



**December
2025**

Flint Hills MLS Statistics



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Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Rose in December

Total home sales in the Manhattan-Junction City metropolitan area rose by 14.7% last month to 125 units, compared to 109 units in December 2024. Total sales volume was \$34.1 million, up 8.5% from a year earlier.

The median sale price in December was \$261,000, down from \$270,000 a year earlier. Homes that sold in December were typically on the market for 34 days and sold for 98.6% of their list prices.

Manhattan MSA Active Listings Up at End of December

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of December was 261 units, up from 201 at the same point in 2024. 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 December was \$269,900.

During December, a total of 106 contracts were written up from 83 in December 2024. At the end of the month, there were 149 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		125 14.7%	109 5.8%	103 -4.6%	1,576 -4.5%	1,651 1.8%	1,622 -16.5%
Active Listings Change from prior year		261 29.9%	201 -19.0%	248 6.9%	N/A	N/A	N/A
Months' Supply Change from prior year		2.0 33.3%	1.5 -16.7%	1.8 28.6%	N/A	N/A	N/A
New Listings Change from prior year		93 -9.7%	103 6.2%	97 11.5%	2,065 4.2%	1,981 -0.1%	1,982 -10.0%
Contracts Written Change from prior year		106 27.7%	83 -3.5%	86 10.3%	1,594 -2.2%	1,630 -1.8%	1,660 -10.4%
Pending Contracts Change from prior year		149 18.3%	126 -13.7%	146 31.5%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		34,093 8.5%	31,431 20.3%	26,131 4.3%	446,718 0.8%	443,261 7.0%	414,333 -10.0%
Average	Sale Price Change from prior year	272,742 -5.4%	288,357 13.7%	253,702 9.4%	283,451 5.6%	268,480 5.1%	255,445 7.8%
	List Price of Actives Change from prior year	318,214 -1.4%	322,611 20.2%	268,440 2.3%	N/A	N/A	N/A
	Days on Market Change from prior year	59 68.6%	35 -22.2%	45 7.1%	35 -16.7%	42 13.5%	37 27.6%
	Percent of List Change from prior year	97.1% -0.9%	98.0% -0.6%	98.6% 0.7%	98.3% -0.1%	98.4% -0.3%	98.7% -0.6%
	Percent of Original Change from prior year	95.1% -1.8%	96.8% 0.9%	95.9% -0.3%	96.9% 0.1%	96.8% -0.2%	97.0% -1.2%
Median	Sale Price Change from prior year	261,000 -3.3%	270,000 14.9%	235,000 3.5%	265,000 8.2%	245,000 4.3%	235,000 6.8%
	List Price of Actives Change from prior year	269,900 -5.3%	285,000 27.7%	223,250 -0.8%	N/A	N/A	N/A
	Days on Market Change from prior year	34 78.9%	19 -20.8%	24 50.0%	18 5.9%	17 21.4%	14 55.6%
	Percent of List Change from prior year	98.6% -0.9%	99.5% -0.5%	100.0% 0.4%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	97.4% -1.0%	98.4% 0.6%	97.8% -0.5%	98.5% -0.1%	98.6% -0.6%	99.2% -0.8%

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



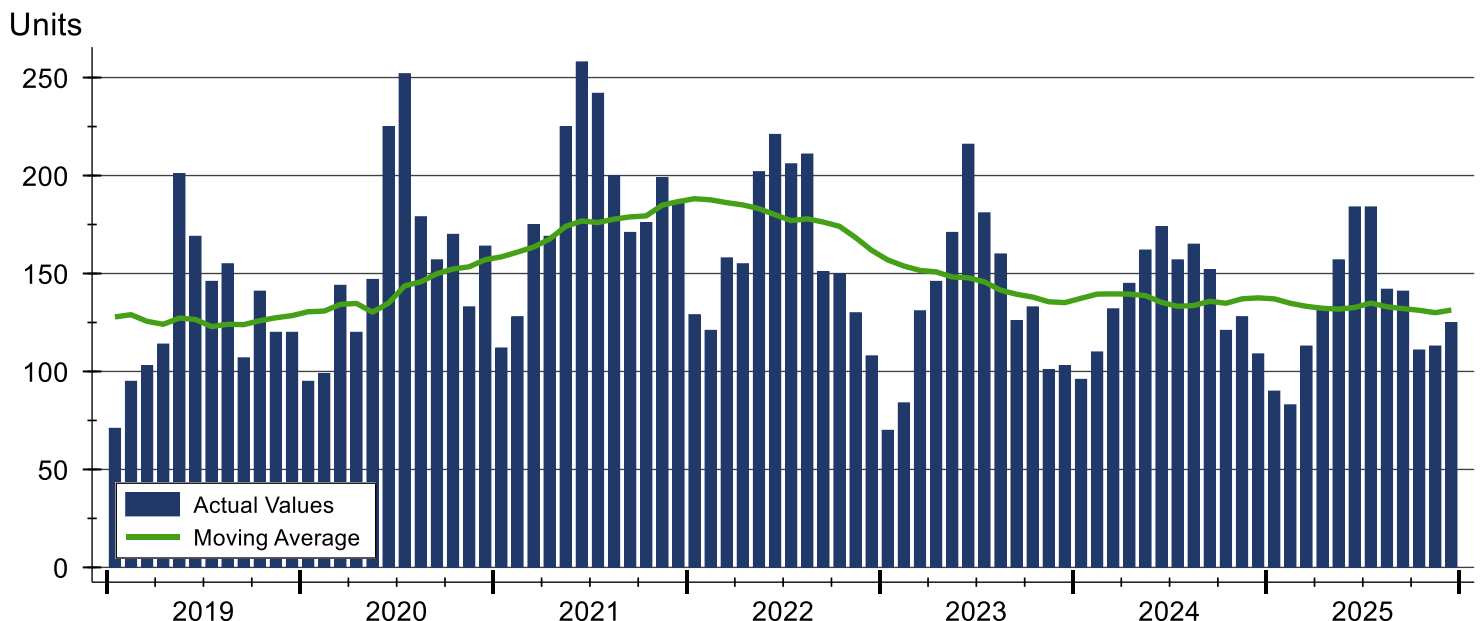
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		125	109	14.7%	1,576	1,651	-4.5%
Volume (1,000s)		34,093	31,431	8.5%	446,718	443,261	0.8%
Months' Supply		2.0	1.5	33.3%	N/A	N/A	N/A
Average	Sale Price	272,742	288,357	-5.4%	283,451	268,480	5.6%
	Days on Market	59	35	68.6%	35	42	-16.7%
	Percent of List	97.1%	98.0%	-0.9%	98.3%	98.4%	-0.1%
	Percent of Original	95.1%	96.8%	-1.8%	96.9%	96.8%	0.1%
Median	Sale Price	261,000	270,000	-3.3%	265,000	245,000	8.2%
	Days on Market	34	19	78.9%	18	17	5.9%
	Percent of List	98.6%	99.5%	-0.9%	100.0%	100.0%	0.0%
	Percent of Original	97.4%	98.4%	-1.0%	98.5%	98.6%	-0.1%

A total of 125 homes sold in the Manhattan-Junction City metropolitan area in December, up from 109 units in December 2024. Total sales volume rose to \$34.1 million compared to \$31.4 million in the previous year.

The median sales price in December was \$261,000, down 3.3% compared to the prior year. Median days on market was 34 days, up from 26 days in November, and up from 19 in December 2024.

History of Closed Listings





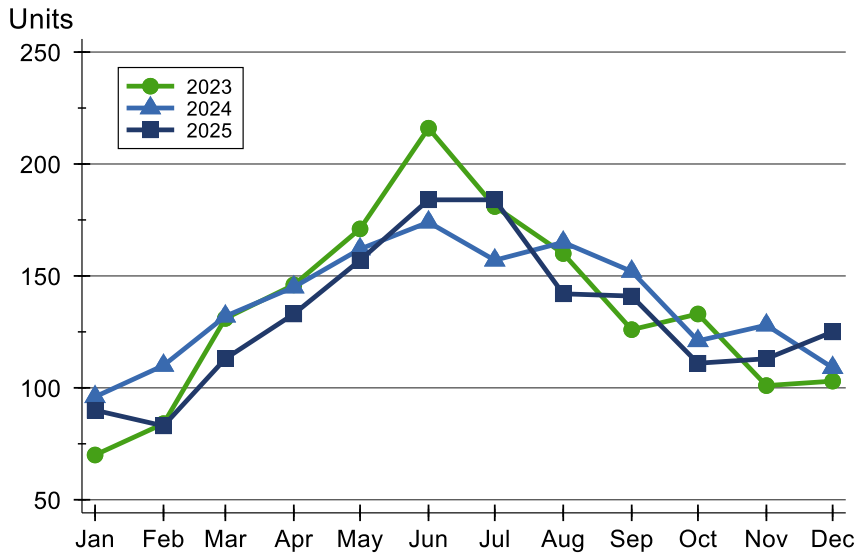
**December
2025**

Flint Hills MLS Statistics



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	141
October	133	121	111
November	101	128	113
December	103	109	125

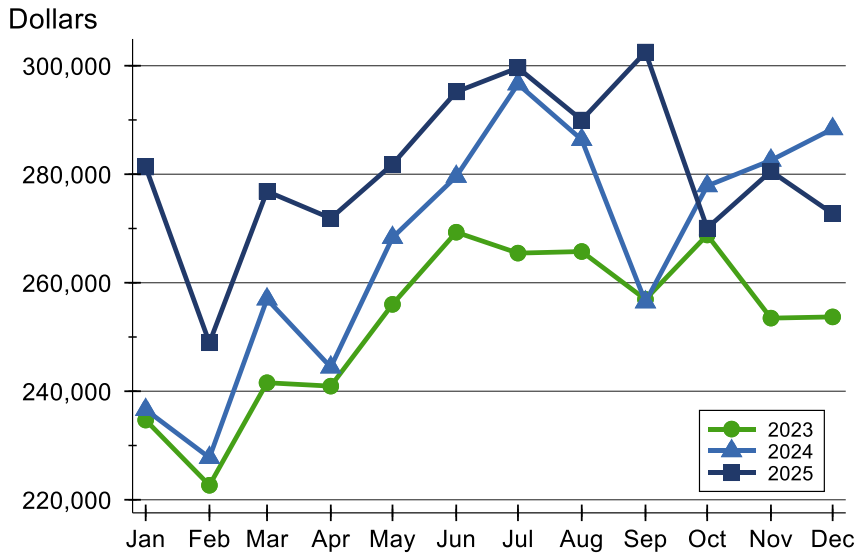
Closed Listings by Price Range

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	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	2	1.6%	0.9	38,000	38,000	29	29	73.2%	73.2%	63.8%	63.8%
\$50,000-\$99,999	5	4.0%	2.4	79,500	84,000	112	44	88.2%	94.5%	79.6%	76.4%
\$100,000-\$124,999	6	4.8%	2.3	106,917	107,500	53	34	95.1%	94.2%	93.2%	92.8%
\$125,000-\$149,999	4	3.2%	1.4	136,750	134,750	52	55	94.9%	94.0%	94.9%	94.0%
\$150,000-\$174,999	8	6.4%	2.2	164,863	165,000	109	54	97.7%	100.0%	95.9%	96.5%
\$175,000-\$199,999	8	6.4%	2.1	181,871	178,500	105	27	98.8%	100.0%	95.8%	95.8%
\$200,000-\$249,999	23	18.4%	2.0	225,793	225,000	44	35	98.0%	100.0%	95.2%	97.6%
\$250,000-\$299,999	21	16.8%	1.5	274,371	274,500	66	34	98.6%	100.0%	96.6%	97.5%
\$300,000-\$399,999	31	24.8%	1.7	338,594	340,000	28	21	98.5%	98.6%	97.9%	97.9%
\$400,000-\$499,999	12	9.6%	2.4	435,957	432,491	88	59	97.2%	97.7%	96.1%	97.3%
\$500,000-\$749,999	5	4.0%	2.7	594,800	615,000	40	38	97.5%	98.2%	97.1%	98.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



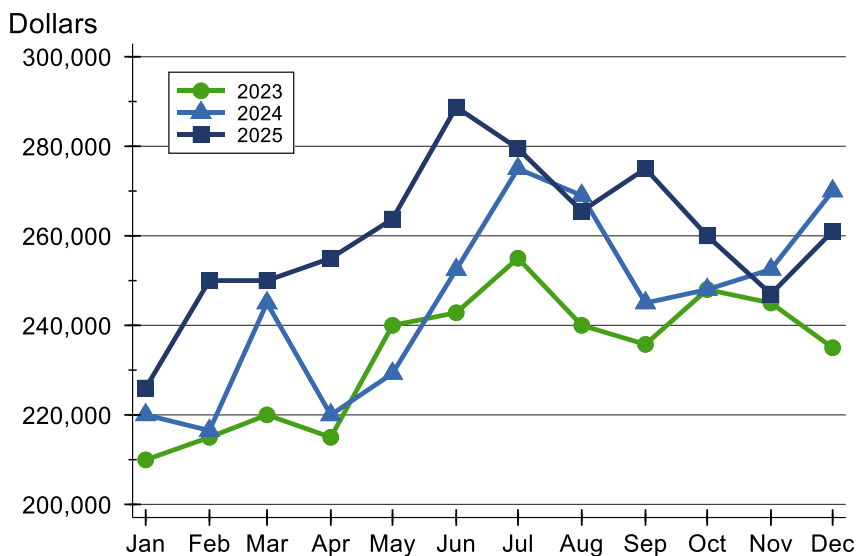
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	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	281,828
June	269,315	279,574	295,174
July	265,460	296,615	299,609
August	265,756	286,369	289,984
September	256,932	256,437	302,515
October	268,805	277,846	270,068
November	253,477	282,561	280,558
December	253,702	288,357	272,742

Median Price

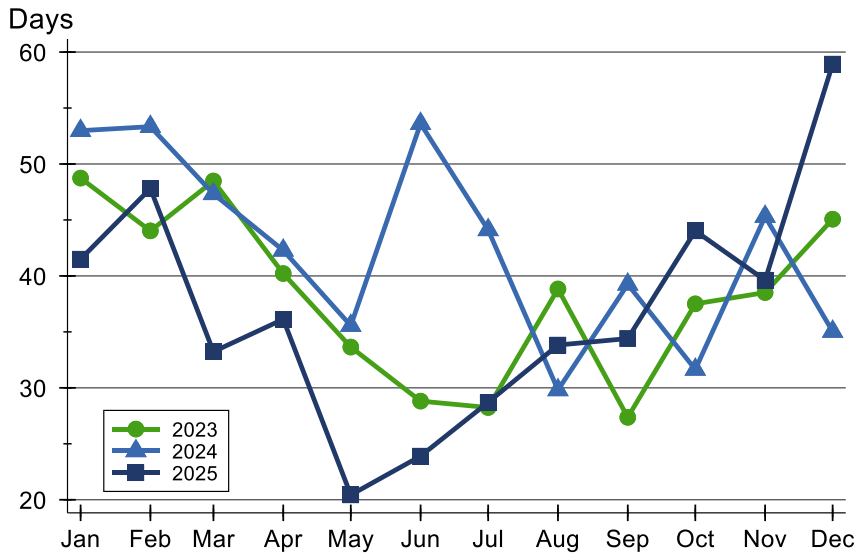


Month	2023	2024	2025
January	209,950	220,000	226,000
February	215,000	216,500	250,000
March	220,000	245,000	250,000
April	215,000	219,999	255,000
May	240,000	229,250	263,750
June	242,814	252,450	288,750
July	255,000	275,000	279,500
August	240,000	269,000	265,500
September	235,750	245,000	275,000
October	248,000	248,000	260,000
November	245,000	252,500	247,000
December	235,000	270,000	261,000



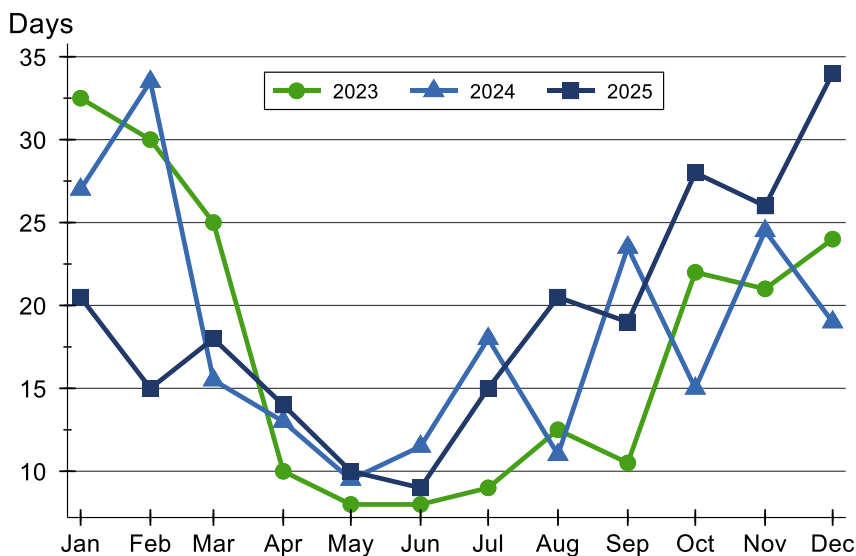
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

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	34
October	38	32	44
November	39	45	40
December	45	35	59

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	26
December	24	19	34



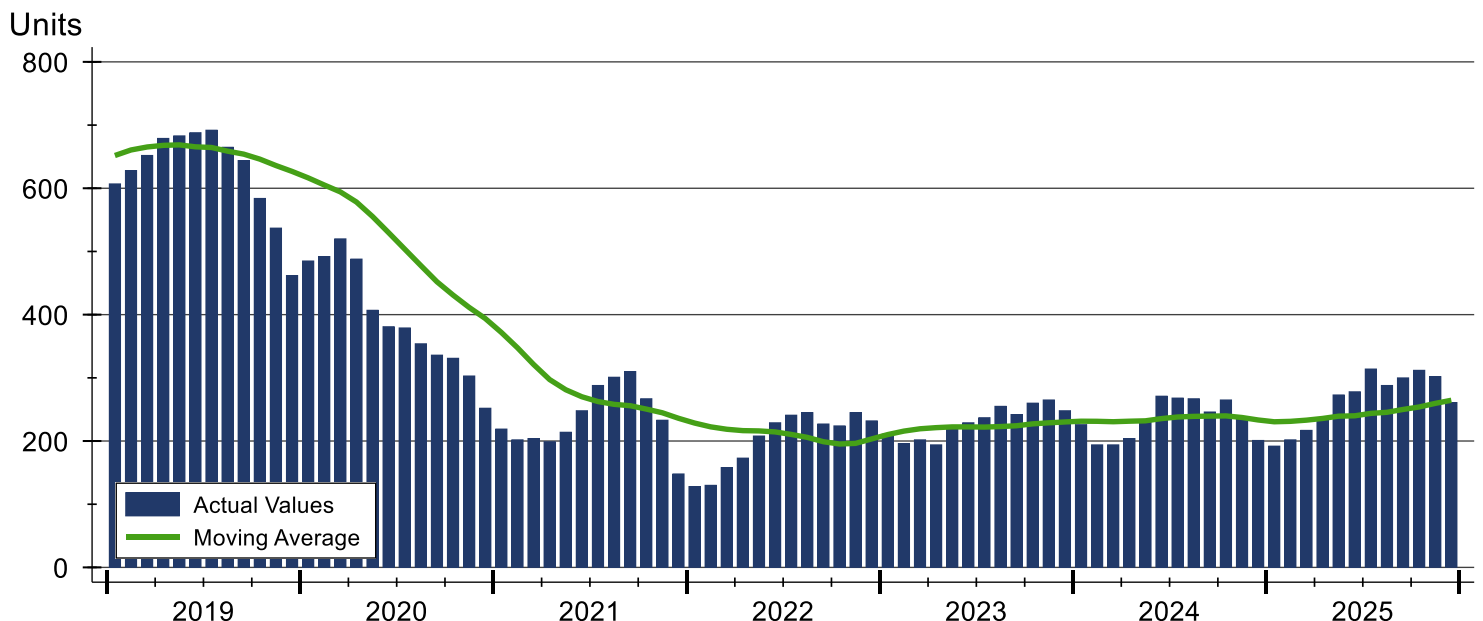
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of December 2024	Change
Active Listings		261	201	29.9%
Volume (1,000s)		83,054	64,845	28.1%
Months' Supply		2.0	1.5	33.3%
Average	List Price	318,214	322,611	-1.4%
	Days on Market	51	81	-37.0%
	Percent of Original	98.1%	97.9%	0.2%
Median	List Price	269,900	285,000	-5.3%
	Days on Market	25	63	-60.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 261 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of December. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of December was \$269,900, down 5.3% from 2024. The typical time on market for active listings was 25 days, down from 63 days a year earlier.

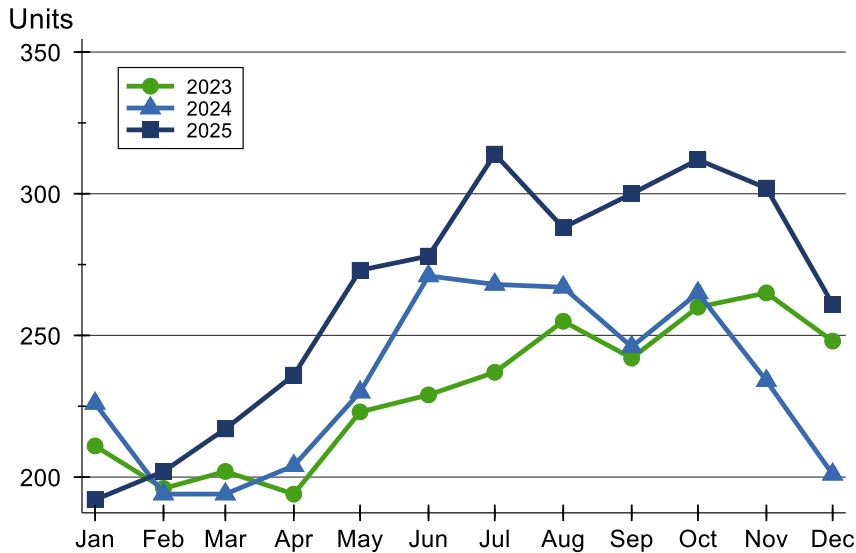
History of Active Listings





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	302
December	248	201	261

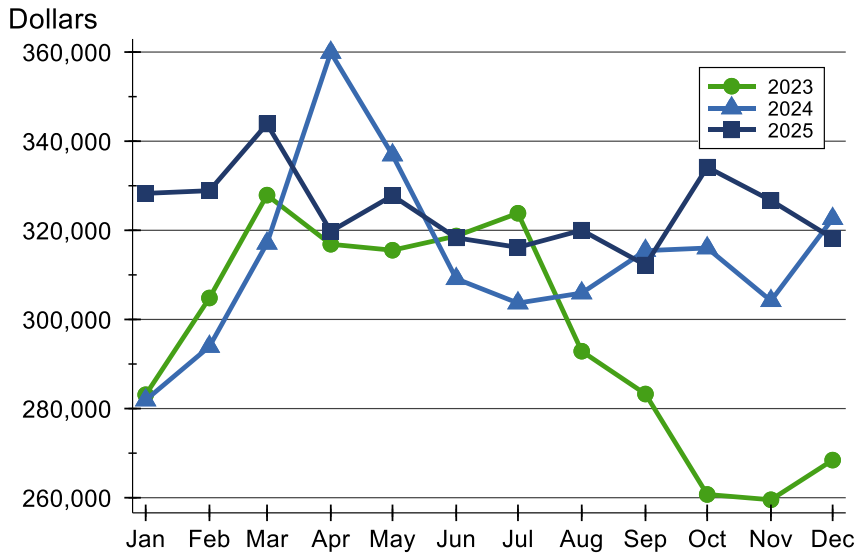
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.4%	0.9	39,700	39,700	63	63	94.5%	94.5%
\$50,000-\$99,999	10	3.8%	2.4	72,740	74,950	81	36	90.0%	91.7%
\$100,000-\$124,999	10	3.8%	2.3	107,380	107,450	64	60	97.0%	99.1%
\$125,000-\$149,999	9	3.4%	1.4	132,644	130,000	25	7	97.5%	100.0%
\$150,000-\$174,999	17	6.5%	2.2	159,059	159,000	90	12	100.4%	100.0%
\$175,000-\$199,999	23	8.8%	2.1	187,607	189,000	47	43	97.4%	98.0%
\$200,000-\$249,999	46	17.6%	2.0	228,372	226,000	44	35	97.7%	100.0%
\$250,000-\$299,999	38	14.6%	1.5	278,552	279,950	44	26	98.3%	100.0%
\$300,000-\$399,999	50	19.2%	1.7	340,254	340,750	53	16	99.2%	100.0%
\$400,000-\$499,999	28	10.7%	2.4	433,304	429,250	53	51	98.6%	100.0%
\$500,000-\$749,999	17	6.5%	2.7	614,512	630,000	47	15	98.6%	100.0%
\$750,000-\$999,999	9	3.4%	N/A	837,200	799,900	22	9	100.0%	100.0%
\$1,000,000 and up	3	1.1%	N/A	1,594,500	1,340,000	68	64	96.3%	100.0%



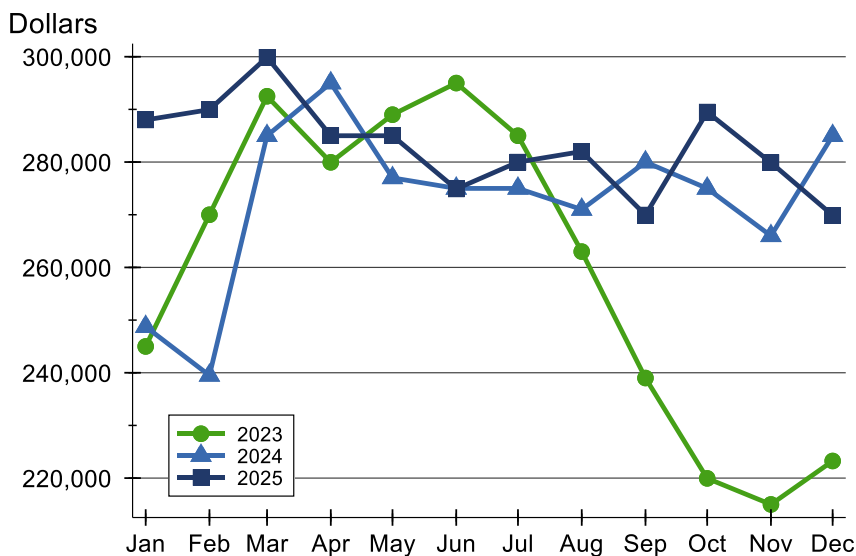
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	326,705
December	268,440	322,611	318,214

Median Price

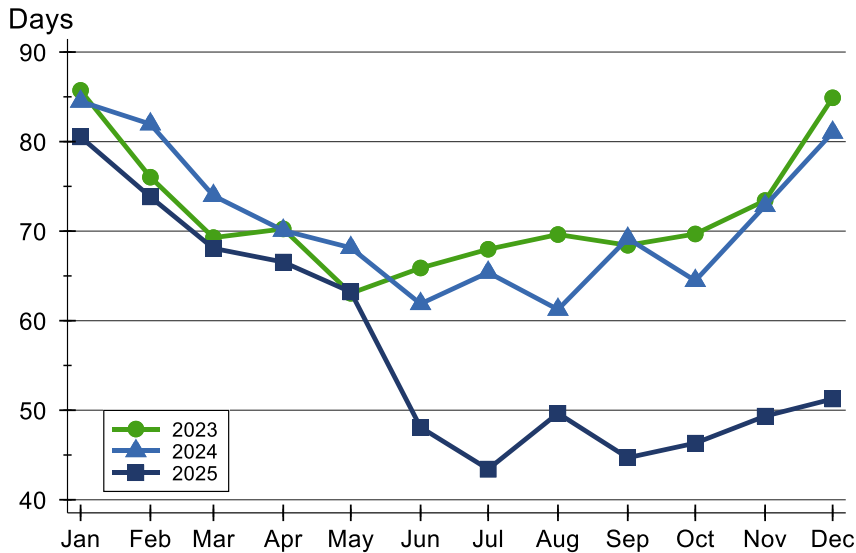


Month	2023	2024	2025
January	245,000	248,750	288,000
February	270,000	239,500	289,950
March	292,500	285,000	299,900
April	279,950	295,000	285,000
May	289,000	277,000	285,000
June	295,000	275,000	274,900
July	285,000	275,000	280,000
August	263,000	271,000	282,000
September	239,000	280,000	269,950
October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



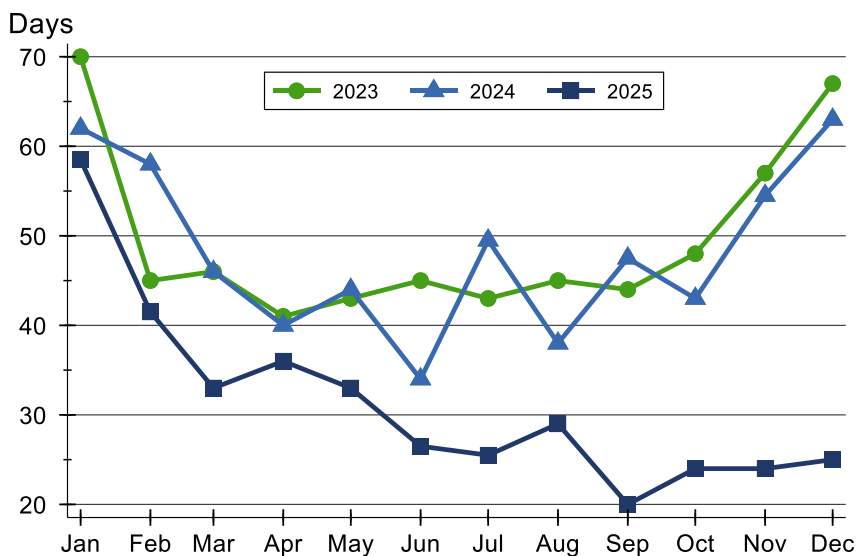
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	49
December	85	81	51

Median DOM

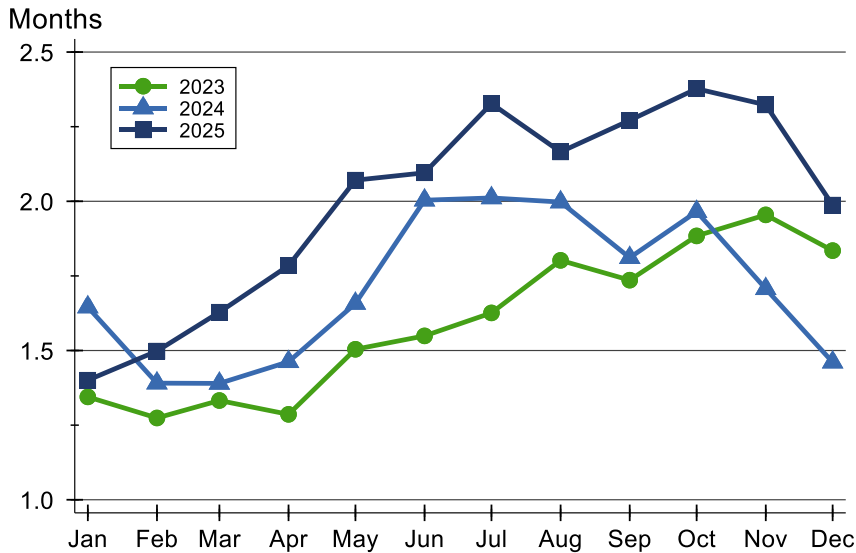


Month	2023	2024	2025
January	70	62	59
February	45	58	42
March	46	46	33
April	41	40	36
May	43	44	33
June	45	34	27
July	43	50	26
August	45	38	29
September	44	48	20
October	48	43	24
November	57	55	24
December	67	63	25



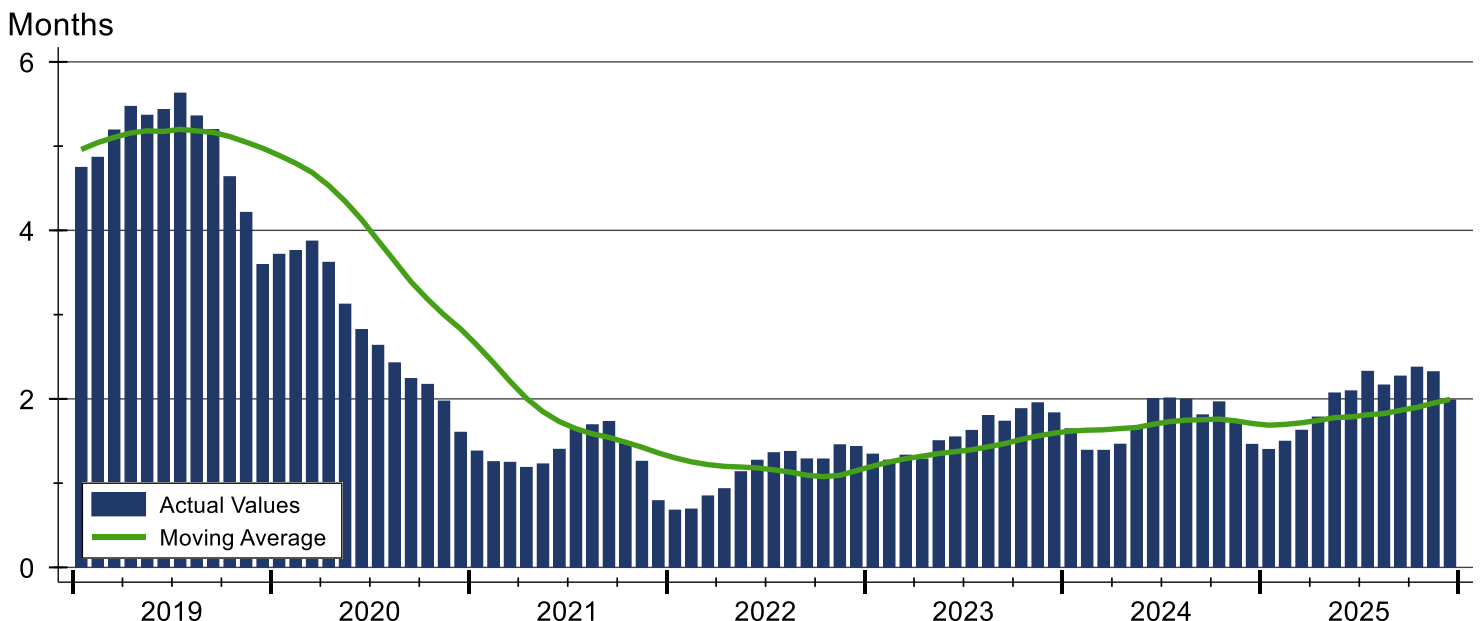
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

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	2.3
December	1.8	1.5	2.0

History of Month's Supply





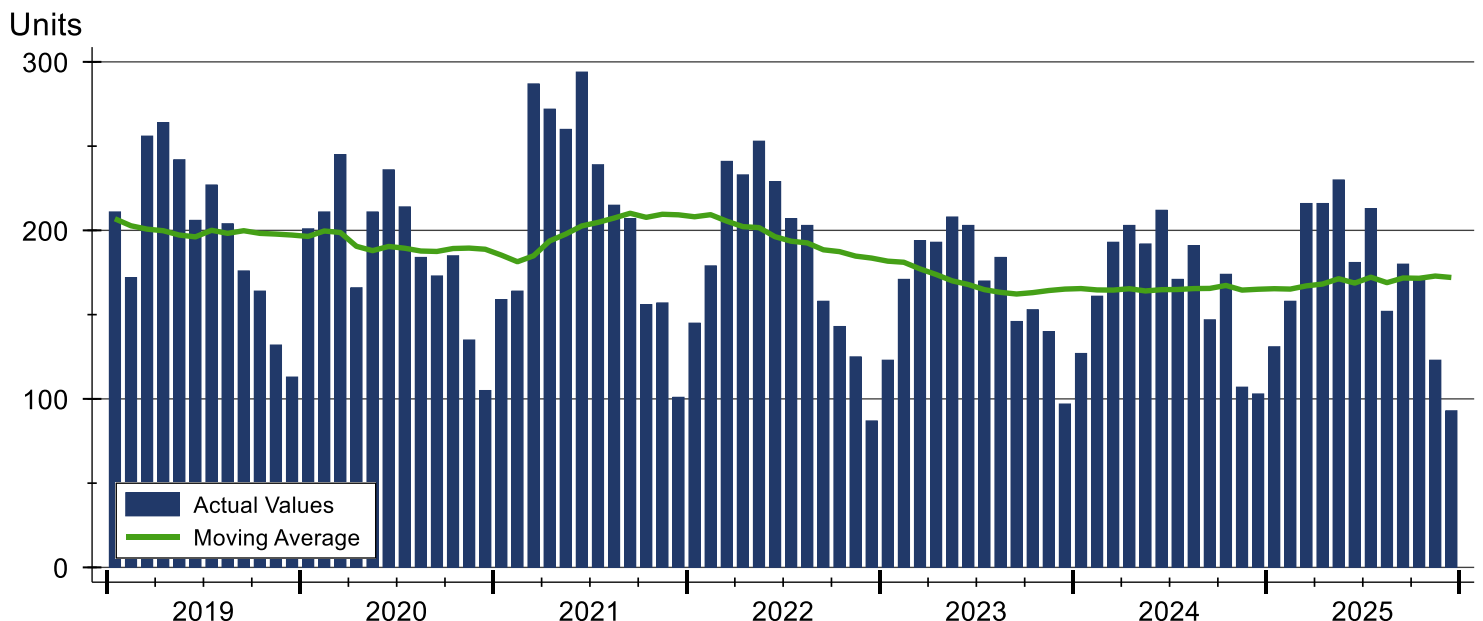
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	93	103	-9.7%
	Volume (1,000s)	28,038	30,043	-6.7%
	Average List Price	301,480	291,677	3.4%
	Median List Price	249,900	274,900	-9.1%
Year-to-Date	New Listings	2,065	1,981	4.2%
	Volume (1,000s)	621,708	570,502	9.0%
	Average List Price	301,069	287,987	4.5%
	Median List Price	274,000	260,000	5.4%

A total of 93 new listings were added in the Manhattan-Junction City metropolitan area during December, down 9.7% from the same month in 2024. Year-to-date the Manhattan-Junction City metropolitan area has seen 2,065 new listings.

The median list price of these homes was \$249,900 down from \$274,900 in 2024.

History of New Listings





**December
2025**

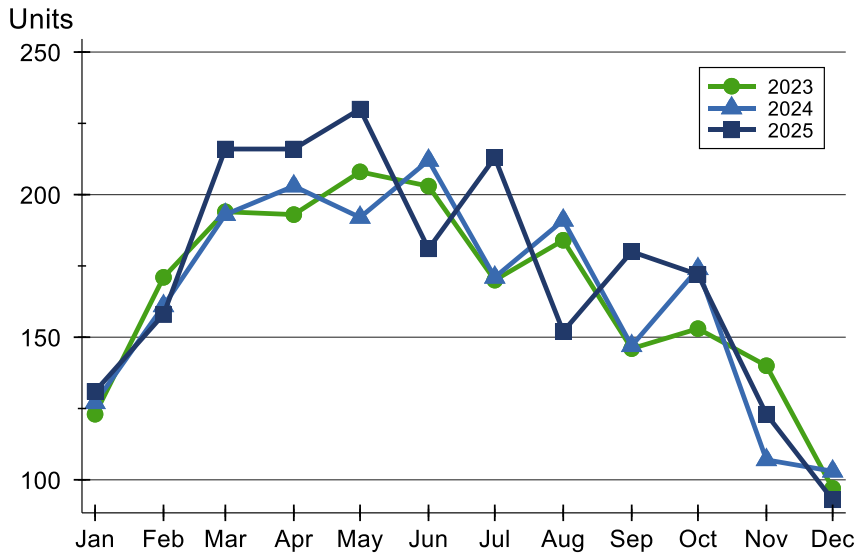
Flint Hills MLS Statistics



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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	216
May	208	192	230
June	203	212	181
July	170	171	213
August	184	191	152
September	146	147	180
October	153	174	172
November	140	107	123
December	97	103	93

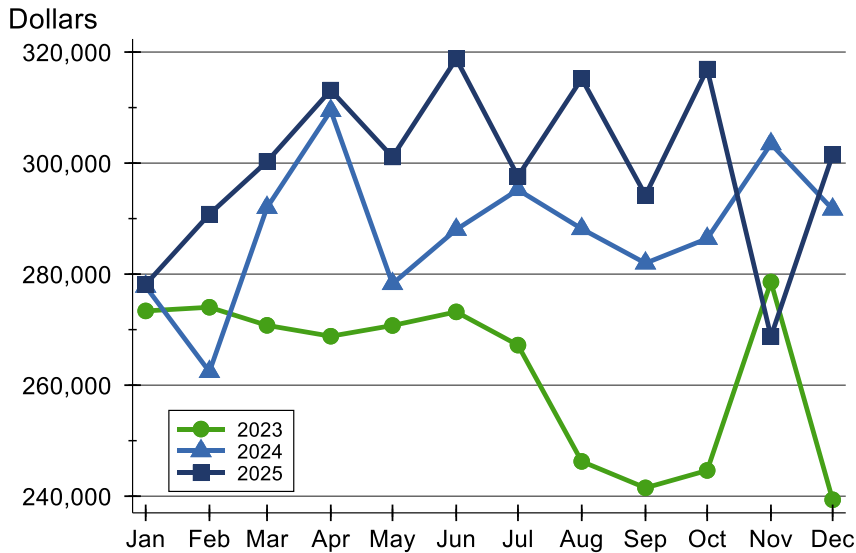
New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	3.2%	79,967	85,000	6	7	98.2%	100.0%
\$100,000-\$124,999	3	3.2%	112,633	110,000	14	2	95.5%	100.0%
\$125,000-\$149,999	7	7.5%	133,914	132,900	8	6	100.0%	100.0%
\$150,000-\$174,999	7	7.5%	161,900	160,000	12	10	99.6%	100.0%
\$175,000-\$199,999	5	5.4%	187,380	189,000	7	4	98.3%	100.0%
\$200,000-\$249,999	22	23.7%	229,400	232,500	13	11	99.3%	100.0%
\$250,000-\$299,999	12	12.9%	278,550	274,900	11	8	99.2%	100.0%
\$300,000-\$399,999	18	19.4%	344,089	342,500	11	7	99.8%	100.0%
\$400,000-\$499,999	6	6.5%	421,233	419,750	9	9	99.6%	100.0%
\$500,000-\$749,999	5	5.4%	550,600	519,000	9	4	100.0%	100.0%
\$750,000-\$999,999	4	4.3%	774,950	774,950	6	5	100.0%	100.0%
\$1,000,000 and up	1	1.1%	1,489,000	1,489,000	4	4	100.0%	100.0%



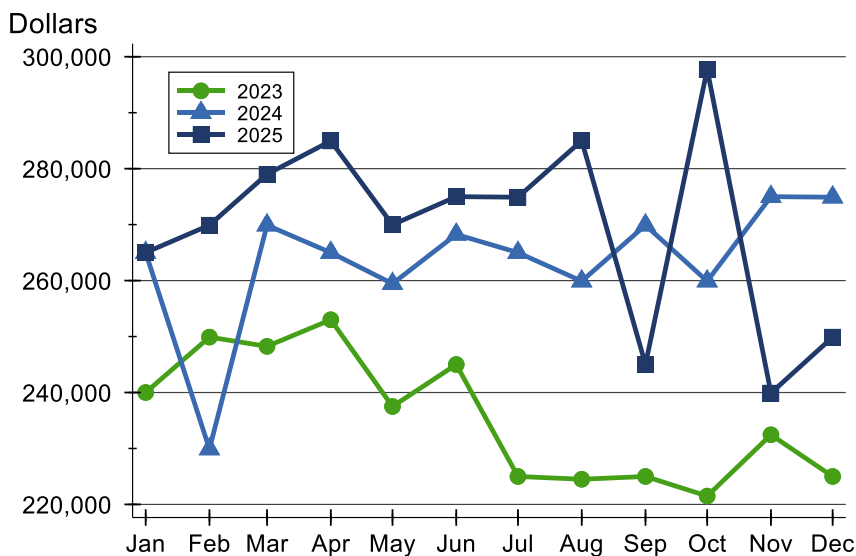
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,374	277,776	278,151
February	274,033	262,422	290,798
March	270,773	291,987	300,283
April	268,819	309,450	313,145
May	270,750	278,262	301,108
June	273,200	288,030	318,765
July	267,215	295,194	297,616
August	246,263	288,165	315,212
September	241,505	281,972	294,228
October	244,638	286,403	316,927
November	278,586	303,458	268,764
December	239,358	291,677	301,480

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	284,950
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	245,000
October	221,500	259,900	297,750
November	232,450	275,000	239,900
December	225,000	274,900	249,900



**December
2025**

Flint Hills MLS Statistics



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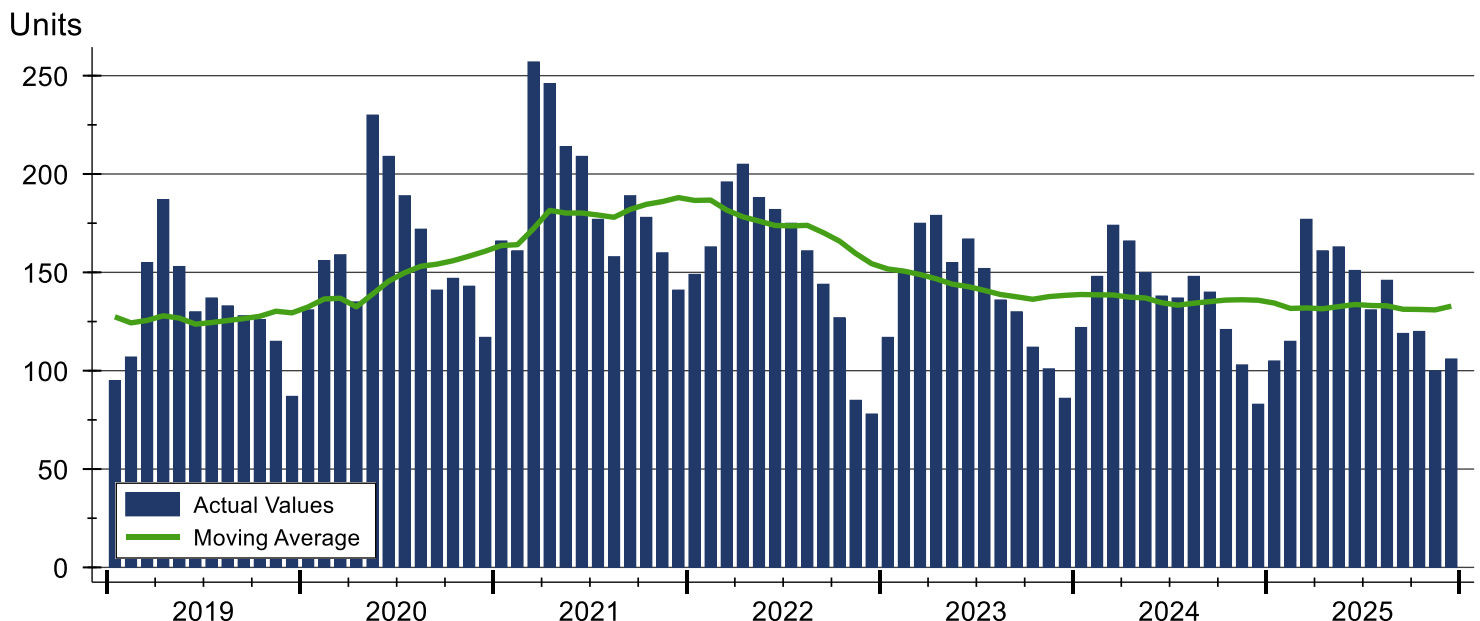
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		106	83	27.7%	1,594	1,630	-2.2%
Volume (1,000s)		29,726	21,442	38.6%	460,464	448,968	2.6%
Average	Sale Price	280,436	258,338	8.6%	288,873	275,440	4.9%
	Days on Market	53	40	32.5%	36	42	-14.3%
	Percent of Original	96.2%	98.5%	-2.3%	96.9%	97.0%	-0.1%
Median	Sale Price	242,500	220,000	10.2%	269,000	249,975	7.6%
	Days on Market	33	20	65.0%	18	16	12.5%
	Percent of Original	100.0%	98.5%	1.5%	98.7%	98.7%	0.0%

A total of 106 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of December, up from 83 in 2024. The median list price of these homes was \$242,500, up from \$220,000 the prior year.

Half of the homes that went under contract in December were on the market less than 33 days, compared to 20 days in December 2024.

History of Contracts Written





**December
2025**

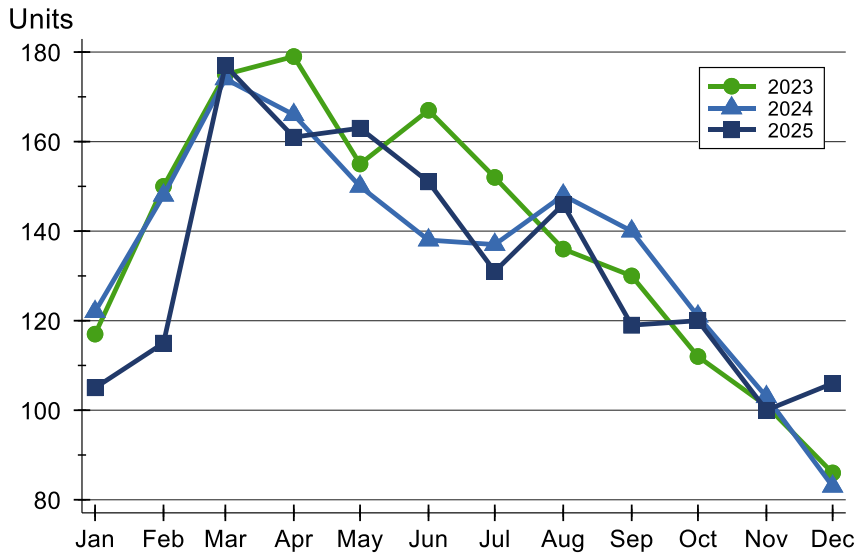
Flint Hills MLS Statistics



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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	131
August	136	148	146
September	130	140	119
October	112	121	120
November	101	103	100
December	86	83	106

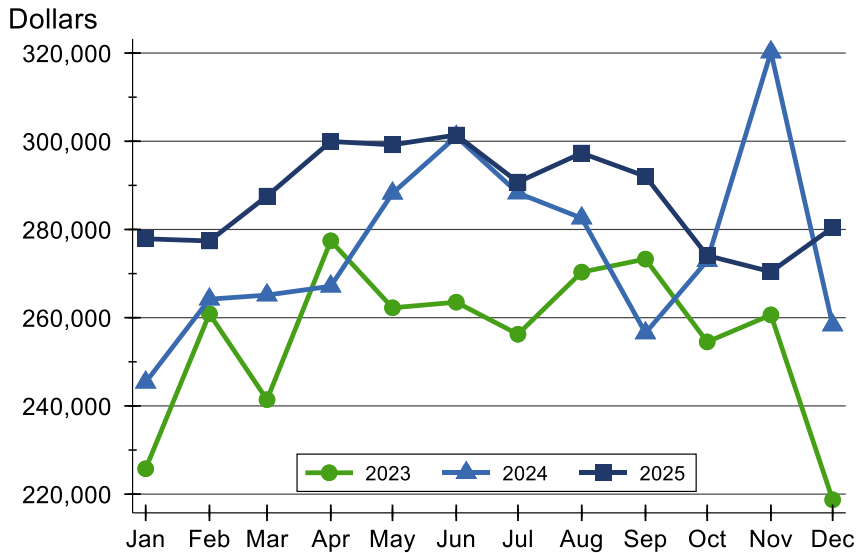
Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	4.7%	68,960	69,900	21	12	80.8%	94.5%
\$100,000-\$124,999	6	5.7%	117,133	118,450	58	54	99.1%	100.0%
\$125,000-\$149,999	8	7.5%	136,525	135,000	58	34	96.5%	100.0%
\$150,000-\$174,999	8	7.5%	159,875	160,000	88	71	96.6%	97.6%
\$175,000-\$199,999	7	6.6%	189,241	192,890	28	8	97.0%	100.0%
\$200,000-\$249,999	22	20.8%	224,923	224,500	50	24	97.3%	100.0%
\$250,000-\$299,999	11	10.4%	280,964	280,000	34	14	97.5%	100.0%
\$300,000-\$399,999	23	21.7%	347,087	340,000	48	32	97.5%	97.9%
\$400,000-\$499,999	9	8.5%	441,200	438,000	68	48	97.6%	98.8%
\$500,000-\$749,999	4	3.8%	621,250	650,000	108	103	95.3%	94.8%
\$750,000-\$999,999	3	2.8%	835,000	835,000	61	66	87.9%	94.3%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



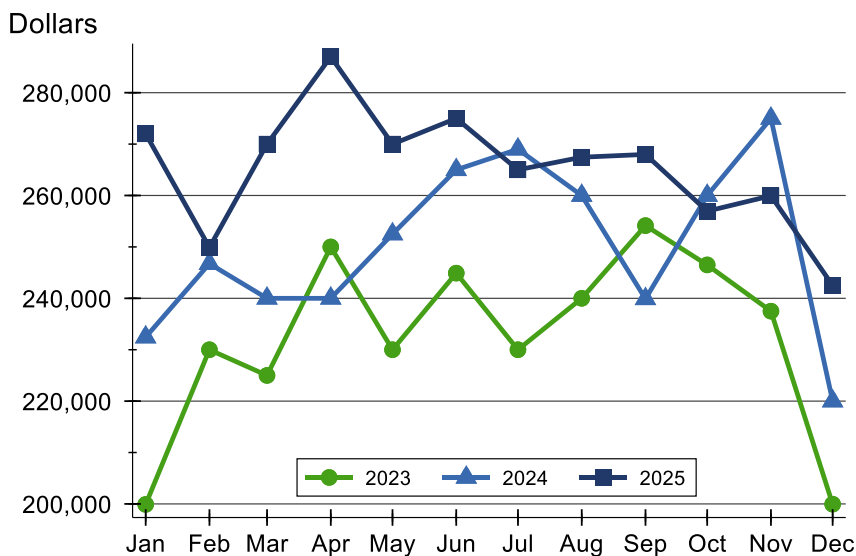
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	225,756	245,360	277,886
February	260,868	264,205	277,405
March	241,424	265,128	287,565
April	277,432	267,139	299,952
May	262,244	288,212	299,202
June	263,522	301,068	301,416
July	256,246	288,258	290,742
August	270,340	282,576	297,325
September	273,292	256,533	292,055
October	254,513	272,917	274,087
November	260,635	320,223	270,419
December	218,724	258,338	280,436

Median Price

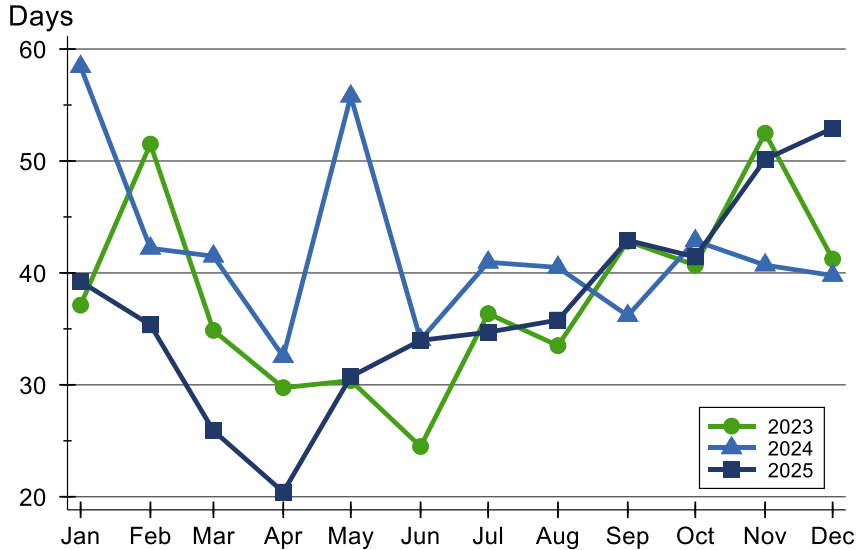


Month	2023	2024	2025
January	199,900	232,450	272,000
February	230,000	246,750	249,900
March	225,000	240,000	270,000
April	250,000	240,000	287,000
May	230,000	252,500	270,000
June	244,900	265,000	275,000
July	230,000	269,000	265,000
August	240,000	260,000	267,450
September	254,150	239,900	268,000
October	246,500	260,000	256,950
November	237,500	275,000	259,950
December	199,950	220,000	242,500



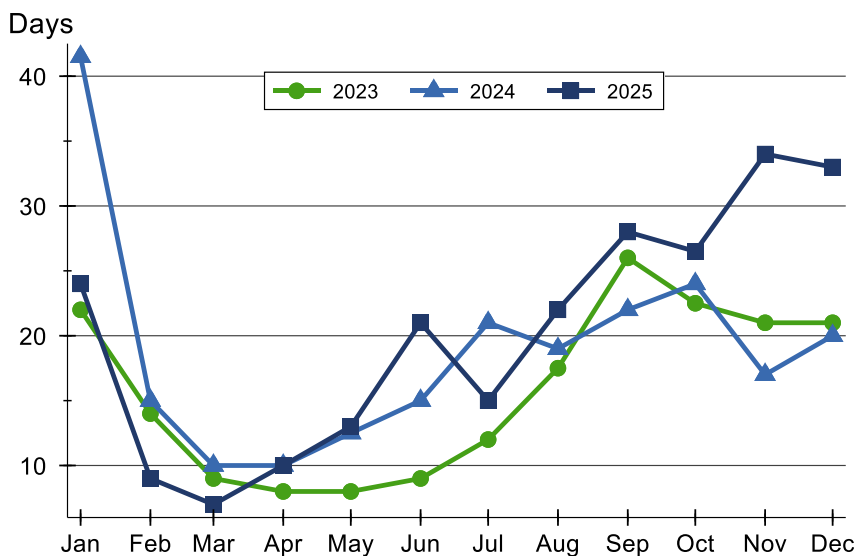
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

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	36
September	43	36	43
October	41	43	41
November	52	41	50
December	41	40	53

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	15
August	18	19	22
September	26	22	28
October	23	24	27
November	21	17	34
December	21	20	33



**December
2025**

Flint Hills MLS Statistics



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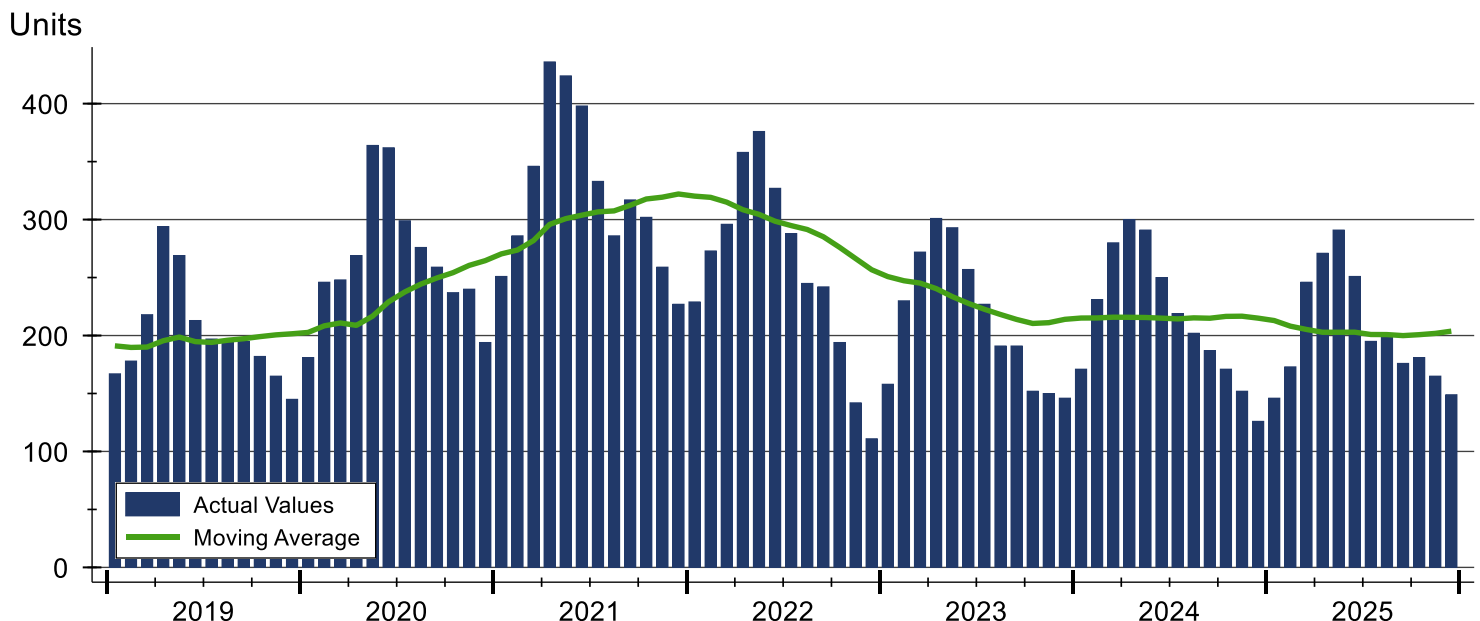
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2025	2024	Change
Pending Contracts		149	126	18.3%
Volume (1,000s)		41,686	34,603	20.5%
Average	List Price	279,772	274,628	1.9%
	Days on Market	54	48	12.5%
	Percent of Original	97.3%	98.1%	-0.8%
Median	List Price	239,000	228,450	4.6%
	Days on Market	30	22	36.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 149 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of December, up from 126 contracts pending at the end of December 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.

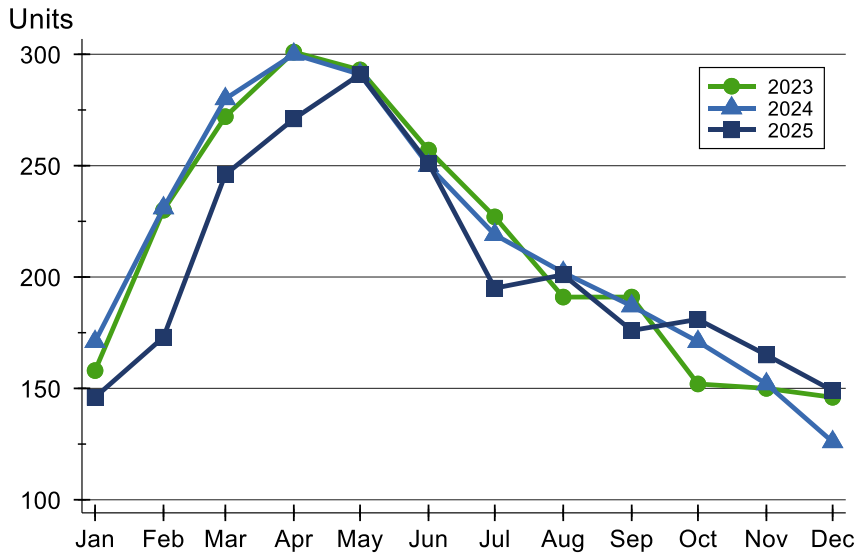
History of Pending Contracts





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	165
December	146	126	149

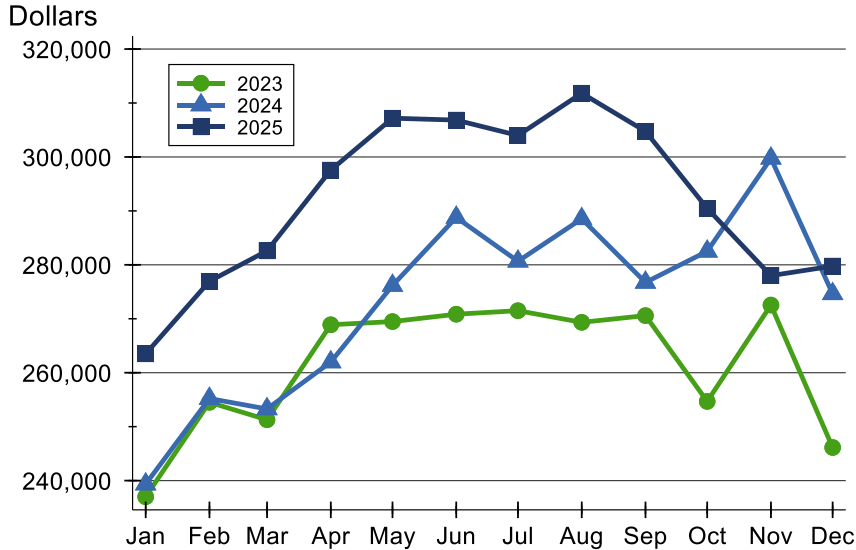
Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	2.7%	73,325	76,700	120	41	78.1%	83.4%
\$100,000-\$124,999	11	7.4%	115,591	117,900	47	27	98.3%	100.0%
\$125,000-\$149,999	10	6.7%	137,230	137,000	62	54	95.9%	100.0%
\$150,000-\$174,999	11	7.4%	161,455	160,000	73	74	98.7%	100.0%
\$175,000-\$199,999	13	8.7%	185,953	185,000	34	8	97.2%	100.0%
\$200,000-\$249,999	33	22.1%	226,655	227,000	56	23	98.1%	100.0%
\$250,000-\$299,999	15	10.1%	273,680	279,000	40	15	98.2%	100.0%
\$300,000-\$399,999	31	20.8%	348,871	340,000	41	30	98.6%	100.0%
\$400,000-\$499,999	10	6.7%	454,577	449,950	75	39	98.0%	100.0%
\$500,000-\$749,999	8	5.4%	638,113	662,500	67	60	99.0%	100.0%
\$750,000-\$999,999	3	2.0%	835,000	835,000	39	47	87.9%	94.3%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



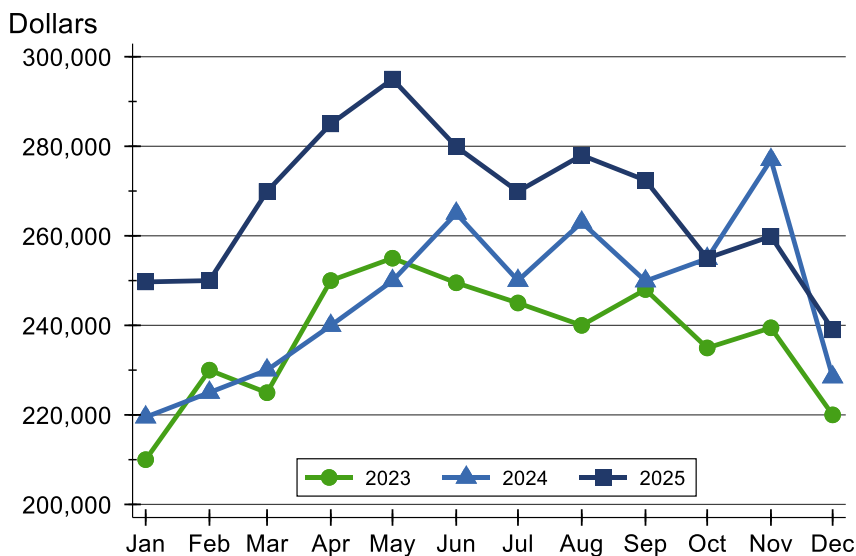
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	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	277,997
December	246,139	274,628	279,772

Median Price

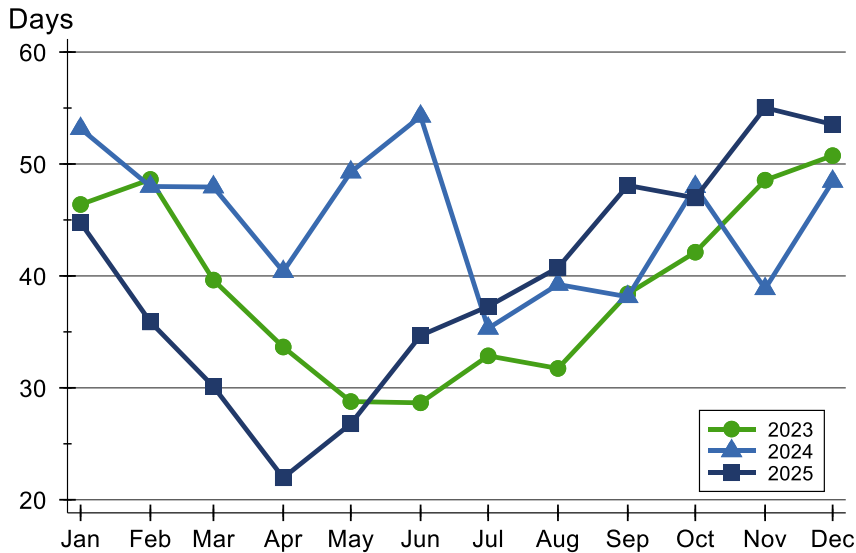


Month	2023	2024	2025
January	210,000	219,500	249,700
February	230,000	225,000	250,000
March	224,950	230,000	269,900
April	250,000	239,950	285,000
May	255,000	249,950	295,000
June	249,500	265,000	279,900
July	245,000	250,000	269,900
August	240,000	263,000	278,000
September	248,000	249,900	272,400
October	234,950	254,900	255,000
November	239,450	277,000	259,900
December	220,000	228,450	239,000



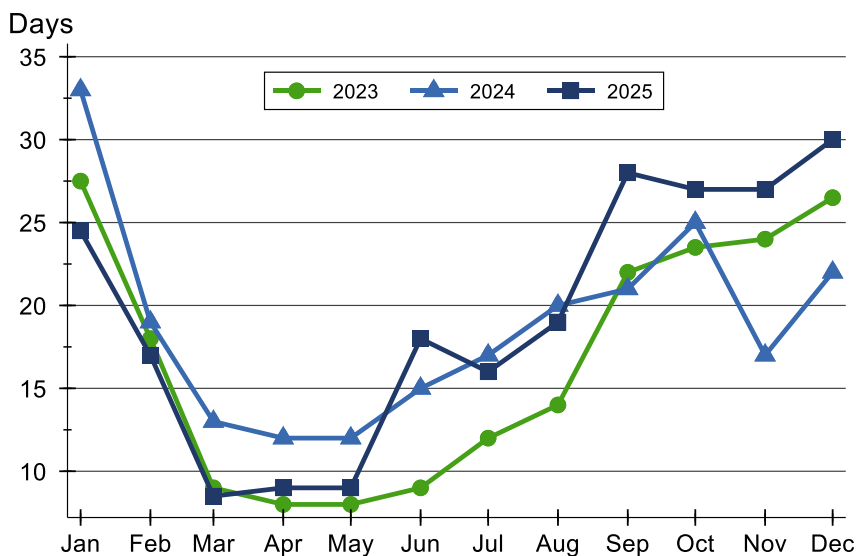
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

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	55
December	51	48	54

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	27
December	27	22	30