



Clay County Housing Report



Market Overview

Clay County Home Sales Rose in January

Total home sales in Clay County rose by 300.0% last month to 4 units, compared to 1 unit in January 2024. Total sales volume was \$1.0 million, up 86.8% from a year earlier.

The median sale price in January was \$253,500, down from \$532,000 a year earlier. Homes that sold in January were typically on the market for 5 days and sold for 100.0% of their list prices.

Clay County Active Listings Up at End of January

The total number of active listings in Clay County at the end of January was 18 units, up from 16 at the same point in 2024. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$232,450.

During January, a total of 10 contracts were written up from 8 in January 2024. At the end of the month, there were 11 contracts still pending.

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Clay County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	4 300.0%	1 -75.0%	4 -50.0%	4 300.0%	1 -75.0%	4 -50.0%	
Active Listings Change from prior year	18 12.5%	16 -5.9%	17 6.3%	N/A	N/A	N/A	
Months' Supply Change from prior year	3.0 36.4%	2.2 -4.3%	2.3 53.3%	N/A	N/A	N/A	
New Listings Change from prior year	5 -37.5%	8 0.0%	8 -27.3%	5 -37.5%	8 0.0%	8 -27.3%	
Contracts Written Change from prior year	10 25.0%	8 0.0%	8 -27.3%	10 25.0%	8 0.0%	8 -27.3%	
Pending Contracts Change from prior year	11 0.0%	11 37.5%	8 -46.7%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	994 86.8%	532 -9.5%	588 -29.9%	994 86.8%	532 -9.5%	588 -29.9%	
Average	Sale Price Change from prior year	248,500 -53.3%	532,000 261.7%	147,100 40.3%	248,500 -53.3%	532,000 261.7%	147,100 40.3%
	List Price of Actives Change from prior year	253,789 47.5%	172,056 -4.6%	180,259 26.3%	N/A	N/A	N/A
	Days on Market Change from prior year	5 -83.3%	30 42.9%	21 -61.1%	5 -83.3%	30 42.9%	21 -61.1%
	Percent of List Change from prior year	98.8% 3.0%	95.9% 0.4%	95.5% 0.6%	98.8% 3.0%	95.9% 0.4%	95.5% 0.6%
	Percent of Original Change from prior year	98.8% 3.0%	95.9% 0.4%	95.5% 4.0%	98.8% 3.0%	95.9% 0.4%	95.5% 4.0%
Median	Sale Price Change from prior year	253,500 -52.3%	532,000 231.5%	160,500 57.4%	253,500 -52.3%	532,000 231.5%	160,500 57.4%
	List Price of Actives Change from prior year	232,450 79.6%	129,400 -0.5%	130,000 28.7%	N/A	N/A	N/A
	Days on Market Change from prior year	5 -83.3%	30 50.0%	20 -58.3%	5 -83.3%	30 50.0%	20 -58.3%
	Percent of List Change from prior year	100.0% 4.3%	95.9% 0.7%	95.2% -0.6%	100.0% 4.3%	95.9% 0.7%	95.2% -0.6%
	Percent of Original Change from prior year	100.0% 4.3%	95.9% 0.7%	95.2% 1.8%	100.0% 4.3%	95.9% 0.7%	95.2% 1.8%

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



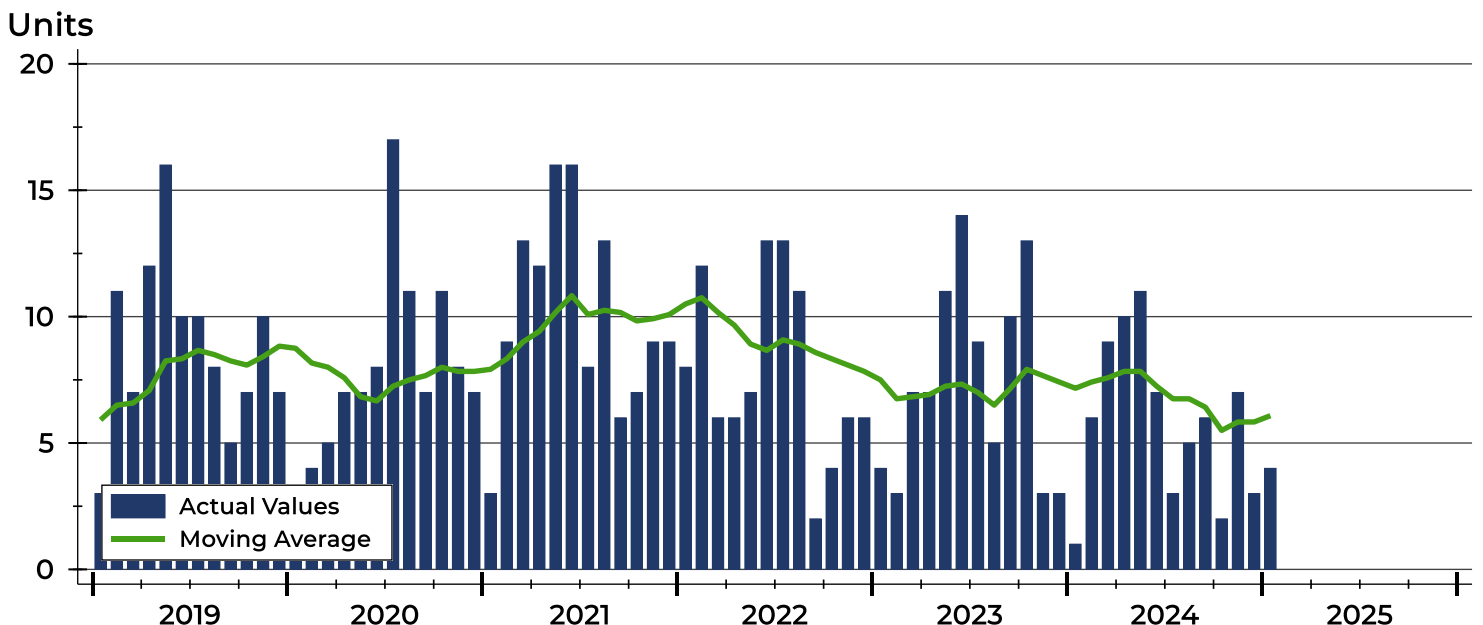
Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		4	1	300.0%	4	1	300.0%
Volume (1,000s)		994	532	86.8%	994	532	86.8%
Months' Supply		3.0	2.2	36.4%	N/A	N/A	N/A
Average	Sale Price	248,500	532,000	-53.3%	248,500	532,000	-53.3%
	Days on Market	5	30	-83.3%	5	30	-83.3%
	Percent of List	98.8%	95.9%	3.0%	98.8%	95.9%	3.0%
	Percent of Original	98.8%	95.9%	3.0%	98.8%	95.9%	3.0%
Median	Sale Price	253,500	532,000	-52.3%	253,500	532,000	-52.3%
	Days on Market	5	30	-83.3%	5	30	-83.3%
	Percent of List	100.0%	95.9%	4.3%	100.0%	95.9%	4.3%
	Percent of Original	100.0%	95.9%	4.3%	100.0%	95.9%	4.3%

A total of 4 homes sold in Clay County in January, up from 1 unit in January 2024. Total sales volume rose to \$1.0 million compared to \$0.5 million in the previous year.

The median sales price in January was \$253,500, down 52.3% compared to the prior year. Median days on market was 5 days, down from 59 days in December, and down from 30 in January 2024.

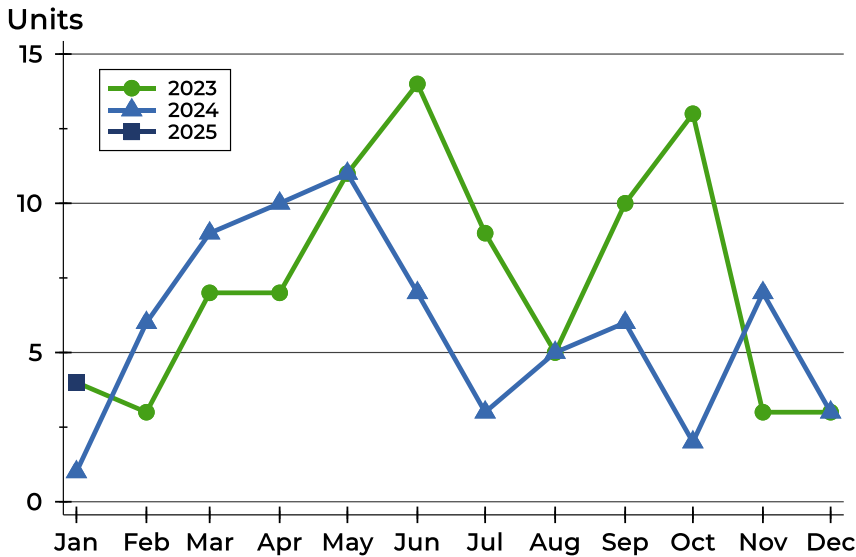
History of Closed Listings





Clay County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	4	1	4
February	3	6	3
March	7	9	7
April	7	10	7
May	11	11	11
June	14	7	14
July	9	3	9
August	5	5	5
September	10	6	10
October	13	2	13
November	3	7	3
December	3	3	3

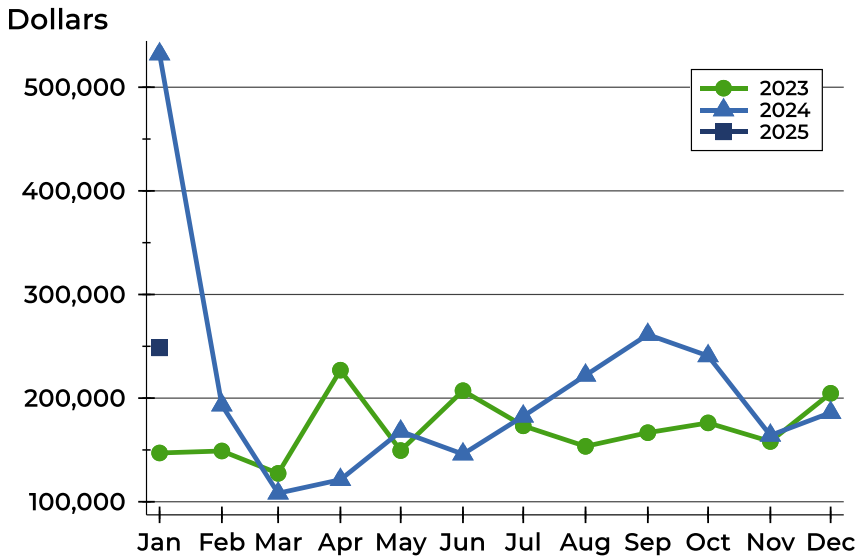
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	25.0%	2.2	87,000	87,000	4	4	94.6%	94.6%	94.6%	94.6%
\$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	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	2	50.0%	1.3	253,500	253,500	4	4	100.4%	100.4%	100.4%	100.4%
\$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	1	25.0%	6.0	400,000	400,000	8	8	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



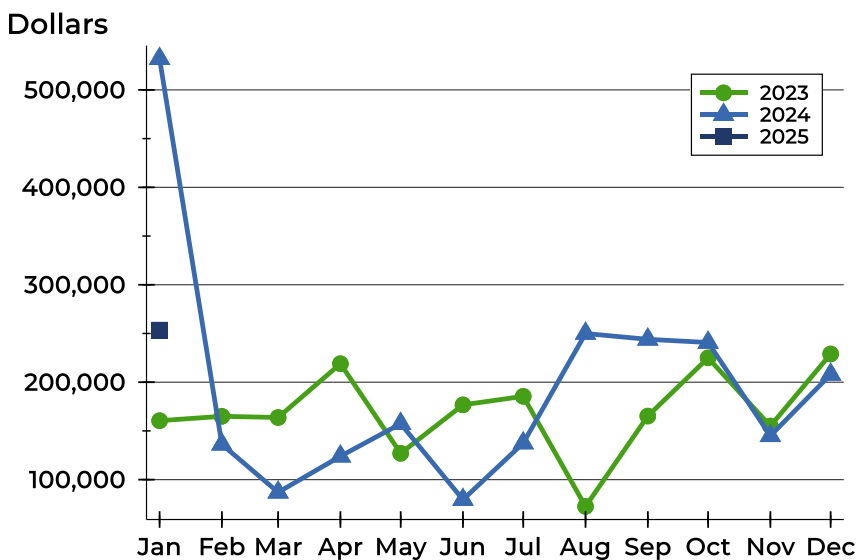
Clay County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	147,100	532,000	248,500
February	149,000	193,250	
March	127,400	108,244	
April	226,971	121,330	
May	149,409	167,950	
June	207,171	145,977	
July	173,274	182,500	
August	153,480	222,000	
September	166,650	261,333	
October	176,115	240,750	
November	158,167	164,071	
December	204,667	186,000	

Median Price

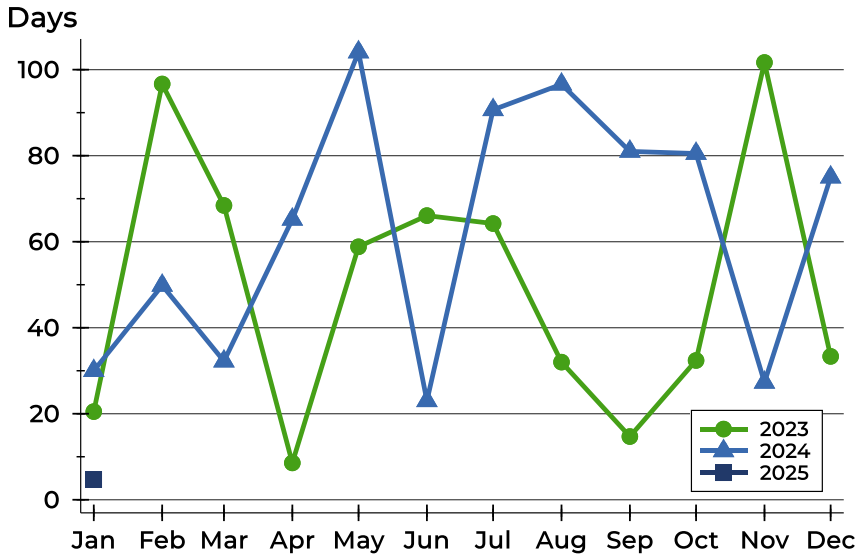


Month	2023	2024	2025
January	160,500	532,000	253,500
February	165,000	136,250	
March	163,800	87,000	
April	219,000	124,000	
May	127,000	157,400	
June	176,750	79,500	
July	185,500	137,500	
August	72,500	250,000	
September	165,250	244,000	
October	225,000	240,750	
November	155,000	145,000	
December	229,000	208,000	



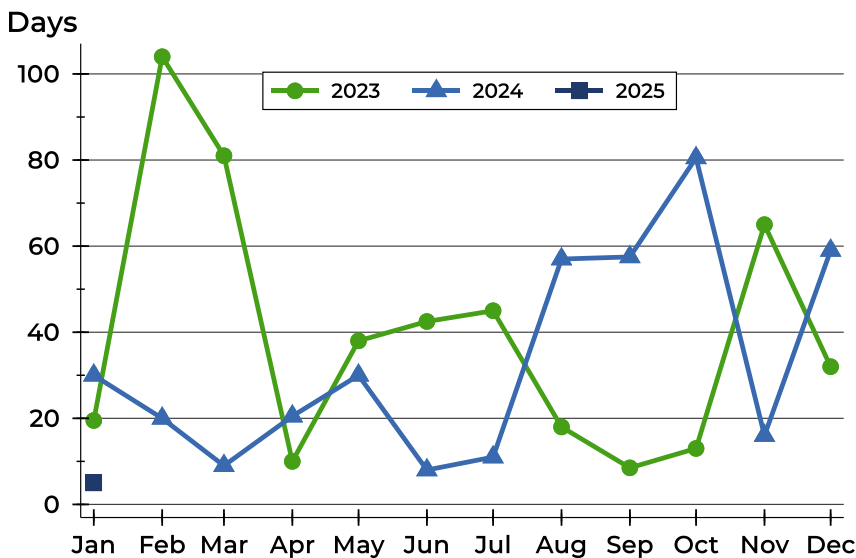
Clay County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	30	5
February	97	50	
March	68	32	
April	9	65	
May	59	104	
June	66	23	
July	64	91	
August	32	97	
September	15	81	
October	32	81	
November	102	27	
December	33	75	

Median DOM



Month	2023	2024	2025
January	20	30	5
February	104	20	
March	81	9	
April	10	21	
May	38	30	
June	43	8	
July	45	11	
August	18	57	
September	9	58	
October	13	81	
November	65	16	
December	32	59	



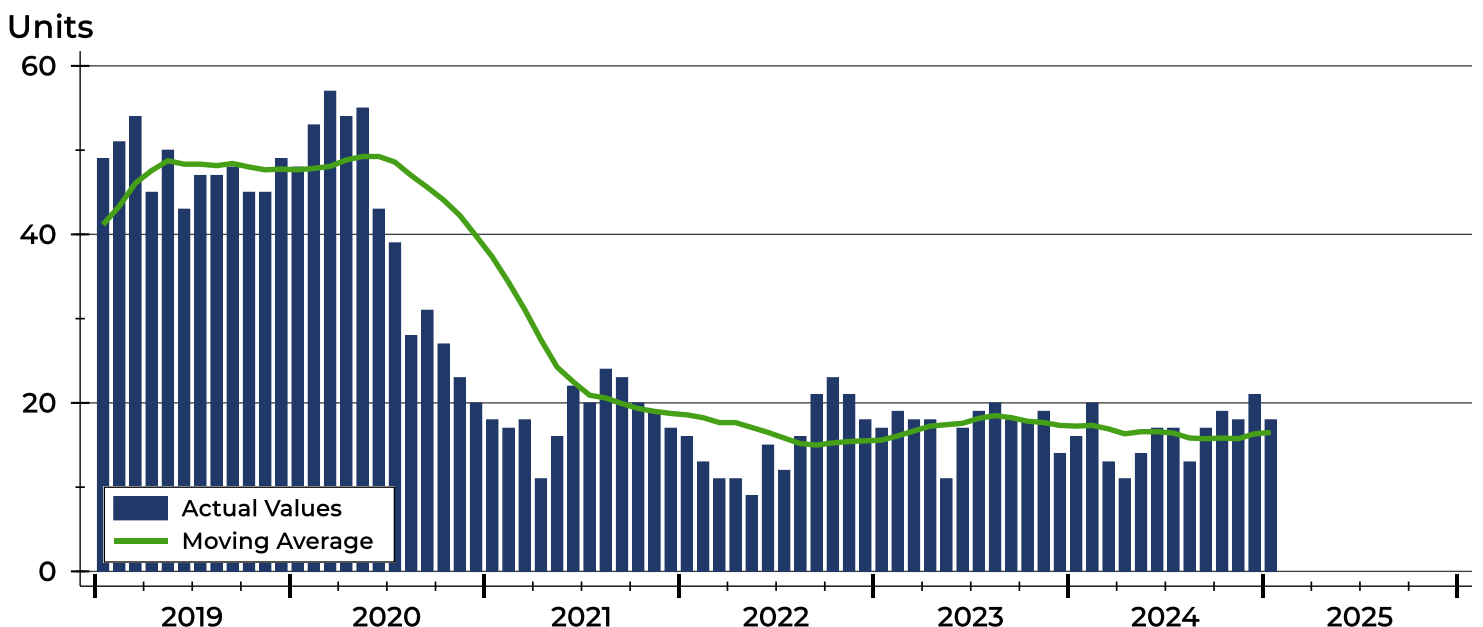
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		18	16	12.5%
Volume (1,000s)		4,568	2,753	65.9%
Months' Supply		3.0	2.2	36.4%
Average	List Price	253,789	172,056	47.5%
	Days on Market	96	116	-17.2%
	Percent of Original	99.5%	95.0%	4.7%
Median	List Price	232,450	129,400	79.6%
	Days on Market	72	98	-26.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 18 homes were available for sale in Clay County at the end of January. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$232,450, up 79.6% from 2024. The typical time on market for active listings was 72 days, down from 98 days a year earlier.

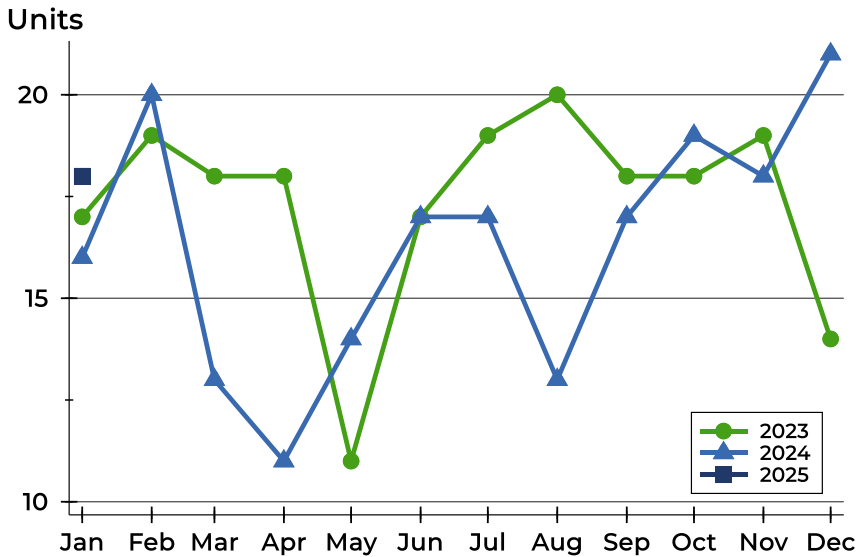
History of Active Listings





Clay County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	17	16	18
February	19	20	
March	18	13	
April	18	11	
May	11	14	
June	17	17	
July	19	17	
August	20	13	
September	18	17	
October	18	19	
November	19	18	
December	14	21	

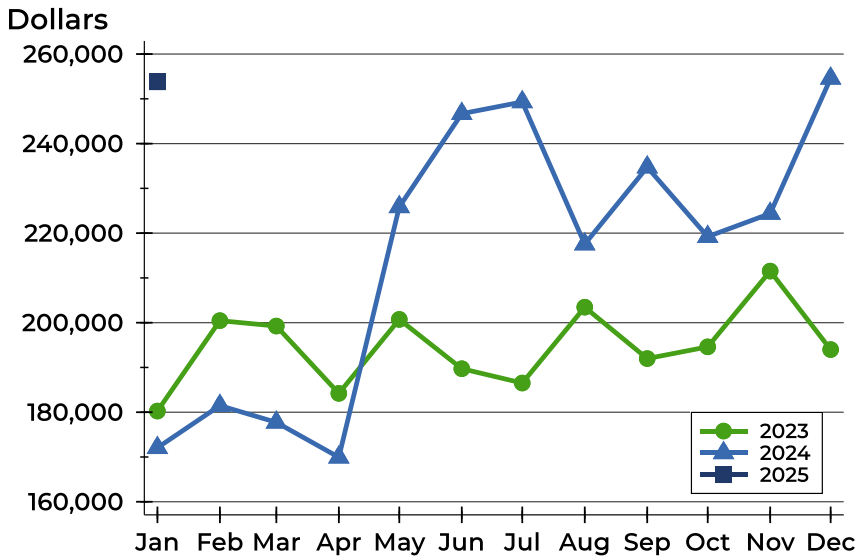
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	11.1%	2.2	95,450	95,450	81	81	98.4%	98.4%
\$100,000-\$124,999	1	5.6%	N/A	119,900	119,900	72	72	95.9%	95.9%
\$125,000-\$149,999	2	11.1%	N/A	139,450	139,450	26	26	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	16.7%	N/A	179,900	179,900	81	100	97.4%	100.0%
\$200,000-\$249,999	6	33.3%	N/A	240,800	242,500	126	135	101.4%	101.0%
\$250,000-\$299,999	1	5.6%	1.3	295,000	295,000	46	46	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	1	5.6%	6.0	474,000	474,000	39	39	100.0%	100.0%
\$500,000-\$749,999	2	11.1%	N/A	612,500	612,500	175	175	98.3%	98.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



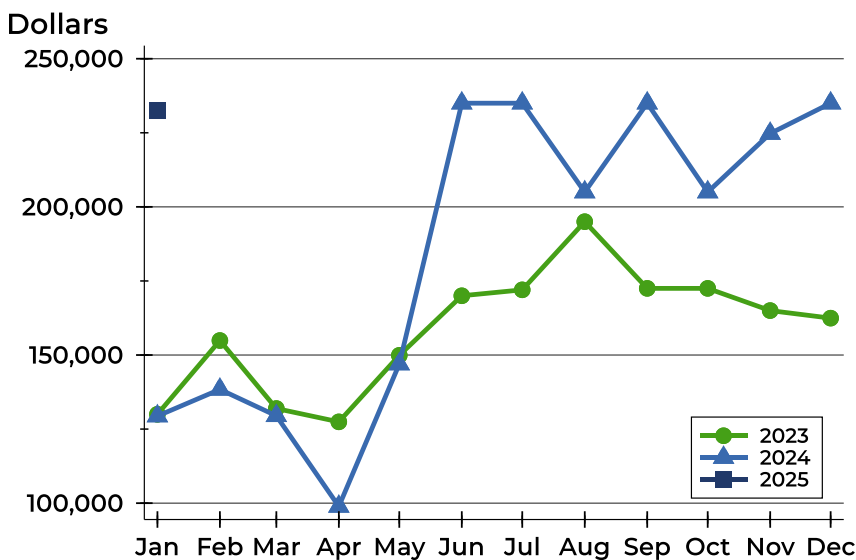
Clay County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	180,259	172,056	253,789
February	200,458	181,485	
March	199,250	177,738	
April	184,211	169,936	
May	200,736	225,864	
June	189,724	246,688	
July	186,521	249,306	
August	203,463	217,546	
September	191,981	234,735	
October	194,600	219,216	
November	211,526	224,383	
December	194,000	254,571	

Median Price

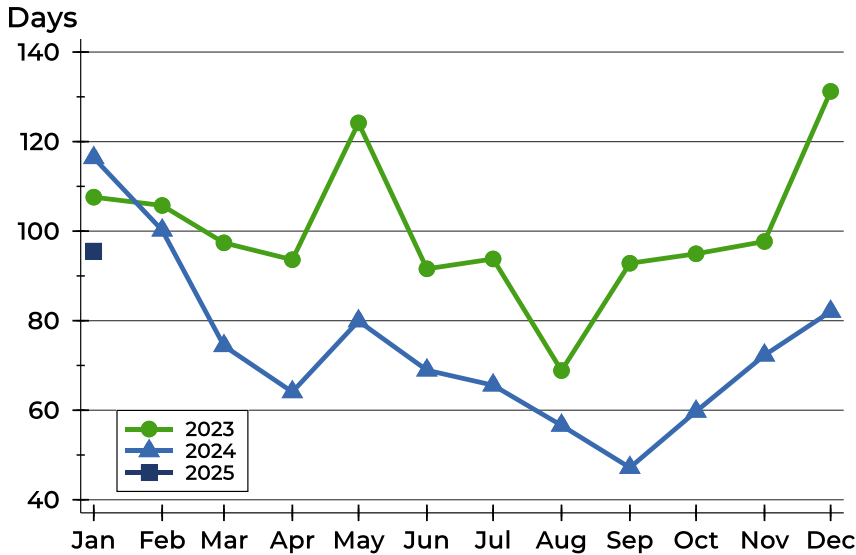


Month	2023	2024	2025
January	130,000	129,400	232,450
February	154,900	138,400	
March	131,950	129,500	
April	127,450	98,900	
May	149,900	146,950	
June	170,000	235,000	
July	172,000	235,000	
August	195,000	205,000	
September	172,500	235,000	
October	172,500	205,000	
November	165,000	224,750	
December	162,450	235,000	



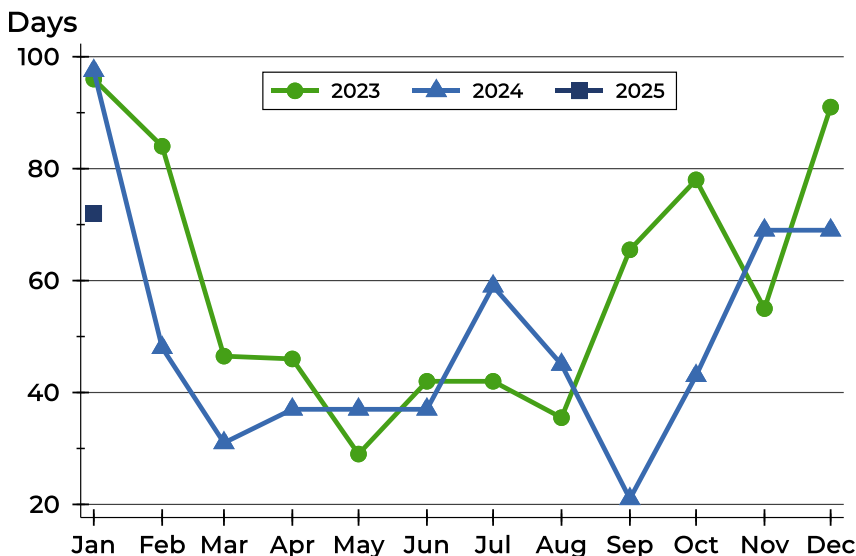
Clay County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	108	116	96
February	106	100	
March	97	74	
April	94	64	
May	124	80	
June	92	69	
July	94	66	
August	69	57	
September	93	47	
October	95	60	
November	98	72	
December	131	82	

Median DOM



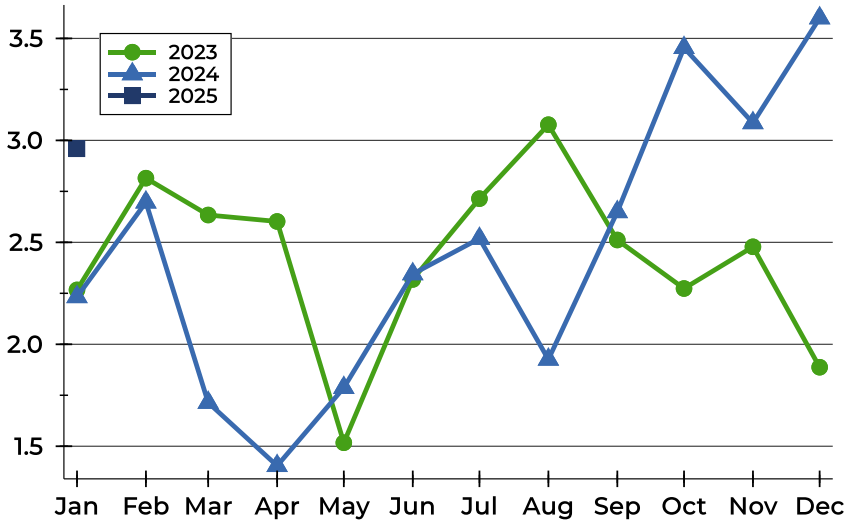
Month	2023	2024	2025
January	96	98	72
February	84	48	
March	47	31	
April	46	37	
May	29	37	
June	42	37	
July	42	59	
August	36	45	
September	66	21	
October	78	43	
November	55	69	
December	91	69	



Clay County Months' Supply Analysis

Months' Supply by Month

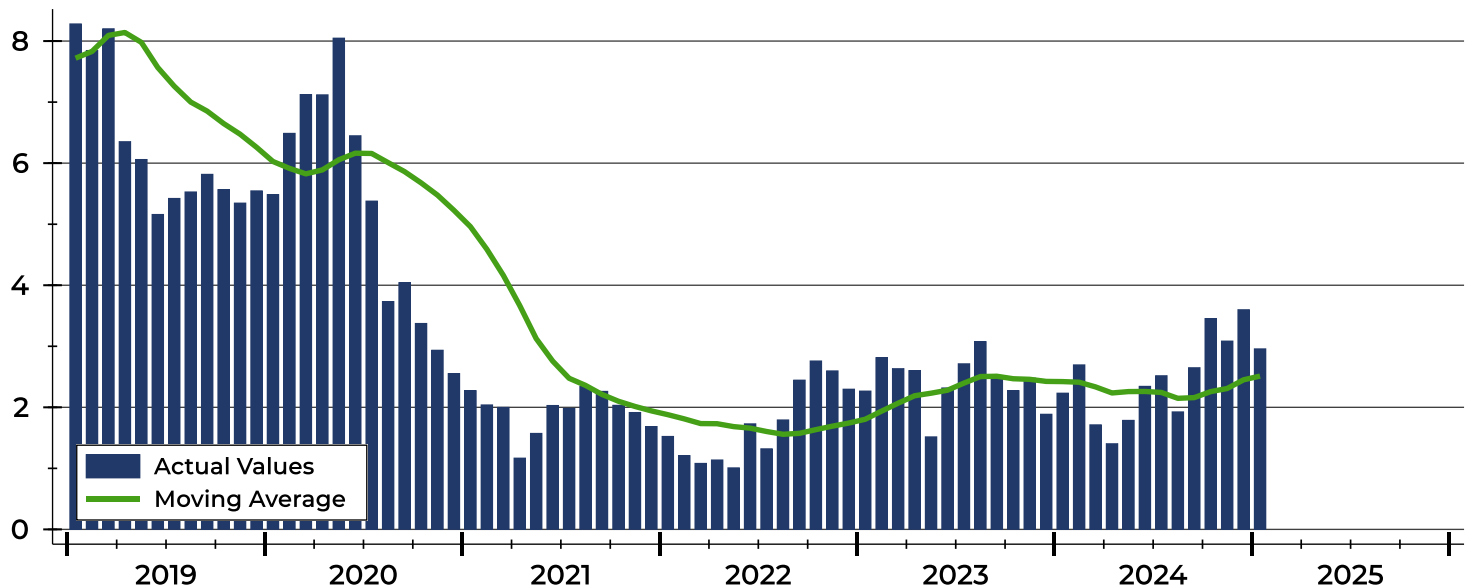
Months



Month	2023	2024	2025
January	2.3	2.2	3.0
February	2.8	2.7	
March	2.6	1.7	
April	2.6	1.4	
May	1.5	1.8	
June	2.3	2.3	
July	2.7	2.5	
August	3.1	1.9	
September	2.5	2.6	
October	2.3	3.5	
November	2.5	3.1	
December	1.9	3.6	

History of Month's Supply

Months





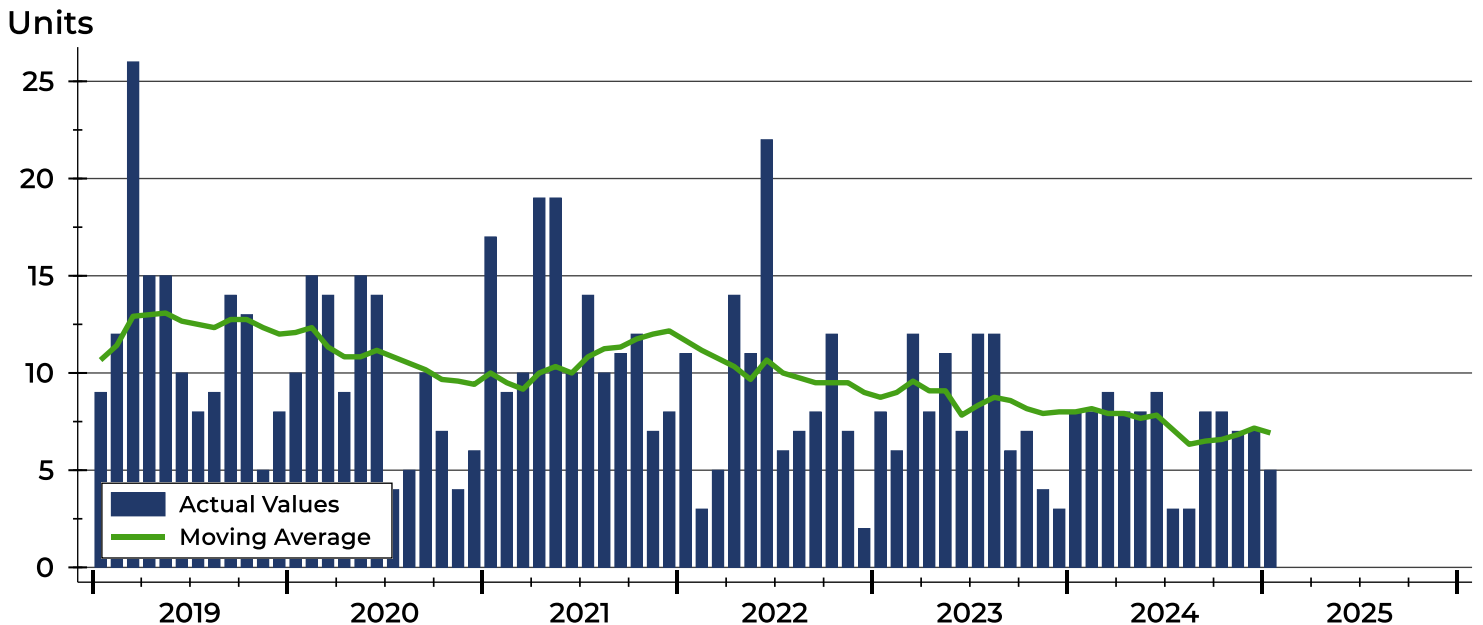
Clay County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	5	8	-37.5%
	Volume (1,000s)	1,070	826	29.5%
	Average List Price	213,960	103,250	107.2%
	Median List Price	180,000	112,250	60.4%
Year-to-Date	New Listings	5	8	-37.5%
	Volume (1,000s)	1,070	826	29.5%
	Average List Price	213,960	103,250	107.2%
	Median List Price	180,000	112,250	60.4%

A total of 5 new listings were added in Clay County during January, down 37.5% from the same month in 2024.

The median list price of these homes was \$180,000 up from \$112,250 in 2024.

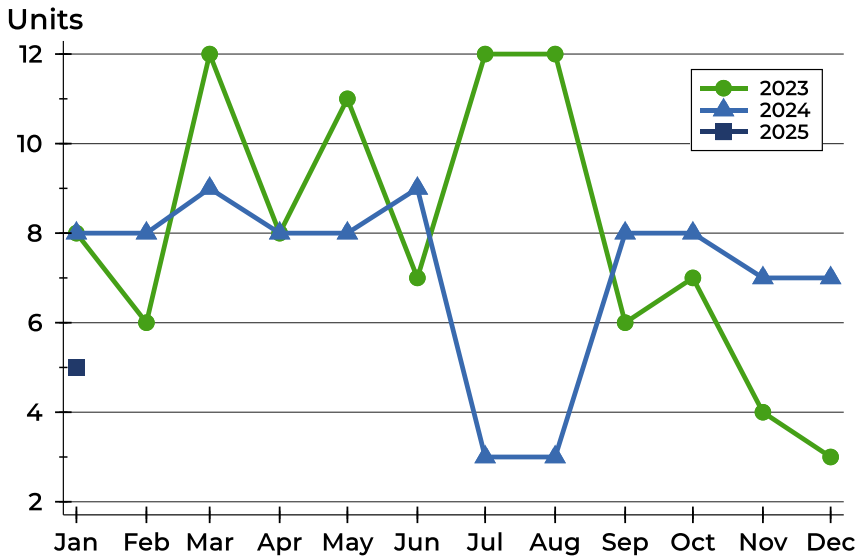
History of New Listings





Clay County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	8	8	5
February	6	8	
March	12	9	
April	8	8	
May	11	8	
June	7	9	
July	12	3	
August	12	3	
September	6	8	
October	7	8	
November	4	7	
December	3	7	

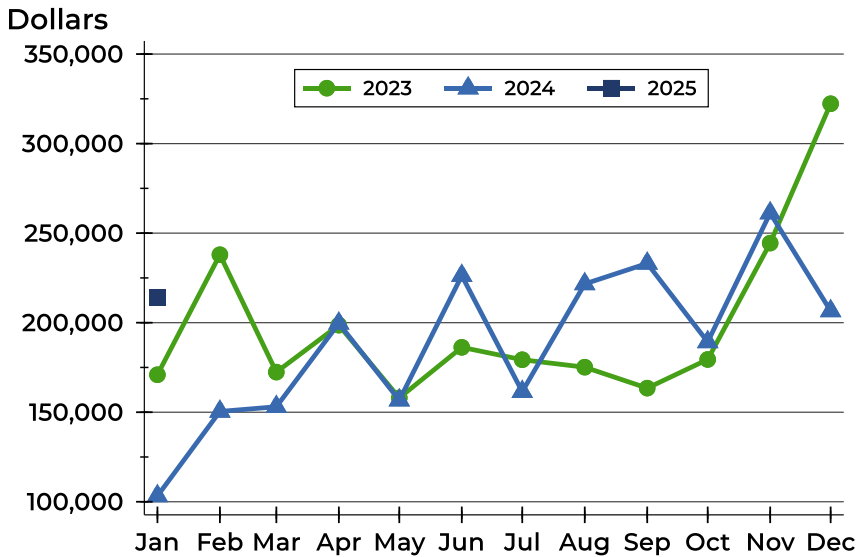
New Listings by Price Range

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	20.0%	134,900	134,900	7	7	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	2	40.0%	179,950	179,950	18	18	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	1	20.0%	255,000	255,000	1	1	100.8%	100.8%
\$300,000-\$399,999	1	20.0%	320,000	320,000	7	7	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



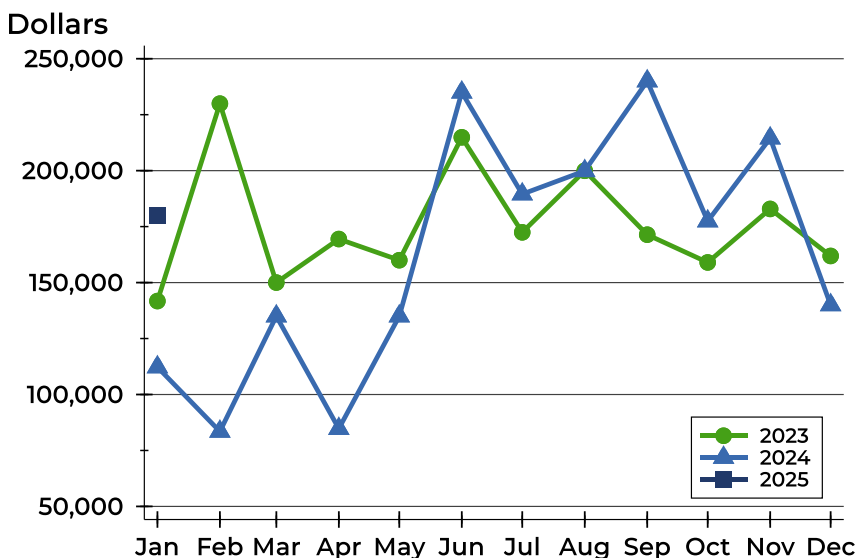
Clay County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,925	103,250	213,960
February	237,967	150,438	
March	172,400	153,056	
April	198,613	199,625	
May	158,009	156,725	
June	186,243	226,267	
July	179,308	161,500	
August	175,154	221,633	
September	163,450	233,100	
October	179,471	189,250	
November	244,450	261,200	
December	322,267	206,543	

Median Price



Month	2023	2024	2025
January	141,750	112,250	180,000
February	229,950	83,500	
March	150,000	135,000	
April	169,450	84,750	
May	160,000	135,000	
June	214,900	235,000	
July	172,450	189,500	
August	199,950	199,900	
September	171,400	240,000	
October	159,000	177,450	
November	182,900	214,500	
December	161,900	140,000	



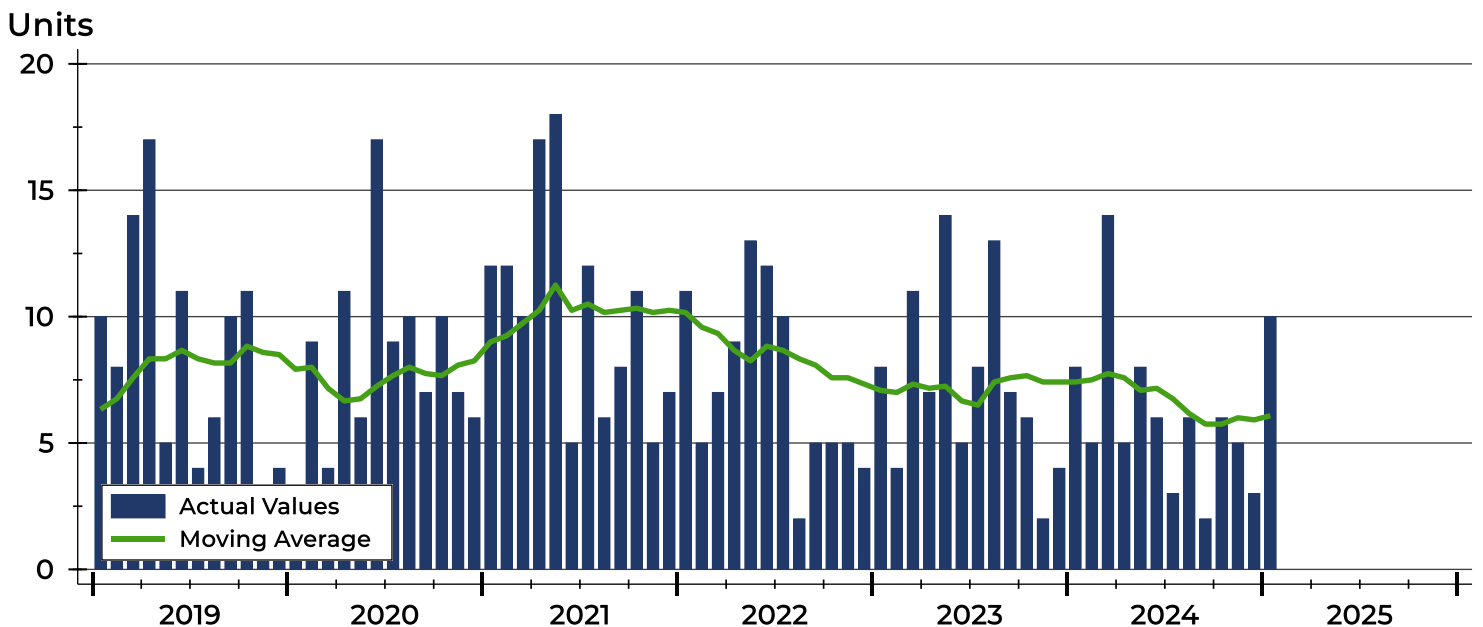
Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		10	8	25.0%	10	8	25.0%
Volume (1,000s)		2,123	980	116.6%	2,123	980	116.6%
Average	Sale Price	212,340	122,438	73.4%	212,340	122,438	73.4%
	Days on Market	65	67	-3.0%	65	67	-3.0%
	Percent of Original	98.1%	90.0%	9.0%	98.1%	90.0%	9.0%
Median	Sale Price	194,750	126,450	54.0%	194,750	126,450	54.0%
	Days on Market	45	22	104.5%	45	22	104.5%
	Percent of Original	100.0%	90.0%	11.1%	100.0%	90.0%	11.1%

A total of 10 contracts for sale were written in Clay County during the month of January, up from 8 in 2024. The median list price of these homes was \$194,750, up from \$126,450 the prior year.

Half of the homes that went under contract in January were on the market less than 45 days, compared to 22 days in January 2024.

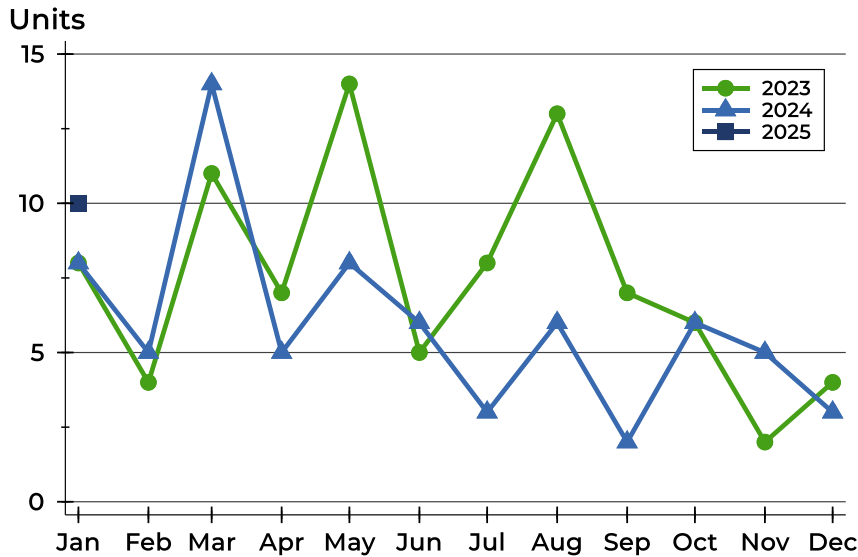
History of Contracts Written





Clay County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	8	8	10
February	4	5	
March	11	14	
April	7	5	
May	14	8	
June	5	6	
July	8	3	
August	13	6	
September	7	2	
October	6	6	
November	2	5	
December	4	3	

Contracts Written by Price Range

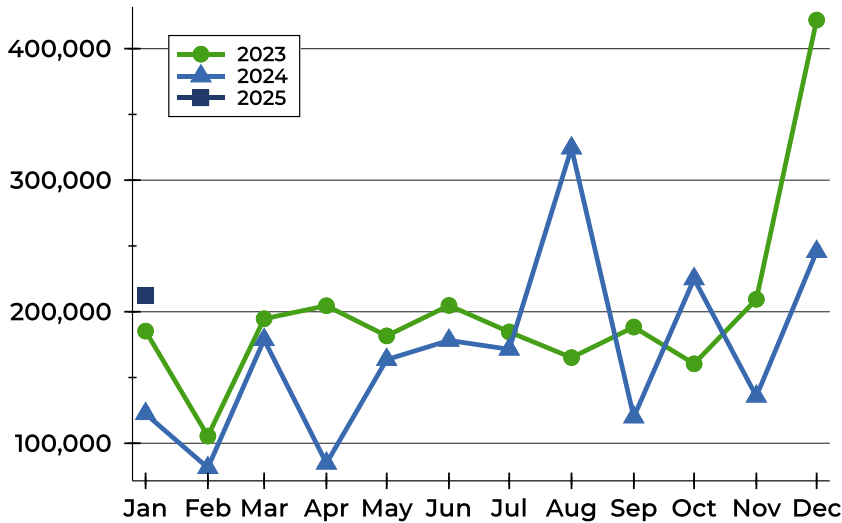
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	4	40.0%	135,975	134,950	32	34	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	10.0%	175,000	175,000	105	105	94.6%	94.6%
\$200,000-\$249,999	1	10.0%	214,500	214,500	87	87	100.0%	100.0%
\$250,000-\$299,999	2	20.0%	255,000	255,000	95	95	95.0%	95.0%
\$300,000-\$399,999	2	20.0%	340,000	340,000	69	69	98.0%	98.0%
\$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 Contracts Written Analysis

Average Price

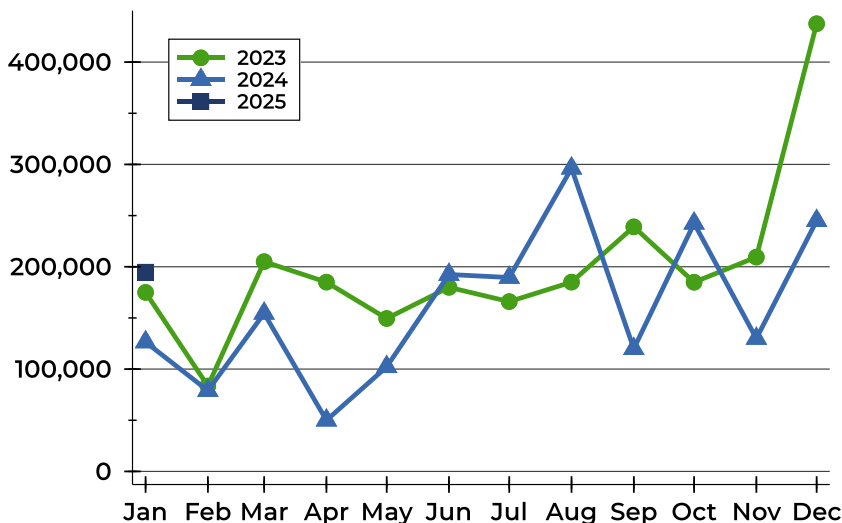
Dollars



Month	2023	2024	2025
January	185,300	122,438	212,340
February	105,500	81,400	
March	194,691	178,743	
April	204,571	84,800	
May	181,643	163,613	
June	204,780	178,217	
July	184,650	171,467	
August	165,138	324,417	
September	188,371	119,950	
October	160,425	224,967	
November	209,450	135,740	
December	421,725	245,667	

Median Price

Dollars

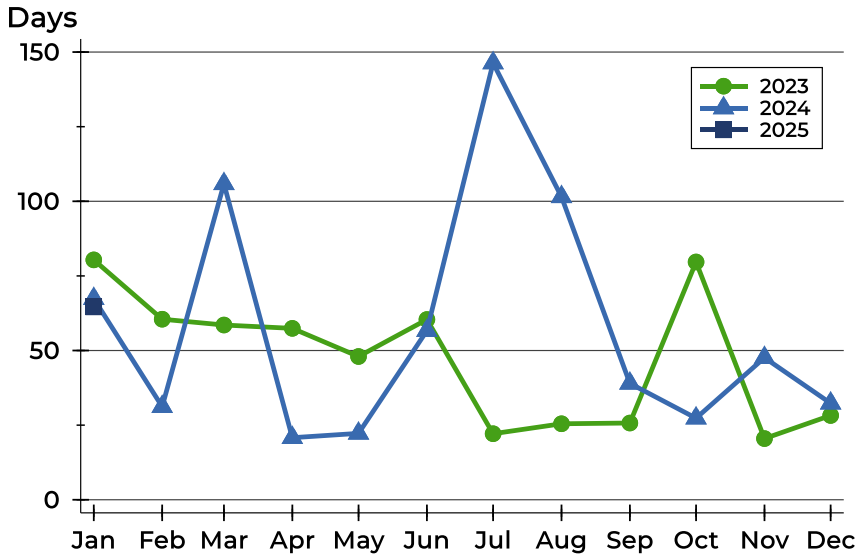


Month	2023	2024	2025
January	174,950	126,450	194,750
February	83,500	79,000	
March	205,000	154,450	
April	185,000	50,000	
May	149,450	102,250	
June	179,900	192,450	
July	165,950	189,500	
August	185,000	296,250	
September	239,000	119,950	
October	184,900	242,450	
November	209,450	129,900	
December	437,500	245,000	



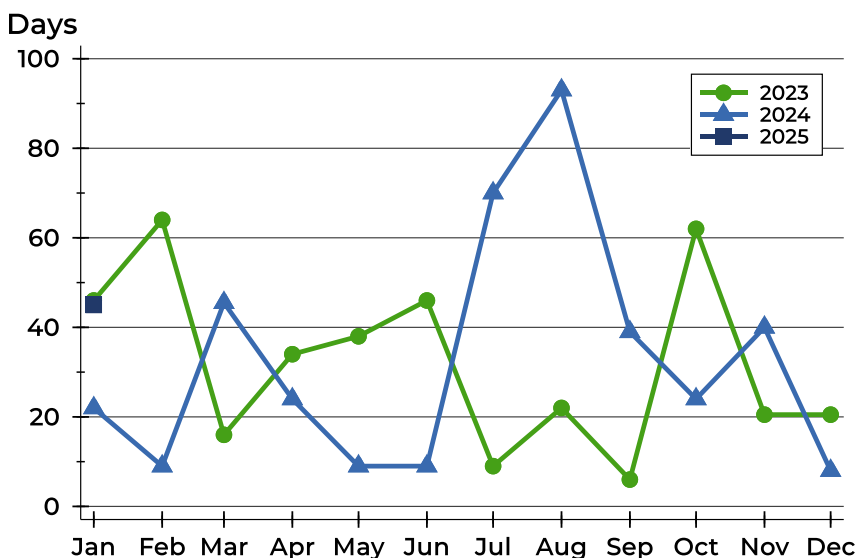
Clay County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	80	67	65
February	61	31	
March	59	106	
April	57	21	
May	48	22	
June	60	57	
July	22	146	
August	25	102	
September	26	39	
October	80	27	
November	21	48	
December	28	32	

Median DOM



Month	2023	2024	2025
January	46	22	45
February	64	9	
March	16	46	
April	34	24	
May	38	9	
June	46	9	
July	9	70	
August	22	93	
September	6	39	
October	62	24	
November	21	40	
December	21	8	



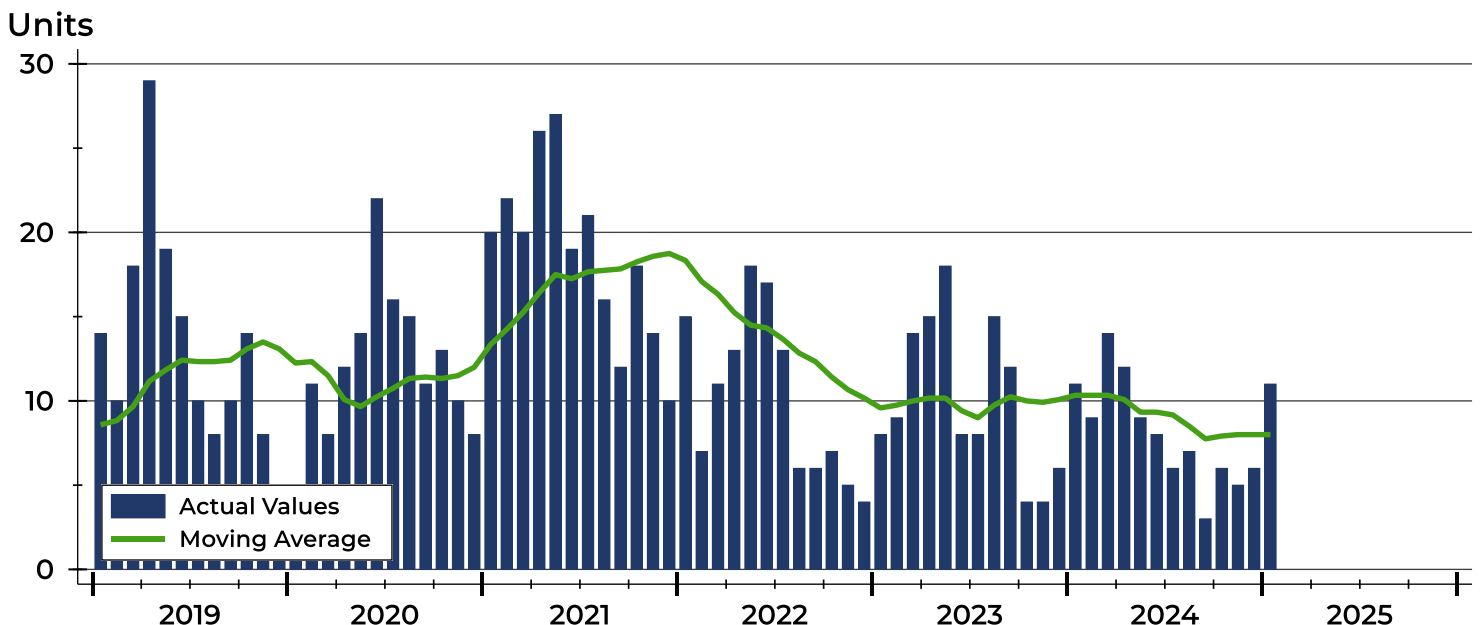
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		11	11	0.0%
Volume (1,000s)		2,362	2,115	11.7%
Average	List Price	214,764	192,309	11.7%
	Days on Market	76	40	90.0%
	Percent of Original	98.3%	98.6%	-0.3%
Median	List Price	214,500	154,900	38.5%
	Days on Market	85	15	466.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Clay County had contracts pending at the end of January, the same number of contracts pending at the end of January 2024.

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.

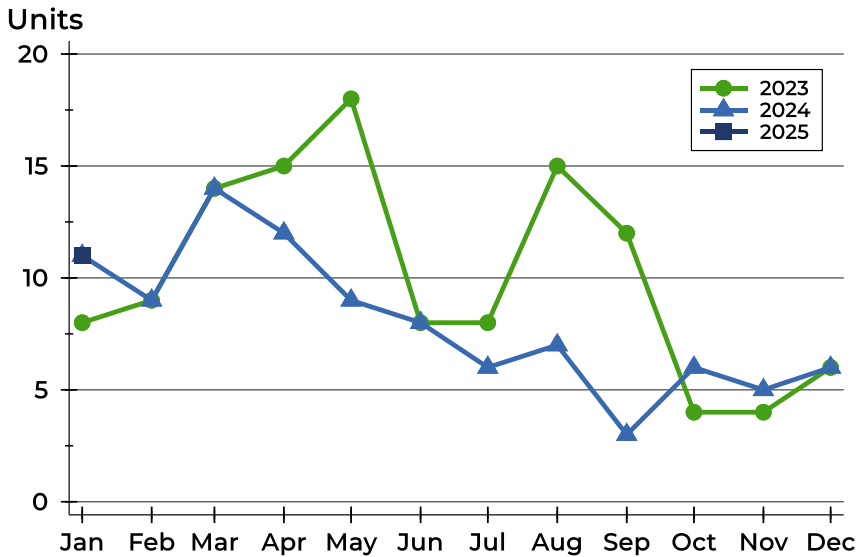
History of Pending Contracts





Clay County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	8	11	11
February	9	9	9
March	14	14	14
April	15	12	15
May	18	9	18
June	8	8	8
July	8	6	8
August	15	7	15
September	12	3	12
October	4	6	4
November	4	5	4
December	6	6	6

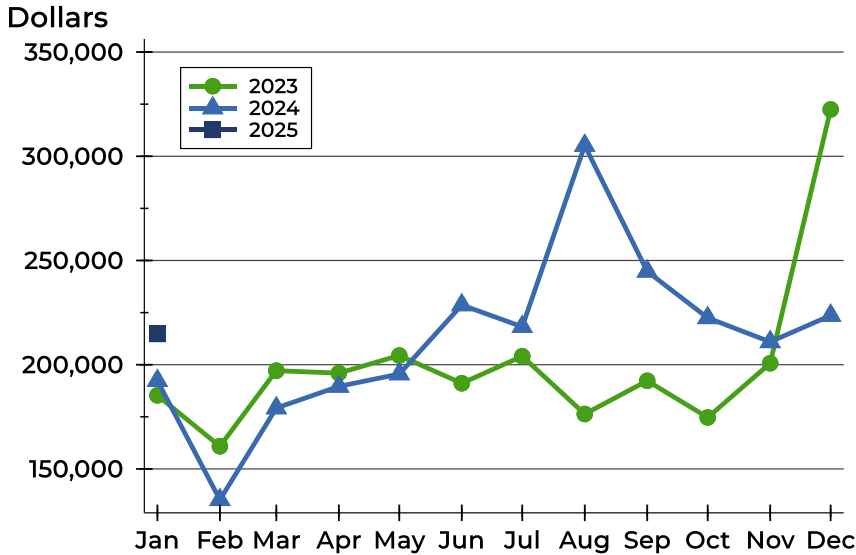
Pending Contracts by Price Range

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	3	27.3%	134,633	134,900	29	29	100.0%	100.0%
\$150,000-\$174,999	1	9.1%	154,000	154,000	103	103	96.9%	96.9%
\$175,000-\$199,999	1	9.1%	175,000	175,000	105	105	94.6%	94.6%
\$200,000-\$249,999	3	27.3%	231,500	235,000	70	85	101.4%	100.0%
\$250,000-\$299,999	1	9.1%	255,000	255,000	189	189	89.2%	89.2%
\$300,000-\$399,999	2	18.2%	340,000	340,000	69	69	98.0%	98.0%
\$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



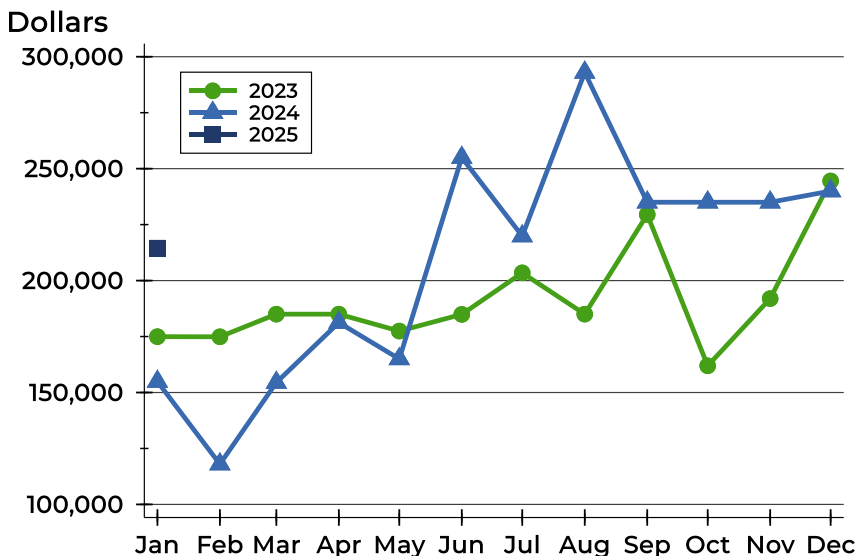
Clay County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	185,300	192,309	214,764
February	160,878	135,211	
March	197,150	179,221	
April	195,980	189,592	
May	204,428	195,544	
June	191,100	228,663	
July	204,075	218,217	
August	176,353	305,143	
September	192,292	244,800	
October	174,700	222,483	
November	200,700	210,960	
December	322,483	223,633	

Median Price

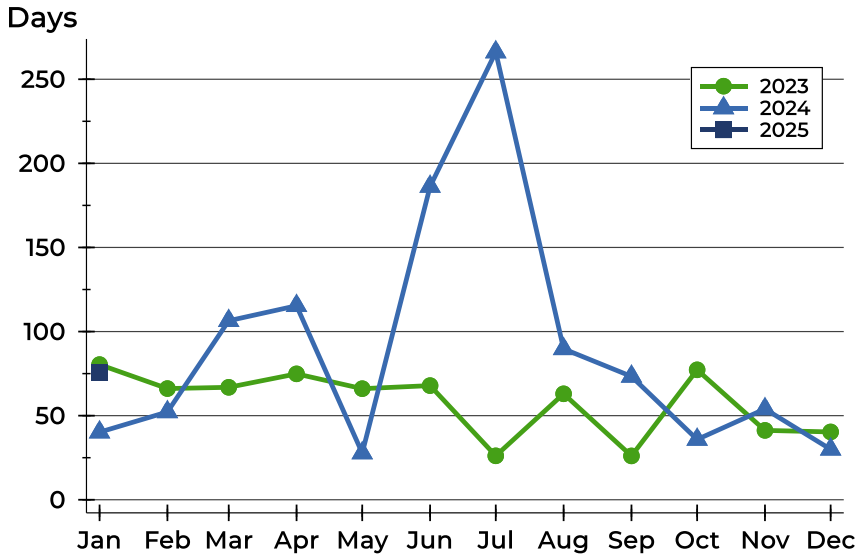


Month	2023	2024	2025
January	174,950	154,900	214,500
February	174,900	118,000	
March	185,000	154,450	
April	185,000	181,250	
May	177,450	165,000	
June	184,900	254,950	
July	203,450	219,900	
August	185,000	293,000	
September	229,500	235,000	
October	161,950	235,000	
November	191,950	235,000	
December	244,500	240,000	



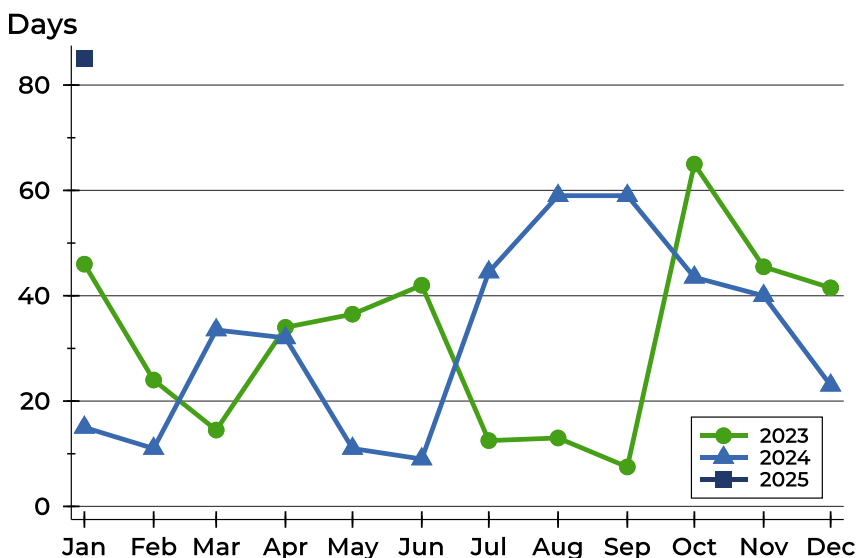
Clay County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	80	40	76
February	66	52	
March	67	106	
April	75	115	
May	66	28	
June	68	186	
July	26	266	
August	63	90	
September	26	73	
October	77	36	
November	41	54	
December	40	30	

Median DOM



Month	2023	2024	2025
January	46	15	85
February	24	11	
March	15	34	
April	34	32	
May	37	11	
June	42	9	
July	13	45	
August	13	59	
September	8	59	
October	65	44	
November	46	40	
December	42	23	