

Clay County Housing Report



Market Overview

Clay County Home Sales Rose in August

Total home sales in Clay County rose by 100.0% last month to 10 units, compared to 5 units in August 2024. Total sales volume was \$2.5 million, up 121.5% from a year earlier.

The median sale price in August was \$229,350, down from \$250,000 a year earlier. Homes that sold in August were typically on the market for 40 days and sold for 97.3% of their list prices.

Clay County Active Listings Up at End of August

The total number of active listings in Clay County at the end of August was 24 units, up from 10 at the same point in 2024. This represents a 3.8 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$249,950.

During August, a total of 12 contracts were written up from 6 in August 2024. At the end of the month, there were 12 contracts still pending.

Report Contents

- **Summary Statistics – Page 2**
- **Closed Listing Analysis – Page 3**
- **Active Listings Analysis – Page 7**
- **Months' Supply Analysis – Page 11**
- **New Listings Analysis – Page 12**
- **Contracts Written Analysis – Page 15**
- **Pending Contracts Analysis – Page 19**

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**August
2025**

Flint Hills MLS Statistics



Clay County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year		10 100.0%	5 0.0%	5 -54.5%	58 11.5%	52 -13.3%	60 -22.1%
Active Listings Change from prior year		24 140.0%	10 -41.2%	17 13.3%	N/A	N/A	N/A
Months' Supply Change from prior year		3.8 153.3%	1.5 -42.3%	2.6 52.9%	N/A	N/A	N/A
New Listings Change from prior year		8 166.7%	3 -75.0%	12 71.4%	76 35.7%	56 -26.3%	76 -5.0%
Contracts Written Change from prior year		12 100.0%	6 -53.8%	13 550.0%	65 18.2%	55 -21.4%	70 0.0%
Pending Contracts Change from prior year		12 71.4%	7 -53.3%	15 150.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		2,459 121.5%	1,110 44.7%	767 -39.4%	11,192 33.1%	8,406 -19.1%	10,387 -2.8%
Average	Sale Price Change from prior year	245,850 10.7%	222,000 44.6%	153,480 33.4%	192,968 19.4%	161,650 -6.6%	173,113 24.7%
	List Price of Actives Change from prior year	298,631 19.5%	249,830 13.6%	219,968 -12.9%	N/A	N/A	N/A
	Days on Market Change from prior year	75 -22.7%	97 203.1%	32 -31.9%	58 -9.4%	64 18.5%	54 14.9%
	Percent of List Change from prior year	95.3% -3.4%	98.7% 12.0%	88.1% -7.7%	96.0% 0.7%	95.3% 0.5%	94.8% -0.8%
	Percent of Original Change from prior year	94.3% 2.9%	91.6% 6.8%	85.8% -6.8%	94.1% 2.1%	92.2% -0.5%	92.7% -0.7%
Median	Sale Price Change from prior year	229,350 -8.3%	250,000 244.8%	72,500 -42.9%	174,950 32.8%	131,721 -19.9%	164,400 29.4%
	List Price of Actives Change from prior year	249,950 6.4%	235,000 6.9%	219,900 25.7%	N/A	N/A	N/A
	Days on Market Change from prior year	41 -28.1%	57 216.7%	18 50.0%	39 95.0%	20 -37.5%	32 60.0%
	Percent of List Change from prior year	97.3% -2.0%	99.3% 4.9%	94.7% -2.0%	98.3% 1.3%	97.0% 0.0%	97.0% 0.8%
	Percent of Original Change from prior year	94.2% -2.1%	96.2% 1.6%	94.7% -2.0%	96.4% 0.8%	95.6% 0.6%	95.0% 0.1%

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



**August
2025**

Flint Hills MLS Statistics



**FLINT HILLS
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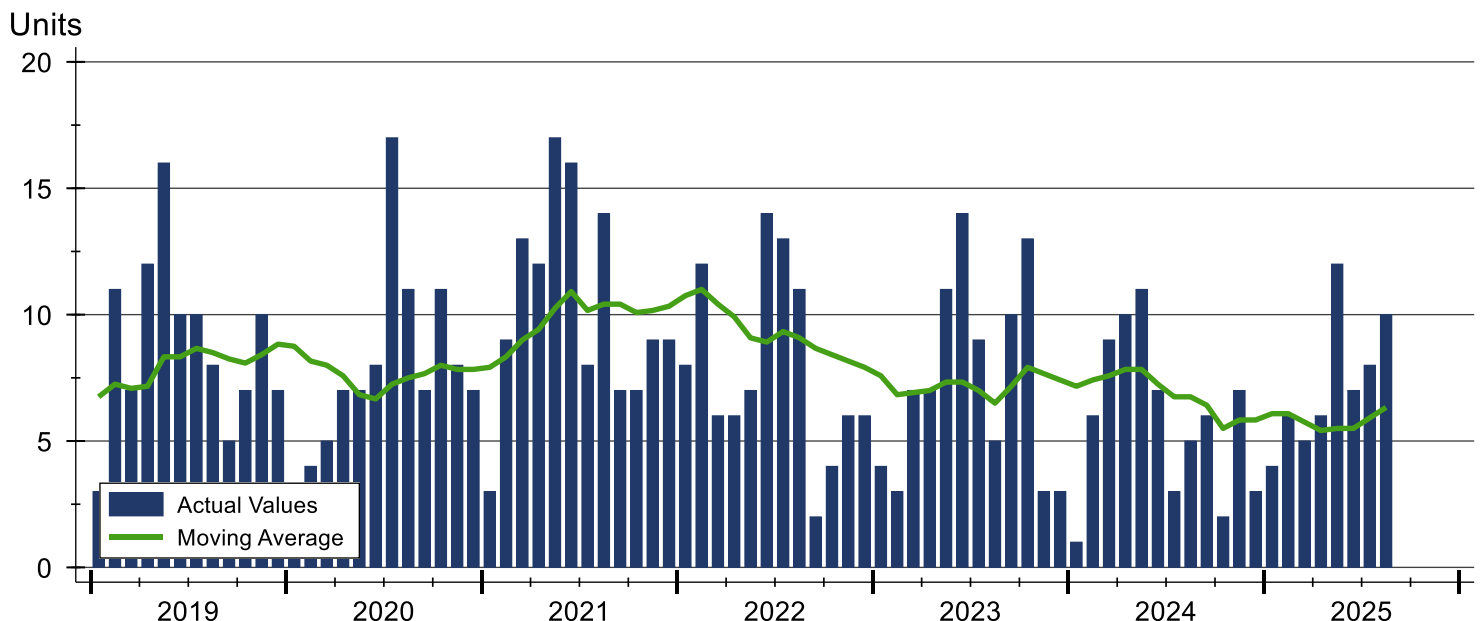
Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	August 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		10	5	100.0%	58	52	11.5%
Volume (1,000s)		2,459	1,110	121.5%	11,192	8,406	33.1%
Months' Supply		3.8	1.5	153.3%	N/A	N/A	N/A
Average	Sale Price	245,850	222,000	10.7%	192,968	161,650	19.4%
	Days on Market	75	97	-22.7%	58	64	-9.4%
	Percent of List	95.3%	98.7%	-3.4%	96.0%	95.3%	0.7%
	Percent of Original	94.3%	91.6%	2.9%	94.1%	92.2%	2.1%
Median	Sale Price	229,350	250,000	-8.3%	174,950	131,721	32.8%
	Days on Market	41	57	-28.1%	39	20	95.0%
	Percent of List	97.3%	99.3%	-2.0%	98.3%	97.0%	1.3%
	Percent of Original	94.2%	96.2%	-2.1%	96.4%	95.6%	0.8%

A total of 10 homes sold in Clay County in August, up from 5 units in August 2024. Total sales volume rose to \$2.5 million compared to \$1.1 million in the previous year.

The median sales price in August was \$229,350, down 8.3% compared to the prior year. Median days on market was 40 days, up from 40 days in July, but down from 57 in August 2024.

History of Closed Listings





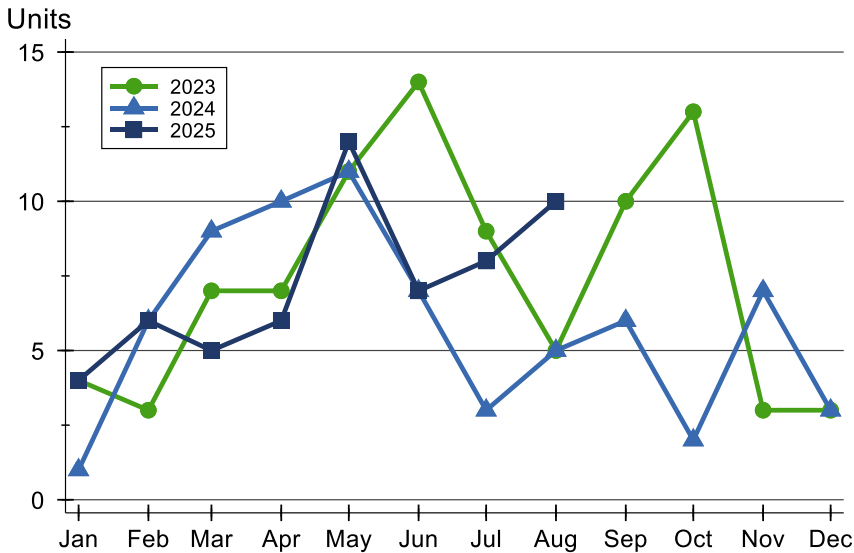
**August
2025**

Flint Hills MLS Statistics



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	
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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	1.2	70,000	70,000	42	42	84.3%	84.3%	78.7%	78.7%
\$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	10.0%	1.1	135,000	135,000	64	64	90.7%	90.7%	90.7%	90.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	10.0%	2.4	179,900	179,900	7	7	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	4	40.0%	8.3	228,400	229,350	88	28	97.6%	99.2%	96.7%	95.3%
\$250,000-\$299,999	2	20.0%	3.0	267,500	267,500	102	102	95.5%	95.5%	95.5%	95.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	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	N/A	N/A	N/A
\$500,000-\$749,999	1	10.0%	12.0	625,000	625,000	80	80	96.2%	96.2%	96.2%	96.2%
\$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



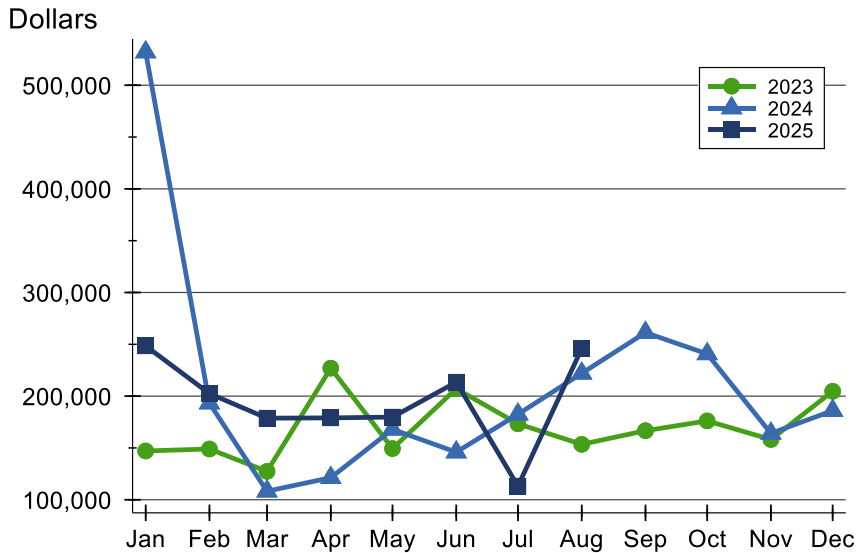
**August
2025**

Flint Hills MLS Statistics



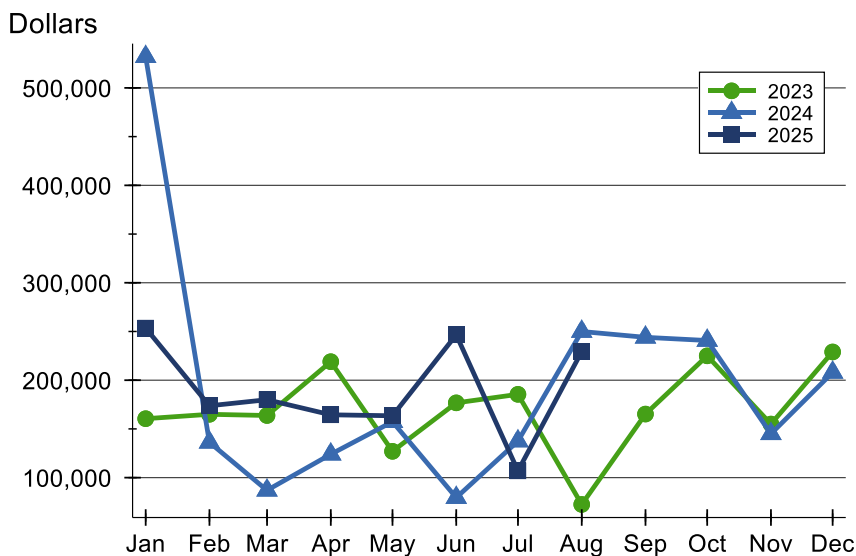
Clay County Closed Listings Analysis

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	179,783
June	207,171	145,977	213,450
July	173,274	182,500	113,175
August	153,480	222,000	245,850
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	163,500
June	176,750	79,500	246,650
July	185,500	137,500	106,950
August	72,500	250,000	229,350
September	165,250	244,000	
October	225,000	240,750	
November	155,000	145,000	
December	229,000	208,000	



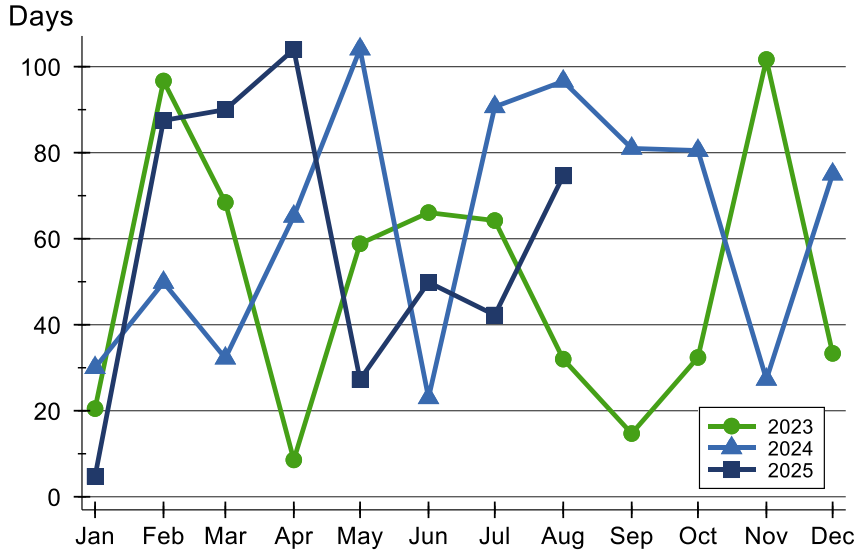
**August
2025**

Flint Hills MLS Statistics



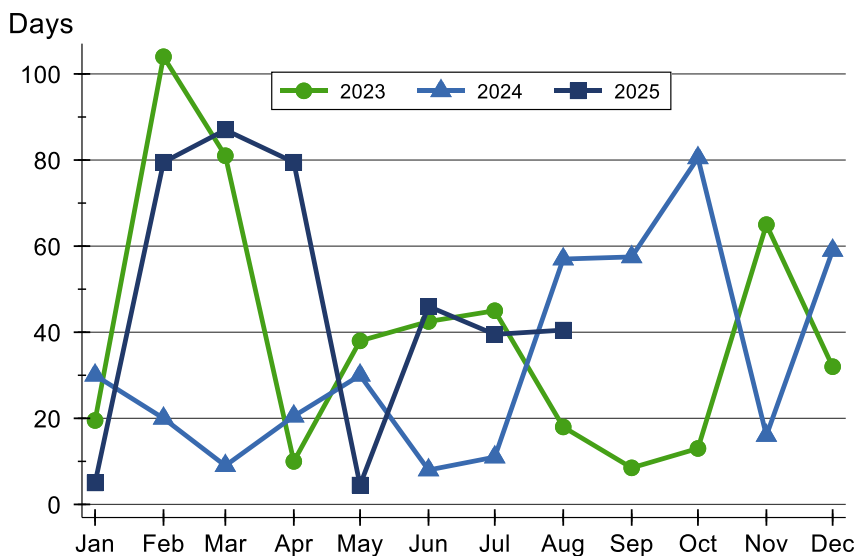
Clay County Closed Listings Analysis

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	
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	5
June	43	8	46
July	45	11	40
August	18	57	41
September	9	58	
October	13	81	
November	65	16	
December	32	59	



**August
2025**

Flint Hills MLS Statistics



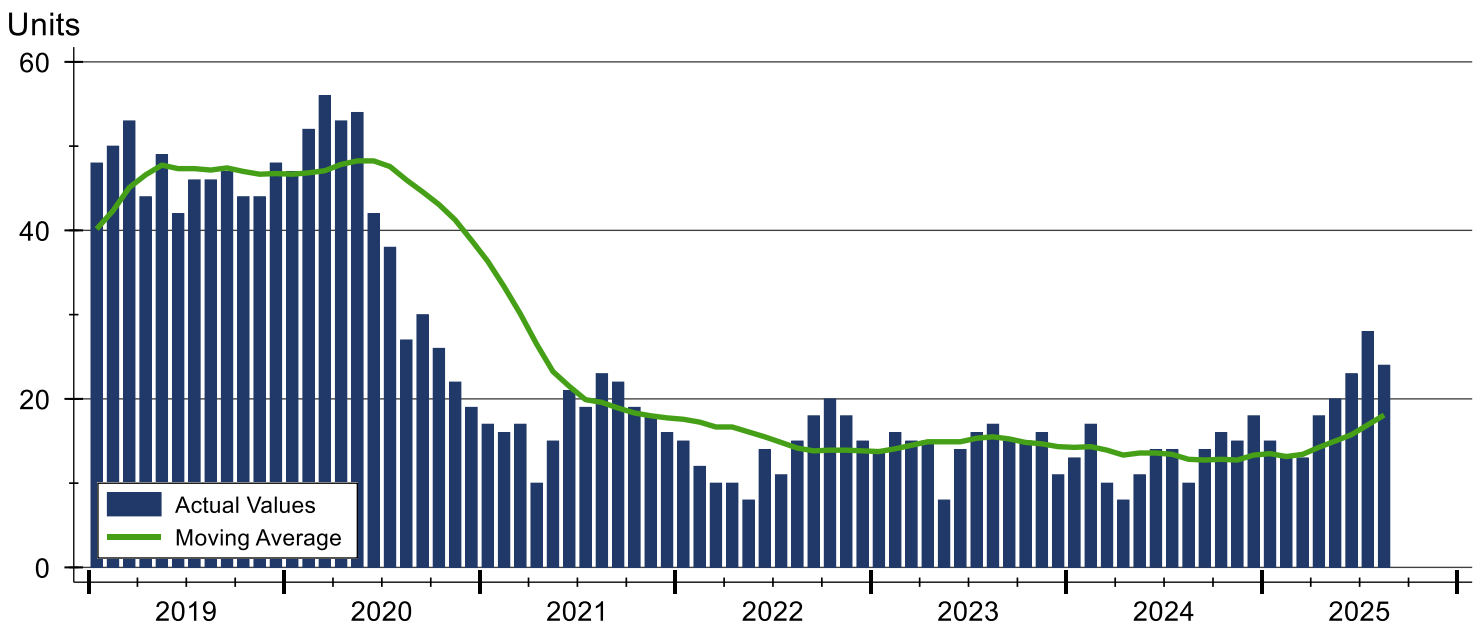
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of August 2024	Change
Active Listings		24	10	140.0%
Volume (1,000s)		7,167	2,498	186.9%
Months' Supply		3.8	1.5	153.3%
Average	List Price	298,631	249,830	19.5%
	Days on Market	63	56	12.5%
	Percent of Original	96.5%	98.5%	-2.0%
Median	List Price	249,950	235,000	6.4%
	Days on Market	44	55	-20.0%
	Percent of Original	99.1%	100.0%	-0.9%

A total of 24 homes were available for sale in Clay County at the end of August. This represents a 3.8 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,950, up 6.4% from 2024. The typical time on market for active listings was 44 days, down from 54 days a year earlier.

History of Active Listings





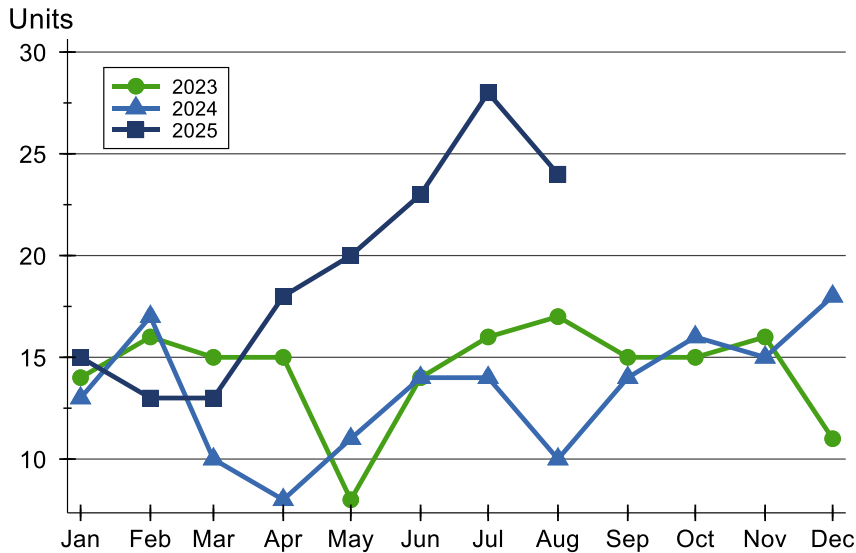
**August
2025**

Flint Hills MLS Statistics



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	
October	15	16	
November	16	15	
December	11	18	

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.2%	1.2	95,000	95,000	119	119	79.2%	79.2%
\$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	4.2%	1.1	149,900	149,900	8	8	100.0%	100.0%
\$150,000-\$174,999	1	4.2%	N/A	169,500	169,500	20	20	100.0%	100.0%
\$175,000-\$199,999	1	4.2%	2.4	187,500	187,500	22	22	96.2%	96.2%
\$200,000-\$249,999	9	37.5%	8.3	227,655	230,000	82	55	95.7%	96.2%
\$250,000-\$299,999	3	12.5%	3.0	259,667	255,000	35	39	100.0%	100.0%
\$300,000-\$399,999	4	16.7%	N/A	338,336	337,450	40	39	96.6%	97.0%
\$400,000-\$499,999	1	4.2%	N/A	400,000	400,000	0	0	100.0%	100.0%
\$500,000-\$749,999	2	8.3%	12.0	599,500	599,500	112	112	98.5%	98.5%
\$750,000-\$999,999	1	4.2%	N/A	785,000	785,000	124	124	96.3%	96.3%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



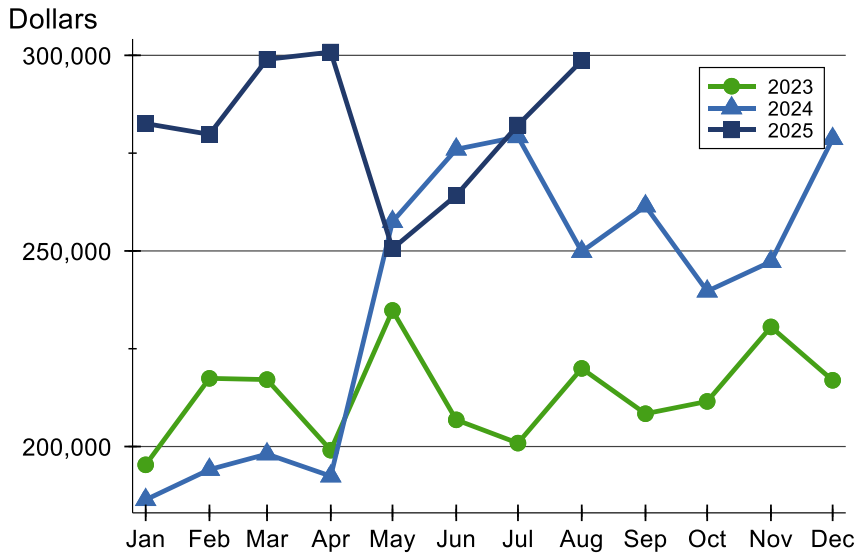
**August
2025**

Flint Hills MLS Statistics



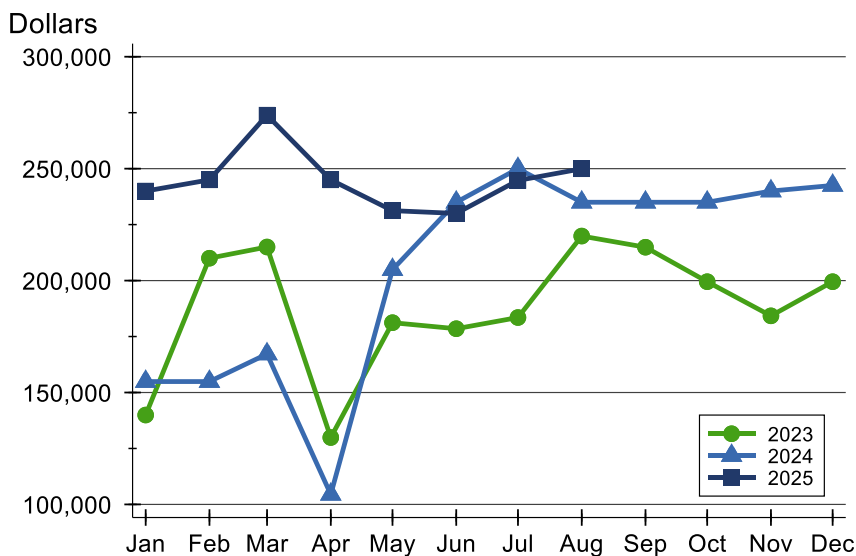
Clay County Active Listings Analysis

Average Price



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

Median Price

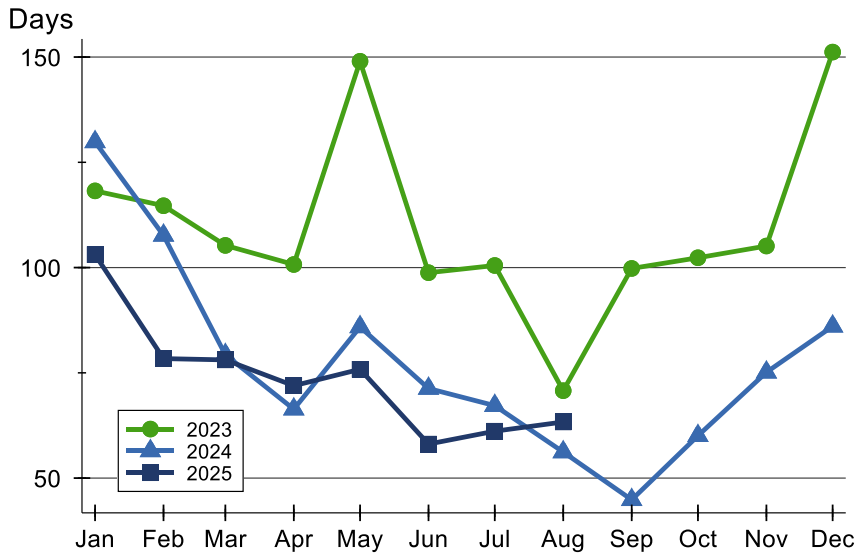


Month	2023	2024	2025
January	139,950	154,900	240,000
February	210,000	154,900	245,000
March	215,000	167,200	273,900
April	129,900	104,500	245,000
May	181,200	204,900	231,250
June	178,500	235,000	230,000
July	183,500	250,000	244,750
August	219,900	235,000	249,950
September	214,900	235,000	
October	199,500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



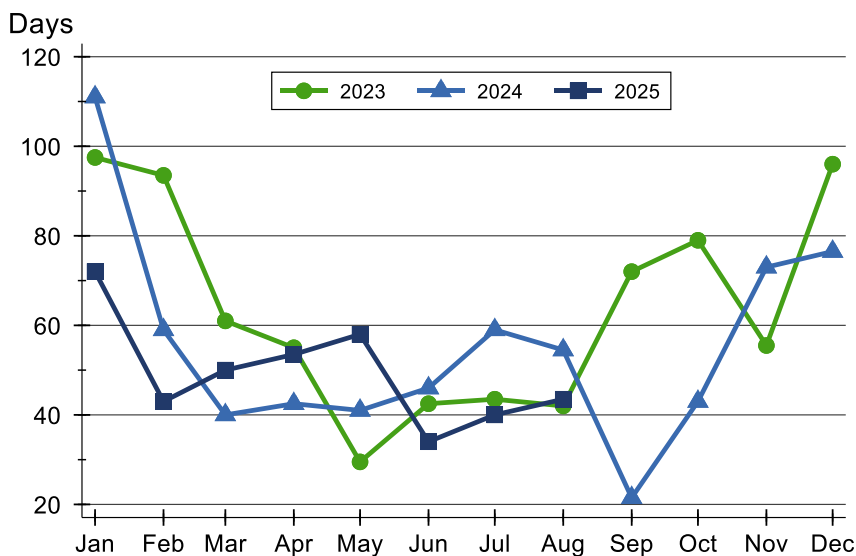
Clay County Active Listings Analysis

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	
October	102	60	
November	105	75	
December	151	86	

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	
October	79	43	
November	56	73	
December	96	77	



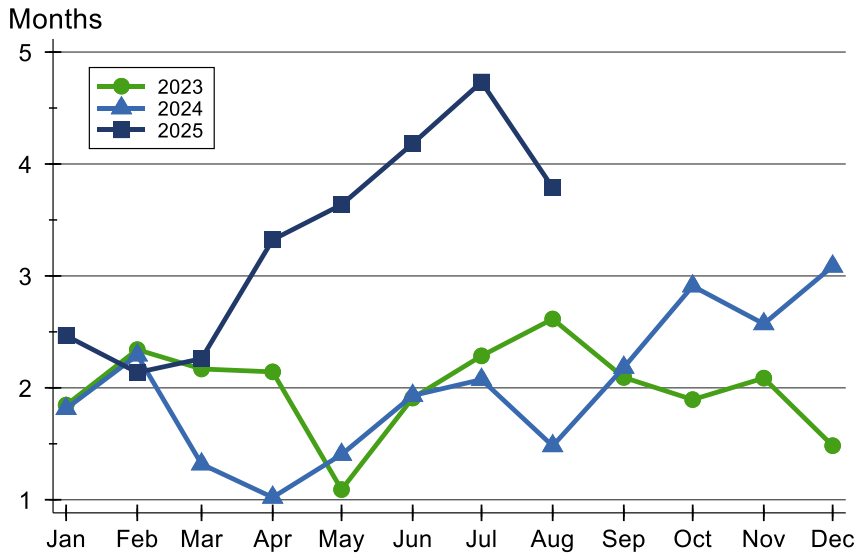
**August
2025**

Flint Hills MLS Statistics



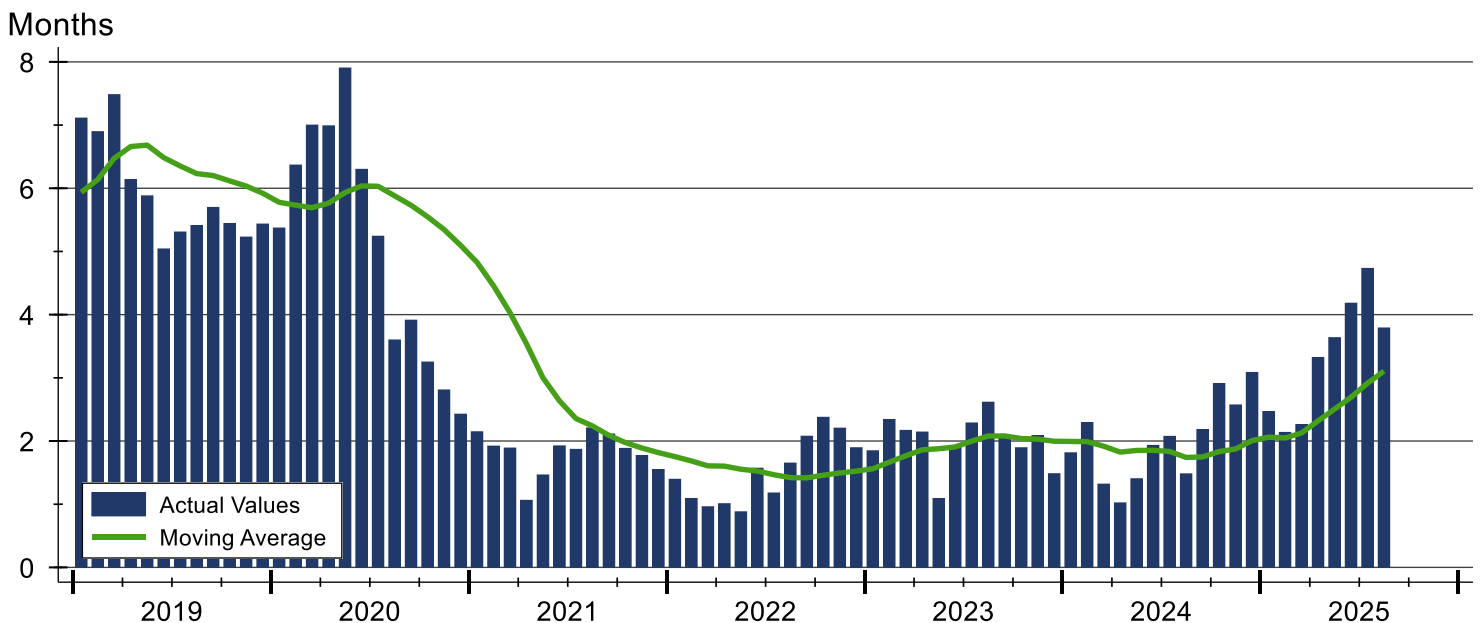
Clay County Months' Supply Analysis

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	
October	1.9	2.9	
November	2.1	2.6	
December	1.5	3.1	

History of Month's Supply





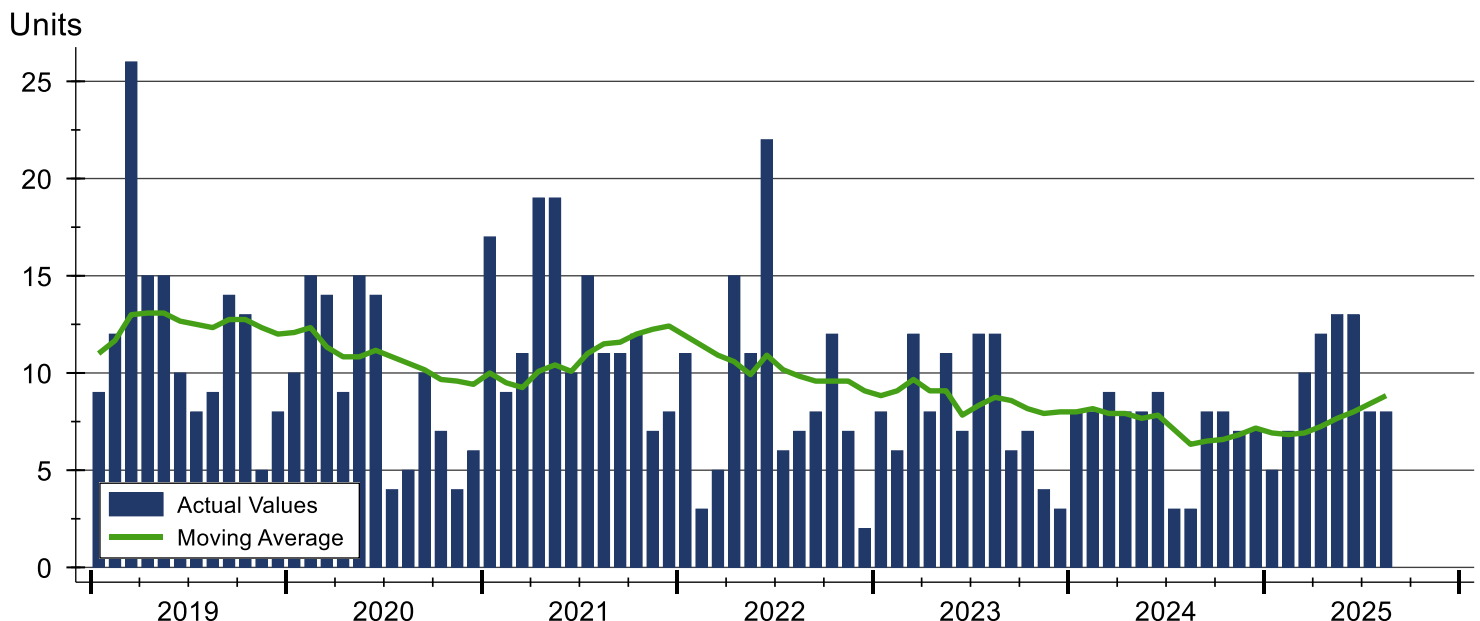
Clay County New Listings Analysis

Summary Statistics for New Listings		2025	August 2024	Change
Current Month	New Listings	8	3	166.7%
	Volume (1,000s)	2,034	665	205.9%
	Average List Price	254,275	221,633	14.7%
	Median List Price	249,950	199,900	25.0%
Year-to-Date	New Listings	76	56	35.7%
	Volume (1,000s)	17,235	9,444	82.5%
	Average List Price	226,774	168,636	34.5%
	Median List Price	205,000	135,000	51.9%

A total of 8 new listings were added in Clay County during August, up 166.7% from the same month in 2024. Year-to-date Clay County has seen 76 new listings.

The median list price of these homes was \$249,950 up from \$199,900 in 2024.

History of New Listings





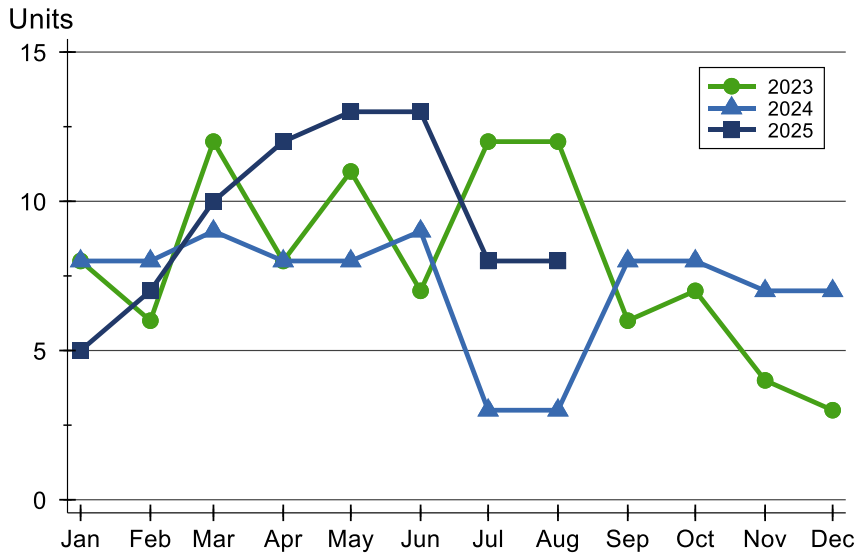
**August
2025**

Flint Hills MLS Statistics



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	
October	7	8	
November	4	7	
December	3	7	

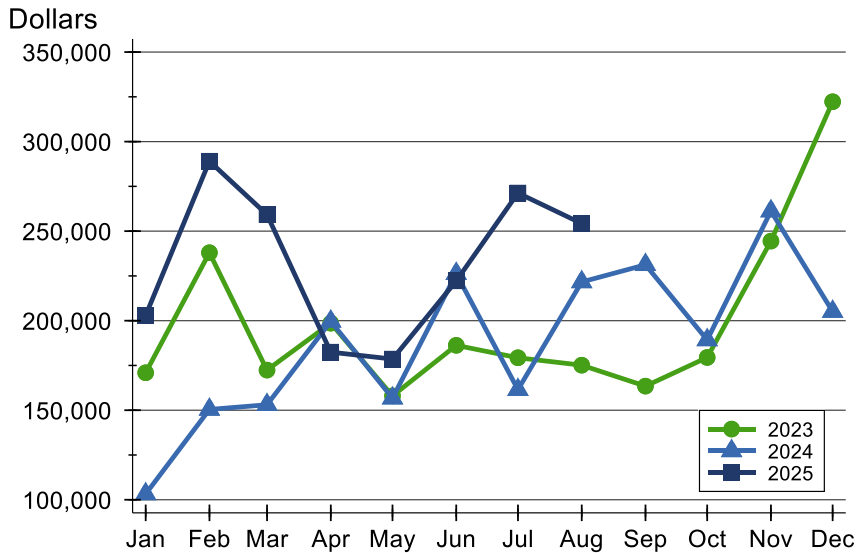
New Listings by Price Range

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	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	25.0%	147,400	147,400	16	16	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	169,500	169,500	27	27	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	2	25.0%	249,950	249,950	14	14	98.1%	98.1%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	25.0%	335,000	335,000	17	17	98.5%	98.5%
\$400,000-\$499,999	1	12.5%	400,000	400,000	0	0	100.0%	100.0%
\$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



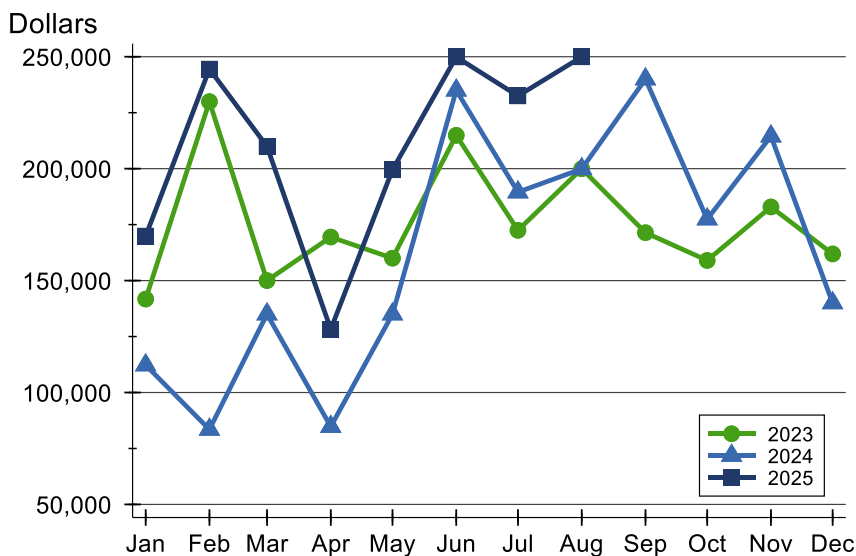
Clay County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,925	103,250	202,960
February	237,967	150,438	289,057
March	172,400	153,056	259,230
April	198,613	199,625	182,442
May	158,009	156,725	178,577
June	186,243	226,267	222,226
July	179,308	161,500	271,300
August	175,154	221,633	254,275
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	244,500
March	150,000	135,000	209,950
April	169,450	84,750	128,250
May	160,000	135,000	199,500
June	214,900	235,000	249,900
July	172,450	189,500	232,500
August	199,950	199,900	249,950
September	171,400	240,000	
October	159,000	177,450	
November	182,900	214,500	
December	161,900	140,000	



**August
2025**

Flint Hills MLS Statistics



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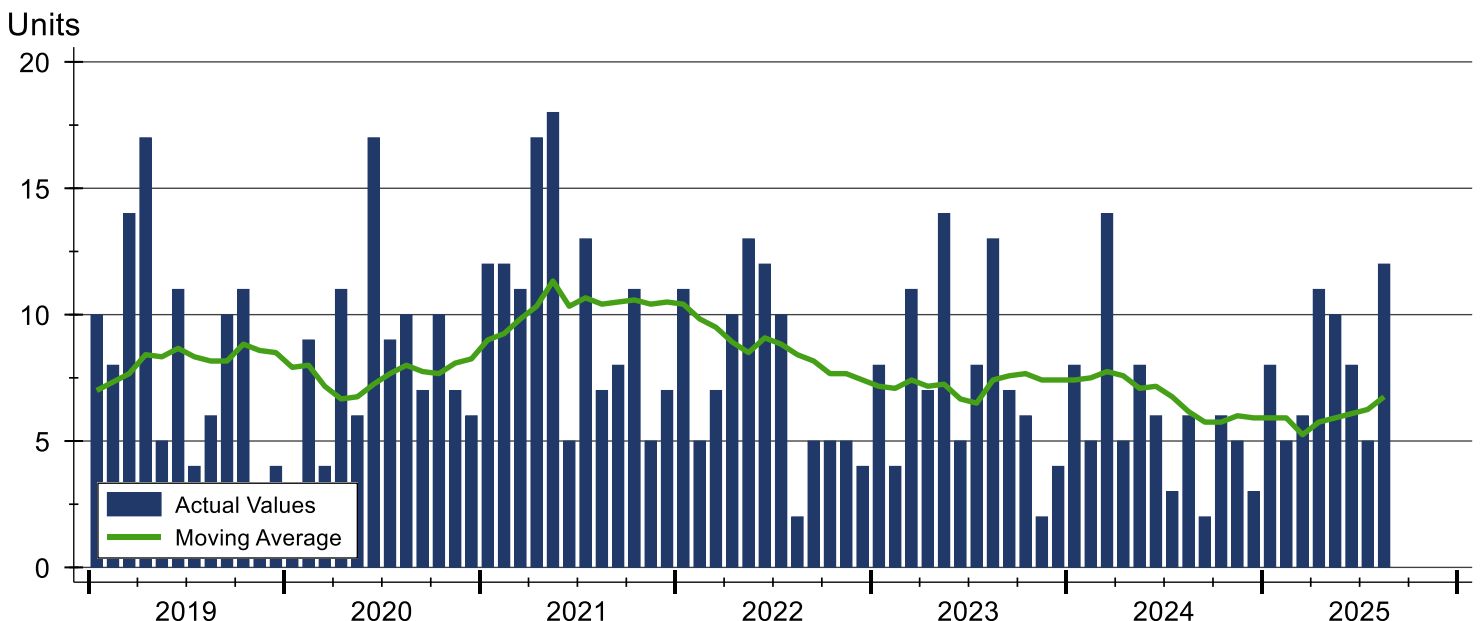
Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		August			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		12	6	100.0%	65	55	18.2%
Volume (1,000s)		2,410	1,947	23.8%	12,732	9,152	39.1%
Average	Sale Price	200,792	324,417	-38.1%	195,877	166,400	17.7%
	Days on Market	70	102	-31.4%	63	70	-10.0%
	Percent of Original	93.8%	93.9%	-0.1%	93.6%	92.4%	1.3%
Median	Sale Price	162,400	296,250	-45.2%	175,000	135,000	29.6%
	Days on Market	73	93	-21.5%	51	29	75.9%
	Percent of Original	93.7%	93.6%	0.1%	96.2%	95.3%	0.9%

A total of 12 contracts for sale were written in Clay County during the month of August, up from 6 in 2024. The median list price of these homes was \$162,400, down from \$296,250 the prior year.

Half of the homes that went under contract in August were on the market less than 73 days, compared to 93 days in August 2024.

History of Contracts Written





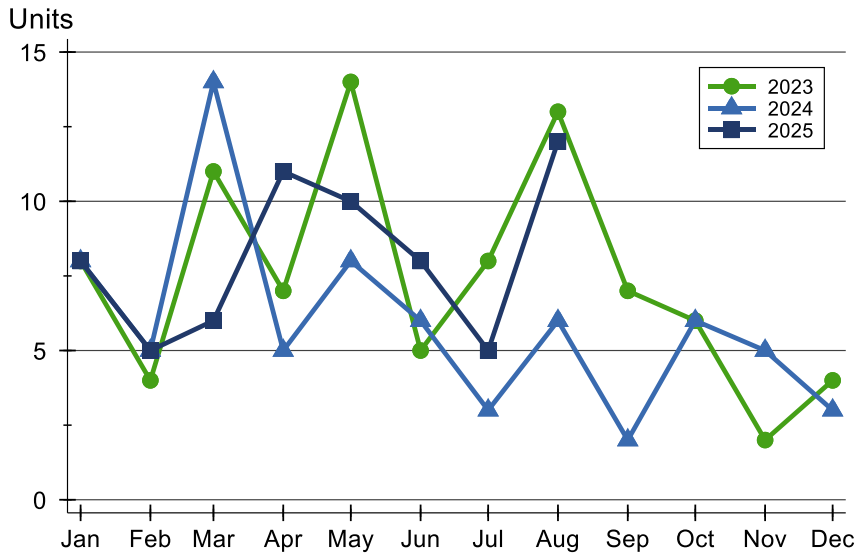
**August
2025**

Flint Hills MLS Statistics



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	
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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	25.0%	89,000	95,000	77	76	91.1%	90.7%
\$100,000-\$124,999	2	16.7%	114,950	114,950	81	81	90.3%	90.3%
\$125,000-\$149,999	1	8.3%	144,900	144,900	24	24	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	16.7%	189,700	189,700	45	45	94.1%	94.1%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	8.3%	299,900	299,900	67	67	92.3%	92.3%
\$300,000-\$399,999	3	25.0%	362,800	379,500	90	74	97.1%	96.1%
\$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



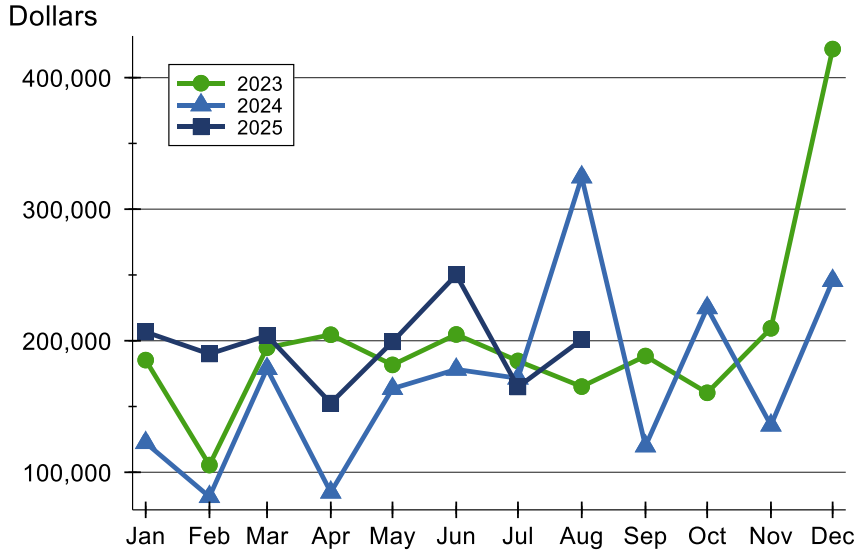
**August
2025**

Flint Hills MLS Statistics



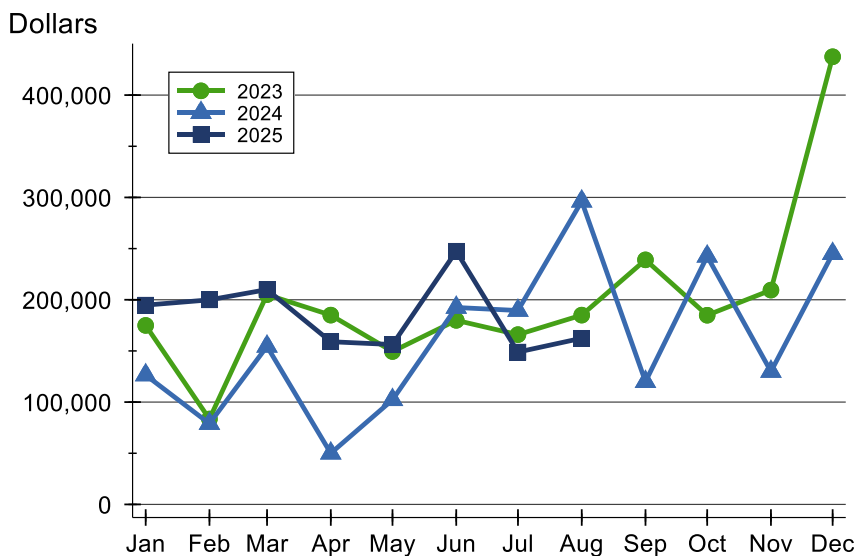
Clay County Contracts Written Analysis

Average Price



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

Median Price



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



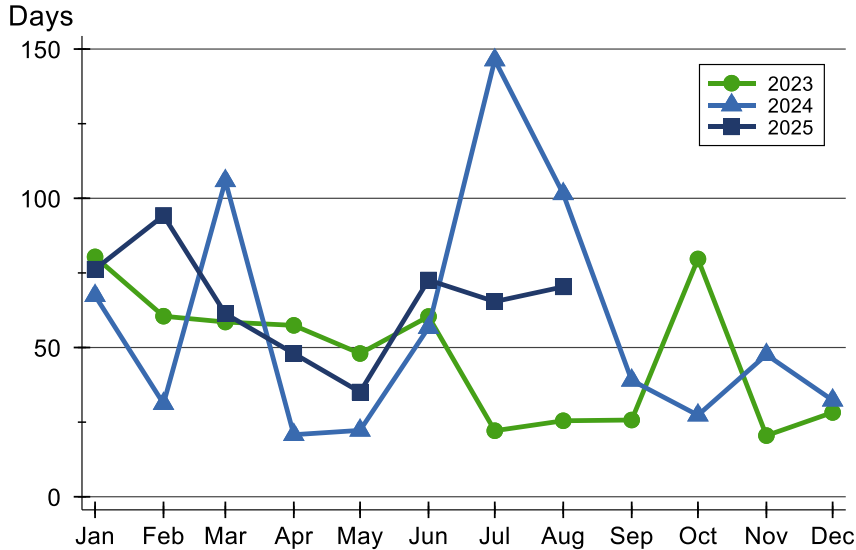
**August
2025**

Flint Hills MLS Statistics



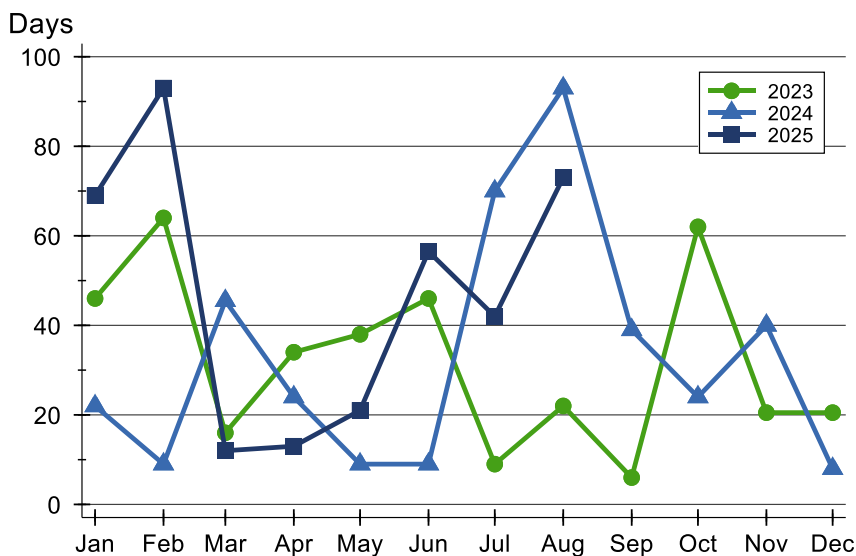
Clay County Contracts Written Analysis

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	35
June	60	57	73
July	22	146	65
August	25	102	70
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	12
April	34	24	13
May	38	9	21
June	46	9	57
July	9	70	42
August	22	93	73
September	6	39	
October	62	24	
November	21	40	
December	21	8	



**August
2025**

Flint Hills MLS Statistics



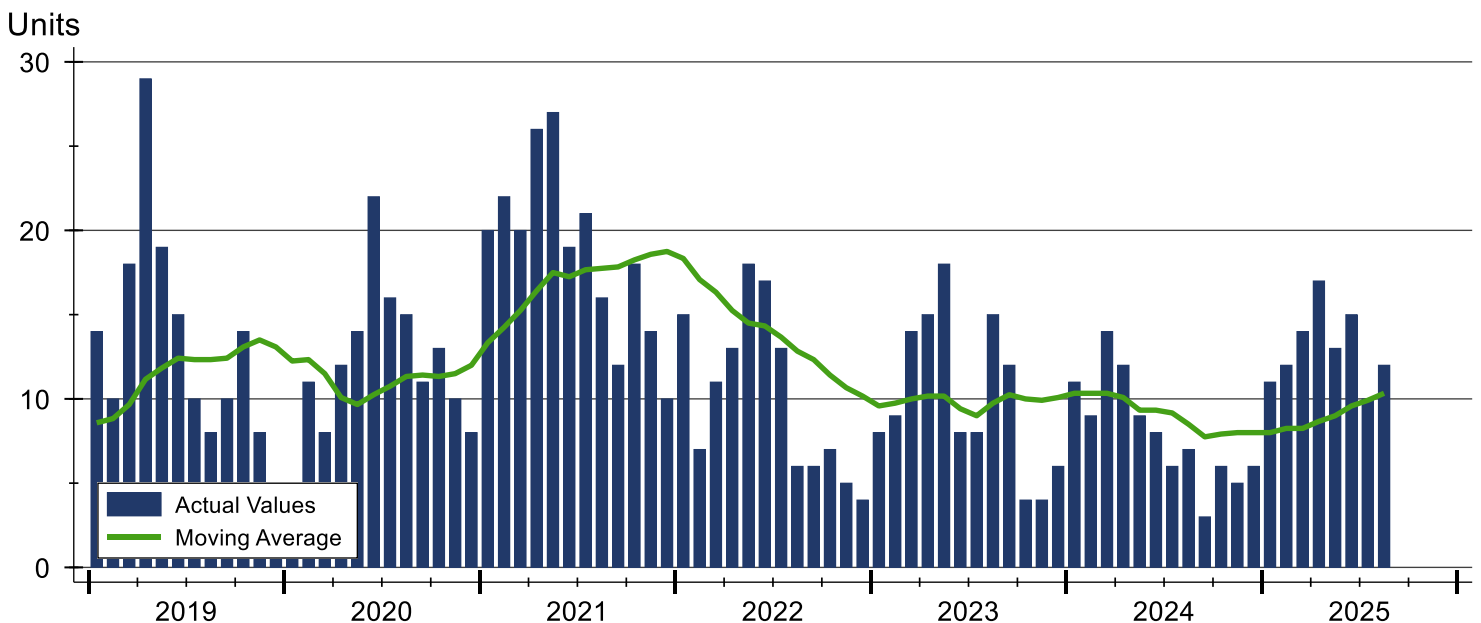
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of August 2024	Change
Pending Contracts		12	7	71.4%
Volume (1,000s)		2,410	2,136	12.8%
Average	List Price	200,792	305,143	-34.2%
	Days on Market	70	90	-22.2%
	Percent of Original	93.8%	97.4%	-3.7%
Median	List Price	162,400	293,000	-44.6%
	Days on Market	73	59	23.7%
	Percent of Original	93.7%	96.6%	-3.0%

A total of 12 listings in Clay County had contracts pending at the end of August, up from 7 contracts pending at the end of August 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





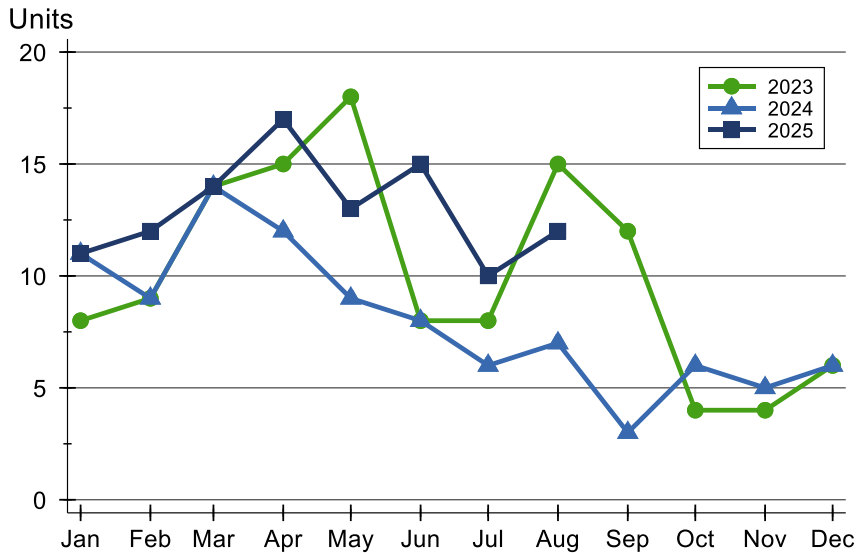
**August
2025**

Flint Hills MLS Statistics



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	
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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	25.0%	89,000	95,000	77	76	91.1%	90.7%
\$100,000-\$124,999	2	16.7%	114,950	114,950	81	81	90.3%	90.3%
\$125,000-\$149,999	1	8.3%	144,900	144,900	24	24	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	16.7%	189,700	189,700	45	45	94.3%	94.3%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	8.3%	299,900	299,900	67	67	92.3%	92.3%
\$300,000-\$399,999	3	25.0%	362,800	379,500	90	74	97.1%	96.1%
\$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



**August
2025**

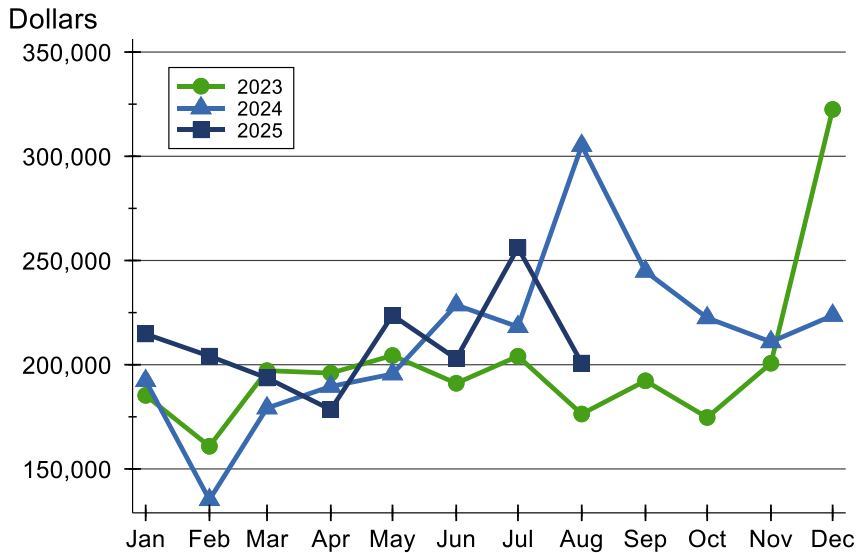
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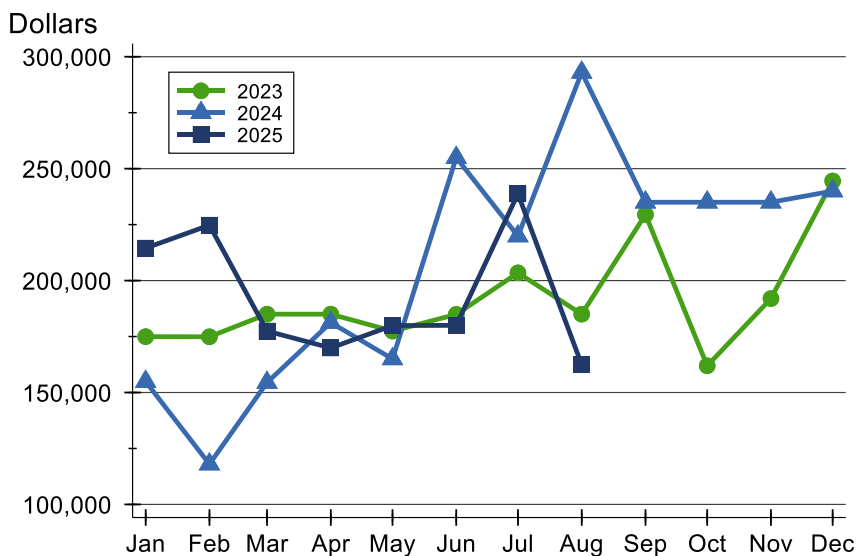
Clay County Pending Contracts Analysis

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	223,738
June	191,100	228,663	202,873
July	204,075	218,217	256,110
August	176,353	305,143	200,792
September	192,292	244,800	
October	174,700	222,483	
November	200,700	210,960	
December	322,483	223,633	

Median Price

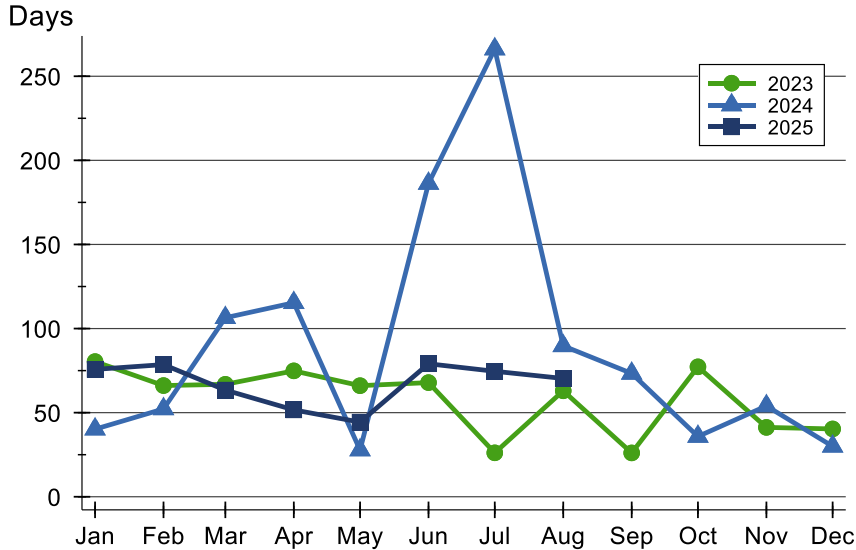


Month	2023	2024	2025
January	174,950	154,900	214,500
February	174,900	118,000	224,750
March	185,000	154,450	177,450
April	185,000	181,250	169,900
May	177,450	165,000	179,900
June	184,900	254,950	180,000
July	203,450	219,900	238,750
August	185,000	293,000	162,400
September	229,500	235,000	
October	161,950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



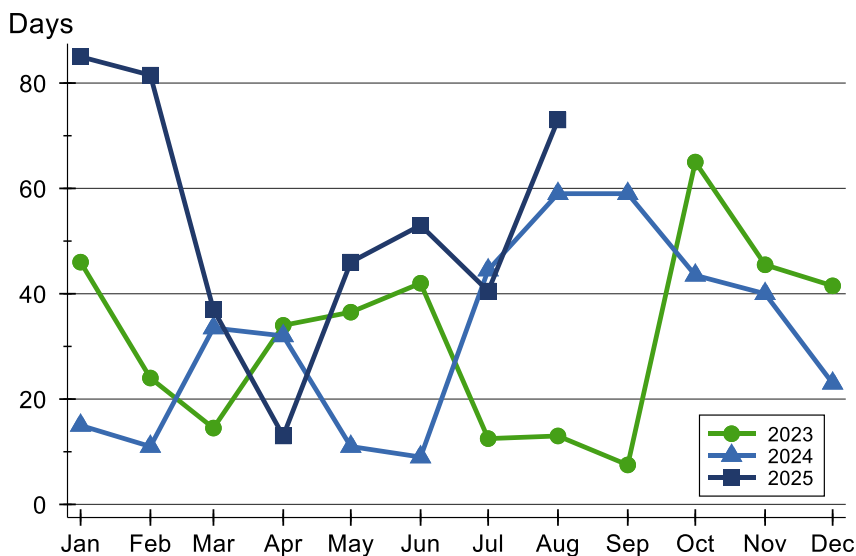
Clay County Pending Contracts Analysis

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	
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	46
June	42	9	53
July	13	45	41
August	13	59	73
September	8	59	
October	65	44	
November	46	40	
December	42	23	