



**September  
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 September

Total home sales in the Manhattan-Junction City metropolitan area rose by 13.5% last month to 143 units, compared to 126 units in September 2023. Total sales volume was \$36.7 million, up 13.2% from a year earlier.

The median sale price in September was \$245,000, up from \$235,750 a year earlier. Homes that sold in September were typically on the market for 23 days and sold for 99.7% of their list prices.

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

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of September was 314 units, up from 310 at the same point in 2023. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of September was \$269,450.

During September, a total of 143 contracts were written up from 130 in September 2023. At the end of the month, there were 207 contracts still pending.

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# Manhattan-Junction City Metropolitan Area Summary Statistics

September MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>143</b>	<b>126</b>	<b>151</b>	<b>1,282</b>	<b>1,282</b>	<b>1,552</b>
Change from prior year		13.5%	-16.6%	-11.7%	0.0%	-17.4%	-7.6%
<b>Active Listings</b>		<b>314</b>	<b>310</b>	<b>295</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		1.3%	5.1%	-21.8%			
<b>Months' Supply</b>		<b>2.3</b>	<b>2.2</b>	<b>1.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		4.5%	29.4%	-19.0%			
<b>New Listings</b>		<b>143</b>	<b>145</b>	<b>158</b>	<b>1,587</b>	<b>1,588</b>	<b>1,846</b>
Change from prior year		-1.4%	-8.2%	-23.7%	-0.1%	-14.0%	-11.9%
<b>Contracts Written</b>		<b>143</b>	<b>130</b>	<b>144</b>	<b>1,323</b>	<b>1,358</b>	<b>1,560</b>
Change from prior year		10.0%	-9.7%	-23.8%	-2.6%	-12.9%	-12.2%
<b>Pending Contracts</b>		<b>207</b>	<b>211</b>	<b>262</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-1.9%	-19.5%	-22.3%			
<b>Sales Volume (1,000s)</b>		<b>36,655</b>	<b>32,373</b>	<b>35,693</b>	<b>339,151</b>	<b>326,283</b>	<b>368,807</b>
Change from prior year		13.2%	-9.3%	-3.7%	3.9%	-11.5%	0.2%
<b>Average</b>	<b>Sale Price</b>	<b>256,328</b>	<b>256,932</b>	<b>236,376</b>	<b>264,549</b>	<b>254,511</b>	<b>237,633</b>
	Change from prior year	-0.2%	8.7%	9.1%	3.9%	7.1%	8.4%
	<b>List Price of Actives</b>	<b>302,285</b>	<b>277,000</b>	<b>270,961</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.1%	2.2%	16.4%			
	<b>Days on Market</b>	<b>39</b>	<b>27</b>	<b>26</b>	<b>44</b>	<b>36</b>	<b>27</b>
Change from prior year	44.4%	3.8%	0.0%	22.2%	33.3%	-20.6%	
<b>Percent of List</b>	<b>98.8%</b>	<b>99.5%</b>	<b>98.7%</b>	<b>98.5%</b>	<b>98.8%</b>	<b>99.7%</b>	
Change from prior year	-0.7%	0.8%	0.0%	-0.3%	-0.9%	0.4%	
<b>Percent of Original</b>	<b>96.9%</b>	<b>97.8%</b>	<b>97.7%</b>	<b>96.9%</b>	<b>97.3%</b>	<b>98.7%</b>	
Change from prior year	-0.9%	0.1%	0.0%	-0.4%	-1.4%	0.4%	
<b>Median</b>	<b>Sale Price</b>	<b>245,000</b>	<b>235,750</b>	<b>223,000</b>	<b>240,975</b>	<b>232,750</b>	<b>220,000</b>
	Change from prior year	3.9%	5.7%	12.5%	3.5%	5.8%	10.0%
	<b>List Price of Actives</b>	<b>269,450</b>	<b>231,850</b>	<b>229,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	16.2%	0.8%	22.4%			
	<b>Days on Market</b>	<b>23</b>	<b>11</b>	<b>11</b>	<b>16</b>	<b>12</b>	<b>8</b>
Change from prior year	109.1%	0.0%	0.0%	33.3%	50.0%	-11.1%	
<b>Percent of List</b>	<b>99.7%</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	-0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>97.5%</b>	<b>98.7%</b>	<b>98.9%</b>	<b>98.6%</b>	<b>99.6%</b>	<b>100.0%</b>	
Change from prior year	-1.2%	-0.2%	-0.7%	-1.0%	-0.4%	0.0%	

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



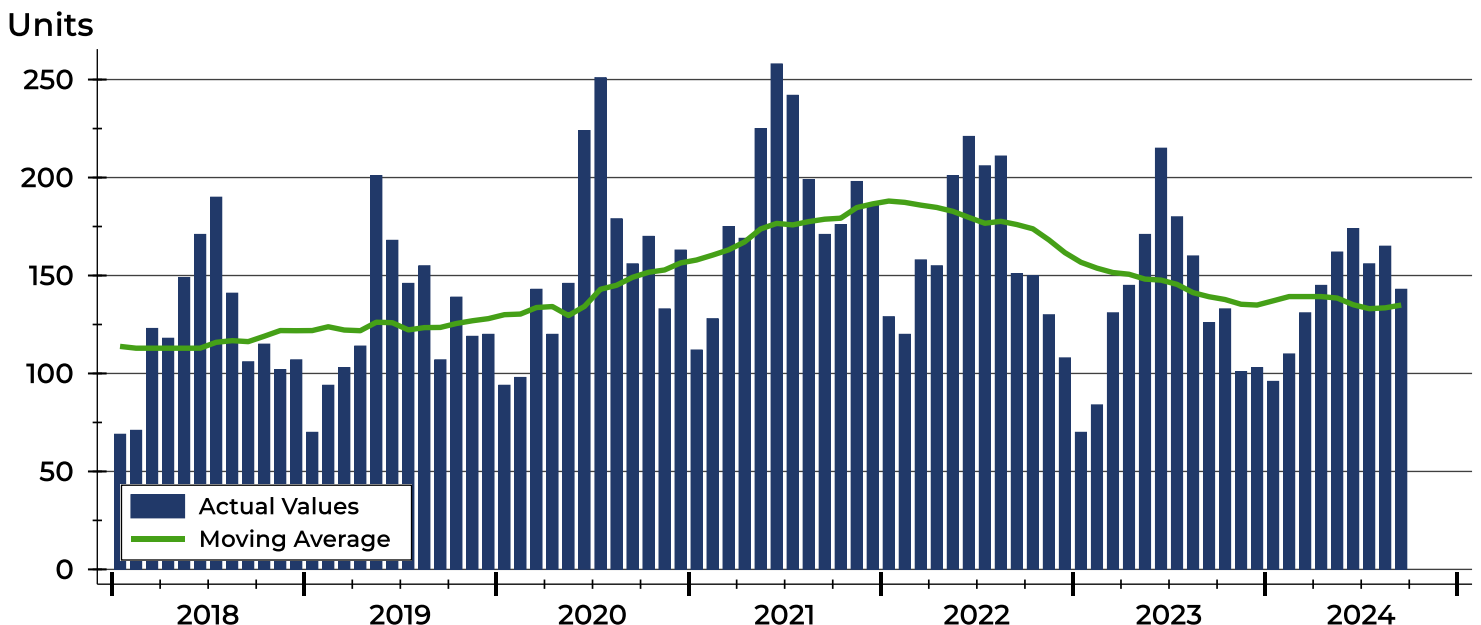
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		September			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		<b>143</b>	126	13.5%	<b>1,282</b>	1,282	0.0%
Volume (1,000s)		<b>36,655</b>	32,373	13.2%	<b>339,151</b>	326,283	3.9%
Months' Supply		<b>2.3</b>	2.2	4.5%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>256,328</b>	256,932	-0.2%	<b>264,549</b>	254,511	3.9%
	Days on Market	<b>39</b>	27	44.4%	<b>44</b>	36	22.2%
	Percent of List	<b>98.8%</b>	99.5%	-0.7%	<b>98.5%</b>	98.8%	-0.3%
	Percent of Original	<b>96.9%</b>	97.8%	-0.9%	<b>96.9%</b>	97.3%	-0.4%
Median	Sale Price	<b>245,000</b>	235,750	3.9%	<b>240,975</b>	232,750	3.5%
	Days on Market	<b>23</b>	11	109.1%	<b>16</b>	12	33.3%
	Percent of List	<b>99.7%</b>	100.0%	-0.3%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>97.5%</b>	98.7%	-1.2%	<b>98.6%</b>	99.6%	-1.0%

A total of 143 homes sold in the Manhattan-Junction City metropolitan area in September, up from 126 units in September 2023. Total sales volume rose to \$36.7 million compared to \$32.4 million in the previous year.

The median sales price in September was \$245,000, up 3.9% compared to the prior year. Median days on market was 23 days, up from 11 days in August, and up from 11 in September 2023.

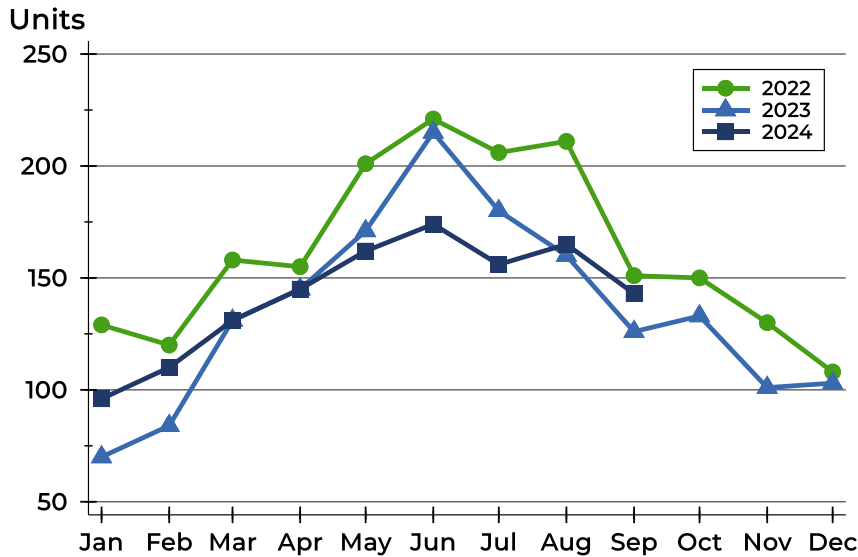
## History of Closed Listings





# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Closed Listings by Month



Month	2022	2023	2024
<b>January</b>	129	70	<b>96</b>
<b>February</b>	120	84	<b>110</b>
<b>March</b>	158	131	<b>131</b>
<b>April</b>	155	145	<b>145</b>
<b>May</b>	201	171	<b>162</b>
<b>June</b>	221	215	<b>174</b>
<b>July</b>	206	180	<b>156</b>
<b>August</b>	211	160	<b>165</b>
<b>September</b>	151	126	<b>143</b>
<b>October</b>	150	133	
<b>November</b>	130	101	
<b>December</b>	108	103	

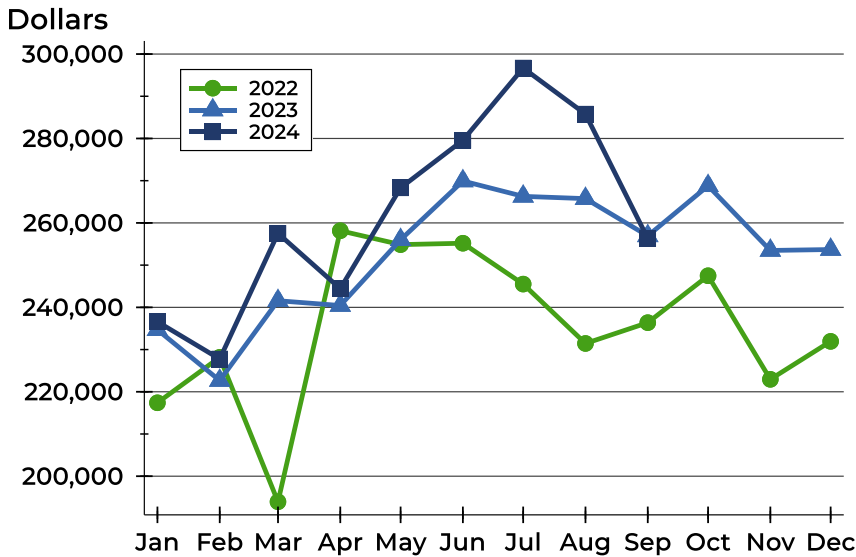
## Closed Listings by Price Range

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%	0.0	24,950	24,950	20	20	86.0%	86.0%	86.0%	86.0%
\$25,000-\$49,999	3	2.1%	0.7	41,833	47,500	29	35	80.5%	81.9%	80.5%	81.9%
\$50,000-\$99,999	9	6.3%	3.5	70,888	72,000	66	56	113.7%	96.0%	106.8%	94.9%
\$100,000-\$124,999	2	1.4%	3.0	116,145	116,145	12	12	96.2%	96.2%	96.2%	96.2%
\$125,000-\$149,999	12	8.4%	2.7	136,992	136,100	39	30	97.3%	98.1%	94.7%	98.1%
\$150,000-\$174,999	7	4.9%	1.7	160,000	158,750	36	27	96.7%	96.2%	94.7%	92.9%
\$175,000-\$199,999	12	8.4%	1.8	185,579	186,650	26	12	96.3%	99.6%	95.9%	99.6%
\$200,000-\$249,999	28	19.6%	1.5	224,204	223,950	18	5	99.9%	100.0%	99.1%	100.0%
\$250,000-\$299,999	31	21.7%	2.4	269,816	269,000	40	39	98.5%	100.0%	96.6%	97.6%
\$300,000-\$399,999	24	16.8%	2.7	350,363	352,500	62	45	98.8%	100.0%	95.5%	96.5%
\$400,000-\$499,999	5	3.5%	2.4	443,200	433,000	65	30	98.7%	99.0%	98.7%	99.0%
\$500,000-\$749,999	8	5.6%	3.3	578,322	580,000	25	12	97.1%	97.1%	97.1%	97.1%
\$750,000-\$999,999	1	0.7%	6.0	750,000	750,000	29	29	94.3%	94.3%	94.3%	94.3%
\$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



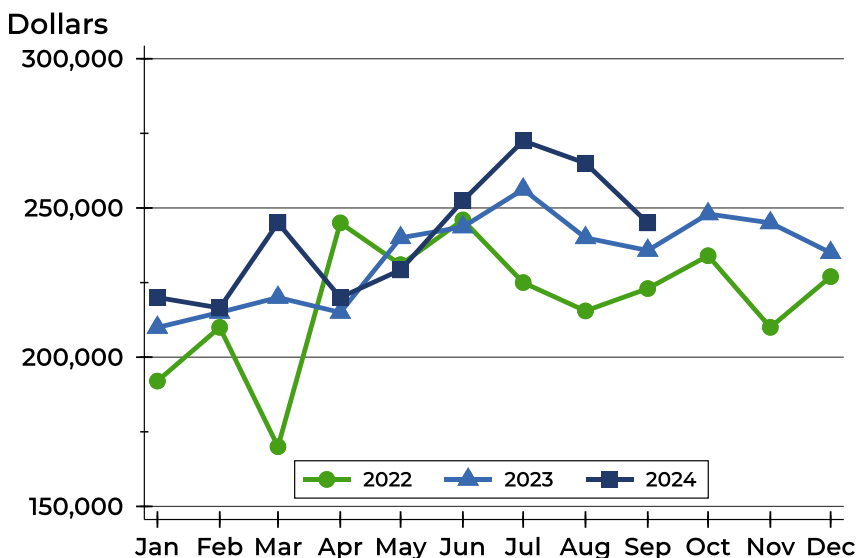
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average Price



Month	2022	2023	2024
January	217,391	234,691	<b>236,603</b>
February	228,158	222,667	<b>227,767</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>279,574</b>
July	245,513	266,296	<b>296,690</b>
August	231,445	265,756	<b>285,775</b>
September	236,376	256,932	<b>256,328</b>
October	247,486	268,805	
November	222,947	253,477	
December	231,945	253,702	

## Median Price

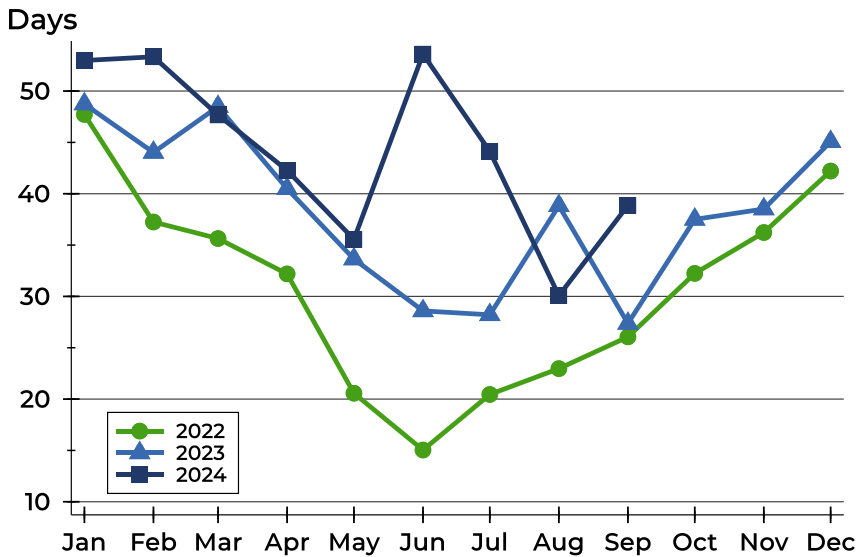


Month	2022	2023	2024
January	192,000	209,950	220,000
February	210,000	215,000	216,500
March	170,000	220,000	245,000
April	245,000	215,000	219,999
May	231,000	240,000	229,250
June	246,000	243,628	252,450
July	225,000	256,250	272,500
August	215,500	240,000	265,000
September	223,000	235,750	245,000
October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



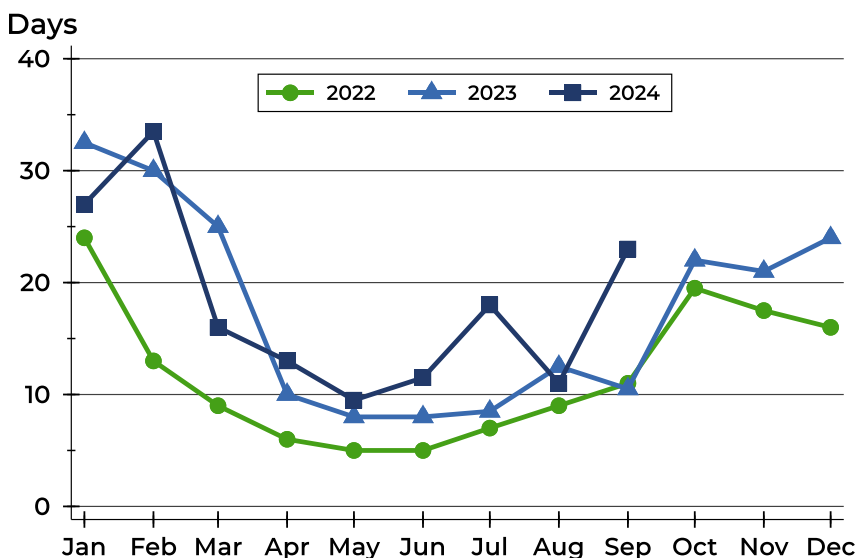
# Manhattan-Junction City Metropolitan Area Closed Listings Analysis

## Average DOM



Month	2022	2023	2024
January	48	49	<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	<b>39</b>
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	<b>23</b>
October	20	22	
November	18	21	
December	16	24	



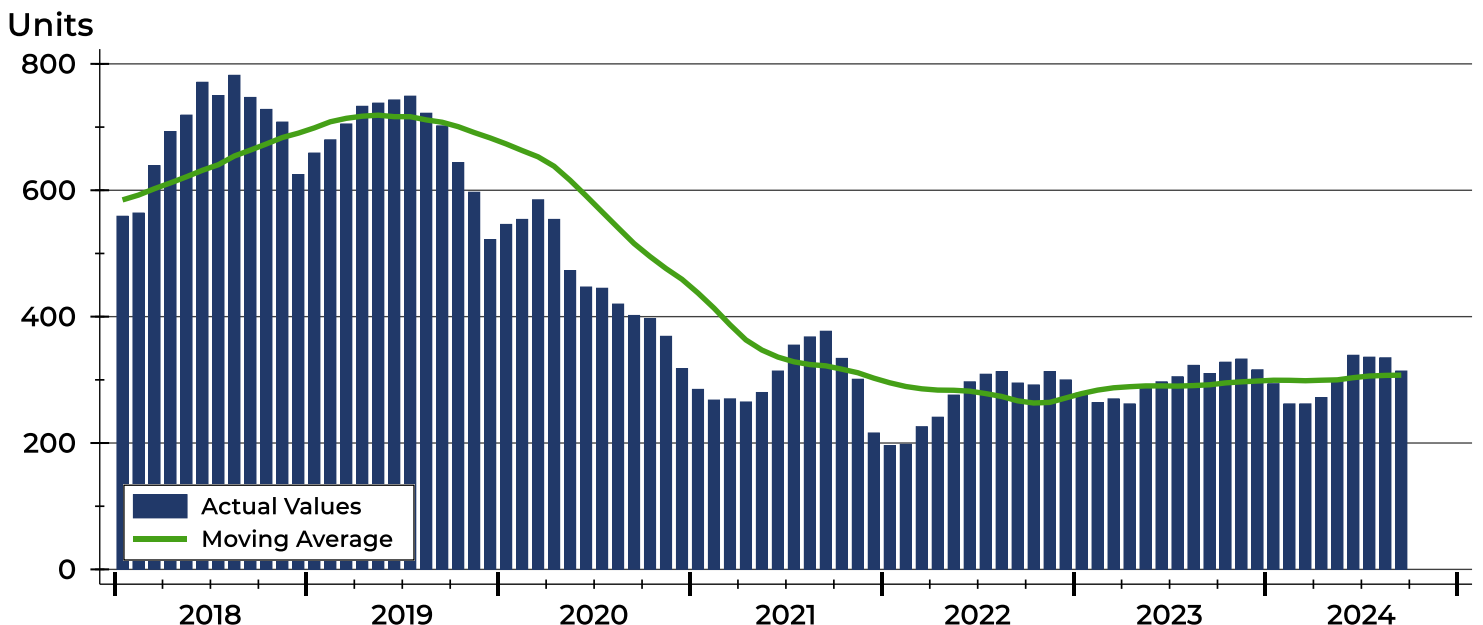
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		<b>314</b>	310	1.3%
Volume (1,000s)		<b>94,918</b>	85,870	10.5%
Months' Supply		<b>2.3</b>	2.2	4.5%
Average	List Price	<b>302,285</b>	277,000	9.1%
	Days on Market	<b>74</b>	74	0.0%
	Percent of Original	<b>97.3%</b>	97.5%	-0.2%
Median	List Price	<b>269,450</b>	231,850	16.2%
	Days on Market	<b>50</b>	46	8.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 314 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of September. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of September was \$269,450, up 16.2% from 2023. The typical time on market for active listings was 50 days, up from 46 days a year earlier.

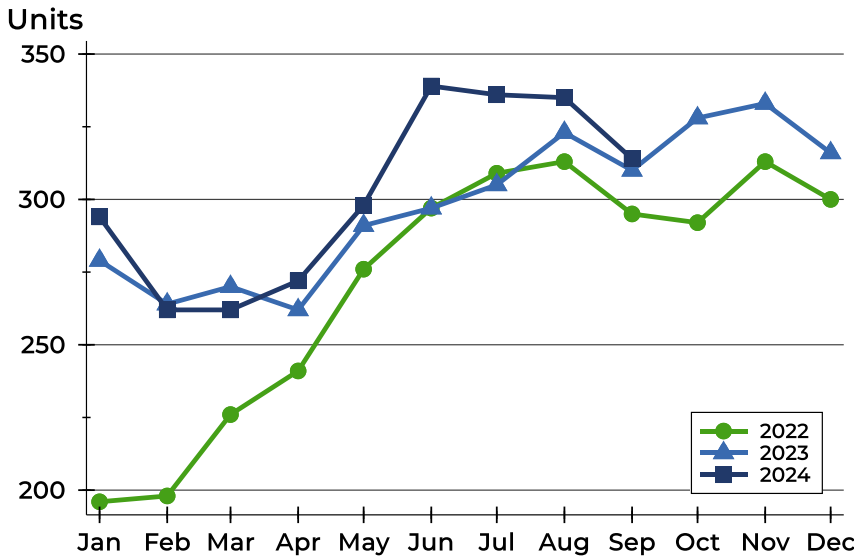
## History of Active Listings





# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## Active Listings by Month



Month	2022	2023	2024
<b>January</b>	196	279	<b>294</b>
<b>February</b>	198	264	<b>262</b>
<b>March</b>	226	270	<b>262</b>
<b>April</b>	241	262	<b>272</b>
<b>May</b>	276	291	<b>298</b>
<b>June</b>	297	297	<b>339</b>
<b>July</b>	309	305	<b>336</b>
<b>August</b>	313	323	<b>335</b>
<b>September</b>	295	310	<b>314</b>
<b>October</b>	292	328	
<b>November</b>	313	333	
<b>December</b>	300	316	

## Active Listings by Price Range

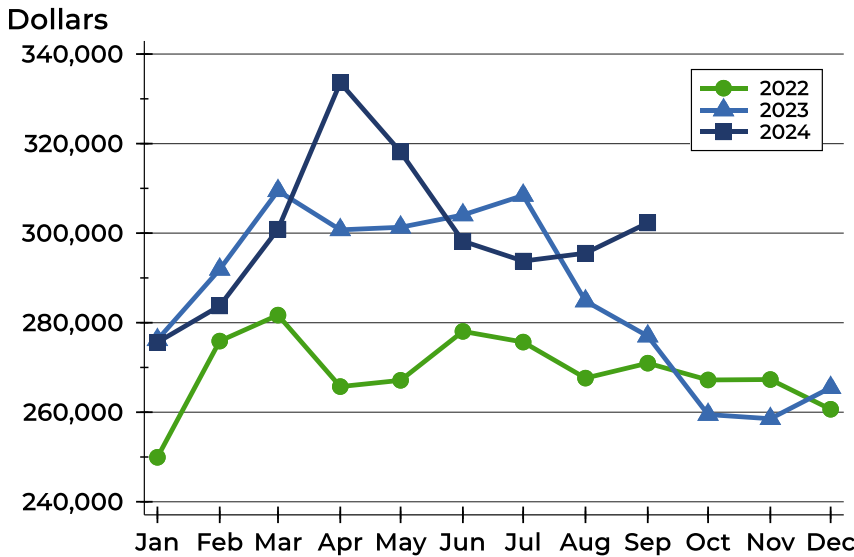
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	0.3%	0.7	32,000	32,000	15	15	100.0%	100.0%
\$50,000-\$99,999	22	7.0%	3.5	75,304	74,950	127	97	91.4%	94.1%
\$100,000-\$124,999	17	5.4%	3.0	114,985	115,000	63	50	94.7%	100.0%
\$125,000-\$149,999	23	7.3%	2.7	138,474	139,000	74	56	97.0%	100.0%
\$150,000-\$174,999	18	5.7%	1.7	162,122	161,450	83	79	98.4%	100.0%
\$175,000-\$199,999	23	7.3%	1.8	189,665	189,900	84	50	97.5%	100.0%
\$200,000-\$249,999	37	11.8%	1.5	226,324	219,900	62	31	98.4%	100.0%
\$250,000-\$299,999	52	16.6%	2.4	276,831	279,450	68	50	98.3%	100.0%
\$300,000-\$399,999	67	21.3%	2.7	348,510	350,000	69	44	98.1%	100.0%
\$400,000-\$499,999	23	7.3%	2.4	435,530	430,000	44	19	98.7%	100.0%
\$500,000-\$749,999	20	6.4%	3.3	588,235	554,500	74	40	97.2%	100.0%
\$750,000-\$999,999	7	2.2%	6.0	893,929	930,000	113	137	93.6%	93.8%
\$1,000,000 and up	4	1.3%	N/A	1,662,500	1,425,000	136	108	100.0%	100.0%





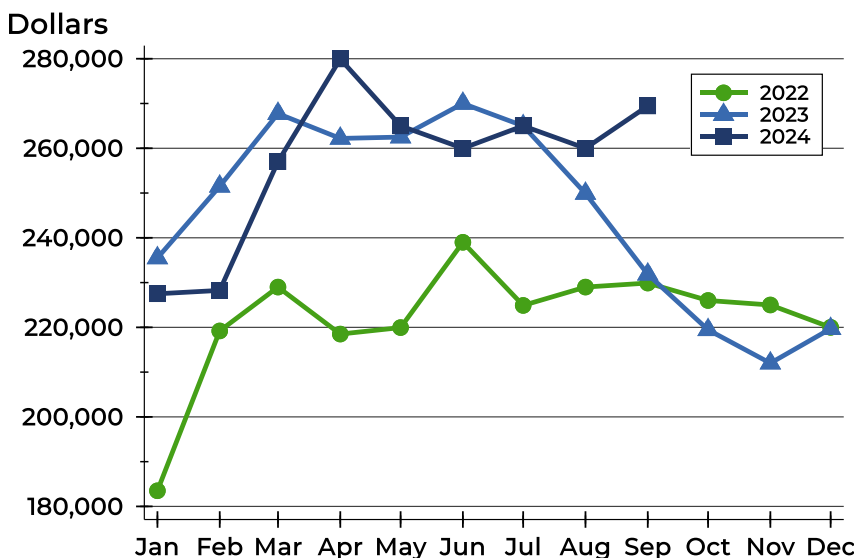
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

## 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	<b>295,524</b>
September	270,961	277,000	<b>302,285</b>
October	267,207	259,478	
November	267,307	258,549	
December	260,664	265,481	

## Median Price

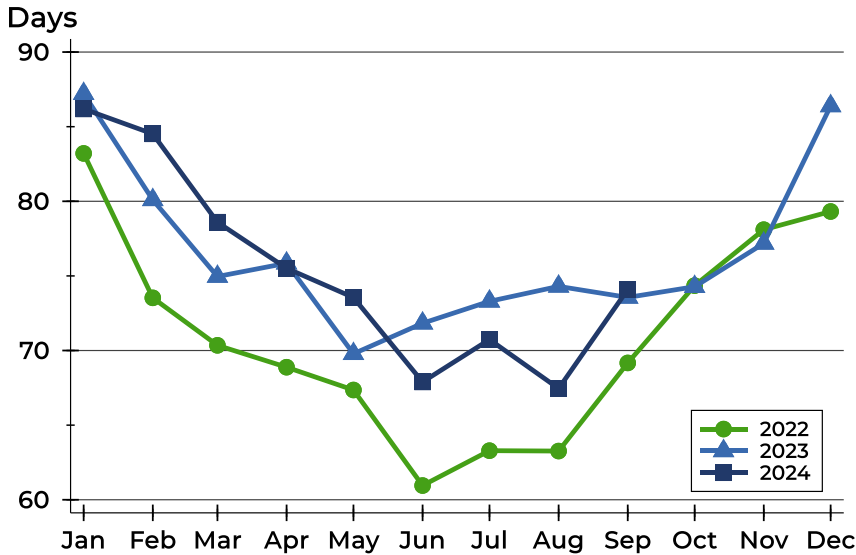


Month	2022	2023	2024
January	183,500	235,500	<b>227,500</b>
February	219,200	251,500	<b>228,250</b>
March	229,000	267,750	<b>257,000</b>
April	218,500	262,200	<b>279,950</b>
May	219,950	262,500	<b>265,000</b>
June	239,000	270,000	<b>260,000</b>
July	224,900	265,000	<b>265,000</b>
August	229,000	249,900	<b>260,000</b>
September	229,900	231,850	<b>269,450</b>
October	226,000	219,450	
November	225,000	212,000	
December	220,000	219,700	



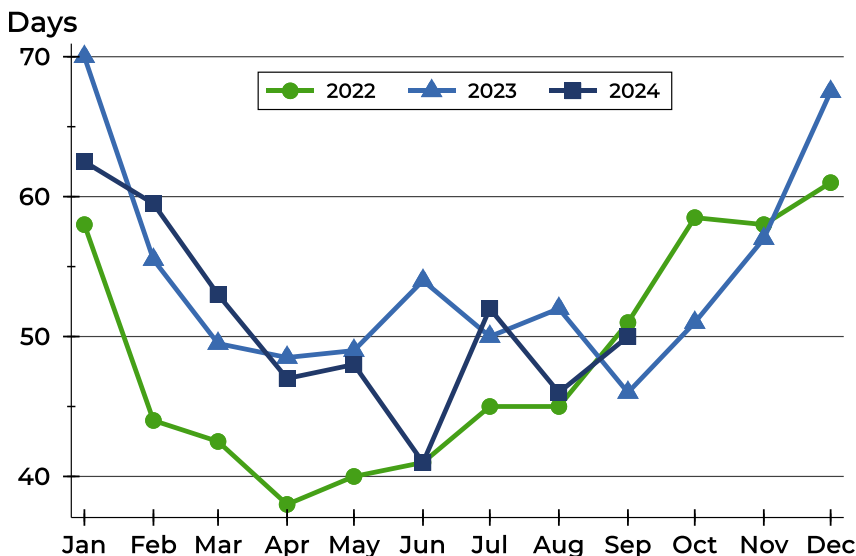
# Manhattan-Junction City Metropolitan Area Active Listings Analysis

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

## Median DOM

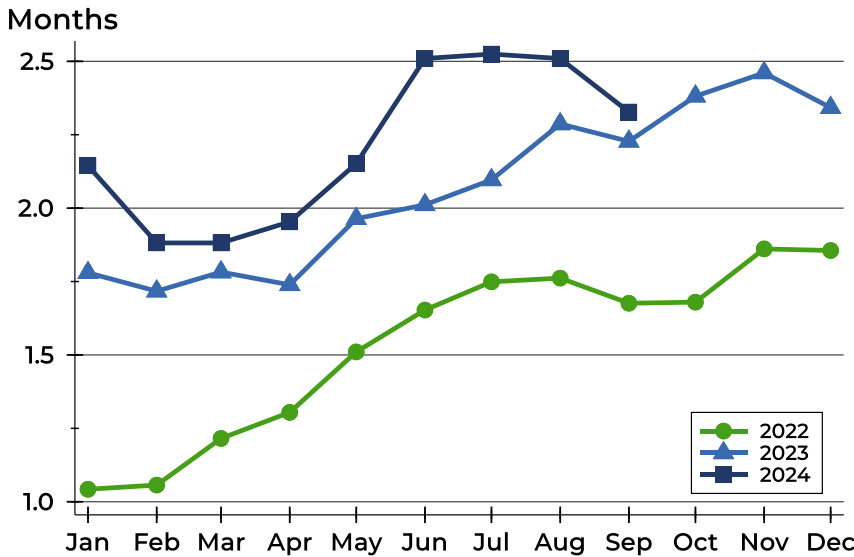


Month	2022	2023	2024
January	58	70	<b>63</b>
February	44	56	<b>60</b>
March	43	50	<b>53</b>
April	38	49	<b>47</b>
May	40	49	<b>48</b>
June	41	54	<b>41</b>
July	45	50	<b>52</b>
August	45	52	<b>46</b>
September	51	46	<b>50</b>
October	59	51	
November	58	57	
December	61	68	



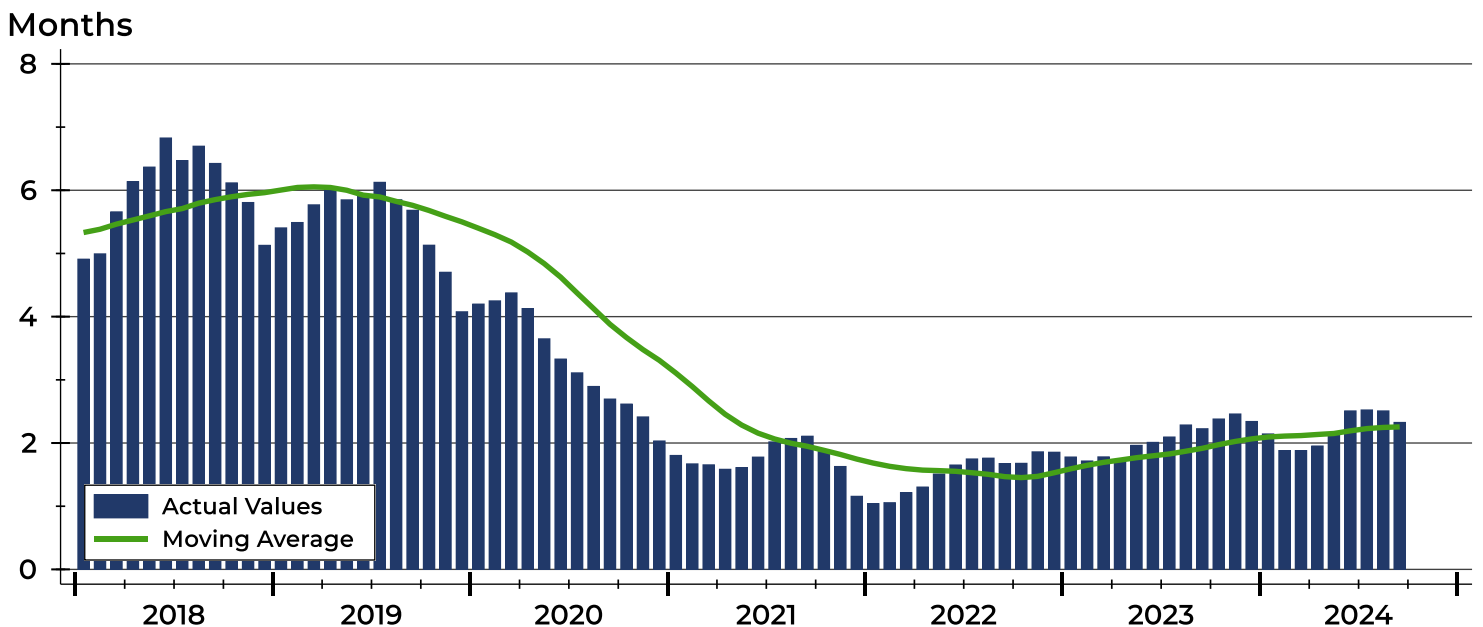
# Manhattan-Junction City Metropolitan Area Months' Supply Analysis

## 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	2.3
October	1.7	2.4	
November	1.9	2.5	
December	1.9	2.3	

## History of Month's Supply





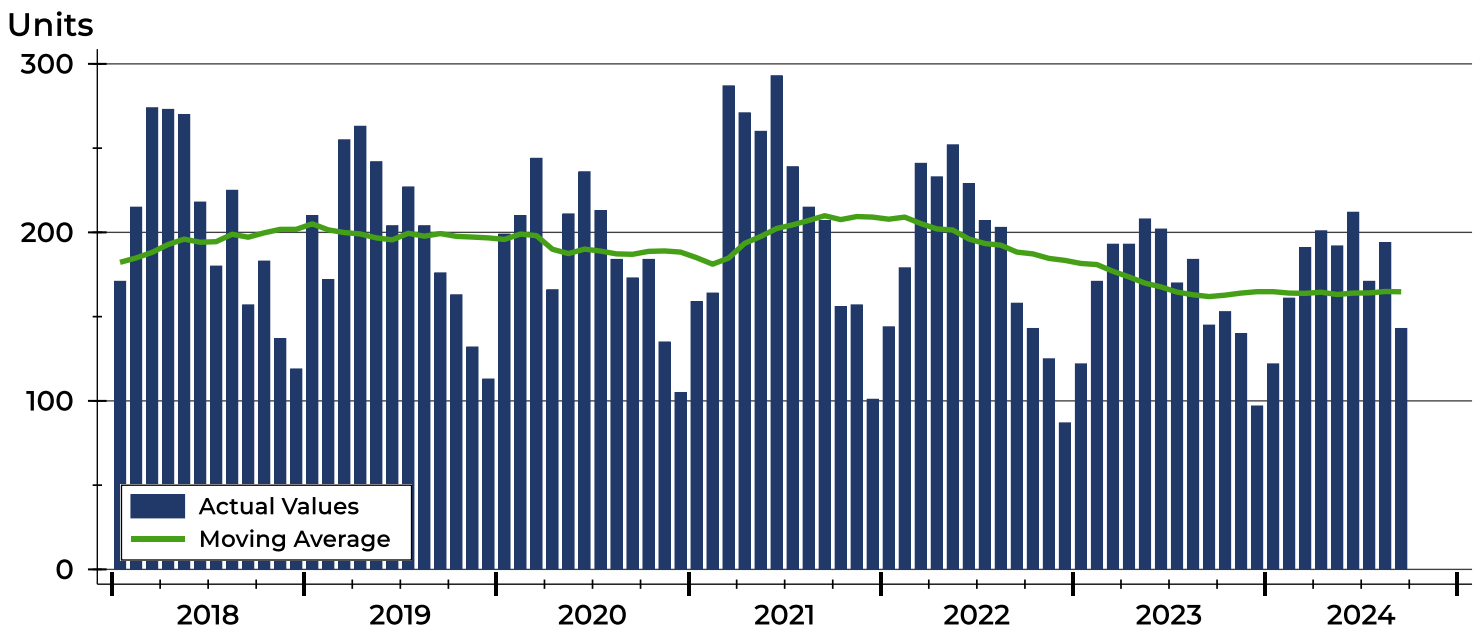
# Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	September 2023	Change
Current Month	New Listings	<b>143</b>	145	-1.4%
	Volume (1,000s)	<b>40,508</b>	34,970	15.8%
	Average List Price	<b>283,272</b>	241,174	17.5%
	Median List Price	<b>269,900</b>	225,000	20.0%
Year-to-Date	New Listings	<b>1,587</b>	1,588	-0.1%
	Volume (1,000s)	<b>454,589</b>	421,811	7.8%
	Average List Price	<b>286,445</b>	265,624	7.8%
	Median List Price	<b>259,900</b>	239,950	8.3%

A total of 143 new listings were added in the Manhattan-Junction City metropolitan area during September, down 1.4% from the same month in 2023. Year-to-date the Manhattan-Junction City metropolitan area has seen 1,587 new listings.

The median list price of these homes was \$269,900 up from \$225,000 in 2023.

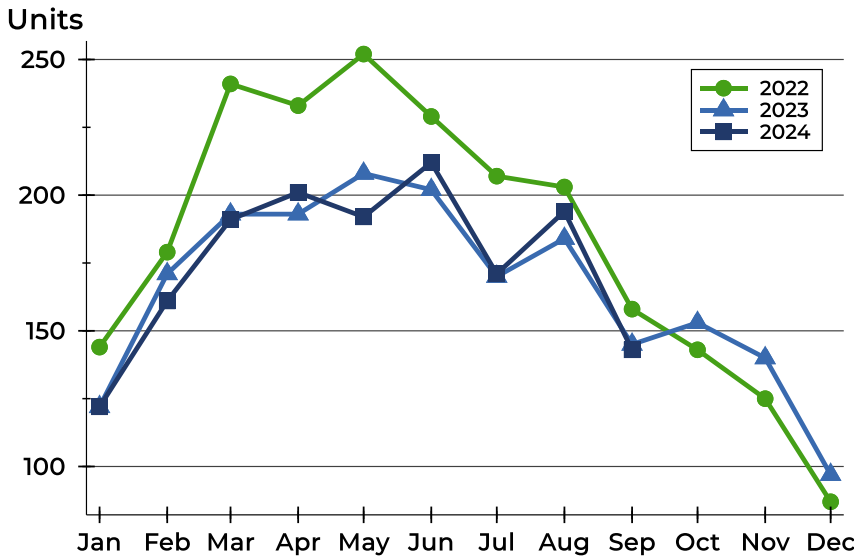
## History of New Listings





# 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>191</b>
April	233	193	<b>201</b>
May	252	208	<b>192</b>
June	229	202	<b>212</b>
July	207	170	<b>171</b>
August	203	184	<b>194</b>
September	158	145	<b>143</b>
October	143	153	
November	125	140	
December	87	97	

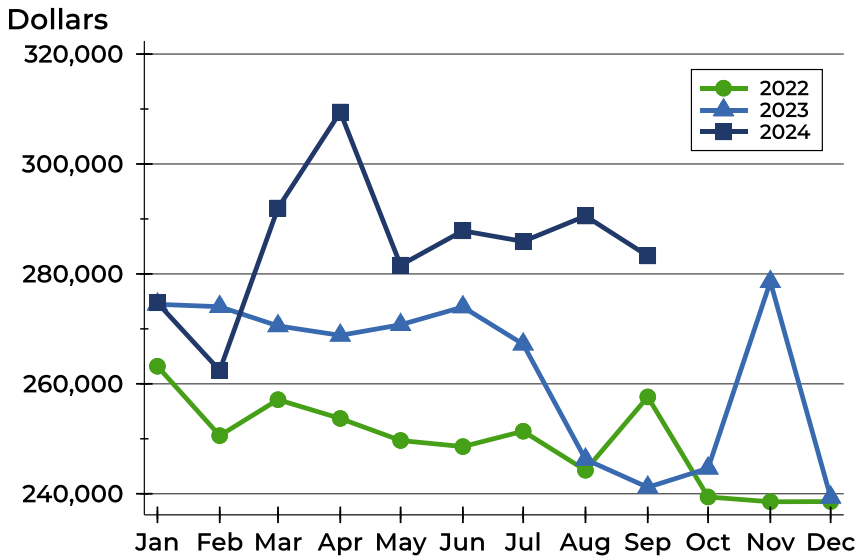
## New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	24,000	24,000	15	15	275.8%	275.8%
\$25,000-\$49,999	1	0.7%	32,000	32,000	21	21	100.0%	100.0%
\$50,000-\$99,999	3	2.1%	59,967	59,900	10	11	100.0%	100.0%
\$100,000-\$124,999	5	3.5%	115,990	119,950	19	21	99.2%	100.0%
\$125,000-\$149,999	11	7.7%	137,900	135,000	12	10	99.4%	100.0%
\$150,000-\$174,999	3	2.1%	164,667	165,000	2	1	100.0%	100.0%
\$175,000-\$199,999	15	10.5%	188,480	187,500	9	6	99.1%	100.0%
\$200,000-\$249,999	26	18.2%	223,873	221,000	15	19	99.7%	100.0%
\$250,000-\$299,999	24	16.8%	277,621	282,250	14	13	99.8%	100.0%
\$300,000-\$399,999	30	21.0%	350,927	351,500	17	18	99.5%	100.0%
\$400,000-\$499,999	16	11.2%	434,700	434,950	15	16	99.6%	100.0%
\$500,000-\$749,999	7	4.9%	583,914	539,500	17	18	99.0%	100.0%
\$750,000-\$999,999	1	0.7%	800,000	800,000	27	27	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



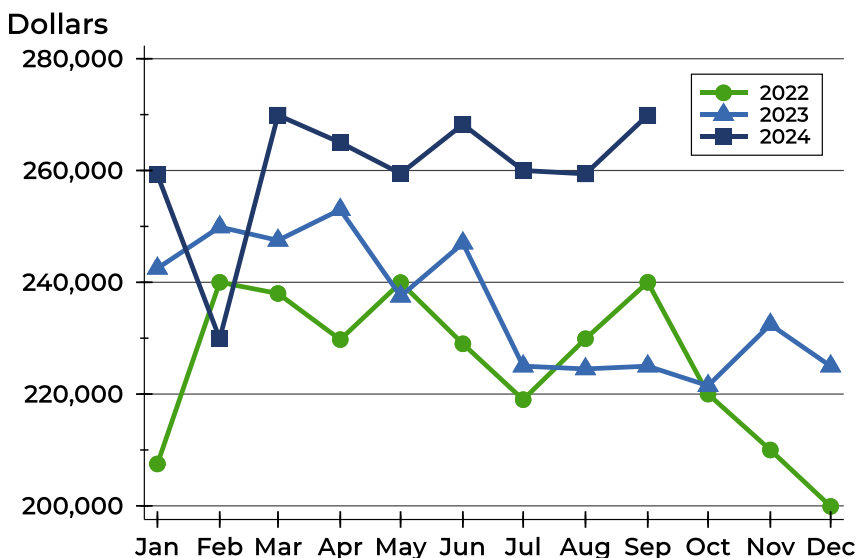
# Manhattan-Junction City Metropolitan Area New Listings Analysis

## Average Price



Month	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>291,976</b>
April	253,704	268,819	<b>309,445</b>
May	249,689	270,750	<b>281,590</b>
June	248,579	273,983	<b>287,843</b>
July	251,376	267,215	<b>285,916</b>
August	244,276	246,263	<b>290,539</b>
September	257,618	241,174	<b>283,272</b>
October	239,422	244,638	
November	238,542	278,586	
December	238,582	239,358	

## 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>269,900</b>
April	229,750	253,000	<b>265,000</b>
May	239,950	237,500	<b>259,450</b>
June	229,000	247,000	<b>268,250</b>
July	219,000	225,000	<b>260,000</b>
August	229,900	224,500	<b>259,400</b>
September	240,000	225,000	<b>269,900</b>
October	220,000	221,500	
November	210,000	232,450	
December	199,900	225,000	



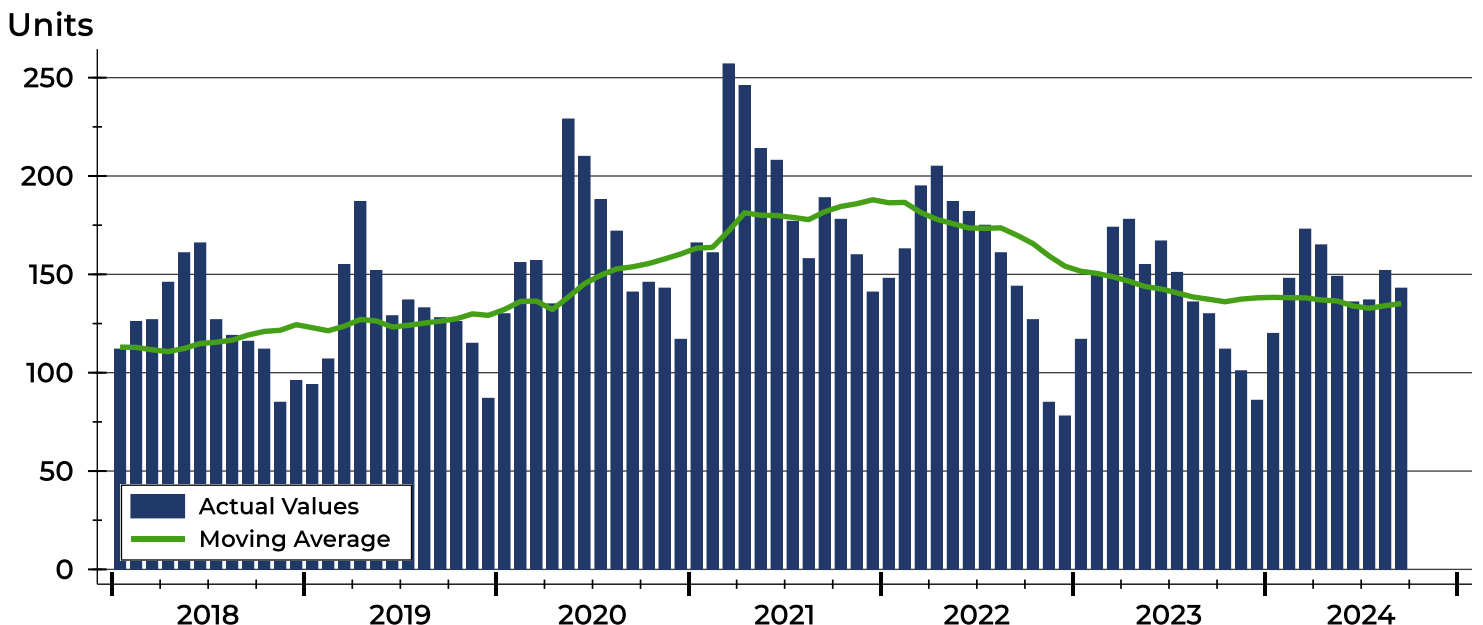
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		September			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>143</b>	130	10.0%	<b>1,323</b>	1,358	-2.6%
Volume (1,000s)		<b>36,720</b>	35,528	3.4%	<b>360,721</b>	352,783	2.3%
Average	Sale Price	<b>256,783</b>	273,292	-6.0%	<b>272,654</b>	259,781	5.0%
	Days on Market	<b>37</b>	43	-14.0%	<b>42</b>	35	20.0%
	Percent of Original	<b>99.4%</b>	94.6%	5.1%	<b>97.3%</b>	97.2%	0.1%
Median	Sale Price	<b>239,900</b>	254,150	-5.6%	<b>249,900</b>	235,000	6.3%
	Days on Market	<b>22</b>	26	-15.4%	<b>16</b>	12	33.3%
	Percent of Original	<b>100.0%</b>	97.4%	2.7%	<b>99.2%</b>	99.6%	-0.4%

A total of 143 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of September, up from 130 in 2023. The median list price of these homes was \$239,900, down from \$254,150 the prior year.

Half of the homes that went under contract in September were on the market less than 22 days, compared to 26 days in September 2023.

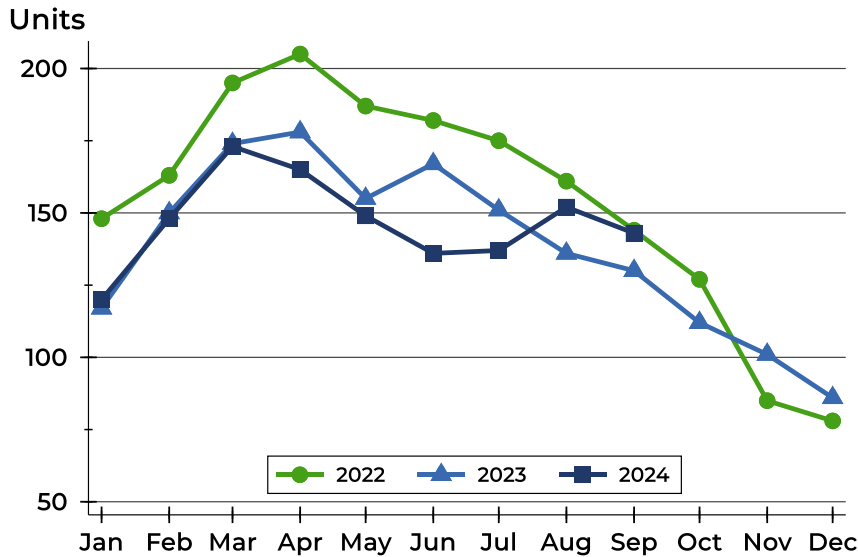
## History of Contracts Written





# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Contracts Written by Month



Month	2022	2023	2024
January	148	117	120
February	163	150	148
March	195	174	173
April	205	178	165
May	187	155	149
June	182	167	136
July	175	151	137
August	161	136	152
September	144	130	143
October	127	112	
November	85	101	
December	78	86	

## Contracts Written by Price Range

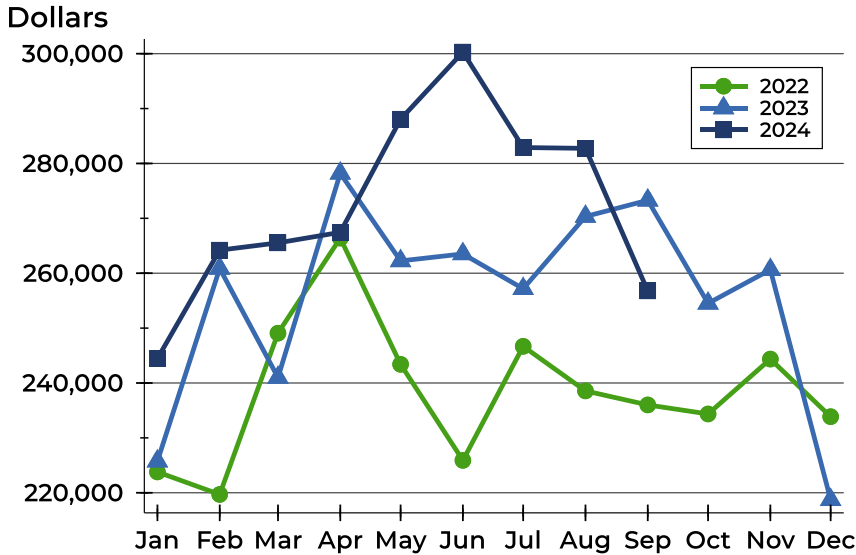
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.4%	22,000	22,000	113	113	187.9%	187.9%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	4.2%	80,300	82,500	84	70	95.8%	95.4%
\$100,000-\$124,999	3	2.1%	112,800	113,500	23	17	99.4%	100.0%
\$125,000-\$149,999	14	9.8%	135,693	135,000	35	20	98.8%	100.0%
\$150,000-\$174,999	7	4.9%	162,557	165,000	25	27	95.5%	100.0%
\$175,000-\$199,999	22	15.4%	188,168	189,950	32	16	98.2%	100.0%
\$200,000-\$249,999	25	17.5%	227,572	229,900	29	22	98.3%	100.0%
\$250,000-\$299,999	25	17.5%	278,324	284,000	37	26	98.1%	100.0%
\$300,000-\$399,999	22	15.4%	347,155	344,250	38	17	98.2%	100.0%
\$400,000-\$499,999	10	7.0%	426,075	419,475	35	18	99.2%	100.0%
\$500,000-\$749,999	7	4.9%	590,414	599,000	49	36	99.3%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





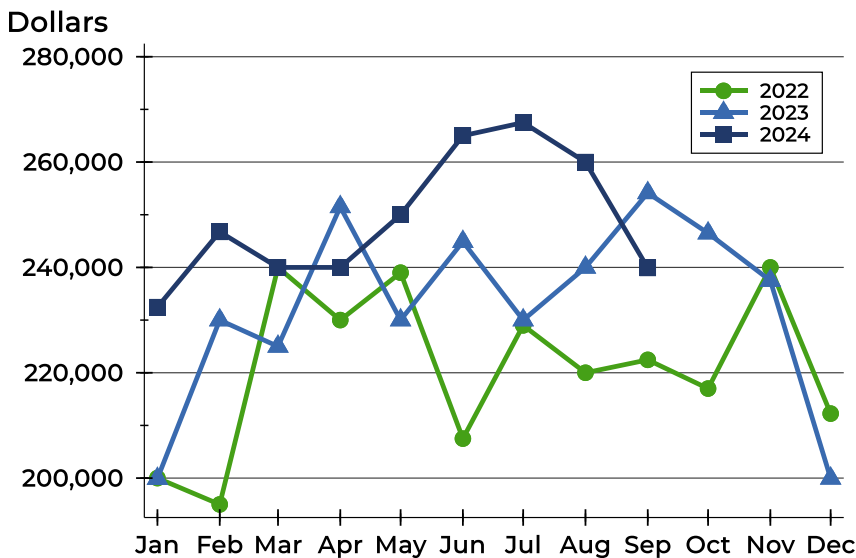
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	223,795	225,756	<b>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>300,295</b>
July	246,682	257,181	<b>282,901</b>
August	238,561	270,340	<b>282,751</b>
September	236,006	273,292	<b>256,783</b>
October	234,355	254,513	
November	244,362	260,635	
December	233,866	218,724	

## Median Price

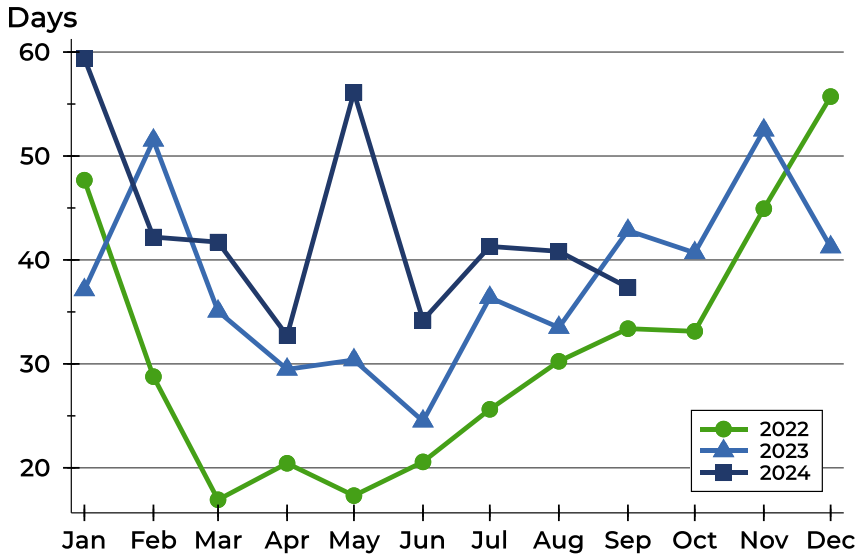


Month	2022	2023	2024
January	200,000	199,900	<b>232,450</b>
February	195,000	230,000	<b>246,750</b>
March	240,000	225,000	<b>240,000</b>
April	230,000	251,500	<b>240,000</b>
May	239,000	230,000	<b>250,000</b>
June	207,500	244,900	<b>265,000</b>
July	229,000	230,000	<b>267,500</b>
August	220,000	240,000	<b>260,000</b>
September	222,450	254,150	<b>239,900</b>
October	217,000	246,500	
November	240,000	237,500	
December	212,250	199,950	



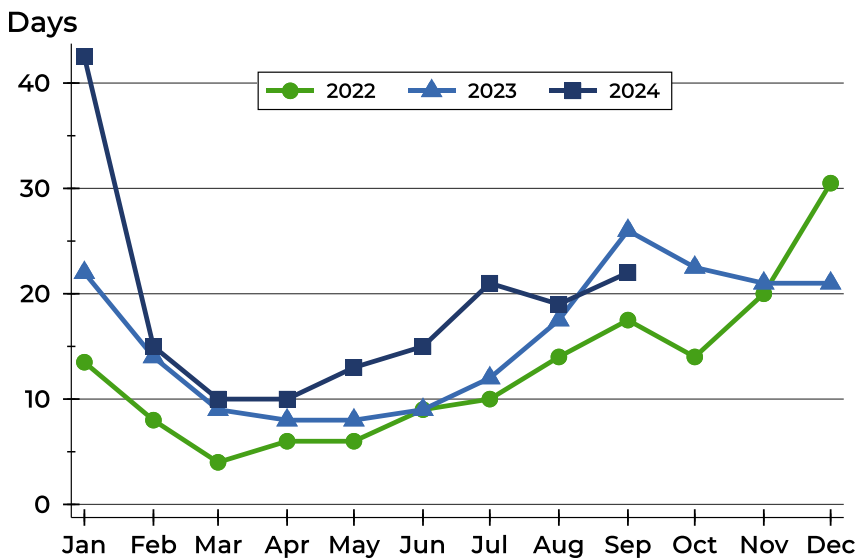
# Manhattan-Junction City Metropolitan Area Contracts Written Analysis

## 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	41
September	33	43	37
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	19
September	18	26	22
October	14	23	
November	20	21	
December	31	21	



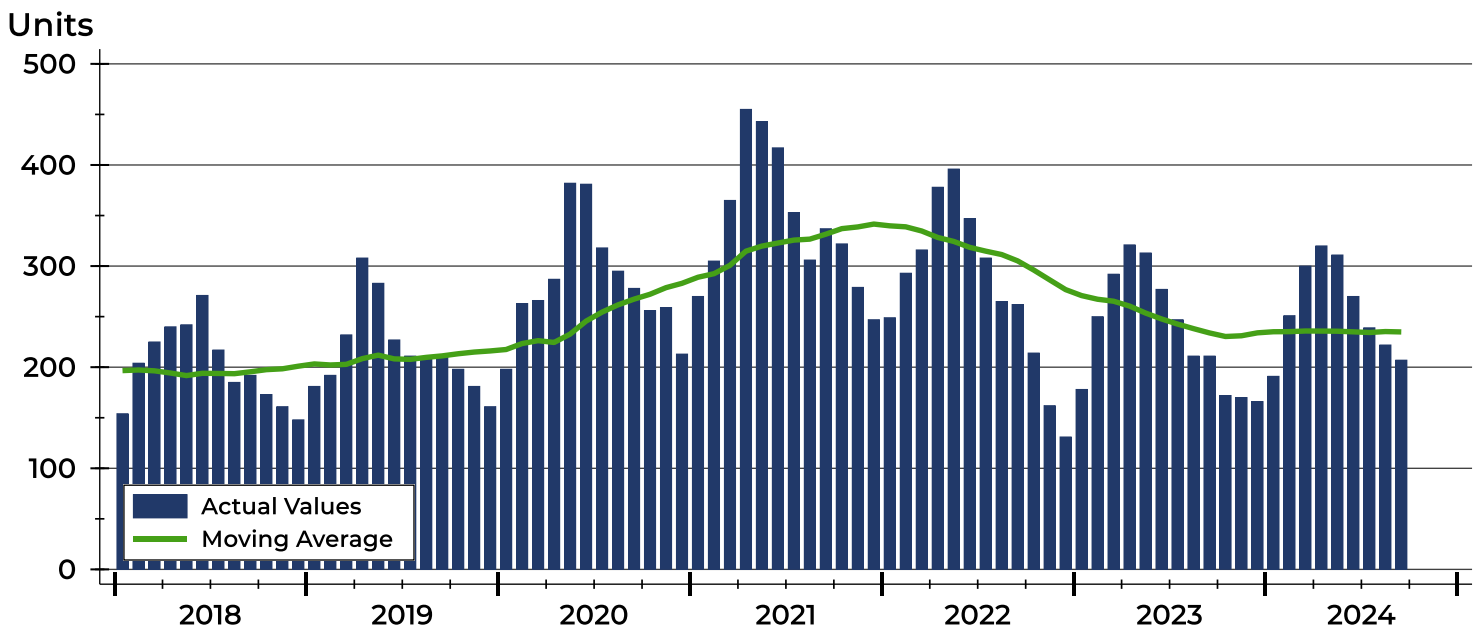
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of September		
		2024	2023	Change
Pending Contracts		<b>207</b>	211	-1.9%
Volume (1,000s)		<b>56,266</b>	56,197	0.1%
Average	List Price	<b>271,814</b>	266,339	2.1%
	Days on Market	<b>39</b>	39	0.0%
	Percent of Original	<b>98.6%</b>	98.1%	0.5%
Median	List Price	<b>242,500</b>	245,000	-1.0%
	Days on Market	<b>22</b>	24	-8.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 207 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of September, down from 211 contracts pending at the end of September 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.

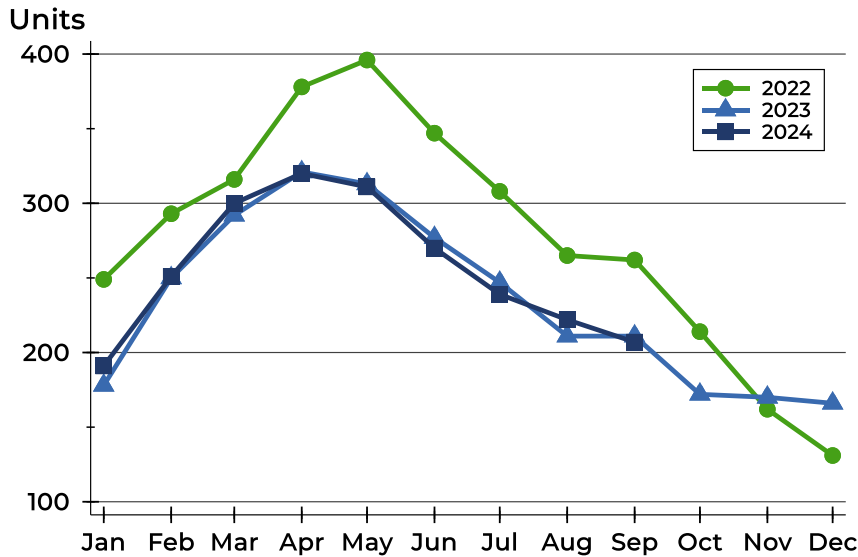
## History of Pending Contracts





# 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	207
October	214	172	
November	162	170	
December	131	166	

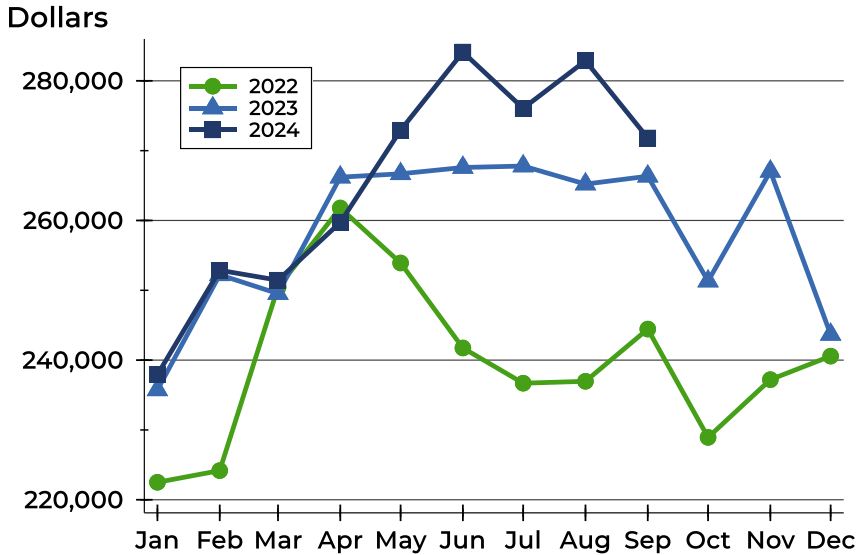
## Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	20,000	20,000	211	211	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	8	3.9%	78,775	82,500	59	60	98.1%	100.0%
\$100,000-\$124,999	4	1.9%	109,600	111,750	21	16	99.6%	100.0%
\$125,000-\$149,999	18	8.7%	136,072	134,950	34	20	99.2%	100.0%
\$150,000-\$174,999	13	6.3%	165,354	165,000	34	27	97.4%	100.0%
\$175,000-\$199,999	22	10.6%	188,123	187,450	39	21	98.6%	100.0%
\$200,000-\$249,999	42	20.3%	229,164	229,950	25	11	99.2%	100.0%
\$250,000-\$299,999	44	21.3%	277,070	280,000	41	27	98.7%	100.0%
\$300,000-\$399,999	26	12.6%	344,685	336,750	33	15	98.2%	100.0%
\$400,000-\$499,999	15	7.2%	440,243	434,900	42	21	99.5%	100.0%
\$500,000-\$749,999	13	6.3%	600,608	599,900	47	36	98.6%	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	0.5%	1,250,000	1,250,000	445	445	66.7%	66.7%



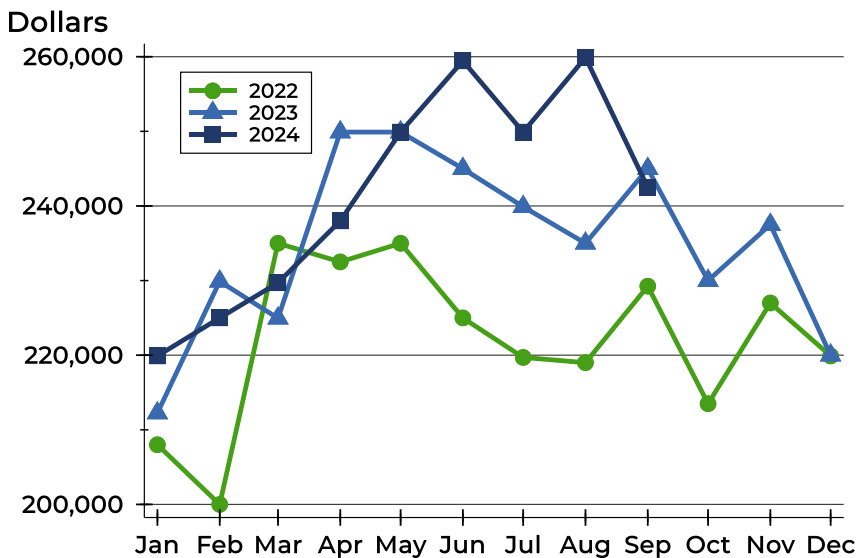
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	<b>271,814</b>
October	228,933	251,315	
November	237,206	267,037	
December	240,575	243,680	

## Median Price

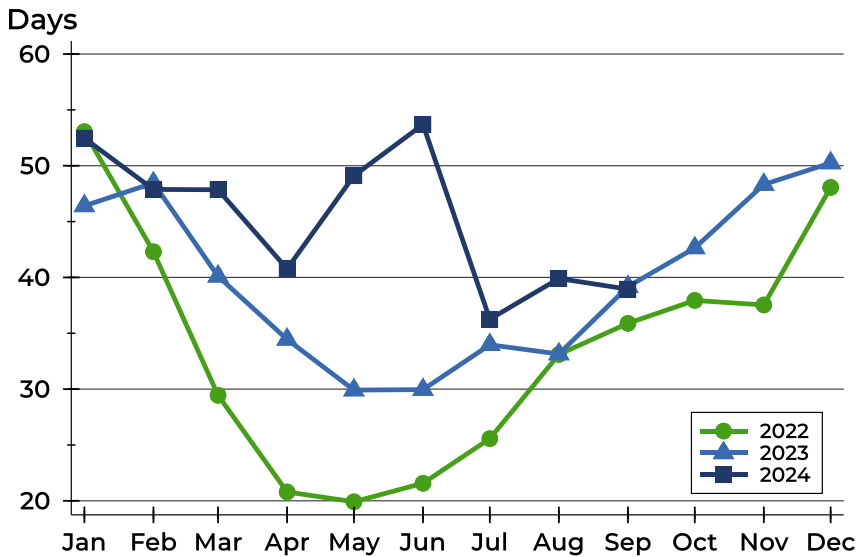


Month	2022	2023	2024
January	208,000	212,250	<b>219,900</b>
February	200,000	229,900	<b>225,000</b>
March	235,000	224,950	<b>229,700</b>
April	232,500	249,900	<b>238,000</b>
May	235,000	249,900	<b>249,900</b>
June	225,000	245,000	<b>259,450</b>
July	219,700	239,900	<b>249,900</b>
August	219,000	235,000	<b>259,900</b>
September	229,250	245,000	<b>242,500</b>
October	213,500	230,000	
November	227,000	237,500	
December	219,900	220,000	



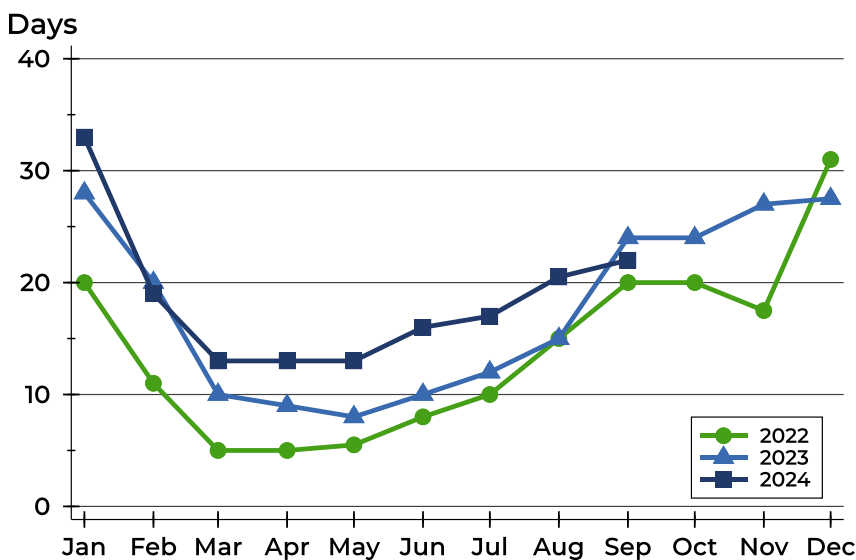
# Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

## 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	40
September	36	39	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	16
July	10	12	17
August	15	15	21
September	20	24	22
October	20	24	
November	18	27	
December	31	28	