



**August
2023**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Housing Report



Market Overview

Clay County Home Sales Fell in August

Total home sales in Clay County fell last month to 5 units, compared to 11 units in August 2022. Total sales volume was \$0.8 million, down from a year earlier.

The median sale price in August was \$72,500, down from \$127,000 a year earlier. Homes that sold in August were typically on the market for 18 days and sold for 94.7% of their list prices.

Clay County Active Listings Up at End of August

The total number of active listings in Clay County at the end of August was 20 units, up from 16 at the same point in 2022. This represents a 3.1 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$195,000.

During August, a total of 14 contracts were written up from 2 in August 2022. At the end of the month, there were 15 contracts still pending.

Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

Contact Information

Margaret Pendleton, Association Executive
 Flint Hills Association of REALTORS®
 205 S. Seth Child Road
 Manhattan, KS 66502
 785-776-1203
ae@flinthillsrealtors.net
www.flinthillsrealtors.net



**August
2023**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales		5	11	13	60	76	90
Change from prior year		-54.5%	-15.4%	18.2%	-21.1%	-15.6%	47.5%
Active Listings		20	16	24	N/A	N/A	N/A
Change from prior year		25.0%	-33.3%	-14.3%			
Months' Supply		3.1	1.8	2.3	N/A	N/A	N/A
Change from prior year		72.2%	-21.7%	-37.8%			
New Listings		12	7	10	76	79	108
Change from prior year		71.4%	-30.0%	100.0%	-3.8%	-26.9%	25.6%
Contracts Written		14	2	6	71	69	92
Change from prior year		600.0%	-66.7%	-40.0%	2.9%	-25.0%	33.3%
Pending Contracts		15	6	16	N/A	N/A	N/A
Change from prior year		150.0%	-62.5%	6.7%			
Sales Volume (1,000s)		767	1,265	1,458	10,387	10,412	10,885
Change from prior year		-39.4%	-13.2%	8.1%	-0.2%	-4.3%	60.0%
Average	Sale Price	153,480	115,020	112,127	173,113	137,003	120,941
	Change from prior year	33.4%	2.6%	-8.6%	26.4%	13.3%	8.5%
	List Price of Actives	203,463	242,500	147,650	N/A	N/A	N/A
	Change from prior year	-16.1%	64.2%	13.9%			
	Days on Market	32	47	40	54	47	68
Change from prior year	-31.9%	17.5%	-64.0%	14.9%	-30.9%	-26.1%	
Percent of List	88.1%	95.5%	95.8%	94.8%	95.5%	96.7%	
Change from prior year	-7.7%	-0.3%	0.9%	-0.7%	-1.2%	3.8%	
Percent of Original	85.8%	92.1%	94.9%	92.7%	93.3%	95.0%	
Change from prior year	-6.8%	-3.0%	4.5%	-0.6%	-1.8%	4.7%	
Median	Sale Price	72,500	127,000	76,500	164,400	126,000	95,000
	Change from prior year	-42.9%	66.0%	-38.3%	30.5%	32.6%	-13.2%
	List Price of Actives	195,000	162,400	122,450	N/A	N/A	N/A
	Change from prior year	20.1%	32.6%	14.7%			
	Days on Market	18	12	7	32	20	14
Change from prior year	50.0%	71.4%	-90.3%	60.0%	42.9%	-79.7%	
Percent of List	94.7%	96.6%	95.1%	97.0%	96.0%	97.8%	
Change from prior year	-2.0%	1.6%	-2.3%	1.0%	-1.8%	1.2%	
Percent of Original	94.7%	96.6%	95.1%	95.0%	94.9%	96.4%	
Change from prior year	-2.0%	1.6%	-1.1%	0.1%	-1.6%	2.8%	

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



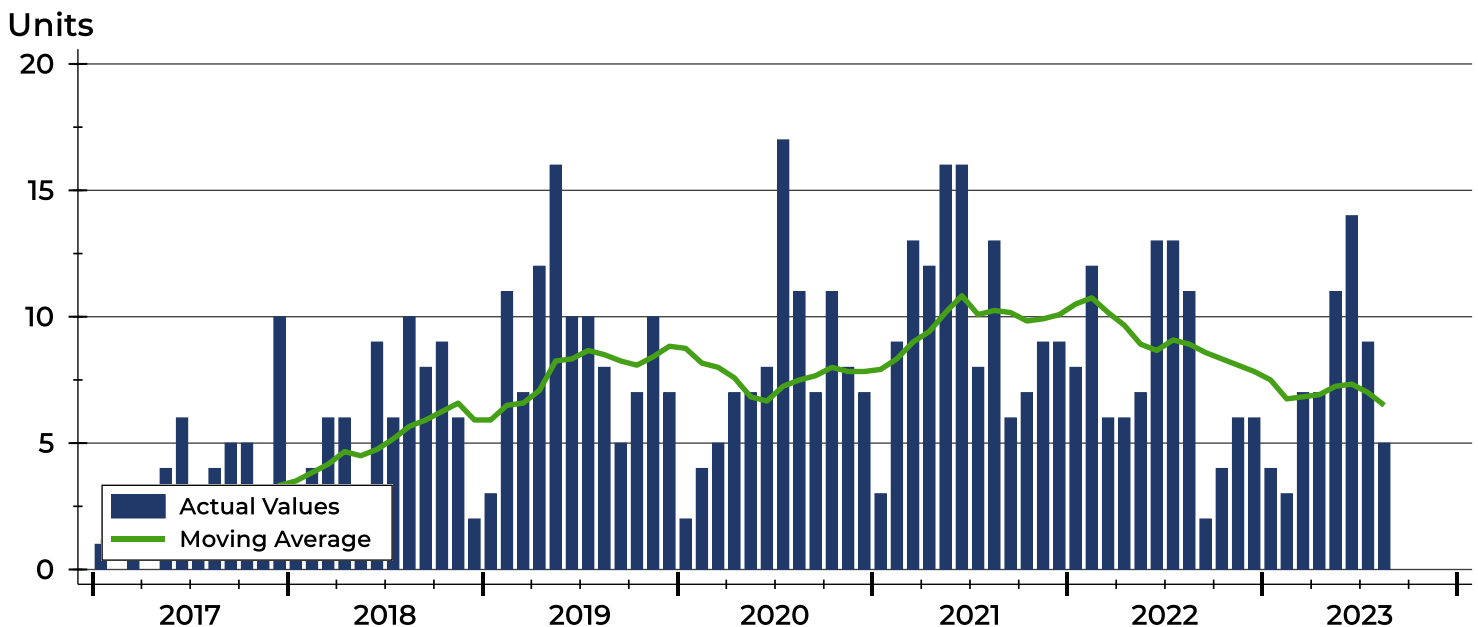
Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		5	11	-54.5%	60	76	-21.1%
Volume (1,000s)		767	1,265	-39.4%	10,387	10,412	-0.2%
Months' Supply		3.1	1.8	72.2%	N/A	N/A	N/A
Average	Sale Price	153,480	115,020	33.4%	173,113	137,003	26.4%
	Days on Market	32	47	-31.9%	54	47	14.9%
	Percent of List	88.1%	95.5%	-7.7%	94.8%	95.5%	-0.7%
	Percent of Original	85.8%	92.1%	-6.8%	92.7%	93.3%	-0.6%
Median	Sale Price	72,500	127,000	-42.9%	164,400	126,000	30.5%
	Days on Market	18	12	50.0%	32	20	60.0%
	Percent of List	94.7%	96.6%	-2.0%	97.0%	96.0%	1.0%
	Percent of Original	94.7%	96.6%	-2.0%	95.0%	94.9%	0.1%

A total of 5 homes sold in Clay County in August, down from 11 units in August 2022. Total sales volume fell to \$0.8 million compared to \$1.3 million in the previous year.

The median sales price in August was \$72,500, down 42.9% compared to the prior year. Median days on market was 18 days, down from 45 days in July, but up from 12 in August 2022.

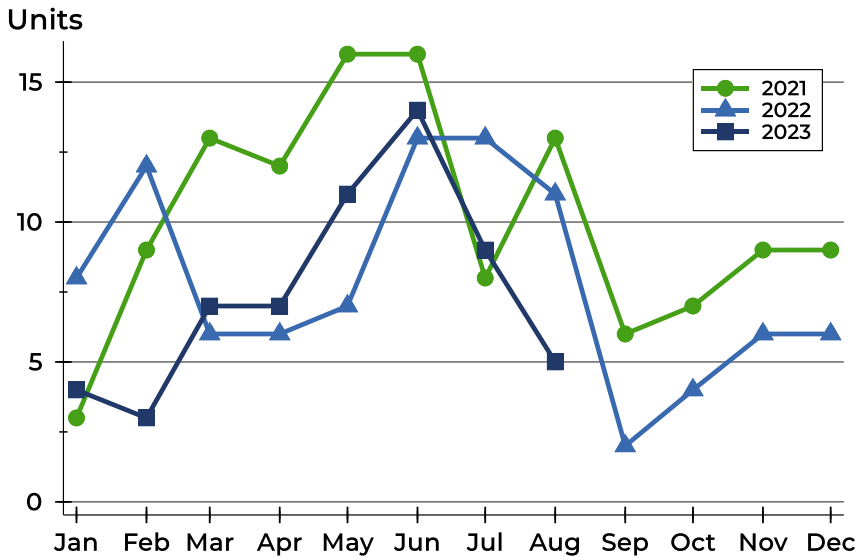
History of Closed Listings





Clay County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	3	8	4
February	9	12	3
March	13	6	7
April	12	6	7
May	16	7	11
June	16	13	14
July	8	13	9
August	13	11	5
September	6	2	
October	7	4	
November	9	6	
December	9	6	

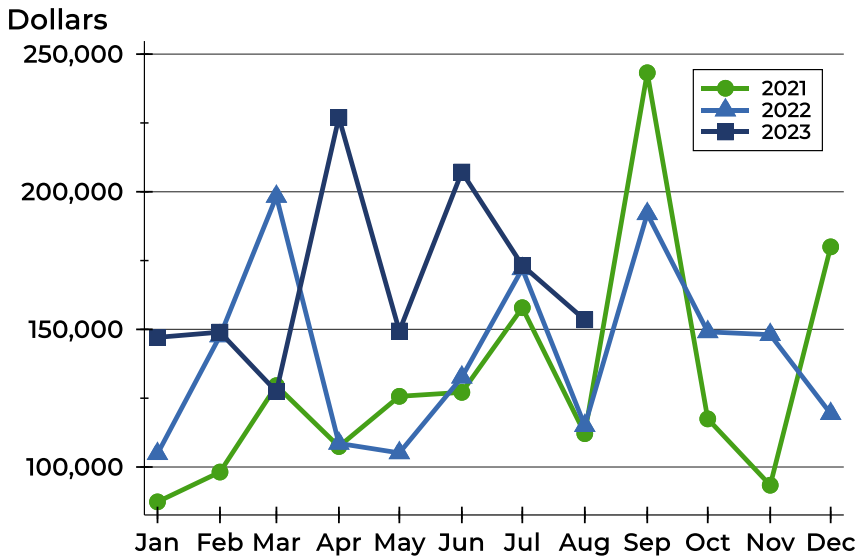
Closed Listings by Price Range

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	1	20.0%	0.0	22,000	22,000	86	86	67.7%	67.7%	56.4%	56.4%
\$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	2	40.0%	3.4	70,250	70,250	28	28	89.0%	89.0%	89.0%	89.0%
\$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%	N/A	N/A	N/A	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	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	20.0%	8.0	249,900	249,900	1	1	100.0%	100.0%	100.0%	100.0%
\$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	20.0%	0.0	355,000	355,000	18	18	94.7%	94.7%	94.7%	94.7%
\$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



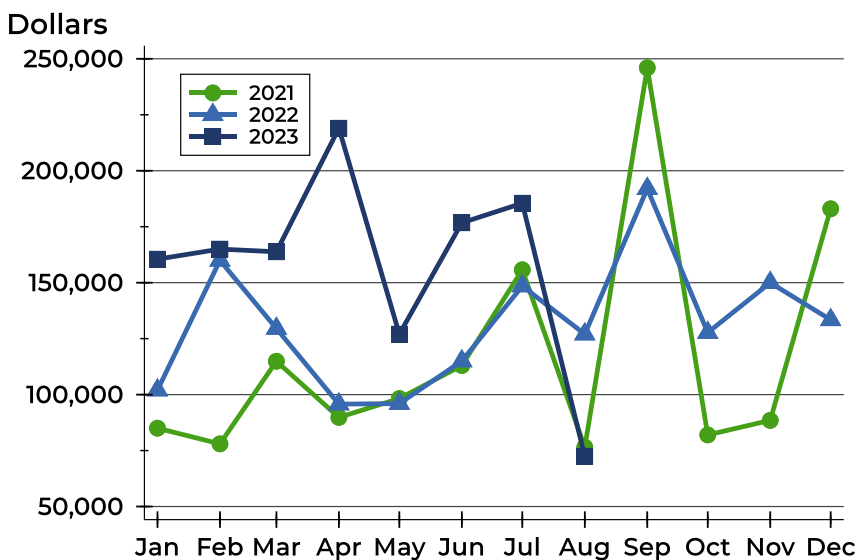
Clay County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	87,333	104,813	147,100
February	98,167	147,613	149,000
March	129,554	198,296	127,400
April	107,446	108,583	226,971
May	125,681	105,129	149,409
June	127,129	132,615	207,171
July	157,875	172,000	173,274
August	112,127	115,020	153,480
September	243,232	192,000	
October	117,486	149,100	
November	93,389	148,067	
December	179,989	119,367	

Median Price

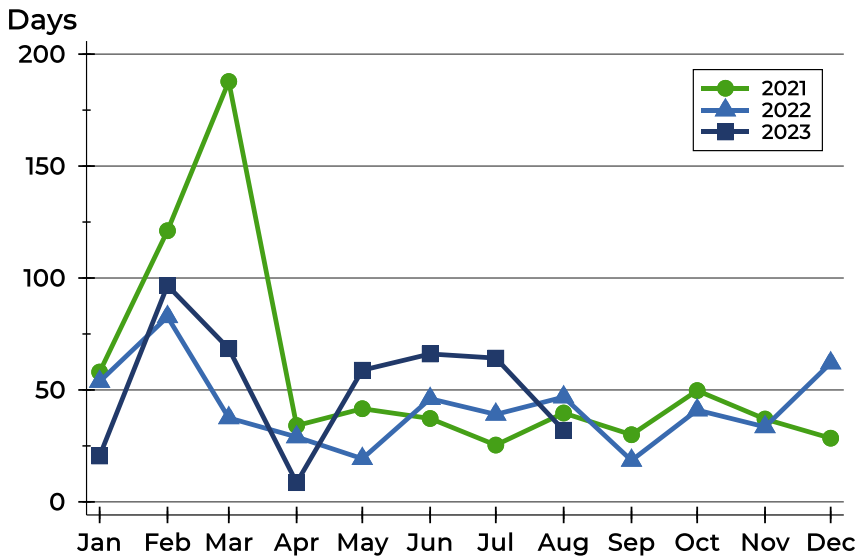


Month	2021	2022	2023
January	85,000	102,000	160,500
February	78,000	159,950	165,000
March	114,900	129,538	163,800
April	89,825	95,750	219,000
May	98,250	96,000	127,000
June	113,000	115,000	176,750
July	155,750	148,500	185,500
August	76,500	127,000	72,500
September	246,000	192,000	
October	82,000	127,700	
November	88,500	150,000	
December	183,000	133,400	



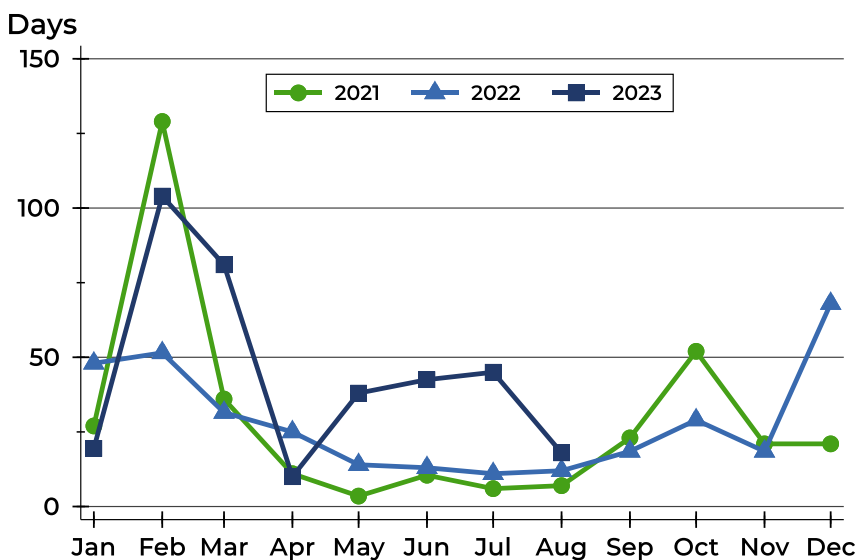
Clay County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	58	54	21
February	121	83	97
March	188	38	68
April	34	29	9
May	42	19	59
June	37	46	66
July	25	39	64
August	40	47	32
September	30	19	
October	50	41	
November	37	34	
December	28	62	

Median DOM



Month	2021	2022	2023
January	27	48	20
February	129	52	104
March	36	32	81
April	11	25	10
May	4	14	38
June	11	13	43
July	6	11	45
August	7	12	18
September	23	19	
October	52	29	
November	21	19	
December	21	68	



Clay County Active Listings Analysis

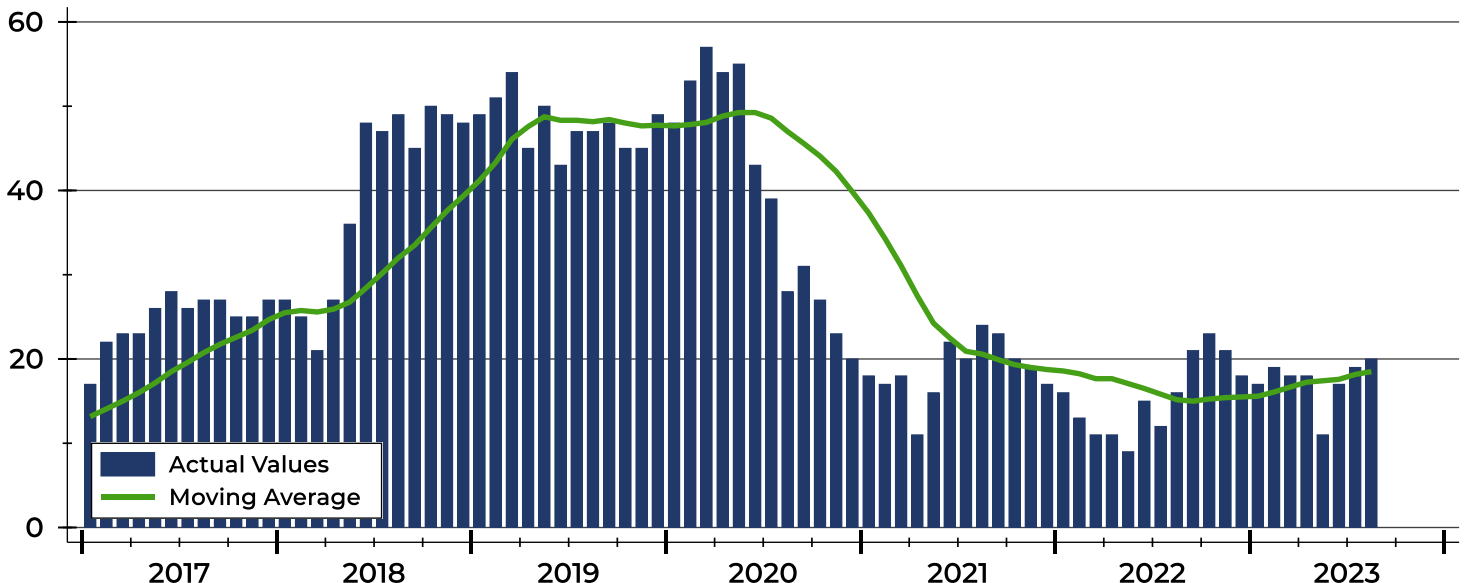
Summary Statistics for Active Listings		2023	End of August 2022	Change
Active Listings		20	16	25.0%
Volume (1,000s)		4,069	3,880	4.9%
Months' Supply		3.1	1.8	72.2%
Average	List Price	203,463	242,500	-16.1%
	Days on Market	69	76	-9.2%
	Percent of Original	96.3%	93.0%	3.5%
Median	List Price	195,000	162,400	20.1%
	Days on Market	36	68	-47.1%
	Percent of Original	100.0%	97.3%	2.8%

A total of 20 homes were available for sale in Clay County at the end of August. This represents a 3.1 months' supply of active listings.

The median list price of homes on the market at the end of August was \$195,000, up 20.1% from 2022. The typical time on market for active listings was 36 days, down from 68 days a year earlier.

History of Active Listings

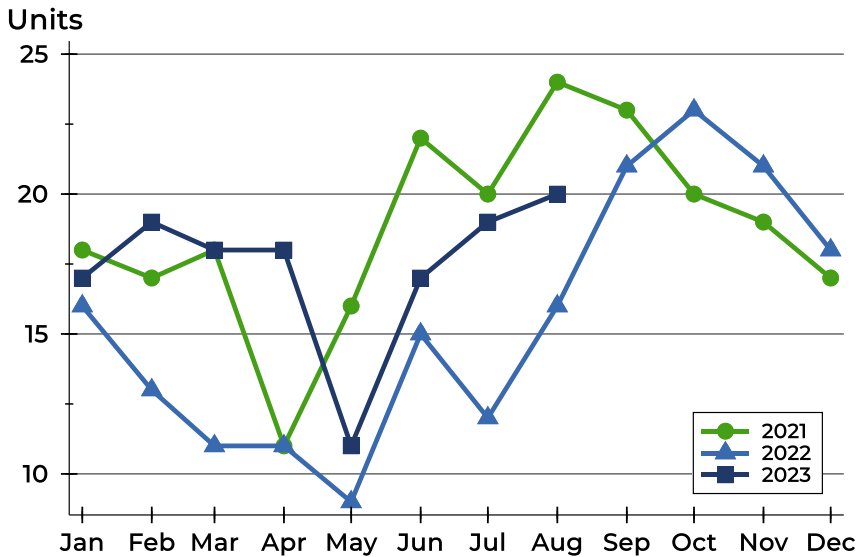
Units





Clay County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	18	16	17
February	17	13	19
March	18	11	18
April	11	11	18
May	16	9	11
June	22	15	17
July	20	12	19
August	24	16	20
September	23	21	
October	20	23	
November	19	21	
December	17	18	

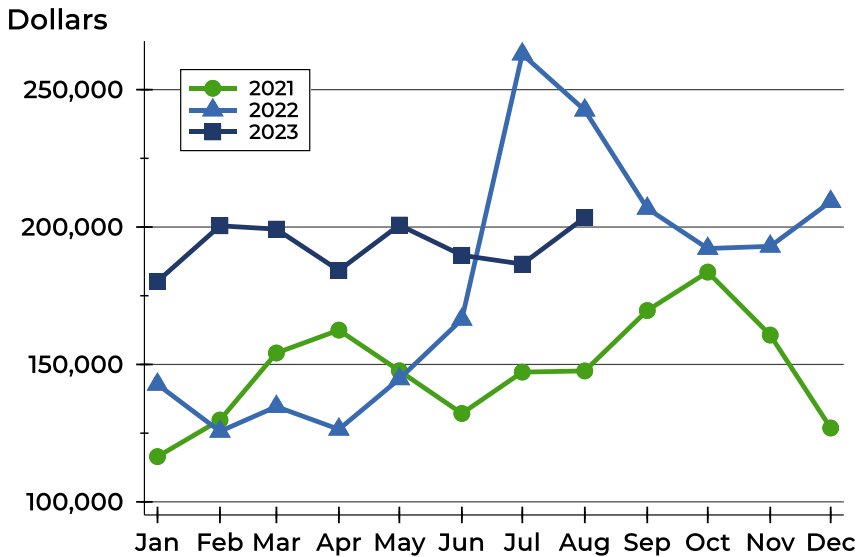
Active Listings by Price Range

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%	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	N/A
\$50,000-\$99,999	4	20.0%	3.4	80,388	83,450	48	16	95.7%	98.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	10.0%	N/A	144,400	144,400	59	59	100.0%	100.0%
\$150,000-\$174,999	3	15.0%	N/A	169,833	170,000	56	46	100.0%	100.0%
\$175,000-\$199,999	1	5.0%	N/A	175,000	175,000	83	83	100.0%	100.0%
\$200,000-\$249,999	8	40.0%	8.0	232,425	233,750	46	36	98.4%	100.0%
\$250,000-\$299,999	1	5.0%	N/A	265,000	265,000	9	9	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	1	5.0%	N/A	650,000	650,000	435	435	56.5%	56.5%
\$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



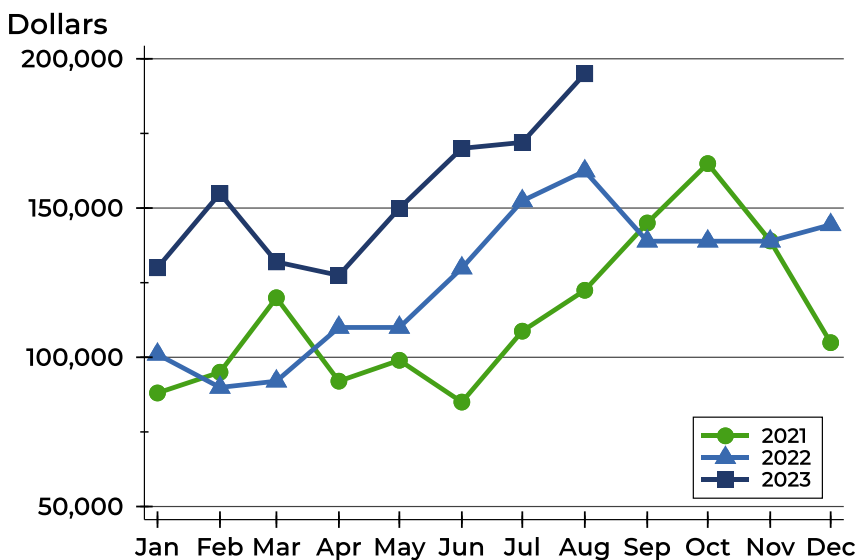
Clay County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	116,461	142,744	180,259
February	129,794	125,646	200,458
March	154,172	134,664	199,250
April	162,509	126,391	184,211
May	147,694	144,744	200,736
June	132,164	166,393	189,724
July	147,225	262,917	186,521
August	147,650	242,500	203,463
September	169,635	206,781	
October	183,625	192,191	
November	160,695	192,990	
December	126,888	209,250	

Median Price

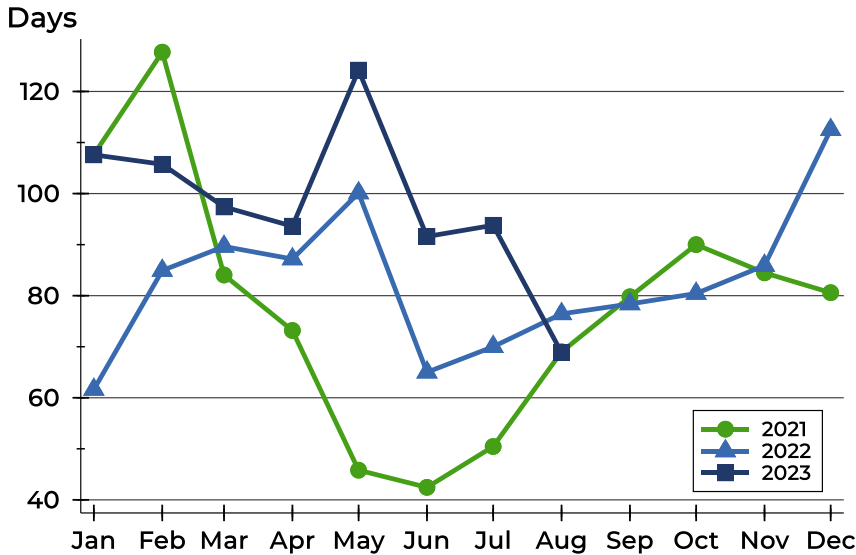


Month	2021	2022	2023
January	88,050	101,000	130,000
February	95,000	89,900	154,900
March	119,950	92,000	131,950
April	92,000	110,000	127,450
May	99,000	110,000	149,900
June	85,000	129,900	170,000
July	108,750	152,400	172,000
August	122,450	162,400	195,000
September	145,000	138,900	
October	164,900	138,900	
November	139,000	138,900	
December	104,900	144,400	



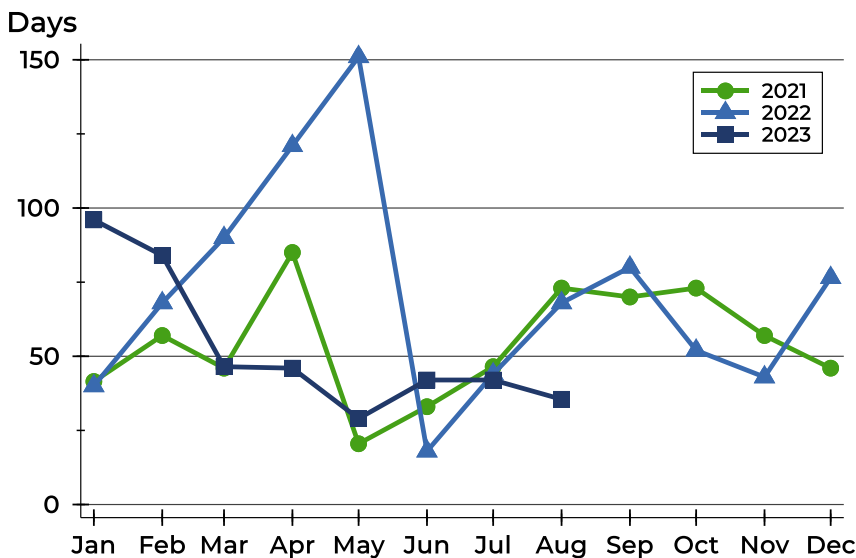
Clay County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	108	62	108
February	128	85	106
March	84	90	97
April	73	87	94
May	46	100	124
June	42	65	92
July	50	70	94
August	69	76	69
September	80	78	
October	90	80	
November	84	86	
December	81	113	

Median DOM

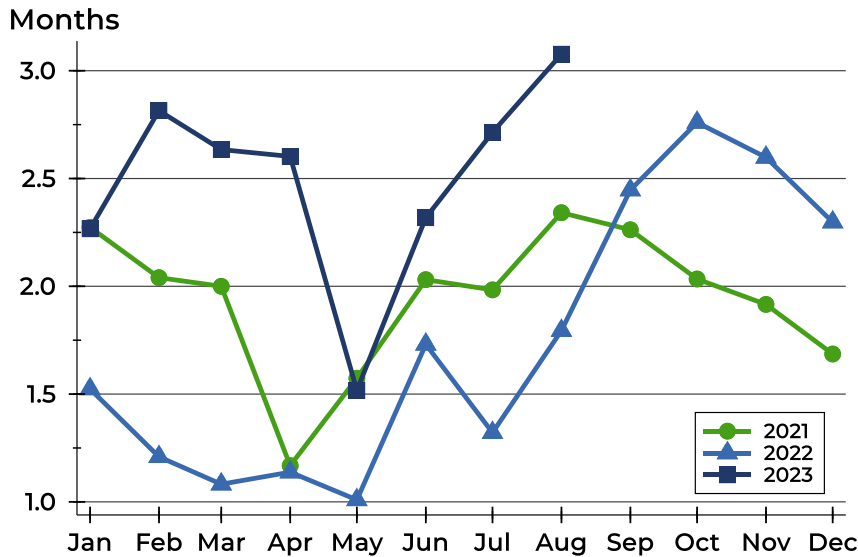


Month	2021	2022	2023
January	42	40	96
February	57	68	84
March	46	90	47
April	85	121	46
May	21	151	29
June	33	18	42
July	47	44	42
August	73	68	36
September	70	80	
October	73	52	
November	57	43	
December	46	77	



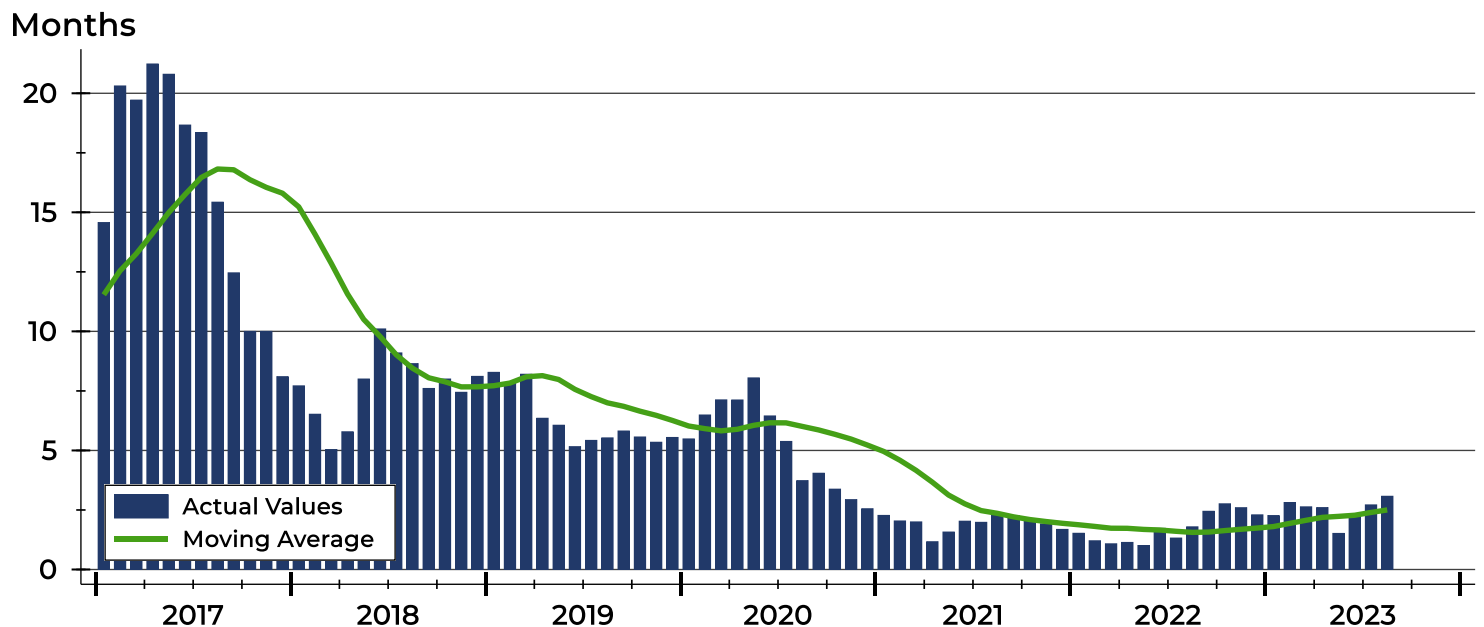
Clay County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.3	1.5	2.3
February	2.0	1.2	2.8
March	2.0	1.1	2.6
April	1.2	1.1	2.6
May	1.6	1.0	1.5
June	2.0	1.7	2.3
July	2.0	1.3	2.7
August	2.3	1.8	3.1
September	2.3	2.4	
October	2.0	2.8	
November	1.9	2.6	
December	1.7	2.3	

History of Month's Supply





Clay County New Listings Analysis

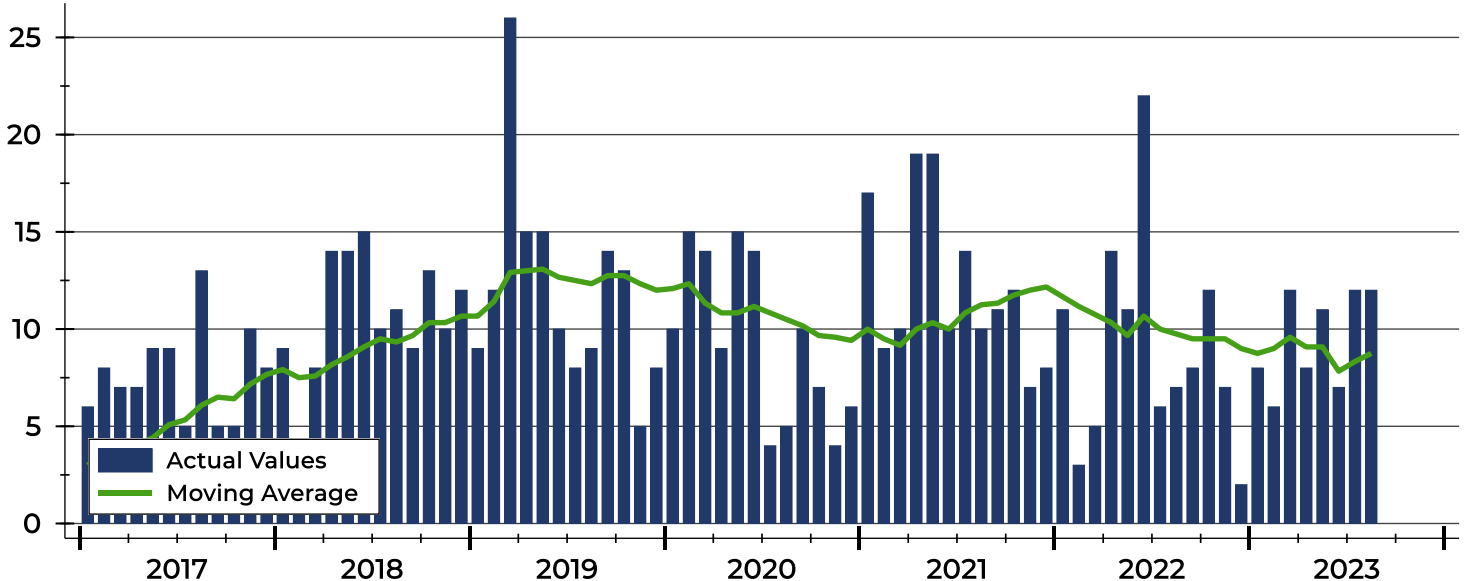
Summary Statistics for New Listings		2023	August 2022	Change
Current Month	New Listings	12	7	71.4%
	Volume (1,000s)	2,167	1,000	116.7%
	Average List Price	180,596	142,871	26.4%
	Median List Price	219,500	140,000	56.8%
Year-to-Date	New Listings	76	79	-3.8%
	Volume (1,000s)	13,890	12,941	7.3%
	Average List Price	182,765	163,815	11.6%
	Median List Price	175,000	137,000	27.7%

A total of 12 new listings were added in Clay County during August, up 71.4% from the same month in 2022. Year-to-date Clay County has seen 76 new listings.

The median list price of these homes was \$219,500 up from \$140,000 in 2022.

History of New Listings

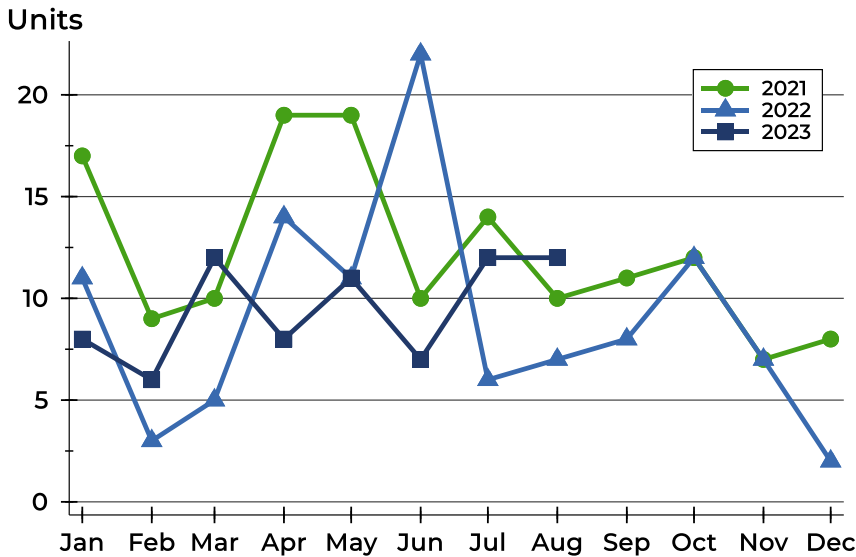
Units





Clay County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	17	11	8
February	9	3	6
March	10	5	12
April	19	14	8
May	19	11	11
June	10	22	7
July	14	6	12
August	10	7	12
September	11	8	
October	12	12	
November	7	7	
December	8	2	

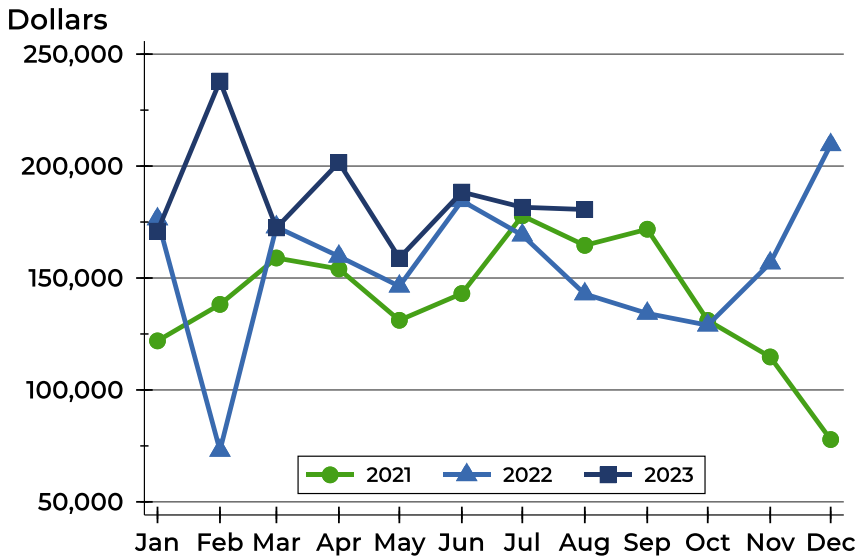
New Listings by Price Range

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	25.0%	66,217	68,000	18	19	95.3%	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	1	8.3%	145,500	145,500	5	5	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	167,500	167,500	25	25	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	6	50.0%	231,750	233,750	14	10	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	265,000	265,000	15	15	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



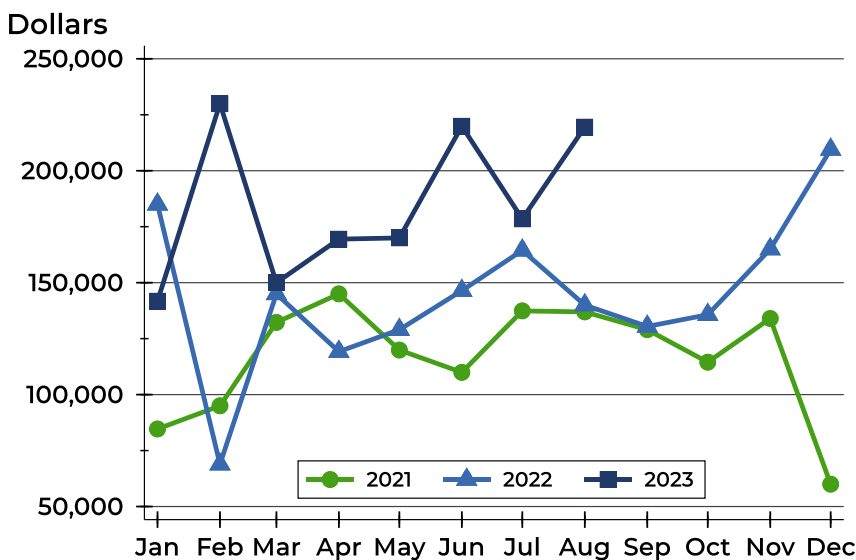
Clay County New Listings Analysis

Average Price



Month	2021	2022	2023
January	121,915	176,355	170,925
February	138,211	72,967	237,967
March	158,940	172,780	172,400
April	154,063	159,679	201,613
May	131,111	146,318	158,918
June	143,060	184,486	188,386
July	177,814	169,150	181,608
August	164,590	142,871	180,596
September	171,791	134,188	
October	131,066	128,917	
November	114,743	156,671	
December	77,838	209,500	

Median Price



Month	2021	2022	2023
January	84,650	185,000	141,750
February	95,000	68,900	229,950
March	132,250	145,000	150,000
April	145,000	119,200	169,450
May	119,900	129,000	170,000
June	109,950	146,450	219,900
July	137,400	164,450	178,500
August	136,950	140,000	219,500
September	129,000	130,450	
October	114,500	135,700	
November	134,000	165,000	
December	60,000	209,500	



Clay County Contracts Written Analysis

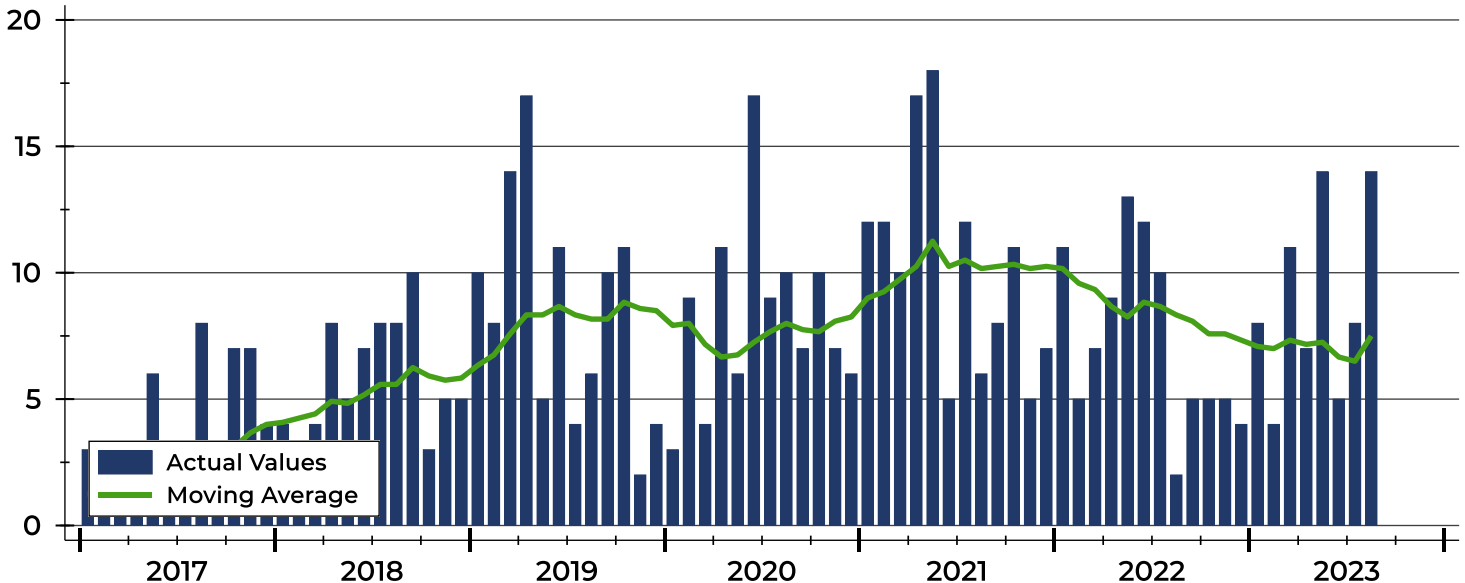
Summary Statistics for Contracts Written		2023	August 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		14	2	600.0%	71	69	2.9%
Volume (1,000s)		2,237	256	773.8%	12,759	9,792	30.3%
Average	Sale Price	159,771	127,750	25.1%	179,703	141,912	26.6%
	Days on Market	72	7	928.6%	58	43	34.9%
	Percent of Original	92.8%	97.8%	-5.1%	93.5%	93.8%	-0.3%
Median	Sale Price	170,000	127,750	33.1%	169,900	129,000	31.7%
	Days on Market	23	7	228.6%	24	14	71.4%
	Percent of Original	100.0%	97.8%	2.2%	97.0%	95.5%	1.6%

A total of 14 contracts for sale were written in Clay County during the month of August, up from 2 in 2022. The median list price of these homes was \$170,000, up from \$127,750 the prior year.

Half of the homes that went under contract in August were on the market less than 23 days, compared to 7 days in August 2022.

History of Contracts Written

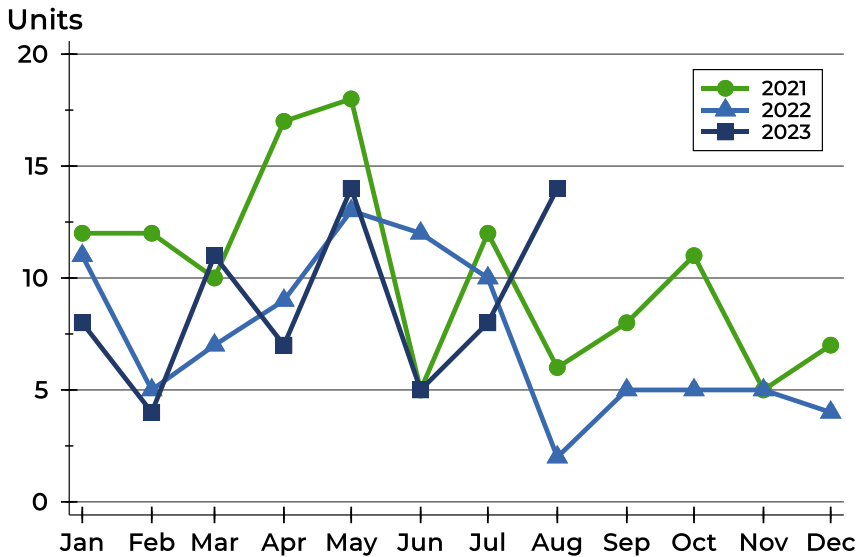
Units





Clay County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	12	11	8
February	12	5	4
March	10	7	11
April	17	9	7
May	18	13	14
June	5	12	5
July	12	10	8
August	6	2	14
September	8	5	5
October	11	5	5
November	5	5	5
December	7	4	4

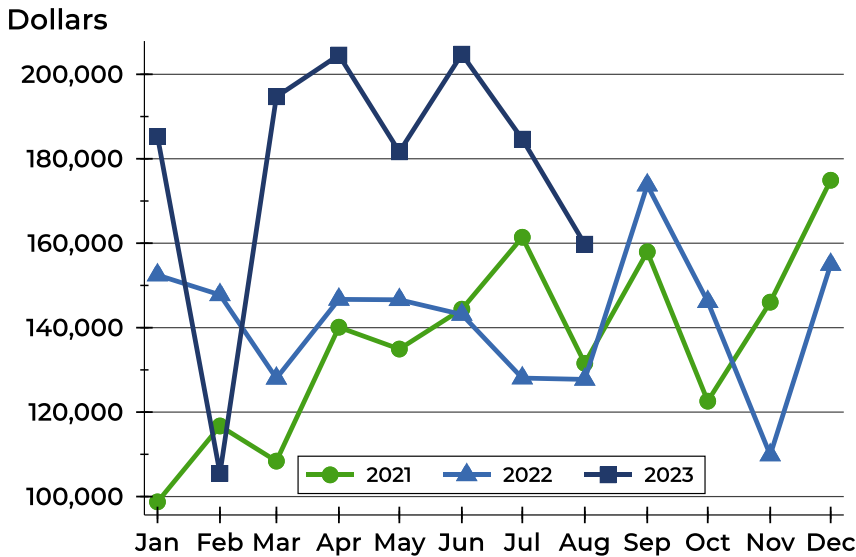
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.1%	32,500	32,500	86	86	56.4%	56.4%
\$50,000-\$99,999	3	21.4%	82,633	89,900	243	48	83.3%	80.6%
\$100,000-\$124,999	1	7.1%	109,900	109,900	4	4	100.0%	100.0%
\$125,000-\$149,999	1	7.1%	145,500	145,500	5	5	100.0%	100.0%
\$150,000-\$174,999	1	7.1%	155,000	155,000	36	36	100.0%	100.0%
\$175,000-\$199,999	2	14.3%	188,500	188,500	26	26	97.4%	97.4%
\$200,000-\$249,999	4	28.6%	228,500	229,500	17	10	99.4%	100.0%
\$250,000-\$299,999	1	7.1%	255,000	255,000	22	22	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



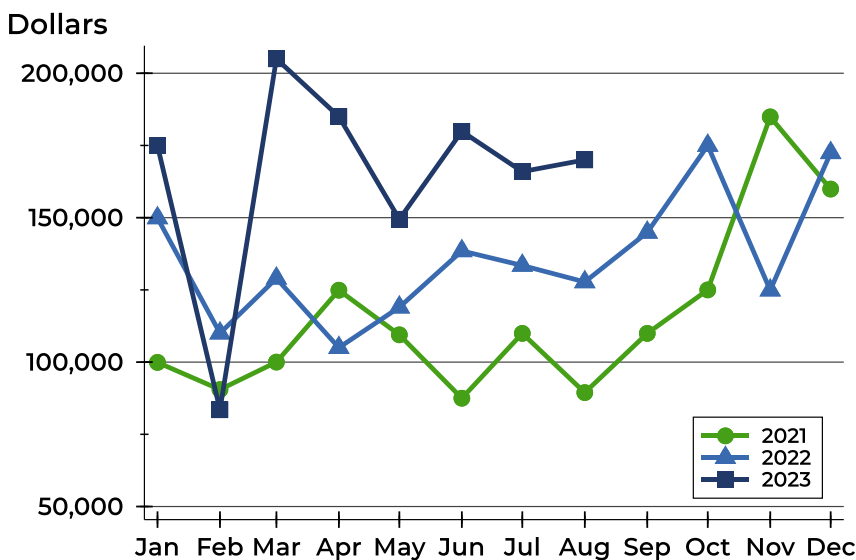
Clay County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	98,742	152,464	185,300
February	116,721	147,780	105,500
March	108,390	128,000	194,691
April	140,112	146,700	204,571
May	134,933	146,608	181,643
June	144,380	143,133	204,780
July	161,417	128,060	184,650
August	131,567	127,750	159,771
September	157,963	173,760	
October	122,590	146,140	
November	146,040	109,840	
December	174,914	154,950	

Median Price

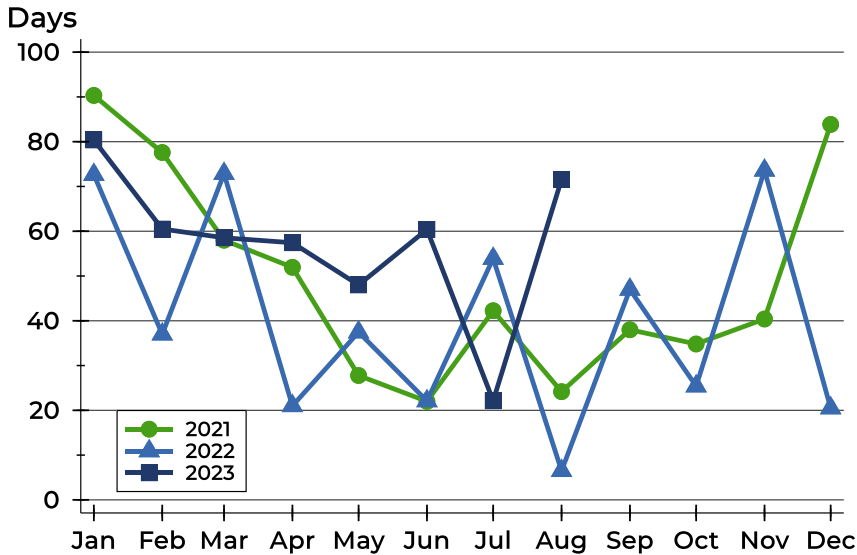


Month	2021	2022	2023
January	99,900	149,900	174,950
February	90,500	110,000	83,500
March	100,000	129,000	205,000
April	124,900	105,000	185,000
May	109,450	119,000	149,450
June	87,500	138,500	179,900
July	109,950	133,450	165,950
August	89,450	127,750	170,000
September	109,950	144,900	
October	125,000	175,000	
November	184,900	124,900	
December	159,900	172,450	



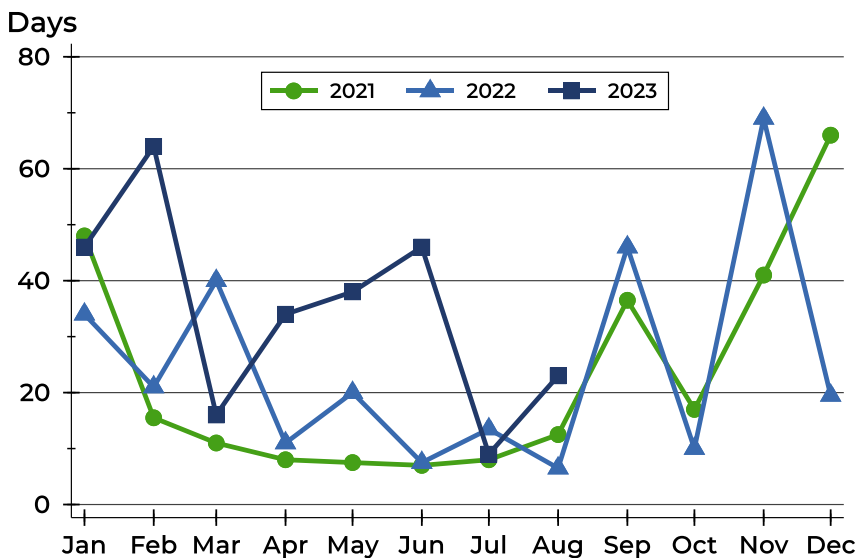
Clay County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	90	73	80
February	78	37	61
March	58	73	59
April	52	21	57
May	28	37	48
June	22	22	60
July	42	54	22
August	24	7	72
September	38	47	
October	35	25	
November	40	74	
December	84	21	

Median DOM



Month	2021	2022	2023
January	48	34	46
February	16	21	64
March	11	40	16
April	8	11	34
May	8	20	38
June	7	8	46
July	8	14	9
August	13	7	23
September	37	46	
October	17	10	
November	41	69	
December	66	20	



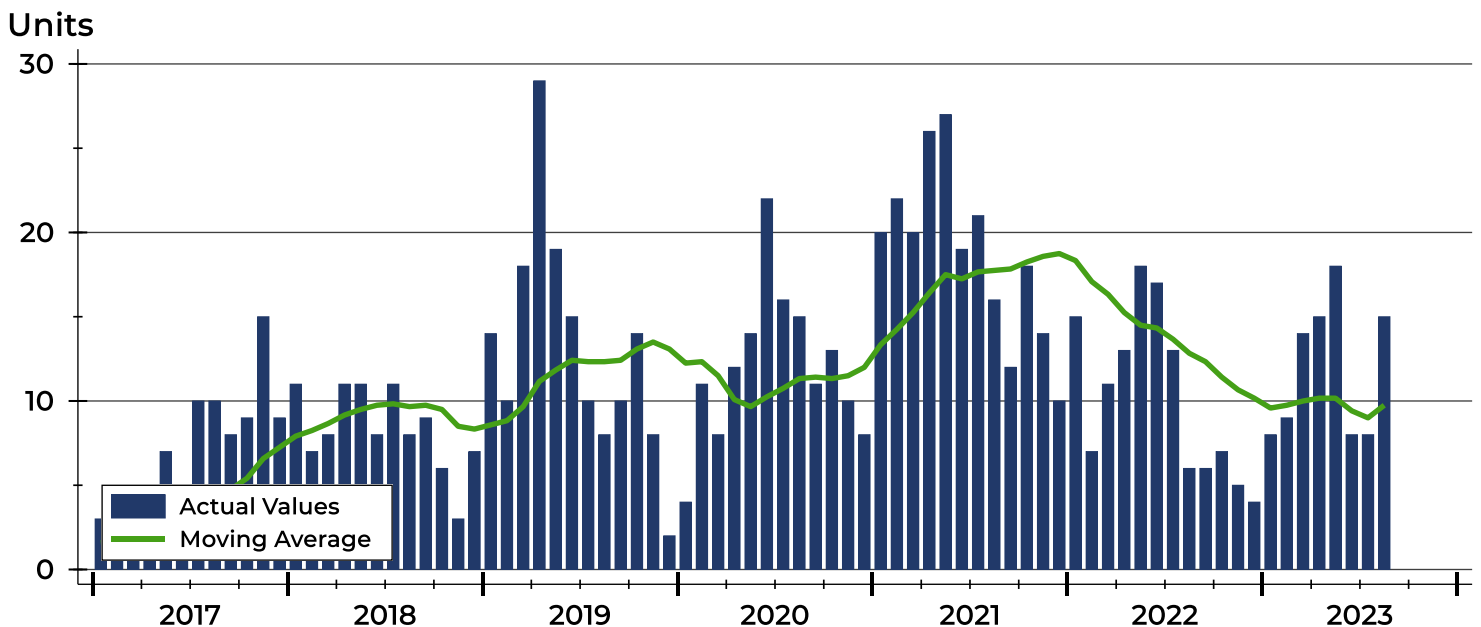
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of August 2022	Change
Pending Contracts		15	6	150.0%
Volume (1,000s)		2,645	994	166.1%
Average	List Price	176,353	165,700	6.4%
	Days on Market	63	21	200.0%
	Percent of Original	97.4%	97.6%	-0.2%
Median	List Price	185,000	164,950	12.2%
	Days on Market	13	11	18.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Clay County had contracts pending at the end of August, up from 6 contracts pending at the end of August 2022.

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.

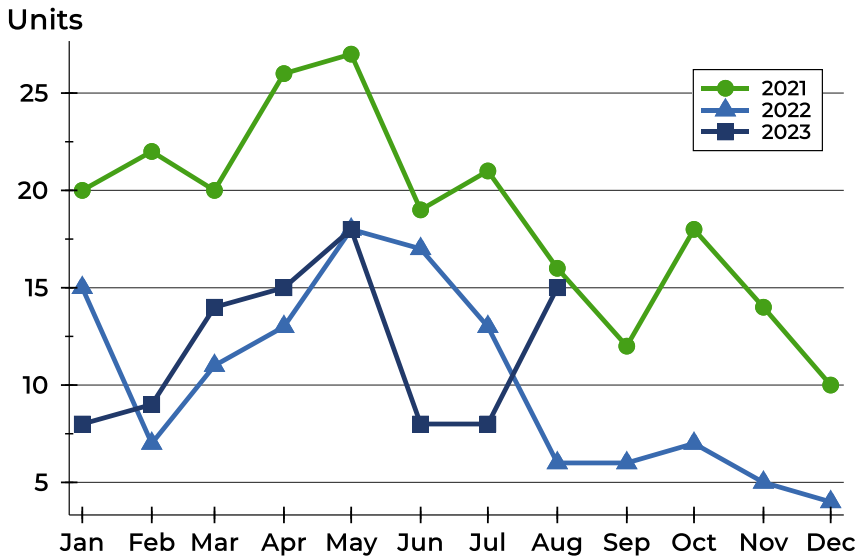
History of Pending Contracts





Clay County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	20	15	8
February	22	7	9
March	20	11	14
April	26	13	15
May	27	18	18
June	19	17	8
July	21	13	8
August	16	6	15
September	12	6	6
October	18	7	7
November	14	5	5
December	10	4	4

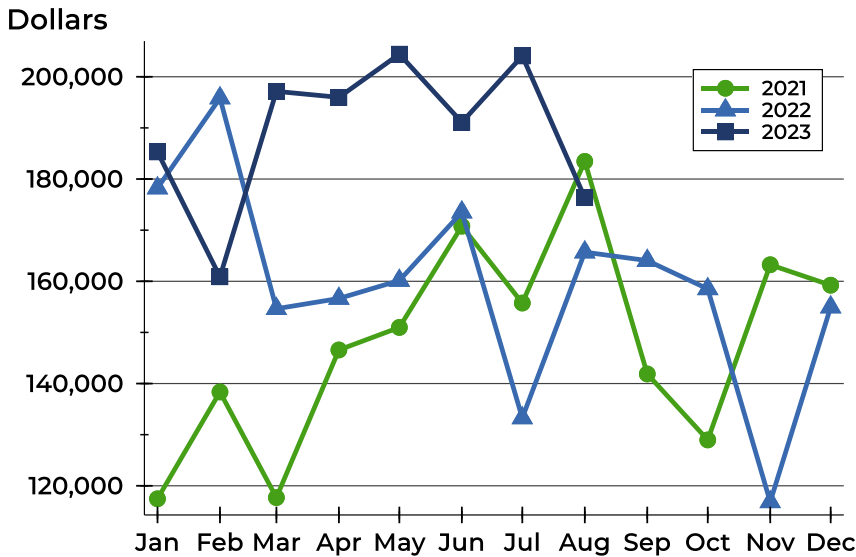
Pending Contracts by Price Range

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	2	13.3%	79,000	79,000	341	341	84.6%	84.6%
\$100,000-\$124,999	1	6.7%	109,900	109,900	4	4	100.0%	100.0%
\$125,000-\$149,999	3	20.0%	143,467	145,500	25	6	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	155,000	155,000	36	36	100.0%	100.0%
\$175,000-\$199,999	2	13.3%	188,500	188,500	26	26	97.4%	97.4%
\$200,000-\$249,999	5	33.3%	232,000	230,000	15	6	99.5%	100.0%
\$250,000-\$299,999	1	6.7%	255,000	255,000	22	22	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



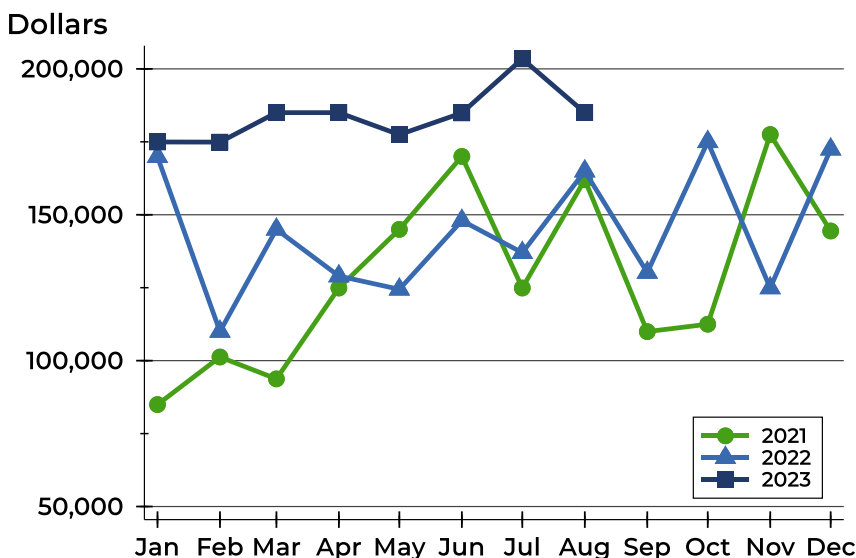
Clay County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	117,463	178,233	185,300
February	138,357	195,843	160,878
March	117,703	154,636	197,150
April	146,569	156,638	195,980
May	150,981	160,156	204,428
June	170,784	173,524	191,100
July	155,752	133,269	204,075
August	183,456	165,700	176,353
September	141,875	164,050	
October	128,977	158,514	
November	163,235	116,860	
December	159,239	154,950	

Median Price

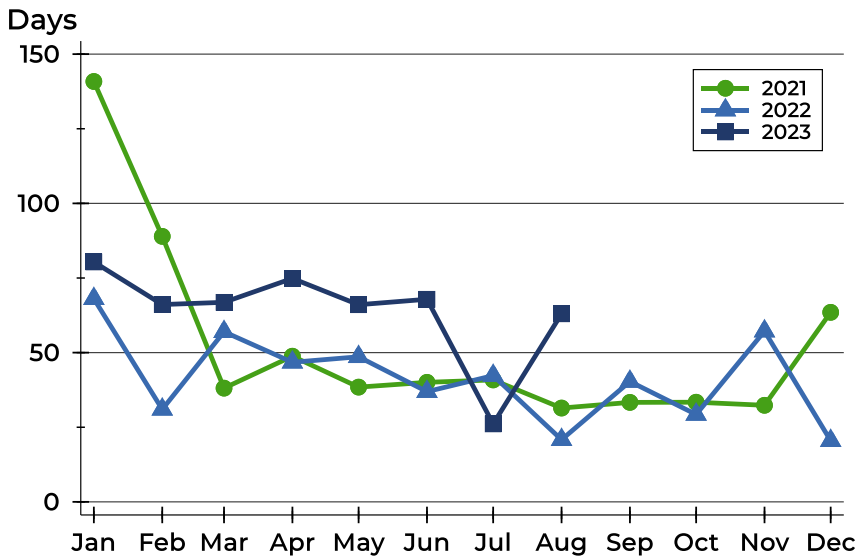


Month	2021	2022	2023
January	84,950	169,900	174,950
February	101,250	110,000	174,900
March	93,750	145,000	185,000
April	124,900	129,000	185,000
May	145,000	124,450	177,450
June	170,000	148,000	184,900
July	124,900	137,000	203,450
August	162,000	164,950	185,000
September	109,950	130,200	
October	112,500	175,000	
November	177,495	124,900	
December	144,450	172,450	



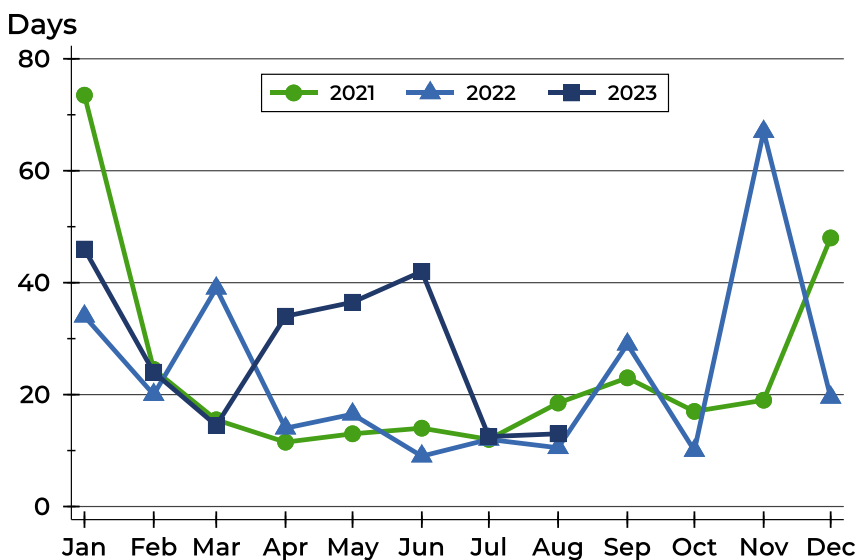
Clay County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	141	68	80
February	89	31	66
March	38	57	67
April	49	47	75
May	38	49	66
June	40	37	68
July	41	42	26
August	31	21	63
September	33	40	
October	33	29	
November	32	57	
December	64	21	

Median DOM



Month	2021	2022	2023
January	74	34	46
February	25	20	24
March	16	39	15
April	12	14	34
May	13	17	37
June	14	9	42
July	12	12	13
August	19	11	13
September	23	29	
October	17	10	
November	19	67	
December	48	20	