



Clay County Housing Report



Market Overview

Clay County Home Sales Fell in January

Total home sales in Clay County fell last month to 4 units, compared to 8 units in January 2022. Total sales volume was \$0.6 million, down from a year earlier.

The median sale price in January was \$160,500, up from \$102,000 a year earlier. Homes that sold in January were typically on the market for 20 days and sold for 95.2% 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 17 units, up from 16 at the same point in 2022. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$130,000.

During January, a total of 8 contracts were written down from 11 in January 2022. At the end of the month, there were 8 contracts still pending.

Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

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Clay County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
Home Sales Change from prior year		4 -50.0%	8 166.7%	3 50.0%	4 -50.0%	8 166.7%	3 50.0%
Active Listings Change from prior year		17 6.3%	16 -11.1%	18 -62.5%	N/A	N/A	N/A
Months' Supply Change from prior year		2.3 53.3%	1.5 -34.8%	2.3 -58.2%	N/A	N/A	N/A
New Listings Change from prior year		7 -36.4%	11 -35.3%	17 70.0%	7 -36.4%	11 -35.3%	17 70.0%
Contracts Written Change from prior year		8 -27.3%	11 -8.3%	12 300.0%	8 -27.3%	11 -8.3%	12 300.0%
Pending Contracts Change from prior year		8 -46.7%	15 -25.0%	20 400.0%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		588 -29.9%	839 220.2%	262 1.9%	588 -29.9%	839 220.2%	262 1.9%
Average	Sale Price Change from prior year	147,100 40.3%	104,813 20.0%	87,333 -32.0%	147,100 40.3%	104,813 20.0%	87,333 -32.0%
	List Price of Actives Change from prior year	180,259 26.3%	142,744 22.6%	116,461 -19.4%	N/A	N/A	N/A
	Days on Market Change from prior year	21 -61.1%	54 -6.9%	58 141.7%	21 -61.1%	54 -6.9%	58 141.7%
	Percent of List Change from prior year	95.5% 0.6%	94.9% 2.3%	92.8% -1.5%	95.5% 0.6%	94.9% 2.3%	92.8% -1.5%
	Percent of Original Change from prior year	95.5% 4.0%	91.8% 0.8%	91.1% -3.3%	95.5% 4.0%	91.8% 0.8%	91.1% -3.3%
Median	Sale Price Change from prior year	160,500 57.4%	102,000 20.0%	85,000 -33.9%	160,500 57.4%	102,000 20.0%	85,000 -33.9%
	List Price of Actives Change from prior year	130,000 28.7%	101,000 14.7%	88,050 -30.5%	N/A	N/A	N/A
	Days on Market Change from prior year	20 -58.3%	48 77.8%	27 12.5%	20 -58.3%	48 77.8%	27 12.5%
	Percent of List Change from prior year	95.2% -0.6%	95.8% 4.8%	91.4% -3.0%	95.2% -0.6%	95.8% 4.8%	91.4% -3.0%
	Percent of Original Change from prior year	95.2% 1.8%	93.5% 4.2%	89.7% -4.8%	95.2% 1.8%	93.5% 4.2%	89.7% -4.8%

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



Clay County Closed Listings Analysis

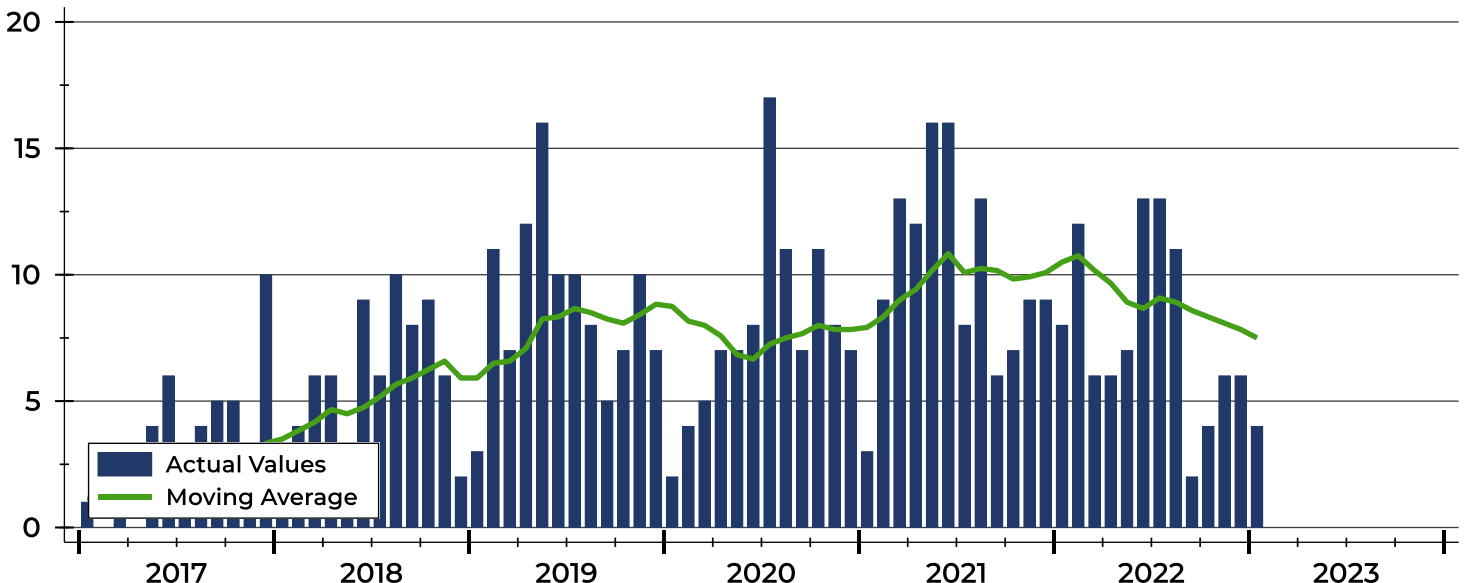
Summary Statistics for Closed Listings		2023	January 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		4	8	-50.0%	4	8	-50.0%
Volume (1,000s)		588	839	-29.9%	588	839	-29.9%
Months' Supply		2.3	1.5	53.3%	N/A	N/A	N/A
Average	Sale Price	147,100	104,813	40.3%	147,100	104,813	40.3%
	Days on Market	21	54	-61.1%	21	54	-61.1%
	Percent of List	95.5%	94.9%	0.6%	95.5%	94.9%	0.6%
	Percent of Original	95.5%	91.8%	4.0%	95.5%	91.8%	4.0%
Median	Sale Price	160,500	102,000	57.4%	160,500	102,000	57.4%
	Days on Market	20	48	-58.3%	20	48	-58.3%
	Percent of List	95.2%	95.8%	-0.6%	95.2%	95.8%	-0.6%
	Percent of Original	95.2%	93.5%	1.8%	95.2%	93.5%	1.8%

A total of 4 homes sold in Clay County in January, down from 8 units in January 2022. Total sales volume fell to \$0.6 million compared to \$0.8 million in the previous year.

The median sales price in January was \$160,500, up 57.4% compared to the prior year. Median days on market was 20 days, down from 68 days in December, and down from 48 in January 2022.

History of Closed Listings

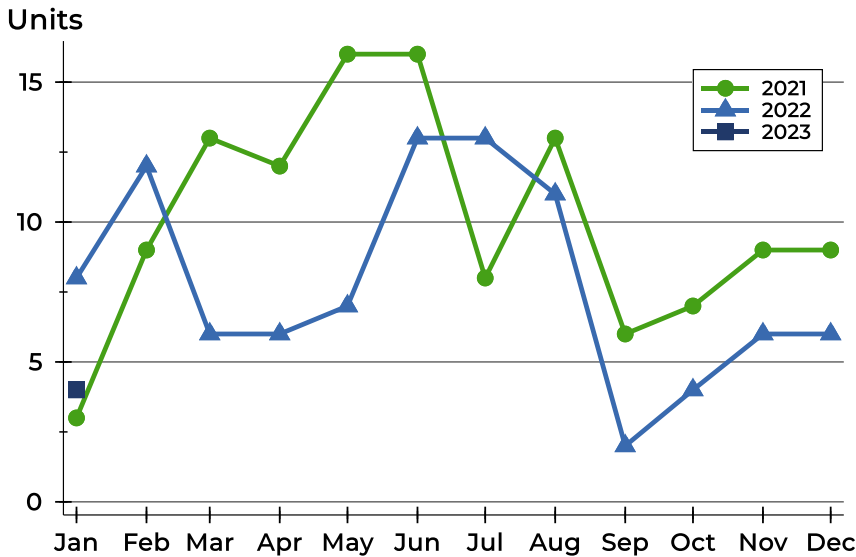
Units





Clay County Closed Listings Analysis

Closed Listings by Month



Month	2021	2022	2023
January	3	8	4
February	9	12	
March	13	6	
April	12	6	
May	16	7	
June	16	13	
July	8	13	
August	13	11	
September	6	2	
October	7	4	
November	9	6	
December	9	6	

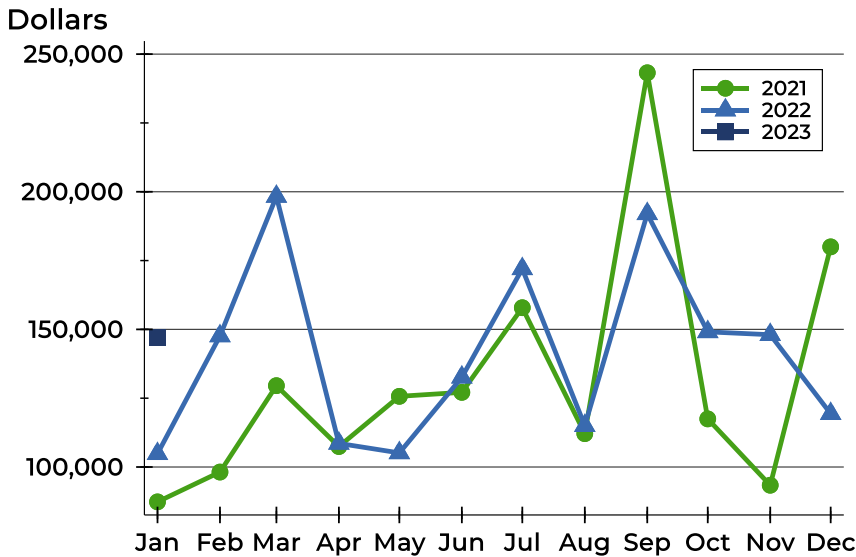
Closed Listings by Price Range

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%	3.4	94,900	94,900	3	3	100.0%	100.0%	100.0%	100.0%
\$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	3	75.0%	0.0	164,500	165,000	26	29	94.0%	94.5%	94.0%	94.5%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	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



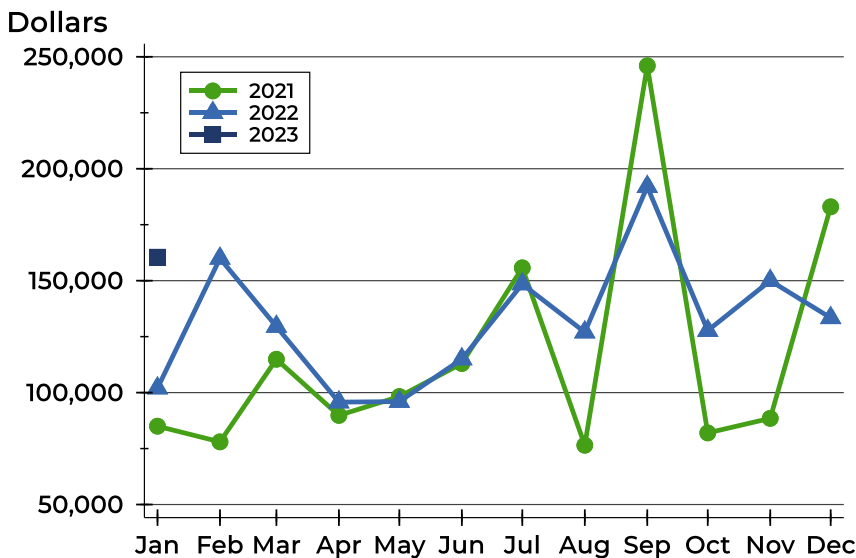
Clay County Closed Listings Analysis

Average Price



Month	2021	2022	2023
January	87,333	104,813	147,100
February	98,167	147,613	
March	129,554	198,296	
April	107,446	108,583	
May	125,681	105,129	
June	127,129	132,615	
July	157,875	172,000	
August	112,127	115,020	
September	243,232	192,000	
October	117,486	149,100	
November	93,389	148,067	
December	179,989	119,367	

Median Price

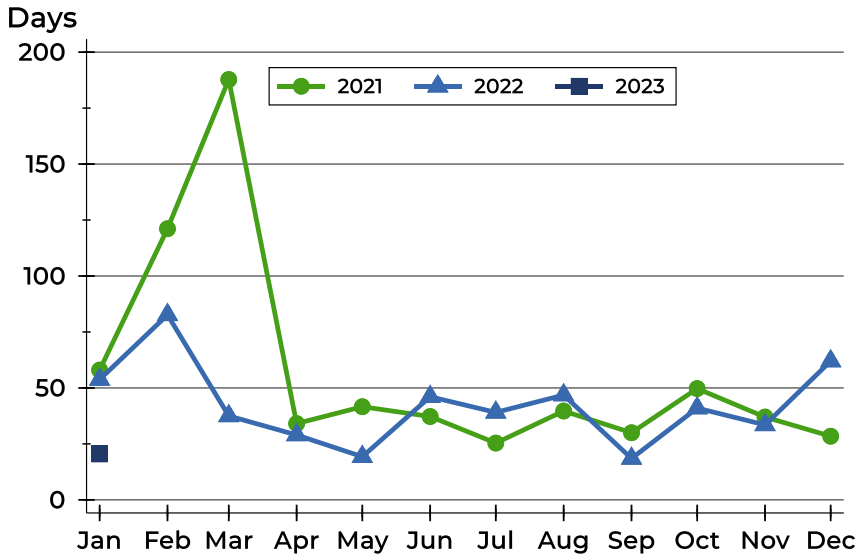


Month	2021	2022	2023
January	85,000	102,000	160,500
February	78,000	159,950	
March	114,900	129,538	
April	89,825	95,750	
May	98,250	96,000	
June	113,000	115,000	
July	155,750	148,500	
August	76,500	127,000	
September	246,000	192,000	
October	82,000	127,700	
November	88,500	150,000	
December	183,000	133,400	



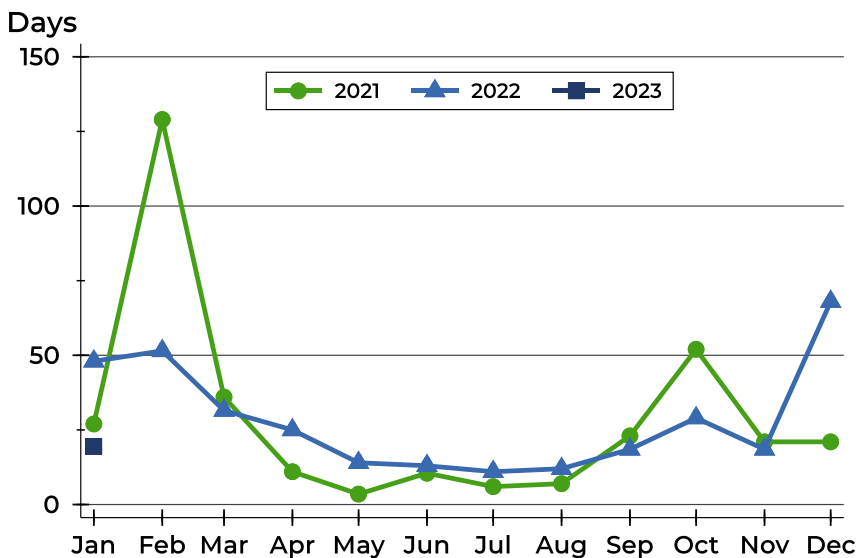
Clay County Closed Listings Analysis

Average DOM



Month	2021	2022	2023
January	58	54	21
February	121	83	
March	188	38	
April	34	29	
May	42	19	
June	37	46	
July	25	39	
August	40	47	
September	30	19	
October	50	41	
November	37	34	
December	28	62	

Median DOM



Month	2021	2022	2023
January	27	48	20
February	129	52	
March	36	32	
April	11	25	
May	4	14	
June	11	13	
July	6	11	
August	7	12	
September	23	19	
October	52	29	
November	21	19	
December	21	68	



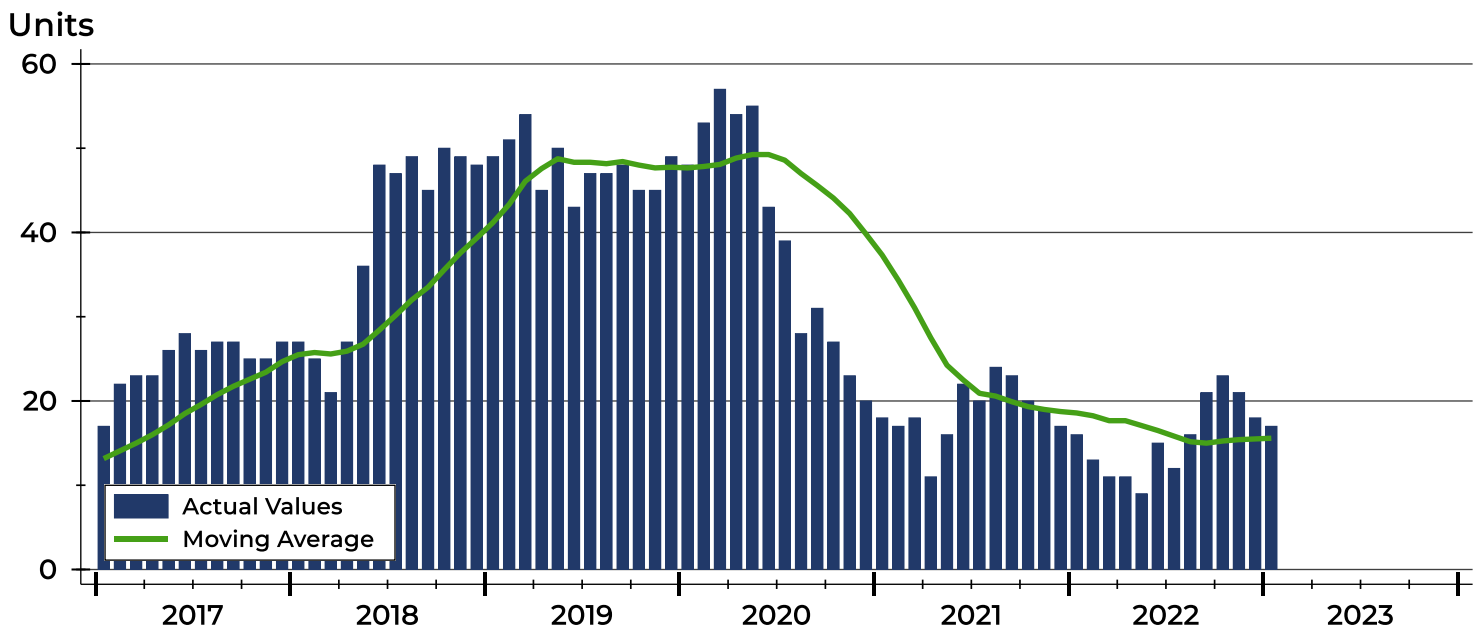
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of January 2022	Change
Active Listings		17	16	6.3%
Volume (1,000s)		3,064	2,284	34.2%
Months' Supply		2.3	1.5	53.3%
Average	List Price	180,259	142,744	26.3%
	Days on Market	108	62	74.2%
	Percent of Original	93.7%	96.8%	-3.2%
Median	List Price	130,000	101,000	28.7%
	Days on Market	96	40	140.0%
	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 January. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of January was \$130,000, up 28.7% from 2022. The typical time on market for active listings was 96 days, up from 40 days a year earlier.

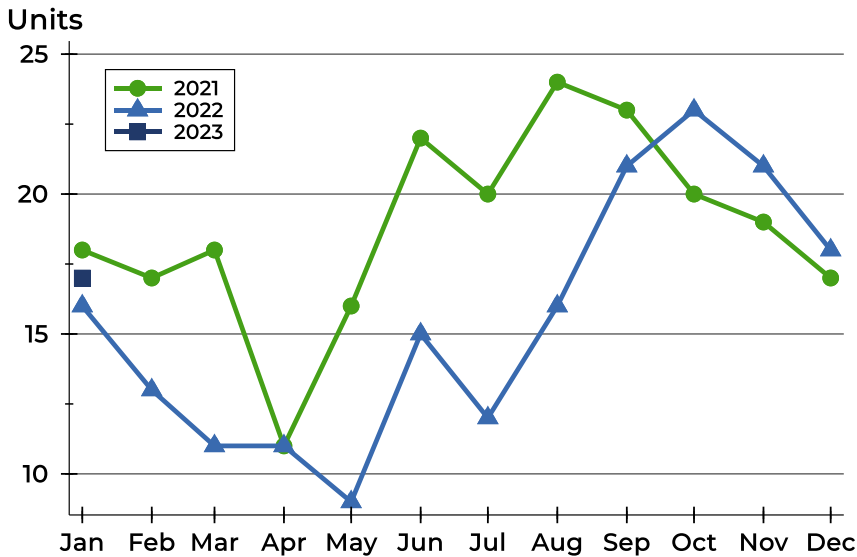
History of Active Listings





Clay County Active Listings Analysis

Active Listings by Month



Month	2021	2022	2023
January	18	16	17
February	17	13	
March	18	11	
April	11	11	
May	16	9	
June	22	15	
July	20	12	
August	24	16	
September	23	21	
October	20	23	
November	19	21	
December	17	18	

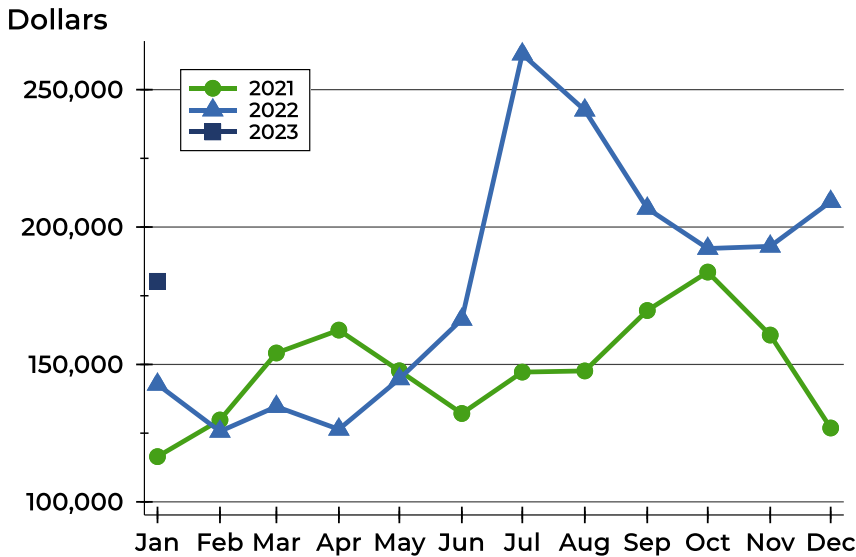
Active Listings by Price Range

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	1	5.9%	N/A	15,000	15,000	96	96	100.0%	100.0%
\$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	6	35.3%	3.4	88,800	91,000	123	54	93.7%	98.4%
\$100,000-\$124,999	1	5.9%	N/A	109,900	109,900	75	75	95.6%	95.6%
\$125,000-\$149,999	3	17.6%	N/A	139,600	138,900	82	111	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	17.6%	N/A	224,333	215,000	78	75	96.6%	97.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	11.8%	N/A	332,450	332,450	107	107	94.8%	94.8%
\$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%	N/A	650,000	650,000	223	223	56.5%	56.5%
\$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



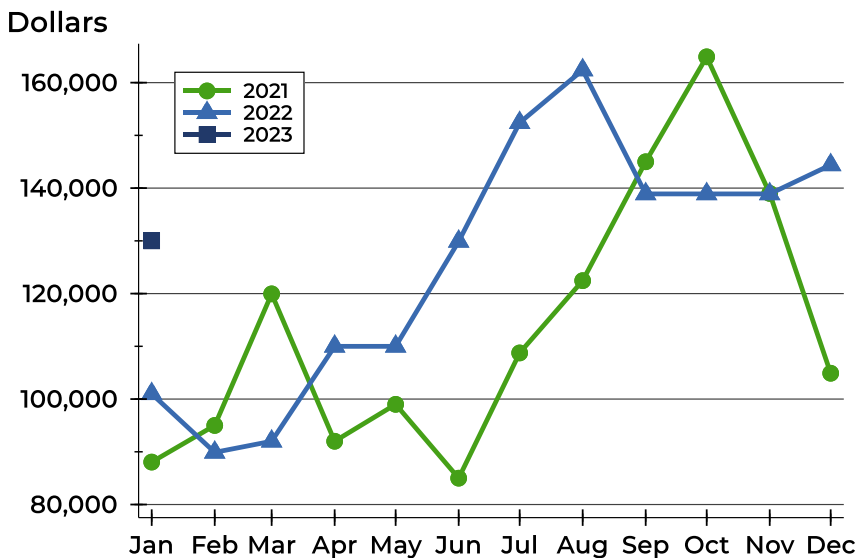
Clay County Active Listings Analysis

Average Price



Month	2021	2022	2023
January	116,461	142,744	180,259
February	129,794	125,646	
March	154,172	134,664	
April	162,509	126,391	
May	147,694	144,744	
June	132,164	166,393	
July	147,225	262,917	
August	147,650	242,500	
September	169,635	206,781	
October	183,625	192,191	
November	160,695	192,990	
December	126,888	209,250	

Median Price

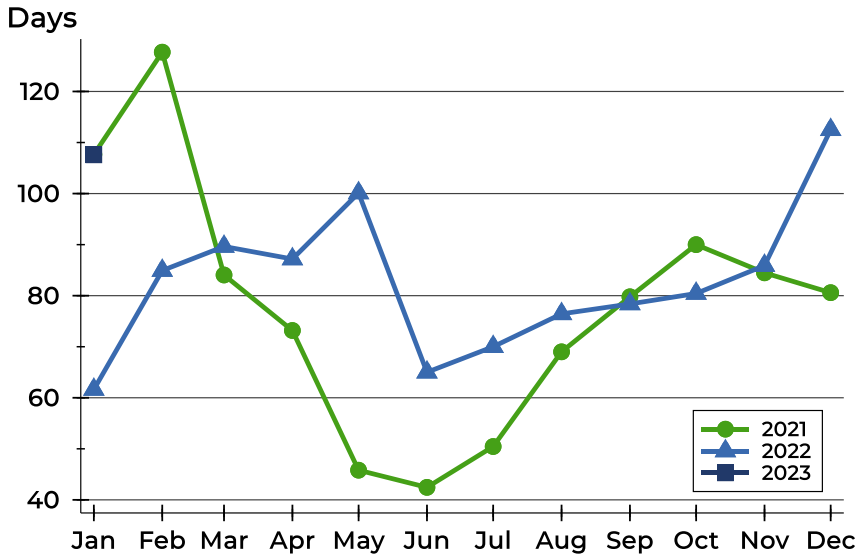


Month	2021	2022	2023
January	88,050	101,000	130,000
February	95,000	89,900	
March	119,950	92,000	
April	92,000	110,000	
May	99,000	110,000	
June	85,000	129,900	
July	108,750	152,400	
August	122,450	162,400	
September	145,000	138,900	
October	164,900	138,900	
November	139,000	138,900	
December	104,900	144,400	



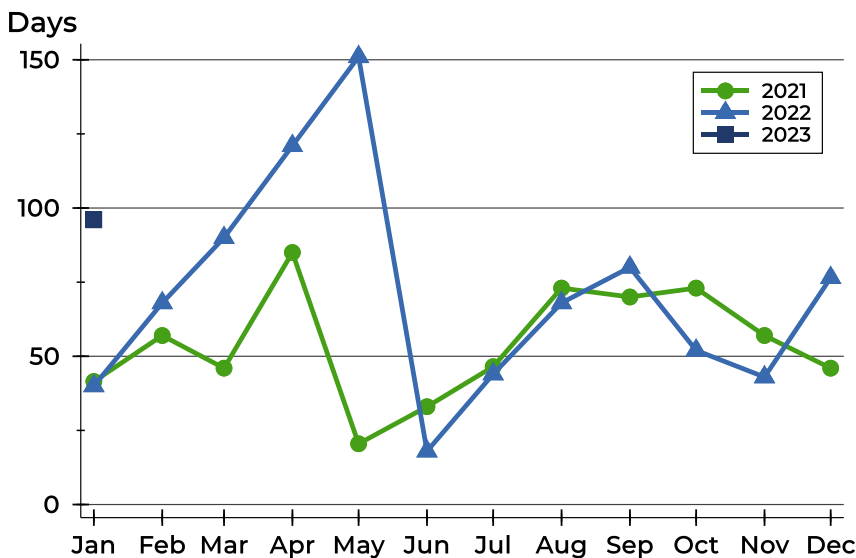
Clay County Active Listings Analysis

Average DOM



Month	2021	2022	2023
January	108	62	108
February	128	85	
March	84	90	
April	73	87	
May	46	100	
June	42	65	
July	50	70	
August	69	76	
September	80	78	
October	90	80	
November	84	86	
December	81	113	

Median DOM

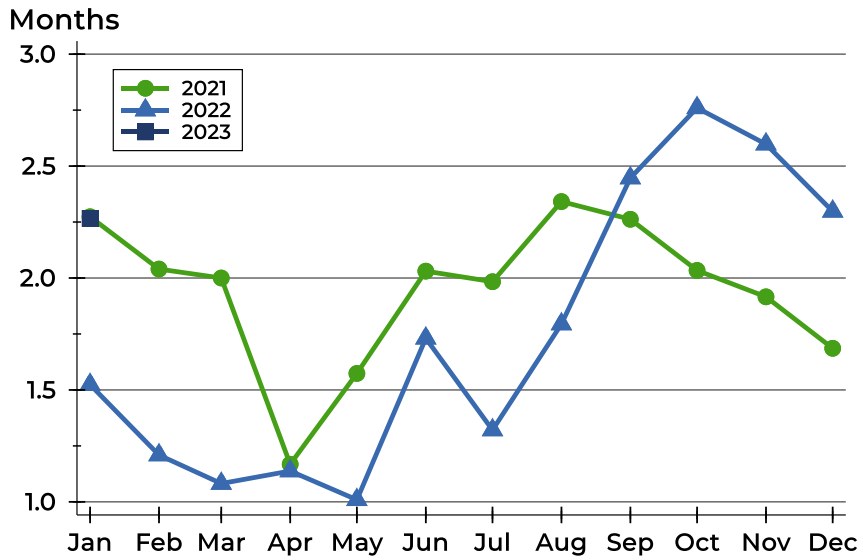


Month	2021	2022	2023
January	42	40	96
February	57	68	
March	46	90	
April	85	121	
May	21	151	
June	33	18	
July	47	44	
August	73	68	
September	70	80	
October	73	52	
November	57	43	
December	46	77	



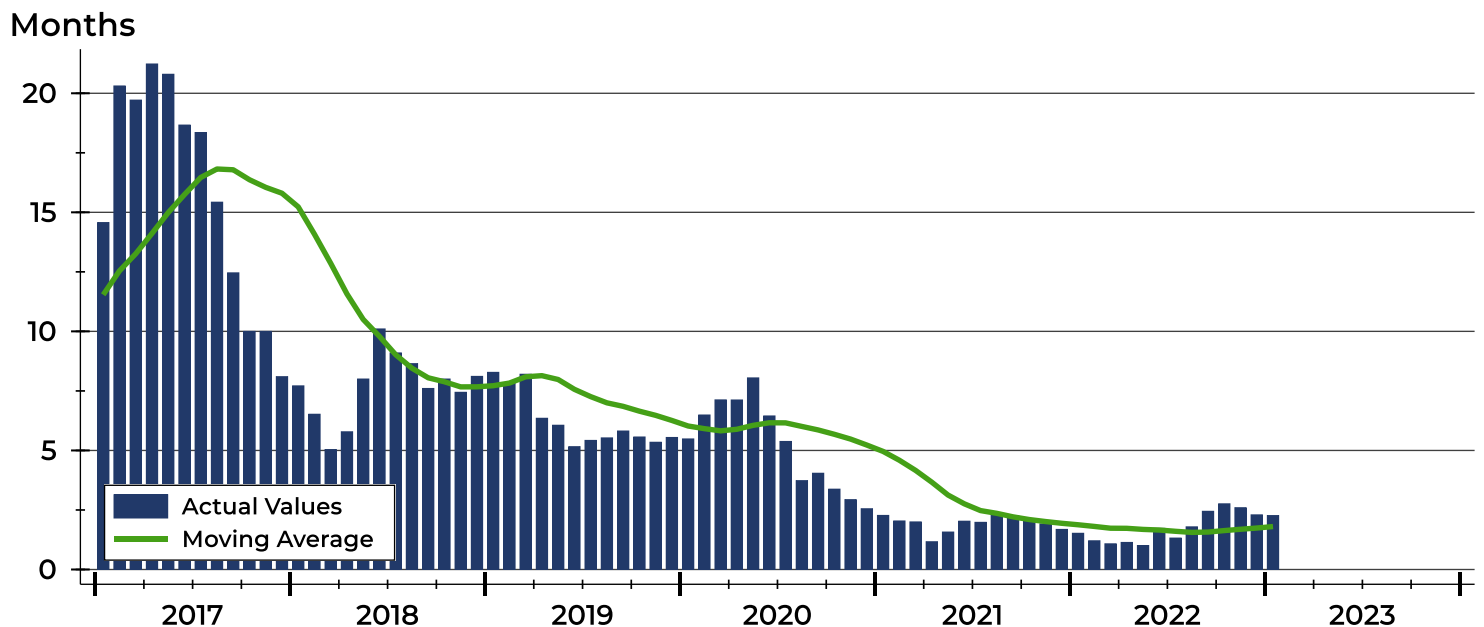
Clay County Months' Supply Analysis

Months' Supply by Month



Month	2021	2022	2023
January	2.3	1.5	2.3
February	2.0	1.2	
March	2.0	1.1	
April	1.2	1.1	
May	1.6	1.0	
June	2.0	1.7	
July	2.0	1.3	
August	2.3	1.8	
September	2.3	2.4	
October	2.0	2.8	
November	1.9	2.6	
December	1.7	2.3	

History of Month's Supply





Clay County New Listings Analysis

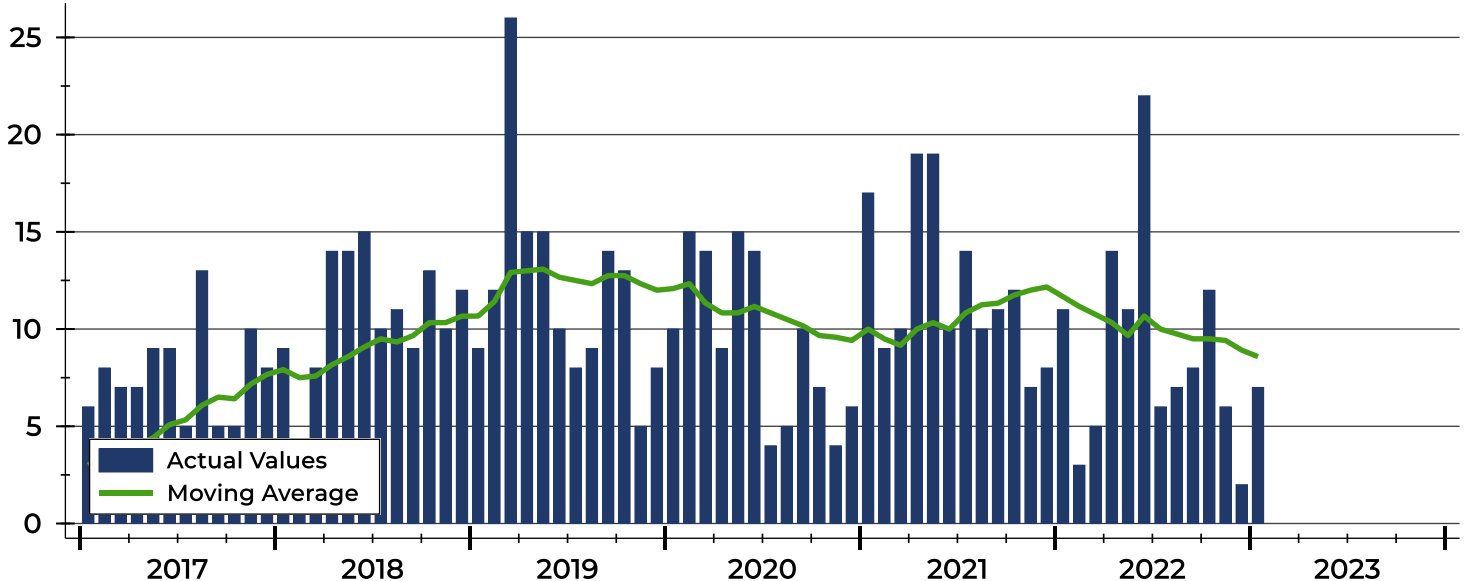
Summary Statistics for New Listings		2023	January 2022	Change
Current Month	New Listings	7	11	-36.4%
	Volume (1,000s)	1,298	1,940	-33.1%
	Average List Price	185,471	176,355	5.2%
	Median List Price	163,500	185,000	-11.6%
Year-to-Date	New Listings	7	11	-36.4%
	Volume (1,000s)	1,298	1,940	-33.1%
	Average List Price	185,471	176,355	5.2%
	Median List Price	163,500	185,000	-11.6%

A total of 7 new listings were added in Clay County during January, down 36.4% from the same month in 2022.

The median list price of these homes was \$163,500 down from \$185,000 in 2022.

History of New Listings

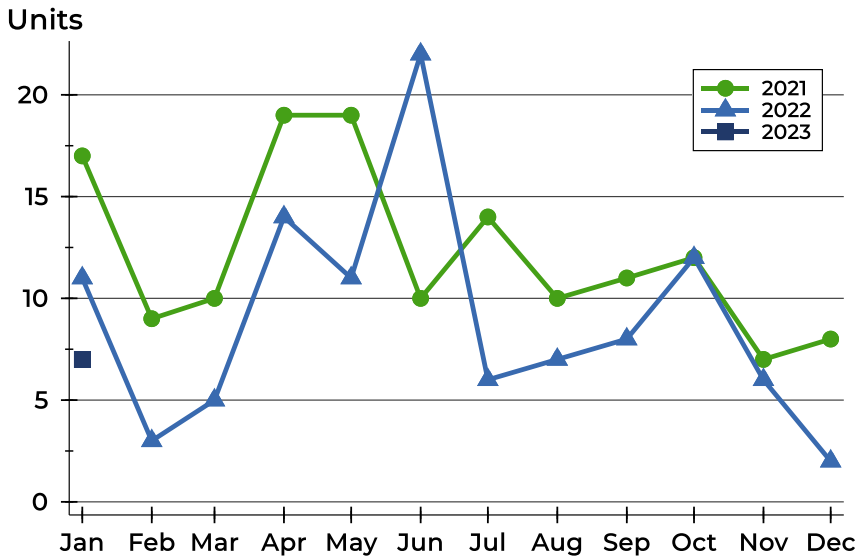
Units





Clay County New Listings Analysis

New Listings by Month



Month	2021	2022	2023
January	17	11	7
February	9	3	
March	10	5	
April	19	14	
May	19	11	
June	10	22	
July	14	6	
August	10	7	
September	11	8	
October	12	12	
November	7	6	
December	8	2	

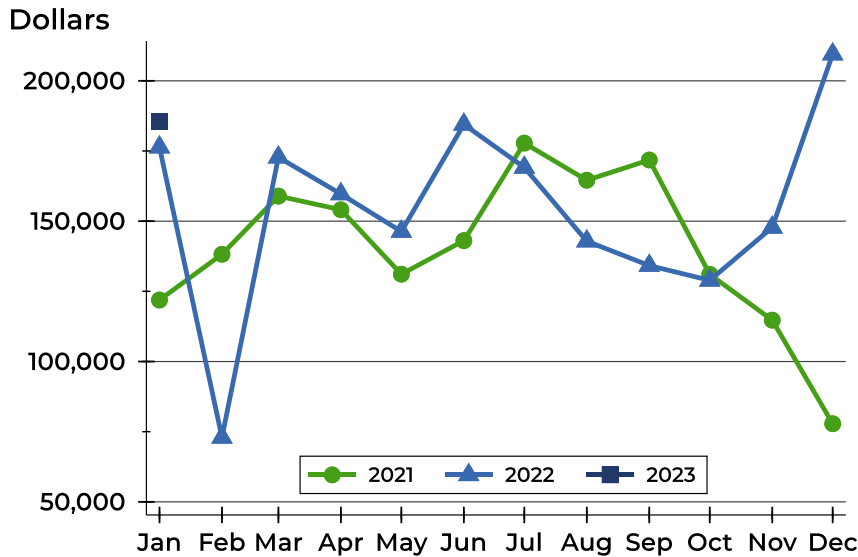
New Listings by Price Range

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	3	42.9%	83,300	84,900	8	9	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	14.3%	163,500	163,500	5	5	100.0%	100.0%
\$175,000-\$199,999	1	14.3%	175,000	175,000	7	7	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	2	28.6%	354,950	354,950	15	15	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



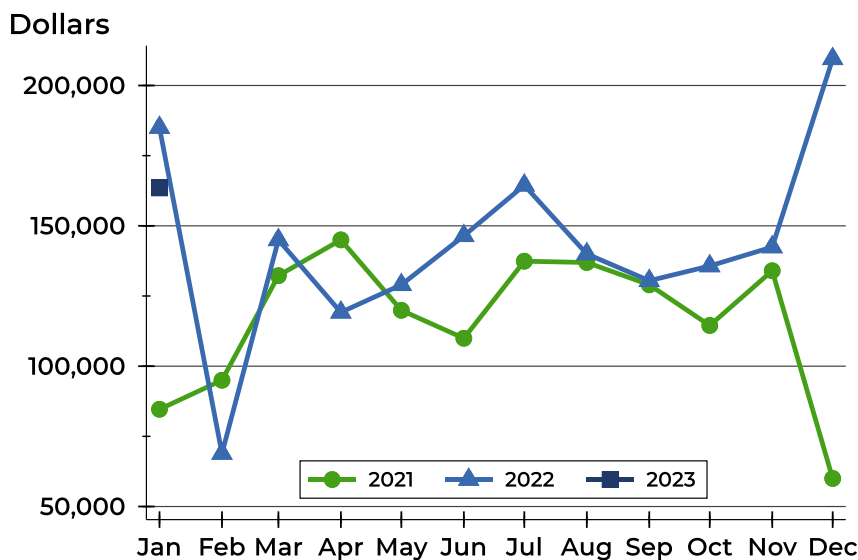
Clay County New Listings Analysis

Average Price



Month	2021	2022	2023
January	121,915	176,355	185,471
February	138,211	72,967	
March	158,940	172,780	
April	154,063	159,679	
May	131,111	146,318	
June	143,060	184,486	
July	177,814	169,150	
August	164,590	142,871	
September	171,791	134,188	
October	131,066	128,917	
November	114,743	147,783	
December	77,838	209,500	

Median Price



Month	2021	2022	2023
January	84,650	185,000	163,500
February	95,000	68,900	
March	132,250	145,000	
April	145,000	119,200	
May	119,900	129,000	
June	109,950	146,450	
July	137,400	164,450	
August	136,950	140,000	
September	129,000	130,450	
October	114,500	135,700	
November	134,000	142,450	
December	60,000	209,500	



Clay County Contracts Written Analysis

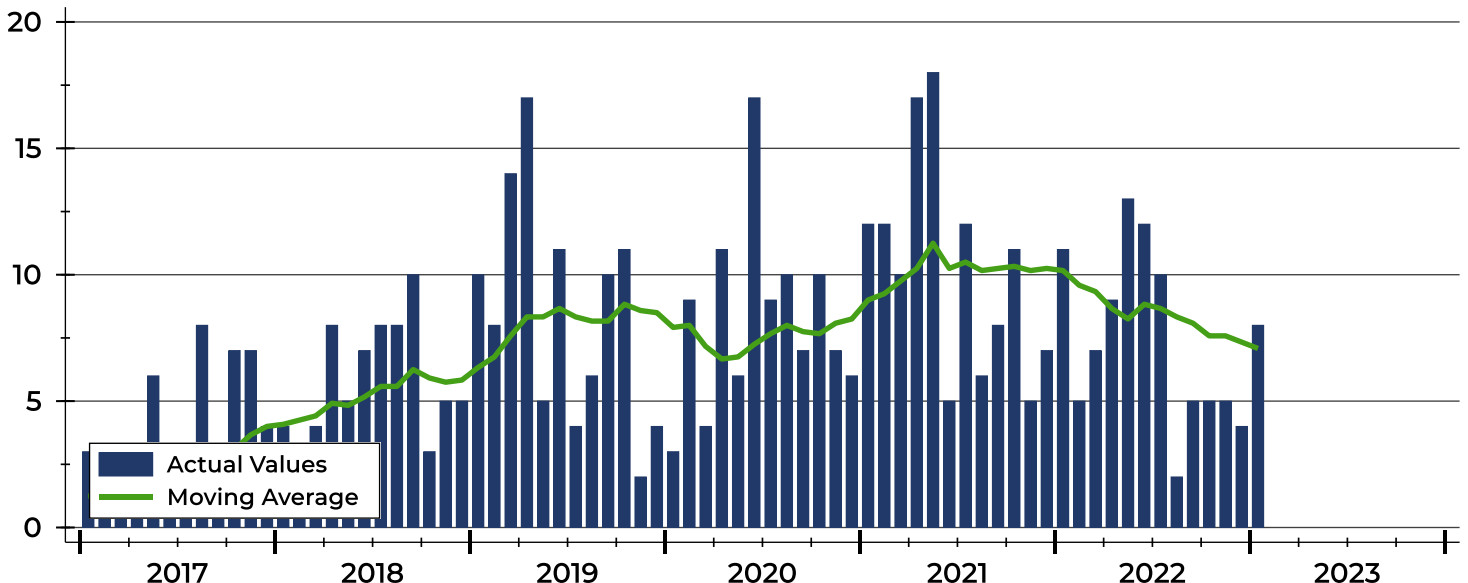
Summary Statistics for Contracts Written		January 2023			Year-to-Date 2023		
		2023	2022	Change	2023	2022	Change
Contracts Written		8	11	-27.3%	8	11	-27.3%
Volume (1,000s)		1,482	1,677	-11.6%	1,482	1,677	-11.6%
Average	Sale Price	185,300	152,464	21.5%	185,300	152,464	21.5%
	Days on Market	80	73	9.6%	80	73	9.6%
	Percent of Original	95.3%	96.9%	-1.7%	95.3%	96.9%	-1.7%
Median	Sale Price	174,950	149,900	16.7%	174,950	149,900	16.7%
	Days on Market	46	34	35.3%	46	34	35.3%
	Percent of Original	100.0%	97.3%	2.8%	100.0%	97.3%	2.8%

A total of 8 contracts for sale were written in Clay County during the month of January, down from 11 in 2022. The median list price of these homes was \$174,950, up from \$149,900 the prior year.

Half of the homes that went under contract in January were on the market less than 46 days, compared to 34 days in January 2022.

History of Contracts Written

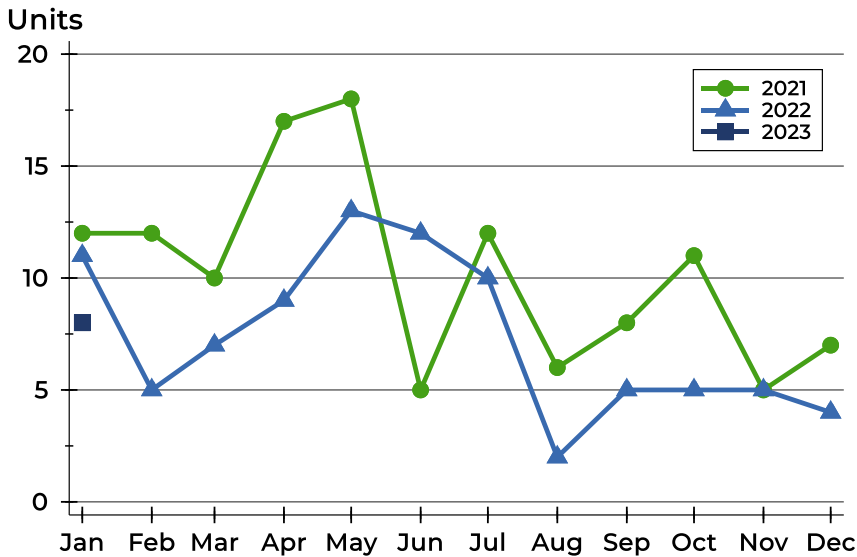
Units





Clay County Contracts Written Analysis

Contracts Written by Month



Month	2021	2022	2023
January	12	11	8
February	12	5	
March	10	7	
April	17	9	
May	18	13	
June	5	12	
July	12	10	
August	6	2	
September	8	5	
October	11	5	
November	5	5	
December	7	4	

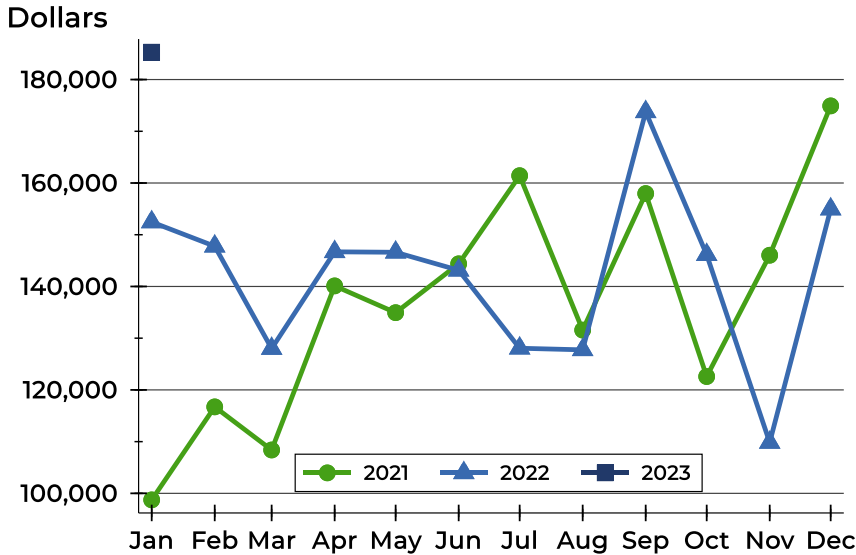
Contracts Written by Price Range

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	1	12.5%	70,000	70,000	3	3	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	100,000	100,000	218	218	71.4%	71.4%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	25.0%	169,200	169,200	71	71	98.6%	98.6%
\$175,000-\$199,999	2	25.0%	181,500	181,500	44	44	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	221,000	221,000	181	181	94.1%	94.1%
\$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%	390,000	390,000	11	11	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



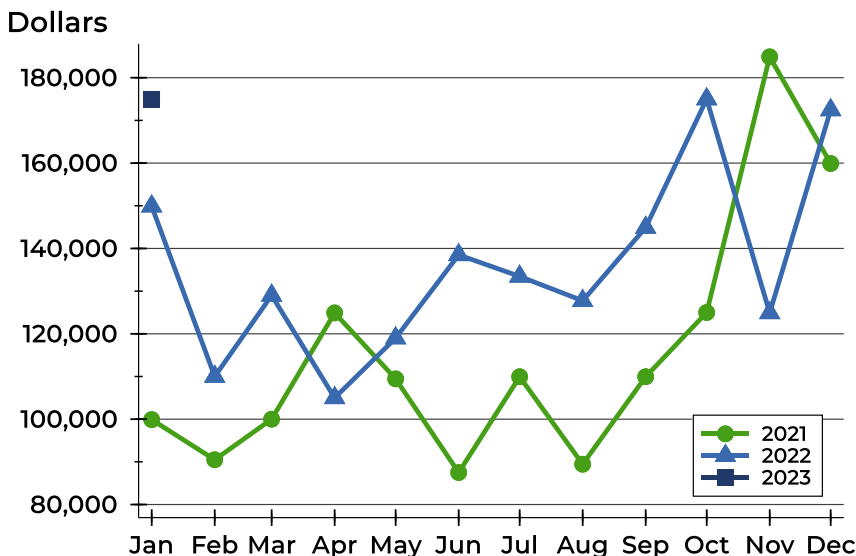
Clay County Contracts Written Analysis

Average Price



Month	2021	2022	2023
January	98,742	152,464	185,300
February	116,721	147,780	
March	108,390	128,000	
April	140,112	146,700	
May	134,933	146,608	
June	144,380	143,133	
July	161,417	128,060	
August	131,567	127,750	
September	157,963	173,760	
October	122,590	146,140	
November	146,040	109,840	
December	174,914	154,950	

Median Price

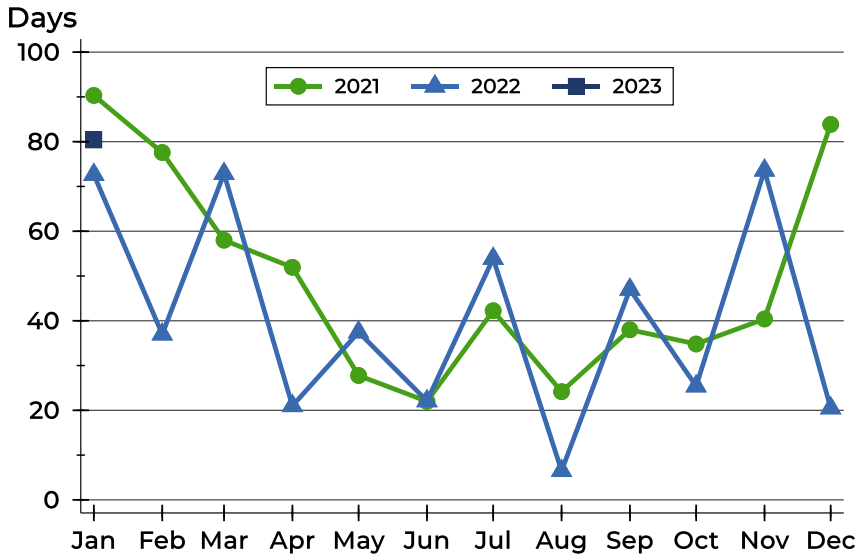


Month	2021	2022	2023
January	99,900	149,900	174,950
February	90,500	110,000	
March	100,000	129,000	
April	124,900	105,000	
May	109,450	119,000	
June	87,500	138,500	
July	109,950	133,450	
August	89,450	127,750	
September	109,950	144,900	
October	125,000	175,000	
November	184,900	124,900	
December	159,900	172,450	



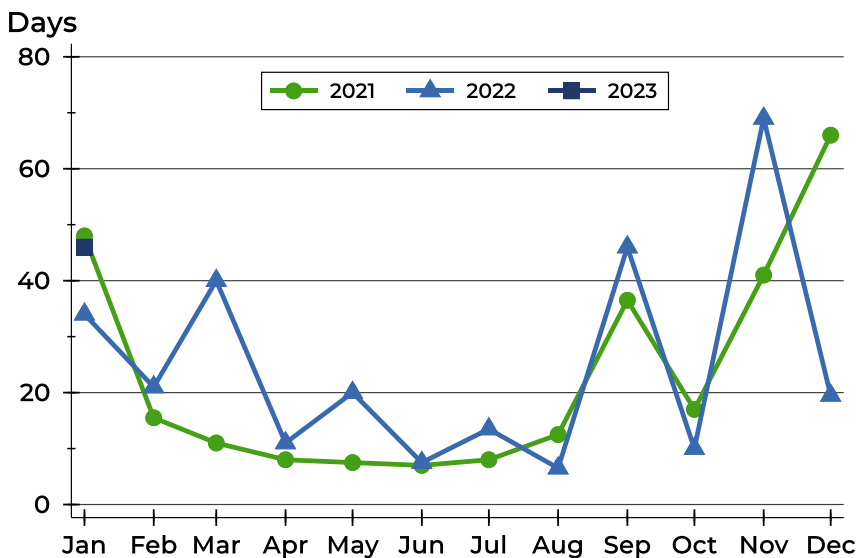
Clay County Contracts Written Analysis

Average DOM



Month	2021	2022	2023
January	90	73	80
February	78	37	
March	58	73	
April	52	21	
May	28	37	
June	22	22	
July	42	54	
August	24	7	
September	38	47	
October	35	25	
November	40	74	
December	84	21	

Median DOM



Month	2021	2022	2023
January	48	34	46
February	16	21	
March	11	40	
April	8	11	
May	8	20	
June	7	8	
July	8	14	
August	13	7	
September	37	46	
October	17	10	
November	41	69	
December	66	20	



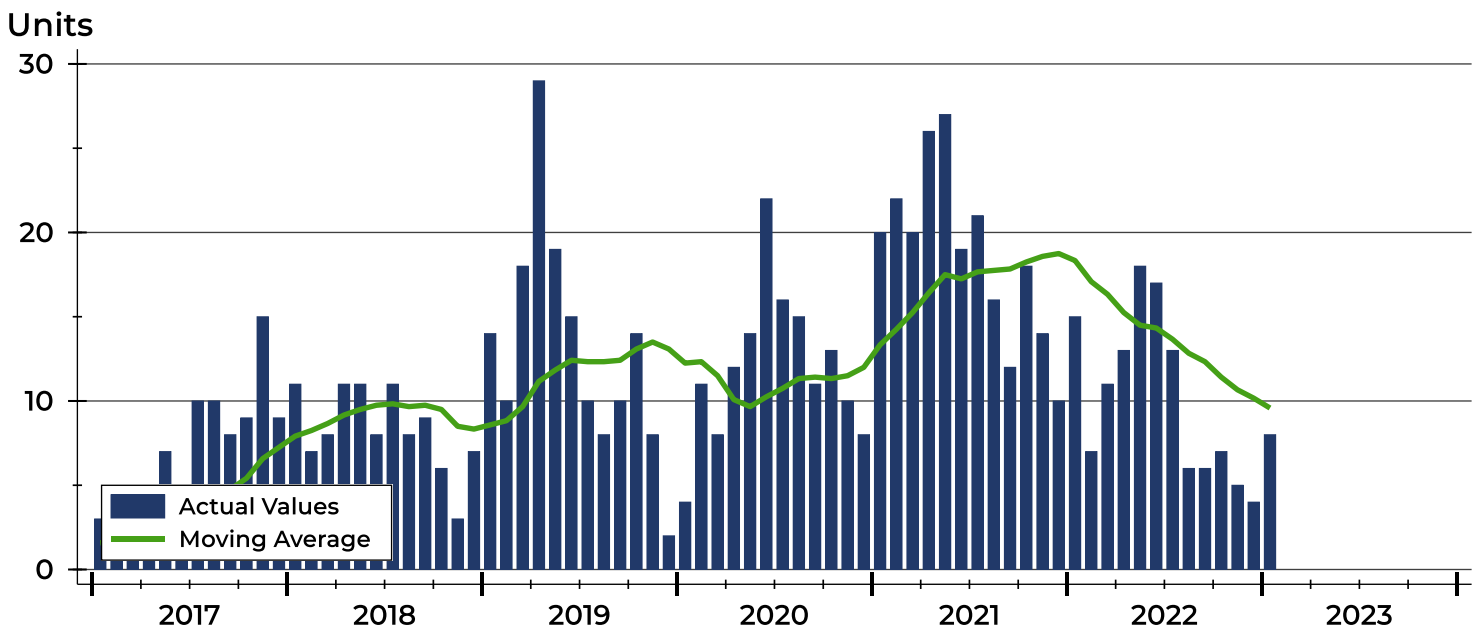
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2023	2022	Change
Pending Contracts		8	15	-46.7%
Volume (1,000s)		1,482	2,673	-44.6%
Average	List Price	185,300	178,233	4.0%
	Days on Market	80	68	17.6%
	Percent of Original	95.3%	98.8%	-3.5%
Median	List Price	174,950	169,900	3.0%
	Days on Market	46	34	35.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 8 listings in Clay County had contracts pending at the end of January, down from 15 contracts pending at the end of January 2022.

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.

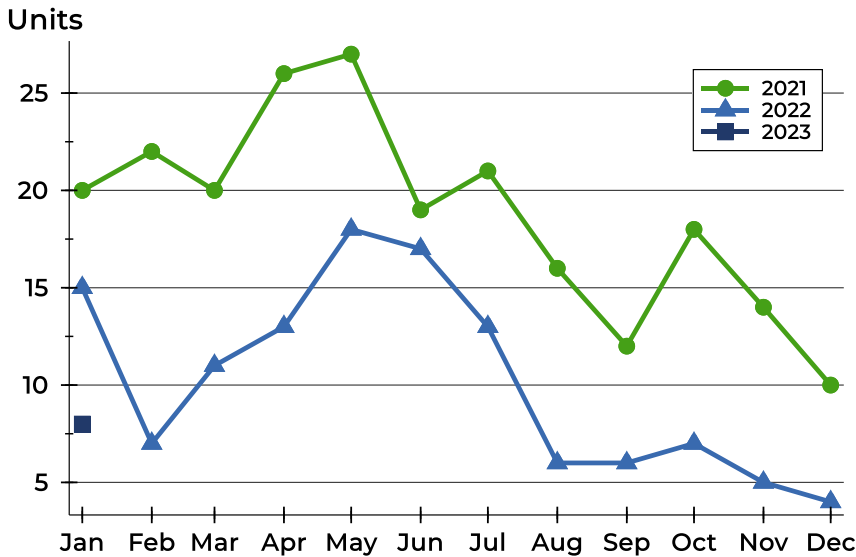
History of Pending Contracts





Clay County Pending Contracts Analysis

Pending Contracts by Month



Month	2021	2022	2023
January	20	15	8
February	22	7	
March	20	11	
April	26	13	
May	27	18	
June	19	17	
July	21	13	
August	16	6	
September	12	6	
October	18	7	
November	14	5	
December	10	4	

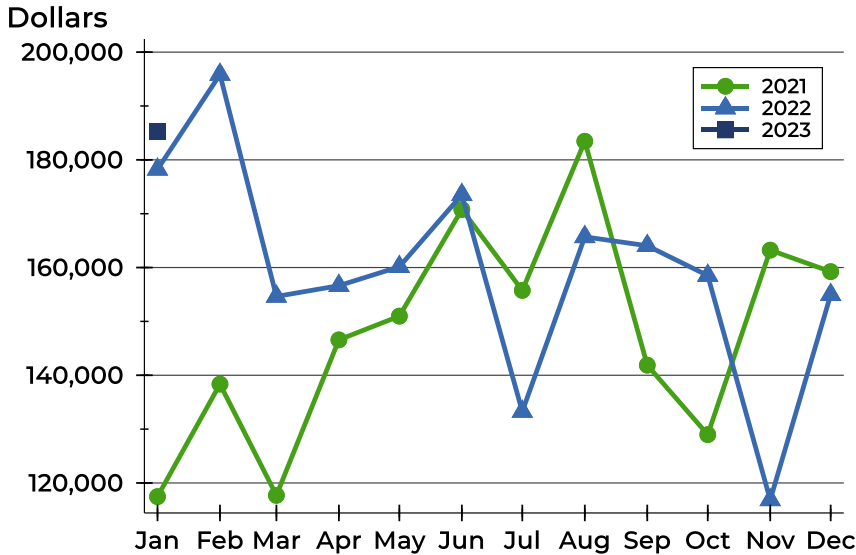
Pending Contracts by Price Range

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	1	12.5%	70,000	70,000	3	3	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	100,000	100,000	218	218	71.4%	71.4%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	25.0%	169,200	169,200	71	71	98.6%	98.6%
\$175,000-\$199,999	2	25.0%	181,500	181,500	44	44	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	221,000	221,000	181	181	94.1%	94.1%
\$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%	390,000	390,000	11	11	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



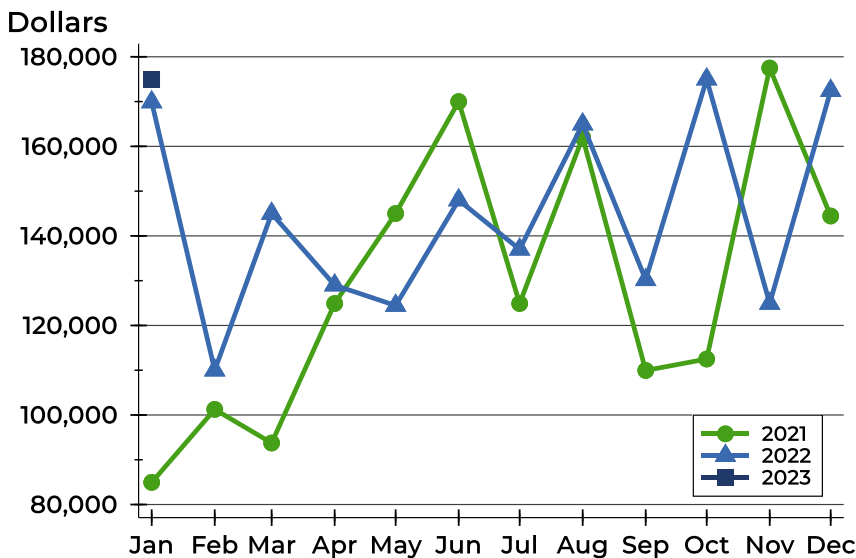
Clay County Pending Contracts Analysis

Average Price



Month	2021	2022	2023
January	117,463	178,233	185,300
February	138,357	195,843	
March	117,703	154,636	
April	146,569	156,638	
May	150,981	160,156	
June	170,784	173,524	
July	155,752	133,269	
August	183,456	165,700	
September	141,875	164,050	
October	128,977	158,514	
November	163,235	116,860	
December	159,239	154,950	

Median Price

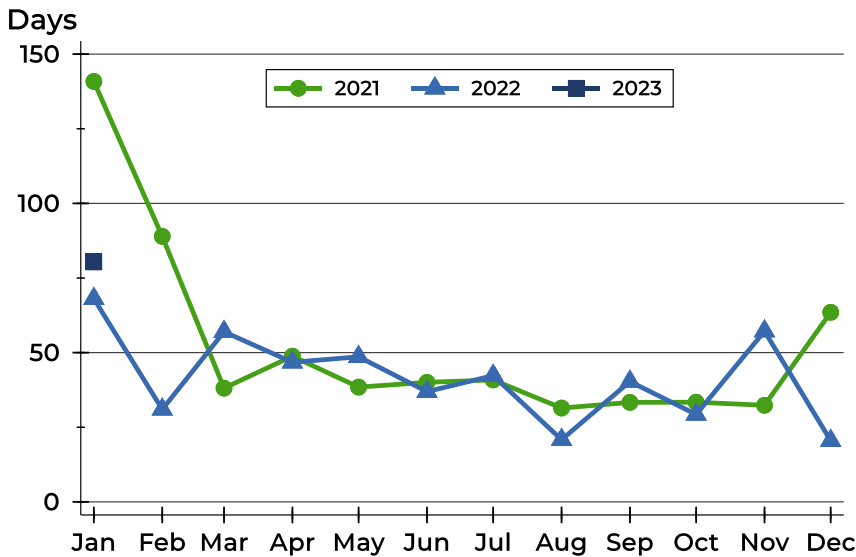


Month	2021	2022	2023
January	84,950	169,900	174,950
February	101,250	110,000	
March	93,750	145,000	
April	124,900	129,000	
May	145,000	124,450	
June	170,000	148,000	
July	124,900	137,000	
August	162,000	164,950	
September	109,950	130,200	
October	112,500	175,000	
November	177,495	124,900	
December	144,450	172,450	



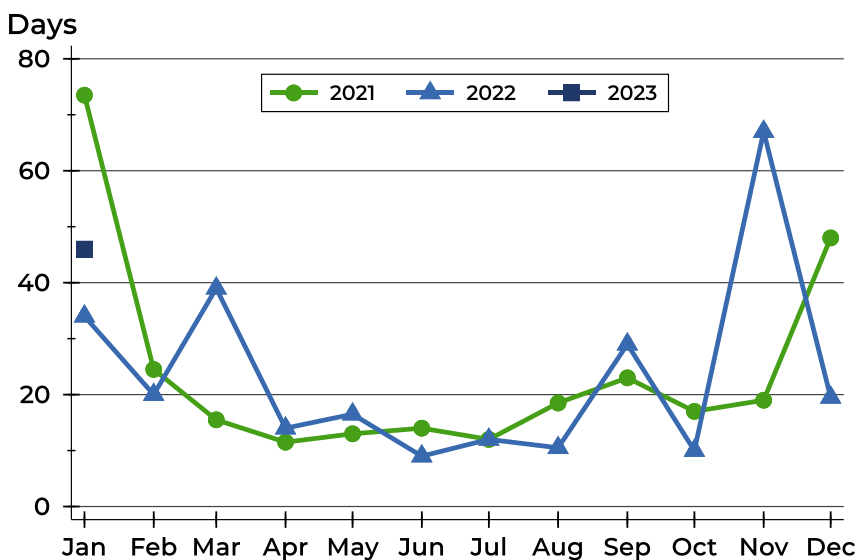
Clay County Pending Contracts Analysis

Average DOM



Month	2021	2022	2023
January	141	68	80
February	89	31	
March	38	57	
April	49	47	
May	38	49	
June	40	37	
July	41	42	
August	31	21	
September	33	40	
October	33	29	
November	32	57	
December	64	21	

Median DOM



Month	2021	2022	2023
January	74	34	46
February	25	20	
March	16	39	
April	12	14	
May	13	17	
June	14	9	
July	12	12	
August	19	11	
September	23	29	
October	17	10	
November	19	67	
December	48	20	