

May 2024



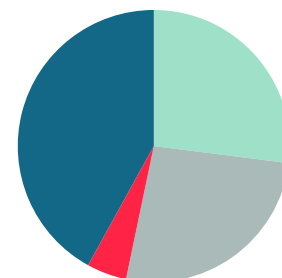
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	80	74	-7.50%
Pending Listings	80	72	-10.00%
New Listings	96	88	-8.33%
Median List Price	178,750	179,000	0.14%
Median Sale Price	189,500	182,000	-3.96%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	6.00	-14.29%
End of Month Inventory	113	115	1.77%
Months Supply of Inventory	1.51	1.77	17.28%



Absorption: Last 12 months, an Average of **65 Sales/Month**
Active Inventory as of May 31, 2024 = **115**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **1.77%** to 115 existing homes available for sale. Over the last 12 months this area has had an average of 65 closed sales per month. This represents an unsold inventory index of **1.77** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.96%** in May 2024 to \$182,000 versus the previous year at \$189,500.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 1.00 days or **14.29%** in May 2024 compared to last year's same month at **7.00** DOM.

Sales Success for May 2024 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 88 New Listings in May 2024, down **8.33%** from last year at 96. Furthermore, there were 74 Closed Listings this month versus last year at 80, a **-7.50%** decrease.

Closed versus Listed trends yielded a **84.1%** ratio, up from previous year's, May 2023, at **83.3%**, a **0.91%** upswing. This will certainly create pressure on an increasing Monthly 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



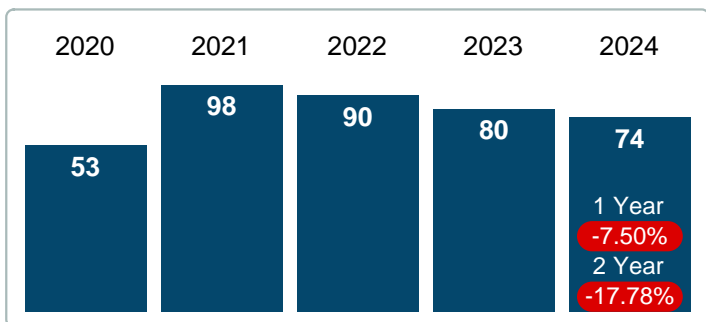
Area Delimited by County Of Washington - Residential Property Type



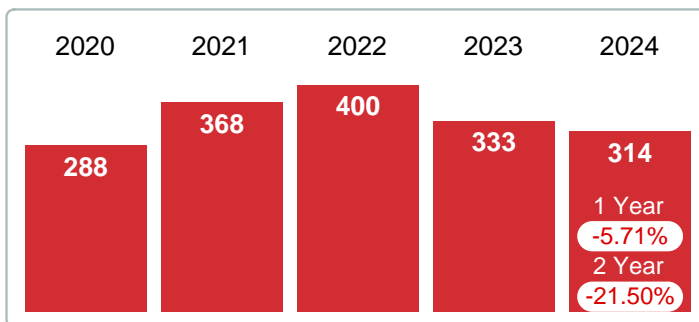
CLOSED LISTINGS

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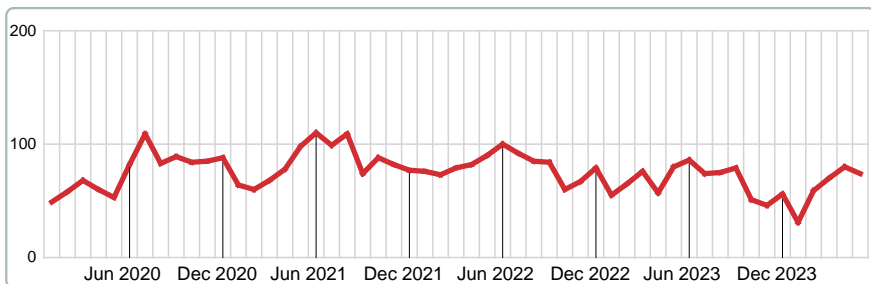
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 79

High Jun 2021 110 Low Jan 2024 31

Closed Listings this month at **74**
below the 5 yr MAY average of **79**

- MAR: 70
- APR: 80 (14.29% increase)
- MAY: 74 (-7.50% decrease)

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.11%	9.5	1	4	1	0
\$75,001 - \$100,000	10	13.51%	13.0	3	6	1	0
\$100,001 - \$125,000	6	8.11%	4.0	2	4	0	0
\$125,001 - \$225,000	25	33.78%	2.0	2	23	0	0
\$225,001 - \$250,000	2	2.70%	7.5	0	1	1	0
\$250,001 - \$350,000	18	24.32%	11.0	0	7	9	2
\$350,001 and up	7	9.46%	8.0	1	0	5	1
Total Closed Units	74			9	45	17	3
Total Closed Volume	15,421,580	100%	6.0	1.17M	7.52M	5.81M	917.90K
Median Closed Price	\$182,000			\$103,000	\$162,000	\$335,000	\$265,000

May 2024



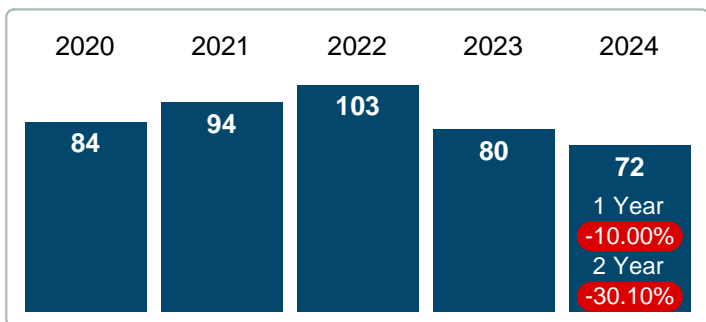
Area Delimited by County Of Washington - Residential Property Type



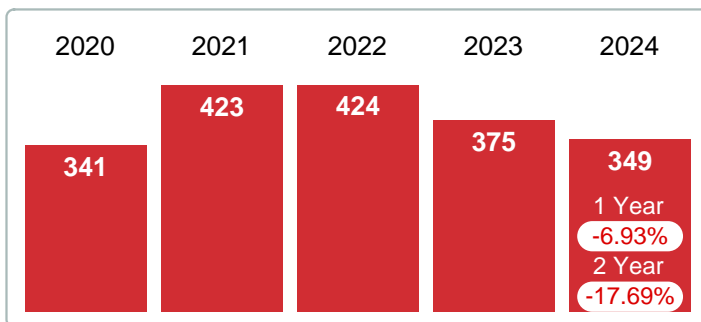
PENDING LISTINGS

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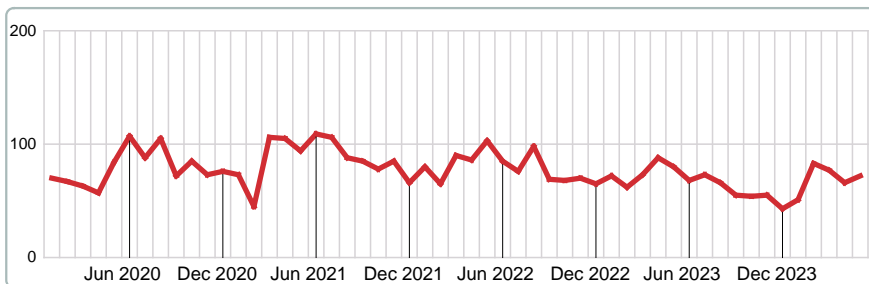
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

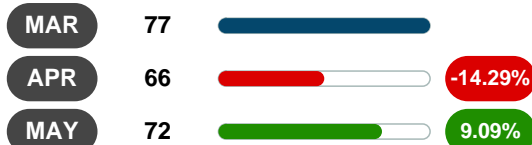


3 MONTHS

5 year MAY AVG = 87

High Jun 2021 109 Low Dec 2023 43

Pending Listings this month at 72 below the 5 yr MAY average of 87



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.72%	27.0	3	3	1	0
\$75,001 - \$125,000	8	11.11%	3.5	2	5	1	0
\$125,001 - \$175,000	11	15.28%	18.0	3	7	1	0
\$175,001 - \$225,000	15	20.83%	10.0	0	8	4	3
\$225,001 - \$275,000	14	19.44%	16.5	0	7	6	1
\$275,001 - \$350,000	8	11.11%	34.0	0	3	5	0
\$350,001 and up	9	12.50%	22.0	1	0	4	4
Total Pending Units	72			9	33	22	8
Total Pending Volume	16,167,470	100%	17.0	1.16M	5.95M	5.88M	3.18M
Median Listing Price	\$215,000			\$120,000	\$185,000	\$264,500	\$347,000

May 2024



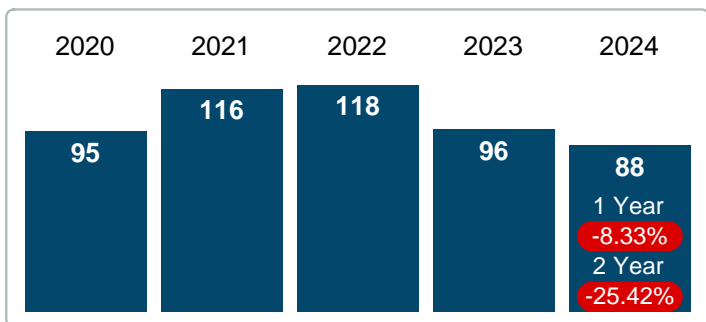
Area Delimited by County Of Washington - Residential Property Type



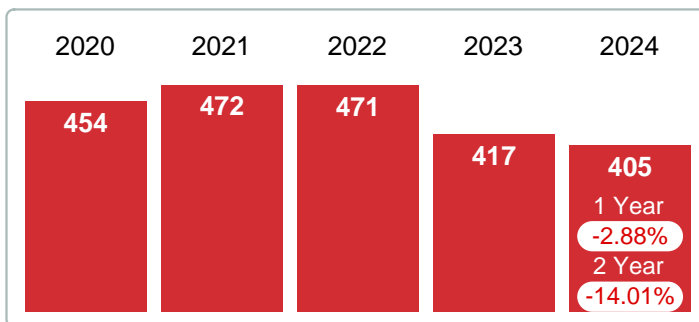
NEW LISTINGS

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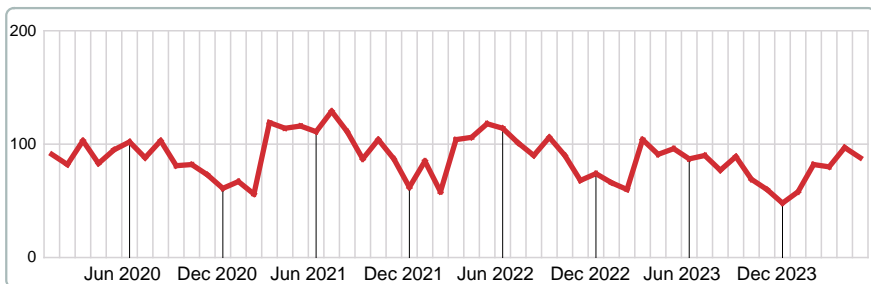
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 103

High Jul 2021 129 Low Dec 2023 48

New Listings this month at **88**
 below the 5 yr MAY average of **103**

Month	New Listings	% Change
MAR	80	
APR	97	21.25%
MAY	88	-9.28%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.82%	2	3	0	1
\$75,001 - \$125,000	12	13.64%	6	5	1	0
\$125,001 - \$150,000	10	11.36%	1	9	0	0
\$150,001 - \$250,000	24	27.27%	4	15	4	1
\$250,001 - \$325,000	16	18.18%	1	6	9	0
\$325,001 - \$575,000	12	13.64%	1	4	6	1
\$575,001 and up	8	9.09%	0	3	2	3
Total New Listed Units	88		15	45	22	6
Total New Listed Volume	24,379,550	100%	2.23M	10.87M	8.43M	2.85M
Median New Listed Listing Price	\$217,000		\$125,000	\$175,000	\$282,450	\$502,500

May 2024



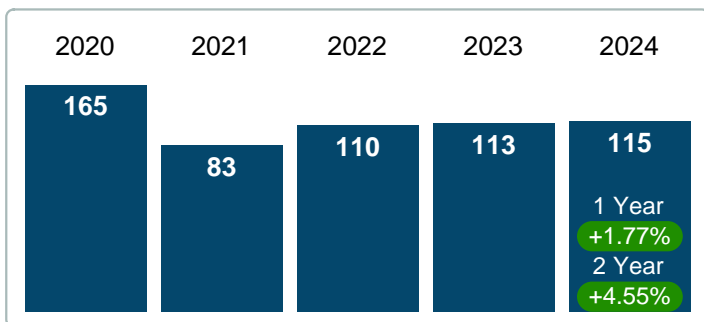
Area Delimited by County Of Washington - Residential Property Type



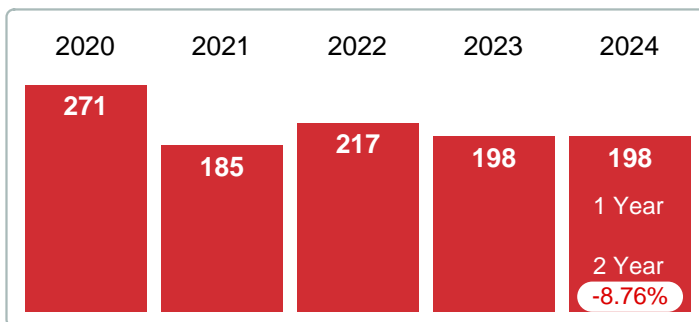
ACTIVE INVENTORY

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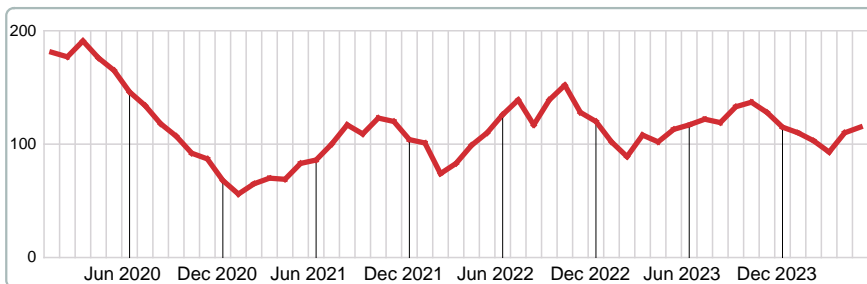
END OF MAY



ACTIVE DURING MAY

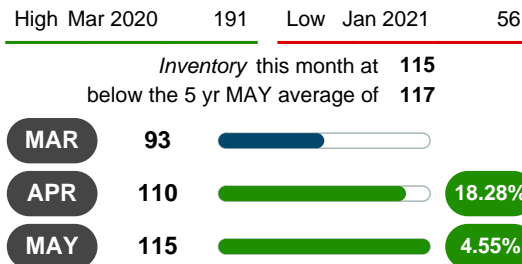


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 117



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	10	8.70%	41.5	4	5	0	1
\$75,001 - \$100,000	9	7.83%	60.0	6	3	0	0
\$100,001 - \$150,000	14	12.17%	12.0	5	9	0	0
\$150,001 - \$275,000	38	33.04%	49.0	3	22	11	2
\$275,001 - \$375,000	17	14.78%	28.0	2	8	7	0
\$375,001 - \$600,000	16	13.91%	34.5	1	5	8	2
\$600,001 and up	11	9.57%	37.0	0	2	5	4
Total Active Inventory by Units	115			21	54	31	9
Total Active Inventory by Volume	34,958,589	100%	36.0	2.84M	12.90M	14.00M	5.22M
Median Active Inventory Listing Price	\$240,000			\$102,999	\$172,500	\$319,000	\$599,000

May 2024



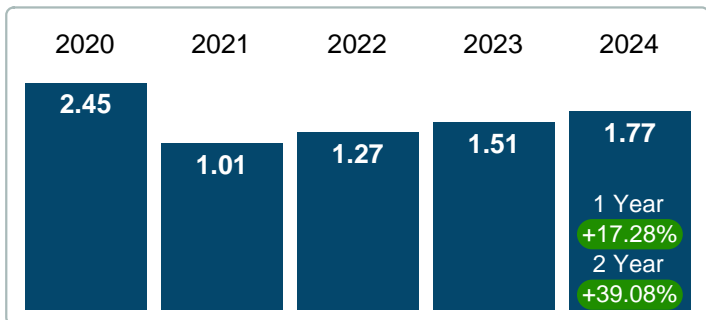
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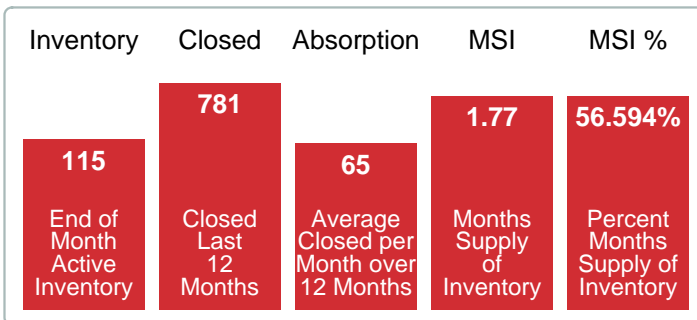
MONTHS SUPPLY of INVENTORY (MSI)

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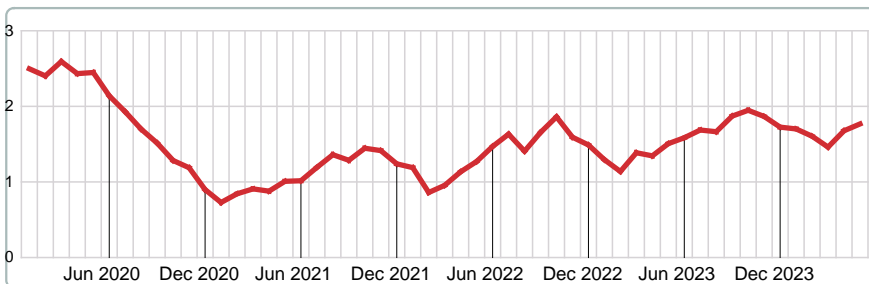
MSI FOR MAY



INDICATORS FOR MAY 2024

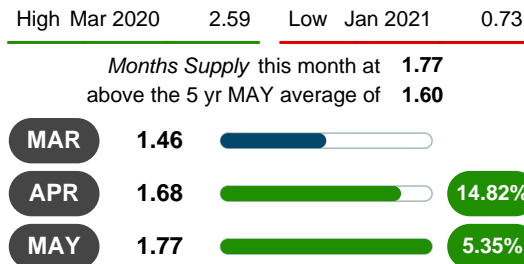


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1.60



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	10	8.70%	1.13	0.83	1.36	0.00	0.00
\$75,001 - \$100,000	9	7.83%	1.52	2.40	0.97	0.00	0.00
\$100,001 - \$150,000	14	12.17%	1.30	2.40	1.10	0.00	0.00
\$150,001 - \$275,000	38	33.04%	1.62	1.64	1.44	2.00	2.40
\$275,001 - \$375,000	17	14.78%	1.81	8.00	3.31	1.14	0.00
\$375,001 - \$600,000	16	13.91%	2.95	6.00	3.33	2.82	2.18
\$600,001 and up	11	9.57%	8.25	0.00	8.00	12.00	6.86
Market Supply of Inventory (MSI)			1.77	1.79	1.57	1.94	3.00
Total Active Inventory by Units		100%	1.77	21	54	31	9

May 2024



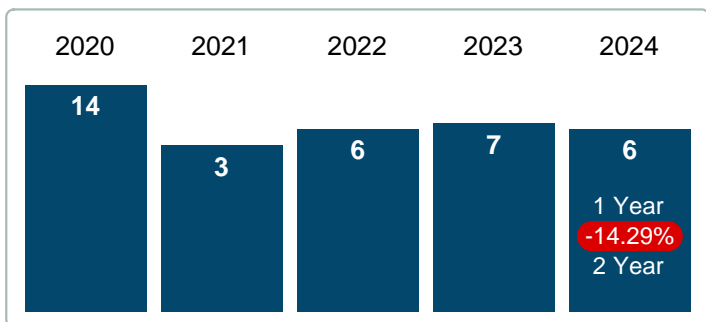
Area Delimited by County Of Washington - Residential Property Type



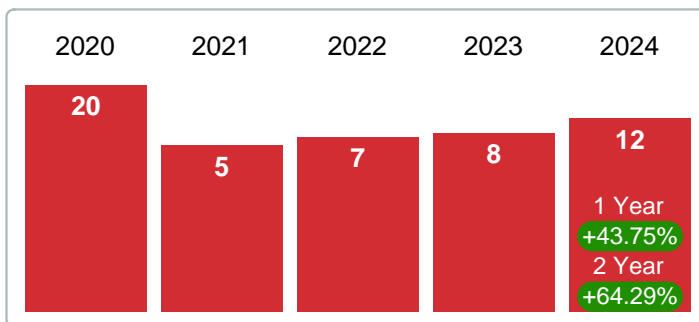
MEDIAN DAYS ON MARKET TO SALE

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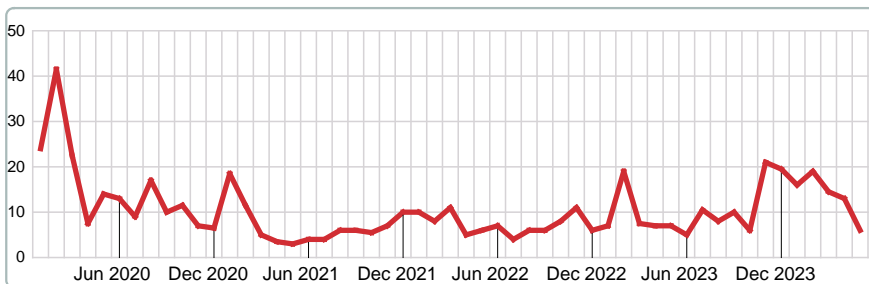
MAY



YEAR TO DATE (YTD)

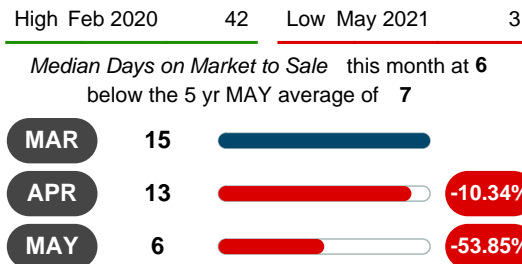


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
\$75,000 and less	8.11%	10	9	7	129	0
\$75,001 - \$100,000	13.51%	13	58	12	1	0
\$100,001 - \$125,000	8.11%	4	1	11	0	0
\$125,001 - \$225,000	33.78%	2	1	2	0	0
\$225,001 - \$250,000	2.70%	8	0	1	14	0
\$250,001 - \$350,000	24.32%	11	0	7	10	80
\$350,001 and up	9.46%	8	1	0	10	8
Median Closed DOM		6	1	4	10	73
Total Closed Units	100%	6.0	9	45	17	3
Total Closed Volume		15,421,580	1.17M	7.52M	5.81M	917.90K

May 2024



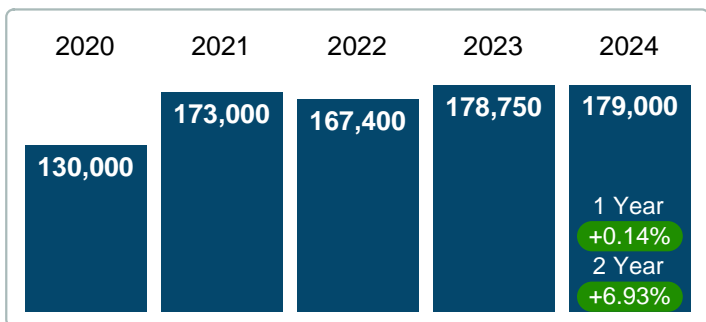
Area Delimited by County Of Washington - Residential Property Type



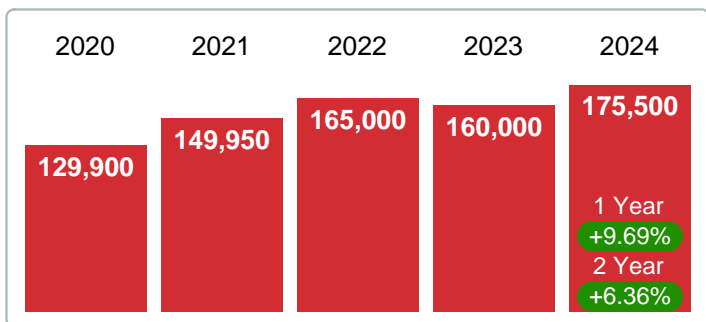
MEDIAN LIST PRICE AT CLOSING

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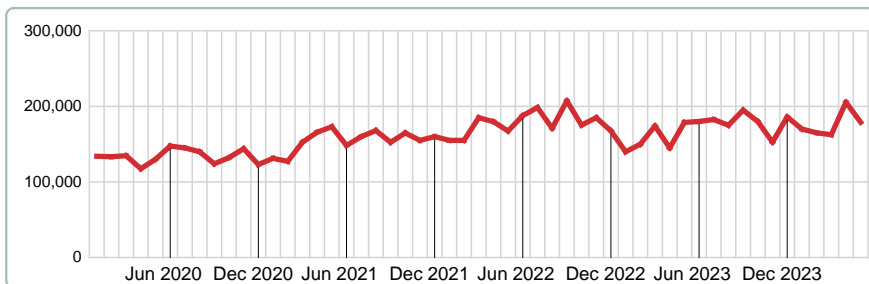
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

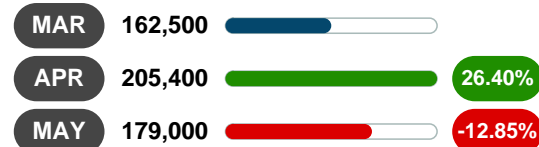


3 MONTHS

5 year MAY AVG = 165,630

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

Median List Price at Closing this month at **179,000** above the 5 yr MAY average of **165,630**



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
\$75,000 and less	8.11%	51,500	55,000	51,000	48,000	0
\$75,001 - \$100,000	12.16%	85,000	80,000	93,000	82,600	0
\$100,001 - \$125,000	10.81%	117,450	120,000	115,000	0	0
\$125,001 - \$225,000	29.73%	166,700	135,000	168,500	0	0
\$225,001 - \$250,000	6.76%	235,000	0	232,450	239,947	0
\$250,001 - \$350,000	21.62%	289,700	0	297,000	294,950	269,600
\$350,001 and up	10.81%	434,950	370,000	0	515,000	399,900
Median List Price		179,000	105,000	159,500	325,000	274,000
Total Closed Units	100%	179,000	9	45	17	3
Total Closed Volume		15,658,887	1.15M	7.62M	5.96M	939.10K

May 2024



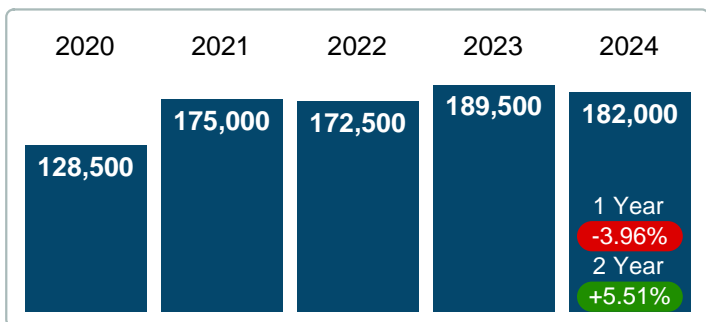
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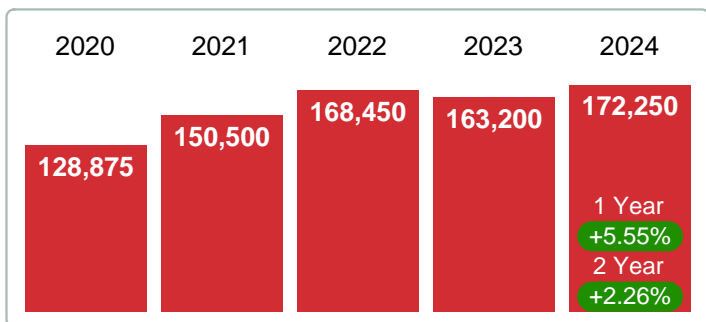
MEDIAN SOLD PRICE AT CLOSING

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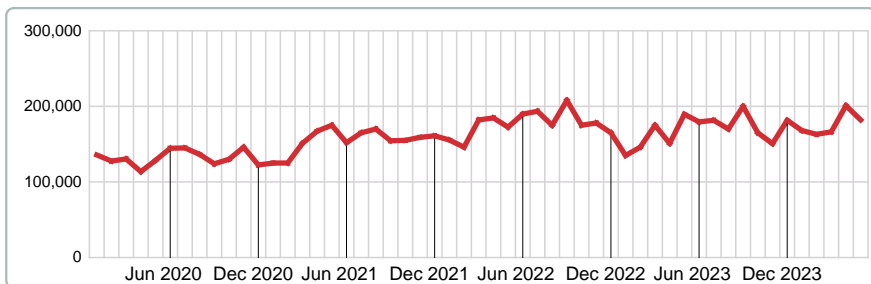
MAY



YEAR TO DATE (YTD)

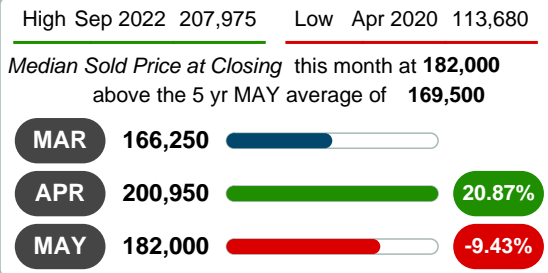


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 169,500



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
\$75,000 and less	8.11%	53,000	53,000	55,000	32,000	0
\$75,001 - \$100,000	13.51%	84,700	85,000	84,700	82,600	0
\$100,001 - \$125,000	8.11%	114,500	111,500	114,500	0	0
\$125,001 - \$225,000	33.78%	172,500	137,750	175,000	0	0
\$225,001 - \$250,000	2.70%	235,000	0	235,000	235,000	0
\$250,001 - \$350,000	24.32%	277,950	0	265,000	310,000	264,000
\$350,001 and up	9.46%	470,000	370,000	0	515,000	389,900
Median Sold Price		182,000	103,000	162,000	335,000	265,000
Total Closed Units	100%	182,000	9	45	17	3
Total Closed Volume		15,421,580	1.17M	7.52M	5.81M	917.90K

May 2024



Area Delimited by County Of Washington - Residential Property Type



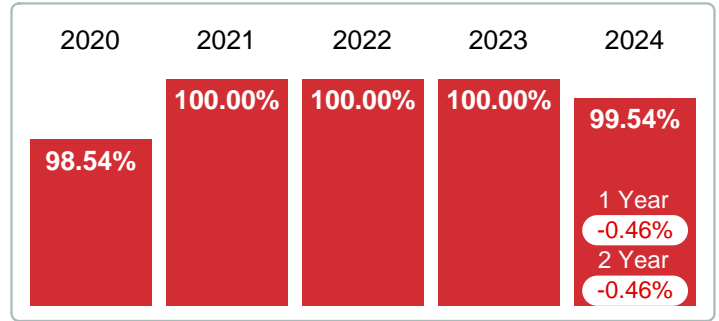
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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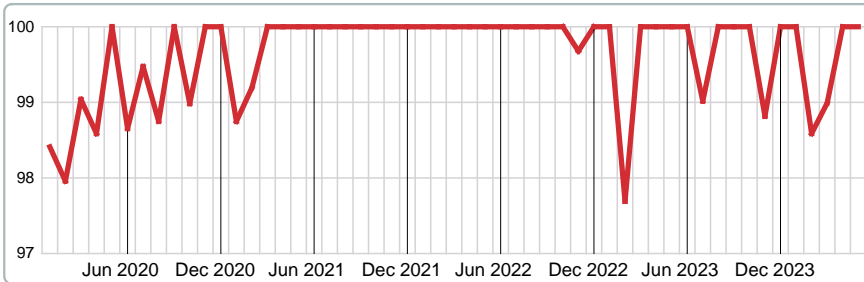
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

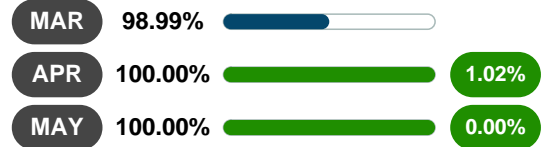


3 MONTHS

5 year MAY AVG = 100.00%

High May 2024 100.00% Low Feb 2023 97.69%

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



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
\$75,000 and less	6	8.11%	94.58%	96.36%	94.58%	66.67%	0.00%
\$75,001 - \$100,000	10	13.51%	98.81%	106.13%	92.76%	100.00%	0.00%
\$100,001 - \$125,000	6	8.11%	99.05%	99.05%	97.50%	0.00%	0.00%
\$125,001 - \$225,000	25	33.78%	100.00%	108.06%	100.00%	0.00%	0.00%
\$225,001 - \$250,000	2	2.70%	98.97%	0.00%	100.00%	97.94%	0.00%
\$250,001 - \$350,000	18	24.32%	99.00%	0.00%	100.00%	98.82%	97.94%
\$350,001 and up	7	9.46%	97.50%	100.00%	0.00%	96.64%	97.50%
Median Sold/List Ratio		100.00%		100.00%	100.00%	98.21%	97.50%
Total Closed Units		74	100%	9	45	17	3
Total Closed Volume		15,421,580		1.17M	7.52M	5.81M	917.90K

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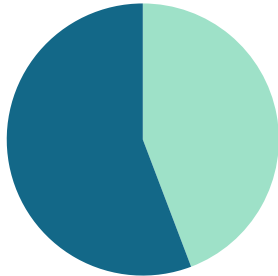
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

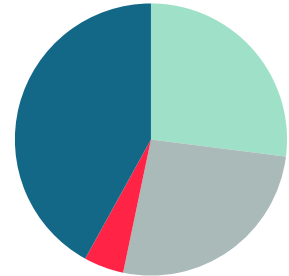


Inventory
 New Listings
88 = 44.22%
 Start Inventory
111
 Total Inventory Units
199
 Volume
\$53,934,858

Market Activity

Closed Sales
74 = 27.01%
 Pending Sales
72 = 26.28%
 Other Off Market
13 = 4.74%
 Active Inventory
115 = 41.97%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	80	74	-7.50%	333	314	-5.71%
Pending Sales	80	72	-10.00%	375	349	-6.93%
New Listings	96	88	-8.33%	417	405	-2.88%
Median List Price	178,750	179,000	0.14%	160,000	175,500	9.69%
Median Sale Price	189,500	182,000	-3.96%	163,200	172,250	5.55%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.54%	-0.46%
Median Days on Market to Sale	7.00	6.00	-14.29%	8.00	11.50	43.75%
Monthly Inventory	113	115	1.77%	113	115	1.77%
Months Supply of Inventory	1.51	1.77	17.28%	1.51	1.77	17.28%

Absorption: Last 12 months, an Average of **65** Sales/Month

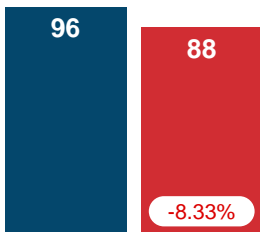
Inventory on May 31, 2024 = **115**

2023 **2024**

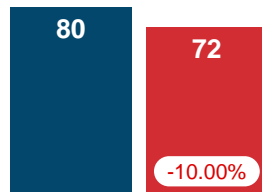
MAY MARKET

MEDIAN PRICES

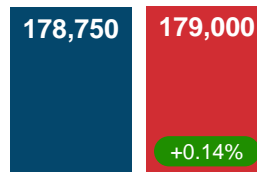
New Listings



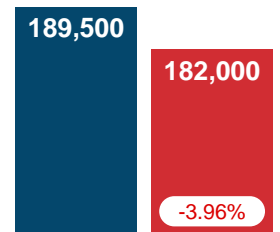
Pending Listings



List Price



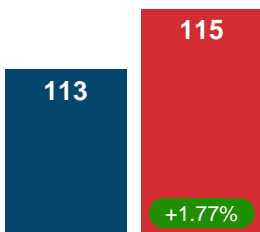
Sale Price



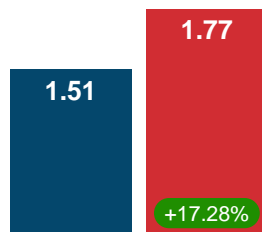
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

