



Clay County Housing Report



Market Overview

Clay County Home Sales Fell in January

Total home sales in Clay County fell last month to 1 unit, compared to 4 units in January 2023. Total sales volume was \$0.5 million, down from a year earlier.

The median sale price in January was \$532,000, up from \$160,500 a year earlier. Homes that sold in January were typically on the market for 30 days and sold for 95.9% 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 17 at the same point in 2023. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$129,400.

There were 8 contracts written in January 2024 and 2023, showing no change over the year. At the end of the month, there were 11 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



Clay County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		1	4	8	1	4	8
Change from prior year		-75.0%	-50.0%	166.7%	-75.0%	-50.0%	166.7%
Active Listings		16	17	16	N/A	N/A	N/A
Change from prior year		-5.9%	6.3%	-11.1%			
Months' Supply		2.2	2.3	1.5	N/A	N/A	N/A
Change from prior year		-4.3%	53.3%	-34.8%			
New Listings		8	8	11	8	8	11
Change from prior year		0.0%	-27.3%	-35.3%	0.0%	-27.3%	-35.3%
Contracts Written		8	8	11	8	8	11
Change from prior year		0.0%	-27.3%	-8.3%	0.0%	-27.3%	-8.3%
Pending Contracts		11	8	15	N/A	N/A	N/A
Change from prior year		37.5%	-46.7%	-25.0%			
Sales Volume (1,000s)		532	588	839	532	588	839
Change from prior year		-9.5%	-29.9%	220.2%	-9.5%	-29.9%	220.2%
Average	Sale Price	532,000	147,100	104,813	532,000	147,100	104,813
	Change from prior year	261.7%	40.3%	20.0%	261.7%	40.3%	20.0%
	List Price of Actives	172,056	180,259	142,744	N/A	N/A	N/A
	Change from prior year	-4.6%	26.3%	22.6%			
	Days on Market	30	21	54	30	21	54
Change from prior year	42.9%	-61.1%	-6.9%	42.9%	-61.1%	-6.9%	
Percent of List	95.9%	95.5%	94.9%	95.9%	95.5%	94.9%	
Change from prior year	0.4%	0.6%	2.3%	0.4%	0.6%	2.3%	
Percent of Original	95.9%	95.5%	91.8%	95.9%	95.5%	91.8%	
Change from prior year	0.4%	4.0%	0.8%	0.4%	4.0%	0.8%	
Median	Sale Price	532,000	160,500	102,000	532,000	160,500	102,000
	Change from prior year	231.5%	57.4%	20.0%	231.5%	57.4%	20.0%
	List Price of Actives	129,400	130,000	101,000	N/A	N/A	N/A
	Change from prior year	-0.5%	28.7%	14.7%			
	Days on Market	30	20	48	30	20	48
Change from prior year	50.0%	-58.3%	77.8%	50.0%	-58.3%	77.8%	
Percent of List	95.9%	95.2%	95.8%	95.9%	95.2%	95.8%	
Change from prior year	0.7%	-0.6%	4.8%	0.7%	-0.6%	4.8%	
Percent of Original	95.9%	95.2%	93.5%	95.9%	95.2%	93.5%	
Change from prior year	0.7%	1.8%	4.2%	0.7%	1.8%	4.2%	

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



Clay County Closed Listings Analysis

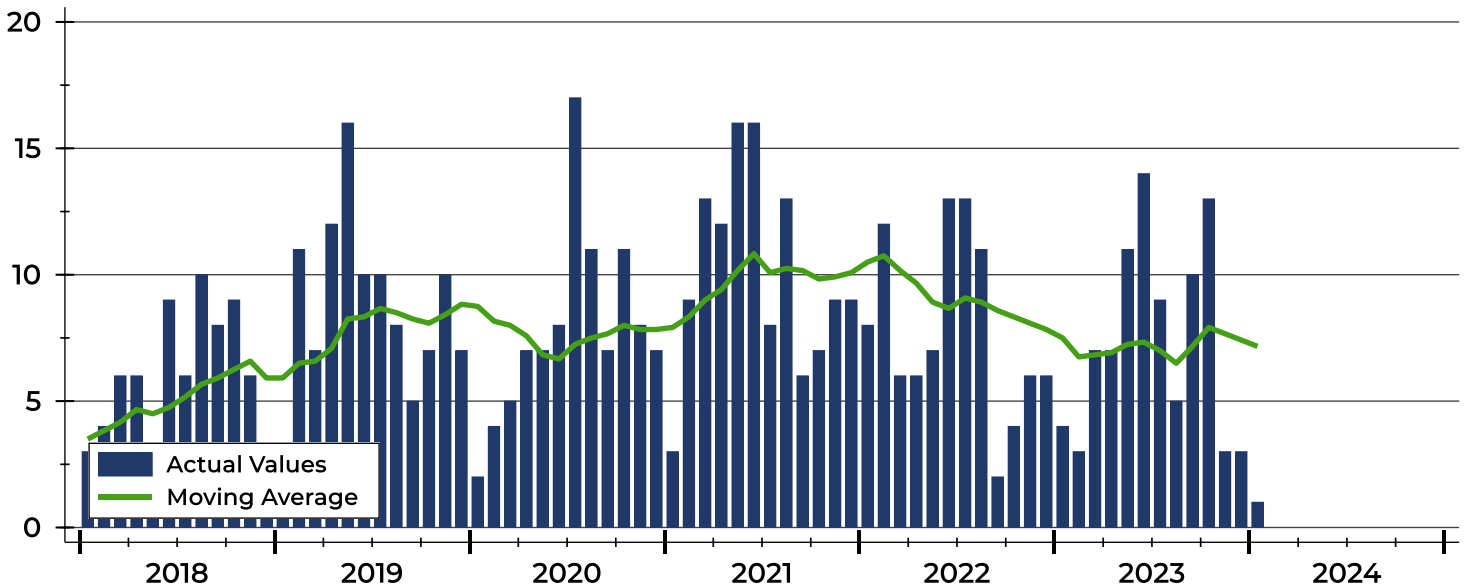
Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		1	4	-75.0%	1	4	-75.0%
Volume (1,000s)		532	588	-9.5%	532	588	-9.5%
Months' Supply		2.2	2.3	-4.3%	N/A	N/A	N/A
Average	Sale Price	532,000	147,100	261.7%	532,000	147,100	261.7%
	Days on Market	30	21	42.9%	30	21	42.9%
	Percent of List	95.9%	95.5%	0.4%	95.9%	95.5%	0.4%
	Percent of Original	95.9%	95.5%	0.4%	95.9%	95.5%	0.4%
Median	Sale Price	532,000	160,500	231.5%	532,000	160,500	231.5%
	Days on Market	30	20	50.0%	30	20	50.0%
	Percent of List	95.9%	95.2%	0.7%	95.9%	95.2%	0.7%
	Percent of Original	95.9%	95.2%	0.7%	95.9%	95.2%	0.7%

A total of 1 home sold in Clay County in January, down from 4 units in January 2023. Total sales volume fell to \$0.5 million compared to \$0.6 million in the previous year.

The median sales price in January was \$532,000, up 231.5% compared to the prior year. Median days on market was 30 days, down from 32 days in December, but up from 20 in January 2023.

History of Closed Listings

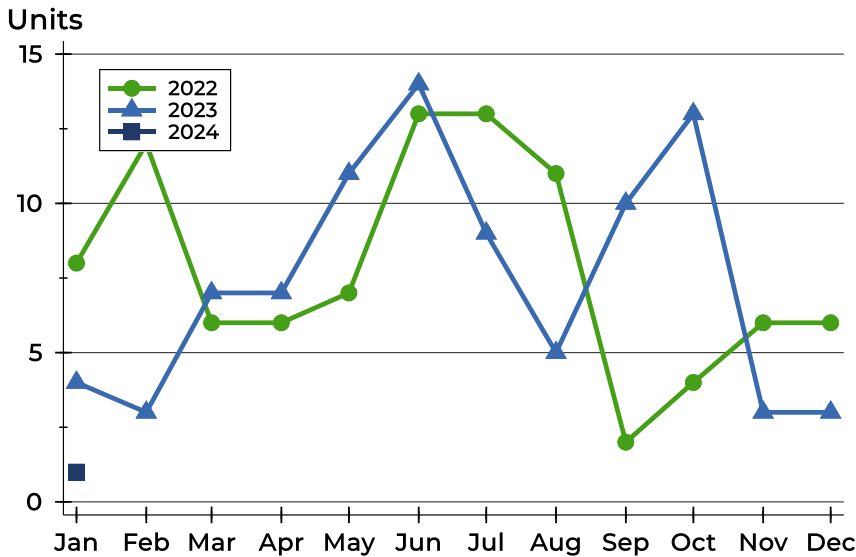
Units





Clay County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	8	4	1
February	12	3	
March	6	7	
April	6	7	
May	7	11	
June	13	14	
July	13	9	
August	11	5	
September	2	10	
October	4	13	
November	6	3	
December	6	3	

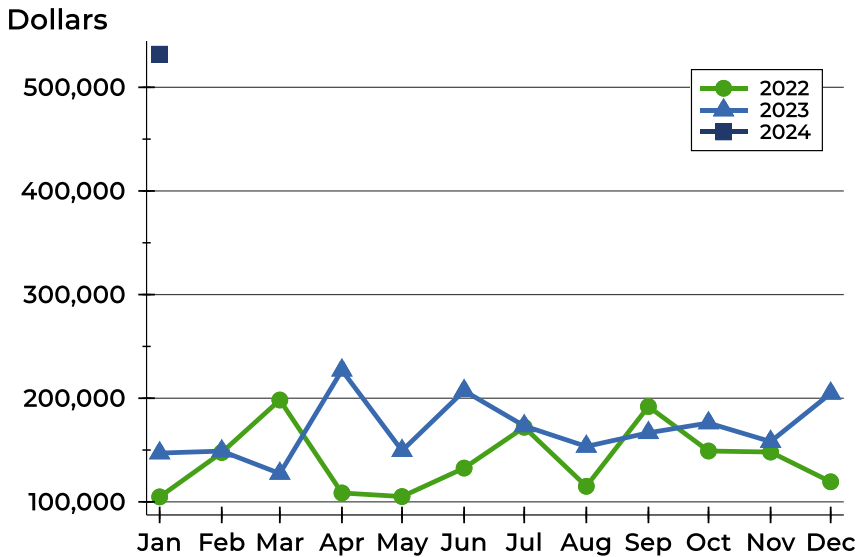
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	1.2	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	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	1	100.0%	4.0	532,000	532,000	30	30	95.9%	95.9%	95.9%	95.9%
\$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



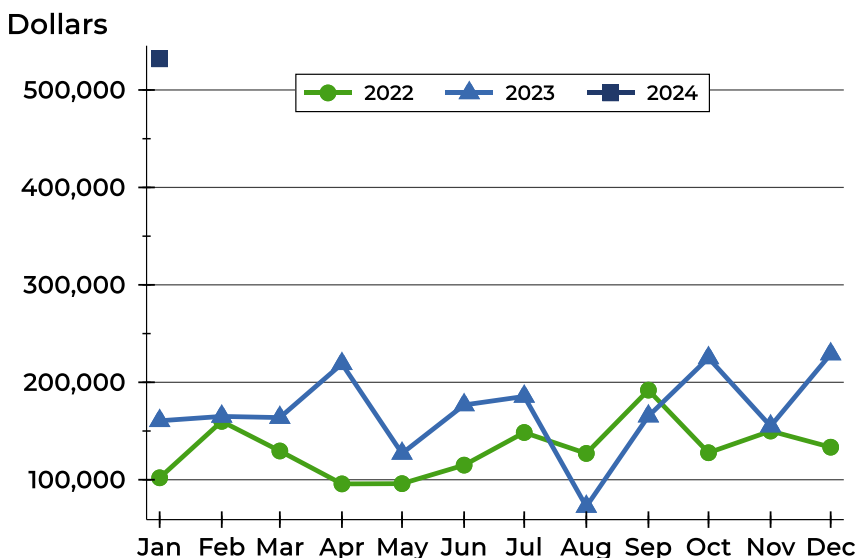
Clay County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	104,813	147,100	532,000
February	147,613	149,000	
March	198,296	127,400	
April	108,583	226,971	
May	105,129	149,409	
June	132,615	207,171	
July	172,000	173,274	
August	115,020	153,480	
September	192,000	166,650	
October	149,100	176,115	
November	148,067	158,167	
December	119,367	204,667	

Median Price

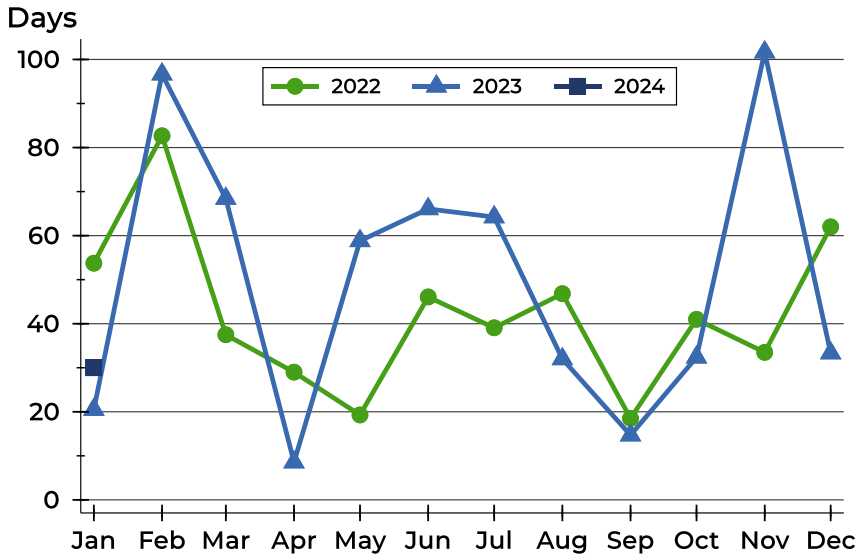


Month	2022	2023	2024
January	102,000	160,500	532,000
February	159,950	165,000	
March	129,538	163,800	
April	95,750	219,000	
May	96,000	127,000	
June	115,000	176,750	
July	148,500	185,500	
August	127,000	72,500	
September	192,000	165,250	
October	127,700	225,000	
November	150,000	155,000	
December	133,400	229,000	



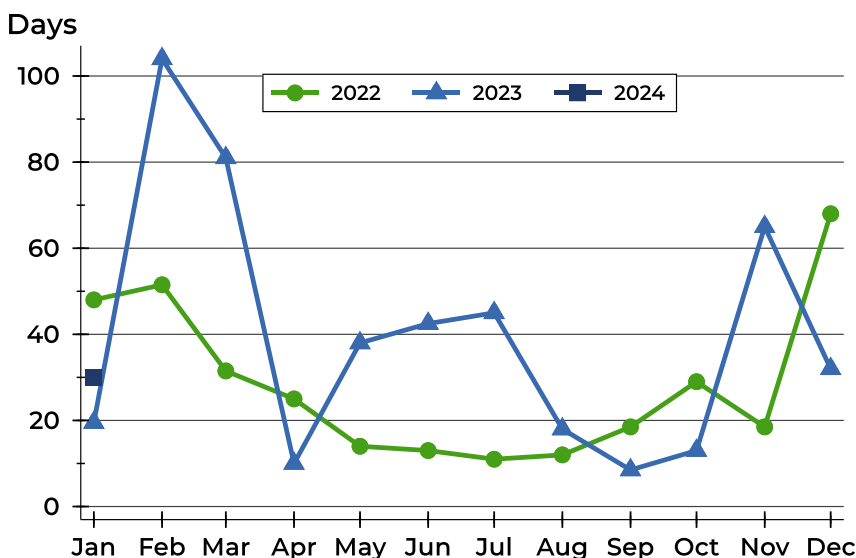
Clay County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	54	21	30
February	83	97	
March	38	68	
April	29	9	
May	19	59	
June	46	66	
July	39	64	
August	47	32	
September	19	15	
October	41	32	
November	34	102	
December	62	33	

Median DOM



Month	2022	2023	2024
January	48	20	30
February	52	104	
March	32	81	
April	25	10	
May	14	38	
June	13	43	
July	11	45	
August	12	18	
September	19	9	
October	29	13	
November	19	65	
December	68	32	



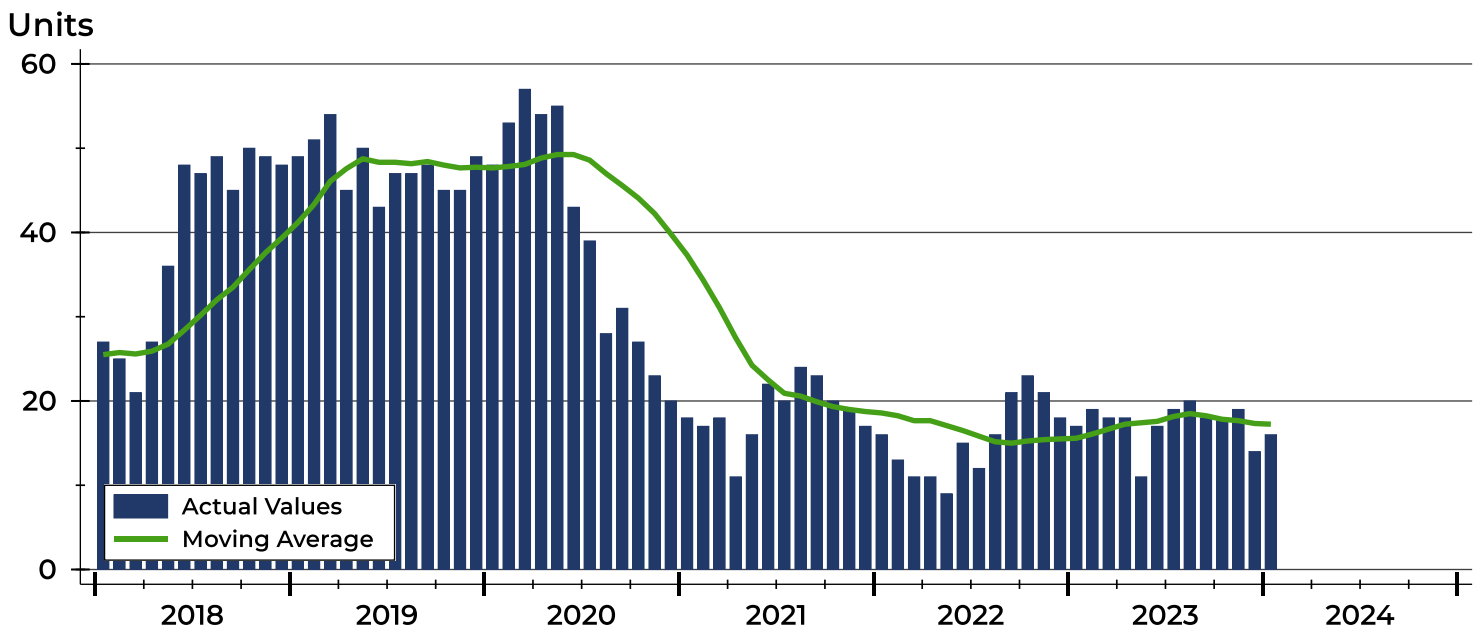
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		16	17	-5.9%
Volume (1,000s)		2,753	3,064	-10.2%
Months' Supply		2.2	2.3	-4.3%
Average	List Price	172,056	180,259	-4.6%
	Days on Market	116	108	7.4%
	Percent of Original	95.0%	93.7%	1.4%
Median	List Price	129,400	130,000	-0.5%
	Days on Market	98	96	2.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 16 homes were available for sale in Clay County at the end of January. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of January was \$129,400, down 0.5% from 2023. The typical time on market for active listings was 98 days, up from 96 days a year earlier.

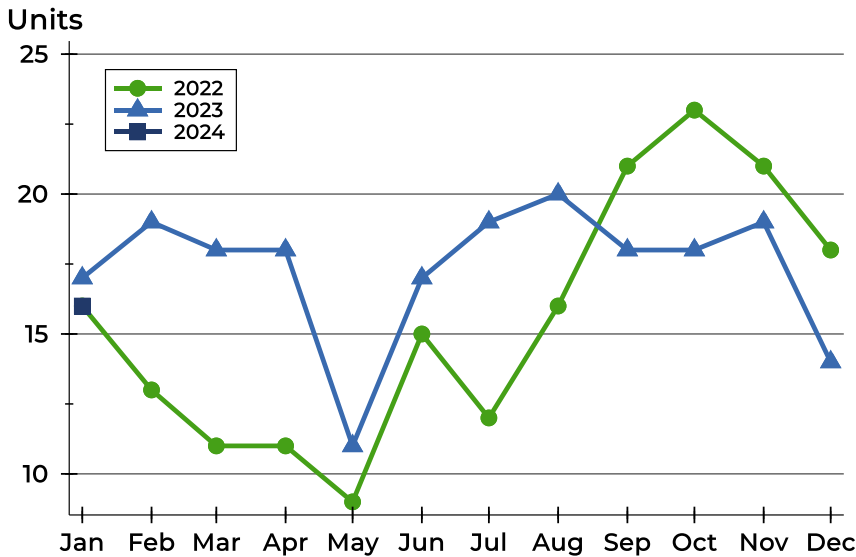
History of Active Listings





Clay County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	16	17	16
February	13	19	
March	11	18	
April	11	18	
May	9	11	
June	15	17	
July	12	19	
August	16	20	
September	21	18	
October	23	18	
November	21	19	
December	18	14	

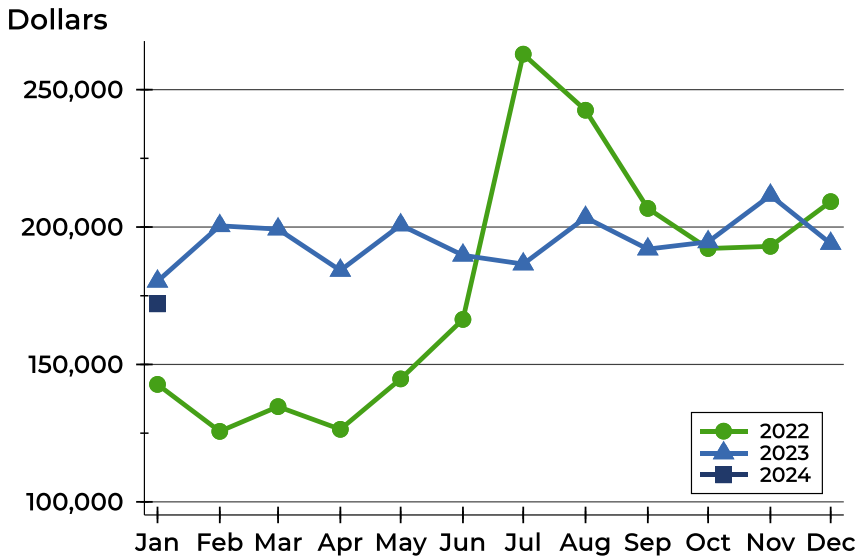
Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	37.5%	N/A	80,467	84,450	81	99	98.6%	100.0%
\$100,000-\$124,999	2	12.5%	N/A	113,200	113,200	18	18	100.0%	100.0%
\$125,000-\$149,999	1	6.3%	1.2	138,900	138,900	12	12	100.0%	100.0%
\$150,000-\$174,999	2	12.5%	N/A	159,950	159,950	119	119	97.1%	97.1%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	18.8%	N/A	219,967	217,500	140	127	92.7%	91.6%
\$250,000-\$299,999	1	6.3%	N/A	275,000	275,000	84	84	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
\$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	6.3%	4.0	650,000	650,000	588	588	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



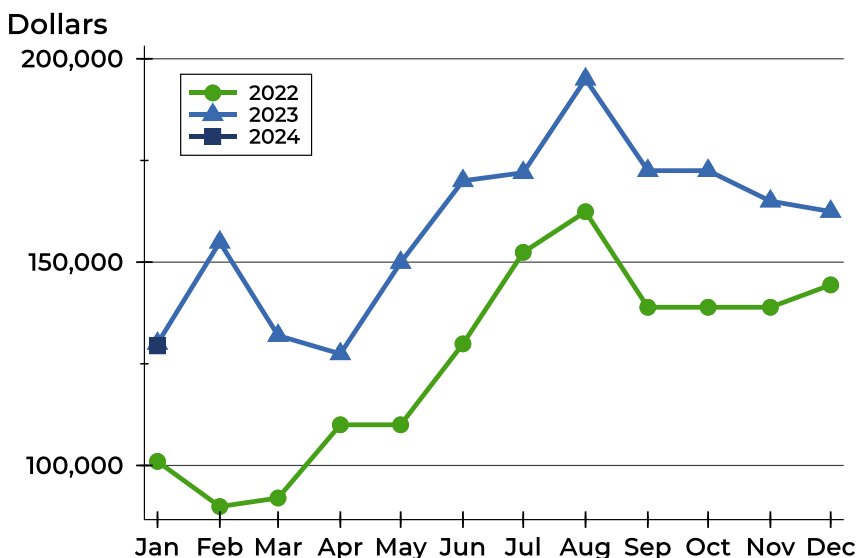
Clay County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	142,744	180,259	172,056
February	125,646	200,458	
March	134,664	199,250	
April	126,391	184,211	
May	144,744	200,736	
June	166,393	189,724	
July	262,917	186,521	
August	242,500	203,463	
September	206,781	191,981	
October	192,191	194,600	
November	192,990	211,526	
December	209,250	194,000	

Median Price

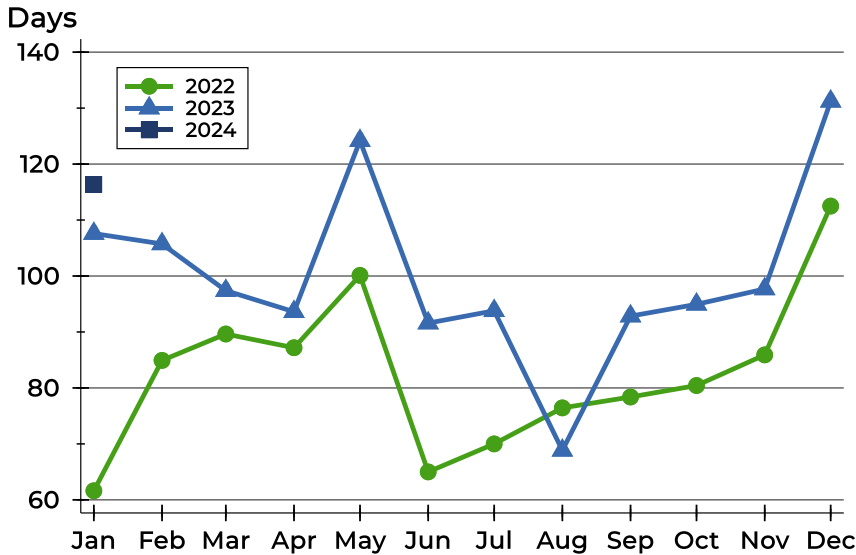


Month	2022	2023	2024
January	101,000	130,000	129,400
February	89,900	154,900	
March	92,000	131,950	
April	110,000	127,450	
May	110,000	149,900	
June	129,900	170,000	
July	152,400	172,000	
August	162,400	195,000	
September	138,900	172,500	
October	138,900	172,500	
November	138,900	165,000	
December	144,400	162,450	



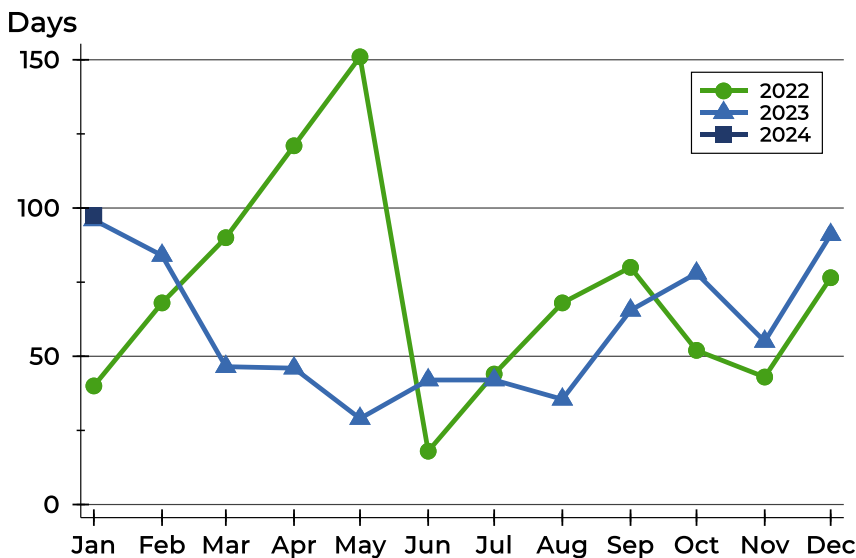
Clay County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	62	108	116
February	85	106	
March	90	97	
April	87	94	
May	100	124	
June	65	92	
July	70	94	
August	76	69	
September	78	93	
October	80	95	
November	86	98	
December	113	131	

Median DOM

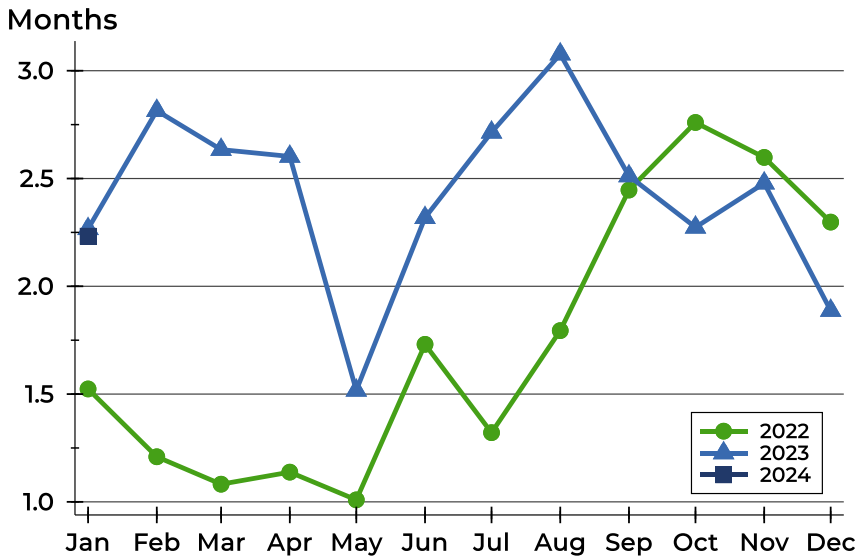


Month	2022	2023	2024
January	40	96	98
February	68	84	
March	90	47	
April	121	46	
May	151	29	
June	18	42	
July	44	42	
August	68	36	
September	80	66	
October	52	78	
November	43	55	
December	77	91	



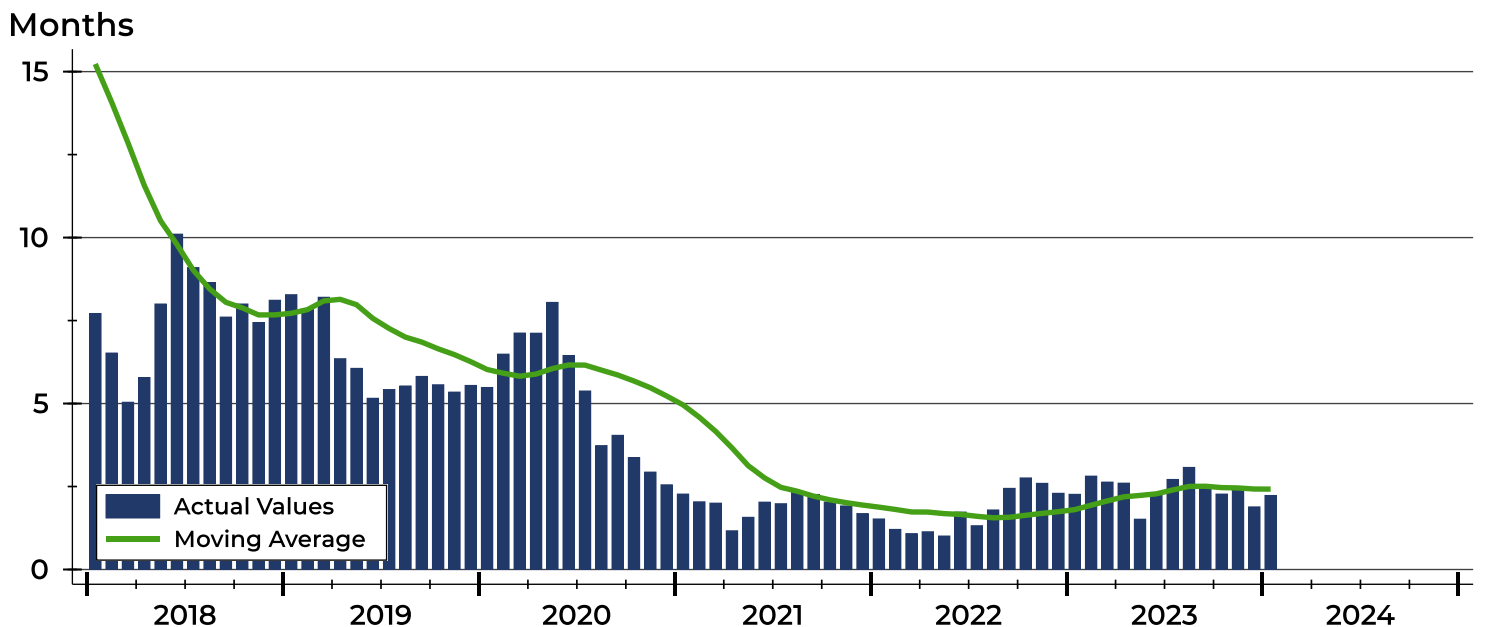
Clay County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.5	2.3	2.2
February	1.2	2.8	
March	1.1	2.6	
April	1.1	2.6	
May	1.0	1.5	
June	1.7	2.3	
July	1.3	2.7	
August	1.8	3.1	
September	2.4	2.5	
October	2.8	2.3	
November	2.6	2.5	
December	2.3	1.9	

History of Month's Supply





Clay County New Listings Analysis

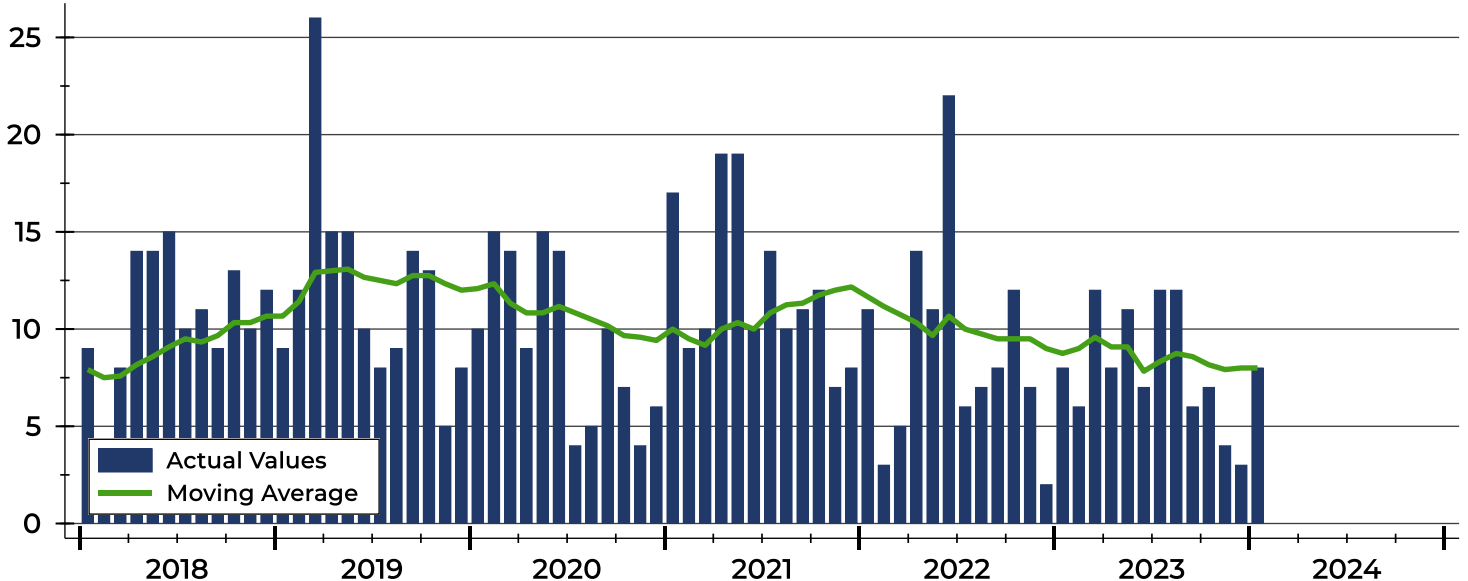
Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	8	8	0.0%
	Volume (1,000s)	837	1,367	-38.8%
	Average List Price	104,638	170,925	-38.8%
	Median List Price	112,250	141,750	-20.8%
Year-to-Date	New Listings	8	8	0.0%
	Volume (1,000s)	837	1,367	-38.8%
	Average List Price	104,638	170,925	-38.8%
	Median List Price	112,250	141,750	-20.8%

A total of 8 new listings were added in Clay County during January, the same figure as reported in 2023.

The median list price of these homes was \$112,250 down from \$141,750 in 2023.

History of New Listings

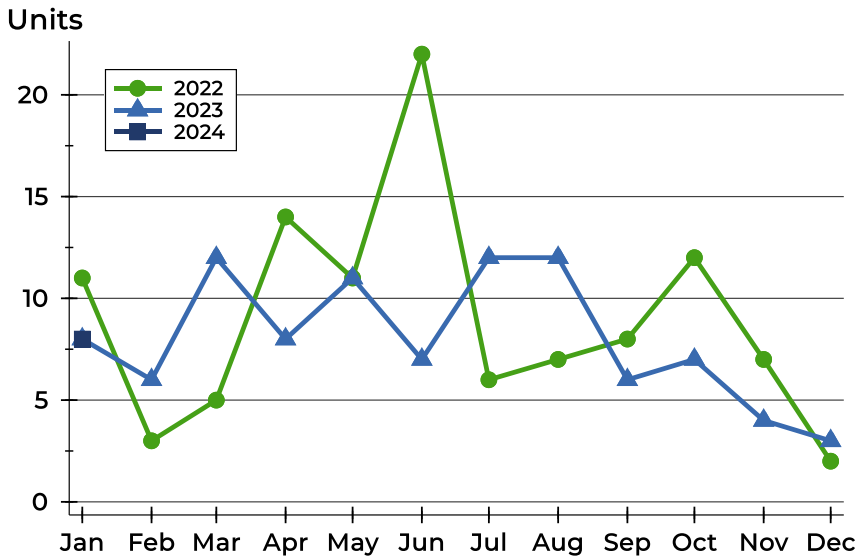
Units





Clay County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	11	8	8
February	3	6	
March	5	12	
April	14	8	
May	11	11	
June	22	7	
July	6	12	
August	7	12	
September	8	6	
October	12	7	
November	7	4	
December	2	3	

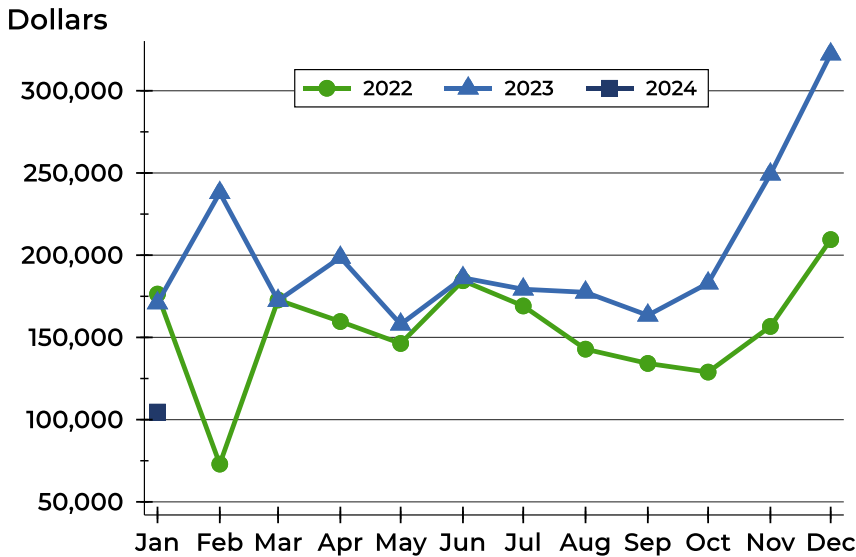
New Listings by Price Range

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	12.5%	49,900	49,900	29	29	100.0%	100.0%
\$50,000-\$99,999	2	25.0%	76,500	76,500	8	8	100.0%	100.0%
\$100,000-\$124,999	3	37.5%	114,800	118,000	19	11	100.0%	100.0%
\$125,000-\$149,999	1	12.5%	134,900	134,900	3	3	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	154,900	154,900	7	7	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	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



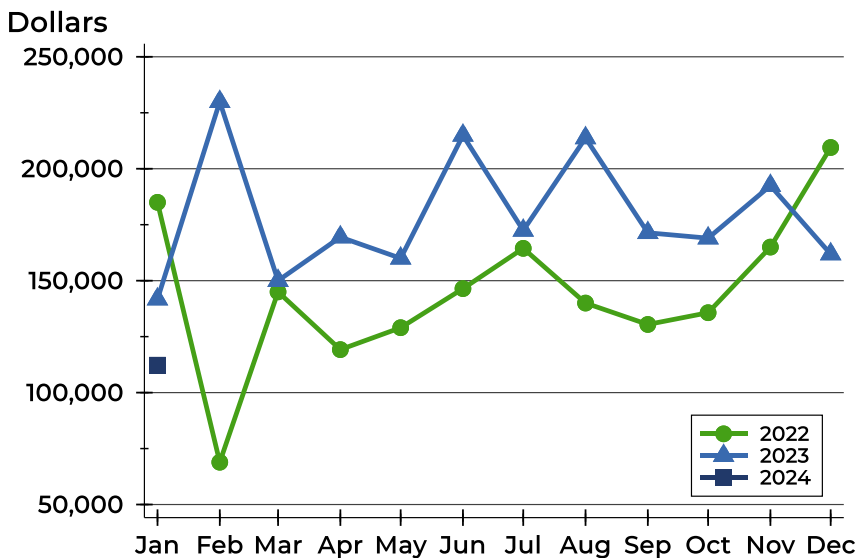
Clay County New Listings Analysis

Average Price



Month	2022	2023	2024
January	176,355	170,925	104,638
February	72,967	237,967	
March	172,780	172,400	
April	159,679	198,613	
May	146,318	158,009	
June	184,486	186,243	
July	169,150	179,308	
August	142,871	177,454	
September	134,188	163,450	
October	128,917	182,986	
November	156,671	249,225	
December	209,500	322,267	

Median Price



Month	2022	2023	2024
January	185,000	141,750	112,250
February	68,900	229,950	
March	145,000	150,000	
April	119,200	169,450	
May	129,000	160,000	
June	146,450	214,900	
July	164,450	172,450	
August	140,000	213,750	
September	130,450	171,400	
October	135,700	169,000	
November	165,000	192,450	
December	209,500	161,900	



Clay County Contracts Written Analysis

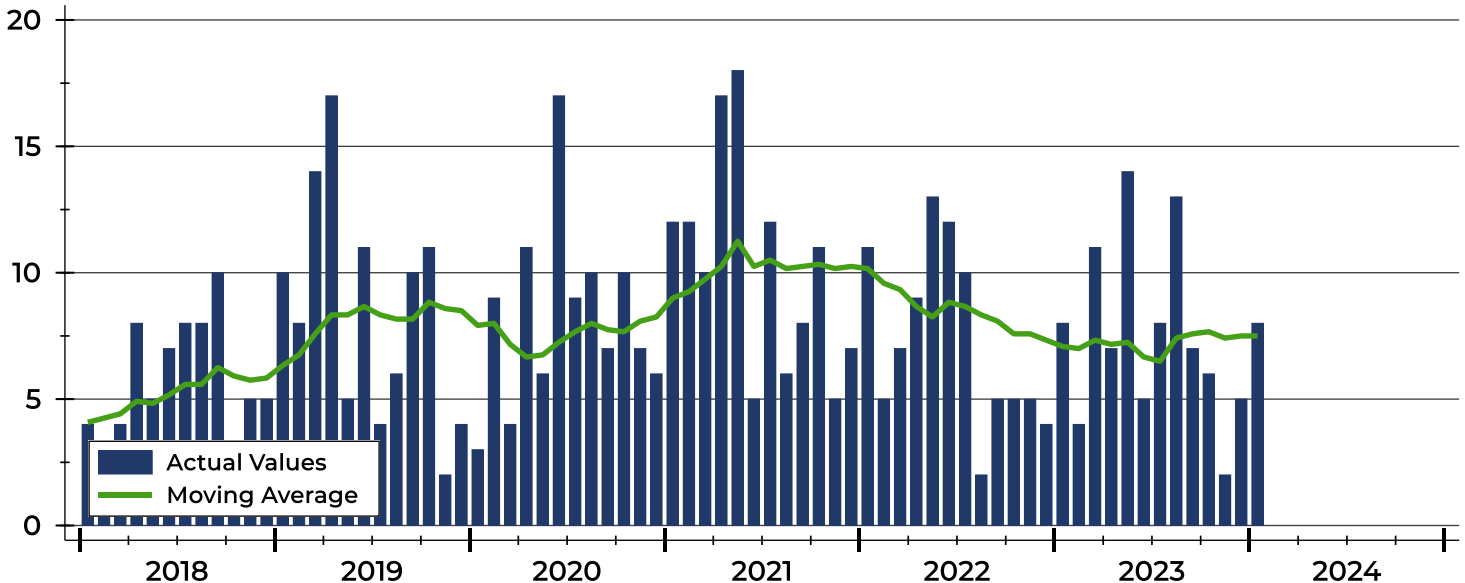
Summary Statistics for Contracts Written		January 2024			Year-to-Date 2024		
		2024	2023	Change	2024	2023	Change
Contracts Written		8	8	0.0%	8	8	0.0%
Volume (1,000s)		980	1,482	-33.9%	980	1,482	-33.9%
Average	Sale Price	122,438	185,300	-33.9%	122,438	185,300	-33.9%
	Days on Market	67	80	-16.3%	67	80	-16.3%
	Percent of Original	96.4%	87.5%	10.2%	96.4%	87.5%	10.2%
Median	Sale Price	126,450	174,950	-27.7%	126,450	174,950	-27.7%
	Days on Market	22	46	-52.2%	22	46	-52.2%
	Percent of Original	100.0%	92.6%	8.0%	100.0%	92.6%	8.0%

A total of 8 contracts for sale were written in Clay County during the month of January, the same as in 2023. The median list price of these homes was \$126,450, down from \$174,950 the prior year.

Half of the homes that went under contract in January were on the market less than 22 days, compared to 46 days in January 2023.

History of Contracts Written

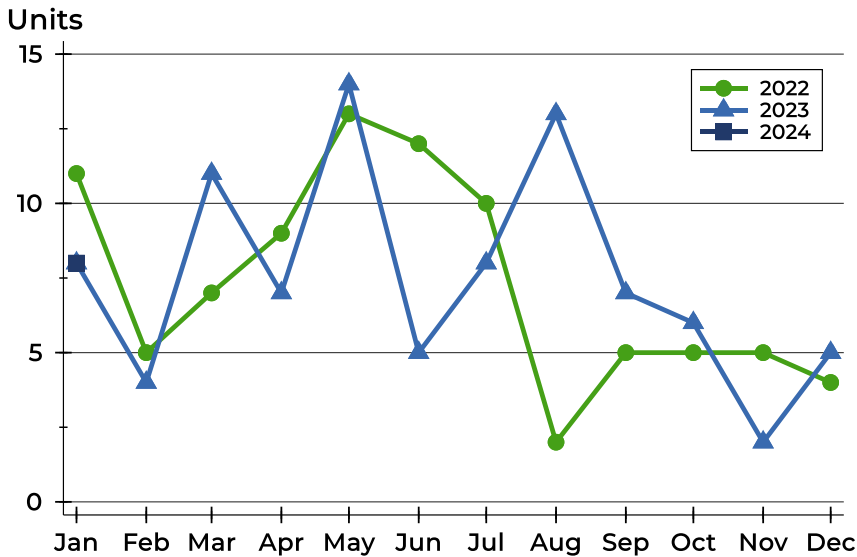
Units





Clay County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	11	8	8
February	5	4	5
March	7	11	7
April	9	7	9
May	13	14	13
June	12	5	12
July	10	8	10
August	2	13	2
September	5	7	5
October	5	6	5
November	5	2	5
December	4	5	4

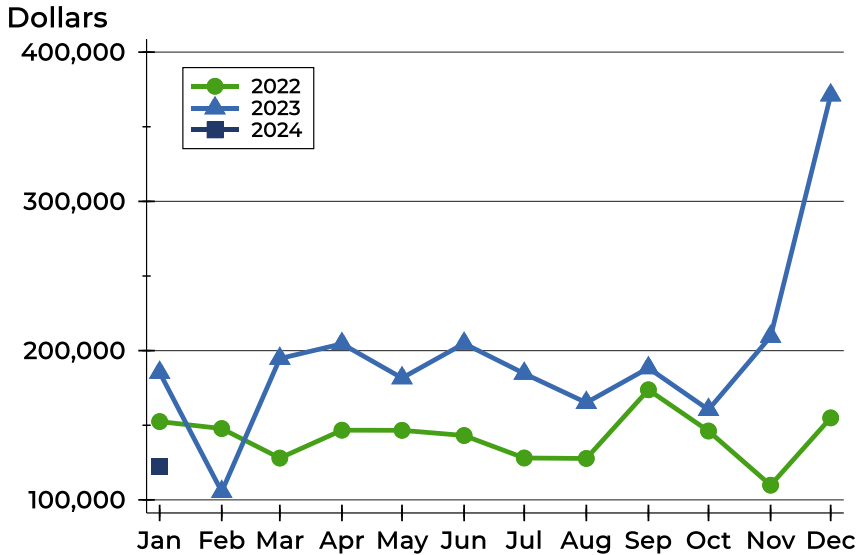
Contracts Written by Price Range

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	12.5%	49,900	49,900	29	29	100.0%	100.0%
\$50,000-\$99,999	1	12.5%	87,000	87,000	2	2	100.0%	100.0%
\$100,000-\$124,999	2	25.0%	113,950	113,950	41	41	95.8%	95.8%
\$125,000-\$149,999	1	12.5%	134,900	134,900	3	3	100.0%	100.0%
\$150,000-\$174,999	3	37.5%	159,933	159,900	141	175	93.3%	94.3%
\$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



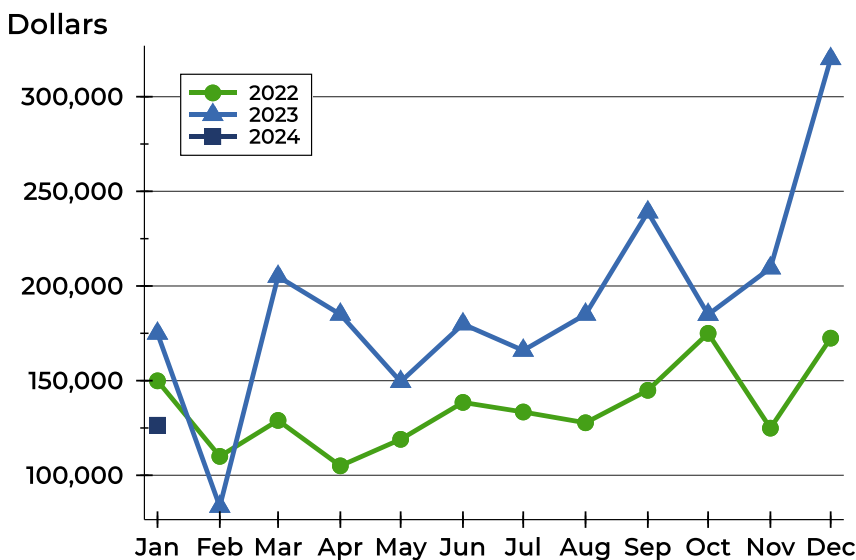
Clay County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	152,464	185,300	122,438
February	147,780	105,500	
March	128,000	194,691	
April	146,700	204,571	
May	146,608	181,643	
June	143,133	204,780	
July	128,060	184,650	
August	127,750	165,138	
September	173,760	188,371	
October	146,140	160,425	
November	109,840	209,450	
December	154,950	371,180	

Median Price

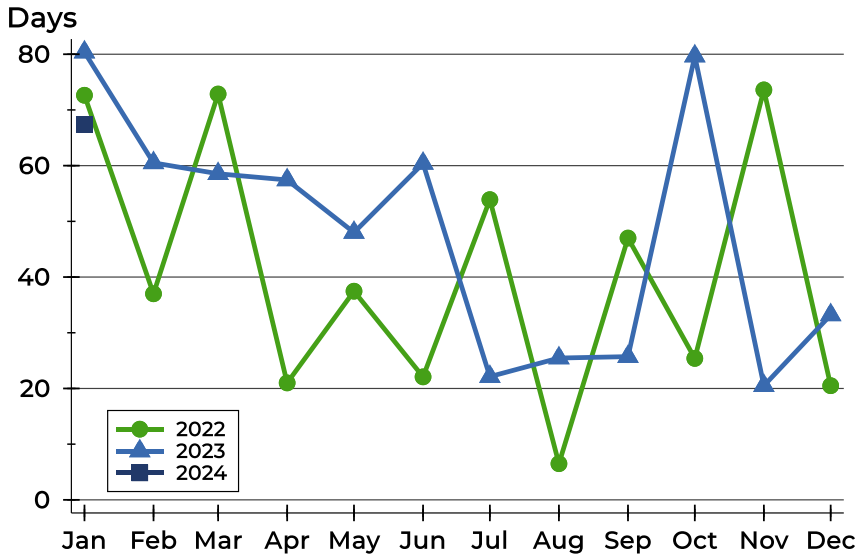


Month	2022	2023	2024
January	149,900	174,950	126,450
February	110,000	83,500	
March	129,000	205,000	
April	105,000	185,000	
May	119,000	149,450	
June	138,500	179,900	
July	133,450	165,950	
August	127,750	185,000	
September	144,900	239,000	
October	175,000	184,900	
November	124,900	209,450	
December	172,450	320,000	



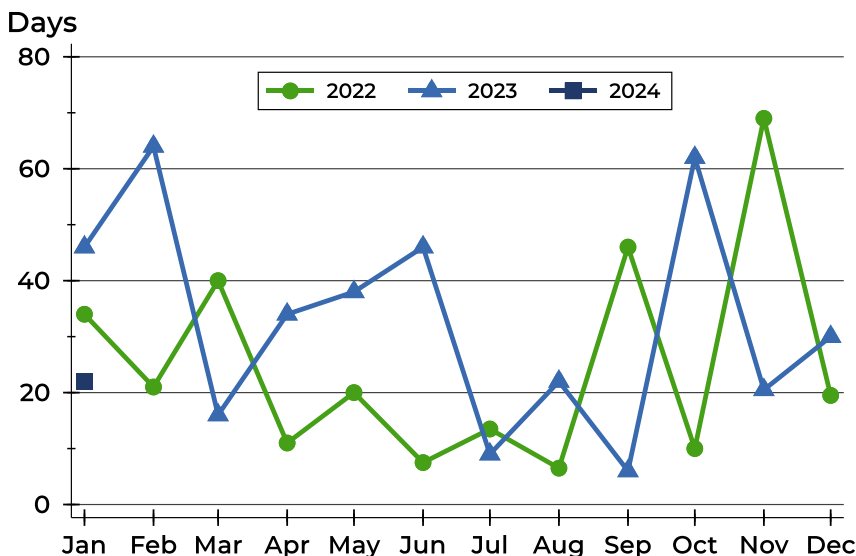
Clay County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	73	80	67
February	37	61	
March	73	59	
April	21	57	
May	37	48	
June	22	60	
July	54	22	
August	7	25	
September	47	26	
October	25	80	
November	74	21	
December	21	33	

Median DOM



Month	2022	2023	2024
January	34	46	22
February	21	64	
March	40	16	
April	11	34	
May	20	38	
June	8	46	
July	14	9	
August	7	22	
September	46	6	
October	10	62	
November	69	21	
December	20	30	



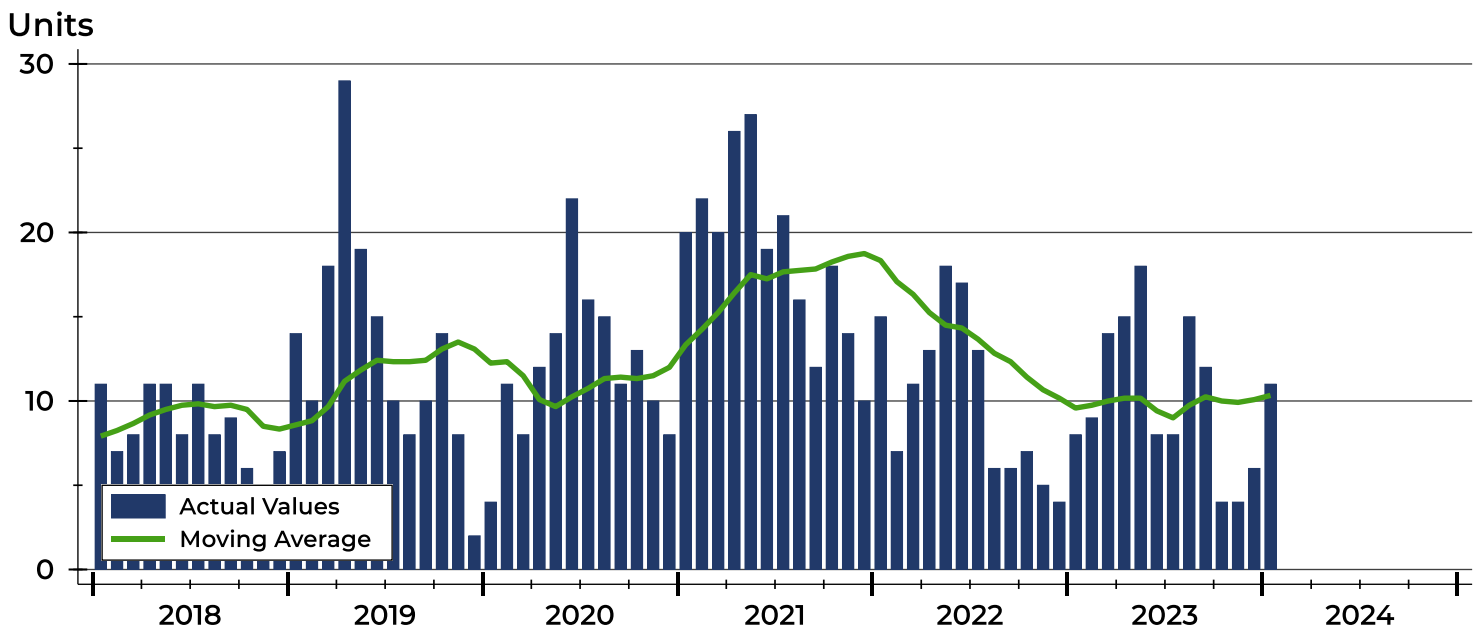
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of January 2023	Change
Pending Contracts		11	8	37.5%
Volume (1,000s)		2,115	1,482	42.7%
Average	List Price	192,309	185,300	3.8%
	Days on Market	40	80	-50.0%
	Percent of Original	98.6%	95.3%	3.5%
Median	List Price	154,900	174,950	-11.5%
	Days on Market	15	46	-67.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Clay County had contracts pending at the end of January, up from 8 contracts pending at the end of January 2023.

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.

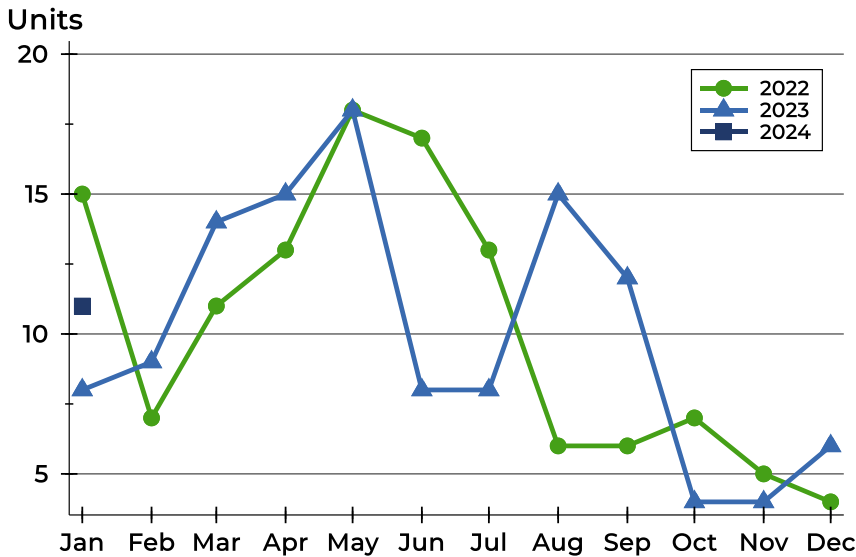
History of Pending Contracts





Clay County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	15	8	11
February	7	9	
March	11	14	
April	13	15	
May	18	18	
June	17	8	
July	13	8	
August	6	15	
September	6	12	
October	7	4	
November	5	4	
December	4	6	

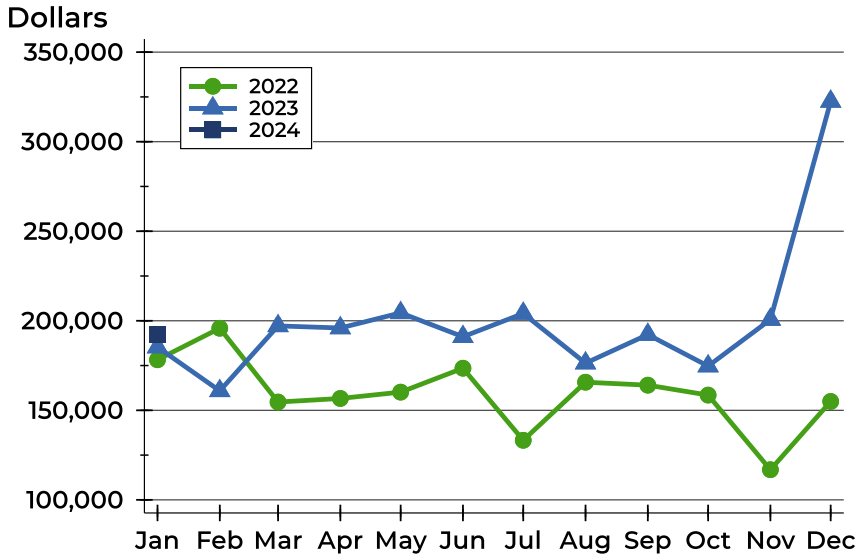
Pending Contracts by Price Range

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	9.1%	49,900	49,900	29	29	100.0%	100.0%
\$50,000-\$99,999	1	9.1%	87,000	87,000	2	2	100.0%	100.0%
\$100,000-\$124,999	2	18.2%	113,950	113,950	41	41	95.8%	95.8%
\$125,000-\$149,999	1	9.1%	134,900	134,900	3	3	100.0%	100.0%
\$150,000-\$174,999	4	36.4%	161,425	160,900	64	34	98.2%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	9.1%	320,000	320,000	63	63	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	1	9.1%	650,000	650,000	9	9	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



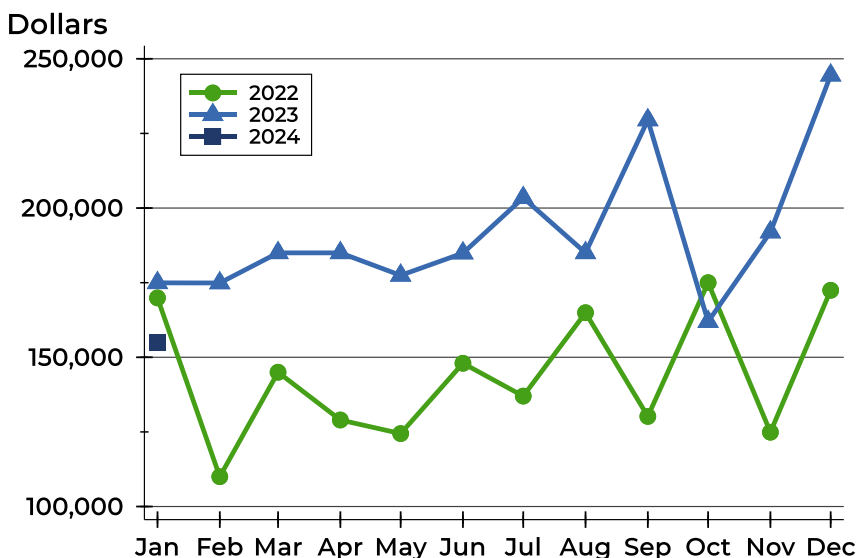
Clay County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	178,233	185,300	192,309
February	195,843	160,878	
March	154,636	197,150	
April	156,638	195,980	
May	160,156	204,428	
June	173,524	191,100	
July	133,269	204,075	
August	165,700	176,353	
September	164,050	192,292	
October	158,514	174,700	
November	116,860	200,700	
December	154,950	322,483	

Median Price

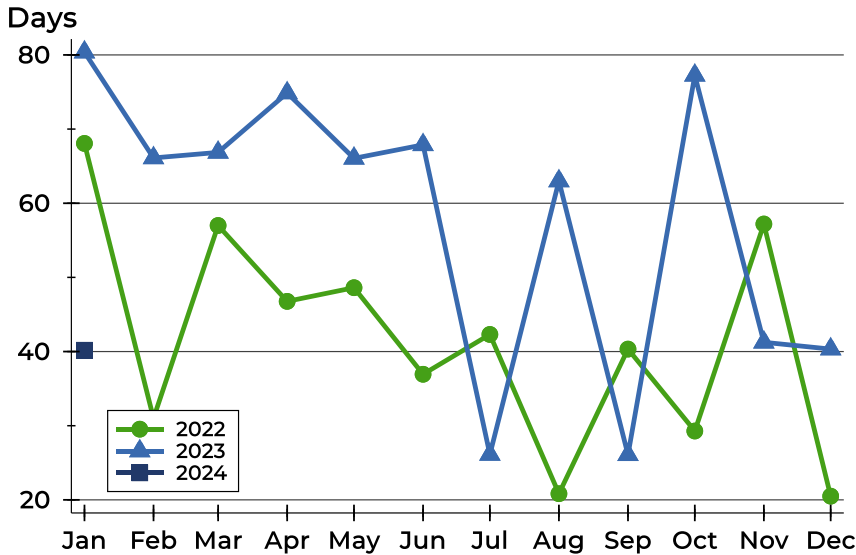


Month	2022	2023	2024
January	169,900	174,950	154,900
February	110,000	174,900	
March	145,000	185,000	
April	129,000	185,000	
May	124,450	177,450	
June	148,000	184,900	
July	137,000	203,450	
August	164,950	185,000	
September	130,200	229,500	
October	175,000	161,950	
November	124,900	191,950	
December	172,450	244,500	



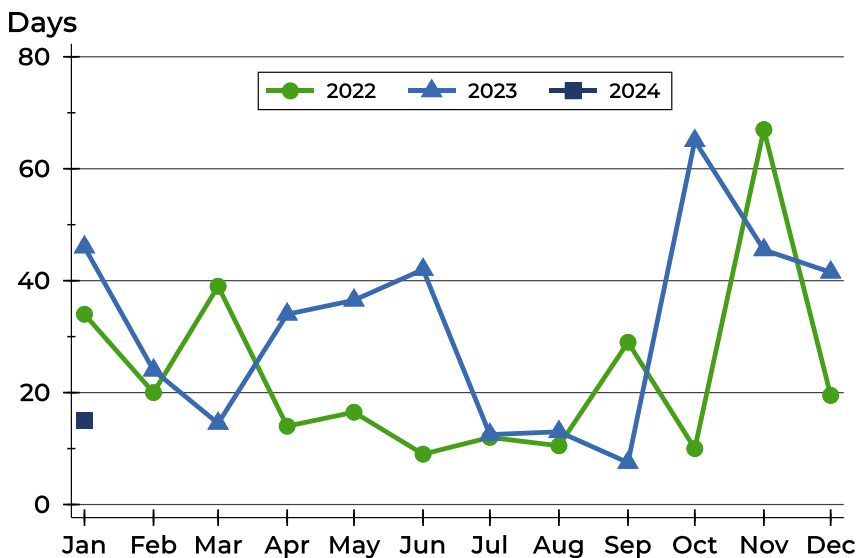
Clay County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	68	80	40
February	31	66	
March	57	67	
April	47	75	
May	49	66	
June	37	68	
July	42	26	
August	21	63	
September	40	26	
October	29	77	
November	57	41	
December	21	40	

Median DOM



Month	2022	2023	2024
January	34	46	15
February	20	24	
March	39	15	
April	14	34	
May	17	37	
June	9	42	
July	12	13	
August	11	13	
September	29	8	
October	10	65	
November	67	46	
December	20	42	