



**June  
2025**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Housing Report



### Market Overview

#### Manhattan MSA Home Sales Rose in June

Total home sales in the Manhattan-Junction City metropolitan area rose by 4.6% last month to 182 units, compared to 174 units in June 2024. Total sales volume was \$53.8 million, up 10.6% from a year earlier.

The median sale price in June was \$288,750, up from \$252,450 a year earlier. Homes that sold in June were typically on the market for 9 days and sold for 100.0% of their list prices.

#### Manhattan MSA Active Listings Up at End of June

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of June was 278 units, up from 271 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of June was \$274,900.

During June, a total of 159 contracts were written up from 138 in June 2024. At the end of the month, there were 251 contracts still pending.

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**June  
2025**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Summary Statistics

June MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>182</b>	<b>174</b>	<b>216</b>	<b>757</b>	<b>819</b>	<b>818</b>
Change from prior year		4.6%	-19.4%	-2.3%	-7.6%	0.1%	-17.0%
<b>Active Listings</b>		<b>278</b>	<b>271</b>	<b>229</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		2.6%	18.3%	0.0%			
<b>Months' Supply</b>		<b>2.1</b>	<b>2.0</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.0%	33.3%	15.4%			
<b>New Listings</b>		<b>177</b>	<b>212</b>	<b>203</b>	<b>1,124</b>	<b>1,088</b>	<b>1,092</b>
Change from prior year		-16.5%	4.4%	-11.4%	3.3%	-0.4%	-14.7%
<b>Contracts Written</b>		<b>159</b>	<b>138</b>	<b>167</b>	<b>881</b>	<b>898</b>	<b>943</b>
Change from prior year		15.2%	-17.4%	-8.2%	-1.9%	-4.8%	-12.9%
<b>Pending Contracts</b>		<b>251</b>	<b>250</b>	<b>257</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.4%	-2.7%	-21.4%			
<b>Sales Volume (1,000s)</b>		<b>53,820</b>	<b>48,646</b>	<b>58,172</b>	<b>211,287</b>	<b>209,245</b>	<b>203,907</b>
Change from prior year		10.6%	-16.4%	3.1%	1.0%	2.6%	-12.9%
Average	<b>Sale Price</b>	<b>295,715</b>	<b>279,574</b>	<b>269,315</b>	<b>279,111</b>	<b>255,488</b>	<b>249,274</b>
	Change from prior year	5.8%	3.8%	5.5%	9.2%	2.5%	5.0%
	<b>List Price of Actives</b>	<b>318,315</b>	<b>309,130</b>	<b>318,718</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	3.0%	-3.0%	11.8%			
	<b>Days on Market</b>	<b>24</b>	<b>54</b>	<b>29</b>	<b>31</b>	<b>47</b>	<b>38</b>
Change from prior year	-55.6%	86.2%	93.3%	-34.0%	23.7%	31.0%	
	<b>Percent of List</b>	<b>98.7%</b>	<b>98.9%</b>	<b>99.1%</b>	<b>99.0%</b>	<b>98.5%</b>	<b>98.8%</b>
Change from prior year	-0.2%	-0.2%	-1.7%	0.5%	-0.3%	-1.2%	
	<b>Percent of Original</b>	<b>97.5%</b>	<b>98.0%</b>	<b>98.2%</b>	<b>98.0%</b>	<b>97.1%</b>	<b>97.2%</b>
Change from prior year	-0.5%	-0.2%	-2.0%	0.9%	-0.1%	-1.8%	
Median	<b>Sale Price</b>	<b>288,750</b>	<b>252,450</b>	<b>242,814</b>	<b>263,750</b>	<b>230,000</b>	<b>228,000</b>
	Change from prior year	14.4%	4.0%	-1.3%	14.7%	0.9%	3.6%
	<b>List Price of Actives</b>	<b>274,900</b>	<b>275,000</b>	<b>295,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	0.0%	-6.8%	18.0%			
	<b>Days on Market</b>	<b>9</b>	<b>12</b>	<b>8</b>	<b>12</b>	<b>16</b>	<b>13</b>
Change from prior year	-25.0%	50.0%	60.0%	-25.0%	23.1%	85.7%	
	<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	<b>Percent of Original</b>	<b>99.5%</b>	<b>99.9%</b>	<b>100.0%</b>	<b>99.3%</b>	<b>98.7%</b>	<b>99.9%</b>
Change from prior year	-0.4%	-0.1%	0.0%	0.6%	-1.2%	-0.1%	

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



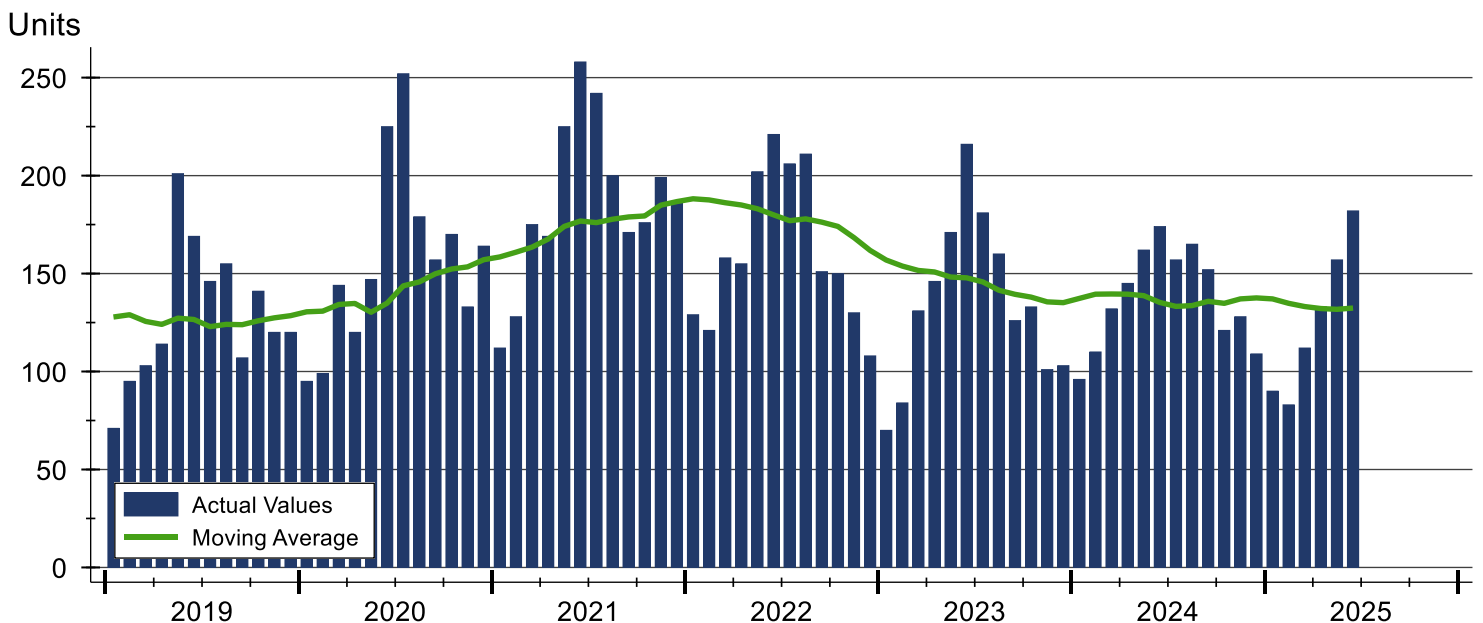
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2025	June 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		182	174	4.6%	757	819	-7.6%
Volume (1,000s)		53,820	48,646	10.6%	211,287	209,245	1.0%
Months' Supply		2.1	2.0	5.0%	N/A	N/A	N/A
Average	Sale Price	295,715	279,574	5.8%	279,111	255,488	9.2%
	Days on Market	24	54	-55.6%	31	47	-34.0%
	Percent of List	98.7%	98.9%	-0.2%	99.0%	98.5%	0.5%
	Percent of Original	97.5%	98.0%	-0.5%	98.0%	97.1%	0.9%
Median	Sale Price	288,750	252,450	14.4%	263,750	230,000	14.7%
	Days on Market	9	12	-25.0%	12	16	-25.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.5%	99.9%	-0.4%	99.3%	98.7%	0.6%

A total of 182 homes sold in the Manhattan-Junction City metropolitan area in June, up from 174 units in June 2024. Total sales volume rose to \$53.8 million compared to \$48.6 million in the previous year.

The median sales price in June was \$288,750, up 14.4% compared to the prior year. Median days on market was 9 days, down from 10 days in May, and down from 12 in June 2024.

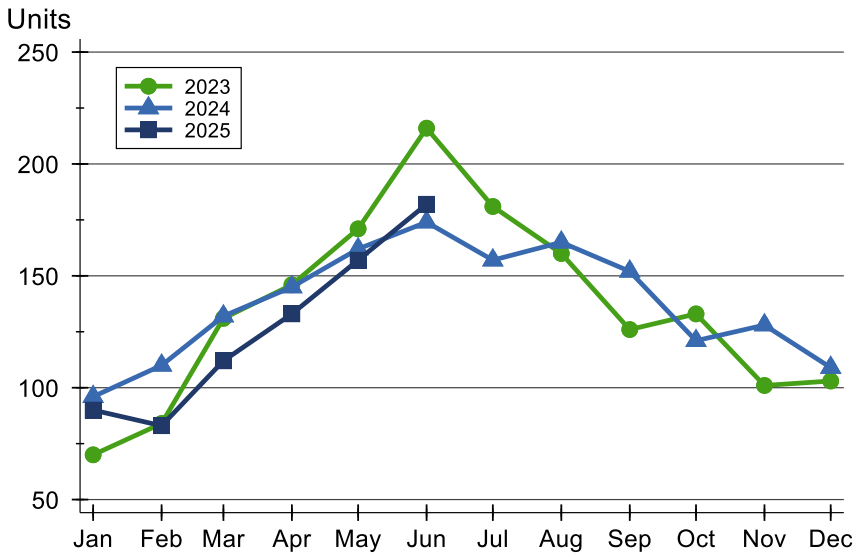
## History of Closed Listings





# 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	112
April	146	145	133
May	171	162	157
June	216	174	182
July	181	157	
August	160	165	
September	126	152	
October	133	121	
November	101	128	
December	103	109	

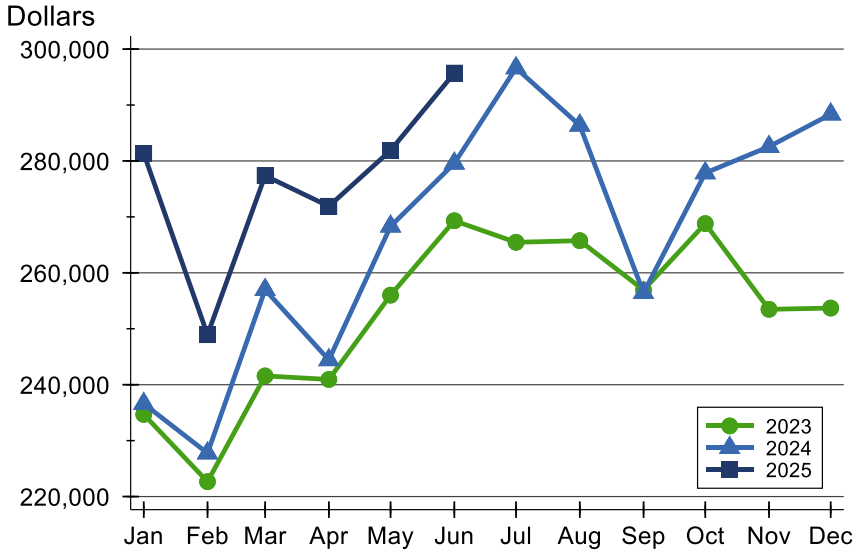
## Closed Listings by Price Range

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	1	0.5%	3.7	37,000	37,000	20	20	67.3%	67.3%	67.3%	67.3%
\$50,000-\$99,999	4	2.2%	2.3	81,538	85,950	63	50	93.1%	90.7%	101.0%	100.7%
\$100,000-\$124,999	6	3.3%	3.3	114,942	112,500	38	17	99.5%	99.1%	94.6%	93.8%
\$125,000-\$149,999	8	4.4%	1.8	135,594	136,500	16	2	98.9%	100.0%	98.0%	100.0%
\$150,000-\$174,999	8	4.4%	1.6	161,847	162,950	21	8	99.5%	100.3%	95.1%	100.0%
\$175,000-\$199,999	11	6.0%	2.0	182,991	186,000	22	7	96.0%	99.8%	95.1%	99.4%
\$200,000-\$249,999	30	16.5%	1.5	224,600	224,950	13	6	99.6%	100.0%	98.7%	100.0%
\$250,000-\$299,999	34	18.7%	2.1	277,353	279,500	28	10	99.5%	100.0%	97.9%	99.5%
\$300,000-\$399,999	40	22.0%	2.0	335,749	339,500	26	15	99.2%	100.0%	98.3%	99.2%
\$400,000-\$499,999	31	17.0%	2.3	432,884	420,000	22	12	98.6%	99.1%	97.1%	98.8%
\$500,000-\$749,999	9	4.9%	2.8	595,278	560,000	20	24	98.2%	98.6%	97.9%	98.6%
\$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



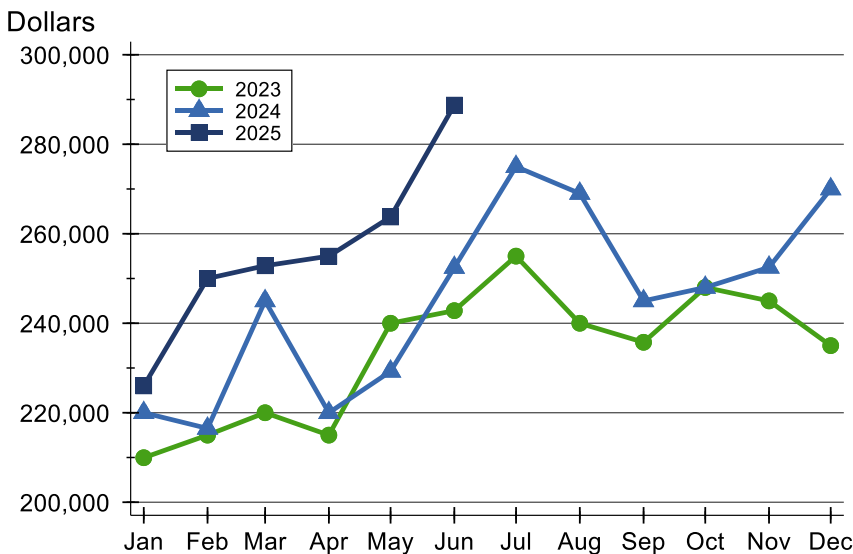
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	234,691	236,603	<b>281,334</b>
February	222,667	227,767	<b>248,936</b>
March	241,571	256,978	<b>277,370</b>
April	240,943	244,431	<b>271,901</b>
May	256,015	268,317	<b>281,892</b>
June	269,315	279,574	<b>295,715</b>
July	265,460	296,615	
August	265,756	286,369	
September	256,932	256,437	
October	268,805	277,846	
November	253,477	282,561	
December	253,702	288,357	

## Median Price

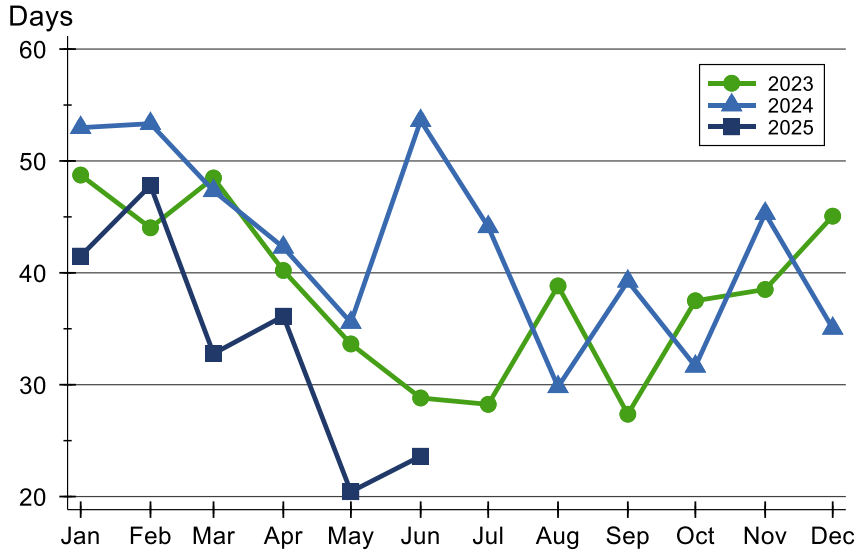


Month	2023	2024	2025
January	209,950	220,000	<b>226,000</b>
February	215,000	216,500	<b>250,000</b>
March	220,000	245,000	<b>252,850</b>
April	215,000	219,999	<b>255,000</b>
May	240,000	229,250	<b>263,750</b>
June	242,814	252,450	<b>288,750</b>
July	255,000	275,000	
August	240,000	269,000	
September	235,750	245,000	
October	248,000	248,000	
November	245,000	252,500	
December	235,000	270,000	



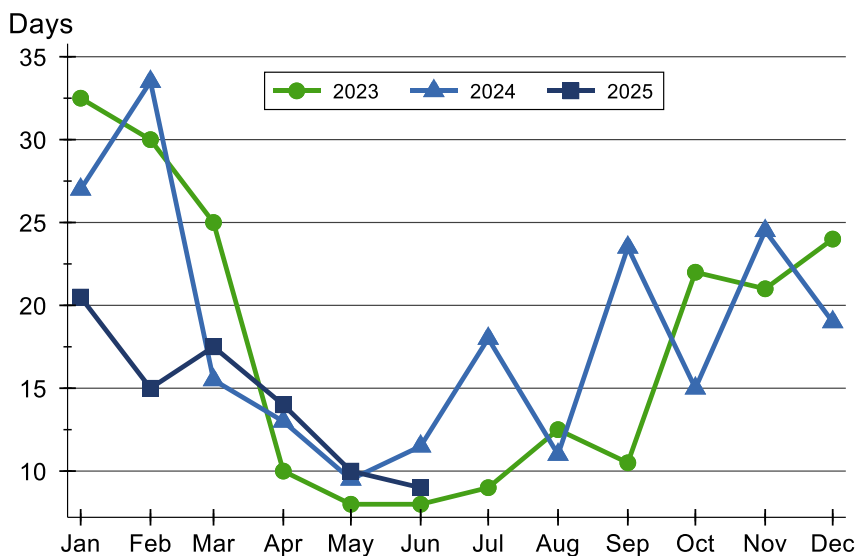
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2023	2024	2025
January	49	53	<b>42</b>
February	44	53	<b>48</b>
March	48	47	<b>33</b>
April	40	42	<b>36</b>
May	34	36	<b>20</b>
June	29	54	<b>24</b>
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	<b>21</b>
February	30	34	<b>15</b>
March	25	16	<b>18</b>
April	10	13	<b>14</b>
May	8	10	<b>10</b>
June	8	12	<b>9</b>
July	9	18	
August	13	11	
September	11	24	
October	22	15	
November	21	25	
December	24	19	



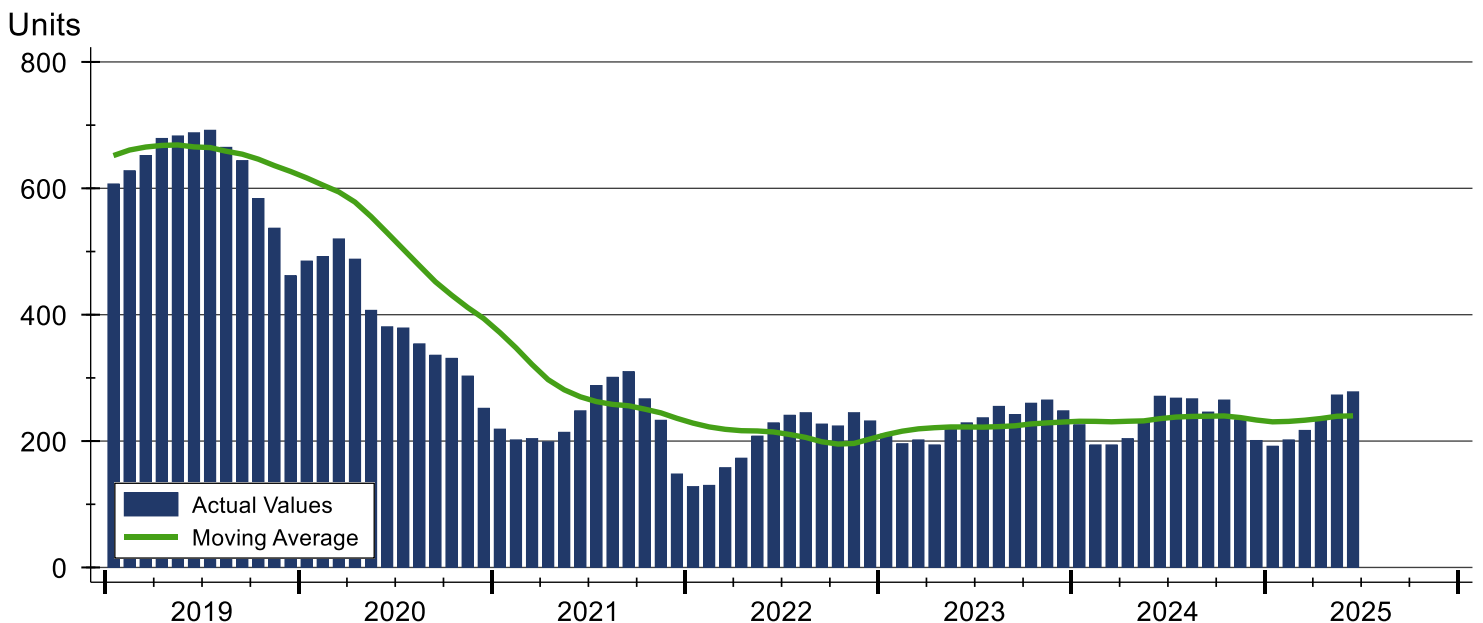
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of June 2024	Change
Active Listings		278	271	2.6%
Volume (1,000s)		88,492	83,774	5.6%
Months' Supply		2.1	2.0	5.0%
Average	List Price	318,315	309,130	3.0%
	Days on Market	48	62	-22.6%
	Percent of Original	97.7%	97.0%	0.7%
Median	List Price	274,900	275,000	0.0%
	Days on Market	27	34	-20.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 278 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of June. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of June was \$274,900, showing little change from the same point in 2024. The typical time on market for active listings was 26 days, down from 34 days a year earlier.

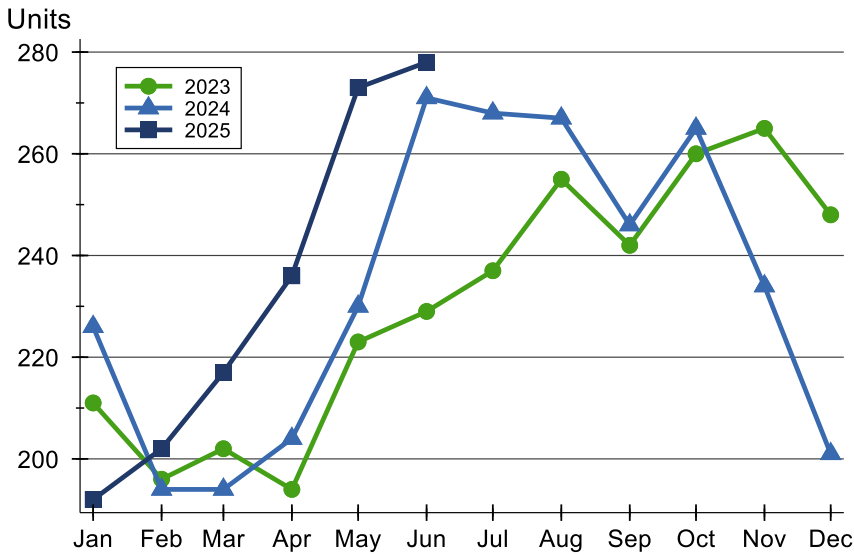
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



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

## Active Listings by Price Range

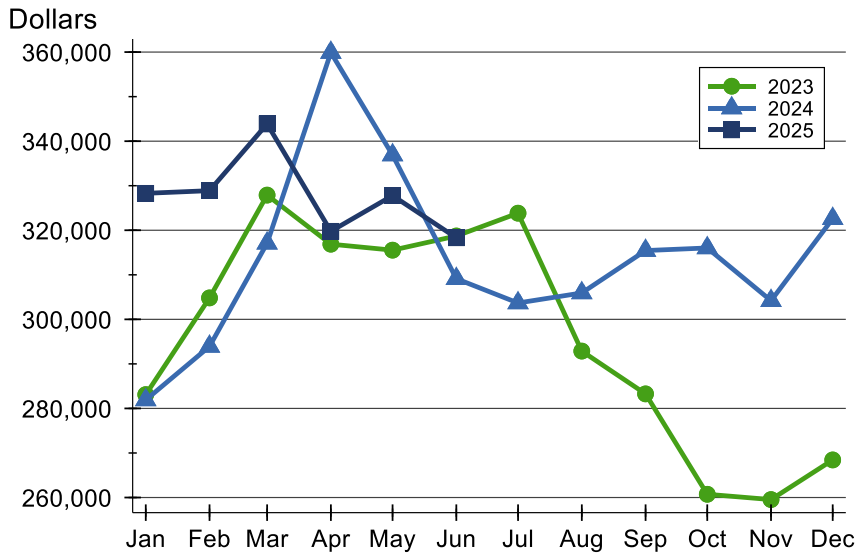
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	1.4%	3.7	39,700	39,500	37	24	93.8%	100.0%
\$50,000-\$99,999	11	4.0%	2.3	86,109	89,900	42	5	96.7%	100.0%
\$100,000-\$124,999	15	5.4%	3.3	116,807	119,900	65	34	93.2%	93.8%
\$125,000-\$149,999	12	4.3%	1.8	135,550	135,000	95	77	94.1%	93.8%
\$150,000-\$174,999	12	4.3%	1.6	160,275	161,250	61	23	97.6%	100.0%
\$175,000-\$199,999	24	8.6%	2.0	189,113	189,900	40	25	98.3%	100.0%
\$200,000-\$249,999	36	12.9%	1.5	229,683	230,000	31	15	97.7%	100.0%
\$250,000-\$299,999	52	18.7%	2.1	275,506	274,950	41	26	98.5%	100.0%
\$300,000-\$399,999	54	19.4%	2.0	342,602	334,000	52	29	98.9%	100.0%
\$400,000-\$499,999	26	9.4%	2.3	446,748	447,450	44	14	98.7%	100.0%
\$500,000-\$749,999	19	6.8%	2.8	629,547	625,000	60	46	97.2%	98.2%
\$750,000-\$999,999	10	3.6%	N/A	857,270	817,500	60	23	97.6%	100.0%
\$1,000,000 and up	3	1.1%	N/A	1,433,333	1,400,000	6	6	100.0%	100.0%





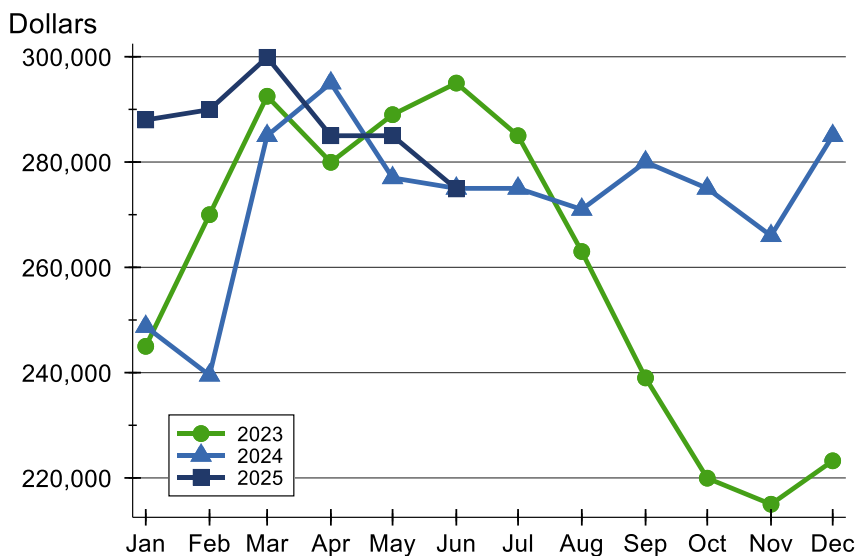
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



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

## Median Price

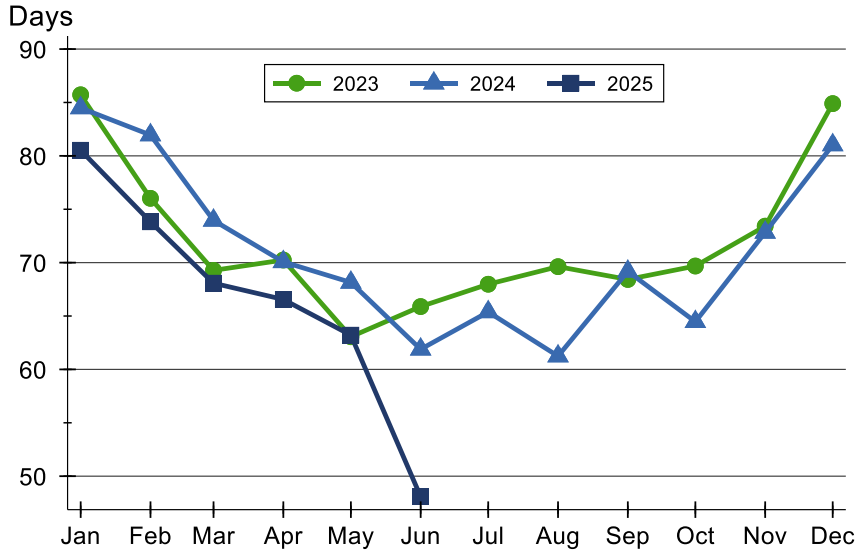


Month	2023	2024	2025
January	245,000	248,750	<b>288,000</b>
February	270,000	239,500	<b>289,950</b>
March	292,500	285,000	<b>299,900</b>
April	279,950	295,000	<b>285,000</b>
May	289,000	277,000	<b>285,000</b>
June	295,000	275,000	<b>274,900</b>
July	285,000	275,000	
August	263,000	271,000	
September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



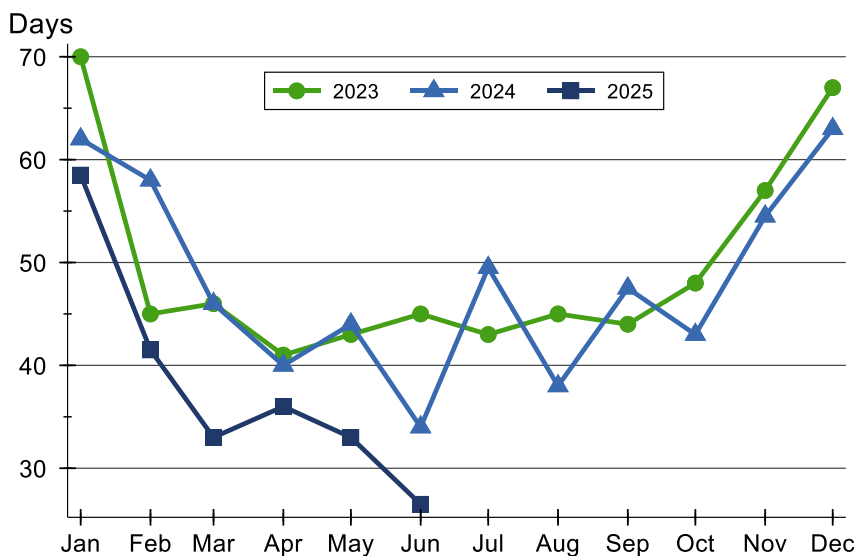
## Manhattan-Junction City Metropolitan Area Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	86	84	<b>81</b>
February	76	82	<b>74</b>
March	69	74	<b>68</b>
April	70	70	<b>67</b>
May	63	68	<b>63</b>
June	66	62	<b>48</b>
July	68	65	
August	70	61	
September	68	69	
October	70	64	
November	73	73	
December	85	81	

### Median DOM

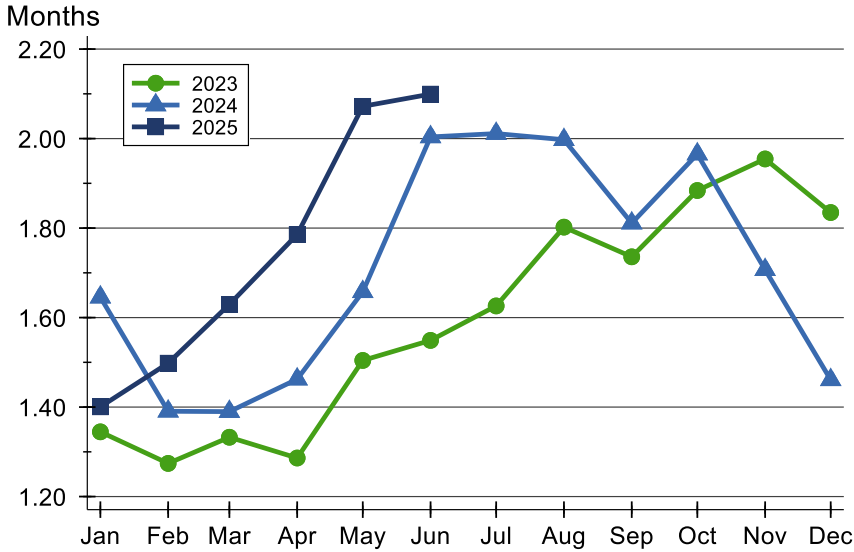


Month	2023	2024	2025
January	70	62	<b>59</b>
February	45	58	<b>42</b>
March	46	46	<b>33</b>
April	41	40	<b>36</b>
May	43	44	<b>33</b>
June	45	34	<b>27</b>
July	43	50	
August	45	38	
September	44	48	
October	48	43	
November	57	55	
December	67	63	



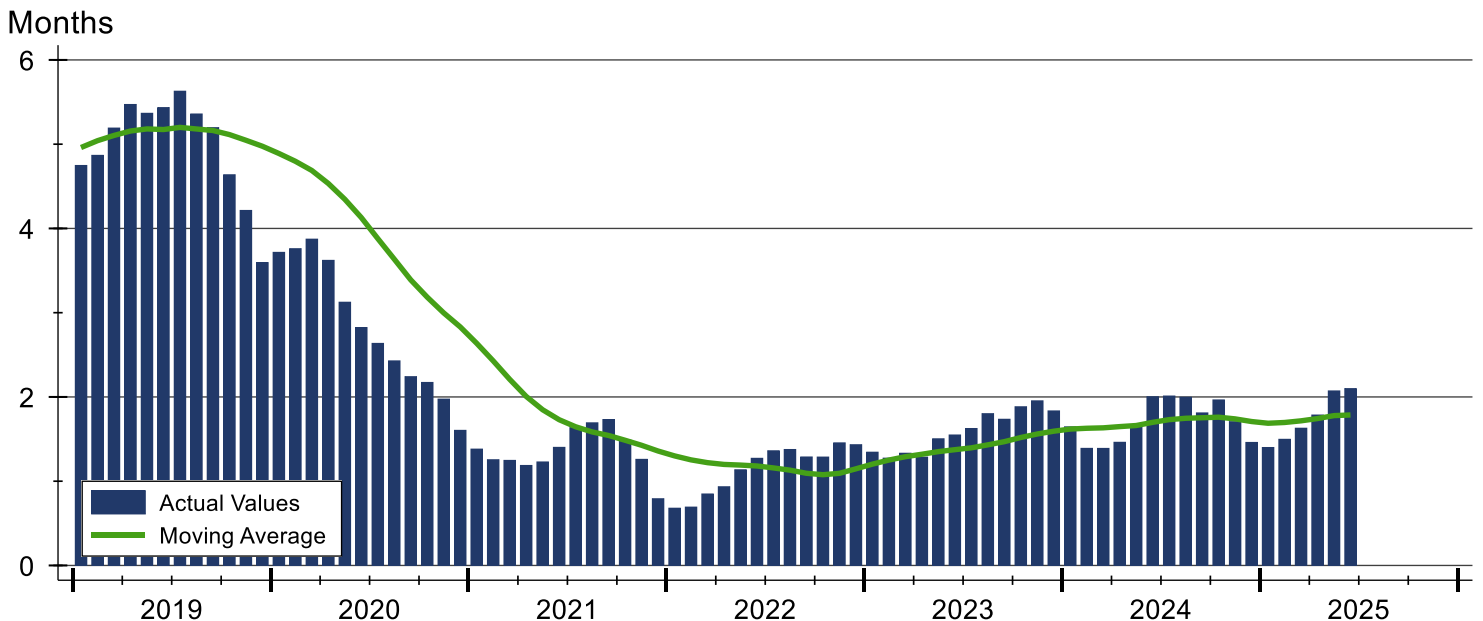
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	
August	1.8	2.0	
September	1.7	1.8	
October	1.9	2.0	
November	2.0	1.7	
December	1.8	1.5	

## History of Month's Supply





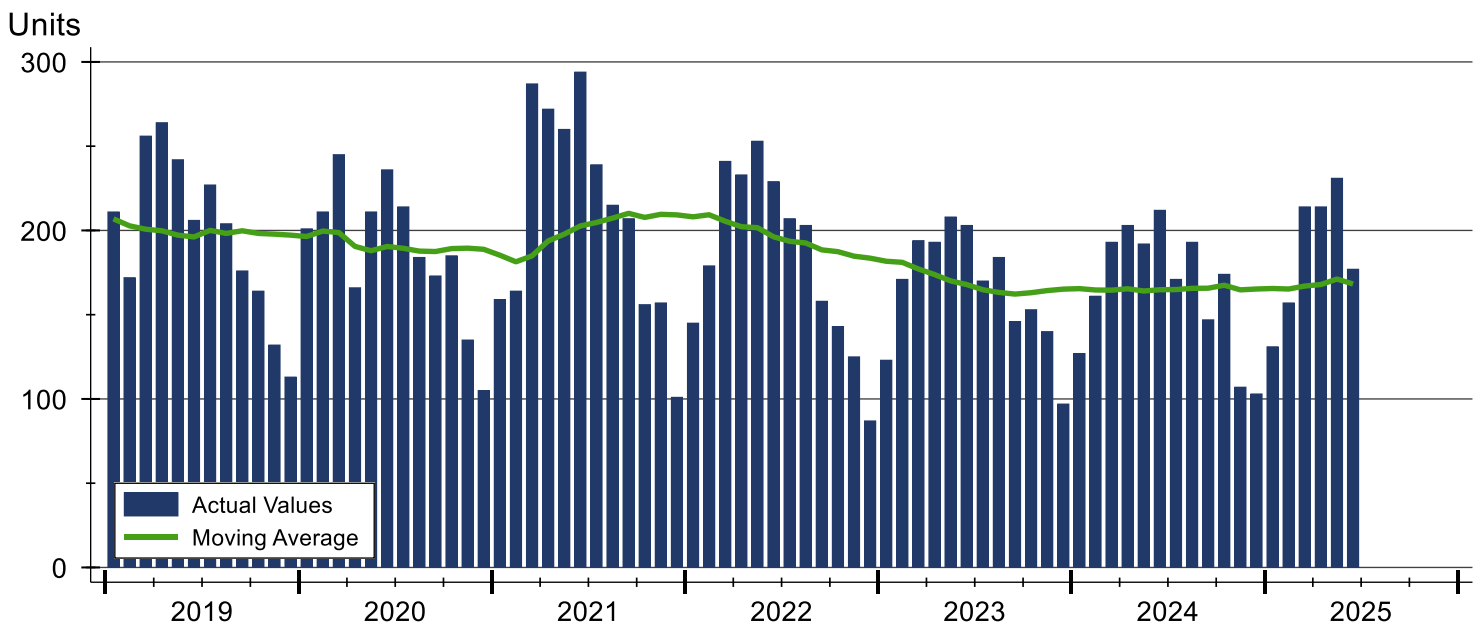
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	June 2024	Change
Current Month	New Listings	<b>177</b>	212	-16.5%
	Volume (1,000s)	<b>56,872</b>	61,067	-6.9%
	Average List Price	<b>321,309</b>	288,053	11.5%
	Median List Price	<b>279,500</b>	268,250	4.2%
Year-to-Date	New Listings	<b>1,124</b>	1,088	3.3%
	Volume (1,000s)	<b>339,408</b>	311,193	9.1%
	Average List Price	<b>301,964</b>	286,023	5.6%
	Median List Price	<b>275,000</b>	259,900	5.8%

A total of 177 new listings were added in the Manhattan-Junction City metropolitan area during June, down 16.5% from the same month in 2024. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,124 new listings.

The median list price of these homes was \$279,500 up from \$268,250 in 2024.

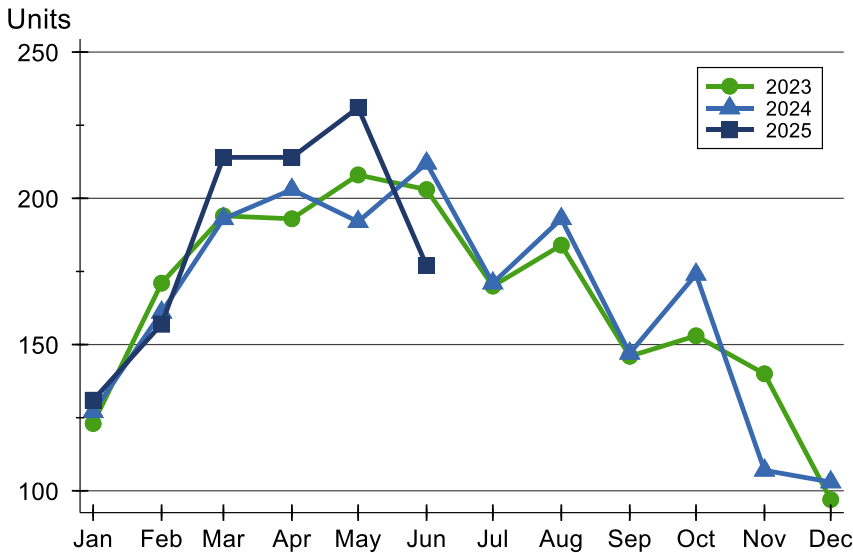
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2023	2024	2025
January	123	127	131
February	171	161	157
March	194	193	214
April	193	203	214
May	208	192	231
June	203	212	177
July	170	171	
August	184	193	
September	146	147	
October	153	174	
November	140	107	
December	97	103	

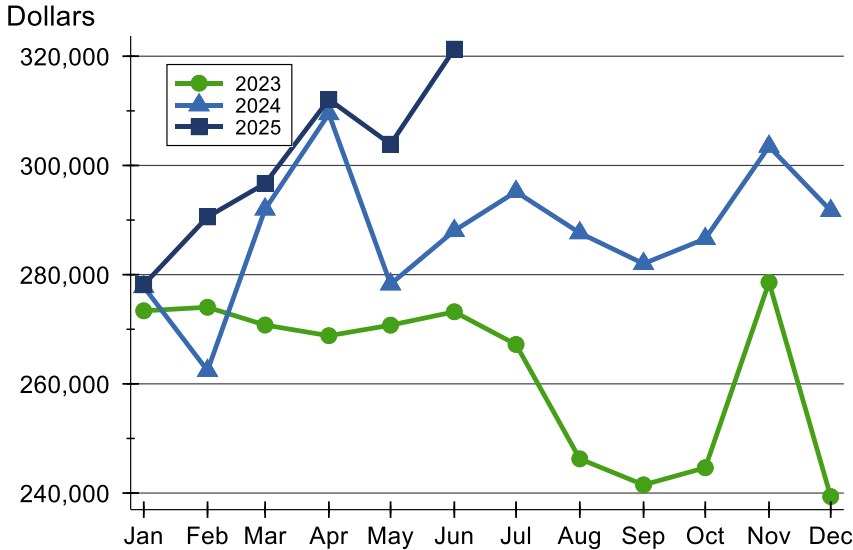
## New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.6%	29,900	29,900	6	6	100.0%	100.0%
\$50,000-\$99,999	9	5.1%	83,900	87,500	9	6	98.8%	100.0%
\$100,000-\$124,999	5	2.8%	112,960	110,000	13	9	97.3%	100.0%
\$125,000-\$149,999	3	1.7%	131,665	129,995	11	8	100.0%	100.0%
\$150,000-\$174,999	10	5.6%	162,590	164,000	8	6	100.0%	100.0%
\$175,000-\$199,999	17	9.6%	188,700	189,900	10	6	99.1%	100.0%
\$200,000-\$249,999	23	13.0%	233,213	233,000	8	5	99.8%	100.0%
\$250,000-\$299,999	38	21.5%	276,992	275,000	9	6	99.4%	100.0%
\$300,000-\$399,999	34	19.2%	344,922	337,350	10	8	99.3%	100.0%
\$400,000-\$499,999	21	11.9%	447,264	440,000	10	8	100.0%	100.0%
\$500,000-\$749,999	8	4.5%	599,363	569,450	15	14	99.3%	100.0%
\$750,000-\$999,999	5	2.8%	837,740	810,000	10	7	100.0%	100.0%
\$1,000,000 and up	3	1.7%	1,433,333	1,400,000	8	6	100.0%	100.0%



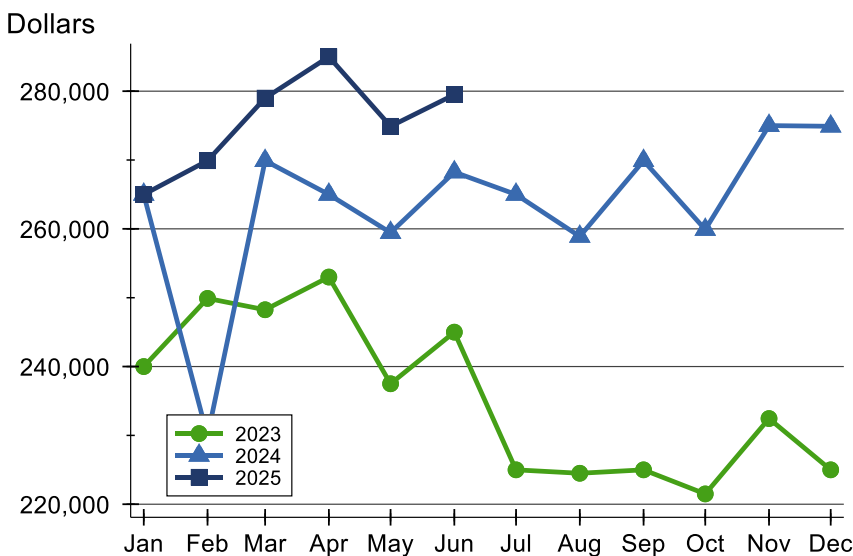
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2023	2024	2025
January	273,374	277,776	<b>278,155</b>
February	274,033	262,422	<b>290,571</b>
March	270,773	291,987	<b>296,688</b>
April	268,819	309,450	<b>312,088</b>
May	270,750	278,262	<b>303,897</b>
June	273,200	288,053	<b>321,309</b>
July	267,215	295,194	
August	246,263	287,640	
September	241,505	282,013	
October	244,638	286,580	
November	278,586	303,486	
December	239,358	291,717	

## Median Price



Month	2023	2024	2025
January	240,000	265,000	<b>265,000</b>
February	249,900	229,900	<b>269,900</b>
March	248,250	269,900	<b>279,000</b>
April	253,000	265,000	<b>285,000</b>
May	237,500	259,450	<b>274,900</b>
June	245,000	268,250	<b>279,500</b>
July	225,000	265,000	
August	224,500	258,900	
September	225,000	269,900	
October	221,500	259,900	
November	232,450	275,000	
December	225,000	274,900	



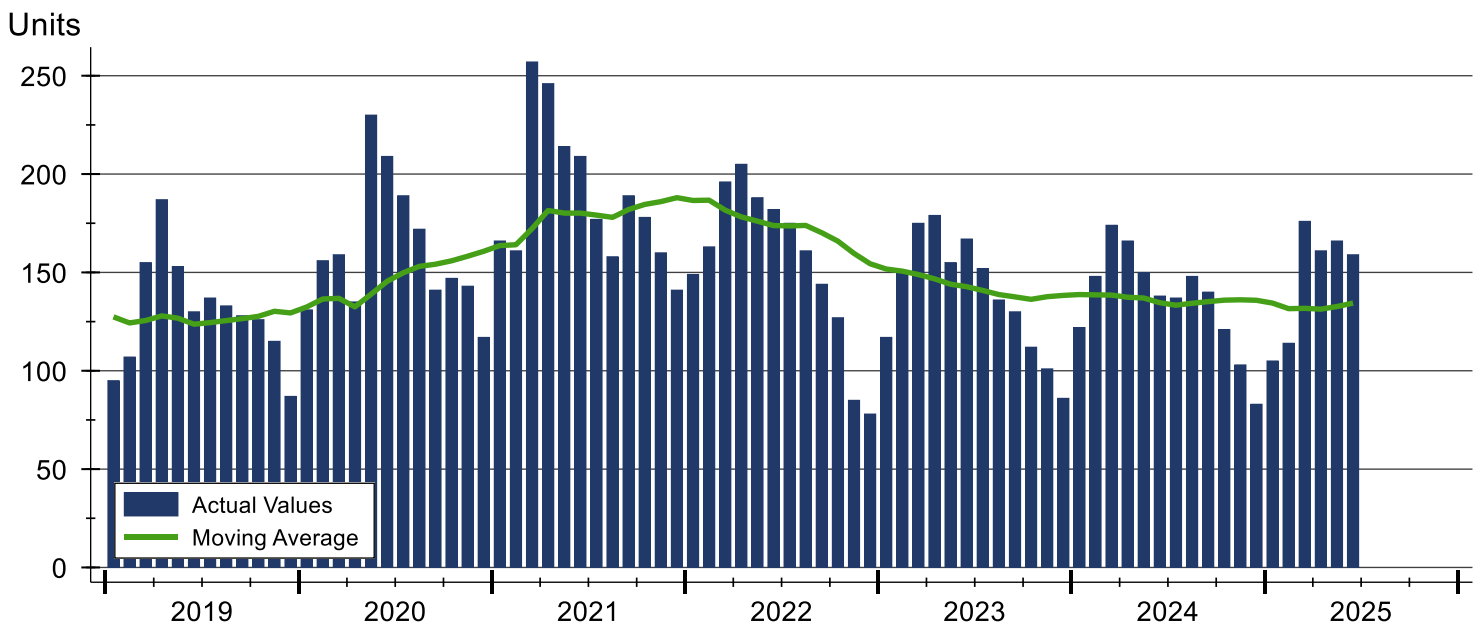
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	June 2024	Change	Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		159	138	15.2%	881	898	-1.9%
Volume (1,000s)		46,807	41,547	12.7%	255,905	244,293	4.8%
Average	Sale Price	294,386	301,068	-2.2%	290,471	272,041	6.8%
	Days on Market	34	34	0.0%	30	43	-30.2%
	Percent of Original	97.6%	96.7%	0.9%	98.1%	97.4%	0.7%
Median	Sale Price	270,000	265,000	1.9%	274,900	246,750	11.4%
	Days on Market	20	15	33.3%	13	14	-7.1%
	Percent of Original	100.0%	98.8%	1.2%	100.0%	98.9%	1.1%

A total of 159 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of June, up from 138 in 2024. The median list price of these homes was \$270,000, up from \$265,000 the prior year.

Half of the homes that went under contract in June were on the market less than 20 days, compared to 15 days in June 2024.

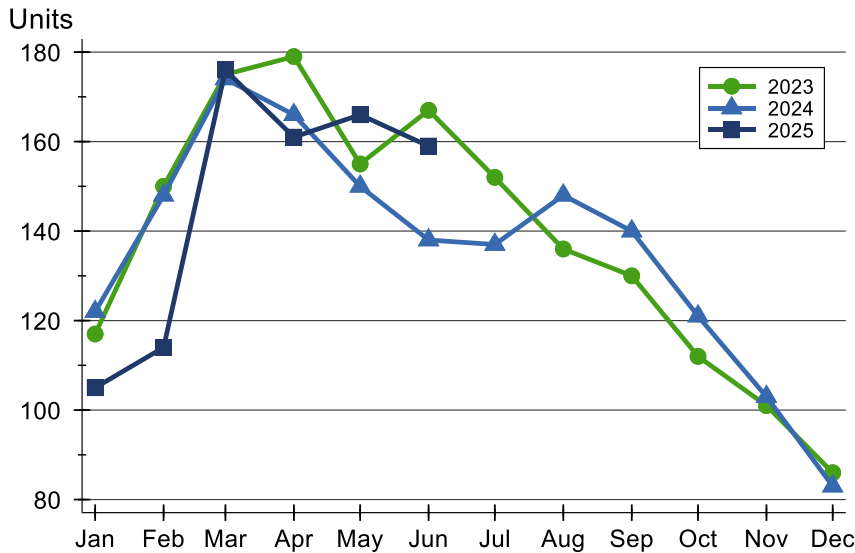
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2023	2024	2025
<b>January</b>	117	122	<b>105</b>
<b>February</b>	150	148	<b>114</b>
<b>March</b>	175	174	<b>176</b>
<b>April</b>	179	166	<b>161</b>
<b>May</b>	155	150	<b>166</b>
<b>June</b>	167	138	<b>159</b>
<b>July</b>	152	137	
<b>August</b>	136	148	
<b>September</b>	130	140	
<b>October</b>	112	121	
<b>November</b>	101	103	
<b>December</b>	86	83	

## Contracts Written by Price Range

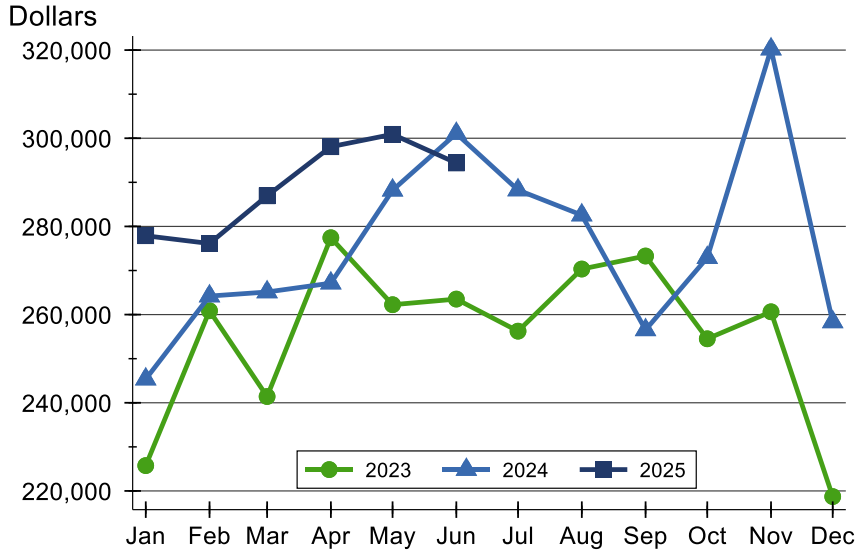
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	3.8%	83,550	84,450	40	33	97.4%	100.0%
\$100,000-\$124,999	4	2.5%	117,200	119,450	30	32	90.9%	91.3%
\$125,000-\$149,999	5	3.1%	130,859	130,000	82	33	97.7%	100.0%
\$150,000-\$174,999	10	6.3%	160,370	155,450	26	17	95.8%	100.0%
\$175,000-\$199,999	10	6.3%	190,090	192,450	94	15	95.9%	99.3%
\$200,000-\$249,999	28	17.6%	230,389	230,000	29	24	98.4%	100.0%
\$250,000-\$299,999	38	23.9%	274,349	274,950	21	17	97.3%	100.0%
\$300,000-\$399,999	33	20.8%	346,205	340,000	26	16	98.6%	100.0%
\$400,000-\$499,999	14	8.8%	439,900	434,500	23	18	99.9%	100.0%
\$500,000-\$749,999	9	5.7%	588,315	589,335	64	45	98.0%	100.0%
\$750,000-\$999,999	1	0.6%	899,000	899,000	3	3	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1,025,000	1,025,000	57	57	79.2%	79.2%





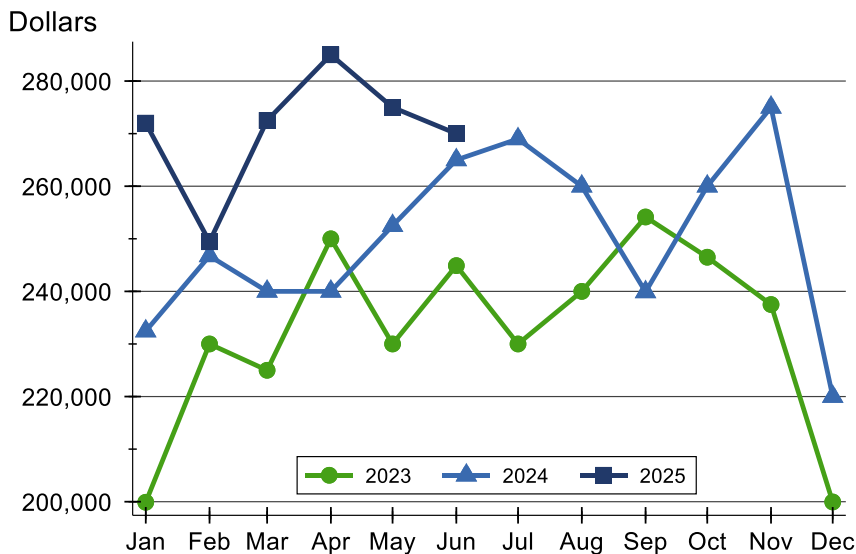
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2023	2024	2025
<b>January</b>	225,756	245,360	<b>277,886</b>
<b>February</b>	260,868	264,205	<b>276,123</b>
<b>March</b>	241,424	265,128	<b>286,940</b>
<b>April</b>	277,432	267,139	<b>298,082</b>
<b>May</b>	262,244	288,212	<b>300,896</b>
<b>June</b>	263,522	301,068	<b>294,386</b>
<b>July</b>	256,246	288,258	
<b>August</b>	270,340	282,576	
<b>September</b>	273,292	256,533	
<b>October</b>	254,513	272,917	
<b>November</b>	260,635	320,223	
<b>December</b>	218,724	258,338	

## Median Price

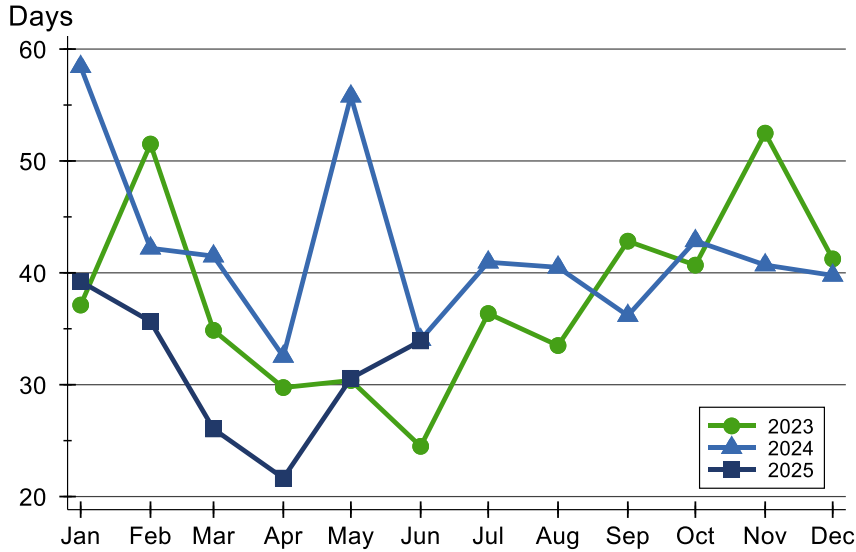


Month	2023	2024	2025
<b>January</b>	199,900	232,450	<b>272,000</b>
<b>February</b>	230,000	246,750	<b>249,450</b>
<b>March</b>	225,000	240,000	<b>272,500</b>
<b>April</b>	250,000	240,000	<b>285,000</b>
<b>May</b>	230,000	252,500	<b>275,000</b>
<b>June</b>	244,900	265,000	<b>270,000</b>
<b>July</b>	230,000	269,000	
<b>August</b>	240,000	260,000	
<b>September</b>	254,150	239,900	
<b>October</b>	246,500	260,000	
<b>November</b>	237,500	275,000	
<b>December</b>	199,950	220,000	



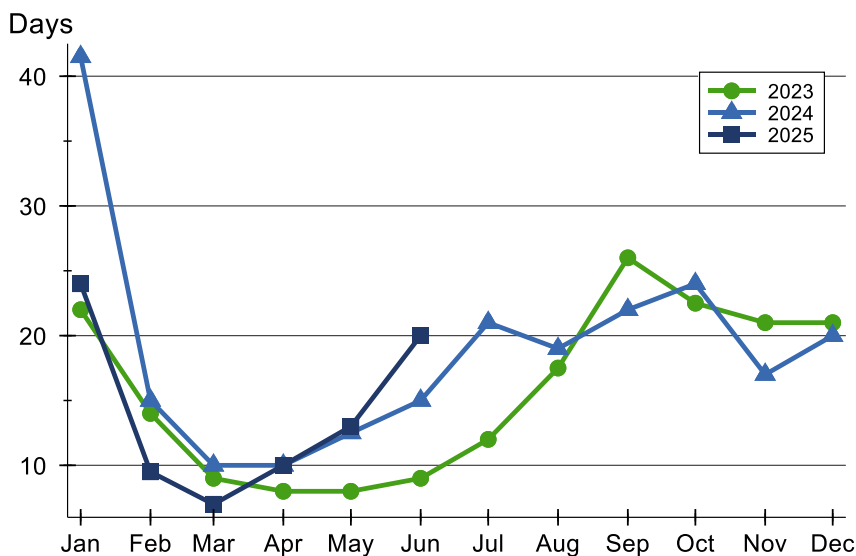
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	37	58	<b>39</b>
February	52	42	<b>36</b>
March	35	41	<b>26</b>
April	30	33	<b>22</b>
May	30	56	<b>31</b>
June	24	34	<b>34</b>
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	<b>24</b>
February	14	15	<b>10</b>
March	9	10	<b>7</b>
April	8	10	<b>10</b>
May	8	13	<b>13</b>
June	9	15	<b>20</b>
July	12	21	
August	18	19	
September	26	22	
October	23	24	
November	21	17	
December	21	20	



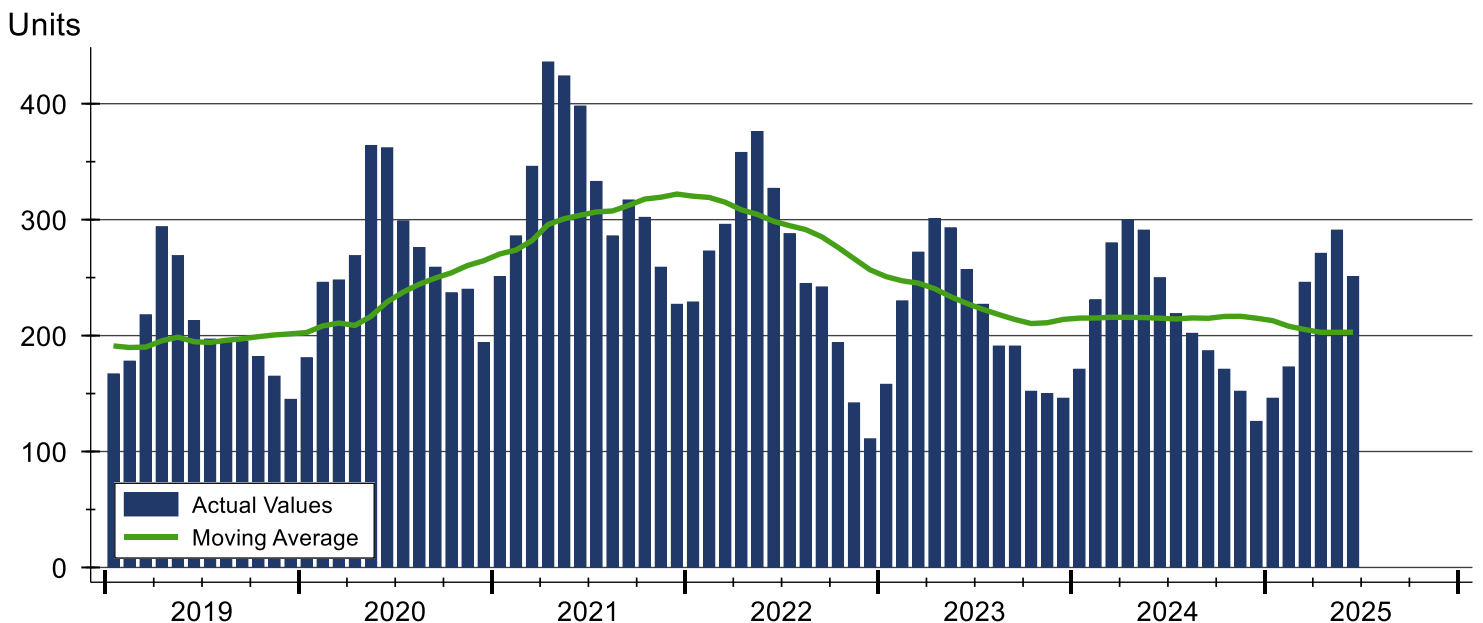
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of June 2024	Change
Pending Contracts		251	250	0.4%
Volume (1,000s)		77,016	72,198	6.7%
Average	List Price	306,835	288,791	6.2%
	Days on Market	35	54	-35.2%
	Percent of Original	98.6%	98.6%	0.0%
Median	List Price	279,900	265,000	5.6%
	Days on Market	18	15	20.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 251 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of June, up from 250 contracts pending at the end of June 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.

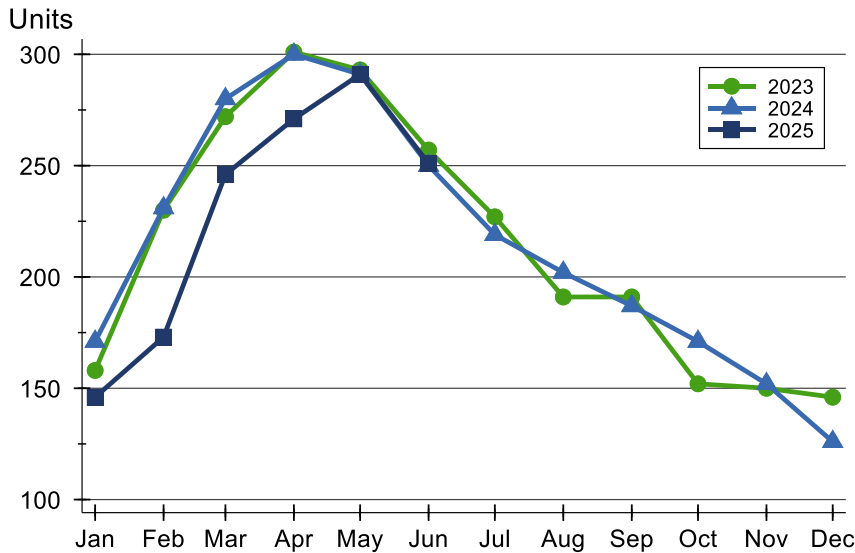
## History of Pending Contracts





# 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	
August	191	202	
September	191	187	
October	152	171	
November	150	152	
December	146	126	

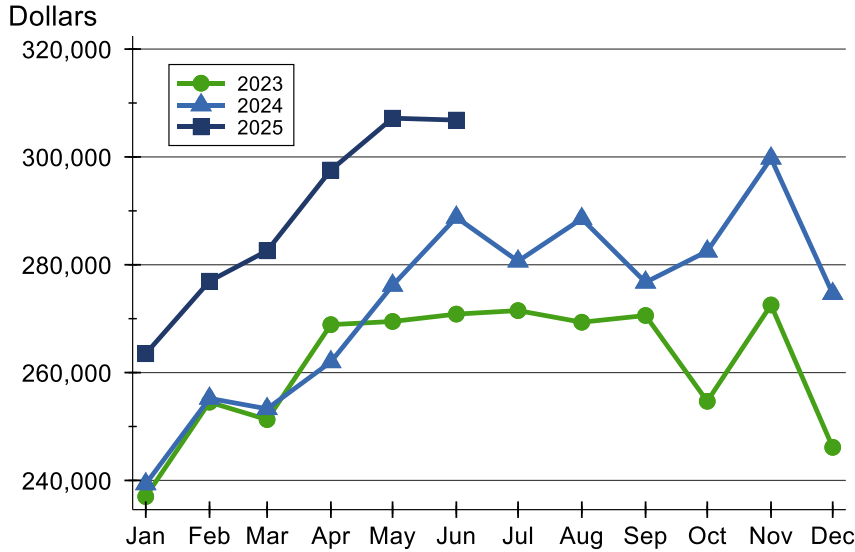
## Pending Contracts by Price Range

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	7	2.8%	82,329	79,000	36	23	97.8%	100.0%
\$100,000-\$124,999	9	3.6%	112,700	110,000	76	43	94.8%	100.0%
\$125,000-\$149,999	10	4.0%	132,620	130,000	59	29	99.0%	100.0%
\$150,000-\$174,999	13	5.2%	163,200	165,000	63	20	96.2%	100.0%
\$175,000-\$199,999	13	5.2%	189,415	189,900	86	7	98.1%	100.0%
\$200,000-\$249,999	43	17.1%	229,851	230,000	29	21	98.7%	100.0%
\$250,000-\$299,999	54	21.5%	275,834	279,000	21	11	98.7%	100.0%
\$300,000-\$399,999	57	22.7%	350,156	349,900	24	8	99.3%	100.0%
\$400,000-\$499,999	28	11.2%	439,587	434,500	19	10	99.6%	100.0%
\$500,000-\$749,999	11	4.4%	595,894	589,335	57	29	98.1%	100.0%
\$750,000-\$999,999	4	1.6%	887,250	887,000	56	55	100.0%	100.0%
\$1,000,000 and up	2	0.8%	1,182,500	1,182,500	40	40	89.6%	89.6%



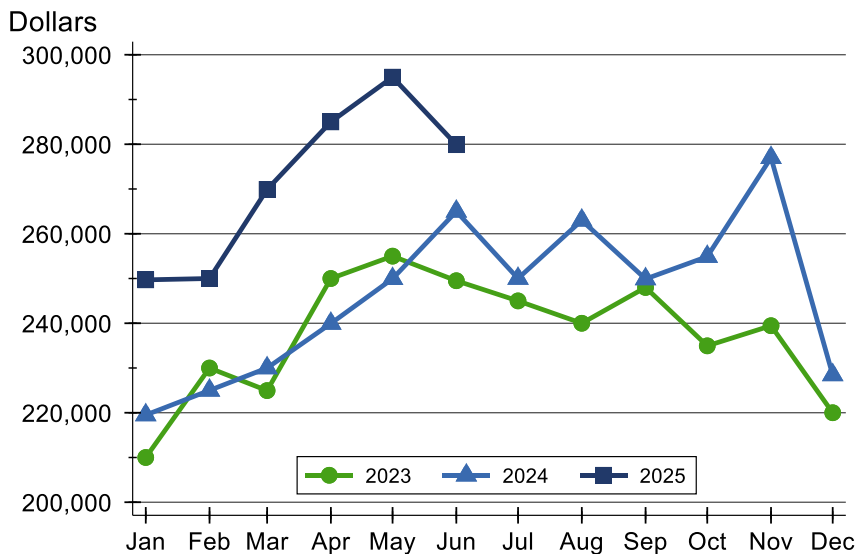
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



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

## Median Price

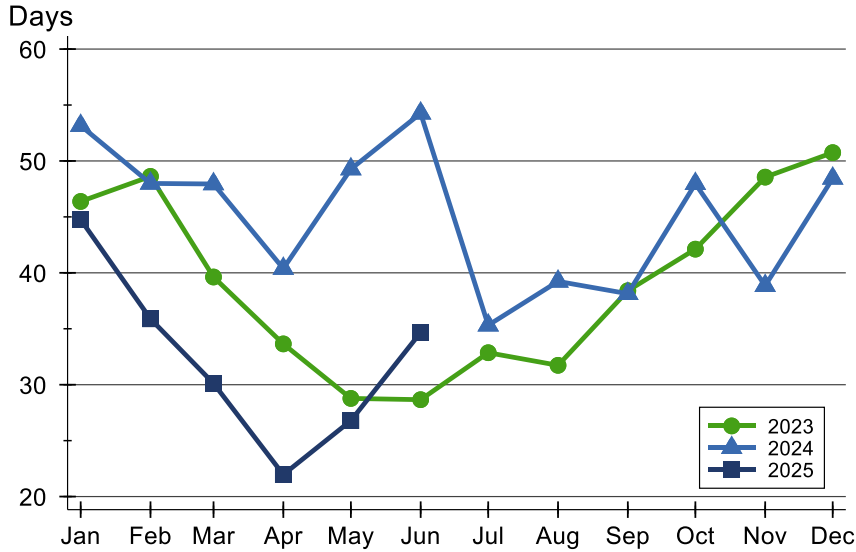


Month	2023	2024	2025
January	210,000	219,500	<b>249,700</b>
February	230,000	225,000	<b>250,000</b>
March	224,950	230,000	<b>269,900</b>
April	250,000	239,950	<b>285,000</b>
May	255,000	249,950	<b>295,000</b>
June	249,500	265,000	<b>279,900</b>
July	245,000	250,000	
August	240,000	263,000	
September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



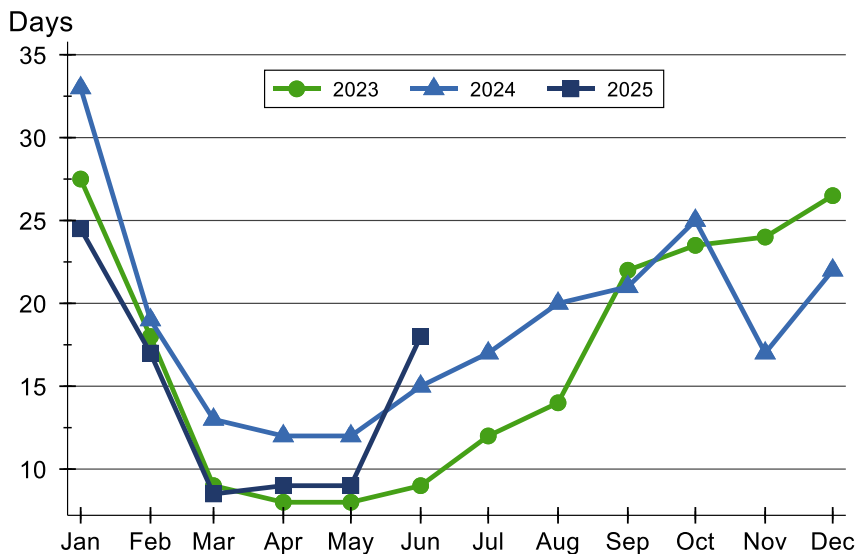
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	
August	32	39	
September	38	38	
October	42	48	
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	
August	14	20	
September	22	21	
October	24	25	
November	24	17	
December	27	22	