



**April
2025**

Flint Hills MLS Statistics



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Clay County Housing Report



Market Overview

Clay County Home Sales Fell in April

Total home sales in Clay County fell last month to 6 units, compared to 10 units in April 2024. Total sales volume was \$1.1 million, down from a year earlier.

The median sale price in April was \$164,500, up from \$124,000 a year earlier. Homes that sold in April were typically on the market for 80 days and sold for 97.0% of their list prices.

Clay County Active Listings Up at End of April

The total number of active listings in Clay County at the end of April was 21 units, up from 11 at the same point in 2024. This represents a 3.9 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$240,000.

During April, a total of 11 contracts were written up from 5 in April 2024. At the end of the month, there were 17 contracts still pending.

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Clay County Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		6 -40.0%	10 42.9%	7 16.7%	21 -19.2%	26 23.8%	21 -34.4%
Active Listings Change from prior year		21 90.9%	11 -38.9%	18 63.6%	N/A	N/A	N/A
Months' Supply Change from prior year		3.9 178.6%	1.4 -46.2%	2.6 136.4%	N/A	N/A	N/A
New Listings Change from prior year		11 37.5%	8 0.0%	8 -42.9%	32 -3.0%	33 -2.9%	34 3.0%
Contracts Written Change from prior year		11 120.0%	5 -28.6%	7 -22.2%	31 -3.1%	32 6.7%	30 -6.3%
Pending Contracts Change from prior year		17 41.7%	12 -20.0%	15 15.4%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		1,074 -11.5%	1,213 -23.7%	1,589 143.7%	4,177 7.7%	3,879 10.3%	3,516 -21.0%
Average	Sale Price Change from prior year	179,000 47.5%	121,330 -46.5%	226,971 109.0%	198,890 33.3%	149,192 -10.9%	167,429 20.4%
	List Price of Actives Change from prior year	273,567 61.0%	169,936 -7.7%	184,211 45.7%	N/A	N/A	N/A
	Days on Market Change from prior year	104 60.0%	65 622.2%	9 -69.0%	77 57.1%	49 14.0%	43 -24.6%
	Percent of List Change from prior year	97.8% 2.3%	95.6% -4.0%	99.6% 5.4%	97.4% 3.3%	94.3% -0.2%	94.5% -0.9%
	Percent of Original Change from prior year	97.0% 5.3%	92.1% -7.5%	99.6% 8.1%	95.1% 3.0%	92.3% -1.5%	93.7% 0.2%
Median	Sale Price Change from prior year	164,500 32.7%	124,000 -43.4%	219,000 128.7%	180,000 46.6%	122,750 -25.6%	165,000 28.7%
	List Price of Actives Change from prior year	240,000 142.7%	98,900 -22.4%	127,450 15.9%	N/A	N/A	N/A
	Days on Market Change from prior year	80 281.0%	21 110.0%	10 -60.0%	56 330.8%	13 -18.8%	16 -59.0%
	Percent of List Change from prior year	97.0% 0.5%	96.5% -3.5%	100.0% 4.3%	100.0% 4.3%	95.9% -1.4%	97.3% 2.7%
	Percent of Original Change from prior year	95.8% 5.3%	91.0% -9.0%	100.0% 6.2%	96.3% 3.1%	93.4% -2.1%	95.4% 2.1%

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



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Clay County Closed Listings Analysis

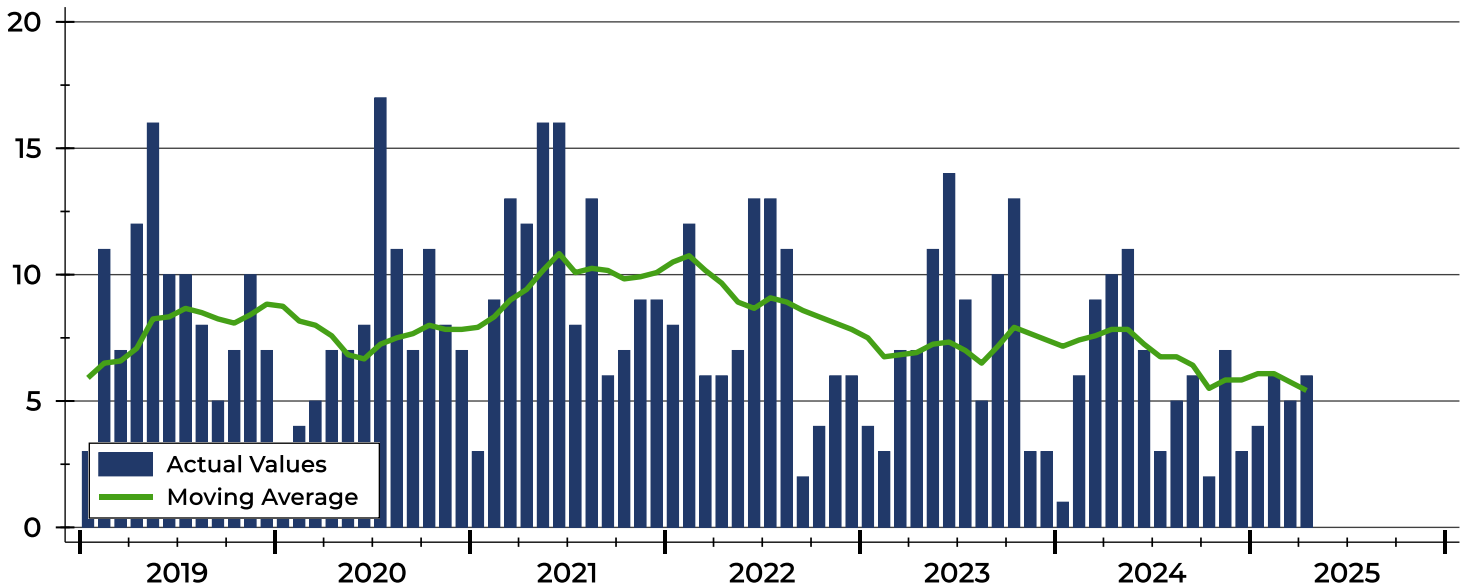
Summary Statistics for Closed Listings		2025	April 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		6	10	-40.0%	21	26	-19.2%
Volume (1,000s)		1,074	1,213	-11.5%	4,177	3,879	7.7%
Months' Supply		3.9	1.4	178.6%	N/A	N/A	N/A
Average	Sale Price	179,000	121,330	47.5%	198,890	149,192	33.3%
	Days on Market	104	65	60.0%	77	49	57.1%
	Percent of List	97.8%	95.6%	2.3%	97.4%	94.3%	3.3%
	Percent of Original	97.0%	92.1%	5.3%	95.1%	92.3%	3.0%
Median	Sale Price	164,500	124,000	32.7%	180,000	122,750	46.6%
	Days on Market	80	21	281.0%	56	13	330.8%
	Percent of List	97.0%	96.5%	0.5%	100.0%	95.9%	4.3%
	Percent of Original	95.8%	91.0%	5.3%	96.3%	93.4%	3.1%

A total of 6 homes sold in Clay County in April, down from 10 units in April 2024. Total sales volume fell to \$1.1 million compared to \$1.2 million in the previous year.

The median sales price in April was \$164,500, up 32.7% compared to the prior year. Median days on market was 80 days, down from 87 days in March, but up from 20 in April 2024.

History of Closed Listings

Units





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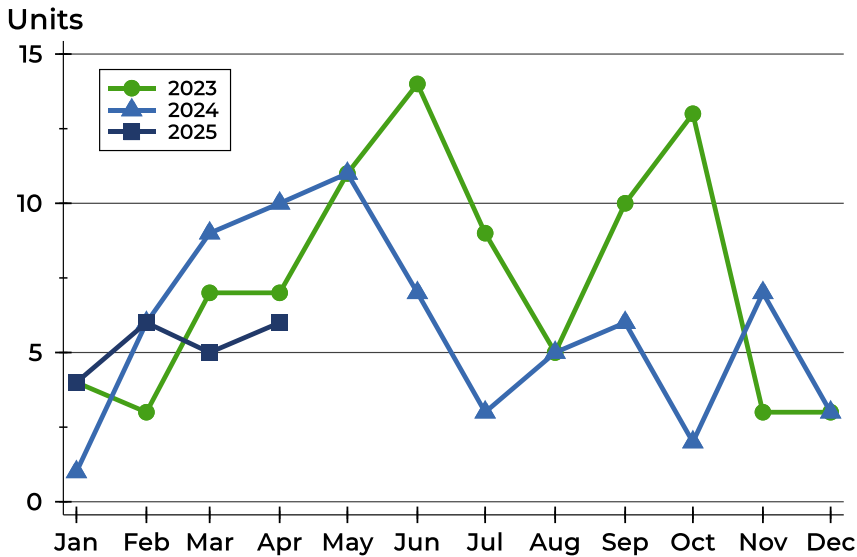
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Clay County Closed Listings Analysis

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	
June	14	7	
July	9	3	
August	5	5	
September	10	6	
October	13	2	
November	3	7	
December	3	3	

Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. 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%	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	4.5	65,000	65,000	17	17	94.2%	94.2%	94.2%	94.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	5.1	130,000	130,000	129	129	96.3%	96.3%	96.3%	96.3%
\$150,000-\$174,999	2	33.3%	0.0	164,500	164,500	70	70	98.6%	98.6%	95.9%	95.9%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	16.7%	3.6	245,000	245,000	284	284	102.1%	102.1%	104.3%	104.3%
\$250,000-\$299,999	0	0.0%	2.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	16.7%	2.4	305,000	305,000	54	54	96.8%	96.8%	95.3%	95.3%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	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	N/A	N/A



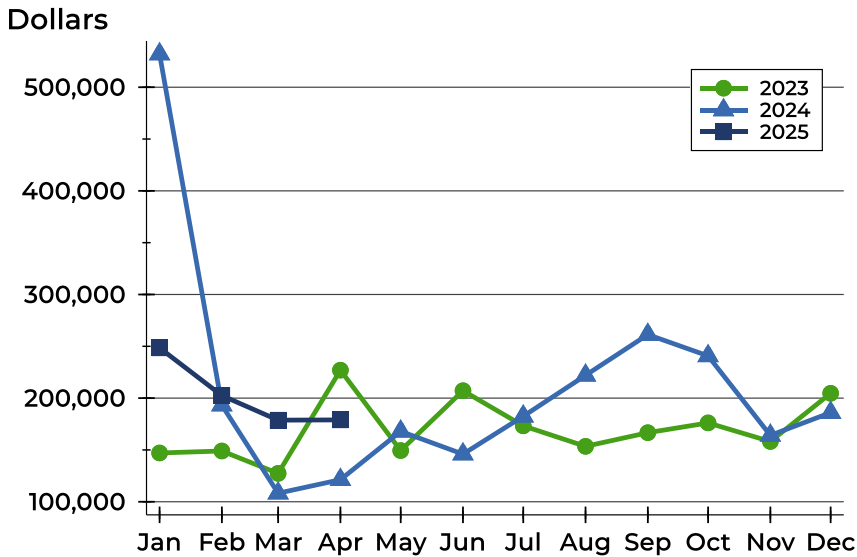
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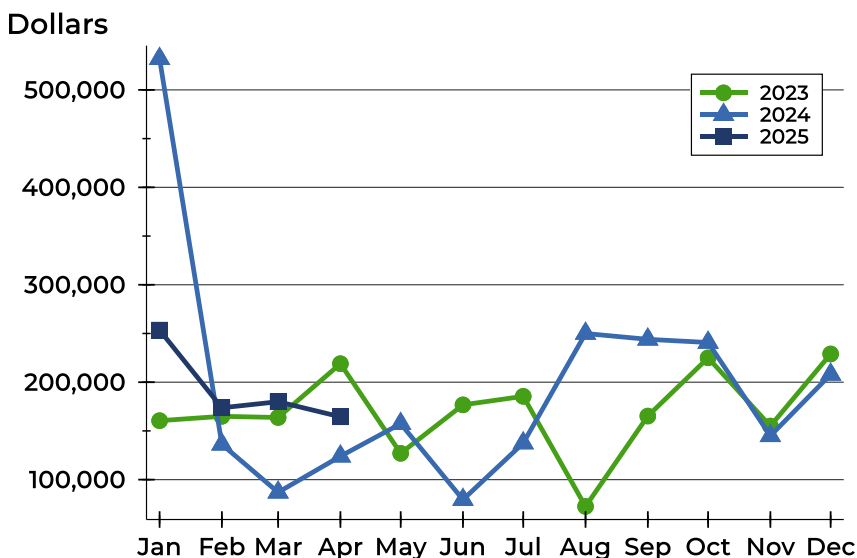
Clay County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	147,100	532,000	248,500
February	149,000	193,250	202,500
March	127,400	108,244	178,740
April	226,971	121,330	179,000
May	149,409	167,950	
June	207,171	145,977	
July	173,274	182,500	
August	153,480	222,000	
September	166,650	261,333	
October	176,115	240,750	
November	158,167	164,071	
December	204,667	186,000	

Median Price



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



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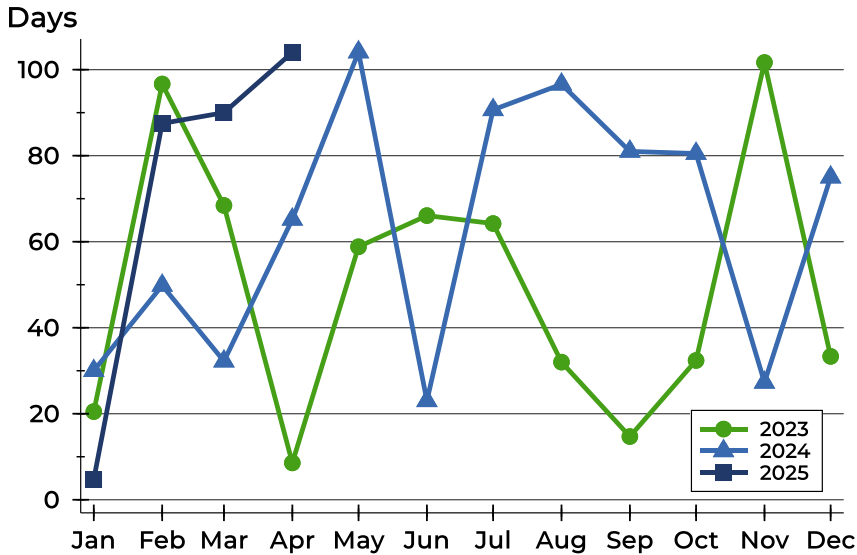
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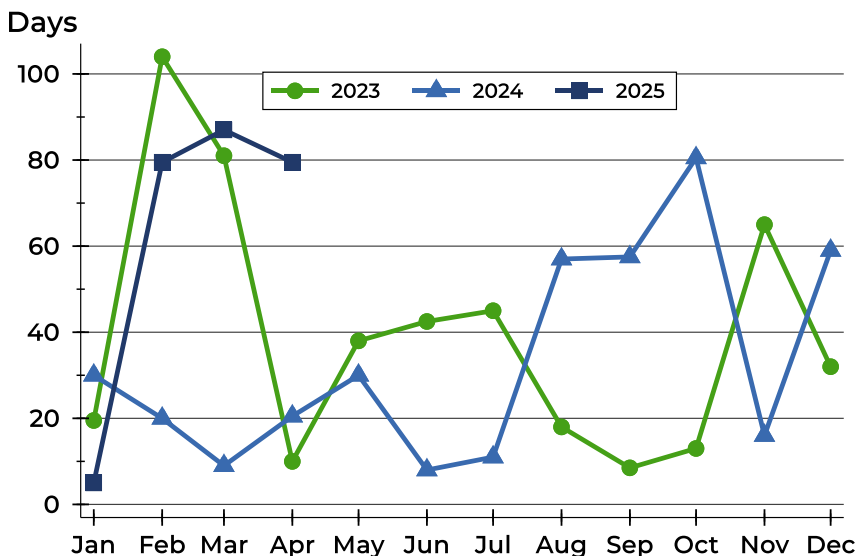
Clay County Closed Listings Analysis

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	
June	66	23	
July	64	91	
August	32	97	
September	15	81	
October	32	81	
November	102	27	
December	33	75	

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	
June	43	8	
July	45	11	
August	18	57	
September	9	58	
October	13	81	
November	65	16	
December	32	59	



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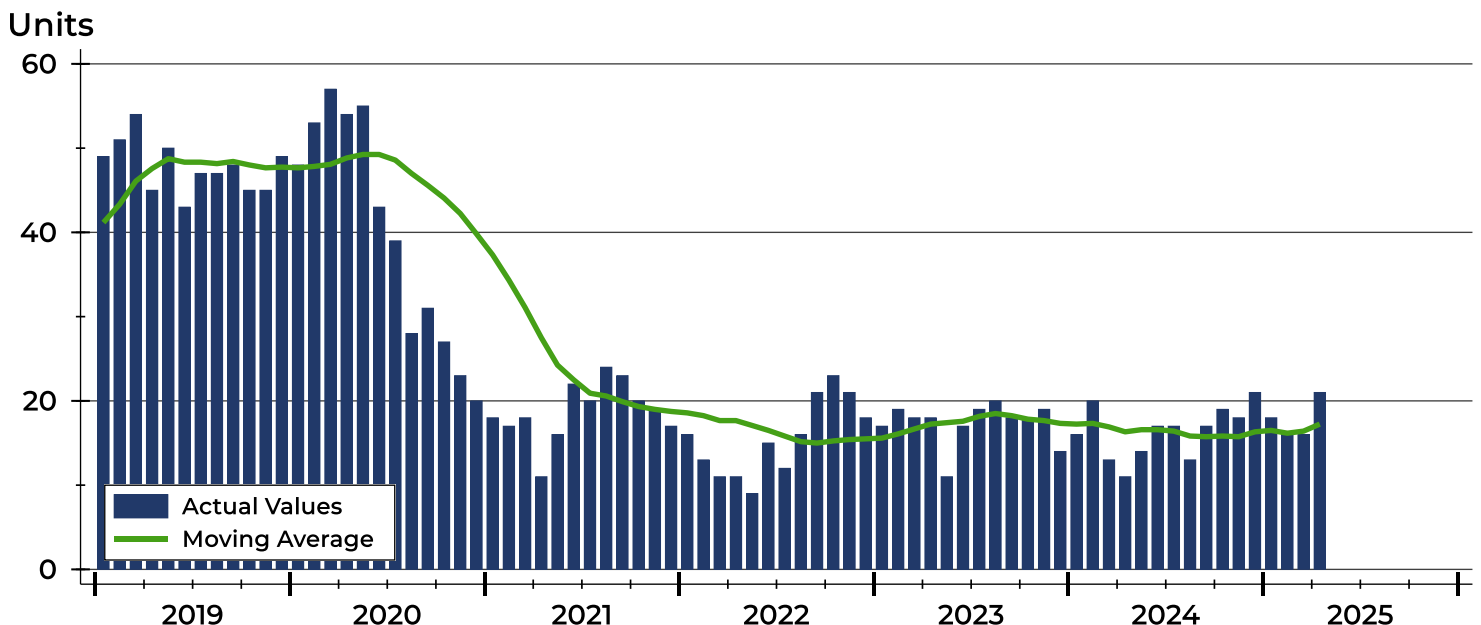
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of April 2024	Change
Active Listings		21	11	90.9%
Volume (1,000s)		5,745	1,869	207.4%
Months' Supply		3.9	1.4	178.6%
Average	List Price	273,567	169,936	61.0%
	Days on Market	70	64	9.4%
	Percent of Original	99.4%	96.6%	2.9%
Median	List Price	240,000	98,900	142.7%
	Days on Market	51	37	37.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 homes were available for sale in Clay County at the end of April. This represents a 3.9 months' supply of active listings.

The median list price of homes on the market at the end of April was \$240,000, up 142.7% from 2024. The typical time on market for active listings was 51 days, up from 37 days a year earlier.

History of Active Listings





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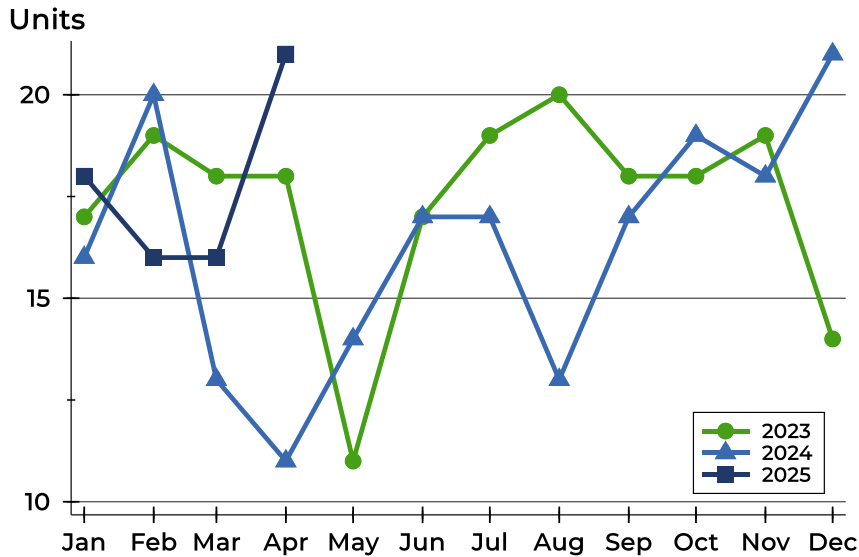
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Clay County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	17	16	18
February	19	20	16
March	18	13	16
April	18	11	21
May	11	14	
June	17	17	
July	19	17	
August	20	13	
September	18	17	
October	18	19	
November	19	18	
December	14	21	

Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	1	4.8%	2.4	35,000	35,000	34	34	100.0%	100.0%
\$50,000-\$99,999	3	14.3%	4.5	91,600	92,000	70	48	98.9%	100.0%
\$100,000-\$124,999	2	9.5%	N/A	117,500	117,500	17	17	100.0%	100.0%
\$125,000-\$149,999	3	14.3%	5.1	134,267	134,900	32	21	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	4.8%	N/A	180,000	180,000	1	1	100.0%	100.0%
\$200,000-\$249,999	3	14.3%	3.6	243,333	245,000	168	224	100.8%	102.1%
\$250,000-\$299,999	2	9.5%	2.7	279,200	279,200	104	104	98.1%	98.1%
\$300,000-\$399,999	1	4.8%	2.4	339,000	339,000	51	51	100.0%	100.0%
\$400,000-\$499,999	2	9.5%	N/A	437,450	437,450	103	103	96.4%	96.4%
\$500,000-\$749,999	2	9.5%	N/A	650,000	650,000	45	45	100.0%	100.0%
\$750,000-\$999,999	1	4.8%	N/A	815,000	815,000	38	38	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



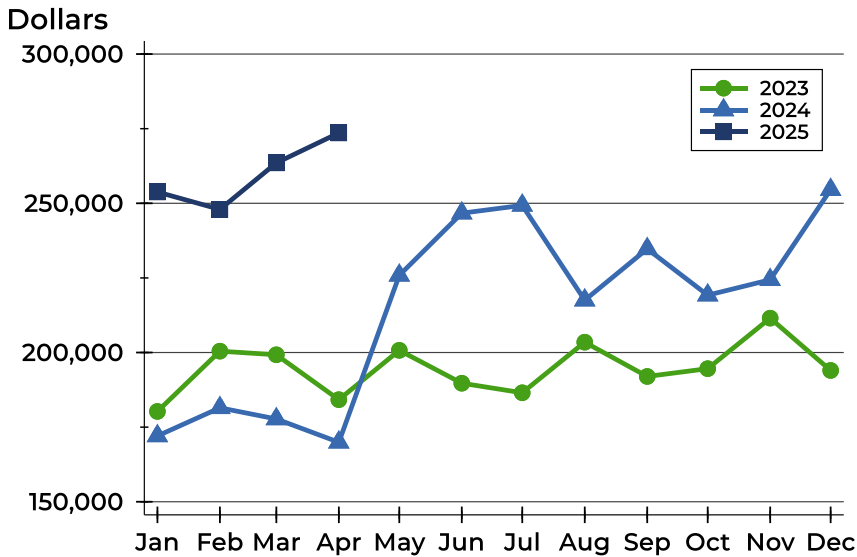
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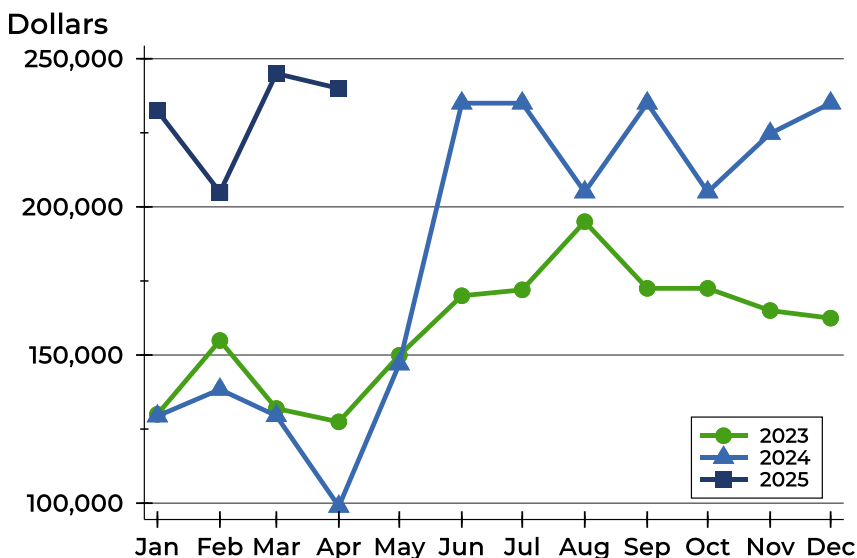
Clay County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	180,259	172,056	253,789
February	200,458	181,485	247,956
March	199,250	177,738	263,531
April	184,211	169,936	273,567
May	200,736	225,864	
June	189,724	246,688	
July	186,521	249,306	
August	203,463	217,546	
September	191,981	234,735	
October	194,600	219,216	
November	211,526	224,383	
December	194,000	254,571	

Median Price



Month	2023	2024	2025
January	130,000	129,400	232,450
February	154,900	138,400	204,950
March	131,950	129,500	245,000
April	127,450	98,900	240,000
May	149,900	146,950	
June	170,000	235,000	
July	172,000	235,000	
August	195,000	205,000	
September	172,500	235,000	
October	172,500	205,000	
November	165,000	224,750	
December	162,450	235,000	



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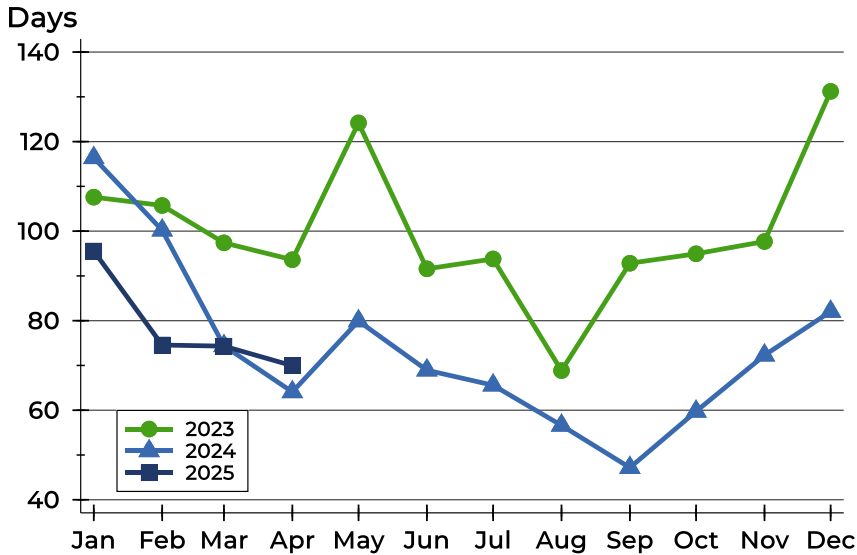
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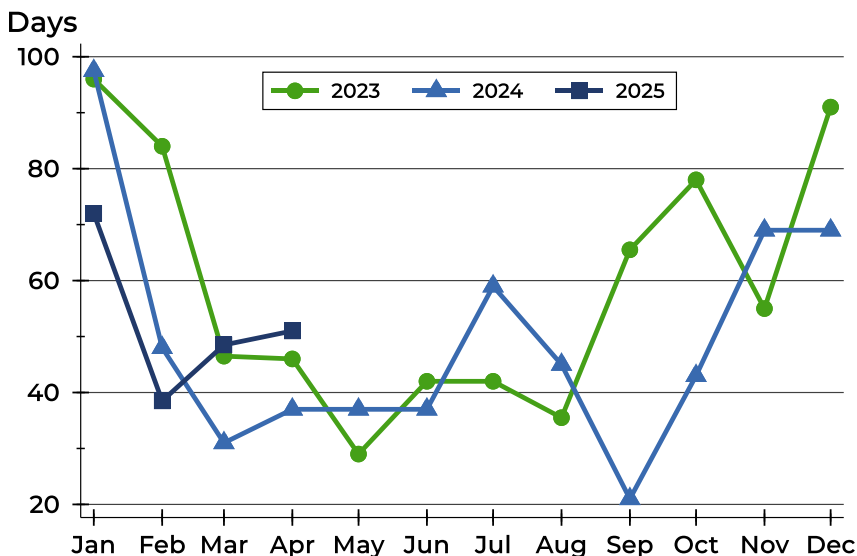
Clay County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	108	116	96
February	106	100	75
March	97	74	74
April	94	64	70
May	124	80	
June	92	69	
July	94	66	
August	69	57	
September	93	47	
October	95	60	
November	98	72	
December	131	82	

Median DOM

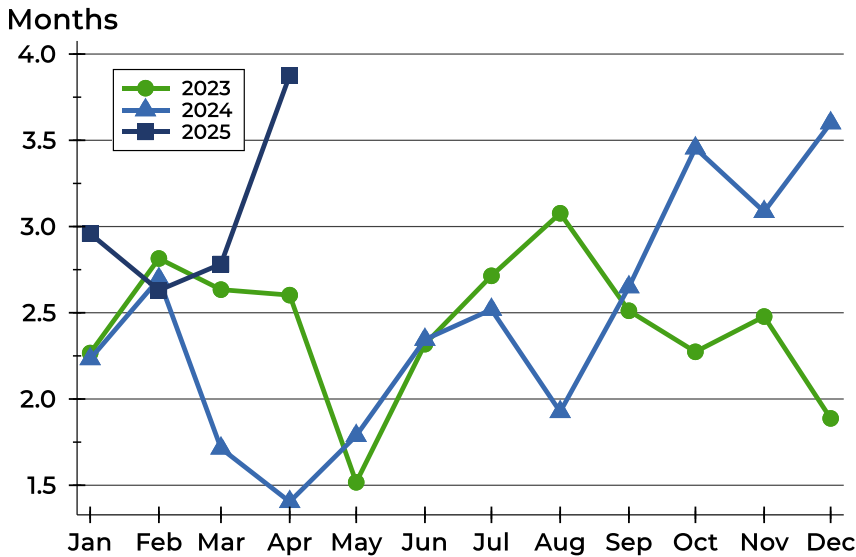


Month	2023	2024	2025
January	96	98	72
February	84	48	39
March	47	31	49
April	46	37	51
May	29	37	
June	42	37	
July	42	59	
August	36	45	
September	66	21	
October	78	43	
November	55	69	
December	91	69	



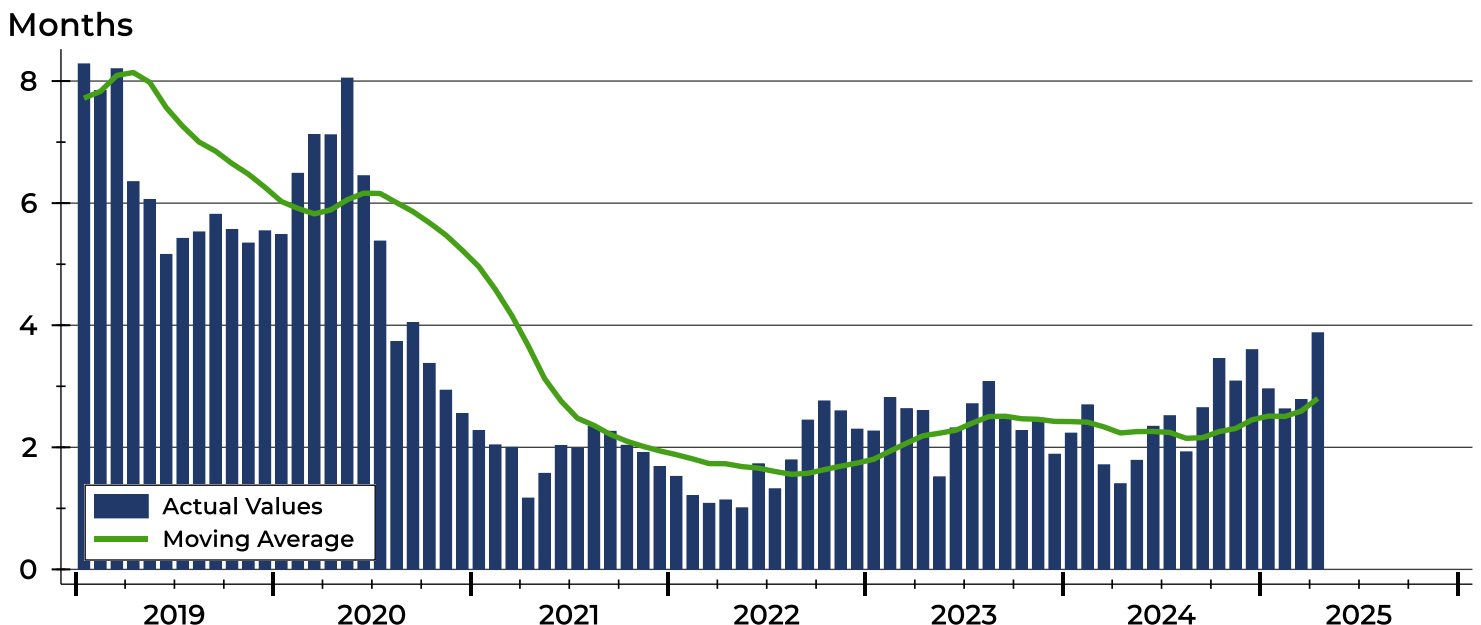
Clay County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	2.3	2.2	3.0
February	2.8	2.7	2.6
March	2.6	1.7	2.8
April	2.6	1.4	3.9
May	1.5	1.8	
June	2.3	2.3	
July	2.7	2.5	
August	3.1	1.9	
September	2.5	2.6	
October	2.3	3.5	
November	2.5	3.1	
December	1.9	3.6	

History of Month's Supply





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Clay County New Listings Analysis

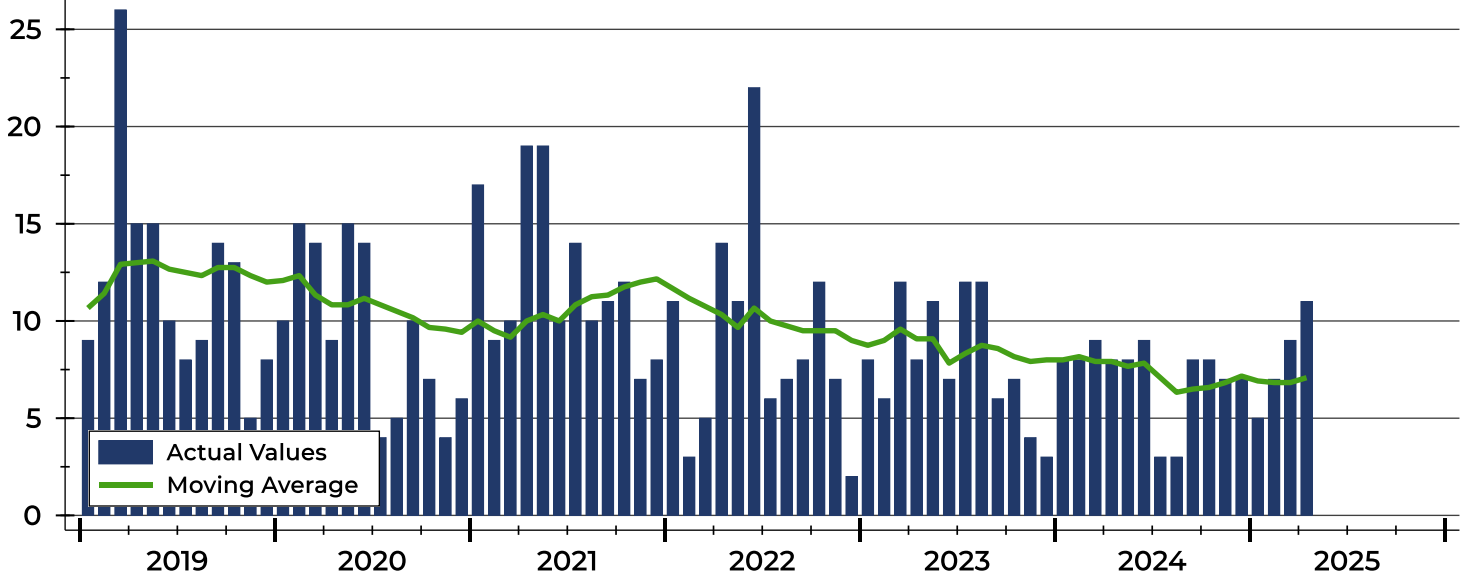
Summary Statistics for New Listings		2025	April 2024	Change
Current Month	New Listings	11	8	37.5%
	Volume (1,000s)	2,107	1,597	31.9%
	Average List Price	191,527	199,625	-4.1%
	Median List Price	129,000	84,750	52.2%
Year-to-Date	New Listings	32	33	-3.0%
	Volume (1,000s)	7,456	5,004	49.0%
	Average List Price	232,991	151,636	53.7%
	Median List Price	166,200	106,500	56.1%

A total of 11 new listings were added in Clay County during April, up 37.5% from the same month in 2024. Year-to-date Clay County has seen 32 new listings.

The median list price of these homes was \$129,000 up from \$84,750 in 2024.

History of New Listings

Units





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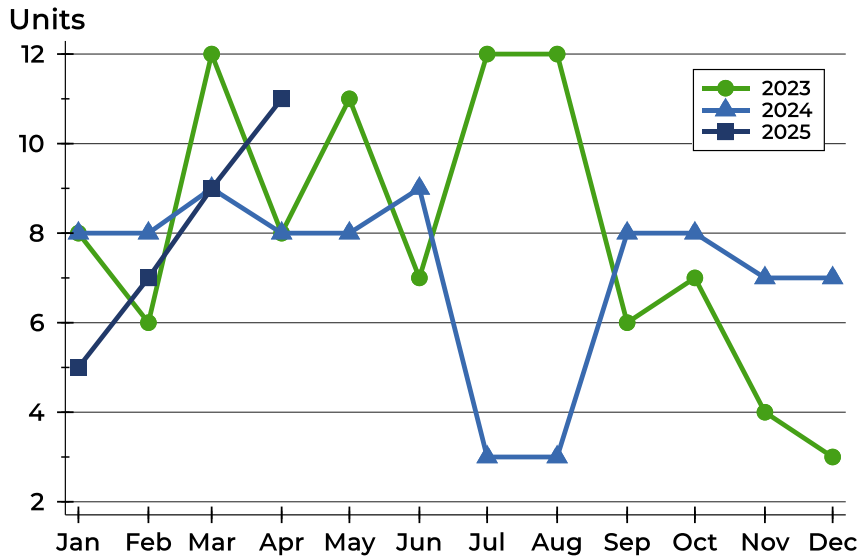
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Clay County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	9.1%	35,000	35,000	2	2	88.6%	88.6%
\$50,000-\$99,999	1	9.1%	77,900	77,900	13	13	100.0%	100.0%
\$100,000-\$124,999	3	27.3%	112,500	115,000	16	20	100.0%	100.0%
\$125,000-\$149,999	1	9.1%	129,000	129,000	27	27	100.0%	100.0%
\$150,000-\$174,999	1	9.1%	162,500	162,500	10	10	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	180,000	180,000	7	7	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	2	18.2%	267,450	267,450	2	2	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	9.1%	650,000	650,000	33	33	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



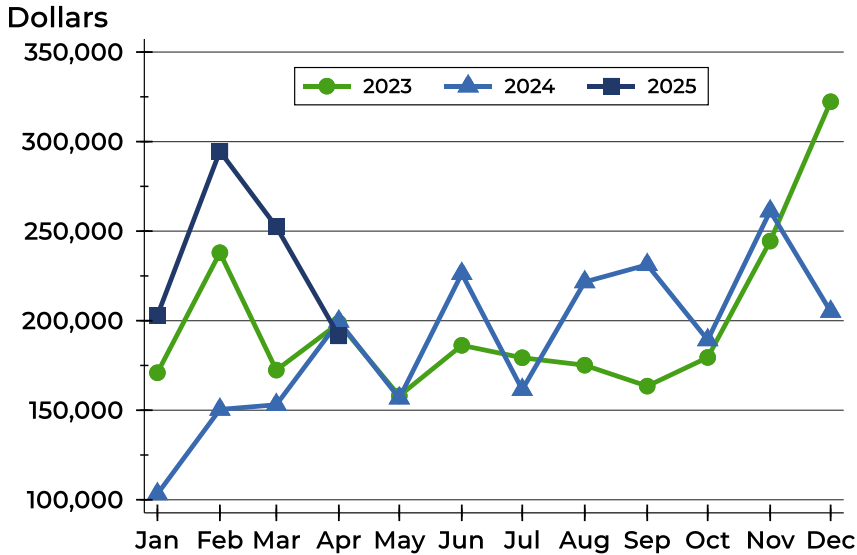
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2025**

Flint Hills MLS Statistics



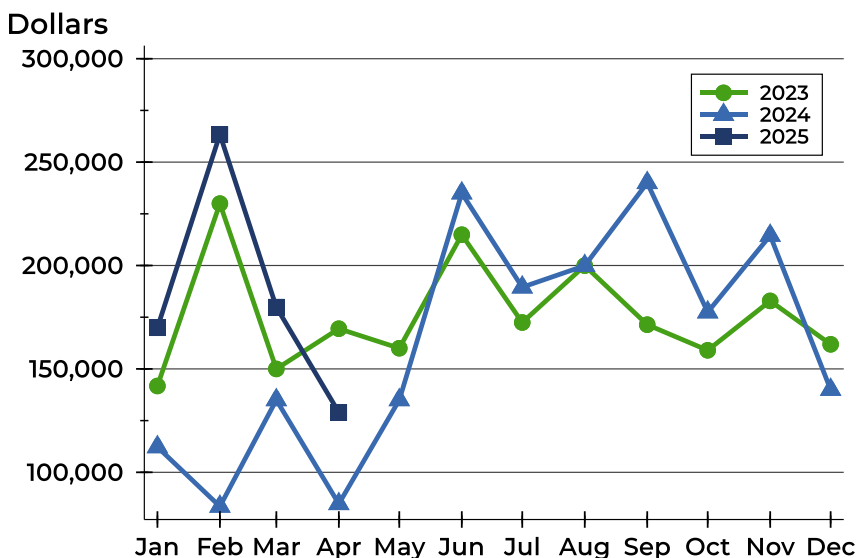
Clay County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,925	103,250	202,960
February	237,967	150,438	294,614
March	172,400	153,056	252,422
April	198,613	199,625	191,527
May	158,009	156,725	
June	186,243	226,267	
July	179,308	161,500	
August	175,154	221,633	
September	163,450	231,225	
October	179,471	189,250	
November	244,450	261,200	
December	322,267	205,114	

Median Price



Month	2023	2024	2025
January	141,750	112,250	169,900
February	229,950	83,500	263,400
March	150,000	135,000	179,900
April	169,450	84,750	129,000
May	160,000	135,000	
June	214,900	235,000	
July	172,450	189,500	
August	199,950	199,900	
September	171,400	240,000	
October	159,000	177,450	
November	182,900	214,500	
December	161,900	140,000	



**April
2025**

Flint Hills MLS Statistics



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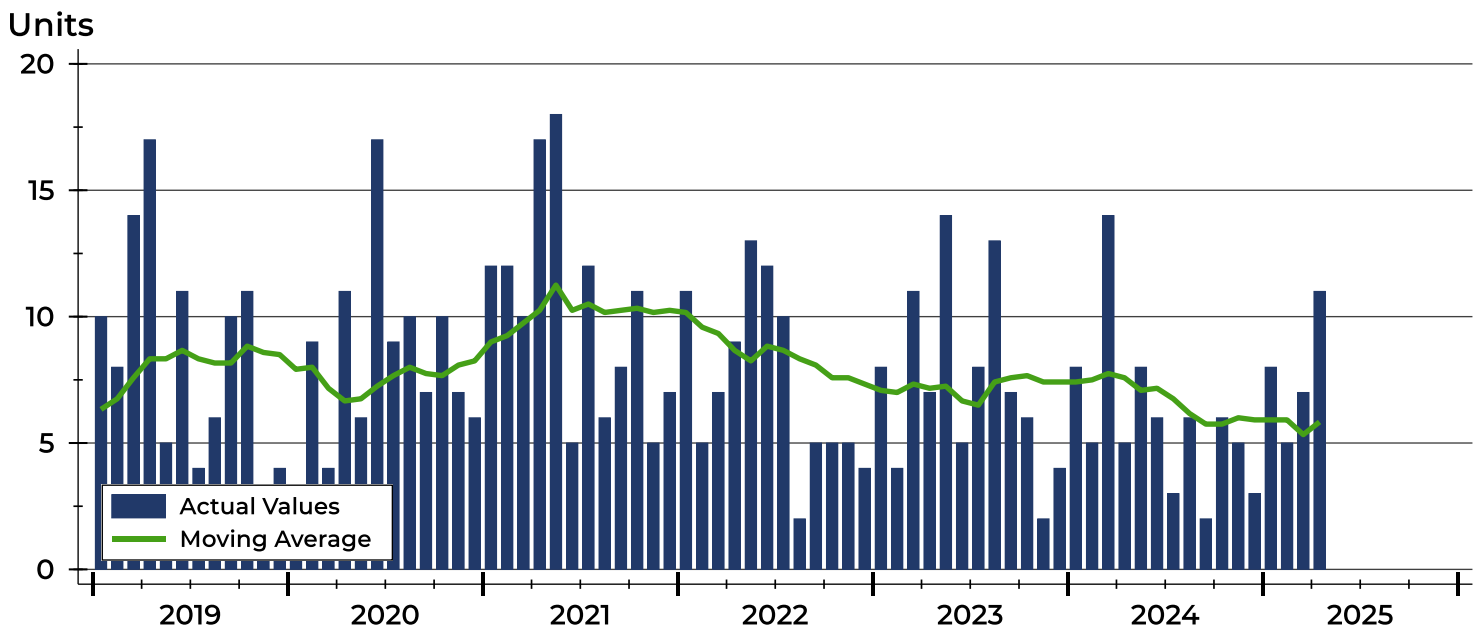
Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		April 2024			Year-to-Date		
		2025	Change	2025	2024	Change	
Contracts Written		11	5	120.0%	31	32	-3.1%
Volume (1,000s)		1,679	424	296.0%	5,676	4,313	31.6%
Average	Sale Price	152,609	84,800	80.0%	183,087	134,778	35.8%
	Days on Market	48	21	128.6%	66	71	-7.0%
	Percent of Original	94.1%	94.1%	0.0%	94.8%	92.0%	3.0%
Median	Sale Price	159,000	50,000	218.0%	169,900	118,950	42.8%
	Days on Market	13	24	-45.8%	54	25	116.0%
	Percent of Original	100.0%	97.8%	2.2%	96.4%	95.2%	1.3%

A total of 11 contracts for sale were written in Clay County during the month of April, up from 5 in 2024. The median list price of these homes was \$159,000, up from \$50,000 the prior year.

Half of the homes that went under contract in April were on the market less than 13 days, compared to 24 days in April 2024.

History of Contracts Written





**April
2025**

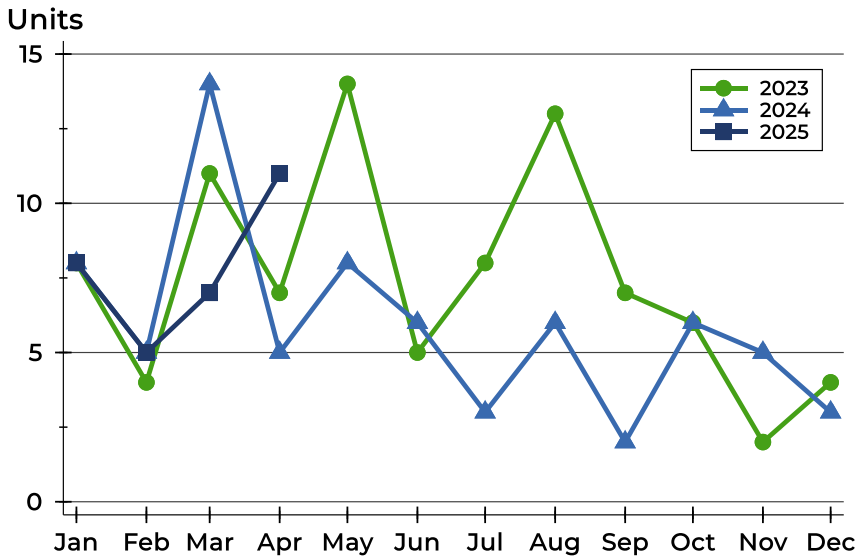
Flint Hills MLS Statistics



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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	7
April	7	5	11
May	14	8	
June	5	6	
July	8	3	
August	13	6	
September	7	2	
October	6	6	
November	2	5	
December	4	3	

Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	9.1%	35,000	35,000	2	2	88.6%	88.6%
\$50,000-\$99,999	1	9.1%	77,900	77,900	13	13	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	102,500	102,500	1	1	100.0%	100.0%
\$125,000-\$149,999	2	18.2%	137,500	137,500	106	106	87.0%	87.0%
\$150,000-\$174,999	4	36.4%	163,350	162,250	74	48	93.2%	93.6%
\$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	2	18.2%	267,450	267,450	2	2	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$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



**April
2025**

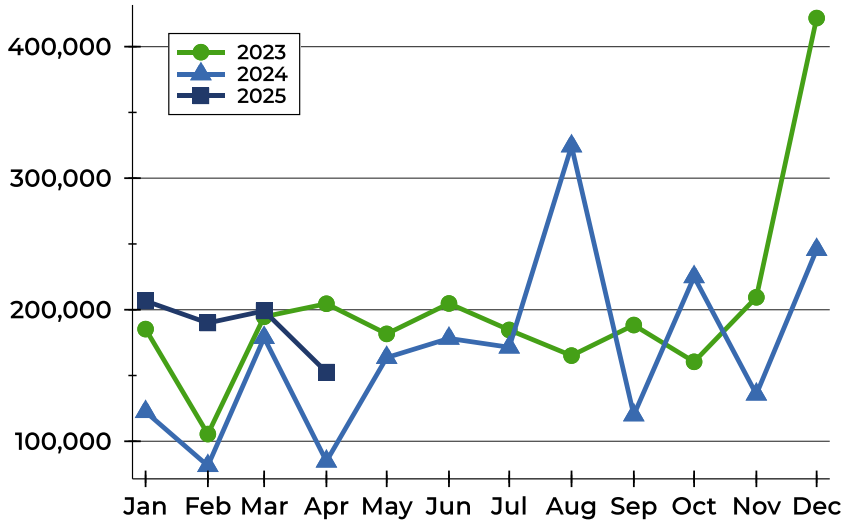
Flint Hills MLS Statistics



Clay County Contracts Written Analysis

Average Price

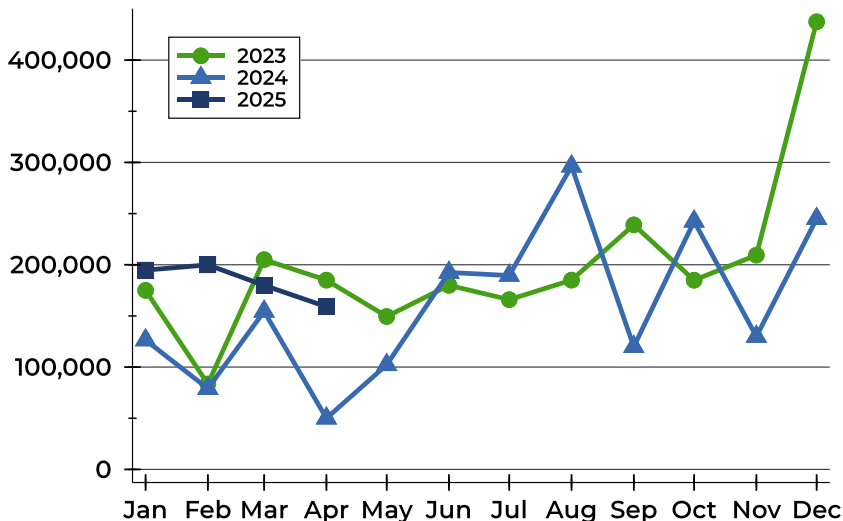
Dollars



Month	2023	2024	2025
January	185,300	122,438	206,675
February	105,500	81,400	189,960
March	194,691	178,743	199,114
April	204,571	84,800	152,609
May	181,643	163,613	
June	204,780	178,217	
July	184,650	171,467	
August	165,138	324,417	
September	188,371	119,950	
October	160,425	224,967	
November	209,450	135,740	
December	421,725	245,667	

Median Price

Dollars



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



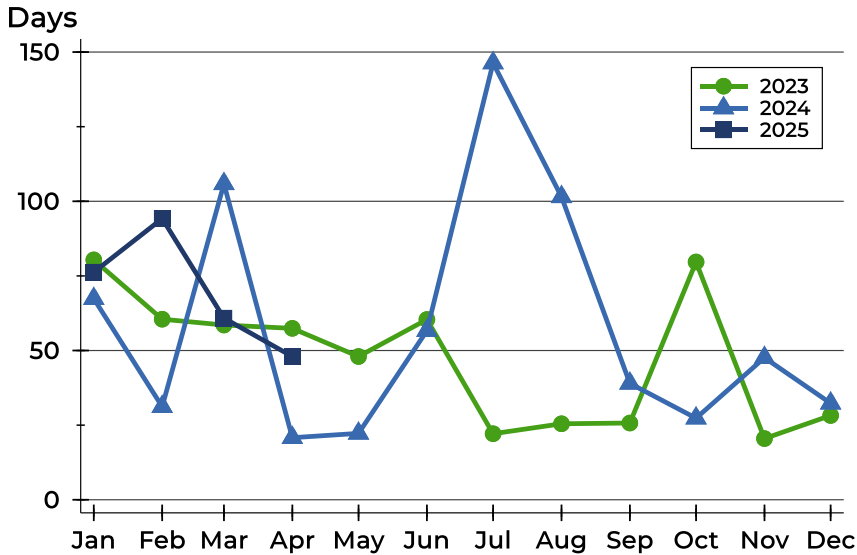
**April
2025**

Flint Hills MLS Statistics



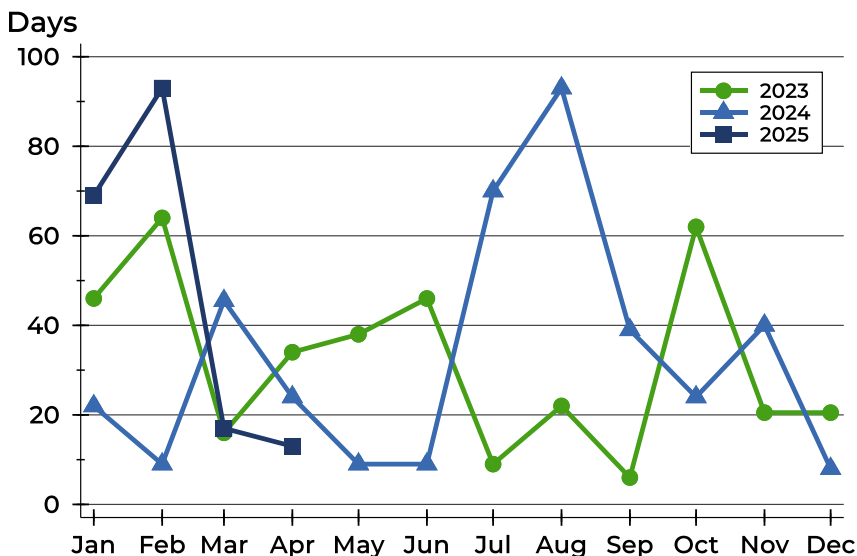
Clay County Contracts Written Analysis

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	
June	60	57	
July	22	146	
August	25	102	
September	26	39	
October	80	27	
November	21	48	
December	28	32	

Median DOM



Month	2023	2024	2025
January	46	22	69
February	64	9	93
March	16	46	17
April	34	24	13
May	38	9	
June	46	9	
July	9	70	
August	22	93	
September	6	39	
October	62	24	
November	21	40	
December	21	8	



**April
2025**

Flint Hills MLS Statistics



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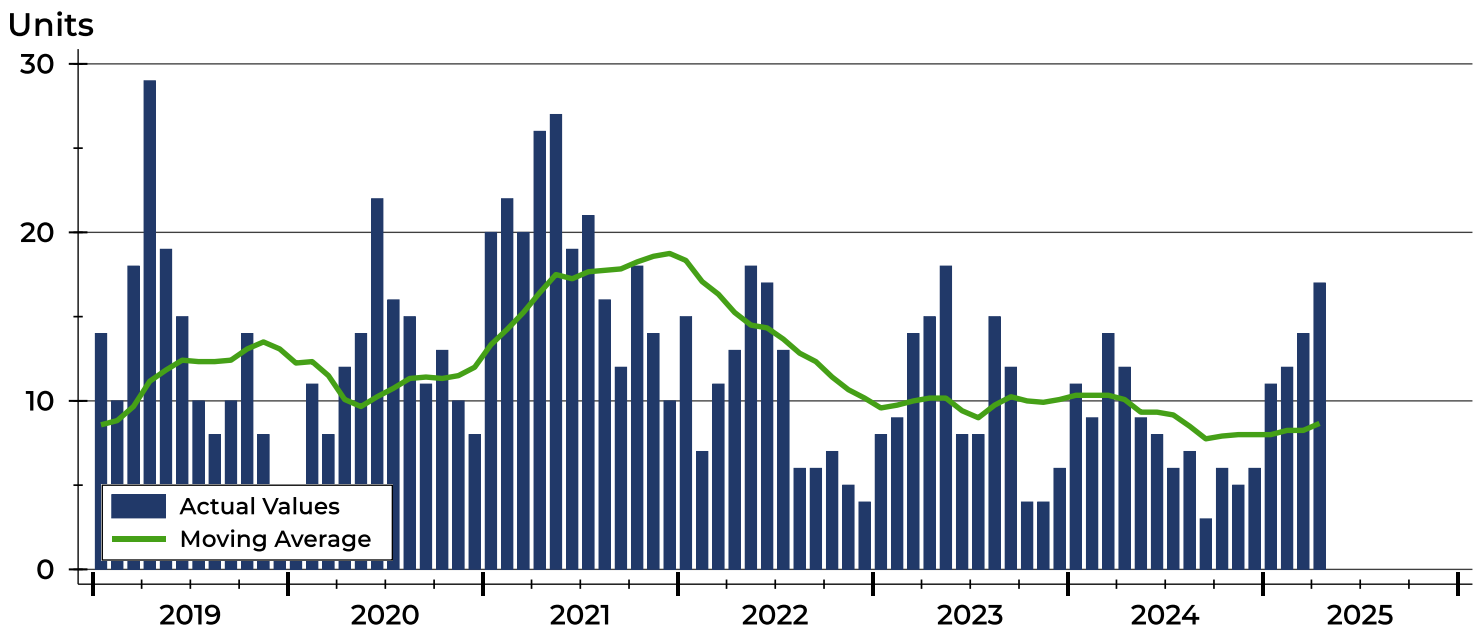
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of April 2024	Change
Pending Contracts		17	12	41.7%
Volume (1,000s)		3,034	2,275	33.4%
Average	List Price	178,441	189,592	-5.9%
	Days on Market	52	115	-54.8%
	Percent of Original	97.7%	94.1%	3.8%
Median	List Price	169,900	181,250	-6.3%
	Days on Market	13	32	-59.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 17 listings in Clay County had contracts pending at the end of April, up from 12 contracts pending at the end of April 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





**April
2025**

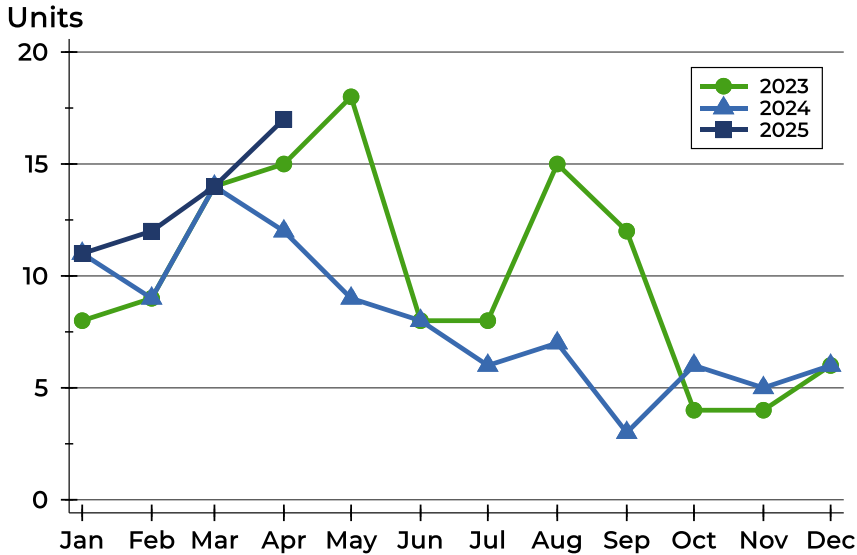
Flint Hills MLS Statistics



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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	
June	8	8	
July	8	6	
August	15	7	
September	12	3	
October	4	6	
November	4	5	
December	6	6	

Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	5.9%	35,000	35,000	2	2	100.0%	100.0%
\$50,000-\$99,999	1	5.9%	77,900	77,900	13	13	100.0%	100.0%
\$100,000-\$124,999	1	5.9%	102,500	102,500	1	1	100.0%	100.0%
\$125,000-\$149,999	2	11.8%	132,500	132,500	42	42	88.9%	88.9%
\$150,000-\$174,999	5	29.4%	164,660	162,500	71	58	95.5%	95.9%
\$175,000-\$199,999	1	5.9%	179,900	179,900	7	7	100.0%	100.0%
\$200,000-\$249,999	3	17.6%	240,000	240,000	136	85	102.1%	102.1%
\$250,000-\$299,999	3	17.6%	276,633	274,900	3	3	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$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



**April
2025**

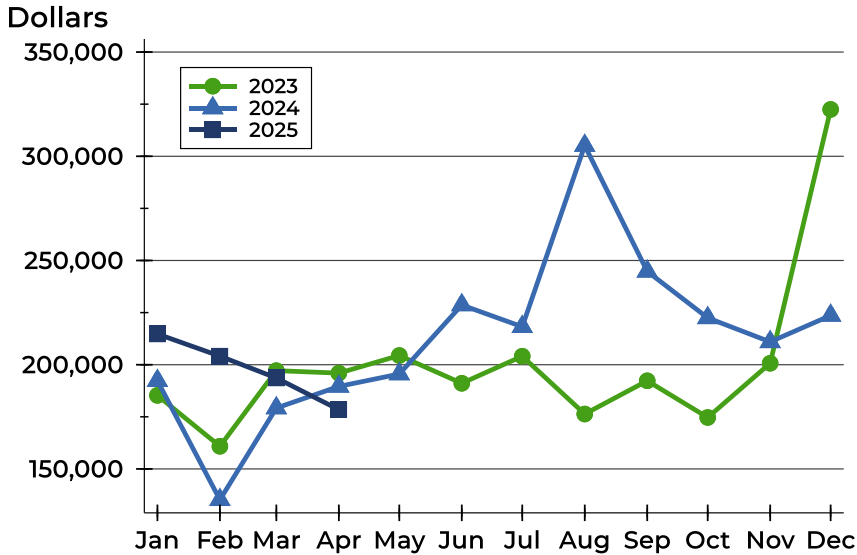
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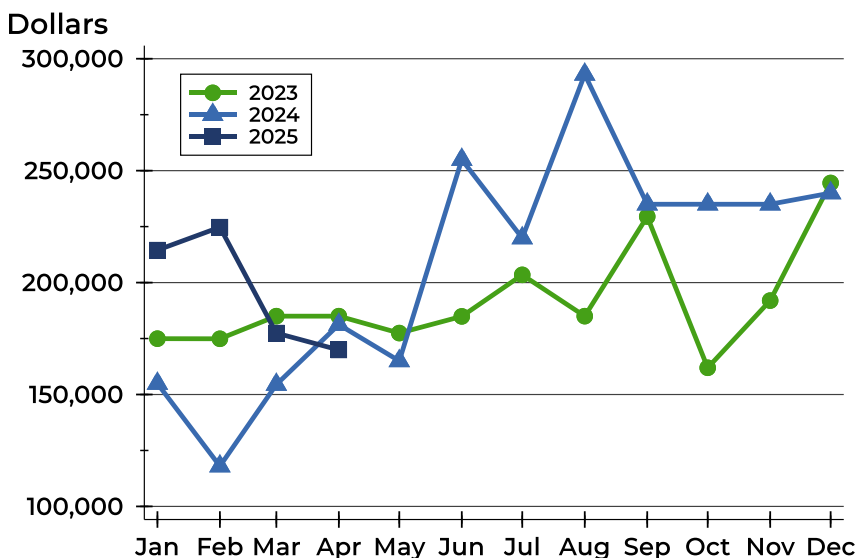
Clay County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	185,300	192,309	214,764
February	160,878	135,211	204,117
March	197,150	179,221	193,650
April	195,980	189,592	178,441
May	204,428	195,544	
June	191,100	228,663	
July	204,075	218,217	
August	176,353	305,143	
September	192,292	244,800	
October	174,700	222,483	
November	200,700	210,960	
December	322,483	223,633	

Median Price



Month	2023	2024	2025
January	174,950	154,900	214,500
February	174,900	118,000	224,750
March	185,000	154,450	177,450
April	185,000	181,250	169,900
May	177,450	165,000	
June	184,900	254,950	
July	203,450	219,900	
August	185,000	293,000	
September	229,500	235,000	
October	161,950	235,000	
November	191,950	235,000	
December	244,500	240,000	



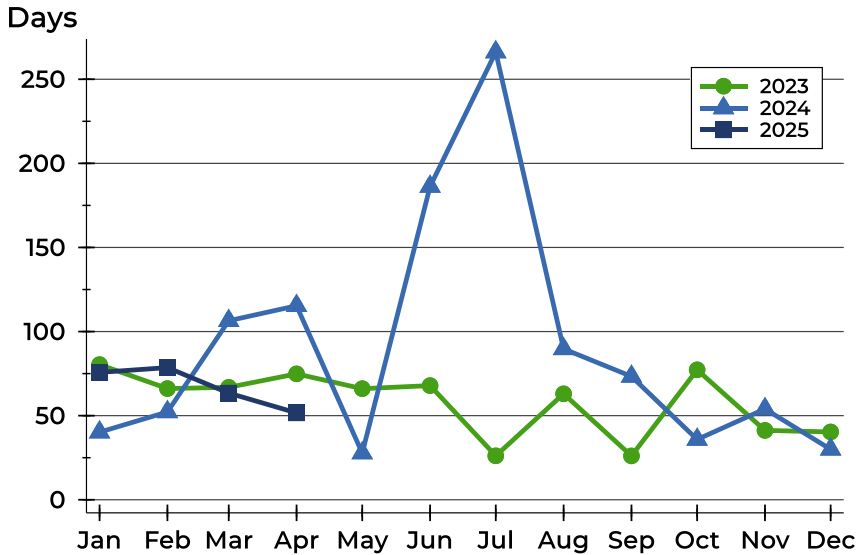
**April
2025**

Flint Hills MLS Statistics



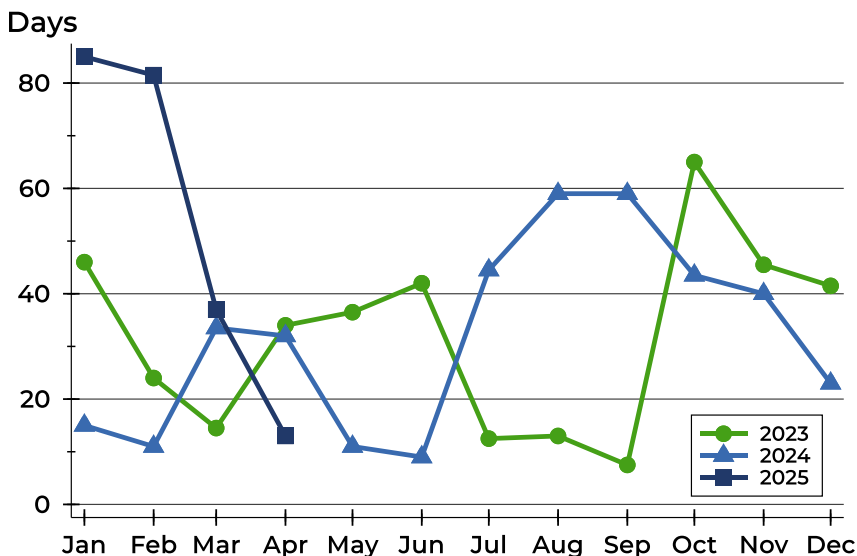
Clay County Pending Contracts Analysis

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	
June	68	186	
July	26	266	
August	63	90	
September	26	73	
October	77	36	
November	41	54	
December	40	30	

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	
June	42	9	
July	13	45	
August	13	59	
September	8	59	
October	65	44	
November	46	40	
December	42	23	