



# September 2024

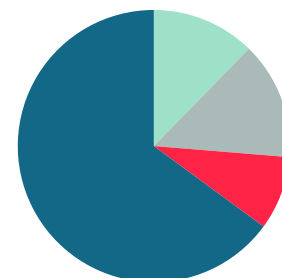
Area Delimited by County Of Creek



## 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%
Median List Price	165,000	199,900	21.15%
Median Sale Price	164,000	186,000	13.41%
Median Percent of Selling Price to List Price	98.64%	98.22%	-0.43%
Median Days on Market to Sale	13.00	31.50	142.31%
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.

#### 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 **13.41%** in September 2024 to \$186,000 versus the previous year at \$164,000.

#### Median Days on Market Lengthens

The median number of **31.50** days that homes spent on the market before selling increased by 18.50 days or **142.31%** in September 2024 compared to last year's same month at **13.00** DOM.

#### Sales Success for September 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 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.

### 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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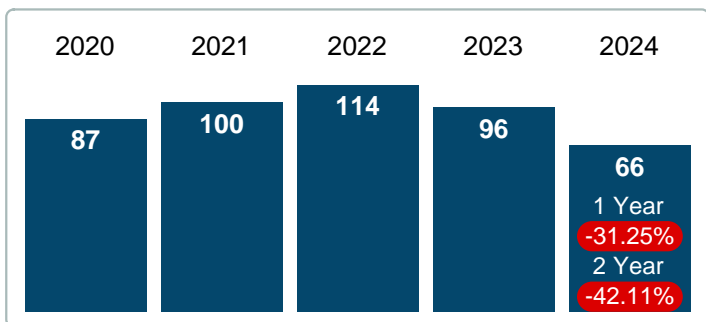
Area Delimited by County Of Creek



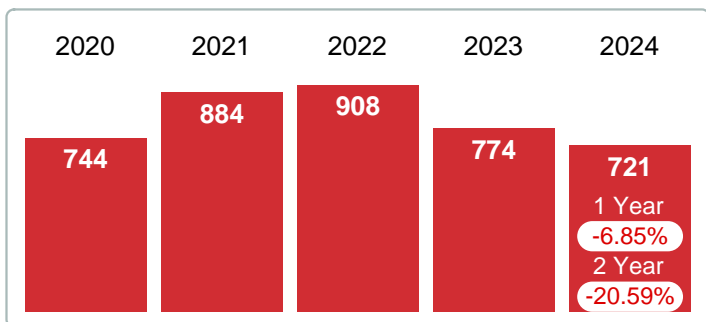
## CLOSED LISTINGS

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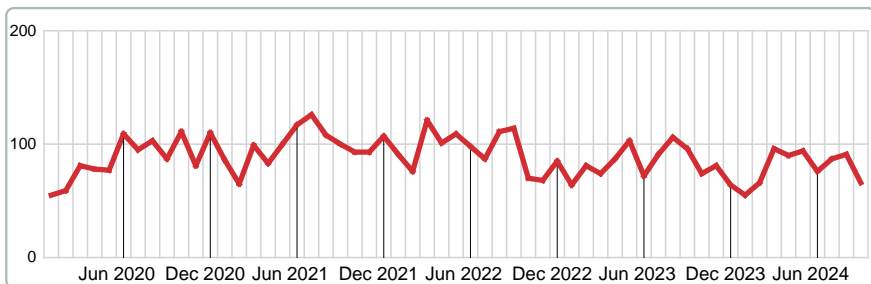
### SEPTEMBER



### YEAR TO DATE (YTD)

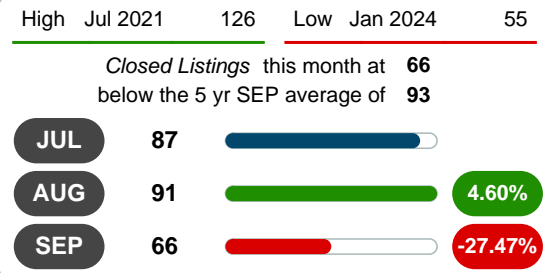


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 93



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.06%	22.0	4	0	0	0
\$25,001 - \$125,000	8	12.12%	62.5	4	4	0	0
\$125,001 - \$150,000	5	7.58%	30.0	3	2	0	0
\$150,001 - \$225,000	23	34.85%	33.0	9	12	2	0
\$225,001 - \$275,000	8	12.12%	11.5	0	5	3	0
\$275,001 - \$325,000	12	18.18%	49.0	2	7	3	0
\$325,001 and up	6	9.09%	73.0	1	1	3	1
<b>Total Closed Units</b>	<b>66</b>			<b>23</b>	<b>31</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>14,100,543</b>	<b>100%</b>	<b>31.5</b>	<b>3.67M</b>	<b>6.64M</b>	<b>3.39M</b>	<b>410.00K</b>
<b>Median Closed Price</b>	<b>\$186,000</b>			<b>\$165,000</b>	<b>\$187,000</b>	<b>\$280,000</b>	<b>\$410,000</b>



# September 2024

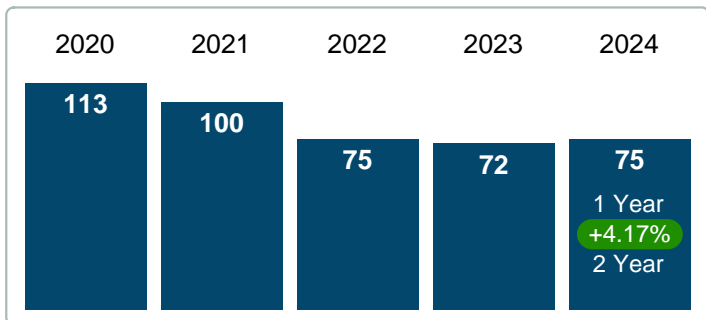
Area Delimited by County Of Creek



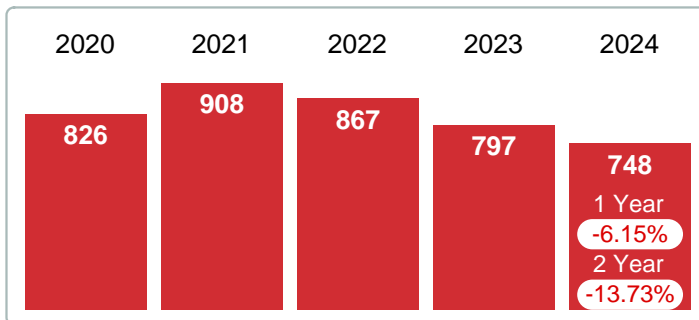
## PENDING LISTINGS

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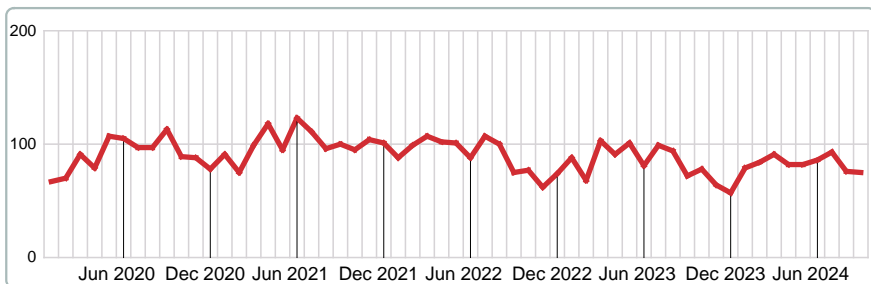
### SEPTEMBER



### YEAR TO DATE (YTD)

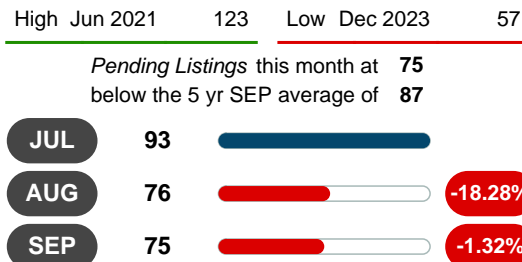


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 87



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.33%	6.0	6	1	0	0
\$75,001 - \$125,000	10	13.33%	35.0	7	1	2	0
\$125,001 - \$150,000	7	9.33%	15.0	3	4	0	0
\$150,001 - \$225,000	19	25.33%	32.0	5	13	1	0
\$225,001 - \$300,000	15	20.00%	54.0	3	11	1	0
\$300,001 - \$400,000	9	12.00%	19.0	1	5	3	0
\$400,001 and up	8	10.67%	40.5	1	3	3	1
<b>Total Pending Units</b>	<b>75</b>			<b>26</b>	<b>38</b>	<b>10</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>18,313,144</b>	<b>100%</b>	<b>28.0</b>	<b>4.08M</b>	<b>10.15M</b>	<b>3.61M</b>	<b>468.90K</b>
<b>Median Listing Price</b>	<b>\$200,000</b>			<b>\$127,500</b>	<b>\$224,450</b>	<b>\$324,950</b>	<b>\$468,900</b>



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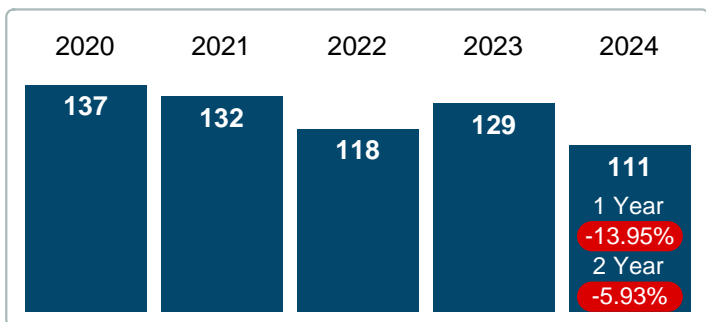
Area Delimited by County Of Creek



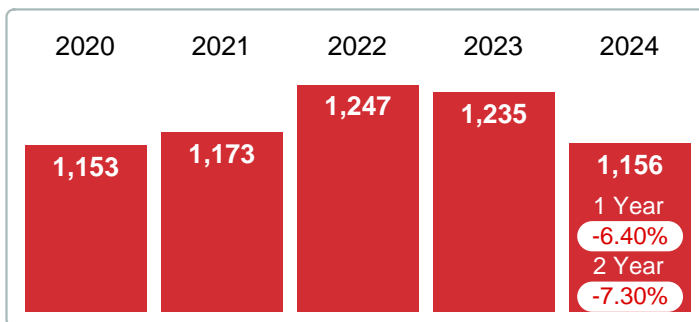
## NEW LISTINGS

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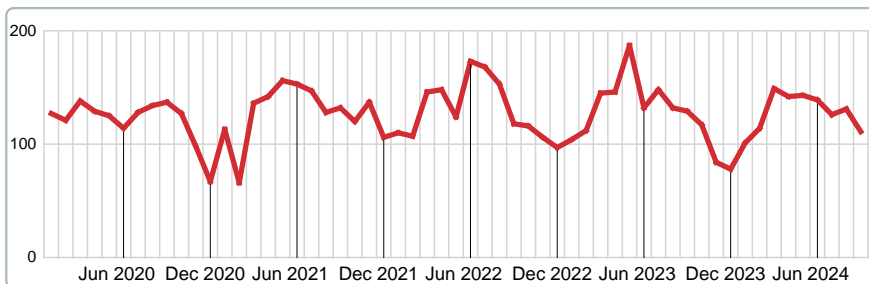
### SEPTEMBER



### YEAR TO DATE (YTD)

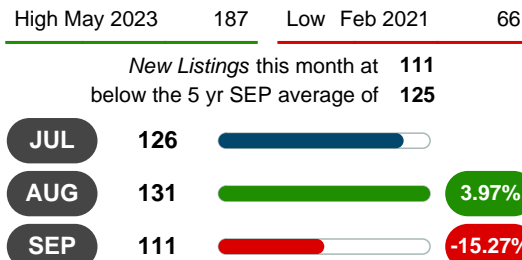


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>111</b>		<b>39</b>	<b>54</b>	<b>14</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>25,756,009</b>	<b>100%</b>	<b>6.73M</b>	<b>12.07M</b>	<b>5.47M</b>	<b>1.49M</b>
<b>Median New Listed Listing Price</b>	<b>\$199,000</b>		<b>\$135,000</b>	<b>\$215,000</b>	<b>\$345,000</b>	<b>\$369,200</b>



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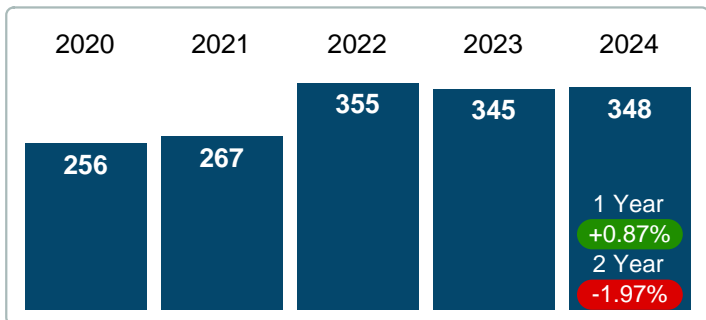
Area Delimited by County Of Creek



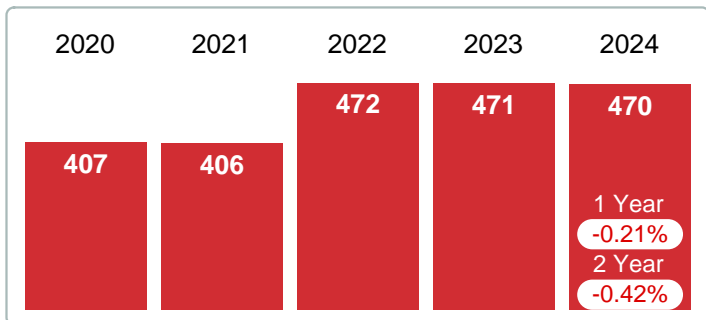
## ACTIVE INVENTORY

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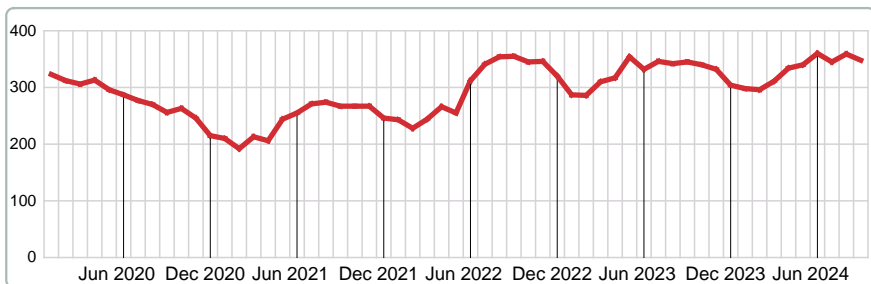
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

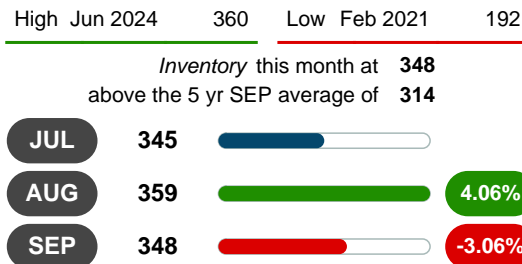


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 314



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	30	8.62%	103.0	25	5	0	0
\$50,001 - \$75,000	23	6.61%	78.0	22	1	0	0
\$75,001 - \$150,000	71	20.40%	59.0	56	10	4	1
\$150,001 - \$250,000	91	26.15%	62.0	36	44	11	0
\$250,001 - \$375,000	55	15.80%	74.0	19	24	8	4
\$375,001 - \$575,000	40	11.49%	69.0	14	10	12	4
\$575,001 and up	38	10.92%	83.5	15	6	9	8
<b>Total Active Inventory by Units</b>	<b>348</b>			<b>187</b>	<b>100</b>	<b>44</b>	<b>17</b>
<b>Total Active Inventory by Volume</b>	<b>105,083,173</b>	<b>100%</b>	<b>73.5</b>	<b>43.37M</b>	<b>30.21M</b>	<b>19.66M</b>	<b>11.85M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$200,000</b>			<b>\$132,000</b>	<b>\$227,000</b>	<b>\$329,950</b>	<b>\$515,000</b>



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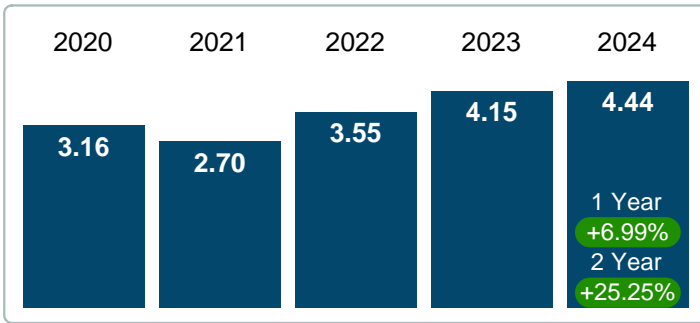
Area Delimited by County Of Creek



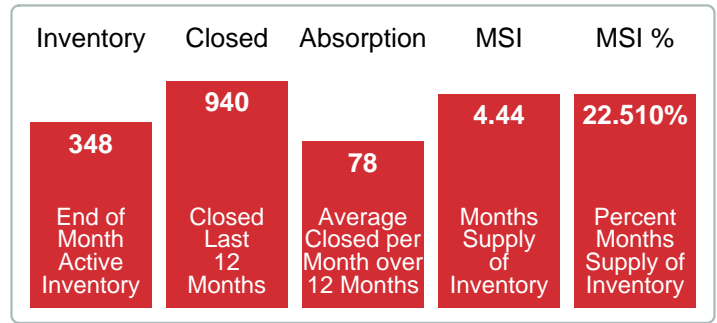
## MONTHS SUPPLY of INVENTORY (MSI)

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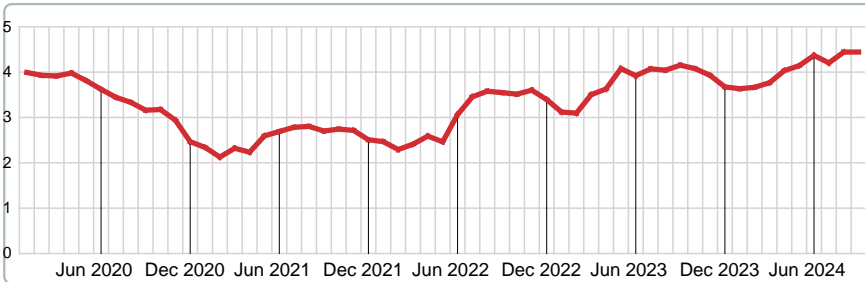
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2024

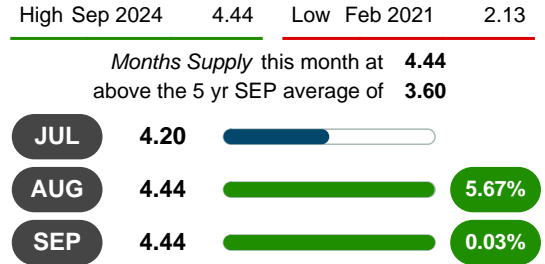


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

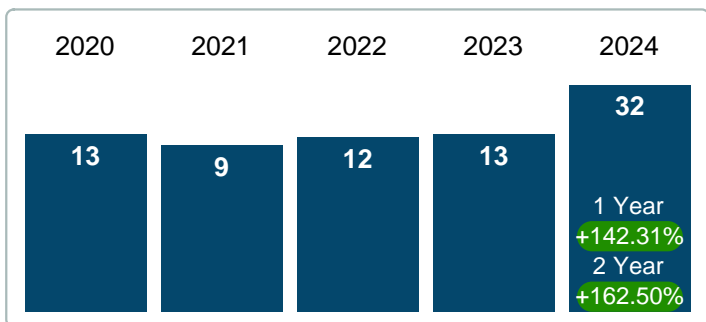
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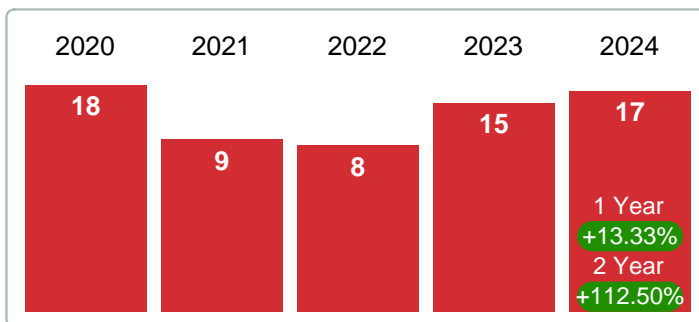
## MEDIAN DAYS ON MARKET TO SALE

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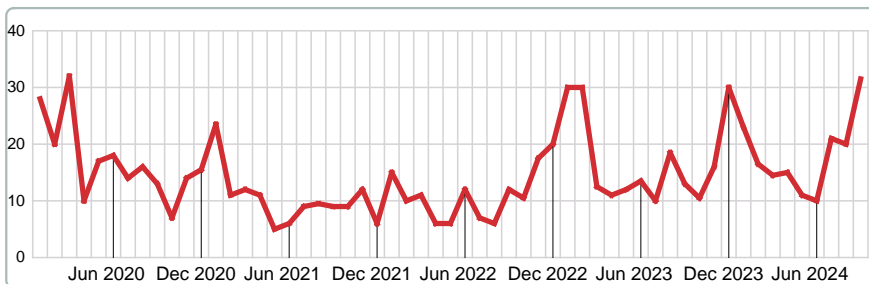
### SEPTEMBER



### YEAR TO DATE (YTD)

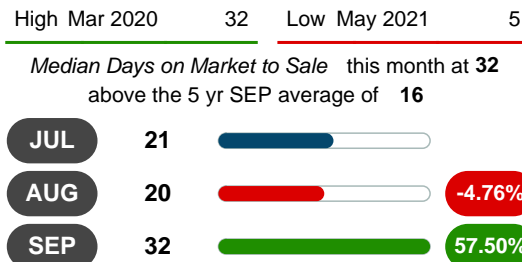


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 16



### 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
\$25,000 and less	6.06%	22	22	0	0	0
\$25,001 - \$125,000	12.12%	63	92	63	0	0
\$125,001 - \$150,000	7.58%	30	30	18	0	0
\$150,001 - \$225,000	34.85%	33	73	18	60	0
\$225,001 - \$275,000	12.12%	12	0	16	1	0
\$275,001 - \$325,000	18.18%	49	86	3	41	0
\$325,001 and up	9.09%	73	145	4	14	159
<b>Median Closed DOM</b>		<b>32</b>	<b>57</b>	<b>16</b>	<b>39</b>	<b>159</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>66</b>	<b>23</b>	<b>31</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>14,100,543</b>	<b>3.67M</b>	<b>6.64M</b>	<b>3.39M</b>	<b>410.00K</b>





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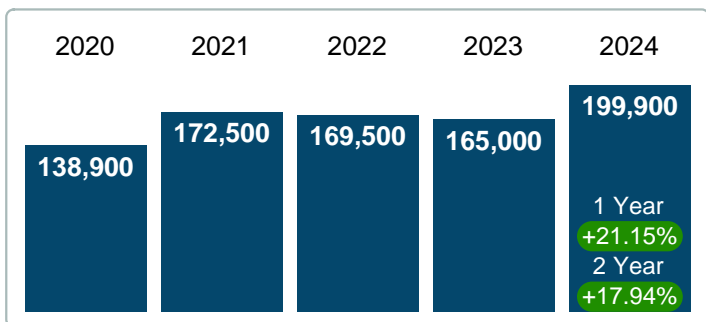
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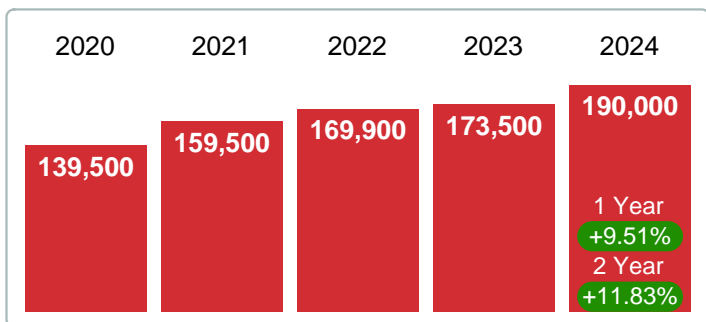
## MEDIAN LIST PRICE AT CLOSING

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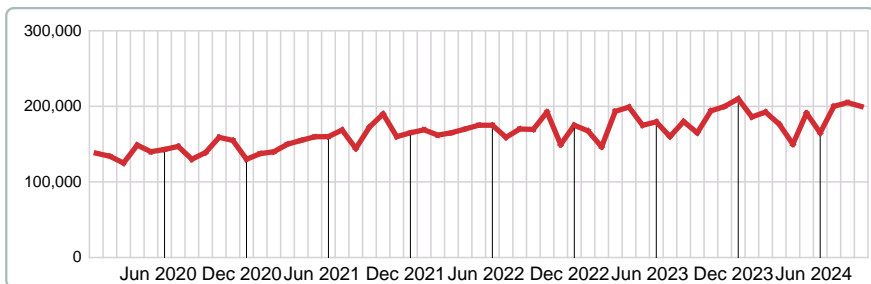
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 169,160

High Dec 2023 210,000    Low Mar 2020 125,000

Median List Price at Closing this month at **199,900**  
above the 5 yr SEP average of **169,160**

- JUL 200,000
- AUG 205,000 (+2.50%)
- SEP 199,900 (-2.49%)

### 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
\$25,000 and less	4.55%	19,000	19,000	0	0	0
\$25,001 - \$125,000	12.12%	55,000	54,000	60,000	0	0
\$125,001 - \$150,000	9.09%	137,900	139,999	135,900	0	0
\$150,001 - \$225,000	34.85%	189,500	190,000	185,000	204,950	0
\$225,001 - \$275,000	10.61%	270,000	0	272,000	270,000	0
\$275,001 - \$325,000	18.18%	299,450	312,000	285,000	299,999	0
\$325,001 and up	10.61%	449,000	795,000	389,500	449,000	420,500
Median List Price		199,900	168,000	199,000	290,000	420,500
Total Closed Units	100%	199,900	23	31	11	1
Total Closed Volume		14,550,940	3.89M	6.77M	3.47M	420.50K





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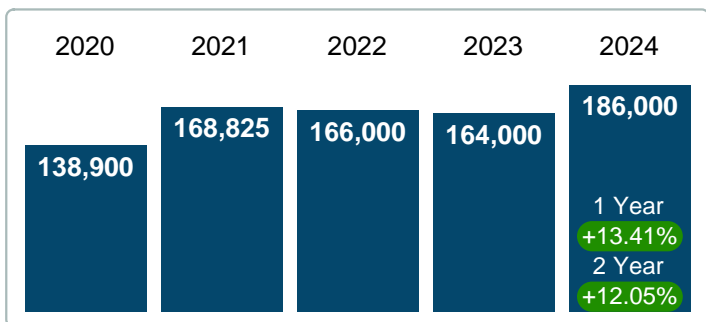
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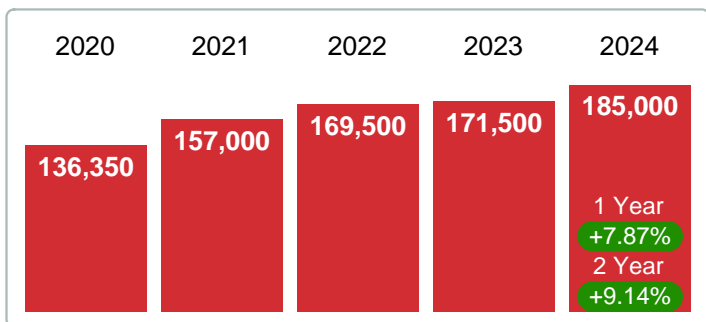
## MEDIAN SOLD PRICE AT CLOSING

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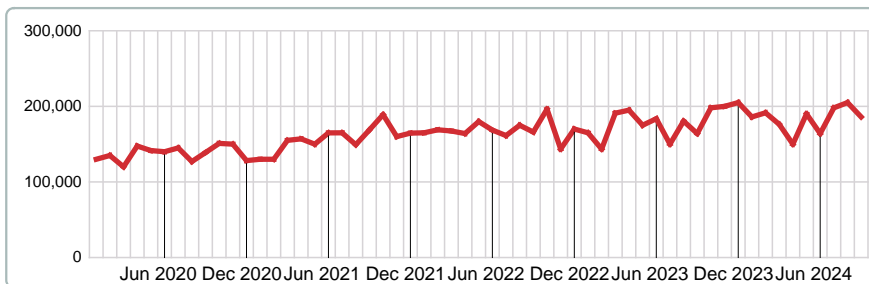
### SEPTEMBER



### YEAR TO DATE (YTD)

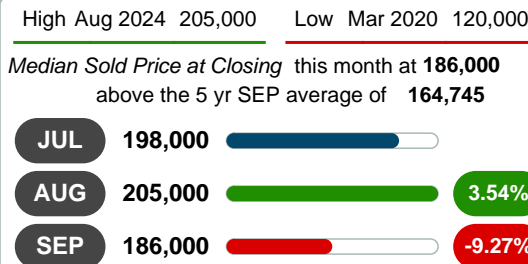


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 164,745



### 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
\$25,000 and less	6.06%	18,625	18,625	0	0	0
\$25,001 - \$125,000	12.12%	52,500	49,500	81,275	0	0
\$125,001 - \$150,000	7.58%	132,500	132,500	135,500	0	0
\$150,001 - \$225,000	34.85%	180,000	175,000	180,000	192,450	0
\$225,001 - \$275,000	12.12%	267,500	0	275,000	250,000	0
\$275,001 - \$325,000	18.18%	299,950	305,000	299,900	305,000	0
\$325,001 and up	9.09%	454,500	750,000	460,000	449,000	410,000
<b>Median Sold Price</b>		<b>186,000</b>	<b>165,000</b>	<b>187,000</b>	<b>280,000</b>	<b>410,000</b>
<b>Total Closed Units</b>	100%	<b>66</b>	<b>23</b>	<b>31</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>14,100,543</b>	<b>3.67M</b>	<b>6.64M</b>	<b>3.39M</b>	<b>410.00K</b>

# September 2024

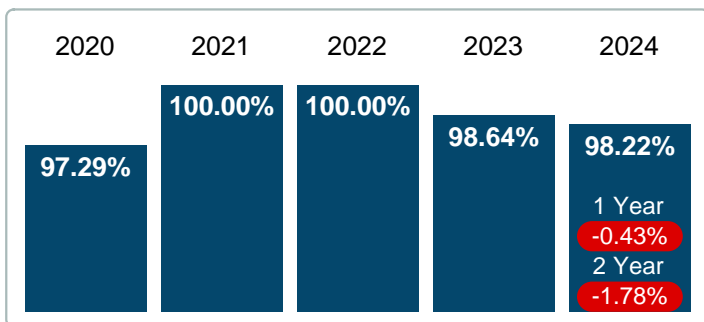
Area Delimited by County Of Creek



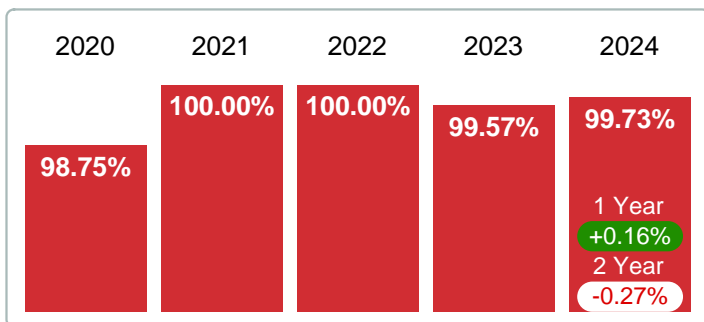
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

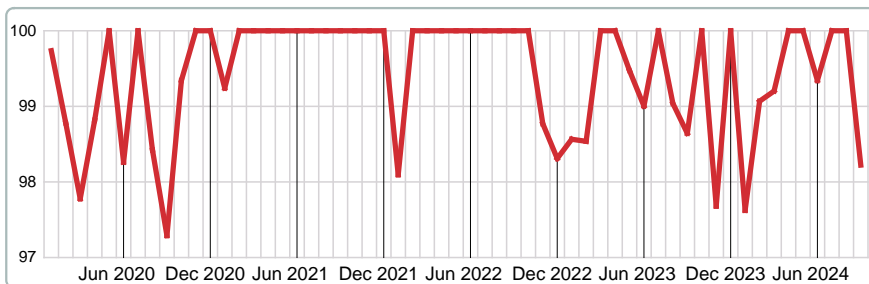
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

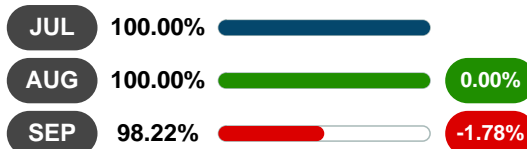


### 3 MONTHS

5 year SEP AVG = 98.83%

High Aug 2024 100.00% Low Sep 2020 97.29%

Median Sold/List Ratio this month at **98.22%**  
below the 5 yr SEP average of **98.83%**



### 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
\$25,000 and less	4	6.06%	95.39%	95.39%	0.00%	0.00%	0.00%
\$25,001 - \$125,000	8	12.12%	95.39%	95.39%	89.83%	0.00%	0.00%
\$125,001 - \$150,000	5	7.58%	95.66%	91.43%	98.22%	0.00%	0.00%
\$150,001 - \$225,000	23	34.85%	97.30%	97.30%	98.57%	94.05%	0.00%
\$225,001 - \$275,000	8	12.12%	99.12%	0.00%	98.25%	100.00%	0.00%
\$275,001 - \$325,000	12	18.18%	100.00%	97.66%	100.00%	96.55%	0.00%
\$325,001 and up	6	9.09%	98.23%	94.34%	102.22%	98.95%	97.50%
Median Sold/List Ratio		98.22%		95.32%	100.00%	98.95%	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

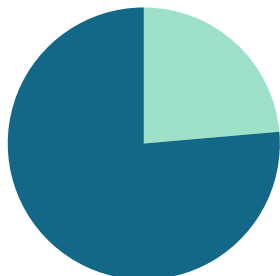
Area Delimited by County Of Creek



## MARKET SUMMARY

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

### INVENTORY

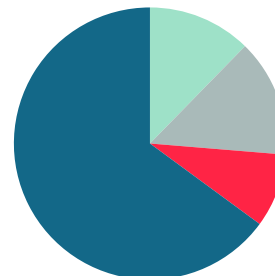


**Inventory**  
 New Listings  
**111 = 23.62%**  
 Start Inventory  
**359**  
 Total Inventory Units  
**470**  
 Volume  
**\$140,574,181**

### 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%
Median List Price	165,000	199,900	21.15%	173,500	190,000	9.51%
Median Sale Price	164,000	186,000	13.41%	171,500	185,000	7.87%
Median Percent of Selling Price to List Price	98.64%	98.22%	-0.43%	99.57%	99.73%	0.16%
Median Days on Market to Sale	13.00	31.50	142.31%	15.00	17.00	13.33%
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%

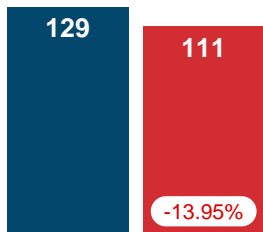
**Absorption:** Last 12 months, an Average of **78** Sales/Month

**Inventory** on September 30, 2024 = **348** 2023 2024

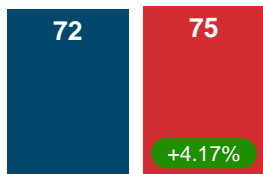
### SEPTEMBER MARKET

### MEDIAN PRICES

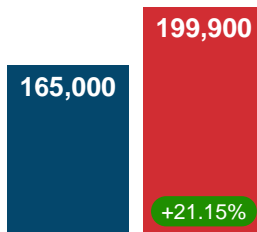
#### New Listings



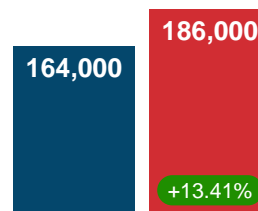
#### Pending Listings



#### List Price



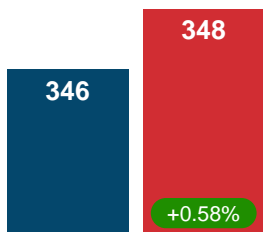
#### Sale Price



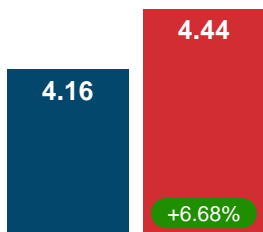
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

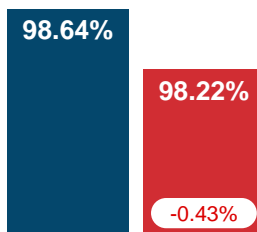
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

