



Clay County Housing Report



Market Overview

Clay County Home Sales Fell in September

Total home sales in Clay County fell last month to 6 units, compared to 10 units in September 2023. Total sales volume was \$1.6 million, down from a year earlier.

The median sale price in September was \$244,000, up from \$165,250 a year earlier. Homes that sold in September were typically on the market for 58 days and sold for 95.8% of their list prices.

Clay County Active Listings Down at End of September

The total number of active listings in Clay County at the end of September was 17 units, down from 18 at the same point in 2023. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of September was \$235,000.

During September, a total of 2 contracts were written down from 7 in September 2023. At the end of the month, there were 3 contracts still pending.

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Clay County Summary Statistics

September MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		6	10	2	58	70	78
Change from prior year		-40.0%	400.0%	-66.7%	-17.1%	-10.3%	-18.8%
Active Listings		17	18	21	N/A	N/A	N/A
Change from prior year		-5.6%	-14.3%	-8.7%			
Months' Supply		2.6	2.5	2.4	N/A	N/A	N/A
Change from prior year		4.0%	4.2%	4.3%			
New Listings		8	6	8	64	82	87
Change from prior year		33.3%	-25.0%	-27.3%	-22.0%	-5.7%	-26.9%
Contracts Written		2	7	5	57	77	74
Change from prior year		-71.4%	40.0%	-37.5%	-26.0%	4.1%	-26.0%
Pending Contracts		3	12	6	N/A	N/A	N/A
Change from prior year		-75.0%	100.0%	-50.0%			
Sales Volume (1,000s)		1,568	1,667	384	9,974	12,053	10,796
Change from prior year		-5.9%	334.1%	-73.7%	-17.2%	11.6%	-12.5%
Average	Sale Price	261,333	166,650	192,000	171,962	172,190	138,413
	Change from prior year	56.8%	-13.2%	-21.1%	-0.1%	24.4%	7.6%
	List Price of Actives	234,735	191,981	206,781	N/A	N/A	N/A
	Change from prior year	22.3%	-7.2%	21.9%			
	Days on Market	81	15	19	66	48	46
Change from prior year	440.0%	-21.1%	-36.7%	37.5%	4.3%	-29.2%	
Percent of List	94.3%	97.3%	98.8%	95.2%	95.1%	95.6%	
Change from prior year	-3.1%	-1.5%	-0.2%	0.1%	-0.5%	-1.3%	
Percent of Original	92.6%	96.7%	97.3%	92.3%	93.3%	93.4%	
Change from prior year	-4.2%	-0.6%	-1.2%	-1.1%	-0.1%	-1.9%	
Median	Sale Price	244,000	165,250	192,000	138,750	164,400	127,000
	Change from prior year	47.7%	-13.9%	-22.0%	-15.6%	29.4%	32.6%
	List Price of Actives	235,000	172,500	138,900	N/A	N/A	N/A
	Change from prior year	36.2%	24.2%	-4.2%			
	Days on Market	58	9	19	27	23	20
Change from prior year	544.4%	-52.6%	-17.4%	17.4%	15.0%	42.9%	
Percent of List	95.8%	100.0%	98.8%	96.8%	97.3%	96.4%	
Change from prior year	-4.2%	1.2%	1.3%	-0.5%	0.9%	-1.4%	
Percent of Original	93.6%	100.0%	97.3%	94.8%	95.9%	94.9%	
Change from prior year	-6.4%	2.8%	0.8%	-1.1%	1.1%	-1.6%	

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



Clay County Closed Listings Analysis

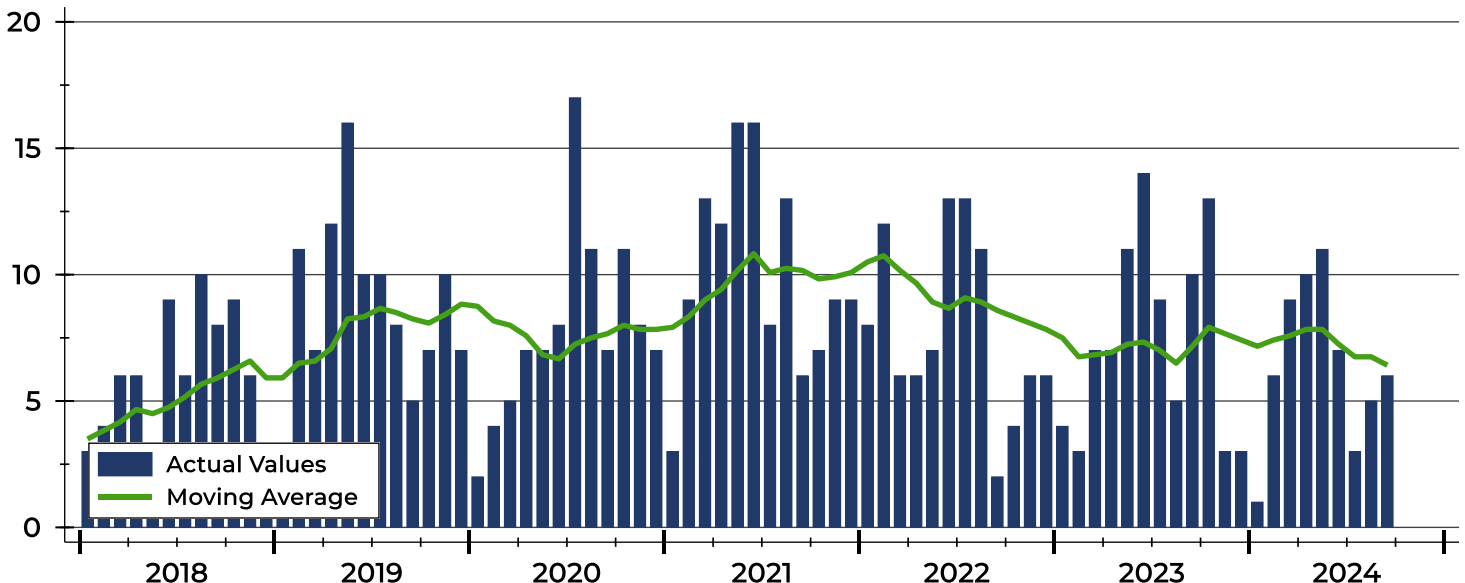
Summary Statistics for Closed Listings		September			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		6	10	-40.0%	58	70	-17.1%
Volume (1,000s)		1,568	1,667	-5.9%	9,974	12,053	-17.2%
Months' Supply		2.6	2.5	4.0%	N/A	N/A	N/A
Average	Sale Price	261,333	166,650	56.8%	171,962	172,190	-0.1%
	Days on Market	81	15	440.0%	66	48	37.5%
	Percent of List	94.3%	97.3%	-3.1%	95.2%	95.1%	0.1%
	Percent of Original	92.6%	96.7%	-4.2%	92.3%	93.3%	-1.1%
Median	Sale Price	244,000	165,250	47.7%	138,750	164,400	-15.6%
	Days on Market	58	9	544.4%	27	23	17.4%
	Percent of List	95.8%	100.0%	-4.2%	96.8%	97.3%	-0.5%
	Percent of Original	93.6%	100.0%	-6.4%	94.8%	95.9%	-1.1%

A total of 6 homes sold in Clay County in September, down from 10 units in September 2023. Total sales volume fell to \$1.6 million compared to \$1.7 million in the previous year.

The median sales price in September was \$244,000, up 47.7% compared to the prior year. Median days on market was 58 days, up from 57 days in August, and up from 9 in September 2023.

History of Closed Listings

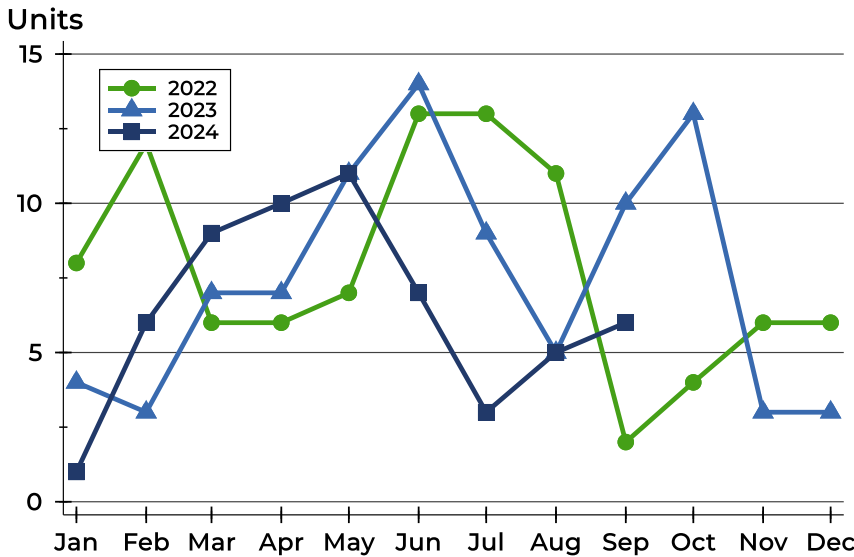
Units





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	11
June	13	14	7
July	13	9	3
August	11	5	5
September	2	10	6
October	4	13	
November	6	3	
December	6	3	

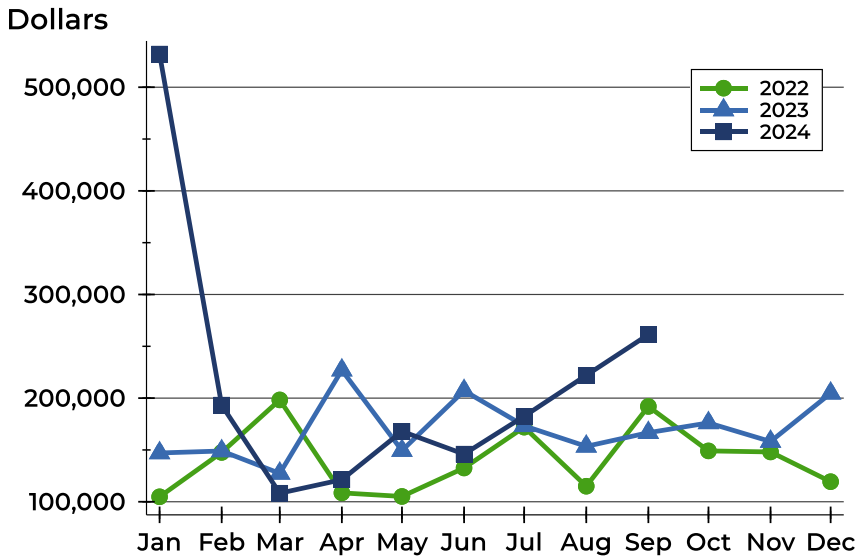
Closed Listings by Price Range

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%	0.0	34,000	34,000	44	44	85.0%	85.0%	85.0%	85.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	3.0	180,000	180,000	19	19	95.0%	95.0%	95.0%	95.0%
\$200,000-\$249,999	1	16.7%	7.0	205,000	205,000	56	56	97.6%	97.6%	102.5%	102.5%
\$250,000-\$299,999	1	16.7%	1.5	283,000	283,000	129	129	96.6%	96.6%	92.8%	92.8%
\$300,000-\$399,999	1	16.7%	8.0	307,000	307,000	59	59	97.8%	97.8%	94.5%	94.5%
\$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%	3.0	559,000	559,000	179	179	93.9%	93.9%	86.1%	86.1%
\$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



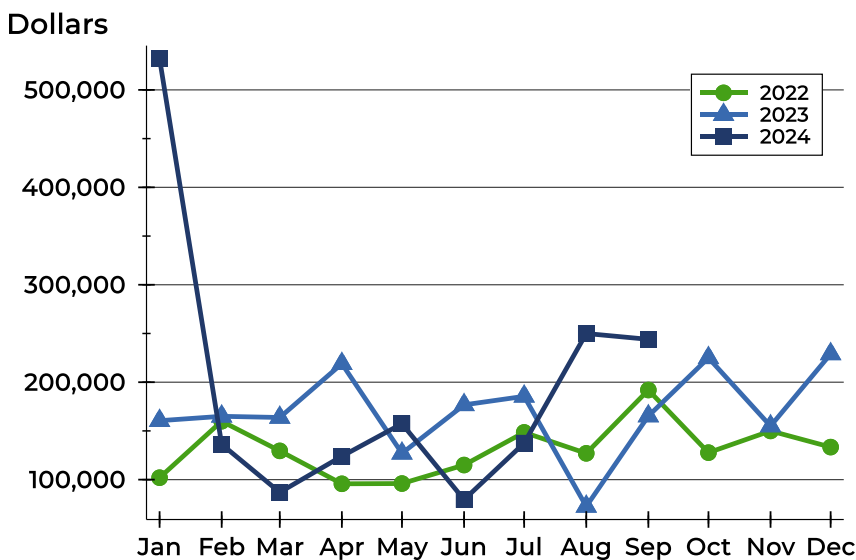
Clay County Closed Listings Analysis

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	261,333
October	149,100	176,115	
November	148,067	158,167	
December	119,367	204,667	

Median Price

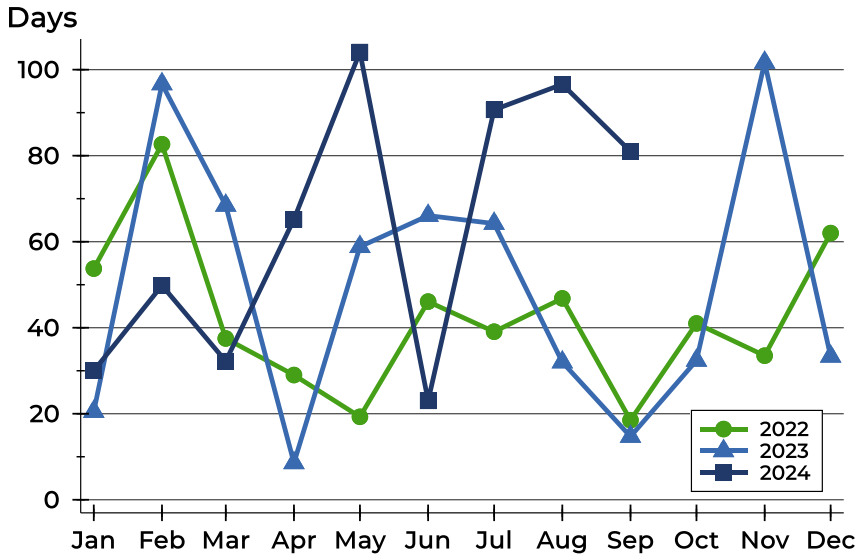


Month	2022	2023	2024
January	102,000	160,500	532,000
February	159,950	165,000	136,250
March	129,538	163,800	87,000
April	95,750	219,000	124,000
May	96,000	127,000	157,400
June	115,000	176,750	79,500
July	148,500	185,500	137,500
August	127,000	72,500	250,000
September	192,000	165,250	244,000
October	127,700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



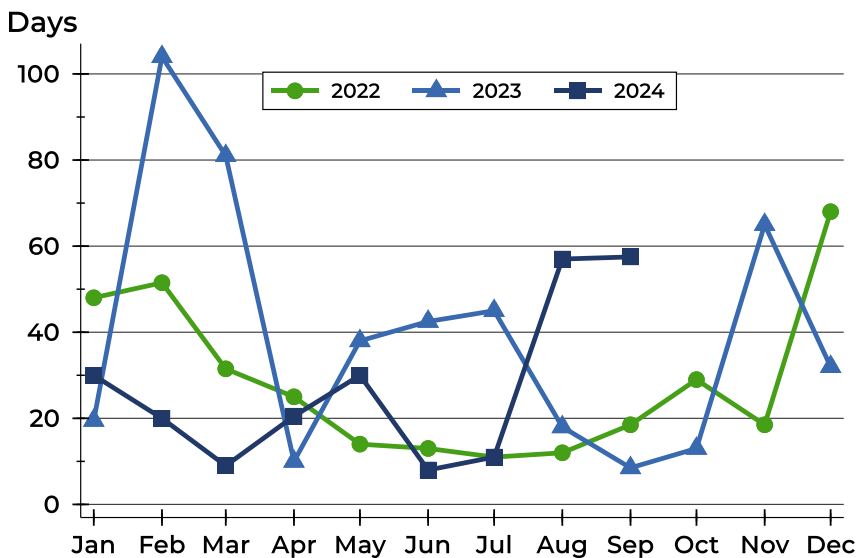
Clay County Closed Listings Analysis

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	81
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	58
October	29	13	
November	19	65	
December	68	32	



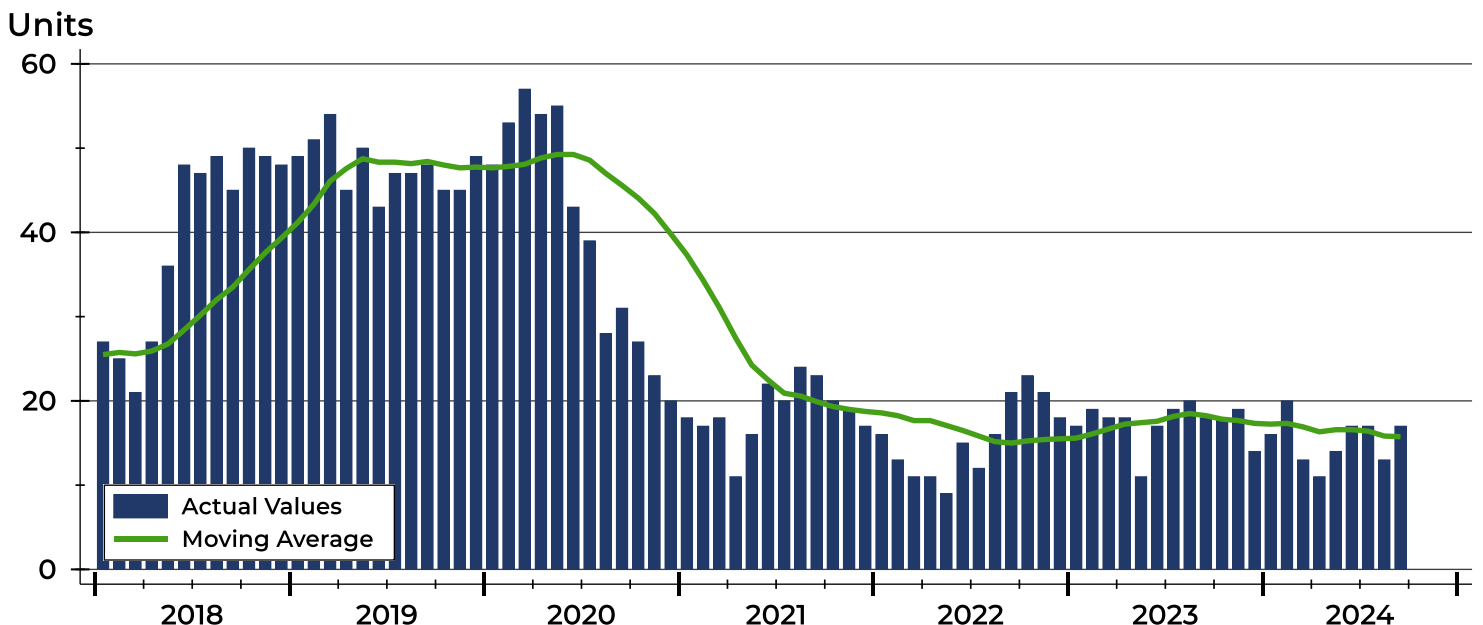
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		17	18	-5.6%
Volume (1,000s)		3,991	3,456	15.5%
Months' Supply		2.6	2.5	4.0%
Average	List Price	234,735	191,981	22.3%
	Days on Market	47	93	-49.5%
	Percent of Original	99.4%	94.8%	4.9%
Median	List Price	235,000	172,500	36.2%
	Days on Market	21	66	-68.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 17 homes were available for sale in Clay County at the end of September. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of September was \$235,000, up 36.2% from 2023. The typical time on market for active listings was 21 days, down from 66 days a year earlier.

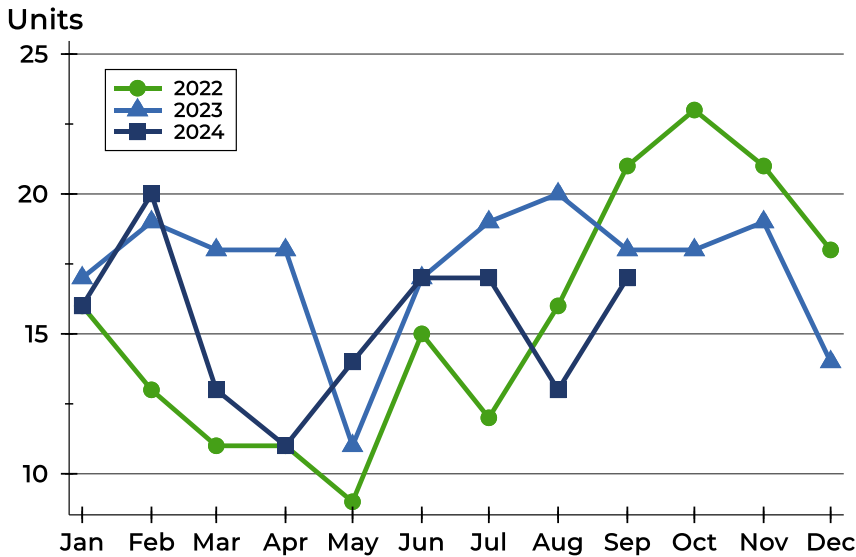
History of Active Listings





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	13
November	21	19	17
December	18	14	17

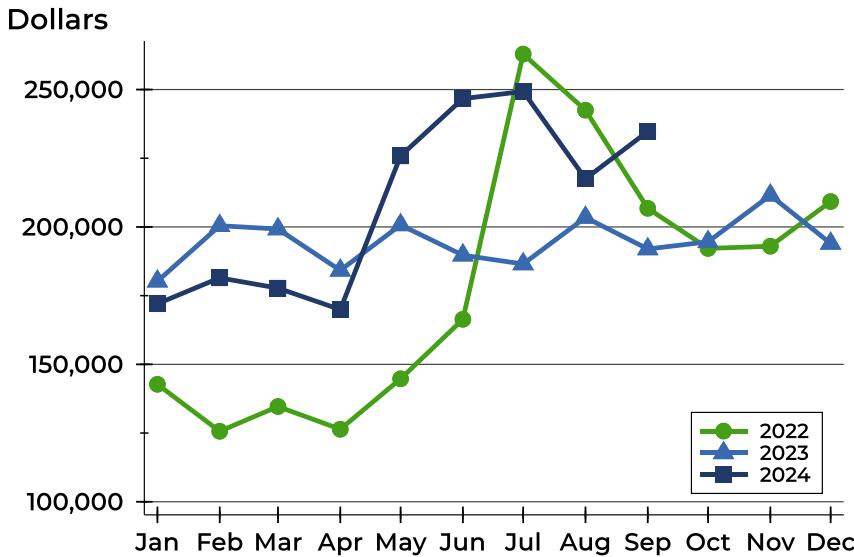
Active Listings by Price Range

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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	17.6%	N/A	93,633	92,000	67	39	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	2	11.8%	N/A	134,400	134,400	17	17	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	5.9%	3.0	194,900	194,900	4	4	100.0%	100.0%
\$200,000-\$249,999	7	41.2%	7.0	232,143	235,000	39	12	99.6%	100.0%
\$250,000-\$299,999	1	5.9%	1.5	275,900	275,900	75	75	96.5%	96.5%
\$300,000-\$399,999	2	11.8%	8.0	375,000	375,000	30	30	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	5.9%	3.0	595,000	595,000	155	155	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



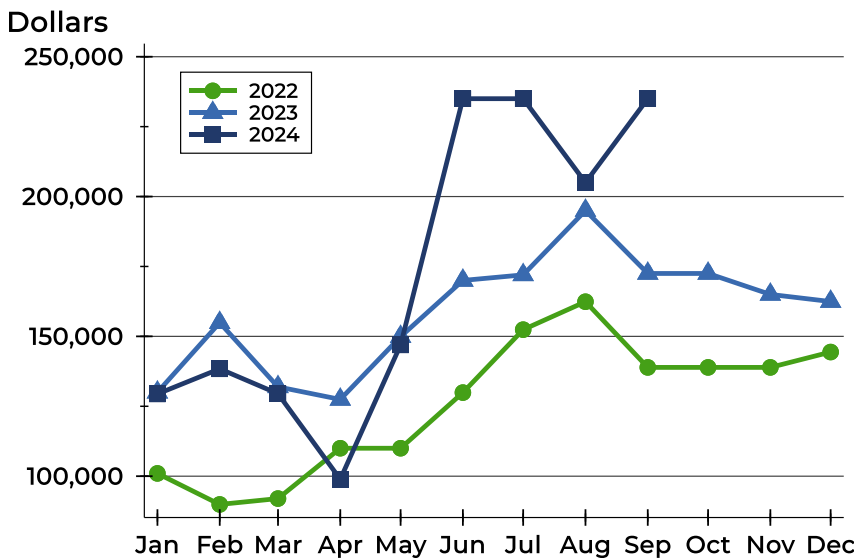
Clay County Active Listings Analysis

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	234,735
October	192,191	194,600	
November	192,990	211,526	
December	209,250	194,000	

Median Price

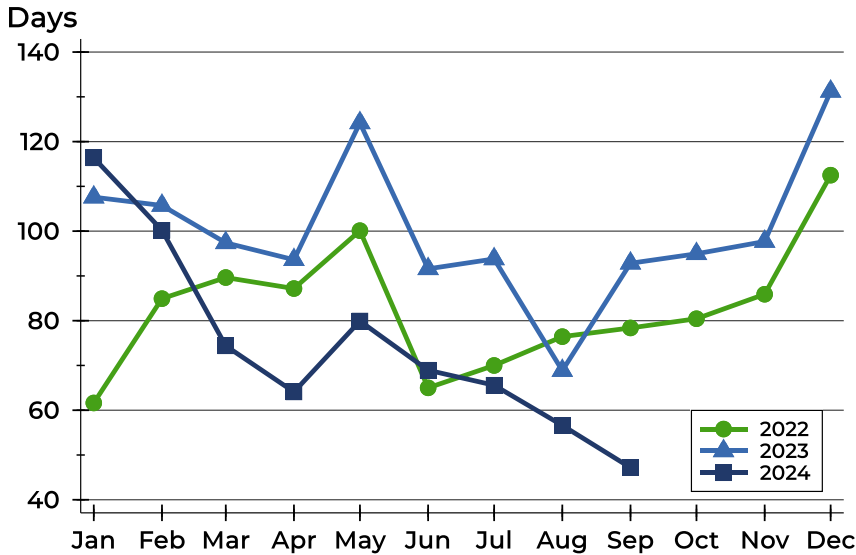


Month	2022	2023	2024
January	101,000	130,000	129,400
February	89,900	154,900	138,400
March	92,000	131,950	129,500
April	110,000	127,450	98,900
May	110,000	149,900	146,950
June	129,900	170,000	235,000
July	152,400	172,000	235,000
August	162,400	195,000	205,000
September	138,900	172,500	235,000
October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



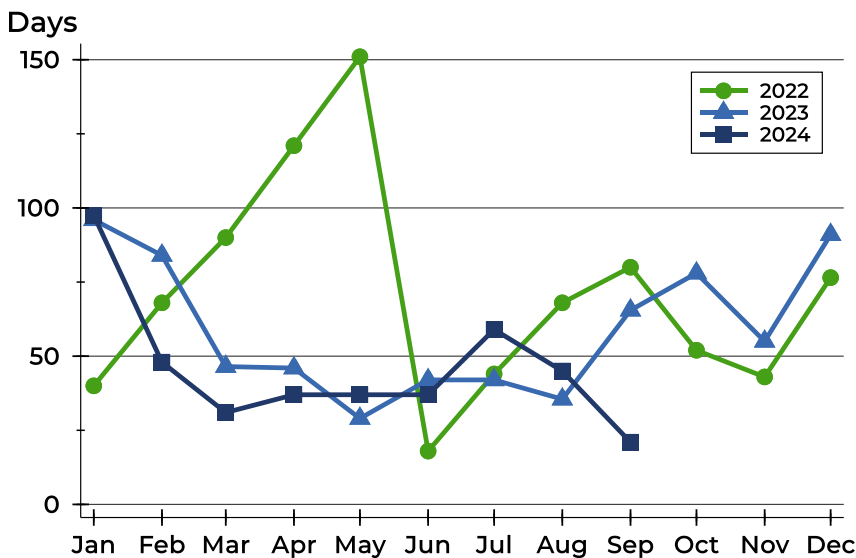
Clay County Active Listings Analysis

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	47
October	80	95	
November	86	98	
December	113	131	

Median DOM

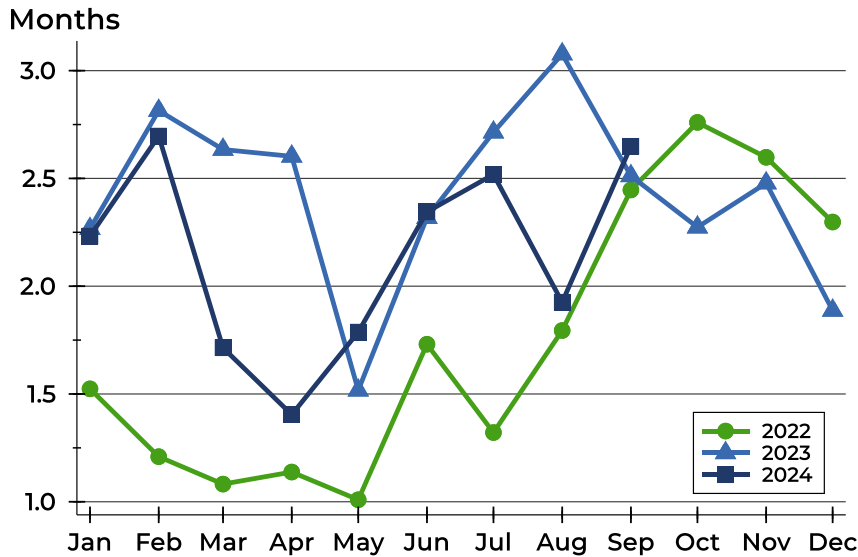


Month	2022	2023	2024
January	40	96	98
February	68	84	48
March	90	47	31
April	121	46	37
May	151	29	37
June	18	42	37
July	44	42	59
August	68	36	45
September	80	66	21
October	52	78	
November	43	55	
December	77	91	



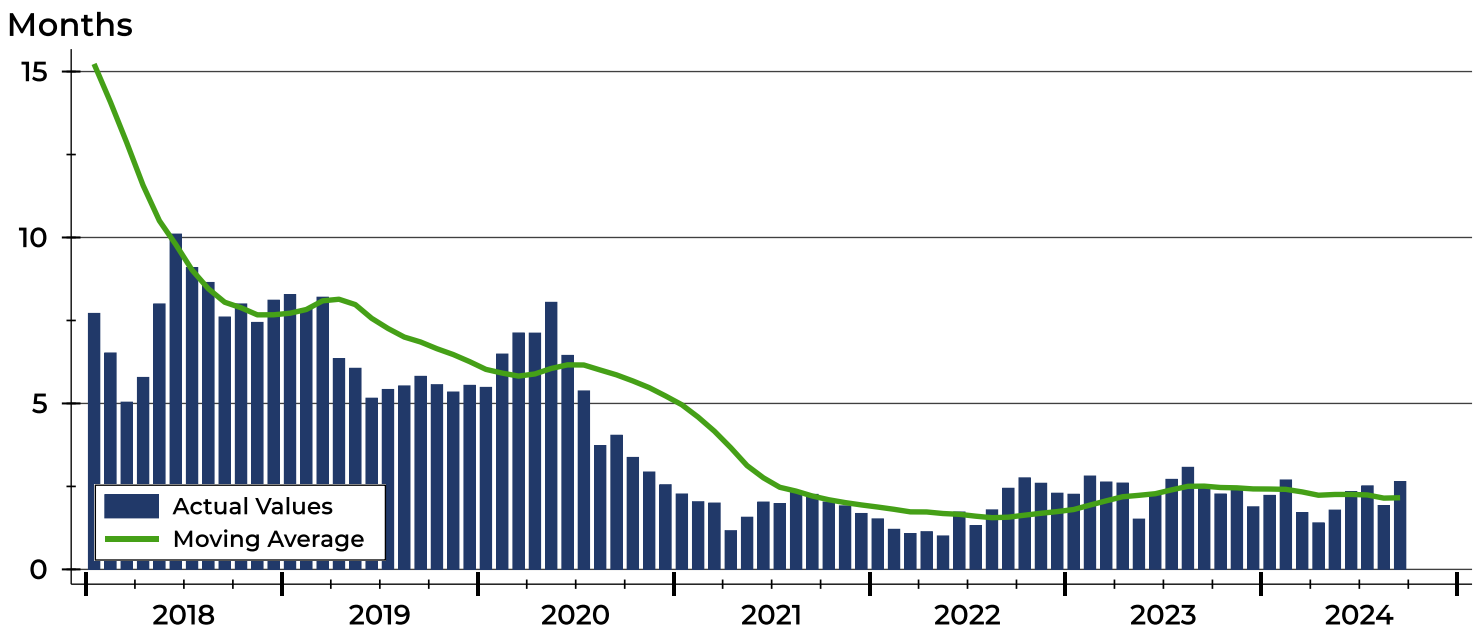
Clay County Months' Supply Analysis

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	2.6
October	2.8	2.3	2.6
November	2.6	2.5	2.5
December	2.3	1.9	2.3

History of Month's Supply





Clay County New Listings Analysis

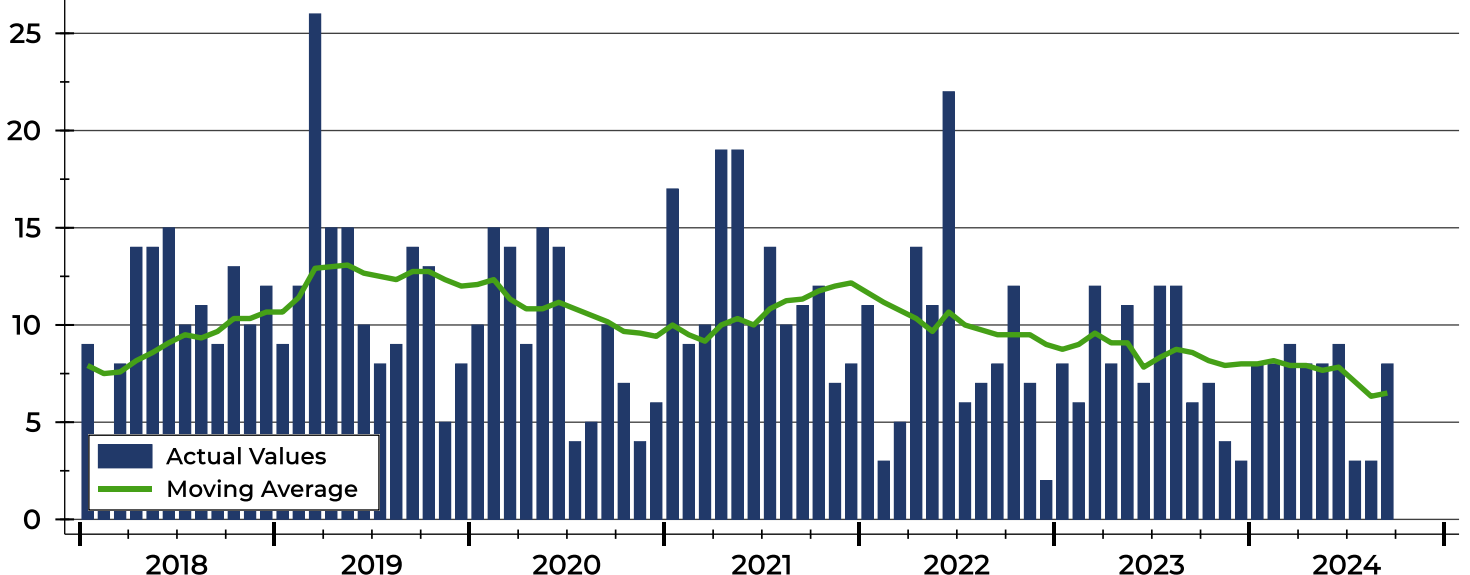
Summary Statistics for New Listings		2024	September 2023	Change
Current Month	New Listings	8	6	33.3%
	Volume (1,000s)	1,880	981	91.6%
	Average List Price	234,975	163,450	43.8%
	Median List Price	235,000	171,400	37.1%
Year-to-Date	New Listings	64	82	-22.0%
	Volume (1,000s)	11,364	14,729	-22.8%
	Average List Price	177,567	179,621	-1.1%
	Median List Price	149,450	172,450	-13.3%

A total of 8 new listings were added in Clay County during September, up 33.3% from the same month in 2023. Year-to-date Clay County has seen 64 new listings.

The median list price of these homes was \$235,000 up from \$171,400 in 2023.

History of New Listings

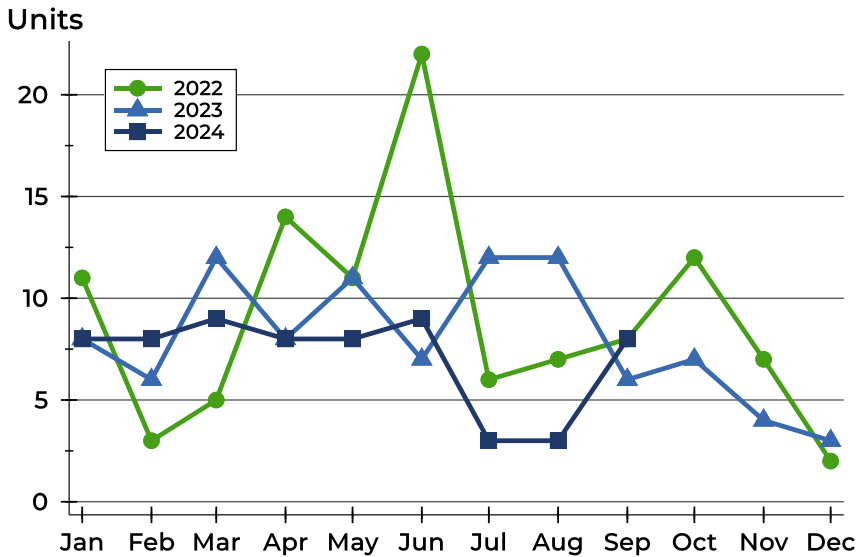
Units





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	9
July	6	12	3
August	7	12	3
September	8	6	8
October	12	7	
November	7	4	
December	2	3	

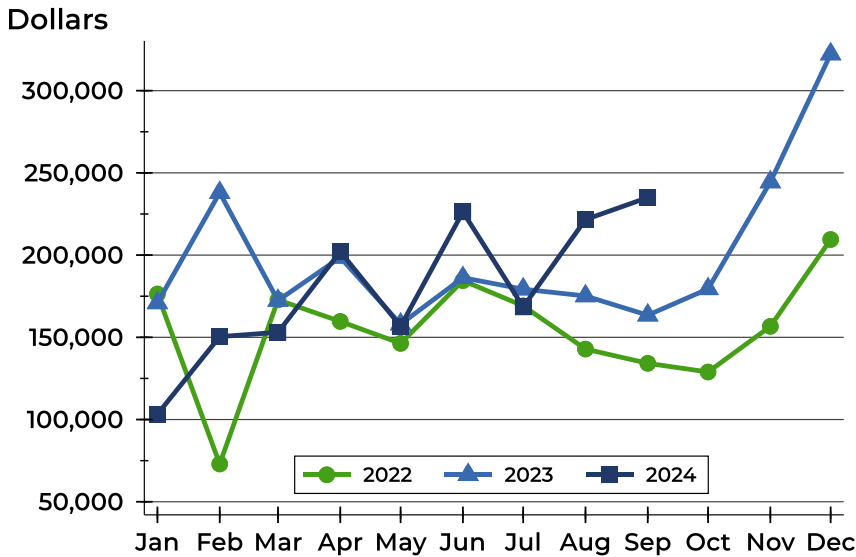
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	129,900	129,900	27	27	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%	194,900	194,900	10	10	100.0%	100.0%
\$200,000-\$249,999	5	62.5%	236,000	235,000	18	18	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	12.5%	375,000	375,000	28	28	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



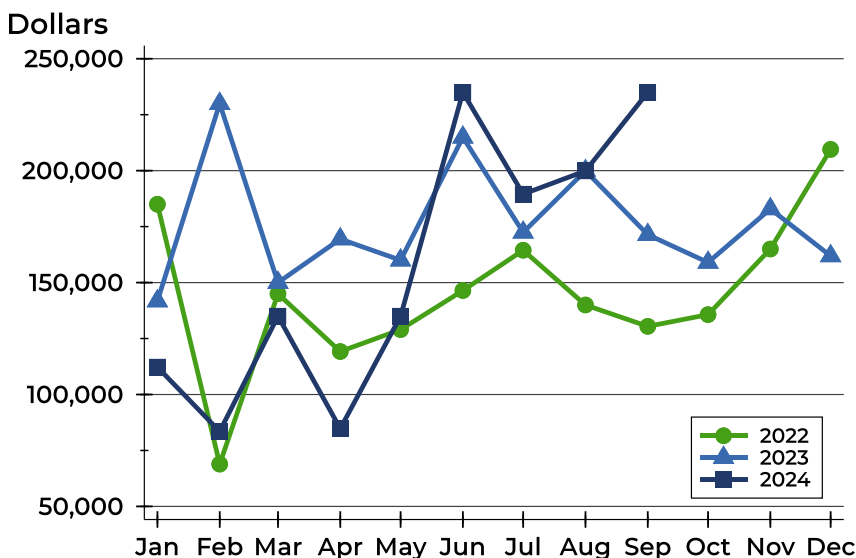
Clay County New Listings Analysis

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	226,267
July	169,150	179,308	168,467
August	142,871	175,154	221,633
September	134,188	163,450	234,975
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	235,000
October	135,700	159,000	
November	165,000	182,900	
December	209,500	161,900	



Clay County Contracts Written Analysis

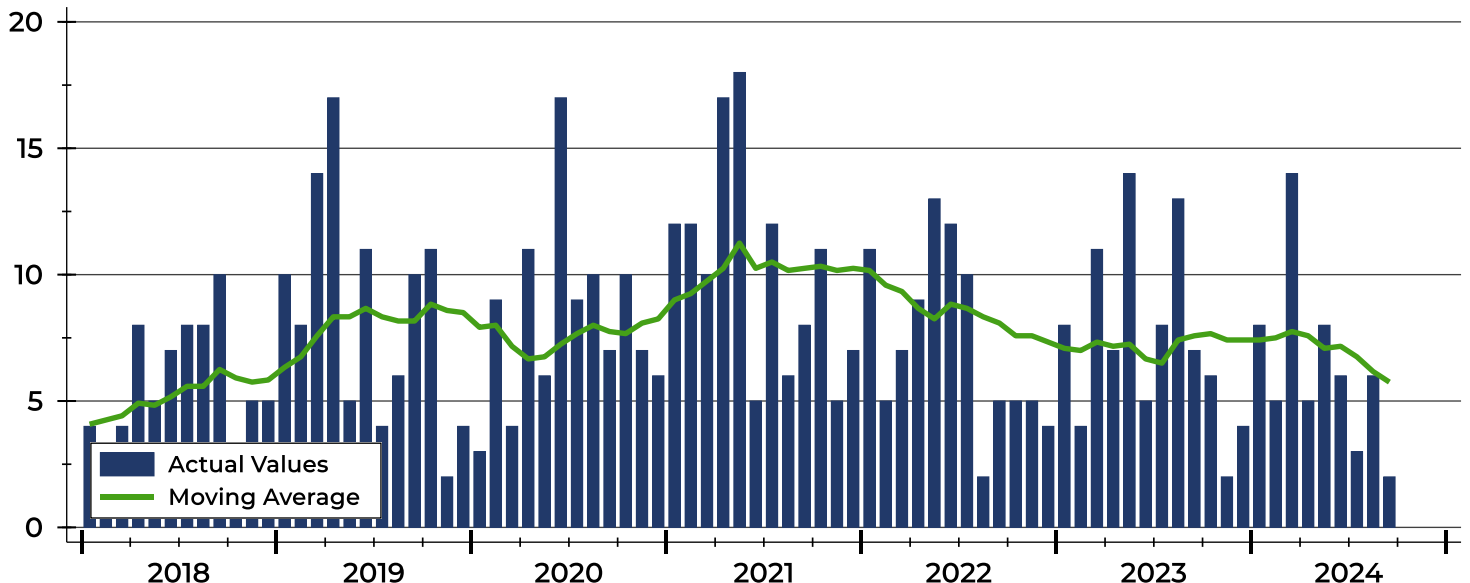
Summary Statistics for Contracts Written		September			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		2	7	-71.4%	57	77	-26.0%
Volume (1,000s)		240	1,319	-81.8%	9,392	13,988	-32.9%
Average	Sale Price	119,950	188,371	-36.3%	164,770	181,656	-9.3%
	Days on Market	39	26	50.0%	69	47	46.8%
	Percent of Original	92.5%	93.1%	-0.6%	92.4%	93.4%	-1.1%
Median	Sale Price	119,950	239,000	-49.8%	135,000	174,900	-22.8%
	Days on Market	39	6	550.0%	30	20	50.0%
	Percent of Original	92.5%	96.2%	-3.8%	95.3%	96.4%	-1.1%

A total of 2 contracts for sale were written in Clay County during the month of September, down from 7 in 2023. The median list price of these homes was \$119,950, down from \$239,000 the prior year.

Half of the homes that went under contract in September were on the market less than 39 days, compared to 6 days in September 2023.

History of Contracts Written

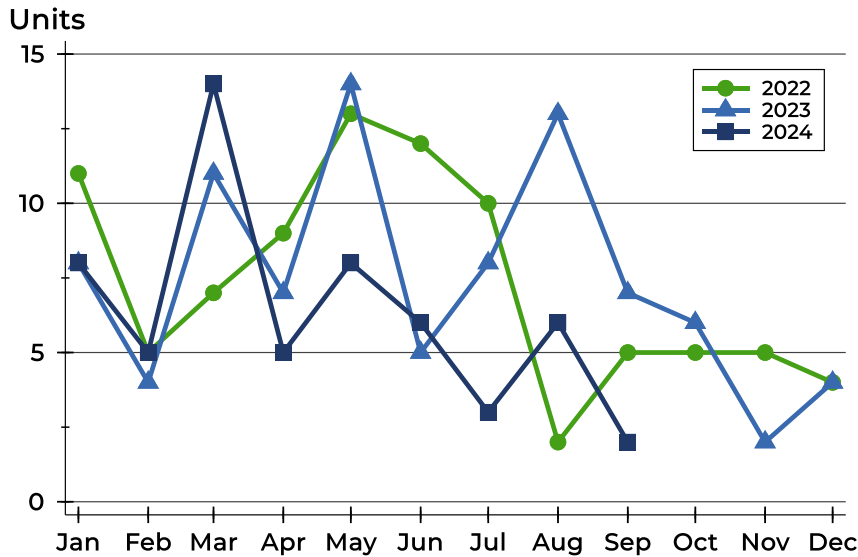
Units





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	
November	5	2	
December	4	4	

Contracts Written by Price Range

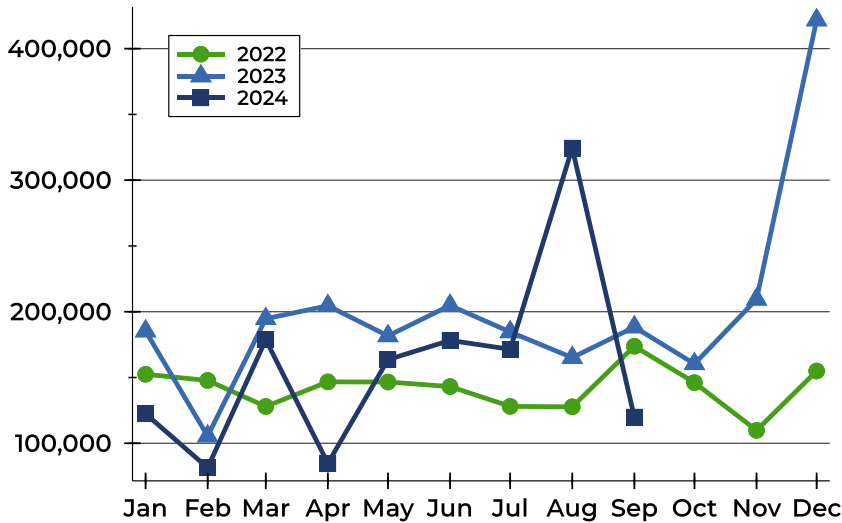
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	50.0%	40,000	40,000	44	44	85.0%	85.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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	50.0%	199,900	199,900	34	34	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	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

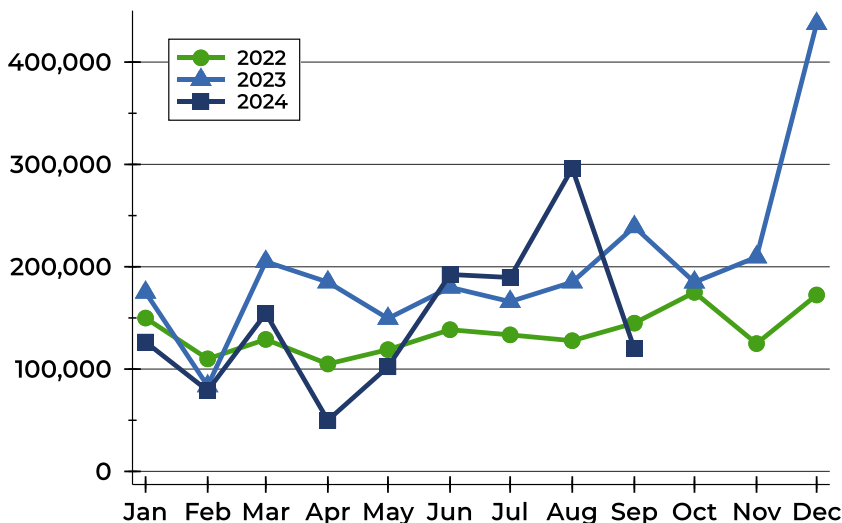
Dollars



Month	2022	2023	2024
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	119,950
October	146,140	160,425	
November	109,840	209,450	
December	154,950	421,725	

Median Price

Dollars

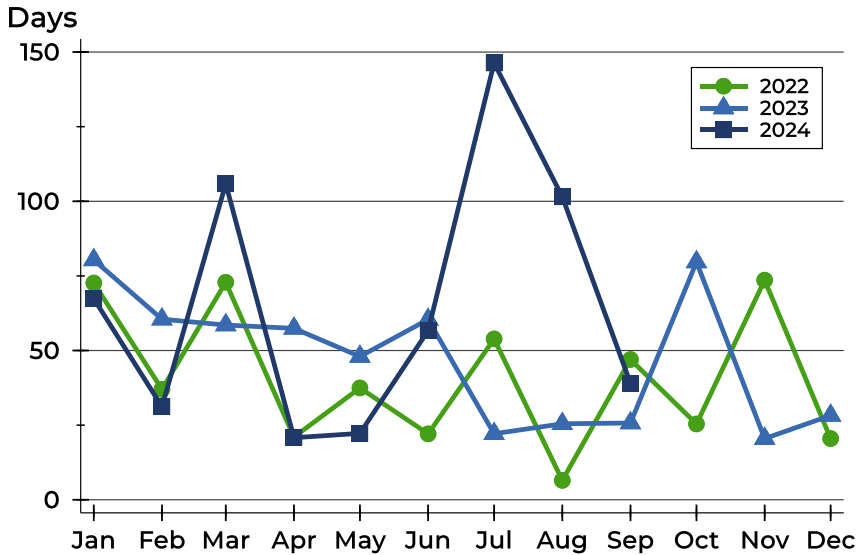


Month	2022	2023	2024
January	149,900	174,950	126,450
February	110,000	83,500	79,000
March	129,000	205,000	154,450
April	105,000	185,000	50,000
May	119,000	149,450	102,250
June	138,500	179,900	192,450
July	133,450	165,950	189,500
August	127,750	185,000	296,250
September	144,900	239,000	119,950
October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



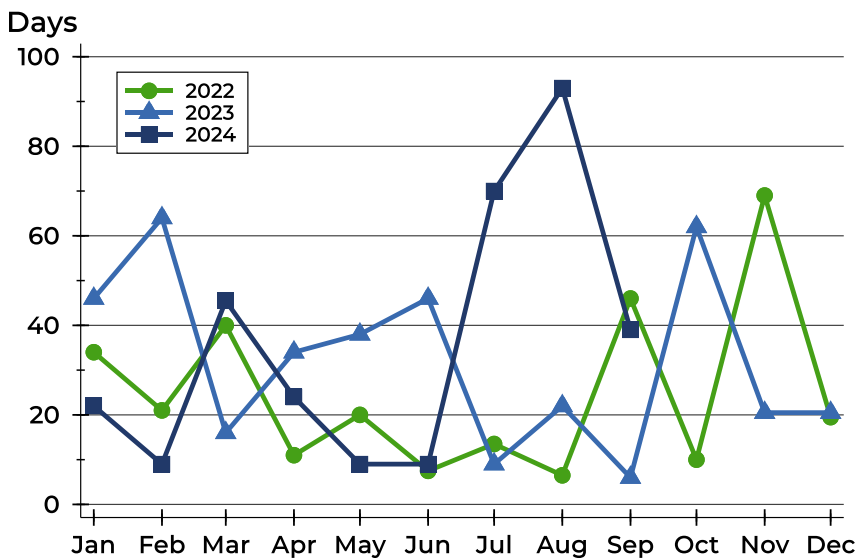
Clay County Contracts Written Analysis

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	39
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	39
October	10	62	
November	69	21	
December	20	21	



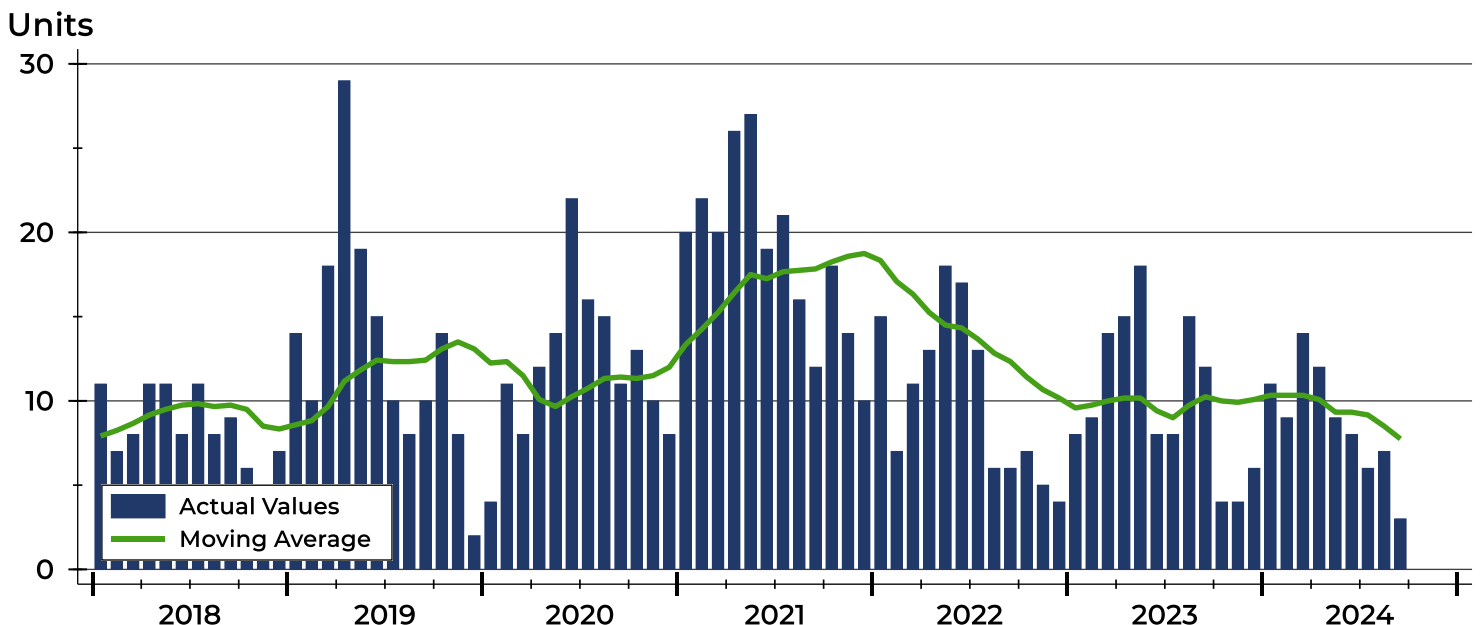
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of September		
		2024	2023	Change
Pending Contracts		3	12	-75.0%
Volume (1,000s)		734	2,308	-68.2%
Average	List Price	244,800	192,292	27.3%
	Days on Market	73	26	180.8%
	Percent of Original	97.4%	99.6%	-2.2%
Median	List Price	235,000	229,500	2.4%
	Days on Market	59	8	637.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Clay County had contracts pending at the end of September, down from 12 contracts pending at the end of September 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.

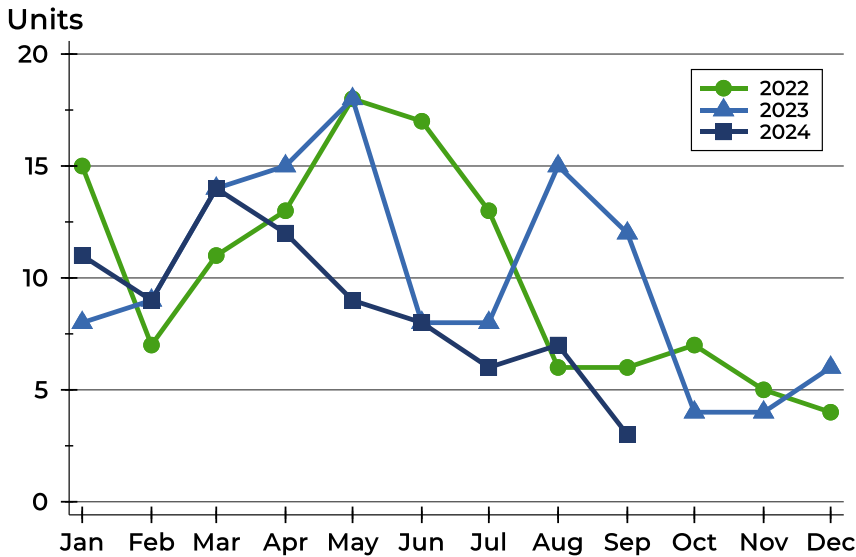
History of Pending Contracts





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	4
November	5	4	4
December	4	6	6

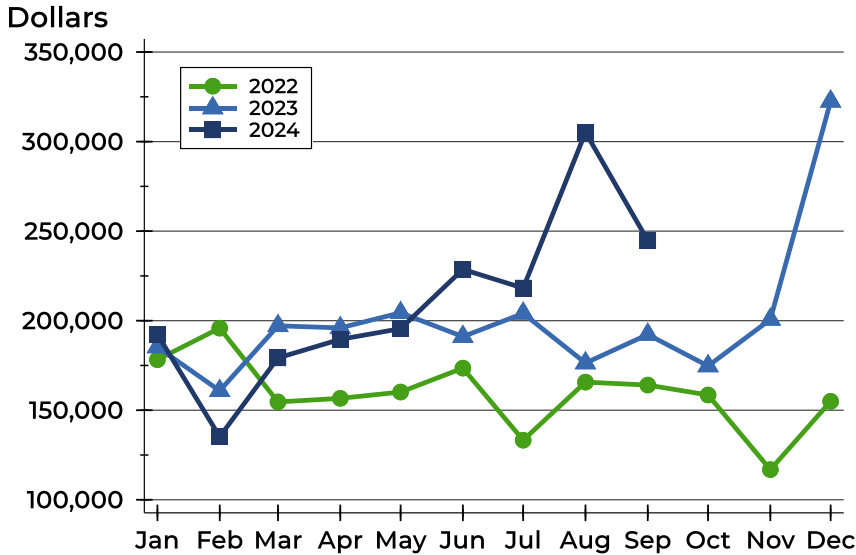
Pending Contracts by Price Range

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	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	33.3%	199,900	199,900	34	34	100.0%	100.0%
\$200,000-\$249,999	1	33.3%	235,000	235,000	59	59	100.0%	100.0%
\$250,000-\$299,999	1	33.3%	299,500	299,500	127	127	92.2%	92.2%
\$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



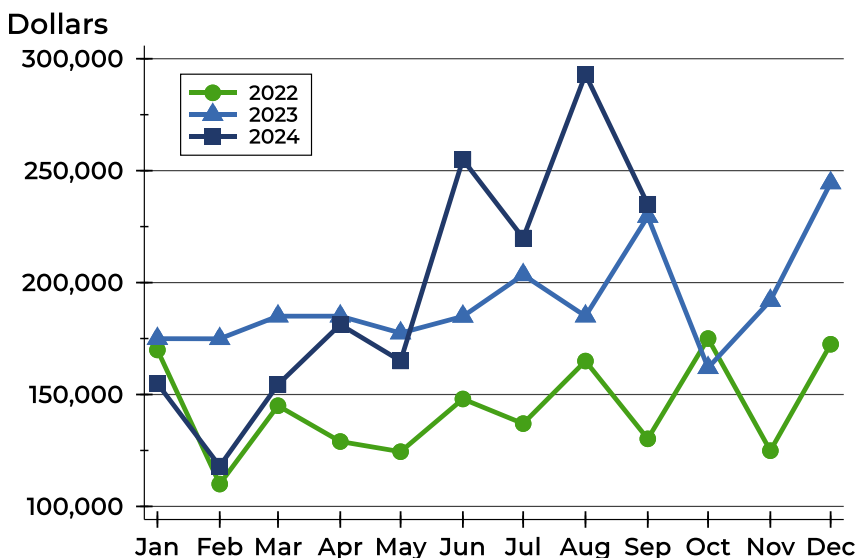
Clay County Pending Contracts Analysis

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	244,800
October	158,514	174,700	
November	116,860	200,700	
December	154,950	322,483	

Median Price

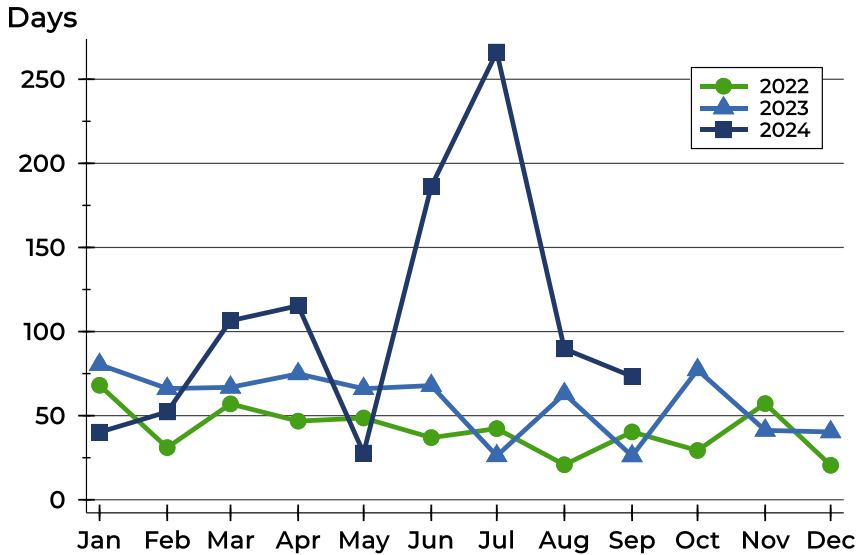


Month	2022	2023	2024
January	169,900	174,950	154,900
February	110,000	174,900	118,000
March	145,000	185,000	154,450
April	129,000	185,000	181,250
May	124,450	177,450	165,000
June	148,000	184,900	254,950
July	137,000	203,450	219,900
August	164,950	185,000	293,000
September	130,200	229,500	235,000
October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



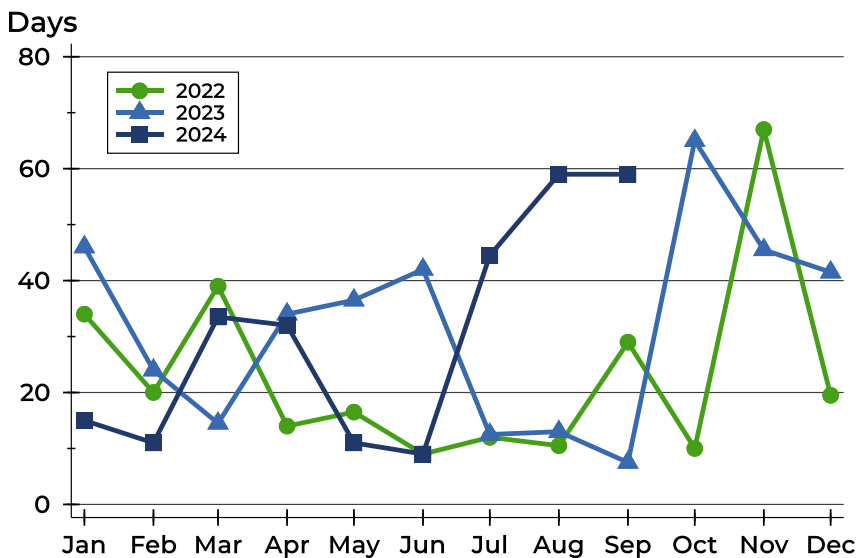
Clay County Pending Contracts Analysis

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	73
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	59
October	10	65	
November	67	46	
December	20	42	