



Manhattan-Junction City Metropolitan Area Housing Report



Market Overview

Manhattan MSA Home Sales Fell in January

Total home sales in the Manhattan-Junction City metropolitan area fell last month to 87 units, compared to 96 units in January 2024. Total sales volume was \$24.9 million, up from a year earlier.

The median sale price in January was \$228,000, up from \$220,000 a year earlier. Homes that sold in January were typically on the market for 21 days and sold for 99.2% of their list prices.

Manhattan MSA Active Listings Down at End of January

The total number of active listings in the Manhattan-Junction City metropolitan area at the end of January was 260 units, down from 294 at the same point in 2024. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$269,900.

During January, a total of 109 contracts were written down from 121 in January 2024. At the end of the month, there were 166 contracts still pending.

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Manhattan-Junction City Metropolitan Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		87 -9.4%	96 37.1%	70 -45.7%	87 -9.4%	96 37.1%	70 -45.7%
Active Listings Change from prior year		260 -11.6%	294 5.4%	279 42.3%	N/A	N/A	N/A
Months' Supply Change from prior year		1.9 -9.5%	2.1 16.7%	1.8 80.0%	N/A	N/A	N/A
New Listings Change from prior year		128 4.9%	122 0.0%	122 -15.3%	128 4.9%	122 0.0%	122 -15.3%
Contracts Written Change from prior year		109 -9.9%	121 3.4%	117 -20.9%	109 -9.9%	121 3.4%	117 -20.9%
Pending Contracts Change from prior year		166 -13.1%	191 7.3%	178 -28.5%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		24,890 9.6%	22,714 38.3%	16,428 -41.4%	24,890 9.6%	22,714 38.3%	16,428 -41.4%
Average	Sale Price Change from prior year	286,093 20.9%	236,603 0.8%	234,691 8.0%	286,093 20.9%	236,603 0.8%	234,691 8.0%
	List Price of Actives Change from prior year	309,042 12.1%	275,611 -0.2%	276,180 10.5%	N/A	N/A	N/A
	Days on Market Change from prior year	42 -20.8%	53 8.2%	49 2.1%	42 -20.8%	53 8.2%	49 2.1%
	Percent of List Change from prior year	98.1% 0.7%	97.4% 1.1%	96.3% -1.6%	98.1% 0.7%	97.4% 1.1%	96.3% -1.6%
	Percent of Original Change from prior year	96.7% 2.3%	94.5% 1.1%	93.5% -2.2%	96.7% 2.3%	94.5% 1.1%	93.5% -2.2%
Median	Sale Price Change from prior year	228,000 3.6%	220,000 4.8%	209,950 9.3%	228,000 3.6%	220,000 4.8%	209,950 9.3%
	List Price of Actives Change from prior year	269,900 18.6%	227,500 -3.4%	235,500 28.3%	N/A	N/A	N/A
	Days on Market Change from prior year	21 -22.2%	27 -18.2%	33 37.5%	21 -22.2%	27 -18.2%	33 37.5%
	Percent of List Change from prior year	99.2% 1.3%	97.9% -0.7%	98.6% -1.4%	99.2% 1.3%	97.9% -0.7%	98.6% -1.4%
	Percent of Original Change from prior year	98.3% 1.4%	96.9% 0.8%	96.1% -2.0%	98.3% 1.4%	96.9% 0.8%	96.1% -2.0%

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



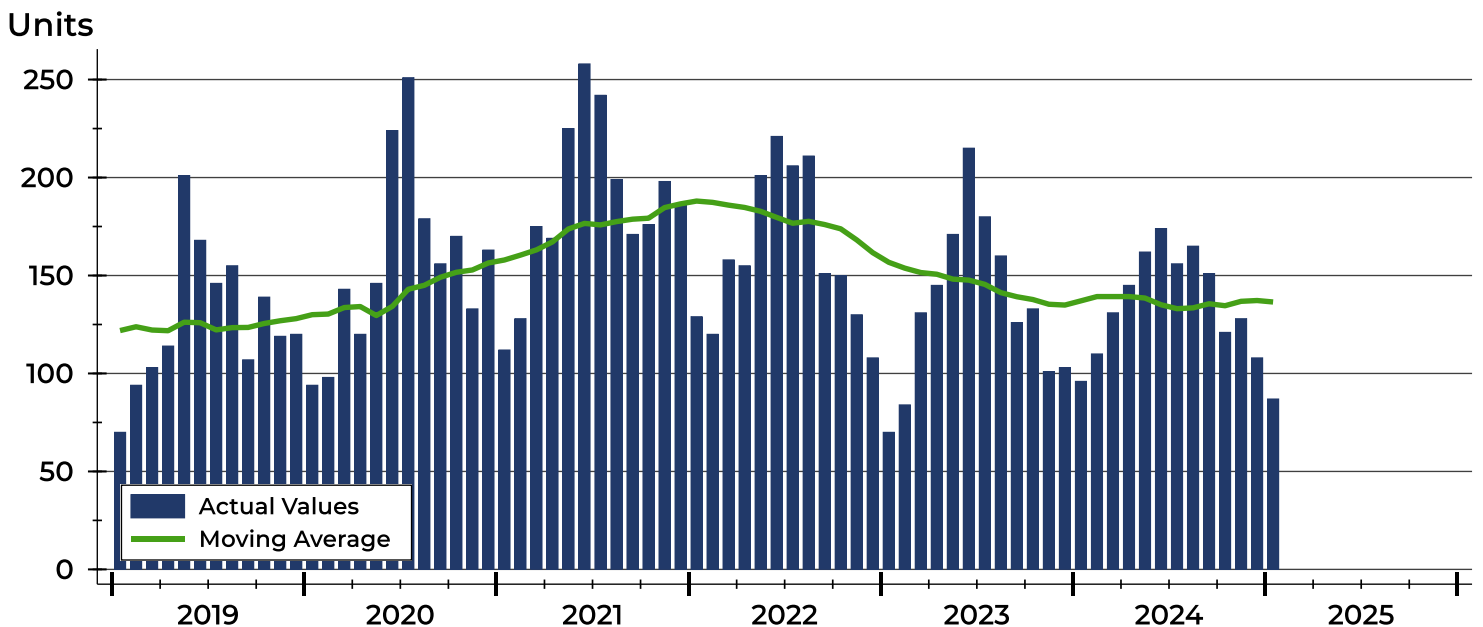
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		87	96	-9.4%	87	96	-9.4%
Volume (1,000s)		24,890	22,714	9.6%	24,890	22,714	9.6%
Months' Supply		1.9	2.1	-9.5%	N/A	N/A	N/A
Average	Sale Price	286,093	236,603	20.9%	286,093	236,603	20.9%
	Days on Market	42	53	-20.8%	42	53	-20.8%
	Percent of List	98.1%	97.4%	0.7%	98.1%	97.4%	0.7%
	Percent of Original	96.7%	94.5%	2.3%	96.7%	94.5%	2.3%
Median	Sale Price	228,000	220,000	3.6%	228,000	220,000	3.6%
	Days on Market	21	27	-22.2%	21	27	-22.2%
	Percent of List	99.2%	97.9%	1.3%	99.2%	97.9%	1.3%
	Percent of Original	98.3%	96.9%	1.4%	98.3%	96.9%	1.4%

A total of 87 homes sold in the Manhattan-Junction City metropolitan area in January, down from 96 units in January 2024. Total sales volume rose to \$24.9 million compared to \$22.7 million in the previous year.

The median sales price in January was \$228,000, up 3.6% compared to the prior year. Median days on market was 21 days, up from 19 days in December, but down from 27 in January 2024.

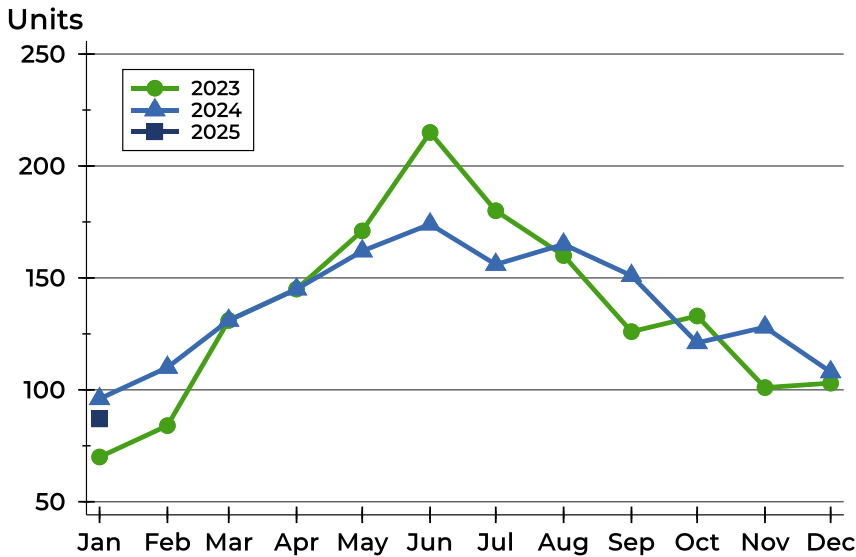
History of Closed Listings





Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	70	96	87
February	84	110	
March	131	131	
April	145	145	
May	171	162	
June	215	174	
July	180	156	
August	160	165	
September	126	151	
October	133	121	
November	101	128	
December	103	108	

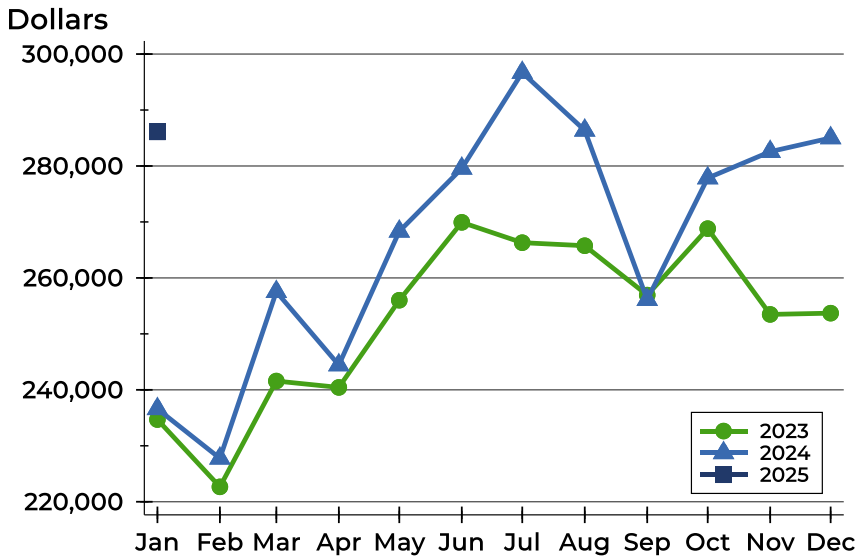
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	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	N/A	N/A	N/A
\$50,000-\$99,999	4	4.6%	2.1	85,000	86,250	66	37	98.8%	98.4%	92.8%	95.7%
\$100,000-\$124,999	6	6.9%	2.7	116,250	116,000	47	31	97.6%	100.0%	97.0%	100.0%
\$125,000-\$149,999	5	5.7%	2.2	137,600	135,000	47	29	96.5%	97.3%	95.9%	97.3%
\$150,000-\$174,999	5	5.7%	1.9	163,380	160,000	76	62	96.3%	95.2%	93.7%	92.2%
\$175,000-\$199,999	14	16.1%	1.2	185,325	183,950	36	31	98.7%	100.0%	97.3%	98.8%
\$200,000-\$249,999	13	14.9%	1.4	220,500	220,000	31	16	99.0%	99.2%	97.7%	98.6%
\$250,000-\$299,999	8	9.2%	2.0	266,850	267,450	61	66	98.8%	99.4%	97.4%	98.2%
\$300,000-\$399,999	12	13.8%	2.3	336,875	335,500	28	11	99.2%	100.0%	98.8%	100.0%
\$400,000-\$499,999	11	12.6%	0.6	431,259	430,000	22	5	98.6%	100.0%	97.5%	100.0%
\$500,000-\$749,999	6	6.9%	3.7	570,083	567,500	72	62	96.1%	98.8%	95.7%	98.2%
\$750,000-\$999,999	3	3.4%	4.2	848,333	830,000	39	33	92.7%	94.9%	90.2%	87.4%
\$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



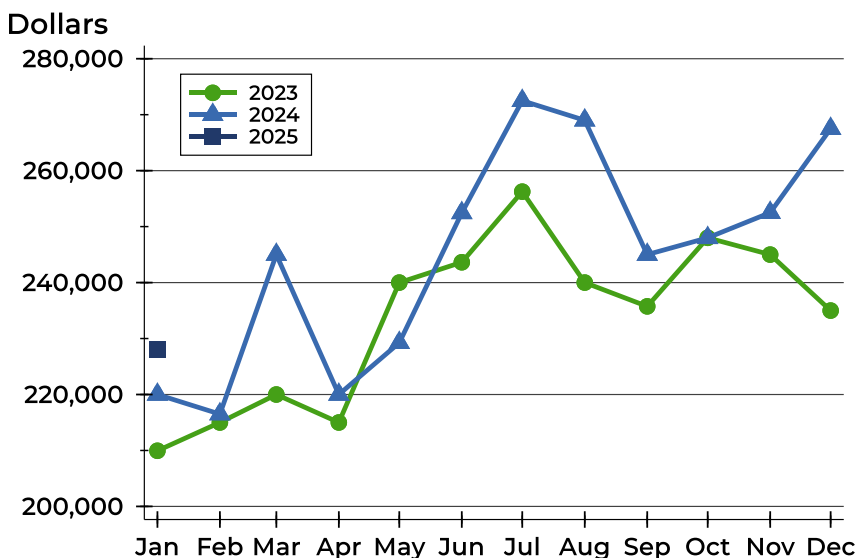
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	234,691	236,603	286,093
February	222,667	227,767	
March	241,571	257,528	
April	240,432	244,431	
May	256,015	268,317	
June	269,933	279,574	
July	266,296	296,690	
August	265,756	286,369	
September	256,932	256,115	
October	268,805	277,846	
November	253,477	282,561	
December	253,702	285,008	

Median Price

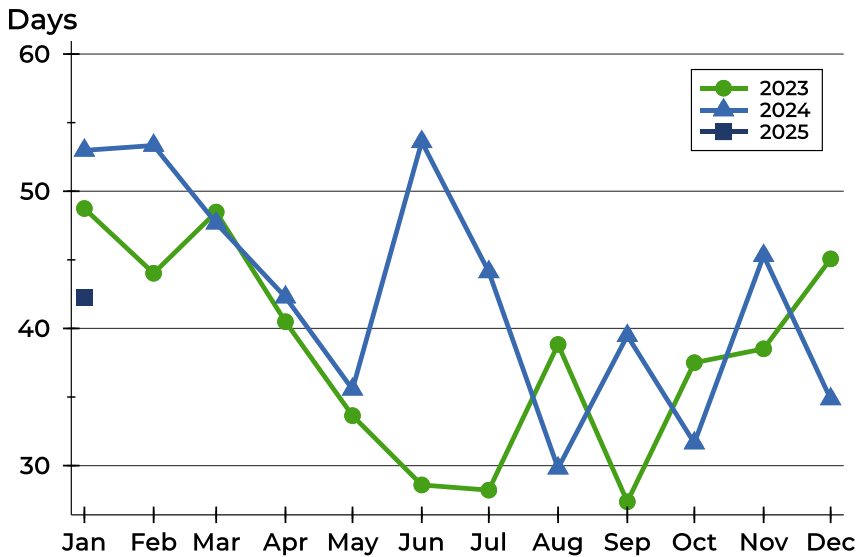


Month	2023	2024	2025
January	209,950	220,000	228,000
February	215,000	216,500	
March	220,000	245,000	
April	215,000	219,999	
May	240,000	229,250	
June	243,628	252,450	
July	256,250	272,500	
August	240,000	269,000	
September	235,750	245,000	
October	248,000	248,000	
November	245,000	252,500	
December	235,000	267,500	



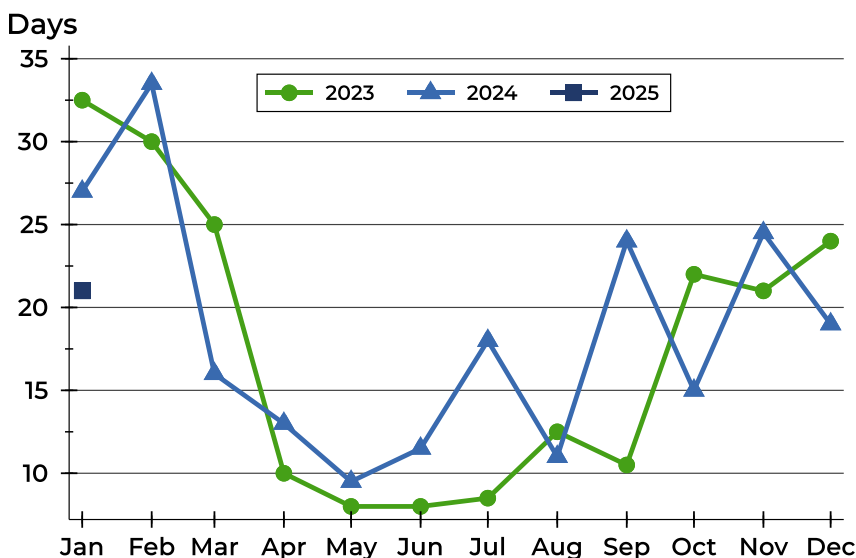
Manhattan-Junction City Metropolitan Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	49	53	42
February	44	53	
March	48	48	
April	40	42	
May	34	36	
June	29	54	
July	28	44	
August	39	30	
September	27	39	
October	38	32	
November	39	45	
December	45	35	

Median DOM



Month	2023	2024	2025
January	33	27	21
February	30	34	
March	25	16	
April	10	13	
May	8	10	
June	8	12	
July	9	18	
August	13	11	
September	11	24	
October	22	15	
November	21	25	
December	24	19	



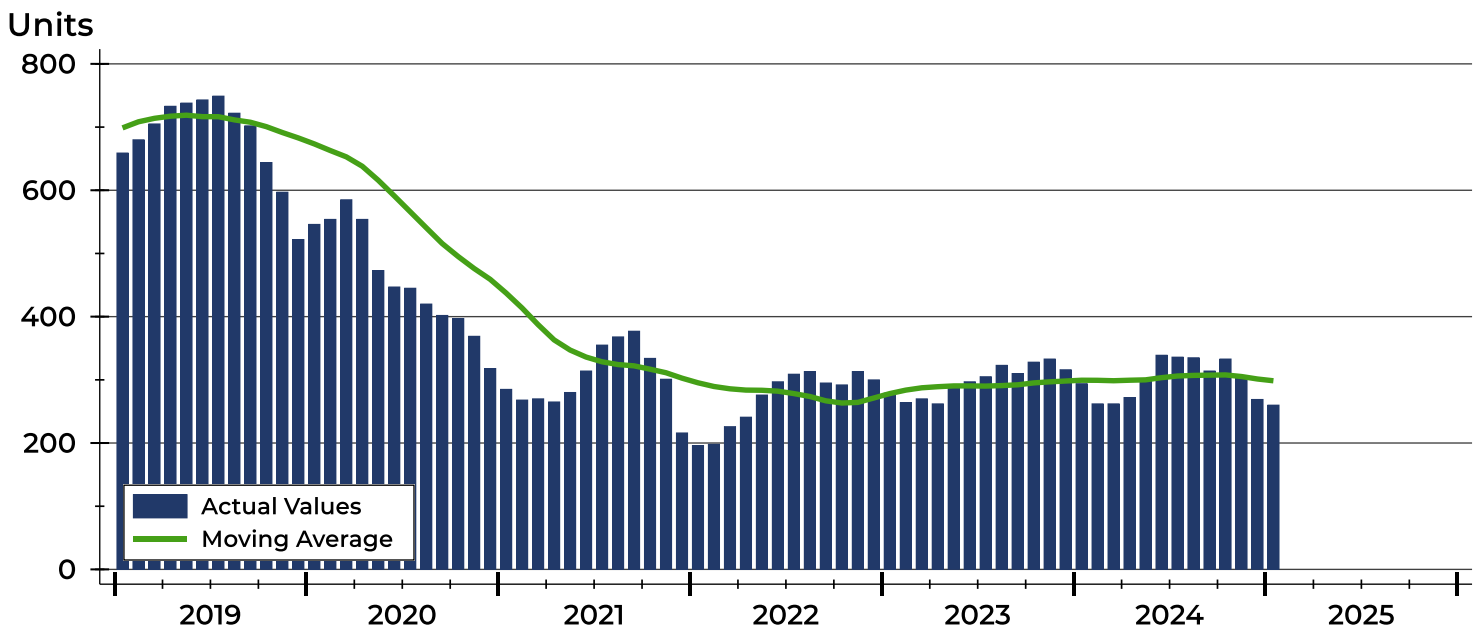
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		260	294	-11.6%
Volume (1,000s)		80,351	81,030	-0.8%
Months' Supply		1.9	2.1	-9.5%
Average	List Price	309,042	275,611	12.1%
	Days on Market	83	86	-3.5%
	Percent of Original	98.3%	97.9%	0.4%
Median	List Price	269,900	227,500	18.6%
	Days on Market	63	63	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 260 homes were available for sale in the Manhattan-Junction City metropolitan area at the end of January. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of January was \$269,900, up 18.6% from 2024. The typical time on market for active listings was 63 days, the same as in January 2024.

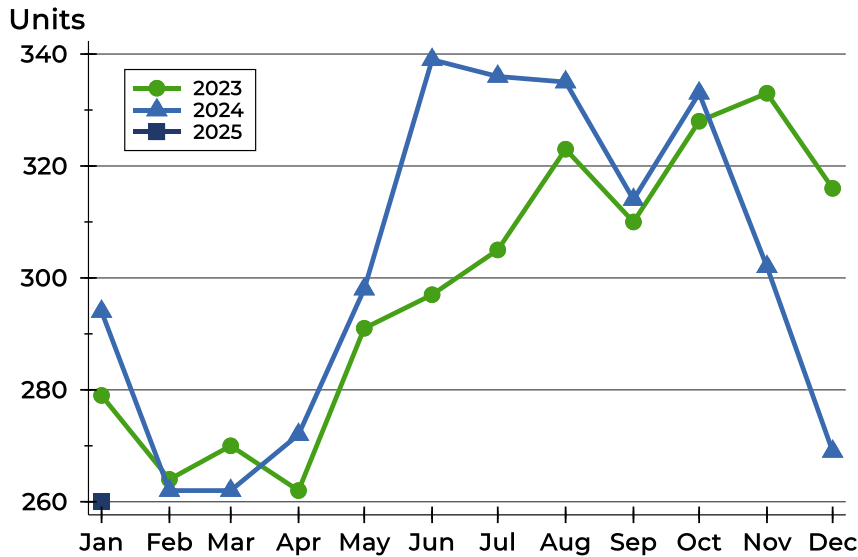
History of Active Listings





Manhattan-Junction City Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	279	294	260
February	264	262	262
March	270	262	262
April	262	272	262
May	291	298	298
June	297	339	339
July	305	336	336
August	323	335	335
September	310	314	314
October	328	333	333
November	333	302	302
December	316	269	269

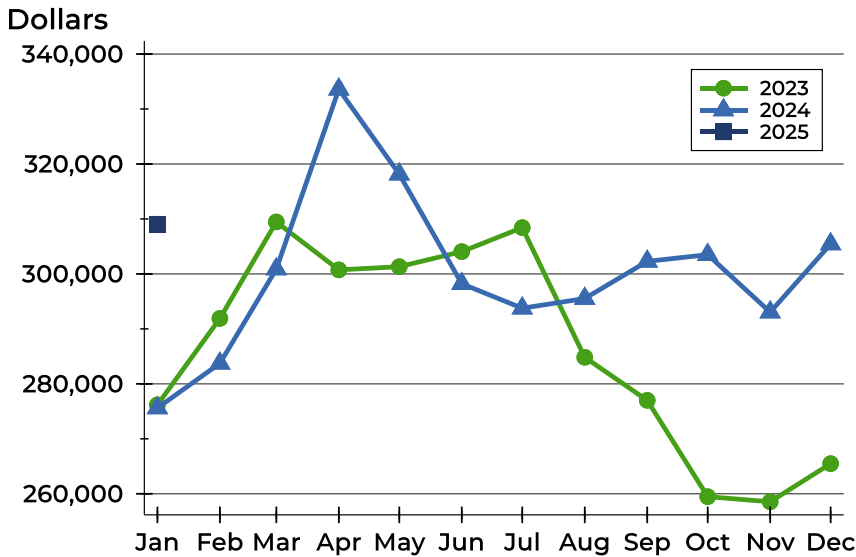
Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	0.8%	N/A	40,000	40,000	125	125	80.0%	80.0%
\$50,000-\$99,999	13	5.0%	2.1	81,915	84,000	76	68	95.9%	100.0%
\$100,000-\$124,999	15	5.8%	2.7	112,880	110,000	67	61	95.0%	100.0%
\$125,000-\$149,999	18	6.9%	2.2	137,056	135,000	91	100	99.7%	100.0%
\$150,000-\$174,999	18	6.9%	1.9	161,978	161,450	90	73	99.1%	100.0%
\$175,000-\$199,999	16	6.2%	1.2	190,013	190,000	127	76	97.5%	98.7%
\$200,000-\$249,999	33	12.7%	1.4	227,212	225,000	60	35	99.0%	100.0%
\$250,000-\$299,999	45	17.3%	2.0	277,781	280,000	86	57	99.0%	100.0%
\$300,000-\$399,999	59	22.7%	2.3	347,693	345,000	79	56	98.9%	100.0%
\$400,000-\$499,999	6	2.3%	0.6	434,167	430,000	56	43	98.7%	100.0%
\$500,000-\$749,999	25	9.6%	3.7	611,677	625,000	73	57	99.1%	100.0%
\$750,000-\$999,999	6	2.3%	4.2	917,667	928,500	133	128	93.6%	96.1%
\$1,000,000 and up	4	1.5%	N/A	1,293,750	1,300,000	166	143	99.6%	100.0%



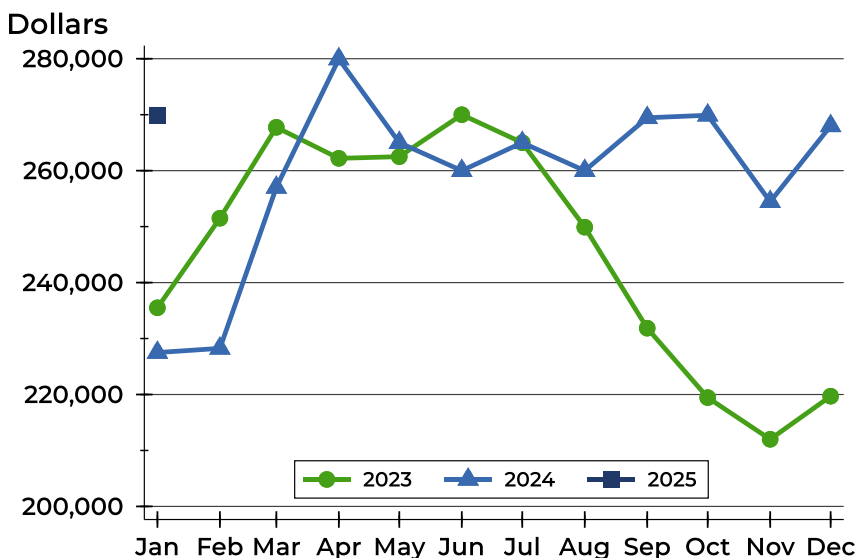
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	276,180	275,611	309,042
February	291,908	283,738	
March	309,461	300,887	
April	300,739	333,595	
May	301,315	318,137	
June	304,058	298,210	
July	308,421	293,763	
August	284,838	295,524	
September	277,000	302,285	
October	259,478	303,503	
November	258,549	293,047	
December	265,481	305,441	

Median Price

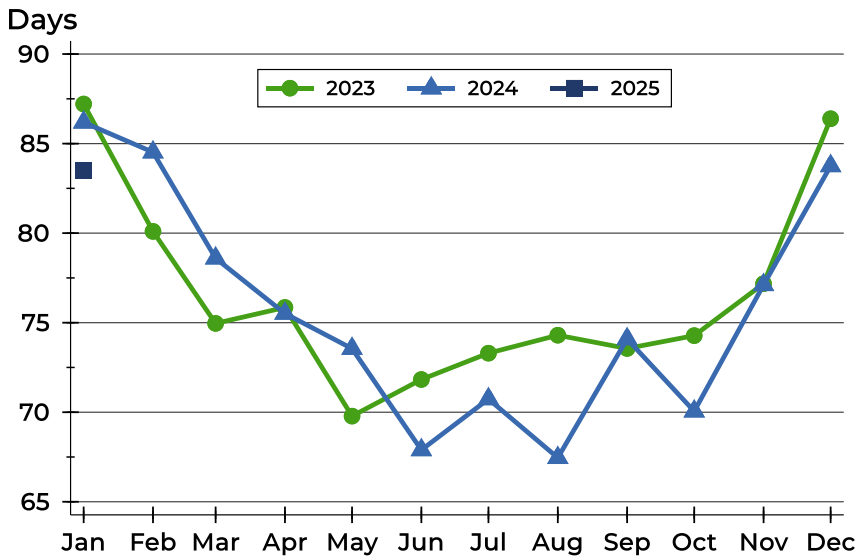


Month	2023	2024	2025
January	235,500	227,500	269,900
February	251,500	228,250	
March	267,750	257,000	
April	262,200	279,950	
May	262,500	265,000	
June	270,000	260,000	
July	265,000	265,000	
August	249,900	260,000	
September	231,850	269,450	
October	219,450	269,900	
November	212,000	254,450	
December	219,700	268,000	



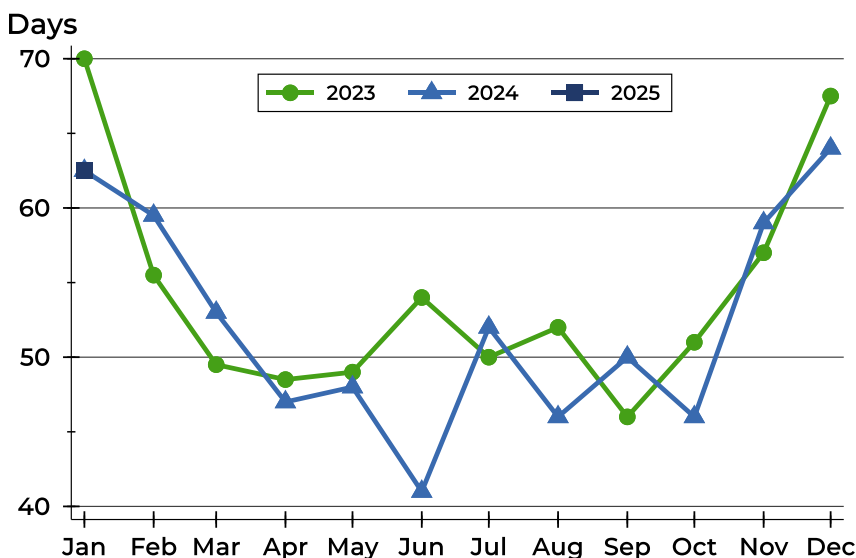
Manhattan-Junction City Metropolitan Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	87	86	83
February	80	85	
March	75	79	
April	76	76	
May	70	74	
June	72	68	
July	73	71	
August	74	67	
September	74	74	
October	74	70	
November	77	77	
December	86	84	

Median DOM

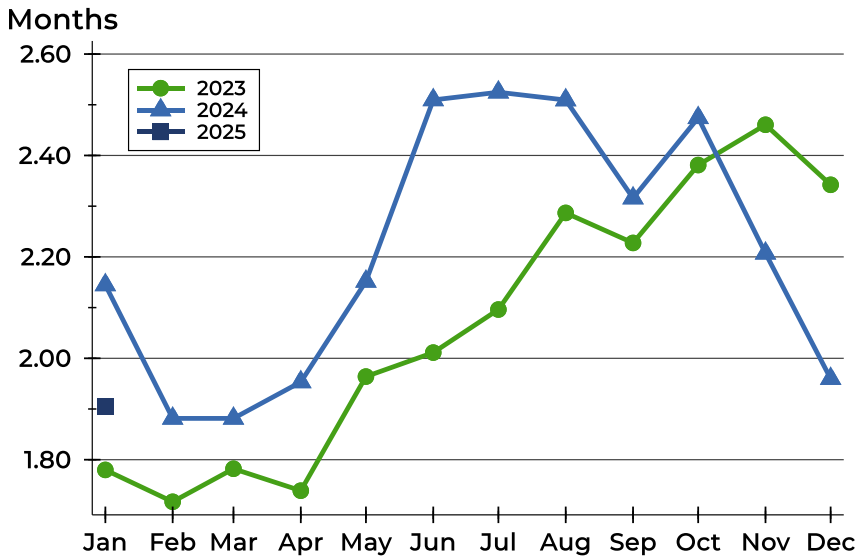


Month	2023	2024	2025
January	70	63	63
February	56	60	
March	50	53	
April	49	47	
May	49	48	
June	54	41	
July	50	52	
August	52	46	
September	46	50	
October	51	46	
November	57	59	
December	68	64	



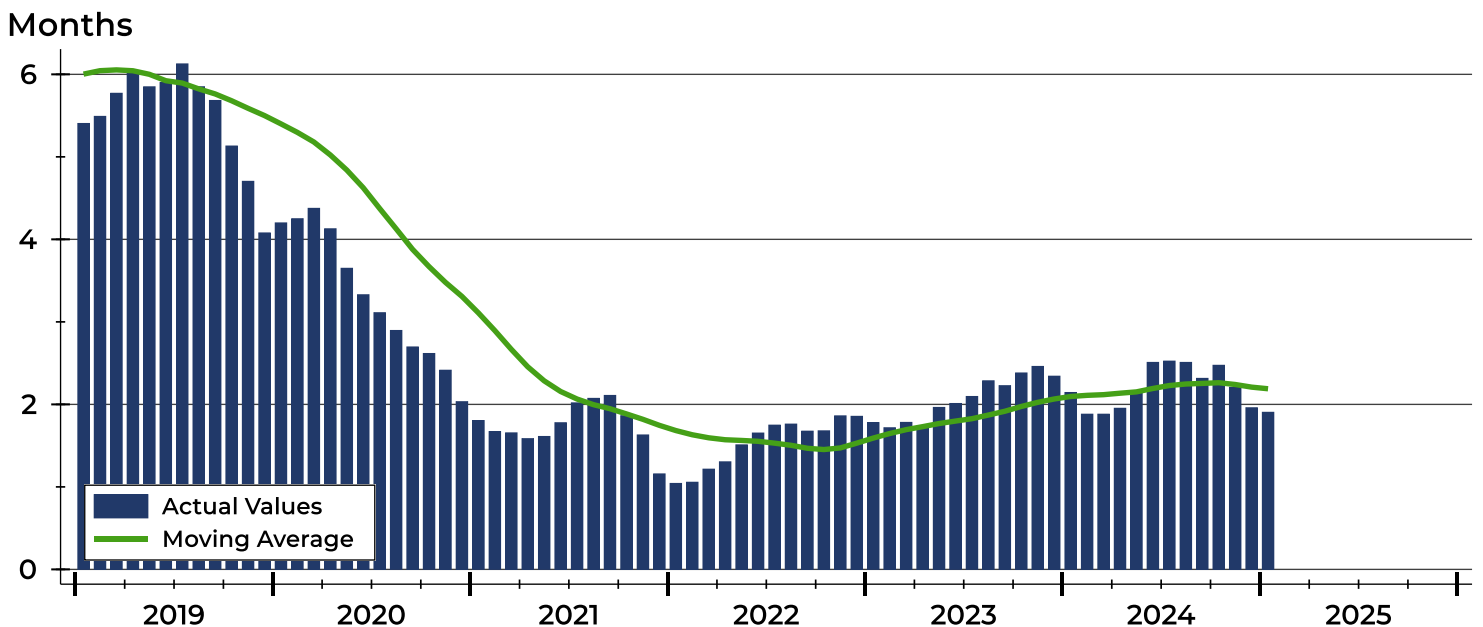
Manhattan-Junction City Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.8	2.1	1.9
February	1.7	1.9	
March	1.8	1.9	
April	1.7	2.0	
May	2.0	2.2	
June	2.0	2.5	
July	2.1	2.5	
August	2.3	2.5	
September	2.2	2.3	
October	2.4	2.5	
November	2.5	2.2	
December	2.3	2.0	

History of Month's Supply





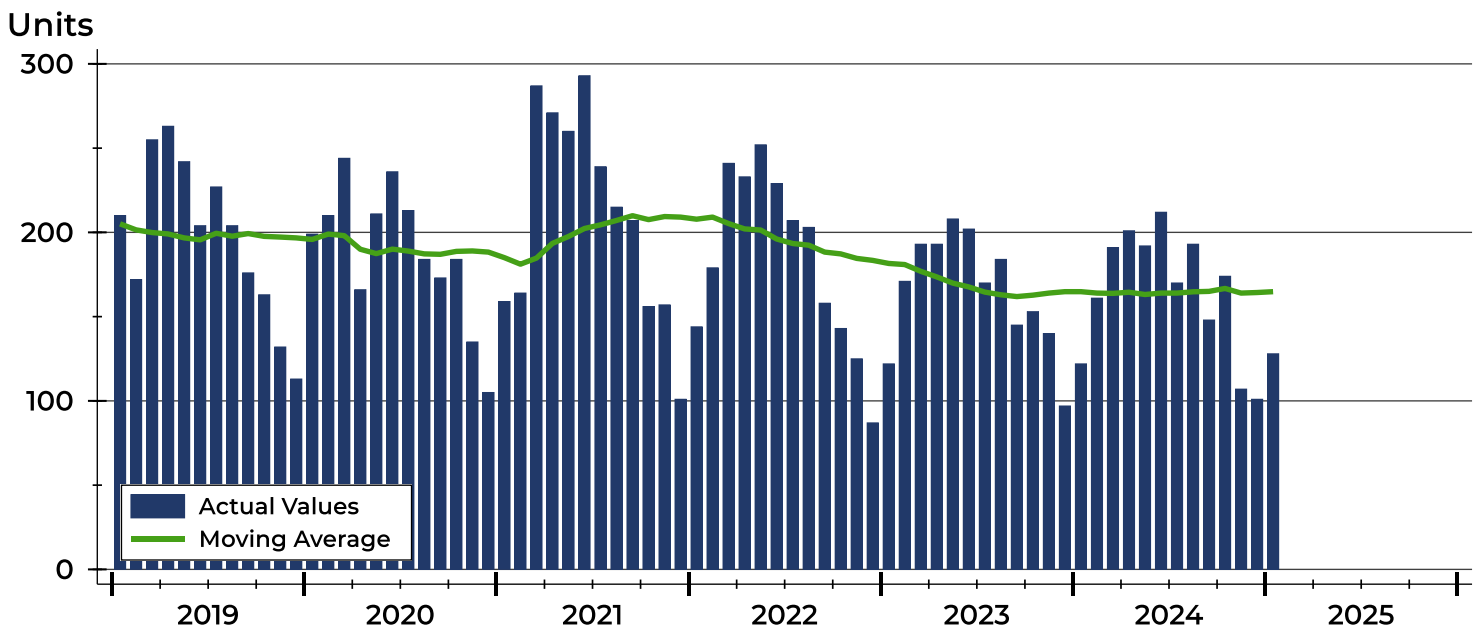
Manhattan-Junction City Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	128	122	4.9%
	Volume (1,000s)	35,899	33,519	7.1%
	Average List Price	280,458	274,743	2.1%
	Median List Price	269,000	259,250	3.8%
Year-to-Date	New Listings	128	122	4.9%
	Volume (1,000s)	35,899	33,519	7.1%
	Average List Price	280,458	274,743	2.1%
	Median List Price	269,000	259,250	3.8%

A total of 128 new listings were added in the Manhattan-Junction City metropolitan area during January, up 4.9% from the same month in 2024.

The median list price of these homes was \$269,000 up from \$259,250 in 2024.

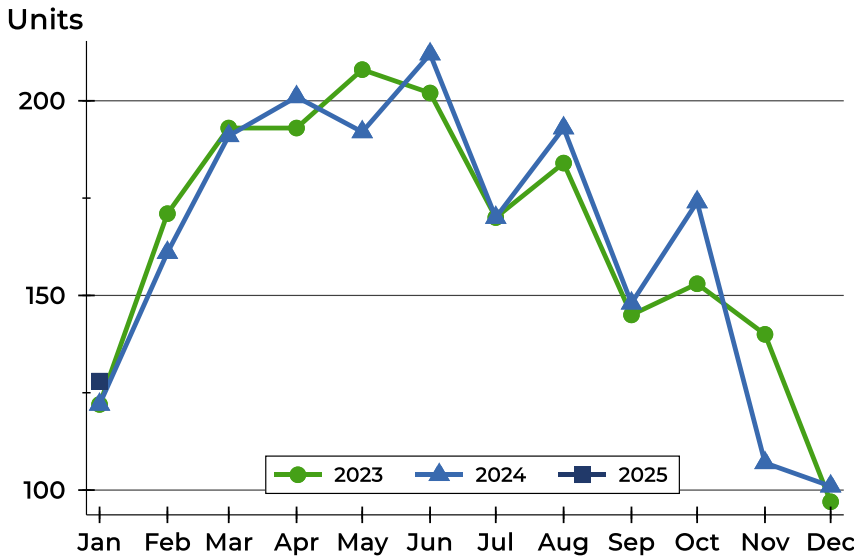
History of New Listings





Manhattan-Junction City Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	122	122	128
February	171	161	
March	193	191	
April	193	201	
May	208	192	
June	202	212	
July	170	170	
August	184	193	
September	145	148	
October	153	174	
November	140	107	
December	97	101	

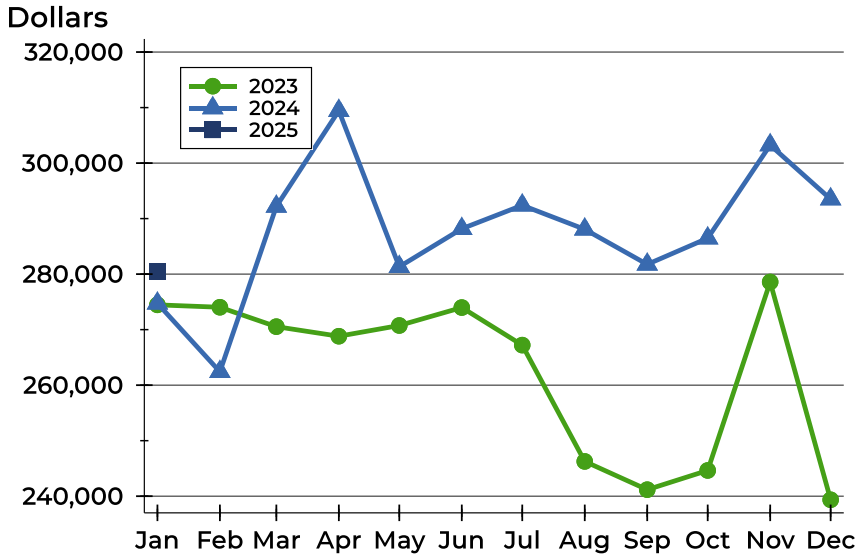
New Listings by Price Range

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	1.6%	49,900	49,900	4	4	91.6%	91.6%
\$50,000-\$99,999	3	2.3%	73,167	75,000	19	17	100.0%	100.0%
\$100,000-\$124,999	7	5.5%	115,314	118,000	10	8	100.0%	100.0%
\$125,000-\$149,999	7	5.5%	135,700	135,000	8	7	100.0%	100.0%
\$150,000-\$174,999	8	6.3%	160,800	159,500	6	5	100.5%	100.0%
\$175,000-\$199,999	10	7.8%	187,040	187,000	15	12	100.0%	100.0%
\$200,000-\$249,999	18	14.1%	225,700	228,400	15	12	99.6%	100.0%
\$250,000-\$299,999	26	20.3%	277,523	279,950	16	14	99.6%	100.0%
\$300,000-\$399,999	34	26.6%	344,129	338,750	17	14	99.6%	100.0%
\$400,000-\$499,999	5	3.9%	432,980	415,000	10	5	99.8%	100.0%
\$500,000-\$749,999	6	4.7%	614,650	624,450	17	18	100.0%	100.0%
\$750,000-\$999,999	2	1.6%	917,000	917,000	13	13	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



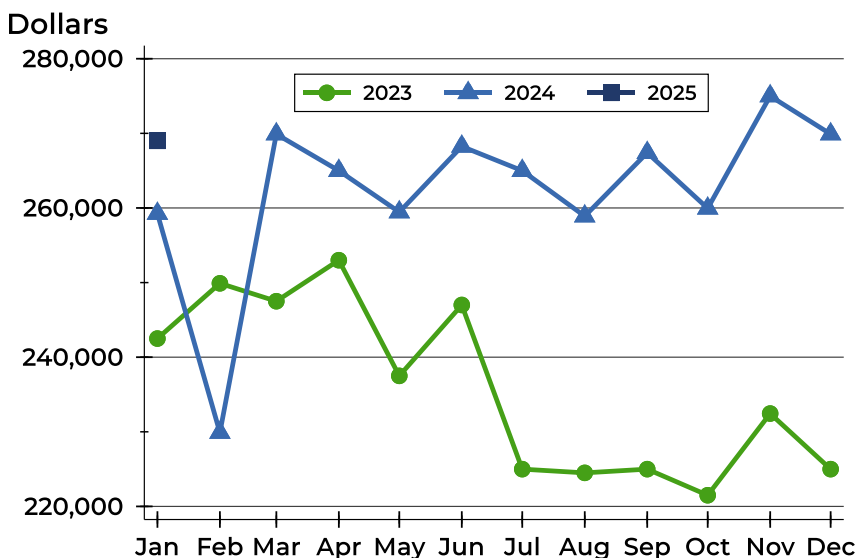
Manhattan-Junction City Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	274,468	274,743	280,458
February	274,033	262,422	
March	270,544	292,191	
April	268,819	309,445	
May	270,750	281,330	
June	273,983	288,171	
July	267,215	292,402	
August	246,263	288,075	
September	241,174	281,756	
October	244,638	286,475	
November	278,586	303,253	
December	239,358	293,510	

Median Price



Month	2023	2024	2025
January	242,500	259,250	269,000
February	249,900	229,900	
March	247,500	269,900	
April	253,000	265,000	
May	237,500	259,450	
June	247,000	268,250	
July	225,000	265,000	
August	224,500	258,900	
September	225,000	267,400	
October	221,500	259,950	
November	232,450	275,000	
December	225,000	269,900	



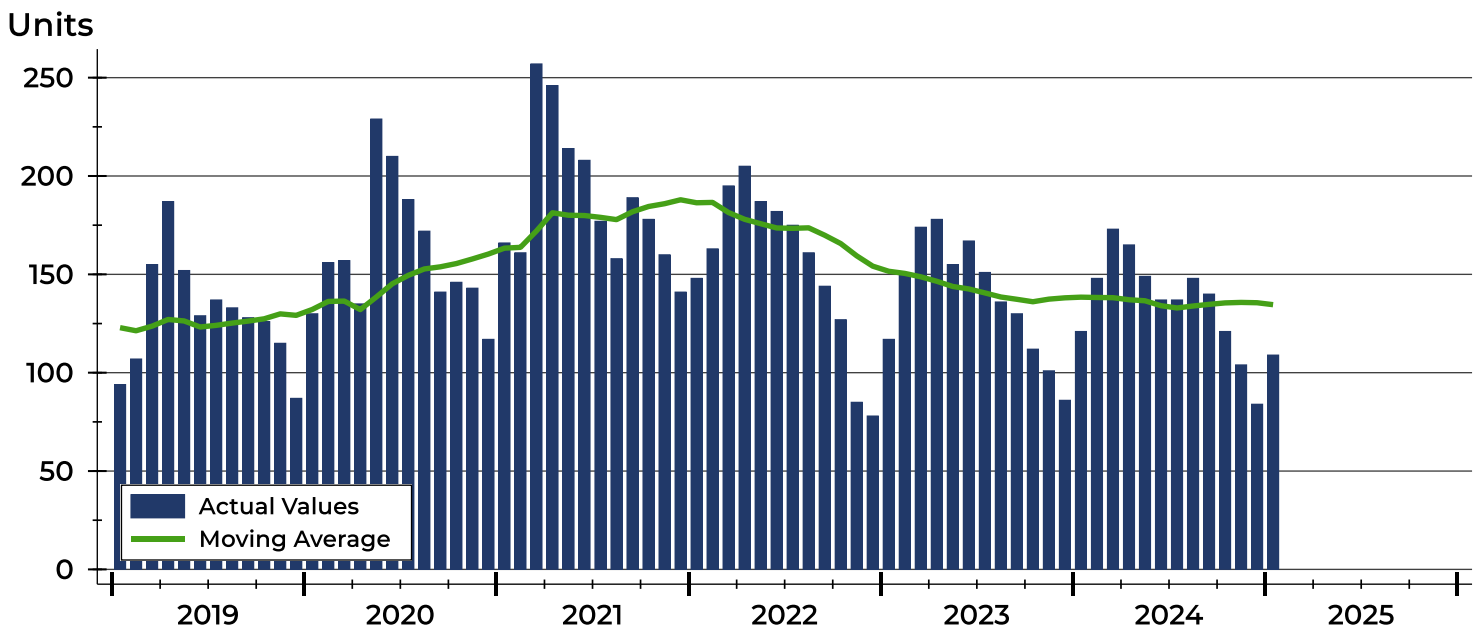
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		109	121	-9.9%	109	121	-9.9%
Volume (1,000s)		29,489	29,744	-0.9%	29,489	29,744	-0.9%
Average	Sale Price	270,542	245,818	10.1%	270,542	245,818	10.1%
	Days on Market	38	59	-35.6%	38	59	-35.6%
	Percent of Original	98.5%	95.9%	2.7%	98.5%	95.9%	2.7%
Median	Sale Price	262,000	234,900	11.5%	262,000	234,900	11.5%
	Days on Market	24	42	-42.9%	24	42	-42.9%
	Percent of Original	100.0%	97.6%	2.5%	100.0%	97.6%	2.5%

A total of 109 contracts for sale were written in the Manhattan-Junction City metropolitan area during the month of January, down from 121 in 2024. The median list price of these homes was \$262,000, up from \$234,900 the prior year.

Half of the homes that went under contract in January were on the market less than 24 days, compared to 42 days in January 2024.

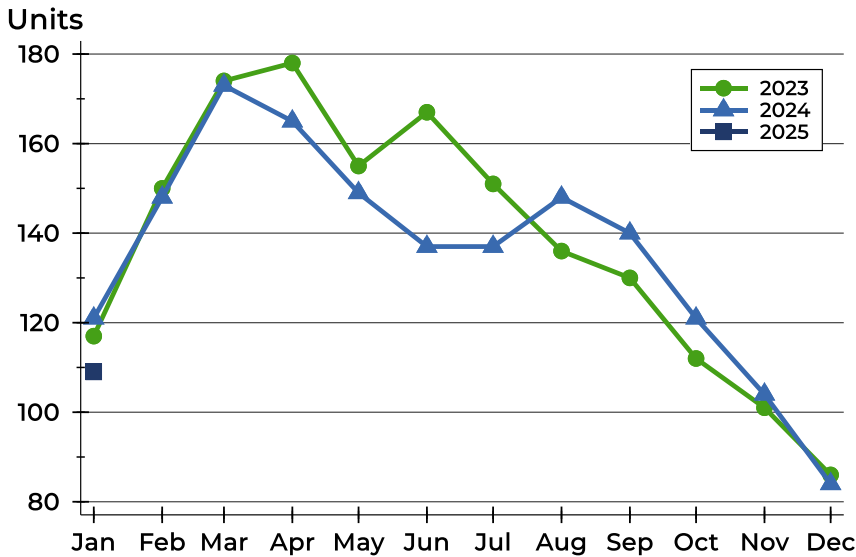
History of Contracts Written





Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	117	121	109
February	150	148	
March	174	173	
April	178	165	
May	155	149	
June	167	137	
July	151	137	
August	136	148	
September	130	140	
October	112	121	
November	101	104	
December	86	84	

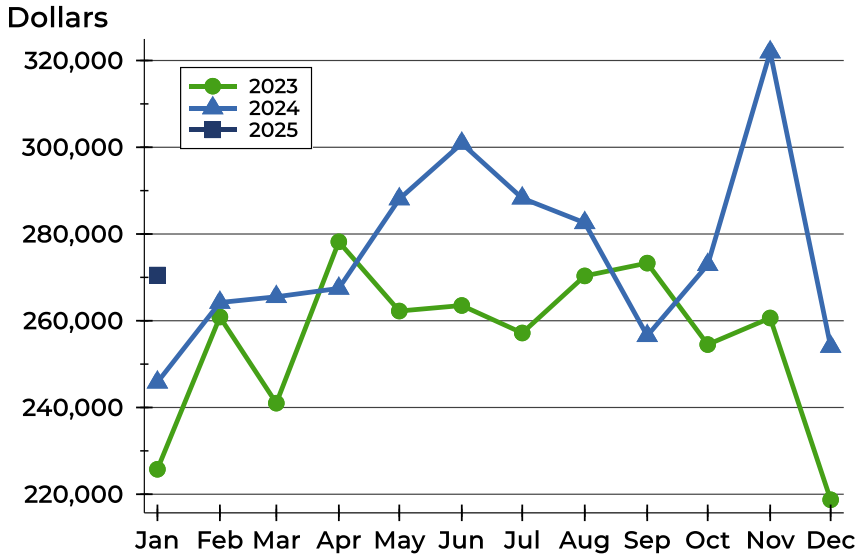
Contracts Written by Price Range

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	0.9%	49,900	49,900	7	7	100.0%	100.0%
\$50,000-\$99,999	3	2.8%	65,167	65,000	77	102	90.2%	100.0%
\$100,000-\$124,999	4	3.7%	118,125	119,000	4	4	100.0%	100.0%
\$125,000-\$149,999	8	7.3%	136,225	135,000	36	9	100.0%	100.0%
\$150,000-\$174,999	8	7.3%	165,175	166,250	33	5	99.2%	100.0%
\$175,000-\$199,999	14	12.8%	186,371	187,000	45	29	98.3%	100.0%
\$200,000-\$249,999	14	12.8%	231,407	230,000	38	29	98.6%	100.0%
\$250,000-\$299,999	20	18.3%	279,600	281,200	27	13	98.7%	100.0%
\$300,000-\$399,999	25	22.9%	339,168	329,999	50	29	98.6%	100.0%
\$400,000-\$499,999	7	6.4%	429,986	415,000	23	31	99.4%	100.0%
\$500,000-\$749,999	4	3.7%	662,500	670,000	63	70	97.1%	100.0%
\$750,000-\$999,999	1	0.9%	780,000	780,000	33	33	98.1%	98.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



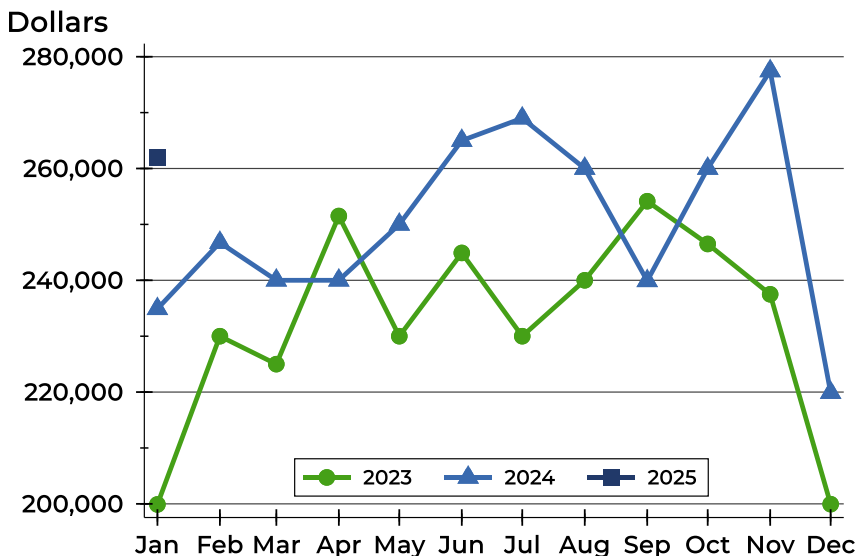
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	225,756	245,818	270,542
February	260,868	264,205	
March	241,001	265,533	
April	278,205	267,455	
May	262,244	288,066	
June	263,522	300,893	
July	257,181	288,258	
August	270,340	282,576	
September	273,292	256,533	
October	254,513	272,917	
November	260,635	321,951	
December	218,724	254,053	

Median Price

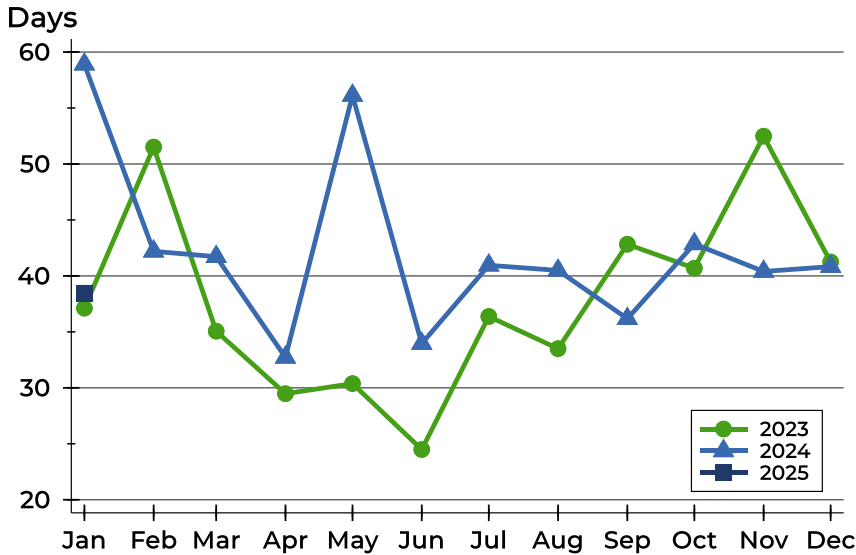


Month	2023	2024	2025
January	199,900	234,900	262,000
February	230,000	246,750	
March	225,000	240,000	
April	251,500	240,000	
May	230,000	250,000	
June	244,900	265,000	
July	230,000	269,000	
August	240,000	260,000	
September	254,150	239,900	
October	246,500	260,000	
November	237,500	277,450	
December	199,950	219,900	



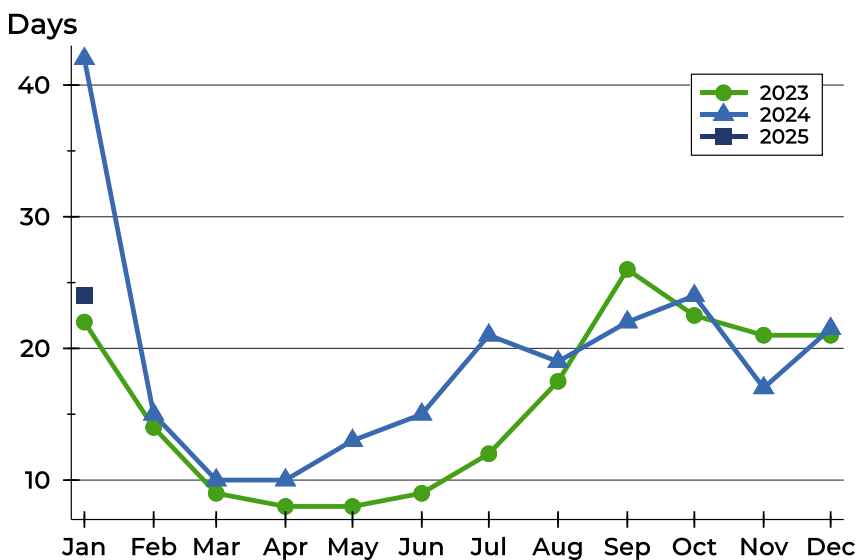
Manhattan-Junction City Metropolitan Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	37	59	38
February	52	42	
March	35	42	
April	29	33	
May	30	56	
June	24	34	
July	36	41	
August	34	40	
September	43	36	
October	41	43	
November	52	40	
December	41	41	

Median DOM



Month	2023	2024	2025
January	22	42	24
February	14	15	
March	9	10	
April	8	10	
May	8	13	
June	9	15	
July	12	21	
August	18	19	
September	26	22	
October	23	24	
November	21	17	
December	21	22	



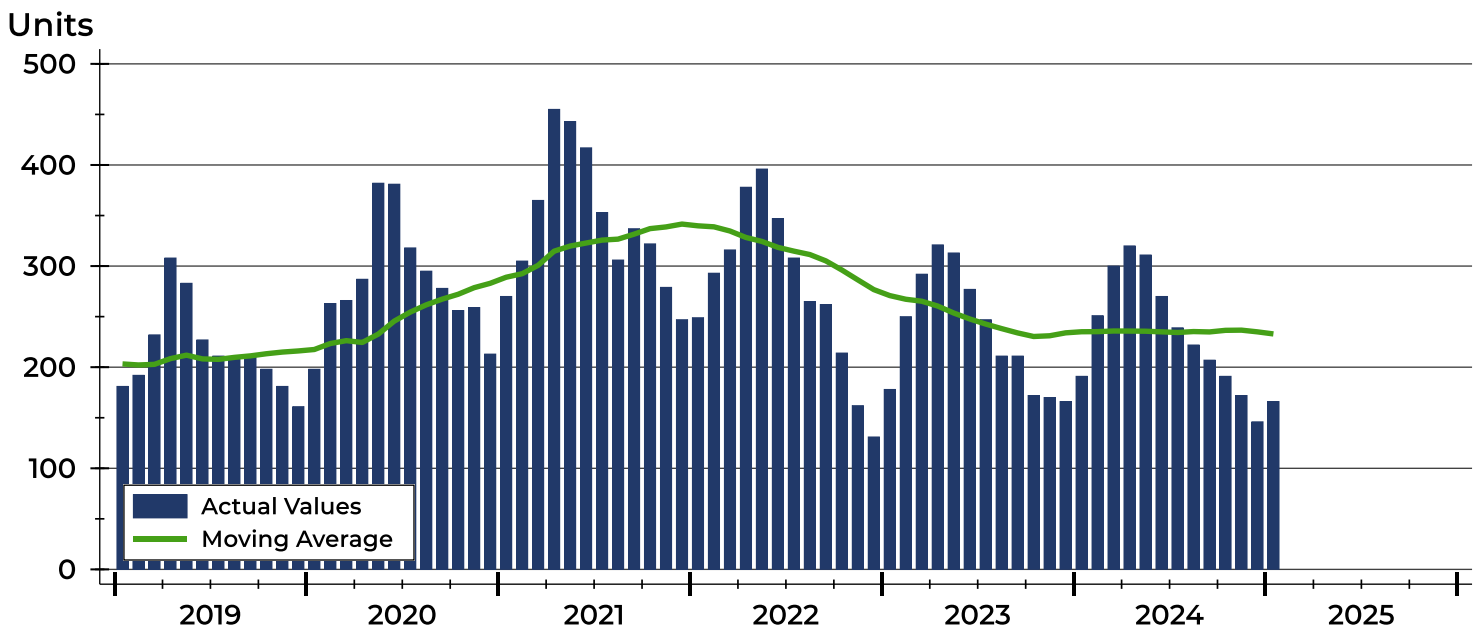
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		166	191	-13.1%
Volume (1,000s)		42,986	45,443	-5.4%
Average	List Price	258,954	237,920	8.8%
	Days on Market	45	52	-13.5%
	Percent of Original	98.5%	98.0%	0.5%
Median	List Price	246,573	219,900	12.1%
	Days on Market	25	33	-24.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 166 listings in the Manhattan-Junction City metropolitan area had contracts pending at the end of January, down from 191 contracts pending at the end of January 2024.

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.

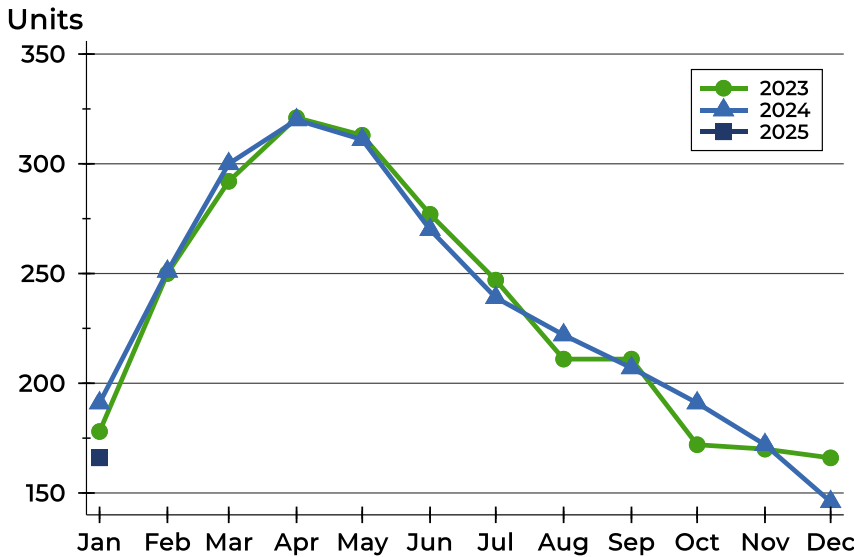
History of Pending Contracts





Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	178	191	166
February	250	251	
March	292	300	
April	321	320	
May	313	311	
June	277	270	
July	247	239	
August	211	222	
September	211	207	
October	172	191	
November	170	172	
December	166	146	

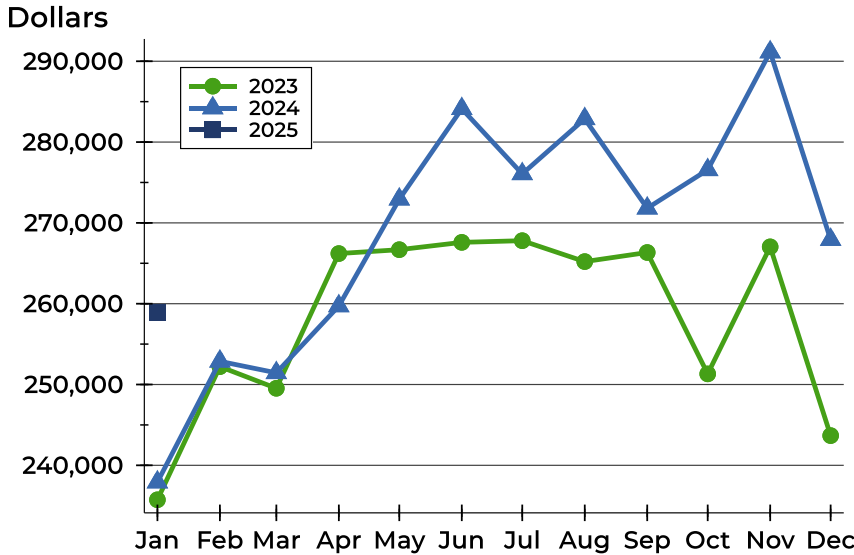
Pending Contracts by Price Range

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	0.6%	49,900	49,900	7	7	100.0%	100.0%
\$50,000-\$99,999	7	4.2%	71,557	65,000	70	72	88.9%	100.0%
\$100,000-\$124,999	8	4.8%	115,613	117,950	28	7	100.0%	100.0%
\$125,000-\$149,999	14	8.4%	135,054	132,500	33	9	99.4%	100.0%
\$150,000-\$174,999	12	7.2%	165,508	166,250	42	9	98.4%	100.0%
\$175,000-\$199,999	18	10.8%	187,672	189,000	44	16	98.7%	100.0%
\$200,000-\$249,999	29	17.5%	228,577	226,900	35	27	98.6%	100.0%
\$250,000-\$299,999	27	16.3%	278,200	279,500	40	15	100.6%	100.0%
\$300,000-\$399,999	32	19.3%	343,187	332,000	62	31	97.9%	100.0%
\$400,000-\$499,999	12	7.2%	434,971	415,000	27	24	99.7%	100.0%
\$500,000-\$749,999	6	3.6%	652,333	654,500	103	70	96.8%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



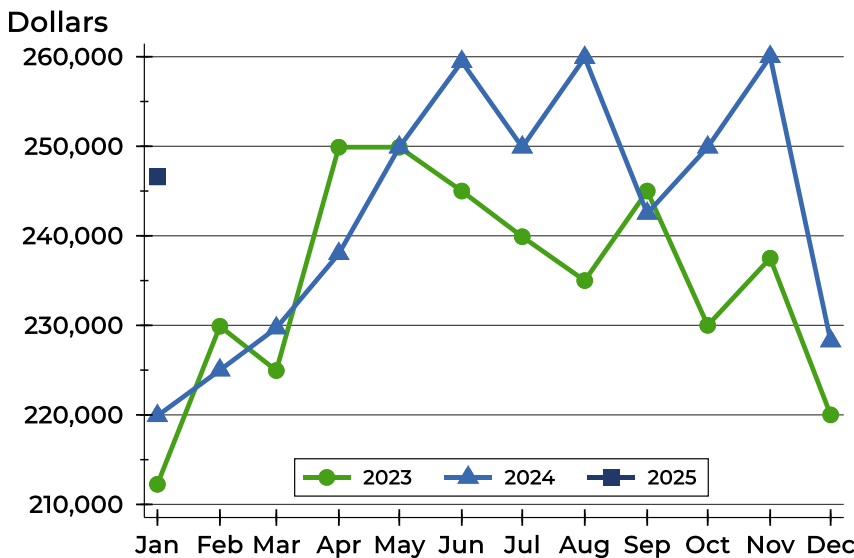
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	235,738	237,920	258,954
February	252,214	252,869	
March	249,534	251,446	
April	266,204	259,717	
May	266,687	272,928	
June	267,592	284,120	
July	267,798	276,065	
August	265,212	282,876	
September	266,339	271,814	
October	251,315	276,563	
November	267,037	291,139	
December	243,680	267,930	

Median Price

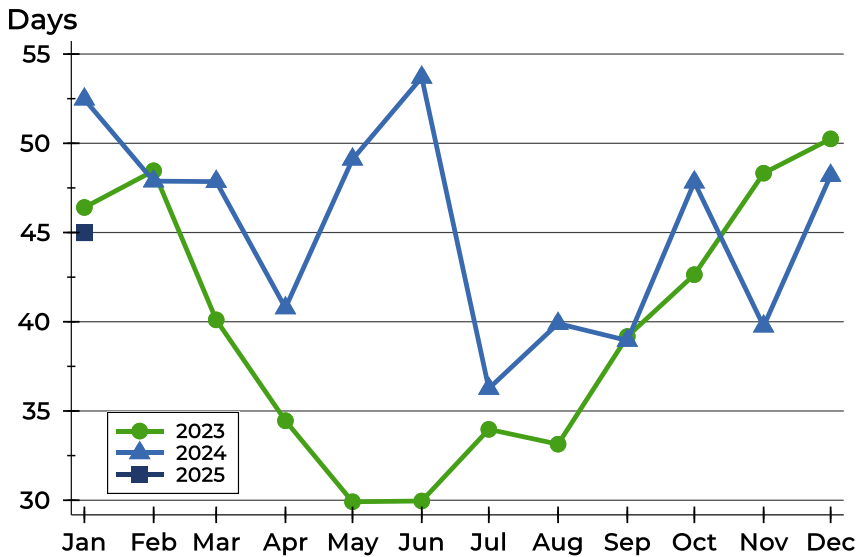


Month	2023	2024	2025
January	212,250	219,900	246,573
February	229,900	225,000	
March	224,950	229,700	
April	249,900	238,000	
May	249,900	249,900	
June	245,000	259,450	
July	239,900	249,900	
August	235,000	259,900	
September	245,000	242,500	
October	230,000	249,900	
November	237,500	260,000	
December	220,000	228,250	



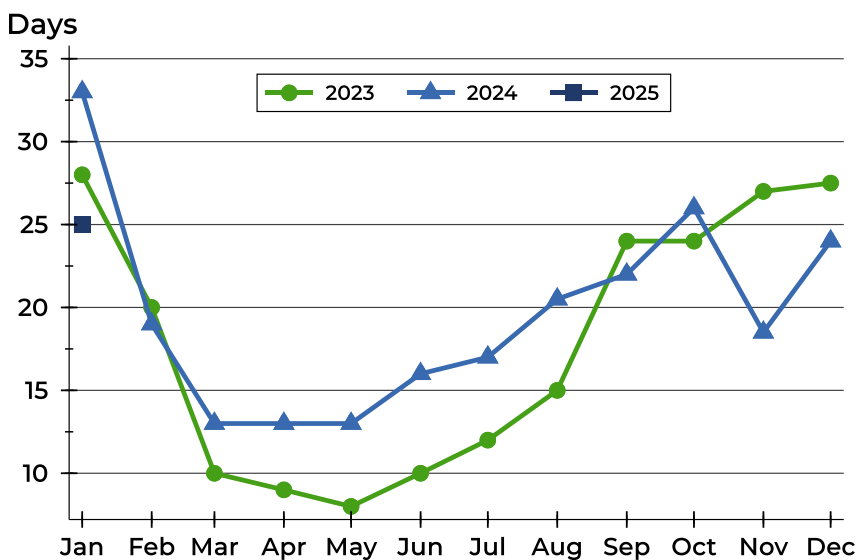
Manhattan-Junction City Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	52	45
February	48	48	
March	40	48	
April	34	41	
May	30	49	
June	30	54	
July	34	36	
August	33	40	
September	39	39	
October	43	48	
November	48	40	
December	50	48	

Median DOM



Month	2023	2024	2025
January	28	33	25
February	20	19	
March	10	13	
April	9	13	
May	8	13	
June	10	16	
July	12	17	
August	15	21	
September	24	22	
October	24	26	
November	27	19	
December	28	24	