

MARKET OVERVIEW >>

Clay Home Sales Rose in June

Total home sales in Clay County rose by 100.0% last month to 16 units, compared to 8 units in June 2020. Total sales volume was \$2.0 million, up 217.6% from a year earlier.

The median sale price in June was \$113,000, up from \$82,500 a year earlier. Homes that sold in June were typically on the market for 11 days and sold for 99.5% of their list prices.

Clay Active Listings Down at End of June

The total number of active listings in Clay County at the end of June was 22 units, down from 43 at the same point in 2020. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of June was \$85,000.

During June, a total of 9 contracts were written down from 17 in June 2020. At the end of the month, there were 19 contracts pending, compared to 22 at the end of June 2020.

Clay County		June		
Current Month		2021	2020	Change
Summary Statistics				
Home Sales		16	8	100.0%
Active Listings		22	43	-48.8%
Months' Supply		2.0	6.5	-68.5%
New Listings		11	14	-21.4%
Contracts Written		9	17	-47.1%
Pending Contracts		19	22	-13.6%
Sales Volume (1,000s)		2,034	640	217.6%
Average	Sale Price	127,129	80,050	58.8%
	List Price of Actives	132,164	126,830	4.2%
	Days on Market	37	70	-46.9%
	Percent of List	98.1%	96.9%	1.3%
	Percent of Original	97.6%	95.9%	1.7%
Median	Sale Price	113,000	82,500	37.0%
	List Price of Actives	85,000	120,000	-29.2%
	Days on Market	11	28	-62.5%
	Percent of List	99.5%	97.7%	1.8%
	Percent of Original	99.5%	95.9%	3.7%

REPORT CONTENTS >>

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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
www.flinthillsrealtors.net

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THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
CLAY COUNTY
AS OF 7/8/2021**

June MLS Statistics By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		16	16	0	8	8	0	10	9	1
Change from prior year		100.0%	100.0%	N/A	-20.0%	-11.1%	-100.0%	11.1%	0.0%	N/A
Active Listings		22	22	0	43	43	0	43	43	0
Change from prior year		-48.8%	-48.8%	N/A	0.0%	0.0%	N/A	-10.4%	-6.5%	-100.0%
Months' Supply		2.0	2.0	N/A	6.5	6.5	N/A	5.2	5.2	0.0
Change from prior year		-68.5%	-68.9%	N/A	25.0%	25.3%	N/A	-48.9%	-47.1%	-100.0%
New Listings		11	11	0	14	14	0	10	10	0
Change from prior year		-21.4%	-21.4%	N/A	40.0%	40.0%	N/A	-33.3%	-33.3%	N/A
Contracts Written		9	9	0	17	17	0	11	11	0
Change from prior year		-47.1%	-47.1%	N/A	54.5%	54.5%	N/A	57.1%	57.1%	N/A
Pending Contracts		19	19	0	22	22	0	15	15	0
Change from prior year		-13.6%	-13.6%	N/A	46.7%	46.7%	N/A	87.5%	87.5%	N/A
Sales Volume (1,000s)		2,034	2,034	0	640	640	0	1,350	1,155	195
Change from prior year		217.6%	217.6%	N/A	-52.6%	-44.6%	-100.0%	12.9%	-3.4%	N/A
Average	Sale Price	127,129	127,129	N/A	80,050	80,050	N/A	135,043	128,381	195,000
	Change from prior year	58.8%	58.8%	N/A	-40.7%	-37.6%	N/A	1.6%	-3.4%	N/A
	List Price of Actives	132,164	132,164	N/A	126,830	126,830	N/A	137,899	137,899	N/A
	Change from prior year	4.2%	4.2%	N/A	-8.0%	-8.0%	N/A	11.6%	15.6%	0.0%
	Days on Market	37	37	N/A	70	70	N/A	79	47	366
	Change from prior year	-47.0%	-47.0%	N/A	-11.1%	49.1%	N/A	-36.7%	-62.2%	N/A
Median	Percent of List	98.1%	98.1%	N/A	96.9%	96.9%	N/A	92.5%	91.8%	98.0%
	Change from prior year	1.3%	1.3%	N/A	4.8%	5.5%	N/A	-2.7%	-3.4%	N/A
	Percent of Original	97.6%	97.6%	N/A	95.9%	95.9%	N/A	87.8%	86.6%	98.0%
	Change from prior year	1.7%	1.7%	N/A	9.3%	10.8%	N/A	-5.1%	-6.4%	N/A
	Sale Price	113,000	113,000	N/A	82,500	82,500	N/A	158,000	138,000	195,000
	Change from prior year	37.0%	37.0%	N/A	-47.8%	-40.2%	N/A	18.6%	3.6%	N/A
Median	List Price of Actives	85,000	85,000	N/A	120,000	120,000	N/A	124,900	124,900	N/A
	Change from prior year	-29.2%	-29.2%	N/A	-3.9%	-3.9%	N/A	8.7%	11.1%	0.0%
	Days on Market	11	11	N/A	28	28	N/A	30	28	366
	Change from prior year	-62.5%	-62.5%	N/A	-5.1%	0.0%	N/A	-48.2%	-50.9%	N/A
	Percent of List	99.5%	99.5%	N/A	97.7%	97.7%	N/A	95.9%	95.2%	98.0%
	Change from prior year	1.8%	1.8%	N/A	1.8%	2.6%	N/A	0.7%	0.0%	N/A
Median	Percent of Original	99.5%	99.5%	N/A	95.9%	95.9%	N/A	93.8%	92.6%	98.0%
	Change from prior year	3.7%	3.7%	N/A	2.2%	3.5%	N/A	-1.4%	-2.6%	N/A

YEAR-TO-DATE STATISTICS

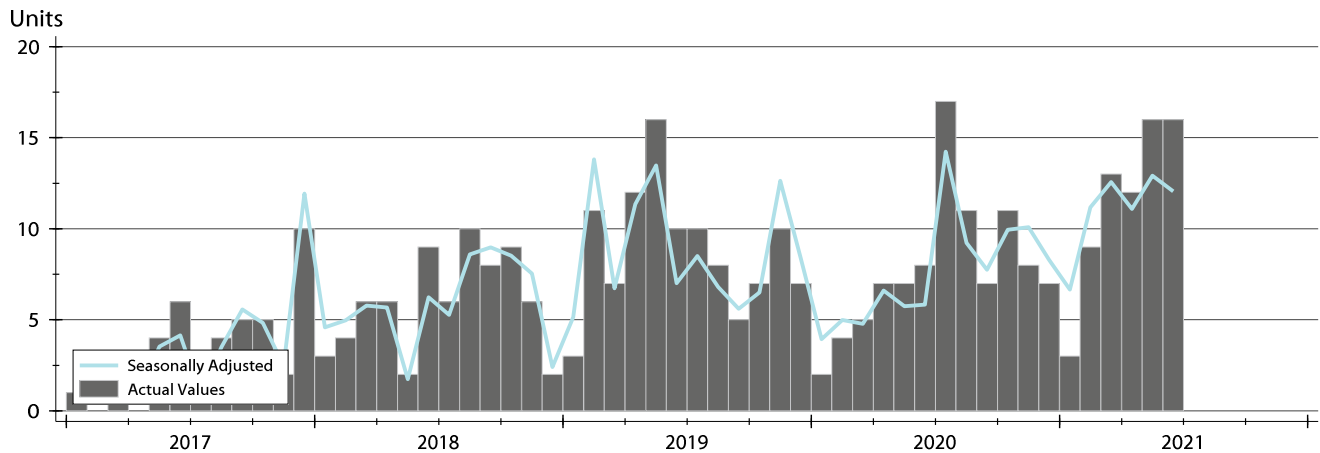
SUMMARY >>
**YTD BREAKDOWNS BY HOME TYPE
CLAY COUNTY
AS OF 7/8/2021**

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		69	69	0	33	33	0	59	58	1
Change from prior year		109.1%	109.1%	N/A	-44.1%	-43.1%	-100.0%	96.7%	100.0%	0.0%
New Listings		87	87	0	77	77	0	87	87	0
Change from prior year		13.0%	13.0%	N/A	-11.5%	-11.5%	N/A	38.1%	45.0%	-100.0%
Contracts Written		79	79	0	50	50	0	65	64	1
Change from prior year		58.0%	58.0%	N/A	-23.1%	-21.9%	-100.0%	109.7%	113.3%	0.0%
Sales Volume (1,000s)		8,164	8,164	0	3,892	3,892	0	7,354	7,159	195
Change from prior year		109.8%	109.8%	N/A	-47.1%	-45.6%	-100.0%	84.3%	90.9%	-18.8%
Average	Sale Price	118,319	118,319	N/A	117,932	117,932	N/A	124,647	123,434	195,000
	Change from prior year	0.3%	0.3%	N/A	-5.4%	-4.5%	0.0%	-6.3%	-4.6%	-18.8%
	Days on Market	78	78	N/A	83	83	N/A	90	85	366
	Change from prior year	-6.2%	-6.2%	N/A	-7.7%	-2.6%	0.0%	-1.6%	-9.1%	1563.6%
	Percent of List	97.0%	97.0%	N/A	92.2%	92.2%	N/A	93.9%	93.8%	98.0%
Change from prior year	5.2%	5.2%	N/A	-1.8%	-1.7%	0.0%	0.2%	0.3%	1.9%	
Median	Sale Price	95,000	95,000	N/A	109,500	109,500	N/A	115,000	112,000	195,000
	Change from prior year	-13.2%	-13.2%	N/A	-4.8%	-2.2%	0.0%	-8.4%	-9.7%	-18.8%
	Days on Market	17	17	N/A	58	58	N/A	59	57	366
	Change from prior year	-70.7%	-70.7%	N/A	-1.7%	1.8%	0.0%	-11.3%	-19.7%	1563.6%
	Percent of List	99.3%	99.3%	N/A	97.5%	97.5%	N/A	95.4%	95.3%	98.0%
Change from prior year	1.9%	1.9%	N/A	2.2%	2.3%	0.0%	0.1%	0.1%	1.9%	
Percent of Original		97.3%	97.3%	N/A	92.1%	92.1%	N/A	90.5%	90.3%	98.0%
	Change from prior year	5.6%	5.6%	N/A	1.9%	2.0%	0.0%	-4.8%	-4.9%	1.9%

CLOSED LISTINGS ANALYSIS

HISTORY >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



SUMMARY >>

Summary Statistics for Closed Listings		June			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		16	8	100.0%	69	33	109.1%
Volume (1,000s)		2,034	640	217.6%	8,164	3,892	109.8%
Average	Sale Price	127,129	80,050	58.8%	118,319	117,932	0.3%
	Days on Market	37	70	-47.0%	78	83	-6.2%
	Percent of List	98.1%	96.9%	1.3%	97.0%	92.2%	5.2%
	Percent of Original	97.6%	95.9%	1.7%	94.8%	89.9%	5.4%
Median	Sale Price	113,000	82,500	37.0%	95,000	109,500	-13.2%
	Days on Market	11	28	-62.5%	17	58	-70.7%
	Percent of List	99.5%	97.7%	1.8%	99.3%	97.5%	1.9%
	Percent of Original	99.5%	95.9%	3.7%	97.3%	92.1%	5.6%

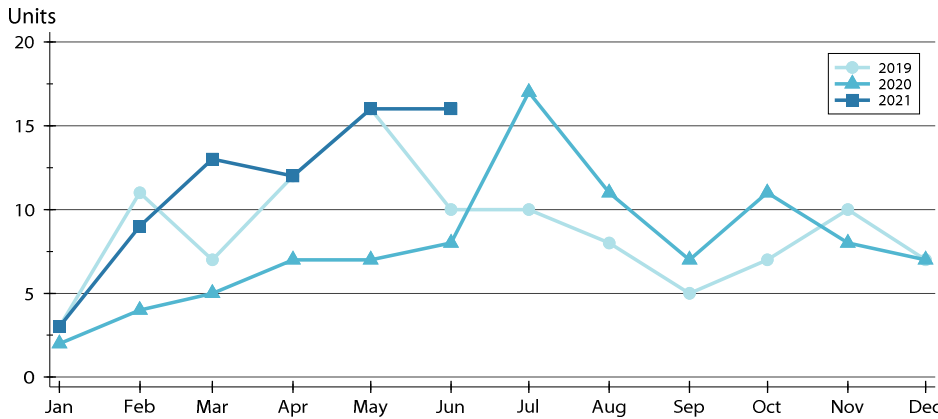
A total of 16 homes sold in Clay County in June, up from 8 units in June 2020. Total sales volume rose to \$2.0 million compared to \$0.6 million in the previous year.

The median sales price in June was \$113,000, up 37.0% compared to the prior year. Median days on market was 11 days, up from 4 days in May, but down from 28 in June 2020.

CLOSED LISTINGS ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



Month	2019	2020	2021
January	3	2	3
February	11	4	9
March	7	5	13
April	12	7	12
May	16	7	16
June	10	8	16
July	10	17	16
August	8	11	16
September	5	7	16
October	7	11	16
November	10	8	16
December	7	7	16

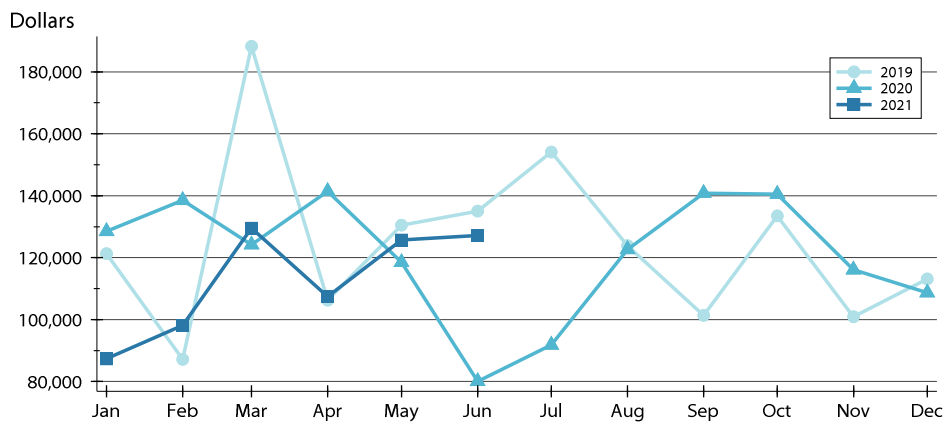
BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	8	50.0%	582	72,708	69,000	49	17	97.7%	99.7%	97.7%	99.7%
\$100,000-\$124,999	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	12.5%	264	131,750	131,750	6	6	102.0%	102.0%	102.0%	102.0%
\$150,000-\$174,999	2	12.5%	339	169,450	169,450	35	35	95.8%	95.8%	95.8%	95.8%
\$175,000-\$199,999	1	6.3%	175	175,000	175,000	3	3	97.8%	97.8%	97.8%	97.8%
\$200,000-\$249,999	3	18.8%	675	225,000	231,000	39	15	98.2%	96.3%	95.4%	96.3%
\$250,000-\$299,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	16	100.0%	2,034	127,129	113,000	37	11	98.1%	99.5%	97.6%	99.5%

CLOSED LISTINGS ANALYSIS

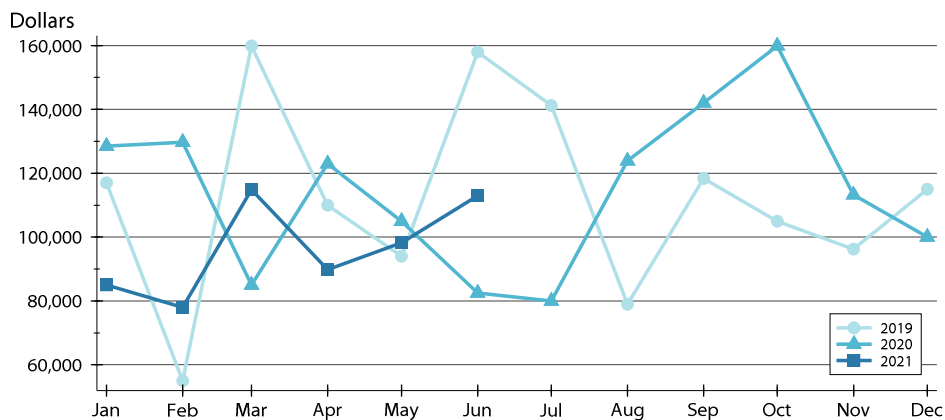
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	121,300	128,500	87,333
February	87,145	138,500	98,167
March	188,271	124,180	129,554
April	106,250	141,429	107,446
May	130,522	118,493	125,681
June	135,043	80,050	127,129
July	154,104	91,785	
August	123,875	122,655	
September	101,380	140,821	
October	133,500	140,518	
November	100,915	116,113	
December	113,143	108,700	

MEDIAN PRICE >>

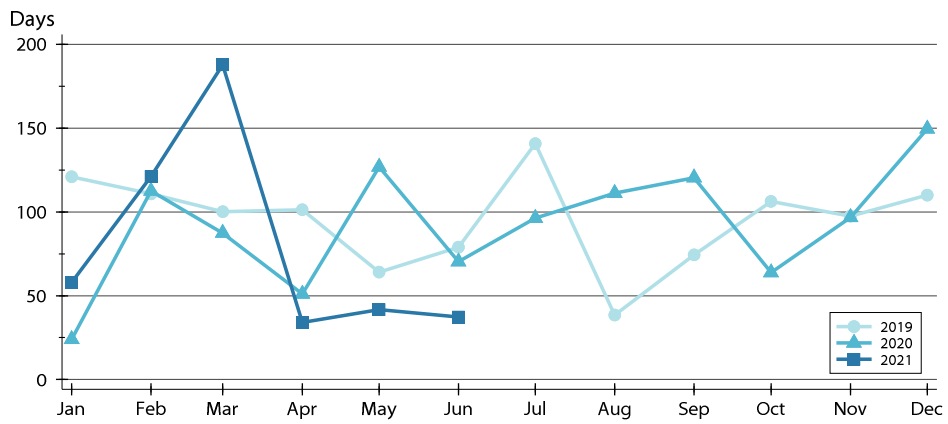


Month	2019	2020	2021
January	117,000	128,500	85,000
February	55,000	129,750	78,000
March	159,900	85,000	114,900
April	110,000	123,000	89,825
May	94,000	105,000	98,250
June	158,000	82,500	113,000
July	141,200	80,000	
August	79,000	123,900	
September	118,400	142,000	
October	105,000	159,900	
November	96,250	113,250	
December	115,000	99,999	

CLOSED LISTINGS ANALYSIS

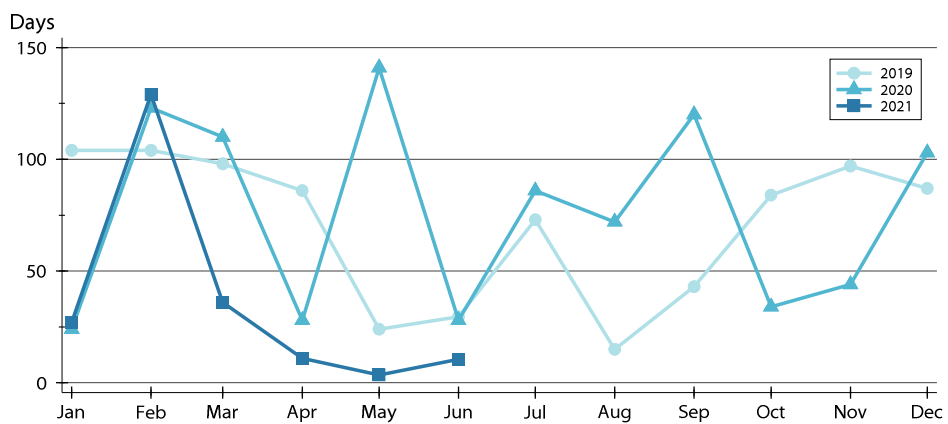
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	121	24	58
February	111	113	121
March	100	87	188
April	101	51	34
May	64	127	42
June	79	70	37
July	141	96	
August	39	111	
September	74	120	
October	106	64	
November	98	97	
December	110	150	

MEDIAN DOM >>

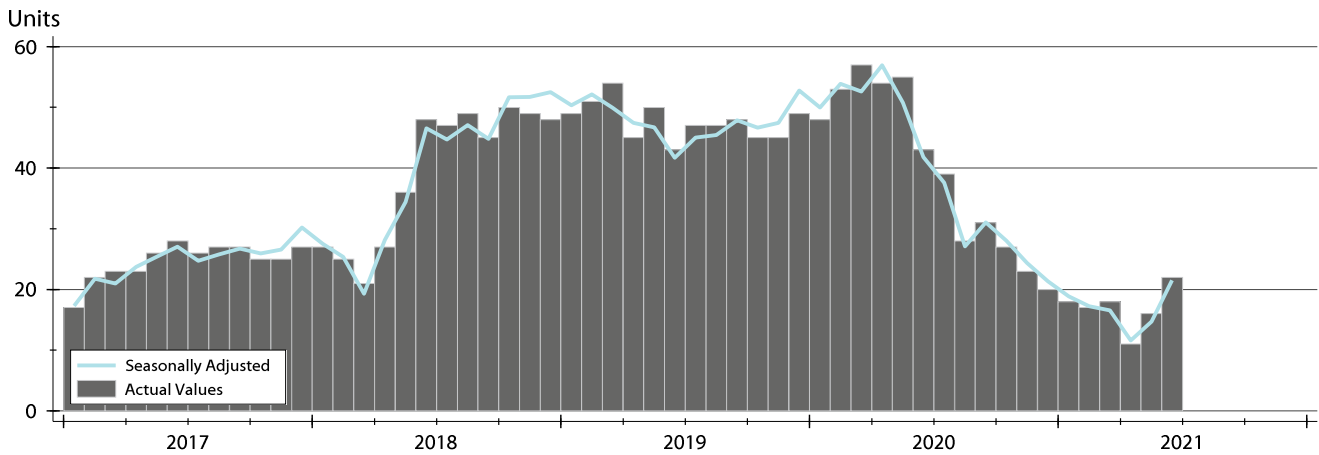


Month	2019	2020	2021
January	104	24	27
February	104	123	129
March	98	110	36
April	86	28	11
May	24	141	4
June	30	28	11
July	73	86	
August	15	72	
September	43	120	
October	84	34	
November	97	44	
December	87	103	

ACTIVE LISTINGS ANALYSIS

HISTORY >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



SUMMARY >>

Summary Statistics for Active Listings		End of June		
		2021	2020	Change
Active Listings		22	43	-48.8%
Months' Supply		2.0	6.5	-68.5%
Volume (1,000s)		2,908	5,454	-46.7%
Average	List Price	132,164	126,830	4.2%
	Days on Market	42	114	-62.9%
	Percent of Original	99.8%	97.4%	2.4%
Median	List Price	85,000	120,000	-29.2%
	Days on Market	33	97	-66.0%
	Percent of Original	100.0%	100.0%	0.0%

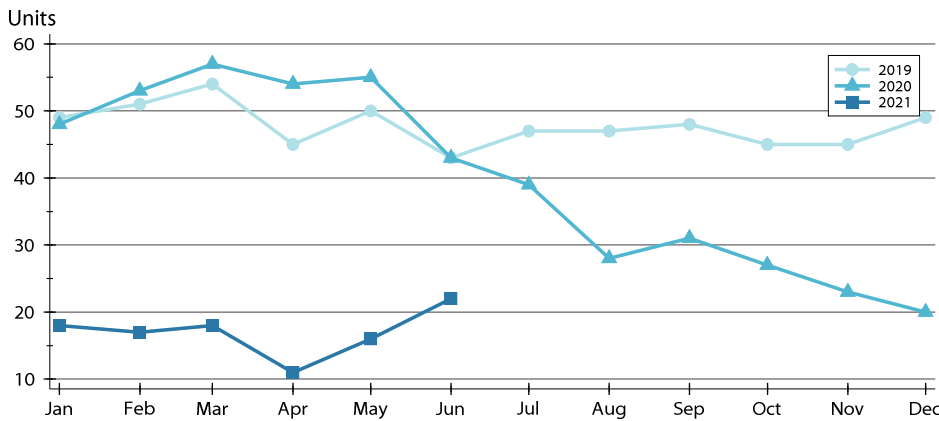
A total of 22 homes were available for sale in Clay County at the end of June. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of June was \$85,000, down 29.2% from 2020. The typical time on market for active listings was 33 days, down from 97 days a year earlier.

ACTIVE LISTINGS ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



Month	2019	2020	2021
January	49	48	18
February	51	53	17
March	54	57	18
April	45	54	11
May	50	55	16
June	43	43	22
July	47	39	
August	47	28	
September	48	31	
October	45	27	
November	45	23	
December	49	20	

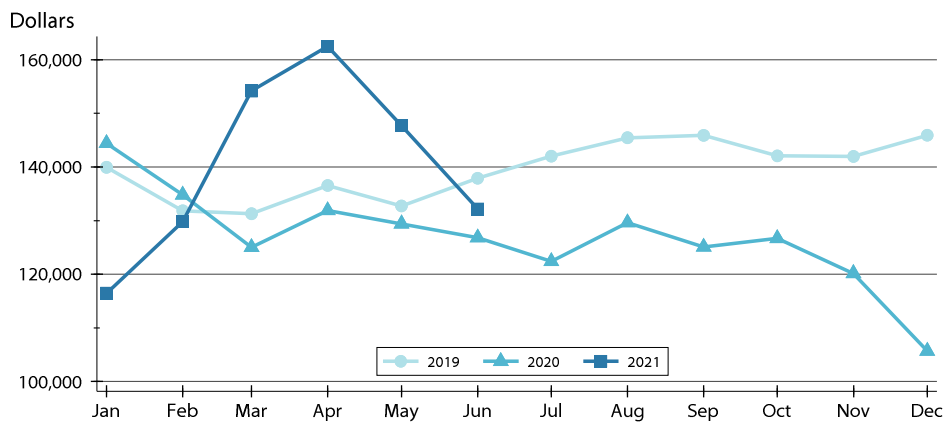
BY PRICE RANGE >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	9.1%	90	N/A	45,000	45,000	35	35	100.0%	100.0%
\$50,000-\$99,999	11	50.0%	763	1.4	69,364	68,500	38	18	99.4%	100.0%
\$100,000-\$124,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	9.1%	260	1.0	129,950	129,950	27	27	96.3%	96.3%
\$150,000-\$174,999	1	4.5%	165	0.5	165,000	165,000	37	37	100.0%	100.0%
\$175,000-\$199,999	1	4.5%	175	1.0	175,000	175,000	16	16	100.0%	100.0%
\$200,000-\$249,999	1	4.5%	249	0.3	249,000	249,000	92	92	100.0%	100.0%
\$250,000-\$299,999	3	13.6%	816	N/A	271,900	279,900	27	33	102.9%	100.0%
\$300,000-\$399,999	1	4.5%	390	N/A	390,000	390,000	166	166	100.0%	100.0%
\$400,000-\$499,999	0	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	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%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	22	100.0%	2,908	1.4	132,164	85,000	42	33	99.8%	100.0%

ACTIVE LISTINGS ANALYSIS

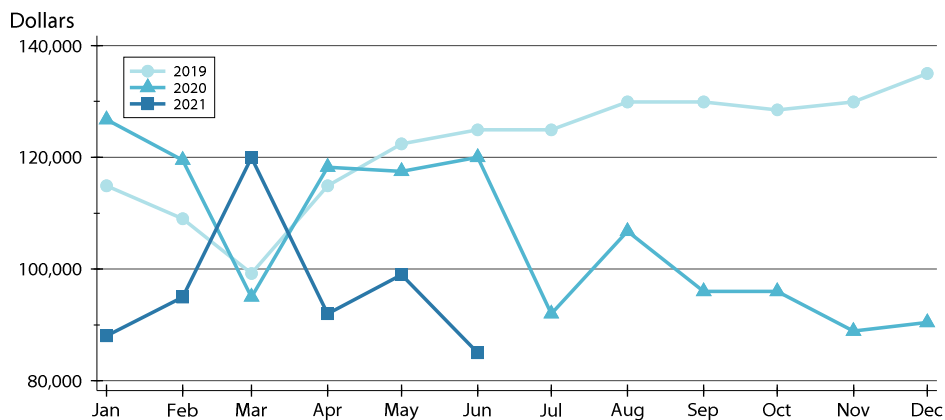
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	139,943	144,433	116,461
February	131,831	134,779	129,794
March	131,293	125,035	154,172
April	136,556	131,904	162,509
May	132,746	129,411	147,694
June	137,899	126,830	132,164
July	142,005	122,418	122,418
August	145,460	129,636	129,636
September	145,892	125,100	125,100
October	142,066	126,674	126,674
November	141,969	120,161	120,161
December	145,924	105,690	105,690

MEDIAN PRICE >>

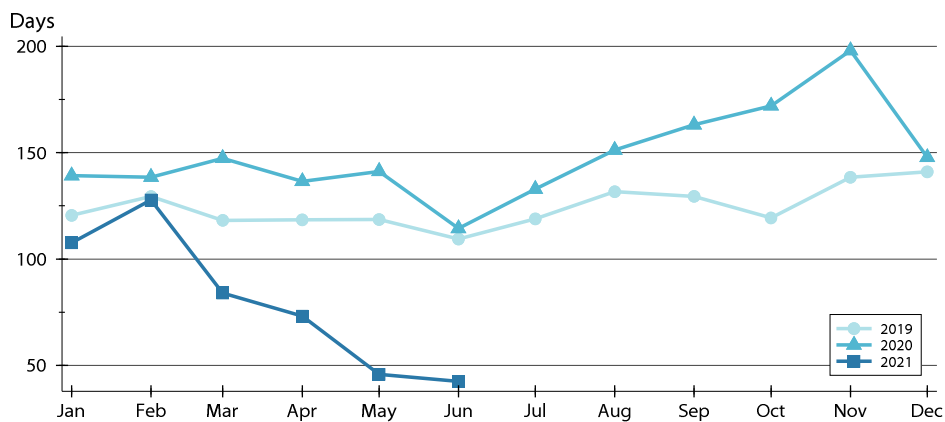


Month	2019	2020	2021
January	114,900	126,750	88,050
February	109,000	119,500	95,000
March	99,200	95,000	119,950
April	114,900	118,250	92,000
May	122,400	117,500	99,000
June	124,900	120,000	85,000
July	124,900	92,000	92,000
August	129,900	106,750	106,750
September	129,900	96,000	96,000
October	128,500	96,000	96,000
November	129,900	88,900	88,900
December	135,000	90,450	90,450

ACTIVE LISTINGS ANALYSIS

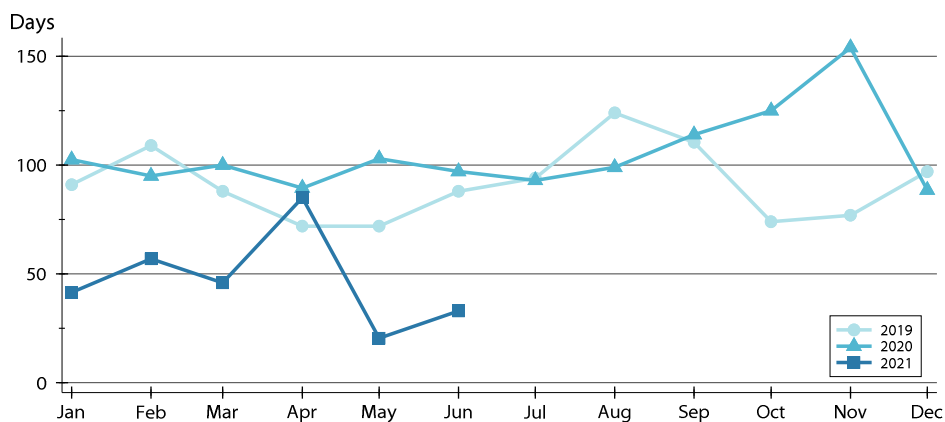
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	121	139	108
February	129	139	128
March	118	147	84
April	118	137	73
May	119	141	46
June	109	114	42
July	119	133	
August	132	151	
September	129	163	
October	119	172	
November	138	198	
December	141	148	

MEDIAN DOM >>

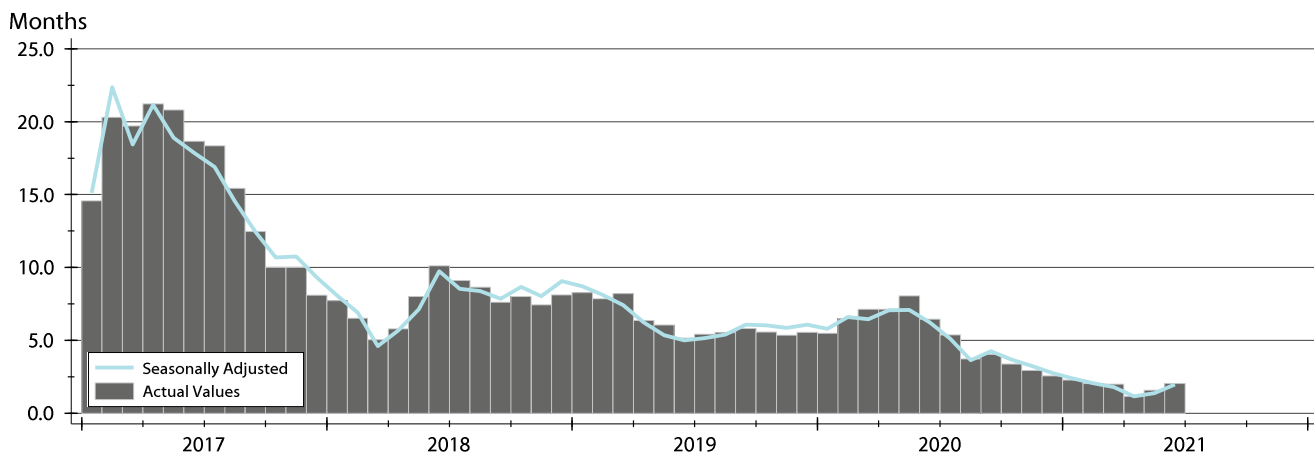


Month	2019	2020	2021
January	91	103	42
February	109	95	57
March	88	100	46
April	72	90	85
May	72	103	21
June	88	97	33
July	94	93	
August	124	99	
September	111	114	
October	74	125	
November	77	154	
December	97	89	

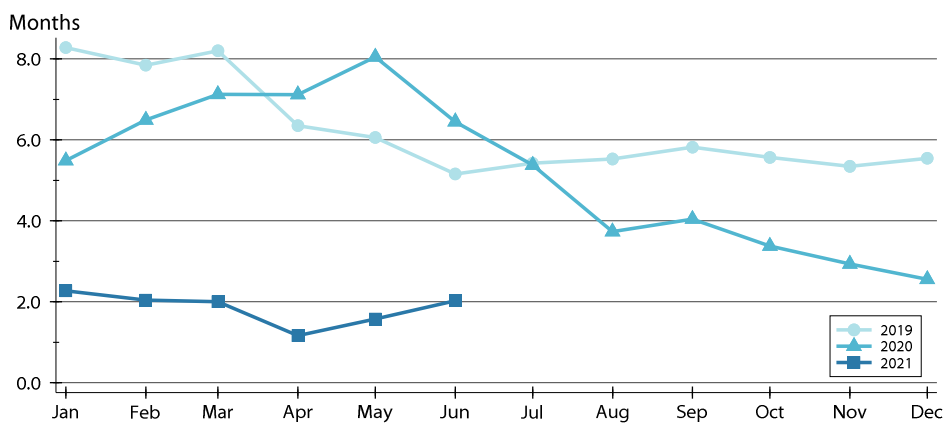
MONTHS' SUPPLY ANALYSIS

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

HISTORY >>



BY MONTH >>

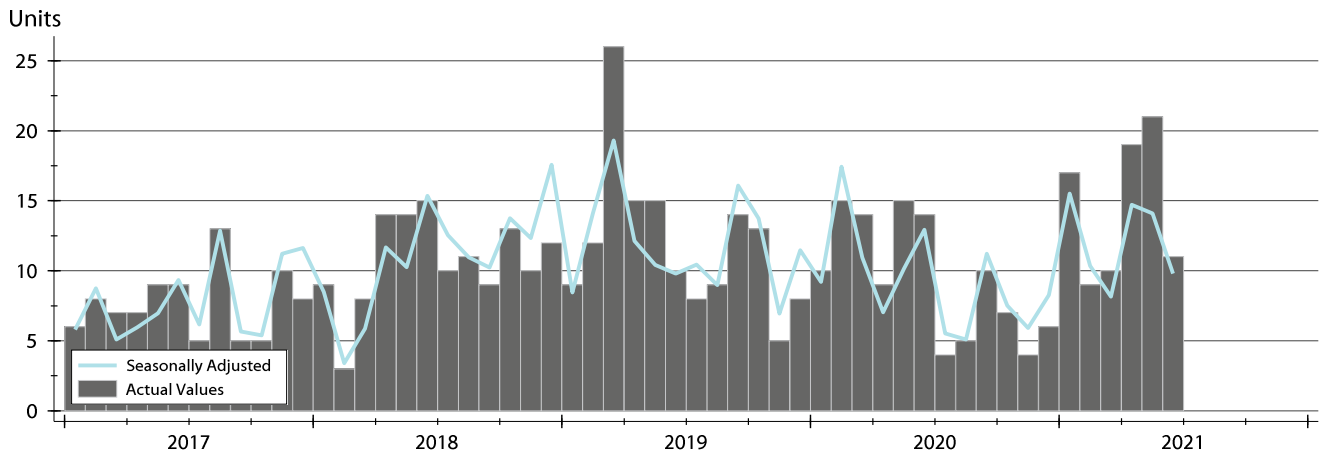


Month	2019	2020	2021
January	8.3	5.5	2.3
February	7.8	6.5	2.0
March	8.2	7.1	2.0
April	6.4	7.1	1.2
May	6.1	8.0	1.6
June	5.2	6.5	2.0
July	5.4	5.4	
August	5.5	3.7	
September	5.8	4.0	
October	5.6	3.4	
November	5.3	2.9	
December	5.5	2.6	

NEW LISTINGS ANALYSIS

HISTORY >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



SUMMARY >>

Summary Statistics for New Listings		June		
		2021	2020	Change
Current Month	New Listings	11	14	-21.4%
	Volume (1,000s)	1,504	1,711	-12.1%
	Average List Price	136,709	122,186	11.9%
	Median List Price	85,000	102,750	-17.3%
YTD	New Listings	87	77	13.0%
	Volume (1,000s)	12,026	8,961	34.2%
	Average List Price	138,234	116,370	18.8%
	Median List Price	105,000	89,900	16.8%

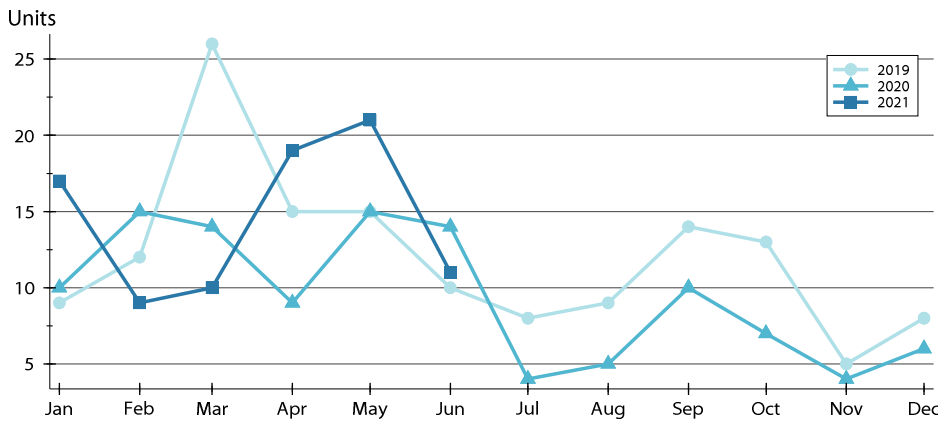
A total of 11 new listings were added in Clay County during June, down 21.4% from the same month in 2020. Year-to-date Clay County has seen 87 new listings.

The median list price of these homes was \$85,000 down from \$102,750 in 2020.

NEW LISTINGS ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



Month	2019	2020	2021
January	9	10	17
February	12	15	9
March	26	14	10
April	15	9	19
May	15	15	21
June	10	14	11
July	8	4	
August	9	5	
September	14	10	
October	13	7	
November	5	4	
December	8	6	

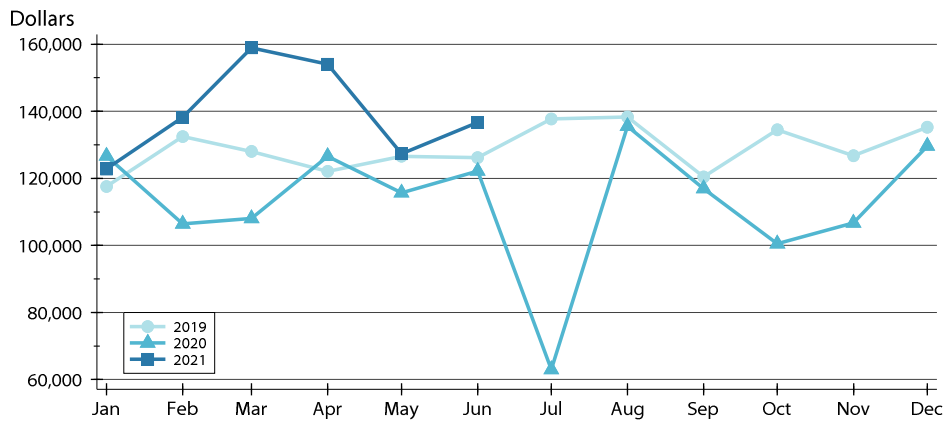
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A
\$50,000-\$99,999	6	54.5%	409	68,167	64,000
\$100,000-\$124,999	0	0.0%	0	N/A	N/A
\$125,000-\$149,999	1	9.1%	135	134,900	134,900
\$150,000-\$174,999	0	0.0%	0	N/A	N/A
\$175,000-\$199,999	1	9.1%	175	175,000	175,000
\$200,000-\$249,999	1	9.1%	235	235,000	235,000
\$250,000-\$299,999	2	18.2%	550	274,950	274,950
\$300,000-\$399,999	0	0.0%	0	N/A	N/A
\$400,000-\$499,999	0	0.0%	0	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	11	100.0%	1,504	136,709	85,000

NEW LISTINGS ANALYSIS

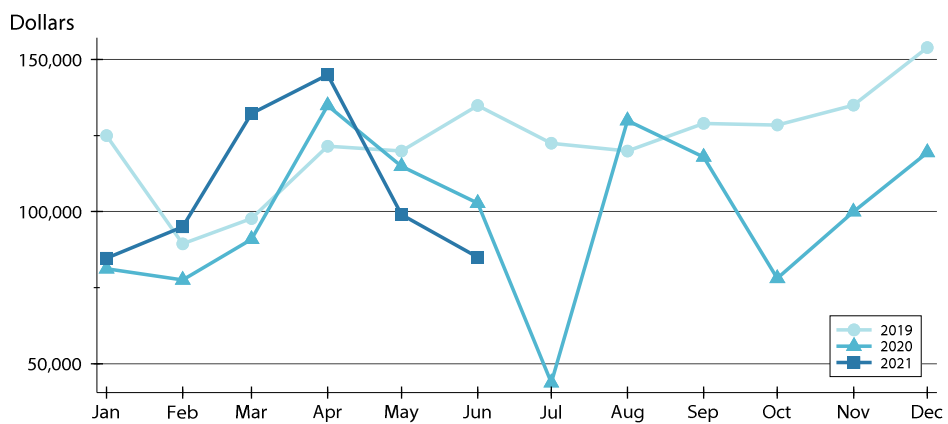
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	117,556	126,670	122,797
February	132,467	106,400	138,211
March	128,050	108,029	158,940
April	122,127	126,583	154,063
May	126,607	115,703	127,357
June	126,190	122,186	136,709
July	137,725	62,975	137,725
August	138,322	135,560	138,322
September	120,429	116,960	120,429
October	134,485	100,500	134,485
November	126,760	106,700	126,760
December	135,263	129,667	135,263

MEDIAN PRICE >>

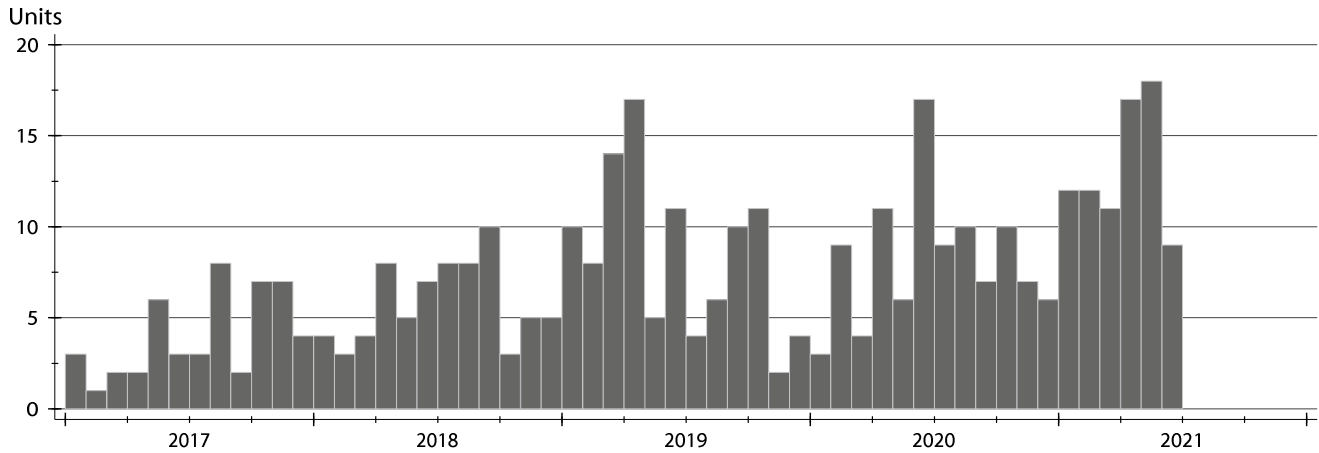


Month	2019	2020	2021
January	125,000	81,200	84,650
February	89,400	77,500	95,000
March	97,700	90,900	132,250
April	121,500	134,900	145,000
May	119,900	114,900	99,000
June	134,900	102,750	85,000
July	122,500	43,700	122,500
August	119,900	129,900	119,900
September	129,000	117,950	129,000
October	128,500	78,000	128,500
November	135,000	99,950	135,000
December	153,950	119,450	153,950

CONTRACTS WRITTEN ANALYSIS

HISTORY >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



SUMMARY >>

Summary Statistics for Contracts Written		June			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		9	17	-47.1%	79	50	58.0%
Volume (1,000s)		1,626	1,931	-15.8%	10,231	5,948	72.0%
Average	Sale Price	180,644	113,574	59.1%	129,504	118,956	8.9%
	Days on Market	38	85	-55.0%	57	89	-36.4%
	Percent of Original	99.0%	93.1%	6.3%	96.6%	90.6%	6.6%
Median	Sale Price	190,000	117,500	61.7%	114,900	107,400	7.0%
	Days on Market	27	55	-50.9%	14	70	-80.0%
	Percent of Original	100.0%	96.6%	3.5%	100.0%	93.6%	6.8%

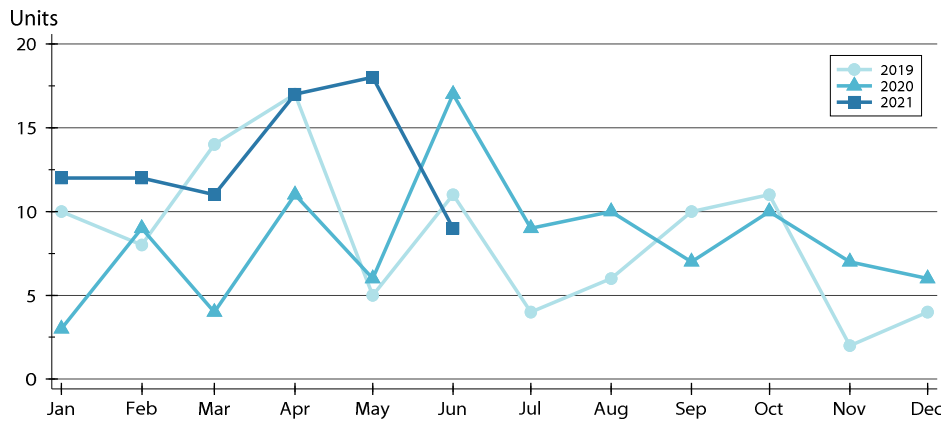
A total of 9 contracts for sale were written in Clay County during the month of June, down from 17 in 2020. The median list price of these homes was \$190,000, up from \$117,500 the prior year.

Half of the homes that went under contract in June were on the market less than 27 days, compared to 55 days in June 2020.

CONTRACTS WRITTEN ANALYSIS

BY MONTH >>

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**



Month	2019	2020	2021
January	10	3	12
February	8	9	12
March	14	4	11
April	17	11	17
May	5	6	18
June	11	17	9
July	4	9	
August	6	10	
September	10	7	
October	11	10	
November	2	7	
December	4	6	

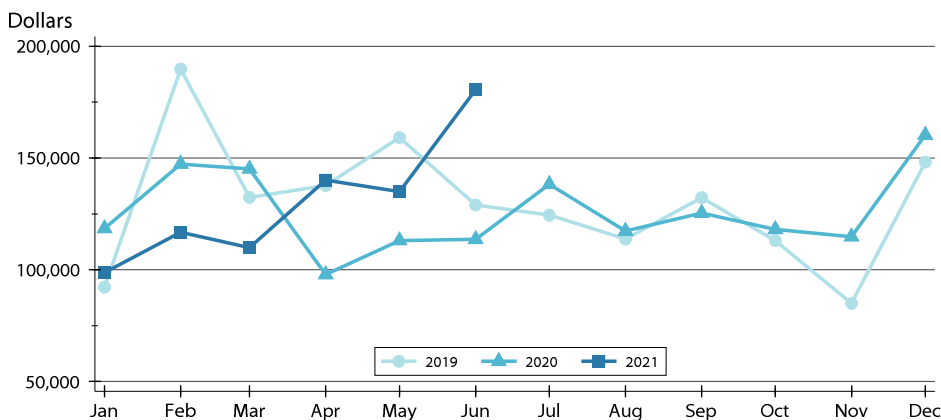
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	44.4%	316	78,975	78,700	32	37	97.7%	100.0%
\$100,000-\$124,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	11.1%	190	190,000	190,000	12	12	100.0%	100.0%
\$200,000-\$249,999	2	22.2%	485	242,450	242,450	18	18	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	270	270,000	270,000	6	6	100.0%	100.0%
\$300,000-\$399,999	1	11.1%	365	365,000	365,000	164	164	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	9	100.0%	1,626	180,644	190,000	38	27	99.0%	100.0%

CONTRACTS WRITTEN ANALYSIS

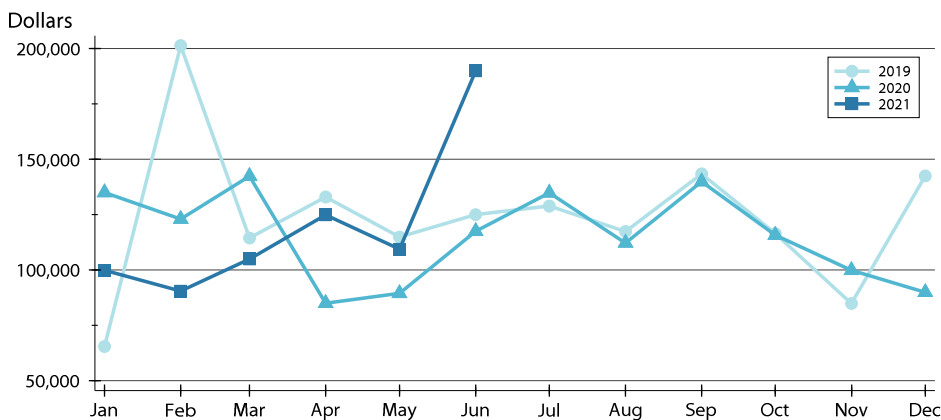
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	92,230	118,500	98,742
February	189,813	147,344	116,721
March	132,371	145,150	109,891
April	137,653	97,859	140,112
May	159,120	113,067	134,933
June	128,964	113,574	180,644
July	124,450	138,189	
August	113,783	117,300	
September	132,250	125,357	
October	113,091	118,020	
November	84,950	114,800	
December	148,200	160,283	

MEDIAN PRICE >>

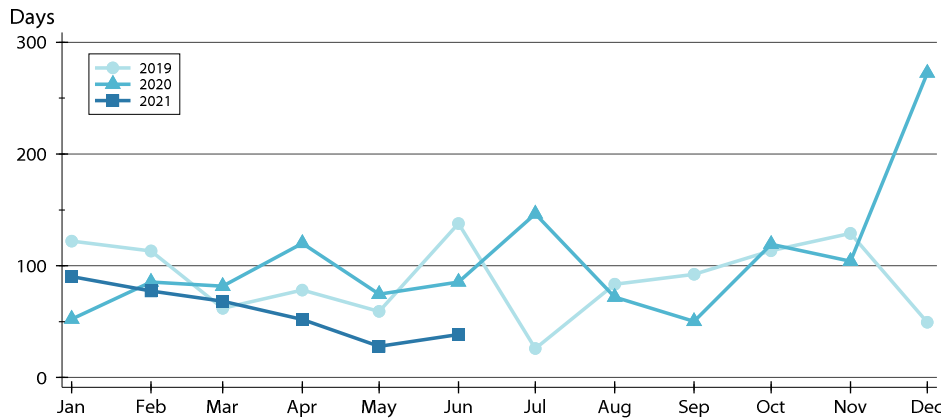


Month	2019	2020	2021
January	65,500	135,000	99,900
February	201,400	123,000	90,500
March	114,450	142,400	105,000
April	133,000	85,000	124,900
May	114,900	89,450	109,450
June	125,000	117,500	190,000
July	128,900	134,900	
August	117,450	112,250	
September	143,450	139,900	
October	116,500	115,750	
November	84,950	99,900	
December	142,500	89,950	

CONTRACTS WRITTEN ANALYSIS

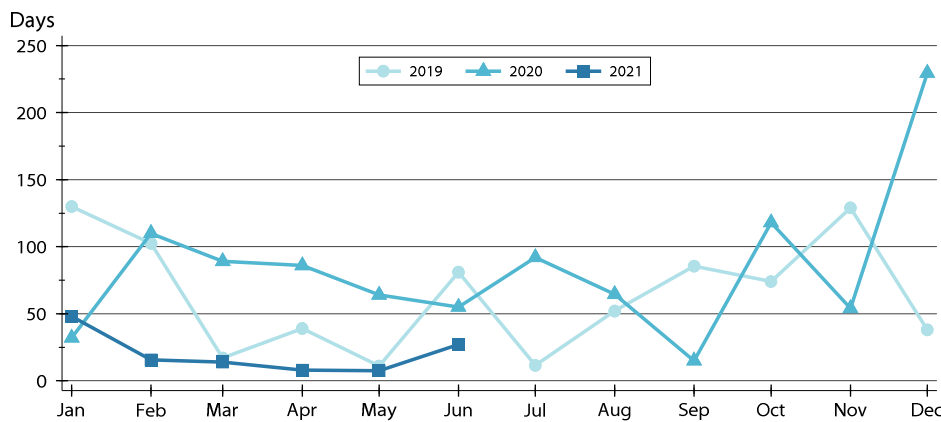
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE DOM »



Month	2019	2020	2021
January	122	52	90
February	113	85	78
March	62	82	68
April	78	120	52
May	59	75	28
June	138	85	38
July	26	146	
August	84	72	
September	92	50	
October	113	119	
November	129	104	
December	50	273	

MEDIAN DOM »

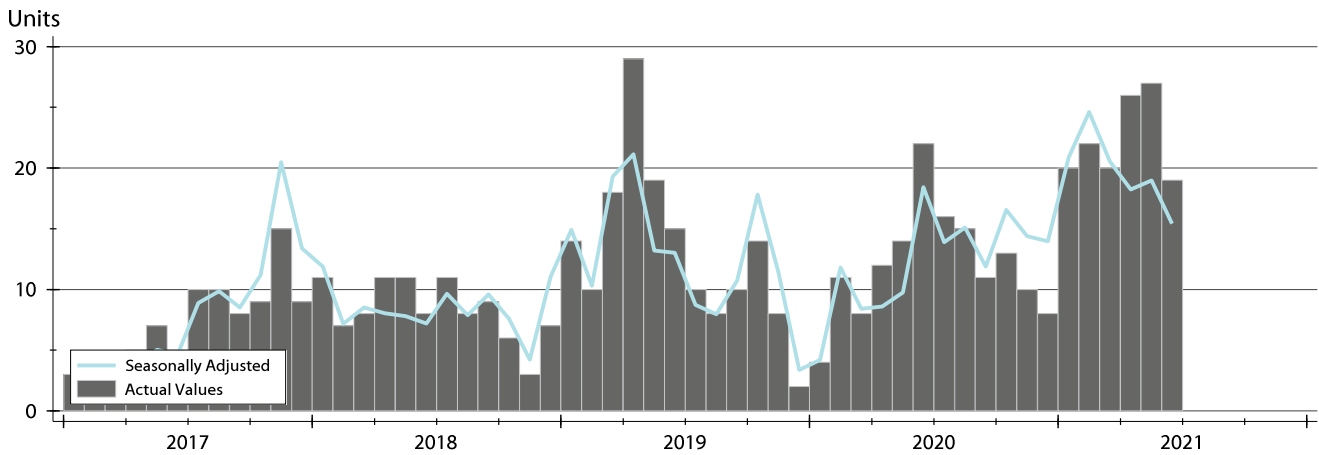


Month	2019	2020	2021
January	130	32	48
February	103	110	16
March	17	89	14
April	39	86	8
May	11	64	8
June	81	55	27
July	12	92	
August	52	65	
September	86	15	
October	74	118	
November	129	54	
December	38	230	

PENDING CONTRACTS ANALYSIS

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of June		
		2021	2020	Change
Active Listings		19	22	-13.6%
Volume (1,000s)		3,245	2,929	10.8%
Average	List Price	170,784	133,143	28.3%
	Days on Market	40	109	-63.3%
	Percent of Original	99.5%	97.3%	2.3%
Median	List Price	170,000	103,250	64.6%
	Days on Market	14	80	-82.4%
	Percent of Original	100.0%	100.0%	0.0%

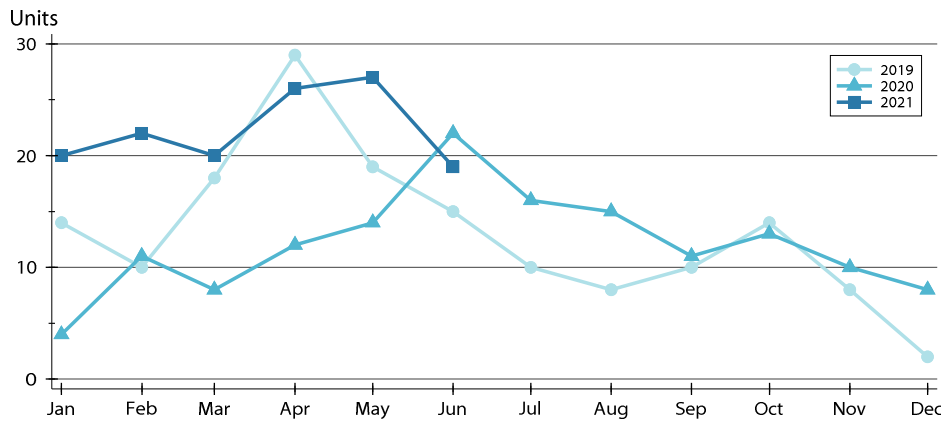
A total of 19 listings in Clay County had contracts pending at the end of June, down from 22 contracts pending at the end of June 2020.

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.

PENDING CONTRACTS ANALYSIS

**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	14	4	20
February	10	11	22
March	18	8	20
April	29	12	26
May	19	14	27
June	15	22	19
July	10	16	
August	8	15	
September	10	11	
October	14	13	
November	8	10	
December	2	8	

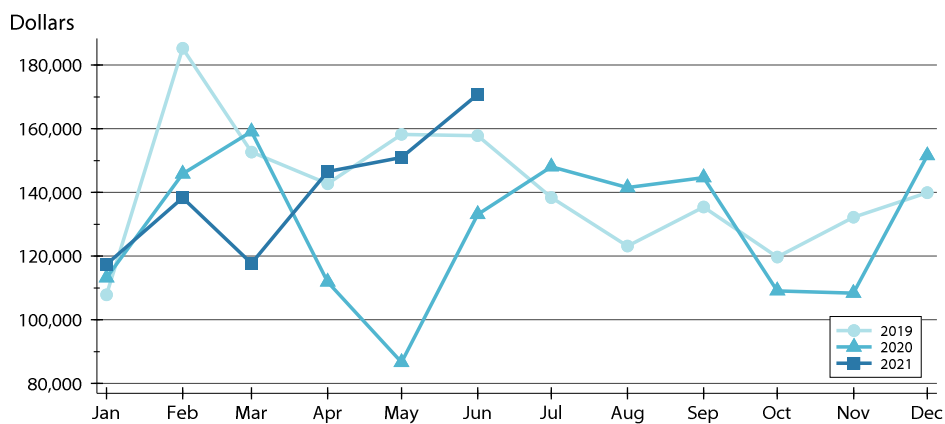
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	36.8%	592	84,600	86,900	42	27	98.7%	100.0%
\$100,000-\$124,999	1	5.3%	125	124,900	124,900	170	170	100.0%	100.0%
\$125,000-\$149,999	1	5.3%	145	145,000	145,000	24	24	100.0%	100.0%
\$150,000-\$174,999	1	5.3%	170	170,000	170,000	7	7	100.0%	100.0%
\$175,000-\$199,999	3	15.8%	554	184,667	189,000	15	12	100.0%	100.0%
\$200,000-\$249,999	3	15.8%	705	234,933	235,000	14	6	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	270	270,000	270,000	6	6	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	684	342,000	342,000	89	89	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	19	100.0%	3,245	170,784	170,000	40	14	99.5%	100.0%

PENDING CONTRACTS ANALYSIS

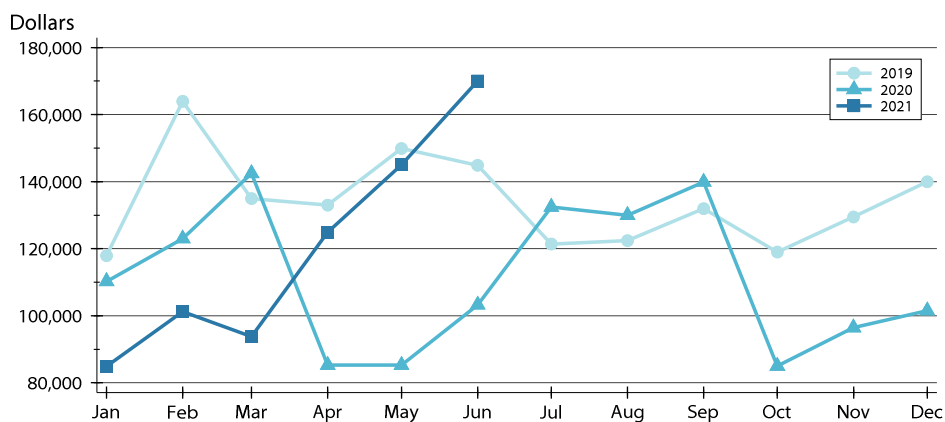
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	107,857	113,250	117,463
February	185,300	145,836	138,357
March	152,672	159,125	117,703
April	142,714	111,938	146,569
May	158,263	86,643	150,981
June	157,853	133,143	170,784
July	138,390	148,094	
August	123,188	141,553	
September	135,450	144,709	
October	119,700	109,138	
November	132,250	108,400	
December	139,950	151,613	

MEDIAN PRICE >>

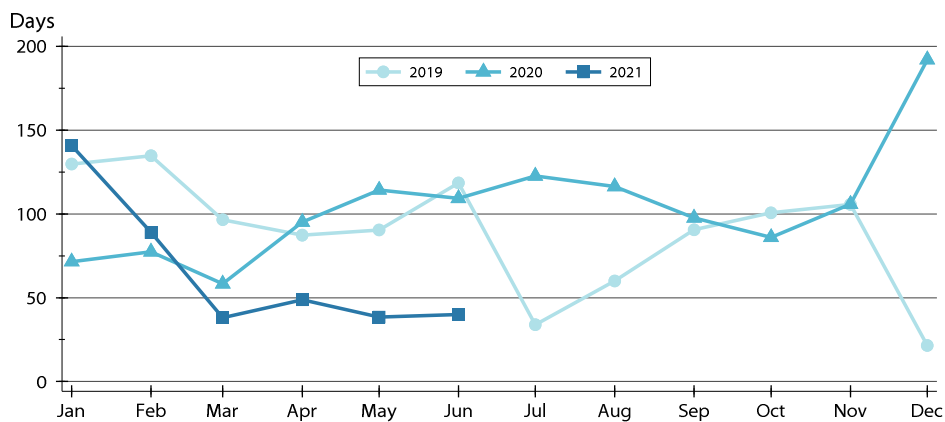


Month	2019	2020	2021
January	117,900	110,250	84,950
February	163,950	123,000	101,250
March	134,950	142,450	93,750
April	133,000	85,250	124,900
May	149,900	85,250	145,000
June	144,900	103,250	170,000
July	121,400	132,450	
August	122,400	130,000	
September	131,950	139,900	
October	119,000	85,000	
November	129,450	96,450	
December	139,950	101,500	

PENDING CONTRACTS ANALYSIS

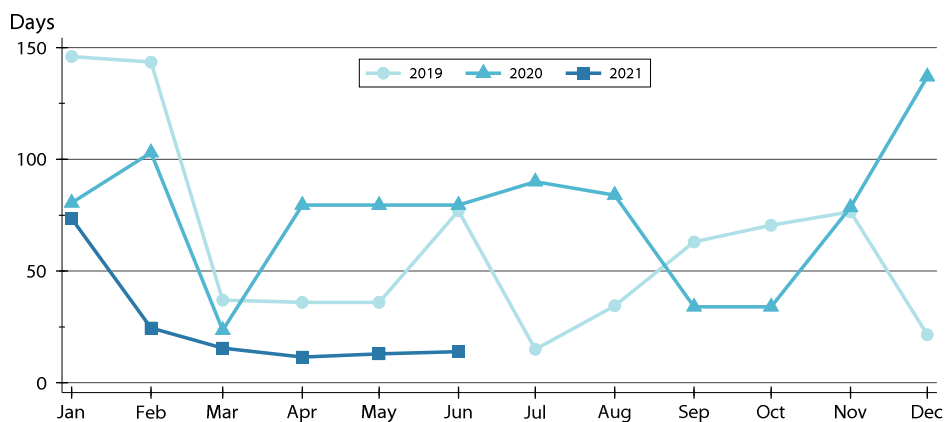
**CLAY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 7/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	130	72	141
February	135	77	89
March	97	58	38
April	87	95	49
May	90	114	38
June	119	109	40
July	34	123	
August	60	116	
September	91	98	
October	101	86	
November	106	106	
December	22	192	

MEDIAN DOM >>



Month	2019	2020	2021
January	146	81	74
February	144	103	25
March	37	24	16
April	36	80	12
May	36	80	13
June	77	80	14
July	15	90	
August	35	84	
September	63	34	
October	71	34	
November	77	79	
December	22	137	