



Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Remained Constant in February

Total home sales in the Manhattan-Junction City metropolitan area remained at 83 units last month, the same as in February 2025. Total sales volume was \$22.5 million, up from a year earlier.

The median sale price in February was \$239,500, down from \$250,000 a year earlier. Homes that sold in February were typically on the market for 34 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 250 units, up from 202 at the same point in 2025. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$295,500.

During February, a total of 133 contracts were written up from 115 in February 2025. At the end of the month, there were 183 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		
		2026	2025	2024	2026	2025	2024
Home Sales Change from prior year		83 0.0%	83 -24.5%	110 31.0%	171 -1.2%	173 -16.0%	206 33.8%
Active Listings Change from prior year		250 23.8%	202 4.1%	194 -1.0%	N/A	N/A	N/A
Months' Supply Change from prior year		1.9 26.7%	1.5 7.1%	1.4 7.7%	N/A	N/A	N/A
New Listings Change from prior year		160 1.3%	158 -1.9%	161 -5.8%	292 1.0%	289 0.3%	288 -2.0%
Contracts Written Change from prior year		133 15.7%	115 -22.3%	148 -1.3%	234 6.4%	220 -18.5%	270 1.1%
Pending Contracts Change from prior year		183 5.8%	173 -25.1%	231 0.4%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		22,544 9.1%	20,662 -17.5%	25,054 33.9%	45,585 -0.9%	45,982 -3.7%	47,768 36.0%
Average	Sale Price Change from prior year	271,620 9.1%	248,936 9.3%	227,767 2.3%	266,578 0.3%	265,791 14.6%	231,884 1.6%
	List Price of Actives Change from prior year	333,041 1.3%	328,895 11.9%	293,920 -3.6%	N/A	N/A	N/A
	Days on Market Change from prior year	55 14.6%	48 -9.4%	53 20.5%	48 6.7%	45 -15.1%	53 15.2%
	Percent of List Change from prior year	98.2% -1.4%	99.6% 2.3%	97.4% -1.5%	97.7% -1.0%	98.7% 1.3%	97.4% -0.3%
	Percent of Original Change from prior year	95.8% -1.9%	97.7% 2.5%	95.3% -1.4%	95.3% -1.9%	97.1% 2.3%	94.9% -0.3%
Median	Sale Price Change from prior year	239,500 -4.2%	250,000 15.5%	216,500 0.7%	235,000 0.0%	235,000 7.1%	219,500 4.5%
	List Price of Actives Change from prior year	295,500 1.9%	289,950 21.1%	239,500 -11.3%	N/A	N/A	N/A
	Days on Market Change from prior year	34 126.7%	15 -55.9%	34 13.3%	33 83.3%	18 -40.0%	30 -3.2%
	Percent of List Change from prior year	100.0% 0.0%	100.0% 1.7%	98.3% -0.3%	98.9% -1.1%	100.0% 1.8%	98.2% -0.4%
	Percent of Original Change from prior year	98.1% -0.8%	98.9% 1.3%	97.6% 0.4%	97.8% -0.7%	98.5% 1.4%	97.1% 0.2%

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



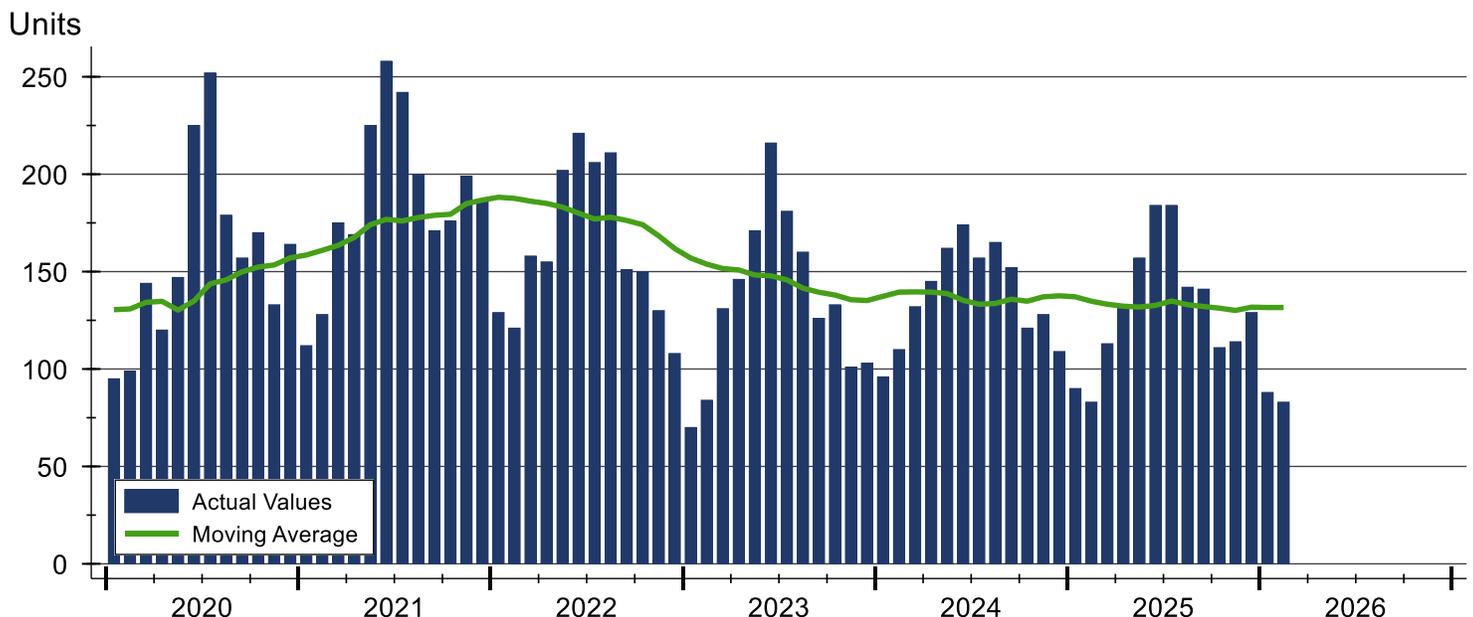
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		83	83	0.0%	171	173	-1.2%
Volume (1,000s)		22,544	20,662	9.1%	45,585	45,982	-0.9%
Months' Supply		1.9	1.5	26.7%	N/A	N/A	N/A
Average	Sale Price	271,620	248,936	9.1%	266,578	265,791	0.3%
	Days on Market	55	48	14.6%	48	45	6.7%
	Percent of List	98.2%	99.6%	-1.4%	97.7%	98.7%	-1.0%
	Percent of Original	95.8%	97.7%	-1.9%	95.3%	97.1%	-1.9%
Median	Sale Price	239,500	250,000	-4.2%	235,000	235,000	0.0%
	Days on Market	34	15	126.7%	33	18	83.3%
	Percent of List	100.0%	100.0%	0.0%	98.9%	100.0%	-1.1%
	Percent of Original	98.1%	98.9%	-0.8%	97.8%	98.5%	-0.7%

A total of 83 homes sold in the Manhattan-Junction City metropolitan area in February, showing no change from February 2025. Total sales volume rose to \$22.5 million compared to \$20.7 million in the previous year.

The median sales price in February was \$239,500, down 4.2% compared to the prior year. Median days on market was 34 days, up from 33 days in January, and up from 15 in February 2025.

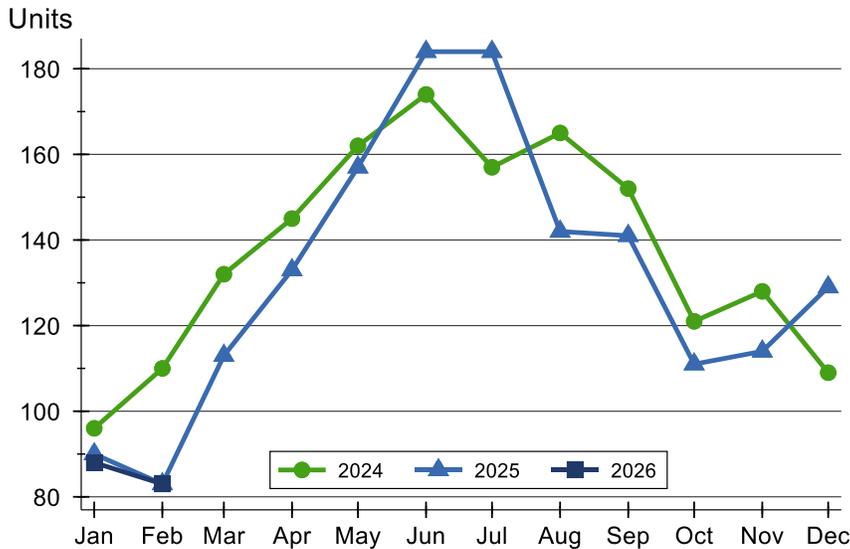
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	96	90	88
February	110	83	83
March	132	113	
April	145	133	
May	162	157	
June	174	184	
July	157	184	
August	165	142	
September	152	141	
October	121	111	
November	128	114	
December	109	129	

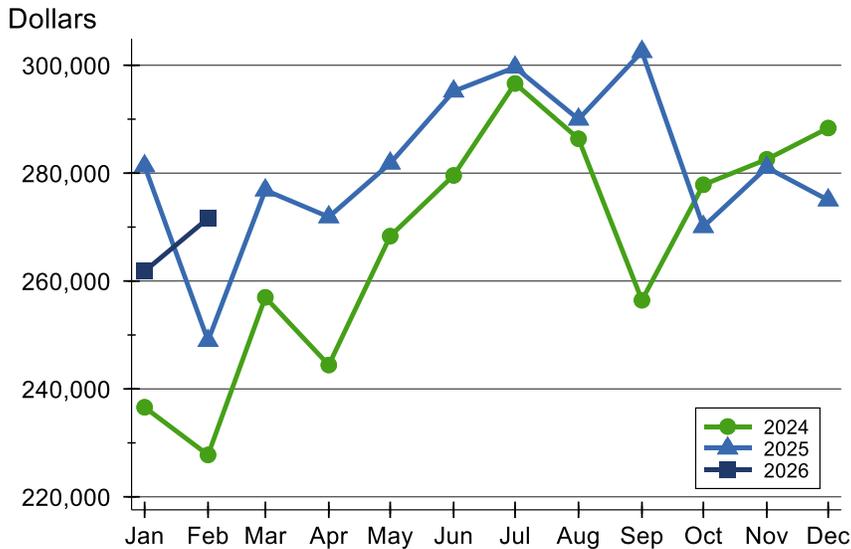
Closed Listings by Price Range

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	1.2%	0.9	46,200	46,200	89	89	84.0%	84.0%	77.0%	77.0%
\$50,000-\$99,999	3	3.6%	3.5	76,000	75,000	14	7	88.4%	89.2%	73.9%	76.0%
\$100,000-\$124,999	2	2.4%	1.7	121,250	121,250	60	60	100.7%	100.7%	100.7%	100.7%
\$125,000-\$149,999	3	3.6%	1.2	132,000	131,000	56	6	96.7%	96.5%	94.5%	93.6%
\$150,000-\$174,999	5	6.0%	2.2	161,040	159,200	61	46	99.9%	100.0%	97.0%	100.0%
\$175,000-\$199,999	9	10.8%	1.3	181,489	180,000	54	54	98.3%	100.0%	94.9%	98.9%
\$200,000-\$249,999	24	28.9%	1.4	222,217	217,500	34	11	98.3%	100.0%	96.2%	98.4%
\$250,000-\$299,999	13	15.7%	1.5	270,062	270,000	46	6	99.3%	100.0%	97.6%	99.0%
\$300,000-\$399,999	10	12.0%	2.1	341,840	341,750	93	51	99.9%	100.0%	98.9%	99.8%
\$400,000-\$499,999	8	9.6%	2.5	437,907	426,450	80	88	99.1%	98.8%	97.6%	97.0%
\$500,000-\$749,999	3	3.6%	3.0	628,333	640,000	91	102	95.3%	94.8%	95.3%	94.8%
\$750,000-\$999,999	2	2.4%	3.5	771,250	771,250	38	38	99.5%	99.5%	99.5%	99.5%
\$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



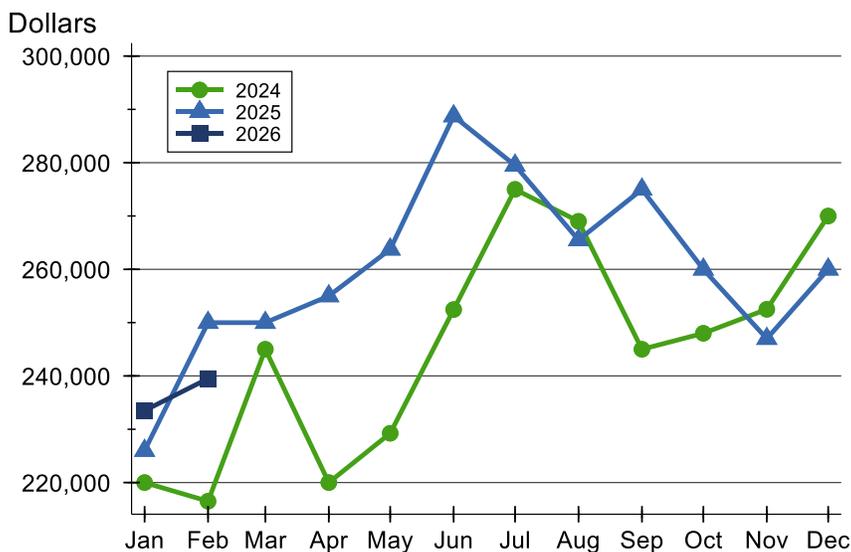
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	236,603	281,334	261,823
February	227,767	248,936	271,620
March	256,978	276,844	
April	244,431	271,879	
May	268,317	281,828	
June	279,574	295,174	
July	296,615	299,609	
August	286,369	289,984	
September	256,437	302,515	
October	277,846	270,068	
November	282,561	281,044	
December	288,357	275,002	

Median Price

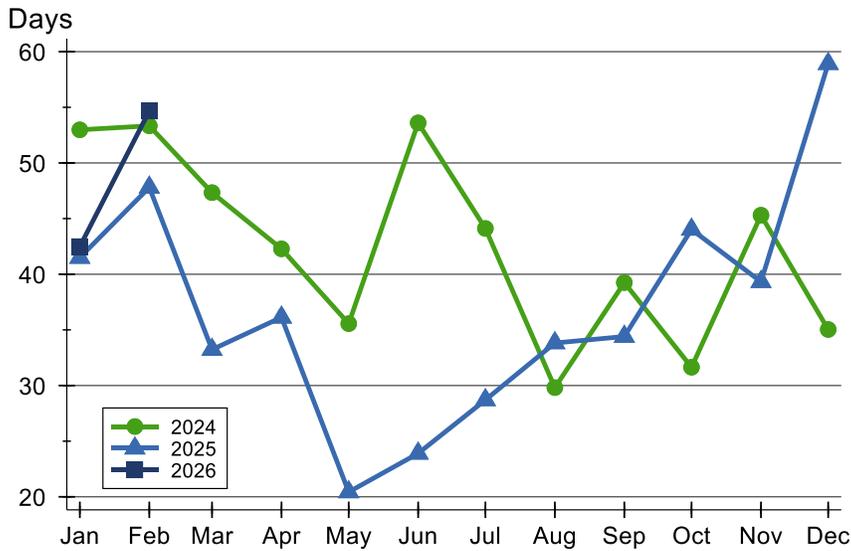


Month	2024	2025	2026
January	220,000	226,000	233,500
February	216,500	250,000	239,500
March	245,000	250,000	
April	219,999	255,000	
May	229,250	263,750	
June	252,450	288,750	
July	275,000	279,500	
August	269,000	265,500	
September	245,000	275,000	
October	248,000	260,000	
November	252,500	247,000	
December	270,000	260,000	



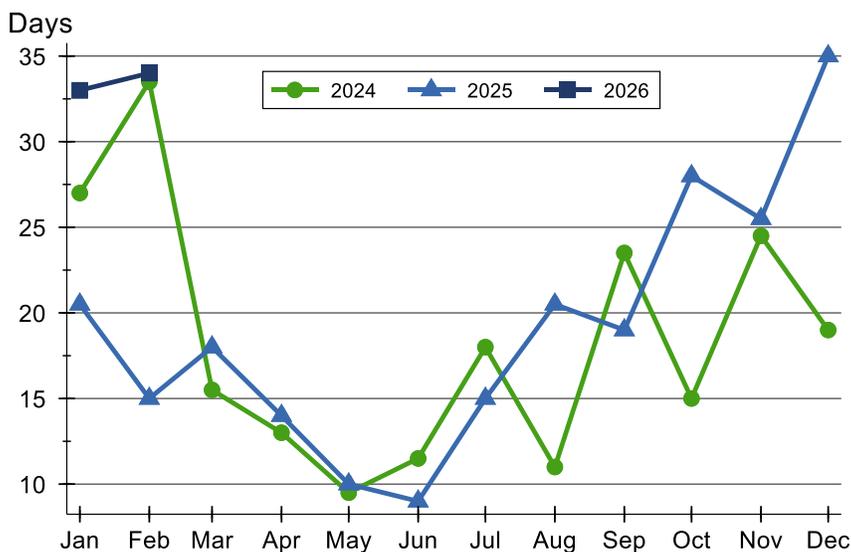
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	53	42	42
February	53	48	55
March	47	33	
April	42	36	
May	36	20	
June	54	24	
July	44	29	
August	30	34	
September	39	34	
October	32	44	
November	45	39	
December	35	59	

Median DOM



Month	2024	2025	2026
January	27	21	33
February	34	15	34
March	16	18	
April	13	14	
May	10	10	
June	12	9	
July	18	15	
August	11	21	
September	24	19	
October	15	28	
November	25	26	
December	19	35	



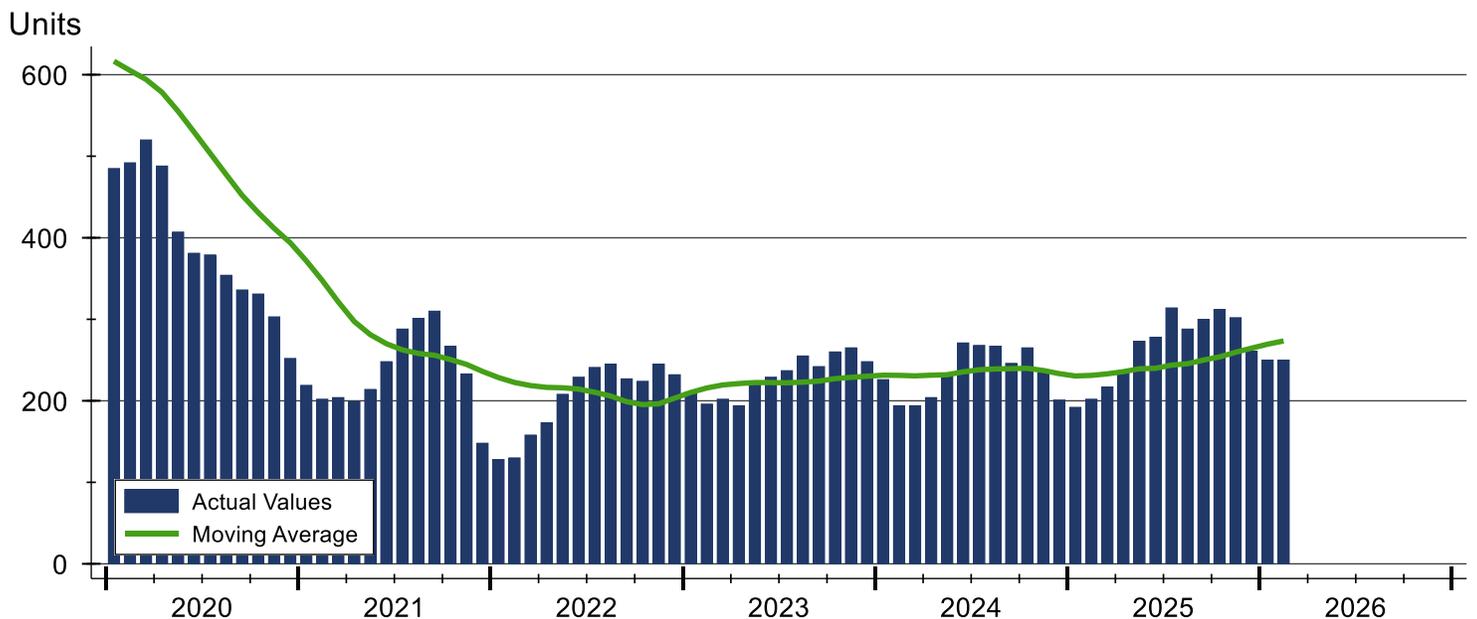
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		250	202	23.8%
Volume (1,000s)		83,260	66,437	25.3%
Months' Supply		1.9	1.5	26.7%
Average	List Price	333,041	328,895	1.3%
	Days on Market	55	74	-25.7%
	Percent of Original	98.3%	98.8%	-0.5%
Median	List Price	295,500	289,950	1.9%
	Days on Market	18	42	-57.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 250 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of February. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$295,500, up 1.9% from 2025. The typical time on market for active listings was 18 days, down from 42 days a year earlier.

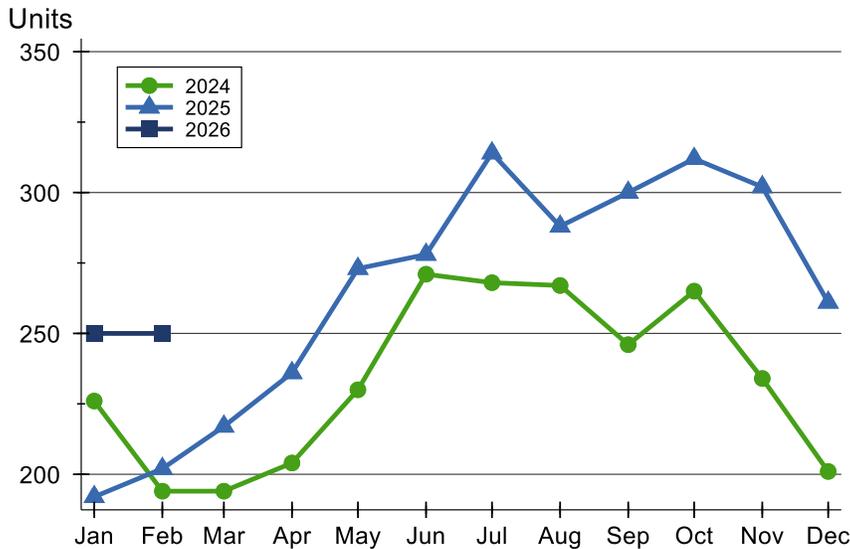
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	226	192	250
February	194	202	250
March	194	217	
April	204	236	
May	230	273	
June	271	278	
July	268	314	
August	267	288	
September	246	300	
October	265	312	
November	234	302	
December	201	261	

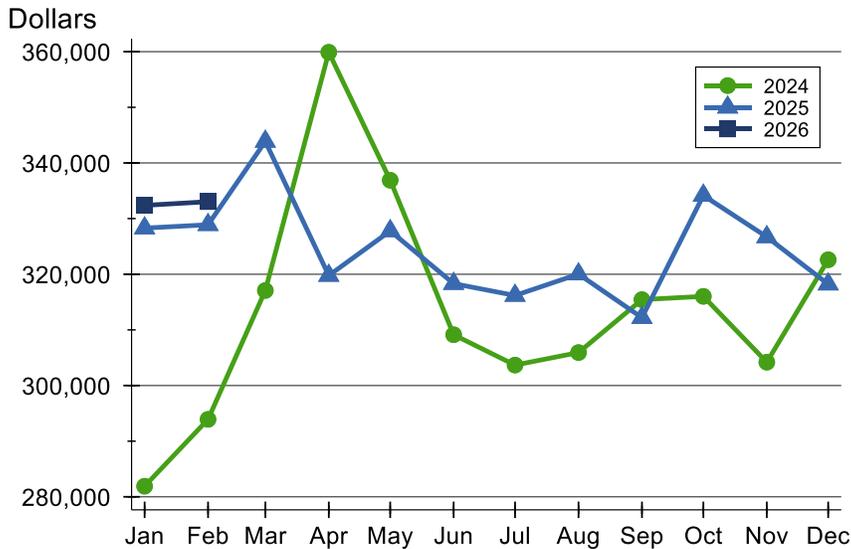
Active Listings by Price Range

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	1	0.4%	0.9	39,700	39,700	125	125	94.5%	94.5%
\$50,000-\$99,999	14	5.6%	3.5	77,043	82,500	101	59	92.4%	100.0%
\$100,000-\$124,999	7	2.8%	1.7	107,571	110,000	69	39	95.3%	100.0%
\$125,000-\$149,999	7	2.8%	1.2	131,843	130,000	72	39	96.9%	100.0%
\$150,000-\$174,999	17	6.8%	2.2	161,468	160,000	76	24	98.9%	100.0%
\$175,000-\$199,999	13	5.2%	1.3	189,054	189,900	45	40	98.9%	100.0%
\$200,000-\$249,999	35	14.0%	1.4	231,966	235,000	54	23	98.5%	100.0%
\$250,000-\$299,999	37	14.8%	1.5	277,716	279,000	31	12	99.6%	100.0%
\$300,000-\$399,999	60	24.0%	2.1	344,205	344,950	42	17	98.9%	100.0%
\$400,000-\$499,999	29	11.6%	2.5	436,017	429,000	73	8	99.3%	100.0%
\$500,000-\$749,999	19	7.6%	3.0	597,158	585,000	45	6	97.8%	100.0%
\$750,000-\$999,999	5	2.0%	3.5	801,980	785,000	27	9	100.0%	100.0%
\$1,000,000 and up	6	2.4%	N/A	1,369,417	1,295,000	99	84	94.3%	96.6%



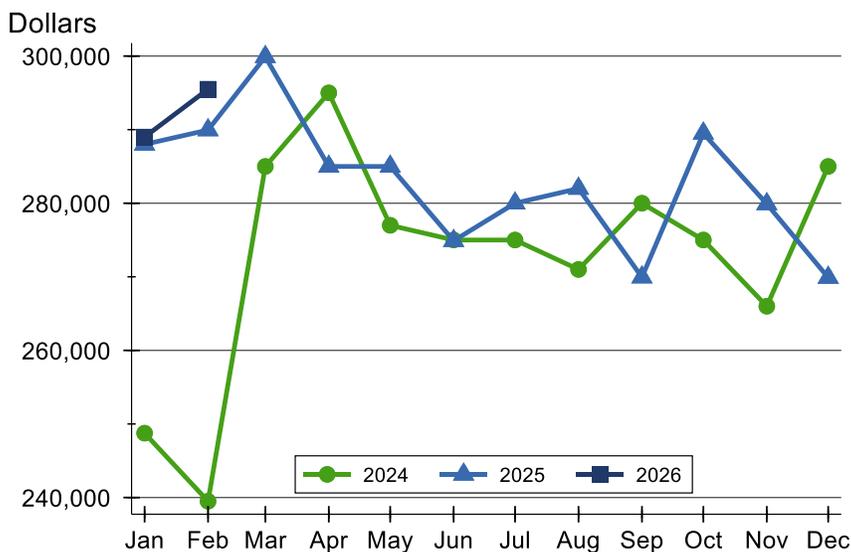
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average Price



Month	2024	2025	2026
January	281,906	328,292	332,375
February	293,920	328,895	333,041
March	317,080	343,865	
April	359,897	319,770	
May	336,895	327,787	
June	309,130	318,315	
July	303,677	316,183	
August	305,924	320,024	
September	315,442	312,202	
October	316,028	334,168	
November	304,195	326,705	
December	322,611	318,214	

Median Price

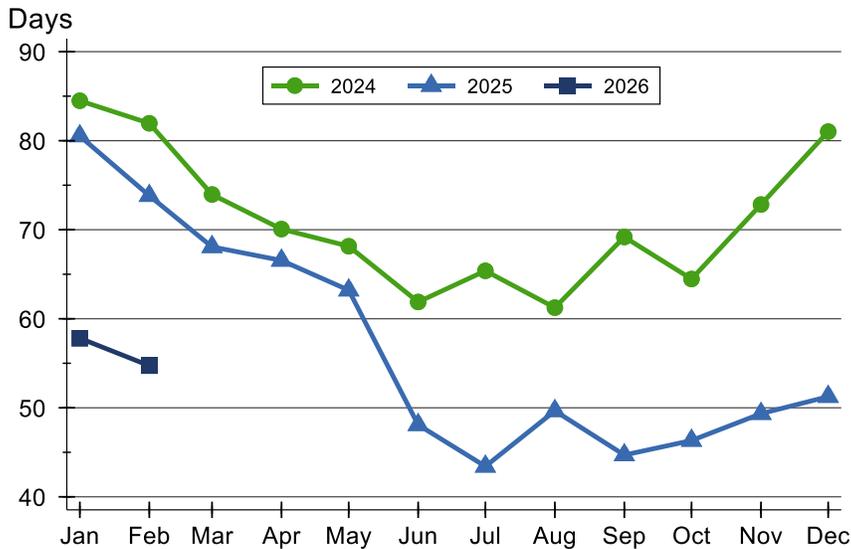


Month	2024	2025	2026
January	248,750	288,000	289,000
February	239,500	289,950	295,500
March	285,000	299,900	
April	295,000	285,000	
May	277,000	285,000	
June	275,000	274,900	
July	275,000	280,000	
August	271,000	282,000	
September	280,000	269,950	
October	275,000	289,500	
November	266,000	279,900	
December	285,000	269,900	



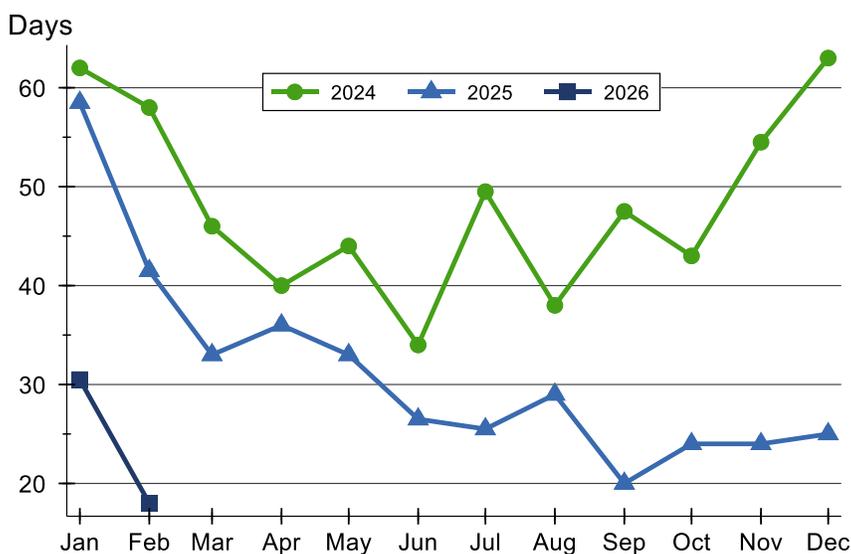
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	84	81	58
February	82	74	55
March	74	68	
April	70	67	
May	68	63	
June	62	48	
July	65	43	
August	61	50	
September	69	45	
October	64	46	
November	73	49	
December	81	51	

Median DOM

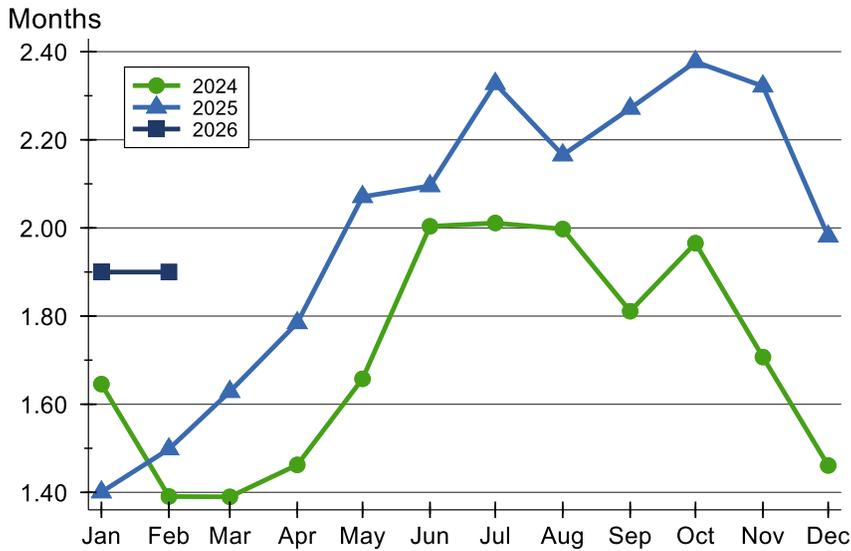


Month	2024	2025	2026
January	62	59	31
February	58	42	18
March	46	33	
April	40	36	
May	44	33	
June	34	27	
July	50	26	
August	38	29	
September	48	20	
October	43	24	
November	55	24	
December	63	25	



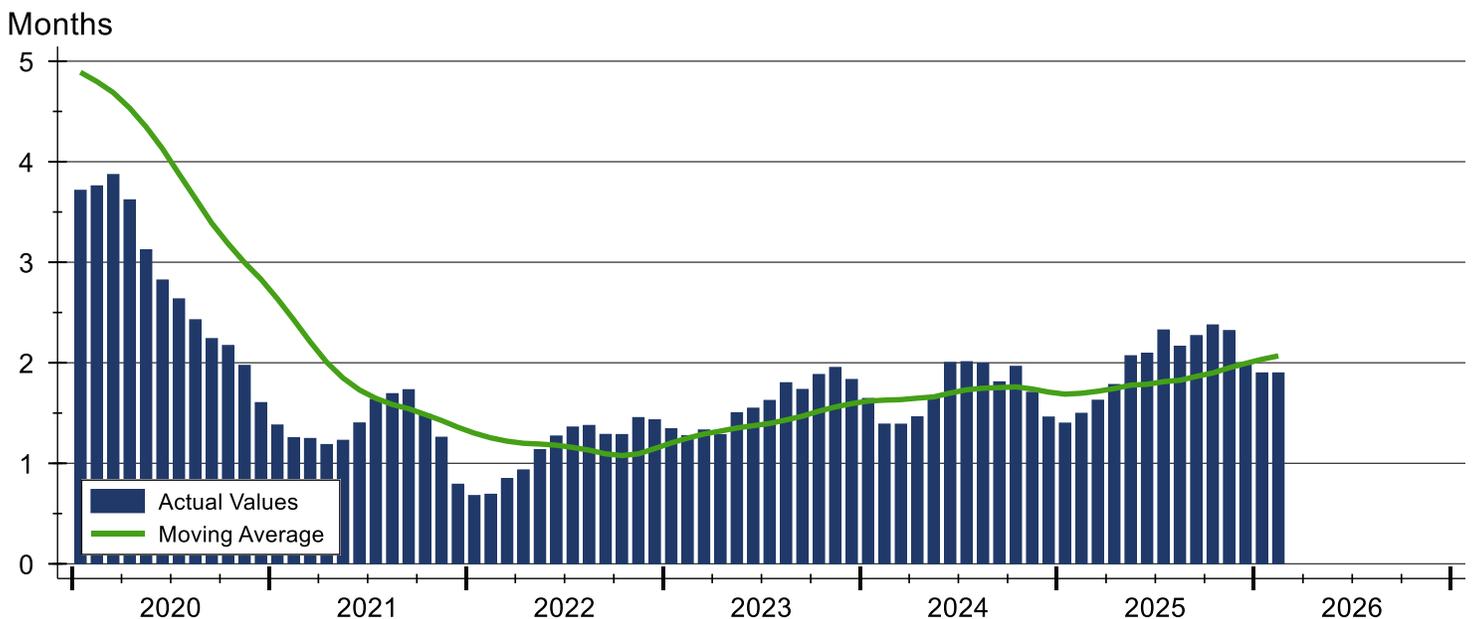
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	1.6	1.4	1.9
February	1.4	1.5	1.9
March	1.4	1.6	
April	1.5	1.8	
May	1.7	2.1	
June	2.0	2.1	
July	2.0	2.3	
August	2.0	2.2	
September	1.8	2.3	
October	2.0	2.4	
November	1.7	2.3	
December	1.5	2.0	

History of Month's Supply





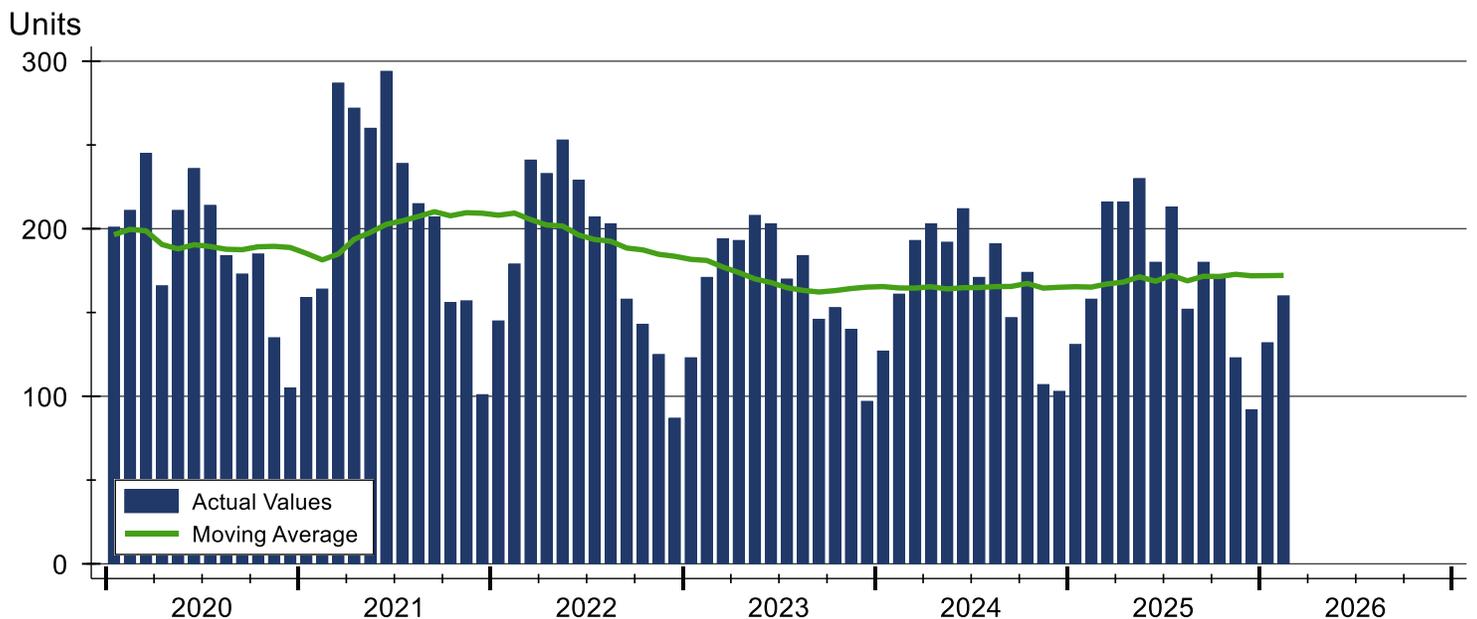
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	160	158	1.3%
	Volume (1,000s)	50,254	45,946	9.4%
	Average List Price	314,089	290,798	8.0%
	Median List Price	288,500	269,900	6.9%
Year-to-Date	New Listings	292	289	1.0%
	Volume (1,000s)	90,072	82,384	9.3%
	Average List Price	308,465	285,065	8.2%
	Median List Price	275,000	269,000	2.2%

A total of 160 new listings were added in the Manhattan-Junction City metropolitan area during February, up 1.3% from the same month in 2025. Year-to-date the Manhattan-Junction City metropolitan area has seen 292 new listings.

The median list price of these homes was \$288,500 up from \$269,900 in 2025.

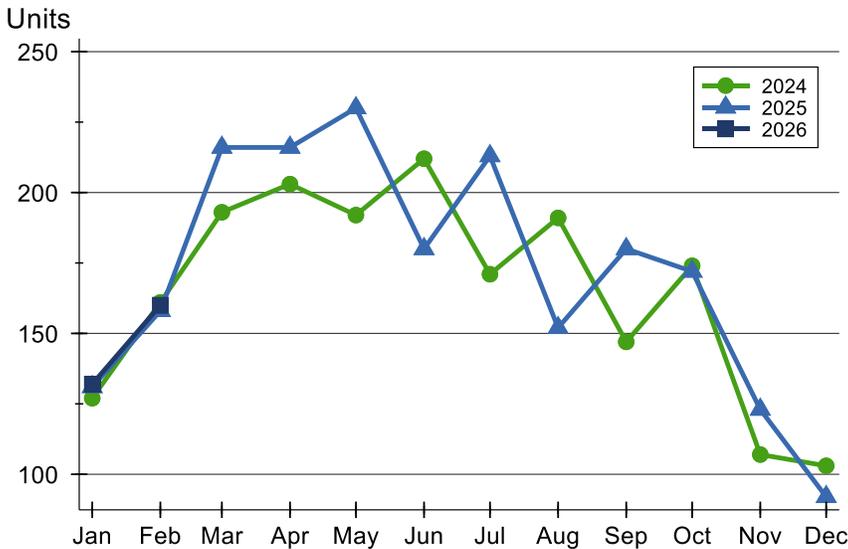
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	127	131	132
February	161	158	160
March	193	216	
April	203	216	
May	192	230	
June	212	180	
July	171	213	
August	191	152	
September	147	180	
October	174	172	
November	107	123	
December	103	92	

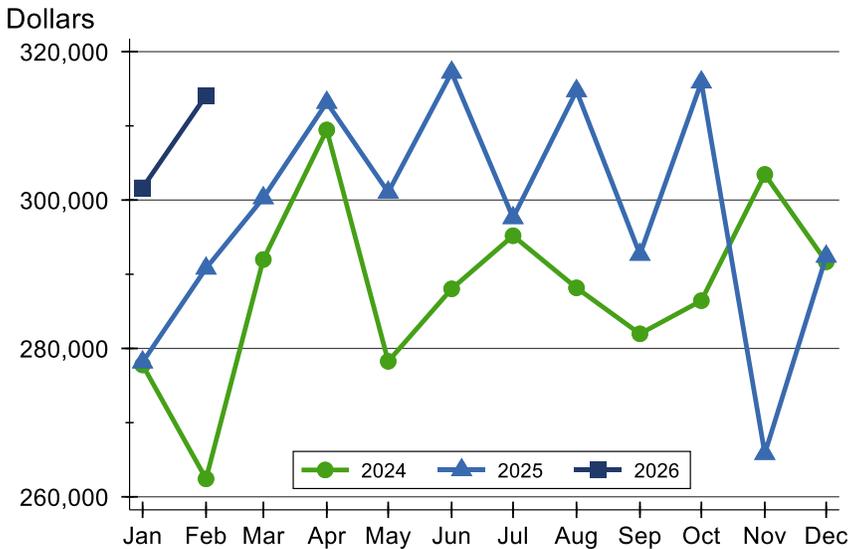
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	2.5%	73,750	72,500	15	11	100.0%	100.0%
\$100,000-\$124,999	3	1.9%	108,300	105,000	16	10	100.3%	100.0%
\$125,000-\$149,999	7	4.4%	137,129	140,000	8	6	99.1%	100.0%
\$150,000-\$174,999	4	2.5%	162,375	162,500	5	5	100.0%	100.0%
\$175,000-\$199,999	10	6.3%	186,640	184,950	4	4	100.0%	100.0%
\$200,000-\$249,999	28	17.5%	229,957	232,500	15	9	99.5%	100.0%
\$250,000-\$299,999	37	23.1%	275,543	278,999	8	5	99.8%	100.0%
\$300,000-\$399,999	31	19.4%	348,016	359,000	9	6	99.2%	100.0%
\$400,000-\$499,999	19	11.9%	440,800	430,000	12	8	99.8%	100.0%
\$500,000-\$749,999	14	8.8%	577,929	567,450	5	5	100.0%	100.0%
\$750,000-\$999,999	3	1.9%	756,633	750,000	11	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



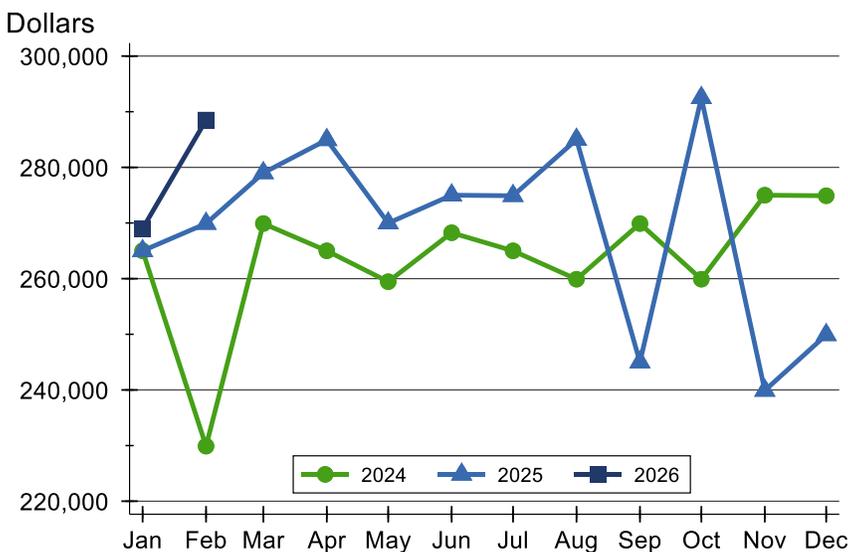
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2024	2025	2026
January	277,776	278,151	301,648
February	262,422	290,798	314,089
March	291,987	300,283	
April	309,450	313,145	
May	278,262	301,043	
June	288,030	317,205	
July	295,194	297,602	
August	288,165	314,719	
September	281,972	292,664	
October	286,432	315,882	
November	303,458	265,819	
December	291,677	292,403	

Median Price



Month	2024	2025	2026
January	265,000	265,000	269,000
February	229,900	269,900	288,500
March	269,900	279,000	
April	265,000	284,950	
May	259,450	269,975	
June	268,250	275,000	
July	265,000	274,900	
August	259,900	285,000	
September	269,900	245,000	
October	259,900	292,500	
November	275,000	239,900	
December	274,900	249,900	



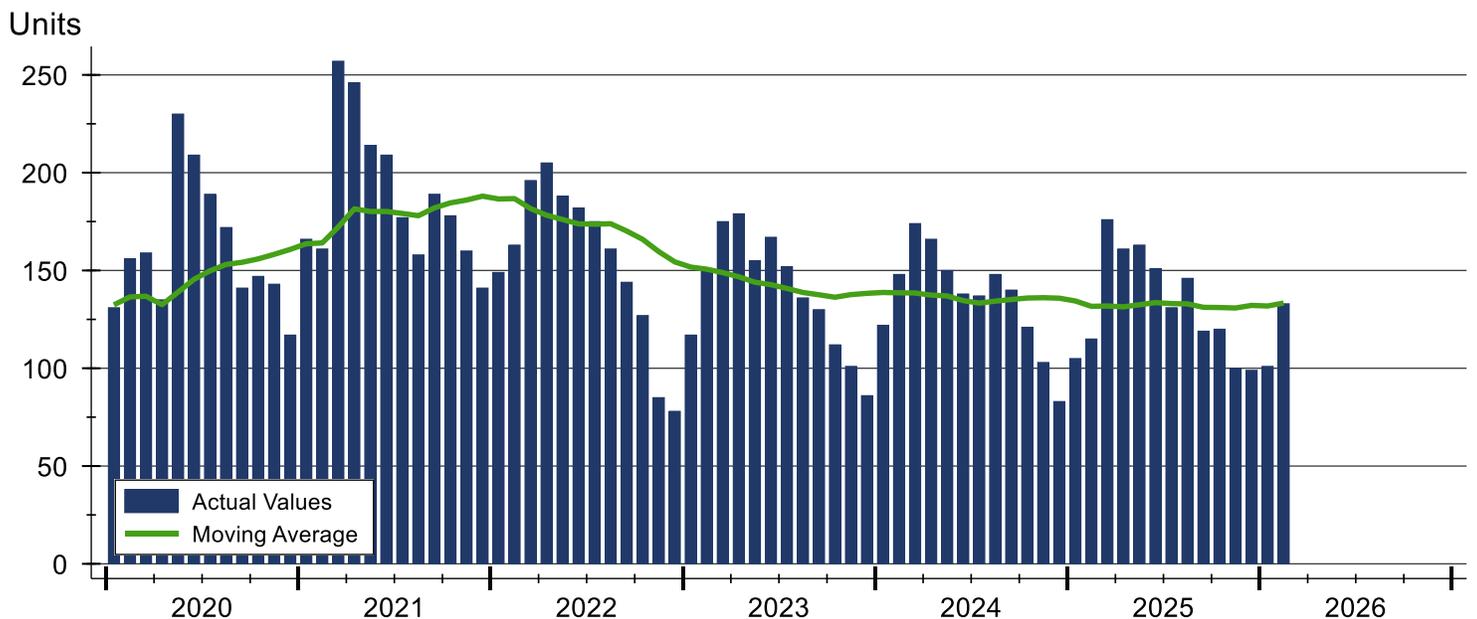
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		February			Year-to-Date		
		2026	2025	Change	2026	2025	Change
Contracts Written		133	115	15.7%	234	220	6.4%
Volume (1,000s)		41,154	31,902	29.0%	68,605	61,080	12.3%
Average	Sale Price	309,429	277,405	11.5%	293,183	277,634	5.6%
	Days on Market	45	35	28.6%	45	37	21.6%
	Percent of Original	98.2%	97.9%	0.3%	97.4%	97.8%	-0.4%
Median	Sale Price	269,000	249,900	7.6%	255,000	252,450	1.0%
	Days on Market	17	9	88.9%	20	16	25.0%
	Percent of Original	100.0%	98.8%	1.2%	100.0%	98.8%	1.2%

A total of 133 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of February, up from 115 in 2025. The median list price of these homes was \$269,000, up from \$249,900 the prior year.

Half of the homes that went under contract in February were on the market less than 17 days, compared to 9 days in February 2025.

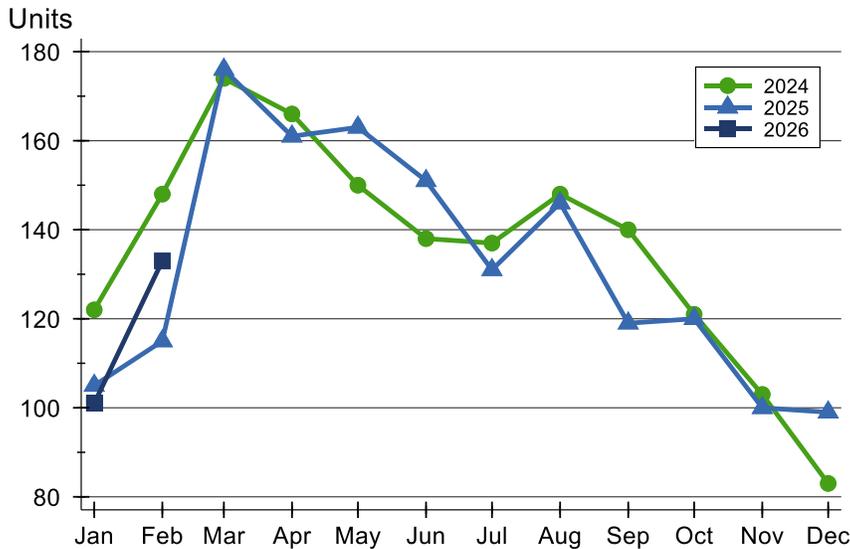
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	122	105	101
February	148	115	133
March	174	176	
April	166	161	
May	150	163	
June	138	151	
July	137	131	
August	148	146	
September	140	119	
October	121	120	
November	103	100	
December	83	99	

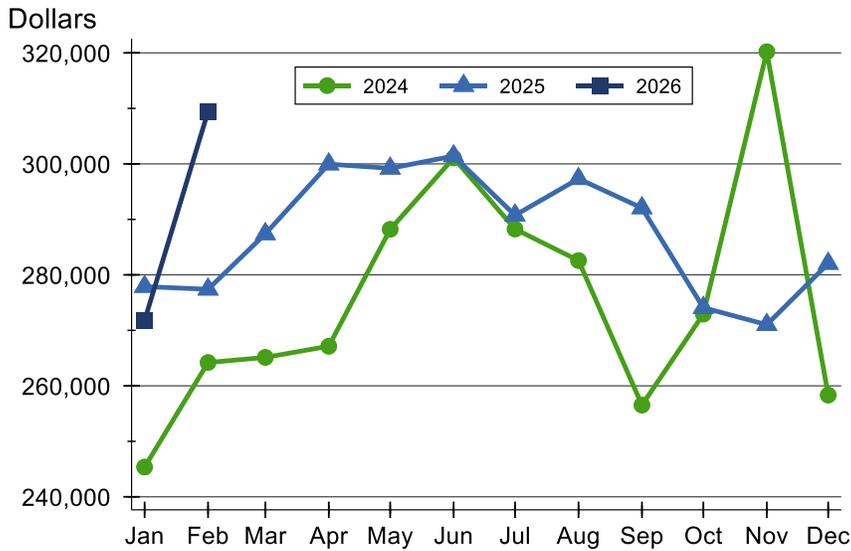
Contracts Written by Price Range

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	1	0.8%	50,000	50,000	134	134	71.4%	71.4%
\$100,000-\$124,999	2	1.5%	122,425	122,425	21	21	98.6%	98.6%
\$125,000-\$149,999	6	4.5%	138,733	142,500	9	6	94.9%	100.0%
\$150,000-\$174,999	5	3.8%	162,180	161,500	29	7	98.8%	100.0%
\$175,000-\$199,999	16	12.0%	188,612	188,500	45	35	97.8%	98.9%
\$200,000-\$249,999	23	17.3%	228,383	230,000	53	20	97.5%	100.0%
\$250,000-\$299,999	31	23.3%	274,855	270,000	32	7	99.4%	100.0%
\$300,000-\$399,999	22	16.5%	342,923	344,900	64	20	99.6%	100.0%
\$400,000-\$499,999	16	12.0%	439,525	435,000	51	35	98.1%	99.2%
\$500,000-\$749,999	9	6.8%	595,450	569,900	41	12	98.7%	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	2	1.5%	1,244,500	1,244,500	46	46	96.6%	96.6%



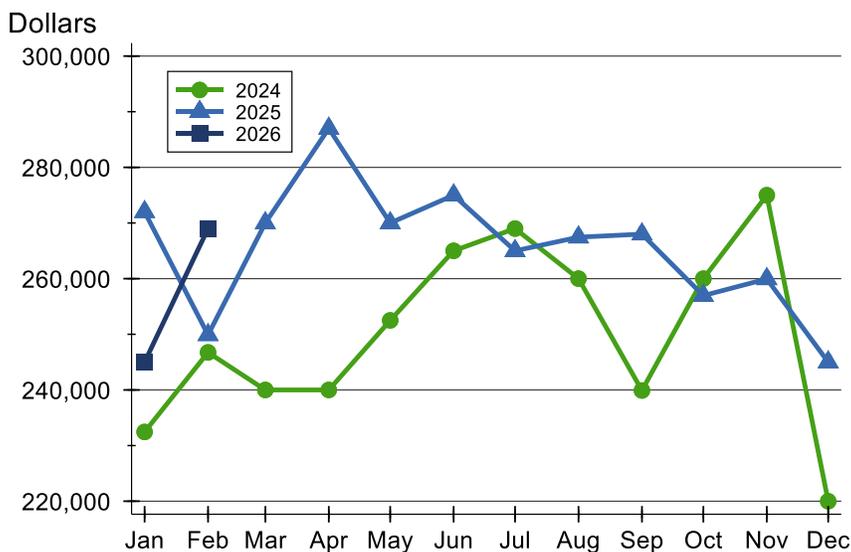
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	245,360	277,886	271,791
February	264,205	277,405	309,429
March	265,128	287,386	
April	267,139	299,952	
May	288,212	299,202	
June	301,068	301,416	
July	288,258	290,742	
August	282,576	297,325	
September	256,533	292,055	
October	272,917	274,087	
November	320,223	271,020	
December	258,338	282,041	

Median Price

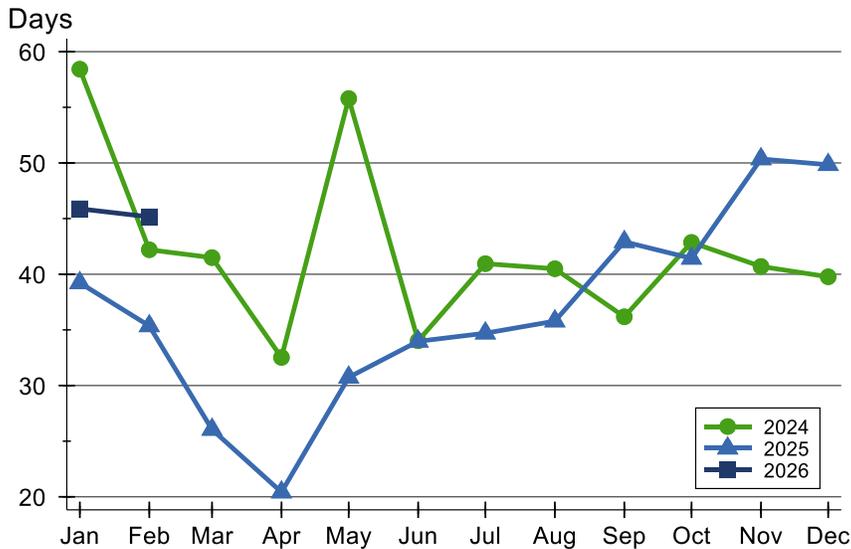


Month	2024	2025	2026
January	232,450	272,000	245,000
February	246,750	249,900	269,000
March	240,000	270,000	
April	240,000	287,000	
May	252,500	270,000	
June	265,000	275,000	
July	269,000	265,000	
August	260,000	267,450	
September	239,900	268,000	
October	260,000	256,950	
November	275,000	259,950	
December	220,000	245,000	



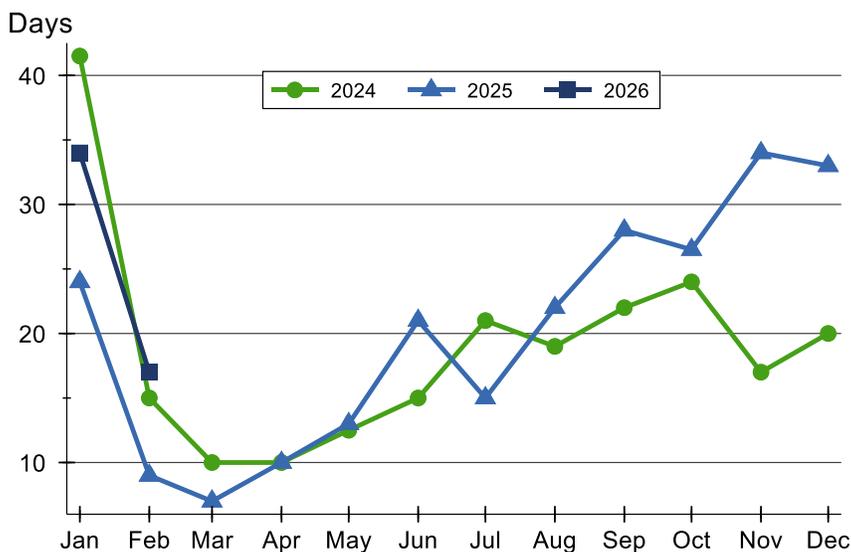
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	58	39	46
February	42	35	45
March	41	26	
April	33	20	
May	56	31	
June	34	34	
July	41	35	
August	40	36	
September	36	43	
October	43	41	
November	41	50	
December	40	50	

Median DOM



Month	2024	2025	2026
January	42	24	34
February	15	9	17
March	10	7	
April	10	10	
May	13	13	
June	15	21	
July	21	15	
August	19	22	
September	22	28	
October	24	27	
November	17	34	
December	20	33	



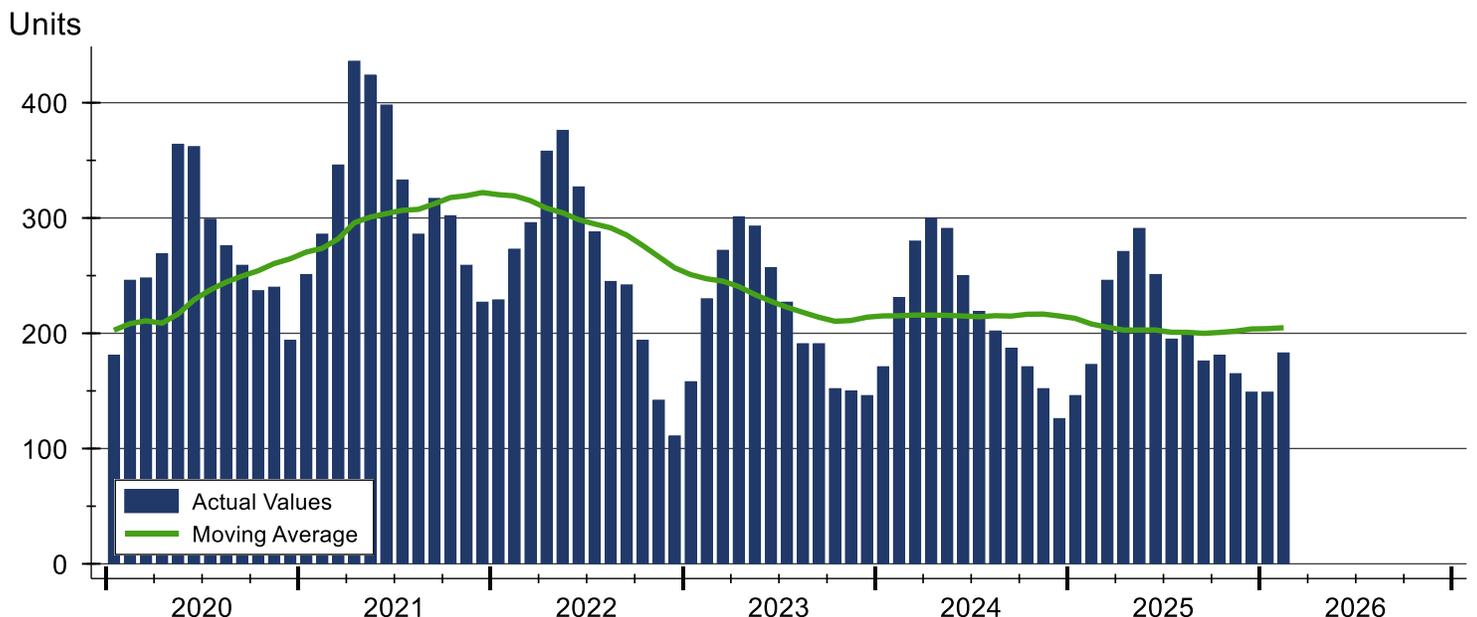
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		183	173	5.8%
Volume (1,000s)		54,693	47,912	14.2%
Average	List Price	298,870	276,950	7.9%
	Days on Market	46	36	27.8%
	Percent of Original	98.3%	99.3%	-1.0%
Median	List Price	270,000	250,000	8.0%
	Days on Market	15	17	-11.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 183 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of February, up from 173 contracts pending at the end of February 2025.

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.

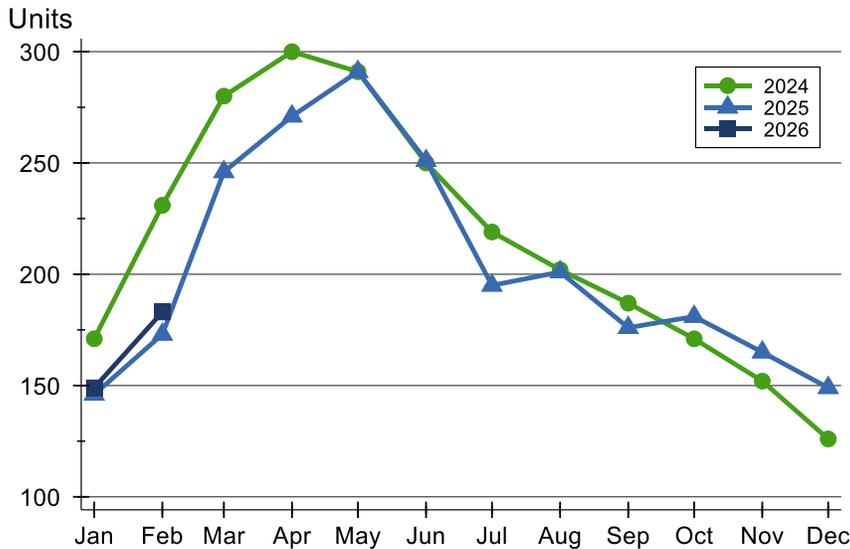
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	171	146	149
February	231	173	183
March	280	246	
April	300	271	
May	291	291	
June	250	251	
July	219	195	
August	202	201	
September	187	176	
October	171	181	
November	152	165	
December	126	149	

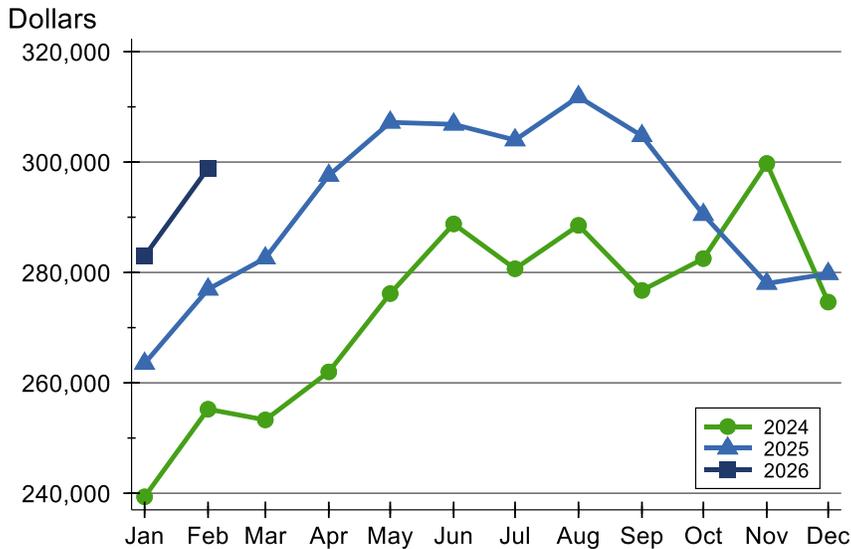
Pending Contracts by Price Range

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	2	1.1%	67,450	67,450	19	19	78.2%	78.2%
\$100,000-\$124,999	5	2.7%	111,950	105,000	56	38	96.9%	100.0%
\$125,000-\$149,999	9	4.9%	135,767	130,000	22	6	100.0%	100.0%
\$150,000-\$174,999	6	3.3%	160,967	160,700	24	4	99.0%	100.0%
\$175,000-\$199,999	20	10.9%	186,510	186,000	47	36	97.5%	97.4%
\$200,000-\$249,999	33	18.0%	227,186	225,000	50	19	97.5%	100.0%
\$250,000-\$299,999	38	20.8%	275,103	272,500	33	7	99.2%	100.0%
\$300,000-\$399,999	34	18.6%	347,724	349,950	65	28	99.0%	100.0%
\$400,000-\$499,999	23	12.6%	444,087	449,500	54	22	98.4%	100.0%
\$500,000-\$749,999	11	6.0%	592,550	574,000	41	12	98.3%	100.0%
\$750,000-\$999,999	2	1.1%	787,450	787,450	5	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



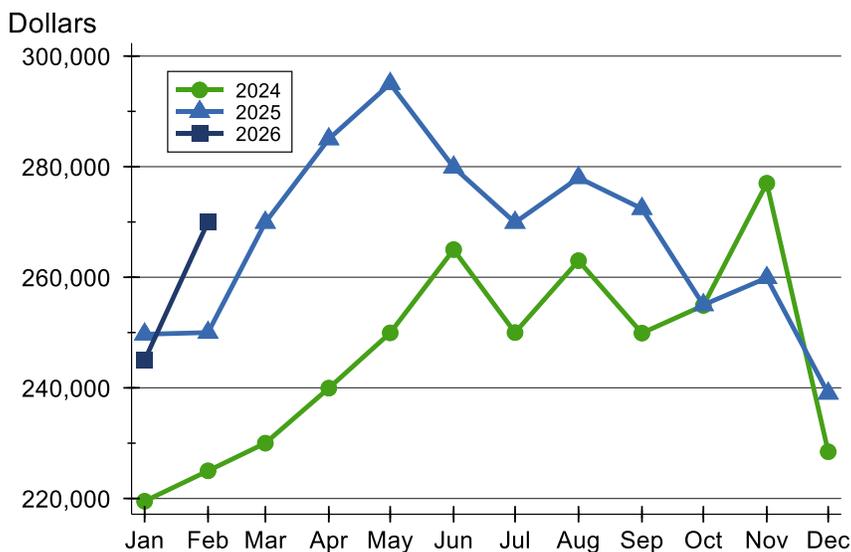
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	239,345	263,505	282,966
February	255,219	276,950	298,870
March	253,283	282,592	
April	261,982	297,568	
May	276,172	307,188	
June	288,791	306,835	
July	280,661	303,992	
August	288,533	311,820	
September	276,743	304,749	
October	282,508	290,474	
November	299,744	277,997	
December	274,628	279,772	

Median Price

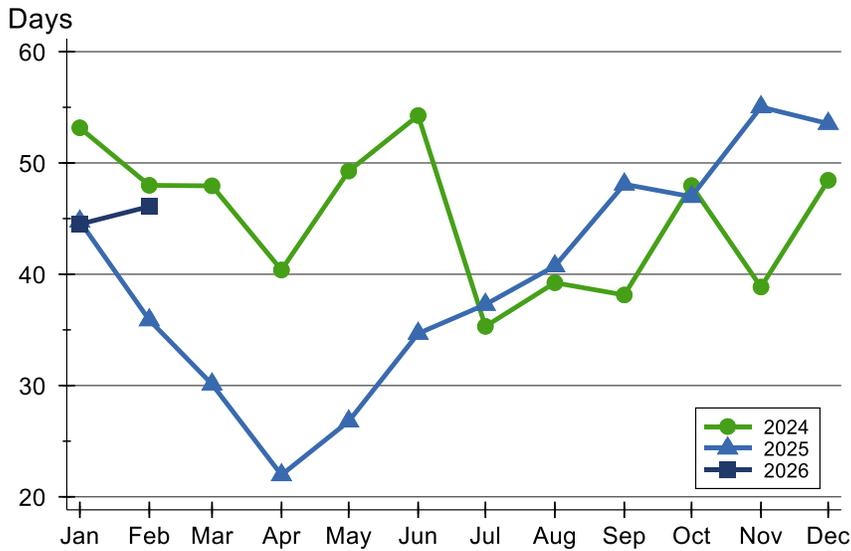


Month	2024	2025	2026
January	219,500	249,700	245,000
February	225,000	250,000	270,000
March	230,000	269,900	
April	239,950	285,000	
May	249,950	295,000	
June	265,000	279,900	
July	250,000	269,900	
August	263,000	278,000	
September	249,900	272,400	
October	254,900	255,000	
November	277,000	259,900	
December	228,450	239,000	



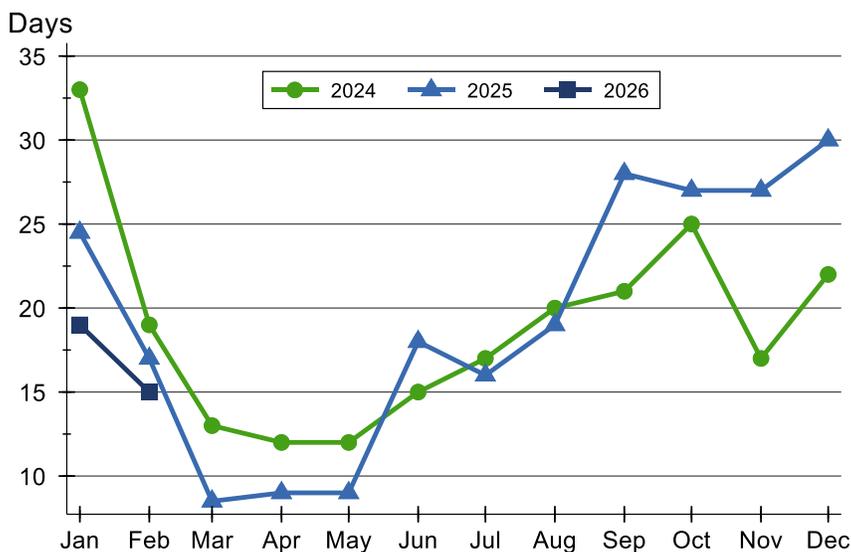
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	53	45	44
February	48	36	46
March	48	30	
April	40	22	
May	49	27	
June	54	35	
July	35	37	
August	39	41	
September	38	48	
October	48	47	
November	39	55	
December	48	54	

Median DOM



Month	2024	2025	2026
January	33	25	19
February	19	17	15
March	13	9	
April	12	9	
May	12	9	
June	15	18	
July	17	16	
August	20	19	
September	21	28	
October	25	27	
November	17	27	
December	22	30	