



**October  
2021**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Fell in October

Total home sales in Clay County fell last month to 7 units, compared to 11 units in October 2020. Total sales volume was \$0.8 million, down from a year earlier.

The median sale price in October was \$82,000, down from \$159,900 a year earlier. Homes that sold in October were typically on the market for 52 days and sold for 100.0% of their list prices.

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

The total number of active listings in Clay County at the end of October was 20 units, down from 27 at the same point in 2020. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$164,900.

During October, a total of 13 contracts were written up from 10 in October 2020. At the end of the month, there were 18 contracts still pending.

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**October  
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# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
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## Clay County Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2021	2020	2019	2021	2020	2019
<b>Home Sales</b>		<b>7</b>	<b>11</b>	<b>7</b>	<b>103</b>	<b>79</b>	<b>89</b>
Change from prior year		-36.4%	57.1%	-22.2%	30.4%	-11.2%	41.3%
<b>Active Listings</b>		<b>20</b>	<b>27</b>	<b>45</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-25.9%	-40.0%	-10.0%			
<b>Months' Supply</b>		<b>2.0</b>	<b>3.4</b>	<b>5.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-41.2%	-39.3%	-30.0%			
<b>New Listings</b>		<b>11</b>	<b>7</b>	<b>13</b>	<b>133</b>	<b>103</b>	<b>131</b>
Change from prior year		57.1%	-46.2%	0.0%	29.1%	-21.4%	23.6%
<b>Contracts Written</b>		<b>13</b>	<b>10</b>	<b>11</b>	<b>113</b>	<b>86</b>	<b>96</b>
Change from prior year		30.0%	-9.1%	266.7%	31.4%	-10.4%	60.0%
<b>Pending Contracts</b>		<b>18</b>	<b>13</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		38.5%	-7.1%	133.3%			
<b>Sales Volume (1,000s)</b>		<b>822</b>	<b>1,546</b>	<b>935</b>	<b>13,166</b>	<b>9,333</b>	<b>11,328</b>
Change from prior year		-46.8%	65.3%	22.7%	41.1%	-17.6%	43.1%
Average	<b>Sale Price</b>	<b>117,486</b>	<b>140,518</b>	<b>133,500</b>	<b>127,830</b>	<b>118,136</b>	<b>127,277</b>
	Change from prior year	-16.4%	5.3%	57.6%	8.2%	-7.2%	1.3%
	<b>List Price of Actives</b>	<b>183,625</b>	<b>126,674</b>	<b>142,066</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	45.0%	-10.8%	5.0%			
	<b>Days on Market</b>	<b>50</b>	<b>64</b>	<b>106</b>	<b>64</b>	<b>90</b>	<b>92</b>
Change from prior year	-21.9%	-39.6%	76.7%	-28.9%	-2.2%	3.4%	
<b>Percent of List</b>	<b>98.4%</b>	<b>96.1%</b>	<b>90.5%</b>	<b>97.0%</b>	<b>94.0%</b>	<b>94.1%</b>	
Change from prior year	2.4%	6.2%	-0.7%	3.2%	-0.1%	1.0%	
<b>Percent of Original</b>	<b>97.4%</b>	<b>93.7%</b>	<b>85.0%</b>	<b>95.3%</b>	<b>91.4%</b>	<b>90.1%</b>	
Change from prior year	3.9%	10.2%	-0.6%	4.3%	1.4%	-1.5%	
Median	<b>Sale Price</b>	<b>82,000</b>	<b>159,900</b>	<b>105,000</b>	<b>95,000</b>	<b>115,000</b>	<b>115,000</b>
	Change from prior year	-48.7%	52.3%	29.6%	-17.4%	0.0%	8.0%
	<b>List Price of Actives</b>	<b>164,900</b>	<b>96,000</b>	<b>128,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	71.8%	-25.3%	14.3%			
	<b>Days on Market</b>	<b>52</b>	<b>34</b>	<b>84</b>	<b>15</b>	<b>69</b>	<b>59</b>
Change from prior year	52.9%	-59.5%	75.0%	-78.3%	16.9%	3.5%	
<b>Percent of List</b>	<b>100.0%</b>	<b>96.2%</b>	<b>95.5%</b>	<b>97.8%</b>	<b>96.6%</b>	<b>95.4%</b>	
Change from prior year	4.0%	0.7%	2.0%	1.2%	1.3%	0.2%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>95.0%</b>	<b>90.2%</b>	<b>96.4%</b>	<b>93.9%</b>	<b>91.8%</b>	
Change from prior year	5.3%	5.3%	-0.1%	2.7%	2.3%	-2.9%	

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



## Clay County Closed Listings Analysis

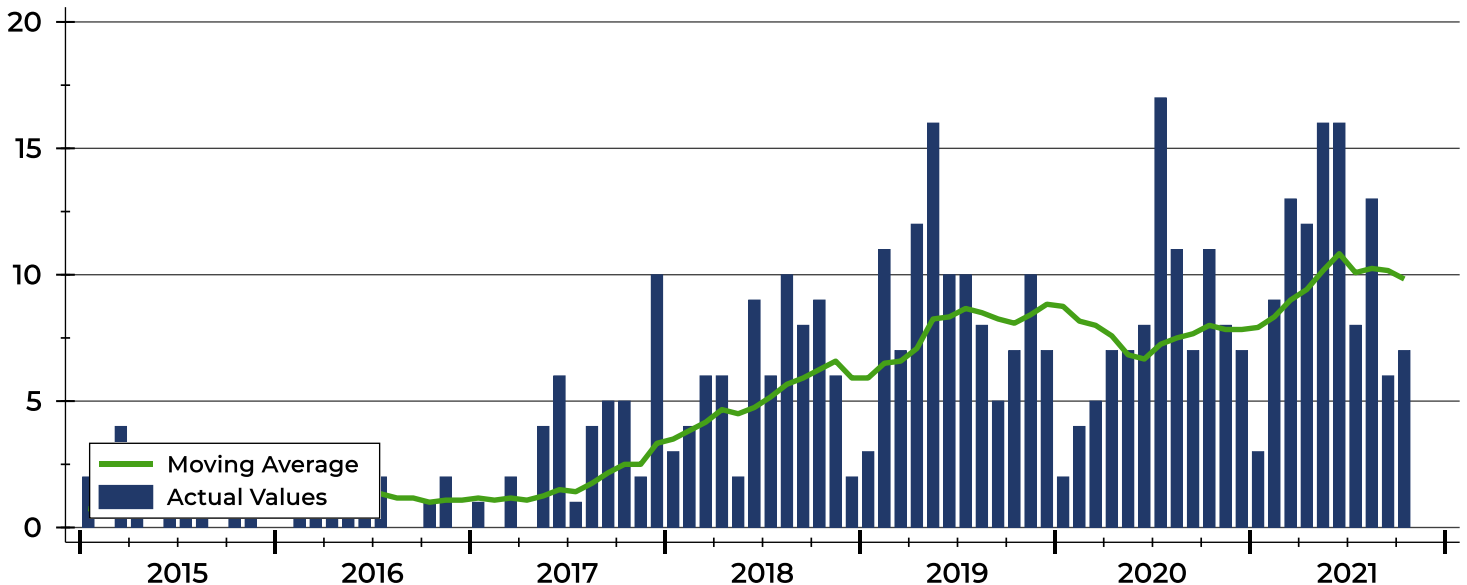
Summary Statistics for Closed Listings		2021	October 2020	Change	2021	Year-to-Date 2020	Change
Closed Listings		<b>7</b>	11	-36.4%	<b>103</b>	79	30.4%
Volume (1,000s)		<b>822</b>	1,546	-46.8%	<b>13,166</b>	9,333	41.1%
Months' Supply		<b>2.0</b>	3.4	-41.2%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>117,486</b>	140,518	-16.4%	<b>127,830</b>	118,136	8.2%
	Days on Market	<b>50</b>	64	-21.9%	<b>64</b>	90	-28.9%
	Percent of List	<b>98.4%</b>	96.1%	2.4%	<b>97.0%</b>	94.0%	3.2%
	Percent of Original	<b>97.4%</b>	93.7%	3.9%	<b>95.3%</b>	91.4%	4.3%
Median	Sale Price	<b>82,000</b>	159,900	-48.7%	<b>95,000</b>	115,000	-17.4%
	Days on Market	<b>52</b>	34	52.9%	<b>15</b>	69	-78.3%
	Percent of List	<b>100.0%</b>	96.2%	4.0%	<b>97.8%</b>	96.6%	1.2%
	Percent of Original	<b>100.0%</b>	95.0%	5.3%	<b>96.4%</b>	93.9%	2.7%

A total of 7 homes sold in Clay County in October, down from 11 units in October 2020. Total sales volume fell to \$0.8 million compared to \$1.5 million in the previous year.

The median sales price in October was \$82,000, down 48.7% compared to the prior year. Median days on market was 52 days, up from 23 days in September, and up from 34 in October 2020.

## History of Closed Listings

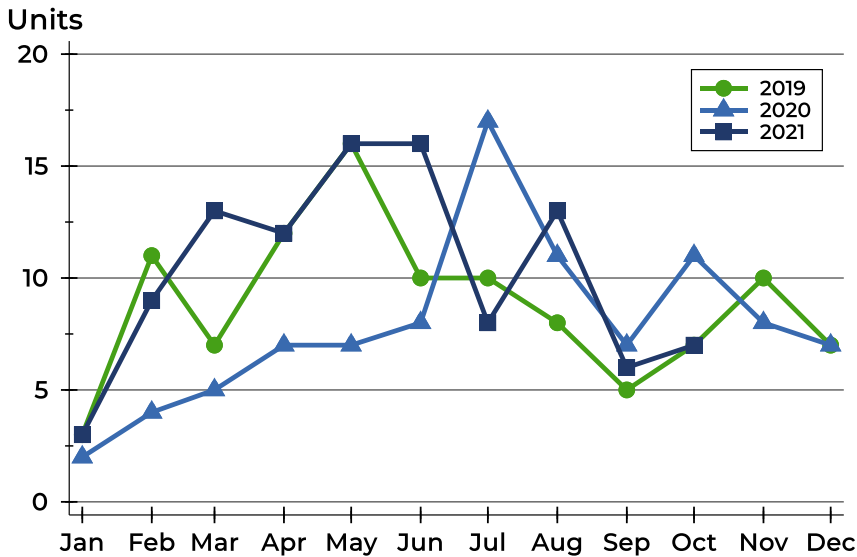
Units





## Clay County Closed Listings Analysis

### Closed Listings by Month



Month	2019	2020	2021
January	3	2	3
February	11	4	9
March	7	5	13
April	12	7	12
May	16	7	16
June	10	8	16
July	10	17	8
August	8	11	13
September	5	7	6
October	7	11	7
November	10	8	
December	7	7	

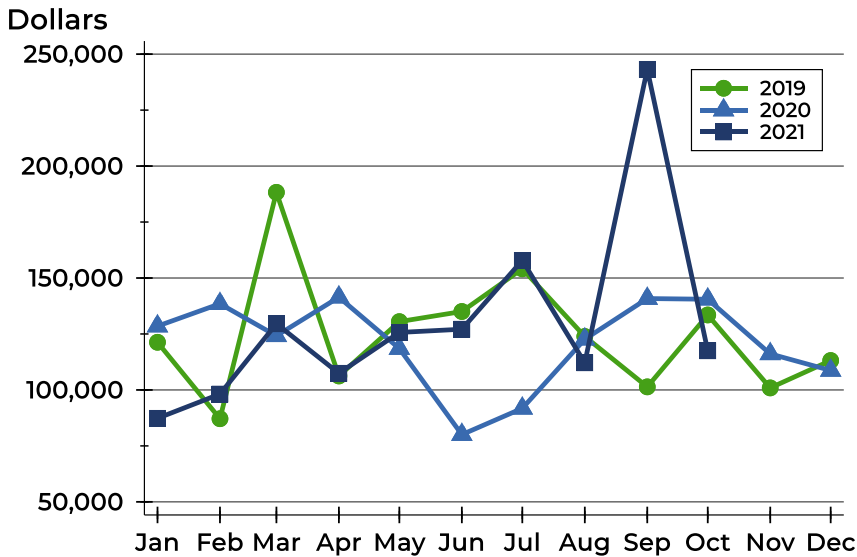
### Closed Listings by Price Range

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	1	14.3%	4.5	42,400	42,400	101	101	93.2%	93.2%	93.2%	93.2%
\$50,000-\$99,999	3	42.9%	0.7	70,000	78,000	43	25	101.8%	102.6%	99.5%	102.6%
\$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%	1.8	135,000	135,000	9	9	100.1%	100.1%	100.1%	100.1%
\$150,000-\$174,999	1	14.3%	2.7	165,000	165,000	58	58	100.0%	100.0%	100.0%	100.0%
\$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	1	14.3%	4.0	270,000	270,000	52	52	90.0%	90.0%	90.0%	90.0%
\$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	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



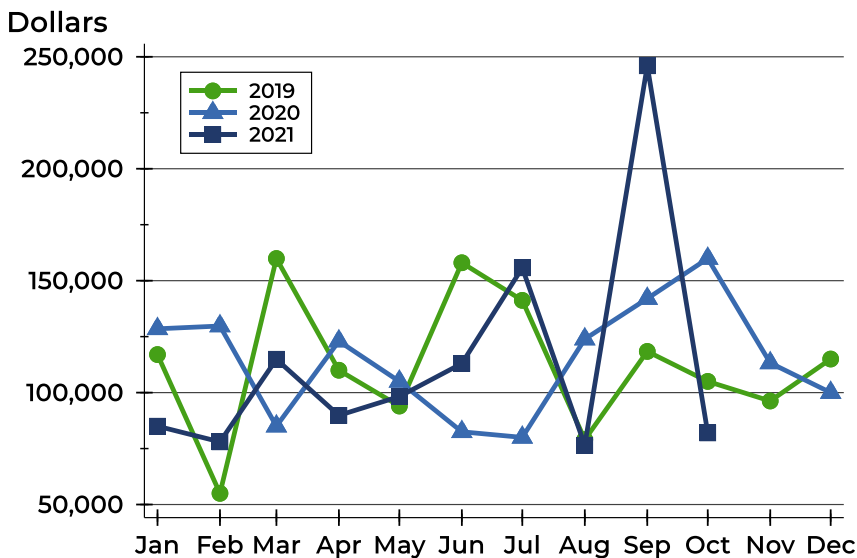
## Clay County Closed Listings Analysis

### Average Price



Month	2019	2020	2021
<b>January</b>	121,300	128,500	<b>87,333</b>
<b>February</b>	87,145	138,500	<b>98,167</b>
<b>March</b>	188,271	124,180	<b>129,554</b>
<b>April</b>	106,250	141,429	<b>107,446</b>
<b>May</b>	130,522	118,493	<b>125,681</b>
<b>June</b>	135,043	80,050	<b>127,129</b>
<b>July</b>	154,104	91,785	<b>157,875</b>
<b>August</b>	123,875	122,655	<b>112,127</b>
<b>September</b>	101,380	140,821	<b>243,232</b>
<b>October</b>	133,500	140,518	<b>117,486</b>
<b>November</b>	100,915	116,113	
<b>December</b>	113,143	108,700	

### Median Price

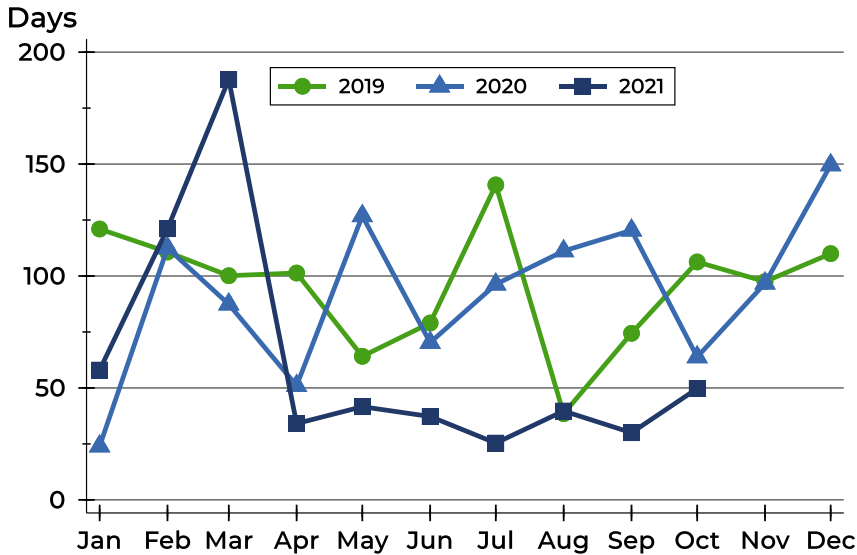


Month	2019	2020	2021
<b>January</b>	117,000	128,500	<b>85,000</b>
<b>February</b>	55,000	129,750	<b>78,000</b>
<b>March</b>	159,900	85,000	<b>114,900</b>
<b>April</b>	110,000	123,000	<b>89,825</b>
<b>May</b>	94,000	105,000	<b>98,250</b>
<b>June</b>	158,000	82,500	<b>113,000</b>
<b>July</b>	141,200	80,000	<b>155,750</b>
<b>August</b>	79,000	123,900	<b>76,500</b>
<b>September</b>	118,400	142,000	<b>246,000</b>
<b>October</b>	105,000	159,900	<b>82,000</b>
<b>November</b>	96,250	113,250	
<b>December</b>	115,000	99,999	



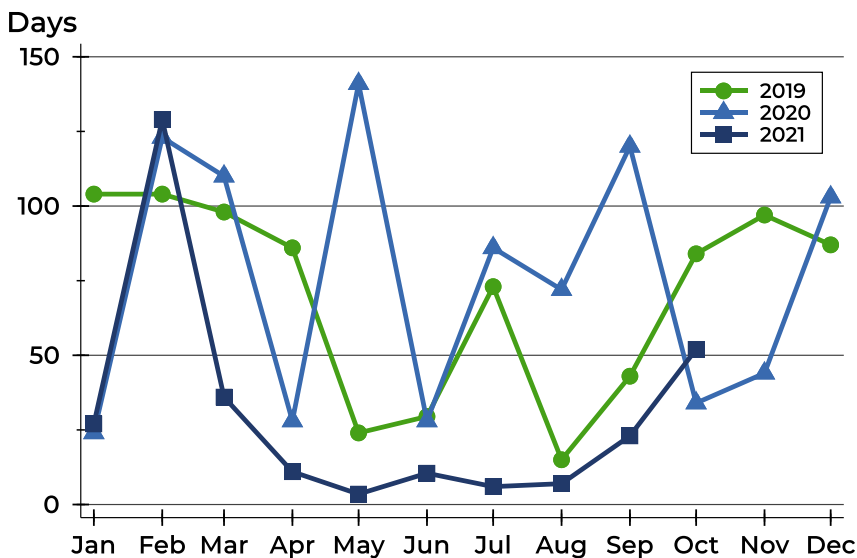
## Clay County Closed Listings Analysis

### Average DOM



Month	2019	2020	2021
January	121	24	<b>58</b>
February	111	113	<b>121</b>
March	100	87	<b>188</b>
April	101	51	<b>34</b>
May	64	127	<b>42</b>
June	79	70	<b>37</b>
July	141	96	<b>25</b>
August	39	111	<b>40</b>
September	74	120	<b>30</b>
October	106	64	<b>50</b>
November	98	97	
December	110	150	

### Median DOM



Month	2019	2020	2021
January	104	24	<b>27</b>
February	104	123	<b>129</b>
March	98	110	<b>36</b>
April	86	28	<b>11</b>
May	24	141	<b>4</b>
June	30	28	<b>11</b>
July	73	86	<b>6</b>
August	15	72	<b>7</b>
September	43	120	<b>23</b>
October	84	34	<b>52</b>
November	97	44	
December	87	103	



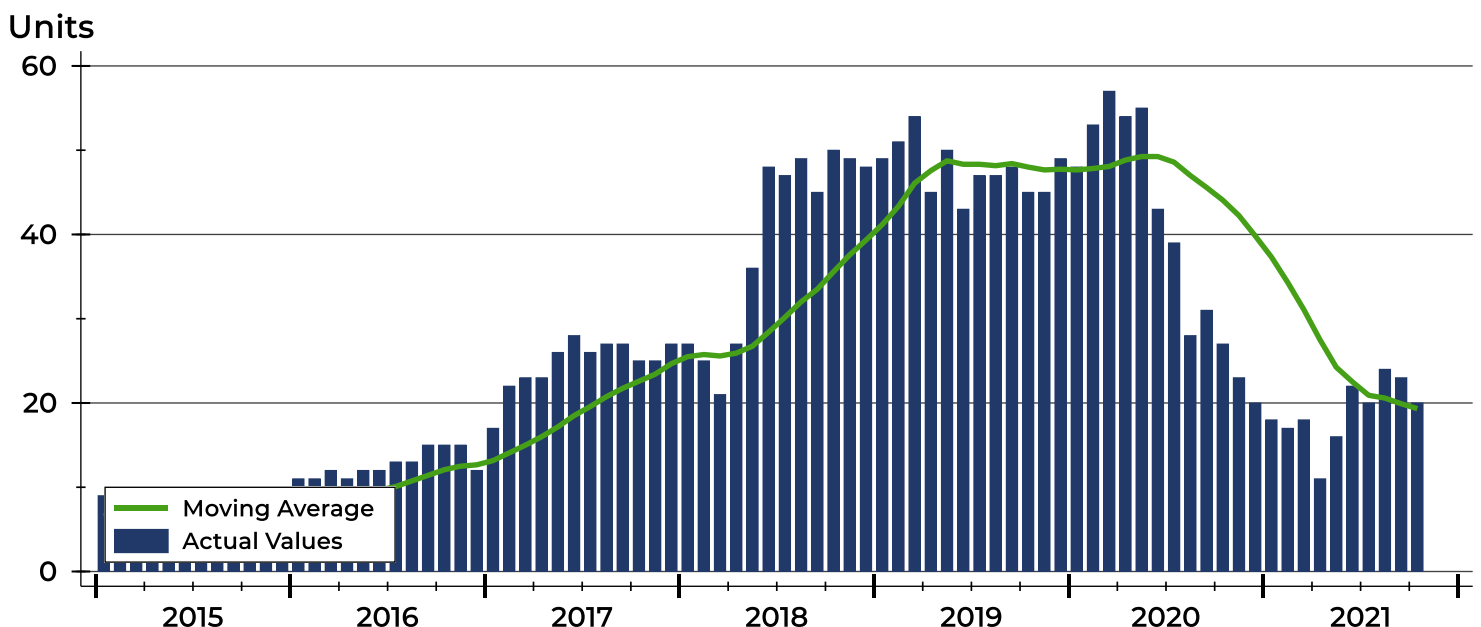
## Clay County Active Listings Analysis

Summary Statistics for Active Listings		2021	End of October 2020	Change
Active Listings		<b>20</b>	27	-25.9%
Volume (1,000s)		<b>3,673</b>	3,420	7.4%
Months' Supply		<b>2.0</b>	3.4	-41.2%
Average	List Price	<b>183,625</b>	126,674	45.0%
	Days on Market	<b>90</b>	172	-47.7%
	Percent of Original	<b>96.6%</b>	95.5%	1.2%
Median	List Price	<b>164,900</b>	96,000	71.8%
	Days on Market	<b>73</b>	125	-41.6%
	Percent of Original	<b>97.2%</b>	98.6%	-1.4%

A total of 20 homes were available for sale in Clay County at the end of October. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of October was \$164,900, up 71.8% from 2020. The typical time on market for active listings was 73 days, down from 125 days a year earlier.

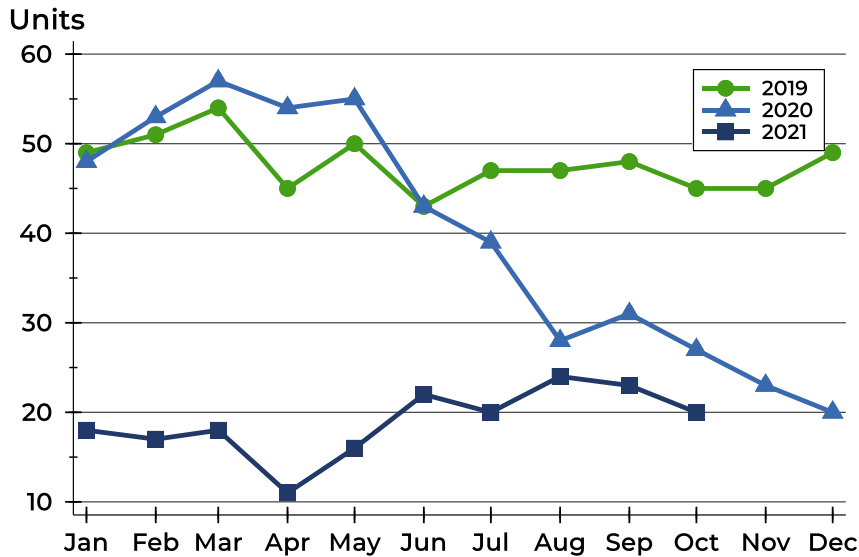
## History of Active Listings





## Clay County Active Listings Analysis

### Active Listings by Month



Month	2019	2020	2021
<b>January</b>	49	48	<b>18</b>
<b>February</b>	51	53	<b>17</b>
<b>March</b>	54	57	<b>18</b>
<b>April</b>	45	54	<b>11</b>
<b>May</b>	50	55	<b>16</b>
<b>June</b>	43	43	<b>22</b>
<b>July</b>	47	39	<b>20</b>
<b>August</b>	47	28	<b>24</b>
<b>September</b>	48	31	<b>23</b>
<b>October</b>	45	27	<b>20</b>
<b>November</b>	45	23	
<b>December</b>	49	20	

### Active Listings by Price Range

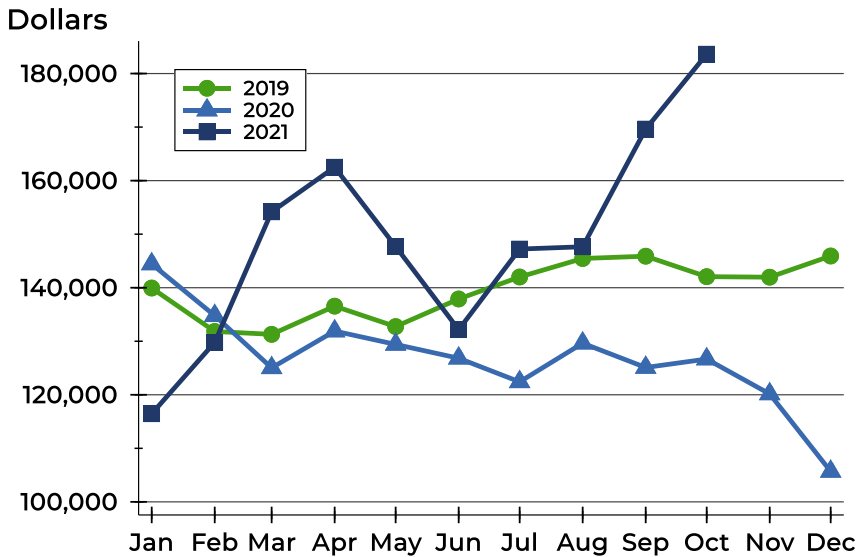
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	15.0%	4.5	46,267	49,000	108	130	92.2%	89.1%
\$50,000-\$99,999	3	15.0%	0.7	83,300	89,000	93	98	97.7%	96.8%
\$100,000-\$124,999	1	5.0%	N/A	120,000	120,000	171	171	88.9%	88.9%
\$125,000-\$149,999	2	10.0%	1.8	138,950	138,950	9	9	100.0%	100.0%
\$150,000-\$174,999	2	10.0%	2.7	164,900	164,900	108	108	97.0%	97.0%
\$175,000-\$199,999	2	10.0%	N/A	186,950	186,950	43	43	98.7%	98.7%
\$200,000-\$249,999	3	15.0%	N/A	237,467	237,500	45	26	98.1%	100.0%
\$250,000-\$299,999	1	5.0%	4.0	255,900	255,900	156	156	100.0%	100.0%
\$300,000-\$399,999	2	10.0%	N/A	357,000	357,000	179	179	98.1%	98.1%
\$400,000-\$499,999	1	5.0%	N/A	499,900	499,900	57	57	90.9%	90.9%
\$500,000-\$749,999	0	0.0%	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
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





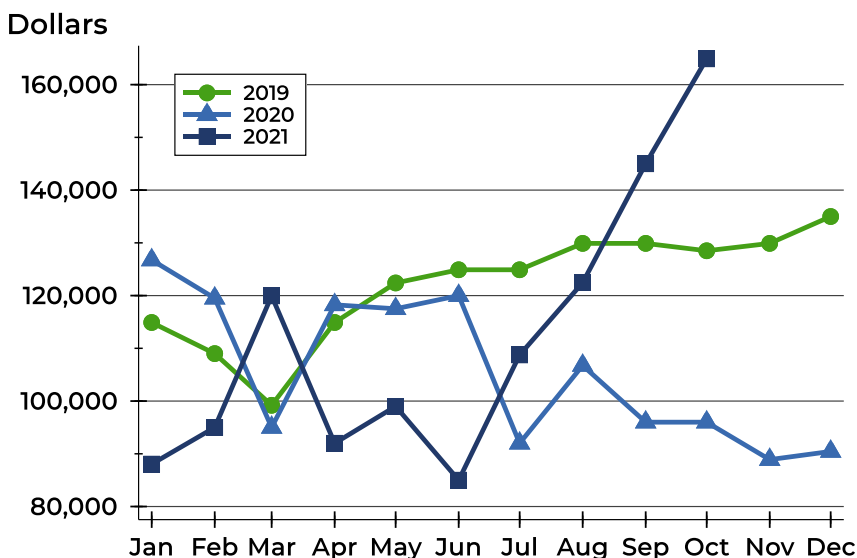
## Clay County Active Listings Analysis

### Average Price



Month	2019	2020	2021
<b>January</b>	139,943	144,433	<b>116,461</b>
<b>February</b>	131,831	134,779	<b>129,794</b>
<b>March</b>	131,293	125,035	<b>154,172</b>
<b>April</b>	136,556	131,904	<b>162,509</b>
<b>May</b>	132,746	129,411	<b>147,694</b>
<b>June</b>	137,899	126,830	<b>132,164</b>
<b>July</b>	142,005	122,418	<b>147,225</b>
<b>August</b>	145,460	129,636	<b>147,650</b>
<b>September</b>	145,892	125,100	<b>169,635</b>
<b>October</b>	142,066	126,674	<b>183,625</b>
<b>November</b>	141,969	120,161	
<b>December</b>	145,924	105,690	

### Median Price

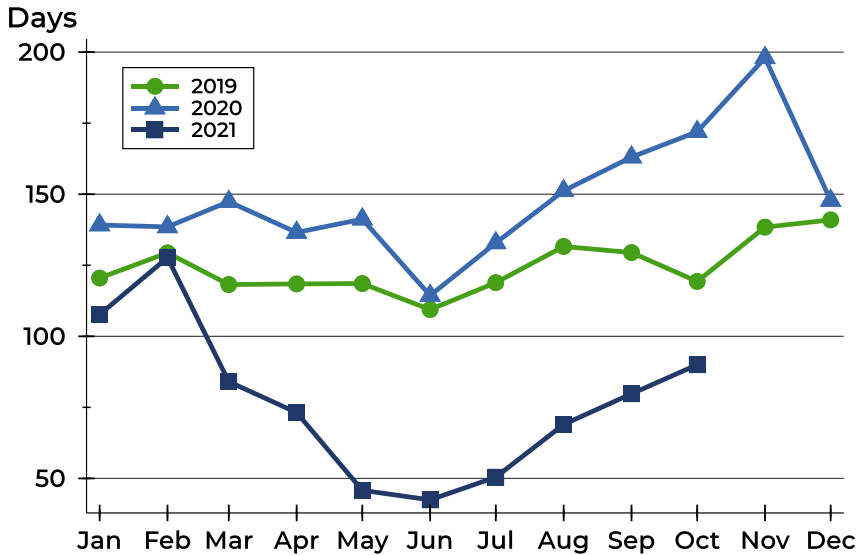


Month	2019	2020	2021
<b>January</b>	114,900	126,750	<b>88,050</b>
<b>February</b>	109,000	119,500	<b>95,000</b>
<b>March</b>	99,200	95,000	<b>119,950</b>
<b>April</b>	114,900	118,250	<b>92,000</b>
<b>May</b>	122,400	117,500	<b>99,000</b>
<b>June</b>	124,900	120,000	<b>85,000</b>
<b>July</b>	124,900	92,000	<b>108,750</b>
<b>August</b>	129,900	106,750	<b>122,450</b>
<b>September</b>	129,900	96,000	<b>145,000</b>
<b>October</b>	128,500	96,000	<b>164,900</b>
<b>November</b>	129,900	88,900	
<b>December</b>	135,000	90,450	



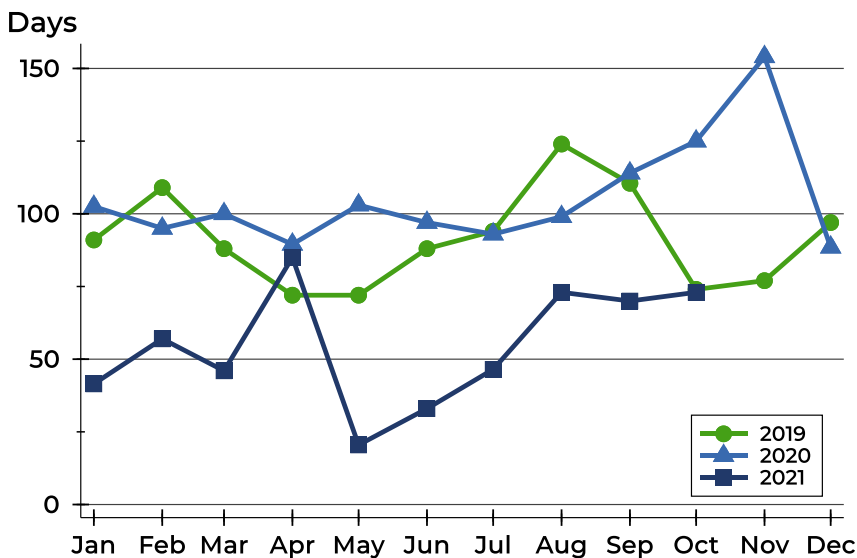
## Clay County Active Listings Analysis

### Average DOM



Month	2019	2020	2021
January	121	139	<b>108</b>
February	129	139	<b>128</b>
March	118	147	<b>84</b>
April	118	137	<b>73</b>
May	119	141	<b>46</b>
June	109	114	<b>42</b>
July	119	133	<b>50</b>
August	132	151	<b>69</b>
September	129	163	<b>80</b>
October	119	172	<b>90</b>
November	138	198	
December	141	148	

### Median DOM

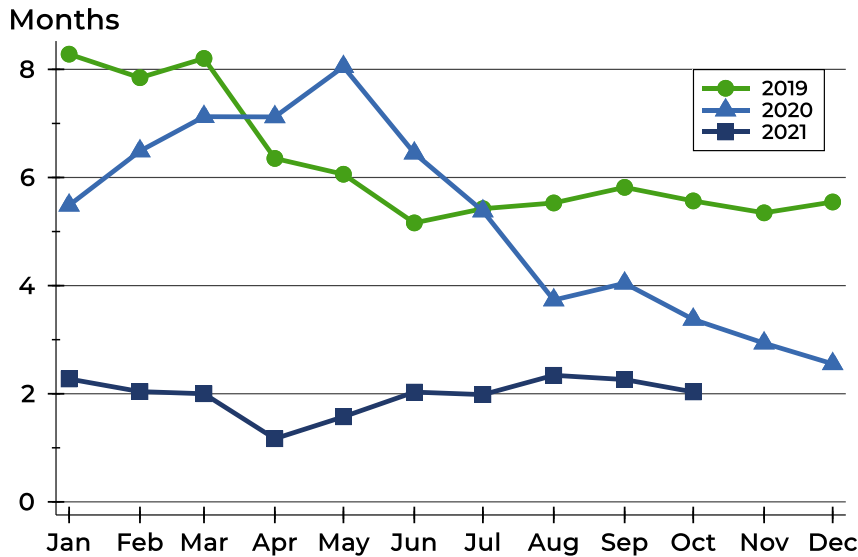


Month	2019	2020	2021
January	91	103	<b>42</b>
February	109	95	<b>57</b>
March	88	100	<b>46</b>
April	72	90	<b>85</b>
May	72	103	<b>21</b>
June	88	97	<b>33</b>
July	94	93	<b>47</b>
August	124	99	<b>73</b>
September	111	114	<b>70</b>
October	74	125	<b>73</b>
November	77	154	
December	97	89	



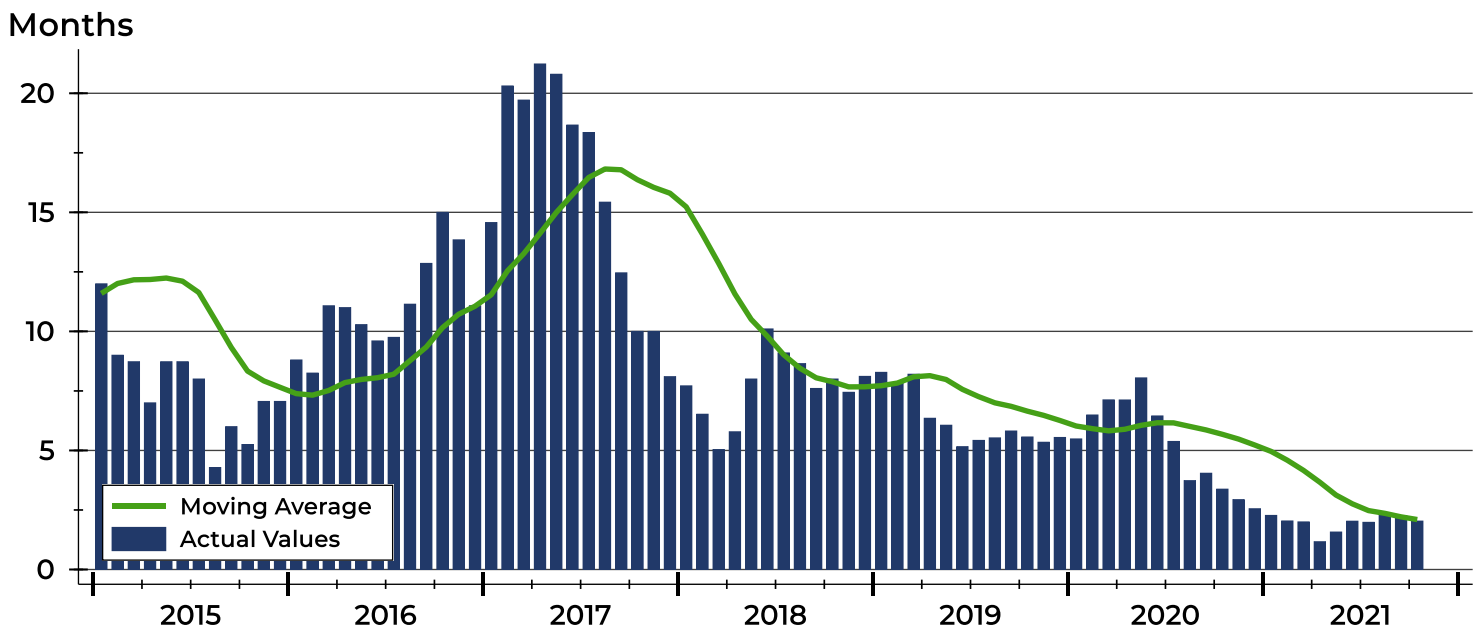
## Clay County Months' Supply Analysis

### Months' Supply by Month



Month	2019	2020	2021
January	8.3	5.5	<b>2.3</b>
February	7.8	6.5	<b>2.0</b>
March	8.2	7.1	<b>2.0</b>
April	6.4	7.1	<b>1.2</b>
May	6.1	8.0	<b>1.6</b>
June	5.2	6.5	<b>2.0</b>
July	5.4	5.4	<b>2.0</b>
August	5.5	3.7	<b>2.3</b>
September	5.8	4.0	<b>2.3</b>
October	5.6	3.4	<b>2.0</b>
November	5.3	2.9	
December	5.5	2.6	

### History of Month's Supply





## Clay County New Listings Analysis

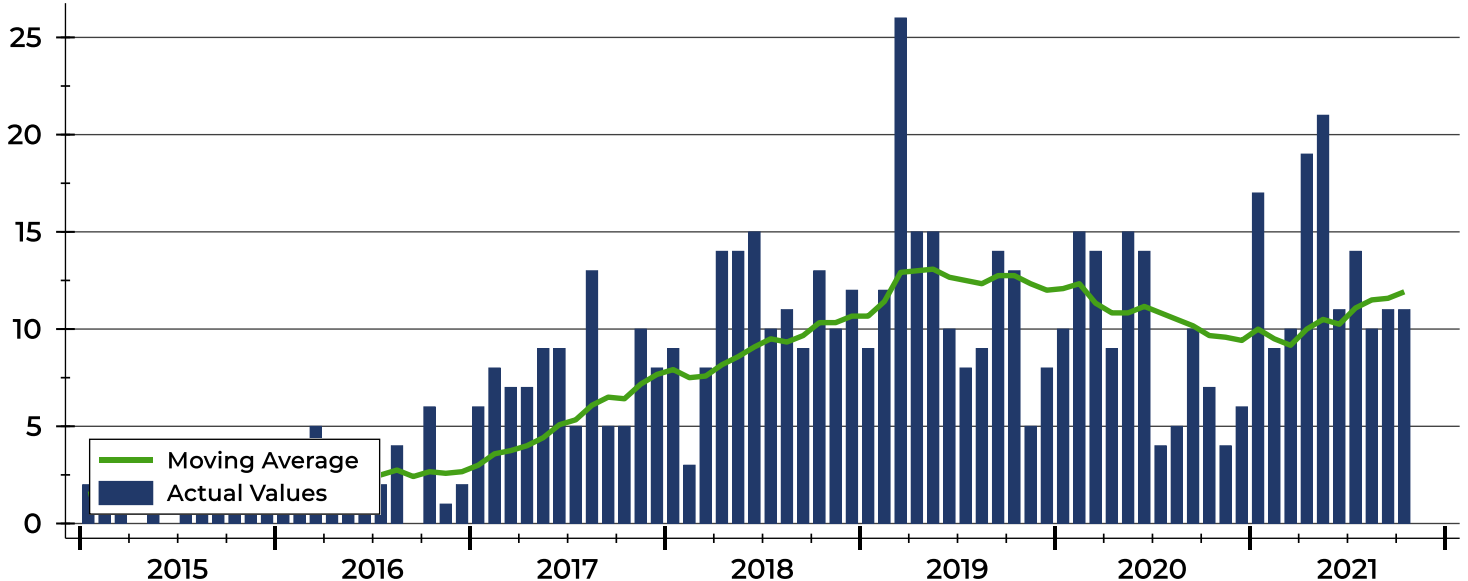
Summary Statistics for New Listings		2021	October 2020	Change
Current Month	New Listings	<b>11</b>	7	57.1%
	Volume (1,000s)	<b>1,598</b>	704	127.0%
	Average List Price	<b>145,290</b>	100,500	44.6%
	Median List Price	<b>147,900</b>	78,000	89.6%
Year-to-Date	New Listings	<b>133</b>	103	29.1%
	Volume (1,000s)	<b>19,589</b>	11,763	66.5%
	Average List Price	<b>147,284</b>	114,207	29.0%
	Median List Price	<b>120,000</b>	89,900	33.5%

A total of 11 new listings were added in Clay County during October, up 57.1% from the same month in 2020. Year-to-date Clay County has seen 133 new listings.

The median list price of these homes was \$147,900 up from \$78,000 in 2020.

## History of New Listings

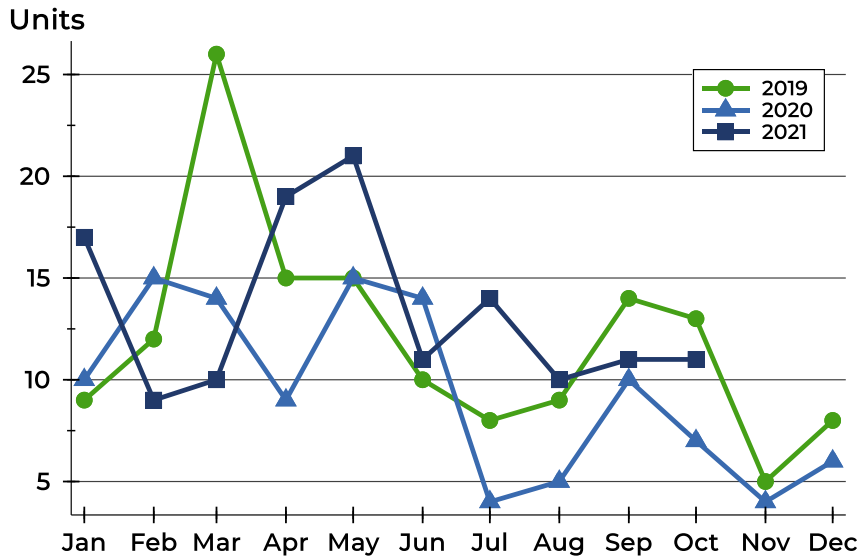
Units





## Clay County New Listings Analysis

### New Listings by Month



Month	2019	2020	2021
<b>January</b>	9	10	<b>17</b>
<b>February</b>	12	15	<b>9</b>
<b>March</b>	26	14	<b>10</b>
<b>April</b>	15	9	<b>19</b>
<b>May</b>	15	15	<b>21</b>
<b>June</b>	10	14	<b>11</b>
<b>July</b>	8	4	<b>14</b>
<b>August</b>	9	5	<b>10</b>
<b>September</b>	14	10	<b>11</b>
<b>October</b>	13	7	<b>11</b>
<b>November</b>	5	4	
<b>December</b>	8	6	

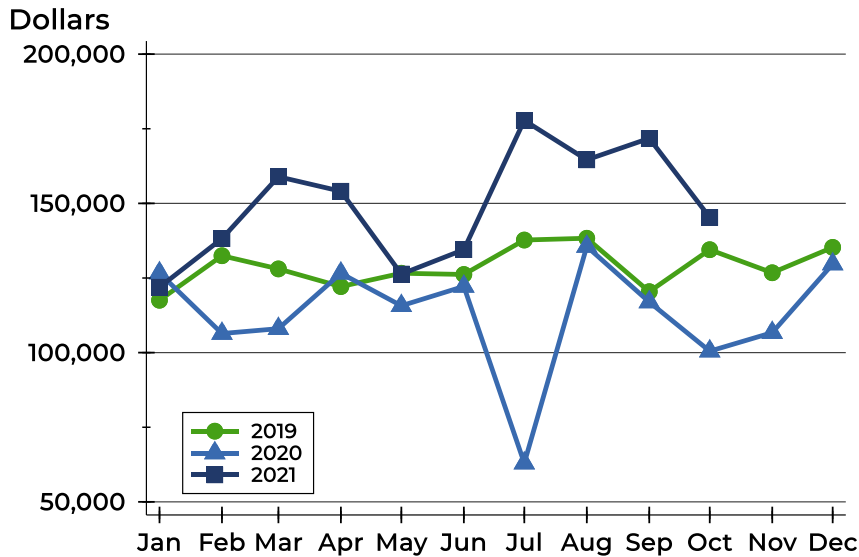
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	27.3%	71,267	68,900	16	7	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	100,000	100,000	7	7	100.0%	100.0%
\$125,000-\$149,999	2	18.2%	138,950	138,950	16	16	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	3	27.3%	181,330	179,990	7	2	100.0%	100.0%
\$200,000-\$249,999	2	18.2%	231,250	231,250	24	24	100.0%	100.0%
\$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



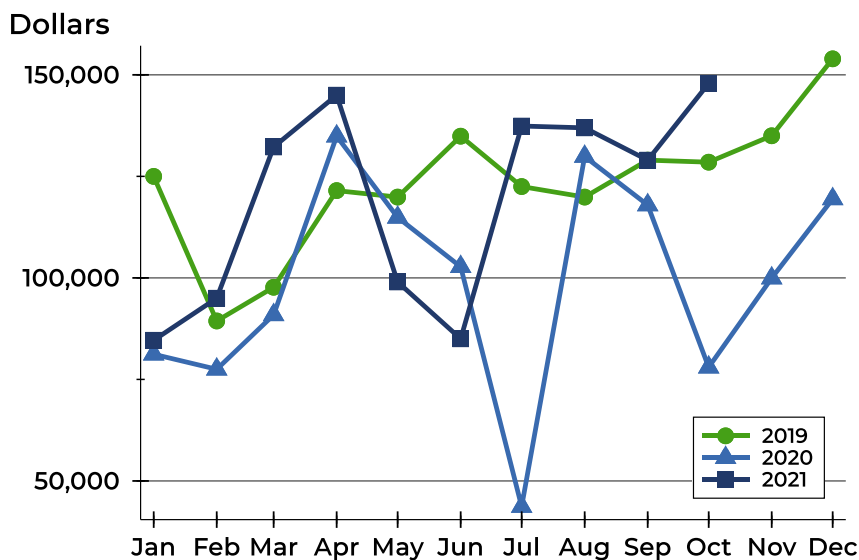
## Clay County New Listings Analysis

### Average Price



Month	2019	2020	2021
<b>January</b>	117,556	126,670	<b>121,915</b>
<b>February</b>	132,467	106,400	<b>138,211</b>
<b>March</b>	128,050	108,029	<b>158,940</b>
<b>April</b>	122,127	126,583	<b>154,063</b>
<b>May</b>	126,607	115,703	<b>126,329</b>
<b>June</b>	126,190	122,186	<b>134,509</b>
<b>July</b>	137,725	62,975	<b>177,814</b>
<b>August</b>	138,322	135,560	<b>164,590</b>
<b>September</b>	120,429	116,960	<b>171,791</b>
<b>October</b>	134,485	100,500	<b>145,290</b>
<b>November</b>	126,760	106,700	
<b>December</b>	135,263	129,667	

### Median Price



Month	2019	2020	2021
<b>January</b>	125,000	81,200	<b>84,650</b>
<b>February</b>	89,400	77,500	<b>95,000</b>
<b>March</b>	97,700	90,900	<b>132,250</b>
<b>April</b>	121,500	134,900	<b>145,000</b>
<b>May</b>	119,900	114,900	<b>99,000</b>
<b>June</b>	134,900	102,750	<b>85,000</b>
<b>July</b>	122,500	43,700	<b>137,400</b>
<b>August</b>	119,900	129,900	<b>136,950</b>
<b>September</b>	129,000	117,950	<b>129,000</b>
<b>October</b>	128,500	78,000	<b>147,900</b>
<b>November</b>	135,000	99,950	
<b>December</b>	153,950	119,450	



## Clay County Contracts Written Analysis

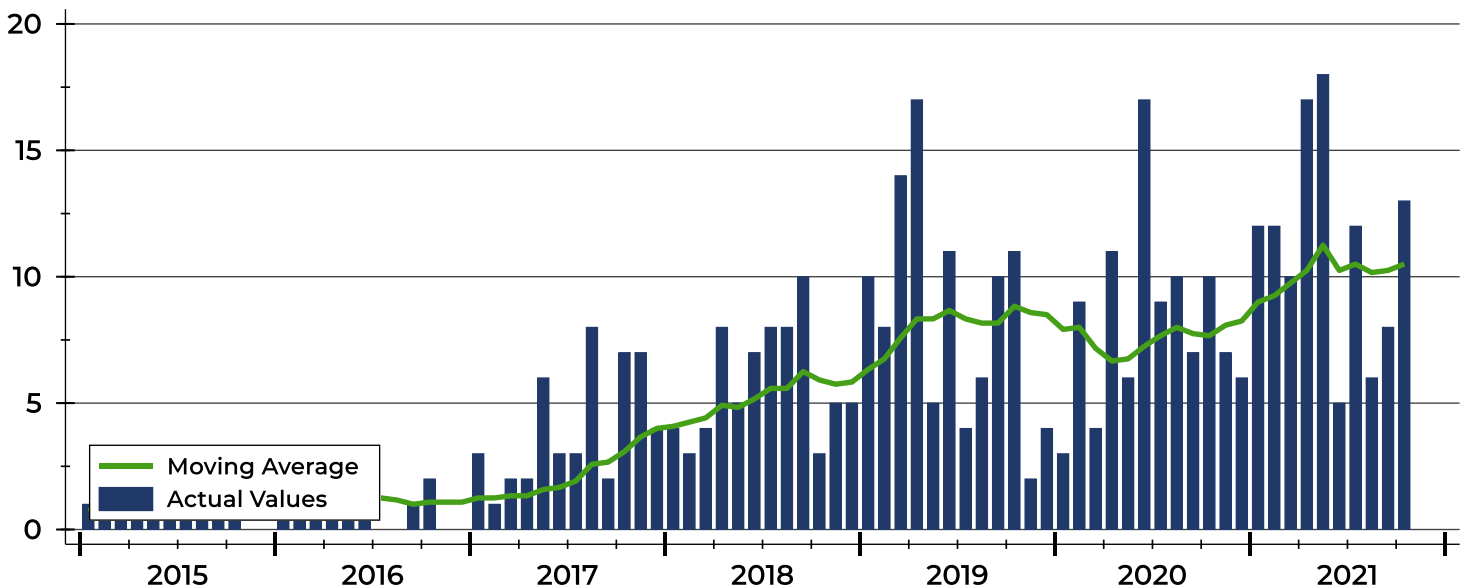
Summary Statistics for Contracts Written		2021	October 2020	Change	2021	Year-to-Date 2020	Change
Contracts Written		<b>13</b>	10	30.0%	<b>113</b>	86	31.4%
Volume (1,000s)		<b>1,493</b>	1,180	26.5%	<b>14,686</b>	10,422	40.9%
Average	Sale Price	<b>114,876</b>	118,020	-2.7%	<b>129,961</b>	121,188	7.2%
	Days on Market	<b>41</b>	119	-65.5%	<b>49</b>	94	-47.9%
	Percent of Original	<b>97.0%</b>	87.7%	10.6%	<b>96.5%</b>	91.1%	5.9%
Median	Sale Price	<b>100,000</b>	115,750	-13.6%	<b>99,000</b>	121,000	-18.2%
	Days on Market	<b>17</b>	118	-85.6%	<b>14</b>	71	-80.3%
	Percent of Original	<b>100.0%</b>	88.0%	13.6%	<b>97.8%</b>	93.9%	4.2%

A total of 13 contracts for sale were written in Clay County during the month of October, up from 10 in 2020. The median list price of these homes was \$100,000, down from \$115,750 the prior year.

Half of the homes that went under contract in October were on the market less than 17 days, compared to 118 days in October 2020.

## History of Contracts Written

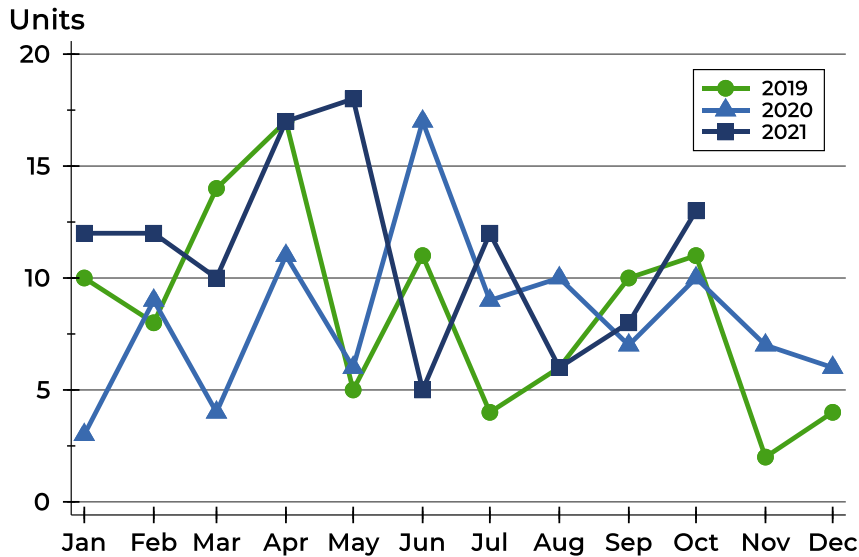
Units





## Clay County Contracts Written Analysis

### Contracts Written by Month



Month	2019	2020	2021
January	10	3	12
February	8	9	12
March	14	4	10
April	17	11	17
May	5	6	18
June	11	17	5
July	4	9	12
August	6	10	6
September	10	7	8
October	11	10	13
November	2	7	
December	4	6	

### Contracts Written by Price Range

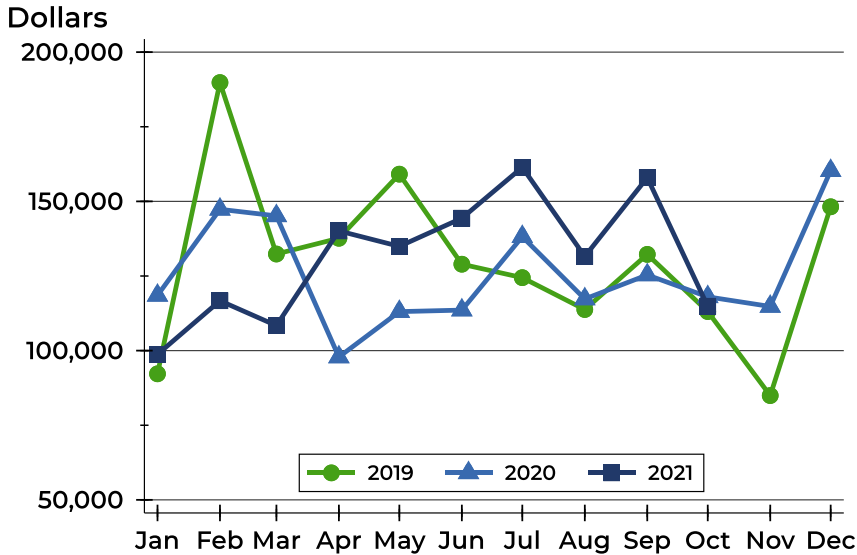
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.7%	39,500	39,500	13	13	100.0%	100.0%
\$50,000-\$99,999	5	38.5%	74,580	78,000	79	95	93.0%	91.8%
\$100,000-\$124,999	1	7.7%	100,000	100,000	7	7	100.0%	100.0%
\$125,000-\$149,999	2	15.4%	127,000	127,000	38	38	97.8%	97.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	30.8%	181,748	181,495	13	10	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	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





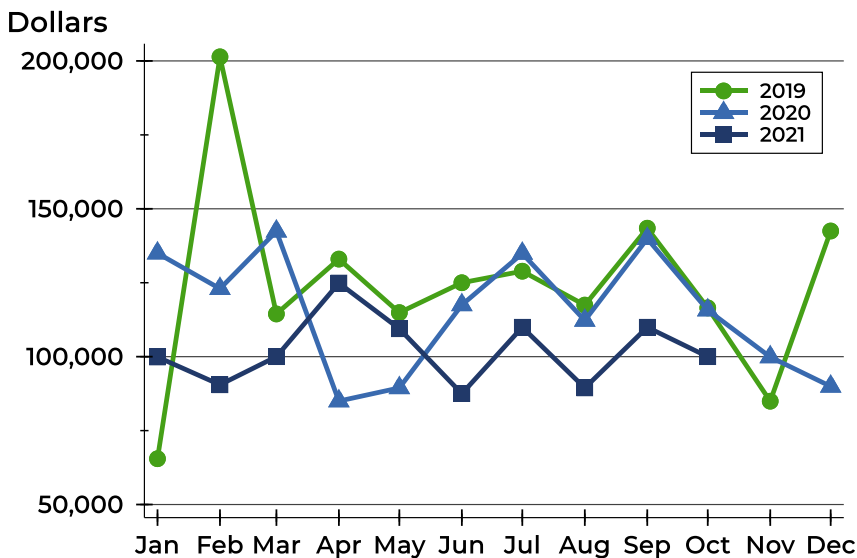
## Clay County Contracts Written Analysis

### Average Price



Month	2019	2020	2021
<b>January</b>	92,230	118,500	<b>98,742</b>
<b>February</b>	189,813	147,344	<b>116,721</b>
<b>March</b>	132,371	145,150	<b>108,390</b>
<b>April</b>	137,653	97,859	<b>140,112</b>
<b>May</b>	159,120	113,067	<b>134,933</b>
<b>June</b>	128,964	113,574	<b>144,380</b>
<b>July</b>	124,450	138,189	<b>161,417</b>
<b>August</b>	113,783	117,300	<b>131,567</b>
<b>September</b>	132,250	125,357	<b>157,963</b>
<b>October</b>	113,091	118,020	<b>114,876</b>
<b>November</b>	84,950	114,800	
<b>December</b>	148,200	160,283	

### Median Price

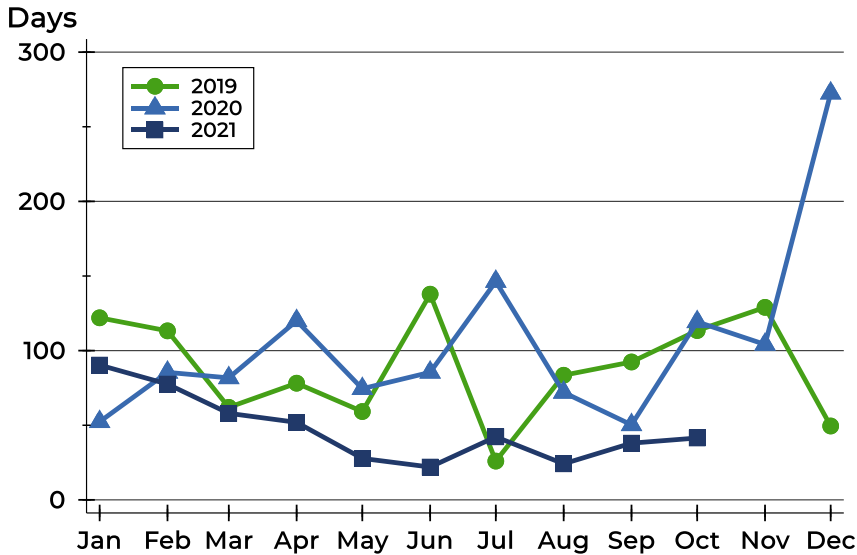


Month	2019	2020	2021
<b>January</b>	65,500	135,000	<b>99,900</b>
<b>February</b>	201,400	123,000	<b>90,500</b>
<b>March</b>	114,450	142,400	<b>100,000</b>
<b>April</b>	133,000	85,000	<b>124,900</b>
<b>May</b>	114,900	89,450	<b>109,450</b>
<b>June</b>	125,000	117,500	<b>87,500</b>
<b>July</b>	128,900	134,900	<b>109,950</b>
<b>August</b>	117,450	112,250	<b>89,450</b>
<b>September</b>	143,450	139,900	<b>109,950</b>
<b>October</b>	116,500	115,750	<b>100,000</b>
<b>November</b>	84,950	99,900	
<b>December</b>	142,500	89,950	



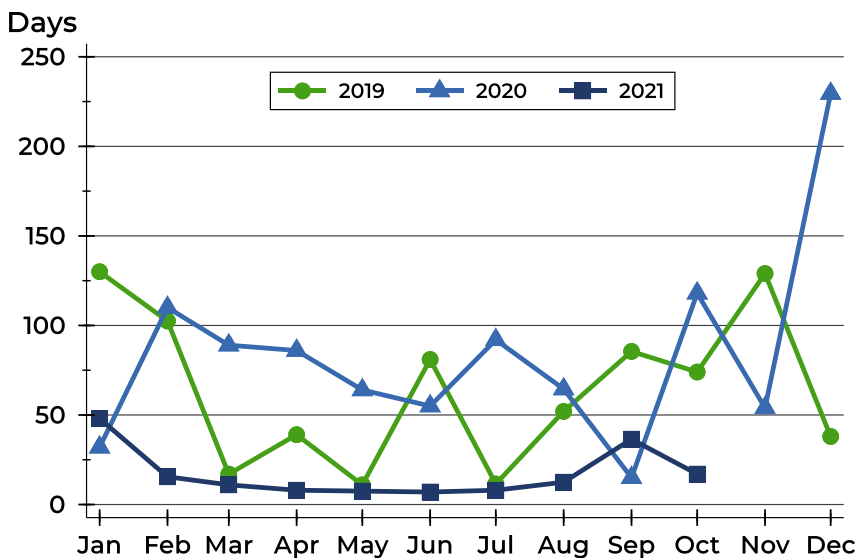
## Clay County Contracts Written Analysis

### Average DOM



Month	2019	2020	2021
January	122	52	90
February	113	85	78
March	62	82	58
April	78	120	52
May	59	75	28
June	138	85	22
July	26	146	42
August	84	72	24
September	92	50	38
October	113	119	41
November	129	104	
December	50	273	

### Median DOM



Month	2019	2020	2021
January	130	32	48
February	103	110	16
March	17	89	11
April	39	86	8
May	11	64	8
June	81	55	7
July	12	92	8
August	52	65	13
September	86	15	37
October	74	118	17
November	129	54	
December	38	230	



## Clay County Pending Contracts Analysis

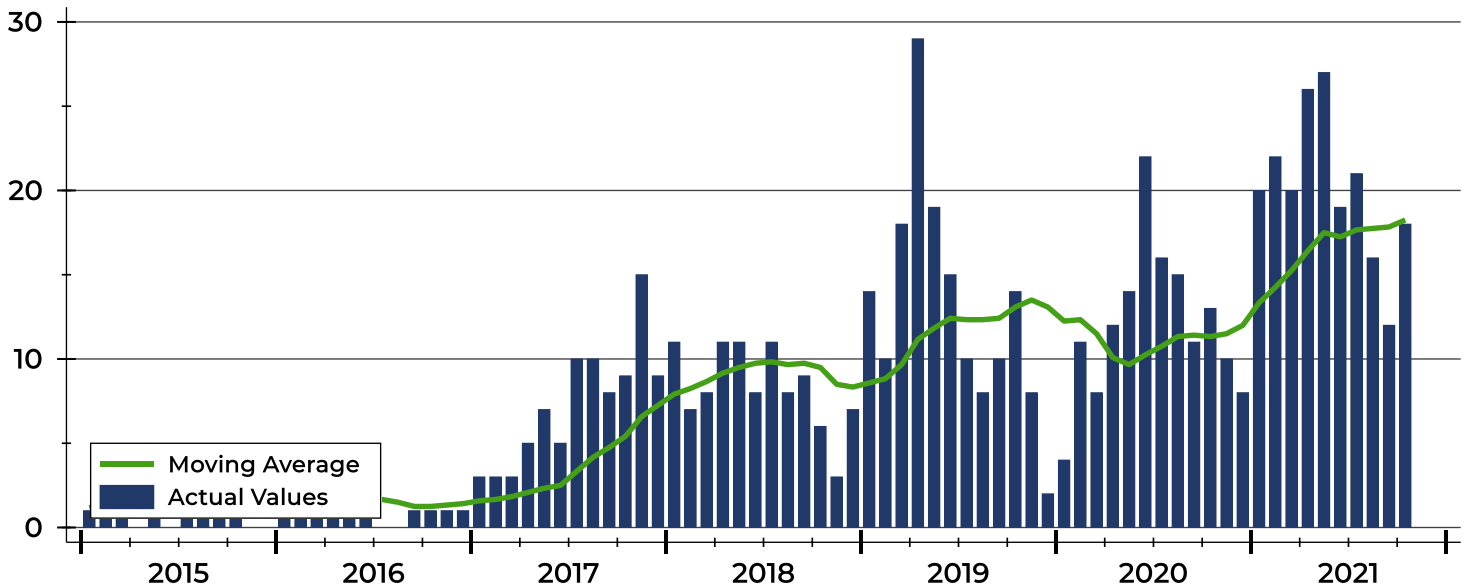
Summary Statistics for Pending Contracts		End of October		
		2021	2020	Change
Pending Contracts		<b>18</b>	13	38.5%
Volume (1,000s)		<b>2,322</b>	1,419	63.6%
Average	List Price	<b>128,977</b>	109,138	18.2%
	Days on Market	<b>33</b>	86	-61.6%
	Percent of Original	<b>97.9%</b>	97.1%	0.8%
Median	List Price	<b>112,500</b>	85,000	32.4%
	Days on Market	<b>17</b>	34	-50.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 18 listings in Clay County had contracts pending at the end of October, up from 13 contracts pending at the end of October 2020.

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

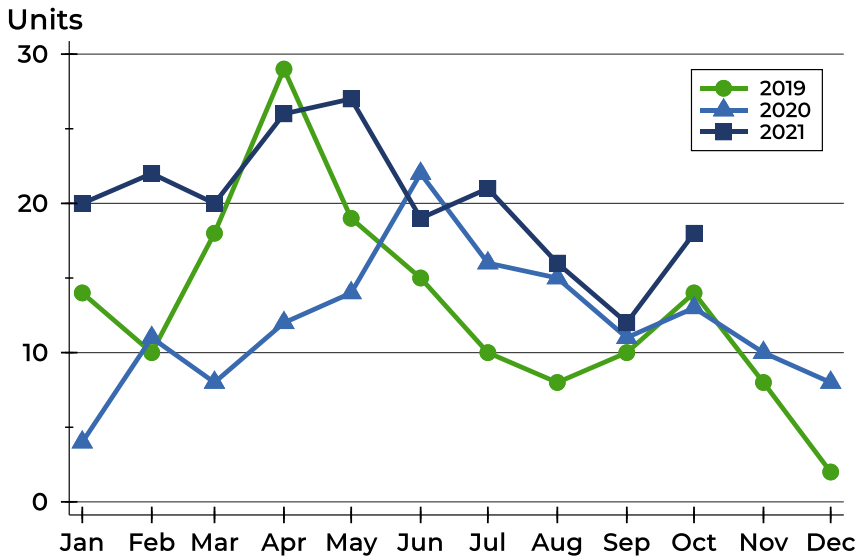
Units





## Clay County Pending Contracts Analysis

### Pending Contracts by Month



Month	2019	2020	2021
January	14	4	20
February	10	11	22
March	18	8	20
April	29	12	26
May	19	14	27
June	15	22	19
July	10	16	21
August	8	15	16
September	10	11	12
October	14	13	18
November	8	10	
December	2	8	

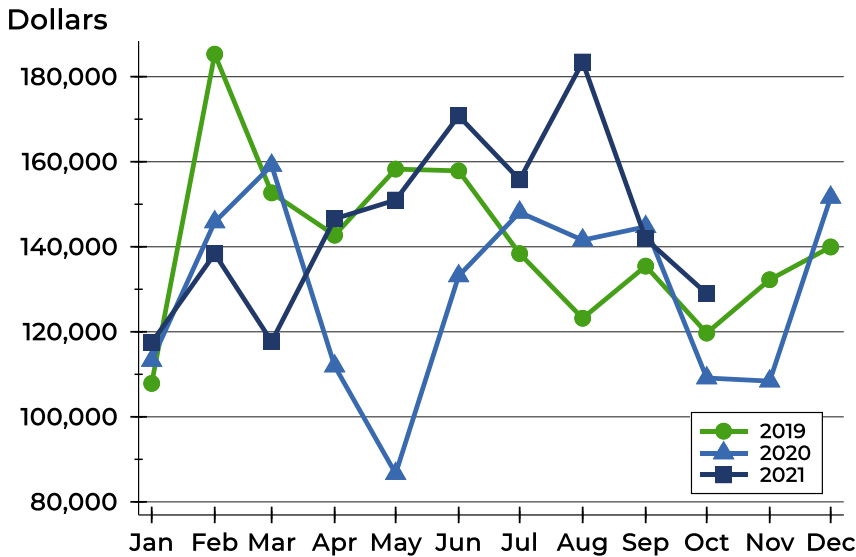
### Pending Contracts by Price Range

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	1	5.6%	39,500	39,500	13	13	100.0%	100.0%
\$50,000-\$99,999	7	38.9%	75,043	78,000	47	7	97.2%	100.0%
\$100,000-\$124,999	1	5.6%	100,000	100,000	7	7	100.0%	100.0%
\$125,000-\$149,999	4	22.2%	130,975	129,500	47	48	95.4%	94.4%
\$150,000-\$174,999	1	5.6%	169,900	169,900	27	27	100.0%	100.0%
\$175,000-\$199,999	3	16.7%	179,330	179,990	11	2	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	5.6%	425,000	425,000	7	7	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



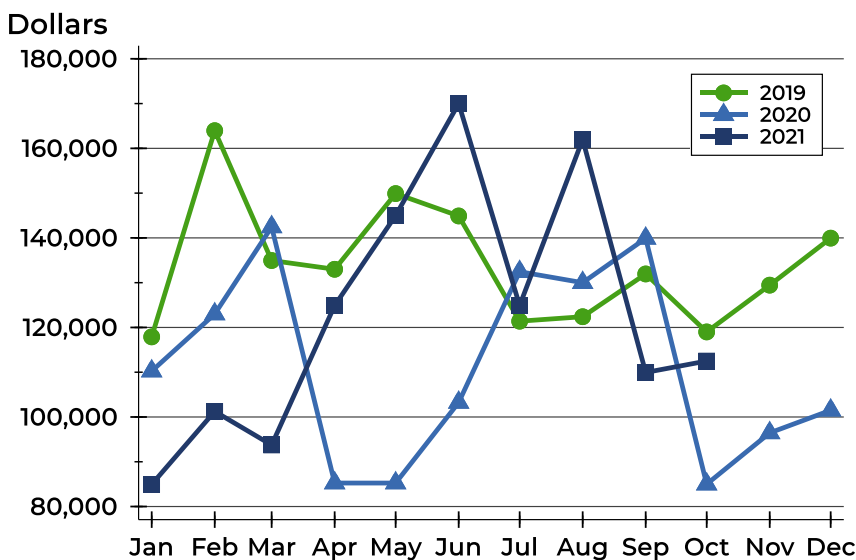
## Clay County Pending Contracts Analysis

### Average Price



Month	2019	2020	2021
<b>January</b>	107,857	113,250	<b>117,463</b>
<b>February</b>	185,300	145,836	<b>138,357</b>
<b>March</b>	152,672	159,125	<b>117,703</b>
<b>April</b>	142,714	111,938	<b>146,569</b>
<b>May</b>	158,263	86,643	<b>150,981</b>
<b>June</b>	157,853	133,143	<b>170,784</b>
<b>July</b>	138,390	148,094	<b>155,752</b>
<b>August</b>	123,188	141,553	<b>183,456</b>
<b>September</b>	135,450	144,709	<b>141,875</b>
<b>October</b>	119,700	109,138	<b>128,977</b>
<b>November</b>	132,250	108,400	
<b>December</b>	139,950	151,613	

### Median Price

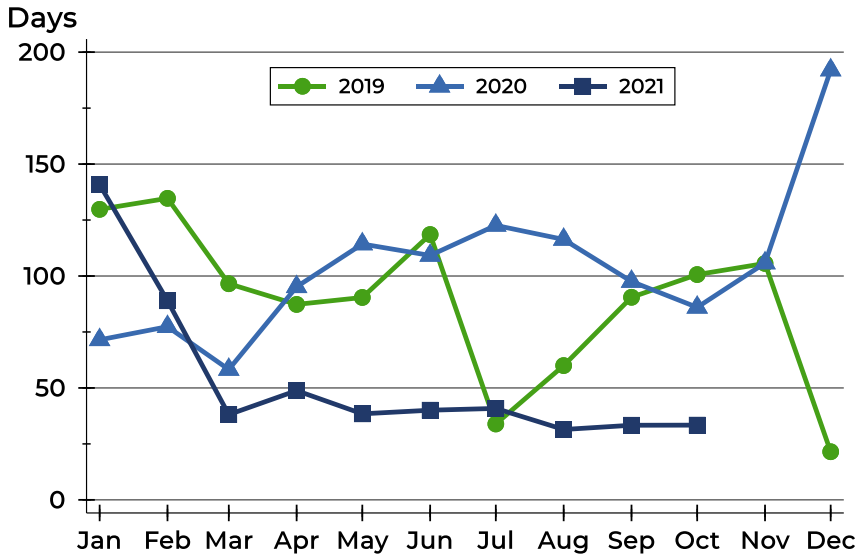


Month	2019	2020	2021
<b>January</b>	117,900	110,250	<b>84,950</b>
<b>February</b>	163,950	123,000	<b>101,250</b>
<b>March</b>	134,950	142,450	<b>93,750</b>
<b>April</b>	133,000	85,250	<b>124,900</b>
<b>May</b>	149,900	85,250	<b>145,000</b>
<b>June</b>	144,900	103,250	<b>170,000</b>
<b>July</b>	121,400	132,450	<b>124,900</b>
<b>August</b>	122,400	130,000	<b>162,000</b>
<b>September</b>	131,950	139,900	<b>109,950</b>
<b>October</b>	119,000	85,000	<b>112,500</b>
<b>November</b>	129,450	96,450	
<b>December</b>	139,950	101,500	



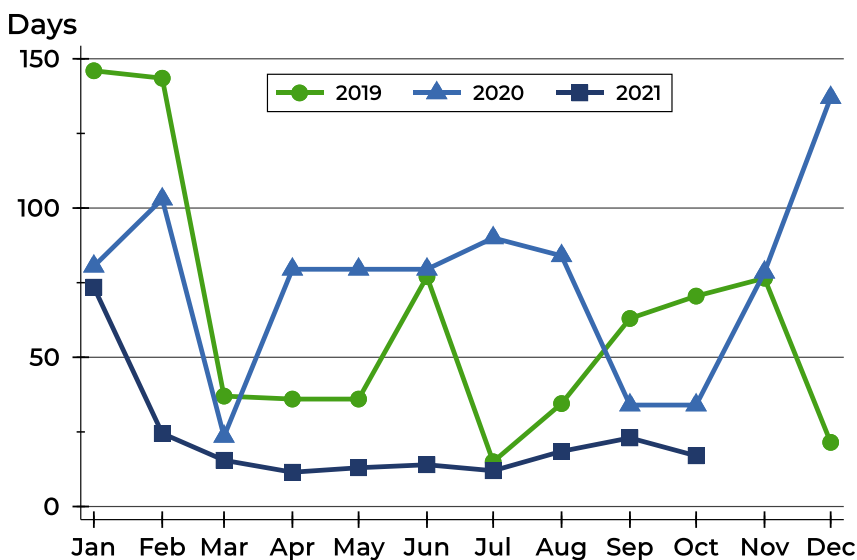
## Clay County Pending Contracts Analysis

### Average DOM



Month	2019	2020	2021
January	130	72	141
February	135	77	89
March	97	58	38
April	87	95	49
May	90	114	38
June	119	109	40
July	34	123	41
August	60	116	31
September	91	98	33
October	101	86	33
November	106	106	
December	22	192	

### Median DOM



Month	2019	2020	2021
January	146	81	74
February	144	103	25
March	37	24	16
April	36	80	12
May	36	80	13
June	77	80	14
July	15	90	12
August	35	84	19
September	63	34	23
October	71	34	17
November	77	79	
December	22	137	