

August 2024



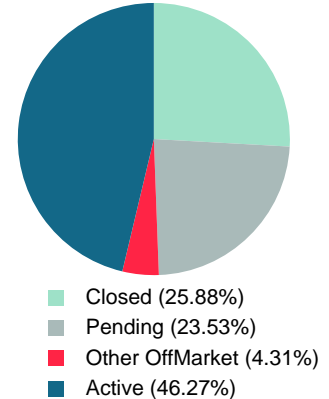
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	75	66	-12.00%
Pending Listings	66	60	-9.09%
New Listings	77	67	-12.99%
Average List Price	215,235	236,742	9.99%
Average Sale Price	210,542	232,103	10.24%
Average Percent of Selling Price to List Price	97.12%	98.88%	1.81%
Average Days on Market to Sale	26.77	24.14	-9.85%
End of Month Inventory	119	118	-0.84%
Months Supply of Inventory	1.66	1.95	16.87%



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

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2024 decreased **0.84%** 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 **1.95** 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 **10.24%** in August 2024 to \$232,103 versus the previous year at \$210,542.

Average Days on Market Shortens

The average number of **24.14** days that homes spent on the market before selling decreased by 2.64 days or **9.85%** in August 2024 compared to last year's same month at **26.77** DOM.

Sales Success for August 2024 is Positive

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

There were 67 New Listings in August 2024, down **12.99%** from last year at 77. Furthermore, there were 66 Closed Listings this month versus last year at 75, a **-12.00%** decrease.

Closed versus Listed trends yielded a **98.5%** ratio, up from previous year's, August 2023, at **97.4%**, a **1.13%** upswing. This will certainly create pressure on a decreasing Month's 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

August 2024



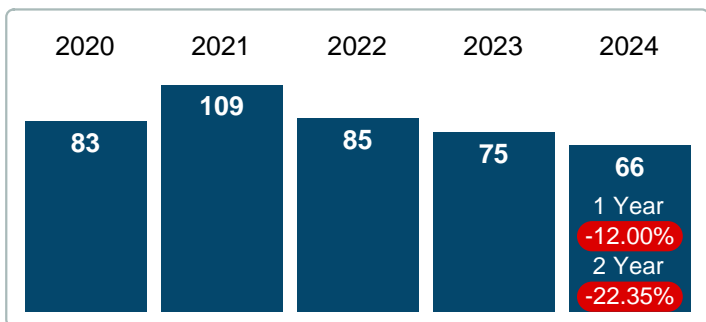
Area Delimited by County Of Washington - Residential Property Type



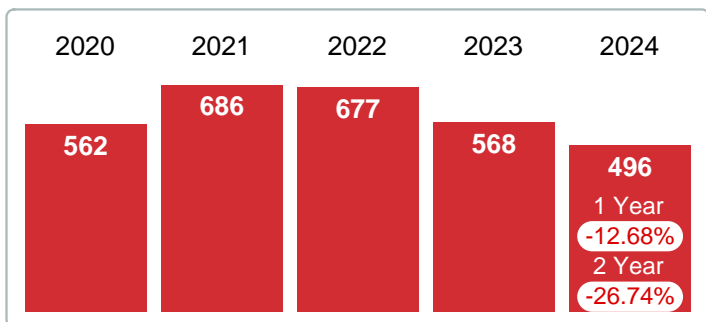
CLOSED LISTINGS

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

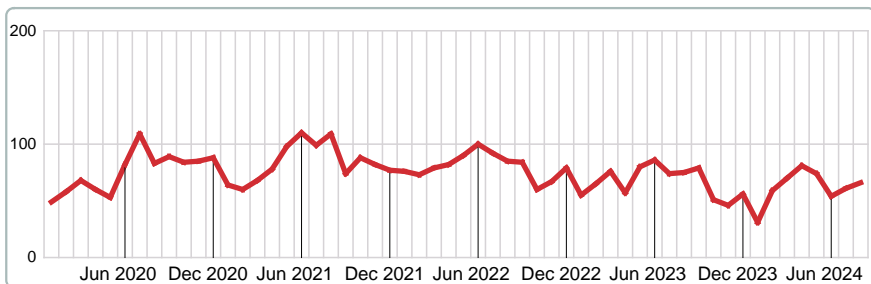
AUGUST



YEAR TO DATE (YTD)

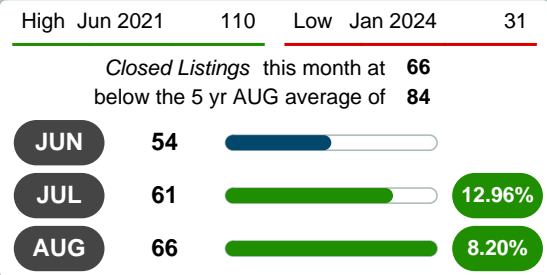


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 84



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	10.61%	9.6	3	4	0	0
\$75,001 - \$125,000	6	9.09%	6.5	5	1	0	0
\$125,001 - \$150,000	6	9.09%	18.3	2	3	1	0
\$150,001 - \$200,000	19	28.79%	28.9	0	18	1	0
\$200,001 - \$275,000	12	18.18%	27.1	0	7	5	0
\$275,001 - \$425,000	9	13.64%	24.3	0	4	4	1
\$425,001 and up	7	10.61%	40.6	0	1	4	2
Total Closed Units	66			10	38	15	3
Total Closed Volume	15,318,800	100%	24.1	859.05K	7.26M	5.68M	1.51M
Average Closed Price	\$232,103			\$85,905	\$191,150	\$378,970	\$503,833

August 2024



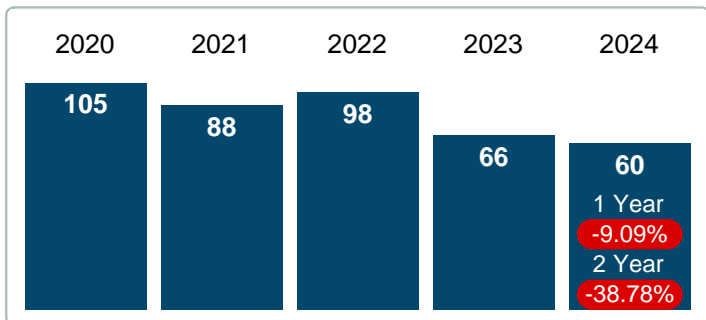
Area Delimited by County Of Washington - Residential Property Type



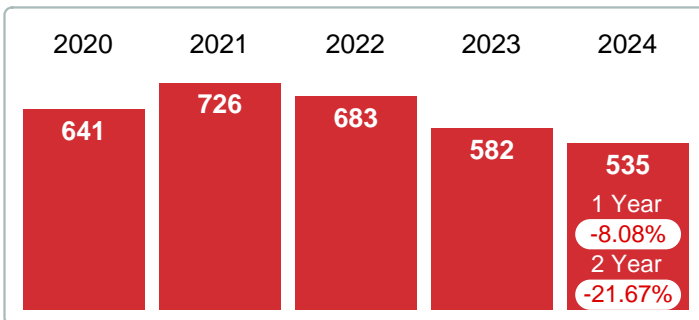
PENDING LISTINGS

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

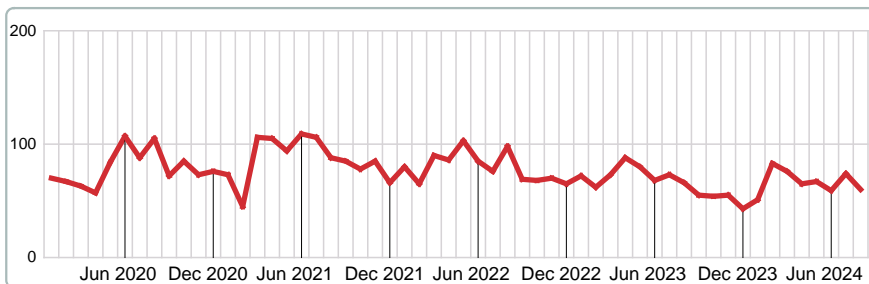
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 83

High Jun 2021 109 Low Dec 2023 43

Pending Listings this month at 60
below the 5 yr AUG average of 83



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.00%	3.7	2	1	0	0
\$50,001 - \$125,000	10	16.67%	67.4	4	5	0	1
\$125,001 - \$150,000	7	11.67%	50.6	0	5	2	0
\$150,001 - \$250,000	17	28.33%	15.0	0	12	5	0
\$250,001 - \$375,000	9	15.00%	26.2	0	5	4	0
\$375,001 - \$475,000	8	13.33%	61.9	1	2	3	2
\$475,001 and up	6	10.00%	55.7	0	2	2	2
Total Pending Units	60			7	32	16	5
Total Pending Volume	14,728,000	100%	14.7	761.70K	6.95M	5.16M	1.85M
Average Listing Price	\$160,133			\$108,814	\$217,188	\$322,644	\$370,800

August 2024



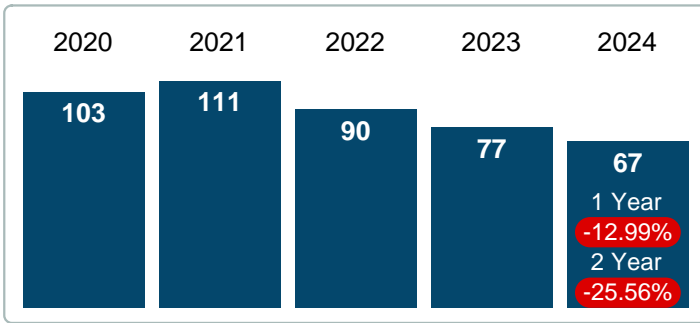
Area Delimited by County Of Washington - Residential Property Type



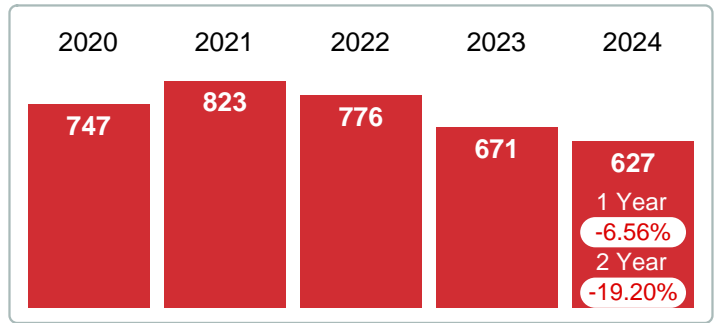
NEW LISTINGS

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

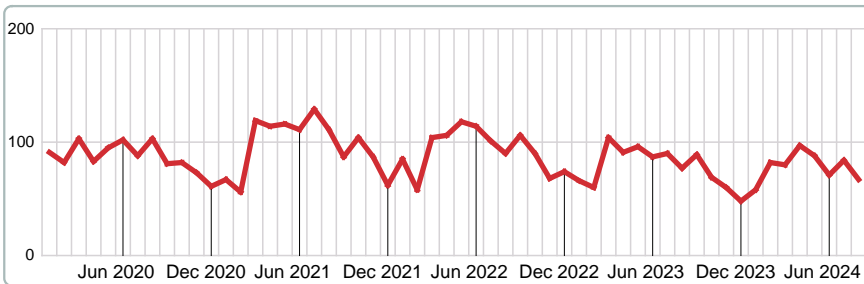
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

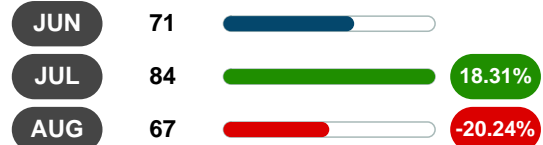


3 MONTHS

5 year AUG AVG = 90

High Jul 2021 129 Low Dec 2023 48

New Listings this month at **67**
 below the 5 yr AUG average of **90**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	7	10.45%	3	4	0	0
\$80,001 - \$140,000	9	13.43%	2	7	0	0
\$140,001 - \$180,000	5	7.46%	0	2	3	0
\$180,001 - \$250,000	20	29.85%	1	11	8	0
\$250,001 - \$310,000	7	10.45%	0	5	2	0
\$310,001 - \$450,000	13	19.40%	0	4	8	1
\$450,001 and up	6	8.96%	0	2	4	0
Total New Listed Units	67		6	35	25	1
Total New Listed Volume	16,916,500	100%	515.90K	7.56M	8.46M	385.00K
Average New Listed Listing Price	\$59,500		\$85,983	\$215,883	\$338,388	\$385,000

August 2024



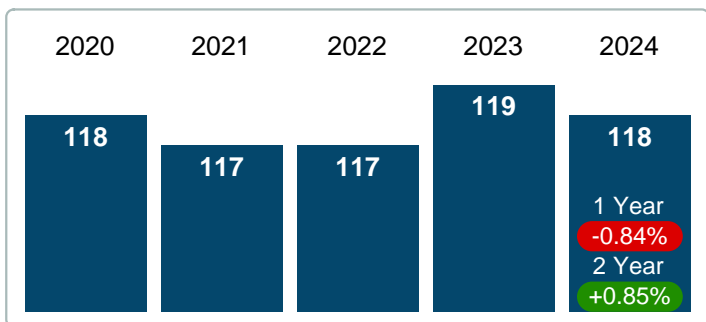
Area Delimited by County Of Washington - Residential Property Type



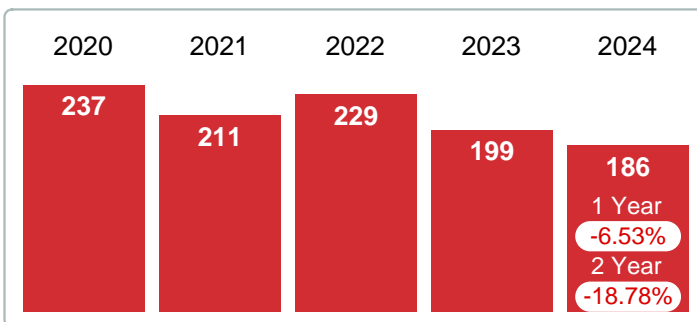
ACTIVE INVENTORY

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

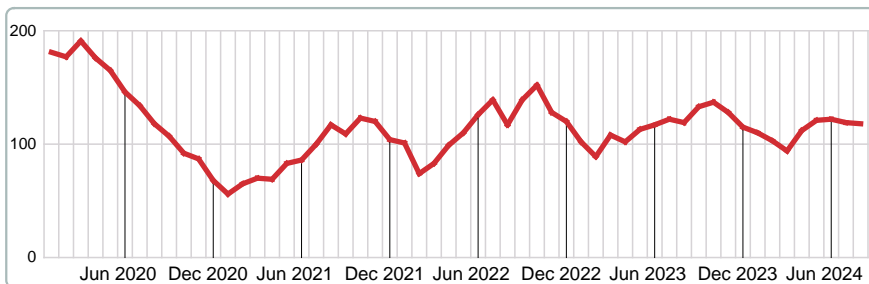
END OF AUGUST



ACTIVE DURING AUGUST

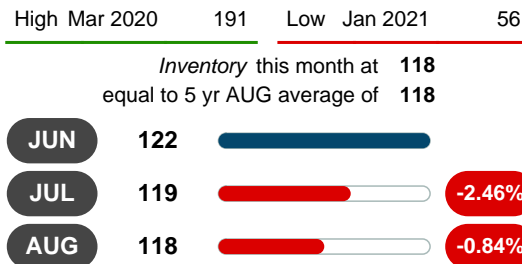


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 118



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	8.47%	87.9	5	5	0	0
\$75,001 - \$150,000	15	12.71%	47.1	1	12	2	0
\$150,001 - \$175,000	9	7.63%	52.7	1	4	4	0
\$175,001 - \$275,000	40	33.90%	52.3	2	24	14	0
\$275,001 - \$375,000	18	15.25%	41.8	1	7	10	0
\$375,001 - \$575,000	14	11.86%	65.8	0	5	7	2
\$575,001 and up	12	10.17%	85.6	0	1	9	2
Total Active Inventory by Units	118			10	58	46	4
Total Active Inventory by Volume	45,445,999	100%	58.1	1.31M	13.29M	28.05M	2.79M
Average Active Inventory Listing Price	\$385,136			\$131,430	\$229,066	\$609,867	\$698,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

August 2024



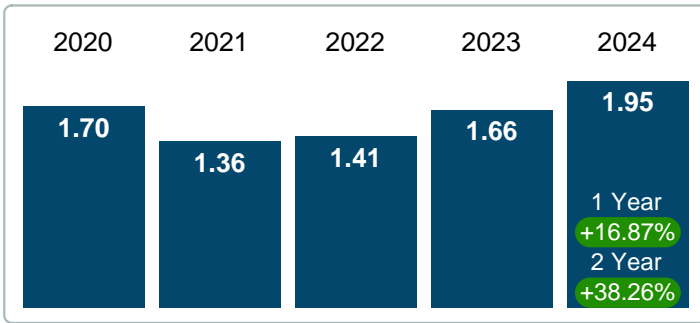
Area Delimited by County Of Washington - Residential Property Type



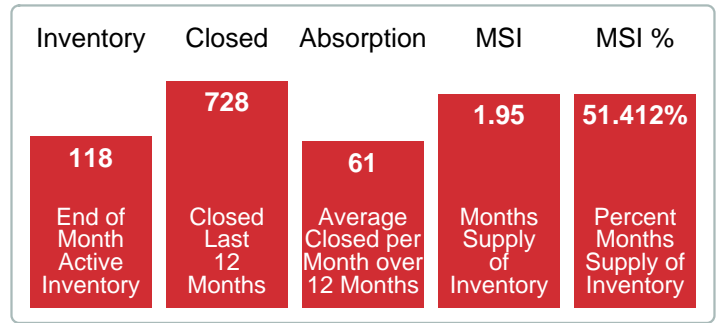
MONTHS SUPPLY of INVENTORY (MSI)

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

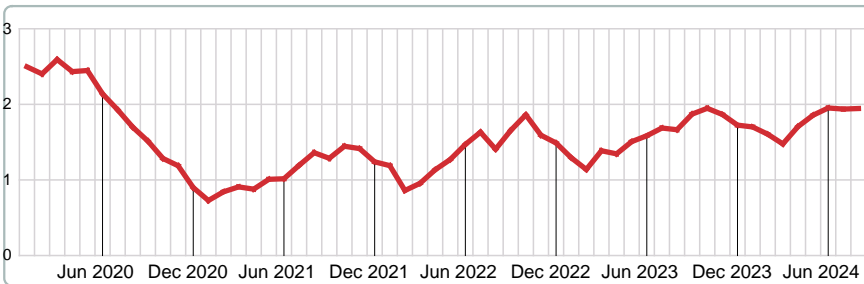
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1.61

High Mar 2020 2.59 Low Jan 2021 0.73

Months Supply this month at 1.95 above the 5 yr AUG average of 1.61



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%	1.35	1.20	1.67	0.00	0.00
\$75,001 - \$150,000	15	12.71%	1.00	0.23	1.24	2.18	0.00
\$150,001 - \$175,000	9	7.63%	1.19	0.80	0.74	4.36	0.00
\$175,001 - \$275,000	40	33.90%	2.49	3.00	2.46	2.90	0.00
\$275,001 - \$375,000	18	15.25%	2.18	4.00	2.90	1.94	0.00
\$375,001 - \$575,000	14	11.86%	2.90	0.00	4.00	2.71	2.40
\$575,001 and up	12	10.17%	8.00	0.00	3.00	18.00	3.43
Market Supply of Inventory (MSI)			1.95	0.91	1.82	3.03	1.50
Total Active Inventory by Units		100%	118	10	58	46	4

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

August 2024



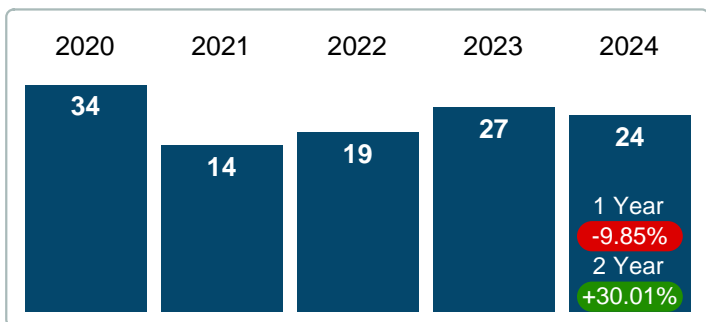
Area Delimited by County Of Washington - Residential Property Type



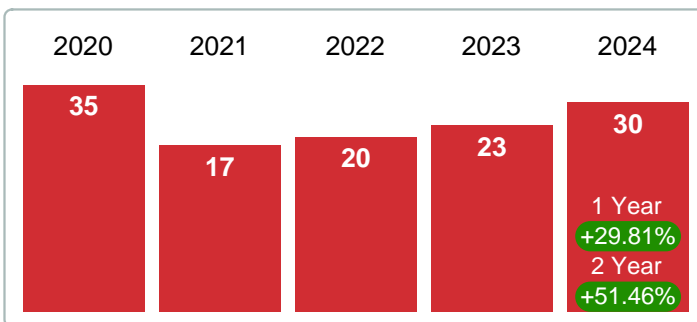
AVERAGE DAYS ON MARKET TO SALE

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

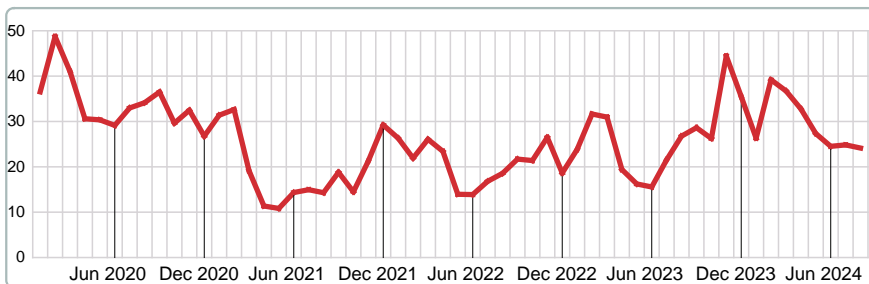
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

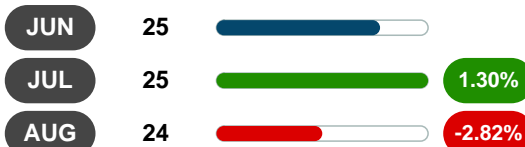


3 MONTHS

5 year AUG AVG = 24

High Feb 2020 49 Low May 2021 11

Average Days on Market to Sale this month at 24 equal to 5 yr AUG average of 24



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	
\$75,000 and less	10.61%	10	16	5	0	0	
\$75,001 - \$125,000	9.09%	7	7	3	0	0	
\$125,001 - \$150,000	9.09%	18	32	15	1	0	
\$150,001 - \$200,000	28.79%	29	0	29	23	0	
\$200,001 - \$275,000	18.18%	27	0	12	48	0	
\$275,001 - \$425,000	13.64%	24	0	12	42	4	
\$425,001 and up	10.61%	41	0	42	40	41	
Average Closed DOM		24		15	20	40	29
Total Closed Units	100%	24		10	38	15	3
Total Closed Volume		15,318,800		859.05K	7.26M	5.68M	1.51M

August 2024



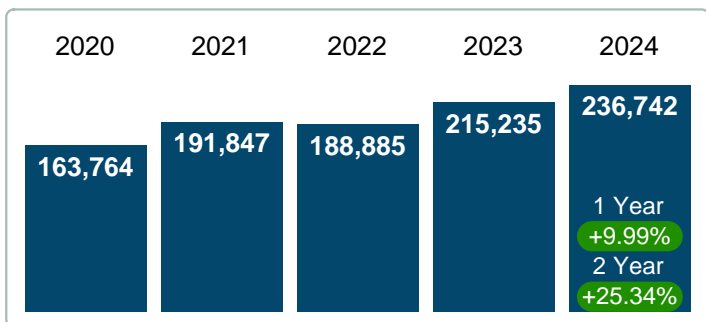
Area Delimited by County Of Washington - Residential Property Type



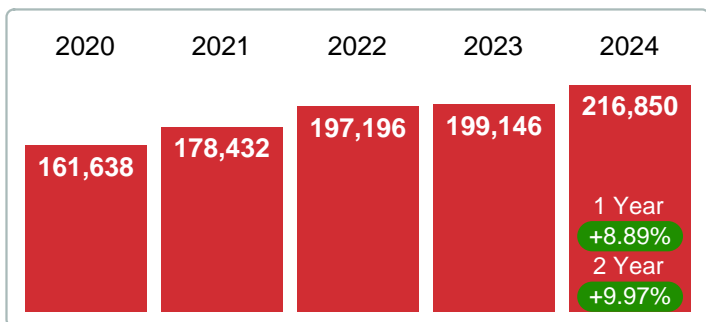
AVERAGE LIST PRICE AT CLOSING

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

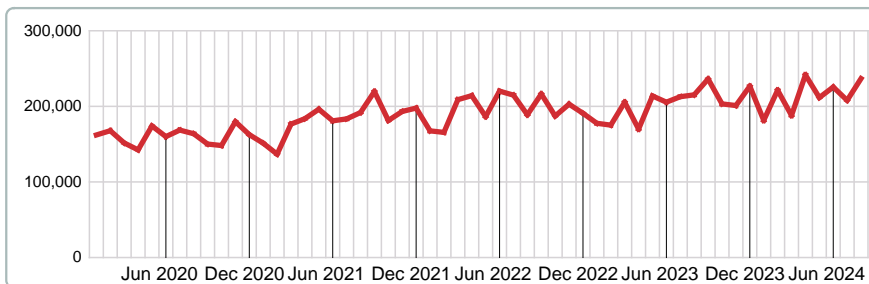
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

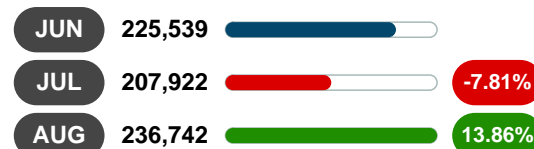


3 MONTHS

5 year AUG AVG = 199,295

High Apr 2024 241,582 Low Feb 2021 136,725

Average List Price at Closing this month at **236,742** above the 5 yr AUG average of **199,295**



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
\$75,000 and less	9.09%	43,058	37,317	56,575	0	0
\$75,001 - \$125,000	10.61%	91,900	96,680	80,000	0	0
\$125,001 - \$150,000	10.61%	143,686	145,500	139,967	145,000	0
\$150,001 - \$200,000	25.76%	174,335	0	176,317	149,900	0
\$200,001 - \$275,000	19.70%	231,285	0	229,557	237,960	0
\$275,001 - \$425,000	12.12%	323,325	0	331,700	347,225	299,900
\$425,001 and up	12.12%	645,063	0	465,000	750,875	631,500
Average List Price		236,742	88,635	192,068	391,807	520,967
Total Closed Units	100%	236,742	10	38	15	3
Total Closed Volume		15,624,950	886.35K	7.30M	5.88M	1.56M

August 2024



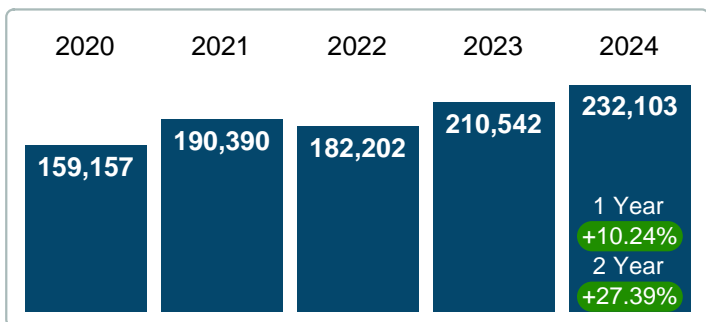
Area Delimited by County Of Washington - Residential Property Type



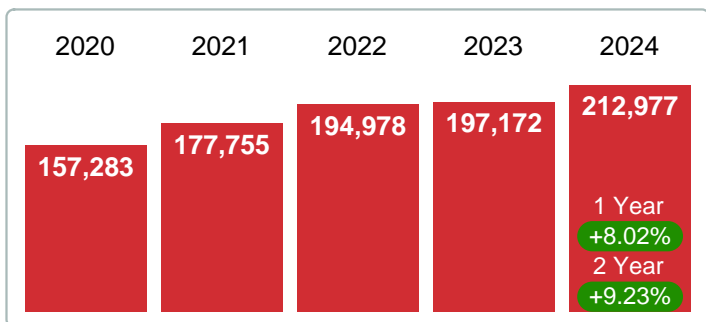
AVERAGE SOLD PRICE AT CLOSING

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

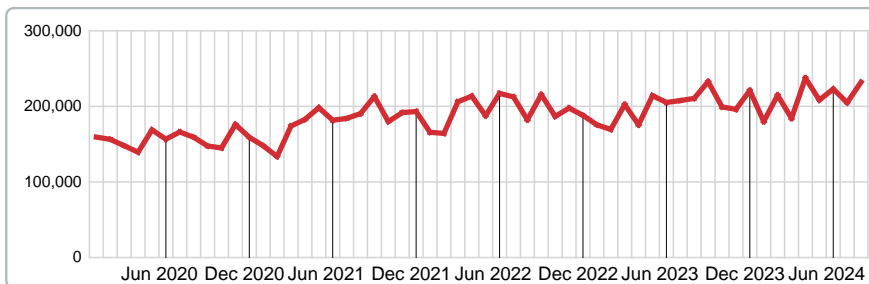
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

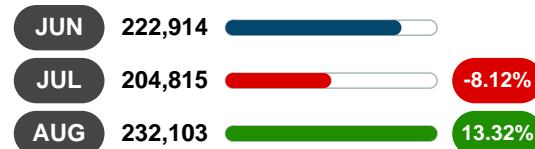


3 MONTHS

5 year AUG AVG = 194,879

High Apr 2024 237,408 Low Feb 2021 133,663

Average Sold Price at Closing this month at **232,103** above the 5 yr AUG average of **194,879**



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
\$75,000 and less	10.61%	44,714	32,000	54,250	0	0
\$75,001 - \$125,000	9.09%	94,592	95,810	88,500	0	0
\$125,001 - \$150,000	9.09%	144,650	142,000	146,300	145,000	0
\$150,001 - \$200,000	28.79%	175,337	0	176,467	155,000	0
\$200,001 - \$275,000	18.18%	232,575	0	230,143	235,980	0
\$275,001 - \$425,000	13.64%	330,172	0	320,475	344,913	310,000
\$425,001 and up	10.61%	639,500	0	450,000	706,250	600,750
Average Sold Price		232,103	85,905	191,150	378,970	503,833
Total Closed Units	100%	232,103	10	38	15	3
Total Closed Volume		15,318,800	859.05K	7.26M	5.68M	1.51M

August 2024



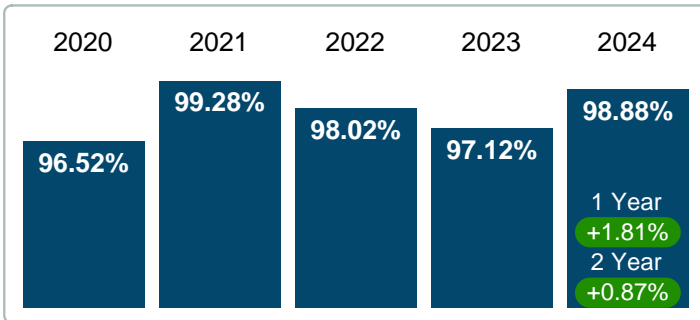
Area Delimited by County Of Washington - Residential Property Type



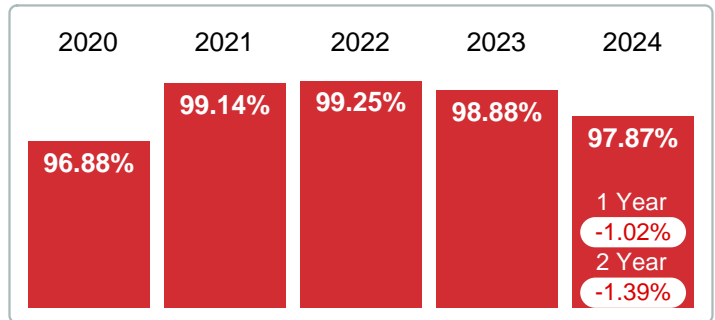
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

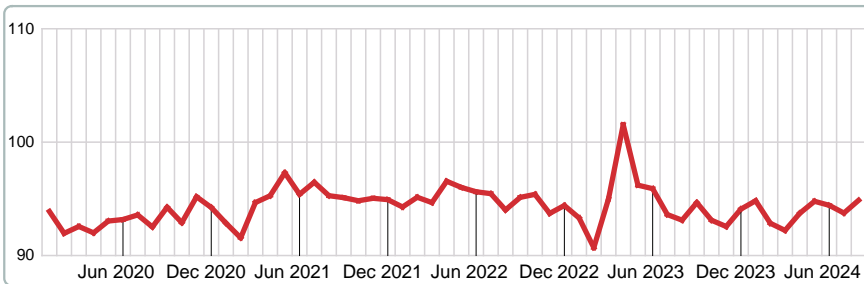
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

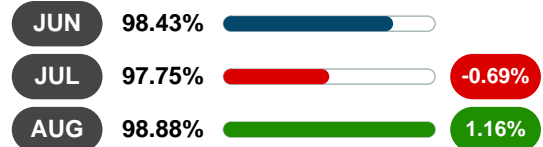


3 MONTHS

5 year AUG AVG = 97.96%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **98.88%** above the 5 yr AUG average of **97.96%**



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
\$75,000 and less	7	10.61%	92.03%	86.39%	96.25%	0.00%	0.00%
\$75,001 - \$125,000	6	9.09%	101.40%	99.55%	110.63%	0.00%	0.00%
\$125,001 - \$150,000	6	9.09%	101.55%	97.60%	104.69%	100.00%	0.00%
\$150,001 - \$200,000	19	28.79%	100.36%	0.00%	100.20%	103.40%	0.00%
\$200,001 - \$275,000	12	18.18%	99.79%	0.00%	100.22%	99.19%	0.00%
\$275,001 - \$425,000	9	13.64%	98.61%	0.00%	96.75%	99.29%	103.37%
\$425,001 and up	7	10.61%	96.01%	0.00%	96.77%	96.09%	95.48%
Average Sold/List Ratio		98.90%		95.21%	99.96%	98.72%	98.11%
Total Closed Units		66	100%	10	38	15	3
Total Closed Volume		15,318,800		859.05K	7.26M	5.68M	1.51M

August 2024



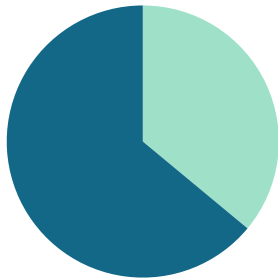
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

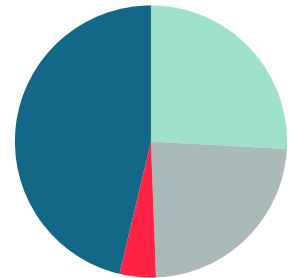


Inventory
 New Listings
67 = 36.02%
 Start Inventory
119
 Total Inventory Units
186
 Volume
\$63,354,798

Market Activity

Closed Sales
66 = 25.88%
 Pending Sales
60 = 23.53%
 Other Off Market
11 = 4.31%
 Active Inventory
118 = 46.27%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	75	66	-12.00%	568	496	-12.68%
Pending Sales	66	60	-9.09%	582	535	-8.08%
New Listings	77	67	-12.99%	671	627	-6.56%
Average List Price	215,235	236,742	9.99%	199,146	216,850	8.89%
Average Sale Price	210,542	232,103	10.24%	197,172	212,977	8.02%
Average Percent of Selling Price to List Price	97.12%	98.88%	1.81%	98.88%	97.87%	-1.02%
Average Days on Market to Sale	26.77	24.14	-9.85%	23.00	29.86	29.81%
Monthly Inventory	119	118	-0.84%	119	118	-0.84%
Months Supply of Inventory	1.66	1.95	16.87%	1.66	1.95	16.87%

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

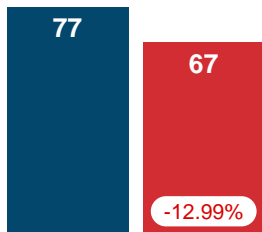
Inventory on August 31, 2024 = **118**

2023 **2024**

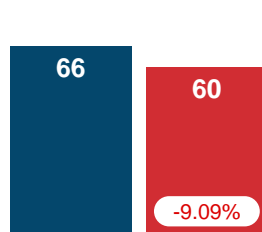
AUGUST MARKET

AVERAGE PRICES

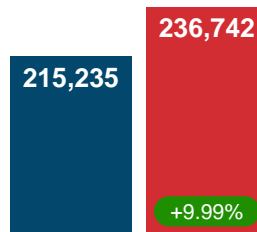
New Listings



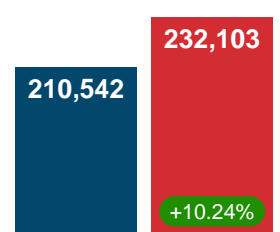
Pending Listings



List Price



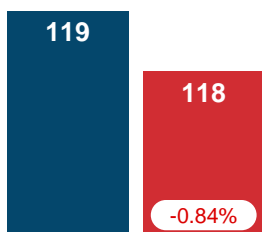
Sale Price



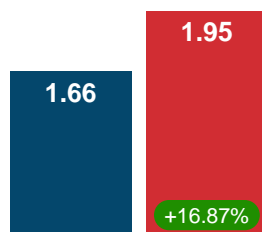
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

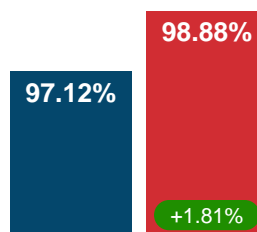
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

