



**October  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Fell in October

Total home sales in Clay County fell last month to 2 units, compared to 13 units in October 2023. Total sales volume was \$0.5 million, down from a year earlier.

The median sale price in October was \$240,750, up from \$225,000 a year earlier. Homes that sold in October were typically on the market for 81 days and sold for 96.7% of their list prices.

#### Clay County Active Listings Up at End of October

The total number of active listings in Clay County at the end of October was 19 units, up from 18 at the same point in 2023. This represents a 3.5 months' supply of homes available for sale. The median list price of homes on the market at the end of October was \$205,000.

During October, a total of 5 contracts were written down from 6 in October 2023. At the end of the month, there were 6 contracts still pending.

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**October  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Summary Statistics

October MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>2</b>	<b>13</b>	<b>4</b>	<b>60</b>	<b>83</b>	<b>82</b>
Change from prior year		-84.6%	225.0%	-42.9%	-27.7%	1.2%	-20.4%
<b>Active Listings</b>		<b>19</b>	<b>18</b>	<b>23</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.6%	-21.7%	15.0%			
<b>Months' Supply</b>		<b>3.5</b>	<b>2.3</b>	<b>2.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		52.2%	-17.9%	40.0%			
<b>New Listings</b>		<b>8</b>	<b>7</b>	<b>12</b>	<b>72</b>	<b>89</b>	<b>99</b>
Change from prior year		14.3%	-41.7%	0.0%	-19.1%	-10.1%	-24.4%
<b>Contracts Written</b>		<b>5</b>	<b>6</b>	<b>5</b>	<b>62</b>	<b>83</b>	<b>79</b>
Change from prior year		-16.7%	20.0%	-54.5%	-25.3%	5.1%	-28.8%
<b>Pending Contracts</b>		<b>6</b>	<b>4</b>	<b>7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-42.9%	-61.1%			
<b>Sales Volume (1,000s)</b>		<b>482</b>	<b>2,290</b>	<b>596</b>	<b>10,455</b>	<b>14,343</b>	<b>11,393</b>
Change from prior year		-79.0%	284.2%	-27.5%	-27.1%	25.9%	-13.5%
Average	<b>Sale Price</b>	<b>240,750</b>	<b>176,115</b>	<b>149,100</b>	<b>174,255</b>	<b>172,804</b>	<b>138,935</b>
	Change from prior year	36.7%	18.1%	26.9%	0.8%	24.4%	8.7%
	<b>List Price of Actives</b>	<b>219,216</b>	<b>194,600</b>	<b>192,191</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	12.6%	1.3%	4.7%			
	<b>Days on Market</b>	<b>81</b>	<b>32</b>	<b>41</b>	<b>66</b>	<b>46</b>	<b>46</b>
Change from prior year	153.1%	-22.0%	-18.0%	43.5%	0.0%	-28.1%	
	<b>Percent of List</b>	<b>96.7%</b>	<b>93.6%</b>	<b>97.5%</b>	<b>95.2%</b>	<b>94.9%</b>	<b>95.7%</b>
Change from prior year	3.3%	-4.0%	-0.9%	0.3%	-0.8%	-1.3%	
	<b>Percent of Original</b>	<b>93.0%</b>	<b>91.6%</b>	<b>97.5%</b>	<b>92.3%</b>	<b>93.0%</b>	<b>93.6%</b>
Change from prior year	1.5%	-6.1%	0.1%	-0.8%	-0.6%	-1.8%	
Median	<b>Sale Price</b>	<b>240,750</b>	<b>225,000</b>	<b>127,700</b>	<b>142,500</b>	<b>165,000</b>	<b>127,000</b>
	Change from prior year	7.0%	76.2%	55.7%	-13.6%	29.9%	33.7%
	<b>List Price of Actives</b>	<b>205,000</b>	<b>172,500</b>	<b>138,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	18.8%	24.2%	-15.8%			
	<b>Days on Market</b>	<b>81</b>	<b>13</b>	<b>29</b>	<b>30</b>	<b>20</b>	<b>20</b>
Change from prior year	523.1%	-55.2%	-44.2%	50.0%	0.0%	33.3%	
	<b>Percent of List</b>	<b>96.7%</b>	<b>96.2%</b>	<b>97.8%</b>	<b>96.8%</b>	<b>97.3%</b>	<b>96.4%</b>
Change from prior year	0.5%	-1.6%	-2.2%	-0.5%	0.9%	-1.4%	
	<b>Percent of Original</b>	<b>93.0%</b>	<b>95.7%</b>	<b>97.8%</b>	<b>94.8%</b>	<b>95.9%</b>	<b>95.0%</b>
Change from prior year	-2.8%	-2.1%	-2.2%	-1.1%	0.9%	-1.5%	

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



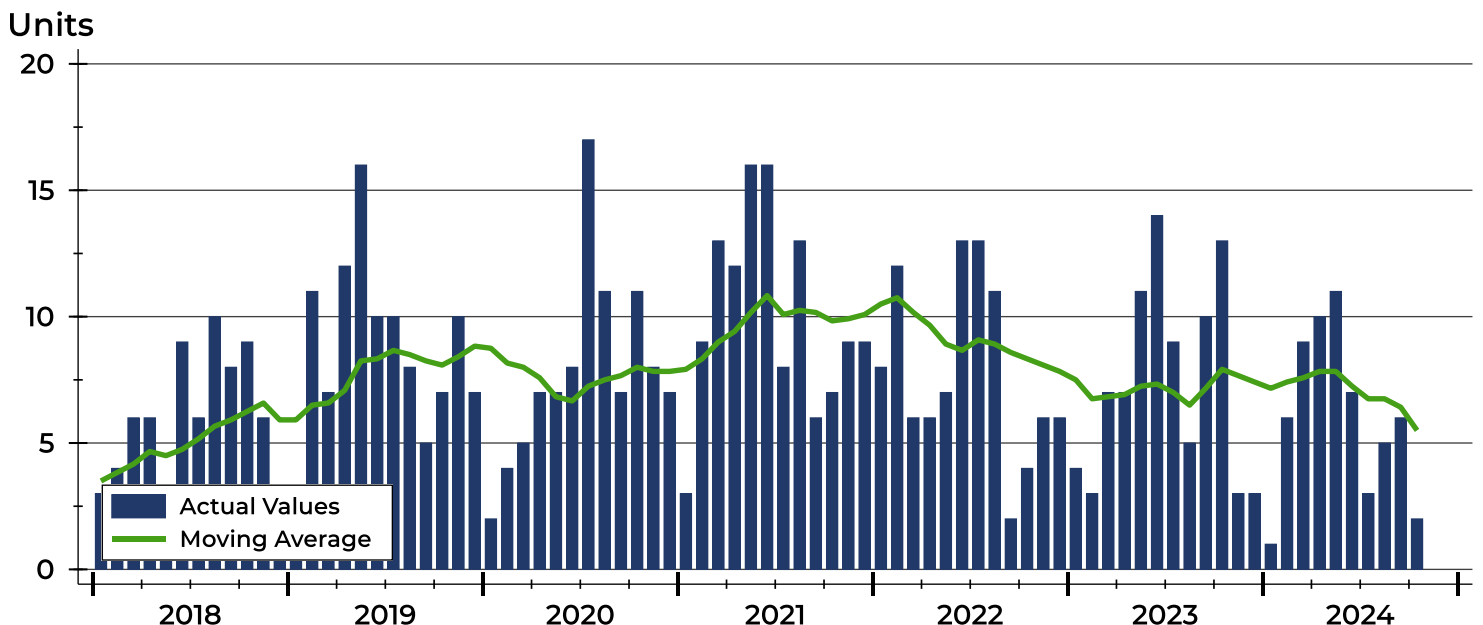
# Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	October 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		2	13	-84.6%	60	83	-27.7%
Volume (1,000s)		482	2,290	-79.0%	10,455	14,343	-27.1%
Months' Supply		3.5	2.3	52.2%	N/A	N/A	N/A
Average	Sale Price	240,750	176,115	36.7%	174,255	172,804	0.8%
	Days on Market	81	32	153.1%	66	46	43.5%
	Percent of List	96.7%	93.6%	3.3%	95.2%	94.9%	0.3%
	Percent of Original	93.0%	91.6%	1.5%	92.3%	93.0%	-0.8%
Median	Sale Price	240,750	225,000	7.0%	142,500	165,000	-13.6%
	Days on Market	81	13	523.1%	30	20	50.0%
	Percent of List	96.7%	96.2%	0.5%	96.8%	97.3%	-0.5%
	Percent of Original	93.0%	95.7%	-2.8%	94.8%	95.9%	-1.1%

A total of 2 homes sold in Clay County in October, down from 13 units in October 2023. Total sales volume fell to \$0.5 million compared to \$2.3 million in the previous year.

The median sales price in October was \$240,750, up 7.0% compared to the prior year. Median days on market was 81 days, up from 58 days in September, and up from 13 in October 2023.

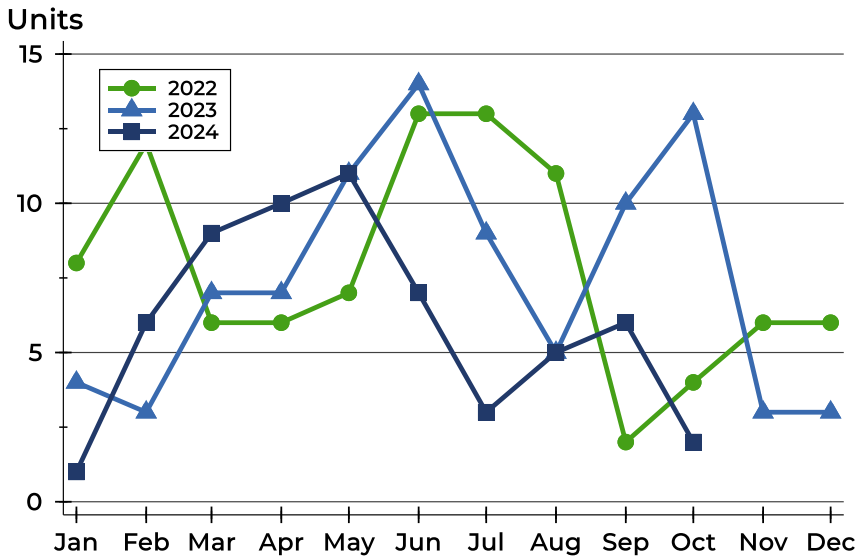
## History of Closed Listings





## Clay County Closed Listings Analysis

### Closed Listings by Month



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

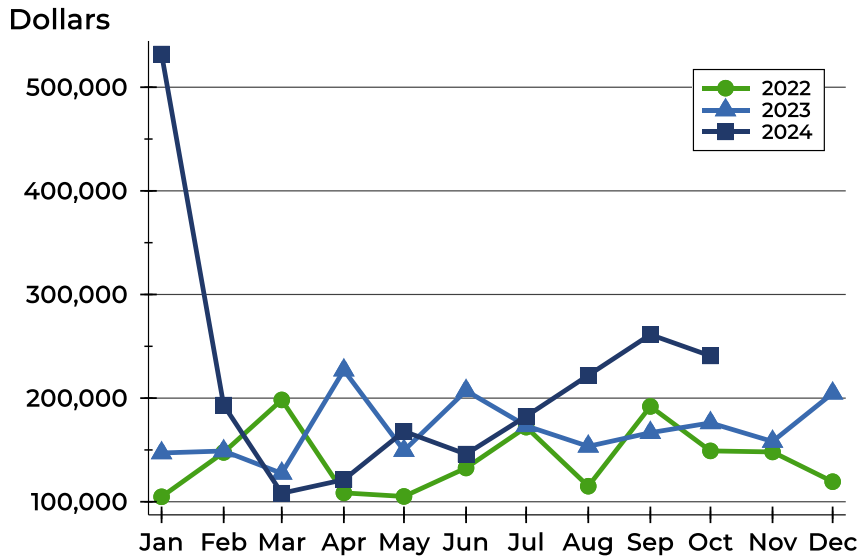
### Closed Listings by Price Range

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%	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	1	50.0%	7.2	196,500	196,500	34	34	98.3%	98.3%	98.3%	98.3%
\$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	1	50.0%	1.7	285,000	285,000	127	127	95.2%	95.2%	87.7%	87.7%
\$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



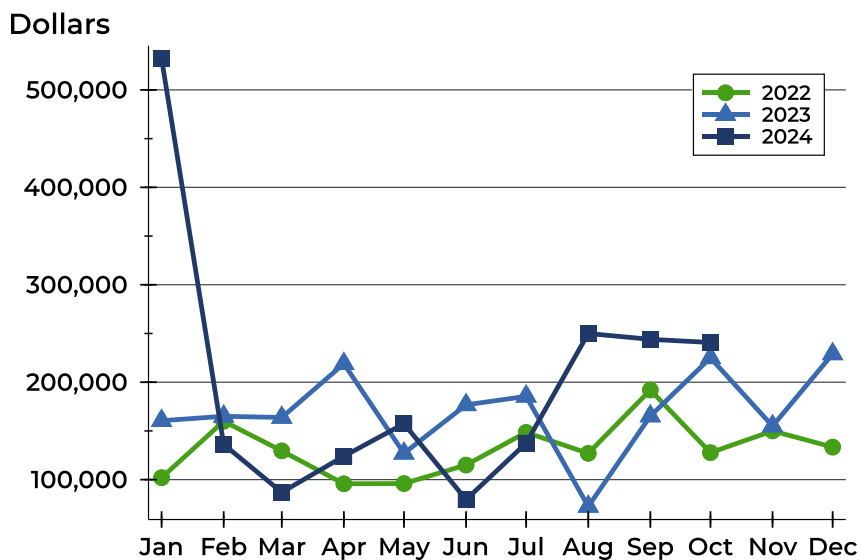
## Clay County Closed Listings Analysis

### Average Price



Month	2022	2023	2024
January	104,813	147,100	<b>532,000</b>
February	147,613	149,000	<b>193,250</b>
March	198,296	127,400	<b>108,244</b>
April	108,583	226,971	<b>121,330</b>
May	105,129	149,409	<b>167,950</b>
June	132,615	207,171	<b>145,977</b>
July	172,000	173,274	<b>182,500</b>
August	115,020	153,480	<b>222,000</b>
September	192,000	166,650	<b>261,333</b>
October	149,100	176,115	<b>240,750</b>
November	148,067	158,167	
December	119,367	204,667	

### Median Price

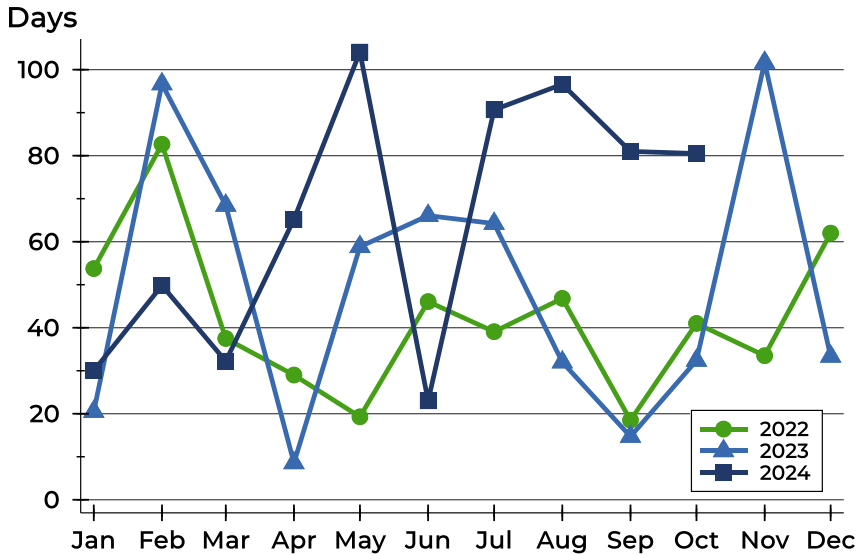


Month	2022	2023	2024
January	102,000	160,500	<b>532,000</b>
February	159,950	165,000	<b>136,250</b>
March	129,538	163,800	<b>87,000</b>
April	95,750	219,000	<b>124,000</b>
May	96,000	127,000	<b>157,400</b>
June	115,000	176,750	<b>79,500</b>
July	148,500	185,500	<b>137,500</b>
August	127,000	72,500	<b>250,000</b>
September	192,000	165,250	<b>244,000</b>
October	127,700	225,000	<b>240,750</b>
November	150,000	155,000	
December	133,400	229,000	



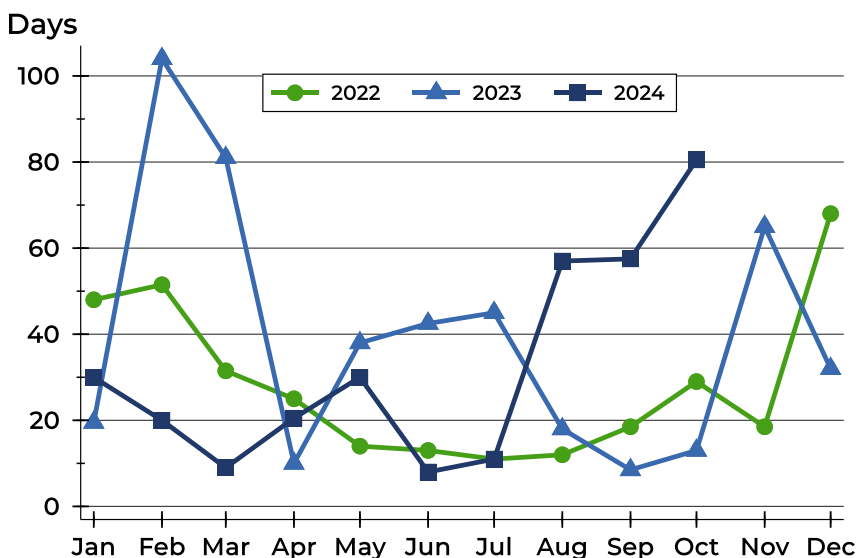
## Clay County Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	54	21	30
February	83	97	50
March	38	68	32
April	29	9	65
May	19	59	104
June	46	66	23
July	39	64	91
August	47	32	97
September	19	15	81
October	41	32	81
November	34	102	
December	62	33	

### Median DOM



Month	2022	2023	2024
January	48	20	30
February	52	104	20
March	32	81	9
April	25	10	21
May	14	38	30
June	13	43	8
July	11	45	11
August	12	18	57
September	19	9	58
October	29	13	81
November	19	65	
December	68	32	



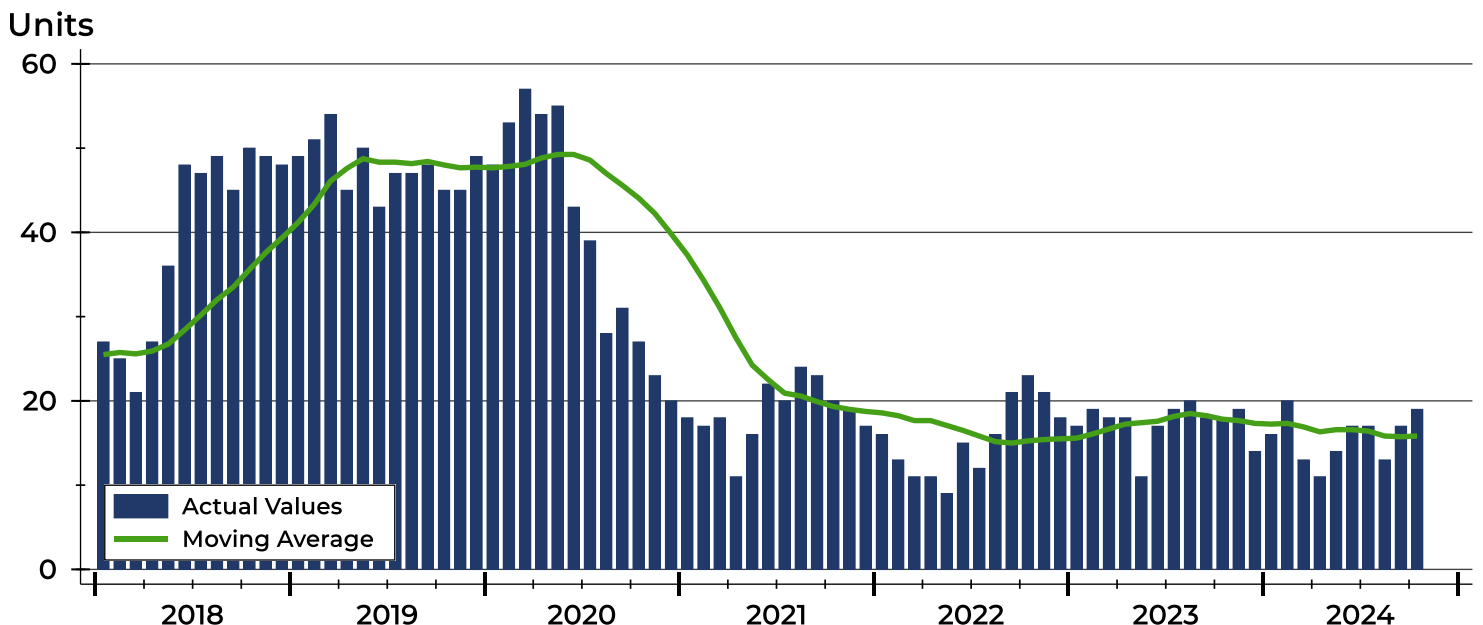
# Clay County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of October 2023	Change
Active Listings		19	18	5.6%
Volume (1,000s)		4,165	3,503	18.9%
Months' Supply		3.5	2.3	52.2%
Average	List Price	219,216	194,600	12.6%
	Days on Market	60	95	-36.8%
	Percent of Original	99.0%	96.0%	3.1%
Median	List Price	205,000	172,500	18.8%
	Days on Market	43	78	-44.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 homes were available for sale in Clay County at the end of October. This represents a 3.5 months' supply of active listings.

The median list price of homes on the market at the end of October was \$205,000, up 18.8% from 2023. The typical time on market for active listings was 43 days, down from 78 days a year earlier.

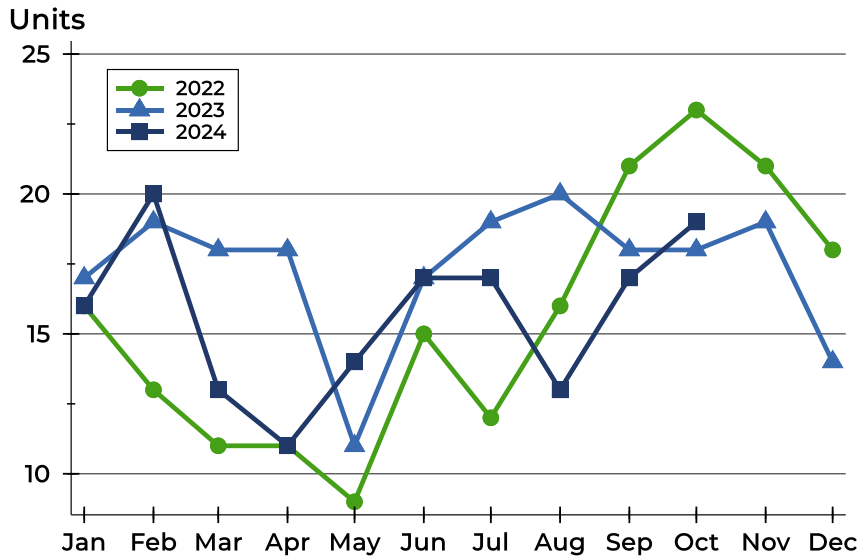
## History of Active Listings





## Clay County Active Listings Analysis

### Active Listings by Month



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

### Active Listings by Price Range

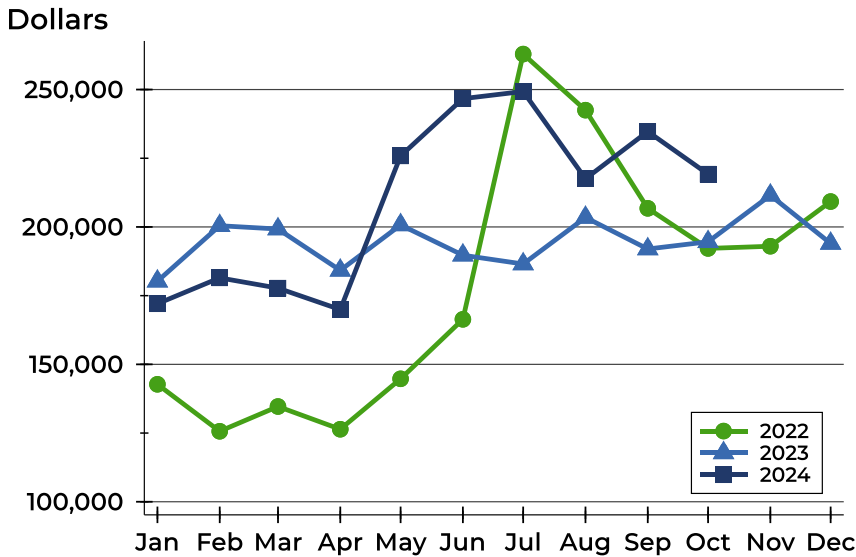
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	10.5%	N/A	95,450	95,450	81	81	98.4%	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	3	15.8%	N/A	132,900	129,900	26	14	100.0%	100.0%
\$150,000-\$174,999	1	5.3%	N/A	164,900	164,900	13	13	100.0%	100.0%
\$175,000-\$199,999	3	15.8%	7.2	183,267	184,900	22	23	98.3%	100.0%
\$200,000-\$249,999	7	36.8%	N/A	234,271	235,000	67	43	99.6%	100.0%
\$250,000-\$299,999	1	5.3%	1.7	275,900	275,900	106	106	96.5%	96.5%
\$300,000-\$399,999	1	5.3%	N/A	370,000	370,000	53	53	98.7%	98.7%
\$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	5.3%	N/A	575,000	575,000	186	186	96.6%	96.6%
\$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





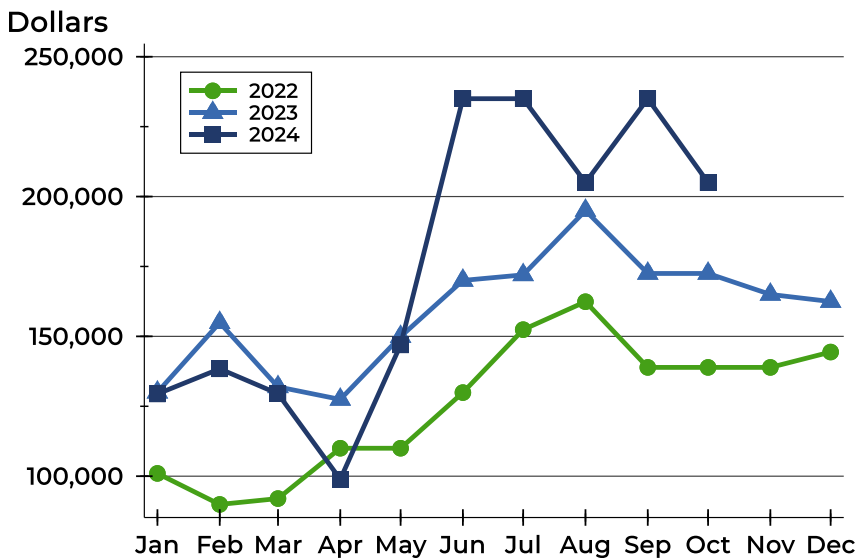
## Clay County Active Listings Analysis

### Average Price



Month	2022	2023	2024
January	142,744	180,259	<b>172,056</b>
February	125,646	200,458	<b>181,485</b>
March	134,664	199,250	<b>177,738</b>
April	126,391	184,211	<b>169,936</b>
May	144,744	200,736	<b>225,864</b>
June	166,393	189,724	<b>246,688</b>
July	262,917	186,521	<b>249,306</b>
August	242,500	203,463	<b>217,546</b>
September	206,781	191,981	<b>234,735</b>
October	192,191	194,600	<b>219,216</b>
November	192,990	211,526	
December	209,250	194,000	

### Median Price

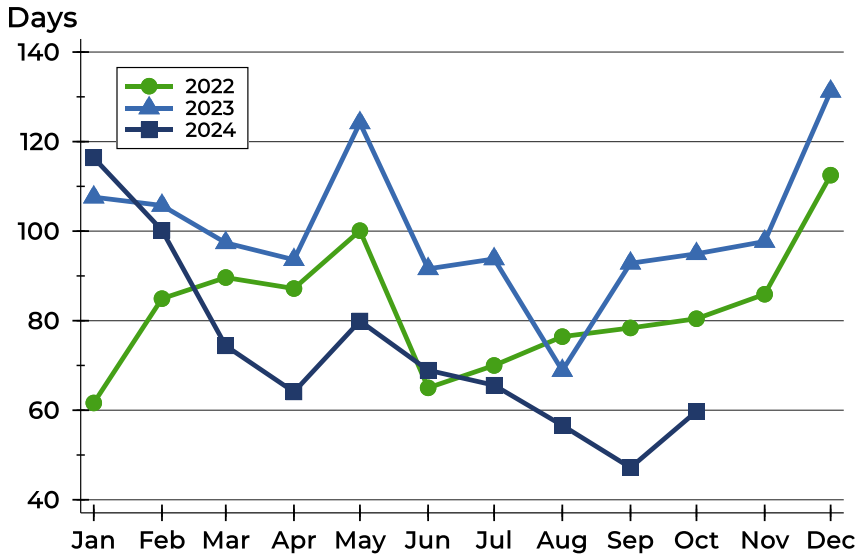


Month	2022	2023	2024
January	101,000	130,000	<b>129,400</b>
February	89,900	154,900	<b>138,400</b>
March	92,000	131,950	<b>129,500</b>
April	110,000	127,450	<b>98,900</b>
May	110,000	149,900	<b>146,950</b>
June	129,900	170,000	<b>235,000</b>
July	152,400	172,000	<b>235,000</b>
August	162,400	195,000	<b>205,000</b>
September	138,900	172,500	<b>235,000</b>
October	138,900	172,500	<b>205,000</b>
November	138,900	165,000	
December	144,400	162,450	



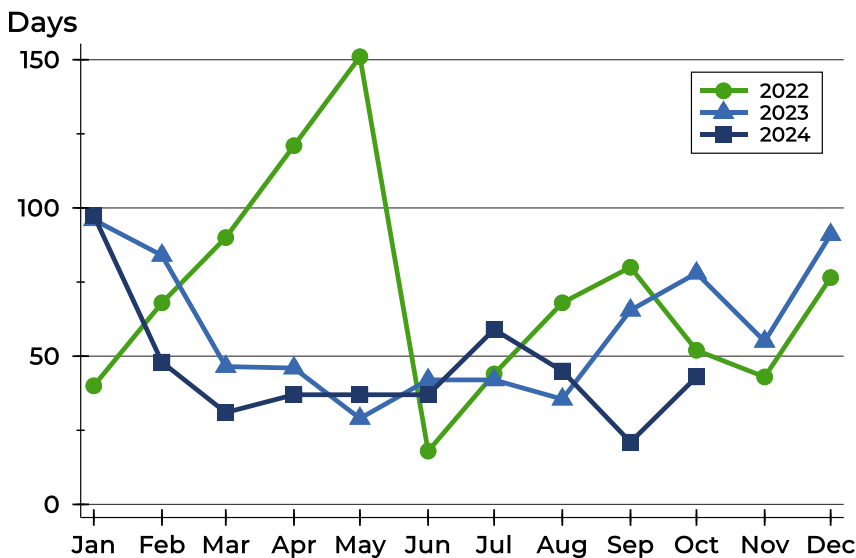
# Clay County Active Listings Analysis

## Average DOM



Month	2022	2023	2024
January	62	108	<b>116</b>
February	85	106	<b>100</b>
March	90	97	<b>74</b>
April	87	94	<b>64</b>
May	100	124	<b>80</b>
June	65	92	<b>69</b>
July	70	94	<b>66</b>
August	76	69	<b>57</b>
September	78	93	<b>47</b>
October	80	95	<b>60</b>
November	86	98	
December	113	131	

## Median DOM

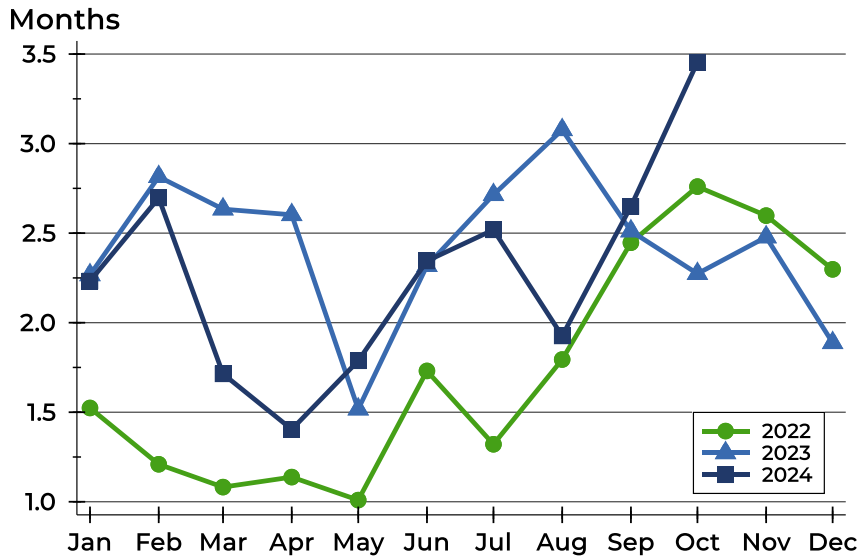


Month	2022	2023	2024
January	40	96	<b>98</b>
February	68	84	<b>48</b>
March	90	47	<b>31</b>
April	121	46	<b>37</b>
May	151	29	<b>37</b>
June	18	42	<b>37</b>
July	44	42	<b>59</b>
August	68	36	<b>45</b>
September	80	66	<b>21</b>
October	52	78	<b>43</b>
November	43	55	
December	77	91	



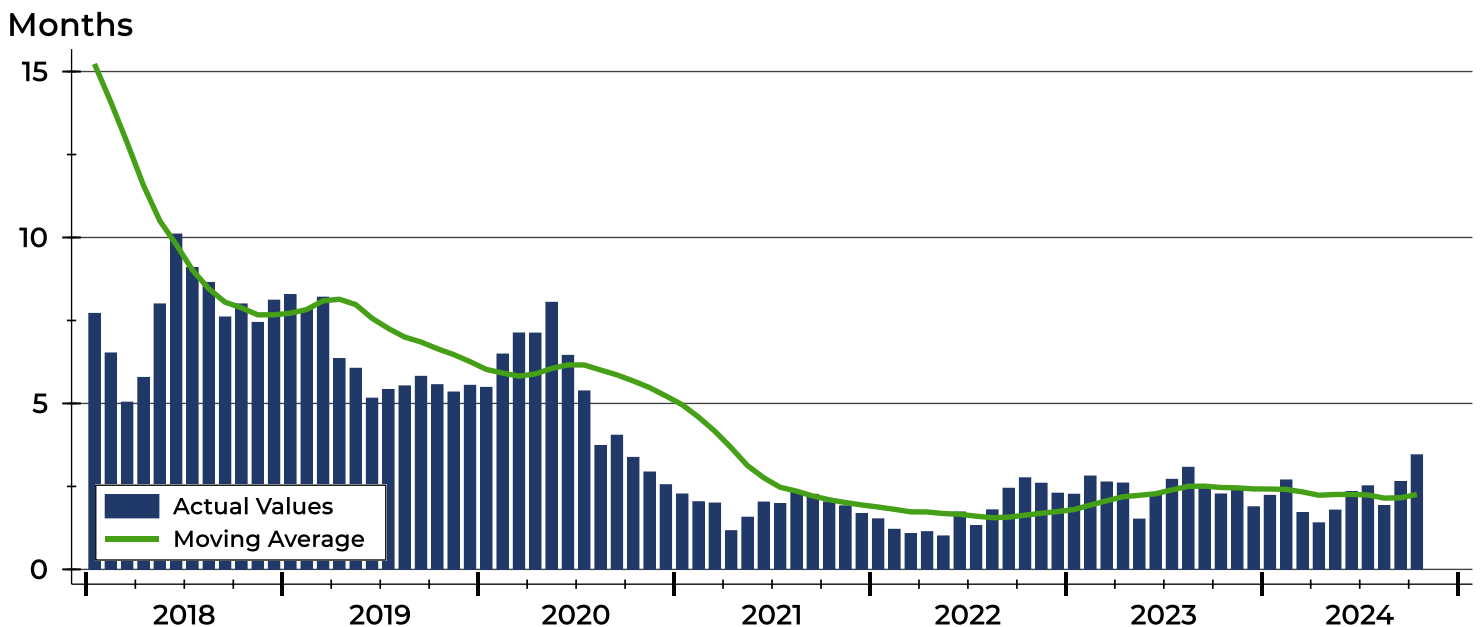
## Clay County Months' Supply Analysis

### Months' Supply by Month



Month	2022	2023	2024
January	1.5	2.3	<b>2.2</b>
February	1.2	2.8	<b>2.7</b>
March	1.1	2.6	<b>1.7</b>
April	1.1	2.6	<b>1.4</b>
May	1.0	1.5	<b>1.8</b>
June	1.7	2.3	<b>2.3</b>
July	1.3	2.7	<b>2.5</b>
August	1.8	3.1	<b>1.9</b>
September	2.4	2.5	<b>2.6</b>
October	2.8	2.3	<b>3.5</b>
November	2.6	2.5	
December	2.3	1.9	

### History of Month's Supply





## Clay County New Listings Analysis

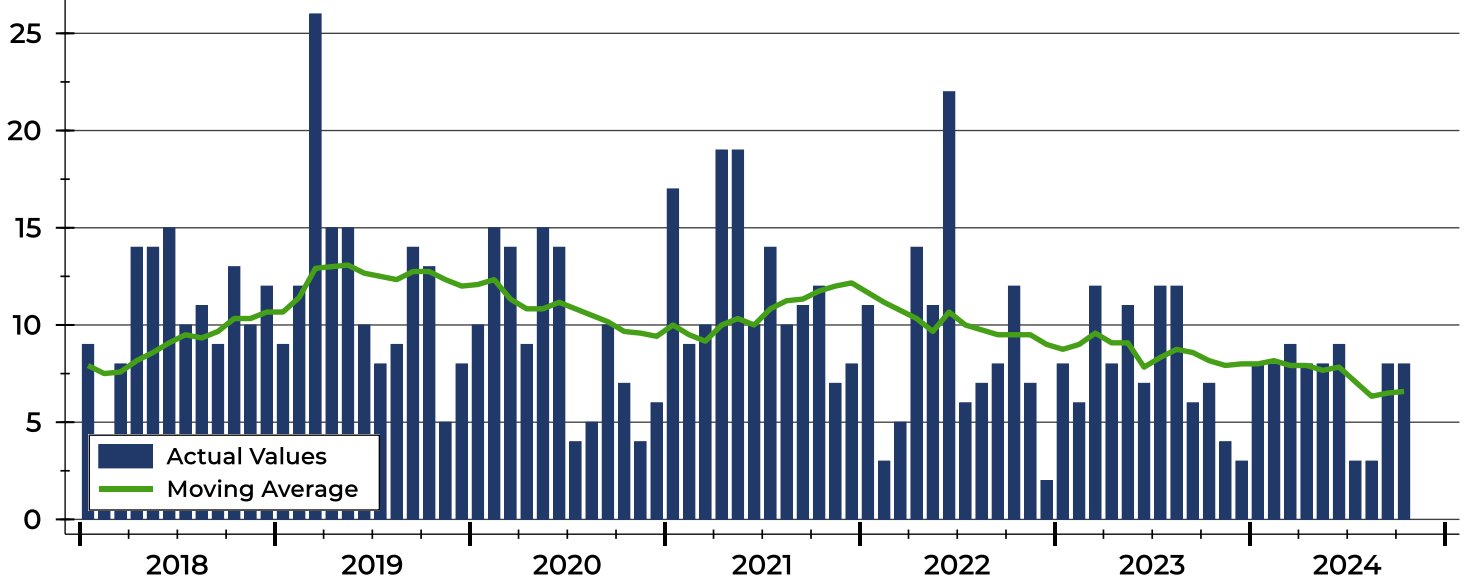
Summary Statistics for New Listings		2024	October 2023	Change
Current Month	New Listings	<b>8</b>	7	14.3%
	Volume (1,000s)	<b>1,524</b>	1,256	21.3%
	Average List Price	<b>190,500</b>	179,471	6.1%
	Median List Price	<b>182,450</b>	159,000	14.7%
Year-to-Date	New Listings	<b>72</b>	89	-19.1%
	Volume (1,000s)	<b>12,853</b>	15,985	-19.6%
	Average List Price	<b>178,518</b>	179,610	-0.6%
	Median List Price	<b>172,400</b>	169,900	1.5%

A total of 8 new listings were added in Clay County during October, up 14.3% from the same month in 2023. Year-to-date Clay County has seen 72 new listings.

The median list price of these homes was \$182,450 up from \$159,000 in 2023.

## History of New Listings

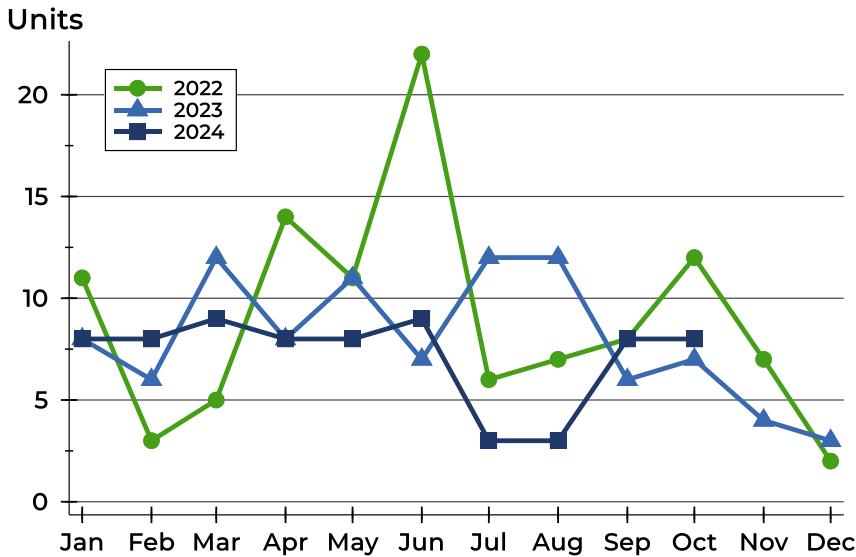
Units





## Clay County New Listings Analysis

### New Listings by Month



Month	2022	2023	2024
January	11	8	<b>8</b>
February	3	6	<b>8</b>
March	5	12	<b>9</b>
April	14	8	<b>8</b>
May	11	11	<b>8</b>
June	22	7	<b>9</b>
July	6	12	<b>3</b>
August	7	12	<b>3</b>
September	8	6	<b>8</b>
October	12	7	<b>8</b>
November	7	4	
December	2	3	

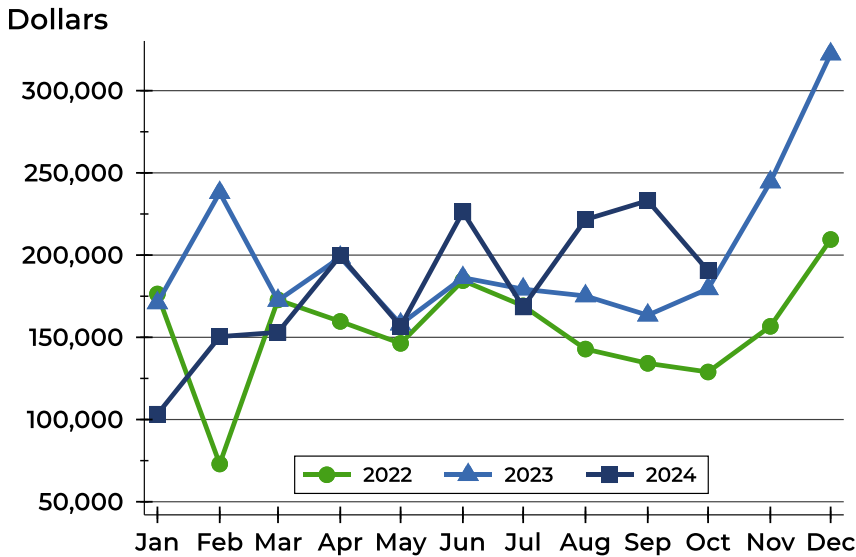
### New Listings by Price Range

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	0	0.0%	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
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	129,900	129,900	20	20	100.0%	100.0%
\$150,000-\$174,999	2	25.0%	157,450	157,450	13	13	100.0%	100.0%
\$175,000-\$199,999	2	25.0%	182,450	182,450	22	22	100.0%	100.0%
\$200,000-\$249,999	3	37.5%	238,100	249,900	16	13	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	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



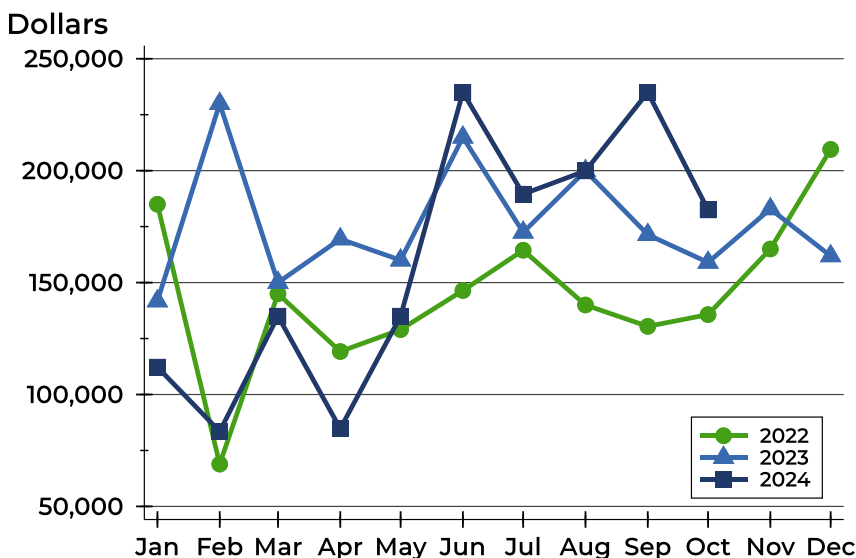
# Clay County New Listings Analysis

## Average Price



Month	2022	2023	2024
January	176,355	170,925	103,250
February	72,967	237,967	150,438
March	172,780	172,400	153,056
April	159,679	198,613	199,625
May	146,318	158,009	156,725
June	184,486	186,243	226,267
July	169,150	179,308	168,467
August	142,871	175,154	221,633
September	134,188	163,450	233,100
October	128,917	179,471	190,500
November	156,671	244,450	
December	209,500	322,267	

## Median Price



Month	2022	2023	2024
January	185,000	141,750	112,250
February	68,900	229,950	83,500
March	145,000	150,000	135,000
April	119,200	169,450	84,750
May	129,000	160,000	135,000
June	146,450	214,900	235,000
July	164,450	172,450	189,500
August	140,000	199,950	199,900
September	130,450	171,400	235,000
October	135,700	159,000	182,450
November	165,000	182,900	
December	209,500	161,900	

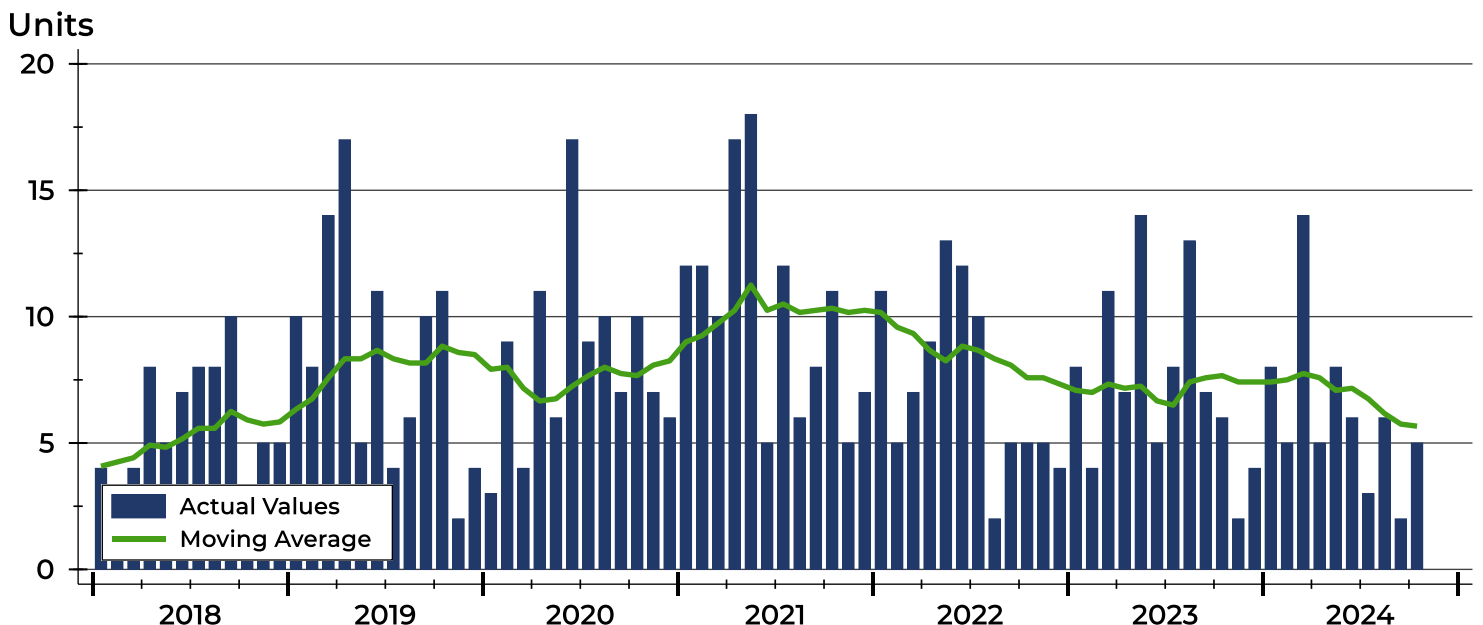


## Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	October 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		<b>5</b>	6	-16.7%	<b>62</b>	83	-25.3%
Volume (1,000s)		<b>1,100</b>	963	14.2%	<b>10,492</b>	14,950	-29.8%
Average	Sale Price	<b>219,980</b>	160,425	37.1%	<b>169,223</b>	180,121	-6.1%
	Days on Market	<b>31</b>	80	-61.3%	<b>66</b>	49	34.7%
	Percent of Original	<b>100.0%</b>	84.7%	18.1%	<b>93.0%</b>	92.8%	0.2%
Median	Sale Price	<b>235,000</b>	184,900	27.1%	<b>149,450</b>	174,900	-14.6%
	Days on Market	<b>39</b>	62	-37.1%	<b>30</b>	24	25.0%
	Percent of Original	<b>100.0%</b>	89.9%	11.2%	<b>96.1%</b>	96.0%	0.1%

A total of 5 contracts for sale were written in Clay County during the month of October, down from 6 in 2023. The median list price of these homes was \$235,000, up from \$184,900 the prior year. Half of the homes that went under contract in October were on the market less than 39 days, compared to 62 days in October 2023.

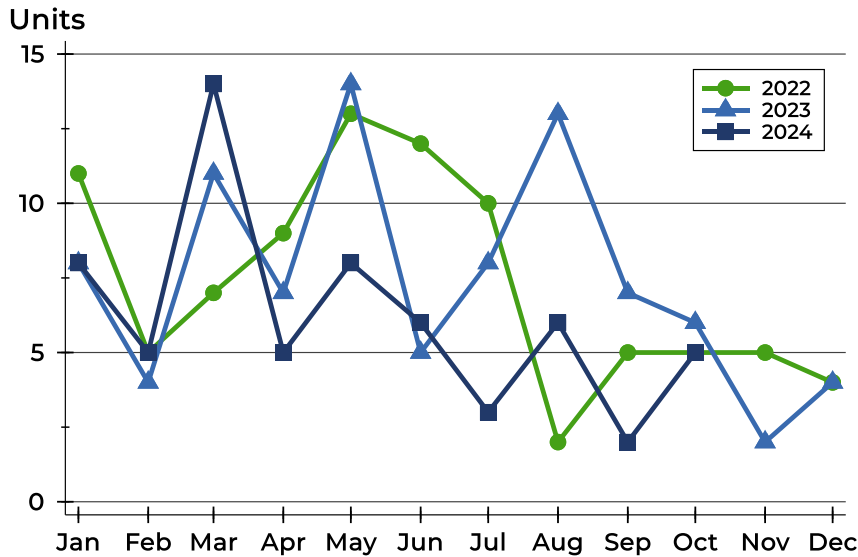
## History of Contracts Written





## Clay County Contracts Written Analysis

### Contracts Written by Month



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

### Contracts Written by Price Range

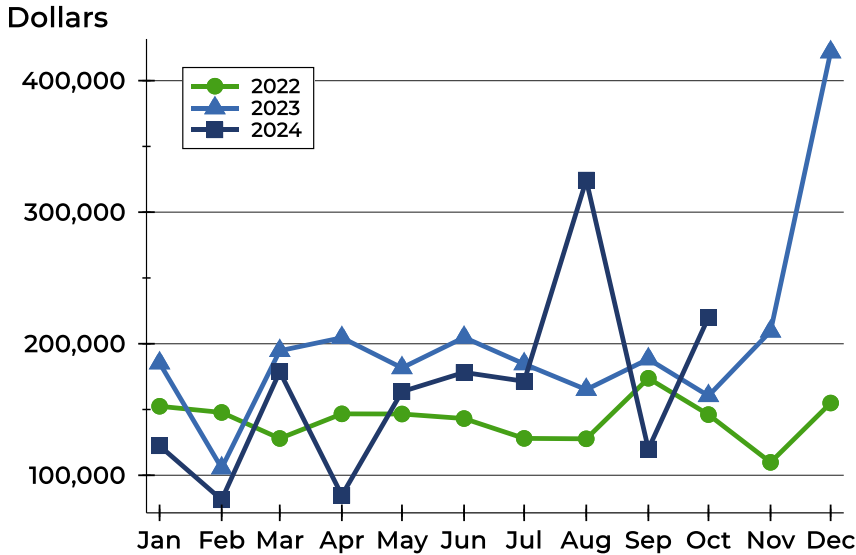
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	90,000	90,000	48	48	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	150,000	150,000	9	9	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	2	40.0%	242,450	242,450	23	23	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	375,000	375,000	54	54	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





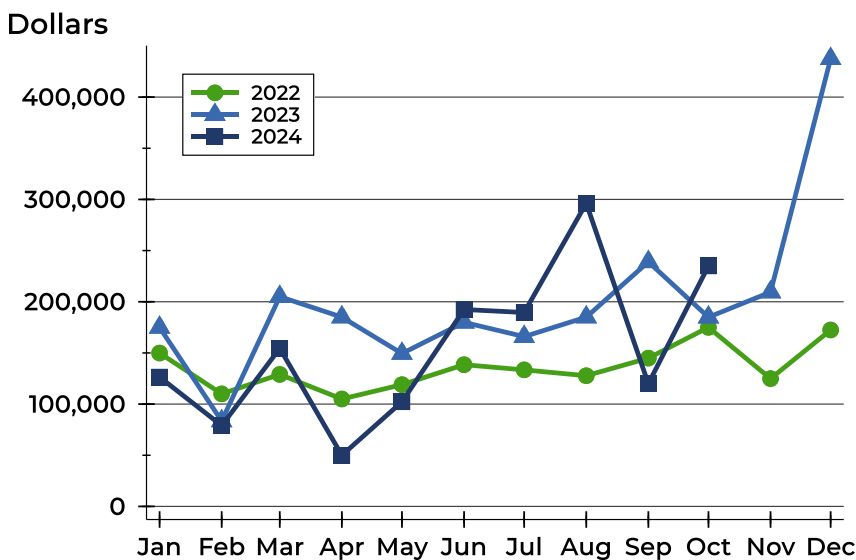
# Clay County Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	152,464	185,300	<b>122,438</b>
February	147,780	105,500	<b>81,400</b>
March	128,000	194,691	<b>178,743</b>
April	146,700	204,571	<b>84,800</b>
May	146,608	181,643	<b>163,613</b>
June	143,133	204,780	<b>178,217</b>
July	128,060	184,650	<b>171,467</b>
August	127,750	165,138	<b>324,417</b>
September	173,760	188,371	<b>119,950</b>
October	146,140	160,425	<b>219,980</b>
November	109,840	209,450	
December	154,950	421,725	

## Median Price

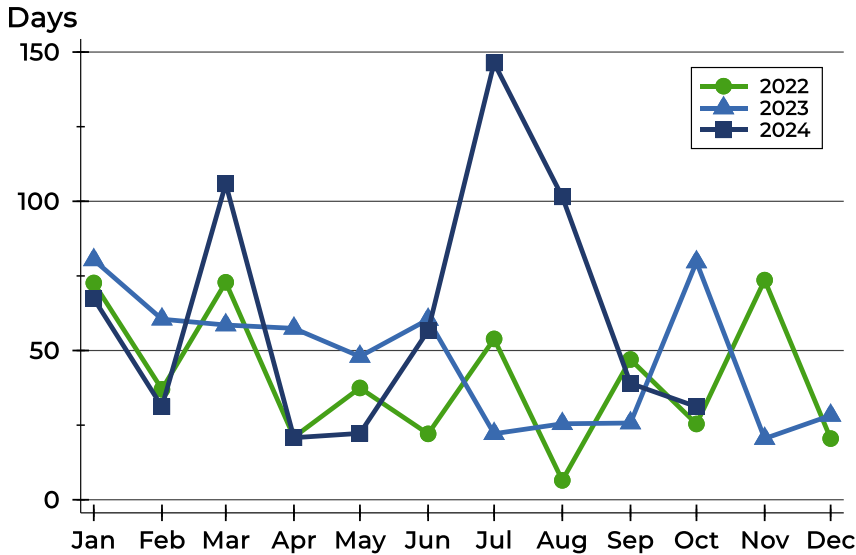


Month	2022	2023	2024
January	149,900	174,950	<b>126,450</b>
February	110,000	83,500	<b>79,000</b>
March	129,000	205,000	<b>154,450</b>
April	105,000	185,000	<b>50,000</b>
May	119,000	149,450	<b>102,250</b>
June	138,500	179,900	<b>192,450</b>
July	133,450	165,950	<b>189,500</b>
August	127,750	185,000	<b>296,250</b>
September	144,900	239,000	<b>119,950</b>
October	175,000	184,900	<b>235,000</b>
November	124,900	209,450	
December	172,450	437,500	



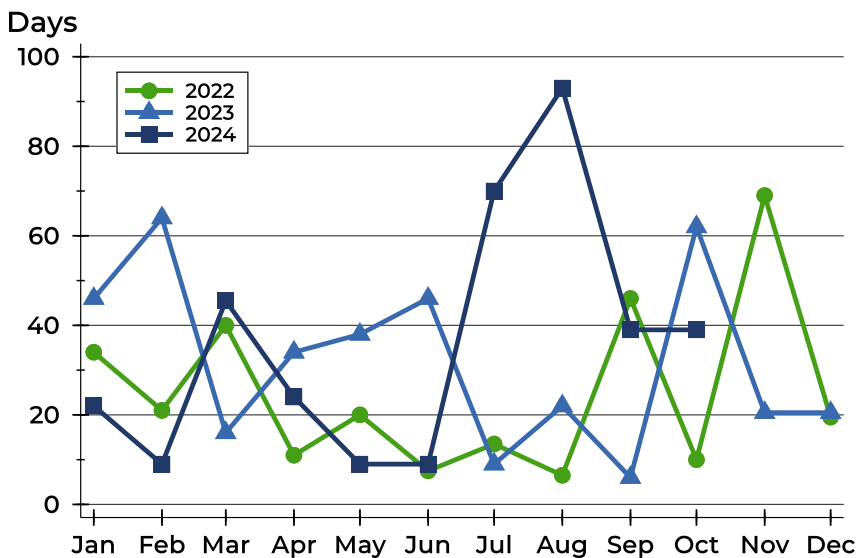
# Clay County Contracts Written Analysis

## Average DOM



Month	2022	2023	2024
January	73	80	67
February	37	61	31
March	73	59	106
April	21	57	21
May	37	48	22
June	22	60	57
July	54	22	146
August	7	25	102
September	47	26	39
October	25	80	31
November	74	21	
December	21	28	

## Median DOM



Month	2022	2023	2024
January	34	46	22
February	21	64	9
March	40	16	46
April	11	34	24
May	20	38	9
June	8	46	9
July	14	9	70
August	7	22	93
September	46	6	39
October	10	62	39
November	69	21	
December	20	21	



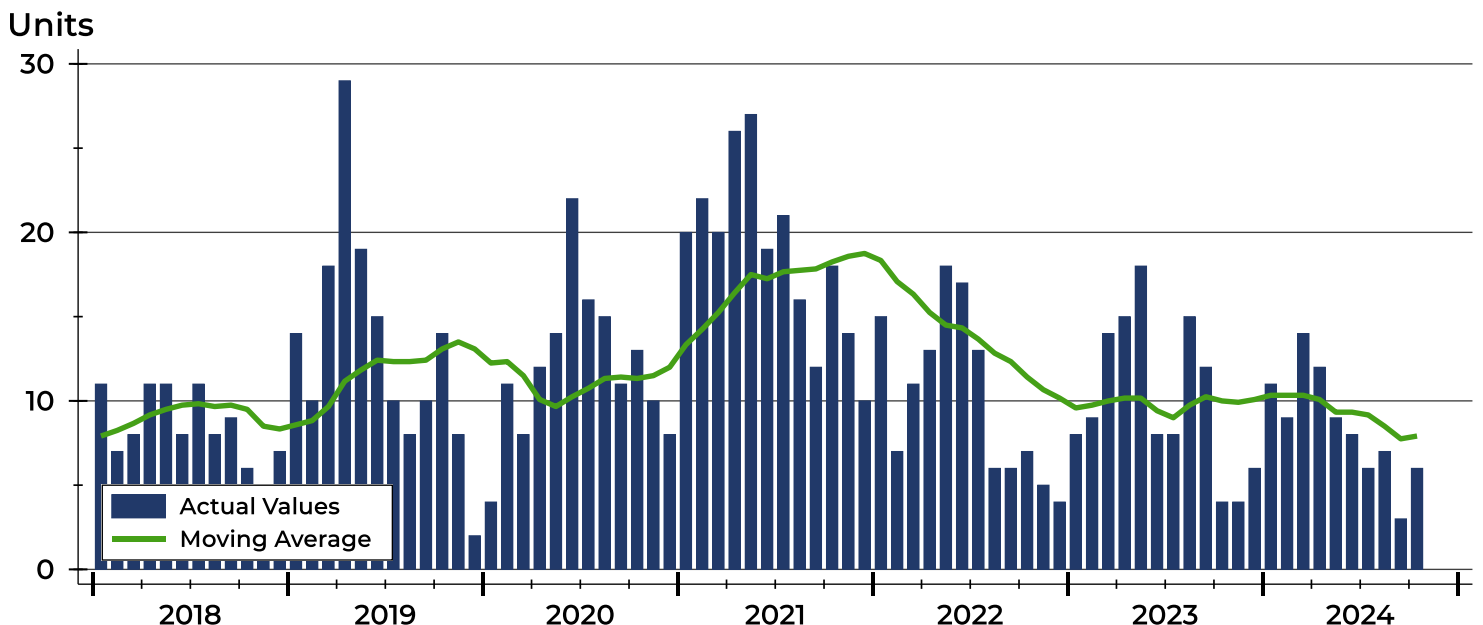
# Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October		
		2024	2023	Change
Pending Contracts		6	4	50.0%
Volume (1,000s)		1,335	699	91.0%
Average	List Price	222,483	174,700	27.4%
	Days on Market	36	77	-53.2%
	Percent of Original	100.0%	95.7%	4.5%
Median	List Price	235,000	161,950	45.1%
	Days on Market	44	65	-32.3%
	Percent of Original	100.0%	96.2%	4.0%

A total of 6 listings in Clay County had contracts pending at the end of October, up from 4 contracts pending at the end of October 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.

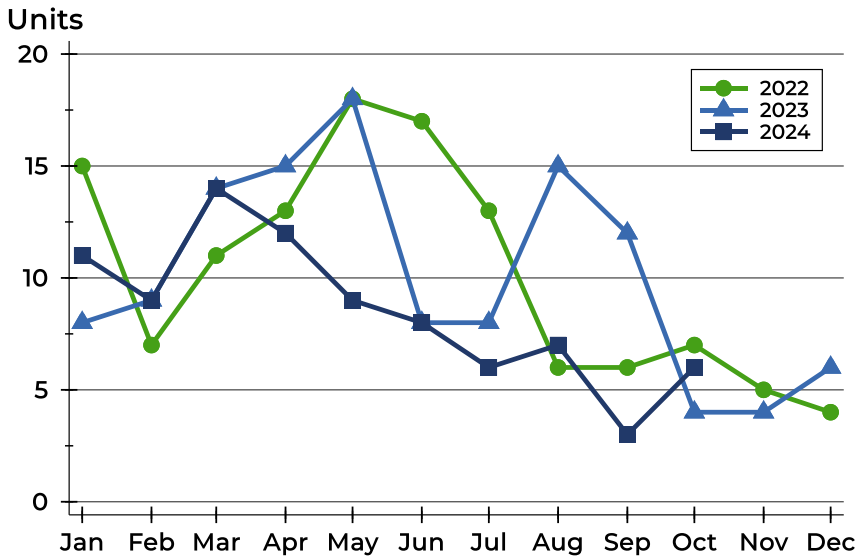
## History of Pending Contracts





## Clay County Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	15	8	11
February	7	9	9
March	11	14	14
April	13	15	12
May	18	18	9
June	17	8	8
July	13	8	6
August	6	15	7
September	6	12	3
October	7	4	6
November	5	4	
December	4	6	

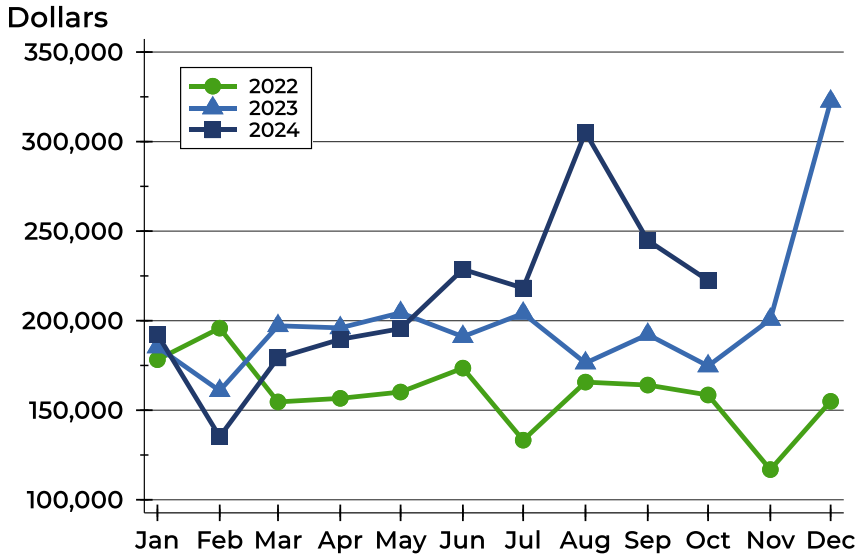
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	90,000	90,000	48	48	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	150,000	150,000	9	9	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	3	50.0%	239,967	235,000	35	39	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	16.7%	375,000	375,000	54	54	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



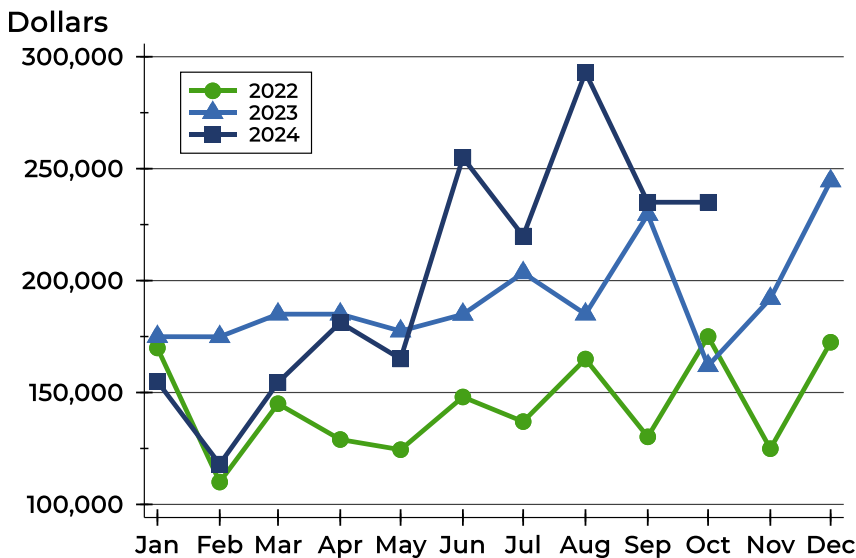
## Clay County Pending Contracts Analysis

### Average Price



Month	2022	2023	2024
January	178,233	185,300	<b>192,309</b>
February	195,843	160,878	<b>135,211</b>
March	154,636	197,150	<b>179,221</b>
April	156,638	195,980	<b>189,592</b>
May	160,156	204,428	<b>195,544</b>
June	173,524	191,100	<b>228,663</b>
July	133,269	204,075	<b>218,217</b>
August	165,700	176,353	<b>305,143</b>
September	164,050	192,292	<b>244,800</b>
October	158,514	174,700	<b>222,483</b>
November	116,860	200,700	
December	154,950	322,483	

### Median Price

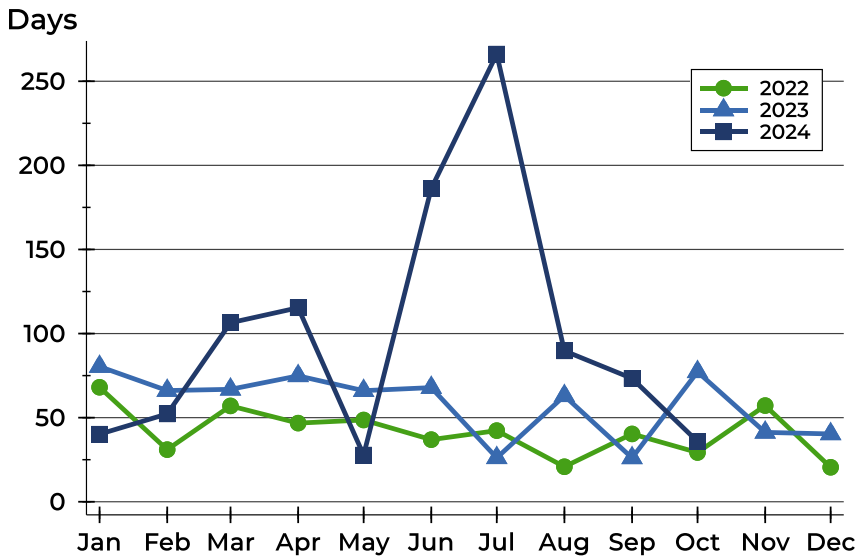


Month	2022	2023	2024
January	169,900	174,950	<b>154,900</b>
February	110,000	174,900	<b>118,000</b>
March	145,000	185,000	<b>154,450</b>
April	129,000	185,000	<b>181,250</b>
May	124,450	177,450	<b>165,000</b>
June	148,000	184,900	<b>254,950</b>
July	137,000	203,450	<b>219,900</b>
August	164,950	185,000	<b>293,000</b>
September	130,200	229,500	<b>235,000</b>
October	175,000	161,950	<b>235,000</b>
November	124,900	191,950	
December	172,450	244,500	



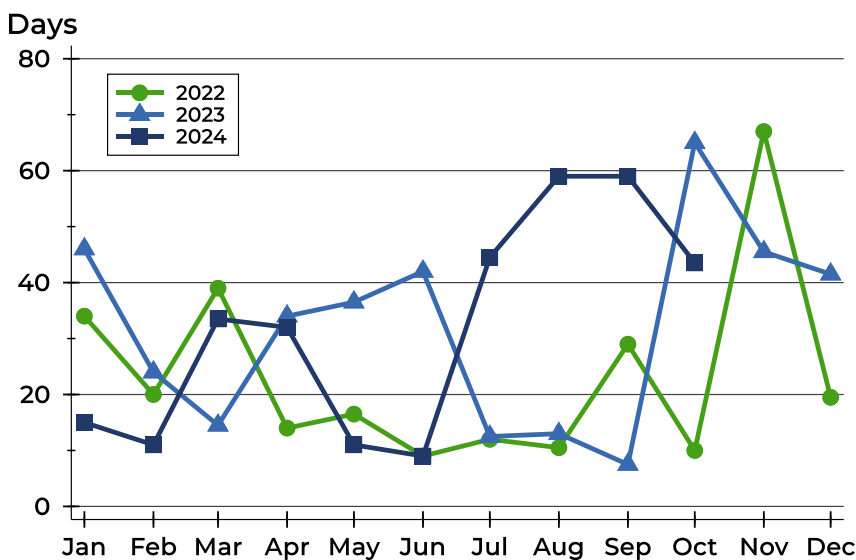
# Clay County Pending Contracts Analysis

## Average DOM



Month	2022	2023	2024
January	68	80	40
February	31	66	52
March	57	67	106
April	47	75	115
May	49	66	28
June	37	68	186
July	42	26	266
August	21	63	90
September	40	26	73
October	29	77	36
November	57	41	
December	21	40	

## Median DOM



Month	2022	2023	2024
January	34	46	15
February	20	24	11
March	39	15	34
April	14	34	32
May	17	37	11
June	9	42	9
July	12	13	45
August	11	13	59
September	29	8	59
October	10	65	44
November	67	46	
December	20	42	