



**July  
2026**

## Flint Hills MLS Statistics



# Clay County Housing Report



## Market Overview

### Clay County Home Sales Fell in July

Total home sales in Clay County fell last month to 7 units, compared to 8 units in July 2025. Total sales volume was \$1.0 million, up from a year earlier.

The median sale price in July was \$160,000, up from \$106,950 a year earlier. Homes that sold in July were typically on the market for 41 days and sold for 94.2% of their list prices.

### Clay County Active Listings Down at End of July

The total number of active listings in Clay County at the end of July was 19 units, down from 28 at the same point in 2025. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$249,000.

During July, a total of 13 contracts were written up from 5 in July 2025. At the end of the month, there were 17 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

## Contact Information

Margaret Rezek, Association Executive  
Flint Hills Association of REALTORS®  
205 S. Seth Child Road  
Manhattan, KS 66502  
785-776-1203  
[ae@flinthillsrealtors.net](mailto:ae@flinthillsrealtors.net)  
[www.flinthillsrealtors.net](http://www.flinthillsrealtors.net)



**July  
2026**

## Flint Hills MLS Statistics



### Clay County Summary Statistics

| July MLS Statistics<br>Three-year History              |                                                        | Current Month           |                          |                          | Year-to-Date            |                         |                          |
|--------------------------------------------------------|--------------------------------------------------------|-------------------------|--------------------------|--------------------------|-------------------------|-------------------------|--------------------------|
|                                                        |                                                        | 2026                    | 2025                     | 2024                     | 2026                    | 2025                    | 2024                     |
| <b>Home Sales</b><br>Change from prior year            |                                                        | <b>7</b><br>-12.5%      | <b>8</b><br>166.7%       | <b>3</b><br>-66.7%       | <b>57</b><br>18.8%      | <b>48</b><br>2.1%       | <b>47</b><br>-14.5%      |
| <b>Active Listings</b><br>Change from prior year       |                                                        | <b>19</b><br>-32.1%     | <b>28</b><br>100.0%      | <b>14</b><br>-12.5%      | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>               |
| <b>Months' Supply</b><br>Change from prior year        |                                                        | <b>2.4</b><br>-48.9%    | <b>4.7</b><br>123.8%     | <b>2.1</b><br>-8.7%      | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>               |
| <b>New Listings</b><br>Change from prior year          |                                                        | <b>14</b><br>75.0%      | <b>8</b><br>166.7%       | <b>3</b><br>-75.0%       | <b>72</b><br>5.9%       | <b>68</b><br>28.3%      | <b>53</b><br>-17.2%      |
| <b>Contracts Written</b><br>Change from prior year     |                                                        | <b>13</b><br>160.0%     | <b>5</b><br>66.7%        | <b>3</b><br>-62.5%       | <b>68</b><br>28.3%      | <b>53</b><br>8.2%       | <b>49</b><br>-14.0%      |
| <b>Pending Contracts</b><br>Change from prior year     |                                                        | <b>17</b><br>70.0%      | <b>10</b><br>66.7%       | <b>6</b><br>-25.0%       | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>               |
| <b>Sales Volume (1,000s)</b><br>Change from prior year |                                                        | <b>1,021</b><br>12.8%   | <b>905</b><br>65.1%      | <b>548</b><br>-64.8%     | <b>11,726</b><br>34.3%  | <b>8,734</b><br>19.7%   | <b>7,296</b><br>-24.2%   |
| Average                                                | <b>Sale Price</b><br>Change from prior year            | <b>145,859</b><br>28.9% | <b>113,175</b><br>-38.0% | <b>182,500</b><br>5.3%   | <b>205,718</b><br>13.1% | <b>181,951</b><br>17.2% | <b>155,230</b><br>-11.2% |
|                                                        | <b>List Price of Actives</b><br>Change from prior year | <b>259,974</b><br>-7.9% | <b>282,175</b><br>1.1%   | <b>279,171</b><br>39.0%  | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>               |
|                                                        | <b>Days on Market</b><br>Change from prior year        | <b>63</b><br>50.0%      | <b>42</b><br>-53.8%      | <b>91</b><br>42.2%       | <b>62</b><br>12.7%      | <b>55</b><br>-9.8%      | <b>61</b><br>8.9%        |
|                                                        | <b>Percent of List</b><br>Change from prior year       | <b>84.0%</b><br>-9.6%   | <b>92.9%</b><br>-2.1%    | <b>94.9%</b><br>-0.5%    | <b>94.1%</b><br>-2.2%   | <b>96.2%</b><br>1.4%    | <b>94.9%</b><br>-0.5%    |
|                                                        | <b>Percent of Original</b><br>Change from prior year   | <b>83.7%</b><br>-7.0%   | <b>90.0%</b><br>-1.5%    | <b>91.4%</b><br>0.7%     | <b>91.7%</b><br>-2.6%   | <b>94.1%</b><br>2.0%    | <b>92.3%</b><br>-1.1%    |
| Median                                                 | <b>Sale Price</b><br>Change from prior year            | <b>160,000</b><br>49.6% | <b>106,950</b><br>-22.2% | <b>137,500</b><br>-25.9% | <b>184,530</b><br>15.0% | <b>160,500</b><br>25.9% | <b>127,500</b><br>-22.7% |
|                                                        | <b>List Price of Actives</b><br>Change from prior year | <b>249,000</b><br>1.7%  | <b>244,750</b><br>-2.1%  | <b>250,000</b><br>36.2%  | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>               |
|                                                        | <b>Days on Market</b><br>Change from prior year        | <b>41</b><br>2.5%       | <b>40</b><br>263.6%      | <b>11</b><br>-75.6%      | <b>30</b><br>-23.1%     | <b>39</b><br>160.0%     | <b>15</b><br>-55.9%      |
|                                                        | <b>Percent of List</b><br>Change from prior year       | <b>94.2%</b><br>-4.8%   | <b>99.0%</b><br>4.5%     | <b>94.7%</b><br>-1.8%    | <b>97.3%</b><br>-1.5%   | <b>98.8%</b><br>2.2%    | <b>96.7%</b><br>-0.3%    |
|                                                        | <b>Percent of Original</b><br>Change from prior year   | <b>94.2%</b><br>-1.2%   | <b>95.3%</b><br>0.8%     | <b>94.5%</b><br>-1.6%    | <b>95.4%</b><br>-1.1%   | <b>96.5%</b><br>1.3%    | <b>95.3%</b><br>0.1%     |

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



**July  
2026**

## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

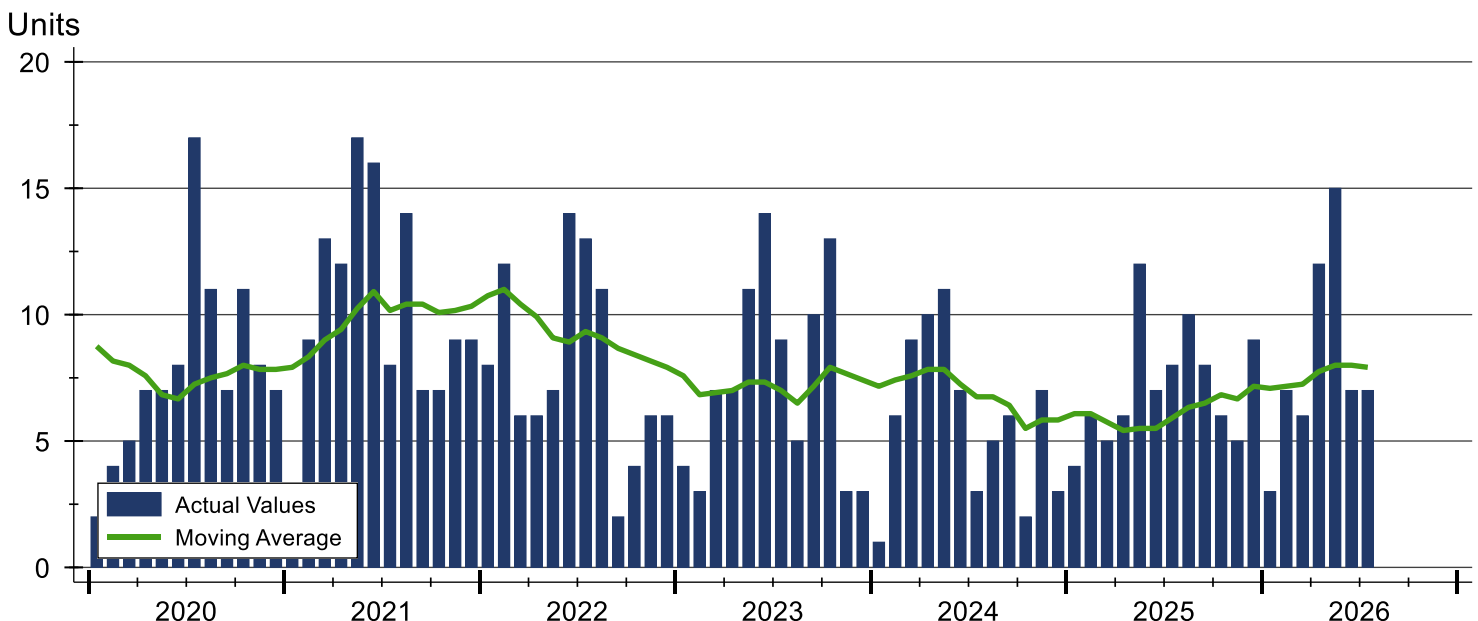
### Clay County Closed Listings Analysis

| Summary Statistics for Closed Listings |                     |         |           |        | Year-to-Date |         |        |
|----------------------------------------|---------------------|---------|-----------|--------|--------------|---------|--------|
|                                        |                     | 2026    | July 2025 | Change | 2026         | 2025    | Change |
| Closed Listings                        |                     | 7       | 8         | -12.5% | 57           | 48      | 18.8%  |
| Volume (1,000s)                        |                     | 1,021   | 905       | 12.8%  | 11,726       | 8,734   | 34.3%  |
| Months' Supply                         |                     | 2.4     | 4.7       | -48.9% | N/A          | N/A     | N/A    |
| Average                                | Sale Price          | 145,859 | 113,175   | 28.9%  | 205,718      | 181,951 | 13.1%  |
|                                        | Days on Market      | 63      | 42        | 50.0%  | 62           | 55      | 12.7%  |
|                                        | Percent of List     | 84.0%   | 92.9%     | -9.6%  | 94.1%        | 96.2%   | -2.2%  |
|                                        | Percent of Original | 83.7%   | 90.0%     | -7.0%  | 91.7%        | 94.1%   | -2.6%  |
| Median                                 | Sale Price          | 160,000 | 106,950   | 49.6%  | 184,530      | 160,500 | 15.0%  |
|                                        | Days on Market      | 41      | 40        | 2.5%   | 30           | 39      | -23.1% |
|                                        | Percent of List     | 94.2%   | 99.0%     | -4.8%  | 97.3%        | 98.8%   | -1.5%  |
|                                        | Percent of Original | 94.2%   | 95.3%     | -1.2%  | 95.4%        | 96.5%   | -1.1%  |

A total of 7 homes sold in Clay County in July, down from 8 units in July 2025. Total sales volume rose to \$1.0 million compared to \$0.9 million in the previous year.

The median sales price in July was \$160,000, up 49.6% compared to the prior year. Median days on market was 41 days, up from 20 days in June, and up from 40 in July 2025.

### History of Closed Listings





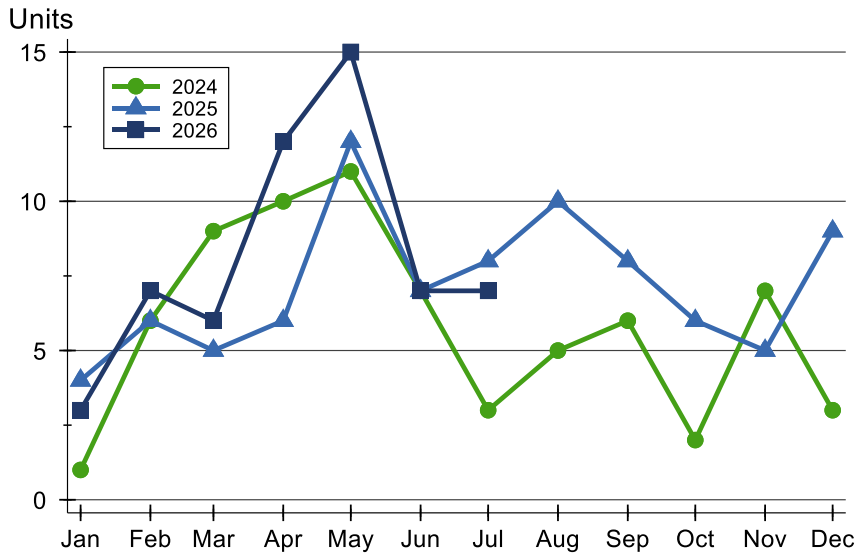
**July  
2026**

## Flint Hills MLS Statistics



### Clay County Closed Listings Analysis

#### Closed Listings by Month



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 1    | 4    | 3    |
| February  | 6    | 6    | 7    |
| March     | 9    | 5    | 6    |
| April     | 10   | 6    | 12   |
| May       | 11   | 12   | 15   |
| June      | 7    | 7    | 7    |
| July      | 3    | 8    | 7    |
| August    | 5    | 10   |      |
| September | 6    | 8    |      |
| October   | 2    | 6    |      |
| November  | 7    | 5    |      |
| December  | 3    | 9    |      |

#### 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      | 2            | 28.6%   | 0.0            | 18,808             | 18,808  | 16                  | 16   | 55.5%                   | 55.5%  | 55.5%                    | 55.5%  |
| \$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   | 0            | 0.0%    | N/A            | N/A                | 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    | N/A                      | N/A    |
| \$125,000-\$149,999 | 1            | 14.3%   | 1.5            | 142,500            | 142,500 | 109                 | 109  | 86.4%                   | 86.4%  | 86.4%                    | 86.4%  |
| \$150,000-\$174,999 | 1            | 14.3%   | 6.0            | 160,000            | 160,000 | 194                 | 194  | 94.2%                   | 94.2%  | 94.2%                    | 94.2%  |
| \$175,000-\$199,999 | 1            | 14.3%   | 1.5            | 195,000            | 195,000 | 1                   | 1    | 100.0%                  | 100.0% | 100.0%                   | 100.0% |
| \$200,000-\$249,999 | 1            | 14.3%   | 4.9            | 206,000            | 206,000 | 41                  | 41   | 98.1%                   | 98.1%  | 95.9%                    | 95.9%  |
| \$250,000-\$299,999 | 1            | 14.3%   | 3.7            | 279,900            | 279,900 | 65                  | 65   | 98.2%                   | 98.2%  | 98.2%                    | 98.2%  |
| \$300,000-\$399,999 | 0            | 0.0%    | 4.0            | 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 | 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    |



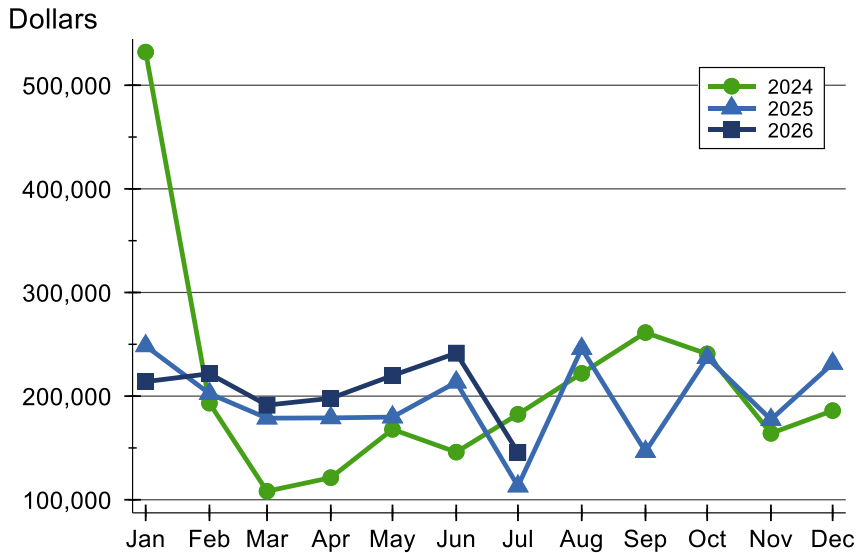
**July  
2026**

## Flint Hills MLS Statistics



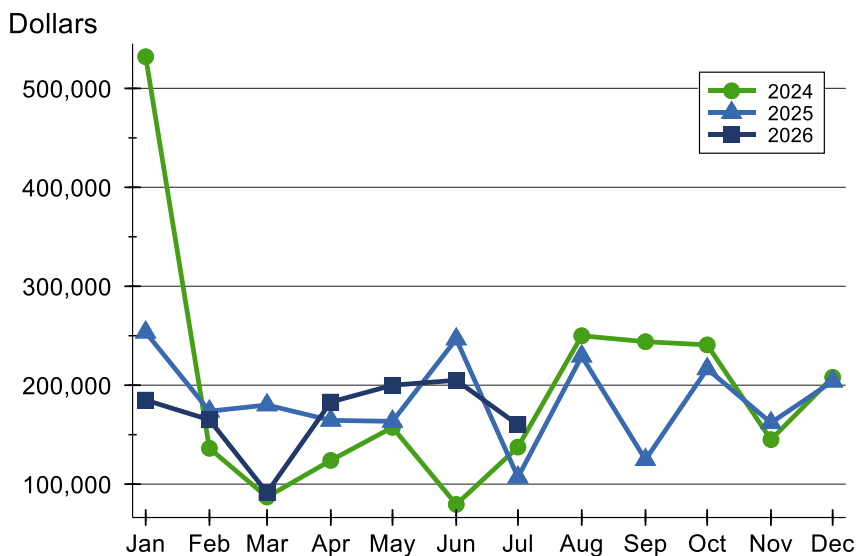
### Clay County Closed Listings Analysis

#### Average Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 532,000 | 248,500 | 214,000 |
| February  | 193,250 | 202,500 | 221,643 |
| March     | 108,244 | 178,740 | 191,333 |
| April     | 121,330 | 179,000 | 197,917 |
| May       | 167,950 | 179,783 | 219,869 |
| June      | 145,977 | 213,450 | 241,486 |
| July      | 182,500 | 113,175 | 145,859 |
| August    | 222,000 | 245,850 |         |
| September | 261,333 | 146,488 |         |
| October   | 240,750 | 237,167 |         |
| November  | 164,071 | 177,400 |         |
| December  | 186,000 | 231,444 |         |

#### Median Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 532,000 | 253,500 | 185,000 |
| February  | 136,250 | 173,750 | 165,000 |
| March     | 87,000  | 180,000 | 91,500  |
| April     | 124,000 | 164,500 | 183,000 |
| May       | 157,400 | 163,500 | 200,000 |
| June      | 79,500  | 246,650 | 205,000 |
| July      | 137,500 | 106,950 | 160,000 |
| August    | 250,000 | 229,350 |         |
| September | 244,000 | 124,750 |         |
| October   | 240,750 | 216,500 |         |
| November  | 145,000 | 162,000 |         |
| December  | 208,000 | 204,000 |         |



**July  
2026**

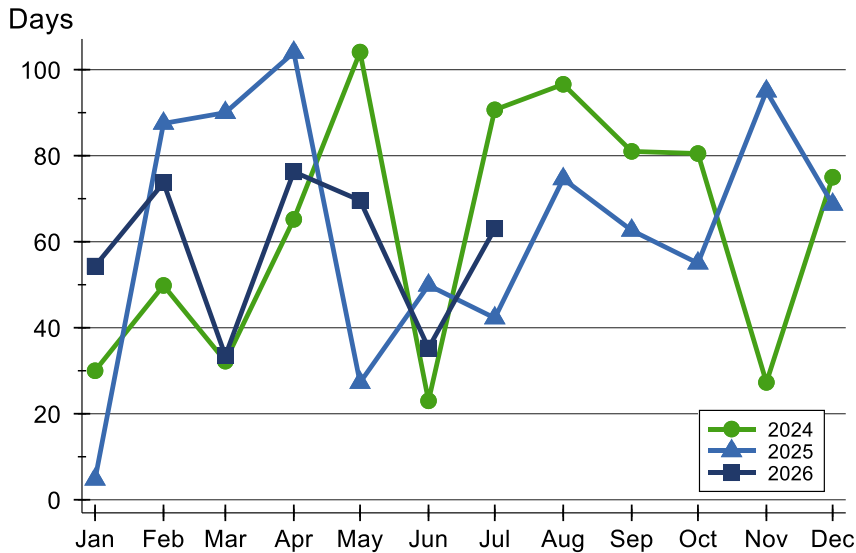
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

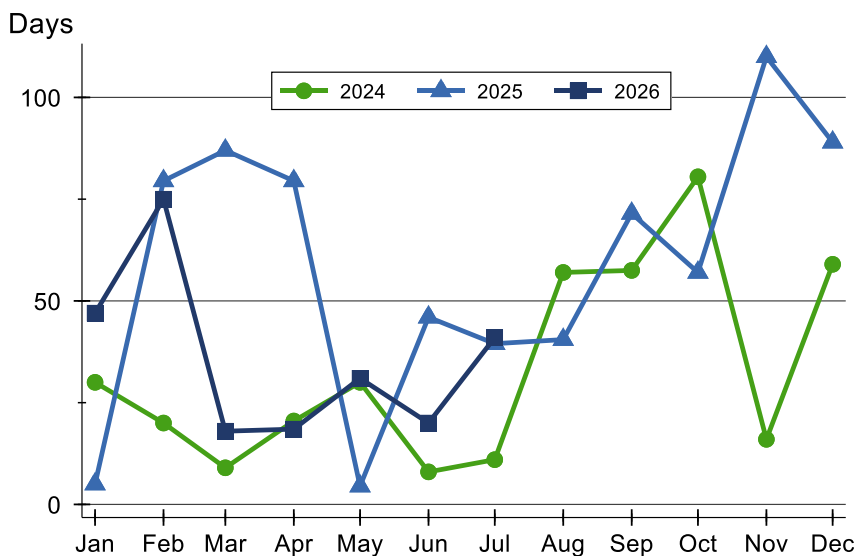
## Clay County Closed Listings Analysis

### Average DOM



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 30   | 5    | 54   |
| February  | 50   | 88   | 74   |
| March     | 32   | 90   | 34   |
| April     | 65   | 104  | 76   |
| May       | 104  | 27   | 70   |
| June      | 23   | 50   | 35   |
| July      | 91   | 42   | 63   |
| August    | 97   | 75   |      |
| September | 81   | 63   |      |
| October   | 81   | 55   |      |
| November  | 27   | 95   |      |
| December  | 75   | 69   |      |

### Median DOM



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 30   | 5    | 47   |
| February  | 20   | 80   | 75   |
| March     | 9    | 87   | 18   |
| April     | 21   | 80   | 19   |
| May       | 30   | 5    | 31   |
| June      | 8    | 46   | 20   |
| July      | 11   | 40   | 41   |
| August    | 57   | 41   |      |
| September | 58   | 72   |      |
| October   | 81   | 57   |      |
| November  | 16   | 110  |      |
| December  | 59   | 89   |      |



**July  
2026**

## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

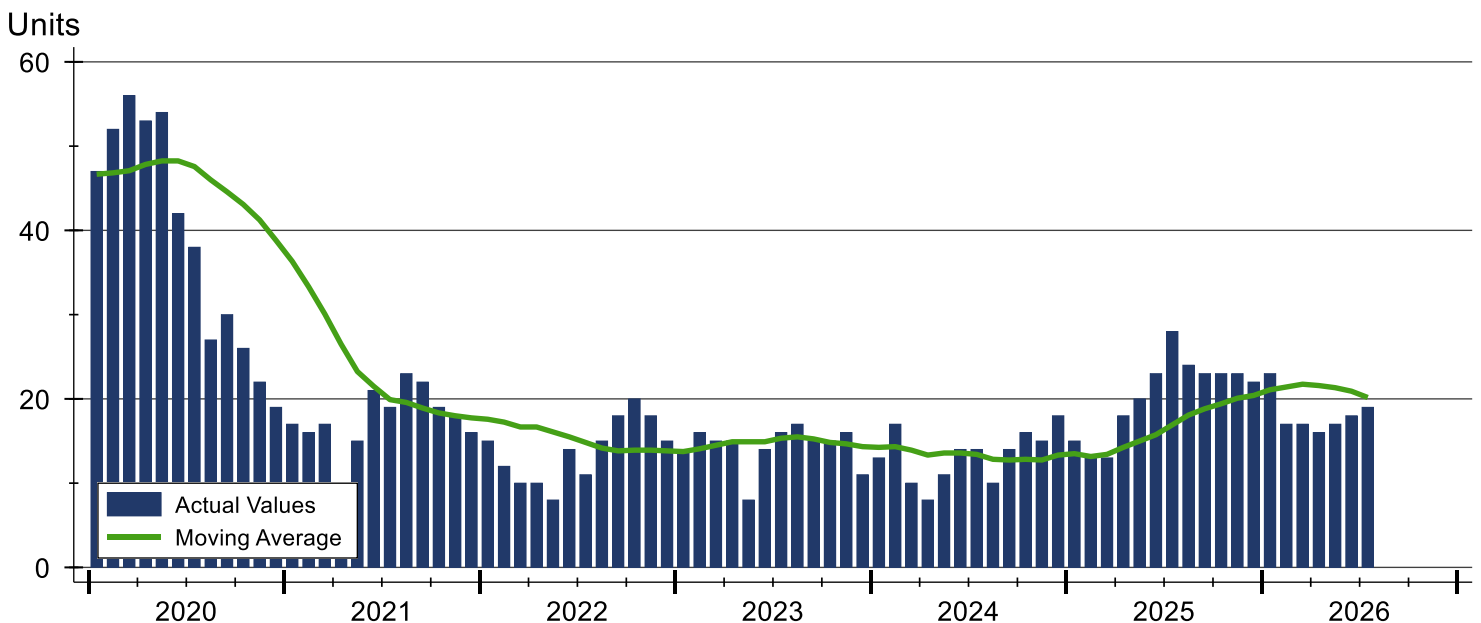
### Clay County Active Listings Analysis

| Summary Statistics for Active Listings |                     | 2026           | End of July 2025 | Change |
|----------------------------------------|---------------------|----------------|------------------|--------|
| Active Listings                        |                     | <b>19</b>      | 28               | -32.1% |
| Volume (1,000s)                        |                     | <b>4,940</b>   | 7,901            | -37.5% |
| Months' Supply                         |                     | <b>2.4</b>     | 4.7              | -48.9% |
| Average                                | List Price          | <b>259,974</b> | 282,175          | -7.9%  |
|                                        | Days on Market      | <b>27</b>      | 61               | -55.7% |
|                                        | Percent of Original | <b>97.7%</b>   | 96.3%            | 1.5%   |
| Median                                 | List Price          | <b>249,000</b> | 244,750          | 1.7%   |
|                                        | Days on Market      | <b>17</b>      | 40               | -57.5% |
|                                        | Percent of Original | <b>100.0%</b>  | 98.4%            | 1.6%   |

A total of 19 homes were available for sale in Clay County at the end of July. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$249,000, up 1.7% from 2025. The typical time on market for active listings was 17 days, down from 40 days a year earlier.

### History of Active Listings





**July  
2026**

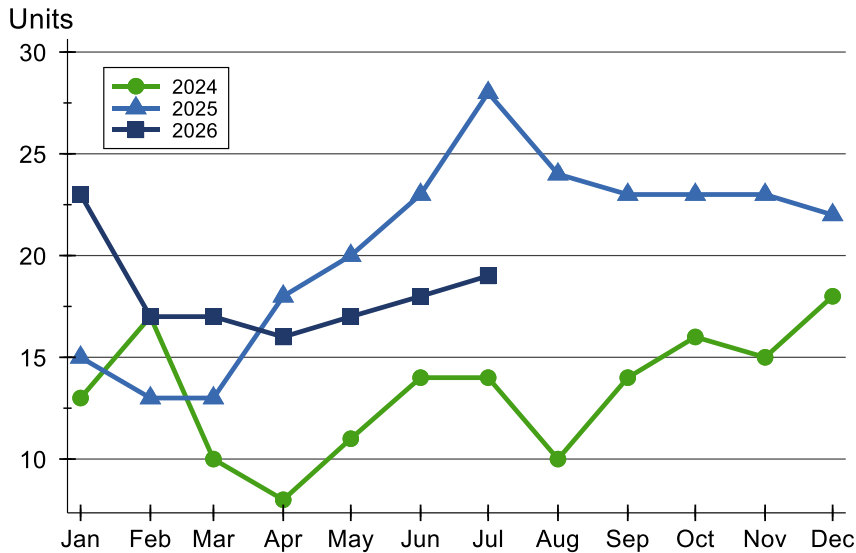
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Active Listings Analysis

### Active Listings by Month



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 13   | 15   | 23   |
| February  | 17   | 13   | 17   |
| March     | 10   | 13   | 17   |
| April     | 8    | 18   | 16   |
| May       | 11   | 20   | 17   |
| June      | 14   | 23   | 18   |
| July      | 14   | 28   | 19   |
| August    | 10   | 24   |      |
| September | 14   | 23   |      |
| October   | 16   | 23   |      |
| November  | 15   | 23   |      |
| December  | 18   | 22   |      |

### Active Listings by Price Range

| Price Range         | Active Listings<br>Number | Percent | Months'<br>Supply | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>Avg. | Med.   |
|---------------------|---------------------------|---------|-------------------|-----------------------|---------|------------------------|------|-----------------------------|--------|
| Below \$25,000      | 0                         | 0.0%    | 0.0               | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$25,000-\$49,999   | 0                         | 0.0%    | N/A               | 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                         | 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                         | 5.3%    | 1.5               | 125,000               | 125,000 | 57                     | 57   | 92.6%                       | 92.6%  |
| \$150,000-\$174,999 | 2                         | 10.5%   | 6.0               | 162,450               | 162,450 | 20                     | 20   | 100.0%                      | 100.0% |
| \$175,000-\$199,999 | 2                         | 10.5%   | 1.5               | 183,900               | 183,900 | 15                     | 15   | 97.5%                       | 97.5%  |
| \$200,000-\$249,999 | 7                         | 36.8%   | 4.9               | 237,557               | 229,000 | 25                     | 22   | 97.9%                       | 100.0% |
| \$250,000-\$299,999 | 4                         | 21.1%   | 3.7               | 282,250               | 292,000 | 38                     | 12   | 96.9%                       | 100.0% |
| \$300,000-\$399,999 | 2                         | 10.5%   | 4.0               | 357,450               | 357,450 | 31                     | 31   | 97.5%                       | 97.5%  |
| \$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                         | 5.3%    | N/A               | 615,000               | 615,000 | 8                      | 8    | 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    |





July  
2026

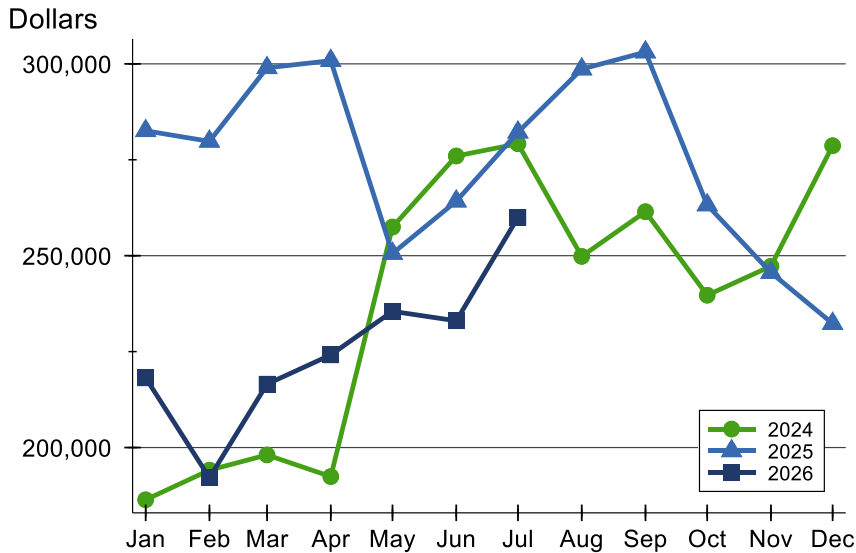
## Flint Hills MLS Statistics



FLINT HILLS  
ASSOCIATION  
OF REALTORS®

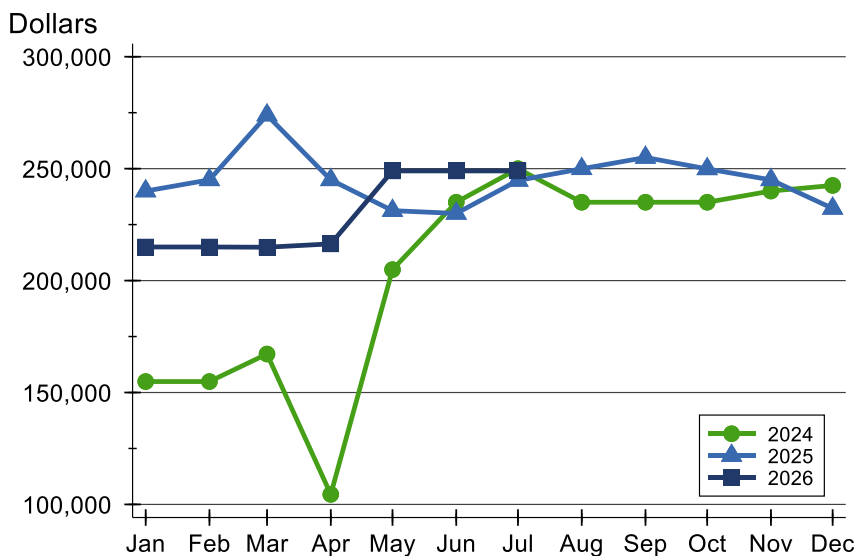
### Clay County Active Listings Analysis

#### Average Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 186,392 | 282,560 | 218,157 |
| February  | 194,112 | 279,808 | 192,135 |
| March     | 198,080 | 298,977 | 216,535 |
| April     | 192,438 | 300,839 | 224,150 |
| May       | 257,482 | 250,575 | 235,512 |
| June      | 275,993 | 264,217 | 233,039 |
| July      | 279,171 | 282,175 | 259,974 |
| August    | 249,830 | 298,631 |         |
| September | 261,479 | 303,076 |         |
| October   | 239,706 | 263,215 |         |
| November  | 247,273 | 245,606 |         |
| December  | 278,678 | 232,318 |         |

#### Median Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 154,900 | 240,000 | 215,000 |
| February  | 154,900 | 245,000 | 215,000 |
| March     | 167,200 | 273,900 | 214,900 |
| April     | 104,500 | 245,000 | 216,400 |
| May       | 204,900 | 231,250 | 249,000 |
| June      | 235,000 | 230,000 | 249,000 |
| July      | 250,000 | 244,750 | 249,000 |
| August    | 235,000 | 249,950 |         |
| September | 235,000 | 255,000 |         |
| October   | 235,000 | 249,900 |         |
| November  | 240,000 | 245,000 |         |
| December  | 242,500 | 232,250 |         |



**July  
2026**

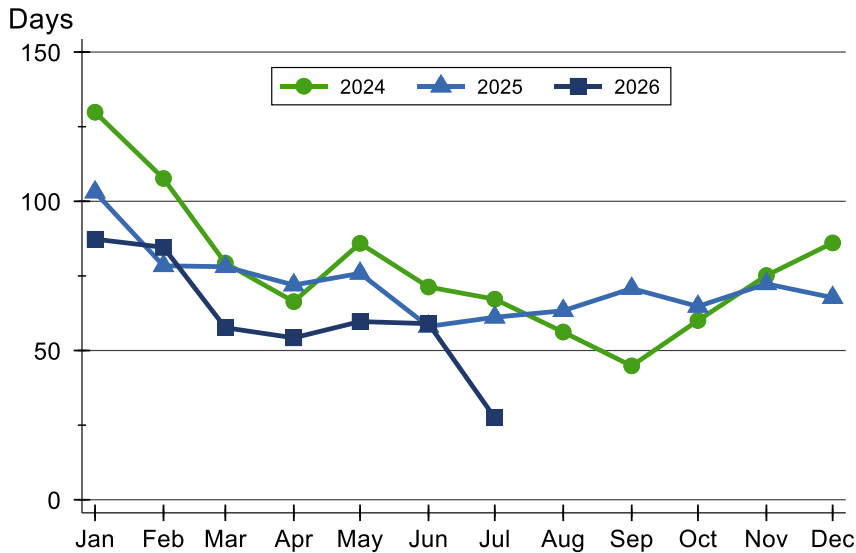
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

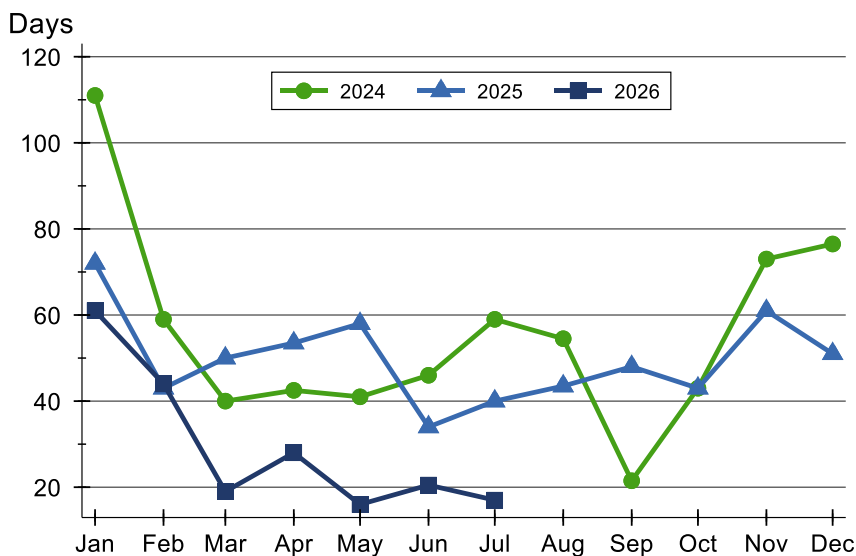
## Clay County Active Listings Analysis

### Average DOM



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 130  | 103  | 87   |
| February  | 108  | 78   | 85   |
| March     | 79   | 78   | 58   |
| April     | 66   | 72   | 54   |
| May       | 86   | 76   | 60   |
| June      | 71   | 58   | 59   |
| July      | 67   | 61   | 27   |
| August    | 56   | 63   |      |
| September | 45   | 71   |      |
| October   | 60   | 65   |      |
| November  | 75   | 72   |      |
| December  | 86   | 68   |      |

### Median DOM



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 111  | 72   | 61   |
| February  | 59   | 43   | 44   |
| March     | 40   | 50   | 19   |
| April     | 43   | 54   | 28   |
| May       | 41   | 58   | 16   |
| June      | 46   | 34   | 21   |
| July      | 59   | 40   | 17   |
| August    | 55   | 44   |      |
| September | 22   | 48   |      |
| October   | 43   | 43   |      |
| November  | 73   | 61   |      |
| December  | 77   | 51   |      |



July  
2026

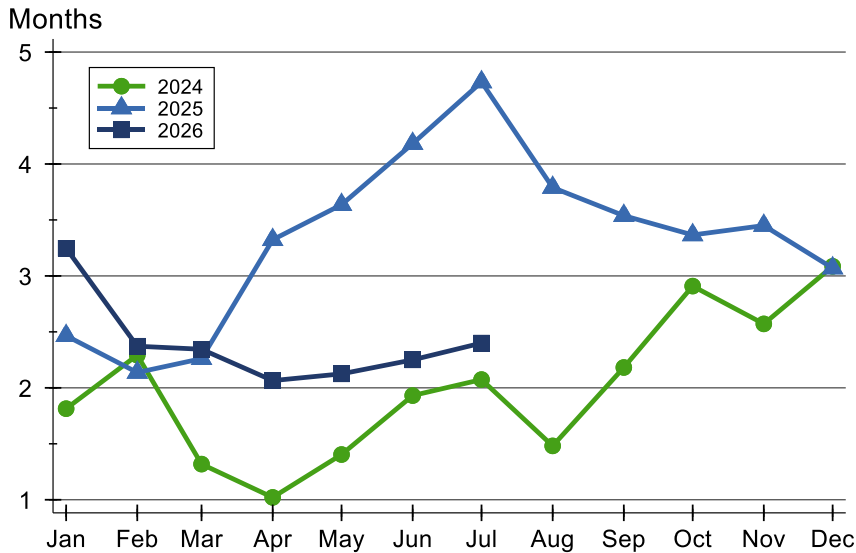
## Flint Hills MLS Statistics



FLINT HILLS  
ASSOCIATION  
OF REALTORS®

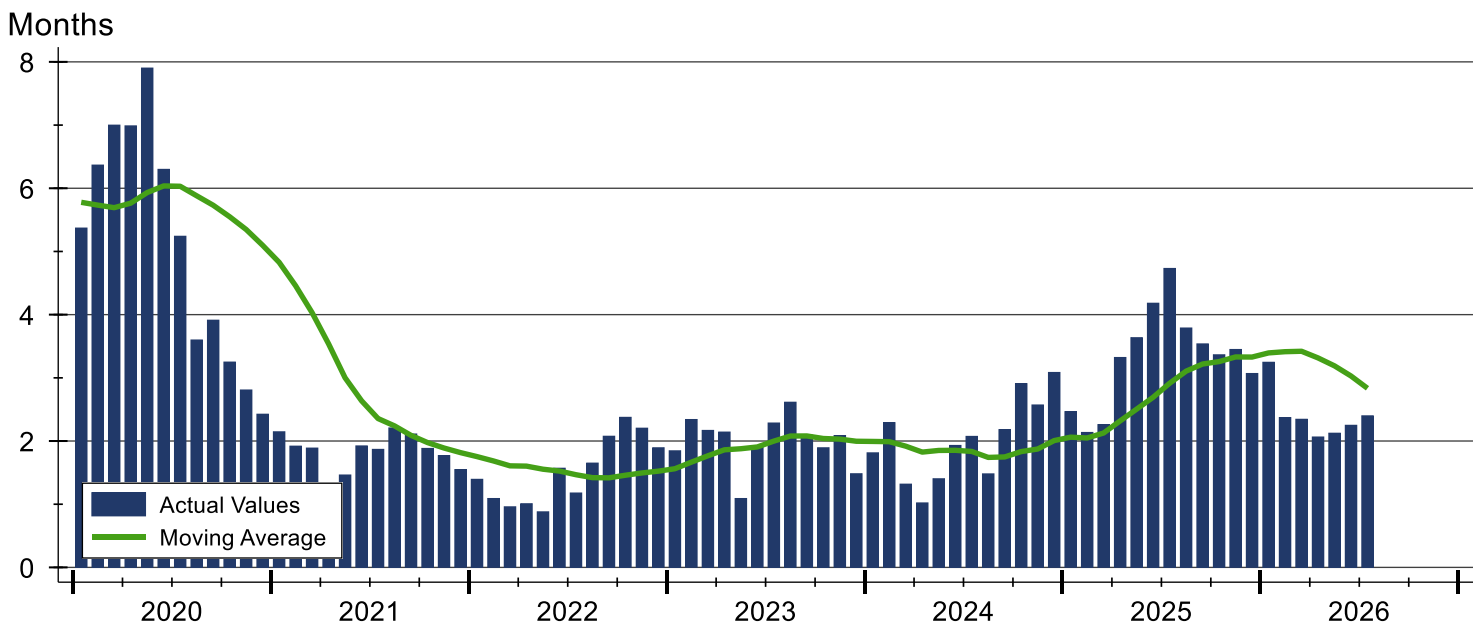
### Clay County Months' Supply Analysis

#### Months' Supply by Month



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 1.8  | 2.5  | 3.2  |
| February  | 2.3  | 2.1  | 2.4  |
| March     | 1.3  | 2.3  | 2.3  |
| April     | 1.0  | 3.3  | 2.1  |
| May       | 1.4  | 3.6  | 2.1  |
| June      | 1.9  | 4.2  | 2.3  |
| July      | 2.1  | 4.7  | 2.4  |
| August    | 1.5  | 3.8  |      |
| September | 2.2  | 3.5  |      |
| October   | 2.9  | 3.4  |      |
| November  | 2.6  | 3.5  |      |
| December  | 3.1  | 3.1  |      |

#### History of Month's Supply





July  
2026

## Flint Hills MLS Statistics



FLINT HILLS  
ASSOCIATION  
OF REALTORS®

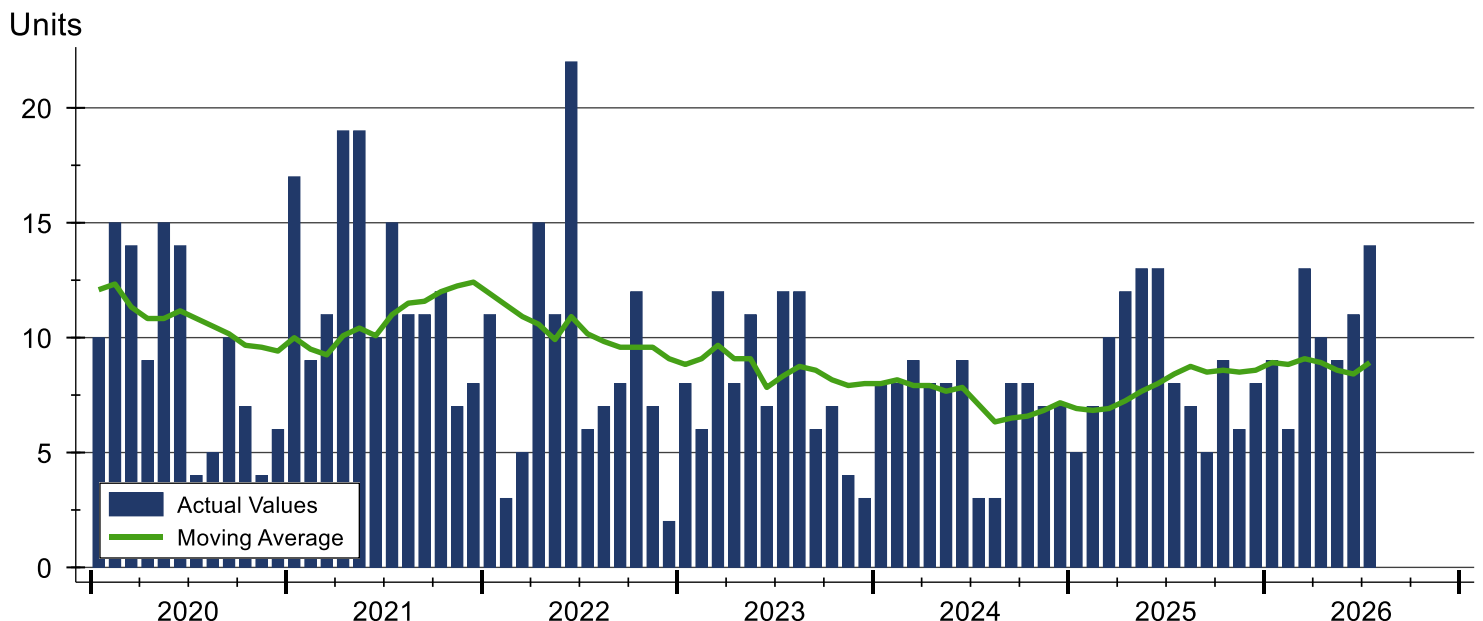
### Clay County New Listings Analysis

| Summary Statistics for New Listings |                    | 2026    | July 2025 | Change |
|-------------------------------------|--------------------|---------|-----------|--------|
| Current Month                       | New Listings       | 14      | 8         | 75.0%  |
|                                     | Volume (1,000s)    | 3,439   | 2,145     | 60.3%  |
|                                     | Average List Price | 245,621 | 268,150   | -8.4%  |
|                                     | Median List Price  | 229,000 | 224,900   | 1.8%   |
| Year-to-Date                        | New Listings       | 72      | 68        | 5.9%   |
|                                     | Volume (1,000s)    | 15,316  | 15,145    | 1.1%   |
|                                     | Average List Price | 212,724 | 222,720   | -4.5%  |
|                                     | Median List Price  | 207,450 | 199,500   | 4.0%   |

A total of 14 new listings were added in Clay County during July, up 75.0% from the same month in 2025. Year-to-date Clay County has seen 72 new listings.

The median list price of these homes was \$229,000 up from \$224,900 in 2025.

### History of New Listings





**July  
2026**

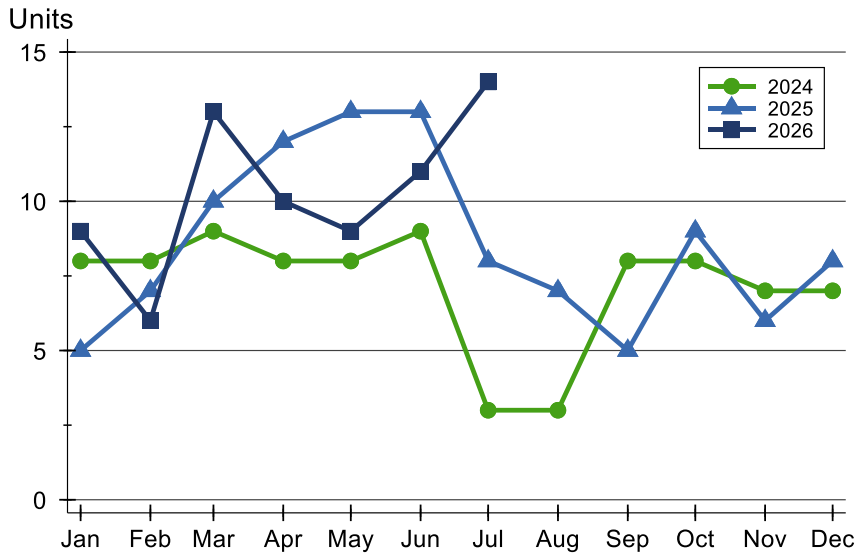
## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

### Clay County New Listings Analysis

#### New Listings by Month



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 8    | 5    | 9    |
| February  | 8    | 7    | 6    |
| March     | 9    | 10   | 13   |
| April     | 8    | 12   | 10   |
| May       | 8    | 13   | 9    |
| June      | 9    | 13   | 11   |
| July      | 3    | 8    | 14   |
| August    | 3    | 7    |      |
| September | 8    | 5    |      |
| October   | 8    | 9    |      |
| November  | 7    | 6    |      |
| December  | 7    | 8    |      |

#### New Listings by Price Range

| Price Range         | New Listings<br>Number | Percent | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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                      | 7.1%    | 35,000                | 35,000  | 1                      | 1    | 48.9%                       | 48.9%  |
| \$50,000-\$99,999   | 0                      | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$100,000-\$124,999 | 1                      | 7.1%    | 104,900               | 104,900 | 11                     | 11   | 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 | 0                      | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$175,000-\$199,999 | 2                      | 14.3%   | 184,450               | 184,450 | 19                     | 19   | 97.5%                       | 97.5%  |
| \$200,000-\$249,999 | 6                      | 42.9%   | 230,833               | 229,000 | 12                     | 11   | 99.3%                       | 100.0% |
| \$250,000-\$299,999 | 2                      | 14.3%   | 277,500               | 277,500 | 12                     | 12   | 100.0%                      | 100.0% |
| \$300,000-\$399,999 | 1                      | 7.1%    | 374,900               | 374,900 | 20                     | 20   | 94.9%                       | 94.9%  |
| \$400,000-\$499,999 | 0                      | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$500,000-\$749,999 | 1                      | 7.1%    | 615,000               | 615,000 | 8                      | 8    | 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    |



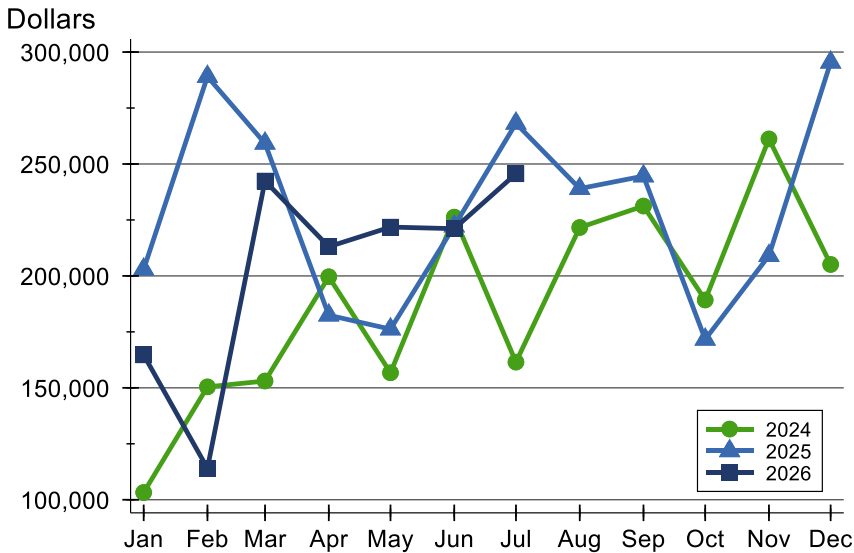
**July  
2026**

## Flint Hills MLS Statistics



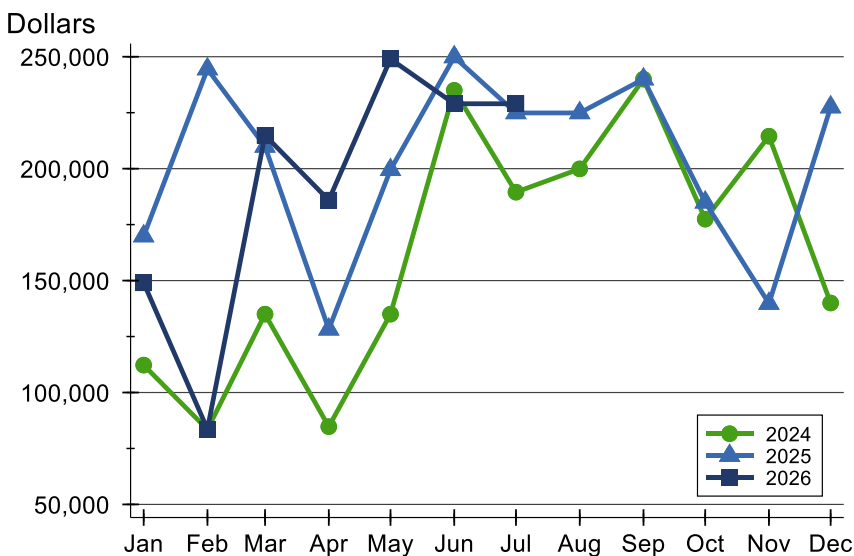
### Clay County New Listings Analysis

#### Average Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 103,250 | 202,960 | 164,711 |
| February  | 150,438 | 289,057 | 114,092 |
| March     | 153,056 | 259,230 | 242,408 |
| April     | 199,625 | 182,442 | 213,060 |
| May       | 156,725 | 176,231 | 221,822 |
| June      | 226,267 | 222,226 | 221,109 |
| July      | 161,500 | 268,150 | 245,621 |
| August    | 221,633 | 239,014 |         |
| September | 231,225 | 244,600 |         |
| October   | 189,250 | 171,656 |         |
| November  | 261,200 | 209,050 |         |
| December  | 205,114 | 295,425 |         |

#### Median Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 112,250 | 169,900 | 149,000 |
| February  | 83,500  | 244,500 | 83,625  |
| March     | 135,000 | 209,950 | 214,900 |
| April     | 84,750  | 128,250 | 185,950 |
| May       | 135,000 | 199,500 | 249,000 |
| June      | 235,000 | 249,900 | 229,000 |
| July      | 189,500 | 224,900 | 229,000 |
| August    | 199,900 | 224,900 |         |
| September | 240,000 | 240,000 |         |
| October   | 177,450 | 185,000 |         |
| November  | 214,500 | 139,750 |         |
| December  | 140,000 | 227,500 |         |



**July  
2026**

## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

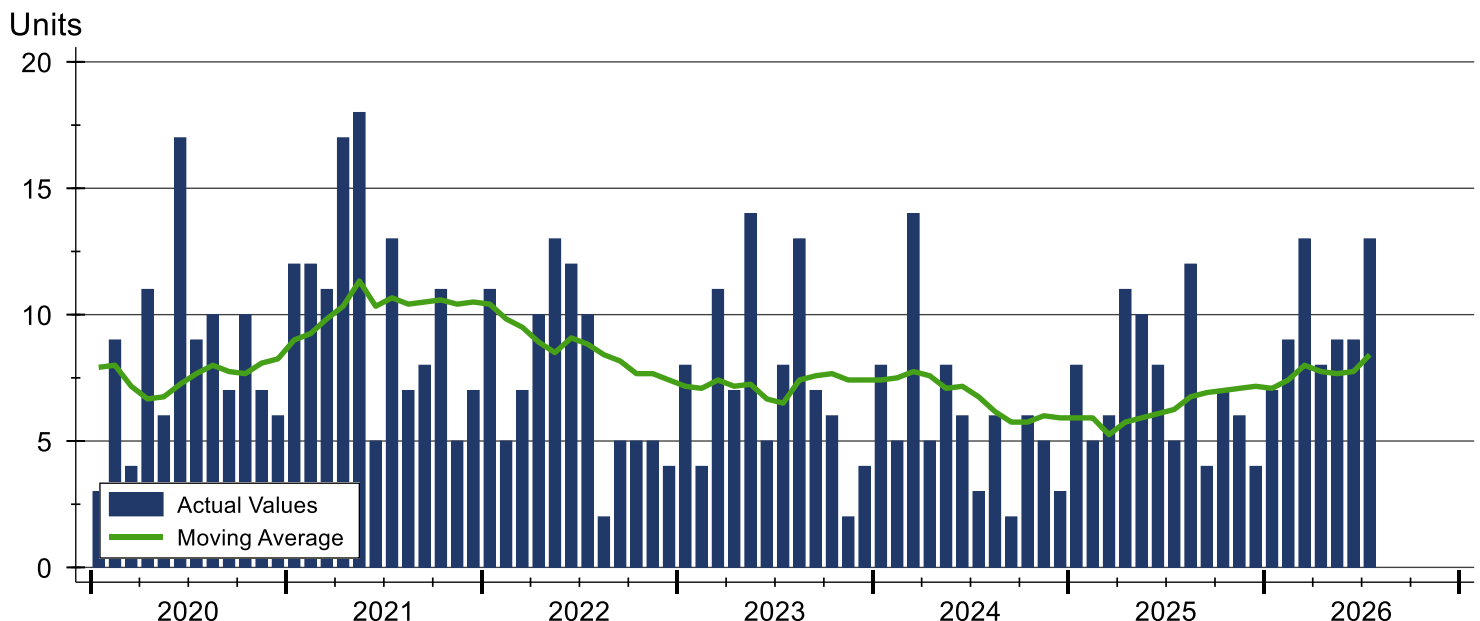
### Clay County Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | 2026           | July 2025 | Change | Year-to-Date |  | 2026           | 2025    | Change |
|------------------------------------------|---------------------|----------------|-----------|--------|--------------|--|----------------|---------|--------|
| Contracts Written                        |                     | <b>13</b>      | 5         | 160.0% |              |  | <b>68</b>      | 53      | 28.3%  |
| Volume (1,000s)                          |                     | <b>2,438</b>   | 824       | 195.9% |              |  | <b>14,244</b>  | 10,323  | 38.0%  |
| Average                                  | Sale Price          | <b>187,546</b> | 164,860   | 13.8%  |              |  | <b>209,464</b> | 194,764 | 7.5%   |
|                                          | Days on Market      | <b>77</b>      | 65        | 18.5%  |              |  | <b>68</b>      | 61      | 11.5%  |
|                                          | Percent of Original | <b>95.2%</b>   | 90.0%     | 5.8%   |              |  | <b>92.9%</b>   | 93.6%   | -0.7%  |
| Median                                   | Sale Price          | <b>229,000</b> | 148,900   | 53.8%  |              |  | <b>198,000</b> | 175,000 | 13.1%  |
|                                          | Days on Market      | <b>25</b>      | 42        | -40.5% |              |  | <b>30</b>      | 42      | -28.6% |
|                                          | Percent of Original | <b>100.0%</b>  | 90.7%     | 10.3%  |              |  | <b>96.4%</b>   | 96.3%   | 0.1%   |

A total of 13 contracts for sale were written in Clay County during the month of July, up from 5 in 2025. The median list price of these homes was \$229,000, up from \$148,900 the prior year.

Half of the homes that went under contract in July were on the market less than 25 days, compared to 42 days in July 2025.

### History of Contracts Written





**July  
2026**

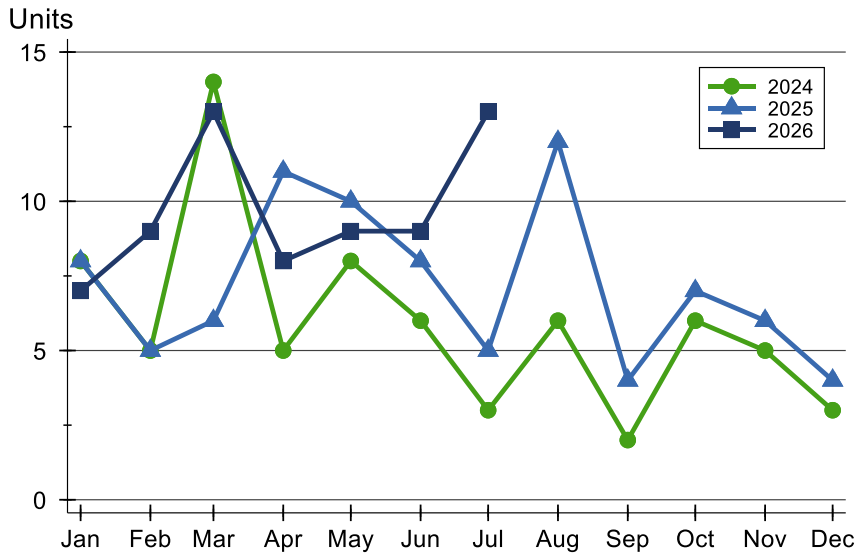
## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

### Clay County Contracts Written Analysis

#### Contracts Written by Month



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 8    | 8    | 7    |
| February  | 5    | 5    | 9    |
| March     | 14   | 6    | 13   |
| April     | 5    | 11   | 8    |
| May       | 8    | 10   | 9    |
| June      | 6    | 8    | 9    |
| July      | 3    | 5    | 13   |
| August    | 6    | 12   |      |
| September | 2    | 4    |      |
| October   | 6    | 7    |      |
| November  | 5    | 6    |      |
| December  | 3    | 4    |      |

#### 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                        | 7.7%    | 35,000             | 35,000  | 1                   | 1    | 48.9%                    | 48.9%  |
| \$50,000-\$99,999   | 0                        | 0.0%    | N/A                | N/A     | N/A                 | N/A  | N/A                      | N/A    |
| \$100,000-\$124,999 | 3                        | 23.1%   | 114,933            | 119,900 | 56                  | 56   | 98.2%                    | 100.0% |
| \$125,000-\$149,999 | 1                        | 7.7%    | 129,900            | 129,900 | 37                  | 37   | 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 | 1                        | 7.7%    | 179,000            | 179,000 | 20                  | 20   | 100.0%                   | 100.0% |
| \$200,000-\$249,999 | 5                        | 38.5%   | 238,280            | 234,500 | 140                 | 25   | 98.8%                    | 100.0% |
| \$250,000-\$299,999 | 2                        | 15.4%   | 279,000            | 279,000 | 35                  | 35   | 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    |





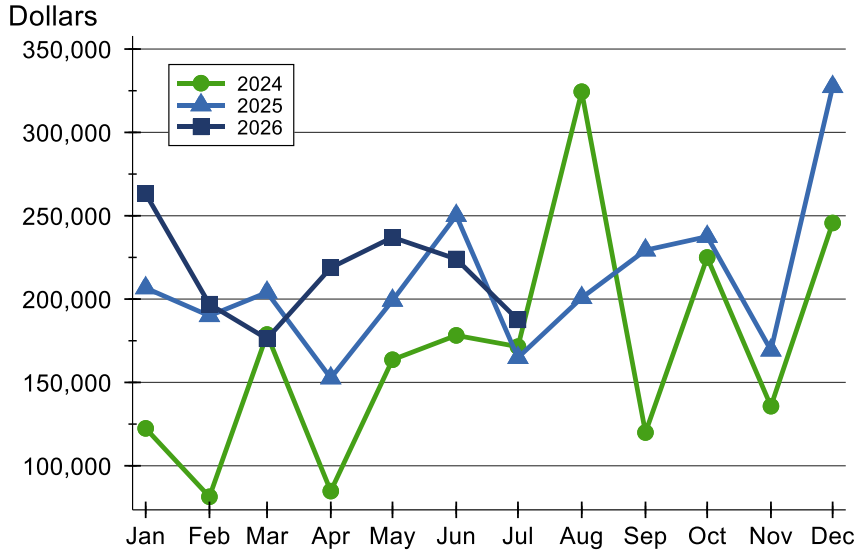
**July  
2026**

## Flint Hills MLS Statistics



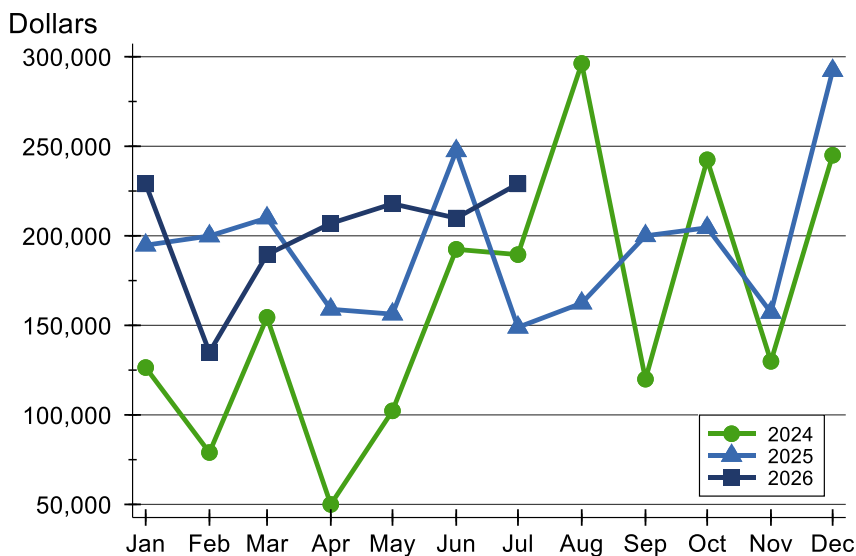
### Clay County Contracts Written Analysis

#### Average Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 122,438 | 206,675 | 263,214 |
| February  | 81,400  | 189,960 | 196,928 |
| March     | 178,743 | 203,983 | 176,177 |
| April     | 84,800  | 152,609 | 218,800 |
| May       | 163,613 | 199,170 | 237,056 |
| June      | 178,217 | 250,088 | 224,044 |
| July      | 171,467 | 164,860 | 187,546 |
| August    | 324,417 | 200,792 |         |
| September | 119,950 | 229,350 |         |
| October   | 224,967 | 237,486 |         |
| November  | 135,740 | 169,300 |         |
| December  | 245,667 | 327,375 |         |

#### Median Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 126,450 | 194,750 | 229,000 |
| February  | 79,000  | 199,900 | 135,000 |
| March     | 154,450 | 209,950 | 189,500 |
| April     | 50,000  | 159,000 | 206,950 |
| May       | 102,250 | 156,250 | 217,900 |
| June      | 192,450 | 247,450 | 209,900 |
| July      | 189,500 | 148,900 | 229,000 |
| August    | 296,250 | 162,400 |         |
| September | 119,950 | 200,000 |         |
| October   | 242,450 | 204,500 |         |
| November  | 129,900 | 157,200 |         |
| December  | 245,000 | 292,250 |         |



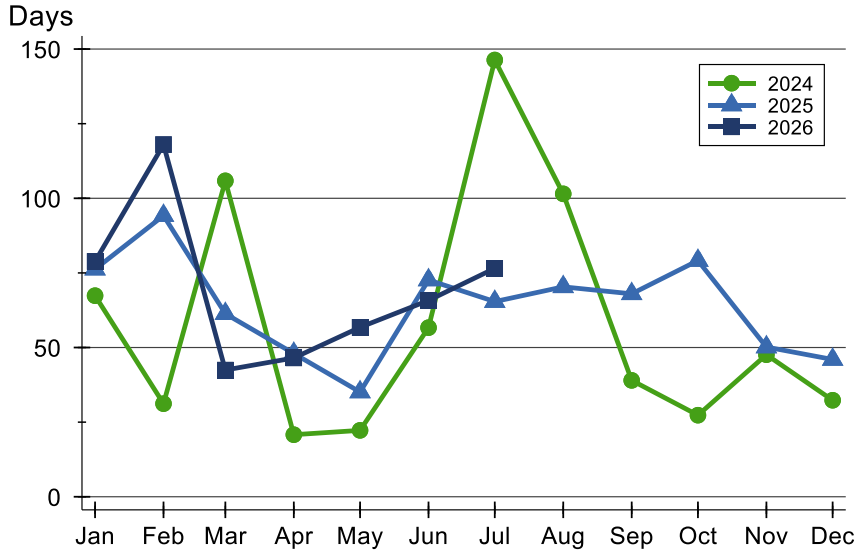
**July  
2026**

## Flint Hills MLS Statistics



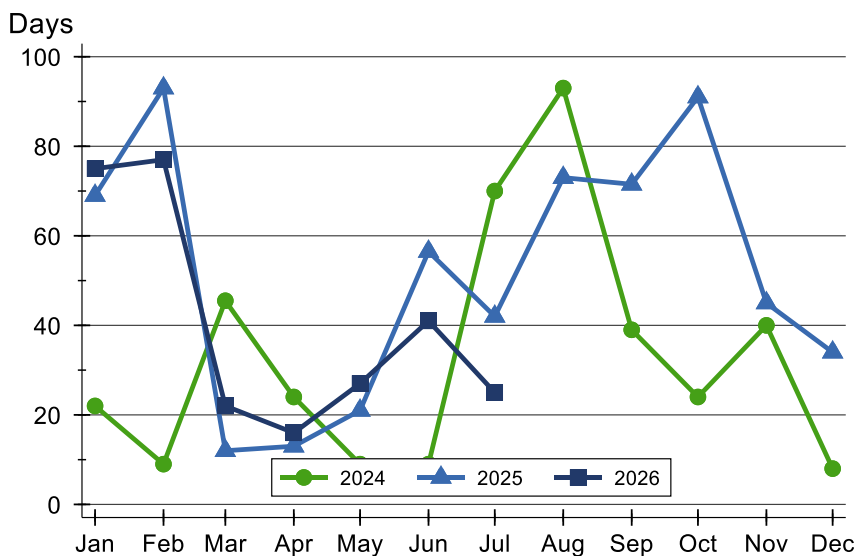
### Clay County Contracts Written Analysis

#### Average DOM



| Month     | 2024 | 2025 | 2026       |
|-----------|------|------|------------|
| January   | 67   | 76   | <b>79</b>  |
| February  | 31   | 94   | <b>118</b> |
| March     | 106  | 61   | <b>42</b>  |
| April     | 21   | 48   | <b>47</b>  |
| May       | 22   | 35   | <b>57</b>  |
| June      | 57   | 73   | <b>66</b>  |
| July      | 146  | 65   | <b>77</b>  |
| August    | 102  | 70   |            |
| September | 39   | 68   |            |
| October   | 27   | 79   |            |
| November  | 48   | 50   |            |
| December  | 32   | 46   |            |

#### Median DOM



| Month     | 2024 | 2025 | 2026      |
|-----------|------|------|-----------|
| January   | 22   | 69   | <b>75</b> |
| February  | 9    | 93   | <b>77</b> |
| March     | 46   | 12   | <b>22</b> |
| April     | 24   | 13   | <b>16</b> |
| May       | 9    | 21   | <b>27</b> |
| June      | 9    | 57   | <b>41</b> |
| July      | 70   | 42   | <b>25</b> |
| August    | 93   | 73   |           |
| September | 39   | 72   |           |
| October   | 24   | 91   |           |
| November  | 40   | 45   |           |
| December  | 8    | 34   |           |



**July  
2026**

## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

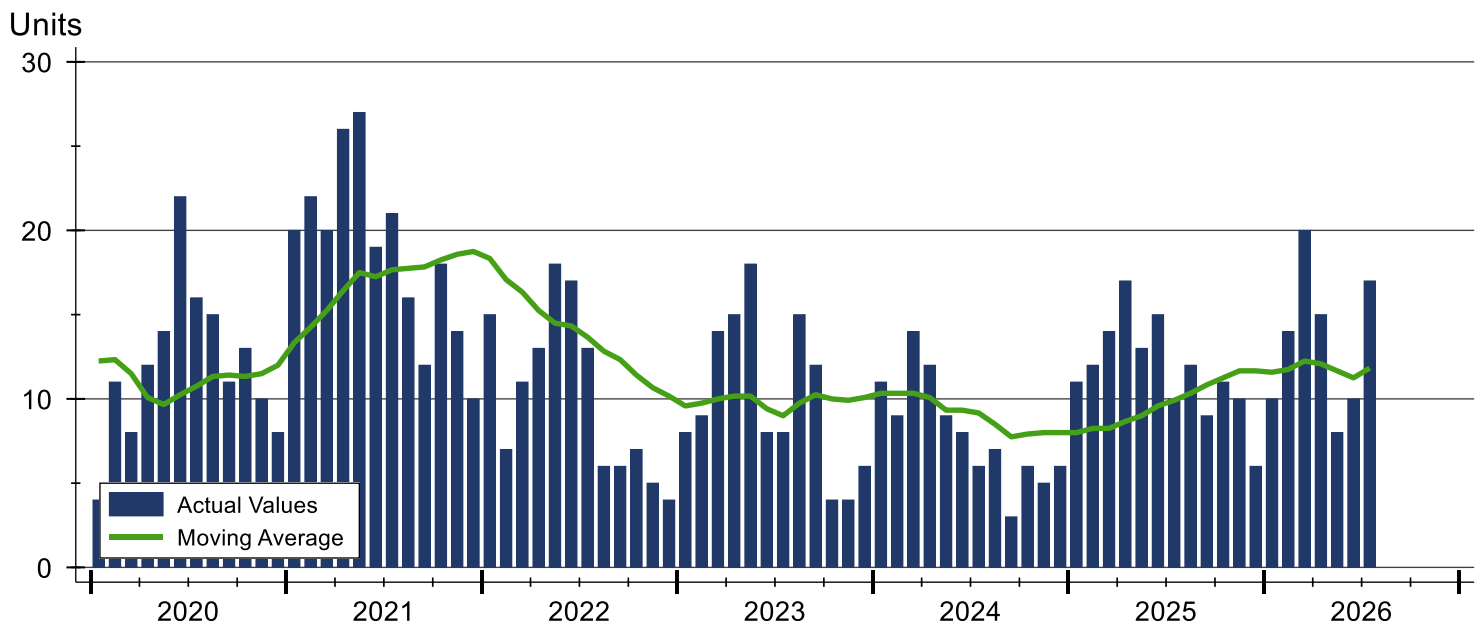
### Clay County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | 2026           | End of July 2025 | Change |
|------------------------------------------|---------------------|----------------|------------------|--------|
| Pending Contracts                        |                     | <b>17</b>      | 10               | 70.0%  |
| Volume (1,000s)                          |                     | <b>3,565</b>   | 2,561            | 39.2%  |
| Average                                  | List Price          | <b>209,682</b> | 256,110          | -18.1% |
|                                          | Days on Market      | <b>81</b>      | 75               | 8.0%   |
|                                          | Percent of Original | <b>98.1%</b>   | 99.0%            | -0.9%  |
| Median                                   | List Price          | <b>229,000</b> | 238,750          | -4.1%  |
|                                          | Days on Market      | <b>30</b>      | 41               | -26.8% |
|                                          | Percent of Original | <b>100.0%</b>  | 100.0%           | 0.0%   |

A total of 17 listings in Clay County had contracts pending at the end of July, up from 10 contracts pending at the end of July 2025.

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





**July  
2026**

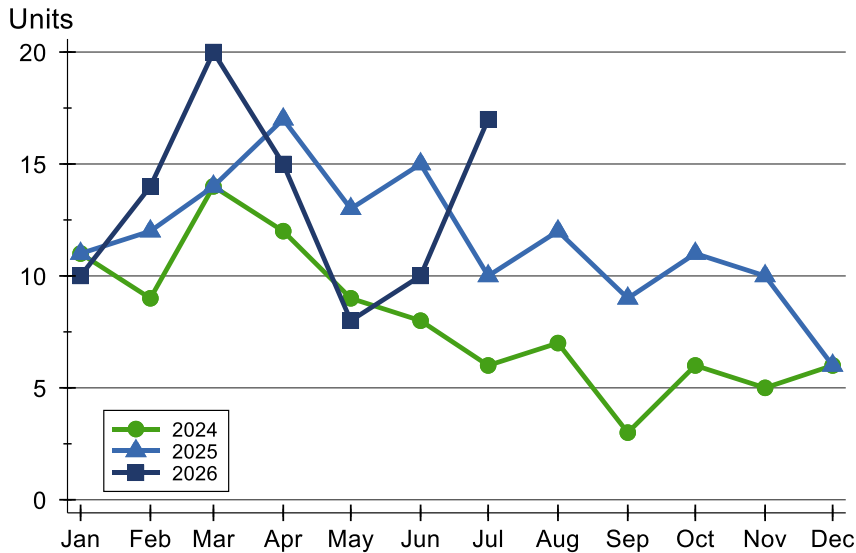
## Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

### Clay County Pending Contracts Analysis

#### Pending Contracts by Month



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 11   | 11   | 10   |
| February  | 9    | 12   | 14   |
| March     | 14   | 14   | 20   |
| April     | 12   | 17   | 15   |
| May       | 9    | 13   | 8    |
| June      | 8    | 15   | 10   |
| July      | 6    | 10   | 17   |
| August    | 7    | 12   |      |
| September | 3    | 9    |      |
| October   | 6    | 11   |      |
| November  | 5    | 10   |      |
| December  | 6    | 6    |      |

#### Pending Contracts by Price Range

| Price Range         | Pending Contracts<br>Number | Percent | List Price<br>Average | Median  | Days on Market<br>Avg. | Med. | Price as % of Orig.<br>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%    | 33,000                | 33,000  | 30                     | 30   | 100.0%                      | 100.0% |
| \$50,000-\$99,999   | 0                           | 0.0%    | N/A                   | N/A     | N/A                    | N/A  | N/A                         | N/A    |
| \$100,000-\$124,999 | 3                           | 17.6%   | 114,933               | 119,900 | 56                     | 56   | 98.2%                       | 100.0% |
| \$125,000-\$149,999 | 2                           | 11.8%   | 134,700               | 134,700 | 96                     | 96   | 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 | 1                           | 5.9%    | 179,000               | 179,000 | 20                     | 20   | 100.0%                      | 100.0% |
| \$200,000-\$249,999 | 5                           | 29.4%   | 238,280               | 234,500 | 140                    | 25   | 98.8%                       | 100.0% |
| \$250,000-\$299,999 | 4                           | 23.5%   | 287,000               | 295,000 | 62                     | 35   | 94.7%                       | 100.0% |
| \$300,000-\$399,999 | 1                           | 5.9%    | 399,000               | 399,000 | 12                     | 12   | 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 | 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    |



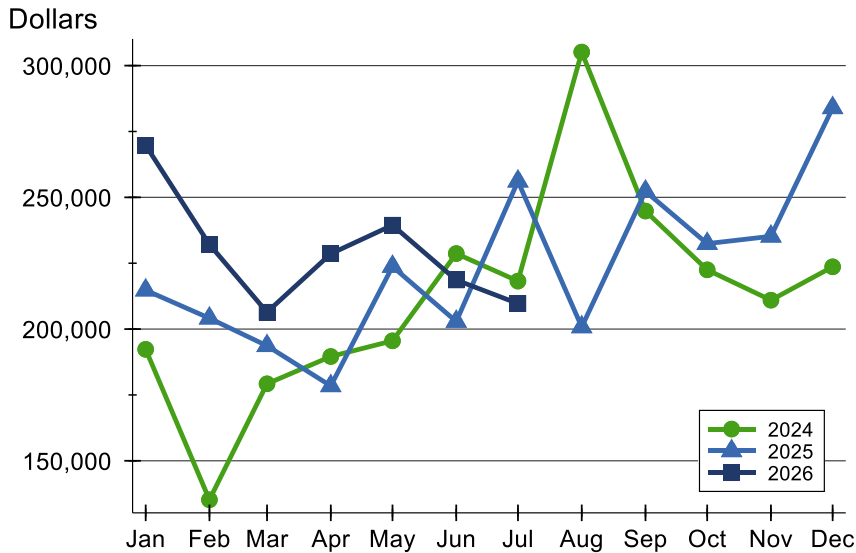
**July  
2026**

## Flint Hills MLS Statistics



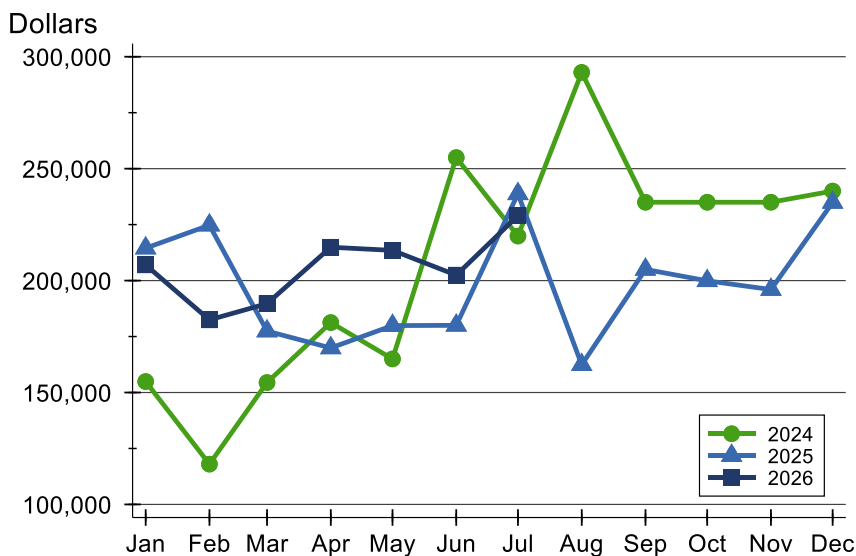
### Clay County Pending Contracts Analysis

#### Average Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 192,309 | 214,764 | 269,740 |
| February  | 135,211 | 204,117 | 232,125 |
| March     | 179,221 | 193,650 | 206,413 |
| April     | 189,592 | 178,441 | 228,587 |
| May       | 195,544 | 223,738 | 239,450 |
| June      | 228,663 | 202,873 | 218,630 |
| July      | 218,217 | 256,110 | 209,682 |
| August    | 305,143 | 200,792 |         |
| September | 244,800 | 252,289 |         |
| October   | 222,483 | 232,436 |         |
| November  | 210,960 | 235,220 |         |
| December  | 223,633 | 283,967 |         |

#### Median Price



| Month     | 2024    | 2025    | 2026    |
|-----------|---------|---------|---------|
| January   | 154,900 | 214,500 | 207,000 |
| February  | 118,000 | 224,750 | 182,450 |
| March     | 154,450 | 177,450 | 189,700 |
| April     | 181,250 | 169,900 | 214,900 |
| May       | 165,000 | 179,900 | 213,500 |
| June      | 254,950 | 180,000 | 202,450 |
| July      | 219,900 | 238,750 | 229,000 |
| August    | 293,000 | 162,400 |         |
| September | 235,000 | 205,000 |         |
| October   | 235,000 | 199,900 |         |
| November  | 235,000 | 196,000 |         |
| December  | 240,000 | 234,900 |         |



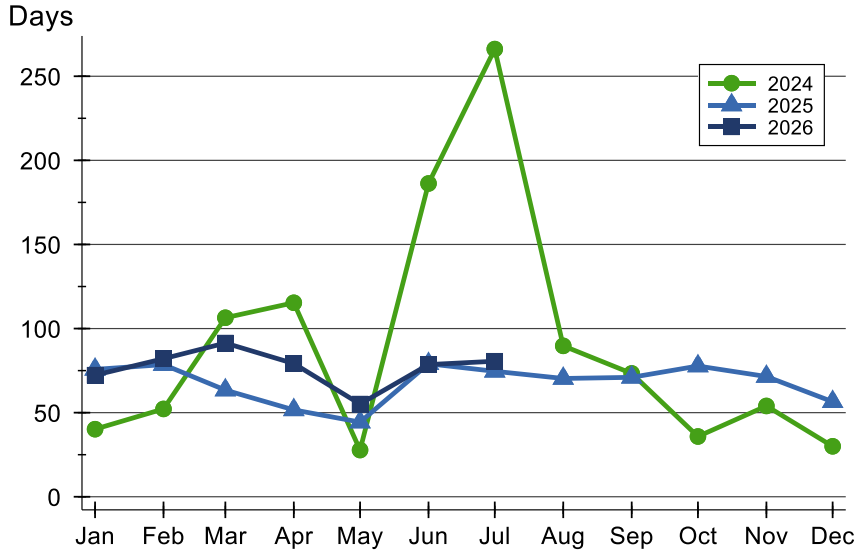
**July  
2026**

## Flint Hills MLS Statistics



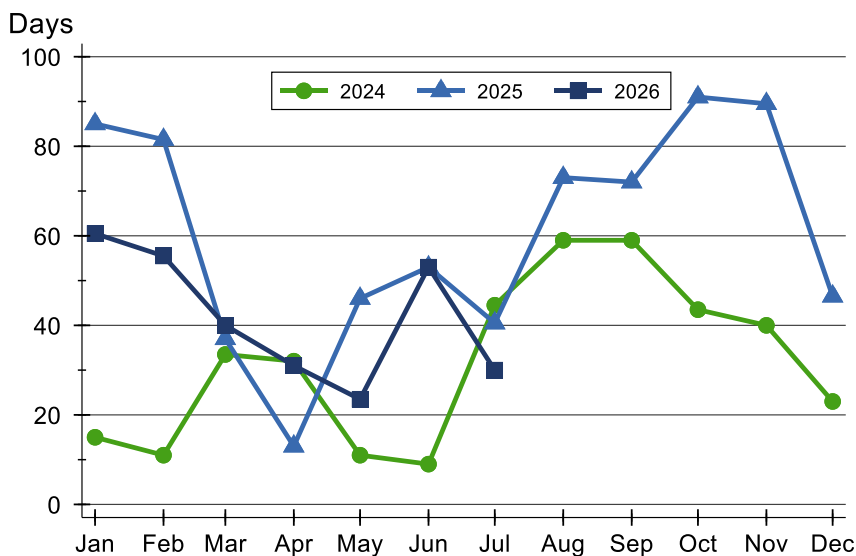
### Clay County Pending Contracts Analysis

#### Average DOM



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 40   | 76   | 72   |
| February  | 52   | 79   | 82   |
| March     | 106  | 63   | 91   |
| April     | 115  | 52   | 79   |
| May       | 28   | 44   | 55   |
| June      | 186  | 79   | 79   |
| July      | 266  | 75   | 81   |
| August    | 90   | 70   |      |
| September | 73   | 71   |      |
| October   | 36   | 78   |      |
| November  | 54   | 72   |      |
| December  | 30   | 57   |      |

#### Median DOM



| Month     | 2024 | 2025 | 2026 |
|-----------|------|------|------|
| January   | 15   | 85   | 61   |
| February  | 11   | 82   | 56   |
| March     | 34   | 37   | 40   |
| April     | 32   | 13   | 31   |
| May       | 11   | 46   | 24   |
| June      | 9    | 53   | 53   |
| July      | 45   | 41   | 30   |
| August    | 59   | 73   |      |
| September | 59   | 72   |      |
| October   | 44   | 91   |      |
| November  | 40   | 90   |      |
| December  | 23   | 47   |      |