



# Flint Hills MLS Statistics



# Manhattan-Junction City Metropolitan Area Housing Report



## Market Overview

## Manhattan MSA Home Sales Fell in October

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 111 units, compared to 121 units in October 2024. Total sales volume was \$30.0 million, down from a year earlier.

The median sale price in October was \$260,000, up from \$248,000 a year earlier. Homes that sold in October were typically on the market for 28 days and sold for 99.0% of their list prices.

## Manhattan MSA Active Listings Up at End of October

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of October was 312 units, up from 265 at the same point in 2024. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$289,500.

During October, a total of 125 contracts were written up from 121 in October 2024. At the end of the month, there were 181 contracts still pending.

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**October  
2025**

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# Manhattan-Junction City Metropolitan Area Summary Statistics

| October MLS Statistics<br>Three-year History           |                                                        | Current Month           |                         |                         | Year-to-Date            |                        |                          |
|--------------------------------------------------------|--------------------------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|------------------------|--------------------------|
|                                                        |                                                        | 2025                    | 2024                    | 2023                    | 2025                    | 2024                   | 2023                     |
| <b>Home Sales</b><br>Change from prior year            |                                                        | <b>111</b><br>-8.3%     | <b>121</b><br>-9.0%     | <b>133</b><br>-11.3%    | <b>1,337</b><br>-5.4%   | <b>1,414</b><br>-0.3%  | <b>1,418</b><br>-16.8%   |
| <b>Active Listings</b><br>Change from prior year       |                                                        | <b>312</b><br>17.7%     | <b>265</b><br>1.9%      | <b>260</b><br>16.1%     | <b>N/A</b>              | <b>N/A</b>             | <b>N/A</b>               |
| <b>Months' Supply</b><br>Change from prior year        |                                                        | <b>2.4</b><br>20.0%     | <b>2.0</b><br>5.3%      | <b>1.9</b><br>46.2%     | <b>N/A</b>              | <b>N/A</b>             | <b>N/A</b>               |
| <b>New Listings</b><br>Change from prior year          |                                                        | <b>169</b><br>-2.9%     | <b>174</b><br>13.7%     | <b>153</b><br>7.0%      | <b>1,846</b><br>4.2%    | <b>1,771</b><br>1.5%   | <b>1,745</b><br>-12.4%   |
| <b>Contracts Written</b><br>Change from prior year     |                                                        | <b>125</b><br>3.3%      | <b>121</b><br>8.0%      | <b>112</b><br>-11.8%    | <b>1,395</b><br>-3.4%   | <b>1,444</b><br>-2.0%  | <b>1,473</b><br>-12.8%   |
| <b>Pending Contracts</b><br>Change from prior year     |                                                        | <b>181</b><br>5.8%      | <b>171</b><br>12.5%     | <b>152</b><br>-21.6%    | <b>N/A</b>              | <b>N/A</b>             | <b>N/A</b>               |
| <b>Sales Volume (1,000s)</b><br>Change from prior year |                                                        | <b>29,978</b><br>-10.8% | <b>33,619</b><br>-6.0%  | <b>35,751</b><br>-3.7%  | <b>380,507</b><br>1.3%  | <b>375,662</b><br>3.6% | <b>362,600</b><br>-10.8% |
| Average                                                | <b>Sale Price</b><br>Change from prior year            | <b>270,068</b><br>-2.8% | <b>277,846</b><br>3.4%  | <b>268,805</b><br>8.6%  | <b>284,598</b><br>7.1%  | <b>265,673</b><br>3.9% | <b>255,712</b><br>7.2%   |
|                                                        | <b>List Price of Actives</b><br>Change from prior year | <b>334,168</b><br>5.7%  | <b>316,028</b><br>21.2% | <b>260,731</b><br>-3.8% | <b>N/A</b>              | <b>N/A</b>             | <b>N/A</b>               |
|                                                        | <b>Days on Market</b><br>Change from prior year        | <b>44</b><br>37.5%      | <b>32</b><br>-15.8%     | <b>38</b><br>18.8%      | <b>33</b><br>-21.4%     | <b>42</b><br>16.7%     | <b>36</b><br>33.3%       |
|                                                        | <b>Percent of List</b><br>Change from prior year       | <b>97.3%</b><br>-0.6%   | <b>97.9%</b><br>0.6%    | <b>97.3%</b><br>-0.4%   | <b>98.4%</b><br>0.0%    | <b>98.4%</b><br>-0.3%  | <b>98.7%</b><br>-0.8%    |
|                                                        | <b>Percent of Original</b><br>Change from prior year   | <b>95.3%</b><br>-1.5%   | <b>96.8%</b><br>1.5%    | <b>95.4%</b><br>-0.9%   | <b>97.2%</b><br>0.3%    | <b>96.9%</b><br>-0.2%  | <b>97.1%</b><br>-1.4%    |
| Median                                                 | <b>Sale Price</b><br>Change from prior year            | <b>260,000</b><br>4.8%  | <b>248,000</b><br>0.0%  | <b>248,000</b><br>6.0%  | <b>267,500</b><br>10.1% | <b>243,050</b><br>3.7% | <b>234,450</b><br>6.1%   |
|                                                        | <b>List Price of Actives</b><br>Change from prior year | <b>289,500</b><br>5.3%  | <b>275,000</b><br>25.0% | <b>219,950</b><br>-4.3% | <b>N/A</b>              | <b>N/A</b>             | <b>N/A</b>               |
|                                                        | <b>Days on Market</b><br>Change from prior year        | <b>28</b><br>86.7%      | <b>15</b><br>-31.8%     | <b>22</b><br>10.0%      | <b>15</b><br>-6.3%      | <b>16</b><br>33.3%     | <b>12</b><br>33.3%       |
|                                                        | <b>Percent of List</b><br>Change from prior year       | <b>99.0%</b><br>-1.0%   | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>0.6%   | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>0.0%  | <b>100.0%</b><br>0.0%    |
|                                                        | <b>Percent of Original</b><br>Change from prior year   | <b>97.7%</b><br>-1.4%   | <b>99.1%</b><br>1.1%    | <b>98.0%</b><br>0.4%    | <b>98.7%</b><br>0.1%    | <b>98.6%</b><br>-0.9%  | <b>99.5%</b><br>-0.5%    |

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



October  
2025

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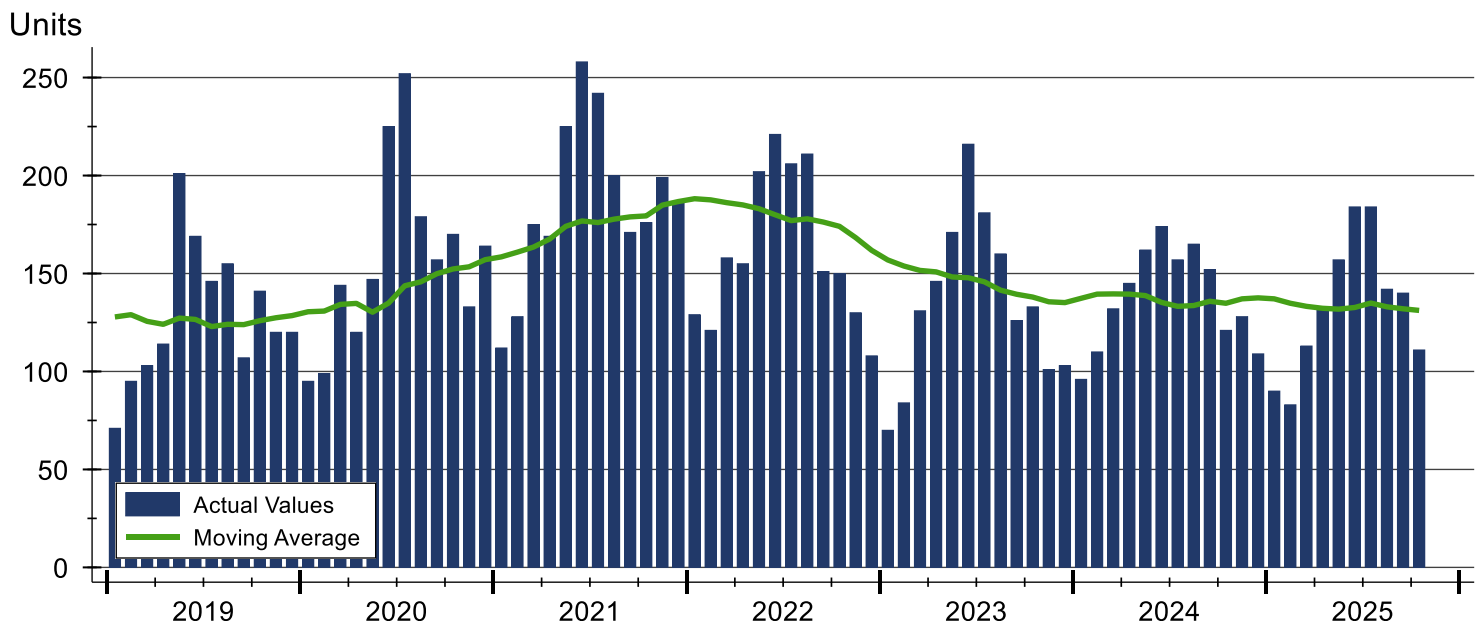
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

| Summary Statistics for Closed Listings |                     | October 2024 |         |        | Year-to-Date |         |        |
|----------------------------------------|---------------------|--------------|---------|--------|--------------|---------|--------|
|                                        |                     | 2025         | 2024    | Change | 2025         | 2024    | Change |
| Closed Listings                        |                     | 111          | 121     | -8.3%  | 1,337        | 1,414   | -5.4%  |
| Volume (1,000s)                        |                     | 29,978       | 33,619  | -10.8% | 380,507      | 375,662 | 1.3%   |
| Months' Supply                         |                     | 2.4          | 2.0     | 20.0%  | N/A          | N/A     | N/A    |
| Average                                | Sale Price          | 270,068      | 277,846 | -2.8%  | 284,598      | 265,673 | 7.1%   |
|                                        | Days on Market      | 44           | 32      | 37.5%  | 33           | 42      | -21.4% |
|                                        | Percent of List     | 97.3%        | 97.9%   | -0.6%  | 98.4%        | 98.4%   | 0.0%   |
|                                        | Percent of Original | 95.3%        | 96.8%   | -1.5%  | 97.2%        | 96.9%   | 0.3%   |
| Median                                 | Sale Price          | 260,000      | 248,000 | 4.8%   | 267,500      | 243,050 | 10.1%  |
|                                        | Days on Market      | 28           | 15      | 86.7%  | 15           | 16      | -6.3%  |
|                                        | Percent of List     | 99.0%        | 100.0%  | -1.0%  | 100.0%       | 100.0%  | 0.0%   |
|                                        | Percent of Original | 97.7%        | 99.1%   | -1.4%  | 98.7%        | 98.6%   | 0.1%   |

A total of 111 homes sold in the Manhattan-Junction City metropolitan area in October, down from 121 units in October 2024. Total sales volume fell to \$30.0 million compared to \$33.6 million in the previous year.

The median sales price in October was \$260,000, up 4.8% compared to the prior year. Median days on market was 28 days, up from 19 days in September, and up from 15 in October 2024.

## History of Closed Listings





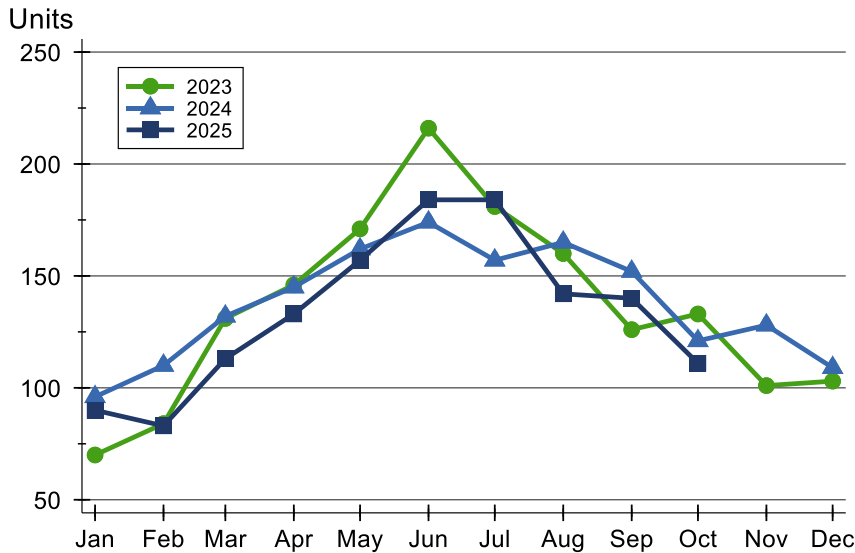
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# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 70   | 96   | 90   |
| February  | 84   | 110  | 83   |
| March     | 131  | 132  | 113  |
| April     | 146  | 145  | 133  |
| May       | 171  | 162  | 157  |
| June      | 216  | 174  | 184  |
| July      | 181  | 157  | 184  |
| August    | 160  | 165  | 142  |
| September | 126  | 152  | 140  |
| October   | 133  | 121  | 111  |
| November  | 101  | 128  |      |
| December  | 103  | 109  |      |

## Closed Listings by Price Range

| Price Range         | Sales Number | Percent | Months' Supply | Sale Price Average | Median  | Days on Market Avg. | Med. | Price as % of List Avg. | Med.   | Price as % of Orig. Avg. | Med.   |
|---------------------|--------------|---------|----------------|--------------------|---------|---------------------|------|-------------------------|--------|--------------------------|--------|
| Below \$25,000      | 1            | 0.9%    | 0.0            | 17,000             | 17,000  | 1                   | 1    | 87.2%                   | 87.2%  | 87.2%                    | 87.2%  |
| \$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            | 6.3%    | 2.9            | 75,214             | 70,000  | 67                  | 27   | 84.2%                   | 86.8%  | 79.9%                    | 86.7%  |
| \$100,000-\$124,999 | 6            | 5.4%    | 3.1            | 106,317            | 105,000 | 75                  | 66   | 90.3%                   | 93.9%  | 84.8%                    | 87.0%  |
| \$125,000-\$149,999 | 4            | 3.6%    | 0.9            | 138,478            | 139,005 | 12                  | 9    | 97.1%                   | 99.3%  | 97.1%                    | 99.3%  |
| \$150,000-\$174,999 | 7            | 6.3%    | 3.5            | 158,700            | 159,900 | 24                  | 5    | 96.8%                   | 100.0% | 95.5%                    | 96.9%  |
| \$175,000-\$199,999 | 9            | 8.1%    | 1.7            | 183,811            | 183,000 | 36                  | 9    | 99.8%                   | 100.0% | 98.7%                    | 100.0% |
| \$200,000-\$249,999 | 21           | 18.9%   | 1.9            | 221,190            | 219,900 | 57                  | 52   | 99.8%                   | 100.0% | 96.5%                    | 97.8%  |
| \$250,000-\$299,999 | 21           | 18.9%   | 1.9            | 281,476            | 280,000 | 41                  | 28   | 98.0%                   | 98.5%  | 96.1%                    | 97.6%  |
| \$300,000-\$399,999 | 23           | 20.7%   | 2.4            | 343,635            | 345,000 | 30                  | 24   | 99.1%                   | 100.0% | 98.4%                    | 98.7%  |
| \$400,000-\$499,999 | 4            | 3.6%    | 3.2            | 458,702            | 458,517 | 13                  | 7    | 101.4%                  | 98.2%  | 101.4%                   | 98.2%  |
| \$500,000-\$749,999 | 7            | 6.3%    | 3.9            | 608,071            | 645,000 | 72                  | 64   | 98.7%                   | 97.6%  | 96.0%                    | 92.8%  |
| \$750,000-\$999,999 | 1            | 0.9%    | 5.6            | 926,159            | 926,159 | 126                 | 126  | 92.6%                   | 92.6%  | 92.6%                    | 92.6%  |
| \$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    |



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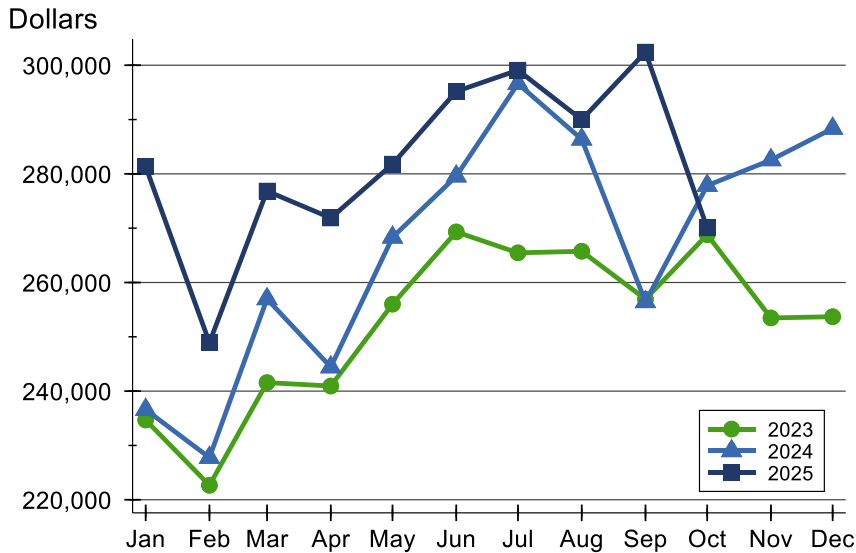
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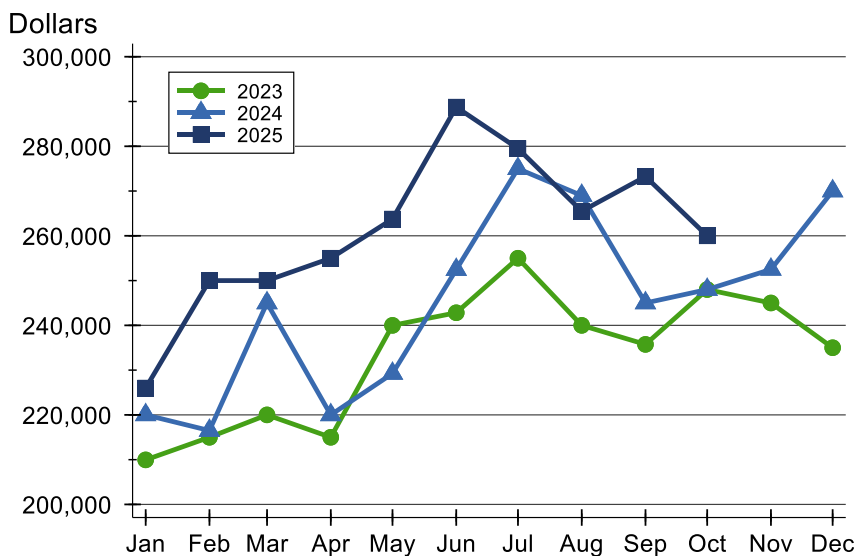
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 234,691 | 236,603 | 281,334 |
| February  | 222,667 | 227,767 | 248,936 |
| March     | 241,571 | 256,978 | 276,844 |
| April     | 240,943 | 244,431 | 271,879 |
| May       | 256,015 | 268,317 | 281,796 |
| June      | 269,315 | 279,574 | 295,174 |
| July      | 265,460 | 296,615 | 299,093 |
| August    | 265,756 | 286,369 | 289,984 |
| September | 256,932 | 256,437 | 302,426 |
| October   | 268,805 | 277,846 | 270,068 |
| November  | 253,477 | 282,561 |         |
| December  | 253,702 | 288,357 |         |

## Median Price



| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 209,950 | 220,000 | 226,000 |
| February  | 215,000 | 216,500 | 250,000 |
| March     | 220,000 | 245,000 | 250,000 |
| April     | 215,000 | 219,999 | 255,000 |
| May       | 240,000 | 229,250 | 263,750 |
| June      | 242,814 | 252,450 | 288,750 |
| July      | 255,000 | 275,000 | 279,500 |
| August    | 240,000 | 269,000 | 265,500 |
| September | 235,750 | 245,000 | 273,238 |
| October   | 248,000 | 248,000 | 260,000 |
| November  | 245,000 | 252,500 |         |
| December  | 235,000 | 270,000 |         |



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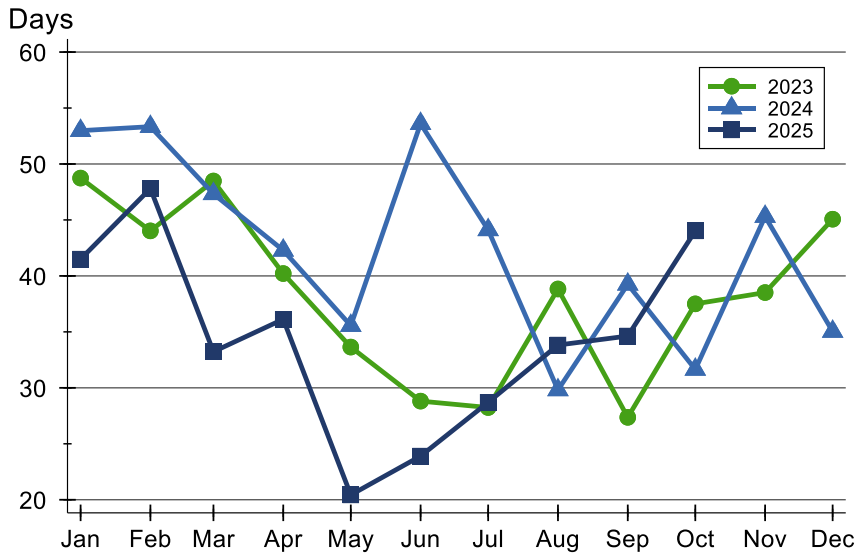
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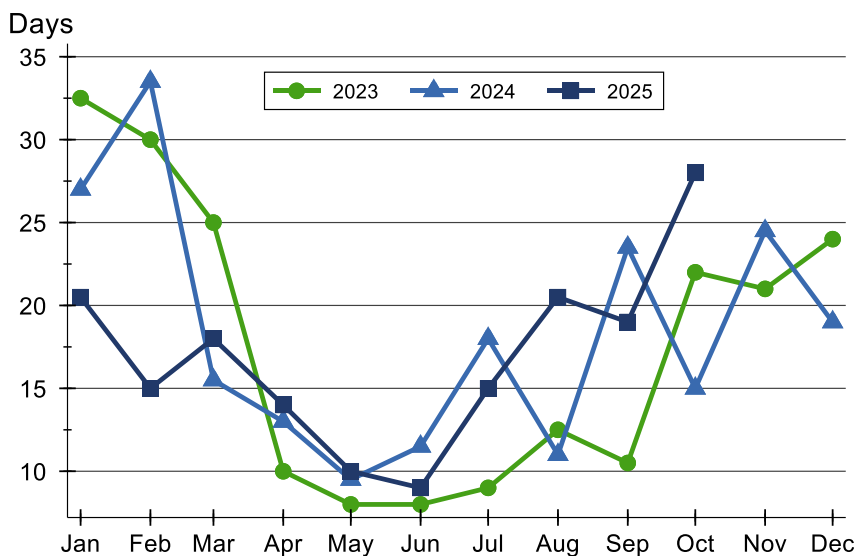
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 49   | 53   | 42   |
| February  | 44   | 53   | 48   |
| March     | 48   | 47   | 33   |
| April     | 40   | 42   | 36   |
| May       | 34   | 36   | 20   |
| June      | 29   | 54   | 24   |
| July      | 28   | 44   | 29   |
| August    | 39   | 30   | 34   |
| September | 27   | 39   | 35   |
| October   | 38   | 32   | 44   |
| November  | 39   | 45   |      |
| December  | 45   | 35   |      |

## Median DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 33   | 27   | 21   |
| February  | 30   | 34   | 15   |
| March     | 25   | 16   | 18   |
| April     | 10   | 13   | 14   |
| May       | 8    | 10   | 10   |
| June      | 8    | 12   | 9    |
| July      | 9    | 18   | 15   |
| August    | 13   | 11   | 21   |
| September | 11   | 24   | 19   |
| October   | 22   | 15   | 28   |
| November  | 21   | 25   |      |
| December  | 24   | 19   |      |



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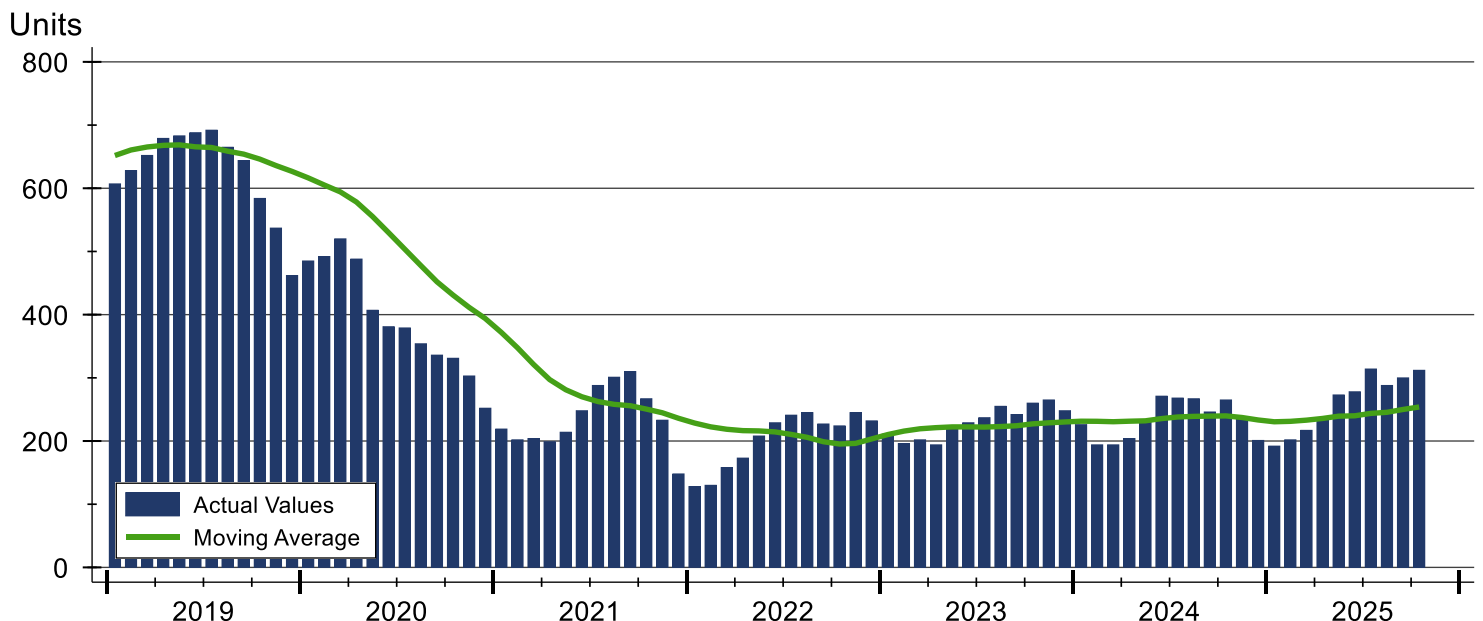
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

| Summary Statistics for Active Listings |                     | 2025    | End of October 2024 | Change |
|----------------------------------------|---------------------|---------|---------------------|--------|
| Active Listings                        |                     | 312     | 265                 | 17.7%  |
| Volume (1,000s)                        |                     | 104,260 | 83,748              | 24.5%  |
| Months' Supply                         |                     | 2.4     | 2.0                 | 20.0%  |
| Average                                | List Price          | 334,168 | 316,028             | 5.7%   |
|                                        | Days on Market      | 46      | 64                  | -28.1% |
|                                        | Percent of Original | 98.0%   | 97.8%               | 0.2%   |
| Median                                 | List Price          | 289,500 | 275,000             | 5.3%   |
|                                        | Days on Market      | 24      | 43                  | -44.2% |
|                                        | Percent of Original | 100.0%  | 100.0%              | 0.0%   |

A total of 312 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of October. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of October was \$289,500, up 5.3% from 2024. The typical time on market for active listings was 24 days, down from 43 days a year earlier.

## History of Active Listings







**October  
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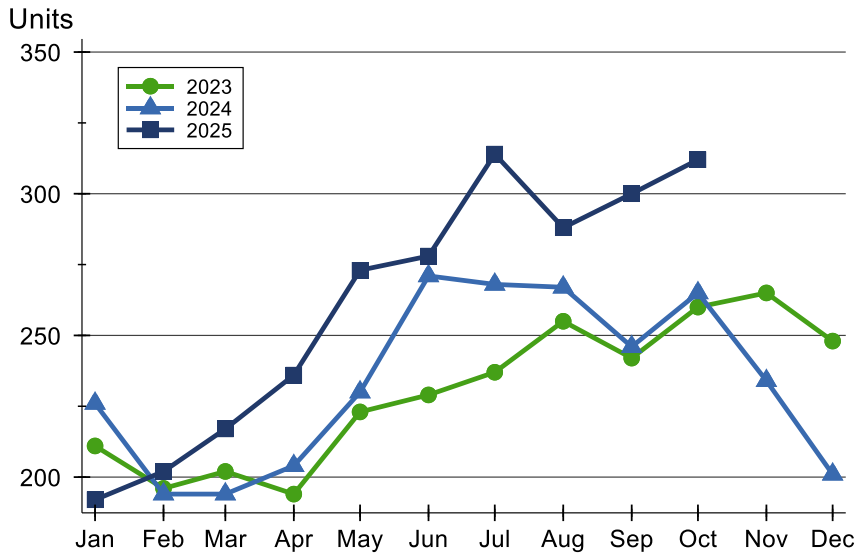
## Flint Hills MLS Statistics



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# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 211  | 226  | 192  |
| February  | 196  | 194  | 202  |
| March     | 202  | 194  | 217  |
| April     | 194  | 204  | 236  |
| May       | 223  | 230  | 273  |
| June      | 229  | 271  | 278  |
| July      | 237  | 268  | 314  |
| August    | 255  | 267  | 288  |
| September | 242  | 246  | 300  |
| October   | 260  | 265  | 312  |
| November  | 265  | 234  |      |
| December  | 248  | 201  |      |

## Active Listings by Price Range

| Price Range         | Active Listings<br>Number | Percent | Months'<br>Supply | List Price<br>Average | Median    | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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   | 1                         | 0.3%    | N/A               | 42,000                | 42,000    | 4                      | 4    | 100.0%                      | 100.0% |
| \$50,000-\$99,999   | 12                        | 3.8%    | 2.9               | 79,650                | 84,250    | 105                    | 54   | 88.7%                       | 92.9%  |
| \$100,000-\$124,999 | 14                        | 4.5%    | 3.1               | 113,329               | 114,950   | 48                     | 35   | 95.8%                       | 99.1%  |
| \$125,000-\$149,999 | 6                         | 1.9%    | 0.9               | 138,467               | 139,450   | 28                     | 16   | 97.8%                       | 100.0% |
| \$150,000-\$174,999 | 25                        | 8.0%    | 3.5               | 160,980               | 160,000   | 75                     | 34   | 98.8%                       | 100.0% |
| \$175,000-\$199,999 | 19                        | 6.1%    | 1.7               | 187,953               | 188,200   | 40                     | 21   | 98.0%                       | 100.0% |
| \$200,000-\$249,999 | 44                        | 14.1%   | 1.9               | 225,450               | 225,000   | 35                     | 27   | 97.3%                       | 100.0% |
| \$250,000-\$299,999 | 48                        | 15.4%   | 1.9               | 276,635               | 277,000   | 52                     | 25   | 98.4%                       | 100.0% |
| \$300,000-\$399,999 | 67                        | 21.5%   | 2.4               | 342,093               | 339,900   | 35                     | 19   | 98.9%                       | 100.0% |
| \$400,000-\$499,999 | 37                        | 11.9%   | 3.2               | 438,285               | 435,000   | 42                     | 23   | 99.2%                       | 100.0% |
| \$500,000-\$749,999 | 25                        | 8.0%    | 3.9               | 618,872               | 625,000   | 50                     | 25   | 98.4%                       | 100.0% |
| \$750,000-\$999,999 | 8                         | 2.6%    | 5.6               | 869,913               | 862,450   | 38                     | 9    | 99.4%                       | 100.0% |
| \$1,000,000 and up  | 6                         | 1.9%    | N/A               | 1,413,917             | 1,272,500 | 42                     | 17   | 97.0%                       | 100.0% |





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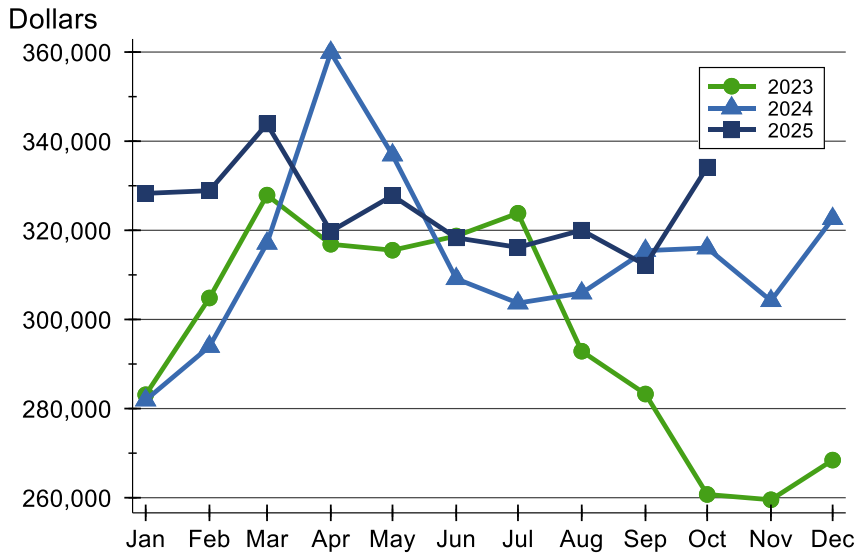
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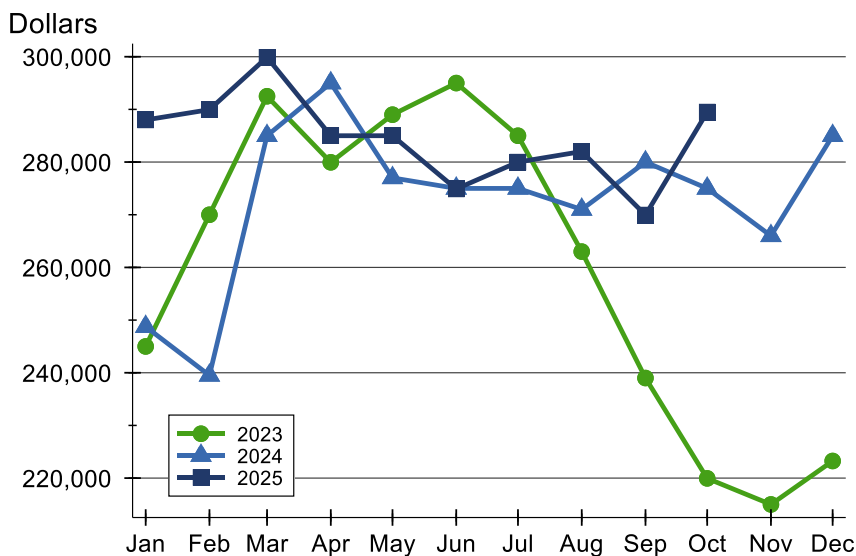
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 283,106 | 281,906 | 328,292 |
| February  | 304,820 | 293,920 | 328,895 |
| March     | 327,899 | 317,080 | 343,865 |
| April     | 316,880 | 359,897 | 319,770 |
| May       | 315,533 | 336,895 | 327,787 |
| June      | 318,718 | 309,130 | 318,315 |
| July      | 323,838 | 303,677 | 316,183 |
| August    | 292,878 | 305,924 | 320,024 |
| September | 283,270 | 315,442 | 312,202 |
| October   | 260,731 | 316,028 | 334,168 |
| November  | 259,539 | 304,195 |         |
| December  | 268,440 | 322,611 |         |

## Median Price



| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 245,000 | 248,750 | 288,000 |
| February  | 270,000 | 239,500 | 289,950 |
| March     | 292,500 | 285,000 | 299,900 |
| April     | 279,950 | 295,000 | 285,000 |
| May       | 289,000 | 277,000 | 285,000 |
| June      | 295,000 | 275,000 | 274,900 |
| July      | 285,000 | 275,000 | 280,000 |
| August    | 263,000 | 271,000 | 282,000 |
| September | 239,000 | 280,000 | 269,950 |
| October   | 219,950 | 275,000 | 289,500 |
| November  | 215,000 | 266,000 |         |
| December  | 223,250 | 285,000 |         |



**October  
2025**

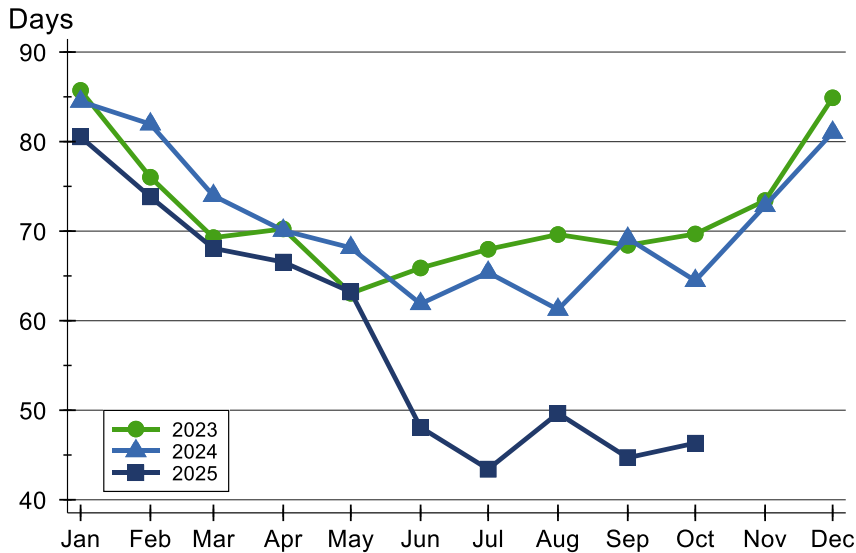
## Flint Hills MLS Statistics



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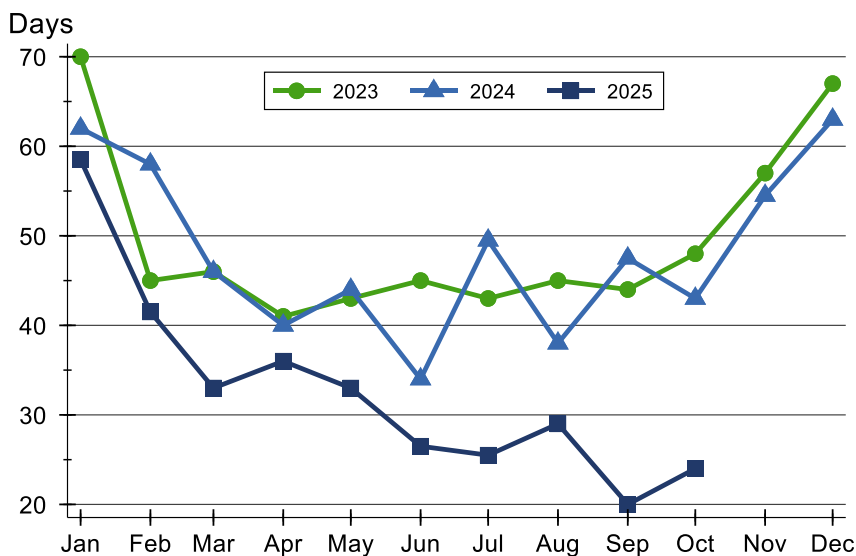
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 86   | 84   | 81   |
| February  | 76   | 82   | 74   |
| March     | 69   | 74   | 68   |
| April     | 70   | 70   | 67   |
| May       | 63   | 68   | 63   |
| June      | 66   | 62   | 48   |
| July      | 68   | 65   | 43   |
| August    | 70   | 61   | 50   |
| September | 68   | 69   | 45   |
| October   | 70   | 64   | 46   |
| November  | 73   | 73   |      |
| December  | 85   | 81   |      |

## Median DOM

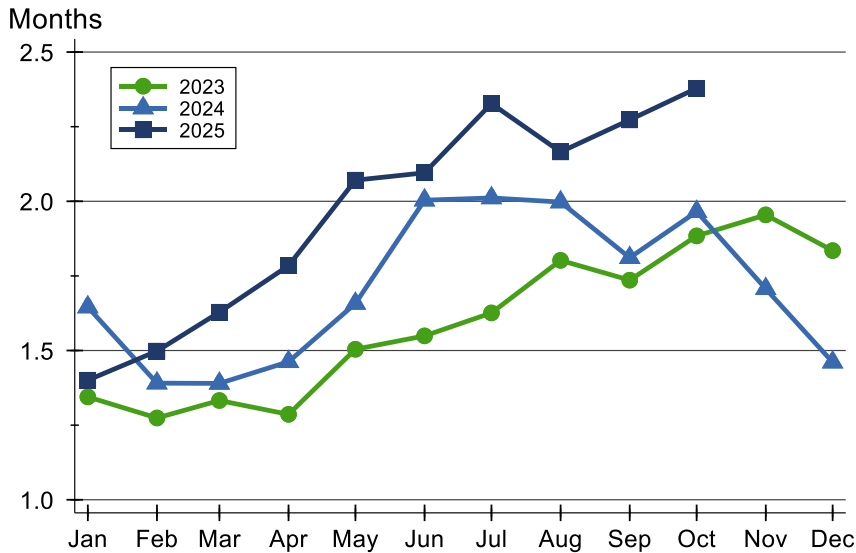


| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 70   | 62   | 59   |
| February  | 45   | 58   | 42   |
| March     | 46   | 46   | 33   |
| April     | 41   | 40   | 36   |
| May       | 43   | 44   | 33   |
| June      | 45   | 34   | 27   |
| July      | 43   | 50   | 26   |
| August    | 45   | 38   | 29   |
| September | 44   | 48   | 20   |
| October   | 48   | 43   | 24   |
| November  | 57   | 55   |      |
| December  | 67   | 63   |      |



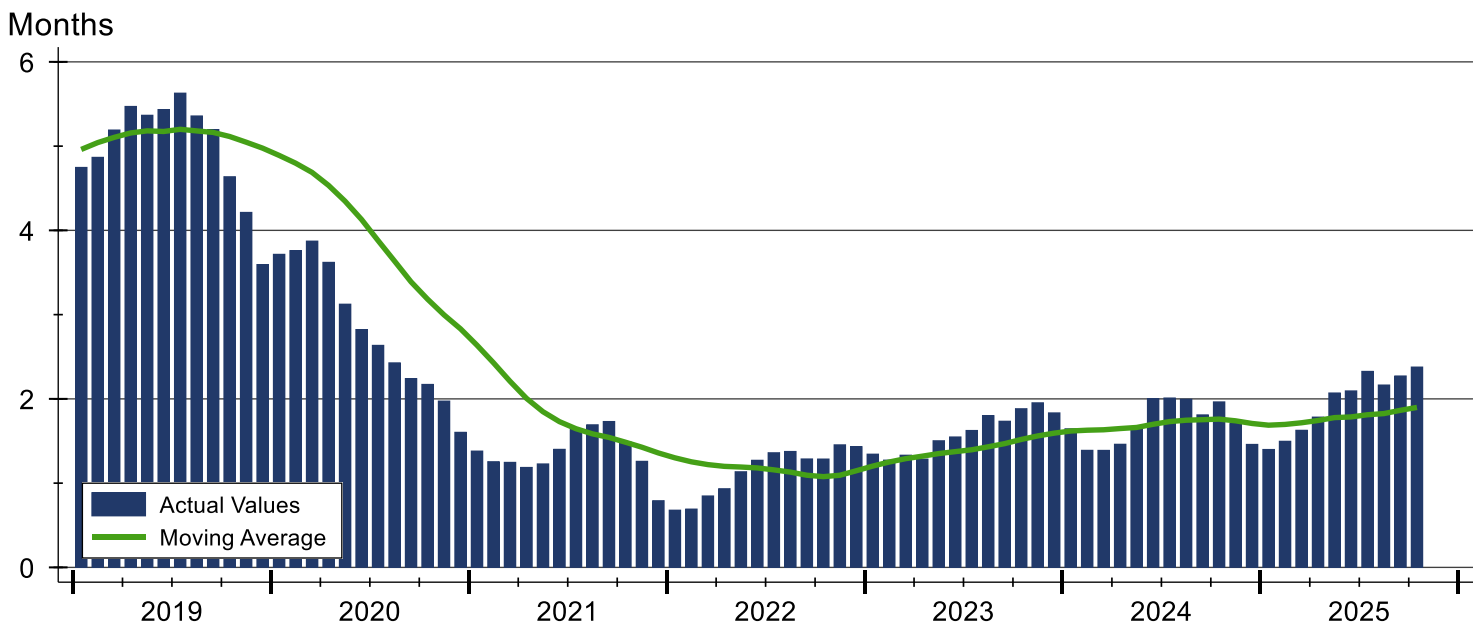
## Manhattan-Junction City Metropolitan Area Months' Supply Analysis

### Months' Supply by Month



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 1.3  | 1.6  | 1.4  |
| February  | 1.3  | 1.4  | 1.5  |
| March     | 1.3  | 1.4  | 1.6  |
| April     | 1.3  | 1.5  | 1.8  |
| May       | 1.5  | 1.7  | 2.1  |
| June      | 1.5  | 2.0  | 2.1  |
| July      | 1.6  | 2.0  | 2.3  |
| August    | 1.8  | 2.0  | 2.2  |
| September | 1.7  | 1.8  | 2.3  |
| October   | 1.9  | 2.0  | 2.4  |
| November  | 2.0  | 1.7  |      |
| December  | 1.8  | 1.5  |      |

### History of Month's Supply





**October  
2025**

## Flint Hills MLS Statistics



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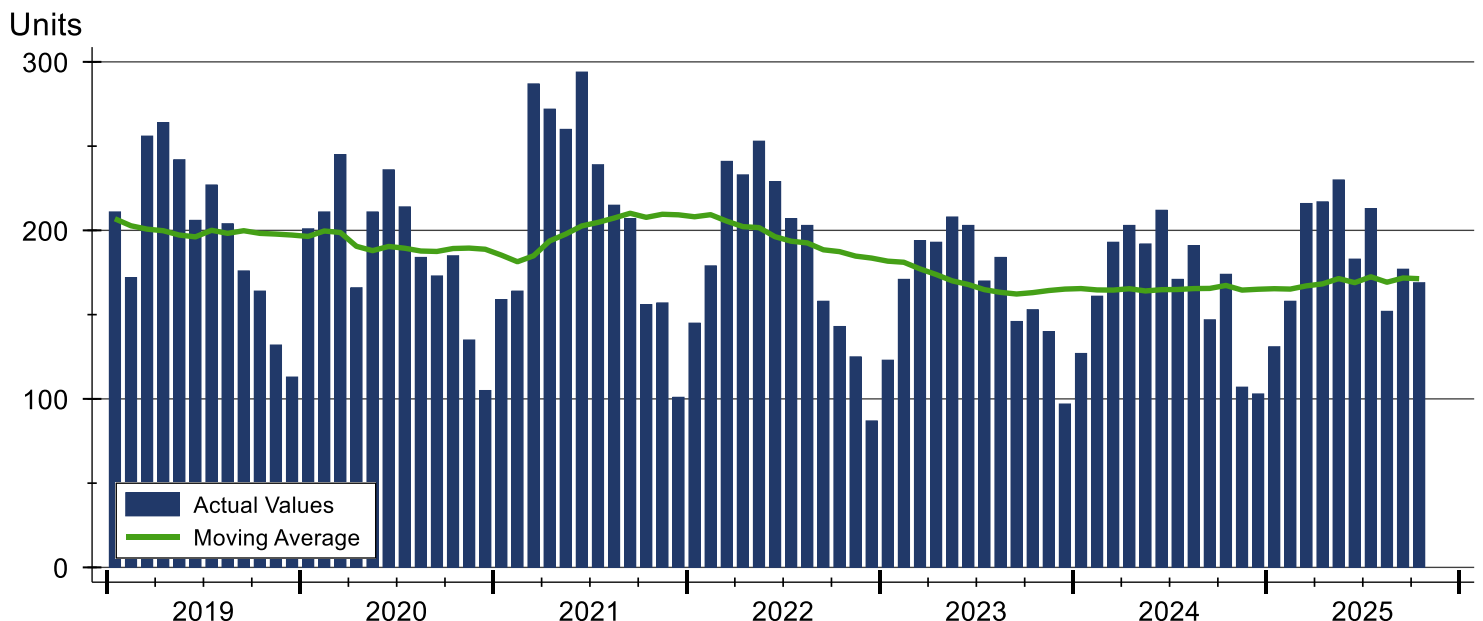
# Manhattan-Junction City Metropolitan Area New Listings Analysis

| Summary Statistics for New Listings |                    | 2025    | October 2024 | Change |
|-------------------------------------|--------------------|---------|--------------|--------|
| Current Month                       | New Listings       | 169     | 174          | -2.9%  |
|                                     | Volume (1,000s)    | 54,029  | 49,824       | 8.4%   |
|                                     | Average List Price | 319,696 | 286,345      | 11.6%  |
|                                     | Median List Price  | 299,000 | 259,900      | 15.0%  |
| Year-to-Date                        | New Listings       | 1,846   | 1,771        | 4.2%   |
|                                     | Volume (1,000s)    | 560,218 | 507,983      | 10.3%  |
|                                     | Average List Price | 303,477 | 286,834      | 5.8%   |
|                                     | Median List Price  | 275,000 | 259,900      | 5.8%   |

A total of 169 new listings were added in the Manhattan-Junction City metropolitan area during October, down 2.9% from the same month in 2024. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,846 new listings.

The median list price of these homes was \$299,000 up from \$259,900 in 2024.

## History of New Listings





**October  
2025**

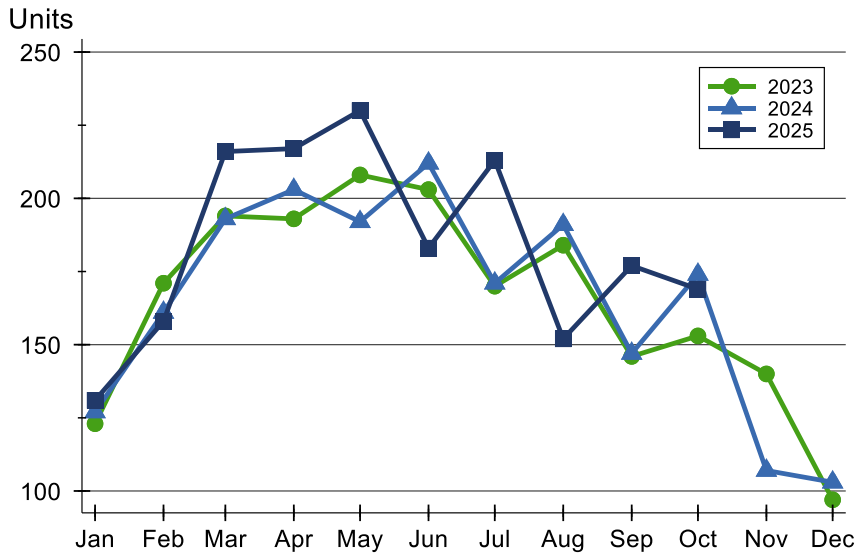
## Flint Hills MLS Statistics



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# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 123  | 127  | 131  |
| February  | 171  | 161  | 158  |
| March     | 194  | 193  | 216  |
| April     | 193  | 203  | 217  |
| May       | 208  | 192  | 230  |
| June      | 203  | 212  | 183  |
| July      | 170  | 171  | 213  |
| August    | 184  | 191  | 152  |
| September | 146  | 147  | 177  |
| October   | 153  | 174  | 169  |
| November  | 140  | 107  |      |
| December  | 97   | 103  |      |

## 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            | 0.6%    | 19,500     | 19,500    | 1              | 1    | 87.2%               | 87.2%  |
| \$25,000-\$49,999   | 1            | 0.6%    | 42,000     | 42,000    | 4              | 4    | 100.0%              | 100.0% |
| \$50,000-\$99,999   | 4            | 2.4%    | 71,000     | 69,500    | 15             | 13   | 92.6%               | 96.4%  |
| \$100,000-\$124,999 | 3            | 1.8%    | 101,667    | 100,000   | 4              | 4    | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 4            | 2.4%    | 133,725    | 132,500   | 4              | 3    | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 8            | 4.7%    | 164,913    | 167,250   | 9              | 5    | 99.0%               | 100.0% |
| \$175,000-\$199,999 | 13           | 7.7%    | 190,108    | 189,900   | 9              | 4    | 99.6%               | 100.0% |
| \$200,000-\$249,999 | 26           | 15.4%   | 229,658    | 230,000   | 12             | 10   | 99.4%               | 100.0% |
| \$250,000-\$299,999 | 28           | 16.6%   | 277,270    | 279,950   | 13             | 12   | 99.1%               | 100.0% |
| \$300,000-\$399,999 | 49           | 29.0%   | 337,058    | 329,500   | 9              | 5    | 99.7%               | 100.0% |
| \$400,000-\$499,999 | 19           | 11.2%   | 441,218    | 429,900   | 13             | 10   | 99.3%               | 100.0% |
| \$500,000-\$749,999 | 9            | 5.3%    | 655,989    | 685,000   | 15             | 13   | 100.0%              | 100.0% |
| \$750,000-\$999,999 | 1            | 0.6%    | 775,000    | 775,000   | 9              | 9    | 100.0%              | 100.0% |
| \$1,000,000 and up  | 3            | 1.8%    | 1,246,667  | 1,200,000 | 10             | 6    | 100.0%              | 100.0% |



**October  
2025**

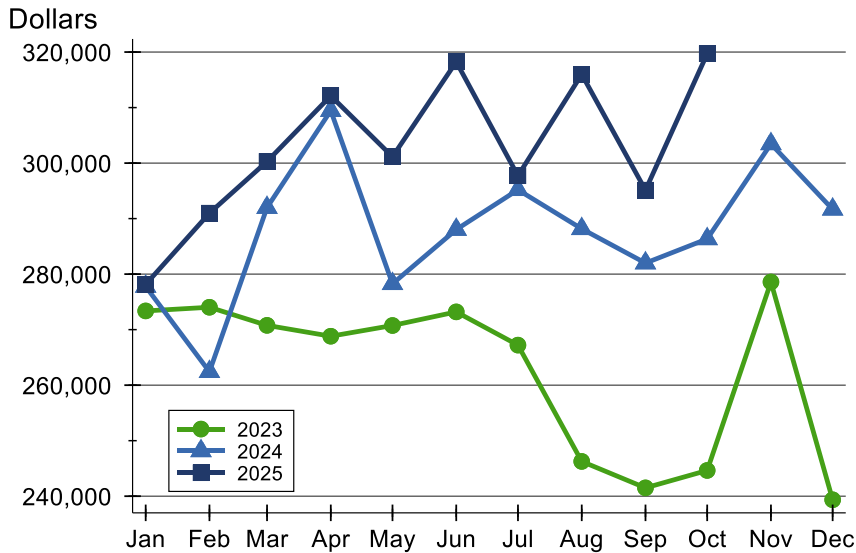
## Flint Hills MLS Statistics



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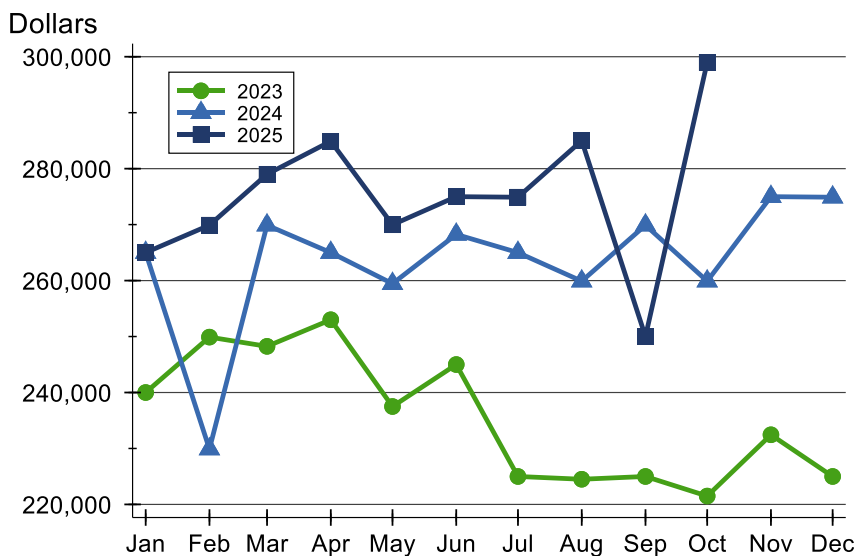
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 273,374 | 277,776 | 278,151 |
| February  | 274,033 | 262,422 | 290,988 |
| March     | 270,773 | 291,987 | 300,283 |
| April     | 268,819 | 309,450 | 312,116 |
| May       | 270,750 | 278,262 | 301,147 |
| June      | 273,200 | 288,030 | 318,243 |
| July      | 267,215 | 295,194 | 297,719 |
| August    | 246,263 | 288,165 | 315,987 |
| September | 241,505 | 281,992 | 295,133 |
| October   | 244,638 | 286,345 | 319,696 |
| November  | 278,586 | 303,458 |         |
| December  | 239,358 | 291,677 |         |

## Median Price



| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 240,000 | 265,000 | 265,000 |
| February  | 249,900 | 229,900 | 269,900 |
| March     | 248,250 | 269,900 | 279,000 |
| April     | 253,000 | 265,000 | 284,900 |
| May       | 237,500 | 259,450 | 269,975 |
| June      | 245,000 | 268,250 | 275,000 |
| July      | 225,000 | 265,000 | 274,900 |
| August    | 224,500 | 259,900 | 285,000 |
| September | 225,000 | 269,900 | 250,000 |
| October   | 221,500 | 259,900 | 299,000 |
| November  | 232,450 | 275,000 |         |
| December  | 225,000 | 274,900 |         |



October  
2025

## Flint Hills MLS Statistics



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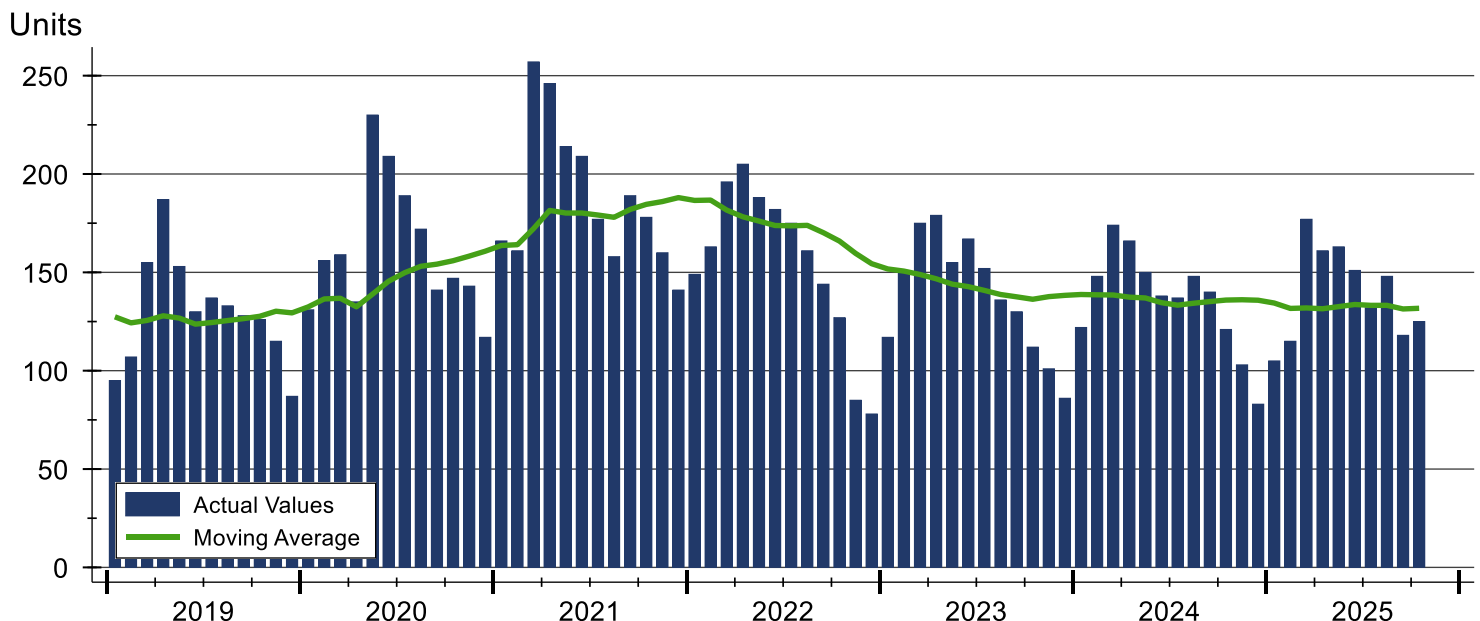
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | October |         |        | Year-to-Date |         |        |
|------------------------------------------|---------------------|---------|---------|--------|--------------|---------|--------|
|                                          |                     | 2025    | 2024    | Change | 2025         | 2024    | Change |
| Contracts Written                        |                     | 125     | 121     | 3.3%   | 1,395        | 1,444   | -3.4%  |
| Volume (1,000s)                          |                     | 34,047  | 33,023  | 3.1%   | 405,261      | 394,543 | 2.7%   |
| Average                                  | Sale Price          | 272,375 | 272,917 | -0.2%  | 290,510      | 273,229 | 6.3%   |
|                                          | Days on Market      | 42      | 43      | -2.3%  | 33           | 42      | -21.4% |
|                                          | Percent of Original | 96.7%   | 95.8%   | 0.9%   | 97.2%        | 97.0%   | 0.2%   |
| Median                                   | Sale Price          | 258,900 | 260,000 | -0.4%  | 269,900      | 250,000 | 8.0%   |
|                                          | Days on Market      | 27      | 24      | 12.5%  | 16           | 16      | 0.0%   |
|                                          | Percent of Original | 100.0%  | 98.5%   | 1.5%   | 99.0%        | 98.7%   | 0.3%   |

A total of 125 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of October, up from 121 in 2024. The median list price of these homes was \$258,900, down from \$260,000 the prior year.

Half of the homes that went under contract in October were on the market less than 27 days, compared to 24 days in October 2024.

## History of Contracts Written







**October  
2025**

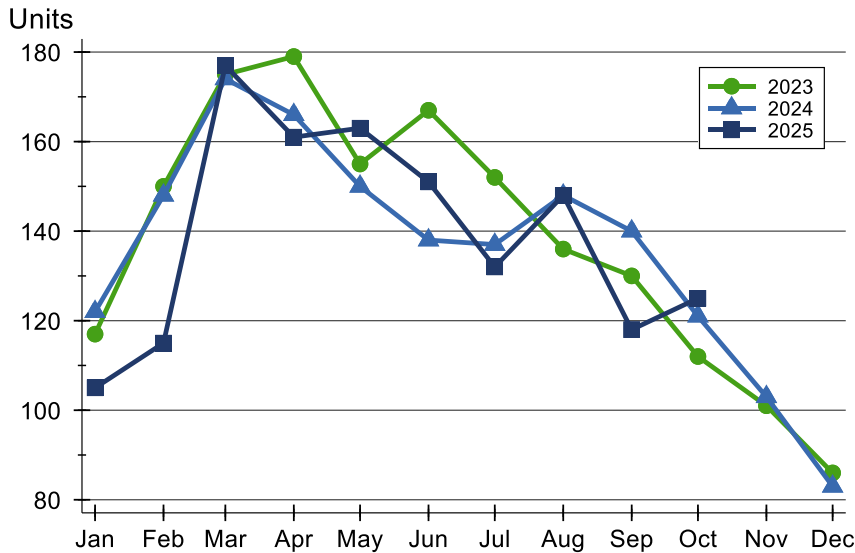
## Flint Hills MLS Statistics



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# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 117  | 122  | 105  |
| February  | 150  | 148  | 115  |
| March     | 175  | 174  | 177  |
| April     | 179  | 166  | 161  |
| May       | 155  | 150  | 163  |
| June      | 167  | 138  | 151  |
| July      | 152  | 137  | 132  |
| August    | 136  | 148  | 148  |
| September | 130  | 140  | 118  |
| October   | 112  | 121  | 125  |
| November  | 101  | 103  |      |
| December  | 86   | 83   |      |

## Contracts Written by Price Range

| Price Range         | Contracts Written<br>Number | Percent | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>Avg. | Med.   |
|---------------------|-----------------------------|---------|-----------------------|---------|------------------------|------|-----------------------------|--------|
| Below \$25,000      | 1                           | 0.8%    | 19,500                | 19,500  | 1                      | 1    | 87.2%                       | 87.2%  |
| \$25,000-\$49,999   | 2                           | 1.6%    | 34,450                | 34,450  | 52                     | 52   | 74.6%                       | 74.6%  |
| \$50,000-\$99,999   | 4                           | 3.2%    | 88,750                | 90,000  | 88                     | 105  | 84.8%                       | 88.6%  |
| \$100,000-\$124,999 | 5                           | 4.0%    | 108,000               | 105,000 | 45                     | 44   | 98.3%                       | 100.0% |
| \$125,000-\$149,999 | 5                           | 4.0%    | 135,860               | 139,000 | 28                     | 8    | 100.0%                      | 100.0% |
| \$150,000-\$174,999 | 9                           | 7.2%    | 160,844               | 164,900 | 60                     | 42   | 96.8%                       | 98.7%  |
| \$175,000-\$199,999 | 8                           | 6.4%    | 186,600               | 184,950 | 35                     | 19   | 92.1%                       | 97.6%  |
| \$200,000-\$249,999 | 24                          | 19.2%   | 226,254               | 228,950 | 37                     | 25   | 96.8%                       | 100.0% |
| \$250,000-\$299,999 | 24                          | 19.2%   | 271,984               | 269,750 | 54                     | 29   | 98.2%                       | 99.4%  |
| \$300,000-\$399,999 | 30                          | 24.0%   | 342,518               | 333,700 | 29                     | 18   | 98.5%                       | 100.0% |
| \$400,000-\$499,999 | 6                           | 4.8%    | 445,133               | 426,200 | 43                     | 16   | 97.4%                       | 100.0% |
| \$500,000-\$749,999 | 7                           | 5.6%    | 648,529               | 630,000 | 52                     | 58   | 98.4%                       | 97.7%  |
| \$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    |



**October  
2025**

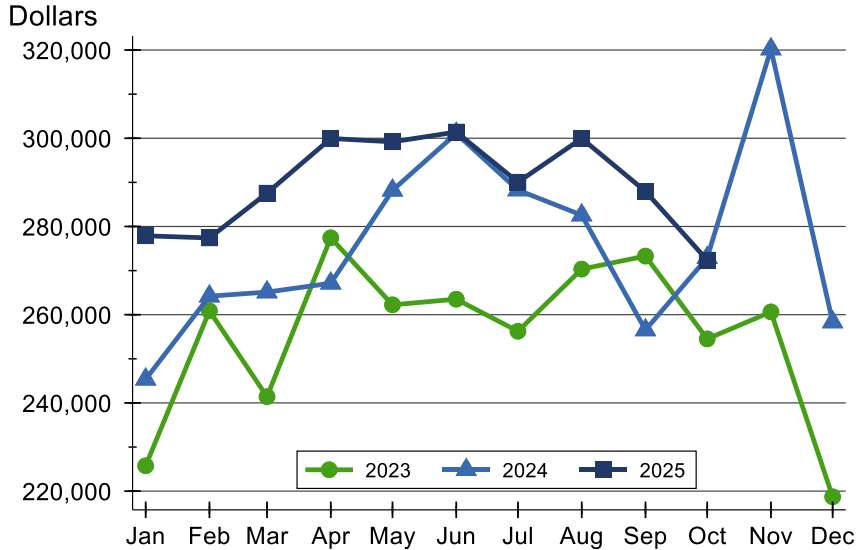
## Flint Hills MLS Statistics



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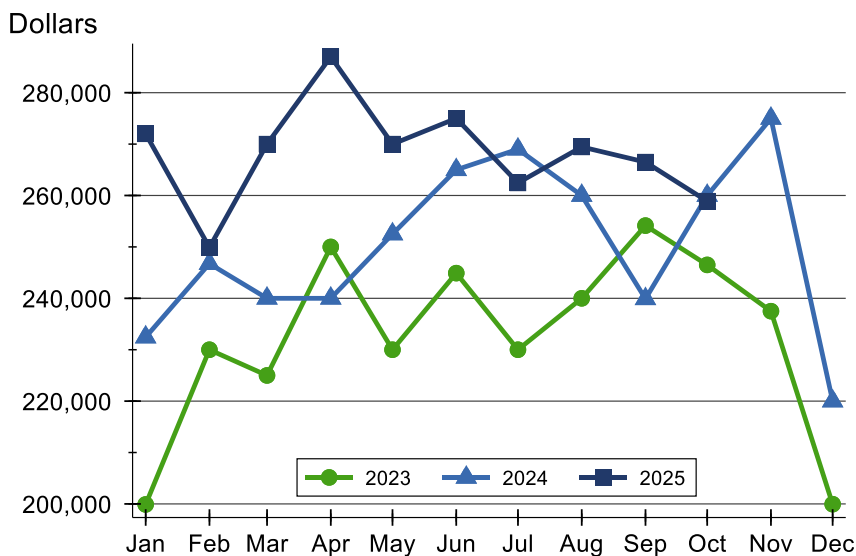
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



| Month     | 2023    | 2024    | 2025           |
|-----------|---------|---------|----------------|
| January   | 225,756 | 245,360 | <b>277,886</b> |
| February  | 260,868 | 264,205 | <b>277,405</b> |
| March     | 241,424 | 265,128 | <b>287,565</b> |
| April     | 277,432 | 267,139 | <b>299,952</b> |
| May       | 262,244 | 288,212 | <b>299,202</b> |
| June      | 263,522 | 301,068 | <b>301,416</b> |
| July      | 256,246 | 288,258 | <b>290,047</b> |
| August    | 270,340 | 282,576 | <b>299,959</b> |
| September | 273,292 | 256,533 | <b>287,963</b> |
| October   | 254,513 | 272,917 | <b>272,375</b> |
| November  | 260,635 | 320,223 |                |
| December  | 218,724 | 258,338 |                |

## Median Price

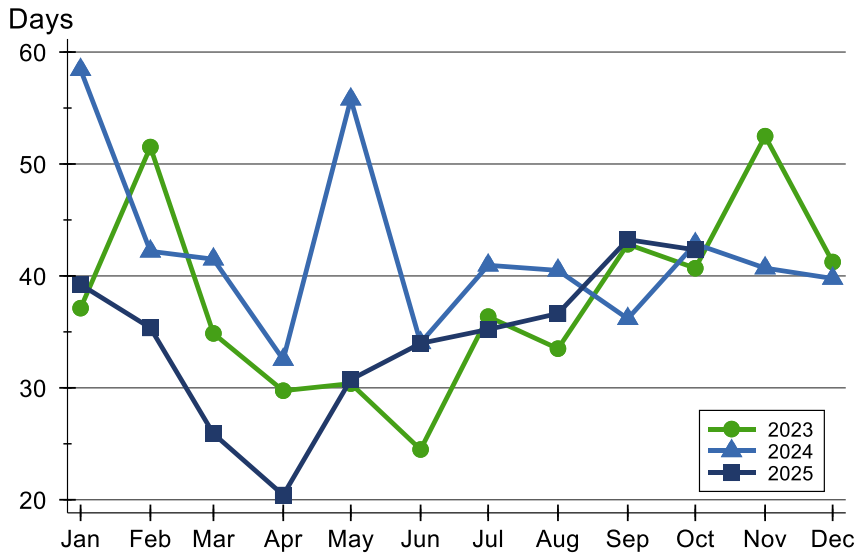


| Month     | 2023    | 2024    | 2025           |
|-----------|---------|---------|----------------|
| January   | 199,900 | 232,450 | <b>272,000</b> |
| February  | 230,000 | 246,750 | <b>249,900</b> |
| March     | 225,000 | 240,000 | <b>270,000</b> |
| April     | 250,000 | 240,000 | <b>287,000</b> |
| May       | 230,000 | 252,500 | <b>270,000</b> |
| June      | 244,900 | 265,000 | <b>275,000</b> |
| July      | 230,000 | 269,000 | <b>262,450</b> |
| August    | 240,000 | 260,000 | <b>269,450</b> |
| September | 254,150 | 239,900 | <b>266,500</b> |
| October   | 246,500 | 260,000 | <b>258,900</b> |
| November  | 237,500 | 275,000 |                |
| December  | 199,950 | 220,000 |                |



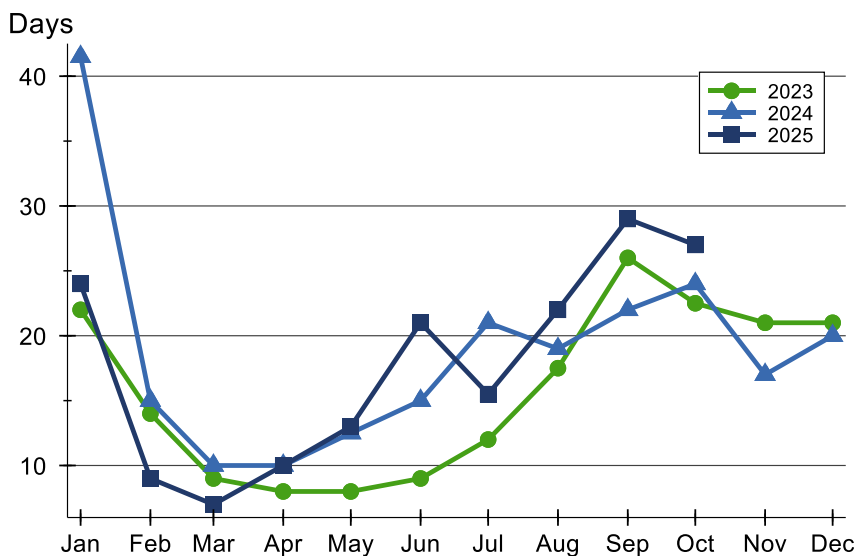
## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

### Average DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 37   | 58   | 39   |
| February  | 52   | 42   | 35   |
| March     | 35   | 41   | 26   |
| April     | 30   | 33   | 20   |
| May       | 30   | 56   | 31   |
| June      | 24   | 34   | 34   |
| July      | 36   | 41   | 35   |
| August    | 34   | 40   | 37   |
| September | 43   | 36   | 43   |
| October   | 41   | 43   | 42   |
| November  | 52   | 41   |      |
| December  | 41   | 40   |      |

### Median DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 22   | 42   | 24   |
| February  | 14   | 15   | 9    |
| March     | 9    | 10   | 7    |
| April     | 8    | 10   | 10   |
| May       | 8    | 13   | 13   |
| June      | 9    | 15   | 21   |
| July      | 12   | 21   | 16   |
| August    | 18   | 19   | 22   |
| September | 26   | 22   | 29   |
| October   | 23   | 24   | 27   |
| November  | 21   | 17   |      |
| December  | 21   | 20   |      |



October  
2025

## Flint Hills MLS Statistics



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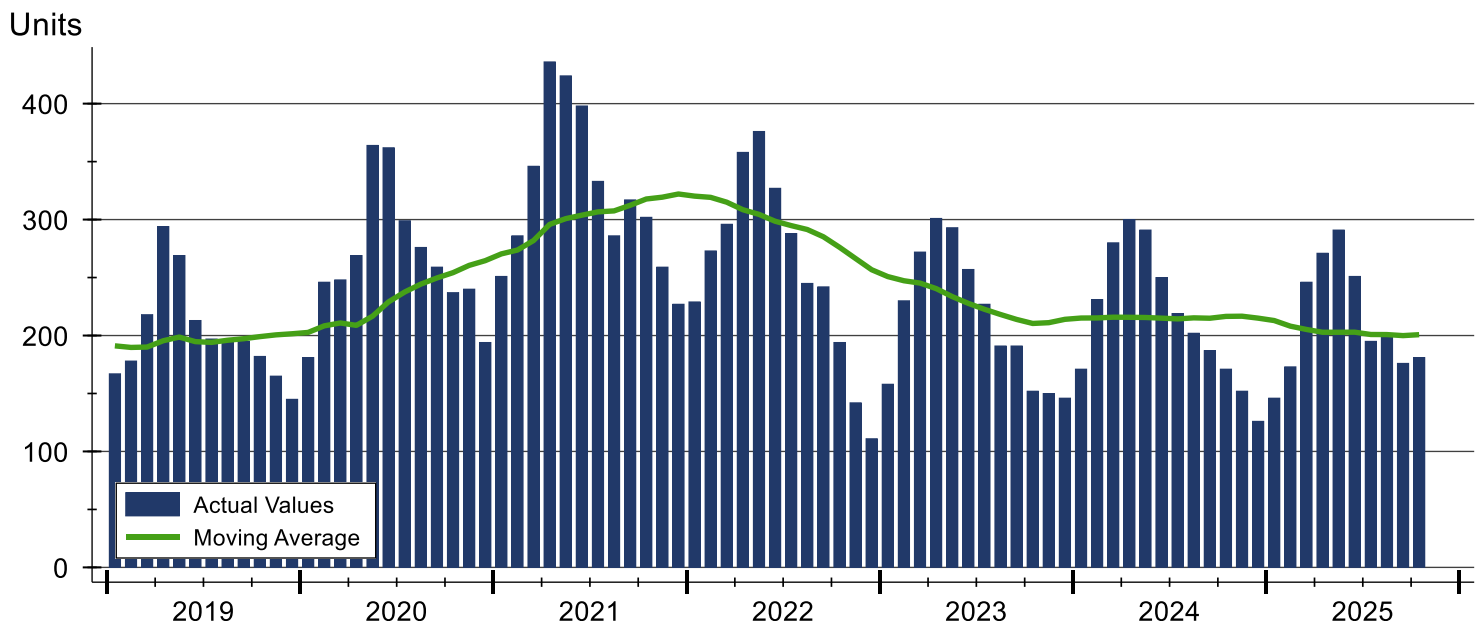
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

| Summary Statistics<br>for Pending Contracts |                     | 2025    | End of October<br>2024 | Change |
|---------------------------------------------|---------------------|---------|------------------------|--------|
| Pending Contracts                           |                     | 181     | 171                    | 5.8%   |
| Volume (1,000s)                             |                     | 52,576  | 48,309                 | 8.8%   |
| Average                                     | List Price          | 290,474 | 282,508                | 2.8%   |
|                                             | Days on Market      | 47      | 48                     | -2.1%  |
|                                             | Percent of Original | 98.0%   | 97.6%                  | 0.4%   |
| Median                                      | List Price          | 255,000 | 254,900                | 0.0%   |
|                                             | Days on Market      | 27      | 25                     | 8.0%   |
|                                             | Percent of Original | 100.0%  | 100.0%                 | 0.0%   |

A total of 181 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of October, up from 171 contracts pending at the end of October 2024.

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





**October  
2025**

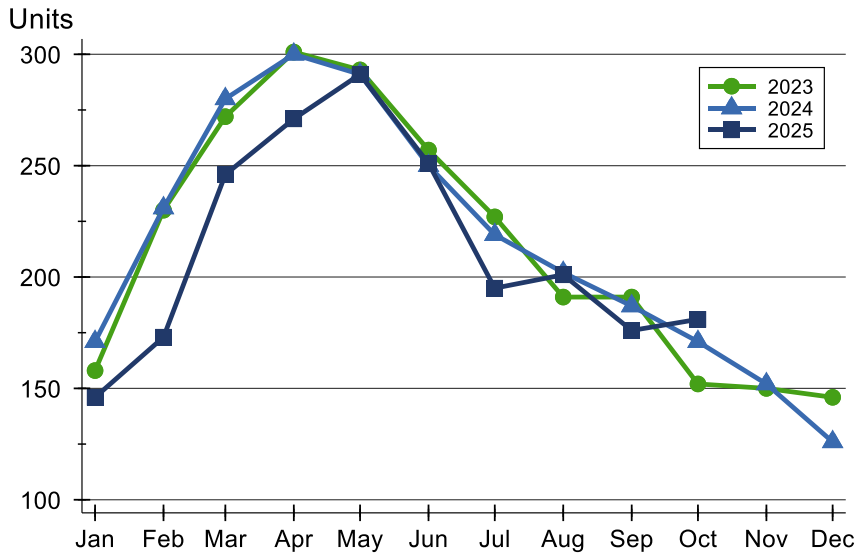
## Flint Hills MLS Statistics



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# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 158  | 171  | 146  |
| February  | 230  | 231  | 173  |
| March     | 272  | 280  | 246  |
| April     | 301  | 300  | 271  |
| May       | 293  | 291  | 291  |
| June      | 257  | 250  | 251  |
| July      | 227  | 219  | 195  |
| August    | 191  | 202  | 201  |
| September | 191  | 187  | 176  |
| October   | 152  | 171  | 181  |
| November  | 150  | 152  |      |
| December  | 146  | 126  |      |

## Pending Contracts by Price Range

| Price Range         | Pending Contracts<br>Number | Percent | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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                           | 1.1%    | 34,450                | 34,450  | 52                     | 52   | 74.6%                       | 74.6%  |
| \$50,000-\$99,999   | 3                           | 1.7%    | 80,300                | 85,000  | 49                     | 26   | 99.2%                       | 100.0% |
| \$100,000-\$124,999 | 6                           | 3.3%    | 108,333               | 107,500 | 38                     | 24   | 98.6%                       | 100.0% |
| \$125,000-\$149,999 | 5                           | 2.8%    | 135,860               | 139,000 | 28                     | 8    | 100.0%                      | 100.0% |
| \$150,000-\$174,999 | 13                          | 7.2%    | 160,923               | 164,900 | 98                     | 42   | 96.8%                       | 100.0% |
| \$175,000-\$199,999 | 14                          | 7.7%    | 186,243               | 184,000 | 79                     | 36   | 98.1%                       | 100.0% |
| \$200,000-\$249,999 | 43                          | 23.8%   | 230,030               | 230,000 | 43                     | 29   | 97.6%                       | 100.0% |
| \$250,000-\$299,999 | 30                          | 16.6%   | 271,864               | 267,450 | 50                     | 29   | 98.3%                       | 100.0% |
| \$300,000-\$399,999 | 39                          | 21.5%   | 344,437               | 335,000 | 29                     | 14   | 98.8%                       | 100.0% |
| \$400,000-\$499,999 | 14                          | 7.7%    | 457,455               | 457,500 | 38                     | 5    | 98.6%                       | 100.0% |
| \$500,000-\$749,999 | 9                           | 5.0%    | 656,522               | 630,000 | 42                     | 36   | 98.8%                       | 100.0% |
| \$750,000-\$999,999 | 3                           | 1.7%    | 814,633               | 779,900 | 52                     | 58   | 98.6%                       | 100.0% |
| \$1,000,000 and up  | 0                           | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |



**October  
2025**

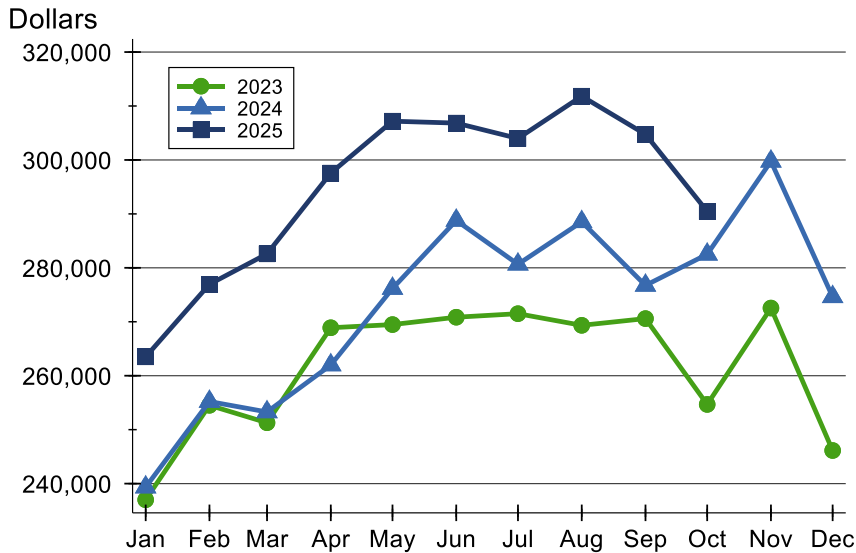
## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

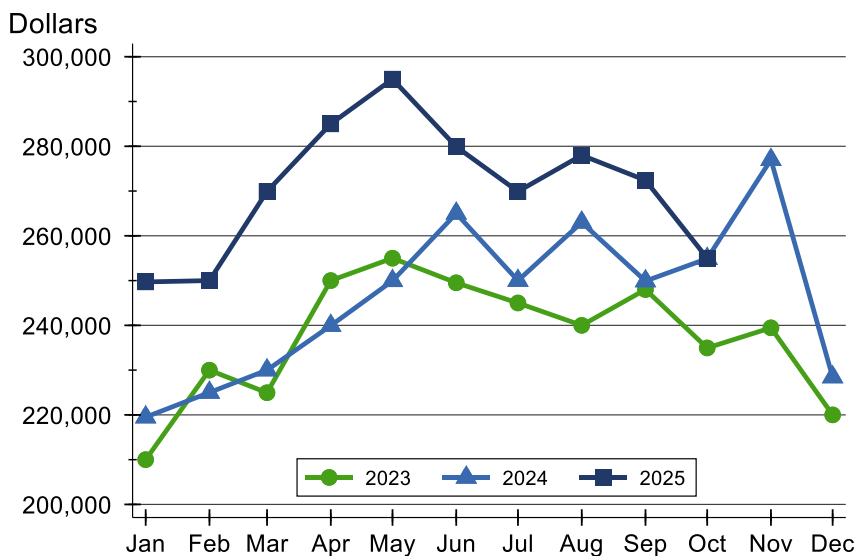
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 237,004 | 239,345 | 263,505 |
| February  | 254,516 | 255,219 | 276,950 |
| March     | 251,284 | 253,283 | 282,592 |
| April     | 268,893 | 261,982 | 297,568 |
| May       | 269,482 | 276,172 | 307,188 |
| June      | 270,849 | 288,791 | 306,835 |
| July      | 271,504 | 280,661 | 303,992 |
| August    | 269,346 | 288,533 | 311,820 |
| September | 270,590 | 276,743 | 304,749 |
| October   | 254,680 | 282,508 | 290,474 |
| November  | 272,543 | 299,744 |         |
| December  | 246,139 | 274,628 |         |

## Median Price

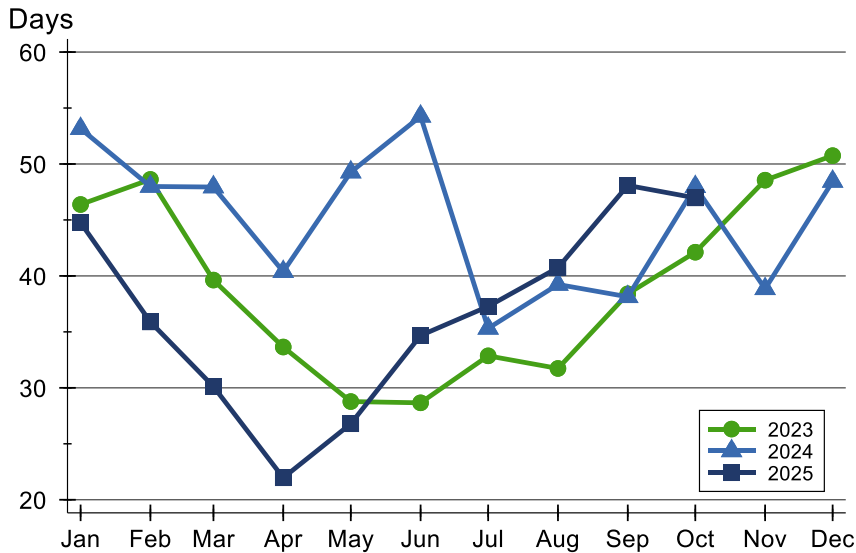


| Month     | 2023    | 2024    | 2025    |
|-----------|---------|---------|---------|
| January   | 210,000 | 219,500 | 249,700 |
| February  | 230,000 | 225,000 | 250,000 |
| March     | 224,950 | 230,000 | 269,900 |
| April     | 250,000 | 239,950 | 285,000 |
| May       | 255,000 | 249,950 | 295,000 |
| June      | 249,500 | 265,000 | 279,900 |
| July      | 245,000 | 250,000 | 269,900 |
| August    | 240,000 | 263,000 | 278,000 |
| September | 248,000 | 249,900 | 272,400 |
| October   | 234,950 | 254,900 | 255,000 |
| November  | 239,450 | 277,000 |         |
| December  | 220,000 | 228,450 |         |



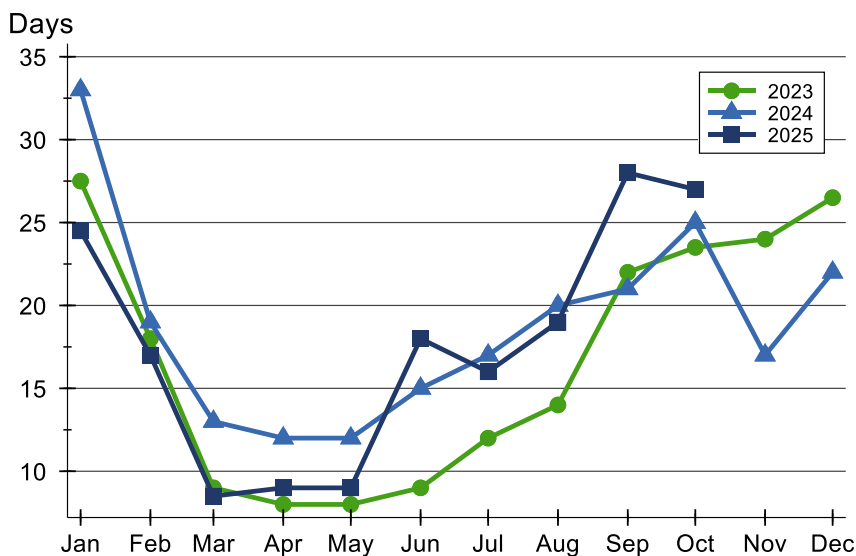
## Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

### Average DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 46   | 53   | 45   |
| February  | 49   | 48   | 36   |
| March     | 40   | 48   | 30   |
| April     | 34   | 40   | 22   |
| May       | 29   | 49   | 27   |
| June      | 29   | 54   | 35   |
| July      | 33   | 35   | 37   |
| August    | 32   | 39   | 41   |
| September | 38   | 38   | 48   |
| October   | 42   | 48   | 47   |
| November  | 49   | 39   |      |
| December  | 51   | 48   |      |

### Median DOM



| Month     | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January   | 28   | 33   | 25   |
| February  | 18   | 19   | 17   |
| March     | 9    | 13   | 9    |
| April     | 8    | 12   | 9    |
| May       | 8    | 12   | 9    |
| June      | 9    | 15   | 18   |
| July      | 12   | 17   | 16   |
| August    | 14   | 20   | 19   |
| September | 22   | 21   | 28   |
| October   | 24   | 25   | 27   |
| November  | 24   | 17   |      |
| December  | 27   | 22   |      |