



**May  
2024**

# Flint Hills MLS Statistics



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## Manhattan-Junction City Metropolitan Area Housing Report



### Market Overview

#### Manhattan MSA Home Sales Fell in May

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 156 units, compared to 171 units in May 2023. Total sales volume was \$42.1 million, down from a year earlier.

The median sale price in May was \$230,000, down from \$240,000 a year earlier. Homes that sold in May were typically on the market for 9 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of May was 298 units, up from 291 at the same point in 2023. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$265,000.

There were 155 contracts written in May 2024 and 2023, showing no change over the year. At the end of the month, there were 311 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

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## Manhattan-Junction City Metropolitan Area Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b> Change from prior year	<b>156</b> -8.8%	<b>171</b> -14.9%	<b>201</b> -10.7%	<b>633</b> 5.3%	<b>601</b> -21.2%	<b>763</b> -5.7%	
<b>Active Listings</b> Change from prior year	<b>298</b> 2.4%	<b>291</b> 5.4%	<b>276</b> -1.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>2.2</b> 10.0%	<b>2.0</b> 33.3%	<b>1.5</b> -6.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>182</b> -12.5%	<b>208</b> -17.5%	<b>252</b> -3.1%	<b>851</b> -4.1%	<b>887</b> -15.4%	<b>1,049</b> -8.1%	
<b>Contracts Written</b> Change from prior year	<b>155</b> 0.0%	<b>155</b> -17.1%	<b>187</b> -12.6%	<b>776</b> 0.3%	<b>774</b> -13.8%	<b>898</b> -14.0%	
<b>Pending Contracts</b> Change from prior year	<b>311</b> -0.6%	<b>313</b> -21.0%	<b>396</b> -10.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>42,128</b> -3.8%	<b>43,779</b> -14.5%	<b>51,228</b> 0.5%	<b>157,723</b> 8.5%	<b>145,419</b> -18.0%	<b>177,307</b> 2.2%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>270,053</b> 5.5%	<b>256,015</b> 0.5%	<b>254,866</b> 12.5%	<b>249,168</b> 3.0%	<b>241,963</b> 4.1%	<b>232,381</b> 8.3%
	<b>List Price of Actives</b> Change from prior year	<b>318,137</b> 5.6%	<b>301,315</b> 12.8%	<b>267,124</b> 7.8%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>34</b> 0.0%	<b>34</b> 61.9%	<b>21</b> -46.2%	<b>45</b> 7.1%	<b>42</b> 27.3%	<b>33</b> -28.3%
	<b>Percent of List</b> Change from prior year	<b>99.0%</b> -0.6%	<b>99.6%</b> -0.9%	<b>100.5%</b> 0.9%	<b>98.5%</b> -0.2%	<b>98.7%</b> -1.1%	<b>99.8%</b> 1.0%
	<b>Percent of Original</b> Change from prior year	<b>97.9%</b> -0.4%	<b>98.3%</b> -1.8%	<b>100.1%</b> 1.8%	<b>96.9%</b> 0.1%	<b>96.8%</b> -1.9%	<b>98.7%</b> 1.1%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>230,000</b> -4.2%	<b>240,000</b> 3.9%	<b>231,000</b> 7.4%	<b>225,000</b> 1.8%	<b>221,000</b> 2.7%	<b>215,175</b> 10.3%
	<b>List Price of Actives</b> Change from prior year	<b>265,000</b> 1.0%	<b>262,500</b> 19.3%	<b>219,950</b> 9.6%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>9</b> 12.5%	<b>8</b> 60.0%	<b>5</b> -28.6%	<b>19</b> 35.7%	<b>14</b> 55.6%	<b>9</b> -30.8%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>98.5%</b> -0.7%	<b>99.2%</b> -0.8%	<b>100.0%</b> 0.3%

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



**May  
2024**

# Flint Hills MLS Statistics



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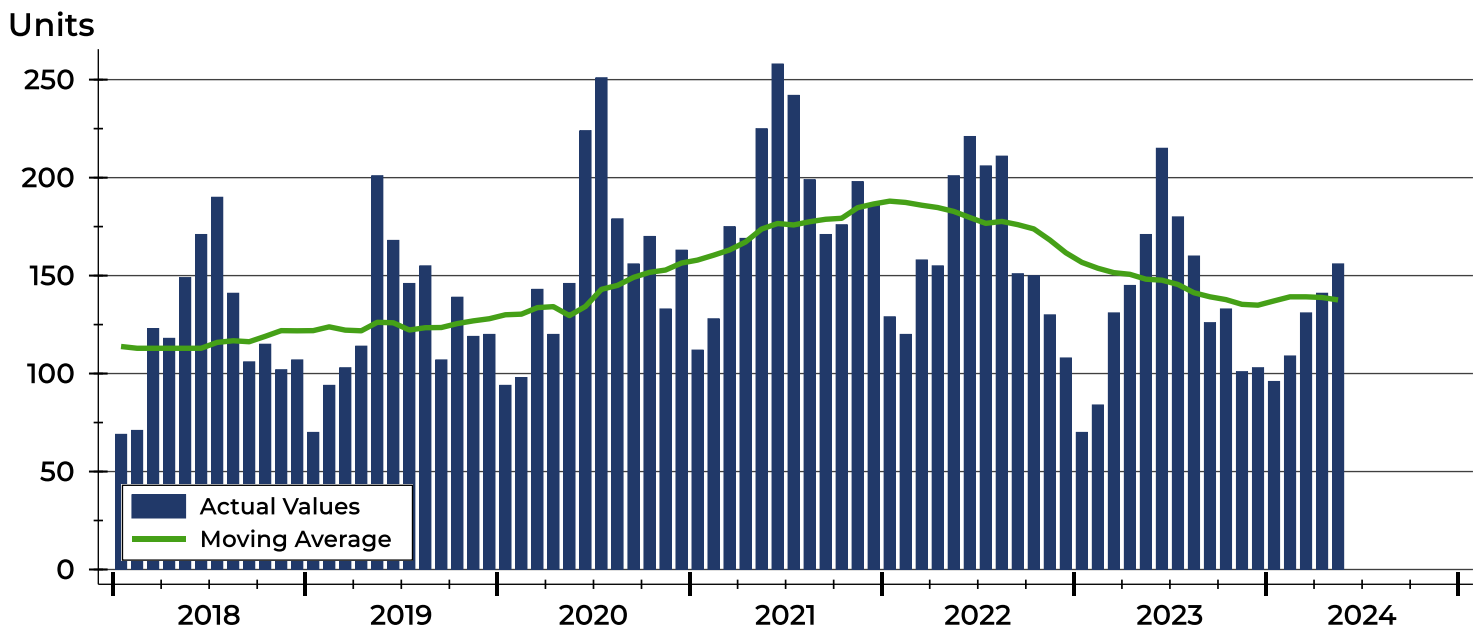
## Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2024	May 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		156	171	-8.8%	633	601	5.3%
Volume (1,000s)		42,128	43,779	-3.8%	157,723	145,419	8.5%
Months' Supply		2.2	2.0	10.0%	N/A	N/A	N/A
Average	Sale Price	270,053	256,015	5.5%	249,168	241,963	3.0%
	Days on Market	34	34	0.0%	45	42	7.1%
	Percent of List	99.0%	99.6%	-0.6%	98.5%	98.7%	-0.2%
	Percent of Original	97.9%	98.3%	-0.4%	96.9%	96.8%	0.1%
Median	Sale Price	230,000	240,000	-4.2%	225,000	221,000	1.8%
	Days on Market	9	8	12.5%	19	14	35.7%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	98.5%	99.2%	-0.7%

A total of 156 homes sold in the Manhattan-Junction City metropolitan area in May, down from 171 units in May 2023. Total sales volume fell to \$42.1 million compared to \$43.8 million in the previous year.

The median sales price in May was \$230,000, down 4.2% compared to the prior year. Median days on market was 9 days, down from 13 days in April, but up from 8 in May 2023.

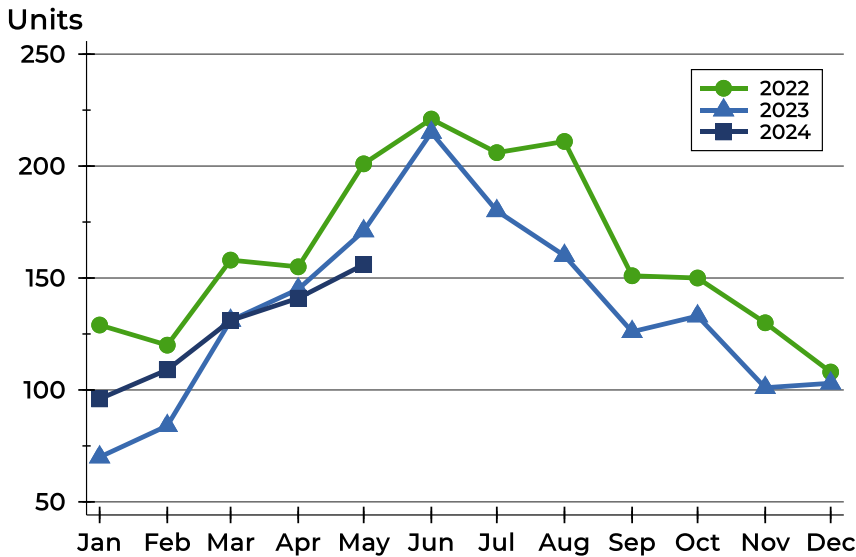
## History of Closed Listings





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2022	2023	2024
January	129	70	96
February	120	84	109
March	158	131	131
April	155	145	141
May	201	171	156
June	221	215	215
July	206	180	180
August	211	160	160
September	151	126	126
October	150	133	133
November	130	101	101
December	108	103	103

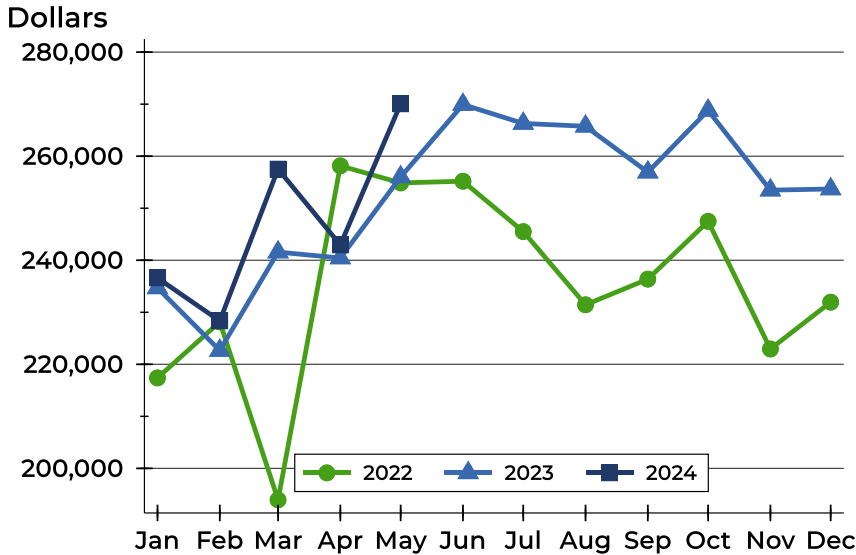
## Closed Listings by Price Range

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	0.6%	1.3	20,000	20,000	356	356	66.9%	66.9%	34.2%	34.2%
\$25,000-\$49,999	1	0.6%	3.6	45,000	45,000	118	118	75.0%	75.0%	64.3%	64.3%
\$50,000-\$99,999	3	1.9%	3.5	90,633	92,000	64	39	94.7%	96.8%	93.1%	95.4%
\$100,000-\$124,999	9	5.8%	2.5	108,833	105,000	37	20	94.0%	95.5%	93.1%	95.5%
\$125,000-\$149,999	9	5.8%	1.5	139,433	140,000	51	29	99.7%	100.0%	97.6%	100.0%
\$150,000-\$174,999	11	7.1%	1.7	165,900	165,000	20	14	101.3%	100.0%	100.3%	99.1%
\$175,000-\$199,999	24	15.4%	1.5	185,917	185,000	18	4	100.0%	100.0%	99.7%	100.0%
\$200,000-\$249,999	29	18.6%	1.7	221,912	220,000	34	17	98.5%	100.0%	97.7%	99.1%
\$250,000-\$299,999	17	10.9%	2.3	270,624	265,000	21	3	100.2%	100.0%	99.4%	100.0%
\$300,000-\$399,999	31	19.9%	2.0	344,106	345,000	28	7	100.3%	100.0%	99.7%	100.0%
\$400,000-\$499,999	11	7.1%	2.6	443,184	429,000	41	5	100.6%	100.0%	99.8%	100.0%
\$500,000-\$749,999	8	5.1%	3.5	619,088	633,100	44	21	99.2%	99.3%	97.9%	98.6%
\$750,000-\$999,999	2	1.3%	10.7	869,500	869,500	93	93	96.9%	96.9%	93.6%	93.6%
\$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



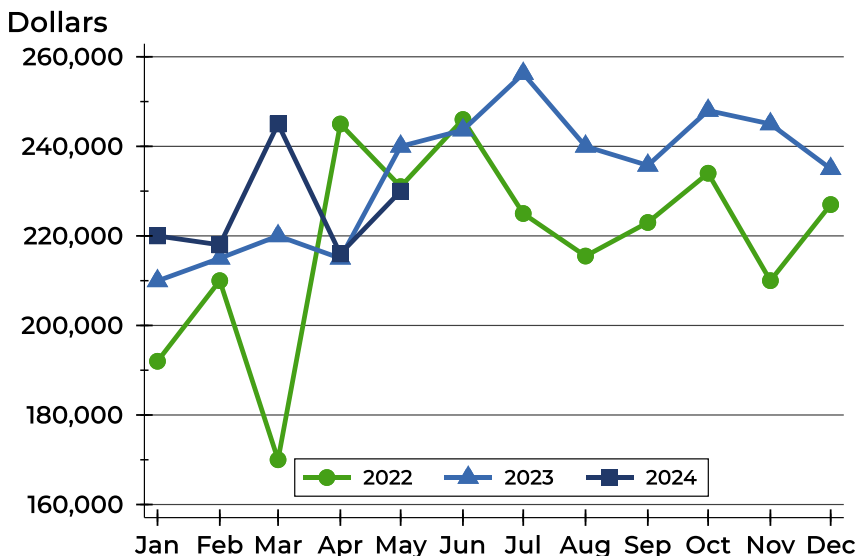
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2022	2023	2024
January	217,391	234,691	<b>236,603</b>
February	228,158	222,667	<b>228,342</b>
March	193,945	241,571	<b>257,528</b>
April	258,150	240,432	<b>242,946</b>
May	254,866	256,015	<b>270,053</b>
June	255,188	269,933	
July	245,513	266,296	
August	231,445	265,756	
September	236,376	256,932	
October	247,486	268,805	
November	222,947	253,477	
December	231,945	253,702	

## Median Price

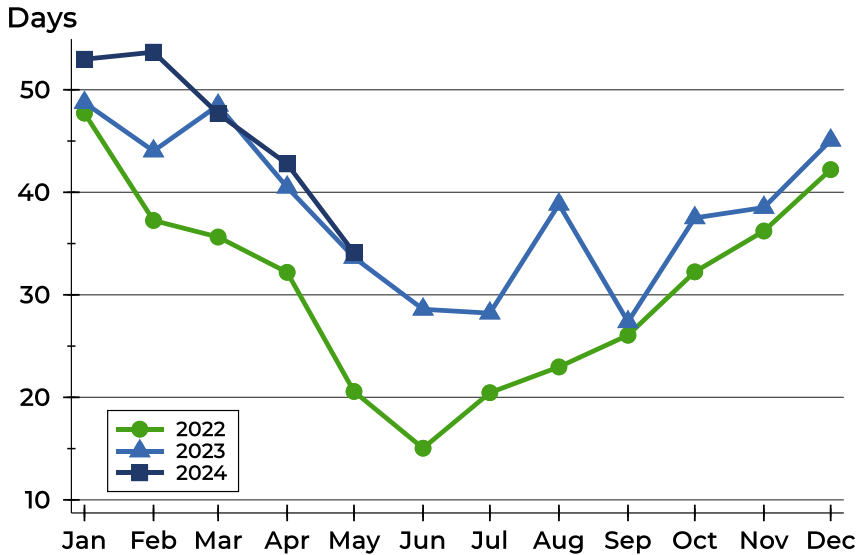


Month	2022	2023	2024
January	192,000	209,950	<b>220,000</b>
February	210,000	215,000	<b>218,000</b>
March	170,000	220,000	<b>245,000</b>
April	245,000	215,000	<b>216,000</b>
May	231,000	240,000	<b>230,000</b>
June	246,000	243,628	
July	225,000	256,250	
August	215,500	240,000	
September	223,000	235,750	
October	234,000	248,000	
November	210,000	245,000	
December	227,000	235,000	



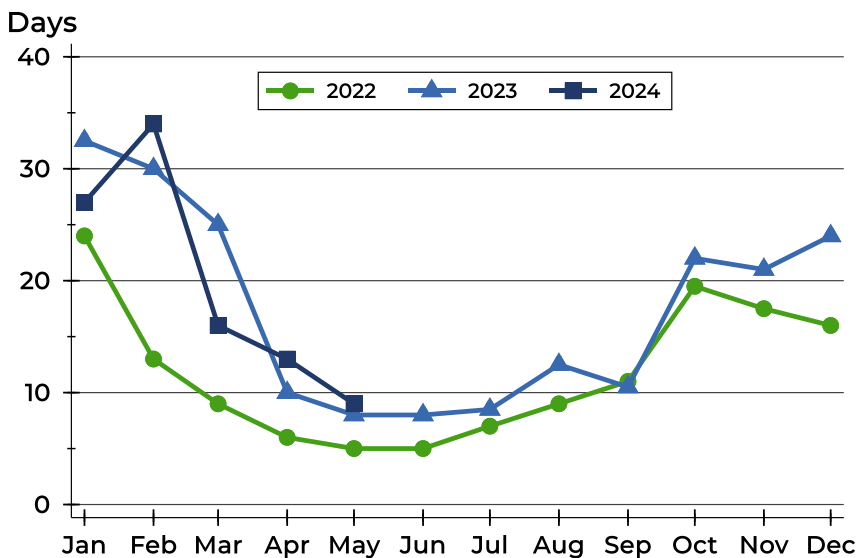
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2022	2023	2024
January	48	49	53
February	37	44	54
March	36	48	48
April	32	40	43
May	21	34	34
June	15	29	
July	20	28	
August	23	39	
September	26	27	
October	32	38	
November	36	39	
December	42	45	

## Median DOM



Month	2022	2023	2024
January	24	33	27
February	13	30	34
March	9	25	16
April	6	10	13
May	5	8	9
June	5	8	
July	7	9	
August	9	13	
September	11	11	
October	20	22	
November	18	21	
December	16	24	



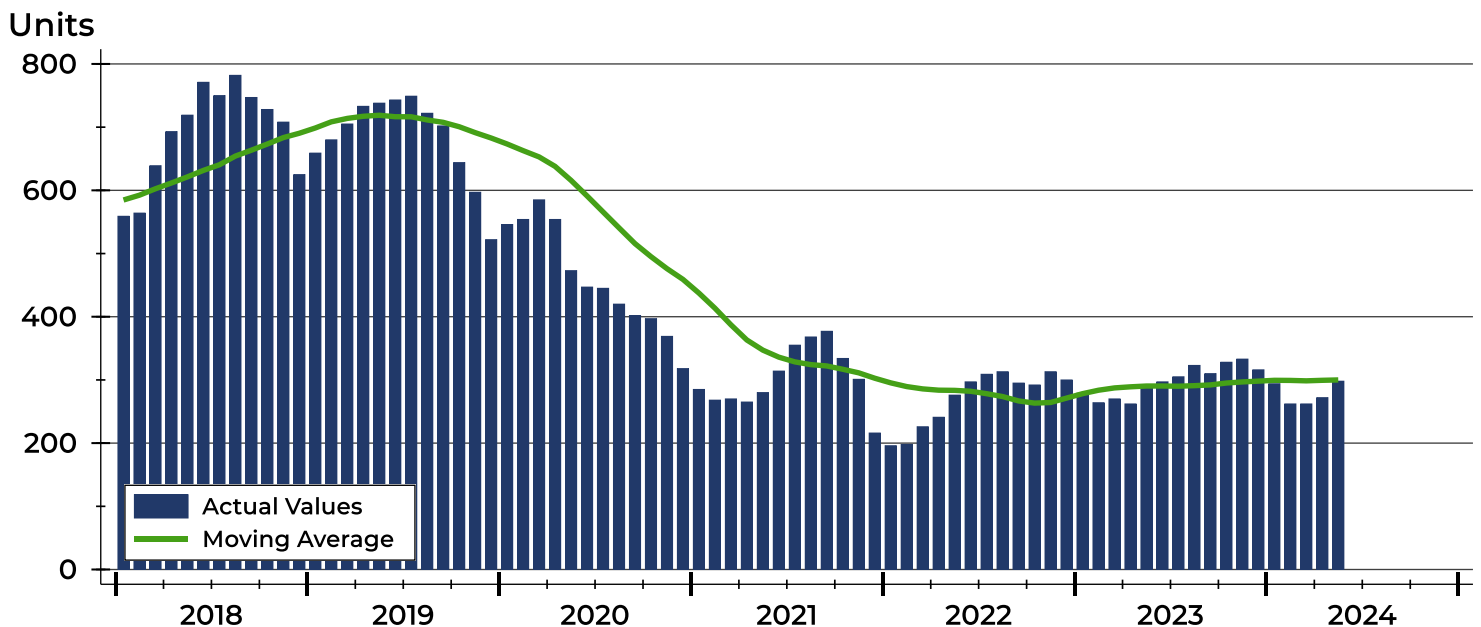
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	End of May 2023	Change
Active Listings		298	291	2.4%
Volume (1,000s)		94,805	87,683	8.1%
Months' Supply		2.2	2.0	10.0%
Average	List Price	318,137	301,315	5.6%
	Days on Market	74	70	5.7%
	Percent of Original	97.4%	98.1%	-0.7%
Median	List Price	265,000	262,500	1.0%
	Days on Market	48	49	-2.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 298 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of May. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of May was \$265,000, up 1.0% from 2023. The typical time on market for active listings was 48 days, down from 49 days a year earlier.

## History of Active Listings





**May  
2024**

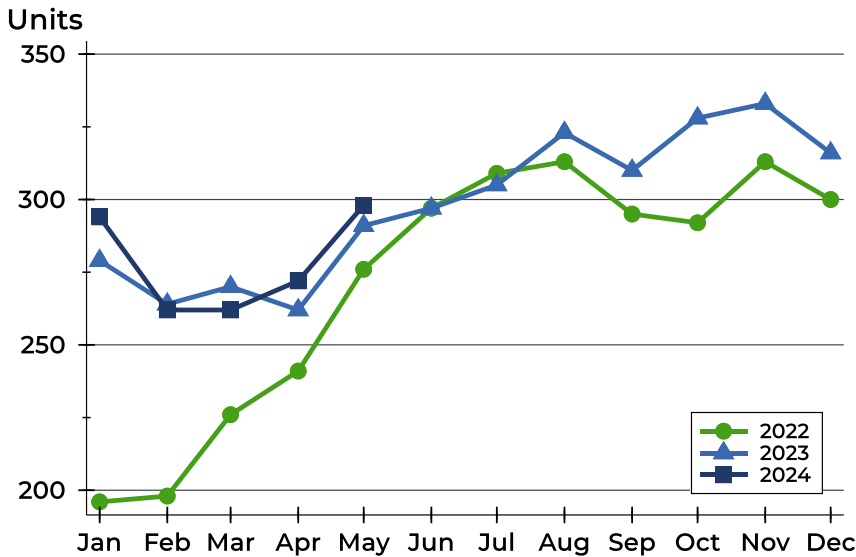
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## Manhattan-Junction City Metropolitan Area Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	196	279	<b>294</b>
February	198	264	<b>262</b>
March	226	270	<b>262</b>
April	241	262	<b>272</b>
May	276	291	<b>298</b>
June	297	297	
July	309	305	
August	313	323	
September	295	310	
October	292	328	
November	313	333	
December	300	316	

### 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	1	0.3%	1.3	20,000	20,000	106	106	100.0%	100.0%
\$25,000-\$49,999	3	1.0%	3.6	39,667	45,000	86	65	85.4%	100.0%
\$50,000-\$99,999	21	7.0%	3.5	79,933	80,000	163	117	93.9%	100.0%
\$100,000-\$124,999	17	5.7%	2.5	112,200	110,000	69	53	96.6%	100.0%
\$125,000-\$149,999	16	5.4%	1.5	138,125	136,900	74	57	97.7%	100.0%
\$150,000-\$174,999	22	7.4%	1.7	163,027	165,000	55	33	98.5%	100.0%
\$175,000-\$199,999	20	6.7%	1.5	187,450	187,000	74	22	99.4%	100.0%
\$200,000-\$249,999	40	13.4%	1.7	228,728	230,000	58	34	97.7%	100.0%
\$250,000-\$299,999	46	15.4%	2.3	277,348	279,950	53	44	97.6%	99.3%
\$300,000-\$399,999	55	18.5%	2.0	348,636	354,900	69	50	98.1%	98.6%
\$400,000-\$499,999	22	7.4%	2.6	436,909	434,750	53	42	97.4%	97.8%
\$500,000-\$749,999	21	7.0%	3.5	606,621	624,900	79	51	98.1%	100.0%
\$750,000-\$999,999	8	2.7%	10.7	887,875	877,500	85	64	95.0%	99.0%
\$1,000,000 and up	6	2.0%	N/A	1,833,000	1,699,500	177	167	95.5%	100.0%





**May  
2024**

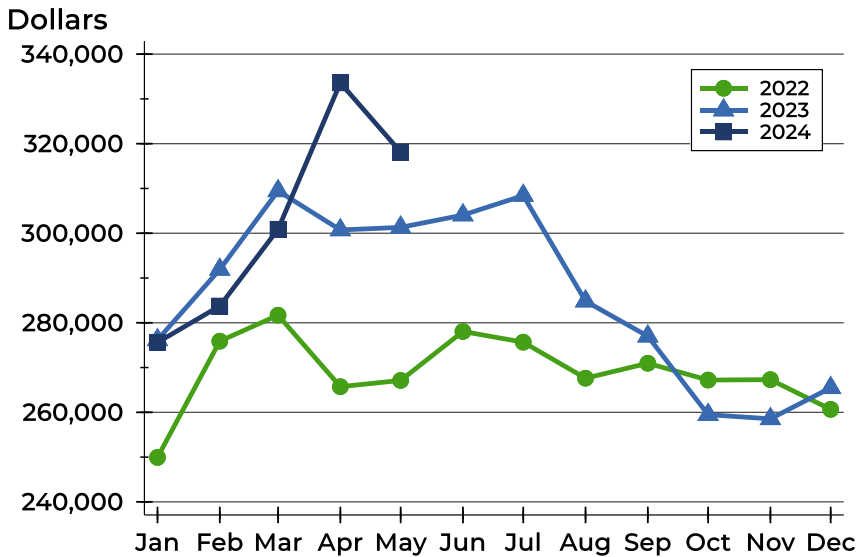
# Flint Hills MLS Statistics



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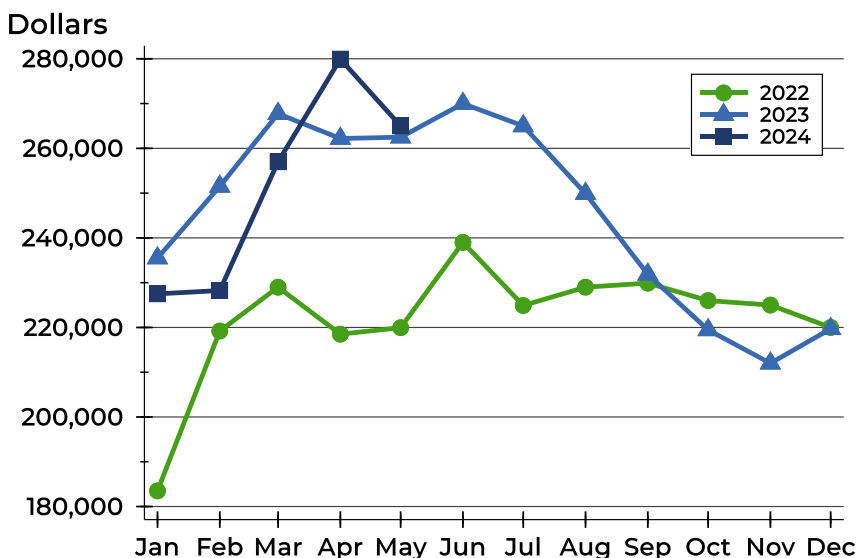
## Manhattan-Junction City Metropolitan Area Active Listings Analysis

### Average Price



Month	2022	2023	2024
January	249,926	276,180	<b>275,611</b>
February	275,890	291,908	<b>283,738</b>
March	281,697	309,461	<b>300,887</b>
April	265,728	300,739	<b>333,595</b>
May	267,124	301,315	<b>318,137</b>
June	278,058	304,058	
July	275,667	308,421	
August	267,620	284,838	
September	270,961	277,000	
October	267,207	259,478	
November	267,307	258,549	
December	260,664	265,481	

### Median Price

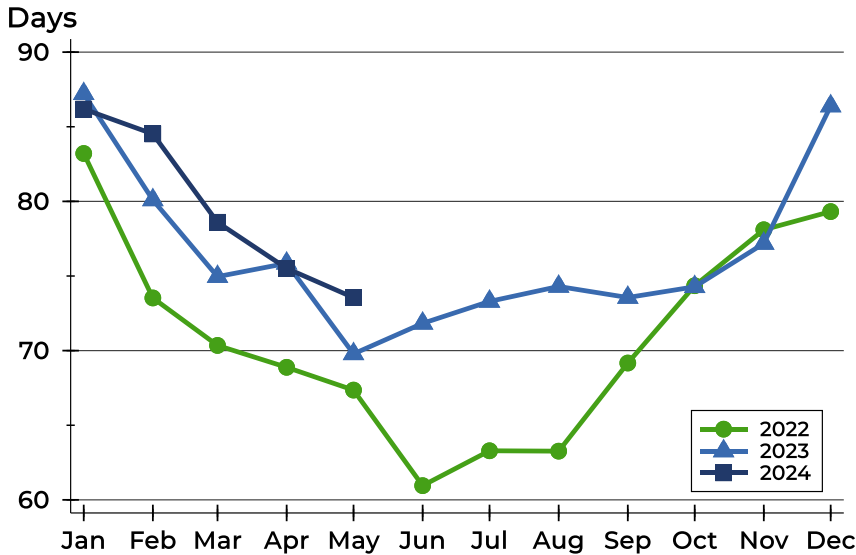


Month	2022	2023	2024
January	183,500	235,500	<b>227,500</b>
February	219,200	251,500	<b>228,250</b>
March	229,000	267,750	<b>257,000</b>
April	218,500	262,200	<b>279,950</b>
May	219,950	262,500	<b>265,000</b>
June	239,000	270,000	
July	224,900	265,000	
August	229,000	249,900	
September	229,900	231,850	
October	226,000	219,450	
November	225,000	212,000	
December	220,000	219,700	



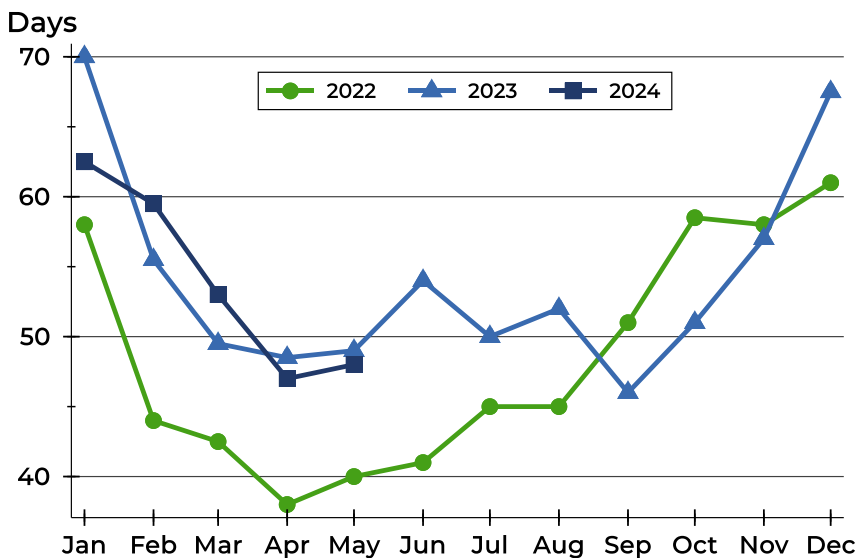
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average DOM



Month	2022	2023	2024
January	83	87	<b>86</b>
February	74	80	<b>85</b>
March	70	75	<b>79</b>
April	69	76	<b>76</b>
May	67	70	<b>74</b>
June	61	72	
July	63	73	
August	63	74	
September	69	74	
October	74	74	
November	78	77	
December	79	86	

## Median DOM

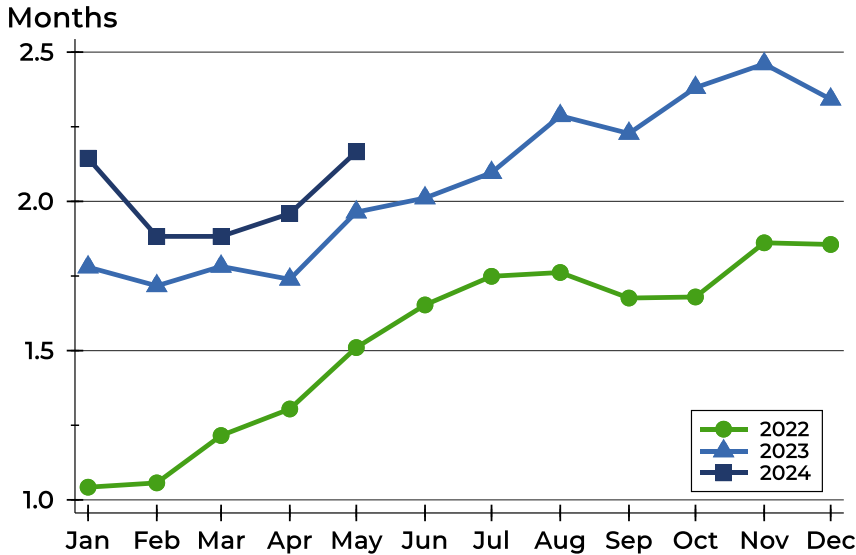


Month	2022	2023	2024
January	58	70	<b>63</b>
February	44	56	<b>60</b>
March	43	50	<b>53</b>
April	38	49	<b>47</b>
May	40	49	<b>48</b>
June	41	54	
July	45	50	
August	45	52	
September	51	46	
October	59	51	
November	58	57	
December	61	68	



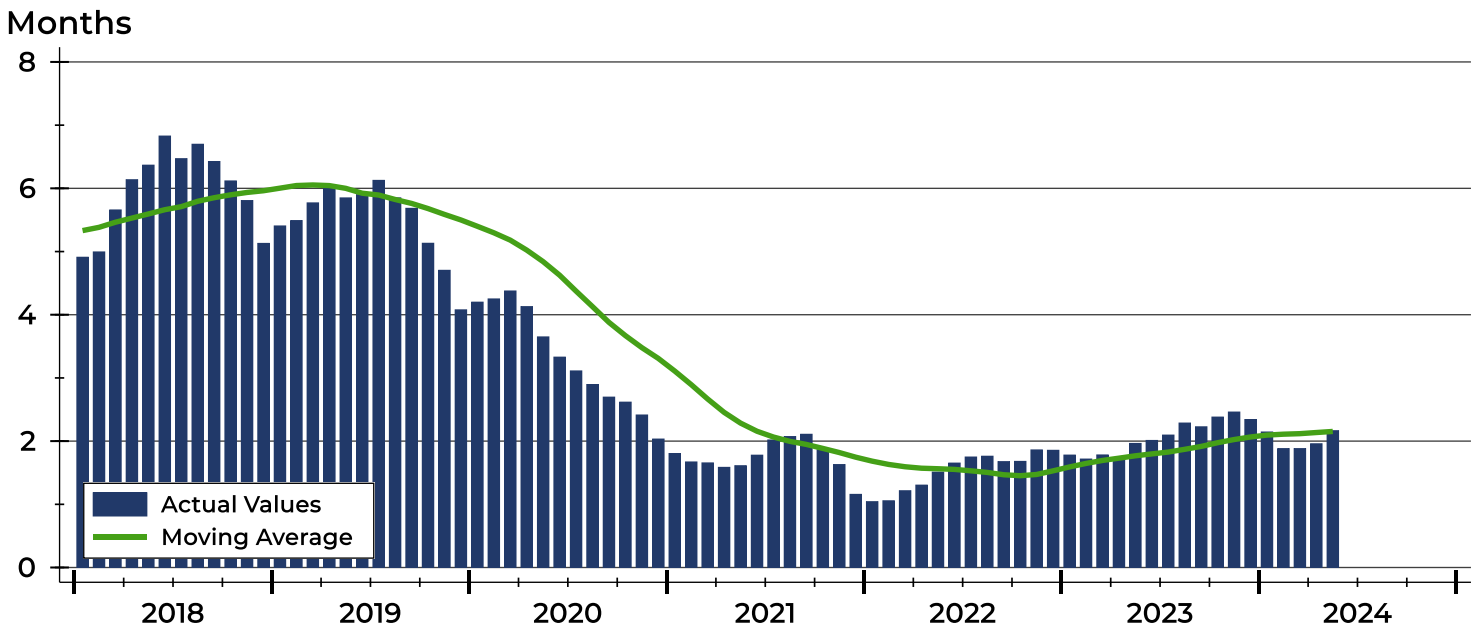
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## Months' Supply by Month



Month	2022	2023	2024
January	1.0	1.8	2.1
February	1.1	1.7	1.9
March	1.2	1.8	1.9
April	1.3	1.7	2.0
May	1.5	2.0	2.2
June	1.7	2.0	
July	1.7	2.1	
August	1.8	2.3	
September	1.7	2.2	
October	1.7	2.4	
November	1.9	2.5	
December	1.9	2.3	

## History of Month's Supply





**May  
2024**

# Flint Hills MLS Statistics



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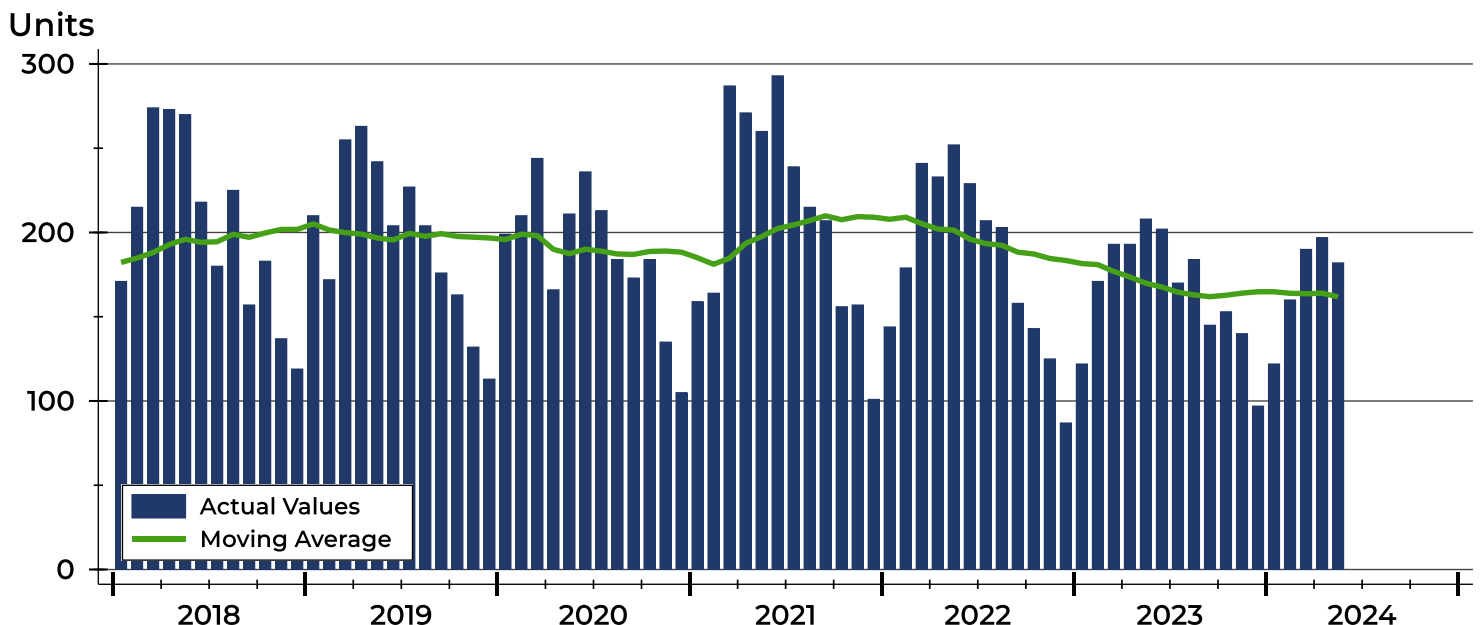
## Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	May 2023	Change
Current Month	New Listings	<b>182</b>	208	-12.5%
	Volume (1,000s)	<b>52,087</b>	56,316	-7.5%
	Average List Price	<b>286,195</b>	270,750	5.7%
	Median List Price	<b>260,000</b>	237,500	9.5%
Year-to-Date	New Listings	<b>851</b>	887	-4.1%
	Volume (1,000s)	<b>244,820</b>	240,758	1.7%
	Average List Price	<b>287,685</b>	271,429	6.0%
	Median List Price	<b>255,900</b>	247,900	3.2%

A total of 182 new listings were added in the Manhattan-Junction City metropolitan area during May, down 12.5% from the same month in 2023. Year-to-date the Manhattan-Junction City metropolitan area has seen 851 new listings.

The median list price of these homes was \$260,000 up from \$237,500 in 2023.

## History of New Listings





**May  
2024**

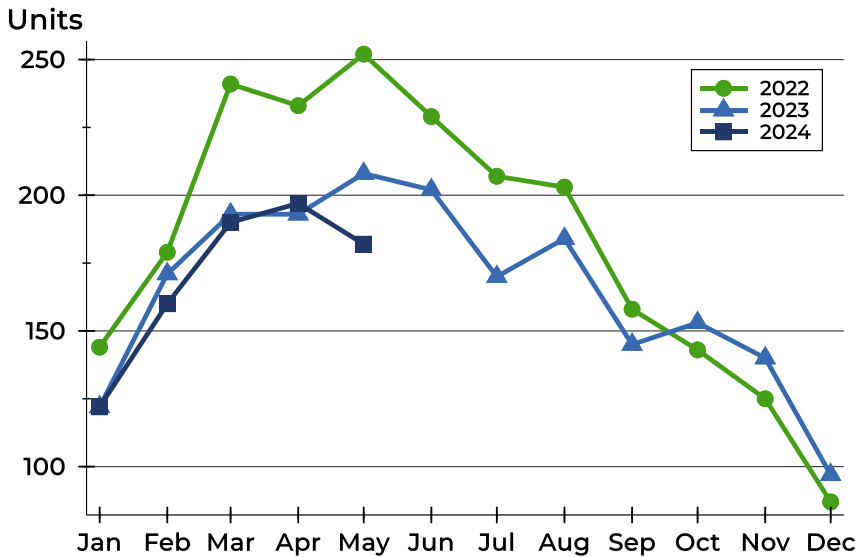
# Flint Hills MLS Statistics



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## Manhattan-Junction City Metropolitan Area New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	144	122	<b>122</b>
February	179	171	<b>160</b>
March	241	193	<b>190</b>
April	233	193	<b>197</b>
May	252	208	<b>182</b>
June	229	202	
July	207	170	
August	203	184	
September	158	145	
October	143	153	
November	125	140	
December	87	97	

### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.5%	25,000	25,000	17	17	100.0%	100.0%
\$50,000-\$99,999	3	1.6%	71,300	70,000	13	16	100.0%	100.0%
\$100,000-\$124,999	6	3.3%	113,033	111,950	14	14	98.0%	100.0%
\$125,000-\$149,999	8	4.4%	143,250	144,450	12	10	98.7%	100.0%
\$150,000-\$174,999	14	7.7%	163,304	163,500	22	24	99.2%	100.0%
\$175,000-\$199,999	18	9.9%	187,661	186,450	13	12	99.3%	100.0%
\$200,000-\$249,999	35	19.2%	224,509	220,000	11	9	99.1%	100.0%
\$250,000-\$299,999	33	18.1%	274,597	275,000	15	13	99.4%	100.0%
\$300,000-\$399,999	37	20.3%	346,114	345,000	15	12	99.3%	100.0%
\$400,000-\$499,999	15	8.2%	430,933	420,000	11	9	99.7%	100.0%
\$500,000-\$749,999	9	4.9%	595,717	596,950	18	18	99.8%	100.0%
\$750,000-\$999,999	3	1.6%	936,333	980,000	22	22	99.3%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



**May  
2024**

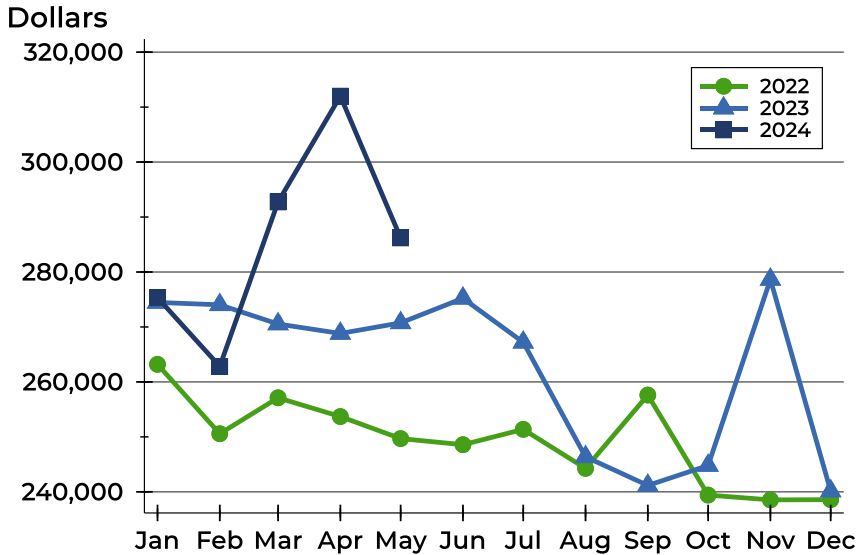
# Flint Hills MLS Statistics



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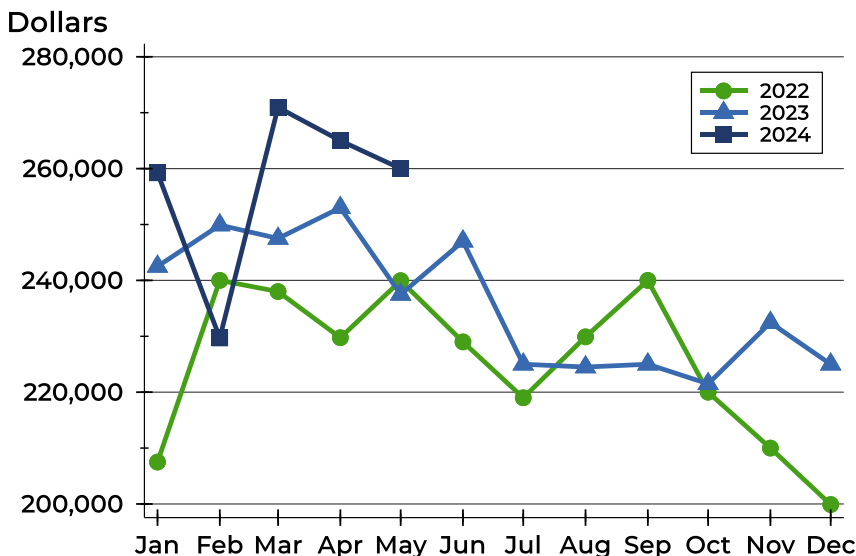
## Manhattan-Junction City Metropolitan Area New Listings Analysis

### Average Price



Month	2022	2023	2024
January	263,201	274,468	<b>275,349</b>
February	250,575	274,033	<b>262,834</b>
March	257,117	270,544	<b>292,742</b>
April	253,704	268,819	<b>312,009</b>
May	249,689	270,750	<b>286,195</b>
June	248,579	275,215	
July	251,376	267,215	
August	244,276	246,372	
September	257,618	241,174	
October	239,422	244,794	
November	238,542	278,651	
December	238,582	240,146	

### Median Price



Month	2022	2023	2024
January	207,500	242,500	<b>259,250</b>
February	240,000	249,900	<b>229,700</b>
March	238,000	247,500	<b>270,950</b>
April	229,750	253,000	<b>265,000</b>
May	239,950	237,500	<b>260,000</b>
June	229,000	247,000	
July	219,000	225,000	
August	229,900	224,500	
September	240,000	225,000	
October	220,000	221,500	
November	210,000	232,450	
December	199,900	225,000	



**May  
2024**

# Flint Hills MLS Statistics



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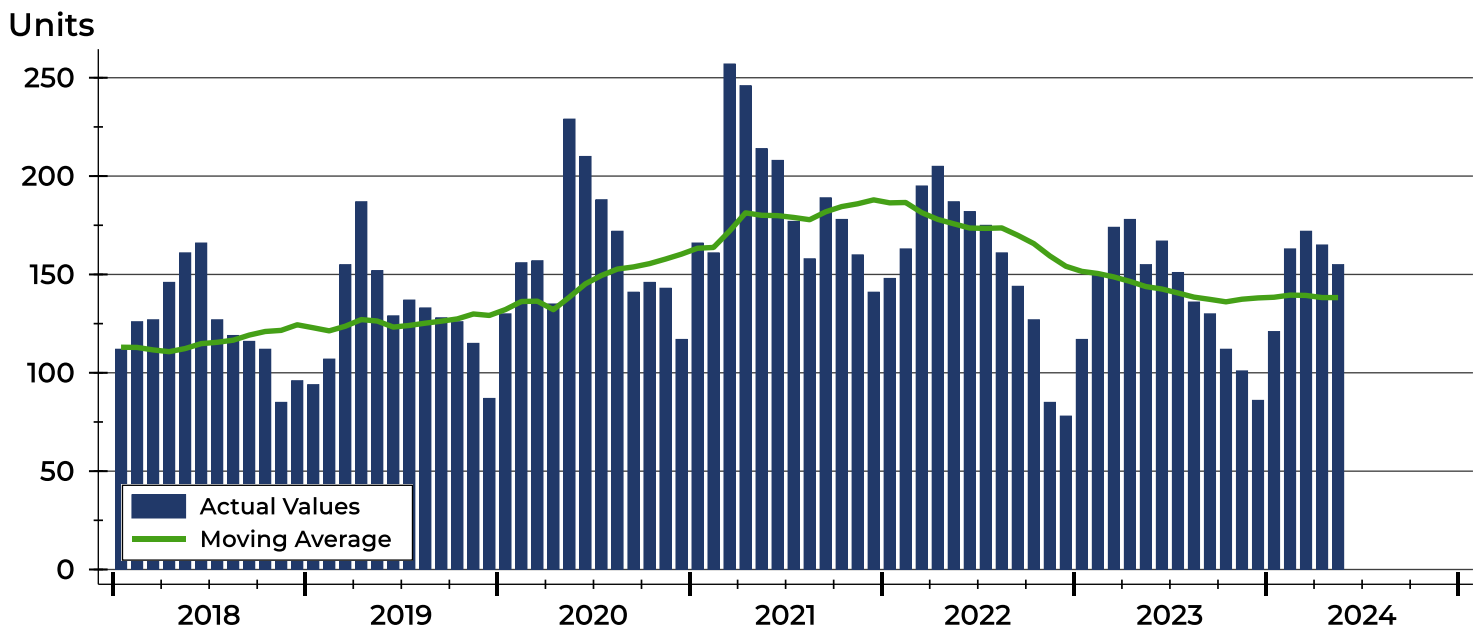
## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2024	May 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>155</b>	155	0.0%	<b>776</b>	774	0.3%
Volume (1,000s)		<b>44,578</b>	40,648	9.7%	<b>204,689</b>	197,646	3.6%
Average	Sale Price	<b>287,601</b>	262,244	9.7%	<b>263,774</b>	255,357	3.3%
	Days on Market	<b>55</b>	30	83.3%	<b>47</b>	36	30.6%
	Percent of Original	<b>98.8%</b>	98.2%	0.6%	<b>97.8%</b>	97.6%	0.2%
Median	Sale Price	<b>255,000</b>	230,000	10.9%	<b>240,000</b>	230,000	4.3%
	Days on Market	<b>13</b>	8	62.5%	<b>15</b>	11	36.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 155 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of May, the same as in 2023. The median list price of these homes was \$255,000, up from \$230,000 the prior year.

Half of the homes that went under contract in May were on the market less than 13 days, compared to 8 days in May 2023.

## History of Contracts Written





**May  
2024**

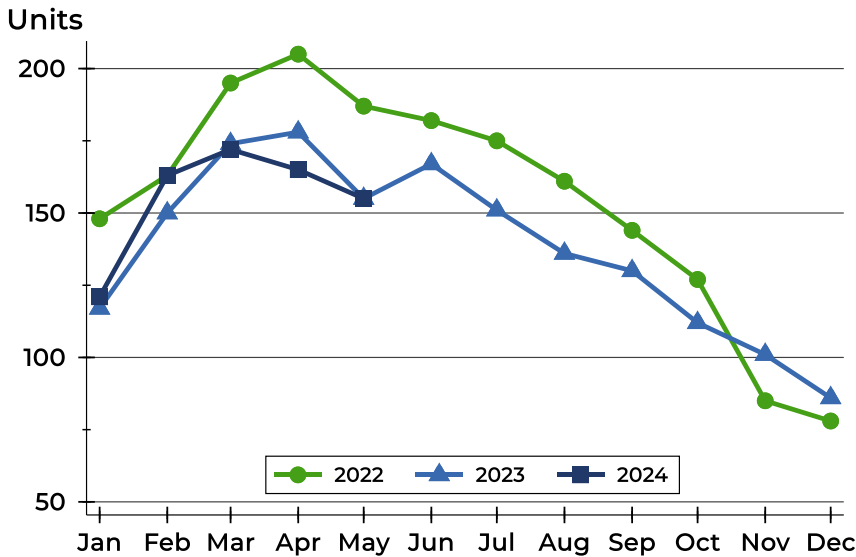
# Flint Hills MLS Statistics



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## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	148	117	121
February	163	150	163
March	195	174	172
April	205	178	165
May	187	155	155
June	182	167	
July	175	151	
August	161	136	
September	144	130	
October	127	112	
November	85	101	
December	78	86	

### Contracts Written by Price Range

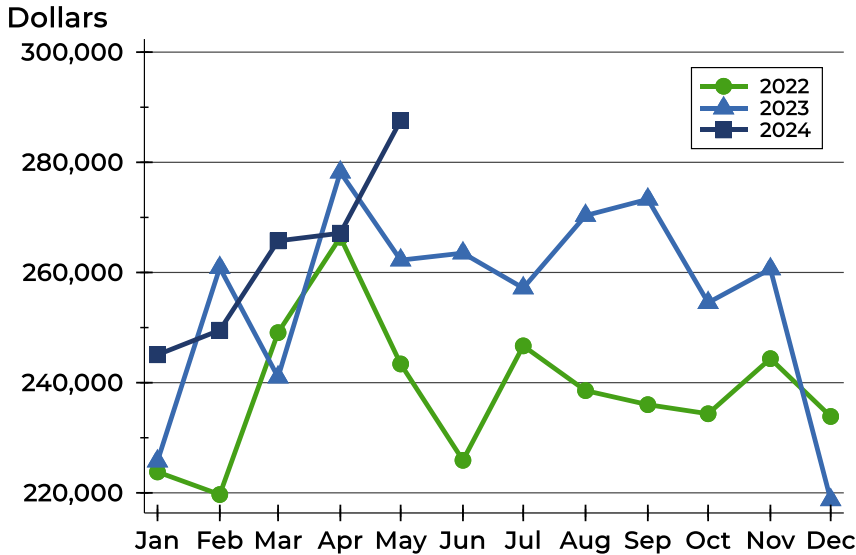
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.6%	48,000	48,000	179	179	94.1%	94.1%
\$50,000-\$99,999	5	3.2%	69,540	70,000	135	118	91.4%	100.0%
\$100,000-\$124,999	7	4.5%	112,414	114,000	50	61	98.1%	100.0%
\$125,000-\$149,999	7	4.5%	140,386	140,000	14	3	99.4%	100.0%
\$150,000-\$174,999	6	3.9%	162,317	161,000	30	14	98.3%	98.5%
\$175,000-\$199,999	18	11.6%	187,733	187,450	224	13	98.9%	100.0%
\$200,000-\$249,999	31	20.0%	226,168	224,900	16	8	99.0%	100.0%
\$250,000-\$299,999	19	12.3%	274,758	280,000	17	6	99.1%	100.0%
\$300,000-\$399,999	37	23.9%	348,073	340,000	35	16	99.5%	100.0%
\$400,000-\$499,999	14	9.0%	432,321	422,500	30	14	98.9%	100.0%
\$500,000-\$749,999	8	5.2%	618,613	614,000	47	32	99.6%	100.0%
\$750,000-\$999,999	2	1.3%	974,000	974,000	51	51	94.7%	94.7%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





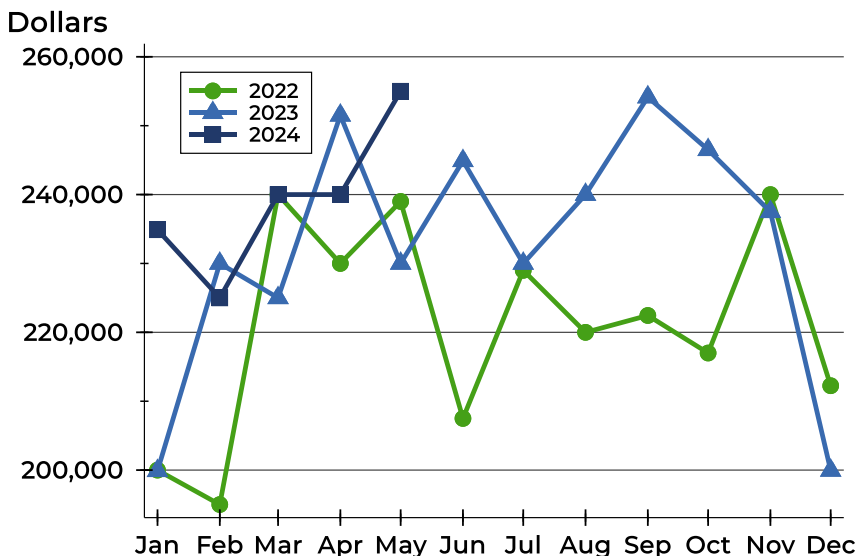
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	223,795	225,756	<b>245,066</b>
February	219,692	260,868	<b>249,524</b>
March	249,081	241,001	<b>265,740</b>
April	266,400	278,205	<b>267,140</b>
May	243,398	262,244	<b>287,601</b>
June	225,904	263,522	
July	246,682	257,181	
August	238,561	270,340	
September	236,006	273,292	
October	234,355	254,513	
November	244,362	260,635	
December	233,866	218,724	

## Median Price

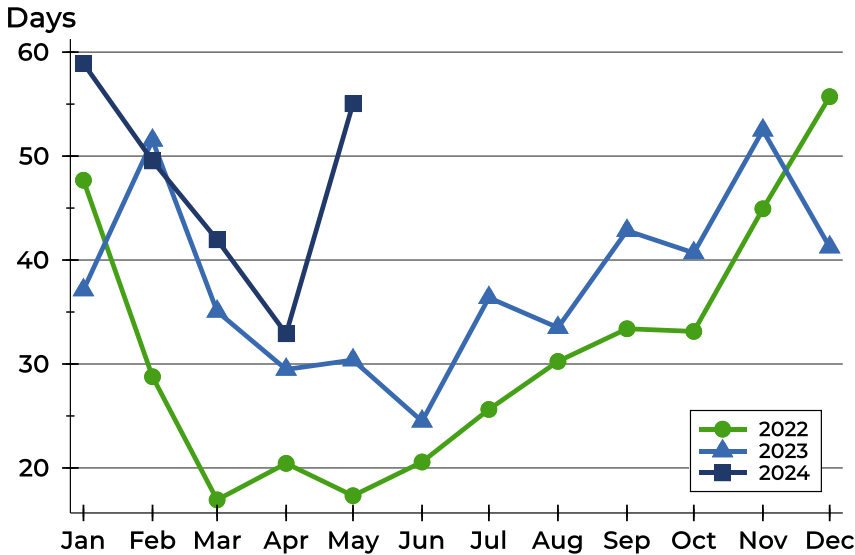


Month	2022	2023	2024
January	200,000	199,900	<b>234,900</b>
February	195,000	230,000	<b>225,000</b>
March	240,000	225,000	<b>240,000</b>
April	230,000	251,500	<b>240,000</b>
May	239,000	230,000	<b>255,000</b>
June	207,500	244,900	
July	229,000	230,000	
August	220,000	240,000	
September	222,450	254,150	
October	217,000	246,500	
November	240,000	237,500	
December	212,250	199,950	



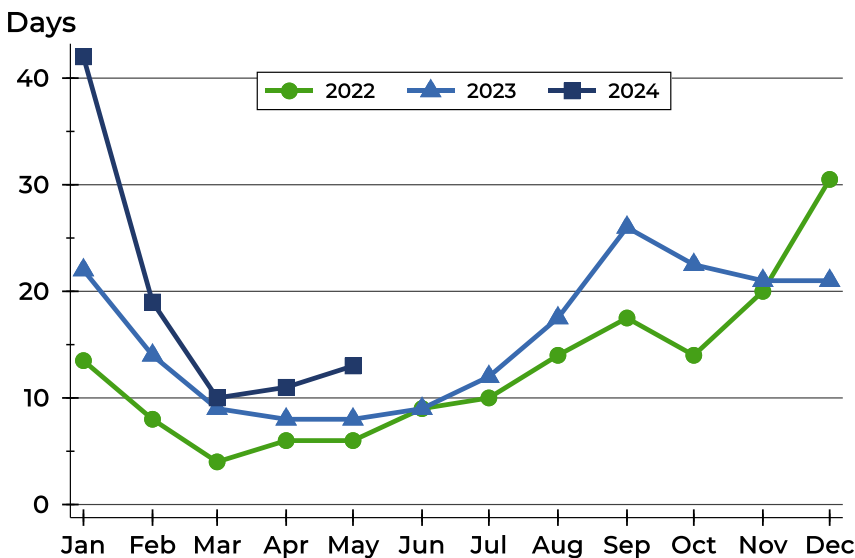
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



Month	2022	2023	2024
January	48	37	59
February	29	52	50
March	17	35	42
April	20	29	33
May	17	30	55
June	21	24	24
July	26	36	36
August	30	34	34
September	33	43	43
October	33	41	41
November	45	52	52
December	56	41	41

## Median DOM



Month	2022	2023	2024
January	14	22	42
February	8	14	19
March	4	9	10
April	6	8	11
May	6	8	13
June	9	9	9
July	10	12	12
August	14	18	18
September	18	26	26
October	14	23	23
November	20	21	21
December	31	21	21



**May  
2024**

# Flint Hills MLS Statistics



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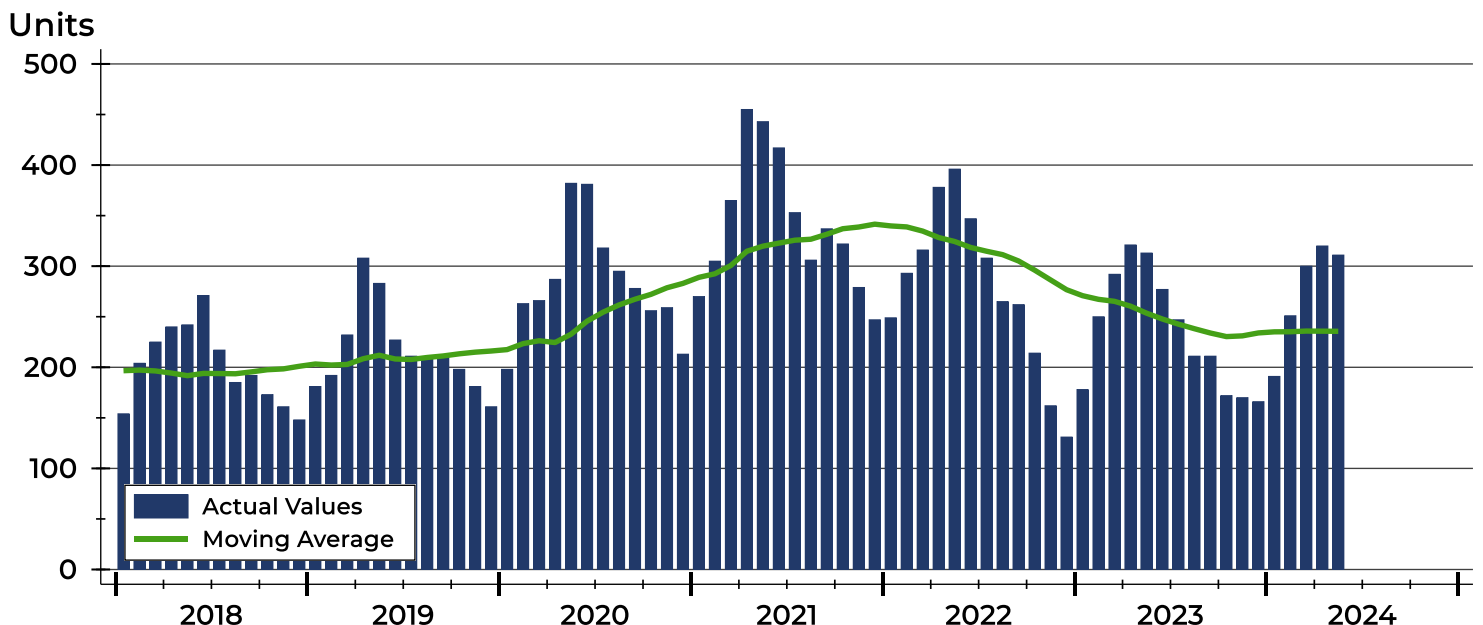
## Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of May 2023	Change
Pending Contracts		<b>311</b>	313	-0.6%
Volume (1,000s)		<b>84,881</b>	83,473	1.7%
Average	List Price	<b>272,928</b>	266,687	2.3%
	Days on Market	<b>49</b>	30	63.3%
	Percent of Original	<b>99.1%</b>	99.0%	0.1%
Median	List Price	<b>249,900</b>	249,900	0.0%
	Days on Market	<b>13</b>	8	62.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 311 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of May, down from 313 contracts pending at the end of May 2023.

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.

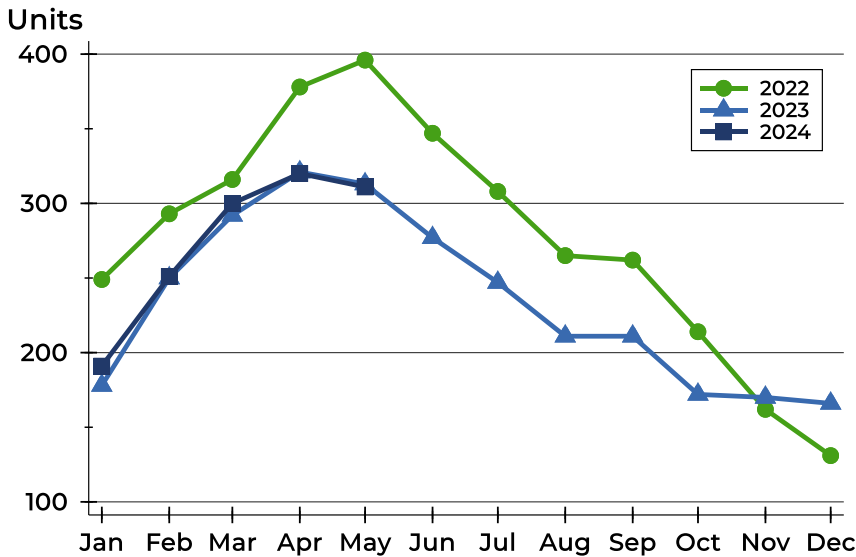
## History of Pending Contracts





# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Pending Contracts by Month



Month	2022	2023	2024
January	249	178	191
February	293	250	251
March	316	292	300
April	378	321	320
May	396	313	311
June	347	277	
July	308	247	
August	265	211	
September	262	211	
October	214	172	
November	162	170	
December	131	166	

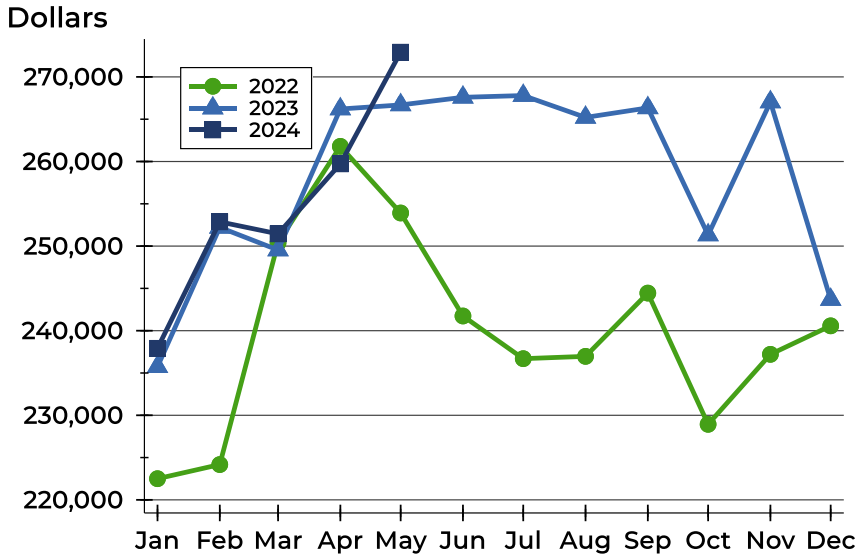
## Pending Contracts by Price Range

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	1	0.3%	48,000	48,000	179	179	94.1%	94.1%
\$50,000-\$99,999	23	7.4%	78,522	82,500	120	128	97.0%	100.0%
\$100,000-\$124,999	14	4.5%	112,957	113,250	34	14	98.2%	100.0%
\$125,000-\$149,999	15	4.8%	136,940	139,900	23	8	99.7%	100.0%
\$150,000-\$174,999	20	6.4%	163,168	163,500	39	19	98.1%	100.0%
\$175,000-\$199,999	26	8.4%	188,596	188,900	167	18	99.2%	100.0%
\$200,000-\$249,999	61	19.6%	227,553	229,900	19	8	99.4%	100.0%
\$250,000-\$299,999	39	12.5%	271,654	274,900	17	5	100.3%	100.0%
\$300,000-\$399,999	66	21.2%	341,091	337,750	31	14	99.2%	100.0%
\$400,000-\$499,999	29	9.3%	436,134	427,000	41	16	98.7%	100.0%
\$500,000-\$749,999	14	4.5%	617,907	614,000	34	18	99.7%	100.0%
\$750,000-\$999,999	2	0.6%	944,250	944,250	397	397	94.9%	94.9%
\$1,000,000 and up	1	0.3%	1,050,000	1,050,000	36	36	100.0%	100.0%



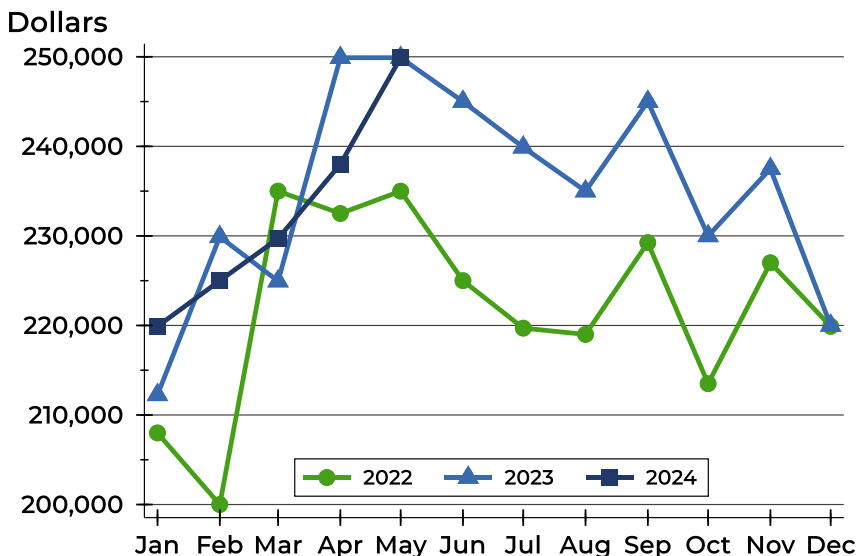
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average Price



Month	2022	2023	2024
January	222,503	235,738	<b>237,920</b>
February	224,175	252,214	<b>252,869</b>
March	250,403	249,534	<b>251,446</b>
April	261,792	266,204	<b>259,717</b>
May	253,913	266,687	<b>272,928</b>
June	241,739	267,592	
July	236,693	267,798	
August	236,966	265,212	
September	244,446	266,339	
October	228,933	251,315	
November	237,206	267,037	
December	240,575	243,680	

## Median Price

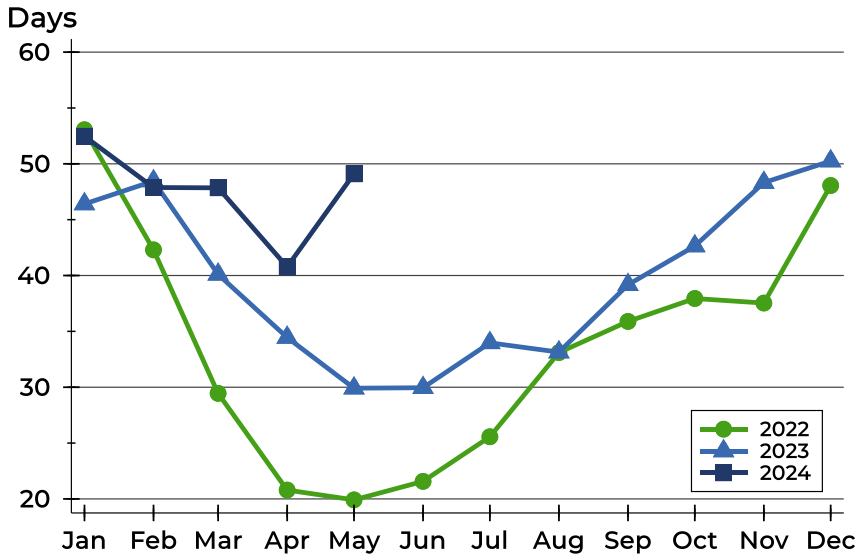


Month	2022	2023	2024
January	208,000	212,250	<b>219,900</b>
February	200,000	229,900	<b>225,000</b>
March	235,000	224,950	<b>229,700</b>
April	232,500	249,900	<b>238,000</b>
May	235,000	249,900	<b>249,900</b>
June	225,000	245,000	
July	219,700	239,900	
August	219,000	235,000	
September	229,250	245,000	
October	213,500	230,000	
November	227,000	237,500	
December	219,900	220,000	



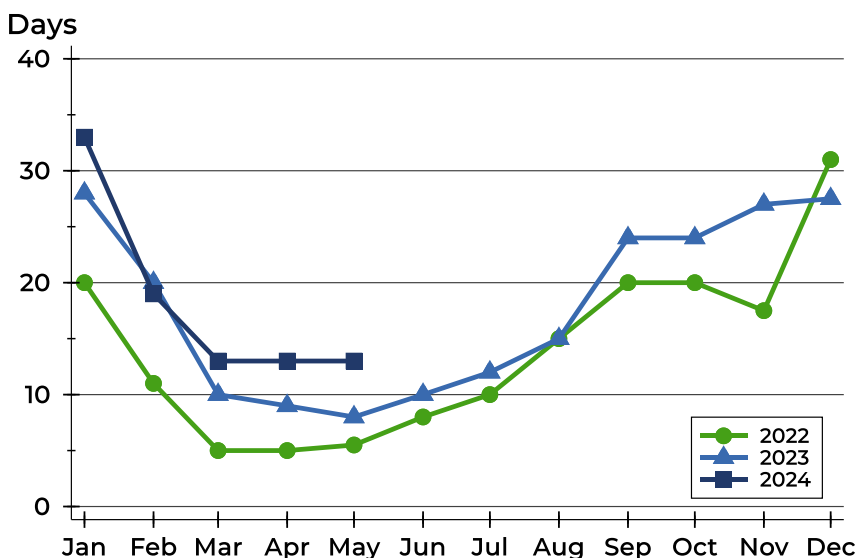
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average DOM



Month	2022	2023	2024
January	53	46	52
February	42	48	48
March	29	40	48
April	21	34	41
May	20	30	49
June	22	30	
July	26	34	
August	33	33	
September	36	39	
October	38	43	
November	38	48	
December	48	50	

## Median DOM



Month	2022	2023	2024
January	20	28	33
February	11	20	19
March	5	10	13
April	5	9	13
May	6	8	13
June	8	10	
July	10	12	
August	15	15	
September	20	24	
October	20	24	
November	18	27	
December	31	28	