

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%
Median List Price	180,000	215,000	19.44%
Median Sale Price	179,500	209,900	16.94%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	14.00	180.00%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **16.94%** in June 2024 to \$209,900 versus the previous year at \$179,500.

Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 9.00 days or **180.00%** in June 2024 compared to last year's same month at **5.00** DOM.

Sales Success for June 2024 is Positive

Overall, with Median 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.

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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

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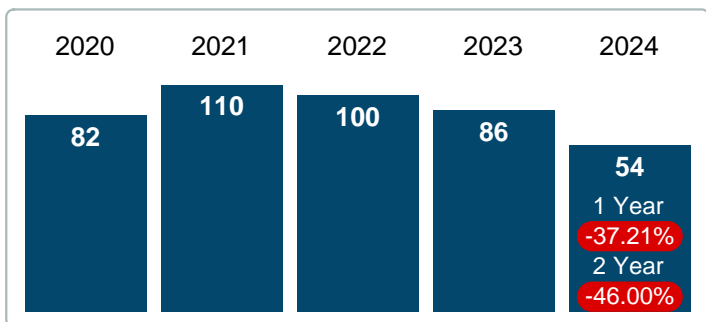
Area Delimited by County Of Washington - Residential Property Type



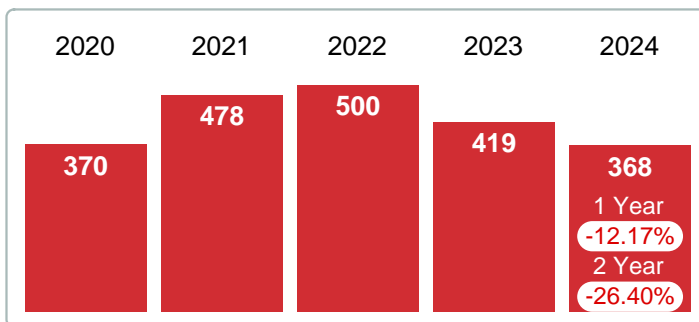
CLOSED LISTINGS

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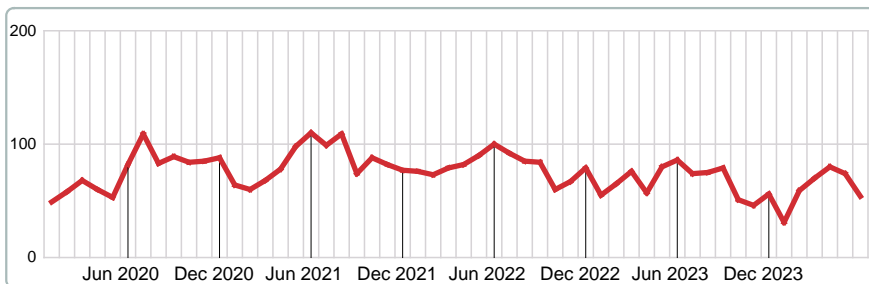
JUNE



YEAR TO DATE (YTD)

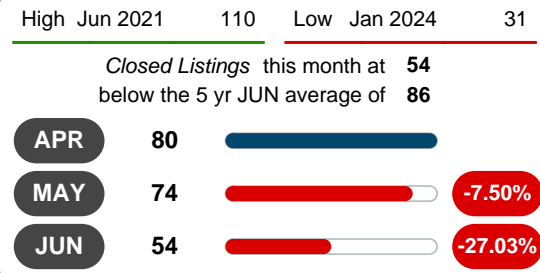


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 86



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	6	11.11%	19.0	3	3	0	0
\$100,001 - \$125,000	4	7.41%	7.0	0	3	1	0
\$125,001 - \$175,000	10	18.52%	13.5	3	7	0	0
\$175,001 - \$225,000	11	20.37%	8.0	0	8	1	2
\$225,001 - \$275,000	10	18.52%	10.5	1	5	4	0
\$275,001 - \$350,000	7	12.96%	37.0	0	3	4	0
\$350,001 and up	6	11.11%	18.0	0	0	3	3
Total Closed Units	54			7	29	13	5
Total Closed Volume	12,037,330	100%	14.0	948.80K	5.27M	3.70M	2.11M
Median Closed Price	\$209,900			\$169,000	\$192,000	\$277,000	\$405,000

June 2024



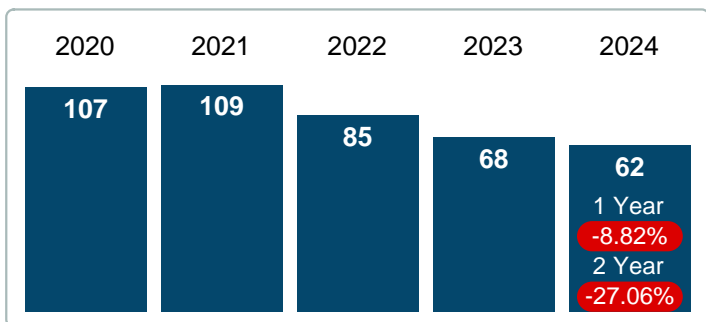
Area Delimited by County Of Washington - Residential Property Type



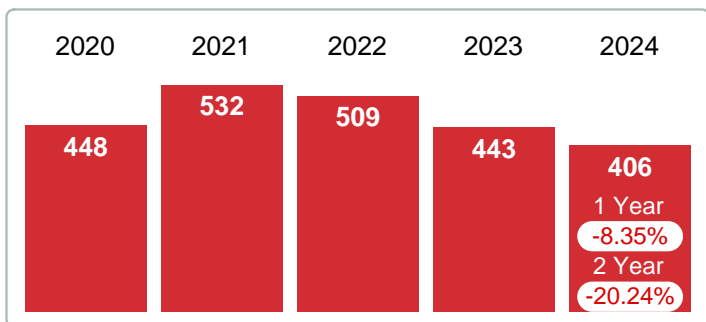
PENDING LISTINGS

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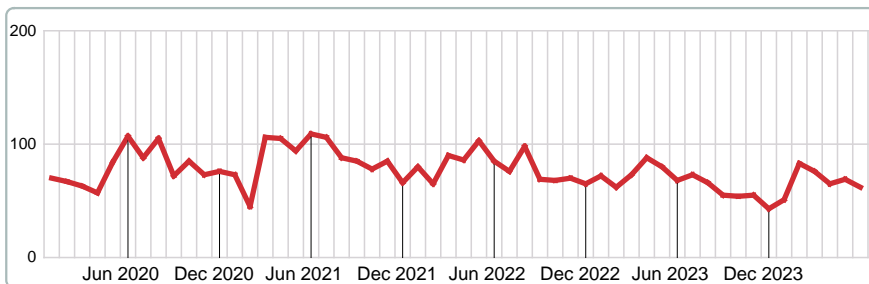
JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.45%	22.0	2	2	0	0
\$75,001 - \$125,000	10	16.13%	55.0	5	5	0	0
\$125,001 - \$150,000	7	11.29%	12.0	1	6	0	0
\$150,001 - \$200,000	18	29.03%	9.5	1	14	2	1
\$200,001 - \$275,000	9	14.52%	45.0	0	3	5	1
\$275,001 - \$325,000	7	11.29%	14.0	1	4	2	0
\$325,001 and up	7	11.29%	15.0	0	3	4	0
Total Pending Units	62			10	37	13	2
Total Pending Volume	12,531,238	100%	15.5	1.21M	7.14M	3.77M	418.50K
Median Listing Price	\$169,950			\$99,495	\$165,000	\$272,000	\$209,250

June 2024



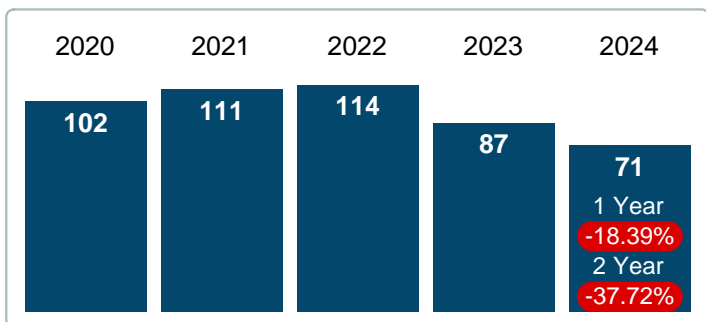
Area Delimited by County Of Washington - Residential Property Type



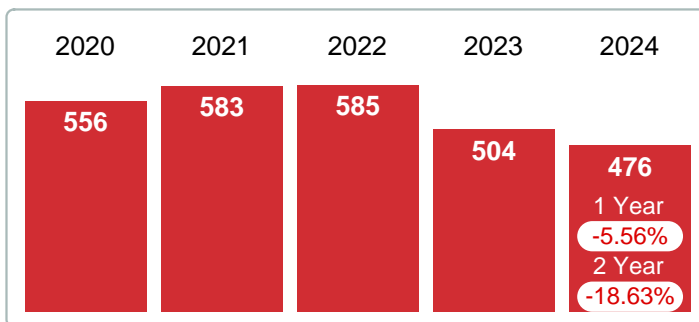
NEW LISTINGS

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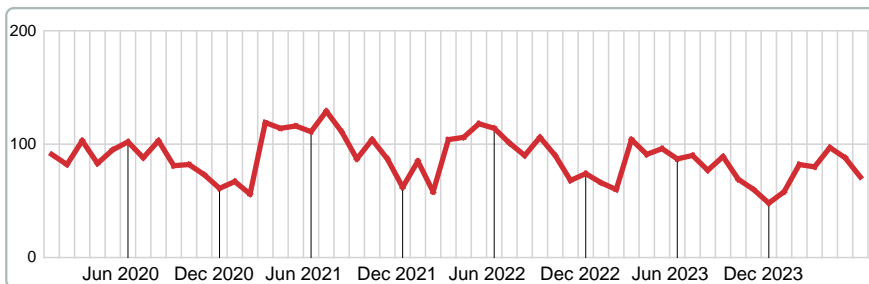
JUNE



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		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.04%	2	3	0	0
\$100,001 - \$150,000	9	12.68%	3	5	1	0
\$150,001 - \$175,000	12	16.90%	0	10	2	0
\$175,001 - \$250,000	16	22.54%	2	13	1	0
\$250,001 - \$375,000	15	21.13%	0	5	10	0
\$375,001 - \$450,000	6	8.45%	0	3	3	0
\$450,001 and up	8	11.27%	0	1	5	2
Total New Listed Units	71		7	40	22	2
Total New Listed Volume	29,513,198	100%	871.40K	8.35M	18.94M	1.35M
Median New Listed Listing Price	\$207,000		\$124,900	\$189,250	\$324,999	\$674,500

June 2024



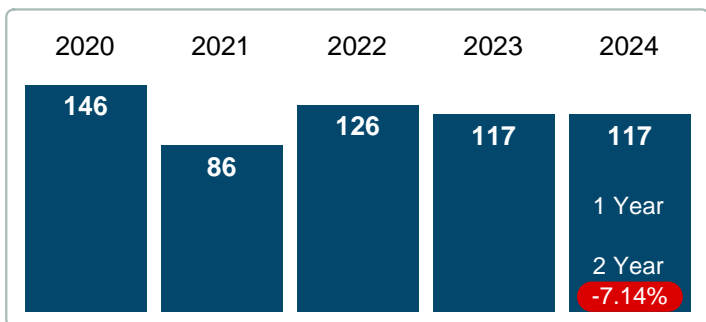
Area Delimited by County Of Washington - Residential Property Type



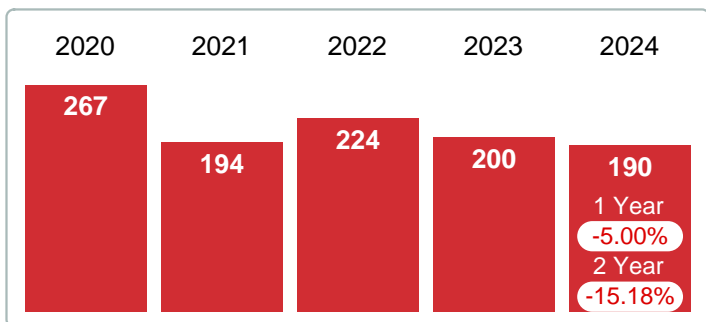
ACTIVE INVENTORY

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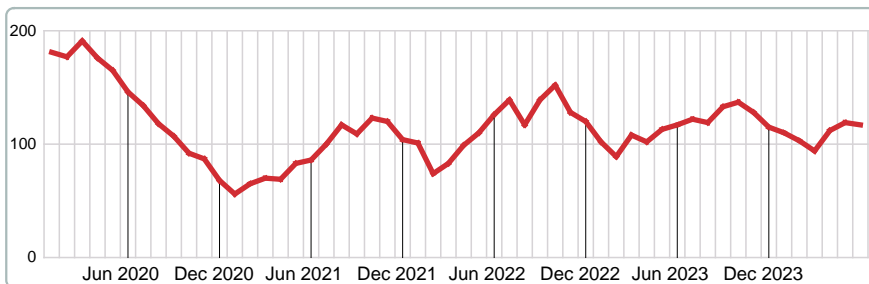
END OF JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	8.55%	57.0	3	6	0	1
\$75,001 - \$125,000	12	10.26%	41.5	9	3	0	0
\$125,001 - \$175,000	16	13.68%	43.0	1	13	2	0
\$175,001 - \$300,000	33	28.21%	29.0	3	18	12	0
\$300,001 - \$425,000	18	15.38%	44.5	2	5	10	1
\$425,001 - \$700,000	16	13.68%	27.0	0	4	9	3
\$700,001 and up	12	10.26%	54.0	0	2	5	5
Total Active Inventory by Units	117			18	51	38	10
Total Active Inventory by Volume	49,625,799	100%	38.0	2.53M	12.19M	28.36M	6.54M
Median Active Inventory Listing Price	\$254,000			\$117,350	\$198,900	\$372,500	\$631,500

June 2024



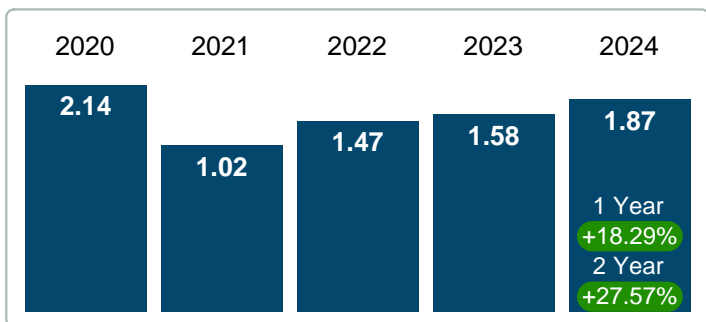
Area Delimited by County Of Washington - Residential Property Type



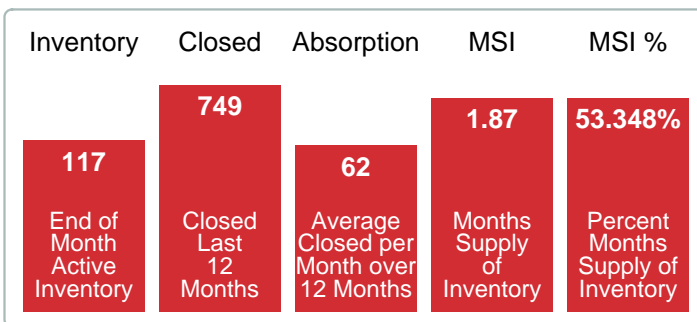
MONTHS SUPPLY of INVENTORY (MSI)

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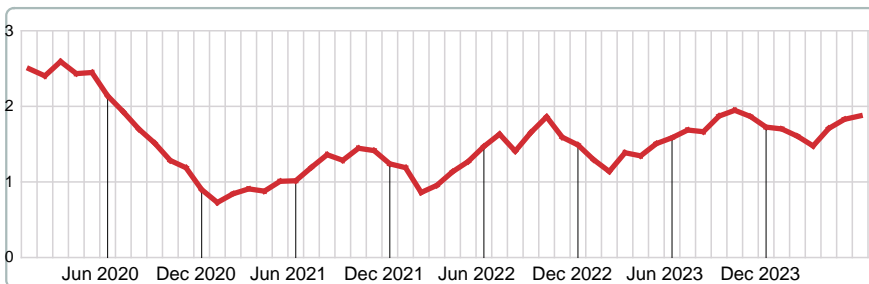
MSI FOR JUNE



INDICATORS FOR JUNE 2024



5 YEAR MARKET ACTIVITY TRENDS

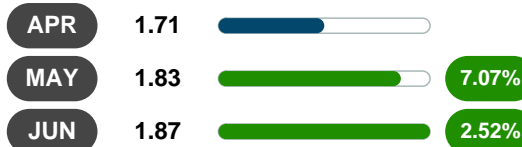


3 MONTHS

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

June 2024



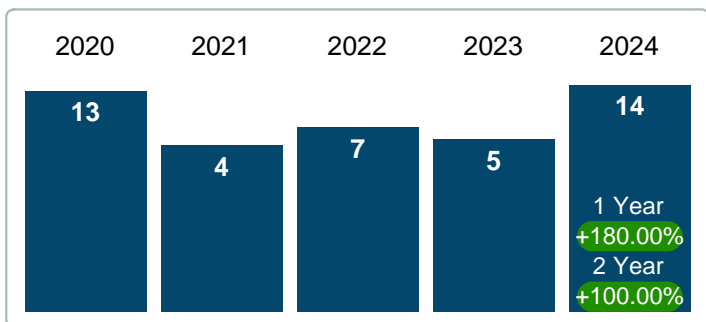
Area Delimited by County Of Washington - Residential Property Type



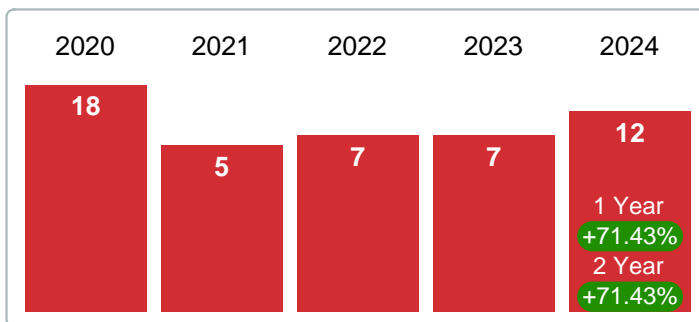
MEDIAN DAYS ON MARKET TO SALE

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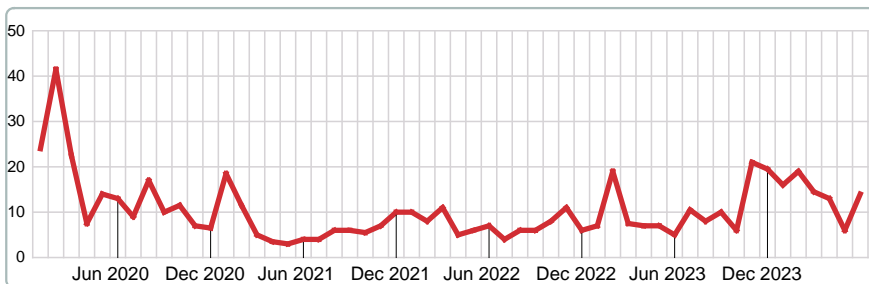
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 9

High Feb 2020 42 Low May 2021 3

Median Days on Market to Sale this month at 14 above the 5 yr JUN average of 9



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	11.11%	19	14	24	0	0
\$100,001 - \$125,000	7.41%	7	0	7	10	0
\$125,001 - \$175,000	18.52%	14	18	9	0	0
\$175,001 - \$225,000	20.37%	8	0	11	39	6
\$225,001 - \$275,000	18.52%	11	43	7	47	0
\$275,001 - \$350,000	12.96%	37	0	38	30	0
\$350,001 and up	11.11%	18	0	0	14	26
Median Closed DOM		14	18	7	22	8
Total Closed Units	100%	14.0	7	29	13	5
Total Closed Volume		12,037,330	948.80K	5.27M	3.70M	2.11M

June 2024



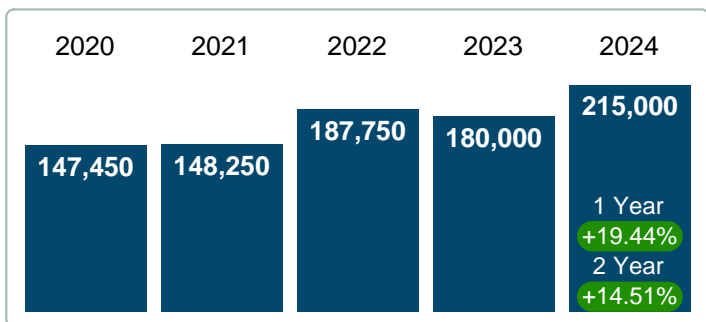
Area Delimited by County Of Washington - Residential Property Type



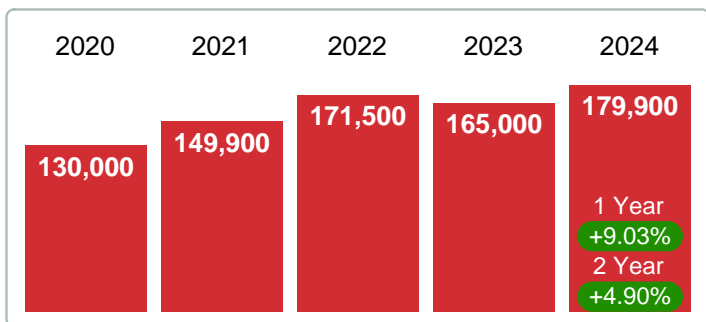
MEDIAN LIST PRICE AT CLOSING

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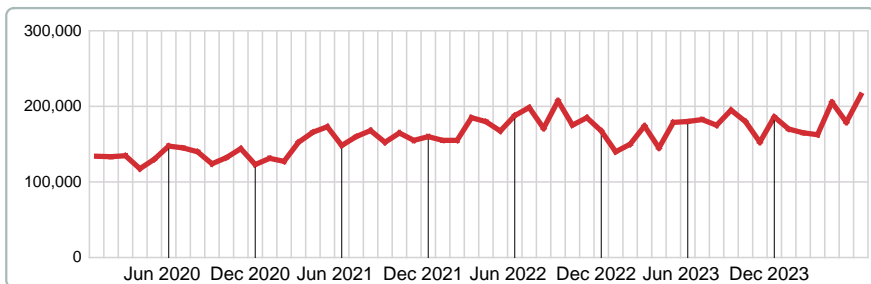
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 175,690

High Jun 2024 215,000 Low Apr 2020 117,500

Median List Price at Closing this month at **215,000**
above the 5 yr JUN average of **175,690**

- APR 205,400
- MAY 179,000 (-12.85%)
- JUN 215,000 (20.11%)

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	11.11%	52,500	79,900	35,000	0	0
\$100,001 - \$125,000	7.41%	115,450	0	121,000	108,000	0
\$125,001 - \$175,000	18.52%	161,950	169,900	142,000	0	0
\$175,001 - \$225,000	20.37%	209,900	0	202,400	225,000	214,450
\$225,001 - \$275,000	16.67%	245,000	0	245,000	252,000	0
\$275,001 - \$350,000	14.81%	294,450	285,000	299,000	294,450	0
\$350,001 and up	11.11%	422,500	0	0	389,900	425,000
Median List Price		215,000	169,000	195,000	277,000	420,000
Total Closed Units		54	7	29	13	5
Total Closed Volume		12,179,090	1.00M	5.32M	3.73M	2.12M

June 2024



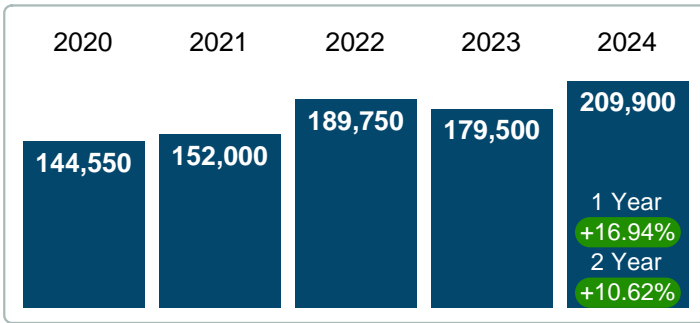
Area Delimited by County Of Washington - Residential Property Type



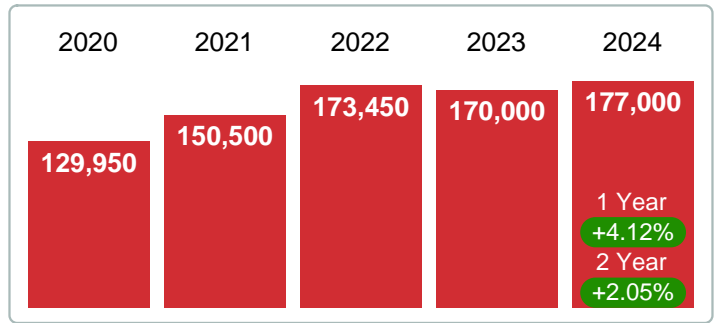
MEDIAN SOLD PRICE AT CLOSING

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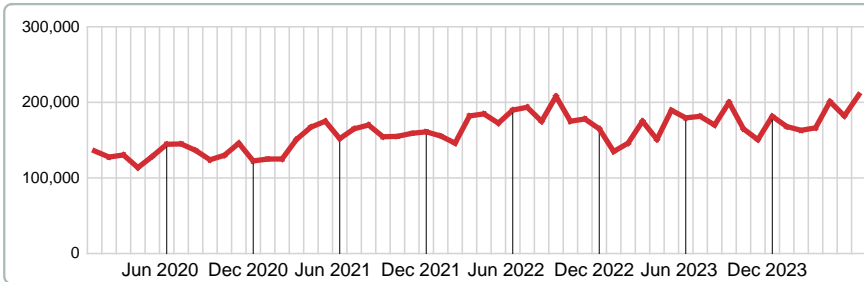
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 175,140

High Jun 2024 209,900 Low Apr 2020 113,680

Median Sold Price at Closing this month at **209,900** above the 5 yr JUN average of **175,140**



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	6	11.11%	49,500	73,000	34,000	0	0
\$100,001 - \$125,000	4	7.41%	118,000	0	121,000	115,000	0
\$125,001 - \$175,000	10	18.52%	161,950	169,900	150,000	0	0
\$175,001 - \$225,000	11	20.37%	206,000	0	205,900	216,000	211,000
\$225,001 - \$275,000	10	18.52%	248,000	245,000	250,000	255,000	0
\$275,001 - \$350,000	7	12.96%	288,050	0	289,000	284,775	0
\$350,001 and up	6	11.11%	415,000	0	0	385,000	425,000
Median Sold Price			209,900	169,000	192,000	277,000	405,000
Total Closed Units		100%	209,900	7	29	13	5
Total Closed Volume			12,037,330	948.80K	5.27M	3.70M	2.11M

June 2024



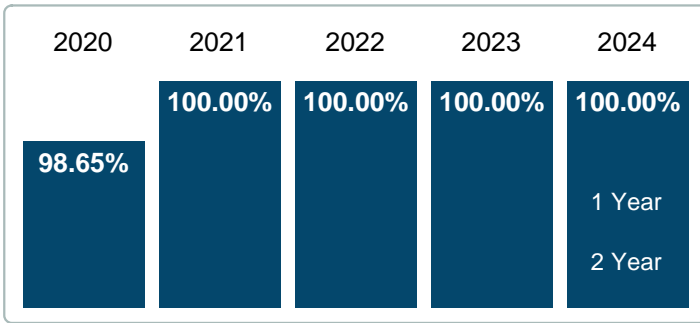
Area Delimited by County Of Washington - Residential Property Type



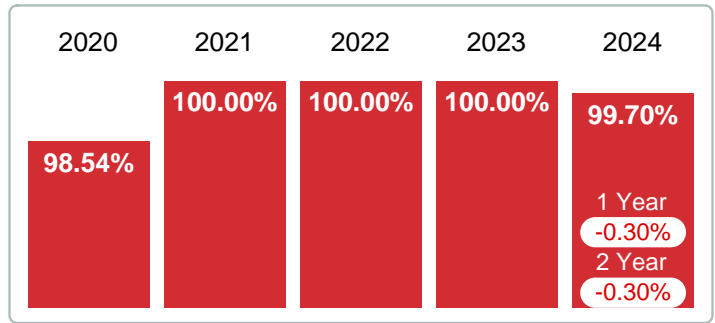
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.73%

High Jun 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUN average of 99.73%

APR 100.00%
MAY 100.00%
JUN 100.00%

0.00%
0.00%

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	6	11.11%	92.11%	91.36%	92.86%	0.00%	0.00%
\$100,001 - \$125,000	4	7.41%	100.00%	0.00%	100.00%	106.48%	0.00%
\$125,001 - \$175,000	10	18.52%	100.00%	100.00%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	11	20.37%	100.00%	0.00%	100.13%	96.00%	98.33%
\$225,001 - \$275,000	10	18.52%	100.00%	85.96%	100.04%	100.00%	0.00%
\$275,001 - \$350,000	7	12.96%	99.36%	0.00%	93.65%	99.68%	0.00%
\$350,001 and up	6	11.11%	99.15%	0.00%	0.00%	98.74%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.56%	100.00%
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



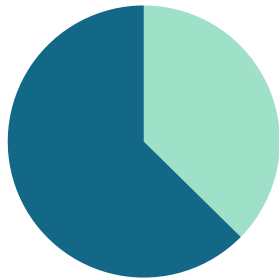
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MARKET SUMMARY

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INVENTORY

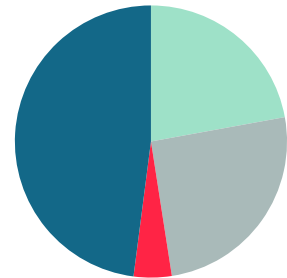


Inventory
 New Listings
71 = 37.37%
 Start Inventory
119
 Total Inventory Units
190
 Volume
\$64,598,827

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%
Median List Price	180,000	215,000	19.44%	165,000	179,900	9.03%
Median Sale Price	179,500	209,900	16.94%	170,000	177,000	4.12%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.70%	-0.30%
Median Days on Market to Sale	5.00	14.00	180.00%	7.00	12.00	71.43%
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

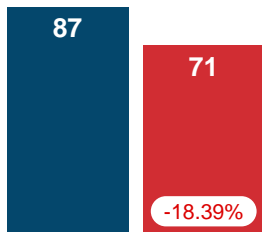
Inventory on June 30, 2024 = **117**

2023 **2024**

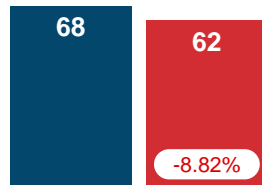
JUNE MARKET

MEDIAN PRICES

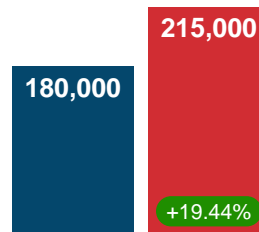
New Listings



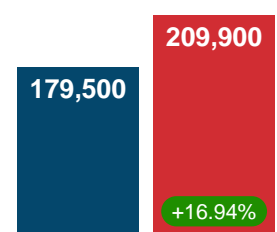
Pending Listings



List Price



Sale Price



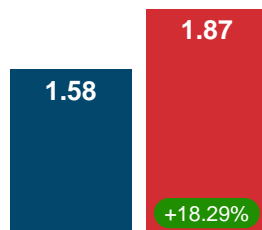
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory

+0.00%

Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

