



**February
2025**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Fell in February

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 83 units, compared to 110 units in February 2024. Total sales volume was \$20.4 million, down from a year earlier.

The median sale price in February was \$249,000, up from \$216,500 a year earlier. Homes that sold in February were typically on the market for 15 days and sold for 100.0% of their list prices.

Manhattan MSA Active Listings Up at End of February

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of February was 270 units, up from 262 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 February was \$269,900.

During February, a total of 125 contracts were written down from 148 in February 2024. At the end of the month, there were 193 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		83	110	84	172	206	154
Change from prior year		-24.5%	31.0%	-30.0%	-16.5%	33.8%	-38.2%
Active Listings		270	262	264	N/A	N/A	N/A
Change from prior year		3.1%	-0.8%	33.3%			
Months' Supply		2.0	1.9	1.7	N/A	N/A	N/A
Change from prior year		5.3%	11.8%	54.5%			
New Listings		151	161	171	280	283	293
Change from prior year		-6.2%	-5.8%	-4.5%	-1.1%	-3.4%	-9.3%
Contracts Written		125	148	150	229	269	267
Change from prior year		-15.5%	-1.3%	-8.0%	-14.9%	0.7%	-14.1%
Pending Contracts		193	251	250	N/A	N/A	N/A
Change from prior year		-23.1%	0.4%	-14.7%			
Sales Volume (1,000s)		20,355	25,054	18,704	45,490	47,768	35,132
Change from prior year		-18.8%	33.9%	-31.7%	-4.8%	36.0%	-36.6%
Average	Sale Price	245,238	227,767	222,667	264,476	231,884	228,132
	Change from prior year	7.7%	2.3%	-2.4%	14.1%	1.6%	2.5%
	List Price of Actives	310,206	283,738	291,908	N/A	N/A	N/A
	Change from prior year	9.3%	-2.8%	5.8%			
	Days on Market	47	53	44	45	53	46
Change from prior year	-11.3%	20.5%	18.9%	-15.1%	15.2%	7.0%	
	Percent of List	99.3%	97.4%	98.9%	98.6%	97.4%	97.7%
Change from prior year	2.0%	-1.5%	-0.8%	1.2%	-0.3%	-1.1%	
	Percent of Original	97.4%	95.3%	96.7%	97.0%	94.9%	95.2%
Change from prior year	2.2%	-1.4%	-1.5%	2.2%	-0.3%	-1.8%	
Median	Sale Price	249,000	216,500	215,000	235,000	219,500	210,000
	Change from prior year	15.0%	0.7%	2.4%	7.1%	4.5%	3.4%
	List Price of Actives	269,900	228,250	251,500	N/A	N/A	N/A
	Change from prior year	18.2%	-9.2%	14.7%			
	Days on Market	15	34	30	18	30	31
Change from prior year	-55.9%	13.3%	130.8%	-40.0%	-3.2%	55.0%	
	Percent of List	100.0%	98.3%	98.6%	99.9%	98.2%	98.6%
Change from prior year	1.7%	-0.3%	-1.4%	1.7%	-0.4%	-1.4%	
	Percent of Original	98.9%	97.6%	97.2%	98.5%	97.1%	96.9%
Change from prior year	1.3%	0.4%	-2.8%	1.4%	0.2%	-2.4%	

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



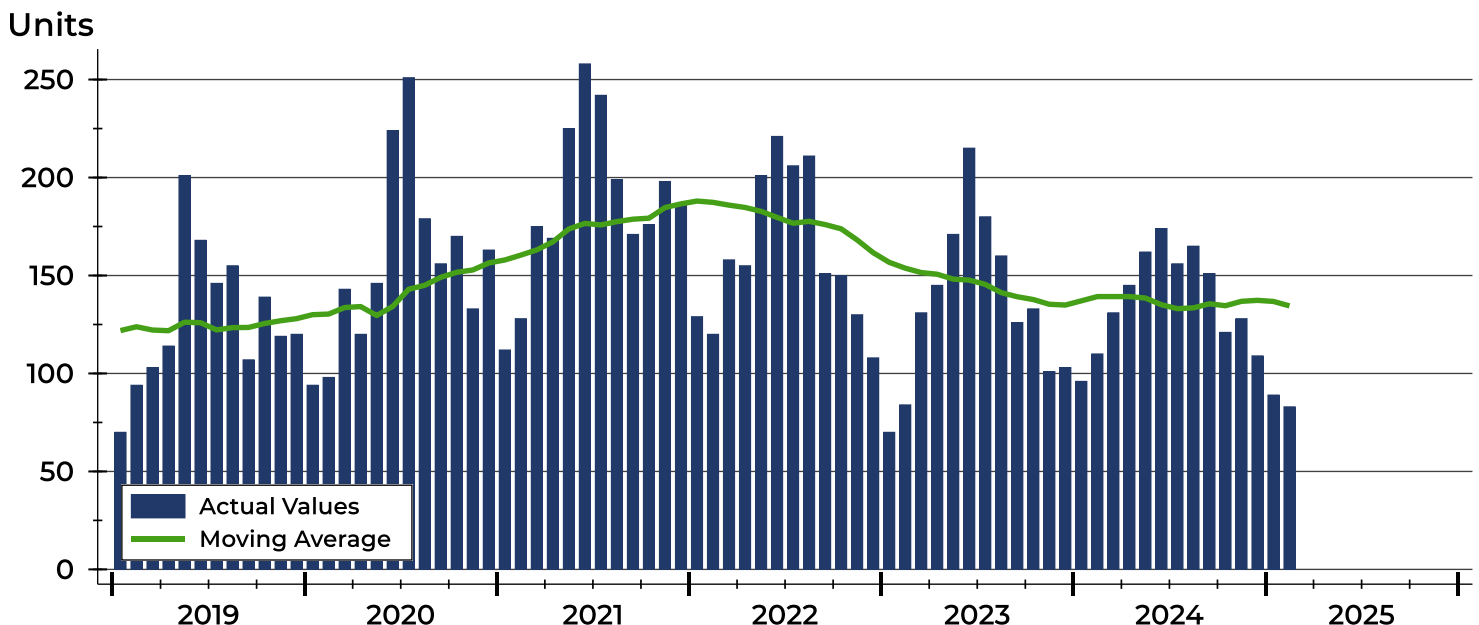
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		83	110	-24.5%	172	206	-16.5%
Volume (1,000s)		20,355	25,054	-18.8%	45,490	47,768	-4.8%
Months' Supply		2.0	1.9	5.3%	N/A	N/A	N/A
Average	Sale Price	245,238	227,767	7.7%	264,476	231,884	14.1%
	Days on Market	47	53	-11.3%	45	53	-15.1%
	Percent of List	99.3%	97.4%	2.0%	98.6%	97.4%	1.2%
	Percent of Original	97.4%	95.3%	2.2%	97.0%	94.9%	2.2%
Median	Sale Price	249,000	216,500	15.0%	235,000	219,500	7.1%
	Days on Market	15	34	-55.9%	18	30	-40.0%
	Percent of List	100.0%	98.3%	1.7%	99.9%	98.2%	1.7%
	Percent of Original	98.9%	97.6%	1.3%	98.5%	97.1%	1.4%

A total of 83 homes sold in the Manhattan-Junction City metropolitan area in February, down from 110 units in February 2024. Total sales volume fell to \$20.4 million compared to \$25.1 million in the previous year.

The median sales price in February was \$249,000, up 15.0% compared to the prior year. Median days on market was 15 days, down from 21 days in January, and down from 34 in February 2024.

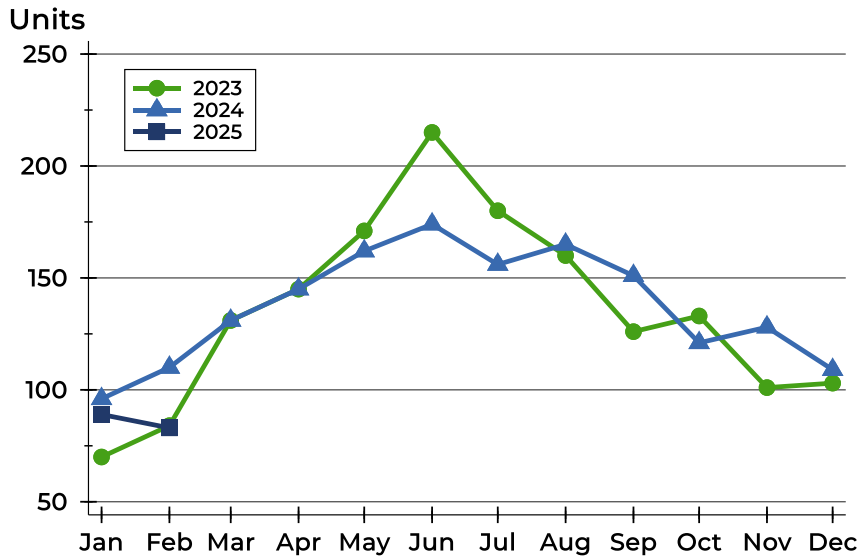
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	70	96	89
February	84	110	83
March	131	131	
April	145	145	
May	171	162	
June	215	174	
July	180	156	
August	160	165	
September	126	151	
October	133	121	
November	101	128	
December	103	109	

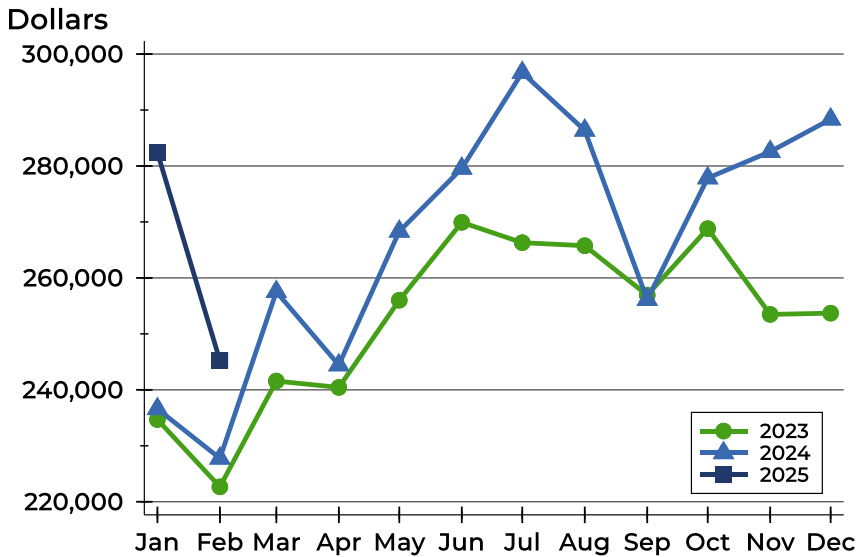
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	2.4%	1.7	38,500	38,500	122	122	73.2%	73.2%	65.9%	65.9%
\$50,000-\$99,999	2	2.4%	2.2	65,312	65,312	65	65	100.7%	100.7%	87.1%	87.1%
\$100,000-\$124,999	4	4.8%	3.0	113,750	115,000	50	7	98.6%	100.4%	96.2%	95.6%
\$125,000-\$149,999	5	6.0%	2.9	134,080	131,400	45	6	102.6%	103.6%	102.6%	103.6%
\$150,000-\$174,999	6	7.2%	1.7	155,250	153,250	31	4	105.8%	99.2%	104.1%	99.5%
\$175,000-\$199,999	9	10.8%	1.4	186,278	185,000	42	10	100.4%	100.0%	98.6%	100.0%
\$200,000-\$249,999	14	16.9%	1.1	220,464	218,500	35	24	100.0%	100.0%	98.6%	98.6%
\$250,000-\$299,999	20	24.1%	2.2	272,020	273,500	33	9	99.3%	100.0%	98.4%	100.0%
\$300,000-\$399,999	17	20.5%	2.3	345,753	340,000	64	33	97.6%	97.6%	95.7%	96.9%
\$400,000-\$499,999	2	2.4%	1.0	422,000	422,000	3	3	102.3%	102.3%	102.3%	102.3%
\$500,000-\$749,999	2	2.4%	3.3	582,500	582,500	161	161	99.6%	99.6%	92.1%	92.1%
\$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



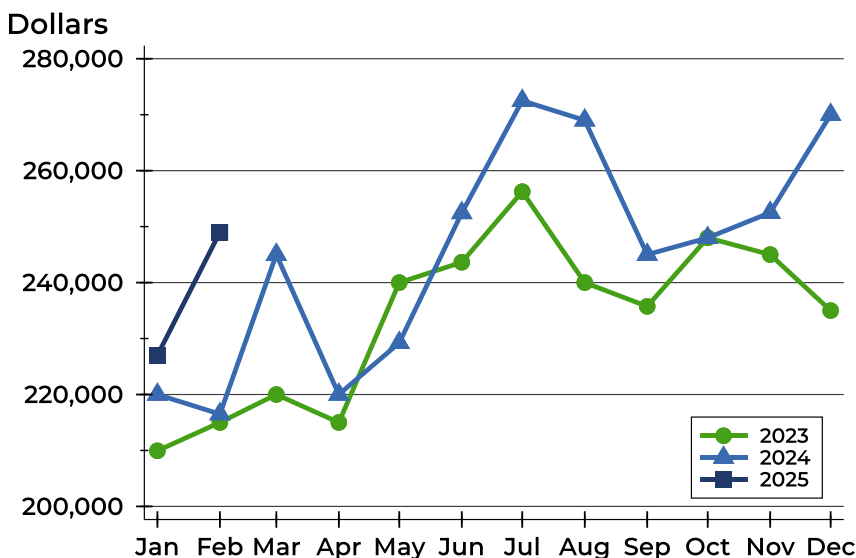
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	234,691	236,603	282,417
February	222,667	227,767	245,238
March	241,571	257,528	
April	240,432	244,431	
May	256,015	268,317	
June	269,933	279,574	
July	266,296	296,690	
August	265,756	286,369	
September	256,932	256,115	
October	268,805	277,846	
November	253,477	282,561	
December	253,702	288,357	

Median Price

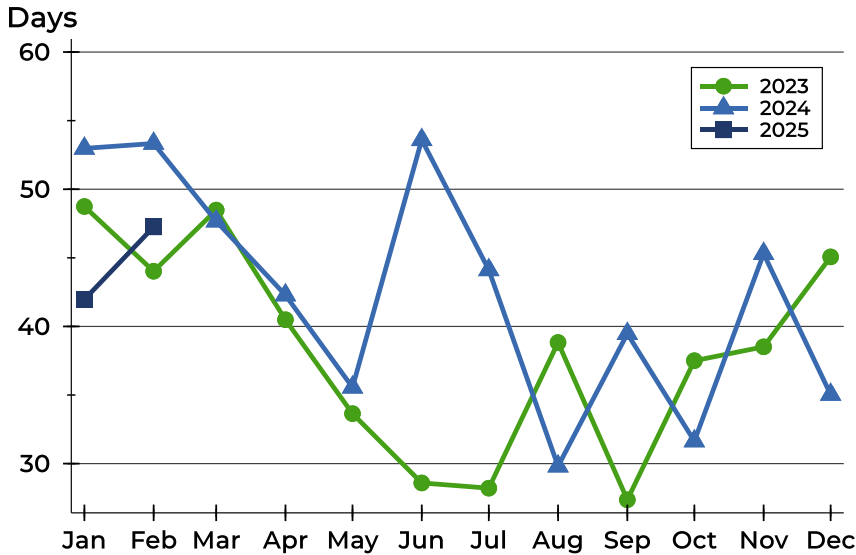


Month	2023	2024	2025
January	209,950	220,000	227,000
February	215,000	216,500	249,000
March	220,000	245,000	
April	215,000	219,999	
May	240,000	229,250	
June	243,628	252,450	
July	256,250	272,500	
August	240,000	269,000	
September	235,750	245,000	
October	248,000	248,000	
November	245,000	252,500	
December	235,000	270,000	



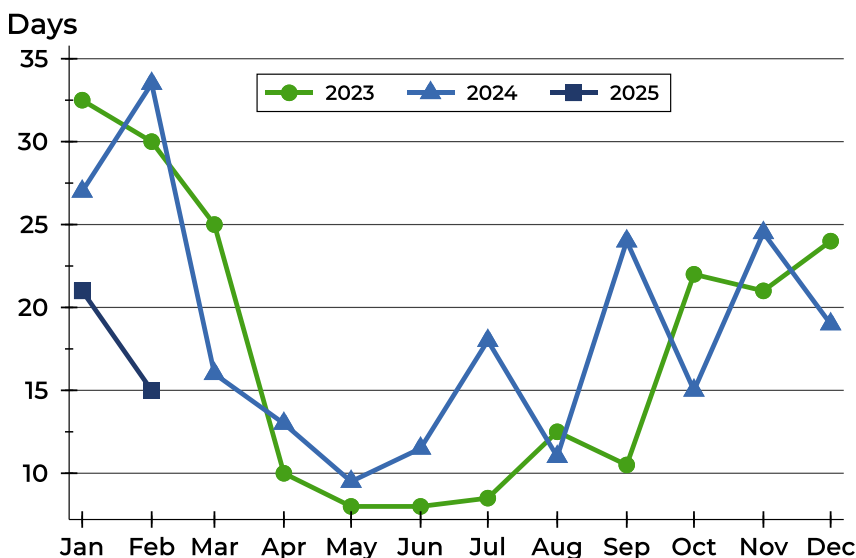
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



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

Median DOM



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



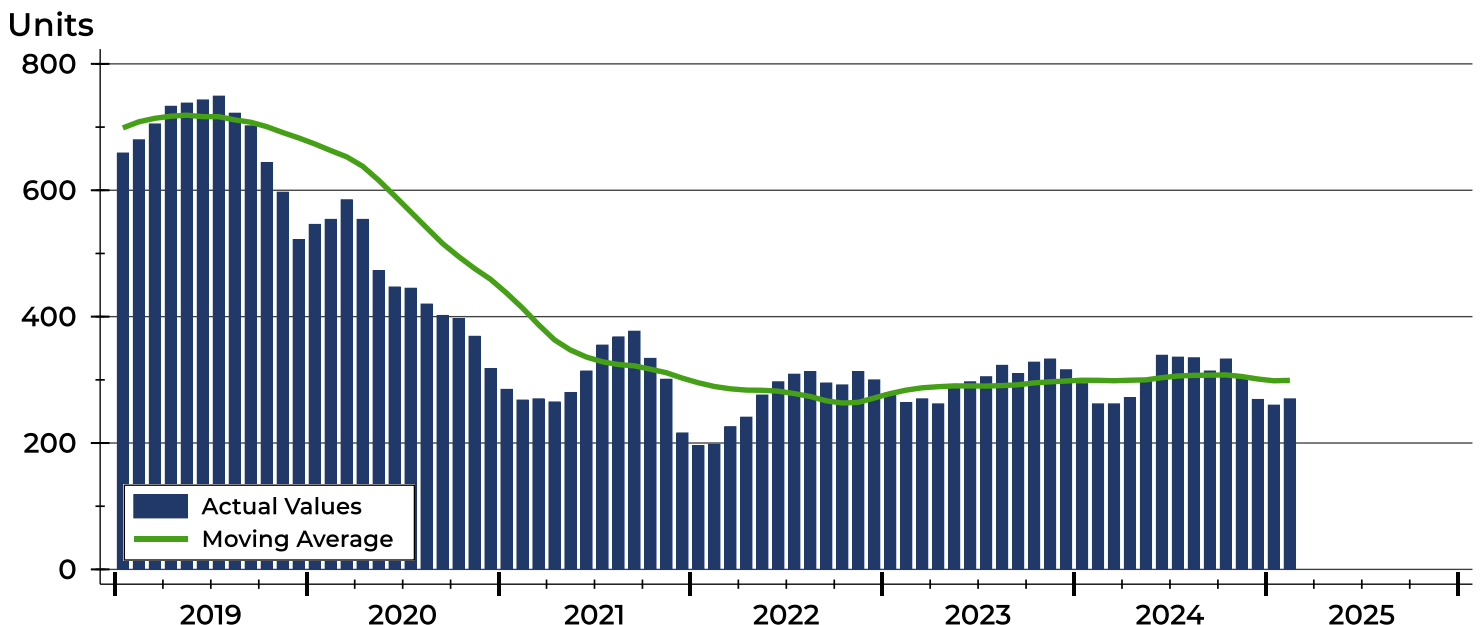
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		270	262	3.1%
Volume (1,000s)		83,756	74,339	12.7%
Months' Supply		2.0	1.9	5.3%
Average	List Price	310,206	283,738	9.3%
	Days on Market	78	85	-8.2%
	Percent of Original	98.6%	97.8%	0.8%
Median	List Price	269,900	228,250	18.2%
	Days on Market	50	60	-16.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 270 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of February. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$269,900, up 18.2% from 2024. The typical time on market for active listings was 50 days, down from 60 days a year earlier.

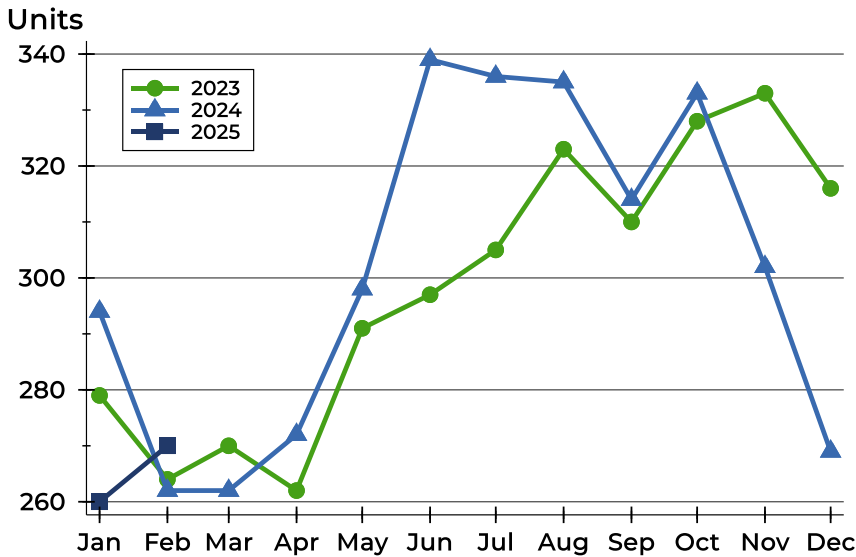
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	279	294	260
February	264	262	270
March	270	262	
April	262	272	
May	291	298	
June	297	339	
July	305	336	
August	323	335	
September	310	314	
October	328	333	
November	333	302	
December	316	269	

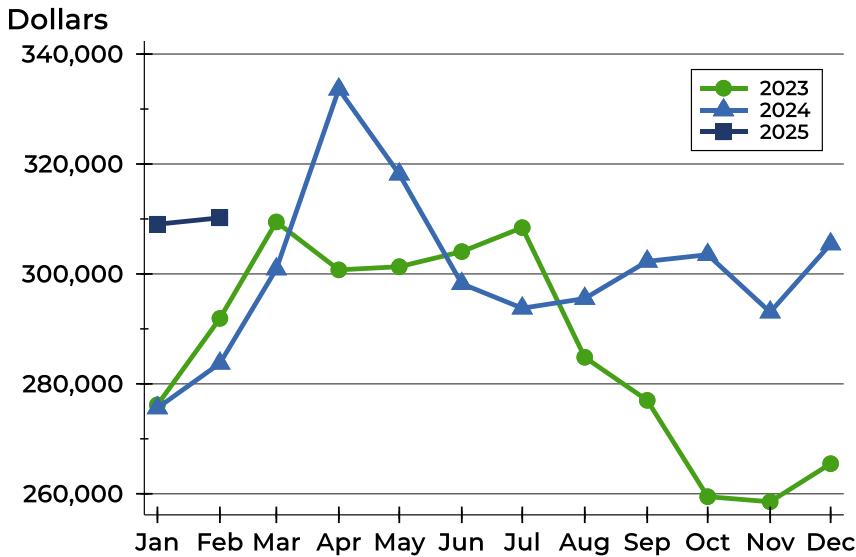
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	0.7%	1.7	42,950	42,950	97	97	86.0%	86.0%
\$50,000-\$99,999	13	4.8%	2.2	86,300	89,900	82	61	94.8%	100.0%
\$100,000-\$124,999	16	5.9%	3.0	113,350	111,500	56	24	95.2%	100.0%
\$125,000-\$149,999	23	8.5%	2.9	135,854	135,000	93	85	99.2%	100.0%
\$150,000-\$174,999	15	5.6%	1.7	160,367	159,900	96	64	98.6%	100.0%
\$175,000-\$199,999	19	7.0%	1.4	188,100	189,500	106	57	98.4%	100.0%
\$200,000-\$249,999	27	10.0%	1.1	228,596	229,900	60	33	99.2%	100.0%
\$250,000-\$299,999	51	18.9%	2.2	276,863	279,900	61	45	100.4%	100.0%
\$300,000-\$399,999	59	21.9%	2.3	346,380	345,000	81	44	99.0%	100.0%
\$400,000-\$499,999	10	3.7%	1.0	431,290	425,000	57	35	98.7%	100.0%
\$500,000-\$749,999	23	8.5%	3.3	623,562	619,900	69	64	99.4%	100.0%
\$750,000-\$999,999	8	3.0%	N/A	890,238	875,000	121	126	94.5%	99.5%
\$1,000,000 and up	4	1.5%	N/A	1,281,250	1,300,000	187	171	98.8%	100.0%



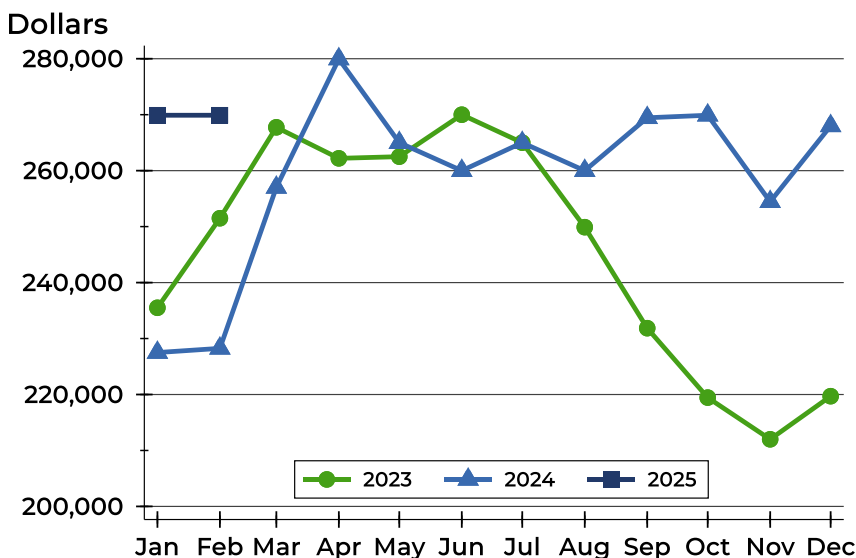
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	276,180	275,611	309,042
February	291,908	283,738	310,206
March	309,461	300,887	
April	300,739	333,595	
May	301,315	318,137	
June	304,058	298,210	
July	308,421	293,763	
August	284,838	295,524	
September	277,000	302,285	
October	259,478	303,503	
November	258,549	293,047	
December	265,481	305,441	

Median Price

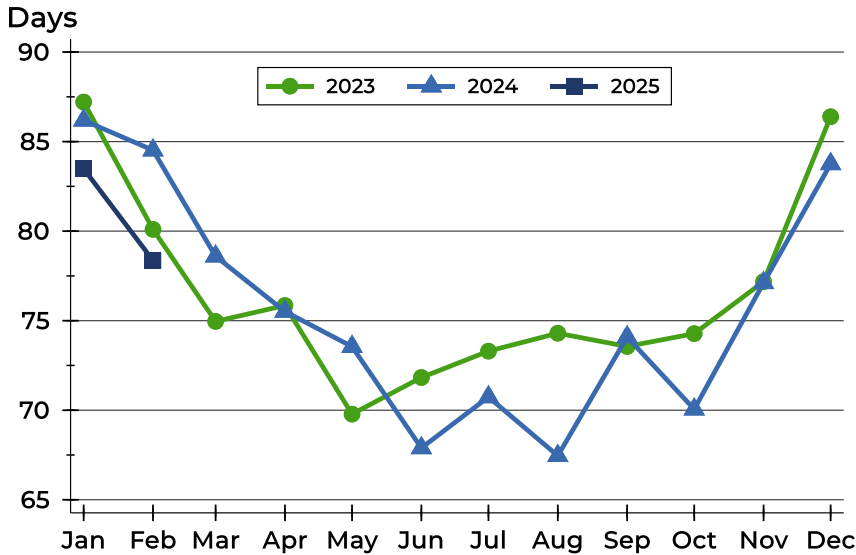


Month	2023	2024	2025
January	235,500	227,500	269,900
February	251,500	228,250	269,900
March	267,750	257,000	
April	262,200	279,950	
May	262,500	265,000	
June	270,000	260,000	
July	265,000	265,000	
August	249,900	260,000	
September	231,850	269,450	
October	219,450	269,900	
November	212,000	254,450	
December	219,700	268,000	



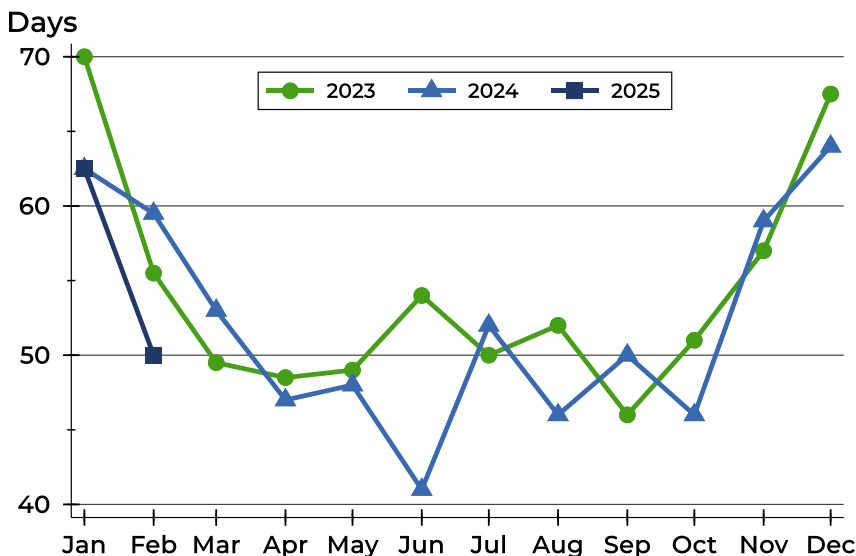
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	87	86	83
February	80	85	78
March	75	79	
April	76	76	
May	70	74	
June	72	68	
July	73	71	
August	74	67	
September	74	74	
October	74	70	
November	77	77	
December	86	84	

Median DOM

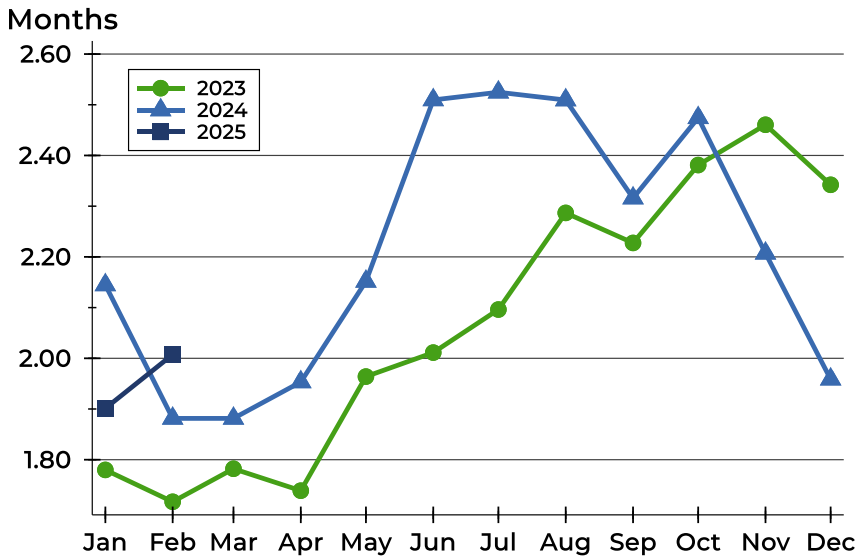


Month	2023	2024	2025
January	70	63	63
February	56	60	50
March	50	53	
April	49	47	
May	49	48	
June	54	41	
July	50	52	
August	52	46	
September	46	50	
October	51	46	
November	57	59	
December	68	64	



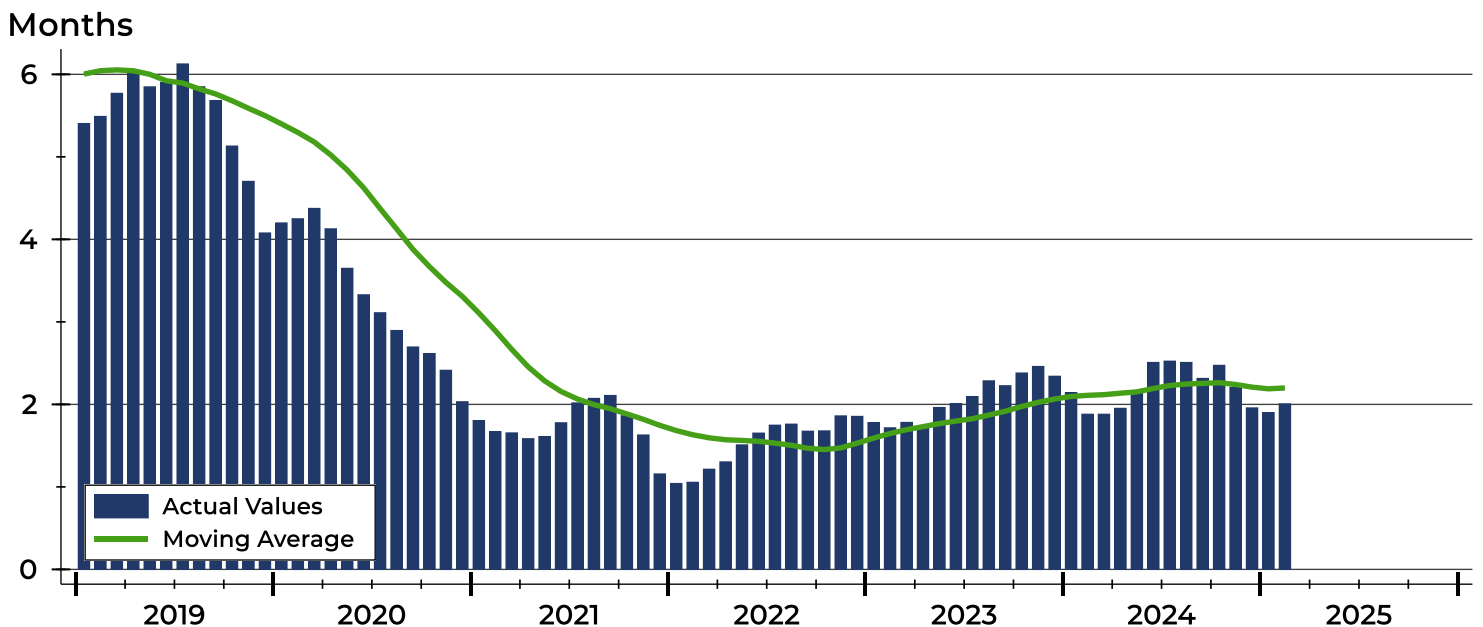
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.8	2.1	1.9
February	1.7	1.9	2.0
March	1.8	1.9	1.88
April	1.7	2.0	1.95
May	2.0	2.2	2.15
June	2.0	2.5	2.50
July	2.1	2.5	2.52
August	2.3	2.5	2.50
September	2.2	2.3	2.32
October	2.4	2.5	2.48
November	2.5	2.2	2.21
December	2.3	2.0	1.96

History of Month's Supply





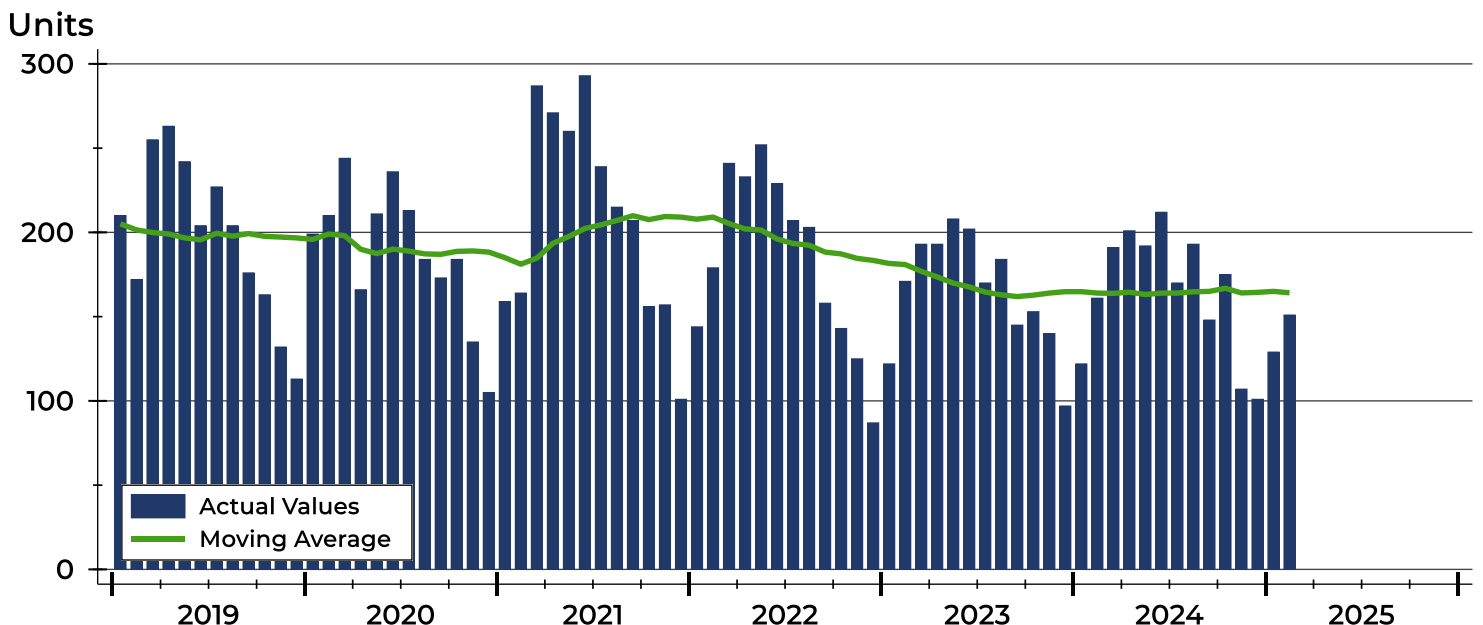
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	151	161	-6.2%
	Volume (1,000s)	44,374	42,250	5.0%
	Average List Price	293,868	262,422	12.0%
	Median List Price	270,000	229,900	17.4%
Year-to-Date	New Listings	280	283	-1.1%
	Volume (1,000s)	80,395	75,768	6.1%
	Average List Price	287,127	267,733	7.2%
	Median List Price	269,900	245,000	10.2%

A total of 151 new listings were added in the Manhattan-Junction City metropolitan area during February, down 6.2% from the same month in 2024. Year-to-date the Manhattan-Junction City metropolitan area has seen 280 new listings.

The median list price of these homes was \$270,000 up from \$229,900 in 2024.

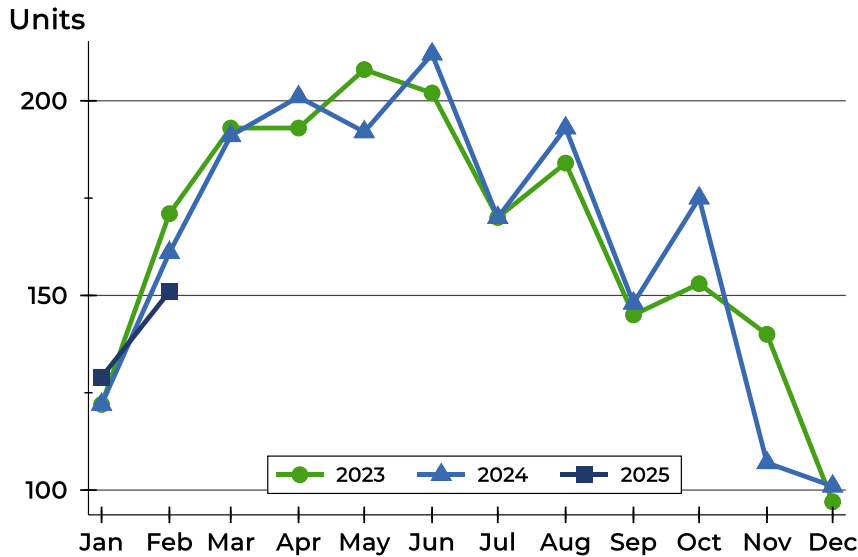
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	122	122	129
February	171	161	151
March	193	191	
April	193	201	
May	208	192	
June	202	212	
July	170	170	
August	184	193	
September	145	148	
October	153	175	
November	140	107	
December	97	101	

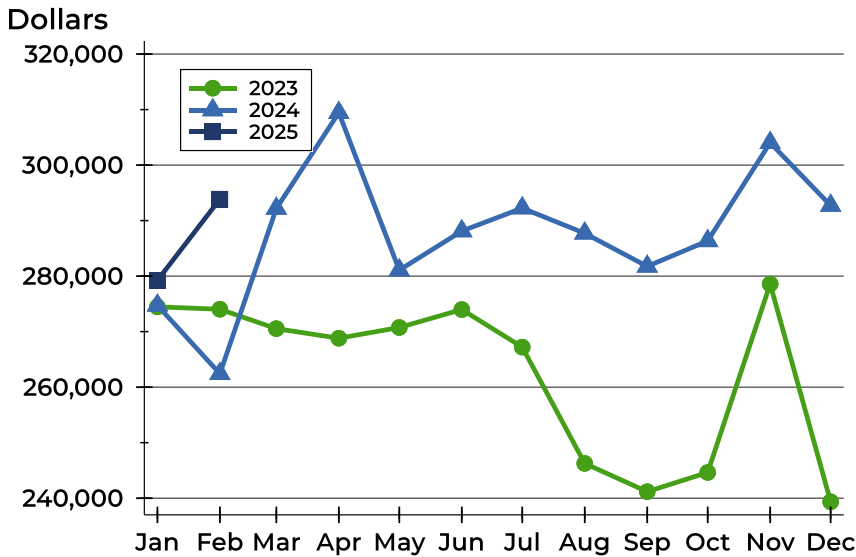
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	1.3%	39,450	39,450	12	12	100.0%	100.0%
\$50,000-\$99,999	3	2.0%	72,500	78,000	12	6	100.0%	100.0%
\$100,000-\$124,999	9	6.0%	114,044	114,900	16	13	98.9%	100.0%
\$125,000-\$149,999	9	6.0%	136,522	135,000	7	4	99.8%	100.0%
\$150,000-\$174,999	5	3.3%	161,760	159,900	21	29	98.3%	100.0%
\$175,000-\$199,999	10	6.6%	184,720	182,250	10	4	99.0%	100.0%
\$200,000-\$249,999	27	17.9%	229,644	229,000	8	4	99.8%	100.0%
\$250,000-\$299,999	28	18.5%	278,871	279,450	11	8	99.5%	100.0%
\$300,000-\$399,999	31	20.5%	347,397	349,000	14	10	99.9%	100.0%
\$400,000-\$499,999	15	9.9%	443,110	439,000	10	6	99.8%	100.0%
\$500,000-\$749,999	11	7.3%	631,077	639,000	12	11	99.7%	100.0%
\$750,000-\$999,999	1	0.7%	799,900	799,900	3	3	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



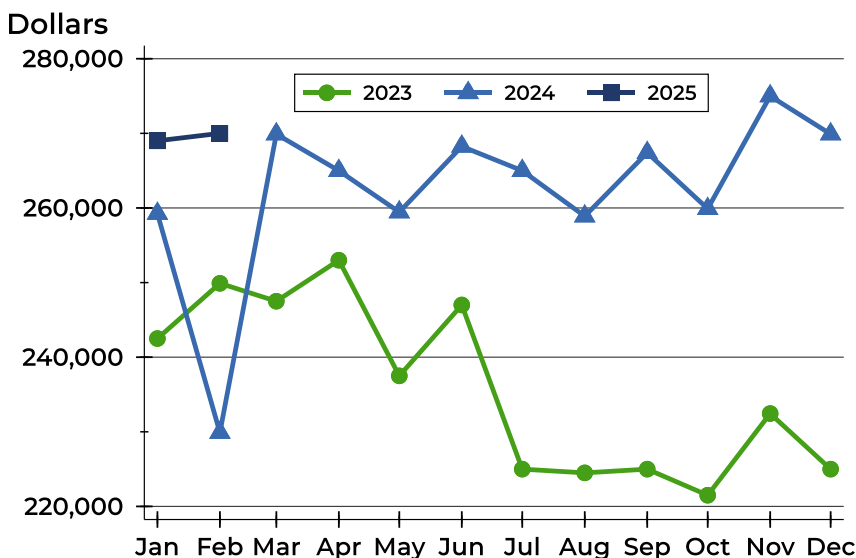
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	274,468	274,743	279,236
February	274,033	262,422	293,868
March	270,544	292,191	
April	268,819	309,445	
May	270,750	281,075	
June	273,983	288,124	
July	267,215	292,255	
August	246,263	287,718	
September	241,174	281,756	
October	244,638	286,350	
November	278,586	304,028	
December	239,358	292,718	

Median Price



Month	2023	2024	2025
January	242,500	259,250	269,000
February	249,900	229,900	270,000
March	247,500	269,900	
April	253,000	265,000	
May	237,500	259,450	
June	247,000	268,250	
July	225,000	265,000	
August	224,500	258,900	
September	225,000	267,400	
October	221,500	259,900	
November	232,450	275,000	
December	225,000	269,900	

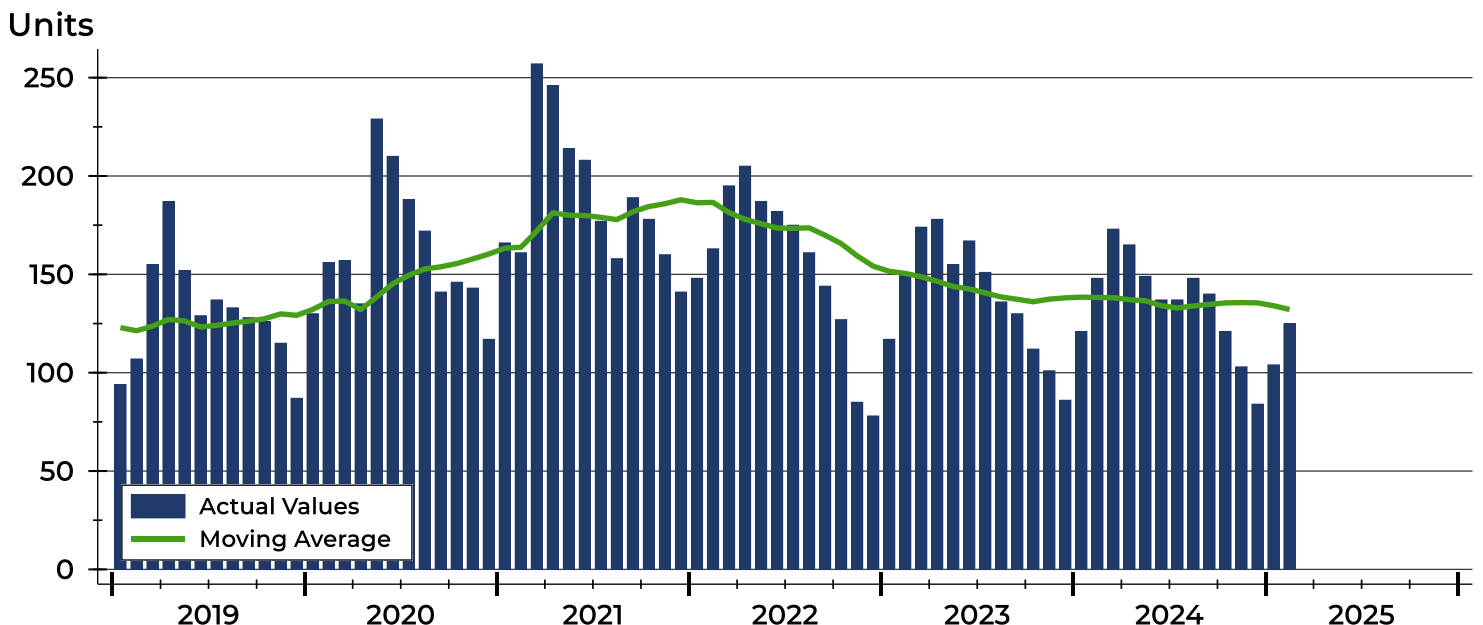


Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		125	148	-15.5%	229	269	-14.9%
Volume (1,000s)		34,316	39,102	-12.2%	62,945	68,846	-8.6%
Average	Sale Price	274,528	264,205	3.9%	274,869	255,934	7.4%
	Days on Market	36	42	-14.3%	38	50	-24.0%
	Percent of Original	98.6%	97.9%	0.7%	98.3%	97.0%	1.3%
Median	Sale Price	249,900	246,750	1.3%	250,000	238,000	5.0%
	Days on Market	10	15	-33.3%	17	26	-34.6%
	Percent of Original	100.0%	98.9%	1.1%	100.0%	98.4%	1.6%

A total of 125 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of February, down from 148 in 2024. The median list price of these homes was \$249,900, up from \$246,750 the prior year. Half of the homes that went under contract in February were on the market less than 10 days, compared to 15 days in February 2024.

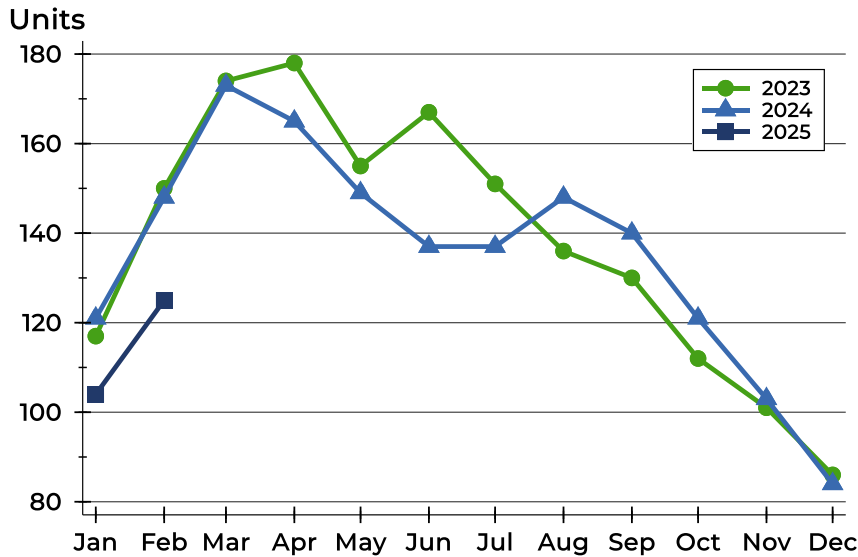
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	117	121	104
February	150	148	125
March	174	173	
April	178	165	
May	155	149	
June	167	137	
July	151	137	
August	136	148	
September	130	140	
October	112	121	
November	101	103	
December	86	84	

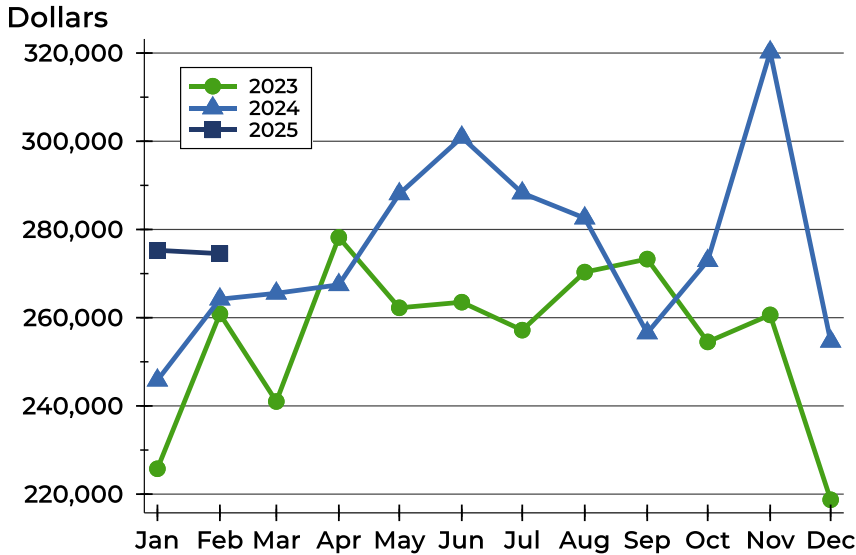
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.8%	40,000	40,000	142	142	58.0%	58.0%
\$50,000-\$99,999	4	3.2%	62,375	59,500	41	40	100.0%	100.0%
\$100,000-\$124,999	7	5.6%	115,029	118,500	50	26	96.7%	100.0%
\$125,000-\$149,999	5	4.0%	141,980	140,000	19	3	98.3%	100.0%
\$150,000-\$174,999	4	3.2%	167,250	167,000	62	69	97.2%	98.8%
\$175,000-\$199,999	12	9.6%	188,517	190,000	43	5	98.2%	100.0%
\$200,000-\$249,999	31	24.8%	227,145	225,000	24	8	99.5%	100.0%
\$250,000-\$299,999	22	17.6%	279,318	282,400	42	8	98.8%	100.0%
\$300,000-\$399,999	22	17.6%	349,177	347,500	38	34	99.1%	100.0%
\$400,000-\$499,999	11	8.8%	453,523	450,000	12	5	100.0%	100.0%
\$500,000-\$749,999	6	4.8%	620,500	632,500	58	15	99.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



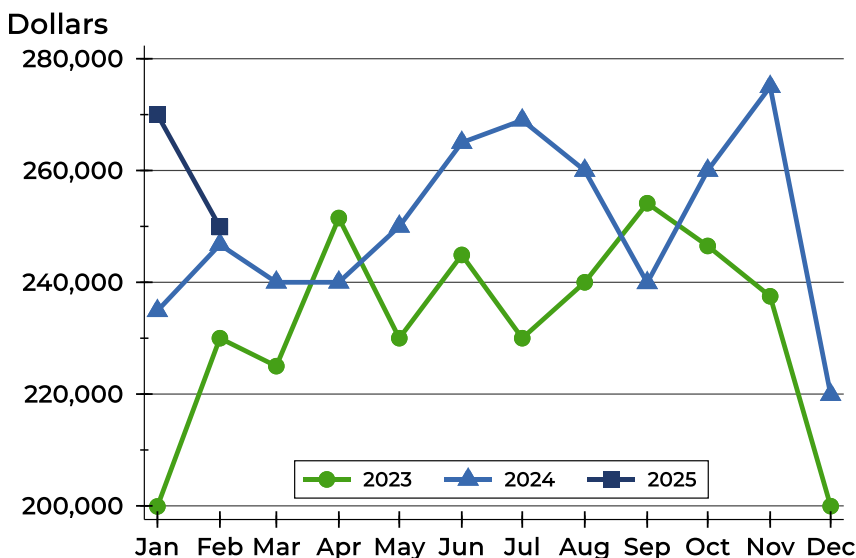
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	225,756	245,818	275,279
February	260,868	264,205	274,528
March	241,001	265,533	
April	278,205	267,455	
May	262,244	288,066	
June	263,522	300,893	
July	257,181	288,258	
August	270,340	282,576	
September	273,292	256,533	
October	254,513	272,917	
November	260,635	320,223	
December	218,724	254,642	

Median Price

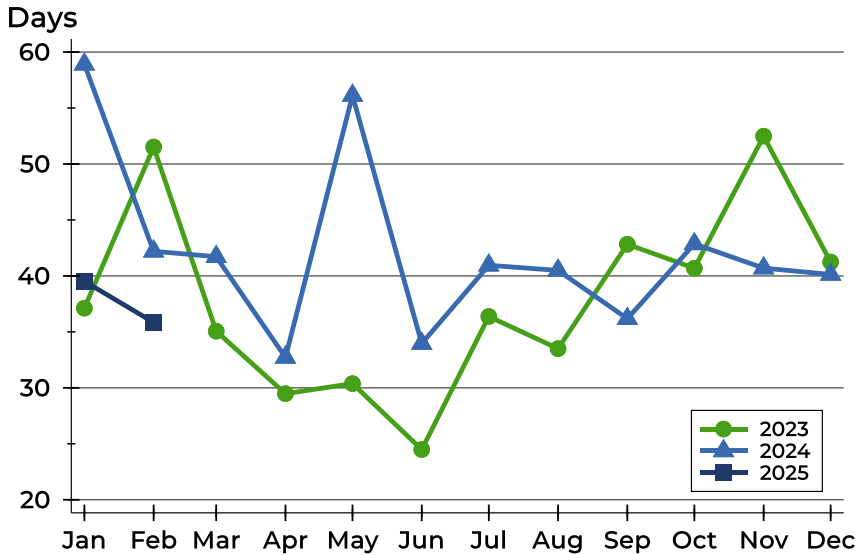


Month	2023	2024	2025
January	199,900	234,900	270,000
February	230,000	246,750	249,900
March	225,000	240,000	
April	251,500	240,000	
May	230,000	250,000	
June	244,900	265,000	
July	230,000	269,000	
August	240,000	260,000	
September	254,150	239,900	
October	246,500	260,000	
November	237,500	275,000	
December	199,950	219,900	



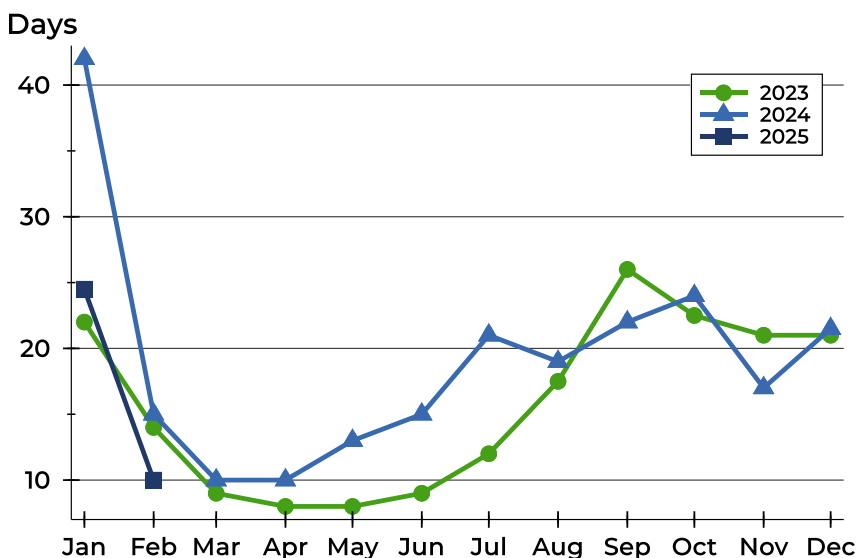
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	37	59	40
February	52	42	36
March	35	42	
April	29	33	
May	30	56	
June	24	34	
July	36	41	
August	34	40	
September	43	36	
October	41	43	
November	52	41	
December	41	40	

Median DOM



Month	2023	2024	2025
January	22	42	25
February	14	15	10
March	9	10	
April	8	10	
May	8	13	
June	9	15	
July	12	21	
August	18	19	
September	26	22	
October	23	24	
November	21	17	
December	21	22	



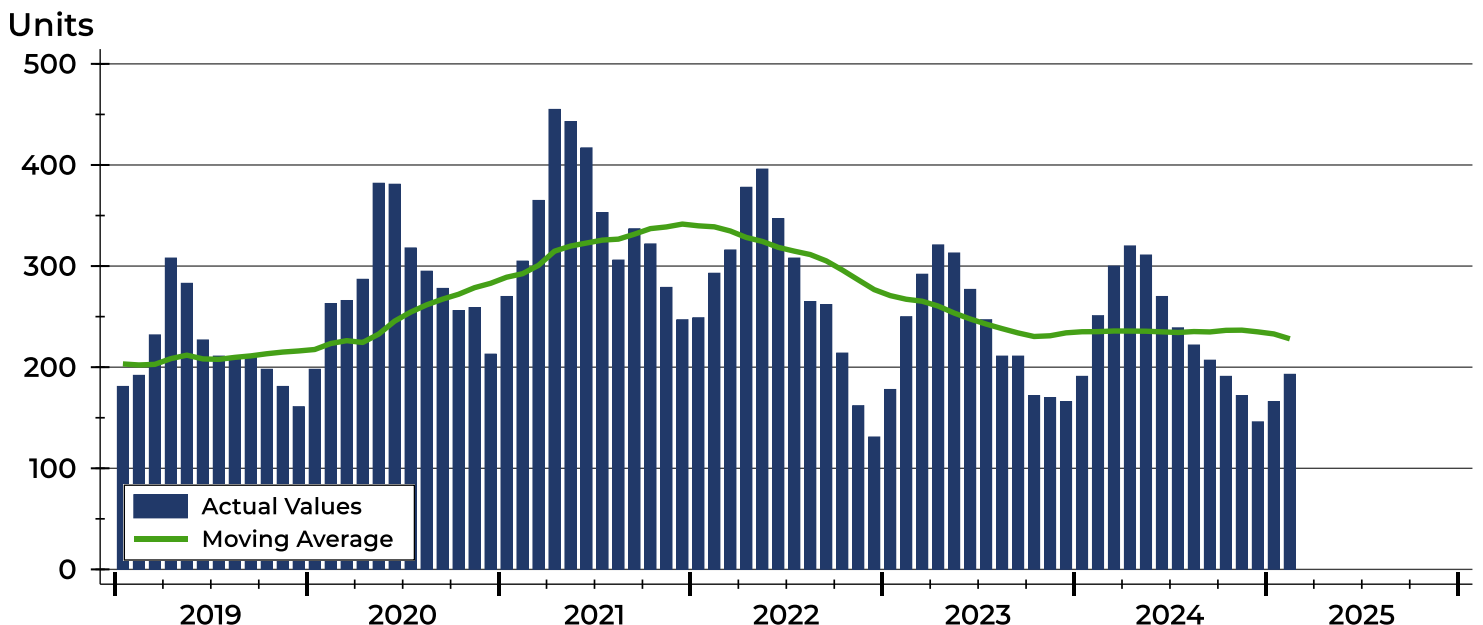
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		193	251	-23.1%
Volume (1,000s)		52,427	63,470	-17.4%
Average	List Price	271,643	252,869	7.4%
	Days on Market	37	48	-22.9%
	Percent of Original	99.4%	98.8%	0.6%
Median	List Price	249,900	225,000	11.1%
	Days on Market	17	19	-10.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 193 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of February, down from 251 contracts pending at the end of February 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.

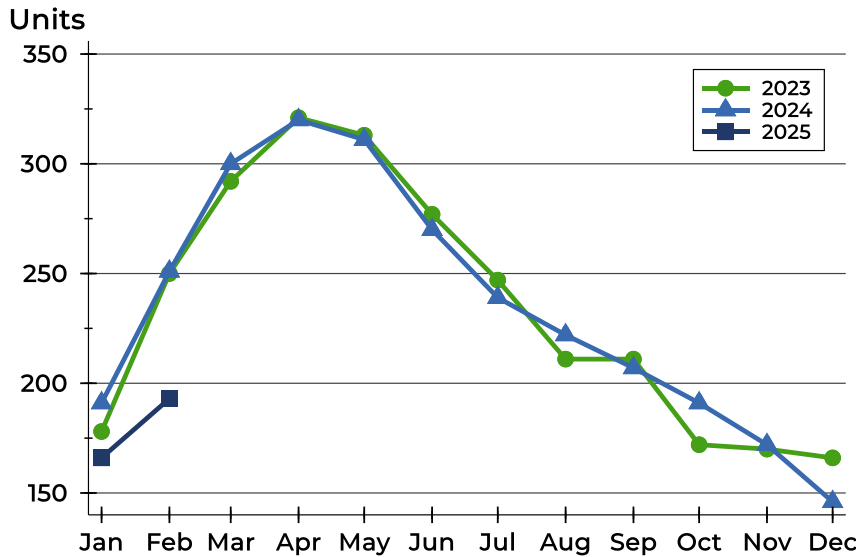
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	178	191	166
February	250	251	193
March	292	300	
April	321	320	
May	313	311	
June	277	270	
July	247	239	
August	211	222	
September	211	207	
October	172	191	
November	170	172	
December	166	146	

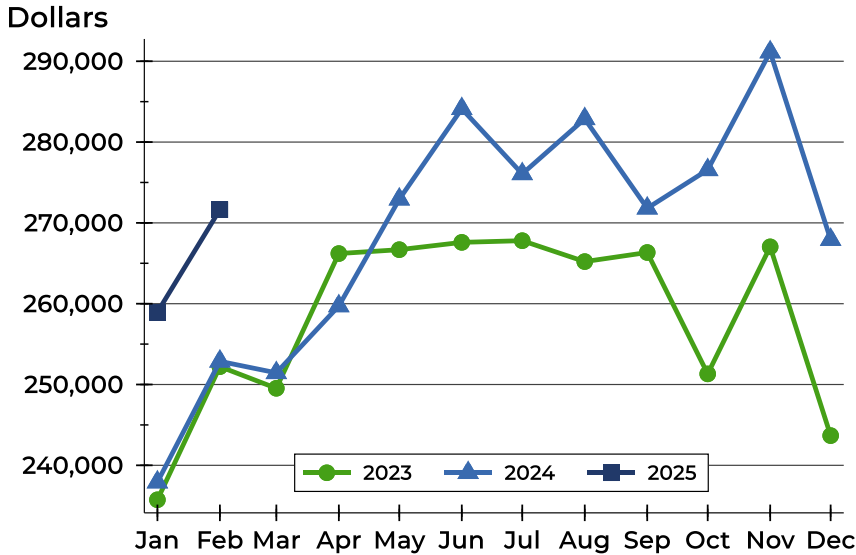
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	8	4.1%	66,238	60,000	51	52	100.0%	100.0%
\$100,000-\$124,999	8	4.1%	115,500	118,200	36	18	99.0%	100.0%
\$125,000-\$149,999	9	4.7%	140,500	140,000	12	6	100.0%	100.0%
\$150,000-\$174,999	11	5.7%	164,882	165,000	45	27	98.9%	100.0%
\$175,000-\$199,999	18	9.3%	185,989	185,000	58	32	98.2%	100.0%
\$200,000-\$249,999	45	23.3%	228,148	225,000	27	10	99.3%	100.0%
\$250,000-\$299,999	30	15.5%	279,133	284,900	31	9	100.5%	100.0%
\$300,000-\$399,999	39	20.2%	344,744	340,000	48	33	98.8%	100.0%
\$400,000-\$499,999	18	9.3%	444,642	437,000	23	15	99.8%	100.0%
\$500,000-\$749,999	7	3.6%	636,857	635,000	58	23	99.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



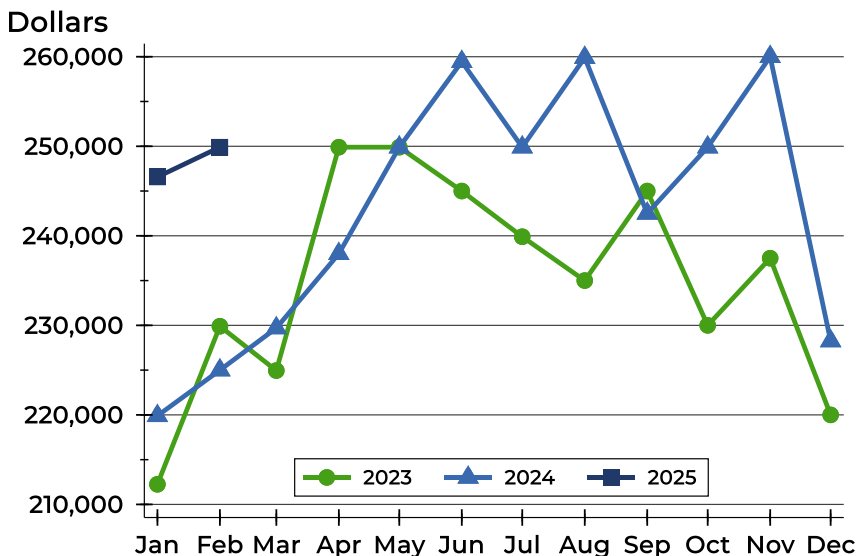
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	235,738	237,920	258,954
February	252,214	252,869	271,643
March	249,534	251,446	
April	266,204	259,717	
May	266,687	272,928	
June	267,592	284,120	
July	267,798	276,065	
August	265,212	282,876	
September	266,339	271,814	
October	251,315	276,563	
November	267,037	291,139	
December	243,680	267,930	

Median Price

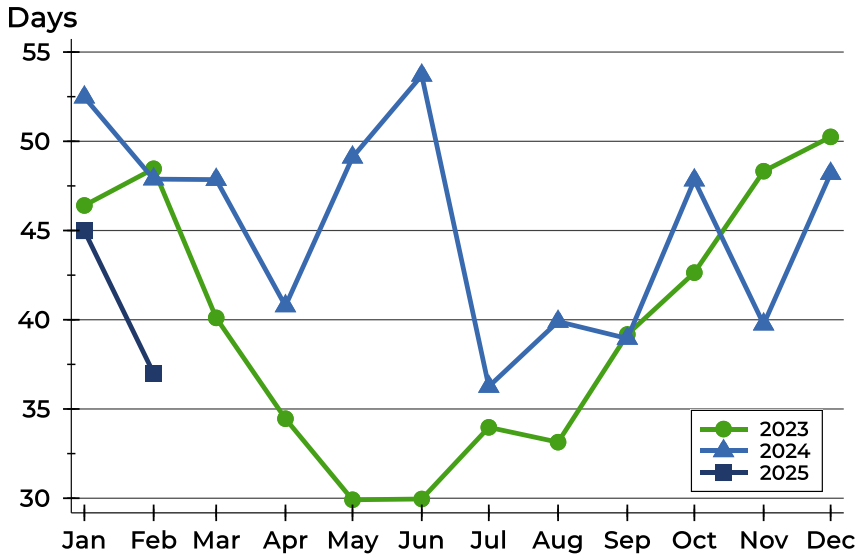


Month	2023	2024	2025
January	212,250	219,900	246,573
February	229,900	225,000	249,900
March	224,950	229,700	
April	249,900	238,000	
May	249,900	249,900	
June	245,000	259,450	
July	239,900	249,900	
August	235,000	259,900	
September	245,000	242,500	
October	230,000	249,900	
November	237,500	260,000	
December	220,000	228,250	



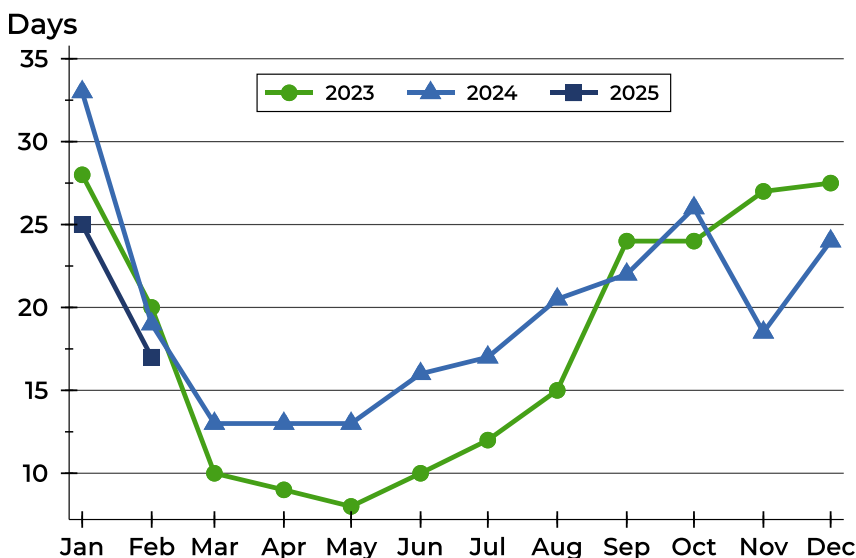
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	52	45
February	48	48	37
March	40	48	
April	34	41	
May	30	49	
June	30	54	
July	34	36	
August	33	40	
September	39	39	
October	43	48	
November	48	40	
December	50	48	

Median DOM



Month	2023	2024	2025
January	28	33	25
February	20	19	17
March	10	13	
April	9	13	
May	8	13	
June	10	16	
July	12	17	
August	15	21	
September	24	22	
October	24	26	
November	27	19	
December	28	24	