

February 2024



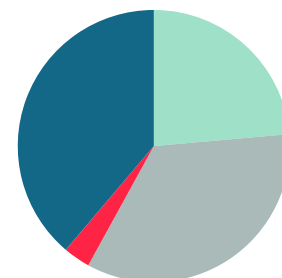
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 11, 2024 for MLS Technology Inc.

Compared Metrics	2023	February 2024	+/-%
Closed Listings	65	59	-9.23%
Pending Listings	62	86	38.71%
New Listings	60	82	36.67%
Average List Price	175,150	221,318	26.36%
Average Sale Price	169,491	214,663	26.65%
Average Percent of Selling Price to List Price	94.69%	96.84%	2.27%
Average Days on Market to Sale	31.65	39.19	23.83%
End of Month Inventory	89	97	8.99%
Months Supply of Inventory	1.14	1.51	32.77%



■ Closed (23.60%)
■ Pending (34.40%)
■ Other OffMarket (3.20%)
■ Active (38.80%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of February 29, 2024 = **97**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2024 rose **8.99%** to 97 existing homes available for sale. Over the last 12 months this area has had an average of 64 closed sales per month. This represents an unsold inventory index of **1.51** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **26.65%** in February 2024 to \$214,663 versus the previous year at \$169,491.

Average Days on Market Lengthens

The average number of **39.19** days that homes spent on the market before selling increased by 7.54 days or **23.83%** in February 2024 compared to last year's same month at **31.65** DOM.

Sales Success for February 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 82 New Listings in February 2024, up **36.67%** from last year at 60. Furthermore, there were 59 Closed Listings this month versus last year at 65, a **-9.23%** decrease.

Closed versus Listed trends yielded a **72.0%** ratio, down from previous year's, February 2023, at **108.3%**, a **33.58%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

February 2024



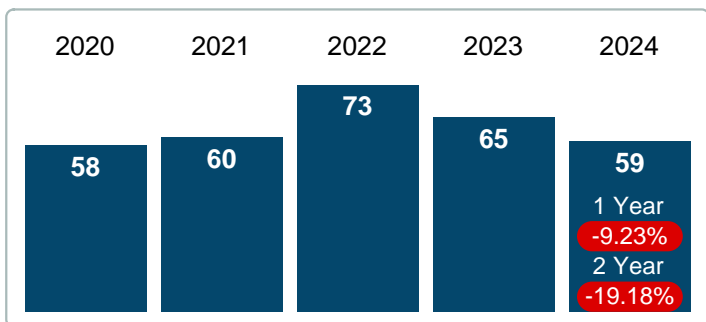
Area Delimited by County Of Washington - Residential Property Type



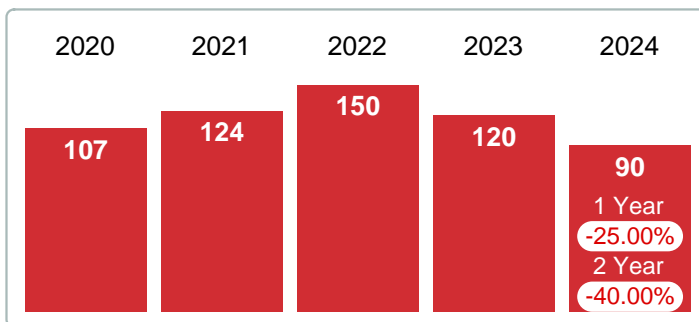
CLOSED LISTINGS

Report produced on Mar 11, 2024 for MLS Technology Inc.

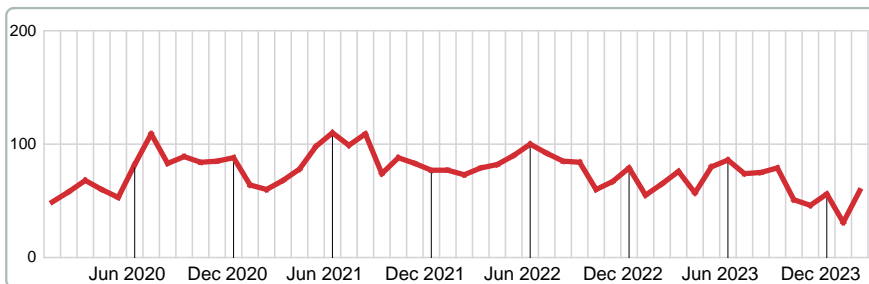
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 63

High Jun 2021 110 Low Jan 2024 31

Closed Listings this month at 59
below the 5 yr FEB average of 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.47%	14.4	5	0	0	0
\$50,001 - \$100,000	8	13.56%	25.4	5	3	0	0
\$100,001 - \$125,000	6	10.17%	25.2	1	5	0	0
\$125,001 - \$175,000	18	30.51%	36.0	5	8	5	0
\$175,001 - \$250,000	7	11.86%	60.4	1	5	1	0
\$250,001 - \$325,000	9	15.25%	66.2	0	0	7	2
\$325,001 and up	6	10.17%	36.5	1	2	2	1
Total Closed Units	59			18	23	15	3
Total Closed Volume	12,665,091	100%	39.2	2.98M	4.57M	3.80M	1.31M
Average Closed Price	\$214,663			\$165,494	\$198,794	\$253,461	\$437,333

February 2024



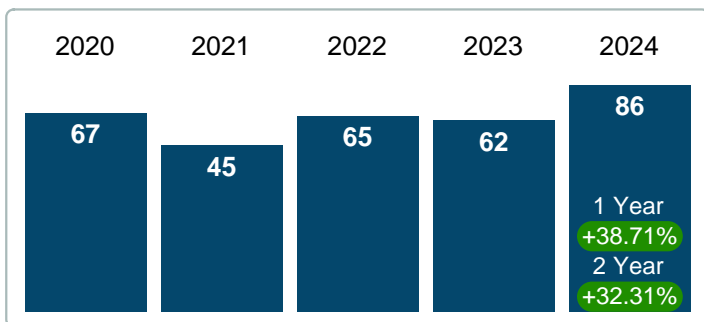
Area Delimited by County Of Washington - Residential Property Type



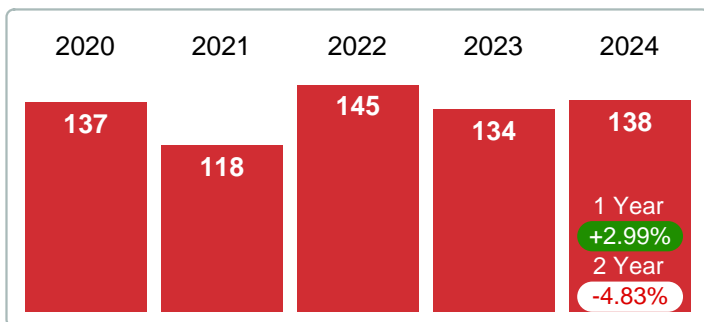
PENDING LISTINGS

Report produced on Mar 11, 2024 for MLS Technology Inc.

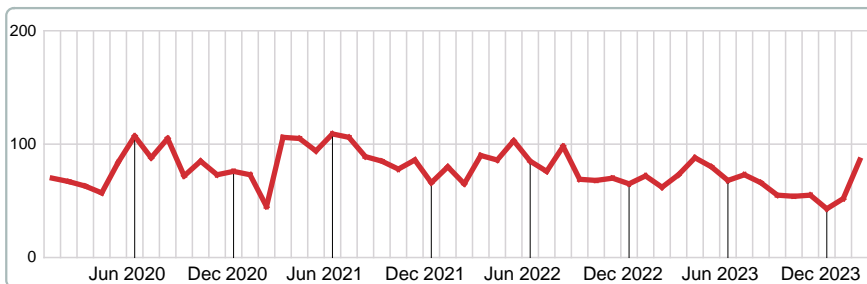
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

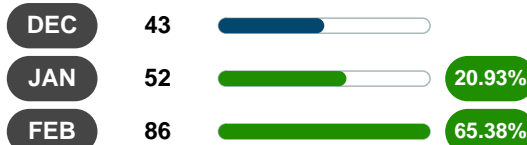


3 MONTHS

5 year FEB AVG = 65

High Jun 2021 109 Low Dec 2023 43

Pending Listings this month at **86**
above the 5 yr FEB average of **65**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	4.65%	41.8	4	0	0	0
\$25,001 - \$75,000	11	12.79%	25.5	6	4	1	0
\$75,001 - \$125,000	11	12.79%	21.5	3	7	1	0
\$125,001 - \$225,000	27	31.40%	37.6	5	16	6	0
\$225,001 - \$275,000	12	13.95%	71.0	0	2	9	1
\$275,001 - \$375,000	11	12.79%	59.2	0	2	9	0
\$375,001 and up	10	11.63%	50.3	1	3	2	4
Total Pending Units	86			19	34	28	5
Total Pending Volume	17,992,528	100%	31.8	1.88M	6.12M	7.60M	2.39M
Average Listing Price	\$179,649			\$99,042	\$179,885	\$271,455	\$478,780

February 2024



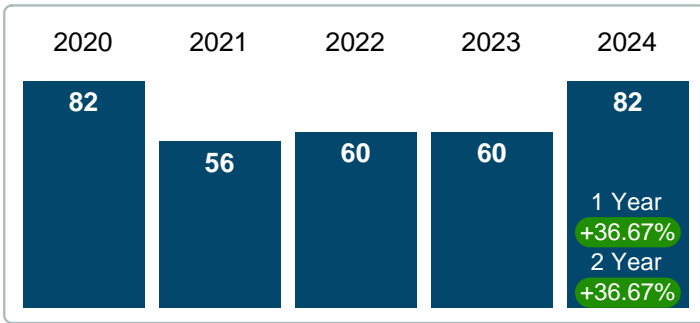
Area Delimited by County Of Washington - Residential Property Type



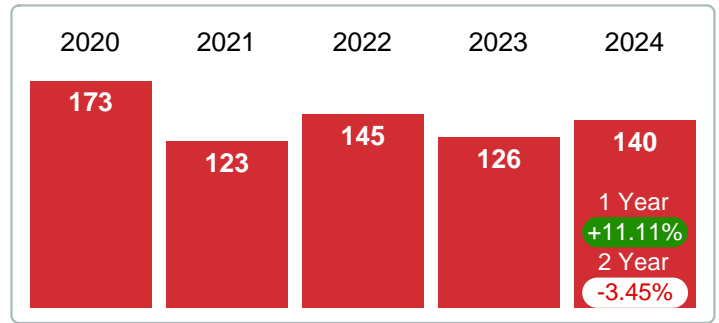
NEW LISTINGS

Report produced on Mar 11, 2024 for MLS Technology Inc.

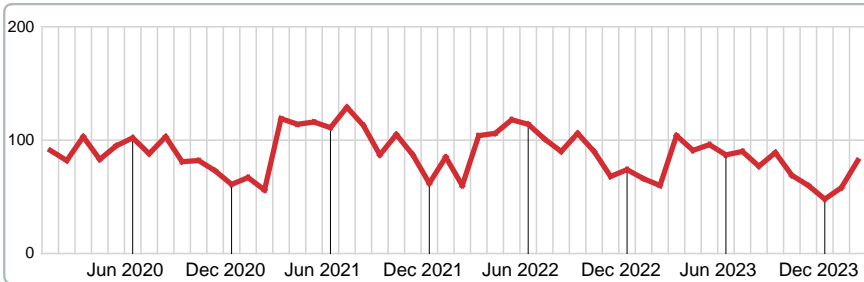
FEBRUARY



YEAR TO DATE (YTD)

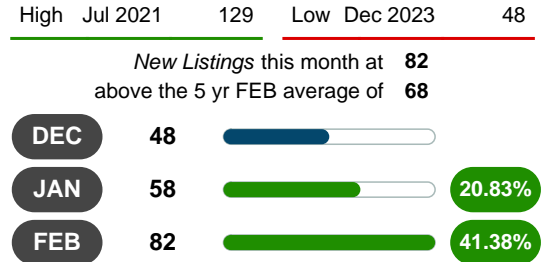


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 68



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	8	9.76%	7	1	0	0
\$60,001 - \$100,000	10	12.20%	5	5	0	0
\$100,001 - \$140,000	9	10.98%	1	6	2	0
\$140,001 - \$220,000	21	25.61%	1	19	1	0
\$220,001 - \$280,000	15	18.29%	0	6	9	0
\$280,001 - \$360,000	11	13.41%	0	1	9	1
\$360,001 and up	8	9.76%	2	4	1	1
Total New Listed Units	82		16	42	22	2
Total New Listed Volume	16,629,210	100%	1.83M	7.80M	5.92M	1.07M
Average New Listed Listing Price	\$86,271		\$114,488	\$185,663	\$269,303	\$537,450

February 2024



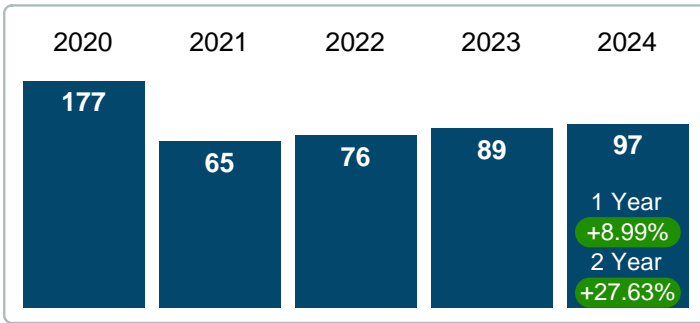
Area Delimited by County Of Washington - Residential Property Type



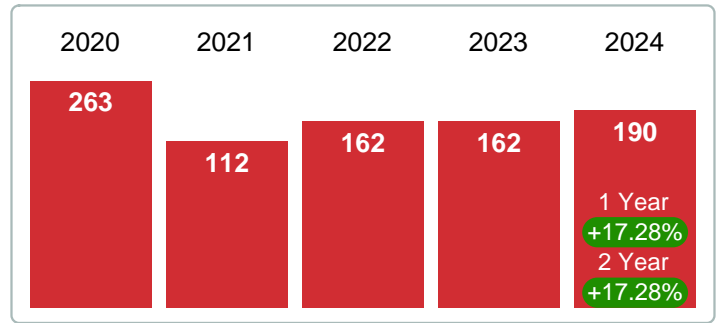
ACTIVE INVENTORY

Report produced on Mar 11, 2024 for MLS Technology Inc.

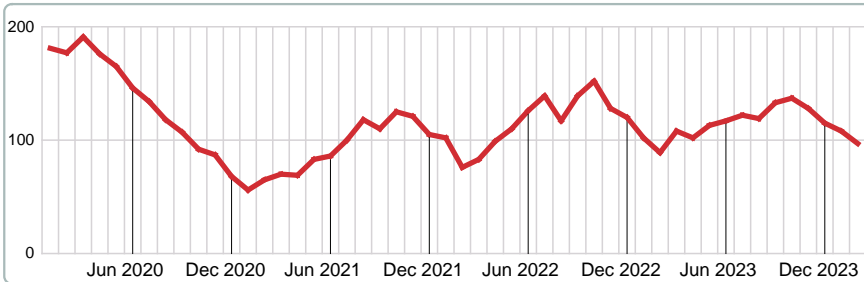
END OF FEBRUARY



ACTIVE DURING FEBRUARY

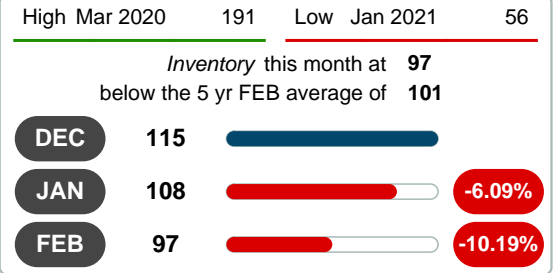


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 101



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	3.09%	94.7	2	1	0	0
\$50,001 - \$125,000	15	15.46%	69.5	7	7	1	0
\$125,001 - \$175,000	15	15.46%	43.1	1	13	1	0
\$175,001 - \$275,000	25	25.77%	53.4	0	15	8	2
\$275,001 - \$325,000	14	14.43%	70.9	1	4	9	0
\$325,001 - \$425,000	13	13.40%	73.9	0	5	7	1
\$425,001 and up	12	12.37%	70.6	1	3	4	4
Total Active Inventory by Units	97			12	48	30	7
Total Active Inventory by Volume	26,309,550	100%	63.0	1.46M	10.55M	9.67M	4.63M
Average Active Inventory Listing Price	\$271,232			\$122,067	\$219,803	\$322,220	\$661,086

February 2024



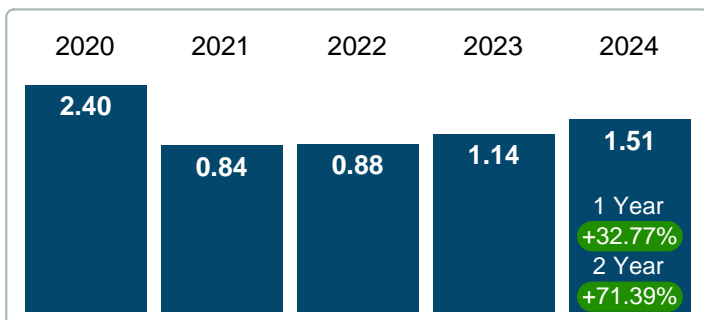
Area Delimited by County Of Washington - Residential Property Type



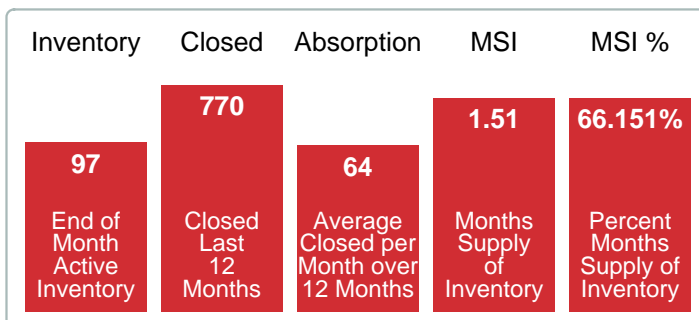
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Mar 11, 2024 for MLS Technology Inc.

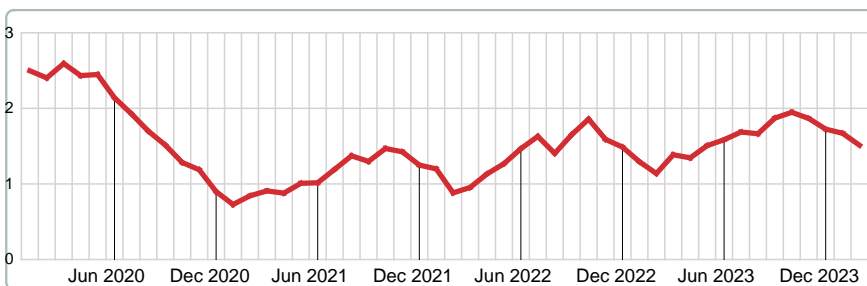
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024



5 YEAR MARKET ACTIVITY TRENDS

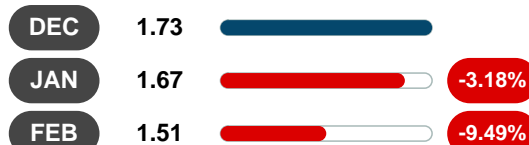


3 MONTHS

5 year FEB AVG = 1.36

High Mar 2020 2.59 Low Jan 2021 0.73

Months Supply this month at 1.51
above the 5 yr FEB average of 1.36



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	3.09%	0.67	0.69	0.67	0.00	0.00
\$50,001 - \$125,000	15	15.46%	1.00	1.31	0.78	1.71	0.00
\$125,001 - \$175,000	15	15.46%	1.08	0.41	1.32	0.71	0.00
\$175,001 - \$275,000	25	25.77%	1.63	0.00	1.59	1.88	2.40
\$275,001 - \$325,000	14	14.43%	2.18	0.00	2.53	2.08	0.00
\$325,001 - \$425,000	13	13.40%	2.84	0.00	4.62	2.40	2.40
\$425,001 and up	12	12.37%	2.67	6.00	2.57	2.09	3.20
Market Supply of Inventory (MSI)			1.51	1.01	1.43	1.94	2.15
Total Active Inventory by Units		100%	1.51	12	48	30	7

February 2024



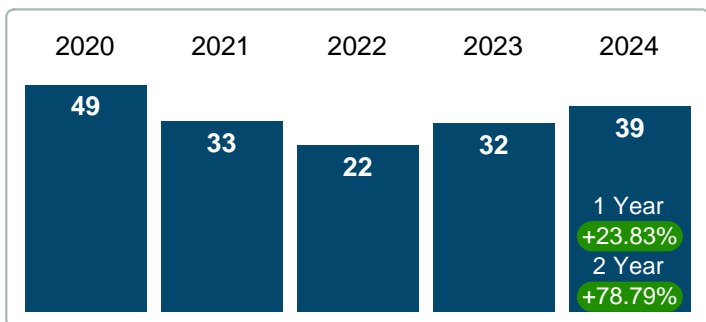
Area Delimited by County Of Washington - Residential Property Type



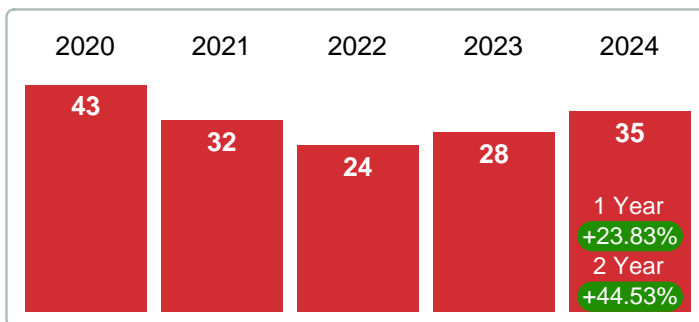
AVERAGE DAYS ON MARKET TO SALE

Report produced on Mar 11, 2024 for MLS Technology Inc.

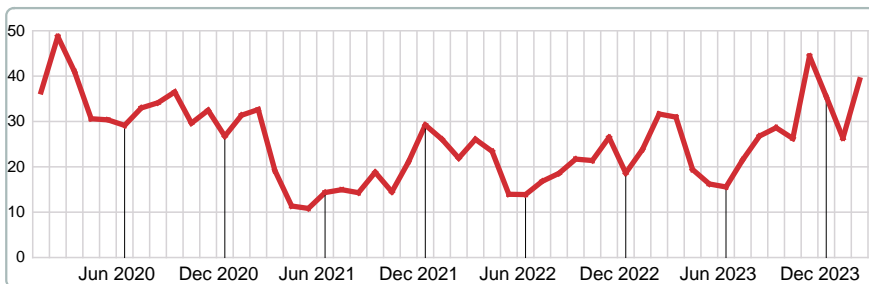
FEBRUARY



YEAR TO DATE (YTD)

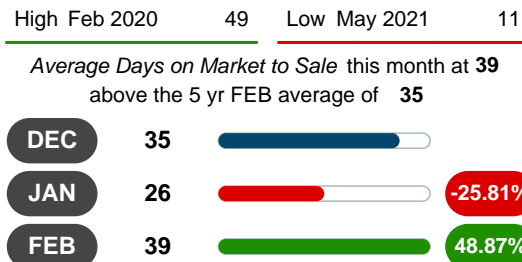


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 35



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8.47%	14	14	0	0	0
\$50,001 - \$100,000	13.56%	25	35	10	0	0
\$100,001 - \$125,000	10.17%	25	65	17	0	0
\$125,001 - \$175,000	30.51%	36	24	48	29	0
\$175,001 - \$250,000	11.86%	60	76	42	136	0
\$250,001 - \$325,000	15.25%	66	0	0	78	24
\$325,001 and up	10.17%	37	2	82	11	32
Average Closed DOM		39	28	38	57	27
Total Closed Units	100%	39	18	23	15	3
Total Closed Volume		12,665,091	2.98M	4.57M	3.80M	1.31M

February 2024



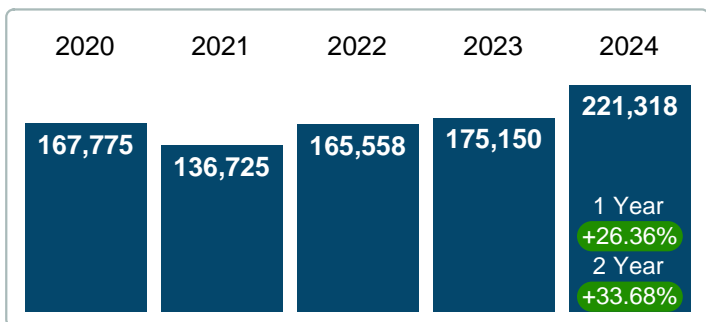
Area Delimited by County Of Washington - Residential Property Type



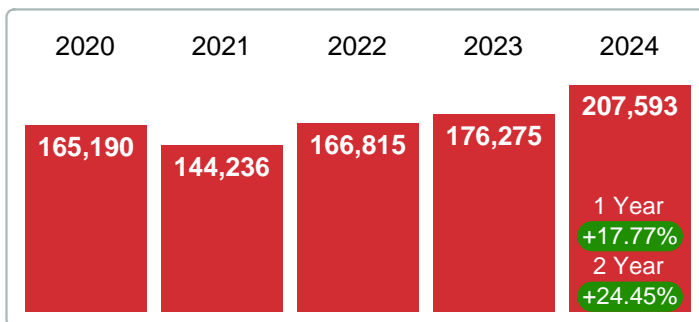
AVERAGE LIST PRICE AT CLOSING

Report produced on Mar 11, 2024 for MLS Technology Inc.

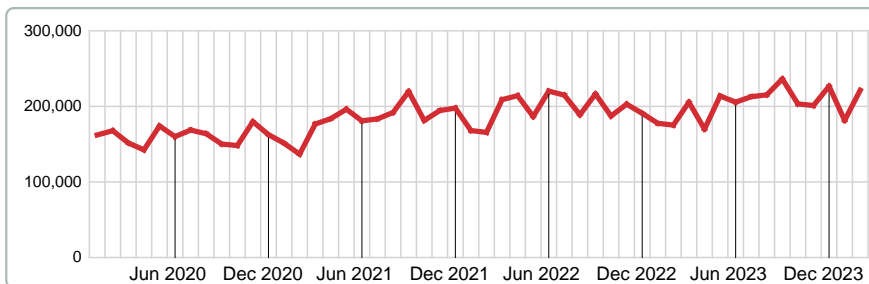
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

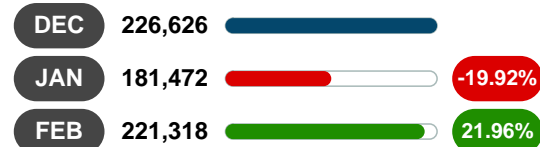


3 MONTHS

5 year FEB AVG = 173,305

High Sep 2023 236,182 Low Feb 2021 136,725

Average List Price at Closing this month at **221,318**
above the 5 yr FEB average of **173,305**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6.78%	31,000	35,800	0	0	0
\$50,001 - \$100,000	15.25%	78,533	81,380	81,633	0	0
\$100,001 - \$125,000	11.86%	113,900	109,900	113,080	0	0
\$125,001 - \$175,000	27.12%	155,856	157,500	150,113	165,460	0
\$175,001 - \$250,000	10.17%	208,083	200,000	221,700	255,000	0
\$250,001 - \$325,000	15.25%	278,052	0	0	291,210	314,000
\$325,001 and up	13.56%	648,125	1,400,000	792,000	393,500	735,000
Average List Price		221,318	171,294	204,509	260,518	454,333
Total Closed Units	100%	221,318	18	23	15	3
Total Closed Volume		13,057,770	3.08M	4.70M	3.91M	1.36M

February 2024



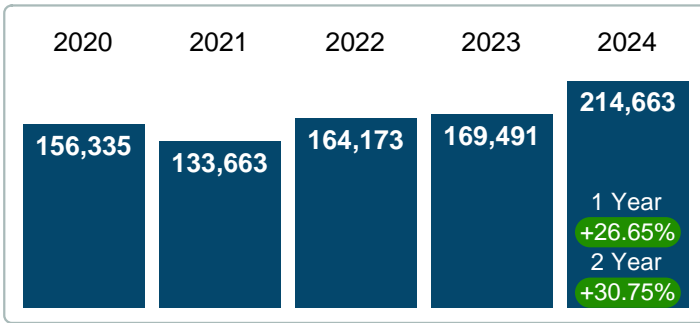
Area Delimited by County Of Washington - Residential Property Type



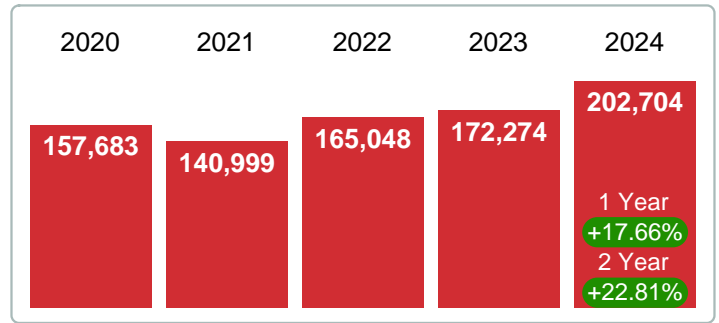
AVERAGE SOLD PRICE AT CLOSING

Report produced on Mar 11, 2024 for MLS Technology Inc.

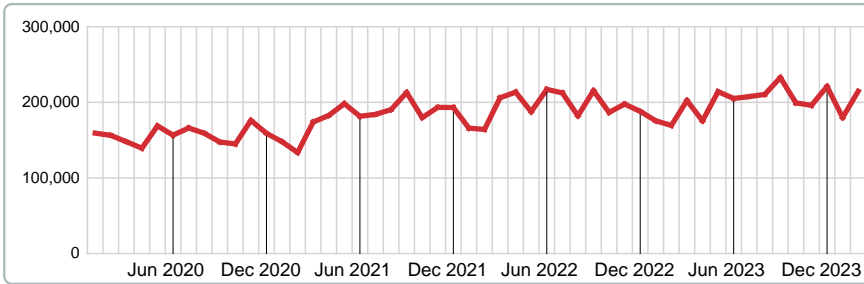
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

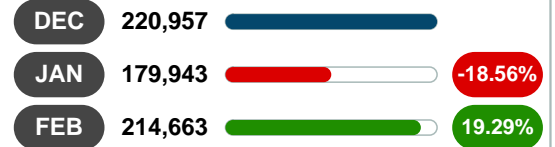


3 MONTHS

5 year FEB AVG = 167,665

High Sep 2023 232,711 | Low Feb 2021 133,663

Average Sold Price at Closing this month at **214,663**
above the 5 yr FEB average of **167,665**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8.47%	31,700	31,700	0	0	0
\$50,001 - \$100,000	13.56%	76,925	76,980	76,833	0	0
\$100,001 - \$125,000	10.17%	113,500	105,000	115,200	0	0
\$125,001 - \$175,000	30.51%	151,961	149,100	151,788	155,100	0
\$175,001 - \$250,000	11.86%	218,214	185,000	218,500	250,000	0
\$250,001 - \$325,000	15.25%	288,602	0	0	283,631	306,000
\$325,001 and up	10.17%	724,995	1,400,000	729,486	395,500	700,000
Average Sold Price		214,663	165,494	198,794	253,461	437,333
Total Closed Units	100%	214,663	18	23	15	3
Total Closed Volume		12,665,091	2.98M	4.57M	3.80M	1.31M

February 2024



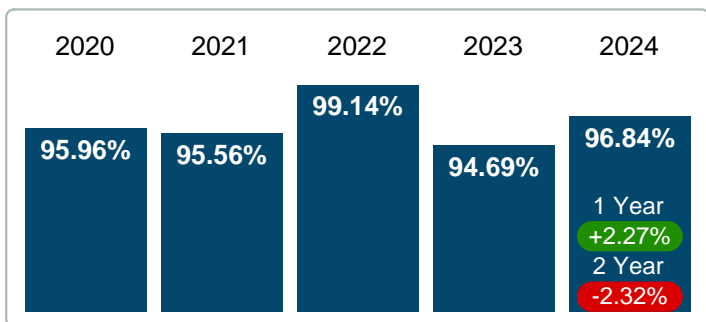
Area Delimited by County Of Washington - Residential Property Type



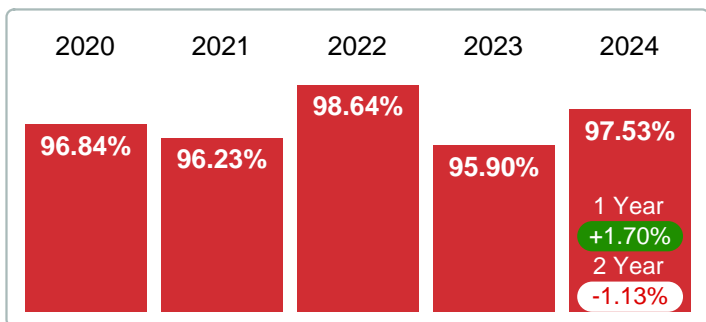
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Mar 11, 2024 for MLS Technology Inc.

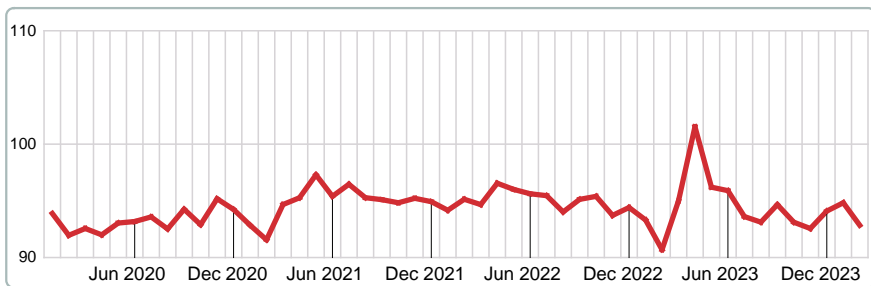
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

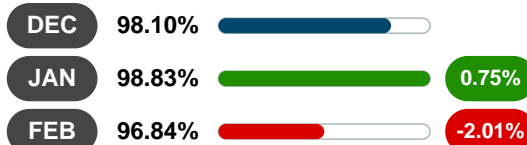


3 MONTHS

5 year FEB AVG = 96.44%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **96.84%** above the 5 yr FEB average of **96.44%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.47%	91.03%	91.03%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	8	13.56%	94.56%	94.69%	94.34%	0.00%	0.00%
\$100,001 - \$125,000	6	10.17%	100.83%	95.54%	101.89%	0.00%	0.00%
\$125,001 - \$175,000	18	30.51%	97.60%	95.37%	101.50%	93.57%	0.00%
\$175,001 - \$250,000	7	11.86%	97.65%	92.50%	98.60%	98.04%	0.00%
\$250,001 - \$325,000	9	15.25%	97.57%	0.00%	0.00%	97.62%	97.39%
\$325,001 and up	6	10.17%	96.46%	100.00%	91.17%	100.59%	95.24%
Average Sold/List Ratio		96.80%		94.08%	99.12%	96.70%	96.67%
Total Closed Units		59	100%	18	23	15	3
Total Closed Volume		12,665,091		2.98M	4.57M	3.80M	1.31M

February 2024



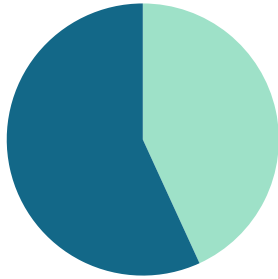
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

Report produced on Mar 11, 2024 for MLS Technology Inc.

INVENTORY

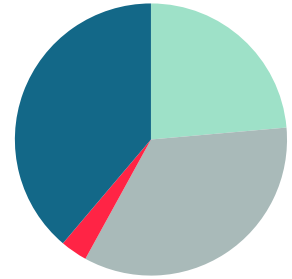


Inventory
 New Listings
82 = 43.16%
 Start Inventory
108
 Total Inventory Units
190
 Volume
\$46,746,157

Market Activity

Closed Sales
59 = 23.60%
 Pending Sales
86 = 34.40%
 Other Off Market
8 = 3.20%
 Active Inventory
97 = 38.80%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	65	59	-9.23%	120	90	-25.00%
Pending Sales	62	86	38.71%	134	138	2.99%
New Listings	60	82	36.67%	126	140	11.11%
Average List Price	175,150	221,318	26.36%	176,275	207,593	17.77%
Average Sale Price	169,491	214,663	26.65%	172,274	202,704	17.66%
Average Percent of Selling Price to List Price	94.69%	96.84%	2.27%	95.90%	97.53%	1.70%
Average Days on Market to Sale	31.65	39.19	23.83%	28.07	34.76	23.83%
Monthly Inventory	89	97	8.99%	89	97	8.99%
Months Supply of Inventory	1.14	1.51	32.77%	1.14	1.51	32.77%

Absorption: Last 12 months, an Average of **64** Sales/Month

Inventory on February 29, 2024 = **97**

2023 **2024**

FEBRUARY MARKET

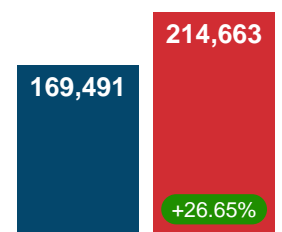
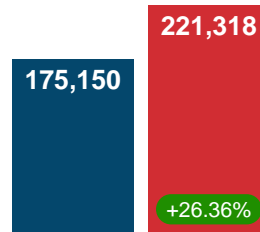
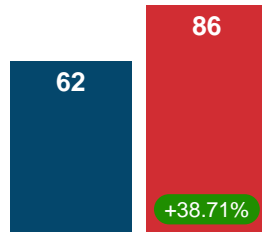
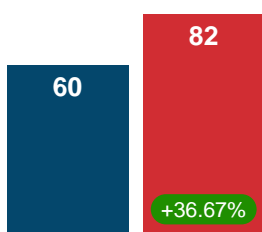
AVERAGE PRICES

New Listings

Pending Listings

List Price

Sale Price



INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

Active Inventory

Monthly Supply of Inventory

Sale/List Ratio

Days on Market

