



**May  
2025**

# 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 9.1% last month to 12 units, compared to 11 units in May 2024. Total sales volume was \$2.2 million, up 16.8% from a year earlier.

The median sale price in May was \$163,500, up from \$157,400 a year earlier. Homes that sold in May were typically on the market for 4 days and sold for 99.5% 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 23 units, up from 14 at the same point in 2024. This represents a 4.2 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$225,000.

During May, a total of 10 contracts were written up from 8 in May 2024. At the end of the month, there were 13 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  
2025**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Summary Statistics

May MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>12</b>	<b>11</b>	<b>11</b>	<b>33</b>	<b>37</b>	<b>32</b>
Change from prior year		9.1%	0.0%	57.1%	-10.8%	15.6%	-17.9%
<b>Active Listings</b>		<b>23</b>	<b>14</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		64.3%	27.3%	22.2%			
<b>Months' Supply</b>		<b>4.2</b>	<b>1.8</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		133.3%	20.0%	50.0%			
<b>New Listings</b>		<b>13</b>	<b>8</b>	<b>11</b>	<b>47</b>	<b>41</b>	<b>45</b>
Change from prior year		62.5%	-27.3%	0.0%	14.6%	-8.9%	2.3%
<b>Contracts Written</b>		<b>10</b>	<b>8</b>	<b>14</b>	<b>40</b>	<b>40</b>	<b>44</b>
Change from prior year		25.0%	-42.9%	7.7%	0.0%	-9.1%	-2.2%
<b>Pending Contracts</b>		<b>13</b>	<b>9</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		44.4%	-50.0%	0.0%			
<b>Sales Volume (1,000s)</b>		<b>2,157</b>	<b>1,847</b>	<b>1,644</b>	<b>6,334</b>	<b>5,726</b>	<b>5,160</b>
Change from prior year		16.8%	12.3%	123.4%	10.6%	11.0%	-0.5%
Average	<b>Sale Price</b>	<b>179,783</b>	<b>167,950</b>	<b>149,409</b>	<b>191,942</b>	<b>154,769</b>	<b>161,234</b>
	Change from prior year	7.0%	12.4%	42.1%	24.0%	-4.0%	21.2%
	<b>List Price of Actives</b>	<b>232,230</b>	<b>225,864</b>	<b>200,736</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	2.8%	12.5%	38.7%			
	<b>Days on Market</b>	<b>27</b>	<b>104</b>	<b>59</b>	<b>59</b>	<b>65</b>	<b>49</b>
Change from prior year	-74.0%	76.3%	210.5%	-9.2%	32.7%	-2.0%	
	<b>Percent of List</b>	<b>95.7%</b>	<b>93.5%</b>	<b>95.1%</b>	<b>96.8%</b>	<b>94.0%</b>	<b>94.7%</b>
Change from prior year	2.4%	-1.7%	0.0%	3.0%	-0.7%	-0.6%	
	<b>Percent of Original</b>	<b>94.3%</b>	<b>88.3%</b>	<b>94.8%</b>	<b>94.8%</b>	<b>91.1%</b>	<b>94.1%</b>
Change from prior year	6.8%	-6.9%	3.2%	4.1%	-3.2%	1.0%	
Median	<b>Sale Price</b>	<b>163,500</b>	<b>157,400</b>	<b>127,000</b>	<b>170,000</b>	<b>127,500</b>	<b>161,900</b>
	Change from prior year	3.9%	23.9%	32.3%	33.3%	-21.2%	40.8%
	<b>List Price of Actives</b>	<b>225,000</b>	<b>146,950</b>	<b>149,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	53.1%	-2.0%	36.3%			
	<b>Days on Market</b>	<b>5</b>	<b>30</b>	<b>38</b>	<b>39</b>	<b>25</b>	<b>22</b>
Change from prior year	-83.3%	-21.1%	171.4%	56.0%	13.6%	-35.3%	
	<b>Percent of List</b>	<b>99.5%</b>	<b>97.7%</b>	<b>94.6%</b>	<b>99.7%</b>	<b>96.0%</b>	<b>96.9%</b>
Change from prior year	1.8%	3.3%	0.1%	3.9%	-0.9%	2.3%	
	<b>Percent of Original</b>	<b>99.5%</b>	<b>90.9%</b>	<b>94.6%</b>	<b>96.6%</b>	<b>92.3%</b>	<b>95.1%</b>
Change from prior year	9.5%	-3.9%	0.1%	4.7%	-2.9%	1.6%	

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



**May  
2025**

# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

## Clay County Closed Listings Analysis

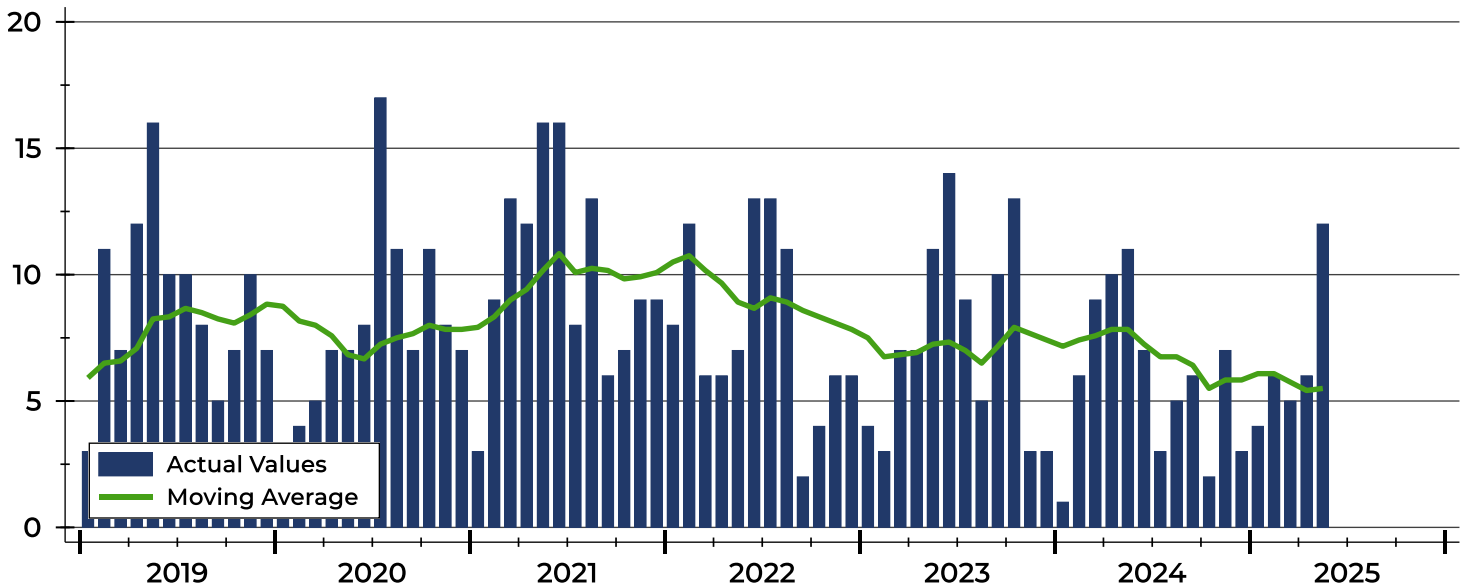
Summary Statistics for Closed Listings		2025	May 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		12	11	9.1%	33	37	-10.8%
Volume (1,000s)		2,157	1,847	16.8%	6,334	5,726	10.6%
Months' Supply		4.2	1.8	133.3%	N/A	N/A	N/A
Average	Sale Price	179,783	167,950	7.0%	191,942	154,769	24.0%
	Days on Market	27	104	-74.0%	59	65	-9.2%
	Percent of List	95.7%	93.5%	2.4%	96.8%	94.0%	3.0%
	Percent of Original	94.3%	88.3%	6.8%	94.8%	91.1%	4.1%
Median	Sale Price	163,500	157,400	3.9%	170,000	127,500	33.3%
	Days on Market	5	30	-83.3%	39	25	56.0%
	Percent of List	99.5%	97.7%	1.8%	99.7%	96.0%	3.9%
	Percent of Original	99.5%	90.9%	9.5%	96.6%	92.3%	4.7%

A total of 12 homes sold in Clay County in May, up from 11 units in May 2024. Total sales volume rose to \$2.2 million compared to \$1.8 million in the previous year.

The median sales price in May was \$163,500, up 3.9% compared to the prior year. Median days on market was 4 days, down from 80 days in April, and down from 30 in May 2024.

## History of Closed Listings

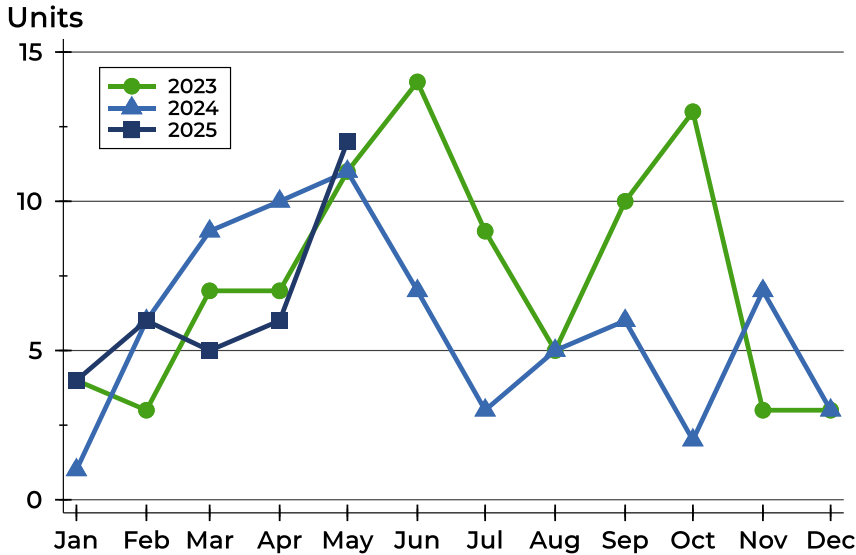
Units





# 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	6
May	11	11	12
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	1	8.3%	4.0	31,000	31,000	2	2	88.6%	88.6%	88.6%	88.6%
\$50,000-\$99,999	1	8.3%	5.3	50,000	50,000	13	13	64.2%	64.2%	64.2%	64.2%
\$100,000-\$124,999	1	8.3%	7.2	102,500	102,500	1	1	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	2	16.7%	4.0	139,500	139,500	30	30	98.4%	98.4%	96.5%	96.5%
\$150,000-\$174,999	2	16.7%	0.0	163,500	163,500	101	101	98.4%	98.4%	92.2%	92.2%
\$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	1	8.3%	9.0	235,000	235,000	39	39	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	3	25.0%	2.2	272,633	274,900	3	3	98.6%	99.2%	98.6%	99.2%
\$300,000-\$399,999	1	8.3%	2.0	315,000	315,000	1	1	105.7%	105.7%	105.7%	105.7%
\$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



**May  
2025**

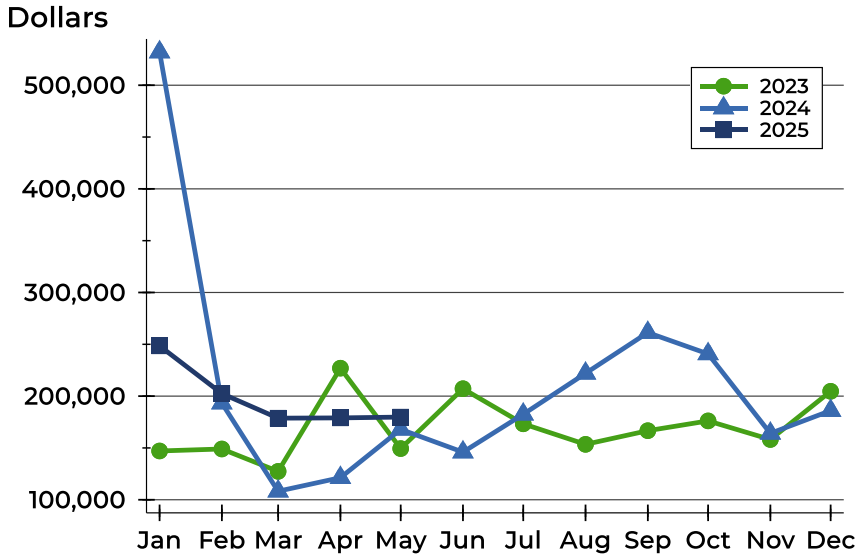
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

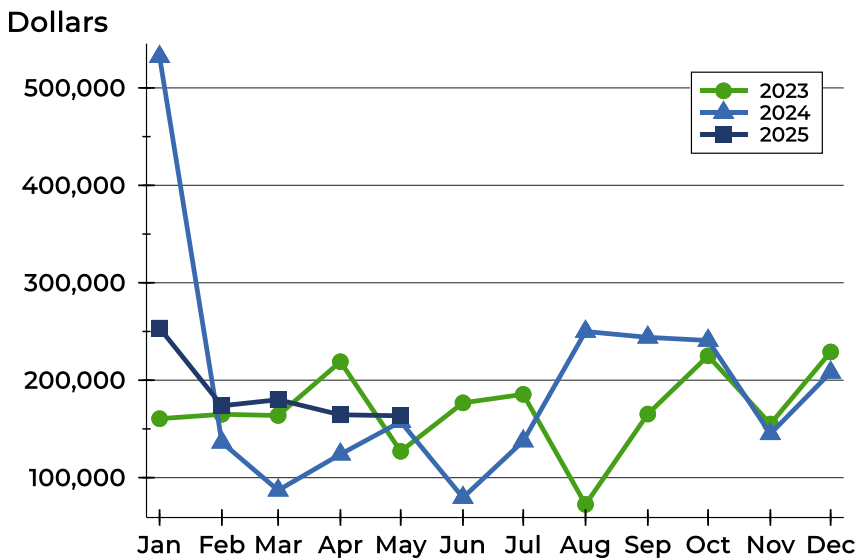
## Clay County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
January	147,100	532,000	<b>248,500</b>
February	149,000	193,250	<b>202,500</b>
March	127,400	108,244	<b>178,740</b>
April	226,971	121,330	<b>179,000</b>
May	149,409	167,950	<b>179,783</b>
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

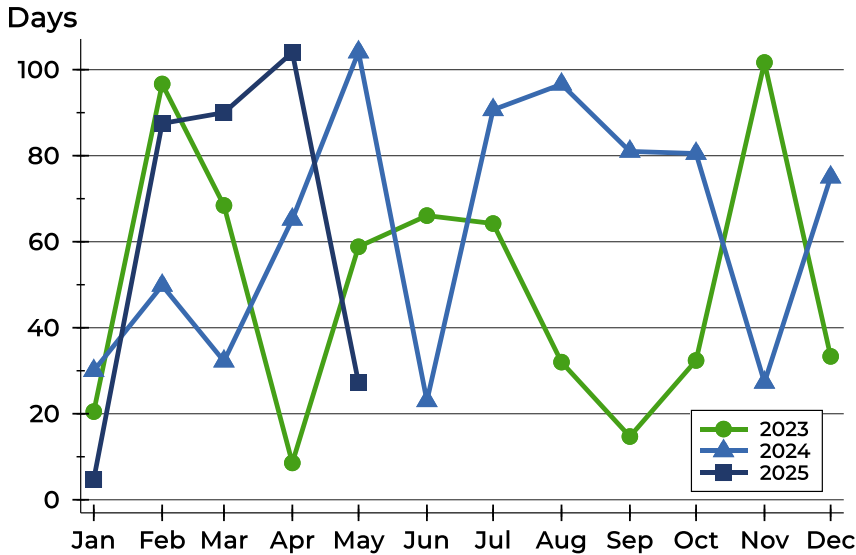


Month	2023	2024	2025
January	160,500	532,000	<b>253,500</b>
February	165,000	136,250	<b>173,750</b>
March	163,800	87,000	<b>180,000</b>
April	219,000	124,000	<b>164,500</b>
May	127,000	157,400	<b>163,500</b>
June	176,750	79,500	
July	185,500	137,500	
August	72,500	250,000	
September	165,250	244,000	
October	225,000	240,750	
November	155,000	145,000	
December	229,000	208,000	



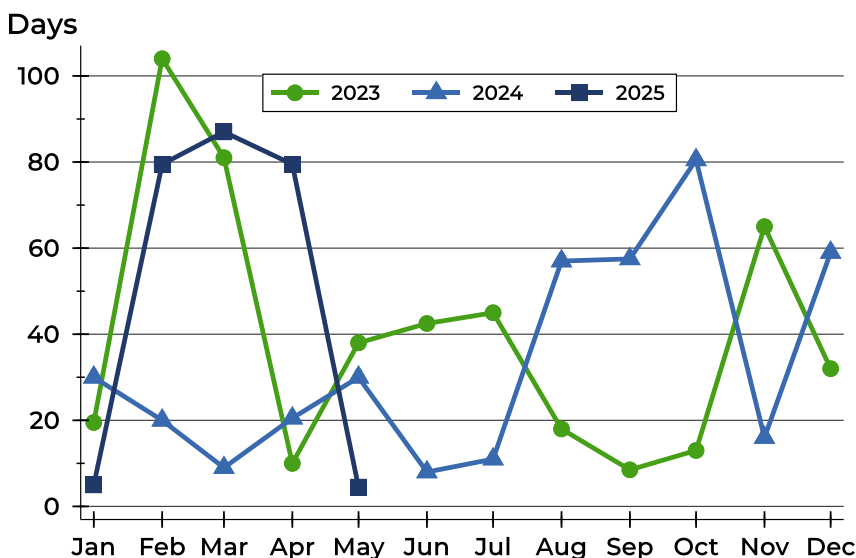
# Clay County Closed Listings Analysis

## Average DOM



Month	2023	2024	2025
January	21	30	5
February	97	50	88
March	68	32	90
April	9	65	104
May	59	104	27
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	80
May	38	30	5
June	43	8	
July	45	11	
August	18	57	
September	9	58	
October	13	81	
November	65	16	
December	32	59	



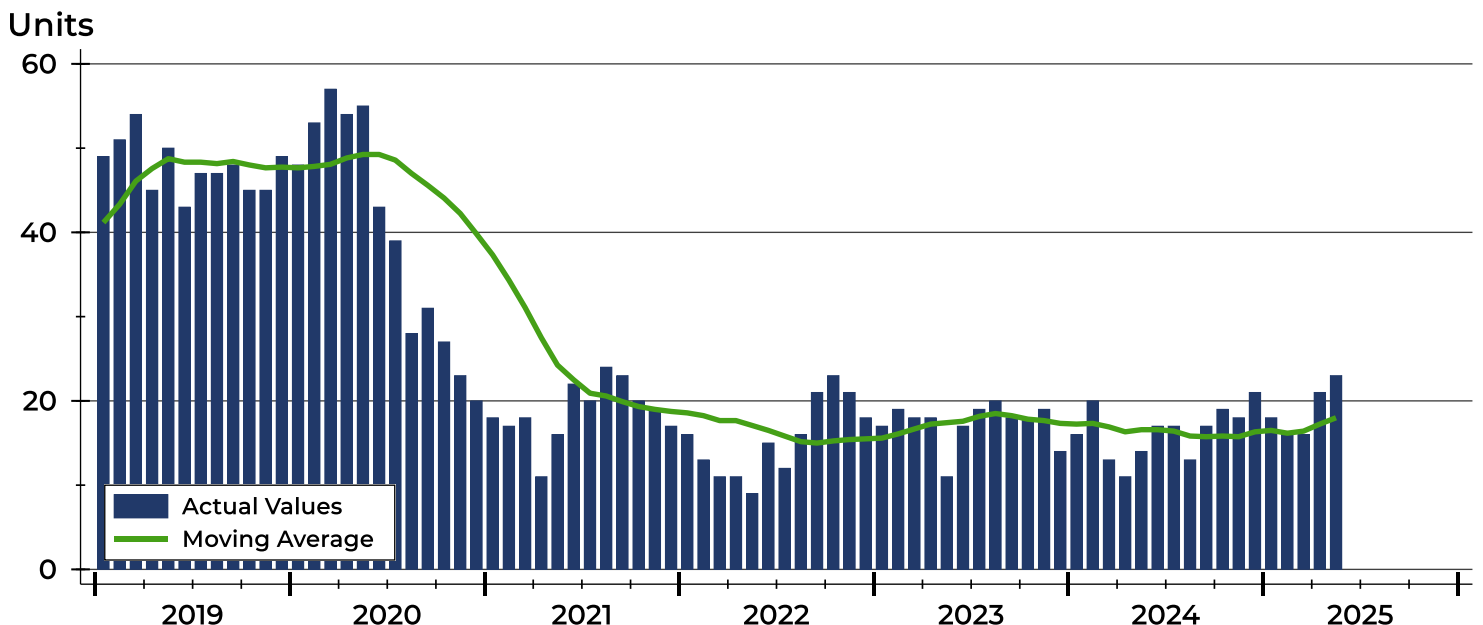
# Clay County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Active Listings		23	14	64.3%
Volume (1,000s)		5,341	3,162	68.9%
Months' Supply		4.2	1.8	133.3%
Average	List Price	232,230	225,864	2.8%
	Days on Market	74	80	-7.5%
	Percent of Original	99.1%	96.5%	2.7%
Median	List Price	225,000	146,950	53.1%
	Days on Market	51	37	37.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 23 homes were available for sale in Clay County at the end of May. This represents a 4.2 months' supply of active listings.

The median list price of homes on the market at the end of May was \$225,000, up 53.1% from 2024. The typical time on market for active listings was 51 days, up from 37 days a year earlier.

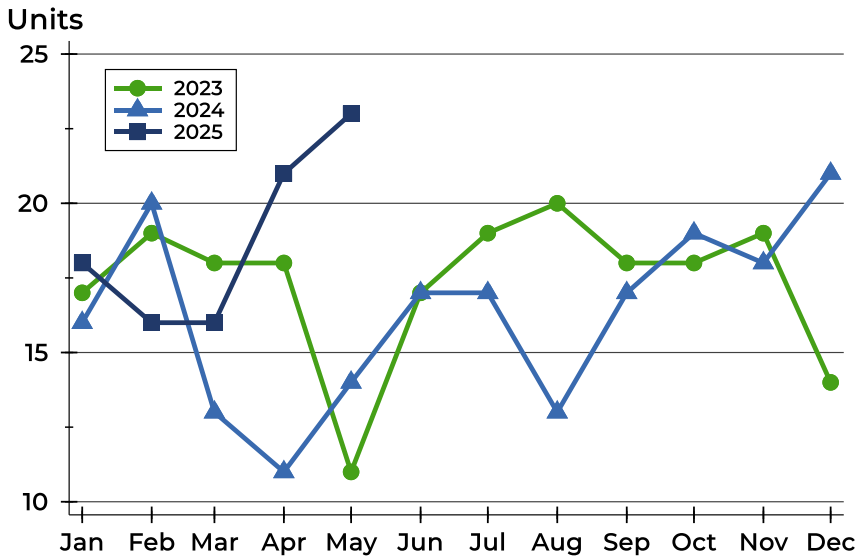
## History of Active Listings





## 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	21
May	11	14	23
June	17	17	17
July	19	17	17
August	20	13	17
September	18	17	17
October	18	19	18
November	19	18	18
December	14	21	21

### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. 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	4.3%	4.0	35,000	35,000	65	65	100.0%	100.0%
\$50,000-\$99,999	4	17.4%	5.3	90,950	90,500	62	44	99.2%	100.0%
\$100,000-\$124,999	3	13.0%	7.2	115,000	120,000	37	45	97.1%	100.0%
\$125,000-\$149,999	3	13.0%	4.0	140,900	138,900	40	14	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	6	26.1%	9.0	237,083	240,000	99	27	101.1%	100.0%
\$250,000-\$299,999	2	8.7%	2.2	276,200	276,200	135	135	97.0%	97.0%
\$300,000-\$399,999	1	4.3%	2.0	356,900	356,900	12	12	100.0%	100.0%
\$400,000-\$499,999	1	4.3%	N/A	408,000	408,000	108	108	93.8%	93.8%
\$500,000-\$749,999	1	4.3%	N/A	650,000	650,000	93	93	100.0%	100.0%
\$750,000-\$999,999	1	4.3%	N/A	785,000	785,000	69	69	96.3%	96.3%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





**May  
2025**

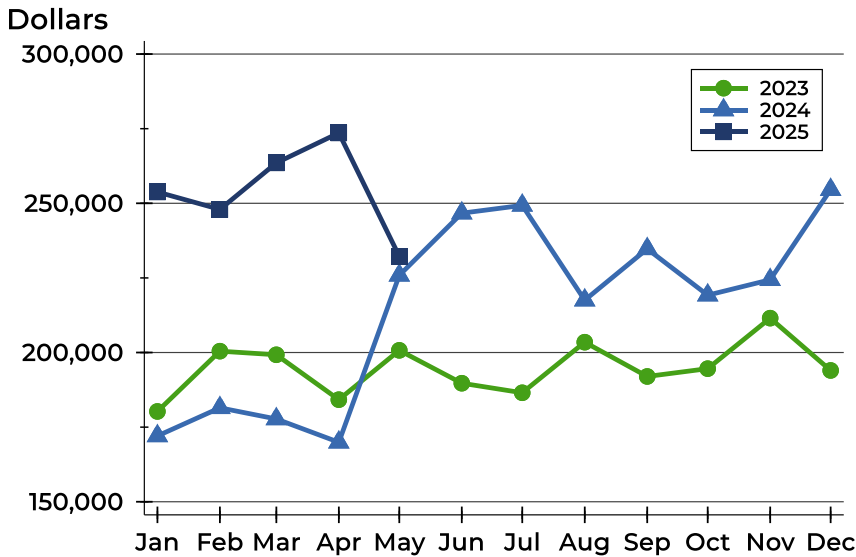
# Flint Hills MLS Statistics



**FLINT HILLS  
ASSOCIATION  
OF REALTORS®**

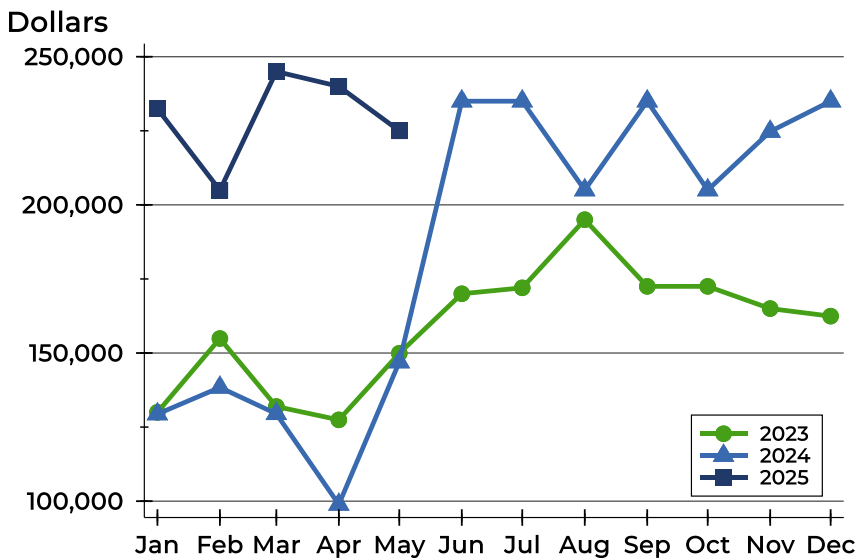
## Clay County Active Listings Analysis

### 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>263,531</b>
<b>April</b>	184,211	169,936	<b>273,567</b>
<b>May</b>	200,736	225,864	<b>232,230</b>
<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

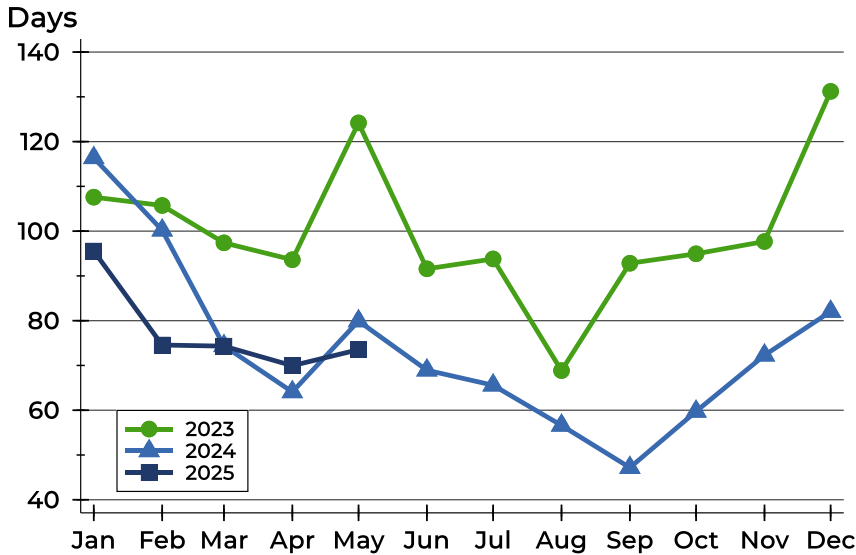


Month	2023	2024	2025
<b>January</b>	130,000	129,400	<b>232,450</b>
<b>February</b>	154,900	138,400	<b>204,950</b>
<b>March</b>	131,950	129,500	<b>245,000</b>
<b>April</b>	127,450	98,900	<b>240,000</b>
<b>May</b>	149,900	146,950	<b>225,000</b>
<b>June</b>	170,000	235,000	
<b>July</b>	172,000	235,000	
<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	



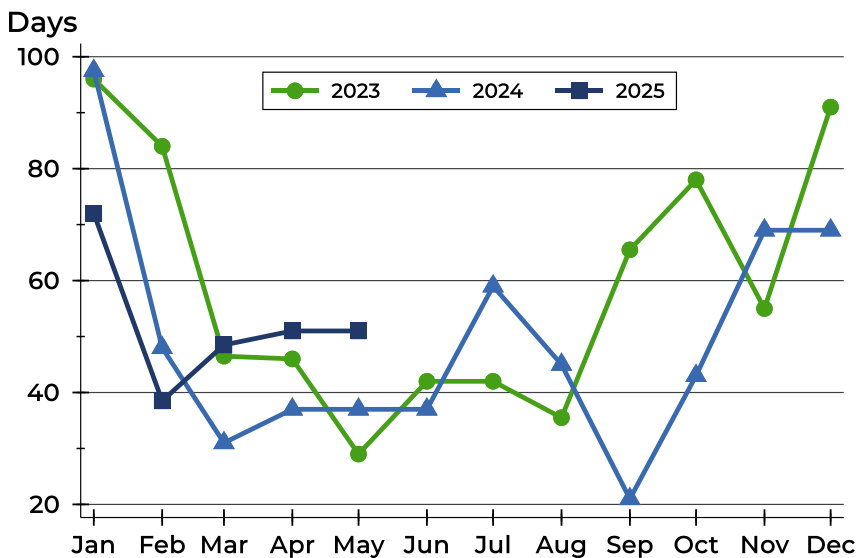
# Clay County Active Listings Analysis

## Average DOM



Month	2023	2024	2025
January	108	116	96
February	106	100	75
March	97	74	74
April	94	64	70
May	124	80	74
June	92	69	
July	94	66	
August	69	57	
September	93	47	
October	95	60	
November	98	72	
December	131	82	

## Median DOM



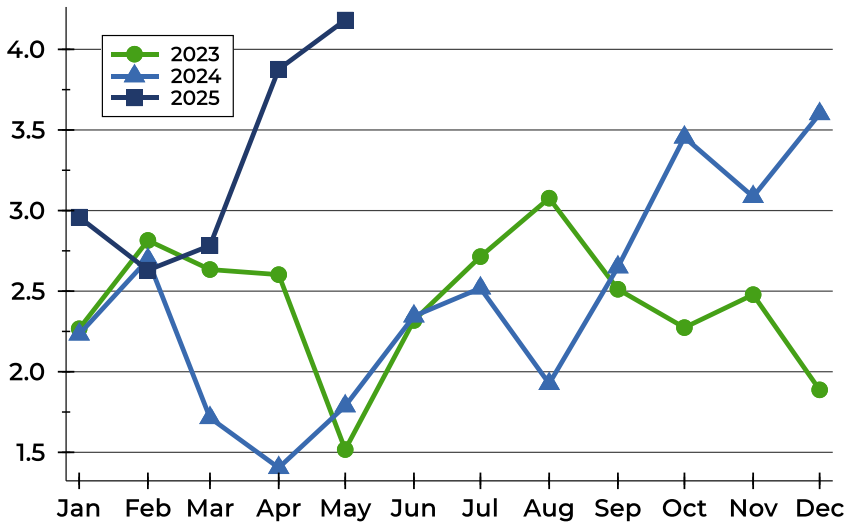
Month	2023	2024	2025
January	96	98	72
February	84	48	39
March	47	31	49
April	46	37	51
May	29	37	51
June	42	37	
July	42	59	
August	36	45	
September	66	21	
October	78	43	
November	55	69	
December	91	69	



# Clay County Months' Supply Analysis

## Months' Supply by Month

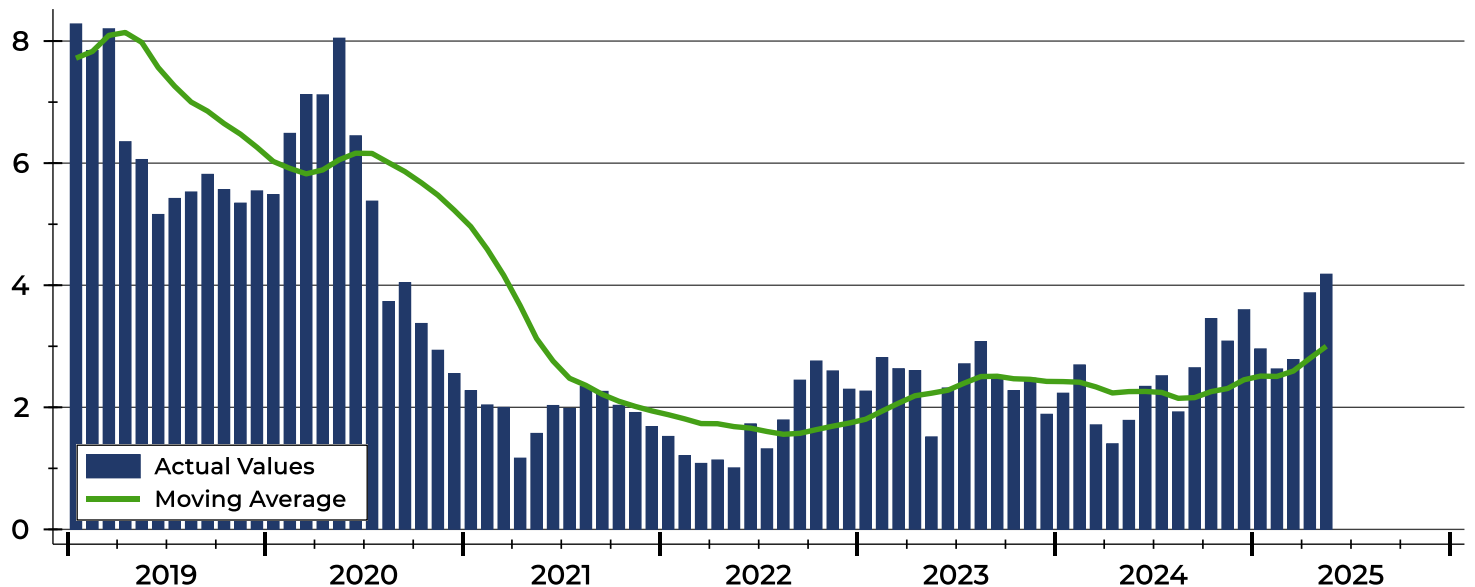
Months



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	3.9
May	1.5	1.8	4.2
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





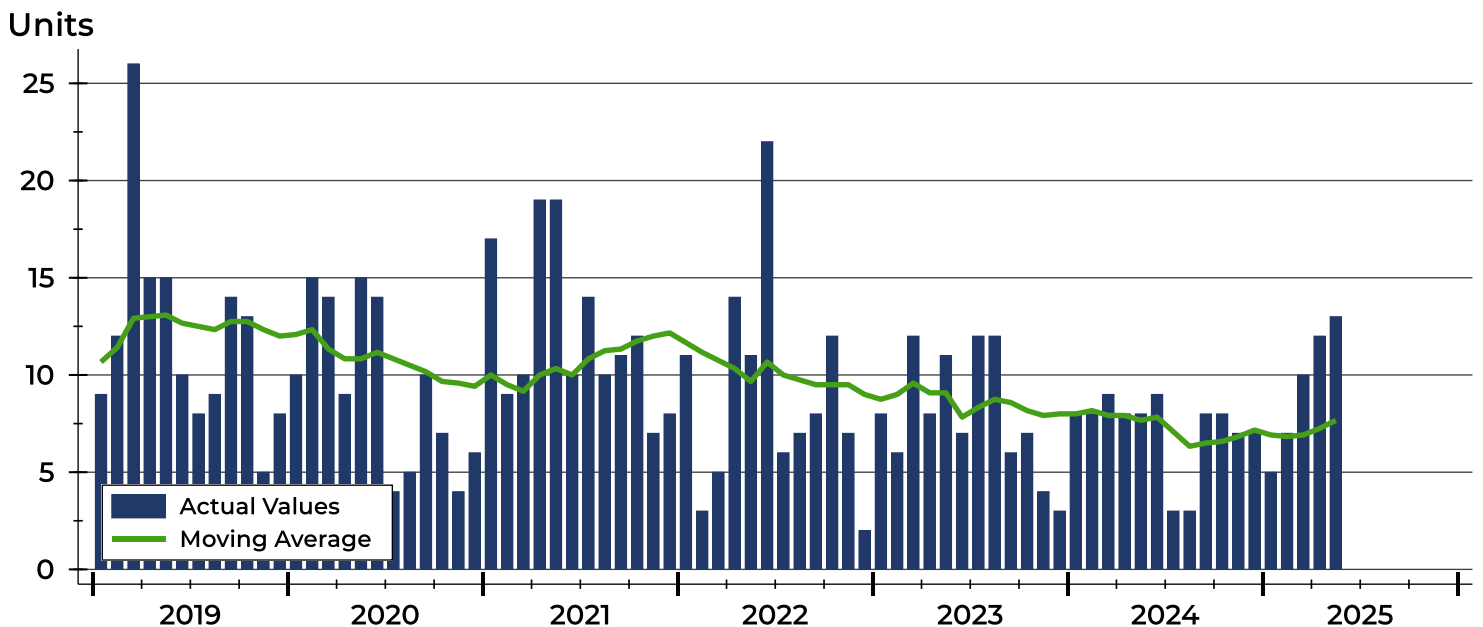
# Clay County New Listings Analysis

Summary Statistics for New Listings		2025	May 2024	Change
Current Month	New Listings	13	8	62.5%
	Volume (1,000s)	2,442	1,254	94.7%
	Average List Price	187,808	156,725	19.8%
	Median List Price	225,000	135,000	66.7%
Year-to-Date	New Listings	47	41	14.6%
	Volume (1,000s)	10,345	6,258	65.3%
	Average List Price	220,100	152,629	44.2%
	Median List Price	169,900	118,000	44.0%

A total of 13 new listings were added in Clay County during May, up 62.5% from the same month in 2024. Year-to-date Clay County has seen 47 new listings.

The median list price of these homes was \$225,000 up from \$135,000 in 2024.

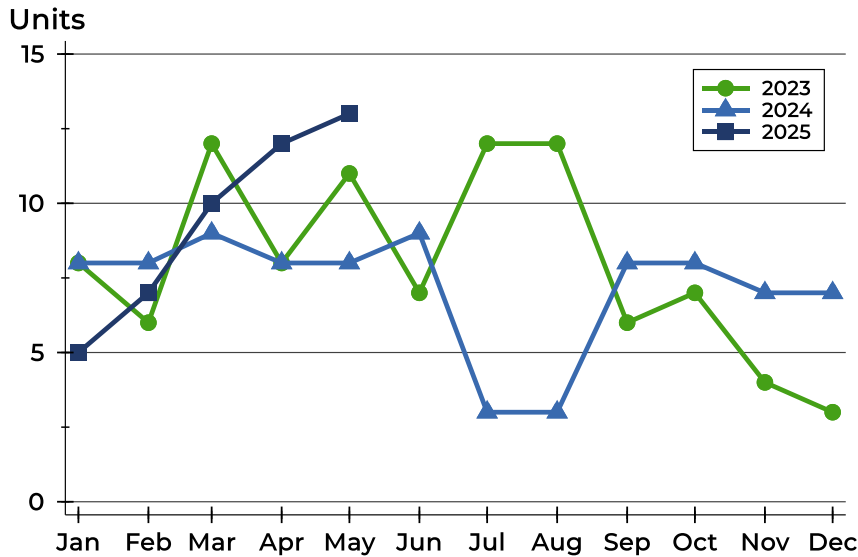
## History of New Listings





## Clay County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	8	8	5
February	6	8	7
March	12	9	10
April	8	8	12
May	11	8	13
June	7	9	7
July	12	3	3
August	12	3	3
September	6	8	8
October	7	8	7
November	4	7	7
December	3	7	7

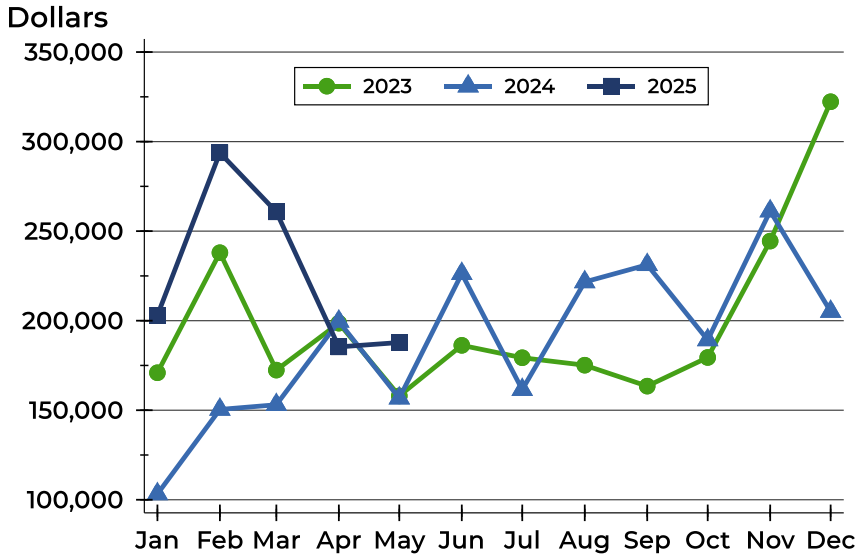
### New Listings by Price Range

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	4	30.8%	75,100	76,200	10	11	98.3%	100.0%
\$100,000-\$124,999	1	7.7%	120,000	120,000	21	21	100.0%	100.0%
\$125,000-\$149,999	1	7.7%	148,900	148,900	20	20	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	30.8%	231,850	228,700	27	28	99.5%	100.0%
\$250,000-\$299,999	2	15.4%	293,950	293,950	4	4	102.9%	102.9%
\$300,000-\$399,999	1	7.7%	356,900	356,900	18	18	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



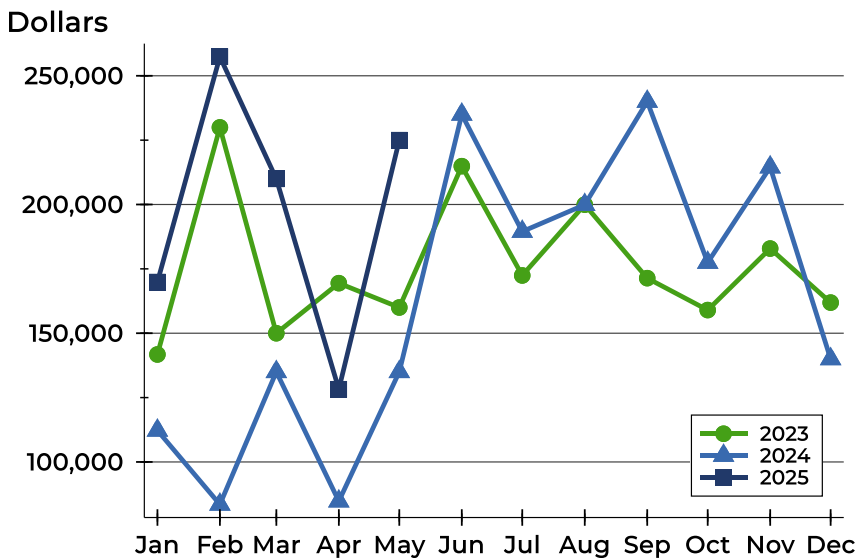
# Clay County New Listings Analysis

## Average Price



Month	2023	2024	2025
January	170,925	103,250	<b>202,960</b>
February	237,967	150,438	<b>293,757</b>
March	172,400	153,056	<b>260,780</b>
April	198,613	199,625	<b>185,358</b>
May	158,009	156,725	<b>187,808</b>
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	205,114	

## Median Price



Month	2023	2024	2025
January	141,750	112,250	<b>169,900</b>
February	229,950	83,500	<b>257,400</b>
March	150,000	135,000	<b>209,950</b>
April	169,450	84,750	<b>128,250</b>
May	160,000	135,000	<b>225,000</b>
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	



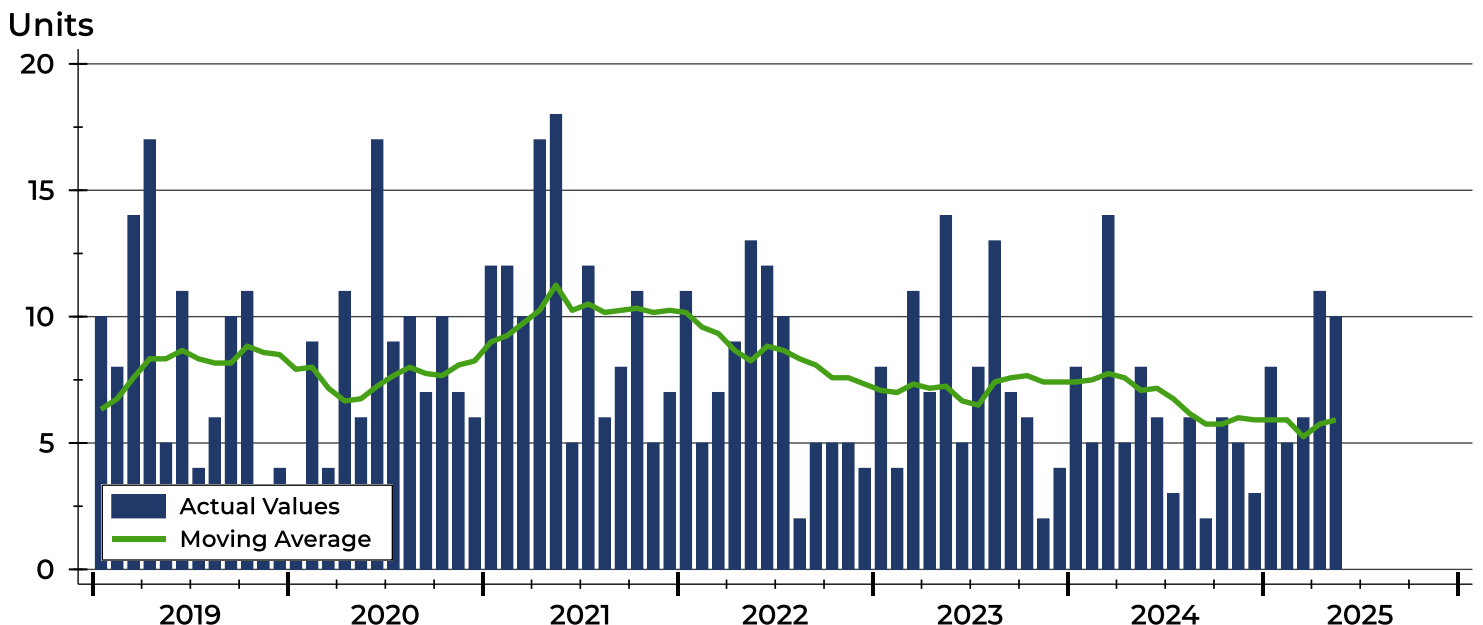
## Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	May 2024	Change	Year-to-Date		
					2025	2024	Change
Contracts Written		<b>10</b>	8	25.0%	<b>40</b>	40	0.0%
Volume (1,000s)		<b>1,992</b>	1,309	52.2%	<b>7,498</b>	5,622	33.4%
Average	Sale Price	<b>199,170</b>	163,613	21.7%	<b>187,438</b>	140,545	33.4%
	Days on Market	<b>35</b>	22	59.1%	<b>58</b>	61	-4.9%
	Percent of Original	<b>98.6%</b>	92.7%	6.4%	<b>94.8%</b>	92.2%	2.8%
Median	Sale Price	<b>156,250</b>	102,250	52.8%	<b>166,200</b>	118,950	39.7%
	Days on Market	<b>21</b>	9	133.3%	<b>43</b>	20	115.0%
	Percent of Original	<b>100.0%</b>	96.3%	3.8%	<b>97.0%</b>	95.6%	1.5%

A total of 10 contracts for sale were written in Clay County during the month of May, up from 8 in 2024. The median list price of these homes was \$156,250, up from \$102,250 the prior year.

Half of the homes that went under contract in May were on the market less than 21 days, compared to 9 days in May 2024.

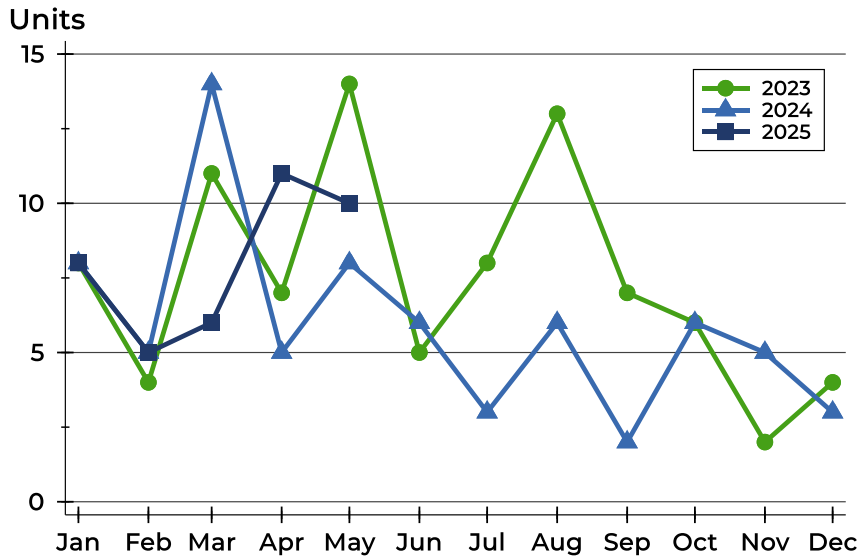
## History of Contracts Written





## Clay County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	8	8	<b>8</b>
February	4	5	<b>5</b>
March	11	14	<b>6</b>
April	7	5	<b>11</b>
May	14	8	<b>10</b>
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

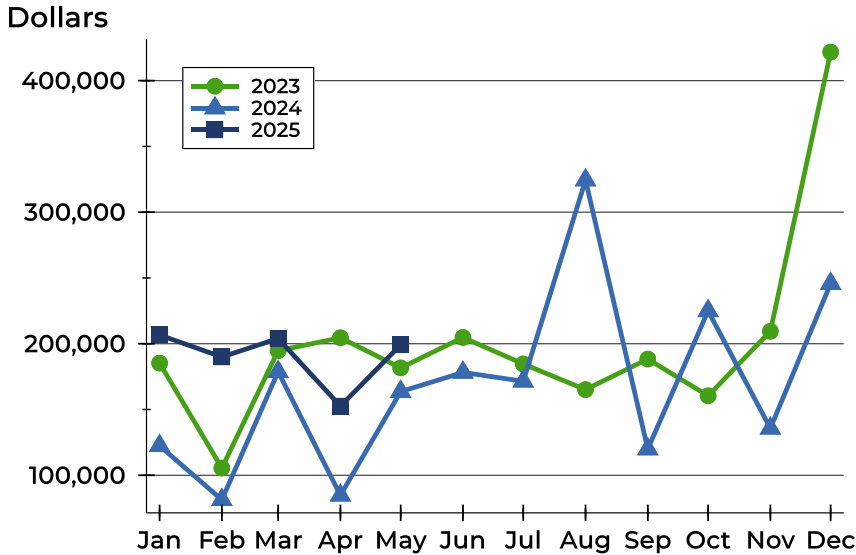
Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	30.0%	72,467	72,500	8	7	100.0%	100.0%
\$100,000-\$124,999	1	10.0%	124,000	124,000	46	46	96.1%	96.1%
\$125,000-\$149,999	1	10.0%	132,500	132,500	53	53	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	10.0%	180,000	180,000	26	26	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	2	20.0%	293,950	293,950	4	4	102.9%	102.9%
\$300,000-\$399,999	1	10.0%	310,000	310,000	66	66	91.4%	91.4%
\$400,000-\$499,999	1	10.0%	439,900	439,900	128	128	92.8%	92.8%
\$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





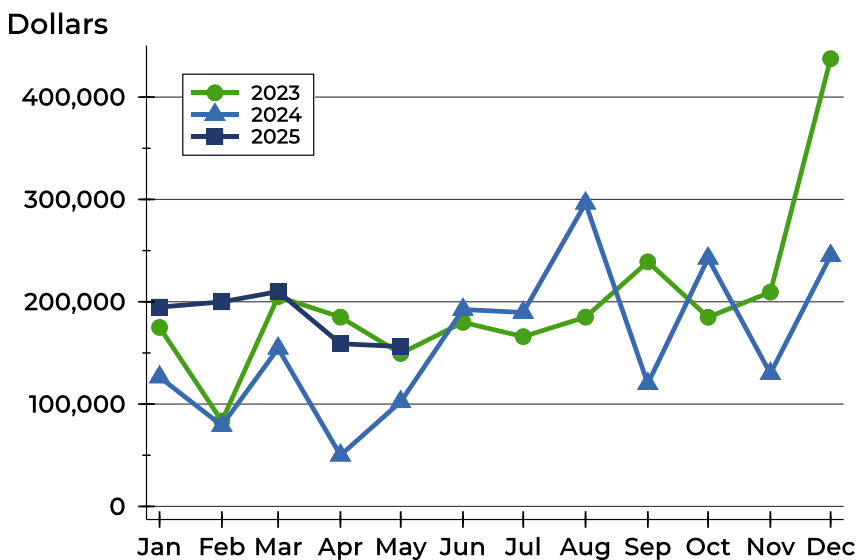
# Clay County Contracts Written Analysis

## Average Price



Month	2023	2024	2025
January	185,300	122,438	<b>206,675</b>
February	105,500	81,400	<b>189,960</b>
March	194,691	178,743	<b>203,983</b>
April	204,571	84,800	<b>152,609</b>
May	181,643	163,613	<b>199,170</b>
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

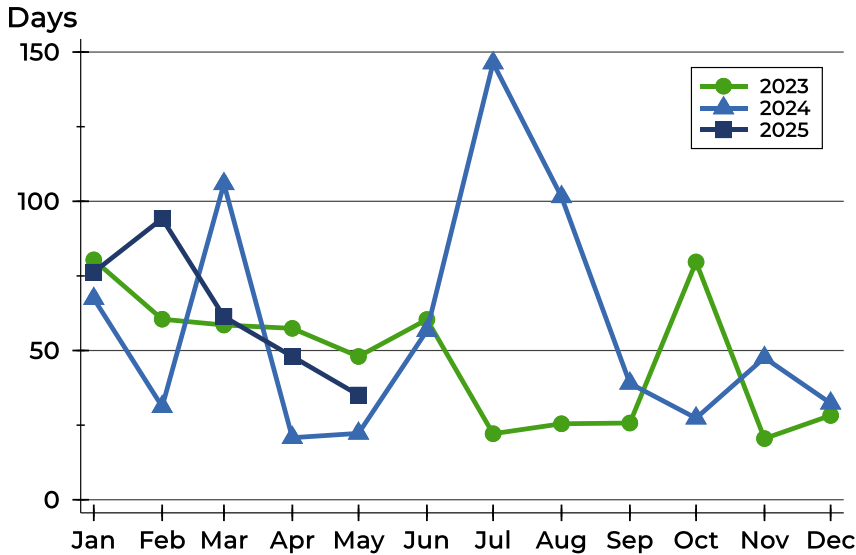


Month	2023	2024	2025
January	174,950	126,450	<b>194,750</b>
February	83,500	79,000	<b>199,900</b>
March	205,000	154,450	<b>209,950</b>
April	185,000	50,000	<b>159,000</b>
May	149,450	102,250	<b>156,250</b>
June	179,900	192,450	
July	165,950	189,500	
August	185,000	296,250	
September	239,000	119,950	
October	184,900	242,450	
November	209,450	129,900	
December	437,500	245,000	



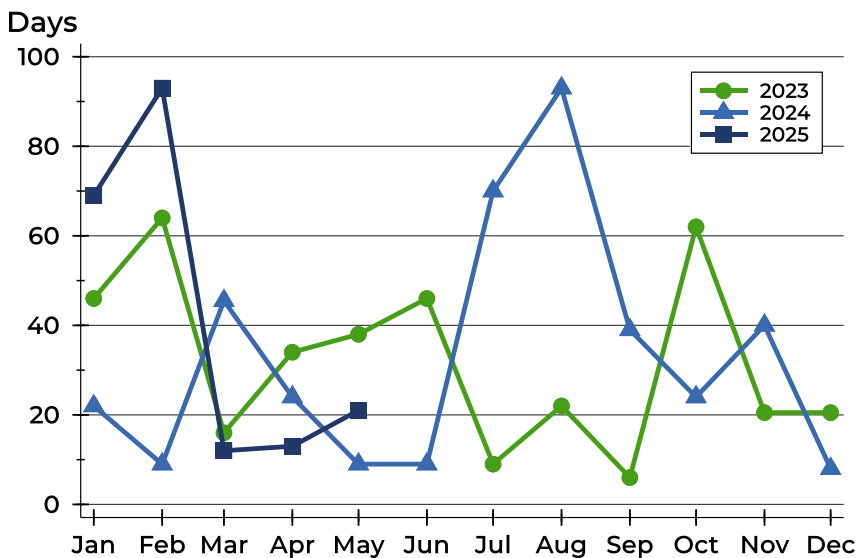
# Clay County Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	80	67	<b>76</b>
February	61	31	<b>94</b>
March	59	106	<b>61</b>
April	57	21	<b>48</b>
May	48	22	<b>35</b>
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>69</b>
February	64	9	<b>93</b>
March	16	46	<b>12</b>
April	34	24	<b>13</b>
May	38	9	<b>21</b>
June	46	9	
July	9	70	
August	22	93	
September	6	39	
October	62	24	
November	21	40	
December	21	8	



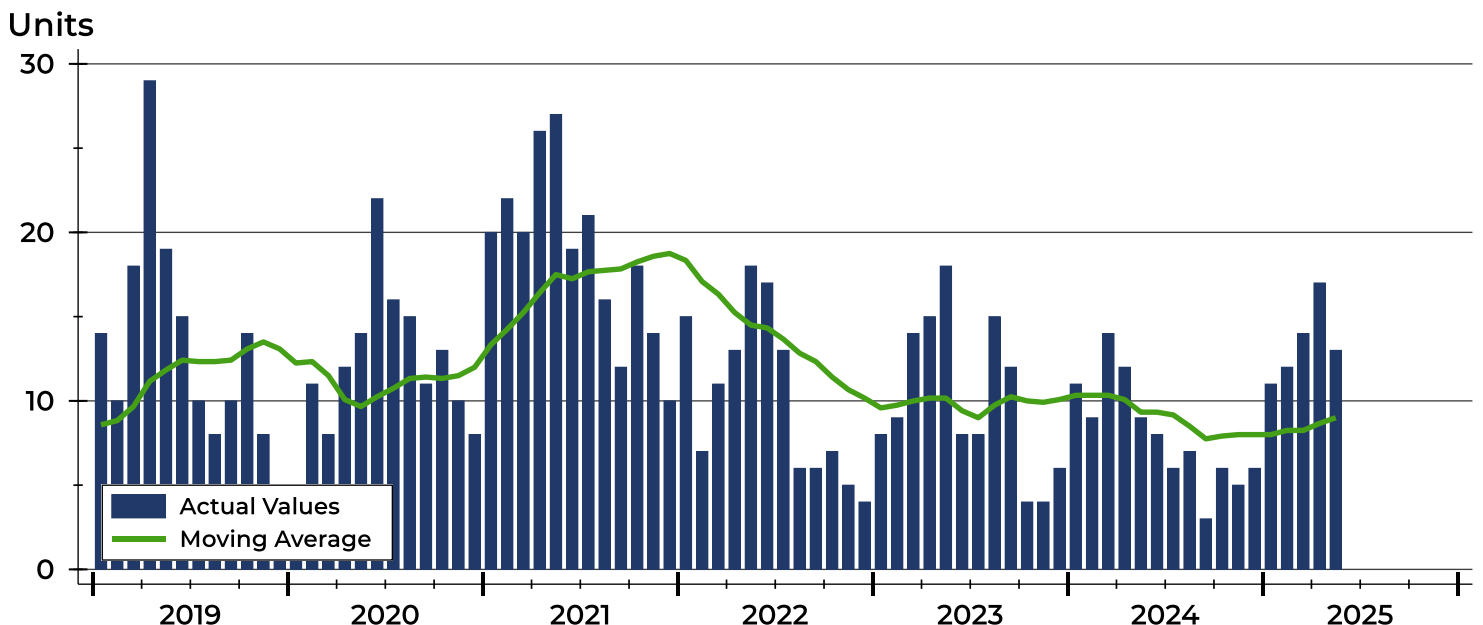
# Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pending Contracts		13	9	44.4%
Volume (1,000s)		2,909	1,760	65.3%
Average	List Price	223,738	195,544	14.4%
	Days on Market	44	28	57.1%
	Percent of Original	97.1%	99.3%	-2.2%
Median	List Price	179,900	165,000	9.0%
	Days on Market	46	11	318.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in Clay County had contracts pending at the end of May, up from 9 contracts pending at the end of May 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.

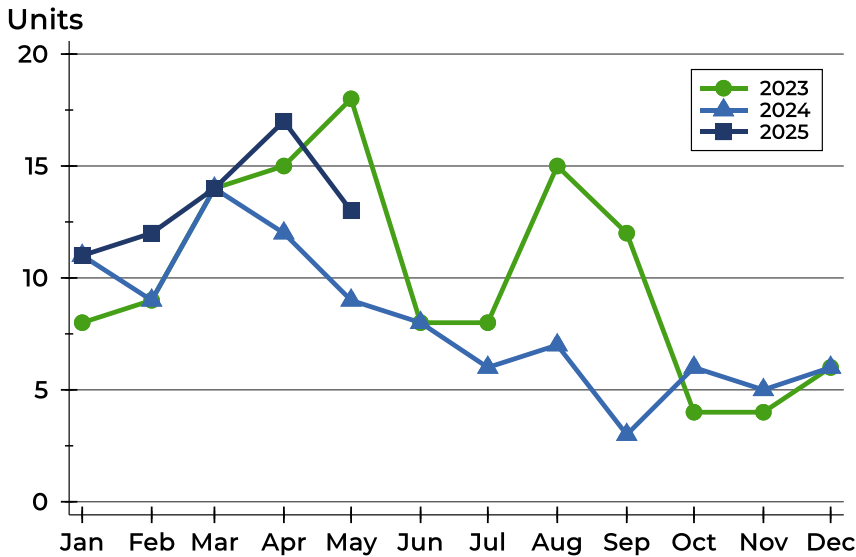
## History of Pending Contracts





# 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	17
May	18	9	13
June	8	8	8
July	8	6	6
August	15	7	7
September	12	3	3
October	4	6	6
November	4	5	5
December	6	6	6

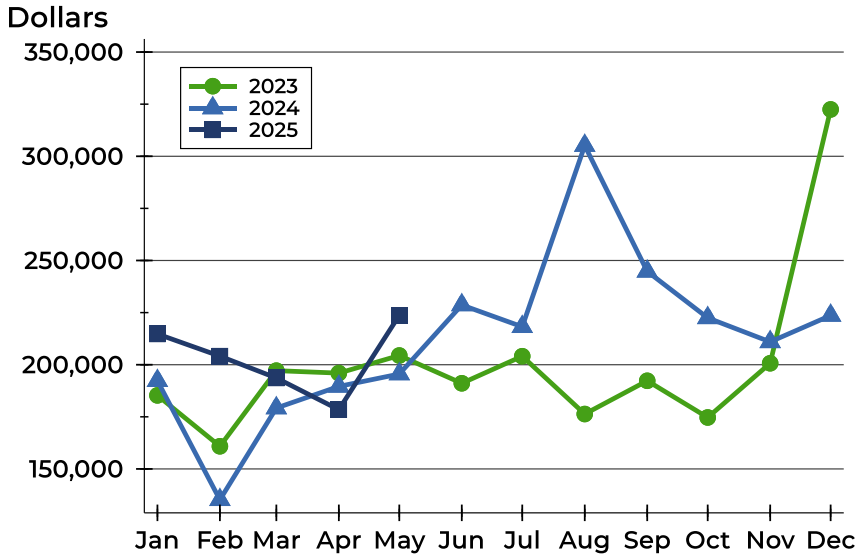
## Pending Contracts by Price Range

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	3	23.1%	72,467	72,500	8	7	100.0%	100.0%
\$100,000-\$124,999	1	7.7%	124,000	124,000	46	46	96.1%	96.1%
\$125,000-\$149,999	2	15.4%	136,250	136,250	68	68	88.9%	88.9%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	15.4%	179,950	179,950	17	17	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	245,000	245,000	85	85	104.3%	104.3%
\$250,000-\$299,999	1	7.7%	289,900	289,900	6	6	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	310,000	310,000	66	66	91.4%	91.4%
\$400,000-\$499,999	1	7.7%	439,900	439,900	128	128	92.8%	92.8%
\$500,000-\$749,999	1	7.7%	650,000	650,000	52	52	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



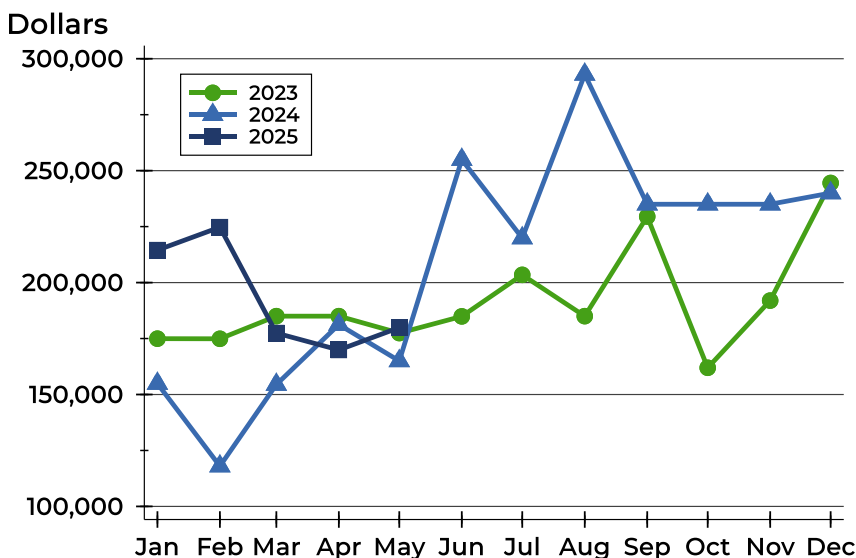
# Clay County Pending Contracts Analysis

## 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	<b>193,650</b>
April	195,980	189,592	<b>178,441</b>
May	204,428	195,544	<b>223,738</b>
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

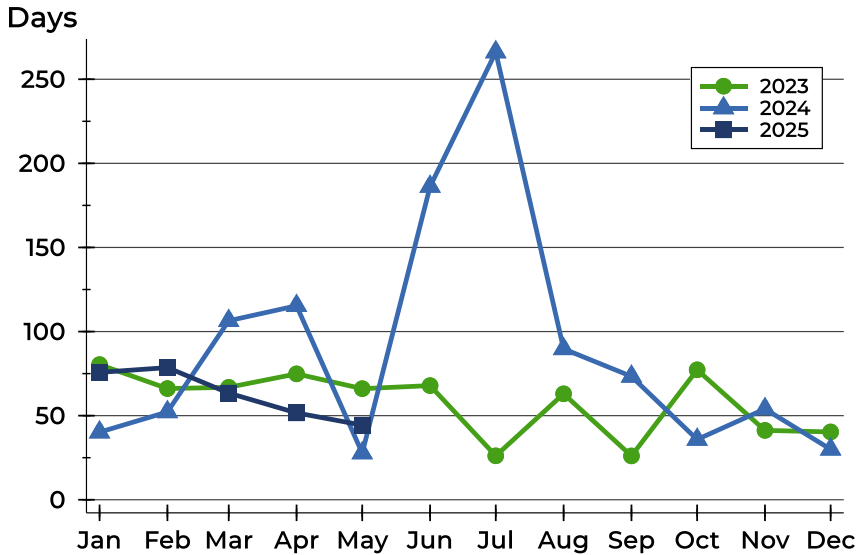


Month	2023	2024	2025
January	174,950	154,900	<b>214,500</b>
February	174,900	118,000	<b>224,750</b>
March	185,000	154,450	<b>177,450</b>
April	185,000	181,250	<b>169,900</b>
May	177,450	165,000	<b>179,900</b>
June	184,900	254,950	
July	203,450	219,900	
August	185,000	293,000	
September	229,500	235,000	
October	161,950	235,000	
November	191,950	235,000	
December	244,500	240,000	



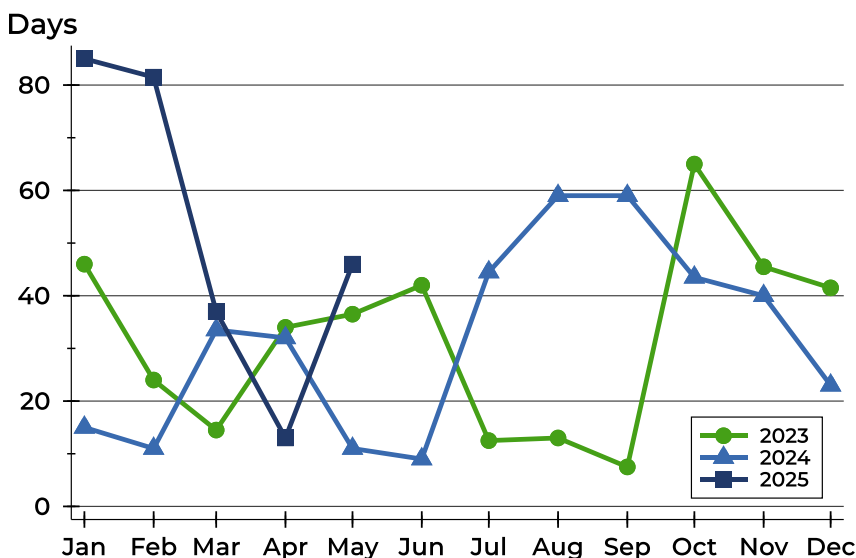
# Clay County Pending Contracts Analysis

## Average DOM



Month	2023	2024	2025
January	80	40	<b>76</b>
February	66	52	<b>79</b>
March	67	106	<b>63</b>
April	75	115	<b>52</b>
May	66	28	<b>44</b>
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	<b>37</b>
April	34	32	<b>13</b>
May	37	11	<b>46</b>
June	42	9	
July	13	45	
August	13	59	
September	8	59	
October	65	44	
November	46	40	
December	42	23	