



**February  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Rose in February

Total home sales in Clay County rose by 100.0% last month to 6 units, compared to 3 units in February 2023. Total sales volume was \$1.2 million, up 159.4% from a year earlier.

The median sale price in February was \$136,250, down from \$165,000 a year earlier. Homes that sold in February were typically on the market for 20 days and sold for 91.5% of their list prices.

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

The total number of active listings in Clay County at the end of February was 20 units, up from 19 at the same point in 2023. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$138,400.

During February, a total of 5 contracts were written up from 4 in February 2023. At the end of the month, there were 9 contracts still pending.

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## Clay County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>6</b>	<b>3</b>	<b>12</b>	<b>7</b>	<b>7</b>	<b>20</b>
Change from prior year		100.0%	-75.0%	33.3%	0.0%	-65.0%	66.7%
<b>Active Listings</b>		<b>20</b>	<b>19</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.3%	46.2%	-23.5%			
<b>Months' Supply</b>		<b>2.7</b>	<b>2.8</b>	<b>1.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-3.6%	133.3%	-40.0%			
<b>New Listings</b>		<b>8</b>	<b>6</b>	<b>3</b>	<b>16</b>	<b>14</b>	<b>14</b>
Change from prior year		33.3%	100.0%	-66.7%	14.3%	0.0%	-46.2%
<b>Contracts Written</b>		<b>5</b>	<b>4</b>	<b>5</b>	<b>13</b>	<b>12</b>	<b>16</b>
Change from prior year		25.0%	-20.0%	-58.3%	8.3%	-25.0%	-33.3%
<b>Pending Contracts</b>		<b>9</b>	<b>9</b>	<b>7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	28.6%	-68.2%			
<b>Sales Volume (1,000s)</b>		<b>1,160</b>	<b>447</b>	<b>1,771</b>	<b>1,692</b>	<b>1,035</b>	<b>2,610</b>
Change from prior year		159.5%	-74.8%	100.3%	63.5%	-60.3%	127.7%
Average	<b>Sale Price</b>	<b>193,250</b>	<b>149,000</b>	<b>147,613</b>	<b>241,643</b>	<b>147,914</b>	<b>130,493</b>
	Change from prior year	29.7%	0.9%	50.4%	63.4%	13.4%	36.7%
	<b>List Price of Actives</b>	<b>181,485</b>	<b>200,458</b>	<b>125,646</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-9.5%	59.5%	-3.2%			
	<b>Days on Market</b>	<b>50</b>	<b>97</b>	<b>83</b>	<b>47</b>	<b>53</b>	<b>71</b>
Change from prior year	-48.5%	16.9%	-31.4%	-11.3%	-25.4%	-32.4%	
<b>Percent of List</b>	<b>89.9%</b>	<b>97.1%</b>	<b>94.8%</b>	<b>90.8%</b>	<b>96.2%</b>	<b>94.8%</b>	
Change from prior year	-7.4%	2.4%	-1.1%	-5.6%	1.5%	-0.3%	
<b>Percent of Original</b>	<b>87.6%</b>	<b>93.9%</b>	<b>93.7%</b>	<b>88.7%</b>	<b>94.8%</b>	<b>92.9%</b>	
Change from prior year	-6.7%	0.2%	1.2%	-6.4%	2.0%	0.7%	
Median	<b>Sale Price</b>	<b>136,250</b>	<b>165,000</b>	<b>159,950</b>	<b>145,000</b>	<b>165,000</b>	<b>132,000</b>
	Change from prior year	-17.4%	3.2%	105.1%	-12.1%	25.0%	62.0%
	<b>List Price of Actives</b>	<b>138,400</b>	<b>154,900</b>	<b>89,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-10.7%	72.3%	-5.4%			
	<b>Days on Market</b>	<b>20</b>	<b>104</b>	<b>52</b>	<b>29</b>	<b>29</b>	<b>48</b>
Change from prior year	-80.8%	100.0%	-59.7%	0.0%	-39.6%	-51.0%	
<b>Percent of List</b>	<b>91.5%</b>	<b>97.3%</b>	<b>94.7%</b>	<b>91.9%</b>	<b>95.9%</b>	<b>94.7%</b>	
Change from prior year	-6.0%	2.7%	-4.6%	-4.2%	1.3%	0.1%	
<b>Percent of Original</b>	<b>87.5%</b>	<b>91.5%</b>	<b>92.0%</b>	<b>89.6%</b>	<b>94.5%</b>	<b>93.1%</b>	
Change from prior year	-4.4%	-0.5%	0.1%	-5.2%	1.5%	1.5%	

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



## Clay County Closed Listings Analysis

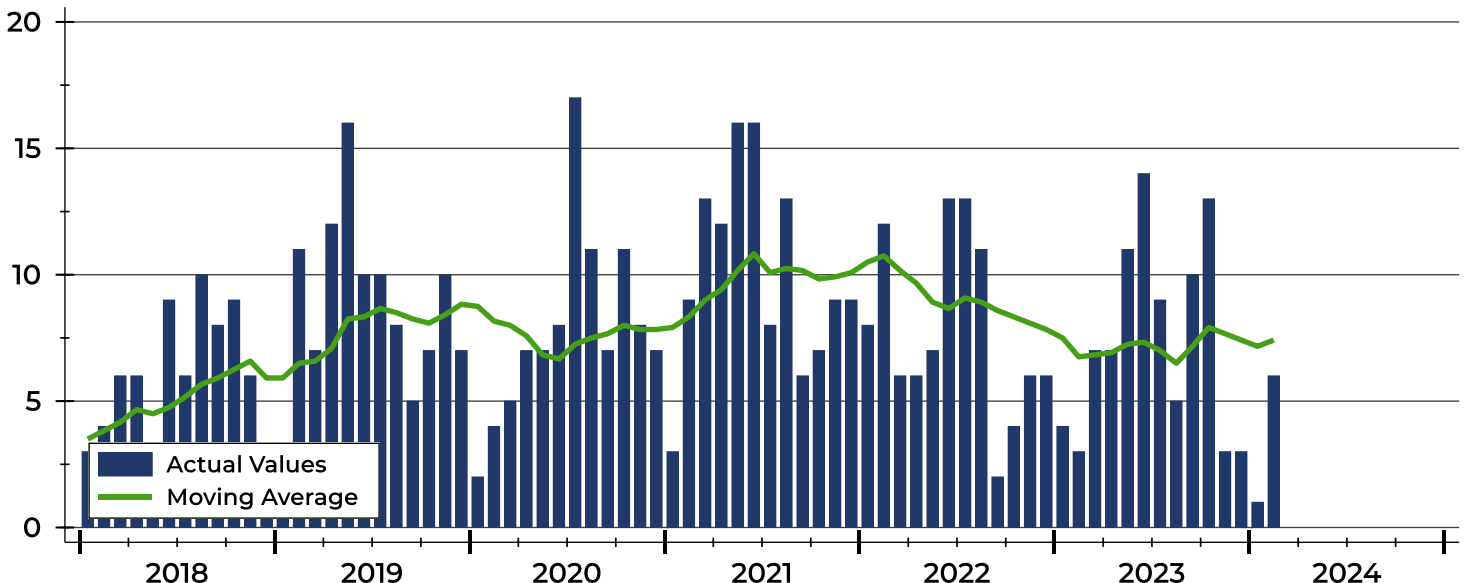
Summary Statistics for Closed Listings		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		<b>6</b>	3	100.0%	<b>7</b>	7	0.0%
Volume (1,000s)		<b>1,160</b>	447	159.5%	<b>1,692</b>	1,035	63.5%
Months' Supply		<b>2.7</b>	2.8	-3.6%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>193,250</b>	149,000	29.7%	<b>241,643</b>	147,914	63.4%
	Days on Market	<b>50</b>	97	-48.5%	<b>47</b>	53	-11.3%
	Percent of List	<b>89.9%</b>	97.1%	-7.4%	<b>90.8%</b>	96.2%	-5.6%
	Percent of Original	<b>87.6%</b>	93.9%	-6.7%	<b>88.7%</b>	94.8%	-6.4%
Median	Sale Price	<b>136,250</b>	165,000	-17.4%	<b>145,000</b>	165,000	-12.1%
	Days on Market	<b>20</b>	104	-80.8%	<b>29</b>	29	0.0%
	Percent of List	<b>91.5%</b>	97.3%	-6.0%	<b>91.9%</b>	95.9%	-4.2%
	Percent of Original	<b>87.5%</b>	91.5%	-4.4%	<b>89.6%</b>	94.5%	-5.2%

A total of 6 homes sold in Clay County in February, up from 3 units in February 2023. Total sales volume rose to \$1.2 million compared to \$0.4 million in the previous year.

The median sales price in February was \$136,250, down 17.4% compared to the prior year. Median days on market was 20 days, down from 30 days in January, and down from 104 in February 2023.

## History of Closed Listings

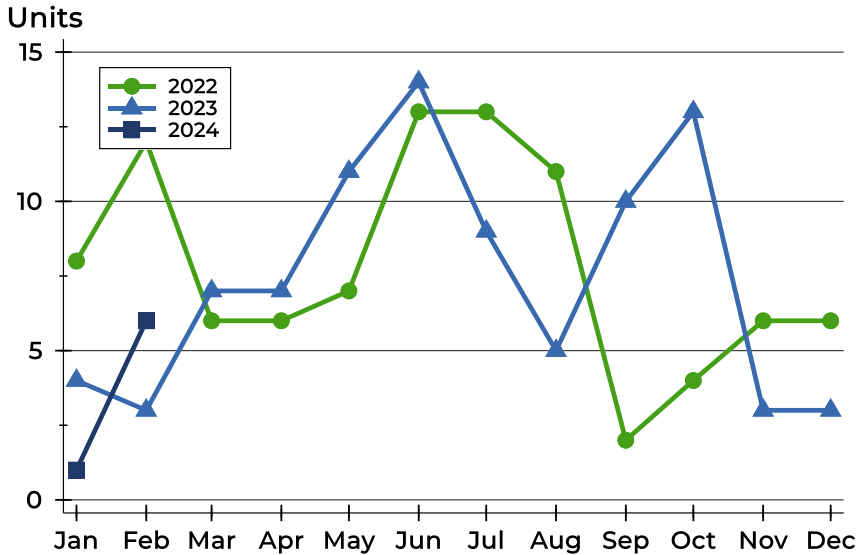
Units





## Clay County Closed Listings Analysis

### Closed Listings by Month



Month	2022	2023	2024
January	8	4	<b>1</b>
February	12	3	<b>6</b>
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	

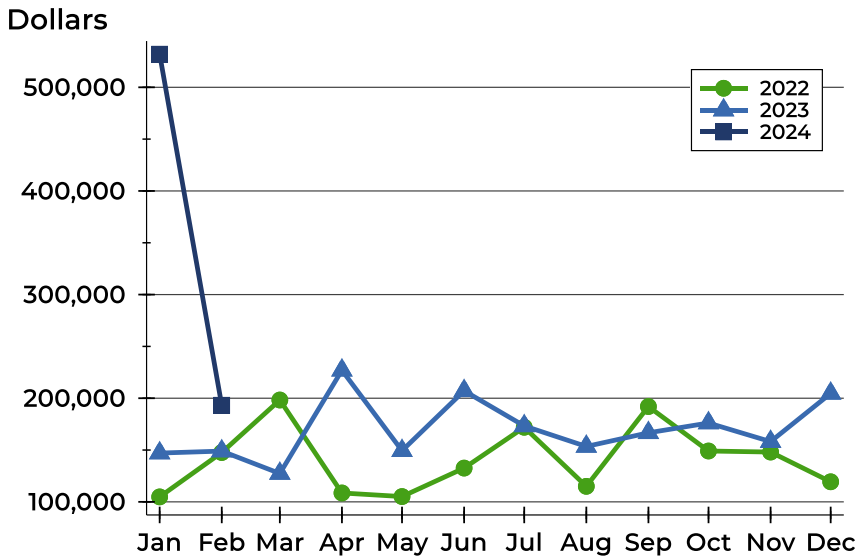
### Closed Listings by Price Range

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	1	16.7%	12.0	40,000	40,000	29	29	80.2%	80.2%	80.2%	80.2%
\$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	16.7%	1.5	100,000	100,000	72	72	91.0%	91.0%	83.3%	83.3%
\$125,000-\$149,999	3	50.0%	1.8	139,833	145,000	63	11	92.0%	91.9%	89.8%	89.6%
\$150,000-\$174,999	0	0.0%	2.7	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	16.7%	6.0	600,000	600,000	9	9	92.3%	92.3%	92.3%	92.3%
\$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



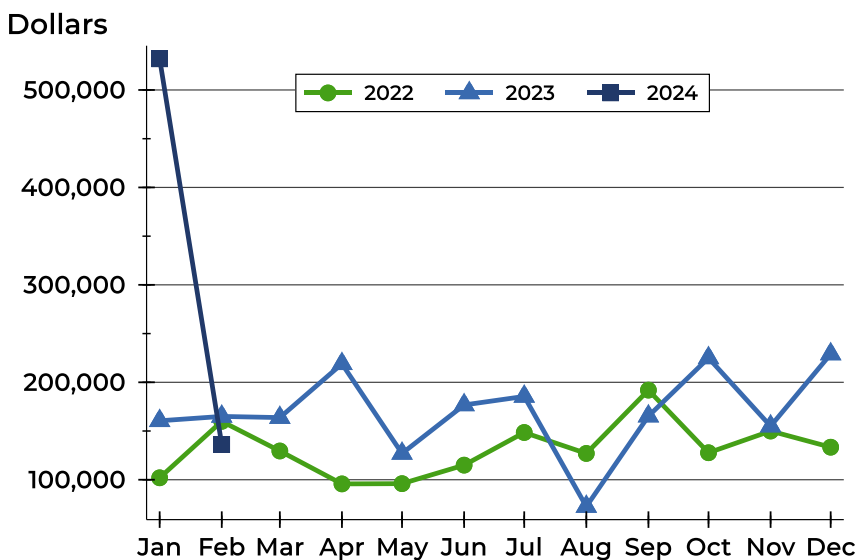
# Clay County Closed Listings Analysis

## 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	
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

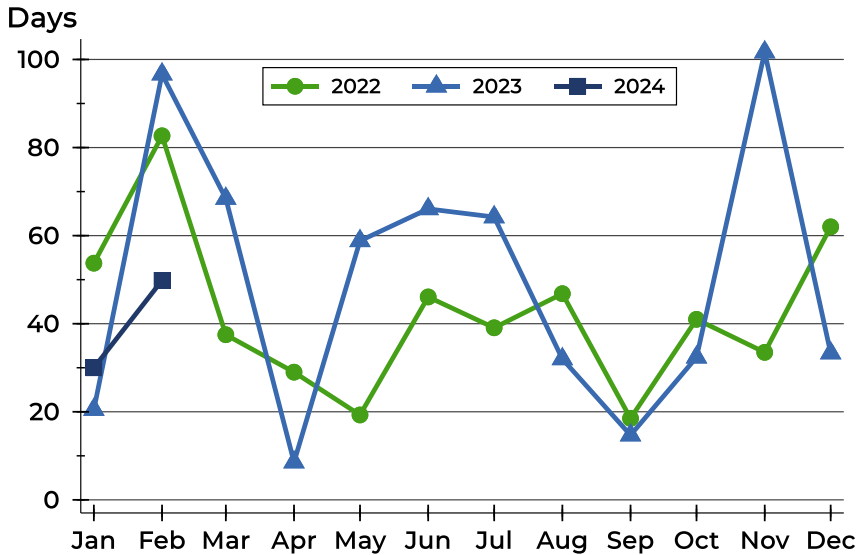


Month	2022	2023	2024
January	102,000	160,500	<b>532,000</b>
February	159,950	165,000	<b>136,250</b>
March	129,538	163,800	
April	95,750	219,000	
May	96,000	127,000	
June	115,000	176,750	
July	148,500	185,500	
August	127,000	72,500	
September	192,000	165,250	
October	127,700	225,000	
November	150,000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



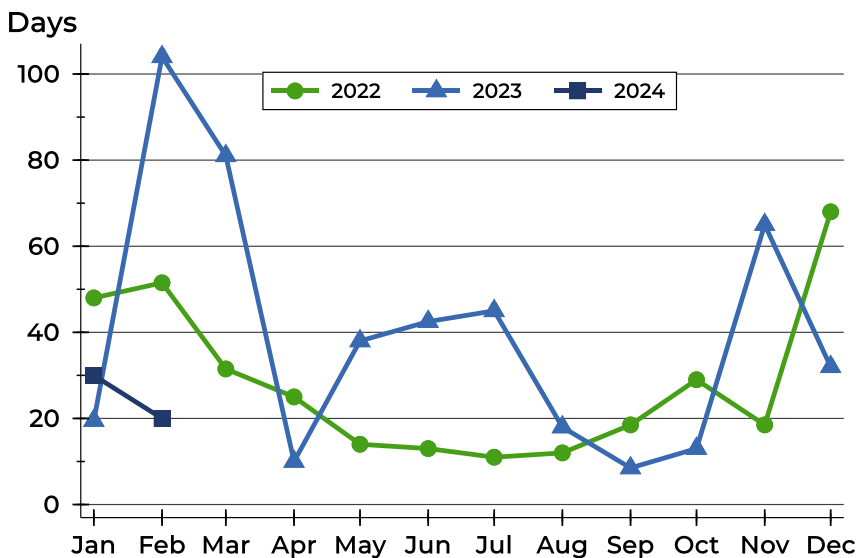
## Clay County Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	54	21	<b>30</b>
February	83	97	<b>50</b>
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	<b>30</b>
February	52	104	<b>20</b>
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

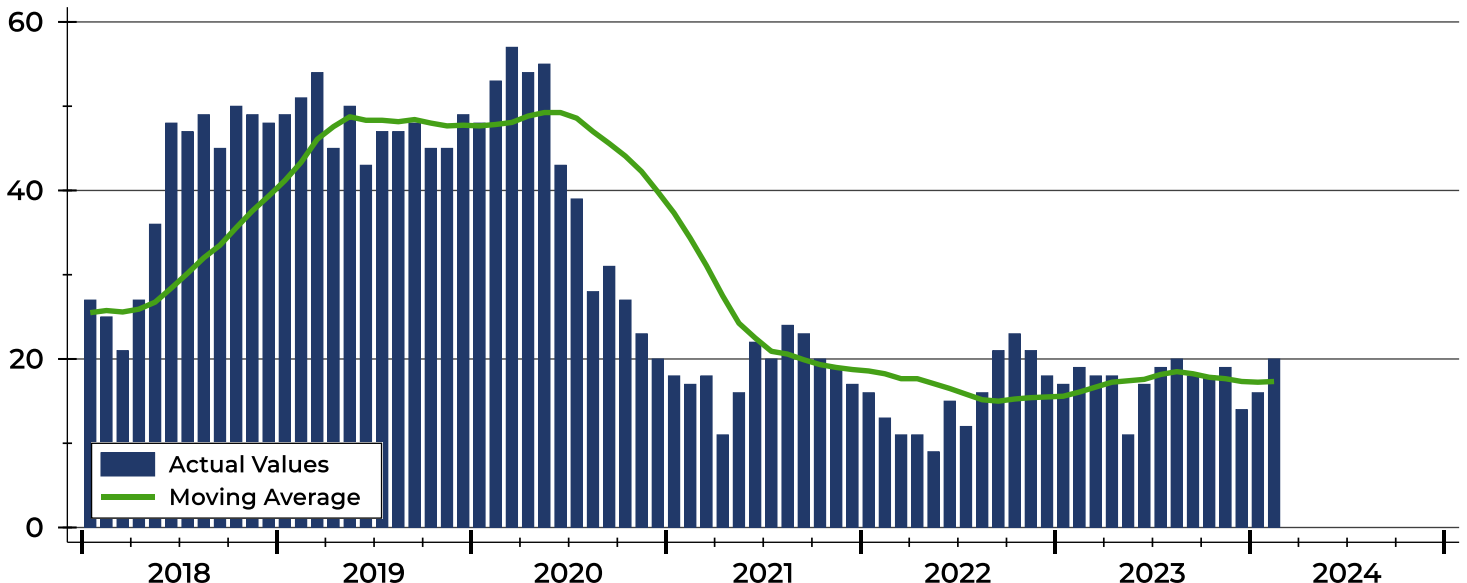
Summary Statistics for Active Listings		2024	End of February 2023	Change
Active Listings		<b>20</b>	19	5.3%
Volume (1,000s)		<b>3,630</b>	3,809	-4.7%
Months' Supply		<b>2.7</b>	2.8	-3.6%
Average	List Price	<b>181,485</b>	200,458	-9.5%
	Days on Market	<b>100</b>	106	-5.7%
	Percent of Original	<b>95.2%</b>	94.1%	1.2%
Median	List Price	<b>138,400</b>	154,900	-10.7%
	Days on Market	<b>48</b>	84	-42.9%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 20 homes were available for sale in Clay County at the end of February. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of February was \$138,400, down 10.7% from 2023. The typical time on market for active listings was 48 days, down from 84 days a year earlier.

## History of Active Listings

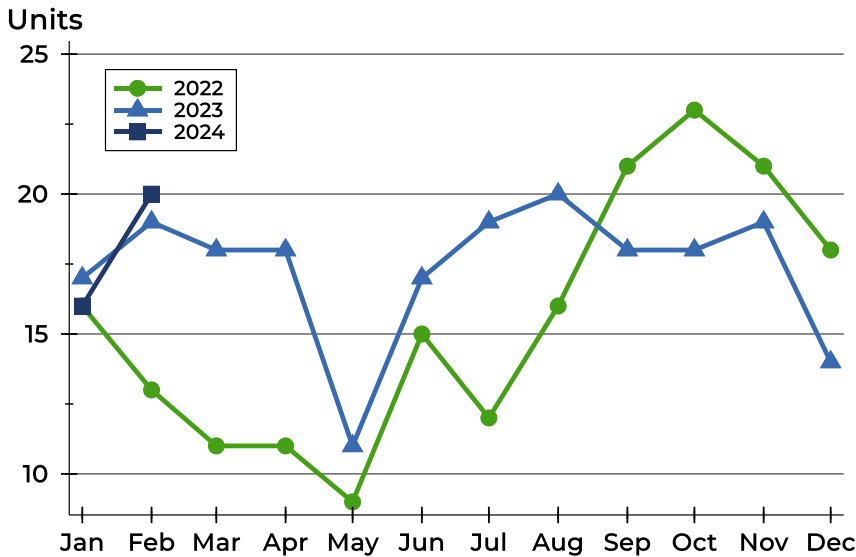
Units





## Clay County Active Listings Analysis

### Active Listings by Month



Month	2022	2023	2024
January	16	17	<b>16</b>
February	13	19	<b>20</b>
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

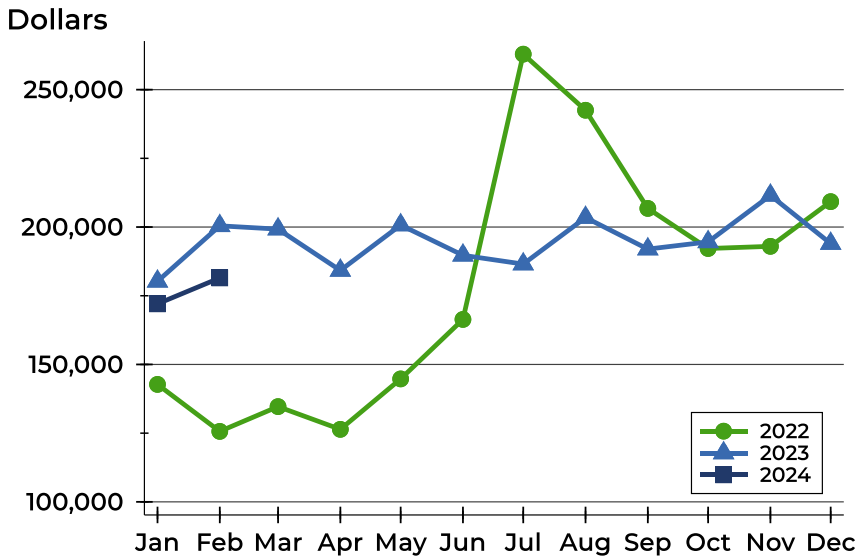
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	15.0%	12.0	31,667	35,000	7	10	100.0%	100.0%
\$50,000-\$99,999	5	25.0%	N/A	77,460	79,500	91	109	94.2%	95.0%
\$100,000-\$124,999	1	5.0%	1.5	119,900	119,900	59	59	100.0%	100.0%
\$125,000-\$149,999	2	10.0%	1.8	138,400	138,400	15	15	100.0%	100.0%
\$150,000-\$174,999	2	10.0%	2.7	161,950	161,950	85	85	100.0%	100.0%
\$175,000-\$199,999	1	5.0%	N/A	197,500	197,500	7	7	100.0%	100.0%
\$200,000-\$249,999	3	15.0%	N/A	218,433	217,500	169	156	92.0%	91.6%
\$250,000-\$299,999	1	5.0%	N/A	275,000	275,000	113	113	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	2	10.0%	6.0	649,500	649,500	321	321	78.3%	78.3%
\$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





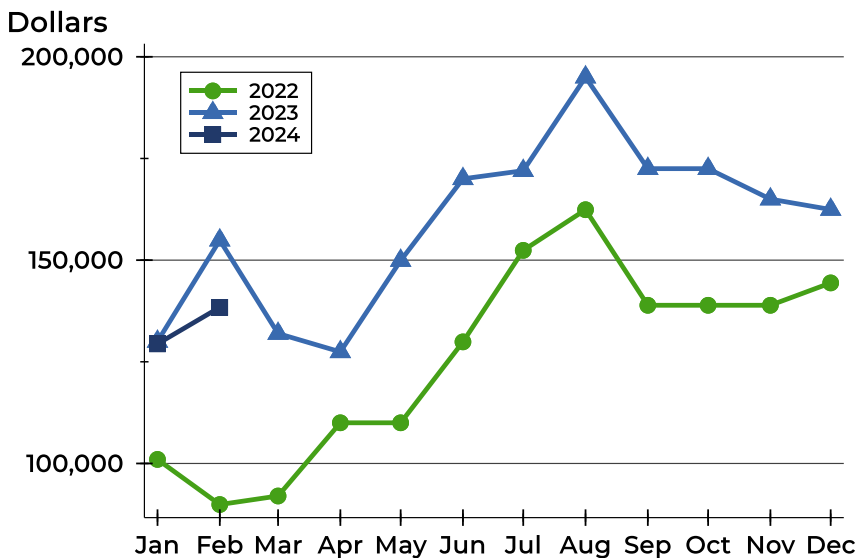
## Clay County Active Listings Analysis

### 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	
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

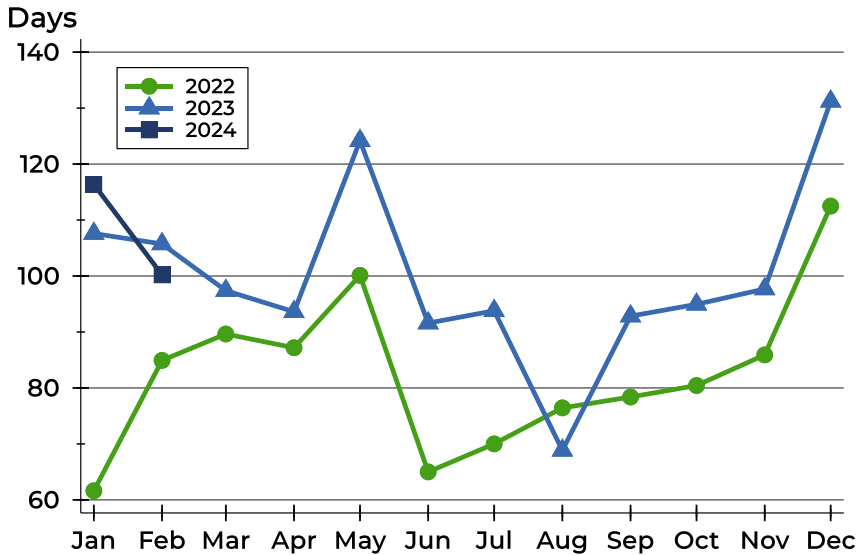


Month	2022	2023	2024
January	101,000	130,000	<b>129,400</b>
February	89,900	154,900	<b>138,400</b>
March	92,000	131,950	
April	110,000	127,450	
May	110,000	149,900	
June	129,900	170,000	
July	152,400	172,000	
August	162,400	195,000	
September	138,900	172,500	
October	138,900	172,500	
November	138,900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



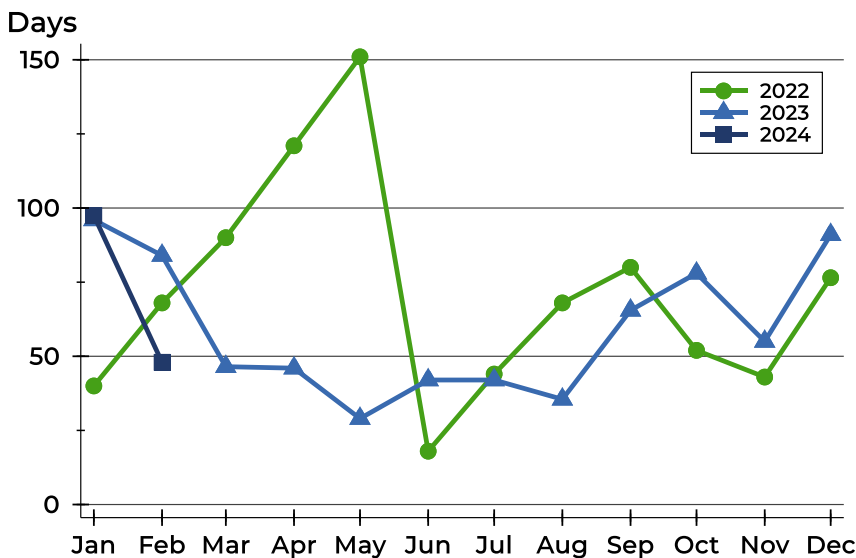
## Clay County Active Listings Analysis

### Average DOM



Month	2022	2023	2024
January	62	108	<b>116</b>
February	85	106	<b>100</b>
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

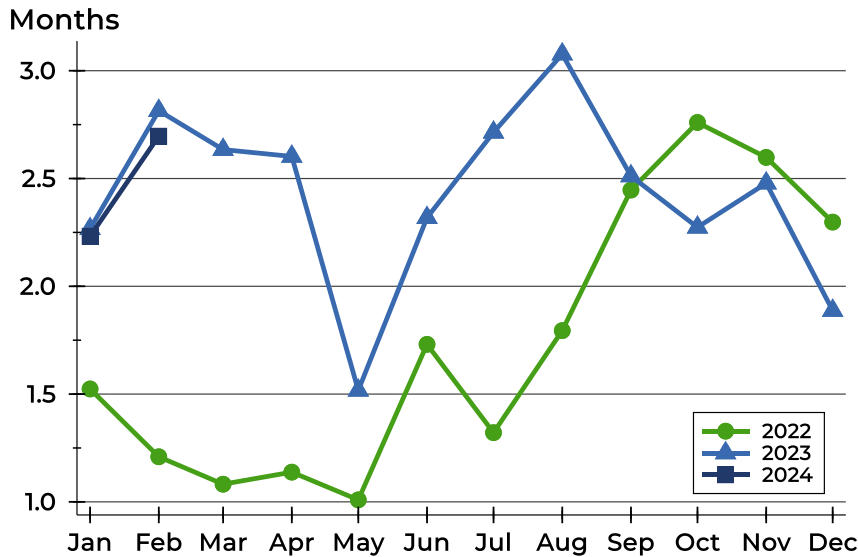


Month	2022	2023	2024
January	40	96	<b>98</b>
February	68	84	<b>48</b>
March	90	47	
April	121	46	
May	151	29	
June	18	42	
July	44	42	
August	68	36	
September	80	66	
October	52	78	
November	43	55	
December	77	91	



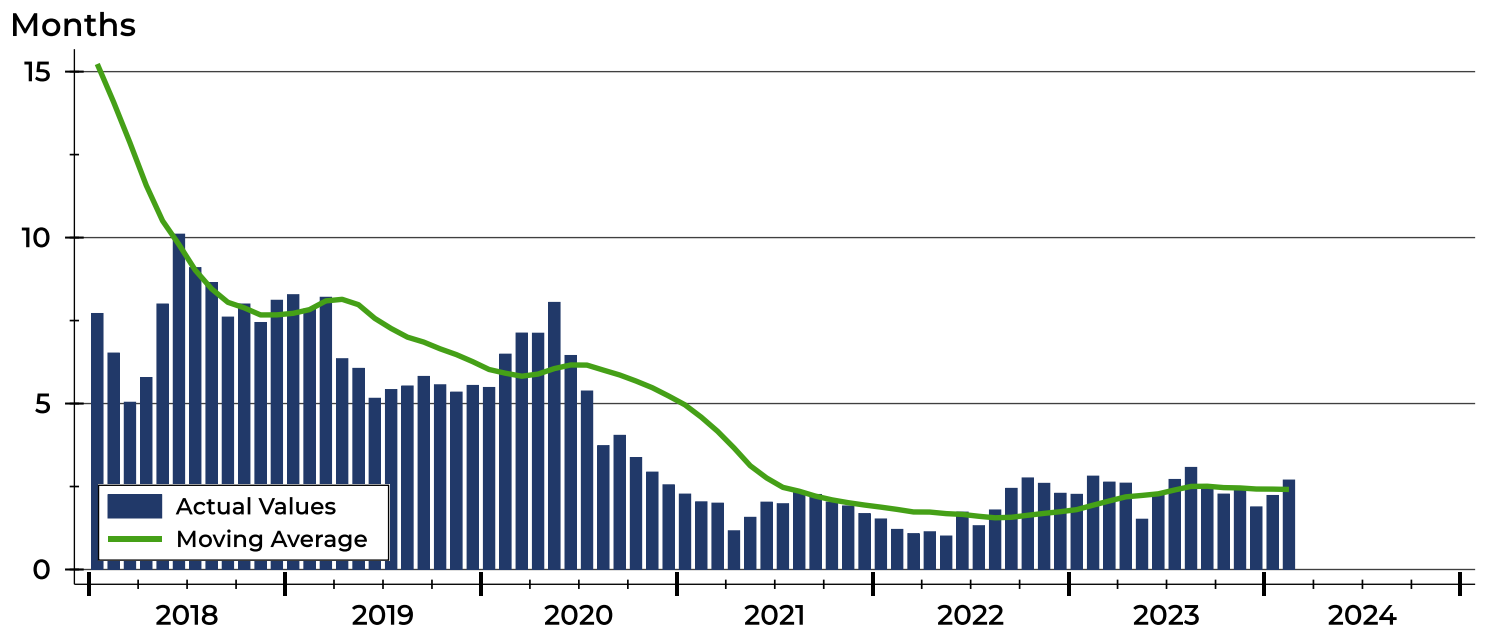
# Clay County Months' Supply Analysis

## Months' Supply by Month



Month	2022	2023	2024
January	1.5	2.3	<b>2.2</b>
February	1.2	2.8	<b>2.7</b>
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

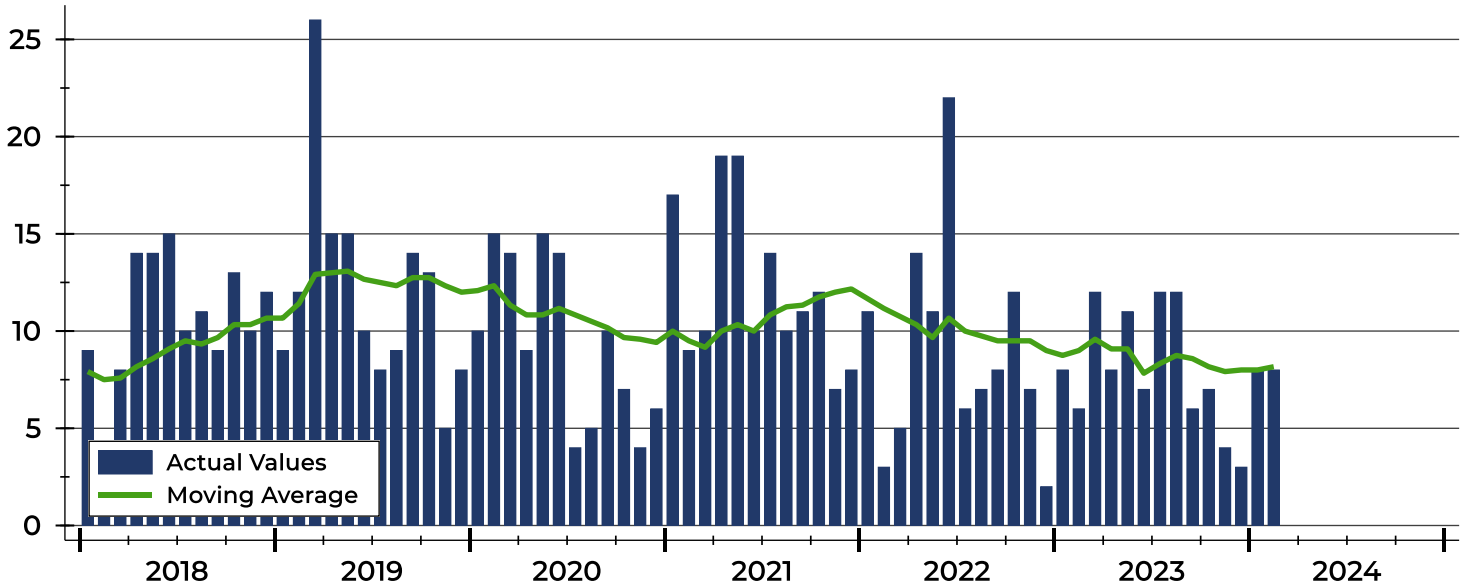
Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	<b>8</b>	6	33.3%
	Volume (1,000s)	<b>1,266</b>	1,428	-11.3%
	Average List Price	<b>158,238</b>	237,967	-33.5%
	Median List Price	<b>87,700</b>	229,950	-61.9%
Year-to-Date	New Listings	<b>16</b>	14	14.3%
	Volume (1,000s)	<b>2,097</b>	2,795	-25.0%
	Average List Price	<b>131,056</b>	199,657	-34.4%
	Median List Price	<b>112,250</b>	197,000	-43.0%

A total of 8 new listings were added in Clay County during February, up 33.3% from the same month in 2023. Year-to-date Clay County has seen 16 new listings.

The median list price of these homes was \$87,700 down from \$229,950 in 2023.

## History of New Listings

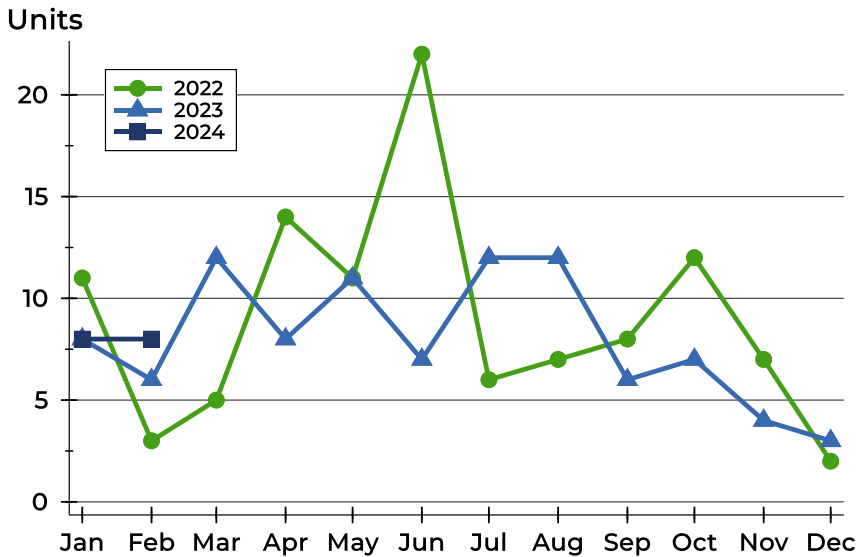
Units





## 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	
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	

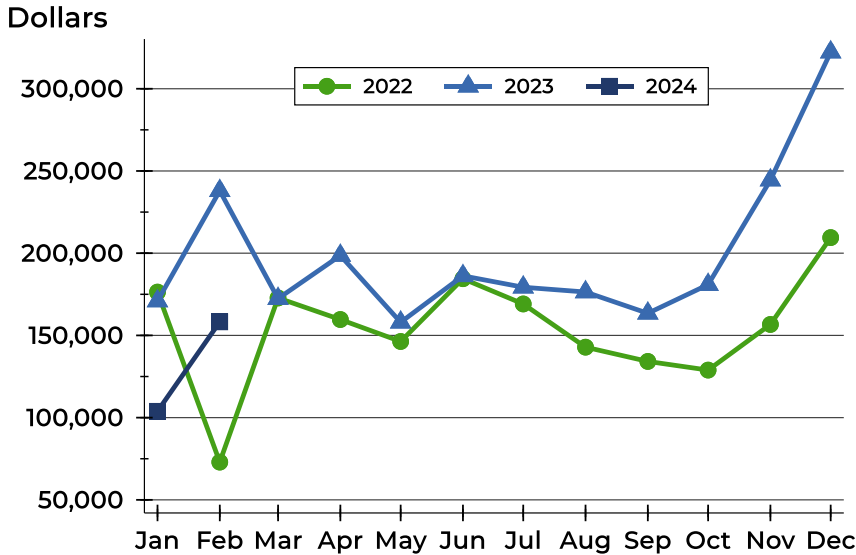
### New Listings by Price Range

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	4	50.0%	33,125	35,000	9	8	100.0%	100.0%
\$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	2	25.0%	143,450	143,450	15	15	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	1	12.5%	197,500	197,500	11	11	100.0%	100.0%
\$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	1	12.5%	649,000	649,000	31	31	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



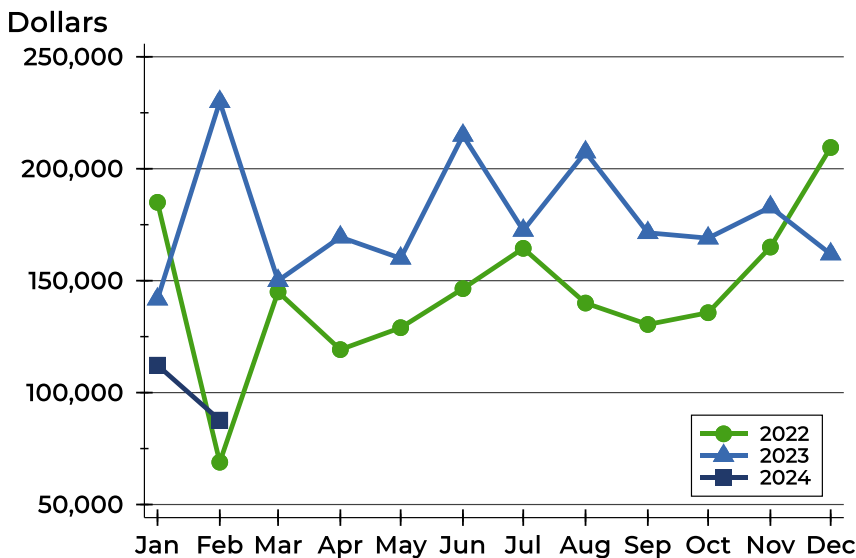
## Clay County New Listings Analysis

### Average Price



Month	2022	2023	2024
January	176,355	170,925	<b>103,875</b>
February	72,967	237,967	<b>158,238</b>
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	176,404	
September	134,188	163,450	
October	128,917	180,900	
November	156,671	244,450	
December	209,500	322,267	

### Median Price



Month	2022	2023	2024
January	185,000	141,750	<b>112,250</b>
February	68,900	229,950	<b>87,700</b>
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	207,450	
September	130,450	171,400	
October	135,700	169,000	
November	165,000	182,900	
December	209,500	161,900	



## Clay County Contracts Written Analysis

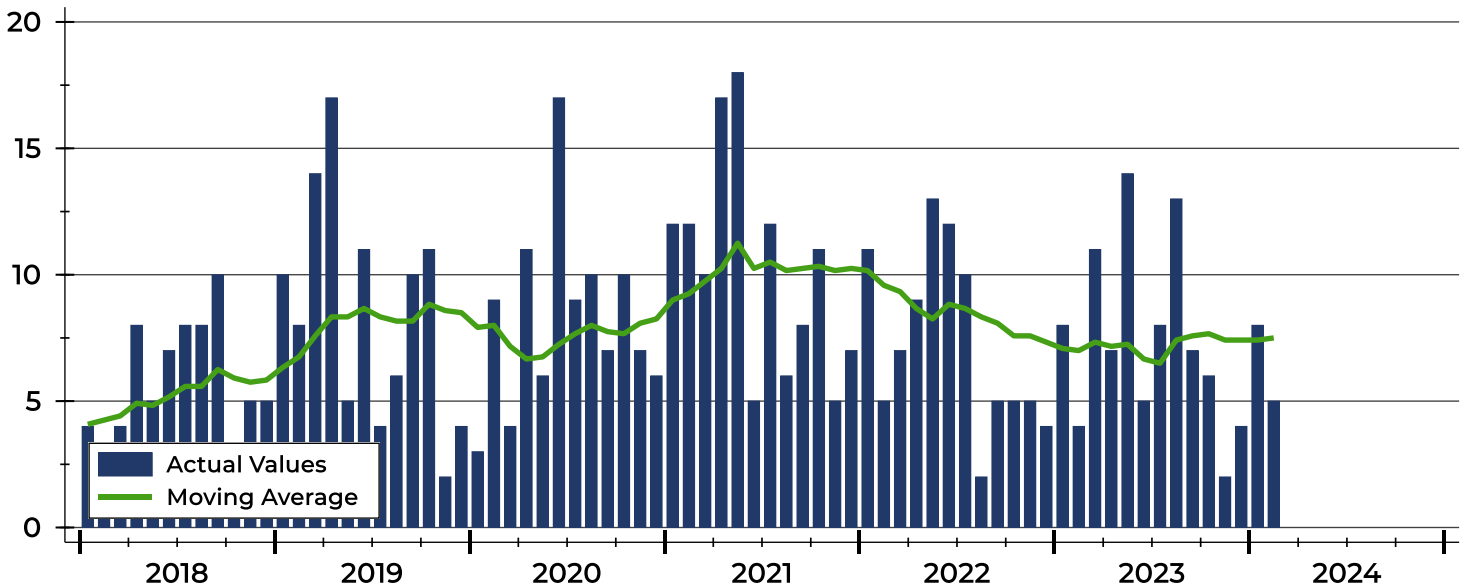
Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		<b>5</b>	4	25.0%	<b>13</b>	12	8.3%
Volume (1,000s)		<b>407</b>	422	-3.6%	<b>1,387</b>	1,904	-27.2%
Average	Sale Price	<b>81,400</b>	105,500	-22.8%	<b>106,654</b>	158,700	-32.8%
	Days on Market	<b>31</b>	61	-49.2%	<b>53</b>	74	-28.4%
	Percent of Original	<b>100.0%</b>	87.7%	14.0%	<b>95.0%</b>	87.5%	8.6%
Median	Sale Price	<b>79,000</b>	83,500	-5.4%	<b>109,900</b>	169,200	-35.0%
	Days on Market	<b>9</b>	64	-85.9%	<b>11</b>	53	-79.2%
	Percent of Original	<b>100.0%</b>	92.0%	8.7%	<b>100.0%</b>	92.6%	8.0%

A total of 5 contracts for sale were written in Clay County during the month of February, up from 4 in 2023. The median list price of these homes was \$79,000, down from \$83,500 the prior year.

Half of the homes that went under contract in February were on the market less than 9 days, compared to 64 days in February 2023.

## History of Contracts Written

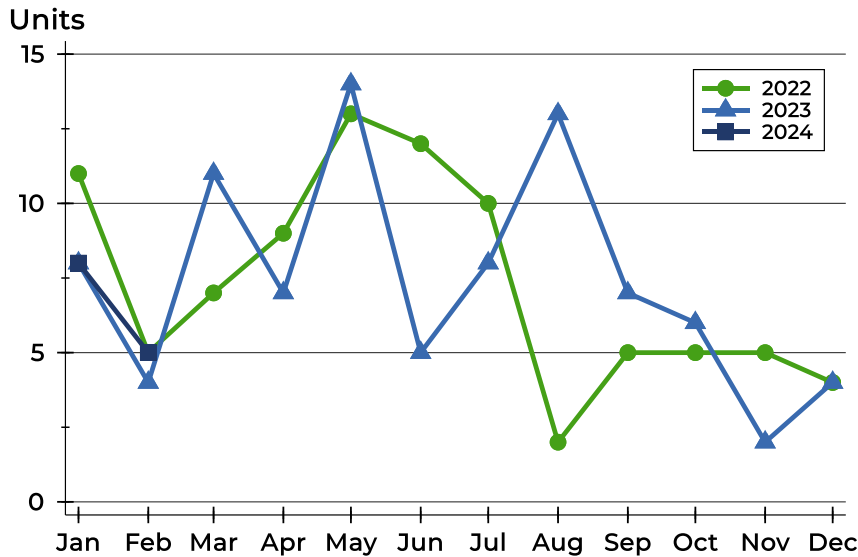
Units





## 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	
April	9	7	
May	13	14	
June	12	5	
July	10	8	
August	2	13	
September	5	7	
October	5	6	
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	2	40.0%	36,250	36,250	8	8	100.0%	100.0%
\$50,000-\$99,999	1	20.0%	79,000	79,000	124	124	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	106,500	106,500	11	11	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	149,000	149,000	6	6	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	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

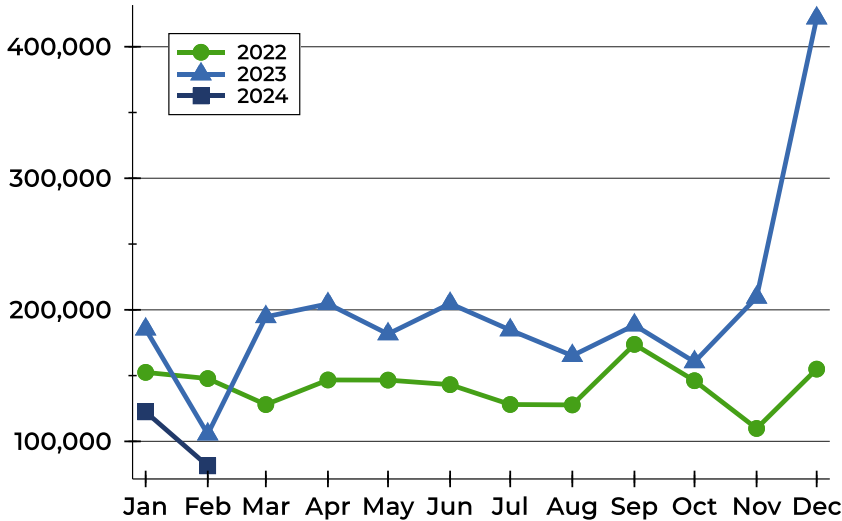




## Clay County Contracts Written Analysis

### Average Price

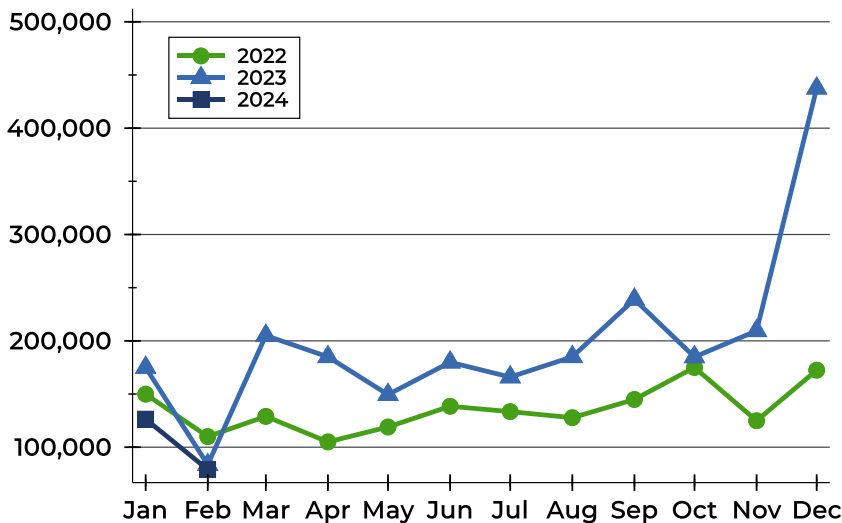
Dollars



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>April</b>	146,700	204,571	
<b>May</b>	146,608	181,643	
<b>June</b>	143,133	204,780	
<b>July</b>	128,060	184,650	
<b>August</b>	127,750	165,138	
<b>September</b>	173,760	188,371	
<b>October</b>	146,140	160,425	
<b>November</b>	109,840	209,450	
<b>December</b>	154,950	421,725	

### Median Price

Dollars

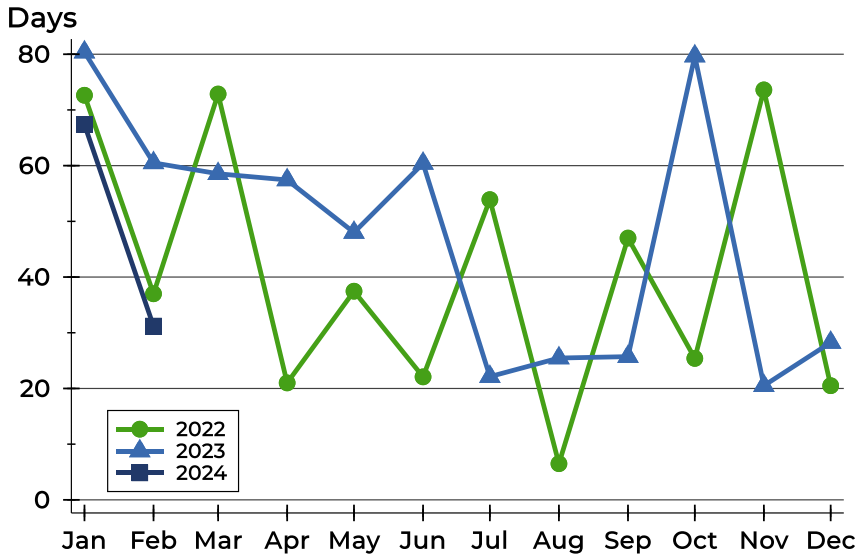


Month	2022	2023	2024
<b>January</b>	149,900	174,950	<b>126,450</b>
<b>February</b>	110,000	83,500	<b>79,000</b>
<b>March</b>	129,000	205,000	
<b>April</b>	105,000	185,000	
<b>May</b>	119,000	149,450	
<b>June</b>	138,500	179,900	
<b>July</b>	133,450	165,950	
<b>August</b>	127,750	185,000	
<b>September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



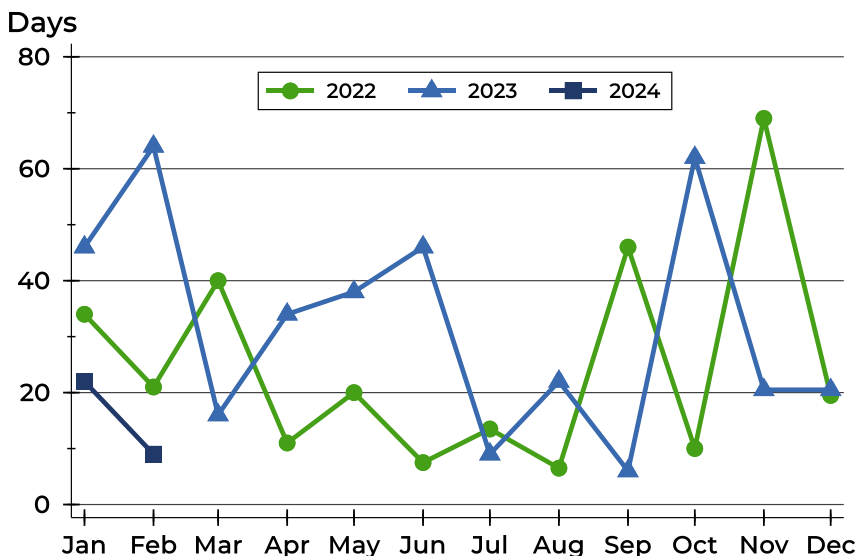
## Clay County Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	73	80	<b>67</b>
February	37	61	<b>31</b>
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	28	

### Median DOM



Month	2022	2023	2024
January	34	46	<b>22</b>
February	21	64	<b>9</b>
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	21	



## Clay County Pending Contracts Analysis

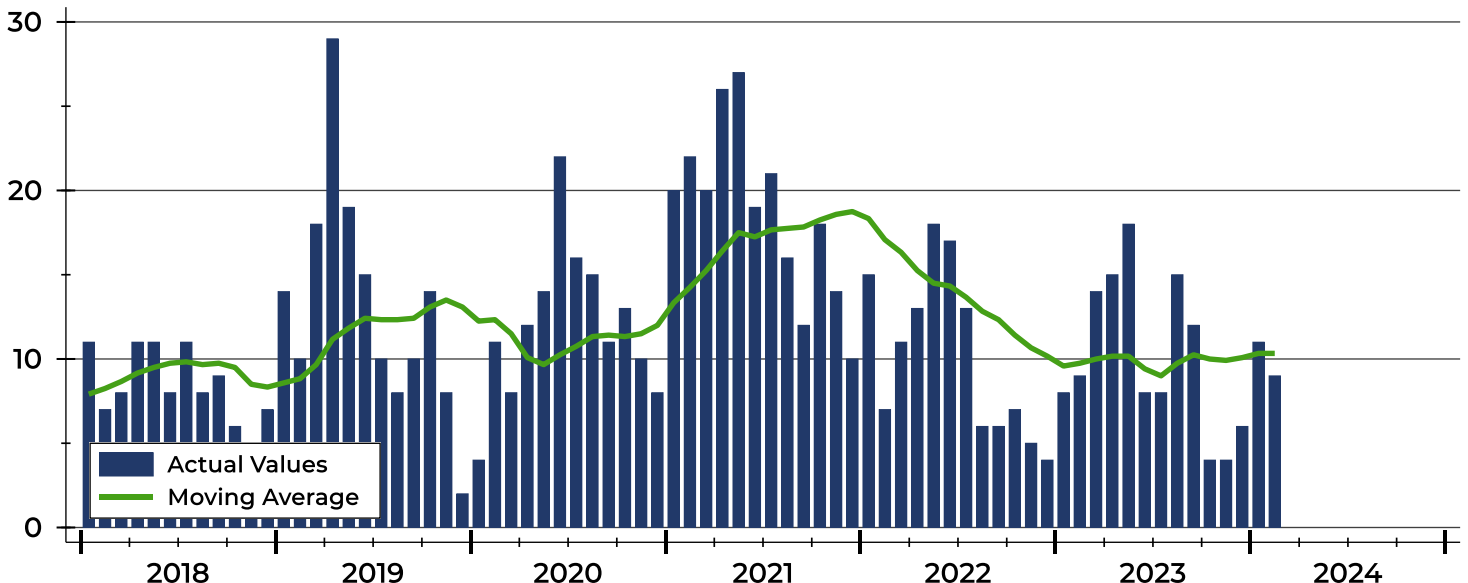
Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		<b>9</b>	9	0.0%
Volume (1,000s)		<b>1,217</b>	1,448	-16.0%
Average	List Price	<b>135,211</b>	160,878	-16.0%
	Days on Market	<b>52</b>	66	-21.2%
	Percent of Original	<b>99.4%</b>	96.5%	3.0%
Median	List Price	<b>118,000</b>	174,900	-32.5%
	Days on Market	<b>11</b>	24	-54.2%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 9 listings in Clay County had contracts pending at the end of February, the same number of contracts pending at the end of February 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

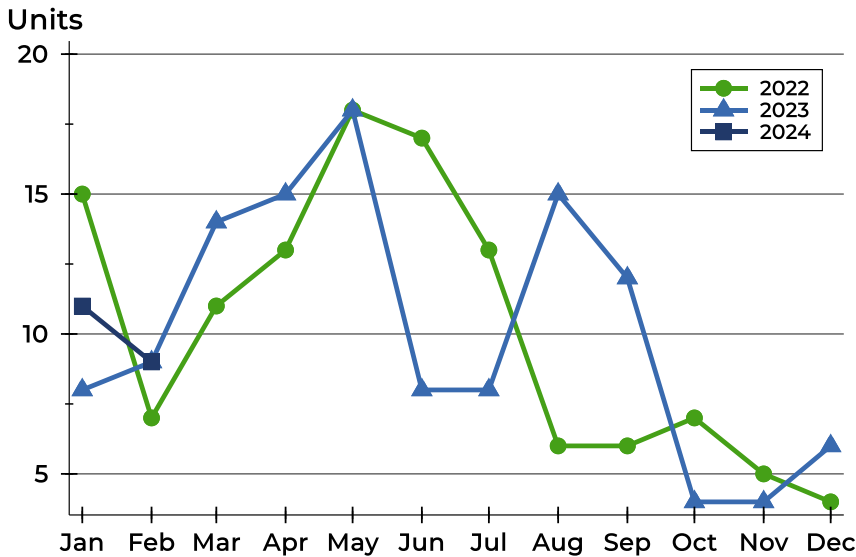
Units





## Clay County Pending Contracts Analysis

### Pending Contracts by Month



Month	2022	2023	2024
January	15	8	<b>11</b>
February	7	9	<b>9</b>
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	

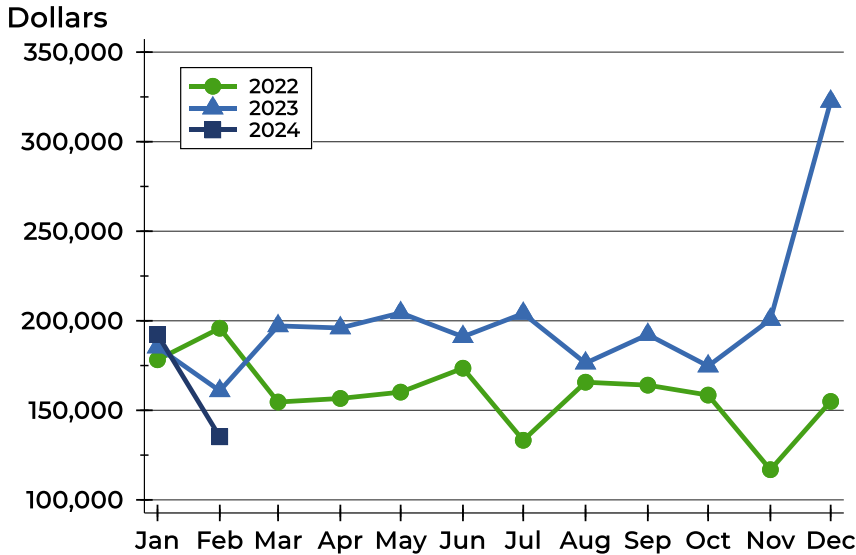
### Pending Contracts by Price Range

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	11.1%	37,500	37,500	6	6	100.0%	100.0%
\$50,000-\$99,999	2	22.2%	83,000	83,000	63	63	100.0%	100.0%
\$100,000-\$124,999	2	22.2%	112,250	112,250	11	11	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	149,000	149,000	6	6	100.0%	100.0%
\$150,000-\$174,999	2	22.2%	159,950	159,950	124	124	97.1%	97.1%
\$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	11.1%	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	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



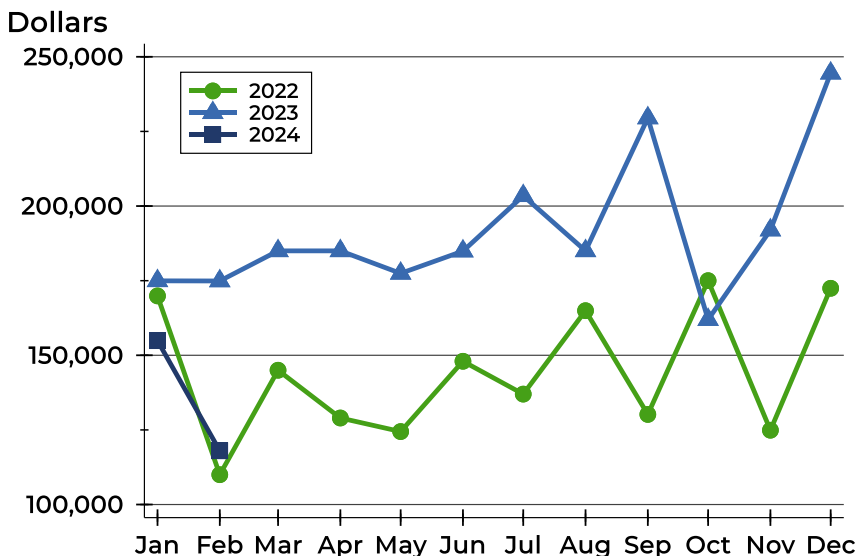
## Clay County Pending Contracts Analysis

### 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	
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

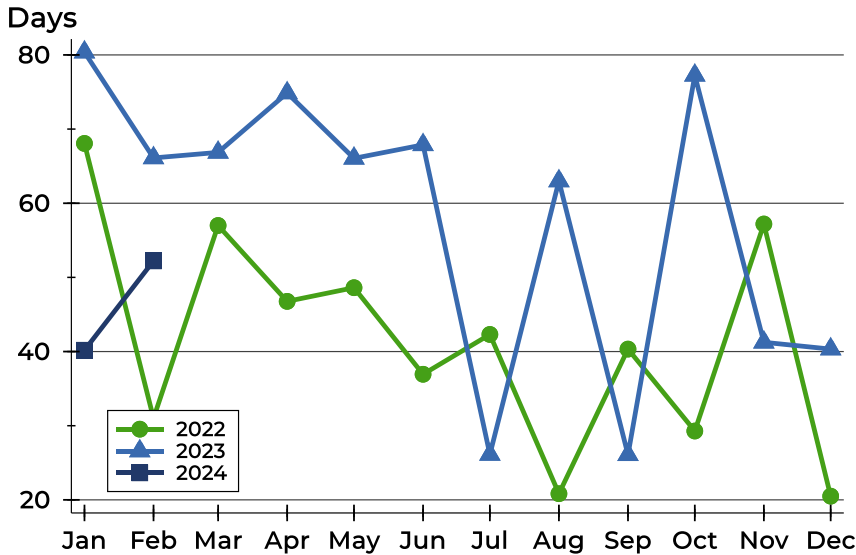


Month	2022	2023	2024
January	169,900	174,950	<b>154,900</b>
February	110,000	174,900	<b>118,000</b>
March	145,000	185,000	
April	129,000	185,000	
May	124,450	177,450	
June	148,000	184,900	
July	137,000	203,450	
August	164,950	185,000	
September	130,200	229,500	
October	175,000	161,950	
November	124,900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



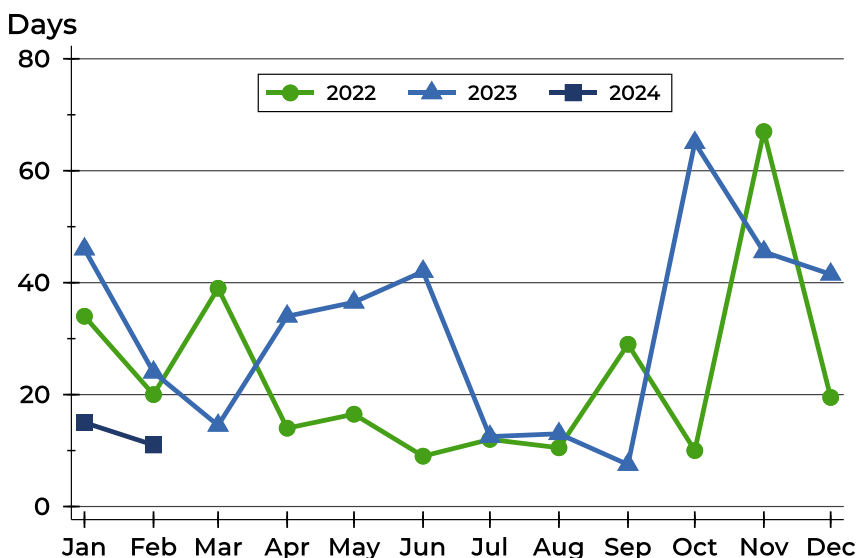
## Clay County Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	68	80	<b>40</b>
February	31	66	<b>52</b>
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	<b>15</b>
February	20	24	<b>11</b>
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	