

Local Market Update for December 2023

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

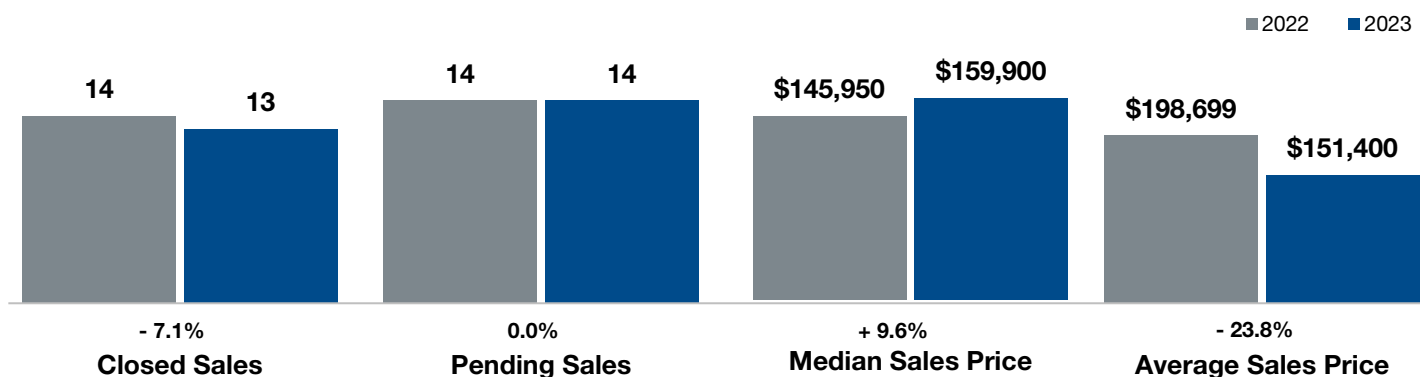


Clay County

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	9	13	+ 44.4%	257	239	- 7.0%
Closed Sales	14	13	- 7.1%	205	217	+ 5.9%
Median Sales Price	\$145,950	\$159,900	+ 9.6%	\$140,000	\$146,500	+ 4.6%
Percent of Original List Price Received*	94.2%	92.3%	- 2.0%	96.3%	92.5%	- 3.9%
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Inventory of Homes for Sale	36	26	- 27.8%	--	--	--

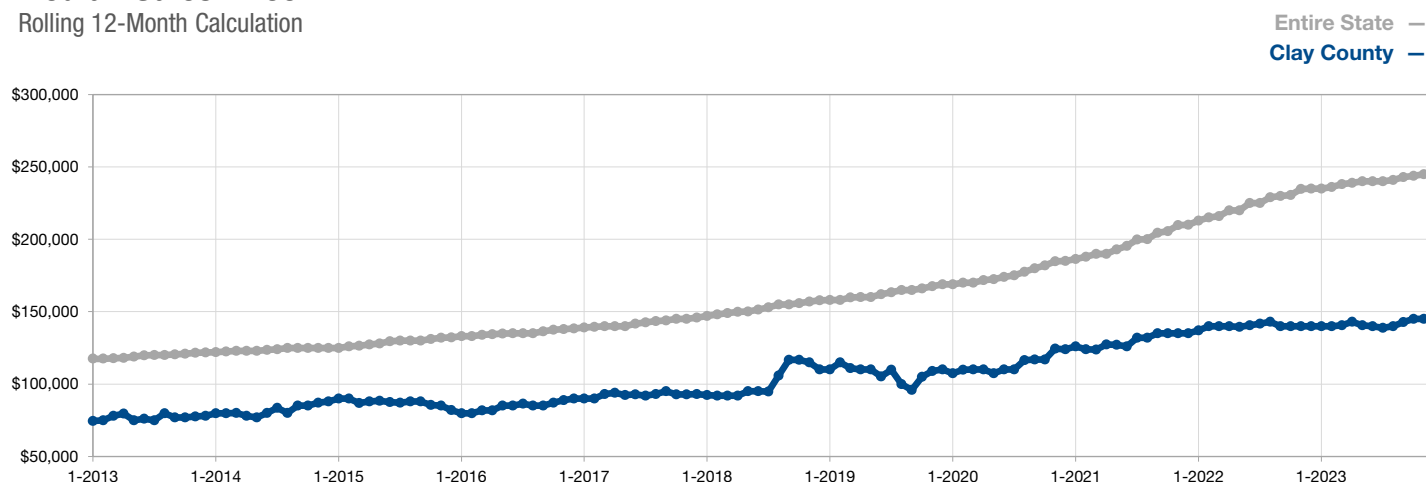
* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.