

# February 2024



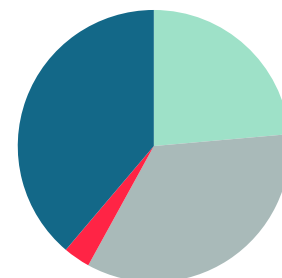
Area Delimited by County Of Washington - Residential Property Type



## 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%
Median List Price	149,900	165,000	10.07%
Median Sale Price	146,000	163,000	11.64%
Median Percent of Selling Price to List Price	97.69%	98.59%	0.92%
Median Days on Market to Sale	19.00	19.00	0.00%
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.

#### Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **11.64%** in February 2024 to \$163,000 versus the previous year at \$146,000.

#### Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in February 2024 compared to last year's same month at **19.00** DOM.

#### Sales Success for February 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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

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

### 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

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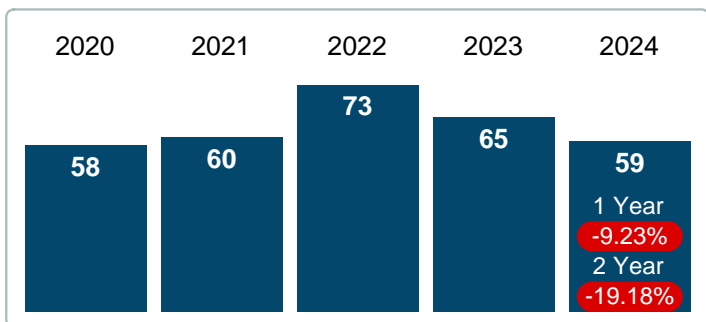
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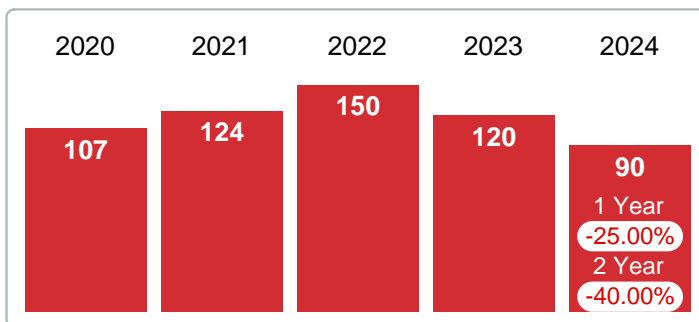
## CLOSED LISTINGS

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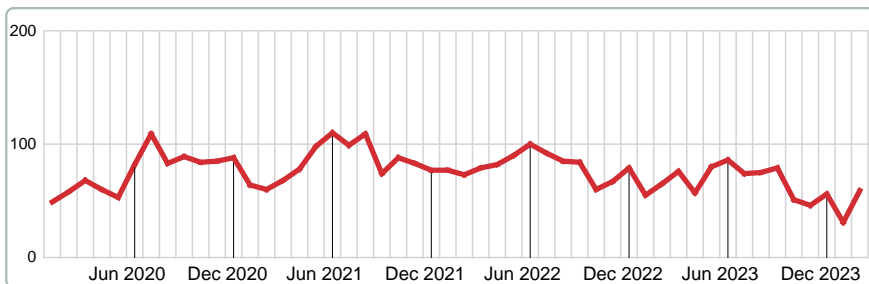
### FEBRUARY



### YEAR TO DATE (YTD)

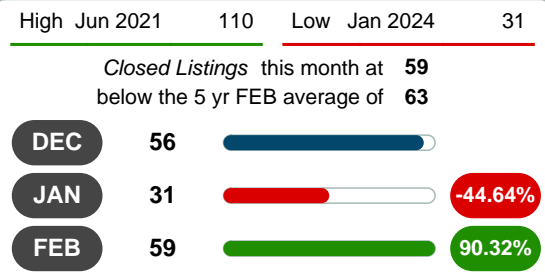


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 63



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.47%	3.0	5	0	0	0
\$50,001 - \$100,000	8	13.56%	8.5	5	3	0	0
\$100,001 - \$125,000	6	10.17%	7.0	1	5	0	0
\$125,001 - \$175,000	18	30.51%	19.5	5	8	5	0
\$175,001 - \$250,000	7	11.86%	45.0	1	5	1	0
\$250,001 - \$325,000	9	15.25%	63.0	0	0	7	2
\$325,001 and up	6	10.17%	23.0	1	2	2	1
<b>Total Closed Units</b>	<b>59</b>			<b>18</b>	<b>23</b>	<b>15</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>12,665,091</b>	<b>100%</b>	<b>19.0</b>	<b>2.98M</b>	<b>4.57M</b>	<b>3.80M</b>	<b>1.31M</b>
<b>Median Closed Price</b>	<b>\$163,000</b>			<b>\$89,450</b>	<b>\$142,500</b>	<b>\$264,040</b>	<b>\$324,500</b>

# February 2024



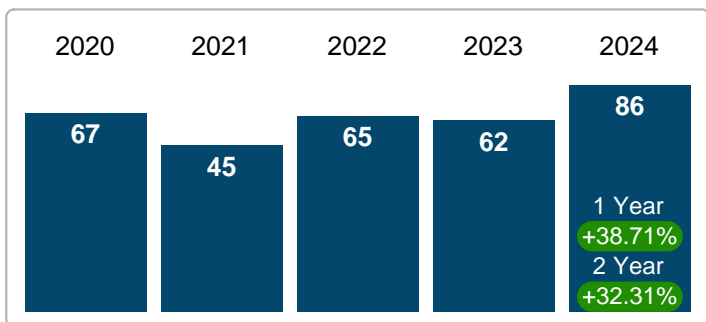
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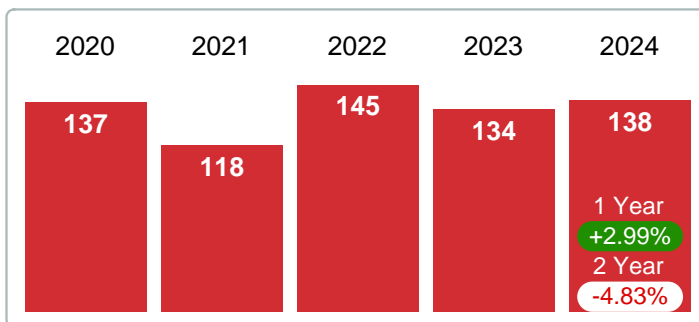
## PENDING LISTINGS

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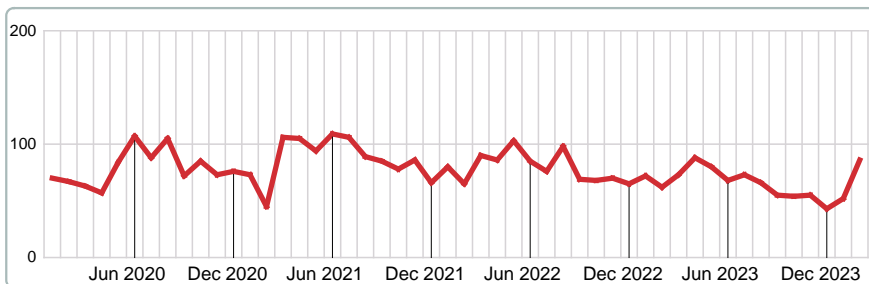
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

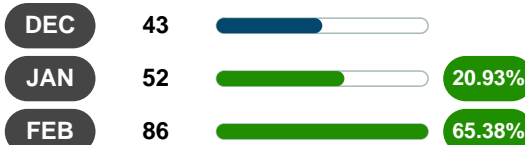


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	4.65%	26.0	4	0	0	0
\$25,001 - \$75,000	11	12.79%	10.0	6	4	1	0
\$75,001 - \$125,000	11	12.79%	10.0	3	7	1	0
\$125,001 - \$225,000	27	31.40%	10.0	5	16	6	0
\$225,001 - \$275,000	12	13.95%	43.5	0	2	9	1
\$275,001 - \$375,000	11	12.79%	25.0	0	2	9	0
\$375,001 and up	10	11.63%	33.0	1	3	2	4
<b>Total Pending Units</b>	<b>86</b>			<b>19</b>	<b>34</b>	<b>28</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>17,992,528</b>	<b>100%</b>	<b>23.0</b>	<b>1.88M</b>	<b>6.12M</b>	<b>7.60M</b>	<b>2.39M</b>
<b>Median Listing Price</b>	<b>\$180,500</b>			<b>\$69,500</b>	<b>\$148,500</b>	<b>\$261,995</b>	<b>\$430,000</b>

# February 2024



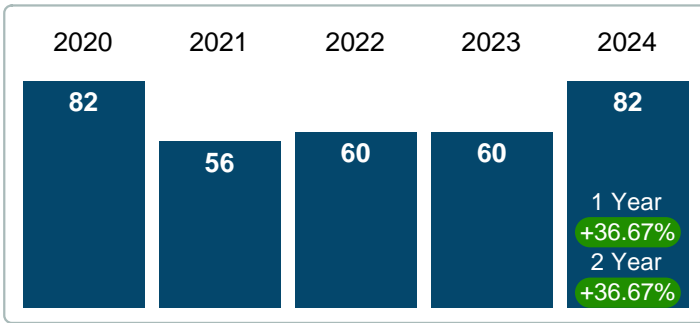
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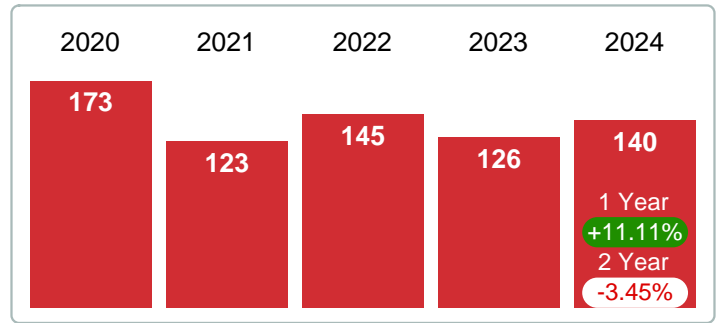
## NEW LISTINGS

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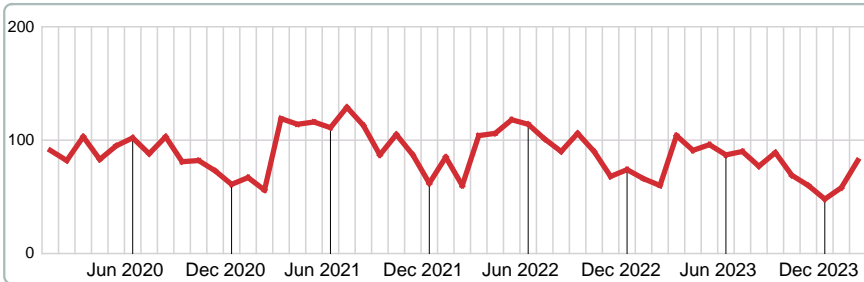
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

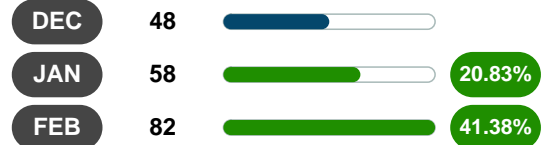


### 3 MONTHS

5 year FEB AVG = 68

High Jul 2021 129 Low Dec 2023 48

New Listings this month at **82**  
above the 5 yr FEB average of **68**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.10%	4	1	0	0
\$50,001 - \$100,000	13	15.85%	8	5	0	0
\$100,001 - \$125,000	6	7.32%	0	5	1	0
\$125,001 - \$225,000	28	34.15%	2	23	3	0
\$225,001 - \$275,000	10	12.20%	0	3	7	0
\$275,001 - \$350,000	11	13.41%	0	1	9	1
\$350,001 and up	9	10.98%	2	4	2	1
<b>Total New Listed Units</b>	<b>82</b>		<b>16</b>	<b>42</b>	<b>22</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>16,629,210</b>	<b>100%</b>	<b>1.83M</b>	<b>7.80M</b>	<b>5.92M</b>	<b>1.07M</b>
<b>Median New Listed Listing Price</b>	<b>\$175,500</b>		<b>\$68,000</b>	<b>\$158,750</b>	<b>\$276,995</b>	<b>\$537,450</b>

# February 2024



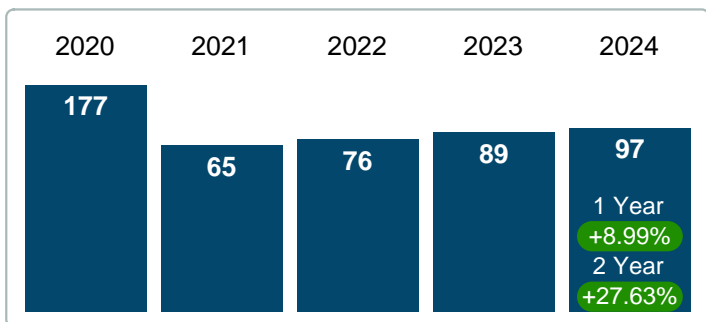
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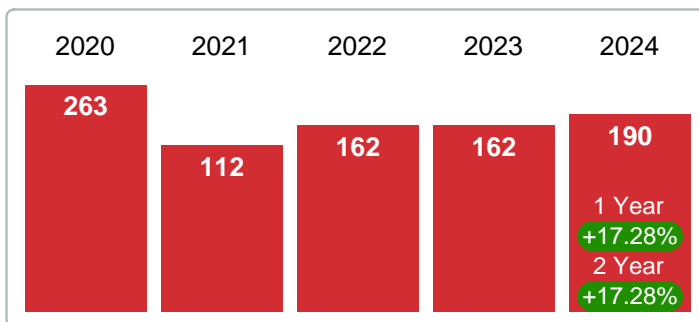
## ACTIVE INVENTORY

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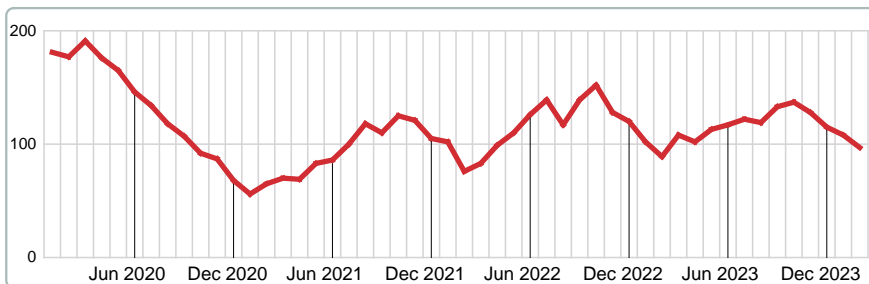
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

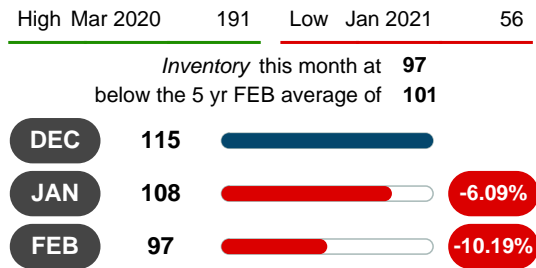


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 101



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	3.09%	49.0	2	1	0	0
\$50,001 - \$125,000	15	15.46%	28.0	7	7	1	0
\$125,001 - \$175,000	15	15.46%	24.0	1	13	1	0
\$175,001 - \$275,000	25	25.77%	23.0	0	15	8	2
\$275,001 - \$325,000	14	14.43%	53.5	1	4	9	0
\$325,001 - \$425,000	13	13.40%	51.0	0	5	7	1
\$425,001 and up	12	12.37%	65.5	1	3	4	4
<b>Total Active Inventory by Units</b>	<b>97</b>			<b>12</b>	<b>48</b>	<b>30</b>	<b>7</b>
<b>Total Active Inventory by Volume</b>	<b>26,309,550</b>	<b>100%</b>	<b>31.0</b>	<b>1.46M</b>	<b>10.55M</b>	<b>9.67M</b>	<b>4.63M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$257,500</b>			<b>\$74,900</b>	<b>\$185,500</b>	<b>\$297,000</b>	<b>\$650,000</b>

# February 2024



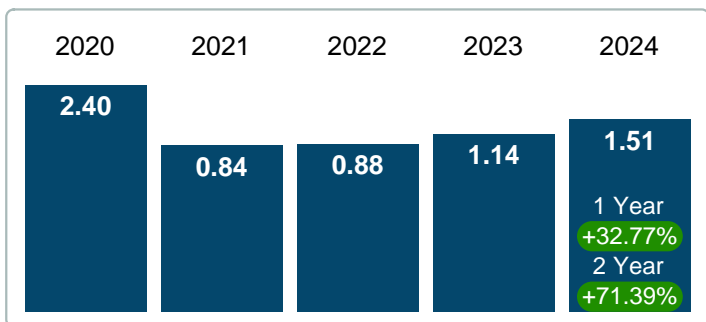
Area Delimited by County Of Washington - Residential Property Type



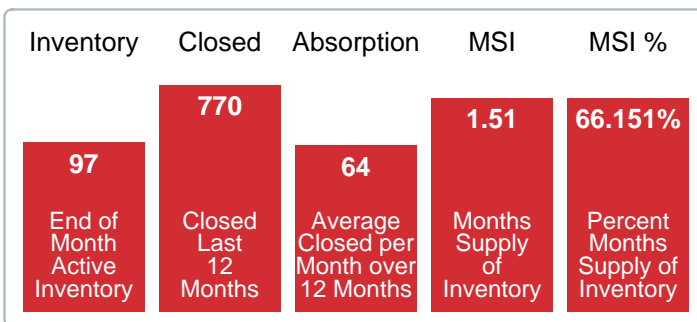
## MONTHS SUPPLY of INVENTORY (MSI)

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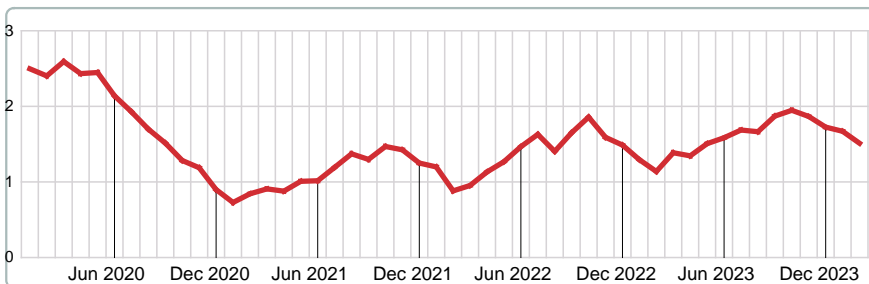
### MSI FOR FEBRUARY



### 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



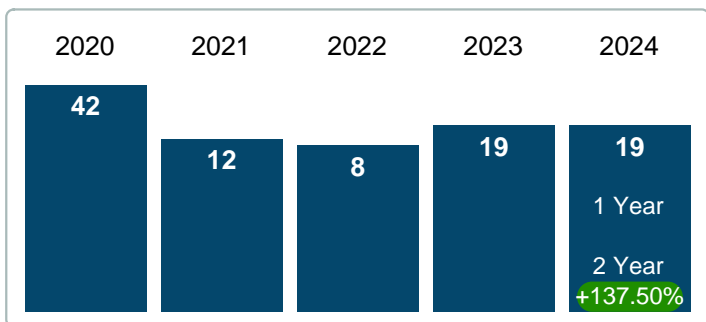
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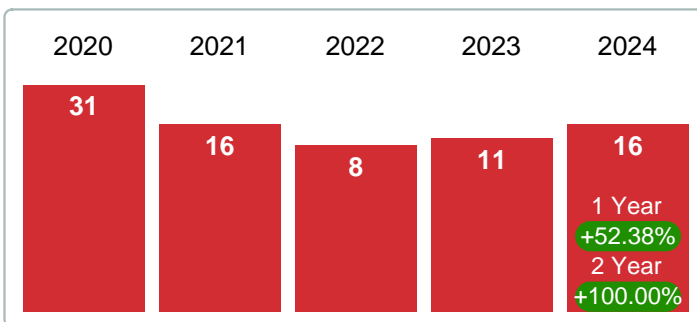
## MEDIAN DAYS ON MARKET TO SALE

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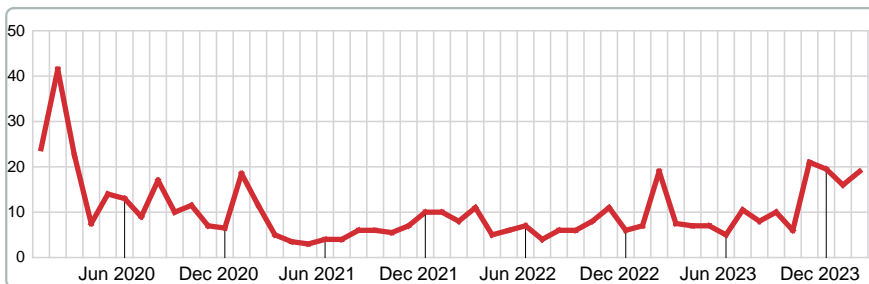
### FEBRUARY



### YEAR TO DATE (YTD)

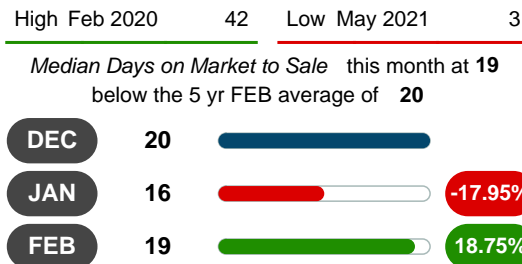


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 20



### MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8.47%	3	3	0	0	0
\$50,001 - \$100,000	13.56%	9	1	11	0	0
\$100,001 - \$125,000	10.17%	7	65	7	0	0
\$125,001 - \$175,000	30.51%	20	1	29	20	0
\$175,001 - \$250,000	11.86%	45	76	14	136	0
\$250,001 - \$325,000	15.25%	63	0	0	101	24
\$325,001 and up	10.17%	23	2	82	11	32
<b>Median Closed DOM</b>		19	3	14	47	29
<b>Total Closed Units</b>	100%	19.0	18	23	15	3
<b>Total Closed Volume</b>		12,665,091	2.98M	4.57M	3.80M	1.31M

# February 2024



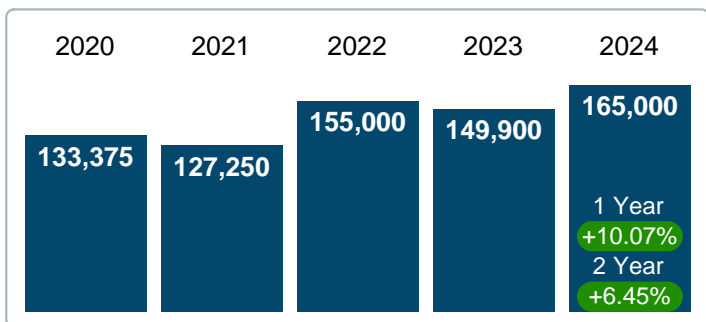
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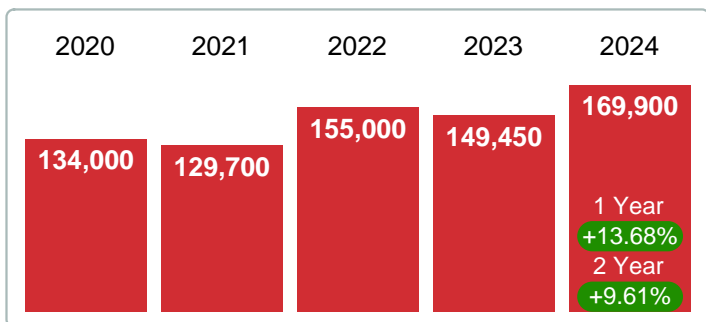
## MEDIAN LIST PRICE AT CLOSING

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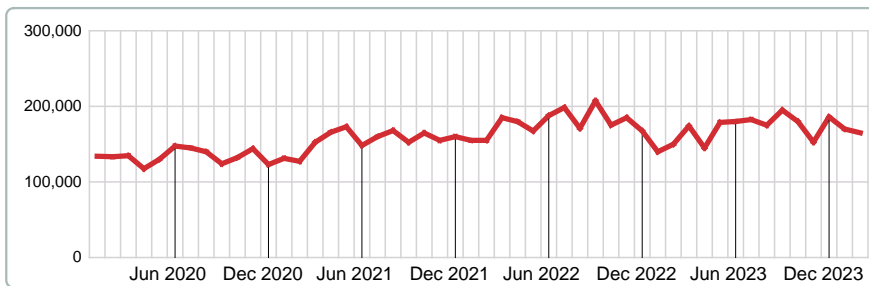
### FEBRUARY



### YEAR TO DATE (YTD)

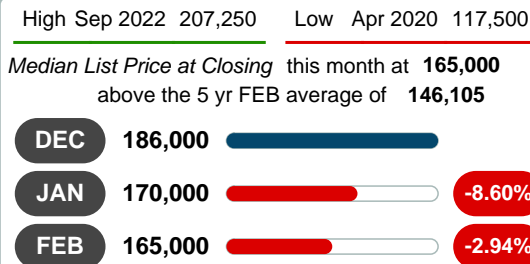


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 146,105



### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6.78%	29,500	29,500	0	0	0
\$50,001 - \$100,000	15.25%	80,000	79,700	80,000	0	0
\$100,001 - \$125,000	11.86%	115,000	109,900	115,000	0	0
\$125,001 - \$175,000	27.12%	161,200	142,500	162,500	169,900	0
\$175,001 - \$250,000	10.17%	200,000	200,000	207,500	0	0
\$250,001 - \$325,000	15.25%	279,640	0	260,000	279,640	299,000
\$325,001 and up	13.56%	429,500	1,400,000	792,000	350,000	532,000
<b>Median List Price</b>		<b>165,000</b>	<b>93,750</b>	<b>140,000</b>	<b>264,900</b>	<b>329,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>165,000</b>	<b>18</b>	<b>23</b>	<b>15</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>13,057,770</b>	<b>3.08M</b>	<b>4.70M</b>	<b>3.91M</b>	<b>1.36M</b>



# February 2024



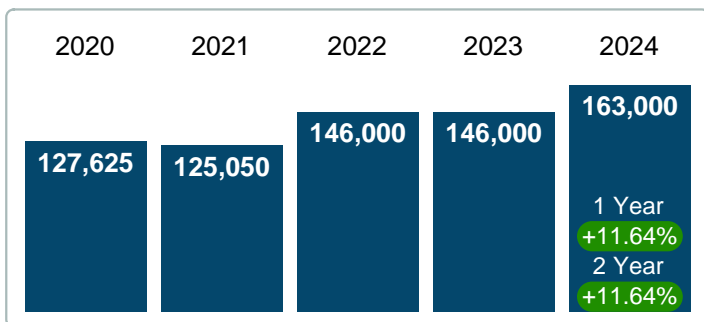
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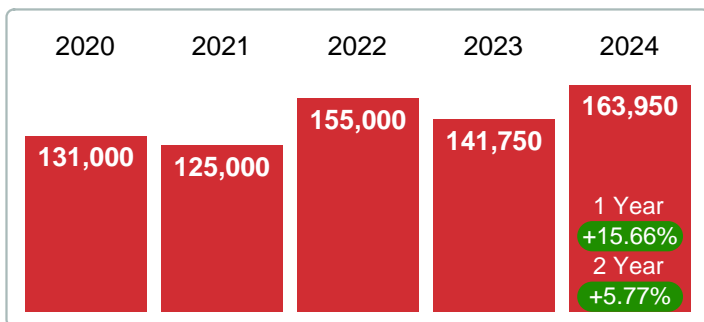
## MEDIAN SOLD PRICE AT CLOSING

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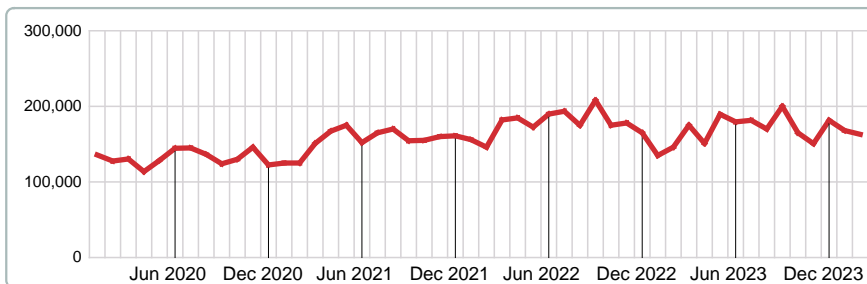
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

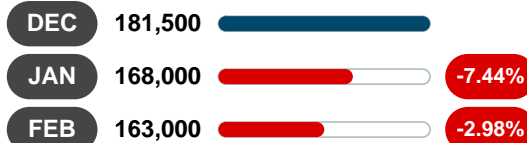


### 3 MONTHS

5 year FEB AVG = 141,535

High Sep 2022 207,975 Low Apr 2020 113,680

Median Sold Price at Closing this month at **163,000** above the 5 yr FEB average of **141,535**



### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.47%	31,500	31,500	0	0	0
\$50,001 - \$100,000	8	13.56%	78,750	85,000	75,000	0	0
\$100,001 - \$125,000	6	10.17%	114,250	105,000	117,500	0	0
\$125,001 - \$175,000	18	30.51%	154,000	140,000	152,750	155,000	0
\$175,001 - \$250,000	7	11.86%	225,000	185,000	225,000	250,000	0
\$250,001 - \$325,000	9	15.25%	287,500	0	0	279,500	306,000
\$325,001 and up	6	10.17%	575,000	1,400,000	729,486	395,500	700,000
Median Sold Price			163,000	89,450	142,500	264,040	324,500
Total Closed Units		100%	163,000	18	23	15	3
Total Closed Volume			12,665,091	2.98M	4.57M	3.80M	1.31M

# February 2024



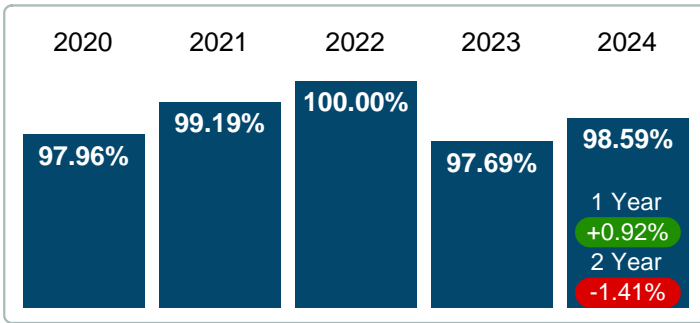
Area Delimited by County Of Washington - Residential Property Type



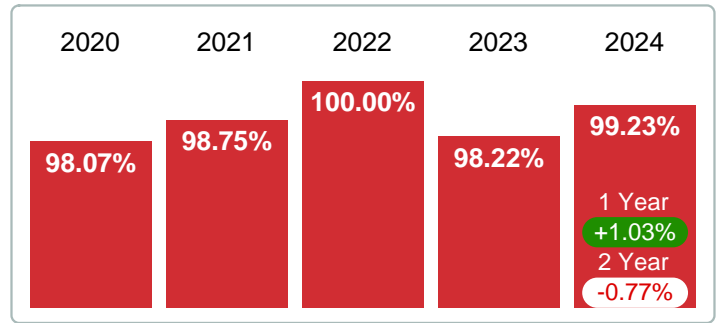
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

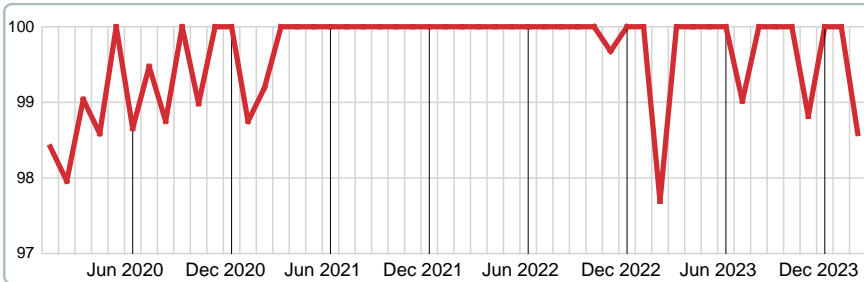
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

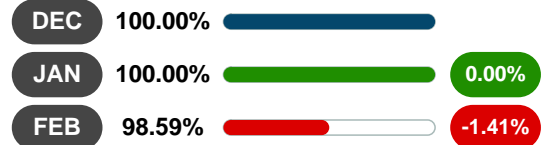


### 3 MONTHS

5 year FEB AVG = 98.69%

High Jan 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **98.59%**  
equal to 5 yr FEB average of **98.69%**



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

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.47%	92.65%	92.65%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	8	13.56%	93.99%	96.22%	91.77%	0.00%	0.00%
\$100,001 - \$125,000	6	10.17%	101.76%	95.54%	102.61%	0.00%	0.00%
\$125,001 - \$175,000	18	30.51%	99.14%	98.52%	100.15%	95.68%	0.00%
\$175,001 - \$250,000	7	11.86%	98.04%	92.50%	100.00%	98.04%	0.00%
\$250,001 - \$325,000	9	15.25%	98.44%	0.00%	0.00%	98.44%	97.39%
\$325,001 and up	6	10.17%	97.62%	100.00%	91.17%	100.59%	95.24%
Median Sold/List Ratio		98.59%		95.88%	100.00%	98.44%	96.15%
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



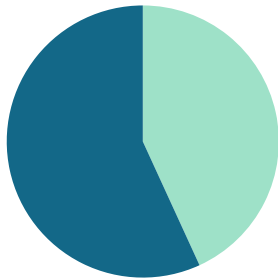
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

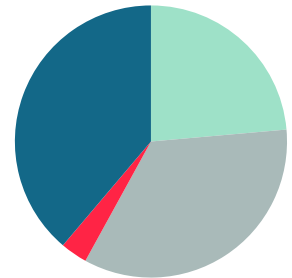


**Inventory**  
 New Listings  
**82 = 43.16%**  
 Start Inventory  
**108**  
 Total Inventory Units  
**190**  
 Volume  
**\$46,746,157**

### 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%
Median List Price	149,900	165,000	10.07%	149,450	169,900	13.68%
Median Sale Price	146,000	163,000	11.64%	141,750	163,950	15.66%
Median Percent of Selling Price to List Price	97.69%	98.59%	0.92%	98.22%	99.23%	1.03%
Median Days on Market to Sale	19.00	19.00	0.00%	10.50	16.00	52.38%
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

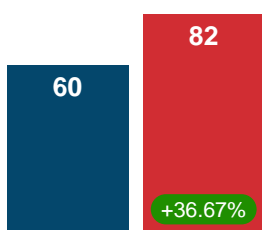
**Inventory** on February 29, 2024 = **97**

**2023** **2024**

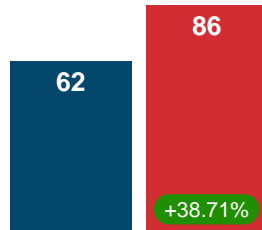
### FEBRUARY MARKET

### MEDIAN PRICES

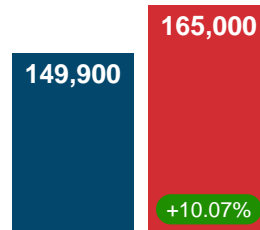
#### New Listings



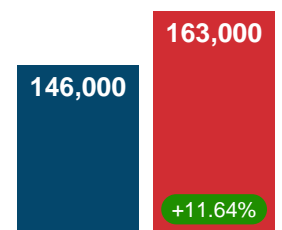
#### Pending Listings



#### List Price



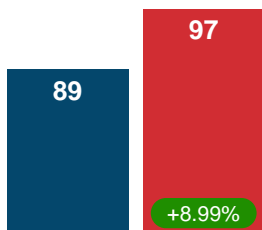
#### Sale Price



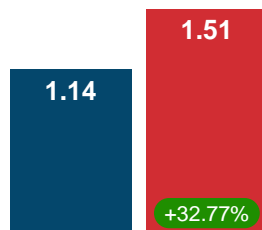
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

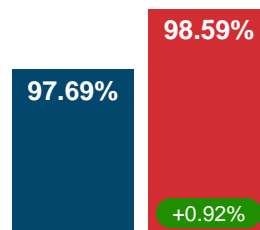
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%