



**December  
2025**

## Flint Hills MLS Statistics



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# Clay County Housing Report



## Market Overview

### Clay County Home Sales Rose in December

Total home sales in Clay County rose by 200.0% last month to 9 units, compared to 3 units in December 2024. Total sales volume was \$2.1 million, up 273.3% from a year earlier.

The median sale price in December was \$204,000, down from \$208,000 a year earlier. Homes that sold in December were typically on the market for 89 days and sold for 94.0% of their list prices.

### Clay County Active Listings Up at End of December

The total number of active listings in Clay County at the end of December was 22 units, up from 18 at the same point in 2024. This represents a 3.1 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$232,250.

During December, a total of 5 contracts were written up from 3 in December 2024. At the end of the month, there were 6 contracts still pending.

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### Clay County Summary Statistics

December MLS Statistics Three-year History	2025	Current Month 2024		2025	Year-to-Date 2024		2023
		2024	2023		2024	2023	
<b>Home Sales</b> Change from prior year	<b>9</b> 200.0%	<b>3</b> 0.0%	<b>3</b> -50.0%	<b>86</b> 22.9%	<b>70</b> -21.3%	<b>89</b> -6.3%	
<b>Active Listings</b> Change from prior year	<b>22</b> 22.2%	<b>18</b> 63.6%	<b>11</b> -26.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>3.1</b> 0.0%	<b>3.1</b> 106.7%	<b>1.5</b> -21.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>8</b> 14.3%	<b>7</b> 133.3%	<b>3</b> 50.0%	<b>104</b> 20.9%	<b>86</b> -10.4%	<b>96</b> -11.9%	
<b>Contracts Written</b> Change from prior year	<b>5</b> 66.7%	<b>3</b> -25.0%	<b>4</b> 0.0%	<b>87</b> 22.5%	<b>71</b> -20.2%	<b>89</b> 0.0%	
<b>Pending Contracts</b> Change from prior year	<b>6</b> 0.0%	<b>6</b> 0.0%	<b>6</b> 50.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>2,083</b> 273.3%	<b>558</b> -9.1%	<b>614</b> -14.2%	<b>16,757</b> 37.8%	<b>12,162</b> -21.2%	<b>15,431</b> 16.3%	
Average	<b>Sale Price</b> Change from prior year	<b>231,444</b> 24.4%	<b>186,000</b> -9.1%	<b>204,667</b> 71.5%	<b>194,849</b> 12.1%	<b>173,740</b> 0.2%	<b>173,385</b> 24.1%
	<b>List Price of Actives</b> Change from prior year	<b>232,318</b> -16.6%	<b>278,678</b> 28.5%	<b>216,927</b> -5.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>69</b> -8.0%	<b>75</b> 127.3%	<b>33</b> -46.8%	<b>62</b> -1.6%	<b>63</b> 34.0%	<b>47</b> 2.2%
	<b>Percent of List</b> Change from prior year	<b>94.7%</b> -2.1%	<b>96.7%</b> 3.6%	<b>93.3%</b> 4.6%	<b>95.7%</b> 0.5%	<b>95.2%</b> 0.5%	<b>94.7%</b> -0.4%
	<b>Percent of Original</b> Change from prior year	<b>91.1%</b> -4.0%	<b>94.9%</b> 1.7%	<b>93.3%</b> 11.5%	<b>92.7%</b> 0.1%	<b>92.6%</b> -0.2%	<b>92.8%</b> -0.1%
Median	<b>Sale Price</b> Change from prior year	<b>204,000</b> -1.9%	<b>208,000</b> -9.2%	<b>229,000</b> 71.7%	<b>179,950</b> 24.1%	<b>145,000</b> -12.1%	<b>165,000</b> 29.4%
	<b>List Price of Actives</b> Change from prior year	<b>232,250</b> -4.2%	<b>242,500</b> 21.6%	<b>199,500</b> 14.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>89</b> 50.8%	<b>59</b> 84.4%	<b>32</b> -52.9%	<b>45</b> 50.0%	<b>30</b> 25.0%	<b>24</b> 14.3%
	<b>Percent of List</b> Change from prior year	<b>94.0%</b> -6.0%	<b>100.0%</b> 7.6%	<b>92.9%</b> -7.1%	<b>97.1%</b> 0.3%	<b>96.8%</b> -0.5%	<b>97.3%</b> 0.7%
	<b>Percent of Original</b> Change from prior year	<b>92.3%</b> -4.2%	<b>96.3%</b> 3.7%	<b>92.9%</b> -0.9%	<b>94.9%</b> -0.3%	<b>95.2%</b> -0.5%	<b>95.7%</b> 0.9%

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



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## Flint Hills MLS Statistics



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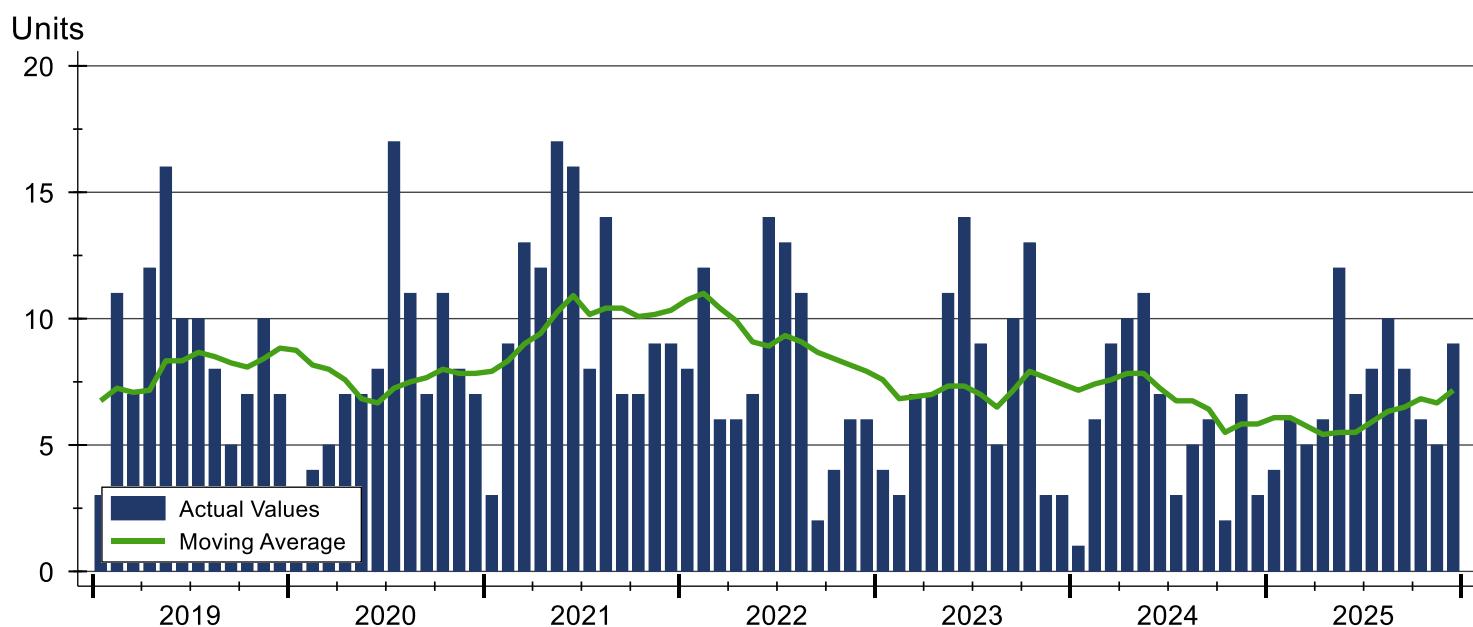
### Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		<b>9</b>	3	200.0%	<b>86</b>	70	22.9%
Volume (1,000s)		<b>2,083</b>	558	273.3%	<b>16,757</b>	12,162	37.8%
Months' Supply		<b>3.1</b>	3.1	0.0%	<b>N/A</b>	N/A	N/A
<b>Average</b>	Sale Price	<b>231,444</b>	186,000	24.4%	<b>194,849</b>	173,740	12.1%
	Days on Market	<b>69</b>	75	-8.0%	<b>62</b>	63	-1.6%
	Percent of List	<b>94.7%</b>	96.7%	-2.1%	<b>95.7%</b>	95.2%	0.5%
	Percent of Original	<b>91.1%</b>	94.9%	-4.0%	<b>92.7%</b>	92.6%	0.1%
<b>Median</b>	Sale Price	<b>204,000</b>	208,000	-1.9%	<b>179,950</b>	145,000	24.1%
	Days on Market	<b>89</b>	59	50.8%	<b>45</b>	30	50.0%
	Percent of List	<b>94.0%</b>	100.0%	-6.0%	<b>97.1%</b>	96.8%	0.3%
	Percent of Original	<b>92.3%</b>	96.3%	-4.2%	<b>94.9%</b>	95.2%	-0.3%

A total of 9 homes sold in Clay County in December, up from 3 units in December 2024. Total sales volume rose to \$2.1 million compared to \$0.6 million in the previous year.

The median sales price in December was \$204,000, down 1.9% compared to the prior year. Median days on market was 89 days, down from 110 days in November, but up from 59 in December 2024.

### History of Closed Listings





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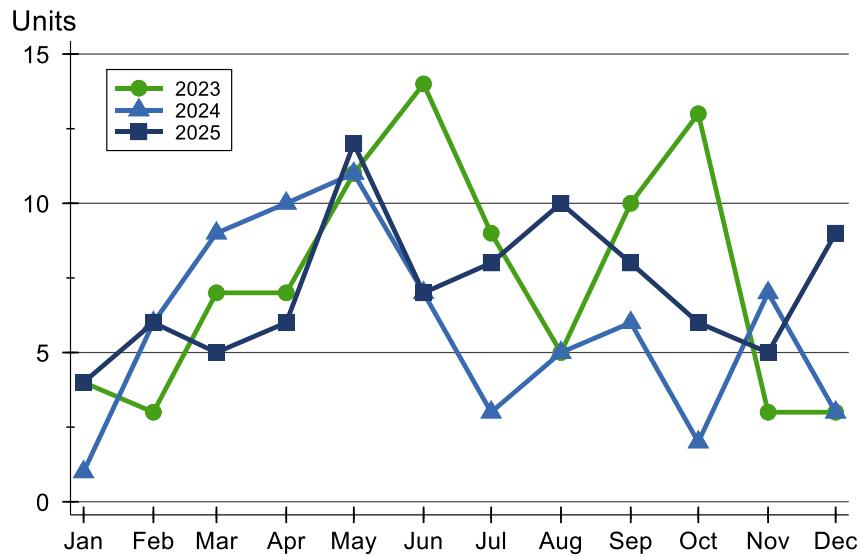
## Flint Hills MLS Statistics



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### Clay County Closed Listings Analysis

#### Closed Listings by Month



Month	2023	2024	2025
January	4	1	4
February	3	6	6
March	7	9	5
April	7	10	6
May	11	11	12
June	14	7	7
July	9	3	8
August	5	5	10
September	10	6	8
October	13	2	6
November	3	7	5
December	3	3	9

#### Closed Listings by Price Range

Price Range	Sales Number	Sales Percent	Months' Supply	Sale Price		Days on Avg.	Market Med.	Price as % of List Avg.	Price as % of Orig. Avg.
				Average	Median			Med.	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	1	11.1%	0.0	35,000	35,000	22	22	82.4%	82.4%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	1.0	140,000	140,000	90	90	93.4%	93.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	22.2%	5.3	177,500	177,500	23	23	101.2%	101.2%
\$200,000-\$249,999	2	22.2%	3.7	209,500	209,500	87	87	95.6%	95.6%
\$250,000-\$299,999	1	11.1%	5.5	279,000	279,000	89	89	93.0%	93.0%
\$300,000-\$399,999	1	11.1%	1.5	310,000	310,000	107	107	94.0%	94.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	6.0	545,000	545,000	91	91	95.8%	95.8%
\$750,000-\$999,999	0	0.0%	N/A	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	N/A



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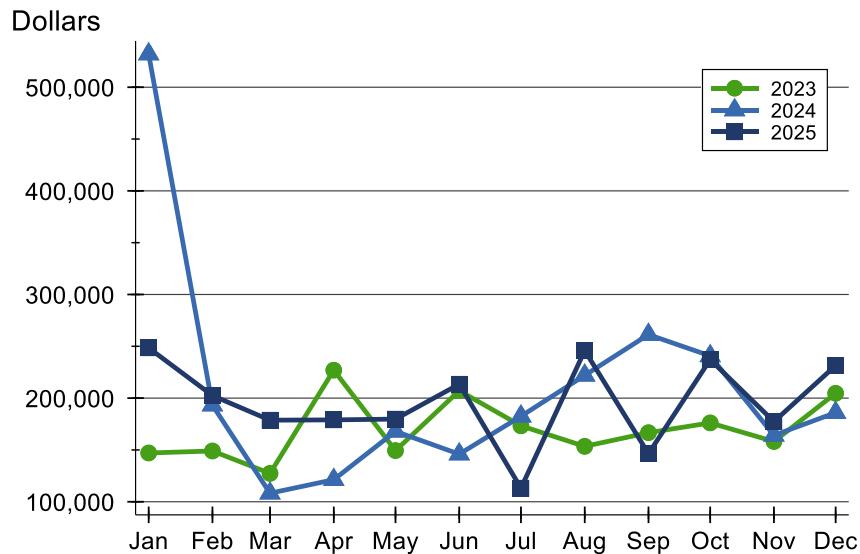
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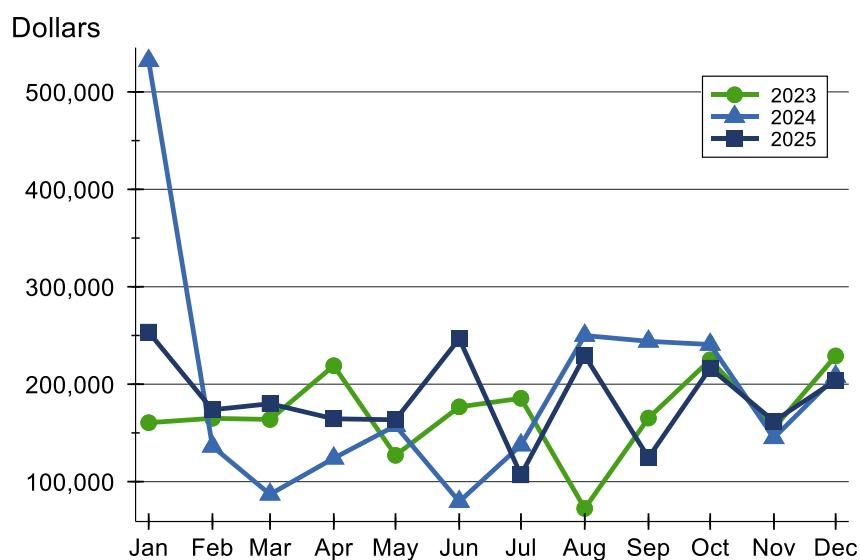
### Clay County Closed Listings Analysis

#### Average Price



Month	2023	2024	2025
January	147,100	532,000	<b>248,500</b>
February	149,000	193,250	<b>202,500</b>
March	127,400	108,244	<b>178,740</b>
April	226,971	121,330	<b>179,000</b>
May	149,409	167,950	<b>179,783</b>
June	207,171	145,977	<b>213,450</b>
July	173,274	182,500	<b>113,175</b>
August	153,480	222,000	<b>245,850</b>
September	166,650	261,333	<b>146,488</b>
October	176,115	240,750	<b>237,167</b>
November	158,167	164,071	<b>177,400</b>
December	204,667	186,000	<b>231,444</b>

#### Median Price



Month	2023	2024	2025
January	160,500	532,000	<b>253,500</b>
February	165,000	136,250	<b>173,750</b>
March	163,800	87,000	<b>180,000</b>
April	219,000	124,000	<b>164,500</b>
May	127,000	157,400	<b>163,500</b>
June	176,750	79,500	<b>246,650</b>
July	185,500	137,500	<b>106,950</b>
August	72,500	250,000	<b>229,350</b>
September	165,250	244,000	<b>124,750</b>
October	225,000	240,750	<b>216,500</b>
November	155,000	145,000	<b>162,000</b>
December	229,000	208,000	<b>204,000</b>



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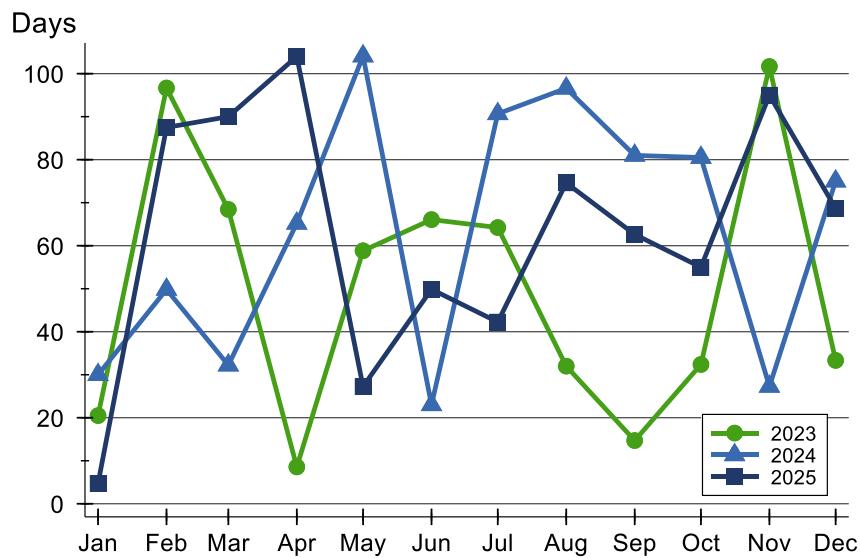
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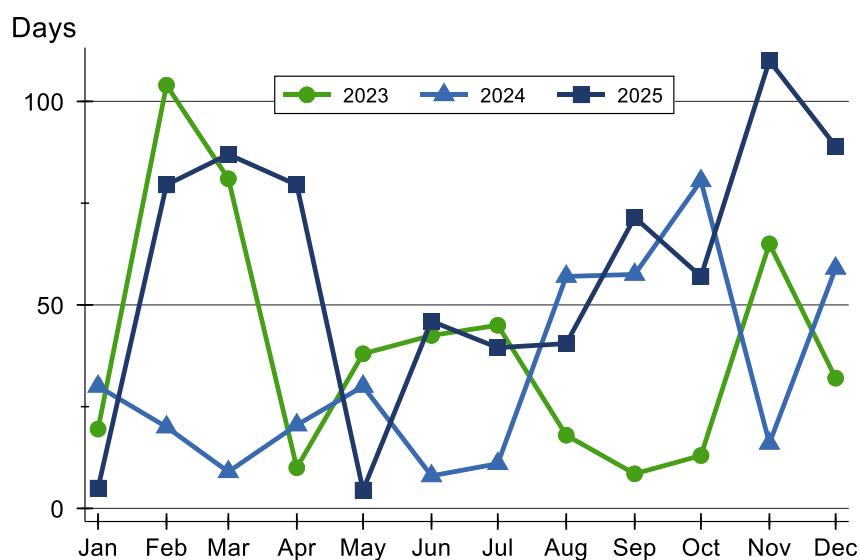
### Clay County Closed Listings Analysis

#### Average DOM



Month	2023	2024	2025
January	21	30	5
February	97	50	88
March	68	32	90
April	9	65	104
May	59	104	27
June	66	23	50
July	64	91	42
August	32	97	75
September	15	81	63
October	32	81	55
November	102	27	95
December	33	75	69

#### Median DOM



Month	2023	2024	2025
January	20	30	5
February	104	20	80
March	81	9	87
April	10	21	80
May	38	30	5
June	43	8	46
July	45	11	40
August	18	57	41
September	9	58	72
October	13	81	57
November	65	16	110
December	32	59	89



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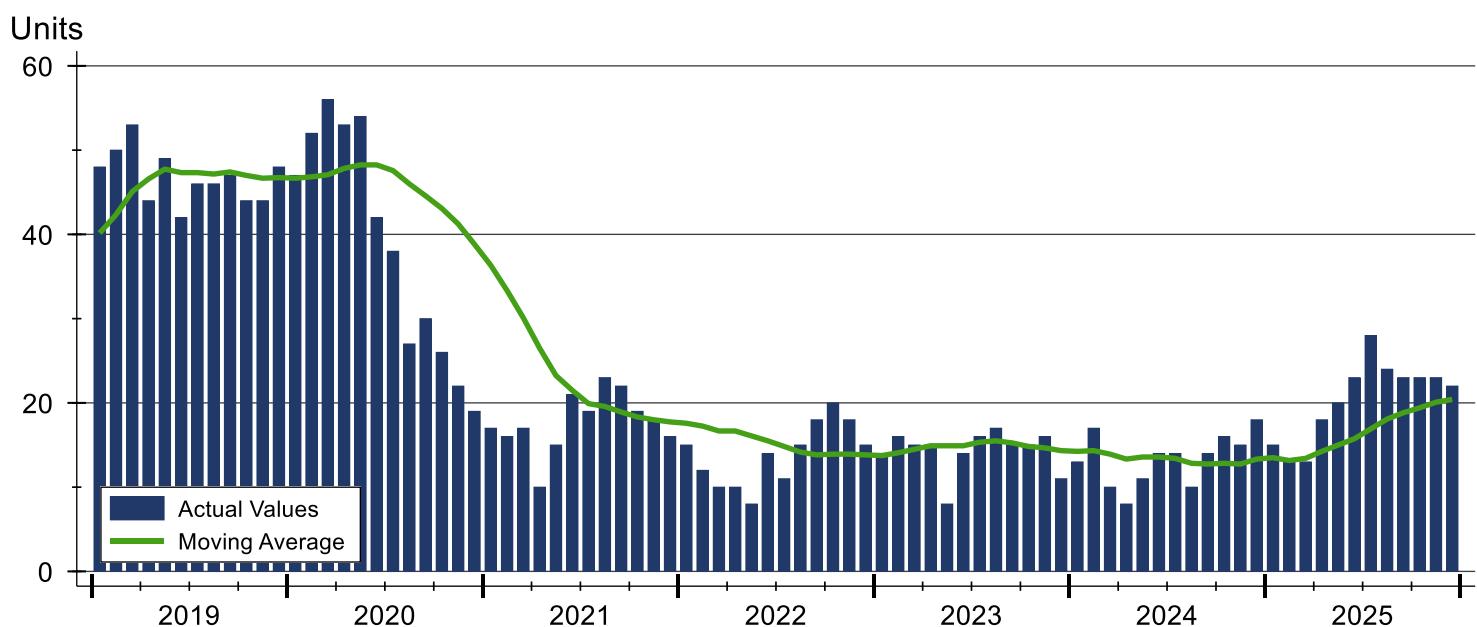
### Clay County Active Listings Analysis

Summary Statistics for Active Listings		End of December 2025	End of December 2024	Change
Active Listings		<b>22</b>	18	22.2%
Volume (1,000s)		<b>5,111</b>	5,016	1.9%
Months' Supply		<b>3.1</b>	3.1	0.0%
Average	List Price	<b>232,318</b>	278,678	-16.6%
	Days on Market	<b>68</b>	86	-20.9%
	Percent of Original	<b>96.7%</b>	99.2%	-2.5%
Median	List Price	<b>232,250</b>	242,500	-4.2%
	Days on Market	<b>51</b>	77	-33.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 22 homes were available for sale in Clay County at the end of December. This represents a 3.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$232,250, down 4.2% from 2024. The typical time on market for active listings was 51 days, down from 76 days a year earlier.

### History of Active Listings





**December  
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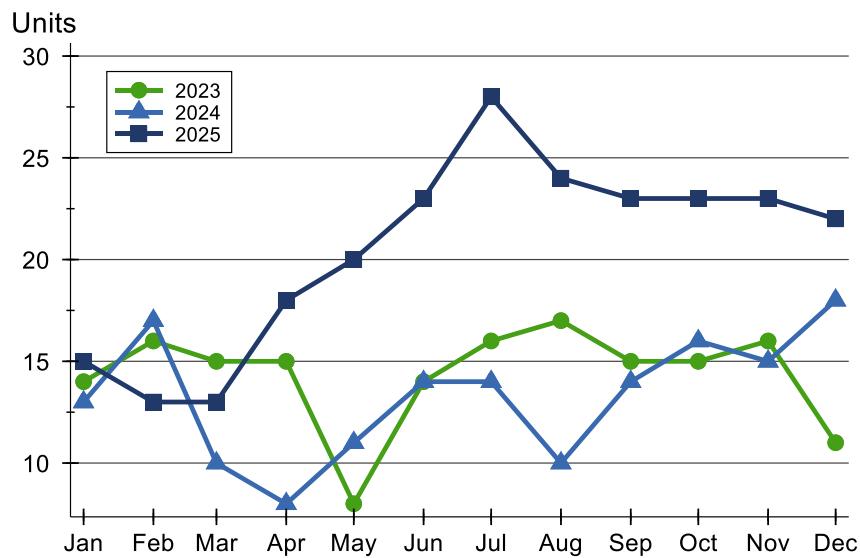
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### Clay County Active Listings Analysis

#### Active Listings by Month



Month	2023	2024	2025
January	14	13	15
February	16	17	13
March	15	10	13
April	15	8	18
May	8	11	20
June	14	14	23
July	16	14	28
August	17	10	24
September	15	14	23
October	15	16	23
November	16	15	23
December	11	18	22

#### 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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	1	4.5%	N/A	79,900	79,900	41	41	94.1%	94.1%
\$100,000-\$124,999	2	9.1%	N/A	115,000	115,000	7	7	100.0%	100.0%
\$125,000-\$149,999	1	4.5%	1.0	129,900	129,900	73	73	86.7%	86.7%
\$150,000-\$174,999	2	9.1%	N/A	164,750	164,750	77	77	100.0%	100.0%
\$175,000-\$199,999	4	18.2%	5.3	194,600	196,950	71	77	92.4%	95.0%
\$200,000-\$249,999	4	18.2%	3.7	239,850	244,750	136	51	98.5%	98.1%
\$250,000-\$299,999	6	27.3%	5.5	277,333	280,000	62	61	97.3%	99.1%
\$300,000-\$399,999	1	4.5%	1.5	375,000	375,000	3	3	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	4.5%	6.0	564,900	564,900	7	7	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	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	N/A



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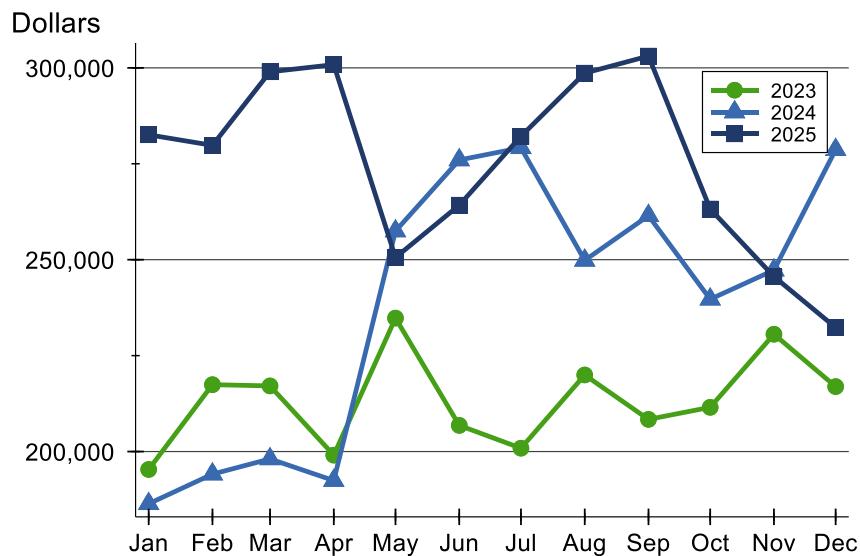
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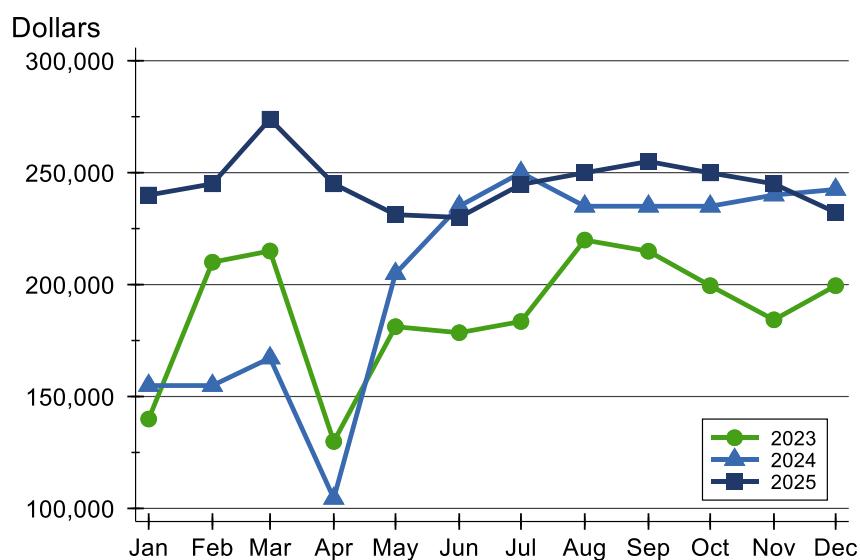
### Clay County Active Listings Analysis

#### Average Price



Month	2023	2024	2025
January	195,329	186,392	<b>282,560</b>
February	217,431	194,112	<b>279,808</b>
March	217,113	198,080	<b>298,977</b>
April	199,067	192,438	<b>300,839</b>
May	234,788	257,482	<b>250,575</b>
June	206,821	275,993	<b>264,217</b>
July	200,881	279,171	<b>282,175</b>
August	219,968	249,830	<b>298,631</b>
September	208,390	261,479	<b>303,076</b>
October	211,533	239,706	<b>263,215</b>
November	230,575	247,273	<b>245,606</b>
December	216,927	278,678	<b>232,318</b>

#### Median Price



Month	2023	2024	2025
January	139,950	154,900	<b>240,000</b>
February	210,000	154,900	<b>245,000</b>
March	215,000	167,200	<b>273,900</b>
April	129,900	104,500	<b>245,000</b>
May	181,200	204,900	<b>231,250</b>
June	178,500	235,000	<b>230,000</b>
July	183,500	250,000	<b>244,750</b>
August	219,900	235,000	<b>249,950</b>
September	214,900	235,000	<b>255,000</b>
October	199,500	235,000	<b>249,900</b>
November	184,250	240,000	<b>245,000</b>
December	199,500	242,500	<b>232,250</b>



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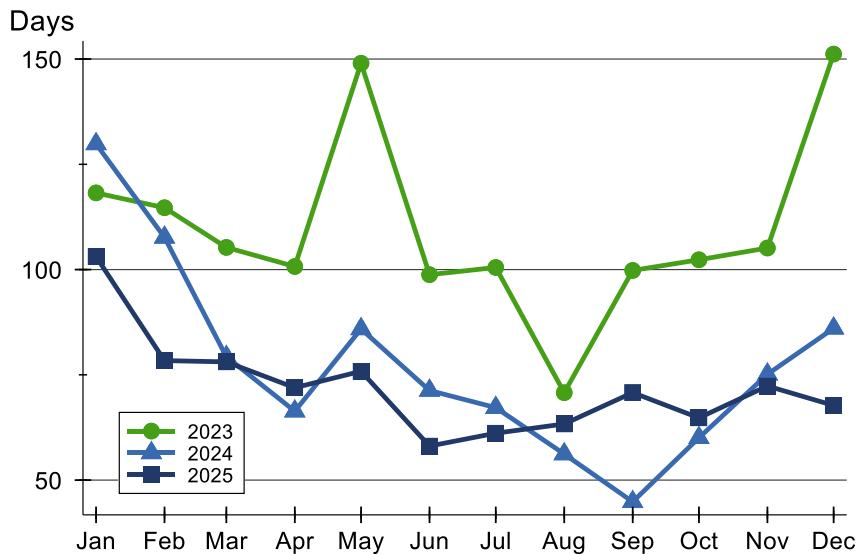
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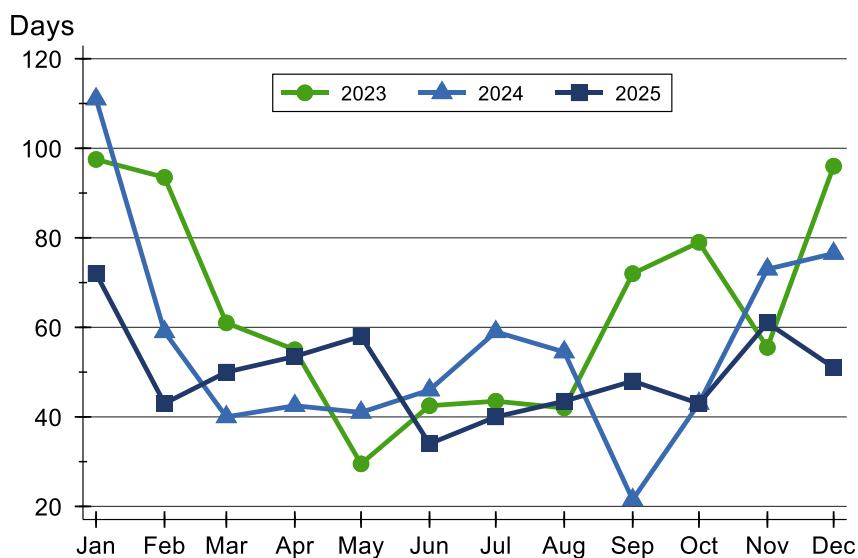
### Clay County Active Listings Analysis

#### Average DOM



Month	2023	2024	2025
January	118	130	103
February	115	108	78
March	105	79	78
April	101	66	72
May	149	86	76
June	99	71	58
July	101	67	61
August	71	56	63
September	100	45	71
October	102	60	65
November	105	75	72
December	151	86	68

#### Median DOM



Month	2023	2024	2025
January	98	111	72
February	94	59	43
March	61	40	50
April	55	43	54
May	30	41	58
June	43	46	34
July	44	59	40
August	42	55	44
September	72	22	48
October	79	43	43
November	56	73	61
December	96	77	51



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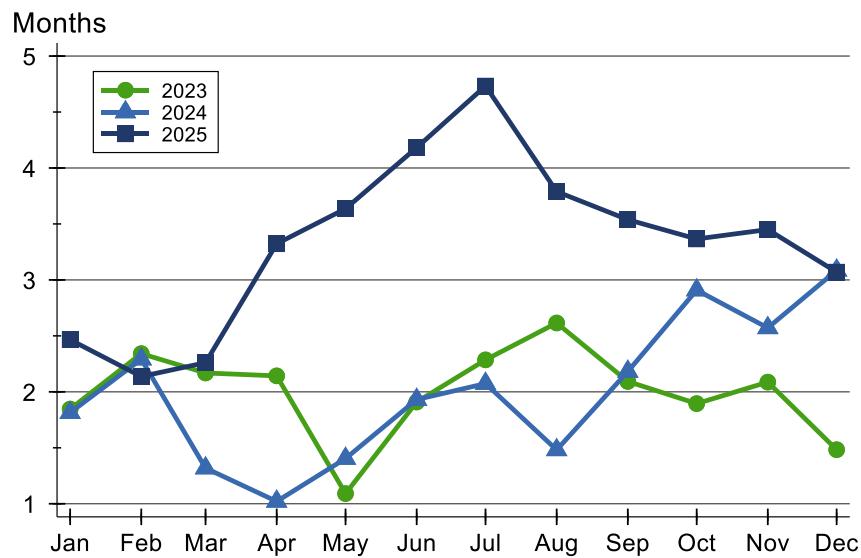
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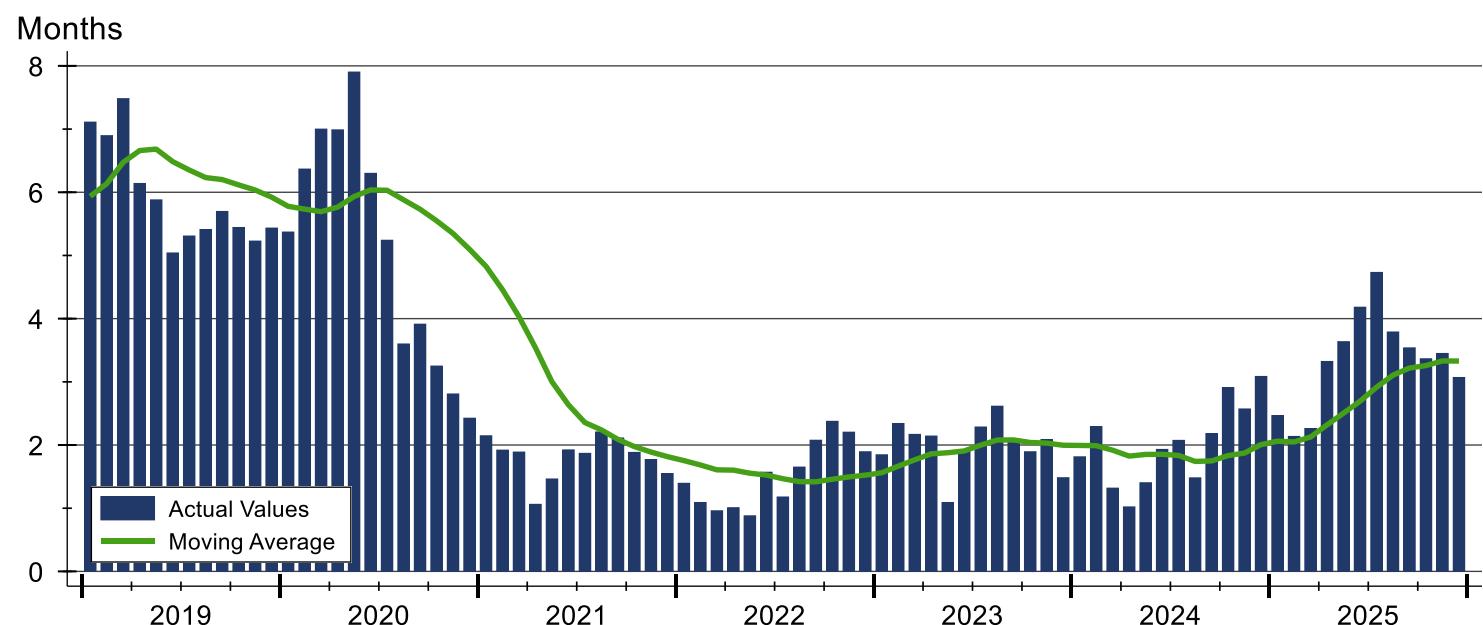
### Clay County Months' Supply Analysis

#### Months' Supply by Month



Month	2023	2024	2025
January	1.8	1.8	2.5
February	2.3	2.3	2.1
March	2.2	1.3	2.3
April	2.1	1.0	3.3
May	1.1	1.4	3.6
June	1.9	1.9	4.2
July	2.3	2.1	4.7
August	2.6	1.5	3.8
September	2.1	2.2	3.5
October	1.9	2.9	3.4
November	2.1	2.6	3.5
December	1.5	3.1	3.1

#### History of Month's Supply





**December  
2025**

## Flint Hills MLS Statistics



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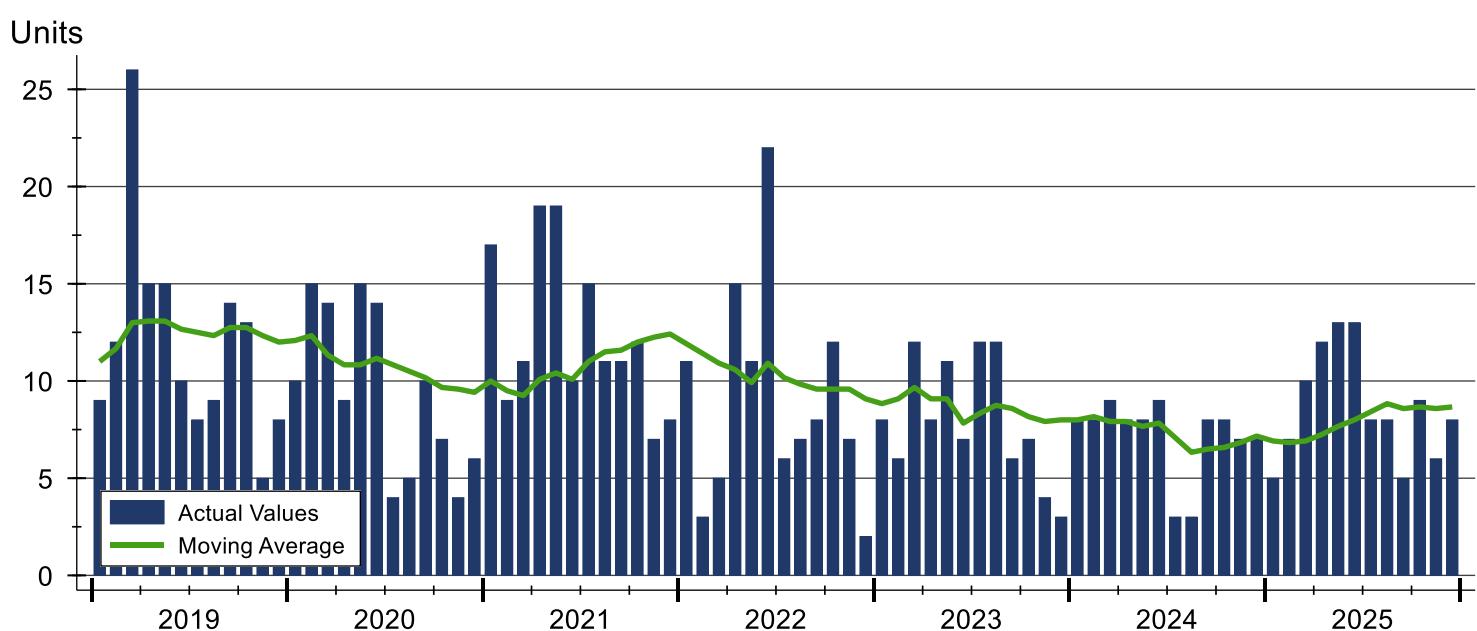
### Clay County New Listings Analysis

Summary Statistics for New Listings		2025	December 2024	Change
Current Month	New Listings	<b>8</b>	7	14.3%
	Volume (1,000s)	<b>2,528</b>	1,436	76.0%
	Average List Price	<b>316,050</b>	205,114	54.1%
	Median List Price	<b>260,000</b>	140,000	85.7%
Year-to-Date	New Listings	<b>104</b>	86	20.9%
	Volume (1,000s)	<b>23,613</b>	16,072	46.9%
	Average List Price	<b>227,051</b>	186,879	21.5%
	Median List Price	<b>199,500</b>	167,400	19.2%

A total of 8 new listings were added in Clay County during December, up 14.3% from the same month in 2024. Year-to-date Clay County has seen 104 new listings.

The median list price of these homes was \$260,000 up from \$140,000 in 2024.

### History of New Listings





**December  
2025**

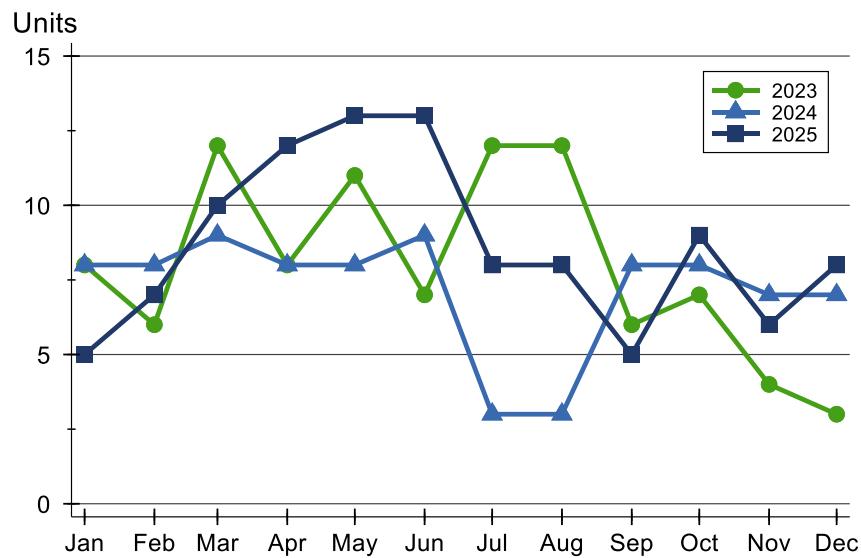
## Flint Hills MLS Statistics



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### Clay County New Listings Analysis

#### New Listings by Month



Month	2023	2024	2025
January	8	8	5
February	6	8	7
March	12	9	10
April	8	8	12
May	11	8	13
June	7	9	13
July	12	3	8
August	12	3	8
September	6	8	5
October	7	8	9
November	4	7	6
December	3	7	8

#### 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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	12.5%	110,000	110,000	7	7	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	12.5%	160,000	160,000	18	18	100.0%	100.0%
\$175,000-\$199,999	1	12.5%	199,500	199,500	21	21	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	225,000	225,000	9	9	100.0%	100.0%
\$250,000-\$299,999	1	12.5%	295,000	295,000	26	26	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	375,000	375,000	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	25.0%	581,950	581,950	13	13	100.0%	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



**December  
2025**

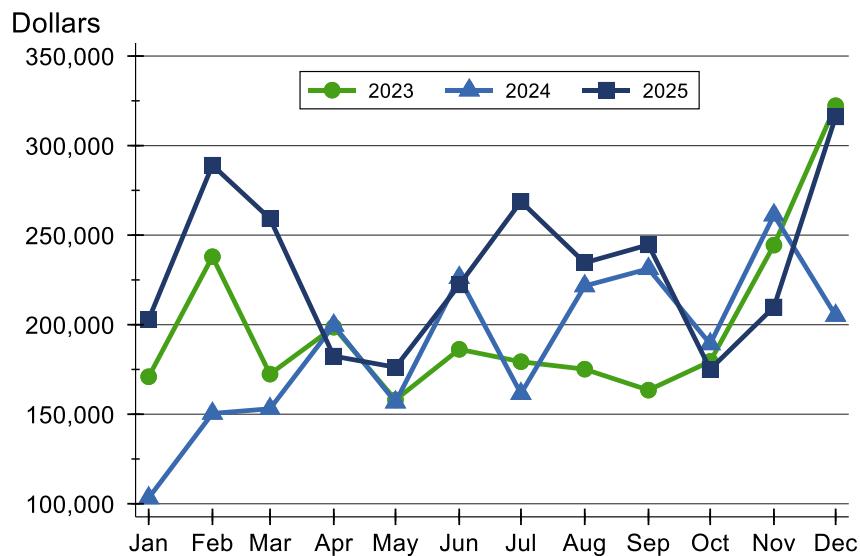
## Flint Hills MLS Statistics



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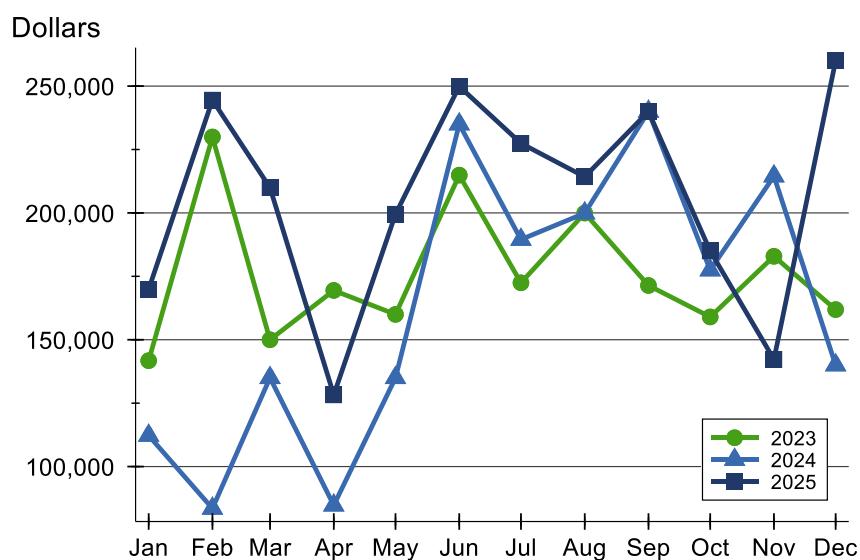
### Clay County New Listings Analysis

#### Average Price



Month	2023	2024	2025
January	170,925	103,250	<b>202,960</b>
February	237,967	150,438	<b>289,057</b>
March	172,400	153,056	<b>259,230</b>
April	198,613	199,625	<b>182,442</b>
May	158,009	156,725	<b>176,231</b>
June	186,243	226,267	<b>222,226</b>
July	179,308	161,500	<b>268,788</b>
August	175,154	221,633	<b>234,588</b>
September	163,450	231,225	<b>244,600</b>
October	179,471	189,250	<b>175,100</b>
November	244,450	261,200	<b>209,883</b>
December	322,267	205,114	<b>316,050</b>

#### Median Price



Month	2023	2024	2025
January	141,750	112,250	<b>169,900</b>
February	229,950	83,500	<b>244,500</b>
March	150,000	135,000	<b>209,950</b>
April	169,450	84,750	<b>128,250</b>
May	160,000	135,000	<b>199,500</b>
June	214,900	235,000	<b>249,900</b>
July	172,450	189,500	<b>227,450</b>
August	199,950	199,900	<b>214,250</b>
September	171,400	240,000	<b>240,000</b>
October	159,000	177,450	<b>185,000</b>
November	182,900	214,500	<b>142,250</b>
December	161,900	140,000	<b>260,000</b>



**December  
2025**

## Flint Hills MLS Statistics



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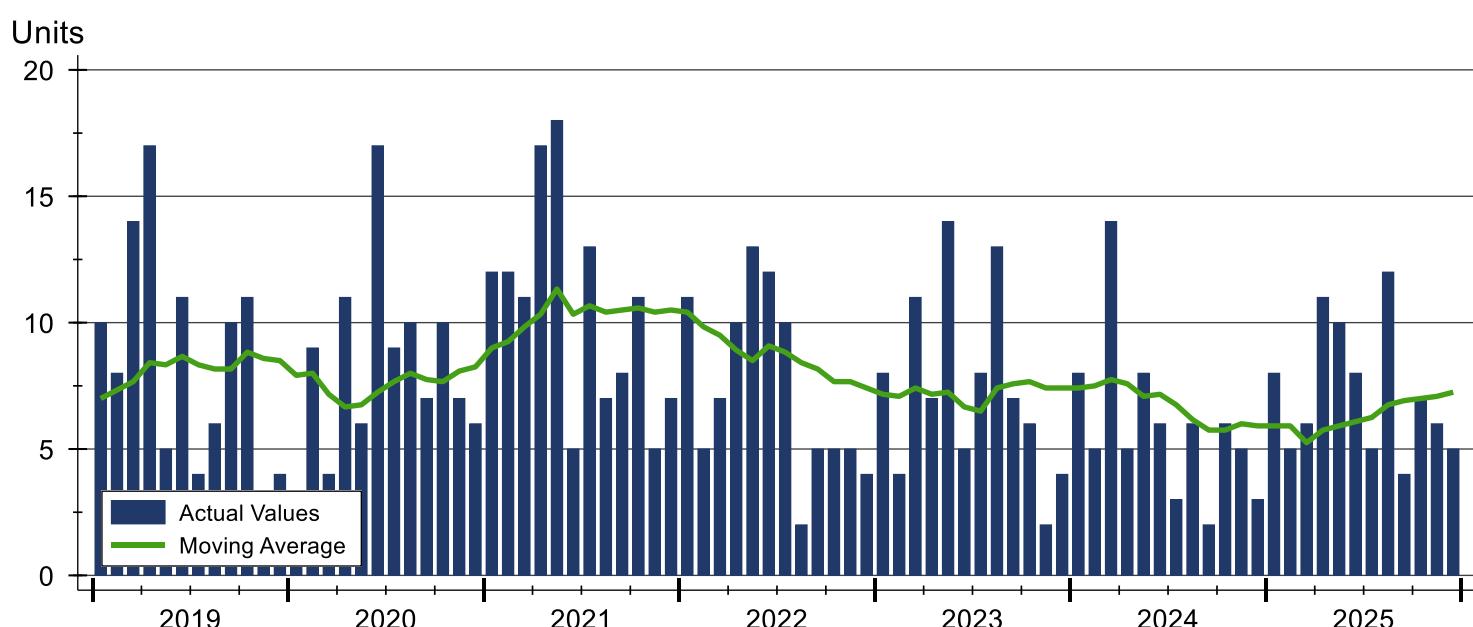
### Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	December 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>5</b>	3	66.7%	<b>87</b>	71	22.5%
Volume (1,000s)		<b>1,479</b>	737	100.7%	<b>17,807</b>	12,157	46.5%
<b>Average</b>	Sale Price	<b>295,880</b>	245,667	20.4%	<b>204,678</b>	171,231	19.5%
	Days on Market	<b>45</b>	32	40.6%	<b>62</b>	62	0.0%
	Percent of Original	<b>99.3%</b>	99.8%	-0.5%	<b>92.8%</b>	93.1%	-0.3%
<b>Median</b>	Sale Price	<b>199,500</b>	245,000	-18.6%	<b>180,000</b>	149,900	20.1%
	Days on Market	<b>40</b>	8	400.0%	<b>46</b>	30	53.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>95.8%</b>	96.0%	-0.2%

A total of 5 contracts for sale were written in Clay County during the month of December, up from 3 in 2024. The median list price of these homes was \$199,500, down from \$245,000 the prior year.

Half of the homes that went under contract in December were on the market less than 40 days, compared to 8 days in December 2024.

### History of Contracts Written





**December  
2025**

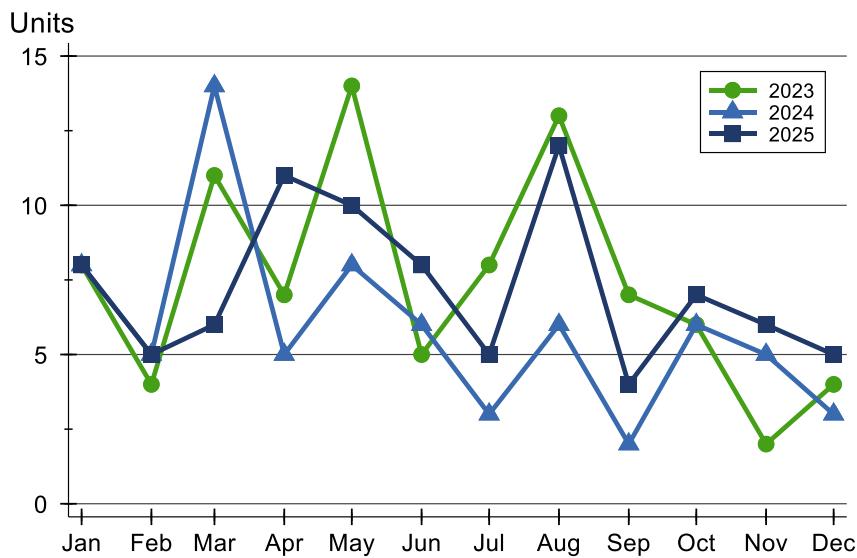
## Flint Hills MLS Statistics



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### Clay County Contracts Written Analysis

#### Contracts Written by Month



Month	2023	2024	2025
January	8	8	8
February	4	5	5
March	11	14	6
April	7	5	11
May	14	8	10
June	5	6	8
July	8	3	5
August	13	6	12
September	7	2	4
October	6	6	7
November	2	5	6
December	4	3	5

#### 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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	20.0%	110,000	110,000	22	22	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	169,900	169,900	40	40	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	199,500	199,500	21	21	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	385,000	385,000	95	95	96.2%	96.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	20.0%	615,000	615,000	46	46	100.0%	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



**December  
2025**

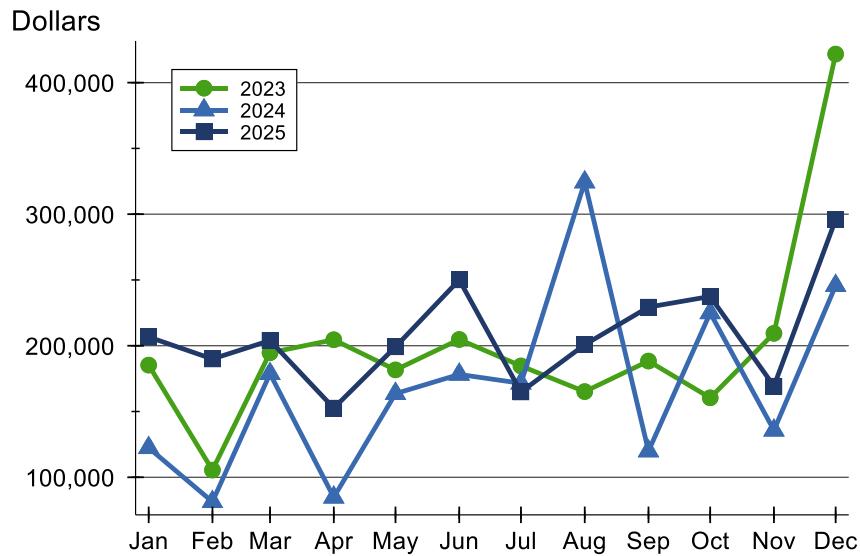
## Flint Hills MLS Statistics



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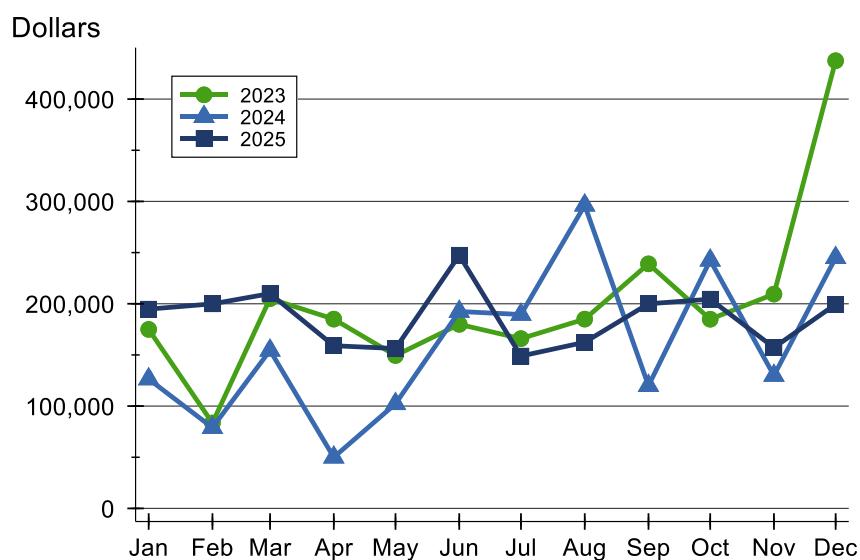
### Clay County Contracts Written Analysis

#### Average Price



Month	2023	2024	2025
January	185,300	122,438	<b>206,675</b>
February	105,500	81,400	<b>189,960</b>
March	194,691	178,743	<b>203,983</b>
April	204,571	84,800	<b>152,609</b>
May	181,643	163,613	<b>199,170</b>
June	204,780	178,217	<b>250,088</b>
July	184,650	171,467	<b>164,860</b>
August	165,138	324,417	<b>200,792</b>
September	188,371	119,950	<b>229,350</b>
October	160,425	224,967	<b>237,486</b>
November	209,450	135,740	<b>169,300</b>
December	421,725	245,667	<b>295,880</b>

#### Median Price



Month	2023	2024	2025
January	174,950	126,450	<b>194,750</b>
February	83,500	79,000	<b>199,900</b>
March	205,000	154,450	<b>209,950</b>
April	185,000	50,000	<b>159,000</b>
May	149,450	102,250	<b>156,250</b>
June	179,900	192,450	<b>247,450</b>
July	165,950	189,500	<b>148,900</b>
August	185,000	296,250	<b>162,400</b>
September	239,000	119,950	<b>200,000</b>
October	184,900	242,450	<b>204,500</b>
November	209,450	129,900	<b>157,200</b>
December	437,500	245,000	<b>199,500</b>



**December  
2025**

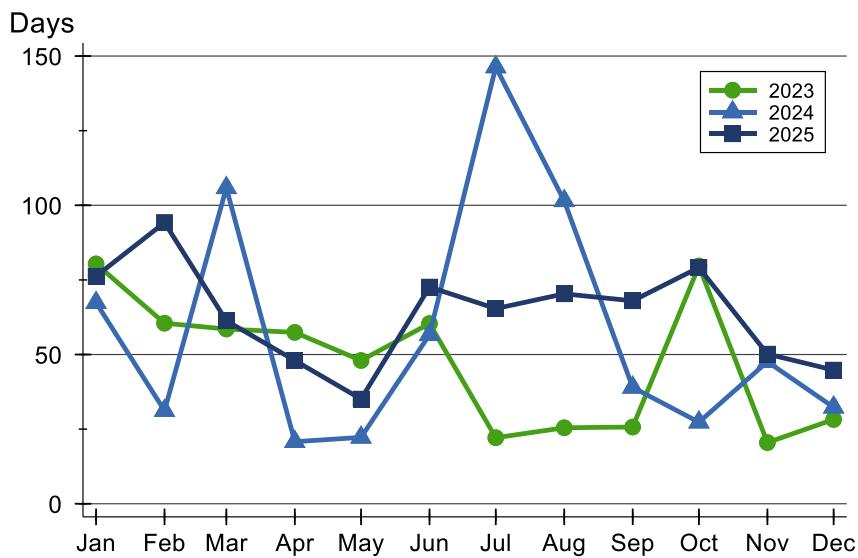
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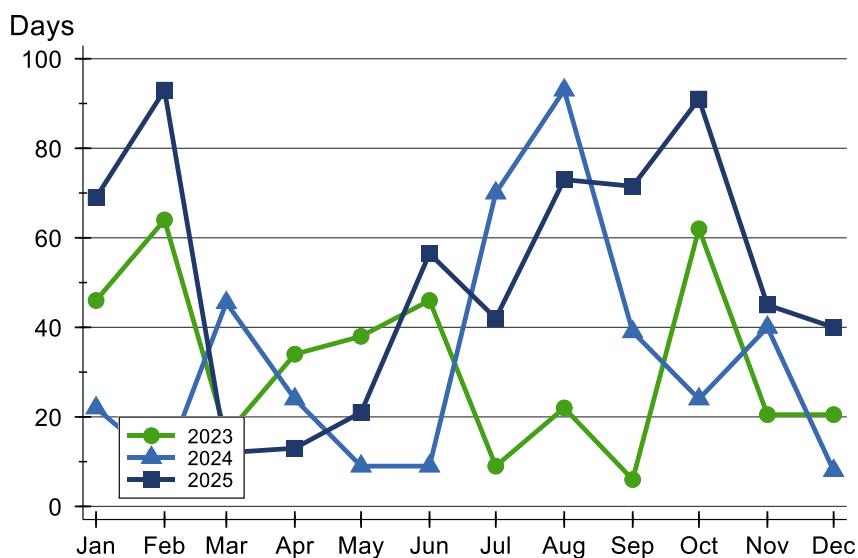
### Clay County Contracts Written Analysis

#### Average DOM



Month	2023	2024	2025
January	80	67	76
February	61	31	94
March	59	106	61
April	57	21	48
May	48	22	35
June	60	57	73
July	22	146	65
August	25	102	70
September	26	39	68
October	80	27	79
November	21	48	50
December	28	32	45

#### Median DOM



Month	2023	2024	2025
January	46	22	69
February	64	9	93
March	16	46	12
April	34	24	13
May	38	9	21
June	46	9	57
July	9	70	42
August	22	93	73
September	6	39	72
October	62	24	91
November	21	40	45
December	21	8	40



**December  
2025**

## Flint Hills MLS Statistics



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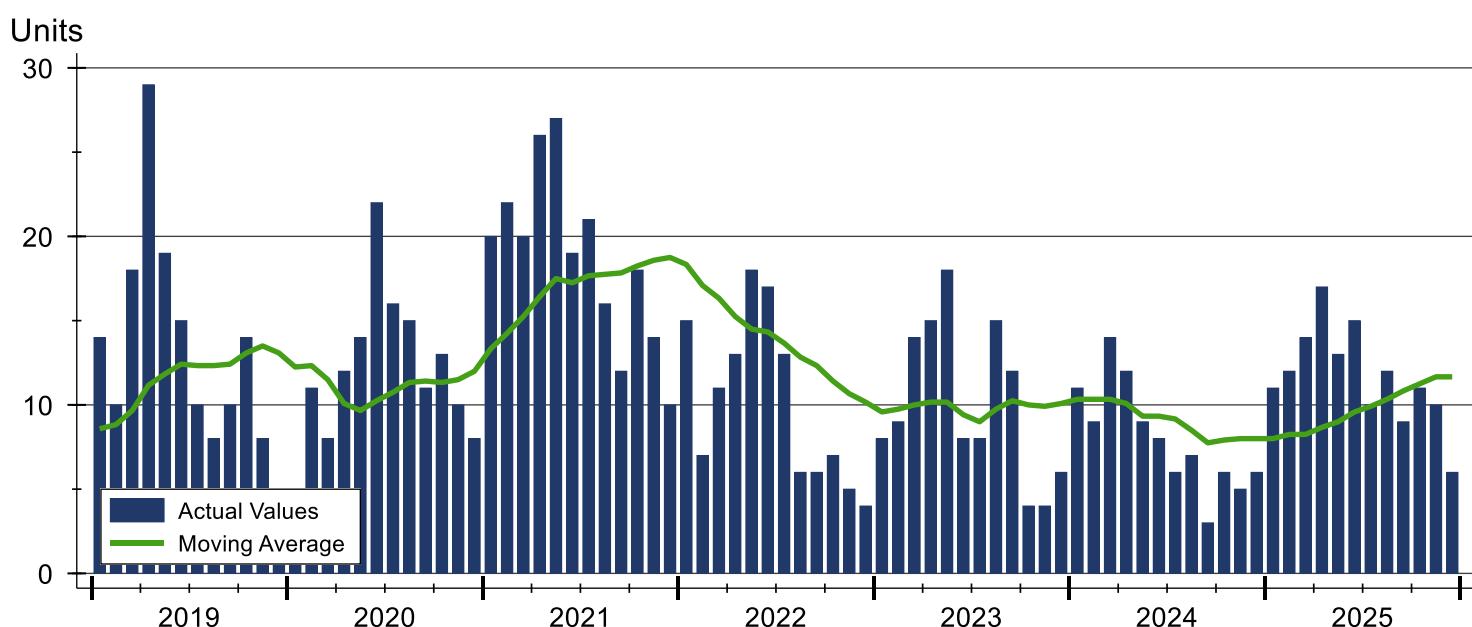
### Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December 2025	End of December 2024	Change
Pending Contracts		<b>6</b>	6	0.0%
Volume (1,000s)		<b>1,704</b>	1,342	27.0%
Average	List Price	<b>283,967</b>	223,633	27.0%
	Days on Market	<b>57</b>	30	90.0%
	Percent of Original	<b>97.2%</b>	100.0%	-2.8%
Median	List Price	<b>234,900</b>	240,000	-2.1%
	Days on Market	<b>47</b>	23	104.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 6 listings in Clay County had contracts pending at the end of December, the same number of contracts pending at the end of December 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





**December  
2025**

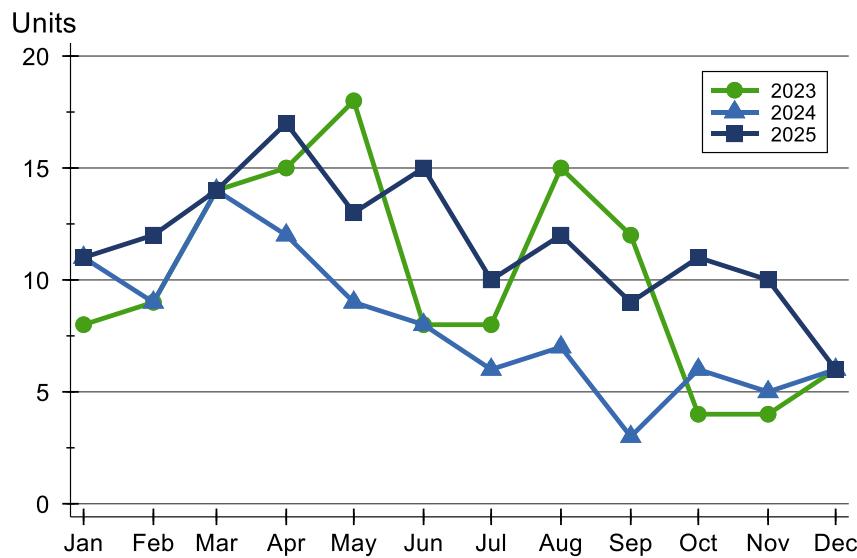
## Flint Hills MLS Statistics



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### Clay County Pending Contracts Analysis

#### Pending Contracts by Month



Month	2023	2024	2025
January	8	11	11
February	9	9	12
March	14	14	14
April	15	12	17
May	18	9	13
June	8	8	15
July	8	6	10
August	15	7	12
September	12	3	9
October	4	6	11
November	4	5	10
December	6	6	6

#### 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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	33.3%	117,000	117,000	35	35	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	169,900	169,900	40	40	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	299,900	299,900	89	89	86.9%	86.9%
\$300,000-\$399,999	1	16.7%	385,000	385,000	95	95	96.2%	96.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	615,000	615,000	46	46	100.0%	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



**December  
2025**

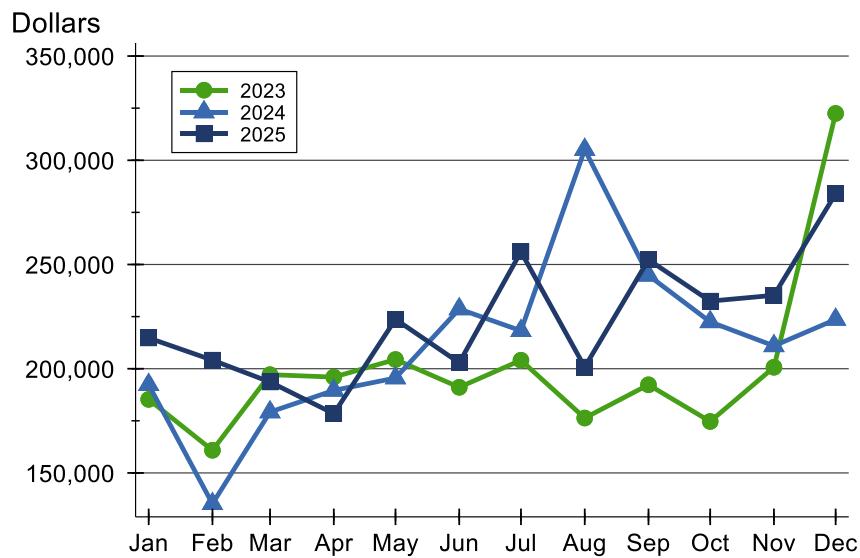
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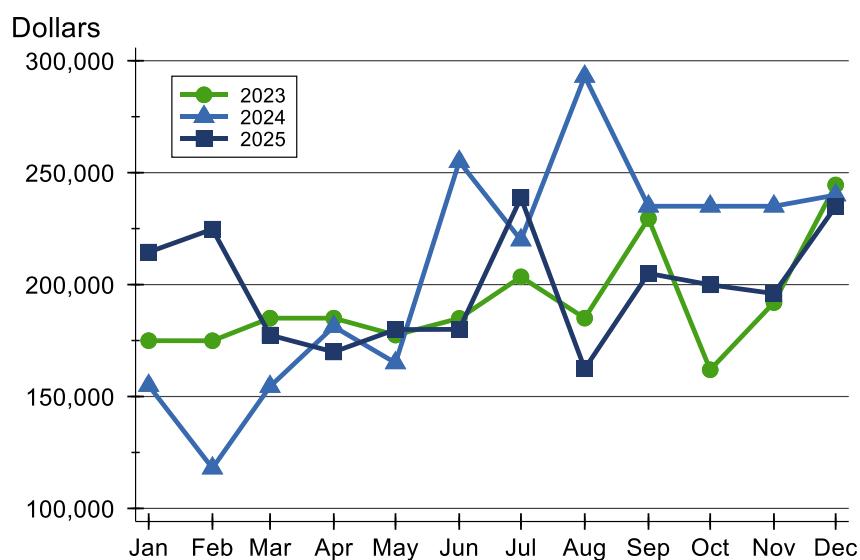
### Clay County Pending Contracts Analysis

#### Average Price



Month	2023	2024	2025
January	185,300	192,309	<b>214,764</b>
February	160,878	135,211	<b>204,117</b>
March	197,150	179,221	<b>193,650</b>
April	195,980	189,592	<b>178,441</b>
May	204,428	195,544	<b>223,738</b>
June	191,100	228,663	<b>202,873</b>
July	204,075	218,217	<b>256,110</b>
August	176,353	305,143	<b>200,792</b>
September	192,292	244,800	<b>252,289</b>
October	174,700	222,483	<b>232,436</b>
November	200,700	210,960	<b>235,220</b>
December	322,483	223,633	<b>283,967</b>

#### Median Price



Month	2023	2024	2025
January	174,950	154,900	<b>214,500</b>
February	174,900	118,000	<b>224,750</b>
March	185,000	154,450	<b>177,450</b>
April	185,000	181,250	<b>169,900</b>
May	177,450	165,000	<b>179,900</b>
June	184,900	254,950	<b>180,000</b>
July	203,450	219,900	<b>238,750</b>
August	185,000	293,000	<b>162,400</b>
September	229,500	235,000	<b>205,000</b>
October	161,950	235,000	<b>199,900</b>
November	191,950	235,000	<b>196,000</b>
December	244,500	240,000	<b>234,900</b>



**December  
2025**

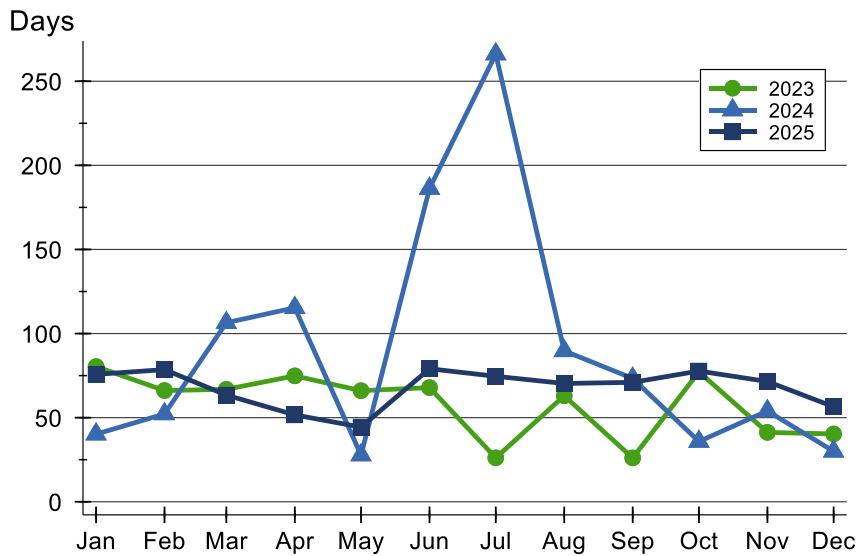
## Flint Hills MLS Statistics



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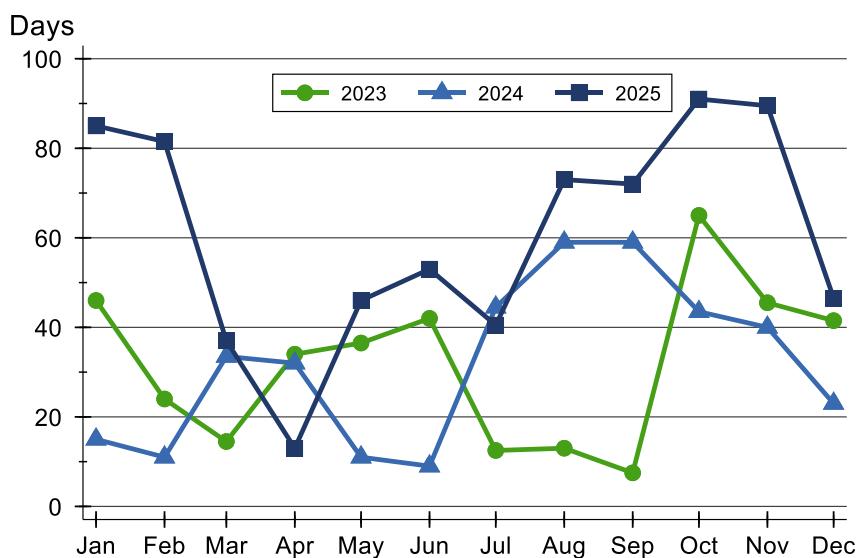
### Clay County Pending Contracts Analysis

#### Average DOM



Month	2023	2024	2025
January	80	40	76
February	66	52	79
March	67	106	63
April	75	115	52
May	66	28	44
June	68	186	79
July	26	266	75
August	63	90	70
September	26	73	71
October	77	36	78
November	41	54	72
December	40	30	57

#### Median DOM



Month	2023	2024	2025
January	46	15	85
February	24	11	82
March	15	34	37
April	34	32	13
May	37	11	46
June	42	9	53
July	13	45	41
August	13	59	73
September	8	59	72
October	65	44	91
November	46	40	90
December	42	23	47