



# Clay County Housing Report



## Market Overview

### Clay County Home Sales Remained Constant in February

Total home sales in Clay County remained at 6 units last month, the same as in February 2024. Total sales volume was \$1.2 million, up from a year earlier.

The median sale price in February was \$173,750, up from \$136,250 a year earlier. Homes that sold in February were typically on the market for 80 days and sold for 98.2% of their list prices.

### Clay County Active Listings Down at End of February

The total number of active listings in Clay County at the end of February was 16 units, down from 20 at the same point in 2024. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$204,950.

There were 5 contracts written in February 2025 and 2024, showing no change over the year. At the end of the month, there were 12 contracts still pending.

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## Clay County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>6</b>	<b>6</b>	<b>3</b>	<b>10</b>	<b>7</b>	<b>7</b>
Change from prior year		0.0%	100.0%	-75.0%	42.9%	0.0%	-65.0%
<b>Active Listings</b>		<b>16</b>	<b>20</b>	<b>19</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-20.0%	5.3%	46.2%			
<b>Months' Supply</b>		<b>2.6</b>	<b>2.7</b>	<b>2.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-3.7%	-3.6%	133.3%			
<b>New Listings</b>		<b>5</b>	<b>8</b>	<b>6</b>	<b>10</b>	<b>16</b>	<b>14</b>
Change from prior year		-37.5%	33.3%	100.0%	-37.5%	14.3%	0.0%
<b>Contracts Written</b>		<b>5</b>	<b>5</b>	<b>4</b>	<b>15</b>	<b>13</b>	<b>12</b>
Change from prior year		0.0%	25.0%	-20.0%	15.4%	8.3%	-25.0%
<b>Pending Contracts</b>		<b>12</b>	<b>9</b>	<b>9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		33.3%	0.0%	28.6%			
<b>Sales Volume (1,000s)</b>		<b>1,215</b>	<b>1,160</b>	<b>447</b>	<b>2,209</b>	<b>1,692</b>	<b>1,035</b>
Change from prior year		4.7%	159.5%	-74.8%	30.6%	63.5%	-60.3%
<b>Average</b>	<b>Sale Price</b>	<b>202,500</b>	<b>193,250</b>	<b>149,000</b>	<b>220,900</b>	<b>241,643</b>	<b>147,914</b>
	Change from prior year	4.8%	29.7%	0.9%	-8.6%	63.4%	13.4%
	<b>List Price of Actives</b>	<b>247,956</b>	<b>181,485</b>	<b>200,458</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	36.6%	-9.5%	59.5%			
	<b>Days on Market</b>	<b>88</b>	<b>50</b>	<b>97</b>	<b>54</b>	<b>47</b>	<b>53</b>
Change from prior year	76.0%	-48.5%	16.9%	14.9%	-11.3%	-25.4%	
<b>Percent of List</b>	<b>99.1%</b>	<b>89.9%</b>	<b>97.1%</b>	<b>99.0%</b>	<b>90.8%</b>	<b>96.2%</b>	
Change from prior year	10.2%	-7.4%	2.4%	9.0%	-5.6%	1.5%	
<b>Percent of Original</b>	<b>93.4%</b>	<b>87.6%</b>	<b>93.9%</b>	<b>95.6%</b>	<b>88.7%</b>	<b>94.8%</b>	
Change from prior year	6.6%	-6.7%	0.2%	7.8%	-6.4%	2.0%	
<b>Median</b>	<b>Sale Price</b>	<b>173,750</b>	<b>136,250</b>	<b>165,000</b>	<b>218,750</b>	<b>145,000</b>	<b>165,000</b>
	Change from prior year	27.5%	-17.4%	3.2%	50.9%	-12.1%	25.0%
	<b>List Price of Actives</b>	<b>204,950</b>	<b>138,400</b>	<b>154,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	48.1%	-10.7%	72.3%			
	<b>Days on Market</b>	<b>80</b>	<b>20</b>	<b>104</b>	<b>24</b>	<b>29</b>	<b>29</b>
Change from prior year	300.0%	-80.8%	100.0%	-17.2%	0.0%	-39.6%	
<b>Percent of List</b>	<b>98.2%</b>	<b>91.5%</b>	<b>97.3%</b>	<b>100.0%</b>	<b>91.9%</b>	<b>95.9%</b>	
Change from prior year	7.3%	-6.0%	2.7%	8.8%	-4.2%	1.3%	
<b>Percent of Original</b>	<b>94.2%</b>	<b>87.5%</b>	<b>91.5%</b>	<b>96.9%</b>	<b>89.6%</b>	<b>94.5%</b>	
Change from prior year	7.7%	-4.4%	-0.5%	8.1%	-5.2%	1.5%	

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



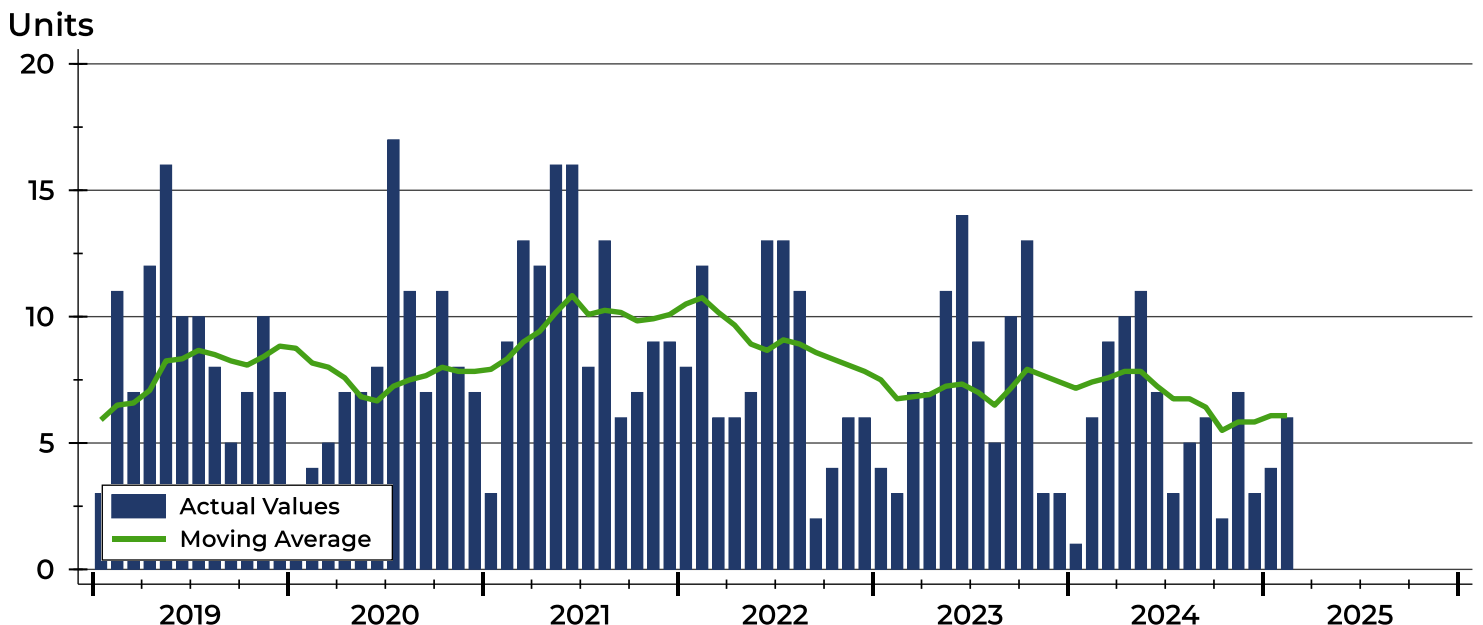
# Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		6	6	0.0%	10	7	42.9%
Volume (1,000s)		1,215	1,160	4.7%	2,209	1,692	30.6%
Months' Supply		2.6	2.7	-3.7%	N/A	N/A	N/A
Average	Sale Price	202,500	193,250	4.8%	220,900	241,643	-8.6%
	Days on Market	88	50	76.0%	54	47	14.9%
	Percent of List	99.1%	89.9%	10.2%	99.0%	90.8%	9.0%
	Percent of Original	93.4%	87.6%	6.6%	95.6%	88.7%	7.8%
Median	Sale Price	173,750	136,250	27.5%	218,750	145,000	50.9%
	Days on Market	80	20	300.0%	24	29	-17.2%
	Percent of List	98.2%	91.5%	7.3%	100.0%	91.9%	8.8%
	Percent of Original	94.2%	87.5%	7.7%	96.9%	89.6%	8.1%

A total of 6 homes sold in Clay County in February, showing no change from February 2024. Total sales volume rose to \$1.2 million compared to \$1.2 million in the previous year.

The median sales price in February was \$173,750, up 27.5% compared to the prior year. Median days on market was 80 days, up from 5 days in January, and up from 20 in February 2024.

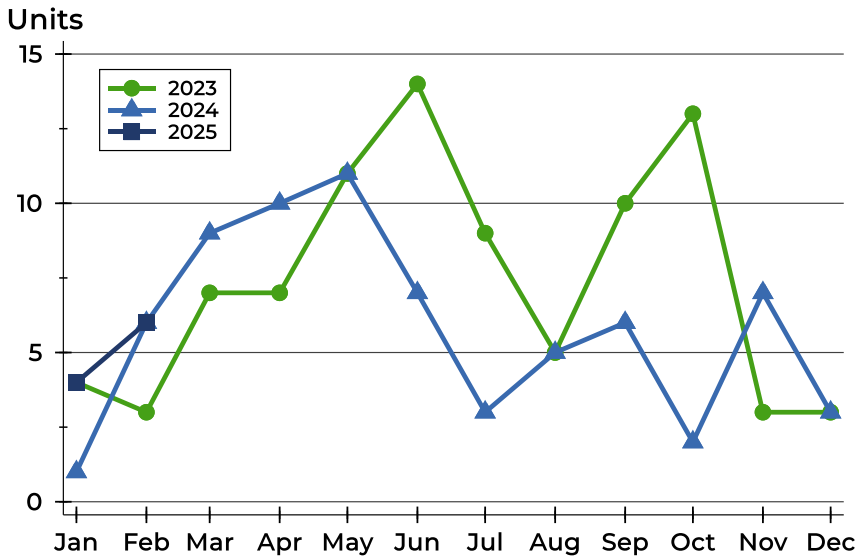
## History of Closed Listings





## Clay County Closed Listings Analysis

### Closed Listings by Month



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

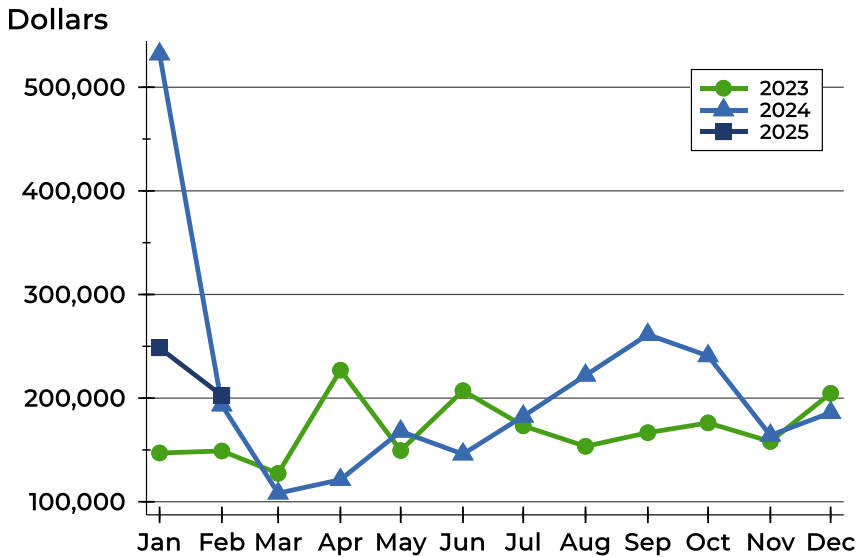
### Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	33.3%	2.7	138,750	138,750	23	23	100.9%	100.9%	100.9%	100.9%
\$150,000-\$174,999	1	16.7%	9.6	155,000	155,000	103	103	100.6%	100.6%	97.5%	97.5%
\$175,000-\$199,999	1	16.7%	0.0	192,500	192,500	56	56	96.3%	96.3%	83.7%	83.7%
\$200,000-\$249,999	1	16.7%	4.0	245,000	245,000	189	189	96.1%	96.1%	85.7%	85.7%
\$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	1	16.7%	0.0	345,000	345,000	131	131	100.0%	100.0%	92.0%	92.0%
\$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



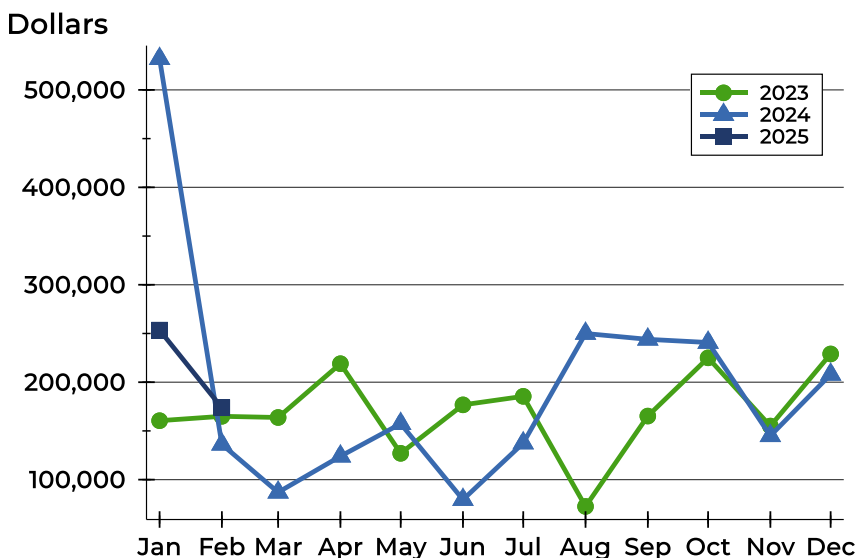
## Clay County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	147,100	532,000	<b>248,500</b>
<b>February</b>	149,000	193,250	<b>202,500</b>
<b>March</b>	127,400	108,244	
<b>April</b>	226,971	121,330	
<b>May</b>	149,409	167,950	
<b>June</b>	207,171	145,977	
<b>July</b>	173,274	182,500	
<b>August</b>	153,480	222,000	
<b>September</b>	166,650	261,333	
<b>October</b>	176,115	240,750	
<b>November</b>	158,167	164,071	
<b>December</b>	204,667	186,000	

### Median Price

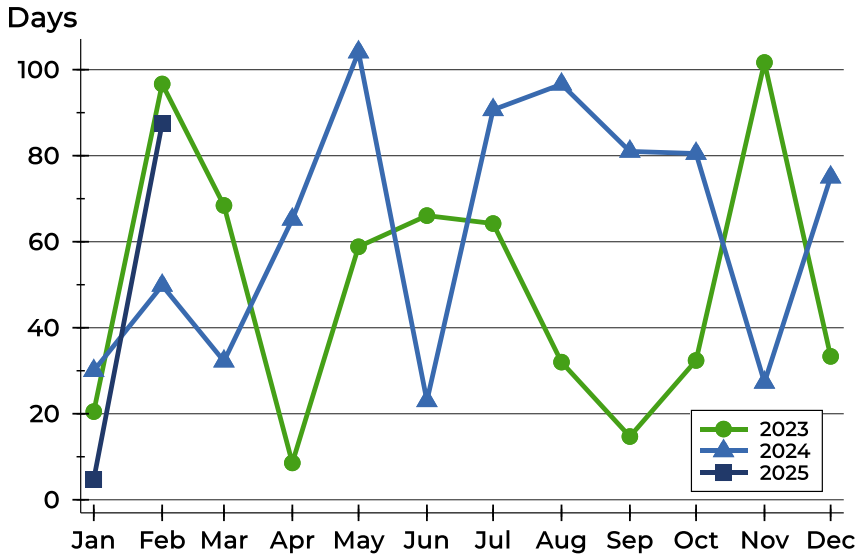


Month	2023	2024	2025
<b>January</b>	160,500	532,000	<b>253,500</b>
<b>February</b>	165,000	136,250	<b>173,750</b>
<b>March</b>	163,800	87,000	
<b>April</b>	219,000	124,000	
<b>May</b>	127,000	157,400	
<b>June</b>	176,750	79,500	
<b>July</b>	185,500	137,500	
<b>August</b>	72,500	250,000	
<b>September</b>	165,250	244,000	
<b>October</b>	225,000	240,750	
<b>November</b>	155,000	145,000	
<b>December</b>	229,000	208,000	



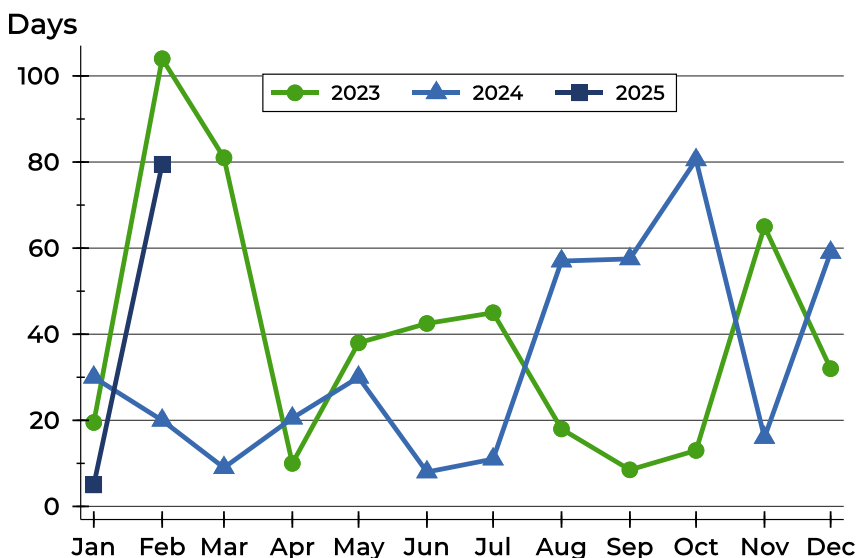
## Clay County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	21	30	<b>5</b>
February	97	50	<b>88</b>
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	<b>5</b>
February	104	20	<b>80</b>
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	



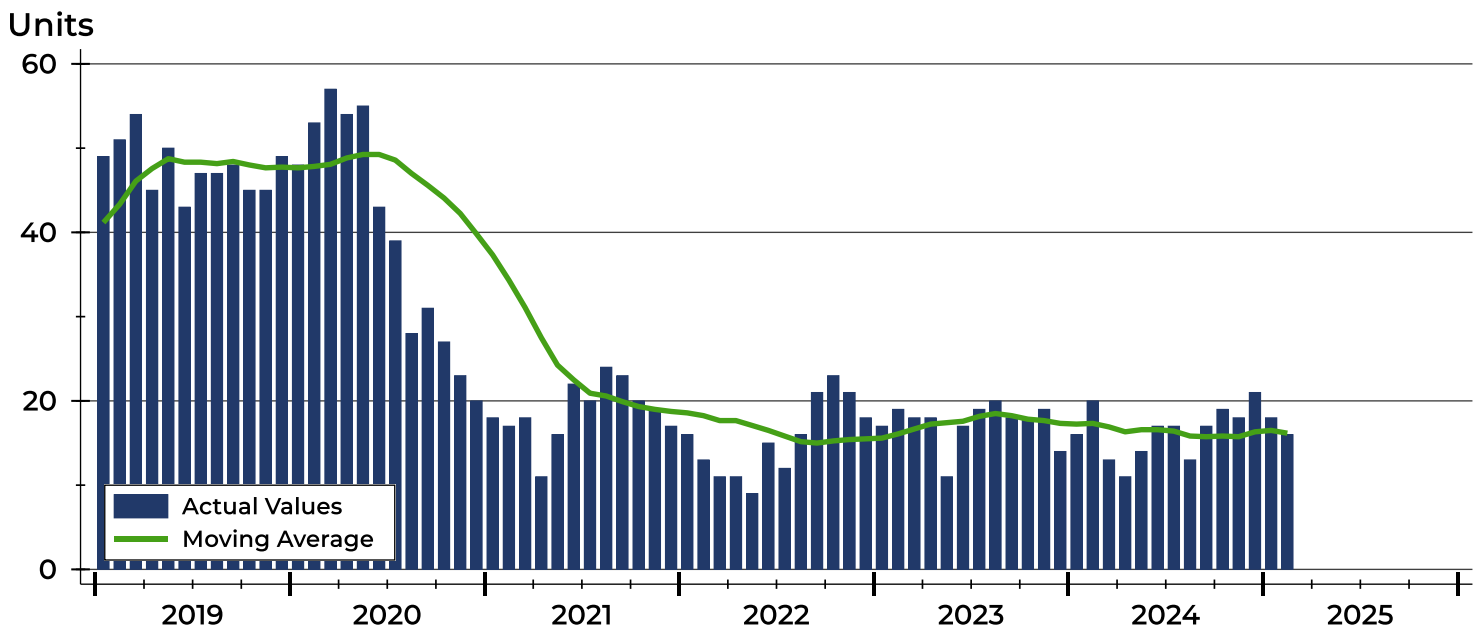
## Clay County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		<b>16</b>	20	-20.0%
Volume (1,000s)		<b>3,967</b>	3,630	9.3%
Months' Supply		<b>2.6</b>	2.7	-3.7%
Average	List Price	<b>247,956</b>	181,485	36.6%
	Days on Market	<b>75</b>	100	-25.0%
	Percent of Original	<b>98.2%</b>	95.2%	3.2%
Median	List Price	<b>204,950</b>	138,400	48.1%
	Days on Market	<b>39</b>	48	-18.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 16 homes were available for sale in Clay County at the end of February. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of February was \$204,950, up 48.1% from 2024. The typical time on market for active listings was 39 days, down from 48 days a year earlier.

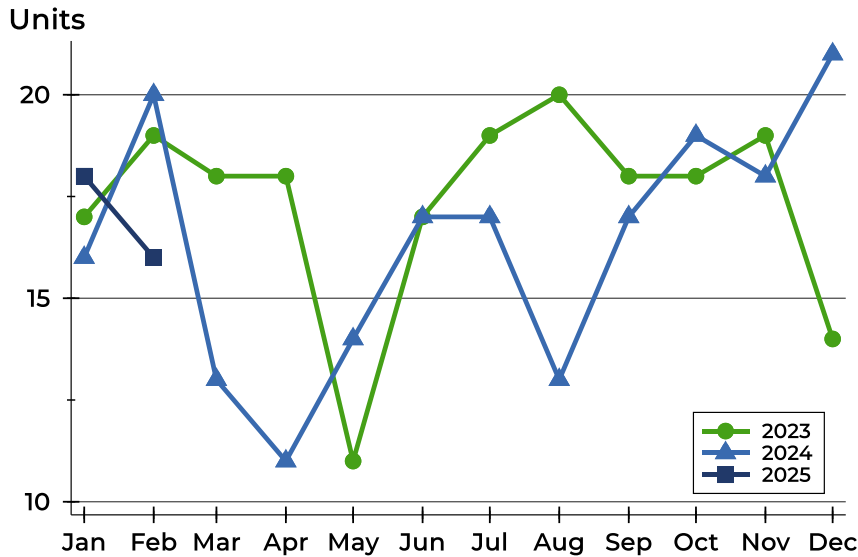
## History of Active Listings





## Clay County Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
January	17	16	<b>18</b>
February	19	20	<b>16</b>
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

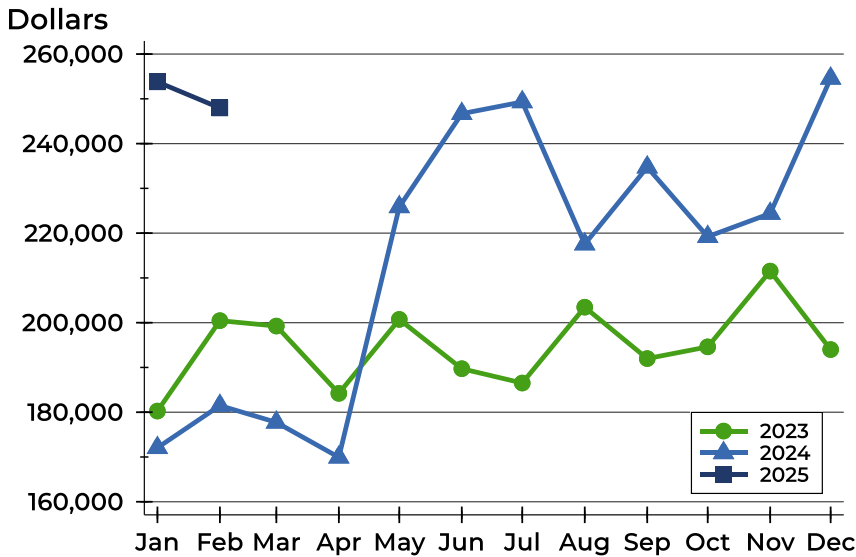
Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	12.5%	N/A	95,450	95,450	81	81	98.4%	98.4%
\$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	12.5%	2.7	136,900	136,900	7	7	100.0%	100.0%
\$150,000-\$174,999	4	25.0%	9.6	167,200	169,450	63	39	92.6%	91.7%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	18.8%	4.0	243,333	245,000	199	163	102.8%	102.1%
\$250,000-\$299,999	2	12.5%	N/A	284,450	284,450	43	43	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	12.5%	N/A	442,450	442,450	42	42	97.5%	97.5%
\$500,000-\$749,999	1	6.3%	N/A	650,000	650,000	1	1	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





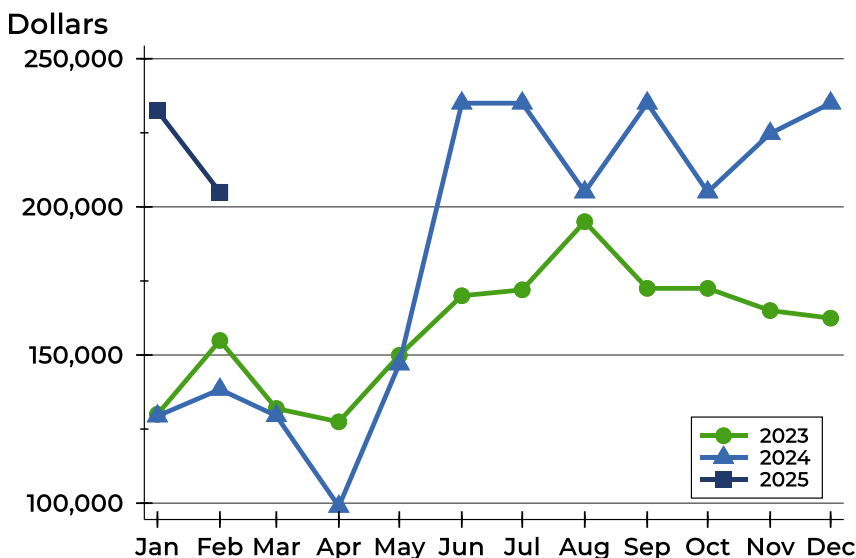
## Clay County Active Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	180,259	172,056	<b>253,789</b>
<b>February</b>	200,458	181,485	<b>247,956</b>
<b>March</b>	199,250	177,738	
<b>April</b>	184,211	169,936	
<b>May</b>	200,736	225,864	
<b>June</b>	189,724	246,688	
<b>July</b>	186,521	249,306	
<b>August</b>	203,463	217,546	
<b>September</b>	191,981	234,735	
<b>October</b>	194,600	219,216	
<b>November</b>	211,526	224,383	
<b>December</b>	194,000	254,571	

### Median Price

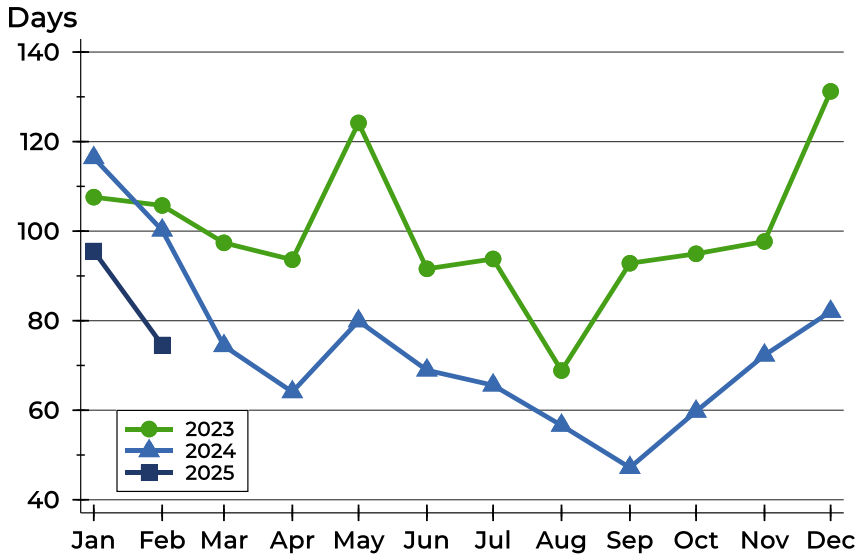


Month	2023	2024	2025
<b>January</b>	130,000	129,400	<b>232,450</b>
<b>February</b>	154,900	138,400	<b>204,950</b>
<b>March</b>	131,950	129,500	
<b>April</b>	127,450	98,900	
<b>May</b>	149,900	146,950	
<b>June</b>	170,000	235,000	
<b>July</b>	172,000	235,000	
<b>August</b>	195,000	205,000	
<b>September</b>	172,500	235,000	
<b>October</b>	172,500	205,000	
<b>November</b>	165,000	224,750	
<b>December</b>	162,450	235,000	



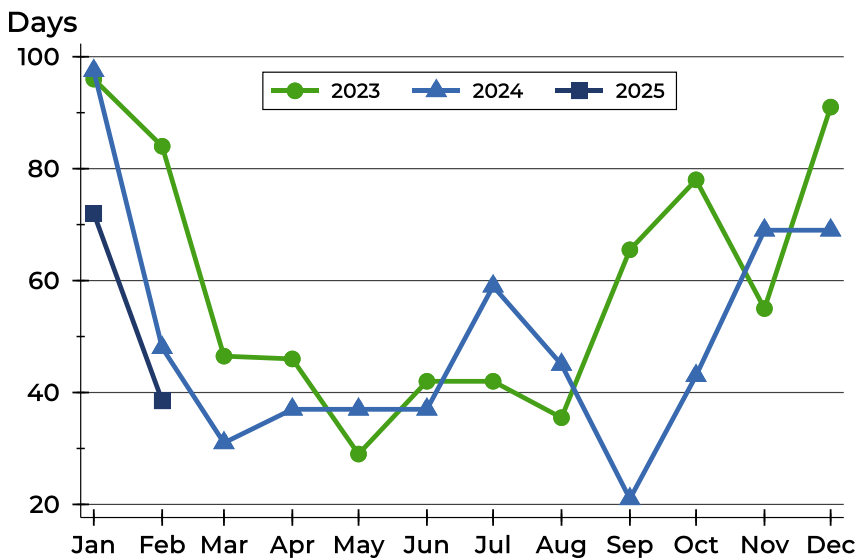
## Clay County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	108	116	<b>96</b>
February	106	100	<b>75</b>
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



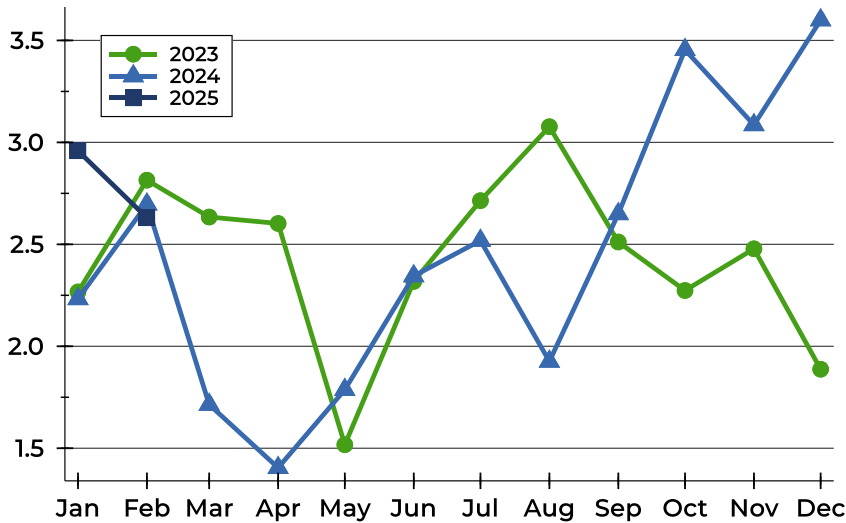
Month	2023	2024	2025
January	96	98	<b>72</b>
February	84	48	<b>39</b>
March	47	31	
April	46	37	
May	29	37	
June	42	37	
July	42	59	
August	36	45	
September	66	21	
October	78	43	
November	55	69	
December	91	69	



# Clay County Months' Supply Analysis

## Months' Supply by Month

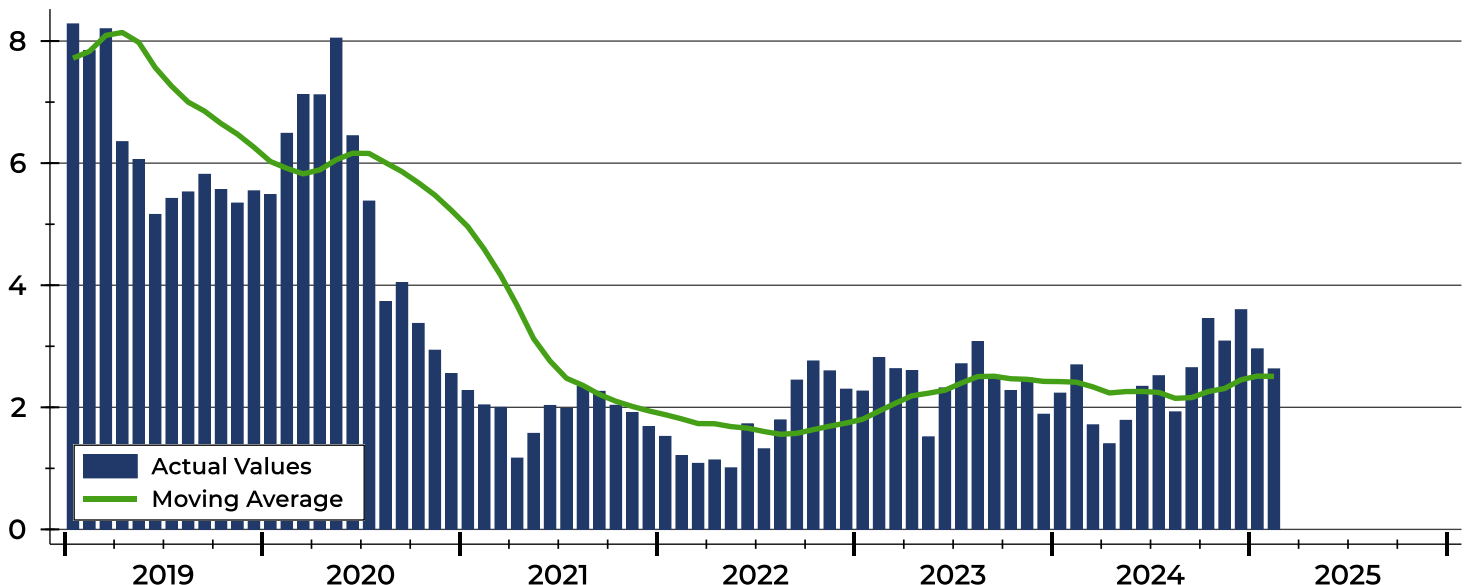
Months



Month	2023	2024	2025
January	2.3	2.2	3.0
February	2.8	2.7	2.6
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





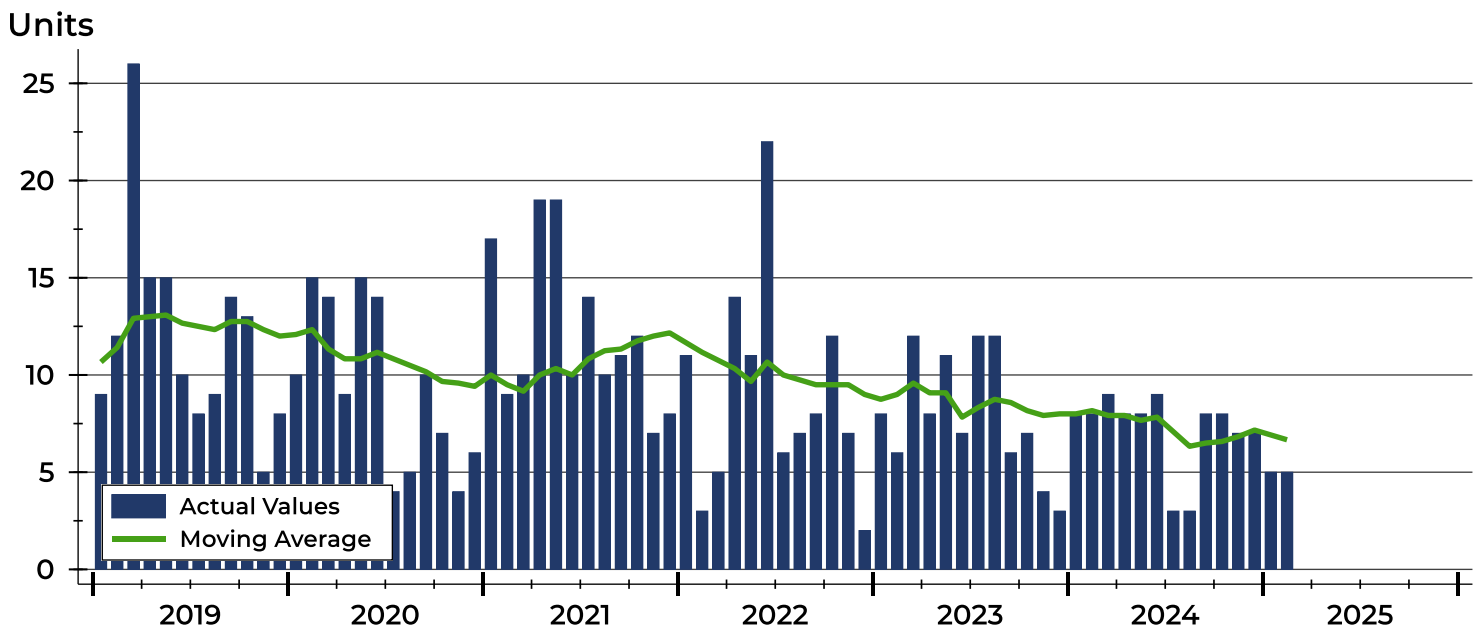
# Clay County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	5	8	-37.5%
	Volume (1,000s)	1,663	1,204	38.1%
	Average List Price	332,560	150,438	121.1%
	Median List Price	273,900	83,500	228.0%
Year-to-Date	New Listings	10	16	-37.5%
	Volume (1,000s)	2,683	2,030	32.2%
	Average List Price	268,260	126,844	111.5%
	Median List Price	212,450	112,250	89.3%

A total of 5 new listings were added in Clay County during February, down 37.5% from the same month in 2024. Year-to-date Clay County has seen 10 new listings.

The median list price of these homes was \$273,900 up from \$83,500 in 2024.

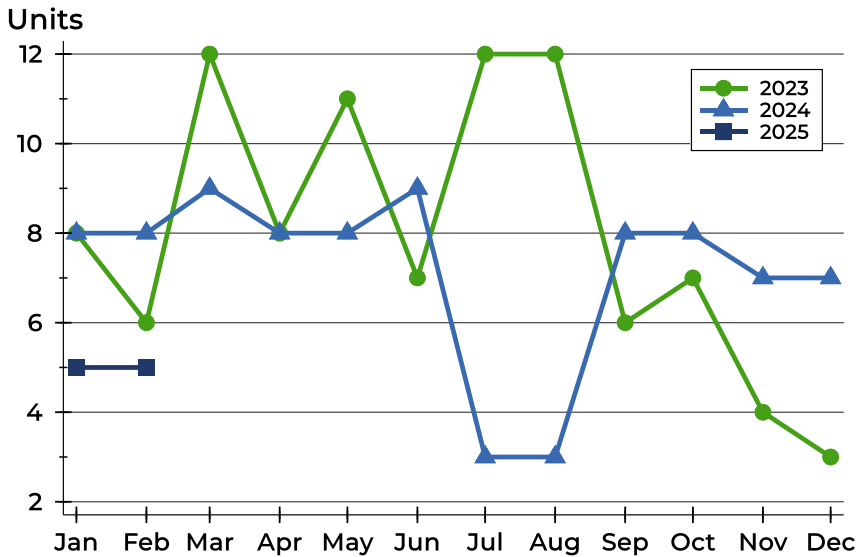
## History of New Listings





## Clay County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	8	8	5
February	6	8	5
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	

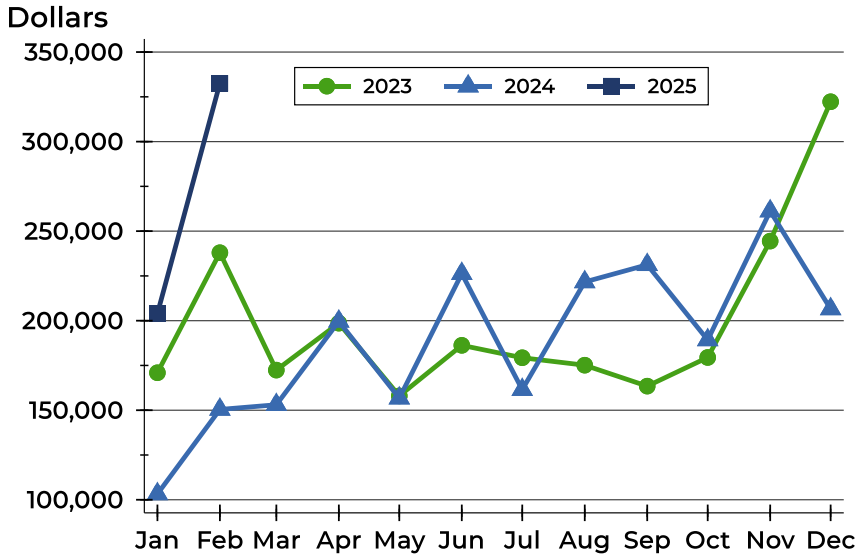
### New Listings by Price Range

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	8	8	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	169,000	169,000	25	25	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	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
\$250,000-\$299,999	1	20.0%	273,900	273,900	17	17	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	20.0%	435,000	435,000	22	22	100.0%	100.0%
\$500,000-\$749,999	1	20.0%	650,000	650,000	7	7	100.0%	100.0%
\$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



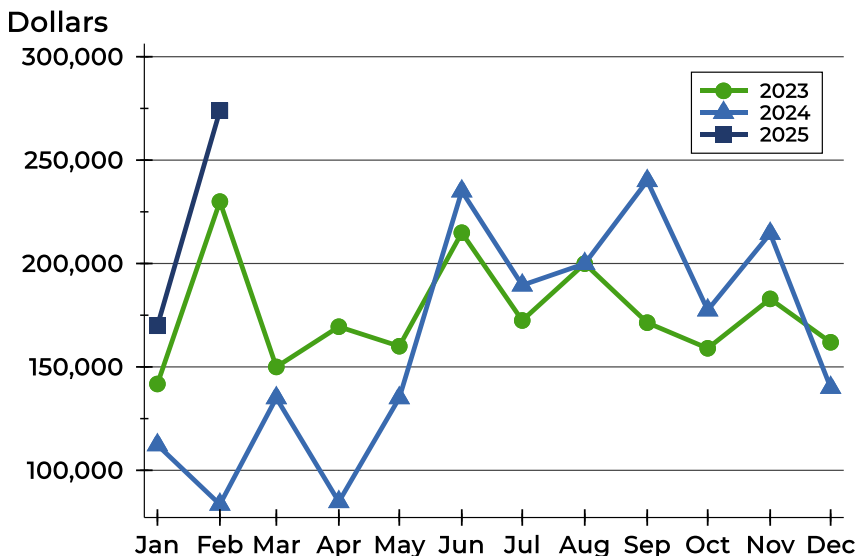
# Clay County New Listings Analysis

## Average Price



Month	2023	2024	2025
January	170,925	103,250	<b>203,960</b>
February	237,967	150,438	<b>332,560</b>
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	231,225	
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	<b>169,900</b>
February	229,950	83,500	<b>273,900</b>
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	



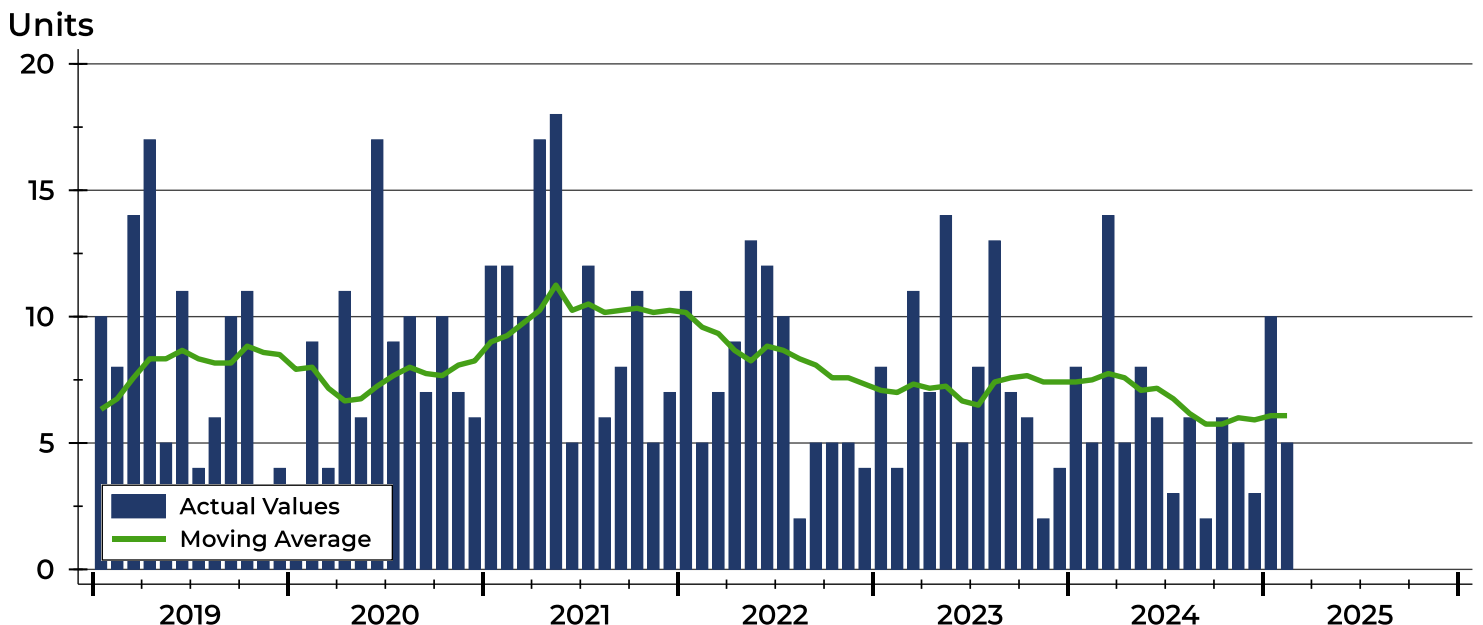
# Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		5	5	0.0%	15	13	15.4%
Volume (1,000s)		950	407	133.4%	3,058	1,387	120.5%
Average	Sale Price	189,960	81,400	133.4%	203,880	106,654	91.2%
	Days on Market	94	31	203.2%	74	53	39.6%
	Percent of Original	94.4%	94.1%	0.3%	94.0%	91.6%	2.6%
Median	Sale Price	199,900	79,000	153.0%	199,900	109,900	81.9%
	Days on Market	93	9	933.3%	78	11	609.1%
	Percent of Original	97.5%	96.7%	0.8%	96.4%	96.0%	0.4%

A total of 5 contracts for sale were written in Clay County during the month of February, the same as in 2024. The median list price of these homes was \$199,900, up from \$79,000 the prior year.

Half of the homes that went under contract in February were on the market less than 93 days, compared to 9 days in February 2024.

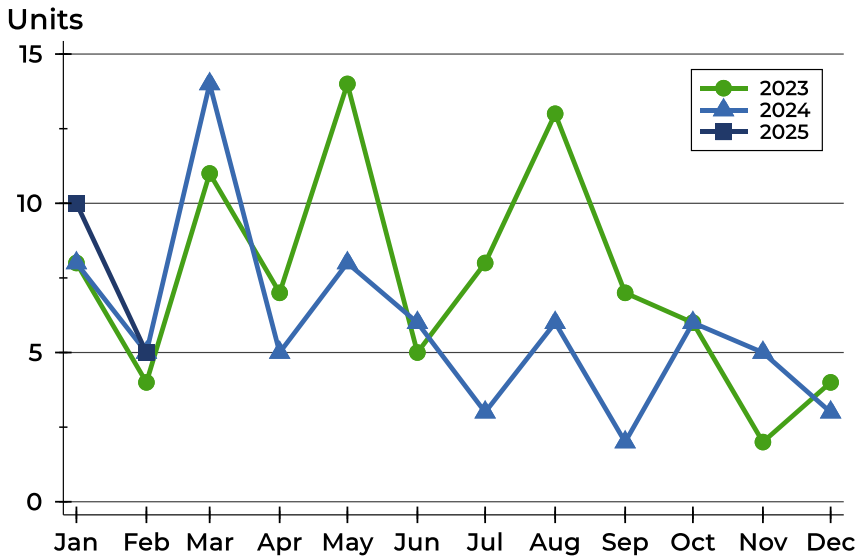
## History of Contracts Written





## Clay County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	8	8	<b>10</b>
February	4	5	<b>5</b>
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	1	20.0%	115,900	115,900	93	93	92.7%	92.7%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	154,000	154,000	103	103	97.5%	97.5%
\$175,000-\$199,999	1	20.0%	199,900	199,900	56	56	83.7%	83.7%
\$200,000-\$249,999	2	40.0%	240,000	240,000	110	110	99.0%	99.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

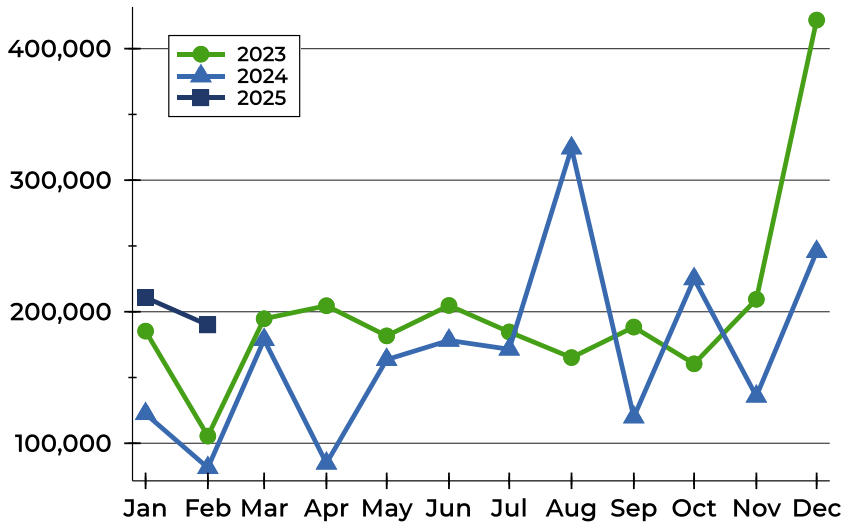




## Clay County Contracts Written Analysis

### Average Price

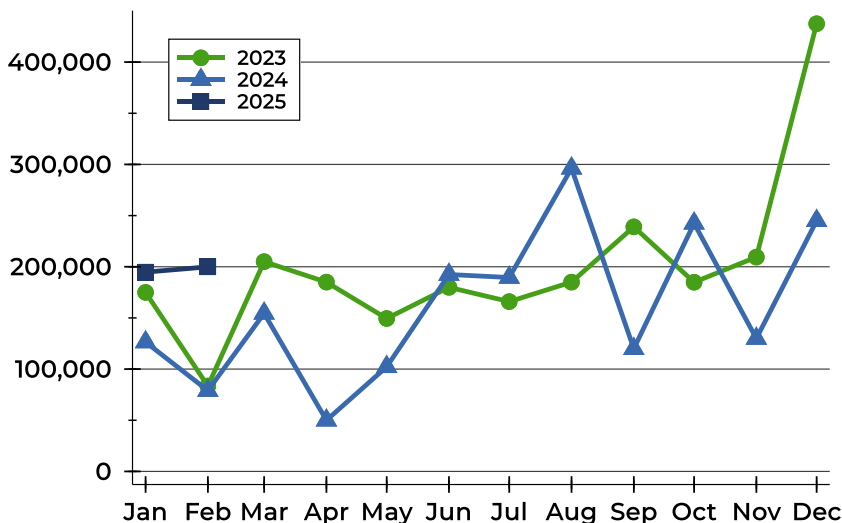
Dollars



Month	2023	2024	2025
January	185,300	122,438	<b>210,840</b>
February	105,500	81,400	<b>189,960</b>
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

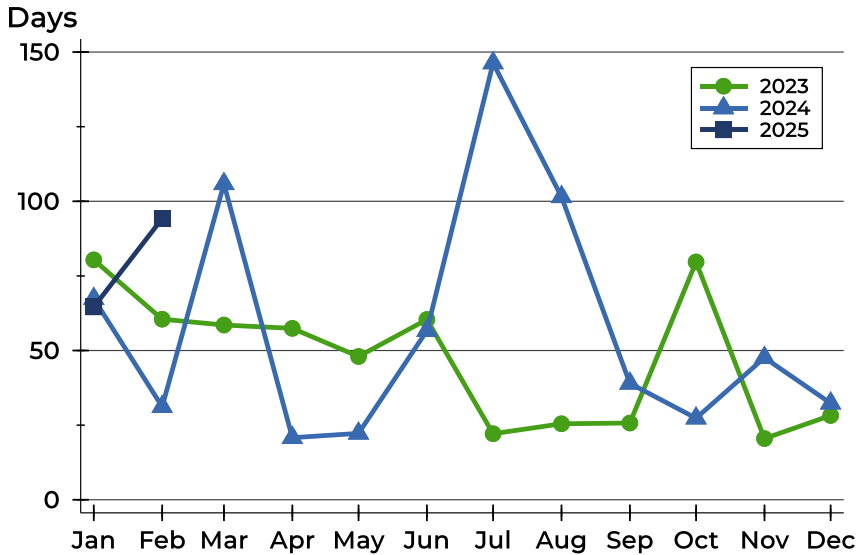


Month	2023	2024	2025
January	174,950	126,450	<b>194,750</b>
February	83,500	79,000	<b>199,900</b>
March	205,000	154,450	
April	185,000	50,000	
May	149,450	102,250	
June	179,900	192,450	
July	165,950	189,500	
August	185,000	296,250	
September	239,000	119,950	
October	184,900	242,450	
November	209,450	129,900	
December	437,500	245,000	



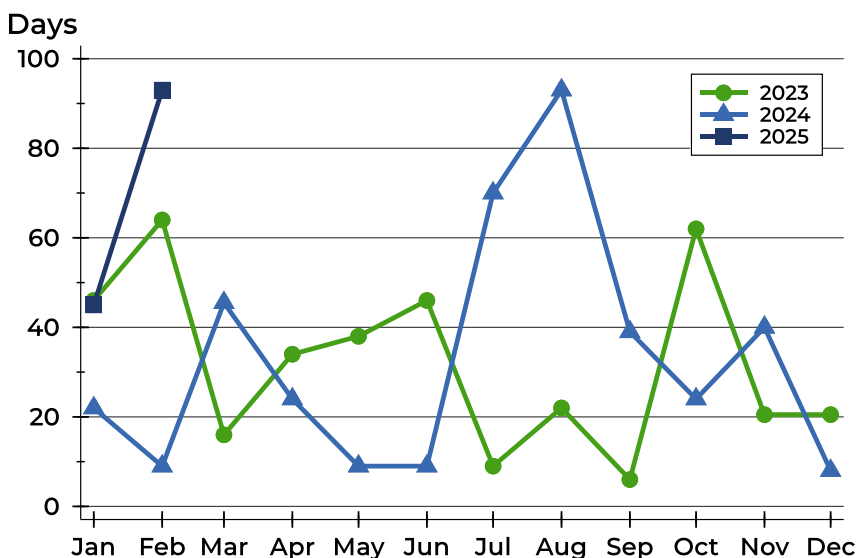
## Clay County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	80	67	<b>65</b>
February	61	31	<b>94</b>
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	<b>45</b>
February	64	9	<b>93</b>
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	



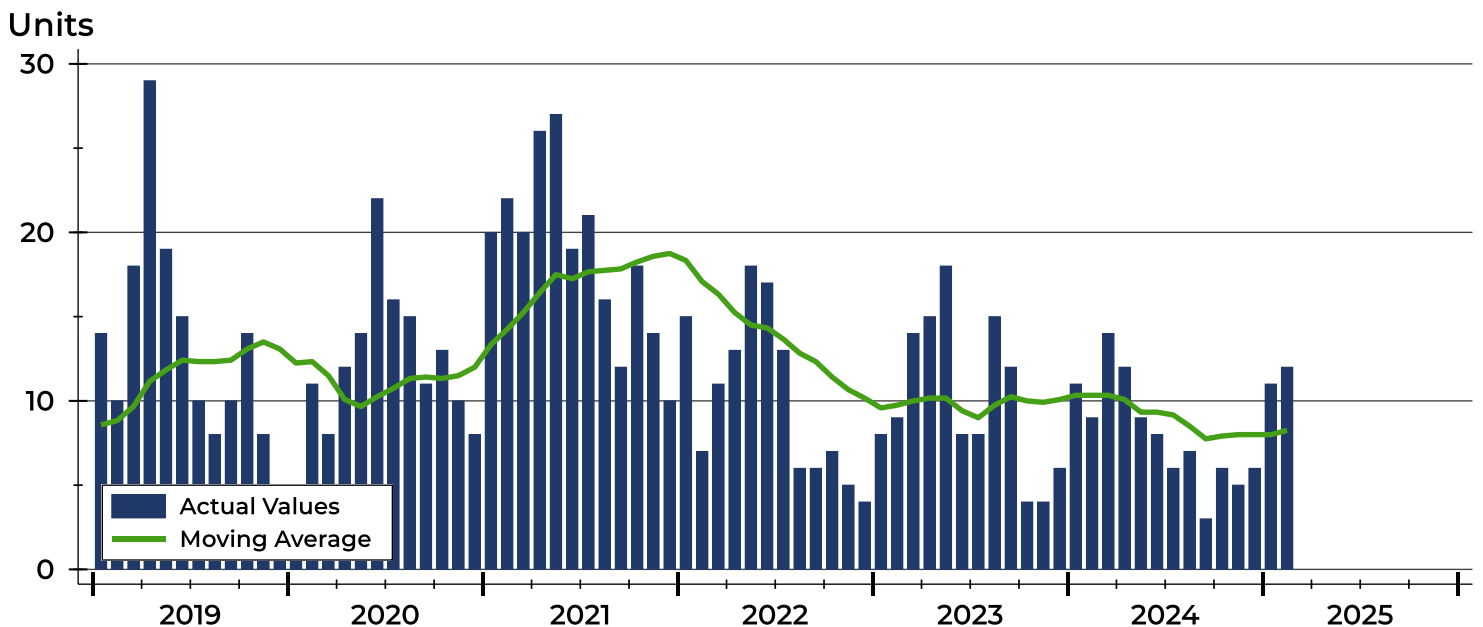
# Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		12	9	33.3%
Volume (1,000s)		2,449	1,217	101.2%
Average	List Price	204,117	135,211	51.0%
	Days on Market	79	52	51.9%
	Percent of Original	98.2%	99.4%	-1.2%
Median	List Price	224,750	118,000	90.5%
	Days on Market	82	11	645.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in Clay County had contracts pending at the end of February, up from 9 contracts pending at the end of February 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.

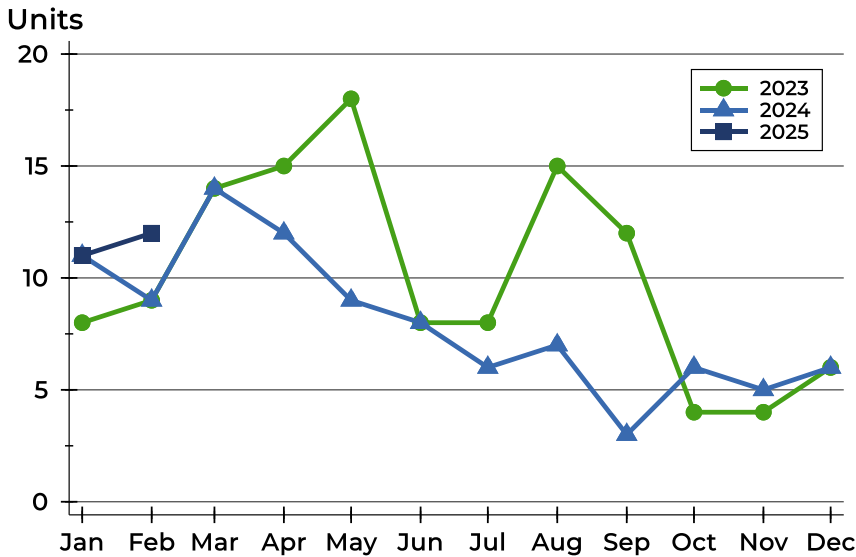
## History of Pending Contracts





## Clay County Pending Contracts Analysis

### Pending Contracts by Month



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

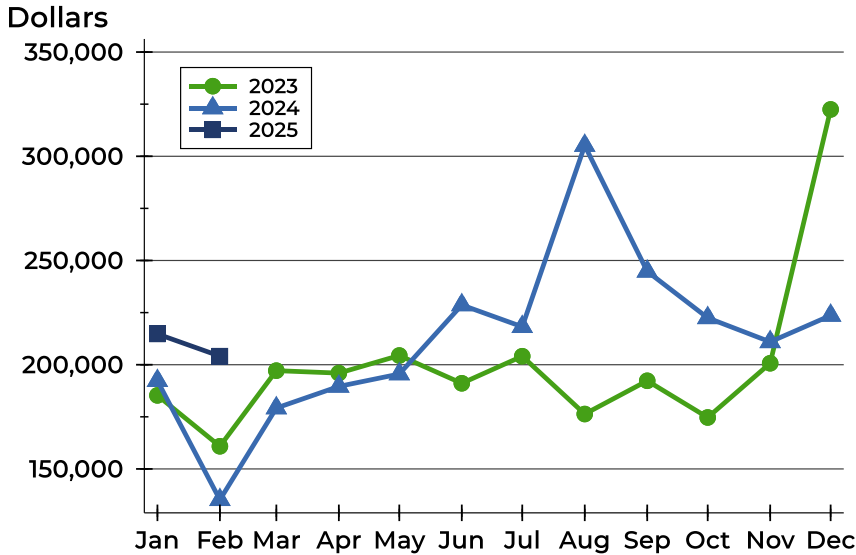
### Pending Contracts by Price Range

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	1	8.3%	115,900	115,900	93	93	92.7%	92.7%
\$125,000-\$149,999	3	25.0%	136,333	135,000	40	39	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	8.3%	175,000	175,000	105	105	94.6%	94.6%
\$200,000-\$249,999	5	41.7%	234,900	235,000	86	85	100.5%	100.0%
\$250,000-\$299,999	1	8.3%	255,000	255,000	189	189	89.2%	89.2%
\$300,000-\$399,999	1	8.3%	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



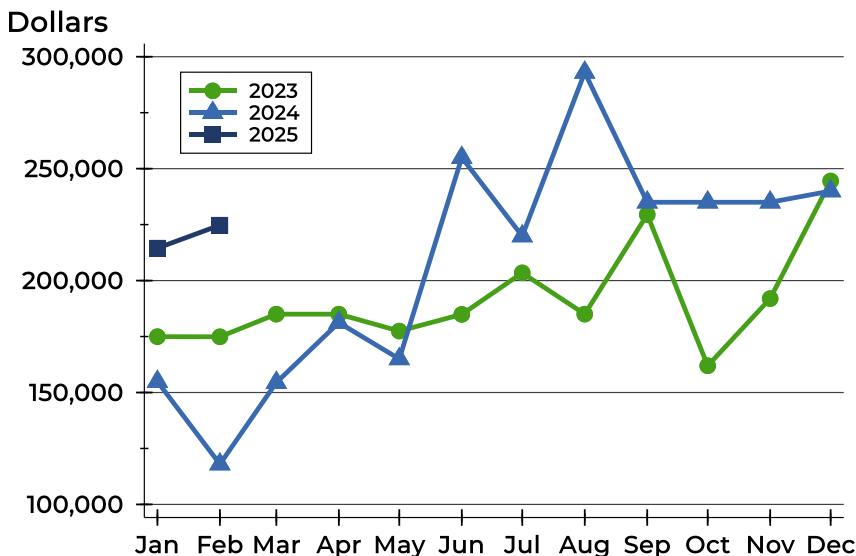
## Clay County Pending Contracts Analysis

### Average Price



Month	2023	2024	2025
January	185,300	192,309	<b>214,764</b>
February	160,878	135,211	<b>204,117</b>
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

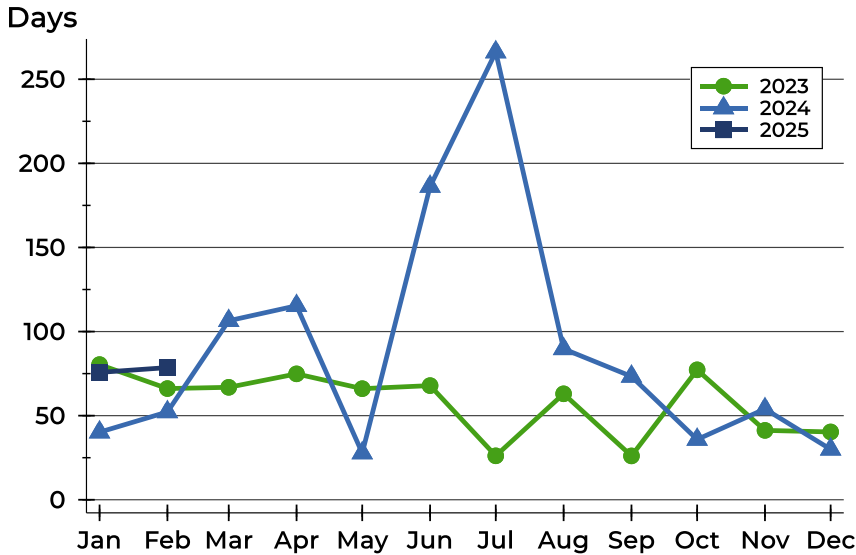


Month	2023	2024	2025
January	174,950	154,900	<b>214,500</b>
February	174,900	118,000	<b>224,750</b>
March	185,000	154,450	
April	185,000	181,250	
May	177,450	165,000	
June	184,900	254,950	
July	203,450	219,900	
August	185,000	293,000	
September	229,500	235,000	
October	161,950	235,000	
November	191,950	235,000	
December	244,500	240,000	



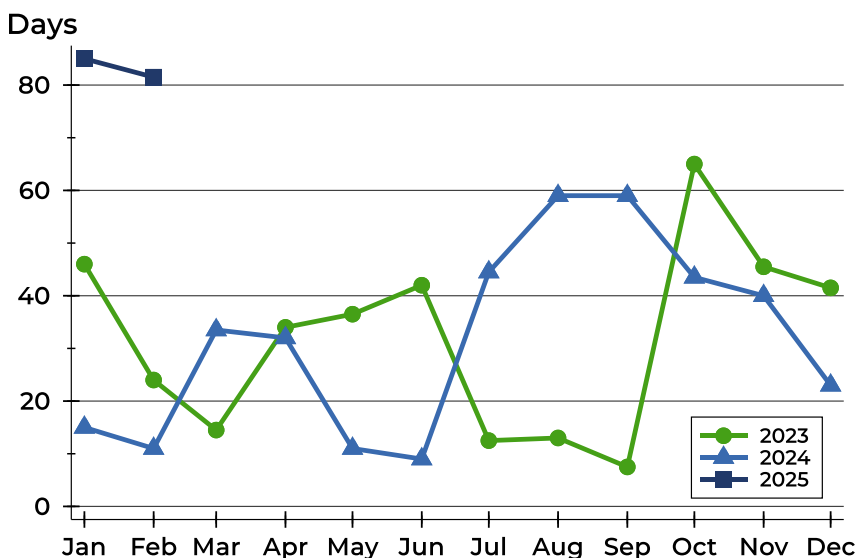
## Clay County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	80	40	<b>76</b>
February	66	52	<b>79</b>
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	<b>85</b>
February	24	11	<b>82</b>
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	