

# May 2024

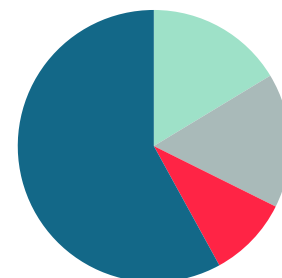
Area Delimited by County Of Creek



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	103	93	-9.71%
Pending Listings	101	91	-9.90%
New Listings	187	143	-23.53%
Average List Price	214,923	221,384	3.01%
Average Sale Price	207,984	214,977	3.36%
Average Percent of Selling Price to List Price	96.54%	97.33%	0.81%
Average Days on Market to Sale	36.87	35.60	-3.45%
End of Month Inventory	354	330	-6.78%
Months Supply of Inventory	4.08	4.03	-1.18%



■ Closed (16.34%)  
■ Pending (15.99%)  
■ Other OffMarket (9.67%)  
■ Active (58.00%)

**Absorption:** Last 12 months, an Average of **82** Sales/Month  
**Active Inventory** as of May 31, 2024 = **330**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2024 decreased **6.78%** to 330 existing homes available for sale. Over the last 12 months this area has had an average of 82 closed sales per month. This represents an unsold inventory index of **4.03** 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 **3.36%** in May 2024 to \$214,977 versus the previous year at \$207,984.

#### Average Days on Market Shortens

The average number of **35.60** days that homes spent on the market before selling decreased by 1.27 days or **3.45%** in May 2024 compared to last year's same month at **36.87** DOM.

#### Sales Success for May 2024 is Positive

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

There were 143 New Listings in May 2024, down **23.53%** from last year at 187. Furthermore, there were 93 Closed Listings this month versus last year at 103, a **-9.71%** decrease.

Closed versus Listed trends yielded a **65.0%** ratio, up from previous year's, May 2023, at **55.1%**, a **18.07%** upswing. This will certainly create pressure on a decreasing 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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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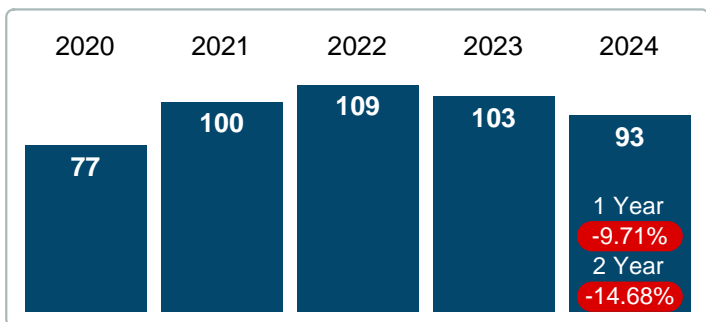
Area Delimited by County Of Creek



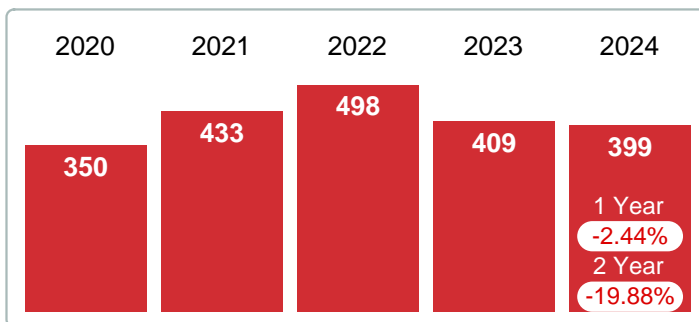
## CLOSED LISTINGS

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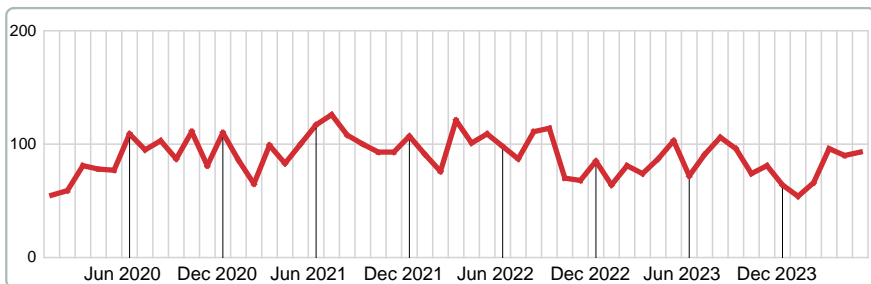
### MAY



### YEAR TO DATE (YTD)

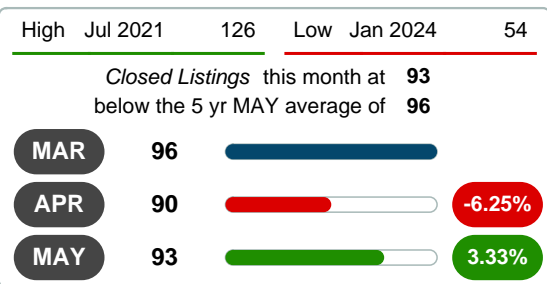


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 96



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	7.53%	40.6	5	2	0	0
\$25,001 - \$75,000	8	8.60%	57.3	7	1	0	0
\$75,001 - \$150,000	20	21.51%	50.8	12	8	0	0
\$150,001 - \$200,000	16	17.20%	37.9	6	10	0	0
\$200,001 - \$225,000	13	13.98%	13.3	0	12	1	0
\$225,001 - \$375,000	18	19.35%	28.8	2	10	6	0
\$375,001 and up	11	11.83%	23.3	1	3	5	2
<b>Total Closed Units</b>	<b>93</b>			<b>33</b>	<b>46</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>19,992,905</b>	<b>100%</b>	<b>35.6</b>	<b>3.85M</b>	<b>9.07M</b>	<b>4.89M</b>	<b>2.19M</b>
<b>Average Closed Price</b>	<b>\$214,977</b>			<b>\$116,605</b>	<b>\$197,096</b>	<b>\$407,750</b>	<b>\$1,092,750</b>

# May 2024



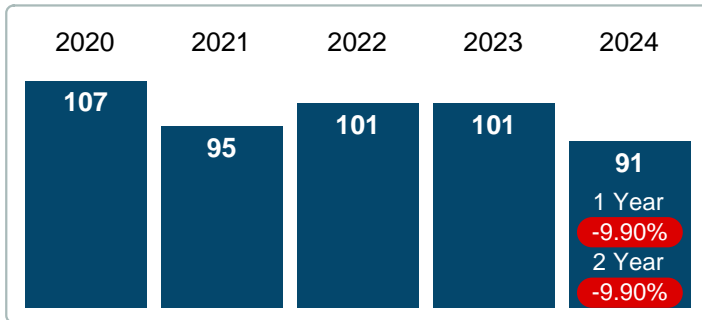
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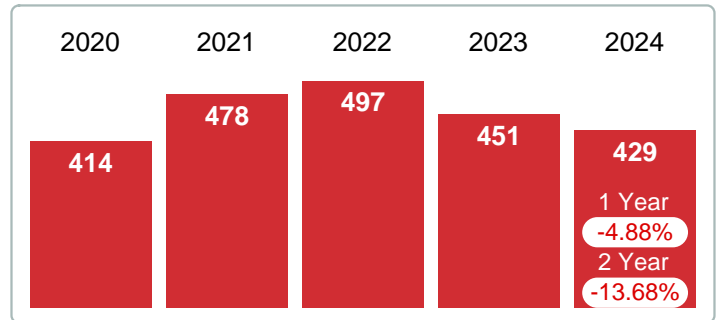
## PENDING LISTINGS

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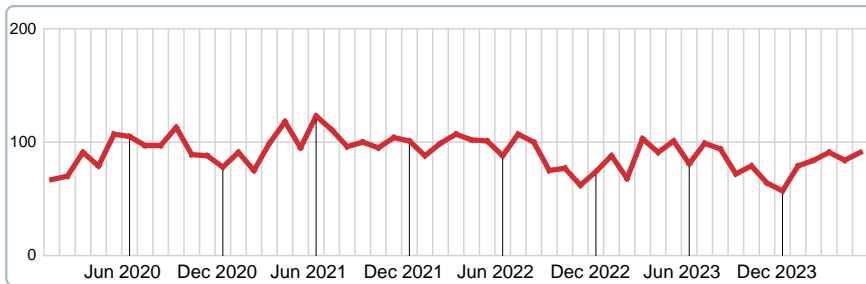
### MAY



### YEAR TO DATE (YTD)

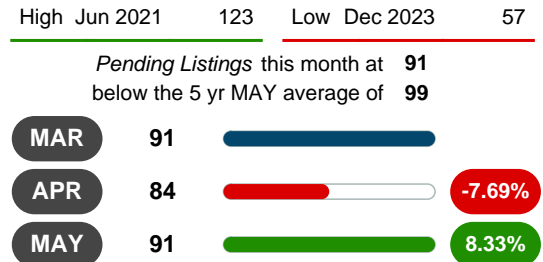


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 99



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	8.79%	22.3	7	1	0	0
\$50,001 - \$75,000	6	6.59%	71.2	6	0	0	0
\$75,001 - \$125,000	14	15.38%	31.5	11	2	1	0
\$125,001 - \$200,000	23	25.27%	37.6	7	16	0	0
\$200,001 - \$250,000	19	20.88%	24.5	2	12	4	1
\$250,001 - \$375,000	10	10.99%	39.5	1	5	4	0
\$375,001 and up	11	12.09%	72.5	2	4	2	3
<b>Total Pending Units</b>	<b>91</b>			<b>36</b>	<b>40</b>	<b>11</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>19,989,904</b>	<b>100%</b>	<b>40.1</b>	<b>4.49M</b>	<b>9.91M</b>	<b>3.53M</b>	<b>2.06M</b>
<b>Average Listing Price</b>	<b>\$169,654</b>			<b>\$124,842</b>	<b>\$247,659</b>	<b>\$320,866</b>	<b>\$514,925</b>

# May 2024



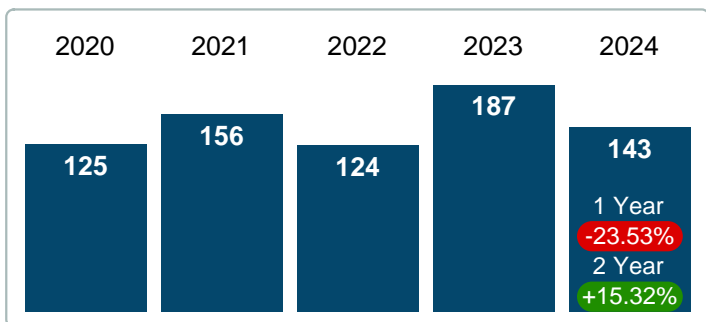
Area Delimited by County Of Creek



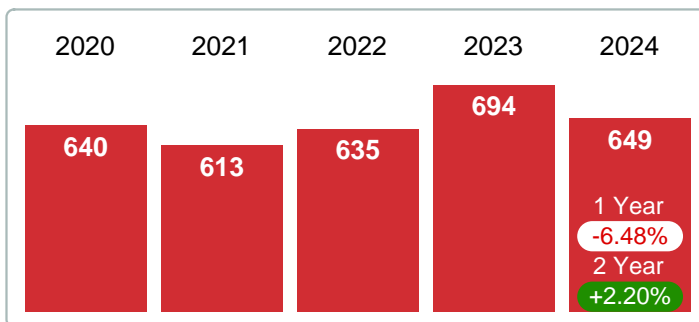
## NEW LISTINGS

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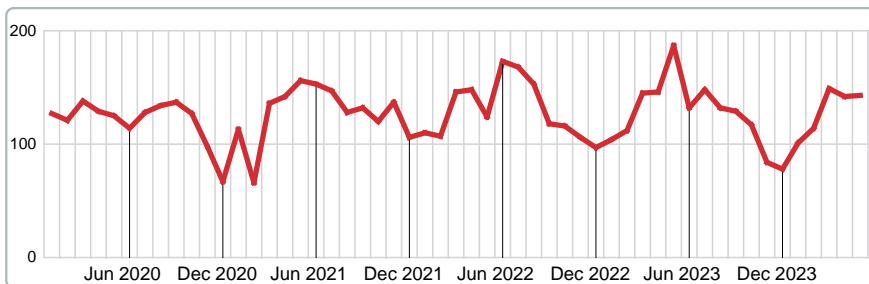
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 147

High May 2023: 187 | Low Feb 2021: 66

New Listings this month at **143**  
below the 5 yr MAY average of **147**



### 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	13	9.09%	8	5	0	0
\$50,001 - \$100,000	21	14.69%	15	6	0	0
\$100,001 - \$150,000	18	12.59%	12	5	1	0
\$150,001 - \$225,000	36	25.17%	10	20	6	0
\$225,001 - \$275,000	20	13.99%	3	10	6	1
\$275,001 - \$400,000	19	13.29%	1	12	4	2
\$400,001 and up	16	11.19%	2	1	9	4
<b>Total New Listed Units</b>	<b>143</b>		<b>51</b>	<b>59</b>	<b>26</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>38,092,931</b>	<b>100%</b>	<b>9.15M</b>	<b>13.79M</b>	<b>10.46M</b>	<b>4.70M</b>
<b>Average New Listed Listing Price</b>	<b>\$157,000</b>		<b>\$179,321</b>	<b>\$233,692</b>	<b>\$402,118</b>	<b>\$672,100</b>

# May 2024



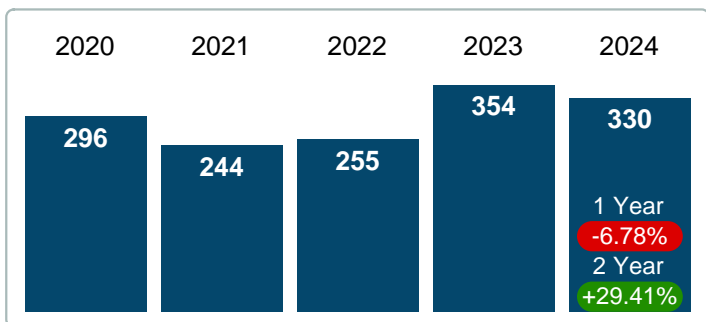
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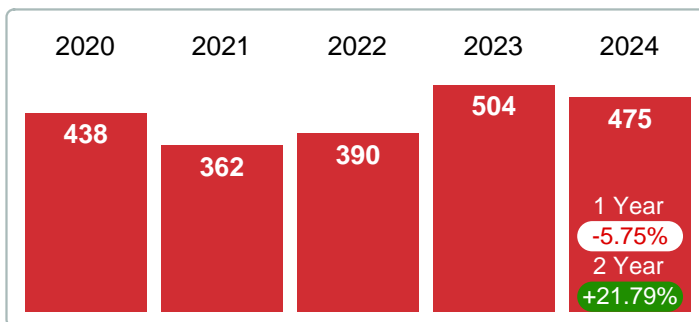
## ACTIVE INVENTORY

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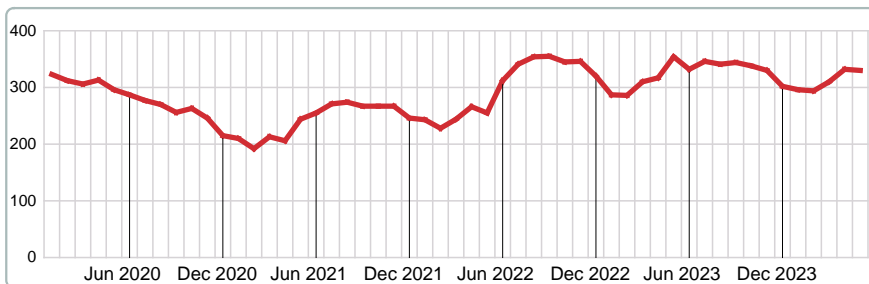
### END OF MAY



### ACTIVE DURING MAY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 296

High Sep 2022: 355 | Low Feb 2021: 192

Inventory this month at **330**  
above the 5 yr MAY average of **296**

- MAR: 310
- APR: 332 (+7.10%)
- MAY: 330 (-0.60%)

### 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	26	7.88%	61.8	21	5	0	0
\$50,001 - \$75,000	29	8.79%	100.3	26	2	1	0
\$75,001 - \$150,000	63	19.09%	89.9	52	9	1	1
\$150,001 - \$250,000	87	26.36%	81.9	44	28	14	1
\$250,001 - \$350,000	52	15.76%	80.8	15	14	17	6
\$350,001 - \$575,000	39	11.82%	70.6	12	9	12	6
\$575,001 and up	34	10.30%	102.2	14	4	8	8
Total Active Inventory by Units			330	184	71	53	22
Total Active Inventory by Volume			98,572,422	40.51M	19.56M	23.32M	15.18M
Average Active Inventory Listing Price			\$298,704	\$220,166	\$275,517	\$440,069	\$689,841

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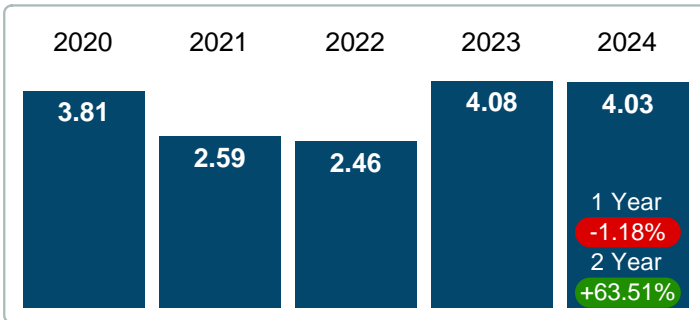
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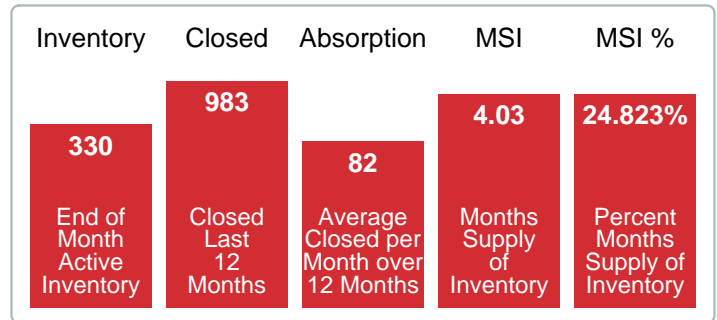
## MONTHS SUPPLY of INVENTORY (MSI)

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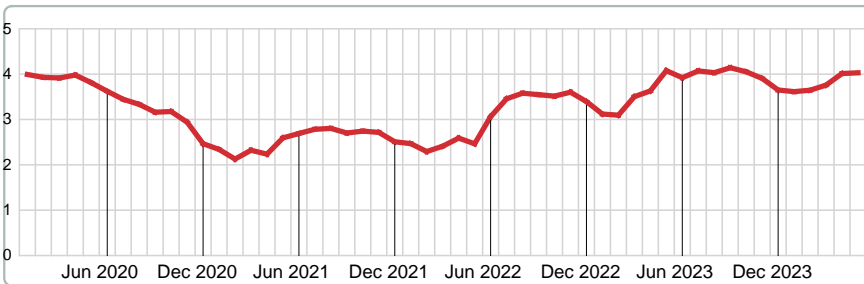
### MSI FOR MAY



### INDICATORS FOR MAY 2024

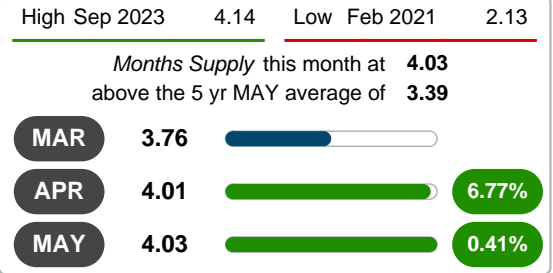


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 3.39



### 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	26	7.88%	2.62	3.11	1.94	0.00	0.00
\$50,001 - \$75,000	29	8.79%	6.33	6.64	3.43	0.00	0.00
\$75,001 - \$150,000	63	19.09%	3.38	5.83	1.07	0.86	6.00
\$150,001 - \$250,000	87	26.36%	3.21	8.95	1.52	4.20	2.40
\$250,001 - \$350,000	52	15.76%	5.11	9.00	2.55	6.38	18.00
\$350,001 - \$575,000	39	11.82%	4.78	9.60	3.00	3.51	12.00
\$575,001 and up	34	10.30%	10.20	56.00	5.33	5.33	9.60
Market Supply of Inventory (MSI)			4.03	6.65	1.81	4.21	9.10
Total Active Inventory by Units		100%	4.03	184	71	53	22

# May 2024

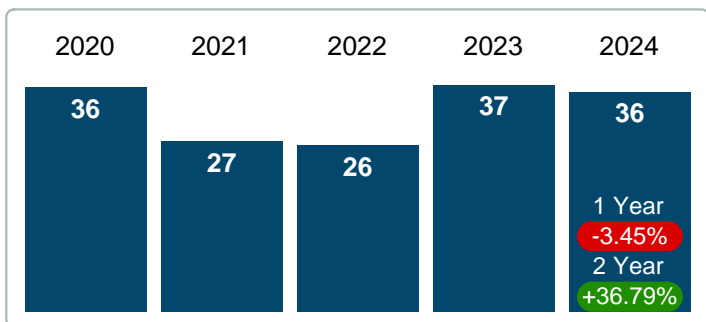
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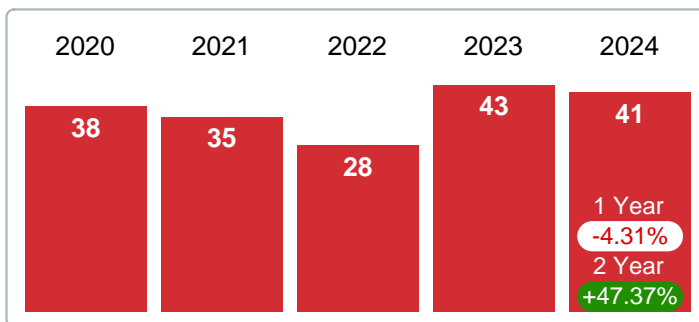
## AVERAGE DAYS ON MARKET TO SALE

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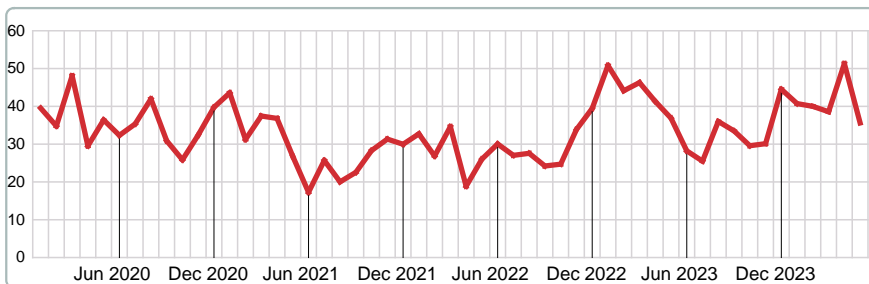
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

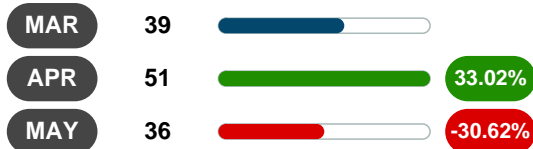


### 3 MONTHS

5 year MAY AVG = 32

High Apr 2024 51 Low Jun 2021 17

Average Days on Market to Sale this month at 36 above the 5 yr MAY average of 32



### 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
\$25,000 and less	7.53%	41	44	32	0	0
\$25,001 - \$75,000	8.60%	57	55	71	0	0
\$75,001 - \$150,000	21.51%	51	74	16	0	0
\$150,001 - \$200,000	17.20%	38	73	17	0	0
\$200,001 - \$225,000	13.98%	13	0	10	58	0
\$225,001 - \$375,000	19.35%	29	154	12	15	0
\$375,001 and up	11.83%	23	1	51	18	6
<b>Average Closed DOM</b>		<b>36</b>	<b>68</b>	<b>18</b>	<b>20</b>	<b>6</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>93</b>	<b>33</b>	<b>46</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>19,992,905</b>	<b>3.85M</b>	<b>9.07M</b>	<b>4.89M</b>	<b>2.19M</b>

# May 2024



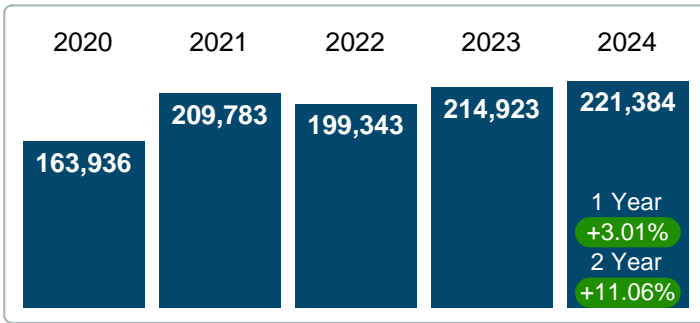
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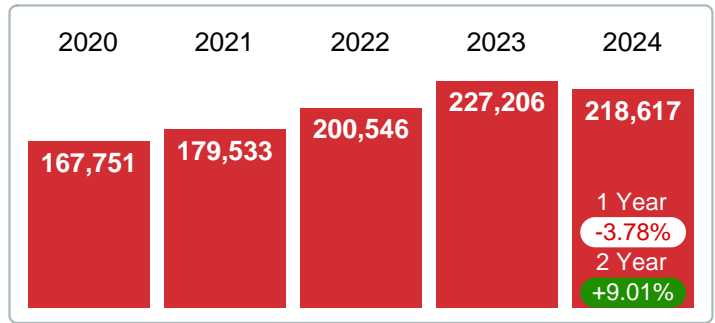
## AVERAGE LIST PRICE AT CLOSING

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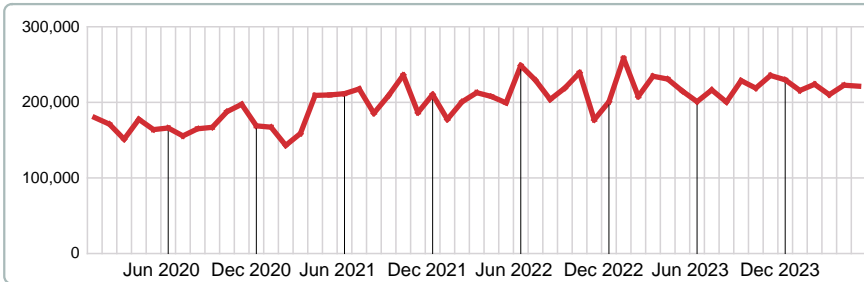
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

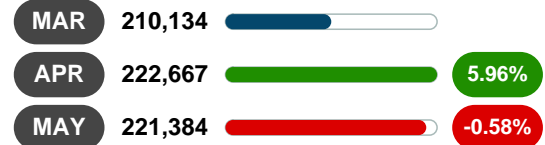


### 3 MONTHS

5 year MAY AVG = 201,874

High Jan 2023 258,188 Low Feb 2021 143,080

Average List Price at Closing this month at **221,384** above the 5 yr MAY average of **201,874**



### 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
\$25,000 and less	7.53%	11,089	15,030	1,238	0	0
\$25,001 - \$75,000	6.45%	58,962	63,253	100,000	0	0
\$75,001 - \$150,000	25.81%	117,717	116,783	119,100	0	0
\$150,001 - \$200,000	17.20%	180,269	164,333	179,030	0	0
\$200,001 - \$225,000	8.60%	214,538	0	213,650	229,000	0
\$225,001 - \$375,000	20.43%	254,821	329,950	246,380	302,733	0
\$375,001 and up	13.98%	606,915	399,000	529,333	583,780	1,099,500
<b>Average List Price</b>		<b>221,384</b>	<b>120,128</b>	<b>205,678</b>	<b>413,692</b>	<b>1,099,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>221,384</b>	<b>33</b>	<b>46</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>20,588,693</b>	<b>3.96M</b>	<b>9.46M</b>	<b>4.96M</b>	<b>2.20M</b>



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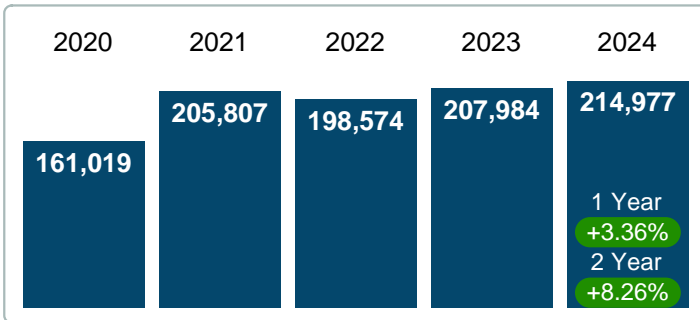
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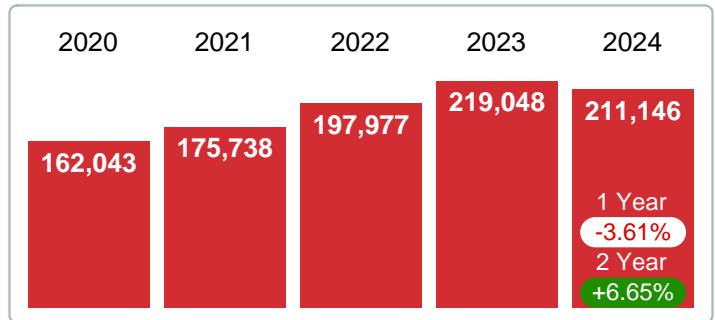
## AVERAGE SOLD PRICE AT CLOSING

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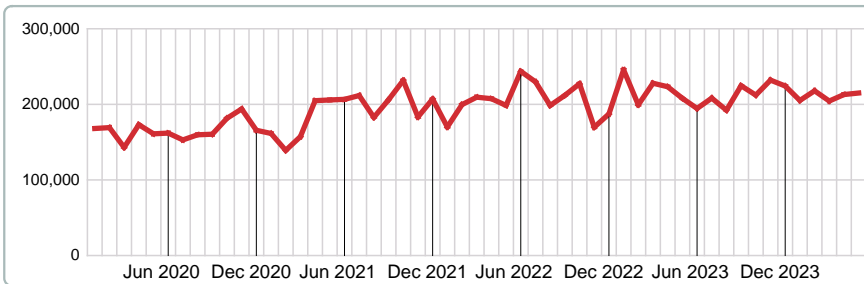
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

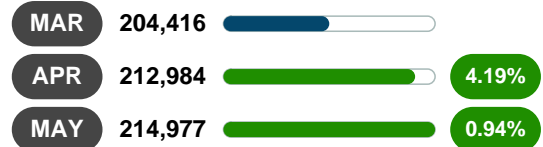


### 3 MONTHS

5 year MAY AVG = 197,672

High Jan 2023 245,667 Low Feb 2021 139,118

Average Sold Price at Closing this month at **214,977** above the 5 yr MAY average of **197,672**



### 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
\$25,000 and less	7.53%	10,461	14,150	1,238	0	0
\$25,001 - \$75,000	8.60%	57,978	59,618	46,500	0	0
\$75,001 - \$150,000	21.51%	113,700	108,625	121,313	0	0
\$150,001 - \$200,000	17.20%	174,483	170,917	176,623	0	0
\$200,001 - \$225,000	13.98%	213,800	0	213,700	215,000	0
\$225,001 - \$375,000	19.35%	269,318	317,950	243,883	295,500	0
\$375,001 and up	11.83%	614,818	395,000	425,833	581,000	1,092,750
<b>Average Sold Price</b>		<b>214,977</b>	<b>116,605</b>	<b>197,096</b>	<b>407,750</b>	<b>1,092,750</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>214,977</b>	<b>33</b>	<b>46</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>19,992,905</b>	<b>3.85M</b>	<b>9.07M</b>	<b>4.89M</b>	<b>2.19M</b>

# May 2024



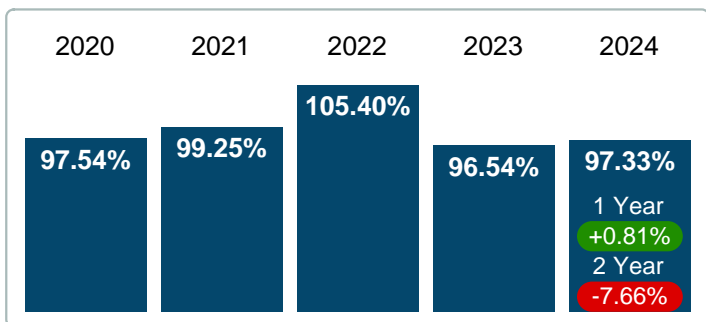
Area Delimited by County Of Creek



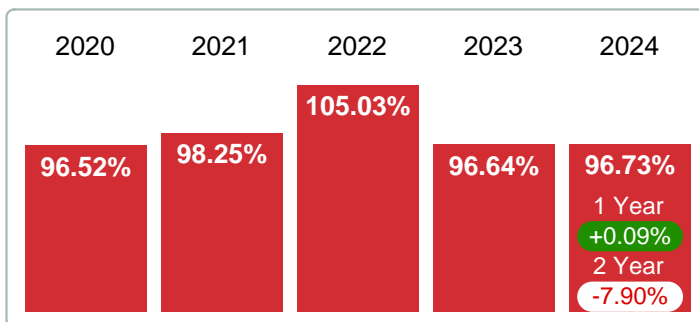
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

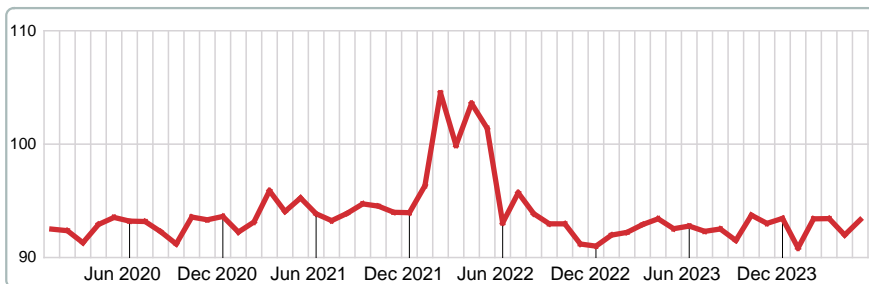
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

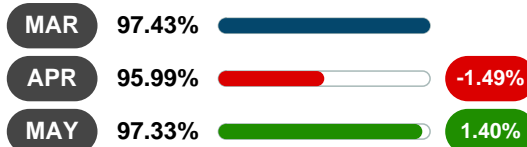


### 3 MONTHS

5 year MAY AVG = 99.21%

High Feb 2022 108.52% Low Jan 2024 94.84%

Average Sold/List Ratio this month at **97.33%**  
below the 5 yr MAY average of **99.21%**



## 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
\$25,000 and less	7	7.53%	95.77%	94.08%	100.00%	0.00%	0.00%
\$25,001 - \$75,000	8	8.60%	88.89%	94.95%	46.50%	0.00%	0.00%
\$75,001 - \$150,000	20	21.51%	96.90%	93.15%	102.51%	0.00%	0.00%
\$150,001 - \$200,000	16	17.20%	100.90%	104.52%	98.73%	0.00%	0.00%
\$200,001 - \$225,000	13	13.98%	99.68%	0.00%	100.16%	93.89%	0.00%
\$225,001 - \$375,000	18	19.35%	98.44%	97.40%	99.08%	97.71%	0.00%
\$375,001 and up	11	11.83%	95.45%	99.00%	84.97%	99.44%	99.42%
Average Sold/List Ratio		97.30%		96.17%	97.86%	98.11%	99.42%
Total Closed Units		93	100%	33	46	12	2
Total Closed Volume		19,992,905		3.85M	9.07M	4.89M	2.19M

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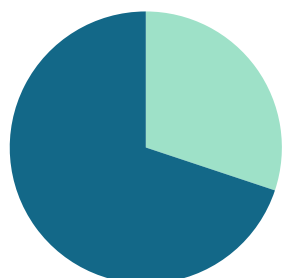
Area Delimited by County Of Creek



## MARKET SUMMARY

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

### INVENTORY

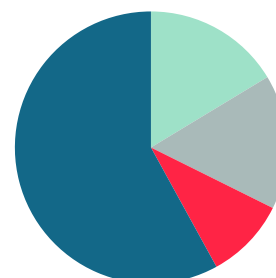


**Inventory**  
 New Listings  
**143 = 30.11%**  
 Start Inventory  
**332**  
 Total Inventory Units  
**475**  
 Volume  
**\$127,286,281**

### Market Activity

Closed Sales  
**93 = 16.34%**  
 Pending Sales  
**91 = 15.99%**  
 Other Off Market  
**55 = 9.67%**  
 Active Inventory  
**330 = 58.00%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	103	93	-9.71%	409	399	-2.44%
Pending Sales	101	91	-9.90%	451	429	-4.88%
New Listings	187	143	-23.53%	694	649	-6.48%
Average List Price	214,923	221,384	3.01%	227,206	218,617	-3.78%
Average Sale Price	207,984	214,977	3.36%	219,048	211,146	-3.61%
Average Percent of Selling Price to List Price	96.54%	97.33%	0.81%	96.64%	96.73%	0.09%
Average Days on Market to Sale	36.87	35.60	-3.45%	43.14	41.28	-4.31%
Monthly Inventory	354	330	-6.78%	354	330	-6.78%
Months Supply of Inventory	4.08	4.03	-1.18%	4.08	4.03	-1.18%

**Absorption:** Last 12 months, an Average of **82** Sales/Month

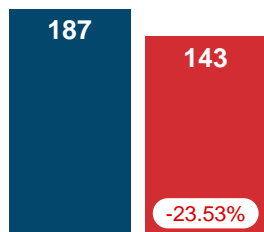
**Inventory** on May 31, 2024 = **330**

**2023** **2024**

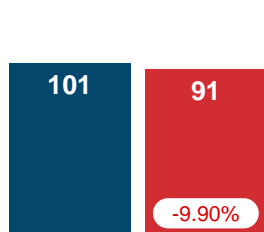
### MAY MARKET

### AVERAGE PRICES

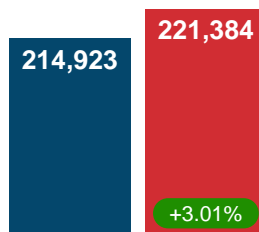
#### New Listings



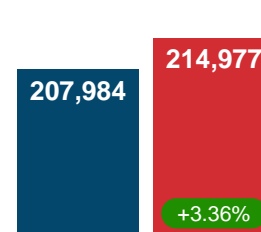
#### Pending Listings



#### List Price



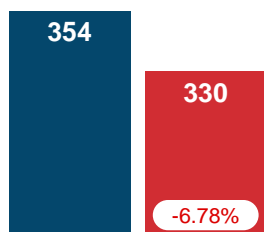
#### Sale Price



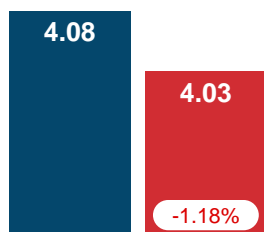
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

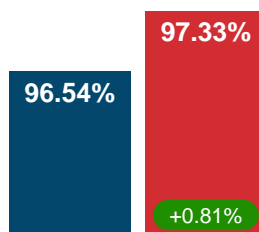
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

