

# August 2024



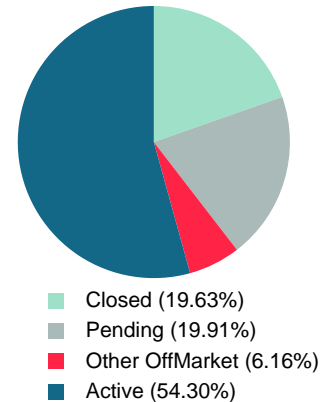
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                              | 2023    | August 2024 | +/-%    |
|---|---------|-------------|---------|
| Closed Listings                               | 128     | 137         | 7.03%   |
| Pending Listings                              | 104     | 139         | 33.65%  |
| New Listings                                  | 155     | 185         | 19.35%  |
| Median List Price                             | 261,700 | 299,000     | 14.25%  |
| Median Sale Price                             | 255,000 | 294,881     | 15.64%  |
| Median Percent of Selling Price to List Price | 100.00% | 100.00%     | 0.00%   |
| Median Days on Market to Sale                 | 10.50   | 24.00       | 128.57% |
| End of Month Inventory                        | 279     | 379         | 35.84%  |
| Months Supply of Inventory                    | 2.50    | 3.36        | 34.54%  |



**Absorption:** Last 12 months, an Average of **113** Sales/Month  
**Active Inventory** as of August 31, 2024 = **379**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2024 rose **35.84%** to 379 existing homes available for sale. Over the last 12 months this area has had an average of 113 closed sales per month. This represents an unsold inventory index of **3.36** 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 **15.64%** in August 2024 to \$294,881 versus the previous year at \$255,000.

#### Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 13.50 days or **128.57%** in August 2024 compared to last year's same month at **10.50** DOM.

#### Sales Success for August 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 185 New Listings in August 2024, up **19.35%** from last year at 155. Furthermore, there were 137 Closed Listings this month versus last year at 128, a **7.03%** increase.

Closed versus Listed trends yielded a **74.1%** ratio, down from previous year's, August 2023, at **82.6%**, a **10.33%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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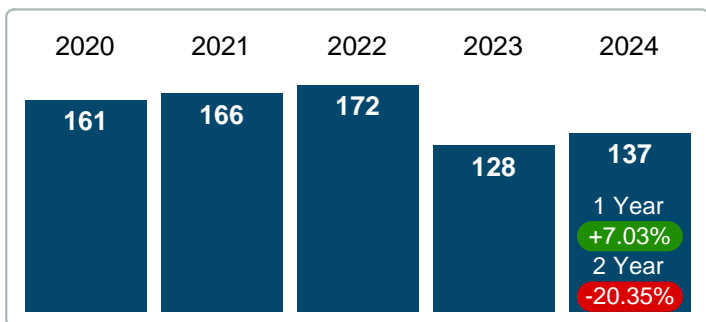
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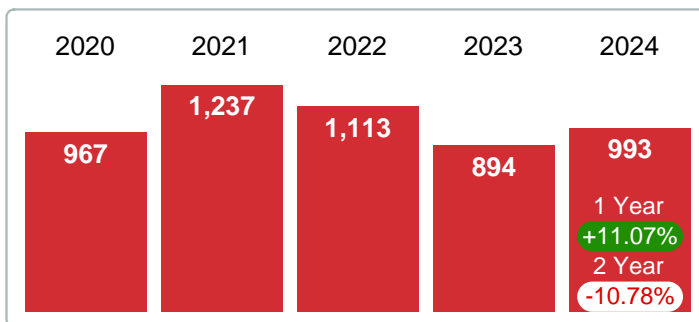
## CLOSED LISTINGS

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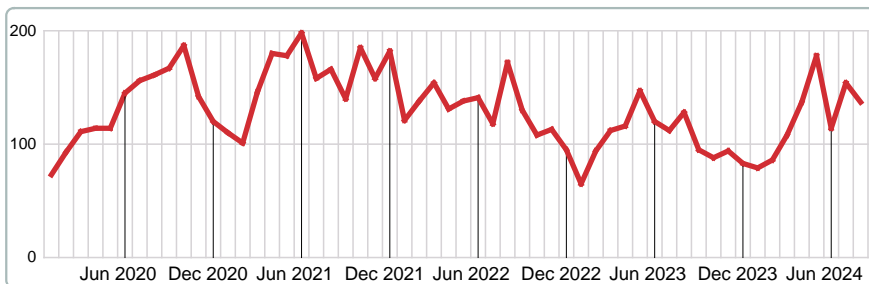
### AUGUST



### YEAR TO DATE (YTD)

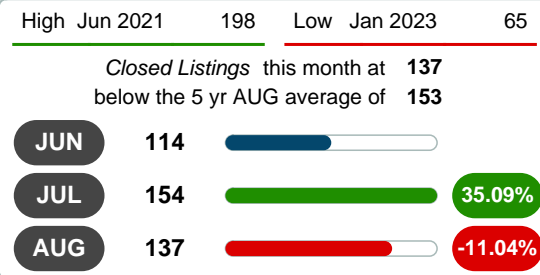


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 153



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                   | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$175,000 and less                             | 13                | 9.49%       | 11.0        | 6                | 6                | 1                | 0                |
| \$175,001 - \$225,000                          | 12                | 8.76%       | 7.5         | 0                | 12               | 0                | 0                |
| \$225,001 - \$250,000                          | 17                | 12.41%      | 37.0        | 0                | 13               | 4                | 0                |
| \$250,001 - \$325,000                          | 44                | 32.12%      | 26.0        | 0                | 30               | 13               | 1                |
| \$325,001 - \$375,000                          | 17                | 12.41%      | 40.0        | 0                | 9                | 8                | 0                |
| \$375,001 - \$550,000                          | 20                | 14.60%      | 16.5        | 0                | 9                | 10               | 1                |
| \$550,001 and up                               | 14                | 10.22%      | 32.5        | 0                | 4                | 9                | 1                |
| <b>Total Closed Units</b>                      | <b>137</b>        |             |             | <b>6</b>         | <b>83</b>        | <b>45</b>        | <b>3</b>         |
| <b>Total Closed Volume</b>                     | <b>45,723,326</b> | <b>100%</b> | <b>24.0</b> | <b>691.40K</b>   | <b>25.05M</b>    | <b>18.60M</b>    | <b>1.39M</b>     |
| <b>Median Closed Price</b>                     | <b>\$294,881</b>  |             |             | <b>\$111,250</b> | <b>\$272,000</b> | <b>\$349,525</b> | <b>\$444,900</b> |

# August 2024



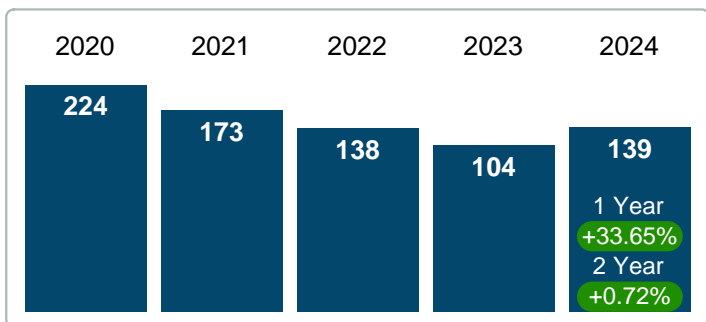
Area Delimited by County Of Wagoner - Residential Property Type



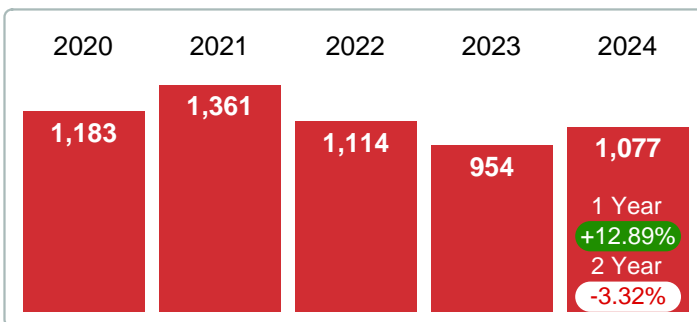
## PENDING LISTINGS

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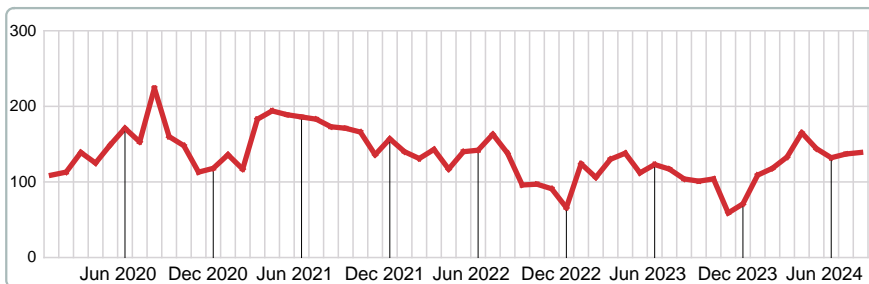
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

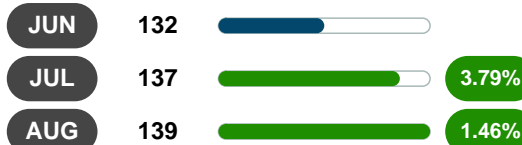


### 3 MONTHS

5 year AUG AVG = 156

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at 139 below the 5 yr AUG average of 156



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                   | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$175,000 and less                              | 13                | 9.35%       | 13.0        | 1                | 10               | 2                | 0                |
| \$175,001 - \$225,000                           | 19                | 13.67%      | 12.0        | 0                | 19               | 0                | 0                |
| \$225,001 - \$250,000                           | 18                | 12.95%      | 50.0        | 0                | 14               | 4                | 0                |
| \$250,001 - \$300,000                           | 28                | 20.14%      | 35.0        | 0                | 22               | 6                | 0                |
| \$300,001 - \$375,000                           | 29                | 20.86%      | 17.0        | 0                | 18               | 8                | 3                |
| \$375,001 - \$450,000                           | 18                | 12.95%      | 56.0        | 0                | 8                | 8                | 2                |
| \$450,001 and up                                | 14                | 10.07%      | 36.5        | 1                | 4                | 6                | 3                |
| <b>Total Pending Units</b>                      | <b>139</b>        |             |             | <b>2</b>         | <b>95</b>        | <b>34</b>        | <b>8</b>         |
| <b>Total Pending Volume</b>                     | <b>43,142,071</b> | <b>100%</b> | <b>29.0</b> | <b>659.50K</b>   | <b>25.86M</b>    | <b>12.44M</b>    | <b>4.18M</b>     |
| <b>Median Listing Price</b>                     | <b>\$288,500</b>  |             |             | <b>\$329,750</b> | <b>\$269,000</b> | <b>\$341,575</b> | <b>\$429,450</b> |

# August 2024



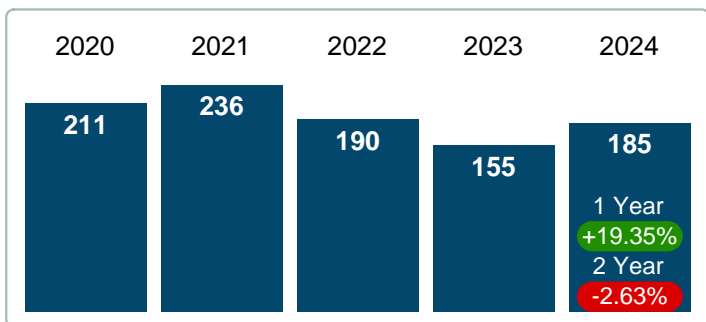
Area Delimited by County Of Wagoner - Residential Property Type



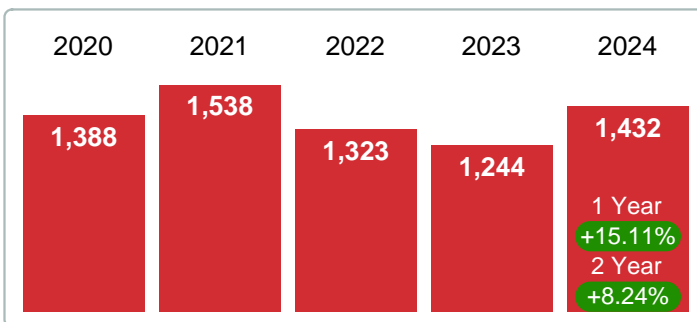
## NEW LISTINGS

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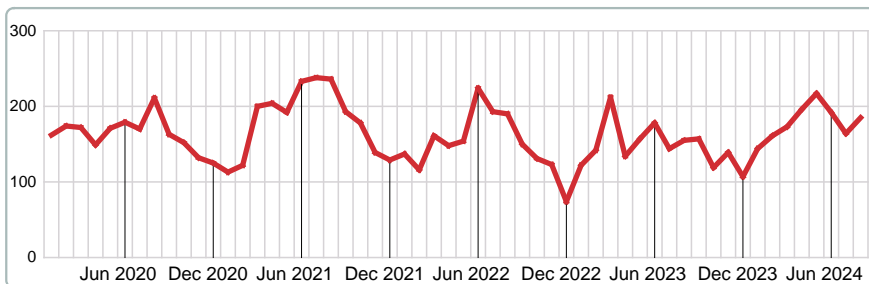
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 195

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 185  
below the 5 yr AUG average of 195



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|------------------|------------------|------------------|------------------|
| \$175,000 and less                          | 20                | 10.81%      | 6                | 13               | 1                | 0                |
| \$175,001 - \$225,000                       | 22                | 11.89%      | 0                | 20               | 2                | 0                |
| \$225,001 - \$250,000                       | 21                | 11.35%      | 1                | 17               | 3                | 0                |
| \$250,001 - \$325,000                       | 49                | 26.49%      | 2                | 36               | 11               | 0                |
| \$325,001 - \$425,000                       | 32                | 17.30%      | 0                | 16               | 14               | 2                |
| \$425,001 - \$575,000                       | 20                | 10.81%      | 1                | 9                | 8                | 2                |
| \$575,001 and up                            | 21                | 11.35%      | 1                | 4                | 10               | 6                |
| <b>Total New Listed Units</b>               | <b>185</b>        |             | <b>11</b>        | <b>115</b>       | <b>49</b>        | <b>10</b>        |
| <b>Total New Listed Volume</b>              | <b>65,453,877</b> | <b>100%</b> | <b>3.27M</b>     | <b>34.60M</b>    | <b>20.80M</b>    | <b>6.79M</b>     |
| <b>Median New Listed Listing Price</b>      | <b>\$300,000</b>  |             | <b>\$160,000</b> | <b>\$275,000</b> | <b>\$372,990</b> | <b>\$659,000</b> |

# August 2024



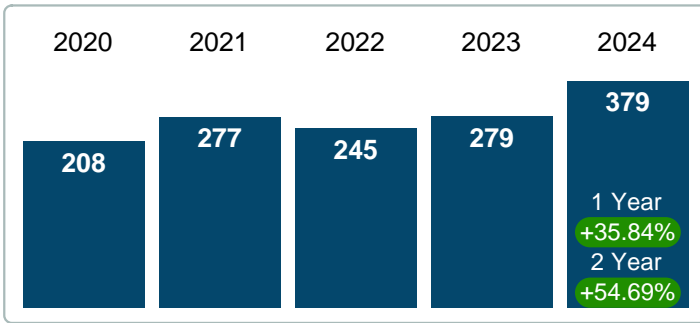
Area Delimited by County Of Wagoner - Residential Property Type



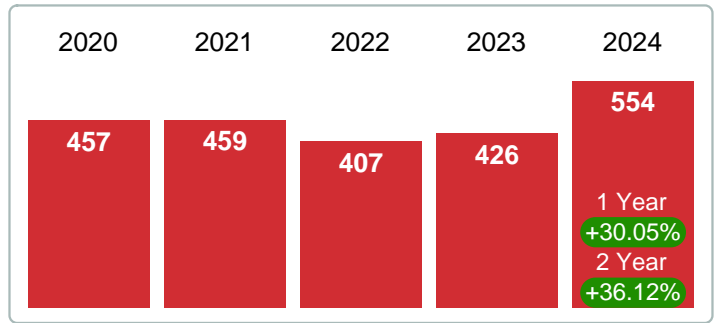
## ACTIVE INVENTORY

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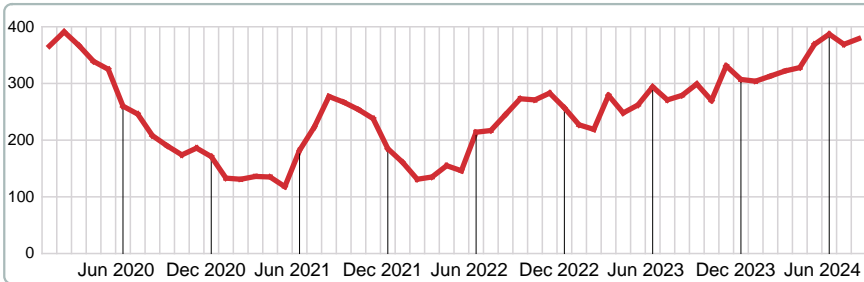
### END OF AUGUST



### ACTIVE DURING AUGUST



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 278

High Feb 2020 391 Low May 2021 118

Inventory this month at **379**  
above the 5 yr AUG average of **278**

|     |     |        |
|-----|-----|--------|
| JUN | 387 |        |
| JUL | 369 | -4.65% |
| AUG | 379 | 2.71%  |

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range |     | %           | MDOM | 1-2 Beds  | 3 Beds    | 4 Beds    | 5+ Beds   |
|--|-----|-------------|------|-----------|-----------|-----------|-----------|
| \$200,000 and less                       | 38  | 10.03%      | 66.0 | 12        | 21        | 5         | 0         |
| \$200,001 - \$250,000                    | 49  | 12.93%      | 37.0 | 3         | 40        | 6         | 0         |
| \$250,001 - \$275,000                    | 20  | 5.28%       | 48.0 | 0         | 16        | 4         | 0         |
| \$275,001 - \$375,000                    | 127 | 33.51%      | 54.0 | 3         | 83        | 39        | 2         |
| \$375,001 - \$525,000                    | 61  | 16.09%      | 51.0 | 2         | 28        | 27        | 4         |
| \$525,001 - \$675,000                    | 41  | 10.82%      | 47.0 | 3         | 15        | 19        | 4         |
| \$675,001 and up                         | 43  | 11.35%      | 78.0 | 1         | 9         | 22        | 11        |
| Total Active Inventory by Units          |     | 379         |      | 24        | 212       | 122       | 21        |
| Total Active Inventory by Volume         |     | 159,766,460 | 100% | 6.71M     | 75.22M    | 58.20M    | 19.63M    |
| Median Active Inventory Listing Price    |     | \$344,940   |      | \$186,750 | \$306,995 | \$420,000 | \$694,900 |

# August 2024



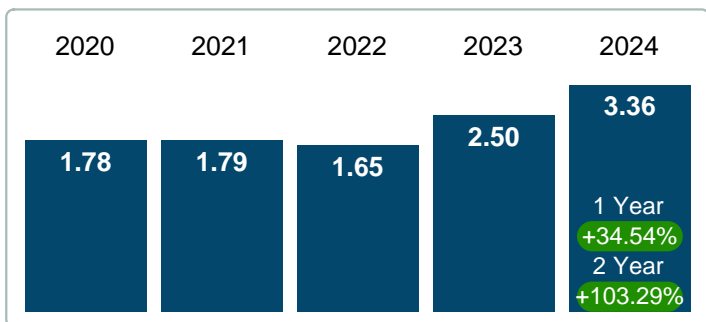
Area Delimited by County Of Wagoner - Residential Property Type



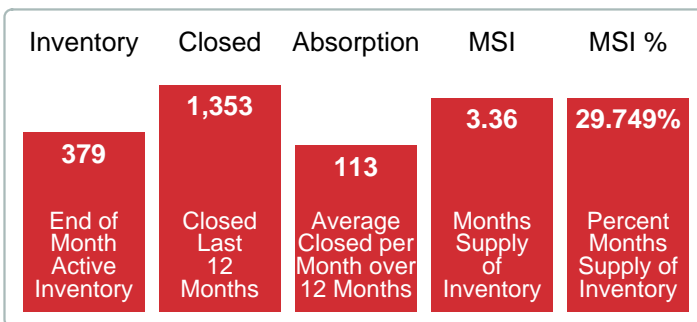
## MONTHS SUPPLY of INVENTORY (MSI)

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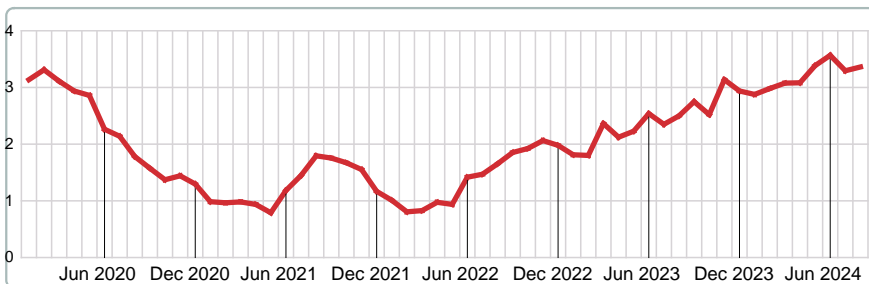
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2024

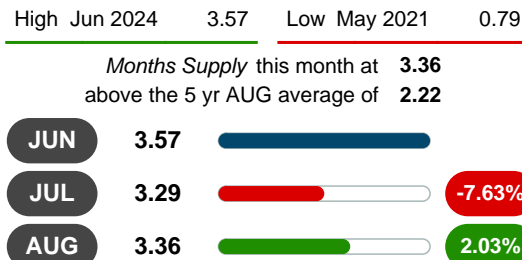


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 2.22



### 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 |
|---|--------|-------|----------|--------|--------|---------|
| \$200,000 and less                                      | 10.03% | 1.90  | 2.36     | 1.67   | 2.31   | 0.00    |
| \$200,001 - \$250,000                                   | 12.93% | 2.03  | 9.00     | 2.03   | 1.53   | 0.00    |
| \$250,001 - \$275,000                                   | 5.28%  | 2.16  | 0.00     | 2.67   | 1.41   | 0.00    |
| \$275,001 - \$375,000                                   | 33.51% | 4.03  | 7.20     | 4.35   | 3.34   | 6.00    |
| \$375,001 - \$525,000                                   | 16.09% | 3.49  | 24.00    | 3.73   | 3.21   | 2.67    |
| \$525,001 - \$675,000                                   | 10.82% | 5.72  | 36.00    | 10.00  | 4.30   | 3.43    |
| \$675,001 and up  | 11.35% | 13.23 | 0.00     | 15.43  | 11.00  | 16.50   |
| Market Supply of Inventory (MSI)                        |        | 3.36  | 3.84     | 3.16   | 3.44   | 5.14    |
| Total Active Inventory by Units                         |        | 379   | 24       | 212    | 122    | 21      |

# August 2024



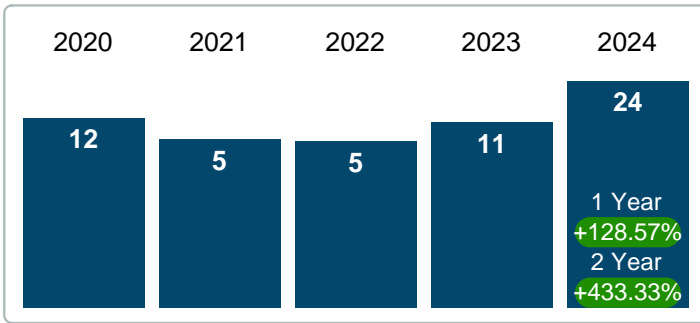
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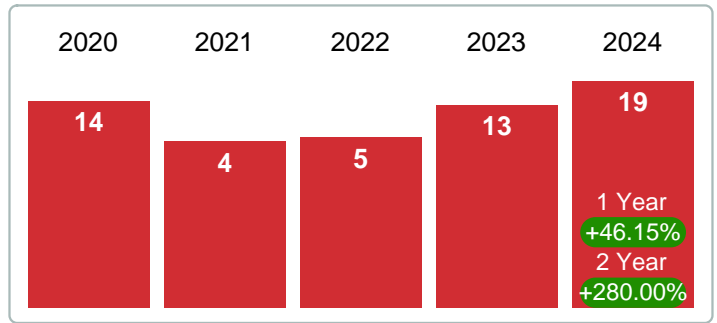
## MEDIAN DAYS ON MARKET TO SALE

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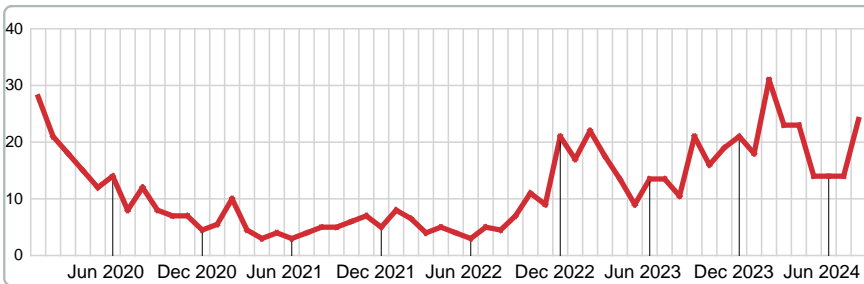
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

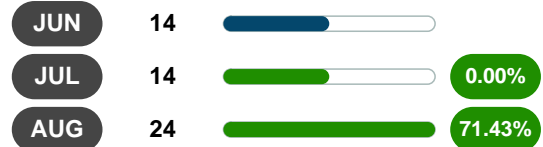


### 3 MONTHS

5 year AUG AVG = 11

High Feb 2024 31 Low Jun 2022 3

Median Days on Market to Sale this month at 24 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 |
|--|--------|------------|----------|--------|--------|---------|
| \$175,000 and less   | 9.49%  | 11         | 33       | 6      | 88     | 0       |
| \$175,001 - \$225,000  | 8.76%  | 8          | 0        | 8      | 0      | 0       |
| \$225,001 - \$250,000  | 12.41% | 37         | 0        | 44     | 10     | 0       |
| \$250,001 - \$325,000  | 32.12% | 26         | 0        | 23     | 37     | 21      |
| \$325,001 - \$375,000  | 12.41% | 40         | 0        | 40     | 45     | 0       |
| \$375,001 - \$550,000  | 14.60% | 17         | 0        | 14     | 23     | 44      |
| \$550,001 and up   | 10.22% | 33         | 0        | 35     | 45     | 8       |
| Median Closed DOM  |        | 24         | 33       | 21     | 33     | 21      |
| Total Closed Units   | 100%   | 24.0       | 6        | 83     | 45     | 3       |
| Total Closed Volume  |        | 45,723,326 | 691.40K  | 25.05M | 18.60M | 1.39M   |

# August 2024



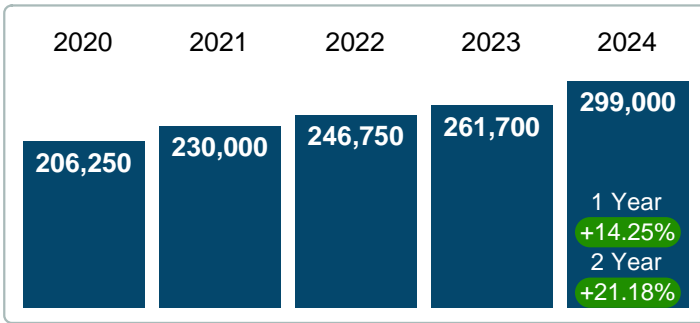
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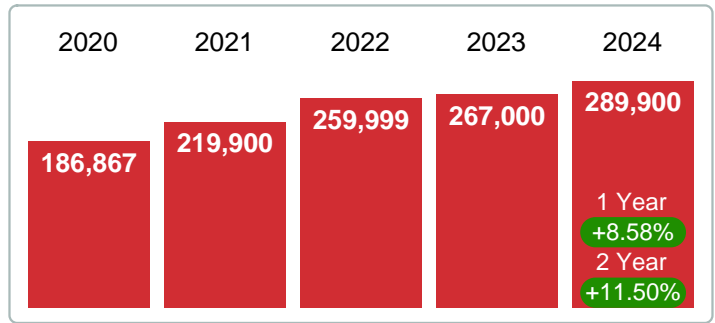
## MEDIAN LIST PRICE AT CLOSING

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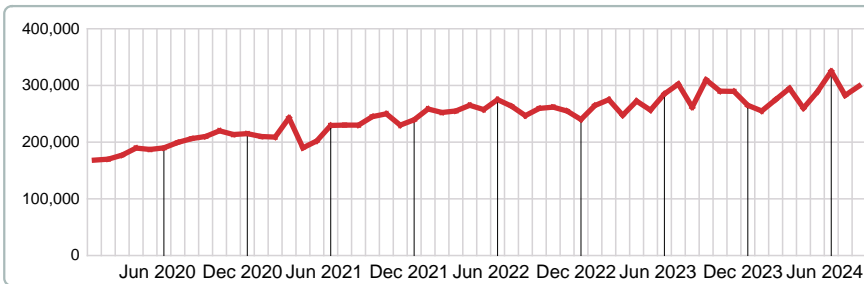
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 248,740

High Jun 2024 325,000 Low Jan 2020 168,232

Median List Price at Closing this month at **299,000**  
above the 5 yr AUG average of **248,740**



### 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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$175,000 and less  | 13 | 9.49%  | 130,000    | 117,200  | 135,000 | 130,000 | 0       |
| \$175,001 - \$225,000                                       | 10 | 7.30%  | 212,500    | 0        | 212,500 | 0       | 0       |
| \$225,001 - \$250,000                                       | 19 | 13.87% | 236,515    | 0        | 235,875 | 246,803 | 0       |
| \$250,001 - \$325,000                                       | 42 | 30.66% | 287,000    | 0        | 283,000 | 294,500 | 300,000 |
| \$325,001 - \$375,000                                       | 15 | 10.95% | 350,000    | 0        | 358,322 | 343,249 | 0       |
| \$375,001 - \$550,000                                       | 24 | 17.52% | 419,950    | 0        | 420,000 | 409,900 | 444,900 |
| \$550,001 and up  | 14 | 10.22% | 672,400    | 0        | 674,500 | 664,900 | 679,900 |
| Median List Price   |    |        | 299,000    | 117,200  | 274,900 | 355,000 | 444,900 |
| Total Closed Units  |    | 100%   | 299,000    | 6        | 83      | 45      | 3       |
| Total Closed Volume   |    |        | 46,513,939 | 718.40K  | 25.47M  | 18.90M  | 1.42M   |



# August 2024



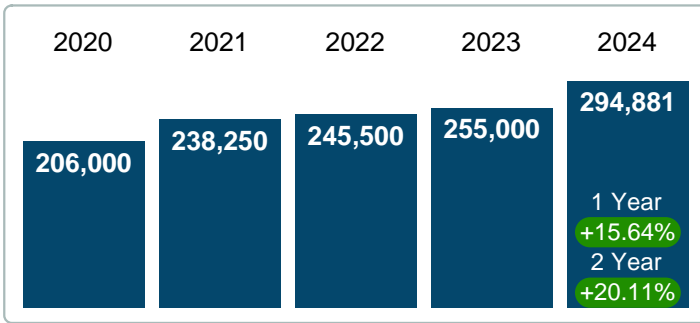
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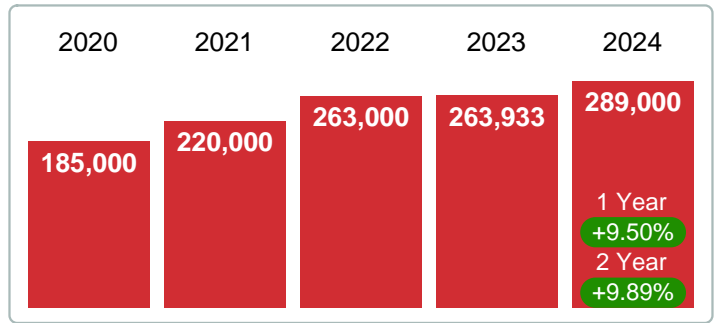
## MEDIAN SOLD PRICE AT CLOSING

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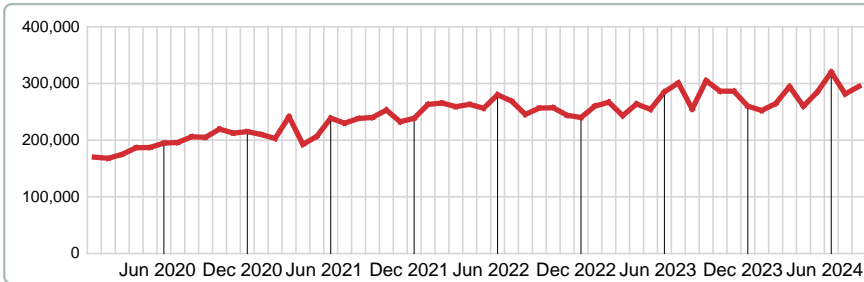
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

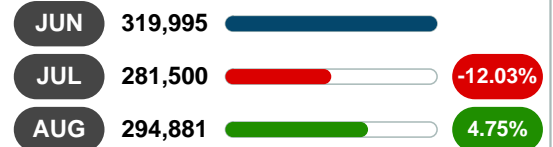


### 3 MONTHS

5 year AUG AVG = 247,926

High Jun 2024 319,995 Low Feb 2020 168,000

Median Sold Price at Closing this month at **294,881** above the 5 yr AUG average of **247,926**



### 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        |
|---|--------|-------------------|----------------|----------------|----------------|----------------|
| \$175,000 and less  | 9.49%  | 120,000           | 111,250        | 138,078        | 110,000        | 0              |
| \$175,001 - \$225,000                                       | 8.76%  | 210,000           | 0              | 210,000        | 0              | 0              |
| \$225,001 - \$250,000                                       | 12.41% | 238,605           | 0              | 237,815        | 244,303        | 0              |
| \$250,001 - \$325,000                                       | 32.12% | 289,500           | 0              | 284,000        | 292,500        | 275,000        |
| \$325,001 - \$375,000                                       | 12.41% | 350,000           | 0              | 360,000        | 346,387        | 0              |
| \$375,001 - \$550,000                                       | 14.60% | 416,000           | 0              | 415,000        | 420,000        | 444,900        |
| \$550,001 and up  | 10.22% | 667,450           | 0              | 667,000        | 664,900        | 670,000        |
| <b>Median Sold Price</b>                                    |        | <b>294,881</b>    | <b>111,250</b> | <b>272,000</b> | <b>349,525</b> | <b>444,900</b> |
| <b>Total Closed Units</b>                                   |        | <b>137</b>        | <b>6</b>       | <b>83</b>      | <b>45</b>      | <b>3</b>       |
| <b>Total Closed Volume</b>                                  |        | <b>45,723,326</b> | <b>691.40K</b> | <b>25.05M</b>  | <b>18.60M</b>  | <b>1.39M</b>   |

# August 2024



Area Delimited by County Of Wagoner - Residential Property Type



## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

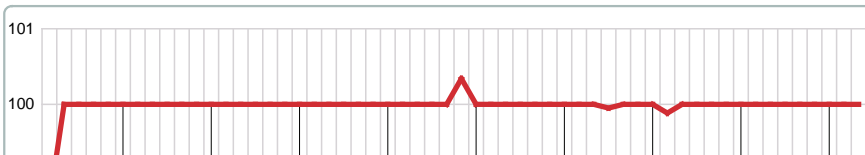
### AUGUST

|      |      |      |      |      |
|------|------|------|------|------|
| 2020 | 2021 | 2022 | 2023 | 2024 |
|------|------|------|------|------|

### YEAR TO DATE (YTD)

|      |      |      |      |      |
|------|------|------|------|------|
| 2020 | 2021 | 2022 | 2023 | 2024 |
|------|------|------|------|------|

### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 100.00%

High May 2022 100.34% Low Jan 2020 98.70%

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

- JUN 100.00%
- JUL 100.00%
- AUG 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 |
|--|----|------------|---------|----------|---------|---------|---------|
| \$175,000 and less                             | 13 | 9.49%      | 98.99%  | 98.04%   | 100.00% | 84.62%  | 0.00%   |
| \$175,001 - \$225,000                          | 12 | 8.76%      | 100.00% | 0.00%    | 100.00% | 0.00%   | 0.00%   |
| \$225,001 - \$250,000                          | 17 | 12.41%     | 100.00% | 0.00%    | 100.00% | 99.77%  | 0.00%   |
| \$250,001 - \$325,000                          | 44 | 32.12%     | 100.00% | 0.00%    | 99.96%  | 100.00% | 91.67%  |
| \$325,001 - \$375,000                          | 17 | 12.41%     | 98.71%  | 0.00%    | 100.00% | 98.09%  | 0.00%   |
| \$375,001 - \$550,000                          | 20 | 14.60%     | 99.47%  | 0.00%    | 98.81%  | 100.00% | 100.00% |
| \$550,001 and up                               | 14 | 10.22%     | 98.86%  | 0.00%    | 99.00%  | 99.17%  | 98.54%  |
| Median Sold/List Ratio                         |    | 100.00%    |         | 98.04%   | 100.00% | 100.00% | 98.54%  |
| Total Closed Units                             |    | 137        | 100%    | 6        | 83      | 45      | 3       |
| Total Closed Volume                            |    | 45,723,326 |         | 691.40K  | 25.05M  | 18.60M  | 1.39M   |

# August 2024



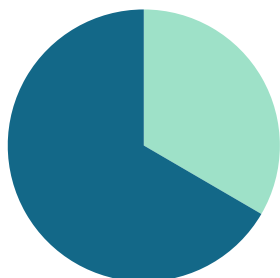
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

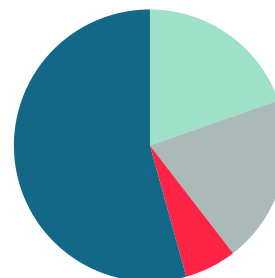


**Inventory**  
 New Listings  
**185 = 33.39%**  
 Start Inventory  
**369**  
 Total Inventory Units  
**554**  
 Volume  
**\$214,396,807**

### Market Activity

Closed Sales  
**137 = 19.63%**  
 Pending Sales  
**139 = 19.91%**  
 Other Off Market  
**43 = 6.16%**  
 Active Inventory  
**379 = 54.30%**

### MARKET ACTIVITY



| Compared Metrics                              | August  |         |         | Year to Date |         |        |
|---|---------|---------|---------|--------------|---------|--------|
|   | 2023    | 2024    | +/-%    | 2023         | 2024    | +/-%   |
| Closed Sales                                  | 128     | 137     | 7.03%   | 894          | 993     | 11.07% |
| Pending Sales                                 | 104     | 139     | 33.65%  | 954          | 1,077   | 12.89% |
| New Listings                                  | 155     | 185     | 19.35%  | 1,244        | 1,432   | 15.11% |
| Median List Price                             | 261,700 | 299,000 | 14.25%  | 267,000      | 289,900 | 8.58%  |
| Median Sale Price                             | 255,000 | 294,881 | 15.64%  | 263,933      | 289,000 | 9.50%  |
| 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                 | 10.50   | 24.00   | 128.57% | 13.00        | 19.00   | 46.15% |
| Monthly Inventory                             | 279     | 379     | 35.84%  | 279          | 379     | 35.84% |
| Months Supply of Inventory                    | 2.50    | 3.36    | 34.54%  | 2.50         | 3.36    | 34.54% |

**Absorption:** Last 12 months, an Average of 113 Sales/Month

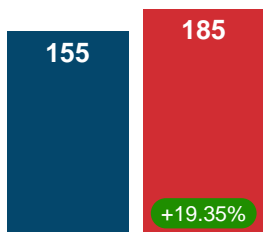
**Inventory on August 31, 2024 = 379**

**2023 2024**

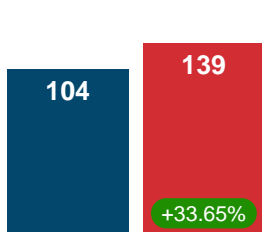
### AUGUST MARKET

### MEDIAN PRICES

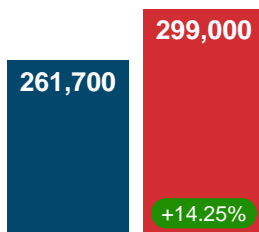
#### New Listings



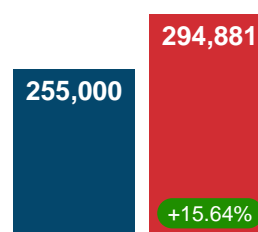
#### Pending Listings



#### List Price



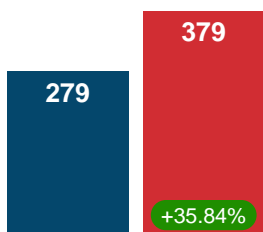
#### Sale Price



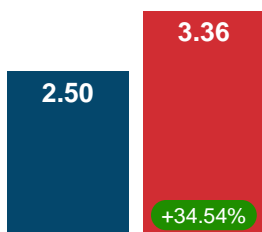
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

