



**September
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 September

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 136 units, compared to 152 units in September 2024. Total sales volume was \$40.9 million, up from a year earlier.

The median sale price in September was \$270,238, up from \$245,000 a year earlier. Homes that sold in September were typically on the market for 19 days and sold for 99.3% of their list prices.

Manhattan MSA Active Listings Up at End of September

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of September was 300 units, up from 246 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 September was \$269,950.

During September, a total of 124 contracts were written down from 140 in September 2024. At the end of the month, there were 176 contracts still pending.

Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

Contact Information

Margaret Pendleton, Association Executive
 Flint Hills Association of REALTORS®
 205 S. Seth Child Road
 Manhattan, KS 66502
 785-776-1203
ae@flinthillsrealtors.net
www.flinthillsrealtors.net



**September
2025**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Manhattan-Junction City Metropolitan Area Summary Statistics

September MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		136 -10.5%	152 20.6%	126 -16.6%	1,222 -5.5%	1,293 0.6%	1,285 -17.3%
Active Listings Change from prior year		300 22.0%	246 1.7%	242 6.6%	N/A	N/A	N/A
Months' Supply Change from prior year		2.3 27.8%	1.8 5.9%	1.7 30.8%	N/A	N/A	N/A
New Listings Change from prior year		173 17.7%	147 0.7%	146 -7.6%	1,673 4.8%	1,597 0.3%	1,592 -13.9%
Contracts Written Change from prior year		124 -11.4%	140 7.7%	130 -9.7%	1,277 -3.5%	1,323 -2.8%	1,361 -12.9%
Pending Contracts Change from prior year		176 -5.9%	187 -2.1%	191 -21.1%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		40,890 4.9%	38,978 20.4%	32,373 -9.3%	349,080 2.1%	342,043 4.6%	326,849 -11.5%
Average	Sale Price Change from prior year	300,659 17.2%	256,437 -0.2%	256,932 8.7%	285,663 8.0%	264,534 4.0%	254,357 7.1%
	List Price of Actives Change from prior year	312,202 -1.0%	315,442 11.4%	283,270 2.7%	N/A	N/A	N/A
	Days on Market Change from prior year	35 -10.3%	39 44.4%	27 3.8%	32 -25.6%	43 19.4%	36 33.3%
	Percent of List Change from prior year	98.2% -0.5%	98.7% -0.8%	99.5% 0.8%	98.6% 0.1%	98.5% -0.3%	98.8% -0.8%
	Percent of Original Change from prior year	96.4% -0.3%	96.7% -1.1%	97.8% 0.1%	97.3% 0.4%	96.9% -0.4%	97.3% -1.4%
Median	Sale Price Change from prior year	270,238 10.3%	245,000 3.9%	235,750 5.7%	267,250 10.9%	241,000 3.9%	232,000 5.5%
	List Price of Actives Change from prior year	269,950 -3.6%	280,000 17.2%	239,000 -0.4%	N/A	N/A	N/A
	Days on Market Change from prior year	19 -20.8%	24 118.2%	11 0.0%	15 -6.3%	16 33.3%	12 50.0%
	Percent of List Change from prior year	99.3% 0.0%	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	98.1% 0.6%	97.5% -1.2%	98.7% -0.2%	98.9% 0.3%	98.6% -1.0%	99.6% -0.4%

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



September
2025

Flint Hills MLS Statistics



FLINT HILLS
ASSOCIATION
OF REALTORS®

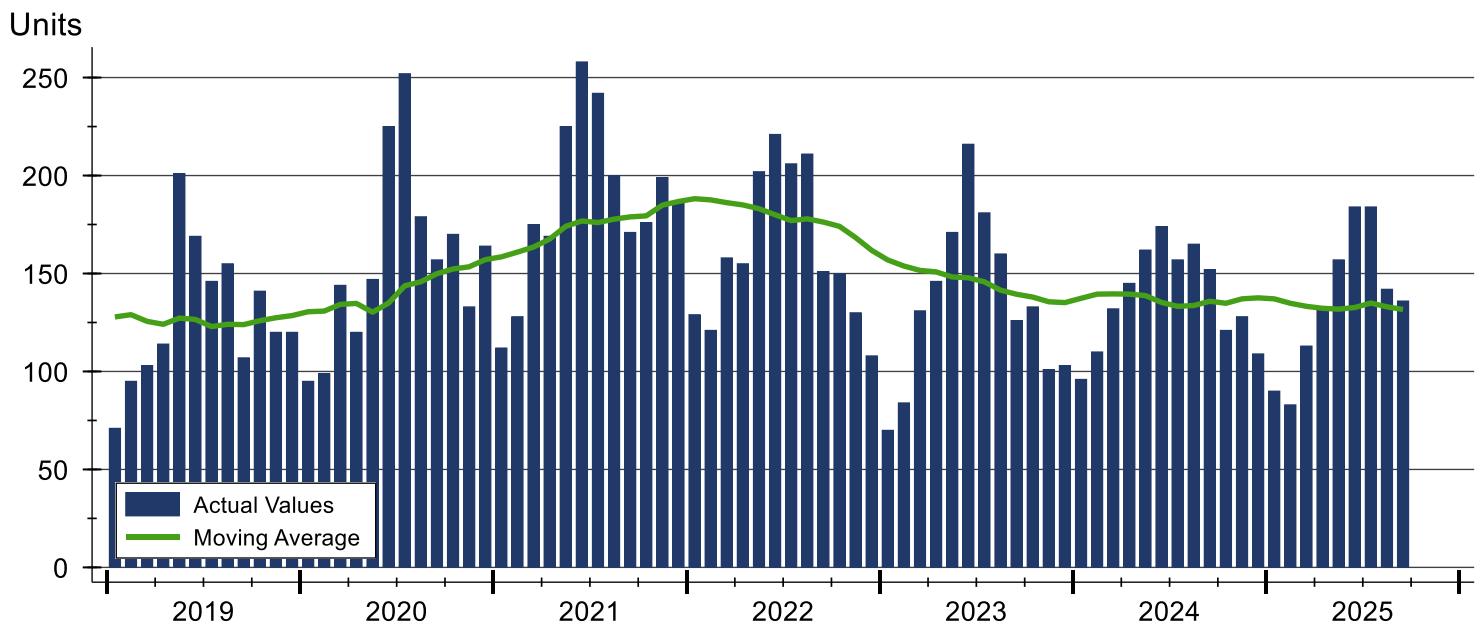
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		September			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		136	152	-10.5%	1,222	1,293	-5.5%
Volume (1,000s)		40,890	38,978	4.9%	349,080	342,043	2.1%
Months' Supply		2.3	1.8	27.8%	N/A	N/A	N/A
Average	Sale Price	300,659	256,437	17.2%	285,663	264,534	8.0%
	Days on Market	35	39	-10.3%	32	43	-25.6%
	Percent of List	98.2%	98.7%	-0.5%	98.6%	98.5%	0.1%
	Percent of Original	96.4%	96.7%	-0.3%	97.3%	96.9%	0.4%
Median	Sale Price	270,238	245,000	10.3%	267,250	241,000	10.9%
	Days on Market	19	24	-20.8%	15	16	-6.3%
	Percent of List	99.3%	99.3%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.1%	97.5%	0.6%	98.9%	98.6%	0.3%

A total of 136 homes sold in the Manhattan-Junction City metropolitan area in September, down from 152 units in September 2024. Total sales volume rose to \$40.9 million compared to \$39.0 million in the previous year.

The median sales price in September was \$270,238, up 10.3% compared to the prior year. Median days on market was 19 days, down from 20 days in August, and down from 24 in September 2024.

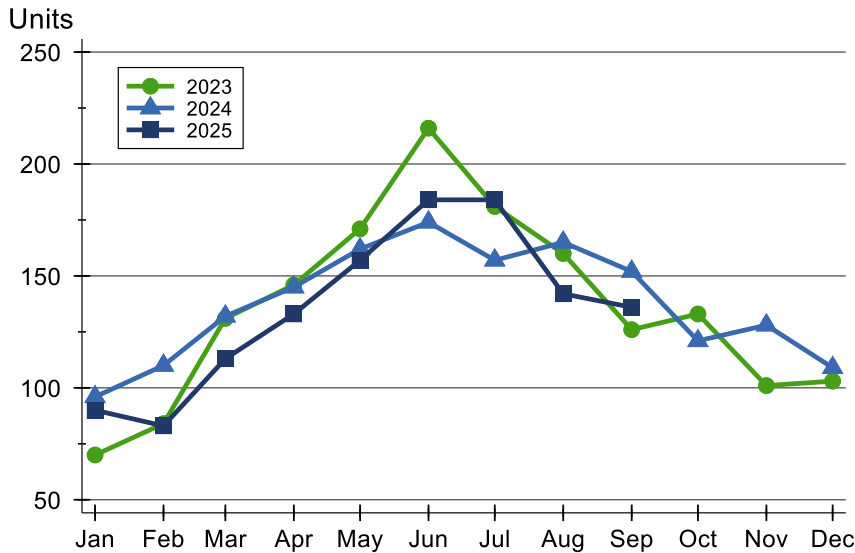
History of Closed Listings





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	113
April	146	145	133
May	171	162	157
June	216	174	184
July	181	157	184
August	160	165	142
September	126	152	136
October	133	121	
November	101	128	
December	103	109	

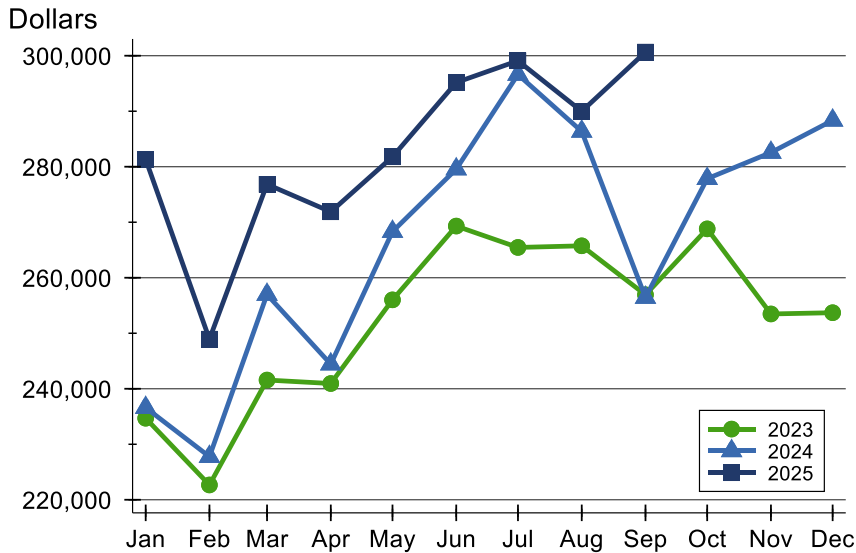
Closed Listings by Price Range

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	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	0.7%	2.0	25,000	25,000	53	53	83.6%	83.6%	83.6%	83.6%
\$50,000-\$99,999	5	3.7%	3.1	79,600	85,000	74	94	84.2%	90.1%	75.1%	65.7%
\$100,000-\$124,999	3	2.2%	4.1	115,333	112,000	35	31	97.9%	95.7%	97.9%	95.7%
\$125,000-\$149,999	3	2.2%	1.1	140,167	145,000	36	41	100.7%	100.0%	97.0%	100.0%
\$150,000-\$174,999	8	5.9%	3.5	162,800	162,250	29	19	99.6%	100.0%	98.7%	100.0%
\$175,000-\$199,999	10	7.4%	1.6	183,650	183,500	51	47	96.9%	99.9%	93.8%	95.1%
\$200,000-\$249,999	23	16.9%	2.0	230,828	235,000	28	18	97.1%	98.2%	95.4%	98.0%
\$250,000-\$299,999	25	18.4%	2.0	270,327	267,000	20	13	99.1%	100.0%	97.4%	99.0%
\$300,000-\$399,999	31	22.8%	2.2	346,574	345,000	34	19	98.1%	98.7%	96.7%	97.8%
\$400,000-\$499,999	18	13.2%	2.1	433,344	421,750	40	20	97.9%	98.8%	97.0%	98.4%
\$500,000-\$749,999	6	4.4%	3.6	596,667	572,500	59	11	113.0%	99.1%	110.3%	98.0%
\$750,000-\$999,999	3	2.2%	4.9	790,000	780,000	14	5	100.7%	100.0%	99.8%	100.0%
\$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



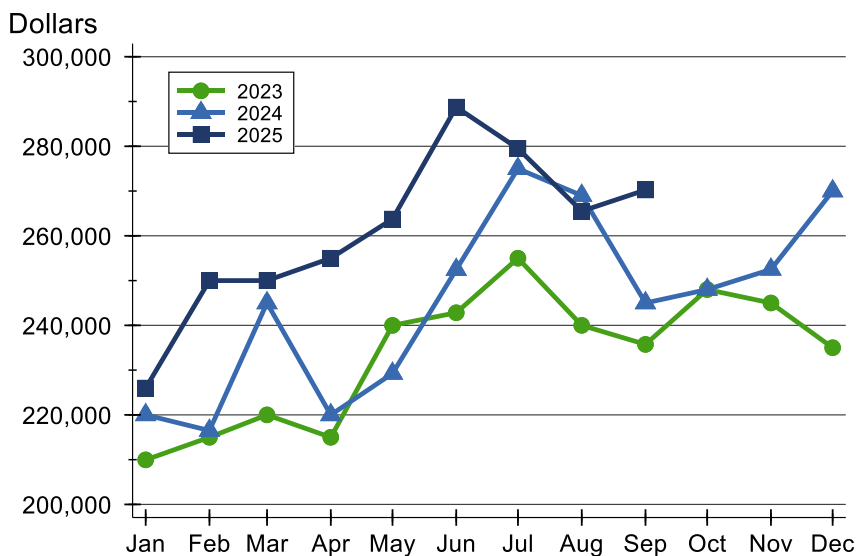
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

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	281,796
June	269,315	279,574	295,174
July	265,460	296,615	299,093
August	265,756	286,369	289,984
September	256,932	256,437	300,659
October	268,805	277,846	
November	253,477	282,561	
December	253,702	288,357	

Median Price

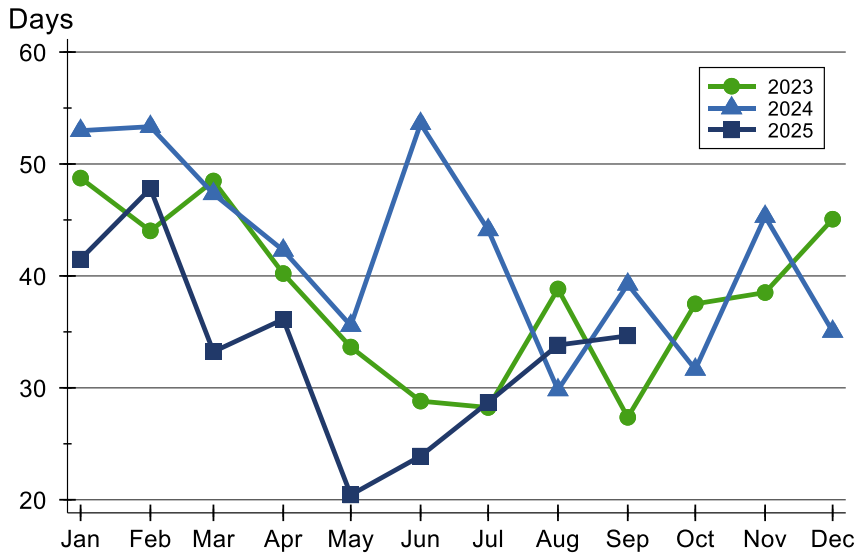


Month	2023	2024	2025
January	209,950	220,000	226,000
February	215,000	216,500	250,000
March	220,000	245,000	250,000
April	215,000	219,999	255,000
May	240,000	229,250	263,750
June	242,814	252,450	288,750
July	255,000	275,000	279,500
August	240,000	269,000	265,500
September	235,750	245,000	270,238
October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



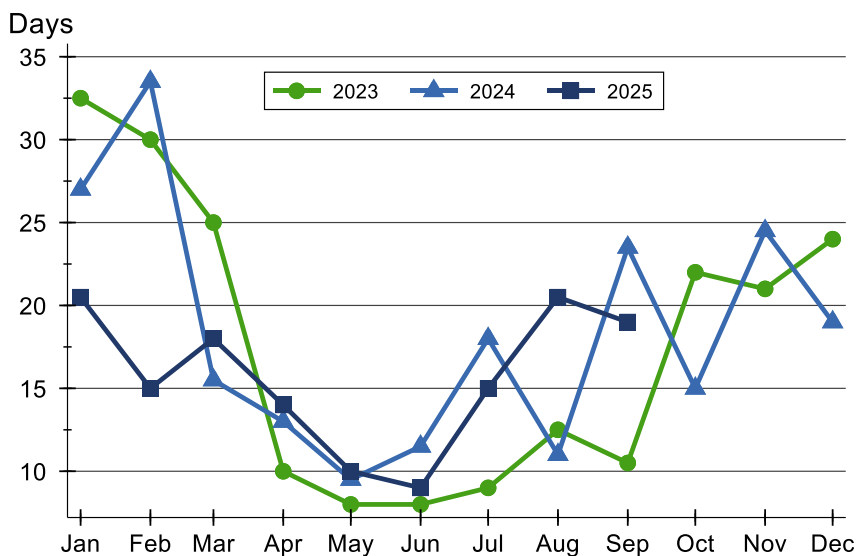
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



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

Median DOM



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



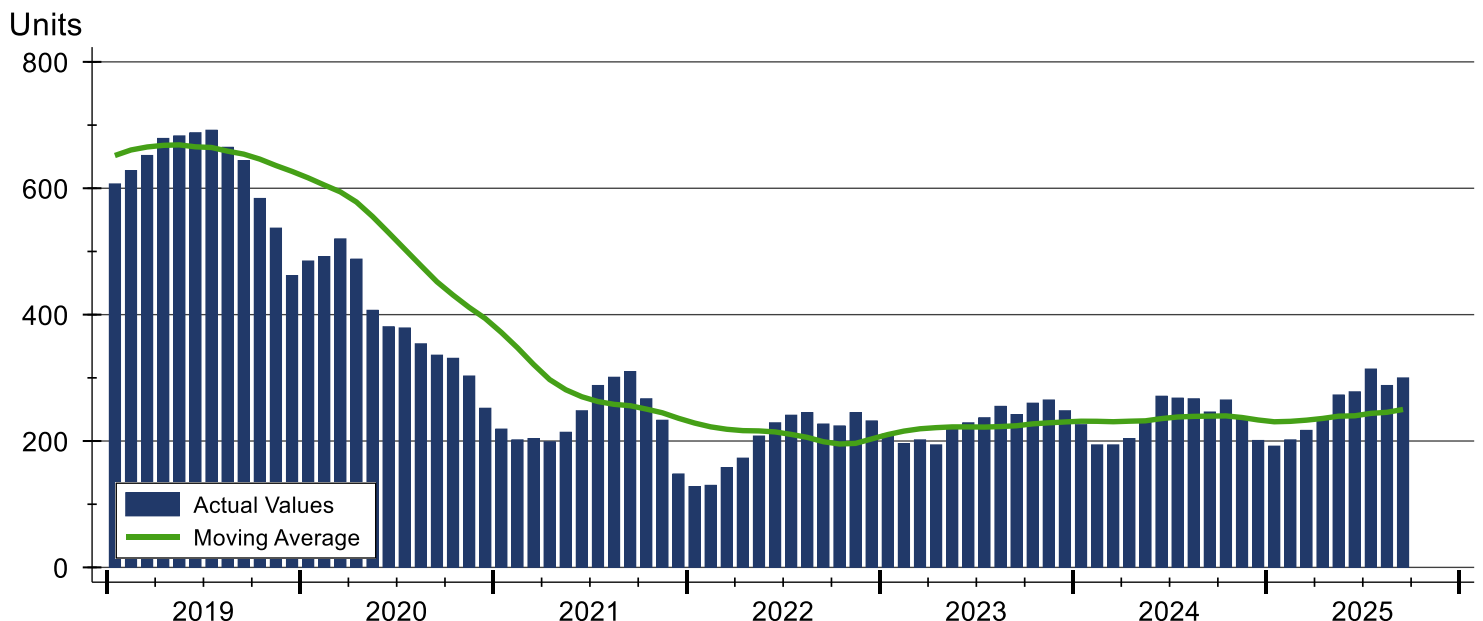
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of September 2024	Change
Active Listings		300	246	22.0%
Volume (1,000s)		93,661	77,599	20.7%
Months' Supply		2.3	1.8	27.8%
Average	List Price	312,202	315,442	-1.0%
	Days on Market	45	69	-34.8%
	Percent of Original	97.9%	97.2%	0.7%
Median	List Price	269,950	280,000	-3.6%
	Days on Market	20	48	-58.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 300 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of September. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of September was \$269,950, down 3.6% from 2024. The typical time on market for active listings was 20 days, down from 48 days a year earlier.

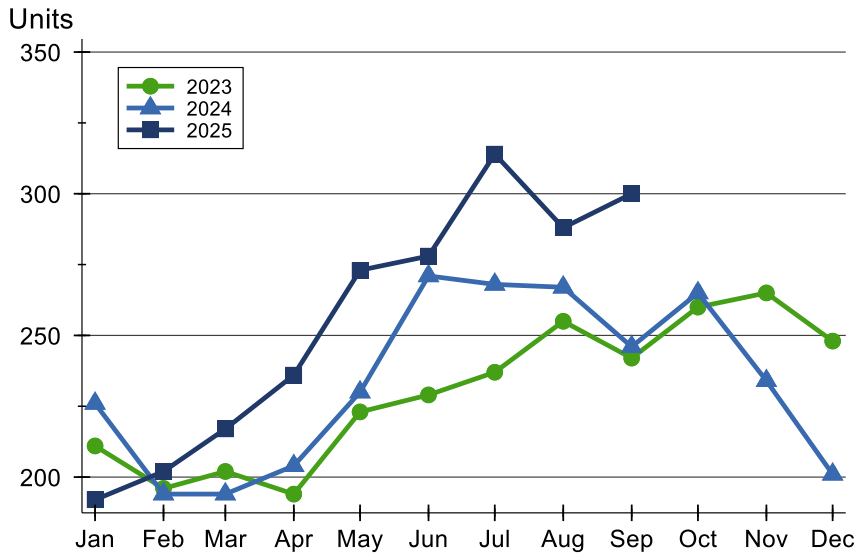
History of Active Listings





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	
November	265	234	
December	248	201	

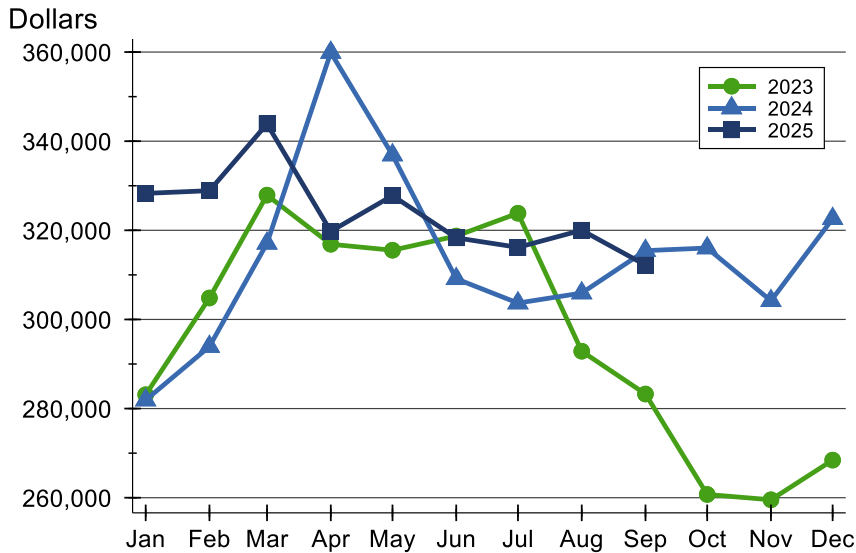
Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	0.7%	2.0	34,450	34,450	26	26	74.6%	74.6%
\$50,000-\$99,999	13	4.3%	3.1	83,323	85,000	104	68	90.8%	96.7%
\$100,000-\$124,999	18	6.0%	4.1	114,694	115,950	40	7	96.7%	100.0%
\$125,000-\$149,999	7	2.3%	1.1	137,743	139,000	25	5	99.6%	100.0%
\$150,000-\$174,999	25	8.3%	3.5	159,796	159,000	64	20	99.3%	100.0%
\$175,000-\$199,999	18	6.0%	1.6	185,328	185,000	39	17	98.3%	100.0%
\$200,000-\$249,999	46	15.3%	2.0	225,143	225,000	31	13	97.6%	100.0%
\$250,000-\$299,999	51	17.0%	2.0	275,849	274,900	58	33	97.9%	100.0%
\$300,000-\$399,999	61	20.3%	2.2	345,525	346,000	33	20	98.9%	100.0%
\$400,000-\$499,999	26	8.7%	2.1	437,465	429,900	37	24	99.6%	100.0%
\$500,000-\$749,999	23	7.7%	3.6	621,526	630,000	44	24	98.7%	100.0%
\$750,000-\$999,999	7	2.3%	4.9	883,471	925,000	26	4	99.3%	100.0%
\$1,000,000 and up	3	1.0%	N/A	1,597,833	1,300,000	60	77	95.1%	92.9%



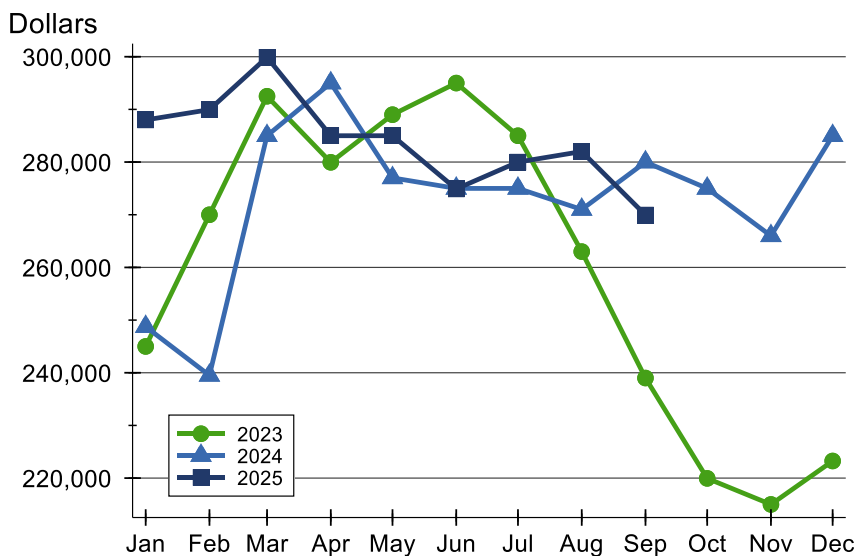
Manhattan-Junction City Metropolitan Area Active Listings Analysis

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	
November	259,539	304,195	
December	268,440	322,611	

Median Price

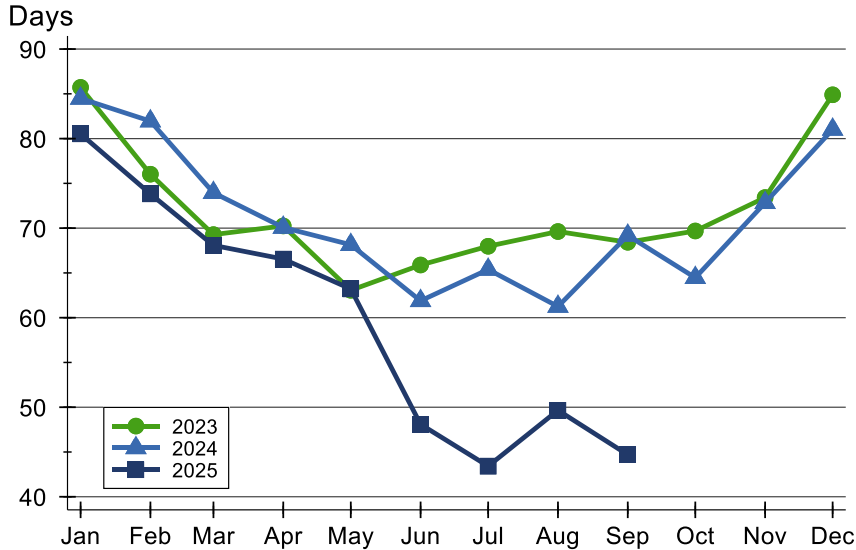


Month	2023	2024	2025
January	245,000	248,750	288,000
February	270,000	239,500	289,950
March	292,500	285,000	299,900
April	279,950	295,000	285,000
May	289,000	277,000	285,000
June	295,000	275,000	274,900
July	285,000	275,000	280,000
August	263,000	271,000	282,000
September	239,000	280,000	269,950
October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



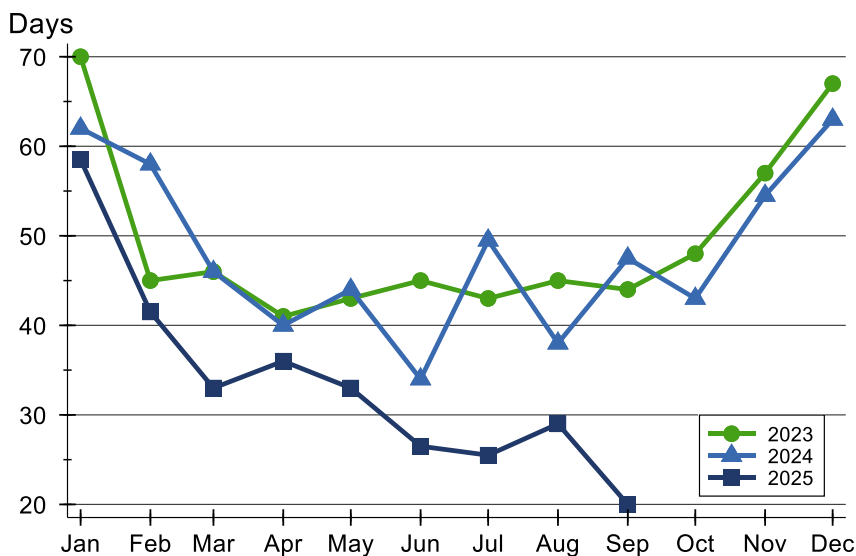
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	86	84	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	
November	73	73	
December	85	81	

Median DOM

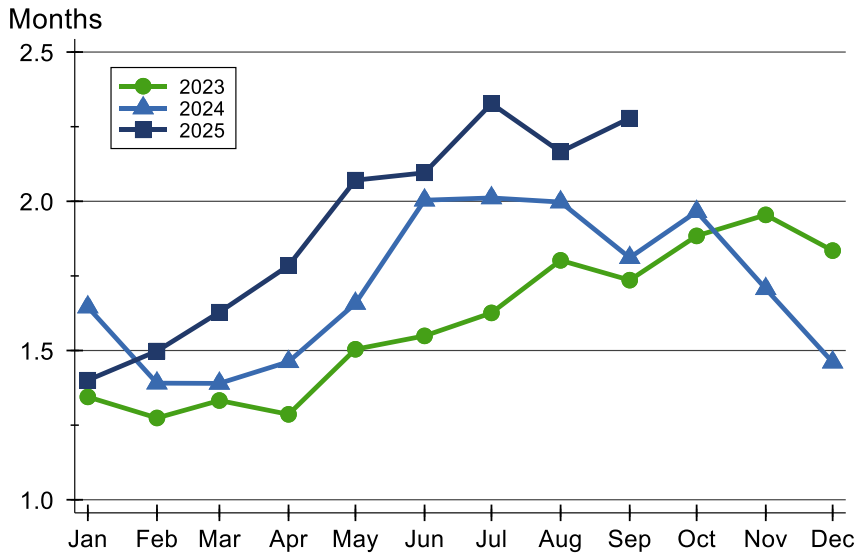


Month	2023	2024	2025
January	70	62	59
February	45	58	42
March	46	46	33
April	41	40	36
May	43	44	33
June	45	34	27
July	43	50	26
August	45	38	29
September	44	48	20
October	48	43	
November	57	55	
December	67	63	



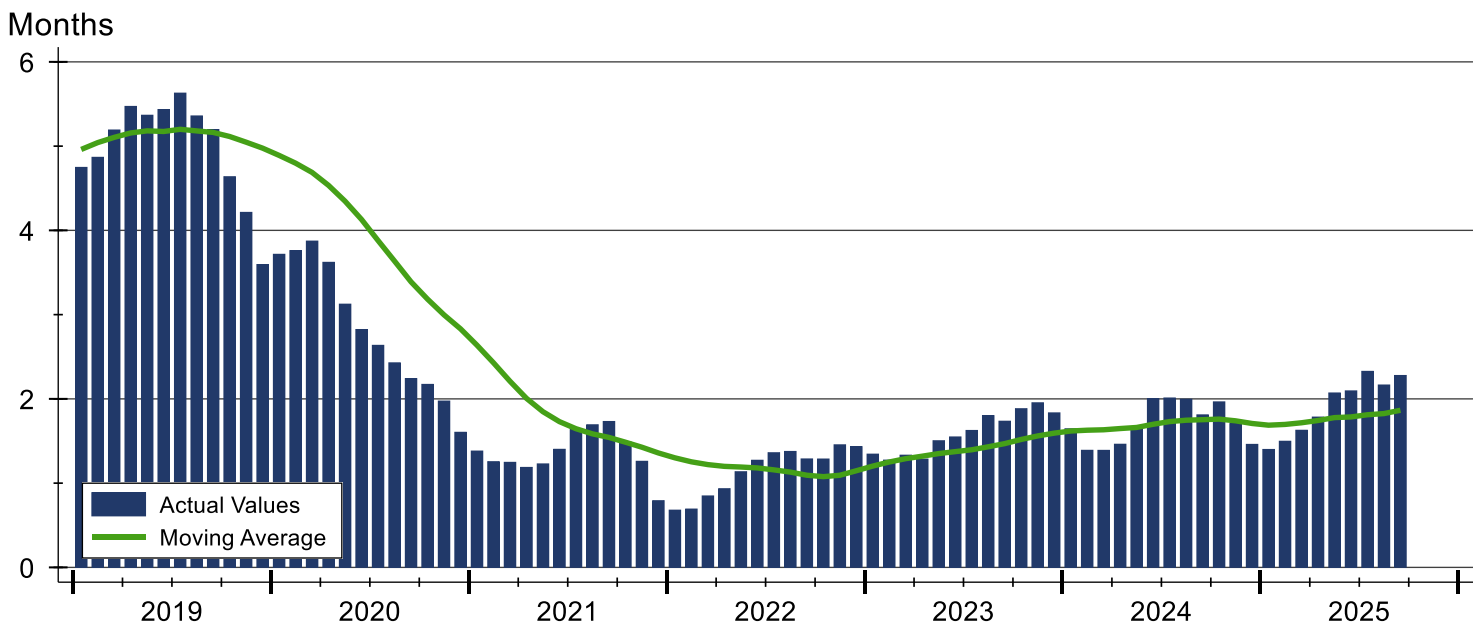
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





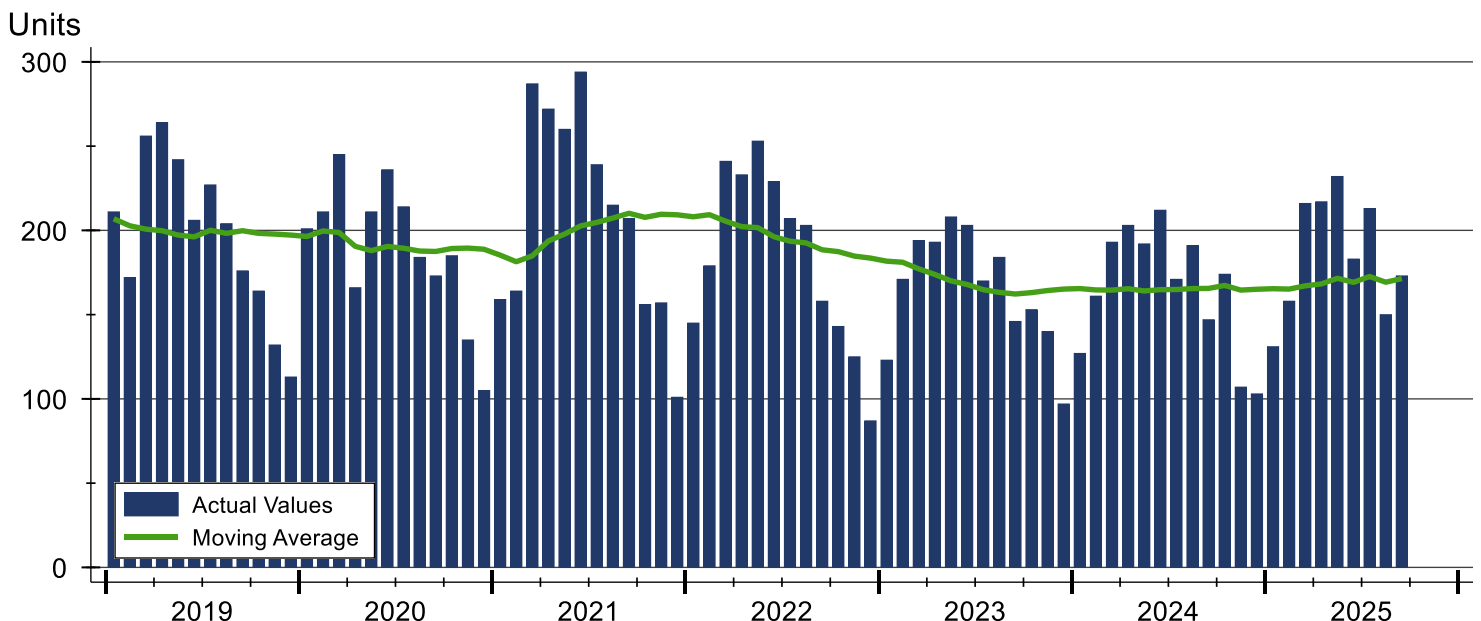
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	September 2024	Change
Current Month	New Listings	173	147	17.7%
	Volume (1,000s)	51,742	41,453	24.8%
	Average List Price	299,086	281,992	6.1%
	Median List Price	252,000	269,900	-6.6%
Year-to-Date	New Listings	1,673	1,597	4.8%
	Volume (1,000s)	506,195	458,159	10.5%
	Average List Price	302,567	286,887	5.5%
	Median List Price	275,000	259,950	5.8%

A total of 173 new listings were added in the Manhattan-Junction City metropolitan area during September, up 17.7% from the same month in 2024. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,673 new listings.

The median list price of these homes was \$252,000 down from \$269,900 in 2024.

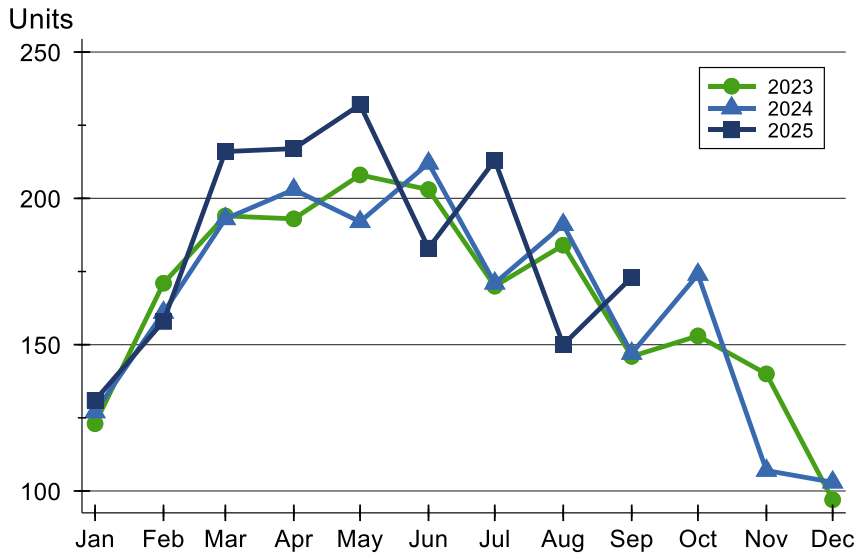
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	123	127	131
February	171	161	158
March	194	193	216
April	193	203	217
May	208	192	232
June	203	212	183
July	170	171	213
August	184	191	150
September	146	147	173
October	153	174	
November	140	107	
December	97	103	

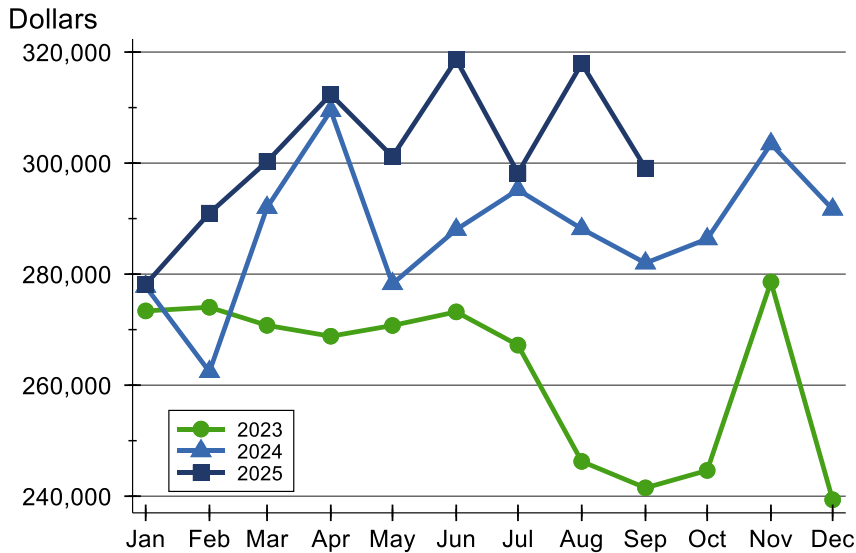
New Listings by Price Range

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	1	0.6%	39,000	39,000	4	4	79.6%	79.6%
\$50,000-\$99,999	4	2.3%	82,200	85,000	13	10	100.0%	100.0%
\$100,000-\$124,999	10	5.8%	112,220	110,000	11	5	99.6%	100.0%
\$125,000-\$149,999	6	3.5%	137,217	139,000	11	7	100.0%	100.0%
\$150,000-\$174,999	19	11.0%	160,137	159,000	11	5	99.7%	100.0%
\$175,000-\$199,999	12	6.9%	185,867	185,000	12	9	98.7%	100.0%
\$200,000-\$249,999	33	19.1%	222,859	220,000	8	5	99.4%	100.0%
\$250,000-\$299,999	24	13.9%	276,421	272,250	10	8	103.4%	100.0%
\$300,000-\$399,999	35	20.2%	348,903	349,900	13	10	99.5%	100.0%
\$400,000-\$499,999	14	8.1%	455,886	452,500	12	8	99.8%	100.0%
\$500,000-\$749,999	11	6.4%	609,109	620,000	9	5	108.5%	100.0%
\$750,000-\$999,999	3	1.7%	891,467	925,000	5	4	100.0%	100.0%
\$1,000,000 and up	1	0.6%	2,198,500	2,198,500	19	19	100.0%	100.0%



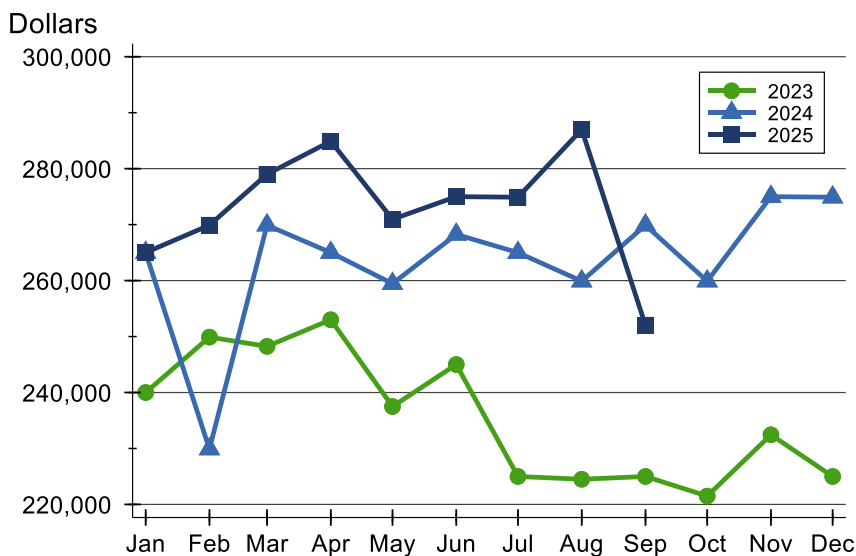
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,374	277,776	278,151
February	274,033	262,422	290,988
March	270,773	291,987	300,283
April	268,819	309,450	312,372
May	270,750	278,262	301,181
June	273,200	288,030	318,653
July	267,215	295,194	298,203
August	246,263	288,165	317,926
September	241,505	281,992	299,086
October	244,638	286,345	
November	278,586	303,458	
December	239,358	291,677	

Median Price



Month	2023	2024	2025
January	240,000	265,000	265,000
February	249,900	229,900	269,900
March	248,250	269,900	279,000
April	253,000	265,000	284,900
May	237,500	259,450	270,950
June	245,000	268,250	275,000
July	225,000	265,000	274,900
August	224,500	259,900	287,000
September	225,000	269,900	252,000
October	221,500	259,900	
November	232,450	275,000	
December	225,000	274,900	



September
2025

Flint Hills MLS Statistics



FLINT HILLS
ASSOCIATION
OF REALTORS®

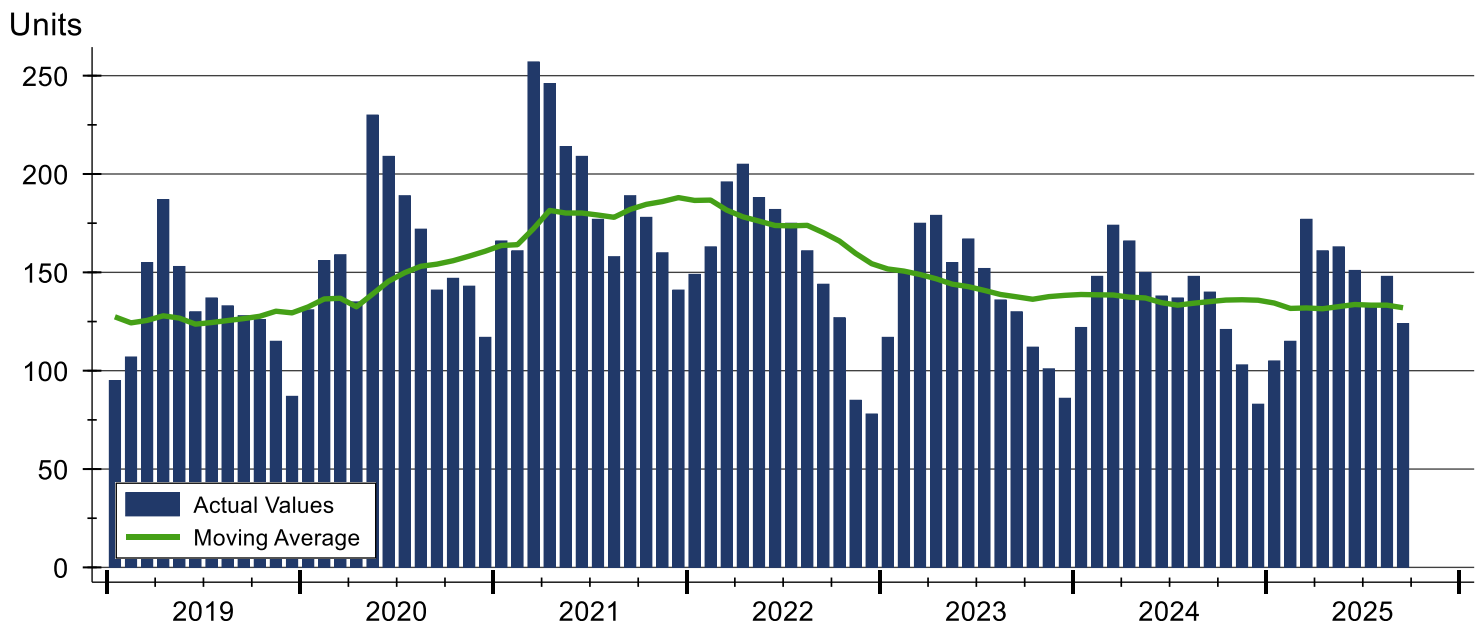
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		September			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		124	140	-11.4%	1,277	1,323	-3.5%
Volume (1,000s)		35,780	35,915	-0.4%	373,283	361,520	3.3%
Average	Sale Price	288,545	256,533	12.5%	292,313	273,258	7.0%
	Days on Market	42	36	16.7%	33	42	-21.4%
	Percent of Original	99.4%	97.7%	1.7%	97.4%	97.1%	0.3%
Median	Sale Price	266,500	239,900	11.1%	270,000	249,900	8.0%
	Days on Market	27	22	22.7%	15	15	0.0%
	Percent of Original	100.0%	98.2%	1.8%	99.3%	98.7%	0.6%

A total of 124 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of September, down from 140 in 2024. The median list price of these homes was \$266,500, up from \$239,900 the prior year.

Half of the homes that went under contract in September were on the market less than 26 days, compared to 22 days in September 2024.

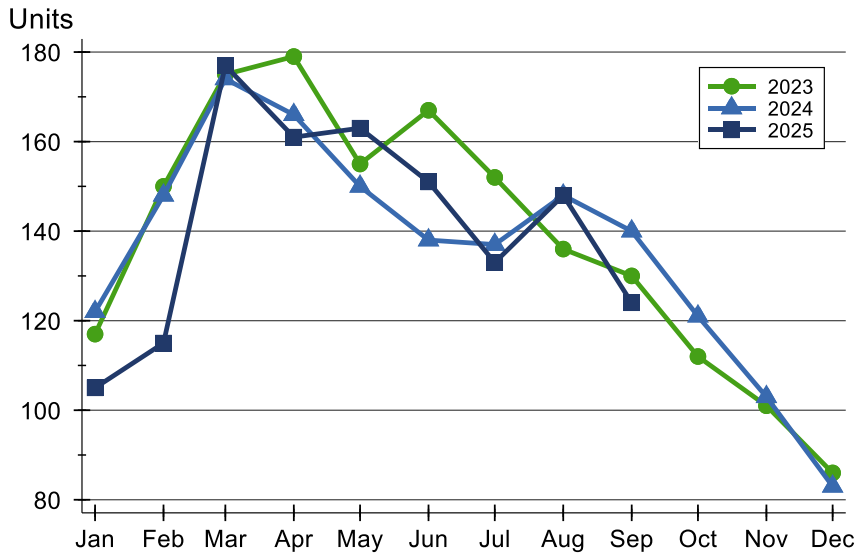
History of Contracts Written





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	133
August	136	148	148
September	130	140	124
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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	3.2%	76,150	73,100	22	24	98.0%	99.2%
\$100,000-\$124,999	5	4.0%	112,780	110,000	61	56	93.9%	95.7%
\$125,000-\$149,999	2	1.6%	136,450	136,450	16	16	100.0%	100.0%
\$150,000-\$174,999	10	8.1%	159,580	159,900	37	8	98.3%	100.0%
\$175,000-\$199,999	9	7.3%	186,656	185,000	40	10	99.3%	100.0%
\$200,000-\$249,999	28	22.6%	229,800	229,950	50	46	97.2%	99.0%
\$250,000-\$299,999	20	16.1%	283,498	285,000	43	24	102.5%	100.0%
\$300,000-\$399,999	29	23.4%	342,167	339,900	38	32	97.9%	98.4%
\$400,000-\$499,999	8	6.5%	452,750	449,500	17	14	99.9%	100.0%
\$500,000-\$749,999	7	5.6%	595,486	599,500	50	3	112.7%	100.0%
\$750,000-\$999,999	2	1.6%	772,450	772,450	76	76	97.9%	97.9%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



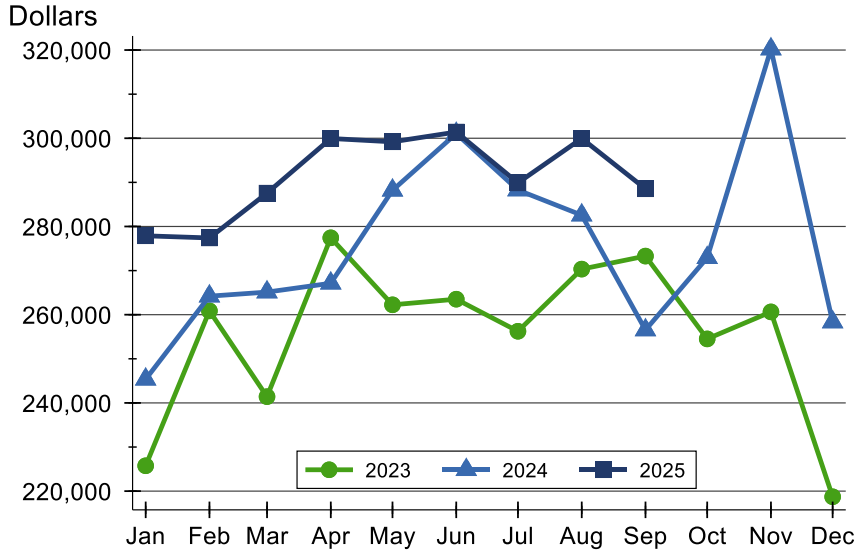
**September
2025**

Flint Hills MLS Statistics



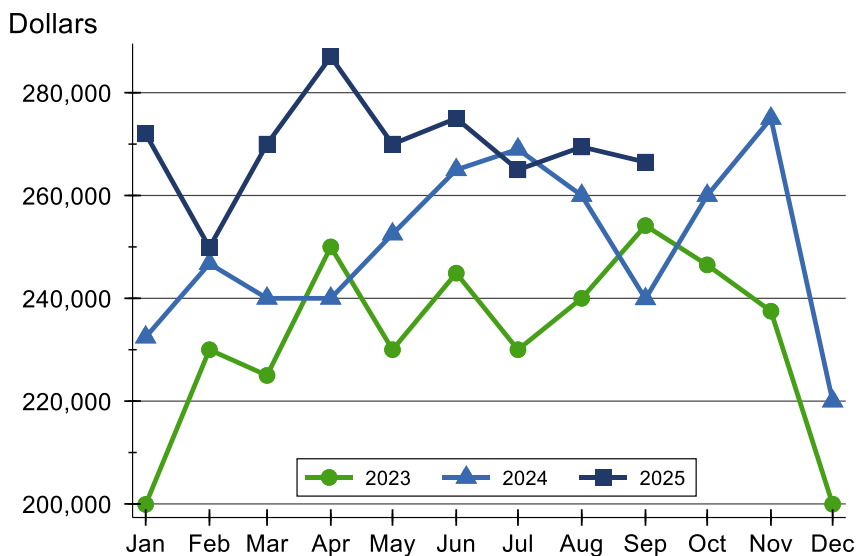
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

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	289,888
August	270,340	282,576	299,959
September	273,292	256,533	288,545
October	254,513	272,917	
November	260,635	320,223	
December	218,724	258,338	

Median Price

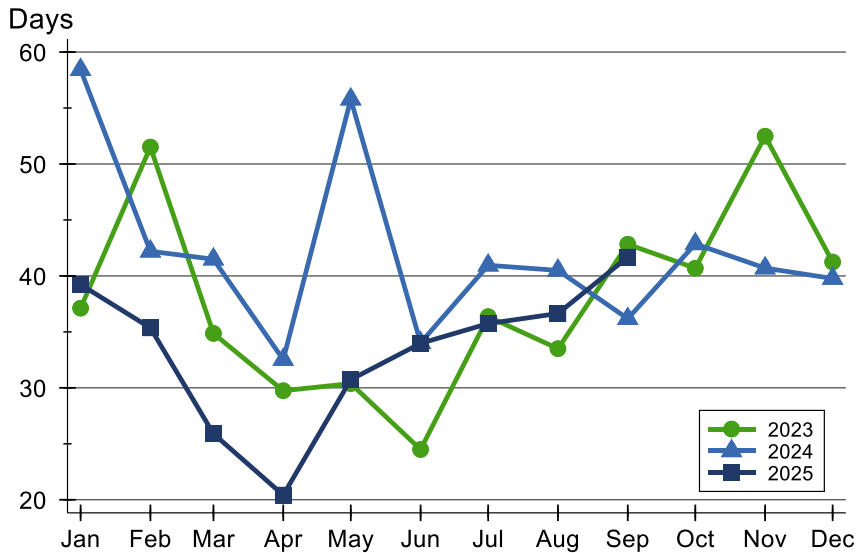


Month	2023	2024	2025
January	199,900	232,450	272,000
February	230,000	246,750	249,900
March	225,000	240,000	270,000
April	250,000	240,000	287,000
May	230,000	252,500	270,000
June	244,900	265,000	275,000
July	230,000	269,000	265,000
August	240,000	260,000	269,450
September	254,150	239,900	266,500
October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



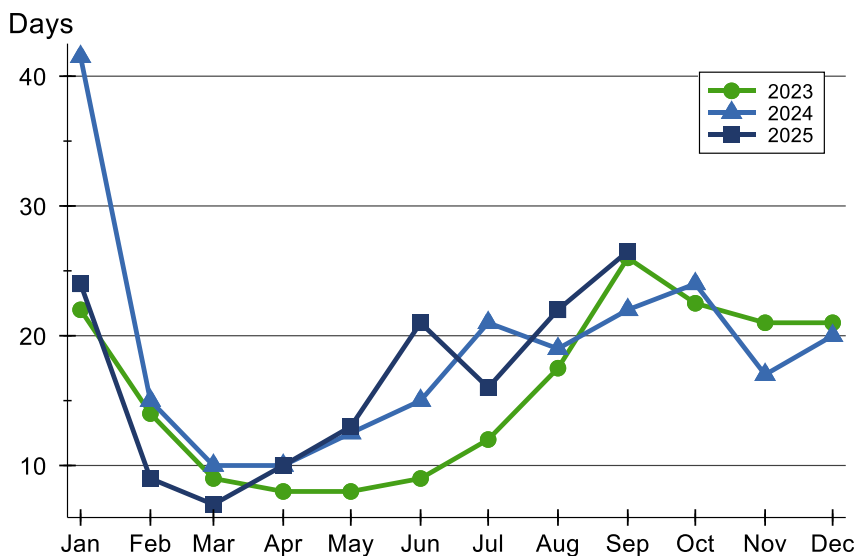
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



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

Median DOM



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



September
2025

Flint Hills MLS Statistics



FLINT HILLS
ASSOCIATION
OF REALTORS®

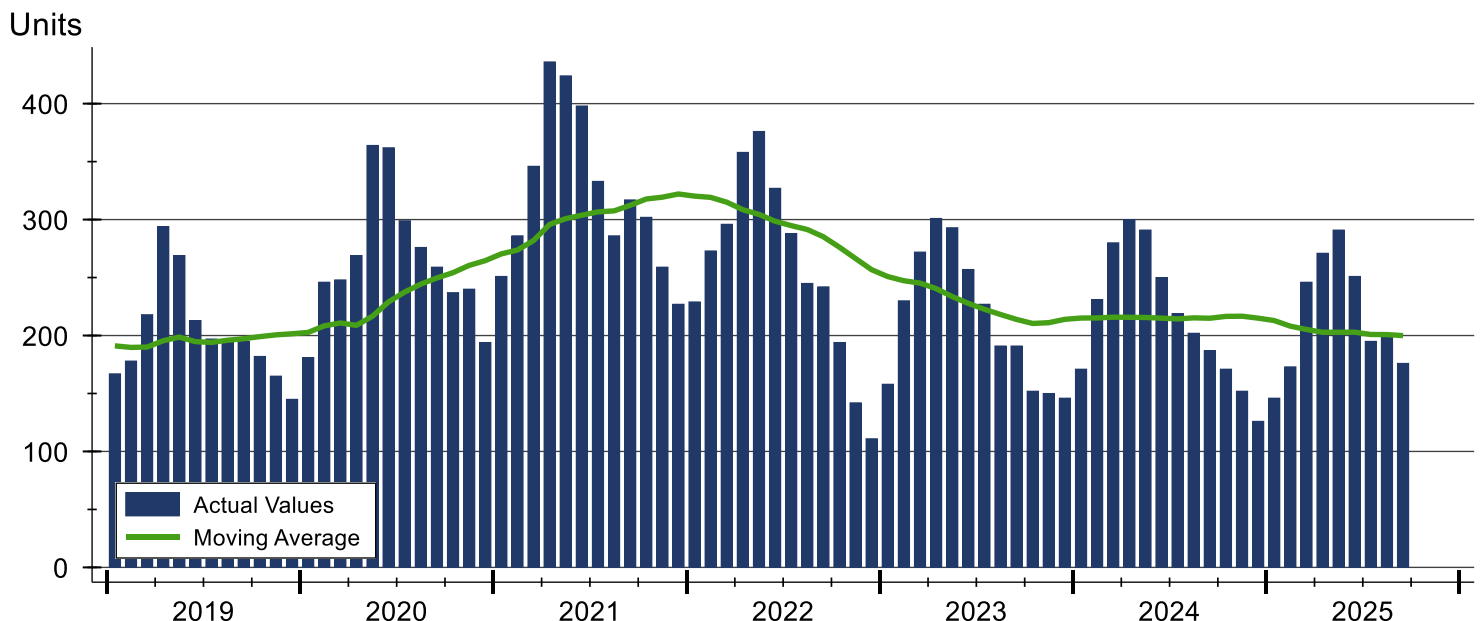
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of September		Change
		2025	2024	
Pending Contracts		176	187	-5.9%
Volume (1,000s)		53,636	51,751	3.6%
Average	List Price	304,749	276,743	10.1%
	Days on Market	48	38	26.3%
	Percent of Original	98.7%	98.5%	0.2%
Median	List Price	272,400	249,900	9.0%
	Days on Market	28	21	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 176 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of September, down from 187 contracts pending at the end of September 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.

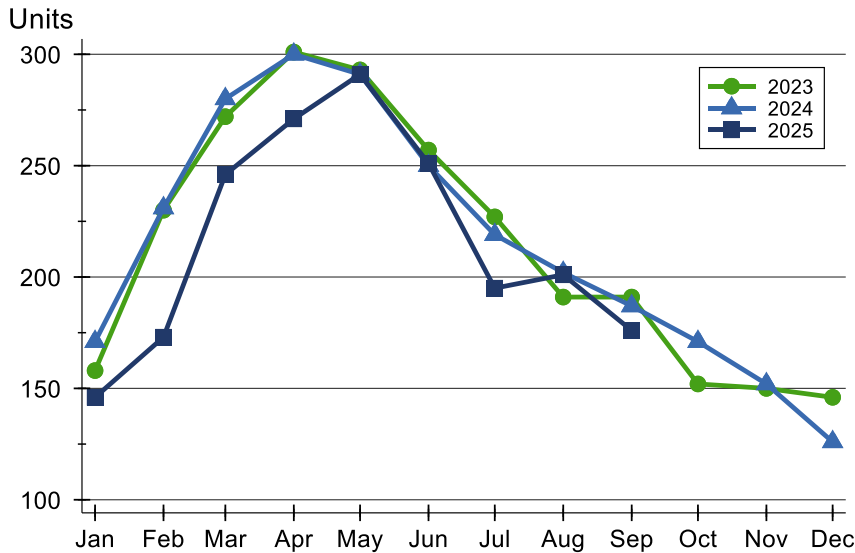
History of Pending Contracts





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	
November	150	152	
December	146	126	

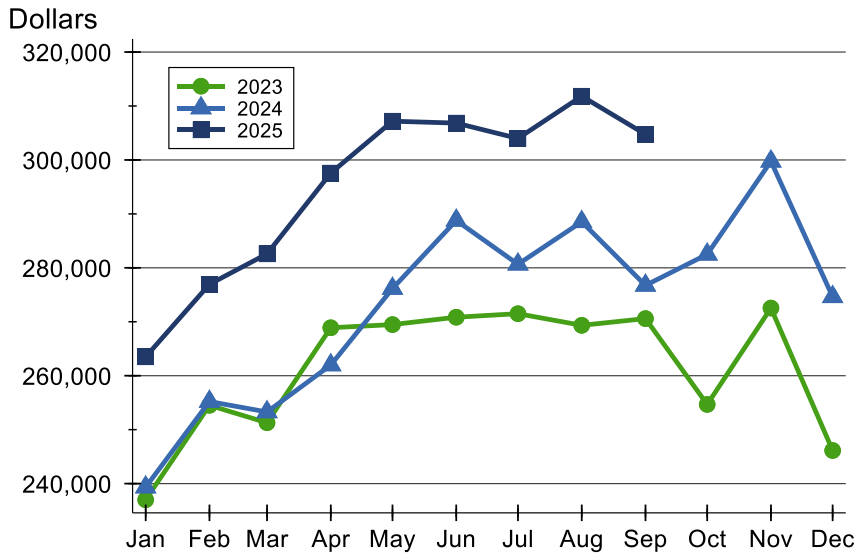
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	2.3%	76,150	73,100	22	24	99.2%	100.0%
\$100,000-\$124,999	5	2.8%	113,180	110,000	65	56	93.2%	92.1%
\$125,000-\$149,999	2	1.1%	140,000	140,000	7	7	100.0%	100.0%
\$150,000-\$174,999	15	8.5%	161,640	165,000	68	9	98.5%	100.0%
\$175,000-\$199,999	15	8.5%	186,160	185,000	87	53	98.8%	100.0%
\$200,000-\$249,999	34	19.3%	227,618	225,950	52	48	97.6%	100.0%
\$250,000-\$299,999	30	17.0%	276,758	274,975	44	31	96.8%	100.0%
\$300,000-\$399,999	43	24.4%	339,317	335,000	34	31	98.8%	100.0%
\$400,000-\$499,999	12	6.8%	461,224	457,500	25	5	99.7%	100.0%
\$500,000-\$749,999	11	6.3%	626,573	620,000	54	9	107.5%	100.0%
\$750,000-\$999,999	4	2.3%	802,225	772,450	40	32	98.9%	100.0%
\$1,000,000 and up	1	0.6%	1,000,000	1,000,000	126	126	100.0%	100.0%



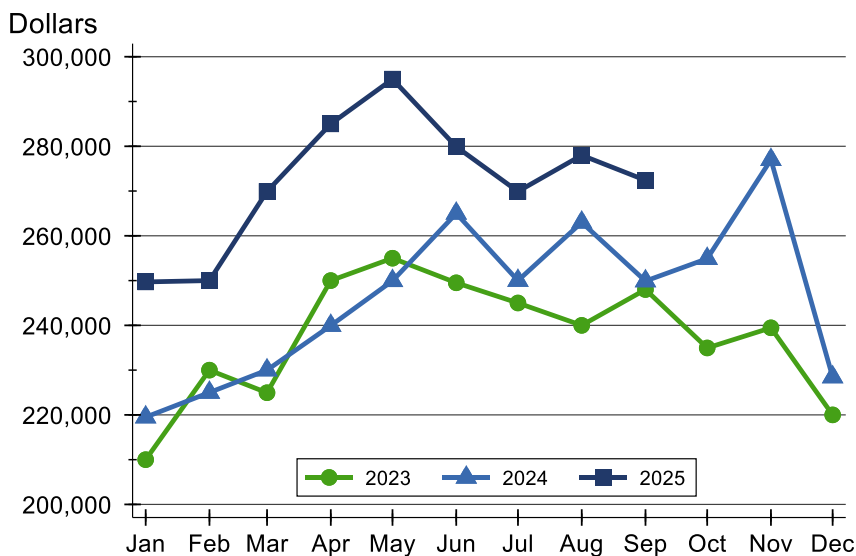
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

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	
November	272,543	299,744	
December	246,139	274,628	

Median Price

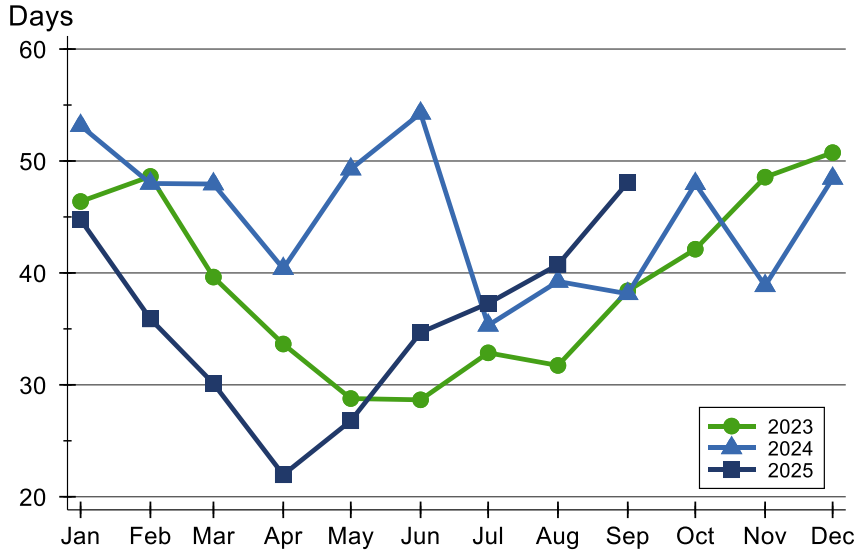


Month	2023	2024	2025
January	210,000	219,500	249,700
February	230,000	225,000	250,000
March	224,950	230,000	269,900
April	250,000	239,950	285,000
May	255,000	249,950	295,000
June	249,500	265,000	279,900
July	245,000	250,000	269,900
August	240,000	263,000	278,000
September	248,000	249,900	272,400
October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



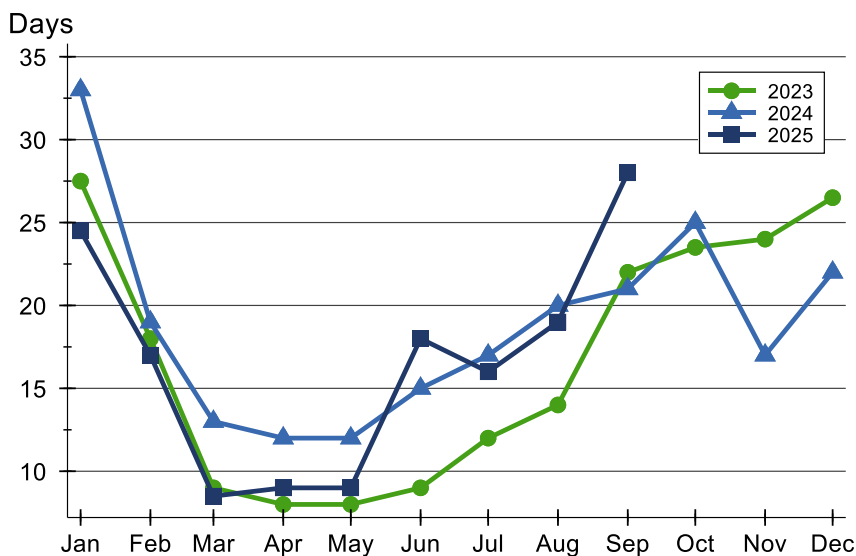
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



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

Median DOM



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