



Clay County Housing Report



Market Overview

Clay County Home Sales Rose in February

Total home sales in Clay County rose by 16.7% last month to 7 units, compared to 6 units in February 2025. Total sales volume was \$1.6 million, up 27.7% from a year earlier.

The median sale price in February was \$165,000, down from \$173,750 a year earlier. Homes that sold in February were typically on the market for 75 days and sold for 97.3% of their list prices.

Clay County Active Listings Up at End of February

The total number of active listings in Clay County at the end of February was 17 units, up from 13 at the same point in 2025. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$215,000.

During February, a total of 11 contracts were written up from 5 in February 2025. At the end of the month, there were 14 contracts still pending.

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Clay County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		7	6	6	10	10	7
Change from prior year		16.7%	0.0%	100.0%	0.0%	42.9%	0.0%
Active Listings		17	13	17	N/A	N/A	N/A
Change from prior year		30.8%	-23.5%	6.3%			
Months' Supply		2.4	2.1	2.3	N/A	N/A	N/A
Change from prior year		14.3%	-8.7%	0.0%			
New Listings		6	7	8	15	12	16
Change from prior year		-14.3%	-12.5%	33.3%	25.0%	-25.0%	14.3%
Contracts Written		11	5	5	19	13	13
Change from prior year		120.0%	0.0%	25.0%	46.2%	0.0%	8.3%
Pending Contracts		14	12	9	N/A	N/A	N/A
Change from prior year		16.7%	33.3%	0.0%			
Sales Volume (1,000s)		1,552	1,215	1,160	2,194	2,209	1,692
Change from prior year		27.7%	4.7%	159.5%	-0.7%	30.6%	63.5%
Average	Sale Price	221,643	202,500	193,250	219,350	220,900	241,643
	Change from prior year	9.5%	4.8%	29.7%	-0.7%	-8.6%	63.4%
	List Price of Actives	192,135	279,808	194,112	N/A	N/A	N/A
	Change from prior year	-31.3%	44.1%	-10.7%			
	Days on Market	74	88	50	68	54	47
Change from prior year	-15.9%	76.0%	-48.5%	25.9%	14.9%	-11.3%	
Percent of List	94.5%	99.1%	89.9%	92.0%	99.0%	90.8%	
Change from prior year	-4.6%	10.2%	-7.4%	-7.1%	9.0%	-5.6%	
Percent of Original	92.5%	93.4%	87.6%	90.3%	95.6%	88.7%	
Change from prior year	-1.0%	6.6%	-6.7%	-5.5%	7.8%	-6.4%	
Median	Sale Price	165,000	173,750	136,250	171,000	218,750	145,000
	Change from prior year	-5.0%	27.5%	-17.4%	-21.8%	50.9%	-12.1%
	List Price of Actives	215,000	245,000	154,900	N/A	N/A	N/A
	Change from prior year	-12.2%	58.2%	-26.2%			
	Days on Market	75	80	20	61	24	29
Change from prior year	-6.3%	300.0%	-80.8%	154.2%	-17.2%	0.0%	
Percent of List	97.3%	98.2%	91.5%	95.9%	100.0%	91.9%	
Change from prior year	-0.9%	7.3%	-6.0%	-4.1%	8.8%	-4.2%	
Percent of Original	93.0%	94.2%	87.5%	92.6%	96.9%	89.6%	
Change from prior year	-1.3%	7.7%	-4.4%	-4.4%	8.1%	-5.2%	

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



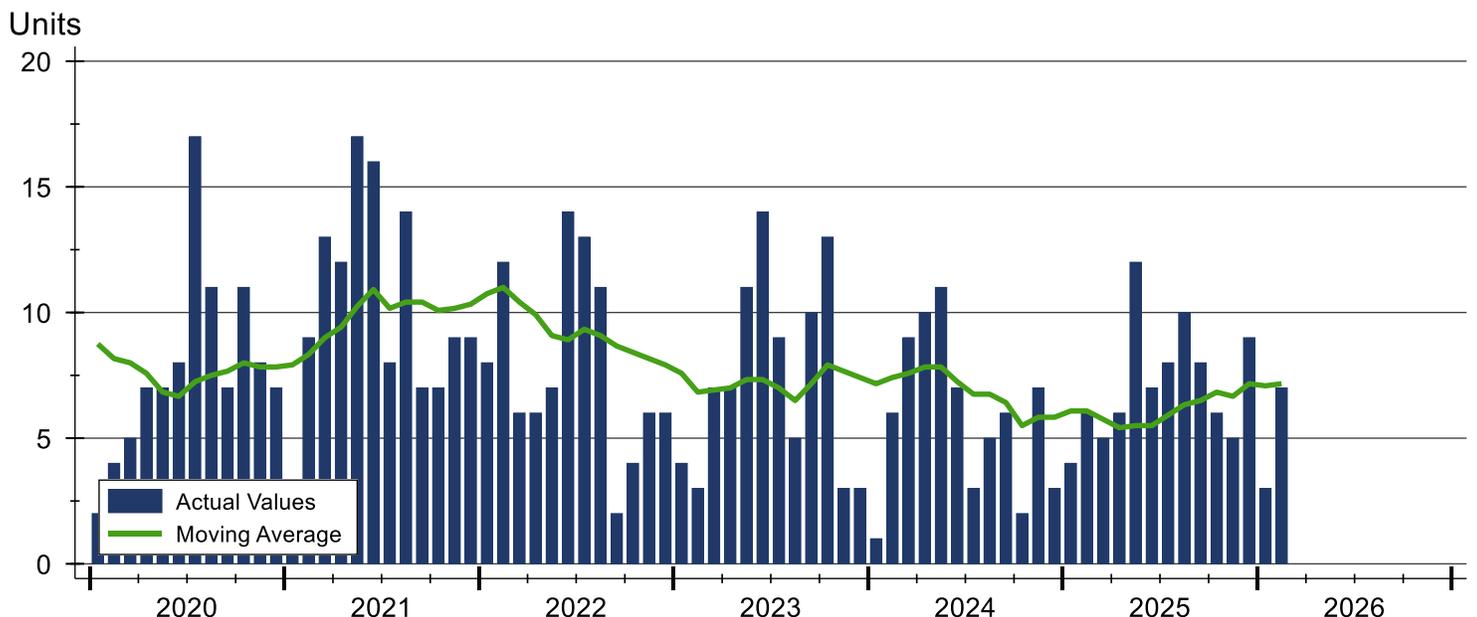
Clay County Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		7	6	16.7%	10	10	0.0%
Volume (1,000s)		1,552	1,215	27.7%	2,194	2,209	-0.7%
Months' Supply		2.4	2.1	14.3%	N/A	N/A	N/A
Average	Sale Price	221,643	202,500	9.5%	219,350	220,900	-0.7%
	Days on Market	74	88	-15.9%	68	54	25.9%
	Percent of List	94.5%	99.1%	-4.6%	92.0%	99.0%	-7.1%
	Percent of Original	92.5%	93.4%	-1.0%	90.3%	95.6%	-5.5%
Median	Sale Price	165,000	173,750	-5.0%	171,000	218,750	-21.8%
	Days on Market	75	80	-6.3%	61	24	154.2%
	Percent of List	97.3%	98.2%	-0.9%	95.9%	100.0%	-4.1%
	Percent of Original	93.0%	94.2%	-1.3%	92.6%	96.9%	-4.4%

A total of 7 homes sold in Clay County in February, up from 6 units in February 2025. Total sales volume rose to \$1.6 million compared to \$1.2 million in the previous year.

The median sales price in February was \$165,000, down 5.0% compared to the prior year. Median days on market was 75 days, up from 47 days in January, but down from 80 in February 2025.

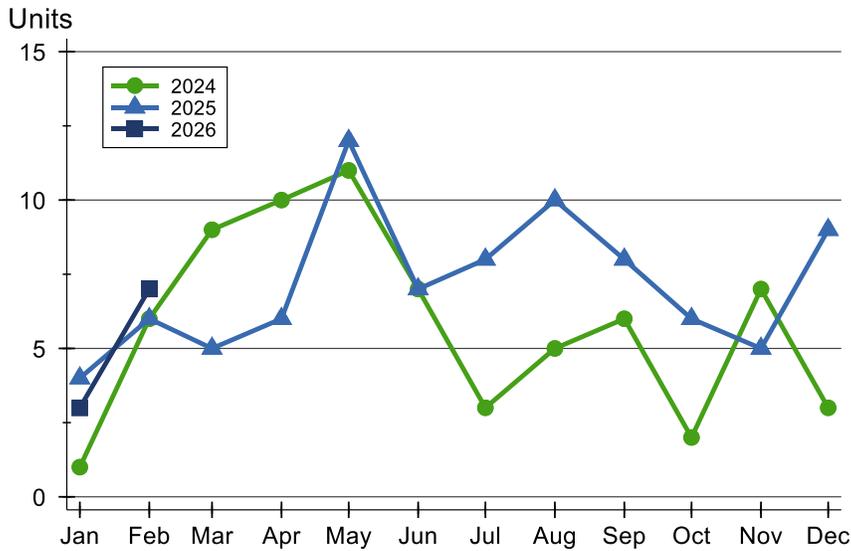
History of Closed Listings





Clay County Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	1	4	3
February	6	6	7
March	9	5	
April	10	6	
May	11	12	
June	7	7	
July	3	8	
August	5	10	
September	6	8	
October	2	6	
November	7	5	
December	3	9	

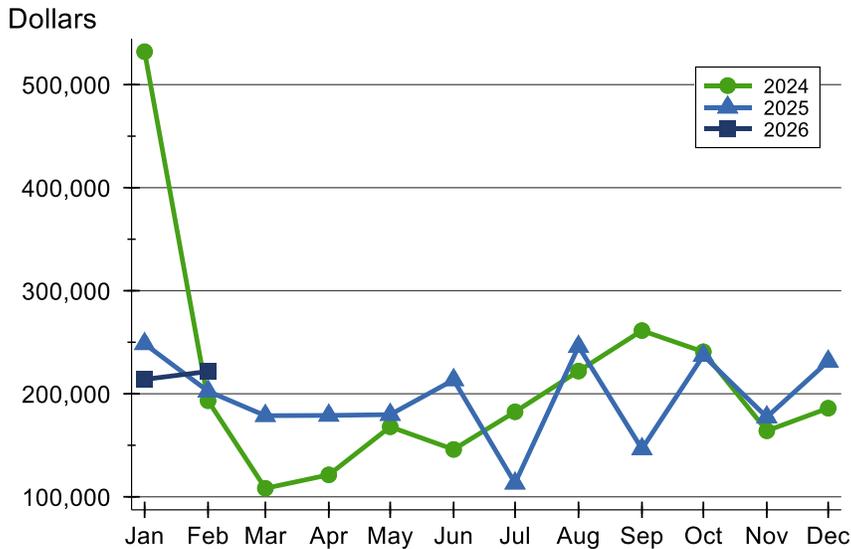
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	2.6	85,000	85,000	38	38	77.3%	77.3%	77.3%	77.3%
\$100,000-\$124,999	2	28.6%	0.0	105,250	105,250	55	55	93.7%	93.7%	91.9%	91.9%
\$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	1	14.3%	4.0	165,000	165,000	164	164	97.3%	97.3%	97.3%	97.3%
\$175,000-\$199,999	1	14.3%	0.0	177,000	177,000	84	84	95.7%	95.7%	90.8%	90.8%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	2.0	265,000	265,000	75	75	98.1%	98.1%	93.0%	93.0%
\$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	1	14.3%	0.0	649,000	649,000	46	46	105.5%	105.5%	105.5%	105.5%
\$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



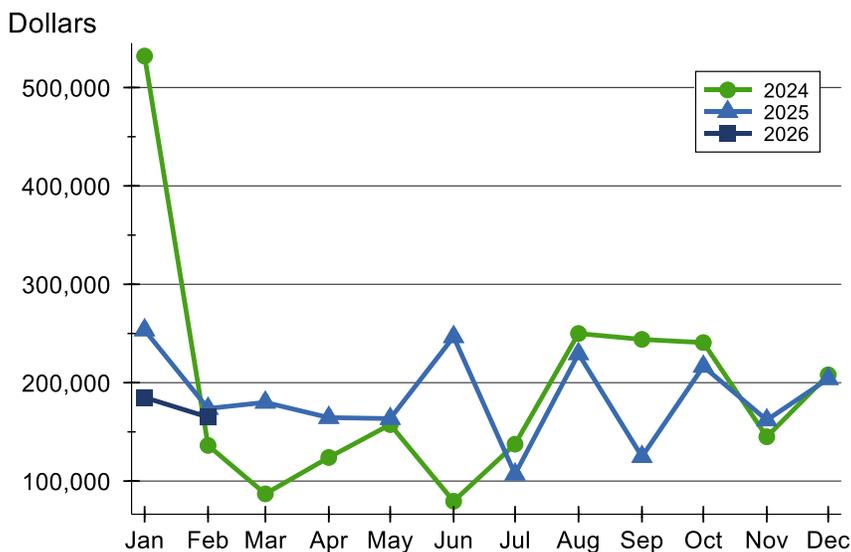
Clay County Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	532,000	248,500	214,000
February	193,250	202,500	221,643
March	108,244	178,740	
April	121,330	179,000	
May	167,950	179,783	
June	145,977	213,450	
July	182,500	113,175	
August	222,000	245,850	
September	261,333	146,488	
October	240,750	237,167	
November	164,071	177,400	
December	186,000	231,444	

Median Price

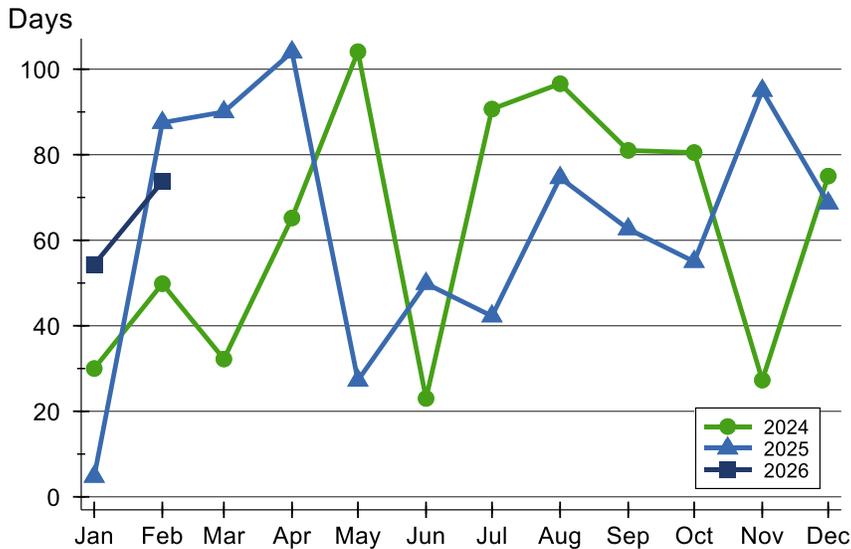


Month	2024	2025	2026
January	532,000	253,500	185,000
February	136,250	173,750	165,000
March	87,000	180,000	
April	124,000	164,500	
May	157,400	163,500	
June	79,500	246,650	
July	137,500	106,950	
August	250,000	229,350	
September	244,000	124,750	
October	240,750	216,500	
November	145,000	162,000	
December	208,000	204,000	



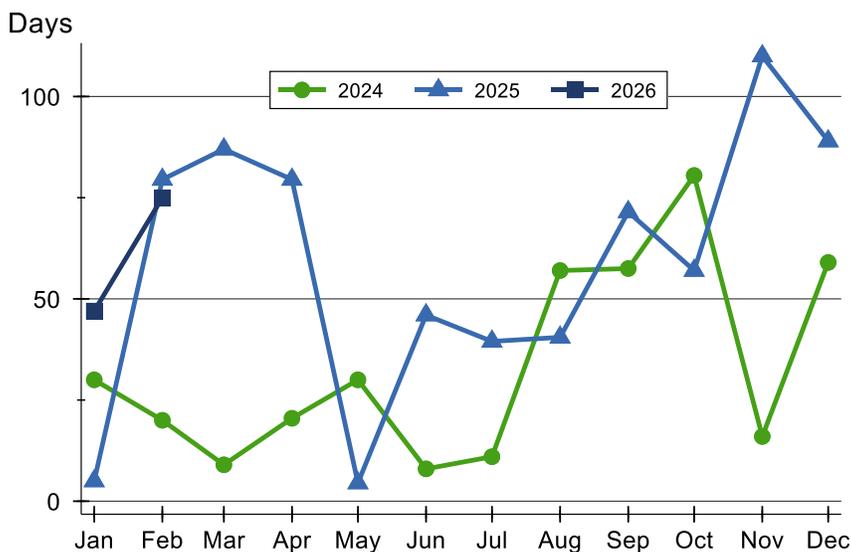
Clay County Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	30	5	54
February	50	88	74
March	32	90	
April	65	104	
May	104	27	
June	23	50	
July	91	42	
August	97	75	
September	81	63	
October	81	55	
November	27	95	
December	75	69	

Median DOM



Month	2024	2025	2026
January	30	5	47
February	20	80	75
March	9	87	
April	21	80	
May	30	5	
June	8	46	
July	11	40	
August	57	41	
September	58	72	
October	81	57	
November	16	110	
December	59	89	



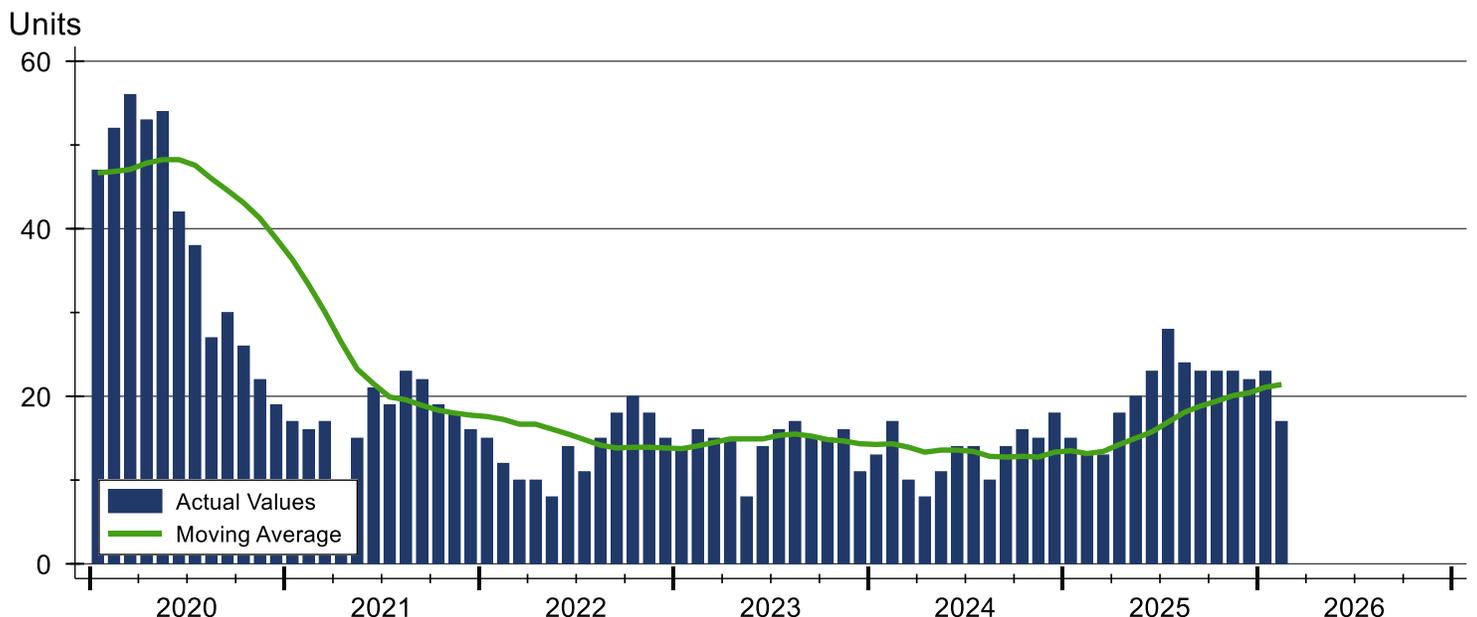
Clay County Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		17	13	30.8%
Volume (1,000s)		3,266	3,638	-10.2%
Months' Supply		2.4	2.1	14.3%
Average	List Price	192,135	279,808	-31.3%
	Days on Market	85	78	9.0%
	Percent of Original	96.8%	98.0%	-1.2%
Median	List Price	215,000	245,000	-12.2%
	Days on Market	44	43	2.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 17 homes were available for sale in Clay County at the end of February. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of February was \$215,000, down 12.2% from 2025. The typical time on market for active listings was 44 days, up from 43 days a year earlier.

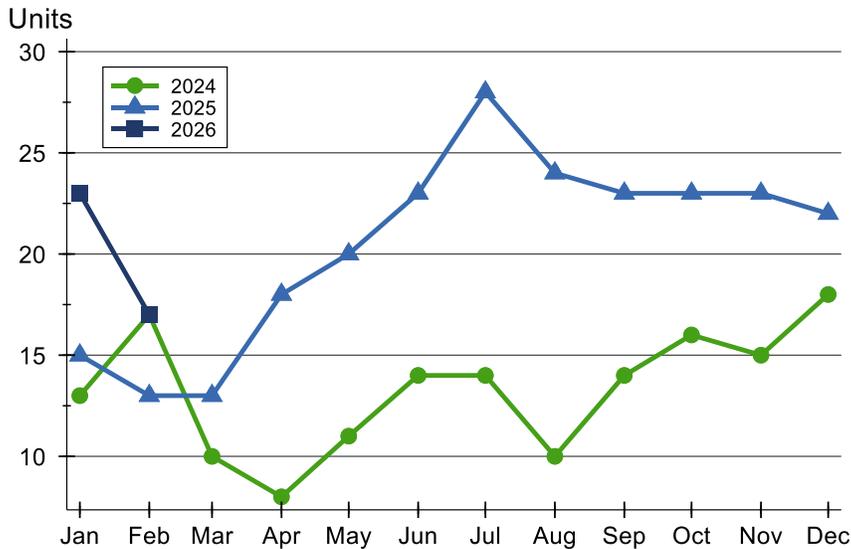
History of Active Listings





Clay County Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	13	15	23
February	17	13	17
March	10	13	
April	8	18	
May	11	20	
June	14	23	
July	14	28	
August	10	24	
September	14	23	
October	16	23	
November	15	23	
December	18	22	

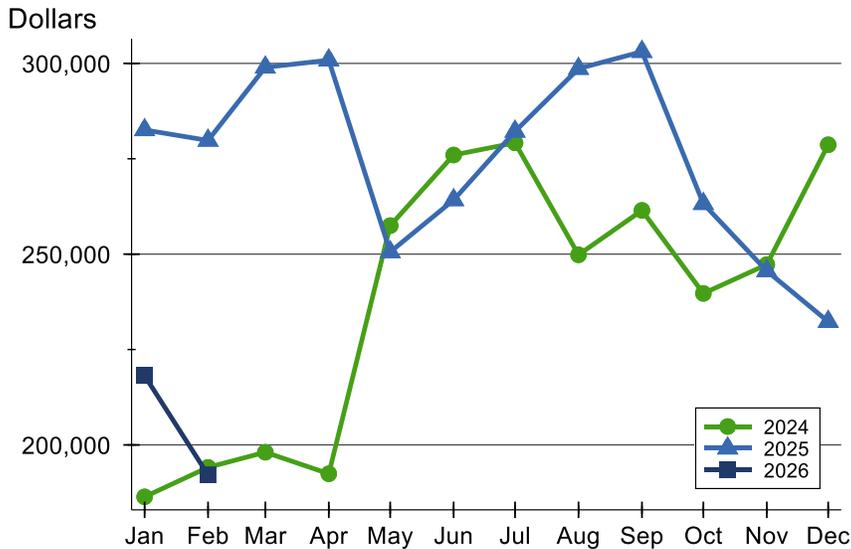
Active Listings by Price Range

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	5.9%	N/A	39,500	39,500	7	7	100.0%	100.0%
\$50,000-\$99,999	3	17.6%	2.6	85,833	87,500	8	5	97.4%	100.0%
\$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	11.8%	N/A	144,250	144,250	24	24	96.6%	96.6%
\$150,000-\$174,999	2	11.8%	4.0	164,950	164,950	84	84	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	6	35.3%	N/A	235,733	239,750	165	134	95.1%	96.7%
\$250,000-\$299,999	2	11.8%	2.0	280,750	280,750	101	101	94.6%	94.6%
\$300,000-\$399,999	1	5.9%	N/A	375,000	375,000	4	4	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	0	0.0%	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	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



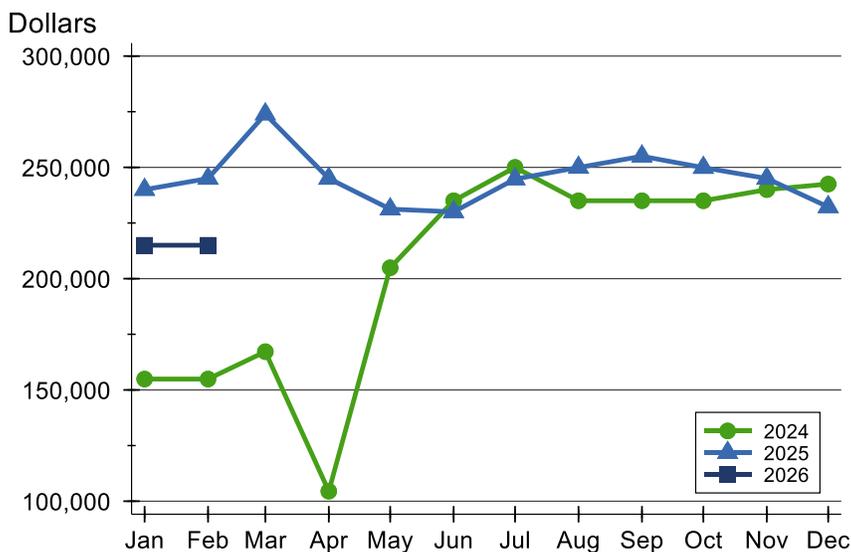
Clay County Active Listings Analysis

Average Price



Month	2024	2025	2026
January	186,392	282,560	218,157
February	194,112	279,808	192,135
March	198,080	298,977	
April	192,438	300,839	
May	257,482	250,575	
June	275,993	264,217	
July	279,171	282,175	
August	249,830	298,631	
September	261,479	303,076	
October	239,706	263,215	
November	247,273	245,606	
December	278,678	232,318	

Median Price

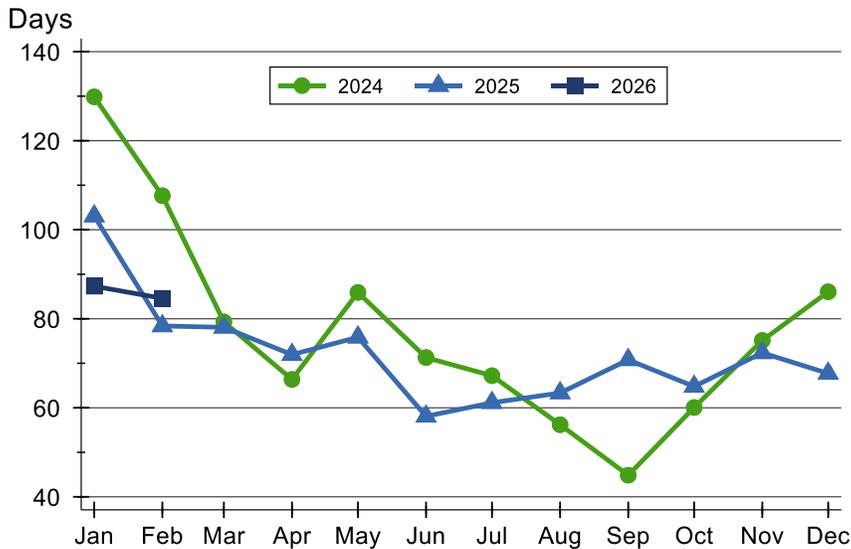


Month	2024	2025	2026
January	154,900	240,000	215,000
February	154,900	245,000	215,000
March	167,200	273,900	
April	104,500	245,000	
May	204,900	231,250	
June	235,000	230,000	
July	250,000	244,750	
August	235,000	249,950	
September	235,000	255,000	
October	235,000	249,900	
November	240,000	245,000	
December	242,500	232,250	



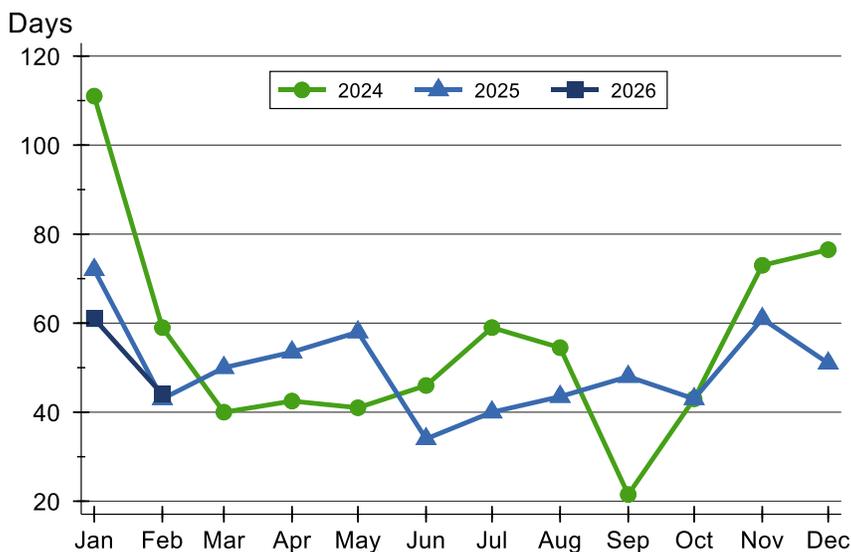
Clay County Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	130	103	87
February	108	78	85
March	79	78	
April	66	72	
May	86	76	
June	71	58	
July	67	61	
August	56	63	
September	45	71	
October	60	65	
November	75	72	
December	86	68	

Median DOM

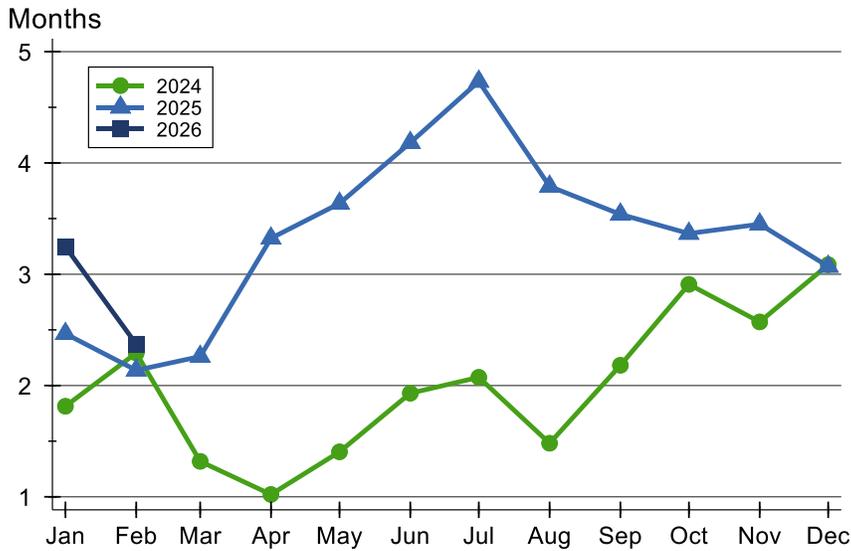


Month	2024	2025	2026
January	111	72	61
February	59	43	44
March	40	50	
April	43	54	
May	41	58	
June	46	34	
July	59	40	
August	55	44	
September	22	48	
October	43	43	
November	73	61	
December	77	51	



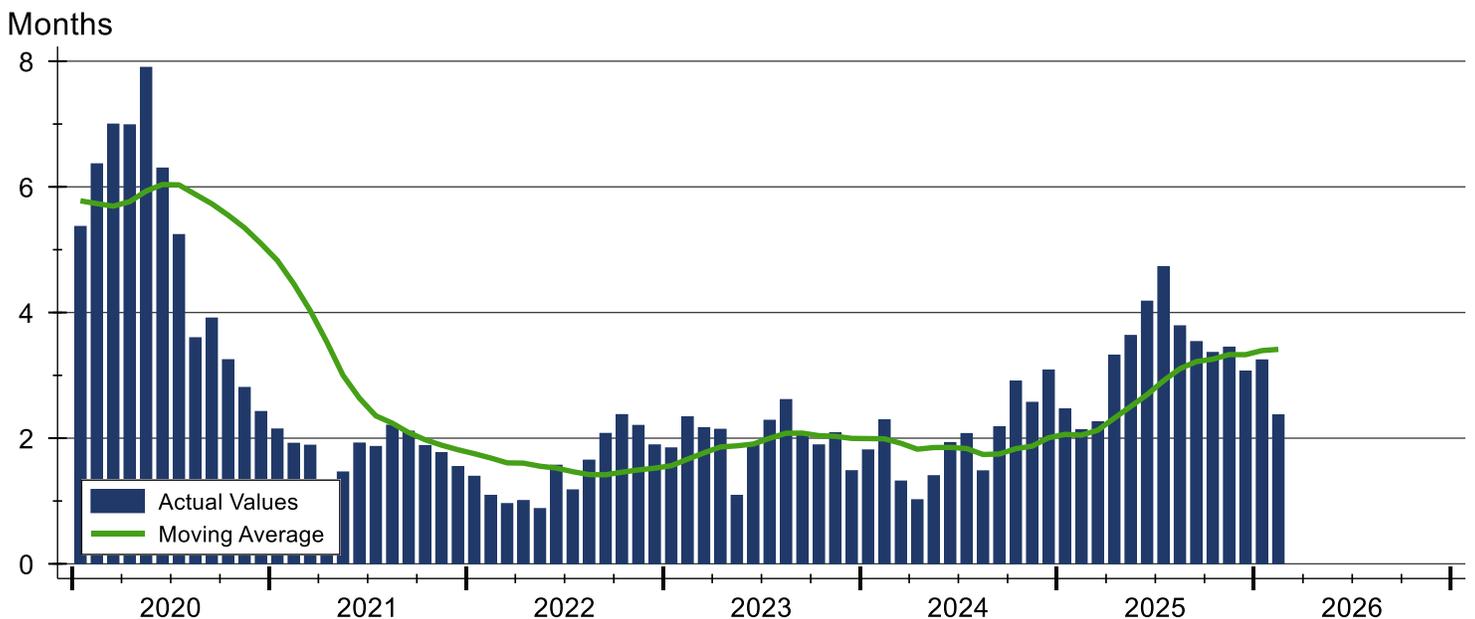
Clay County Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	1.8	2.5	3.2
February	2.3	2.1	2.4
March	1.3	2.3	
April	1.0	3.3	
May	1.4	3.6	
June	1.9	4.2	
July	2.1	4.7	
August	1.5	3.8	
September	2.2	3.5	
October	2.9	3.4	
November	2.6	3.5	
December	3.1	3.1	

History of Month's Supply





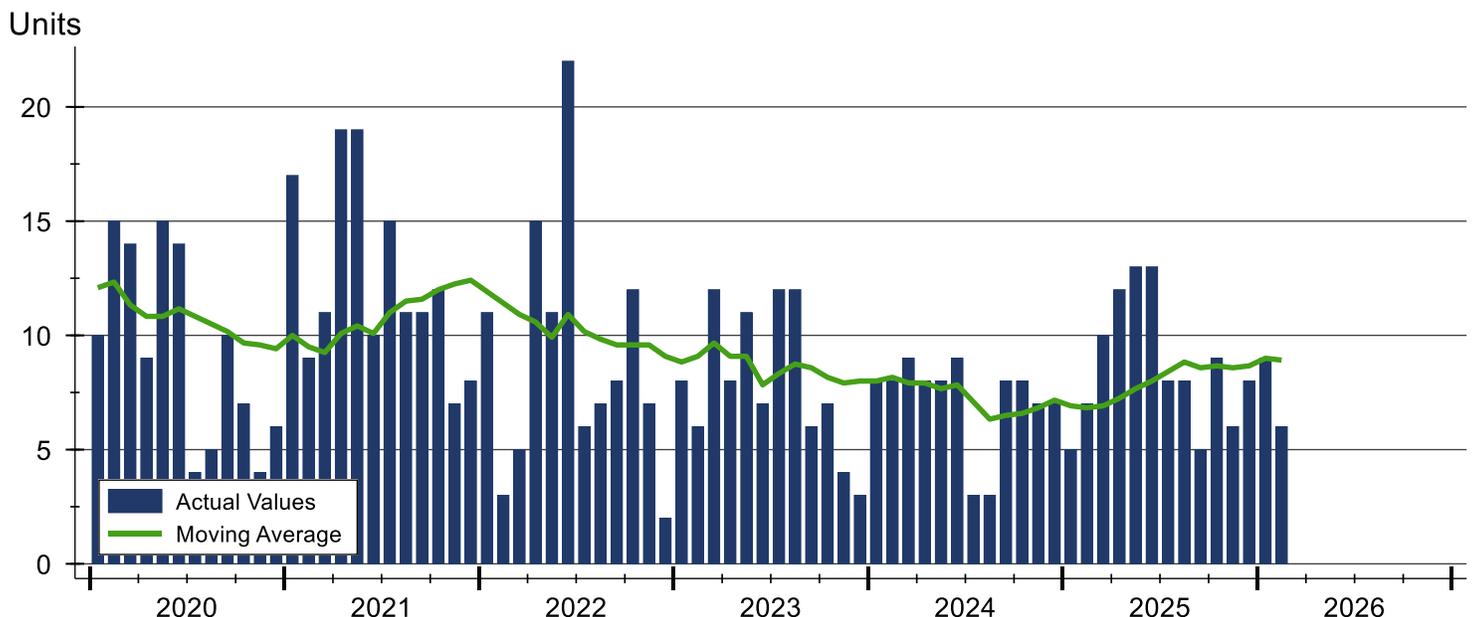
Clay County New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	6	7	-14.3%
	Volume (1,000s)	697	2,023	-65.5%
	Average List Price	116,108	289,057	-59.8%
	Median List Price	83,625	244,500	-65.8%
Year-to-Date	New Listings	15	12	25.0%
	Volume (1,000s)	2,179	3,038	-28.3%
	Average List Price	145,270	253,183	-42.6%
	Median List Price	139,500	207,200	-32.7%

A total of 6 new listings were added in Clay County during February, down 14.3% from the same month in 2025. Year-to-date Clay County has seen 15 new listings.

The median list price of these homes was \$83,625 down from \$244,500 in 2025.

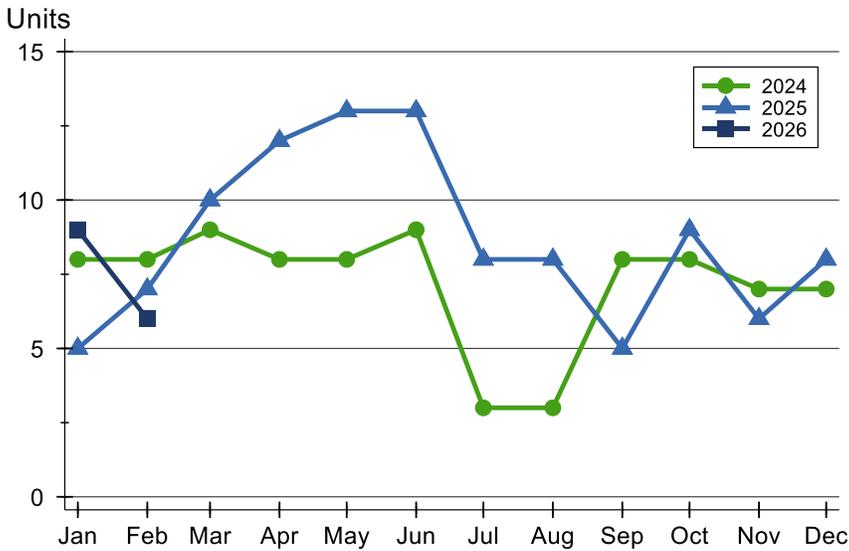
History of New Listings





Clay County New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	8	5	9
February	8	7	6
March	9	10	
April	8	12	
May	8	13	
June	9	13	
July	3	8	
August	3	8	
September	8	5	
October	8	9	
November	7	6	
December	7	8	

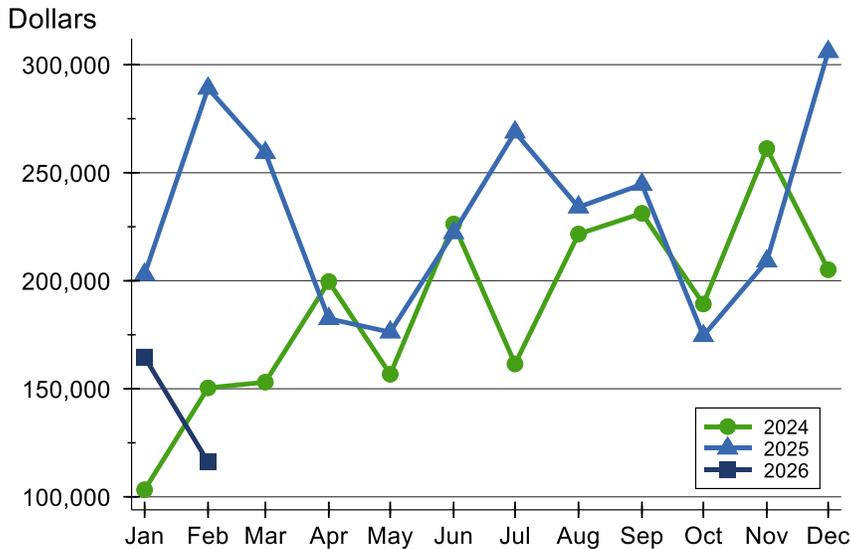
New Listings by Price Range

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	16.7%	39,500	39,500	13	13	100.0%	100.0%
\$50,000-\$99,999	3	50.0%	80,750	79,750	11	6	97.4%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	189,900	189,900	16	16	95.5%	95.5%
\$200,000-\$249,999	1	16.7%	225,000	225,000	5	5	100.0%	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	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



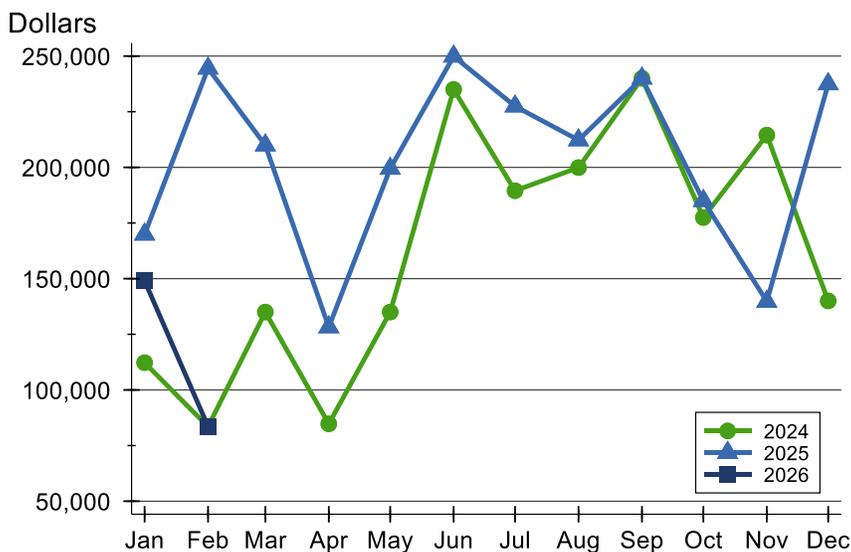
Clay County New Listings Analysis

Average Price



Month	2024	2025	2026
January	103,250	202,960	164,711
February	150,438	289,057	116,108
March	153,056	259,230	
April	199,625	182,442	
May	156,725	176,231	
June	226,267	222,226	
July	161,500	268,788	
August	221,633	234,088	
September	231,225	244,600	
October	189,250	174,544	
November	261,200	209,050	
December	205,114	306,038	

Median Price



Month	2024	2025	2026
January	112,250	169,900	149,000
February	83,500	244,500	83,625
March	135,000	209,950	
April	84,750	128,250	
May	135,000	199,500	
June	235,000	249,900	
July	189,500	227,450	
August	199,900	212,250	
September	240,000	240,000	
October	177,450	185,000	
November	214,500	139,750	
December	140,000	237,450	

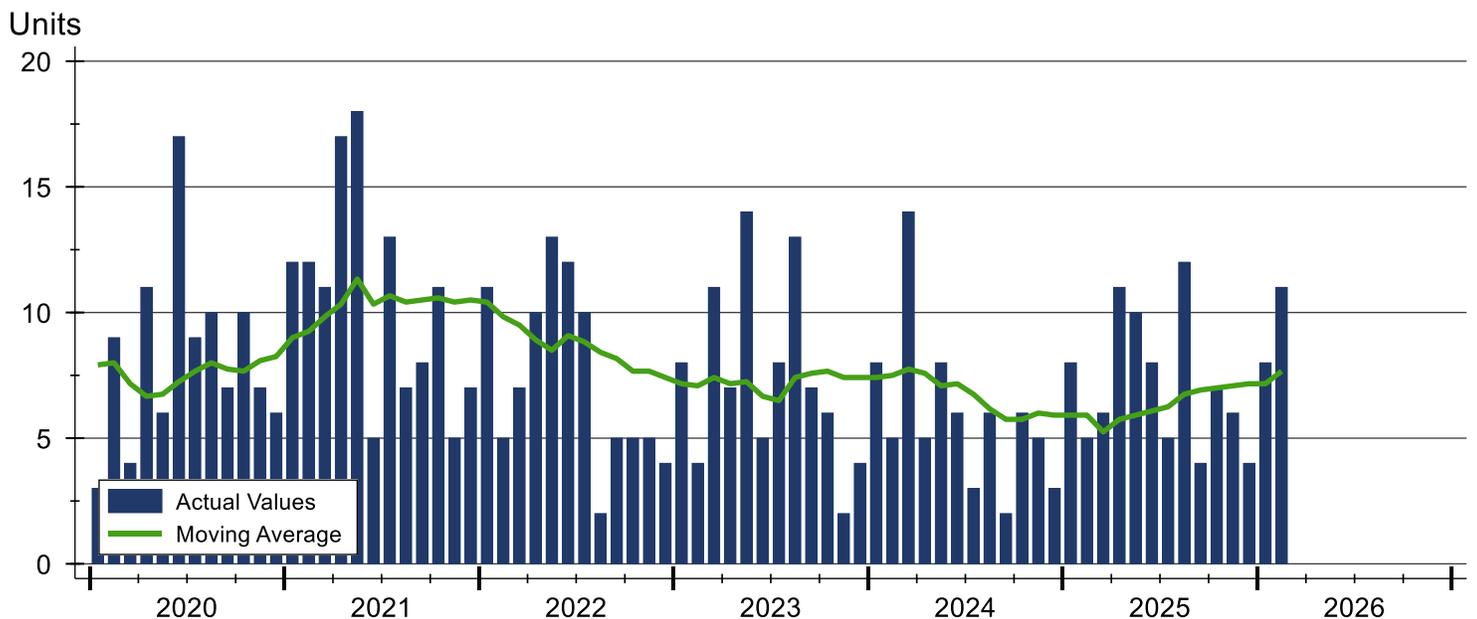


Clay County Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		11	5	120.0%	19	13	46.2%
Volume (1,000s)		2,202	950	131.8%	4,175	2,603	60.4%
Average	Sale Price	200,214	189,960	5.4%	219,724	200,246	9.7%
	Days on Market	119	94	26.6%	103	83	24.1%
	Percent of Original	97.7%	95.5%	2.3%	95.6%	93.3%	2.5%
Median	Sale Price	175,000	199,900	-12.5%	185,000	199,900	-7.5%
	Days on Market	77	93	-17.2%	77	87	-11.5%
	Percent of Original	100.0%	97.5%	2.6%	100.0%	93.6%	6.8%

A total of 11 contracts for sale were written in Clay County during the month of February, up from 5 in 2025. The median list price of these homes was \$175,000, down from \$199,900 the prior year. Half of the homes that went under contract in February were on the market less than 77 days, compared to 93 days in February 2025.

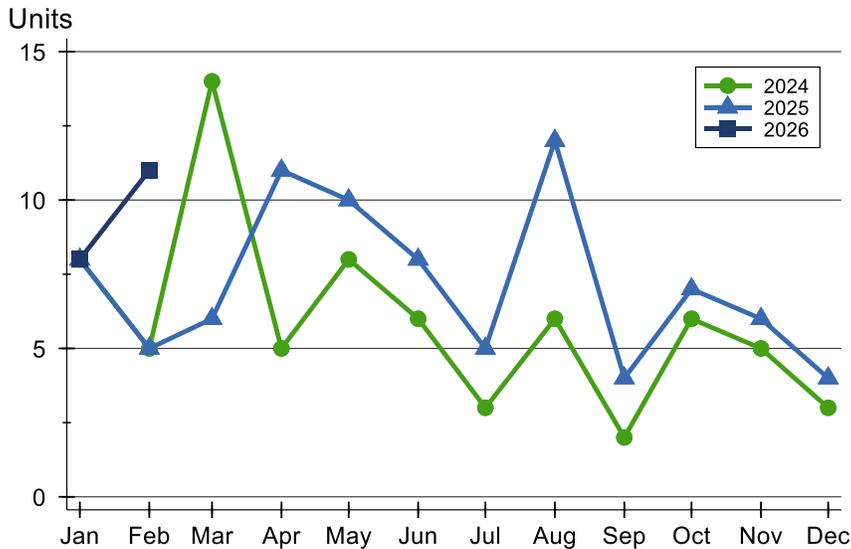
History of Contracts Written





Clay County Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	8	8	8
February	5	5	11
March	14	6	
April	5	11	
May	8	10	
June	6	8	
July	3	5	
August	6	12	
September	2	4	
October	6	7	
November	5	6	
December	3	4	

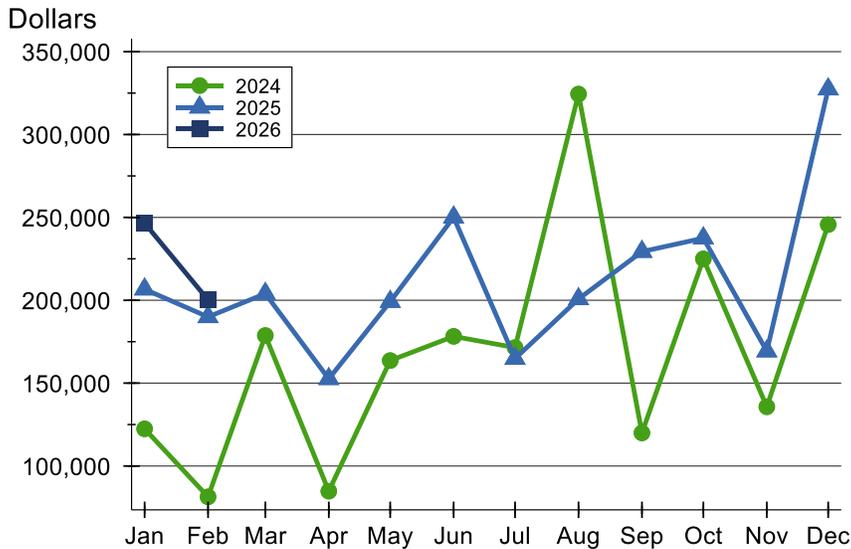
Contracts Written by Price Range

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	2	18.2%	79,825	79,825	59	59	97.1%	97.1%
\$100,000-\$124,999	2	18.2%	111,450	111,450	51	51	91.7%	91.7%
\$125,000-\$149,999	1	9.1%	135,000	135,000	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	2	18.2%	182,450	182,450	22	22	97.7%	97.7%
\$200,000-\$249,999	1	9.1%	245,000	245,000	526	526	102.1%	102.1%
\$250,000-\$299,999	2	18.2%	255,000	255,000	210	210	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	9.1%	564,900	564,900	77	77	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



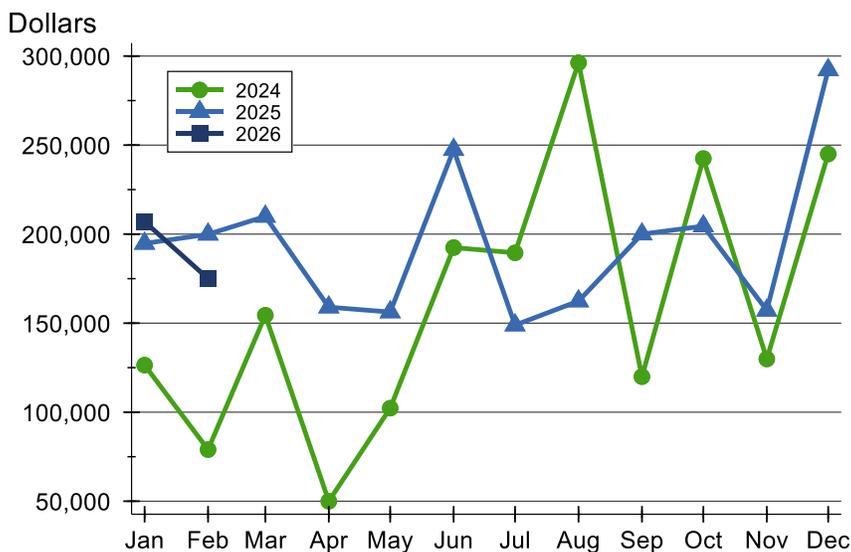
Clay County Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	122,438	206,675	246,550
February	81,400	189,960	200,214
March	178,743	203,983	
April	84,800	152,609	
May	163,613	199,170	
June	178,217	250,088	
July	171,467	164,860	
August	324,417	200,792	
September	119,950	229,350	
October	224,967	237,486	
November	135,740	169,300	
December	245,667	327,375	

Median Price

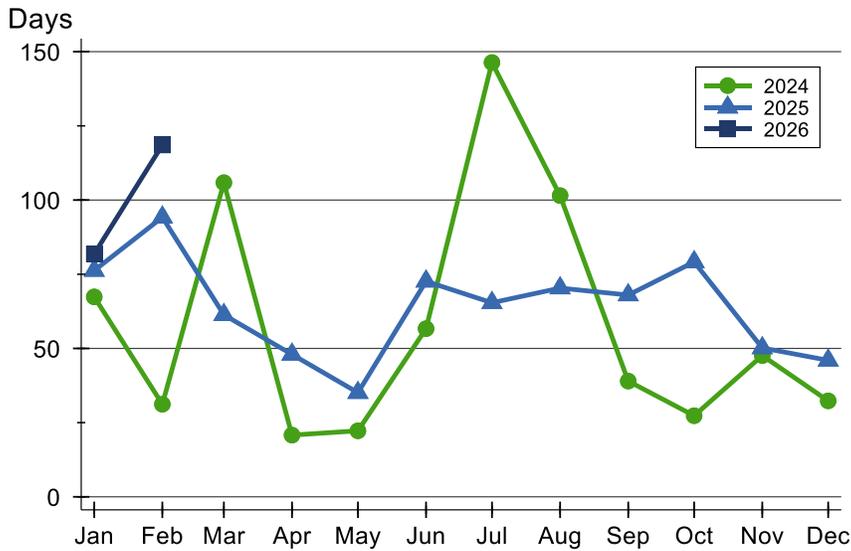


Month	2024	2025	2026
January	126,450	194,750	207,000
February	79,000	199,900	175,000
March	154,450	209,950	
April	50,000	159,000	
May	102,250	156,250	
June	192,450	247,450	
July	189,500	148,900	
August	296,250	162,400	
September	119,950	200,000	
October	242,450	204,500	
November	129,900	157,200	
December	245,000	292,250	



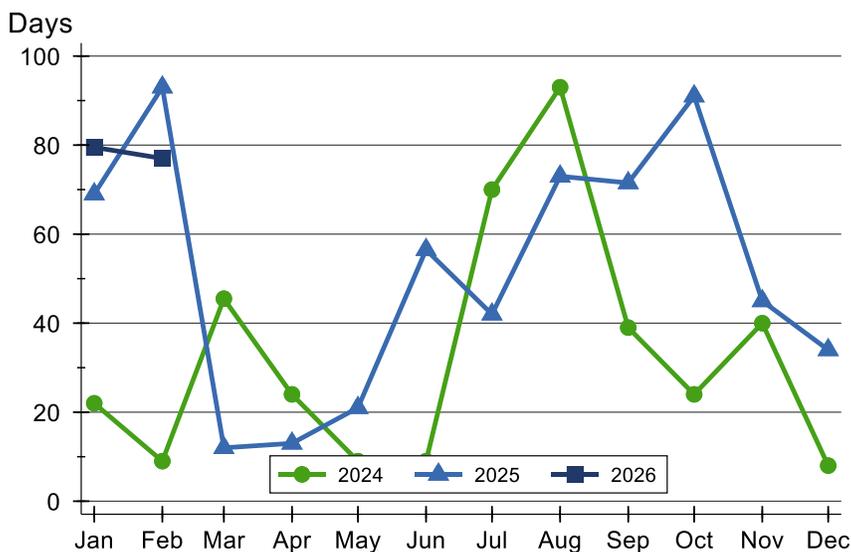
Clay County Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	67	76	82
February	31	94	119
March	106	61	
April	21	48	
May	22	35	
June	57	73	
July	146	65	
August	102	70	
September	39	68	
October	27	79	
November	48	50	
December	32	46	

Median DOM



Month	2024	2025	2026
January	22	69	80
February	9	93	77
March	46	12	
April	24	13	
May	9	21	
June	9	57	
July	70	42	
August	93	73	
September	39	72	
October	24	91	
November	40	45	
December	8	34	



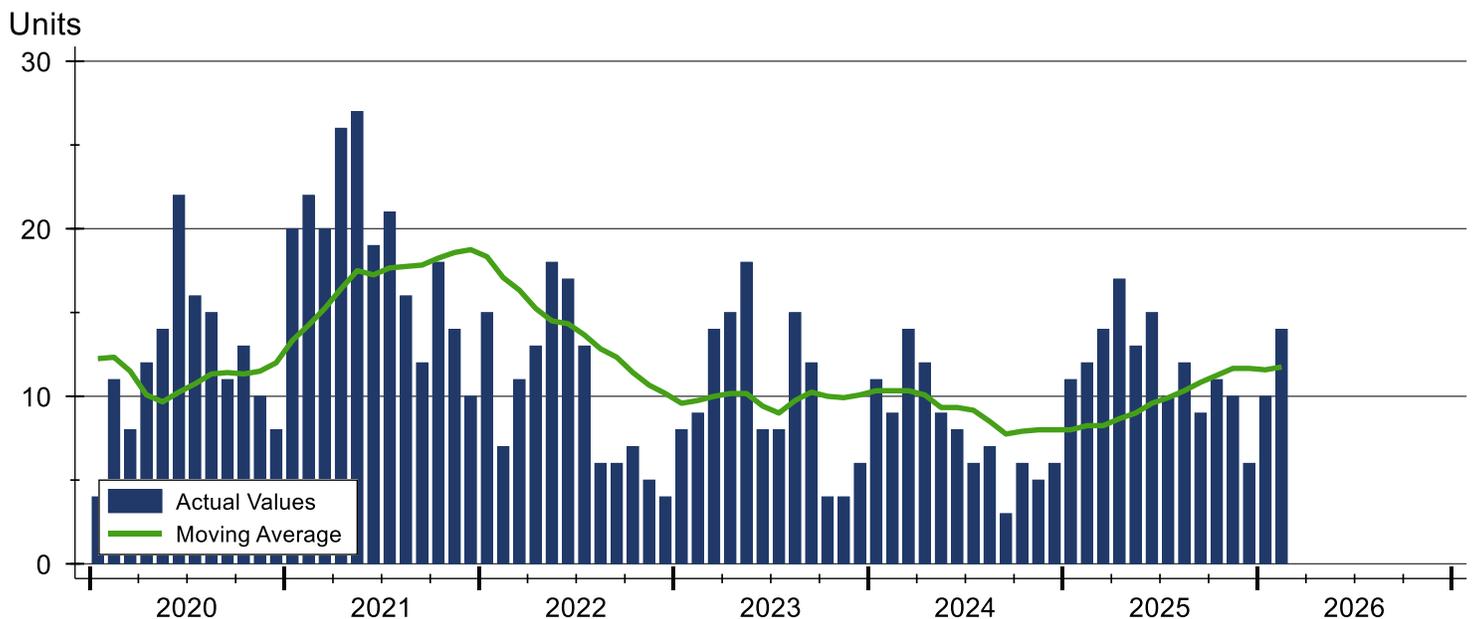
Clay County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		14	12	16.7%
Volume (1,000s)		3,250	2,449	32.7%
Average	List Price	232,125	204,117	13.7%
	Days on Market	82	79	3.8%
	Percent of Original	98.1%	98.2%	-0.1%
Median	List Price	182,450	224,750	-18.8%
	Days on Market	56	82	-31.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in Clay County had contracts pending at the end of February, up from 12 contracts pending at the end of February 2025.

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.

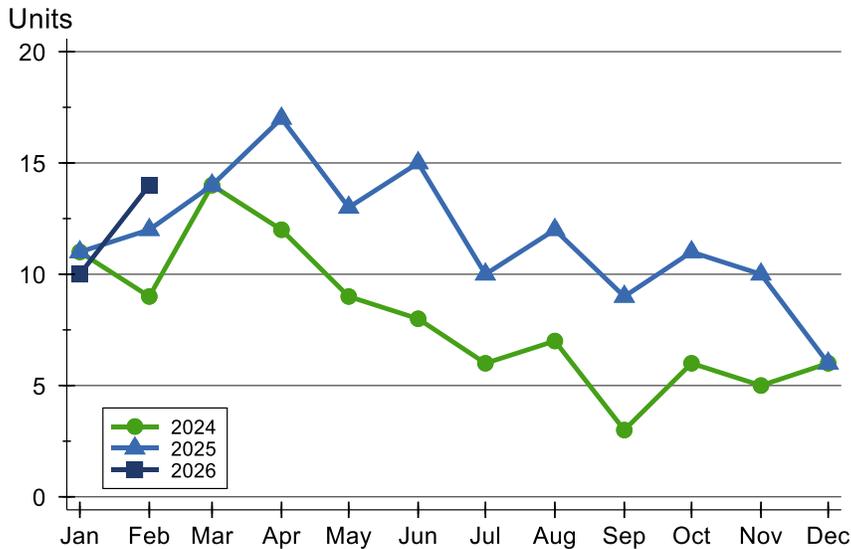
History of Pending Contracts





Clay County Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	11	11	10
February	9	12	14
March	14	14	14
April	12	17	17
May	9	13	13
June	8	15	15
July	6	10	10
August	7	12	12
September	3	9	9
October	6	11	11
November	5	10	10
December	6	6	6

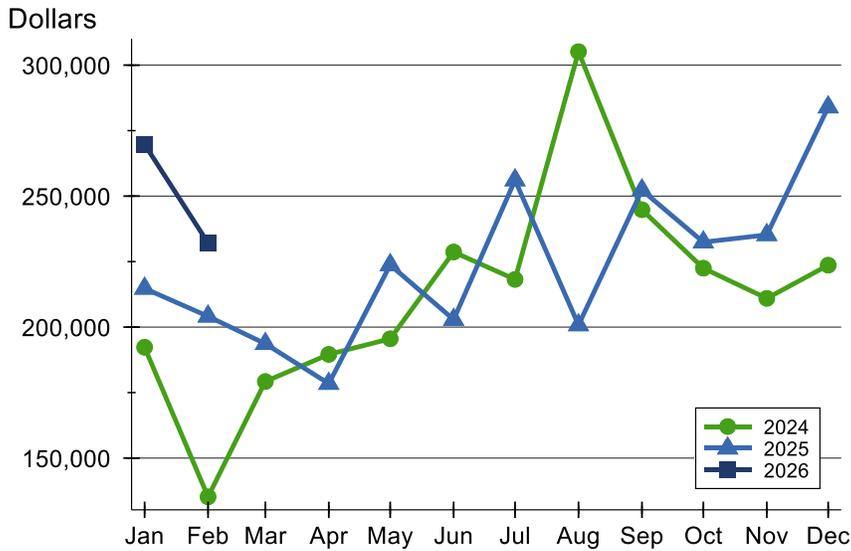
Pending Contracts by Price Range

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	2	14.3%	79,825	79,825	59	59	97.1%	97.1%
\$100,000-\$124,999	1	7.1%	107,900	107,900	14	14	100.0%	100.0%
\$125,000-\$149,999	2	14.3%	132,450	132,450	62	62	93.3%	93.3%
\$150,000-\$174,999	1	7.1%	169,500	169,500	164	164	100.0%	100.0%
\$175,000-\$199,999	2	14.3%	182,450	182,450	22	22	97.7%	97.7%
\$200,000-\$249,999	1	7.1%	229,000	229,000	14	14	100.0%	100.0%
\$250,000-\$299,999	3	21.4%	263,333	255,000	187	205	98.9%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	14.3%	581,950	581,950	56	56	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



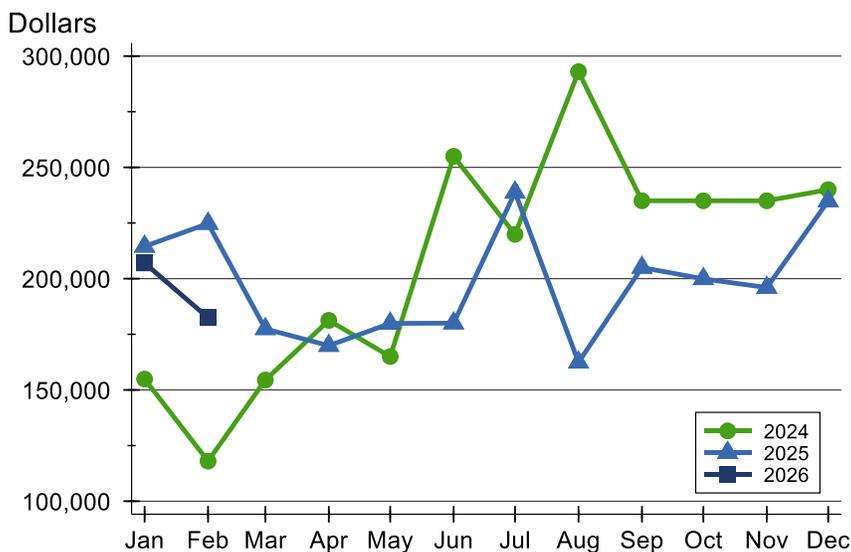
Clay County Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	192,309	214,764	269,740
February	135,211	204,117	232,125
March	179,221	193,650	
April	189,592	178,441	
May	195,544	223,738	
June	228,663	202,873	
July	218,217	256,110	
August	305,143	200,792	
September	244,800	252,289	
October	222,483	232,436	
November	210,960	235,220	
December	223,633	283,967	

Median Price

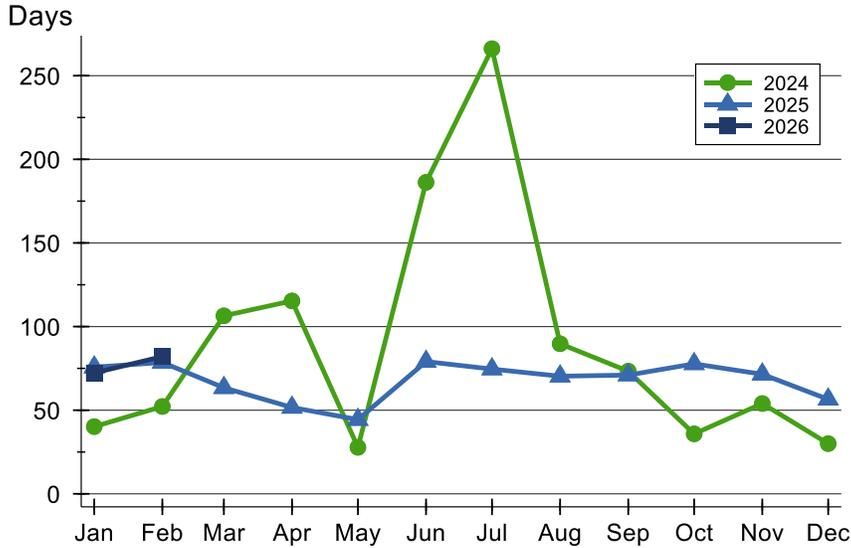


Month	2024	2025	2026
January	154,900	214,500	207,000
February	118,000	224,750	182,450
March	154,450	177,450	
April	181,250	169,900	
May	165,000	179,900	
June	254,950	180,000	
July	219,900	238,750	
August	293,000	162,400	
September	235,000	205,000	
October	235,000	199,900	
November	235,000	196,000	
December	240,000	234,900	



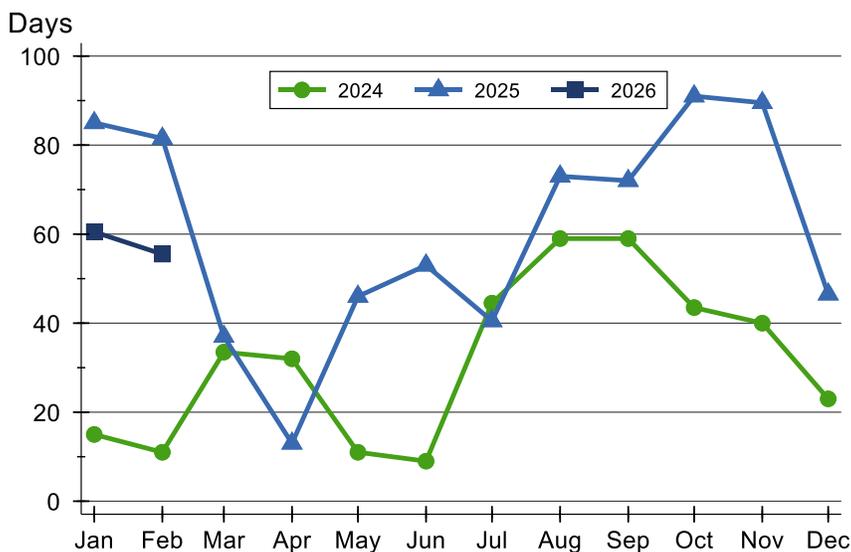
Clay County Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	40	76	72
February	52	79	82
March	106	63	
April	115	52	
May	28	44	
June	186	79	
July	266	75	
August	90	70	
September	73	71	
October	36	78	
November	54	72	
December	30	57	

Median DOM



Month	2024	2025	2026
January	15	85	61
February	11	82	56
March	34	37	
April	32	13	
May	11	46	
June	9	53	
July	45	41	
August	59	73	
September	59	72	
October	44	91	
November	40	90	
December	23	47	