

August 2024



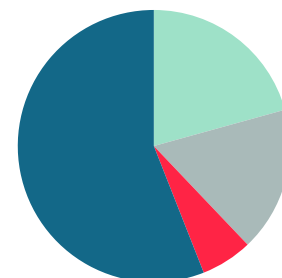
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	199,000	215,000	8.04%
Median Sale Price	199,000	214,600	7.84%
Median Percent of Selling Price to List Price	99.55%	100.00%	0.45%
Median Days on Market to Sale	16.00	14.00	-12.50%
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.

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 **7.84%** in August 2024 to \$214,600 versus the previous year at \$199,000.

Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 2.00 days or **12.50%** in August 2024 compared to last year's same month at **16.00** DOM.

Sales Success for August 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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 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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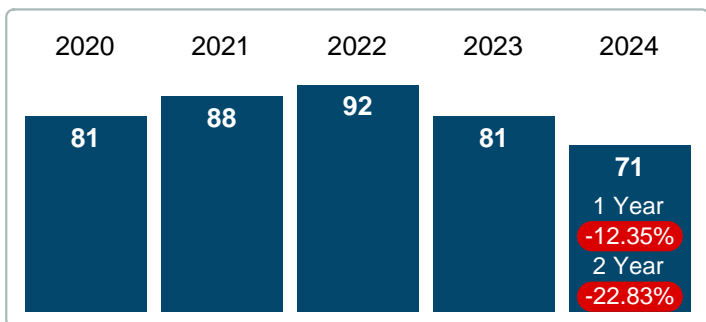
Area Delimited by County Of Creek - Residential Property Type



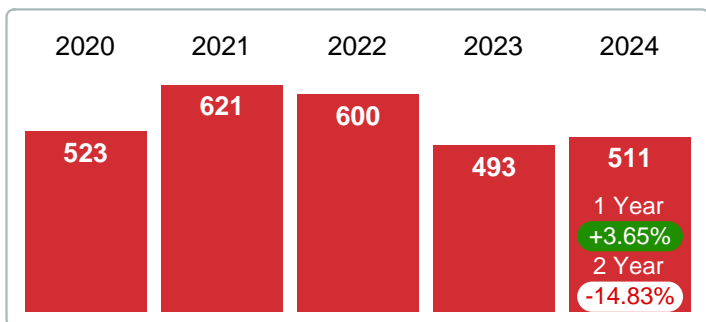
CLOSED LISTINGS

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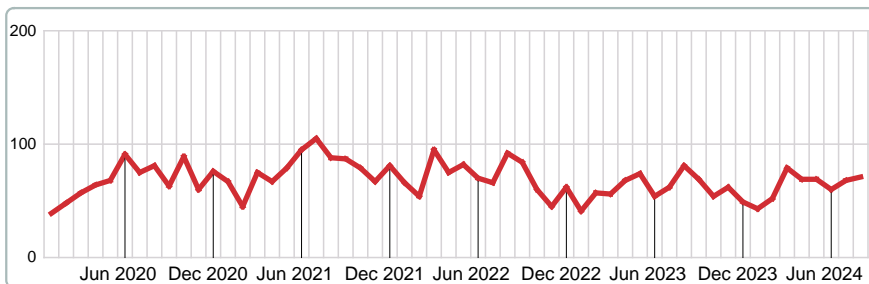
AUGUST



YEAR TO DATE (YTD)

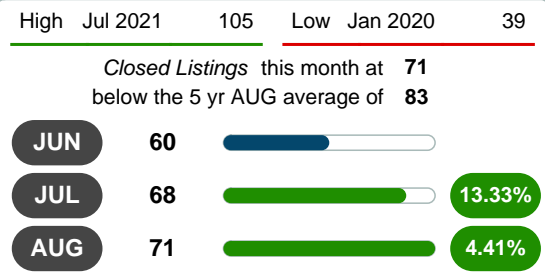


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 83



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.04%	31.0	2	3	0	0
\$100,001 - \$125,000	7	9.86%	14.0	2	5	0	0
\$125,001 - \$175,000	11	15.49%	19.0	5	6	0	0
\$175,001 - \$225,000	17	23.94%	13.0	2	11	4	0
\$225,001 - \$250,000	7	9.86%	12.0	2	4	1	0
\$250,001 - \$350,000	17	23.94%	14.0	1	9	3	4
\$350,001 and up	7	9.86%	11.0	0	2	2	3
Total Closed Units	71			14	40	10	7
Total Closed Volume	18,283,565	100%	14.0	2.24M	9.20M	3.31M	3.53M
Median Closed Price	\$214,600			\$149,000	\$199,750	\$276,000	\$265,000

August 2024



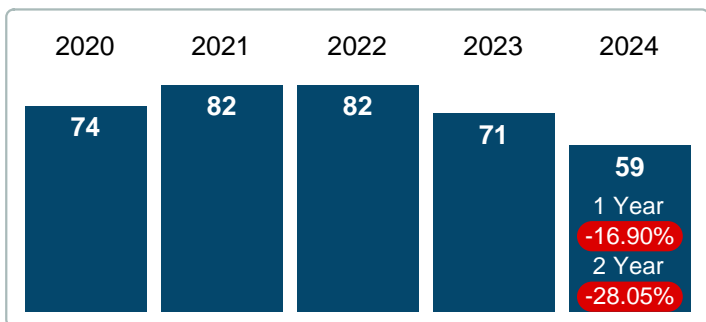
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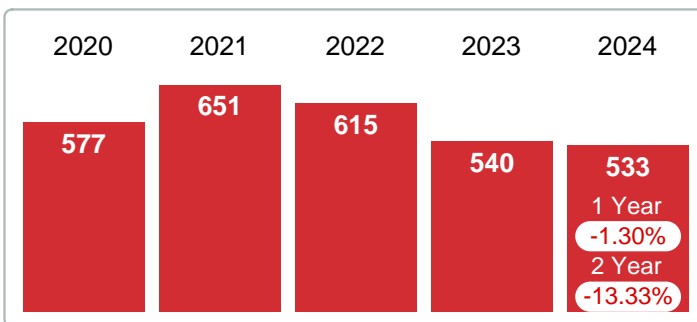
PENDING LISTINGS

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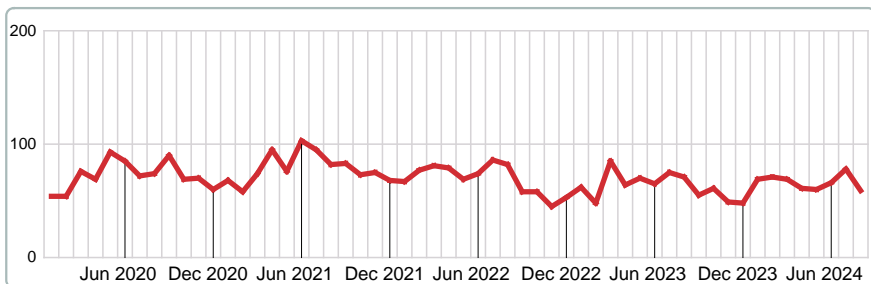
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

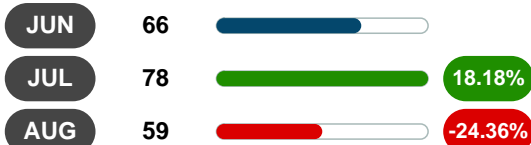


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	6.78%	59.5	2	1	1	0
\$100,001 - \$150,000	9	15.25%	5.0	4	5	0	0
\$150,001 - \$175,000	5	8.47%	32.0	2	3	0	0
\$175,001 - \$250,000	15	25.42%	60.0	1	9	5	0
\$250,001 - \$275,000	7	11.86%	9.0	1	5	1	0
\$275,001 - \$400,000	13	22.03%	41.0	2	7	4	0
\$400,001 and up	6	10.17%	12.0	0	2	4	0
Total Pending Units	59			12	32	15	0
Total Pending Volume	14,346,803	100%	32.0	2.17M	7.37M	4.81M	0.00B
Median Listing Price	\$219,835			\$159,000	\$205,535	\$299,999	\$0

August 2024



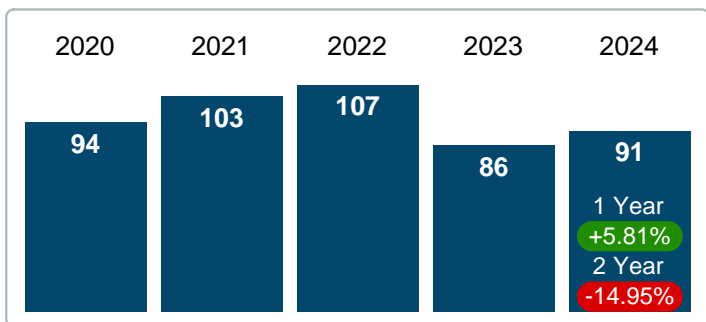
Area Delimited by County Of Creek - Residential Property Type



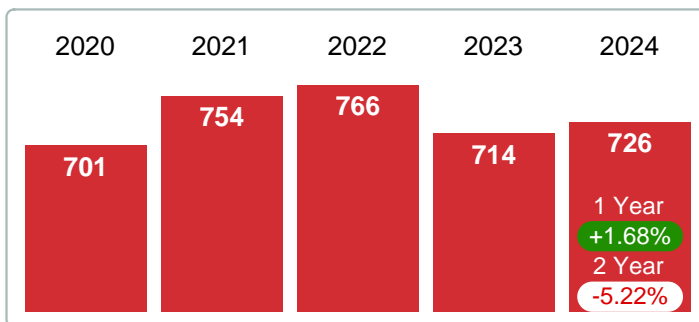
NEW LISTINGS

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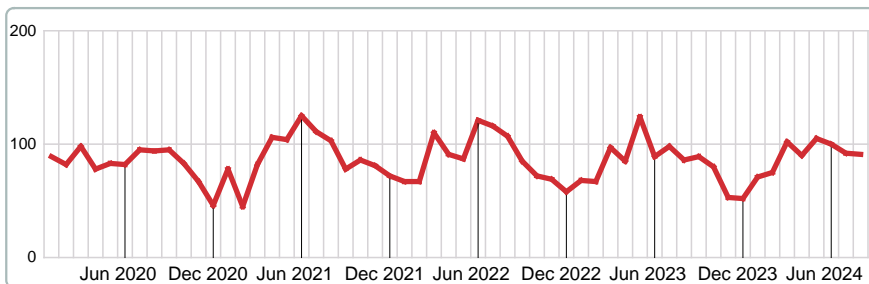
AUGUST



YEAR TO DATE (YTD)

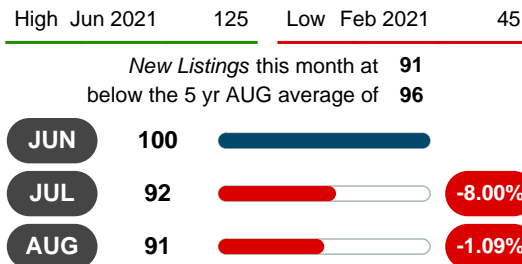


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 96



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
Median New Listed Listing Price	\$250,000		\$127,500	\$259,987	\$339,900	\$779,000

August 2024



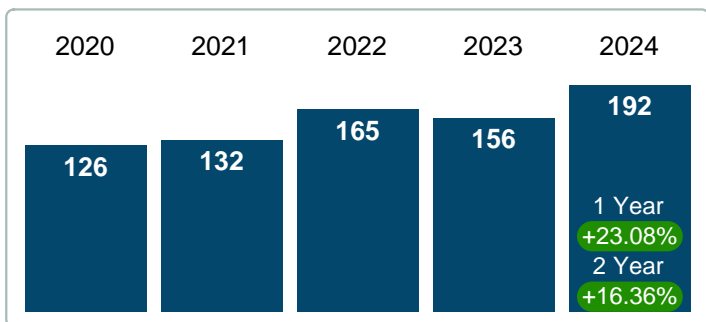
Area Delimited by County Of Creek - Residential Property Type



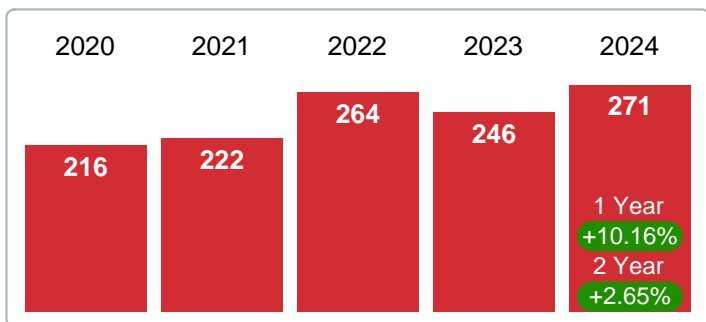
ACTIVE INVENTORY

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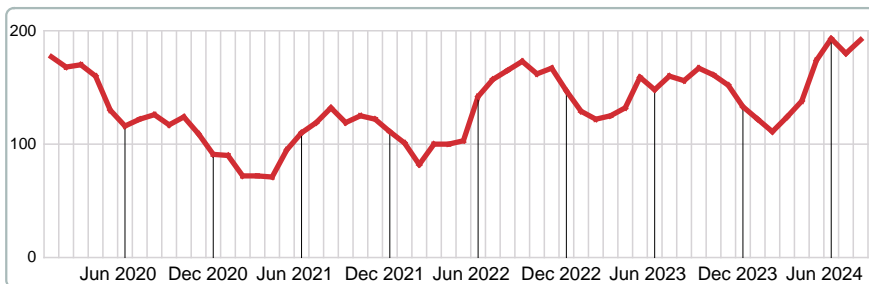
END OF AUGUST



ACTIVE DURING AUGUST

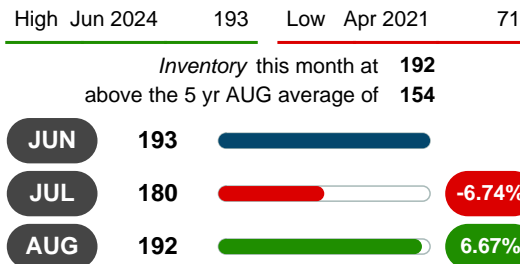


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 154



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	6.77%	48.0	9	2	2	0
\$100,001 - \$150,000	20	10.42%	41.5	9	9	2	0
\$150,001 - \$200,000	33	17.19%	61.0	5	25	3	0
\$200,001 - \$275,000	45	23.44%	64.0	2	26	14	3
\$275,001 - \$450,000	37	19.27%	52.0	1	18	14	4
\$450,001 - \$725,000	24	12.50%	42.0	0	11	9	4
\$725,001 and up	20	10.42%	69.0	1	4	9	6
Total Active Inventory by Units	192			27	95	53	17
Total Active Inventory by Volume	75,815,600	100%	53.0	4.22M	31.12M	28.25M	12.23M
Median Active Inventory Listing Price	\$251,500			\$120,900	\$233,500	\$308,000	\$524,999

August 2024



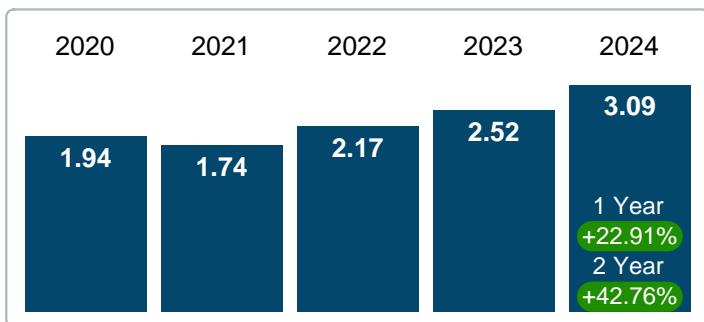
Area Delimited by County Of Creek - Residential Property Type



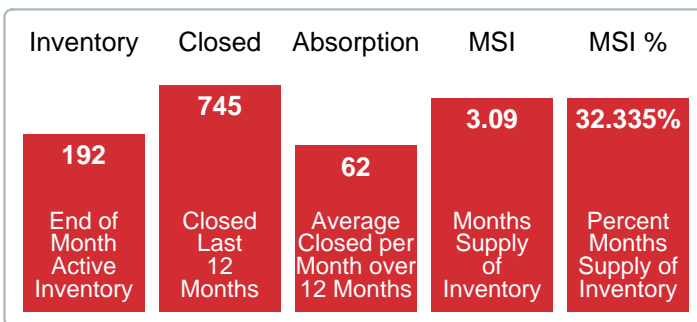
MONTHS SUPPLY of INVENTORY (MSI)

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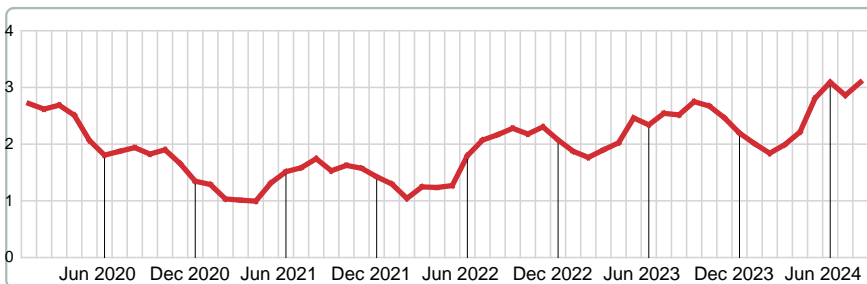
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024

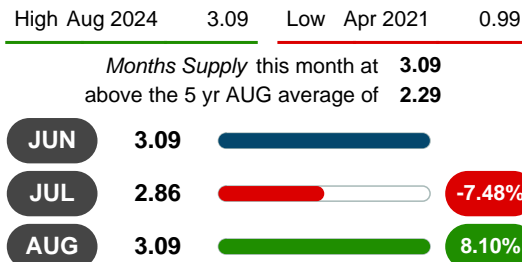


5 YEAR MARKET ACTIVITY TRENDS



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



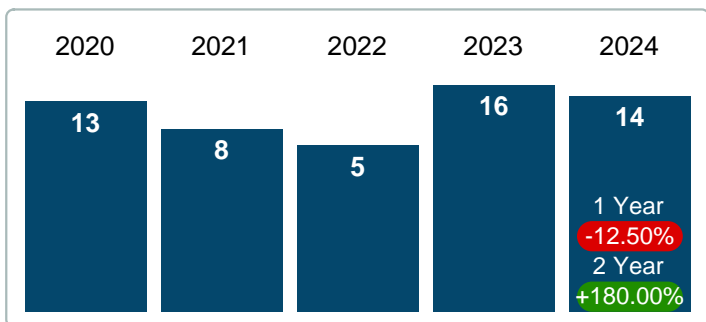
Area Delimited by County Of Creek - Residential Property Type



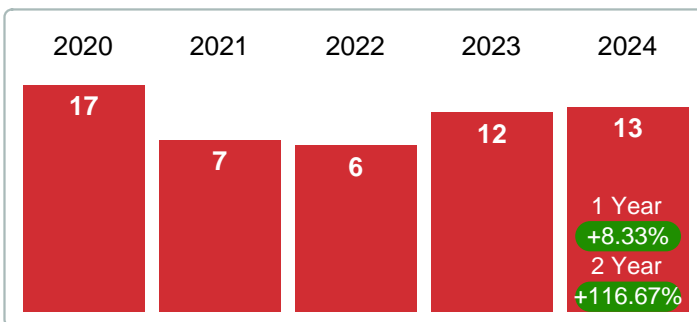
MEDIAN DAYS ON MARKET TO SALE

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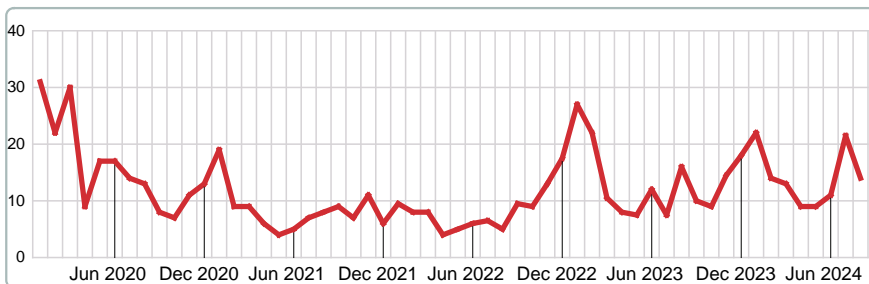
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 11

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 14 above the 5 yr AUG 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
\$100,000 and less	7.04%	31	18	40	0	0
\$100,001 - \$125,000	9.86%	14	31	2	0	0
\$125,001 - \$175,000	15.49%	19	19	20	0	0
\$175,001 - \$225,000	23.94%	13	8	24	36	0
\$225,001 - \$250,000	9.86%	12	6	37	6	0
\$250,001 - \$350,000	23.94%	14	14	6	41	49
\$350,001 and up	9.86%	11	0	6	14	26
Median Closed DOM		14	13	12	23	26
Total Closed Units	100%	71	14	40	10	7
Total Closed Volume		18,283,565	2.24M	9.20M	3.31M	3.53M

August 2024



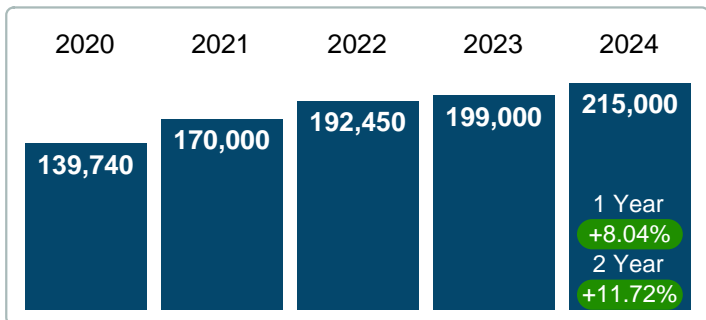
Area Delimited by County Of Creek - Residential Property Type



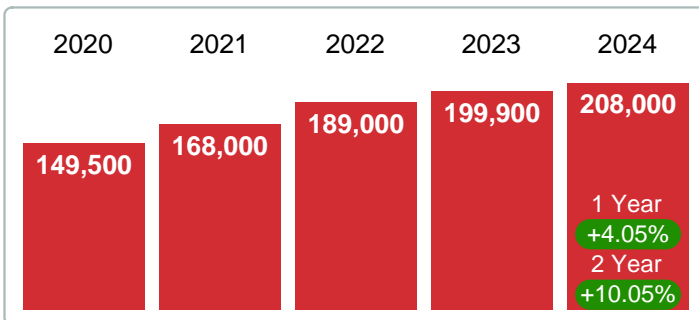
MEDIAN LIST PRICE AT CLOSING

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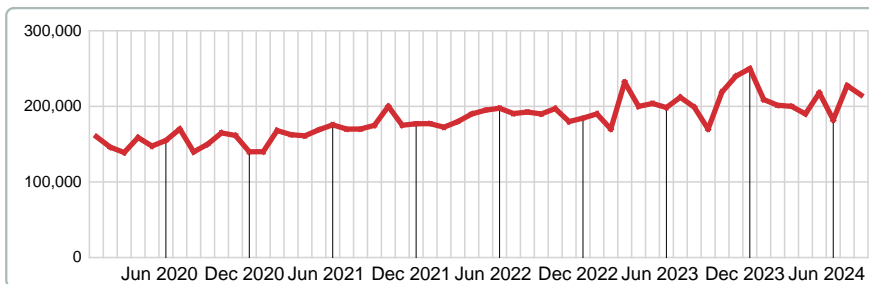
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

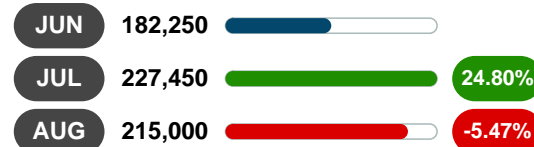


3 MONTHS

5 year AUG AVG = 183,238

High Dec 2023 249,900 Low Mar 2020 138,900

Median List Price at Closing this month at **215,000**
above the 5 yr AUG average of **183,238**



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	7.04%	82,500	79,000	82,500	0	0
\$100,001 - \$125,000	8.45%	121,500	122,500	116,500	0	0
\$125,001 - \$175,000	16.90%	159,900	149,900	160,000	0	0
\$175,001 - \$225,000	22.54%	205,000	197,000	199,500	219,835	0
\$225,001 - \$250,000	7.04%	235,000	229,900	239,000	235,000	0
\$250,001 - \$350,000	26.76%	274,500	267,250	277,200	329,000	267,000
\$350,001 and up	11.27%	575,000	0	922,500	625,000	525,000
Median List Price		215,000	154,900	202,250	302,000	279,900
Total Closed Units	100%	215,000	14	40	10	7
Total Closed Volume		18,715,085	2.32M	9.37M	3.44M	3.58M

August 2024



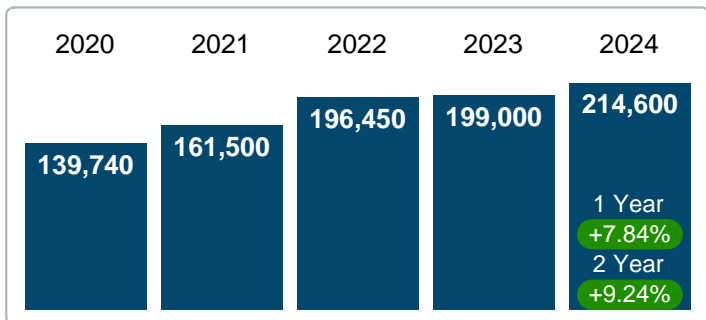
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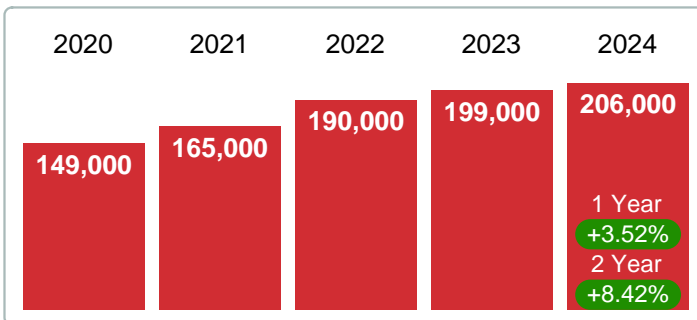
MEDIAN SOLD PRICE AT CLOSING

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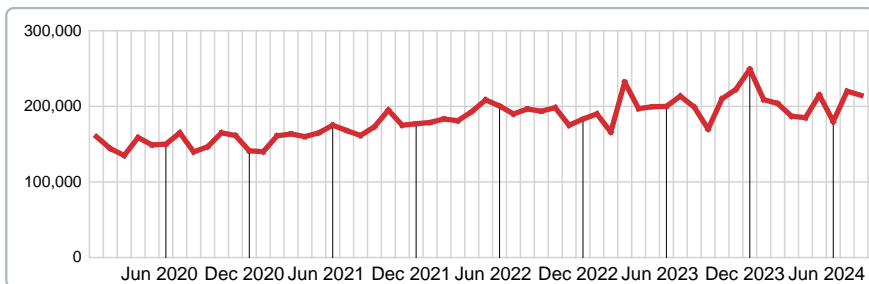
AUGUST



YEAR TO DATE (YTD)

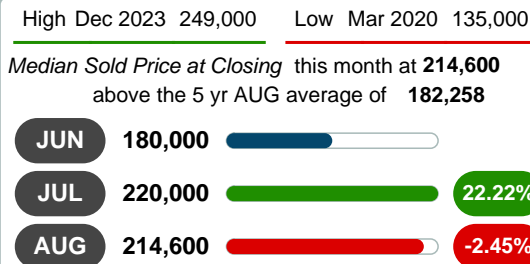


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 182,258



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	5	7.04%	78,000	79,915	78,000	0	0
\$100,001 - \$125,000	7	9.86%	115,000	117,500	113,000	0	0
\$125,001 - \$175,000	11	15.49%	150,000	143,000	154,950	0	0
\$175,001 - \$225,000	17	23.94%	205,000	191,500	199,500	217,218	0
\$225,001 - \$250,000	7	9.86%	240,000	237,500	240,000	236,000	0
\$250,001 - \$350,000	17	23.94%	267,050	263,750	285,000	339,500	260,000
\$350,001 and up	7	9.86%	600,000	0	895,000	601,000	510,000
Median Sold Price			214,600	149,000	199,750	276,000	265,000
Total Closed Units		100%	214,600	14	40	10	7
Total Closed Volume			18,283,565	2.24M	9.20M	3.31M	3.53M

August 2024



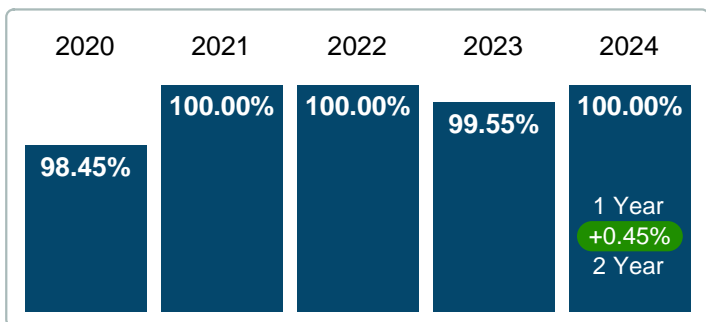
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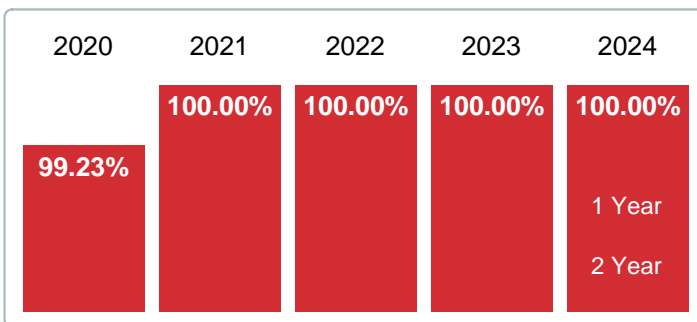
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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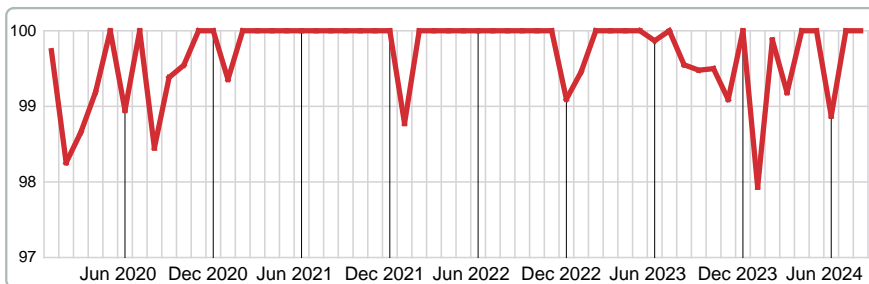
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

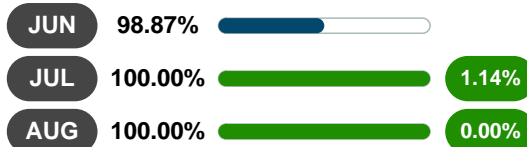


3 MONTHS

5 year AUG AVG = 99.60%

High Aug 2024 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at 100.00% equal to 5 yr AUG average of 99.60%



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
\$100,000 and less	5	7.04%	100.00%	101.58%	95.00%	0.00%	0.00%
\$100,001 - \$125,000	7	9.86%	96.00%	95.92%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	11	15.49%	97.28%	96.30%	99.87%	0.00%	0.00%
\$175,001 - \$225,000	17	23.94%	100.00%	97.09%	100.00%	100.00%	0.00%
\$225,001 - \$250,000	7	9.86%	97.16%	95.48%	96.58%	100.43%	0.00%
\$250,001 - \$350,000	17	23.94%	100.00%	99.53%	100.00%	97.25%	96.44%
\$350,001 and up	7	9.86%	97.14%	0.00%	98.03%	96.16%	100.00%
Median Sold/List Ratio		100.00%		96.76%	100.00%	98.62%	97.14%
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



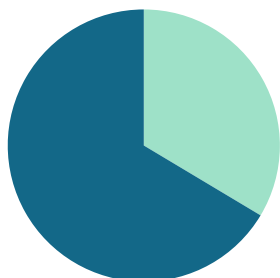
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

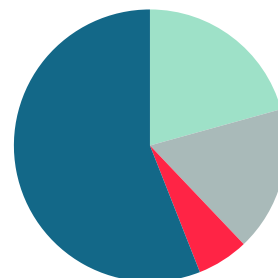


Inventory
 New Listings
91 = 33.58%
 Start Inventory
180
 Total Inventory Units
271
 Volume
\$100,579,603

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%
Median List Price	199,000	215,000	8.04%	199,900	208,000	4.05%
Median Sale Price	199,000	214,600	7.84%	199,000	206,000	3.52%
Median Percent of Selling Price to List Price	99.55%	100.00%	0.45%	100.00%	100.00%	0.00%
Median Days on Market to Sale	16.00	14.00	-12.50%	12.00	13.00	8.33%
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

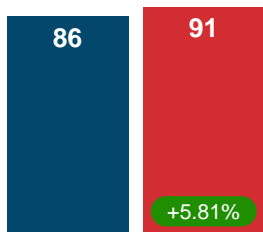
Inventory on August 31, 2024 = **192**

2023 **2024**

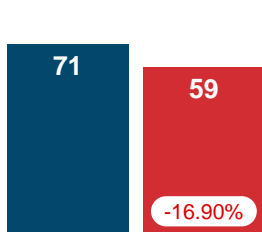
AUGUST MARKET

MEDIAN PRICES

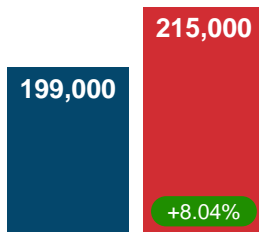
New Listings



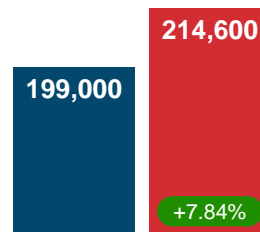
Pending Listings



List Price



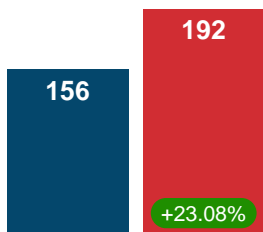
Sale Price



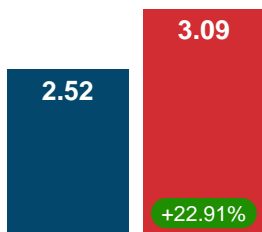
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

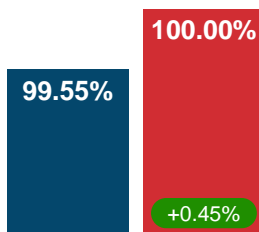
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

