



**May  
2023**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Housing Report



### Market Overview

#### Clay County Home Sales Rose in May

Total home sales in Clay County rose by 57.1% last month to 11 units, compared to 7 units in May 2022. Total sales volume was \$1.6 million, up 123.3% from a year earlier.

The median sale price in May was \$127,000, up from \$96,000 a year earlier. Homes that sold in May were typically on the market for 38 days and sold for 94.6% of their list prices.

#### Clay County Active Listings Up at End of May

The total number of active listings in Clay County at the end of May was 11 units, up from 9 at the same point in 2022. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$149,900.

During May, a total of 14 contracts were written up from 13 in May 2022. At the end of the month, there were 18 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

### 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](mailto:ae@flinthillsrealtors.net)  
[www.flinthillsrealtors.net](http://www.flinthillsrealtors.net)



**May  
2023**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>11</b>	<b>7</b>	<b>16</b>	<b>32</b>	<b>39</b>	<b>53</b>
Change from prior year		57.1%	-56.3%	128.6%	-17.9%	-26.4%	112.0%
<b>Active Listings</b>		<b>11</b>	<b>9</b>	<b>16</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		22.2%	-43.8%	-70.9%			
<b>Months' Supply</b>		<b>1.5</b>	<b>1.0</b>	<b>1.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-37.5%	-80.0%			
<b>New Listings</b>		<b>9</b>	<b>11</b>	<b>19</b>	<b>43</b>	<b>44</b>	<b>74</b>
Change from prior year		-18.2%	-42.1%	26.7%	-2.3%	-40.5%	17.5%
<b>Contracts Written</b>		<b>14</b>	<b>13</b>	<b>18</b>	<b>45</b>	<b>45</b>	<b>69</b>
Change from prior year		7.7%	-27.8%	200.0%	0.0%	-34.8%	109.1%
<b>Pending Contracts</b>		<b>18</b>	<b>18</b>	<b>27</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-33.3%	92.9%			
<b>Sales Volume (1,000s)</b>		<b>1,644</b>	<b>736</b>	<b>2,011</b>	<b>5,160</b>	<b>5,187</b>	<b>6,130</b>
Change from prior year		123.4%	-63.4%	142.6%	-0.5%	-15.4%	88.6%
<b>Average</b>	<b>Sale Price</b>	<b>149,409</b>	<b>105,129</b>	<b>125,681</b>	<b>161,234</b>	<b>133,001</b>	<b>115,659</b>
	Change from prior year	42.1%	-16.4%	6.1%	21.2%	15.0%	-11.1%
	<b>List Price of Actives</b>	<b>200,736</b>	<b>144,744</b>	<b>147,694</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	38.7%	-2.0%	14.1%			
	<b>Days on Market</b>	<b>59</b>	<b>19</b>	<b>42</b>	<b>49</b>	<b>50</b>	<b>90</b>
Change from prior year	210.5%	-54.8%	-66.9%	-2.0%	-44.4%	3.4%	
<b>Percent of List</b>	<b>95.1%</b>	<b>95.1%</b>	<b>96.9%</b>	<b>94.7%</b>	<b>95.3%</b>	<b>96.6%</b>	
Change from prior year	0.0%	-1.9%	3.6%	-0.6%	-1.3%	6.5%	
<b>Percent of Original</b>	<b>94.8%</b>	<b>91.9%</b>	<b>94.7%</b>	<b>94.1%</b>	<b>93.2%</b>	<b>94.0%</b>	
Change from prior year	3.2%	-3.0%	6.2%	1.0%	-0.9%	6.8%	
<b>Median</b>	<b>Sale Price</b>	<b>127,000</b>	<b>96,000</b>	<b>98,250</b>	<b>161,900</b>	<b>115,000</b>	<b>95,000</b>
	Change from prior year	32.3%	-2.3%	-6.4%	40.8%	21.1%	-22.1%
	<b>List Price of Actives</b>	<b>149,900</b>	<b>110,000</b>	<b>99,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	36.3%	11.1%	-15.7%			
	<b>Days on Market</b>	<b>38</b>	<b>14</b>	<b>4</b>	<b>22</b>	<b>34</b>	<b>20</b>
Change from prior year	171.4%	250.0%	-97.2%	-35.3%	70.0%	-77.5%	
<b>Percent of List</b>	<b>94.6%</b>	<b>94.5%</b>	<b>99.0%</b>	<b>96.9%</b>	<b>94.7%</b>	<b>98.1%</b>	
Change from prior year	0.1%	-4.5%	1.5%	2.3%	-3.5%	3.3%	
<b>Percent of Original</b>	<b>94.6%</b>	<b>94.5%</b>	<b>97.8%</b>	<b>95.1%</b>	<b>93.6%</b>	<b>96.4%</b>	
Change from prior year	0.1%	-3.4%	7.7%	1.6%	-2.9%	6.2%	

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



# Clay County Closed Listings Analysis

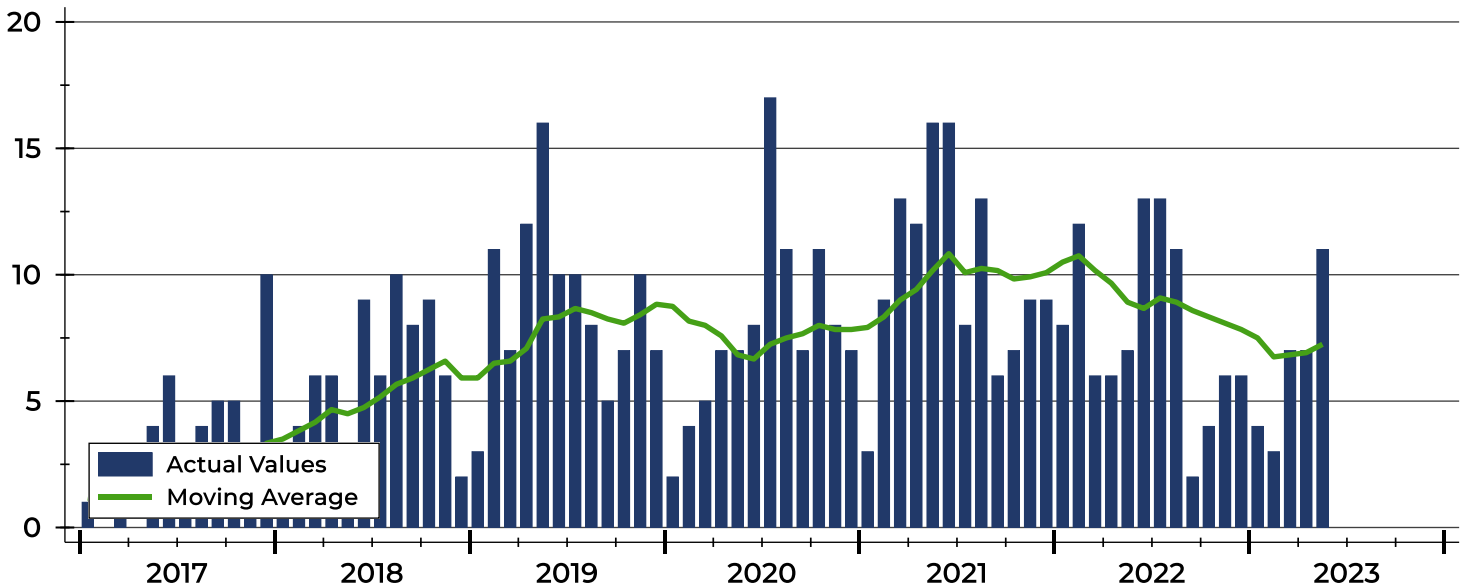
Summary Statistics for Closed Listings		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		11	7	57.1%	32	39	-17.9%
Volume (1,000s)		1,644	736	123.4%	5,160	5,187	-0.5%
Months' Supply		1.5	1.0	50.0%	N/A	N/A	N/A
Average	Sale Price	149,409	105,129	42.1%	161,234	133,001	21.2%
	Days on Market	59	19	210.5%	49	50	-2.0%
	Percent of List	95.1%	95.1%	0.0%	94.7%	95.3%	-0.6%
	Percent of Original	94.8%	91.9%	3.2%	94.1%	93.2%	1.0%
Median	Sale Price	127,000	96,000	32.3%	161,900	115,000	40.8%
	Days on Market	38	14	171.4%	22	34	-35.3%
	Percent of List	94.6%	94.5%	0.1%	96.9%	94.7%	2.3%
	Percent of Original	94.6%	94.5%	0.1%	95.1%	93.6%	1.6%

A total of 11 homes sold in Clay County in May, up from 7 units in May 2022. Total sales volume rose to \$1.6 million compared to \$0.7 million in the previous year.

The median sales price in May was \$127,000, up 32.3% compared to the prior year. Median days on market was 38 days, up from 10 days in April, and up from 14 in May 2022.

## History of Closed Listings

Units





**May  
2023**

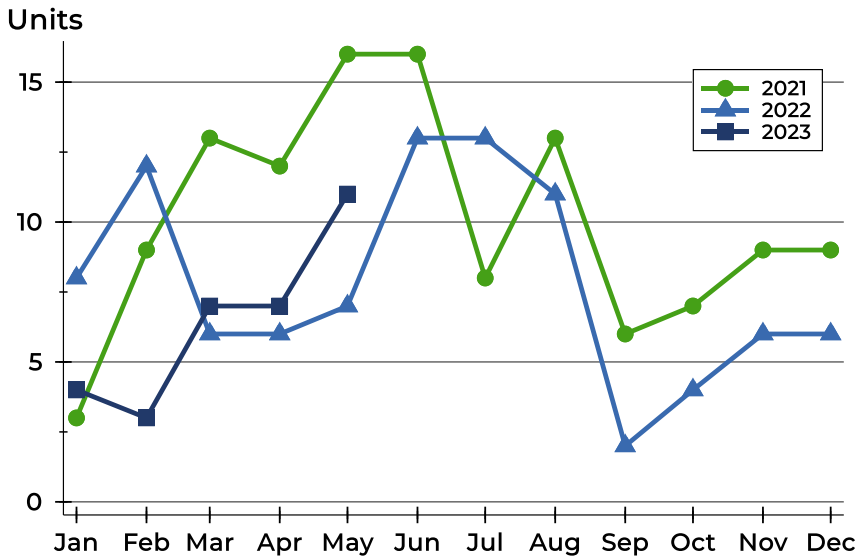
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Closed Listings Analysis

### Closed Listings by Month



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

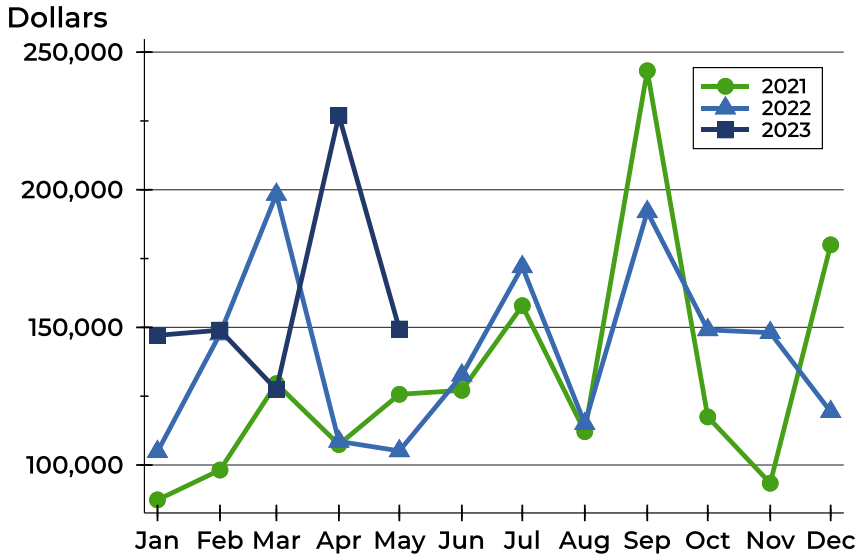
### Closed Listings by Price Range

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	2	18.2%	2.2	71,250	71,250	27	27	91.8%	91.8%	91.8%	91.8%
\$100,000-\$124,999	3	27.3%	0.0	112,633	110,000	100	86	92.6%	91.7%	92.6%	91.7%
\$125,000-\$149,999	3	27.3%	1.5	135,700	136,000	65	15	101.0%	101.6%	99.7%	101.6%
\$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	2	18.2%	0.0	235,500	235,500	31	31	92.6%	92.6%	92.6%	92.6%
\$250,000-\$299,999	1	9.1%	2.4	285,000	285,000	38	38	96.8%	96.8%	96.8%	96.8%
\$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



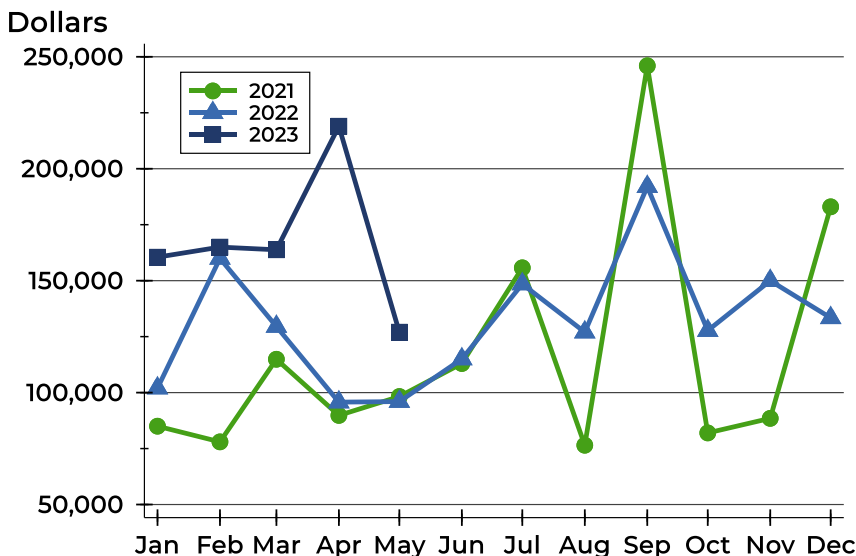
# Clay County Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	87,333	104,813	<b>147,100</b>
February	98,167	147,613	<b>149,000</b>
March	129,554	198,296	<b>127,400</b>
April	107,446	108,583	<b>226,971</b>
May	125,681	105,129	<b>149,409</b>
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

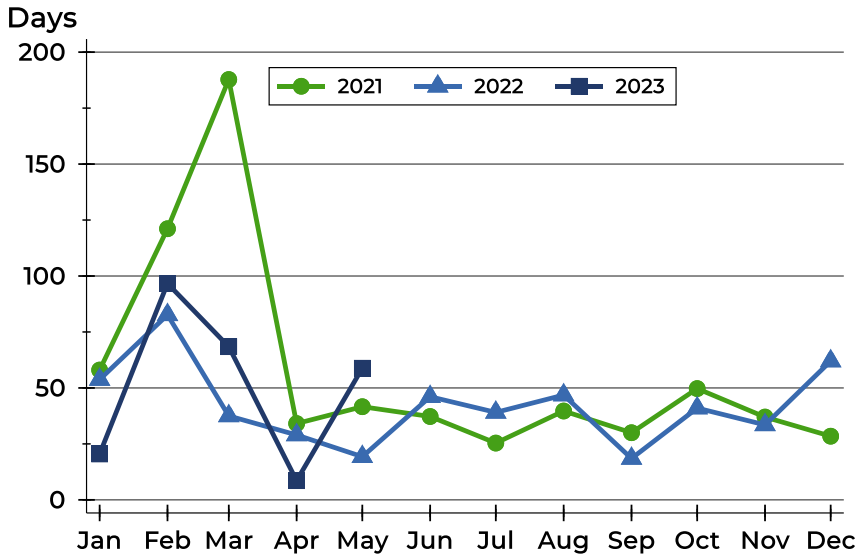


Month	2021	2022	2023
January	85,000	102,000	<b>160,500</b>
February	78,000	159,950	<b>165,000</b>
March	114,900	129,538	<b>163,800</b>
April	89,825	95,750	<b>219,000</b>
May	98,250	96,000	<b>127,000</b>
June	113,000	115,000	
July	155,750	148,500	
August	76,500	127,000	
September	246,000	192,000	
October	82,000	127,700	
November	88,500	150,000	
December	183,000	133,400	



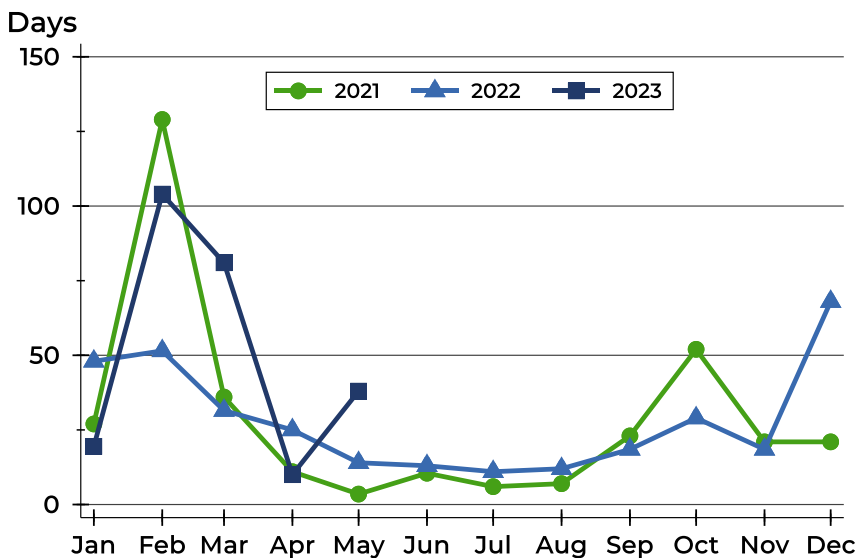
# Clay County Closed Listings Analysis

## Average DOM



Month	2021	2022	2023
January	58	54	21
February	121	83	97
March	188	38	68
April	34	29	9
May	42	19	59
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	104
March	36	32	81
April	11	25	10
May	4	14	38
June	11	13	
July	6	11	
August	7	12	
September	23	19	
October	52	29	
November	21	19	
December	21	68	



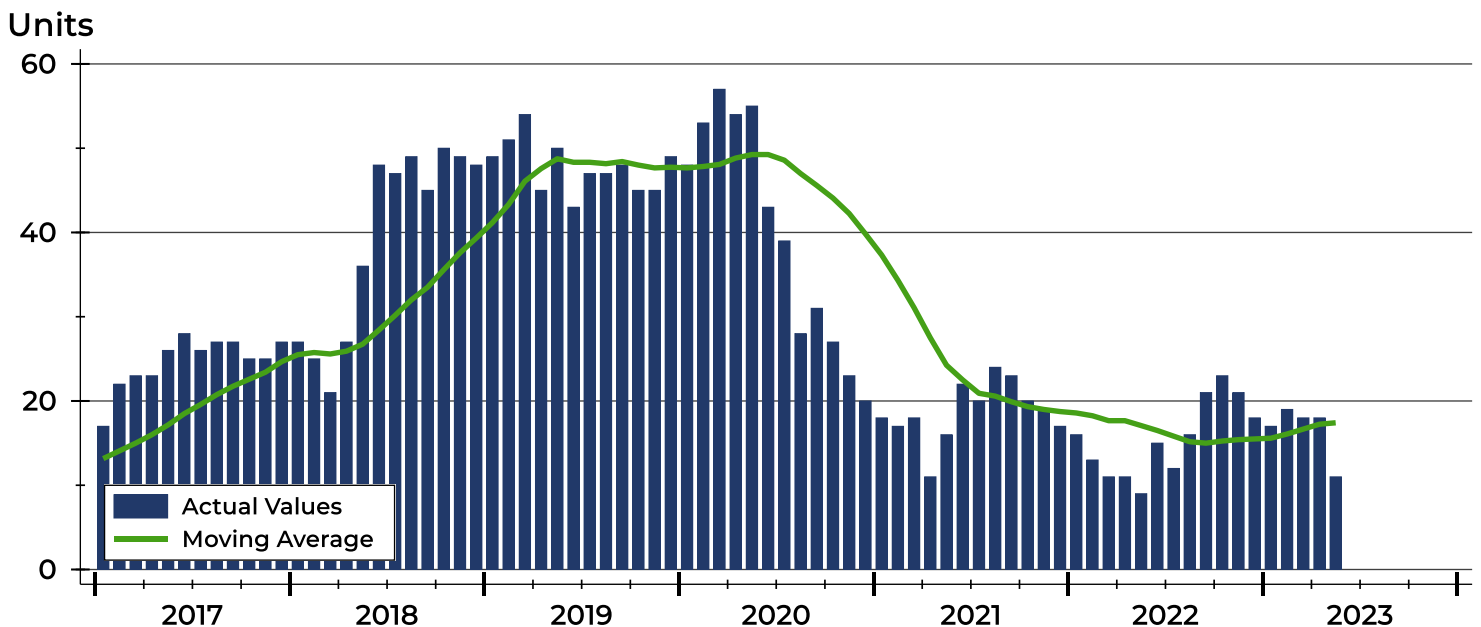
# Clay County Active Listings Analysis

Summary Statistics for Active Listings		2023	End of May 2022	Change
Active Listings		11	9	22.2%
Volume (1,000s)		2,208	1,303	69.5%
Months' Supply		1.5	1.0	50.0%
Average	List Price	200,736	144,744	38.7%
	Days on Market	124	100	24.0%
	Percent of Original	91.7%	96.6%	-5.1%
Median	List Price	149,900	110,000	36.3%
	Days on Market	29	151	-80.8%
	Percent of Original	100.0%	98.2%	1.8%

A total of 11 homes were available for sale in Clay County at the end of May. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of May was \$149,900, up 36.3% from 2022. The typical time on market for active listings was 29 days, down from 151 days a year earlier.

## History of Active Listings





**May  
2023**

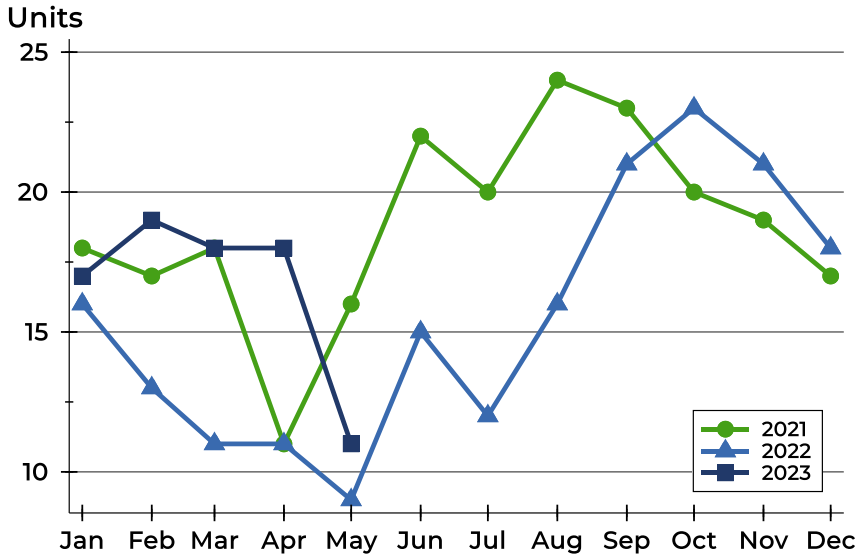
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	18	16	17
February	17	13	19
March	18	11	18
April	11	11	18
May	16	9	11
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

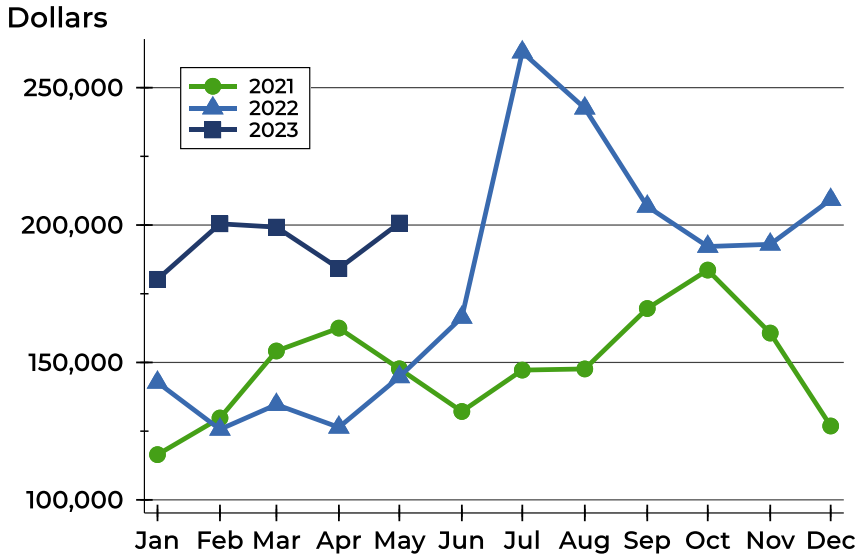
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	9.1%	N/A	39,000	39,000	17	17	100.0%	100.0%
\$50,000-\$99,999	3	27.3%	2.2	93,633	92,000	251	154	88.7%	96.8%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	18.2%	1.5	144,400	144,400	21	21	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	2	18.2%	N/A	181,200	181,200	26	26	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	9.1%	2.4	275,000	275,000	131	131	86.0%	86.0%
\$300,000-\$399,999	1	9.1%	N/A	312,000	312,000	29	29	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	9.1%	N/A	650,000	650,000	343	343	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





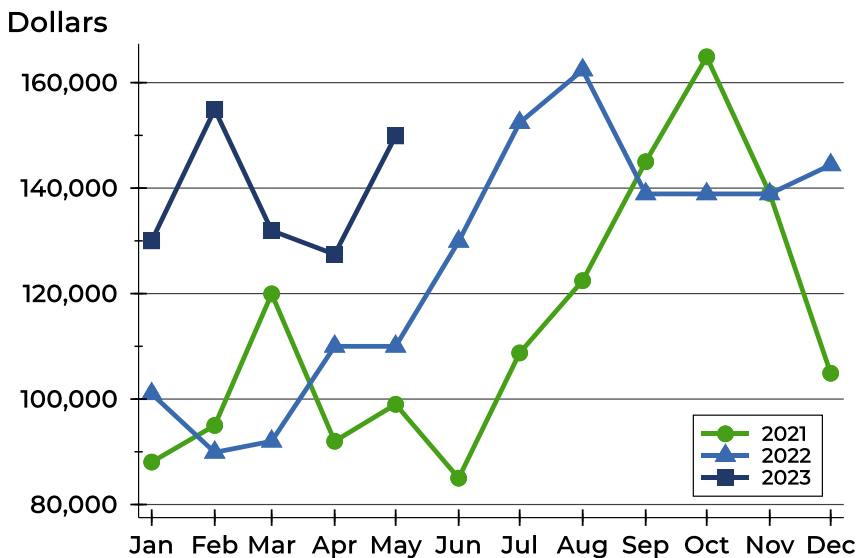
# Clay County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	116,461	142,744	<b>180,259</b>
February	129,794	125,646	<b>200,458</b>
March	154,172	134,664	<b>199,250</b>
April	162,509	126,391	<b>184,211</b>
May	147,694	144,744	<b>200,736</b>
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

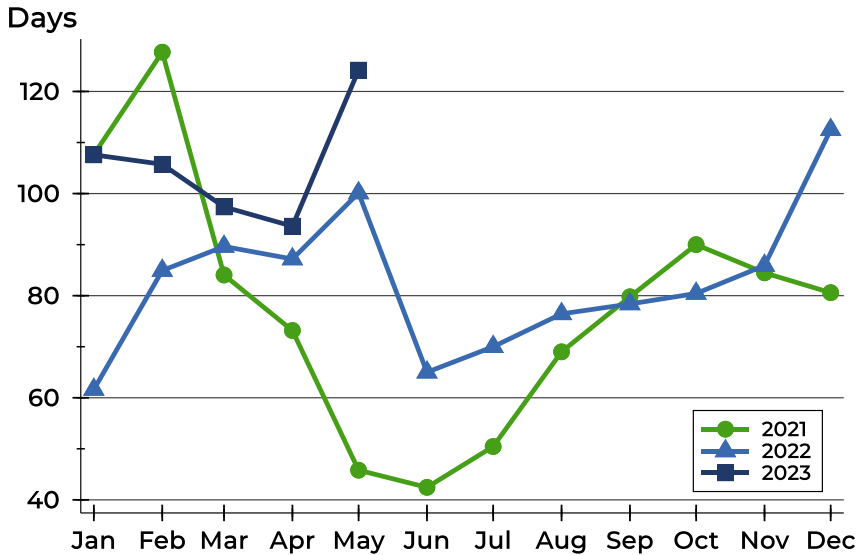


Month	2021	2022	2023
January	88,050	101,000	<b>130,000</b>
February	95,000	89,900	<b>154,900</b>
March	119,950	92,000	<b>131,950</b>
April	92,000	110,000	<b>127,450</b>
May	99,000	110,000	<b>149,900</b>
June	85,000	129,900	
July	108,750	152,400	
August	122,450	162,400	
September	145,000	138,900	
October	164,900	138,900	
November	139,000	138,900	
December	104,900	144,400	



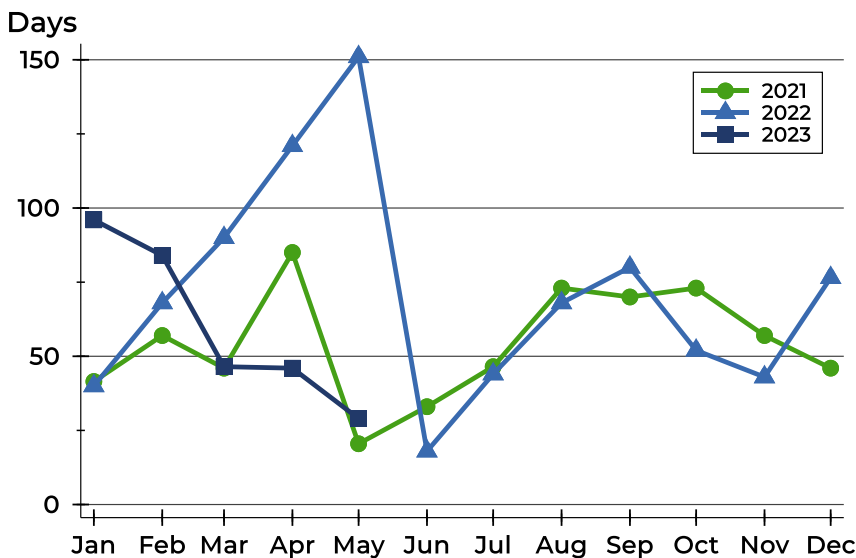
# Clay County Active Listings Analysis

## Average DOM



Month	2021	2022	2023
January	108	62	108
February	128	85	106
March	84	90	97
April	73	87	94
May	46	100	124
June	42	65	
July	50	70	
August	69	76	
September	80	78	
October	90	80	
November	84	86	
December	81	113	

## Median DOM

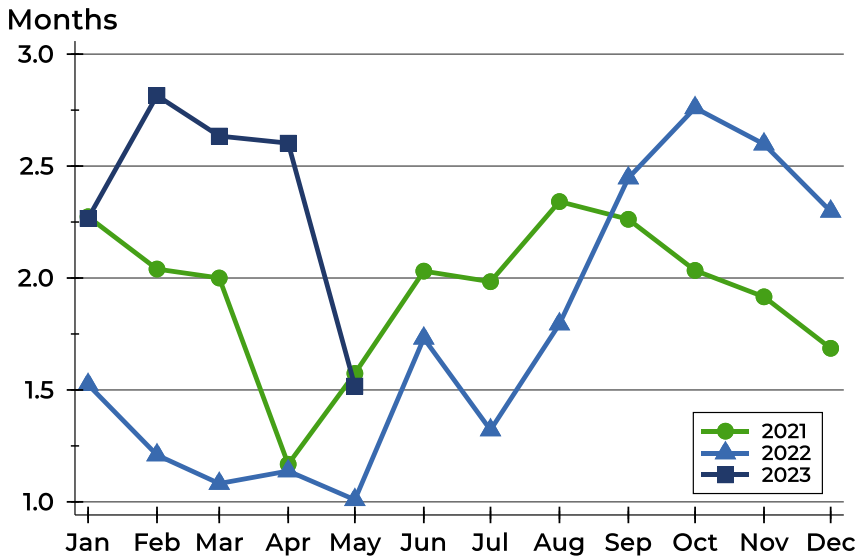


Month	2021	2022	2023
January	42	40	96
February	57	68	84
March	46	90	47
April	85	121	46
May	21	151	29
June	33	18	
July	47	44	
August	73	68	
September	70	80	
October	73	52	
November	57	43	
December	46	77	



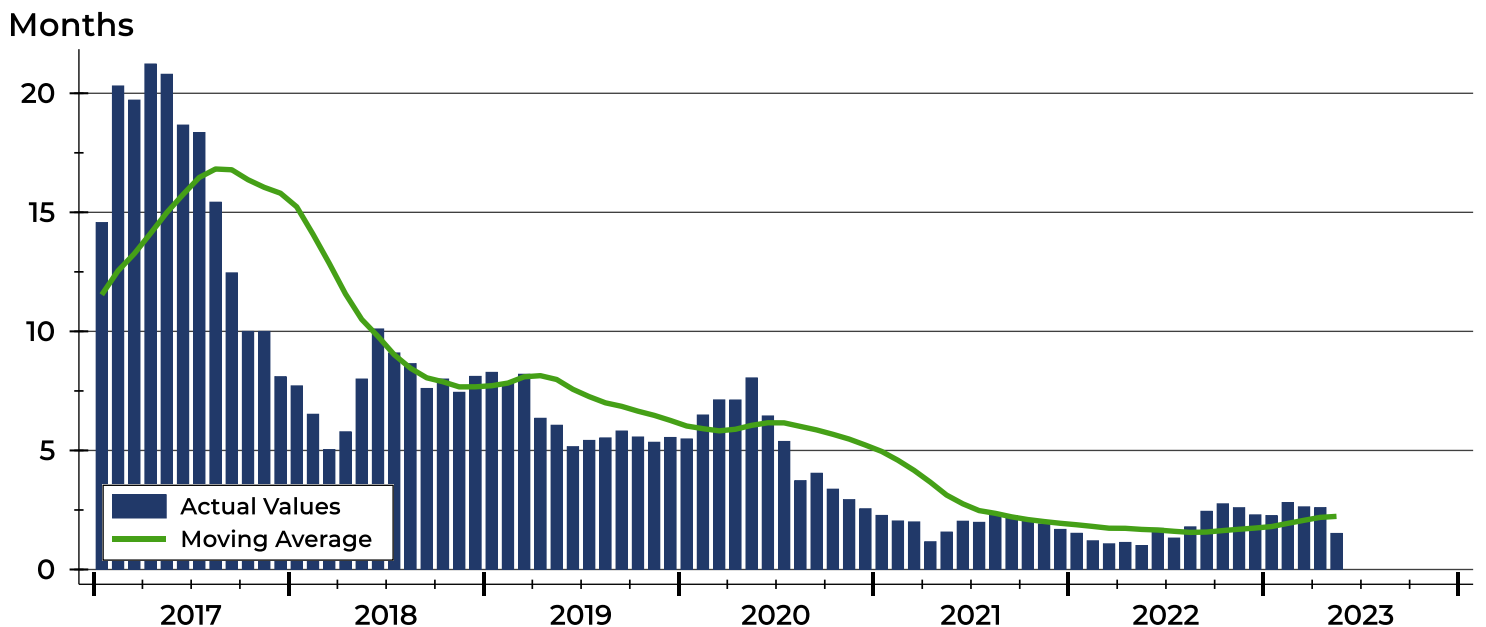
# Clay County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	2.3	1.5	<b>2.3</b>
February	2.0	1.2	<b>2.8</b>
March	2.0	1.1	<b>2.6</b>
April	1.2	1.1	<b>2.6</b>
May	1.6	1.0	<b>1.5</b>
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

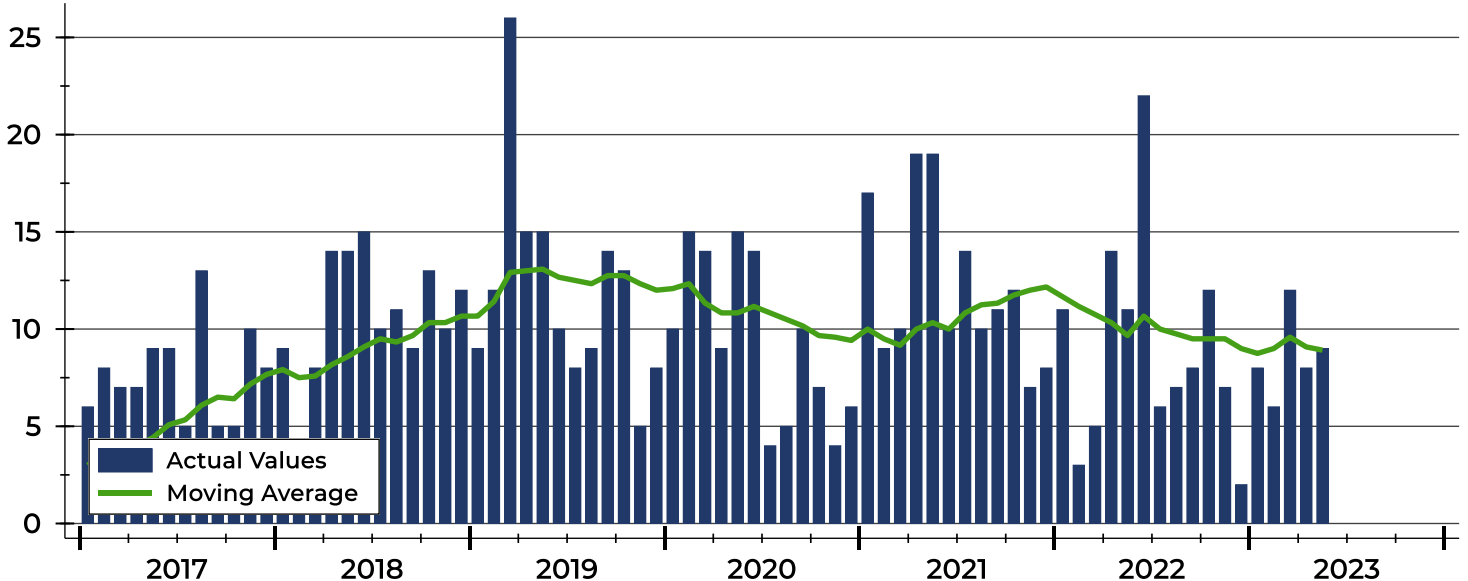
Summary Statistics for New Listings		2023	May 2022	Change
Current Month	New Listings	9	11	-18.2%
	Volume (1,000s)	1,448	1,610	-10.1%
	Average List Price	160,911	146,318	10.0%
	Median List Price	179,900	129,000	39.5%
Year-to-Date	New Listings	43	44	-2.3%
	Volume (1,000s)	7,925	6,868	15.4%
	Average List Price	184,305	156,084	18.1%
	Median List Price	169,900	129,000	31.7%

A total of 9 new listings were added in Clay County during May, down 18.2% from the same month in 2022. Year-to-date Clay County has seen 43 new listings.

The median list price of these homes was \$179,900 up from \$129,000 in 2022.

## History of New Listings

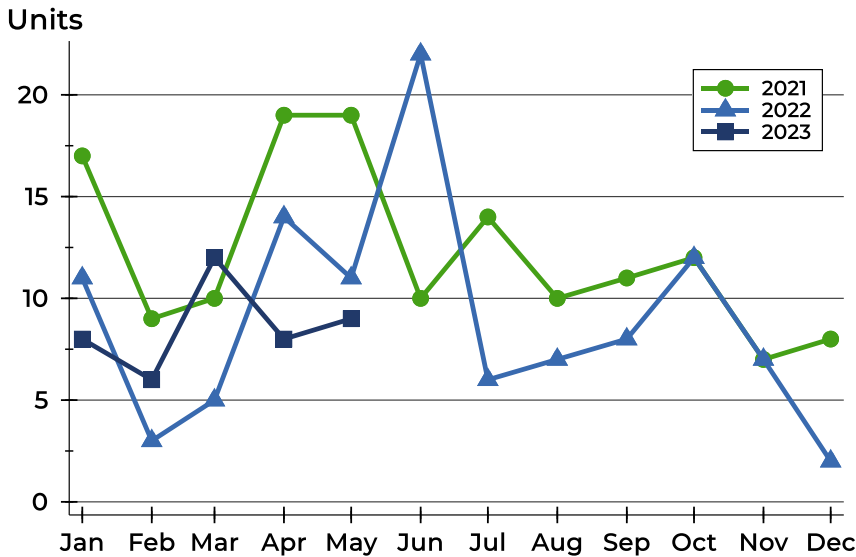
Units





## Clay County New Listings Analysis

### New Listings by Month



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

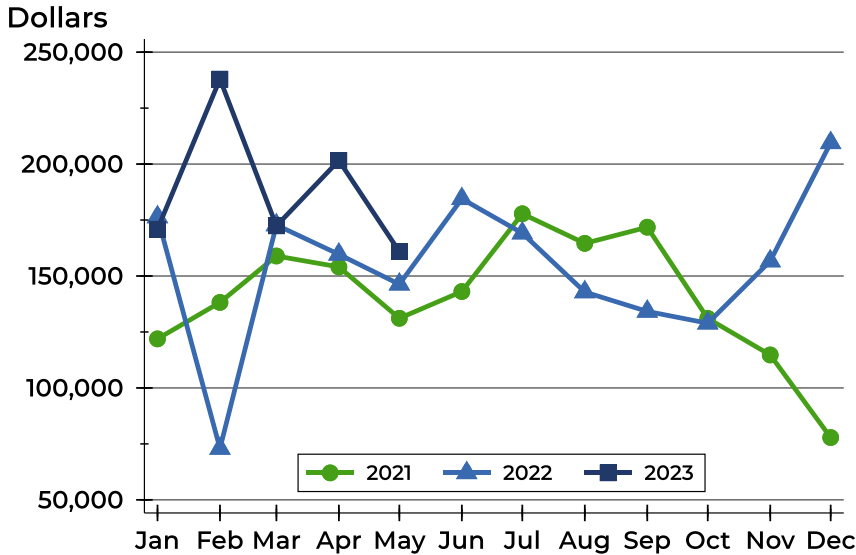
### New Listings by Price Range

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	1	11.1%	39,000	39,000	23	23	100.0%	100.0%
\$50,000-\$99,999	1	11.1%	55,000	55,000	7	7	100.0%	100.0%
\$100,000-\$124,999	1	11.1%	120,000	120,000	2	2	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	149,900	149,900	36	36	99.9%	99.9%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	33.3%	187,433	182,500	24	31	100.0%	100.0%
\$200,000-\$249,999	1	11.1%	210,000	210,000	10	10	95.9%	95.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	11.1%	312,000	312,000	35	35	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



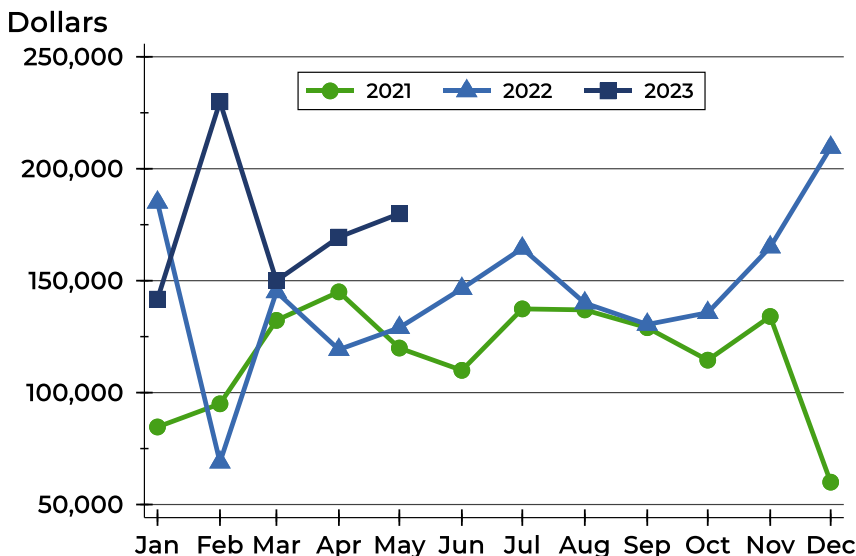
# Clay County New Listings Analysis

## Average Price



Month	2021	2022	2023
January	121,915	176,355	<b>170,925</b>
February	138,211	72,967	<b>237,967</b>
March	158,940	172,780	<b>172,400</b>
April	154,063	159,679	<b>201,613</b>
May	131,111	146,318	<b>160,911</b>
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	156,671	
December	77,838	209,500	

## Median Price



Month	2021	2022	2023
January	84,650	185,000	<b>141,750</b>
February	95,000	68,900	<b>229,950</b>
March	132,250	145,000	<b>150,000</b>
April	145,000	119,200	<b>169,450</b>
May	119,900	129,000	<b>179,900</b>
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	165,000	
December	60,000	209,500	



**May  
2023**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Contracts Written Analysis

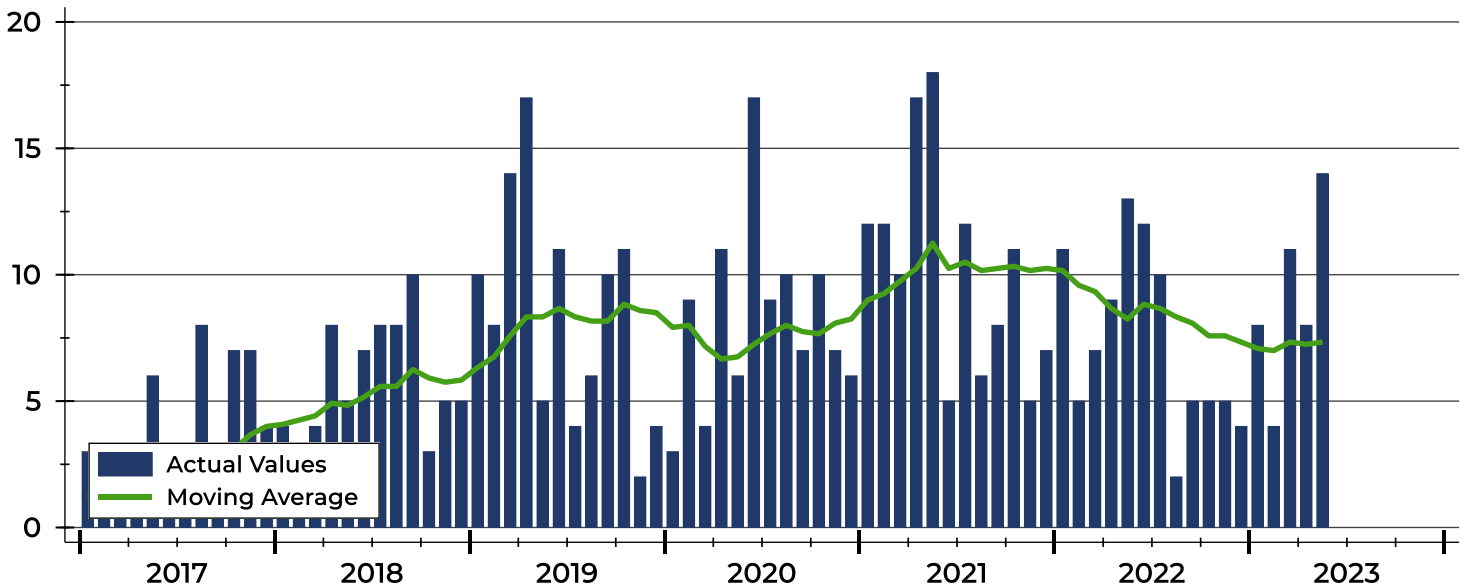
Summary Statistics for Contracts Written		2023	May 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		<b>14</b>	13	7.7%	<b>45</b>	45	0.0%
Volume (1,000s)		<b>2,543</b>	1,906	33.4%	<b>8,270</b>	6,538	26.5%
Average	Sale Price	<b>181,643</b>	146,608	23.9%	<b>183,778</b>	145,293	26.5%
	Days on Market	<b>48</b>	37	29.7%	<b>58</b>	48	20.8%
	Percent of Original	<b>95.9%</b>	93.6%	2.5%	<b>94.3%</b>	93.5%	0.9%
Median	Sale Price	<b>149,450</b>	119,000	25.6%	<b>169,900</b>	119,900	41.7%
	Days on Market	<b>38</b>	20	90.0%	<b>24</b>	21	14.3%
	Percent of Original	<b>95.6%</b>	94.1%	1.6%	<b>95.9%</b>	94.1%	1.9%

A total of 14 contracts for sale were written in Clay County during the month of May, up from 13 in 2022. The median list price of these homes was \$149,450, up from \$119,000 the prior year.

Half of the homes that went under contract in May were on the market less than 38 days, compared to 20 days in May 2022.

## History of Contracts Written

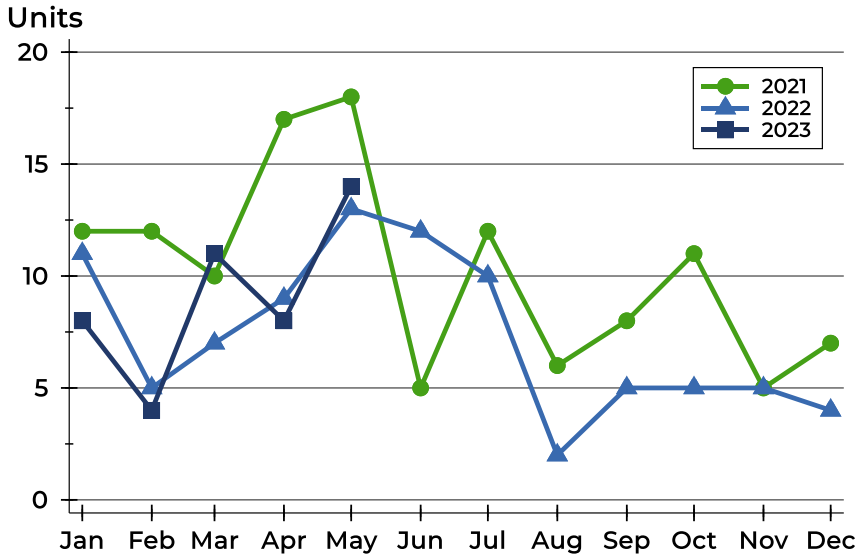
Units





## Clay County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	12	11	<b>8</b>
February	12	5	<b>4</b>
March	10	7	<b>11</b>
April	17	9	<b>8</b>
May	18	13	<b>14</b>
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	3	21.4%	80,133	78,900	72	63	90.4%	91.5%
\$100,000-\$124,999	2	14.3%	117,450	117,450	89	89	95.7%	95.7%
\$125,000-\$149,999	2	14.3%	127,450	127,450	28	28	97.3%	97.3%
\$150,000-\$174,999	2	14.3%	169,450	169,450	25	25	97.2%	97.2%
\$175,000-\$199,999	1	7.1%	199,900	199,900	7	7	100.0%	100.0%
\$200,000-\$249,999	2	14.3%	225,000	225,000	46	46	97.9%	97.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	7.1%	329,000	329,000	67	67	95.4%	95.4%
\$400,000-\$499,999	1	7.1%	495,000	495,000	7	7	100.0%	100.0%
\$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





**May  
2023**

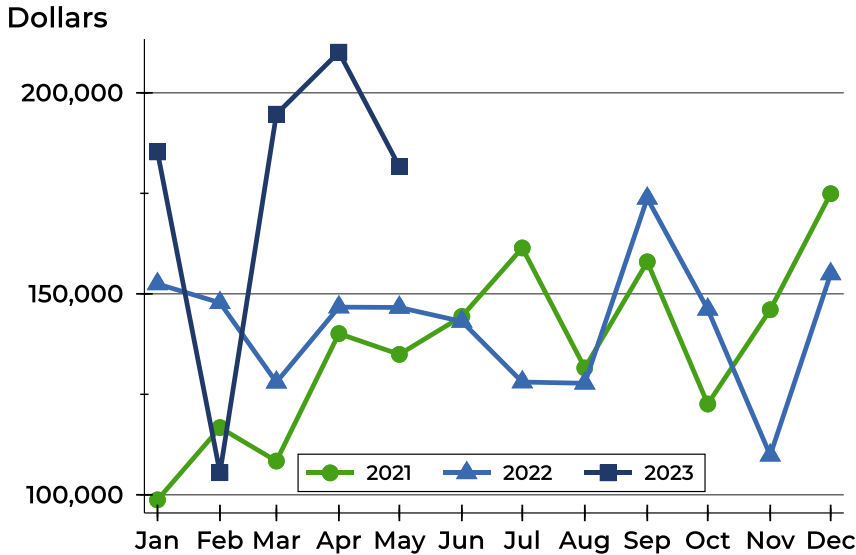
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

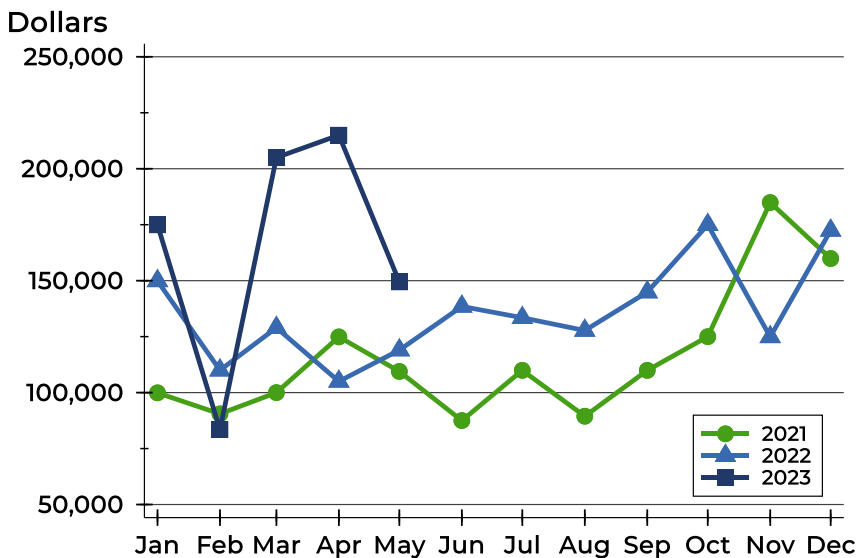
## Clay County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	98,742	152,464	<b>185,300</b>
February	116,721	147,780	<b>105,500</b>
March	108,390	128,000	<b>194,691</b>
April	140,112	146,700	<b>210,125</b>
May	134,933	146,608	<b>181,643</b>
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

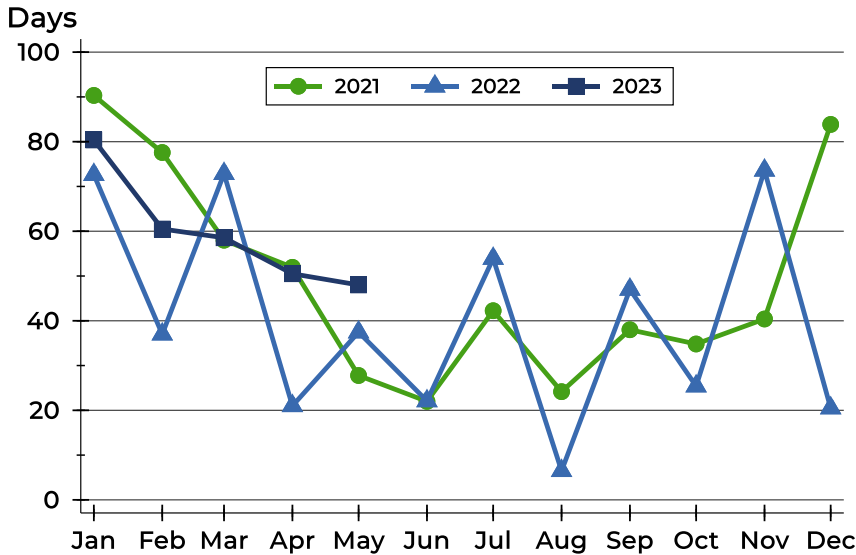


Month	2021	2022	2023
January	99,900	149,900	<b>174,950</b>
February	90,500	110,000	<b>83,500</b>
March	100,000	129,000	<b>205,000</b>
April	124,900	105,000	<b>215,000</b>
May	109,450	119,000	<b>149,450</b>
June	87,500	138,500	
July	109,950	133,450	
August	89,450	127,750	
September	109,950	144,900	
October	125,000	175,000	
November	184,900	124,900	
December	159,900	172,450	



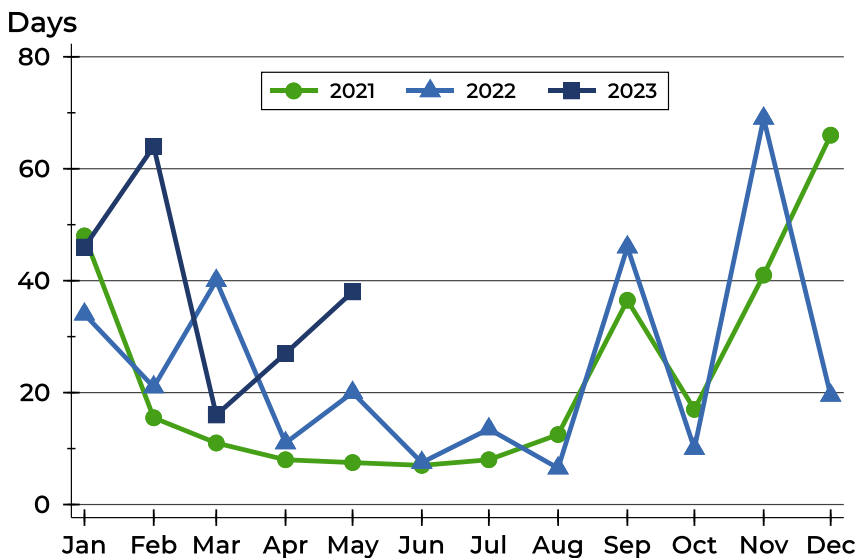
# Clay County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	90	73	<b>80</b>
February	78	37	<b>61</b>
March	58	73	<b>59</b>
April	52	21	<b>51</b>
May	28	37	<b>48</b>
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	<b>46</b>
February	16	21	<b>64</b>
March	11	40	<b>16</b>
April	8	11	<b>27</b>
May	8	20	<b>38</b>
June	7	8	
July	8	14	
August	13	7	
September	37	46	
October	17	10	
November	41	69	
December	66	20	



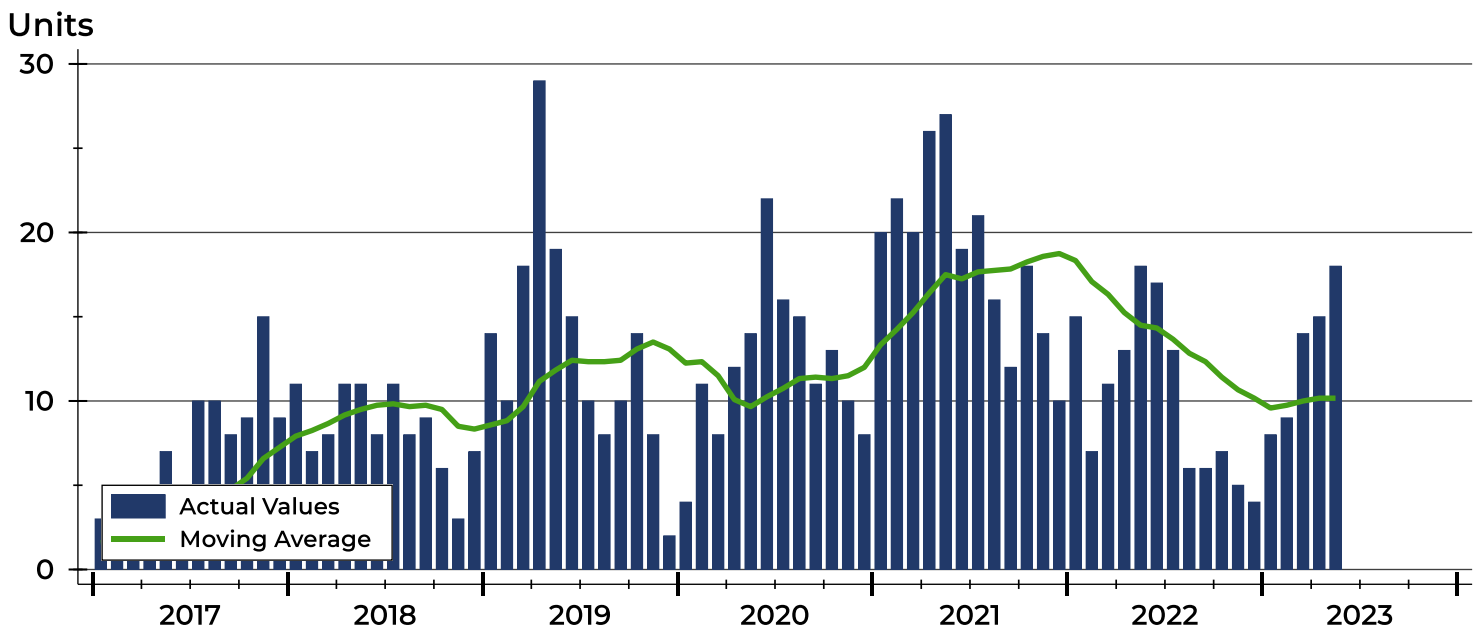
# Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of May 2022	Change
Pending Contracts		18	18	0.0%
Volume (1,000s)		3,680	2,883	27.6%
Average	List Price	204,428	160,156	27.6%
	Days on Market	66	49	34.7%
	Percent of Original	95.4%	97.8%	-2.5%
Median	List Price	177,450	124,450	42.6%
	Days on Market	37	17	117.6%
	Percent of Original	99.0%	100.0%	-1.0%

A total of 18 listings in Clay County had contracts pending at the end of May, the same number of contracts pending at the end of May 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.

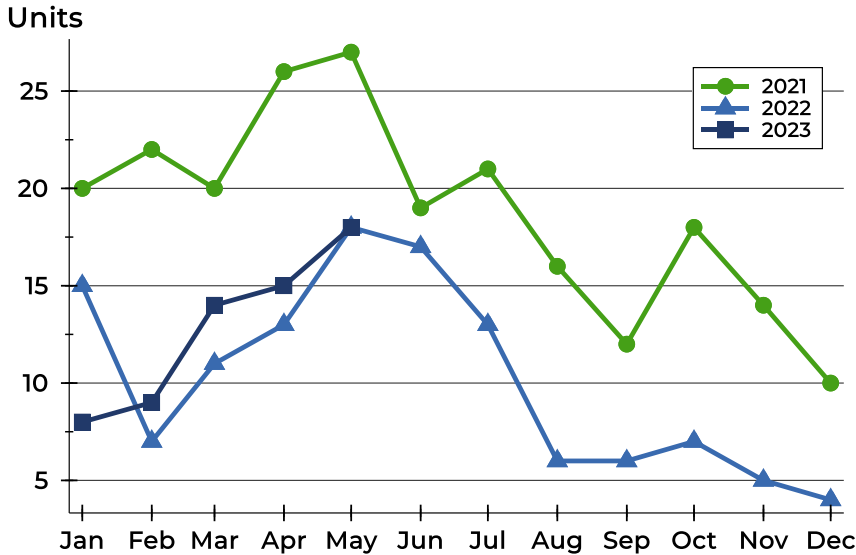
## History of Pending Contracts





## Clay County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
<b>January</b>	20	15	<b>8</b>
<b>February</b>	22	7	<b>9</b>
<b>March</b>	20	11	<b>14</b>
<b>April</b>	26	13	<b>15</b>
<b>May</b>	27	18	<b>18</b>
<b>June</b>	19	17	
<b>July</b>	21	13	
<b>August</b>	16	6	
<b>September</b>	12	6	
<b>October</b>	18	7	
<b>November</b>	14	5	
<b>December</b>	10	4	

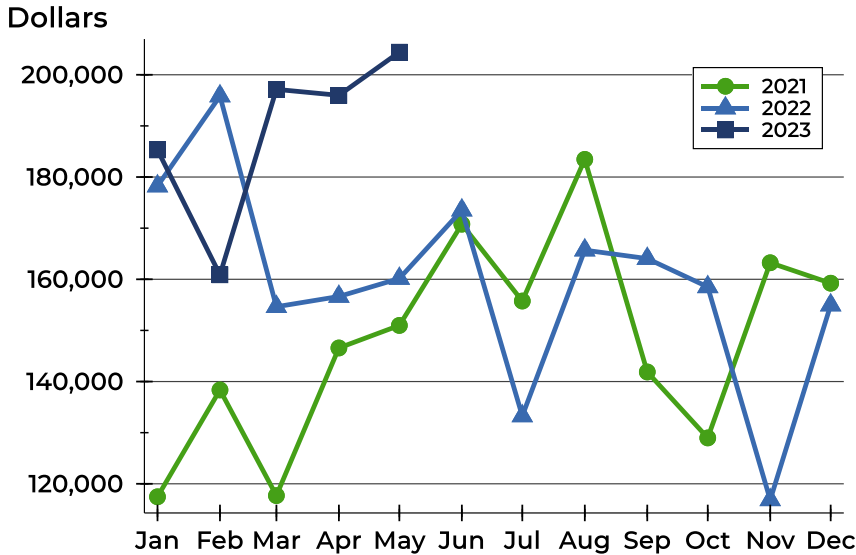
### Pending Contracts by Price Range

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	2	11.1%	82,700	82,700	86	86	92.2%	92.2%
\$100,000-\$124,999	2	11.1%	110,000	110,000	110	110	85.7%	85.7%
\$125,000-\$149,999	3	16.7%	132,500	127,500	93	60	99.4%	100.0%
\$150,000-\$174,999	2	11.1%	169,450	169,450	25	25	97.2%	97.2%
\$175,000-\$199,999	2	11.1%	192,450	192,450	8	8	100.0%	100.0%
\$200,000-\$249,999	3	16.7%	233,000	240,000	31	10	98.6%	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	3	16.7%	326,333	329,000	118	67	91.0%	95.4%
\$400,000-\$499,999	1	5.6%	495,000	495,000	7	7	100.0%	100.0%
\$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



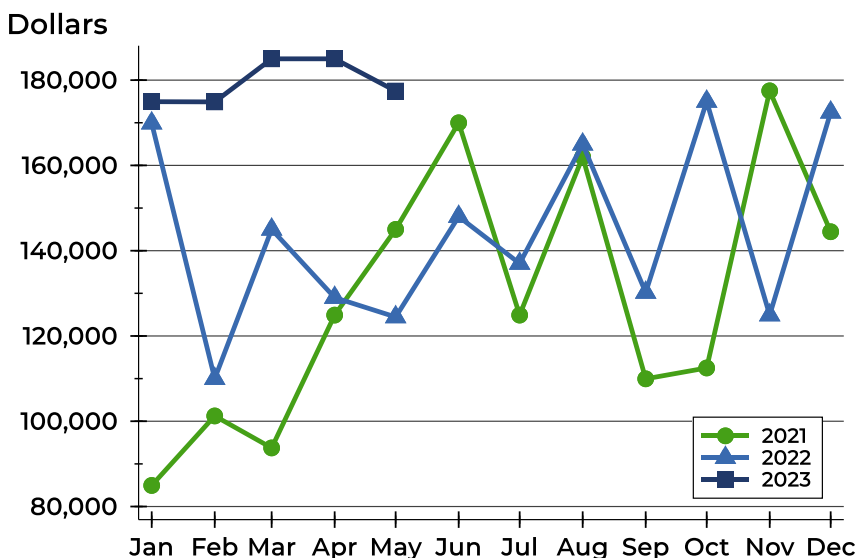
# Clay County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	117,463	178,233	<b>185,300</b>
February	138,357	195,843	<b>160,878</b>
March	117,703	154,636	<b>197,150</b>
April	146,569	156,638	<b>195,980</b>
May	150,981	160,156	<b>204,428</b>
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

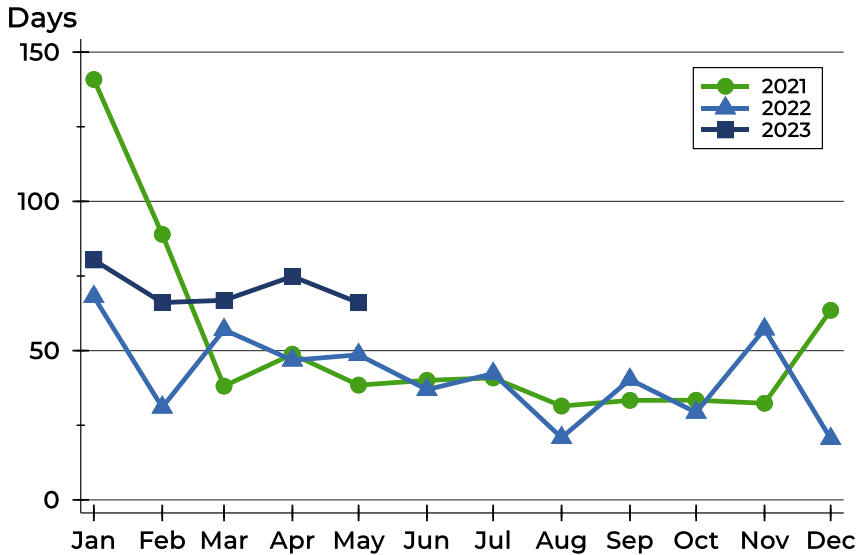


Month	2021	2022	2023
January	84,950	169,900	<b>174,950</b>
February	101,250	110,000	<b>174,900</b>
March	93,750	145,000	<b>185,000</b>
April	124,900	129,000	<b>185,000</b>
May	145,000	124,450	<b>177,450</b>
June	170,000	148,000	
July	124,900	137,000	
August	162,000	164,950	
September	109,950	130,200	
October	112,500	175,000	
November	177,495	124,900	
December	144,450	172,450	



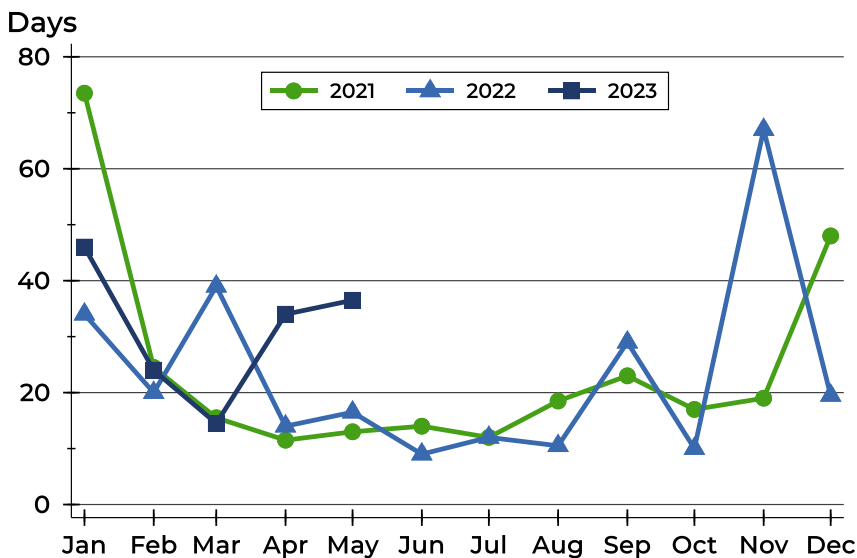
# Clay County Pending Contracts Analysis

## Average DOM



Month	2021	2022	2023
January	141	68	<b>80</b>
February	89	31	<b>66</b>
March	38	57	<b>67</b>
April	49	47	<b>75</b>
May	38	49	<b>66</b>
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	<b>46</b>
February	25	20	<b>24</b>
March	16	39	<b>15</b>
April	12	14	<b>34</b>
May	13	17	<b>37</b>
June	14	9	
July	12	12	
August	19	11	
September	23	29	
October	17	10	
November	19	67	
December	48	20	