

# May 2024



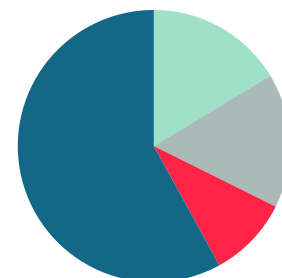
Area Delimited by County Of Creek



## 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%
Median List Price	175,000	187,000	6.86%
Median Sale Price	175,000	190,000	8.57%
Median Percent of Selling Price to List Price	99.47%	100.00%	0.53%
Median Days on Market to Sale	12.00	11.00	-8.33%
End of Month Inventory	354	330	-6.78%
Months Supply of Inventory	4.08	4.03	-1.18%



**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.

#### 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 **8.57%** in May 2024 to \$190,000 versus the previous year at \$175,000.

#### Median Days on Market Shortens

The median number of **11.00** days that homes spent on the market before selling decreased by 1.00 days or **8.33%** in May 2024 compared to last year's same month at **12.00** DOM.

#### Sales Success for May 2024 is Positive

Overall, with Median 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

# May 2024



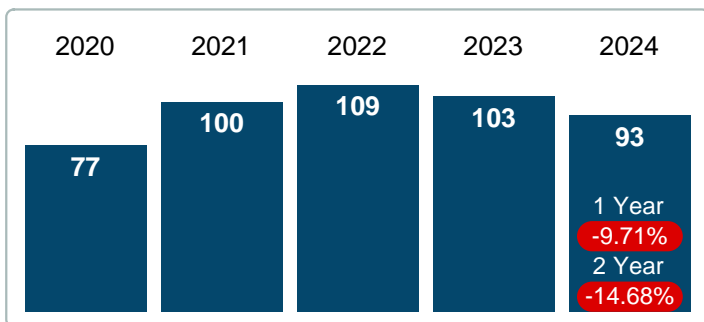
Area Delimited by County Of Creek



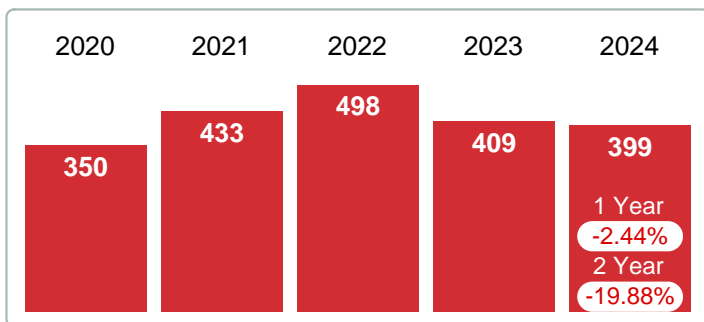
## CLOSED LISTINGS

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

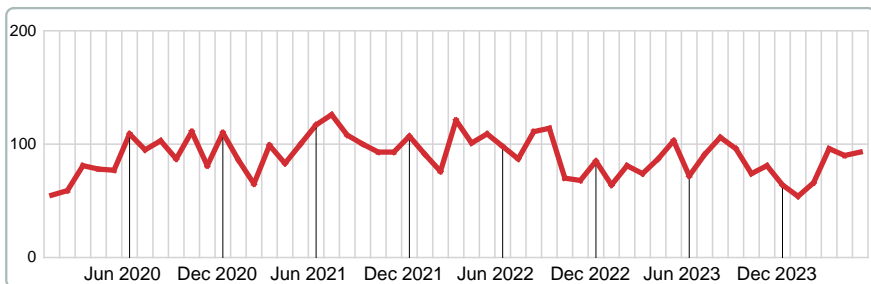
### MAY



### YEAR TO DATE (YTD)

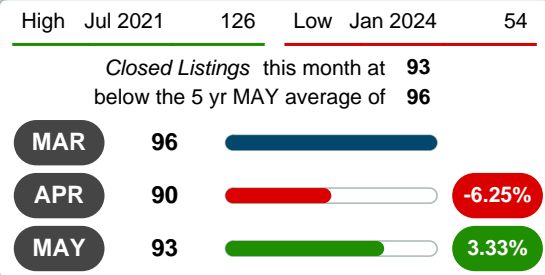


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 96



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	7.53%	26.0	5	2	0	0
\$25,001 - \$75,000	8	8.60%	39.0	7	1	0	0
\$75,001 - \$150,000	20	21.51%	20.0	12	8	0	0
\$150,001 - \$200,000	16	17.20%	9.0	6	10	0	0
\$200,001 - \$225,000	13	13.98%	6.0	0	12	1	0
\$225,001 - \$375,000	18	19.35%	7.0	2	10	6	0
\$375,001 and up	11	11.83%	11.0	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>11.0</b>	<b>3.85M</b>	<b>9.07M</b>	<b>4.89M</b>	<b>2.19M</b>
<b>Median Closed Price</b>	<b>\$190,000</b>			<b>\$94,000</b>	<b>\$206,000</b>	<b>\$356,000</b>	<b>\$1,092,750</b>

# May 2024



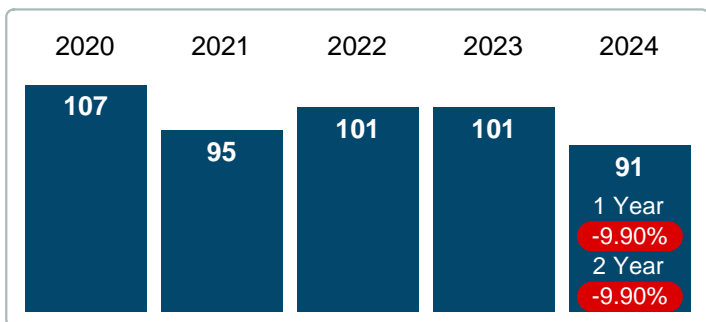
Area Delimited by County Of Creek



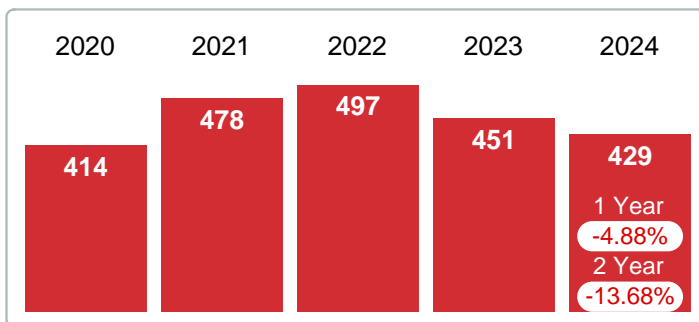
## PENDING LISTINGS

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

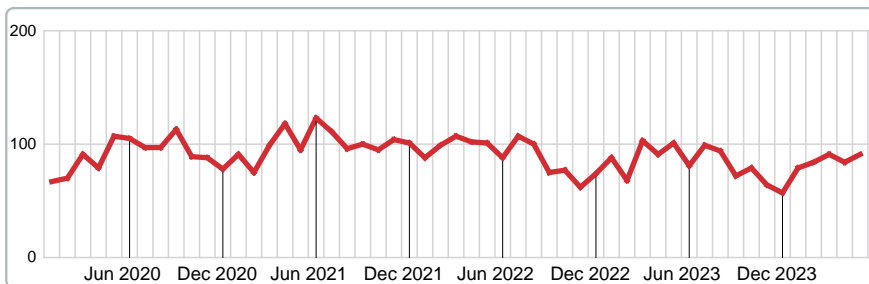
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 99

High Jun 2021 123 Low Dec 2023 57

Pending Listings this month at **91**  
below the 5 yr MAY average of **99**

- MAR 91
- APR 84 (-7.69%)
- MAY 91 (8.33%)

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	8.79%	6.0	7	1	0	0
\$50,001 - \$75,000	6	6.59%	34.0	6	0	0	0
\$75,001 - \$125,000	14	15.38%	22.0	11	2	1	0
\$125,001 - \$200,000	23	25.27%	12.0	7	16	0	0
\$200,001 - \$250,000	19	20.88%	18.0	2	12	4	1
\$250,001 - \$375,000	10	10.99%	26.0	1	5	4	0
\$375,001 and up	11	12.09%	66.0	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>18.0</b>	<b>4.49M</b>	<b>9.91M</b>	<b>3.53M</b>	<b>2.06M</b>
<b>Median Listing Price</b>	<b>\$189,000</b>			<b>\$96,500</b>	<b>\$210,000</b>	<b>\$319,999</b>	<b>\$574,900</b>

# May 2024



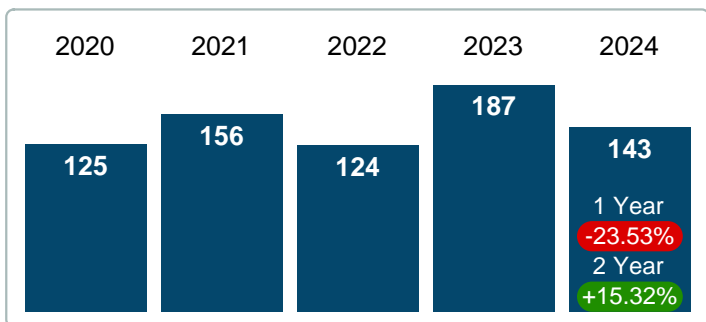
Area Delimited by County Of Creek



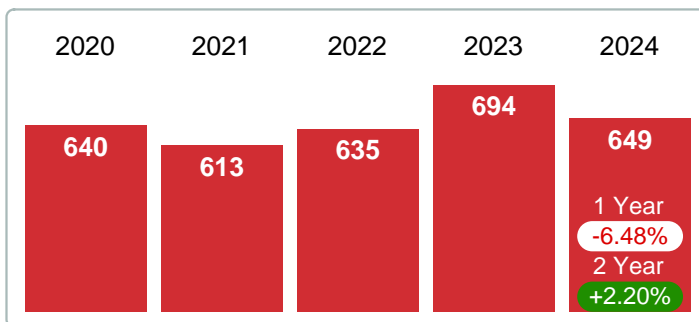
## NEW LISTINGS

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

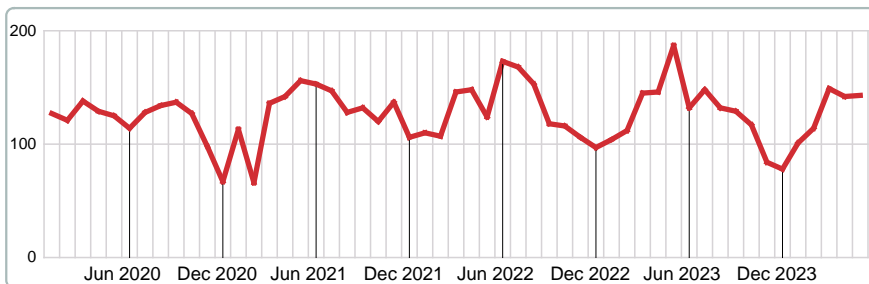
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 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>Median New Listed Listing Price</b>	<b>\$198,500</b>		<b>\$120,000</b>	<b>\$200,000</b>	<b>\$276,490</b>	<b>\$479,900</b>

# May 2024



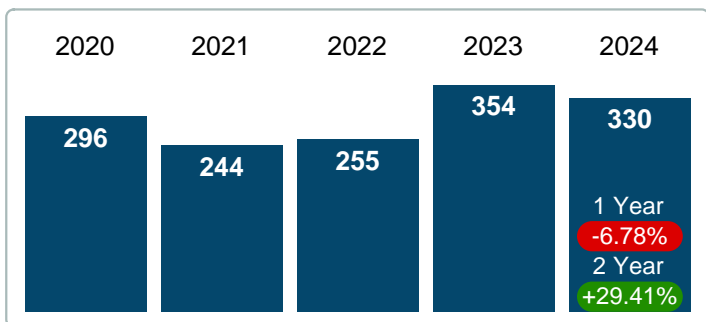
Area Delimited by County Of Creek



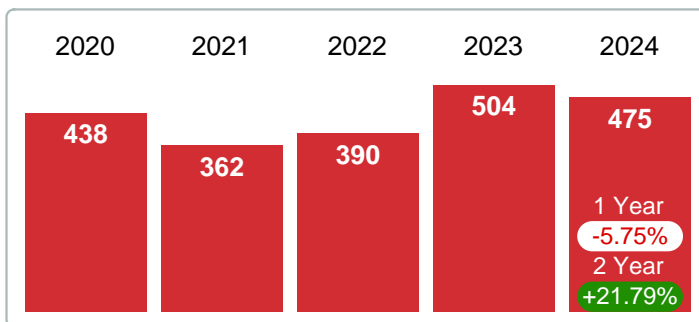
## ACTIVE INVENTORY

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

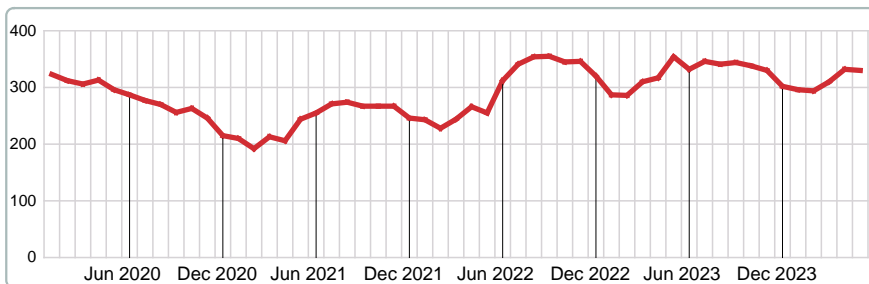
### END OF MAY



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	26	7.88%	39.0	21	5	0	0
\$50,001 - \$75,000	29	8.79%	58.0	26	2	1	0
\$75,001 - \$150,000	63	19.09%	65.0	52	9	1	1
\$150,001 - \$250,000	87	26.36%	53.0	44	28	14	1
\$250,001 - \$350,000	52	15.76%	59.0	15	14	17	6
\$350,001 - \$575,000	39	11.82%	52.0	12	9	12	6
\$575,001 and up	34	10.30%	86.5	14	4	8	8
Total Active Inventory by Units		330		184	71	53	22
Total Active Inventory by Volume		98,572,422	100%	40.51M	19.56M	23.32M	15.18M
Median Active Inventory Listing Price		\$205,000		\$140,000	\$225,000	\$289,900	\$436,750

# May 2024



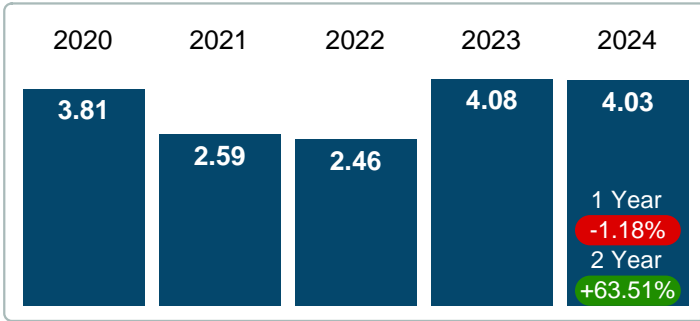
Area Delimited by County Of Creek



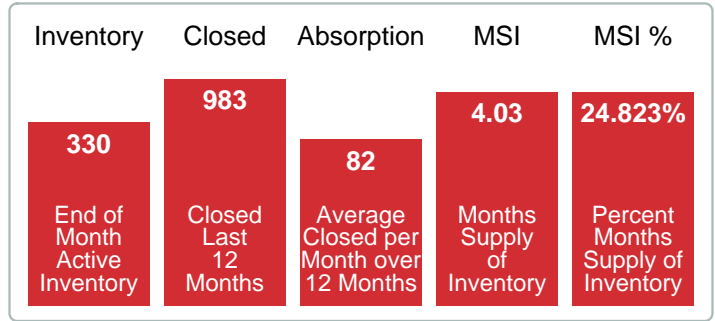
## MONTHS SUPPLY of INVENTORY (MSI)

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

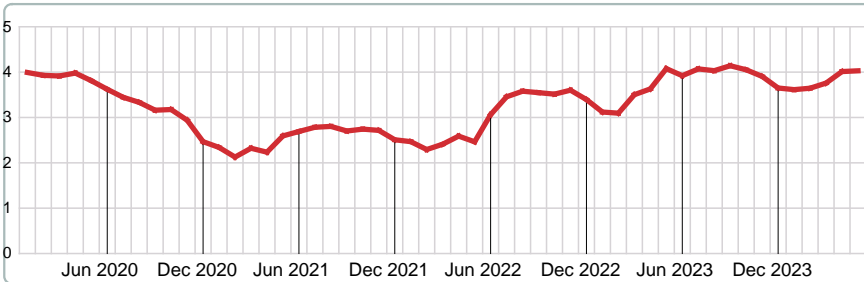
### MSI FOR MAY



### INDICATORS FOR MAY 2024

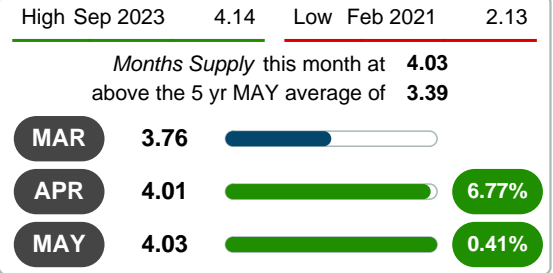


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



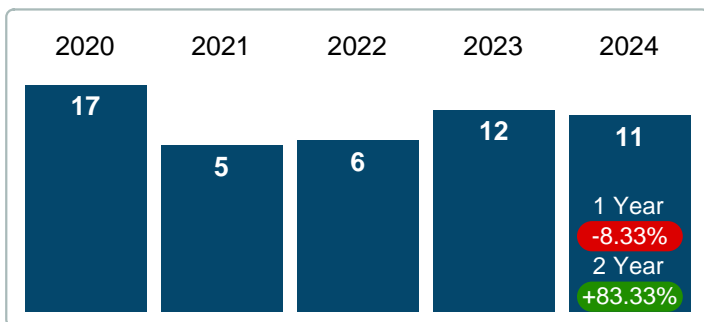
Area Delimited by County Of Creek



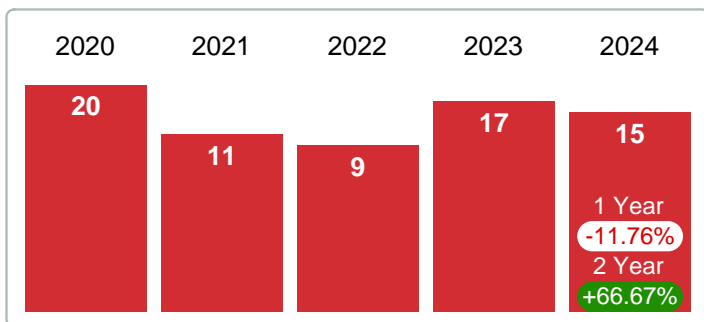
## MEDIAN DAYS ON MARKET TO SALE

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

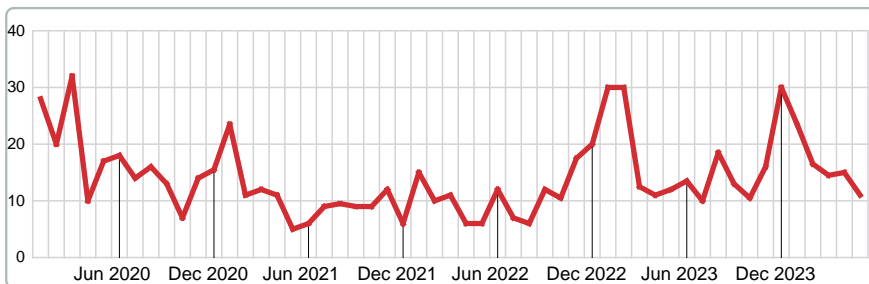
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 10

High Mar 2020 32 Low May 2021 5

Median Days on Market to Sale this month at 11 above the 5 yr MAY average of 10

- MAR 15 ▬
- APR 15 ▬ 3.45%
- MAY 11 ▬ -26.67%

### 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
\$25,000 and less <span>7</span>	7.53%	26	21	32	0	0
\$25,001 - \$75,000 <span>8</span>	8.60%	39	14	71	0	0
\$75,001 - \$150,000 <span>20</span>	21.51%	20	71	5	0	0
\$150,001 - \$200,000 <span>16</span>	17.20%	9	7	11	0	0
\$200,001 - \$225,000 <span>13</span>	13.98%	6	0	6	58	0
\$225,001 - \$375,000 <span>18</span>	19.35%	7	154	7	7	0
\$375,001 and up <span>11</span>	11.83%	11	1	41	11	6
Median Closed DOM		11	20	9	10	6
Total Closed Units	93	100%	33	46	12	2
Total Closed Volume	19,992,905		3.85M	9.07M	4.89M	2.19M



# May 2024



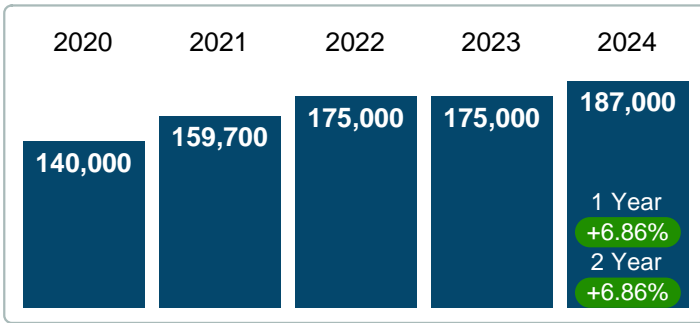
Area Delimited by County Of Creek



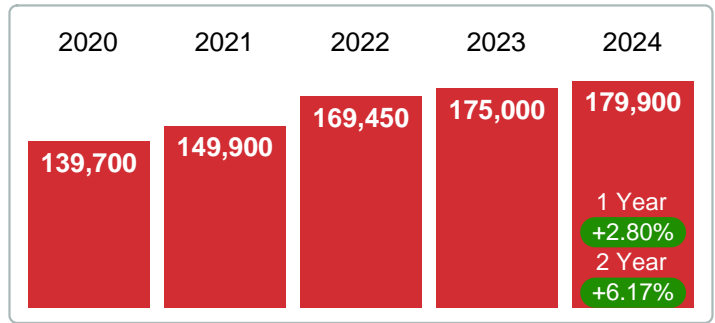
## MEDIAN LIST PRICE AT CLOSING

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

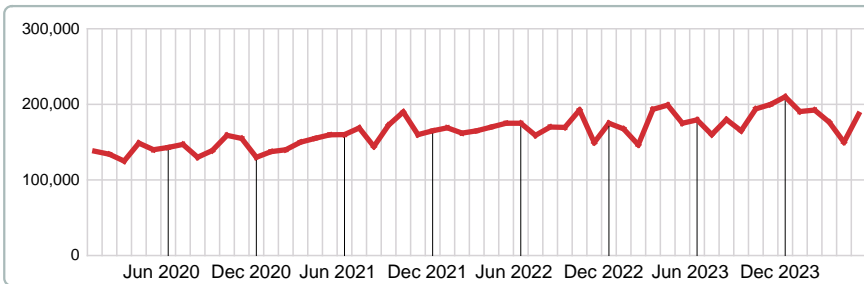
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 167,340

High Dec 2023 210,000 Low Mar 2020 125,000

Median List Price at Closing this month at **187,000**  
above the 5 yr MAY average of **167,340**



### 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
\$25,000 and less	7.53%	12,000	18,500	1,238	0	0
\$25,001 - \$75,000	6.45%	60,000	55,000	75,000	0	0
\$75,001 - \$150,000	25.81%	122,500	110,000	130,000	0	0
\$150,001 - \$200,000	17.20%	178,500	169,000	195,000	0	0
\$200,001 - \$225,000	8.60%	216,450	0	216,450	0	0
\$225,001 - \$375,000	20.43%	244,000	259,900	237,950	259,450	0
\$375,001 and up	13.98%	494,000	399,500	429,000	534,500	1,099,500
<b>Median List Price</b>		<b>187,000</b>	<b>100,000</b>	<b>202,500</b>	<b>367,250</b>	<b>1,099,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>187,000</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>



# May 2024



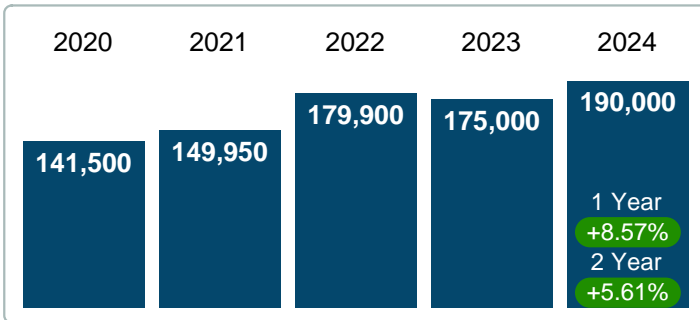
Area Delimited by County Of Creek



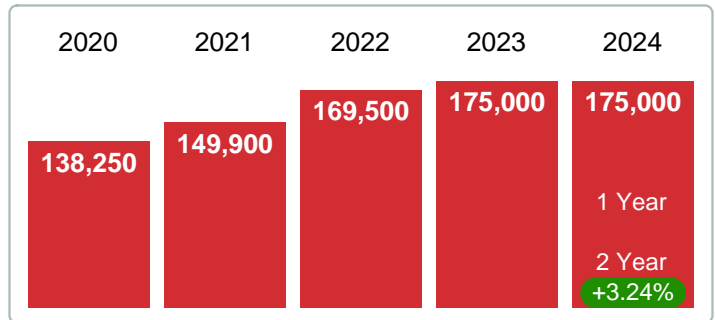
## MEDIAN SOLD PRICE AT CLOSING

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

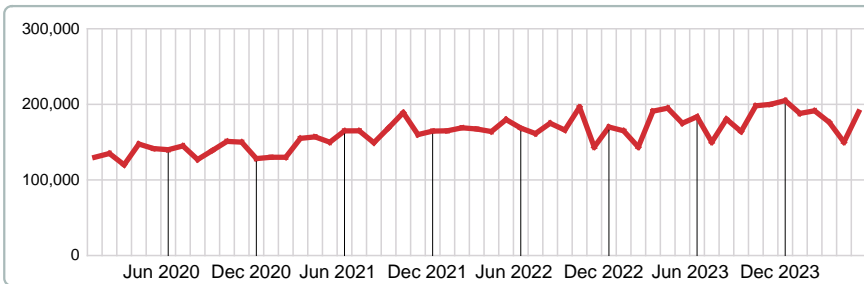
### MAY



### YEAR TO DATE (YTD)

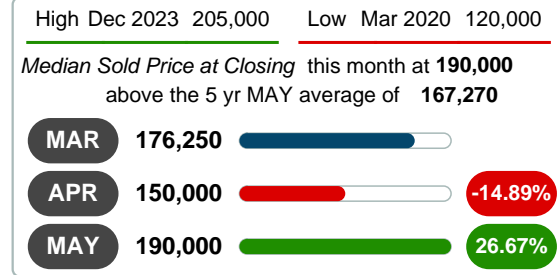


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 167,270



## 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
\$25,000 and less	7	7.53%	10,000	16,500	1,238	0	0
\$25,001 - \$75,000	8	8.60%	57,500	65,000	46,500	0	0
\$75,001 - \$150,000	20	21.51%	116,500	102,500	132,000	0	0
\$150,001 - \$200,000	16	17.20%	172,500	169,500	182,500	0	0
\$200,001 - \$225,000	13	13.98%	215,000	0	214,000	215,000	0
\$225,001 - \$375,000	18	19.35%	249,500	317,950	239,950	291,250	0
\$375,001 and up	11	11.83%	480,000	395,000	420,000	575,000	1,092,750
Median Sold Price			190,000	94,000	206,000	356,000	1,092,750
Total Closed Units		100%	93	33	46	12	2
Total Closed Volume			19,992,905	3.85M	9.07M	4.89M	2.19M

# May 2024



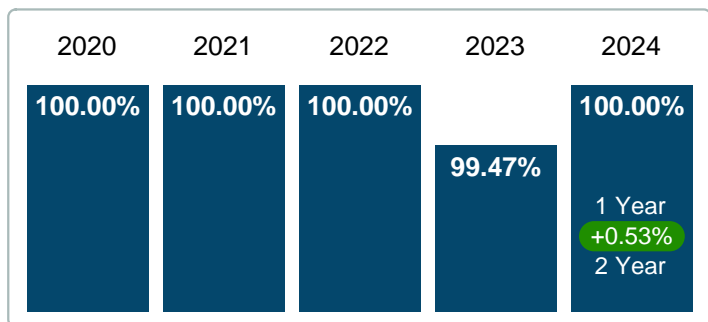
Area Delimited by County Of Creek



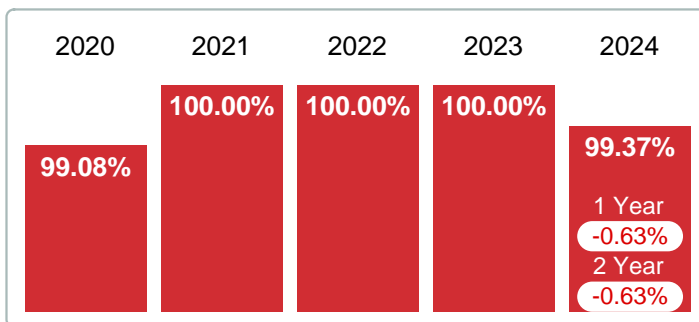
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

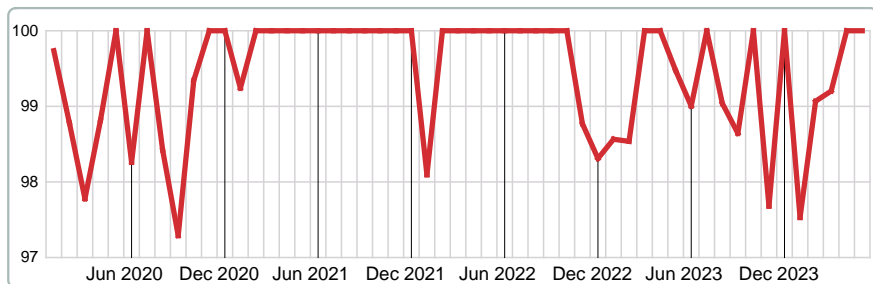
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

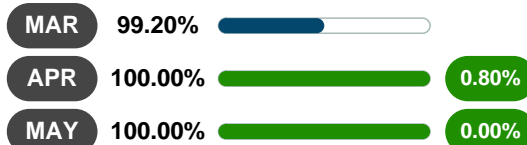


### 3 MONTHS

5 year MAY AVG = 99.89%

High May 2024 100.00% Low Sep 2020 97.29%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 99.89%



### 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
\$25,000 and less	7	7.53%	100.00%	97.88%	100.00%	0.00%	0.00%
\$25,001 - \$75,000	8	8.60%	94.24%	96.07%	46.50%	0.00%	0.00%
\$75,001 - \$150,000	20	21.51%	97.93%	93.96%	102.17%	0.00%	0.00%
\$150,001 - \$200,000	16	17.20%	100.00%	100.00%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	13	13.98%	100.00%	0.00%	100.00%	93.89%	0.00%
\$225,001 - \$375,000	18	19.35%	99.36%	97.40%	100.00%	97.87%	0.00%
\$375,001 and up	11	11.83%	99.50%	99.00%	92.66%	100.00%	99.42%
Median Sold/List Ratio		100.00%		97.86%	100.00%	98.57%	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

# May 2024

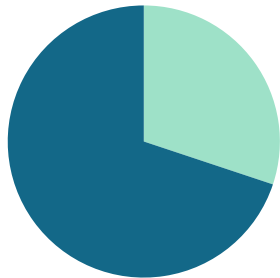
Area Delimited by County Of Creek



## MARKET SUMMARY

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

### INVENTORY

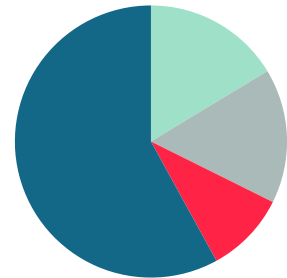


**Inventory**  
 New Listings  
**143 = 30.11%**  
 Start Inventory  
**332**  
 Total Inventory Units  
**475**  
 Volume  
**\$127,286,281**

### 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%
Median List Price	175,000	187,000	6.86%	175,000	179,900	2.80%
Median Sale Price	175,000	190,000	8.57%	175,000	175,000	0.00%
Median Percent of Selling Price to List Price	99.47%	100.00%	0.53%	100.00%	99.37%	-0.63%
Median Days on Market to Sale	12.00	11.00	-8.33%	17.00	15.00	-11.76%
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

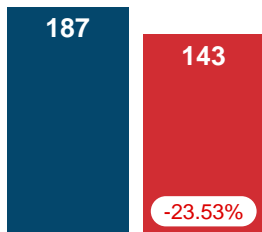
**Inventory** on May 31, 2024 = **330**

**2023** **2024**

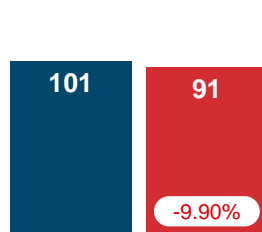
### MAY MARKET

### MEDIAN PRICES

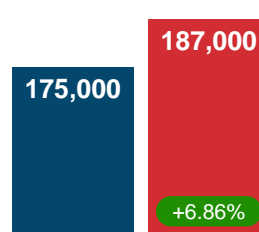
#### New Listings



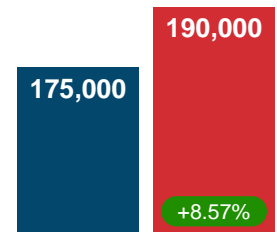
#### Pending Listings



#### List Price



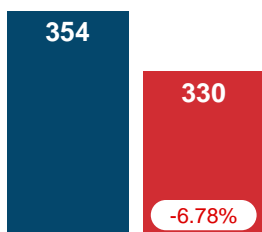
#### Sale Price



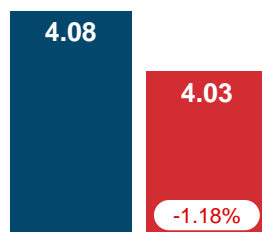
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

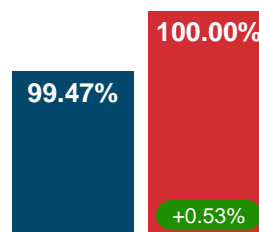
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

