



**August  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Manhattan-Junction City Metropolitan Area Housing Report



### Market Overview

#### Manhattan MSA Home Sales Rose in August

Total home sales in the Manhattan-Junction City metropolitan area rose by 1.9% last month to 163 units, compared to 160 units in August 2023. Total sales volume was \$46.7 million, up 9.7% from a year earlier.

The median sale price in August was \$265,000, up from \$240,000 a year earlier. Homes that sold in August were typically on the market for 11 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of August was 335 units, up from 323 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 August was \$260,000.

During August, a total of 160 contracts were written up from 136 in August 2023. At the end of the month, there were 222 contracts still pending.

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# Manhattan-Junction City Metropolitan Area Summary Statistics

August 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>163</b> 1.9%	<b>160</b> -24.2%	<b>211</b> 6.0%	<b>1,137</b> -1.6%	<b>1,156</b> -17.5%	<b>1,401</b> -7.1%	
<b>Active Listings</b> Change from prior year	<b>335</b> 3.7%	<b>323</b> 3.2%	<b>313</b> -14.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>2.5</b> 8.7%	<b>2.3</b> 27.8%	<b>1.8</b> -14.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>191</b> 3.8%	<b>184</b> -9.4%	<b>203</b> -5.6%	<b>1,439</b> -0.3%	<b>1,443</b> -14.5%	<b>1,688</b> -10.6%	
<b>Contracts Written</b> Change from prior year	<b>160</b> 17.6%	<b>136</b> -15.5%	<b>161</b> 1.9%	<b>1,191</b> -3.0%	<b>1,228</b> -13.3%	<b>1,416</b> -10.8%	
<b>Pending Contracts</b> Change from prior year	<b>222</b> 5.2%	<b>211</b> -20.4%	<b>265</b> -13.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>46,652</b> 9.7%	<b>42,521</b> -12.9%	<b>48,835</b> 6.1%	<b>301,996</b> 2.8%	<b>293,909</b> -11.8%	<b>333,114</b> 0.6%	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>286,211</b> 7.7%	<b>265,756</b> 14.8%	<b>231,445</b> 0.1%	<b>265,608</b> 4.5%	<b>254,247</b> 6.9%	<b>237,769</b> 8.3%
	<b>List Price of Actives</b> Change from prior year	<b>295,524</b> 3.8%	<b>284,838</b> 6.4%	<b>267,620</b> 15.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>30</b> -23.1%	<b>39</b> 69.6%	<b>23</b> -20.7%	<b>44</b> 18.9%	<b>37</b> 37.0%	<b>27</b> -22.9%
	<b>Percent of List</b> Change from prior year	<b>98.7%</b> 0.8%	<b>97.9%</b> -0.5%	<b>98.4%</b> -0.4%	<b>98.5%</b> -0.3%	<b>98.8%</b> -1.0%	<b>99.8%</b> 0.5%
	<b>Percent of Original</b> Change from prior year	<b>97.0%</b> 0.3%	<b>96.7%</b> -0.7%	<b>97.4%</b> -0.2%	<b>96.9%</b> -0.4%	<b>97.3%</b> -1.5%	<b>98.8%</b> 0.5%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>265,000</b> 10.4%	<b>240,000</b> 11.4%	<b>215,500</b> -2.0%	<b>240,900</b> 3.8%	<b>232,000</b> 5.5%	<b>220,000</b> 10.0%
	<b>List Price of Actives</b> Change from prior year	<b>260,000</b> 4.0%	<b>249,900</b> 9.1%	<b>229,000</b> 25.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>11</b> -15.4%	<b>13</b> 44.4%	<b>9</b> -10.0%	<b>16</b> 33.3%	<b>12</b> 50.0%	<b>8</b> -11.1%
	<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> 1.2%	<b>98.8%</b> 0.0%	<b>98.8%</b> -1.2%	<b>98.7%</b> -1.1%	<b>99.8%</b> -0.2%	<b>100.0%</b> 0.0%

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



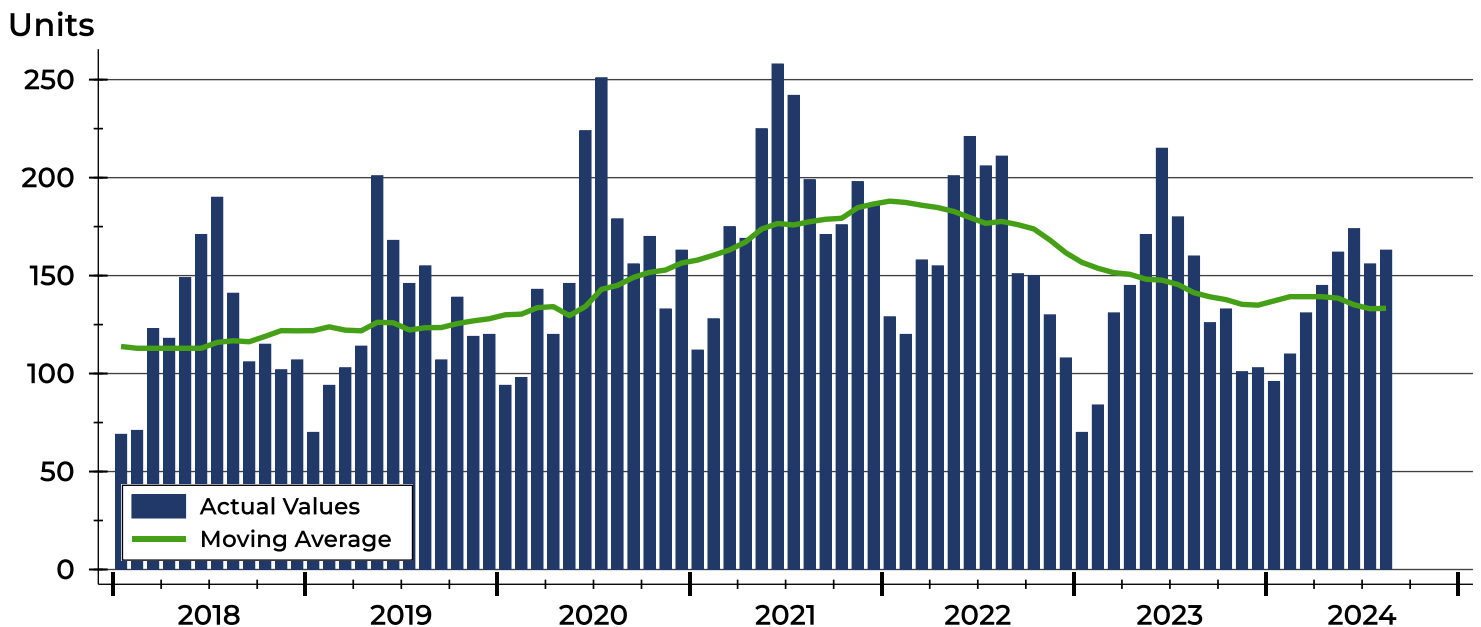
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		<b>163</b>	160	1.9%	<b>1,137</b>	1,156	-1.6%
Volume (1,000s)		<b>46,652</b>	42,521	9.7%	<b>301,996</b>	293,909	2.8%
Months' Supply		<b>2.5</b>	2.3	8.7%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>286,211</b>	265,756	7.7%	<b>265,608</b>	254,247	4.5%
	Days on Market	<b>30</b>	39	-23.1%	<b>44</b>	37	18.9%
	Percent of List	<b>98.7%</b>	97.9%	0.8%	<b>98.5%</b>	98.8%	-0.3%
	Percent of Original	<b>97.0%</b>	96.7%	0.3%	<b>96.9%</b>	97.3%	-0.4%
Median	Sale Price	<b>265,000</b>	240,000	10.4%	<b>240,900</b>	232,000	3.8%
	Days on Market	<b>11</b>	13	-15.4%	<b>16</b>	12	33.3%
	Percent of List	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>100.0%</b>	98.8%	1.2%	<b>98.7%</b>	99.8%	-1.1%

A total of 163 homes sold in the Manhattan-Junction City metropolitan area in August, up from 160 units in August 2023. Total sales volume rose to \$46.7 million compared to \$42.5 million in the previous year.

The median sales price in August was \$265,000, up 10.4% compared to the prior year. Median days on market was 11 days, down from 18 days in July, and down from 13 in August 2023.

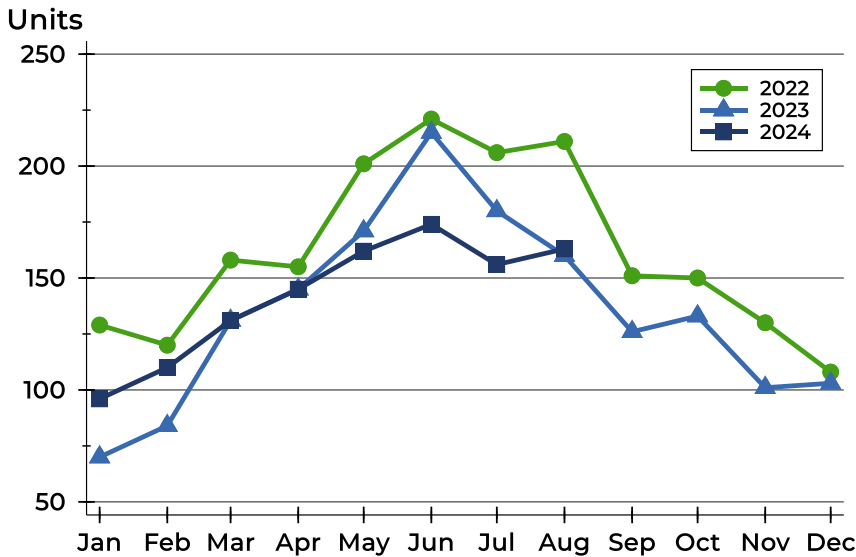
## History of Closed Listings





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2022	2023	2024
January	129	70	<b>96</b>
February	120	84	<b>110</b>
March	158	131	<b>131</b>
April	155	145	<b>145</b>
May	201	171	<b>162</b>
June	221	215	<b>174</b>
July	206	180	<b>156</b>
August	211	160	<b>163</b>
September	151	126	
October	150	133	
November	130	101	
December	108	103	

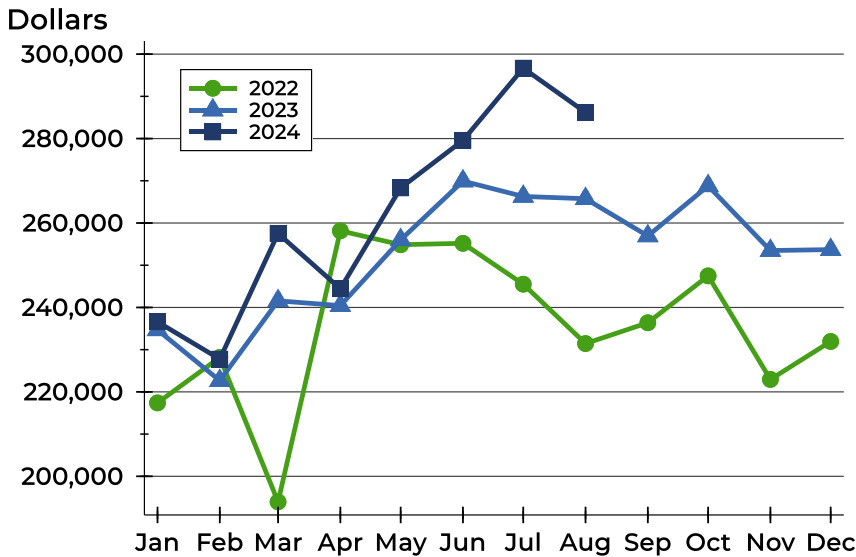
## Closed Listings by Price Range

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	0.6%	1.2	24,000	24,000	119	119	82.1%	82.1%	49.0%	49.0%
\$25,000-\$49,999	1	0.6%	0.0	35,000	35,000	236	236	85.4%	85.4%	43.8%	43.8%
\$50,000-\$99,999	4	2.5%	4.3	60,825	60,400	27	23	92.6%	94.7%	90.3%	90.1%
\$100,000-\$124,999	5	3.1%	2.8	111,200	115,000	44	39	99.2%	100.0%	97.1%	100.0%
\$125,000-\$149,999	3	1.8%	2.8	133,300	135,000	21	23	99.1%	100.0%	98.0%	100.0%
\$150,000-\$174,999	11	6.7%	2.0	162,682	162,600	24	30	97.8%	98.4%	96.6%	98.2%
\$175,000-\$199,999	20	12.3%	2.2	185,825	186,000	23	10	99.2%	100.0%	98.4%	100.0%
\$200,000-\$249,999	28	17.2%	1.5	222,029	220,000	24	9	98.6%	100.0%	97.3%	97.9%
\$250,000-\$299,999	33	20.2%	3.0	277,050	280,000	23	10	100.0%	100.0%	99.0%	100.0%
\$300,000-\$399,999	31	19.0%	2.7	347,194	345,000	41	25	98.9%	99.9%	97.4%	98.6%
\$400,000-\$499,999	16	9.8%	1.7	435,719	428,750	21	11	99.8%	100.0%	98.7%	100.0%
\$500,000-\$749,999	7	4.3%	3.4	564,685	550,000	40	11	98.6%	100.0%	96.7%	100.0%
\$750,000-\$999,999	2	1.2%	7.4	820,750	820,750	2	2	99.1%	99.1%	99.1%	99.1%
\$1,000,000 and up	1	0.6%	20.0	1,200,000	1,200,000	141	141	92.4%	92.4%	85.8%	85.8%



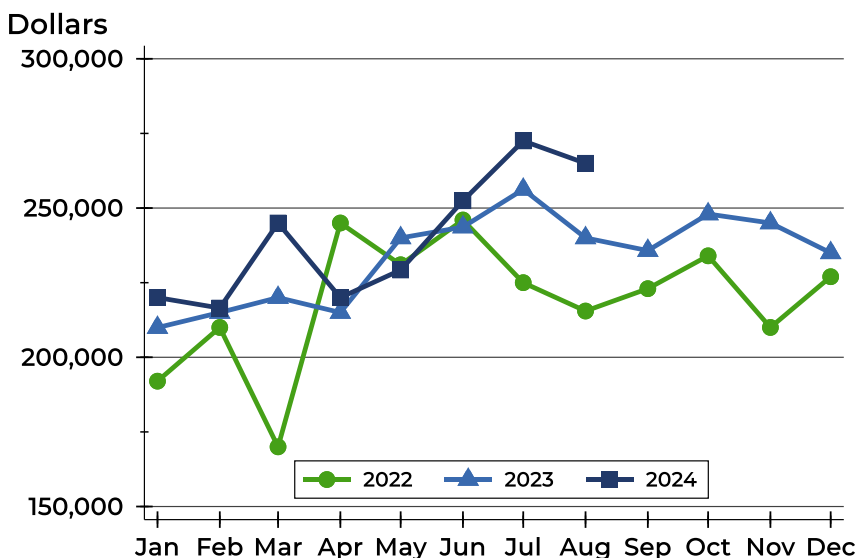
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2022	2023	2024
<b>January</b>	217,391	234,691	<b>236,603</b>
<b>February</b>	228,158	222,667	<b>227,767</b>
<b>March</b>	193,945	241,571	<b>257,528</b>
<b>April</b>	258,150	240,432	<b>244,431</b>
<b>May</b>	254,866	256,015	<b>268,317</b>
<b>June</b>	255,188	269,933	<b>279,574</b>
<b>July</b>	245,513	266,296	<b>296,690</b>
<b>August</b>	231,445	265,756	<b>286,211</b>
<b>September</b>	236,376	256,932	
<b>October</b>	247,486	268,805	
<b>November</b>	222,947	253,477	
<b>December</b>	231,945	253,702	

## Median Price

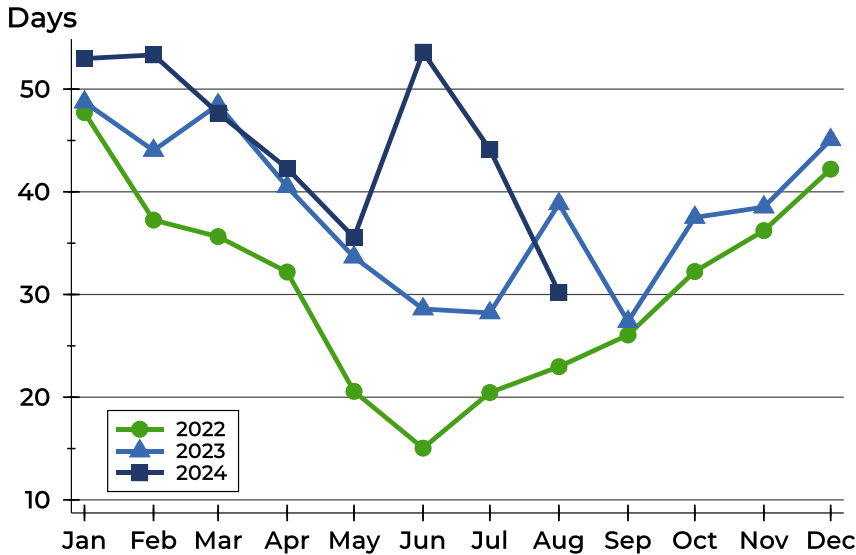


Month	2022	2023	2024
<b>January</b>	192,000	209,950	<b>220,000</b>
<b>February</b>	210,000	215,000	<b>216,500</b>
<b>March</b>	170,000	220,000	<b>245,000</b>
<b>April</b>	245,000	215,000	<b>219,999</b>
<b>May</b>	231,000	240,000	<b>229,250</b>
<b>June</b>	246,000	243,628	<b>252,450</b>
<b>July</b>	225,000	256,250	<b>272,500</b>
<b>August</b>	215,500	240,000	<b>265,000</b>
<b>September</b>	223,000	235,750	
<b>October</b>	234,000	248,000	
<b>November</b>	210,000	245,000	
<b>December</b>	227,000	235,000	



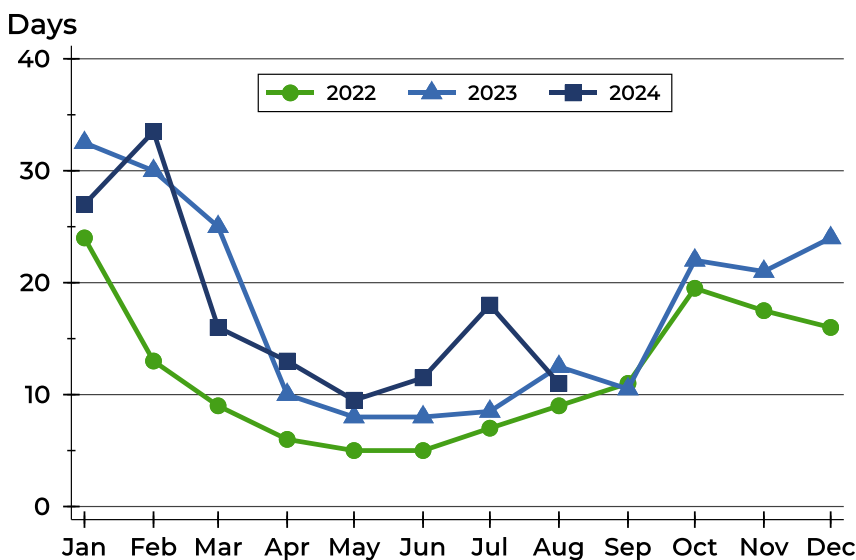
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2022	2023	2024
January	48	49	<b>53</b>
February	37	44	<b>53</b>
March	36	48	<b>48</b>
April	32	40	<b>42</b>
May	21	34	<b>36</b>
June	15	29	<b>54</b>
July	20	28	<b>44</b>
August	23	39	<b>30</b>
September	26	27	
October	32	38	
November	36	39	
December	42	45	

## Median DOM



Month	2022	2023	2024
January	24	33	<b>27</b>
February	13	30	<b>34</b>
March	9	25	<b>16</b>
April	6	10	<b>13</b>
May	5	8	<b>10</b>
June	5	8	<b>12</b>
July	7	9	<b>18</b>
August	9	13	<b>11</b>
September	11	11	
October	20	22	
November	18	21	
December	16	24	



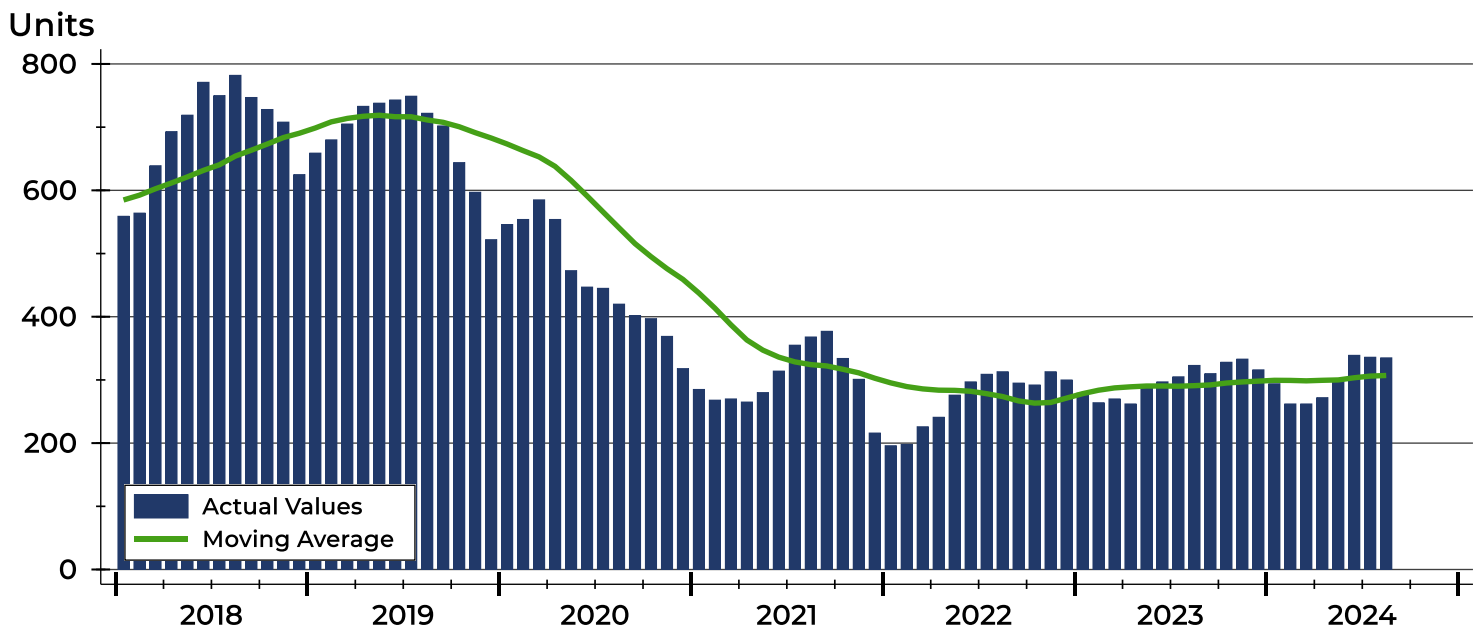
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		<b>335</b>	323	3.7%
Volume (1,000s)		<b>99,001</b>	92,003	7.6%
Months' Supply		<b>2.5</b>	2.3	8.7%
Average	List Price	<b>295,524</b>	284,838	3.8%
	Days on Market	<b>67</b>	74	-9.5%
	Percent of Original	<b>97.6%</b>	97.2%	0.4%
Median	List Price	<b>260,000</b>	249,900	4.0%
	Days on Market	<b>46</b>	52	-11.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 335 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of August. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$260,000, up 4.0% from 2023. The typical time on market for active listings was 46 days, down from 52 days a year earlier.

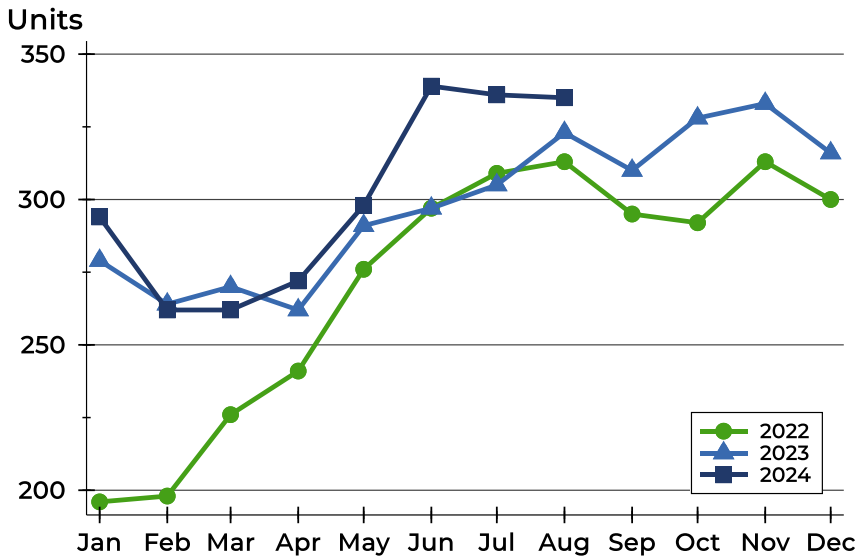
## History of Active Listings





# 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	<b>335</b>
September	295	310	
October	292	328	
November	313	333	
December	300	316	

## Active Listings by Price Range

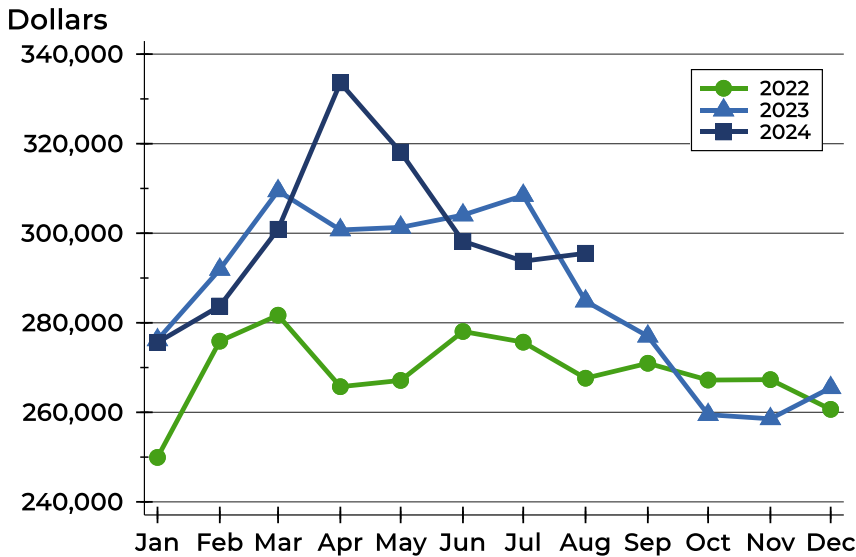
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.3%	1.2	20,000	20,000	198	198	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	26	7.8%	4.3	78,427	80,000	104	74	93.9%	94.6%
\$100,000-\$124,999	17	5.1%	2.8	113,712	115,000	69	63	94.1%	100.0%
\$125,000-\$149,999	24	7.2%	2.8	137,500	137,450	64	59	98.0%	100.0%
\$150,000-\$174,999	22	6.6%	2.0	162,432	162,450	68	68	98.4%	100.0%
\$175,000-\$199,999	29	8.7%	2.2	188,203	190,000	68	41	98.1%	100.0%
\$200,000-\$249,999	35	10.4%	1.5	225,443	225,000	62	45	97.6%	100.0%
\$250,000-\$299,999	64	19.1%	3.0	276,936	278,450	58	41	98.1%	100.0%
\$300,000-\$399,999	68	20.3%	2.7	350,509	347,000	65	46	98.1%	100.0%
\$400,000-\$499,999	16	4.8%	1.7	438,103	427,500	54	12	98.2%	100.0%
\$500,000-\$749,999	20	6.0%	3.4	577,570	565,000	55	28	99.5%	100.0%
\$750,000-\$999,999	8	2.4%	7.4	861,488	864,500	96	115	94.1%	96.9%
\$1,000,000 and up	5	1.5%	20.0	1,555,000	1,350,000	99	40	100.0%	100.0%





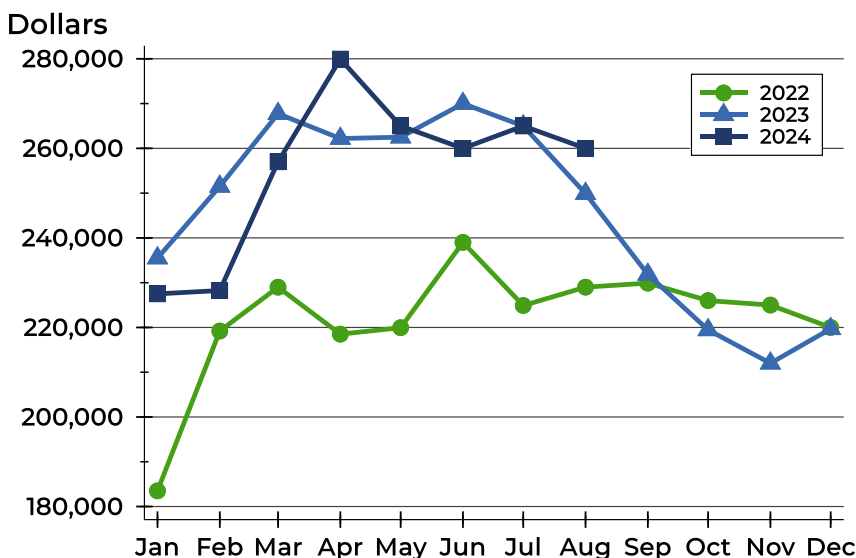
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Average Price



Month	2022	2023	2024
<b>January</b>	249,926	276,180	<b>275,611</b>
<b>February</b>	275,890	291,908	<b>283,738</b>
<b>March</b>	281,697	309,461	<b>300,887</b>
<b>April</b>	265,728	300,739	<b>333,595</b>
<b>May</b>	267,124	301,315	<b>318,137</b>
<b>June</b>	278,058	304,058	<b>298,210</b>
<b>July</b>	275,667	308,421	<b>293,763</b>
<b>August</b>	267,620	284,838	<b>295,524</b>
<b>September</b>	270,961	277,000	
<b>October</b>	267,207	259,478	
<b>November</b>	267,307	258,549	
<b>December</b>	260,664	265,481	

## Median Price

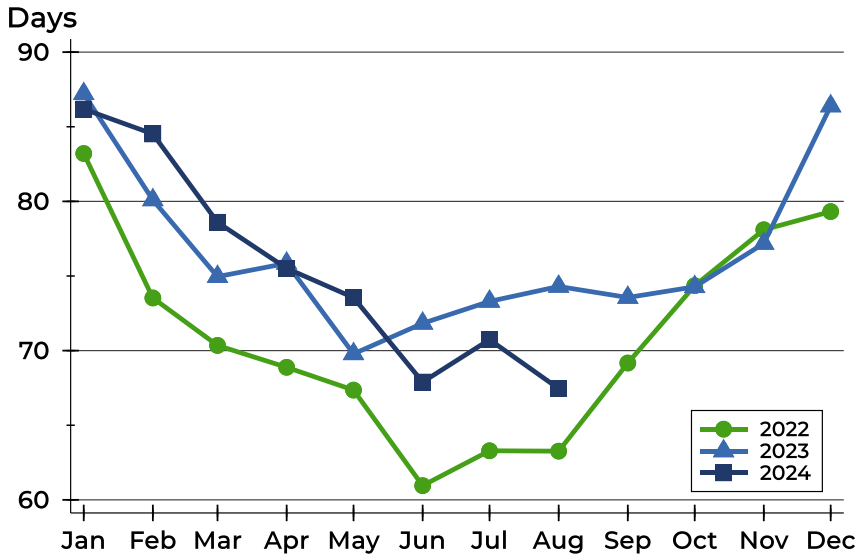


Month	2022	2023	2024
<b>January</b>	183,500	235,500	<b>227,500</b>
<b>February</b>	219,200	251,500	<b>228,250</b>
<b>March</b>	229,000	267,750	<b>257,000</b>
<b>April</b>	218,500	262,200	<b>279,950</b>
<b>May</b>	219,950	262,500	<b>265,000</b>
<b>June</b>	239,000	270,000	<b>260,000</b>
<b>July</b>	224,900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



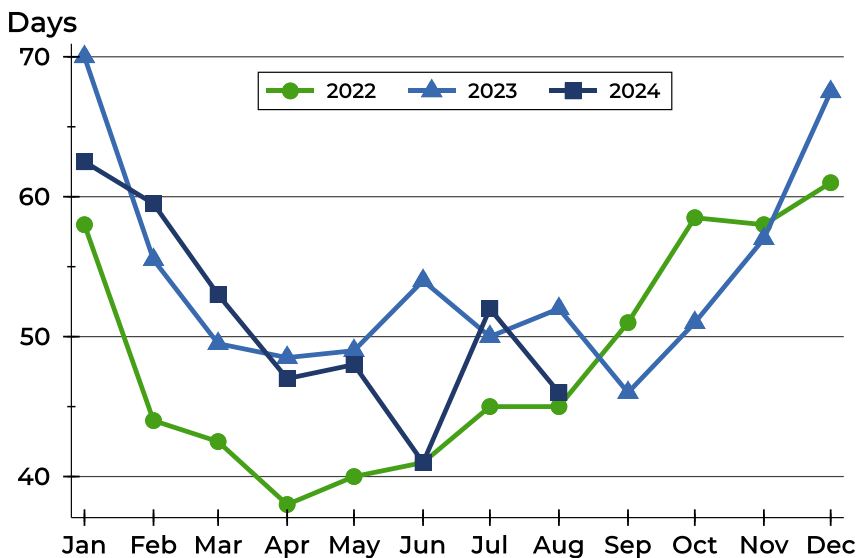
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## 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	<b>67</b>
September	69	74	
October	74	74	
November	78	77	
December	79	86	

## Median DOM

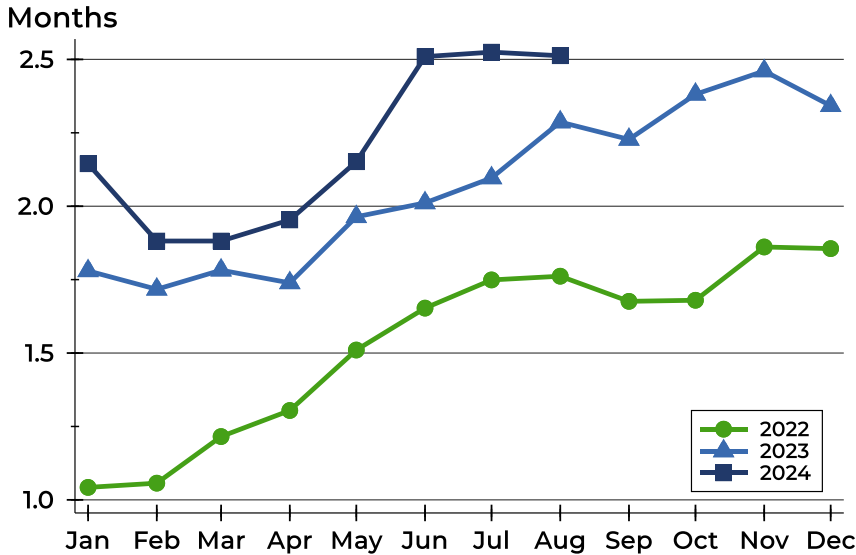


Month	2022	2023	2024
January	58	70	<b>63</b>
February	44	56	<b>60</b>
March	43	50	<b>53</b>
April	38	49	<b>47</b>
May	40	49	<b>48</b>
June	41	54	<b>41</b>
July	45	50	<b>52</b>
August	45	52	<b>46</b>
September	51	46	
October	59	51	
November	58	57	
December	61	68	



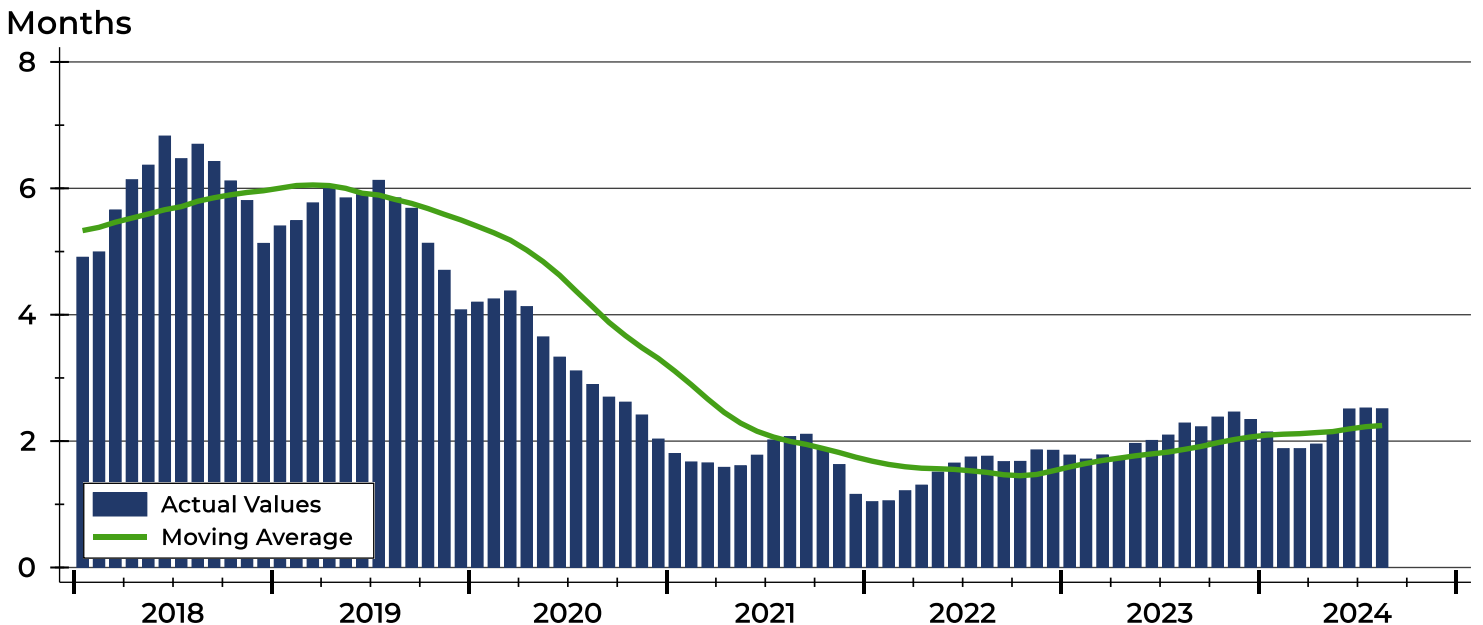
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	2.5
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





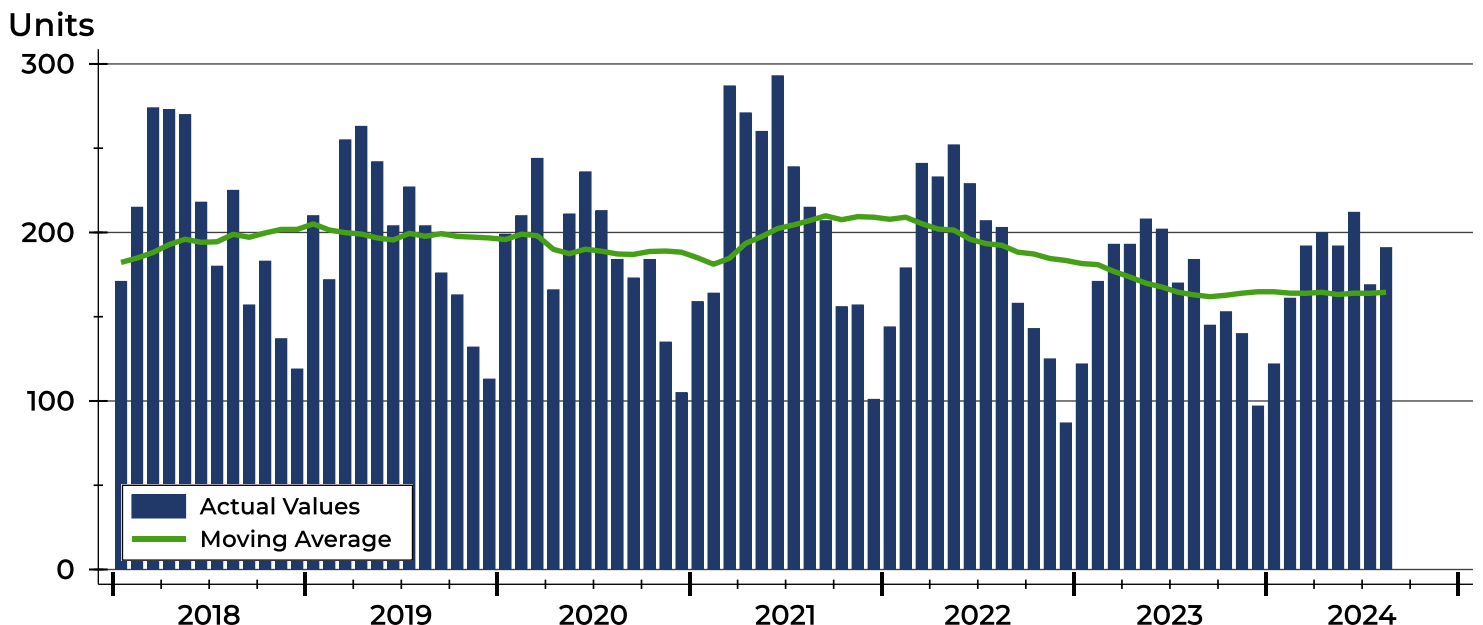
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	<b>191</b>	184	3.8%
	Volume (1,000s)	<b>55,881</b>	45,332	23.3%
	Average List Price	<b>292,573</b>	246,372	18.8%
	Median List Price	<b>259,900</b>	224,500	15.8%
Year-to-Date	New Listings	<b>1,439</b>	1,443	-0.3%
	Volume (1,000s)	<b>413,441</b>	386,861	6.9%
	Average List Price	<b>287,311</b>	268,095	7.2%
	Median List Price	<b>259,900</b>	244,900	6.1%

A total of 191 new listings were added in the Manhattan-Junction City metropolitan area during August, up 3.8% from the same month in 2023. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,439 new listings.

The median list price of these homes was \$259,900 up from \$224,500 in 2023.

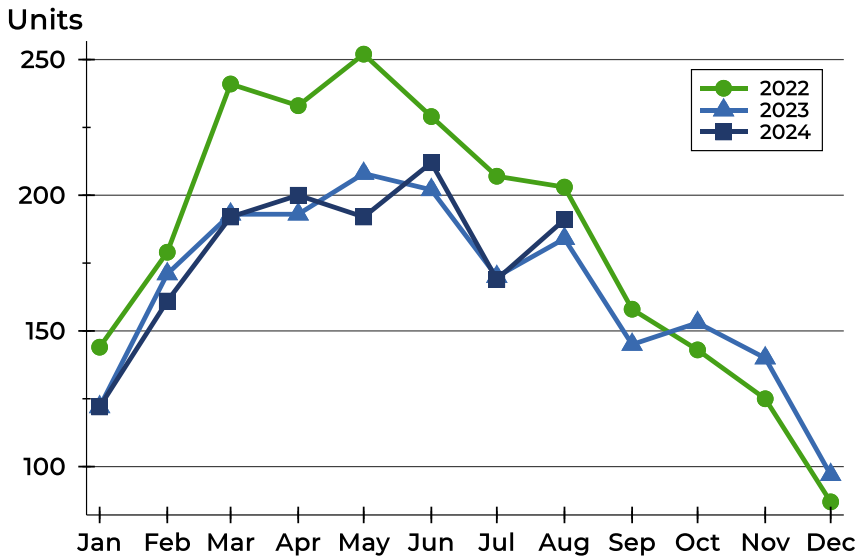
## History of New Listings





# 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>192</b>
June	229	202	<b>212</b>
July	207	170	<b>169</b>
August	203	184	<b>191</b>
September	158	145	
October	143	153	
November	125	140	
December	87	97	

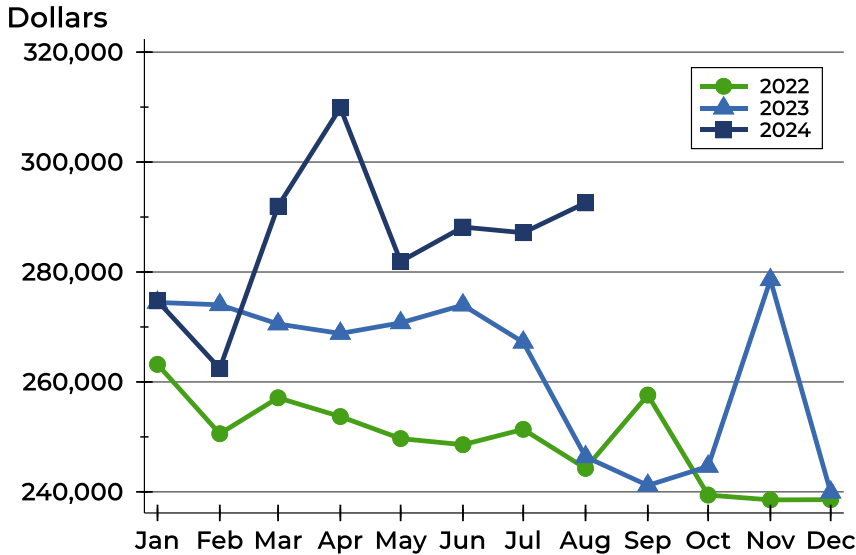
## New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	3.7%	67,700	65,000	12	10	99.8%	100.0%
\$100,000-\$124,999	5	2.6%	118,600	118,000	22	24	99.4%	100.0%
\$125,000-\$149,999	15	7.9%	141,027	140,000	19	24	98.6%	100.0%
\$150,000-\$174,999	8	4.2%	161,475	162,500	15	13	99.6%	100.0%
\$175,000-\$199,999	20	10.5%	187,405	187,000	12	9	99.1%	100.0%
\$200,000-\$249,999	30	15.7%	226,570	226,250	11	6	99.5%	100.0%
\$250,000-\$299,999	45	23.6%	272,971	269,900	15	13	99.3%	100.0%
\$300,000-\$399,999	31	16.2%	350,210	349,900	14	13	98.9%	100.0%
\$400,000-\$499,999	13	6.8%	434,173	419,900	11	11	99.5%	100.0%
\$500,000-\$749,999	13	6.8%	574,062	559,000	14	10	100.0%	100.0%
\$750,000-\$999,999	2	1.0%	882,450	882,450	17	17	100.0%	100.0%
\$1,000,000 and up	2	1.0%	1,425,000	1,425,000	17	17	100.0%	100.0%



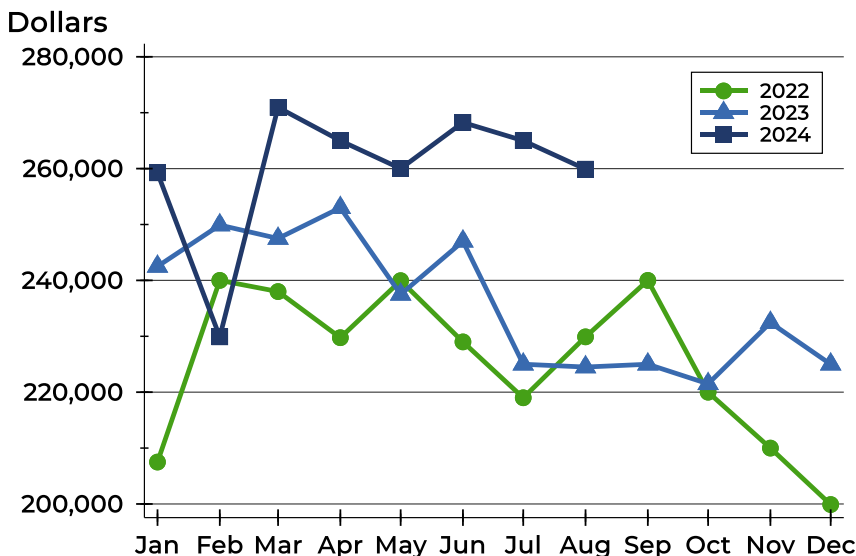
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	2022	2023	2024
January	263,201	274,468	<b>274,743</b>
February	250,575	274,033	<b>262,434</b>
March	257,117	270,544	<b>291,984</b>
April	253,704	268,819	<b>309,884</b>
May	249,689	270,750	<b>281,923</b>
June	248,579	273,983	<b>288,180</b>
July	251,376	267,215	<b>287,145</b>
August	244,276	246,372	<b>292,573</b>
September	257,618	241,174	
October	239,422	244,638	
November	238,542	278,586	
December	238,582	239,925	

## 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>268,250</b>
July	219,000	225,000	<b>265,000</b>
August	229,900	224,500	<b>259,900</b>
September	240,000	225,000	
October	220,000	221,500	
November	210,000	232,450	
December	199,900	225,000	



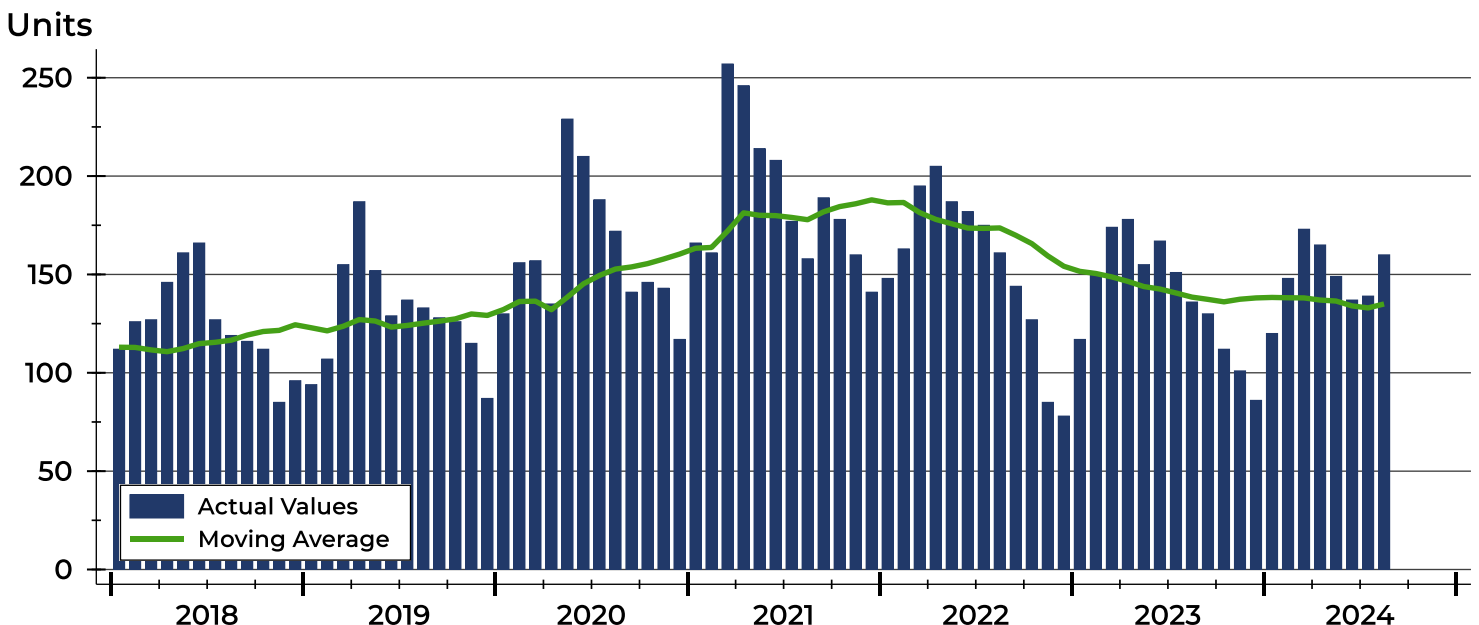
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		160	136	17.6%	1,191	1,228	-3.0%
Volume (1,000s)		44,718	36,766	21.6%	326,409	317,255	2.9%
Average	Sale Price	279,490	270,340	3.4%	274,063	258,351	6.1%
	Days on Market	40	34	17.6%	43	34	26.5%
	Percent of Original	97.6%	97.4%	0.2%	97.2%	97.5%	-0.3%
Median	Sale Price	259,450	240,000	8.1%	250,000	234,900	6.4%
	Days on Market	17	18	-5.6%	15	11	36.4%
	Percent of Original	100.0%	98.6%	1.4%	99.3%	100.0%	-0.7%

A total of 160 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of August, up from 136 in 2023. The median list price of these homes was \$259,450, up from \$240,000 the prior year.

Half of the homes that went under contract in August were on the market less than 17 days, compared to 18 days in August 2023.

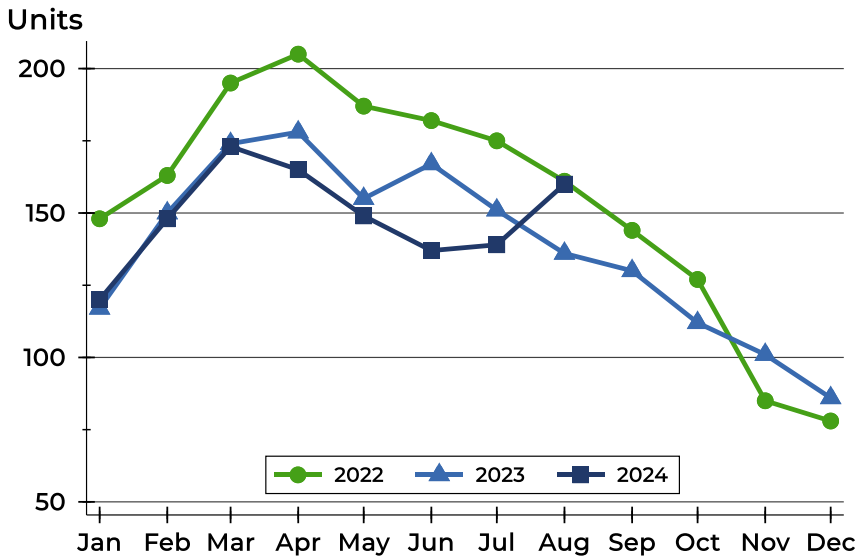
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2022	2023	2024
January	148	117	<b>120</b>
February	163	150	<b>148</b>
March	195	174	<b>173</b>
April	205	178	<b>165</b>
May	187	155	<b>149</b>
June	182	167	<b>137</b>
July	175	151	<b>139</b>
August	161	136	<b>160</b>
September	144	130	
October	127	112	
November	85	101	
December	78	86	

## Contracts Written by Price Range

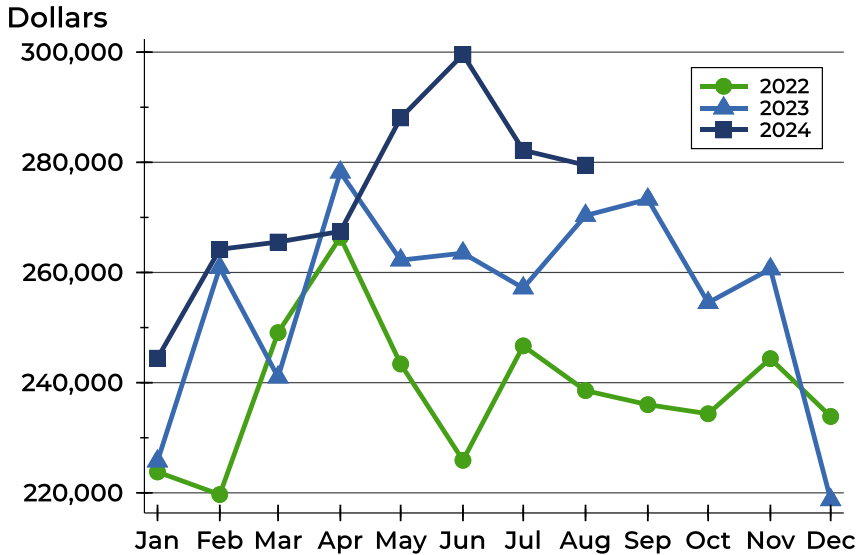
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.6%	35,000	35,000	48	48	100.0%	100.0%
\$50,000-\$99,999	9	5.6%	73,511	69,900	40	20	90.4%	98.7%
\$100,000-\$124,999	2	1.3%	120,750	120,750	12	12	100.0%	100.0%
\$125,000-\$149,999	11	6.9%	141,909	142,000	26	12	99.5%	100.0%
\$150,000-\$174,999	8	5.0%	164,788	165,000	45	55	95.9%	97.1%
\$175,000-\$199,999	15	9.4%	186,587	185,000	12	8	98.8%	100.0%
\$200,000-\$249,999	26	16.3%	228,594	227,500	20	6	99.4%	100.0%
\$250,000-\$299,999	40	25.0%	273,200	269,950	49	40	97.6%	99.5%
\$300,000-\$399,999	29	18.1%	351,414	350,000	52	43	97.2%	100.0%
\$400,000-\$499,999	7	4.4%	458,714	474,000	55	30	99.0%	100.0%
\$500,000-\$749,999	11	6.9%	598,073	579,000	31	8	98.8%	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	1	0.6%	1,250,000	1,250,000	445	445	66.7%	66.7%





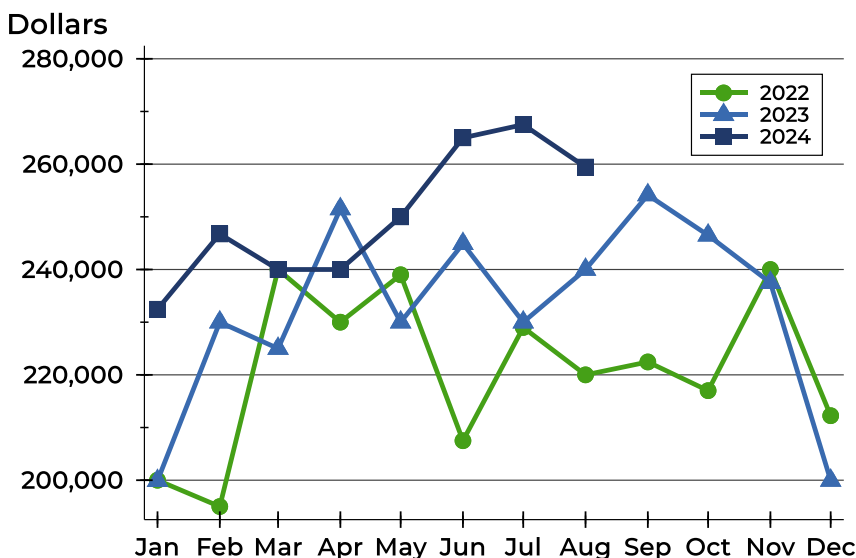
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	223,795	225,756	<b>244,450</b>
February	219,692	260,868	<b>264,205</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>299,563</b>
July	246,682	257,181	<b>282,195</b>
August	238,561	270,340	<b>279,490</b>
September	236,006	273,292	
October	234,355	254,513	
November	244,362	260,635	
December	233,866	218,724	

## Median Price

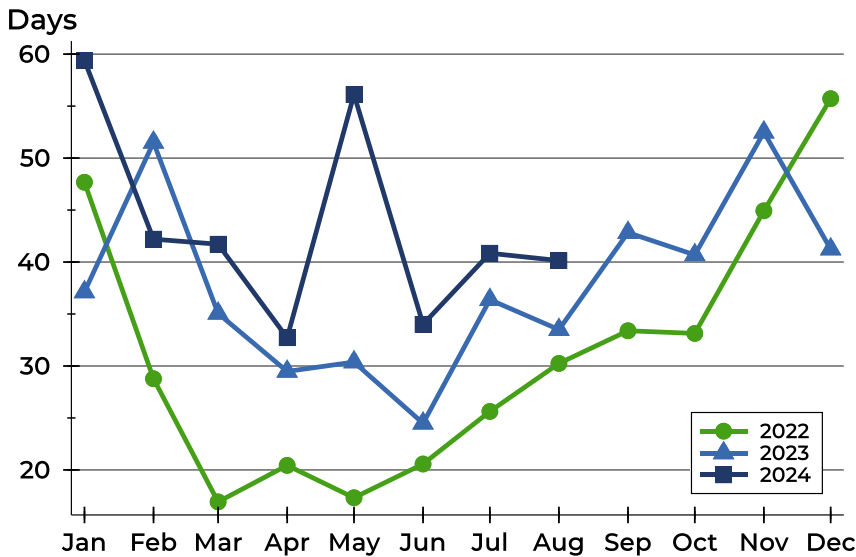


Month	2022	2023	2024
January	200,000	199,900	<b>232,450</b>
February	195,000	230,000	<b>246,750</b>
March	240,000	225,000	<b>240,000</b>
April	230,000	251,500	<b>240,000</b>
May	239,000	230,000	<b>250,000</b>
June	207,500	244,900	<b>265,000</b>
July	229,000	230,000	<b>267,500</b>
August	220,000	240,000	<b>259,450</b>
September	222,450	254,150	
October	217,000	246,500	
November	240,000	237,500	
December	212,250	199,950	



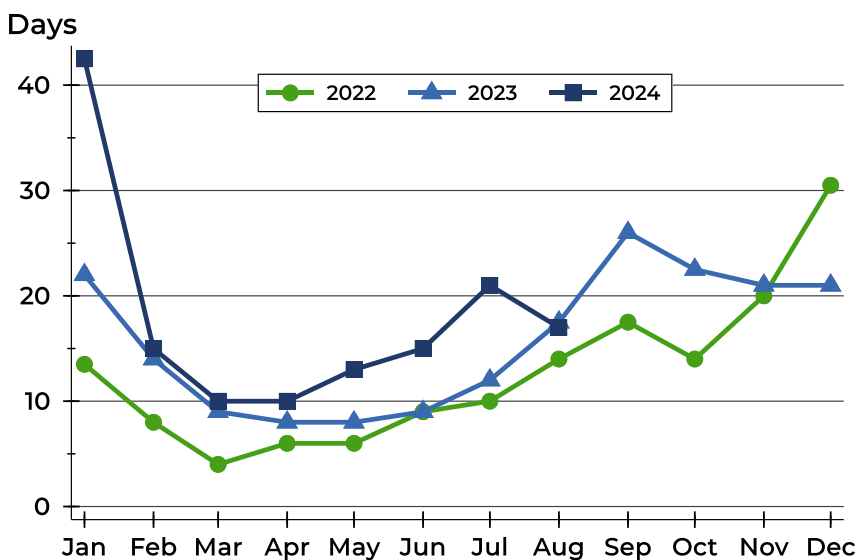
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## 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	40
September	33	43	
October	33	41	
November	45	52	
December	56	41	

## Median DOM



Month	2022	2023	2024
January	14	22	43
February	8	14	15
March	4	9	10
April	6	8	10
May	6	8	13
June	9	9	15
July	10	12	21
August	14	18	17
September	18	26	
October	14	23	
November	20	21	
December	31	21	



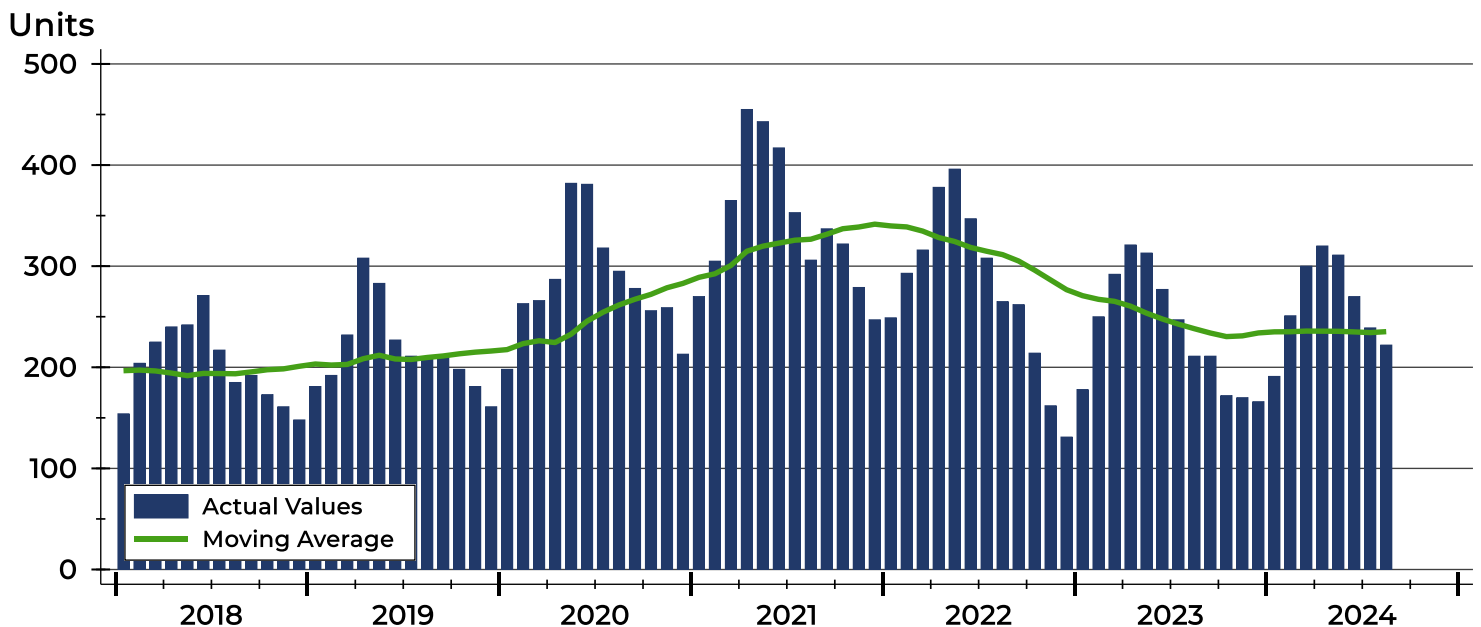
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of August 2023	Change
Pending Contracts		222	211	5.2%
Volume (1,000s)		62,798	55,960	12.2%
Average	List Price	282,876	265,212	6.7%
	Days on Market	40	33	21.2%
	Percent of Original	98.3%	98.3%	0.0%
Median	List Price	259,900	235,000	10.6%
	Days on Market	21	15	40.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 222 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of August, up from 211 contracts pending at the end of August 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.

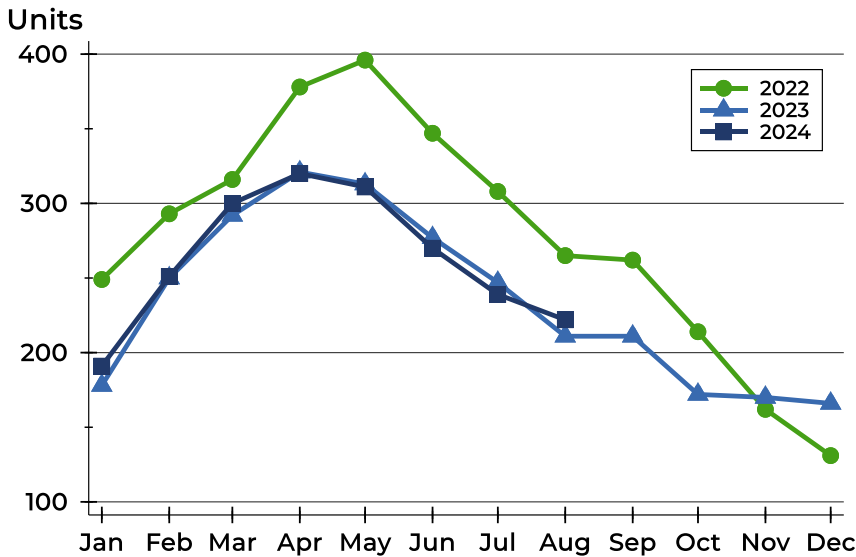
## History of Pending Contracts





# 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	222
September	262	211	
October	214	172	
November	162	170	
December	131	166	

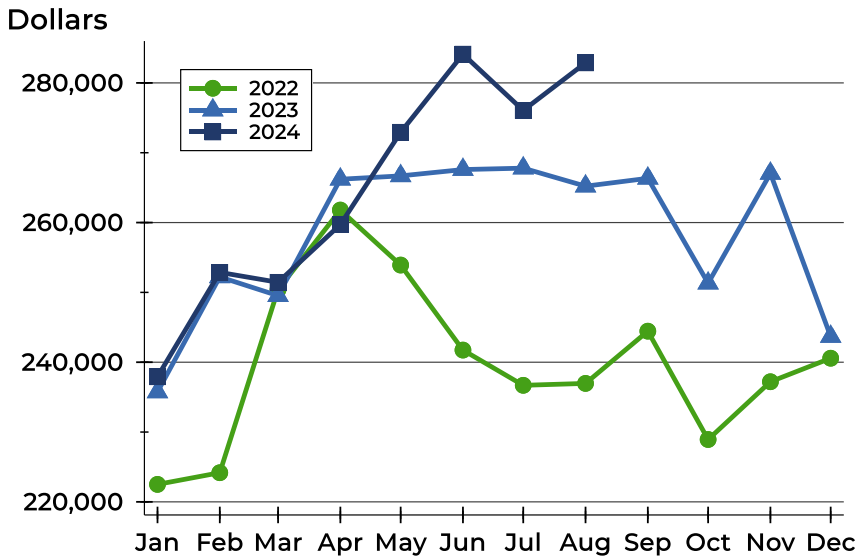
## Pending Contracts by Price Range

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	2	0.9%	32,000	32,000	34	34	100.0%	100.0%
\$50,000-\$99,999	10	4.5%	74,710	72,400	48	53	93.6%	100.0%
\$100,000-\$124,999	4	1.8%	114,125	117,000	20	14	100.0%	100.0%
\$125,000-\$149,999	16	7.2%	137,988	135,950	29	16	98.8%	100.0%
\$150,000-\$174,999	12	5.4%	163,592	165,000	49	47	96.4%	100.0%
\$175,000-\$199,999	15	6.8%	187,013	189,000	26	12	99.4%	100.0%
\$200,000-\$249,999	44	19.8%	226,873	227,250	23	6	99.5%	100.0%
\$250,000-\$299,999	50	22.5%	272,836	269,900	45	33	98.4%	100.0%
\$300,000-\$399,999	39	17.6%	351,074	350,000	48	41	97.6%	100.0%
\$400,000-\$499,999	12	5.4%	457,158	474,500	53	37	100.0%	100.0%
\$500,000-\$749,999	16	7.2%	606,731	609,950	35	28	99.0%	100.0%
\$750,000-\$999,999	1	0.5%	795,000	795,000	29	29	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,250,000	1,250,000	445	445	66.7%	66.7%



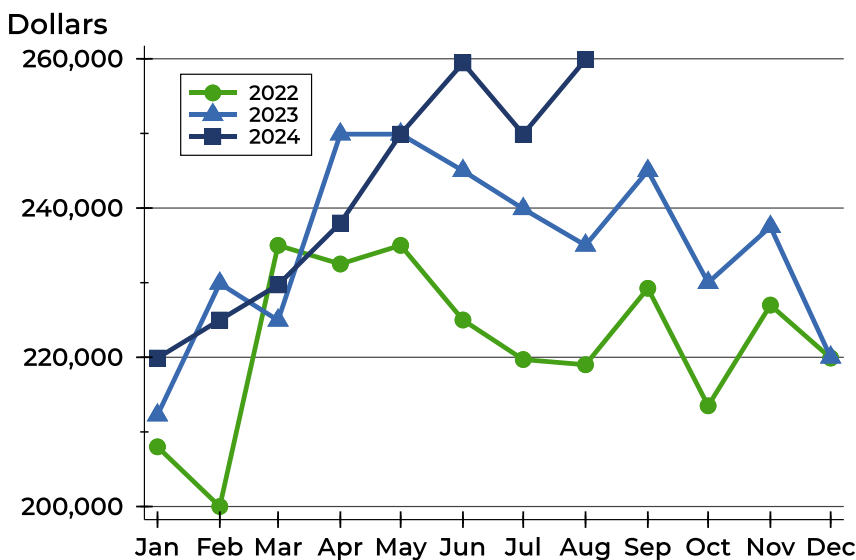
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	<b>282,876</b>
September	244,446	266,339	
October	228,933	251,315	
November	237,206	267,037	
December	240,575	243,680	

## Median Price

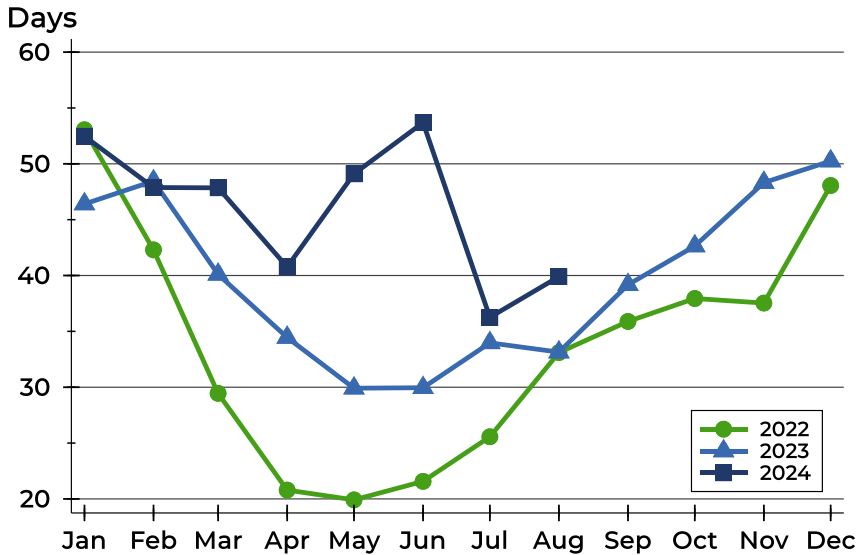


Month	2022	2023	2024
January	208,000	212,250	<b>219,900</b>
February	200,000	229,900	<b>225,000</b>
March	235,000	224,950	<b>229,700</b>
April	232,500	249,900	<b>238,000</b>
May	235,000	249,900	<b>249,900</b>
June	225,000	245,000	<b>259,450</b>
July	219,700	239,900	<b>249,900</b>
August	219,000	235,000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



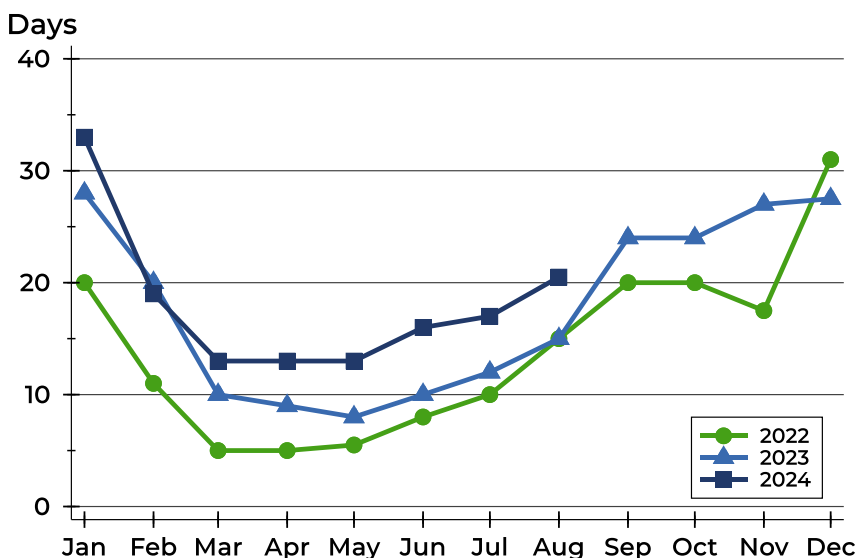
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## Average DOM



Month	2022	2023	2024
January	53	46	<b>52</b>
February	42	48	<b>48</b>
March	29	40	<b>48</b>
April	21	34	<b>41</b>
May	20	30	<b>49</b>
June	22	30	<b>54</b>
July	26	34	<b>36</b>
August	33	33	<b>40</b>
September	36	39	
October	38	43	
November	38	48	
December	48	50	

## Median DOM



Month	2022	2023	2024
January	20	28	<b>33</b>
February	11	20	<b>19</b>
March	5	10	<b>13</b>
April	5	9	<b>13</b>
May	6	8	<b>13</b>
June	8	10	<b>16</b>
July	10	12	<b>17</b>
August	15	15	<b>21</b>
September	20	24	
October	20	24	
November	18	27	
December	31	28	