



**April  
2026**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Housing Report



### Market Overview

#### Manhattan MSA Home Sales Rose in April

Total home sales in the Manhattan-Junction City metropolitan area rose by 6.0% last month to 141 units, compared to 133 units in April 2025. Total sales volume was \$41.4 million, up 14.4% from a year earlier.

The median sale price in April was \$273,000, up from \$255,000 a year earlier. Homes that sold in April were typically on the market for 14 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of April was 271 units, up from 236 at the same point in 2025. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$305,000.

During April, a total of 203 contracts were written up from 162 in April 2025. At the end of the month, there were 298 contracts still pending.

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**April  
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# Flint Hills MLS Statistics



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## Manhattan-Junction City Metropolitan Area Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>141</b>	<b>133</b>	<b>145</b>	<b>447</b>	<b>419</b>	<b>483</b>
Change from prior year		6.0%	-8.3%	-0.7%	6.7%	-13.3%	12.1%
<b>Active Listings</b>		<b>271</b>	<b>236</b>	<b>204</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		14.8%	15.7%	5.2%			
<b>Months' Supply</b>		<b>2.0</b>	<b>1.8</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		11.1%	20.0%	15.4%			
<b>New Listings</b>		<b>226</b>	<b>216</b>	<b>203</b>	<b>767</b>	<b>721</b>	<b>684</b>
Change from prior year		4.6%	6.4%	5.2%	6.4%	5.4%	0.4%
<b>Contracts Written</b>		<b>203</b>	<b>162</b>	<b>166</b>	<b>623</b>	<b>558</b>	<b>610</b>
Change from prior year		25.3%	-2.4%	-7.3%	11.6%	-8.5%	-1.8%
<b>Pending Contracts</b>		<b>298</b>	<b>271</b>	<b>300</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		10.0%	-9.7%	-0.3%			
<b>Sales Volume (1,000s)</b>		<b>41,374</b>	<b>36,160</b>	<b>35,442</b>	<b>127,225</b>	<b>113,425</b>	<b>117,132</b>
Change from prior year		14.4%	2.0%	0.8%	12.2%	-3.2%	14.9%
Average	<b>Sale Price</b>	<b>293,433</b>	<b>271,879</b>	<b>244,431</b>	<b>284,620</b>	<b>270,704</b>	<b>242,509</b>
	Change from prior year	7.9%	11.2%	1.4%	5.1%	11.6%	2.5%
	<b>List Price of Actives</b>	<b>348,249</b>	<b>319,770</b>	<b>359,897</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	8.9%	-11.1%	13.6%			
	<b>Days on Market</b>	<b>39</b>	<b>36</b>	<b>42</b>	<b>43</b>	<b>39</b>	<b>48</b>
Change from prior year	8.3%	-14.3%	5.0%	10.3%	-18.8%	6.7%	
	<b>Percent of List</b>	<b>98.7%</b>	<b>98.6%</b>	<b>99.1%</b>	<b>98.3%</b>	<b>98.7%</b>	<b>98.3%</b>
Change from prior year	0.1%	-0.5%	-0.5%	-0.4%	0.4%	0.0%	
	<b>Percent of Original</b>	<b>97.7%</b>	<b>97.8%</b>	<b>97.8%</b>	<b>96.6%</b>	<b>97.6%</b>	<b>96.6%</b>
Change from prior year	-0.1%	0.0%	-0.3%	-1.0%	1.0%	0.4%	
Median	<b>Sale Price</b>	<b>273,000</b>	<b>255,000</b>	<b>219,999</b>	<b>252,000</b>	<b>250,000</b>	<b>223,000</b>
	Change from prior year	7.1%	15.9%	2.3%	0.8%	12.1%	3.7%
	<b>List Price of Actives</b>	<b>305,000</b>	<b>285,000</b>	<b>295,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	7.0%	-3.4%	5.4%			
	<b>Days on Market</b>	<b>14</b>	<b>14</b>	<b>13</b>	<b>19</b>	<b>17</b>	<b>22</b>
Change from prior year	0.0%	7.7%	30.0%	11.8%	-22.7%	0.0%	
	<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.7%</b>	<b>99.4%</b>
Change from prior year	0.0%	0.0%	0.0%	0.3%	0.3%	-0.6%	
	<b>Percent of Original</b>	<b>99.2%</b>	<b>99.6%</b>	<b>98.8%</b>	<b>98.4%</b>	<b>98.6%</b>	<b>98.2%</b>
Change from prior year	-0.4%	0.8%	-1.2%	-0.2%	0.4%	-0.1%	

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



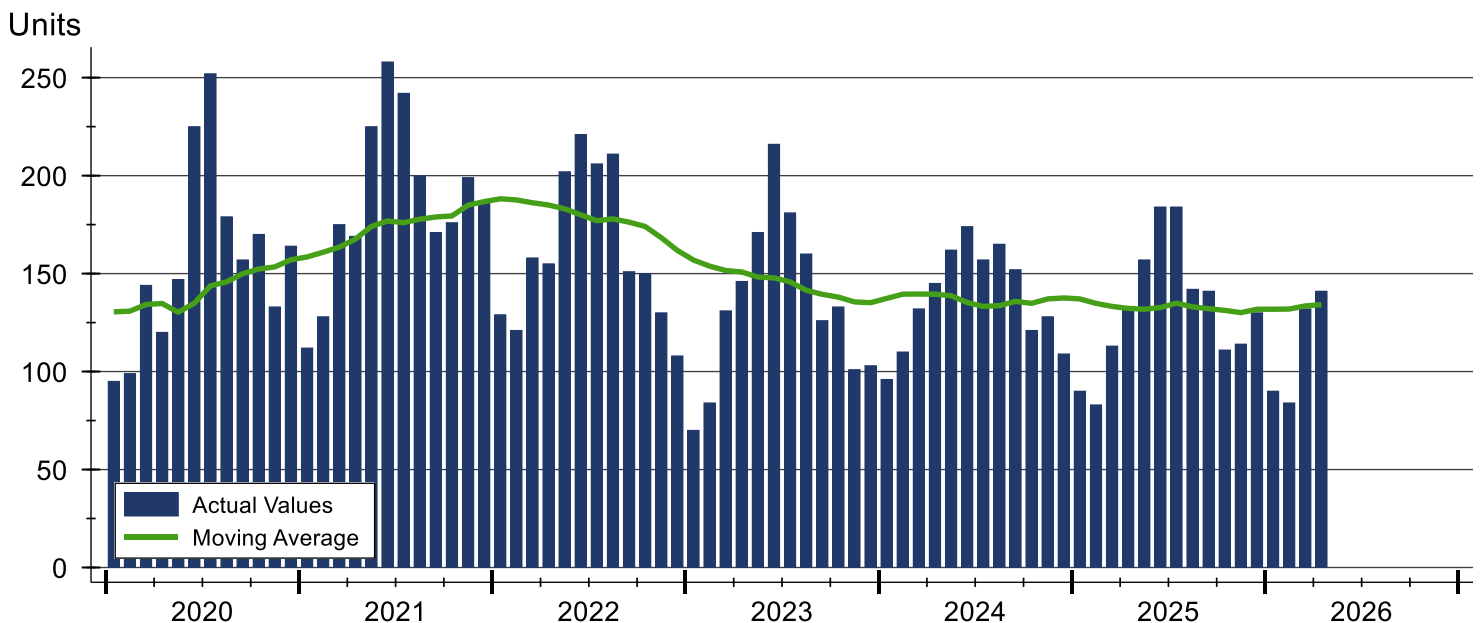
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2026	April 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		141	133	6.0%	447	419	6.7%
Volume (1,000s)		41,374	36,160	14.4%	127,225	113,425	12.2%
Months' Supply		2.0	1.8	11.1%	N/A	N/A	N/A
Average	Sale Price	293,433	271,879	7.9%	284,620	270,704	5.1%
	Days on Market	39	36	8.3%	43	39	10.3%
	Percent of List	98.7%	98.6%	0.1%	98.3%	98.7%	-0.4%
	Percent of Original	97.7%	97.8%	-0.1%	96.6%	97.6%	-1.0%
Median	Sale Price	273,000	255,000	7.1%	252,000	250,000	0.8%
	Days on Market	14	14	0.0%	19	17	11.8%
	Percent of List	100.0%	100.0%	0.0%	100.0%	99.7%	0.3%
	Percent of Original	99.2%	99.6%	-0.4%	98.4%	98.6%	-0.2%

A total of 141 homes sold in the Manhattan-Junction City metropolitan area in April, up from 133 units in April 2025. Total sales volume rose to \$41.4 million compared to \$36.2 million in the previous year.

The median sales price in April was \$273,000, up 7.1% compared to the prior year. Median days on market was 14 days, up from 12 days in March, but similar to April 2025.

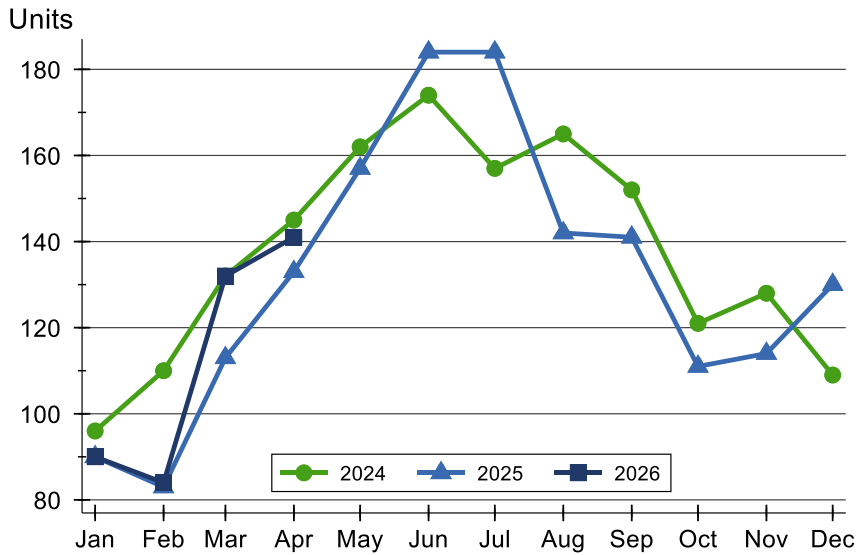
## History of Closed Listings





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2024	2025	2026
January	96	90	<b>90</b>
February	110	83	<b>84</b>
March	132	113	<b>132</b>
April	145	133	<b>141</b>
May	162	157	
June	174	184	
July	157	184	
August	165	142	
September	152	141	
October	121	111	
November	128	114	
December	109	130	

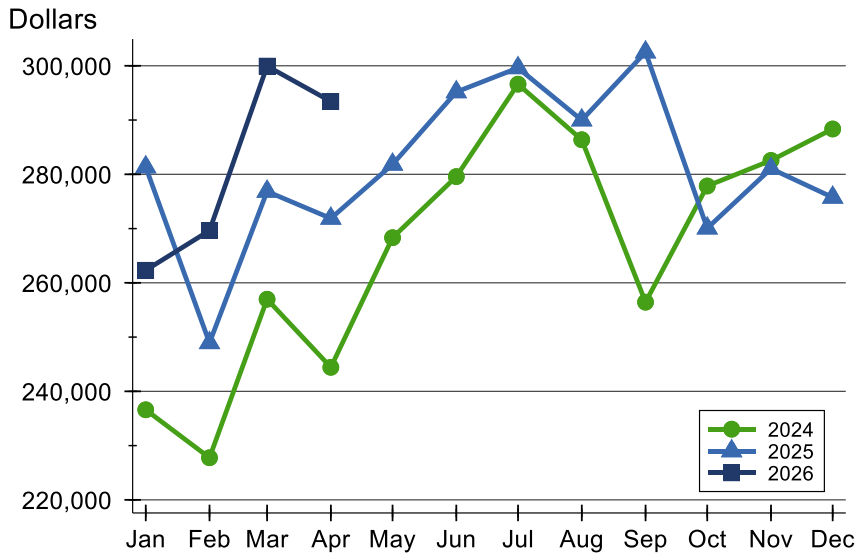
## Closed Listings by Price Range

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	1	0.7%	0.0	22,000	22,000	7	7	73.3%	73.3%	73.3%	73.3%
\$25,000-\$49,999	1	0.7%	0.0	40,000	40,000	4	4	114.3%	114.3%	114.3%	114.3%
\$50,000-\$99,999	2	1.4%	4.0	68,500	68,500	119	119	92.4%	92.4%	90.6%	90.6%
\$100,000-\$124,999	3	2.1%	1.0	109,000	110,000	98	53	93.0%	97.3%	92.5%	95.7%
\$125,000-\$149,999	2	1.4%	0.9	134,250	134,250	14	14	101.3%	101.3%	101.3%	101.3%
\$150,000-\$174,999	11	7.8%	1.8	164,728	170,000	45	38	99.1%	99.1%	97.0%	97.9%
\$175,000-\$199,999	8	5.7%	1.8	188,488	188,000	38	29	98.1%	98.6%	97.1%	97.4%
\$200,000-\$249,999	32	22.7%	1.0	224,533	226,000	42	19	98.5%	99.3%	96.9%	96.2%
\$250,000-\$299,999	27	19.1%	1.9	276,248	279,000	25	6	99.4%	100.0%	98.7%	100.0%
\$300,000-\$399,999	32	22.7%	2.9	339,995	342,450	36	10	99.2%	100.0%	98.7%	100.0%
\$400,000-\$499,999	10	7.1%	2.3	444,880	441,000	44	9	99.2%	100.0%	98.2%	100.0%
\$500,000-\$749,999	11	7.8%	2.0	593,841	599,000	41	14	98.7%	100.0%	98.3%	99.1%
\$750,000-\$999,999	1	0.7%	3.0	755,000	755,000	59	59	98.1%	98.1%	98.1%	98.1%
\$1,000,000 and up	0	0.0%	40.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



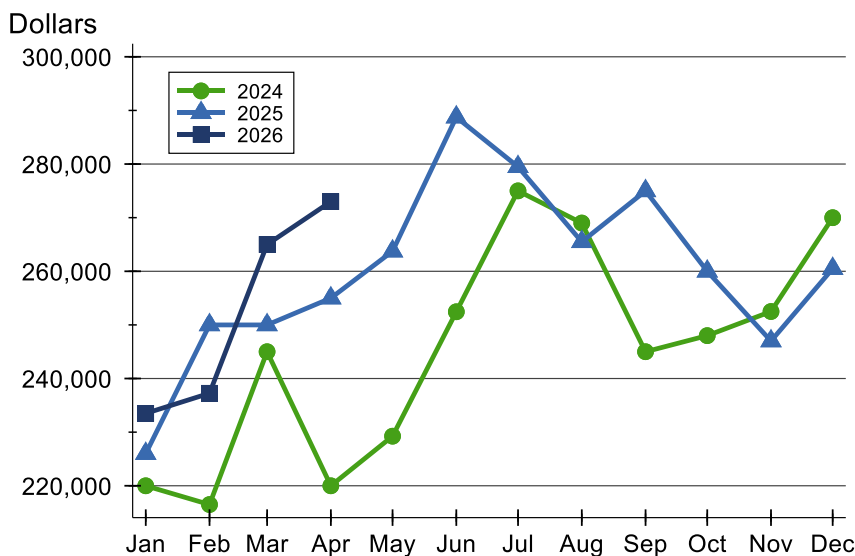
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2024	2025	2026
January	236,603	281,334	<b>262,316</b>
February	227,767	248,936	<b>269,636</b>
March	256,978	276,844	<b>299,947</b>
April	244,431	271,879	<b>293,433</b>
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	275,748	

## Median Price

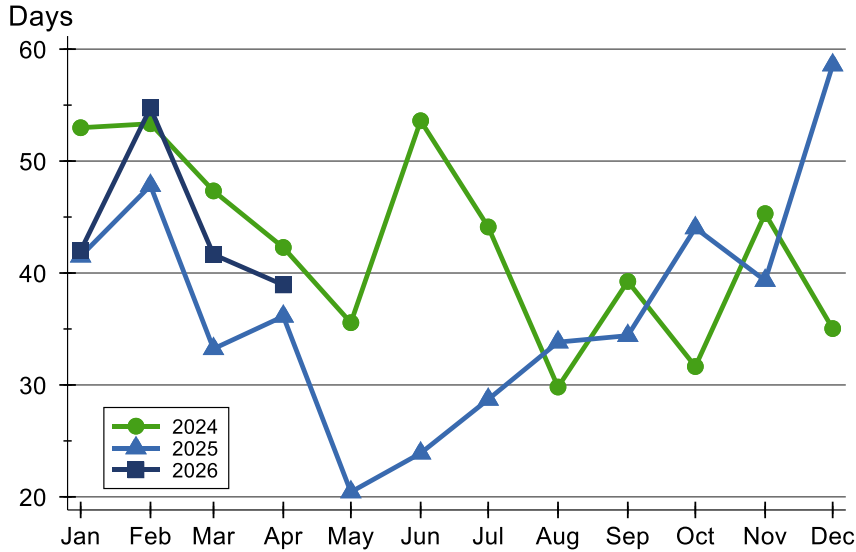


Month	2024	2025	2026
January	220,000	226,000	<b>233,500</b>
February	216,500	250,000	<b>237,250</b>
March	245,000	250,000	<b>265,000</b>
April	219,999	255,000	<b>273,000</b>
May	229,250	263,750	
June	252,450	288,750	
July	275,000	279,500	
August	269,000	265,500	
September	245,000	275,000	
October	248,000	260,000	
November	252,500	247,000	
December	270,000	260,500	



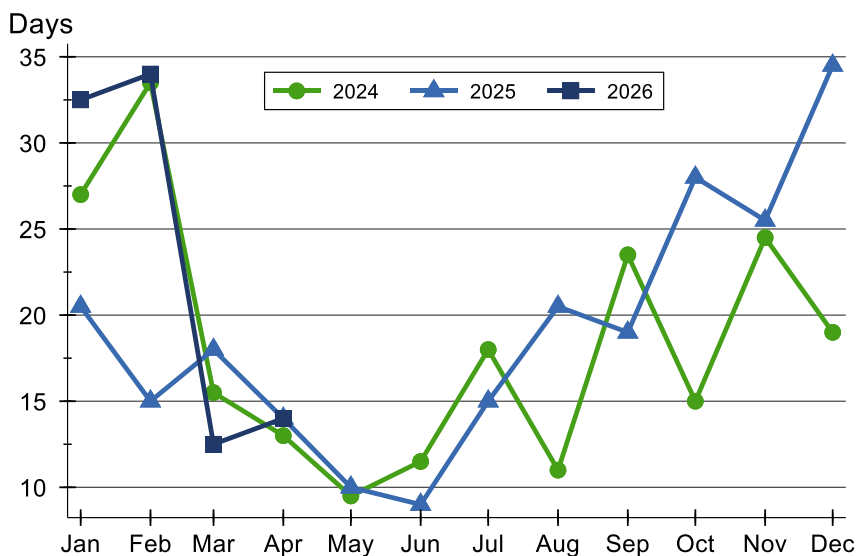
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2024	2025	2026
January	53	42	<b>42</b>
February	53	48	<b>55</b>
March	47	33	<b>42</b>
April	42	36	<b>39</b>
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	<b>33</b>
February	34	15	<b>34</b>
March	16	18	<b>13</b>
April	13	14	<b>14</b>
May	10	10	
June	12	9	
July	18	15	
August	11	21	
September	24	19	
October	15	28	
November	25	26	
December	19	35	



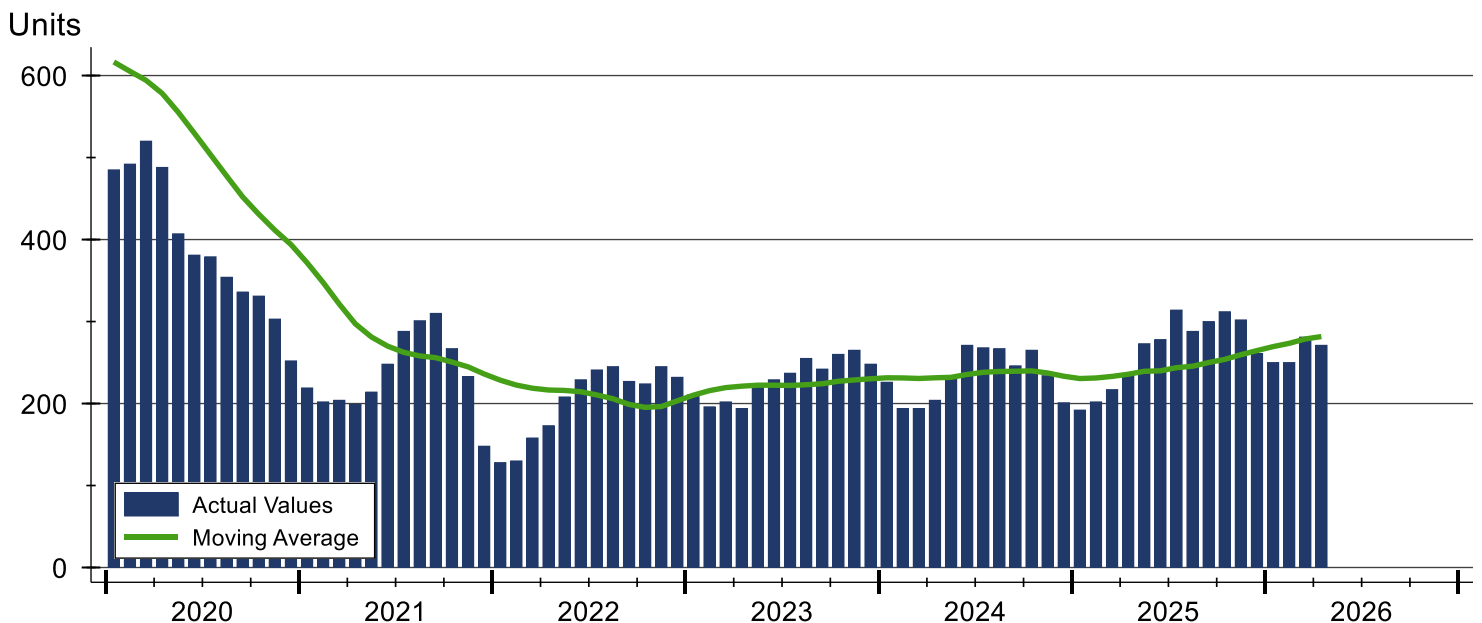
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2026	End of April 2025	Change
Active Listings		271	236	14.8%
Volume (1,000s)		94,375	75,466	25.1%
Months' Supply		2.0	1.8	11.1%
Average	List Price	348,249	319,770	8.9%
	Days on Market	51	67	-23.9%
	Percent of Original	98.2%	98.2%	0.0%
Median	List Price	305,000	285,000	7.0%
	Days on Market	18	36	-50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 271 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of April. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of April was \$305,000, up 7.0% from 2025. The typical time on market for active listings was 18 days, down from 36 days a year earlier.

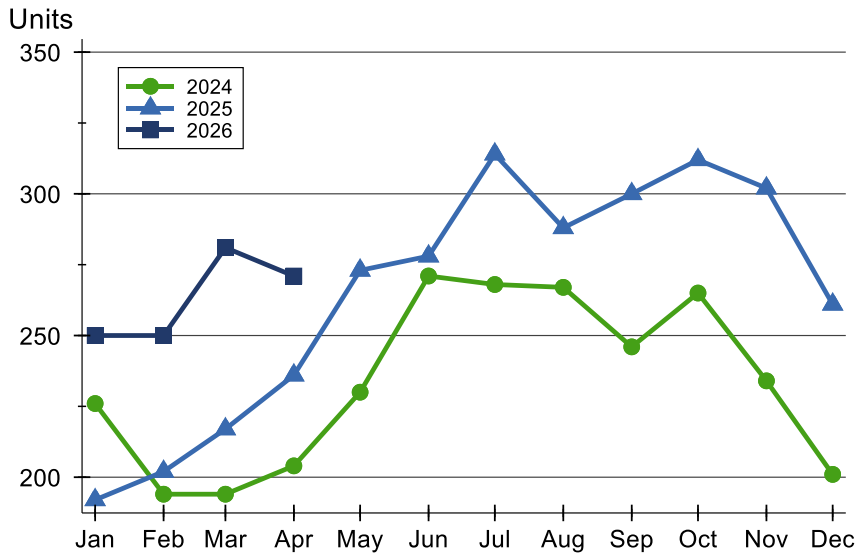
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



Month	2024	2025	2026
<b>January</b>	226	192	<b>250</b>
<b>February</b>	194	202	<b>250</b>
<b>March</b>	194	217	<b>281</b>
<b>April</b>	204	236	<b>271</b>
<b>May</b>	230	273	
<b>June</b>	271	278	
<b>July</b>	268	314	
<b>August</b>	267	288	
<b>September</b>	246	300	
<b>October</b>	265	312	
<b>November</b>	234	302	
<b>December</b>	201	261	

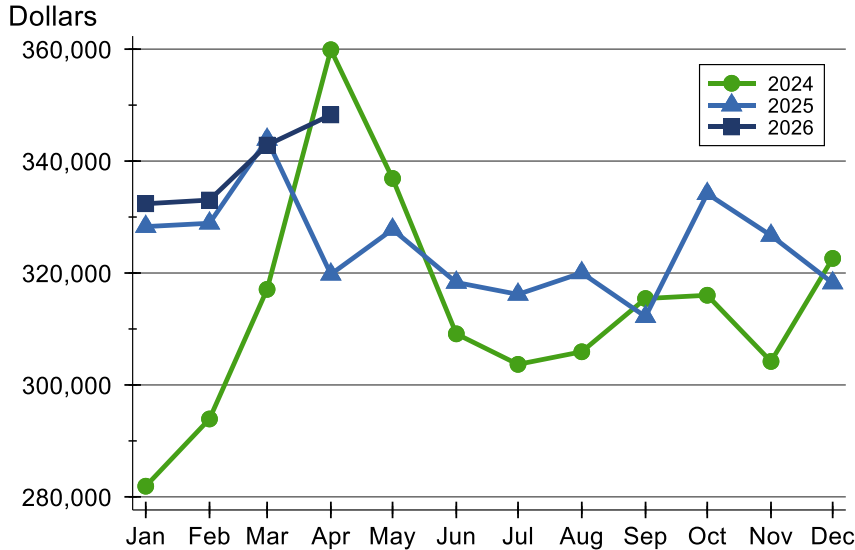
## Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	16	5.9%	4.0	79,881	82,500	109	48	95.0%	100.0%
\$100,000-\$124,999	4	1.5%	1.0	106,250	107,500	17	14	100.0%	100.0%
\$125,000-\$149,999	5	1.8%	0.9	138,980	140,000	90	20	98.0%	100.0%
\$150,000-\$174,999	15	5.5%	1.8	163,953	165,000	66	49	98.2%	99.4%
\$175,000-\$199,999	17	6.3%	1.8	185,829	186,000	28	17	98.6%	100.0%
\$200,000-\$249,999	25	9.2%	1.0	226,921	229,000	43	23	97.8%	100.0%
\$250,000-\$299,999	49	18.1%	1.9	278,373	275,000	33	10	98.6%	100.0%
\$300,000-\$399,999	82	30.3%	2.9	339,383	329,900	43	16	98.4%	100.0%
\$400,000-\$499,999	29	10.7%	2.3	445,219	435,000	73	36	98.3%	100.0%
\$500,000-\$749,999	14	5.2%	2.0	568,529	551,500	70	43	97.7%	97.4%
\$750,000-\$999,999	5	1.8%	3.0	871,300	922,500	27	7	100.0%	100.0%
\$1,000,000 and up	10	3.7%	40.0	1,398,900	1,274,500	49	8	98.2%	100.0%



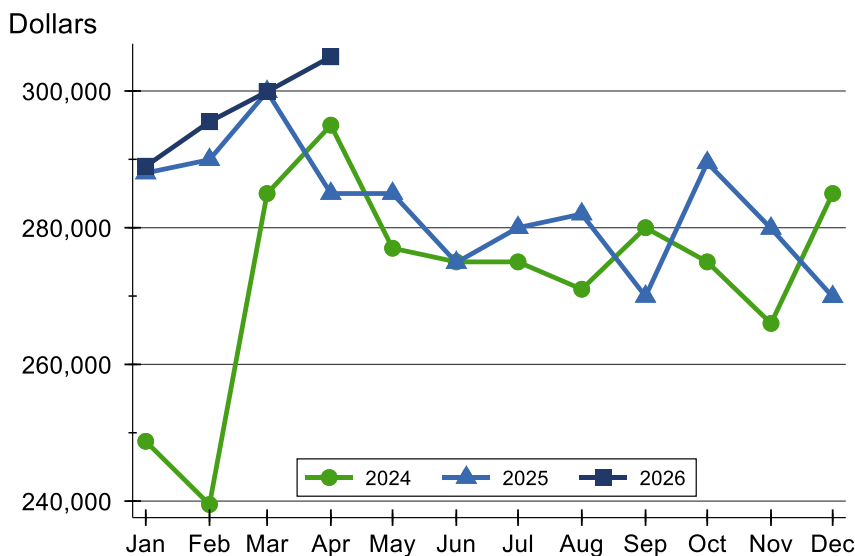
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



Month	2024	2025	2026
January	281,906	328,292	<b>332,375</b>
February	293,920	328,895	<b>333,041</b>
March	317,080	343,865	<b>342,857</b>
April	359,897	319,770	<b>348,249</b>
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

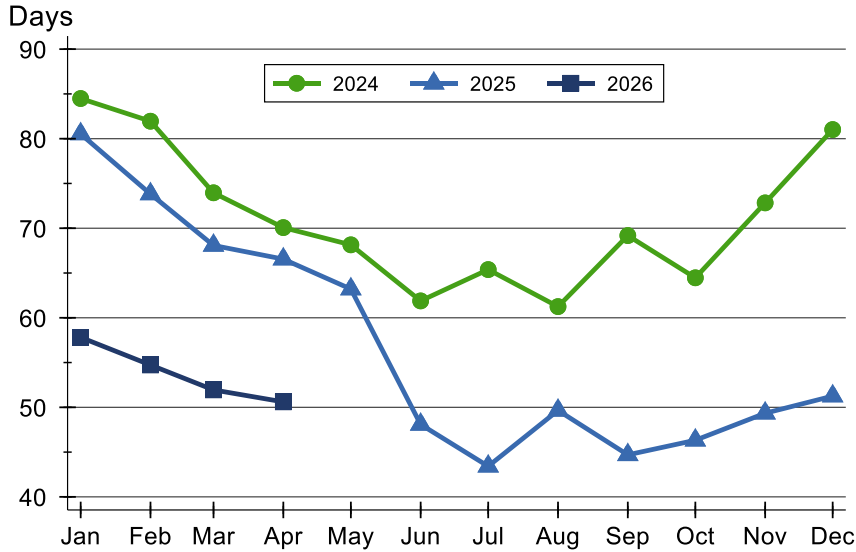


Month	2024	2025	2026
January	248,750	288,000	<b>289,000</b>
February	239,500	289,950	<b>295,500</b>
March	285,000	299,900	<b>299,900</b>
April	295,000	285,000	<b>305,000</b>
May	277,000	285,000	
June	275,000	274,900	
July	275,000	280,000	
August	271,000	282,000	
September	280,000	269,950	
October	275,000	289,500	
November	266,000	279,900	
December	285,000	269,900	



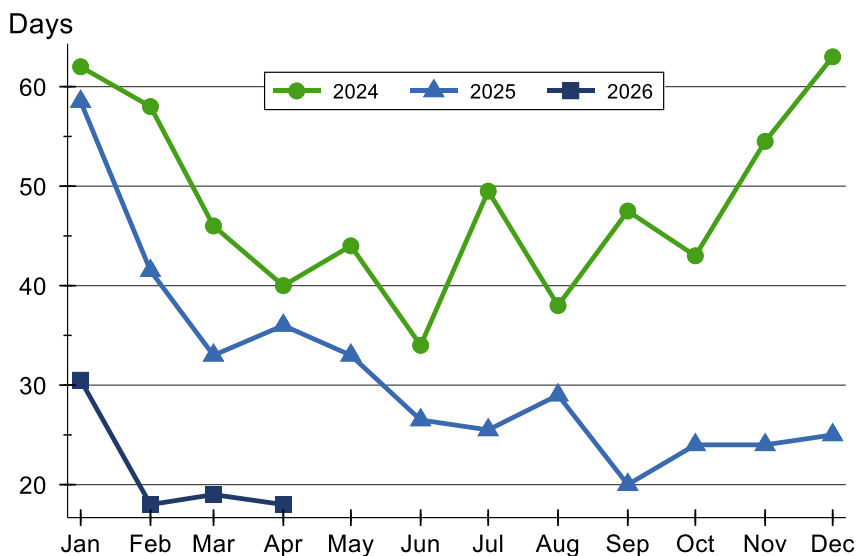
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



Month	2024	2025	2026
January	84	81	<b>58</b>
February	82	74	<b>55</b>
March	74	68	<b>52</b>
April	70	67	<b>51</b>
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

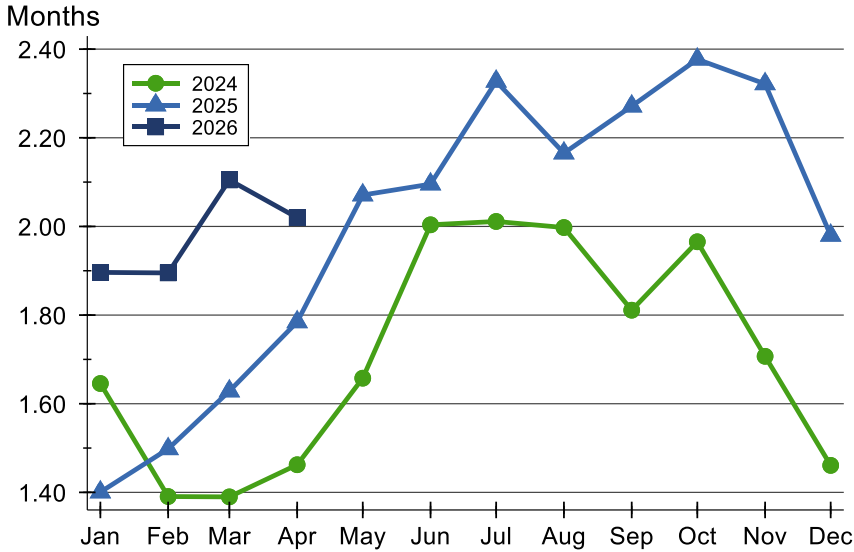


Month	2024	2025	2026
January	62	59	<b>31</b>
February	58	42	<b>18</b>
March	46	33	<b>19</b>
April	40	36	<b>18</b>
May	44	33	
June	34	27	
July	50	26	
August	38	29	
September	48	20	
October	43	24	
November	55	24	
December	63	25	



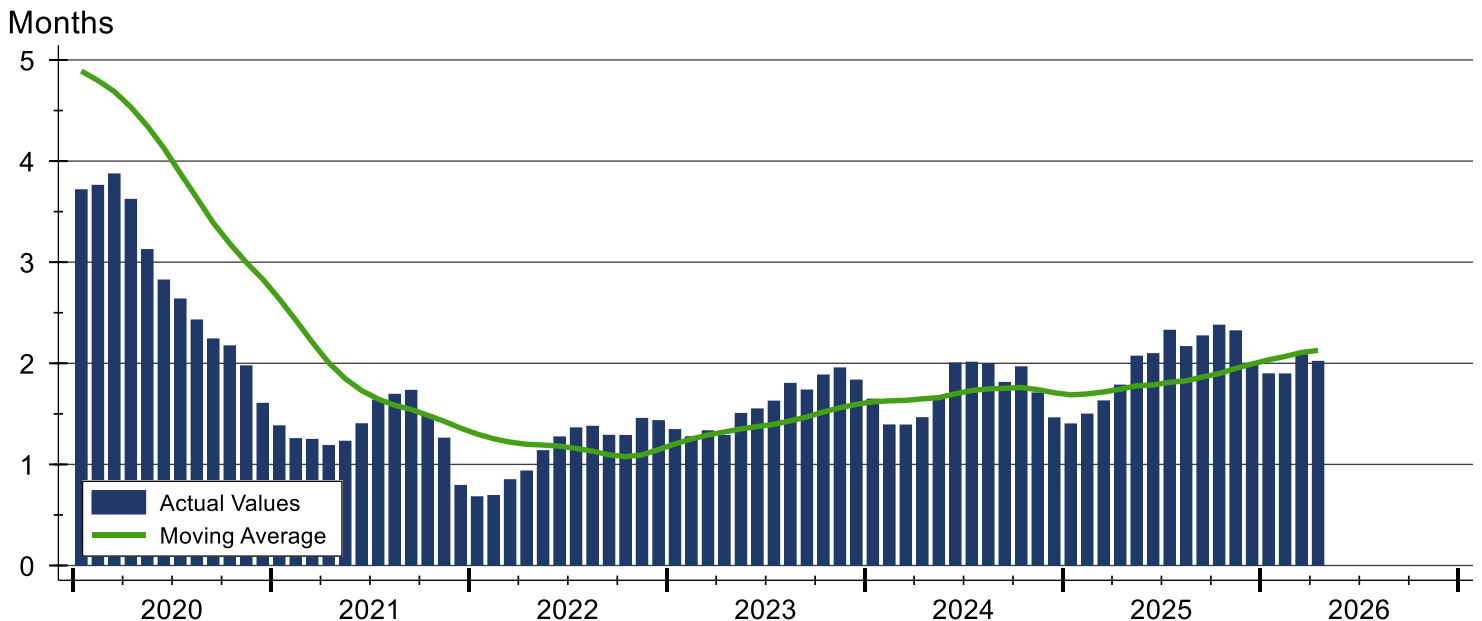
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	2.1
April	1.5	1.8	2.0
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





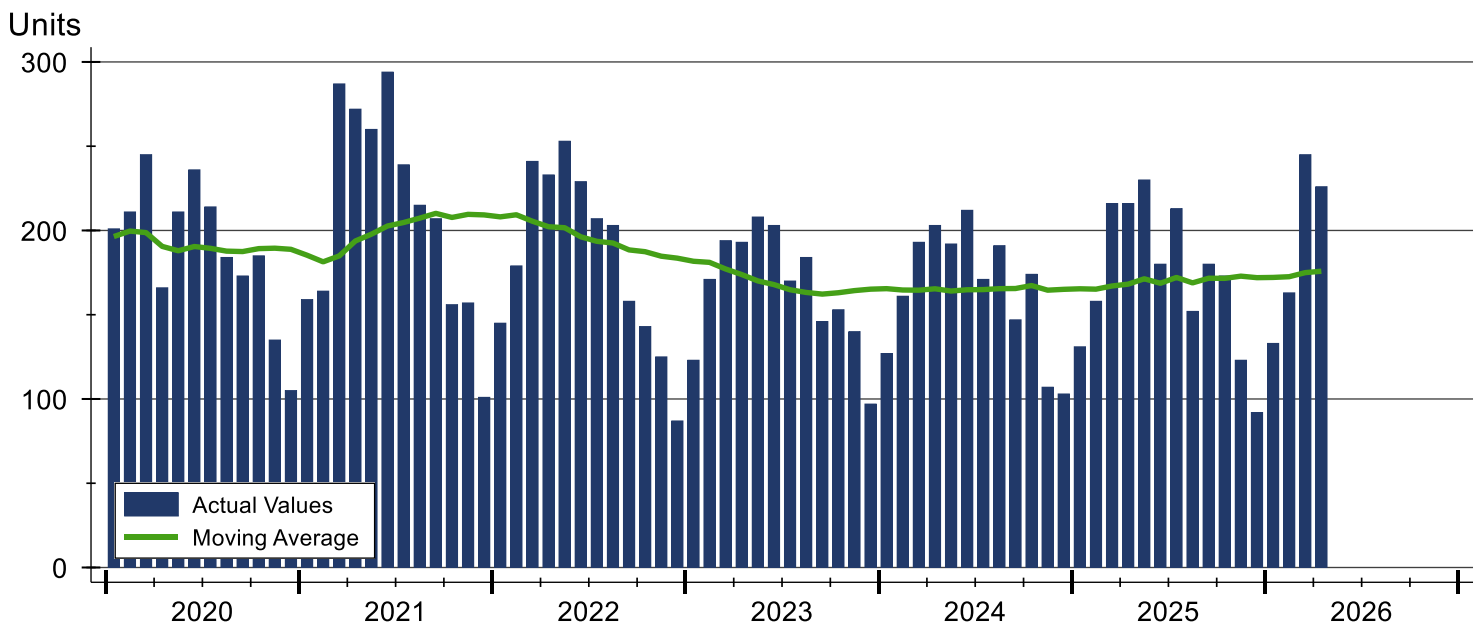
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2026	April 2025	Change
Current Month	New Listings	<b>226</b>	216	4.6%
	Volume (1,000s)	<b>75,948</b>	67,639	12.3%
	Average List Price	<b>336,053</b>	313,145	7.3%
	Median List Price	<b>299,900</b>	284,950	5.2%
Year-to-Date	New Listings	<b>767</b>	721	6.4%
	Volume (1,000s)	<b>246,208</b>	214,884	14.6%
	Average List Price	<b>321,001</b>	298,036	7.7%
	Median List Price	<b>289,900</b>	279,000	3.9%

A total of 226 new listings were added in the Manhattan-Junction City metropolitan area during April, up 4.6% from the same month in 2025. Year-to-date the Manhattan-Junction City metropolitan area has seen 767 new listings.

The median list price of these homes was \$299,900 up from \$284,950 in 2025.

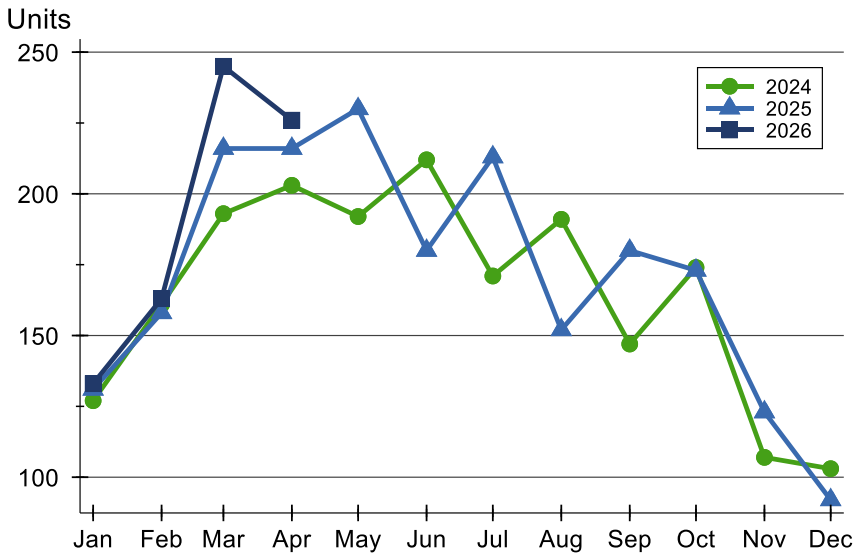
## History of New Listings





# Manhattan-Junction City Metropolitan Area New Listings Analysis

## New Listings by Month



Month	2024	2025	2026
<b>January</b>	127	131	<b>133</b>
<b>February</b>	161	158	<b>163</b>
<b>March</b>	193	216	<b>245</b>
<b>April</b>	203	216	<b>226</b>
<b>May</b>	192	230	
<b>June</b>	212	180	
<b>July</b>	171	213	
<b>August</b>	191	152	
<b>September</b>	147	180	
<b>October</b>	174	173	
<b>November</b>	107	123	
<b>December</b>	103	92	

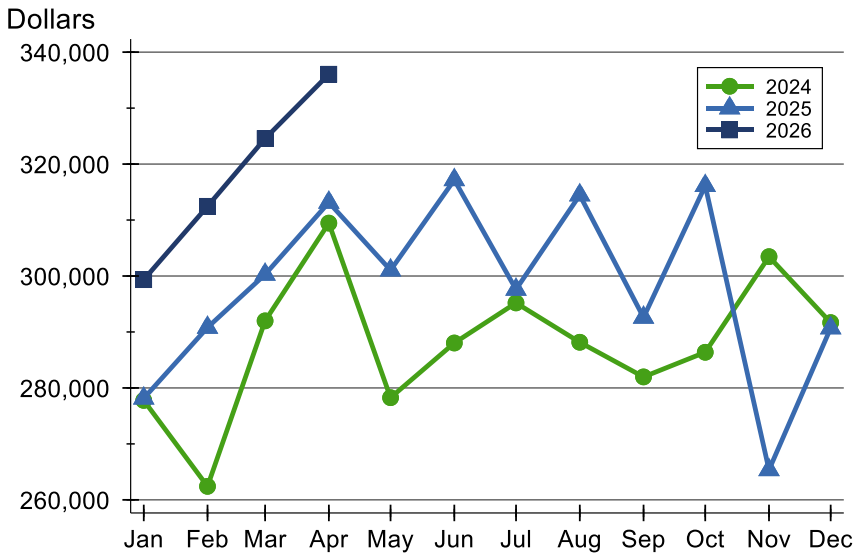
## New Listings by Price Range

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	3	1.3%	75,000	65,000	11	6	96.1%	100.0%
\$100,000-\$124,999	1	0.4%	110,000	110,000	5	5	100.0%	100.0%
\$125,000-\$149,999	7	3.1%	140,343	140,000	8	6	100.0%	100.0%
\$150,000-\$174,999	9	4.0%	166,267	167,000	11	5	99.8%	100.0%
\$175,000-\$199,999	18	8.0%	184,556	183,000	10	7	99.5%	100.0%
\$200,000-\$249,999	30	13.3%	226,465	226,500	9	5	99.9%	100.0%
\$250,000-\$299,999	48	21.2%	277,427	281,450	12	8	99.5%	100.0%
\$300,000-\$399,999	74	32.7%	338,147	325,000	9	6	100.2%	100.0%
\$400,000-\$499,999	20	8.8%	440,700	427,500	10	8	99.4%	100.0%
\$500,000-\$749,999	5	2.2%	593,980	595,000	12	5	99.1%	100.0%
\$750,000-\$999,999	6	2.7%	884,317	901,200	7	8	100.0%	100.0%
\$1,000,000 and up	5	2.2%	1,517,800	1,400,000	12	7	100.0%	100.0%



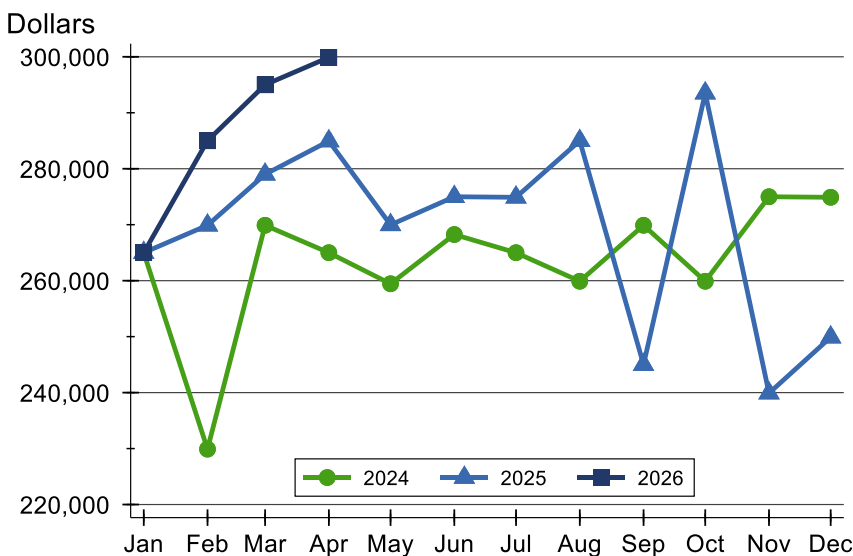
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2024	2025	2026
January	277,776	278,151	<b>299,345</b>
February	262,422	290,798	<b>312,453</b>
March	291,987	300,283	<b>324,560</b>
April	309,450	313,145	<b>336,053</b>
May	278,262	301,043	
June	288,030	317,178	
July	295,194	297,602	
August	288,165	314,455	
September	281,972	292,598	
October	286,374	316,126	
November	303,458	265,356	
December	291,677	290,698	

## Median Price



Month	2024	2025	2026
January	265,000	265,000	<b>265,000</b>
February	229,900	269,900	<b>285,000</b>
March	269,900	279,000	<b>295,000</b>
April	265,000	284,950	<b>299,900</b>
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	293,500	
November	275,000	239,900	
December	274,900	249,900	



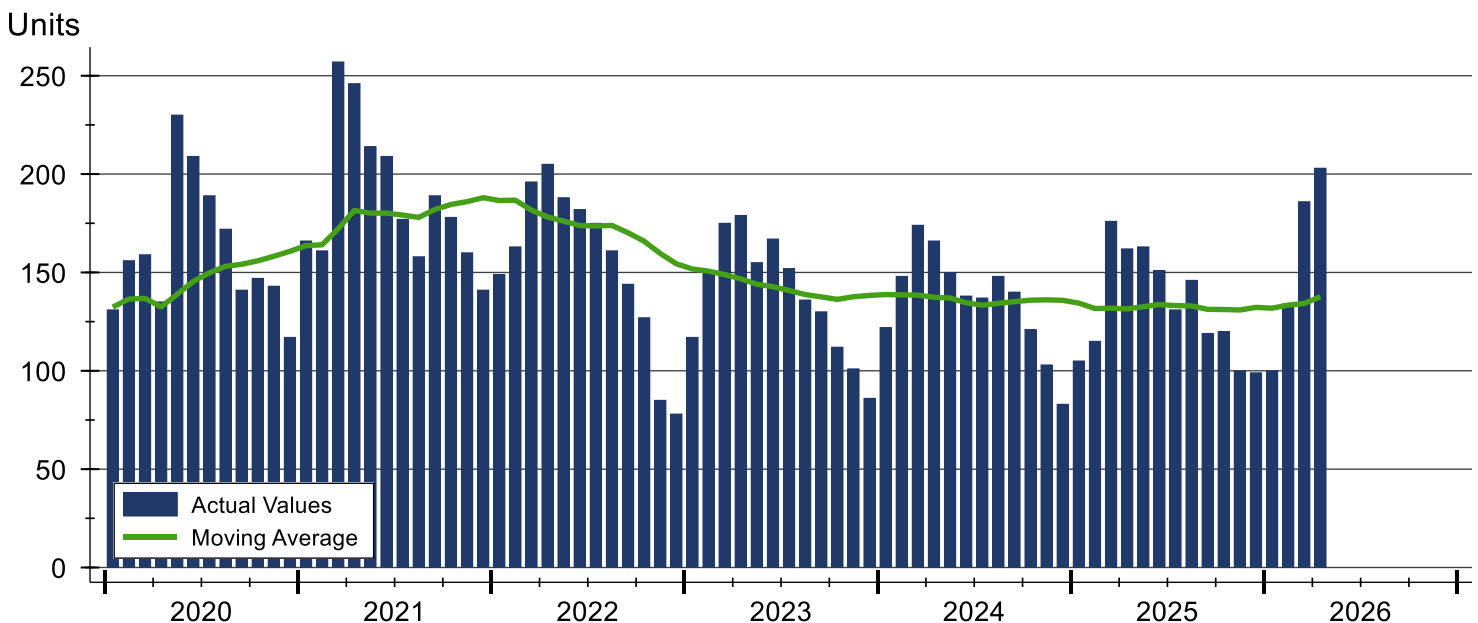
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2026	April 2025	Change	Year-to-Date		
		2026	2025	Change	2026	2025	Change
Contracts Written		203	162	25.3%	623	558	11.6%
Volume (1,000s)		64,891	48,642	33.4%	191,193	160,302	19.3%
Average	Sale Price	319,662	300,261	6.5%	306,890	287,279	6.8%
	Days on Market	32	20	60.0%	37	29	27.6%
	Percent of Original	99.1%	99.2%	-0.1%	97.9%	98.4%	-0.5%
Median	Sale Price	290,000	287,750	0.8%	277,900	275,000	1.1%
	Days on Market	13	10	30.0%	13	10	30.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 203 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of April, up from 162 in 2025. The median list price of these homes was \$290,000, up from \$287,750 the prior year.

Half of the homes that went under contract in April were on the market less than 13 days, compared to 10 days in April 2025.

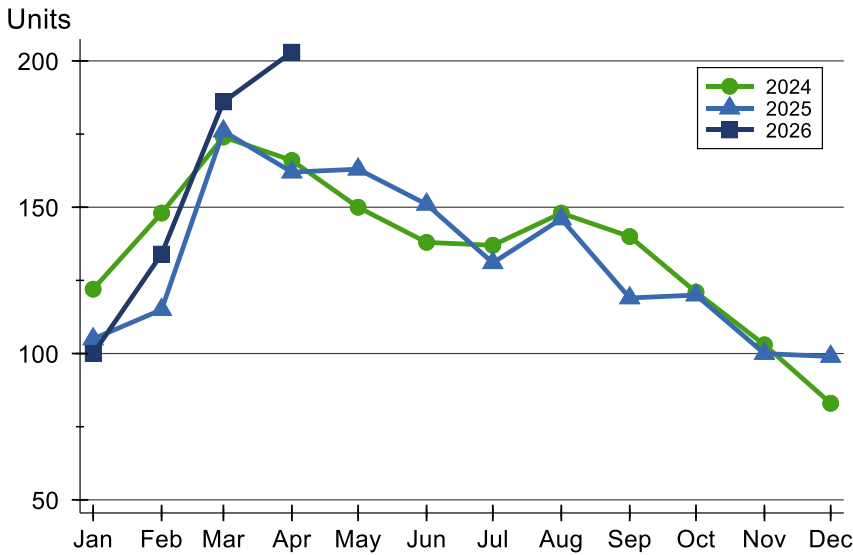
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	122	105	<b>100</b>
<b>February</b>	148	115	<b>134</b>
<b>March</b>	174	176	<b>186</b>
<b>April</b>	166	162	<b>203</b>
<b>May</b>	150	163	
<b>June</b>	138	151	
<b>July</b>	137	131	
<b>August</b>	148	146	
<b>September</b>	140	119	
<b>October</b>	121	120	
<b>November</b>	103	100	
<b>December</b>	83	99	

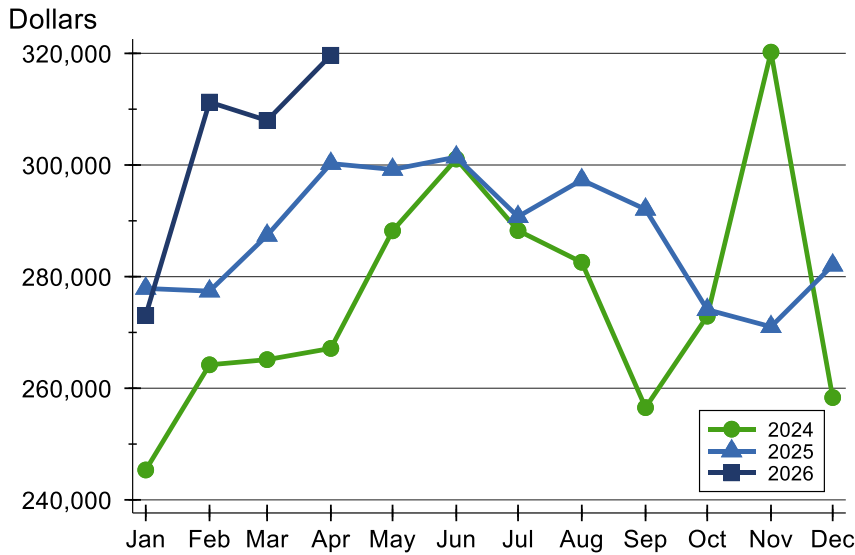
## Contracts Written by Price Range

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	1	0.5%	35,000	35,000	4	4	114.3%	114.3%
\$50,000-\$99,999	2	1.0%	72,450	72,450	31	31	100.7%	100.7%
\$100,000-\$124,999	1	0.5%	104,900	104,900	203	203	87.5%	87.5%
\$125,000-\$149,999	8	3.9%	141,000	141,500	16	10	100.0%	100.0%
\$150,000-\$174,999	10	4.9%	166,510	169,900	47	25	98.0%	100.0%
\$175,000-\$199,999	18	8.9%	187,617	185,000	32	15	99.5%	100.0%
\$200,000-\$249,999	30	14.8%	227,356	226,000	40	21	98.6%	100.0%
\$250,000-\$299,999	38	18.7%	275,629	277,950	28	13	98.9%	100.0%
\$300,000-\$399,999	56	27.6%	346,157	342,450	25	8	99.8%	100.0%
\$400,000-\$499,999	18	8.9%	434,056	425,000	30	9	97.9%	100.0%
\$500,000-\$749,999	15	7.4%	609,647	624,900	46	26	98.1%	100.0%
\$750,000-\$999,999	6	3.0%	799,883	784,700	39	24	99.7%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



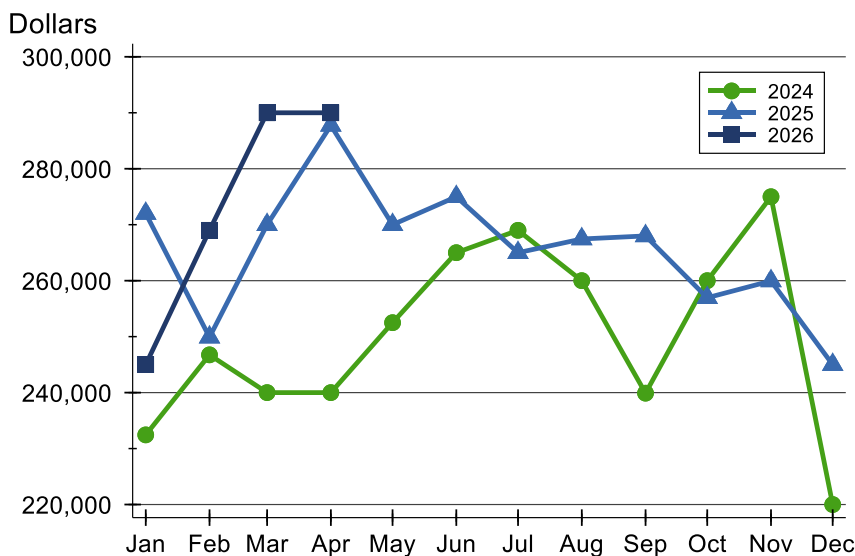
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2024	2025	2026
January	245,360	277,886	<b>273,063</b>
February	264,205	277,405	<b>311,273</b>
March	265,128	287,386	<b>307,980</b>
April	267,139	300,261	<b>319,662</b>
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

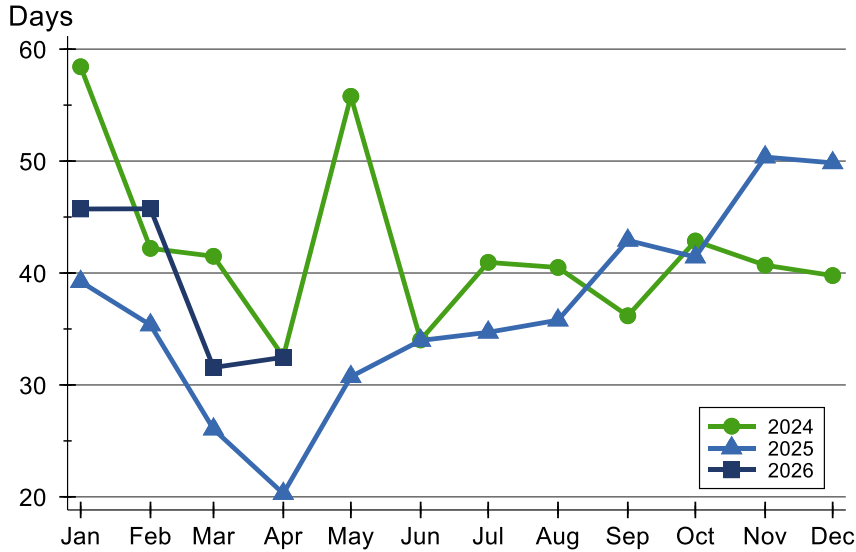


Month	2024	2025	2026
January	232,450	272,000	<b>245,000</b>
February	246,750	249,900	<b>269,000</b>
March	240,000	270,000	<b>290,000</b>
April	240,000	287,750	<b>290,000</b>
May	252,500	270,000	
June	265,000	275,000	
July	269,000	265,000	
August	260,000	267,450	
September	239,900	268,000	
October	260,000	256,950	
November	275,000	259,950	
December	220,000	245,000	



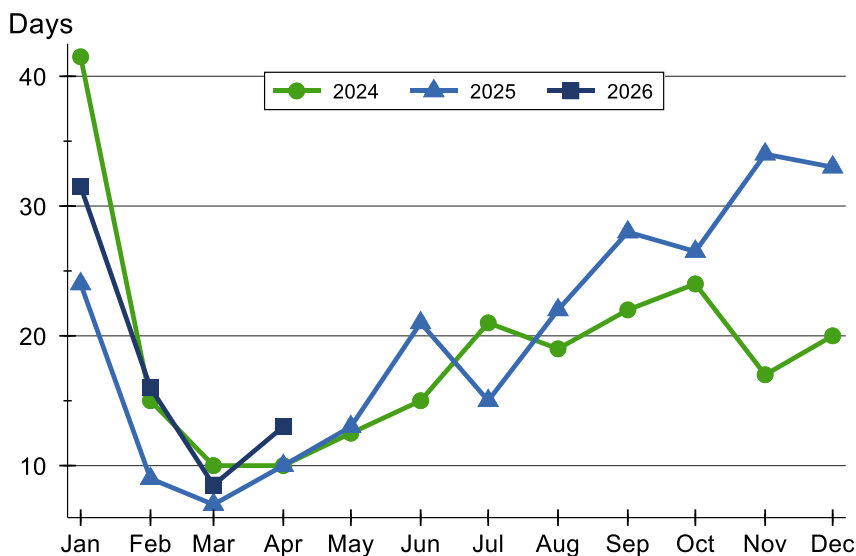
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



Month	2024	2025	2026
January	58	39	<b>46</b>
February	42	35	<b>46</b>
March	41	26	<b>32</b>
April	33	20	<b>32</b>
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	<b>32</b>
February	15	9	<b>16</b>
March	10	7	<b>9</b>
April	10	10	<b>13</b>
May	13	13	
June	15	21	
July	21	15	
August	19	22	
September	22	28	
October	24	27	
November	17	34	
December	20	33	



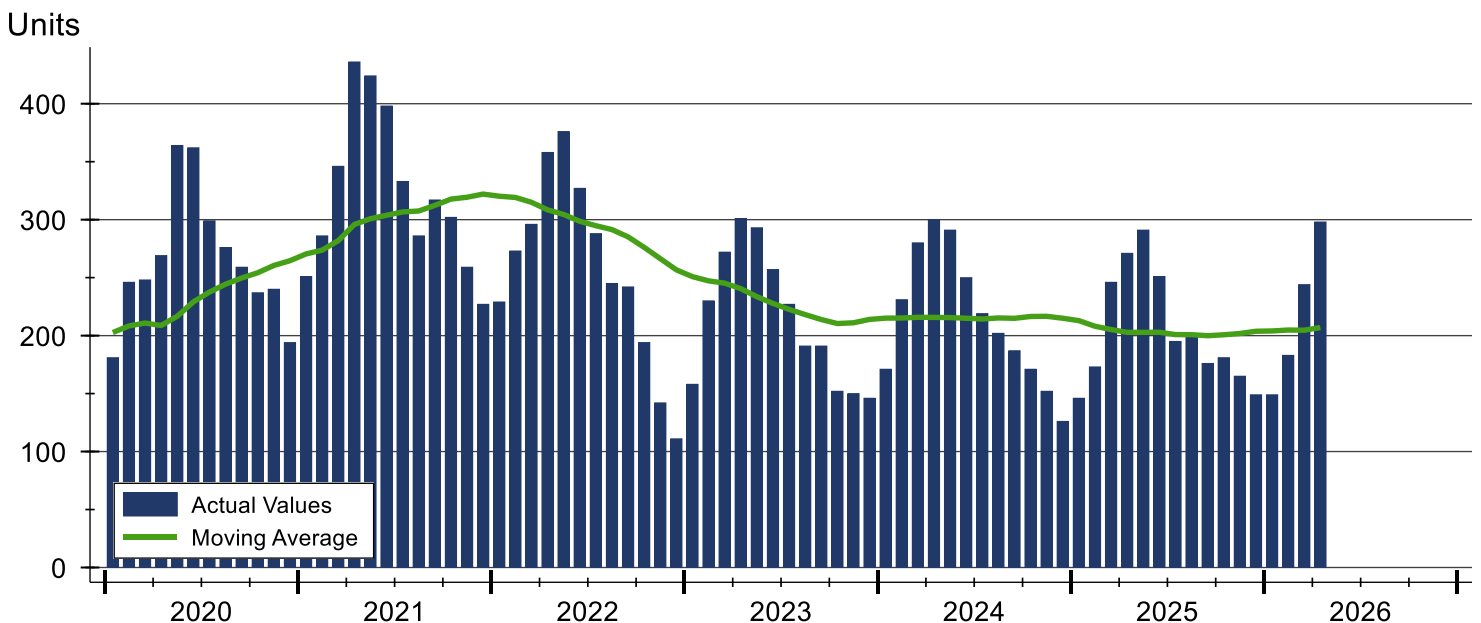
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2026	End of April 2025	Change
Pending Contracts		298	271	10.0%
Volume (1,000s)		96,032	80,641	19.1%
Average	List Price	322,256	297,568	8.3%
	Days on Market	30	22	36.4%
	Percent of Original	99.0%	99.6%	-0.6%
Median	List Price	292,500	285,000	2.6%
	Days on Market	10	9	11.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 298 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of April, up from 271 contracts pending at the end of April 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.

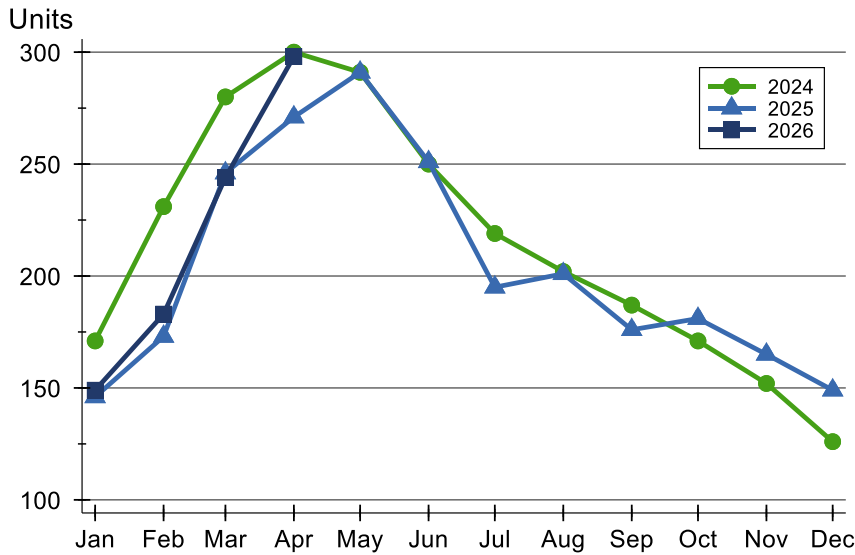
## History of Pending Contracts





# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



Month	2024	2025	2026
January	171	146	<b>149</b>
February	231	173	<b>183</b>
March	280	246	<b>244</b>
April	300	271	<b>298</b>
May	291	291	
June	250	251	
July	219	195	
August	202	201	
September	187	176	
October	171	181	
November	152	165	
December	126	149	

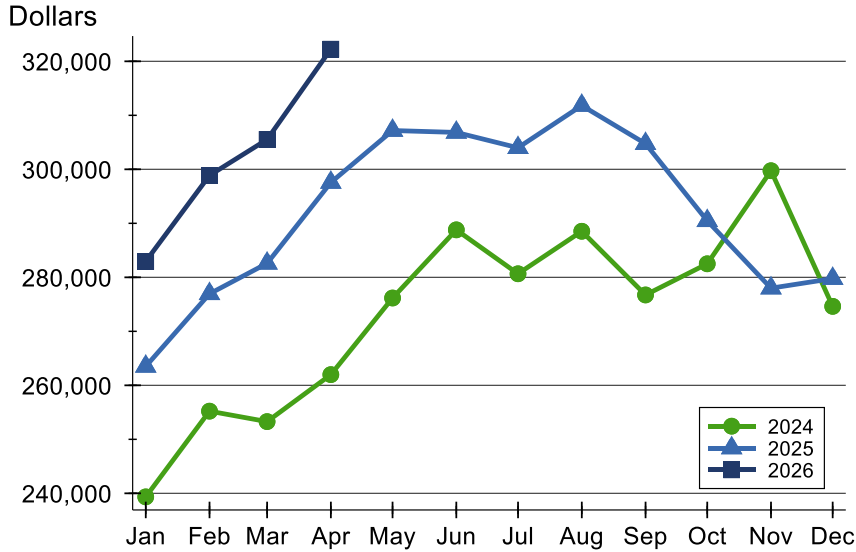
## Pending Contracts by Price Range

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	3	1.0%	78,700	75,000	63	33	93.8%	100.0%
\$100,000-\$124,999	1	0.3%	104,900	104,900	203	203	87.5%	87.5%
\$125,000-\$149,999	12	4.0%	140,567	141,500	21	12	98.5%	100.0%
\$150,000-\$174,999	16	5.4%	163,775	167,000	54	18	97.3%	100.0%
\$175,000-\$199,999	24	8.1%	188,200	187,450	36	12	99.3%	100.0%
\$200,000-\$249,999	44	14.8%	226,834	227,500	33	6	99.0%	100.0%
\$250,000-\$299,999	54	18.1%	273,941	275,000	27	13	99.3%	100.0%
\$300,000-\$399,999	87	29.2%	342,305	340,000	22	6	99.7%	100.0%
\$400,000-\$499,999	32	10.7%	435,247	425,000	26	7	98.8%	100.0%
\$500,000-\$749,999	18	6.0%	609,978	611,950	31	23	98.6%	100.0%
\$750,000-\$999,999	5	1.7%	805,880	799,500	35	23	100.0%	100.0%
\$1,000,000 and up	2	0.7%	1,688,250	1,688,250	126	126	91.8%	91.8%



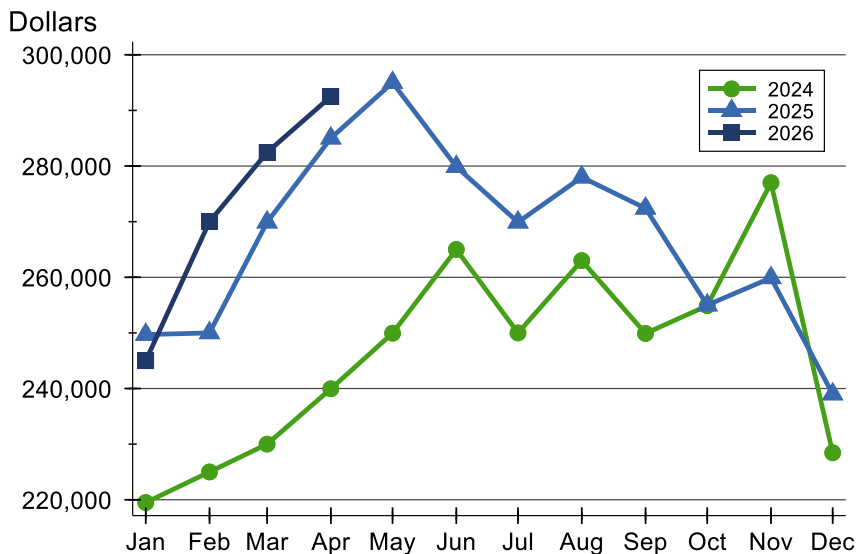
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



Month	2024	2025	2026
January	239,345	263,505	<b>282,966</b>
February	255,219	276,950	<b>298,870</b>
March	253,283	282,592	<b>305,529</b>
April	261,982	297,568	<b>322,256</b>
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

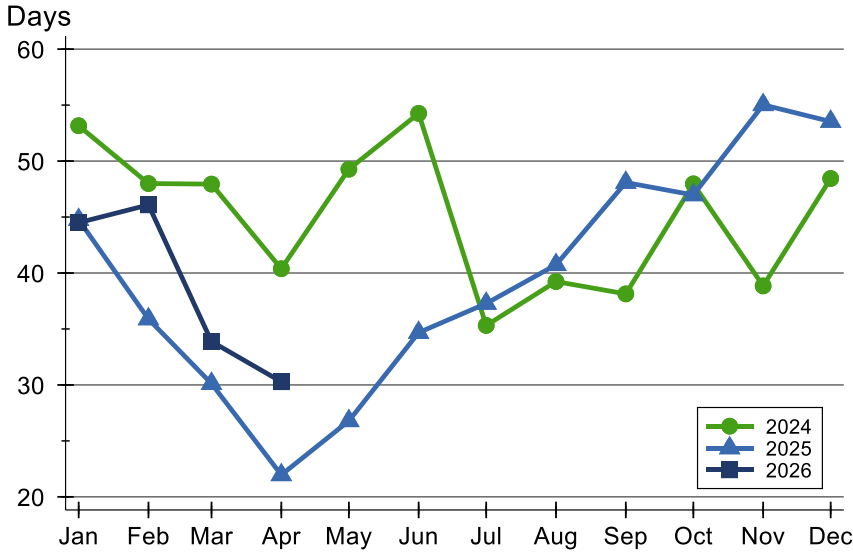


Month	2024	2025	2026
January	219,500	249,700	<b>245,000</b>
February	225,000	250,000	<b>270,000</b>
March	230,000	269,900	<b>282,450</b>
April	239,950	285,000	<b>292,500</b>
May	249,950	295,000	
June	265,000	279,900	
July	250,000	269,900	
August	263,000	278,000	
September	249,900	272,400	
October	254,900	255,000	
November	277,000	259,900	
December	228,450	239,000	



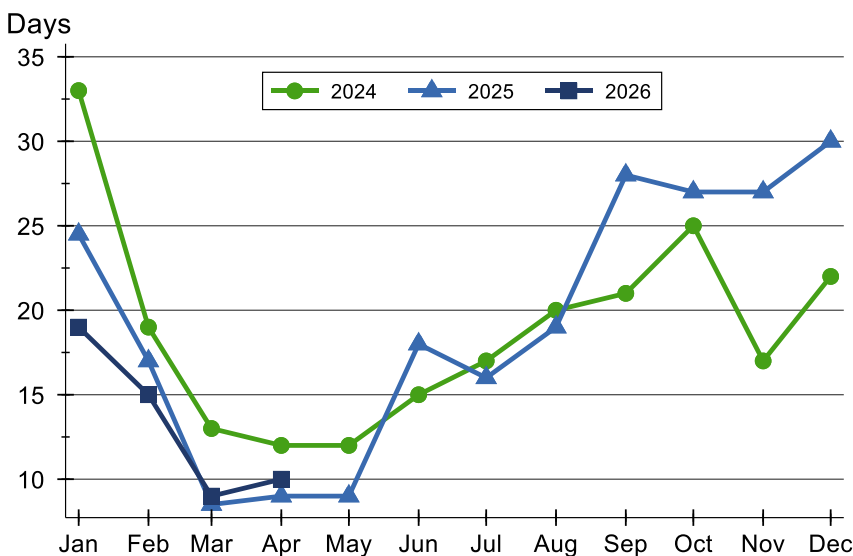
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average DOM



Month	2024	2025	2026
January	53	45	<b>44</b>
February	48	36	<b>46</b>
March	48	30	<b>34</b>
April	40	22	<b>30</b>
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	<b>19</b>
February	19	17	<b>15</b>
March	13	9	<b>9</b>
April	12	9	<b>10</b>
May	12	9	
June	15	18	
July	17	16	
August	20	19	
September	21	28	
October	25	27	
November	17	27	
December	22	30	