



**April  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Rose in April

Total home sales in Clay County rose by 42.9% last month to 10 units, compared to 7 units in April 2023. Total sales volume was \$1.2 million, down 23.6% from a year earlier.

The median sale price in April was \$124,000, down from \$219,000 a year earlier. Homes that sold in April were typically on the market for 21 days and sold for 96.5% of their list prices.

#### Clay County Active Listings Down at End of April

The total number of active listings in Clay County at the end of April was 11 units, down from 18 at the same point in 2023. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$98,900.

There were 7 contracts written in April 2024 and 2023, showing no change over the year. At the end of the month, there were 12 contracts still pending.

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# Flint Hills MLS Statistics



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## Clay County Summary Statistics

April MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
<b>Home Sales</b>		<b>10</b>	<b>7</b>	<b>6</b>	<b>26</b>	<b>21</b>	<b>32</b>
Change from prior year		42.9%	16.7%	-50.0%	23.8%	-34.4%	-13.5%
<b>Active Listings</b>		<b>11</b>	<b>18</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-38.9%	63.6%	0.0%			
<b>Months' Supply</b>		<b>1.4</b>	<b>2.6</b>	<b>1.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-46.2%	136.4%	-8.3%			
<b>New Listings</b>		<b>7</b>	<b>8</b>	<b>14</b>	<b>32</b>	<b>34</b>	<b>33</b>
Change from prior year		-12.5%	-42.9%	-26.3%	-5.9%	3.0%	-40.0%
<b>Contracts Written</b>		<b>7</b>	<b>7</b>	<b>9</b>	<b>34</b>	<b>30</b>	<b>32</b>
Change from prior year		0.0%	-22.2%	-47.1%	13.3%	-6.3%	-37.3%
<b>Pending Contracts</b>		<b>12</b>	<b>15</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-20.0%	15.4%	-50.0%			
<b>Sales Volume (1,000s)</b>		<b>1,213</b>	<b>1,589</b>	<b>652</b>	<b>3,879</b>	<b>3,516</b>	<b>4,451</b>
Change from prior year		-23.7%	143.7%	-49.4%	10.3%	-21.0%	8.1%
Average	<b>Sale Price</b>	<b>121,330</b>	<b>226,971</b>	<b>108,583</b>	<b>149,192</b>	<b>167,429</b>	<b>139,098</b>
	Change from prior year	-46.5%	109.0%	1.1%	-10.9%	20.4%	24.9%
	<b>List Price of Actives</b>	<b>169,936</b>	<b>184,211</b>	<b>126,391</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-7.7%	45.7%	-22.2%			
	<b>Days on Market</b>	<b>65</b>	<b>9</b>	<b>29</b>	<b>49</b>	<b>43</b>	<b>57</b>
Change from prior year	622.2%	-69.0%	-14.7%	14.0%	-24.6%	-48.6%	
<b>Percent of List</b>	<b>95.6%</b>	<b>99.6%</b>	<b>94.5%</b>	<b>94.3%</b>	<b>94.5%</b>	<b>95.4%</b>	
Change from prior year	-4.0%	5.4%	-3.1%	-0.2%	-0.9%	-1.1%	
<b>Percent of Original</b>	<b>92.1%</b>	<b>99.6%</b>	<b>92.1%</b>	<b>92.3%</b>	<b>93.7%</b>	<b>93.5%</b>	
Change from prior year	-7.5%	8.1%	-4.2%	-1.5%	0.2%	-0.2%	
Median	<b>Sale Price</b>	<b>124,000</b>	<b>219,000</b>	<b>95,750</b>	<b>122,750</b>	<b>165,000</b>	<b>128,250</b>
	Change from prior year	-43.4%	128.7%	6.6%	-25.6%	28.7%	50.9%
	<b>List Price of Actives</b>	<b>98,900</b>	<b>127,450</b>	<b>110,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-22.4%	15.9%	19.6%			
	<b>Days on Market</b>	<b>21</b>	<b>10</b>	<b>25</b>	<b>13</b>	<b>16</b>	<b>39</b>
Change from prior year	110.0%	-60.0%	127.3%	-18.8%	-59.0%	34.5%	
<b>Percent of List</b>	<b>96.5%</b>	<b>100.0%</b>	<b>95.9%</b>	<b>95.9%</b>	<b>97.3%</b>	<b>94.7%</b>	
Change from prior year	-3.5%	4.3%	-4.1%	-1.4%	2.7%	-3.3%	
<b>Percent of Original</b>	<b>91.0%</b>	<b>100.0%</b>	<b>94.2%</b>	<b>93.4%</b>	<b>95.4%</b>	<b>93.4%</b>	
Change from prior year	-9.0%	6.2%	-5.8%	-2.1%	2.1%	-2.9%	

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



**April  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
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## Clay County Closed Listings Analysis

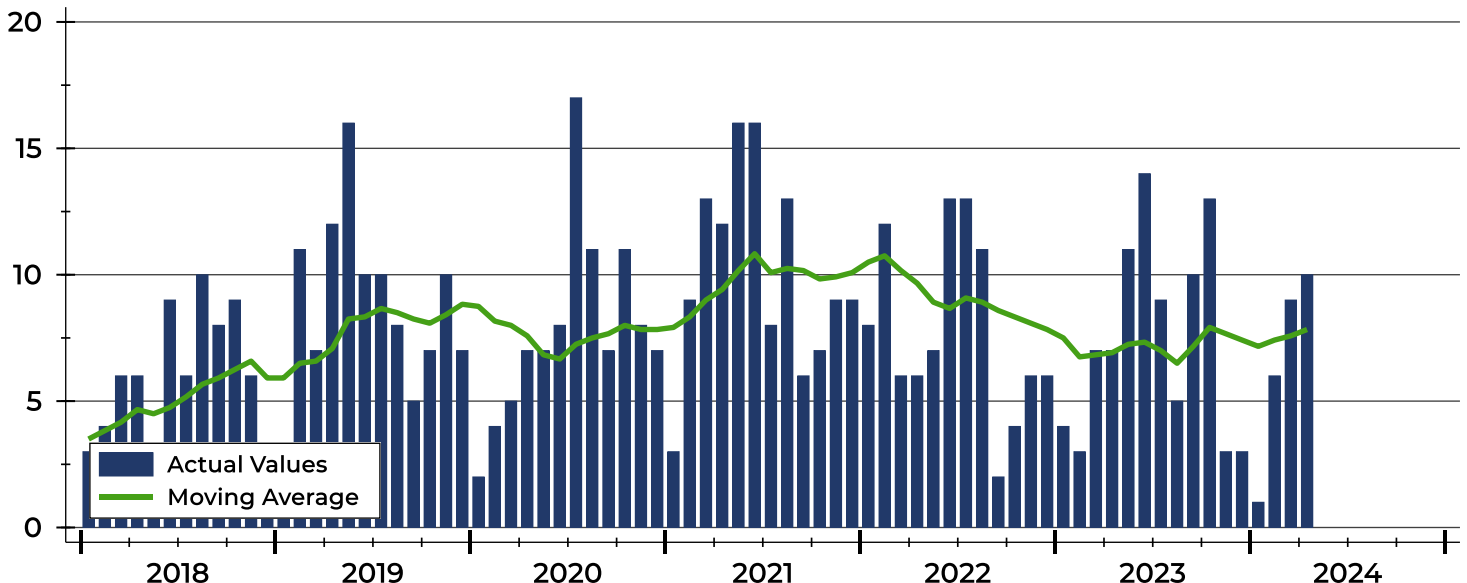
Summary Statistics for Closed Listings		2024	April 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		10	7	42.9%	26	21	23.8%
Volume (1,000s)		1,213	1,589	-23.7%	3,879	3,516	10.3%
Months' Supply		1.4	2.6	-46.2%	N/A	N/A	N/A
Average	Sale Price	121,330	226,971	-46.5%	149,192	167,429	-10.9%
	Days on Market	65	9	622.2%	49	43	14.0%
	Percent of List	95.6%	99.6%	-4.0%	94.3%	94.5%	-0.2%
	Percent of Original	92.1%	99.6%	-7.5%	92.3%	93.7%	-1.5%
Median	Sale Price	124,000	219,000	-43.4%	122,750	165,000	-25.6%
	Days on Market	21	10	110.0%	13	16	-18.8%
	Percent of List	96.5%	100.0%	-3.5%	95.9%	97.3%	-1.4%
	Percent of Original	91.0%	100.0%	-9.0%	93.4%	95.4%	-2.1%

A total of 10 homes sold in Clay County in April, up from 7 units in April 2023. Total sales volume fell to \$1.2 million compared to \$1.6 million in the previous year.

The median sales price in April was \$124,000, down 43.4% compared to the prior year. Median days on market was 21 days, up from 9 days in March, and up from 10 in April 2023.

## History of Closed Listings

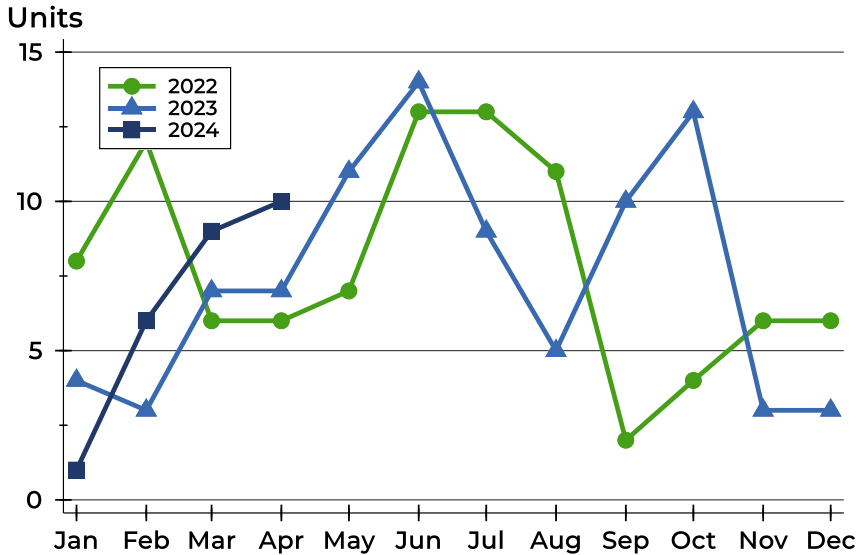
Units





## Clay County Closed Listings Analysis

### Closed Listings by Month



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

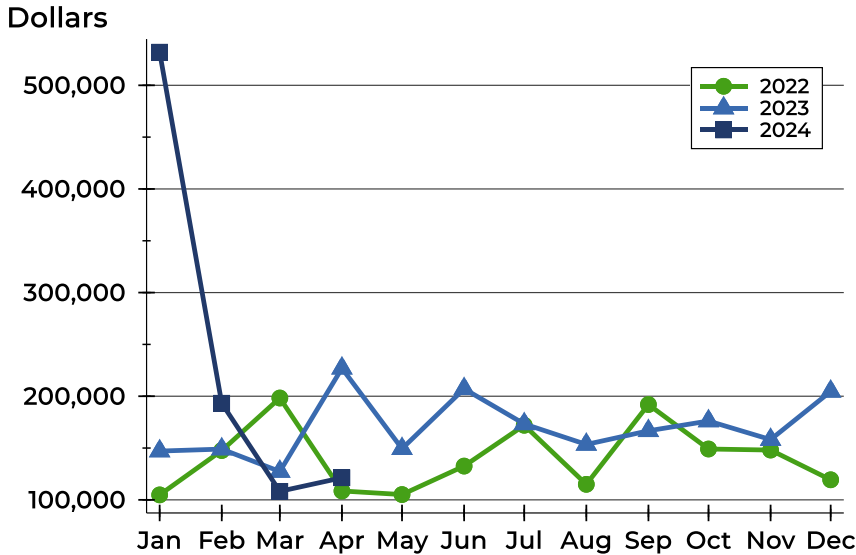
### Closed Listings by Price Range

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	1	10.0%	6.0	22,000	22,000	30	30	88.0%	88.0%	88.0%	88.0%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	20.0%	4.0	64,200	64,200	21	21	95.7%	95.7%	91.0%	91.0%
\$100,000-\$124,999	2	20.0%	0.0	110,500	110,500	11	11	98.4%	98.4%	98.4%	98.4%
\$125,000-\$149,999	2	20.0%	1.5	135,000	135,000	122	122	90.6%	90.6%	88.1%	88.1%
\$150,000-\$174,999	1	10.0%	0.0	152,000	152,000	161	161	95.6%	95.6%	89.9%	89.9%
\$175,000-\$199,999	1	10.0%	0.0	199,900	199,900	147	147	100.0%	100.0%	84.2%	84.2%
\$200,000-\$249,999	1	10.0%	0.0	220,000	220,000	8	8	103.5%	103.5%	103.5%	103.5%
\$250,000-\$299,999	0	0.0%	2.0	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%	3.7	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



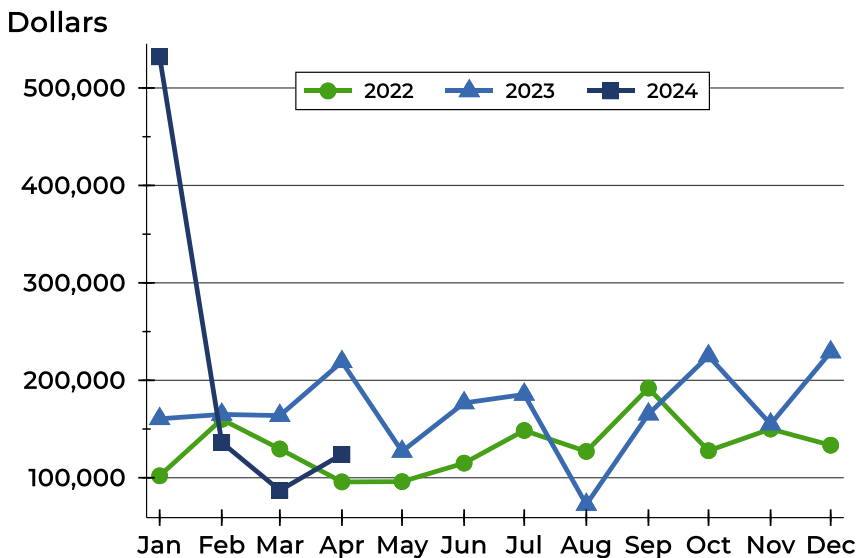
## Clay County Closed Listings Analysis

### Average Price



Month	2022	2023	2024
January	104,813	147,100	532,000
February	147,613	149,000	193,250
March	198,296	127,400	108,244
April	108,583	226,971	121,330
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

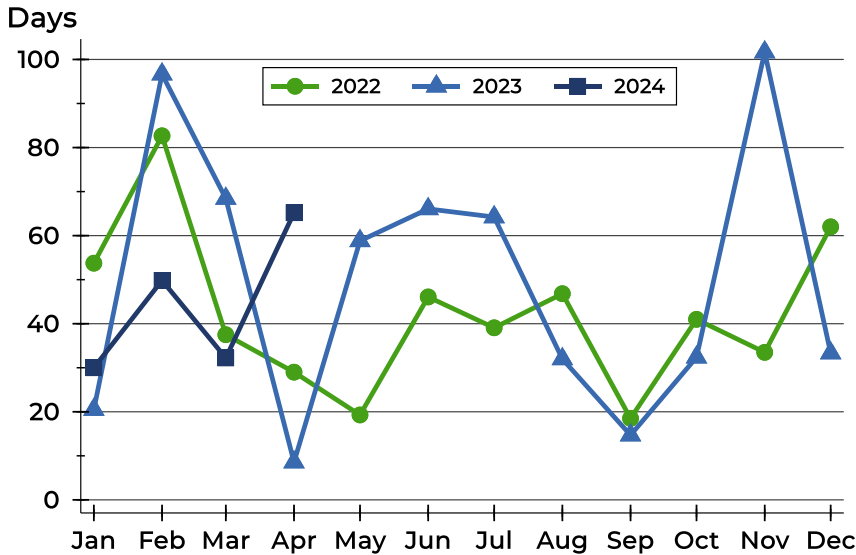


Month	2022	2023	2024
January	102,000	160,500	532,000
February	159,950	165,000	136,250
March	129,538	163,800	87,000
April	95,750	219,000	124,000
May	96,000	127,000	
June	115,000	176,750	
July	148,500	185,500	
August	127,000	72,500	
September	192,000	165,250	
October	127,700	225,000	
November	150,000	155,000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



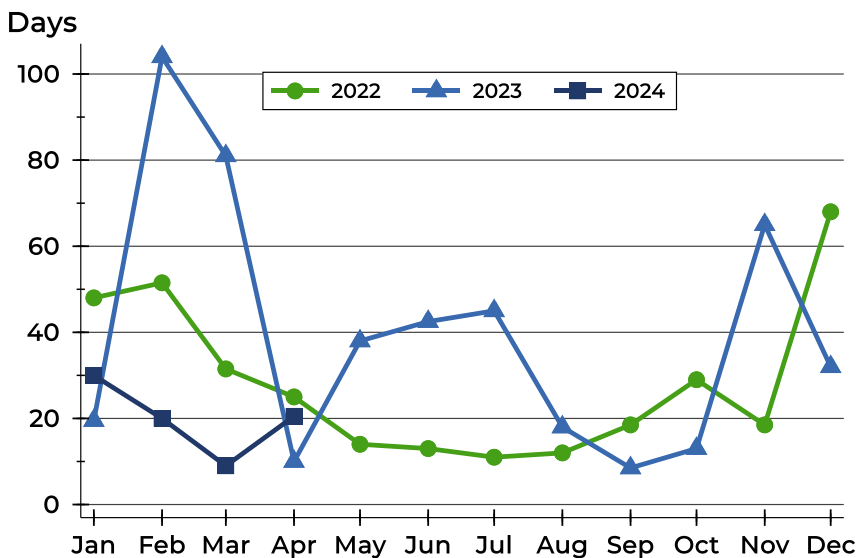
## Clay County Closed Listings Analysis

### Average DOM



Month	2022	2023	2024
January	54	21	30
February	83	97	50
March	38	68	32
April	29	9	65
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	20
March	32	81	9
April	25	10	21
May	14	38	
June	13	43	
July	11	45	
August	12	18	
September	19	9	
October	29	13	
November	19	65	
December	68	32	



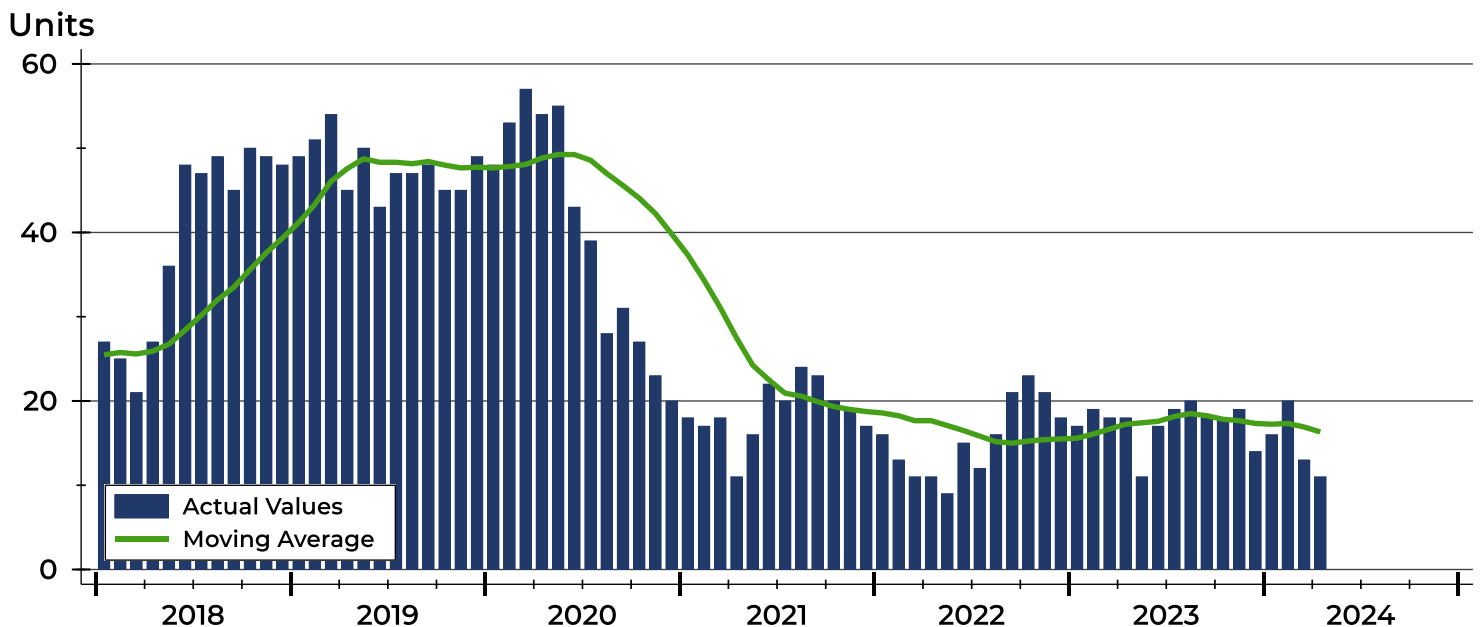
# Clay County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of April 2023	Change
Active Listings		11	18	-38.9%
Volume (1,000s)		1,869	3,316	-43.6%
Months' Supply		1.4	2.6	-46.2%
Average	List Price	169,936	184,211	-7.7%
	Days on Market	64	94	-31.9%
	Percent of Original	96.6%	93.6%	3.2%
Median	List Price	98,900	127,450	-22.4%
	Days on Market	37	46	-19.6%
	Percent of Original	100.0%	98.4%	1.6%

A total of 11 homes were available for sale in Clay County at the end of April. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of April was \$98,900, down 22.4% from 2023. The typical time on market for active listings was 37 days, down from 46 days a year earlier.

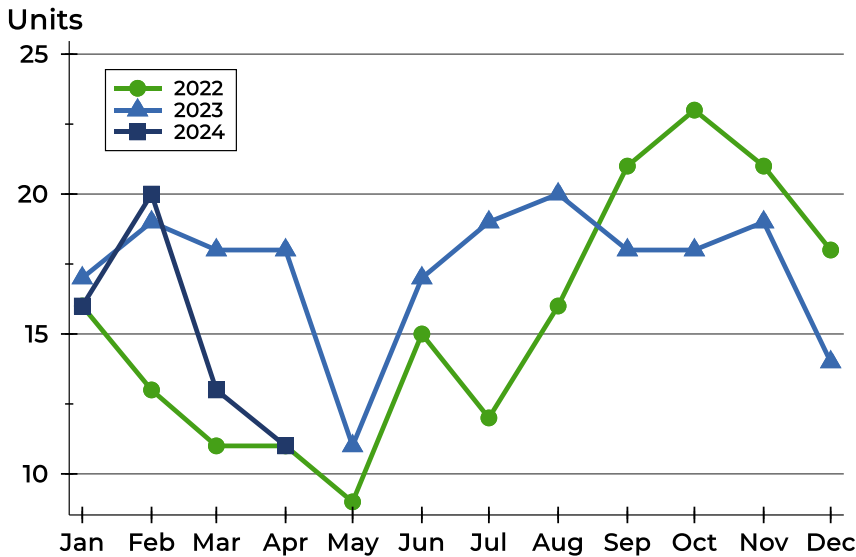
## History of Active Listings





## 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	9
June	15	17	15
July	12	19	12
August	16	20	16
September	21	18	21
October	23	18	23
November	21	19	21
December	18	14	18

### Active Listings by Price Range

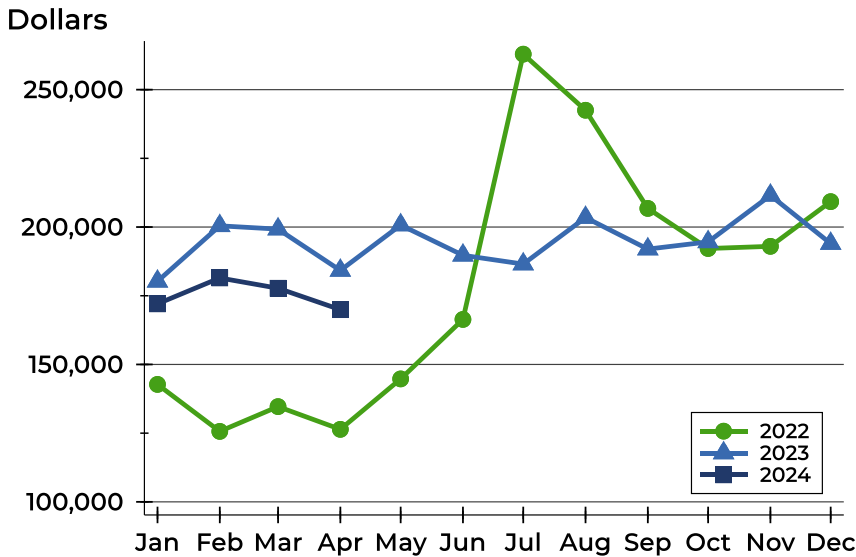
Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$25,000	1	9.1%	6.0	24,500	24,500	16	16	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	45.5%	4.0	83,280	79,500	88	48	95.3%	96.8%
\$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	2	18.2%	1.5	134,200	134,200	46	46	97.0%	97.0%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	9.1%	2.0	260,000	260,000	36	36	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	N/A	305,000	305,000	37	37	100.0%	100.0%
\$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	9.1%	3.7	595,000	595,000	86	86	91.7%	91.7%
\$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





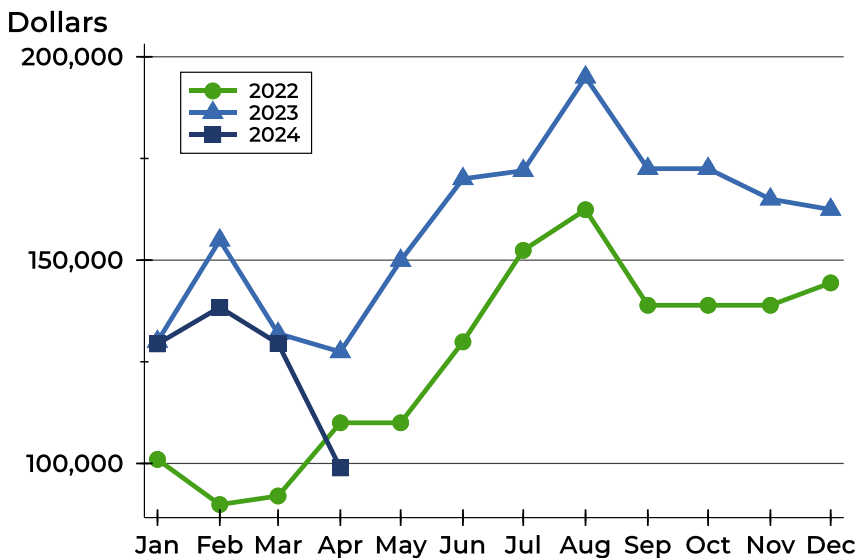
# Clay County Active Listings Analysis

## Average Price



Month	2022	2023	2024
January	142,744	180,259	172,056
February	125,646	200,458	181,485
March	134,664	199,250	177,738
April	126,391	184,211	169,936
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

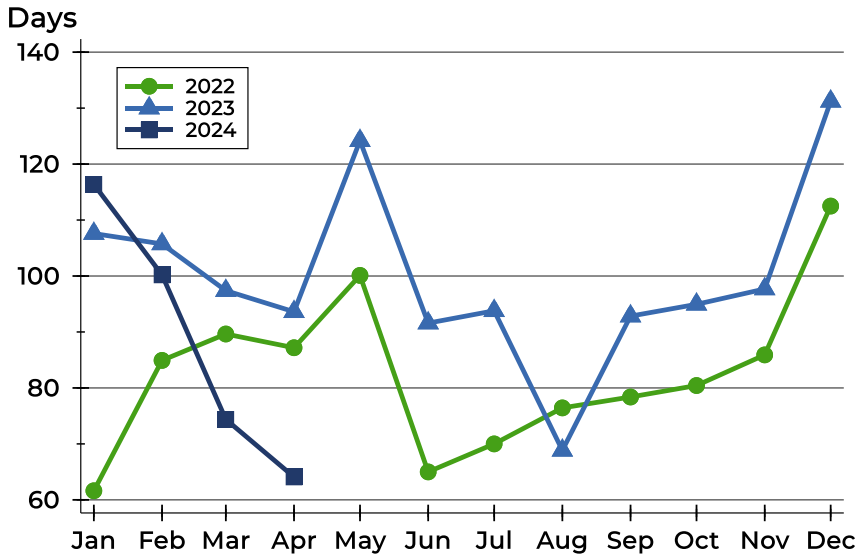


Month	2022	2023	2024
January	101,000	130,000	129,400
February	89,900	154,900	138,400
March	92,000	131,950	129,500
April	110,000	127,450	98,900
May	110,000	149,900	
June	129,900	170,000	
July	152,400	172,000	
August	162,400	195,000	
September	138,900	172,500	
October	138,900	172,500	
November	138,900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



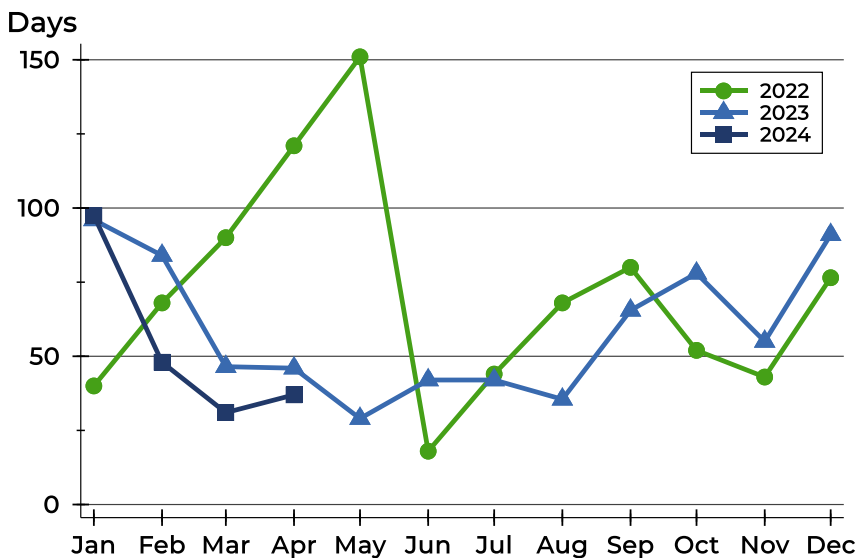
# Clay County Active Listings Analysis

## Average DOM



Month	2022	2023	2024
January	62	108	116
February	85	106	100
March	90	97	74
April	87	94	64
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

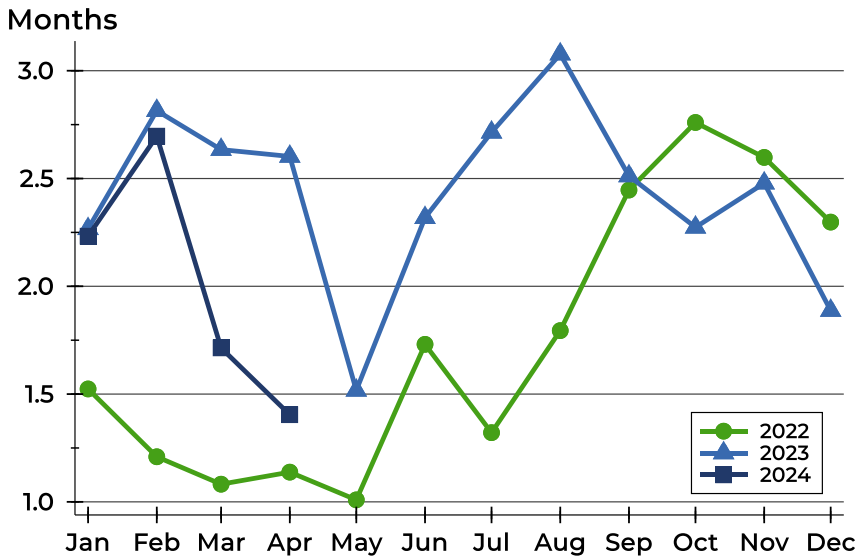


Month	2022	2023	2024
January	40	96	98
February	68	84	48
March	90	47	31
April	121	46	37
May	151	29	
June	18	42	
July	44	42	
August	68	36	
September	80	66	
October	52	78	
November	43	55	
December	77	91	



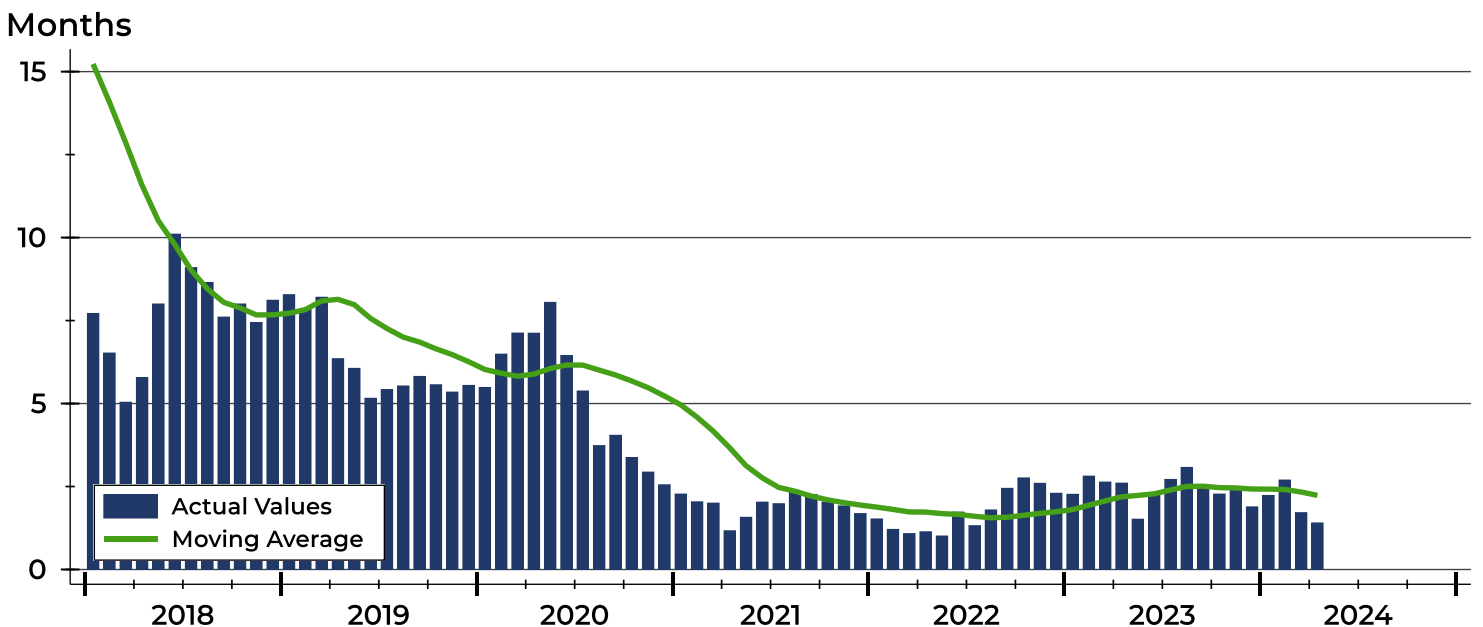
# Clay County Months' Supply Analysis

## Months' Supply by Month



Month	2022	2023	2024
January	1.5	2.3	2.2
February	1.2	2.8	2.7
March	1.1	2.6	1.7
April	1.1	2.6	1.4
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

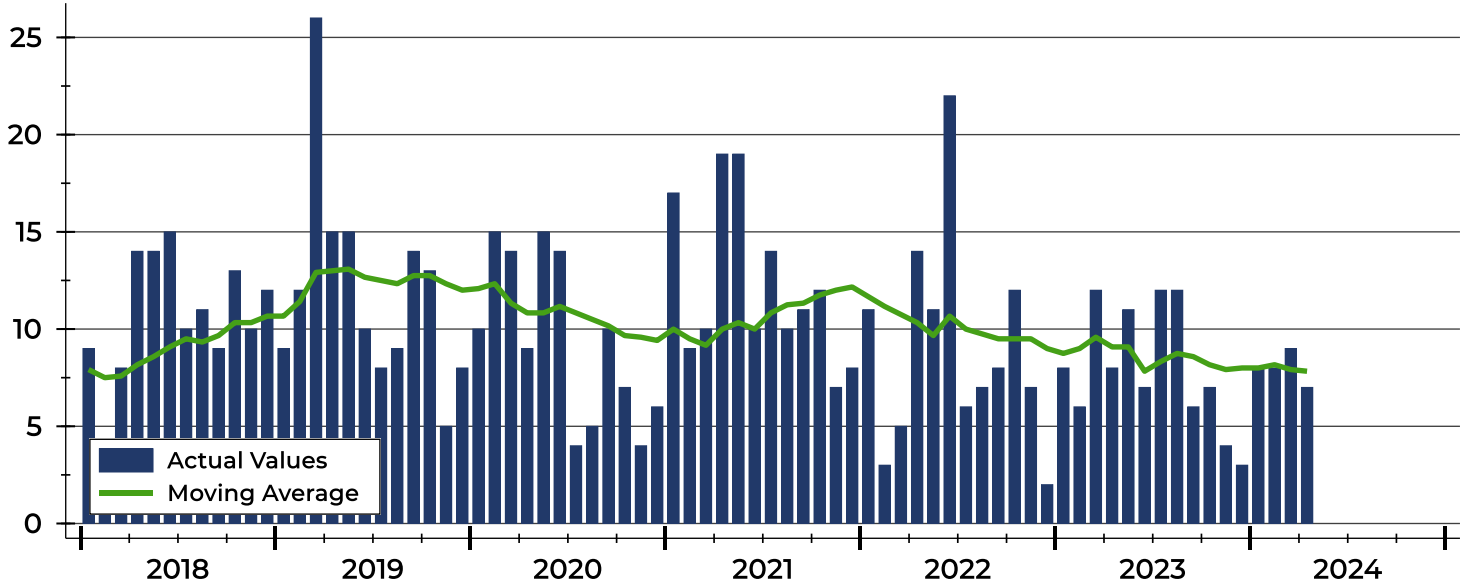
Summary Statistics for New Listings		2024	April 2023	Change
Current Month	New Listings	7	8	-12.5%
	Volume (1,000s)	1,393	1,589	-12.3%
	Average List Price	198,929	198,613	0.2%
	Median List Price	79,500	169,450	-53.1%
Year-to-Date	New Listings	32	34	-5.9%
	Volume (1,000s)	4,812	6,453	-25.4%
	Average List Price	150,359	189,791	-20.8%
	Median List Price	112,250	169,450	-33.8%

A total of 7 new listings were added in Clay County during April, down 12.5% from the same month in 2023. Year-to-date Clay County has seen 32 new listings.

The median list price of these homes was \$79,500 down from \$169,450 in 2023.

## History of New Listings

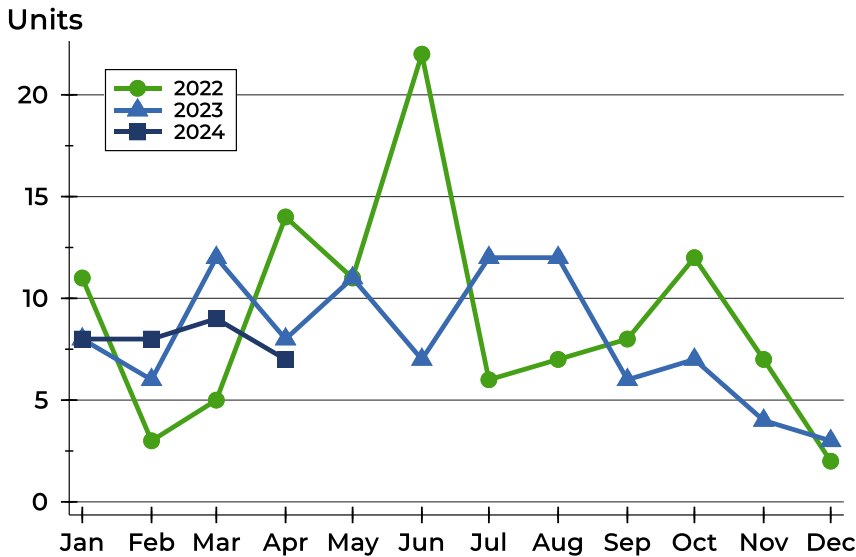
Units





## Clay County New Listings Analysis

### New Listings by Month



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

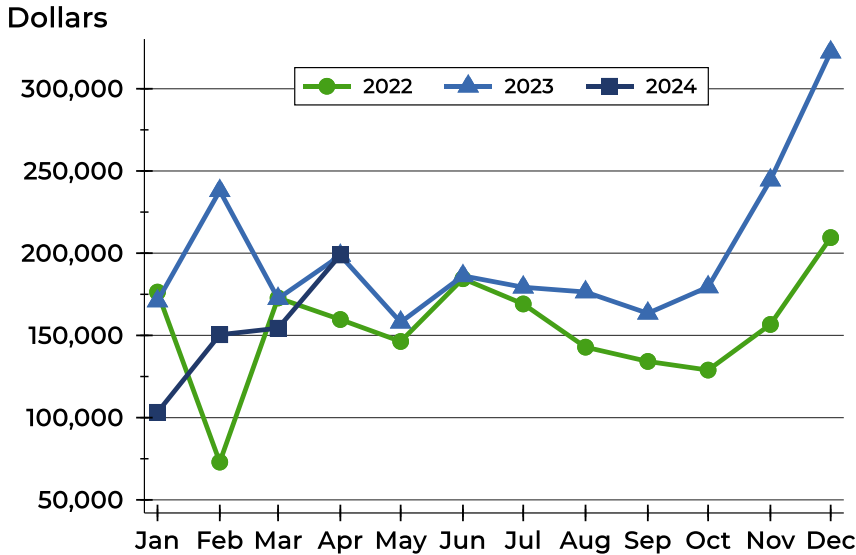
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	28.6%	21,000	21,000	15	15	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	28.6%	75,250	75,250	18	18	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	14.3%	165,000	165,000	17	17	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	1	14.3%	440,000	440,000	11	11	100.0%	100.0%
\$500,000-\$749,999	1	14.3%	595,000	595,000	7	7	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



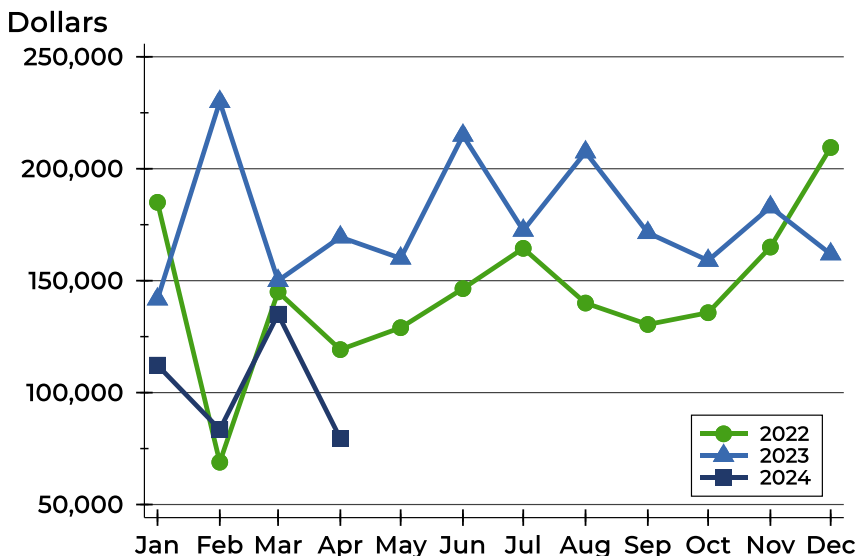
## Clay County New Listings Analysis

### Average Price



Month	2022	2023	2024
January	176,355	170,925	103,250
February	72,967	237,967	150,438
March	172,780	172,400	154,389
April	159,679	198,613	198,929
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	179,471	
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	79,500
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	159,000	
November	165,000	182,900	
December	209,500	161,900	



**April  
2024**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Contracts Written Analysis

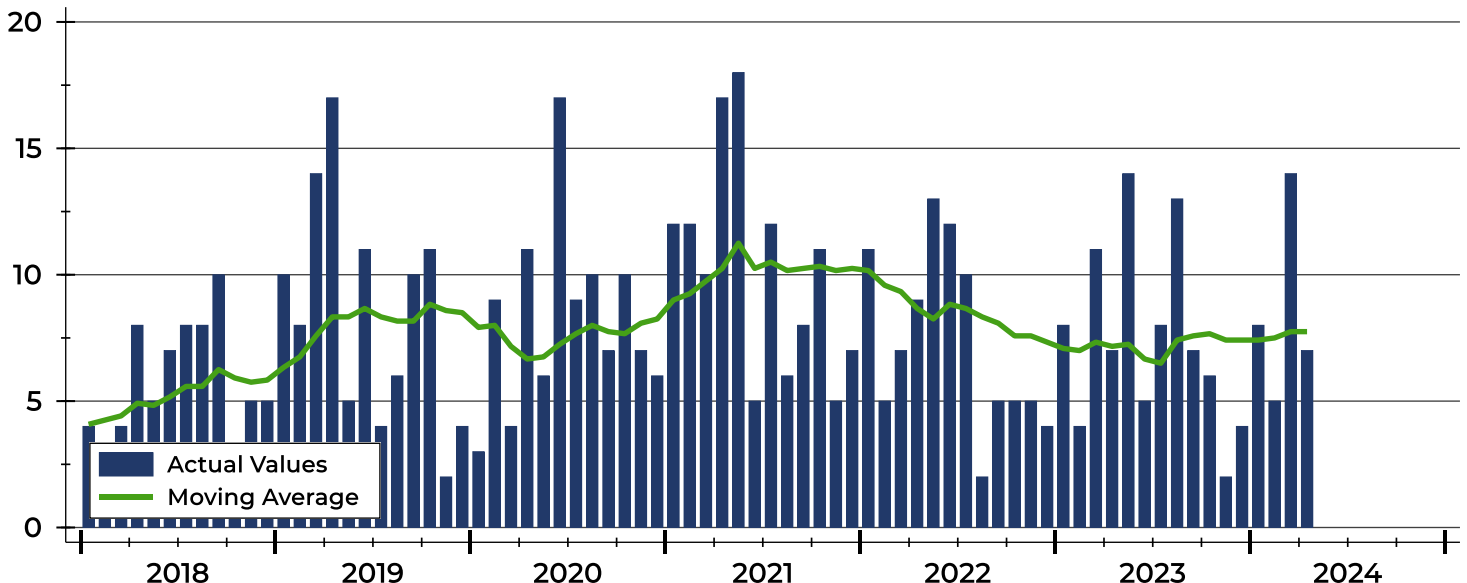
Summary Statistics for Contracts Written		2024	April 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		7	7	0.0%	34	30	13.3%
Volume (1,000s)		794	1,432	-44.6%	4,683	5,478	-14.5%
Average	Sale Price	113,414	204,571	-44.6%	137,729	182,600	-24.6%
	Days on Market	52	57	-8.8%	75	64	17.2%
	Percent of Original	96.5%	97.9%	-1.4%	92.5%	93.0%	-0.5%
Median	Sale Price	79,500	185,000	-57.0%	127,400	174,950	-27.2%
	Days on Market	24	34	-29.4%	25	22	13.6%
	Percent of Original	100.0%	98.1%	1.9%	96.1%	96.9%	-0.8%

A total of 7 contracts for sale were written in Clay County during the month of April, the same as in 2023. The median list price of these homes was \$79,500, down from \$185,000 the prior year.

Half of the homes that went under contract in April were on the market less than 24 days, compared to 34 days in April 2023.

## History of Contracts Written

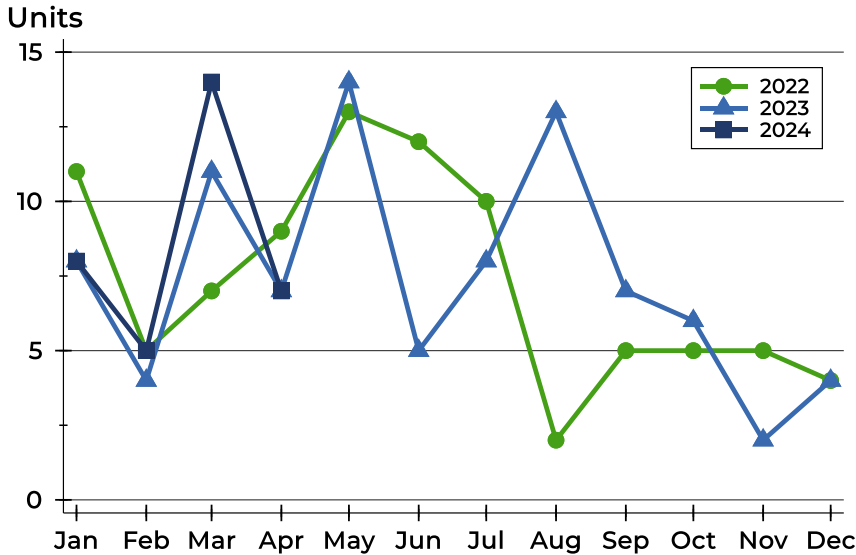
Units





## 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	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

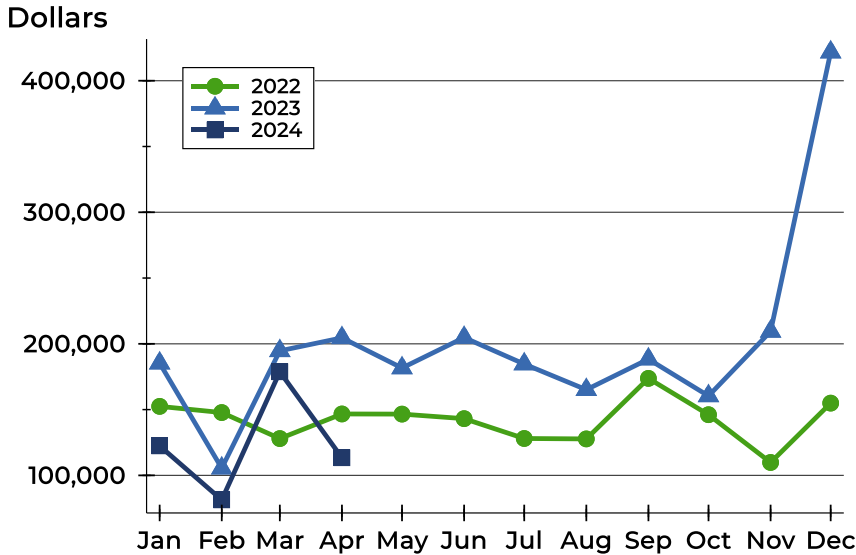
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	14.3%	17,500	17,500	8	8	100.0%	100.0%
\$25,000-\$49,999	1	14.3%	49,500	49,500	24	24	88.9%	88.9%
\$50,000-\$99,999	2	28.6%	64,750	64,750	17	17	100.0%	100.0%
\$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	14.3%	165,000	165,000	17	17	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	28.6%	216,200	216,200	142	142	93.1%	93.1%
\$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





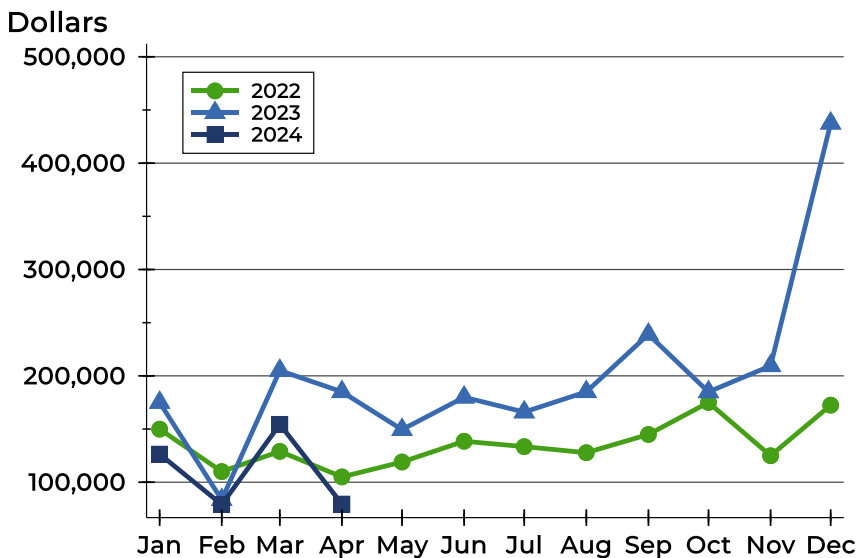
# Clay County Contracts Written Analysis

## Average Price



Month	2022	2023	2024
January	152,464	185,300	122,438
February	147,780	105,500	81,400
March	128,000	194,691	178,743
April	146,700	204,571	113,414
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	421,725	

## Median Price

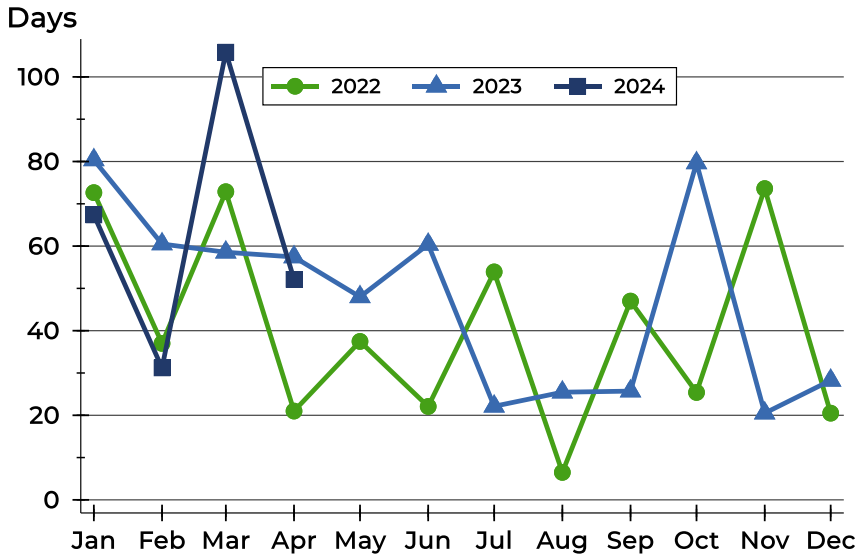


Month	2022	2023	2024
January	149,900	174,950	126,450
February	110,000	83,500	79,000
March	129,000	205,000	154,450
April	105,000	185,000	79,500
May	119,000	149,450	
June	138,500	179,900	
July	133,450	165,950	
August	127,750	185,000	
September	144,900	239,000	
October	175,000	184,900	
November	124,900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



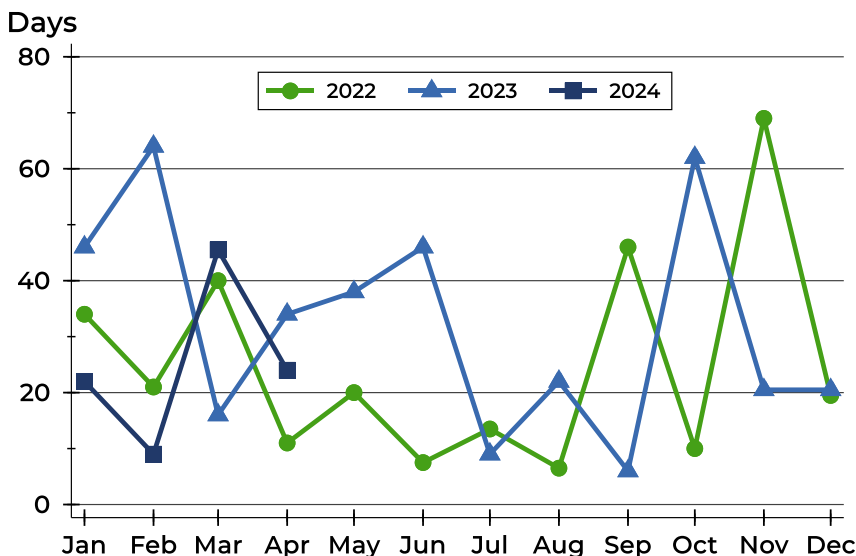
## Clay County Contracts Written Analysis

### Average DOM



Month	2022	2023	2024
January	73	80	67
February	37	61	31
March	73	59	106
April	21	57	52
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	22
February	21	64	9
March	40	16	46
April	11	34	24
May	20	38	
June	8	46	
July	14	9	
August	7	22	
September	46	6	
October	10	62	
November	69	21	
December	20	21	



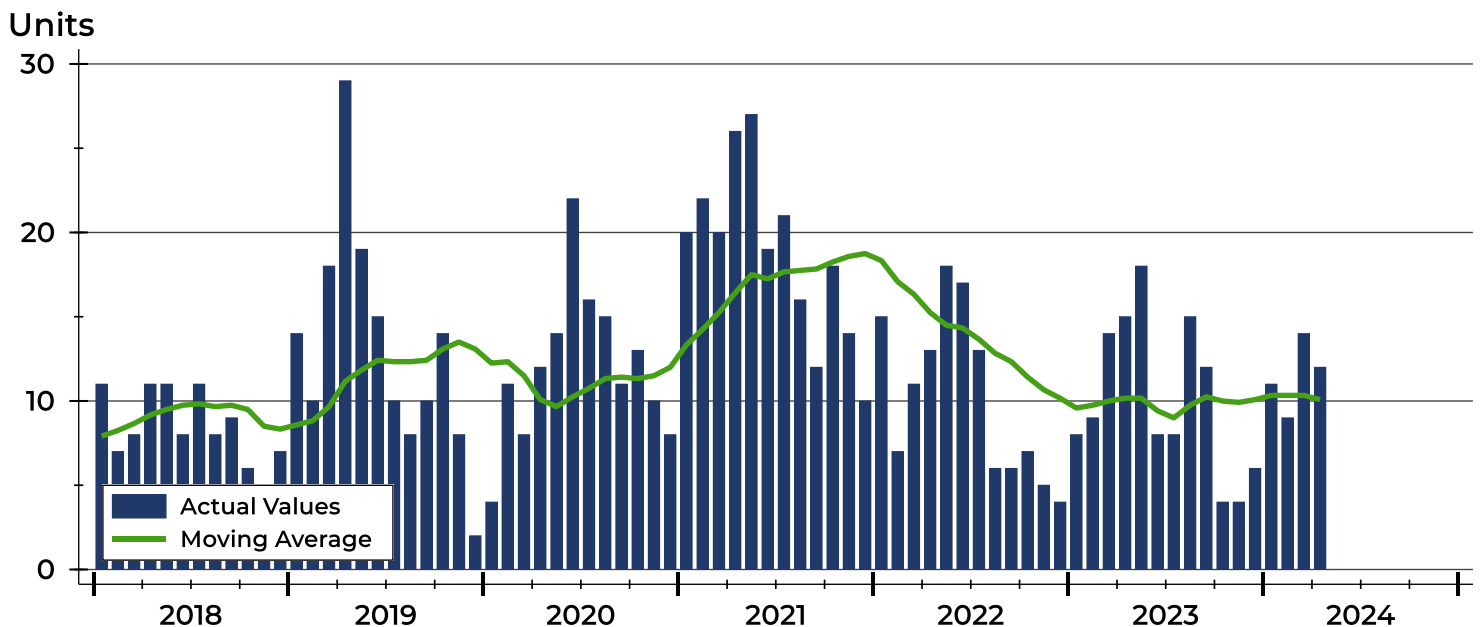
# Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of April 2023	Change
Pending Contracts		12	15	-20.0%
Volume (1,000s)		2,275	2,940	-22.6%
Average	List Price	189,592	195,980	-3.3%
	Days on Market	115	75	53.3%
	Percent of Original	94.1%	96.2%	-2.2%
Median	List Price	181,250	185,000	-2.0%
	Days on Market	32	34	-5.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in Clay County had contracts pending at the end of April, down from 15 contracts pending at the end of April 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.

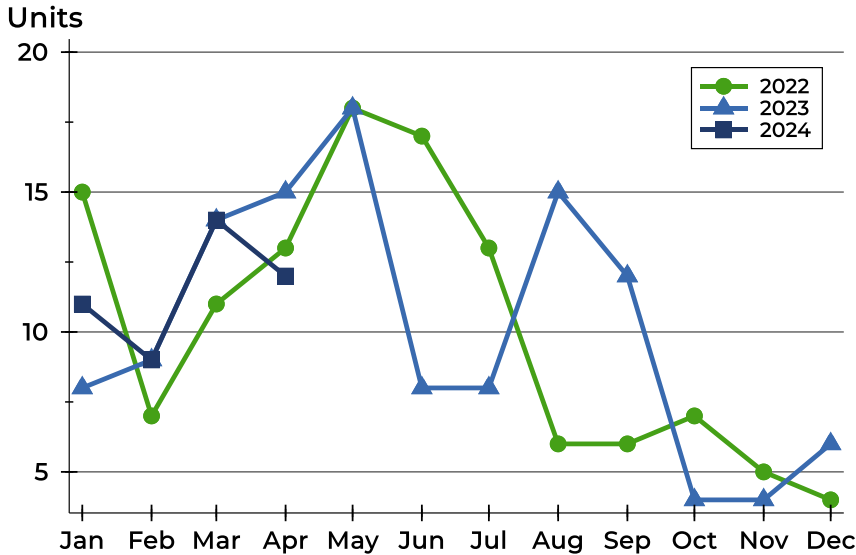
## History of Pending Contracts





## 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	
June	17	8	
July	13	8	
August	6	15	
September	6	12	
October	7	4	
November	5	4	
December	4	6	

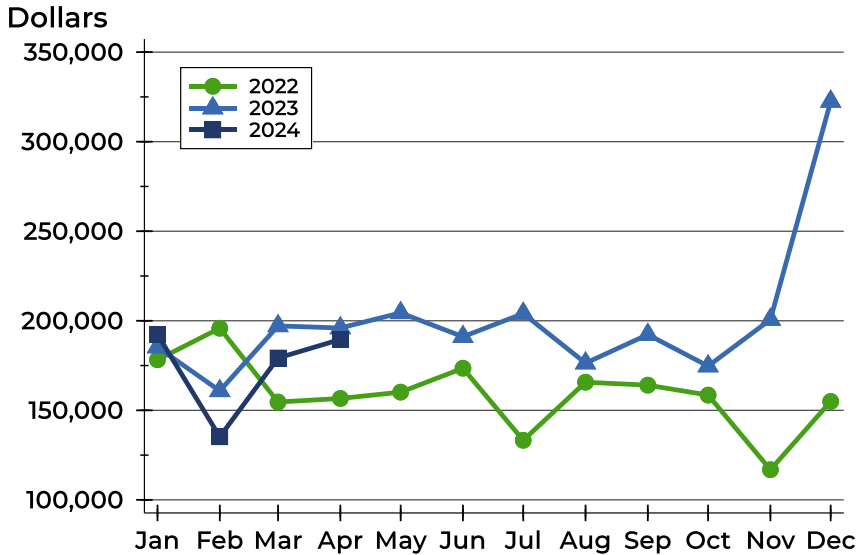
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	8.3%	17,500	17,500	8	8	100.0%	100.0%
\$25,000-\$49,999	1	8.3%	49,500	49,500	24	24	100.0%	100.0%
\$50,000-\$99,999	2	16.7%	64,750	64,750	17	17	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	1	8.3%	149,900	149,900	54	54	96.8%	96.8%
\$150,000-\$174,999	1	8.3%	165,000	165,000	17	17	100.0%	100.0%
\$175,000-\$199,999	1	8.3%	197,500	197,500	11	11	100.0%	100.0%
\$200,000-\$249,999	3	25.0%	220,100	227,500	155	181	94.1%	96.2%
\$250,000-\$299,999	1	8.3%	255,900	255,900	133	133	93.1%	93.1%
\$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	8.3%	650,000	650,000	640	640	56.5%	56.5%
\$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



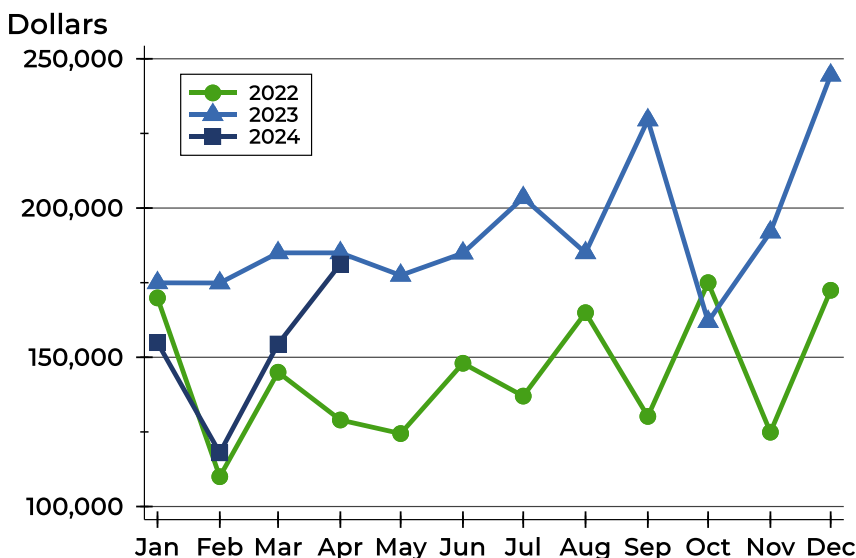
## Clay County Pending Contracts Analysis

### Average Price



Month	2022	2023	2024
January	178,233	185,300	192,309
February	195,843	160,878	135,211
March	154,636	197,150	179,221
April	156,638	195,980	189,592
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

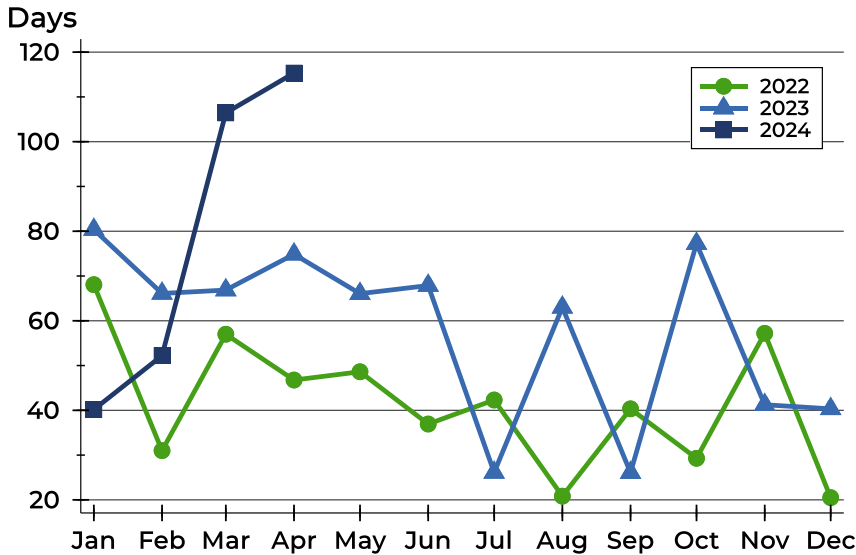


Month	2022	2023	2024
January	169,900	174,950	154,900
February	110,000	174,900	118,000
March	145,000	185,000	154,450
April	129,000	185,000	181,250
May	124,450	177,450	
June	148,000	184,900	
July	137,000	203,450	
August	164,950	185,000	
September	130,200	229,500	
October	175,000	161,950	
November	124,900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



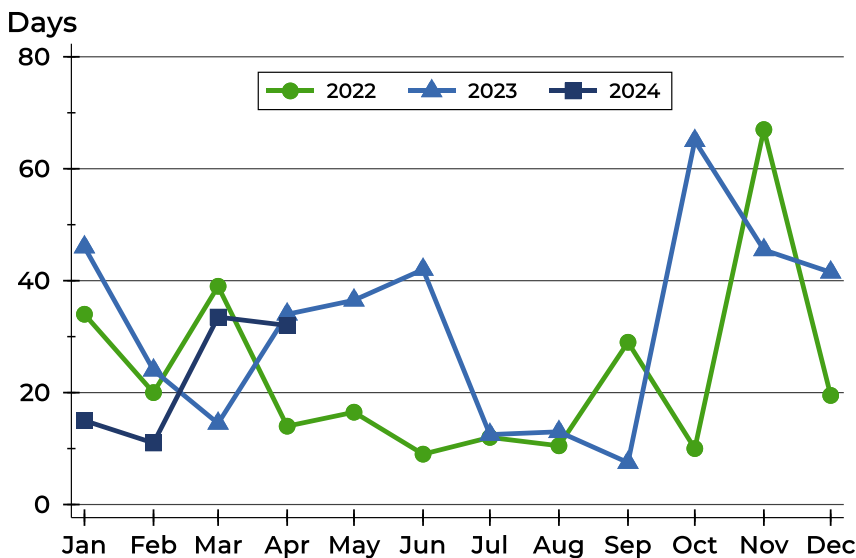
## Clay County Pending Contracts Analysis

### Average DOM



Month	2022	2023	2024
January	68	80	40
February	31	66	52
March	57	67	106
April	47	75	115
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	11
March	39	15	34
April	14	34	32
May	17	37	
June	9	42	
July	12	13	
August	11	13	
September	29	8	
October	10	65	
November	67	46	
December	20	42	