



## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Rose in September

Total home sales in Clay County rose by 400.0% last month to 10 units, compared to 2 units in September 2022. Total sales volume was \$1.7 million, up 334.0% from a year earlier.

The median sale price in September was \$165,250, down from \$192,000 a year earlier. Homes that sold in September were typically on the market for 9 days and sold for 100.0% 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 18 units, down from 21 at the same point in 2022. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of September was \$172,500.

During September, a total of 7 contracts were written up from 5 in September 2022. At the end of the month, there were 12 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

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## Clay County Summary Statistics

September MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>10</b>	<b>2</b>	<b>6</b>	<b>70</b>	<b>78</b>	<b>96</b>
Change from prior year		400.0%	-66.7%	-14.3%	-10.3%	-18.8%	41.2%
<b>Active Listings</b>		<b>18</b>	<b>21</b>	<b>23</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-14.3%	-8.7%	-25.8%			
<b>Months' Supply</b>		<b>2.5</b>	<b>2.4</b>	<b>2.3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		4.2%	4.3%	-42.5%			
<b>New Listings</b>		<b>6</b>	<b>8</b>	<b>11</b>	<b>82</b>	<b>87</b>	<b>119</b>
Change from prior year		-25.0%	-27.3%	10.0%	-5.7%	-26.9%	24.0%
<b>Contracts Written</b>		<b>7</b>	<b>5</b>	<b>8</b>	<b>77</b>	<b>74</b>	<b>100</b>
Change from prior year		40.0%	-37.5%	14.3%	4.1%	-26.0%	31.6%
<b>Pending Contracts</b>		<b>12</b>	<b>6</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		100.0%	-50.0%	9.1%			
<b>Sales Volume (1,000s)</b>		<b>1,667</b>	<b>384</b>	<b>1,459</b>	<b>12,053</b>	<b>10,796</b>	<b>12,344</b>
Change from prior year		334.1%	-73.7%	48.0%	11.6%	-12.5%	58.5%
Average	<b>Sale Price</b>	<b>166,650</b>	<b>192,000</b>	<b>243,232</b>	<b>172,190</b>	<b>138,413</b>	<b>128,584</b>
	Change from prior year	-13.2%	-21.1%	72.7%	24.4%	7.6%	12.3%
	<b>List Price of Actives</b>	<b>191,981</b>	<b>206,781</b>	<b>169,635</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-7.2%	21.9%	35.6%			
	<b>Days on Market</b>	<b>15</b>	<b>19</b>	<b>30</b>	<b>48</b>	<b>46</b>	<b>65</b>
Change from prior year	-21.1%	-36.7%	-75.0%	4.3%	-29.2%	-31.6%	
	<b>Percent of List</b>	<b>97.3%</b>	<b>98.8%</b>	<b>99.0%</b>	<b>95.1%</b>	<b>95.6%</b>	<b>96.9%</b>
Change from prior year	-1.5%	-0.2%	1.6%	-0.5%	-1.3%	3.5%	
	<b>Percent of Original</b>	<b>96.7%</b>	<b>97.3%</b>	<b>98.5%</b>	<b>93.3%</b>	<b>93.4%</b>	<b>95.2%</b>
Change from prior year	-0.6%	-1.2%	4.9%	-0.1%	-1.9%	4.6%	
Median	<b>Sale Price</b>	<b>165,250</b>	<b>192,000</b>	<b>246,000</b>	<b>164,400</b>	<b>127,000</b>	<b>95,750</b>
	Change from prior year	-13.9%	-22.0%	73.2%	29.4%	32.6%	-16.0%
	<b>List Price of Actives</b>	<b>172,500</b>	<b>138,900</b>	<b>145,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	24.2%	-4.2%	51.0%			
	<b>Days on Market</b>	<b>9</b>	<b>19</b>	<b>23</b>	<b>23</b>	<b>20</b>	<b>14</b>
Change from prior year	-52.6%	-17.4%	-80.8%	15.0%	42.9%	-80.8%	
	<b>Percent of List</b>	<b>100.0%</b>	<b>98.8%</b>	<b>97.5%</b>	<b>97.3%</b>	<b>96.4%</b>	<b>97.8%</b>
Change from prior year	1.2%	1.3%	0.2%	0.9%	-1.4%	0.8%	
	<b>Percent of Original</b>	<b>100.0%</b>	<b>97.3%</b>	<b>96.5%</b>	<b>95.9%</b>	<b>94.9%</b>	<b>96.4%</b>
Change from prior year	2.8%	0.8%	2.3%	1.1%	-1.6%	2.7%	

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



## Clay County Closed Listings Analysis

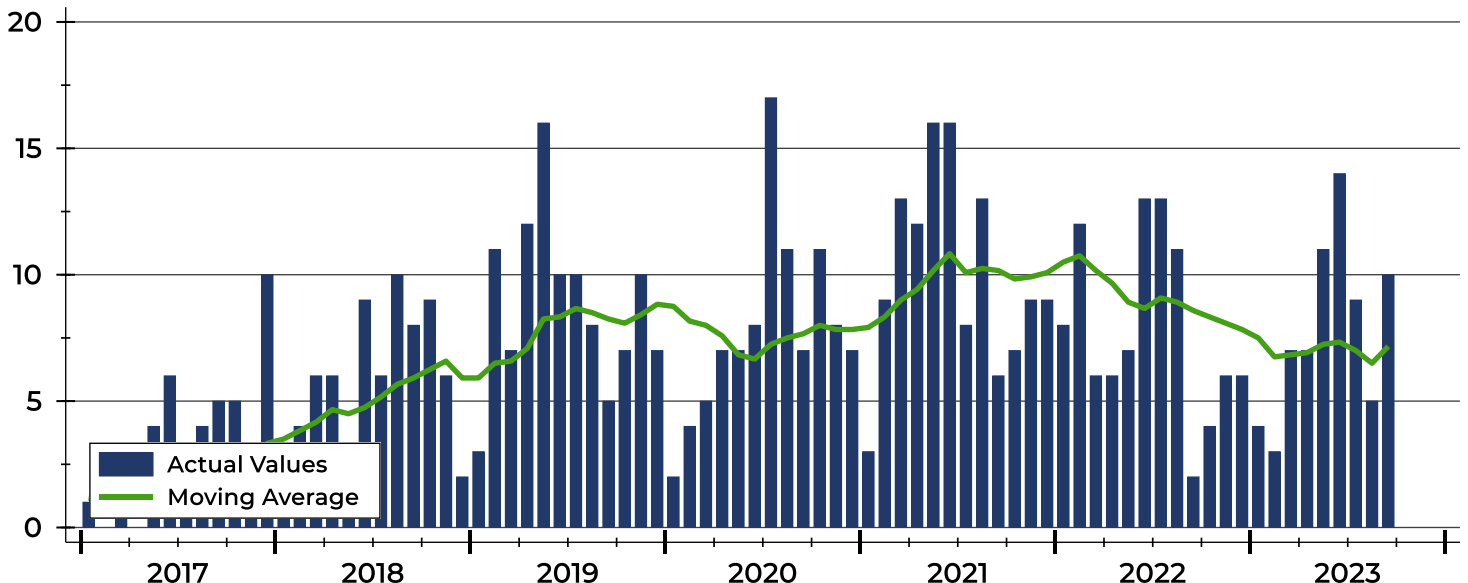
Summary Statistics for Closed Listings		September			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>10</b>	2	400.0%	<b>70</b>	78	-10.3%
Volume (1,000s)		<b>1,667</b>	384	334.1%	<b>12,053</b>	10,796	11.6%
Months' Supply		<b>2.5</b>	2.4	4.2%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>166,650</b>	192,000	-13.2%	<b>172,190</b>	138,413	24.4%
	Days on Market	<b>15</b>	19	-21.1%	<b>48</b>	46	4.3%
	Percent of List	<b>97.3%</b>	98.8%	-1.5%	<b>95.1%</b>	95.6%	-0.5%
	Percent of Original	<b>96.7%</b>	97.3%	-0.6%	<b>93.3%</b>	93.4%	-0.1%
Median	Sale Price	<b>165,250</b>	192,000	-13.9%	<b>164,400</b>	127,000	29.4%
	Days on Market	<b>9</b>	19	-52.6%	<b>23</b>	20	15.0%
	Percent of List	<b>100.0%</b>	98.8%	1.2%	<b>97.3%</b>	96.4%	0.9%
	Percent of Original	<b>100.0%</b>	97.3%	2.8%	<b>95.9%</b>	94.9%	1.1%

A total of 10 homes sold in Clay County in September, up from 2 units in September 2022. Total sales volume rose to \$1.7 million compared to \$0.4 million in the previous year.

The median sales price in September was \$165,250, down 13.9% compared to the prior year. Median days on market was 9 days, down from 18 days in August, and down from 19 in September 2022.

## History of Closed Listings

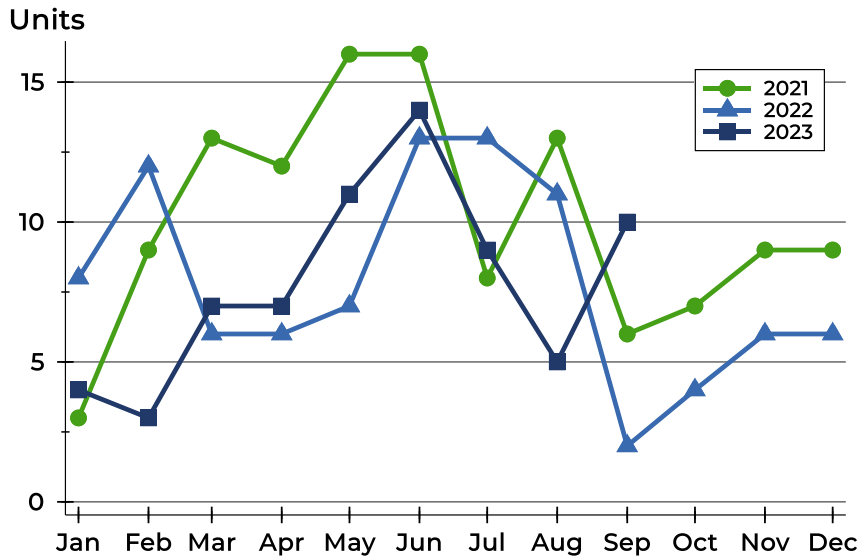
Units





## 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	10
October	7	4	6
November	9	6	6
December	9	6	6

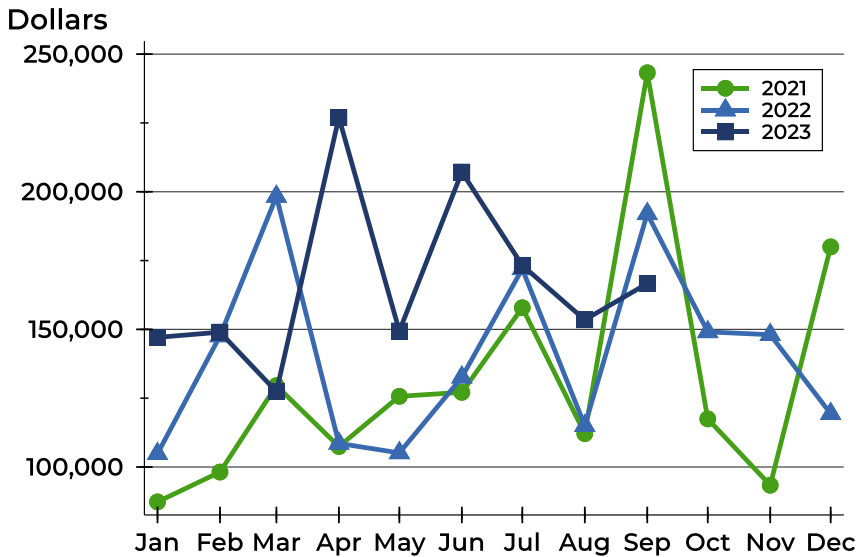
### Closed Listings by Price Range

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	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	4.0	60,000	60,000	11	11	88.2%	88.2%	88.2%	88.2%
\$100,000-\$124,999	1	10.0%	0.0	115,000	115,000	4	4	104.6%	104.6%	104.6%	104.6%
\$125,000-\$149,999	3	30.0%	0.9	135,167	135,000	16	6	93.5%	100.0%	93.5%	100.0%
\$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	2	20.0%	1.3	187,500	187,500	26	26	99.5%	99.5%	96.9%	96.9%
\$200,000-\$249,999	2	20.0%	6.5	228,000	228,000	6	6	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	10.0%	0.0	255,000	255,000	22	22	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



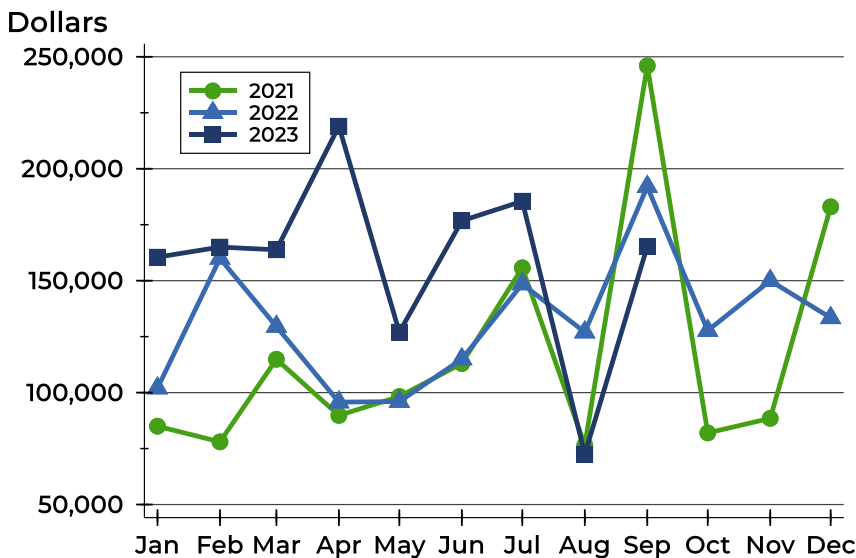
## Clay County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	87,333	104,813	<b>147,100</b>
February	98,167	147,613	<b>149,000</b>
March	129,554	198,296	<b>127,400</b>
April	107,446	108,583	<b>226,971</b>
May	125,681	105,129	<b>149,409</b>
June	127,129	132,615	<b>207,171</b>
July	157,875	172,000	<b>173,274</b>
August	112,127	115,020	<b>153,480</b>
September	243,232	192,000	<b>166,650</b>
October	117,486	149,100	
November	93,389	148,067	
December	179,989	119,367	

### Median Price

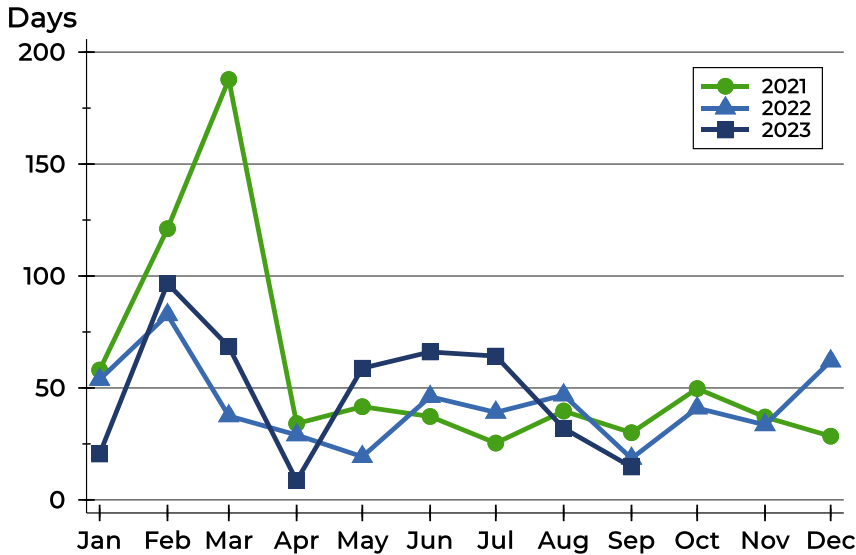


Month	2021	2022	2023
January	85,000	102,000	<b>160,500</b>
February	78,000	159,950	<b>165,000</b>
March	114,900	129,538	<b>163,800</b>
April	89,825	95,750	<b>219,000</b>
May	98,250	96,000	<b>127,000</b>
June	113,000	115,000	<b>176,750</b>
July	155,750	148,500	<b>185,500</b>
August	76,500	127,000	<b>72,500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



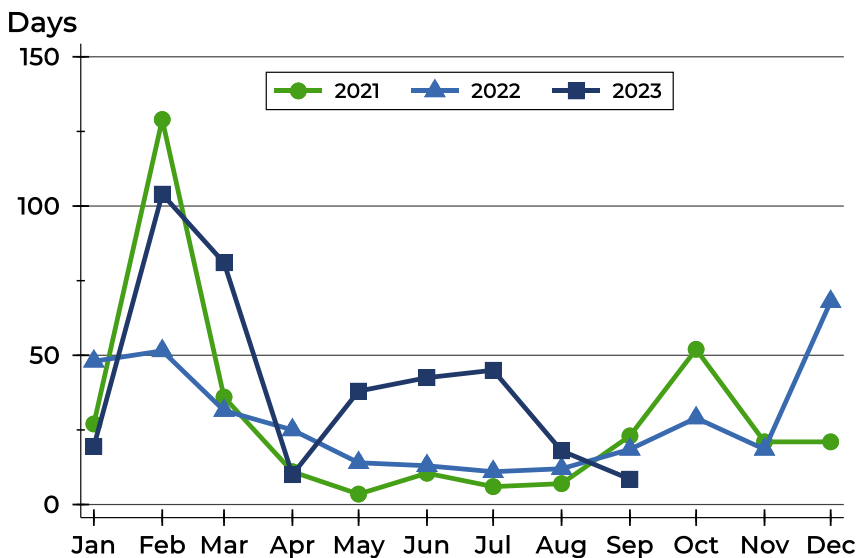
## Clay County Closed Listings Analysis

### 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	15
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	9
October	52	29	
November	21	19	
December	21	68	



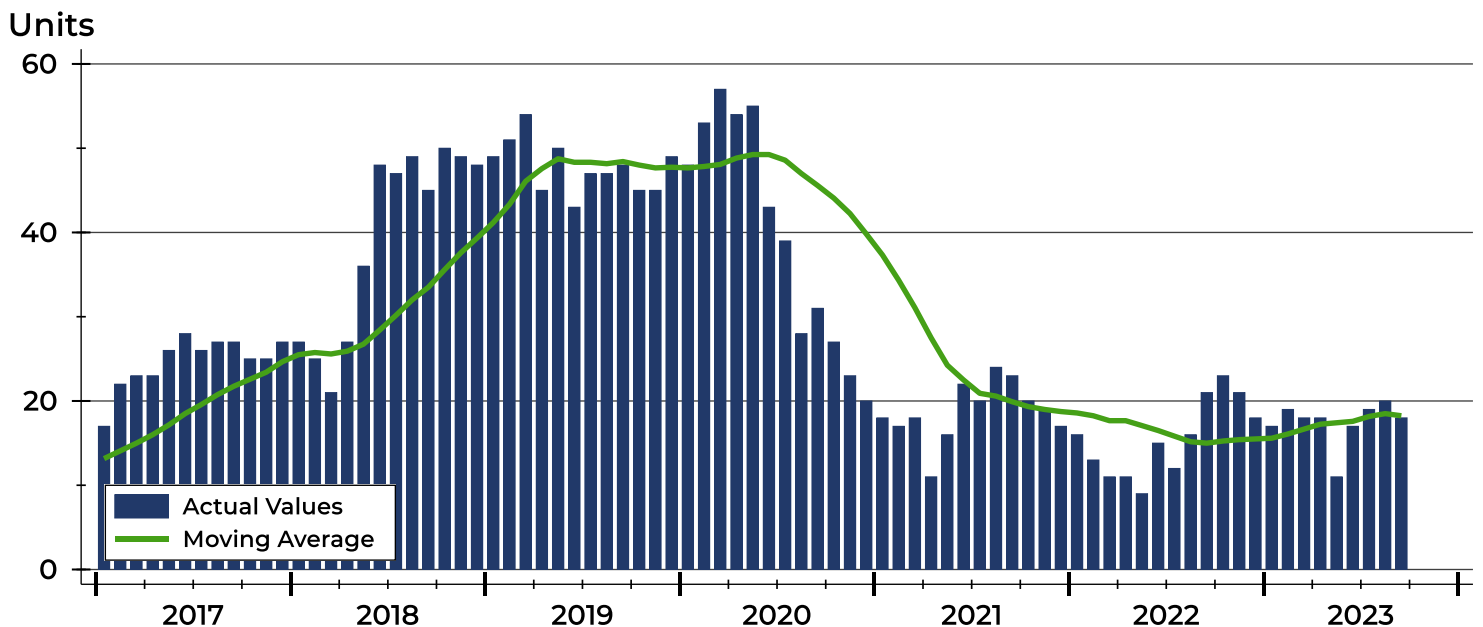
## Clay County Active Listings Analysis

Summary Statistics for Active Listings		End of September		
		2023	2022	Change
Active Listings		<b>18</b>	21	-14.3%
Volume (1,000s)		<b>3,456</b>	4,342	-20.4%
Months' Supply		<b>2.5</b>	2.4	4.2%
Average	List Price	<b>191,981</b>	206,781	-7.2%
	Days on Market	<b>93</b>	78	19.2%
	Percent of Original	<b>94.8%</b>	92.9%	2.0%
Median	List Price	<b>172,500</b>	138,900	24.2%
	Days on Market	<b>66</b>	80	-17.5%
	Percent of Original	<b>100.0%</b>	95.1%	5.2%

A total of 18 homes were available for sale in Clay County at the end of September. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of September was \$172,500, up 24.2% from 2022. The typical time on market for active listings was 66 days, down from 80 days a year earlier.

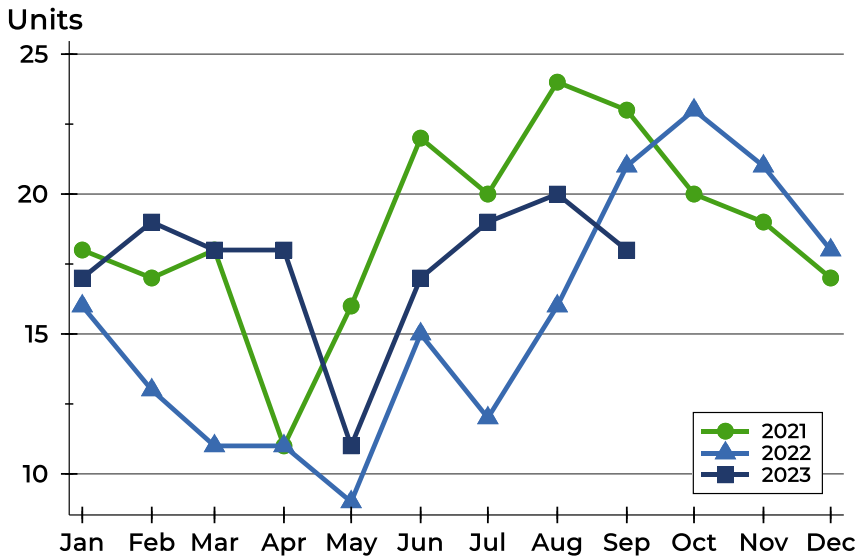
## History of Active Listings





## 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	18
October	20	23	
November	19	21	
December	17	18	

### Active Listings by Price Range

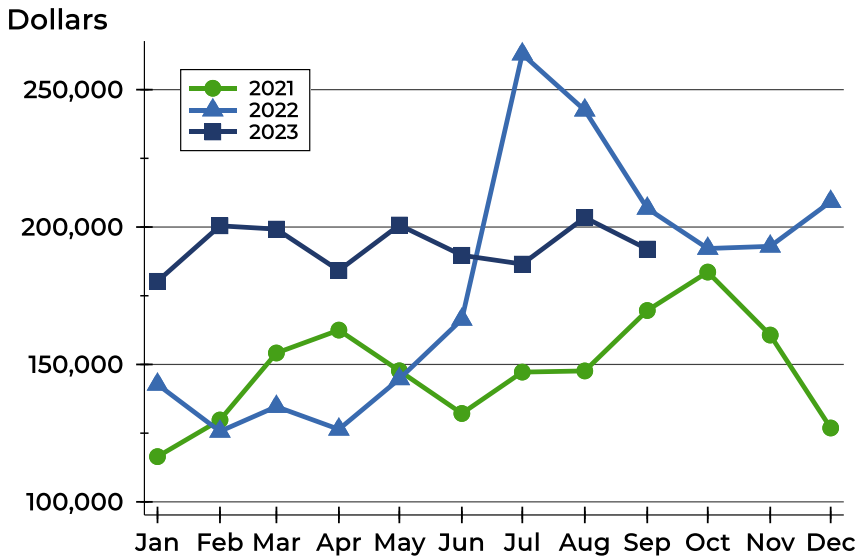
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	27.8%	4.0	80,910	83,000	54	43	96.5%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	5.6%	0.9	138,900	138,900	12	12	100.0%	100.0%
\$150,000-\$174,999	3	16.7%	N/A	161,600	159,900	86	76	95.1%	93.0%
\$175,000-\$199,999	1	5.6%	1.3	175,000	175,000	113	113	100.0%	100.0%
\$200,000-\$249,999	7	38.9%	6.5	228,914	229,000	79	72	97.3%	100.0%
\$250,000-\$299,999	0	0.0%	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	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	5.6%	N/A	650,000	650,000	465	465	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





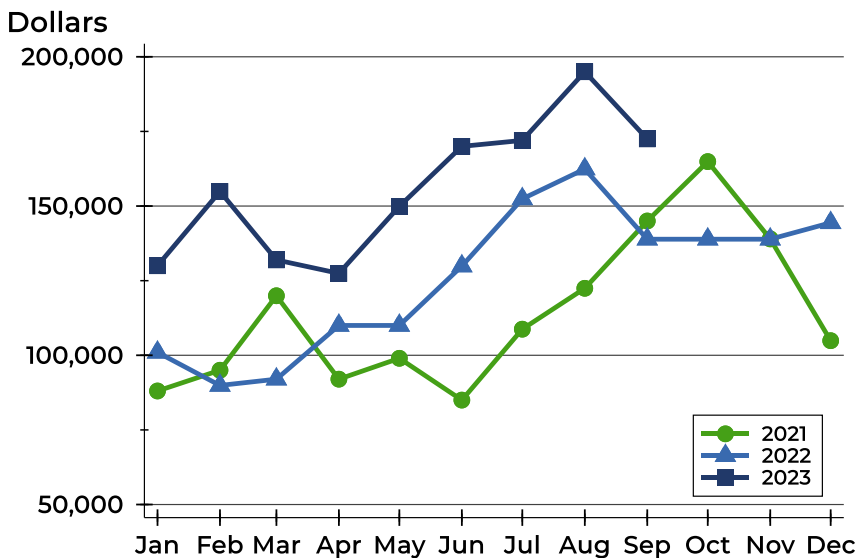
# Clay County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	116,461	142,744	<b>180,259</b>
February	129,794	125,646	<b>200,458</b>
March	154,172	134,664	<b>199,250</b>
April	162,509	126,391	<b>184,211</b>
May	147,694	144,744	<b>200,736</b>
June	132,164	166,393	<b>189,724</b>
July	147,225	262,917	<b>186,521</b>
August	147,650	242,500	<b>203,463</b>
September	169,635	206,781	<b>191,981</b>
October	183,625	192,191	
November	160,695	192,990	
December	126,888	209,250	

## Median Price

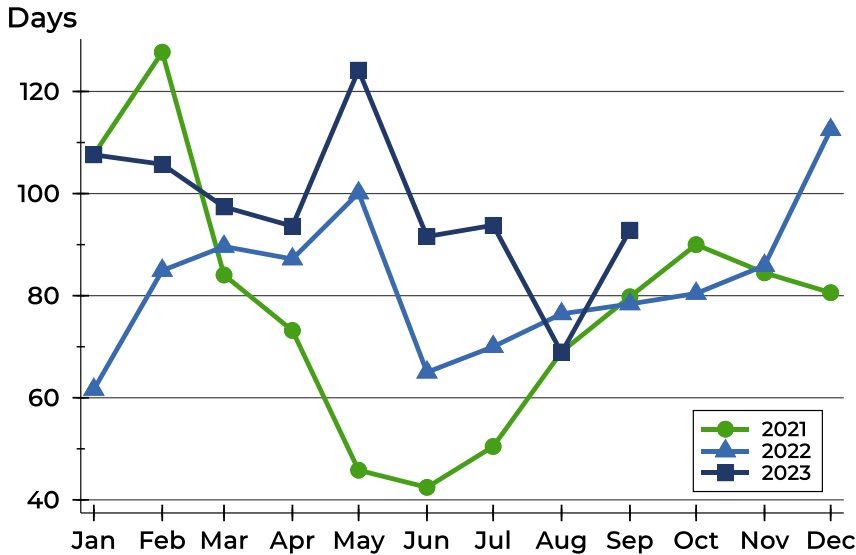


Month	2021	2022	2023
January	88,050	101,000	<b>130,000</b>
February	95,000	89,900	<b>154,900</b>
March	119,950	92,000	<b>131,950</b>
April	92,000	110,000	<b>127,450</b>
May	99,000	110,000	<b>149,900</b>
June	85,000	129,900	<b>170,000</b>
July	108,750	152,400	<b>172,000</b>
August	122,450	162,400	<b>195,000</b>
September	145,000	138,900	<b>172,500</b>
October	164,900	138,900	
November	139,000	138,900	
December	104,900	144,400	



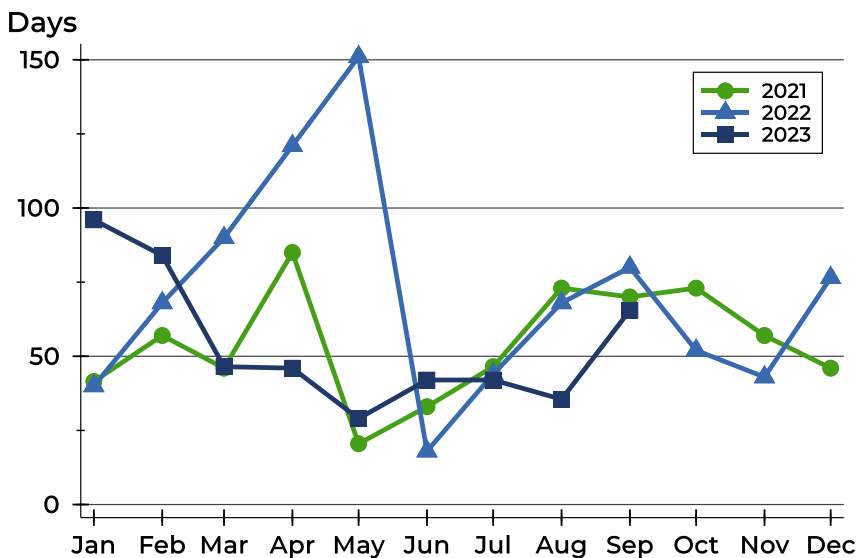
## Clay County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	108	62	<b>108</b>
February	128	85	<b>106</b>
March	84	90	<b>97</b>
April	73	87	<b>94</b>
May	46	100	<b>124</b>
June	42	65	<b>92</b>
July	50	70	<b>94</b>
August	69	76	<b>69</b>
September	80	78	<b>93</b>
October	90	80	<b>93</b>
November	84	86	<b>93</b>
December	81	113	<b>93</b>

### Median DOM

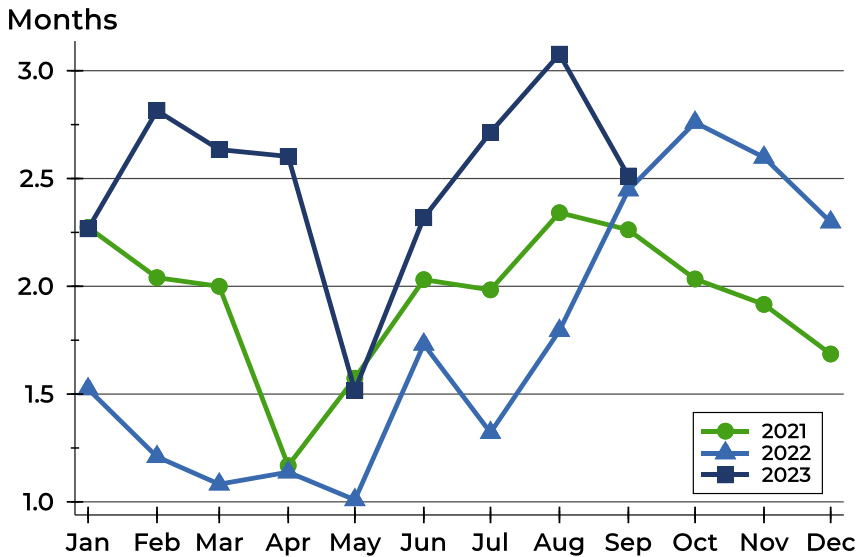


Month	2021	2022	2023
January	42	40	<b>96</b>
February	57	68	<b>84</b>
March	46	90	<b>47</b>
April	85	121	<b>46</b>
May	21	151	<b>29</b>
June	33	18	<b>42</b>
July	47	44	<b>42</b>
August	73	68	<b>36</b>
September	70	80	<b>66</b>
October	73	52	<b>66</b>
November	57	43	<b>66</b>
December	46	77	<b>66</b>



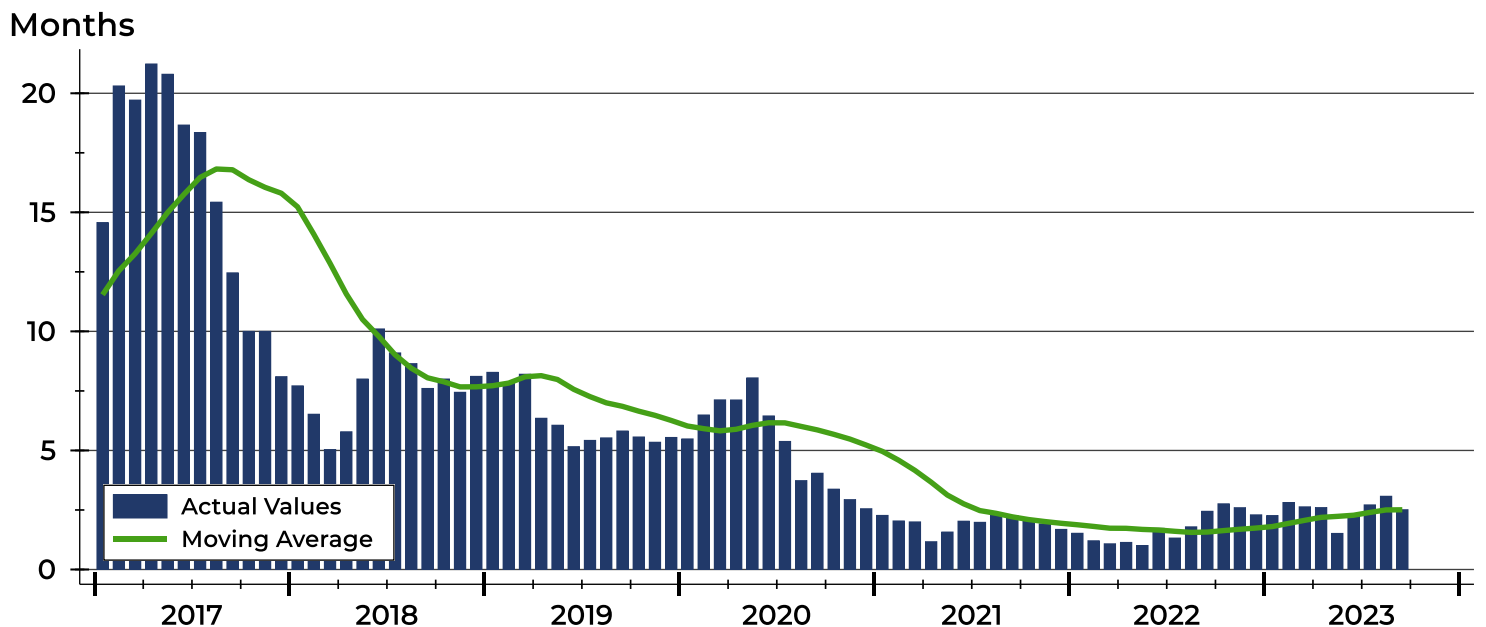
# Clay County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	2.3	1.5	<b>2.3</b>
February	2.0	1.2	<b>2.8</b>
March	2.0	1.1	<b>2.6</b>
April	1.2	1.1	<b>2.6</b>
May	1.6	1.0	<b>1.5</b>
June	2.0	1.7	<b>2.3</b>
July	2.0	1.3	<b>2.7</b>
August	2.3	1.8	<b>3.1</b>
September	2.3	2.4	<b>2.5</b>
October	2.0	2.8	2.3
November	1.9	2.6	2.3
December	1.7	2.3	2.3

## History of Month's Supply





## Clay County New Listings Analysis

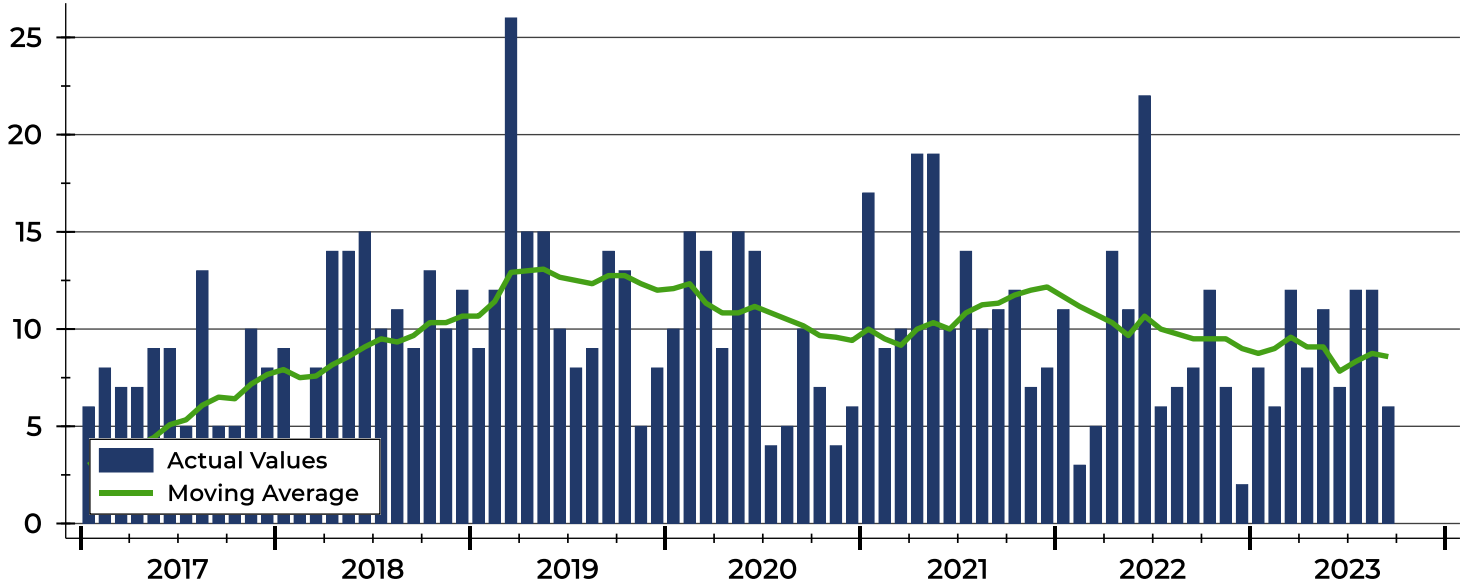
Summary Statistics for New Listings		2023	September 2022	Change
Current Month	New Listings	<b>6</b>	8	-25.0%
	Volume (1,000s)	<b>990</b>	1,074	-7.8%
	Average List Price	<b>164,967</b>	134,188	22.9%
	Median List Price	<b>175,950</b>	130,450	34.9%
Year-to-Date	New Listings	<b>82</b>	87	-5.7%
	Volume (1,000s)	<b>14,835</b>	14,015	5.9%
	Average List Price	<b>180,916</b>	161,091	12.3%
	Median List Price	<b>175,000</b>	136,000	28.7%

A total of 6 new listings were added in Clay County during September, down 25.0% from the same month in 2022. Year-to-date Clay County has seen 82 new listings.

The median list price of these homes was \$175,950 up from \$130,450 in 2022.

## History of New Listings

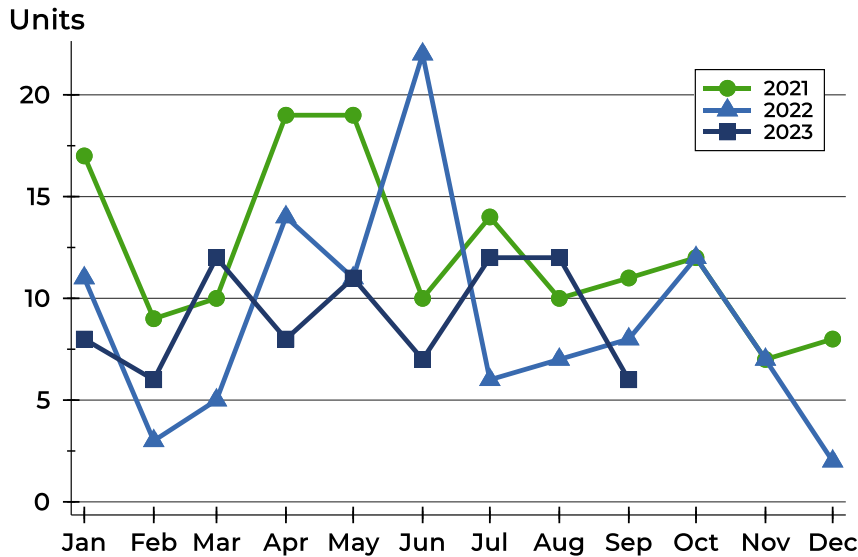
Units





## 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	6
October	12	12	
November	7	7	
December	8	2	

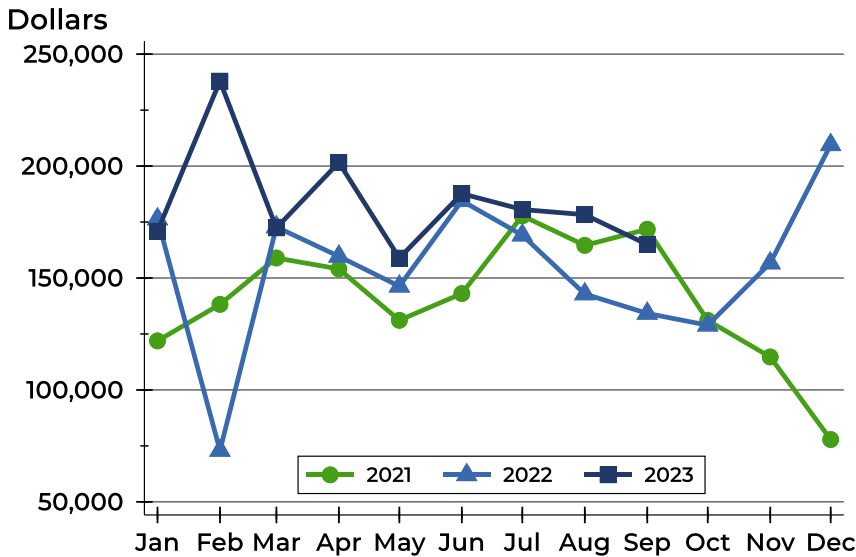
### New Listings by Price Range

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	2	33.3%	71,500	71,500	13	13	87.5%	87.5%
\$100,000-\$124,999	1	16.7%	114,900	114,900	2	2	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	2	33.3%	238,500	238,500	8	8	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	254,900	254,900	9	9	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



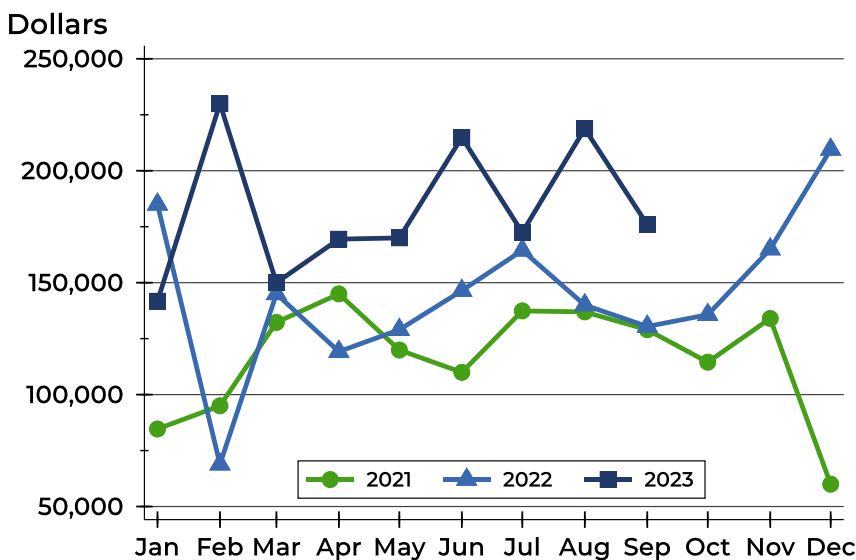
## Clay County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	121,915	176,355	<b>170,925</b>
February	138,211	72,967	<b>237,967</b>
March	158,940	172,780	<b>172,400</b>
April	154,063	159,679	<b>201,613</b>
May	131,111	146,318	<b>158,918</b>
June	143,060	184,486	<b>187,671</b>
July	177,814	169,150	<b>180,600</b>
August	164,590	142,871	<b>178,288</b>
September	171,791	134,188	<b>164,967</b>
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	<b>141,750</b>
February	95,000	68,900	<b>229,950</b>
March	132,250	145,000	<b>150,000</b>
April	145,000	119,200	<b>169,450</b>
May	119,900	129,000	<b>170,000</b>
June	109,950	146,450	<b>214,900</b>
July	137,400	164,450	<b>172,450</b>
August	136,950	140,000	<b>218,750</b>
September	129,000	130,450	<b>175,950</b>
October	114,500	135,700	
November	134,000	165,000	
December	60,000	209,500	



## Clay County Contracts Written Analysis

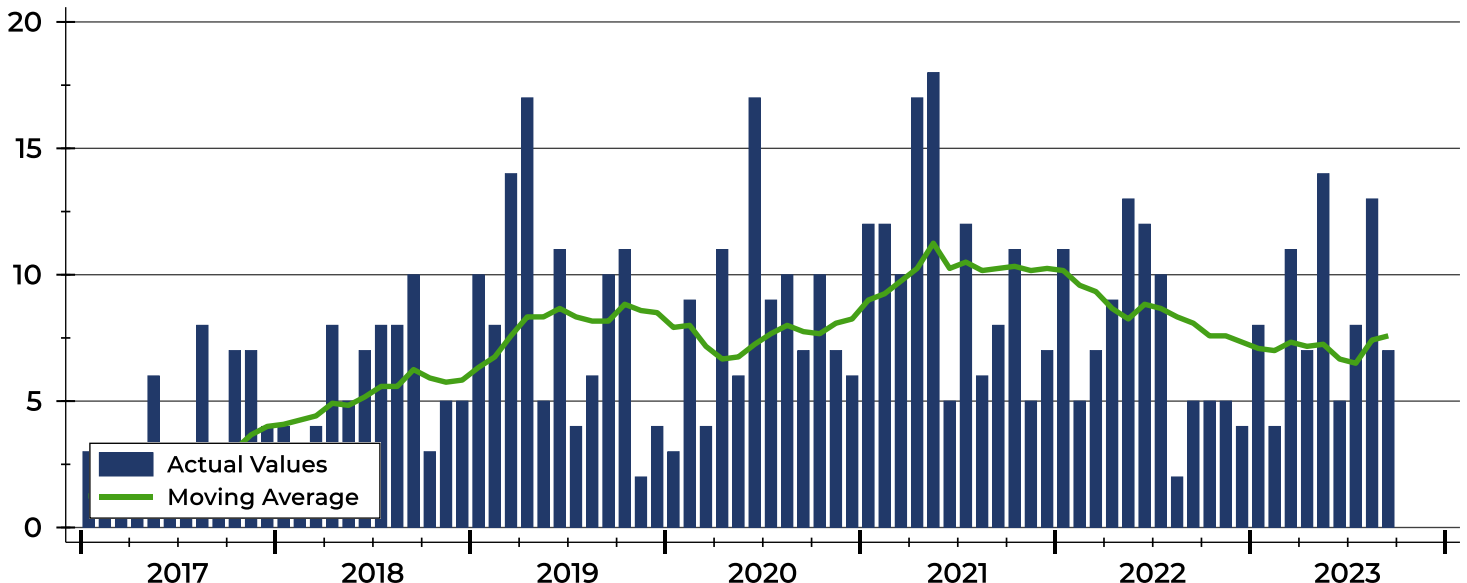
Summary Statistics for Contracts Written		September			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>7</b>	5	40.0%	<b>77</b>	74	4.1%
Volume (1,000s)		<b>1,319</b>	869	51.8%	<b>13,988</b>	10,661	31.2%
Average	Sale Price	<b>188,371</b>	173,760	8.4%	<b>181,656</b>	144,064	26.1%
	Days on Market	<b>26</b>	47	-44.7%	<b>47</b>	44	6.8%
	Percent of Original	<b>96.2%</b>	96.4%	-0.2%	<b>93.7%</b>	93.9%	-0.2%
Median	Sale Price	<b>239,000</b>	144,900	64.9%	<b>174,900</b>	129,000	35.6%
	Days on Market	<b>6</b>	46	-87.0%	<b>20</b>	15	33.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>97.0%</b>	95.6%	1.5%

A total of 7 contracts for sale were written in Clay County during the month of September, up from 5 in 2022. The median list price of these homes was \$239,000, up from \$144,900 the prior year.

Half of the homes that went under contract in September were on the market less than 6 days, compared to 46 days in September 2022.

## History of Contracts Written

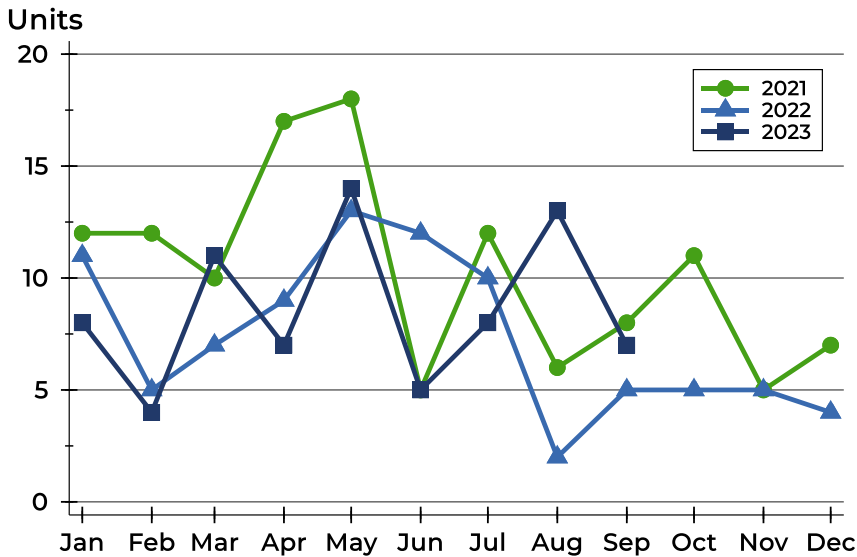
Units





## 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	13
September	8	5	7
October	11	5	7
November	5	5	7
December	7	4	7

### Contracts Written by Price Range

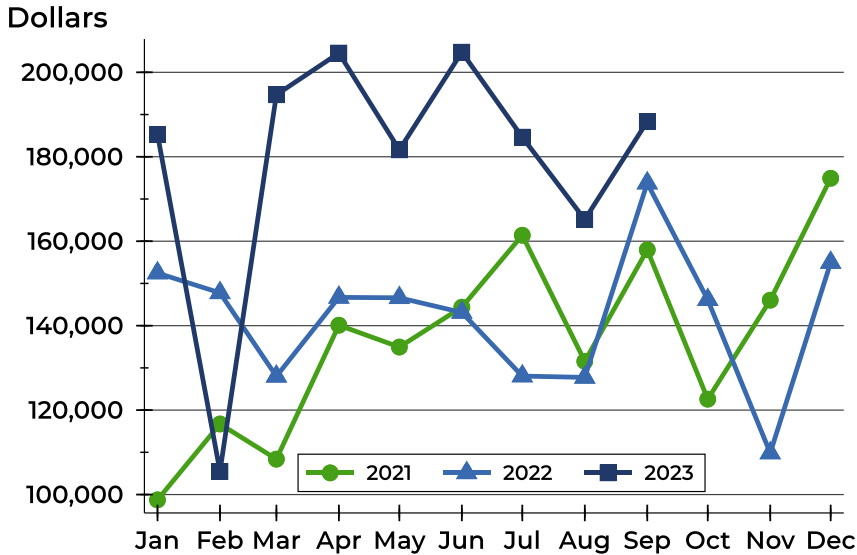
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	60,000	60,000	6	6	75.0%	75.0%
\$100,000-\$124,999	1	14.3%	114,900	114,900	2	2	100.0%	100.0%
\$125,000-\$149,999	1	14.3%	149,900	149,900	116	116	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	239,500	239,500	6	6	100.0%	100.0%
\$250,000-\$299,999	2	28.6%	257,400	257,400	23	23	99.0%	99.0%
\$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





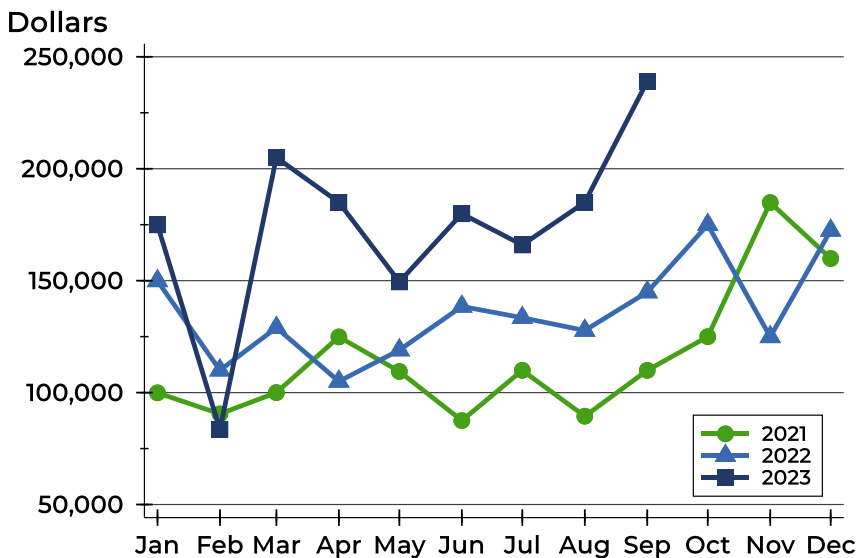
## Clay County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	98,742	152,464	<b>185,300</b>
February	116,721	147,780	<b>105,500</b>
March	108,390	128,000	<b>194,691</b>
April	140,112	146,700	<b>204,571</b>
May	134,933	146,608	<b>181,643</b>
June	144,380	143,133	<b>204,780</b>
July	161,417	128,060	<b>184,650</b>
August	131,567	127,750	<b>165,138</b>
September	157,963	173,760	<b>188,371</b>
October	122,590	146,140	
November	146,040	109,840	
December	174,914	154,950	

### Median Price

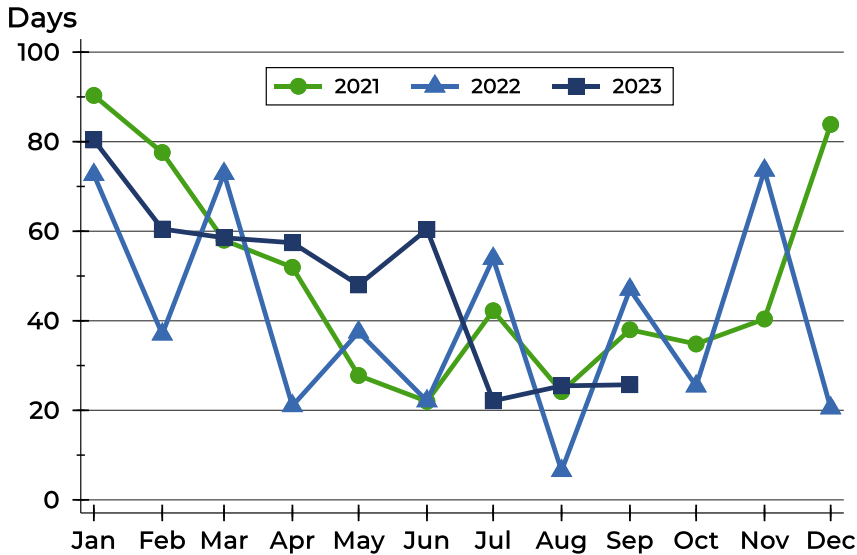


Month	2021	2022	2023
January	99,900	149,900	<b>174,950</b>
February	90,500	110,000	<b>83,500</b>
March	100,000	129,000	<b>205,000</b>
April	124,900	105,000	<b>185,000</b>
May	109,450	119,000	<b>149,450</b>
June	87,500	138,500	<b>179,900</b>
July	109,950	133,450	<b>165,950</b>
August	89,450	127,750	<b>185,000</b>
September	109,950	144,900	<b>239,000</b>
October	125,000	175,000	
November	184,900	124,900	
December	159,900	172,450	



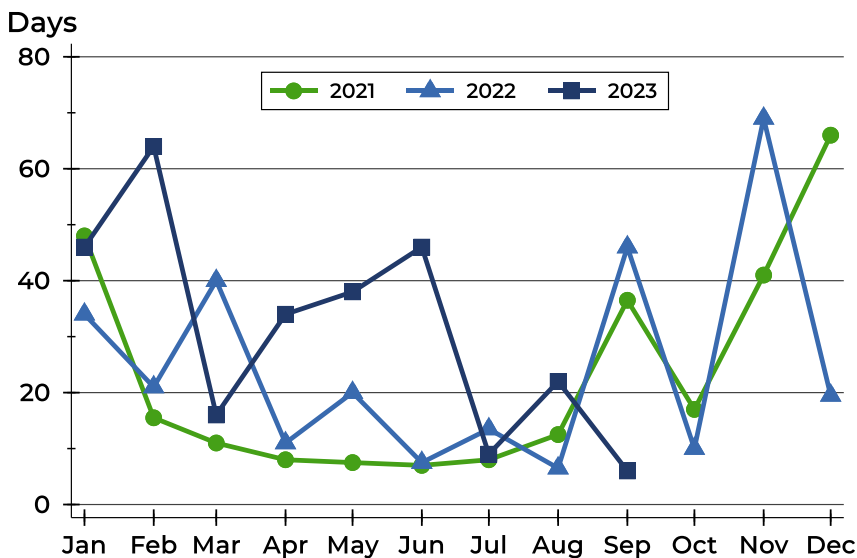
## Clay County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	90	73	<b>80</b>
February	78	37	<b>61</b>
March	58	73	<b>59</b>
April	52	21	<b>57</b>
May	28	37	<b>48</b>
June	22	22	<b>60</b>
July	42	54	<b>22</b>
August	24	7	<b>25</b>
September	38	47	<b>26</b>
October	35	25	
November	40	74	
December	84	21	

### Median DOM



Month	2021	2022	2023
January	48	34	<b>46</b>
February	16	21	<b>64</b>
March	11	40	<b>16</b>
April	8	11	<b>34</b>
May	8	20	<b>38</b>
June	7	8	<b>46</b>
July	8	14	<b>9</b>
August	13	7	<b>22</b>
September	37	46	<b>6</b>
October	17	10	
November	41	69	
December	66	20	



## Clay County Pending Contracts Analysis

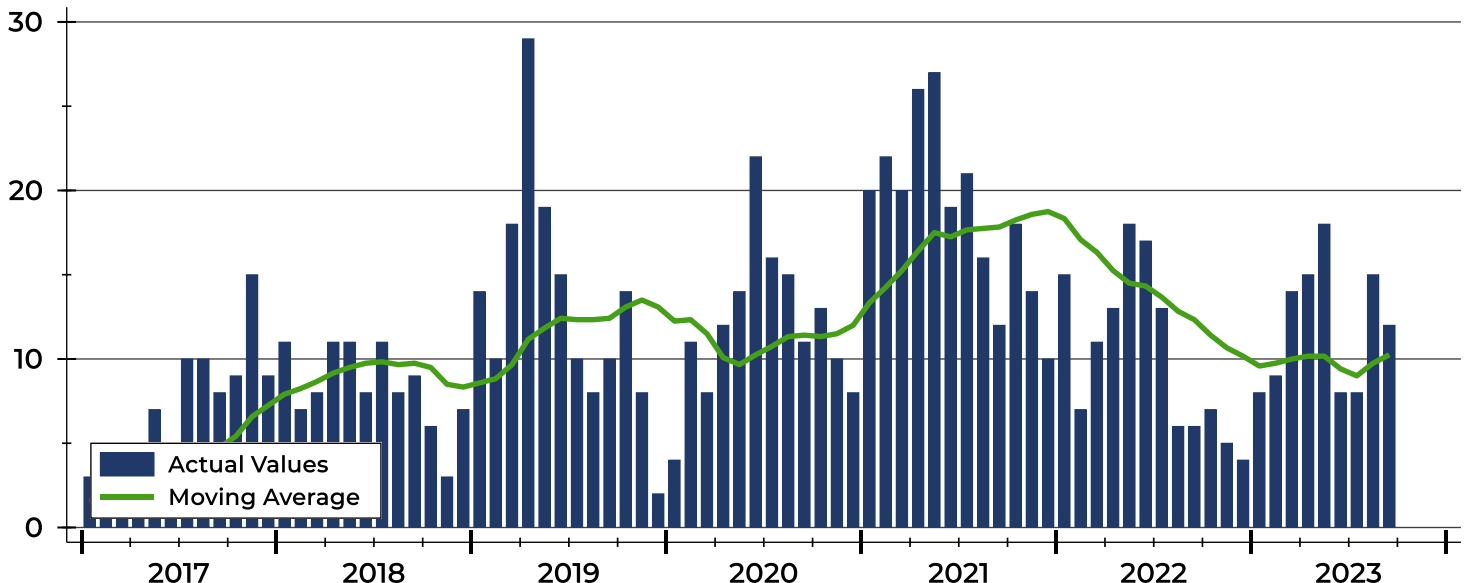
Summary Statistics for Pending Contracts		End of September		
		2023	2022	Change
Pending Contracts		<b>12</b>	6	100.0%
Volume (1,000s)		<b>2,308</b>	984	134.6%
Average	List Price	<b>192,292</b>	164,050	17.2%
	Days on Market	<b>26</b>	40	-35.0%
	Percent of Original	<b>99.6%</b>	100.0%	-0.4%
Median	List Price	<b>229,500</b>	130,200	76.3%
	Days on Market	<b>8</b>	29	-72.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 12 listings in Clay County had contracts pending at the end of September, up from 6 contracts pending at the end of September 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

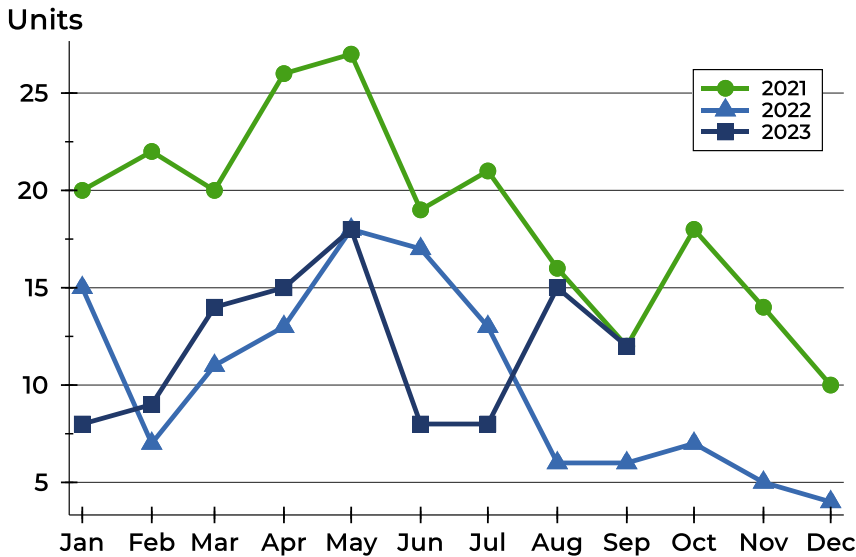
Units





## 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	12
October	18	7	15
November	14	5	12
December	10	4	12

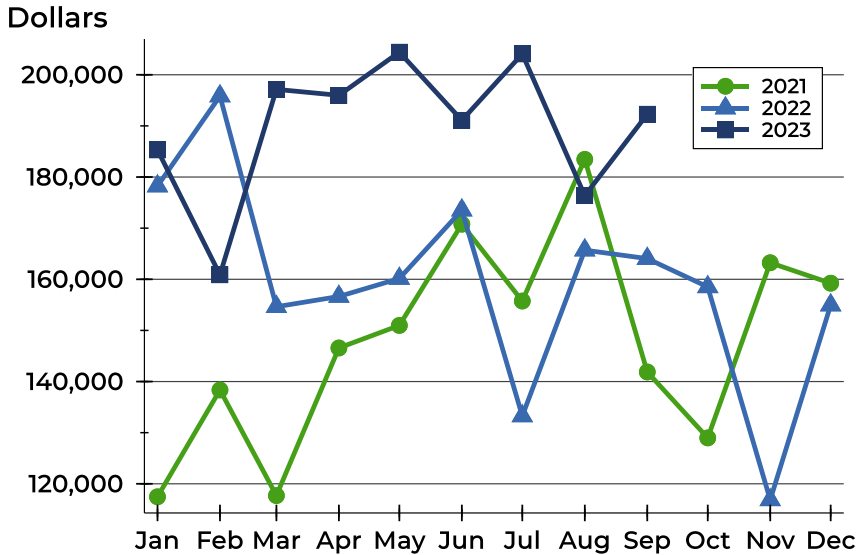
### Pending Contracts by Price Range

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	1	8.3%	60,000	60,000	6	6	100.0%	100.0%
\$100,000-\$124,999	1	8.3%	114,900	114,900	2	2	100.0%	100.0%
\$125,000-\$149,999	3	25.0%	144,933	149,900	62	65	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	5	41.7%	236,600	239,000	15	6	99.5%	100.0%
\$250,000-\$299,999	2	16.7%	257,400	257,400	23	23	99.0%	99.0%
\$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



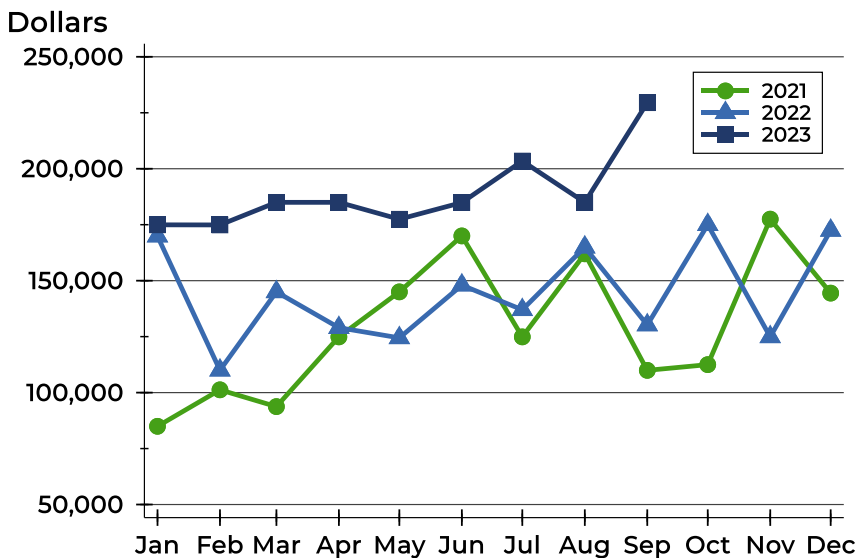
## Clay County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	117,463	178,233	<b>185,300</b>
February	138,357	195,843	<b>160,878</b>
March	117,703	154,636	<b>197,150</b>
April	146,569	156,638	<b>195,980</b>
May	150,981	160,156	<b>204,428</b>
June	170,784	173,524	<b>191,100</b>
July	155,752	133,269	<b>204,075</b>
August	183,456	165,700	<b>176,353</b>
September	141,875	164,050	<b>192,292</b>
October	128,977	158,514	
November	163,235	116,860	
December	159,239	154,950	

### Median Price

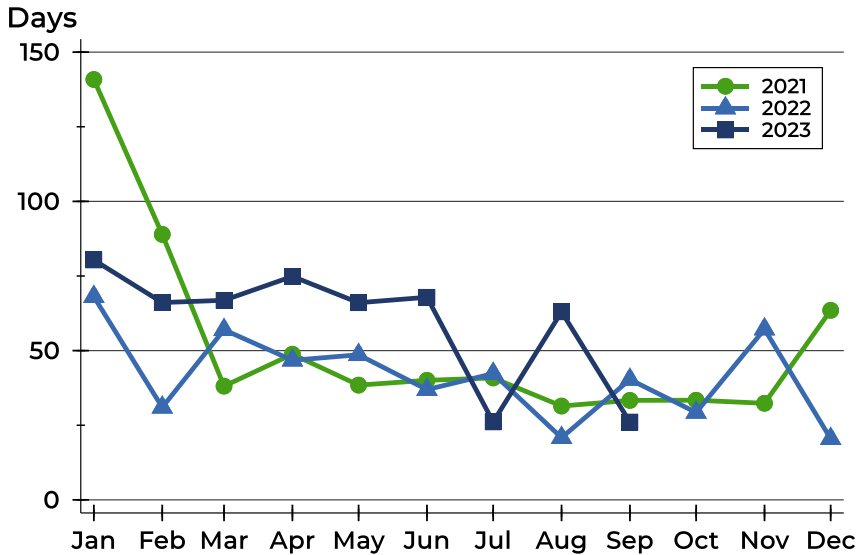


Month	2021	2022	2023
January	84,950	169,900	<b>174,950</b>
February	101,250	110,000	<b>174,900</b>
March	93,750	145,000	<b>185,000</b>
April	124,900	129,000	<b>185,000</b>
May	145,000	124,450	<b>177,450</b>
June	170,000	148,000	<b>184,900</b>
July	124,900	137,000	<b>203,450</b>
August	162,000	164,950	<b>185,000</b>
September	109,950	130,200	<b>229,500</b>
October	112,500	175,000	
November	177,495	124,900	
December	144,450	172,450	



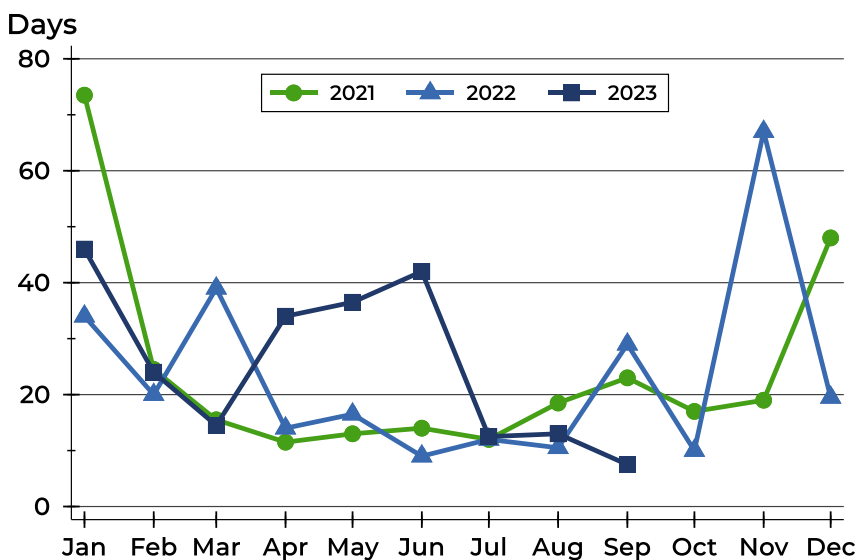
## Clay County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2021	2022	2023
January	74	34	<b>46</b>
February	25	20	<b>24</b>
March	16	39	<b>15</b>
April	12	14	<b>34</b>
May	13	17	<b>37</b>
June	14	9	<b>42</b>
July	12	12	<b>13</b>
August	19	11	<b>13</b>
September	23	29	<b>8</b>
October	17	10	
November	19	67	
December	48	20	