

August 2024



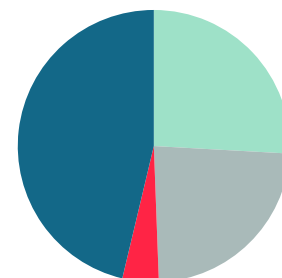
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	175,000	186,750	6.71%
Median Sale Price	170,000	186,000	9.41%
Median Percent of Selling Price to List Price	100.00%	99.66%	-0.34%
Median Days on Market to Sale	8.00	12.50	56.25%
End of Month Inventory	119	118	-0.84%
Months Supply of Inventory	1.66	1.95	16.87%



■ Closed (25.88%)
■ Pending (23.53%)
■ Other OffMarket (4.31%)
■ Active (46.27%)

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.

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 **9.41%** in August 2024 to \$186,000 versus the previous year at \$170,000.

Median Days on Market Lengthens

The median number of **12.50** days that homes spent on the market before selling increased by 4.50 days or **56.25%** in August 2024 compared to last year's same month at **8.00** 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 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

Real Estate is Local

Consumers Should Consult with a REALTOR®

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

Identify a Professional to Manage the Procedure

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

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

August 2024



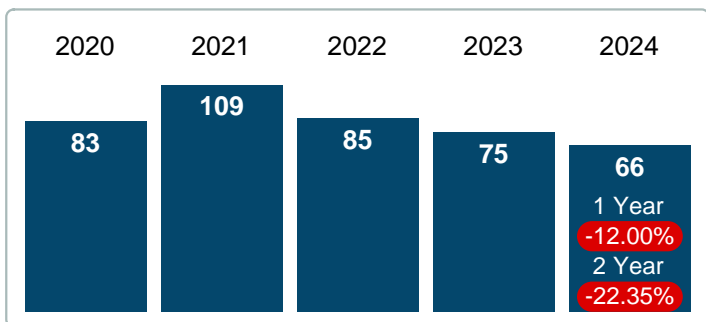
Area Delimited by County Of Washington - Residential Property Type



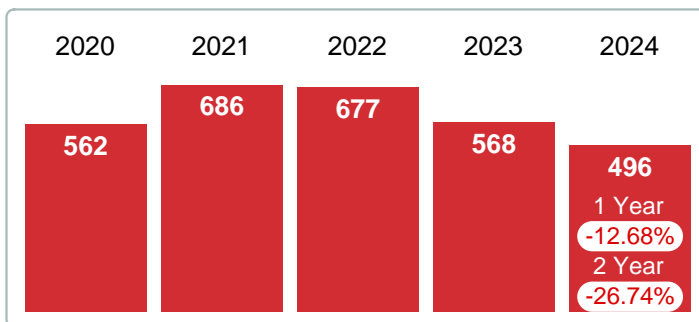
CLOSED LISTINGS

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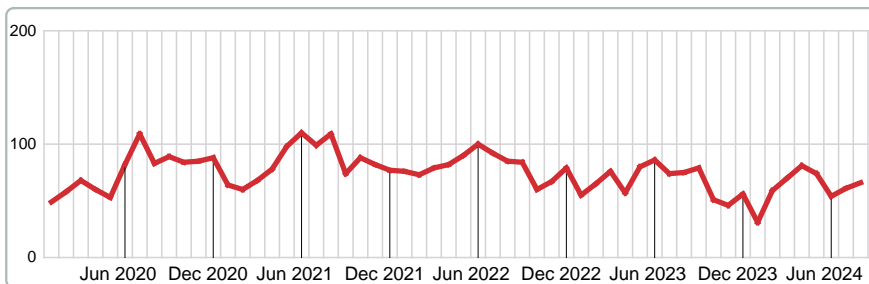
AUGUST



YEAR TO DATE (YTD)

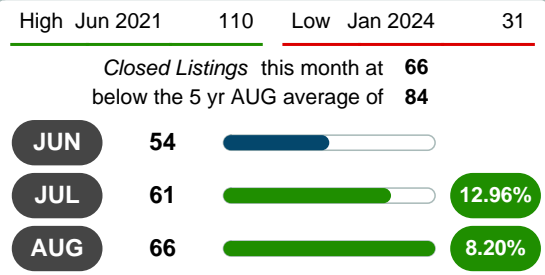


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 84



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	10.61%	4.0	3	4	0	0
\$75,001 - \$125,000	6	9.09%	4.0	5	1	0	0
\$125,001 - \$150,000	6	9.09%	6.0	2	3	1	0
\$150,001 - \$200,000	19	28.79%	17.0	0	18	1	0
\$200,001 - \$275,000	12	18.18%	13.0	0	7	5	0
\$275,001 - \$425,000	9	13.64%	11.0	0	4	4	1
\$425,001 and up	7	10.61%	42.0	0	1	4	2
Total Closed Units	66			10	38	15	3
Total Closed Volume	15,318,800	100%	12.5	859.05K	7.26M	5.68M	1.51M
Median Closed Price	\$186,000			\$85,525	\$185,000	\$310,650	\$539,000

August 2024



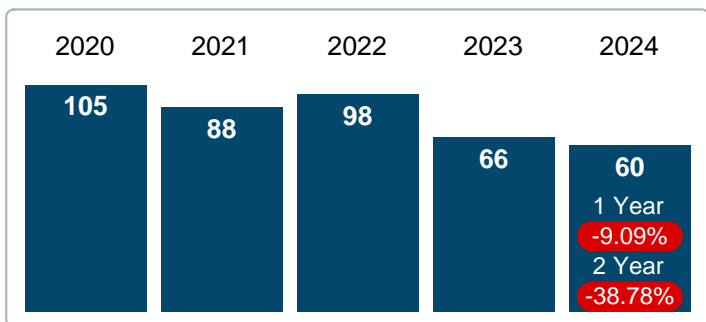
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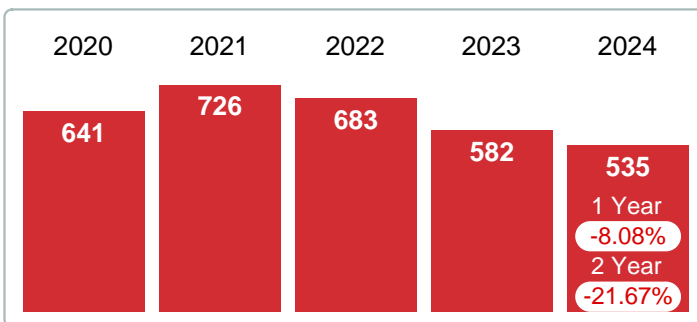
PENDING LISTINGS

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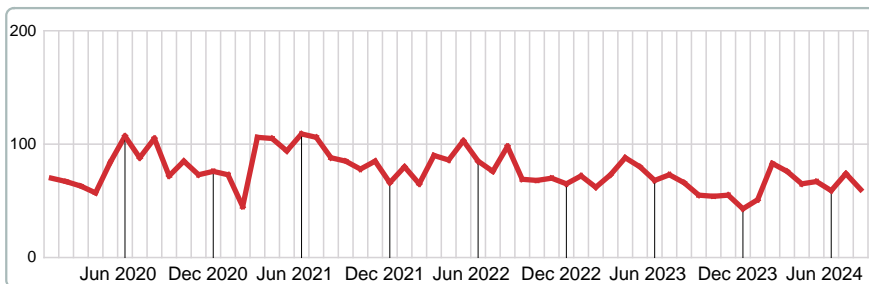
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

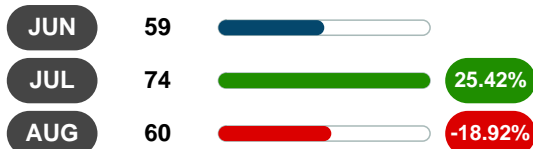


3 MONTHS

5 year AUG AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.00%	5.0	2	1	0	0
\$50,001 - \$125,000	10	16.67%	61.5	4	5	0	1
\$125,001 - \$150,000	7	11.67%	34.0	0	5	2	0
\$150,001 - \$250,000	17	28.33%	4.0	0	12	5	0
\$250,001 - \$375,000	9	15.00%	17.0	0	5	4	0
\$375,001 - \$475,000	8	13.33%	41.5	1	2	3	2
\$475,001 and up	6	10.00%	47.0	0	2	2	2
Total Pending Units	60			7	32	16	5
Total Pending Volume	14,728,000	100%	16.0	761.70K	6.95M	5.16M	1.85M
Median Listing Price	\$188,000			\$60,000	\$179,750	\$317,000	\$385,000

August 2024



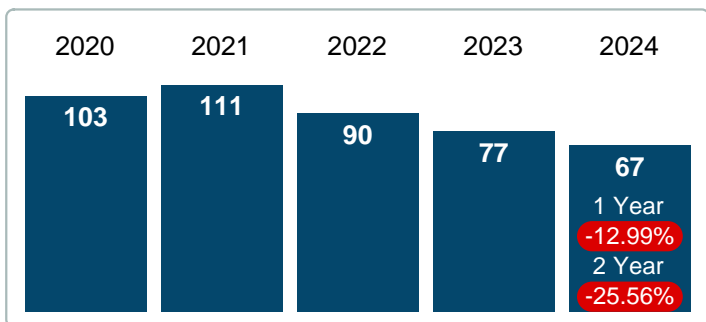
Area Delimited by County Of Washington - Residential Property Type



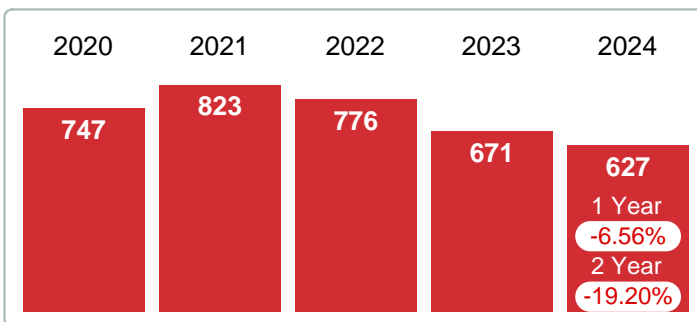
NEW LISTINGS

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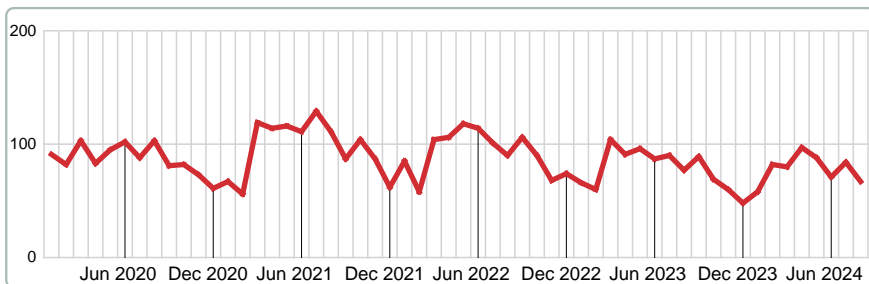
AUGUST



YEAR TO DATE (YTD)

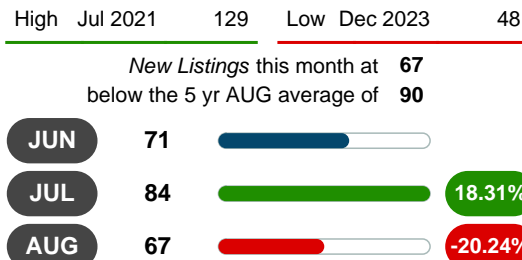


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 90



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.96%	3	3	0	0
\$75,001 - \$125,000	8	11.94%	2	6	0	0
\$125,001 - \$175,000	7	10.45%	0	4	3	0
\$175,001 - \$250,000	20	29.85%	1	11	8	0
\$250,001 - \$300,000	7	10.45%	0	5	2	0
\$300,001 - \$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
Median New Listed Listing Price	\$225,000		\$66,500	\$194,000	\$285,000	\$385,000

August 2024



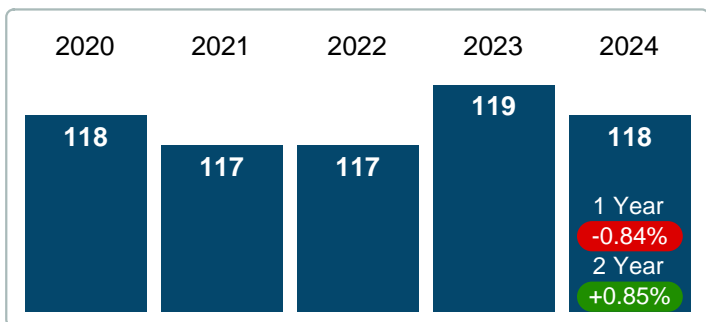
Area Delimited by County Of Washington - Residential Property Type



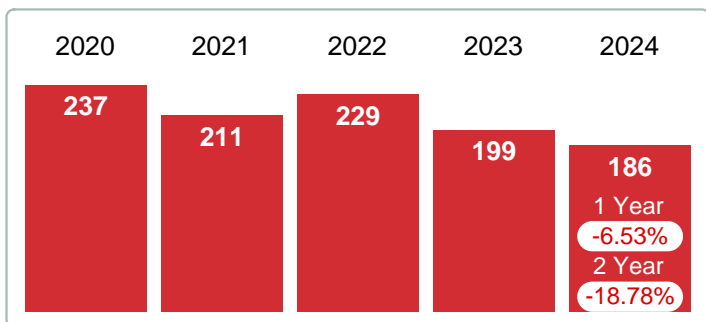
ACTIVE INVENTORY

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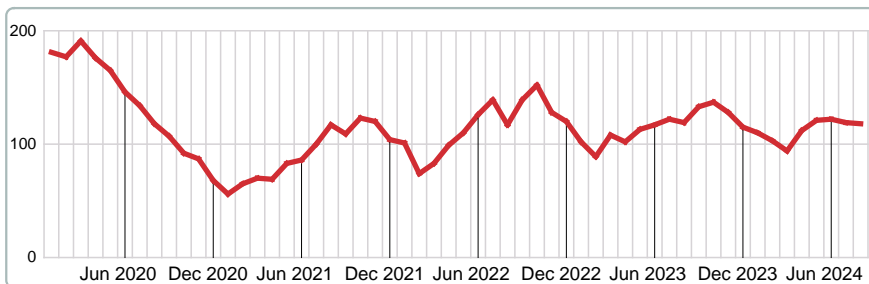
END OF AUGUST



ACTIVE DURING AUGUST

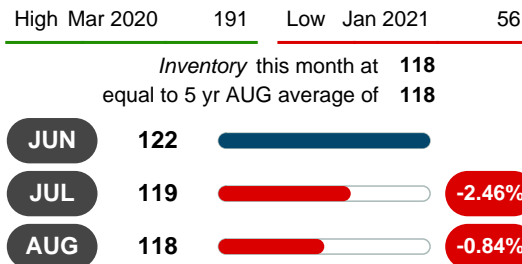


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 118



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	8.47%	76.5	5	5	0	0
\$75,001 - \$150,000	15	12.71%	37.0	1	12	2	0
\$150,001 - \$175,000	9	7.63%	53.0	1	4	4	0
\$175,001 - \$275,000	40	33.90%	38.0	2	24	14	0
\$275,001 - \$375,000	18	15.25%	33.0	1	7	10	0
\$375,001 - \$575,000	14	11.86%	62.0	0	5	7	2
\$575,001 and up	12	10.17%	86.0	0	1	9	2
Total Active Inventory by Units	118			10	58	46	4
Total Active Inventory by Volume	45,445,999	100%	51.0	1.31M	13.29M	28.05M	2.79M
Median Active Inventory Listing Price	\$243,750			\$83,750	\$199,400	\$315,000	\$674,500

August 2024



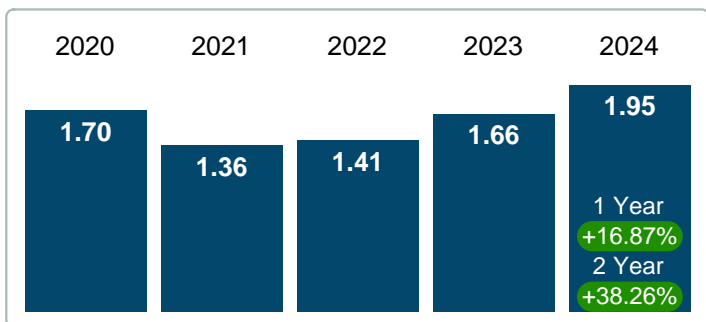
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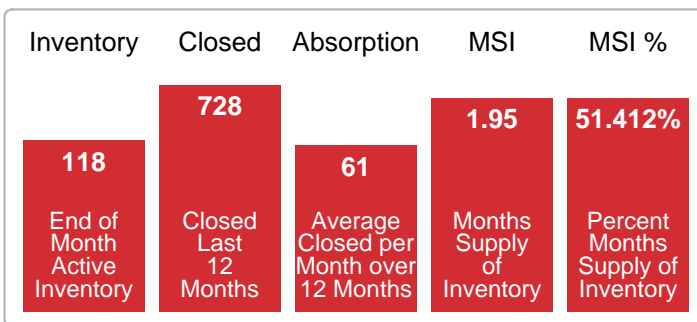
MONTHS SUPPLY of INVENTORY (MSI)

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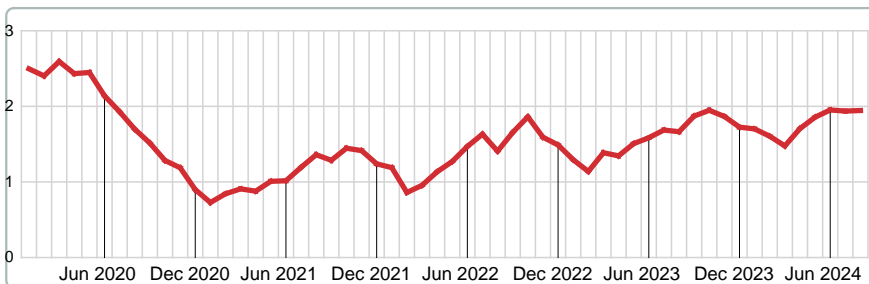
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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

August 2024



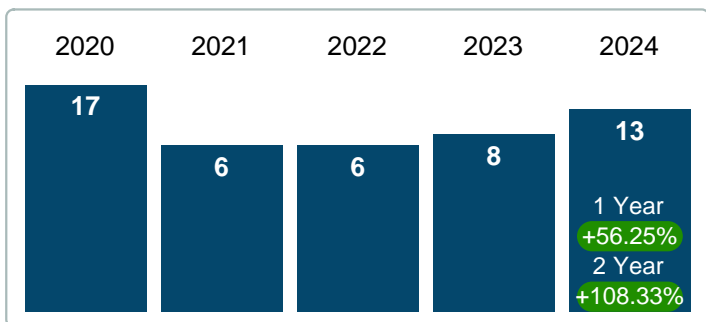
Area Delimited by County Of Washington - Residential Property Type



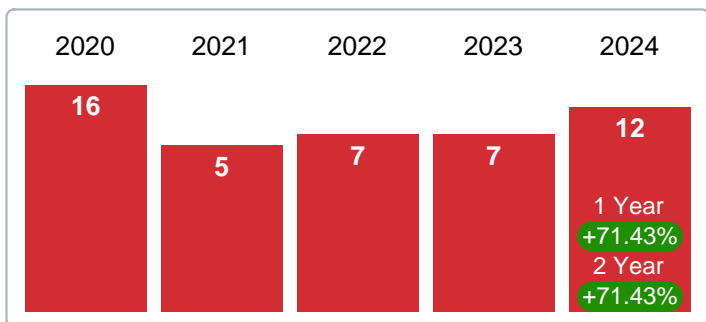
MEDIAN DAYS ON MARKET TO SALE

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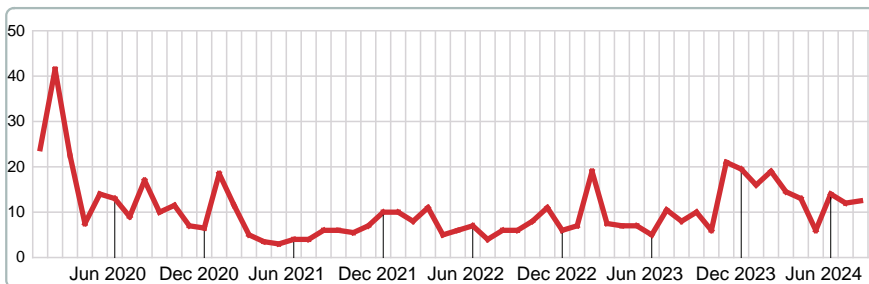
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 10

High Feb 2020 42 Low May 2021 3

Median Days on Market to Sale this month at 13 above the 5 yr AUG average of 10



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10.61%	4	22	3	0	0
\$75,001 - \$125,000	9.09%	4	5	3	0	0
\$125,001 - \$150,000	9.09%	6	32	7	1	0
\$150,001 - \$200,000	28.79%	17	0	16	23	0
\$200,001 - \$275,000	18.18%	13	0	9	22	0
\$275,001 - \$425,000	13.64%	11	0	13	32	4
\$425,001 and up	10.61%	42	0	42	39	41
Median Closed DOM		13	6	10	23	19
Total Closed Units	100%	66	10	38	15	3
Total Closed Volume		15,318,800	859.05K	7.26M	5.68M	1.51M

August 2024



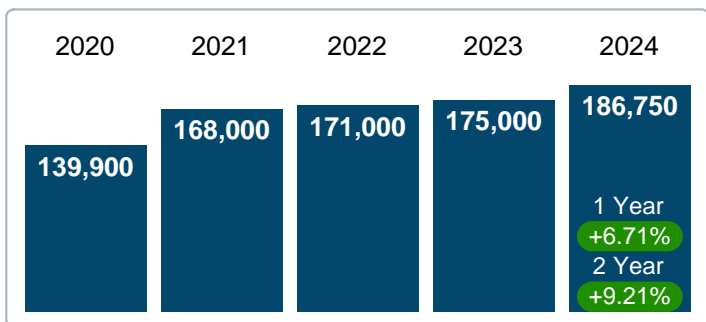
Area Delimited by County Of Washington - Residential Property Type



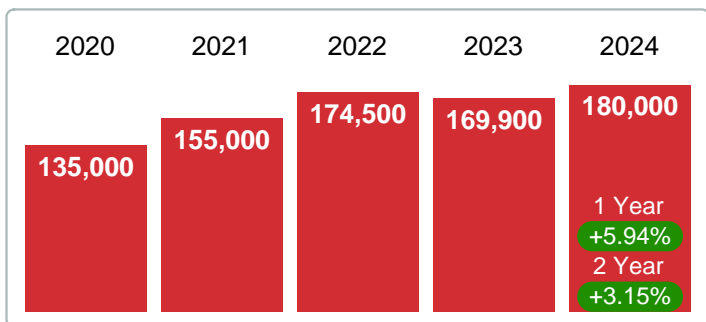
MEDIAN LIST PRICE AT CLOSING

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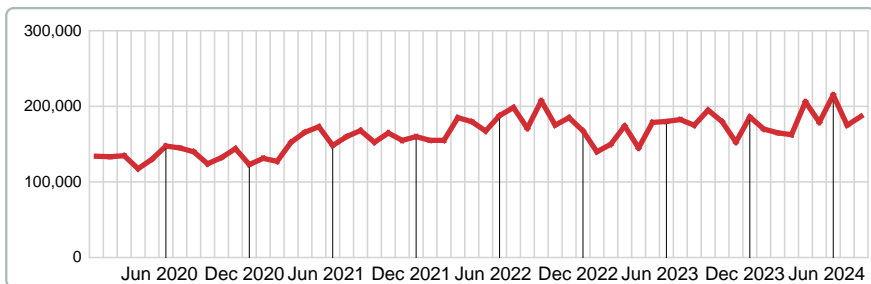
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

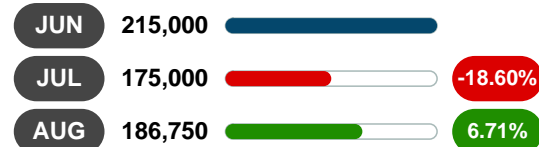


3 MONTHS

5 year AUG AVG = 168,130

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

Median List Price at Closing this month at **186,750**
above the 5 yr AUG average of **168,130**



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9.09%	41,950	34,950	44,900	0	0
\$75,001 - \$125,000	10.61%	86,000	89,900	79,950	0	0
\$125,001 - \$150,000	10.61%	145,000	145,500	135,000	147,450	0
\$150,001 - \$200,000	25.76%	175,000	0	175,000	0	0
\$200,001 - \$275,000	19.70%	230,000	0	219,950	235,000	0
\$275,001 - \$425,000	12.12%	317,000	0	289,900	347,000	299,900
\$425,001 and up	12.12%	497,500	0	447,000	497,500	631,500
Median List Price		186,750	87,950	182,500	315,000	549,000
Total Closed Units	100%	186,750	10	38	15	3
Total Closed Volume		15,624,950	886.35K	7.30M	5.88M	1.56M

August 2024



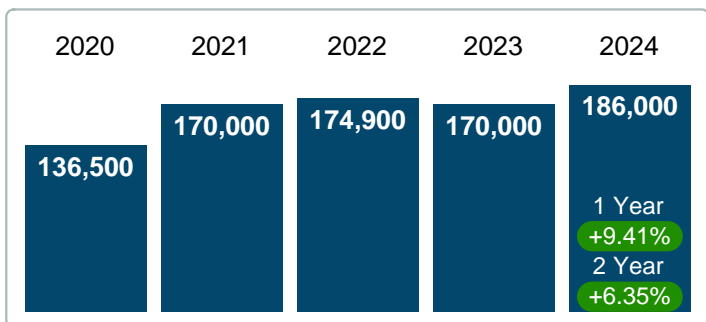
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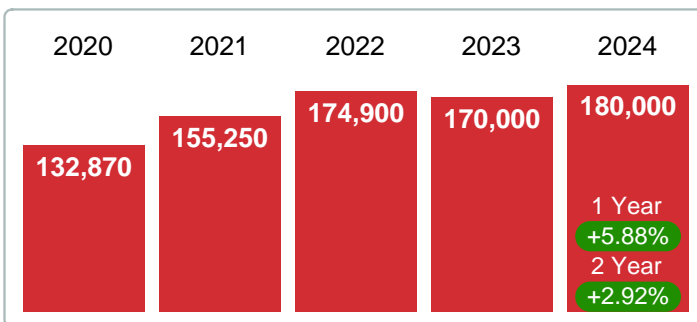
MEDIAN SOLD PRICE AT CLOSING

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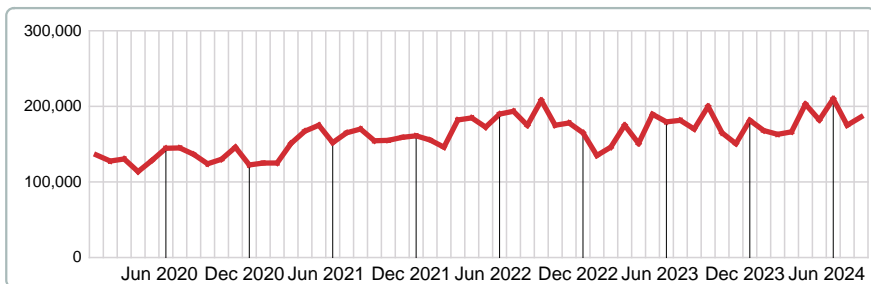
AUGUST



YEAR TO DATE (YTD)

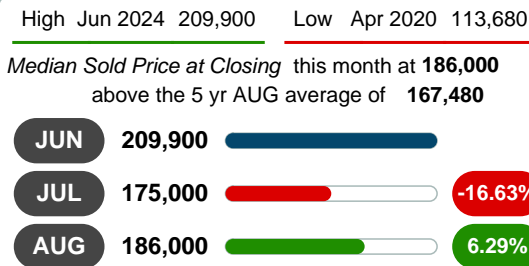


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 167,480



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	10.61%	39,000	35,000	51,500	0	0
\$75,001 - \$125,000	6	9.09%	88,275	88,050	88,500	0	0
\$125,001 - \$150,000	6	9.09%	145,000	142,000	149,900	145,000	0
\$150,001 - \$200,000	19	28.79%	175,000	0	177,500	155,000	0
\$200,001 - \$275,000	12	18.18%	230,000	0	219,000	235,000	0
\$275,001 - \$425,000	9	13.64%	310,650	0	292,950	342,500	310,000
\$425,001 and up	7	10.61%	500,000	0	450,000	495,000	600,750
Median Sold Price			186,000	85,525	185,000	310,650	539,000
Total Closed Units		100%	186,000	10	38	15	3
Total Closed Volume			15,318,800	859.05K	7.26M	5.68M	1.51M

August 2024



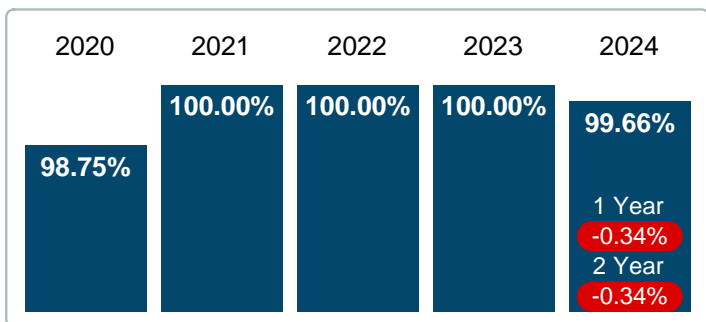
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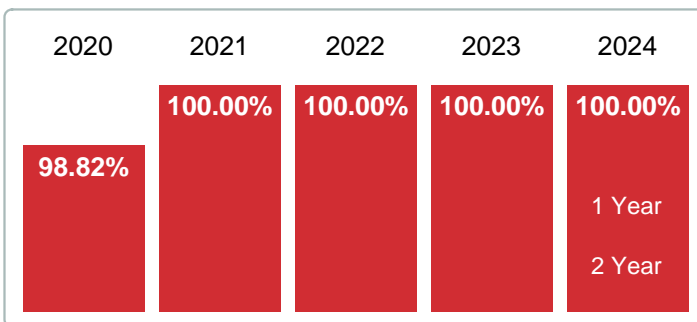
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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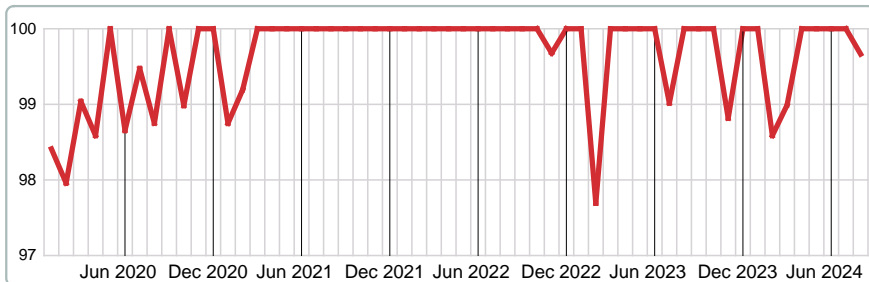
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

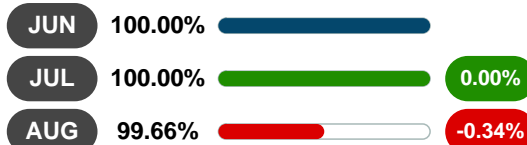


3 MONTHS

5 year AUG AVG = 99.68%

High Jul 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **99.66%** equal to 5 yr AUG average of **99.68%**



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
\$75,000 and less	7	10.61%	93.87%	81.25%	95.73%	0.00%	0.00%
\$75,001 - \$125,000	6	9.09%	104.74%	102.38%	110.63%	0.00%	0.00%
\$125,001 - \$150,000	6	9.09%	100.00%	97.60%	102.96%	100.00%	0.00%
\$150,001 - \$200,000	19	28.79%	100.00%	0.00%	100.00%	103.40%	0.00%
\$200,001 - \$275,000	12	18.18%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$425,000	9	13.64%	98.62%	0.00%	97.68%	98.68%	103.37%
\$425,001 and up	7	10.61%	95.15%	0.00%	96.77%	94.91%	95.48%
Median Sold/List Ratio		99.66%		97.60%	100.00%	98.75%	98.18%
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



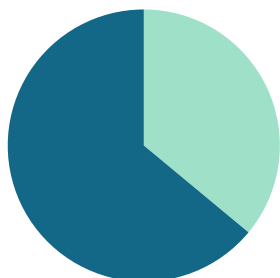
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

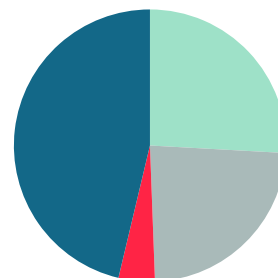


Inventory
 New Listings
67 = 36.02%
 Start Inventory
119
 Total Inventory Units
186
 Volume
\$63,354,798

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%
Median List Price	175,000	186,750	6.71%	169,900	180,000	5.94%
Median Sale Price	170,000	186,000	9.41%	170,000	180,000	5.88%
Median Percent of Selling Price to List Price	100.00%	99.66%	-0.34%	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	12.50	56.25%	7.00	12.00	71.43%
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

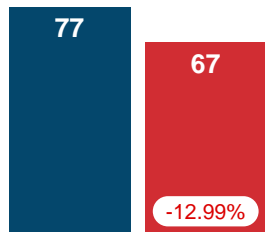
Inventory on August 31, 2024 = **118**

2023 **2024**

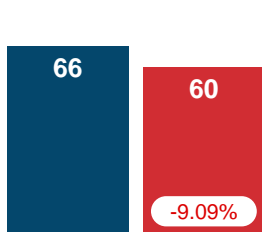
AUGUST MARKET

MEDIAN PRICES

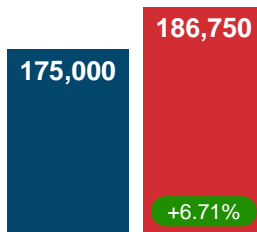
New Listings



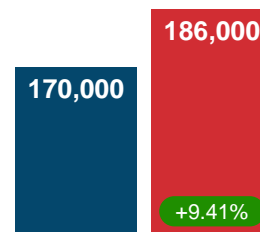
Pending Listings



List Price



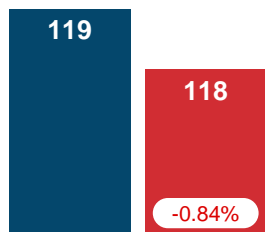
Sale Price



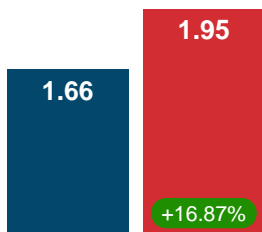
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

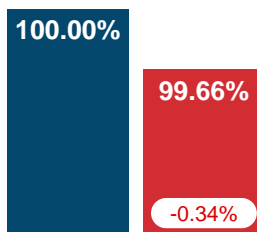
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

