

July 2024



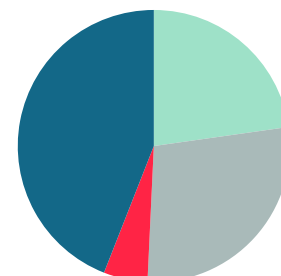
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	July 2024	+/-%
Closed Listings	74	61	-17.57%
Pending Listings	73	75	2.74%
New Listings	90	84	-6.67%
Median List Price	182,500	175,000	-4.11%
Median Sale Price	181,500	175,000	-3.58%
Median Percent of Selling Price to List Price	99.02%	100.00%	0.99%
Median Days on Market to Sale	10.50	12.00	14.29%
End of Month Inventory	122	118	-3.28%
Months Supply of Inventory	1.69	1.92	14.07%



■ Closed (22.76%)
■ Pending (27.99%)
■ Other OffMarket (5.22%)
■ Active (44.03%)

Absorption: Last 12 months, an Average of **61** Sales/Month
Active Inventory as of July 31, 2024 = **118**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2024 decreased **3.28%** to 118 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **1.92** 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 **3.58%** in July 2024 to \$175,000 versus the previous year at \$181,500.

Median Days on Market Lengthens

The median number of **12.00** days that homes spent on the market before selling increased by 1.50 days or **14.29%** in July 2024 compared to last year's same month at **10.50** DOM.

Sales Success for July 2024 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 84 New Listings in July 2024, down **6.67%** from last year at 90. Furthermore, there were 61 Closed Listings this month versus last year at 74, a **-17.57%** decrease.

Closed versus Listed trends yielded a **72.6%** ratio, down from previous year's, July 2023, at **82.2%**, a **11.68%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2024



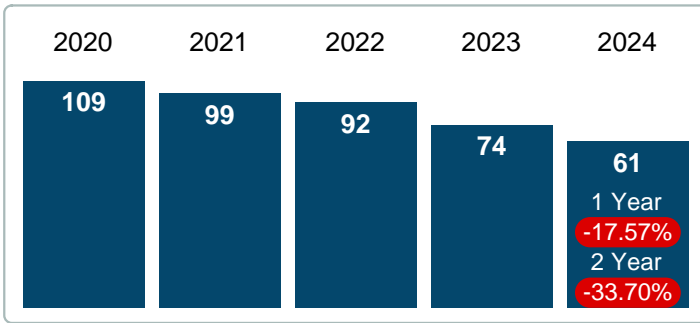
Area Delimited by County Of Washington - Residential Property Type



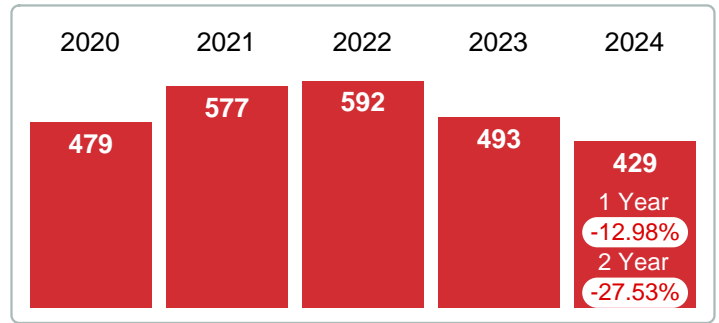
CLOSED LISTINGS

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

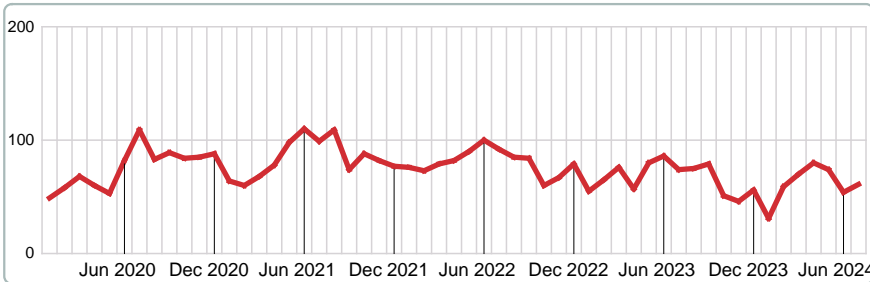
JULY



YEAR TO DATE (YTD)

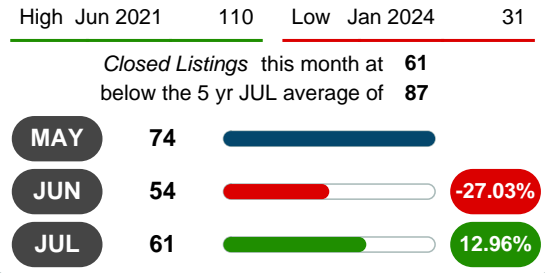


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 87



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	6.56%	18.0	1	3	0	0
\$75,001 - \$125,000	9	14.75%	33.0	5	4	0	0
\$125,001 - \$150,000	10	16.39%	10.5	1	9	0	0
\$150,001 - \$200,000	13	21.31%	9.0	1	8	3	1
\$200,001 - \$250,000	8	13.11%	21.0	1	1	5	1
\$250,001 - \$325,000	10	16.39%	7.0	0	5	5	0
\$325,001 and up	7	11.48%	9.0	0	2	4	1
Total Closed Units	61			9	32	17	3
Total Closed Volume	12,493,723	100%	12.0	1.06M	5.85M	4.60M	980.00K
Median Closed Price	\$175,000			\$101,000	\$155,000	\$254,000	\$205,000

July 2024



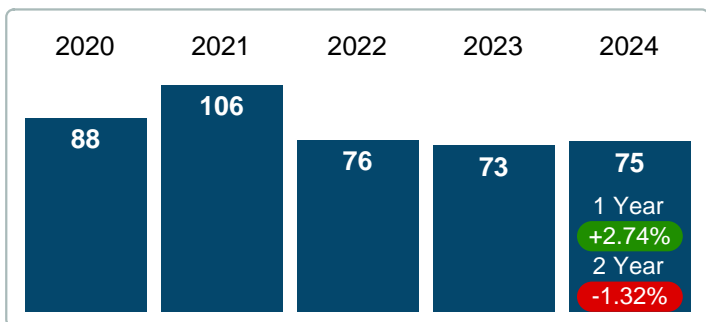
Area Delimited by County Of Washington - Residential Property Type



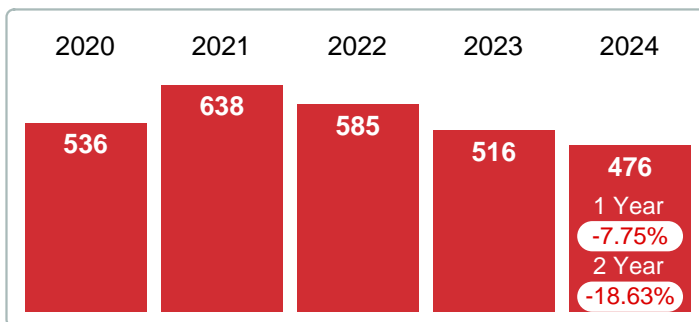
PENDING LISTINGS

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

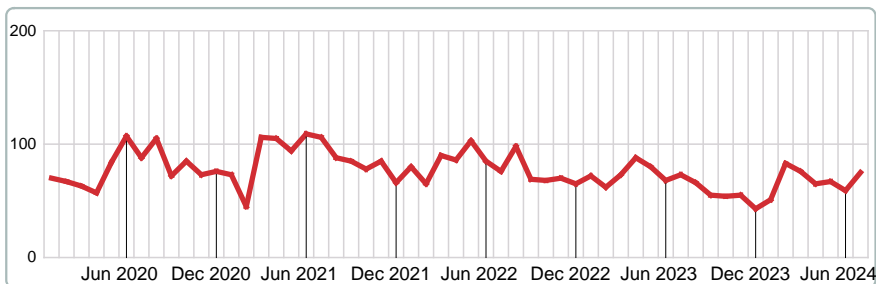
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 84

High Jun 2021 109 Low Dec 2023 43

Pending Listings this month at 75
below the 5 yr JUL average of 84



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	6	8.00%	51.5	2	4	0	0
\$75,001 - \$125,000	7	9.33%	5.0	5	2	0	0
\$125,001 - \$150,000	11	14.67%	51.0	2	7	2	0
\$150,001 - \$225,000	21	28.00%	11.0	1	19	1	0
\$225,001 - \$300,000	13	17.33%	13.0	0	7	5	1
\$300,001 - \$450,000	8	10.67%	11.5	0	1	6	1
\$450,001 and up	9	12.00%	52.0	0	2	4	3
Total Pending Units	75			10	42	18	5
Total Pending Volume	19,184,900	100%	18.0	1.10M	8.51M	6.94M	2.63M
Median Listing Price	\$199,900			\$97,450	\$184,000	\$317,000	\$549,000

July 2024



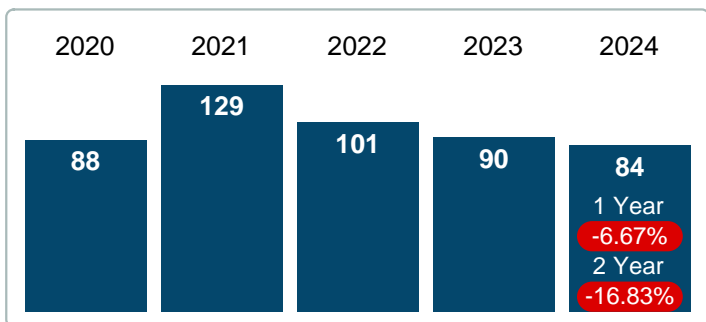
Area Delimited by County Of Washington - Residential Property Type



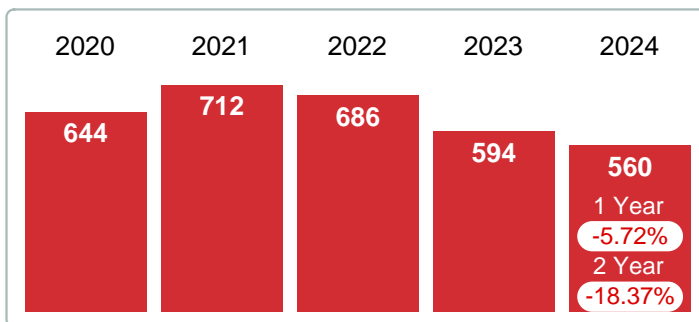
NEW LISTINGS

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

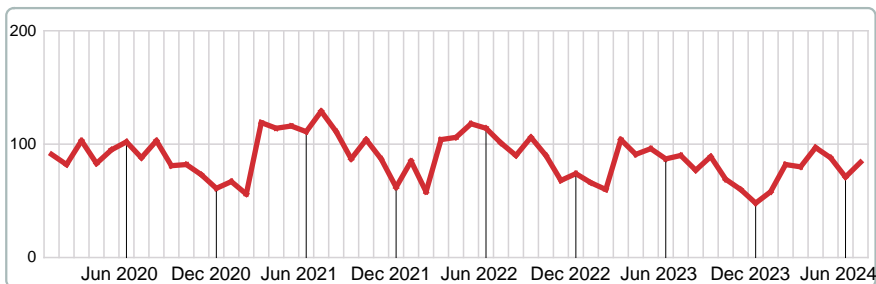
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 98

High Jul 2021 129 Low Dec 2023 48

New Listings this month at 84 below the 5 yr JUL average of 98



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	4.76%	2	2	0	0
\$75,001 - \$125,000	9	10.71%	3	5	1	0
\$125,001 - \$175,000	16	19.05%	1	13	2	0
\$175,001 - \$225,000	19	22.62%	1	15	3	0
\$225,001 - \$275,000	12	14.29%	0	8	4	0
\$275,001 - \$375,000	14	16.67%	0	7	5	2
\$375,001 and up	10	11.90%	0	2	7	1
Total New Listed Units	84		7	52	22	3
Total New Listed Volume	19,578,100	100%	759.30K	10.77M	6.98M	1.07M
Median New Listed Listing Price	\$197,400		\$89,900	\$182,500	\$299,000	\$319,000

July 2024



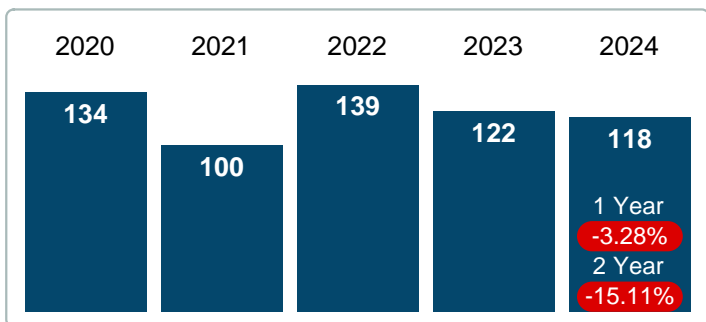
Area Delimited by County Of Washington - Residential Property Type



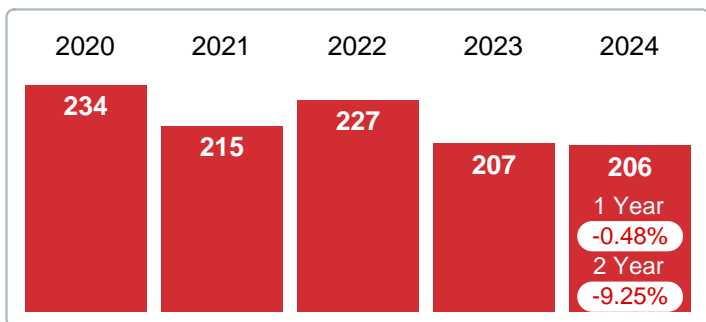
ACTIVE INVENTORY

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

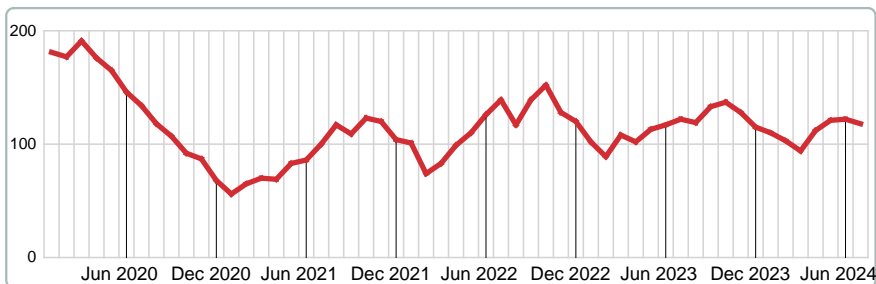
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 123

High Mar 2020 191 Low Jan 2021 56

Inventory this month at **118**
below the 5 yr JUL average of **123**

- MAY 121
- JUN 122 0.83%
- JUL 118 -3.28%

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	8.47%	70.5	5	4	0	1
\$75,001 - \$125,000	10	8.47%	62.0	3	6	1	0
\$125,001 - \$175,000	17	14.41%	35.0	0	14	3	0
\$175,001 - \$275,000	33	27.97%	42.0	2	21	10	0
\$275,001 - \$375,000	18	15.25%	35.5	1	9	8	0
\$375,001 - \$575,000	17	14.41%	48.0	1	4	8	4
\$575,001 and up	13	11.02%	63.0	0	2	8	3
Total Active Inventory by Units	118			12	60	38	8
Total Active Inventory by Volume	46,632,600	100%	45.5	1.63M	13.88M	26.68M	4.44M
Median Active Inventory Listing Price	\$242,000			\$80,000	\$186,750	\$357,500	\$517,000

July 2024



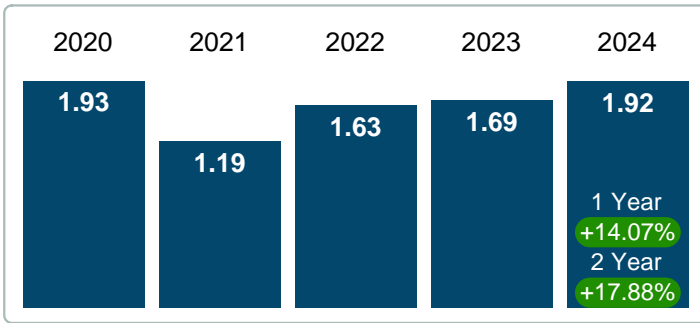
Area Delimited by County Of Washington - Residential Property Type



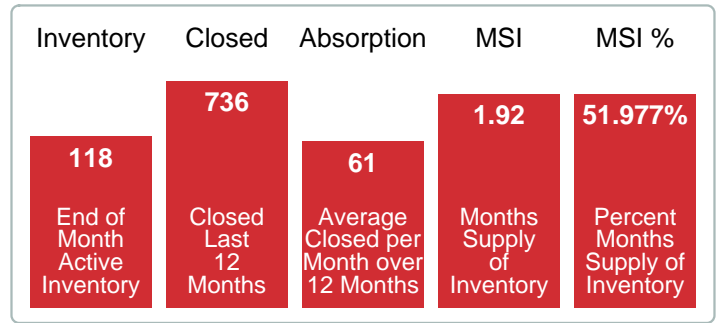
MONTHS SUPPLY of INVENTORY (MSI)

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

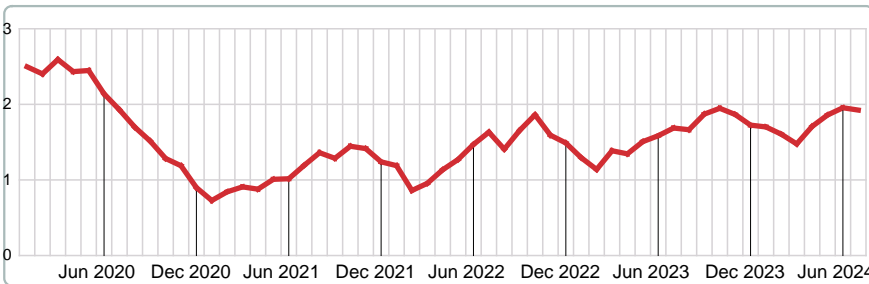
MSI FOR JULY



INDICATORS FOR JULY 2024

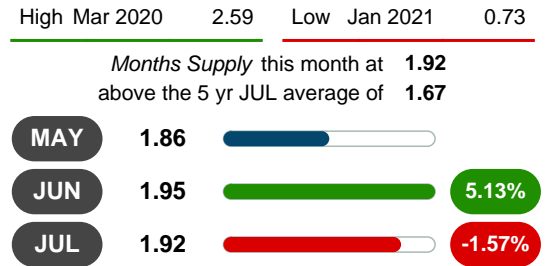


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1.67



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	8.47%	1.25	1.15	1.20	0.00	0.00
\$75,001 - \$125,000	10	8.47%	1.07	0.95	1.07	1.71	0.00
\$125,001 - \$175,000	17	14.41%	1.25	0.00	1.40	2.40	0.00
\$175,001 - \$275,000	33	27.97%	2.13	2.67	2.31	2.07	0.00
\$275,001 - \$375,000	18	15.25%	2.10	4.00	3.60	1.48	0.00
\$375,001 - \$575,000	17	14.41%	3.52	6.00	3.20	3.20	4.36
\$575,001 and up	13	11.02%	8.67	0.00	4.80	19.20	5.14
Market Supply of Inventory (MSI)			1.92	1.08	1.87	2.48	2.91
Total Active Inventory by Units		100%	118	12	60	38	8

July 2024



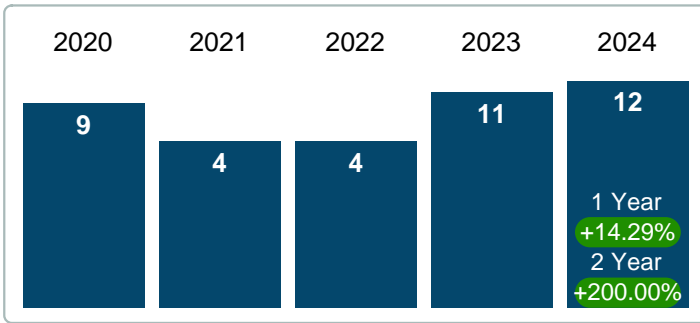
Area Delimited by County Of Washington - Residential Property Type



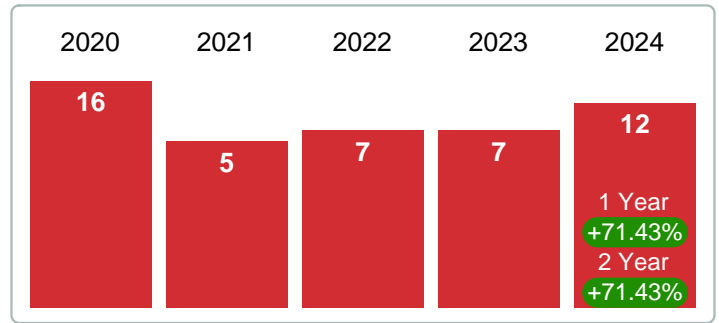
MEDIAN DAYS ON MARKET TO SALE

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

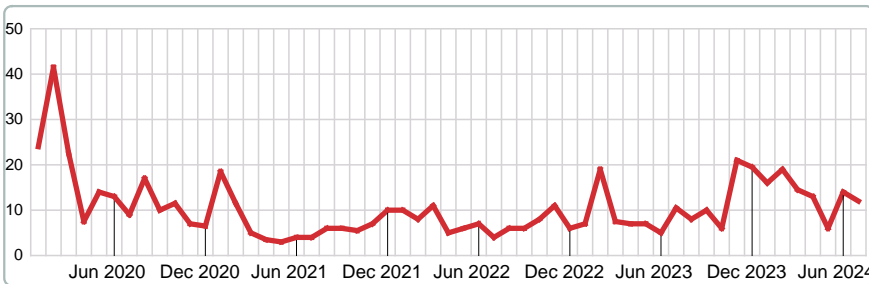
JULY



YEAR TO DATE (YTD)

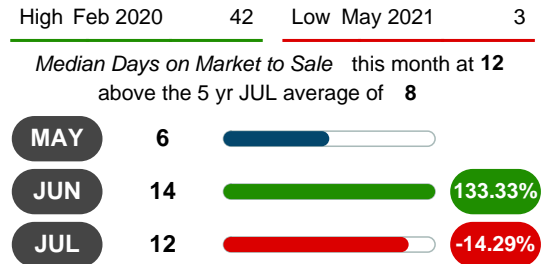


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 8



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	6.56%	18	24	12	0	0
\$75,001 - \$125,000	14.75%	33	46	23	0	0
\$125,001 - \$150,000	16.39%	11	35	10	0	0
\$150,001 - \$200,000	21.31%	9	1	9	9	78
\$200,001 - \$250,000	13.11%	21	2	14	22	65
\$250,001 - \$325,000	16.39%	7	0	7	15	0
\$325,001 and up	11.48%	9	0	69	7	3
Median Closed DOM		12	33	12	10	65
Total Closed Units	100%	12.0	9	32	17	3
Total Closed Volume		12,493,723	1.06M	5.85M	4.60M	980.00K

July 2024



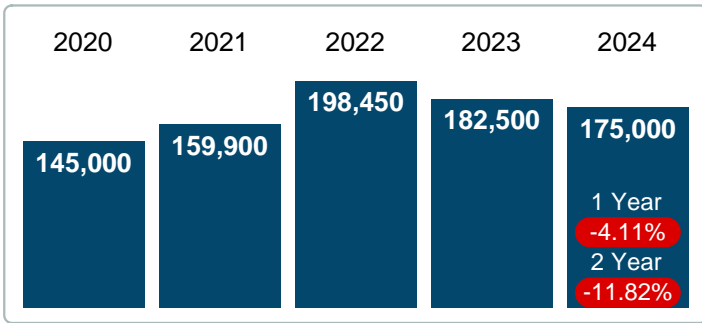
Area Delimited by County Of Washington - Residential Property Type



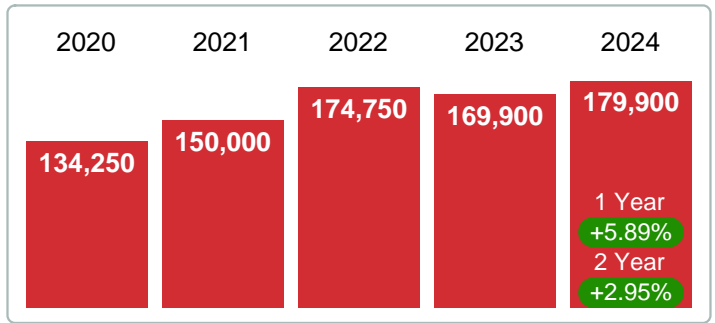
MEDIAN LIST PRICE AT CLOSING

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

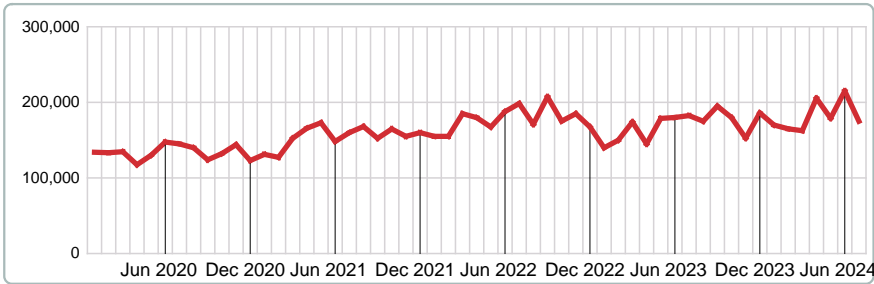
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 172,170

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

Median List Price at Closing this month at **175,000**
above the 5 yr JUL average of **172,170**



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	3	4.92%	61,000	61,000	56,250	0	0
\$75,001 - \$125,000	11	18.03%	99,990	99,000	108,750	0	0
\$125,001 - \$150,000	8	13.11%	142,500	129,900	145,000	0	0
\$150,001 - \$200,000	14	22.95%	172,400	200,000	169,900	169,900	200,000
\$200,001 - \$250,000	8	13.11%	223,250	220,000	226,500	234,900	218,500
\$250,001 - \$325,000	11	18.03%	274,000	0	274,000	275,950	0
\$325,001 and up	6	9.84%	472,500	0	515,000	415,000	585,000
Median List Price			175,000	99,990	159,450	254,000	218,500
Total Closed Units		100%	175,000	9	32	17	3
Total Closed Volume			12,683,268	1.11M	5.95M	4.63M	1.00M

July 2024



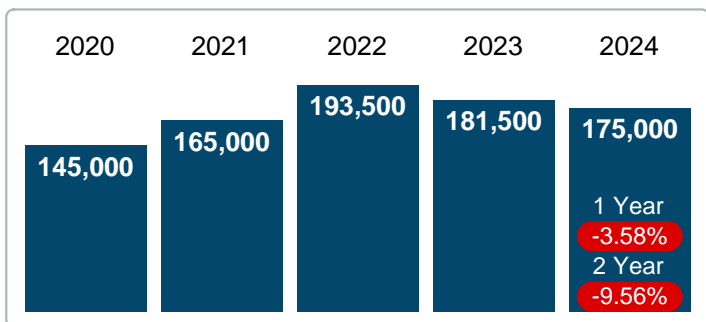
Area Delimited by County Of Washington - Residential Property Type



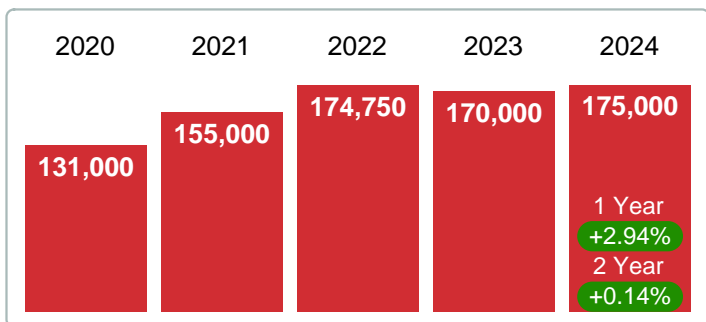
MEDIAN SOLD PRICE AT CLOSING

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

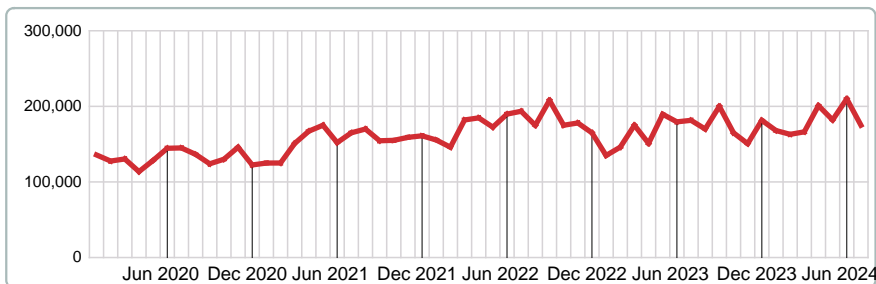
JULY



YEAR TO DATE (YTD)

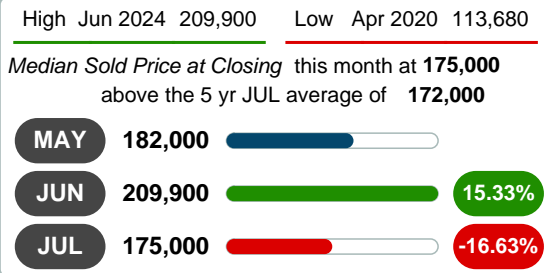


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 172,000



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	6.56%	58,500	63,000	55,000	0	0
\$75,001 - \$125,000	9	14.75%	97,050	97,000	106,775	0	0
\$125,001 - \$150,000	10	16.39%	140,575	129,900	143,650	0	0
\$150,001 - \$200,000	13	21.31%	170,000	165,000	176,200	170,000	190,000
\$200,001 - \$250,000	8	13.11%	221,000	210,000	226,500	230,000	205,000
\$250,001 - \$325,000	10	16.39%	269,500	0	274,000	265,000	0
\$325,001 and up	7	11.48%	430,000	0	515,000	372,500	585,000
Median Sold Price			175,000	101,000	155,000	254,000	205,000
Total Closed Units		100%	175,000	9	32	17	3
Total Closed Volume			12,493,723	1.06M	5.85M	4.60M	980.00K

July 2024



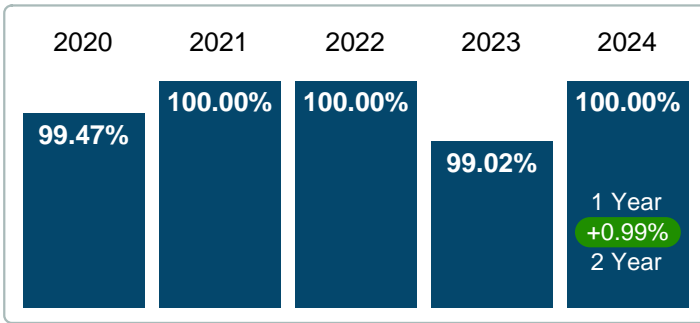
Area Delimited by County Of Washington - Residential Property Type



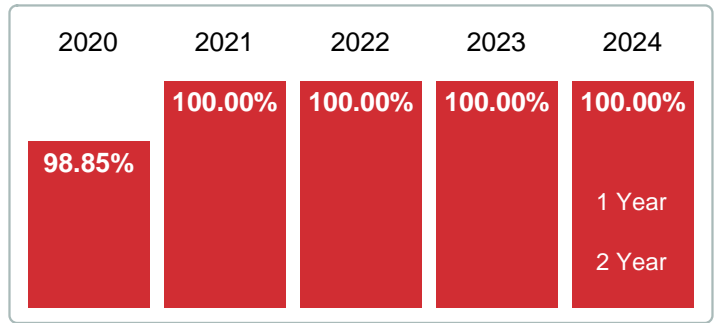
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

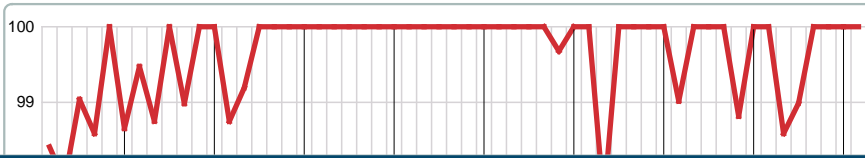
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 99.70%

High Jul 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 99.70%

MAY 100.00%
 JUN 100.00%
 JUL 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
\$75,000 and less	4	6.56%	87.76%	103.28%	85.52%	0.00%	0.00%
\$75,001 - \$125,000	9	14.75%	97.98%	100.00%	95.05%	0.00%	0.00%
\$125,001 - \$150,000	10	16.39%	98.07%	100.00%	97.93%	0.00%	0.00%
\$150,001 - \$200,000	13	21.31%	100.00%	75.00%	100.00%	100.00%	86.96%
\$200,001 - \$250,000	8	13.11%	100.00%	105.00%	100.00%	99.53%	102.50%
\$250,001 - \$325,000	10	16.39%	100.00%	0.00%	100.00%	98.44%	0.00%
\$325,001 and up	7	11.48%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	99.18%	100.00%	100.00%
Total Closed Units		61	100%	9	32	17	3
Total Closed Volume		12,493,723		1.06M	5.85M	4.60M	980.00K

July 2024



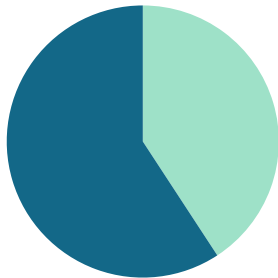
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

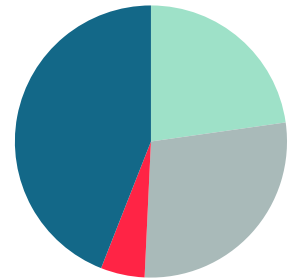


Inventory
 New Listings
84 = 40.78%
 Start Inventory
122
 Total Inventory Units
206
 Volume
\$68,985,600

Market Activity

Closed Sales
61 = 22.76%
 Pending Sales
75 = 27.99%
 Other Off Market
14 = 5.22%
 Active Inventory
118 = 44.03%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	74	61	-17.57%	493	429	-12.98%
Pending Sales	73	75	2.74%	516	476	-7.75%
New Listings	90	84	-6.67%	594	560	-5.72%
Median List Price	182,500	175,000	-4.11%	169,900	179,900	5.89%
Median Sale Price	181,500	175,000	-3.58%	170,000	175,000	2.94%
Median Percent of Selling Price to List Price	99.02%	100.00%	0.99%	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.50	12.00	14.29%	7.00	12.00	71.43%
Monthly Inventory	122	118	-3.28%	122	118	-3.28%
Months Supply of Inventory	1.69	1.92	14.07%	1.69	1.92	14.07%

Absorption: Last 12 months, an Average of **61** Sales/Month

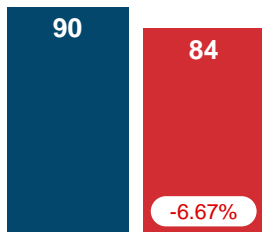
Inventory on July 31, 2024 = **118**

2023 **2024**

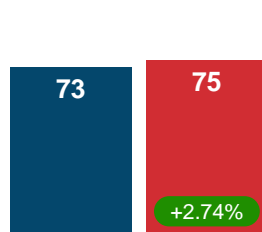
JULY MARKET

MEDIAN PRICES

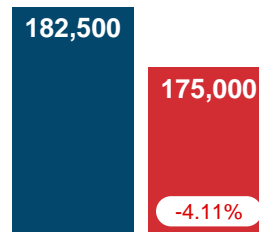
New Listings



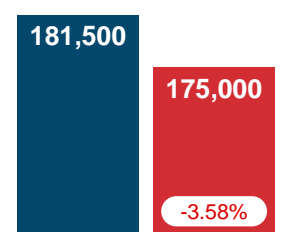
Pending Listings



List Price



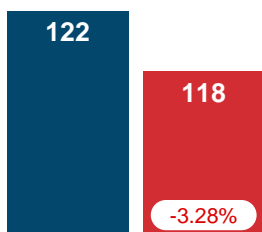
Sale Price



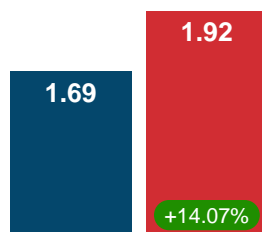
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

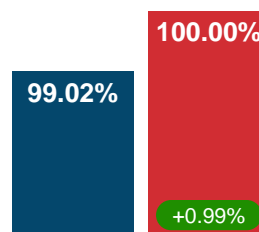
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

