

June 2024



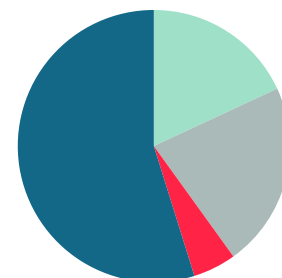
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	54	60	11.11%
Pending Listings	65	73	12.31%
New Listings	89	100	12.36%
Average List Price	235,817	238,278	1.04%
Average Sale Price	229,631	231,428	0.78%
Average Percent of Selling Price to List Price	97.68%	97.20%	-0.49%
Average Days on Market to Sale	18.85	29.72	57.63%
End of Month Inventory	148	182	22.97%
Months Supply of Inventory	2.34	2.92	24.78%



■ Closed (18.07%)
■ Pending (21.99%)
■ Other OffMarket (5.12%)
■ Active (54.82%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of June 30, 2024 = **182**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2024 rose **22.97%** to 182 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **2.92** 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 **0.78%** in June 2024 to \$231,428 versus the previous year at \$229,631.

Average Days on Market Lengthens

The average number of **29.72** days that homes spent on the market before selling increased by 10.86 days or **57.63%** in June 2024 compared to last year's same month at **18.85** DOM.

Sales Success for June 2024 is Positive

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

There were 100 New Listings in June 2024, up **12.36%** from last year at 89. Furthermore, there were 60 Closed Listings this month versus last year at 54, a **11.11%** increase.

Closed versus Listed trends yielded a **60.0%** ratio, down from previous year's, June 2023, at **60.7%**, a **1.11%** downswing. 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

June 2024



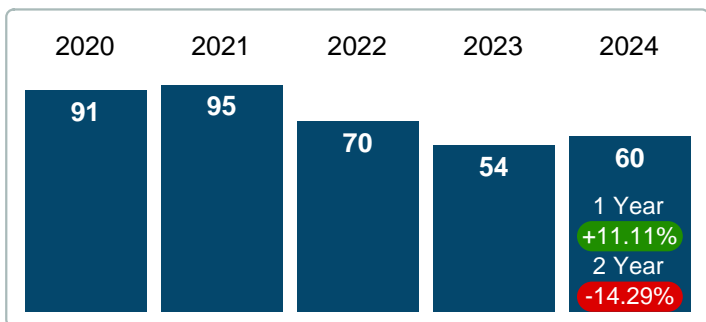
Area Delimited by County Of Creek - Residential Property Type



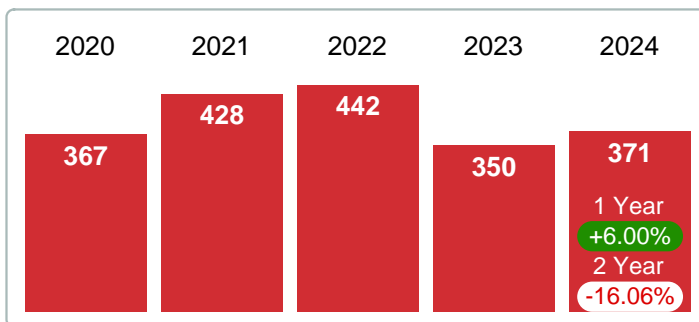
CLOSED LISTINGS

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

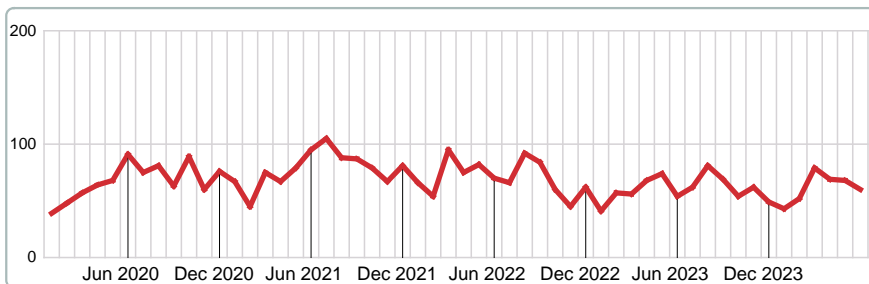
JUNE



YEAR TO DATE (YTD)

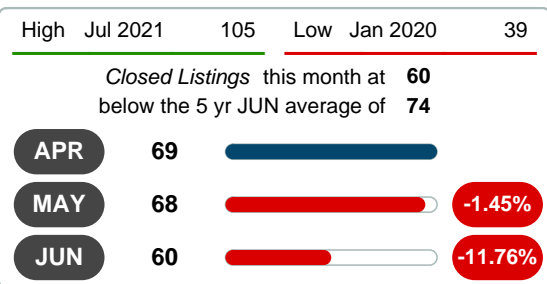


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 74



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	11.67%	31.0	3	3	1	0
\$100,001 - \$125,000	6	10.00%	39.0	3	2	1	0
\$125,001 - \$150,000	10	16.67%	13.4	3	6	1	0
\$150,001 - \$200,000	9	15.00%	34.7	0	9	0	0
\$200,001 - \$250,000	12	20.00%	24.4	1	8	2	1
\$250,001 - \$400,000	10	16.67%	19.5	0	7	3	0
\$400,001 and up	6	10.00%	66.3	1	2	2	1
Total Closed Units	60			11	37	10	2
Total Closed Volume	13,885,700	100%	29.7	1.68M	8.47M	2.87M	874.90K
Average Closed Price	\$231,428			\$152,345	\$228,916	\$286,510	\$437,450

June 2024



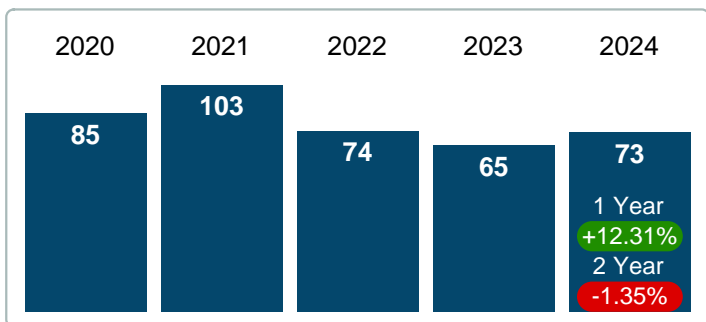
Area Delimited by County Of Creek - Residential Property Type



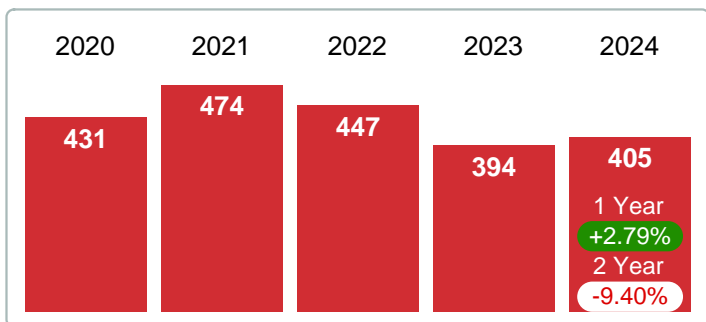
PENDING LISTINGS

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

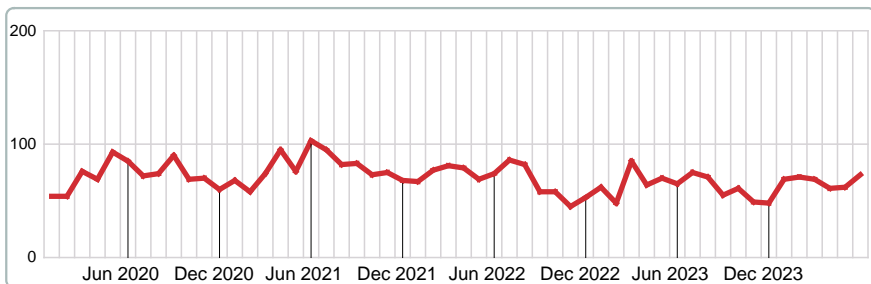
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

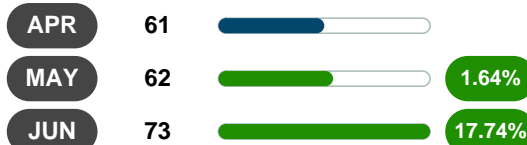


3 MONTHS

5 year JUN AVG = 80

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at 73 below the 5 yr JUN average of 80



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	10.96%	43.9	2	5	1	0
\$100,001 - \$150,000	7	9.59%	14.6	1	5	1	0
\$150,001 - \$175,000	8	10.96%	27.8	1	4	2	1
\$175,001 - \$250,000	15	20.55%	23.7	1	12	2	0
\$250,001 - \$325,000	17	23.29%	25.9	2	8	5	2
\$325,001 - \$475,000	9	12.33%	74.8	0	4	5	0
\$475,001 and up	9	12.33%	37.8	0	2	4	3
Total Pending Units	73			7	40	20	6
Total Pending Volume	21,787,019	100%	29.5	1.16M	9.89M	8.25M	2.49M
Average Listing Price	\$190,100			\$166,029	\$247,145	\$412,580	\$414,567

June 2024



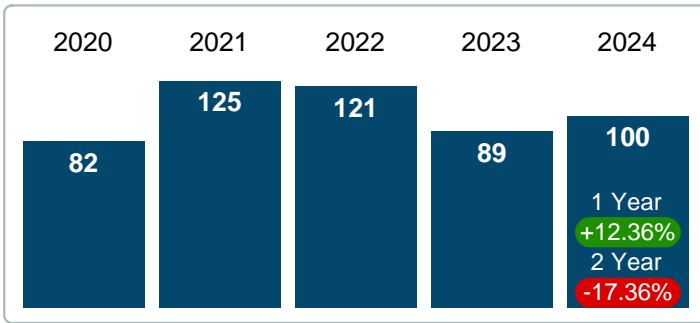
Area Delimited by County Of Creek - Residential Property Type



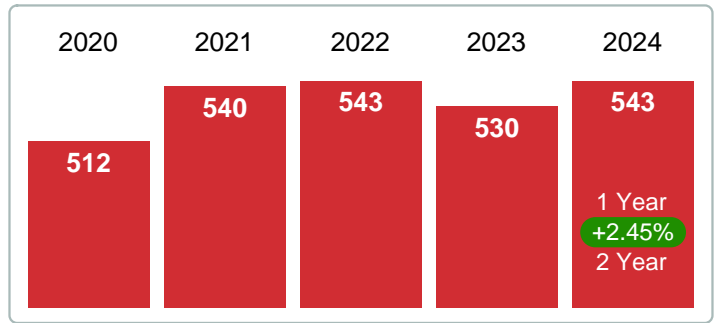
NEW LISTINGS

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

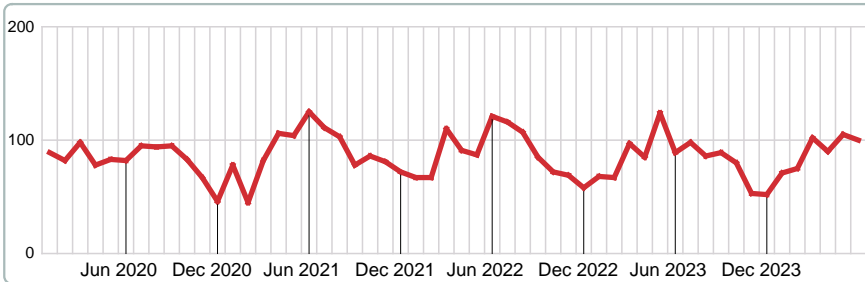
JUNE



YEAR TO DATE (YTD)

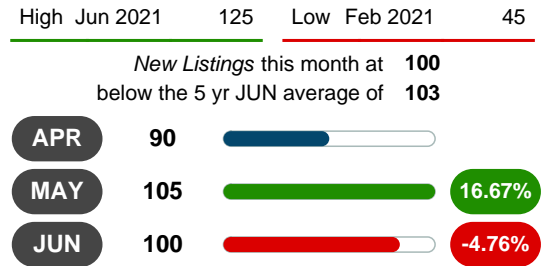


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 103



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	11	11.00%	5	5	1	0
\$100,001 - \$140,000	9	9.00%	5	3	1	0
\$140,001 - \$180,000	15	15.00%	3	11	0	1
\$180,001 - \$240,000	25	25.00%	1	17	7	0
\$240,001 - \$290,000	15	15.00%	1	8	4	2
\$290,001 - \$620,000	15	15.00%	1	5	6	3
\$620,001 and up	10	10.00%	1	1	4	4
Total New Listed Units	100		17	50	23	10
Total New Listed Volume	29,567,924	100%	3.00M	11.40M	8.37M	6.80M
Average New Listed Listing Price	\$144,833		\$176,447	\$228,046	\$363,809	\$679,840

June 2024



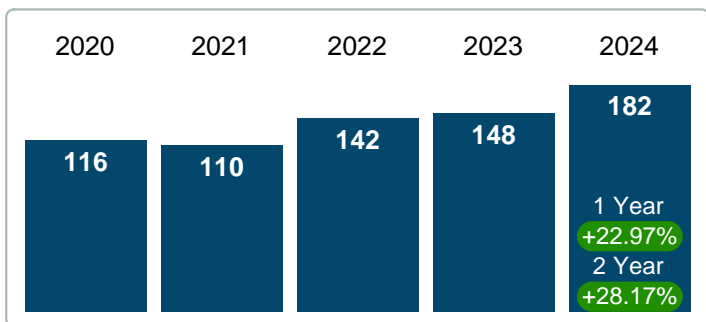
Area Delimited by County Of Creek - Residential Property Type



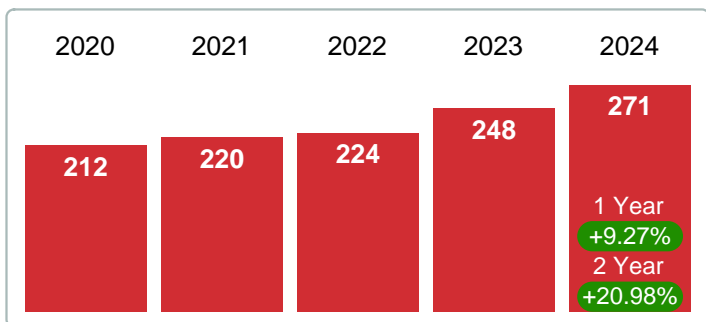
ACTIVE INVENTORY

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

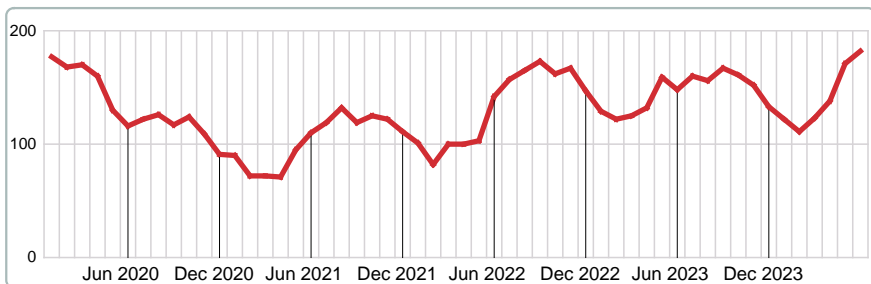
END OF JUNE



ACTIVE DURING JUNE

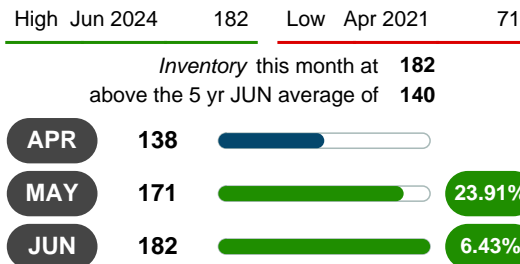


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 140



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	17	9.34%	50.1	9	7	1	0
\$100,001 - \$150,000	17	9.34%	47.2	10	5	1	1
\$150,001 - \$200,000	32	17.58%	40.6	4	25	2	1
\$200,001 - \$275,000	46	25.27%	64.6	6	17	22	1
\$275,001 - \$400,000	29	15.93%	60.8	1	13	8	7
\$400,001 - \$725,000	22	12.09%	74.2	1	5	12	4
\$725,001 and up	19	10.44%	79.0	1	2	7	9
Total Active Inventory by Units	182			32	74	53	23
Total Active Inventory by Volume	65,980,672	100%	59.5	5.51M	20.30M	22.28M	17.89M
Average Active Inventory Listing Price	\$362,531			\$172,192	\$274,280	\$420,418	\$777,900

June 2024



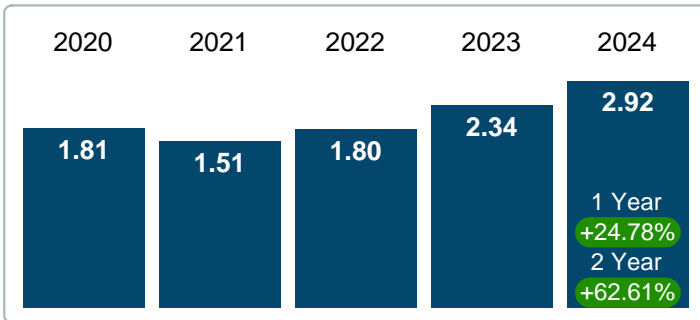
Area Delimited by County Of Creek - Residential Property Type



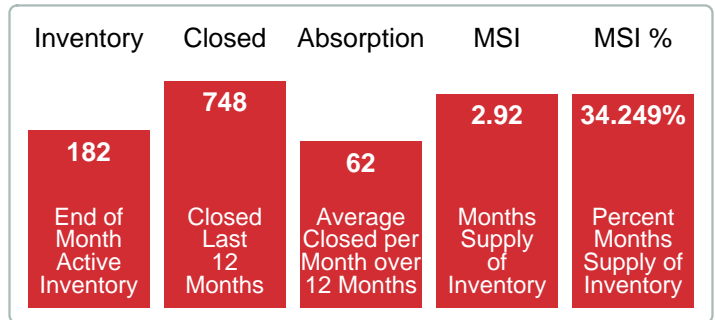
MONTHS SUPPLY of INVENTORY (MSI)

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

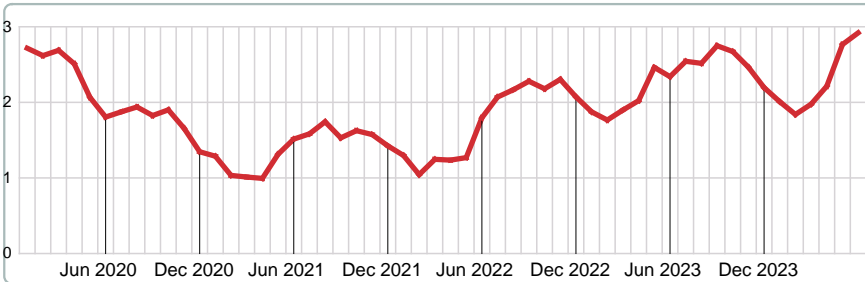
MSI FOR JUNE



INDICATORS FOR JUNE 2024

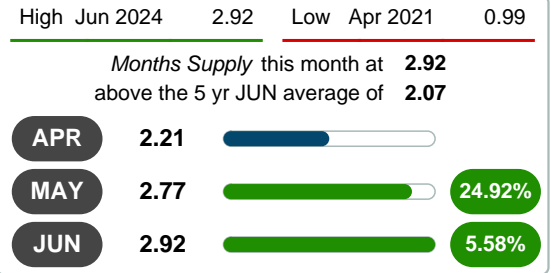


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.07



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
\$100,000 and less	17	9.34%	2.27	2.35	2.27	2.40	0.00
\$100,001 - \$150,000	17	9.34%	1.53	3.00	0.77	0.86	12.00
\$150,001 - \$200,000	32	17.58%	2.74	2.82	2.78	2.00	4.00
\$200,001 - \$275,000	46	25.27%	3.02	6.55	1.48	8.52	4.00
\$275,001 - \$400,000	29	15.93%	3.22	2.40	2.56	2.82	10.50
\$400,001 - \$725,000	22	12.09%	3.43	4.00	2.07	3.60	9.60
\$725,001 and up	19	10.44%	13.41	12.00	12.00	10.50	18.00
Market Supply of Inventory (MSI)			2.92	3.12	1.96	4.42	9.86
Total Active Inventory by Units		100%	2.92	32	74	53	23

June 2024



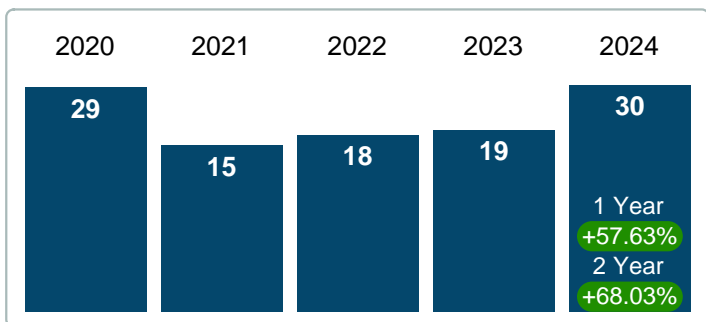
Area Delimited by County Of Creek - Residential Property Type



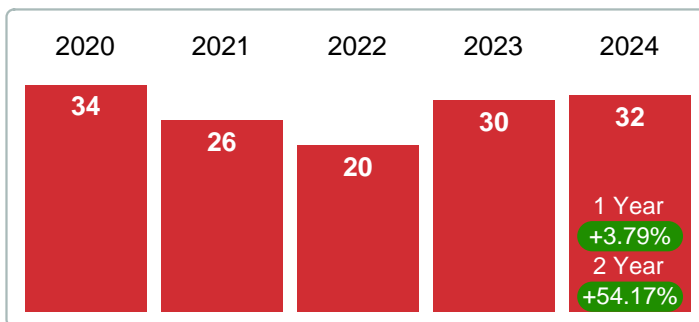
AVERAGE DAYS ON MARKET TO SALE

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

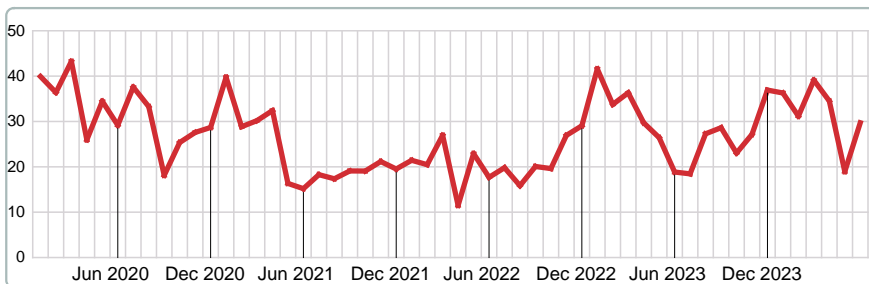
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

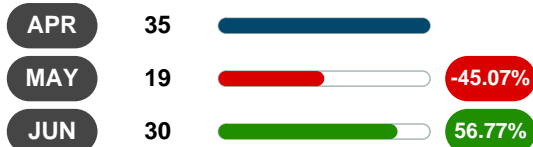


3 MONTHS

5 year JUN AVG = 22

High Mar 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 30 above the 5 yr JUN average of 22



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
\$100,000 and less	11.67%	31	20	32	63	0
\$100,001 - \$125,000	10.00%	39	8	75	60	0
\$125,001 - \$150,000	16.67%	13	2	21	1	0
\$150,001 - \$200,000	15.00%	35	0	35	0	0
\$200,001 - \$250,000	20.00%	24	76	15	43	11
\$250,001 - \$400,000	16.67%	20	0	21	17	0
\$400,001 and up	10.00%	66	68	103	42	42
Average Closed DOM		30				
Total Closed Units	100%	30	11	37	10	2
Total Closed Volume		13,885,700	1.68M	8.47M	2.87M	874.90K

June 2024



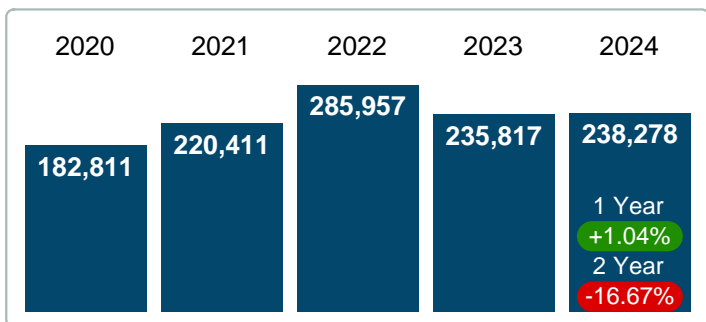
Area Delimited by County Of Creek - Residential Property Type



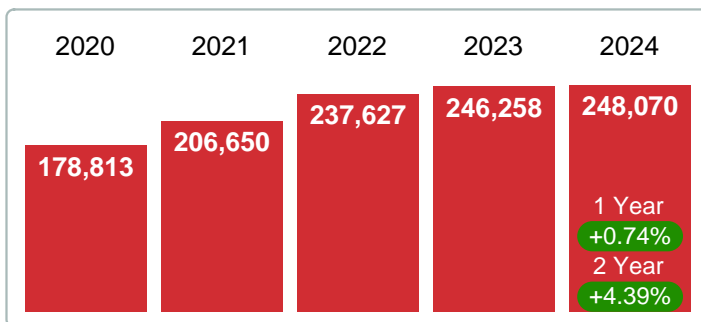
AVERAGE LIST PRICE AT CLOSING

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

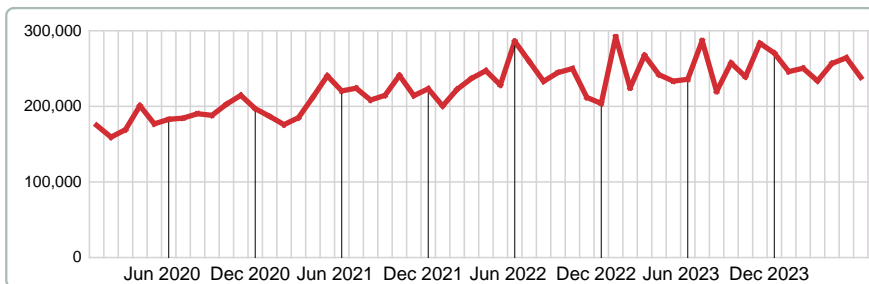
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 232,655

High Jan 2023 291,890 Low Feb 2020 159,271

Average List Price at Closing this month at **238,278**
above the 5 yr JUN average of **232,655**

- APR: 256,703
- MAY: 264,232 (+2.93%)
- JUN: 238,278 (-9.82%)

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
\$100,000 and less	10.00%	90,117	93,667	106,600	74,900	0
\$100,001 - \$125,000	8.33%	113,780	117,967	126,250	105,000	0
\$125,001 - \$150,000	18.33%	139,427	135,933	146,150	126,500	0
\$150,001 - \$200,000	18.33%	174,041	0	173,278	0	0
\$200,001 - \$250,000	18.33%	226,341	260,000	220,431	220,925	234,900
\$250,001 - \$400,000	16.67%	327,090	0	326,629	324,667	0
\$400,001 and up	10.00%	663,050	439,900	849,750	594,500	649,900
Average List Price		238,278	158,418	236,704	291,125	442,400
Total Closed Units	100%	238,278	11	37	10	2
Total Closed Volume		14,296,700	1.74M	8.76M	2.91M	884.80K

June 2024



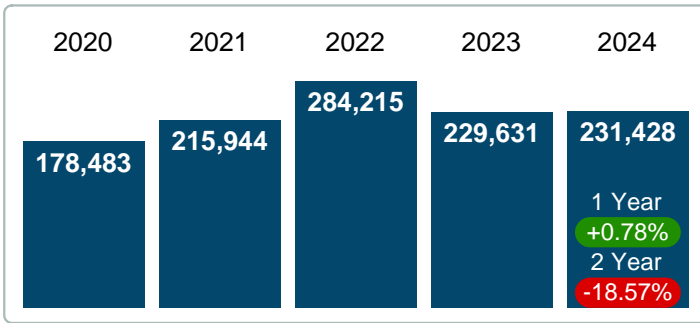
Area Delimited by County Of Creek - Residential Property Type



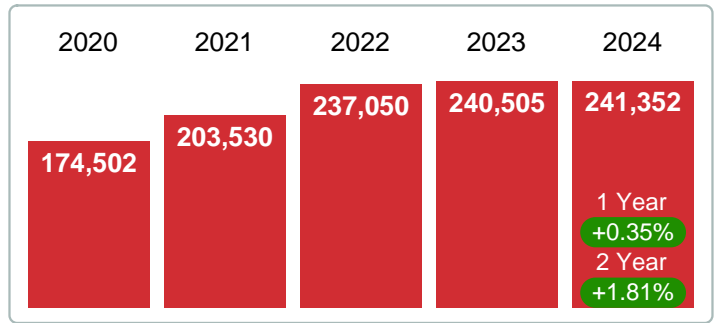
AVERAGE SOLD PRICE AT CLOSING

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

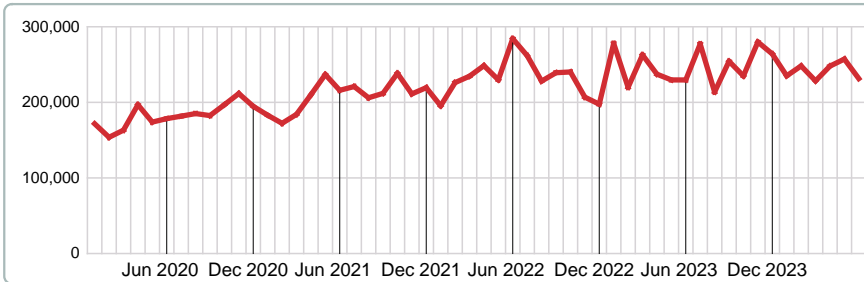
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

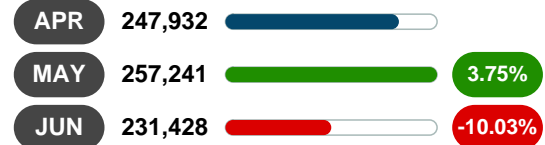


3 MONTHS

5 year JUN AVG = 227,940

High Jun 2022 284,215 Low Feb 2020 153,766

Average Sold Price at Closing this month at 231,428 above the 5 yr JUN average of 227,940



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
\$100,000 and less	11.67%	86,000	92,667	84,667	70,000	0
\$100,001 - \$125,000	10.00%	111,250	113,333	112,250	103,000	0
\$125,001 - \$150,000	16.67%	140,130	135,933	144,500	126,500	0
\$150,001 - \$200,000	15.00%	171,833	0	171,833	0	0
\$200,001 - \$250,000	20.00%	221,958	235,000	219,750	217,800	234,900
\$250,001 - \$400,000	16.67%	320,440	0	320,629	320,000	0
\$400,001 and up	10.00%	633,417	415,000	787,750	585,000	640,000
Average Sold Price		231,428	152,345	228,916	286,510	437,450
Total Closed Units	100%	231,428	11	37	10	2
Total Closed Volume		13,885,700	1.68M	8.47M	2.87M	874.90K

June 2024



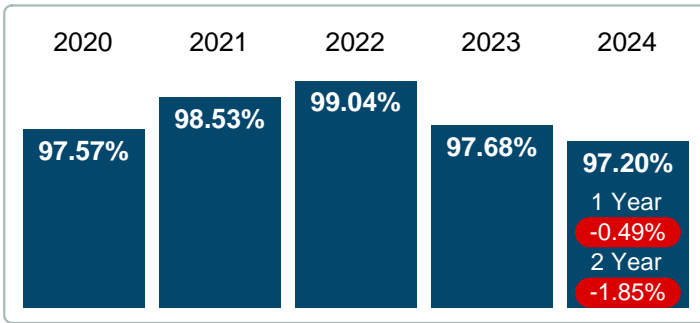
Area Delimited by County Of Creek - Residential Property Type



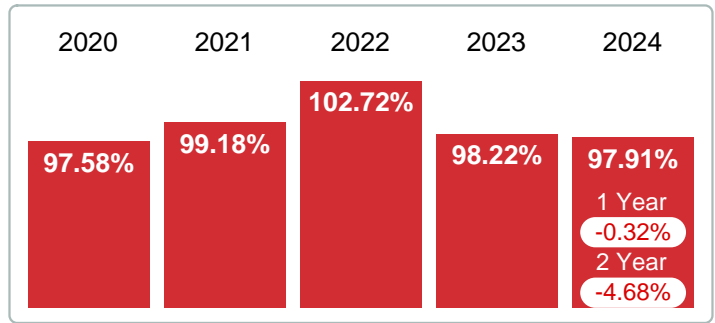
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

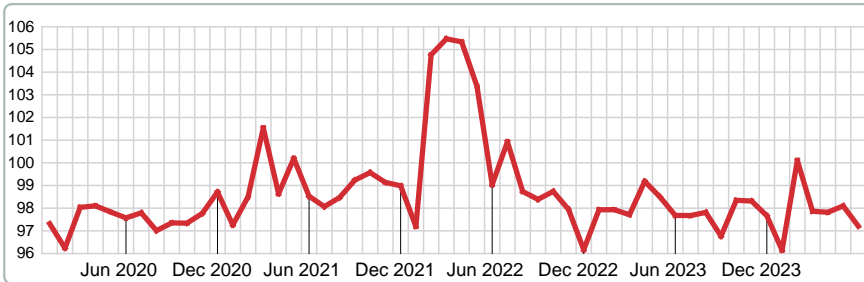
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

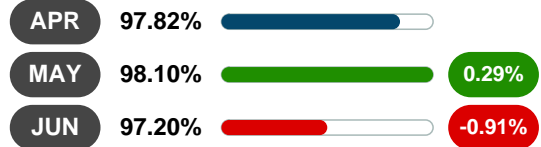


3 MONTHS

5 year JUN AVG = 98.00%

High Mar 2022 105.47% Low Jan 2024 96.15%

Average Sold/List Ratio this month at **97.20%**
below the 5 yr JUN average of **98.00%**



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
\$100,000 and less	7	11.67%	90.07%	98.88%	80.13%	93.46%	0.00%
\$100,001 - \$125,000	6	10.00%	94.79%	96.28%	90.90%	98.10%	0.00%
\$125,001 - \$150,000	10	16.67%	99.35%	100.00%	98.92%	100.00%	0.00%
\$150,001 - \$200,000	9	15.00%	99.20%	0.00%	99.20%	0.00%	0.00%
\$200,001 - \$250,000	12	20.00%	98.76%	90.38%	99.72%	98.48%	100.00%
\$250,001 - \$400,000	10	16.67%	98.36%	0.00%	98.38%	98.30%	0.00%
\$400,001 and up	6	10.00%	96.34%	94.34%	93.45%	99.15%	98.48%
Average Sold/List Ratio		97.20%		97.29%	96.81%	98.17%	99.24%
Total Closed Units		60	100%	11	37	10	2
Total Closed Volume		13,885,700		1.68M	8.47M	2.87M	874.90K

June 2024



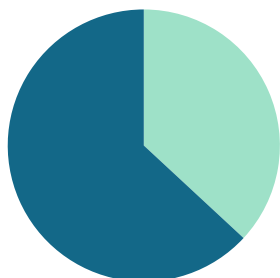
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

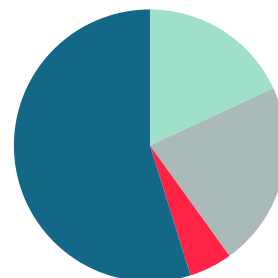


Inventory
 New Listings **100 = 36.90%**
 Start Inventory **171**
 Total Inventory Units **271**
 Volume **\$93,627,396**

Market Activity

Closed Sales **60 = 18.07%**
 Pending Sales **73 = 21.99%**
 Other Off Market **17 = 5.12%**
 Active Inventory **182 = 54.82%**

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	54	60	11.11%	350	371	6.00%
Pending Sales	65	73	12.31%	394	405	2.79%
New Listings	89	100	12.36%	530	543	2.45%
Average List Price	235,817	238,278	1.04%	246,258	248,070	0.74%
Average Sale Price	229,631	231,428	0.78%	240,505	241,352	0.35%
Average Percent of Selling Price to List Price	97.68%	97.20%	-0.49%	98.22%	97.91%	-0.32%
Average Days on Market to Sale	18.85	29.72	57.63%	30.45	31.60	3.79%
Monthly Inventory	148	182	22.97%	148	182	22.97%
Months Supply of Inventory	2.34	2.92	24.78%	2.34	2.92	24.78%

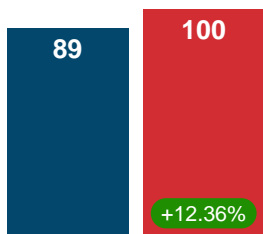
Absorption: Last 12 months, an Average of **62** Sales/Month

Inventory on June 30, 2024 = **182** **2023** **2024**

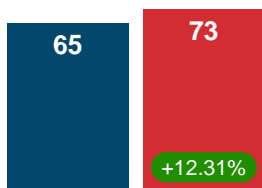
JUNE MARKET

AVERAGE PRICES

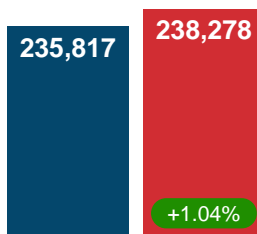
New Listings



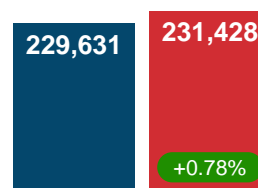
Pending Listings



List Price



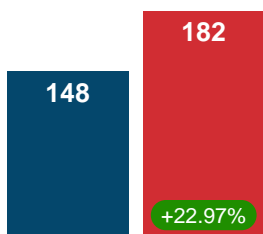
Sale Price



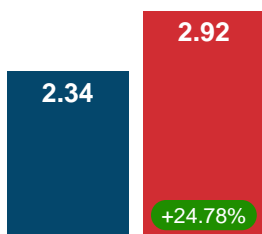
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

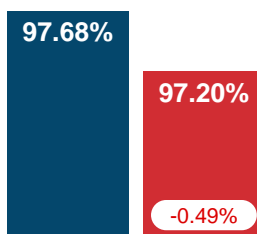
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

