



Clay County Housing Report



Market Overview

Clay County Home Sales Rose in February

Total home sales in Clay County rose by 33.3% last month to 12 units, compared to 9 units in February 2021. Total sales volume was \$1.8 million, up 100.5% from a year earlier.

The median sale price in February was \$159,950, up from \$78,000 a year earlier. Homes that sold in February were typically on the market for 52 days and sold for 94.7% of their list prices.

Clay County Active Listings Down at End of February

The total number of active listings in Clay County at the end of February was 13 units, down from 17 at the same point in 2021. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$89,900.

During February, a total of 6 contracts were written down from 12 in February 2021. At the end of the month, there were 7 contracts still pending.

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Clay County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2022	2021	2020	2022	2021	2020
Home Sales		12	9	4	20	12	6
Change from prior year		33.3%	125.0%	-63.6%	66.7%	100.0%	-57.1%
Active Listings		13	17	53	N/A	N/A	N/A
Change from prior year		-23.5%	-67.9%	3.9%			
Months' Supply		1.2	2.0	6.5	N/A	N/A	N/A
Change from prior year		-40.0%	-69.2%	-16.7%			
New Listings		3	9	15	14	26	25
Change from prior year		-66.7%	-40.0%	25.0%	-46.2%	4.0%	19.0%
Contracts Written		6	12	9	17	24	12
Change from prior year		-50.0%	33.3%	12.5%	-29.2%	100.0%	-33.3%
Pending Contracts		7	22	11	N/A	N/A	N/A
Change from prior year		-68.2%	100.0%	10.0%			
Sales Volume (1,000s)		1,771	884	554	2,610	1,146	811
Change from prior year		100.3%	59.6%	-42.2%	127.7%	41.3%	-38.7%
Average	Sale Price	147,613	98,167	138,500	130,493	95,458	135,167
	Change from prior year	50.4%	-29.1%	58.9%	36.7%	-29.4%	43.1%
	List Price of Actives	125,646	129,794	134,779	N/A	N/A	N/A
	Change from prior year	-3.2%	-3.7%	2.2%			
	Days on Market	83	121	113	71	105	83
Change from prior year	-31.4%	7.1%	1.8%	-32.4%	26.5%	-26.5%	
Percent of List	94.8%	95.9%	80.6%	94.8%	95.1%	85.1%	
Change from prior year	-1.1%	19.0%	-13.6%	-0.3%	11.8%	-9.0%	
Percent of Original	93.7%	92.6%	77.0%	92.9%	92.3%	82.8%	
Change from prior year	1.2%	20.3%	-11.3%	0.7%	11.5%	-5.5%	
Median	Sale Price	159,950	78,000	129,750	132,000	81,500	128,500
	Change from prior year	105.1%	-39.9%	135.9%	62.0%	-36.6%	19.6%
	List Price of Actives	89,900	95,000	119,500	N/A	N/A	N/A
	Change from prior year	-5.4%	-20.5%	9.6%			
	Days on Market	52	129	123	48	98	82
Change from prior year	-59.7%	4.9%	18.3%	-51.0%	19.5%	-21.2%	
Percent of List	94.7%	99.3%	92.0%	94.7%	94.6%	92.0%	
Change from prior year	-4.6%	7.9%	-1.9%	0.1%	2.8%	-2.4%	
Percent of Original	92.0%	91.9%	87.4%	93.1%	91.7%	89.4%	
Change from prior year	0.1%	5.1%	-1.5%	1.5%	2.6%	0.7%	

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



Clay County Closed Listings Analysis

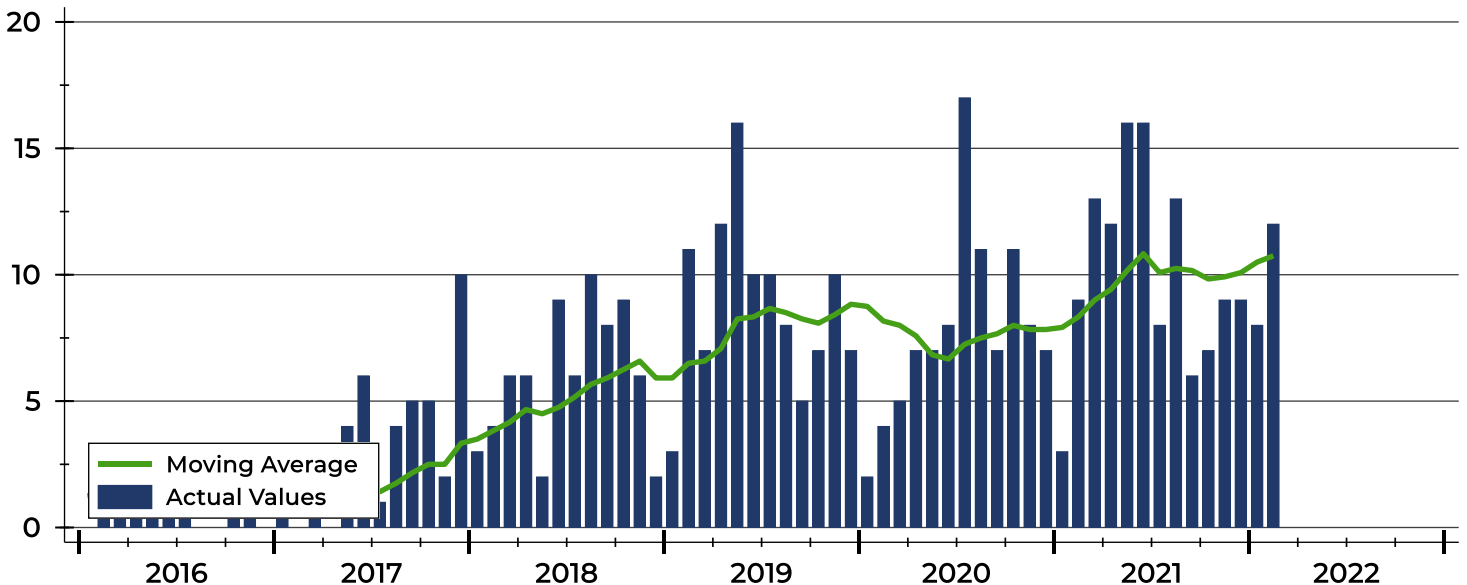
Summary Statistics for Closed Listings		2022	February 2021	Change	2022	Year-to-Date 2021	Change
Closed Listings		12	9	33.3%	20	12	66.7%
Volume (1,000s)		1,771	884	100.3%	2,610	1,146	127.7%
Months' Supply		1.2	2.0	-40.0%	N/A	N/A	N/A
Average	Sale Price	147,613	98,167	50.4%	130,493	95,458	36.7%
	Days on Market	83	121	-31.4%	71	105	-32.4%
	Percent of List	94.8%	95.9%	-1.1%	94.8%	95.1%	-0.3%
	Percent of Original	93.7%	92.6%	1.2%	92.9%	92.3%	0.7%
Median	Sale Price	159,950	78,000	105.1%	132,000	81,500	62.0%
	Days on Market	52	129	-59.7%	48	98	-51.0%
	Percent of List	94.7%	99.3%	-4.6%	94.7%	94.6%	0.1%
	Percent of Original	92.0%	91.9%	0.1%	93.1%	91.7%	1.5%

A total of 12 homes sold in Clay County in February, up from 9 units in February 2021. Total sales volume rose to \$1.8 million compared to \$0.9 million in the previous year.

The median sales price in February was \$159,950, up 105.1% compared to the prior year. Median days on market was 52 days, up from 48 days in January, but down from 129 in February 2021.

History of Closed Listings

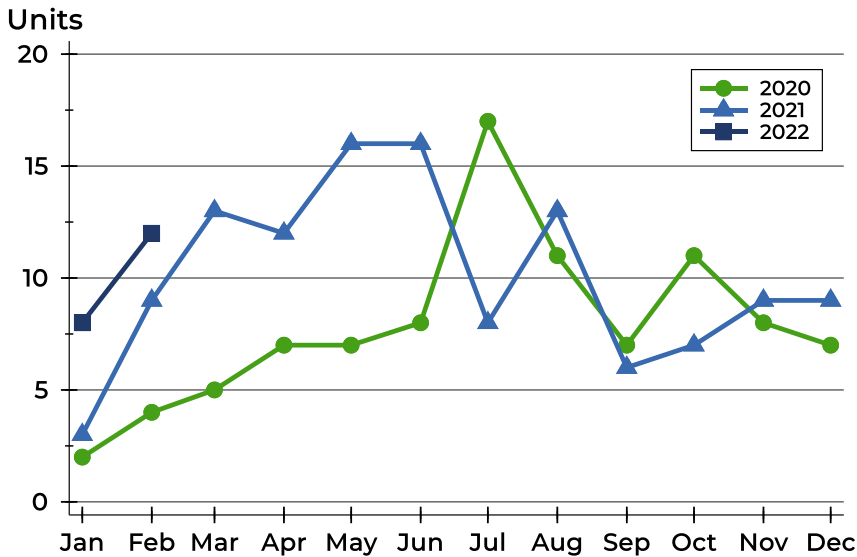
Units





Clay County Closed Listings Analysis

Closed Listings by Month



Month	2020	2021	2022
January	2	3	8
February	4	9	12
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	

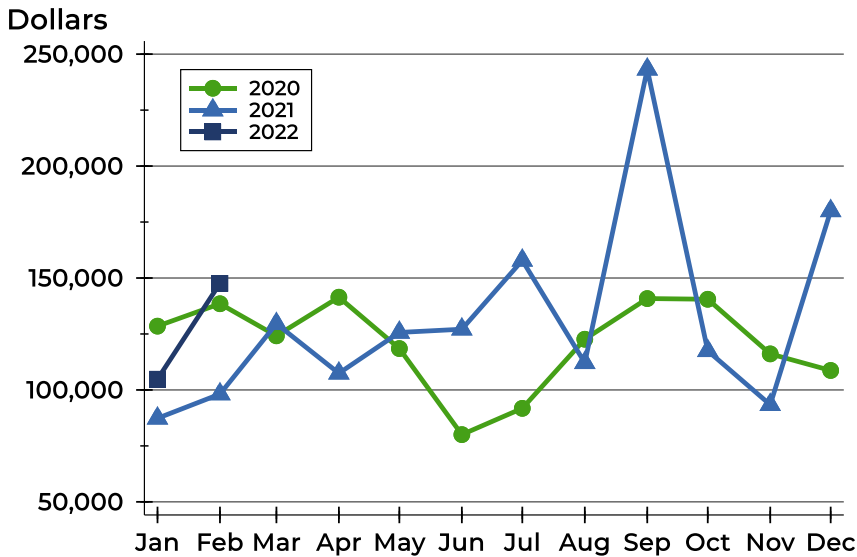
Closed Listings by Price Range

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	2	16.7%	2.2	43,750	43,750	88	88	100.3%	100.3%	97.7%	97.7%
\$50,000-\$99,999	2	16.7%	1.4	72,000	72,000	34	34	83.3%	83.3%	83.3%	83.3%
\$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	8.3%	0.0	127,500	127,500	62	62	93.1%	93.1%	91.1%	91.1%
\$150,000-\$174,999	3	25.0%	0.0	164,117	169,900	88	126	97.5%	98.6%	96.5%	98.6%
\$175,000-\$199,999	2	16.7%	0.0	182,500	182,500	6	6	98.6%	98.6%	98.6%	98.6%
\$200,000-\$249,999	1	8.3%	4.0	200,000	200,000	41	41	93.0%	93.0%	93.0%	93.0%
\$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	1	8.3%	0.0	355,000	355,000	369	369	94.7%	94.7%	91.0%	91.0%
\$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



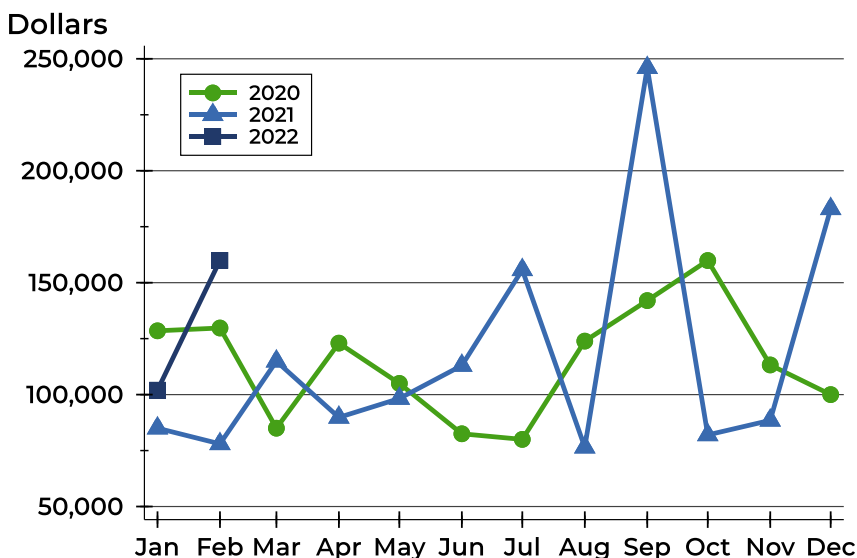
Clay County Closed Listings Analysis

Average Price



Month	2020	2021	2022
January	128,500	87,333	104,813
February	138,500	98,167	147,613
March	124,180	129,554	
April	141,429	107,446	
May	118,493	125,681	
June	80,050	127,129	
July	91,785	157,875	
August	122,655	112,127	
September	140,821	243,232	
October	140,518	117,486	
November	116,113	93,389	
December	108,700	179,989	

Median Price

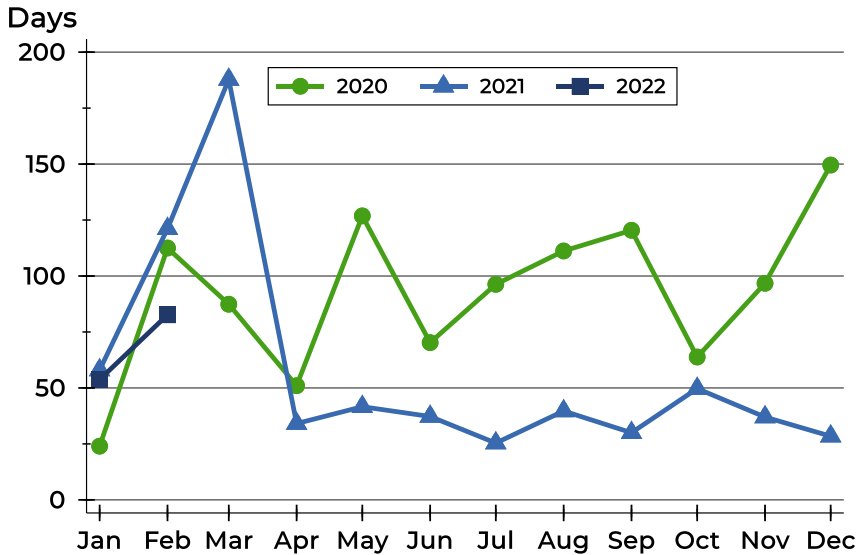


Month	2020	2021	2022
January	128,500	85,000	102,000
February	129,750	78,000	159,950
March	85,000	114,900	
April	123,000	89,825	
May	105,000	98,250	
June	82,500	113,000	
July	80,000	155,750	
August	123,900	76,500	
September	142,000	246,000	
October	159,900	82,000	
November	113,250	88,500	
December	99,999	183,000	



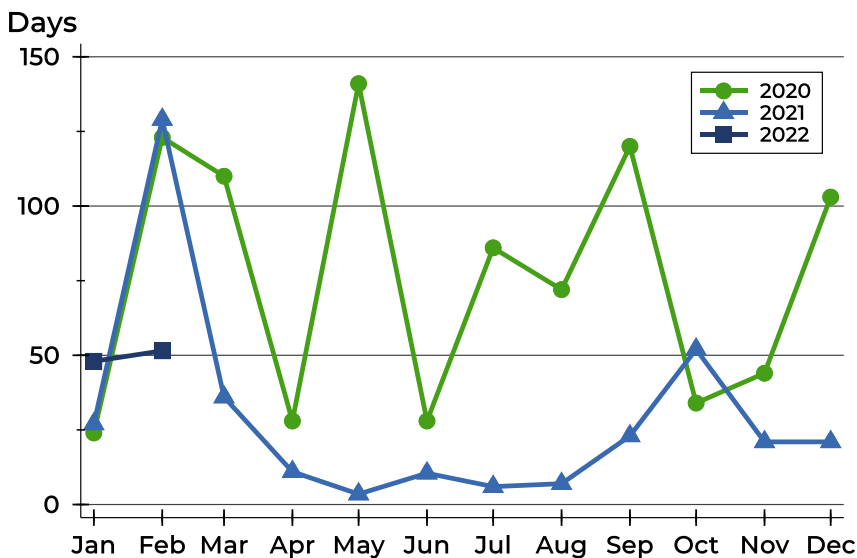
Clay County Closed Listings Analysis

Average DOM



Month	2020	2021	2022
January	24	58	54
February	113	121	83
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	48
February	123	129	52
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

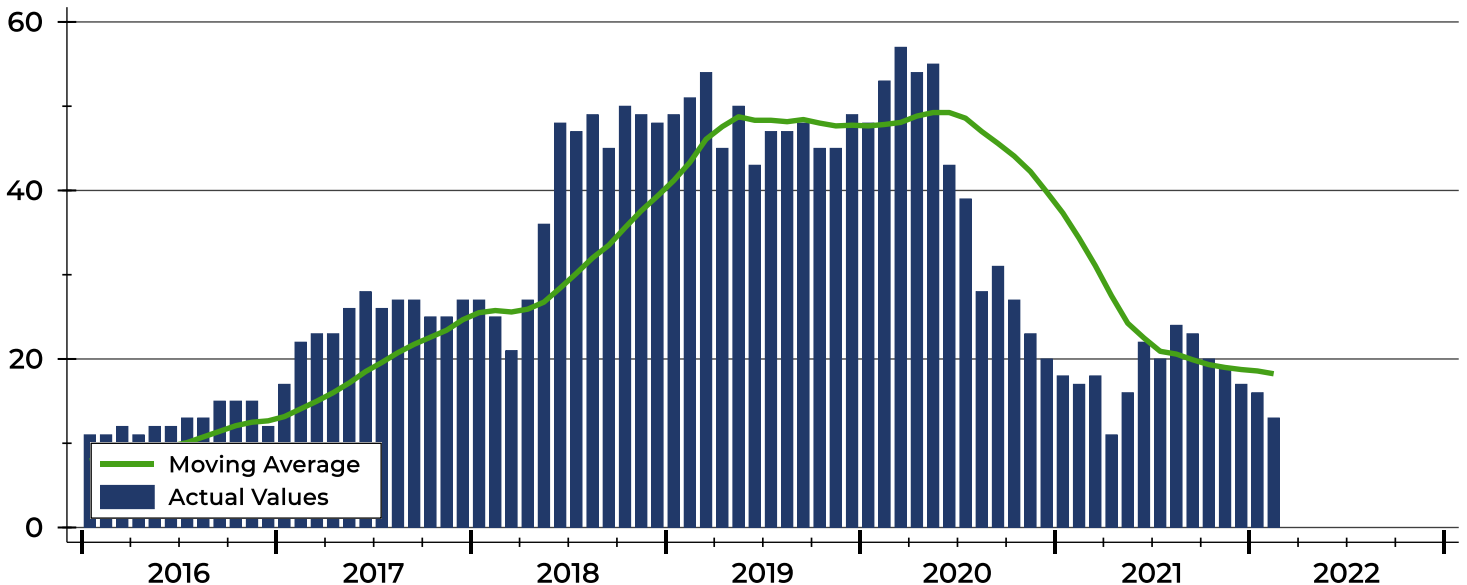
Summary Statistics for Active Listings		End of February		
		2022	2021	Change
Active Listings		13	17	-23.5%
Volume (1,000s)		1,633	2,207	-26.0%
Months' Supply		1.2	2.0	-40.0%
Average	List Price	125,646	129,794	-3.2%
	Days on Market	85	128	-33.6%
	Percent of Original	95.8%	98.2%	-2.4%
Median	List Price	89,900	95,000	-5.4%
	Days on Market	68	57	19.3%
	Percent of Original	98.3%	100.0%	-1.7%

A total of 13 homes were available for sale in Clay County at the end of February. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$89,900, down 5.4% from 2021. The typical time on market for active listings was 68 days, up from 57 days a year earlier.

History of Active Listings

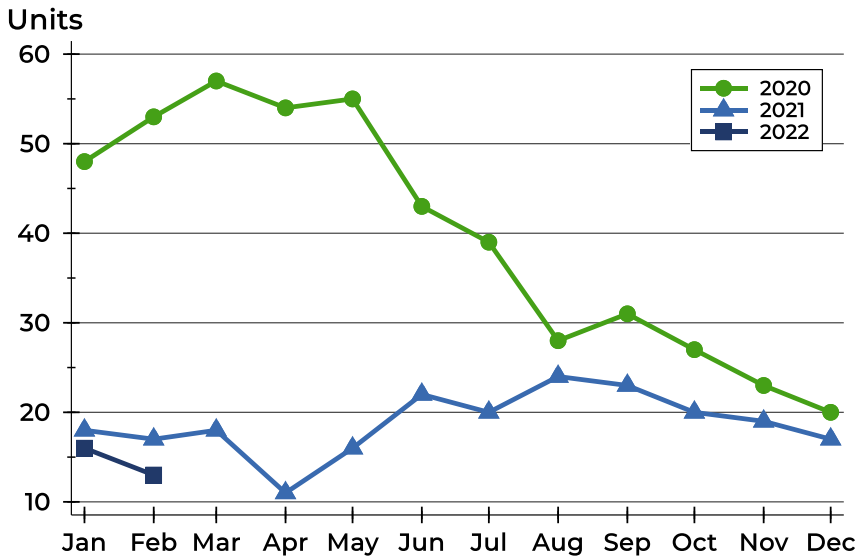
Units





Clay County Active Listings Analysis

Active Listings by Month



Month	2020	2021	2022
January	48	18	16
February	53	17	13
March	57	18	
April	54	11	
May	55	16	
June	43	22	
July	39	20	
August	28	24	
September	31	23	
October	27	20	
November	23	19	
December	20	17	

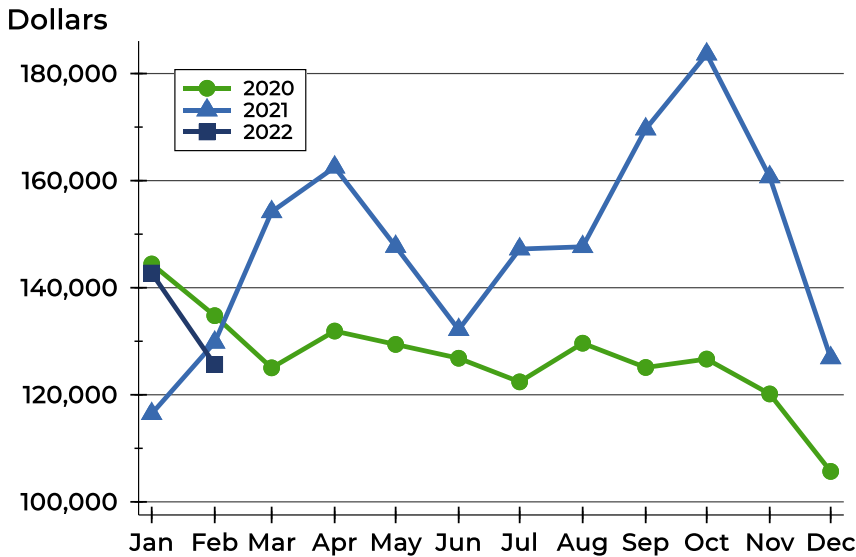
Active Listings by Price Range

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	15.4%	2.2	46,500	46,500	41	41	93.8%	93.8%
\$50,000-\$99,999	6	46.2%	1.4	77,733	78,750	78	68	98.5%	98.2%
\$100,000-\$124,999	1	7.7%	N/A	110,000	110,000	133	133	84.6%	84.6%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	23.1%	4.0	229,667	235,000	124	59	93.9%	100.0%
\$250,000-\$299,999	1	7.7%	N/A	275,000	275,000	49	49	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	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	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



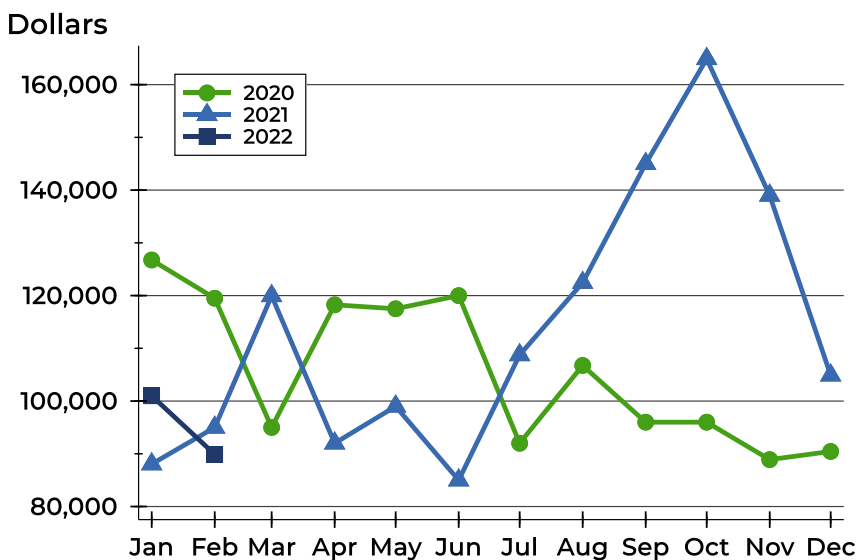
Clay County Active Listings Analysis

Average Price



Month	2020	2021	2022
January	144,433	116,461	142,744
February	134,779	129,794	125,646
March	125,035	154,172	
April	131,904	162,509	
May	129,411	147,694	
June	126,830	132,164	
July	122,418	147,225	
August	129,636	147,650	
September	125,100	169,635	
October	126,674	183,625	
November	120,161	160,695	
December	105,690	126,888	

Median Price

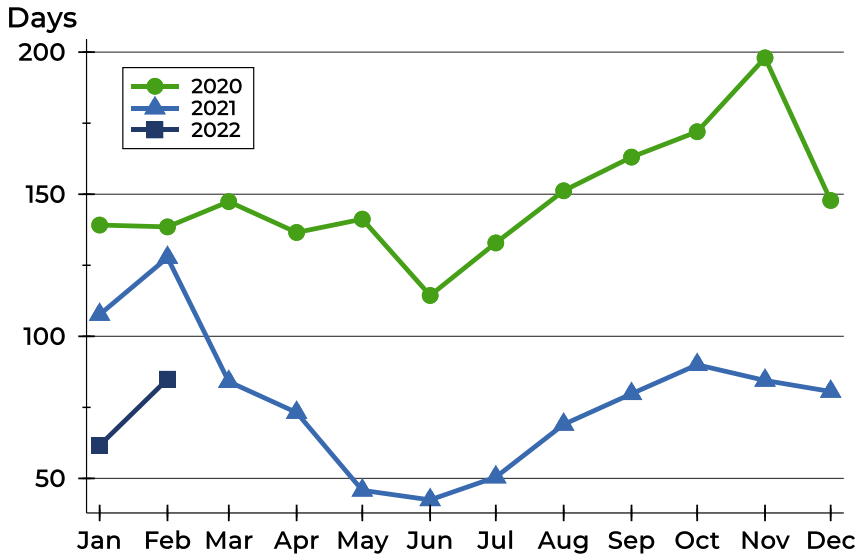


Month	2020	2021	2022
January	126,750	88,050	101,000
February	119,500	95,000	89,900
March	95,000	119,950	
April	118,250	92,000	
May	117,500	99,000	
June	120,000	85,000	
July	92,000	108,750	
August	106,750	122,450	
September	96,000	145,000	
October	96,000	164,900	
November	88,900	139,000	
December	90,450	104,900	



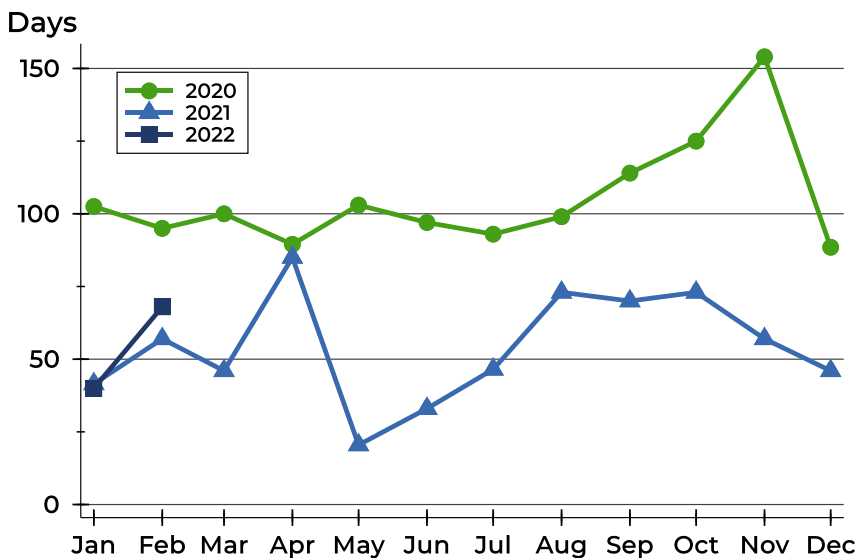
Clay County Active Listings Analysis

Average DOM



Month	2020	2021	2022
January	139	108	62
February	139	128	85
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

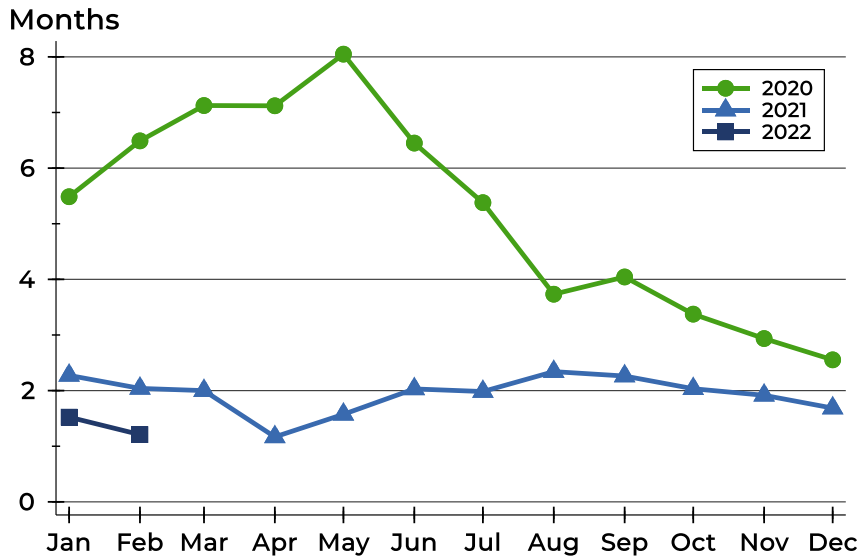


Month	2020	2021	2022
January	103	42	40
February	95	57	68
March	100	46	
April	90	85	
May	103	21	
June	97	33	
July	93	47	
August	99	73	
September	114	70	
October	125	73	
November	154	57	
December	89	46	



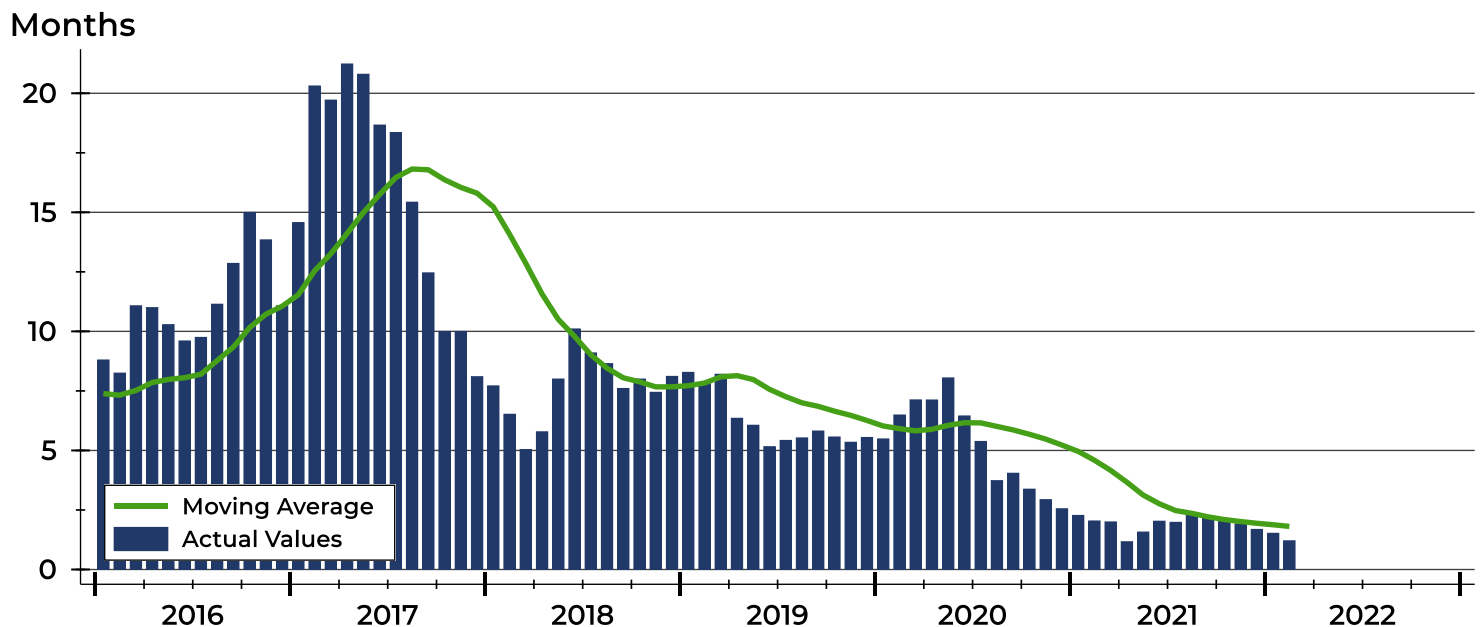
Clay County Months' Supply Analysis

Months' Supply by Month



Month	2020	2021	2022
January	5.5	2.3	1.5
February	6.5	2.0	1.2
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

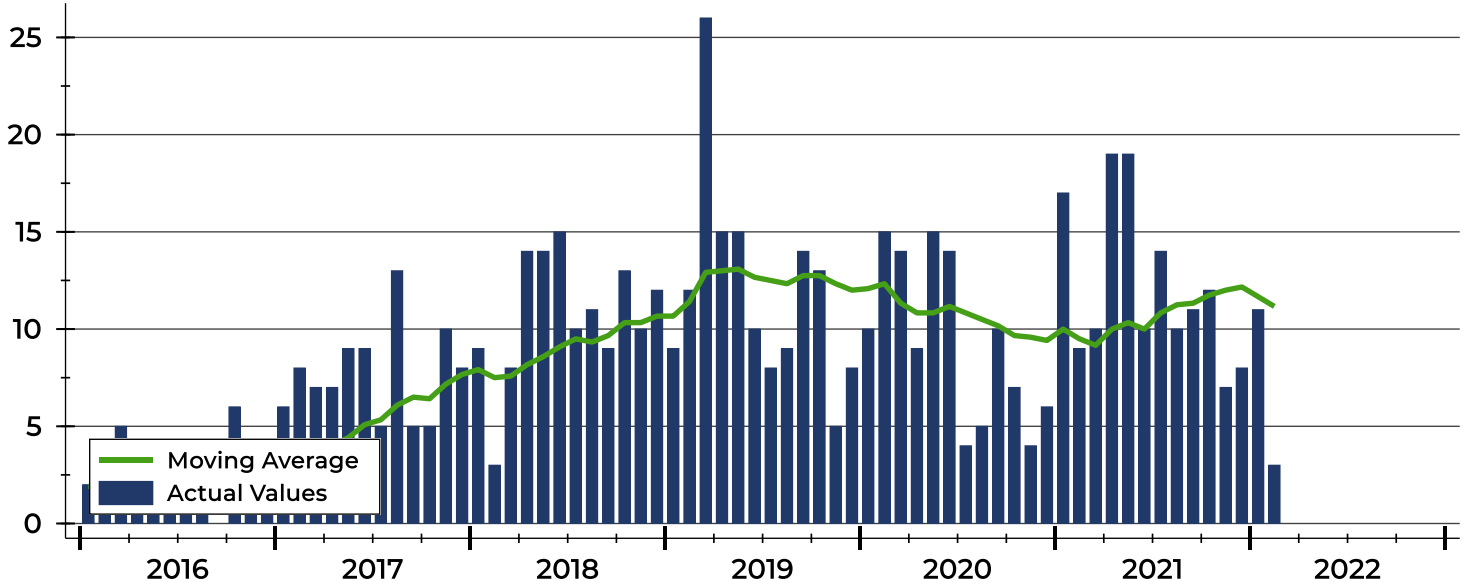
Summary Statistics for New Listings		2022	February 2021	Change
Current Month	New Listings	3	9	-66.7%
	Volume (1,000s)	227	1,244	-81.8%
	Average List Price	75,500	138,211	-45.4%
	Median List Price	72,500	95,000	-23.7%
Year-to-Date	New Listings	14	26	-46.2%
	Volume (1,000s)	2,186	3,316	-34.1%
	Average List Price	156,171	127,556	22.4%
	Median List Price	147,500	93,750	57.3%

A total of 3 new listings were added in Clay County during February, down 66.7% from the same month in 2021. Year-to-date Clay County has seen 14 new listings.

The median list price of these homes was \$72,500 down from \$95,000 in 2021.

History of New Listings

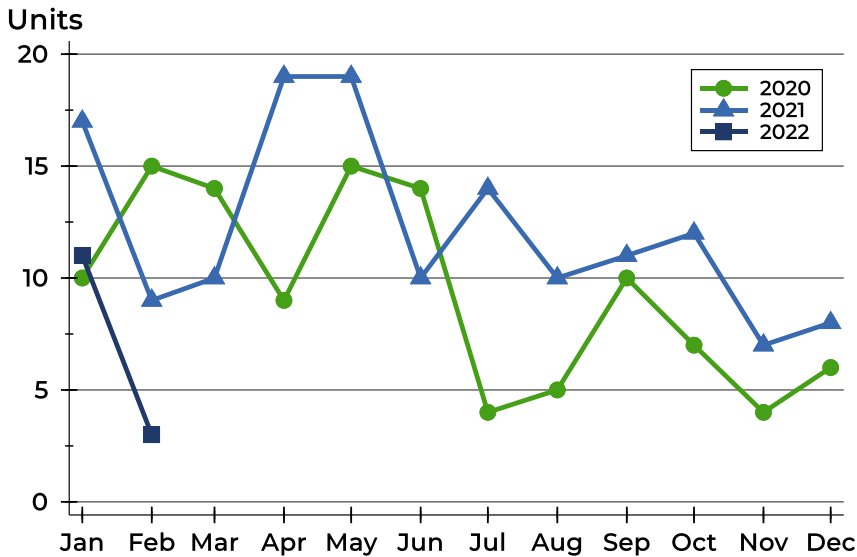
Units





Clay County New Listings Analysis

New Listings by Month



Month	2020	2021	2022
January	10	17	11
February	15	9	3
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	

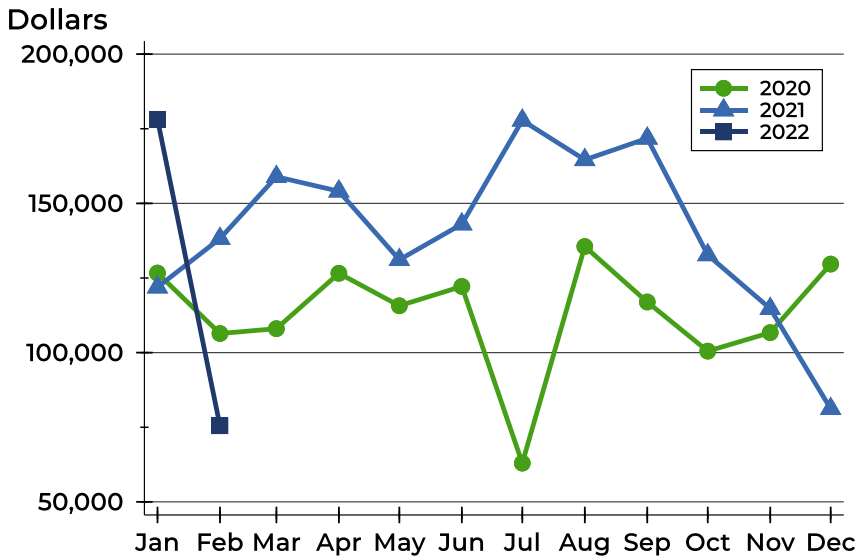
New Listings by Price Range

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	1	33.3%	44,000	44,000	21	21	100.0%	100.0%
\$50,000-\$99,999	1	33.3%	72,500	72,500	33	33	100.0%	100.0%
\$100,000-\$124,999	1	33.3%	110,000	110,000	18	18	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	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	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



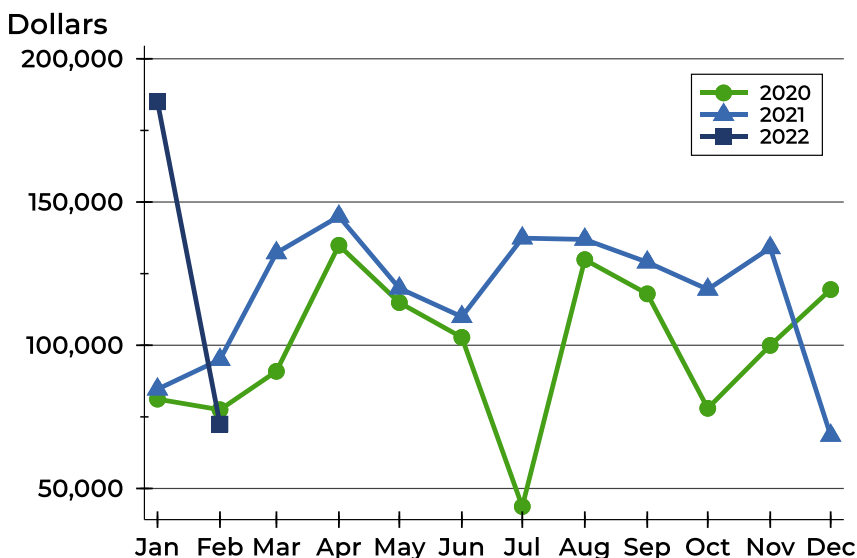
Clay County New Listings Analysis

Average Price



Month	2020	2021	2022
January	126,670	121,915	178,173
February	106,400	138,211	75,500
March	108,029	158,940	
April	126,583	154,063	
May	115,703	131,111	
June	122,186	143,060	
July	62,975	177,814	
August	135,560	164,590	
September	116,960	171,791	
October	100,500	132,733	
November	106,700	114,743	
December	129,667	81,213	

Median Price



Month	2020	2021	2022
January	81,200	84,650	185,000
February	77,500	95,000	72,500
March	90,900	132,250	
April	134,900	145,000	
May	114,900	119,900	
June	102,750	109,950	
July	43,700	137,400	
August	129,900	136,950	
September	117,950	129,000	
October	78,000	119,500	
November	99,950	134,000	
December	119,450	68,500	



Clay County Contracts Written Analysis

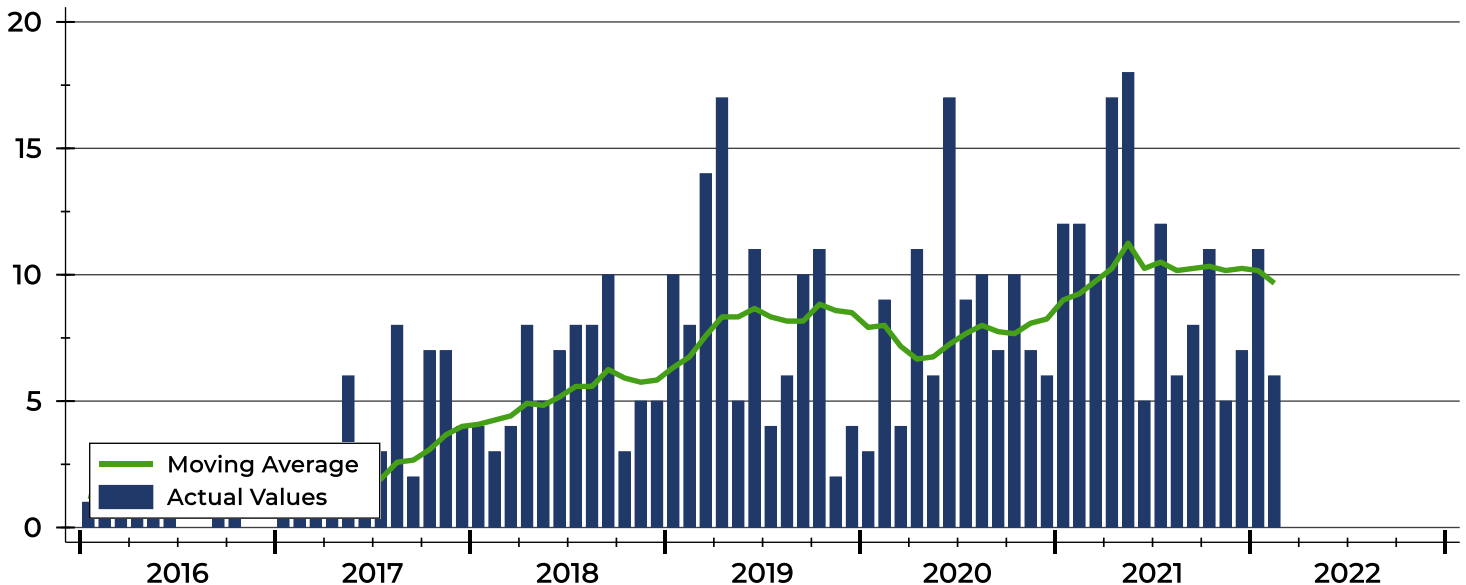
Summary Statistics for Contracts Written		2022	February 2021	Change	2022	Year-to-Date 2021	Change
Contracts Written		6	12	-50.0%	17	24	-29.2%
Volume (1,000s)		828	1,401	-40.9%	2,505	2,586	-3.1%
Average	Sale Price	137,983	116,721	18.2%	147,353	107,731	36.8%
	Days on Market	34	78	-56.4%	59	84	-29.8%
	Percent of Original	98.2%	96.5%	1.8%	95.6%	96.0%	-0.4%
Median	Sale Price	99,500	90,500	9.9%	137,000	90,500	51.4%
	Days on Market	21	16	31.3%	33	25	32.0%
	Percent of Original	100.0%	97.8%	2.2%	100.0%	97.0%	3.1%

A total of 6 contracts for sale were written in Clay County during the month of February, down from 12 in 2021. The median list price of these homes was \$99,500, up from \$90,500 the prior year.

Half of the homes that went under contract in February were on the market less than 21 days, compared to 16 days in February 2021.

History of Contracts Written

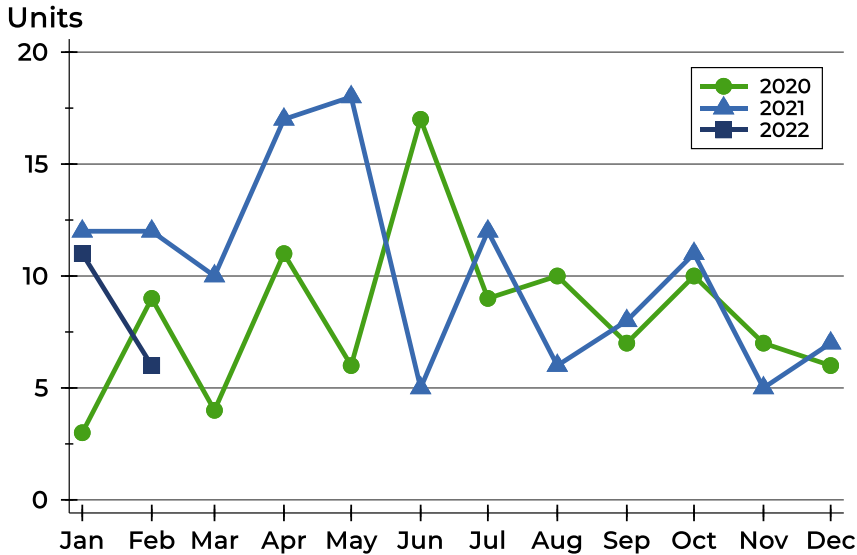
Units





Clay County Contracts Written Analysis

Contracts Written by Month



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

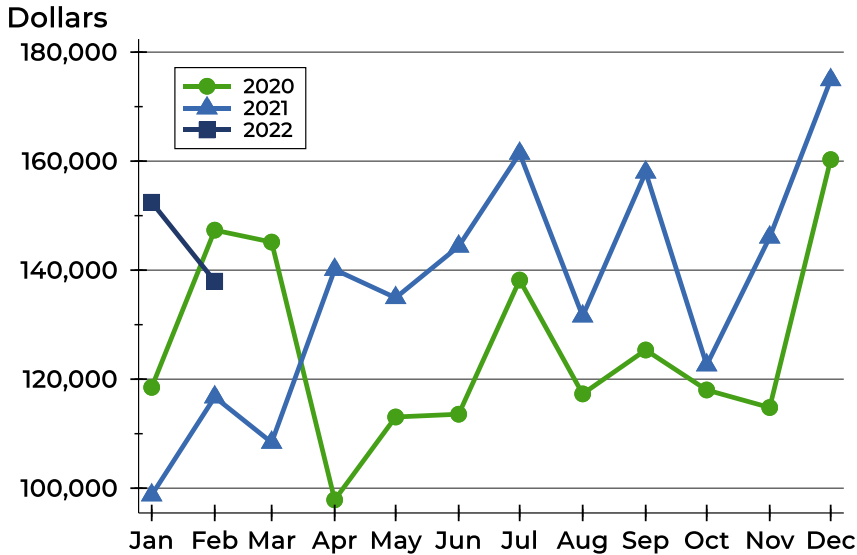
Contracts Written by Price Range

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	16.7%	44,900	44,900	89	89	89.5%	89.5%
\$50,000-\$99,999	2	33.3%	89,000	89,000	18	18	100.0%	100.0%
\$100,000-\$124,999	1	16.7%	110,000	110,000	18	18	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	185,000	185,000	42	42	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	16.7%	310,000	310,000	21	21	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



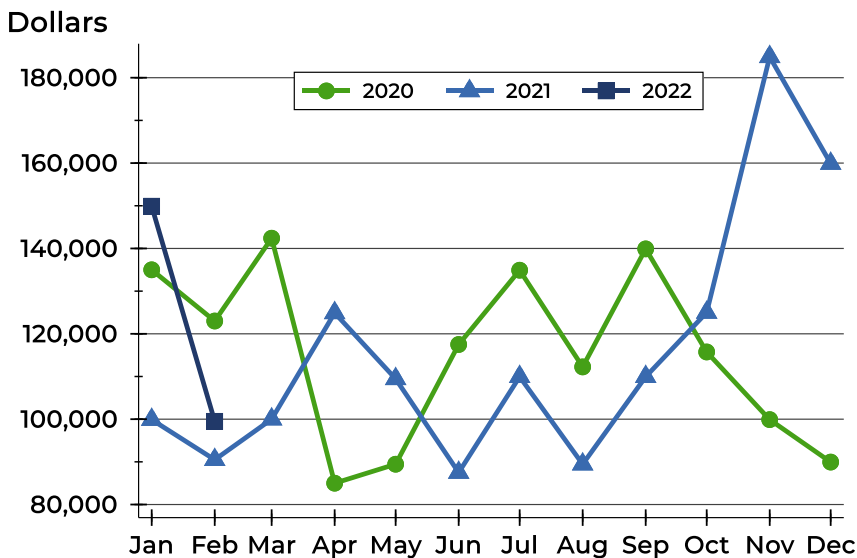
Clay County Contracts Written Analysis

Average Price



Month	2020	2021	2022
January	118,500	98,742	152,464
February	147,344	116,721	137,983
March	145,150	108,390	
April	97,859	140,112	
May	113,067	134,933	
June	113,574	144,380	
July	138,189	161,417	
August	117,300	131,567	
September	125,357	157,963	
October	118,020	122,590	
November	114,800	146,040	
December	160,283	174,914	

Median Price

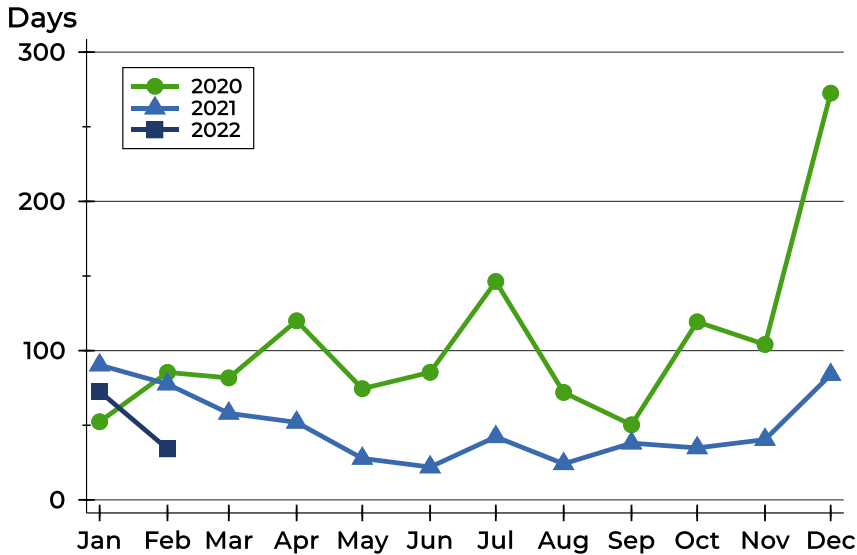


Month	2020	2021	2022
January	135,000	99,900	149,900
February	123,000	90,500	99,500
March	142,400	100,000	
April	85,000	124,900	
May	89,450	109,450	
June	117,500	87,500	
July	134,900	109,950	
August	112,250	89,450	
September	139,900	109,950	
October	115,750	125,000	
November	99,900	184,900	
December	89,950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



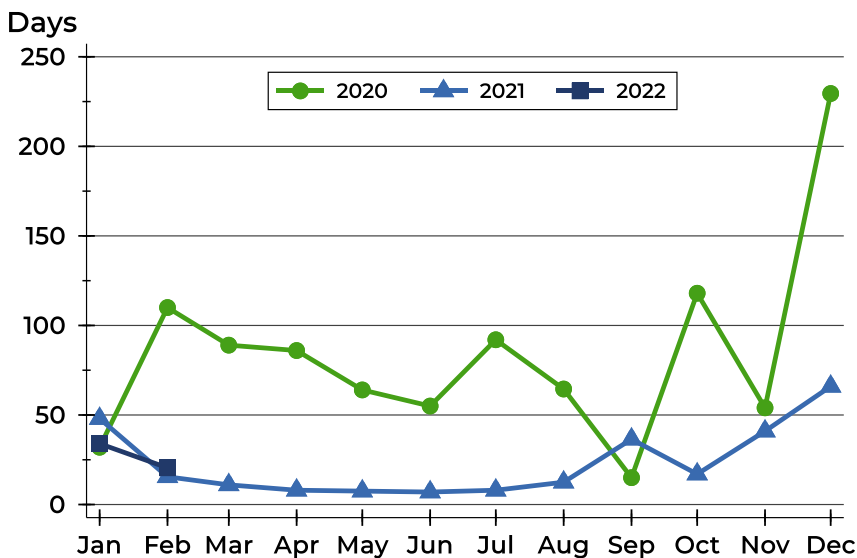
Clay County Contracts Written Analysis

Average DOM



Month	2020	2021	2022
January	52	90	73
February	85	78	34
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	34
February	110	16	21
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

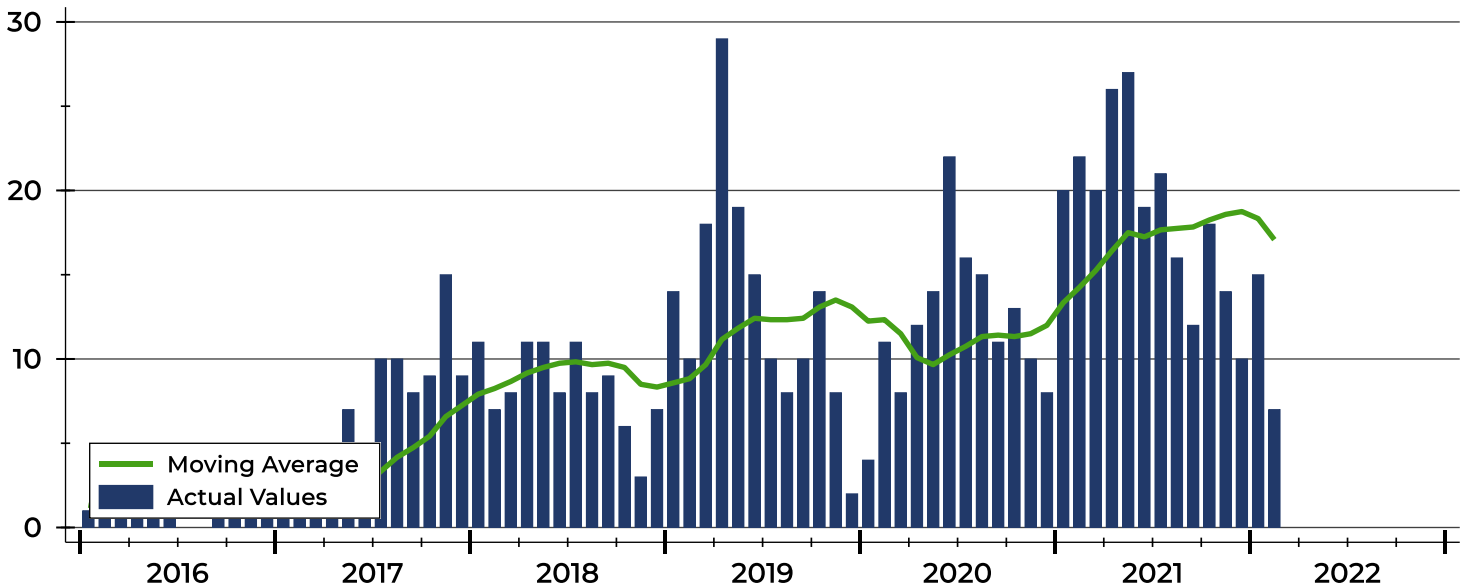
Summary Statistics for Pending Contracts		End of February		
		2022	2021	Change
Pending Contracts		7	22	-68.2%
Volume (1,000s)		1,371	3,044	-55.0%
Average	List Price	195,843	138,357	41.5%
	Days on Market	31	89	-65.2%
	Percent of Original	98.7%	96.8%	2.0%
Median	List Price	110,000	101,250	8.6%
	Days on Market	20	25	-20.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in Clay County had contracts pending at the end of February, down from 22 contracts pending at the end of February 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

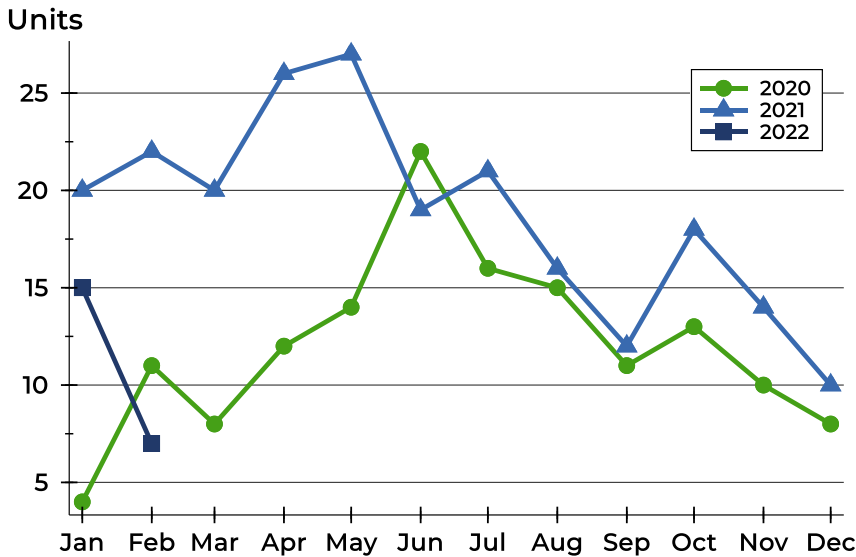
Units





Clay County Pending Contracts Analysis

Pending Contracts by Month



Month	2020	2021	2022
January	4	20	15
February	11	22	7
March	8	20	
April	12	26	
May	14	27	
June	22	19	
July	16	21	
August	15	16	
September	11	12	
October	13	18	
November	10	14	
December	8	10	

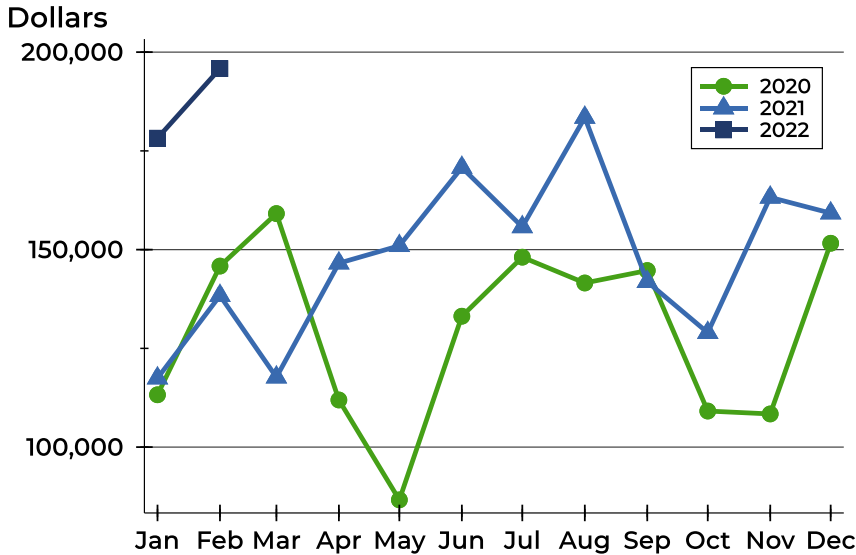
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	42.9%	88,667	89,000	14	15	100.0%	100.0%
\$100,000-\$124,999	1	14.3%	110,000	110,000	18	18	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	185,000	185,000	42	42	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	14.3%	310,000	310,000	21	21	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	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



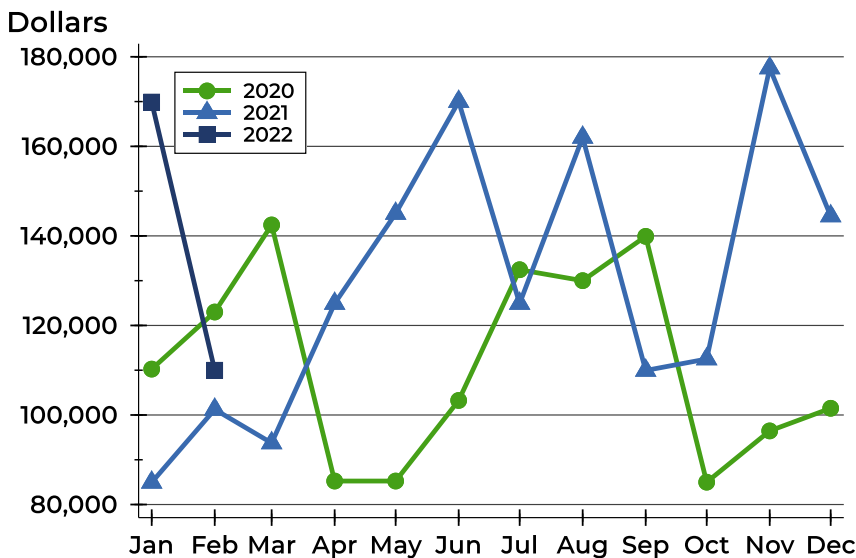
Clay County Pending Contracts Analysis

Average Price



Month	2020	2021	2022
January	113,250	117,463	178,233
February	145,836	138,357	195,843
March	159,125	117,703	
April	111,938	146,569	
May	86,643	150,981	
June	133,143	170,784	
July	148,094	155,752	
August	141,553	183,456	
September	144,709	141,875	
October	109,138	128,977	
November	108,400	163,235	
December	151,613	159,239	

Median Price

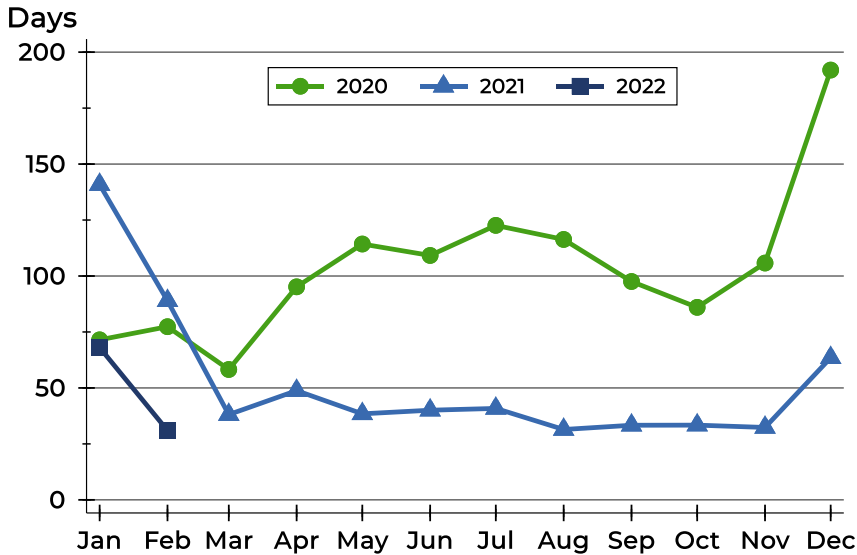


Month	2020	2021	2022
January	110,250	84,950	169,900
February	123,000	101,250	110,000
March	142,450	93,750	
April	85,250	124,900	
May	85,250	145,000	
June	103,250	170,000	
July	132,450	124,900	
August	130,000	162,000	
September	139,900	109,950	
October	85,000	112,500	
November	96,450	177,495	
December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



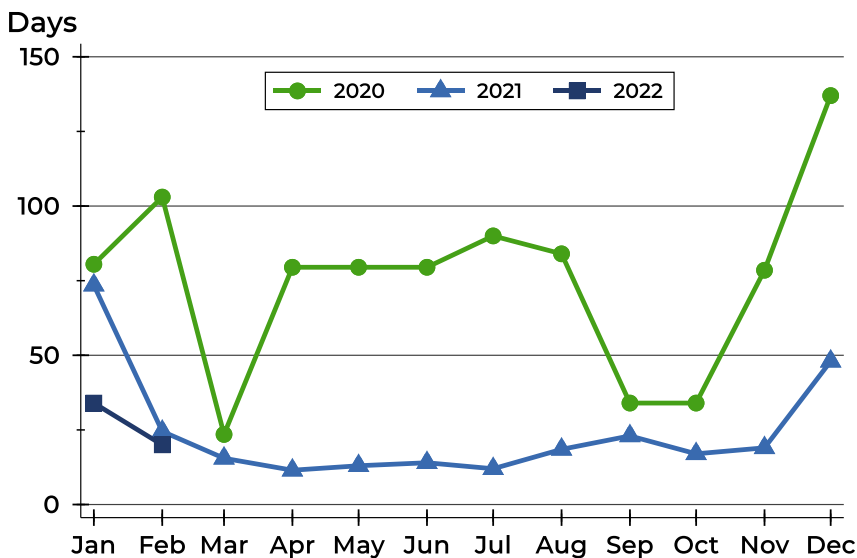
Clay County Pending Contracts Analysis

Average DOM



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

Median DOM



Month	2020	2021	2022
January	81	74	34
February	103	25	20
March	24	16	24
April	80	12	80
May	80	13	80
June	80	14	80
July	90	12	90
August	84	19	84
September	34	23	34
October	34	17	34
November	79	19	79
December	137	48	137