

MARKET OVERVIEW >>

Clay Home Sales Fell in July

Total home sales in Clay County fell last month to 8 units, compared to 17 units in July 2020. Total sales volume was \$1.3 million, down from a year earlier.

The median sale price in July was \$155,750, up from \$80,000 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 98.2% of their list prices.

Clay Active Listings Down at End of July

The total number of active listings in Clay County at the end of July was 20 units, down from 39 at the same point in 2020. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$108,750.

During July, a total of 13 contracts were written up from 9 in July 2020. At the end of the month, there were 21 contracts pending, compared to 16 at the end of July 2020.

Clay County		July		
Current Month		2021	2020	Change
Summary Statistics				
Home Sales		8	17	-52.9%
Active Listings		20	39	-48.7%
Months' Supply		2.0	5.4	-63.1%
New Listings		14	4	250.0%
Contracts Written		13	9	44.4%
Pending Contracts		21	16	31.3%
Sales Volume (1,000s)		1,263	1,560	-19.1%
Average	Sale Price	157,875	91,785	72.0%
	List Price of Actives	147,225	122,418	20.3%
	Days on Market	25	96	-73.6%
	Percent of List	96.2%	93.9%	2.4%
	Percent of Original	96.2%	92.0%	4.5%
Median	Sale Price	155,750	80,000	94.7%
	List Price of Actives	108,750	92,000	18.2%
	Days on Market	6	86	-93.0%
	Percent of List	98.2%	96.0%	2.3%
	Percent of Original	98.2%	94.3%	4.2%

REPORT CONTENTS >>

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Contact Information

Margaret Pendleton, Association Executive
 Flint Hills Association of REALTORS®
 205 S. Seth Child Road
 Manhattan, KS 66502
 785-776-1203
ae@flinthillsrealtors.net
www.flinthillsrealtors.net

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THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
CLAY COUNTY
AS OF 8/8/2021**

July MLS Statistics By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		8	8	0	17	17	0	10	9	1
Change from prior year		-52.9%	-52.9%	N/A	70.0%	88.9%	-100.0%	66.7%	50.0%	N/A
Active Listings		20	20	0	39	39	0	47	47	0
Change from prior year		-48.7%	-48.7%	N/A	-17.0%	-17.0%	N/A	0.0%	2.2%	-100.0%
Months' Supply		2.0	2.0	N/A	5.4	5.4	N/A	5.4	5.5	0.0
Change from prior year		-63.1%	-63.1%	N/A	-0.8%	-2.7%	N/A	-40.4%	-38.9%	-100.0%
New Listings		14	14	0	4	4	0	8	8	0
Change from prior year		250.0%	250.0%	N/A	-50.0%	-50.0%	N/A	-20.0%	-20.0%	N/A
Contracts Written		13	13	0	9	9	0	4	4	0
Change from prior year		44.4%	44.4%	N/A	125.0%	125.0%	N/A	-50.0%	-50.0%	N/A
Pending Contracts		21	21	0	16	16	0	10	10	0
Change from prior year		31.3%	31.3%	N/A	60.0%	60.0%	N/A	-9.1%	-9.1%	N/A
Sales Volume (1,000s)		1,263	1,263	0	1,560	1,560	0	1,541	1,201	340
Change from prior year		-19.1%	-19.1%	N/A	1.3%	29.9%	-100.0%	101.3%	56.9%	N/A
Average	Sale Price	157,875	157,875	N/A	91,785	91,785	N/A	154,104	133,433	340,140
	Change from prior year	72.0%	72.0%	N/A	-40.4%	-31.2%	N/A	20.8%	4.6%	N/A
	List Price of Actives	147,225	147,225	N/A	122,418	122,418	N/A	142,005	142,005	N/A
	Change from prior year	20.3%	20.3%	N/A	-13.8%	-13.8%	N/A	35.3%	37.9%	0.0%
	Days on Market	25	25	N/A	96	96	N/A	141	156	0
	Change from prior year	-73.6%	-73.6%	N/A	-31.6%	-38.4%	N/A	22.5%	36.1%	N/A
Median	Percent of List	96.2%	96.2%	N/A	93.9%	93.9%	N/A	97.0%	96.8%	98.9%
	Change from prior year	2.4%	2.4%	N/A	-3.2%	-3.0%	N/A	4.2%	3.9%	N/A
	Percent of Original	96.2%	96.2%	N/A	92.0%	92.0%	N/A	91.5%	90.7%	98.9%
	Change from prior year	4.5%	4.5%	N/A	0.5%	1.4%	N/A	-3.4%	-4.2%	N/A
	Sale Price	155,750	155,750	N/A	80,000	80,000	N/A	141,200	132,500	340,140
	Change from prior year	94.7%	94.7%	N/A	-43.3%	-39.6%	N/A	4.2%	-2.2%	N/A
Median	List Price of Actives	108,750	108,750	N/A	92,000	92,000	N/A	124,900	124,900	N/A
	Change from prior year	18.2%	18.2%	N/A	-26.3%	-26.3%	N/A	27.4%	31.5%	0.0%
	Days on Market	6	6	N/A	86	86	N/A	73	81	0
	Change from prior year	-93.0%	-93.0%	N/A	17.8%	6.2%	N/A	1.4%	12.5%	N/A
	Percent of List	98.2%	98.2%	N/A	96.0%	96.0%	N/A	97.5%	97.5%	98.9%
	Change from prior year	2.3%	2.3%	N/A	-1.6%	-1.6%	N/A	3.1%	3.1%	N/A
Median	Percent of Original	98.2%	98.2%	N/A	94.3%	94.3%	N/A	90.3%	86.9%	98.9%
	Change from prior year	4.2%	4.2%	N/A	4.4%	8.5%	N/A	-4.6%	-8.1%	N/A

YEAR-TO-DATE STATISTICS

SUMMARY >>

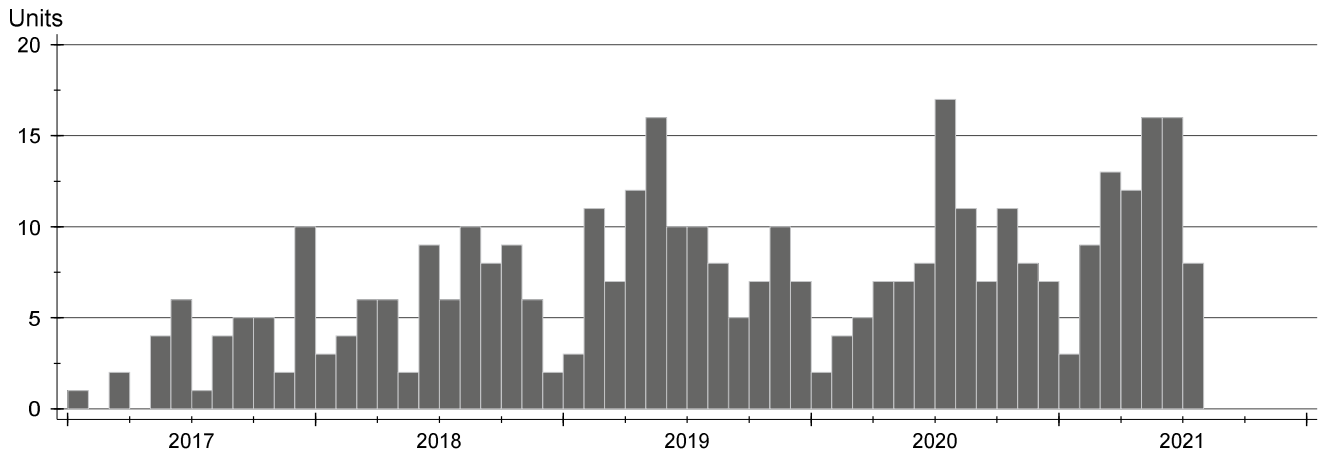
YTD BREAKDOWNS BY HOME TYPE CLAY COUNTY AS OF 8/8/2021

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		77	77	0	50	50	0	69	67	2
Change from prior year		54.0%	54.0%	N/A	-27.5%	-25.4%	-100.0%	91.7%	91.4%	100.0%
New Listings		101	101	0	81	81	0	95	95	0
Change from prior year		24.7%	24.7%	N/A	-14.7%	-14.7%	N/A	30.1%	35.7%	-100.0%
Contracts Written		90	90	0	59	59	0	69	68	1
Change from prior year		52.5%	52.5%	N/A	-14.5%	-13.2%	-100.0%	76.9%	78.9%	0.0%
Sales Volume (1,000s)		9,427	9,427	0	5,452	5,452	0	8,895	8,360	535
Change from prior year		72.9%	72.9%	N/A	-38.7%	-34.8%	-100.0%	87.0%	85.1%	123.0%
Average	Sale Price	122,429	122,429	N/A	109,042	109,042	N/A	128,916	124,777	267,570
	Change from prior year	12.3%	12.3%	N/A	-15.4%	-12.6%	0.0%	-2.4%	-3.3%	11.5%
	Days on Market	72	72	N/A	88	88	N/A	97	95	183
	Change from prior year	-17.3%	-17.3%	N/A	-10.1%	-7.7%	0.0%	2.1%	-2.7%	731.8%
	Percent of List	96.9%	96.9%	N/A	92.8%	92.8%	N/A	94.3%	94.2%	98.5%
Change from prior year	4.4%	4.4%	N/A	-1.6%	-1.5%	0.0%	0.8%	0.8%	2.4%	
Median	Percent of Original	95.0%	95.0%	N/A	90.6%	90.6%	N/A	89.7%	89.4%	98.5%
	Change from prior year	4.8%	4.8%	N/A	1.1%	1.4%	0.0%	-4.7%	-4.9%	2.4%
	Sale Price	100,000	100,000	N/A	90,500	90,500	N/A	115,000	115,000	267,570
	Change from prior year	10.5%	10.5%	N/A	-21.3%	-21.3%	0.0%	-8.4%	-7.3%	11.5%
	Days on Market	14	14	N/A	64	64	N/A	64	64	183
Change from prior year	-78.1%	-78.1%	N/A	0.0%	0.0%	0.0%	-3.8%	-9.9%	731.8%	
Percent of List	Change from prior year	2.3%	2.3%	N/A	0.4%	0.9%	0.0%	0.8%	0.3%	2.4%
	Percent of Original	97.3%	97.3%	N/A	93.0%	93.0%	N/A	90.5%	90.2%	98.5%
	Change from prior year	4.6%	4.6%	N/A	2.9%	3.1%	0.0%	-4.8%	-4.9%	2.4%

CLOSED LISTINGS ANALYSIS

HISTORY >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Closed Listings		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		8	17	-52.9%	77	50	54.0%
Volume (1,000s)		1,263	1,560	-19.1%	9,427	5,452	72.9%
Average	Sale Price	157,875	91,785	72.0%	122,429	109,042	12.3%
	Days on Market	25	96	-73.6%	72	88	-17.3%
	Percent of List	96.2%	93.9%	2.4%	96.9%	92.8%	4.4%
	Percent of Original	96.2%	92.0%	4.5%	95.0%	90.6%	4.8%
Median	Sale Price	155,750	80,000	94.7%	100,000	90,500	10.5%
	Days on Market	6	86	-93.0%	14	64	-78.1%
	Percent of List	98.2%	96.0%	2.3%	98.5%	96.3%	2.3%
	Percent of Original	98.2%	94.3%	4.2%	97.3%	93.0%	4.6%

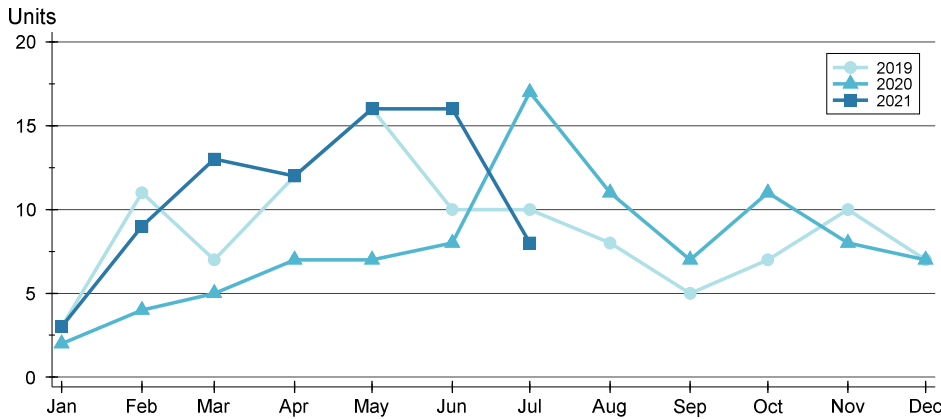
A total of 8 homes sold in Clay County in July, down from 17 units in July 2020. Total sales volume fell to \$1.3 million compared to \$1.6 million in the previous year.

The median sales price in July was \$155,750, up 94.7% compared to the prior year. Median days on market was 6 days, down from 11 days in June, and down from 86 in July 2020.

CLOSED LISTINGS ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	3	2	3
February	11	4	9
March	7	5	13
April	12	7	12
May	16	7	16
June	10	8	16
July	10	17	8
August	8	11	7
September	5	7	7
October	7	11	7
November	10	8	7
December	7	7	7

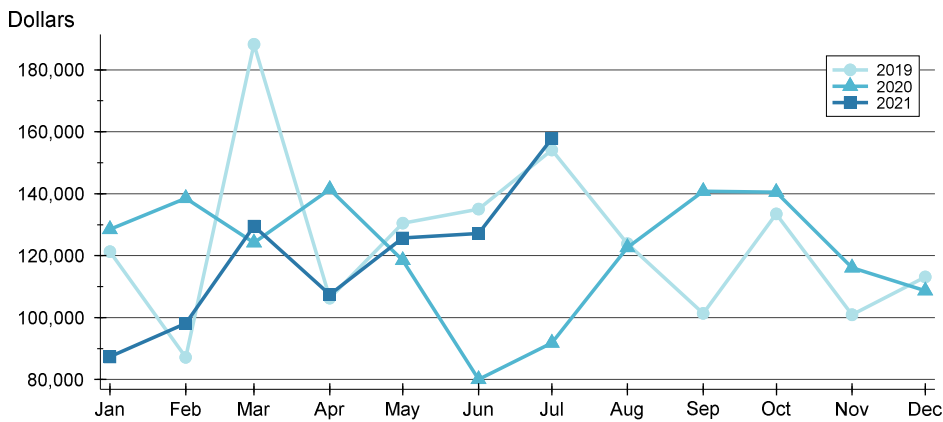
BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	25.0%	131	65,500	65,500	76	76	84.4%	84.4%	84.4%	84.4%
\$100,000-\$124,999	1	12.5%	105	105,000	105,000	3	3	106.1%	106.1%	106.1%	106.1%
\$125,000-\$149,999	1	12.5%	144	144,000	144,000	24	24	99.3%	99.3%	99.3%	99.3%
\$150,000-\$174,999	1	12.5%	168	167,500	167,500	7	7	98.5%	98.5%	98.5%	98.5%
\$175,000-\$199,999	1	12.5%	180	180,000	180,000	1	1	102.9%	102.9%	102.9%	102.9%
\$200,000-\$249,999	1	12.5%	230	230,000	230,000	2	2	97.9%	97.9%	97.9%	97.9%
\$250,000-\$299,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	12.5%	306	305,500	305,500	14	14	95.8%	95.8%	95.8%	95.8%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	8	100.0%	1,263	157,875	155,750	25	6	96.2%	98.2%	96.2%	98.2%

CLOSED LISTINGS ANALYSIS

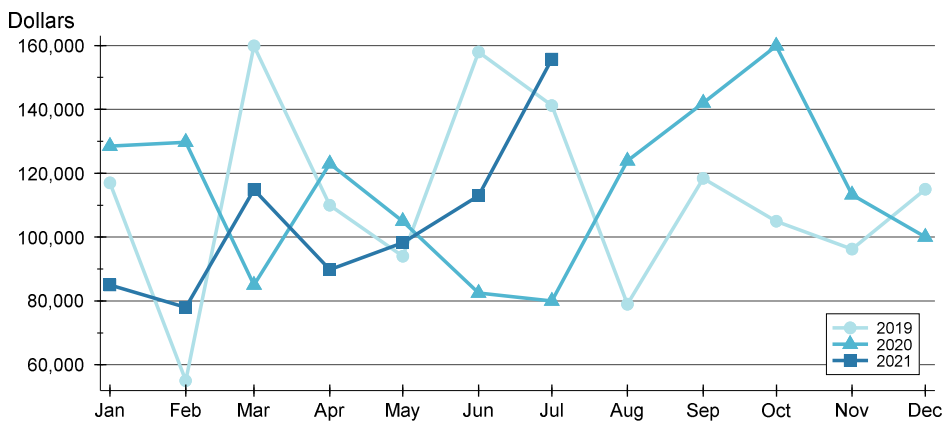
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	121,300	128,500	87,333
February	87,145	138,500	98,167
March	188,271	124,180	129,554
April	106,250	141,429	107,446
May	130,522	118,493	125,681
June	135,043	80,050	127,129
July	154,104	91,785	157,875
August	123,875	122,655	
September	101,380	140,821	
October	133,500	140,518	
November	100,915	116,113	
December	113,143	108,700	

MEDIAN PRICE >>

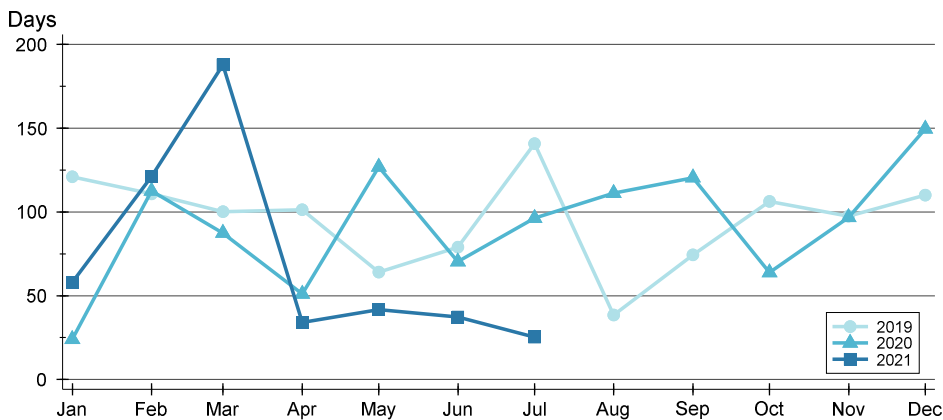


Month	2019	2020	2021
January	117,000	128,500	85,000
February	55,000	129,750	78,000
March	159,900	85,000	114,900
April	110,000	123,000	89,825
May	94,000	105,000	98,250
June	158,000	82,500	113,000
July	141,200	80,000	155,750
August	79,000	123,900	
September	118,400	142,000	
October	105,000	159,900	
November	96,250	113,250	
December	115,000	99,999	

CLOSED LISTINGS ANALYSIS

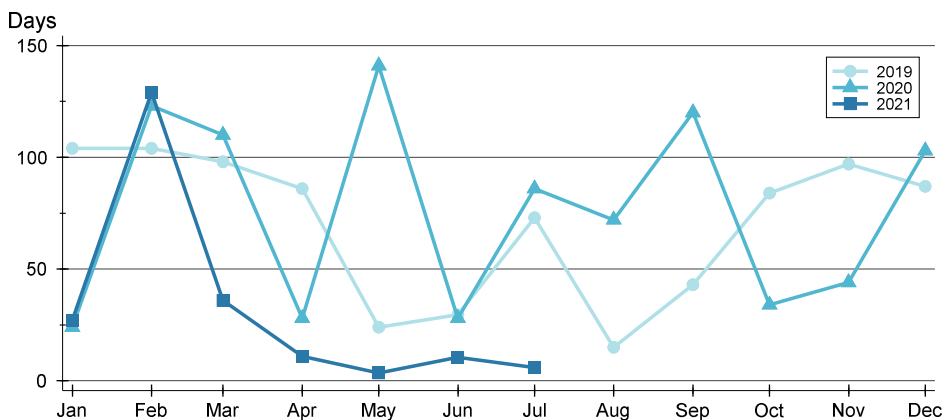
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	121	24	58
February	111	113	121
March	100	87	188
April	101	51	34
May	64	127	42
June	79	70	37
July	141	96	25
August	39	111	
September	74	120	
October	106	64	
November	98	97	
December	110	150	

MEDIAN DOM >>

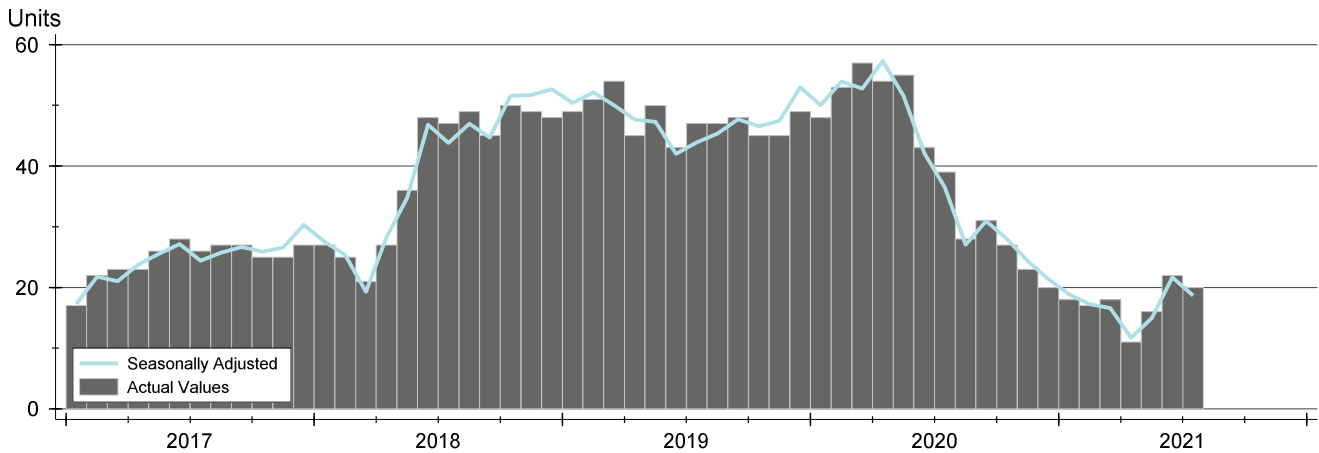


Month	2019	2020	2021
January	104	24	27
February	104	123	129
March	98	110	36
April	86	28	11
May	24	141	4
June	30	28	11
July	73	86	6
August	15	72	
September	43	120	
October	84	34	
November	97	44	
December	87	103	

ACTIVE LISTINGS ANALYSIS

HISTORY >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		20	39	-48.7%
Months' Supply		2.0	5.4	-63.1%
Volume (1,000s)		2,945	4,774	-38.3%
Average	List Price	147,225	122,418	20.3%
	Days on Market	50	133	-62.0%
	Percent of Original	97.7%	95.2%	2.6%
Median	List Price	108,750	92,000	18.2%
	Days on Market	47	93	-50.0%
	Percent of Original	100.0%	98.5%	1.6%

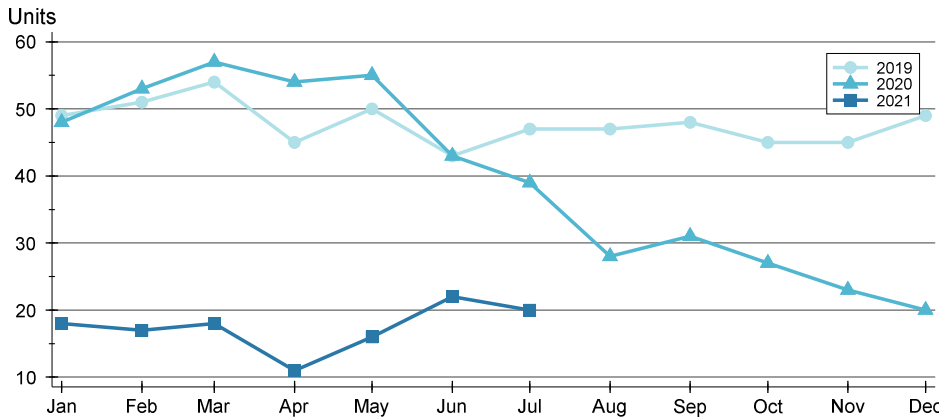
A total of 20 homes were available for sale in Clay County at the end of July. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$108,750, up 18.2% from 2020. The typical time on market for active listings was 47 days, down from 93 days a year earlier.

ACTIVE LISTINGS ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	49	48	18
February	51	53	17
March	54	57	18
April	45	54	11
May	50	55	16
June	43	43	22
July	47	39	20
August	47	28	
September	48	31	
October	45	27	
November	45	23	
December	49	20	

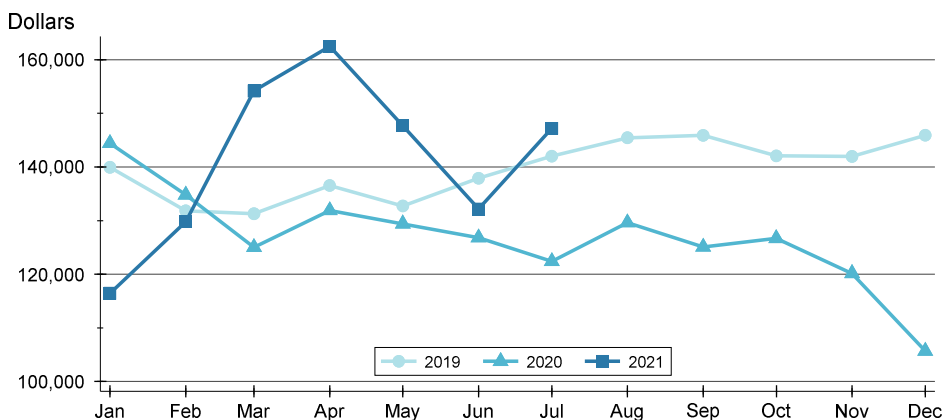
BY PRICE RANGE >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	20.0%	186	N/A	46,450	47,700	61	64	92.7%	90.9%
\$50,000-\$99,999	6	30.0%	486	3.0	81,000	86,000	53	42	98.5%	100.0%
\$100,000-\$124,999	0	0.0%	0	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	15.0%	415	3.0	138,300	140,000	32	16	97.5%	100.0%
\$150,000-\$174,999	0	0.0%	0	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	5.0%	175	1.0	175,000	175,000	47	47	100.0%	100.0%
\$200,000-\$249,999	2	10.0%	472	2.0	236,000	236,000	12	12	100.0%	100.0%
\$250,000-\$299,999	3	15.0%	821	N/A	273,600	265,000	28	12	100.0%	100.0%
\$300,000-\$399,999	1	5.0%	390	1.0	390,000	390,000	197	197	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	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%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	20	100.0%	2,945	2.5	147,225	108,750	50	47	97.7%	100.0%

ACTIVE LISTINGS ANALYSIS

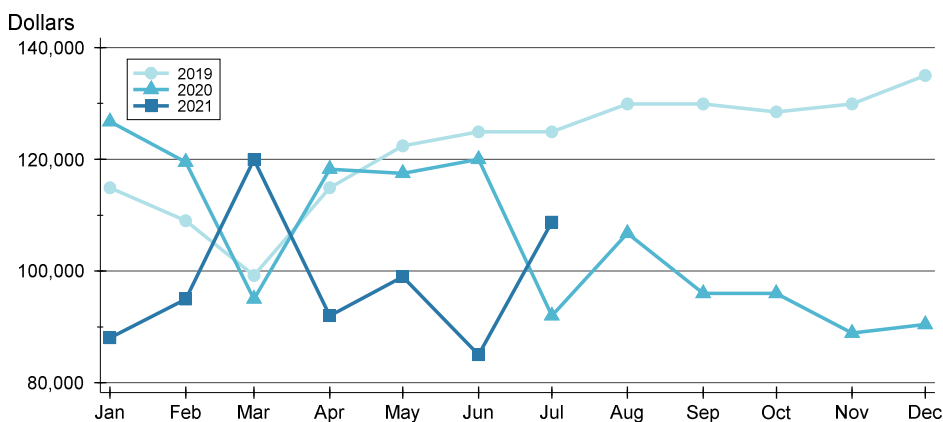
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	139,943	144,433	116,461
February	131,831	134,779	129,794
March	131,293	125,035	154,172
April	136,556	131,904	162,509
May	132,746	129,411	147,694
June	137,899	126,830	132,164
July	142,005	122,418	147,225
August	145,460	129,636	-
September	145,892	125,100	-
October	142,066	126,674	-
November	141,969	120,161	-
December	145,924	105,690	-

MEDIAN PRICE >>

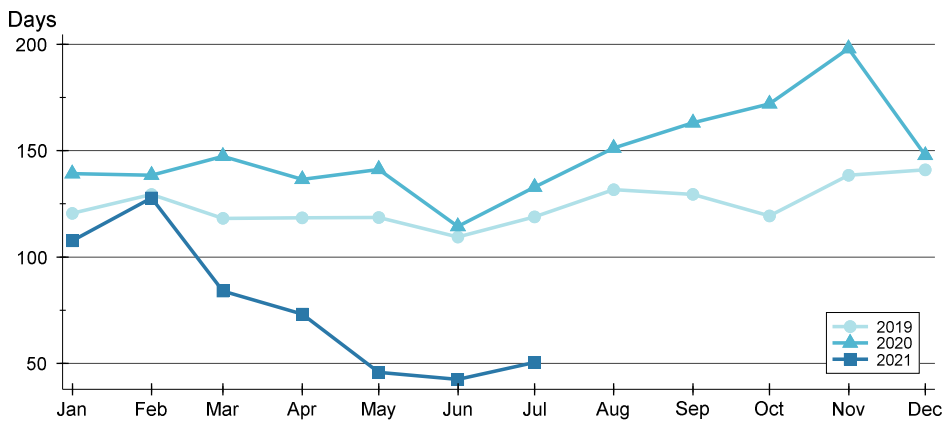


Month	2019	2020	2021
January	114,900	126,750	88,050
February	109,000	119,500	95,000
March	99,200	95,000	119,950
April	114,900	118,250	92,000
May	122,400	117,500	99,000
June	124,900	120,000	85,000
July	124,900	92,000	108,750
August	129,900	106,750	-
September	129,900	96,000	-
October	128,500	96,000	-
November	129,900	88,900	-
December	135,000	90,450	-

ACTIVE LISTINGS ANALYSIS

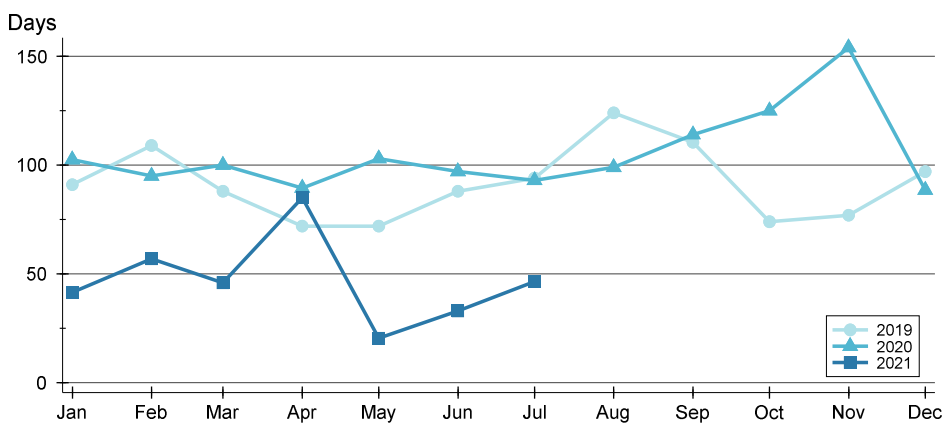
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	121	139	108
February	129	139	128
March	118	147	84
April	118	137	73
May	119	141	46
June	109	114	42
July	119	133	50
August	132	151	
September	129	163	
October	119	172	
November	138	198	
December	141	148	

MEDIAN DOM >>

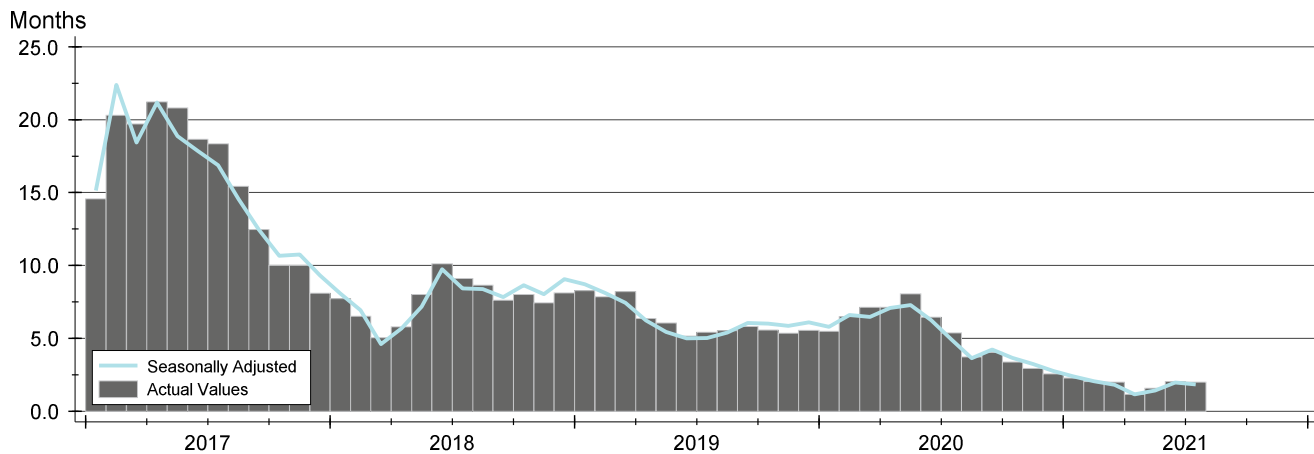


Month	2019	2020	2021
January	91	103	42
February	109	95	57
March	88	100	46
April	72	90	85
May	72	103	21
June	88	97	33
July	94	93	47
August	124	99	
September	111	114	
October	74	125	
November	77	154	
December	97	89	

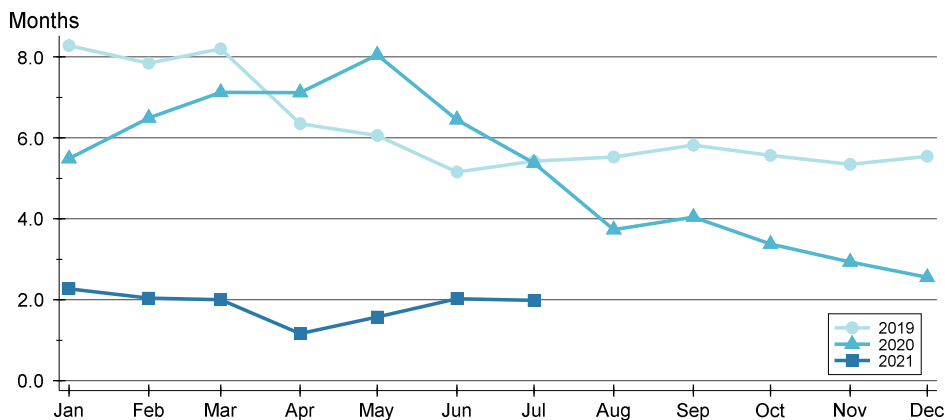
MONTHS' SUPPLY ANALYSIS

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



BY MONTH >>

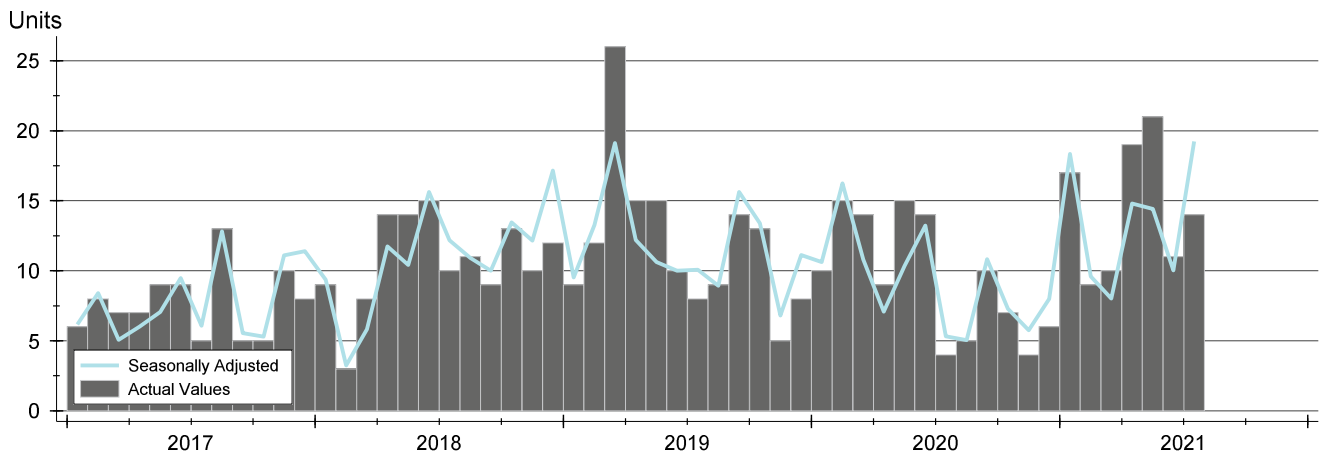


Month	2019	2020	2021
January	8.3	5.5	2.3
February	7.8	6.5	2.0
March	8.2	7.1	2.0
April	6.4	7.1	1.2
May	6.1	8.0	1.6
June	5.2	6.5	2.0
July	5.4	5.4	2.0
August	5.5	3.7	
September	5.8	4.0	
October	5.6	3.4	
November	5.3	2.9	
December	5.5	2.6	

NEW LISTINGS ANALYSIS

HISTORY >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for New Listings		2021	July 2020	Change
Current Month	New Listings	14	4	250.0%
	Volume (1,000s)	2,535	252	906.4%
	Average List Price	181,071	62,975	187.5%
	Median List Price	144,950	43,700	231.7%
YTD	New Listings	101	81	24.7%
	Volume (1,000s)	14,543	9,212	57.9%
	Average List Price	143,992	113,733	26.6%
	Median List Price	116,900	89,900	30.0%

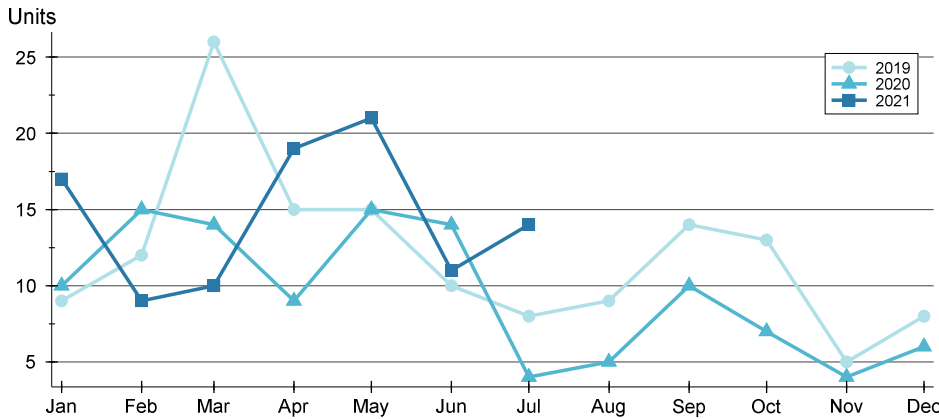
A total of 14 new listings were added in Clay County during July, up 250.0% from the same month in 2020. Year-to-date Clay County has seen 101 new listings.

The median list price of these homes was \$144,950 up from \$43,700 in 2020.

NEW LISTINGS ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	9	10	17
February	12	15	9
March	26	14	10
April	15	9	19
May	15	15	21
June	10	14	11
July	8	4	14
August	9	5	
September	14	10	
October	13	7	
November	5	4	
December	8	6	

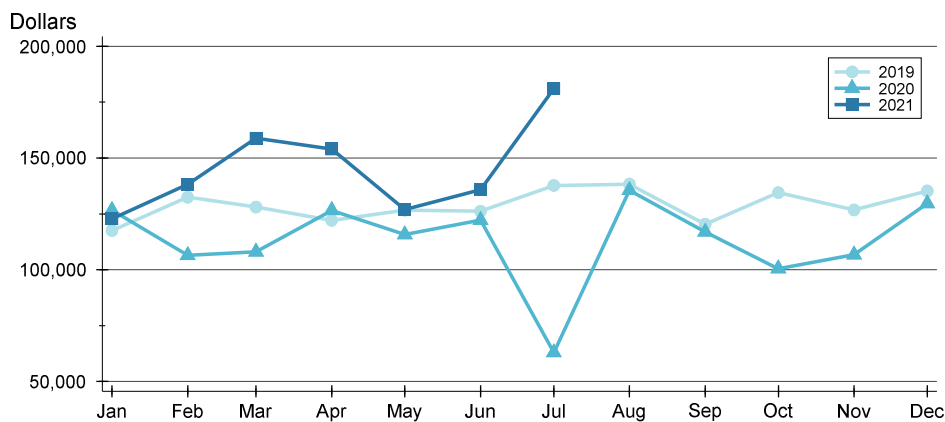
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A
\$50,000-\$99,999	5	35.7%	409	81,880	80,000
\$100,000-\$124,999	0	0.0%	0	N/A	N/A
\$125,000-\$149,999	3	21.4%	425	141,600	140,000
\$150,000-\$174,999	0	0.0%	0	N/A	N/A
\$175,000-\$199,999	0	0.0%	0	N/A	N/A
\$200,000-\$249,999	3	21.4%	721	240,333	247,000
\$250,000-\$299,999	2	14.3%	565	282,450	282,450
\$300,000-\$399,999	0	0.0%	0	N/A	N/A
\$400,000-\$499,999	1	7.1%	415	414,900	414,900
\$500,000-\$749,999	0	0.0%	0	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	14	100.0%	2,535	181,071	144,950

NEW LISTINGS ANALYSIS

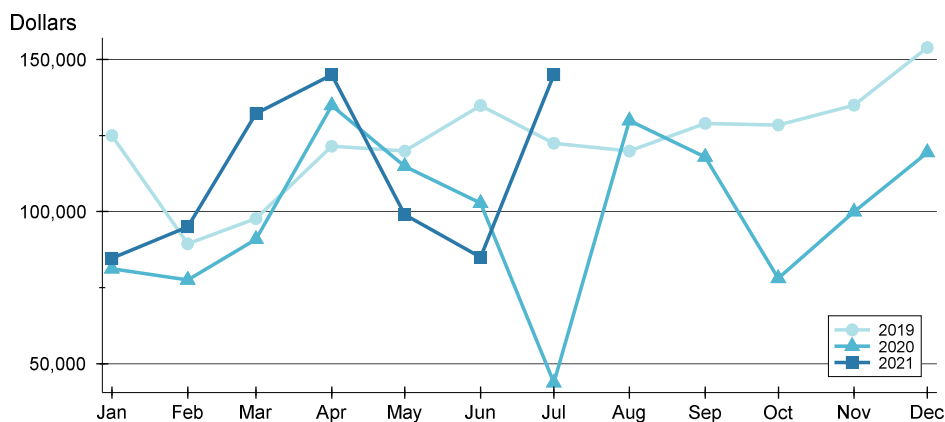
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	117,556	126,670	122,797
February	132,467	106,400	138,211
March	128,050	108,029	158,940
April	122,127	126,583	154,063
May	126,607	115,703	126,971
June	126,190	122,186	135,791
July	137,725	62,975	181,071
August	138,322	135,560	135,560
September	120,429	116,960	116,960
October	134,485	100,500	100,500
November	126,760	106,700	106,700
December	135,263	129,667	129,667

MEDIAN PRICE >>

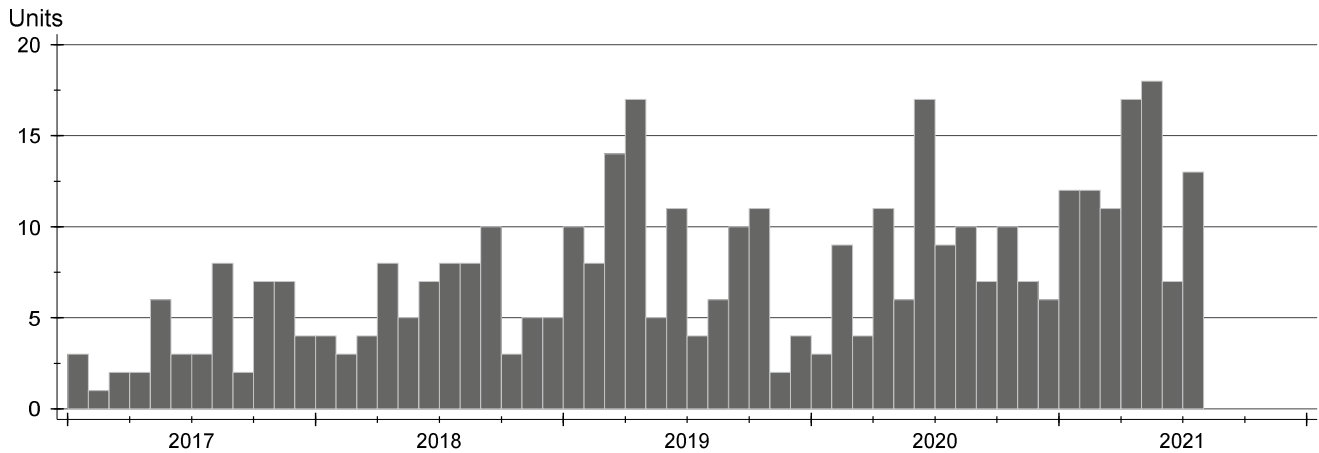


Month	2019	2020	2021
January	125,000	81,200	84,650
February	89,400	77,500	95,000
March	97,700	90,900	132,250
April	121,500	134,900	145,000
May	119,900	114,900	99,000
June	134,900	102,750	85,000
July	122,500	43,700	144,950
August	119,900	129,900	129,900
September	129,000	117,950	117,950
October	128,500	78,000	78,000
November	135,000	99,950	99,950
December	153,950	119,450	119,450

CONTRACTS WRITTEN ANALYSIS

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Contracts Written		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		13	9	44.4%	90	59	52.5%
Volume (1,000s)		2,186	1,244	75.8%	11,802	7,192	64.1%
Average	Sale Price	168,154	138,189	21.7%	131,133	121,890	7.6%
	Days on Market	39	146	-73.2%	53	98	-45.6%
	Percent of Original	98.4%	93.8%	4.9%	96.8%	91.1%	6.3%
Median	Sale Price	134,900	134,900	0.0%	109,950	119,000	-7.6%
	Days on Market	7	92	-92.4%	13	86	-85.5%
	Percent of Original	100.0%	94.3%	6.0%	99.7%	93.8%	6.3%

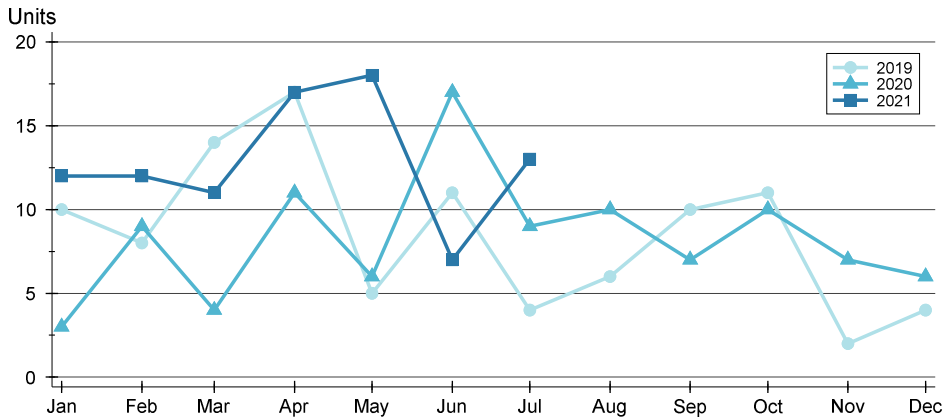
A total of 13 contracts for sale were written in Clay County during the month of July, up from 9 in 2020. The median list price of these homes was \$134,900, the same as the prior year.

Half of the homes that went under contract in July were on the market less than 7 days, compared to 92 days in July 2020.

CONTRACTS WRITTEN ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	10	3	12
February	8	9	12
March	14	4	11
April	17	11	17
May	5	6	18
June	11	17	7
July	4	9	13
August	6	10	
September	10	7	
October	11	10	
November	2	7	
December	4	6	

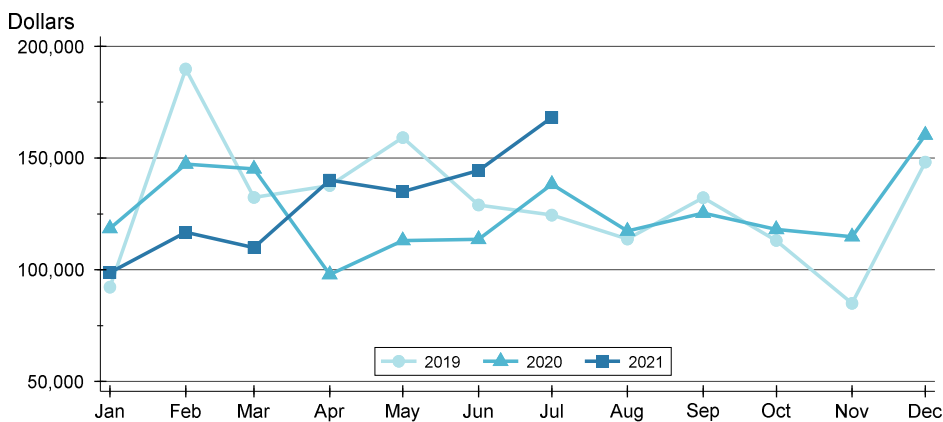
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	46.2%	442	73,733	72,700	31	6	97.1%	100.0%
\$100,000-\$124,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	15.4%	270	134,900	134,900	7	7	100.0%	100.0%
\$150,000-\$174,999	1	7.7%	165	165,000	165,000	58	58	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	7.7%	249	249,000	249,000	2	2	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	280	279,900	279,900	61	61	96.6%	96.6%
\$300,000-\$399,999	1	7.7%	365	365,000	365,000	188	188	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	415	414,900	414,900	1	1	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	13	100.0%	2,186	168,154	134,900	39	7	98.4%	100.0%

CONTRACTS WRITTEN ANALYSIS

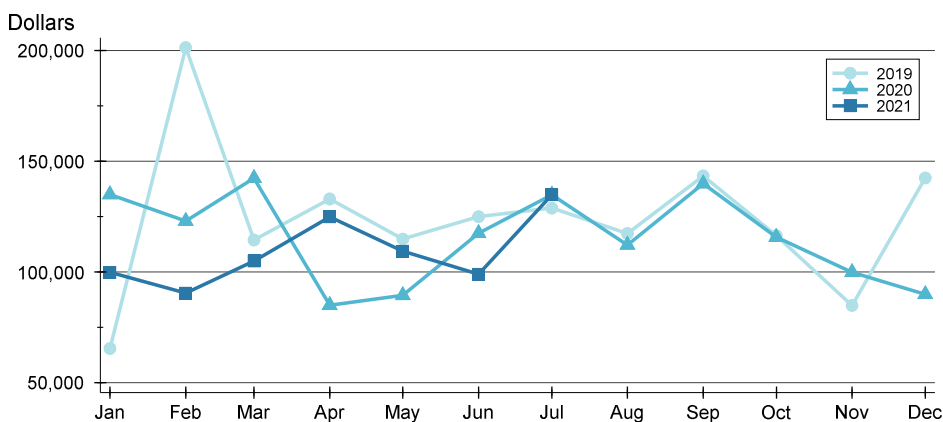
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	92,230	118,500	98,742
February	189,813	147,344	116,721
March	132,371	145,150	109,891
April	137,653	97,859	140,112
May	159,120	113,067	134,933
June	128,964	113,574	144,414
July	124,450	138,189	168,154
August	113,783	117,300	
September	132,250	125,357	
October	113,091	118,020	
November	84,950	114,800	
December	148,200	160,283	

MEDIAN PRICE >>

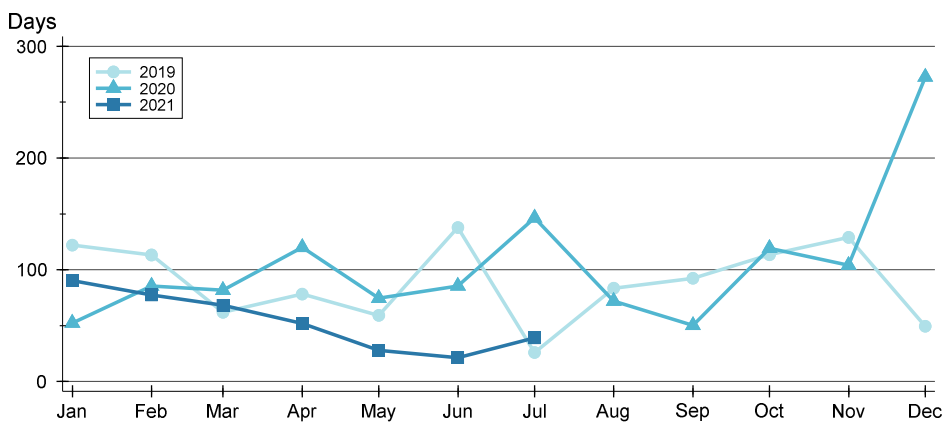


Month	2019	2020	2021
January	65,500	135,000	99,900
February	201,400	123,000	90,500
March	114,450	142,400	105,000
April	133,000	85,000	124,900
May	114,900	89,450	109,450
June	125,000	117,500	99,000
July	128,900	134,900	134,900
August	117,450	112,250	
September	143,450	139,900	
October	116,500	115,750	
November	84,950	99,900	
December	142,500	89,950	

CONTRACTS WRITTEN ANALYSIS

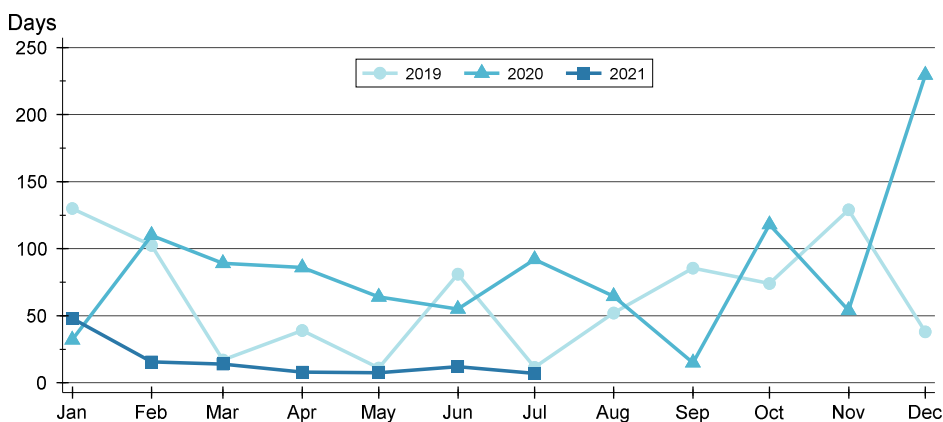
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	122	52	90
February	113	85	78
March	62	82	68
April	78	120	52
May	59	75	28
June	138	85	21
July	26	146	39
August	84	72	
September	92	50	
October	113	119	
November	129	104	
December	50	273	

MEDIAN DOM >>

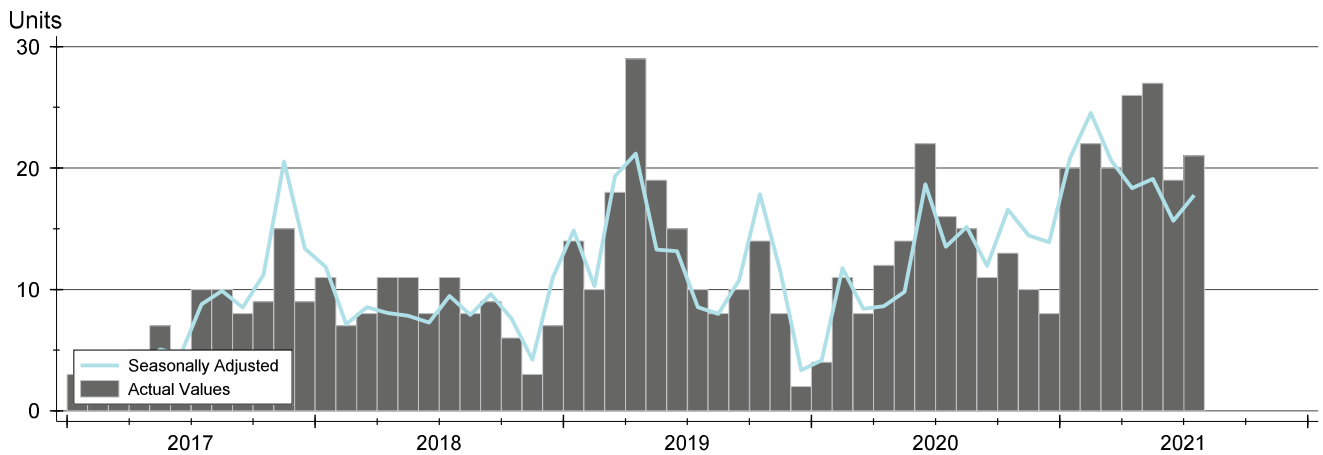


Month	2019	2020	2021
January	130	32	48
February	103	110	16
March	17	89	14
April	39	86	8
May	11	64	8
June	81	55	12
July	12	92	7
August	52	65	
September	86	15	
October	74	118	
November	129	54	
December	38	230	

PENDING CONTRACTS ANALYSIS

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		21	16	31.3%
Volume (1,000s)		3,271	2,370	38.0%
Average	List Price	155,752	148,094	5.2%
	Days on Market	41	123	-66.7%
	Percent of Original	99.2%	97.3%	2.0%
Median	List Price	124,900	132,450	-5.7%
	Days on Market	12	90	-86.7%
	Percent of Original	100.0%	100.0%	0.0%

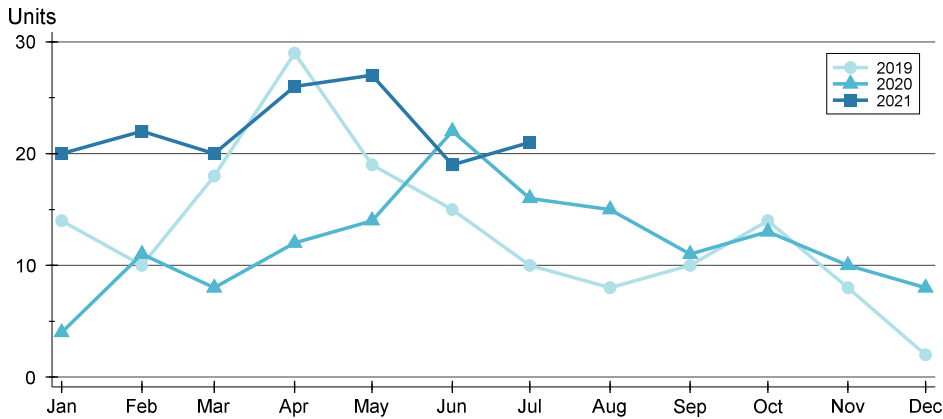
A total of 21 listings in Clay County had contracts pending at the end of July, up from 16 contracts pending at the end of July 2020.

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.

PENDING CONTRACTS ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	14	4	20
February	10	11	22
March	18	8	20
April	29	12	26
May	19	14	27
June	15	22	19
July	10	16	21
August	8	15	8
September	10	11	10
October	14	13	8
November	8	10	2
December	2	8	2

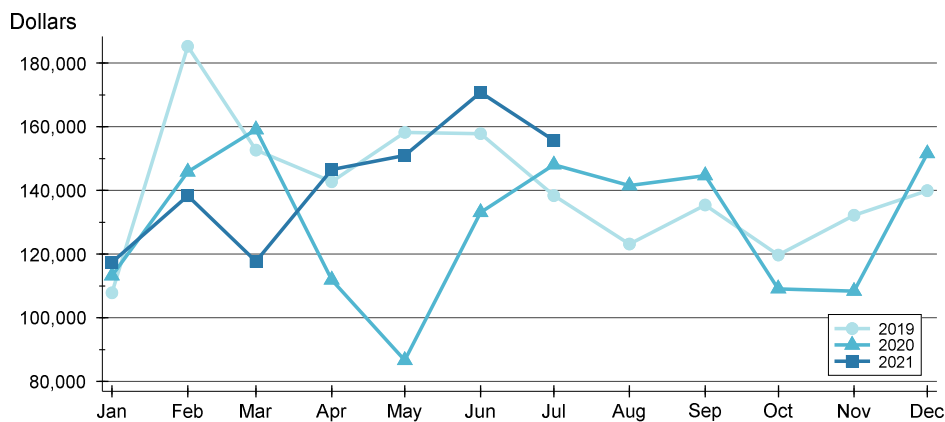
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	10	47.6%	753	75,330	72,700	32	17	98.7%	100.0%
\$100,000-\$124,999	1	4.8%	125	124,900	124,900	170	170	100.0%	100.0%
\$125,000-\$149,999	2	9.5%	270	134,900	134,900	7	7	100.0%	100.0%
\$150,000-\$174,999	1	4.8%	165	165,000	165,000	58	58	100.0%	100.0%
\$175,000-\$199,999	2	9.5%	379	189,500	189,500	22	22	100.0%	100.0%
\$200,000-\$249,999	1	4.8%	249	249,000	249,000	2	2	100.0%	100.0%
\$250,000-\$299,999	2	9.5%	550	274,950	274,950	34	34	98.3%	98.3%
\$300,000-\$399,999	1	4.8%	365	365,000	365,000	188	188	100.0%	100.0%
\$400,000-\$499,999	1	4.8%	415	414,900	414,900	1	1	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	21	100.0%	3,271	155,752	124,900	41	12	99.2%	100.0%

PENDING CONTRACTS ANALYSIS

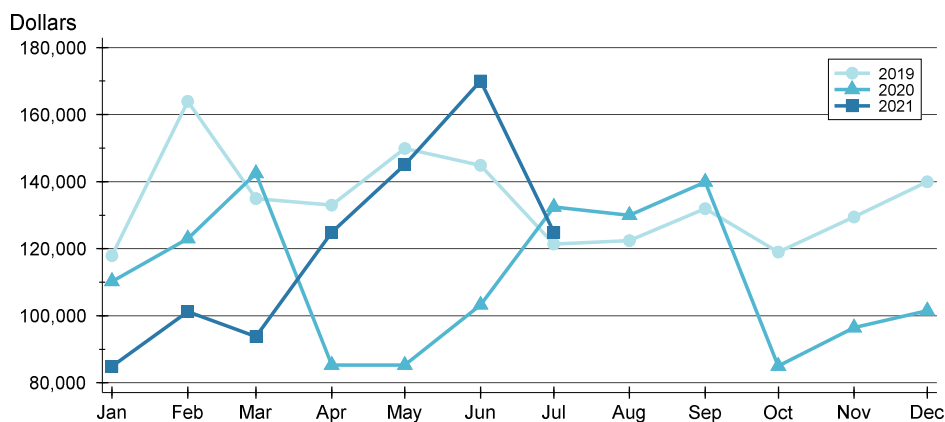
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	107,857	113,250	117,463
February	185,300	145,836	138,357
March	152,672	159,125	117,703
April	142,714	111,938	146,569
May	158,263	86,643	150,981
June	157,853	133,143	170,784
July	138,390	148,094	155,752
August	123,188	141,553	145,553
September	135,450	144,709	144,709
October	119,700	109,138	109,138
November	132,250	108,400	108,400
December	139,950	151,613	151,613

MEDIAN PRICE >>

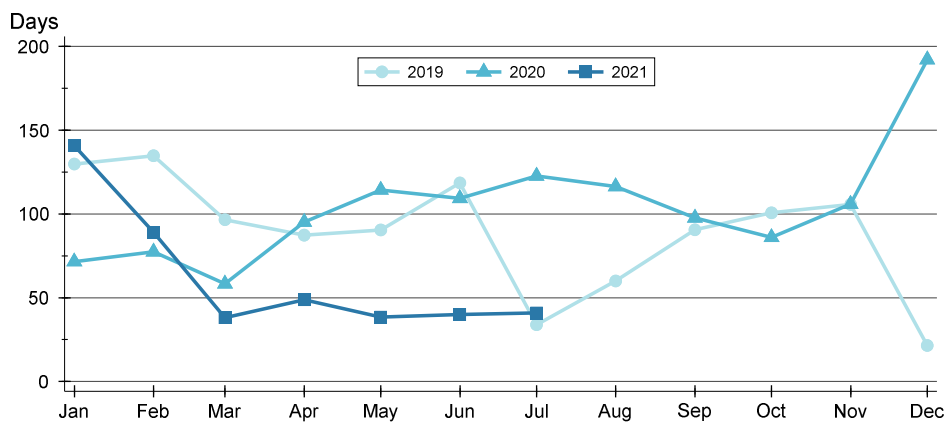


Month	2019	2020	2021
January	117,900	110,250	84,950
February	163,950	123,000	101,250
March	134,950	142,450	93,750
April	133,000	85,250	124,900
May	149,900	85,250	145,000
June	144,900	103,250	170,000
July	121,400	132,450	124,900
August	122,400	130,000	130,000
September	131,950	139,900	139,900
October	119,000	85,000	85,000
November	129,450	96,450	96,450
December	139,950	101,500	101,500

PENDING CONTRACTS ANALYSIS

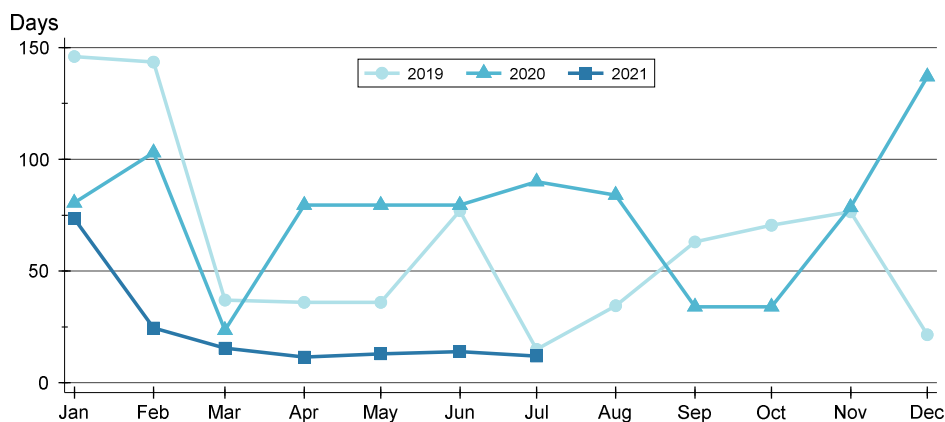
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	130	72	141
February	135	77	89
March	97	58	38
April	87	95	49
May	90	114	38
June	119	109	40
July	34	123	41
August	60	116	
September	91	98	
October	101	86	
November	106	106	
December	22	192	

MEDIAN DOM >>



Month	2019	2020	2021
January	146	81	74
February	144	103	25
March	37	24	16
April	36	80	12
May	36	80	13
June	77	80	14
July	15	90	12
August	35	84	
September	63	34	
October	71	34	
November	77	79	
December	22	137	