



**March
2025**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Housing Report



Market Overview

Clay County Home Sales Fell in March

Total home sales in Clay County fell last month to 5 units, compared to 9 units in March 2024. Total sales volume was \$0.9 million, down from a year earlier.

The median sale price in March was \$180,000, up from \$87,000 a year earlier. Homes that sold in March were typically on the market for 87 days and sold for 100.9% of their list prices.

Clay County Active Listings Up at End of March

The total number of active listings in Clay County at the end of March was 16 units, up from 13 at the same point in 2024. This represents a 2.8 months' supply of homes available for sale. The median list price of homes on the market at the end of March was \$245,000.

During March, a total of 10 contracts were written down from 14 in March 2024. At the end of the month, there were 14 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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**March
2025**

Flint Hills MLS Statistics



**FLINT HILLS
ASSOCIATION
OF REALTORS®**

Clay County Summary Statistics

| March MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|--------------------------|--------------------------|--------------------------|-------------------------|--------------------------|-------------------------|
| | | 2025 | 2024 | 2023 | 2025 | 2024 | 2023 |
| Home Sales Change from prior year | 5 -44.4% | 9 28.6% | 7 16.7% | 15 -6.3% | 16 14.3% | 14 -46.2% | |
| Active Listings Change from prior year | 16 23.1% | 13 -27.8% | 18 63.6% | N/A | N/A | N/A | |
| Months' Supply Change from prior year | 2.8 64.7% | 1.7 -34.6% | 2.6 136.4% | N/A | N/A | N/A | |
| New Listings Change from prior year | 8 -11.1% | 9 -25.0% | 12 140.0% | 20 -20.0% | 25 -3.8% | 26 36.8% | |
| Contracts Written Change from prior year | 10 -28.6% | 14 27.3% | 11 57.1% | 23 -14.8% | 27 17.4% | 23 0.0% | |
| Pending Contracts Change from prior year | 14 0.0% | 14 0.0% | 14 27.3% | N/A | N/A | N/A | |
| Sales Volume (1,000s) Change from prior year | 894 -8.2% | 974 9.2% | 892 -25.0% | 3,103 16.4% | 2,666 38.3% | 1,927 -49.3% | |
| Average | Sale Price Change from prior year | 178,740 65.1% | 108,244 -15.0% | 127,400 -35.8% | 206,847 24.2% | 166,606 21.0% | 137,657 -5.8% |
| | List Price of Actives Change from prior year | 263,531 48.3% | 177,738 -10.8% | 199,250 48.0% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 90 181.3% | 32 -52.9% | 68 78.9% | 66 69.2% | 39 -36.1% | 61 -3.2% |
| | Percent of List Change from prior year | 93.7% -1.8% | 95.4% 8.8% | 87.7% -10.7% | 97.2% 4.1% | 93.4% 1.6% | 91.9% -3.9% |
| | Percent of Original Change from prior year | 91.8% -3.8% | 95.4% 10.0% | 86.7% -10.4% | 94.3% 1.9% | 92.5% 1.9% | 90.8% -3.2% |
| Median | Sale Price Change from prior year | 180,000 106.9% | 87,000 -46.9% | 163,800 26.4% | 192,500 58.8% | 121,250 -26.2% | 164,400 24.5% |
| | List Price of Actives Change from prior year | 245,000 89.2% | 129,500 -1.9% | 131,950 43.4% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 87 866.7% | 9 -88.9% | 81 153.1% | 56 330.8% | 13 -62.9% | 35 -16.7% |
| | Percent of List Change from prior year | 100.9% 4.2% | 96.8% 3.4% | 93.6% -1.5% | 100.0% 5.0% | 95.2% 0.6% | 94.6% -0.1% |
| | Percent of Original Change from prior year | 93.6% -3.3% | 96.8% 3.4% | 93.6% -1.4% | 96.4% 1.3% | 95.2% 1.2% | 94.1% 1.1% |

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



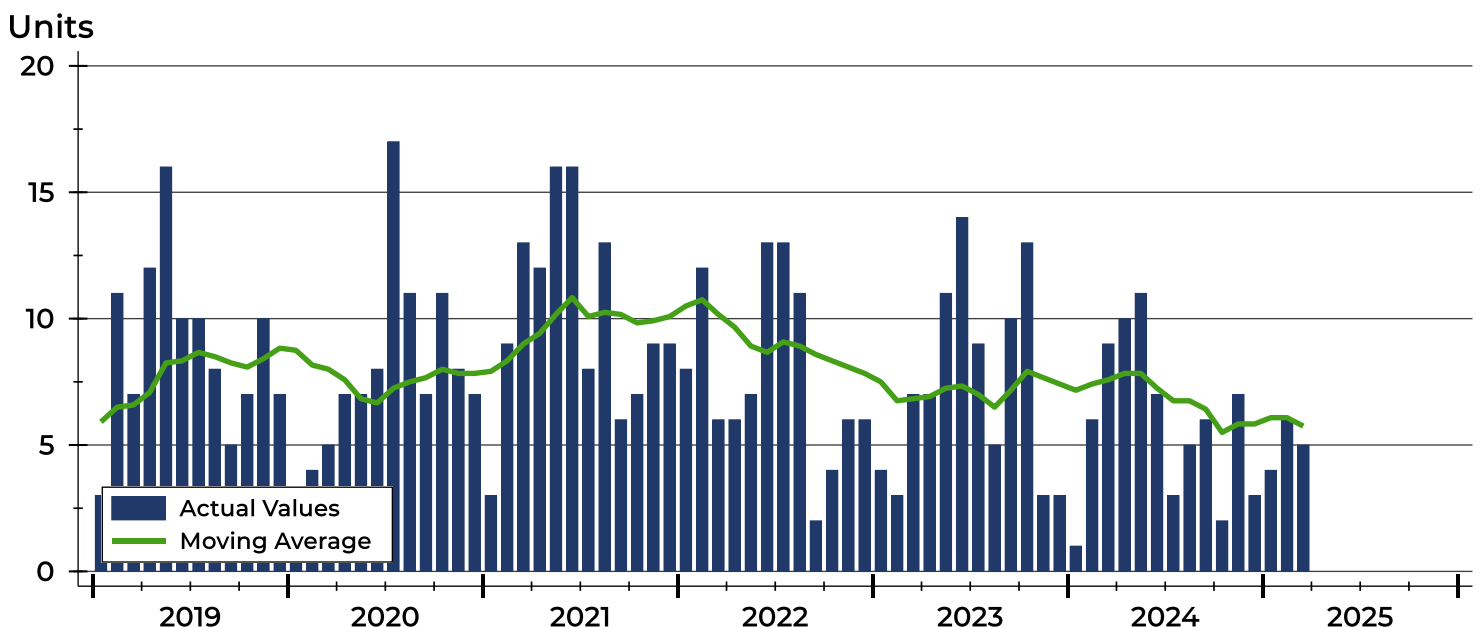
Clay County Closed Listings Analysis

| Summary Statistics for Closed Listings | | 2025 | March 2024 | Change | 2025 | Year-to-Date 2024 | Change |
|--|---------------------|---------|------------|--------|---------|-------------------|--------|
| Closed Listings | | 5 | 9 | -44.4% | 15 | 16 | -6.3% |
| Volume (1,000s) | | 894 | 974 | -8.2% | 3,103 | 2,666 | 16.4% |
| Months' Supply | | 2.8 | 1.7 | 64.7% | N/A | N/A | N/A |
| Average | Sale Price | 178,740 | 108,244 | 65.1% | 206,847 | 166,606 | 24.2% |
| | Days on Market | 90 | 32 | 181.3% | 66 | 39 | 69.2% |
| | Percent of List | 93.7% | 95.4% | -1.8% | 97.2% | 93.4% | 4.1% |
| | Percent of Original | 91.8% | 95.4% | -3.8% | 94.3% | 92.5% | 1.9% |
| Median | Sale Price | 180,000 | 87,000 | 106.9% | 192,500 | 121,250 | 58.8% |
| | Days on Market | 87 | 9 | 866.7% | 56 | 13 | 330.8% |
| | Percent of List | 100.9% | 96.8% | 4.2% | 100.0% | 95.2% | 5.0% |
| | Percent of Original | 93.6% | 96.8% | -3.3% | 96.4% | 95.2% | 1.3% |

A total of 5 homes sold in Clay County in March, down from 9 units in March 2024. Total sales volume fell to \$0.9 million compared to \$1.0 million in the previous year.

The median sales price in March was \$180,000, up 106.9% compared to the prior year. Median days on market was 87 days, up from 80 days in February, and up from 9 in March 2024.

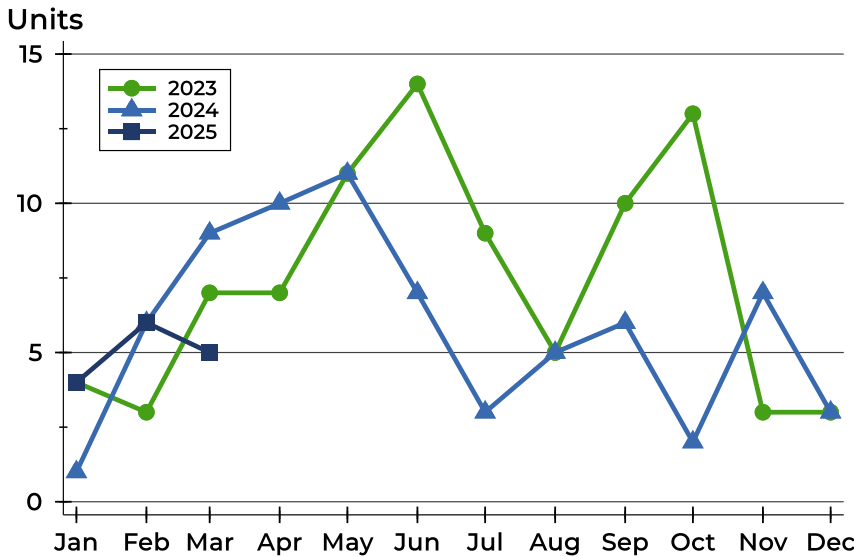
History of Closed Listings





Clay County Closed Listings Analysis

Closed Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 4 | 1 | 4 |
| February | 3 | 6 | 6 |
| March | 7 | 9 | 5 |
| 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 | |

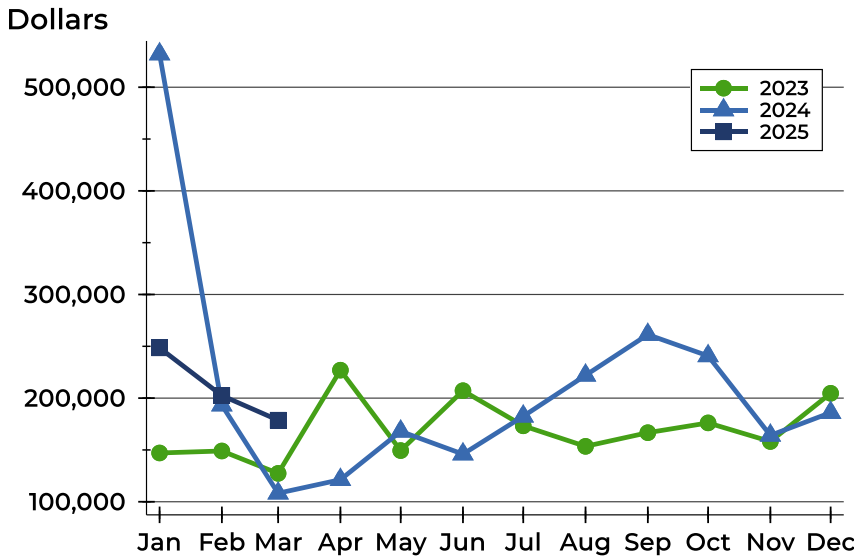
Closed Listings by Price Range

| 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 | 2 | 40.0% | 0.0 | 111,350 | 111,350 | 72 | 72 | 89.9% | 89.9% | 86.2% | 86.2% |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 1 | 20.0% | 0.0 | 180,000 | 180,000 | 87 | 87 | 83.9% | 83.9% | 83.9% | 83.9% |
| \$200,000-\$249,999 | 1 | 20.0% | 2.4 | 241,000 | 241,000 | 141 | 141 | 102.6% | 102.6% | 102.6% | 102.6% |
| \$250,000-\$299,999 | 1 | 20.0% | 2.7 | 250,000 | 250,000 | 78 | 78 | 102.0% | 102.0% | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 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 |



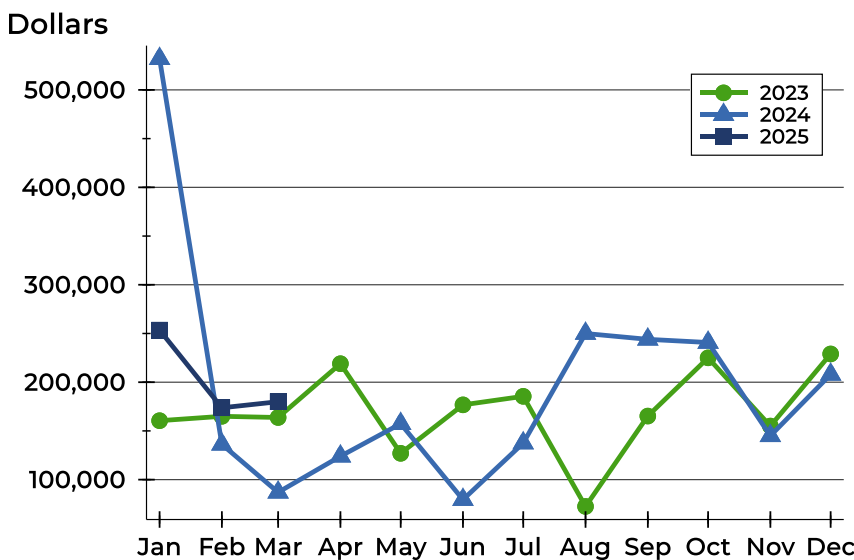
Clay County Closed Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 147,100 | 532,000 | 248,500 |
| February | 149,000 | 193,250 | 202,500 |
| March | 127,400 | 108,244 | 178,740 |
| April | 226,971 | 121,330 | |
| May | 149,409 | 167,950 | |
| June | 207,171 | 145,977 | |
| July | 173,274 | 182,500 | |
| August | 153,480 | 222,000 | |
| September | 166,650 | 261,333 | |
| October | 176,115 | 240,750 | |
| November | 158,167 | 164,071 | |
| December | 204,667 | 186,000 | |

Median Price

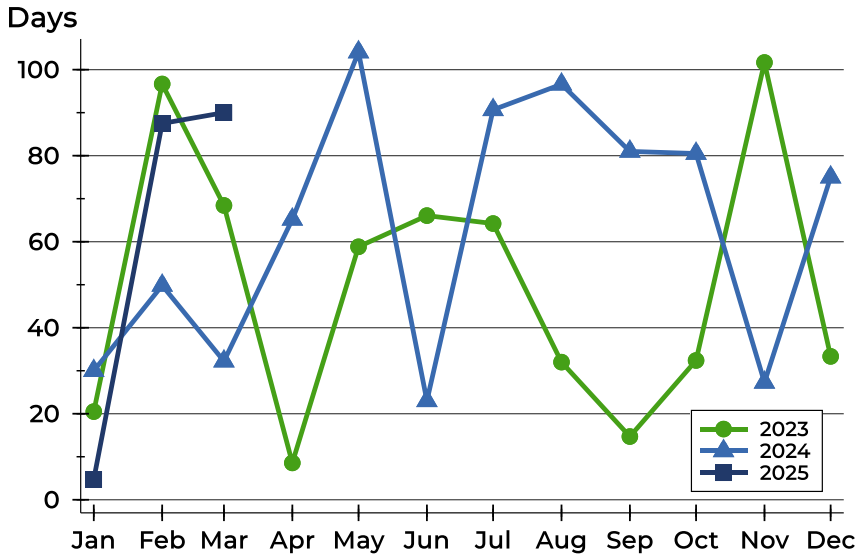


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 160,500 | 532,000 | 253,500 |
| February | 165,000 | 136,250 | 173,750 |
| March | 163,800 | 87,000 | 180,000 |
| April | 219,000 | 124,000 | |
| May | 127,000 | 157,400 | |
| June | 176,750 | 79,500 | |
| July | 185,500 | 137,500 | |
| August | 72,500 | 250,000 | |
| September | 165,250 | 244,000 | |
| October | 225,000 | 240,750 | |
| November | 155,000 | 145,000 | |
| December | 229,000 | 208,000 | |



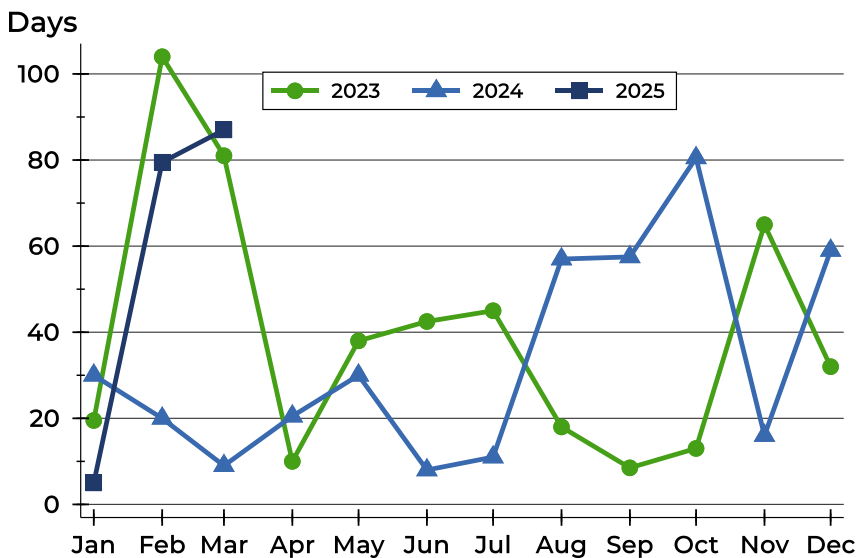
Clay County Closed Listings Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 21 | 30 | 5 |
| February | 97 | 50 | 88 |
| March | 68 | 32 | 90 |
| April | 9 | 65 | |
| May | 59 | 104 | |
| June | 66 | 23 | |
| July | 64 | 91 | |
| August | 32 | 97 | |
| September | 15 | 81 | |
| October | 32 | 81 | |
| November | 102 | 27 | |
| December | 33 | 75 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 20 | 30 | 5 |
| February | 104 | 20 | 80 |
| March | 81 | 9 | 87 |
| 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 | |



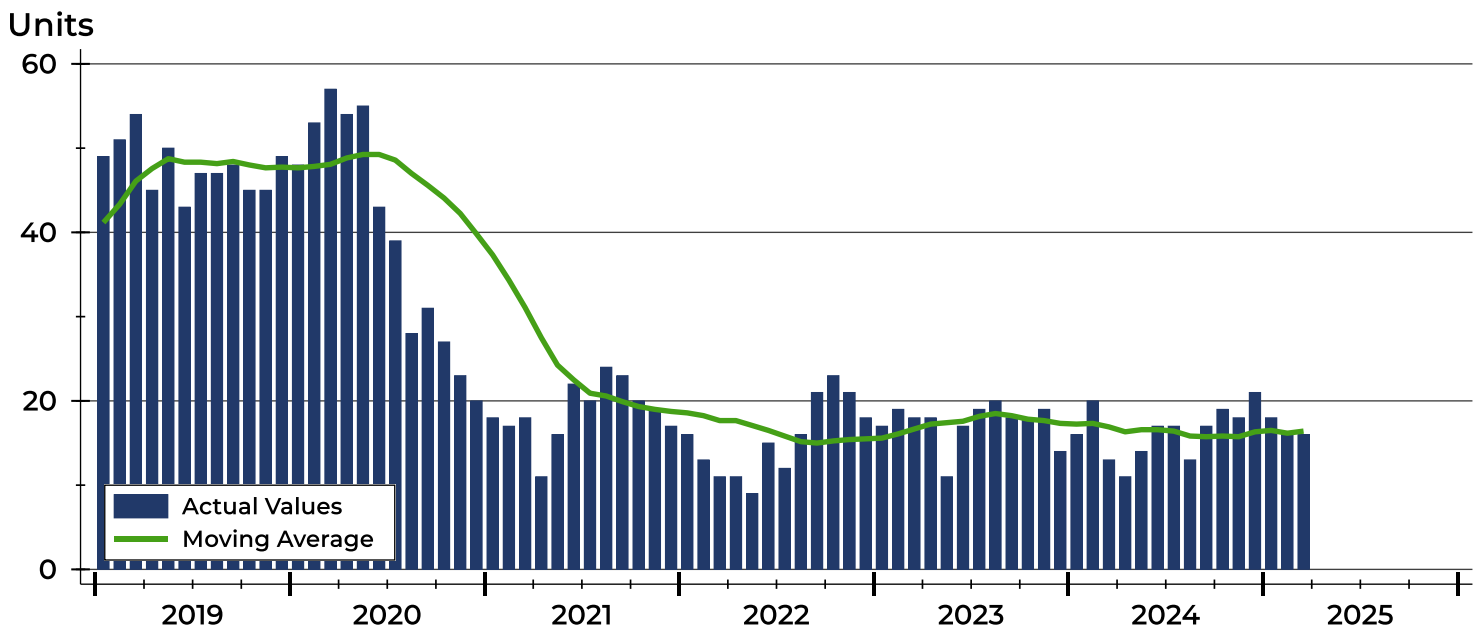
Clay County Active Listings Analysis

| Summary Statistics for Active Listings | | 2025 | End of March 2024 | Change |
|--|---------------------|---------|-------------------|--------|
| Active Listings | | 16 | 13 | 23.1% |
| Volume (1,000s) | | 4,217 | 2,311 | 82.5% |
| Months' Supply | | 2.8 | 1.7 | 64.7% |
| Average | List Price | 263,531 | 177,738 | 48.3% |
| | Days on Market | 74 | 74 | 0.0% |
| | Percent of Original | 98.5% | 96.8% | 1.8% |
| Median | List Price | 245,000 | 129,500 | 89.2% |
| | Days on Market | 49 | 31 | 58.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 16 homes were available for sale in Clay County at the end of March. This represents a 2.8 months' supply of active listings.

The median list price of homes on the market at the end of March was \$245,000, up 89.2% from 2024. The typical time on market for active listings was 48 days, up from 31 days a year earlier.

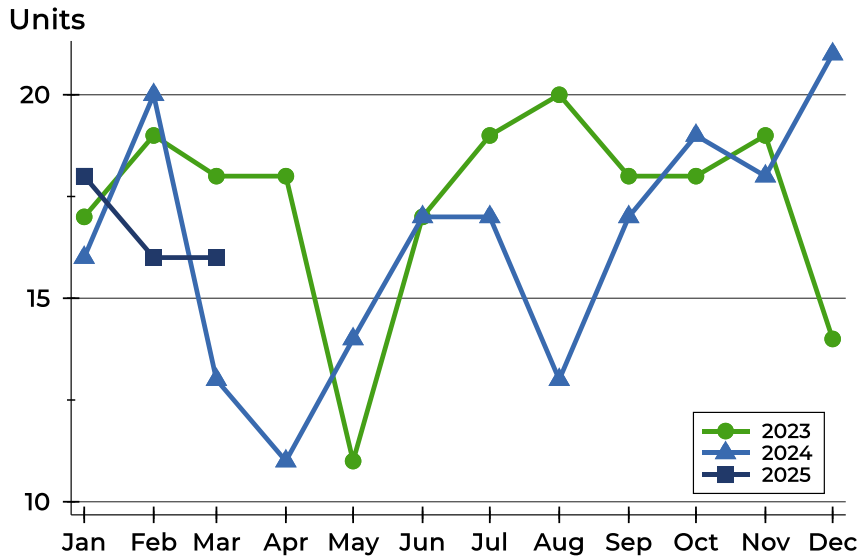
History of Active Listings





Clay County Active Listings Analysis

Active Listings by Month



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

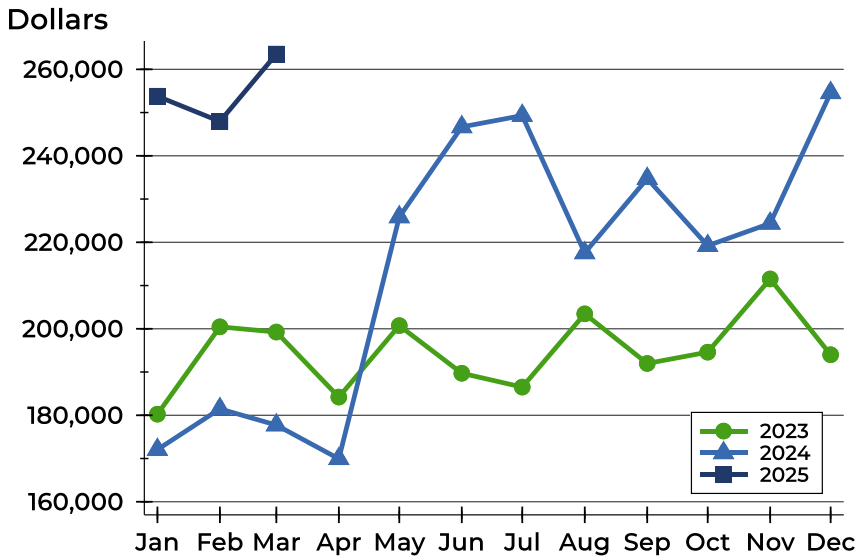
Active Listings by Price Range

| 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 | 4 | 25.0% | N/A | 137,200 | 136,950 | 53 | 49 | 94.4% | 100.0% |
| \$150,000-\$174,999 | 1 | 6.3% | N/A | 169,000 | 169,000 | 50 | 50 | 100.0% | 100.0% |
| \$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 | 2 | 12.5% | 2.4 | 245,000 | 245,000 | 194 | 194 | 103.2% | 103.2% |
| \$250,000-\$299,999 | 2 | 12.5% | 2.7 | 284,450 | 284,450 | 74 | 74 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 2 | 12.5% | N/A | 357,000 | 357,000 | 27 | 27 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 2 | 12.5% | N/A | 442,450 | 442,450 | 73 | 73 | 97.5% | 97.5% |
| \$500,000-\$749,999 | 1 | 6.3% | N/A | 650,000 | 650,000 | 32 | 32 | 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 |



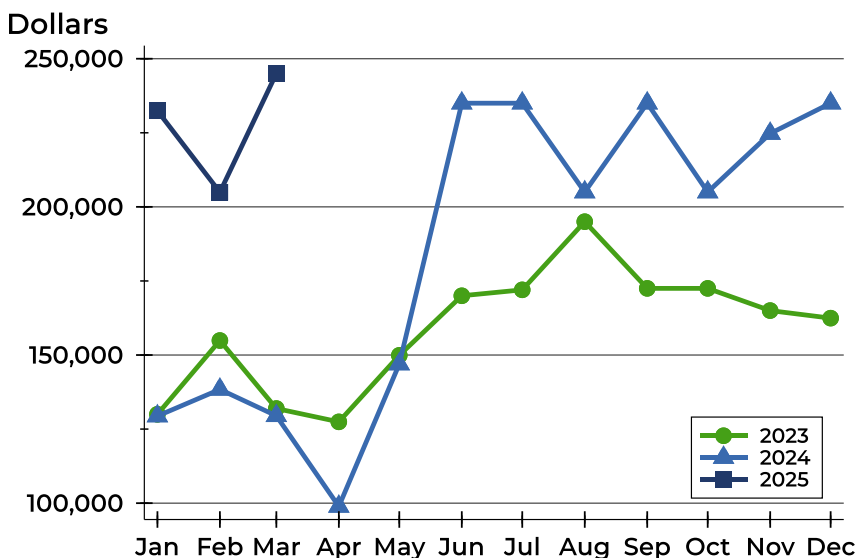
Clay County Active Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 180,259 | 172,056 | 253,789 |
| February | 200,458 | 181,485 | 247,956 |
| March | 199,250 | 177,738 | 263,531 |
| April | 184,211 | 169,936 | |
| May | 200,736 | 225,864 | |
| June | 189,724 | 246,688 | |
| July | 186,521 | 249,306 | |
| August | 203,463 | 217,546 | |
| September | 191,981 | 234,735 | |
| October | 194,600 | 219,216 | |
| November | 211,526 | 224,383 | |
| December | 194,000 | 254,571 | |

Median Price

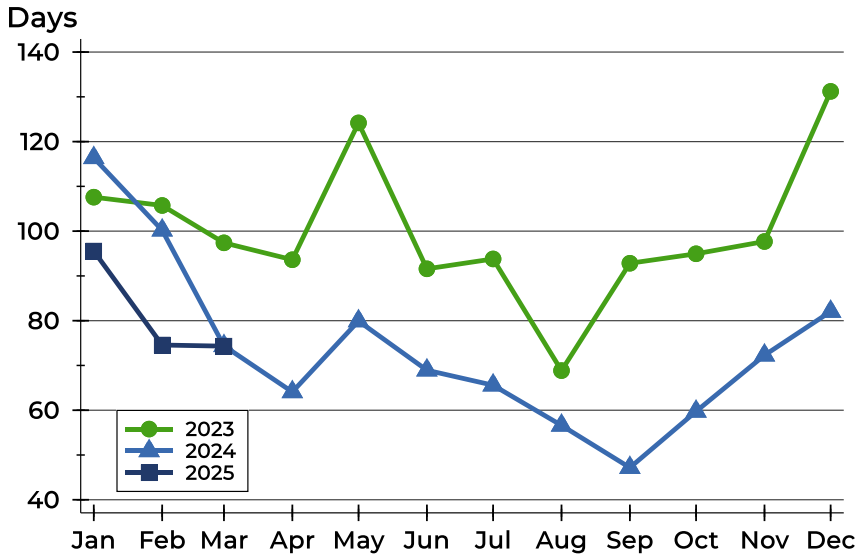


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 130,000 | 129,400 | 232,450 |
| February | 154,900 | 138,400 | 204,950 |
| March | 131,950 | 129,500 | 245,000 |
| April | 127,450 | 98,900 | |
| May | 149,900 | 146,950 | |
| June | 170,000 | 235,000 | |
| July | 172,000 | 235,000 | |
| August | 195,000 | 205,000 | |
| September | 172,500 | 235,000 | |
| October | 172,500 | 205,000 | |
| November | 165,000 | 224,750 | |
| December | 162,450 | 235,000 | |



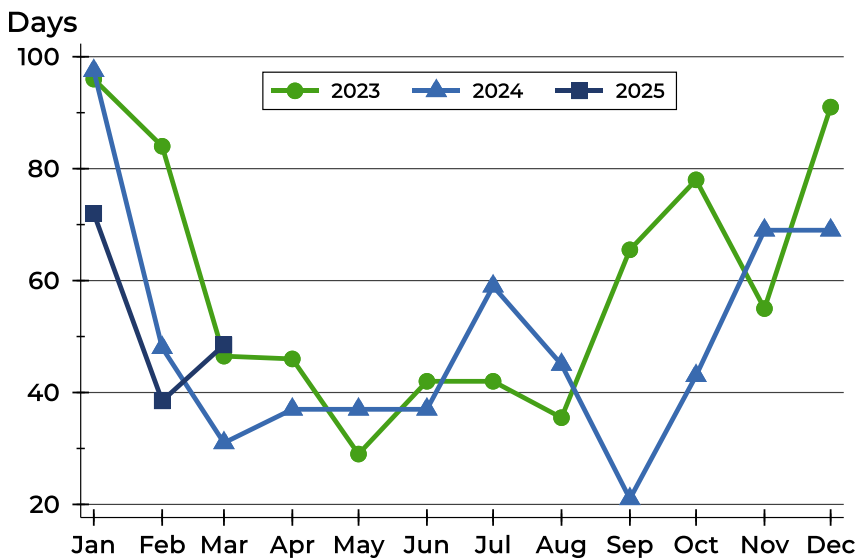
Clay County Active Listings Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 108 | 116 | 96 |
| February | 106 | 100 | 75 |
| March | 97 | 74 | 74 |
| April | 94 | 64 | |
| May | 124 | 80 | |
| June | 92 | 69 | |
| July | 94 | 66 | |
| August | 69 | 57 | |
| September | 93 | 47 | |
| October | 95 | 60 | |
| November | 98 | 72 | |
| December | 131 | 82 | |

Median DOM



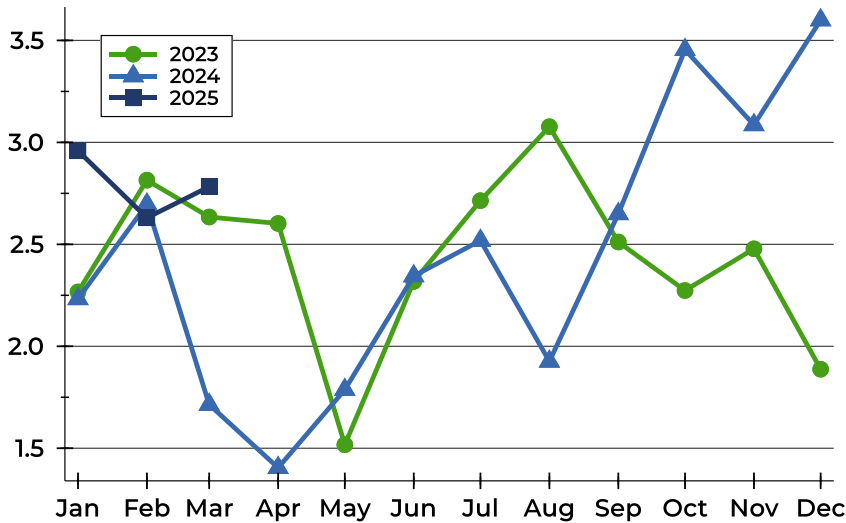
| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 96 | 98 | 72 |
| February | 84 | 48 | 39 |
| March | 47 | 31 | 49 |
| April | 46 | 37 | |
| May | 29 | 37 | |
| June | 42 | 37 | |
| July | 42 | 59 | |
| August | 36 | 45 | |
| September | 66 | 21 | |
| October | 78 | 43 | |
| November | 55 | 69 | |
| December | 91 | 69 | |



Clay County Months' Supply Analysis

Months' Supply by Month

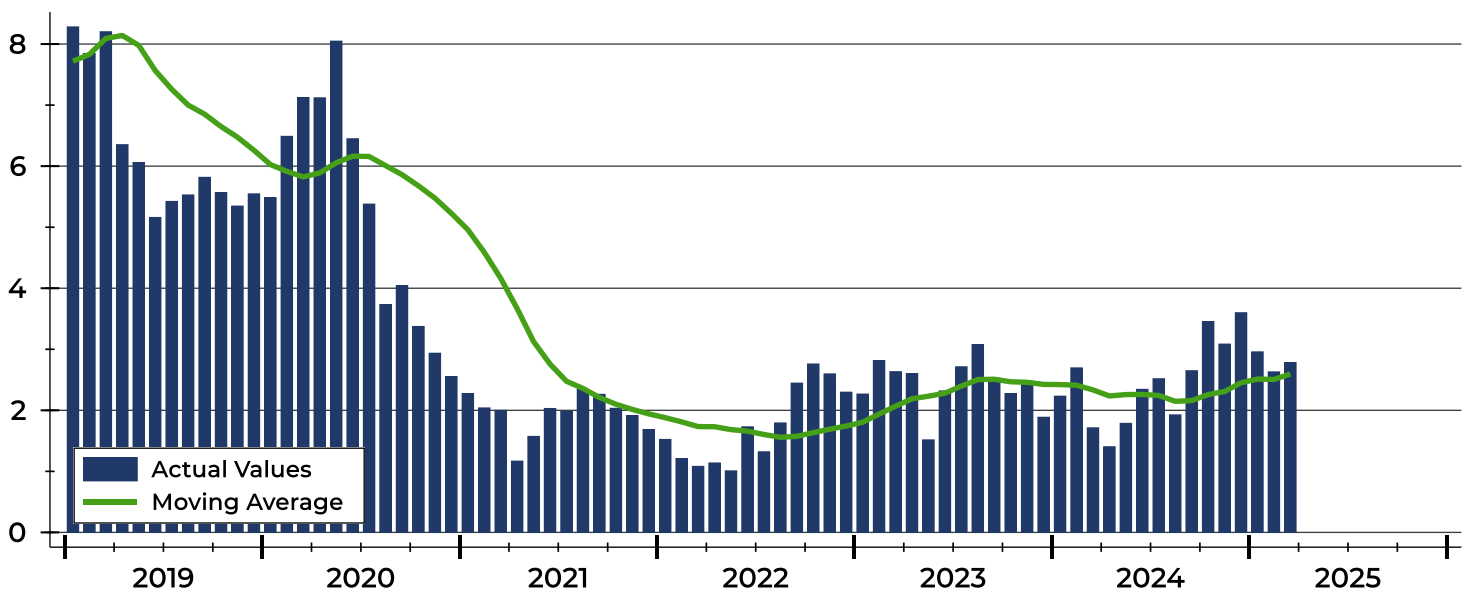
Months



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------------|
| January | 2.3 | 2.2 | 3.0 |
| February | 2.8 | 2.7 | 2.6 |
| March | 2.6 | 1.7 | 2.8 |
| 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





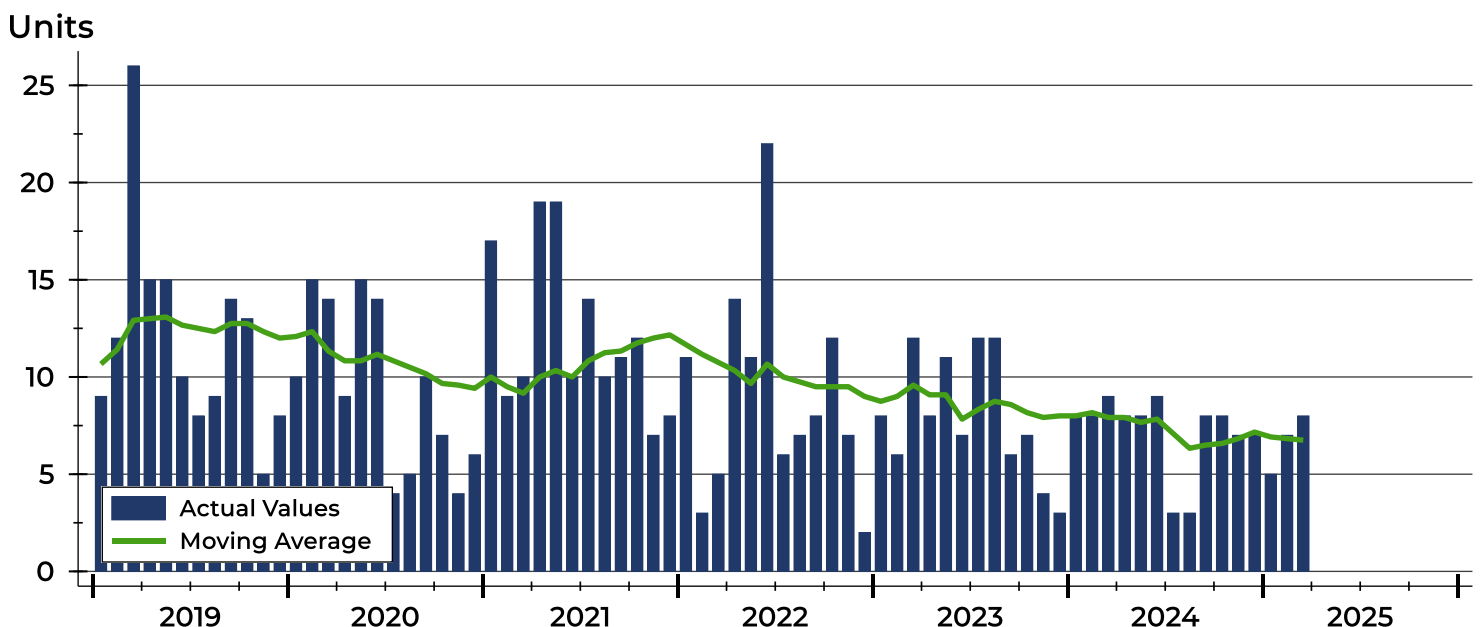
Clay County New Listings Analysis

| Summary Statistics for New Listings | | 2025 | March 2024 | Change |
|-------------------------------------|--------------------|---------|------------|--------|
| Current Month | New Listings | 8 | 9 | -11.1% |
| | Volume (1,000s) | 1,466 | 1,378 | 6.4% |
| | Average List Price | 183,288 | 153,056 | 19.8% |
| | Median List Price | 169,450 | 135,000 | 25.5% |
| Year-to-Date | New Listings | 20 | 25 | -20.0% |
| | Volume (1,000s) | 4,570 | 3,407 | 34.1% |
| | Average List Price | 228,520 | 136,280 | 67.7% |
| | Median List Price | 174,900 | 118,000 | 48.2% |

A total of 8 new listings were added in Clay County during March, down 11.1% from the same month in 2024. Year-to-date Clay County has seen 20 new listings.

The median list price of these homes was \$169,450 up from \$135,000 in 2024.

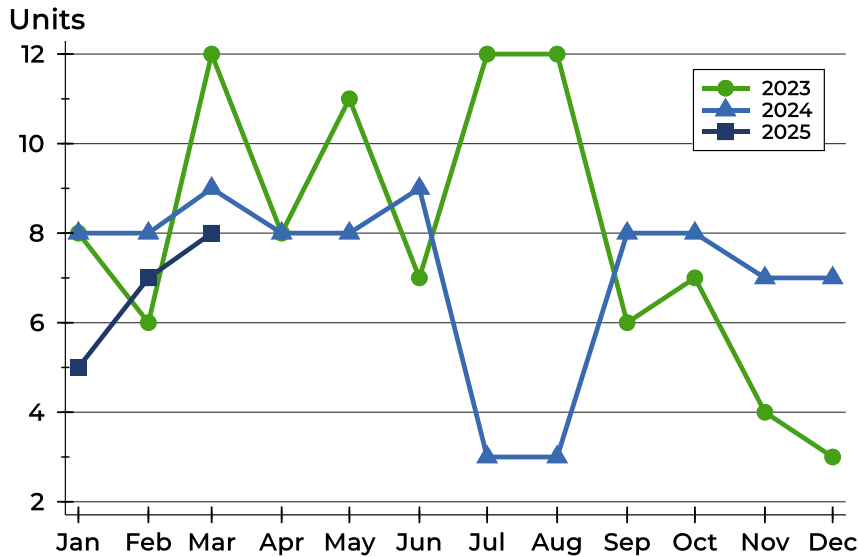
History of New Listings





Clay County New Listings Analysis

New Listings by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|----------|
| January | 8 | 8 | 5 |
| February | 6 | 8 | 7 |
| March | 12 | 9 | 8 |
| 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 | |

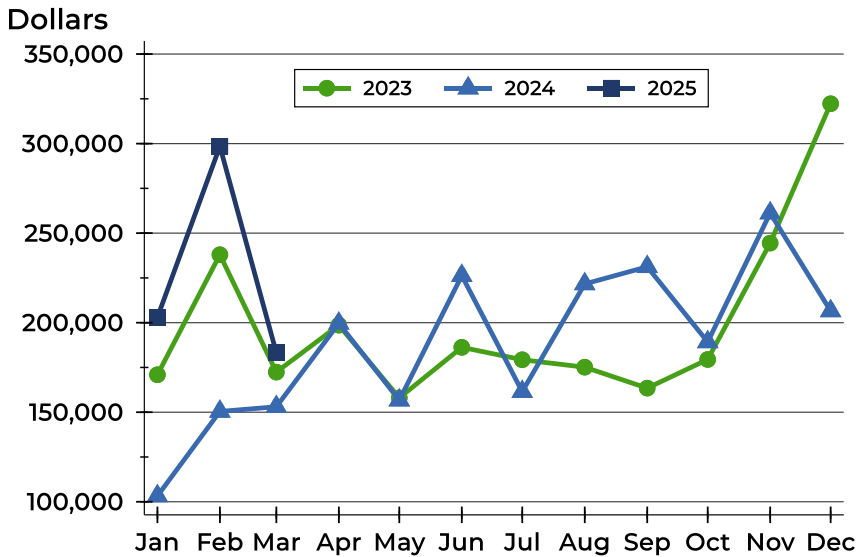
New Listings by Price Range

| 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 | 1 | 12.5% | 35,000 | 35,000 | 11 | 11 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 1 | 12.5% | 83,900 | 83,900 | 8 | 8 | 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 | 1 | 12.5% | 125,000 | 125,000 | 0 | 0 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 1 | 12.5% | 159,000 | 159,000 | 35 | 35 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 12.5% | 179,900 | 179,900 | 7 | 7 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 1 | 12.5% | 249,500 | 249,500 | 17 | 17 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 1 | 12.5% | 295,000 | 295,000 | 6 | 6 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 12.5% | 339,000 | 339,000 | 28 | 28 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



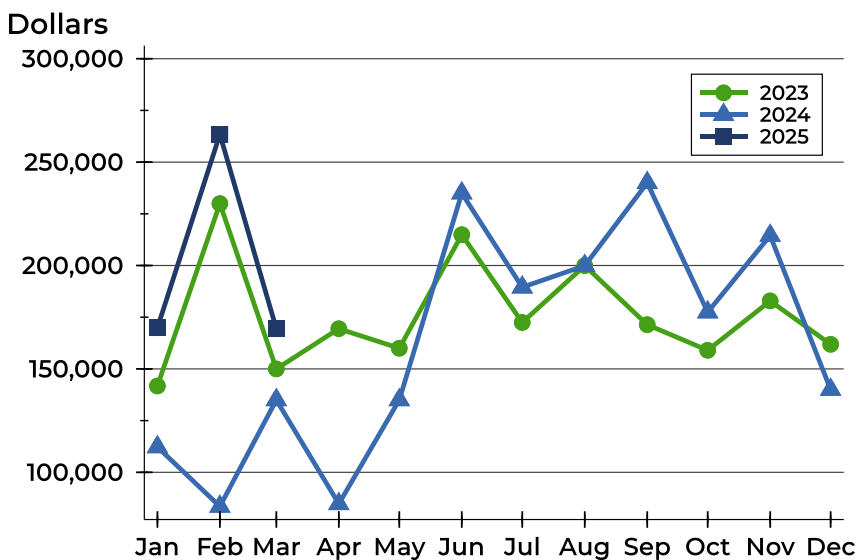
Clay County New Listings Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 170,925 | 103,250 | 202,960 |
| February | 237,967 | 150,438 | 298,471 |
| March | 172,400 | 153,056 | 183,288 |
| 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 | 169,900 |
| February | 229,950 | 83,500 | 263,400 |
| March | 150,000 | 135,000 | 169,450 |
| 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 | |

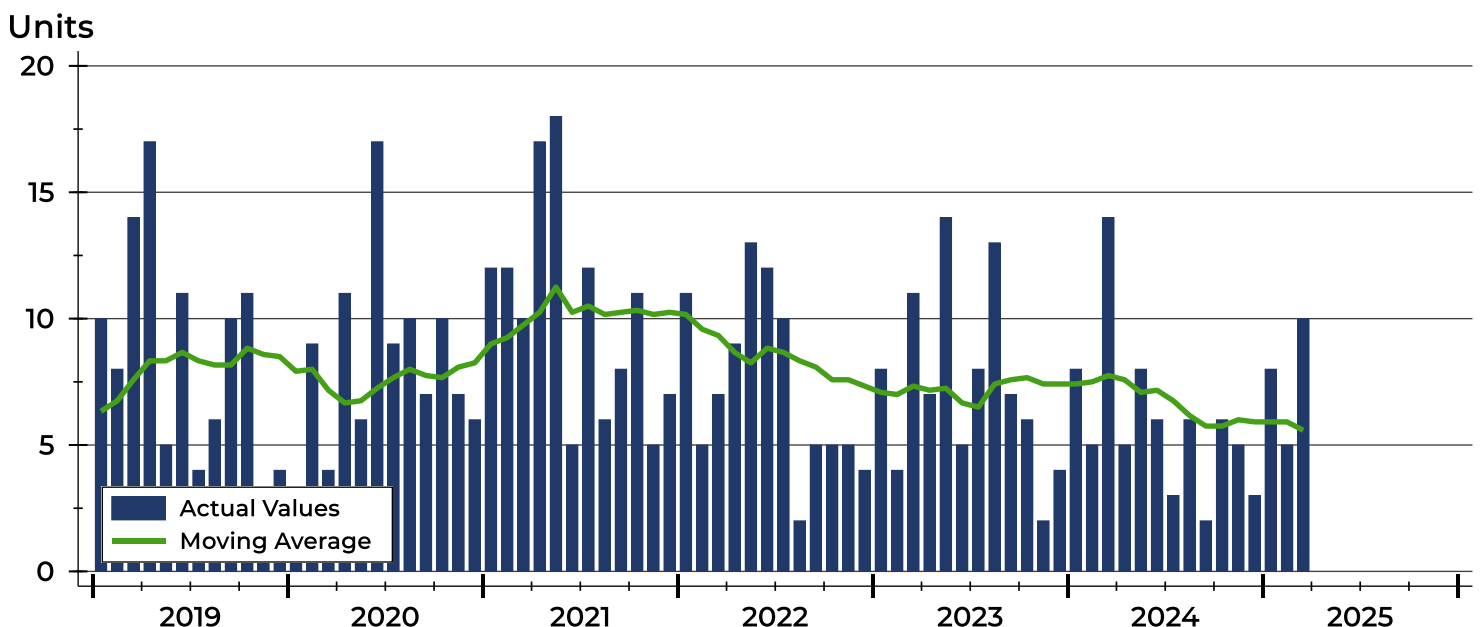


Clay County Contracts Written Analysis

| Summary Statistics for Contracts Written | | 2025 | March 2024 | Change | Year-to-Date | | |
|--|---------------------|---------|------------|--------|--------------|---------|--------|
| | | 2025 | 2024 | | 2025 | 2024 | Change |
| Contracts Written | | 10 | 14 | -28.6% | 23 | 27 | -14.8% |
| Volume (1,000s) | | 1,862 | 2,502 | -25.6% | 4,465 | 3,889 | 14.8% |
| Average | Sale Price | 186,220 | 178,743 | 4.2% | 194,148 | 144,033 | 34.8% |
| | Days on Market | 55 | 106 | -48.1% | 71 | 81 | -12.3% |
| | Percent of Original | 99.5% | 91.7% | 8.5% | 96.1% | 91.7% | 4.8% |
| Median | Sale Price | 174,900 | 154,450 | 13.2% | 179,900 | 134,900 | 33.4% |
| | Days on Market | 17 | 46 | -63.0% | 56 | 29 | 93.1% |
| | Percent of Original | 100.0% | 92.1% | 8.6% | 100.0% | 94.5% | 5.8% |

A total of 10 contracts for sale were written in Clay County during the month of March, down from 14 in 2024. The median list price of these homes was \$174,900, up from \$154,450 the prior year. Half of the homes that went under contract in March were on the market less than 17 days, compared to 46 days in March 2024.

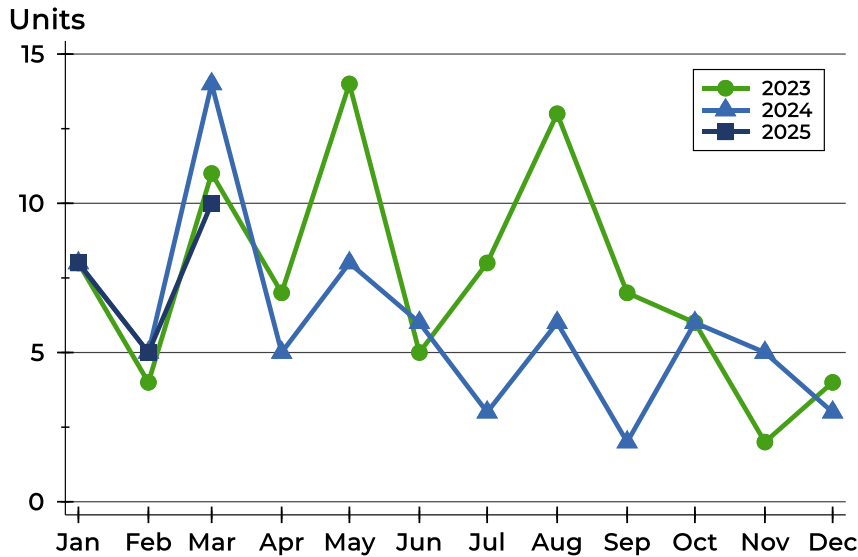
History of Contracts Written





Clay County Contracts Written Analysis

Contracts Written by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 8 | 8 | 8 |
| February | 4 | 5 | 5 |
| March | 11 | 14 | 10 |
| 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 | |

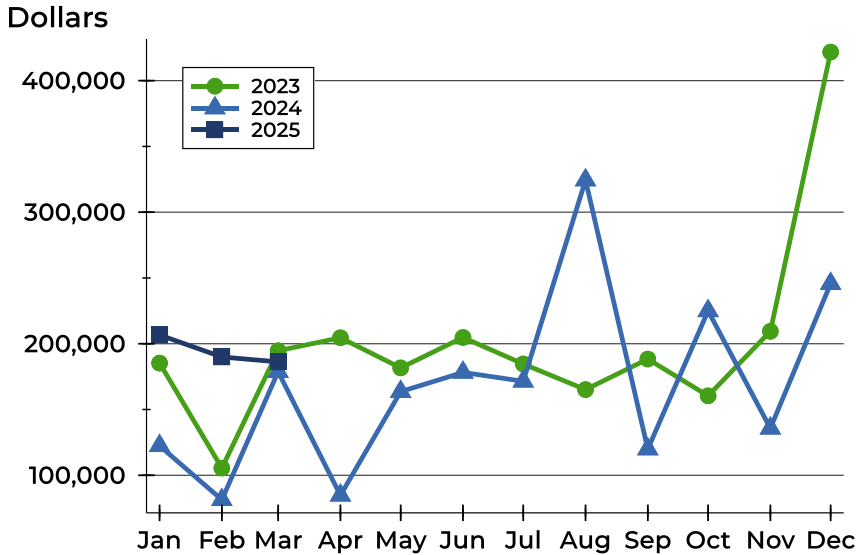
Contracts Written by Price Range

| 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 | 2 | 20.0% | 76,450 | 76,450 | 13 | 13 | 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 | 2 | 20.0% | 130,000 | 130,000 | 51 | 51 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 1 | 10.0% | 169,900 | 169,900 | 58 | 58 | 94.4% | 94.4% |
| \$175,000-\$199,999 | 1 | 10.0% | 179,900 | 179,900 | 7 | 7 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 2 | 20.0% | 244,750 | 244,750 | 151 | 151 | 101.1% | 101.1% |
| \$250,000-\$299,999 | 1 | 10.0% | 295,000 | 295,000 | 6 | 6 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 10.0% | 315,000 | 315,000 | 54 | 54 | 98.4% | 98.4% |
| \$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 |



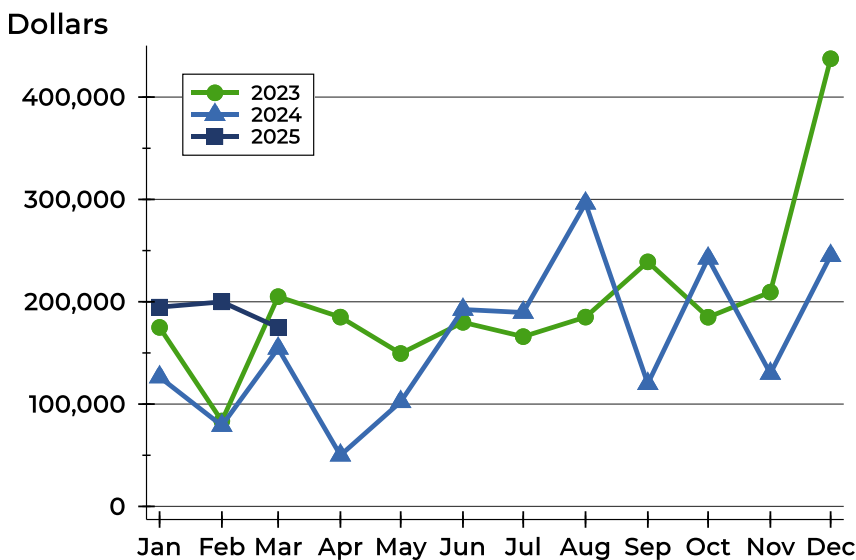
Clay County Contracts Written Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 185,300 | 122,438 | 206,675 |
| February | 105,500 | 81,400 | 189,960 |
| March | 194,691 | 178,743 | 186,220 |
| 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

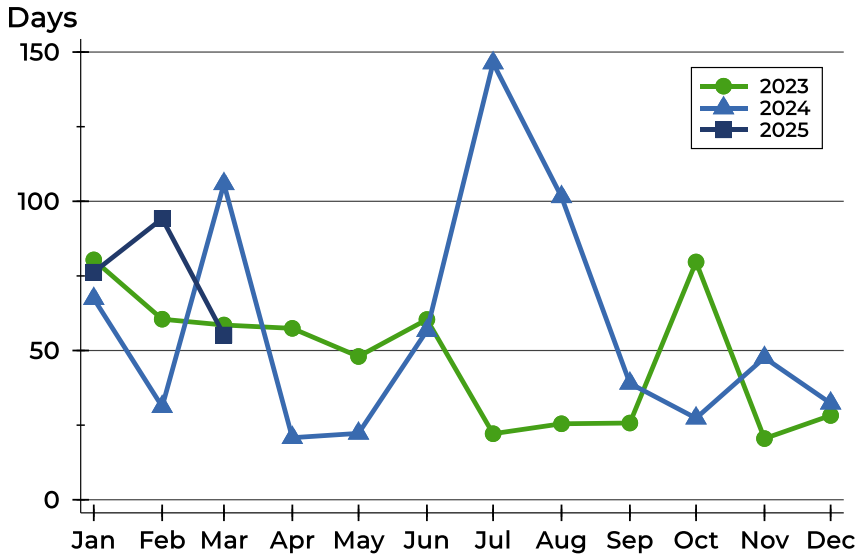


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 174,950 | 126,450 | 194,750 |
| February | 83,500 | 79,000 | 199,900 |
| March | 205,000 | 154,450 | 174,900 |
| April | 185,000 | 50,000 | |
| May | 149,450 | 102,250 | |
| June | 179,900 | 192,450 | |
| July | 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 | |



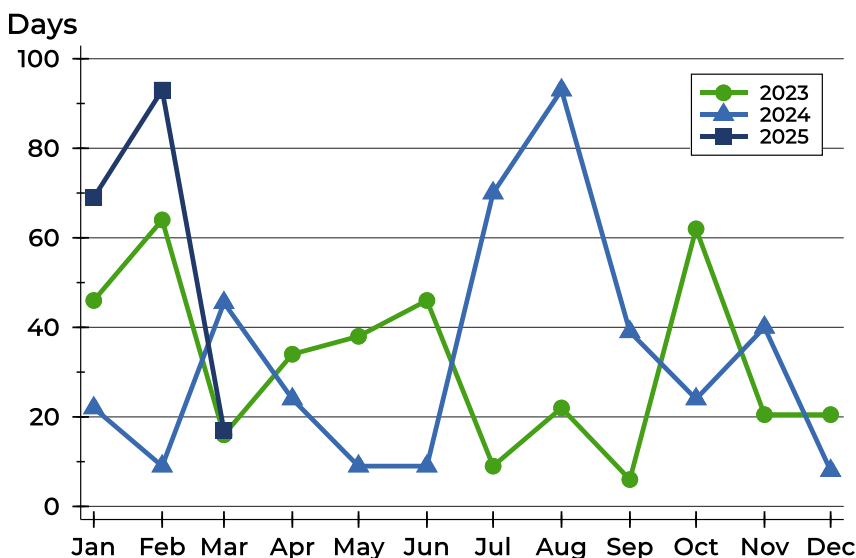
Clay County Contracts Written Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 80 | 67 | 76 |
| February | 61 | 31 | 94 |
| March | 59 | 106 | 55 |
| 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 | 69 |
| February | 64 | 9 | 93 |
| March | 16 | 46 | 17 |
| April | 34 | 24 | |
| May | 38 | 9 | |
| June | 46 | 9 | |
| July | 9 | 70 | |
| August | 22 | 93 | |
| September | 6 | 39 | |
| October | 62 | 24 | |
| November | 21 | 40 | |
| December | 21 | 8 | |



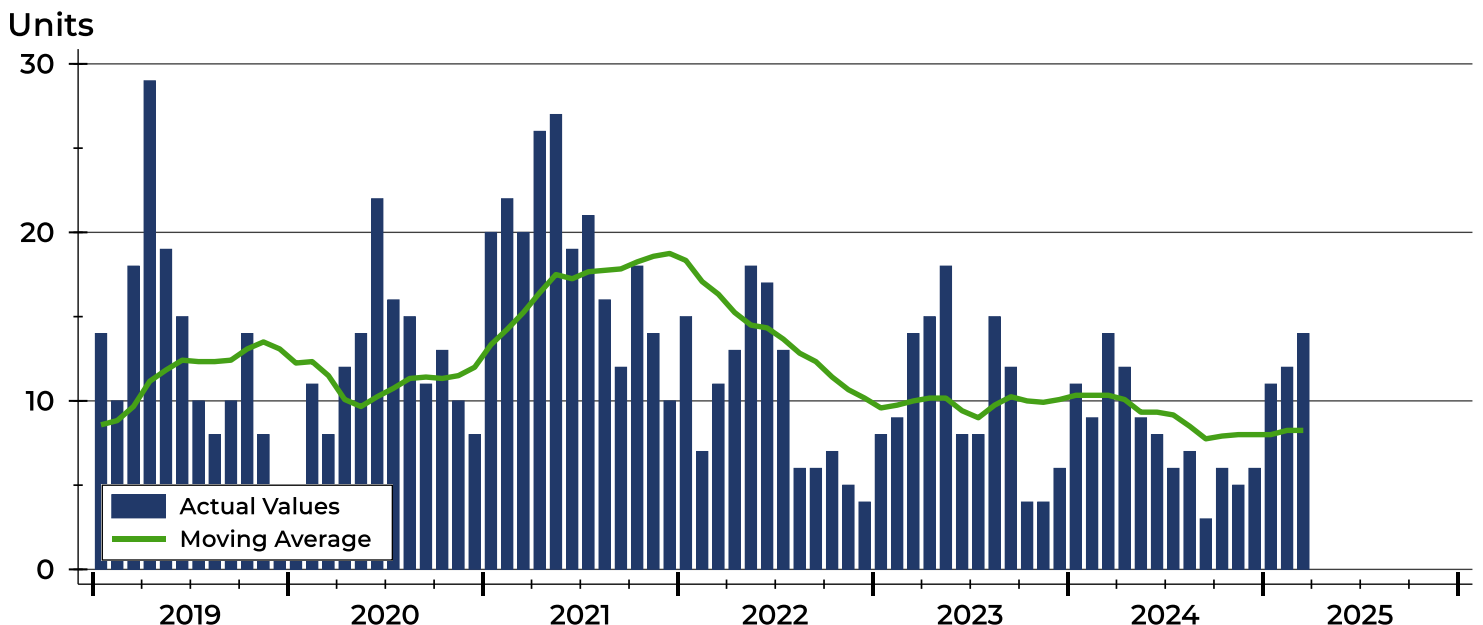
Clay County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | 2025 | End of March 2024 | Change |
|--|---------------------|---------|-------------------|--------|
| Pending Contracts | | 14 | 14 | 0.0% |
| Volume (1,000s) | | 2,711 | 2,509 | 8.1% |
| Average | List Price | 193,650 | 179,221 | 8.1% |
| | Days on Market | 63 | 106 | -40.6% |
| | Percent of Original | 98.6% | 93.5% | 5.5% |
| Median | List Price | 177,450 | 154,450 | 14.9% |
| | Days on Market | 37 | 34 | 8.8% |
| | Percent of Original | 100.0% | 98.4% | 1.6% |

A total of 14 listings in Clay County had contracts pending at the end of March, the same number of contracts pending at the end of March 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.

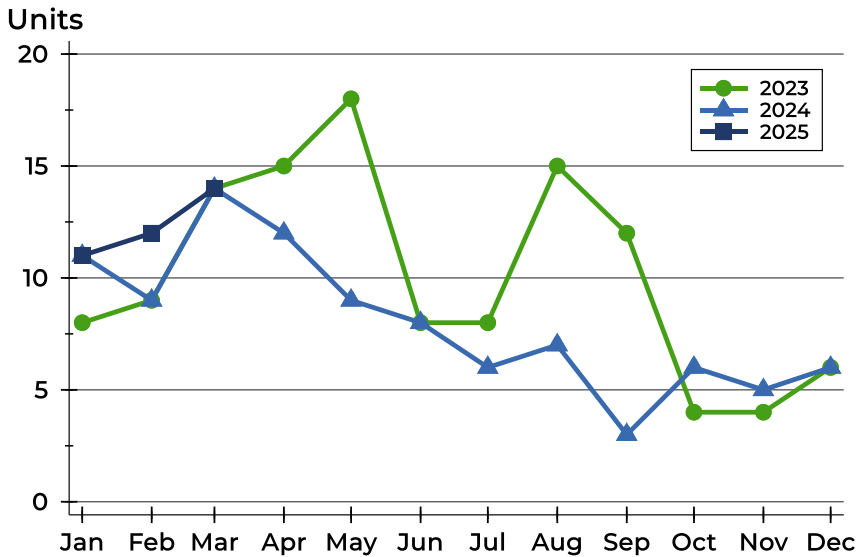
History of Pending Contracts





Clay County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|------|
| January | 8 | 11 | 11 |
| February | 9 | 9 | 12 |
| March | 14 | 14 | 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 | |

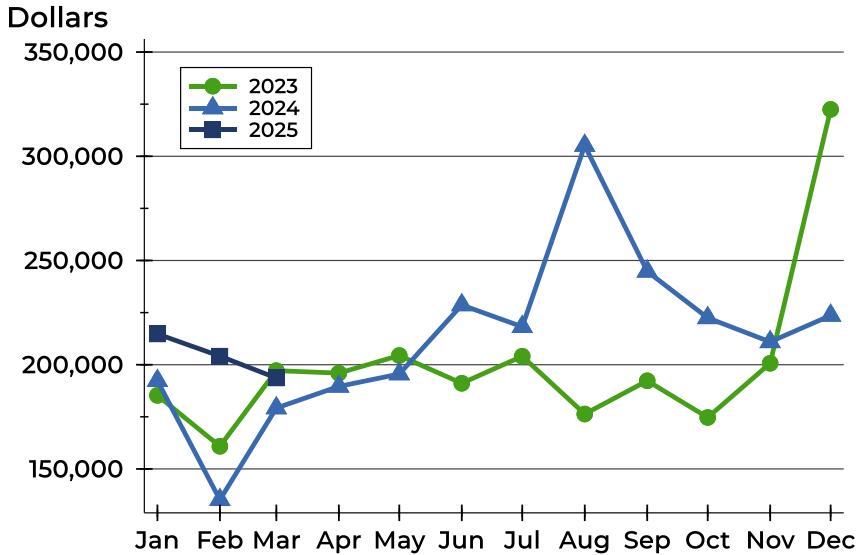
Pending Contracts by Price Range

| 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 | 2 | 14.3% | 76,450 | 76,450 | 13 | 13 | 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 | 1 | 7.1% | 125,000 | 125,000 | 0 | 0 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 3 | 21.4% | 166,267 | 169,900 | 89 | 58 | 93.9% | 94.4% |
| \$175,000-\$199,999 | 2 | 14.3% | 177,450 | 177,450 | 56 | 56 | 97.3% | 97.3% |
| \$200,000-\$249,999 | 4 | 28.6% | 242,375 | 242,500 | 106 | 62 | 101.6% | 101.1% |
| \$250,000-\$299,999 | 1 | 7.1% | 295,000 | 295,000 | 6 | 6 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 7.1% | 315,000 | 315,000 | 54 | 54 | 98.4% | 98.4% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



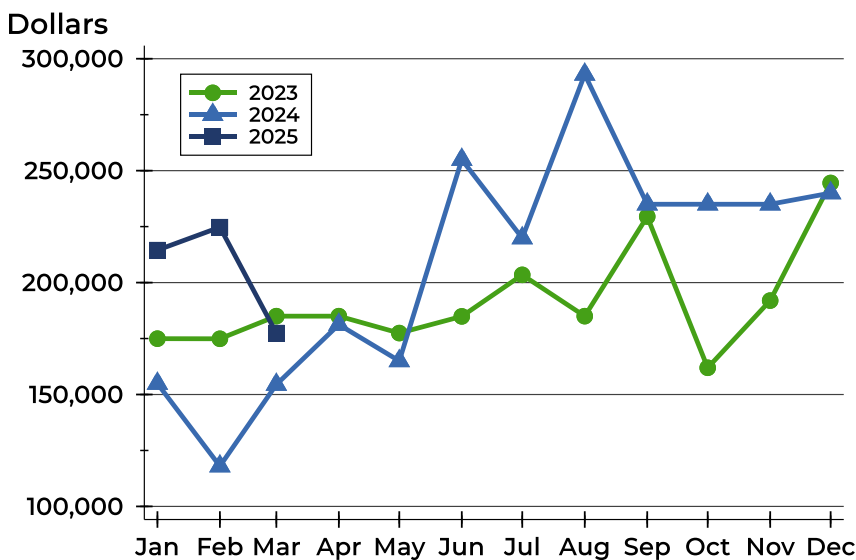
Clay County Pending Contracts Analysis

Average Price



| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 185,300 | 192,309 | 214,764 |
| February | 160,878 | 135,211 | 204,117 |
| March | 197,150 | 179,221 | 193,650 |
| April | 195,980 | 189,592 | |
| May | 204,428 | 195,544 | |
| June | 191,100 | 228,663 | |
| July | 204,075 | 218,217 | |
| August | 176,353 | 305,143 | |
| September | 192,292 | 244,800 | |
| October | 174,700 | 222,483 | |
| November | 200,700 | 210,960 | |
| December | 322,483 | 223,633 | |

Median Price

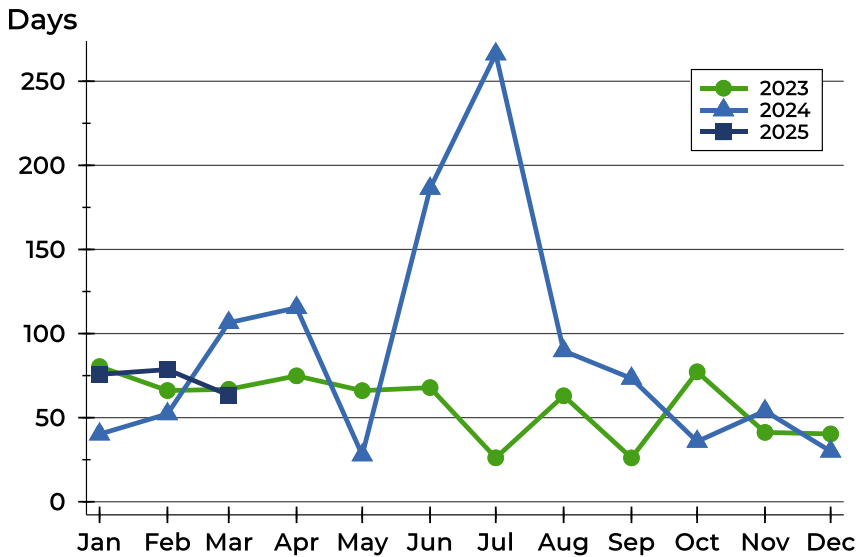


| Month | 2023 | 2024 | 2025 |
|-----------|---------|---------|----------------|
| January | 174,950 | 154,900 | 214,500 |
| February | 174,900 | 118,000 | 224,750 |
| March | 185,000 | 154,450 | 177,450 |
| April | 185,000 | 181,250 | |
| May | 177,450 | 165,000 | |
| June | 184,900 | 254,950 | |
|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



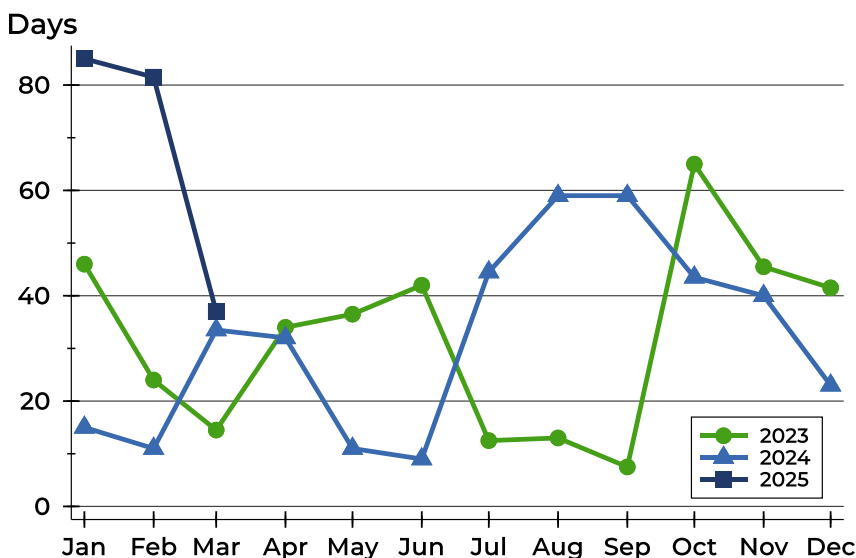
Clay County Pending Contracts Analysis

Average DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 80 | 40 | 76 |
| February | 66 | 52 | 79 |
| March | 67 | 106 | 63 |
| April | 75 | 115 | |
| May | 66 | 28 | |
| June | 68 | 186 | |
| July | 26 | 266 | |
| August | 63 | 90 | |
| September | 26 | 73 | |
| October | 77 | 36 | |
| November | 41 | 54 | |
| December | 40 | 30 | |

Median DOM



| Month | 2023 | 2024 | 2025 |
|-----------|------|------|-----------|
| January | 46 | 15 | 85 |
| February | 24 | 11 | 82 |
| March | 15 | 34 | 37 |
| 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 | |