



**July
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Housing Report



Market Overview

Clay County Home Sales Fell in July

Total home sales in Clay County fell last month to 3 units, compared to 9 units in July 2023. Total sales volume was \$0.5 million, down from a year earlier.

The median sale price in July was \$137,500, down from \$185,500 a year earlier. Homes that sold in July were typically on the market for 11 days and sold for 94.7% 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 17 units, down from 19 at the same point in 2023. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$235,000.

During July, a total of 3 contracts were written down from 8 in July 2023. At the end of the month, there were 6 contracts still pending.

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**July
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Summary Statistics

| July MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 3 | 9 | 13 | 47 | 55 | 65 |
| Change from prior year | | -66.7% | -30.8% | 62.5% | -14.5% | -15.4% | -15.6% |
| Active Listings | | 17 | 19 | 12 | N/A | N/A | N/A |
| Change from prior year | | -10.5% | 58.3% | -40.0% | | | |
| Months' Supply | | 2.5 | 2.7 | 1.3 | N/A | N/A | N/A |
| Change from prior year | | -7.4% | 107.7% | -35.0% | | | |
| New Listings | | 3 | 12 | 6 | 54 | 64 | 72 |
| Change from prior year | | -75.0% | 100.0% | -57.1% | -15.6% | -11.1% | -26.5% |
| Contracts Written | | 3 | 8 | 10 | 48 | 57 | 67 |
| Change from prior year | | -62.5% | -20.0% | -16.7% | -15.8% | -14.9% | -22.1% |
| Pending Contracts | | 6 | 8 | 13 | N/A | N/A | N/A |
| Change from prior year | | -25.0% | -38.5% | -38.1% | | | |
| Sales Volume (1,000s) | | 548 | 1,559 | 2,236 | 7,296 | 9,619 | 9,147 |
| Change from prior year | | -64.8% | -30.3% | 77.0% | -24.2% | 5.2% | -3.0% |
| Average | Sale Price | 182,500 | 173,274 | 172,000 | 155,230 | 174,898 | 140,723 |
| | Change from prior year | 5.3% | 0.7% | 8.9% | -11.2% | 24.3% | 14.9% |
| | List Price of Actives | 249,306 | 186,521 | 262,917 | N/A | N/A | N/A |
| | Change from prior year | 33.7% | -29.1% | 78.6% | | | |
| | Days on Market | 91 | 64 | 39 | 61 | 56 | 47 |
| Change from prior year | 42.2% | 64.1% | 56.0% | 8.9% | 19.1% | -34.7% | |
| Percent of List | 94.9% | 95.4% | 96.5% | 94.9% | 95.4% | 95.6% | |
| Change from prior year | -0.5% | -1.1% | 0.3% | -0.5% | -0.2% | -1.3% | |
| Percent of Original | 91.4% | 90.8% | 95.1% | 92.3% | 93.3% | 93.6% | |
| Change from prior year | 0.7% | -4.5% | -1.1% | -1.1% | -0.3% | -1.5% | |
| Median | Sale Price | 137,500 | 185,500 | 148,500 | 127,500 | 165,000 | 125,000 |
| | Change from prior year | -25.9% | 24.9% | -4.7% | -22.7% | 32.0% | 25.0% |
| | List Price of Actives | 235,000 | 172,000 | 152,400 | N/A | N/A | N/A |
| | Change from prior year | 36.6% | 12.9% | 40.1% | | | |
| | Days on Market | 11 | 45 | 11 | 15 | 34 | 21 |
| Change from prior year | -75.6% | 309.1% | 83.3% | -55.9% | 61.9% | 50.0% | |
| Percent of List | 94.7% | 96.4% | 96.7% | 96.7% | 97.0% | 95.7% | |
| Change from prior year | -1.8% | -0.3% | -1.5% | -0.3% | 1.4% | -2.8% | |
| Percent of Original | 94.5% | 96.0% | 95.0% | 95.3% | 95.2% | 94.1% | |
| Change from prior year | -1.6% | 1.1% | -3.3% | 0.1% | 1.2% | -3.3% | |

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



**July
2024**

Flint Hills MLS Statistics



**FLINT HILLS
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Clay County Closed Listings Analysis

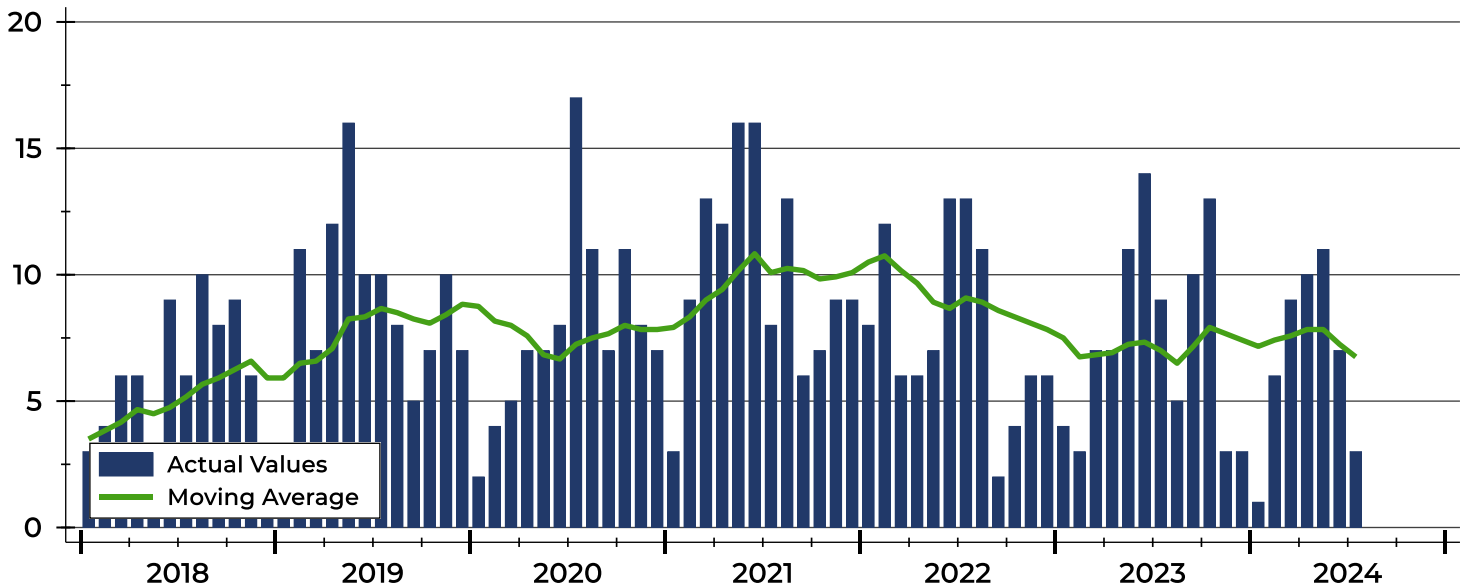
| Summary Statistics for Closed Listings | | 2024 | July 2023 | Change | 2024 | Year-to-Date 2023 | Change |
|--|---------------------|----------------|-----------|--------|----------------|-------------------|--------|
| Closed Listings | | 3 | 9 | -66.7% | 47 | 55 | -14.5% |
| Volume (1,000s) | | 548 | 1,559 | -64.8% | 7,296 | 9,619 | -24.2% |
| Months' Supply | | 2.5 | 2.7 | -7.4% | N/A | N/A | N/A |
| Average | Sale Price | 182,500 | 173,274 | 5.3% | 155,230 | 174,898 | -11.2% |
| | Days on Market | 91 | 64 | 42.2% | 61 | 56 | 8.9% |
| | Percent of List | 94.9% | 95.4% | -0.5% | 94.9% | 95.4% | -0.5% |
| | Percent of Original | 91.4% | 90.8% | 0.7% | 92.3% | 93.3% | -1.1% |
| Median | Sale Price | 137,500 | 185,500 | -25.9% | 127,500 | 165,000 | -22.7% |
| | Days on Market | 11 | 45 | -75.6% | 15 | 34 | -55.9% |
| | Percent of List | 94.7% | 96.4% | -1.8% | 96.7% | 97.0% | -0.3% |
| | Percent of Original | 94.5% | 96.0% | -1.6% | 95.3% | 95.2% | 0.1% |

A total of 3 homes sold in Clay County in July, down from 9 units in July 2023. Total sales volume fell to \$0.5 million compared to \$1.6 million in the previous year.

The median sales price in July was \$137,500, down 25.9% compared to the prior year. Median days on market was 11 days, up from 8 days in June, but down from 45 in July 2023.

History of Closed Listings

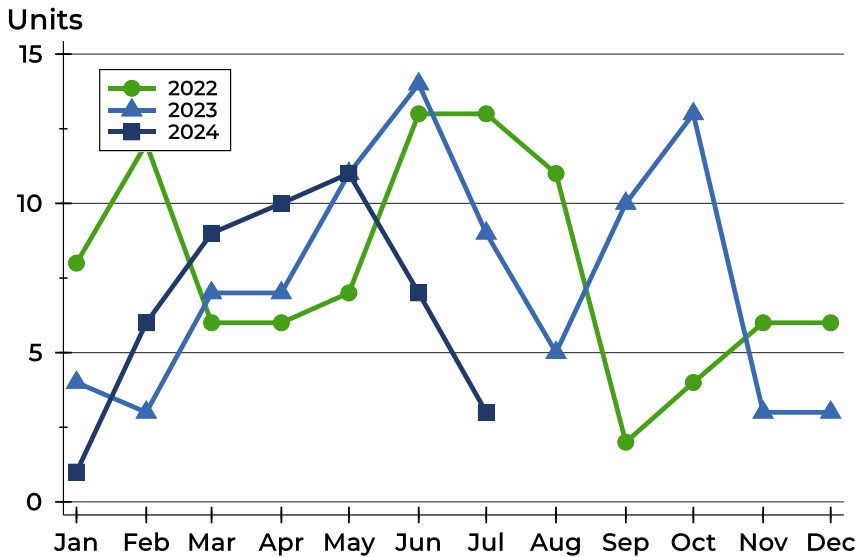
Units





Clay County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 8 | 4 | 1 |
| February | 12 | 3 | 6 |
| March | 6 | 7 | 9 |
| April | 6 | 7 | 10 |
| May | 7 | 11 | 11 |
| June | 13 | 14 | 7 |
| July | 13 | 9 | 3 |
| August | 11 | 5 | 10 |
| September | 2 | 10 | 4 |
| October | 4 | 13 | 6 |
| November | 6 | 3 | 3 |
| December | 6 | 3 | 3 |

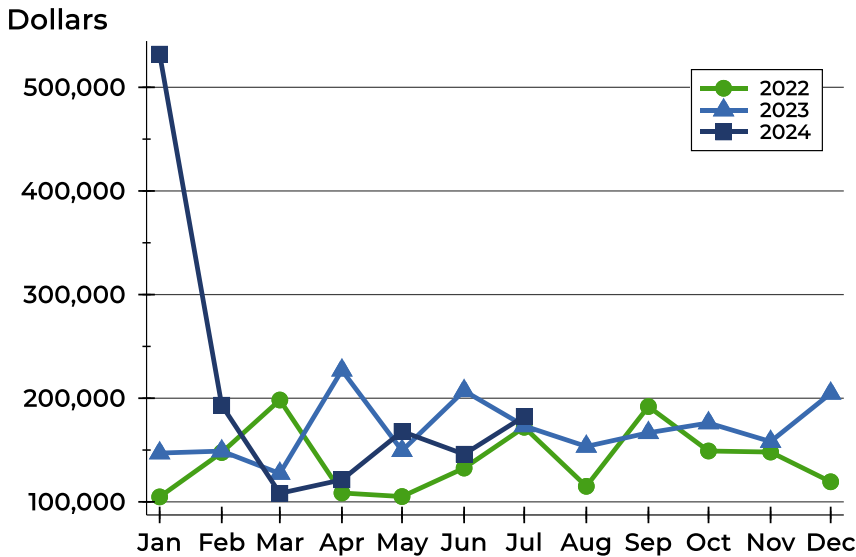
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 33.3% | 2.6 | 70,000 | 70,000 | 259 | 259 | 88.1% | 88.1% | 77.9% | 77.9% |
| \$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 | 33.3% | 1.0 | 137,500 | 137,500 | 11 | 11 | 101.9% | 101.9% | 101.9% | 101.9% |
| \$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 | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | 9.6 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 1 | 33.3% | 4.0 | 340,000 | 340,000 | 2 | 2 | 94.7% | 94.7% | 94.5% | 94.5% |
| \$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 |



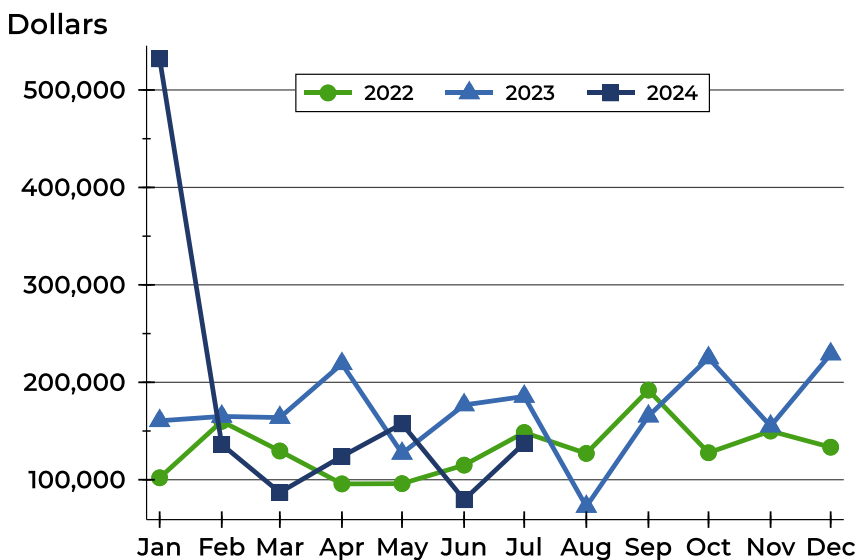
Clay County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 104,813 | 147,100 | 532,000 |
| February | 147,613 | 149,000 | 193,250 |
| March | 198,296 | 127,400 | 108,244 |
| April | 108,583 | 226,971 | 121,330 |
| May | 105,129 | 149,409 | 167,950 |
| June | 132,615 | 207,171 | 145,977 |
| July | 172,000 | 173,274 | 182,500 |
| August | 115,020 | 153,480 | |
| September | 192,000 | 166,650 | |
| October | 149,100 | 176,115 | |
| November | 148,067 | 158,167 | |
| December | 119,367 | 204,667 | |

Median Price

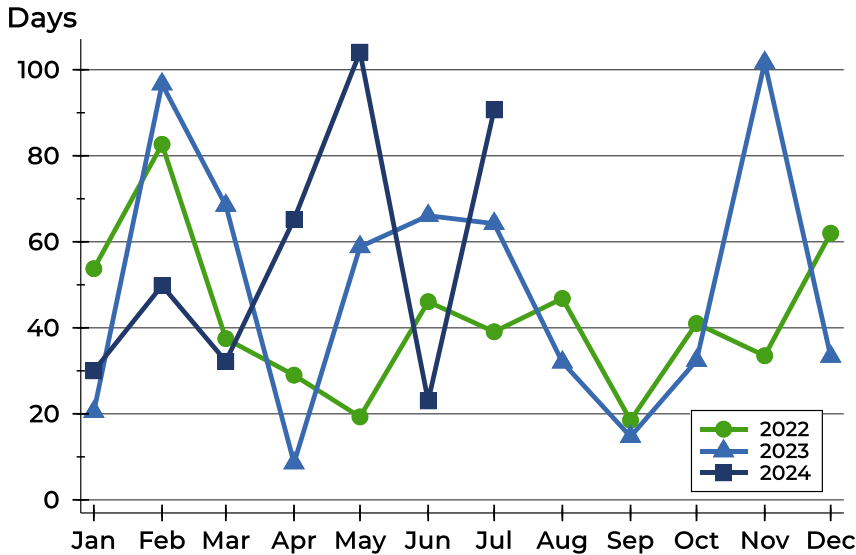


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 102,000 | 160,500 | 532,000 |
| February | 159,950 | 165,000 | 136,250 |
| March | 129,538 | 163,800 | 87,000 |
| April | 95,750 | 219,000 | 124,000 |
| May | 96,000 | 127,000 | 157,400 |
| June | 115,000 | 176,750 | 79,500 |
| July | 148,500 | 185,500 | 137,500 |
| August | 127,000 | 72,500 | |
| September | 192,000 | 165,250 | |
| October | 127,700 | 225,000 | |
| November | 150,000 | 155,000 | |
| December | 133,400 | 229,000 | |



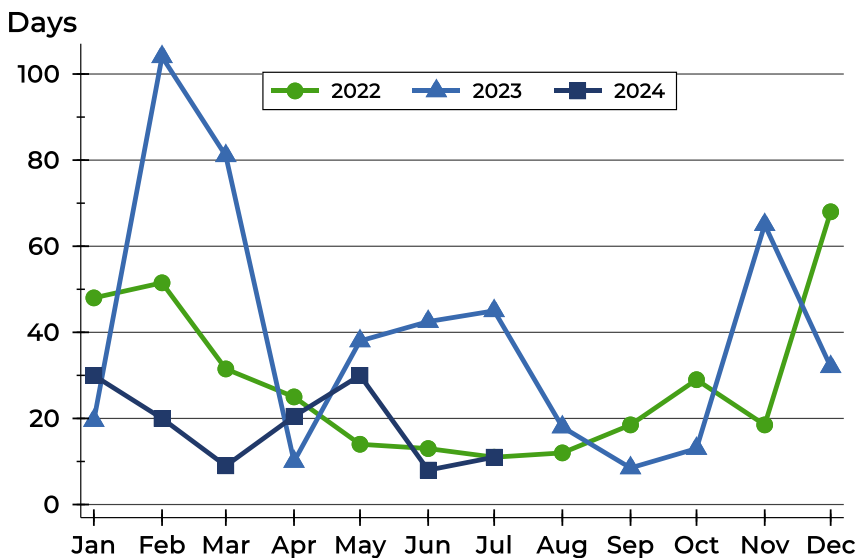
Clay County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 54 | 21 | 30 |
| February | 83 | 97 | 50 |
| March | 38 | 68 | 32 |
| April | 29 | 9 | 65 |
| May | 19 | 59 | 104 |
| June | 46 | 66 | 23 |
| July | 39 | 64 | 91 |
| August | 47 | 32 | |
| September | 19 | 15 | |
| October | 41 | 32 | |
| November | 34 | 102 | |
| December | 62 | 33 | |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 48 | 20 | 30 |
| February | 52 | 104 | 20 |
| March | 32 | 81 | 9 |
| April | 25 | 10 | 21 |
| May | 14 | 38 | 30 |
| June | 13 | 43 | 8 |
| July | 11 | 45 | 11 |
| August | 12 | 18 | |
| September | 19 | 9 | |
| October | 29 | 13 | |
| November | 19 | 65 | |
| December | 68 | 32 | |



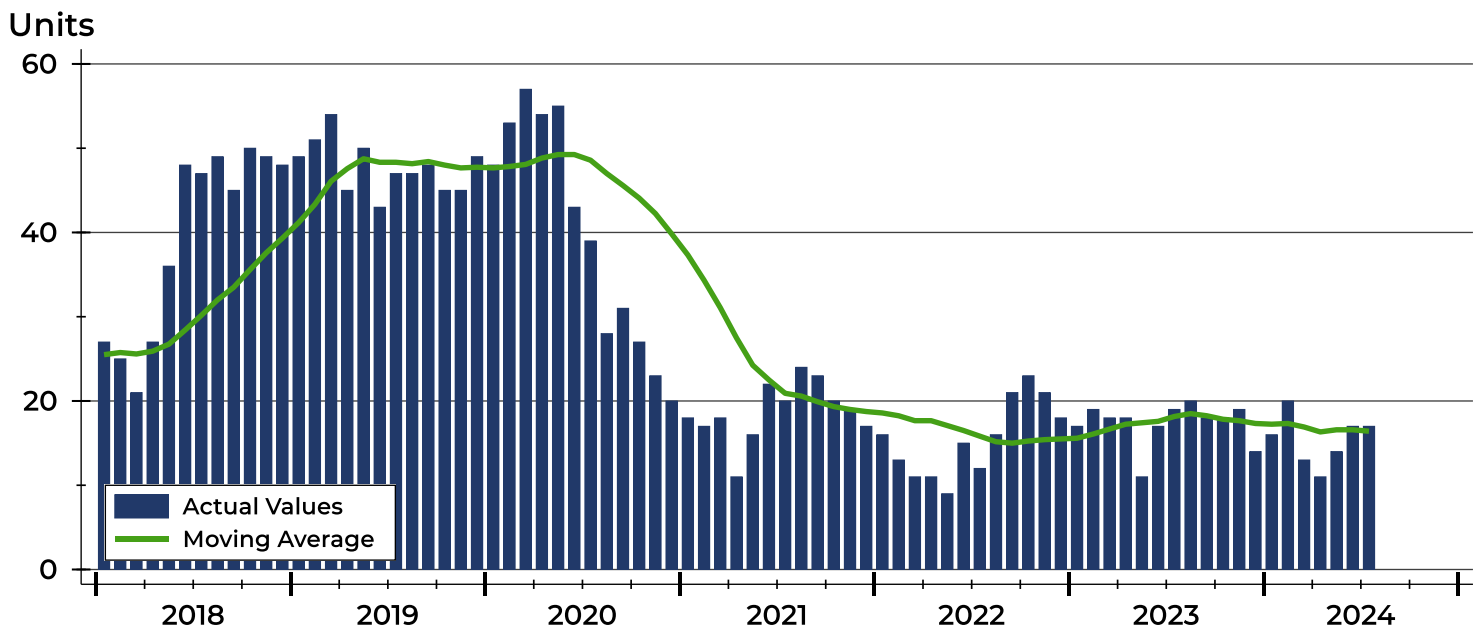
Clay County Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | End of July 2023 | Change |
|--|---------------------|---------|------------------|--------|
| Active Listings | | 17 | 19 | -10.5% |
| Volume (1,000s) | | 4,238 | 3,544 | 19.6% |
| Months' Supply | | 2.5 | 2.7 | -7.4% |
| Average | List Price | 249,306 | 186,521 | 33.7% |
| | Days on Market | 66 | 94 | -29.8% |
| | Percent of Original | 97.4% | 94.9% | 2.6% |
| Median | List Price | 235,000 | 172,000 | 36.6% |
| | Days on Market | 59 | 42 | 40.5% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 17 homes were available for sale in Clay County at the end of July. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of July was \$235,000, up 36.6% from 2023. The typical time on market for active listings was 59 days, up from 42 days a year earlier.

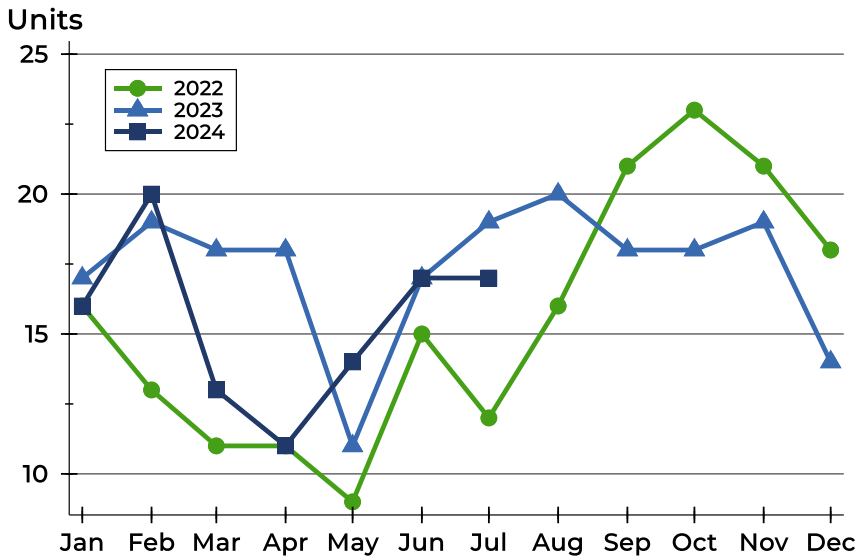
History of Active Listings





Clay County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 16 | 17 | 16 |
| February | 13 | 19 | 20 |
| March | 11 | 18 | 13 |
| April | 11 | 18 | 11 |
| May | 9 | 11 | 14 |
| June | 15 | 17 | 17 |
| July | 12 | 19 | 17 |
| August | 16 | 20 | 17 |
| September | 21 | 18 | 17 |
| October | 23 | 18 | 17 |
| November | 21 | 19 | 17 |
| December | 18 | 14 | 17 |

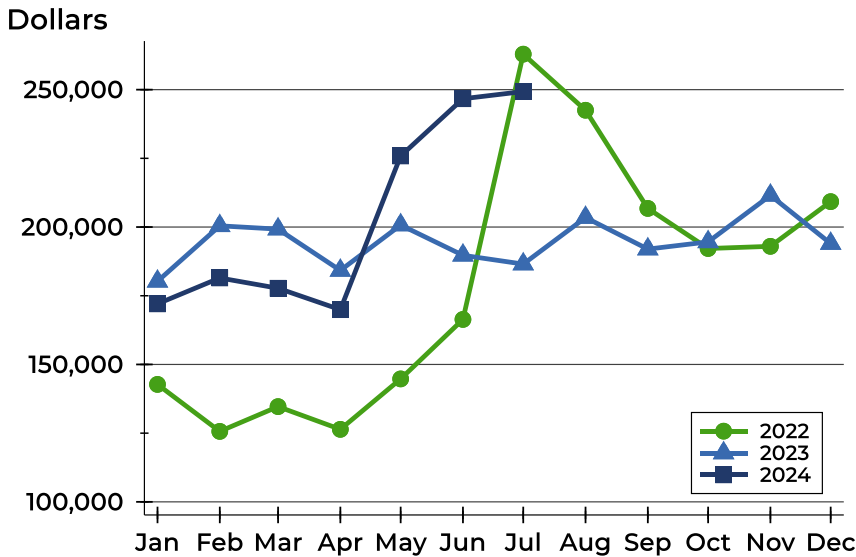
Active Listings by Price Range

| Price Range | Active Listings | | Months' Supply | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-----------------|---------|----------------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 5.9% | N/A | 40,000 | 40,000 | 12 | 12 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 3 | 17.6% | 2.6 | 93,633 | 92,000 | 77 | 68 | 91.7% | 96.8% |
| \$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 | 5.9% | 1.0 | 138,900 | 138,900 | 12 | 12 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 5 | 29.4% | N/A | 226,200 | 235,000 | 52 | 59 | 101.0% | 100.0% |
| \$250,000-\$299,999 | 4 | 23.5% | 9.6 | 285,850 | 289,450 | 70 | 68 | 97.1% | 98.0% |
| \$300,000-\$399,999 | 1 | 5.9% | 4.0 | 314,000 | 314,000 | 50 | 50 | 96.6% | 96.6% |
| \$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 | 2 | 11.8% | N/A | 595,000 | 595,000 | 136 | 136 | 95.8% | 95.8% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



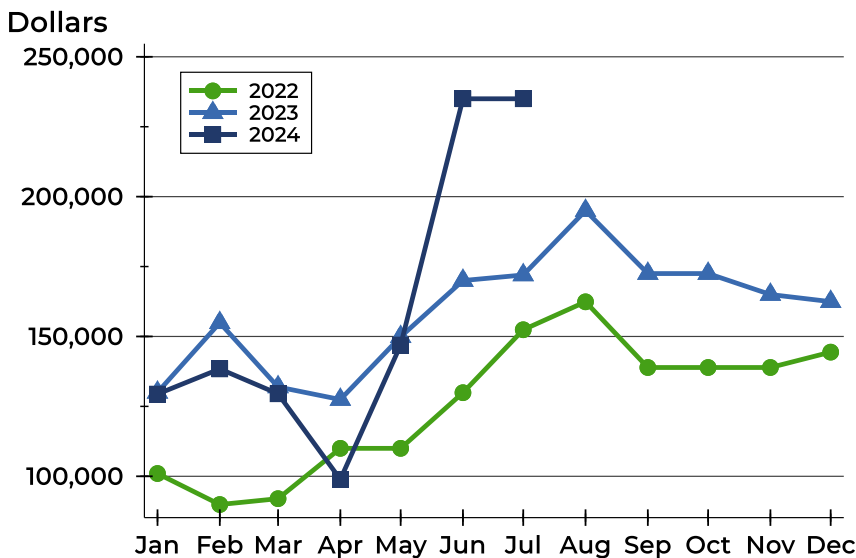
Clay County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 142,744 | 180,259 | 172,056 |
| February | 125,646 | 200,458 | 181,485 |
| March | 134,664 | 199,250 | 177,738 |
| April | 126,391 | 184,211 | 169,936 |
| May | 144,744 | 200,736 | 225,864 |
| June | 166,393 | 189,724 | 246,688 |
| July | 262,917 | 186,521 | 249,306 |
| August | 242,500 | 203,463 | |
| September | 206,781 | 191,981 | |
| October | 192,191 | 194,600 | |
| November | 192,990 | 211,526 | |
| December | 209,250 | 194,000 | |

Median Price

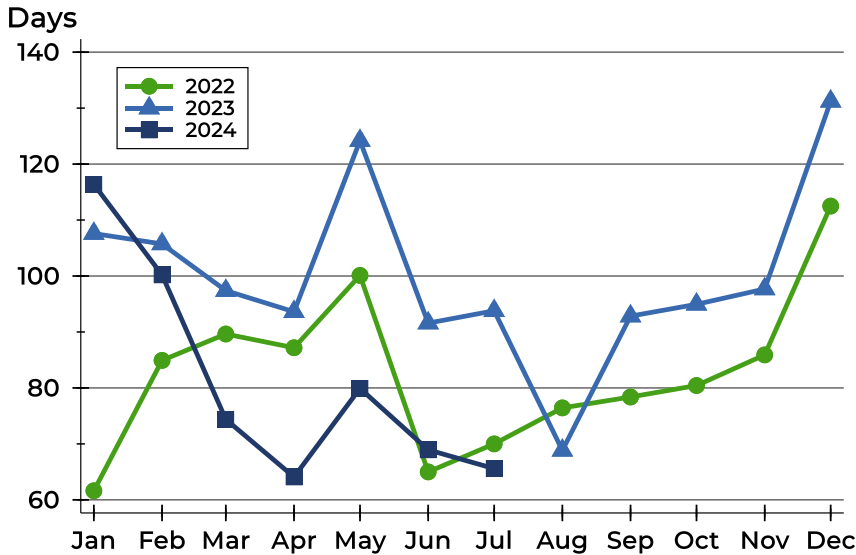


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 101,000 | 130,000 | 129,400 |
| February | 89,900 | 154,900 | 138,400 |
| March | 92,000 | 131,950 | 129,500 |
| April | 110,000 | 127,450 | 98,900 |
| May | 110,000 | 149,900 | 146,950 |
| June | 129,900 | 170,000 | 235,000 |
| July | 152,400 | 172,000 | 235,000 |
| August | 162,400 | 195,000 | |
| September | 138,900 | 172,500 | |
| October | 138,900 | 172,500 | |
| November | 138,900 | 165,000 | |
| December | 144,400 | 162,450 | |



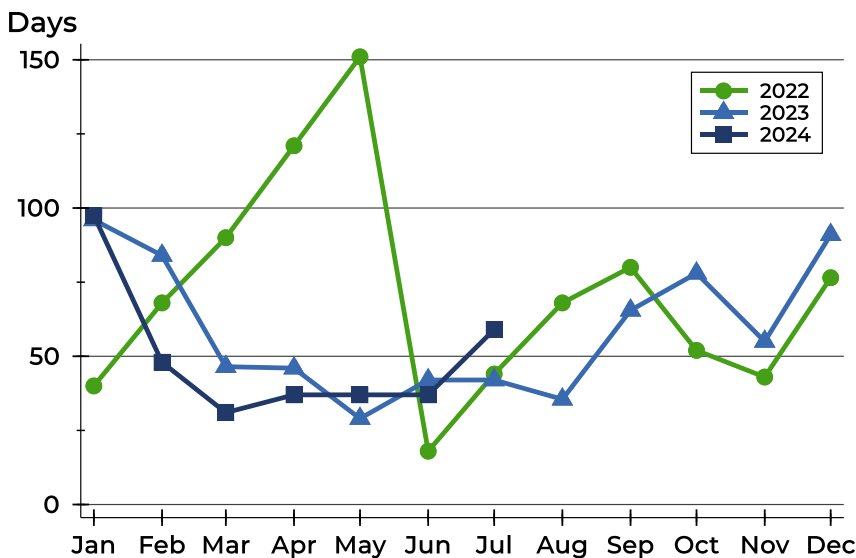
Clay County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 62 | 108 | 116 |
| February | 85 | 106 | 100 |
| March | 90 | 97 | 74 |
| April | 87 | 94 | 64 |
| May | 100 | 124 | 80 |
| June | 65 | 92 | 69 |
| July | 70 | 94 | 66 |
| August | 76 | 69 | 76 |
| September | 78 | 93 | 78 |
| October | 80 | 95 | 80 |
| November | 86 | 98 | 86 |
| December | 113 | 131 | 113 |

Median DOM

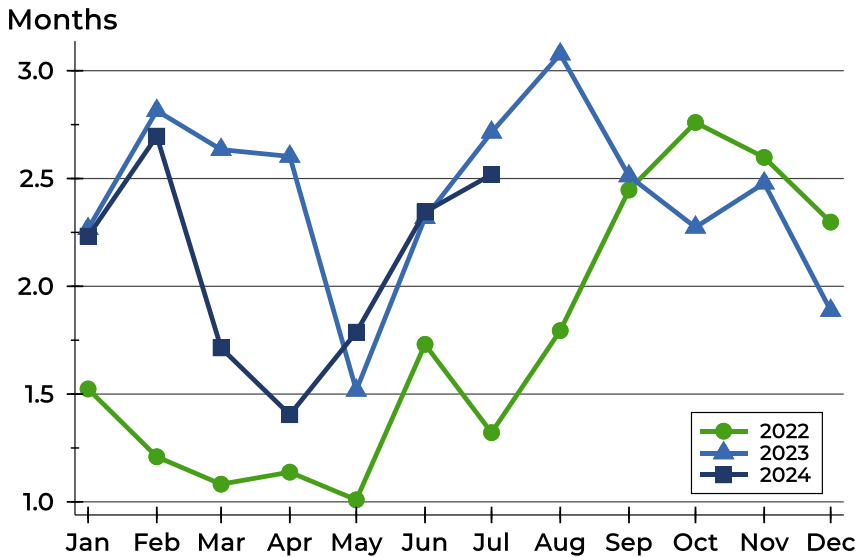


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 40 | 96 | 98 |
| February | 68 | 84 | 48 |
| March | 90 | 47 | 31 |
| April | 121 | 46 | 37 |
| May | 151 | 29 | 37 |
| June | 18 | 42 | 37 |
| July | 44 | 42 | 59 |
| August | 68 | 36 | 68 |
| September | 80 | 66 | 80 |
| October | 52 | 78 | 52 |
| November | 43 | 55 | 43 |
| December | 77 | 91 | 77 |



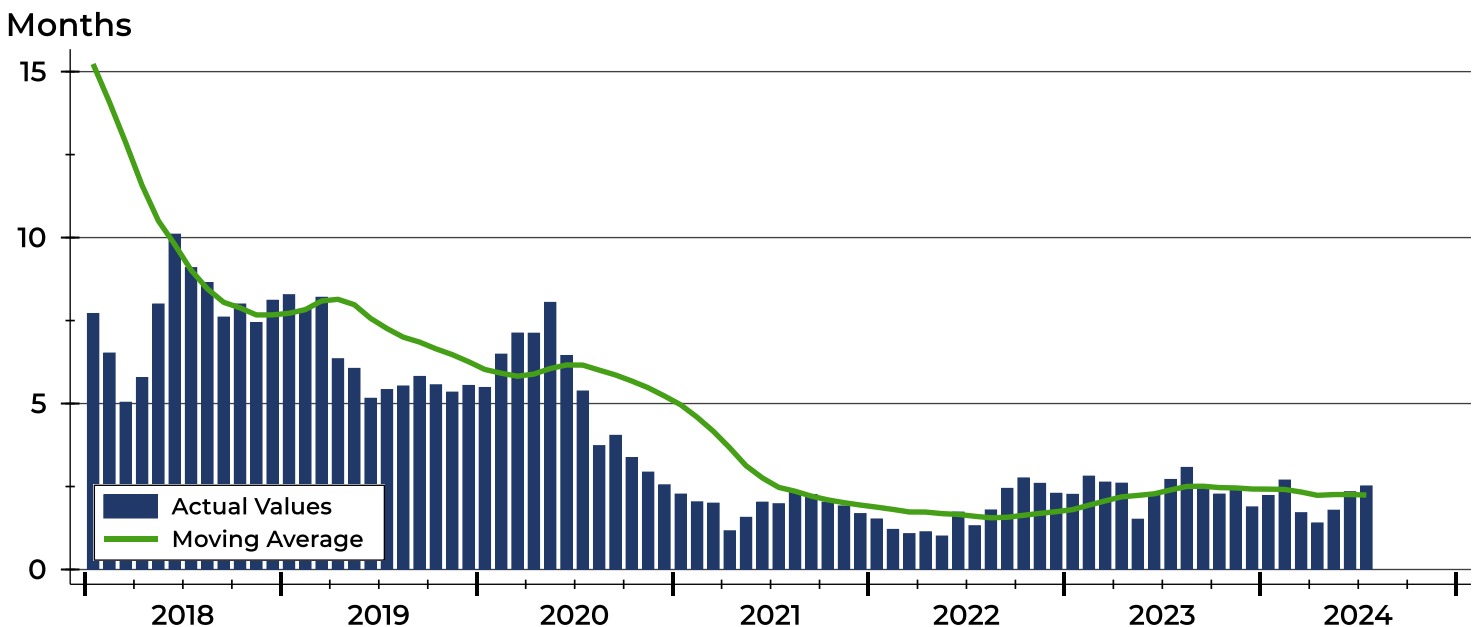
Clay County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 1.5 | 2.3 | 2.2 |
| February | 1.2 | 2.8 | 2.7 |
| March | 1.1 | 2.6 | 1.7 |
| April | 1.1 | 2.6 | 1.4 |
| May | 1.0 | 1.5 | 1.8 |
| June | 1.7 | 2.3 | 2.3 |
| July | 1.3 | 2.7 | 2.5 |
| August | 1.8 | 3.1 | |
| September | 2.4 | 2.5 | |
| October | 2.8 | 2.3 | |
| November | 2.6 | 2.5 | |
| December | 2.3 | 1.9 | |

History of Month's Supply





Clay County New Listings Analysis

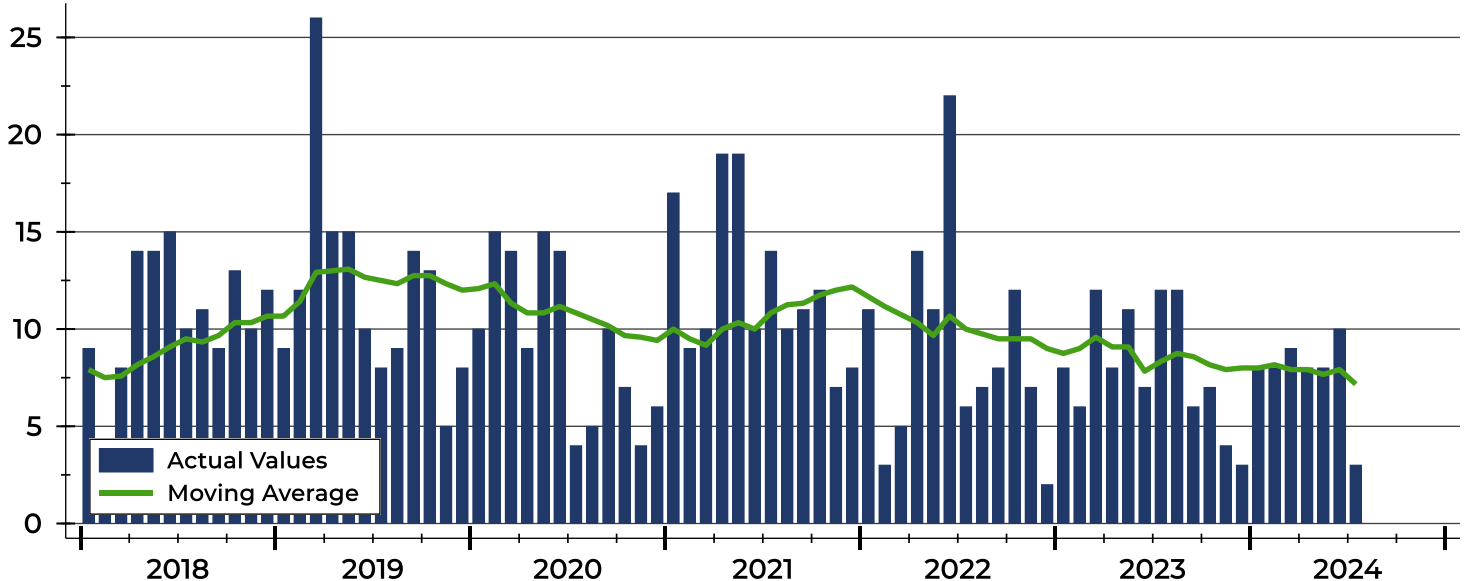
| Summary Statistics for New Listings | | 2024 | July 2023 | Change |
|-------------------------------------|--------------------|---------|-----------|--------|
| Current Month | New Listings | 3 | 12 | -75.0% |
| | Volume (1,000s) | 515 | 2,152 | -76.1% |
| | Average List Price | 171,800 | 179,308 | -4.2% |
| | Median List Price | 189,500 | 172,450 | 9.9% |
| Year-to-Date | New Listings | 54 | 64 | -15.6% |
| | Volume (1,000s) | 9,091 | 11,646 | -21.9% |
| | Average List Price | 168,344 | 181,975 | -7.5% |
| | Median List Price | 135,000 | 169,450 | -20.3% |

A total of 3 new listings were added in Clay County during July, down 75.0% from the same month in 2023. Year-to-date Clay County has seen 54 new listings.

The median list price of these homes was \$189,500 up from \$172,450 in 2023.

History of New Listings

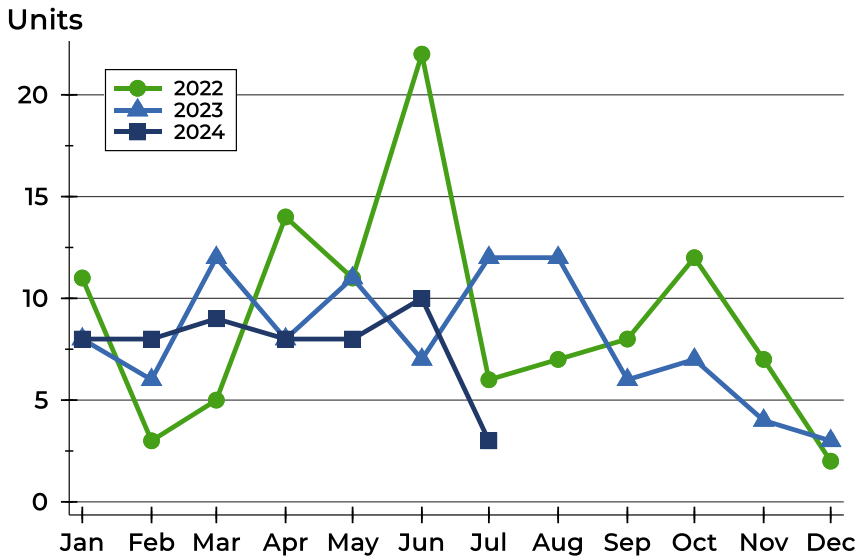
Units





Clay County New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 11 | 8 | 8 |
| February | 3 | 6 | 8 |
| March | 5 | 12 | 9 |
| April | 14 | 8 | 8 |
| May | 11 | 11 | 8 |
| June | 22 | 7 | 10 |
| July | 6 | 12 | 3 |
| August | 7 | 12 | |
| September | 8 | 6 | |
| October | 12 | 7 | |
| November | 7 | 4 | |
| December | 2 | 3 | |

New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 33.3% | 40,000 | 40,000 | 18 | 18 | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$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 | 1 | 33.3% | 189,500 | 189,500 | 19 | 19 | 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 | 1 | 33.3% | 285,900 | 285,900 | 20 | 20 | 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
2024**

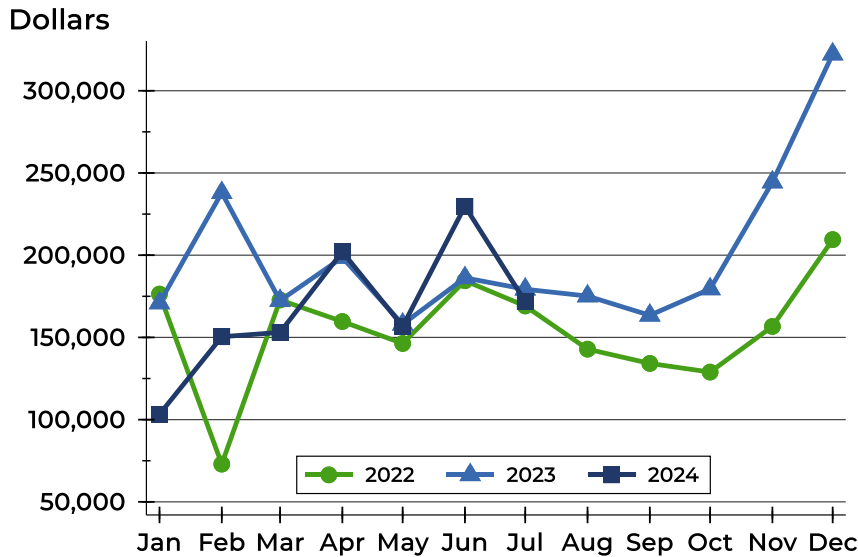
Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

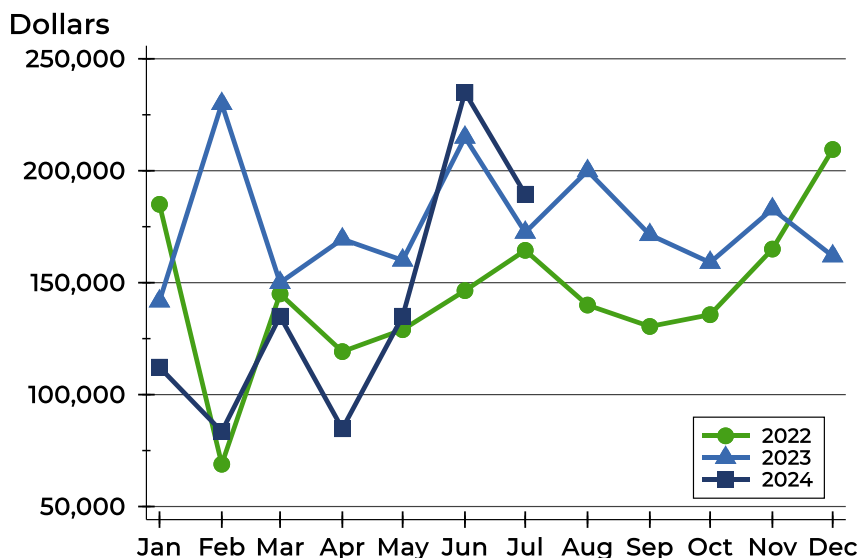
Clay County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 176,355 | 170,925 | 103,250 |
| February | 72,967 | 237,967 | 150,438 |
| March | 172,780 | 172,400 | 153,056 |
| April | 159,679 | 198,613 | 202,125 |
| May | 146,318 | 158,009 | 156,725 |
| June | 184,486 | 186,243 | 229,740 |
| July | 169,150 | 179,308 | 171,800 |
| August | 142,871 | 175,154 | |
| September | 134,188 | 163,450 | |
| October | 128,917 | 179,471 | |
| November | 156,671 | 244,450 | |
| December | 209,500 | 322,267 | |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 185,000 | 141,750 | 112,250 |
| February | 68,900 | 229,950 | 83,500 |
| March | 145,000 | 150,000 | 135,000 |
| April | 119,200 | 169,450 | 84,750 |
| May | 129,000 | 160,000 | 135,000 |
| June | 146,450 | 214,900 | 235,000 |
| July | 164,450 | 172,450 | 189,500 |
| August | 140,000 | 199,950 | |
| September | 130,450 | 171,400 | |
| October | 135,700 | 159,000 | |
| November | 165,000 | 182,900 | |
| December | 209,500 | 161,900 | |



**July
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Contracts Written Analysis

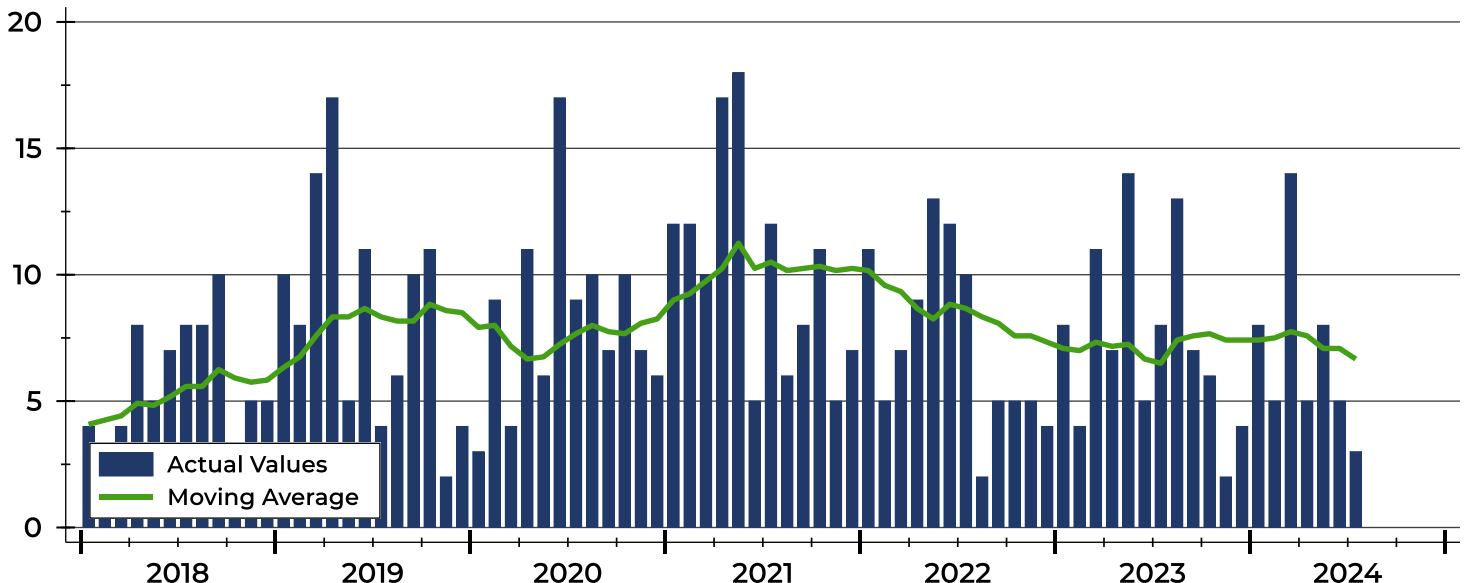
| Summary Statistics for Contracts Written | | 2024 | July 2023 | Change | Year-to-Date | | |
|--|---------------------|----------------|-----------|--------|----------------|---------|--------|
| | | 2024 | 2023 | | 2024 | 2023 | Change |
| Contracts Written | | 3 | 8 | -62.5% | 48 | 57 | -15.8% |
| Volume (1,000s) | | 514 | 1,477 | -65.2% | 6,956 | 10,522 | -33.9% |
| Average | Sale Price | 171,467 | 184,650 | -7.1% | 144,908 | 184,598 | -21.5% |
| | Days on Market | 146 | 22 | 563.6% | 66 | 54 | 22.2% |
| | Percent of Original | 89.0% | 98.1% | -9.3% | 92.4% | 93.8% | -1.5% |
| Median | Sale Price | 189,500 | 165,950 | 14.2% | 132,200 | 169,900 | -22.2% |
| | Days on Market | 70 | 9 | 677.8% | 17 | 24 | -29.2% |
| | Percent of Original | 87.1% | 100.0% | -12.9% | 96.0% | 96.0% | 0.0% |

A total of 3 contracts for sale were written in Clay County during the month of July, down from 8 in 2023. The median list price of these homes was \$189,500, up from \$165,950 the prior year.

Half of the homes that went under contract in July were on the market less than 70 days, compared to 9 days in July 2023.

History of Contracts Written

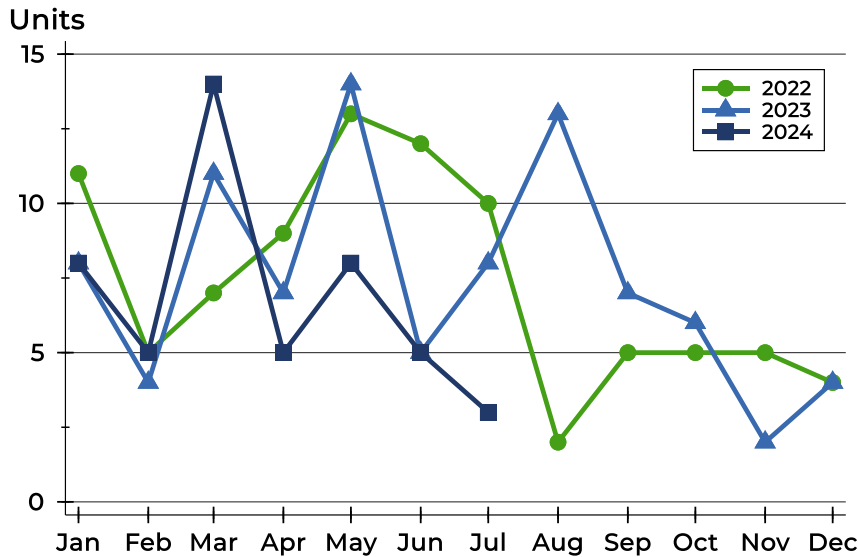
Units





Clay County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 11 | 8 | 8 |
| February | 5 | 4 | 5 |
| March | 7 | 11 | 14 |
| April | 9 | 7 | 5 |
| May | 13 | 14 | 8 |
| June | 12 | 5 | 5 |
| July | 10 | 8 | 3 |
| August | 2 | 13 | |
| September | 5 | 7 | |
| October | 5 | 6 | |
| November | 5 | 2 | |
| December | 4 | 4 | |

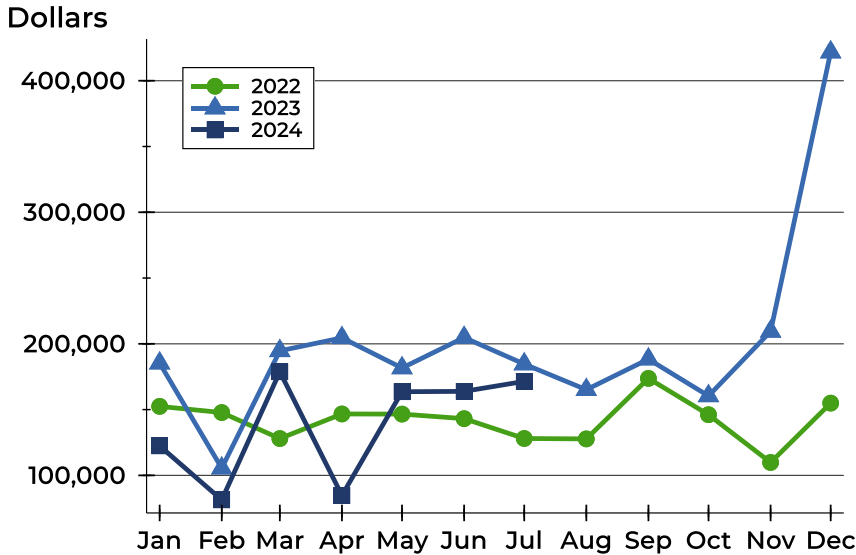
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|-------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 33.3% | 135,000 | 135,000 | 70 | 70 | 87.1% | 87.1% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 2 | 66.7% | 189,700 | 189,700 | 185 | 185 | 90.0% | 90.0% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 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 |



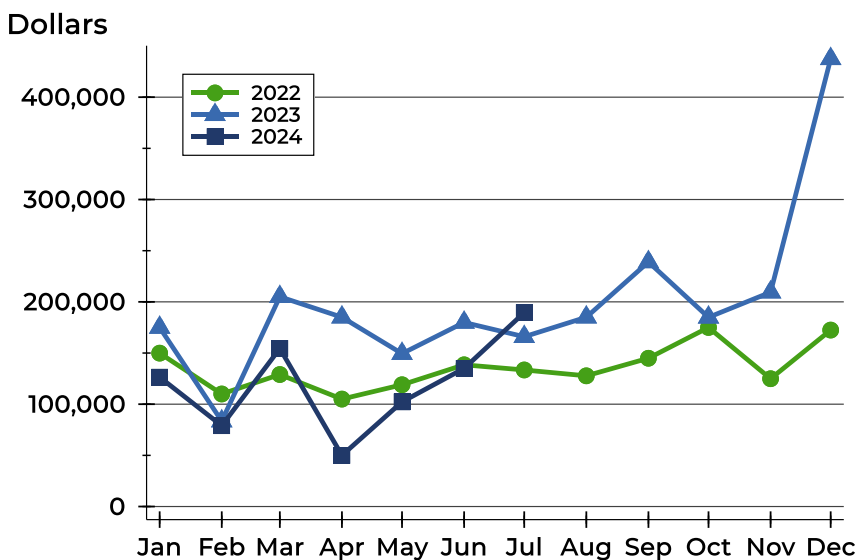
Clay County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 152,464 | 185,300 | 122,438 |
| February | 147,780 | 105,500 | 81,400 |
| March | 128,000 | 194,691 | 178,743 |
| April | 146,700 | 204,571 | 84,800 |
| May | 146,608 | 181,643 | 163,613 |
| June | 143,133 | 204,780 | 163,880 |
| July | 128,060 | 184,650 | 171,467 |
| August | 127,750 | 165,138 | |
| September | 173,760 | 188,371 | |
| October | 146,140 | 160,425 | |
| November | 109,840 | 209,450 | |
| December | 154,950 | 421,725 | |

Median Price

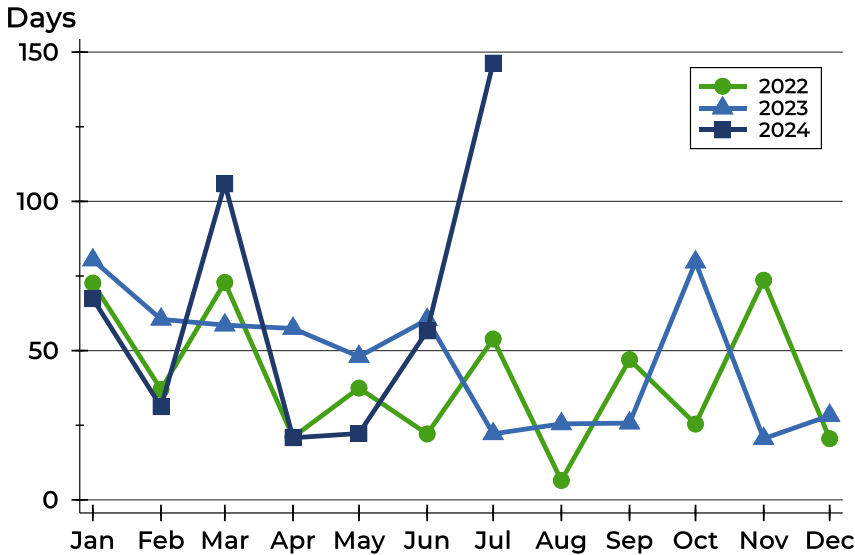


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 149,900 | 174,950 | 126,450 |
| February | 110,000 | 83,500 | 79,000 |
| March | 129,000 | 205,000 | 154,450 |
| April | 105,000 | 185,000 | 50,000 |
| May | 119,000 | 149,450 | 102,250 |
| June | 138,500 | 179,900 | 135,000 |
| July | 133,450 | 165,950 | 189,500 |
| August | 127,750 | 185,000 | |
| September | 144,900 | 239,000 | |
| October | 175,000 | 184,900 | |
| November | 124,900 | 209,450 | |
| December | 172,450 | 437,500 | |



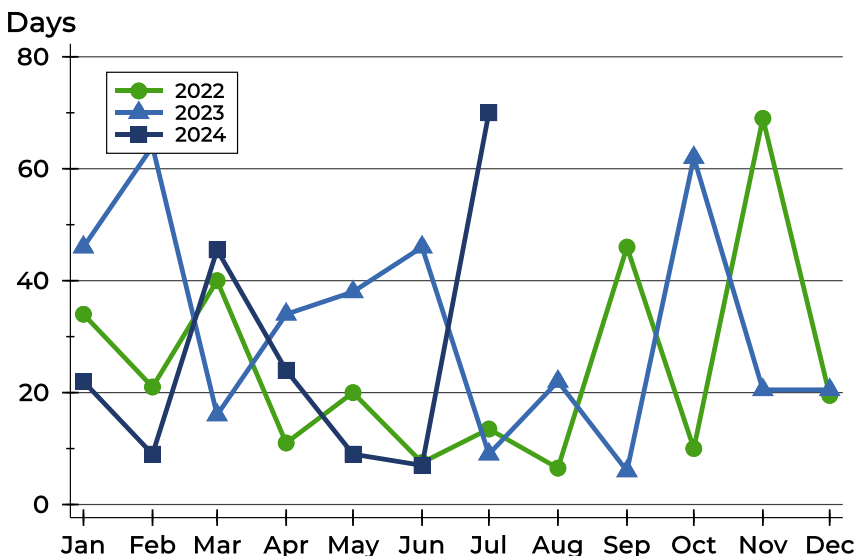
Clay County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 73 | 80 | 67 |
| February | 37 | 61 | 31 |
| March | 73 | 59 | 106 |
| April | 21 | 57 | 21 |
| May | 37 | 48 | 22 |
| June | 22 | 60 | 57 |
| July | 54 | 22 | 146 |
| August | 7 | 25 | |
| September | 47 | 26 | |
| October | 25 | 80 | |
| November | 74 | 21 | |
| December | 21 | 28 | |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 34 | 46 | 22 |
| February | 21 | 64 | 9 |
| March | 40 | 16 | 46 |
| April | 11 | 34 | 24 |
| May | 20 | 38 | 9 |
| June | 8 | 46 | 7 |
| July | 14 | 9 | 70 |
| August | 7 | 22 | |
| September | 46 | 6 | |
| October | 10 | 62 | |
| November | 69 | 21 | |
| December | 20 | 21 | |



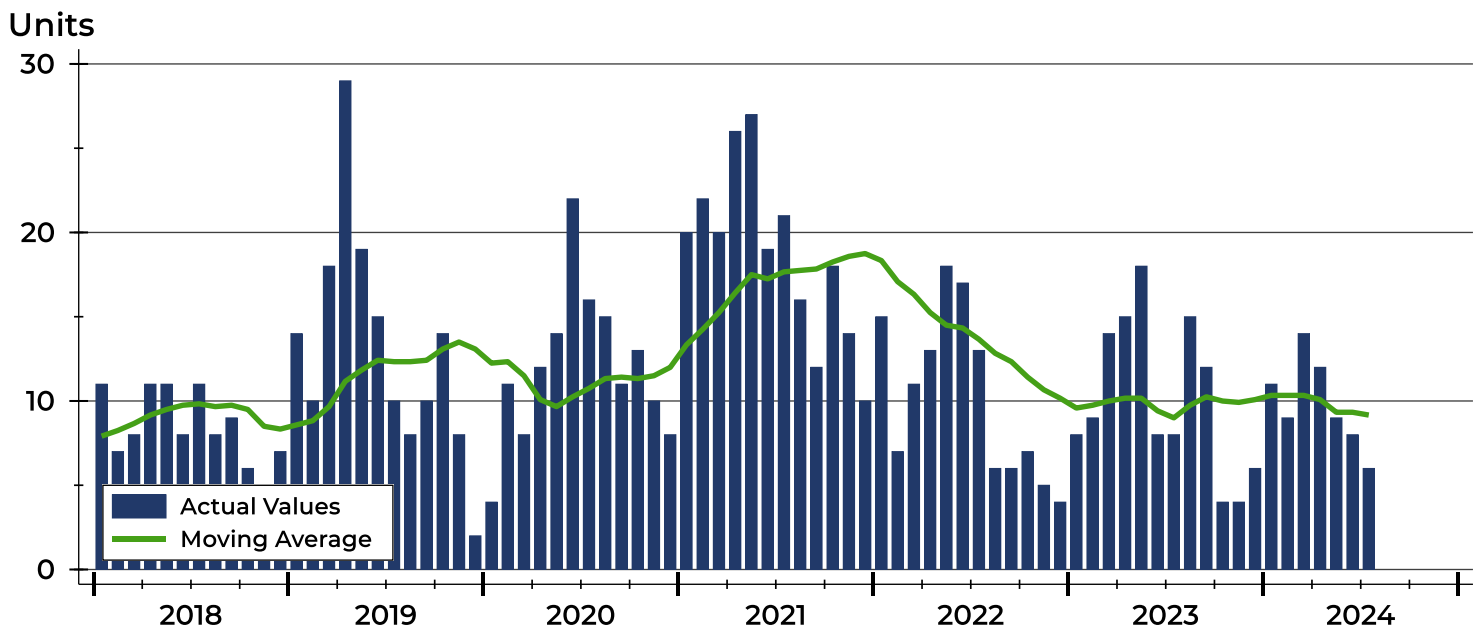
Clay County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | 2024 | End of July 2023 | Change |
|--|---------------------|---------|------------------|--------|
| Pending Contracts | | 6 | 8 | -25.0% |
| Volume (1,000s) | | 1,309 | 1,633 | -19.8% |
| Average | List Price | 218,217 | 204,075 | 6.9% |
| | Days on Market | 266 | 26 | 923.1% |
| | Percent of Original | 93.9% | 99.2% | -5.3% |
| Median | List Price | 219,900 | 203,450 | 8.1% |
| | Days on Market | 45 | 13 | 246.2% |
| | Percent of Original | 98.1% | 100.0% | -1.9% |

A total of 6 listings in Clay County had contracts pending at the end of July, down from 8 contracts pending at the end of July 2023.

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.

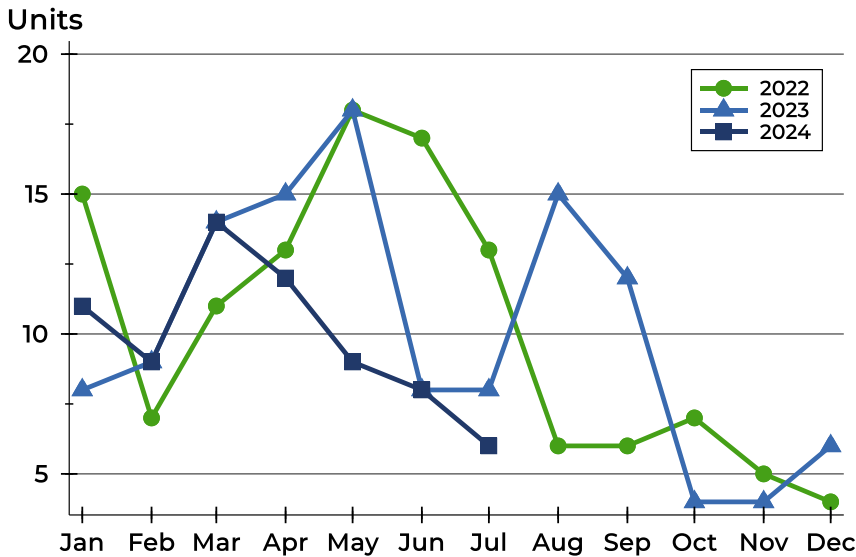
History of Pending Contracts





Clay County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 15 | 8 | 11 |
| February | 7 | 9 | 9 |
| March | 11 | 14 | 14 |
| April | 13 | 15 | 12 |
| May | 18 | 18 | 9 |
| June | 17 | 8 | 8 |
| July | 13 | 8 | 6 |
| August | 6 | 15 | 6 |
| September | 6 | 12 | 6 |
| October | 7 | 4 | 6 |
| November | 5 | 4 | 6 |
| December | 4 | 6 | 6 |

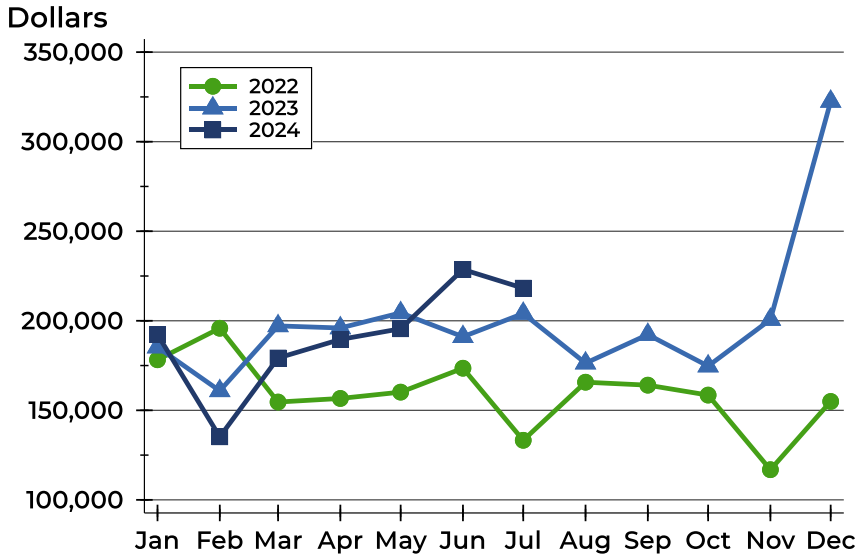
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|-------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 16.7% | 135,000 | 135,000 | 70 | 70 | 87.1% | 87.1% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 2 | 33.3% | 189,700 | 189,700 | 185 | 185 | 90.0% | 90.0% |
| \$200,000-\$249,999 | 1 | 16.7% | 249,900 | 249,900 | 1,152 | 1,152 | 96.2% | 96.2% |
| \$250,000-\$299,999 | 2 | 33.3% | 272,500 | 272,500 | 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 |



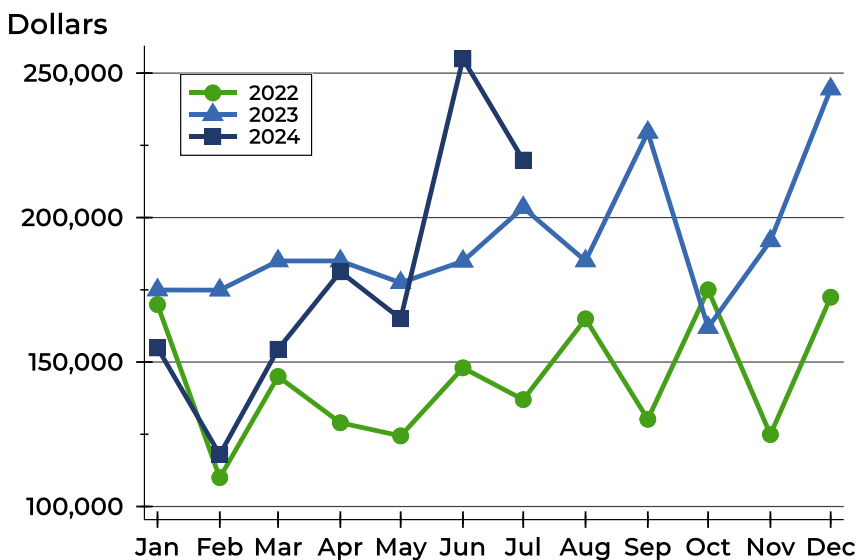
Clay County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 178,233 | 185,300 | 192,309 |
| February | 195,843 | 160,878 | 135,211 |
| March | 154,636 | 197,150 | 179,221 |
| April | 156,638 | 195,980 | 189,592 |
| May | 160,156 | 204,428 | 195,544 |
| June | 173,524 | 191,100 | 228,663 |
| July | 133,269 | 204,075 | 218,217 |
| August | 165,700 | 176,353 | |
| September | 164,050 | 192,292 | |
| October | 158,514 | 174,700 | |
| November | 116,860 | 200,700 | |
| December | 154,950 | 322,483 | |

Median Price

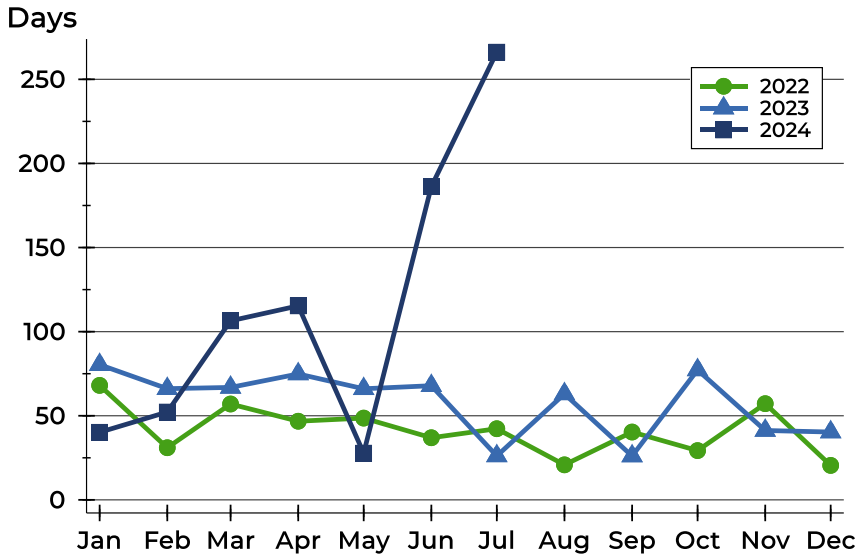


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 169,900 | 174,950 | 154,900 |
| February | 110,000 | 174,900 | 118,000 |
| March | 145,000 | 185,000 | 154,450 |
| April | 129,000 | 185,000 | 181,250 |
| May | 124,450 | 177,450 | 165,000 |
| June | 148,000 | 184,900 | 254,950 |
| July | 137,000 | 203,450 | 219,900 |
| August | 164,950 | 185,000 | |
| September | 130,200 | 229,500 | |
| October | 175,000 | 161,950 | |
| November | 124,900 | 191,950 | |
| December | 172,450 | 244,500 | |



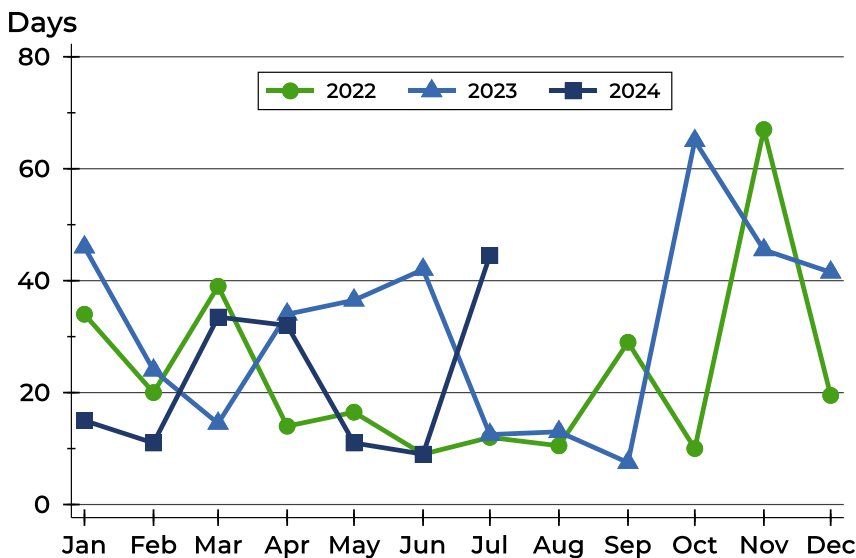
Clay County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 68 | 80 | 40 |
| February | 31 | 66 | 52 |
| March | 57 | 67 | 106 |
| April | 47 | 75 | 115 |
| May | 49 | 66 | 28 |
| June | 37 | 68 | 186 |
| July | 42 | 26 | 266 |
| August | 21 | 63 | |
| September | 40 | 26 | |
| October | 29 | 77 | |
| November | 57 | 41 | |
| December | 21 | 40 | |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 34 | 46 | 15 |
| February | 20 | 24 | 11 |
| March | 39 | 15 | 34 |
| April | 14 | 34 | 32 |
| May | 17 | 37 | 11 |
| June | 9 | 42 | 9 |
| July | 12 | 13 | 45 |
| August | 11 | 13 | |
| September | 29 | 8 | |
| October | 10 | 65 | |
| November | 67 | 46 | |
| December | 20 | 42 | |