

June 2024



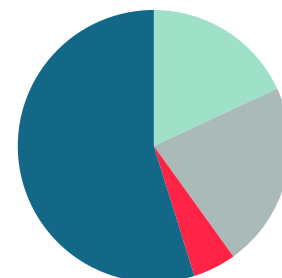
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	198,450	182,250	-8.16%
Median Sale Price	200,000	180,000	-10.00%
Median Percent of Selling Price to List Price	99.87%	98.87%	-1.00%
Median Days on Market to Sale	12.00	11.00	-8.33%
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.

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 **10.00%** in June 2024 to \$180,000 versus the previous year at \$200,000.

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 June 2024 compared to last year's same month at **12.00** DOM.

Sales Success for June 2024 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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.

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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

June 2024



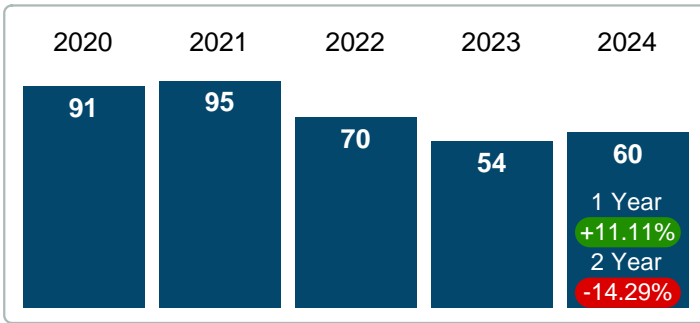
Area Delimited by County Of Creek - Residential Property Type



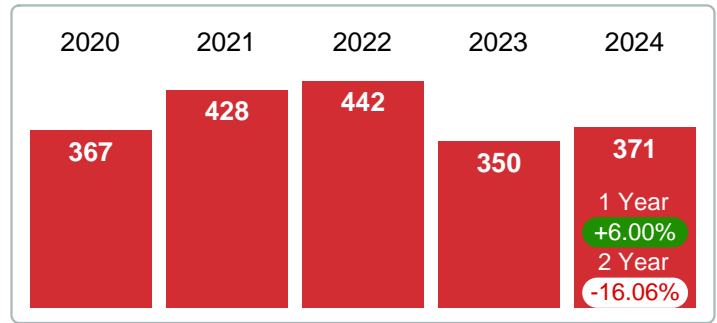
CLOSED LISTINGS

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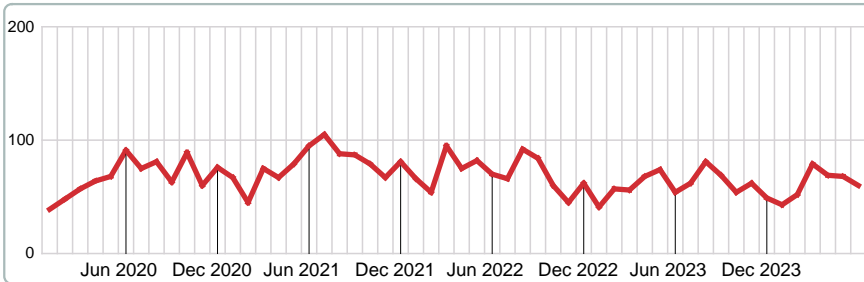
JUNE



YEAR TO DATE (YTD)

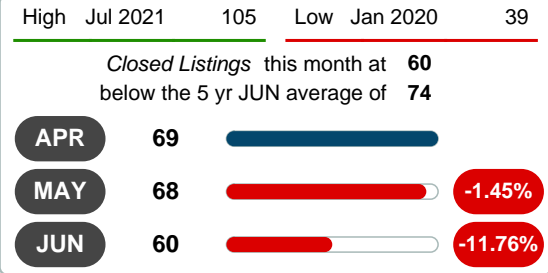


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 74



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	11.67%	22.0	3	3	1	0
\$100,001 - \$125,000	6	10.00%	11.0	3	2	1	0
\$125,001 - \$150,000	10	16.67%	3.0	3	6	1	0
\$150,001 - \$200,000	9	15.00%	7.0	0	9	0	0
\$200,001 - \$250,000	12	20.00%	12.5	1	8	2	1
\$250,001 - \$400,000	10	16.67%	7.5	0	7	3	0
\$400,001 and up	6	10.00%	49.5	1	2	2	1
Total Closed Units	60			11	37	10	2
Total Closed Volume	13,885,700	100%	11.0	1.68M	8.47M	2.87M	874.90K
Median Closed Price	\$180,000			\$120,000	\$190,000	\$248,800	\$437,450

June 2024



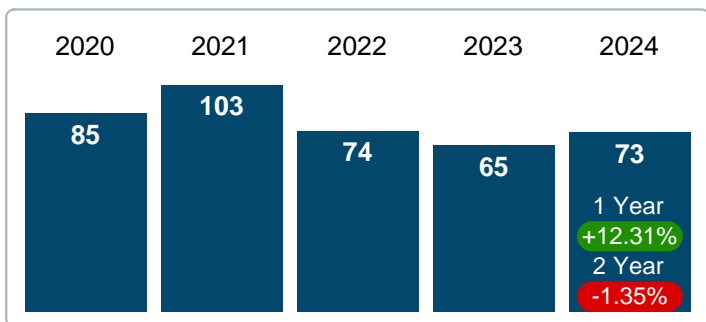
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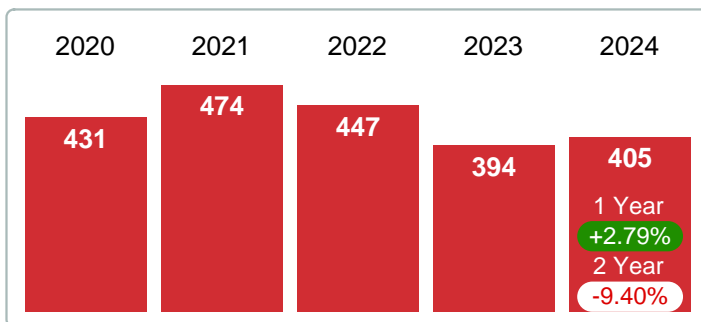
PENDING LISTINGS

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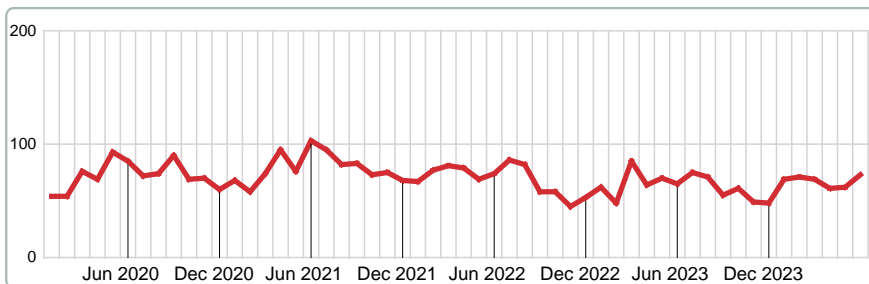
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

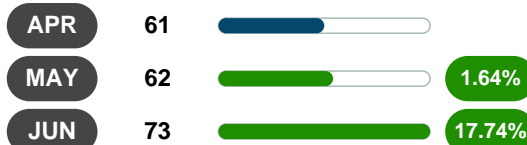


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	10.96%	38.5	2	5	1	0
\$100,001 - \$150,000	7	9.59%	2.0	1	5	1	0
\$150,001 - \$175,000	8	10.96%	7.0	1	4	2	1
\$175,001 - \$250,000	15	20.55%	20.0	1	12	2	0
\$250,001 - \$325,000	17	23.29%	14.0	2	8	5	2
\$325,001 - \$475,000	9	12.33%	52.0	0	4	5	0
\$475,001 and up	9	12.33%	16.0	0	2	4	3
Total Pending Units	73			7	40	20	6
Total Pending Volume	21,787,019	100%	21.0	1.16M	9.89M	8.25M	2.49M
Median Listing Price	\$239,900			\$155,000	\$210,750	\$294,950	\$389,450

June 2024



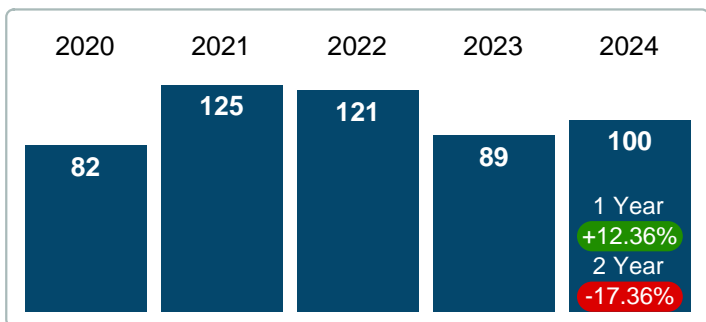
Area Delimited by County Of Creek - Residential Property Type



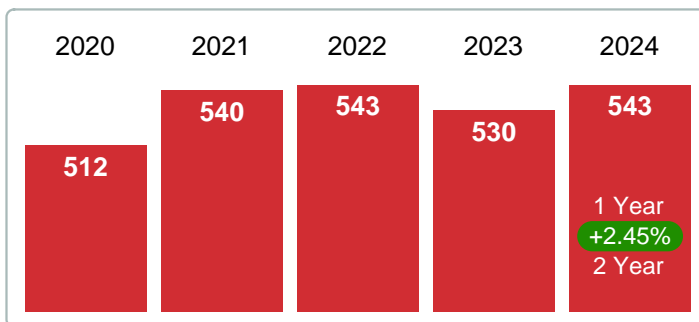
NEW LISTINGS

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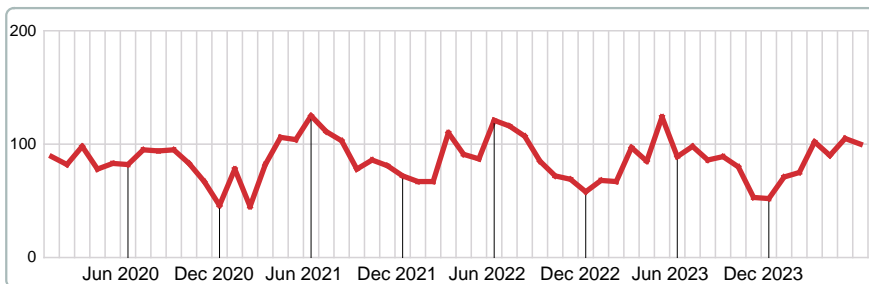
JUNE



YEAR TO DATE (YTD)

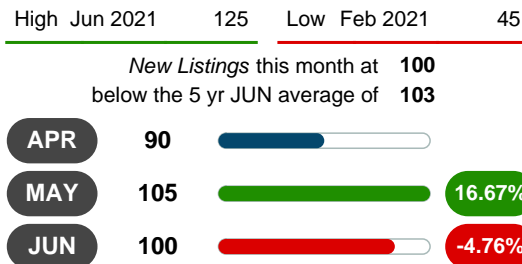


5 YEAR MARKET ACTIVITY TRENDS



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 - \$125,000	6	6.00%	4	2	0	0
\$125,001 - \$175,000	17	17.00%	4	12	1	0
\$175,001 - \$225,000	21	21.00%	1	14	5	1
\$225,001 - \$275,000	17	17.00%	1	9	6	1
\$275,001 - \$625,000	18	18.00%	1	7	6	4
\$625,001 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
Median New Listed Listing Price	\$217,400		\$125,000	\$194,038	\$269,999	\$420,000

June 2024



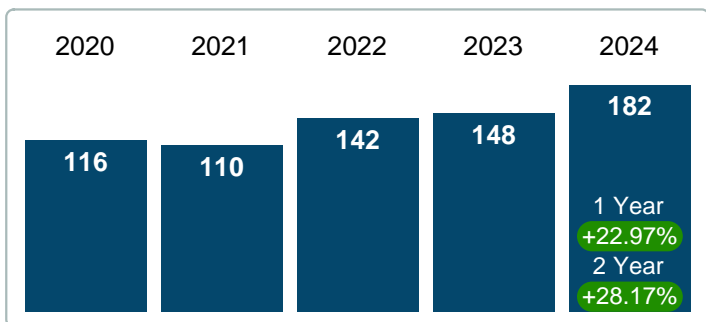
Area Delimited by County Of Creek - Residential Property Type



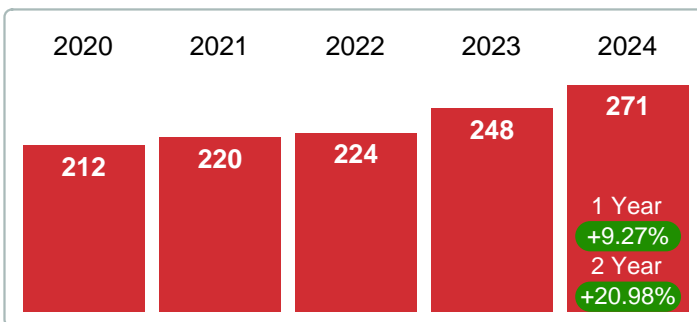
ACTIVE INVENTORY

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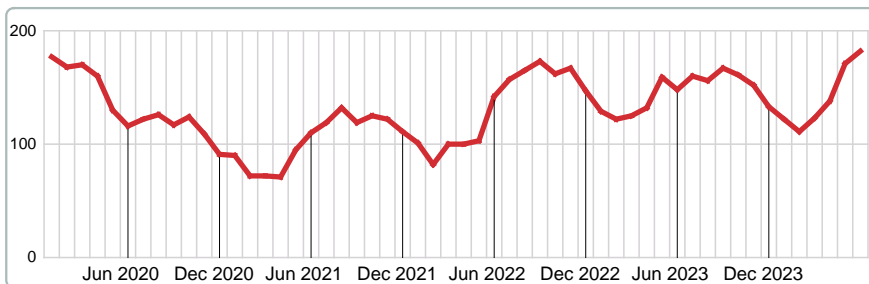
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 140

High Jun 2024 182 Low Apr 2021 71

Inventory this month at 182
above the 5 yr JUN average of 140

- APR 138
- MAY 171 (23.91%)
- JUN 182 (6.43%)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	17	9.34%	23.0	9	7	1	0
\$100,001 - \$150,000	17	9.34%	38.0	10	5	1	1
\$150,001 - \$200,000	32	17.58%	30.0	4	25	2	1
\$200,001 - \$275,000	46	25.27%	41.0	6	17	22	1
\$275,001 - \$400,000	29	15.93%	52.0	1	13	8	7
\$400,001 - \$725,000	22	12.09%	63.5	1	5	12	4
\$725,001 and up	19	10.44%	37.0	1	2	7	9
Total Active Inventory by Units	182			32	74	53	23
Total Active Inventory by Volume	65,980,672	100%	38.0	5.51M	20.30M	22.28M	17.89M
Median Active Inventory Listing Price	\$237,450			\$140,000	\$201,810	\$277,990	\$421,500

June 2024



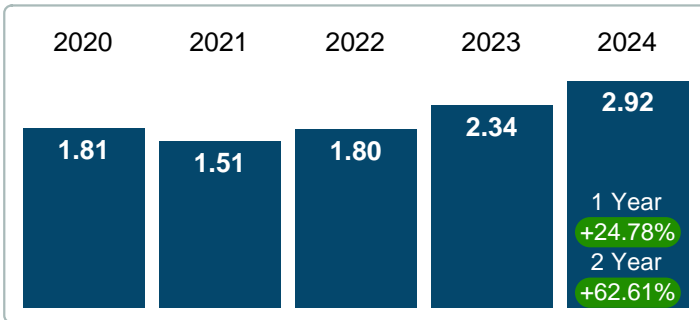
Area Delimited by County Of Creek - Residential Property Type



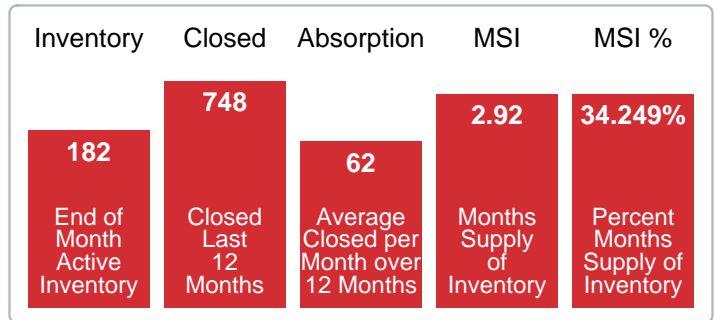
MONTHS SUPPLY of INVENTORY (MSI)

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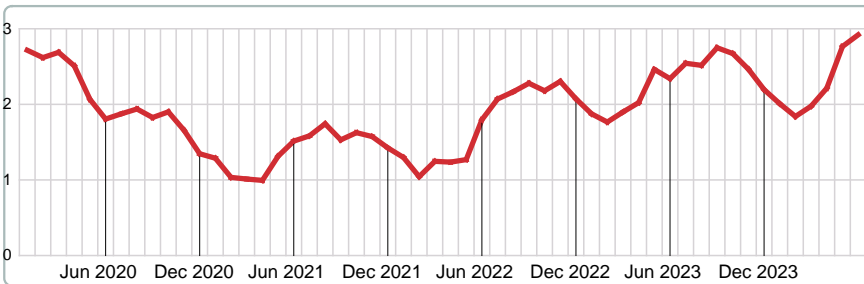
MSI FOR JUNE



INDICATORS FOR JUNE 2024

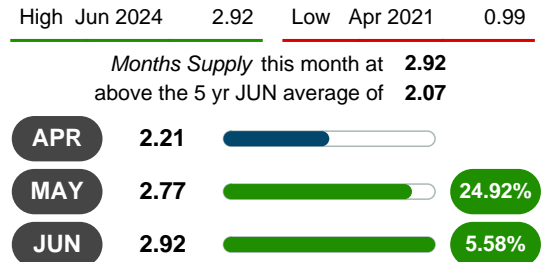


5 YEAR MARKET ACTIVITY TRENDS



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



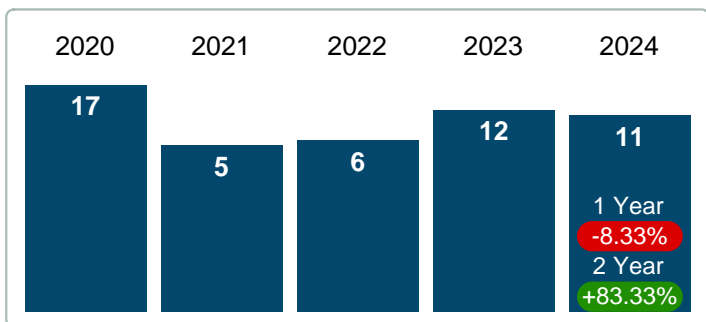
Area Delimited by County Of Creek - Residential Property Type



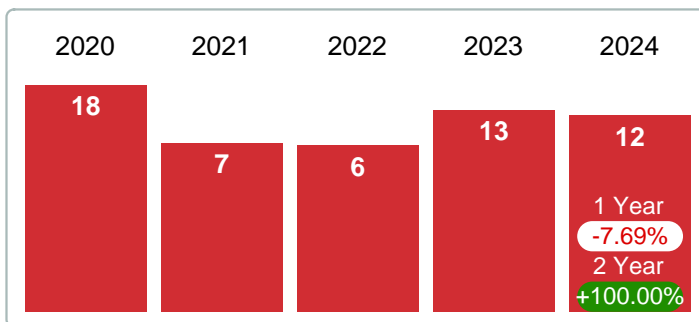
MEDIAN DAYS ON MARKET TO SALE

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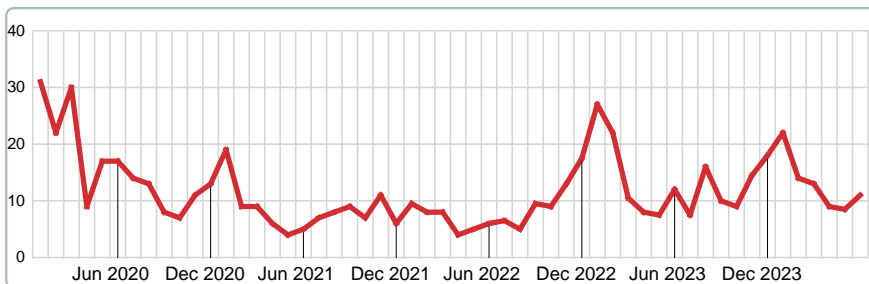
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

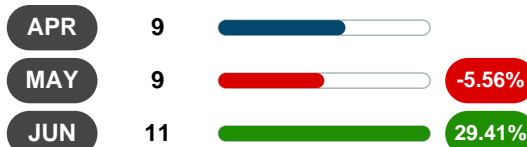


3 MONTHS

5 year JUN AVG = 10

High Jan 2020 31 Low Apr 2022 4

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



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
\$100,000 and less	11.67%	22	9	22	63	0
\$100,001 - \$125,000	10.00%	11	9	75	60	0
\$125,001 - \$150,000	16.67%	3	3	4	1	0
\$150,001 - \$200,000	15.00%	7	0	7	0	0
\$200,001 - \$250,000	20.00%	13	76	10	43	11
\$250,001 - \$400,000	16.67%	8	0	4	11	0
\$400,001 and up	10.00%	50	68	103	42	42
Median Closed DOM		11	9	9	35	27
Total Closed Units	100%	60	11	37	10	2
Total Closed Volume		13,885,700	1.68M	8.47M	2.87M	874.90K

June 2024



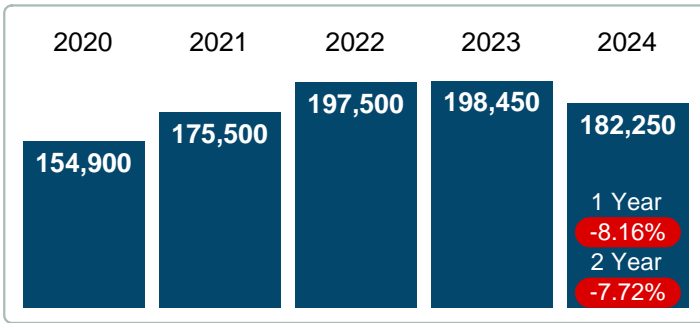
Area Delimited by County Of Creek - Residential Property Type



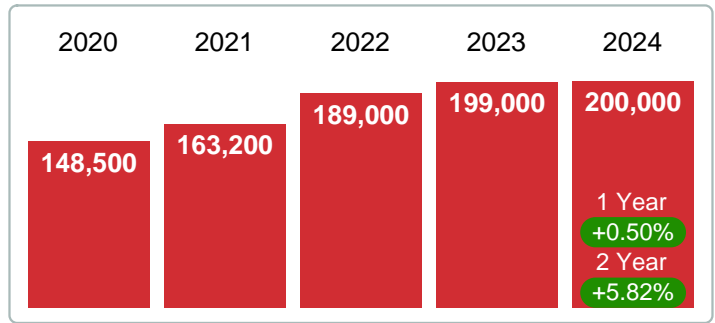
MEDIAN LIST PRICE AT CLOSING

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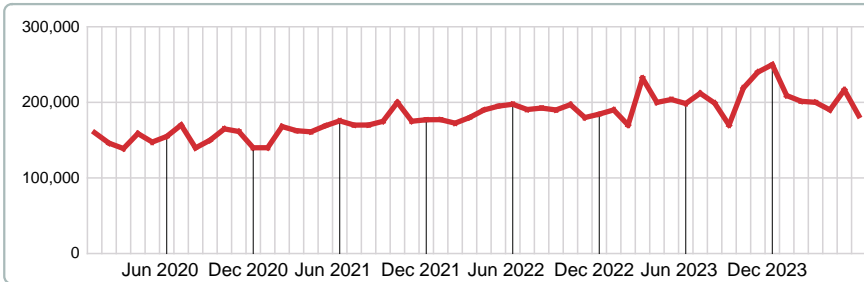
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

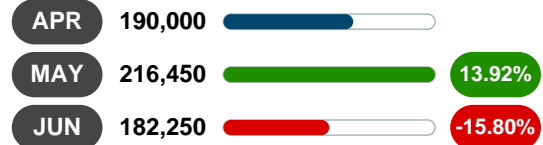


3 MONTHS

5 year JUN AVG = 181,720

High Dec 2023 249,900 Low Mar 2020 138,900

Median List Price at Closing this month at **182,250**
above the 5 yr JUN average of **181,720**



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
\$100,000 and less	10.00%	91,450	93,000	92,400	74,900	0
\$100,001 - \$125,000	8.33%	110,000	123,900	110,000	105,000	0
\$125,001 - \$150,000	18.33%	142,500	130,000	145,000	126,500	0
\$150,001 - \$200,000	18.33%	169,000	0	169,000	0	0
\$200,001 - \$250,000	18.33%	233,850	0	225,000	220,925	234,900
\$250,001 - \$400,000	16.67%	340,000	260,000	353,500	330,000	0
\$400,001 and up	10.00%	624,450	439,900	849,750	594,500	649,900
Median List Price		182,250	125,000	189,000	254,425	442,400
Total Closed Units	100%	182,250	11	37	10	2
Total Closed Volume		14,296,700	1.74M	8.76M	2.91M	884.80K

June 2024



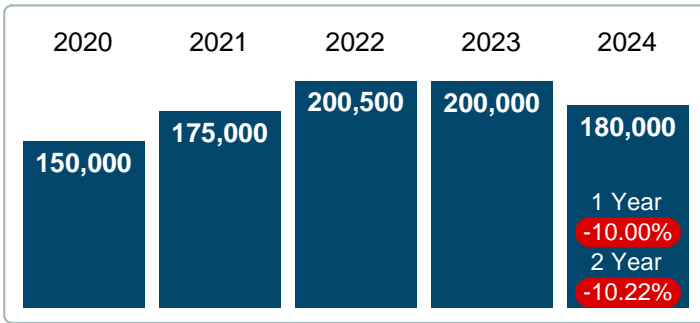
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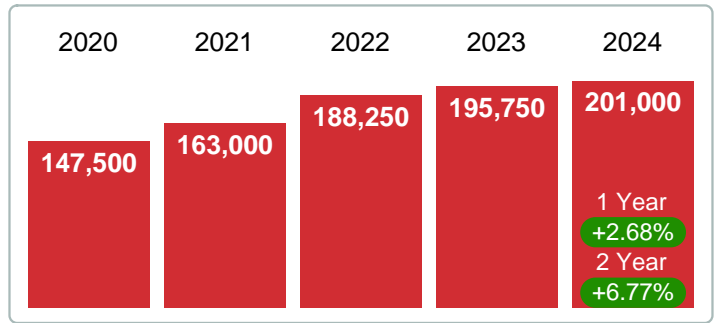
MEDIAN SOLD PRICE AT CLOSING

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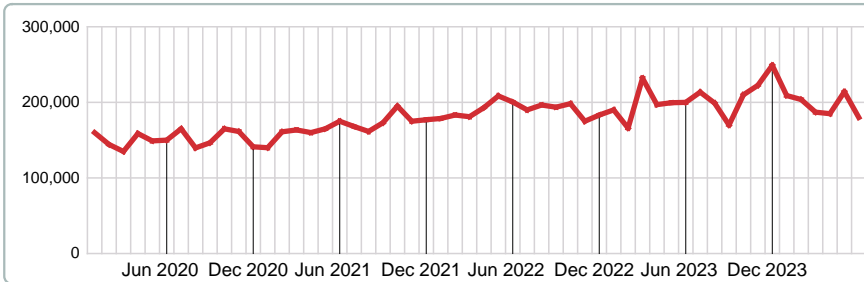
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

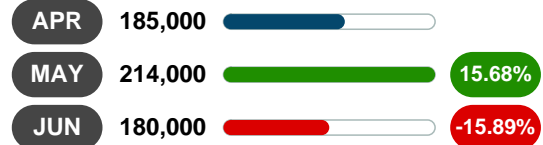


3 MONTHS

5 year JUN AVG = 181,100

High Dec 2023 249,000 Low Mar 2020 135,000

Median Sold Price at Closing this month at **180,000**
below the 5 yr JUN average of **181,100**



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
\$100,000 and less	11.67%	86,000	93,000	85,000	70,000	0
\$100,001 - \$125,000	10.00%	111,250	115,000	112,250	103,000	0
\$125,001 - \$150,000	16.67%	141,500	130,000	146,500	126,500	0
\$150,001 - \$200,000	15.00%	166,500	0	166,500	0	0
\$200,001 - \$250,000	20.00%	220,000	235,000	212,500	217,800	234,900
\$250,001 - \$400,000	16.67%	337,000	0	350,000	324,000	0
\$400,001 and up	10.00%	607,500	415,000	787,750	585,000	640,000
Median Sold Price		180,000	120,000	190,000	248,800	437,450
Total Closed Units		60	11	37	10	2
Total Closed Volume		13,885,700	1.68M	8.47M	2.87M	874.90K

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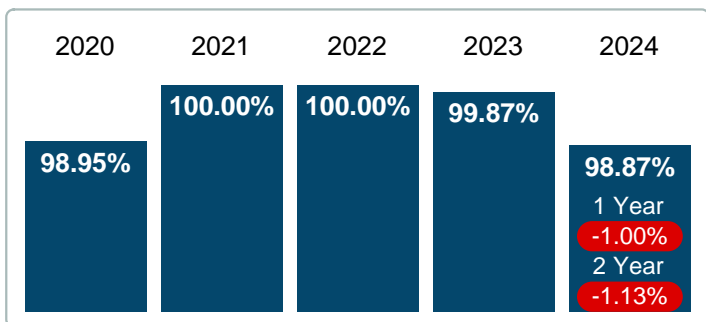
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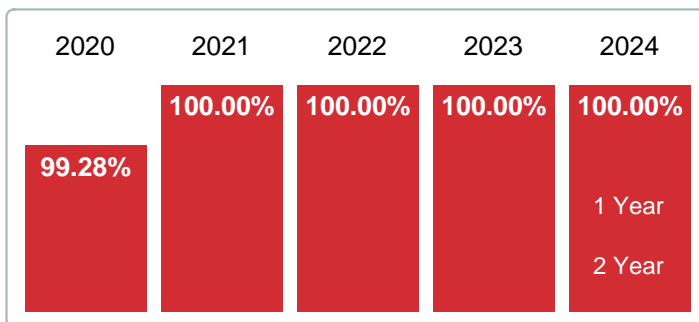
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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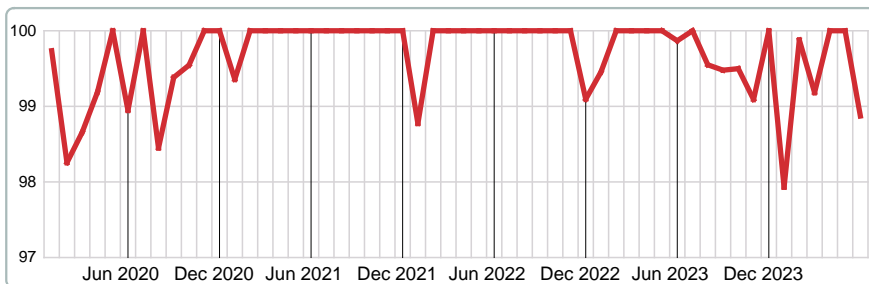
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

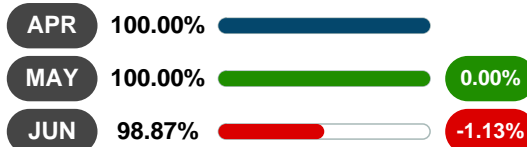


3 MONTHS

5 year JUN AVG = 99.54%

High May 2024 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **98.87%**
 below the 5 yr JUN average of **99.54%**



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
\$100,000 and less	7	11.67%	93.46%	100.00%	76.75%	93.46%	0.00%
\$100,001 - \$125,000	6	10.00%	97.47%	96.85%	90.90%	98.10%	0.00%
\$125,001 - \$150,000	10	16.67%	100.00%	100.00%	100.00%	100.00%	0.00%
\$150,001 - \$200,000	9	15.00%	98.79%	0.00%	98.79%	0.00%	0.00%
\$200,001 - \$250,000	12	20.00%	99.65%	90.38%	99.65%	98.48%	100.00%
\$250,001 - \$400,000	10	16.67%	99.09%	0.00%	100.00%	98.18%	0.00%
\$400,001 and up	6	10.00%	96.03%	94.34%	93.45%	99.15%	98.48%
Median Sold/List Ratio		98.87%		100.00%	98.96%	98.14%	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



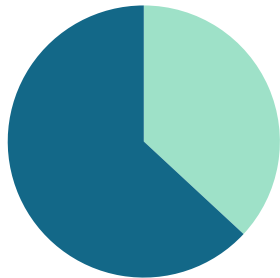
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

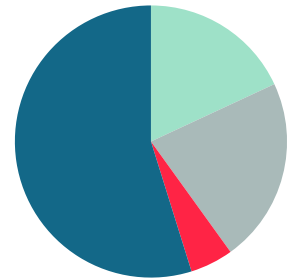


Inventory
 New Listings
100 = 36.90%
 Start Inventory
171
 Total Inventory Units
271
 Volume
\$93,627,396

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%
Median List Price	198,450	182,250	-8.16%	199,000	200,000	0.50%
Median Sale Price	200,000	180,000	-10.00%	195,750	201,000	2.68%
Median Percent of Selling Price to List Price	99.87%	98.87%	-1.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	11.00	-8.33%	13.00	12.00	-7.69%
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

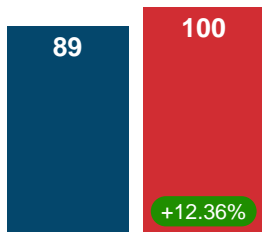
Inventory on June 30, 2024 = **182**

2023 **2024**

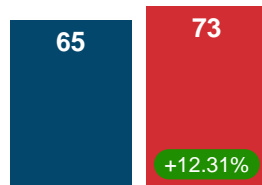
JUNE MARKET

MEDIAN PRICES

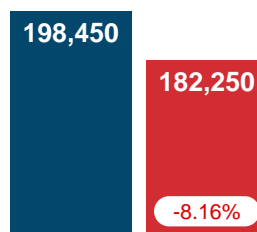
New Listings



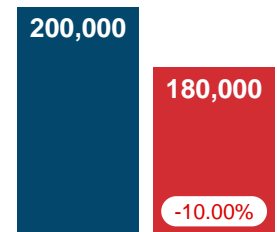
Pending Listings



List Price



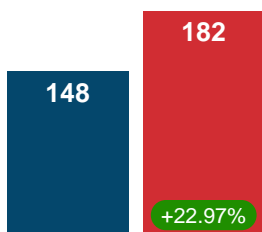
Sale Price



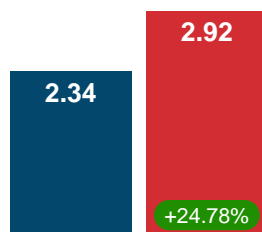
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

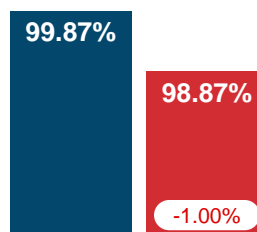
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

