



**July
2025**

Flint Hills MLS Statistics



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Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Rose in July

Total home sales in the Manhattan-Junction City metropolitan area rose by 14.6% last month to 180 units, compared to 157 units in July 2024. Total sales volume was \$54.3 million, up 16.7% from a year earlier.

The median sale price in July was \$280,000, up from \$275,000 a year earlier. Homes that sold in July 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 July

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of July was 314 units, up from 268 at the same point in 2024. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$280,000.

During July, a total of 136 contracts were written down from 137 in July 2024. At the end of the month, there were 195 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		180 14.6%	157 -13.3%	181 -12.1%	940 -3.7%	976 -2.3%	999 -16.2%
Active Listings Change from prior year		314 17.2%	268 13.1%	237 -1.7%	N/A	N/A	N/A
Months' Supply Change from prior year		2.3 15.0%	2.0 25.0%	1.6 14.3%	N/A	N/A	N/A
New Listings Change from prior year		209 22.2%	171 0.6%	170 -17.9%	1,341 6.5%	1,259 -0.2%	1,262 -15.1%
Contracts Written Change from prior year		136 -0.7%	137 -9.9%	152 -13.1%	1,009 -2.5%	1,035 -5.5%	1,095 -13.0%
Pending Contracts Change from prior year		195 -11.0%	219 -3.5%	227 -21.2%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		54,328 16.7%	46,569 -3.1%	48,048 -5.0%	266,325 4.1%	255,814 1.5%	251,955 -11.5%
Average	Sale Price Change from prior year	301,824 1.8%	296,615 11.7%	265,460 8.1%	283,325 8.1%	262,104 3.9%	252,207 5.6%
	List Price of Actives Change from prior year	316,183 4.1%	303,677 -6.2%	323,838 15.0%	N/A	N/A	N/A
	Days on Market Change from prior year	29 -34.1%	44 57.1%	28 40.0%	31 -32.6%	46 27.8%	36 28.6%
	Percent of List Change from prior year	98.2% 0.3%	97.9% -1.4%	99.3% -0.5%	98.9% 0.5%	98.4% -0.5%	98.9% -1.1%
	Percent of Original Change from prior year	97.0% 0.9%	96.1% -2.2%	98.3% -0.6%	97.8% 0.9%	96.9% -0.5%	97.4% -1.6%
Median	Sale Price Change from prior year	280,000 1.8%	275,000 7.8%	255,000 13.3%	267,750 12.9%	237,250 3.2%	230,000 3.8%
	List Price of Actives Change from prior year	280,000 1.8%	275,000 -3.5%	285,000 24.0%	N/A	N/A	N/A
	Days on Market Change from prior year	15 -16.7%	18 100.0%	9 28.6%	13 -18.8%	16 45.5%	11 57.1%
	Percent of List Change from prior year	100.0% 0.7%	99.3% -0.7%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	98.7% 0.6%	98.1% -1.9%	100.0% 0.0%	99.2% 0.6%	98.6% -1.4%	100.0% 0.0%

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



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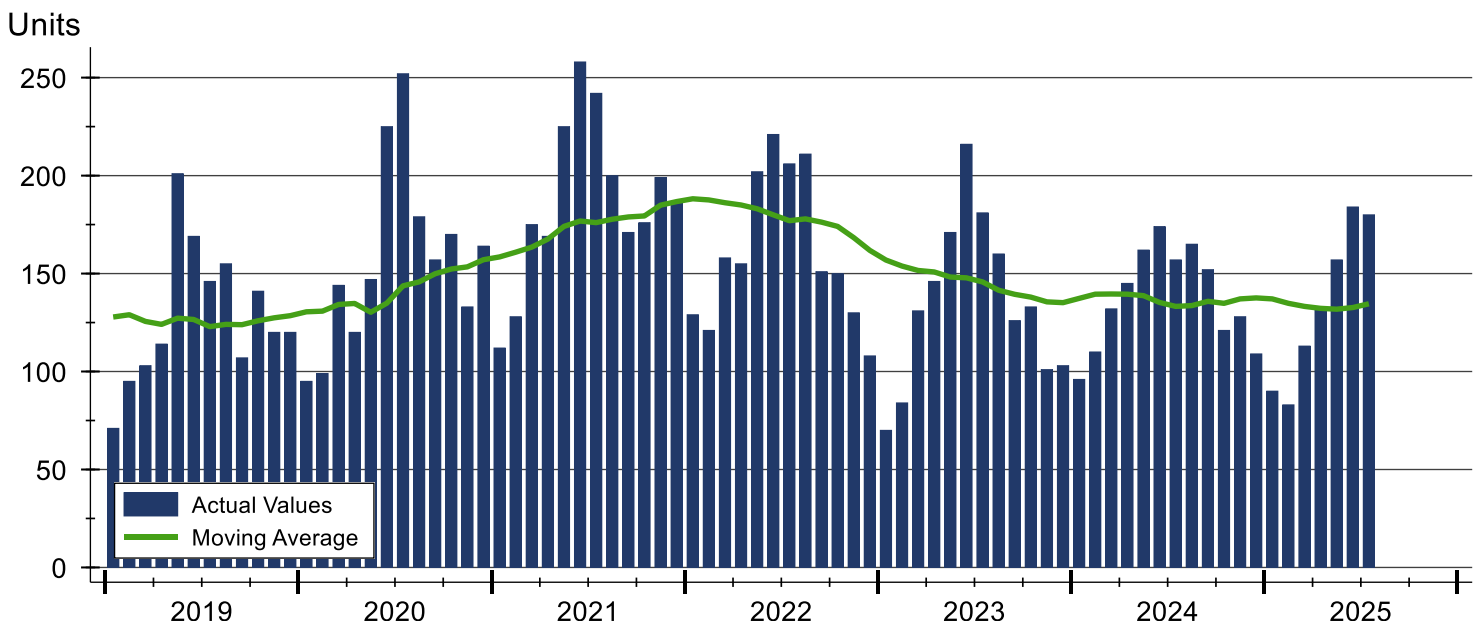
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings					Year-to-Date		
		2025	July 2024	Change	2025	2024	Change
Closed Listings		180	157	14.6%	940	976	-3.7%
Volume (1,000s)		54,328	46,569	16.7%	266,325	255,814	4.1%
Months' Supply		2.3	2.0	15.0%	N/A	N/A	N/A
Average	Sale Price	301,824	296,615	1.8%	283,325	262,104	8.1%
	Days on Market	29	44	-34.1%	31	46	-32.6%
	Percent of List	98.2%	97.9%	0.3%	98.9%	98.4%	0.5%
	Percent of Original	97.0%	96.1%	0.9%	97.8%	96.9%	0.9%
Median	Sale Price	280,000	275,000	1.8%	267,750	237,250	12.9%
	Days on Market	15	18	-16.7%	13	16	-18.8%
	Percent of List	100.0%	99.3%	0.7%	100.0%	100.0%	0.0%
	Percent of Original	98.7%	98.1%	0.6%	99.2%	98.6%	0.6%

A total of 180 homes sold in the Manhattan-Junction City metropolitan area in July, up from 157 units in July 2024. Total sales volume rose to \$54.3 million compared to \$46.6 million in the previous year.

The median sales price in July was \$280,000, up 1.8% compared to the prior year. Median days on market was 15 days, up from 9 days in June, but down from 18 in July 2024.

History of Closed Listings





**July
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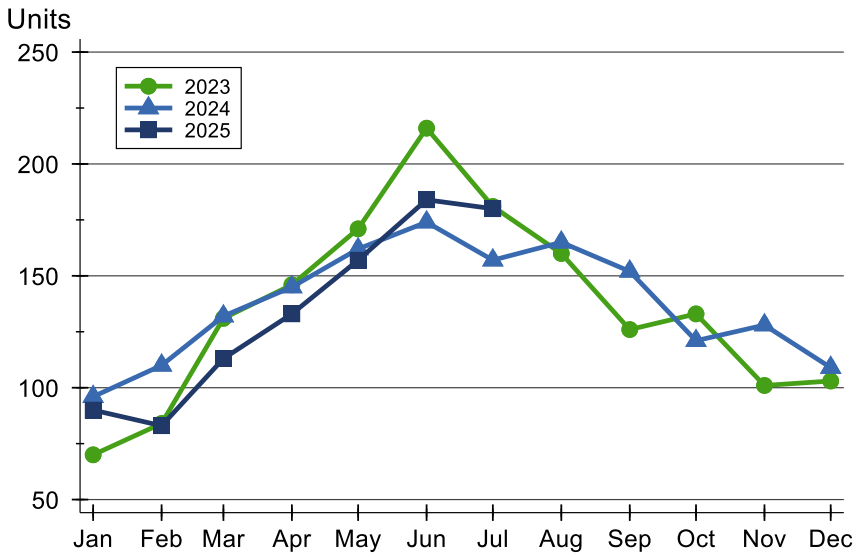
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Manhattan-Junction City Metropolitan Area Closed Listings Analysis

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	180
August	160	165	
September	126	152	
October	133	121	
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	0.6%	0.0	15,000	15,000	8	8	60.0%	60.0%	60.0%	60.0%
\$25,000-\$49,999	1	0.6%	4.0	45,500	45,500	242	242	92.9%	92.9%	75.8%	75.8%
\$50,000-\$99,999	6	3.3%	2.3	77,908	77,500	27	22	93.2%	96.2%	93.2%	96.2%
\$100,000-\$124,999	2	1.1%	3.9	112,500	112,500	18	18	101.4%	101.4%	101.4%	101.4%
\$125,000-\$149,999	10	5.6%	1.2	134,475	132,150	53	23	100.0%	100.0%	99.0%	100.0%
\$150,000-\$174,999	7	3.9%	1.6	166,271	169,000	16	5	99.8%	100.0%	97.4%	100.0%
\$175,000-\$199,999	8	4.4%	2.0	184,425	186,250	49	40	94.0%	95.3%	93.5%	95.1%
\$200,000-\$249,999	31	17.2%	1.9	229,416	232,500	29	26	98.6%	100.0%	97.2%	97.8%
\$250,000-\$299,999	38	21.1%	2.3	275,010	277,000	21	14	98.9%	100.0%	97.3%	99.9%
\$300,000-\$399,999	44	24.4%	2.4	346,468	339,000	25	8	98.6%	98.6%	98.0%	98.7%
\$400,000-\$499,999	21	11.7%	3.1	437,114	430,000	18	5	99.4%	100.0%	99.0%	100.0%
\$500,000-\$749,999	7	3.9%	2.8	541,429	530,000	36	20	99.3%	99.1%	97.7%	95.2%
\$750,000-\$999,999	3	1.7%	6.0	855,000	800,000	83	83	94.0%	93.9%	87.3%	91.4%
\$1,000,000 and up	1	0.6%	12.0	1,250,000	1,250,000	23	23	93.3%	93.3%	93.3%	93.3%



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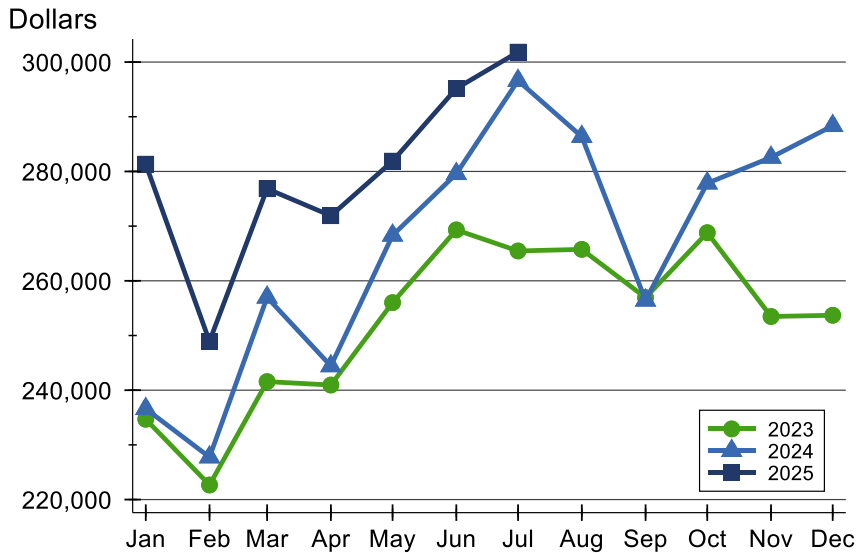
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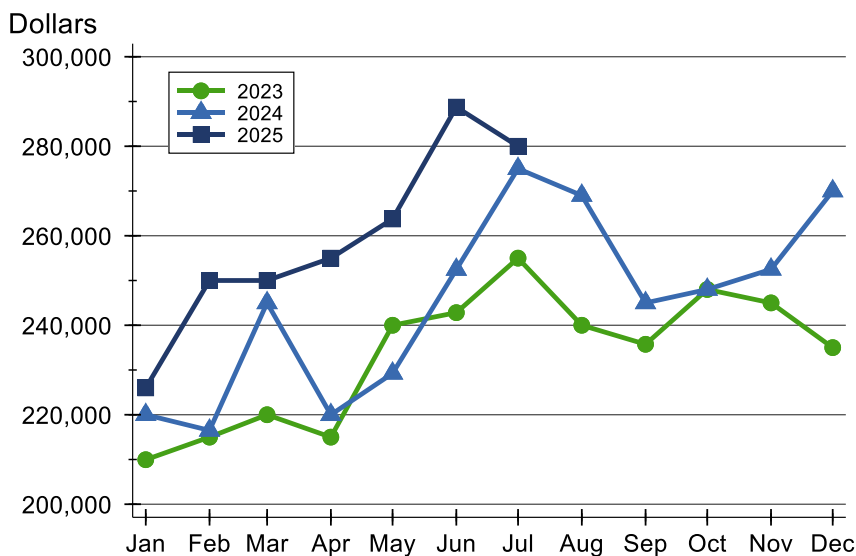
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

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	271,901
May	256,015	268,317	281,892
June	269,315	279,574	295,174
July	265,460	296,615	301,824
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	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	280,000
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	



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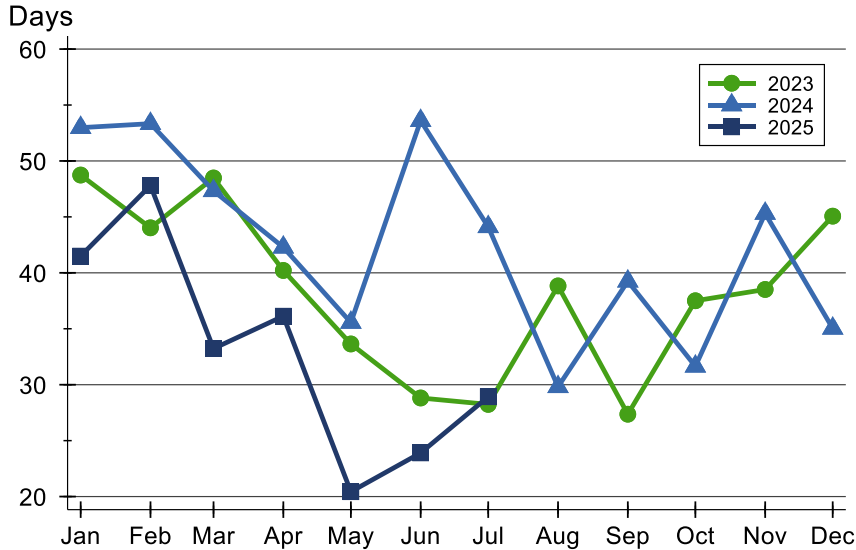
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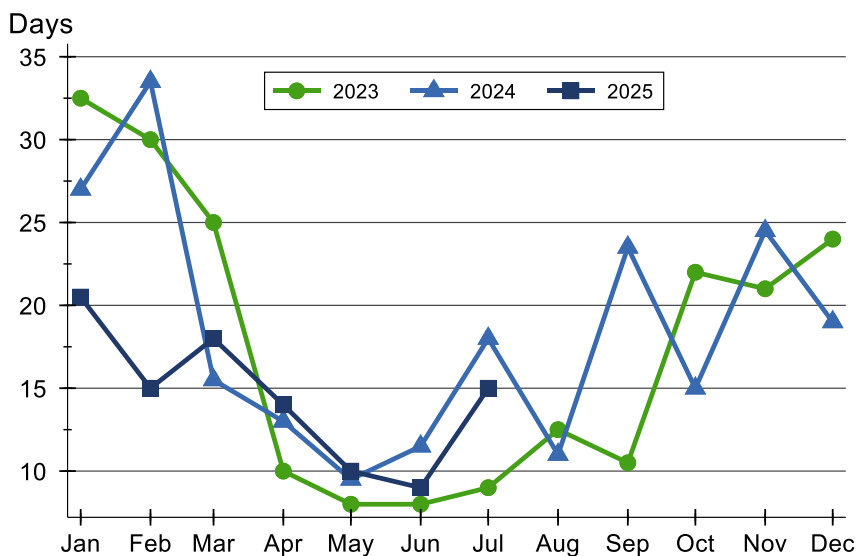
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

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	
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	18
April	10	13	14
May	8	10	10
June	8	12	9
July	9	18	15
August	13	11	
September	11	24	
October	22	15	
November	21	25	
December	24	19	



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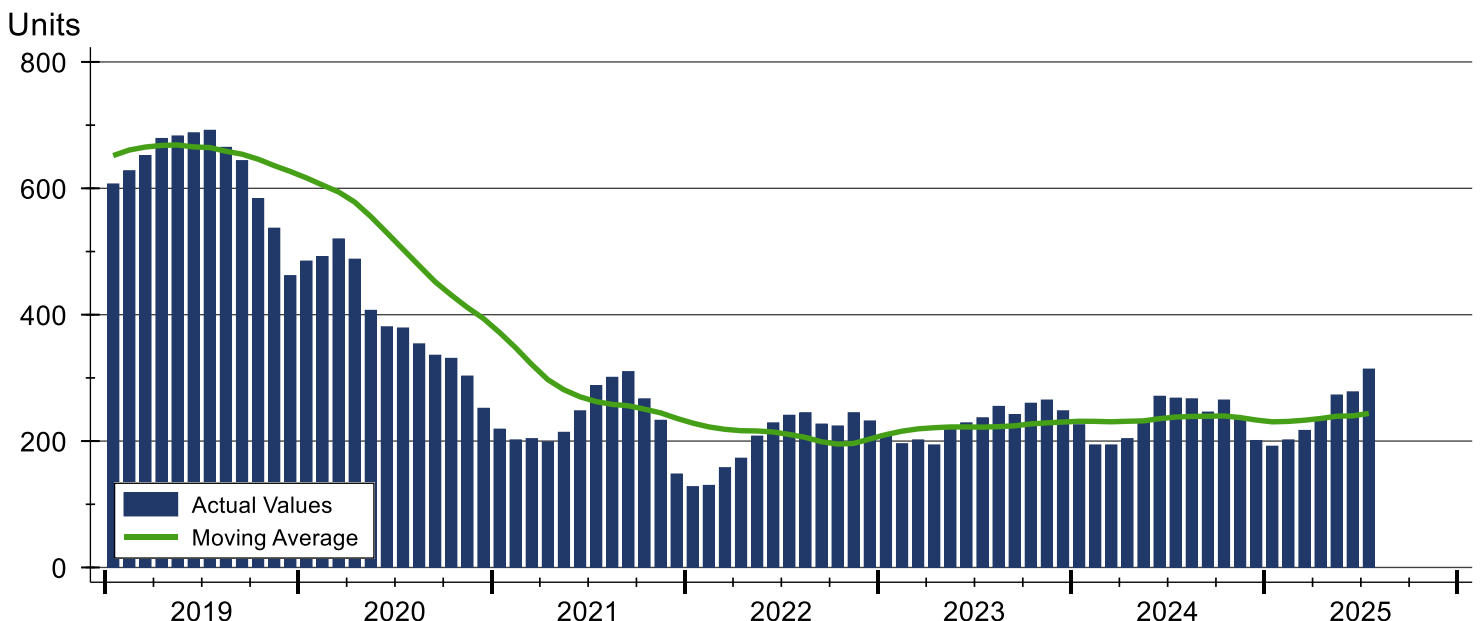
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Active Listings		314	268	17.2%
Volume (1,000s)		99,281	81,385	22.0%
Months' Supply		2.3	2.0	15.0%
Average	List Price	316,183	303,677	4.1%
	Days on Market	43	65	-33.8%
	Percent of Original	97.9%	97.1%	0.8%
Median	List Price	280,000	275,000	1.8%
	Days on Market	26	50	-48.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 314 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of July. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$280,000, up 1.8% from 2024. The typical time on market for active listings was 26 days, down from 50 days a year earlier.

History of Active Listings





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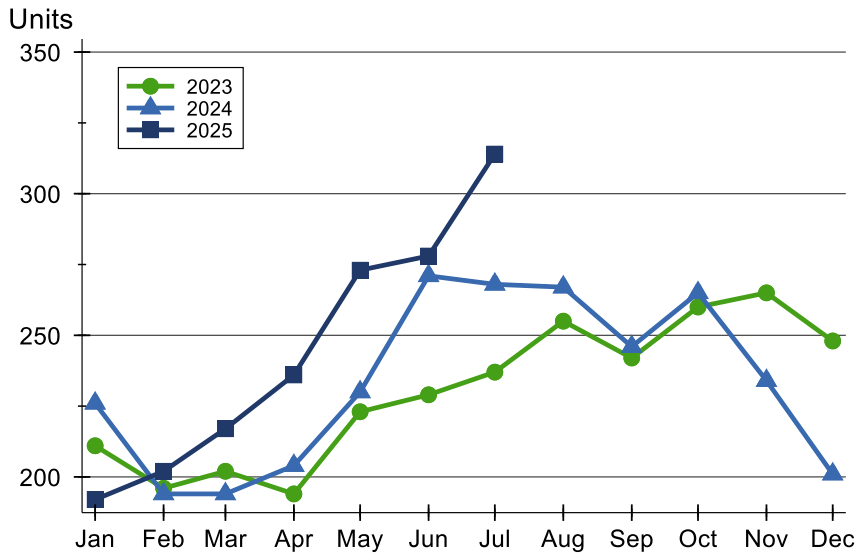
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Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	
September	242	246	
October	260	265	
November	265	234	
December	248	201	

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	1.3%	4.0	39,900	39,900	52	24	94.2%	100.0%
\$50,000-\$99,999	10	3.2%	2.3	87,580	86,750	49	8	93.4%	100.0%
\$100,000-\$124,999	17	5.4%	3.9	115,600	117,500	81	60	95.1%	100.0%
\$125,000-\$149,999	9	2.9%	1.2	137,733	137,500	46	10	96.7%	100.0%
\$150,000-\$174,999	12	3.8%	1.6	160,267	161,200	97	51	99.9%	100.0%
\$175,000-\$199,999	24	7.6%	2.0	187,475	186,250	45	36	98.3%	100.0%
\$200,000-\$249,999	47	15.0%	1.9	230,100	230,000	28	13	98.2%	100.0%
\$250,000-\$299,999	59	18.8%	2.3	277,851	275,000	41	26	98.0%	100.0%
\$300,000-\$399,999	66	21.0%	2.4	341,903	335,000	35	19	98.7%	100.0%
\$400,000-\$499,999	37	11.8%	3.1	443,732	439,900	43	31	98.3%	100.0%
\$500,000-\$749,999	18	5.7%	2.8	615,022	621,500	55	42	98.0%	98.3%
\$750,000-\$999,999	7	2.2%	6.0	861,671	839,000	36	25	98.3%	100.0%
\$1,000,000 and up	4	1.3%	12.0	1,331,250	1,347,500	19	19	97.3%	98.3%



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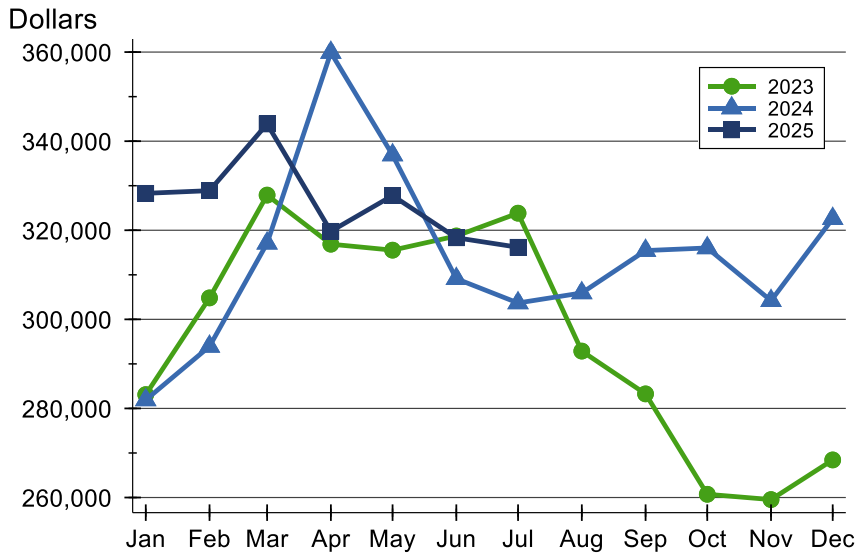
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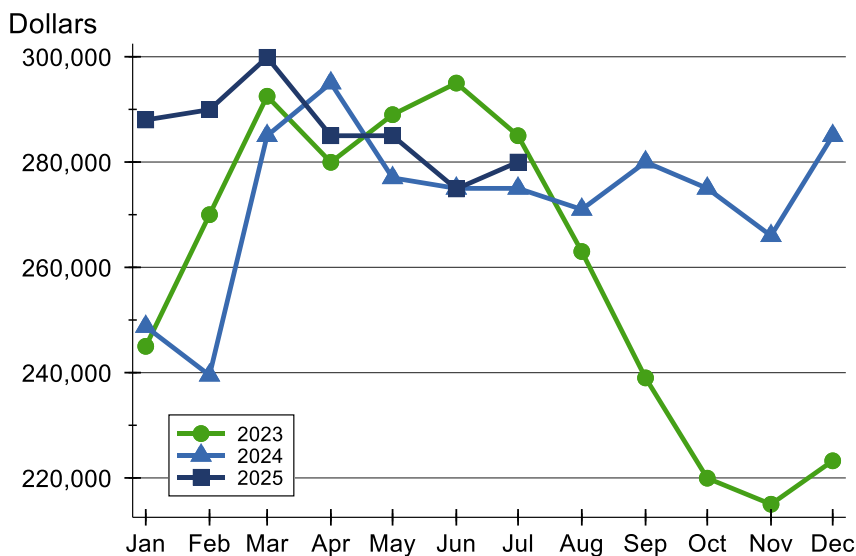
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	
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	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	
September	239,000	280,000	
October	219,950	275,000	
November	215,000	266,000	
December	223,250	285,000	



**July
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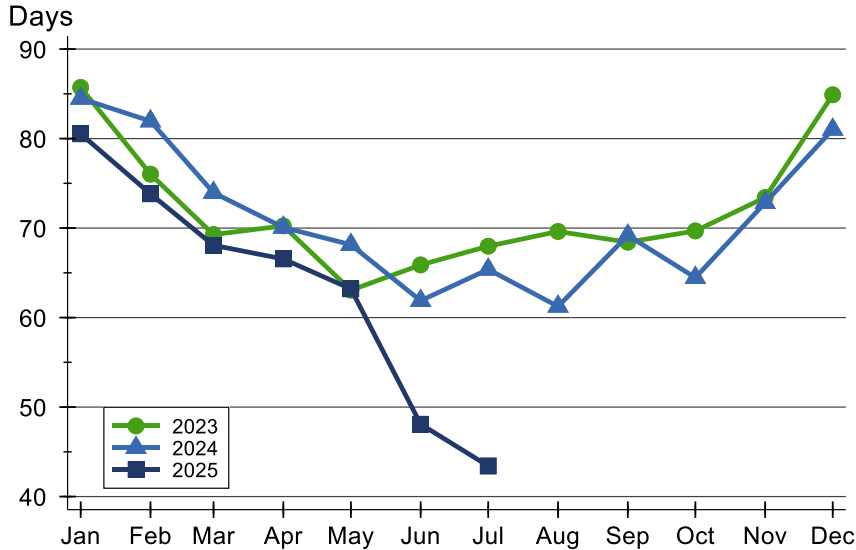
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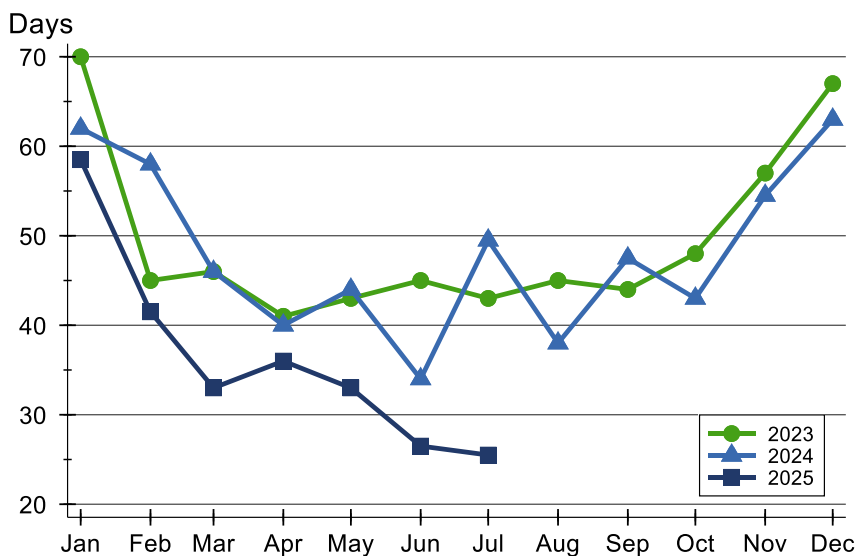
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	
September	68	69	
October	70	64	
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	
September	44	48	
October	48	43	
November	57	55	
December	67	63	



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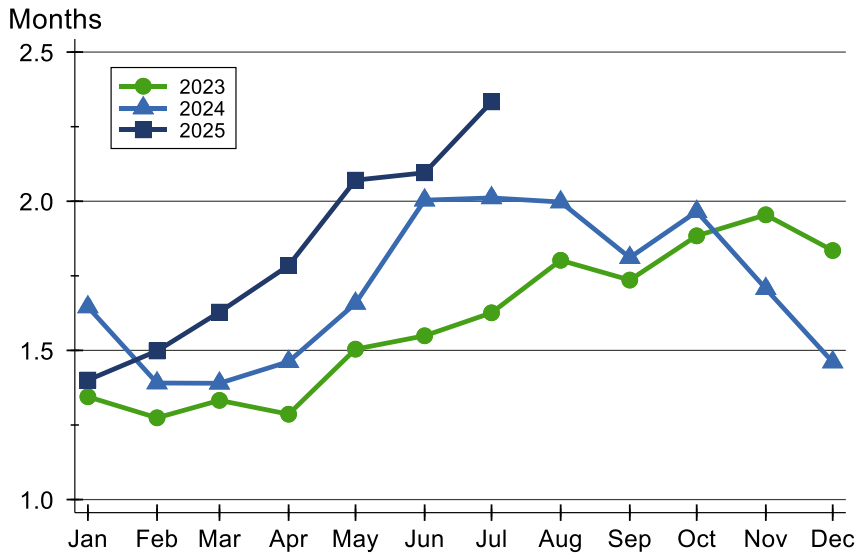
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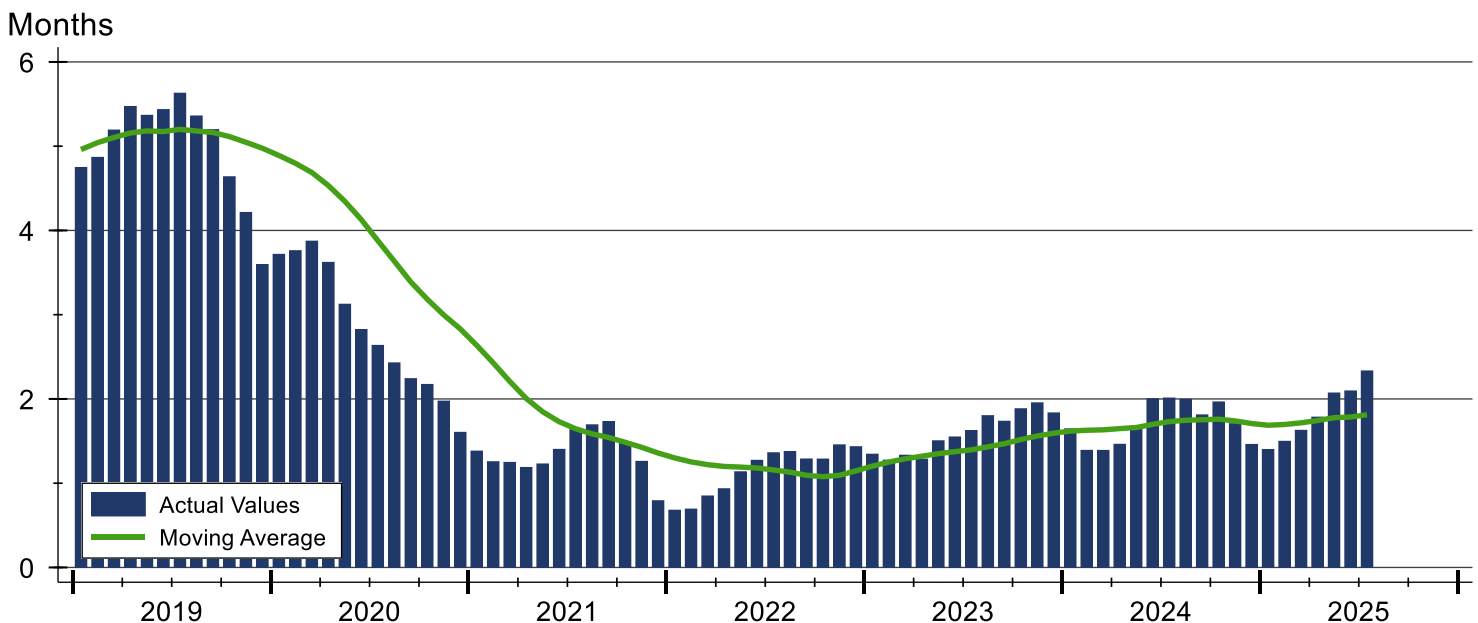
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

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	
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





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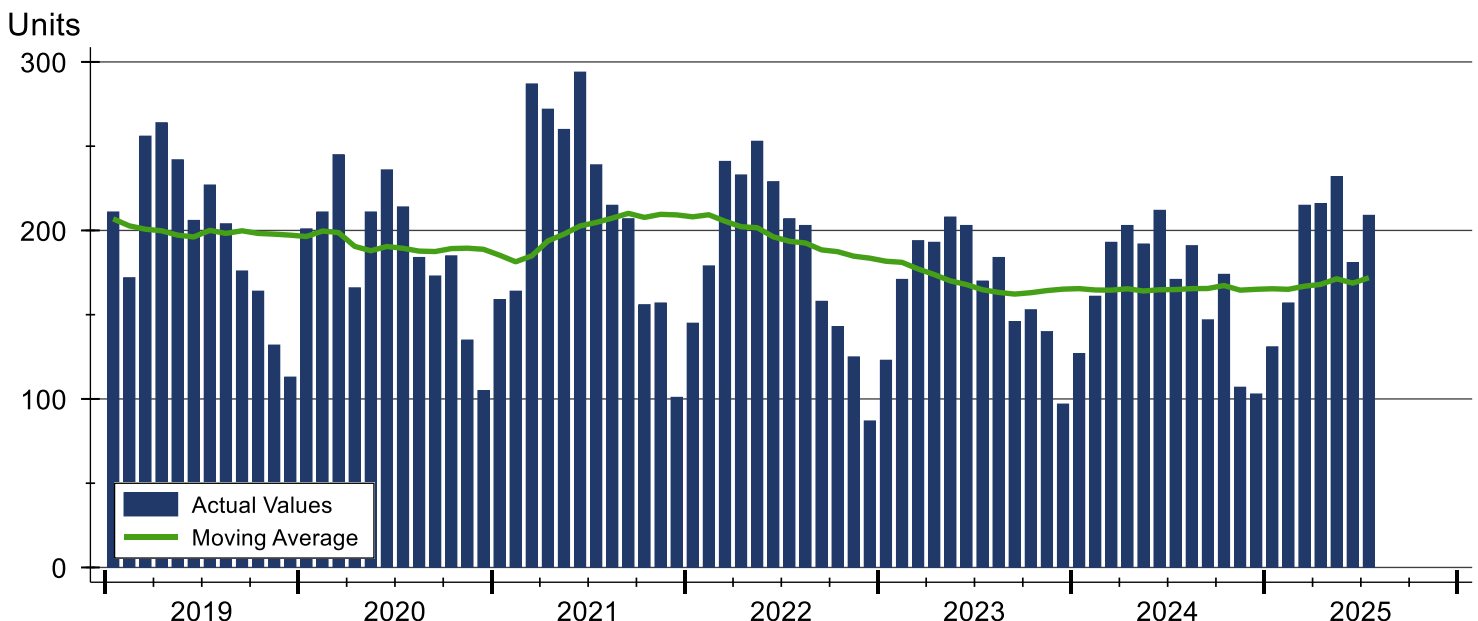
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	July 2024	Change
Current Month	New Listings	209	171	22.2%
	Volume (1,000s)	62,580	50,478	24.0%
	Average List Price	299,427	295,194	1.4%
	Median List Price	275,000	265,000	3.8%
Year-to-Date	New Listings	1,341	1,259	6.5%
	Volume (1,000s)	404,710	361,671	11.9%
	Average List Price	301,797	287,269	5.1%
	Median List Price	275,000	259,950	5.8%

A total of 209 new listings were added in the Manhattan-Junction City metropolitan area during July, up 22.2% from the same month in 2024. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,341 new listings.

The median list price of these homes was \$275,000 up from \$265,000 in 2024.

History of New Listings





**July
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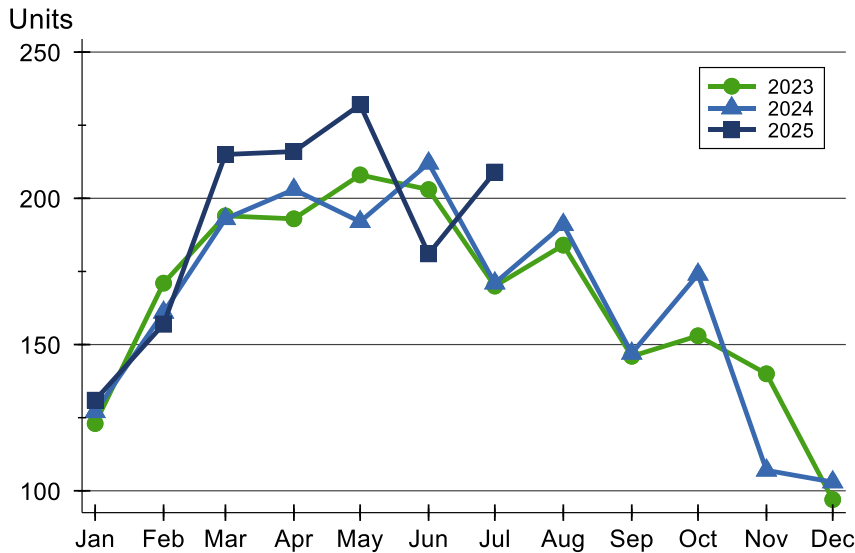
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Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	123	127	131
February	171	161	157
March	194	193	215
April	193	203	216
May	208	192	232
June	203	212	181
July	170	171	209
August	184	191	
September	146	147	
October	153	174	
November	140	107	
December	97	103	

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	3	1.4%	33,267	34,900	12	8	71.3%	60.0%
\$50,000-\$99,999	5	2.4%	80,280	82,000	6	6	100.0%	100.0%
\$100,000-\$124,999	8	3.8%	116,000	115,000	8	7	96.9%	100.0%
\$125,000-\$149,999	5	2.4%	138,820	134,900	7	4	99.9%	100.0%
\$150,000-\$174,999	9	4.3%	161,933	162,500	13	6	100.0%	100.0%
\$175,000-\$199,999	15	7.2%	184,467	182,000	9	7	100.0%	100.0%
\$200,000-\$249,999	35	16.7%	227,849	230,000	11	8	99.4%	100.0%
\$250,000-\$299,999	43	20.6%	274,544	275,000	10	7	99.4%	100.0%
\$300,000-\$399,999	52	24.9%	344,033	337,450	12	10	99.4%	100.0%
\$400,000-\$499,999	20	9.6%	442,543	437,000	14	14	99.8%	100.0%
\$500,000-\$749,999	11	5.3%	630,636	624,000	9	4	100.0%	100.0%
\$750,000-\$999,999	2	1.0%	797,450	797,450	9	9	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,180,000	1,180,000	7	7	100.0%	100.0%



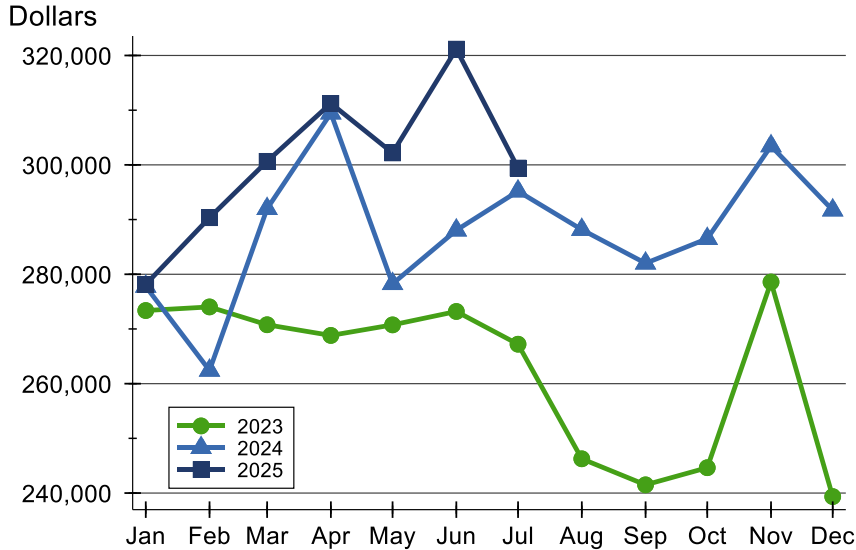
**July
2025**

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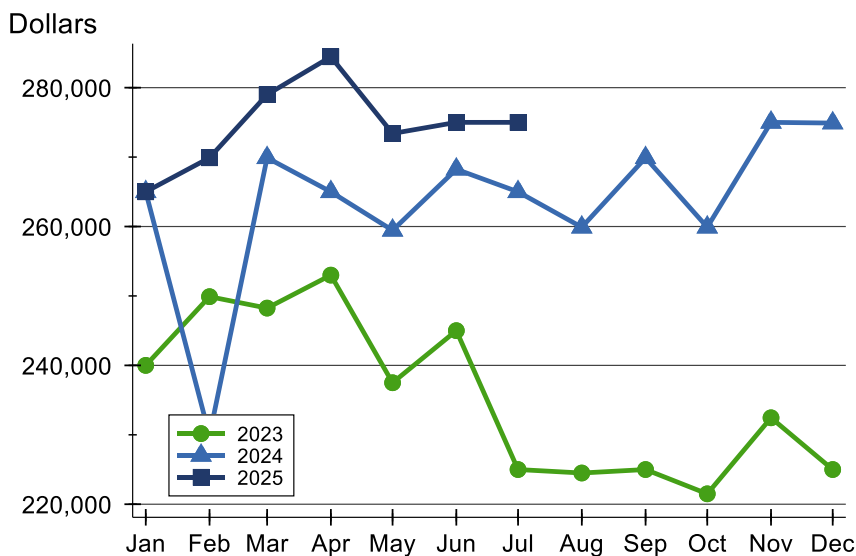
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,374	277,776	278,151
February	274,033	262,422	290,341
March	270,773	291,987	300,652
April	268,819	309,450	311,249
May	270,750	278,262	302,185
June	273,200	288,053	321,168
July	267,215	295,194	299,427
August	246,263	288,165	
September	241,505	282,013	
October	244,638	286,512	
November	278,586	303,458	
December	239,358	291,717	

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	284,450
May	237,500	259,450	273,400
June	245,000	268,250	275,000
July	225,000	265,000	275,000
August	224,500	259,900	
September	225,000	269,900	
October	221,500	259,900	
November	232,450	275,000	
December	225,000	274,900	



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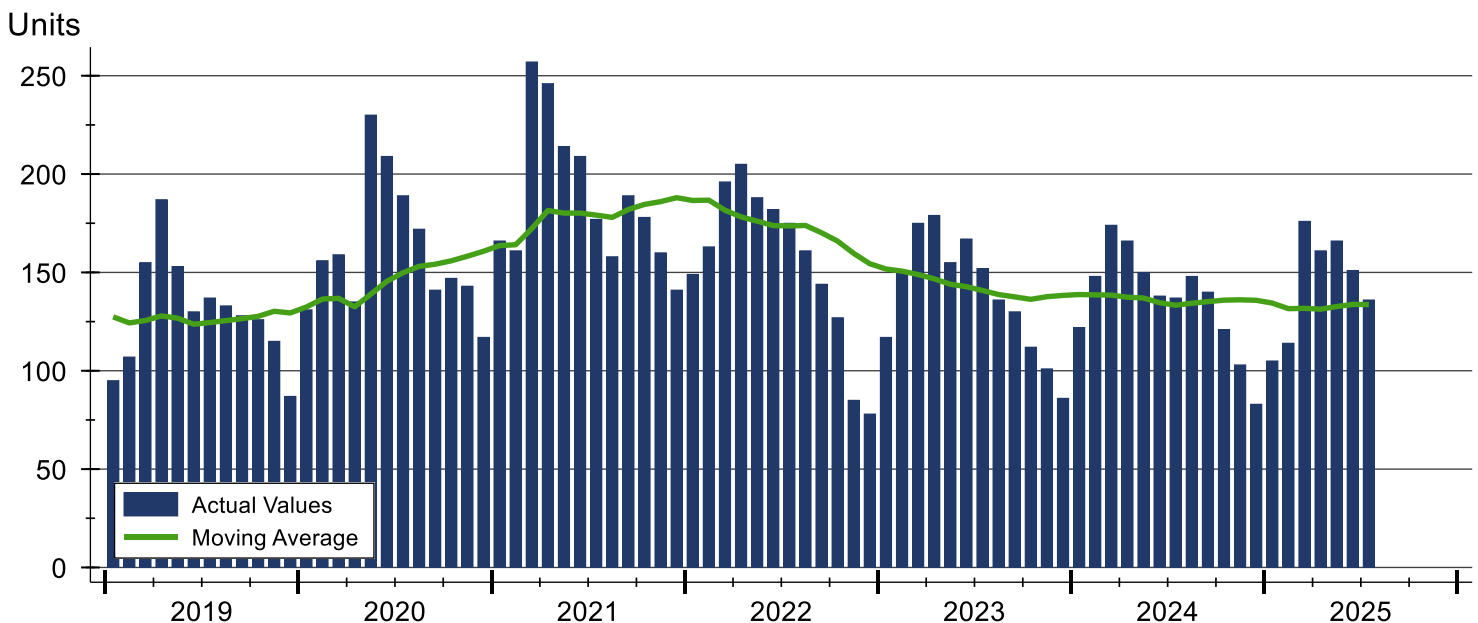
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	July 2024	Change	Year-to-Date		
					2025	2024	Change
Contracts Written		136	137	-0.7%	1,009	1,035	-2.5%
Volume (1,000s)		39,279	39,491	-0.5%	294,359	283,784	3.7%
Average	Sale Price	288,817	288,258	0.2%	291,734	274,187	6.4%
	Days on Market	36	41	-12.2%	31	43	-27.9%
	Percent of Original	96.8%	95.4%	1.5%	97.8%	97.2%	0.6%
Median	Sale Price	262,450	269,000	-2.4%	270,000	249,900	8.0%
	Days on Market	16	21	-23.8%	13	15	-13.3%
	Percent of Original	100.0%	98.2%	1.8%	100.0%	98.8%	1.2%

A total of 136 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of July, down from 137 in 2024. The median list price of these homes was \$262,450, down from \$269,000 the prior year.

Half of the homes that went under contract in July were on the market less than 16 days, compared to 21 days in July 2024.

History of Contracts Written





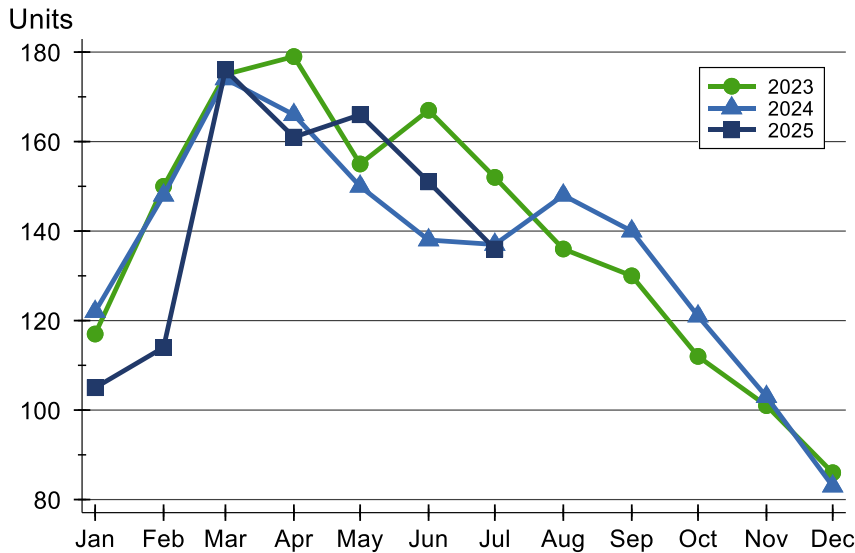
**July
2025**

Flint Hills MLS Statistics



Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	117	122	105
February	150	148	114
March	175	174	176
April	179	166	161
May	155	150	166
June	167	138	151
July	152	137	136
August	136	148	
September	130	140	
October	112	121	
November	101	103	
December	86	83	

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	5	3.7%	41,760	45,000	91	83	82.2%	75.8%
\$50,000-\$99,999	4	2.9%	82,450	84,950	13	14	95.9%	100.0%
\$100,000-\$124,999	5	3.7%	114,780	115,000	15	17	92.3%	100.0%
\$125,000-\$149,999	5	3.7%	137,960	135,000	64	62	91.9%	100.0%
\$150,000-\$174,999	7	5.1%	164,143	165,000	20	5	99.4%	100.0%
\$175,000-\$199,999	18	13.2%	187,583	186,000	42	17	97.4%	100.0%
\$200,000-\$249,999	17	12.5%	225,100	229,000	30	12	97.9%	100.0%
\$250,000-\$299,999	30	22.1%	273,863	272,450	35	19	96.7%	98.2%
\$300,000-\$399,999	25	18.4%	352,680	349,900	30	12	98.8%	100.0%
\$400,000-\$499,999	8	5.9%	451,106	446,975	37	17	99.3%	100.0%
\$500,000-\$749,999	8	5.9%	629,113	610,000	37	14	96.8%	100.0%
\$750,000-\$999,999	3	2.2%	816,666	800,000	34	35	98.2%	97.6%
\$1,000,000 and up	1	0.7%	1,000,000	1,000,000	126	126	100.0%	100.0%



**July
2025**

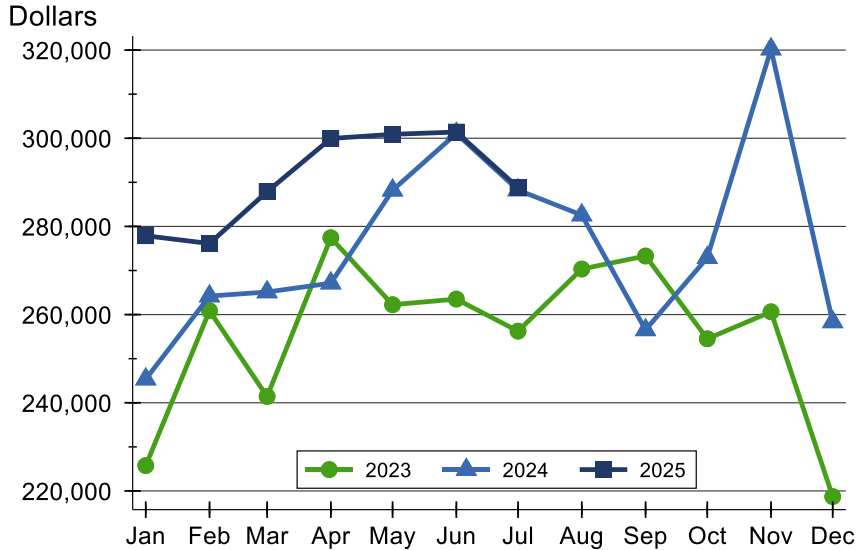
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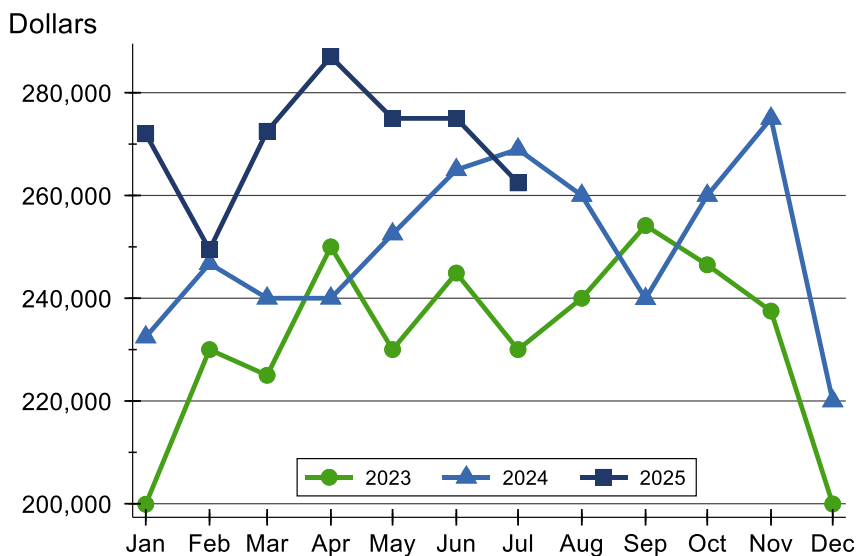
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	225,756	245,360	277,886
February	260,868	264,205	276,123
March	241,424	265,128	287,892
April	277,432	267,139	299,952
May	262,244	288,212	300,896
June	263,522	301,068	301,416
July	256,246	288,258	288,817
August	270,340	282,576	
September	273,292	256,533	
October	254,513	272,917	
November	260,635	320,223	
December	218,724	258,338	

Median Price



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



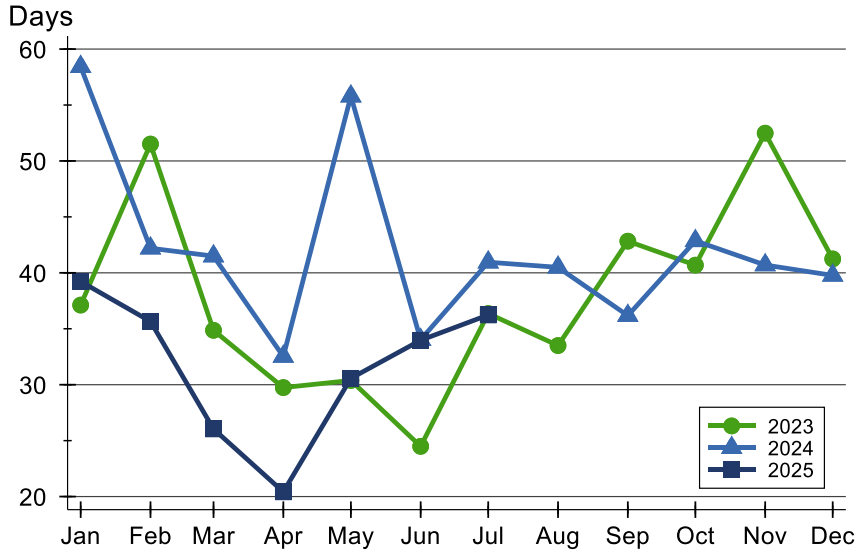
**July
2025**

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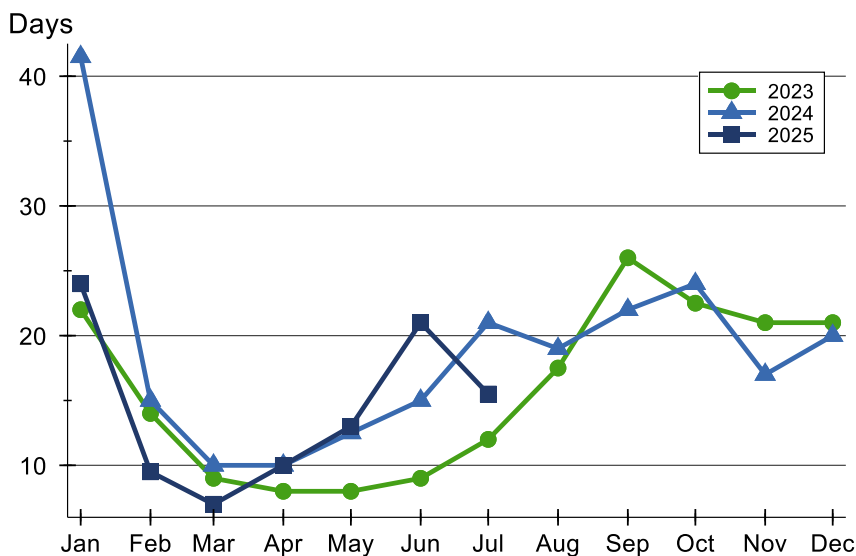
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



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

Median DOM



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



July
2025

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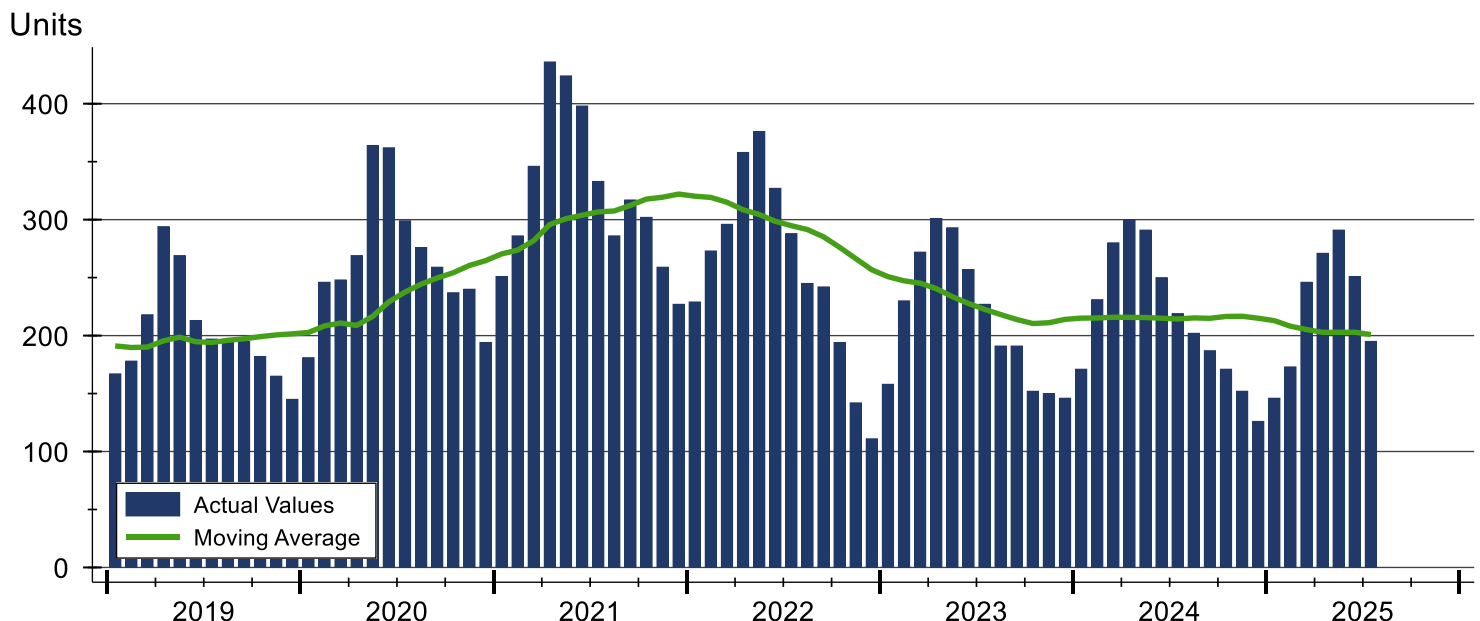
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		195	219	-11.0%
Volume (1,000s)		59,278	61,465	-3.6%
Average	List Price	303,992	280,661	8.3%
	Days on Market	37	35	5.7%
	Percent of Original	98.3%	98.6%	-0.3%
Median	List Price	269,900	250,000	8.0%
	Days on Market	16	17	-5.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 195 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of July, down from 219 contracts pending at the end of July 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





**July
2025**

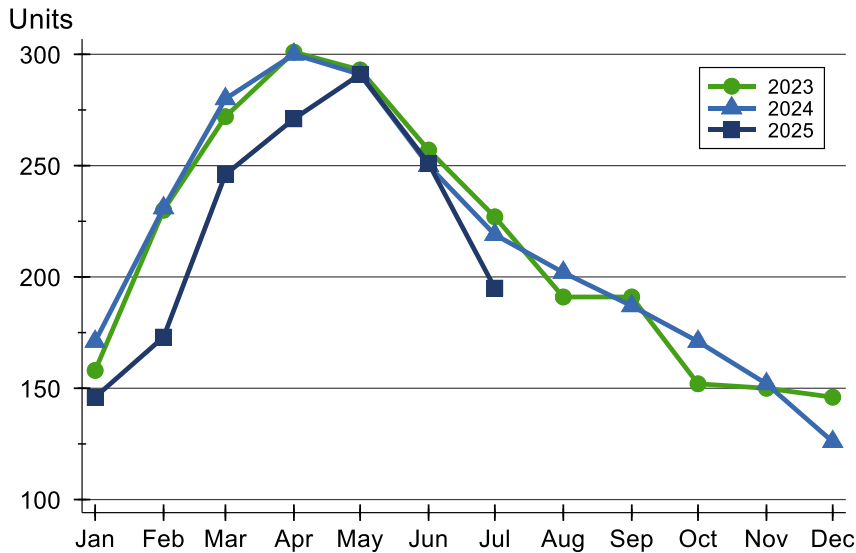
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Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

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	
September	191	187	
October	152	171	
November	150	152	
December	146	126	

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	2	1.0%	47,450	47,450	99	99	87.5%	87.5%
\$50,000-\$99,999	5	2.6%	82,980	80,000	32	21	96.0%	100.0%
\$100,000-\$124,999	7	3.6%	116,114	119,000	25	17	94.8%	100.0%
\$125,000-\$149,999	7	3.6%	137,114	135,000	56	62	97.6%	100.0%
\$150,000-\$174,999	11	5.6%	162,445	163,000	66	6	99.6%	100.0%
\$175,000-\$199,999	21	10.8%	187,076	185,000	65	18	97.4%	100.0%
\$200,000-\$249,999	27	13.8%	229,407	230,000	24	12	99.2%	100.0%
\$250,000-\$299,999	43	22.1%	274,667	274,900	27	10	98.1%	100.0%
\$300,000-\$399,999	38	19.5%	351,179	354,700	30	14	99.2%	100.0%
\$400,000-\$499,999	15	7.7%	444,452	439,000	28	15	99.8%	100.0%
\$500,000-\$749,999	14	7.2%	630,017	622,500	47	18	97.5%	100.0%
\$750,000-\$999,999	4	2.1%	861,000	849,500	24	18	99.4%	100.0%
\$1,000,000 and up	1	0.5%	1,000,000	1,000,000	126	126	100.0%	100.0%



**July
2025**

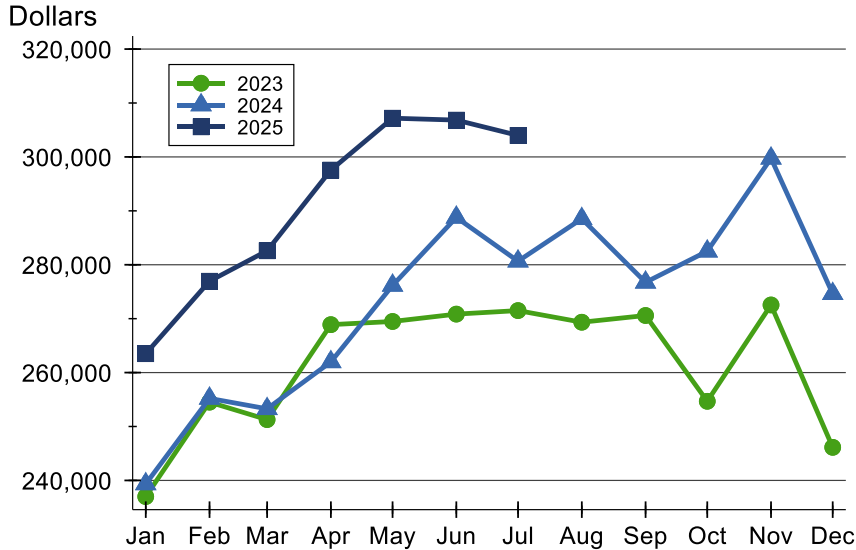
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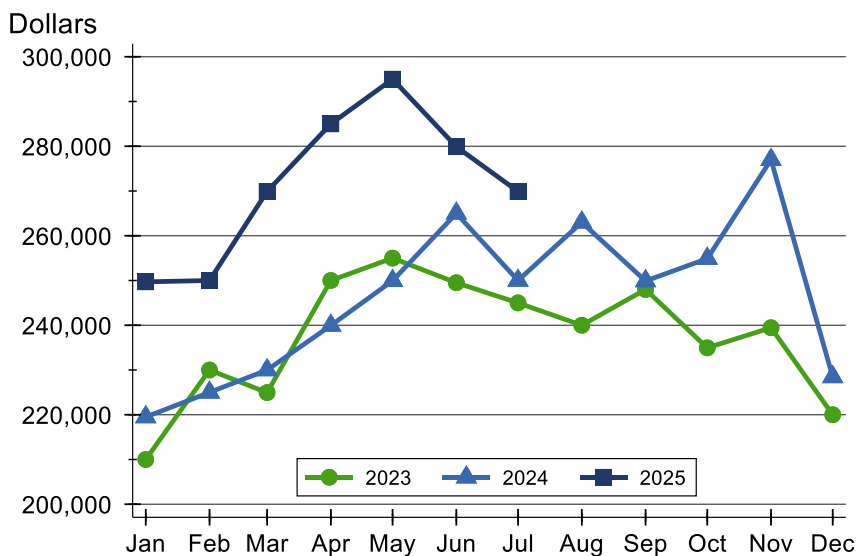
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

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	
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	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	
September	248,000	249,900	
October	234,950	254,900	
November	239,450	277,000	
December	220,000	228,450	



**July
2025**

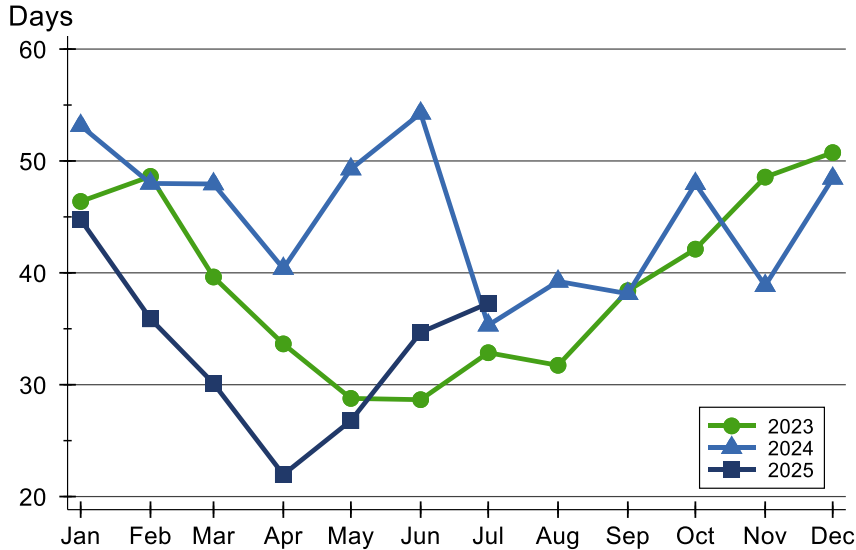
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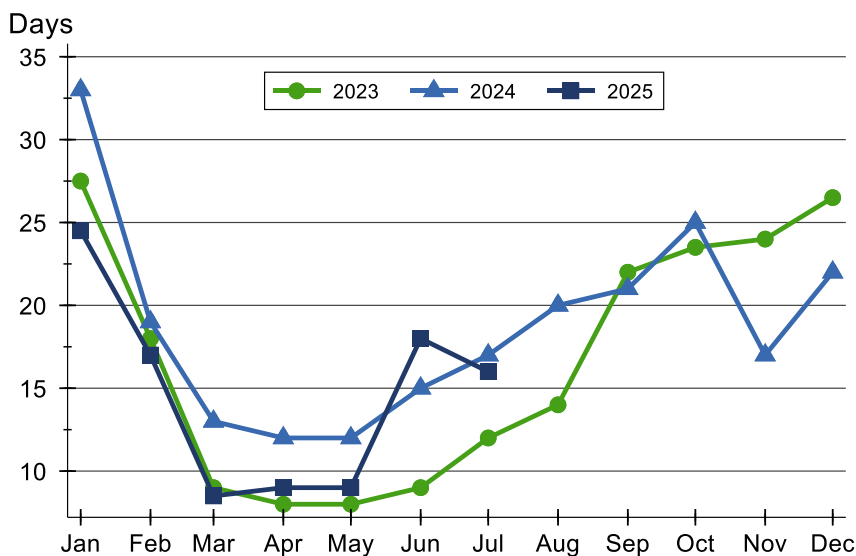
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

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	
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	16
August	14	20	
September	22	21	
October	24	25	
November	24	17	
December	27	22	