

October 2024



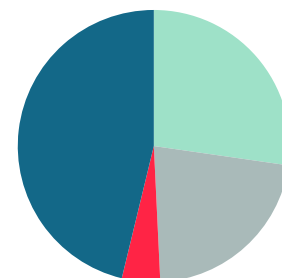
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	51	72	41.18%
Pending Listings	54	58	7.41%
New Listings	69	68	-1.45%
Average List Price	203,248	222,690	9.57%
Average Sale Price	199,295	218,597	9.69%
Average Percent of Selling Price to List Price	97.11%	98.60%	1.53%
Average Days on Market to Sale	26.25	25.53	-2.77%
End of Month Inventory	137	122	-10.95%
Months Supply of Inventory	1.95	2.04	4.68%



■ Closed (27.27%)
■ Pending (21.97%)
■ Other OffMarket (4.55%)
■ Active (46.21%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of October 31, 2024 = **122**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2024 decreased **10.95%** to 122 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.04** 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 **9.69%** in October 2024 to \$218,597 versus the previous year at \$199,295.

Average Days on Market Shortens

The average number of **25.53** days that homes spent on the market before selling decreased by 0.73 days or **2.77%** in October 2024 compared to last year's same month at **26.25** DOM.

Sales Success for October 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 68 New Listings in October 2024, down **1.45%** from last year at 69. Furthermore, there were 72 Closed Listings this month versus last year at 51, a **41.18%** increase.

Closed versus Listed trends yielded a **105.9%** ratio, up from previous year's, October 2023, at **73.9%**, a **43.25%** 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

October 2024



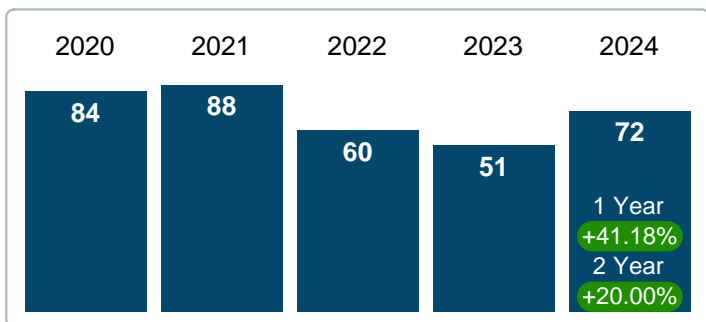
Area Delimited by County Of Washington - Residential Property Type



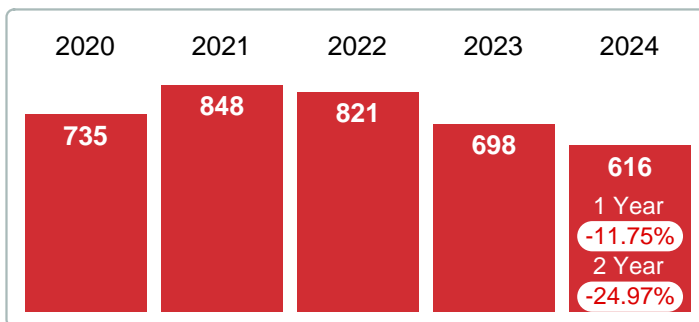
CLOSED LISTINGS

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

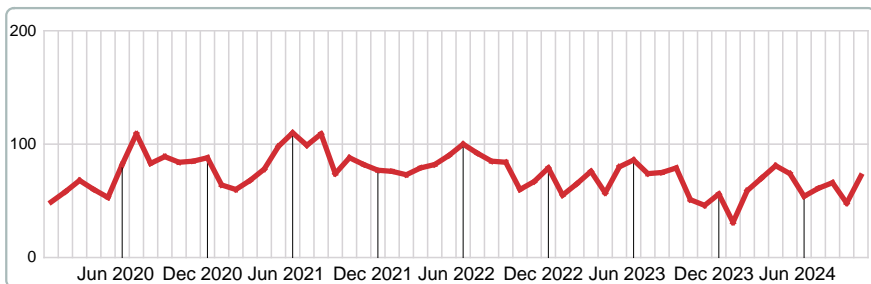
OCTOBER



YEAR TO DATE (YTD)

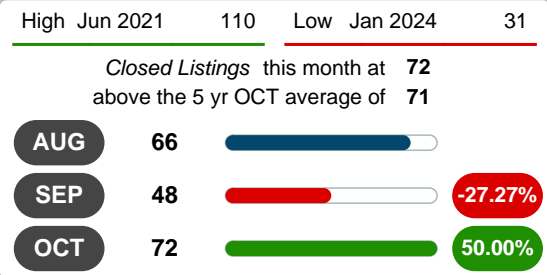


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 71



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	9.72%	53.3	2	4	1	0
\$75,001 - \$125,000	7	9.72%	25.7	2	5	0	0
\$125,001 - \$150,000	11	15.28%	22.9	1	10	0	0
\$150,001 - \$225,000	17	23.61%	20.9	2	12	3	0
\$225,001 - \$275,000	9	12.50%	35.7	2	1	6	0
\$275,001 - \$375,000	12	16.67%	9.5	1	3	7	1
\$375,001 and up	9	12.50%	26.9	0	4	2	3
Total Closed Units	72			10	39	19	4
Total Closed Volume	15,739,010	100%	25.5	1.53M	7.73M	4.95M	1.52M
Average Closed Price	\$218,597			\$153,250	\$198,278	\$260,750	\$379,850

October 2024



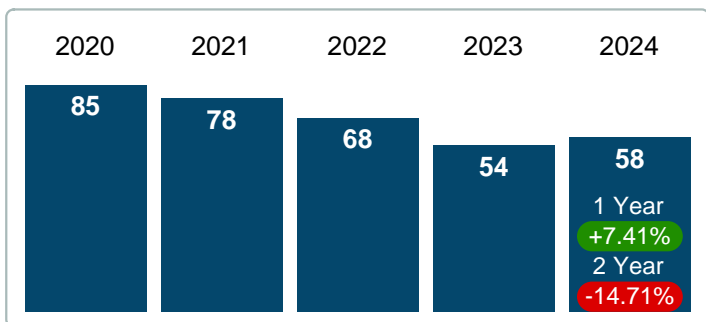
Area Delimited by County Of Washington - Residential Property Type



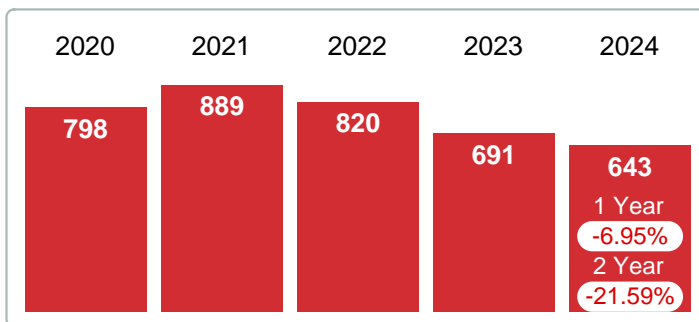
PENDING LISTINGS

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

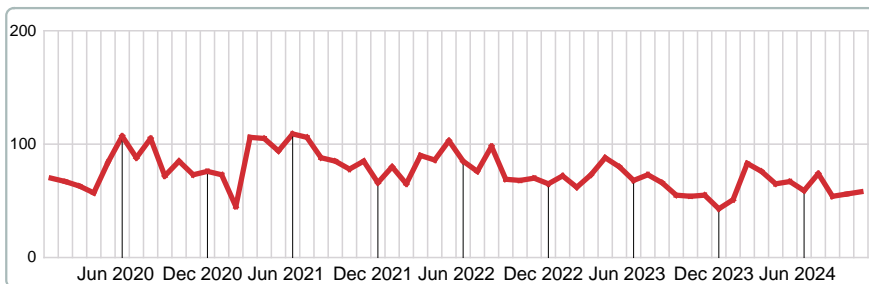
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

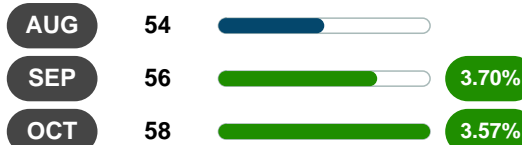


3 MONTHS

5 year OCT AVG = 69

High Jun 2021 109 Low Dec 2023 43

Pending Listings this month at **58**
below the 5 yr OCT average of **69**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.90%	3.8	2	1	1	0
\$75,001 - \$125,000	7	12.07%	34.9	1	6	0	0
\$125,001 - \$175,000	8	13.79%	66.8	2	4	2	0
\$175,001 - \$250,000	16	27.59%	44.4	1	8	6	1
\$250,001 - \$300,000	9	15.52%	34.9	0	5	4	0
\$300,001 - \$375,000	6	10.34%	56.0	0	3	3	0
\$375,001 and up	8	13.79%	46.5	0	0	5	3
Total Pending Units	58			6	27	21	4
Total Pending Volume	13,715,098	100%	26.3	681.00K	5.35M	6.09M	1.59M
Average Listing Price	\$174,242			\$113,500	\$198,278	\$290,076	\$397,250

October 2024



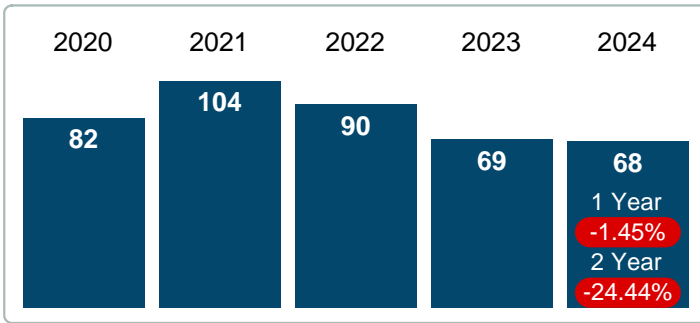
Area Delimited by County Of Washington - Residential Property Type



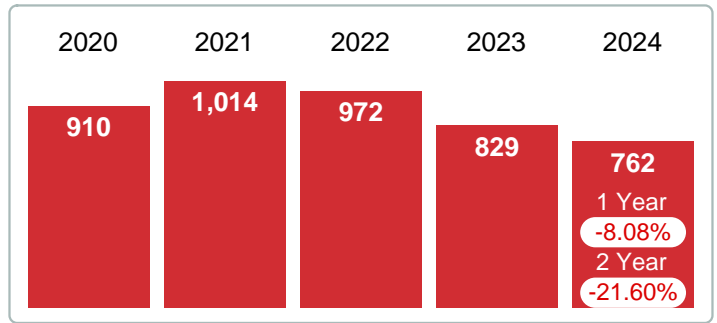
NEW LISTINGS

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

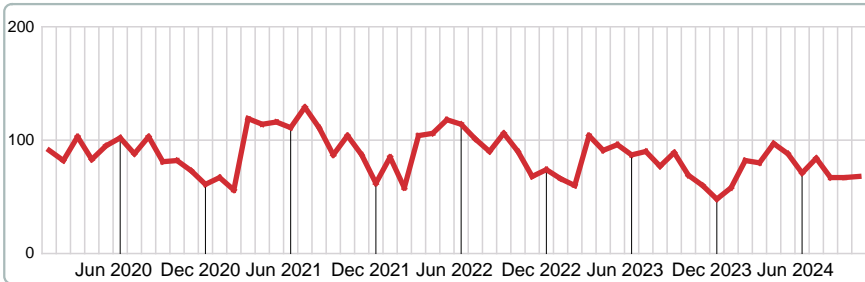
OCTOBER



YEAR TO DATE (YTD)

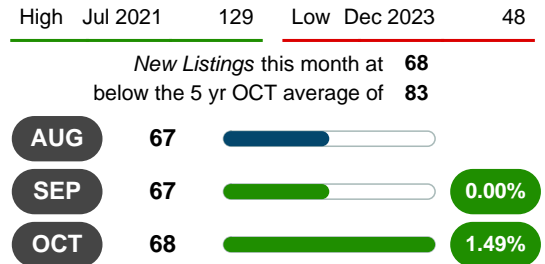


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 83



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	8.82%	4	1	1	0
\$75,001 - \$125,000	7	10.29%	1	6	0	0
\$125,001 - \$150,000	8	11.76%	1	6	1	0
\$150,001 - \$250,000	20	29.41%	3	11	6	0
\$250,001 - \$325,000	10	14.71%	1	3	5	1
\$325,001 - \$375,000	7	10.29%	0	2	5	0
\$375,001 and up	10	14.71%	0	1	6	3
Total New Listed Units	68		10	30	24	4
Total New Listed Volume	15,837,500	100%	1.26M	5.45M	7.41M	1.72M
Average New Listed Listing Price	\$151,571		\$125,750	\$181,767	\$308,625	\$430,000

October 2024



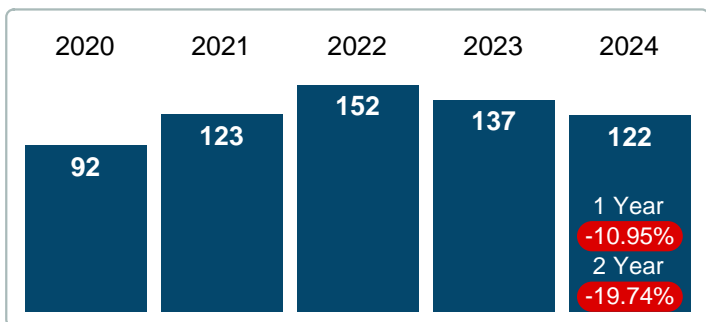
Area Delimited by County Of Washington - Residential Property Type



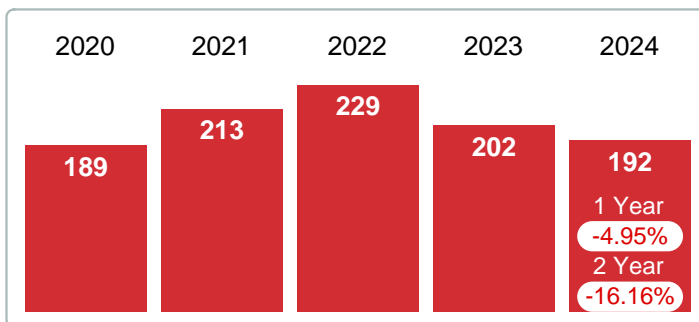
ACTIVE INVENTORY

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

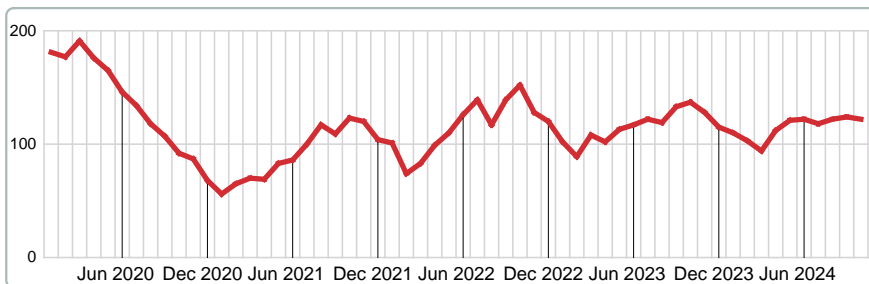
END OF OCTOBER



ACTIVE DURING OCTOBER

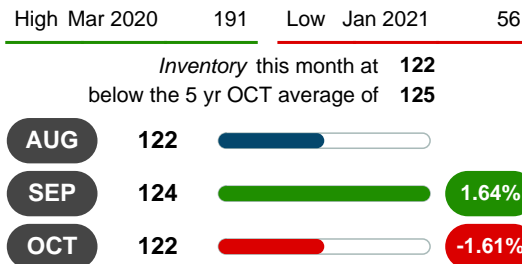


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 125



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	11	9.02%	96.2	6	4	1	0
\$75,001 - \$125,000	9	7.38%	59.8	2	7	0	0
\$125,001 - \$175,000	22	18.03%	62.3	5	13	4	0
\$175,001 - \$250,000	31	25.41%	57.8	1	24	6	0
\$250,001 - \$325,000	18	14.75%	71.8	1	5	11	1
\$325,001 - \$475,000	19	15.57%	63.5	1	7	10	1
\$475,001 and up	12	9.84%	112.3	0	1	7	4
Total Active Inventory by Units	122			16	61	39	6
Total Active Inventory by Volume	42,829,499	100%	70.5	2.14M	13.02M	24.09M	3.58M
Average Active Inventory Listing Price	\$351,061			\$133,894	\$213,477	\$617,567	\$596,667

October 2024



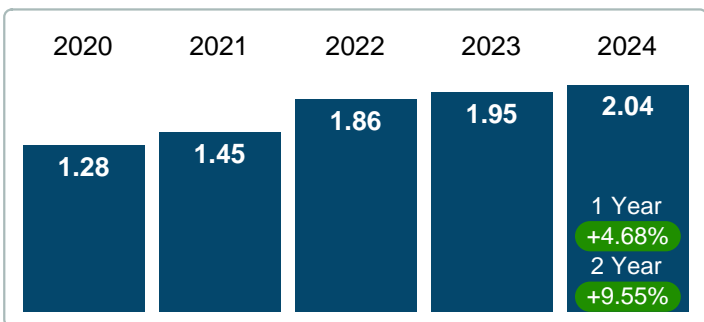
Area Delimited by County Of Washington - Residential Property Type



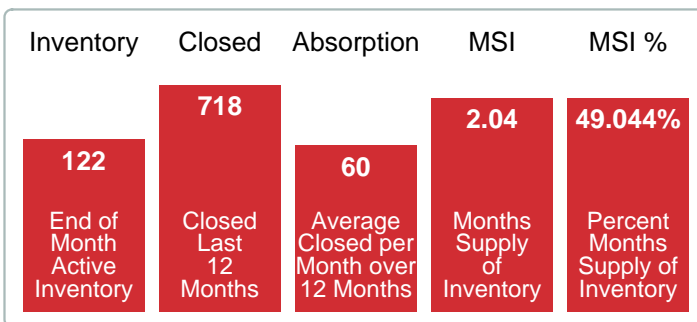
MONTHS SUPPLY of INVENTORY (MSI)

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

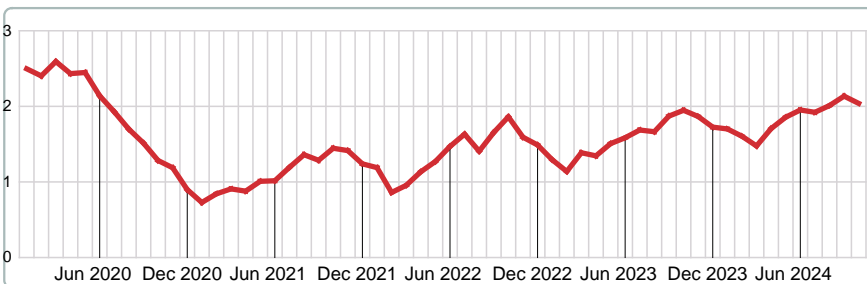
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1.72

High Mar 2020 2.59 Low Jan 2021 0.73

Months Supply this month at **2.04**
above the 5 yr OCT average of **1.72**



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	11	9.02%	1.52	1.41	1.50	3.00	0.00
\$75,001 - \$125,000	9	7.38%	1.14	0.63	1.65	0.00	0.00
\$125,001 - \$175,000	22	18.03%	1.61	2.31	1.29	2.82	0.00
\$175,001 - \$250,000	31	25.41%	2.50	1.71	3.00	1.71	0.00
\$250,001 - \$325,000	18	14.75%	1.96	12.00	1.62	2.10	1.33
\$325,001 - \$475,000	19	15.57%	2.85	2.00	3.82	2.86	1.20
\$475,001 and up	12	9.84%	4.36	0.00	2.00	5.25	5.33
Market Supply of Inventory (MSI)			2.04	1.47	2.01	2.46	2.25
Total Active Inventory by Units		100%	2.04	16	61	39	6

October 2024



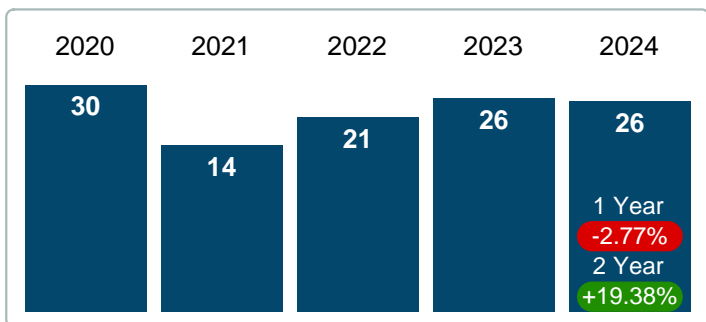
Area Delimited by County Of Washington - Residential Property Type



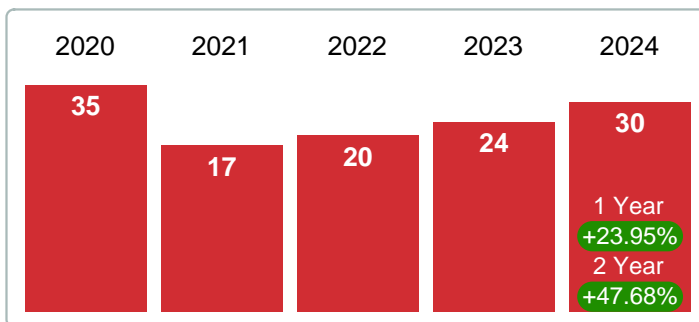
AVERAGE DAYS ON MARKET TO SALE

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

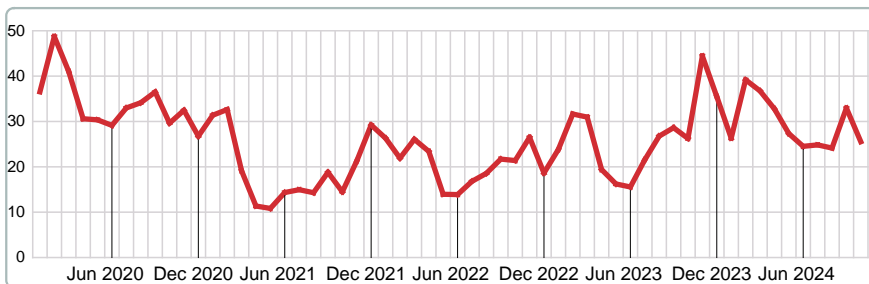
OCTOBER



YEAR TO DATE (YTD)

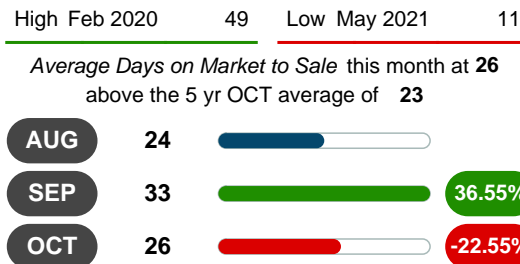


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 23



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	9.72%	53	1	90	11	0
\$75,001 - \$125,000	9.72%	26	63	11	0	0
\$125,001 - \$150,000	15.28%	23	2	25	0	0
\$150,001 - \$225,000	23.61%	21	1	28	5	0
\$225,001 - \$275,000	12.50%	36	5	38	46	0
\$275,001 - \$375,000	16.67%	10	5	5	13	5
\$375,001 and up	12.50%	27	0	11	57	29
Average Closed DOM		26	15	28	26	23
Total Closed Units	100%	72	10	39	19	4
Total Closed Volume		15,739,010	1.53M	7.73M	4.95M	1.52M

October 2024



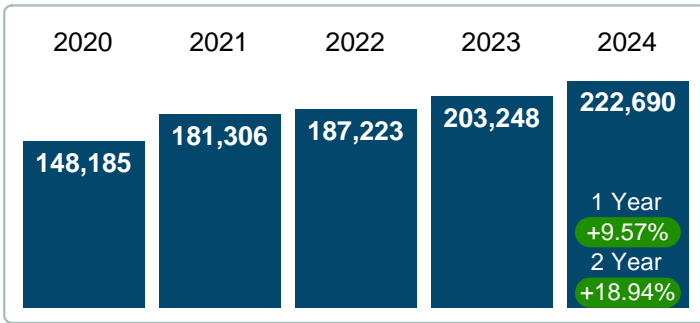
Area Delimited by County Of Washington - Residential Property Type



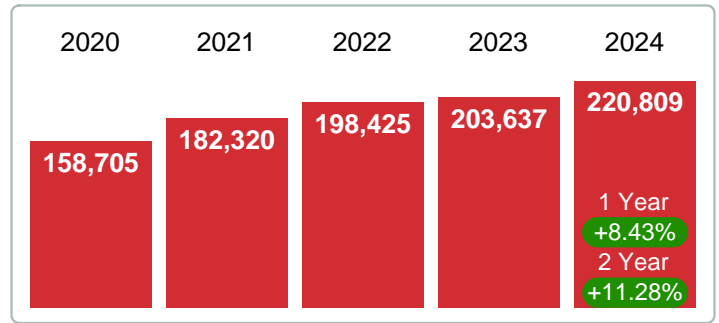
AVERAGE LIST PRICE AT CLOSING

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

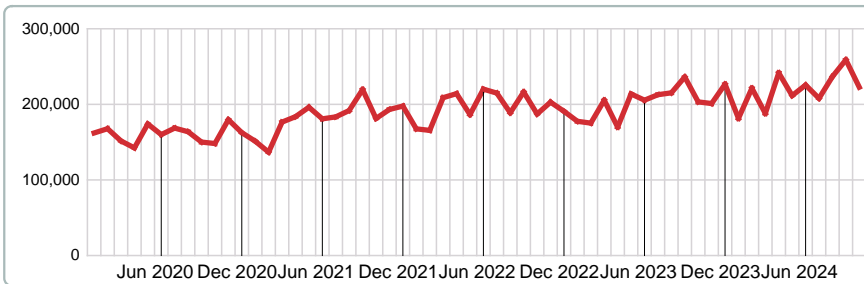
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 188,530

High Sep 2024 258,890 Low Feb 2021 136,725

Average List Price at Closing this month at **222,690**
above the 5 yr OCT average of **188,530**

AUG	236,742	<div style="width: 80%;"></div>
SEP	258,890	<div style="width: 100%;"></div> 9.36%
OCT	222,690	<div style="width: 60%;"></div> -13.98%

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 7	9.72%	43,229	25,000	53,150	40,000	0
\$75,001 - \$125,000 8	11.11%	102,738	87,000	104,580	0	0
\$125,001 - \$150,000 10	13.89%	142,910	139,900	142,010	0	0
\$150,001 - \$225,000 17	23.61%	185,471	166,000	189,183	182,300	0
\$225,001 - \$275,000 9	12.50%	245,822	238,950	265,000	253,750	0
\$275,001 - \$375,000 11	15.28%	317,068	350,000	334,967	313,264	284,900
\$375,001 and up 10	13.89%	462,690	0	531,750	420,000	420,000
Average List Price		222,690	152,380	200,582	270,645	386,225
Total Closed Units		72	10	39	19	4
Total Closed Volume		16,033,650	1.52M	7.82M	5.14M	1.54M

October 2024



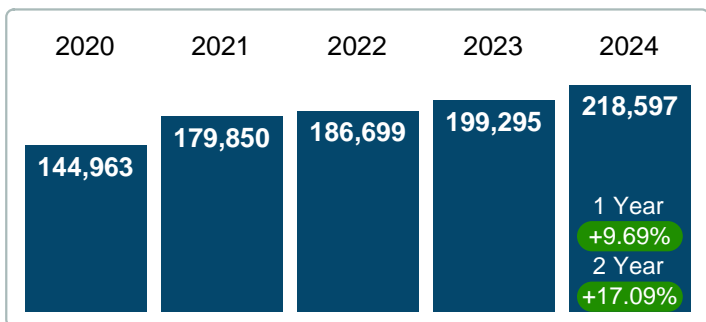
Area Delimited by County Of Washington - Residential Property Type



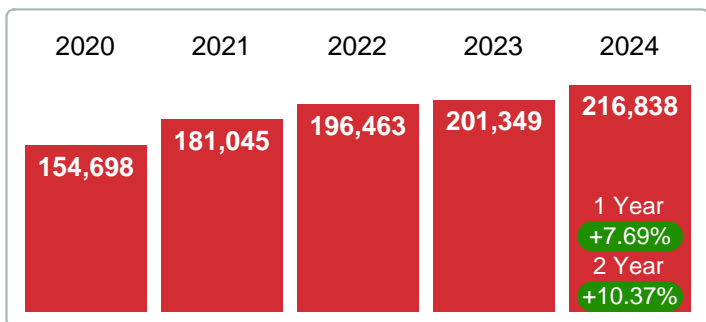
AVERAGE SOLD PRICE AT CLOSING

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

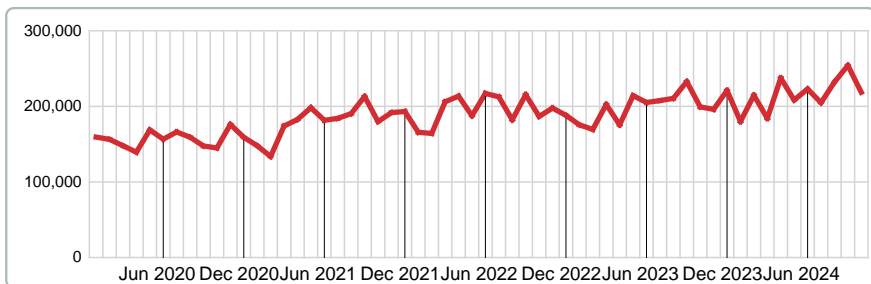
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

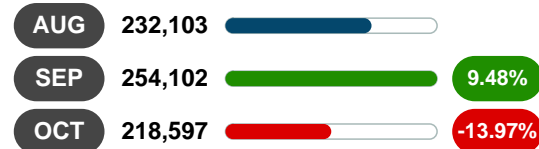


3 MONTHS

5 year OCT AVG = 185,881

High Sep 2024 254,102 Low Feb 2021 133,663

Average Sold Price at Closing this month at **218,597** above the 5 yr OCT average of **185,881**



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	9.72%	41,797	25,000	48,395	49,000	0
\$75,001 - \$125,000	9.72%	100,036	85,000	106,050	0	0
\$125,001 - \$150,000	15.28%	140,148	150,000	139,163	0	0
\$150,001 - \$225,000	23.61%	184,812	162,250	189,200	182,300	0
\$225,001 - \$275,000	12.50%	239,278	244,000	265,000	233,417	0
\$275,001 - \$375,000	16.67%	313,446	350,000	322,333	308,264	286,500
\$375,001 and up	12.50%	460,878	0	528,750	400,000	410,967
Average Sold Price		218,597	153,250	198,278	260,750	379,850
Total Closed Units	100%	72	10	39	19	4
Total Closed Volume		15,739,010	1.53M	7.73M	4.95M	1.52M

October 2024



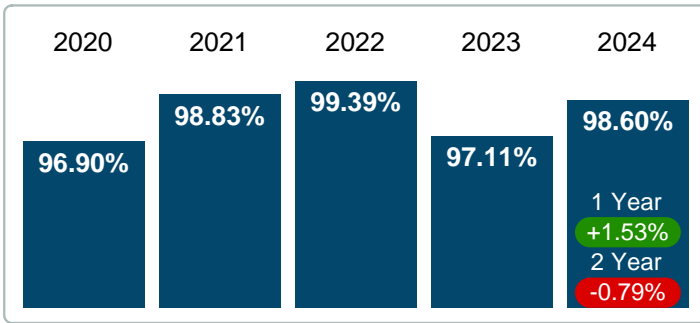
Area Delimited by County Of Washington - Residential Property Type



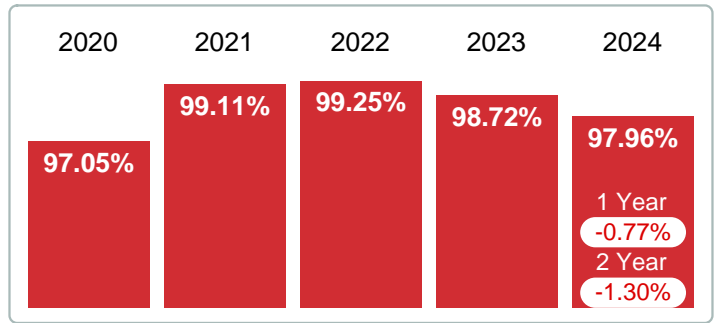
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

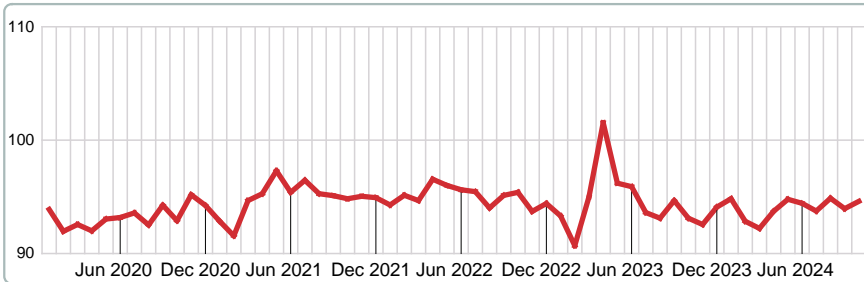
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

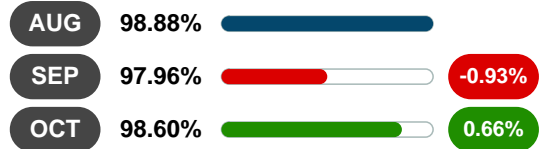


3 MONTHS

5 year OCT AVG = 98.17%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **98.60%** above the 5 yr OCT average of **98.17%**



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	9.72%	97.96%	100.00%	90.80%	122.50%	0.00%
\$75,001 - \$125,000	7	9.72%	100.35%	97.65%	101.44%	0.00%	0.00%
\$125,001 - \$150,000	11	15.28%	98.95%	107.22%	98.12%	0.00%	0.00%
\$150,001 - \$225,000	17	23.61%	99.77%	97.79%	100.02%	100.09%	0.00%
\$225,001 - \$275,000	9	12.50%	95.99%	102.11%	100.00%	93.28%	0.00%
\$275,001 - \$375,000	12	16.67%	98.40%	100.00%	97.30%	98.33%	100.56%
\$375,001 and up	9	12.50%	98.02%	0.00%	99.31%	95.28%	98.14%
Average Sold/List Ratio		98.60%		100.23%	98.49%	97.96%	98.74%
Total Closed Units		72	100%	10	39	19	4
Total Closed Volume		15,739,010		1.53M	7.73M	4.95M	1.52M

October 2024



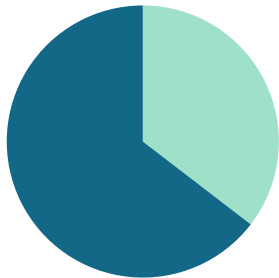
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

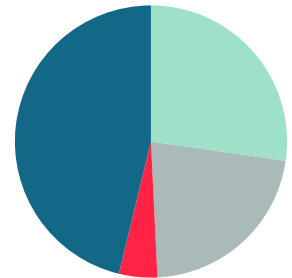


Inventory
 New Listings
68 = 35.42%
 Start Inventory
124
 Total Inventory Units
192
 Volume
\$61,223,996

Market Activity

Closed Sales
72 = 27.27%
 Pending Sales
58 = 21.97%
 Other Off Market
12 = 4.55%
 Active Inventory
122 = 46.21%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	51	72	41.18%	698	616	-11.75%
Pending Sales	54	58	7.41%	691	643	-6.95%
New Listings	69	68	-1.45%	829	762	-8.08%
Average List Price	203,248	222,690	9.57%	203,637	220,809	8.43%
Average Sale Price	199,295	218,597	9.69%	201,349	216,838	7.69%
Average Percent of Selling Price to List Price	97.11%	98.60%	1.53%	98.72%	97.96%	-0.77%
Average Days on Market to Sale	26.25	25.53	-2.77%	23.88	29.59	23.95%
Monthly Inventory	137	122	-10.95%	137	122	-10.95%
Months Supply of Inventory	1.95	2.04	4.68%	1.95	2.04	4.68%

Absorption: Last 12 months, an Average of **60** Sales/Month

Inventory on October 31, 2024 = **122**

2023

2024

OCTOBER MARKET

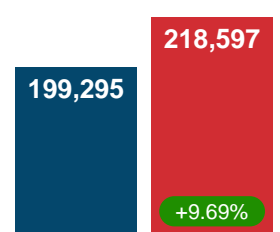
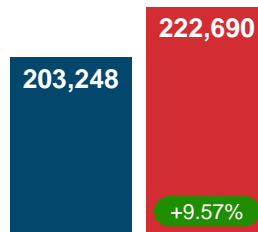
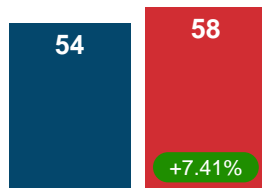
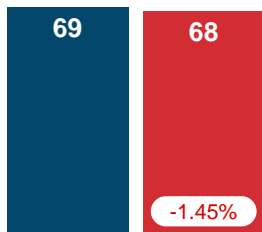
AVERAGE PRICES

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

