

September 2024

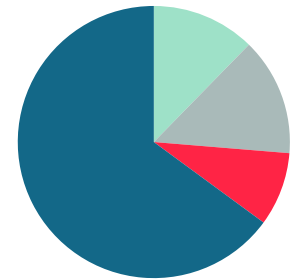
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2023	2024	+/-%
Closed Listings	96	66	-31.25%
Pending Listings	72	75	4.17%
New Listings	129	111	-13.95%
Average List Price	228,692	220,469	-3.60%
Average Sale Price	224,663	213,645	-4.90%
Average Percent of Selling Price to List Price	95.51%	95.73%	0.23%
Average Days on Market to Sale	33.51	55.56	65.80%
End of Month Inventory	346	348	0.58%
Months Supply of Inventory	4.16	4.44	6.68%



- Closed (12.31%)
- Pending (13.99%)
- Other OffMarket (8.77%)
- Active (64.93%)

Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of September 30, 2024 = **348**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2024 rose **0.58%** to 348 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **4.44** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **4.90%** in September 2024 to \$213,645 versus the previous year at \$224,663.

Average Days on Market Lengthens

The average number of **55.56** days that homes spent on the market before selling increased by 22.05 days or **65.80%** in September 2024 compared to last year's same month at **33.51** DOM.

Sales Success for September 2024 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 111 New Listings in September 2024, down **13.95%** from last year at 129. Furthermore, there were 66 Closed Listings this month versus last year at 96, a **-31.25%** decrease.

Closed versus Listed trends yielded a **59.5%** ratio, down from previous year's, September 2023, at **74.4%**, a **20.10%** 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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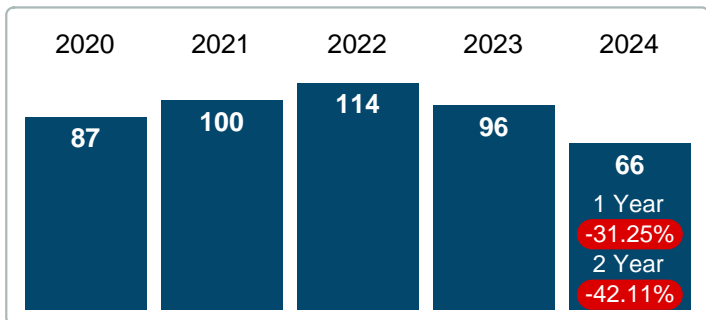
Area Delimited by County Of Creek



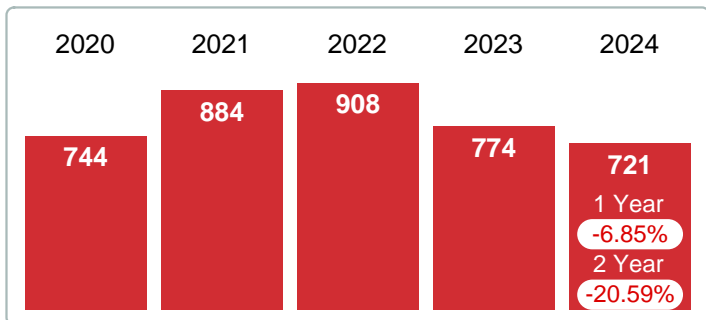
CLOSED LISTINGS

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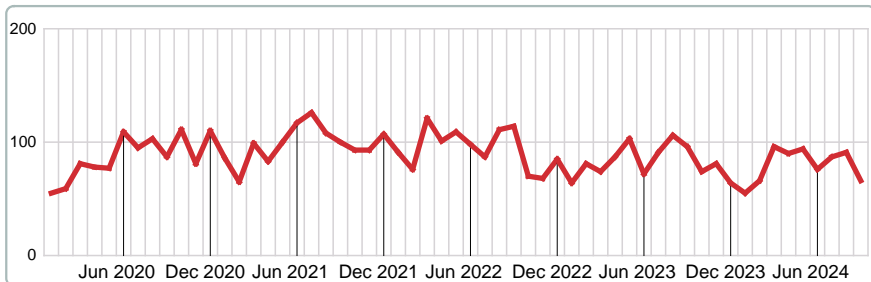
SEPTEMBER



YEAR TO DATE (YTD)

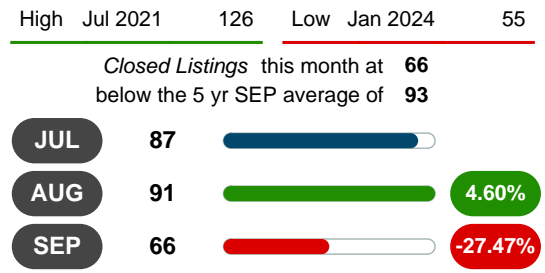


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 93



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.06%	25.5	4	0	0	0
\$25,001 - \$125,000	8	12.12%	90.4	4	4	0	0
\$125,001 - \$150,000	5	7.58%	26.0	3	2	0	0
\$150,001 - \$225,000	23	34.85%	65.8	9	12	2	0
\$225,001 - \$275,000	8	12.12%	19.1	0	5	3	0
\$275,001 - \$325,000	12	18.18%	49.2	2	7	3	0
\$325,001 and up	6	9.09%	76.0	1	1	3	1
Total Closed Units	66			23	31	11	1
Total Closed Volume	14,100,543	100%	55.6	3.67M	6.64M	3.39M	410.00K
Average Closed Price	\$213,645			\$159,402	\$214,045	\$308,082	\$410,000



September 2024

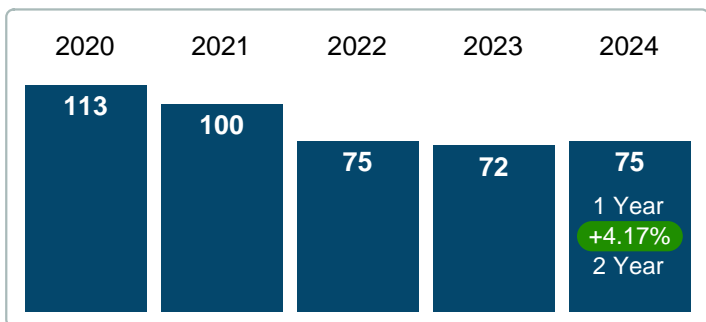
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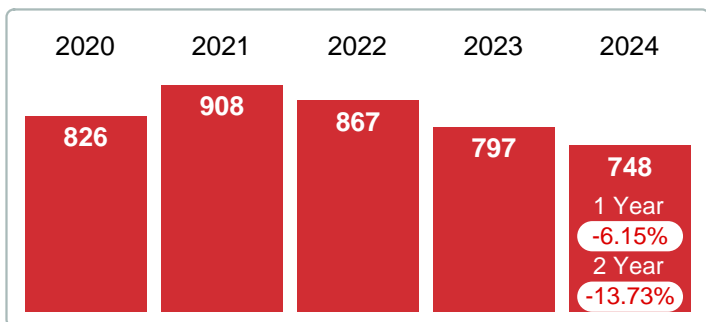
PENDING LISTINGS

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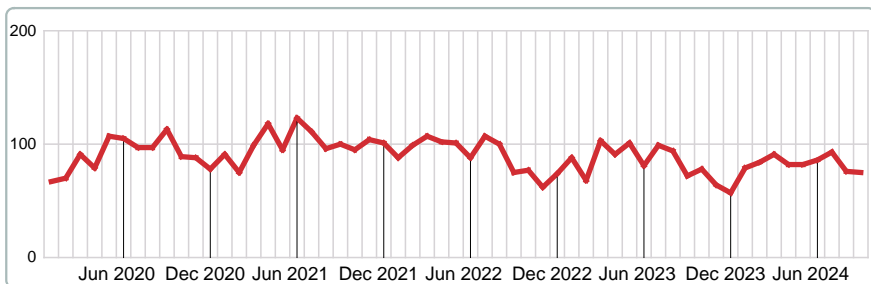
SEPTEMBER



YEAR TO DATE (YTD)

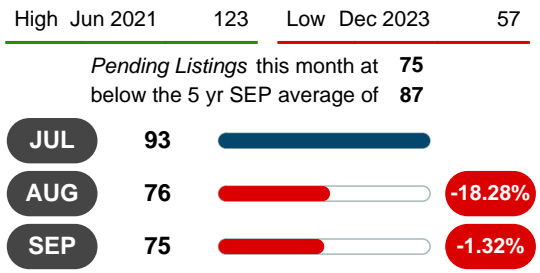


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 87



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	7	9.33%	31.1	6	1	0	0
\$80,001 - \$120,000	8	10.67%	77.8	6	1	1	0
\$120,001 - \$170,000	14	18.67%	37.9	7	6	1	0
\$170,001 - \$230,000	17	22.67%	57.1	2	14	1	0
\$230,001 - \$310,000	14	18.67%	60.0	3	9	2	0
\$310,001 - \$400,000	7	9.33%	44.4	1	4	2	0
\$400,001 and up	8	10.67%	62.6	1	3	3	1
Total Pending Units	75			26	38	10	1
Total Pending Volume	18,313,144	100%	94.2	4.08M	10.15M	3.61M	468.90K
Average Listing Price	\$140,509			\$157,109	\$267,158	\$360,740	\$468,900



September 2024

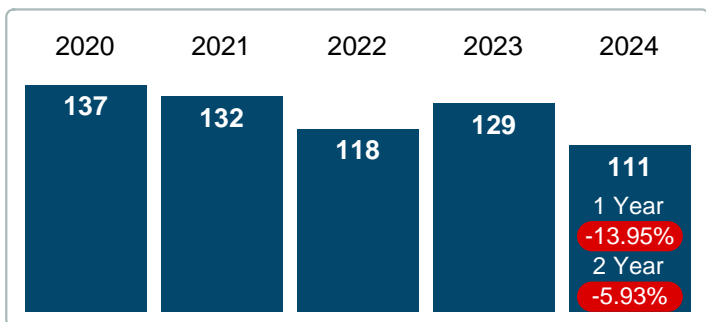
Area Delimited by County Of Creek



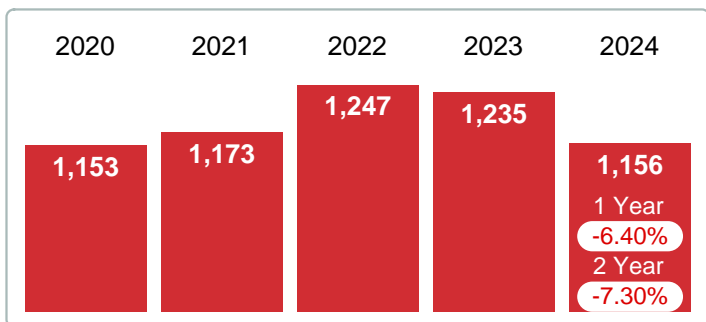
NEW LISTINGS

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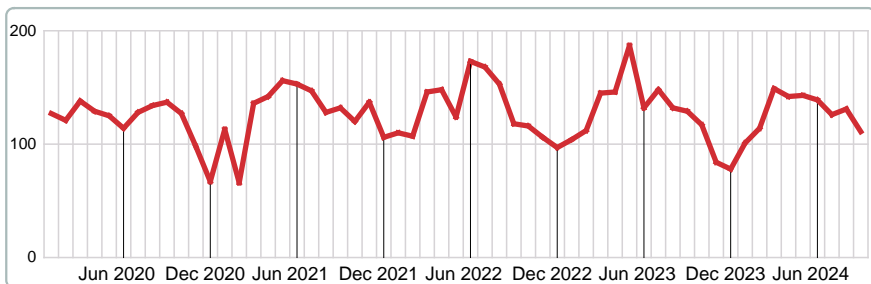
SEPTEMBER



YEAR TO DATE (YTD)

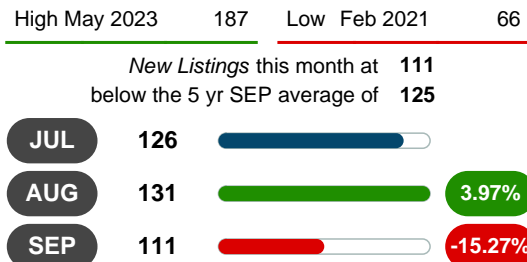


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 125



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$50,000 and less	9	8.11%	3	6	0	0
\$50,001 - \$100,000	16	14.41%	14	1	1	0
\$100,001 - \$150,000	15	13.51%	6	7	1	1
\$150,001 - \$225,000	28	25.23%	9	18	1	0
\$225,001 - \$300,000	19	17.12%	2	13	3	1
\$300,001 - \$450,000	13	11.71%	2	8	3	0
\$450,001 and up	11	9.91%	3	1	5	2
Total New Listed Units	111		39	54	14	4
Total New Listed Volume	25,756,009	100%	6.73M	12.07M	5.47M	1.49M
Average New Listed Listing Price	\$175,000		\$172,533	\$223,500	\$390,845	\$371,600



September 2024

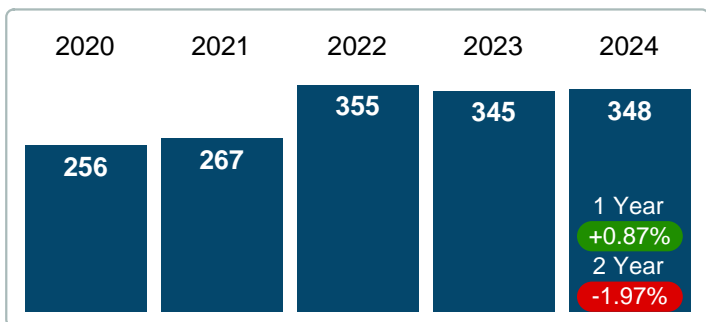
Area Delimited by County Of Creek



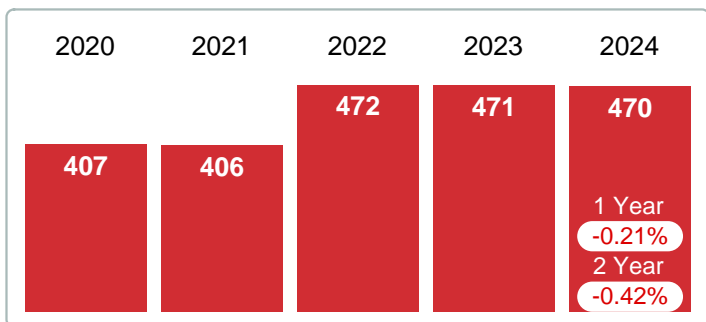
ACTIVE INVENTORY

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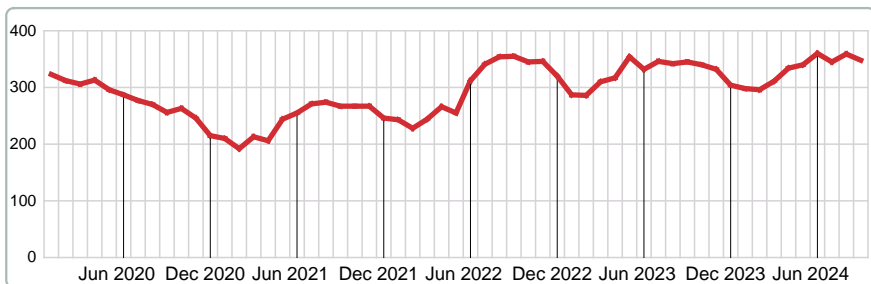
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 314

High Jun 2024 360 Low Feb 2021 192

Inventory this month at **348**
above the 5 yr SEP average of **314**

- JUL 345
- AUG 359 +4.06%
- SEP 348 -3.06%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	30	8.62%	102.8	25	5	0	0
\$50,001 - \$75,000	23	6.61%	91.2	22	1	0	0
\$75,001 - \$150,000	71	20.40%	94.6	56	10	4	1
\$150,001 - \$250,000	91	26.15%	81.6	36	44	11	0
\$250,001 - \$375,000	55	15.80%	85.7	19	24	8	4
\$375,001 - \$575,000	40	11.49%	90.6	14	10	12	4
\$575,001 and up	38	10.92%	114.7	15	6	9	8
Total Active Inventory by Units	348			187	100	44	17
Total Active Inventory by Volume	105,083,173	100%	92.0	43.37M	30.21M	19.66M	11.85M
Average Active Inventory Listing Price	\$301,963			\$231,917	\$302,120	\$446,736	\$696,841



September 2024

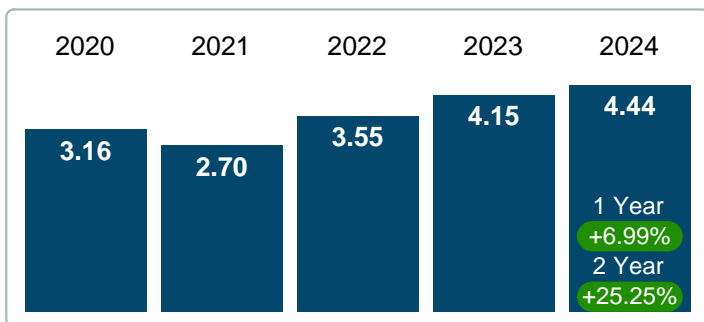
Area Delimited by County Of Creek



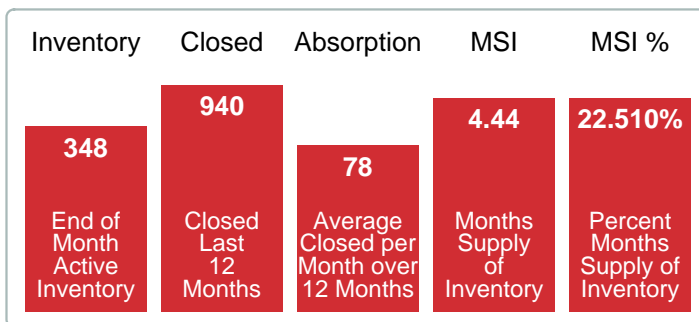
MONTHS SUPPLY of INVENTORY (MSI)

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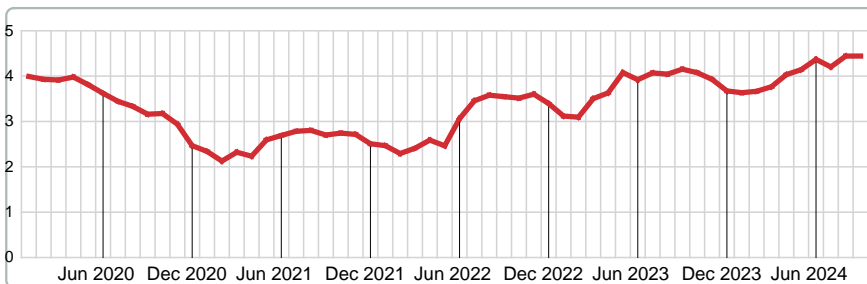
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

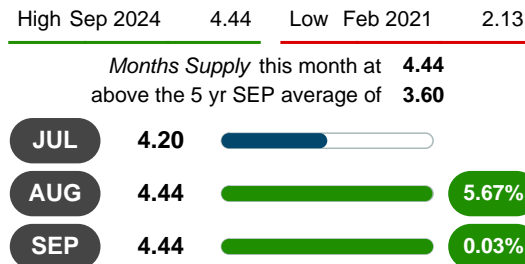


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.60



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
\$50,000 and less	30	8.62%	3.40	3.95	2.22	0.00	0.00
\$50,001 - \$75,000	23	6.61%	6.57	7.33	2.40	0.00	0.00
\$75,001 - \$150,000	71	20.40%	4.16	6.79	1.29	4.00	12.00
\$150,001 - \$250,000	91	26.15%	3.43	6.86	2.58	2.93	0.00
\$250,001 - \$375,000	55	15.80%	4.18	9.91	3.27	2.40	6.86
\$375,001 - \$575,000	40	11.49%	6.86	16.80	5.45	4.80	6.00
\$575,001 and up	38	10.92%	11.12	60.00	7.20	5.68	10.67
Market Supply of Inventory (MSI)			4.44	7.24	2.67	3.54	6.58
Total Active Inventory by Units		100%	4.44	187	100	44	17

September 2024



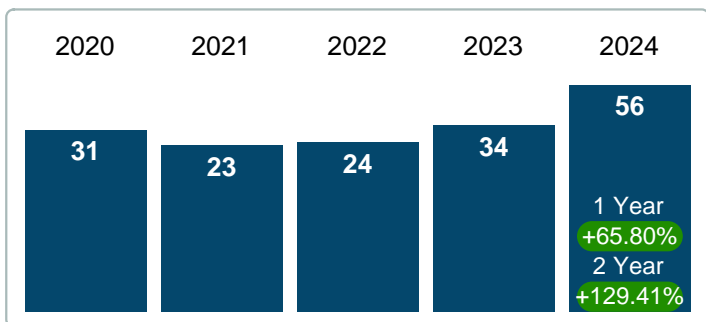
Area Delimited by County Of Creek



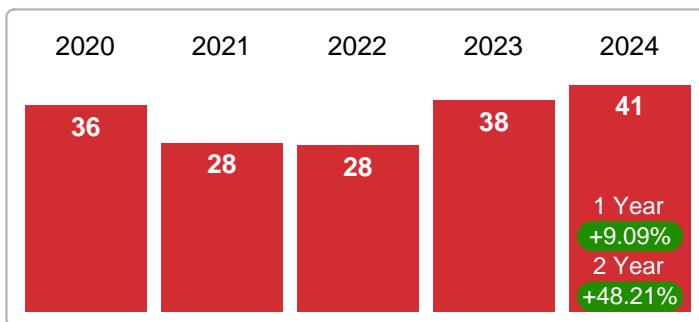
AVERAGE DAYS ON MARKET TO SALE

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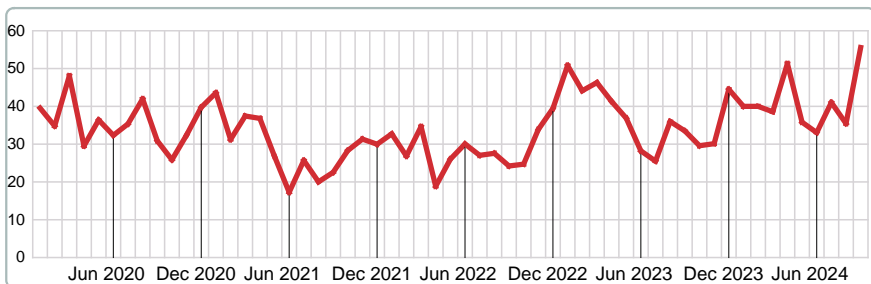
SEPTEMBER



YEAR TO DATE (YTD)

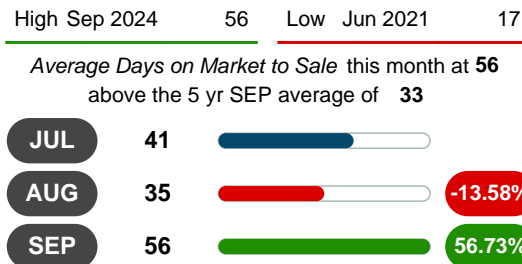


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 33



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
\$25,000 and less	6.06%	26	26	0	0	0
\$25,001 - \$125,000	12.12%	90	116	65	0	0
\$125,001 - \$150,000	7.58%	26	31	18	0	0
\$150,001 - \$225,000	34.85%	66	111	33	60	0
\$225,001 - \$275,000	12.12%	19	0	22	14	0
\$275,001 - \$325,000	18.18%	49	86	38	50	0
\$325,001 and up	9.09%	76	145	4	49	159
Average Closed DOM		56	86	35	42	159
Total Closed Units	100%	66	23	31	11	1
Total Closed Volume		14,100,543	3.67M	6.64M	3.39M	410.00K



September 2024

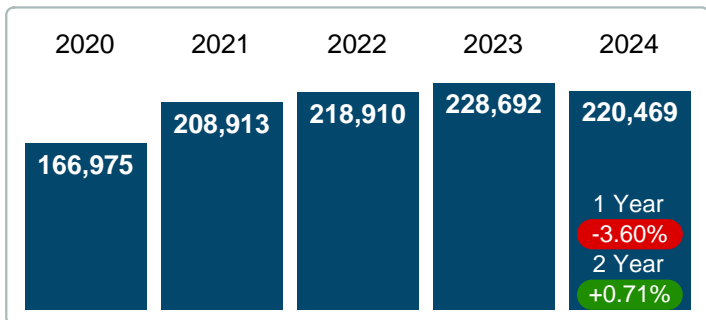
Area Delimited by County Of Creek



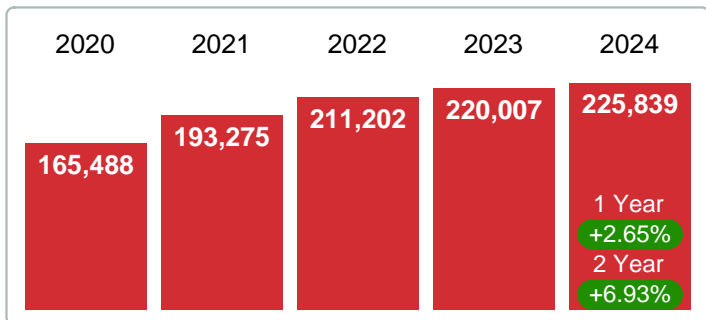
AVERAGE LIST PRICE AT CLOSING

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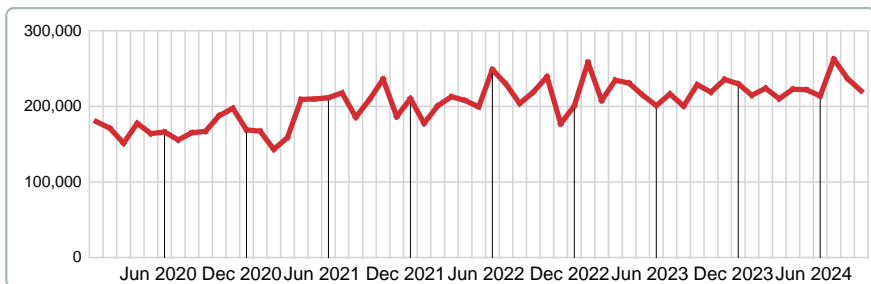
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

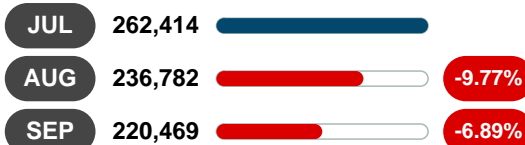


3 MONTHS

5 year SEP AVG = 208,792

High Jul 2024 262,414 Low Feb 2021 143,080

Average List Price at Closing this month at **220,469**
above the 5 yr SEP average of **208,792**



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
\$25,000 and less	4.55%	13,332	23,749	0	0	0
\$25,001 - \$125,000	12.12%	61,987	50,725	93,250	0	0
\$125,001 - \$150,000	9.09%	138,883	140,833	137,900	0	0
\$150,001 - \$225,000	34.85%	190,098	194,944	183,987	204,950	0
\$225,001 - \$275,000	10.61%	264,057	0	270,280	258,967	0
\$275,001 - \$325,000	18.18%	299,467	312,000	301,257	303,300	0
\$325,001 and up	10.61%	481,071	795,000	450,000	457,667	420,500
Average List Price		220,469	169,300	218,285	315,427	420,500
Total Closed Units	100%	220,469	23	31	11	1
Total Closed Volume		14,550,940	3.89M	6.77M	3.47M	420.50K



September 2024

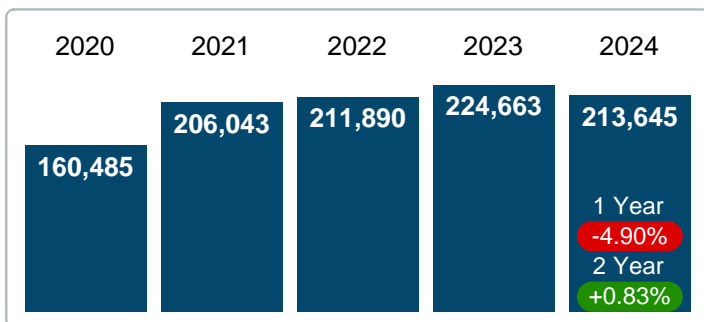
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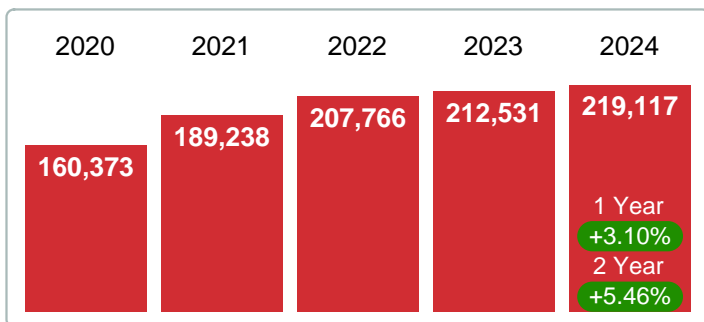
AVERAGE SOLD PRICE AT CLOSING

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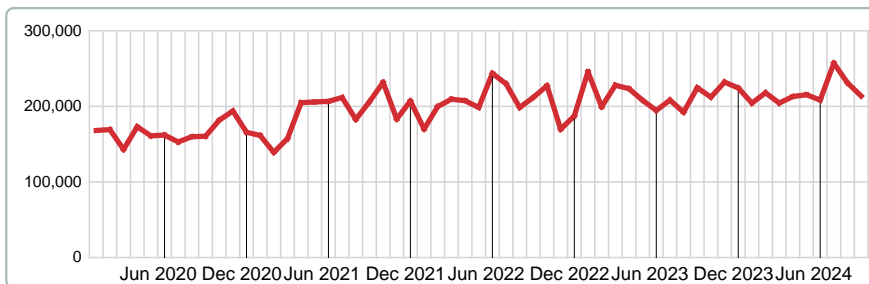
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

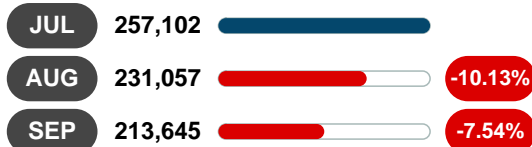


3 MONTHS

5 year SEP AVG = 203,345

High Jul 2024 257,102 Low Feb 2021 139,118

Average Sold Price at Closing this month at 213,645 above the 5 yr SEP average of 203,345



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
\$25,000 and less	6.06%	15,811	15,811	0	0	0
\$25,001 - \$125,000	12.12%	64,319	48,250	80,388	0	0
\$125,001 - \$150,000	7.58%	133,300	131,833	135,500	0	0
\$150,001 - \$225,000	34.85%	182,320	183,833	179,496	192,450	0
\$225,001 - \$275,000	12.12%	261,250	0	266,000	253,333	0
\$275,001 - \$325,000	18.18%	300,325	305,000	299,843	298,333	0
\$325,001 and up	9.09%	494,833	750,000	460,000	449,667	410,000
Average Sold Price		213,645	159,402	214,045	308,082	410,000
Total Closed Units	100%	213,645	23	31	11	1
Total Closed Volume		14,100,543	3.67M	6.64M	3.39M	410.00K

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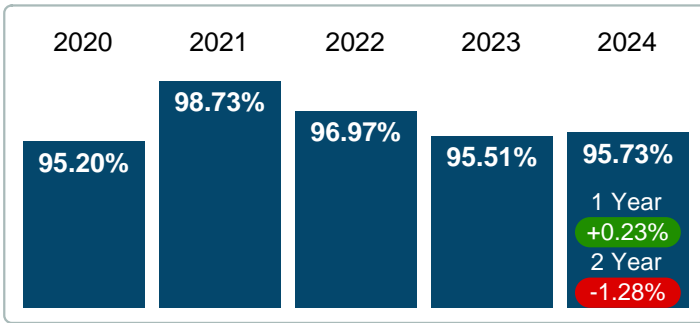
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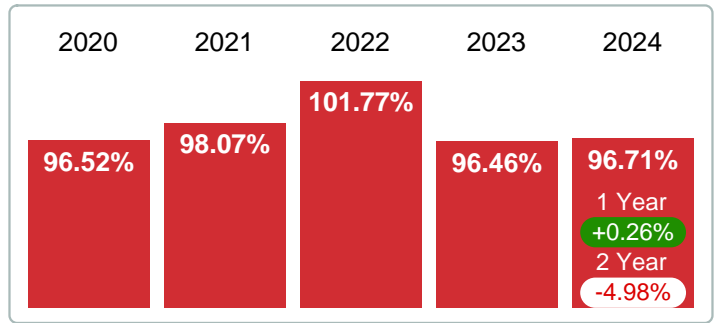
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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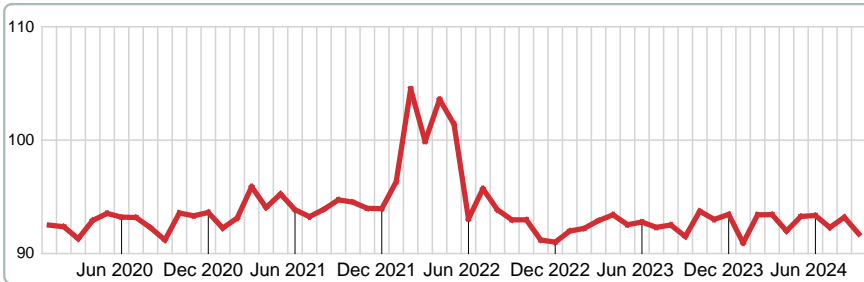
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

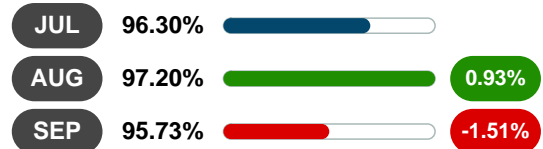


3 MONTHS

5 year SEP AVG = 96.43%

High Feb 2022 108.52% Low Jan 2024 94.94%

Average Sold/List Ratio this month at **95.73%**
equal to 5 yr SEP average of **96.43%**



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
\$25,000 and less	4	6.06%	84.06%	84.06%	0.00%	0.00%	0.00%
\$25,001 - \$125,000	8	12.12%	91.47%	98.24%	84.70%	0.00%	0.00%
\$125,001 - \$150,000	5	7.58%	95.57%	93.81%	98.22%	0.00%	0.00%
\$150,001 - \$225,000	23	34.85%	96.09%	94.64%	97.52%	94.05%	0.00%
\$225,001 - \$275,000	8	12.12%	98.23%	0.00%	98.39%	97.98%	0.00%
\$275,001 - \$325,000	12	18.18%	98.98%	97.66%	99.60%	98.41%	0.00%
\$325,001 and up	6	9.09%	98.13%	94.34%	102.22%	98.24%	97.50%
Average Sold/List Ratio		95.70%		93.57%	96.67%	97.45%	97.50%
Total Closed Units		66	100%	23	31	11	1
Total Closed Volume		14,100,543		3.67M	6.64M	3.39M	410.00K



September 2024

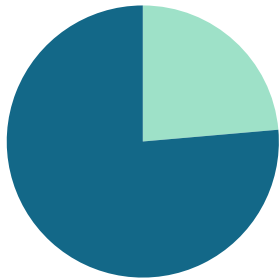
Area Delimited by County Of Creek



MARKET SUMMARY

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

INVENTORY



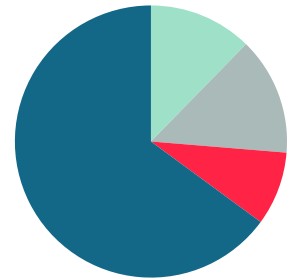
Inventory

- New Listings **111 = 23.62%**
- Start Inventory **359**
- Total Inventory Units **470**
- Volume **\$140,574,181**

Market Activity

- Closed Sales **66 = 12.31%**
- Pending Sales **75 = 13.99%**
- Other Off Market **47 = 8.77%**
- Active Inventory **348 = 64.93%**

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	96	66	-31.25%	774	721	-6.85%
Pending Sales	72	75	+4.17%	797	748	-6.15%
New Listings	129	111	-13.95%	1,235	1,156	-6.40%
Average List Price	228,692	220,469	-3.60%	220,007	225,839	+2.65%
Average Sale Price	224,663	213,645	-4.90%	212,531	219,117	+3.10%
Average Percent of Selling Price to List Price	95.51%	95.73%	+0.23%	96.46%	96.71%	+0.26%
Average Days on Market to Sale	33.51	55.56	+65.80%	37.51	40.92	+9.09%
Monthly Inventory	346	348	+0.58%	346	348	+0.58%
Months Supply of Inventory	4.16	4.44	+6.68%	4.16	4.44	+6.68%

Absorption: Last 12 months, an Average of **78** Sales/Month

Inventory on September 30, 2024 = **348**

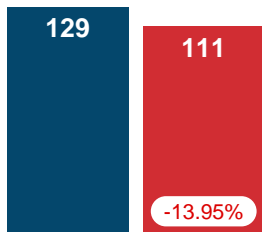
2023

2024

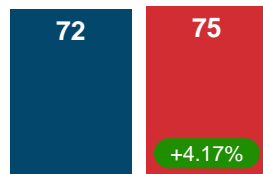
SEPTEMBER MARKET

AVERAGE PRICES

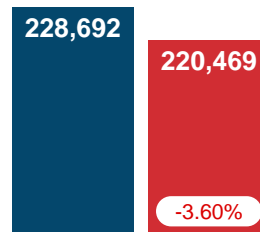
New Listings



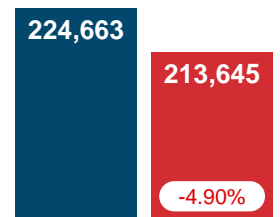
Pending Listings



List Price



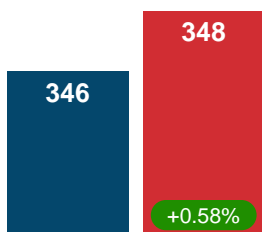
Sale Price



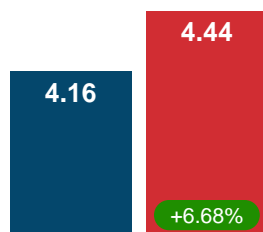
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

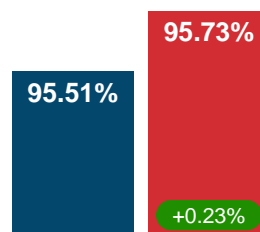
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

