



**August
2024**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Housing Report



Market Overview

Clay County Home Sales Remained Constant in August

Total home sales in Clay County remained at 5 units last month, the same as in August 2023. Total sales volume was \$1.1 million, up from a year earlier.

The median sale price in August was \$250,000, up from \$72,500 a year earlier. Homes that sold in August were typically on the market for 57 days and sold for 99.3% of their list prices.

Clay County Active Listings Down at End of August

The total number of active listings in Clay County at the end of August was 13 units, down from 20 at the same point in 2023. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$205,000.

During August, a total of 6 contracts were written down from 13 in August 2023. At the end of the month, there were 7 contracts still pending.

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Clay County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		5	5	11	52	60	76
Change from prior year		0.0%	-54.5%	-15.4%	-13.3%	-21.1%	-15.6%
Active Listings		13	20	16	N/A	N/A	N/A
Change from prior year		-35.0%	25.0%	-33.3%			
Months' Supply		1.9	3.1	1.8	N/A	N/A	N/A
Change from prior year		-38.7%	72.2%	-21.7%			
New Listings		3	12	7	57	76	79
Change from prior year		-75.0%	71.4%	-30.0%	-25.0%	-3.8%	-26.9%
Contracts Written		6	13	2	55	70	69
Change from prior year		-53.8%	550.0%	-66.7%	-21.4%	1.4%	-25.0%
Pending Contracts		7	15	6	N/A	N/A	N/A
Change from prior year		-53.3%	150.0%	-62.5%			
Sales Volume (1,000s)		1,110	767	1,265	8,406	10,387	10,412
Change from prior year		44.7%	-39.4%	-13.2%	-19.1%	-0.2%	-4.3%
Average	Sale Price	222,000	153,480	115,020	161,650	173,113	137,003
	Change from prior year	44.6%	33.4%	2.6%	-6.6%	26.4%	13.3%
	List Price of Actives	217,546	203,463	242,500	N/A	N/A	N/A
	Change from prior year	6.9%	-16.1%	64.2%			
	Days on Market	97	32	47	64	54	47
Change from prior year	203.1%	-31.9%	17.5%	18.5%	14.9%	-30.9%	
Percent of List	98.7%	88.1%	95.5%	95.3%	94.8%	95.5%	
Change from prior year	12.0%	-7.7%	-0.3%	0.5%	-0.7%	-1.2%	
Percent of Original	91.6%	85.8%	92.1%	92.2%	92.7%	93.3%	
Change from prior year	6.8%	-6.8%	-3.0%	-0.5%	-0.6%	-1.8%	
Median	Sale Price	250,000	72,500	127,000	131,721	164,400	126,000
	Change from prior year	244.8%	-42.9%	66.0%	-19.9%	30.5%	32.6%
	List Price of Actives	205,000	195,000	162,400	N/A	N/A	N/A
	Change from prior year	5.1%	20.1%	32.6%			
	Days on Market	57	18	12	20	32	20
Change from prior year	216.7%	50.0%	71.4%	-37.5%	60.0%	42.9%	
Percent of List	99.3%	94.7%	96.6%	97.0%	97.0%	96.0%	
Change from prior year	4.9%	-2.0%	1.6%	0.0%	1.0%	-1.8%	
Percent of Original	96.2%	94.7%	96.6%	95.6%	95.0%	94.9%	
Change from prior year	1.6%	-2.0%	1.6%	0.6%	0.1%	-1.6%	

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



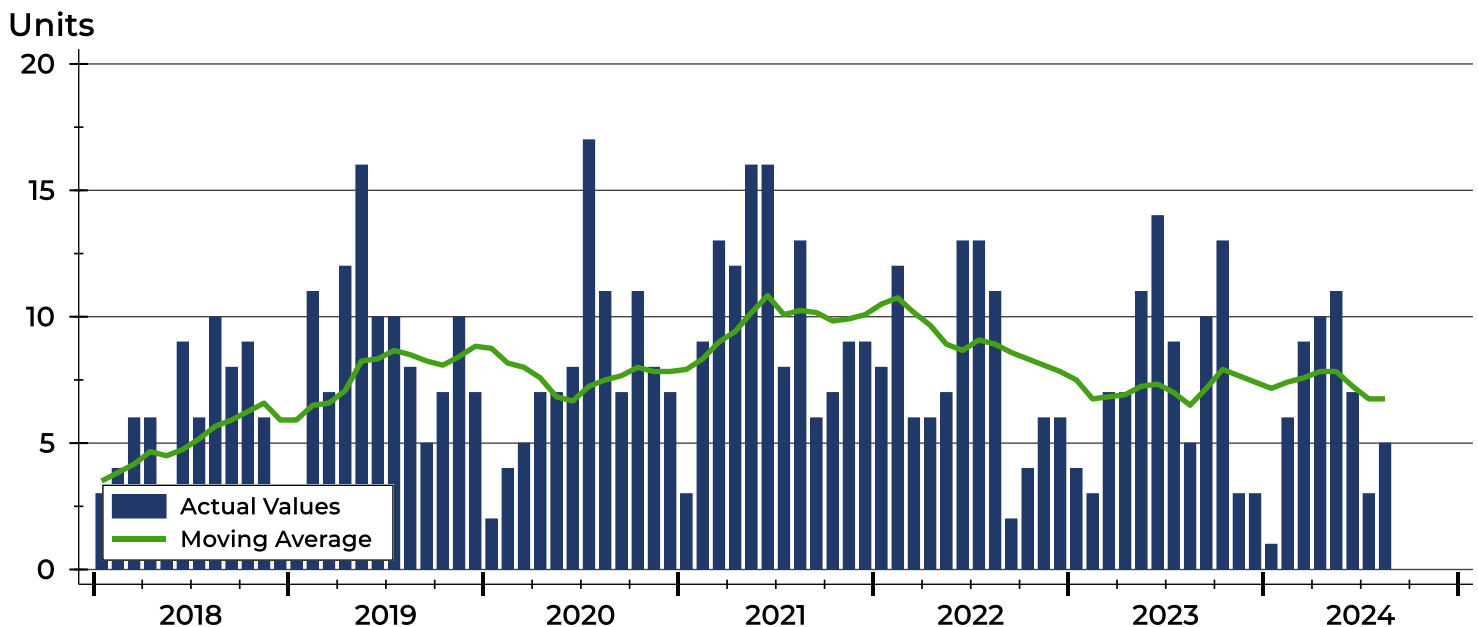
Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		5	5	0.0%	52	60	-13.3%
Volume (1,000s)		1,110	767	44.7%	8,406	10,387	-19.1%
Months' Supply		1.9	3.1	-38.7%	N/A	N/A	N/A
Average	Sale Price	222,000	153,480	44.6%	161,650	173,113	-6.6%
	Days on Market	97	32	203.1%	64	54	18.5%
	Percent of List	98.7%	88.1%	12.0%	95.3%	94.8%	0.5%
	Percent of Original	91.6%	85.8%	6.8%	92.2%	92.7%	-0.5%
Median	Sale Price	250,000	72,500	244.8%	131,721	164,400	-19.9%
	Days on Market	57	18	216.7%	20	32	-37.5%
	Percent of List	99.3%	94.7%	4.9%	97.0%	97.0%	0.0%
	Percent of Original	96.2%	94.7%	1.6%	95.6%	95.0%	0.6%

A total of 5 homes sold in Clay County in August, showing no change from August 2023. Total sales volume rose to \$1.1 million compared to \$0.8 million in the previous year.

The median sales price in August was \$250,000, up 244.8% compared to the prior year. Median days on market was 57 days, up from 11 days in July, and up from 18 in August 2023.

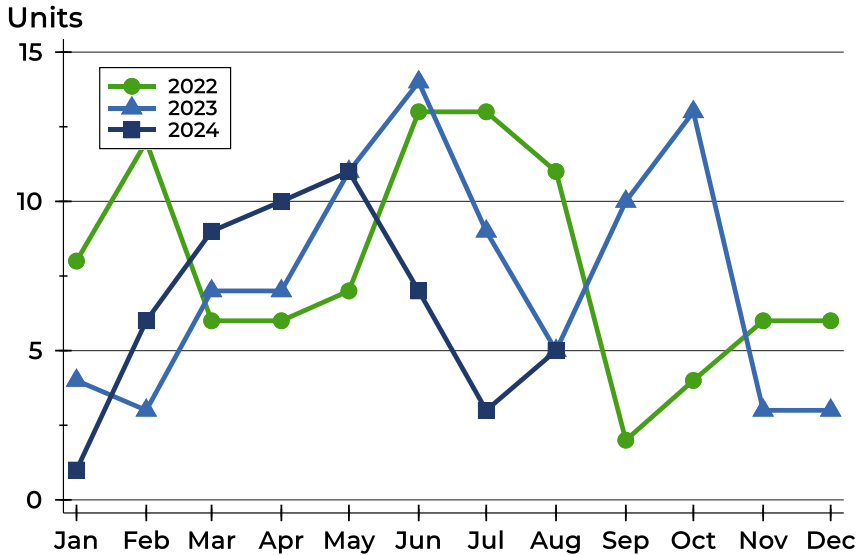
History of Closed Listings





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	
October	4	13	
November	6	3	
December	6	3	

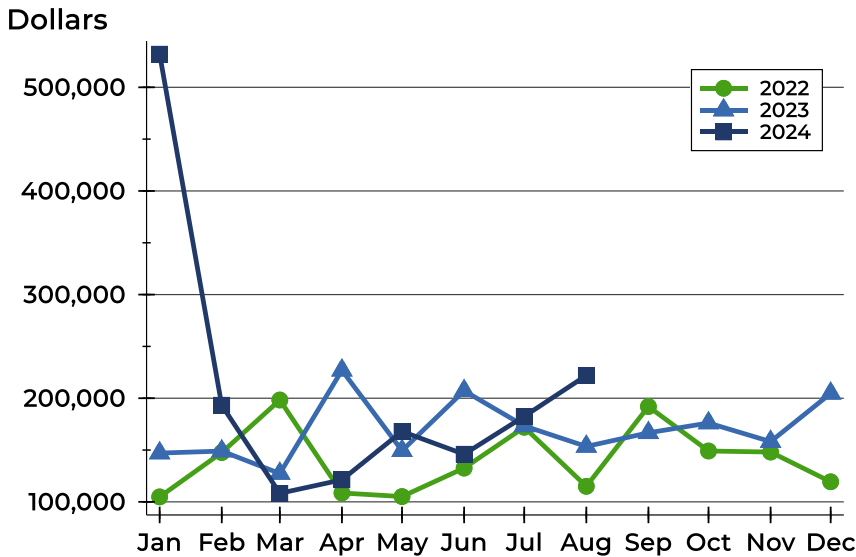
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	0.9	132,000	132,000	70	70	97.8%	97.8%	85.2%	85.2%
\$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	20.0%	2.4	180,000	180,000	350	350	94.8%	94.8%	75.8%	75.8%
\$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	3	60.0%	1.5	266,000	268,000	21	6	100.4%	100.0%	99.1%	99.3%
\$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%	4.0	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



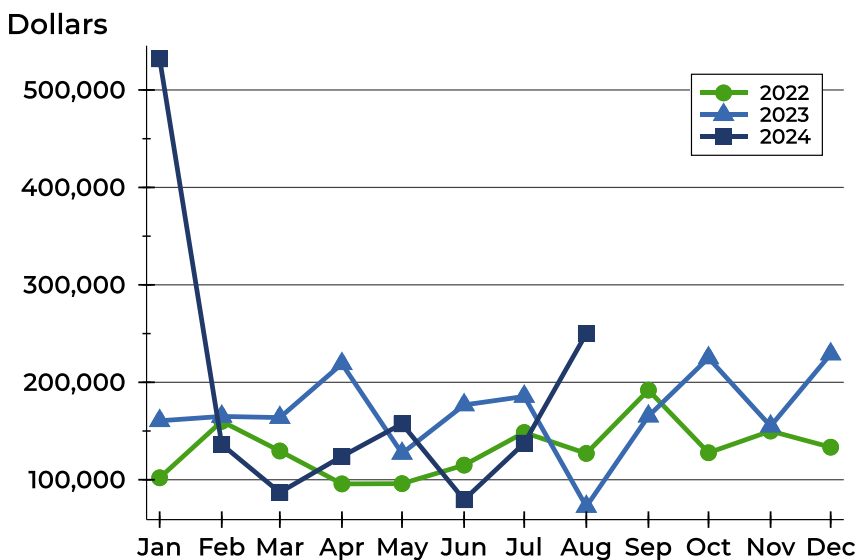
Clay County Closed Listings Analysis

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	167,950
June	132,615	207,171	145,977
July	172,000	173,274	182,500
August	115,020	153,480	222,000
September	192,000	166,650	
October	149,100	176,115	
November	148,067	158,167	
December	119,367	204,667	

Median Price

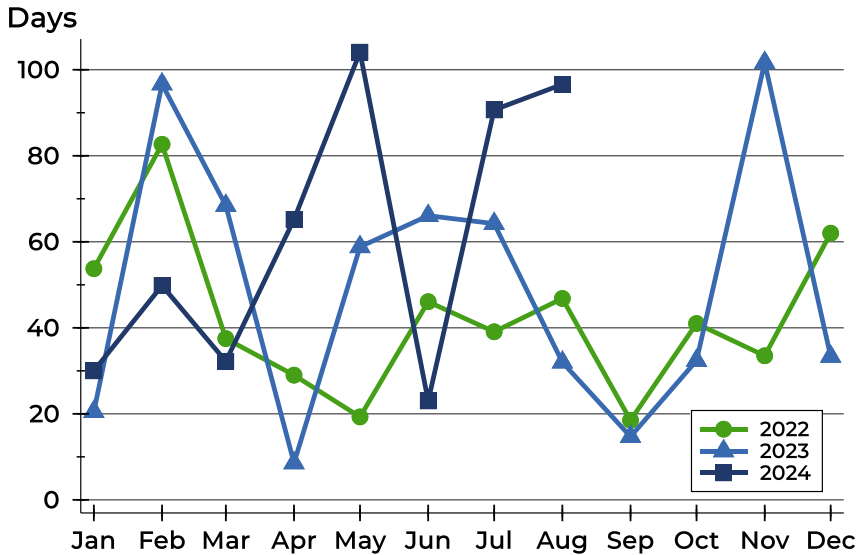


Month	2022	2023	2024
January	102,000	160,500	532,000
February	159,950	165,000	136,250
March	129,538	163,800	87,000
April	95,750	219,000	124,000
May	96,000	127,000	157,400
June	115,000	176,750	79,500
July	148,500	185,500	137,500
August	127,000	72,500	250,000
September	192,000	165,250	
October	127,700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



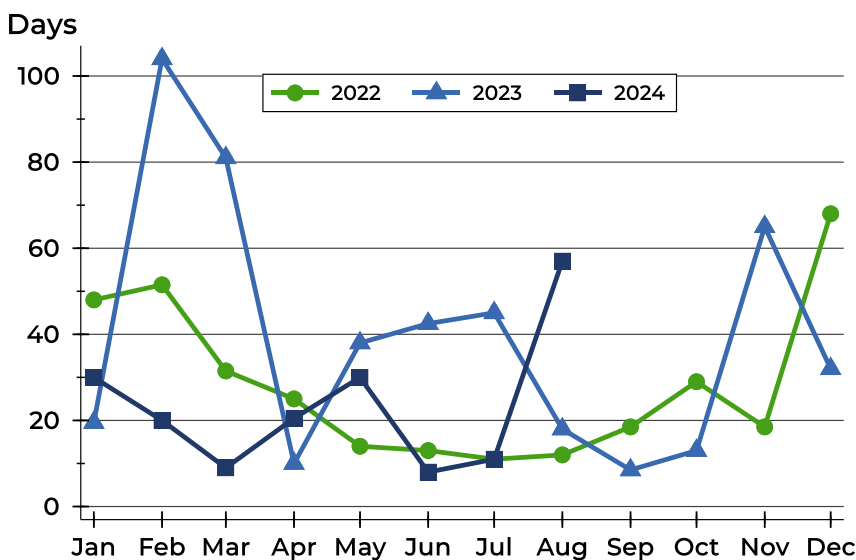
Clay County Closed Listings Analysis

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	104
June	46	66	23
July	39	64	91
August	47	32	97
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	30
June	13	43	8
July	11	45	11
August	12	18	57
September	19	9	
October	29	13	
November	19	65	
December	68	32	



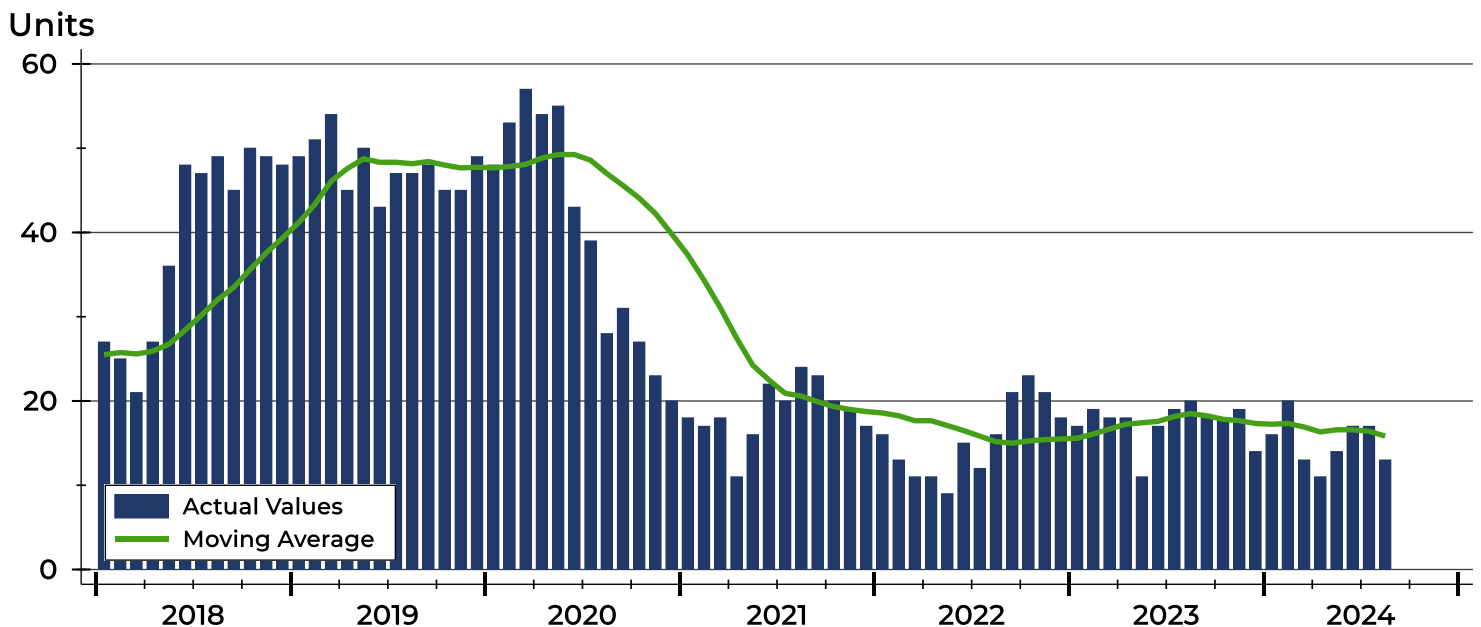
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		13	20	-35.0%
Volume (1,000s)		2,828	4,069	-30.5%
Months' Supply		1.9	3.1	-38.7%
Average	List Price	217,546	203,463	6.9%
	Days on Market	57	69	-17.4%
	Percent of Original	98.6%	96.3%	2.4%
Median	List Price	205,000	195,000	5.1%
	Days on Market	45	36	25.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 homes were available for sale in Clay County at the end of August. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of August was \$205,000, up 5.1% from 2023. The typical time on market for active listings was 45 days, up from 36 days a year earlier.

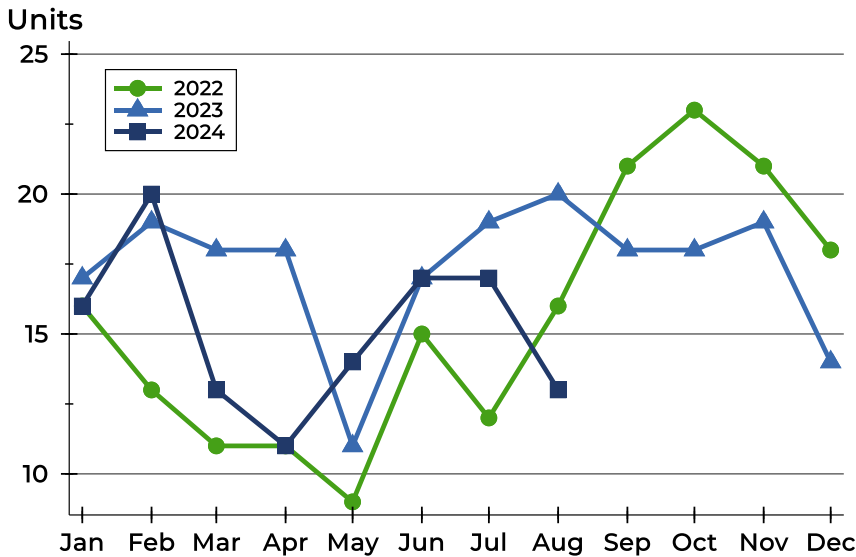
History of Active Listings





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	
October	23	18	
November	21	19	
December	18	14	

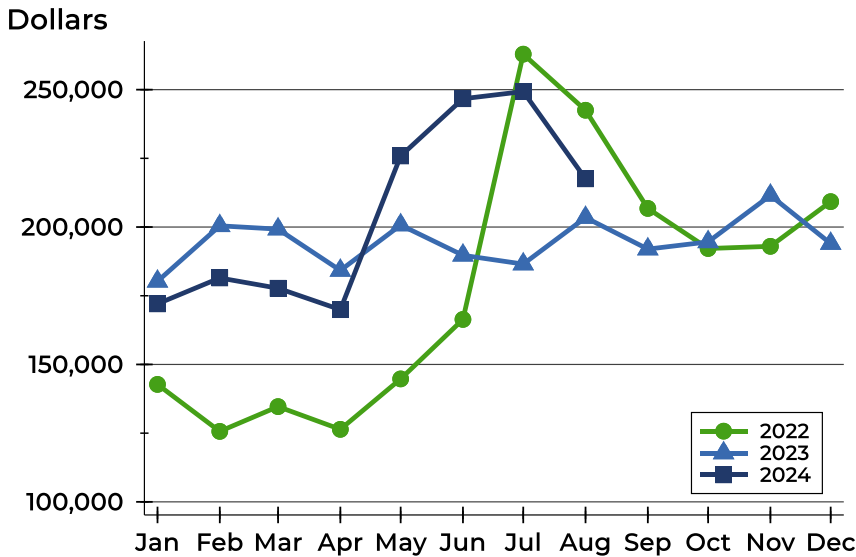
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. 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	1	7.7%	N/A	40,000	40,000	43	43	100.0%	100.0%
\$50,000-\$99,999	3	23.1%	N/A	93,633	92,000	57	9	98.9%	100.0%
\$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	1	7.7%	0.9	138,900	138,900	12	12	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.7%	2.4	199,900	199,900	23	23	100.0%	100.0%
\$200,000-\$249,999	4	30.8%	N/A	230,625	235,000	77	78	97.1%	97.5%
\$250,000-\$299,999	1	7.7%	1.5	275,900	275,900	45	45	96.5%	96.5%
\$300,000-\$399,999	1	7.7%	N/A	375,000	375,000	8	8	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	7.7%	4.0	595,000	595,000	125	125	100.0%	100.0%
\$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



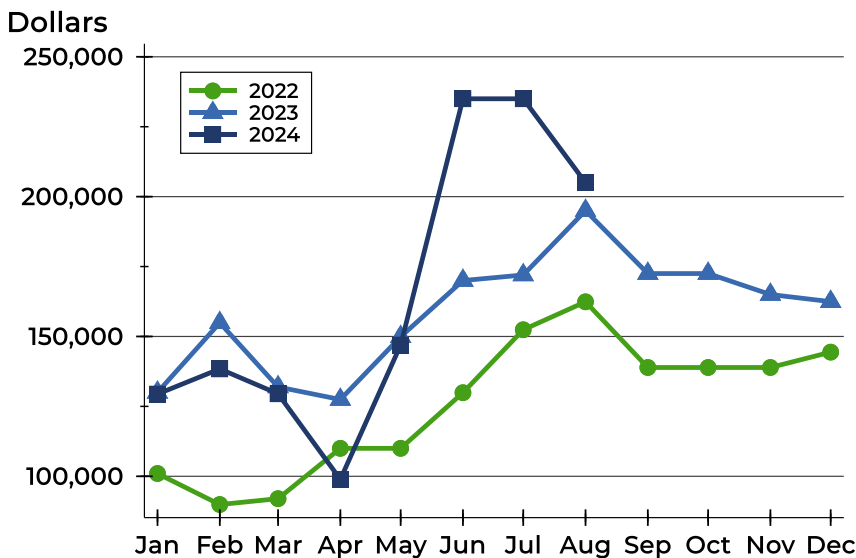
Clay County Active Listings Analysis

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	225,864
June	166,393	189,724	246,688
July	262,917	186,521	249,306
August	242,500	203,463	217,546
September	206,781	191,981	
October	192,191	194,600	
November	192,990	211,526	
December	209,250	194,000	

Median Price

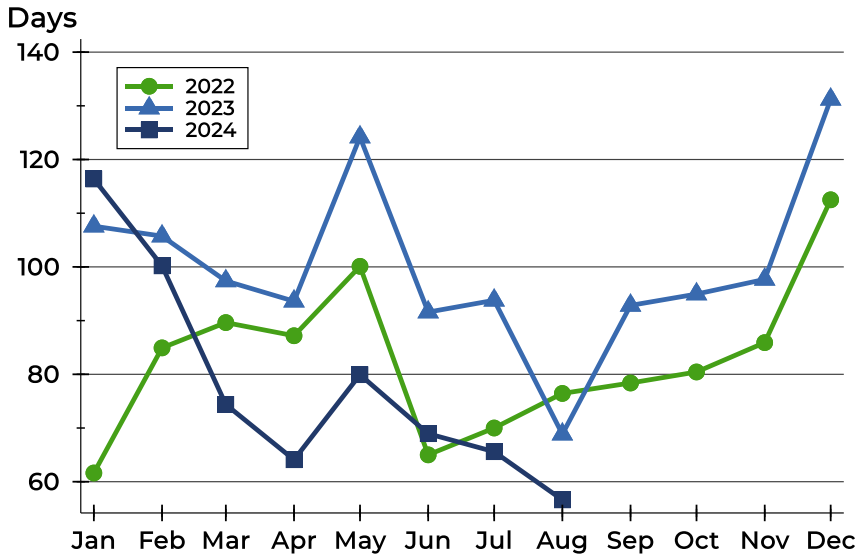


Month	2022	2023	2024
January	101,000	130,000	129,400
February	89,900	154,900	138,400
March	92,000	131,950	129,500
April	110,000	127,450	98,900
May	110,000	149,900	146,950
June	129,900	170,000	235,000
July	152,400	172,000	235,000
August	162,400	195,000	205,000
September	138,900	172,500	
October	138,900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



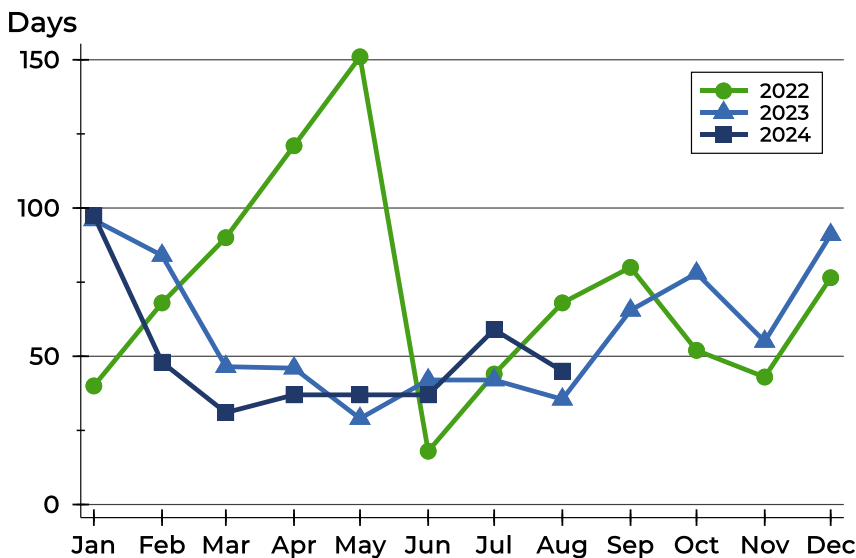
Clay County Active Listings Analysis

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	80
June	65	92	69
July	70	94	66
August	76	69	57
September	78	93	
October	80	95	
November	86	98	
December	113	131	

Median DOM

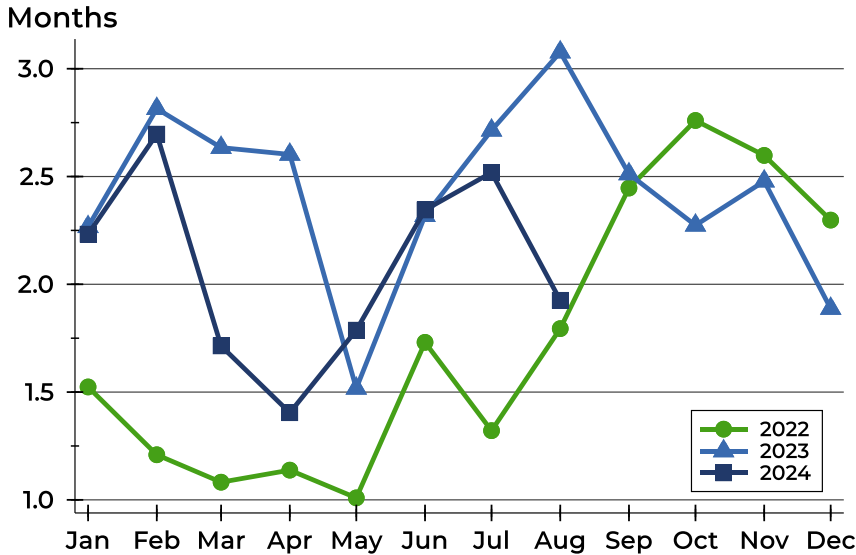


Month	2022	2023	2024
January	40	96	98
February	68	84	48
March	90	47	31
April	121	46	37
May	151	29	37
June	18	42	37
July	44	42	59
August	68	36	45
September	80	66	
October	52	78	
November	43	55	
December	77	91	



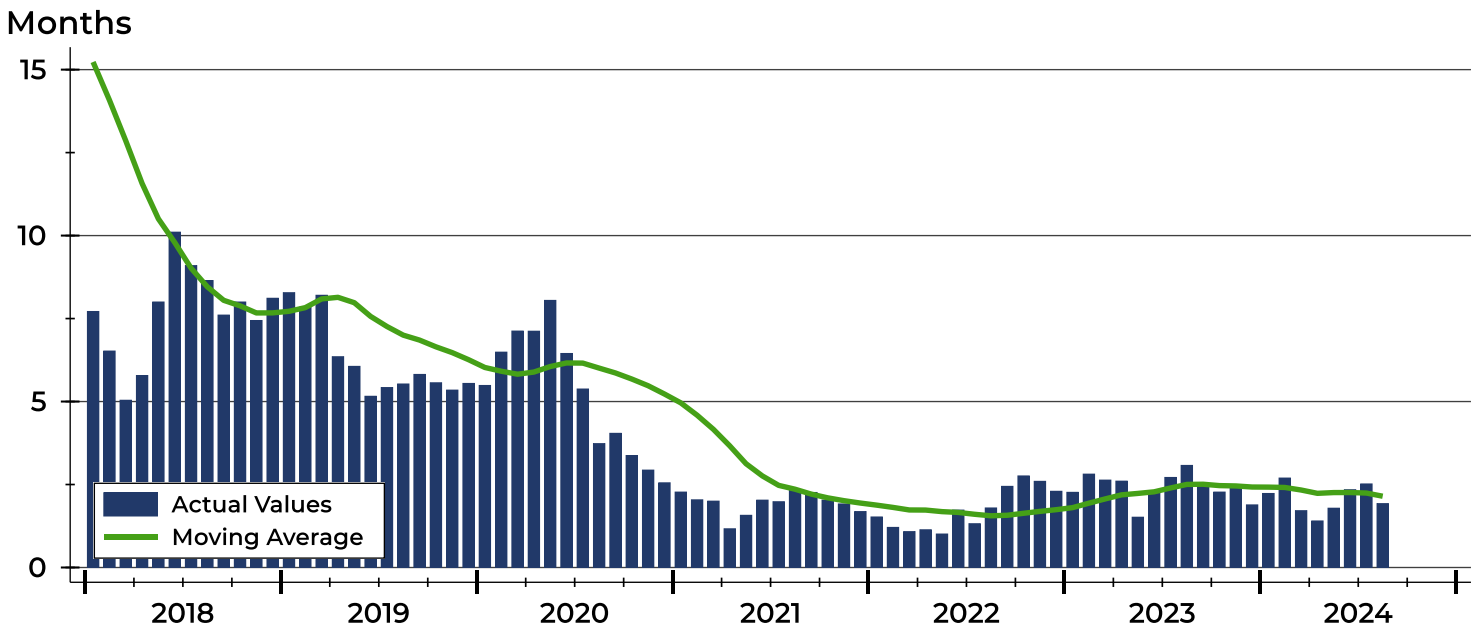
Clay County Months' Supply Analysis

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	1.8
June	1.7	2.3	2.3
July	1.3	2.7	2.5
August	1.8	3.1	1.9
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

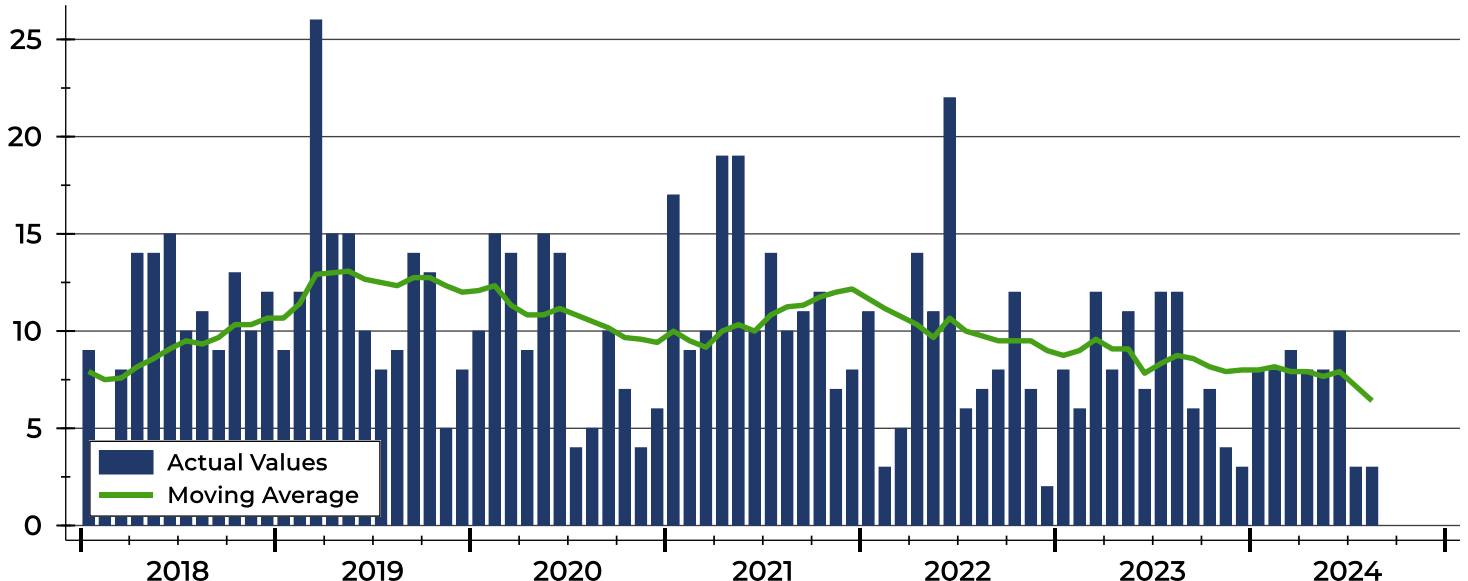
Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	3	12	-75.0%
	Volume (1,000s)	665	2,102	-68.4%
	Average List Price	221,633	175,154	26.5%
	Median List Price	199,900	199,950	0.0%
Year-to-Date	New Listings	57	76	-25.0%
	Volume (1,000s)	9,735	13,748	-29.2%
	Average List Price	170,781	180,898	-5.6%
	Median List Price	135,000	172,450	-21.7%

A total of 3 new listings were added in Clay County during August, down 75.0% from the same month in 2023. Year-to-date Clay County has seen 57 new listings.

The median list price of these homes was \$199,900 down from \$199,950 in 2023.

History of New Listings

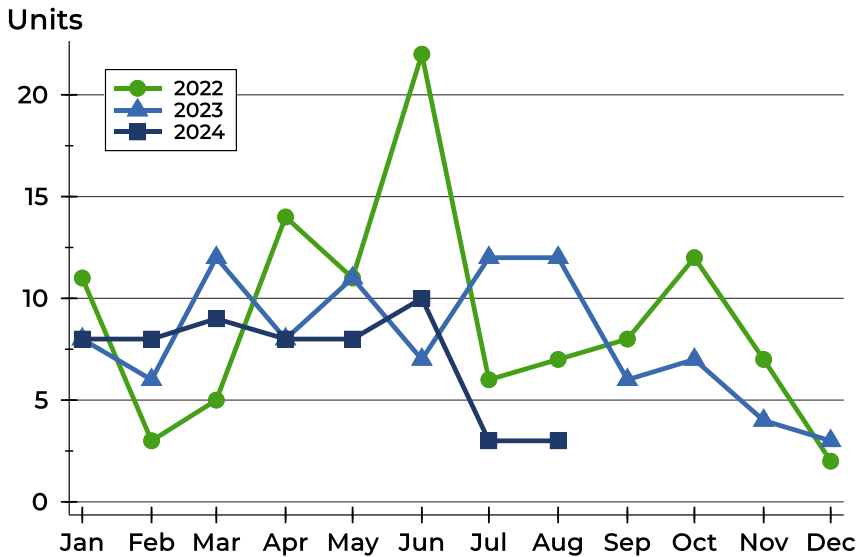
Units





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	8
May	11	11	8
June	22	7	10
July	6	12	3
August	7	12	3
September	8	6	
October	12	7	
November	7	4	
December	2	3	

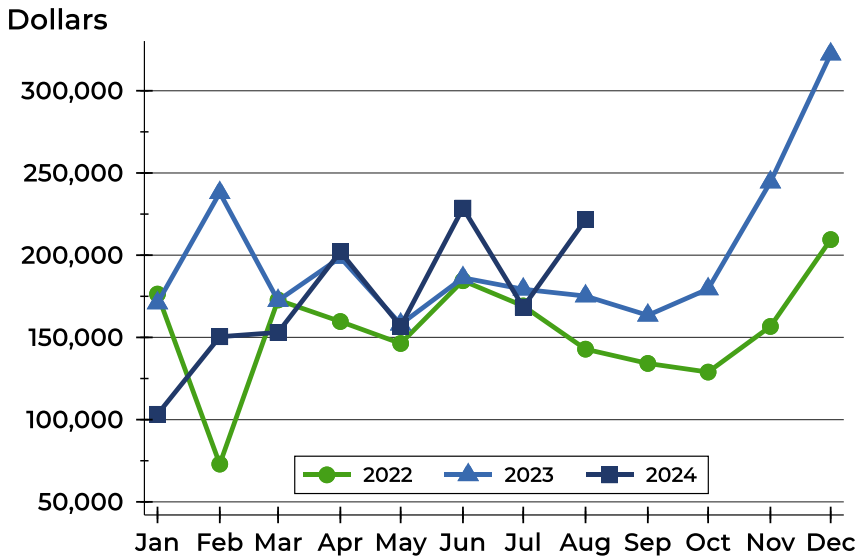
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	90,000	90,000	15	15	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	199,900	199,900	29	29	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	1	33.3%	375,000	375,000	14	14	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



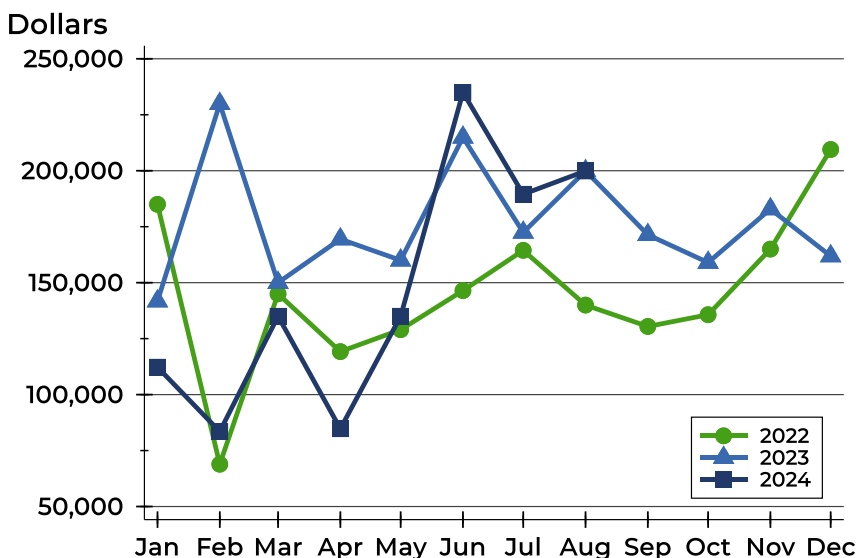
Clay County New Listings Analysis

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	202,125
May	146,318	158,009	156,725
June	184,486	186,243	228,640
July	169,150	179,308	168,467
August	142,871	175,154	221,633
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	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	
October	135,700	159,000	
November	165,000	182,900	
December	209,500	161,900	



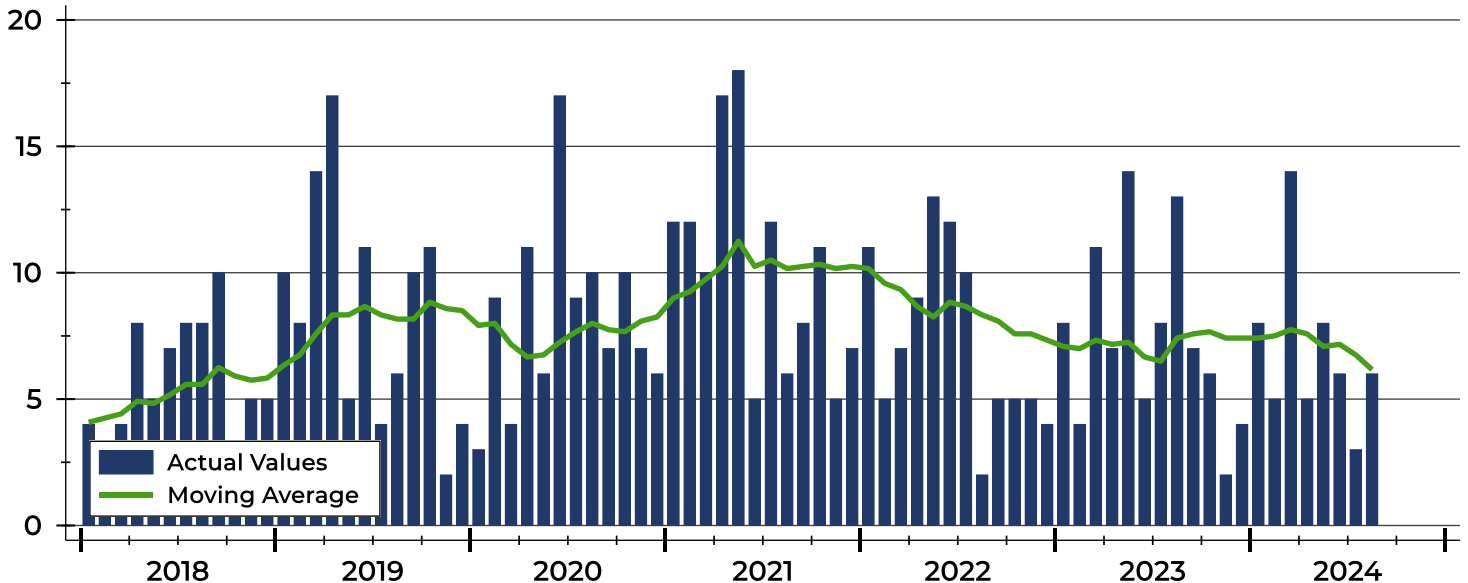
Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		6	13	-53.8%	55	70	-21.4%
Volume (1,000s)		1,947	2,147	-9.3%	9,152	12,669	-27.8%
Average	Sale Price	324,417	165,138	96.5%	166,400	180,984	-8.1%
	Days on Market	102	25	308.0%	70	49	42.9%
	Percent of Original	96.0%	91.8%	4.6%	92.7%	93.4%	-0.7%
Median	Sale Price	296,250	185,000	60.1%	135,000	172,400	-21.7%
	Days on Market	93	22	322.7%	29	23	26.1%
	Percent of Original	96.3%	97.4%	-1.1%	96.0%	96.6%	-0.6%

A total of 6 contracts for sale were written in Clay County during the month of August, down from 13 in 2023. The median list price of these homes was \$296,250, up from \$185,000 the prior year. Half of the homes that went under contract in August were on the market less than 93 days, compared to 22 days in August 2023.

History of Contracts Written

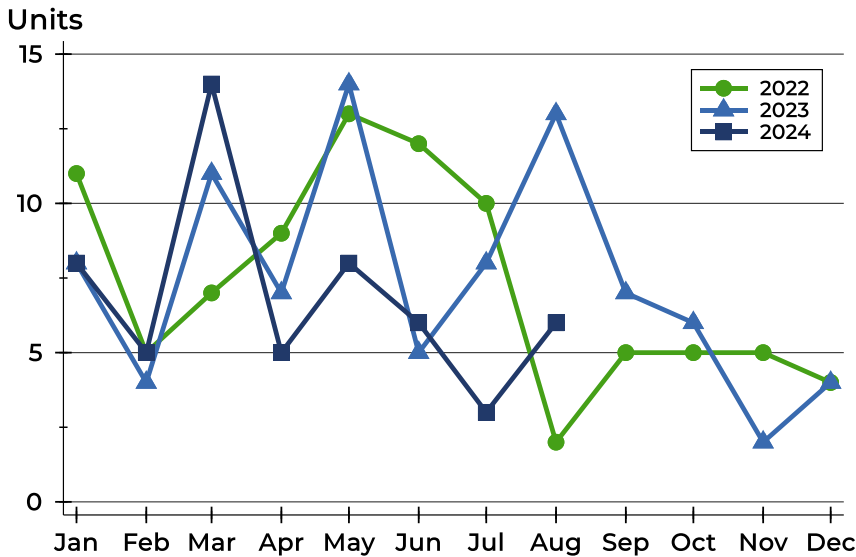
Units





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	5
October	5	6	5
November	5	2	5
December	4	4	4

Contracts Written by Price Range

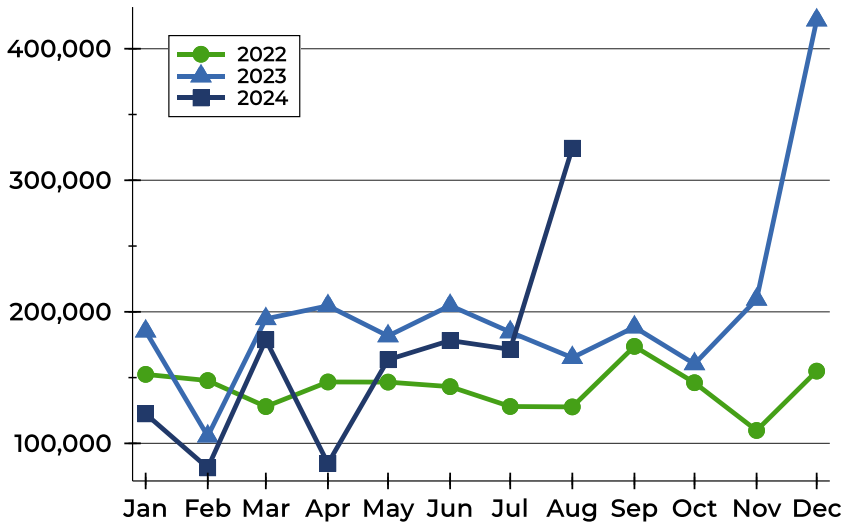
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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	2	33.3%	222,500	222,500	58	58	102.5%	102.5%
\$250,000-\$299,999	2	33.3%	296,250	296,250	128	128	94.1%	94.1%
\$300,000-\$399,999	1	16.7%	314,000	314,000	59	59	96.6%	96.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	595,000	595,000	179	179	86.1%	86.1%
\$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

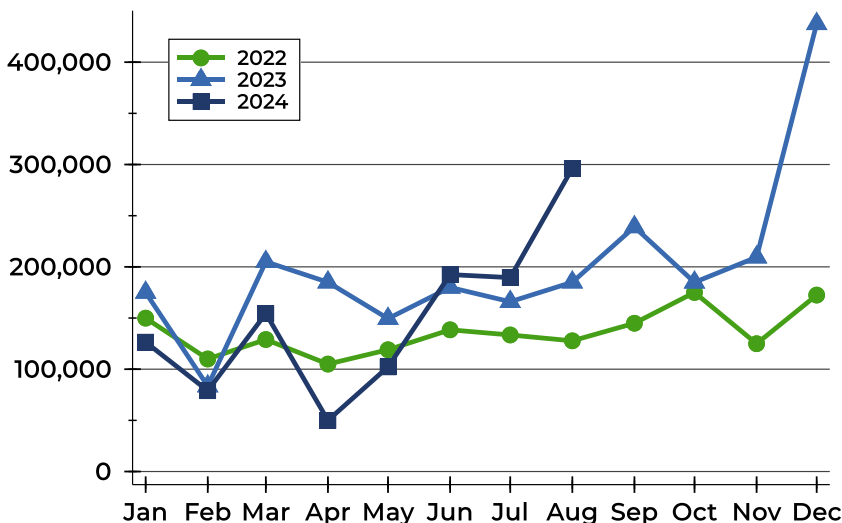
Dollars



Month	2022	2023	2024
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	84,800
May	146,608	181,643	163,613
June	143,133	204,780	178,217
July	128,060	184,650	171,467
August	127,750	165,138	324,417
September	173,760	188,371	
October	146,140	160,425	
November	109,840	209,450	
December	154,950	421,725	

Median Price

Dollars

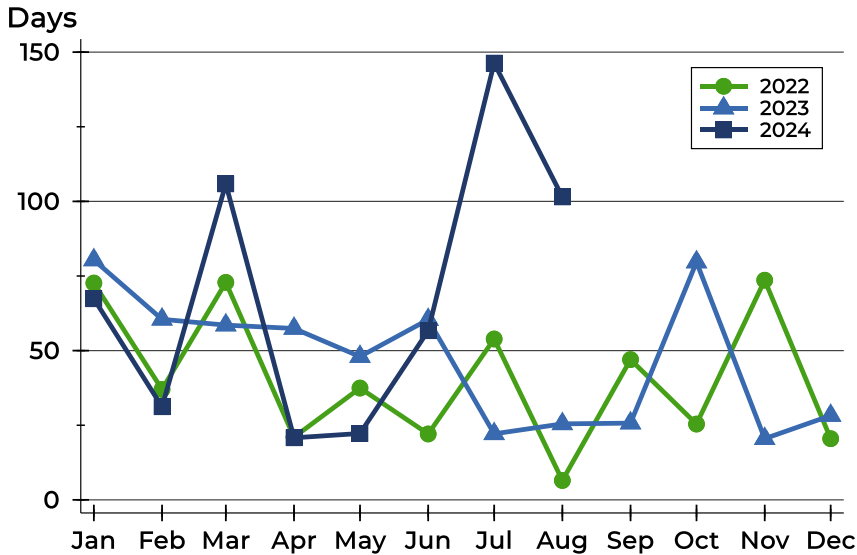


Month	2022	2023	2024
January	149,900	174,950	126,450
February	110,000	83,500	79,000
March	129,000	205,000	154,450
April	105,000	185,000	50,000
May	119,000	149,450	102,250
June	138,500	179,900	192,450
July	133,450	165,950	189,500
August	127,750	185,000	296,250
September	144,900	239,000	
October	175,000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



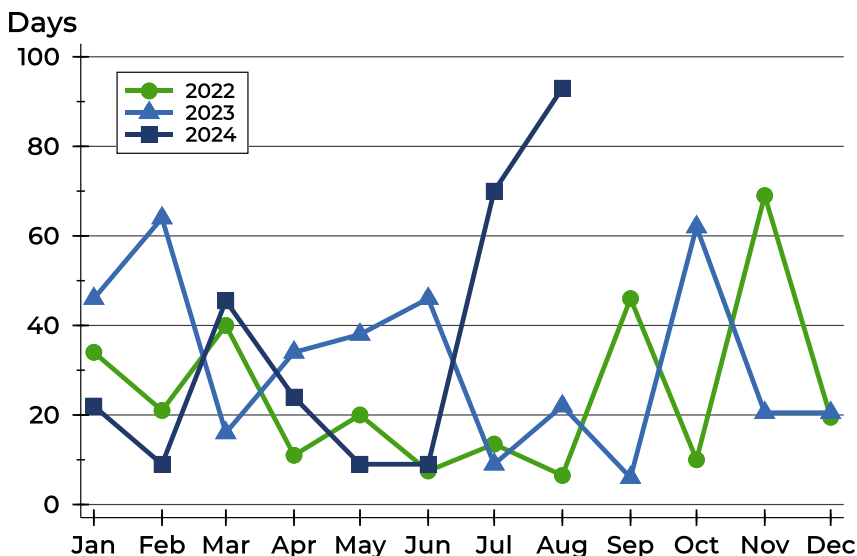
Clay County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	73	80	67
February	37	61	31
March	73	59	106
April	21	57	21
May	37	48	22
June	22	60	57
July	54	22	146
August	7	25	102
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	9
June	8	46	9
July	14	9	70
August	7	22	93
September	46	6	
October	10	62	
November	69	21	
December	20	21	



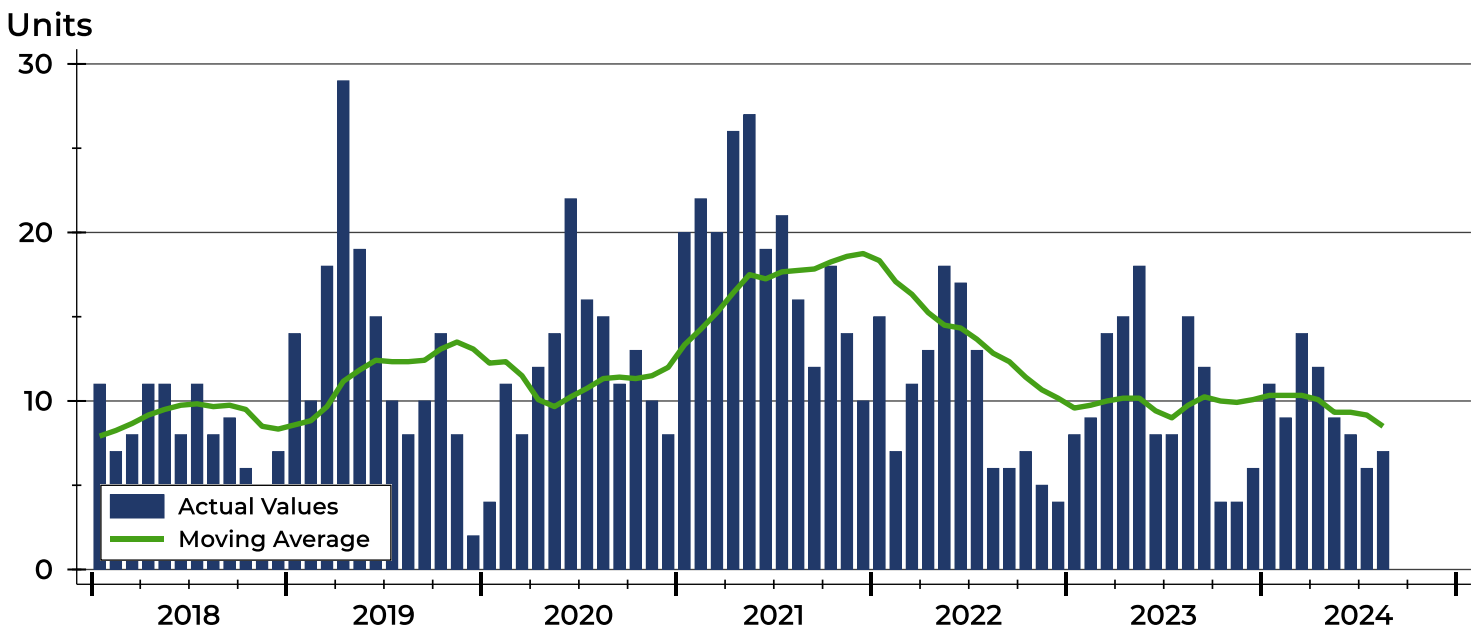
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of August 2023	Change
Pending Contracts		7	15	-53.3%
Volume (1,000s)		2,136	2,645	-19.2%
Average	List Price	305,143	176,353	73.0%
	Days on Market	90	63	42.9%
	Percent of Original	97.4%	97.4%	0.0%
Median	List Price	293,000	185,000	58.4%
	Days on Market	59	13	353.8%
	Percent of Original	96.6%	100.0%	-3.4%

A total of 7 listings in Clay County had contracts pending at the end of August, down from 15 contracts pending at the end of August 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.

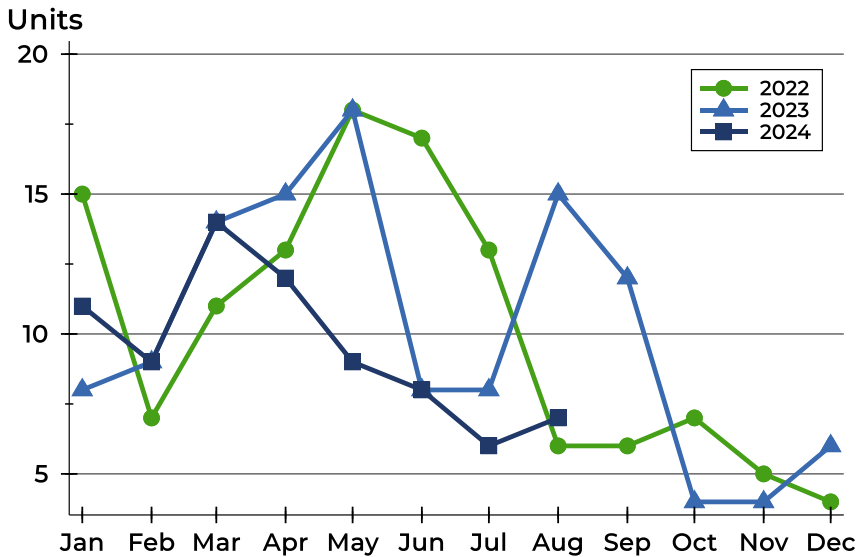
History of Pending Contracts





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	
October	7	4	
November	5	4	
December	4	6	

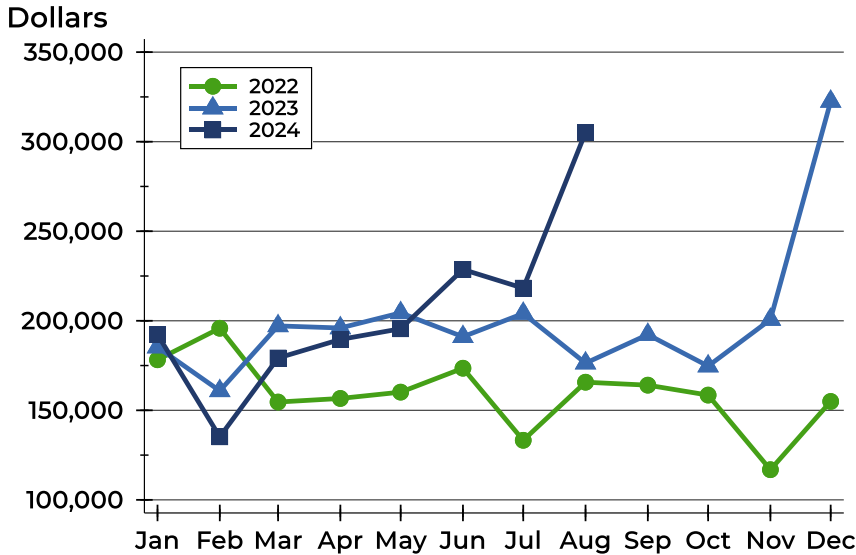
Pending Contracts by Price Range

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	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	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	1	14.3%	189,500	189,500	19	19	100.0%	100.0%
\$200,000-\$249,999	2	28.6%	222,500	222,500	58	58	102.5%	102.5%
\$250,000-\$299,999	2	28.6%	296,250	296,250	128	128	94.1%	94.1%
\$300,000-\$399,999	1	14.3%	314,000	314,000	59	59	96.6%	96.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	14.3%	595,000	595,000	179	179	91.7%	91.7%
\$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



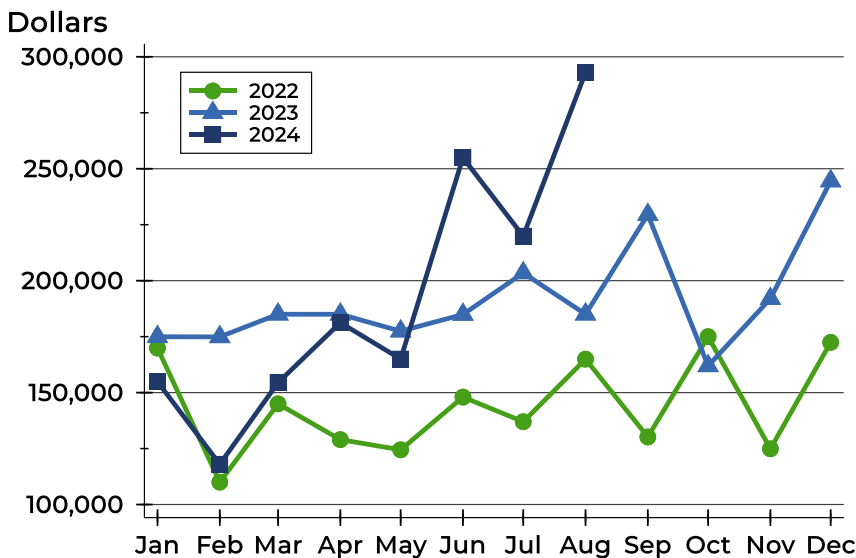
Clay County Pending Contracts Analysis

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	195,544
June	173,524	191,100	228,663
July	133,269	204,075	218,217
August	165,700	176,353	305,143
September	164,050	192,292	
October	158,514	174,700	
November	116,860	200,700	
December	154,950	322,483	

Median Price

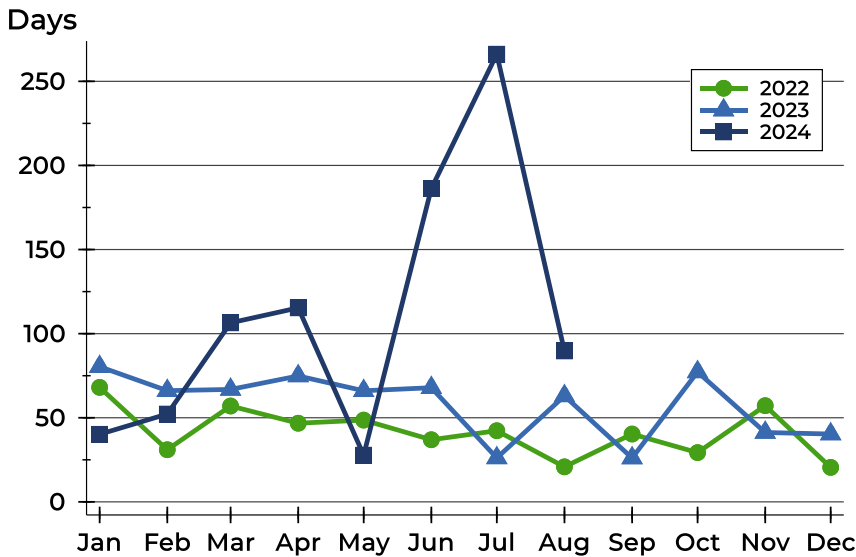


Month	2022	2023	2024
January	169,900	174,950	154,900
February	110,000	174,900	118,000
March	145,000	185,000	154,450
April	129,000	185,000	181,250
May	124,450	177,450	165,000
June	148,000	184,900	254,950
July	137,000	203,450	219,900
August	164,950	185,000	293,000
September	130,200	229,500	
October	175,000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



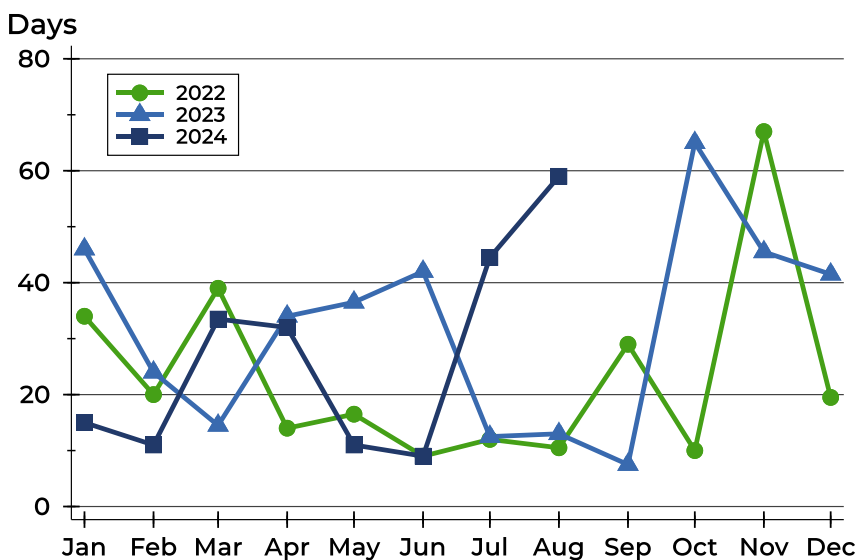
Clay County Pending Contracts Analysis

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	28
June	37	68	186
July	42	26	266
August	21	63	90
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	11
June	9	42	9
July	12	13	45
August	11	13	59
September	29	8	
October	10	65	
November	67	46	
December	20	42	