

April 2024



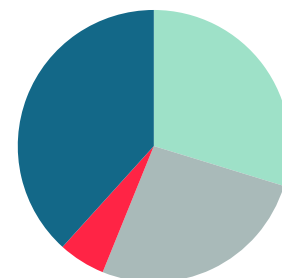
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	57	80	40.35%
Pending Listings	88	71	-19.32%
New Listings	91	97	6.59%
Median List Price	145,000	205,400	41.66%
Median Sale Price	151,000	200,950	33.08%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	13.00	85.71%
End of Month Inventory	102	103	0.98%
Months Supply of Inventory	1.35	1.57	16.76%



■ Closed (29.74%)
■ Pending (26.39%)
■ Other OffMarket (5.58%)
■ Active (38.29%)

Absorption: Last 12 months, an Average of **66** Sales/Month
Active Inventory as of April 30, 2024 = **103**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2024 rose **0.98%** to 103 existing homes available for sale. Over the last 12 months this area has had an average of 66 closed sales per month. This represents an unsold inventory index of **1.57** 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 **33.08%** in April 2024 to \$200,950 versus the previous year at \$151,000.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 6.00 days or **85.71%** in April 2024 compared to last year's same month at **7.00** DOM.

Sales Success for April 2024 is Positive

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

There were 97 New Listings in April 2024, up **6.59%** from last year at 91. Furthermore, there were 80 Closed Listings this month versus last year at 57, a **40.35%** increase.

Closed versus Listed trends yielded a **82.5%** ratio, up from previous year's, April 2023, at **62.6%**, a **31.67%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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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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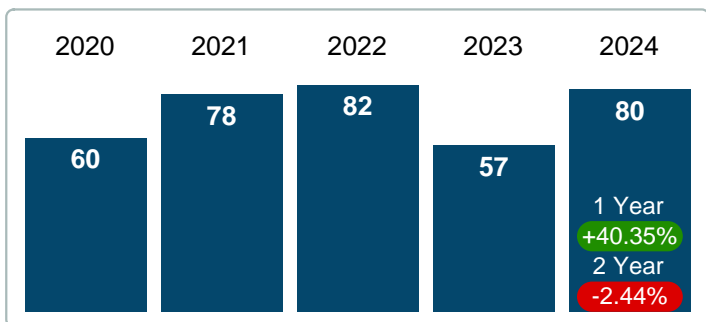
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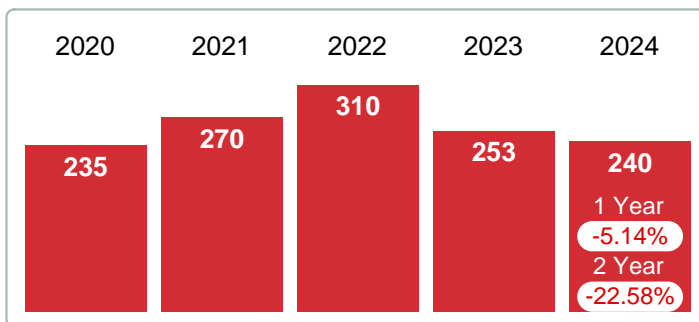
CLOSED LISTINGS

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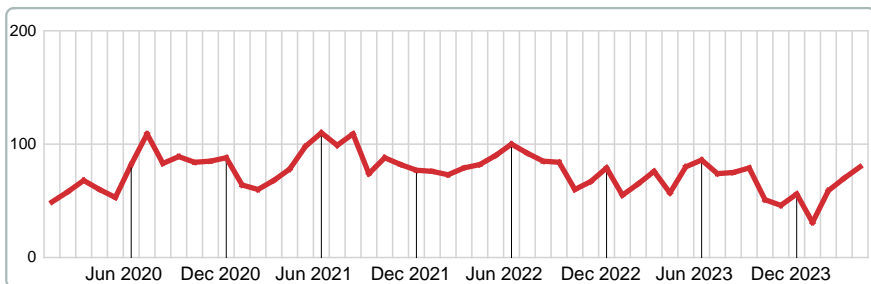
APRIL



YEAR TO DATE (YTD)

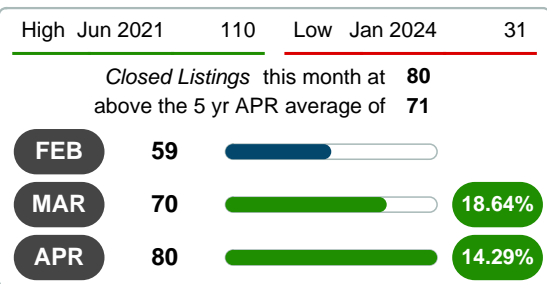


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 71



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	6.25%	54.0	4	0	1	0
\$50,001 - \$125,000	14	17.50%	4.5	7	6	1	0
\$125,001 - \$150,000	5	6.25%	5.0	1	4	0	0
\$150,001 - \$250,000	27	33.75%	10.0	2	19	6	0
\$250,001 - \$300,000	8	10.00%	17.0	0	3	5	0
\$300,001 - \$400,000	13	16.25%	21.0	1	7	5	0
\$400,001 and up	8	10.00%	31.5	0	1	3	4
Total Closed Units	80			15	40	21	4
Total Closed Volume	18,951,070	100%	13.0	1.54M	8.43M	6.27M	2.70M
Median Closed Price	\$200,950			\$72,000	\$192,500	\$279,000	\$699,450

April 2024



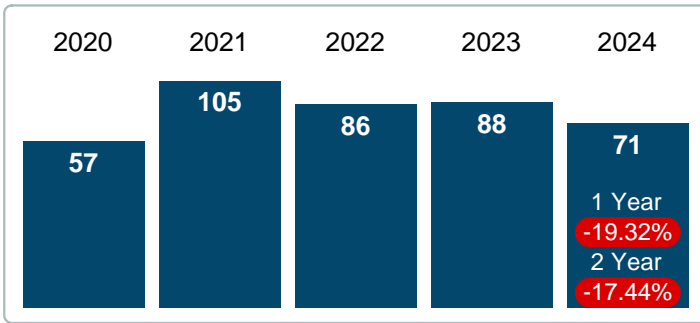
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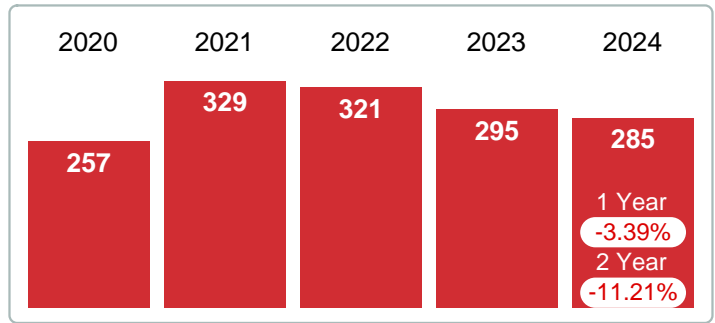
PENDING LISTINGS

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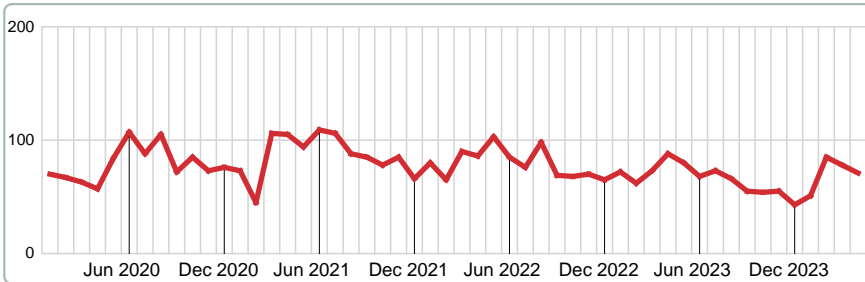
APRIL



YEAR TO DATE (YTD)

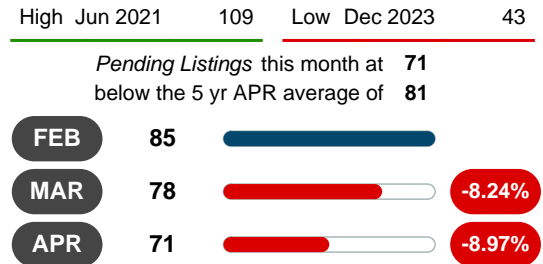


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 81



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	8	11.27%	18.5	4	4	0	0
\$60,001 - \$90,000	6	8.45%	48.5	5	1	0	0
\$90,001 - \$130,000	13	18.31%	6.0	3	10	0	0
\$130,001 - \$200,000	17	23.94%	5.0	3	14	0	0
\$200,001 - \$260,000	12	16.90%	10.5	0	8	4	0
\$260,001 - \$330,000	7	9.86%	28.0	0	4	3	0
\$330,001 and up	8	11.27%	19.0	0	1	7	0
Total Pending Units	71			15	42	14	0
Total Pending Volume	13,394,815	100%	10.0	1.31M	6.93M	5.16M	0.00B
Median Listing Price	\$145,000			\$81,500	\$145,000	\$332,000	\$0

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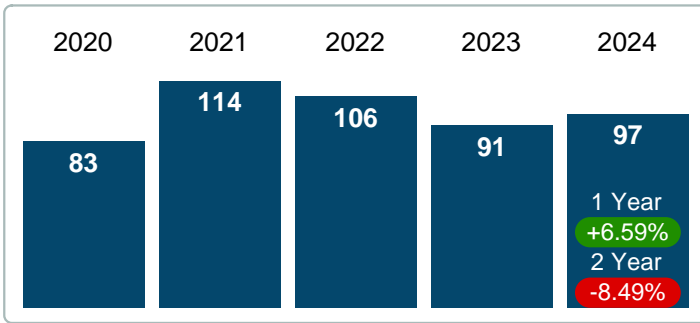
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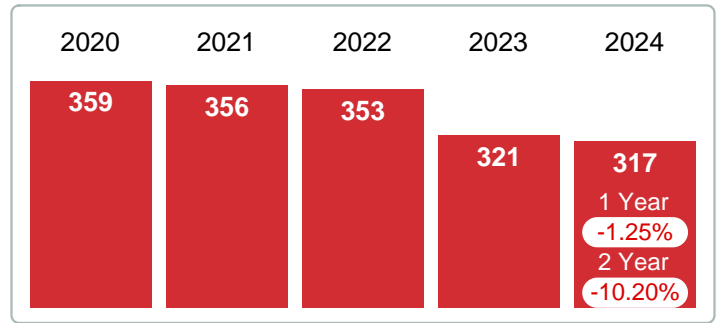
NEW LISTINGS

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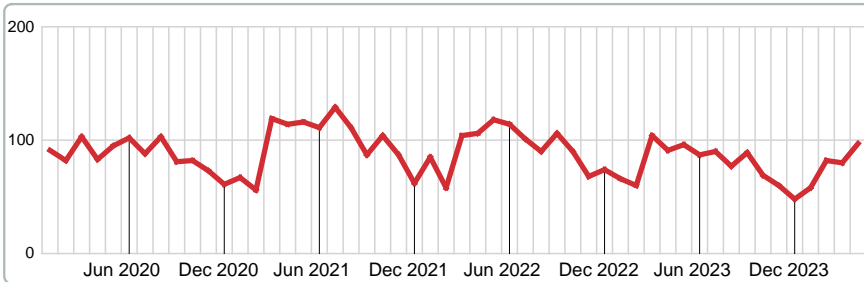
APRIL



YEAR TO DATE (YTD)

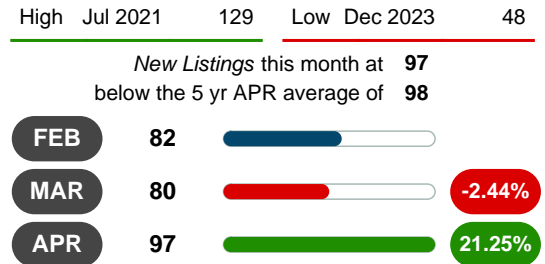


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 98



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	6	6.19%	3	3	0	0
\$50,001 - \$100,000	12	12.37%	6	6	0	0
\$100,001 - \$125,000	10	10.31%	3	7	0	0
\$125,001 - \$225,000	33	34.02%	3	26	2	2
\$225,001 - \$275,000	12	12.37%	1	8	3	0
\$275,001 - \$375,000	13	13.40%	1	3	9	0
\$375,001 and up	11	11.34%	0	0	10	1
Total New Listed Units	97		17	53	24	3
Total New Listed Volume	23,624,798	100%	1.86M	9.07M	11.67M	1.03M
Median New Listed Listing Price	\$198,900		\$100,000	\$179,000	\$332,000	\$225,000

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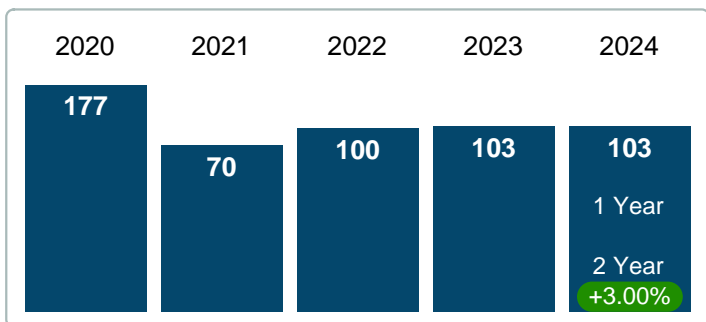
Area Delimited by County Of Washington - Residential Property Type



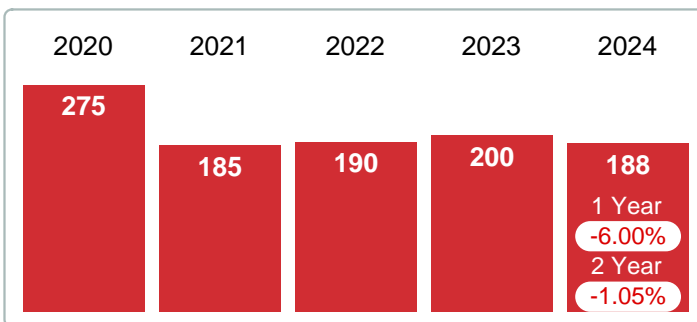
ACTIVE INVENTORY

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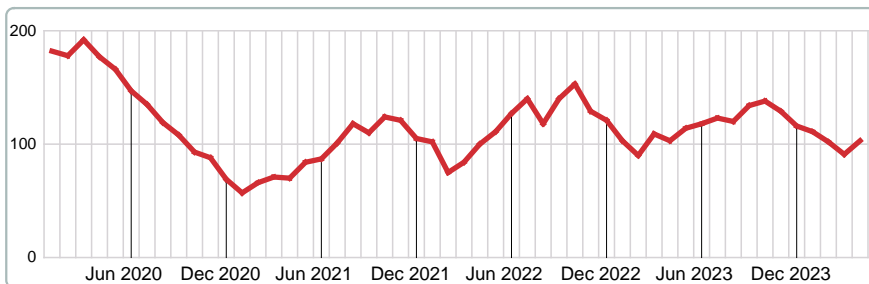
END OF APRIL



ACTIVE DURING APRIL

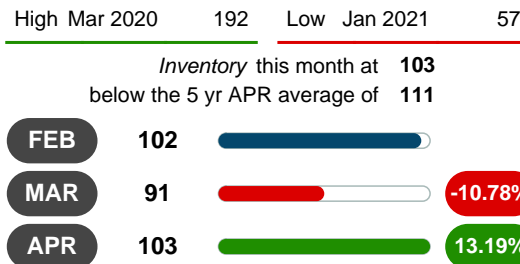


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 111



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	8.74%	28.0	4	4	1	0
\$75,001 - \$150,000	13	12.62%	29.0	5	8	0	0
\$150,001 - \$200,000	13	12.62%	20.0	2	10	1	0
\$200,001 - \$250,000	23	22.33%	33.0	1	10	8	4
\$250,001 - \$300,000	19	18.45%	35.0	2	7	9	1
\$300,001 - \$450,000	15	14.56%	77.0	1	5	8	1
\$450,001 and up	11	10.68%	27.0	0	0	6	5
Total Active Inventory by Units	103			15	44	33	11
Total Active Inventory by Volume	29,108,830	100%	29.0	2.18M	8.94M	12.20M	5.79M
Median Active Inventory Listing Price	\$240,000			\$99,000	\$202,450	\$290,990	\$435,000

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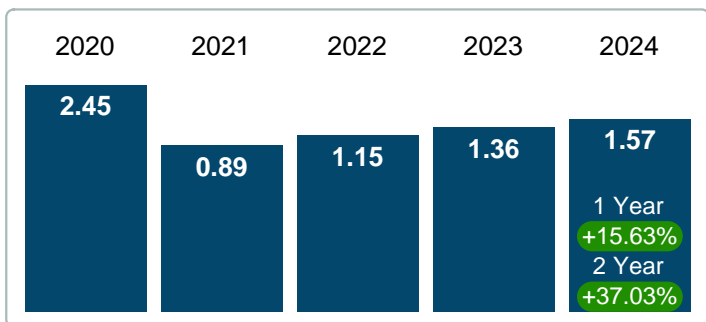
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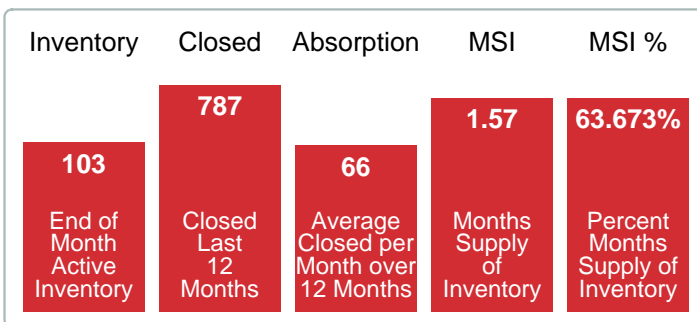
MONTHS SUPPLY of INVENTORY (MSI)

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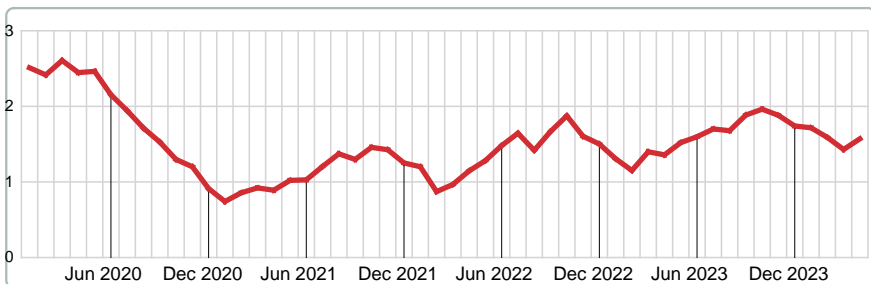
MSI FOR APRIL



INDICATORS FOR APRIL 2024

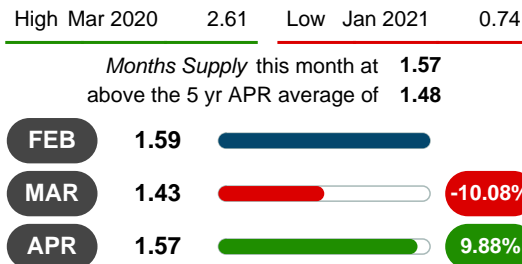


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1.48



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
\$75,000 and less	9	8.74%	1.02	0.80	1.14	3.00	0.00
\$75,001 - \$150,000	13	12.62%	0.78	1.09	0.71	0.00	0.00
\$150,001 - \$200,000	13	12.62%	1.01	1.33	1.09	0.48	0.00
\$200,001 - \$250,000	23	22.33%	2.91	2.40	2.11	3.43	9.60
\$250,001 - \$300,000	19	18.45%	2.75	24.00	3.50	2.04	2.40
\$300,001 - \$450,000	15	14.56%	1.76	4.00	2.00	1.60	1.33
\$450,001 and up	11	10.68%	2.81	0.00	0.00	3.60	4.29
Market Supply of Inventory (MSI)			1.57	1.25	1.29	1.99	3.77
Total Active Inventory by Units		100%	103	15	44	33	11

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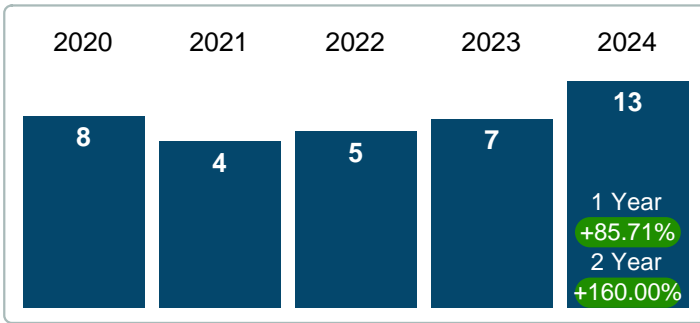
Area Delimited by County Of Washington - Residential Property Type



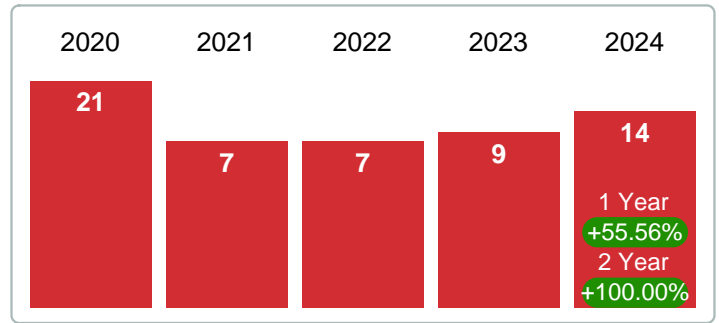
MEDIAN DAYS ON MARKET TO SALE

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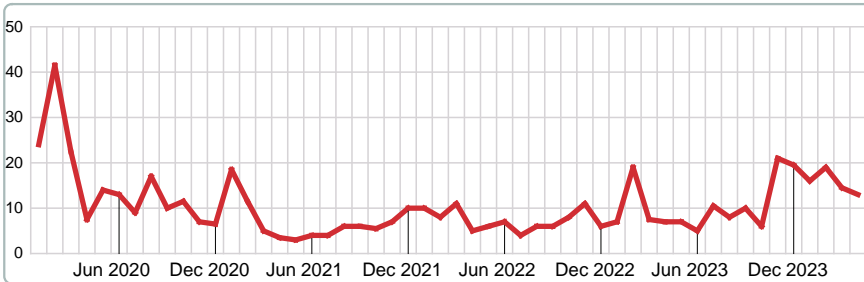
APRIL



YEAR TO DATE (YTD)

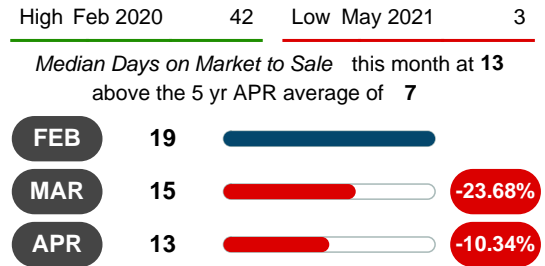


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 7



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	5	6.25%	54	55	0	27	0
\$50,001 - \$125,000	14	17.50%	5	3	17	81	0
\$125,001 - \$150,000	5	6.25%	5	2	9	0	0
\$150,001 - \$250,000	27	33.75%	10	4	10	13	0
\$250,001 - \$300,000	8	10.00%	17	0	33	9	0
\$300,001 - \$400,000	13	16.25%	21	19	21	29	0
\$400,001 and up	8	10.00%	32	0	29	19	43
Median Closed DOM	13			5	13	18	43
Total Closed Units	80	100%	13.0	15	40	21	4
Total Closed Volume	18,951,070			1.54M	8.43M	6.27M	2.70M

April 2024



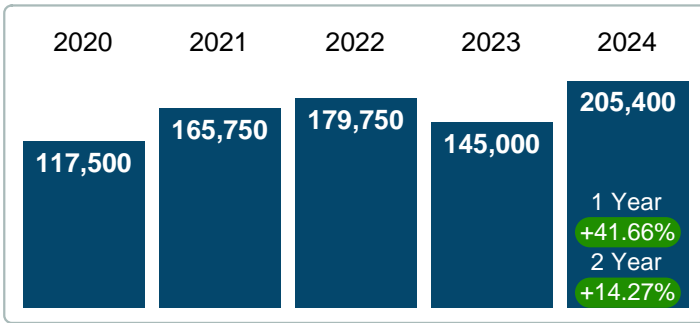
Area Delimited by County Of Washington - Residential Property Type



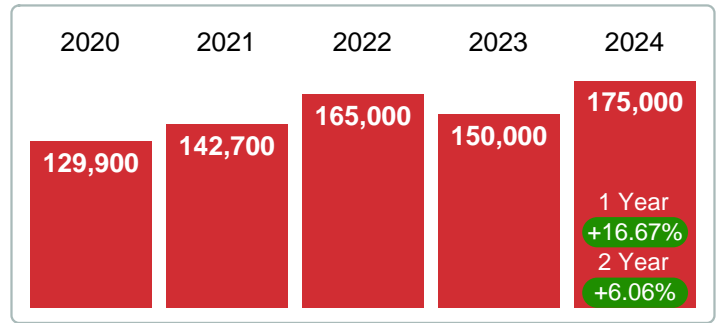
MEDIAN LIST PRICE AT CLOSING

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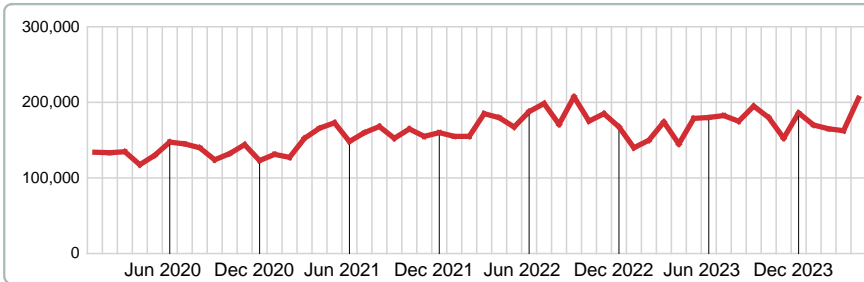
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

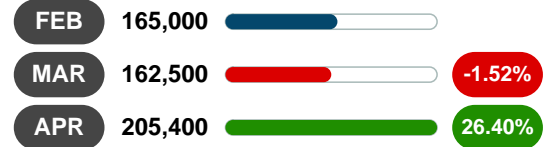


3 MONTHS

5 year APR AVG = 162,680

High Sep 2022 207,250 Low Apr 2020 117,500

Median List Price at Closing this month at **205,400**
above the 5 yr APR average of **162,680**



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	2	2.50%	35,000	34,000	0	36,000		
\$50,001 - \$125,000	16	20.00%	79,950	69,450	112,500	0		
\$125,001 - \$150,000	10	12.50%	145,000	141,500	145,000	149,900		
\$150,001 - \$250,000	20	25.00%	194,000	169,900	193,000	236,400		
\$250,001 - \$300,000	11	13.75%	264,900	0	259,450	295,000		
\$300,001 - \$400,000	12	15.00%	340,000	399,000	330,450	349,000		
\$400,001 and up	9	11.25%	480,000	0	420,000	480,000		
Median List Price		205,400		75,000	191,450	299,000	714,950	
Total Closed Units		80	100%	205,400	15	40	21	4
Total Closed Volume		19,289,139		1.62M	8.45M	6.46M	2.76M	

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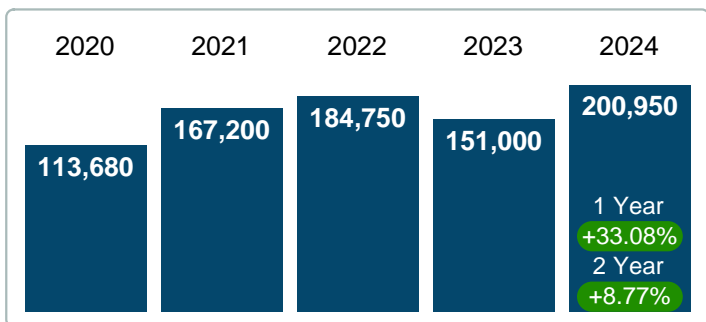
Area Delimited by County Of Washington - Residential Property Type



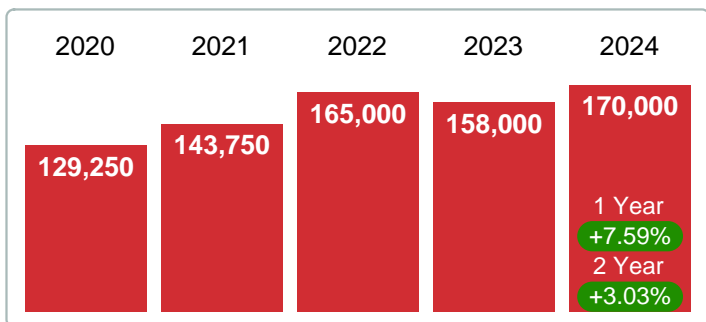
MEDIAN SOLD PRICE AT CLOSING

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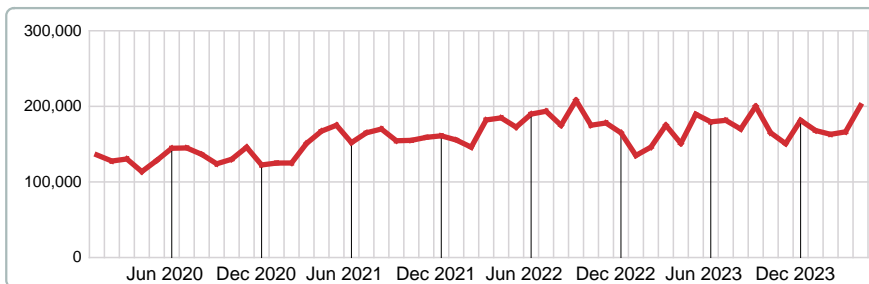
APRIL



YEAR TO DATE (YTD)

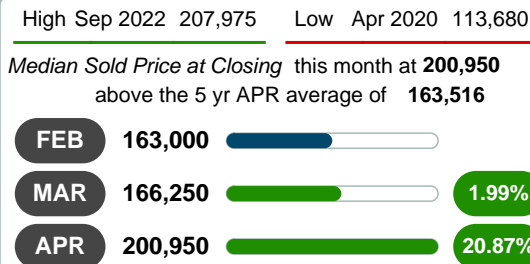


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 163,516



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	6.25%	40,000	44,000	0	28,000	0
\$50,001 - \$125,000	17.50%	91,000	72,000	118,000	120,000	0
\$125,001 - \$150,000	6.25%	140,000	135,000	144,750	0	0
\$150,001 - \$250,000	33.75%	195,000	162,950	190,000	244,950	0
\$250,001 - \$300,000	10.00%	268,450	0	255,000	279,000	0
\$300,001 - \$400,000	16.25%	340,000	370,000	325,000	348,206	0
\$400,001 and up	10.00%	517,450	0	425,000	485,000	699,450
Median Sold Price		200,950	72,000	192,500	279,000	699,450
Total Closed Units	100%	200,950	15	40	21	4
Total Closed Volume		18,951,070	1.54M	8.43M	6.27M	2.70M

April 2024



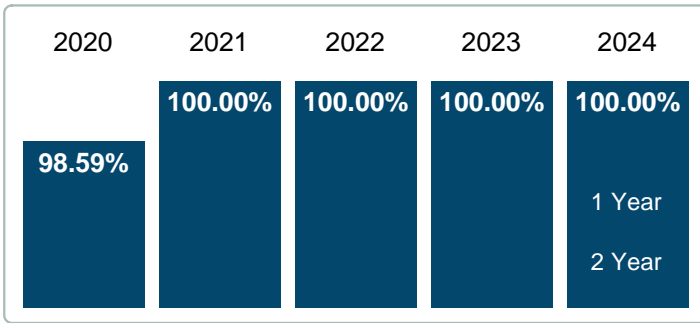
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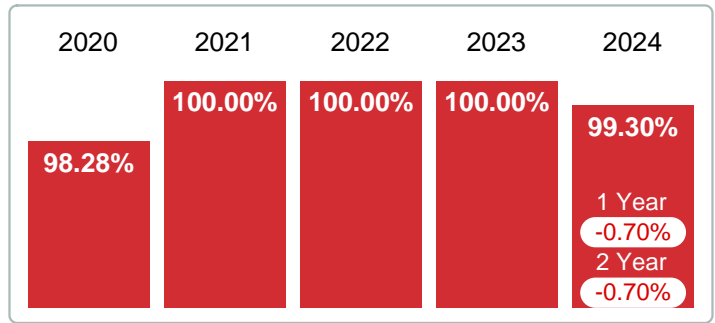
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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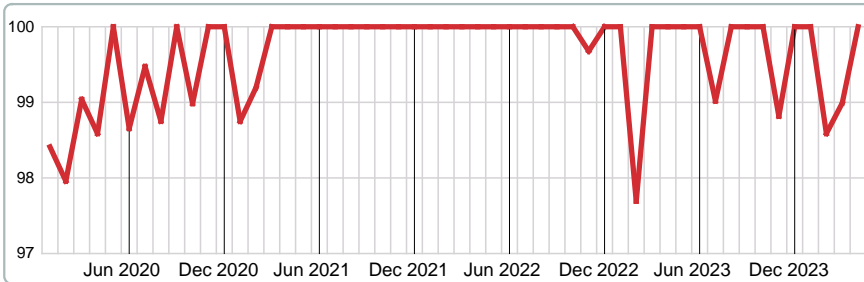
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

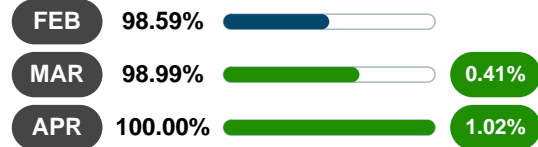


3 MONTHS

5 year APR AVG = 99.72%

High Apr 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.72%



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	6.25%	81.36%	81.43%	0.00%	77.78%	0.00%
\$50,001 - \$125,000	14	17.50%	100.00%	96.00%	101.69%	80.05%	0.00%
\$125,001 - \$150,000	5	6.25%	100.39%	100.00%	101.74%	0.00%	0.00%
\$150,001 - \$250,000	27	33.75%	100.00%	102.70%	100.05%	97.69%	0.00%
\$250,001 - \$300,000	8	10.00%	96.76%	0.00%	97.30%	95.24%	0.00%
\$300,001 - \$400,000	13	16.25%	100.00%	92.73%	100.00%	100.00%	0.00%
\$400,001 and up	8	10.00%	98.84%	0.00%	100.00%	96.59%	98.84%
Median Sold/List Ratio		100.00%		94.62%	100.00%	96.59%	98.84%
Total Closed Units		80	100%	15	40	21	4
Total Closed Volume		18,951,070		1.54M	8.43M	6.27M	2.70M

April 2024



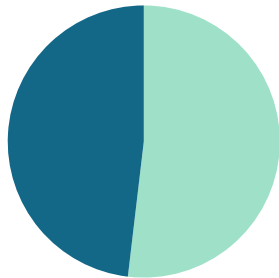
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

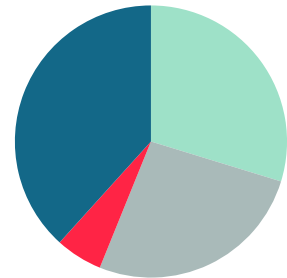


Inventory
 New Listings
97 = 51.87%
 Start Inventory
90
 Total Inventory Units
187
 Volume
\$48,072,145

Market Activity

Closed Sales
80 = 29.74%
 Pending Sales
71 = 26.39%
 Other Off Market
15 = 5.58%
 Active Inventory
103 = 38.29%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	57	80	40.35%	253	240	-5.14%
Pending Sales	88	71	-19.32%	295	285	-3.39%
New Listings	91	97	6.59%	321	317	-1.25%
Median List Price	145,000	205,400	41.66%	150,000	175,000	16.67%
Median Sale Price	151,000	200,950	33.08%	158,000	170,000	7.59%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.30%	-0.70%
Median Days on Market to Sale	7.00	13.00	85.71%	9.00	14.00	55.56%
Monthly Inventory	102	103	0.98%	102	103	0.98%
Months Supply of Inventory	1.35	1.57	16.76%	1.35	1.57	16.76%

Absorption: Last 12 months, an Average of **66** Sales/Month

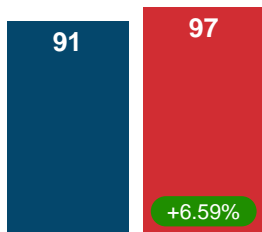
Inventory on April 30, 2024 = **103**

2023 **2024**

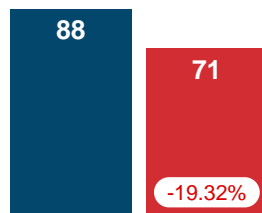
APRIL MARKET

MEDIAN PRICES

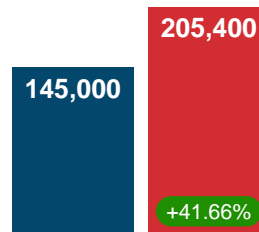
New Listings



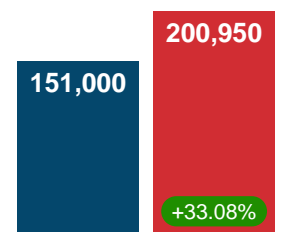
Pending Listings



List Price



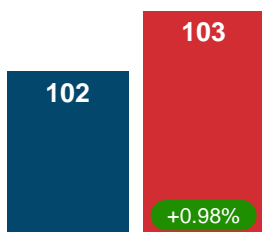
Sale Price



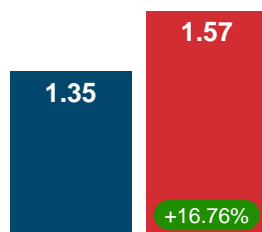
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

