

# June 2024



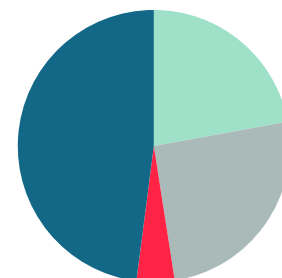
Area Delimited by County Of Washington - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                               | 2023    | June 2024 | +/-%    |
|--|---------|-----------|---------|
| Closed Listings                                | 86      | 54        | -37.21% |
| Pending Listings                               | 68      | 62        | -8.82%  |
| New Listings                                   | 87      | 71        | -18.39% |
| Average List Price                             | 205,547 | 225,539   | 9.73%   |
| Average Sale Price                             | 205,196 | 222,914   | 8.63%   |
| Average Percent of Selling Price to List Price | 99.90%  | 98.43%    | -1.47%  |
| Average Days on Market to Sale                 | 15.56   | 24.52     | 57.59%  |
| End of Month Inventory                         | 117     | 117       | 0.00%   |
| Months Supply of Inventory                     | 1.58    | 1.87      | 18.29%  |



■ Closed (22.13%)  
■ Pending (25.41%)  
■ Other OffMarket (4.51%)  
■ Active (47.95%)

**Absorption:** Last 12 months, an Average of **62** Sales/Month  
**Active Inventory** as of June 30, 2024 = **117**

### Analysis Wrap-Up

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

The total housing inventory at the end of June 2024 decreased **0.00%** to 117 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 **1.87** 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 **8.63%** in June 2024 to \$222,914 versus the previous year at \$205,196.

#### Average Days on Market Lengthens

The average number of **24.52** days that homes spent on the market before selling increased by 8.96 days or **57.59%** in June 2024 compared to last year's same month at **15.56** 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 71 New Listings in June 2024, down **18.39%** from last year at 87. Furthermore, there were 54 Closed Listings this month versus last year at 86, a **-37.21%** decrease.

Closed versus Listed trends yielded a **76.1%** ratio, down from previous year's, June 2023, at **98.9%**, a **23.06%** downswing. This will certainly create pressure on a decreasing Monthly 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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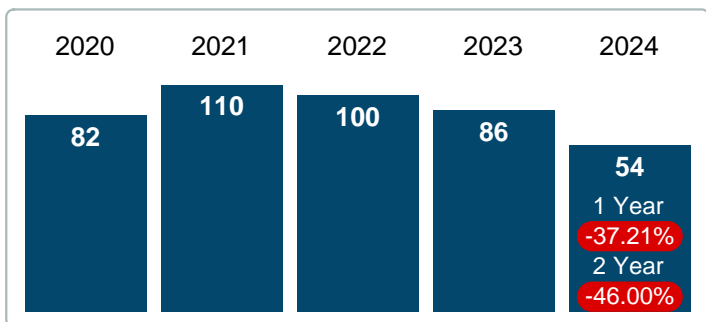
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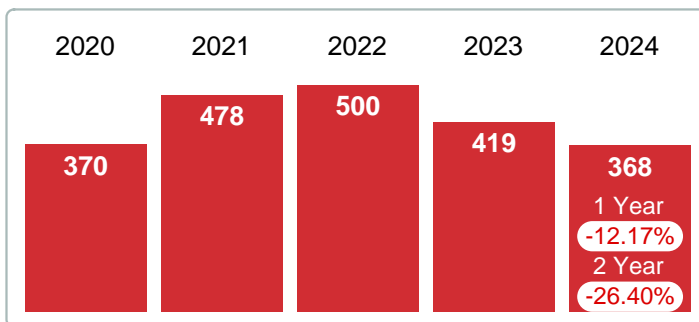
## CLOSED LISTINGS

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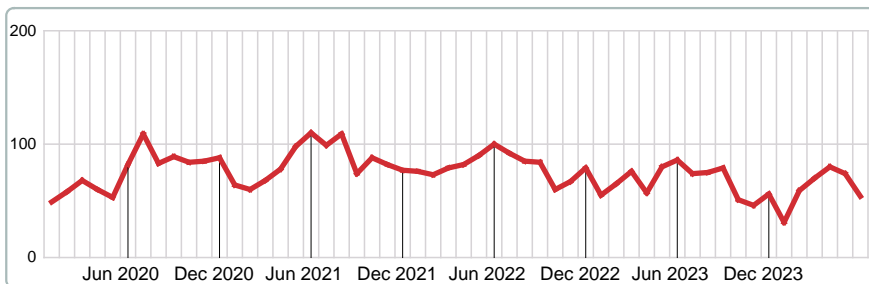
### JUNE



### YEAR TO DATE (YTD)

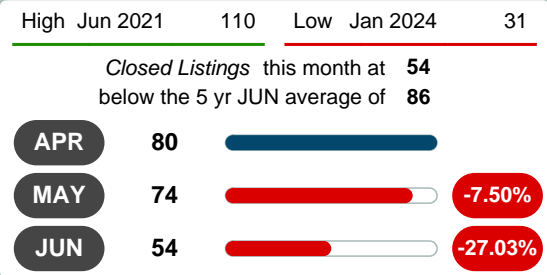


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 86



### 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                             | 6                 | 11.11%      | 22.0        | 3                | 3                | 0                | 0                |
| \$100,001 - \$125,000                          | 4                 | 7.41%       | 6.3         | 0                | 3                | 1                | 0                |
| \$125,001 - \$175,000                          | 10                | 18.52%      | 18.5        | 3                | 7                | 0                | 0                |
| \$175,001 - \$225,000                          | 11                | 20.37%      | 19.7        | 0                | 8                | 1                | 2                |
| \$225,001 - \$275,000                          | 10                | 18.52%      | 33.0        | 1                | 5                | 4                | 0                |
| \$275,001 - \$350,000                          | 7                 | 12.96%      | 40.6        | 0                | 3                | 4                | 0                |
| \$350,001 and up                               | 6                 | 11.11%      | 25.2        | 0                | 0                | 3                | 3                |
| <b>Total Closed Units</b>                      | <b>54</b>         |             |             | <b>7</b>         | <b>29</b>        | <b>13</b>        | <b>5</b>         |
| <b>Total Closed Volume</b>                     | <b>12,037,330</b> | <b>100%</b> | <b>24.5</b> | <b>948.80K</b>   | <b>5.27M</b>     | <b>3.70M</b>     | <b>2.11M</b>     |
| <b>Average Closed Price</b>                    | <b>\$222,914</b>  |             |             | <b>\$135,543</b> | <b>\$181,816</b> | <b>\$284,914</b> | <b>\$422,400</b> |

# June 2024



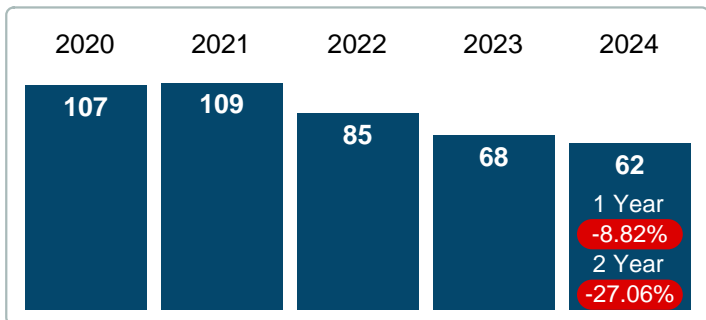
Area Delimited by County Of Washington - Residential Property Type



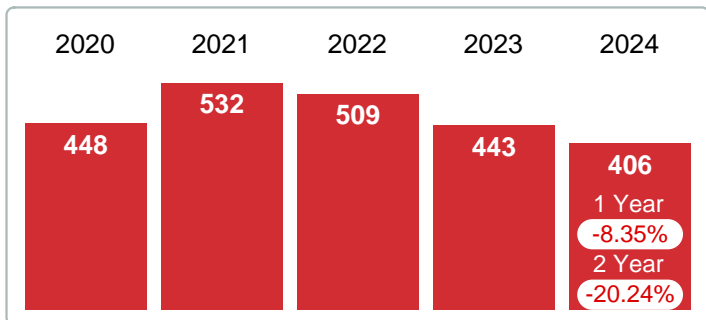
## PENDING LISTINGS

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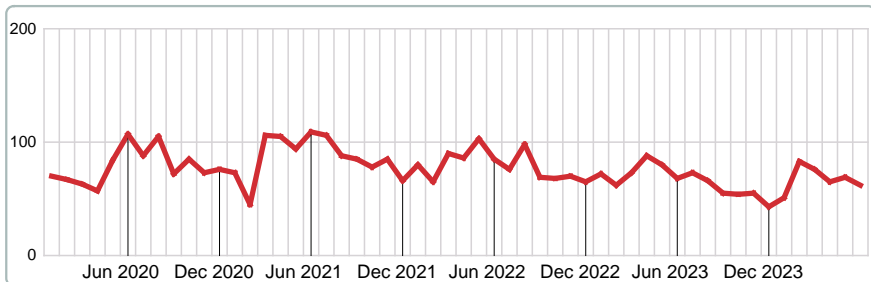
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

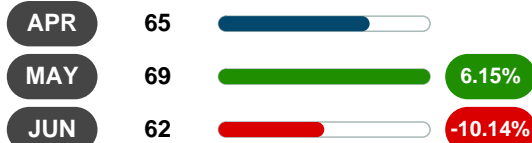


### 3 MONTHS

5 year JUN AVG = 86

High Jun 2021 109 Low Dec 2023 43

Pending Listings this month at 62 below the 5 yr JUN average of 86



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                   | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less                               | 4                 | 6.45%       | 20.5        | 2                | 2                | 0                | 0                |
| \$75,001 - \$125,000                            | 10                | 16.13%      | 53.4        | 5                | 5                | 0                | 0                |
| \$125,001 - \$150,000                           | 7                 | 11.29%      | 17.7        | 1                | 6                | 0                | 0                |
| \$150,001 - \$200,000                           | 18                | 29.03%      | 26.9        | 1                | 14               | 2                | 1                |
| \$200,001 - \$275,000                           | 9                 | 14.52%      | 45.9        | 0                | 3                | 5                | 1                |
| \$275,001 - \$325,000                           | 7                 | 11.29%      | 17.1        | 1                | 4                | 2                | 0                |
| \$325,001 and up                                | 7                 | 11.29%      | 37.4        | 0                | 3                | 4                | 0                |
| <b>Total Pending Units</b>                      | <b>62</b>         |             |             | <b>10</b>        | <b>37</b>        | <b>13</b>        | <b>2</b>         |
| <b>Total Pending Volume</b>                     | <b>12,531,238</b> | <b>100%</b> | <b>46.2</b> | <b>1.21M</b>     | <b>7.14M</b>     | <b>3.77M</b>     | <b>418.50K</b>   |
| <b>Average Listing Price</b>                    | <b>\$253,600</b>  |             |             | <b>\$120,684</b> | <b>\$192,876</b> | <b>\$289,961</b> | <b>\$209,250</b> |

# June 2024



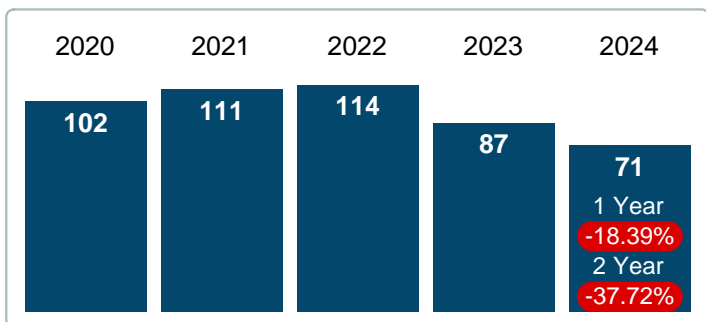
Area Delimited by County Of Washington - Residential Property Type



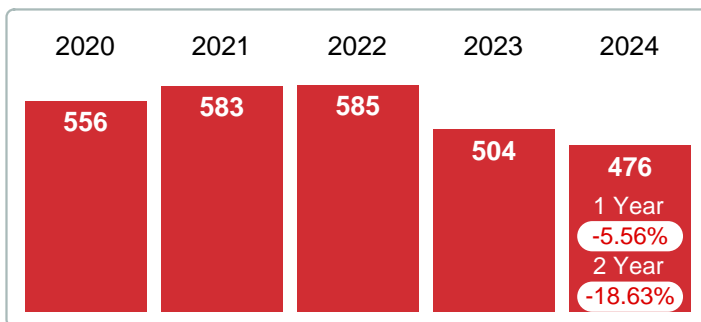
## NEW LISTINGS

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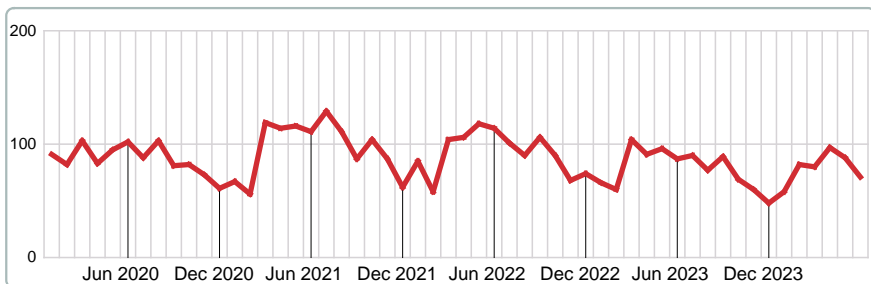
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 97

High Jul 2021 129 Low Dec 2023 48

New Listings this month at 71 below the 5 yr JUN average of 97



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   |             | Bedroom Distribution |                  |                  |                  |
|---|-------------------|-------------|----------------------|------------------|------------------|------------------|
| Price Range                                 | Count             | %           | 1-2 Beds             | 3 Beds           | 4 Beds           | 5+ Beds          |
| \$120,000 and less                          | 7                 | 9.86%       | 3                    | 4                | 0                | 0                |
| \$120,001 - \$150,000                       | 7                 | 9.86%       | 2                    | 4                | 1                | 0                |
| \$150,001 - \$180,000                       | 13                | 18.31%      | 0                    | 11               | 2                | 0                |
| \$180,001 - \$260,000                       | 16                | 22.54%      | 2                    | 13               | 1                | 0                |
| \$260,001 - \$370,000                       | 12                | 16.90%      | 0                    | 3                | 9                | 0                |
| \$370,001 - \$450,000                       | 8                 | 11.27%      | 0                    | 4                | 4                | 0                |
| \$450,001 and up                            | 8                 | 11.27%      | 0                    | 1                | 5                | 2                |
| <b>Total New Listed Units</b>               | <b>71</b>         |             | <b>7</b>             | <b>40</b>        | <b>22</b>        | <b>2</b>         |
| <b>Total New Listed Volume</b>              | <b>29,513,198</b> | <b>100%</b> | <b>871.40K</b>       | <b>8.35M</b>     | <b>18.94M</b>    | <b>1.35M</b>     |
| <b>Average New Listed Listing Price</b>     | <b>\$0</b>        |             | <b>\$124,486</b>     | <b>\$208,815</b> | <b>\$860,918</b> | <b>\$674,500</b> |

# June 2024



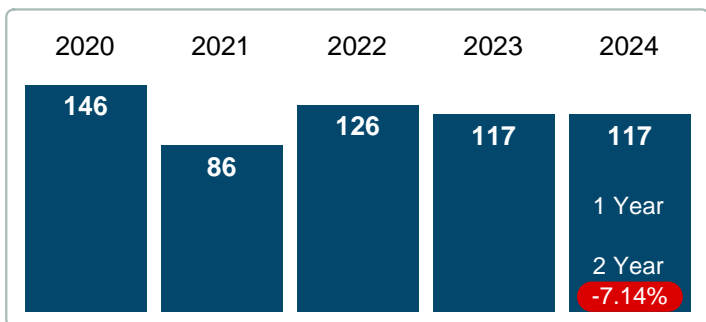
Area Delimited by County Of Washington - Residential Property Type



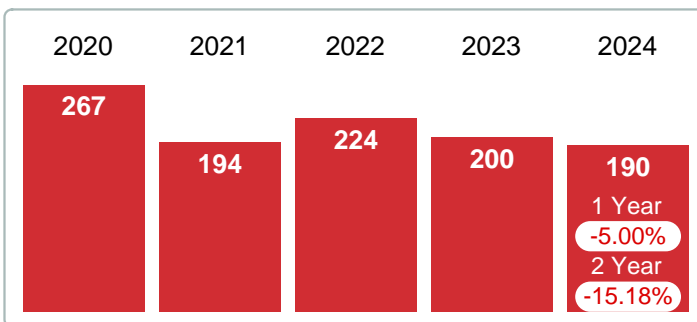
## ACTIVE INVENTORY

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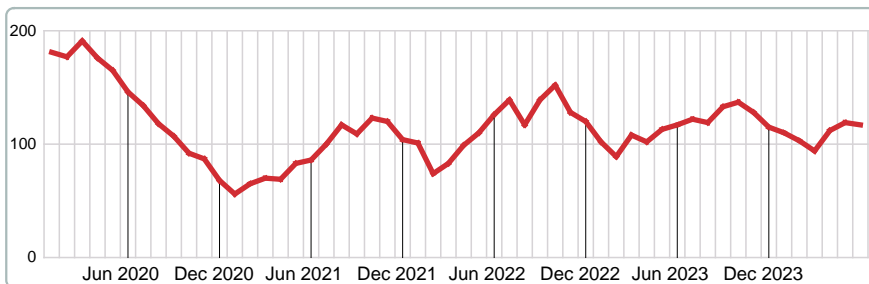
### END OF JUNE



### ACTIVE DURING JUNE



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 118

High Mar 2020 191 | Low Jan 2021 56

Inventory this month at 117  
below the 5 yr JUN average of 118

- APR 112
- MAY 119 +6.25%
- JUN 117 -1.68%

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range      |                   | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less                             | 10                | 8.55%       | 63.3        | 3                | 6                | 0                | 1                |
| \$75,001 - \$125,000                          | 12                | 10.26%      | 52.3        | 9                | 3                | 0                | 0                |
| \$125,001 - \$175,000                         | 16                | 13.68%      | 57.2        | 1                | 13               | 2                | 0                |
| \$175,001 - \$300,000                         | 33                | 28.21%      | 42.1        | 3                | 18               | 12               | 0                |
| \$300,001 - \$425,000                         | 18                | 15.38%      | 70.5        | 2                | 5                | 10               | 1                |
| \$425,001 - \$700,000                         | 16                | 13.68%      | 35.7        | 0                | 4                | 9                | 3                |
| \$700,001 and up                              | 12                | 10.26%      | 69.7        | 0                | 2                | 5                | 5                |
| <b>Total Active Inventory by Units</b>        | <b>117</b>        |             |             | <b>18</b>        | <b>51</b>        | <b>38</b>        | <b>10</b>        |
| <b>Total Active Inventory by Volume</b>       | <b>49,625,799</b> | <b>100%</b> | <b>53.4</b> | <b>2.53M</b>     | <b>12.19M</b>    | <b>28.36M</b>    | <b>6.54M</b>     |
| <b>Average Active Inventory Listing Price</b> | <b>\$424,152</b>  |             |             | <b>\$140,500</b> | <b>\$239,049</b> | <b>\$746,403</b> | <b>\$654,200</b> |

# June 2024



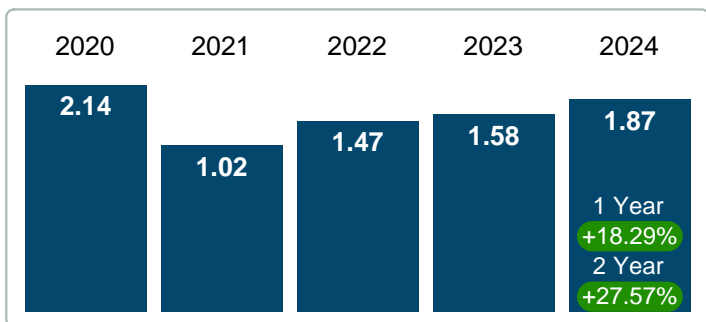
Area Delimited by County Of Washington - Residential Property Type



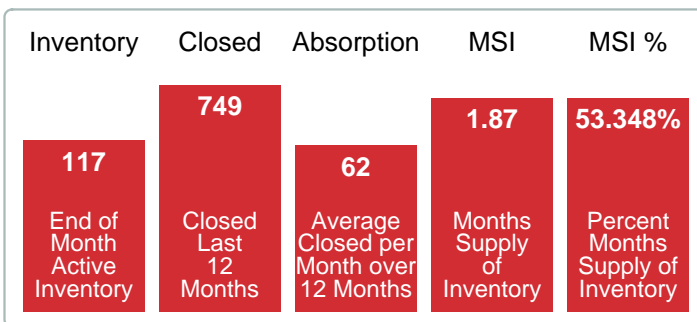
## MONTHS SUPPLY of INVENTORY (MSI)

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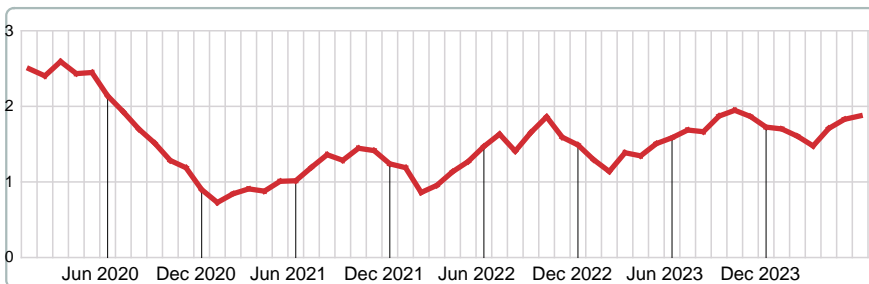
### MSI FOR JUNE



### INDICATORS FOR JUNE 2024



### 5 YEAR MARKET ACTIVITY TRENDS

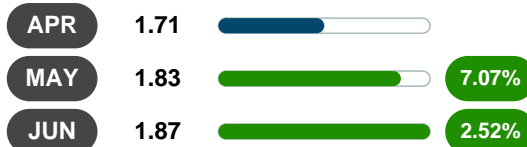


### 3 MONTHS

5 year JUN AVG = 1.62

High Mar 2020 2.59 Low Jan 2021 0.73

Months Supply this month at 1.87 above the 5 yr JUN average of 1.62



### 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 | 8.55%  | 1.18  | 0.68     | 1.60   | 0.00   | 0.00    |
| \$75,001 - \$125,000                                    | 12 | 10.26% | 1.26  | 3.09     | 0.50   | 0.00   | 0.00    |
| \$125,001 - \$175,000                                   | 16 | 13.68% | 1.20  | 0.43     | 1.30   | 2.00   | 0.00    |
| \$175,001 - \$300,000                                   | 33 | 28.21% | 1.72  | 4.00     | 1.74   | 1.71   | 0.00    |
| \$300,001 - \$425,000                                   | 18 | 15.38% | 2.32  | 6.00     | 2.40   | 2.18   | 1.33    |
| \$425,001 - \$700,000                                   | 16 | 13.68% | 4.92  | 0.00     | 4.36   | 5.14   | 6.00    |
| \$700,001 and up  | 12 | 10.26% | 13.09 | 0.00     | 8.00   | 30.00  | 12.00   |
| Market Supply of Inventory (MSI)                        |    |        | 1.87  | 1.65     | 1.53   | 2.46   | 3.64    |
| Total Active Inventory by Units                         |    | 100%   | 117   | 18       | 51     | 38     | 10      |

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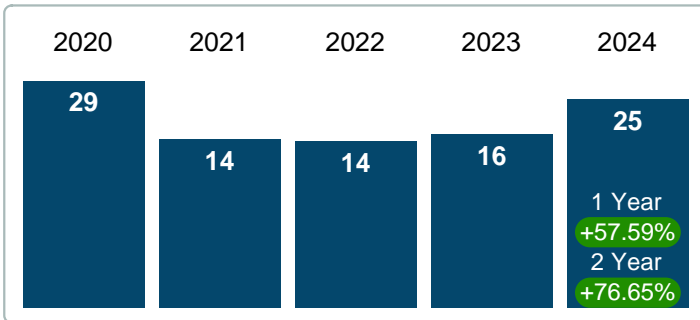
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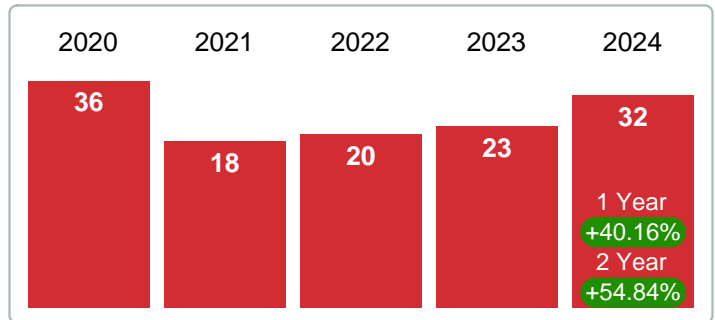
## AVERAGE DAYS ON MARKET TO SALE

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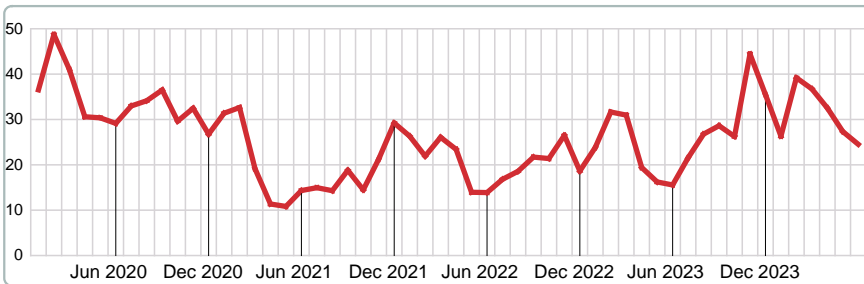
### JUNE



### YEAR TO DATE (YTD)

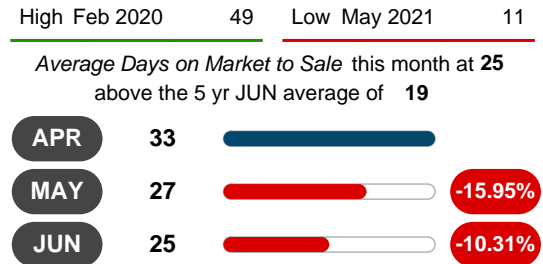


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 19



### 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  | 11.11%      | 22                | 24             | 20           | 0            | 0            |
| \$100,001 - \$125,000   | 7.41%       | 6                 | 0              | 5            | 10           | 0            |
| \$125,001 - \$175,000   | 18.52%      | 19                | 24             | 16           | 0            | 0            |
| \$175,001 - \$225,000   | 20.37%      | 20                | 0              | 21           | 39           | 6            |
| \$225,001 - \$275,000   | 18.52%      | 33                | 43             | 12           | 57           | 0            |
| \$275,001 - \$350,000   | 12.96%      | 41                | 0              | 37           | 44           | 0            |
| \$350,001 and up  | 11.11%      | 25                | 0              | 0            | 15           | 36           |
| <b>Average Closed DOM</b>                                     |             | <b>25</b>         | <b>27</b>      | <b>18</b>    | <b>38</b>    | <b>24</b>    |
| <b>Total Closed Units</b>                                     | <b>100%</b> | <b>54</b>         | <b>7</b>       | <b>29</b>    | <b>13</b>    | <b>5</b>     |
| <b>Total Closed Volume</b>                                    |             | <b>12,037,330</b> | <b>948.80K</b> | <b>5.27M</b> | <b>3.70M</b> | <b>2.11M</b> |



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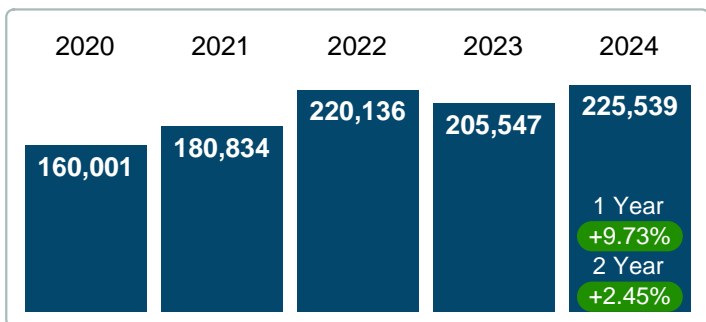
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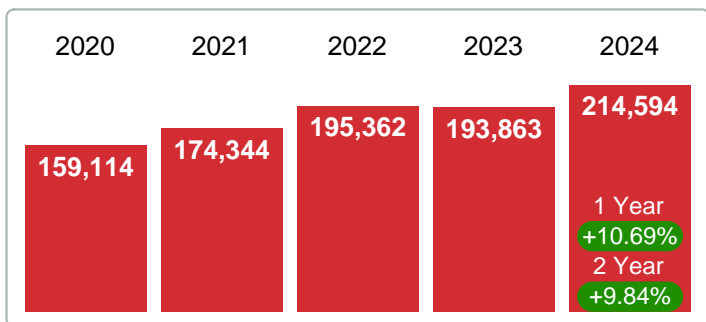
## AVERAGE LIST PRICE AT CLOSING

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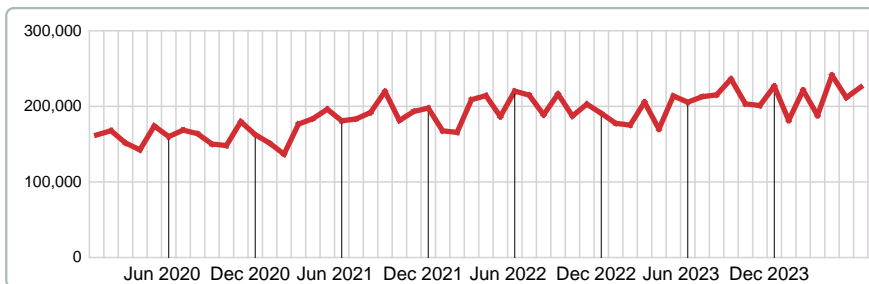
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

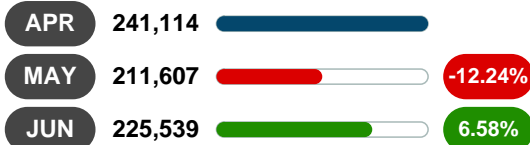


### 3 MONTHS

5 year JUN AVG = 198,411

High Apr 2024 241,114 Low Feb 2021 136,725

Average List Price at Closing this month at **225,539** above the 5 yr JUN average of **198,411**



### 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   | 11.11%      | 56,233            | 69,133         | 43,333         | 0              | 0              |
| \$100,001 - \$125,000  | 7.41%       | 115,975           | 0              | 118,633        | 108,000        | 0              |
| \$125,001 - \$175,000  | 18.52%      | 154,550           | 169,600        | 151,671        | 0              | 0              |
| \$175,001 - \$225,000  | 20.37%      | 208,973           | 0              | 202,475        | 225,000        | 214,450        |
| \$225,001 - \$275,000  | 16.67%      | 251,654           | 285,000        | 249,480        | 254,373        | 0              |
| \$275,001 - \$350,000  | 14.81%      | 294,725           | 0              | 302,333        | 291,450        | 0              |
| \$350,001 and up   | 11.11%      | 485,150           | 0              | 0              | 405,633        | 564,667        |
| <b>Average List Price</b>                                    |             | <b>225,539</b>    | <b>143,029</b> | <b>183,510</b> | <b>287,168</b> | <b>424,580</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>225,539</b>    | <b>7</b>       | <b>29</b>      | <b>13</b>      | <b>5</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>12,179,090</b> | <b>1.00M</b>   | <b>5.32M</b>   | <b>3.73M</b>   | <b>2.12M</b>   |



# June 2024



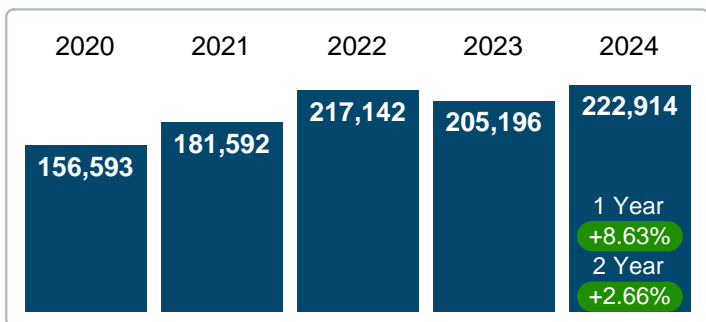
Area Delimited by County Of Washington - Residential Property Type



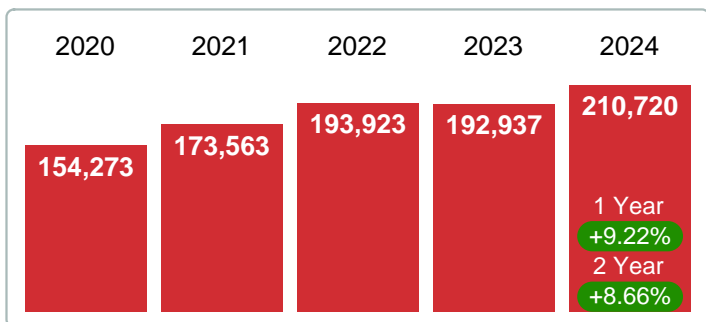
## AVERAGE SOLD PRICE AT CLOSING

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

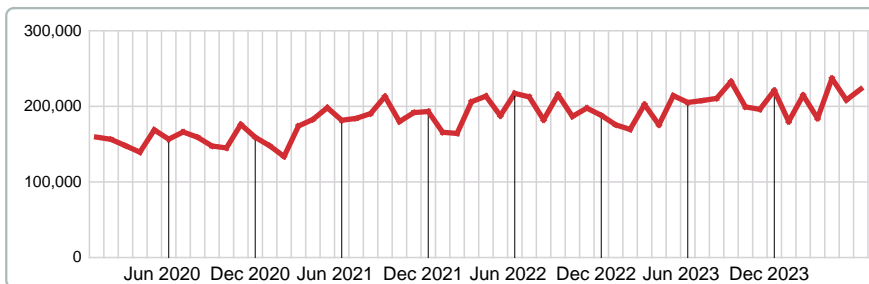
### JUNE



### YEAR TO DATE (YTD)

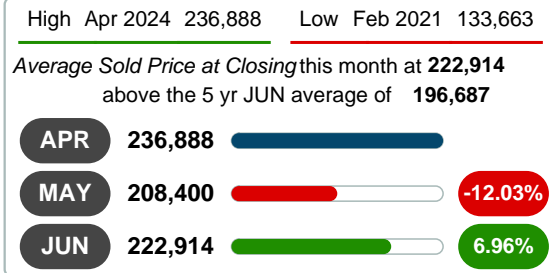


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 196,687



## 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   | 11.11%      | 52,667            | 65,000         | 40,333         | 0              | 0              |
| \$100,001 - \$125,000  | 7.41%       | 117,725           | 0              | 118,633        | 115,000        | 0              |
| \$125,001 - \$175,000  | 18.52%      | 155,895           | 169,600        | 150,021        | 0              | 0              |
| \$175,001 - \$225,000  | 20.37%      | 205,645           | 0              | 203,013        | 216,000        | 211,000        |
| \$225,001 - \$275,000  | 18.52%      | 251,249           | 245,000        | 250,500        | 253,748        | 0              |
| \$275,001 - \$350,000  | 12.96%      | 288,841           | 0              | 289,667        | 288,223        | 0              |
| \$350,001 and up   | 11.11%      | 482,500           | 0              | 0              | 401,667        | 563,333        |
| <b>Average Sold Price</b>                                    |             | <b>222,914</b>    | <b>135,543</b> | <b>181,816</b> | <b>284,914</b> | <b>422,400</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>222,914</b>    | <b>7</b>       | <b>29</b>      | <b>13</b>      | <b>5</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>12,037,330</b> | <b>948.80K</b> | <b>5.27M</b>   | <b>3.70M</b>   | <b>2.11M</b>   |

# June 2024



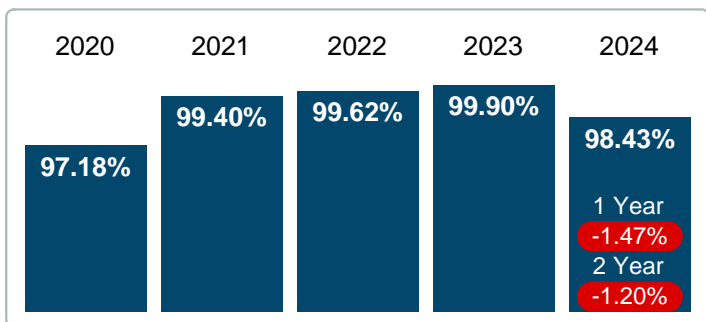
Area Delimited by County Of Washington - Residential Property Type



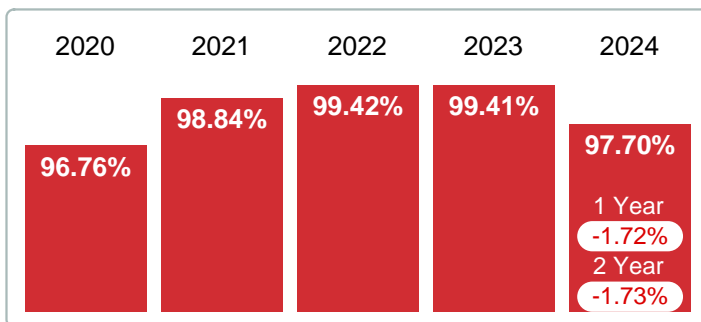
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

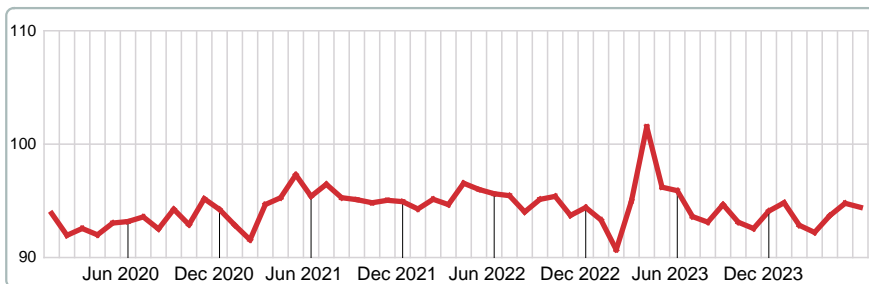
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

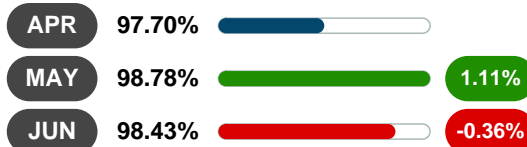


### 3 MONTHS

5 year JUN AVG = 98.91%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **98.43%**  
below the 5 yr JUN average of **98.91%**



### 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                             | 6  | 11.11%     | 91.56%  | 90.45%   | 92.67%  | 0.00%   | 0.00%   |
| \$100,001 - \$125,000                          | 4  | 7.41%      | 101.62% | 0.00%    | 100.00% | 106.48% | 0.00%   |
| \$125,001 - \$175,000                          | 10 | 18.52%     | 99.66%  | 100.00%  | 99.51%  | 0.00%   | 0.00%   |
| \$175,001 - \$225,000                          | 11 | 20.37%     | 99.70%  | 0.00%    | 100.50% | 96.00%  | 98.33%  |
| \$225,001 - \$275,000                          | 10 | 18.52%     | 98.73%  | 85.96%   | 100.52% | 99.69%  | 0.00%   |
| \$275,001 - \$350,000                          | 7  | 12.96%     | 97.72%  | 0.00%    | 96.14%  | 98.91%  | 0.00%   |
| \$350,001 and up                               | 6  | 11.11%     | 99.11%  | 0.00%    | 0.00%   | 98.98%  | 99.24%  |
| Average Sold/List Ratio                        |    | 98.40%     |         | 93.90%   | 98.95%  | 99.53%  | 98.88%  |
| Total Closed Units                             |    | 54         | 100%    | 7        | 29      | 13      | 5       |
| Total Closed Volume                            |    | 12,037,330 |         | 948.80K  | 5.27M   | 3.70M   | 2.11M   |

# June 2024



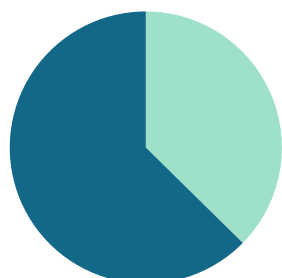
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

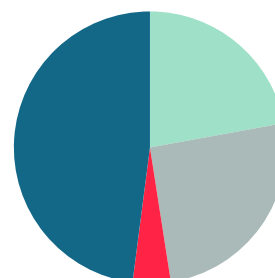


**Inventory**  
 New Listings  
**71 = 37.37%**  
 Start Inventory  
**119**  
 Total Inventory Units  
**190**  
 Volume  
**\$64,598,827**

### Market Activity

Closed Sales  
**54 = 22.13%**  
 Pending Sales  
**62 = 25.41%**  
 Other Off Market  
**11 = 4.51%**  
 Active Inventory  
**117 = 47.95%**

### MARKET ACTIVITY



| Compared Metrics                               | June    |         |         | Year to Date |         |         |
|--|---------|---------|---------|--------------|---------|---------|
|  | 2023    | 2024    | +/-%    | 2023         | 2024    | +/-%    |
| Closed Sales                                   | 86      | 54      | -37.21% | 419          | 368     | -12.17% |
| Pending Sales                                  | 68      | 62      | -8.82%  | 443          | 406     | -8.35%  |
| New Listings                                   | 87      | 71      | -18.39% | 504          | 476     | -5.56%  |
| Average List Price                             | 205,547 | 225,539 | 9.73%   | 193,863      | 214,594 | 10.69%  |
| Average Sale Price                             | 205,196 | 222,914 | 8.63%   | 192,937      | 210,720 | 9.22%   |
| Average Percent of Selling Price to List Price | 99.90%  | 98.43%  | -1.47%  | 99.41%       | 97.70%  | -1.72%  |
| Average Days on Market to Sale                 | 15.56   | 24.52   | 57.59%  | 22.58        | 31.65   | 40.16%  |
| Monthly Inventory                              | 117     | 117     | 0.00%   | 117          | 117     | 0.00%   |
| Months Supply of Inventory                     | 1.58    | 1.87    | 18.29%  | 1.58         | 1.87    | 18.29%  |

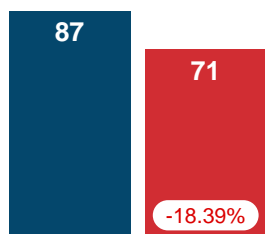
**Absorption:** Last 12 months, an Average of **62** Sales/Month

**Inventory** on June 30, 2024 = **117** 2023 2024

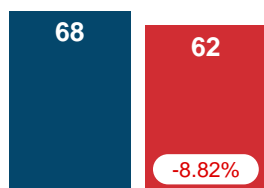
### JUNE MARKET

### AVERAGE PRICES

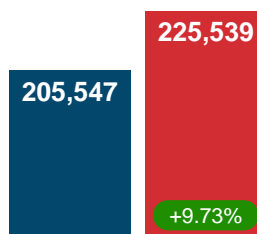
#### New Listings



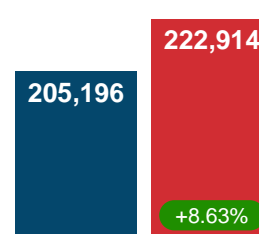
#### Pending Listings



#### List Price



#### Sale Price



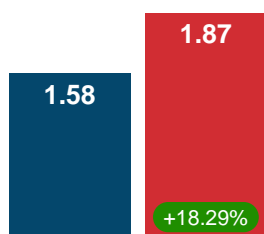
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

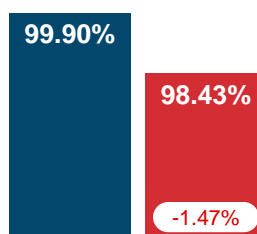
#### Active Inventory

+0.00%

#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

