

July 2024



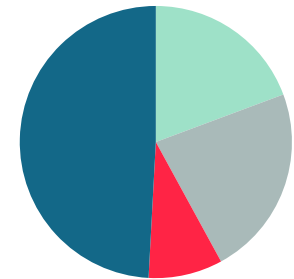
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	62	68	9.68%
Pending Listings	75	80	6.67%
New Listings	98	92	-6.12%
Median List Price	212,000	227,450	7.29%
Median Sale Price	213,500	220,000	3.04%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.50	21.50	186.67%
End of Month Inventory	160	173	8.13%
Months Supply of Inventory	2.54	2.75	8.27%



■ Closed (19.32%)
■ Pending (22.73%)
■ Other OffMarket (8.81%)
■ Active (49.15%)

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of July 31, 2024 = **173**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **8.13%** to 173 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **2.75** 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 **3.04%** in July 2024 to \$220,000 versus the previous year at \$213,500.

Median Days on Market Lengthens

The median number of **21.50** days that homes spent on the market before selling increased by 14.00 days or **186.67%** in July 2024 compared to last year's same month at **7.50** DOM.

Sales Success for July 2024 is Positive

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

There were 92 New Listings in July 2024, down **6.12%** from last year at 98. Furthermore, there were 68 Closed Listings this month versus last year at 62, a **9.68%** increase.

Closed versus Listed trends yielded a **73.9%** ratio, up from previous year's, July 2023, at **63.3%**, a **16.83%** upswing. This will certainly create pressure on an increasing Month's 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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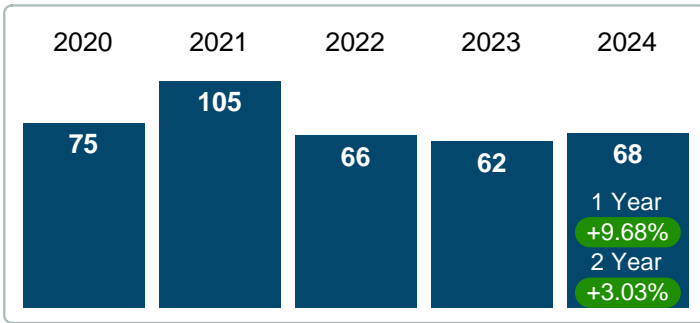
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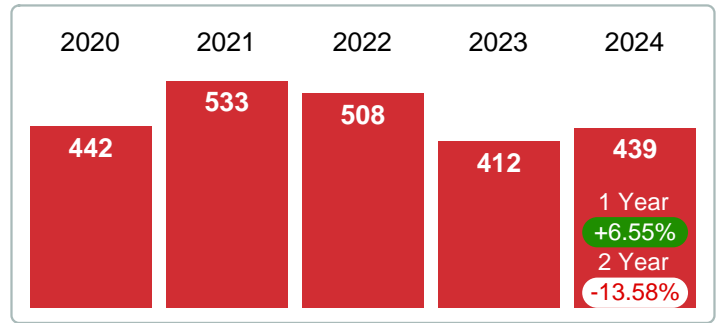
CLOSED LISTINGS

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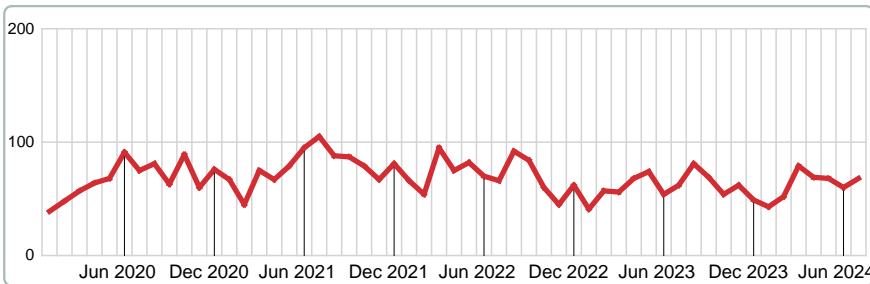
JULY



YEAR TO DATE (YTD)

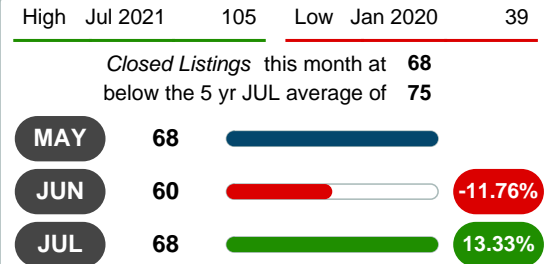


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 75



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.88%	27.0	3	1	0	0
\$75,001 - \$150,000	11	16.18%	29.0	4	6	0	1
\$150,001 - \$175,000	3	4.41%	10.0	0	1	2	0
\$175,001 - \$250,000	22	32.35%	21.5	1	16	5	0
\$250,001 - \$325,000	12	17.65%	7.0	0	6	5	1
\$325,001 - \$550,000	9	13.24%	77.0	0	2	5	2
\$550,001 and up	7	10.29%	8.0	0	2	4	1
Total Closed Units	68			8	34	21	5
Total Closed Volume	21,376,995	100%	21.5	829.90K	8.34M	10.04M	2.16M
Median Closed Price	\$220,000			\$112,450	\$206,635	\$289,900	\$479,000

July 2024



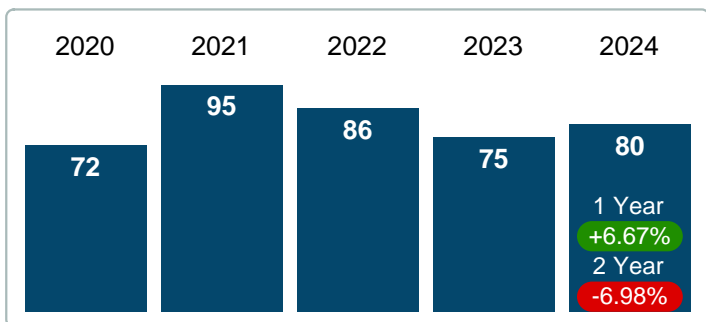
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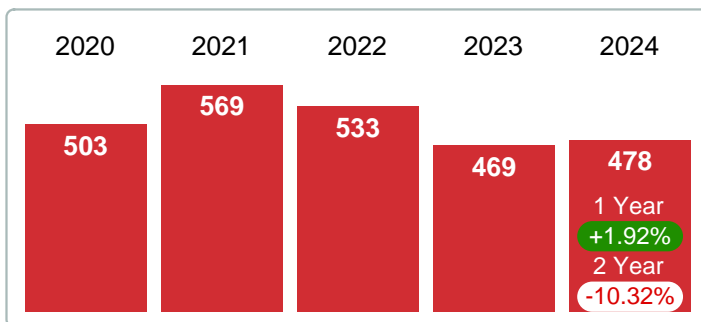
PENDING LISTINGS

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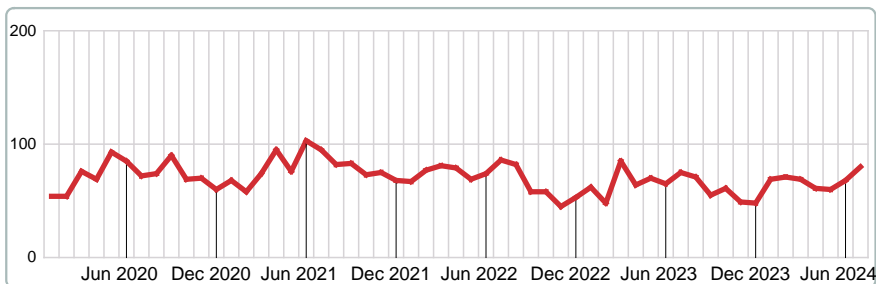
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

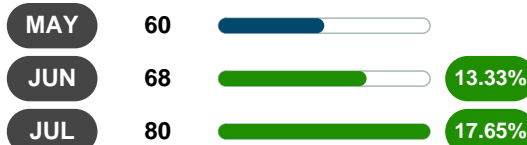


3 MONTHS

5 year JUL AVG = 82

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at **80**
below the 5 yr JUL average of **82**



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	10.00%	28.0	4	4	0	0
\$100,001 - \$150,000	7	8.75%	19.0	3	4	0	0
\$150,001 - \$175,000	8	10.00%	13.5	3	5	0	0
\$175,001 - \$250,000	28	35.00%	23.0	3	20	4	1
\$250,001 - \$275,000	9	11.25%	7.0	0	5	2	2
\$275,001 - \$450,000	13	16.25%	5.0	0	9	2	2
\$450,001 and up	7	8.75%	18.0	0	2	2	3
Total Pending Units	80			13	49	10	8
Total Pending Volume	22,998,230	100%	17.5	1.78M	11.93M	4.43M	4.86M
Median Listing Price	\$210,000			\$149,900	\$200,000	\$272,500	\$350,200

July 2024



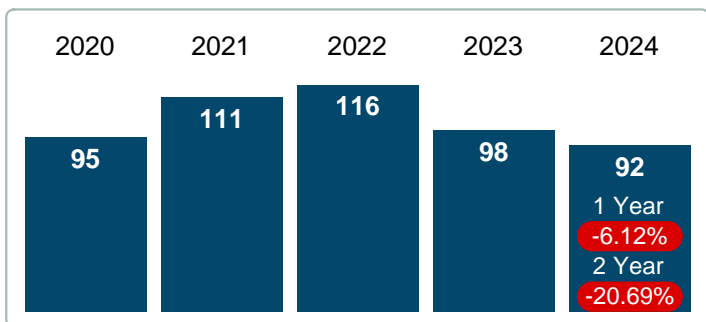
Area Delimited by County Of Creek - Residential Property Type



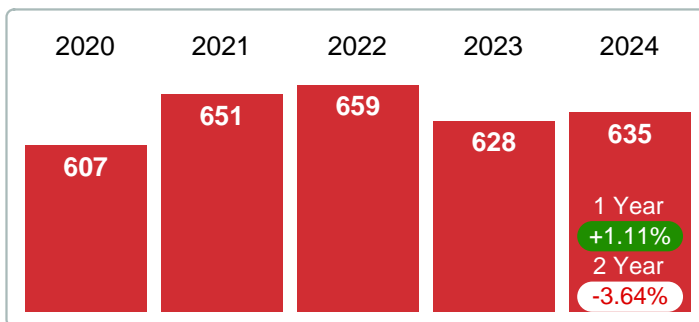
NEW LISTINGS

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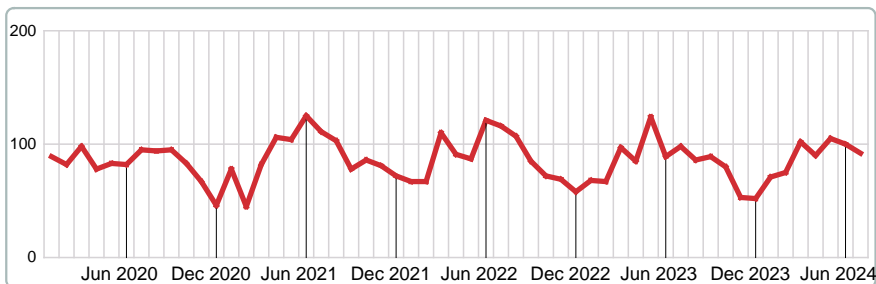
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

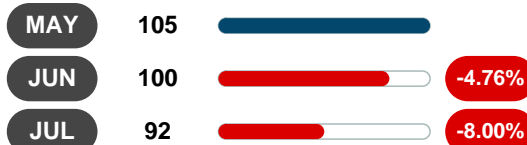


3 MONTHS

5 year JUL AVG = 102

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **92**
 below the 5 yr JUL average of **102**



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	7	7.61%	5	1	1	0
\$100,001 - \$150,000	10	10.87%	5	4	1	0
\$150,001 - \$175,000	9	9.78%	4	5	0	0
\$175,001 - \$250,000	22	23.91%	4	18	0	0
\$250,001 - \$300,000	20	21.74%	1	13	4	2
\$300,001 - \$550,000	15	16.30%	1	7	6	1
\$550,001 and up	9	9.78%	0	4	4	1
Total New Listed Units	92		20	52	16	4
Total New Listed Volume	32,279,847	100%	3.04M	16.25M	11.23M	1.76M
Median New Listed Listing Price	\$231,700		\$140,400	\$226,200	\$329,950	\$410,000

July 2024



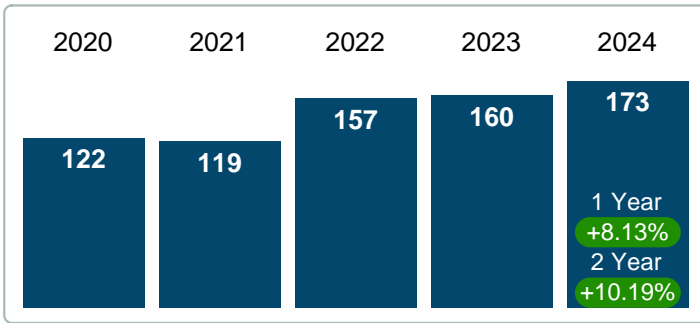
Area Delimited by County Of Creek - Residential Property Type



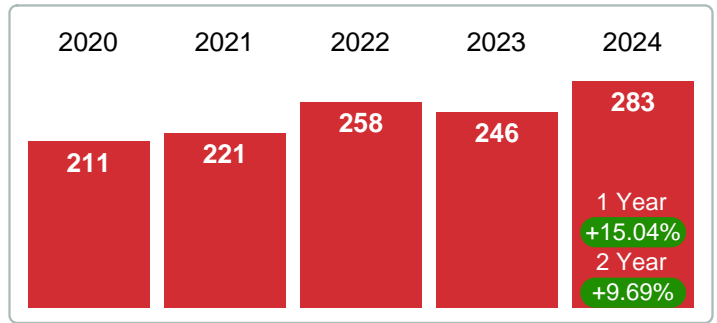
ACTIVE INVENTORY

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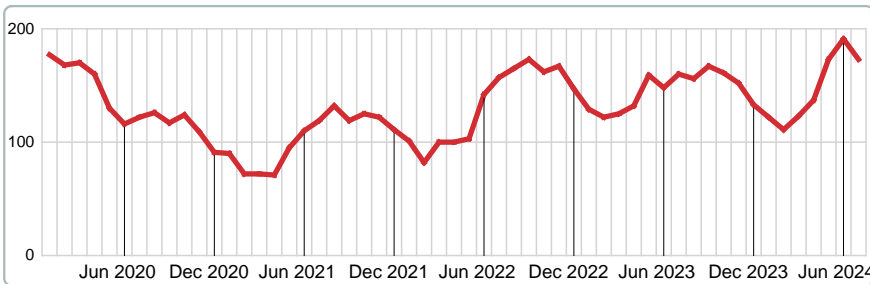
END OF JULY



ACTIVE DURING JULY

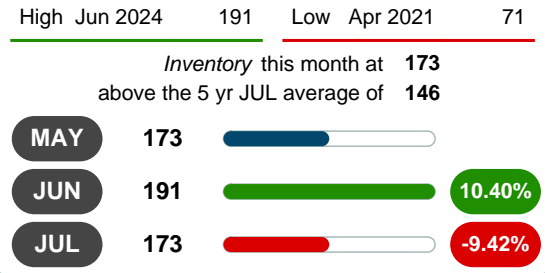


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 146



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	10.98%	44.0	13	3	2	1
\$125,001 - \$150,000	9	5.20%	62.0	2	5	1	1
\$150,001 - \$200,000	29	16.76%	57.0	5	22	2	0
\$200,001 - \$275,000	44	25.43%	50.0	5	19	17	3
\$275,001 - \$425,000	32	18.50%	61.0	2	15	11	4
\$425,001 - \$725,000	22	12.72%	38.5	0	5	13	4
\$725,001 and up	18	10.40%	68.0	1	3	8	6
Total Active Inventory by Units		173		28	72	54	19
Total Active Inventory by Volume		68,909,076	100%	5.02M	22.74M	27.48M	13.67M
Median Active Inventory Listing Price		\$252,500		\$147,500	\$219,400	\$311,500	\$550,000

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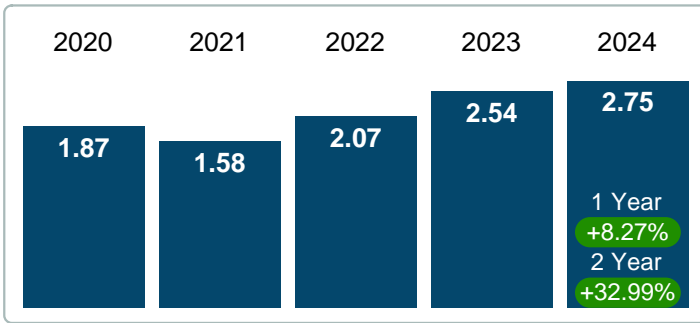
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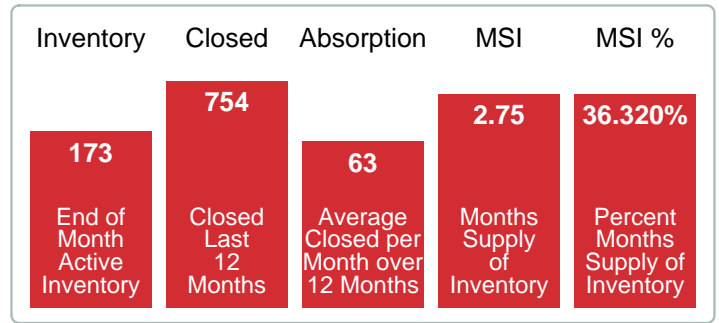
MONTHS SUPPLY of INVENTORY (MSI)

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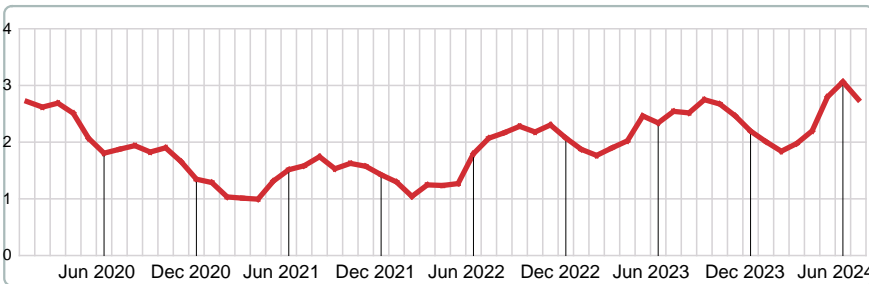
MSI FOR JULY



INDICATORS FOR JULY 2024

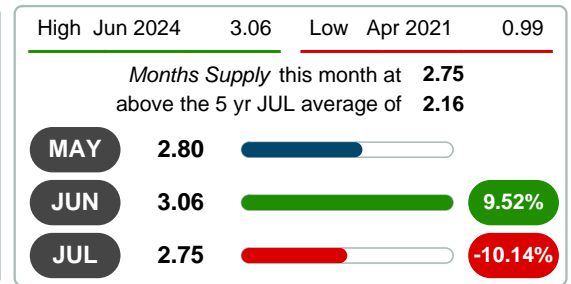


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.16



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
\$125,000 and less	19	10.98%	1.58	2.48	0.54	2.40	3.00
\$125,001 - \$150,000	9	5.20%	1.48	1.20	1.30	1.71	0.00
\$150,001 - \$200,000	29	16.76%	2.42	3.33	2.42	1.71	0.00
\$200,001 - \$275,000	44	25.43%	2.81	6.00	1.63	5.83	12.00
\$275,001 - \$425,000	32	18.50%	3.15	3.43	2.77	3.22	5.33
\$425,001 - \$725,000	22	12.72%	4.19	0.00	2.61	4.88	6.86
\$725,001 and up	18	10.40%	10.80	12.00	12.00	8.73	14.40
Market Supply of Inventory (MSI)			2.75	2.80	1.91	4.32	7.35
Total Active Inventory by Units		100%	2.75	28	72	54	19

July 2024



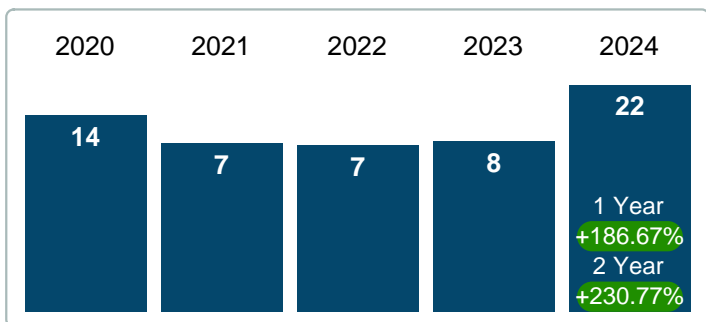
Area Delimited by County Of Creek - Residential Property Type



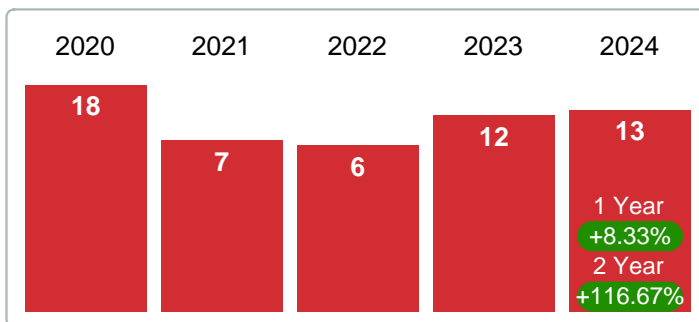
MEDIAN DAYS ON MARKET TO SALE

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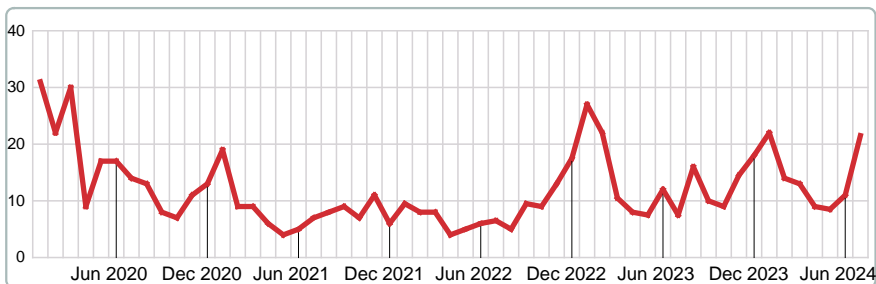
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

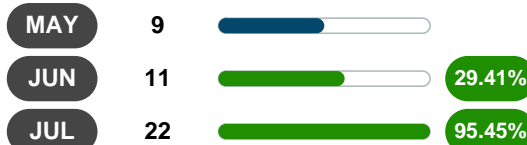


3 MONTHS

5 year JUL AVG = 11

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 22 above the 5 yr JUL average of 11



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$75,000 and less	5.88%	27	26	28	0	0	
\$75,001 - \$150,000	16.18%	29	62	13	0	29	
\$150,001 - \$175,000	4.41%	10	0	10	19	0	
\$175,001 - \$250,000	32.35%	22	33	18	59	0	
\$250,001 - \$325,000	17.65%	7	0	4	11	4	
\$325,001 - \$550,000	13.24%	77	0	165	65	83	
\$550,001 and up	10.29%	8	0	39	7	8	
Median Closed DOM		22	36	16	25	29	
Total Closed Units	100%	68	21.5	8	34	21	5
Total Closed Volume		21,376,995	829.90K	8.34M	10.04M	2.16M	

July 2024



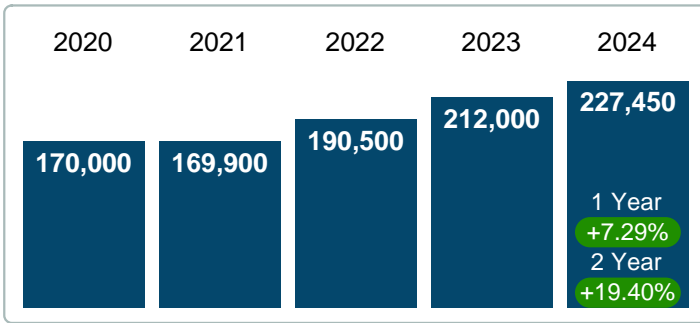
Area Delimited by County Of Creek - Residential Property Type



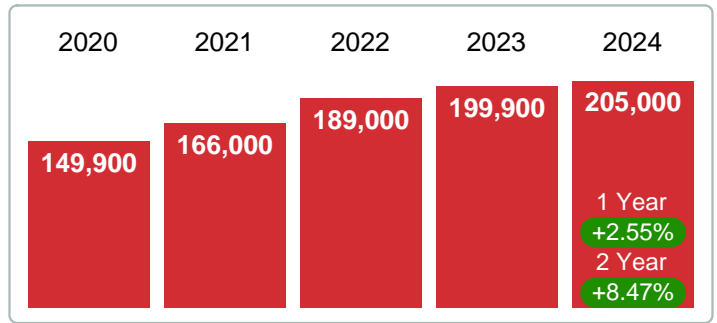
MEDIAN LIST PRICE AT CLOSING

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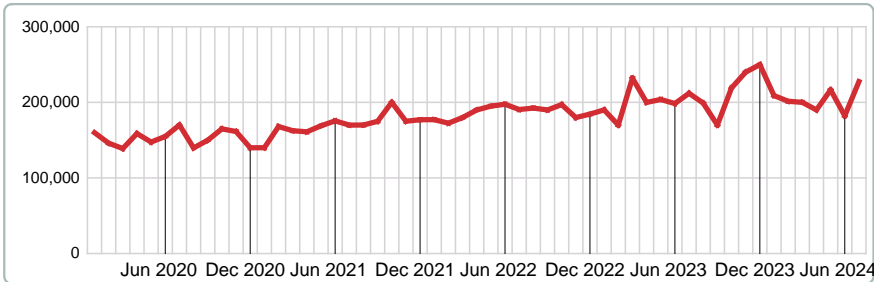
JULY



YEAR TO DATE (YTD)

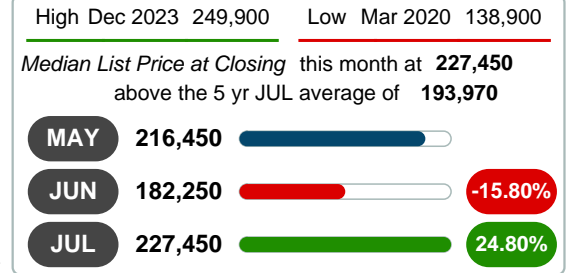


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 193,970



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.35%	56,800	56,800	58,000	0	0
\$75,001 - \$150,000	8	11.76%	120,000	129,900	115,000	0	0
\$150,001 - \$175,000	6	8.82%	165,950	155,000	169,900	165,950	0
\$175,001 - \$250,000	22	32.35%	217,115	207,400	210,000	229,900	180,000
\$250,001 - \$325,000	11	16.18%	289,900	0	289,900	270,000	299,900
\$325,001 - \$550,000	9	13.24%	415,000	0	371,750	415,000	489,450
\$550,001 and up	7	10.29%	849,000	0	927,000	1,274,500	759,500
Median List Price			227,450	112,450	209,135	289,900	479,000
Total Closed Units		100%	227,450	8	34	21	5
Total Closed Volume			21,738,483	893.90K	8.46M	10.17M	2.22M

July 2024



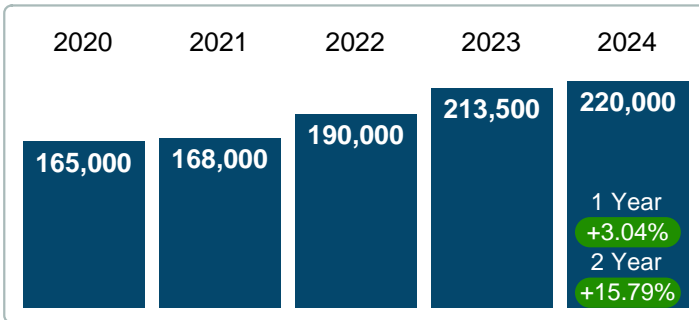
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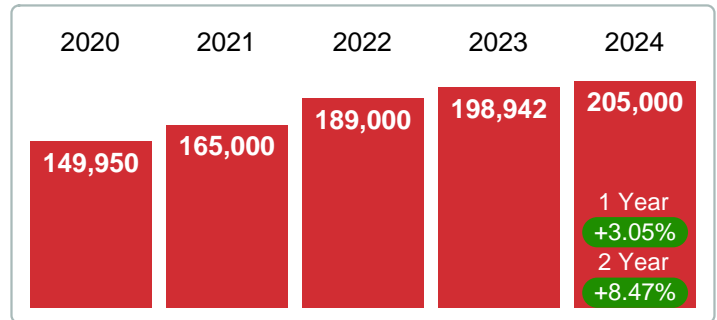
MEDIAN SOLD PRICE AT CLOSING

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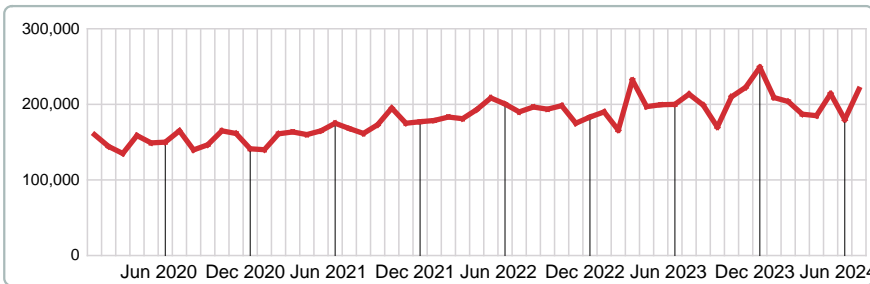
JULY



YEAR TO DATE (YTD)

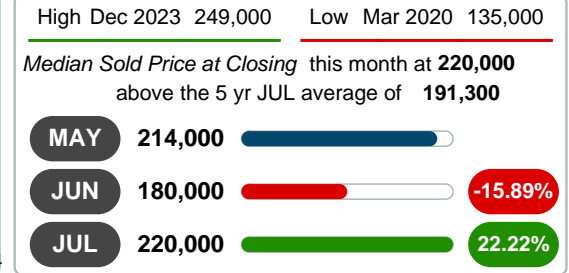


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 191,300



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.88%	42,500	45,000	36,000	0	0
\$75,001 - \$150,000	11	16.18%	125,000	129,950	111,500	0	125,000
\$150,001 - \$175,000	3	4.41%	161,000	0	161,000	162,450	0
\$175,001 - \$250,000	22	32.35%	212,663	198,000	202,170	220,000	0
\$250,001 - \$325,000	12	17.65%	287,450	0	290,000	282,500	300,000
\$325,001 - \$550,000	9	13.24%	390,000	0	358,750	390,000	490,000
\$550,001 and up	7	10.29%	829,000	0	884,500	1,264,500	759,500
Median Sold Price			220,000	112,450	206,635	289,900	479,000
Total Closed Units		100%	220,000	8	34	21	5
Total Closed Volume			21,376,995	829.90K	8.34M	10.04M	2.16M

July 2024



Area Delimited by County Of Creek - Residential Property Type



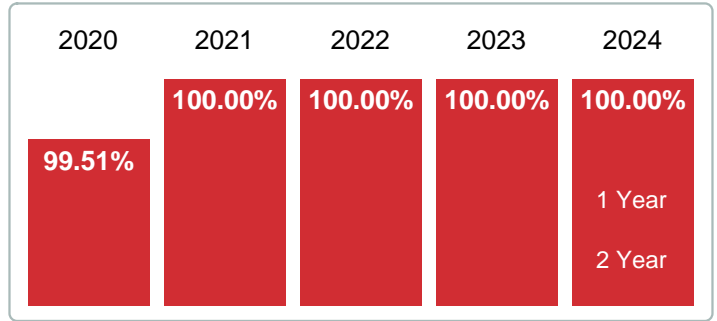
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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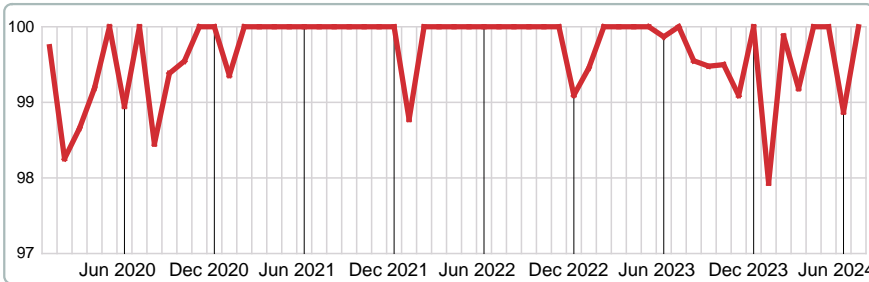
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

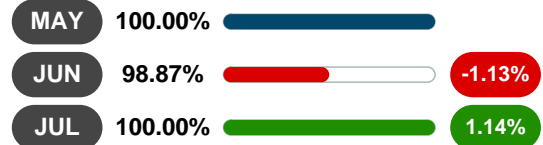


3 MONTHS

5 year JUL AVG = 100.00%

High Jul 2024 100.00% Low Jan 2024 97.93%

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



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.88%	83.98%	80.16%	87.80%	0.00%	0.00%
\$75,001 - \$150,000	11	16.18%	100.00%	98.21%	102.00%	0.00%	69.44%
\$150,001 - \$175,000	3	4.41%	100.00%	0.00%	105.23%	97.90%	0.00%
\$175,001 - \$250,000	22	32.35%	100.00%	95.47%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	12	17.65%	100.02%	0.00%	100.88%	100.00%	100.03%
\$325,001 - \$550,000	9	13.24%	98.60%	0.00%	96.57%	98.60%	100.11%
\$550,001 and up	7	10.29%	100.00%	0.00%	96.72%	100.00%	100.00%
Median Sold/List Ratio		100.00%		95.31%	100.00%	100.00%	100.00%
Total Closed Units		68	100%	8	34	21	5
Total Closed Volume		21,376,995		829.90K	8.34M	10.04M	2.16M

July 2024



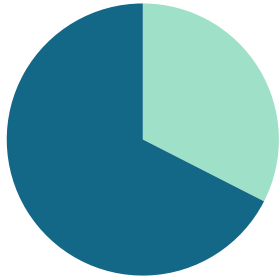
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

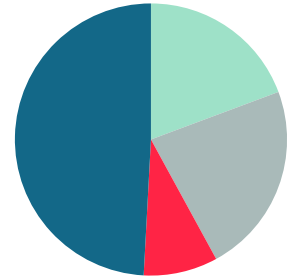


Inventory
 New Listings **92 = 32.51%**
 Start Inventory **191**
 Total Inventory Units **283**
 Volume **\$99,500,405**

Market Activity

Closed Sales **68 = 19.32%**
 Pending Sales **80 = 22.73%**
 Other Off Market **31 = 8.81%**
 Active Inventory **173 = 49.15%**

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	62	68	9.68%	412	439	6.55%
Pending Sales	75	80	6.67%	469	478	1.92%
New Listings	98	92	-6.12%	628	635	1.11%
Median List Price	212,000	227,450	7.29%	199,900	205,000	2.55%
Median Sale Price	213,500	220,000	3.04%	198,942	205,000	3.05%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.50	21.50	186.67%	12.00	13.00	8.33%
Monthly Inventory	160	173	8.13%	160	173	8.13%
Months Supply of Inventory	2.54	2.75	8.27%	2.54	2.75	8.27%

Absorption: Last 12 months, an Average of **63** Sales/Month

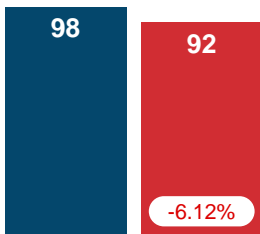
Inventory on July 31, 2024 = **173**

2023 **2024**

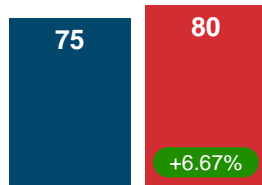
JULY MARKET

MEDIAN PRICES

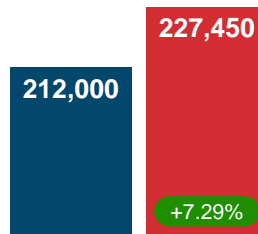
New Listings



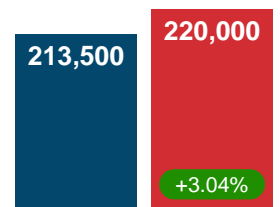
Pending Listings



List Price



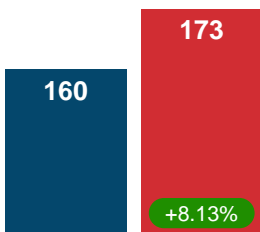
Sale Price



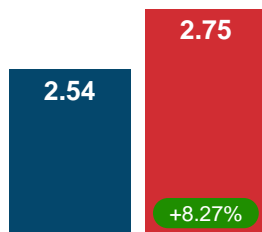
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

