



**July  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Housing Report



### Market Overview

#### Manhattan MSA Home Sales Fell in July

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 152 units, compared to 180 units in July 2023. Total sales volume was \$44.6 million, down from a year earlier.

The median sale price in July was \$269,500, up from \$256,250 a year earlier. Homes that sold in July were typically on the market for 18 days and sold for 99.5% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of July was 336 units, up from 305 at the same point in 2023. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$265,000.

During July, a total of 143 contracts were written down from 151 in July 2023. At the end of the month, there were 239 contracts still pending.

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**July  
2024**

# Flint Hills MLS Statistics



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ASSOCIATION  
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## Manhattan-Junction City Metropolitan Area Summary Statistics

July MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>152</b>	<b>180</b>	<b>206</b>	<b>968</b>	<b>996</b>	<b>1,190</b>
Change from prior year		-15.6%	-12.6%	-14.9%	-2.8%	-16.3%	-9.1%
<b>Active Listings</b>		<b>336</b>	<b>305</b>	<b>309</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		10.2%	-1.3%	-13.0%			
<b>Months' Supply</b>		<b>2.5</b>	<b>2.1</b>	<b>1.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		19.0%	23.5%	-15.0%			
<b>New Listings</b>		<b>167</b>	<b>170</b>	<b>207</b>	<b>1,243</b>	<b>1,259</b>	<b>1,485</b>
Change from prior year		-1.8%	-17.9%	-13.4%	-1.3%	-15.2%	-11.2%
<b>Contracts Written</b>		<b>143</b>	<b>151</b>	<b>175</b>	<b>1,038</b>	<b>1,092</b>	<b>1,255</b>
Change from prior year		-5.3%	-13.7%	-1.1%	-4.9%	-13.0%	-12.2%
<b>Pending Contracts</b>		<b>239</b>	<b>247</b>	<b>308</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-3.2%	-19.8%	-12.7%			
<b>Sales Volume (1,000s)</b>		<b>44,589</b>	<b>47,933</b>	<b>50,576</b>	<b>253,154</b>	<b>251,388</b>	<b>284,279</b>
Change from prior year		-7.0%	-5.2%	-7.6%	0.7%	-11.6%	-0.3%
Average	<b>Sale Price</b>	<b>293,347</b>	<b>266,296</b>	<b>245,513</b>	<b>261,522</b>	<b>252,398</b>	<b>238,890</b>
	Change from prior year	10.2%	8.5%	8.6%	3.6%	5.7%	9.7%
	<b>List Price of Actives</b>	<b>293,763</b>	<b>308,421</b>	<b>275,667</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-4.8%	11.9%	16.3%			
	<b>Days on Market</b>	<b>44</b>	<b>28</b>	<b>20</b>	<b>47</b>	<b>36</b>	<b>28</b>
Change from prior year	57.1%	40.0%	0.0%	30.6%	28.6%	-22.2%	
<b>Percent of List</b>	<b>98.0%</b>	<b>99.3%</b>	<b>99.8%</b>	<b>98.4%</b>	<b>98.9%</b>	<b>100.0%</b>	
Change from prior year	-1.3%	-0.5%	-0.3%	-0.5%	-1.1%	0.6%	
<b>Percent of Original</b>	<b>96.1%</b>	<b>98.3%</b>	<b>98.9%</b>	<b>96.9%</b>	<b>97.4%</b>	<b>99.0%</b>	
Change from prior year	-2.2%	-0.6%	-0.8%	-0.5%	-1.6%	0.6%	
Median	<b>Sale Price</b>	<b>269,500</b>	<b>256,250</b>	<b>225,000</b>	<b>236,988</b>	<b>230,000</b>	<b>221,500</b>
	Change from prior year	5.2%	13.9%	2.8%	3.0%	3.8%	11.6%
	<b>List Price of Actives</b>	<b>265,000</b>	<b>265,000</b>	<b>224,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	0.0%	17.8%	19.9%			
	<b>Days on Market</b>	<b>18</b>	<b>9</b>	<b>7</b>	<b>16</b>	<b>11</b>	<b>7</b>
Change from prior year	100.0%	28.6%	16.7%	45.5%	57.1%	-22.2%	
<b>Percent of List</b>	<b>99.5%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>98.2%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-1.8%	0.0%	0.0%	-1.4%	0.0%	0.0%	

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



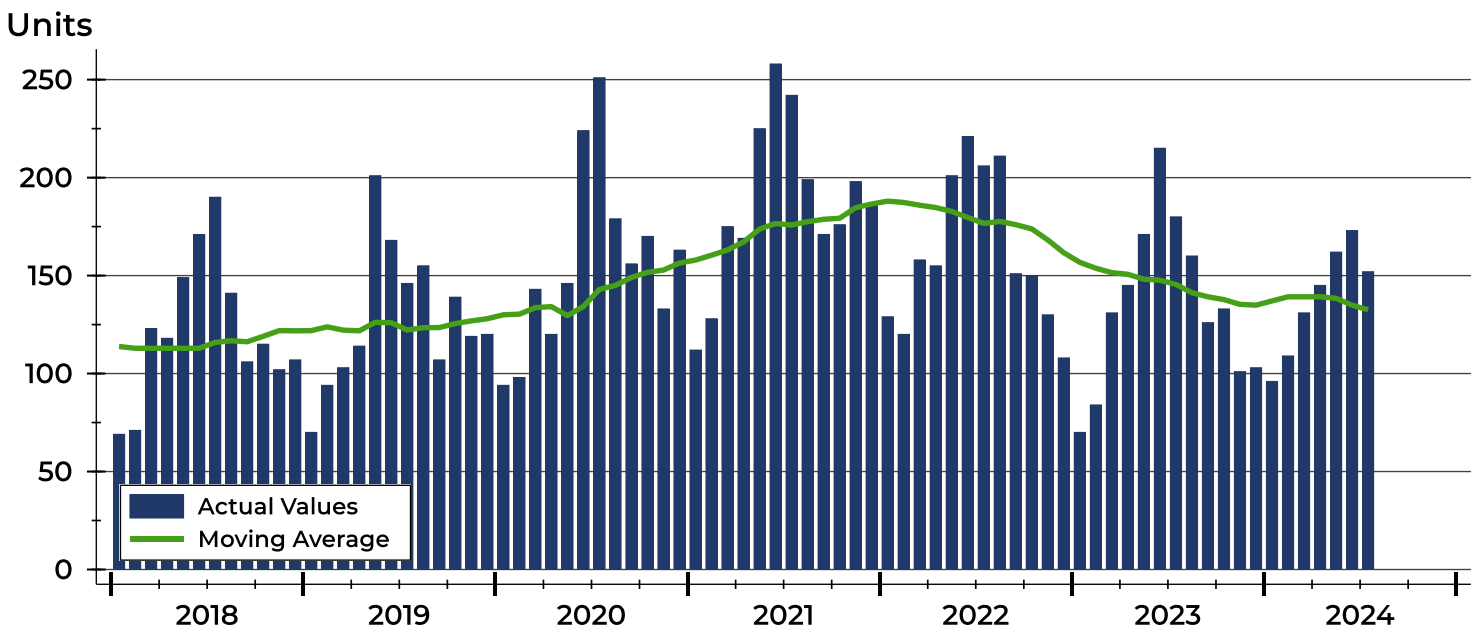
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2024	July 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		152	180	-15.6%	968	996	-2.8%
Volume (1,000s)		44,589	47,933	-7.0%	253,154	251,388	0.7%
Months' Supply		2.5	2.1	19.0%	N/A	N/A	N/A
Average	Sale Price	293,347	266,296	10.2%	261,522	252,398	3.6%
	Days on Market	44	28	57.1%	47	36	30.6%
	Percent of List	98.0%	99.3%	-1.3%	98.4%	98.9%	-0.5%
	Percent of Original	96.1%	98.3%	-2.2%	96.9%	97.4%	-0.5%
Median	Sale Price	269,500	256,250	5.2%	236,988	230,000	3.0%
	Days on Market	18	9	100.0%	16	11	45.5%
	Percent of List	99.5%	100.0%	-0.5%	100.0%	100.0%	0.0%
	Percent of Original	98.2%	100.0%	-1.8%	98.6%	100.0%	-1.4%

A total of 152 homes sold in the Manhattan-Junction City metropolitan area in July, down from 180 units in July 2023. Total sales volume fell to \$44.6 million compared to \$47.9 million in the previous year.

The median sales price in July was \$269,500, up 5.2% compared to the prior year. Median days on market was 18 days, up from 11 days in June, and up from 9 in July 2023.

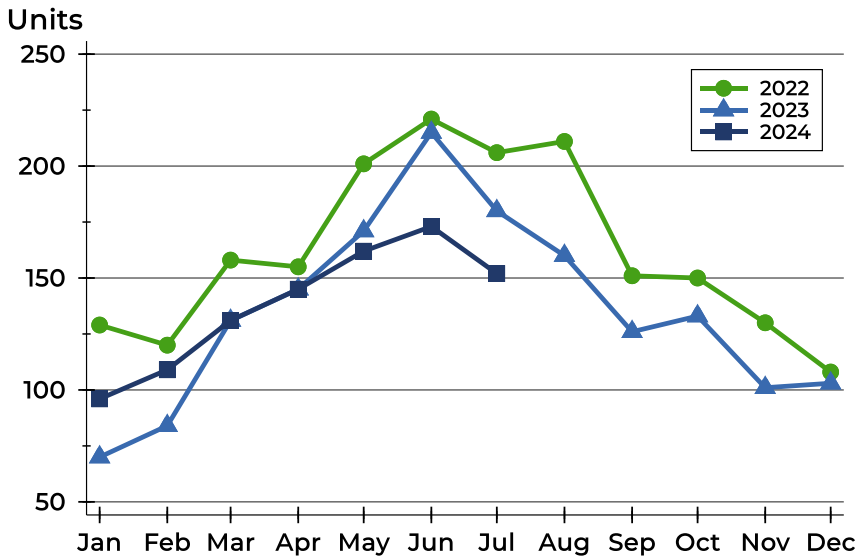
## History of Closed Listings





# 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	145
May	201	171	162
June	221	215	173
July	206	180	152
August	211	160	
September	151	126	
October	150	133	
November	130	101	
December	108	103	

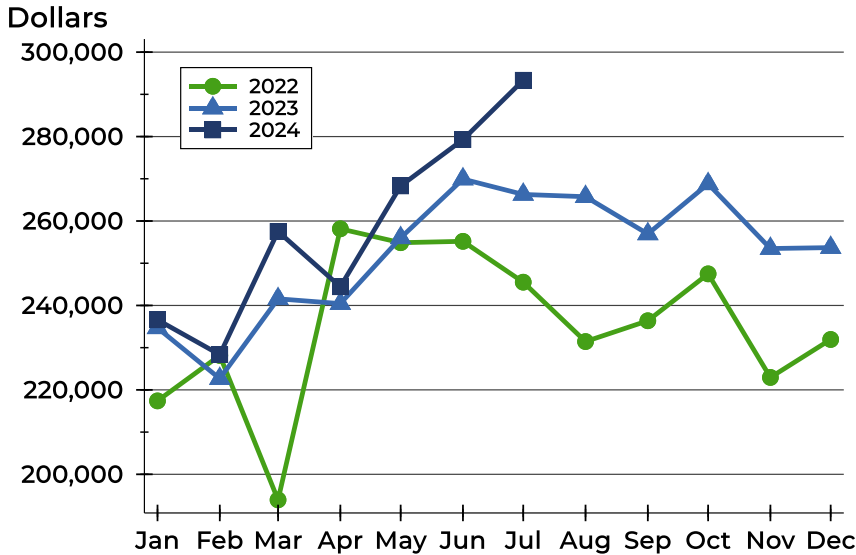
## Closed Listings by Price Range

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	0.7%	1.2	17,000	17,000	29	29	68.0%	68.0%	68.0%	68.0%
\$25,000-\$49,999	2	1.3%	0.8	43,750	43,750	430	430	79.5%	79.5%	58.9%	58.9%
\$50,000-\$99,999	11	7.2%	4.2	85,082	89,900	79	70	95.8%	94.5%	90.0%	84.9%
\$100,000-\$124,999	5	3.3%	2.6	115,320	116,600	30	21	94.2%	95.8%	93.2%	95.8%
\$125,000-\$149,999	2	1.3%	2.7	144,500	144,500	25	25	96.9%	96.9%	93.8%	93.8%
\$150,000-\$174,999	9	5.9%	1.8	165,194	165,000	24	20	101.7%	101.2%	100.7%	100.0%
\$175,000-\$199,999	11	7.2%	2.0	185,091	186,000	19	8	96.4%	97.9%	96.2%	97.9%
\$200,000-\$249,999	22	14.5%	1.7	228,358	232,250	36	24	97.2%	98.9%	96.2%	98.4%
\$250,000-\$299,999	29	19.1%	2.9	271,734	275,000	36	17	99.5%	100.0%	98.1%	100.0%
\$300,000-\$399,999	34	22.4%	3.0	337,556	332,500	35	14	98.8%	99.7%	97.8%	98.3%
\$400,000-\$499,999	13	8.6%	1.7	437,846	440,000	64	46	99.0%	100.0%	95.5%	95.2%
\$500,000-\$749,999	8	5.3%	3.9	584,013	560,500	18	11	99.5%	99.3%	99.3%	99.3%
\$750,000-\$999,999	5	3.3%	5.5	882,956	865,000	69	20	100.5%	99.0%	97.0%	97.5%
\$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



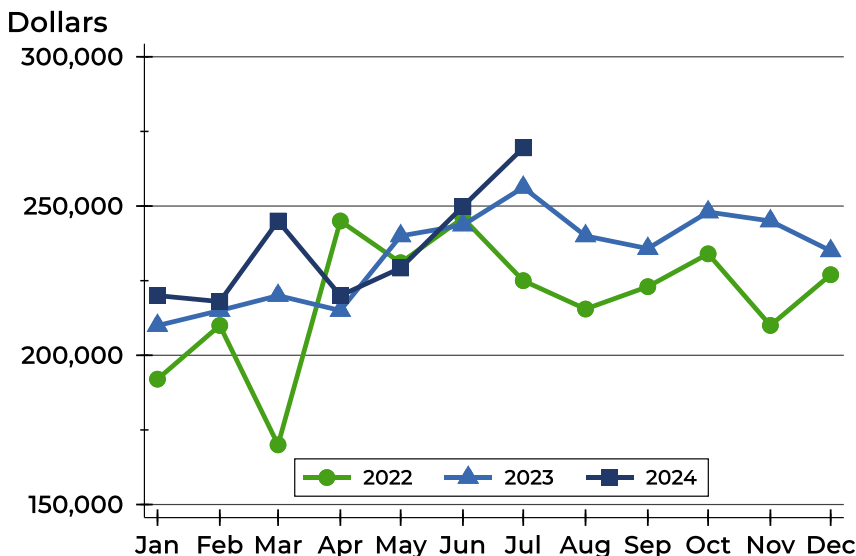
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	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>244,431</b>
May	254,866	256,015	<b>268,317</b>
June	255,188	269,933	<b>279,283</b>
July	245,513	266,296	<b>293,347</b>
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

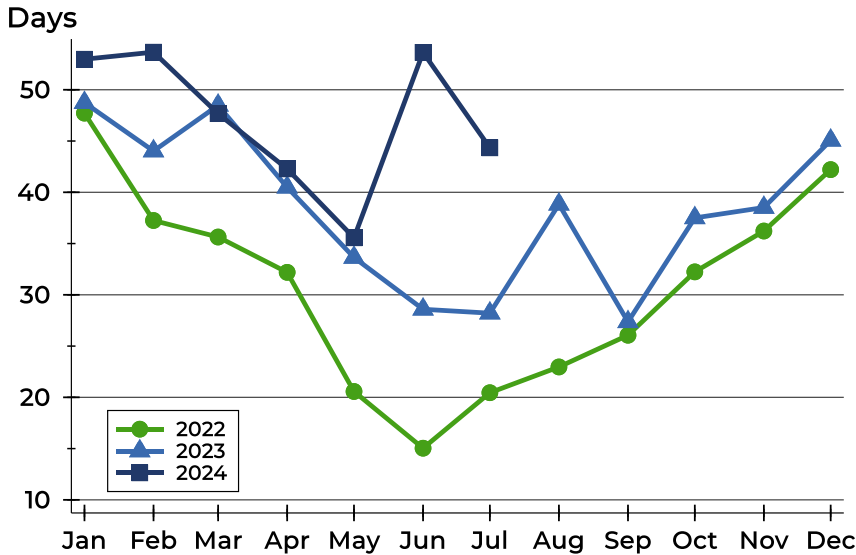


Month	2022	2023	2024
January	192,000	209,950	220,000
February	210,000	215,000	218,000
March	170,000	220,000	245,000
April	245,000	215,000	219,999
May	231,000	240,000	229,250
June	246,000	243,628	249,900
July	225,000	256,250	269,500
August	215,500	240,000	
September	223,000	235,750	
October	234,000	248,000	
November	210,000	245,000	
December	227,000	235,000	



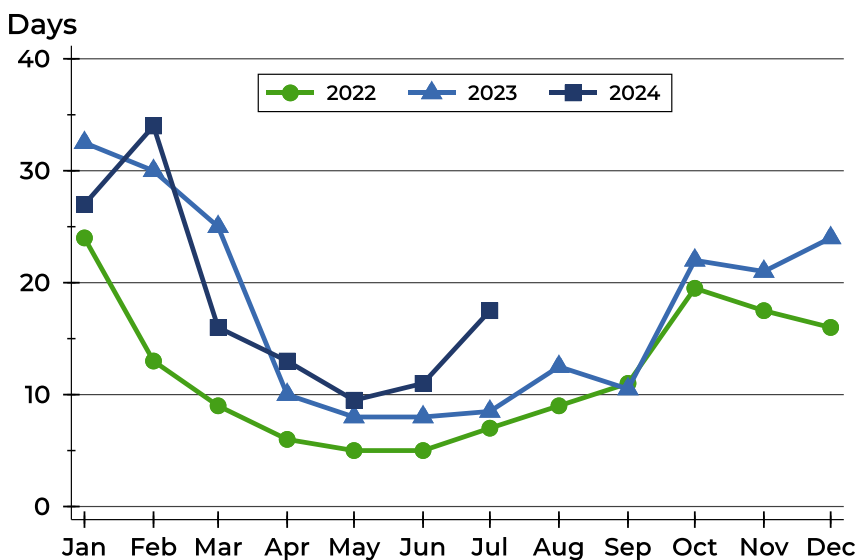
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



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

## 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	10
June	5	8	11
July	7	9	18
August	9	13	9
September	11	11	11
October	20	22	20
November	18	21	18
December	16	24	16



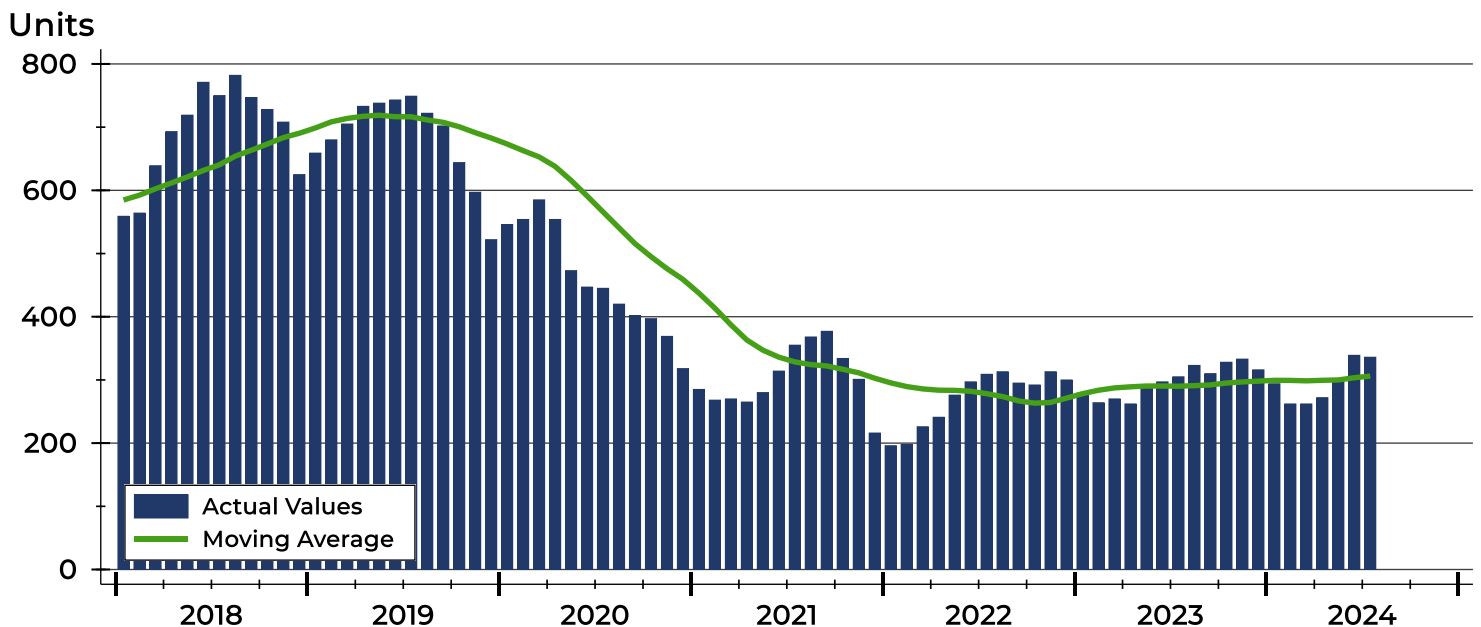
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Active Listings		336	305	10.2%
Volume (1,000s)		98,704	94,068	4.9%
Months' Supply		2.5	2.1	19.0%
Average	List Price	293,763	308,421	-4.8%
	Days on Market	71	73	-2.7%
	Percent of Original	97.2%	97.5%	-0.3%
Median	List Price	265,000	265,000	0.0%
	Days on Market	52	50	4.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 336 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of July. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of July was \$265,000, showing little change from the same point in 2023. The typical time on market for active listings was 52 days, up from 50 days a year earlier.

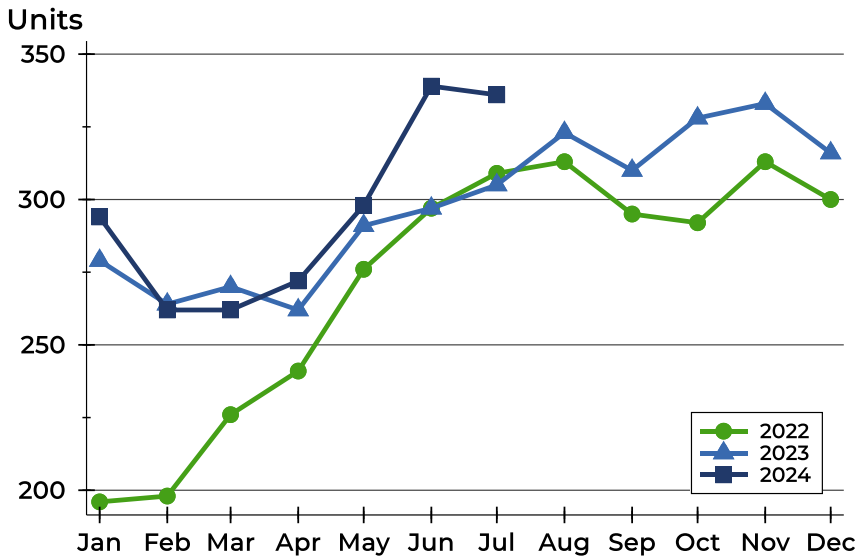
## History of Active Listings





# 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	<b>339</b>
July	309	305	<b>336</b>
August	313	323	
September	295	310	
October	292	328	
November	313	333	
December	300	316	

## Active Listings by Price Range

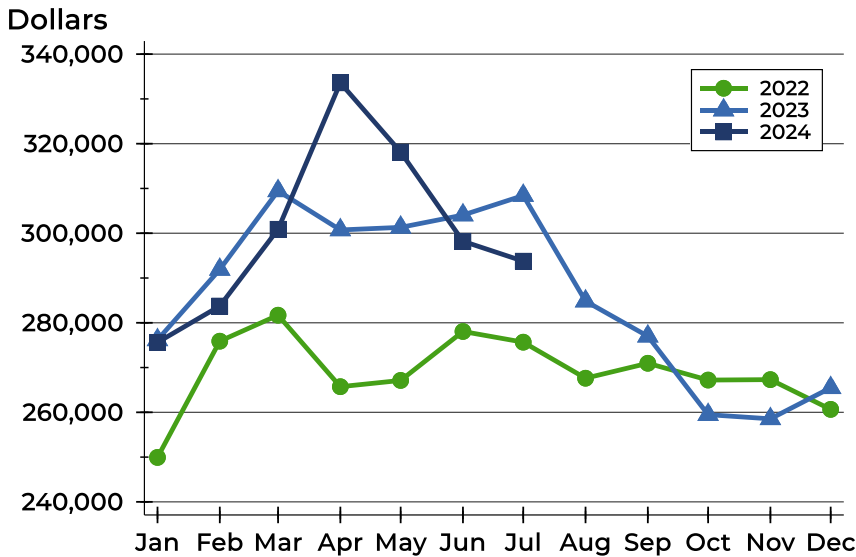
Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.3%	1.2	20,000	20,000	167	167	100.0%	100.0%
\$25,000-\$49,999	1	0.3%	0.8	35,000	35,000	22	22	100.0%	100.0%
\$50,000-\$99,999	26	7.7%	4.2	81,746	80,000	91	54	94.5%	100.0%
\$100,000-\$124,999	17	5.1%	2.6	113,006	115,000	62	53	94.9%	100.0%
\$125,000-\$149,999	25	7.4%	2.7	137,084	135,000	79	59	96.9%	98.5%
\$150,000-\$174,999	20	6.0%	1.8	163,380	163,950	72	58	98.1%	99.1%
\$175,000-\$199,999	25	7.4%	2.0	187,888	185,000	66	41	98.1%	100.0%
\$200,000-\$249,999	39	11.6%	1.7	228,147	227,000	59	48	97.5%	100.0%
\$250,000-\$299,999	59	17.6%	2.9	277,775	279,900	69	58	97.2%	98.3%
\$300,000-\$399,999	75	22.3%	3.0	350,005	349,000	65	46	97.9%	100.0%
\$400,000-\$499,999	15	4.5%	1.7	442,260	434,900	78	62	98.3%	100.0%
\$500,000-\$749,999	23	6.8%	3.9	585,183	565,000	54	23	98.8%	100.0%
\$750,000-\$999,999	6	1.8%	5.5	859,500	864,500	99	99	92.7%	93.4%
\$1,000,000 and up	4	1.2%	N/A	1,606,000	1,349,500	206	201	95.0%	100.0%





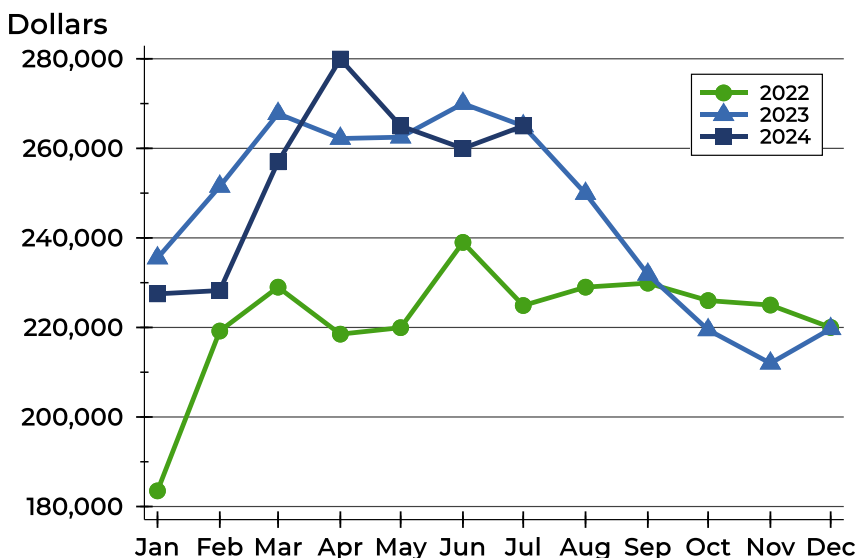
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## 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	<b>298,210</b>
July	275,667	308,421	<b>293,763</b>
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

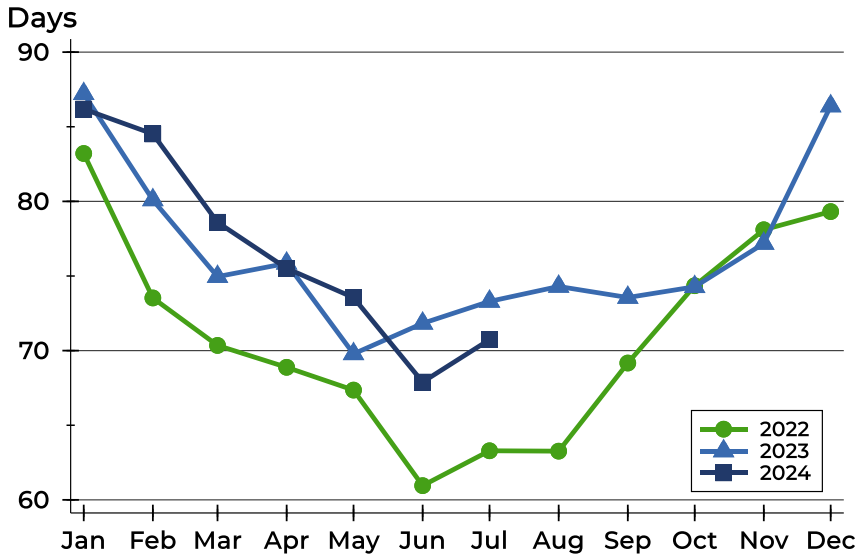


Month	2022	2023	2024
January	183,500	235,500	<b>227,500</b>
February	219,200	251,500	<b>228,250</b>
March	229,000	267,750	<b>257,000</b>
April	218,500	262,200	<b>279,950</b>
May	219,950	262,500	<b>265,000</b>
June	239,000	270,000	<b>260,000</b>
July	224,900	265,000	<b>265,000</b>
August	229,000	249,900	
September	229,900	231,850	
October	226,000	219,450	
November	225,000	212,000	
December	220,000	219,700	



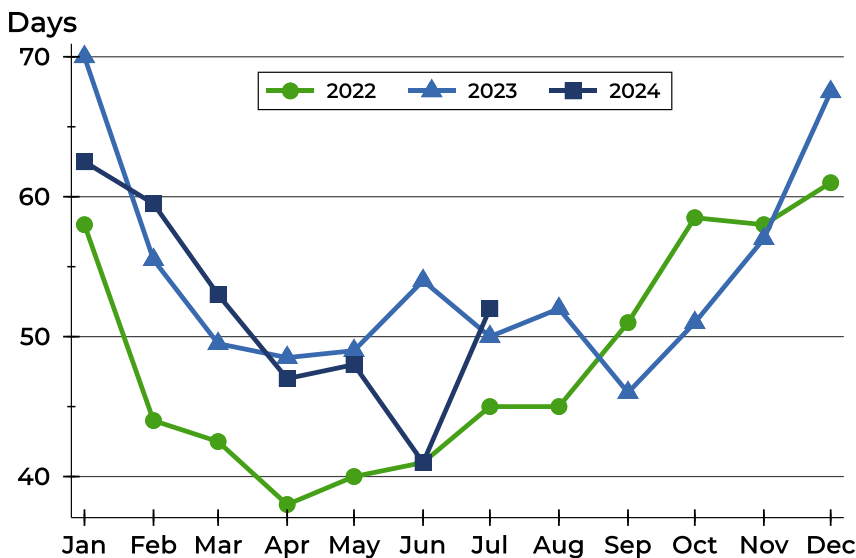
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## 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	<b>68</b>
July	63	73	<b>71</b>
August	63	74	
September	69	74	
October	74	74	
November	78	77	
December	79	86	

## Median DOM

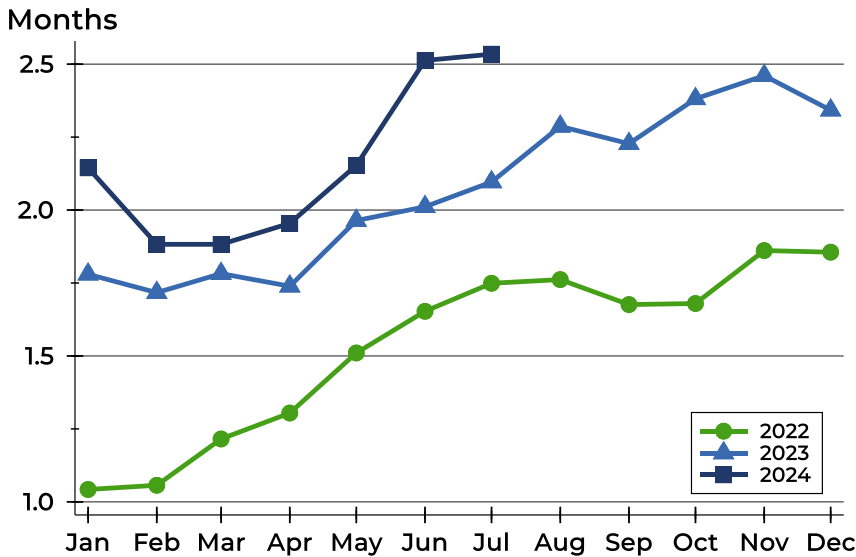


Month	2022	2023	2024
January	58	70	<b>63</b>
February	44	56	<b>60</b>
March	43	50	<b>53</b>
April	38	49	<b>47</b>
May	40	49	<b>48</b>
June	41	54	<b>41</b>
July	45	50	<b>52</b>
August	45	52	
September	51	46	
October	59	51	
November	58	57	
December	61	68	



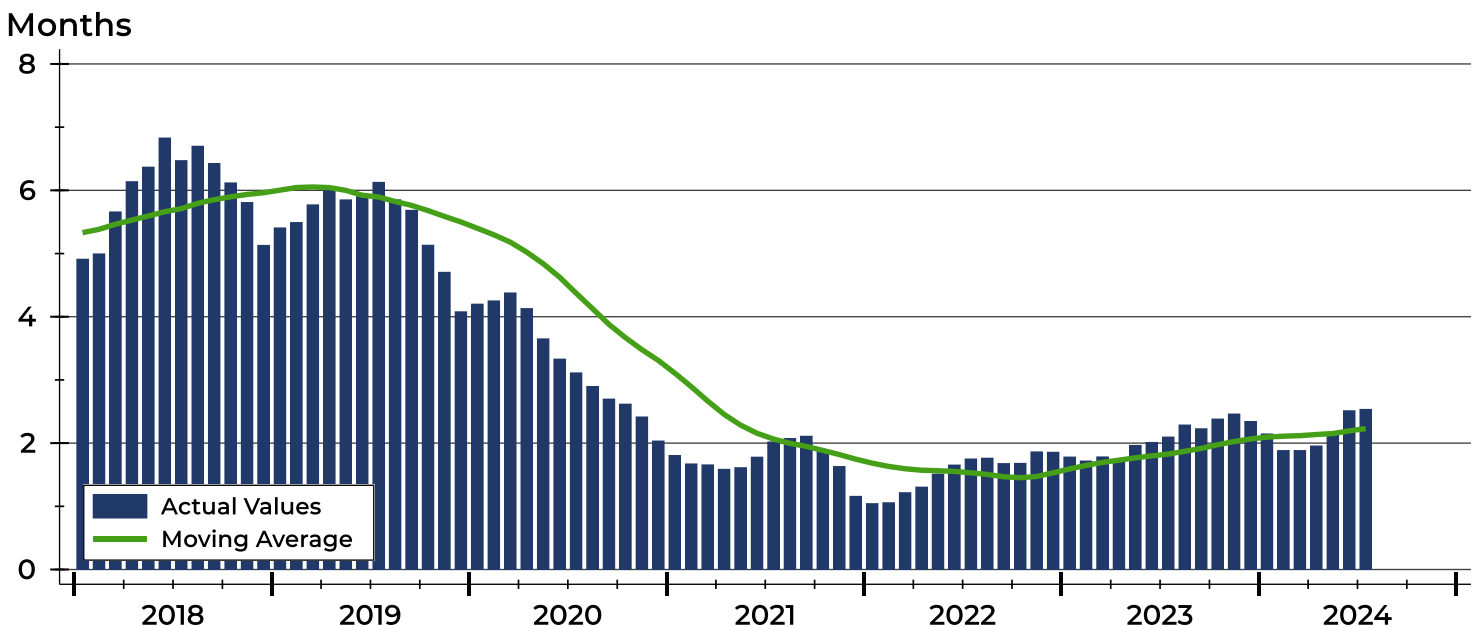
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	2.5
July	1.7	2.1	2.5
August	1.8	2.3	2.3
September	1.7	2.2	2.2
October	1.7	2.4	2.4
November	1.9	2.5	2.5
December	1.9	2.3	2.3

## History of Month's Supply





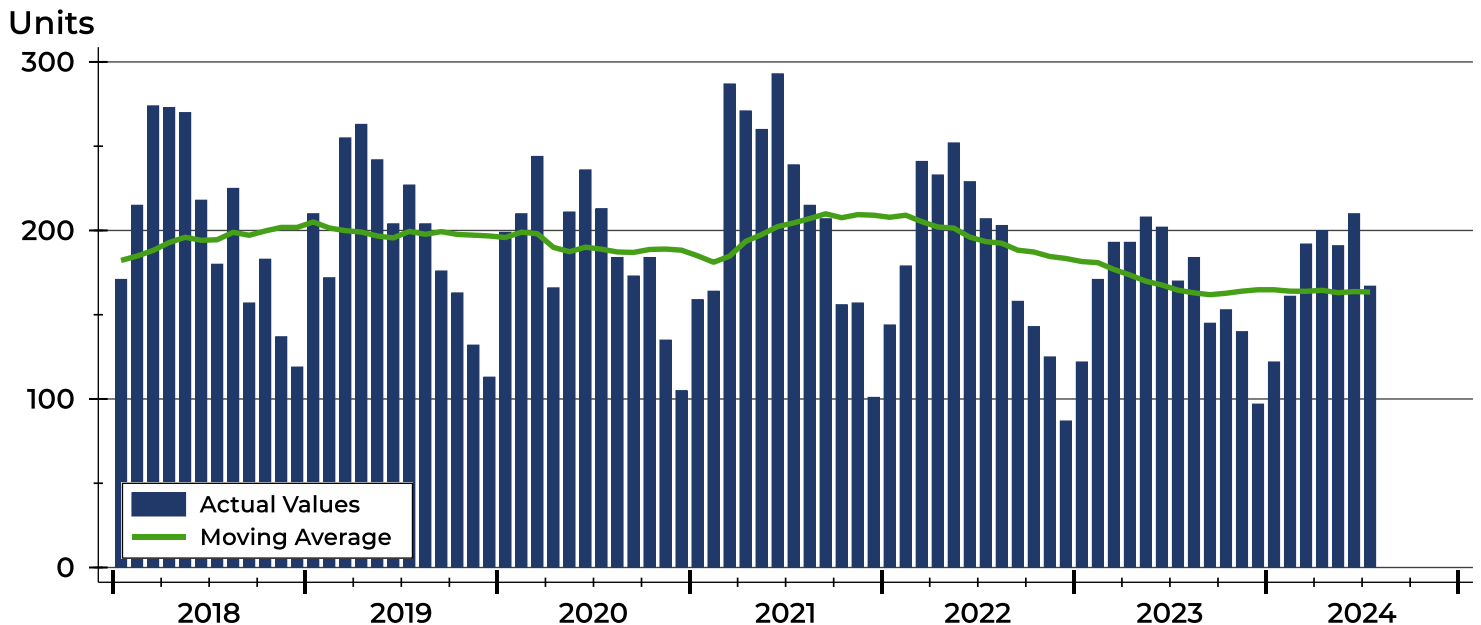
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	July 2023	Change
Current Month	New Listings	167	170	-1.8%
	Volume (1,000s)	48,230	45,427	6.2%
	Average List Price	288,801	267,215	8.1%
	Median List Price	260,000	225,000	15.6%
Year-to-Date	New Listings	1,243	1,259	-1.3%
	Volume (1,000s)	356,564	341,778	4.3%
	Average List Price	286,858	271,468	5.7%
	Median List Price	259,900	245,000	6.1%

A total of 167 new listings were added in the Manhattan-Junction City metropolitan area during July, down 1.8% from the same month in 2023. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,243 new listings.

The median list price of these homes was \$260,000 up from \$225,000 in 2023.

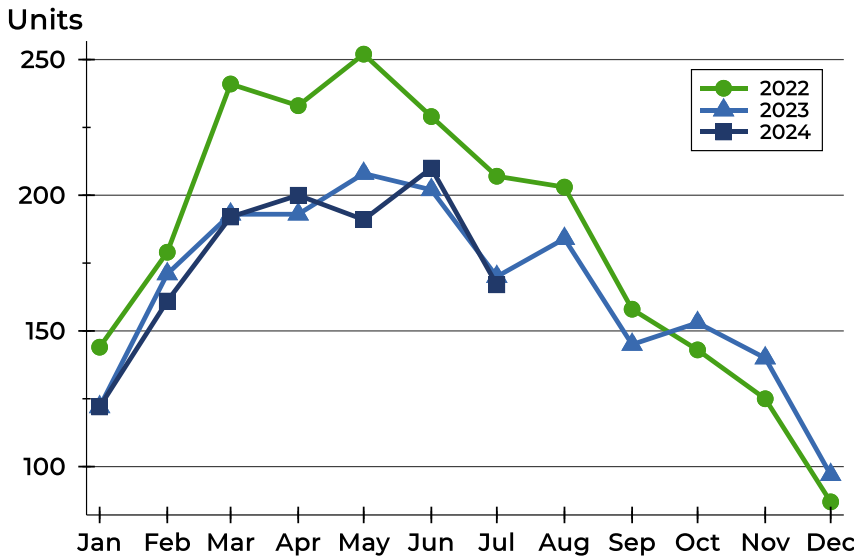
## History of New Listings





# 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>161</b>
March	241	193	<b>192</b>
April	233	193	<b>200</b>
May	252	208	<b>191</b>
June	229	202	<b>210</b>
July	207	170	<b>167</b>
August	203	184	
September	158	145	
October	143	153	
November	125	140	
December	87	97	

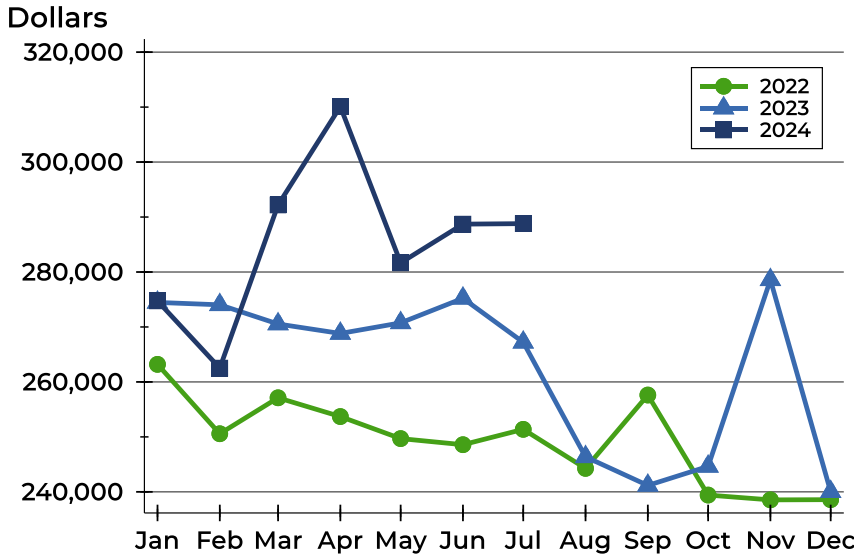
## New Listings by Price Range

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	2	1.2%	32,000	32,000	24	24	100.0%	100.0%
\$50,000-\$99,999	9	5.4%	77,255	80,000	14	12	99.8%	100.0%
\$100,000-\$124,999	5	3.0%	112,800	115,000	23	24	100.0%	100.0%
\$125,000-\$149,999	7	4.2%	133,857	130,000	14	12	99.4%	100.0%
\$150,000-\$174,999	4	2.4%	160,575	159,900	10	4	100.0%	100.0%
\$175,000-\$199,999	20	12.0%	182,955	183,950	14	11	99.2%	100.0%
\$200,000-\$249,999	31	18.6%	223,669	224,900	15	10	99.2%	100.0%
\$250,000-\$299,999	28	16.8%	277,041	275,000	12	10	99.9%	100.0%
\$300,000-\$399,999	33	19.8%	347,680	339,000	17	19	99.8%	100.0%
\$400,000-\$499,999	11	6.6%	443,682	445,000	12	7	100.0%	100.0%
\$500,000-\$749,999	15	9.0%	573,281	559,000	15	13	99.4%	100.0%
\$750,000-\$999,999	1	0.6%	899,000	899,000	27	27	100.0%	100.0%
\$1,000,000 and up	1	0.6%	1,125,000	1,125,000	15	15	100.0%	100.0%



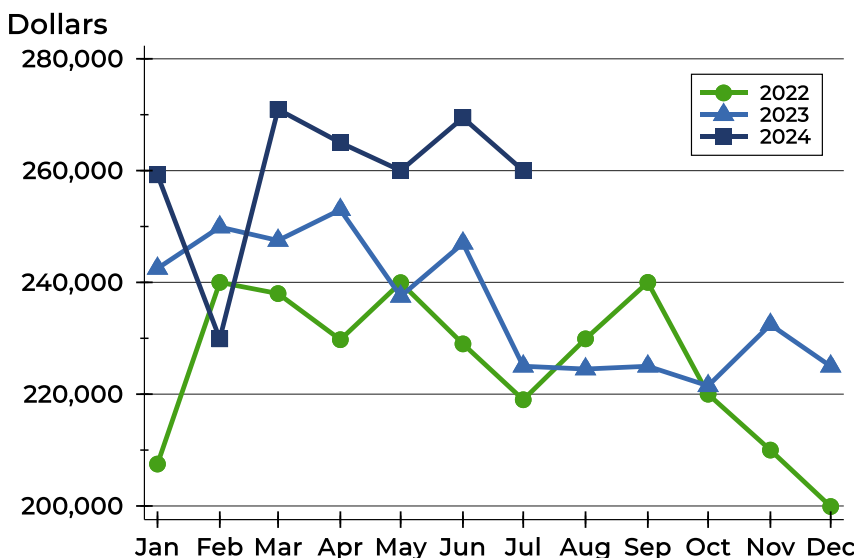
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2022	2023	2024
January	263,201	274,468	<b>274,743</b>
February	250,575	274,033	<b>262,515</b>
March	257,117	270,544	<b>292,201</b>
April	253,704	268,819	<b>310,101</b>
May	249,689	270,750	<b>281,667</b>
June	248,579	275,215	<b>288,712</b>
July	251,376	267,215	<b>288,801</b>
August	244,276	246,372	
September	257,618	241,174	
October	239,422	244,638	
November	238,542	278,586	
December	238,582	240,023	

## Median Price



Month	2022	2023	2024
January	207,500	242,500	<b>259,250</b>
February	240,000	249,900	<b>229,900</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	<b>269,450</b>
July	219,000	225,000	<b>260,000</b>
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	



**July  
2024**

# Flint Hills MLS Statistics



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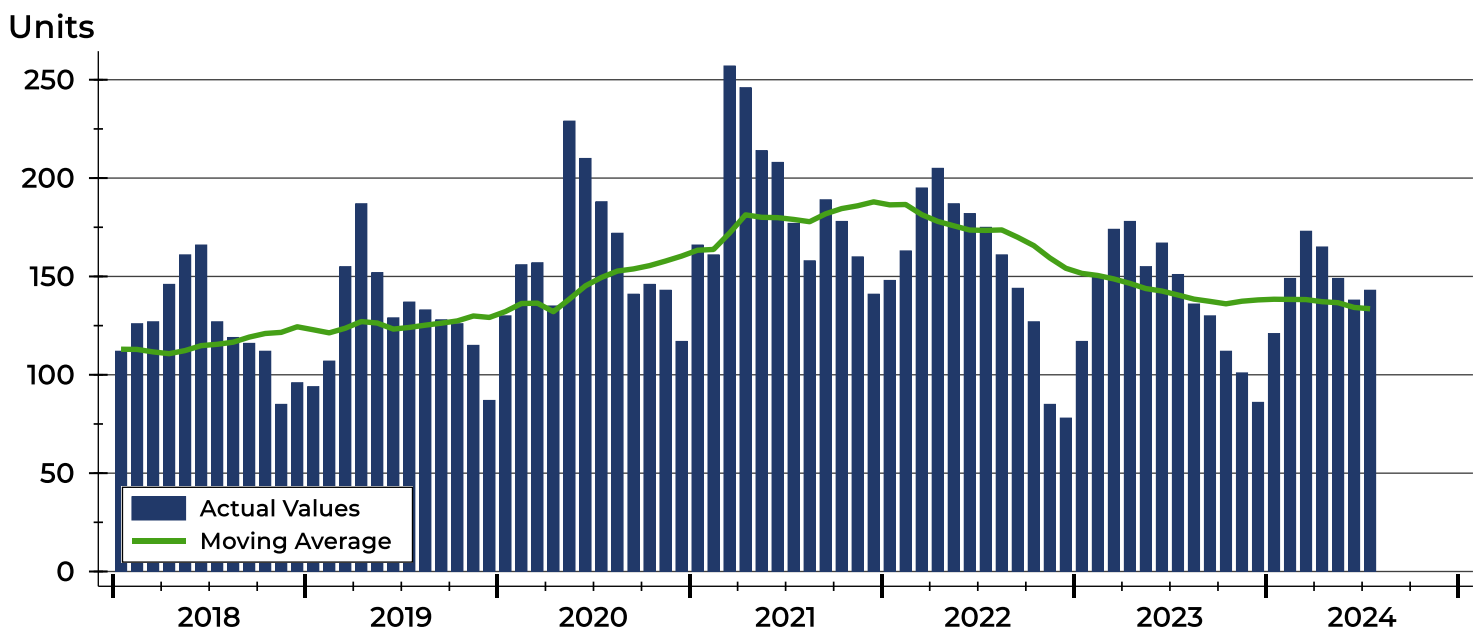
## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2024	July 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>143</b>	151	-5.3%	<b>1,038</b>	1,092	-4.9%
Volume (1,000s)		<b>40,240</b>	38,834	3.6%	<b>283,447</b>	280,489	1.1%
Average	Sale Price	<b>281,402</b>	257,181	9.4%	<b>273,070</b>	256,858	6.3%
	Days on Market	<b>41</b>	36	13.9%	<b>43</b>	35	22.9%
	Percent of Original	<b>96.7%</b>	96.6%	0.1%	<b>97.4%</b>	97.5%	-0.1%
Median	Sale Price	<b>267,500</b>	230,000	16.3%	<b>249,700</b>	232,500	7.4%
	Days on Market	<b>20</b>	12	66.7%	<b>15</b>	11	36.4%
	Percent of Original	<b>100.0%</b>	98.7%	1.3%	<b>99.5%</b>	100.0%	-0.5%

A total of 143 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of July, down from 151 in 2023. The median list price of these homes was \$267,500, up from \$230,000 the prior year.

Half of the homes that went under contract in July were on the market less than 20 days, compared to 12 days in July 2023.

## History of Contracts Written





**July  
2024**

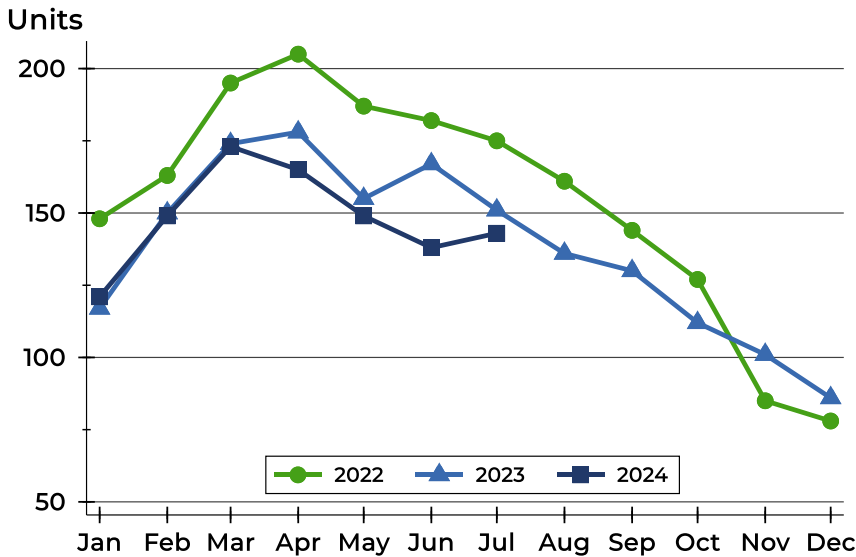
# Flint Hills MLS Statistics



**FLINT HILLS  
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## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2022	2023	2024
January	148	117	<b>121</b>
February	163	150	<b>149</b>
March	195	174	<b>173</b>
April	205	178	<b>165</b>
May	187	155	<b>149</b>
June	182	167	<b>138</b>
July	175	151	<b>143</b>
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	3	2.1%	33,083	29,250	125	119	70.3%	59.7%
\$50,000-\$99,999	6	4.2%	69,817	72,000	210	121	79.2%	80.5%
\$100,000-\$124,999	4	2.8%	109,500	111,500	48	37	95.1%	100.0%
\$125,000-\$149,999	6	4.2%	132,133	129,950	29	27	96.5%	98.1%
\$150,000-\$174,999	6	4.2%	160,400	159,950	23	18	98.4%	100.0%
\$175,000-\$199,999	13	9.1%	184,792	185,000	27	10	99.3%	100.0%
\$200,000-\$249,999	27	18.9%	223,072	224,900	31	20	97.7%	100.0%
\$250,000-\$299,999	29	20.3%	278,198	280,000	19	10	98.6%	100.0%
\$300,000-\$399,999	25	17.5%	343,560	344,000	40	31	98.1%	100.0%
\$400,000-\$499,999	13	9.1%	437,692	435,000	33	15	97.7%	100.0%
\$500,000-\$749,999	10	7.0%	596,212	599,450	47	21	98.5%	100.0%
\$750,000-\$999,999	1	0.7%	795,000	795,000	29	29	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





**July  
2024**

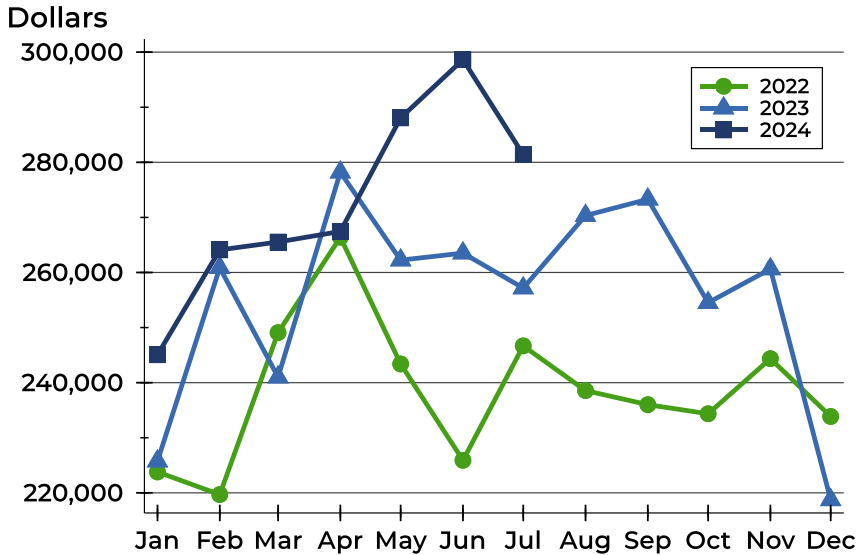
# Flint Hills MLS Statistics



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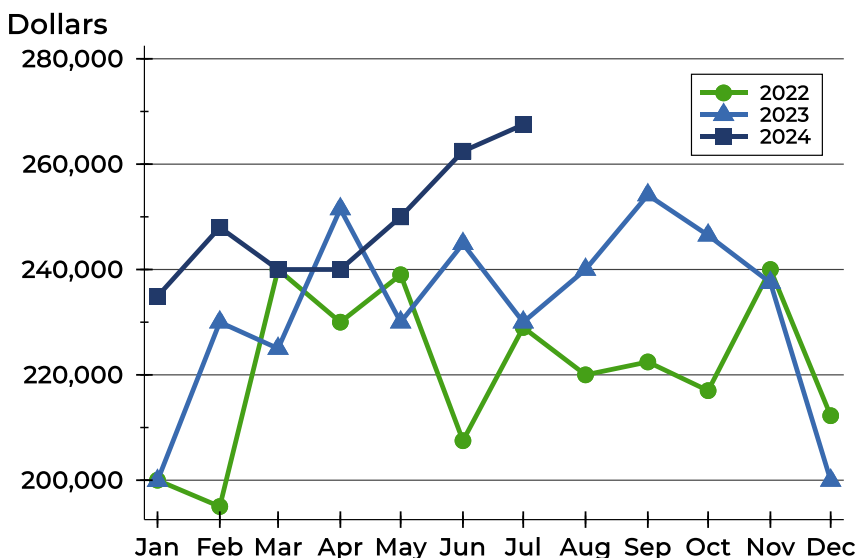
## Manhattan-Junction City Metropolitan Area Contracts Written Analysis

### Average Price



Month	2022	2023	2024
January	223,795	225,756	<b>245,066</b>
February	219,692	260,868	<b>264,103</b>
March	249,081	241,001	<b>265,533</b>
April	266,400	278,205	<b>267,455</b>
May	243,398	262,244	<b>288,066</b>
June	225,904	263,522	<b>298,646</b>
July	246,682	257,181	<b>281,402</b>
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

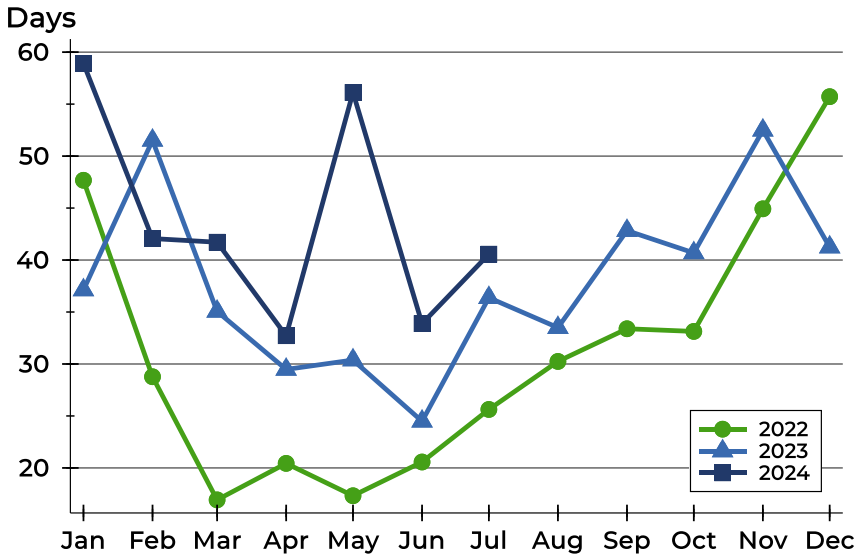


Month	2022	2023	2024
January	200,000	199,900	<b>234,900</b>
February	195,000	230,000	<b>248,000</b>
March	240,000	225,000	<b>240,000</b>
April	230,000	251,500	<b>240,000</b>
May	239,000	230,000	<b>250,000</b>
June	207,500	244,900	<b>262,450</b>
July	229,000	230,000	<b>267,500</b>
August	220,000	240,000	
September	222,450	254,150	
October	217,000	246,500	
November	240,000	237,500	
December	212,250	199,950	



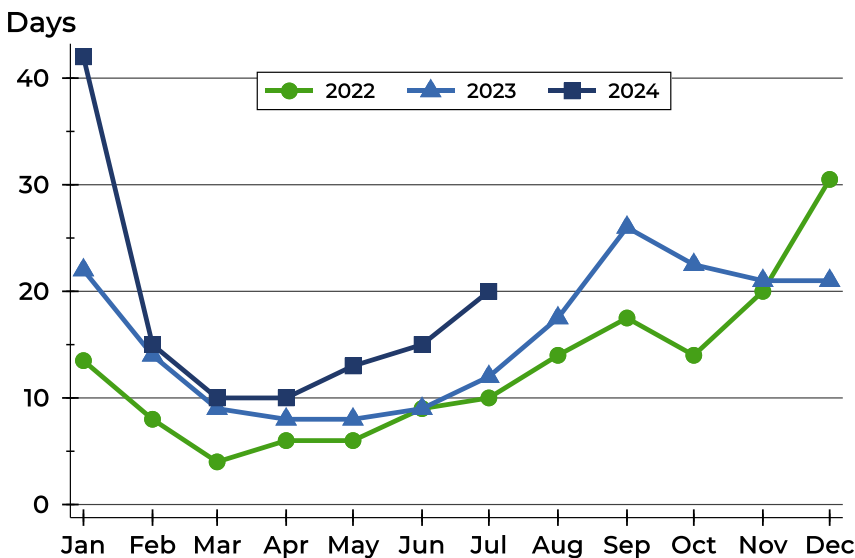
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average DOM



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

## Median DOM



Month	2022	2023	2024
January	14	22	42
February	8	14	15
March	4	9	10
April	6	8	10
May	6	8	13
June	9	9	15
July	10	12	20
August	14	18	18
September	18	26	18
October	14	23	18
November	20	21	18
December	31	21	18



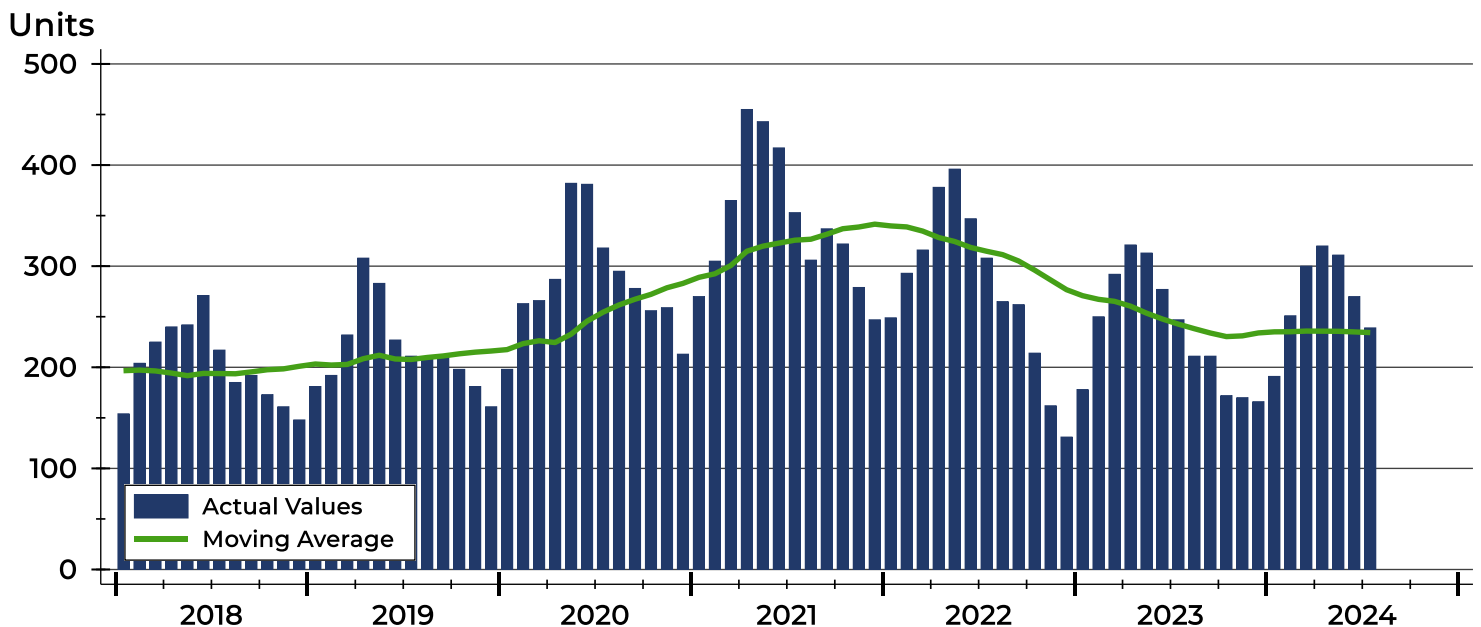
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Pending Contracts		239	247	-3.2%
Volume (1,000s)		65,979	66,146	-0.3%
Average	List Price	276,065	267,798	3.1%
	Days on Market	36	34	5.9%
	Percent of Original	98.6%	98.8%	-0.2%
Median	List Price	249,900	239,900	4.2%
	Days on Market	17	12	41.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 239 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of July, down from 247 contracts pending at the end of July 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.

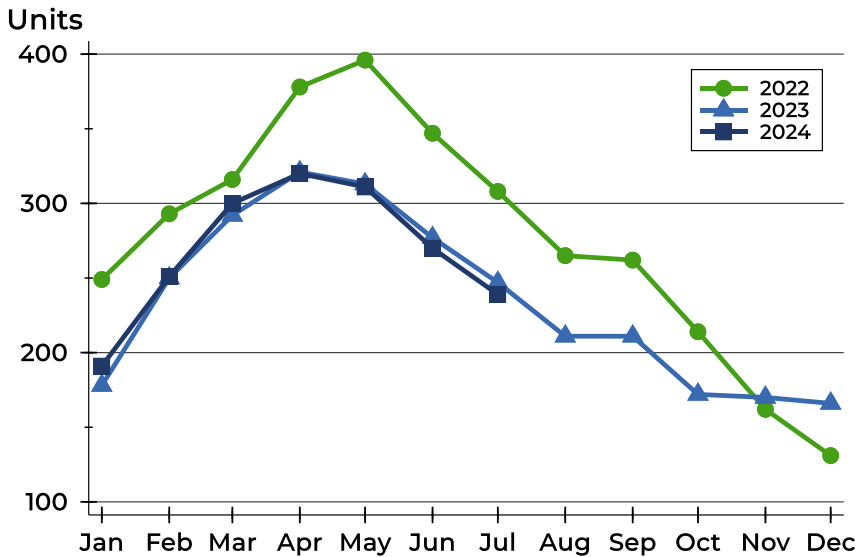
## History of Pending Contracts





# 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	270
July	308	247	239
August	265	211	211
September	262	211	211
October	214	172	172
November	162	170	170
December	131	166	166

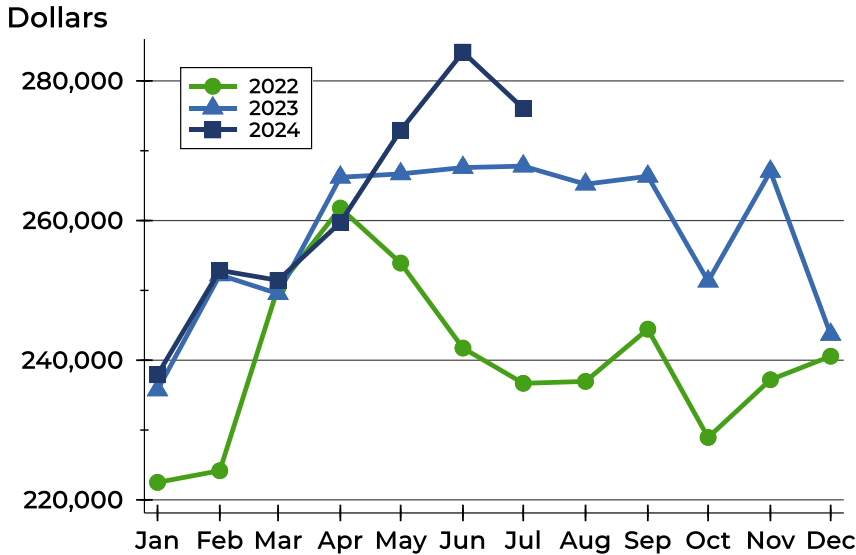
## Pending Contracts by Price Range

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	3	1.3%	33,083	29,250	125	119	70.3%	59.7%
\$50,000-\$99,999	17	7.1%	79,612	82,500	104	128	99.4%	100.0%
\$100,000-\$124,999	7	2.9%	111,386	109,900	42	39	97.7%	100.0%
\$125,000-\$149,999	9	3.8%	132,167	130,000	37	23	98.1%	100.0%
\$150,000-\$174,999	17	7.1%	163,753	165,000	31	17	98.5%	100.0%
\$175,000-\$199,999	23	9.6%	185,135	185,000	31	9	99.6%	100.0%
\$200,000-\$249,999	46	19.2%	223,300	219,900	23	10	99.2%	100.0%
\$250,000-\$299,999	42	17.6%	274,496	275,000	17	9	100.1%	100.0%
\$300,000-\$399,999	40	16.7%	345,966	346,500	39	22	98.3%	100.0%
\$400,000-\$499,999	17	7.1%	438,435	434,500	35	15	98.1%	100.0%
\$500,000-\$749,999	13	5.4%	590,155	589,900	41	15	98.9%	100.0%
\$750,000-\$999,999	4	1.7%	863,000	829,000	10	4	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,299,000	1,299,000	141	141	92.9%	92.9%



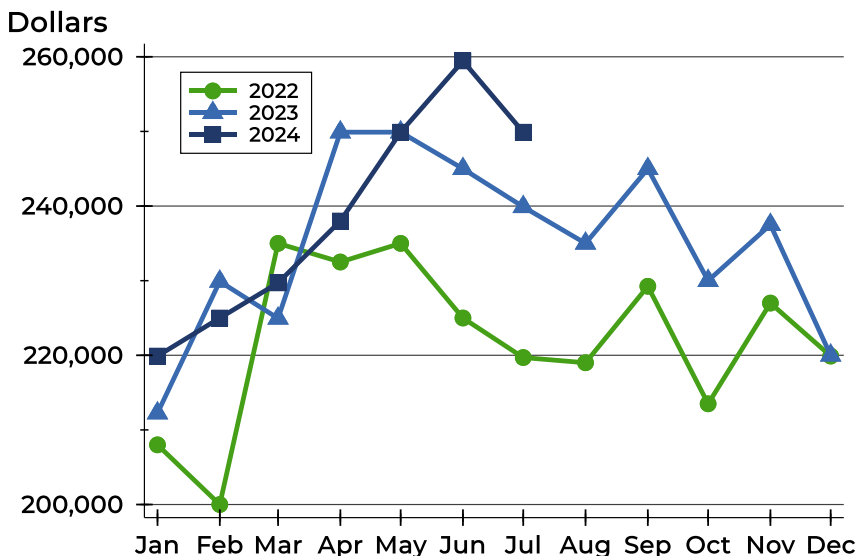
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	<b>284,120</b>
July	236,693	267,798	<b>276,065</b>
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

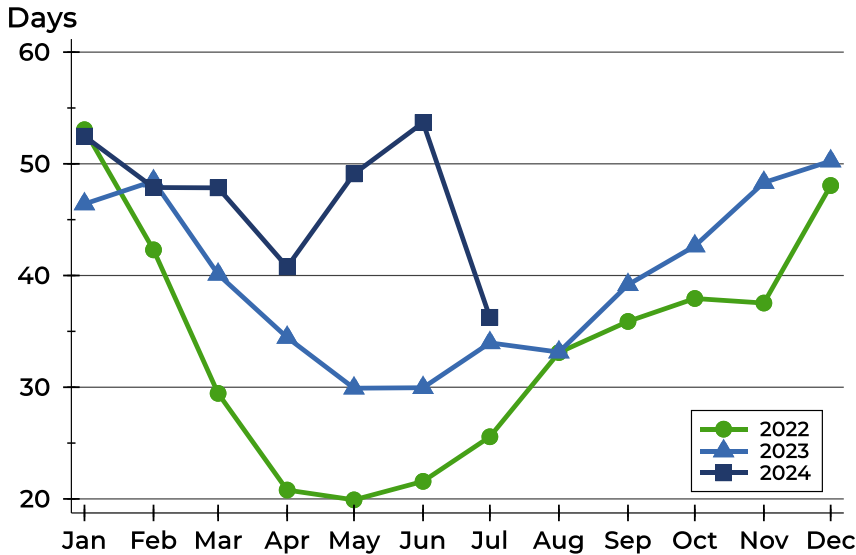


Month	2022	2023	2024
January	208,000	212,250	<b>219,900</b>
February	200,000	229,900	<b>225,000</b>
March	235,000	224,950	<b>229,700</b>
April	232,500	249,900	<b>238,000</b>
May	235,000	249,900	<b>249,900</b>
June	225,000	245,000	<b>259,450</b>
July	219,700	239,900	<b>249,900</b>
August	219,000	235,000	
September	229,250	245,000	
October	213,500	230,000	
November	227,000	237,500	
December	219,900	220,000	



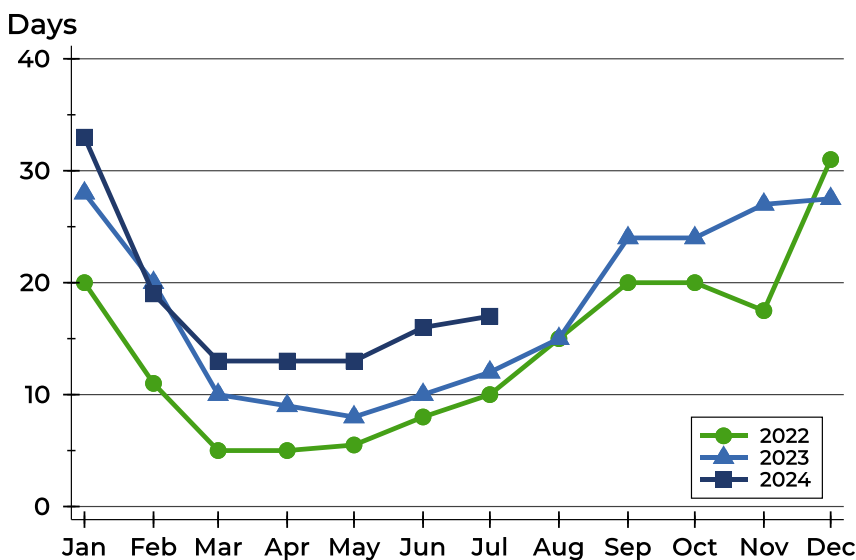
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	54
July	26	34	36
August	33	33	33
September	36	39	39
October	38	43	43
November	38	48	48
December	48	50	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	16
July	10	12	17
August	15	15	15
September	20	24	24
October	20	24	24
November	18	27	27
December	31	28	28