



## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Rose in January

Total home sales in Clay County rose by 166.7% last month to 8 units, compared to 3 units in January 2021. Total sales volume was \$0.8 million, up 220.0% from a year earlier.

The median sale price in January was \$102,000, up from \$85,000 a year earlier. Homes that sold in January were typically on the market for 48 days and sold for 95.8% of their list prices.

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

The total number of active listings in Clay County at the end of January was 16 units, down from 18 at the same point in 2021. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$101,000.

During January, a total of 11 contracts were written down from 12 in January 2021. At the end of the month, there were 15 contracts still pending.

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## Clay County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
<b>Home Sales</b>		<b>8</b>	<b>3</b>	<b>2</b>	<b>8</b>	<b>3</b>	<b>2</b>
Change from prior year		166.7%	50.0%	-33.3%	166.7%	50.0%	-33.3%
<b>Active Listings</b>		<b>16</b>	<b>18</b>	<b>48</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-11.1%	-62.5%	-2.0%			
<b>Months' Supply</b>		<b>1.5</b>	<b>2.3</b>	<b>5.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-34.8%	-58.2%	-33.7%			
<b>New Listings</b>		<b>11</b>	<b>17</b>	<b>10</b>	<b>11</b>	<b>17</b>	<b>10</b>
Change from prior year		-35.3%	70.0%	11.1%	-35.3%	70.0%	11.1%
<b>Contracts Written</b>		<b>11</b>	<b>12</b>	<b>3</b>	<b>11</b>	<b>12</b>	<b>3</b>
Change from prior year		-8.3%	300.0%	-70.0%	-8.3%	300.0%	-70.0%
<b>Pending Contracts</b>		<b>15</b>	<b>20</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-25.0%	400.0%	-71.4%			
<b>Sales Volume (1,000s)</b>		<b>839</b>	<b>262</b>	<b>257</b>	<b>839</b>	<b>262</b>	<b>257</b>
Change from prior year		220.2%	1.9%	-29.4%	220.2%	1.9%	-29.4%
<b>Average</b>	<b>Sale Price</b>	<b>104,813</b>	<b>87,333</b>	<b>128,500</b>	<b>104,813</b>	<b>87,333</b>	<b>128,500</b>
	Change from prior year	20.0%	-32.0%	5.9%	20.0%	-32.0%	5.9%
	<b>List Price of Actives</b>	<b>142,744</b>	<b>116,461</b>	<b>144,433</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	22.6%	-19.4%	3.2%			
	<b>Days on Market</b>	<b>54</b>	<b>58</b>	<b>24</b>	<b>54</b>	<b>58</b>	<b>24</b>
Change from prior year	-6.9%	141.7%	-80.2%	-6.9%	141.7%	-80.2%	
<b>Percent of List</b>	<b>94.9%</b>	<b>92.8%</b>	<b>94.2%</b>	<b>94.9%</b>	<b>92.8%</b>	<b>94.2%</b>	
Change from prior year	2.3%	-1.5%	-0.1%	2.3%	-1.5%	-0.1%	
<b>Percent of Original</b>	<b>91.8%</b>	<b>91.1%</b>	<b>94.2%</b>	<b>91.8%</b>	<b>91.1%</b>	<b>94.2%</b>	
Change from prior year	0.8%	-3.3%	4.3%	0.8%	-3.3%	4.3%	
<b>Median</b>	<b>Sale Price</b>	<b>102,000</b>	<b>85,000</b>	<b>128,500</b>	<b>102,000</b>	<b>85,000</b>	<b>128,500</b>
	Change from prior year	20.0%	-33.9%	9.8%	20.0%	-33.9%	9.8%
	<b>List Price of Actives</b>	<b>101,000</b>	<b>88,050</b>	<b>126,750</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	14.7%	-30.5%	10.3%			
	<b>Days on Market</b>	<b>48</b>	<b>27</b>	<b>24</b>	<b>48</b>	<b>27</b>	<b>24</b>
Change from prior year	77.8%	12.5%	-76.9%	77.8%	12.5%	-76.9%	
<b>Percent of List</b>	<b>95.8%</b>	<b>91.4%</b>	<b>94.2%</b>	<b>95.8%</b>	<b>91.4%</b>	<b>94.2%</b>	
Change from prior year	4.8%	-3.0%	-0.7%	4.8%	-3.0%	-0.7%	
<b>Percent of Original</b>	<b>93.5%</b>	<b>89.7%</b>	<b>94.2%</b>	<b>93.5%</b>	<b>89.7%</b>	<b>94.2%</b>	
Change from prior year	4.2%	-4.8%	5.7%	4.2%	-4.8%	5.7%	

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



## Clay County Closed Listings Analysis

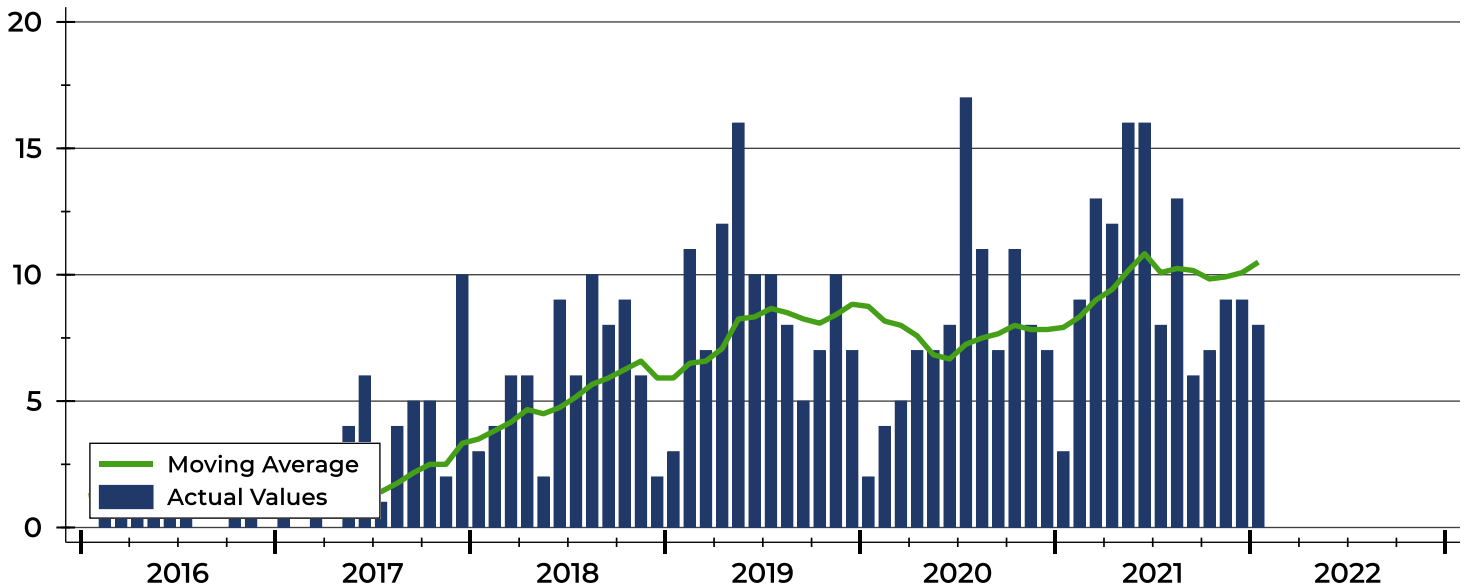
Summary Statistics for Closed Listings		January 2021			Year-to-Date 2021		
		2022	2021	Change	2022	2021	Change
Closed Listings		<b>8</b>	3	166.7%	<b>8</b>	3	166.7%
Volume (1,000s)		<b>839</b>	262	220.2%	<b>839</b>	262	220.2%
Months' Supply		<b>1.5</b>	2.3	-34.8%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>104,813</b>	87,333	20.0%	<b>104,813</b>	87,333	20.0%
	Days on Market	<b>54</b>	58	-6.9%	<b>54</b>	58	-6.9%
	Percent of List	<b>94.9%</b>	92.8%	2.3%	<b>94.9%</b>	92.8%	2.3%
	Percent of Original	<b>91.8%</b>	91.1%	0.8%	<b>91.8%</b>	91.1%	0.8%
Median	Sale Price	<b>102,000</b>	85,000	20.0%	<b>102,000</b>	85,000	20.0%
	Days on Market	<b>48</b>	27	77.8%	<b>48</b>	27	77.8%
	Percent of List	<b>95.8%</b>	91.4%	4.8%	<b>95.8%</b>	91.4%	4.8%
	Percent of Original	<b>93.5%</b>	89.7%	4.2%	<b>93.5%</b>	89.7%	4.2%

A total of 8 homes sold in Clay County in January, up from 3 units in January 2021. Total sales volume rose to \$0.8 million compared to \$0.3 million in the previous year.

The median sales price in January was \$102,000, up 20.0% compared to the prior year. Median days on market was 48 days, up from 21 days in December, and up from 27 in January 2021.

## History of Closed Listings

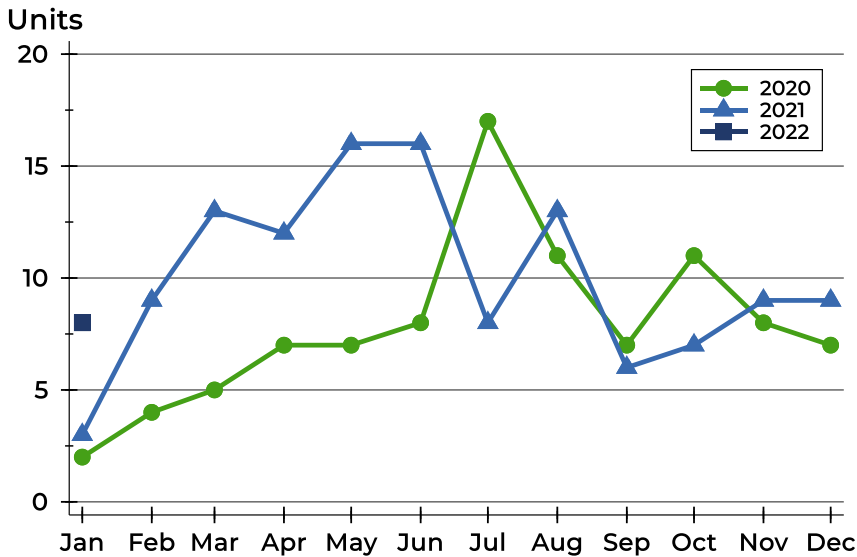
Units





## Clay County Closed Listings Analysis

### Closed Listings by Month



Month	2020	2021	2022
January	2	3	<b>8</b>
February	4	9	
March	5	13	
April	7	12	
May	7	16	
June	8	16	
July	17	8	
August	11	13	
September	7	6	
October	11	7	
November	8	9	
December	7	9	

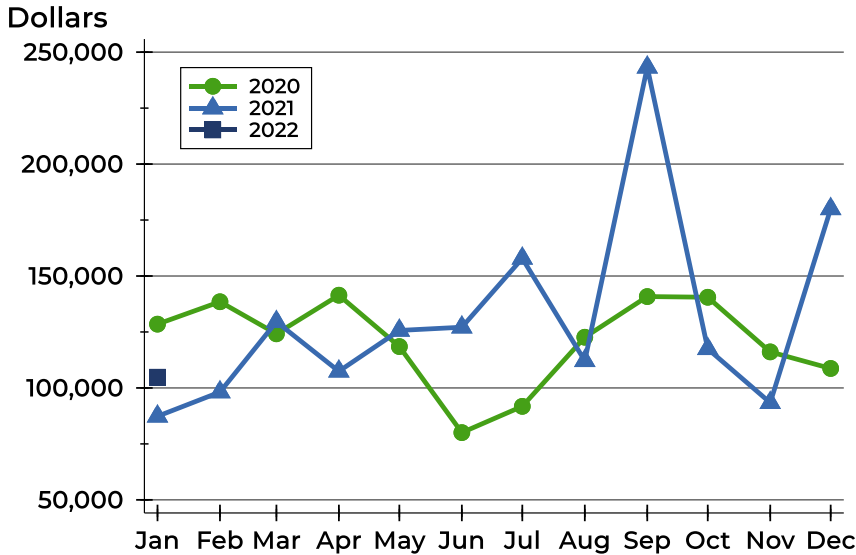
### Closed Listings by Price Range

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	12.5%	2.4	33,000	33,000	26	26	82.7%	82.7%	82.7%	82.7%
\$50,000-\$99,999	3	37.5%	1.4	62,833	58,500	41	54	94.9%	93.9%	90.7%	93.2%
\$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	2	25.0%	0.9	132,000	132,000	49	49	95.0%	95.0%	90.2%	90.2%
\$150,000-\$174,999	1	12.5%	0.0	174,000	174,000	181	181	102.4%	102.4%	99.4%	99.4%
\$175,000-\$199,999	1	12.5%	0.8	179,000	179,000	2	2	99.4%	99.4%	99.4%	99.4%
\$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%	N/A	N/A	N/A	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	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



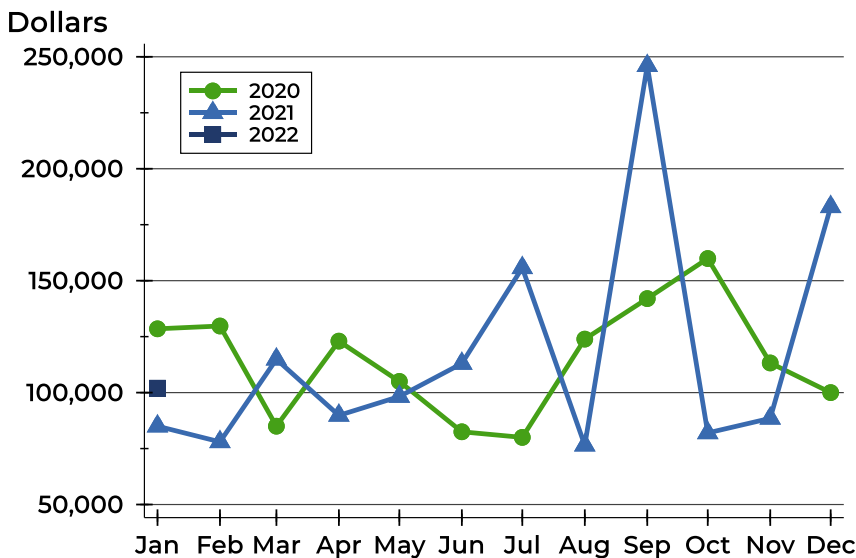
## Clay County Closed Listings Analysis

### Average Price



Month	2020	2021	2022
<b>January</b>	128,500	87,333	<b>104,813</b>
<b>February</b>	138,500	98,167	
<b>March</b>	124,180	129,554	
<b>April</b>	141,429	107,446	
<b>May</b>	118,493	125,681	
<b>June</b>	80,050	127,129	
<b>July</b>	91,785	157,875	
<b>August</b>	122,655	112,127	
<b>September</b>	140,821	243,232	
<b>October</b>	140,518	117,486	
<b>November</b>	116,113	93,389	
<b>December</b>	108,700	179,989	

### Median Price

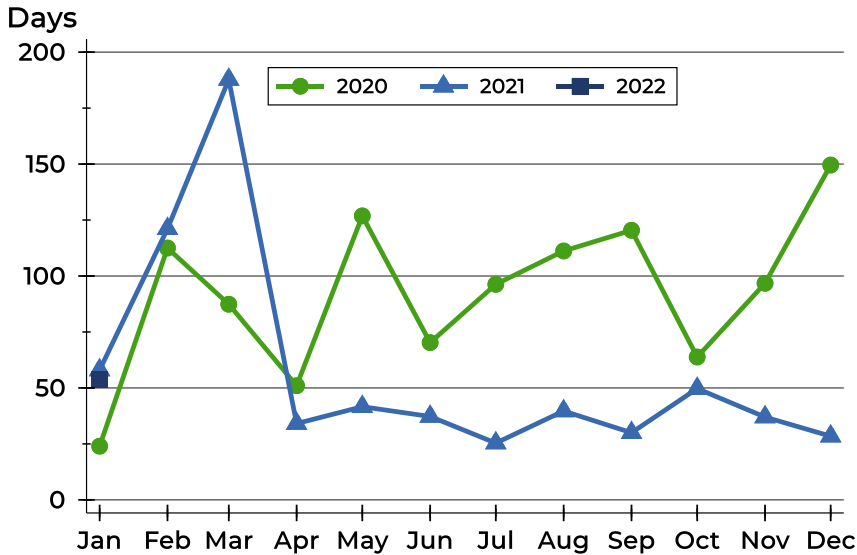


Month	2020	2021	2022
<b>January</b>	128,500	85,000	<b>102,000</b>
<b>February</b>	129,750	78,000	
<b>March</b>	85,000	114,900	
<b>April</b>	123,000	89,825	
<b>May</b>	105,000	98,250	
<b>June</b>	82,500	113,000	
<b>July</b>	80,000	155,750	
<b>August</b>	123,900	76,500	
<b>September</b>	142,000	246,000	
<b>October</b>	159,900	82,000	
<b>November</b>	113,250	88,500	
<b>December</b>	99,999	183,000	



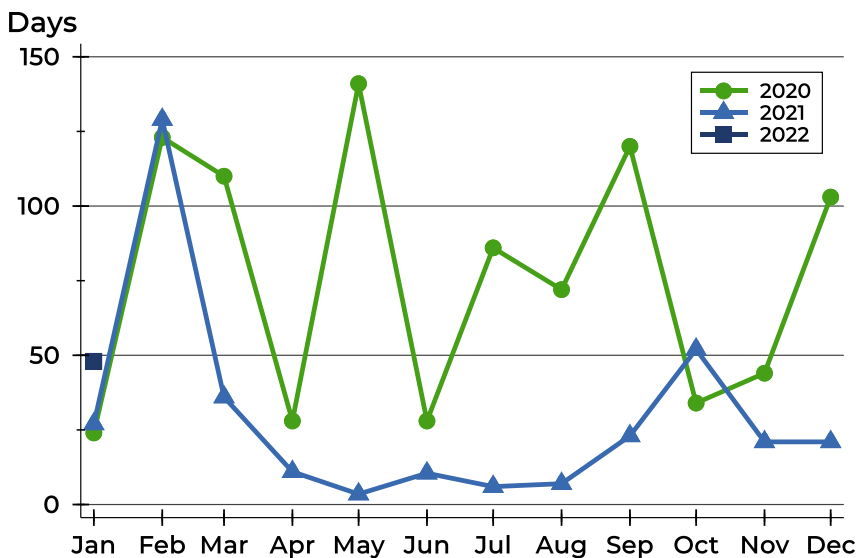
## Clay County Closed Listings Analysis

### Average DOM



Month	2020	2021	2022
January	24	58	<b>54</b>
February	113	121	
March	87	188	
April	51	34	
May	127	42	
June	70	37	
July	96	25	
August	111	40	
September	120	30	
October	64	50	
November	97	37	
December	150	28	

### Median DOM



Month	2020	2021	2022
January	24	27	<b>48</b>
February	123	129	
March	110	36	
April	28	11	
May	141	4	
June	28	11	
July	86	6	
August	72	7	
September	120	23	
October	34	52	
November	44	21	
December	103	21	



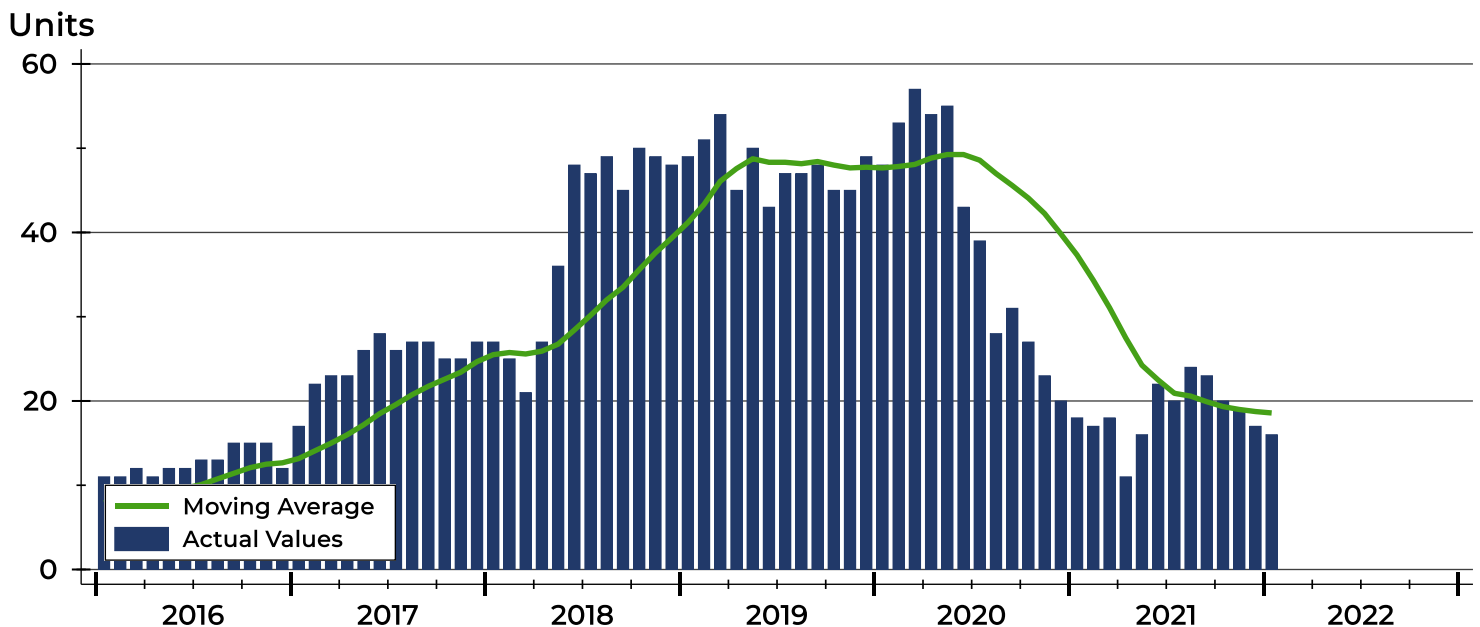
## Clay County Active Listings Analysis

Summary Statistics for Active Listings		2022	End of January 2021	Change
Active Listings		<b>16</b>	18	-11.1%
Volume (1,000s)		<b>2,284</b>	2,096	9.0%
Months' Supply		<b>1.5</b>	2.3	-34.8%
Average	List Price	<b>142,744</b>	116,461	22.6%
	Days on Market	<b>62</b>	108	-42.6%
	Percent of Original	<b>96.8%</b>	97.5%	-0.7%
Median	List Price	<b>101,000</b>	88,050	14.7%
	Days on Market	<b>40</b>	42	-4.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 16 homes were available for sale in Clay County at the end of January. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of January was \$101,000, up 14.7% from 2021. The typical time on market for active listings was 40 days, down from 42 days a year earlier.

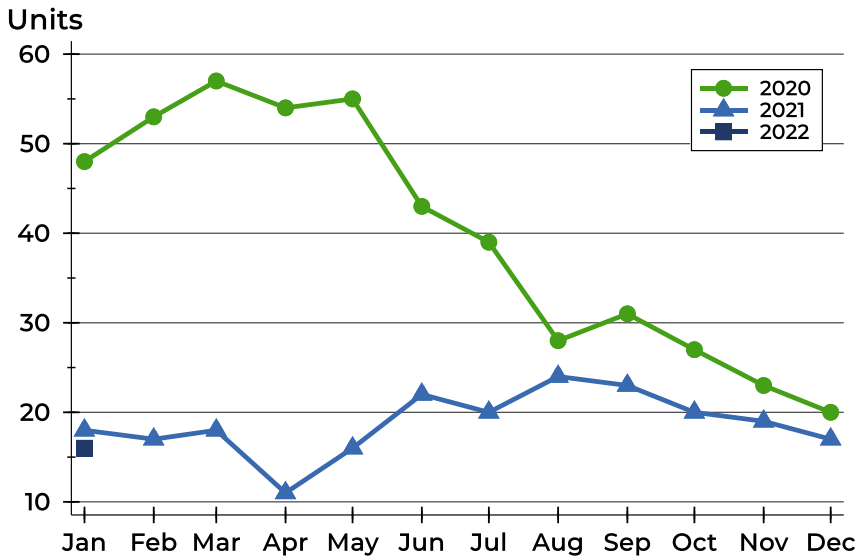
## History of Active Listings





## Clay County Active Listings Analysis

### Active Listings by Month



Month	2020	2021	2022
<b>January</b>	48	18	<b>16</b>
<b>February</b>	53	17	
<b>March</b>	57	18	
<b>April</b>	54	11	
<b>May</b>	55	16	
<b>June</b>	43	22	
<b>July</b>	39	20	
<b>August</b>	28	24	
<b>September</b>	31	23	
<b>October</b>	27	20	
<b>November</b>	23	19	
<b>December</b>	20	17	

### Active Listings by Price Range

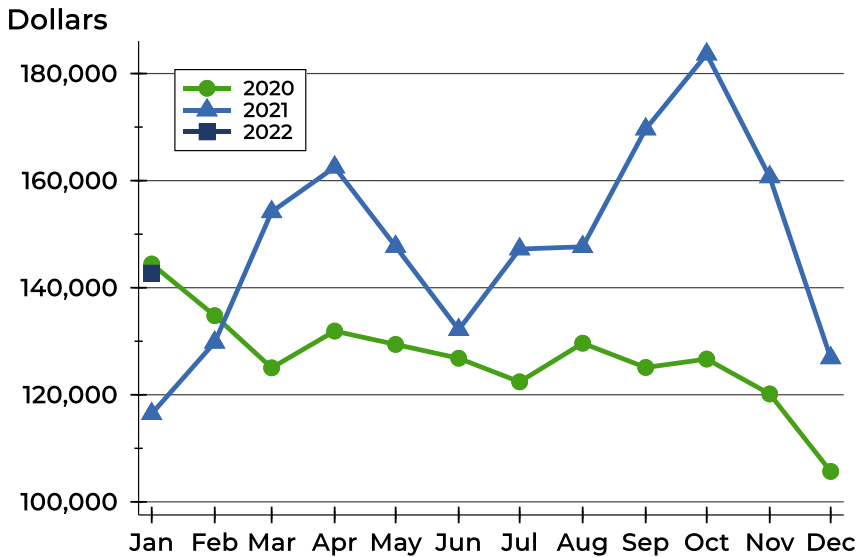
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	12.5%	2.4	46,950	46,950	61	61	91.0%	91.0%
\$50,000-\$99,999	6	37.5%	1.4	81,167	87,000	54	40	100.3%	100.0%
\$100,000-\$124,999	1	6.3%	N/A	110,000	110,000	105	105	84.6%	84.6%
\$125,000-\$149,999	1	6.3%	0.9	134,000	134,000	91	91	97.8%	97.8%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	6.3%	0.8	185,000	185,000	30	30	100.0%	100.0%
\$200,000-\$249,999	3	18.8%	N/A	229,667	235,000	96	31	93.9%	100.0%
\$250,000-\$299,999	1	6.3%	N/A	275,000	275,000	21	21	100.0%	100.0%
\$300,000-\$399,999	1	6.3%	N/A	310,000	310,000	4	4	100.0%	100.0%
\$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	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





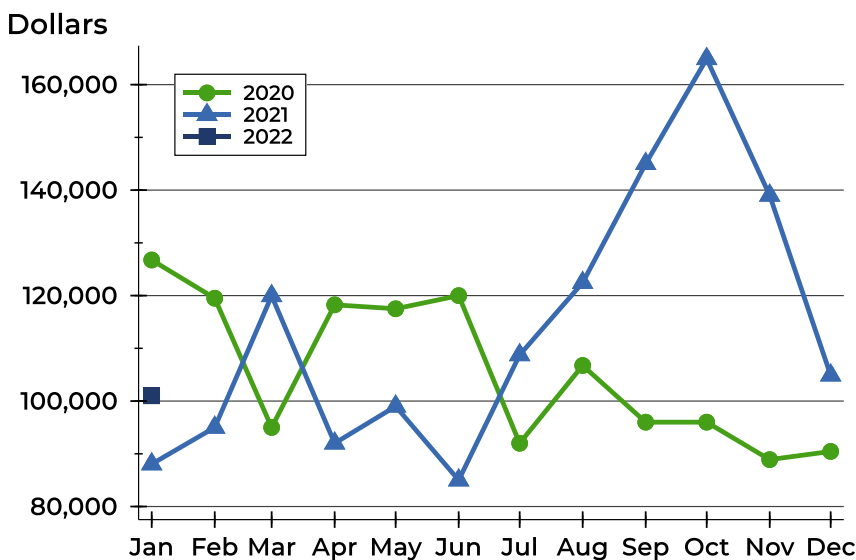
## Clay County Active Listings Analysis

### Average Price



Month	2020	2021	2022
<b>January</b>	144,433	116,461	<b>142,744</b>
<b>February</b>	134,779	129,794	
<b>March</b>	125,035	154,172	
<b>April</b>	131,904	162,509	
<b>May</b>	129,411	147,694	
<b>June</b>	126,830	132,164	
<b>July</b>	122,418	147,225	
<b>August</b>	129,636	147,650	
<b>September</b>	125,100	169,635	
<b>October</b>	126,674	183,625	
<b>November</b>	120,161	160,695	
<b>December</b>	105,690	126,888	

### Median Price

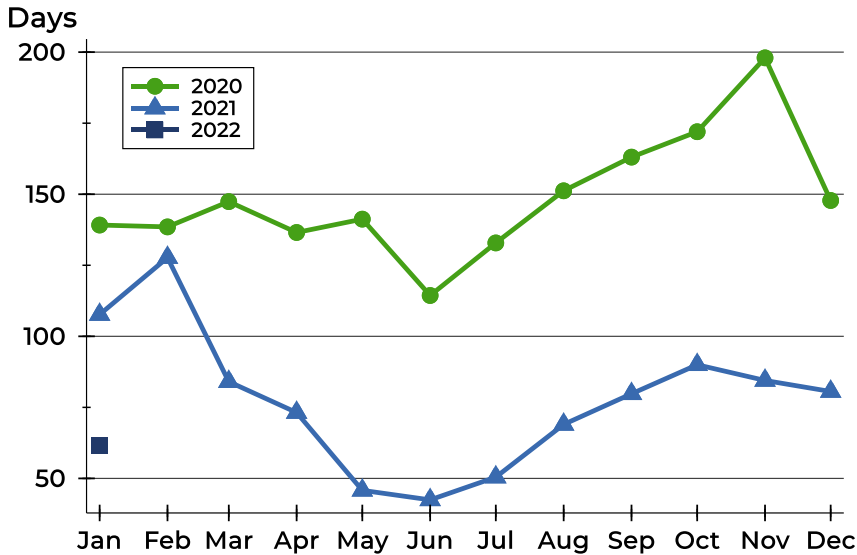


Month	2020	2021	2022
<b>January</b>	126,750	88,050	<b>101,000</b>
<b>February</b>	119,500	95,000	
<b>March</b>	95,000	119,950	
<b>April</b>	118,250	92,000	
<b>May</b>	117,500	99,000	
<b>June</b>	120,000	85,000	
<b>July</b>	92,000	108,750	
<b>August</b>	106,750	122,450	
<b>September</b>	96,000	145,000	
<b>October</b>	96,000	164,900	
<b>November</b>	88,900	139,000	
<b>December</b>	90,450	104,900	



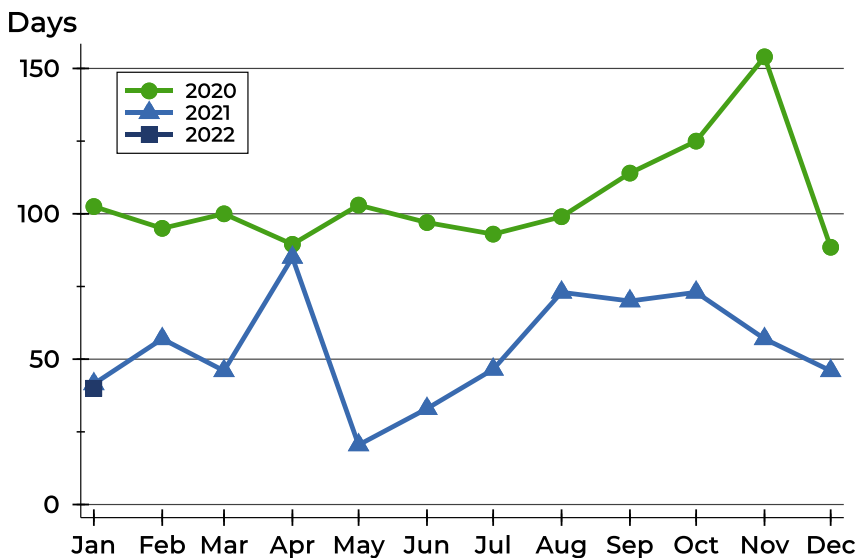
## Clay County Active Listings Analysis

### Average DOM



Month	2020	2021	2022
January	139	108	<b>62</b>
February	139	128	
March	147	84	
April	137	73	
May	141	46	
June	114	42	
July	133	50	
August	151	69	
September	163	80	
October	172	90	
November	198	84	
December	148	81	

### Median DOM

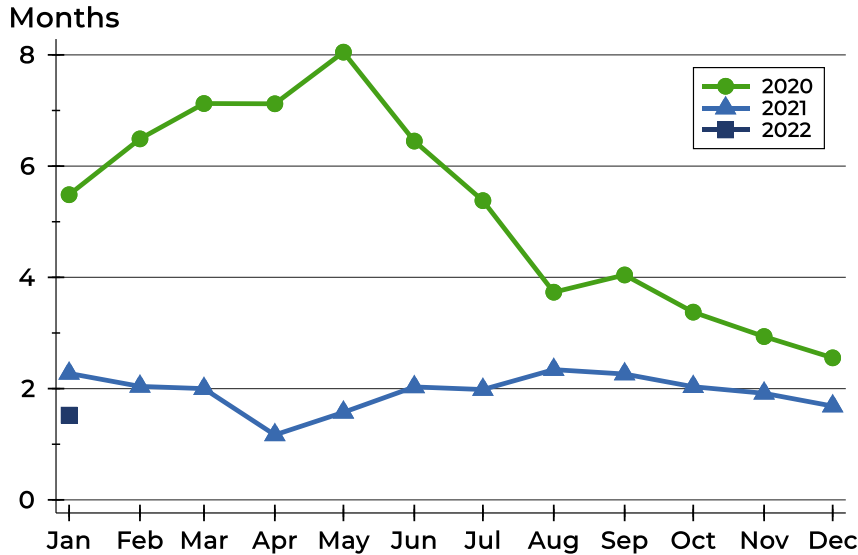


Month	2020	2021	2022
January	103	42	<b>40</b>
February	95	57	
March	100	46	
April	90	85	
May	103	21	
June	97	33	
July	93	47	
August	99	73	
September	114	70	
October	125	73	
November	154	57	
December	89	46	



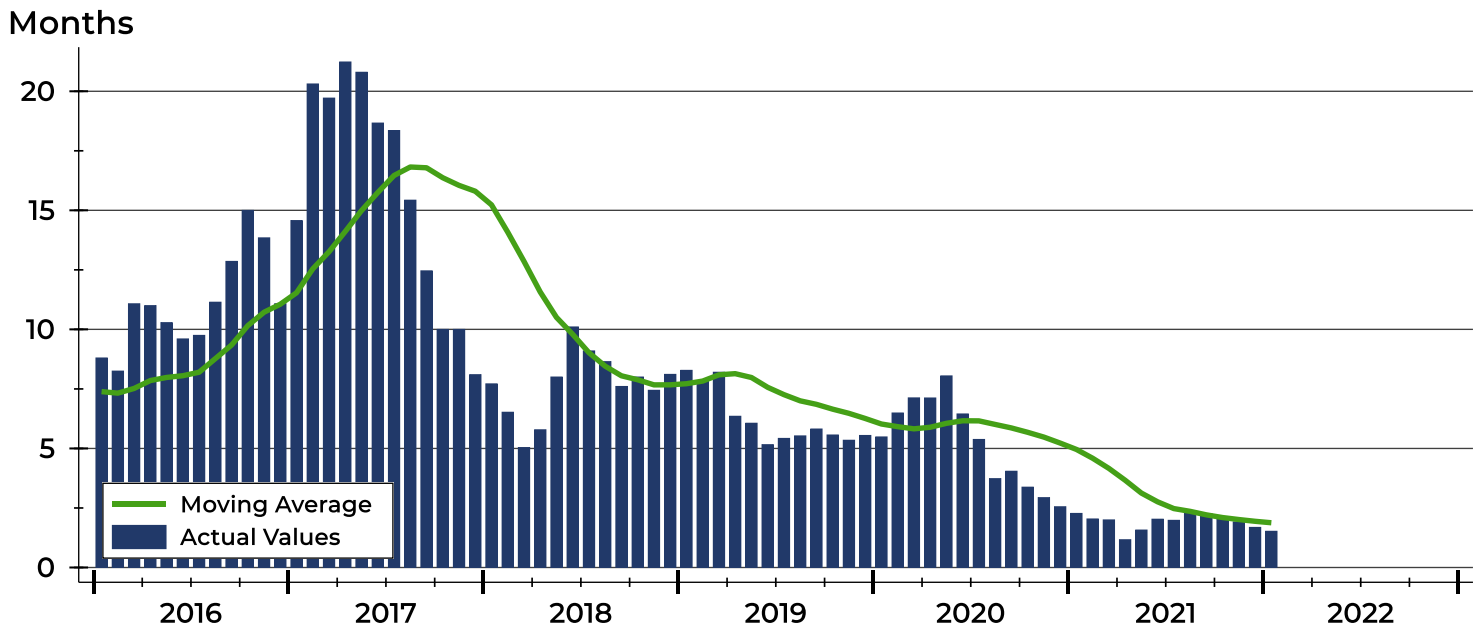
## Clay County Months' Supply Analysis

### Months' Supply by Month



Month	2020	2021	2022
January	5.5	2.3	<b>1.5</b>
February	6.5	2.0	
March	7.1	2.0	
April	7.1	1.2	
May	8.0	1.6	
June	6.5	2.0	
July	5.4	2.0	
August	3.7	2.3	
September	4.0	2.3	
October	3.4	2.0	
November	2.9	1.9	
December	2.6	1.7	

### History of Month's Supply





## Clay County New Listings Analysis

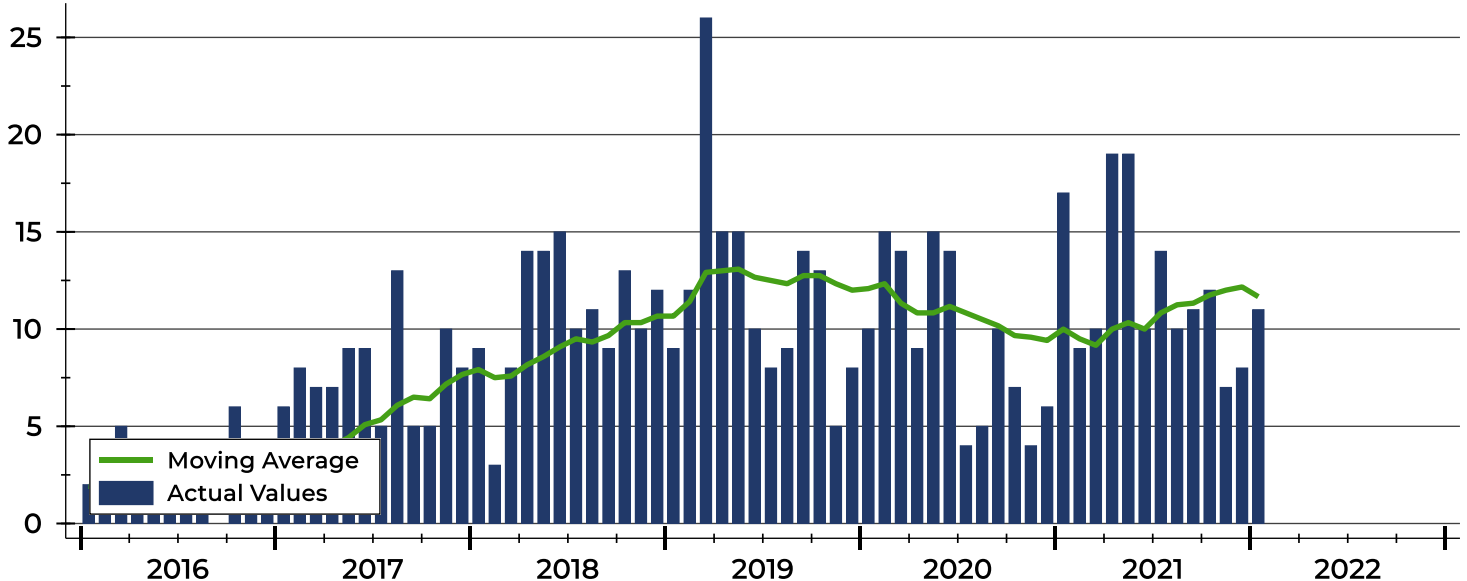
Summary Statistics for New Listings		2022	January 2021	Change
Current Month	New Listings	<b>11</b>	17	-35.3%
	Volume (1,000s)	<b>1,978</b>	2,073	-4.6%
	Average List Price	<b>179,773</b>	121,915	47.5%
	Median List Price	<b>185,000</b>	84,650	118.5%
Year-to-Date	New Listings	<b>11</b>	17	-35.3%
	Volume (1,000s)	<b>1,978</b>	2,073	-4.6%
	Average List Price	<b>179,773</b>	121,915	47.5%
	Median List Price	<b>185,000</b>	84,650	118.5%

A total of 11 new listings were added in Clay County during January, down 35.3% from the same month in 2021.

The median list price of these homes was \$185,000 up from \$84,650 in 2021.

## History of New Listings

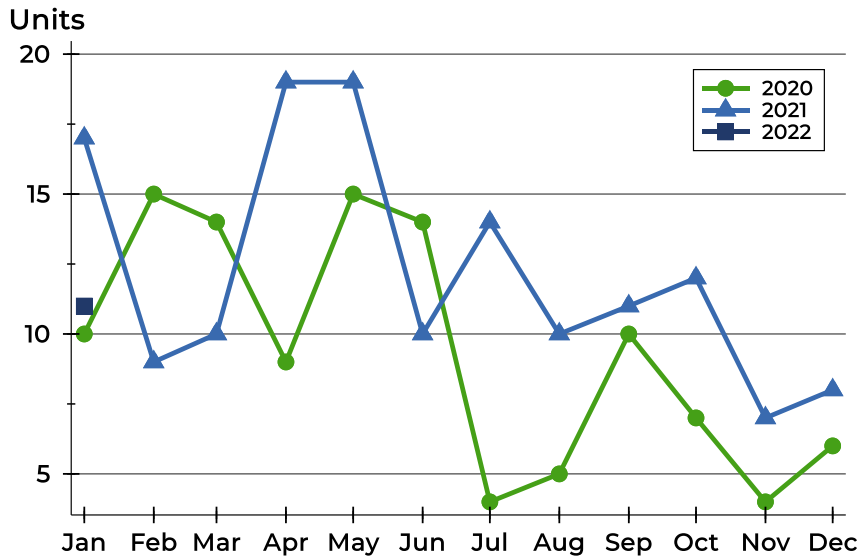
Units





## Clay County New Listings Analysis

### New Listings by Month



Month	2020	2021	2022
January	10	17	<b>11</b>
February	15	9	
March	14	10	
April	9	19	
May	15	19	
June	14	10	
July	4	14	
August	5	10	
September	10	11	
October	7	12	
November	4	7	
December	6	8	

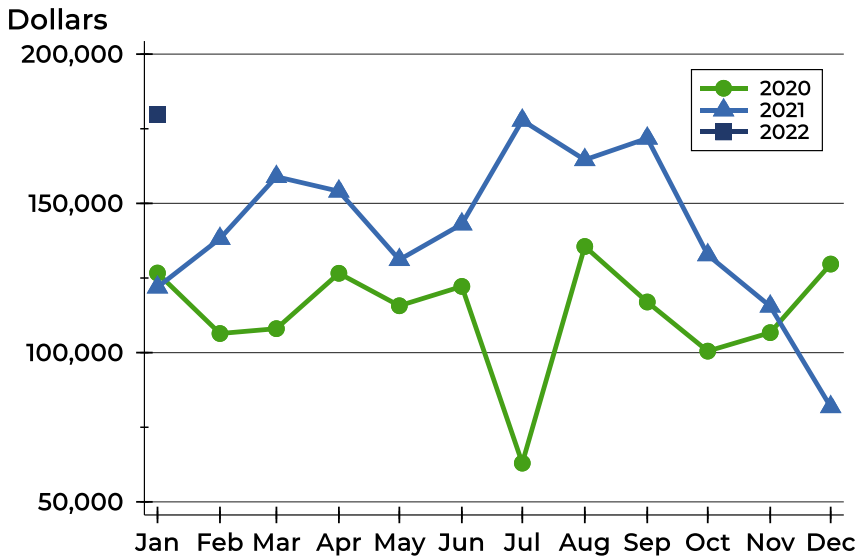
### New Listings by Price Range

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	4	36.4%	89,375	89,000	17	14	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	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	3	27.3%	185,000	185,000	16	7	100.0%	100.0%
\$200,000-\$249,999	2	18.2%	240,000	240,000	26	26	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	275,000	275,000	27	27	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	310,000	310,000	10	10	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



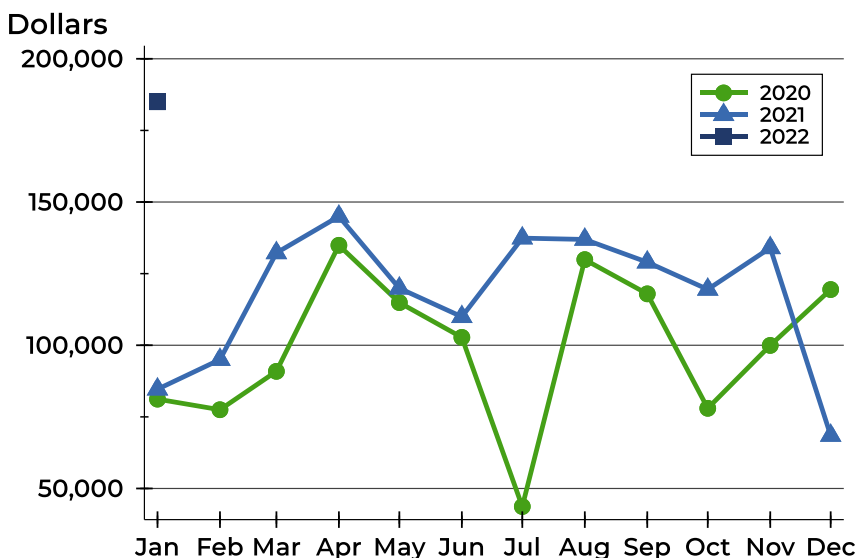
## Clay County New Listings Analysis

### Average Price



Month	2020	2021	2022
<b>January</b>	126,670	121,915	<b>179,773</b>
<b>February</b>	106,400	138,211	
<b>March</b>	108,029	158,940	
<b>April</b>	126,583	154,063	
<b>May</b>	115,703	131,111	
<b>June</b>	122,186	143,060	
<b>July</b>	62,975	177,814	
<b>August</b>	135,560	164,590	
<b>September</b>	116,960	171,791	
<b>October</b>	100,500	132,733	
<b>November</b>	106,700	115,529	
<b>December</b>	129,667	81,838	

### Median Price



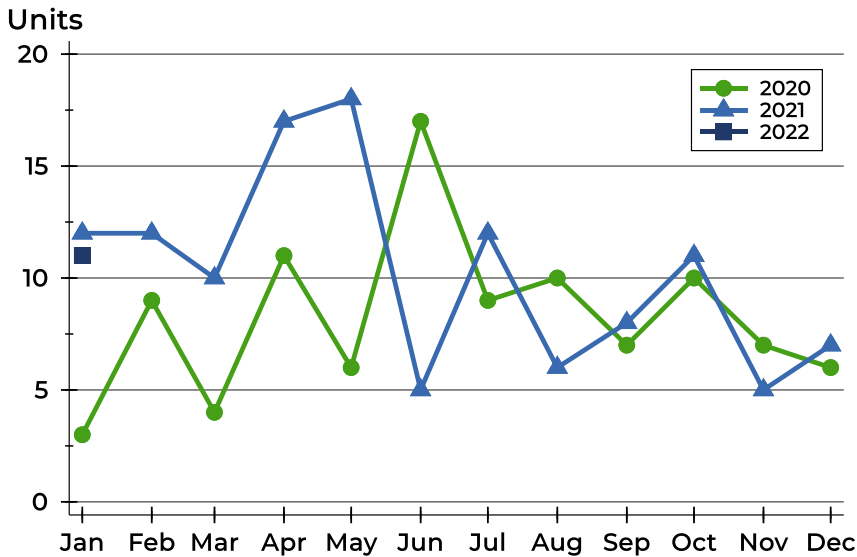
Month	2020	2021	2022
<b>January</b>	81,200	84,650	<b>185,000</b>
<b>February</b>	77,500	95,000	
<b>March</b>	90,900	132,250	
<b>April</b>	134,900	145,000	
<b>May</b>	114,900	119,900	
<b>June</b>	102,750	109,950	
<b>July</b>	43,700	137,400	
<b>August</b>	129,900	136,950	
<b>September</b>	117,950	129,000	
<b>October</b>	78,000	119,500	
<b>November</b>	99,950	134,000	
<b>December</b>	119,450	68,500	





## Clay County Contracts Written Analysis

### Contracts Written by Month



Month	2020	2021	2022
<b>January</b>	3	12	<b>11</b>
<b>February</b>	9	12	
<b>March</b>	4	10	
<b>April</b>	11	17	
<b>May</b>	6	18	
<b>June</b>	17	5	
<b>July</b>	9	12	
<b>August</b>	10	6	
<b>September</b>	7	8	
<b>October</b>	10	11	
<b>November</b>	7	5	
<b>December</b>	6	7	

### Contracts Written by Price Range

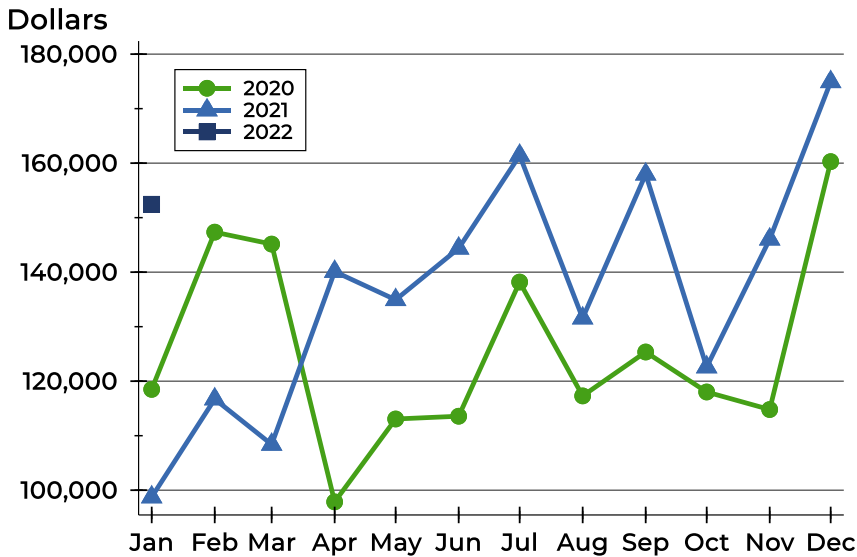
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	9.1%	42,500	42,500	87	87	100.0%	100.0%
\$50,000-\$99,999	2	18.2%	76,500	76,500	21	21	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	104,900	104,900	33	33	100.0%	100.0%
\$125,000-\$149,999	2	18.2%	143,450	143,450	59	59	91.4%	91.4%
\$150,000-\$174,999	2	18.2%	172,400	172,400	70	70	100.0%	100.0%
\$175,000-\$199,999	2	18.2%	185,000	185,000	6	6	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	1	9.1%	375,000	375,000	369	369	96.2%	96.2%
\$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





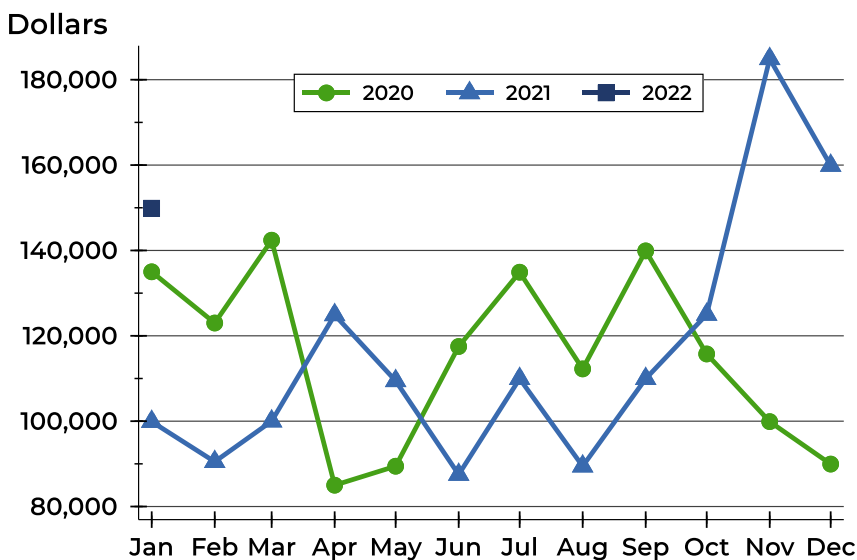
## Clay County Contracts Written Analysis

### Average Price



Month	2020	2021	2022
<b>January</b>	118,500	98,742	<b>152,464</b>
<b>February</b>	147,344	116,721	
<b>March</b>	145,150	108,390	
<b>April</b>	97,859	140,112	
<b>May</b>	113,067	134,933	
<b>June</b>	113,574	144,380	
<b>July</b>	138,189	161,417	
<b>August</b>	117,300	131,567	
<b>September</b>	125,357	157,963	
<b>October</b>	118,020	122,590	
<b>November</b>	114,800	146,040	
<b>December</b>	160,283	174,914	

### Median Price

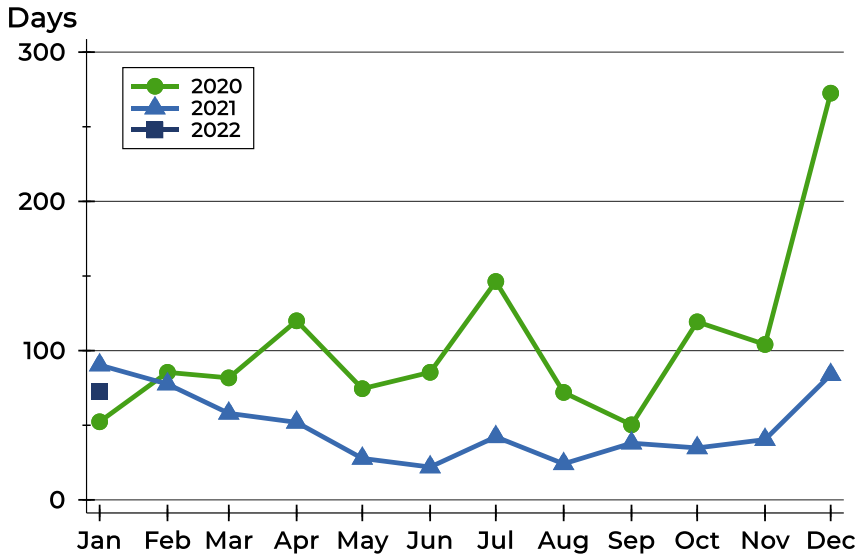


Month	2020	2021	2022
<b>January</b>	135,000	99,900	<b>149,900</b>
<b>February</b>	123,000	90,500	
<b>March</b>	142,400	100,000	
<b>April</b>	85,000	124,900	
<b>May</b>	89,450	109,450	
<b>June</b>	117,500	87,500	
<b>July</b>	134,900	109,950	
<b>August</b>	112,250	89,450	
<b>September</b>	139,900	109,950	
<b>October</b>	115,750	125,000	
<b>November</b>	99,900	184,900	
<b>December</b>	89,950	159,900	



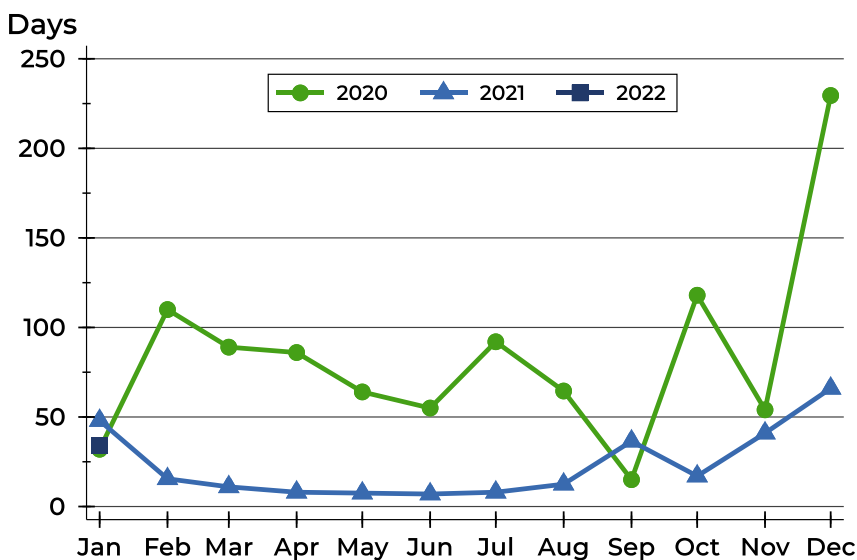
## Clay County Contracts Written Analysis

### Average DOM



Month	2020	2021	2022
January	52	90	<b>73</b>
February	85	78	
March	82	58	
April	120	52	
May	75	28	
June	85	22	
July	146	42	
August	72	24	
September	50	38	
October	119	35	
November	104	40	
December	273	84	

### Median DOM



Month	2020	2021	2022
January	32	48	<b>34</b>
February	110	16	
March	89	11	
April	86	8	
May	64	8	
June	55	7	
July	92	8	
August	65	13	
September	15	37	
October	118	17	
November	54	41	
December	230	66	



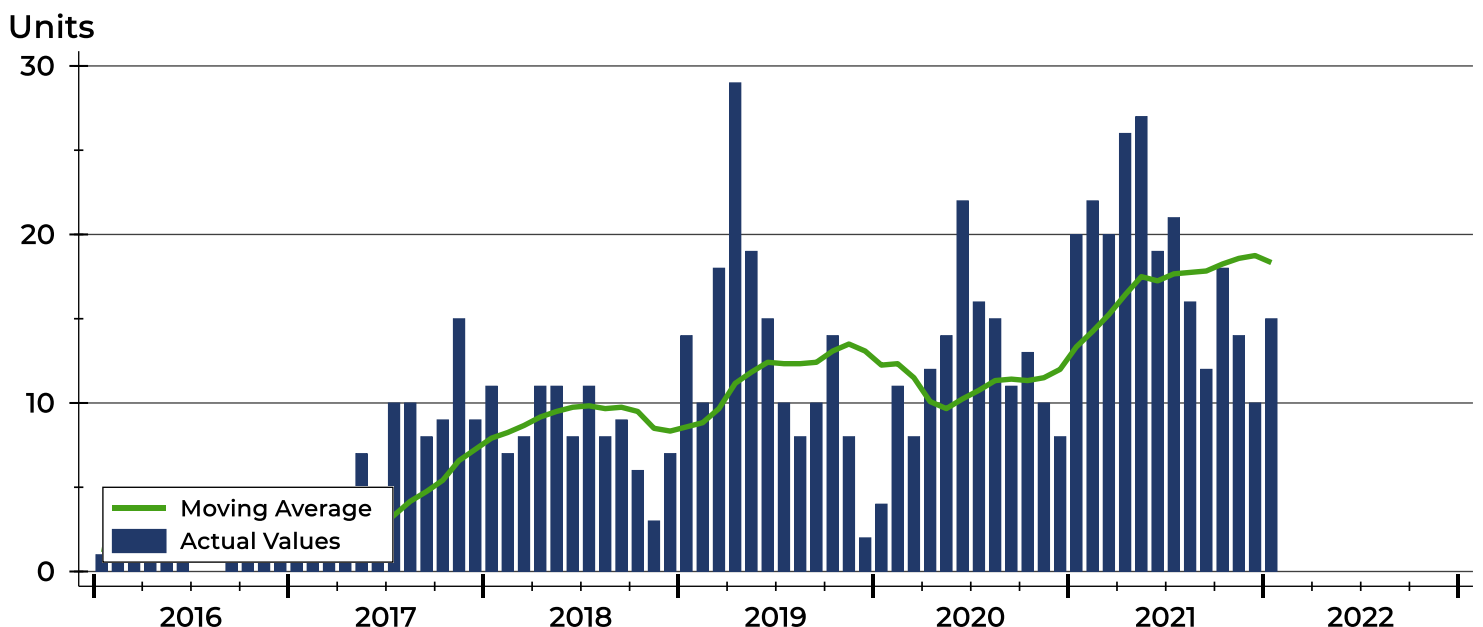
## Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2022	2021	Change
Pending Contracts		<b>15</b>	20	-25.0%
Volume (1,000s)		<b>2,673</b>	2,349	13.8%
Average	List Price	<b>178,233</b>	117,463	51.7%
	Days on Market	<b>68</b>	141	-51.8%
	Percent of Original	<b>98.8%</b>	95.1%	3.9%
Median	List Price	<b>169,900</b>	84,950	100.0%
	Days on Market	<b>34</b>	74	-54.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 15 listings in Clay County had contracts pending at the end of January, down from 20 contracts pending at the end of January 2021.

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.

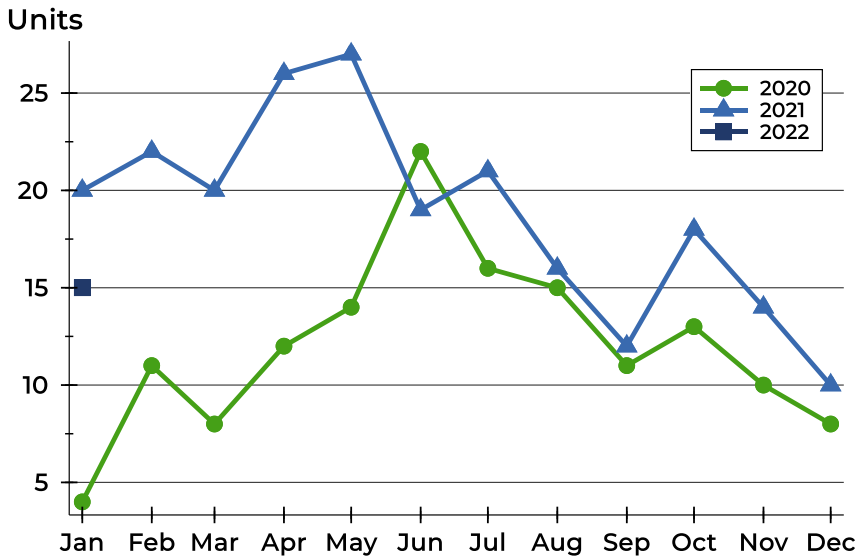
## History of Pending Contracts





## Clay County Pending Contracts Analysis

### Pending Contracts by Month



Month	2020	2021	2022
<b>January</b>	4	20	<b>15</b>
<b>February</b>	11	22	
<b>March</b>	8	20	
<b>April</b>	12	26	
<b>May</b>	14	27	
<b>June</b>	22	19	
<b>July</b>	16	21	
<b>August</b>	15	16	
<b>September</b>	11	12	
<b>October</b>	13	18	
<b>November</b>	10	14	
<b>December</b>	8	10	

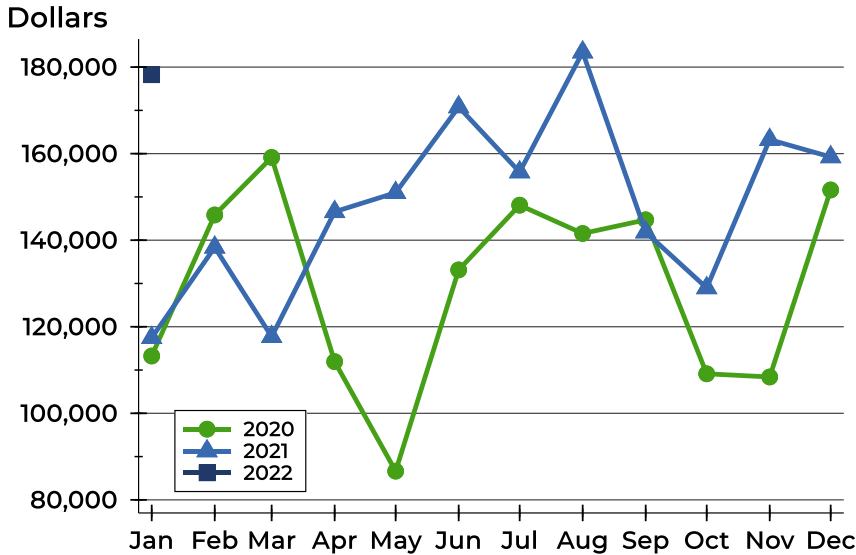
### Pending Contracts by Price Range

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	6.7%	42,500	42,500	87	87	100.0%	100.0%
\$50,000-\$99,999	3	20.0%	81,500	88,000	19	15	100.0%	100.0%
\$100,000-\$124,999	1	6.7%	104,900	104,900	33	33	100.0%	100.0%
\$125,000-\$149,999	1	6.7%	137,000	137,000	62	62	97.9%	97.9%
\$150,000-\$174,999	3	20.0%	168,233	169,900	88	126	99.0%	100.0%
\$175,000-\$199,999	3	20.0%	183,330	185,000	5	5	100.0%	100.0%
\$200,000-\$249,999	1	6.7%	215,000	215,000	41	41	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	1	6.7%	375,000	375,000	369	369	96.2%	96.2%
\$400,000-\$499,999	1	6.7%	499,900	499,900	93	93	90.9%	90.9%
\$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



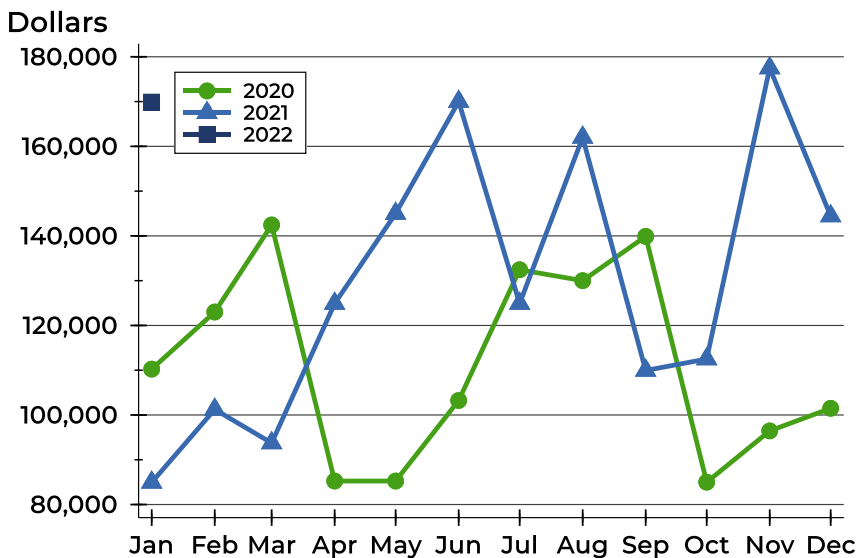
## Clay County Pending Contracts Analysis

### Average Price



Month	2020	2021	2022
<b>January</b>	113,250	117,463	<b>178,233</b>
<b>February</b>	145,836	138,357	
<b>March</b>	159,125	117,703	
<b>April</b>	111,938	146,569	
<b>May</b>	86,643	150,981	
<b>June</b>	133,143	170,784	
<b>July</b>	148,094	155,752	
<b>August</b>	141,553	183,456	
<b>September</b>	144,709	141,875	
<b>October</b>	109,138	128,977	
<b>November</b>	108,400	163,235	
<b>December</b>	151,613	159,239	

### Median Price

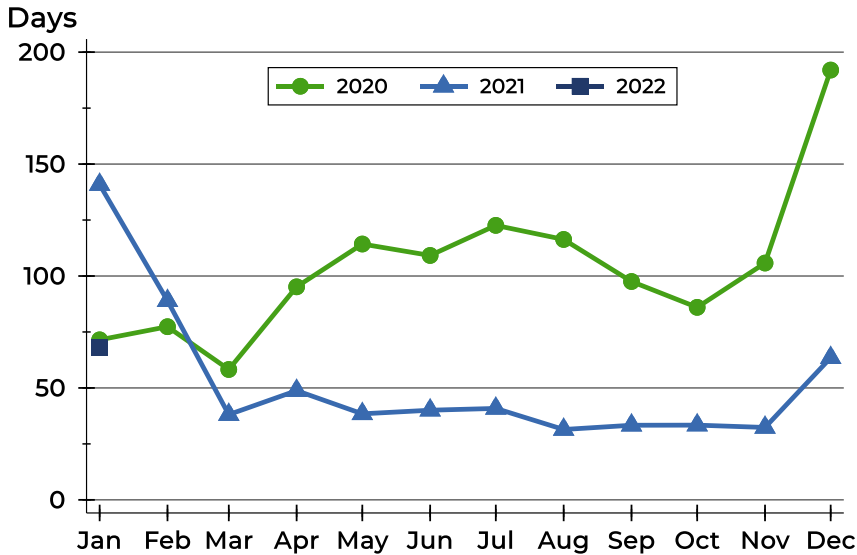


Month	2020	2021	2022
<b>January</b>	110,250	84,950	<b>169,900</b>
<b>February</b>	123,000	101,250	
<b>March</b>	142,450	93,750	
<b>April</b>	85,250	124,900	
<b>May</b>	85,250	145,000	
<b>June</b>	103,250	170,000	
<b>July</b>	132,450	124,900	
<b>August</b>	130,000	162,000	
<b>September</b>	139,900	109,950	
<b>October</b>	85,000	112,500	
<b>November</b>	96,450	177,495	
<b>December</b>	101,500	144,450	



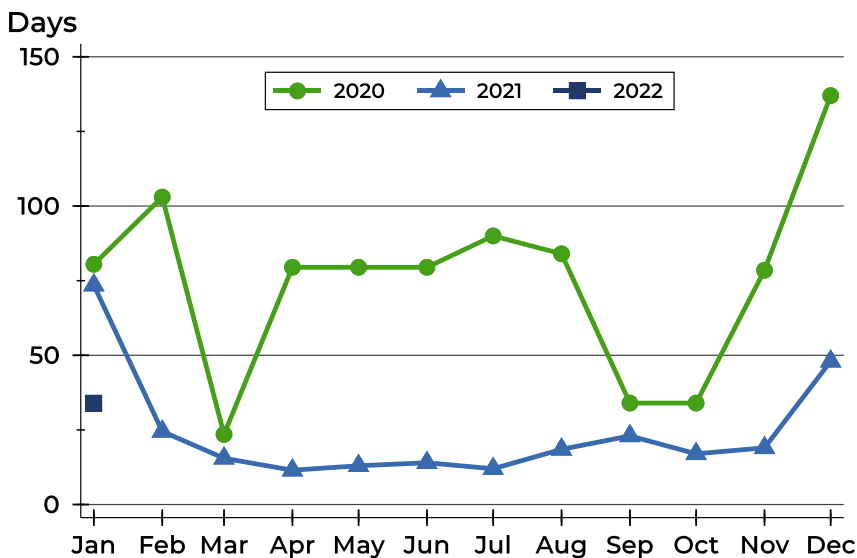
## Clay County Pending Contracts Analysis

### Average DOM



Month	2020	2021	2022
January	72	141	<b>68</b>
February	77	89	
March	58	38	
April	95	49	
May	114	38	
June	109	40	
July	123	41	
August	116	31	
September	98	33	
October	86	33	
November	106	32	
December	192	64	

### Median DOM



Month	2020	2021	2022
January	81	74	<b>34</b>
February	103	25	
March	24	16	
April	80	12	
May	80	13	
June	80	14	
July	90	12	
August	84	19	
September	34	23	
October	34	17	
November	79	19	
December	137	48	