

August 2024



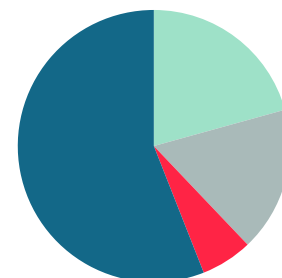
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	81	71	-12.35%
Pending Listings	71	59	-16.90%
New Listings	86	91	5.81%
Average List Price	219,802	263,593	19.92%
Average Sale Price	213,712	257,515	20.50%
Average Percent of Selling Price to List Price	97.81%	97.63%	-0.19%
Average Days on Market to Sale	27.28	30.41	11.45%
End of Month Inventory	156	192	23.08%
Months Supply of Inventory	2.52	3.09	22.91%



■ Closed (20.70%)
■ Pending (17.20%)
■ Other OffMarket (6.12%)
■ Active (55.98%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of August 31, 2024 = **192**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2024 rose **23.08%** to 192 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 **3.09** 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 **20.50%** in August 2024 to \$257,515 versus the previous year at \$213,712.

Average Days on Market Lengthens

The average number of **30.41** days that homes spent on the market before selling increased by 3.12 days or **11.45%** in August 2024 compared to last year's same month at **27.28** DOM.

Sales Success for August 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 91 New Listings in August 2024, up **5.81%** from last year at 86. Furthermore, there were 71 Closed Listings this month versus last year at 81, a **-12.35%** decrease.

Closed versus Listed trends yielded a **78.0%** ratio, down from previous year's, August 2023, at **94.2%**, a **17.16%** downswing. This will certainly create pressure on an increasing Monthly Months 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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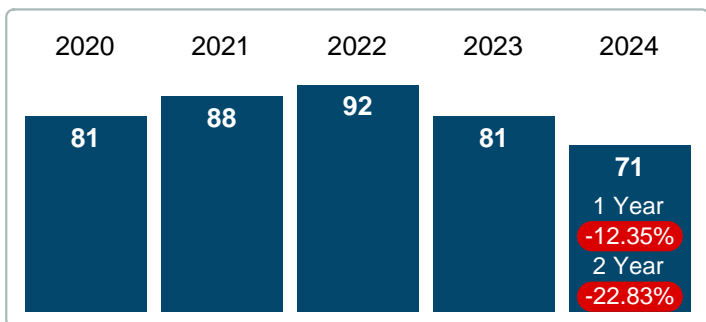
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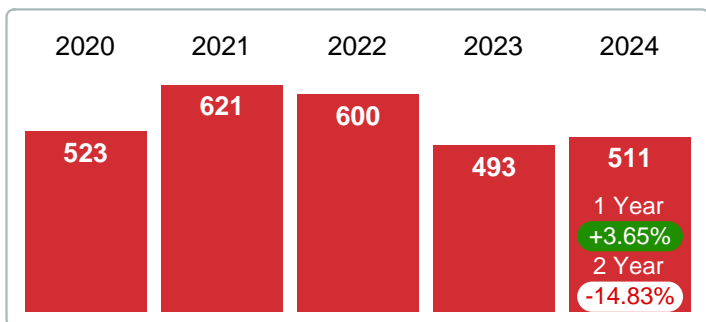
CLOSED LISTINGS

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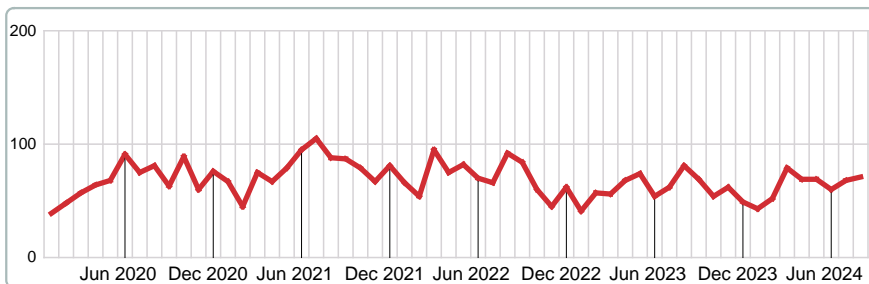
AUGUST



YEAR TO DATE (YTD)

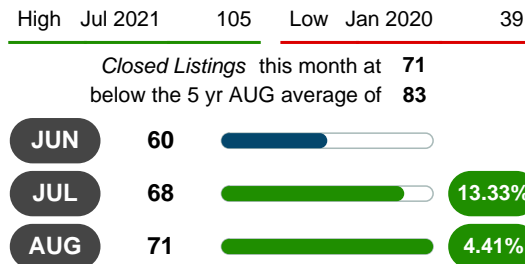


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 83



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	5	7.04%	26.2	2	3	0	0
\$100,001 - \$125,000	7	9.86%	34.3	2	5	0	0
\$125,001 - \$175,000	11	15.49%	23.3	5	6	0	0
\$175,001 - \$225,000	17	23.94%	37.9	2	11	4	0
\$225,001 - \$250,000	7	9.86%	27.1	2	4	1	0
\$250,001 - \$350,000	17	23.94%	33.6	1	9	3	4
\$350,001 and up	7	9.86%	18.0	0	2	2	3
Total Closed Units	71			14	40	10	7
Total Closed Volume	18,283,565	100%	30.4	2.24M	9.20M	3.31M	3.53M
Average Closed Price	\$257,515			\$160,320	\$229,989	\$330,964	\$504,271

August 2024



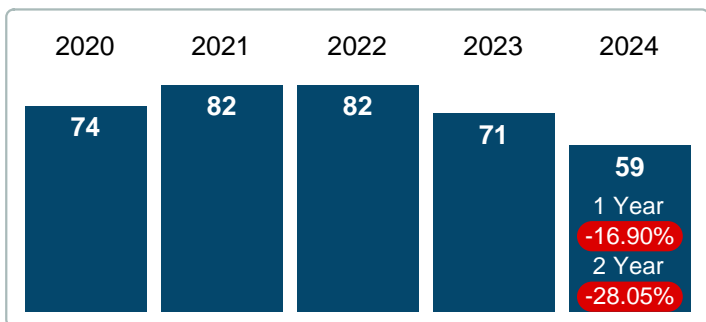
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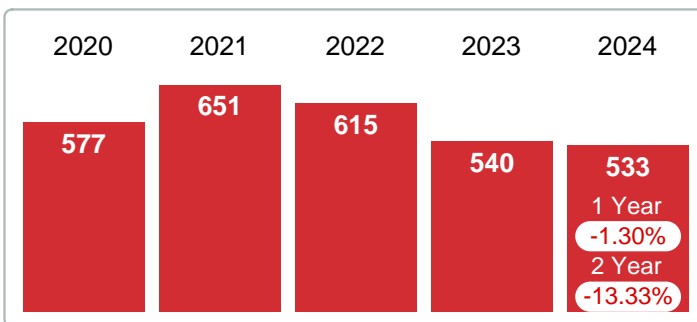
PENDING LISTINGS

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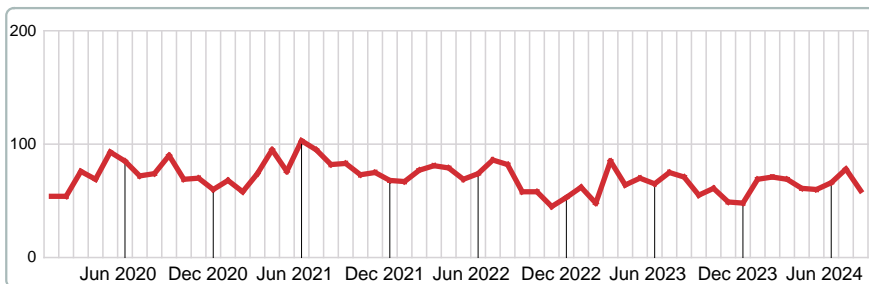
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 74

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at **59**
 below the 5 yr AUG average of **74**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	6.78%	51.0	2	1	1	0
\$100,001 - \$150,000	9	15.25%	18.9	4	5	0	0
\$150,001 - \$175,000	5	8.47%	40.2	2	3	0	0
\$175,001 - \$250,000	15	25.42%	76.5	1	9	5	0
\$250,001 - \$275,000	7	11.86%	19.4	1	5	1	0
\$275,001 - \$400,000	13	22.03%	43.2	2	7	4	0
\$400,001 and up	6	10.17%	33.2	0	2	4	0
Total Pending Units	59			12	32	15	0
Total Pending Volume	14,346,803	100%	51.7	2.17M	7.37M	4.81M	0.00B
Average Listing Price	\$248,648			\$180,742	\$230,347	\$320,454	\$0

August 2024



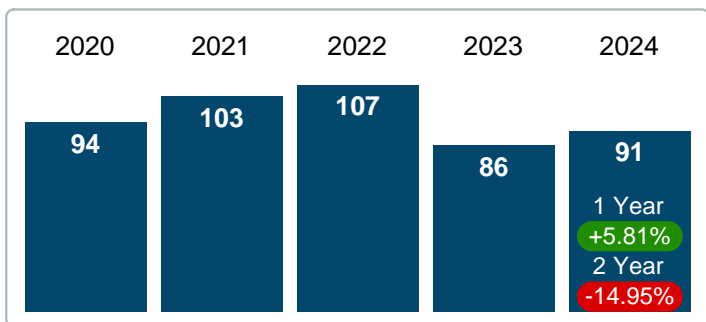
Area Delimited by County Of Creek - Residential Property Type



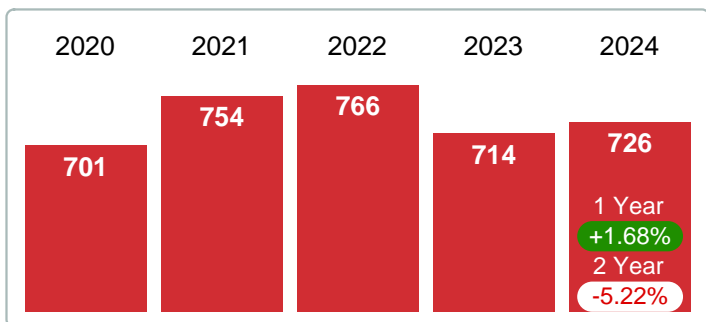
NEW LISTINGS

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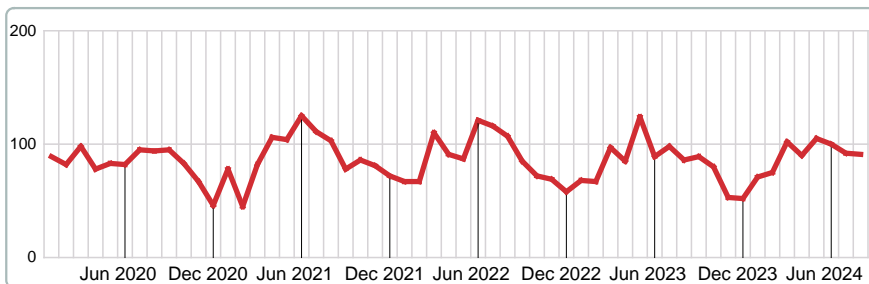
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

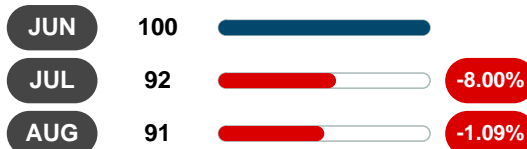


3 MONTHS

5 year AUG AVG = 96

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 91
below the 5 yr AUG average of 96



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	7.69%	5	2	0	0
\$100,001 - \$125,000	7	7.69%	2	4	1	0
\$125,001 - \$200,000	20	21.98%	5	14	1	0
\$200,001 - \$300,000	22	24.18%	1	16	5	0
\$300,001 - \$375,000	11	12.09%	0	8	2	1
\$375,001 - \$500,000	14	15.38%	1	11	2	0
\$500,001 and up	10	10.99%	0	2	4	4
Total New Listed Units	91		14	57	15	5
Total New Listed Volume	29,954,036	100%	1.98M	16.66M	6.44M	4.87M
Average New Listed Listing Price	\$223,333		\$141,171	\$292,367	\$429,647	\$973,600

August 2024



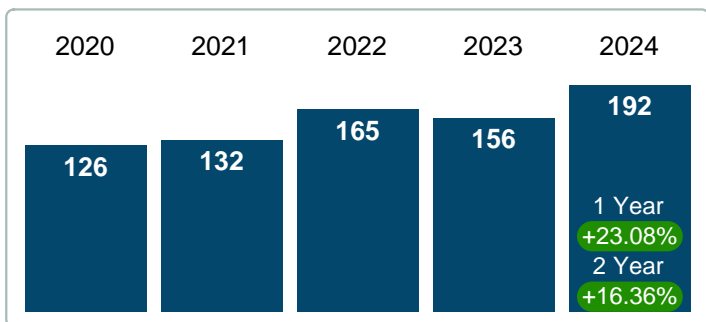
Area Delimited by County Of Creek - Residential Property Type



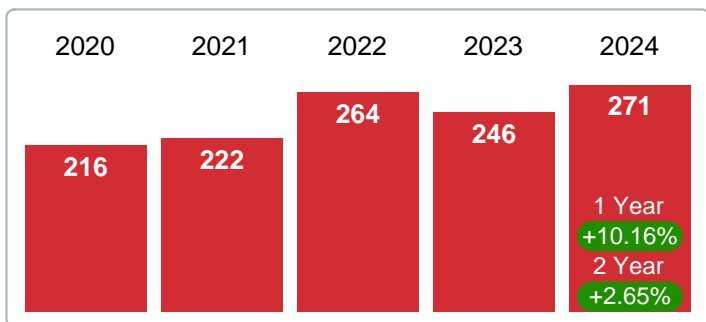
ACTIVE INVENTORY

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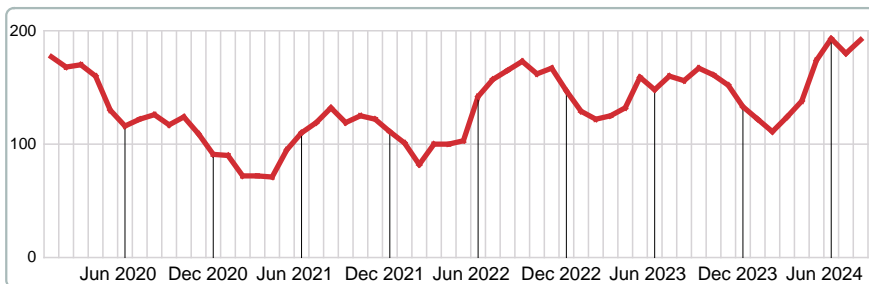
END OF AUGUST



ACTIVE DURING AUGUST

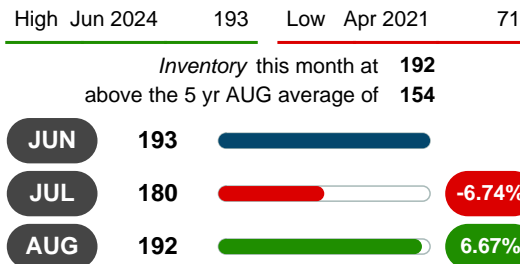


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 154



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	6.77%	53.8	9	2	2	0
\$100,001 - \$150,000	20	10.42%	51.4	9	9	2	0
\$150,001 - \$200,000	33	17.19%	68.4	5	25	3	0
\$200,001 - \$275,000	45	23.44%	75.4	2	26	14	3
\$275,001 - \$450,000	37	19.27%	59.8	1	18	14	4
\$450,001 - \$725,000	24	12.50%	55.7	0	11	9	4
\$725,001 and up	20	10.42%	91.4	1	4	9	6
Total Active Inventory by Units	192			27	95	53	17
Total Active Inventory by Volume	75,815,600	100%	66.4	4.22M	31.12M	28.25M	12.23M
Average Active Inventory Listing Price	\$394,873			\$156,194	\$327,609	\$532,943	\$719,382

August 2024



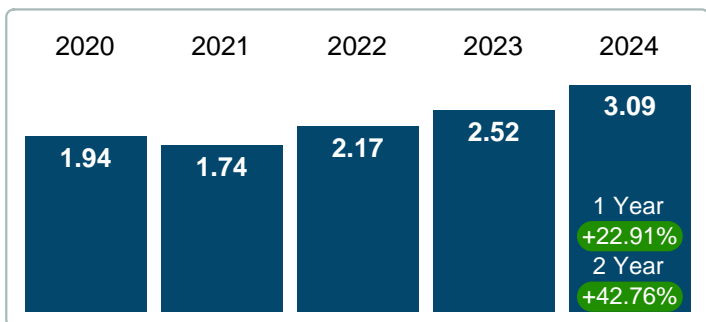
Area Delimited by County Of Creek - Residential Property Type



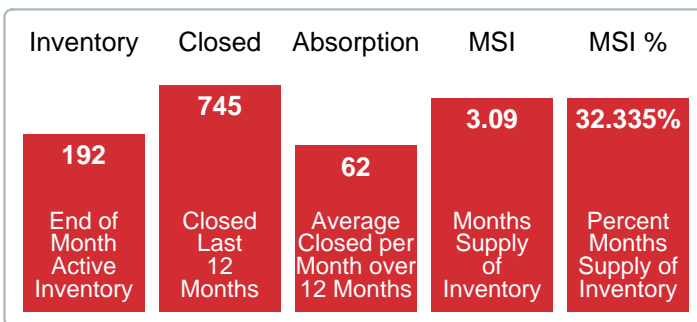
MONTHS SUPPLY of INVENTORY (MSI)

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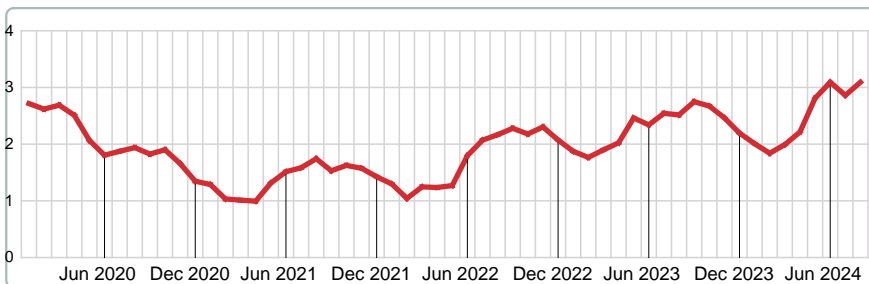
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024

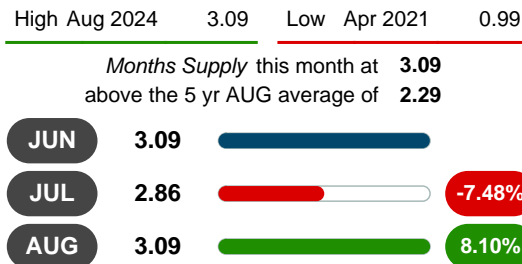


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.29



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	6.77%	1.88	2.51	0.71	6.00	0.00
\$100,001 - \$150,000	20	10.42%	1.83	2.63	1.40	2.00	0.00
\$150,001 - \$200,000	33	17.19%	2.93	3.16	2.88	3.60	0.00
\$200,001 - \$275,000	45	23.44%	2.81	2.00	2.33	4.31	5.14
\$275,001 - \$450,000	37	19.27%	3.44	1.71	3.13	3.57	8.00
\$450,001 - \$725,000	24	12.50%	5.33	0.00	7.76	4.00	5.33
\$725,001 and up	20	10.42%	11.43	12.00	12.00	9.82	14.40
Market Supply of Inventory (MSI)			3.09	2.61	2.60	4.24	6.38
Total Active Inventory by Units		100%	3.09	27	95	53	17

August 2024



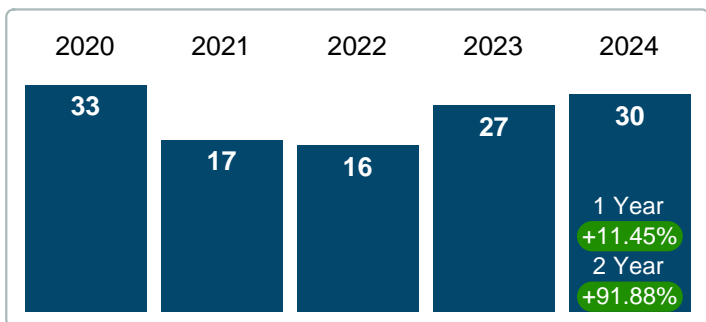
Area Delimited by County Of Creek - Residential Property Type



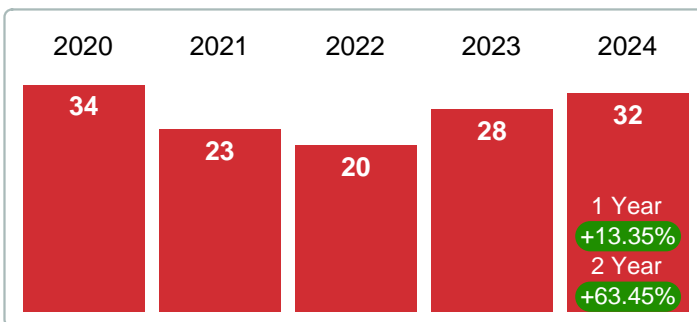
AVERAGE DAYS ON MARKET TO SALE

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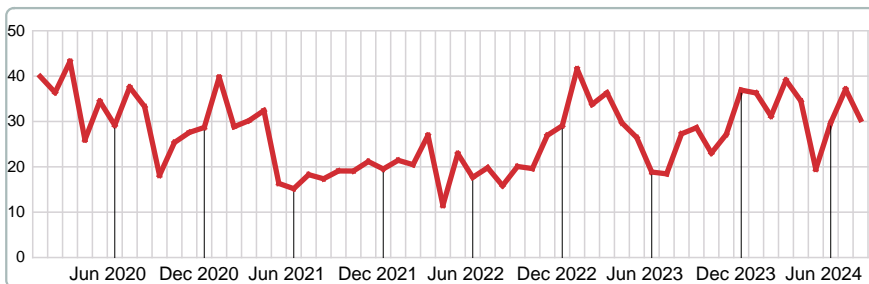
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

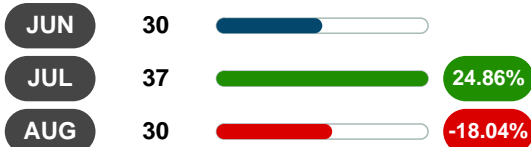


3 MONTHS

5 year AUG AVG = 25

High Mar 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 30 above the 5 yr AUG average of 25



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 5	7.04%	26	18	32	0	0
\$100,001 - \$125,000 7	9.86%	34	31	36	0	0
\$125,001 - \$175,000 11	15.49%	23	29	19	0	0
\$175,001 - \$225,000 17	23.94%	38	8	43	39	0
\$225,001 - \$250,000 7	9.86%	27	6	43	6	0
\$250,001 - \$350,000 17	23.94%	34	14	11	52	75
\$350,001 and up 7	9.86%	18	0	6	14	29
Average Closed DOM		30	20	29	35	55
Total Closed Units		71	14	40	10	7
Total Closed Volume		18,283,565	2.24M	9.20M	3.31M	3.53M

August 2024



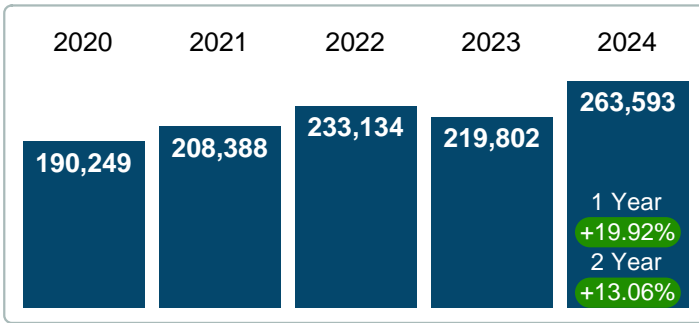
Area Delimited by County Of Creek - Residential Property Type



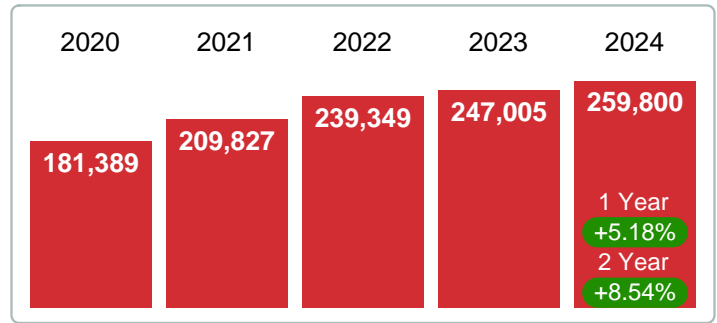
AVERAGE LIST PRICE AT CLOSING

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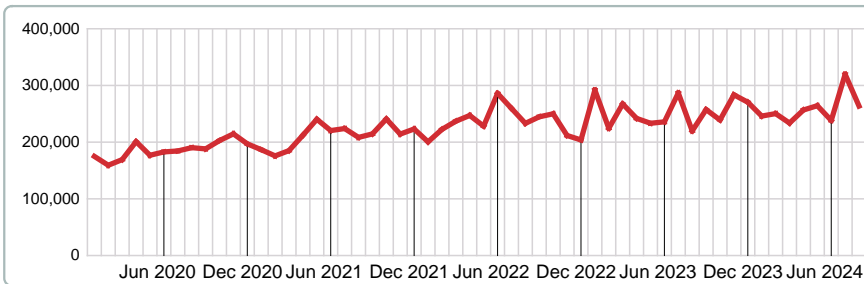
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

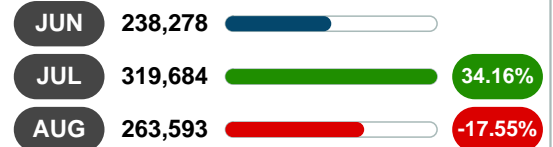


3 MONTHS

5 year AUG AVG = 223,033

High Jul 2024 319,684 Low Feb 2020 159,271

Average List Price at Closing this month at **263,593** above the 5 yr AUG average of **223,033**



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	5	7.04%	82,080	79,000	84,133	0	0
\$100,001 - \$125,000	6	8.45%	118,583	122,500	126,300	0	0
\$125,001 - \$175,000	12	16.90%	155,467	151,660	158,033	0	0
\$175,001 - \$225,000	16	22.54%	203,424	197,000	199,886	232,785	0
\$225,001 - \$250,000	5	7.04%	237,280	249,700	246,625	235,000	0
\$250,001 - \$350,000	19	26.76%	280,347	265,000	278,578	342,800	269,100
\$350,001 and up	8	11.27%	744,975	0	922,500	625,000	834,967
Average List Price			263,593	165,693	234,239	344,454	511,614
Total Closed Units		100%	263,593	14	40	10	7
Total Closed Volume			18,715,085	2.32M	9.37M	3.44M	3.58M

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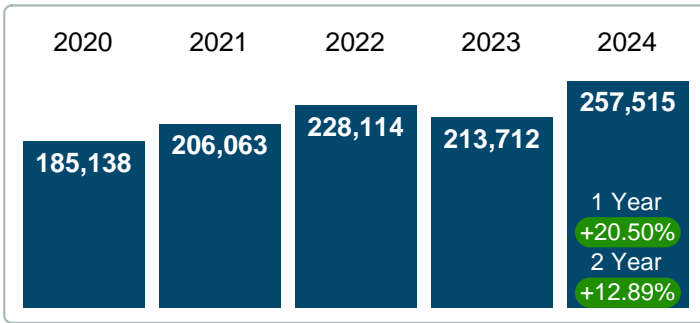
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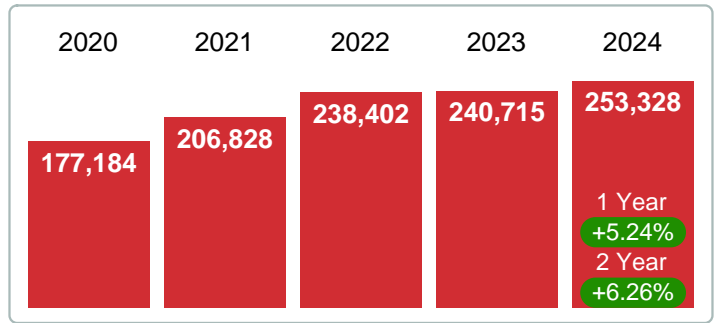
AVERAGE SOLD PRICE AT CLOSING

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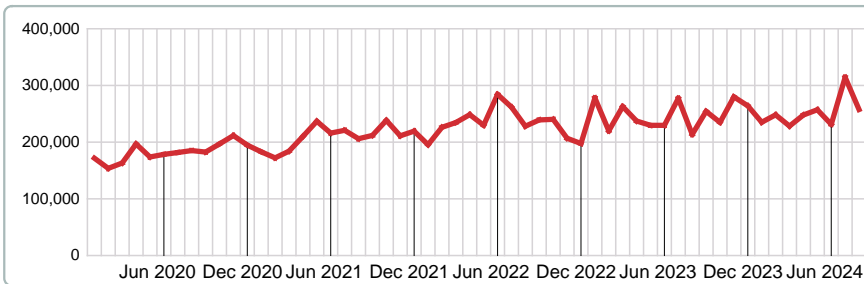
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

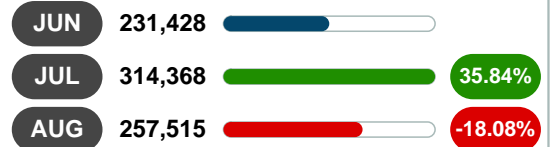


3 MONTHS

5 year AUG AVG = 218,108

High Jul 2024 314,368 Low Feb 2020 153,766

Average Sold Price at Closing this month at 257,515 above the 5 yr AUG average of 218,108



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	7.04%	80,546	79,915	80,967	0	0
\$100,001 - \$125,000	9.86%	116,000	117,500	115,400	0	0
\$125,001 - \$175,000	15.49%	150,527	145,580	154,650	0	0
\$175,001 - \$225,000	23.94%	202,008	191,500	198,636	216,535	0
\$225,001 - \$250,000	9.86%	238,129	237,500	238,975	236,000	0
\$250,001 - \$350,000	23.94%	284,124	263,750	280,094	335,167	260,000
\$350,001 and up	9.86%	783,129	0	895,000	601,000	829,967
Average Sold Price		257,515	160,320	229,989	330,964	504,271
Total Closed Units	100%	257,515	14	40	10	7
Total Closed Volume		18,283,565	2.24M	9.20M	3.31M	3.53M

August 2024



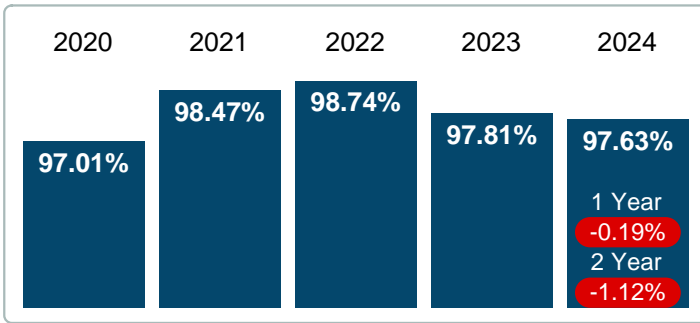
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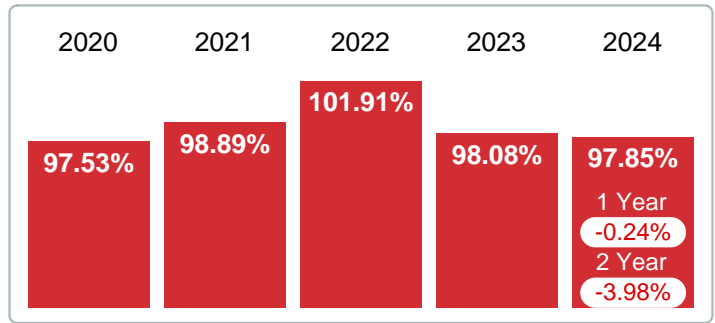
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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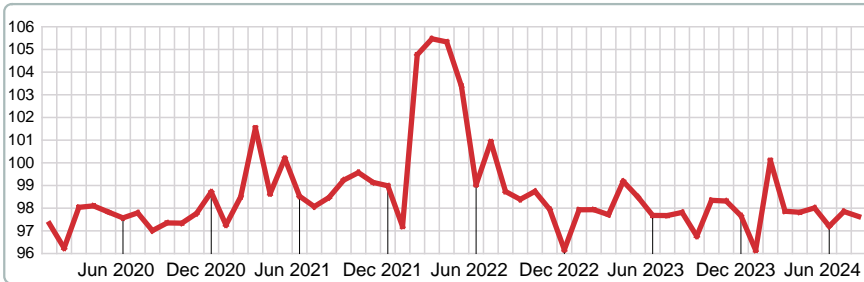
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 97.93%

High Mar 2022 105.47% Low Jan 2024 96.15%

Average Sold/List Ratio this month at **97.63%** equal to 5 yr AUG average of **97.93%**



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	5	7.04%	98.54%	101.58%	96.52%	0.00%	0.00%
\$100,001 - \$125,000	7	9.86%	93.82%	95.92%	92.99%	0.00%	0.00%
\$125,001 - \$175,000	11	15.49%	97.16%	96.07%	98.06%	0.00%	0.00%
\$175,001 - \$225,000	17	23.94%	97.92%	97.09%	99.46%	94.09%	0.00%
\$225,001 - \$250,000	7	9.86%	97.04%	95.48%	96.98%	100.43%	0.00%
\$250,001 - \$350,000	17	23.94%	99.07%	99.53%	100.54%	97.77%	96.65%
\$350,001 and up	7	9.86%	97.93%	0.00%	98.03%	96.16%	99.05%
Average Sold/List Ratio		97.60%		97.14%	98.14%	96.24%	97.68%
Total Closed Units		71	100%	14	40	10	7
Total Closed Volume		18,283,565		2.24M	9.20M	3.31M	3.53M

August 2024



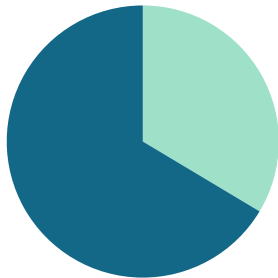
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

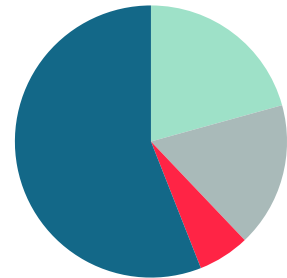


Inventory
 New Listings
91 = 33.58%
 Start Inventory
180
 Total Inventory Units
271
 Volume
\$100,579,603

Market Activity

Closed Sales
71 = 20.70%
 Pending Sales
59 = 17.20%
 Other Off Market
21 = 6.12%
 Active Inventory
192 = 55.98%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	81	71	-12.35%	493	511	3.65%
Pending Sales	71	59	-16.90%	540	533	-1.30%
New Listings	86	91	5.81%	714	726	1.68%
Average List Price	219,802	263,593	19.92%	247,005	259,800	5.18%
Average Sale Price	213,712	257,515	20.50%	240,715	253,328	5.24%
Average Percent of Selling Price to List Price	97.81%	97.63%	-0.19%	98.08%	97.85%	-0.24%
Average Days on Market to Sale	27.28	30.41	11.45%	28.42	32.21	13.35%
Monthly Inventory	156	192	23.08%	156	192	23.08%
Months Supply of Inventory	2.52	3.09	22.91%	2.52	3.09	22.91%

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

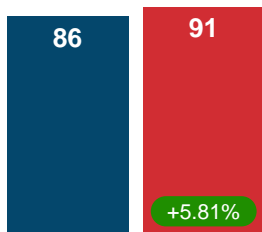
Inventory on August 31, 2024 = **192**

2023 **2024**

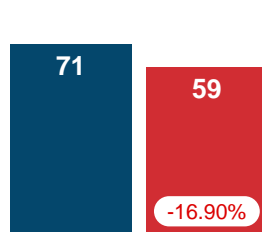
AUGUST MARKET

AVERAGE PRICES

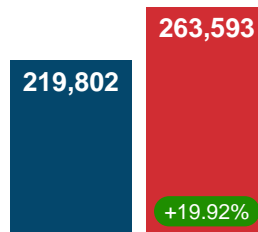
New Listings



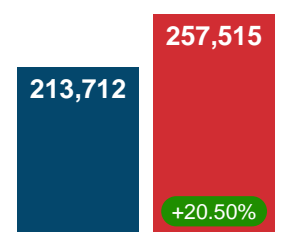
Pending Listings



List Price



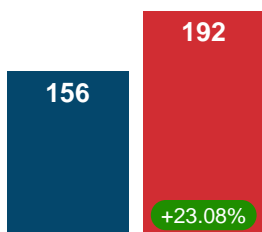
Sale Price



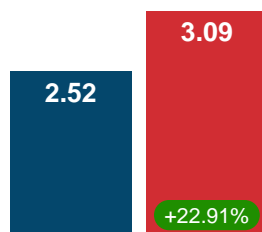
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

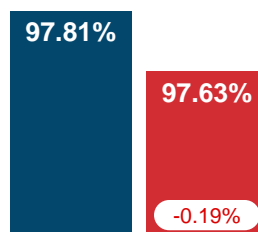
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

