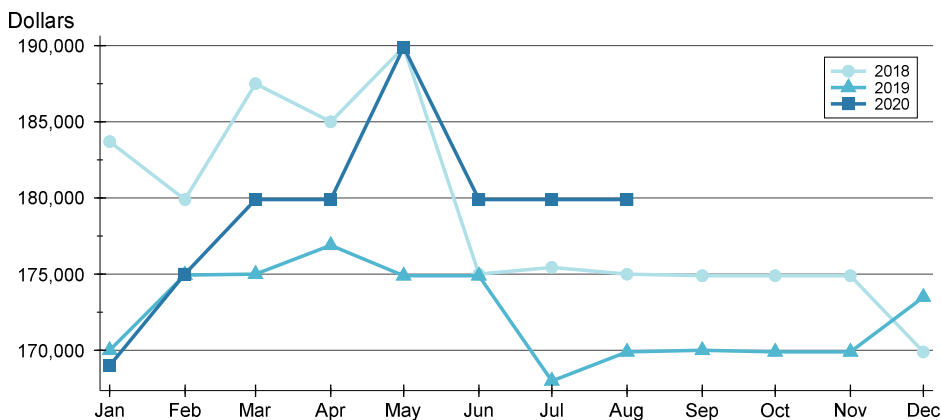
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	210,505	205,709	207,403
February	210,031	211,066	213,391
March	213,728	215,439	219,243
April	214,925	219,527	221,431
May	215,511	215,257	229,526
June	204,709	209,921	234,013
July	206,501	204,749	232,554
August	205,323	202,978	226,919
September	205,303	208,778	
October	204,479	209,044	
November	204,191	212,422	
December	204,738	209,690	

**MEDIAN PRICE** >>

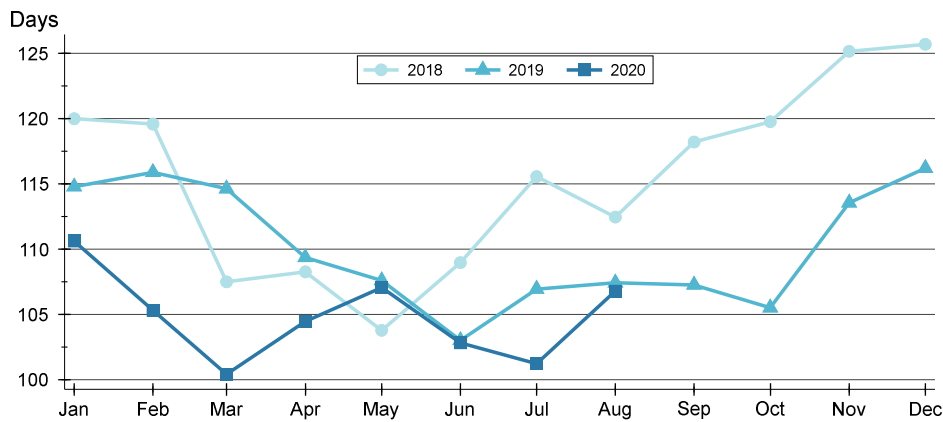


Month	2018	2019	2020
January	183,700	170,000	169,000
February	179,900	174,950	175,000
March	187,500	175,000	179,900
April	185,000	176,900	179,900
May	189,900	174,900	189,900
June	175,000	174,900	179,900
July	175,450	168,000	179,900
August	175,000	169,900	179,900
September	174,900	170,000	
October	174,900	169,900	
November	174,900	169,900	
December	169,900	173,500	

**ACTIVE LISTINGS ANALYSIS**

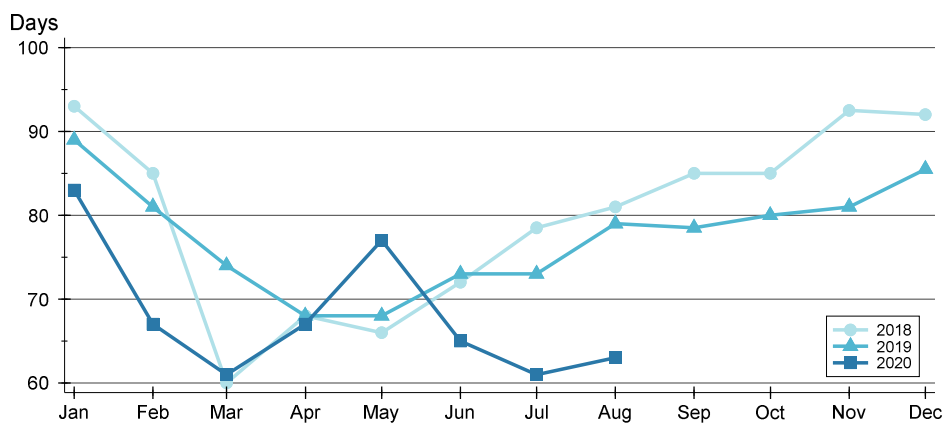
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	120	115	111
February	120	116	105
March	107	115	100
April	108	109	104
May	104	108	107
June	109	103	103
July	116	107	101
August	112	107	107
September	118	107	
October	120	106	
November	125	114	
December	126	116	

**MEDIAN DOM** >>

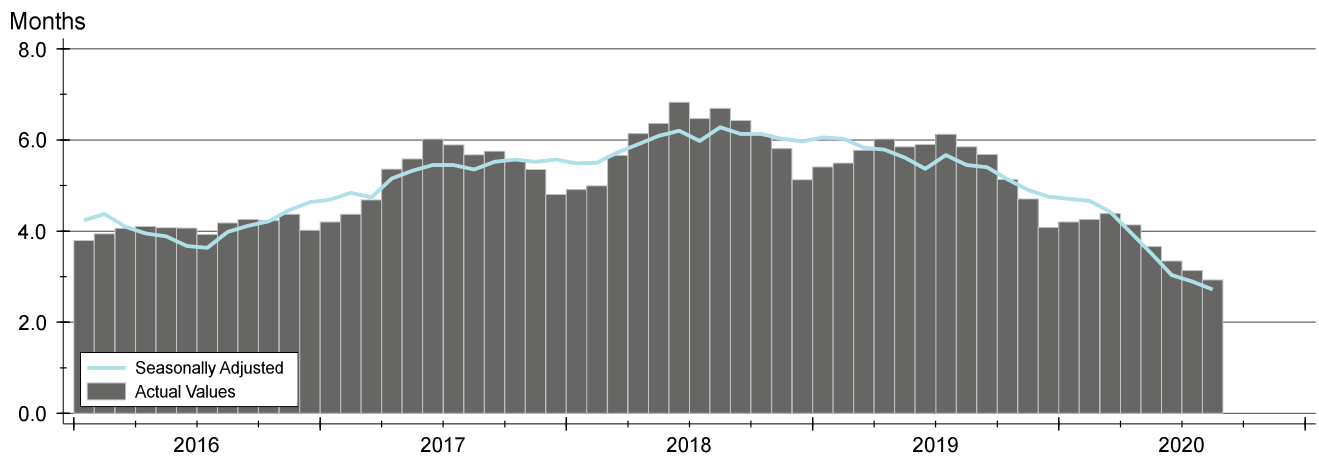


Month	2018	2019	2020
January	93	89	83
February	85	81	67
March	60	74	61
April	68	68	67
May	66	68	77
June	72	73	65
July	79	73	61
August	81	79	63
September	85	79	
October	85	80	
November	93	81	
December	92	86	

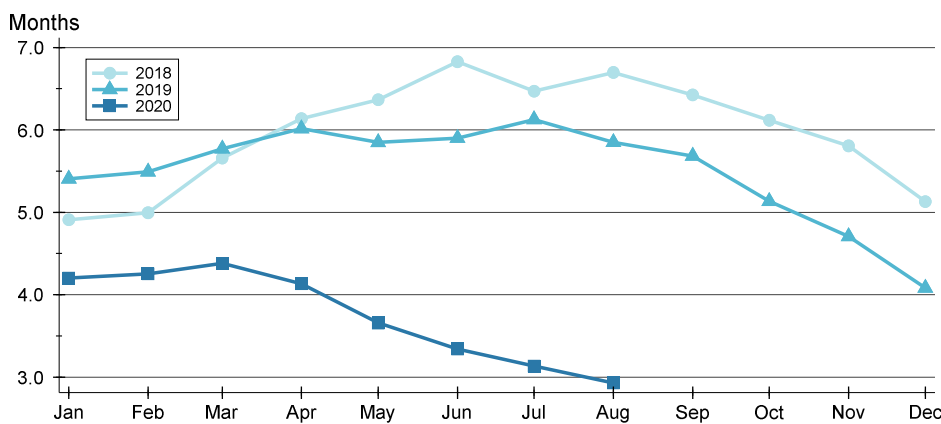
# MONTHS' SUPPLY ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**HISTORY** >>



**BY MONTH** >>

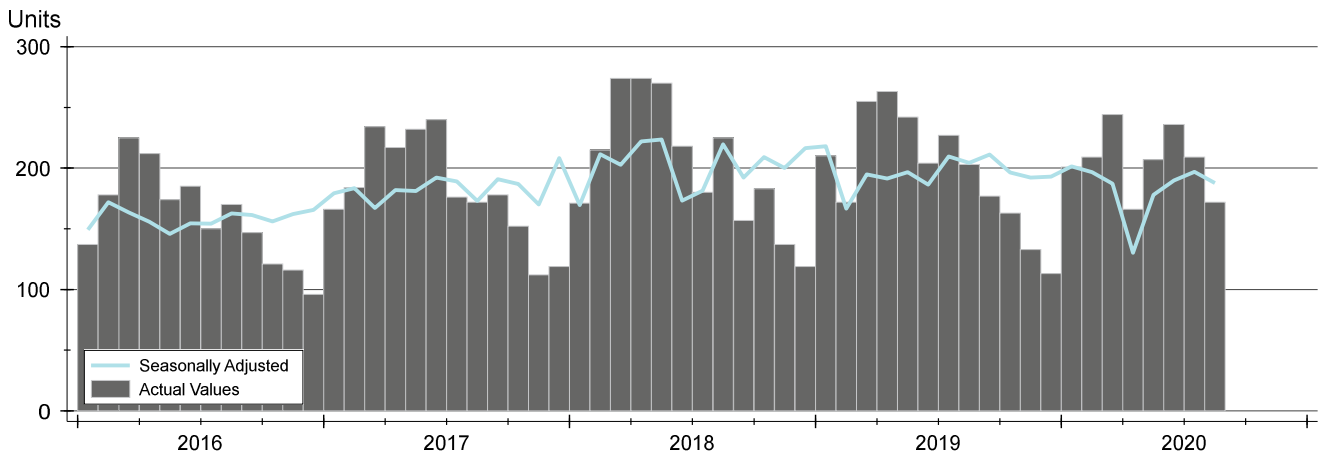


Month	2018	2019	2020
January	4.9	5.4	4.2
February	5.0	5.5	4.3
March	5.7	5.8	4.4
April	6.1	6.0	4.1
May	6.4	5.8	3.7
June	6.8	5.9	3.3
July	6.5	6.1	3.1
August	6.7	5.9	2.9
September	6.4	5.7	
October	6.1	5.1	
November	5.8	4.7	
December	5.1	4.1	

# NEW LISTINGS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for New Listings		August		
		2020	2019	Change
Current Month	New Listings	<b>172</b>	203	-15.3%
	Volume (1,000s)	<b>36,132</b>	41,221	-12.3%
	Average List Price	<b>210,071</b>	203,060	3.5%
	Median List Price	<b>191,000</b>	178,500	7.0%
YTD	New Listings	<b>1,644</b>	1,776	-7.4%
	Volume (1,000s)	<b>351,872</b>	362,082	-2.8%
	Average List Price	<b>214,034</b>	203,875	5.0%
	Median List Price	<b>195,000</b>	179,900	8.4%

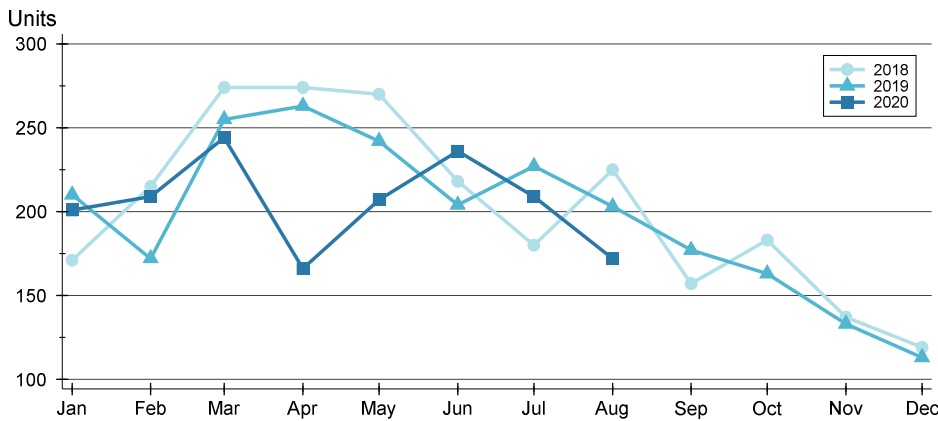
A total of 172 new listings were added in the Manhattan-Junction City Combined Statistical Area during August, down 15.3% from the same month in 2019. Year-to-date the Manhattan-Junction City Combined Statistical Area has

The median list price of these homes was \$191,000 up from \$178,500 in 2019.

**NEW LISTINGS ANALYSIS**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	171	210	201
February	215	172	209
March	274	255	244
April	274	263	166
May	270	242	207
June	218	204	236
July	180	227	209
August	225	203	172
September	157	177	
October	183	163	
November	137	133	
December	119	113	

**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	1	0.6%	49	49,000	49,000
\$50,000-\$99,999	18	10.5%	1,436	79,764	77,400
\$100,000-\$124,999	18	10.5%	2,112	117,328	119,900
\$125,000-\$149,999	18	10.5%	2,506	139,208	140,450
\$150,000-\$174,999	19	11.0%	3,136	165,047	167,000
\$175,000-\$199,999	19	11.0%	3,577	188,253	187,500
\$200,000-\$249,999	32	18.6%	7,122	222,550	219,250
\$250,000-\$299,999	18	10.5%	4,964	275,803	274,750
\$300,000-\$399,999	21	12.2%	7,189	342,345	335,000
\$400,000-\$499,999	4	2.3%	1,794	448,450	444,950
\$500,000-\$749,999	4	2.3%	2,248	562,000	554,500
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	172	100.0%	36,132	210,071	191,000



# FLINT HILLS MLS STATISTICS

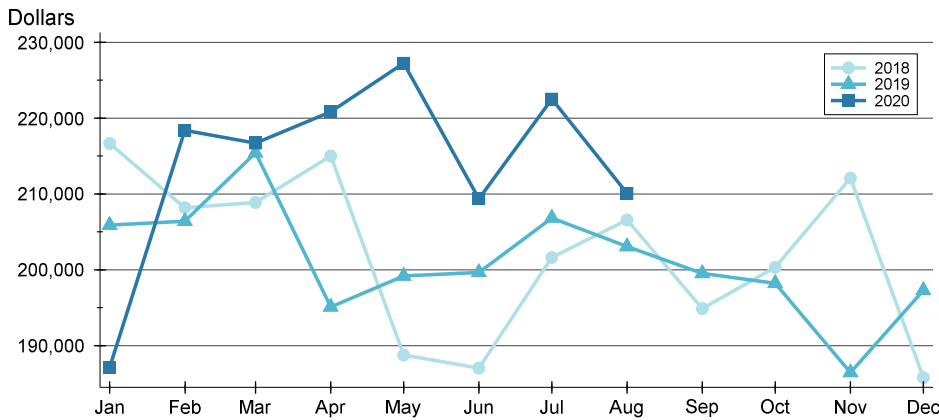
FLINT HILLS  
ASSOCIATION  
OF REALTORS®

**AUGUST 2020** >>

## NEW LISTINGS ANALYSIS

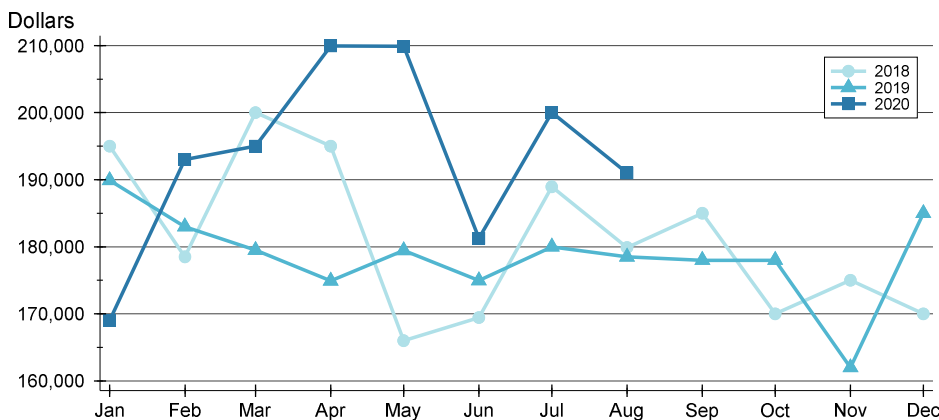
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	216,650	205,890	187,120
February	208,186	206,387	218,386
March	208,870	215,434	216,701
April	214,991	195,099	220,852
May	188,750	199,171	227,253
June	187,027	199,654	209,343
July	201,623	206,828	222,504
August	206,565	203,060	210,071
September	194,877	199,498	
October	200,309	198,190	
November	212,077	186,446	
December	185,771	197,265	

**MEDIAN PRICE** >>

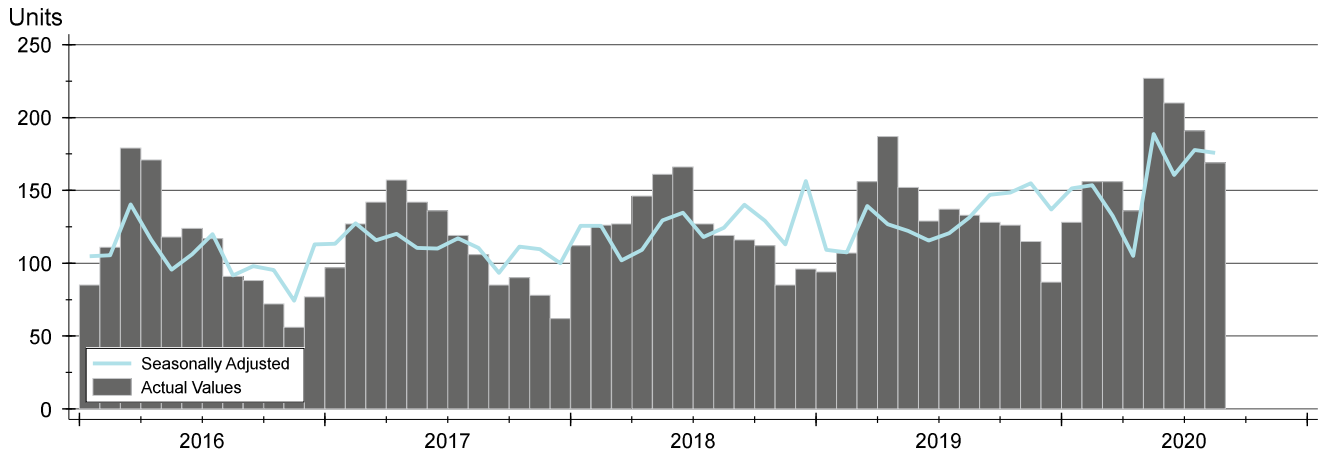


Month	2018	2019	2020
January	195,000	189,900	169,000
February	178,500	183,000	193,000
March	200,000	179,500	195,000
April	195,000	174,900	209,950
May	166,000	179,450	209,900
June	169,450	174,950	181,250
July	188,950	180,000	200,000
August	179,900	178,500	191,000
September	185,000	178,000	
October	170,000	178,000	
November	175,000	162,000	
December	170,000	185,000	

# CONTRACTS WRITTEN ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Contracts Written		August			Year-to-Date		
		2020	2019	Change	2020	2019	Change
Closed Listings		<b>169</b>	133	27.1%	<b>1,373</b>	1,095	25.4%
Volume (1,000s)		<b>36,708</b>	29,592	24.0%	<b>289,508</b>	227,155	27.4%
Average	Sale Price	<b>217,206</b>	222,497	-2.4%	<b>210,858</b>	207,447	1.6%
	Days on Market	<b>50</b>	74	-33.0%	<b>61</b>	71	-14.3%
	Percent of Original	<b>98.8%</b>	93.1%	6.1%	<b>96.6%</b>	95.3%	1.4%
Median	Sale Price	<b>198,000</b>	199,900	-1.0%	<b>195,000</b>	189,900	2.7%
	Days on Market	<b>26</b>	44	-40.9%	<b>28</b>	40	-30.0%
	Percent of Original	<b>100.0%</b>	95.9%	4.3%	<b>98.3%</b>	97.3%	1.0%

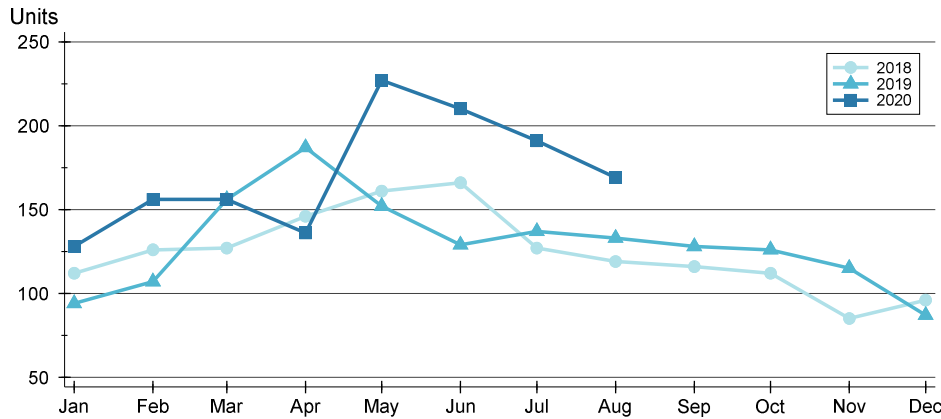
A total of 169 contracts for sale were written in the Manhattan-Junction City Combined Statistical Area during the month of August, up from 133 in 2019. The median list price of these homes was \$198,000, Half of the homes that went under contract in August were on the market less than 26 days, compared to 44 days in August 2019.



**CONTRACTS WRITTEN ANALYSIS**

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	112	94	128
February	126	107	156
March	127	156	156
April	146	187	136
May	161	152	227
June	166	129	210
July	127	137	191
August	119	133	169
September	116	128	
October	112	126	
November	85	115	
December	96	87	

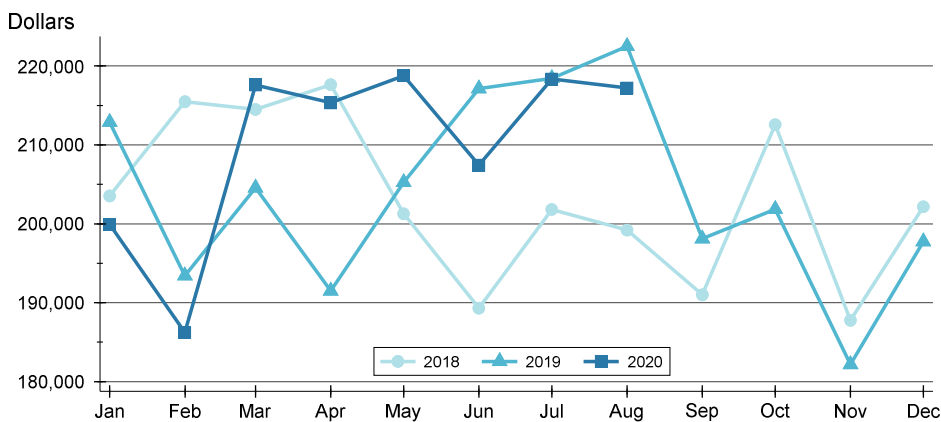
**BY PRICE RANGE** >>

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	0.6%	24	24,000	24,000	6	6	100.0%	100.0%
\$25,000-\$49,999	2	1.2%	60	29,950	29,950	41	41	127.1%	127.1%
\$50,000-\$99,999	14	8.3%	1,083	77,350	76,200	57	27	96.1%	100.0%
\$100,000-\$124,999	12	7.1%	1,459	121,546	123,450	72	34	98.3%	99.8%
\$125,000-\$149,999	17	10.1%	2,319	136,432	135,000	78	76	97.8%	100.0%
\$150,000-\$174,999	19	11.2%	3,156	166,079	166,000	29	15	99.6%	100.0%
\$175,000-\$199,999	23	13.6%	4,339	188,635	189,500	51	28	98.6%	100.0%
\$200,000-\$249,999	29	17.2%	6,376	219,867	219,500	39	19	98.8%	100.0%
\$250,000-\$299,999	24	14.2%	6,538	272,425	269,900	25	17	99.5%	100.0%
\$300,000-\$399,999	15	8.9%	4,948	329,850	324,000	64	24	97.9%	100.0%
\$400,000-\$499,999	10	5.9%	4,563	456,290	450,500	66	33	99.0%	100.0%
\$500,000-\$749,999	2	1.2%	1,045	522,500	522,500	62	62	97.4%	97.4%
\$750,000-\$999,999	1	0.6%	799	799,000	799,000	121	121	93.4%	93.4%
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	169	100.0%	36,708	217,206	198,000	50	26	98.8%	100.0%

**CONTRACTS WRITTEN ANALYSIS**

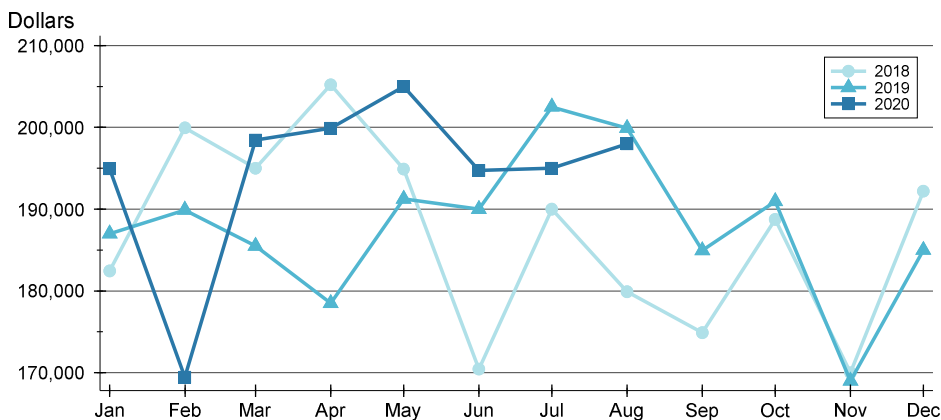
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	203,532	212,886	199,953
February	215,475	193,431	186,240
March	214,492	204,550	217,596
April	217,634	191,495	215,335
May	201,267	205,263	218,754
June	189,302	217,122	207,439
July	201,814	218,437	218,341
August	199,194	222,497	217,206
September	191,000	198,117	
October	212,573	201,853	
November	187,768	182,161	
December	202,157	197,747	

**MEDIAN PRICE** >>

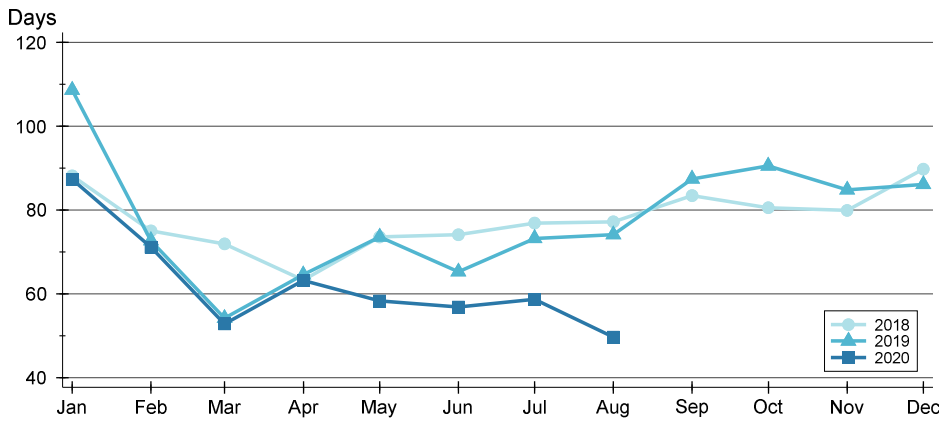


Month	2018	2019	2020
January	182,450	187,000	194,950
February	199,950	189,900	169,450
March	195,000	185,500	198,450
April	205,200	178,500	199,900
May	194,900	191,250	205,000
June	170,450	190,000	194,750
July	190,000	202,500	195,000
August	179,900	199,900	198,000
September	174,900	184,950	
October	188,750	190,950	
November	170,000	169,000	
December	192,200	185,000	

**CONTRACTS WRITTEN ANALYSIS**

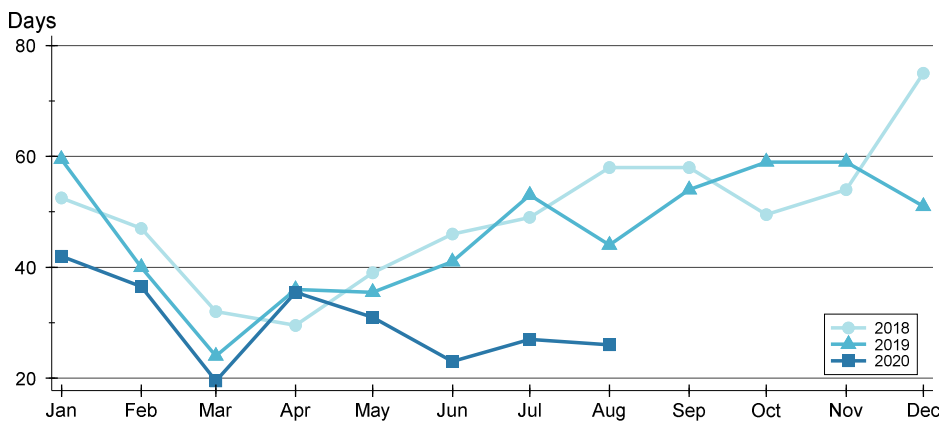
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	88	109	87
February	75	73	71
March	72	54	53
April	63	65	63
May	74	74	58
June	74	65	57
July	77	73	59
August	77	74	50
September	83	87	
October	81	91	
November	80	85	
December	90	86	

**MEDIAN DOM** >>

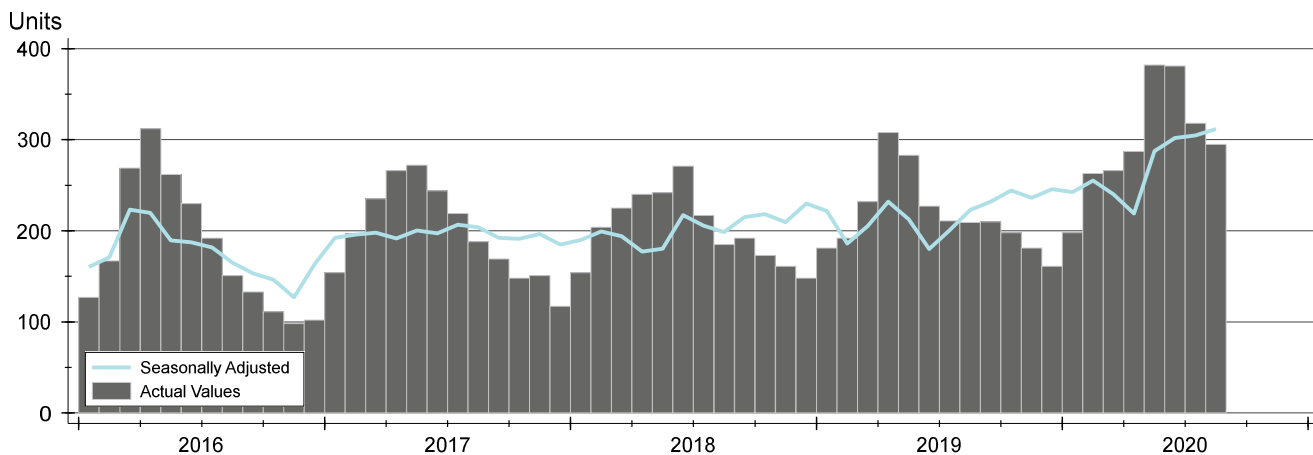


Month	2018	2019	2020
January	53	60	42
February	47	40	37
March	32	24	20
April	30	36	36
May	39	36	31
June	46	41	23
July	49	53	27
August	58	44	26
September	58	54	
October	50	59	
November	54	59	
December	75	51	

# PENDING CONTRACTS ANALYSIS

**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

## HISTORY >>



## SUMMARY >>

Summary Statistics for Active Listings		End of August		
		2020	2019	Change
Active Listings		<b>295</b>	209	41.1%
Volume (1,000s)		<b>61,888</b>	45,347	36.5%
Average	List Price	<b>209,790</b>	216,970	-3.3%
	Days on Market	<b>48</b>	70	-31.4%
	Percent of Original	<b>98.8%</b>	97.3%	1.5%
Median	List Price	<b>195,000</b>	195,000	0.0%
	Days on Market	<b>27</b>	40	-32.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

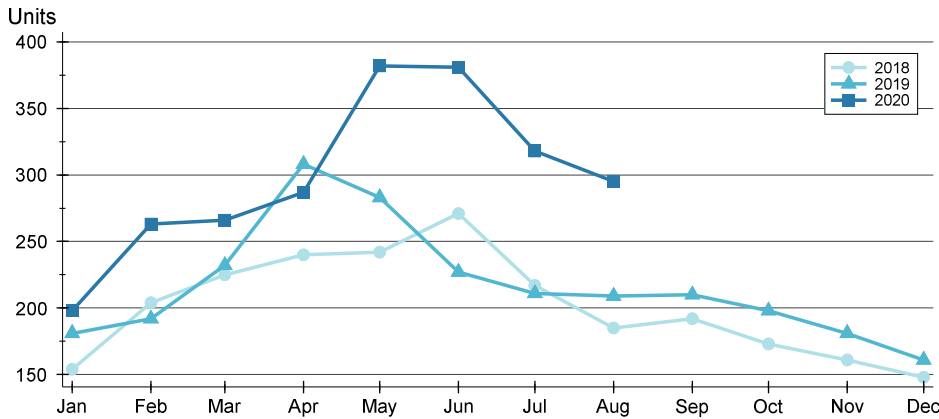
A total of 295 listings in the Manhattan-Junction City Combined Statistical Area had contracts pending at the end of August, up from 209 contracts pending at the end of August 2019.

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 9/7/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	154	181	198
February	204	192	263
March	225	232	266
April	240	308	287
May	242	283	382
June	271	227	381
July	217	211	318
August	185	209	295
September	192	210	
October	173	198	
November	161	181	
December	148	161	

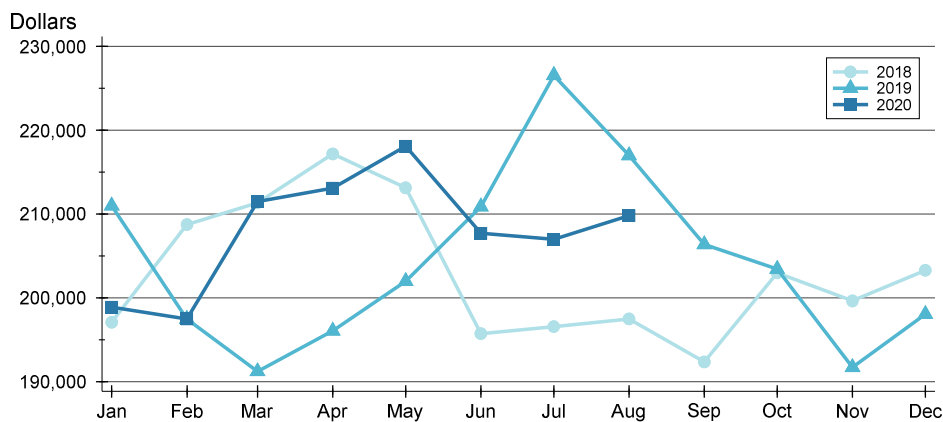
**BY PRICE RANGE** >>

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%	24	24,000	24,000	6	6	100.0%	100.0%
\$25,000-\$49,999	3	1.0%	102	33,967	30,000	28	27	100.0%	100.0%
\$50,000-\$99,999	24	8.1%	1,867	77,775	76,200	68	42	97.8%	100.0%
\$100,000-\$124,999	19	6.4%	2,275	119,739	121,500	58	30	99.0%	100.0%
\$125,000-\$149,999	35	11.9%	4,748	135,653	135,000	65	48	97.7%	100.0%
\$150,000-\$174,999	43	14.6%	7,083	164,728	165,000	40	25	98.9%	100.0%
\$175,000-\$199,999	32	10.8%	6,057	189,297	189,900	49	24	98.4%	100.0%
\$200,000-\$249,999	51	17.3%	11,235	220,288	219,900	32	18	99.3%	100.0%
\$250,000-\$299,999	42	14.2%	11,402	271,477	269,900	31	20	100.0%	100.0%
\$300,000-\$399,999	29	9.8%	9,676	333,671	325,000	57	24	98.6%	100.0%
\$400,000-\$499,999	14	4.7%	6,335	452,486	450,500	68	54	98.5%	100.0%
\$500,000-\$749,999	2	0.7%	1,084	542,000	542,000	104	104	97.8%	97.8%
\$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	295	100.0%	61,888	209,790	195,000	48	27	98.8%	100.0%

**PENDING CONTRACTS ANALYSIS**

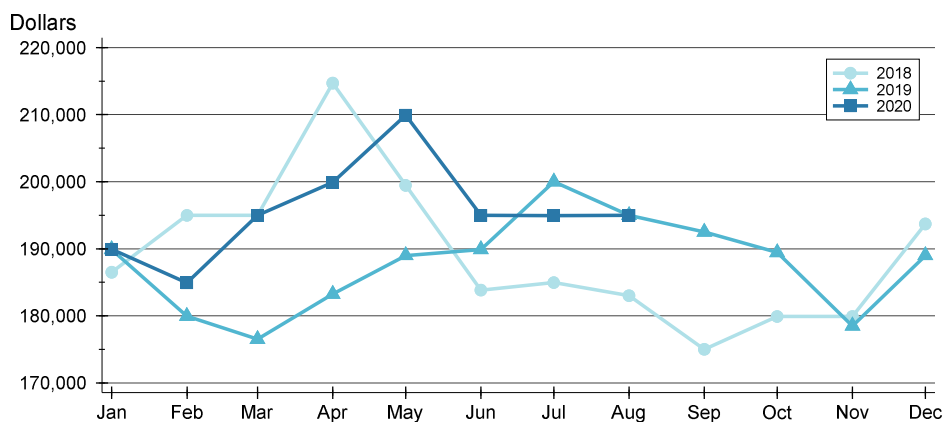
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	197,077	210,981	198,881
February	208,736	197,456	197,480
March	211,341	191,217	211,497
April	217,161	196,048	213,067
May	213,119	201,956	218,092
June	195,732	210,868	207,699
July	196,570	226,537	206,989
August	197,487	216,970	209,790
September	192,352	206,358	209,790
October	202,971	203,411	209,790
November	199,627	191,698	209,790
December	203,283	198,027	209,790

**MEDIAN PRICE** >>

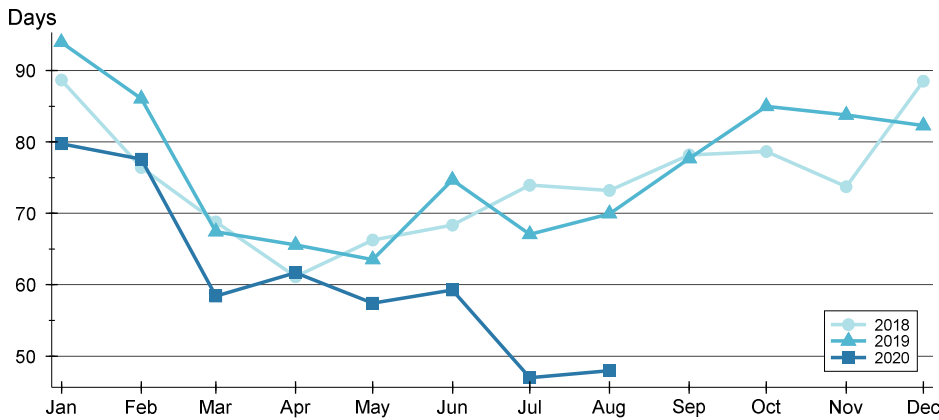


Month	2018	2019	2020
January	186,500	189,900	189,950
February	194,975	179,950	184,900
March	195,000	176,500	195,000
April	214,700	183,250	199,900
May	199,450	189,000	209,900
June	183,838	189,900	195,000
July	184,950	200,000	194,950
August	183,000	195,000	195,000
September	175,000	192,500	195,000
October	179,900	189,450	195,000
November	179,900	178,500	195,000
December	193,700	189,000	195,000

**PENDING CONTRACTS ANALYSIS**

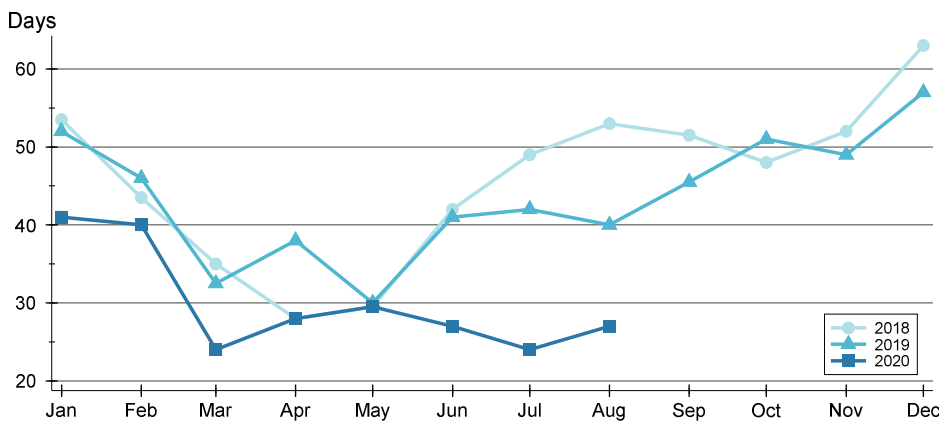
**MANHATTAN-JUNCTION CITY COMBINED  
STATISTICAL AREA  
ALL HOMES (NEW & EXISTING)  
AS OF 9/7/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	89	94	80
February	76	86	78
March	69	67	58
April	61	66	62
May	66	64	57
June	68	75	59
July	74	67	47
August	73	70	48
September	78	78	
October	79	85	
November	74	84	
December	89	82	

**MEDIAN DOM** >>



Month	2018	2019	2020
January	54	52	41
February	44	46	40
March	35	33	24
April	28	38	28
May	30	30	30
June	42	41	27
July	49	42	24
August	53	40	27
September	52	46	
October	48	51	
November	52	49	
December	63	57	