



## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Fell in September

Total home sales in Clay County fell last month to 6 units, compared to 7 units in September 2020. Total sales volume was \$1.5 million, up from a year earlier.

The median sale price in September was \$246,000, up from \$142,000 a year earlier. Homes that sold in September were typically on the market for 23 days and sold for 97.5% of their list prices.

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

The total number of active listings in Clay County at the end of September was 23 units, down from 31 at the same point in 2020. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of September was \$145,000.

During September, a total of 8 contracts were written up from 7 in September 2020. At the end of the month, there were 12 contracts pending, compared to 11 at the end of September 2020.

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## Clay County Summary Statistics

September MLS Statistics Three-year History		Current Month			Year-to-Date		
		2021	2020	2019	2021	2020	2019
<b>Home Sales</b>		<b>6</b>	<b>7</b>	<b>5</b>	<b>96</b>	<b>68</b>	<b>82</b>
Change from prior year		-14.3%	40.0%	-37.5%	41.2%	-17.1%	51.9%
<b>Active Listings</b>		<b>23</b>	<b>31</b>	<b>48</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-25.8%	-35.4%	6.7%			
<b>Months' Supply</b>		<b>2.3</b>	<b>4.0</b>	<b>5.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-42.5%	-31.0%	-23.7%			
<b>New Listings</b>		<b>11</b>	<b>10</b>	<b>14</b>	<b>122</b>	<b>96</b>	<b>118</b>
Change from prior year		10.0%	-28.6%	55.6%	27.1%	-18.6%	26.9%
<b>Contracts Written</b>		<b>8</b>	<b>7</b>	<b>10</b>	<b>100</b>	<b>76</b>	<b>85</b>
Change from prior year		14.3%	-30.0%	0.0%	31.6%	-10.6%	49.1%
<b>Pending Contracts</b>		<b>12</b>	<b>11</b>	<b>10</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		9.1%	10.0%	11.1%			
<b>Sales Volume (1,000s)</b>		<b>1,459</b>	<b>986</b>	<b>507</b>	<b>12,344</b>	<b>7,787</b>	<b>10,393</b>
Change from prior year		48.0%	94.5%	-47.9%	58.5%	-25.1%	45.3%
Average	<b>Sale Price</b>	<b>243,232</b>	<b>140,821</b>	<b>101,380</b>	<b>128,584</b>	<b>114,515</b>	<b>126,745</b>
	Change from prior year	72.7%	38.9%	-16.6%	12.3%	-9.6%	-4.3%
	<b>List Price of Actives</b>	<b>169,635</b>	<b>125,100</b>	<b>145,892</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	35.6%	-14.3%	12.5%			
	<b>Days on Market</b>	<b>30</b>	<b>120</b>	<b>74</b>	<b>65</b>	<b>95</b>	<b>90</b>
Change from prior year	-75.0%	62.2%	-15.9%	-31.6%	5.6%	-4.3%	
<b>Percent of List</b>	<b>99.0%</b>	<b>97.4%</b>	<b>97.2%</b>	<b>96.9%</b>	<b>93.6%</b>	<b>94.4%</b>	
Change from prior year	1.6%	0.2%	3.5%	3.5%	-0.8%	1.0%	
<b>Percent of Original</b>	<b>98.5%</b>	<b>93.9%</b>	<b>97.2%</b>	<b>95.2%</b>	<b>91.0%</b>	<b>90.5%</b>	
Change from prior year	4.9%	-3.4%	4.1%	4.6%	0.6%	-2.3%	
Median	<b>Sale Price</b>	<b>246,000</b>	<b>142,000</b>	<b>118,400</b>	<b>95,750</b>	<b>113,950</b>	<b>115,000</b>
	Change from prior year	73.2%	19.9%	21.5%	-16.0%	-0.9%	-2.1%
	<b>List Price of Actives</b>	<b>145,000</b>	<b>96,000</b>	<b>129,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	51.0%	-26.1%	13.1%			
	<b>Days on Market</b>	<b>23</b>	<b>120</b>	<b>43</b>	<b>14</b>	<b>73</b>	<b>57</b>
Change from prior year	-80.8%	179.1%	13.2%	-80.8%	28.1%	-6.6%	
<b>Percent of List</b>	<b>97.5%</b>	<b>97.3%</b>	<b>94.8%</b>	<b>97.8%</b>	<b>97.0%</b>	<b>95.4%</b>	
Change from prior year	0.2%	2.6%	0.0%	0.8%	1.7%	0.1%	
<b>Percent of Original</b>	<b>96.5%</b>	<b>94.3%</b>	<b>94.8%</b>	<b>96.4%</b>	<b>93.9%</b>	<b>91.8%</b>	
Change from prior year	2.3%	-0.5%	0.0%	2.7%	2.3%	-3.4%	



## Clay County Closed Listings Analysis

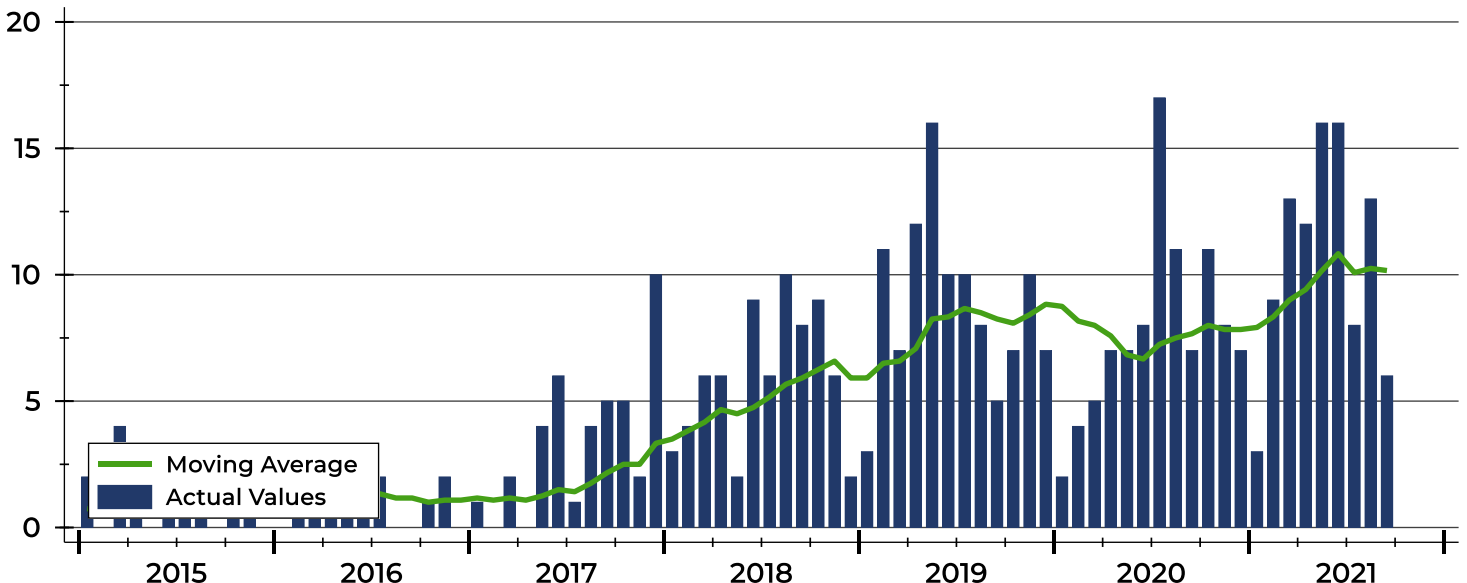
Summary Statistics for Closed Listings		September 2021	September 2020	Change	Year-to-Date 2021	Year-to-Date 2020	Change
Closed Listings		6	7	-14.3%	96	68	41.2%
Volume (1,000s)		1,459	986	48.0%	12,344	7,787	58.5%
Months' Supply		2.3	4.0	-42.5%	N/A	N/A	N/A
Average	Sale Price	243,232	140,821	72.7%	128,584	114,515	12.3%
	Days on Market	30	120	-75.0%	65	95	-31.6%
	Percent of List	99.0%	97.4%	1.6%	96.9%	93.6%	3.5%
	Percent of Original	98.5%	93.9%	4.9%	95.2%	91.0%	4.6%
Median	Sale Price	246,000	142,000	73.2%	95,750	113,950	-16.0%
	Days on Market	23	120	-80.8%	14	73	-80.8%
	Percent of List	97.5%	97.3%	0.2%	97.8%	97.0%	0.8%
	Percent of Original	96.5%	94.3%	2.3%	96.4%	93.9%	2.7%

A total of 6 homes sold in Clay County in September, down from 7 units in September 2020. Total sales volume rose to \$1.5 million compared to \$1.0 million in the previous year.

The median sales price in September was \$246,000, up 73.2% compared to the prior year. Median days on market was 23 days, up from 7 days in August, but down from 120 in September 2020.

## History of Closed Listings

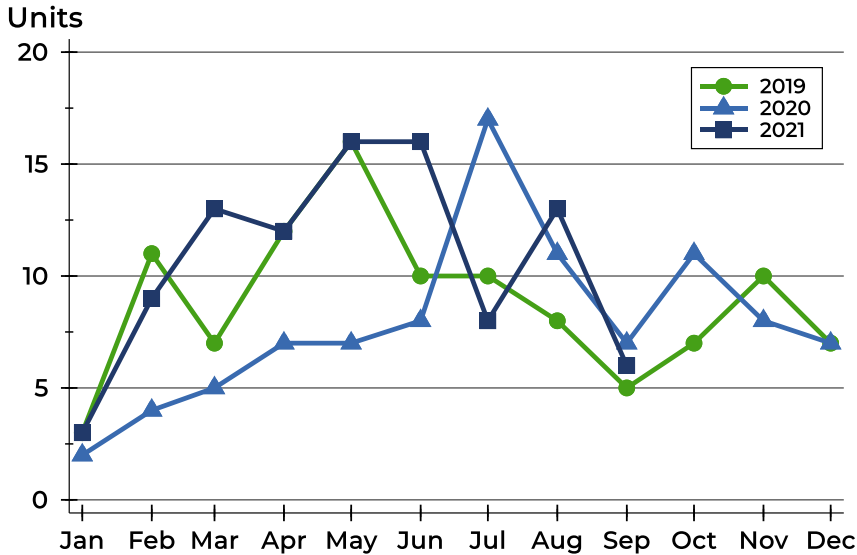
Units





## 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	8
November	10	8	8
December	7	7	7

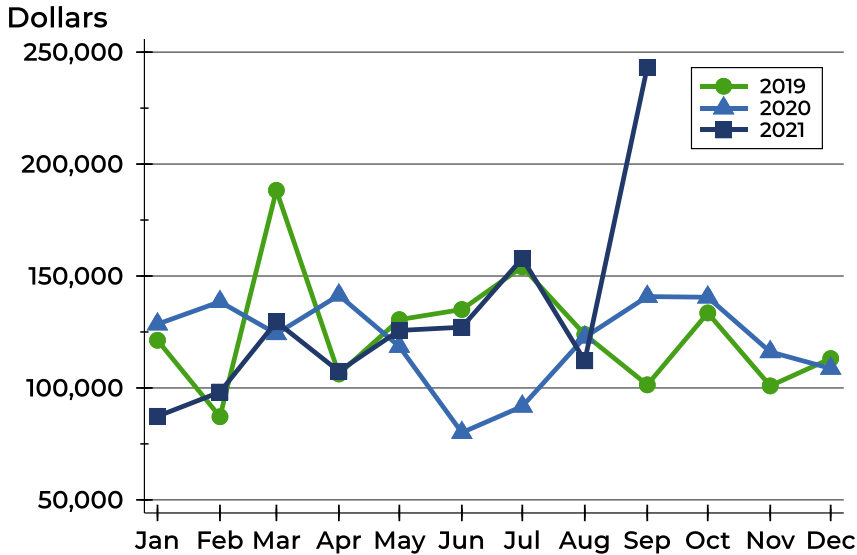
### Closed Listings by Price Range

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	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	16.7%	1.4	55,000	55,000	66	66	91.7%	91.7%	91.7%	91.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	1.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	3.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	3.0	180,000	180,000	31	31	95.2%	95.2%	95.2%	95.2%
\$200,000-\$249,999	1	16.7%	1.2	220,000	220,000	15	15	97.8%	97.8%	97.8%	97.8%
\$250,000-\$299,999	2	33.3%	6.0	274,000	274,000	34	34	99.7%	99.7%	98.0%	98.0%
\$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	1	16.7%	0.0	456,390	456,390	1	1	110.0%	110.0%	110.0%	110.0%
\$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



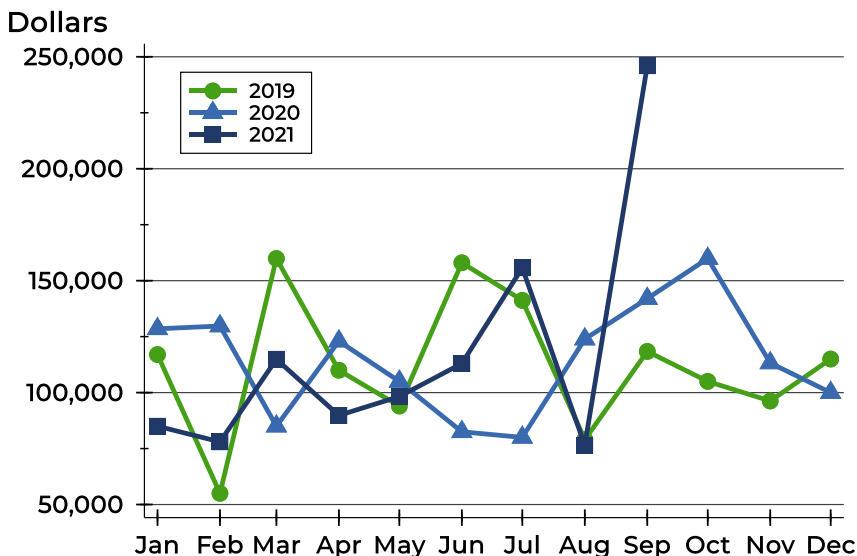
## Clay County Closed Listings Analysis

### Average Price



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

### Median Price

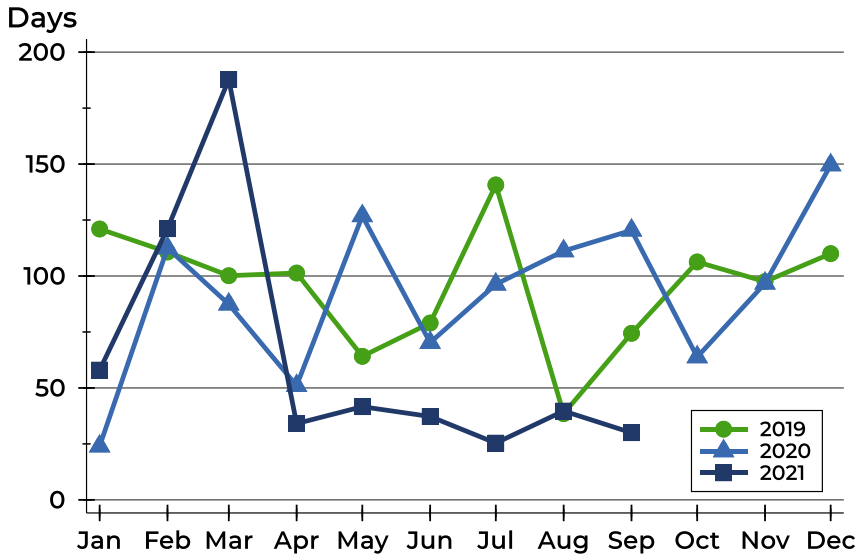


Month	2019	2020	2021
January	117,000	128,500	<b>85,000</b>
February	55,000	129,750	<b>78,000</b>
March	159,900	85,000	<b>114,900</b>
April	110,000	123,000	<b>89,825</b>
May	94,000	105,000	<b>98,250</b>
June	158,000	82,500	<b>113,000</b>
July	141,200	80,000	<b>155,750</b>
August	79,000	123,900	<b>76,500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



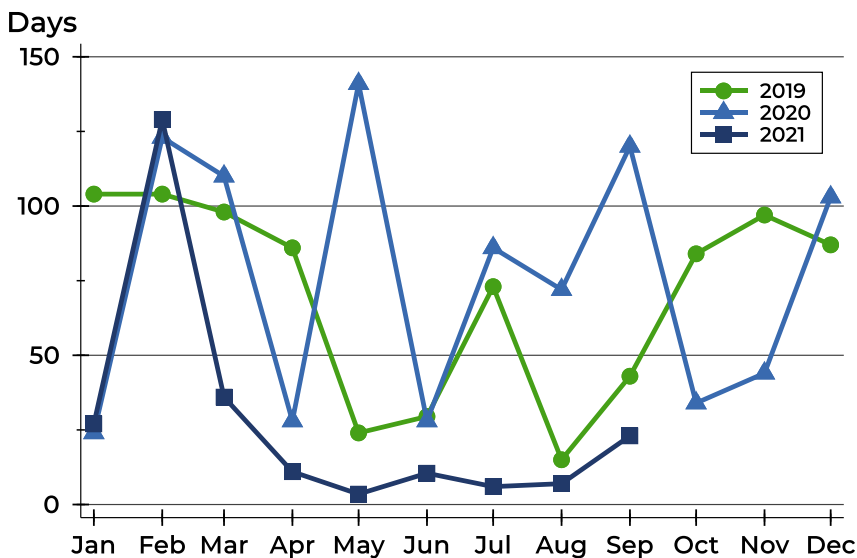
## Clay County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



## Clay County Active Listings Analysis

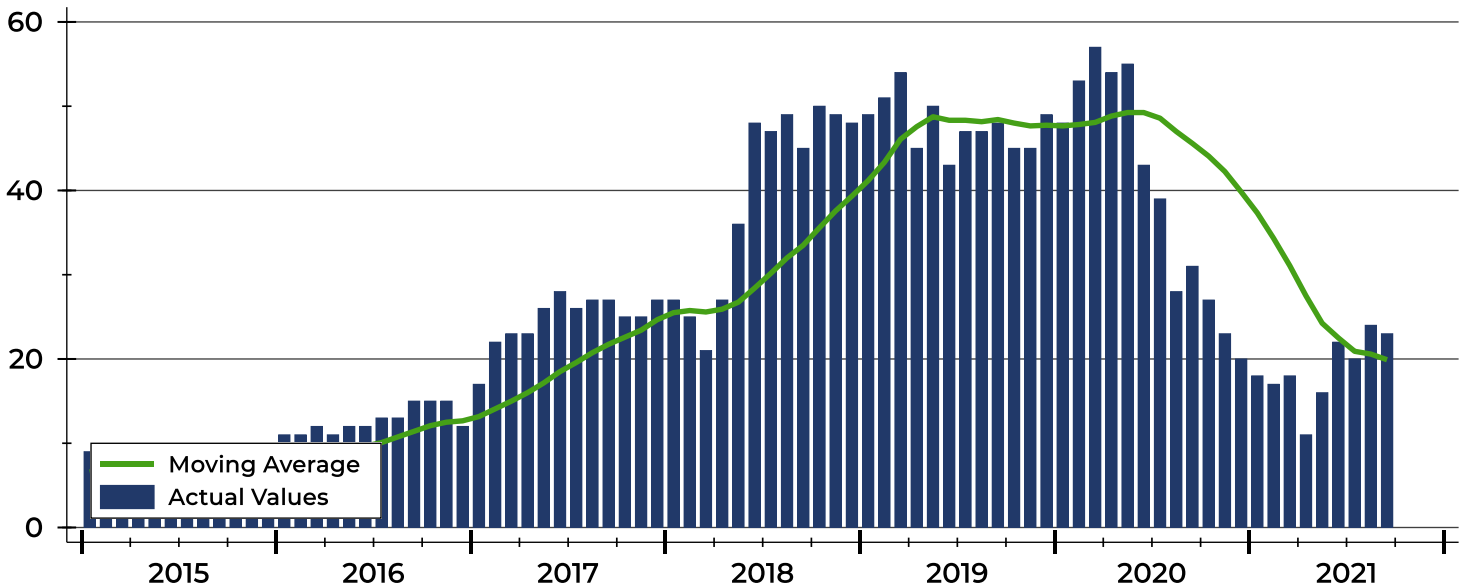
Summary Statistics for Active Listings		2021	End of September 2020	Change
Active Listings		23	31	-25.8%
Volume (1,000s)		3,902	3,878	0.6%
Months' Supply		2.3	4.0	-42.5%
Average	List Price	169,635	125,100	35.6%
	Days on Market	80	163	-50.9%
	Percent of Original	96.8%	94.8%	2.1%
Median	List Price	145,000	96,000	51.0%
	Days on Market	70	114	-38.6%
	Percent of Original	97.1%	96.8%	0.3%

A total of 23 homes were available for sale in Clay County at the end of September. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of September was \$145,000, up 51.0% from 2020. The typical time on market for active listings was 70 days, down from 114 days a year earlier.

## History of Active Listings

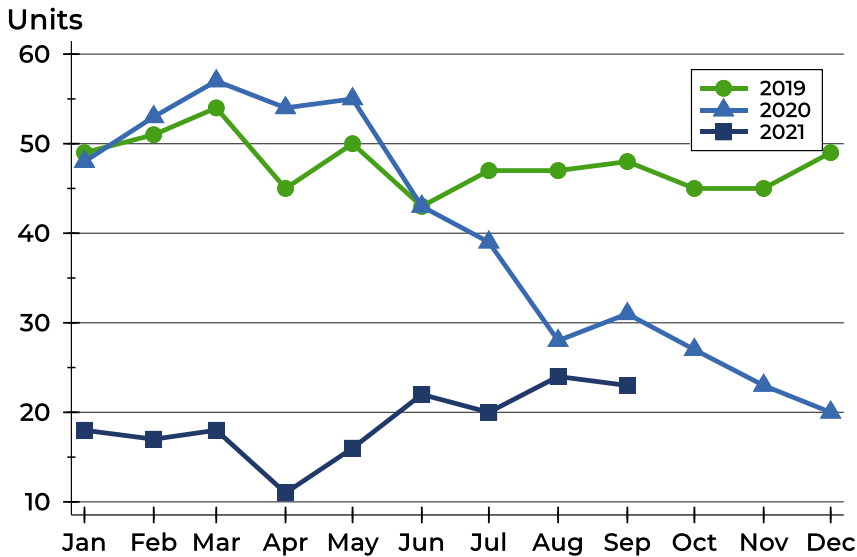
Units





## Clay County Active Listings Analysis

### Active Listings by Month



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

### Active Listings by Price Range

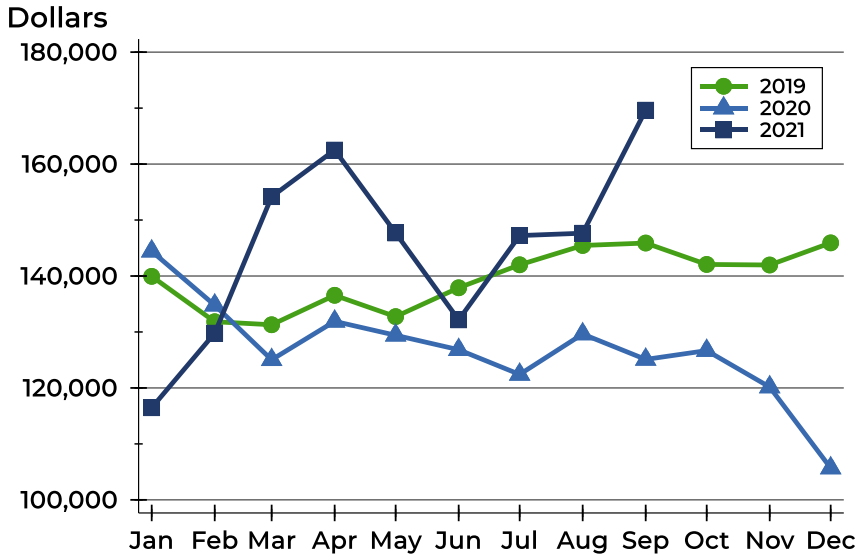
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	8.7%	N/A	44,900	44,900	67	67	94.6%	94.6%
\$50,000-\$99,999	6	26.1%	1.4	79,250	82,500	104	103	96.6%	96.5%
\$100,000-\$124,999	2	8.7%	N/A	117,450	117,450	91	91	90.4%	90.4%
\$125,000-\$149,999	2	8.7%	1.8	137,000	137,000	17	17	97.8%	97.8%
\$150,000-\$174,999	3	13.0%	3.6	166,567	169,900	56	46	98.0%	97.1%
\$175,000-\$199,999	3	13.0%	3.0	185,967	184,900	59	35	99.1%	100.0%
\$200,000-\$249,999	1	4.3%	1.2	249,900	249,900	70	70	94.3%	94.3%
\$250,000-\$299,999	1	4.3%	6.0	255,900	255,900	125	125	100.0%	100.0%
\$300,000-\$399,999	2	8.7%	N/A	357,000	357,000	148	148	98.1%	98.1%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	4.3%	N/A	550,000	550,000	26	26	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





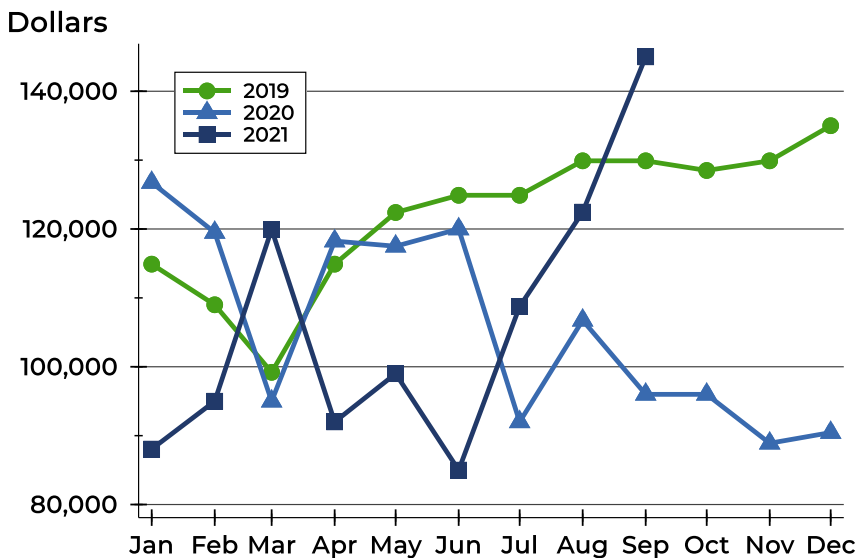
## Clay County Active Listings Analysis

### Average Price



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

### Median Price

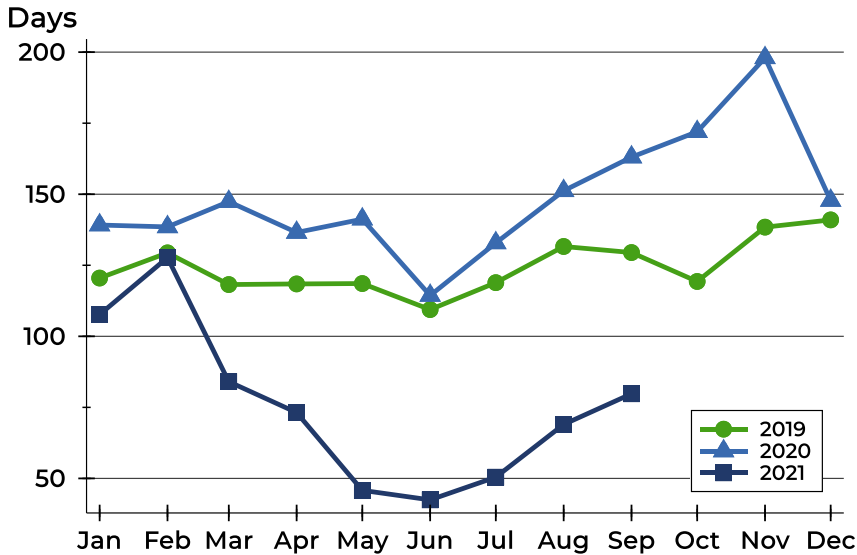


Month	2019	2020	2021
January	114,900	126,750	88,050
February	109,000	119,500	95,000
March	99,200	95,000	119,950
April	114,900	118,250	92,000
May	122,400	117,500	99,000
June	124,900	120,000	85,000
July	124,900	92,000	108,750
August	129,900	106,750	122,450
September	129,900	96,000	145,000
October	128,500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



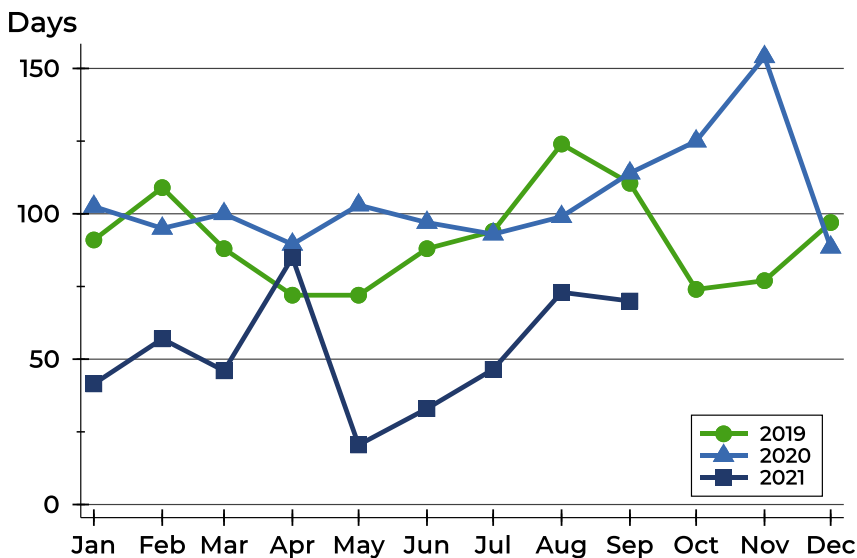
## Clay County Active Listings Analysis

### Average DOM



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

### Median DOM

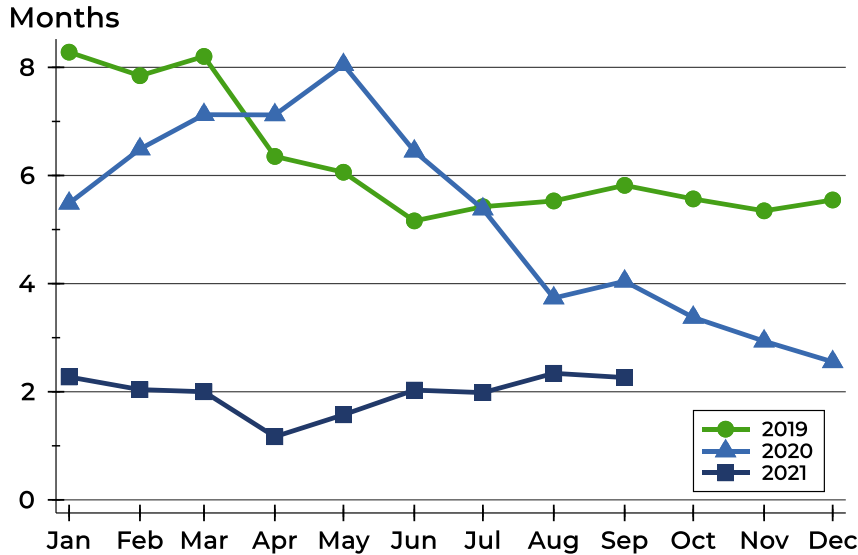


Month	2019	2020	2021
January	91	103	42
February	109	95	57
March	88	100	46
April	72	90	85
May	72	103	21
June	88	97	33
July	94	93	47
August	124	99	73
September	111	114	70
October	74	125	
November	77	154	
December	97	89	



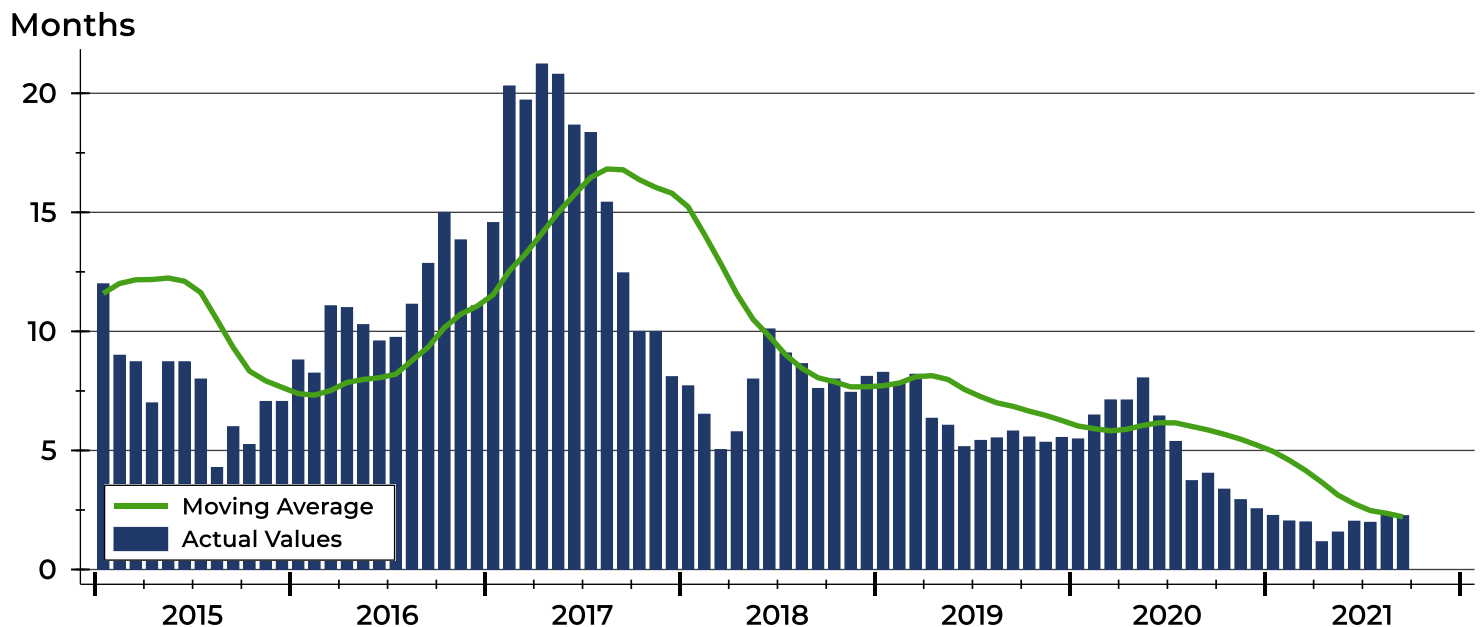
## Clay County Months' Supply Analysis

### Months' Supply by Month



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

### History of Month's Supply





## Clay County New Listings Analysis

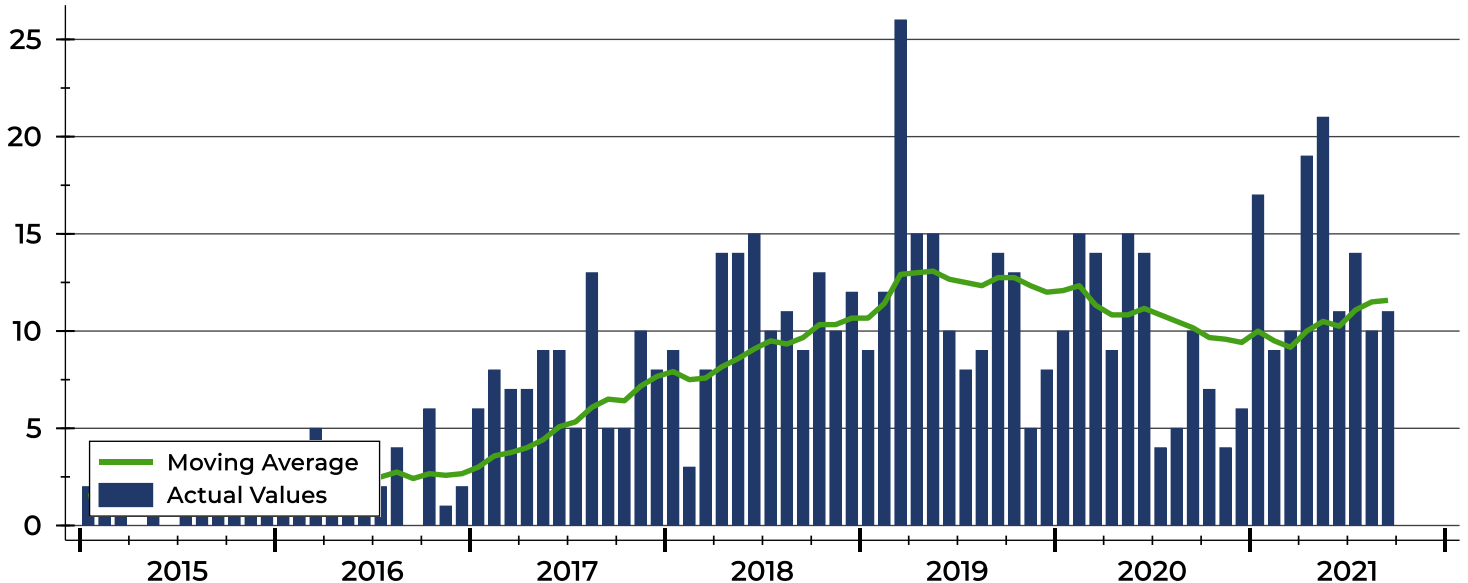
Summary Statistics for New Listings		2021	September 2020	Change
Current Month	New Listings	11	10	10.0%
	Volume (1,000s)	1,940	1,170	65.8%
	Average List Price	176,345	116,960	50.8%
	Median List Price	129,000	117,950	9.4%
Year-to-Date	New Listings	122	96	27.1%
	Volume (1,000s)	18,058	11,060	63.3%
	Average List Price	148,018	115,206	28.5%
	Median List Price	119,700	92,450	29.5%

A total of 11 new listings were added in Clay County during September, up 10.0% from the same month in 2020. Year-to-date Clay County has seen 122 new listings.

The median list price of these homes was \$129,000 up from \$117,950 in 2020.

## History of New Listings

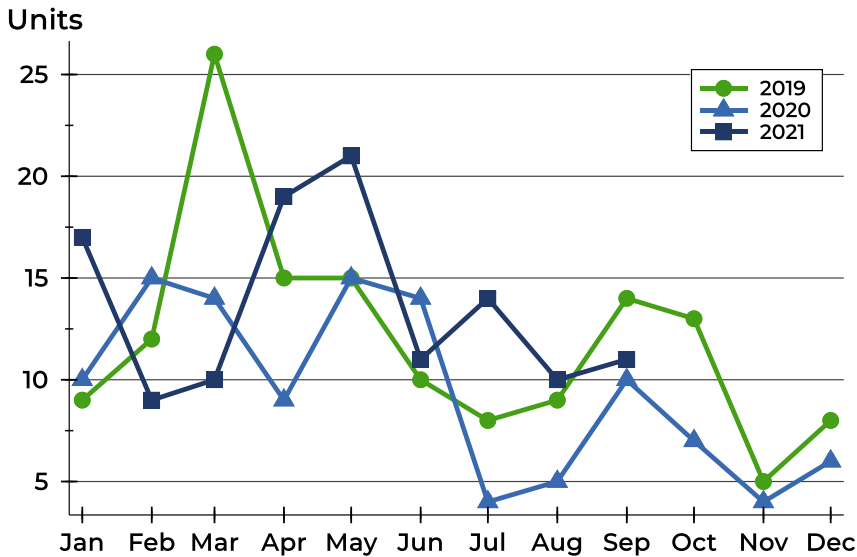
Units





## Clay County New Listings Analysis

### New Listings by Month



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

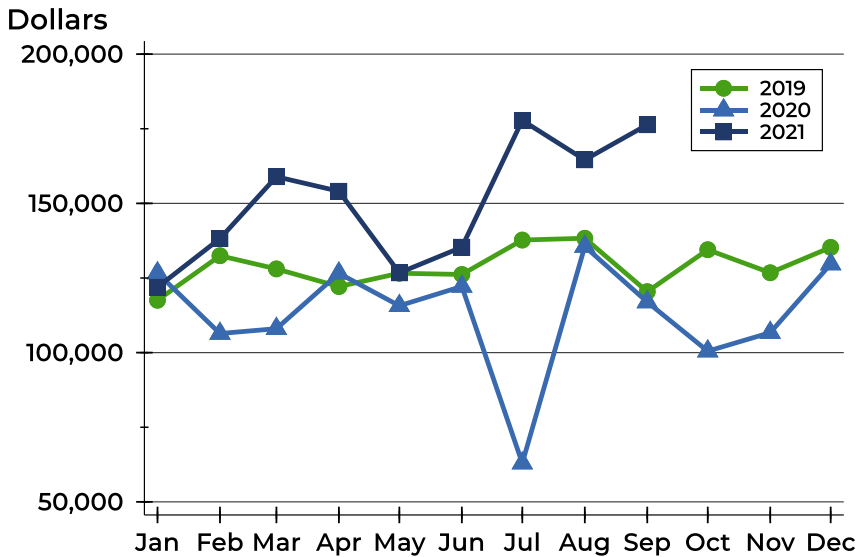
### New Listings by Price Range

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	3	27.3%	41,467	39,900	10	8	100.0%	100.0%
\$50,000-\$99,999	1	9.1%	88,500	88,500	4	4	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	27.3%	133,000	129,000	19	11	98.5%	100.0%
\$150,000-\$174,999	1	9.1%	169,900	169,900	22	22	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	183,000	183,000	18	18	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	9.1%	425,000	425,000	7	7	100.0%	100.0%
\$500,000-\$749,999	1	9.1%	550,000	550,000	33	33	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



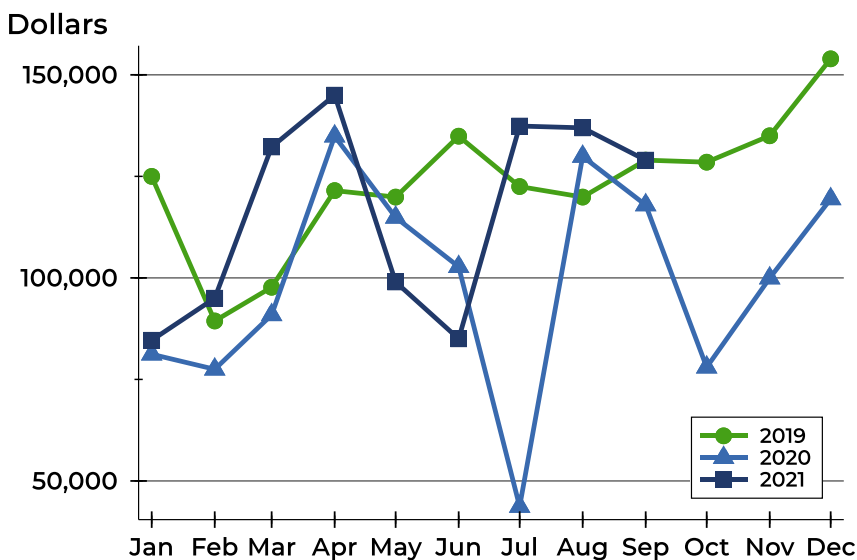
## Clay County New Listings Analysis

### Average Price



Month	2019	2020	2021
January	117,556	126,670	121,915
February	132,467	106,400	138,211
March	128,050	108,029	158,940
April	122,127	126,583	154,063
May	126,607	115,703	126,733
June	126,190	122,186	135,327
July	137,725	62,975	177,814
August	138,322	135,560	164,590
September	120,429	116,960	176,345
October	134,485	100,500	
November	126,760	106,700	
December	135,263	129,667	

### Median Price



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



## Clay County Contracts Written Analysis

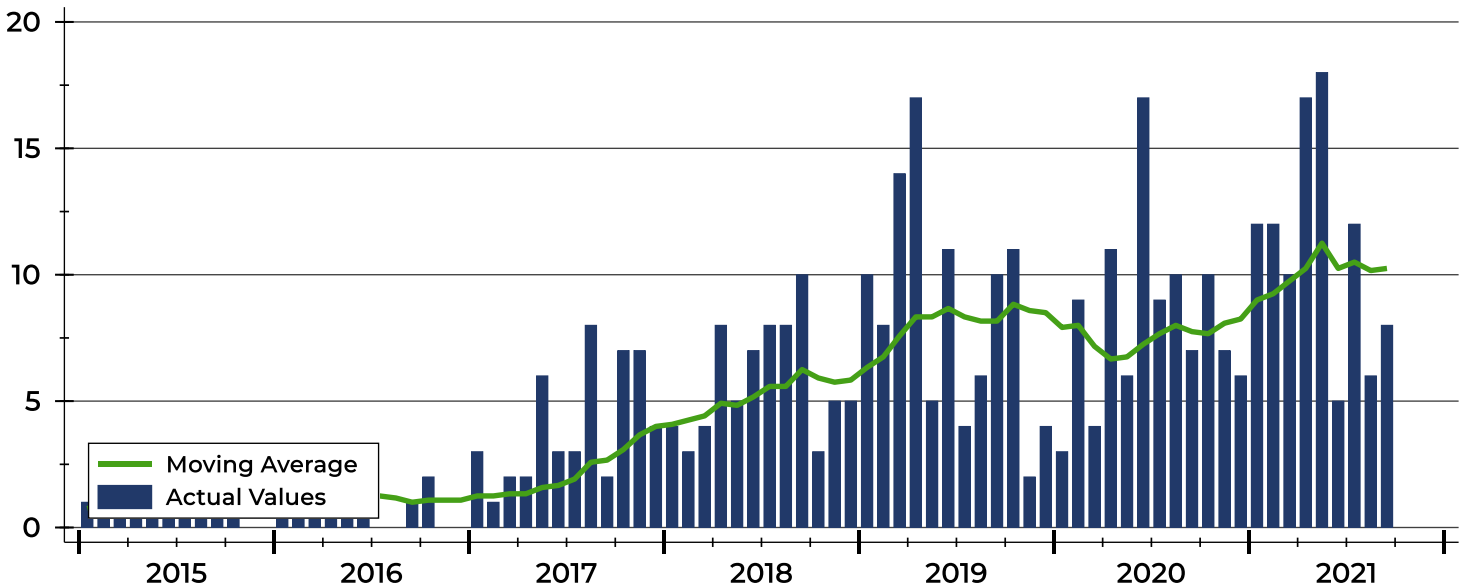
Summary Statistics for Contracts Written		September			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Contracts Written		8	7	14.3%	100	76	31.6%
Volume (1,000s)		1,264	878	44.0%	13,192	9,242	42.7%
Average	Sale Price	157,963	125,357	26.0%	131,922	121,605	8.5%
	Days on Market	38	50	-24.0%	50	90	-44.4%
	Percent of Original	98.3%	96.5%	1.9%	96.4%	91.6%	5.2%
Median	Sale Price	109,950	139,900	-21.4%	99,000	121,000	-18.2%
	Days on Market	37	15	146.7%	14	68	-79.4%
	Percent of Original	100.0%	96.6%	3.5%	97.8%	94.2%	3.8%

A total of 8 contracts for sale were written in Clay County during the month of September, up from 7 in 2020. The median list price of these homes was \$109,950, down from \$139,900 the prior year.

Half of the homes that went under contract in September were on the market less than 37 days, compared to 15 days in September 2020.

## History of Contracts Written

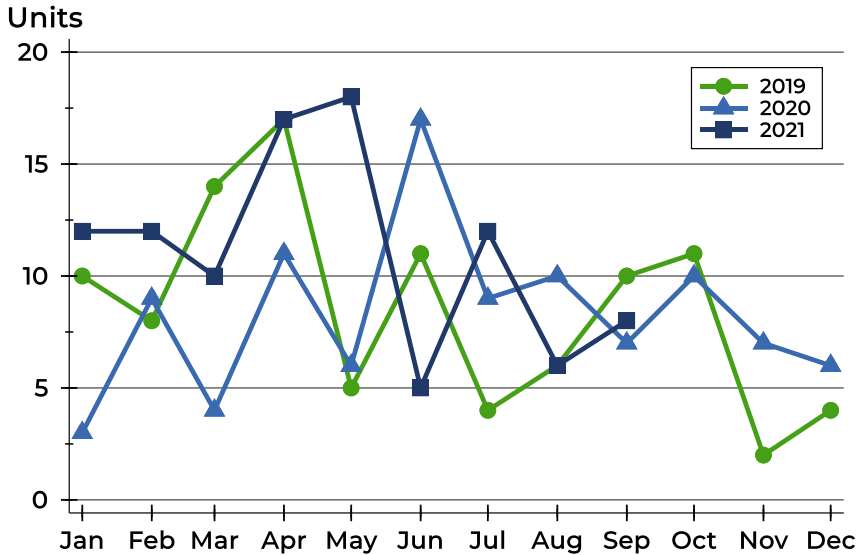
Units





## 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	
November	2	7	
December	4	6	

### Contracts Written by Price Range

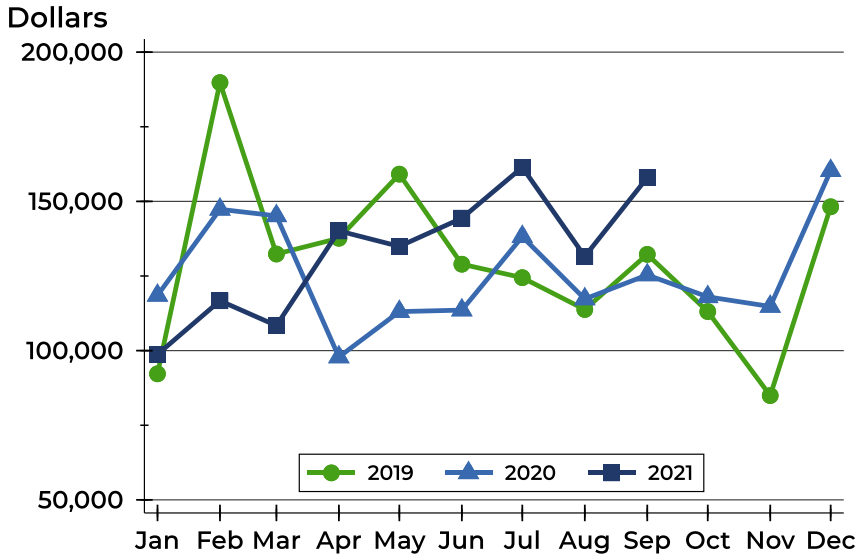
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	25.0%	45,250	45,250	55	55	100.0%	100.0%
\$50,000-\$99,999	2	25.0%	89,200	89,200	13	13	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	25.0%	134,950	134,950	56	56	93.1%	93.1%
\$150,000-\$174,999	0	0.0%	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
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	12.5%	299,900	299,900	52	52	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	1	12.5%	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





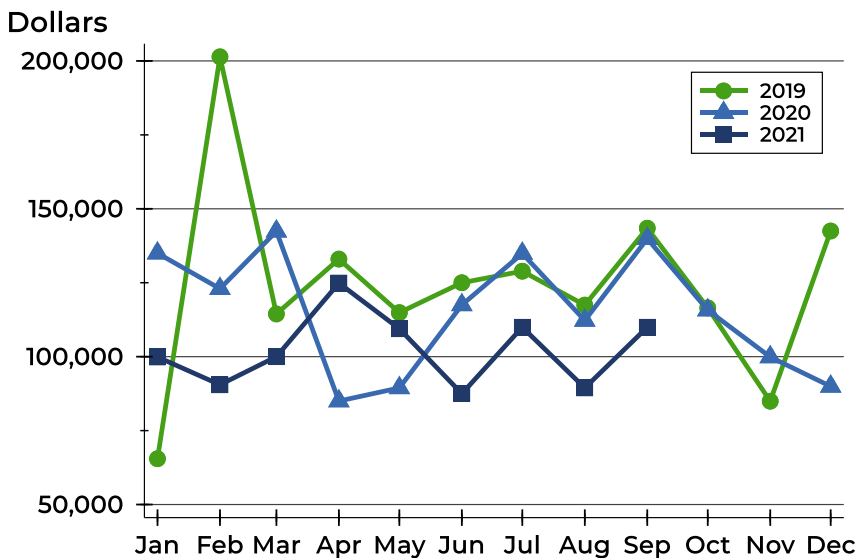
## Clay County Contracts Written Analysis

### Average Price



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

### Median Price

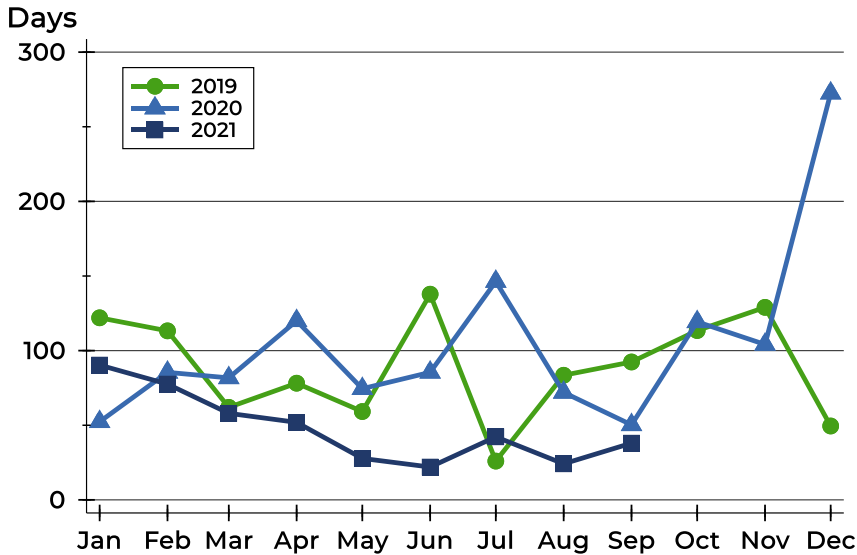


Month	2019	2020	2021
January	65,500	135,000	<b>99,900</b>
February	201,400	123,000	<b>90,500</b>
March	114,450	142,400	<b>100,000</b>
April	133,000	85,000	<b>124,900</b>
May	114,900	89,450	<b>109,450</b>
June	125,000	117,500	<b>87,500</b>
July	128,900	134,900	<b>109,950</b>
August	117,450	112,250	<b>89,450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



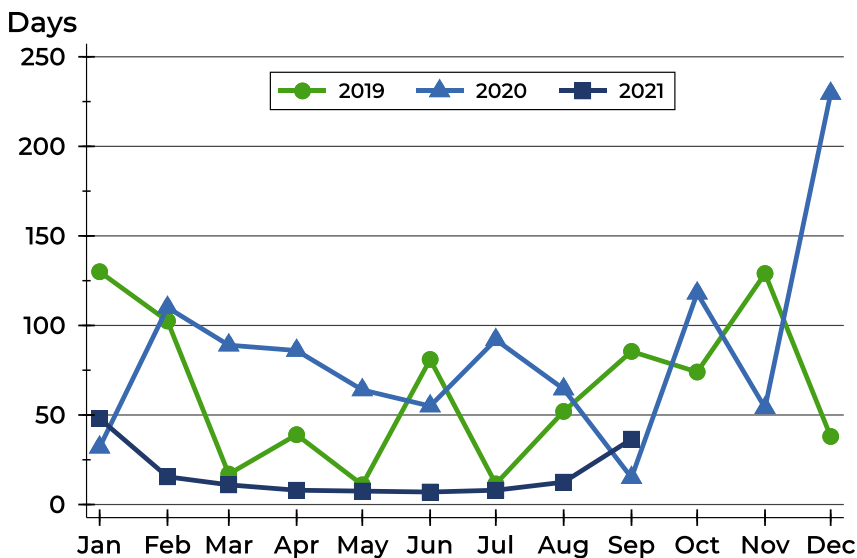
## Clay County Contracts Written Analysis

### 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	
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	
November	129	54	
December	38	230	



## Clay County Pending Contracts Analysis

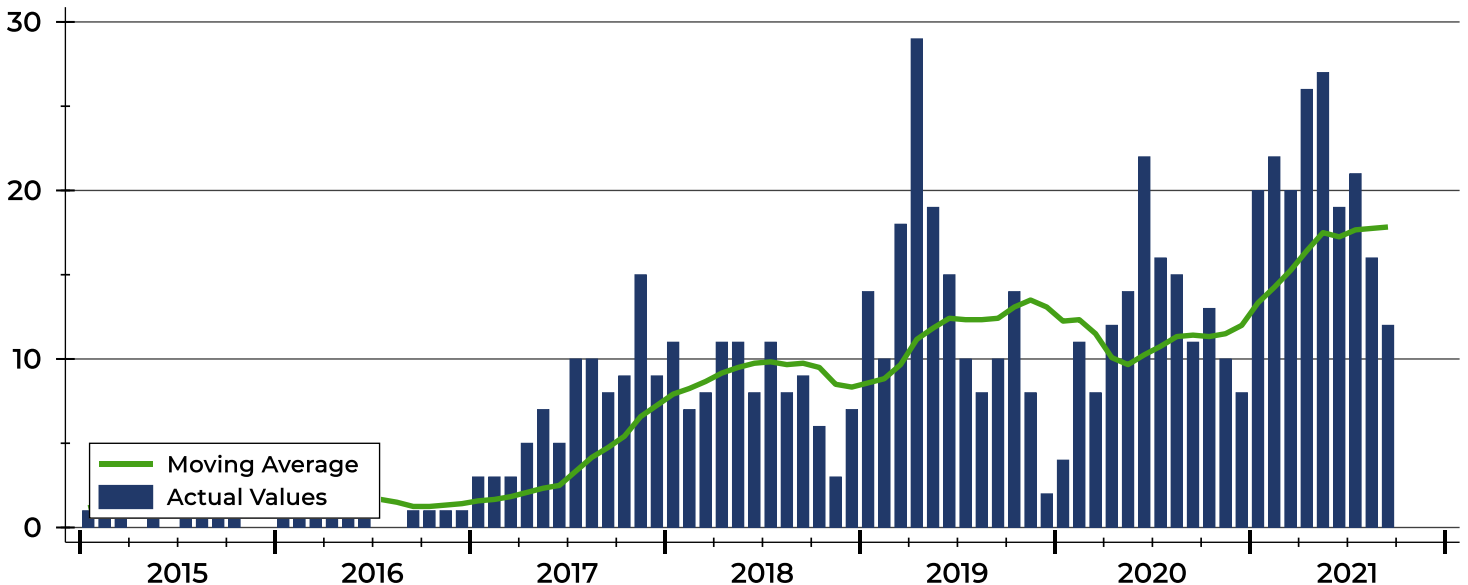
Summary Statistics for Pending Contracts		End of September		
		2021	2020	Change
Pending Contracts		12	11	9.1%
Volume (1,000s)		1,703	1,592	7.0%
Average	List Price	141,875	144,709	-2.0%
	Days on Market	33	98	-66.3%
	Percent of Original	98.8%	97.8%	1.0%
Median	List Price	109,950	139,900	-21.4%
	Days on Market	23	34	-32.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in Clay County had contracts pending at the end of September, up from 11 contracts pending at the end of September 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

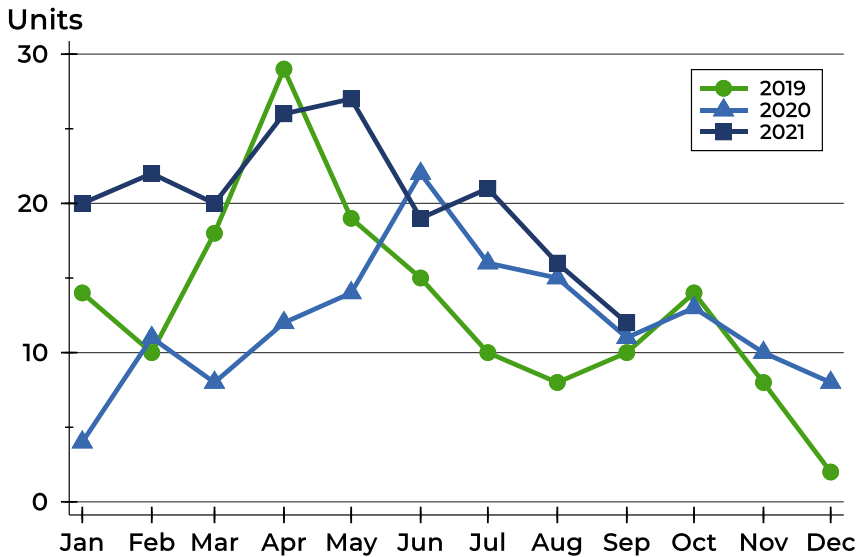
Units





## 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	
November	8	10	
December	2	8	

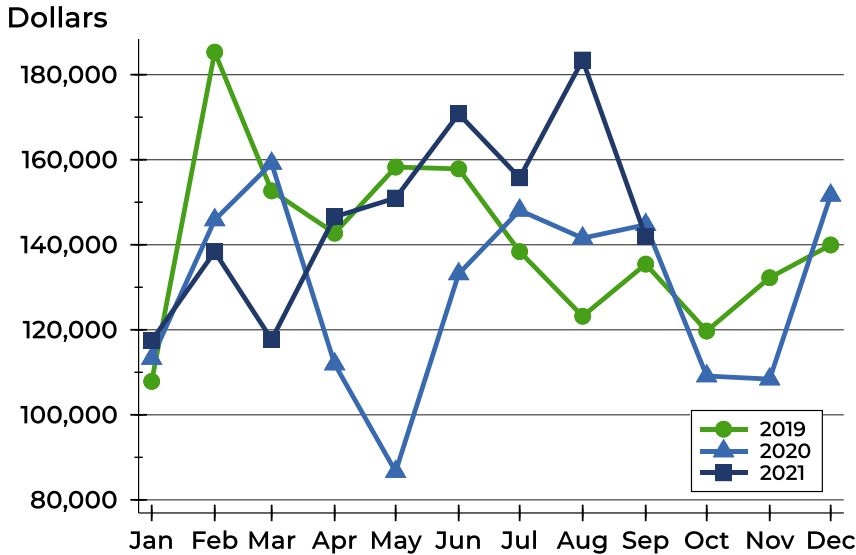
### Pending Contracts by Price Range

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	2	16.7%	45,250	45,250	55	55	100.0%	100.0%
\$50,000-\$99,999	4	33.3%	79,325	84,200	14	13	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	25.0%	134,933	134,900	40	53	95.4%	93.3%
\$150,000-\$174,999	1	8.3%	165,000	165,000	58	58	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	8.3%	299,900	299,900	52	52	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	1	8.3%	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



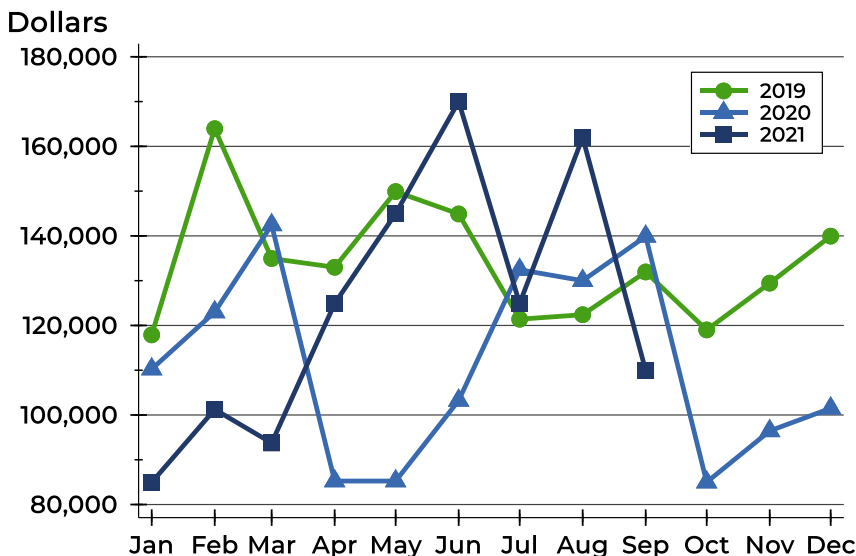
## Clay County Pending Contracts Analysis

### Average Price



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

### Median Price

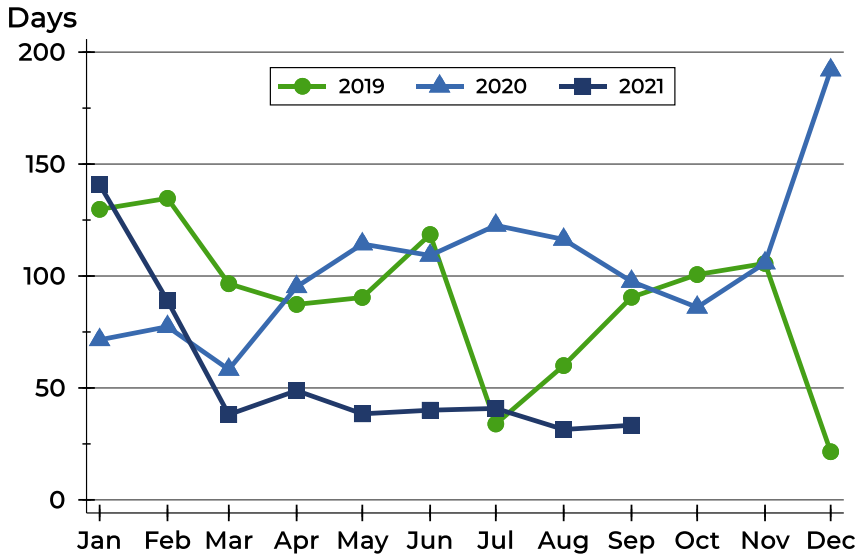


Month	2019	2020	2021
January	117,900	110,250	84,950
February	163,950	123,000	101,250
March	134,950	142,450	93,750
April	133,000	85,250	124,900
May	149,900	85,250	145,000
June	144,900	103,250	170,000
July	121,400	132,450	124,900
August	122,400	130,000	162,000
September	131,950	139,900	109,950
October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



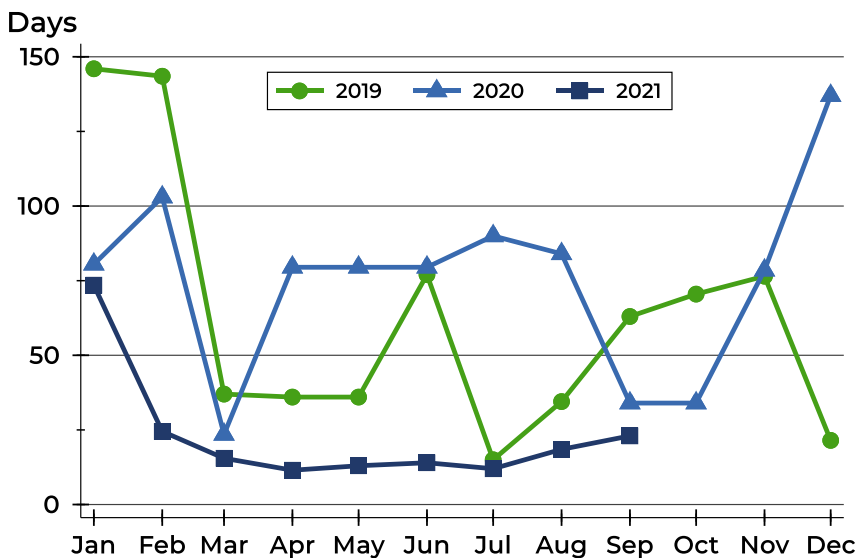
## Clay County Pending Contracts Analysis

### 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	
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	
November	77	79	
December	22	137	