



**December  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Remained Constant in December

Total home sales in Clay County remained at 3 units last month, the same as in December 2023. Total sales volume was \$0.6 million, down from a year earlier.

The median sale price in December was \$208,000, down from \$229,000 a year earlier. Homes that sold in December were typically on the market for 59 days and sold for 100.0% of their list prices.

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

The total number of active listings in Clay County at the end of December was 21 units, up from 14 at the same point in 2023. This represents a 3.6 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$235,000.

There were 4 contracts written in December 2024 and 2023, showing no change over the year. At the end of the month, there were 6 contracts still pending.

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## Clay County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>3</b>	<b>3</b>	<b>6</b>	<b>70</b>	<b>89</b>	<b>94</b>
Change from prior year		0.0%	-50.0%	-33.3%	-21.3%	-5.3%	-22.3%
<b>Active Listings</b>		<b>21</b>	<b>14</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-22.2%	5.9%			
<b>Months' Supply</b>		<b>3.6</b>	<b>1.9</b>	<b>2.3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		89.5%	-17.4%	35.3%			
<b>New Listings</b>		<b>6</b>	<b>3</b>	<b>2</b>	<b>85</b>	<b>96</b>	<b>108</b>
Change from prior year		100.0%	50.0%	-75.0%	-11.5%	-11.1%	-26.0%
<b>Contracts Written</b>		<b>4</b>	<b>4</b>	<b>4</b>	<b>72</b>	<b>89</b>	<b>88</b>
Change from prior year		0.0%	0.0%	-42.9%	-19.1%	1.1%	-28.5%
<b>Pending Contracts</b>		<b>6</b>	<b>6</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	50.0%	-60.0%			
<b>Sales Volume (1,000s)</b>		<b>558</b>	<b>614</b>	<b>716</b>	<b>12,162</b>	<b>15,431</b>	<b>12,997</b>
Change from prior year		-9.1%	-14.2%	-55.8%	-21.2%	18.7%	-16.8%
Average	<b>Sale Price</b>	<b>186,000</b>	<b>204,667</b>	<b>119,367</b>	<b>173,740</b>	<b>173,385</b>	<b>138,269</b>
	Change from prior year	-9.1%	71.5%	-33.7%	0.2%	25.4%	7.1%
	<b>List Price of Actives</b>	<b>254,571</b>	<b>194,000</b>	<b>209,250</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	31.2%	-7.3%	64.9%			
	<b>Days on Market</b>	<b>75</b>	<b>33</b>	<b>62</b>	<b>63</b>	<b>47</b>	<b>46</b>
Change from prior year	127.3%	-46.8%	121.4%	34.0%	2.2%	-23.3%	
<b>Percent of List</b>	<b>96.7%</b>	<b>93.3%</b>	<b>89.2%</b>	<b>95.2%</b>	<b>94.7%</b>	<b>95.0%</b>	
Change from prior year	3.6%	4.6%	-7.7%	0.5%	-0.3%	-1.7%	
<b>Percent of Original</b>	<b>94.9%</b>	<b>93.3%</b>	<b>83.7%</b>	<b>92.6%</b>	<b>92.8%</b>	<b>92.8%</b>	
Change from prior year	1.7%	11.5%	-13.1%	-0.2%	0.0%	-2.3%	
Median	<b>Sale Price</b>	<b>208,000</b>	<b>229,000</b>	<b>133,400</b>	<b>145,000</b>	<b>165,000</b>	<b>127,250</b>
	Change from prior year	-9.2%	71.7%	-27.1%	-12.1%	29.7%	31.9%
	<b>List Price of Actives</b>	<b>235,000</b>	<b>162,450</b>	<b>144,400</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	44.7%	12.5%	37.7%			
	<b>Days on Market</b>	<b>59</b>	<b>32</b>	<b>68</b>	<b>30</b>	<b>24</b>	<b>21</b>
Change from prior year	84.4%	-52.9%	223.8%	25.0%	14.3%	23.5%	
<b>Percent of List</b>	<b>100.0%</b>	<b>92.9%</b>	<b>100.0%</b>	<b>96.8%</b>	<b>97.3%</b>	<b>96.6%</b>	
Change from prior year	7.6%	-7.1%	0.2%	-0.5%	0.7%	-1.2%	
<b>Percent of Original</b>	<b>96.3%</b>	<b>92.9%</b>	<b>93.7%</b>	<b>95.2%</b>	<b>95.7%</b>	<b>94.7%</b>	
Change from prior year	3.7%	-0.9%	-3.8%	-0.5%	1.1%	-1.8%	

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



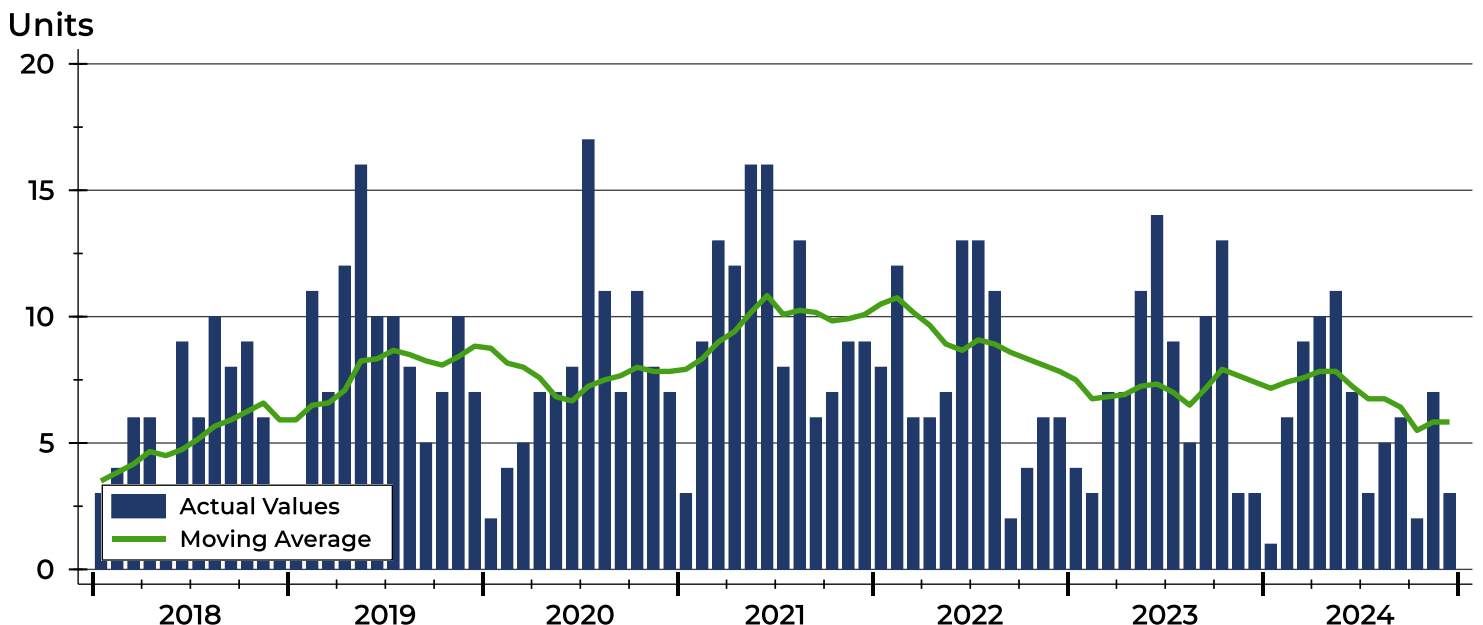
# Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		3	3	0.0%	70	89	-21.3%
Volume (1,000s)		558	614	-9.1%	12,162	15,431	-21.2%
Months' Supply		3.6	1.9	89.5%	N/A	N/A	N/A
Average	Sale Price	186,000	204,667	-9.1%	173,740	173,385	0.2%
	Days on Market	75	33	127.3%	63	47	34.0%
	Percent of List	96.7%	93.3%	3.6%	95.2%	94.7%	0.5%
	Percent of Original	94.9%	93.3%	1.7%	92.6%	92.8%	-0.2%
Median	Sale Price	208,000	229,000	-9.2%	145,000	165,000	-12.1%
	Days on Market	59	32	84.4%	30	24	25.0%
	Percent of List	100.0%	92.9%	7.6%	96.8%	97.3%	-0.5%
	Percent of Original	96.3%	92.9%	3.7%	95.2%	95.7%	-0.5%

A total of 3 homes sold in Clay County in December, showing no change from December 2023. Total sales volume fell to \$0.6 million compared to \$0.6 million in the previous year.

The median sales price in December was \$208,000, down 9.2% compared to the prior year. Median days on market was 59 days, up from 16 days in November, and up from 32 in December 2023.

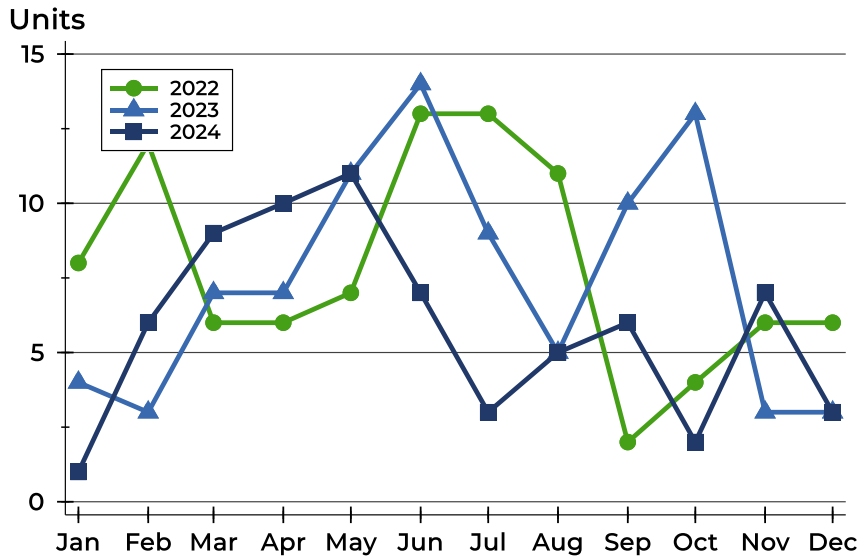
## History of Closed Listings





## 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	7
December	6	3	3

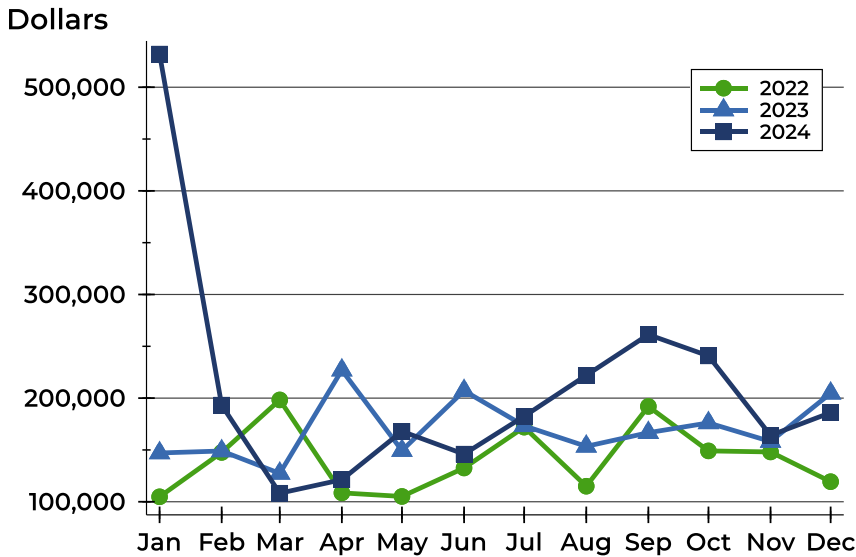
### Closed Listings by Price Range

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	1	33.3%	0.0	115,000	115,000	40	40	88.5%	88.5%	88.5%	88.5%
\$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	2	66.7%	9.0	221,500	221,500	93	93	100.7%	100.7%	98.1%	98.1%
\$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	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



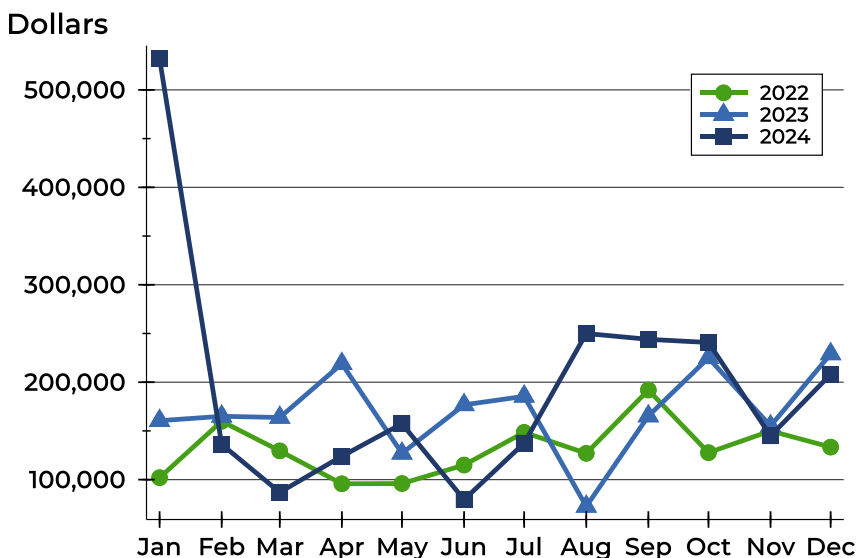
## Clay County Closed Listings Analysis

### 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	<b>164,071</b>
December	119,367	204,667	<b>186,000</b>

### Median Price

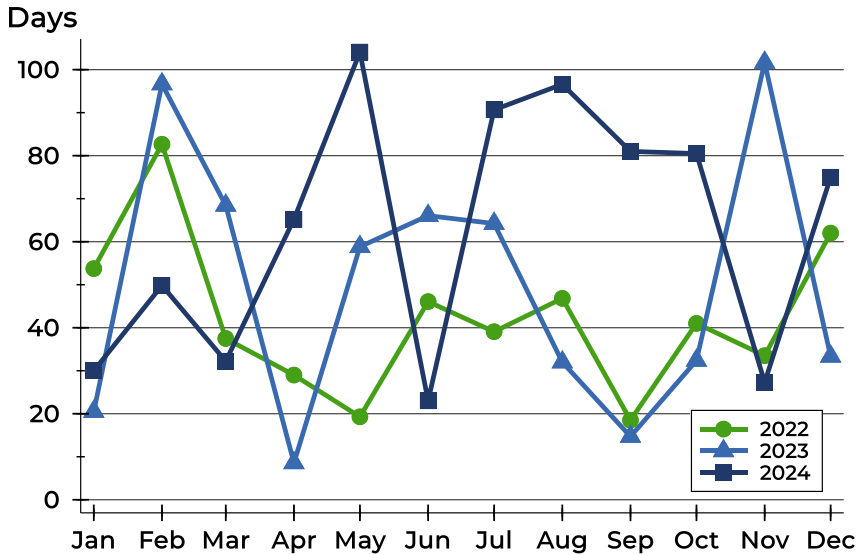


Month	2022	2023	2024
January	102,000	160,500	<b>532,000</b>
February	159,950	165,000	<b>136,250</b>
March	129,538	163,800	<b>87,000</b>
April	95,750	219,000	<b>124,000</b>
May	96,000	127,000	<b>157,400</b>
June	115,000	176,750	<b>79,500</b>
July	148,500	185,500	<b>137,500</b>
August	127,000	72,500	<b>250,000</b>
September	192,000	165,250	<b>244,000</b>
October	127,700	225,000	<b>240,750</b>
November	150,000	155,000	<b>145,000</b>
December	133,400	229,000	<b>208,000</b>



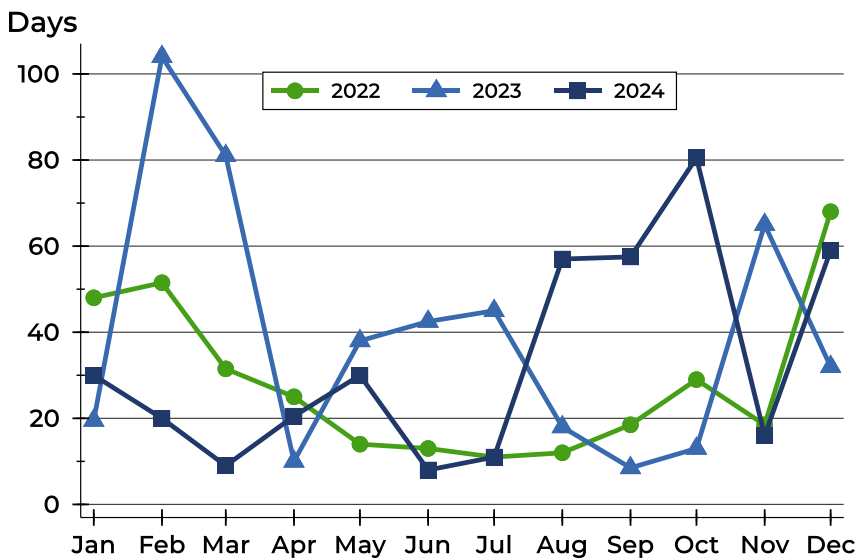
## Clay County Closed Listings Analysis

### 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	27
December	62	33	75

### 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	16
December	68	32	59



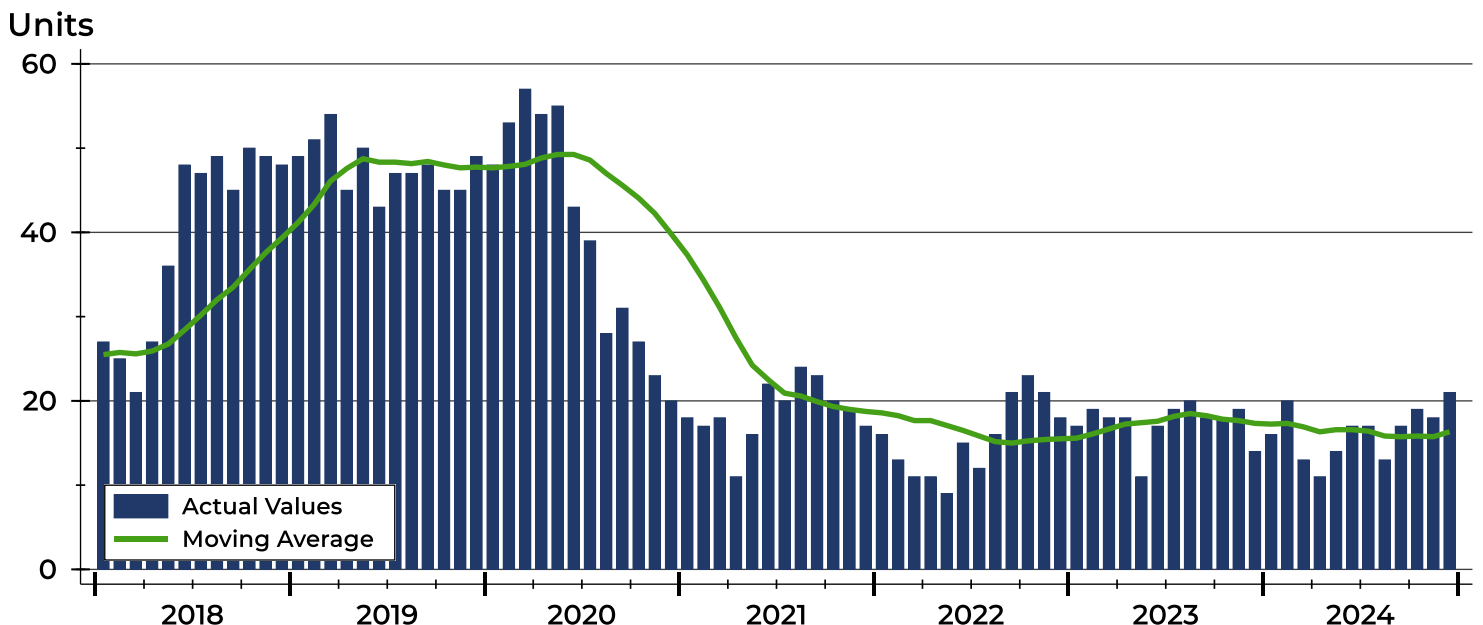
## Clay County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		<b>21</b>	14	50.0%
Volume (1,000s)		<b>5,346</b>	2,716	96.8%
Months' Supply		<b>3.6</b>	1.9	89.5%
Average	List Price	<b>254,571</b>	194,000	31.2%
	Days on Market	<b>82</b>	131	-37.4%
	Percent of Original	<b>99.1%</b>	93.6%	5.9%
Median	List Price	<b>235,000</b>	162,450	44.7%
	Days on Market	<b>69</b>	91	-24.2%
	Percent of Original	<b>100.0%</b>	97.3%	2.8%

A total of 21 homes were available for sale in Clay County at the end of December. This represents a 3.6 months' supply of active listings.

The median list price of homes on the market at the end of December was \$235,000, up 44.7% from 2023. The typical time on market for active listings was 69 days, down from 91 days a year earlier.

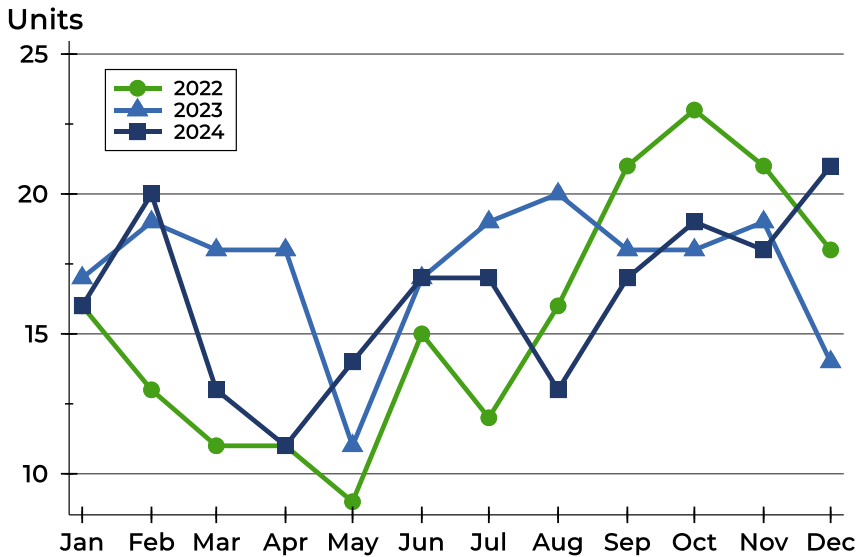
## History of Active Listings





## 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	18
December	18	14	21

### Active Listings by Price Range

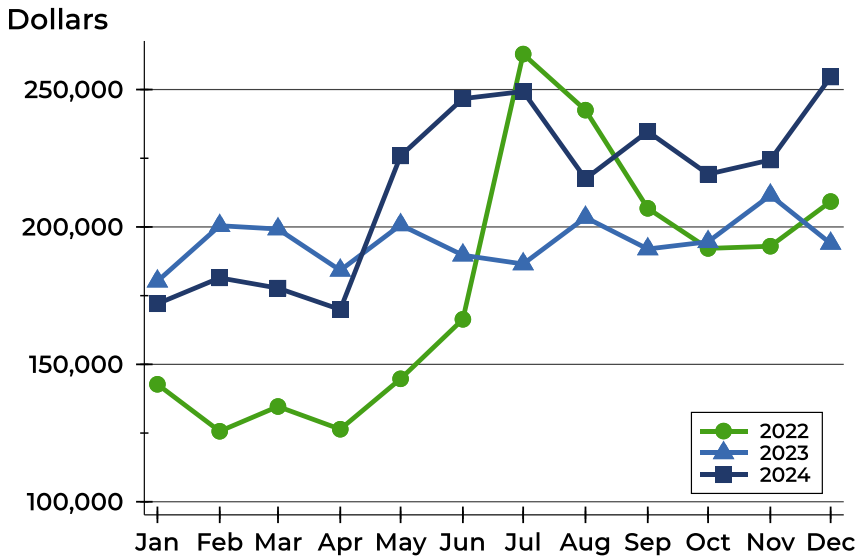
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.5%	N/A	95,450	95,450	81	81	98.4%	98.4%
\$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	3	14.3%	N/A	135,967	135,000	17	12	100.0%	100.0%
\$150,000-\$174,999	1	4.8%	N/A	159,000	159,000	49	49	100.0%	100.0%
\$175,000-\$199,999	3	14.3%	N/A	183,267	184,900	83	84	98.3%	100.0%
\$200,000-\$249,999	6	28.6%	9.0	238,233	242,500	104	104	101.4%	101.0%
\$250,000-\$299,999	2	9.5%	N/A	275,000	275,000	91	91	94.6%	94.6%
\$300,000-\$399,999	1	4.8%	N/A	360,000	360,000	114	114	96.0%	96.0%
\$400,000-\$499,999	1	4.8%	N/A	474,000	474,000	8	8	100.0%	100.0%
\$500,000-\$749,999	2	9.5%	N/A	612,500	612,500	144	144	98.3%	98.3%
\$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





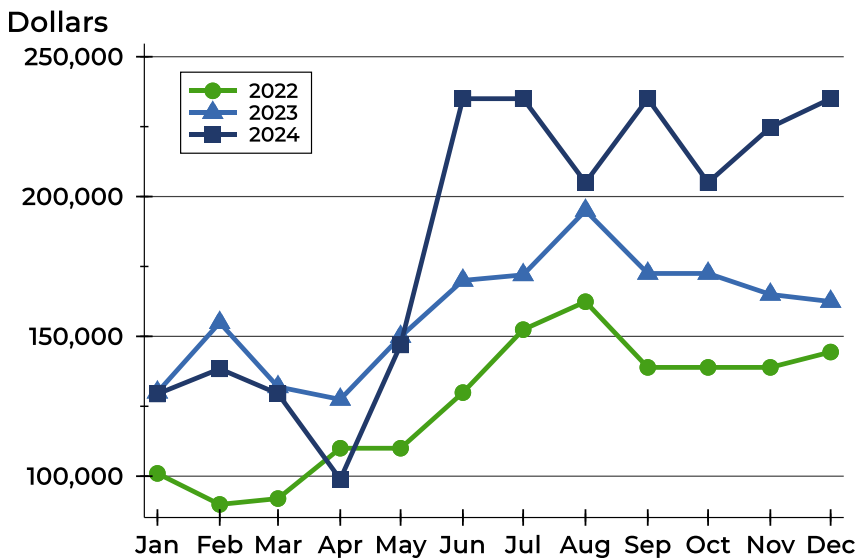
## Clay County Active Listings Analysis

### 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	<b>224,383</b>
December	209,250	194,000	<b>254,571</b>

### Median Price

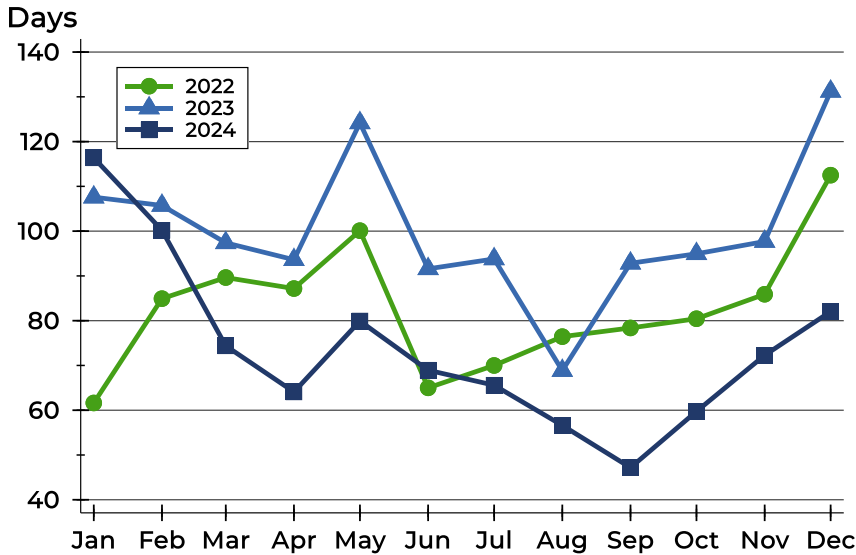


Month	2022	2023	2024
January	101,000	130,000	<b>129,400</b>
February	89,900	154,900	<b>138,400</b>
March	92,000	131,950	<b>129,500</b>
April	110,000	127,450	<b>98,900</b>
May	110,000	149,900	<b>146,950</b>
June	129,900	170,000	<b>235,000</b>
July	152,400	172,000	<b>235,000</b>
August	162,400	195,000	<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	<b>224,750</b>
December	144,400	162,450	<b>235,000</b>



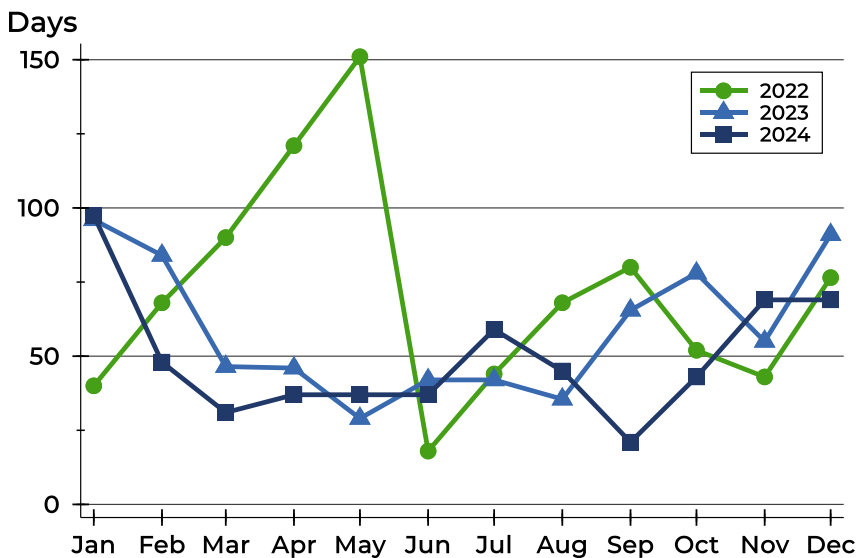
## Clay County Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	62	108	116
February	85	106	100
March	90	97	74
April	87	94	64
May	100	124	80
June	65	92	69
July	70	94	66
August	76	69	57
September	78	93	47
October	80	95	60
November	86	98	72
December	113	131	82

### Median DOM

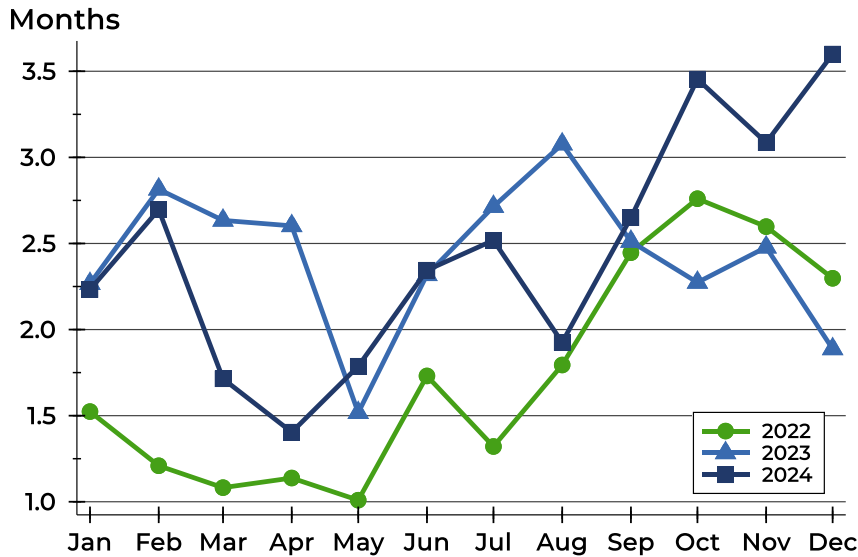


Month	2022	2023	2024
January	40	96	98
February	68	84	48
March	90	47	31
April	121	46	37
May	151	29	37
June	18	42	37
July	44	42	59
August	68	36	45
September	80	66	21
October	52	78	43
November	43	55	69
December	77	91	69



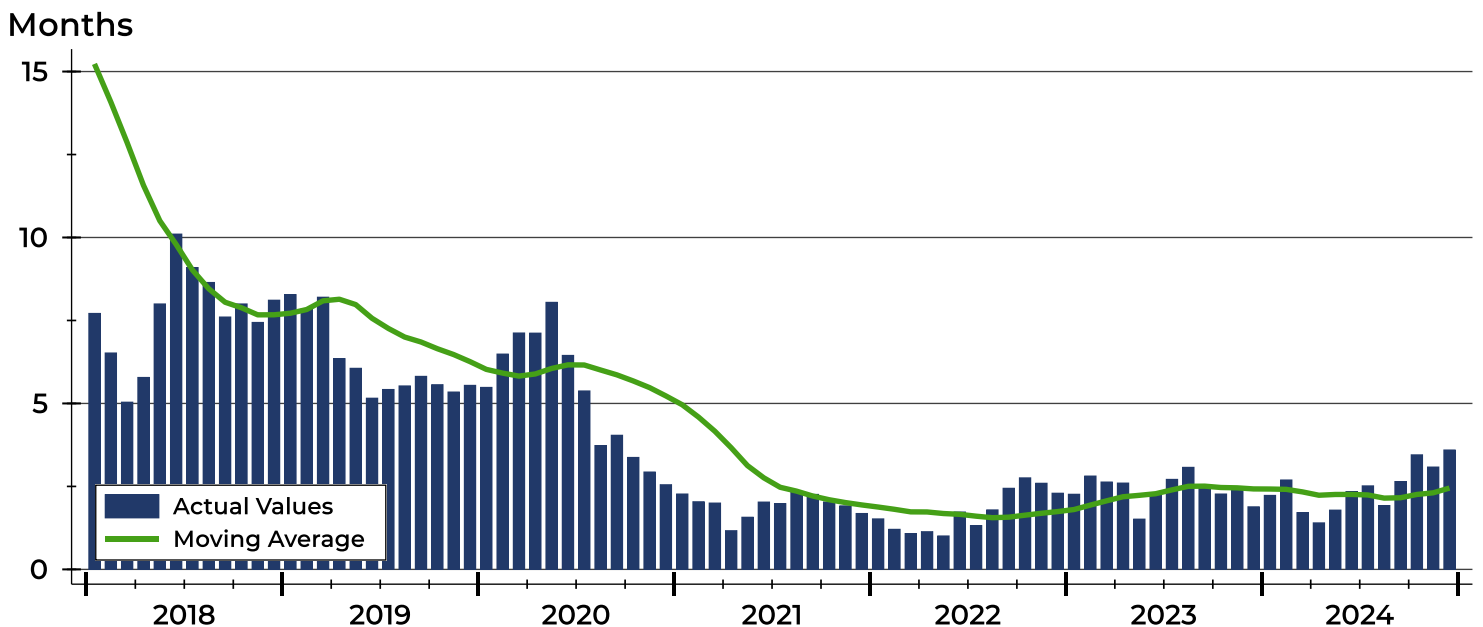
## Clay County Months' Supply Analysis

### 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	<b>3.1</b>
December	2.3	1.9	<b>3.6</b>

### History of Month's Supply





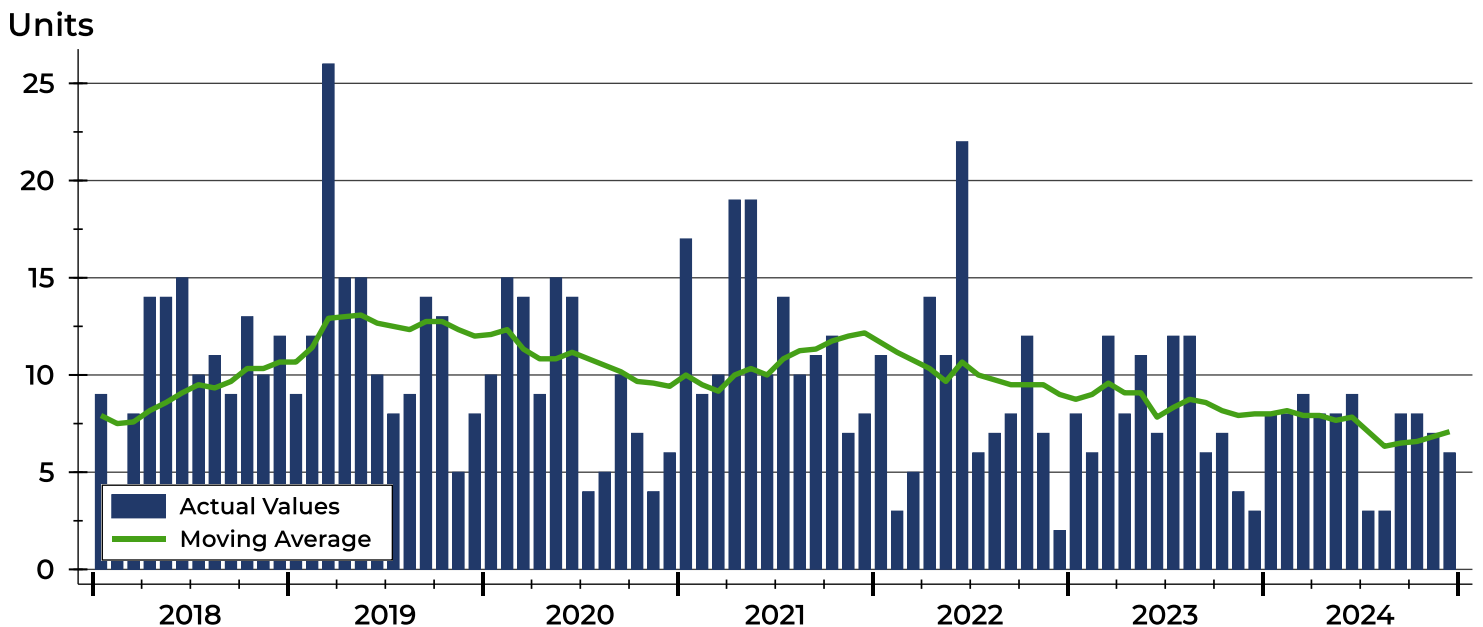
# Clay County New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	6	3	100.0%
	Volume (1,000s)	1,360	967	40.6%
	Average List Price	226,650	322,267	-29.7%
	Median List Price	182,450	161,900	12.7%
Year-to-Date	New Listings	85	96	-11.5%
	Volume (1,000s)	16,040	17,930	-10.5%
	Average List Price	188,701	186,769	1.0%
	Median List Price	175,000	169,450	3.3%

A total of 6 new listings were added in Clay County during December, up 100.0% from the same month in 2023. Year-to-date Clay County has seen 85 new listings.

The median list price of these homes was \$182,450 up from \$161,900 in 2023.

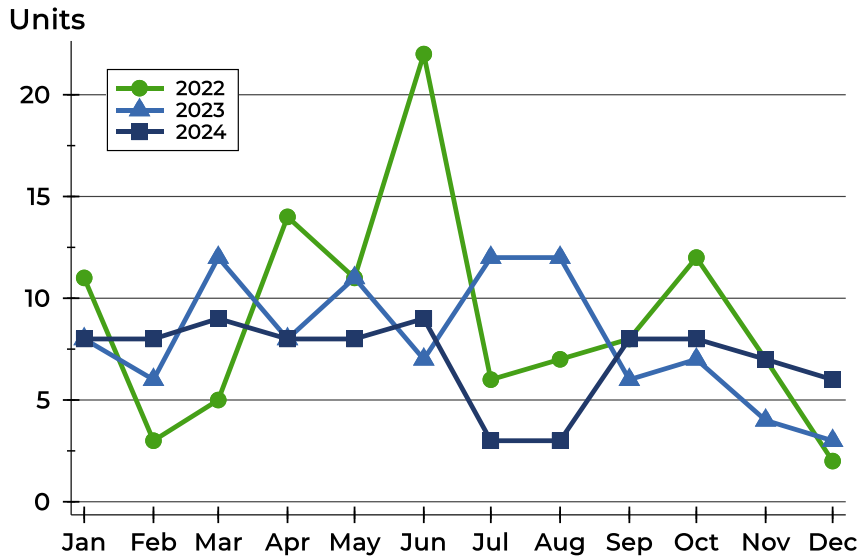
## History of New Listings





## 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	<b>7</b>
December	2	3	<b>6</b>

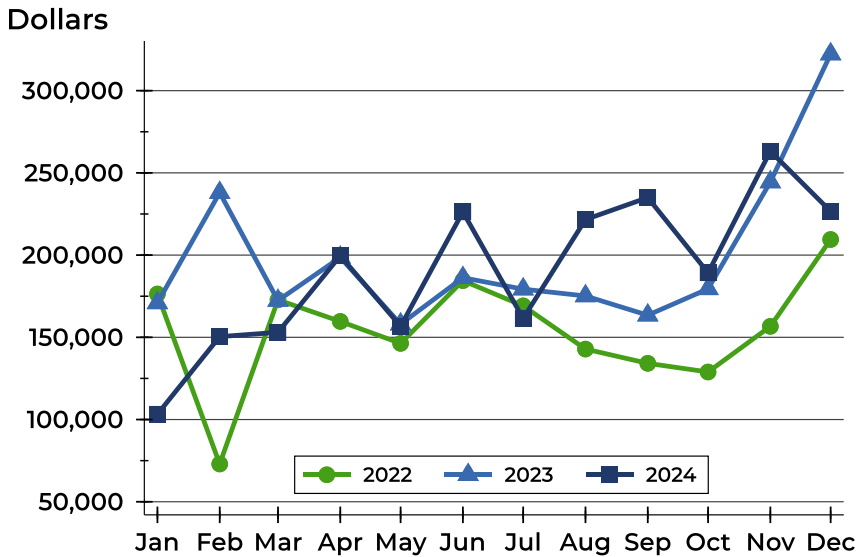
### New Listings by Price Range

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	1	16.7%	92,000	92,000	4	4	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	2	33.3%	134,500	134,500	26	26	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	1	16.7%	229,900	229,900	17	17	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	295,000	295,000	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	1	16.7%	474,000	474,000	15	15	100.0%	100.0%
\$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



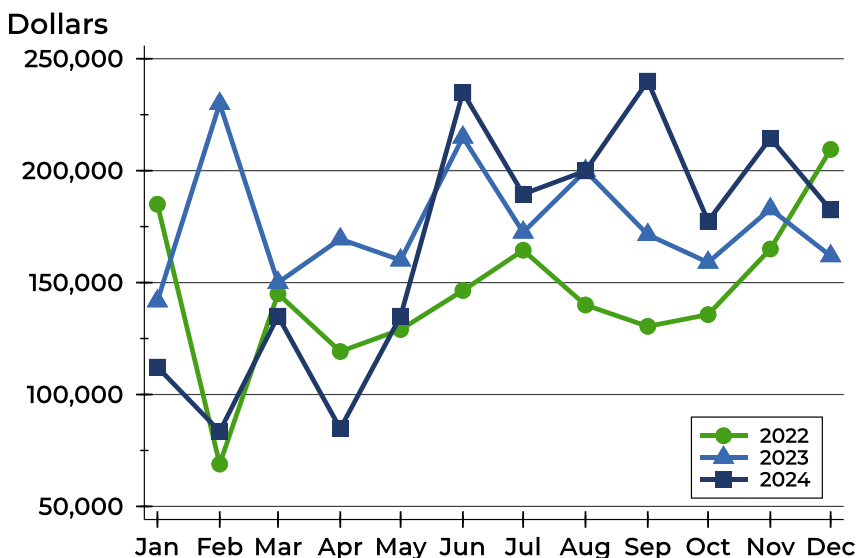
## Clay County New Listings Analysis

### Average Price



Month	2022	2023	2024
January	176,355	170,925	<b>103,250</b>
February	72,967	237,967	<b>150,438</b>
March	172,780	172,400	<b>153,056</b>
April	159,679	198,613	<b>199,625</b>
May	146,318	158,009	<b>156,725</b>
June	184,486	186,243	<b>226,267</b>
July	169,150	179,308	<b>161,500</b>
August	142,871	175,154	<b>221,633</b>
September	134,188	163,450	<b>234,975</b>
October	128,917	179,471	<b>189,250</b>
November	156,671	244,450	<b>263,186</b>
December	209,500	322,267	<b>226,650</b>

### Median Price



Month	2022	2023	2024
January	185,000	141,750	<b>112,250</b>
February	68,900	229,950	<b>83,500</b>
March	145,000	150,000	<b>135,000</b>
April	119,200	169,450	<b>84,750</b>
May	129,000	160,000	<b>135,000</b>
June	146,450	214,900	<b>235,000</b>
July	164,450	172,450	<b>189,500</b>
August	140,000	199,950	<b>199,900</b>
September	130,450	171,400	<b>240,000</b>
October	135,700	159,000	<b>177,450</b>
November	165,000	182,900	<b>214,500</b>
December	209,500	161,900	<b>182,450</b>



## Clay County Contracts Written Analysis

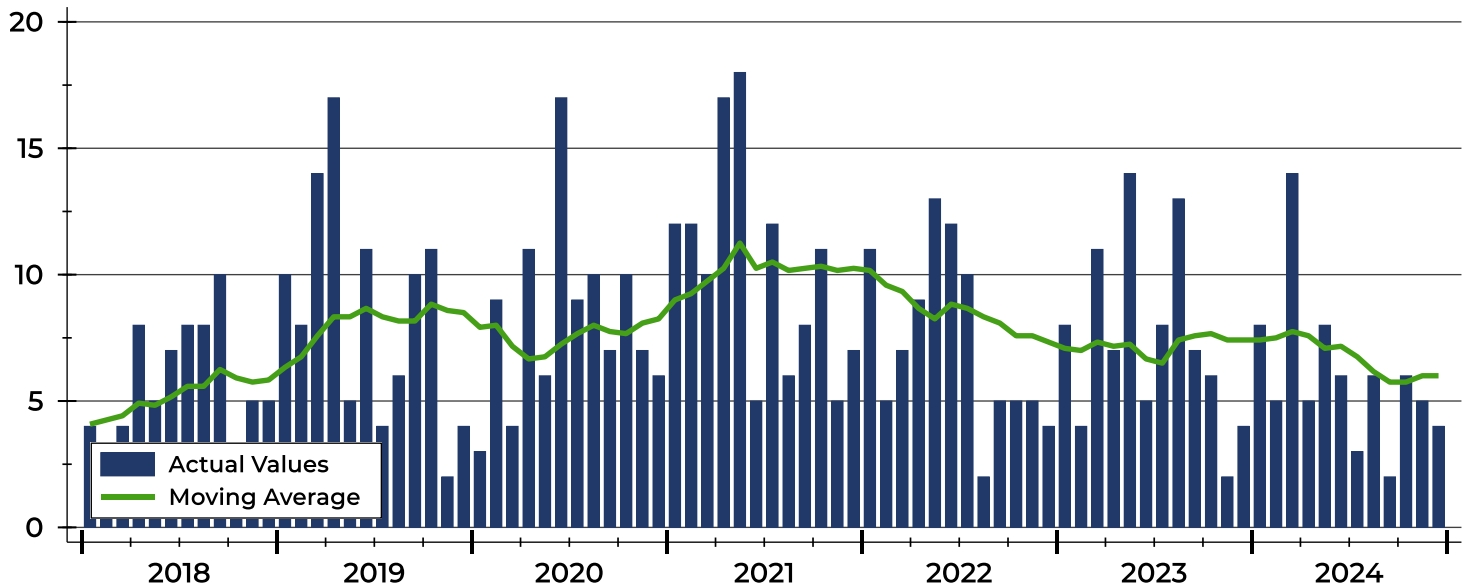
Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		<b>4</b>	4	0.0%	<b>72</b>	89	-19.1%
Volume (1,000s)		<b>857</b>	1,687	-49.2%	<b>12,277</b>	17,056	-28.0%
Average	Sale Price	<b>214,225</b>	421,725	-49.2%	<b>170,518</b>	191,639	-11.0%
	Days on Market	<b>34</b>	28	21.4%	<b>62</b>	47	31.9%
	Percent of Original	<b>100.0%</b>	92.5%	8.1%	<b>93.2%</b>	92.7%	0.5%
Median	Sale Price	<b>182,450</b>	437,500	-58.3%	<b>149,450</b>	175,000	-14.6%
	Days on Market	<b>23</b>	21	9.5%	<b>30</b>	24	25.0%
	Percent of Original	<b>100.0%</b>	92.2%	8.5%	<b>96.1%</b>	95.4%	0.7%

A total of 4 contracts for sale were written in Clay County during the month of December, the same as in 2023. The median list price of these homes was \$182,450, down from \$437,500 the prior year.

Half of the homes that went under contract in December were on the market less than 23 days, compared to 21 days in December 2023.

## History of Contracts Written

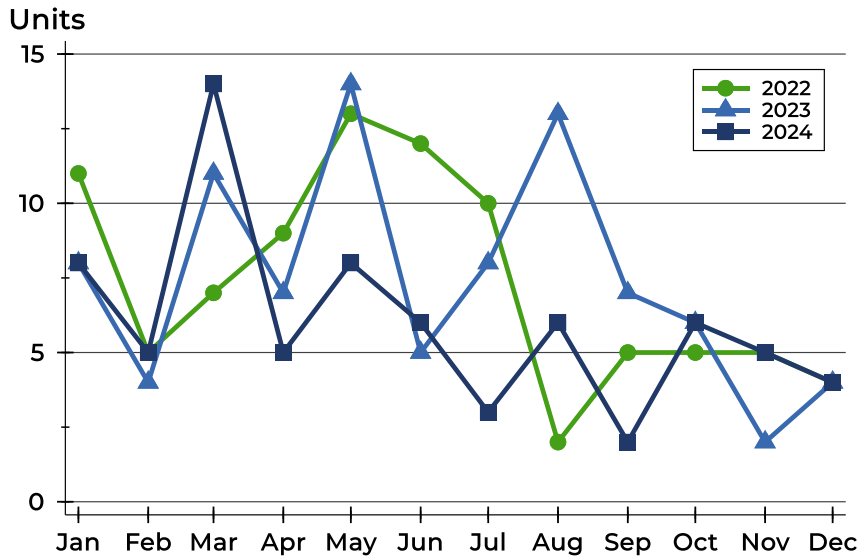
Units





## Clay County Contracts Written Analysis

### Contracts Written by Month



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

### Contracts Written by Price Range

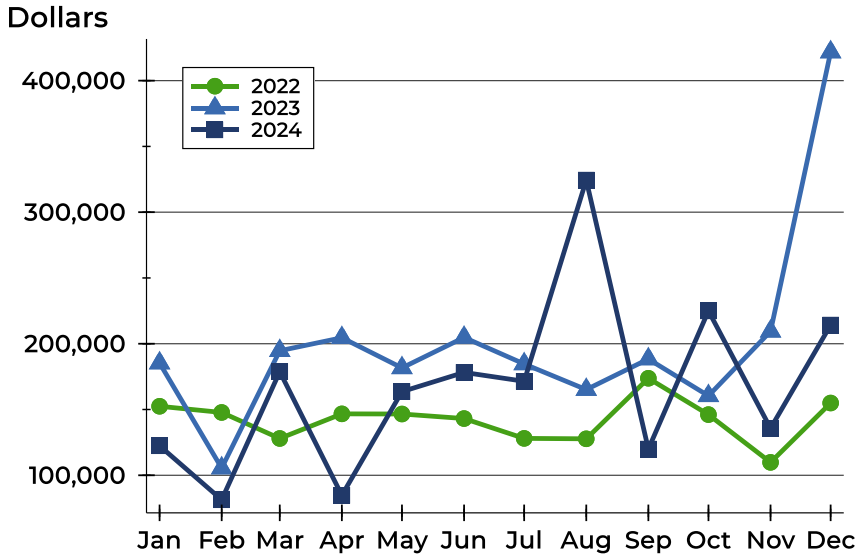
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	25.0%	92,000	92,000	4	4	100.0%	100.0%
\$100,000-\$124,999	1	25.0%	119,900	119,900	38	38	95.9%	95.9%
\$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	1	25.0%	245,000	245,000	85	85	104.3%	104.3%
\$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	1	25.0%	400,000	400,000	8	8	100.0%	100.0%
\$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





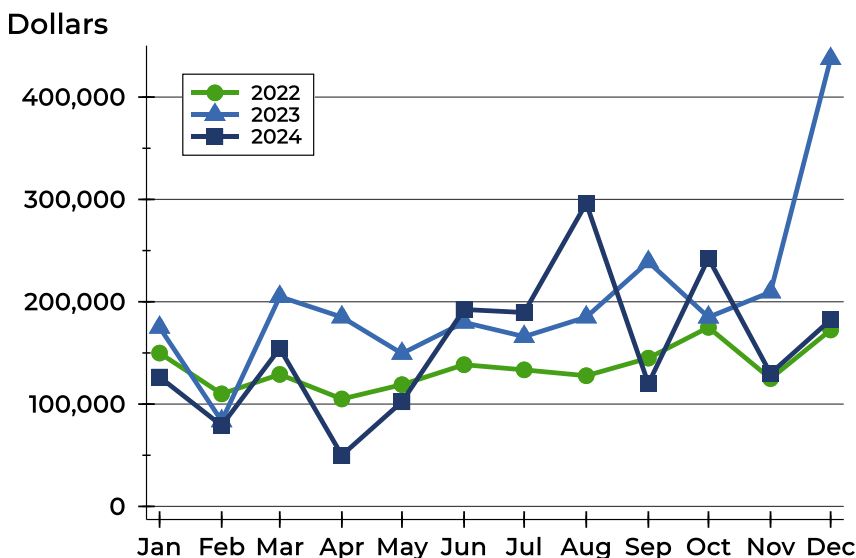
## Clay County Contracts Written Analysis

### Average Price



Month	2022	2023	2024
<b>January</b>	152,464	185,300	<b>122,438</b>
<b>February</b>	147,780	105,500	<b>81,400</b>
<b>March</b>	128,000	194,691	<b>178,743</b>
<b>April</b>	146,700	204,571	<b>84,800</b>
<b>May</b>	146,608	181,643	<b>163,613</b>
<b>June</b>	143,133	204,780	<b>178,217</b>
<b>July</b>	128,060	184,650	<b>171,467</b>
<b>August</b>	127,750	165,138	<b>324,417</b>
<b>September</b>	173,760	188,371	<b>119,950</b>
<b>October</b>	146,140	160,425	<b>224,967</b>
<b>November</b>	109,840	209,450	<b>135,740</b>
<b>December</b>	154,950	421,725	<b>214,225</b>

### Median Price

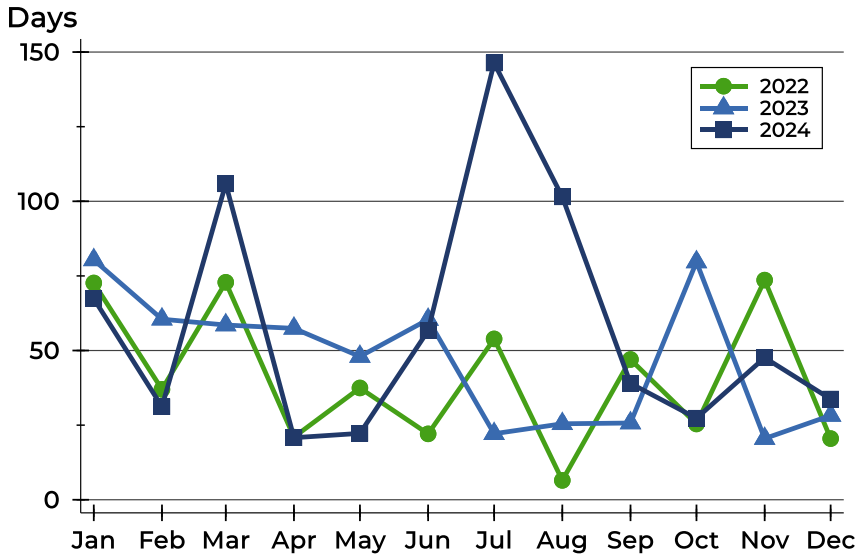


Month	2022	2023	2024
<b>January</b>	149,900	174,950	<b>126,450</b>
<b>February</b>	110,000	83,500	<b>79,000</b>
<b>March</b>	129,000	205,000	<b>154,450</b>
<b>April</b>	105,000	185,000	<b>50,000</b>
<b>May</b>	119,000	149,450	<b>102,250</b>
<b>June</b>	138,500	179,900	<b>192,450</b>
<b>July</b>	133,450	165,950	<b>189,500</b>
<b>August</b>	127,750	185,000	<b>296,250</b>
<b>September</b>	144,900	239,000	<b>119,950</b>
<b>October</b>	175,000	184,900	<b>242,450</b>
<b>November</b>	124,900	209,450	<b>129,900</b>
<b>December</b>	172,450	437,500	<b>182,450</b>



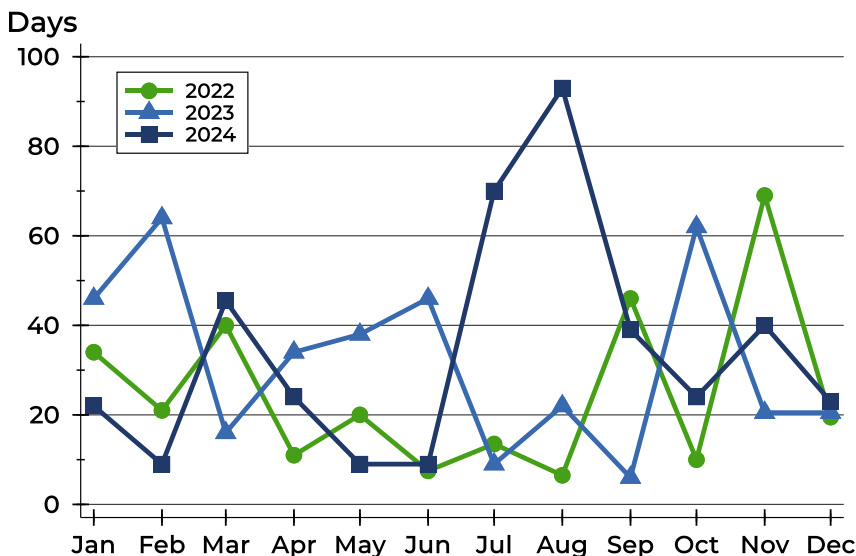
## Clay County Contracts Written Analysis

### 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	27
November	74	21	48
December	21	28	34

### 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	24
November	69	21	40
December	20	21	23



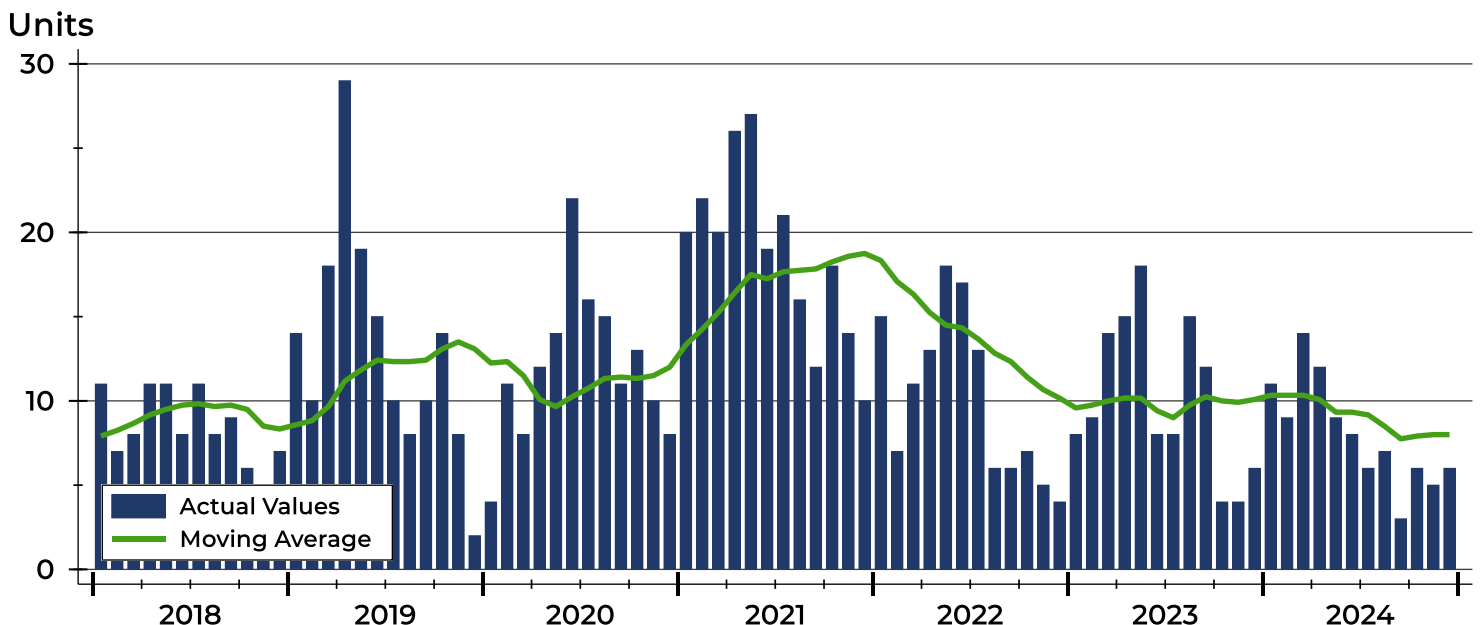
# Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		6	6	0.0%
Volume (1,000s)		1,342	1,935	-30.6%
Average	List Price	223,633	322,483	-30.7%
	Days on Market	30	40	-25.0%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	240,000	244,500	-1.8%
	Days on Market	23	42	-45.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Clay County had contracts pending at the end of December, the same number of contracts pending at the end of December 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.

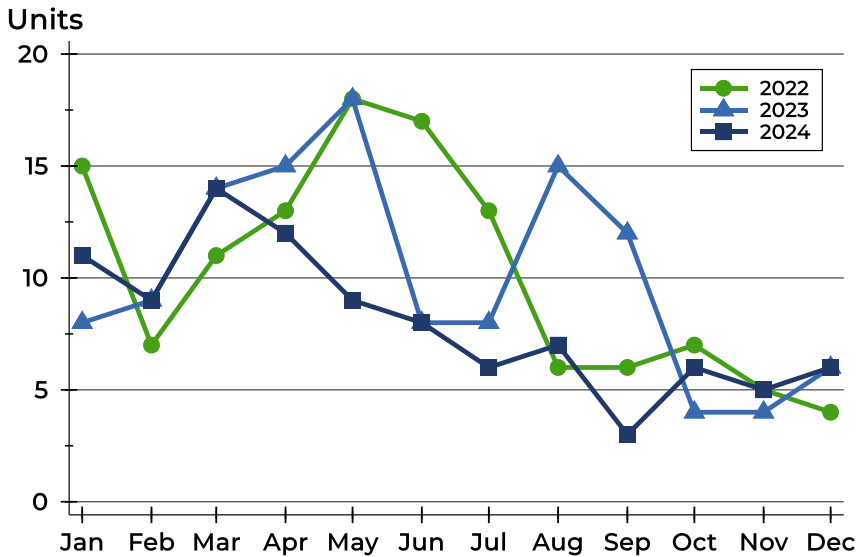
## History of Pending Contracts





## 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	5
December	4	6	6

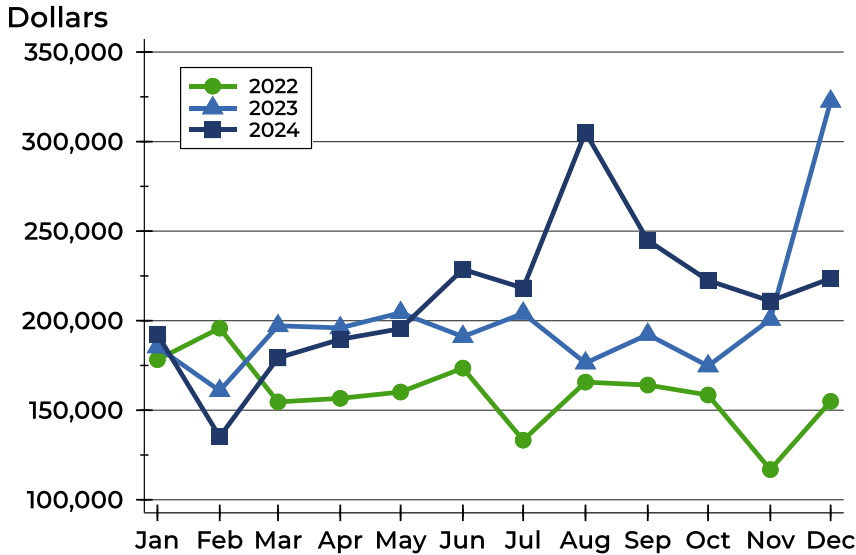
### Pending Contracts by Price Range

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%	92,000	92,000	4	4	100.0%	100.0%
\$100,000-\$124,999	1	16.7%	119,900	119,900	38	38	95.9%	95.9%
\$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	3	50.0%	243,300	245,000	43	39	101.4%	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	1	16.7%	400,000	400,000	8	8	100.0%	100.0%
\$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



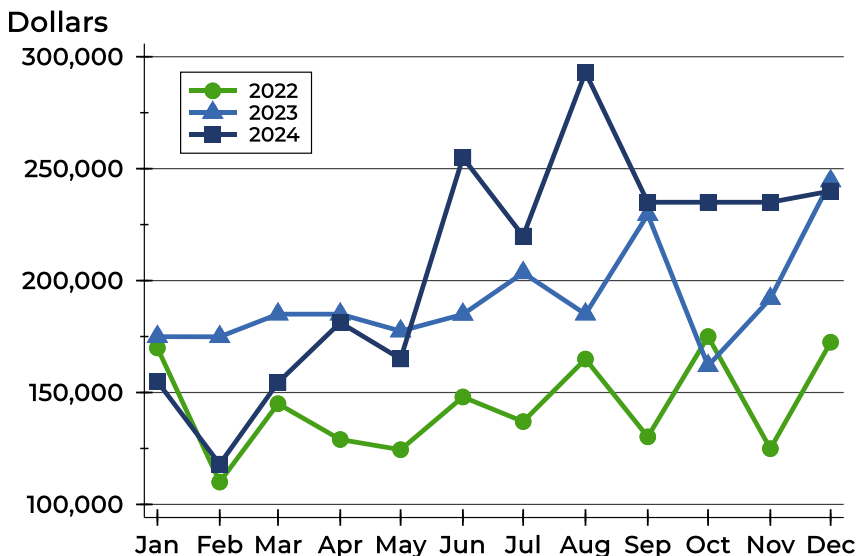
## Clay County Pending Contracts Analysis

### 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	<b>210,960</b>
December	154,950	322,483	<b>223,633</b>

### Median Price

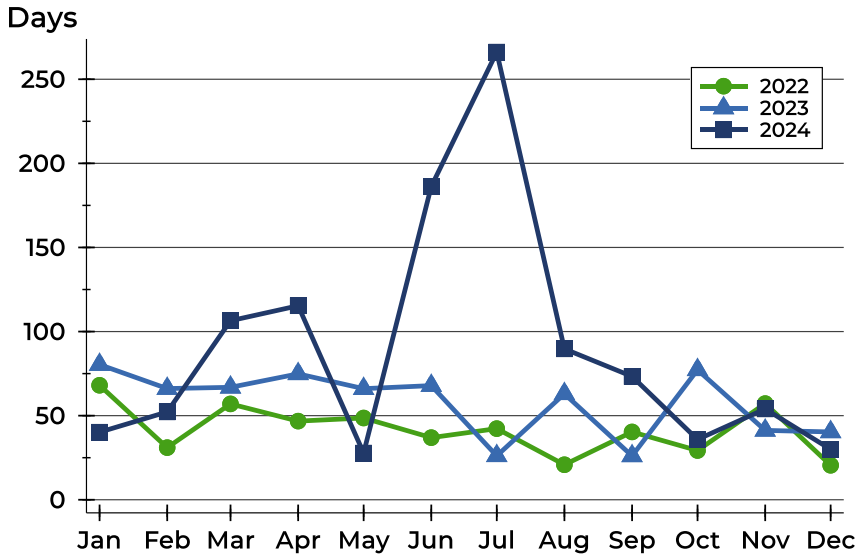


Month	2022	2023	2024
January	169,900	174,950	<b>154,900</b>
February	110,000	174,900	<b>118,000</b>
March	145,000	185,000	<b>154,450</b>
April	129,000	185,000	<b>181,250</b>
May	124,450	177,450	<b>165,000</b>
June	148,000	184,900	<b>254,950</b>
July	137,000	203,450	<b>219,900</b>
August	164,950	185,000	<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	<b>235,000</b>
December	172,450	244,500	<b>240,000</b>



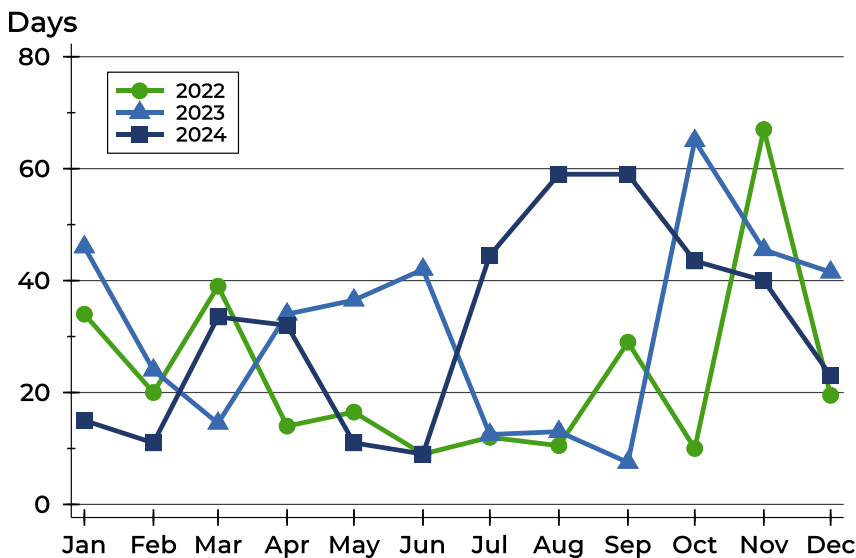
## Clay County Pending Contracts Analysis

### 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	54
December	21	40	30

### 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	40
December	20	42	23