

# October 2024



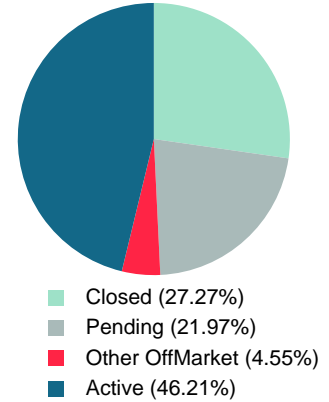
Area Delimited by County Of Washington - Residential Property Type



## 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%
Median List Price	179,900	190,950	6.14%
Median Sale Price	165,000	191,500	16.06%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.50	58.33%
End of Month Inventory	137	122	-10.95%
Months Supply of Inventory	1.95	2.04	4.68%



**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.

#### 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 **16.06%** in October 2024 to \$191,500 versus the previous year at \$165,000.

#### Median Days on Market Lengthens

The median number of **9.50** days that homes spent on the market before selling increased by 3.50 days or **58.33%** in October 2024 compared to last year's same month at **6.00** DOM.

#### Sales Success for October 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 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

<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

# October 2024



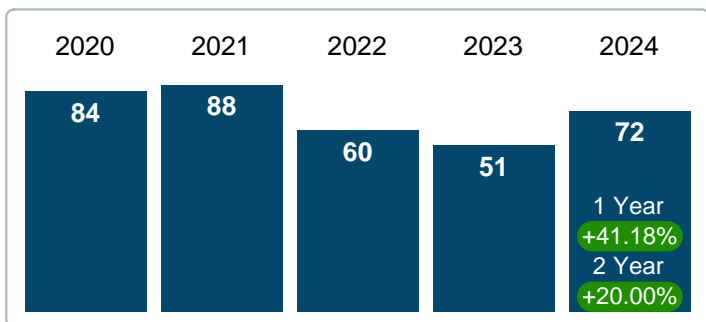
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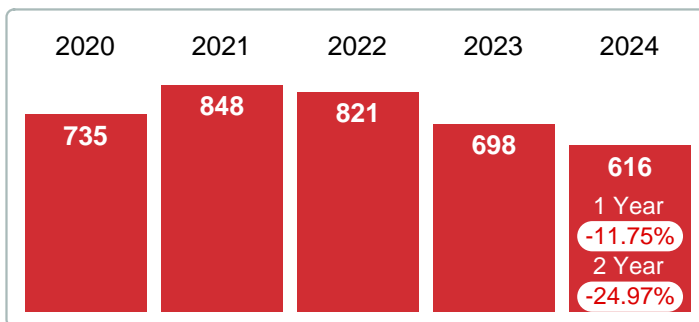
## CLOSED LISTINGS

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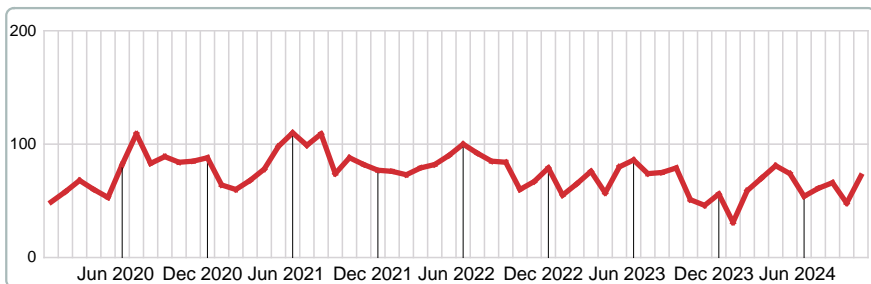
### OCTOBER



### YEAR TO DATE (YTD)

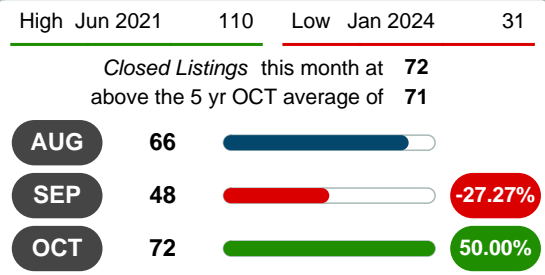


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 71



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.72%	44.0	2	4	1	0
\$75,001 - \$125,000	7	9.72%	6.0	2	5	0	0
\$125,001 - \$150,000	11	15.28%	13.0	1	10	0	0
\$150,001 - \$225,000	17	23.61%	5.0	2	12	3	0
\$225,001 - \$275,000	9	12.50%	17.0	2	1	6	0
\$275,001 - \$375,000	12	16.67%	7.5	1	3	7	1
\$375,001 and up	9	12.50%	10.0	0	4	2	3
<b>Total Closed Units</b>	<b>72</b>			<b>10</b>	<b>39</b>	<b>19</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>15,739,010</b>	<b>100%</b>	<b>9.5</b>	<b>1.53M</b>	<b>7.73M</b>	<b>4.95M</b>	<b>1.52M</b>
<b>Median Closed Price</b>	<b>\$191,500</b>			<b>\$156,000</b>	<b>\$153,000</b>	<b>\$242,500</b>	<b>\$387,500</b>

# October 2024



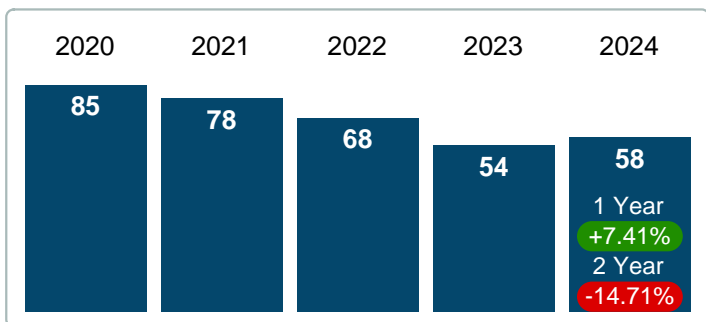
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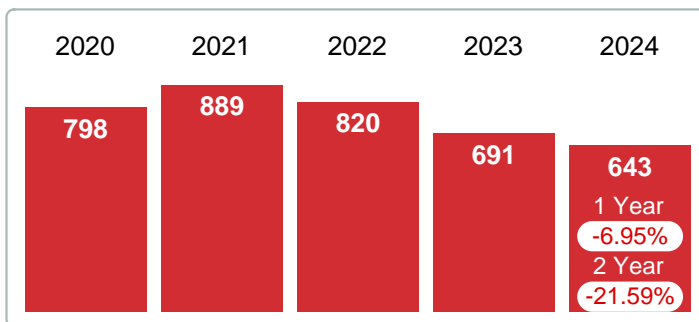
## PENDING LISTINGS

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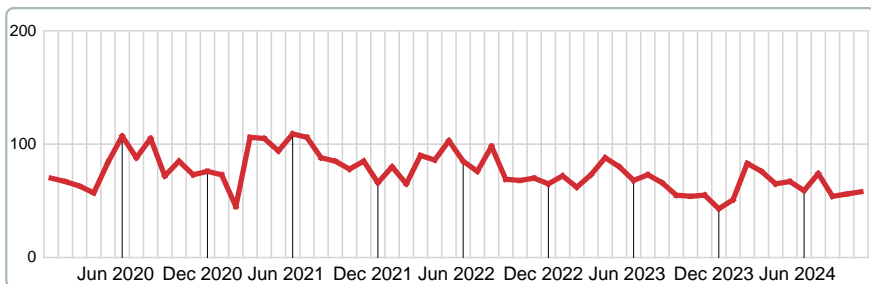
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

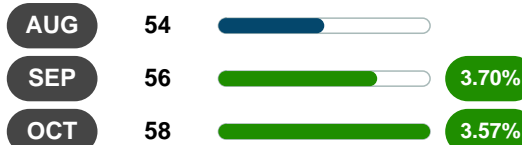


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.90%	2.0	2	1	1	0
\$75,001 - \$125,000	7	12.07%	12.0	1	6	0	0
\$125,001 - \$175,000	8	13.79%	45.0	2	4	2	0
\$175,001 - \$250,000	16	27.59%	30.0	1	8	6	1
\$250,001 - \$300,000	9	15.52%	14.0	0	5	4	0
\$300,001 - \$375,000	6	10.34%	57.5	0	3	3	0
\$375,001 and up	8	13.79%	13.5	0	0	5	3
<b>Total Pending Units</b>	<b>58</b>			<b>6</b>	<b>27</b>	<b>21</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>13,715,098</b>	<b>100%</b>	<b>15.5</b>	<b>681.00K</b>	<b>5.35M</b>	<b>6.09M</b>	<b>1.59M</b>
<b>Median Listing Price</b>	<b>\$226,000</b>			<b>\$112,250</b>	<b>\$185,000</b>	<b>\$297,500</b>	<b>\$407,500</b>

# October 2024



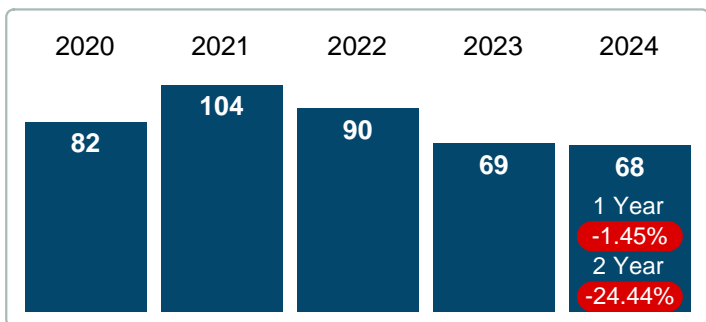
Area Delimited by County Of Washington - Residential Property Type



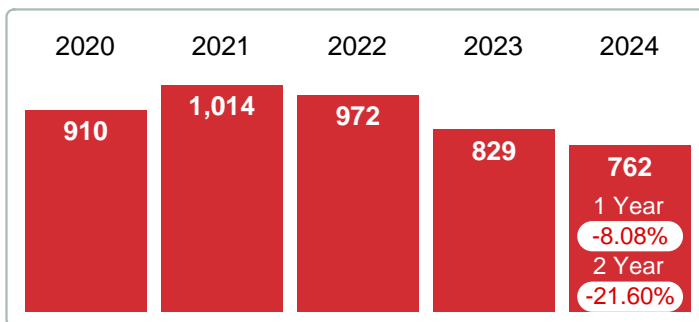
## NEW LISTINGS

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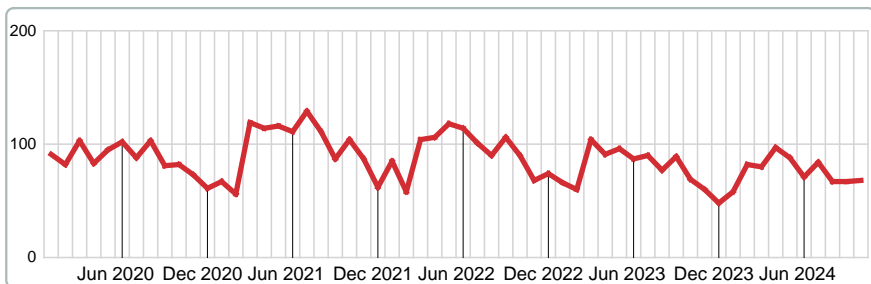
### OCTOBER



### YEAR TO DATE (YTD)

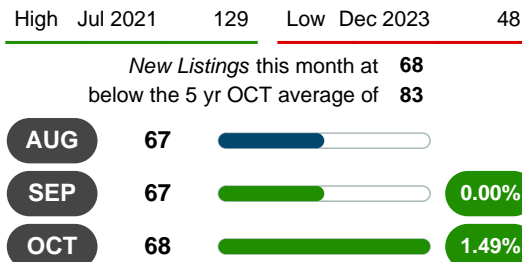


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>68</b>		<b>10</b>	<b>30</b>	<b>24</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>15,837,500</b>	<b>100%</b>	<b>1.26M</b>	<b>5.45M</b>	<b>7.41M</b>	<b>1.72M</b>
<b>Median New Listed Listing Price</b>	<b>\$209,950</b>		<b>\$120,500</b>	<b>\$171,600</b>	<b>\$315,000</b>	<b>\$407,500</b>

# October 2024



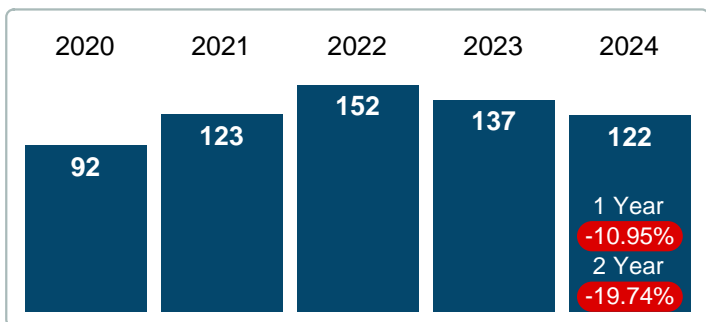
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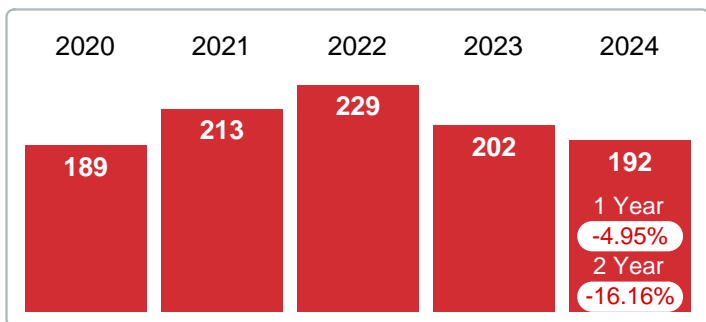
## ACTIVE INVENTORY

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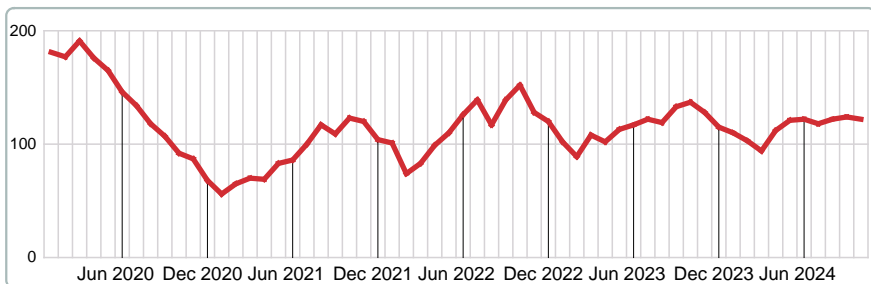
### END OF OCTOBER



### ACTIVE DURING OCTOBER

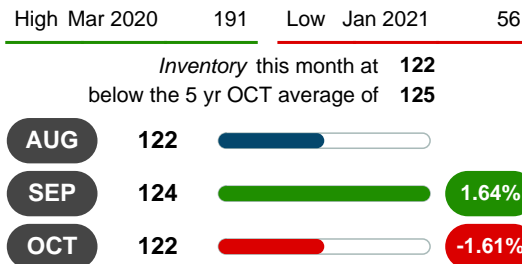


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 125



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	9.02%	86.0	6	4	1	0
\$75,001 - \$125,000	9	7.38%	37.0	2	7	0	0
\$125,001 - \$175,000	22	18.03%	32.0	5	13	4	0
\$175,001 - \$250,000	31	25.41%	44.0	1	24	6	0
\$250,001 - \$325,000	18	14.75%	49.5	1	5	11	1
\$325,001 - \$475,000	19	15.57%	42.0	1	7	10	1
\$475,001 and up	12	9.84%	120.5	0	1	7	4
<b>Total Active Inventory by Units</b>	<b>122</b>			<b>16</b>	<b>61</b>	<b>39</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>42,829,499</b>	<b>100%</b>	<b>50.0</b>	<b>2.14M</b>	<b>13.02M</b>	<b>24.09M</b>	<b>3.58M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$227,000</b>			<b>\$119,500</b>	<b>\$194,900</b>	<b>\$305,000</b>	<b>\$562,000</b>

# October 2024



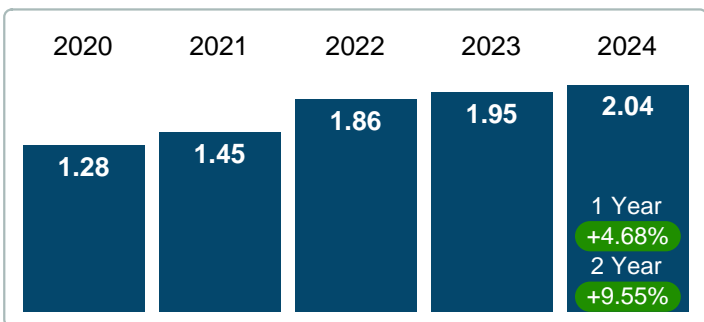
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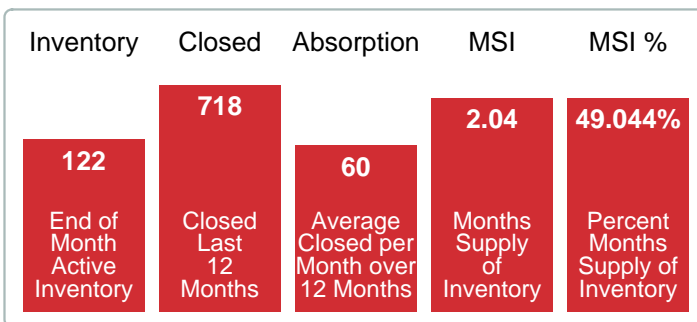
## MONTHS SUPPLY of INVENTORY (MSI)

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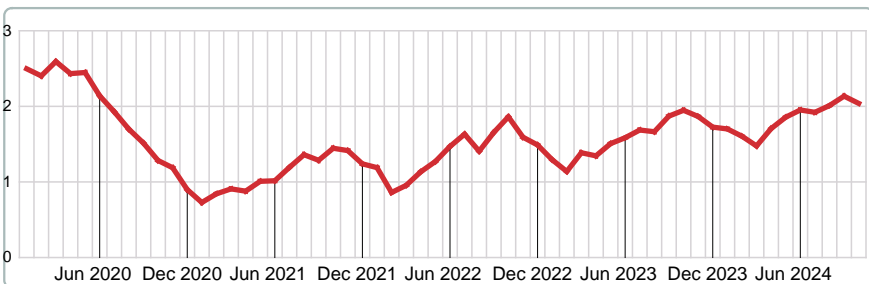
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2024

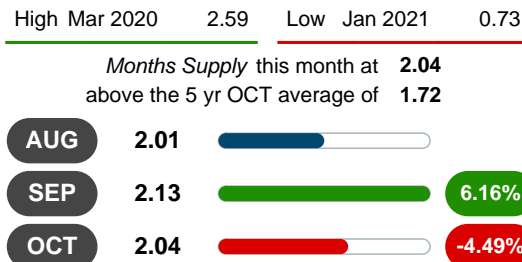


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 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



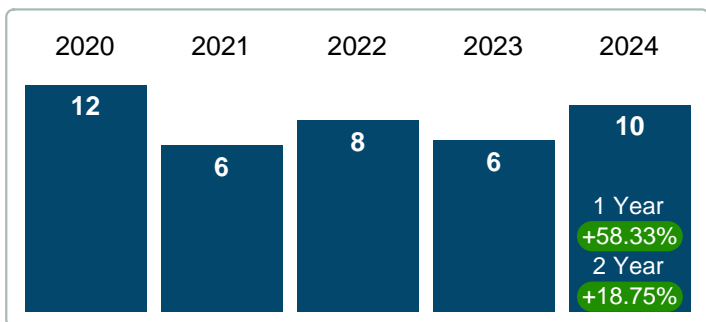
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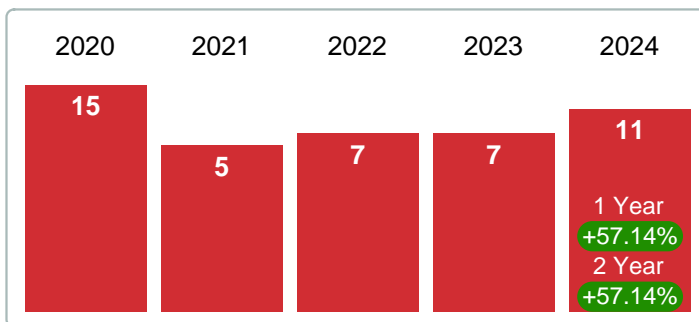
## MEDIAN DAYS ON MARKET TO SALE

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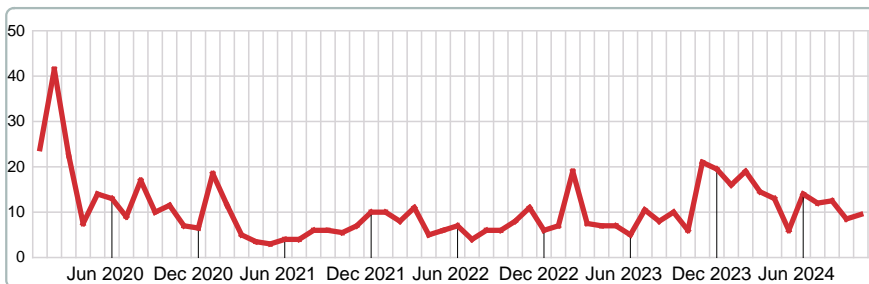
### OCTOBER



### YEAR TO DATE (YTD)

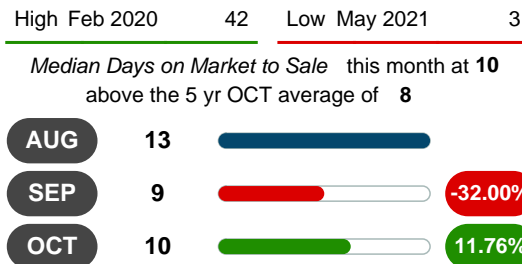


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 8



### 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	7	9.72%	44	1	97	11	0
\$75,001 - \$125,000	7	9.72%	6	63	6	0	0
\$125,001 - \$150,000	11	15.28%	13	2	16	0	0
\$150,001 - \$225,000	17	23.61%	5	1	14	5	0
\$225,001 - \$275,000	9	12.50%	17	5	38	30	0
\$275,001 - \$375,000	12	16.67%	8	5	4	10	5
\$375,001 and up	9	12.50%	10	0	9	57	4
Median Closed DOM			10	2	11	12	5
Total Closed Units		100%	9.5	10	39	19	4
Total Closed Volume			15,739,010	1.53M	7.73M	4.95M	1.52M

# October 2024



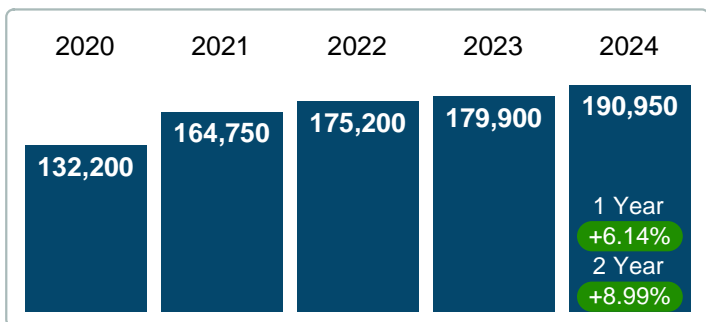
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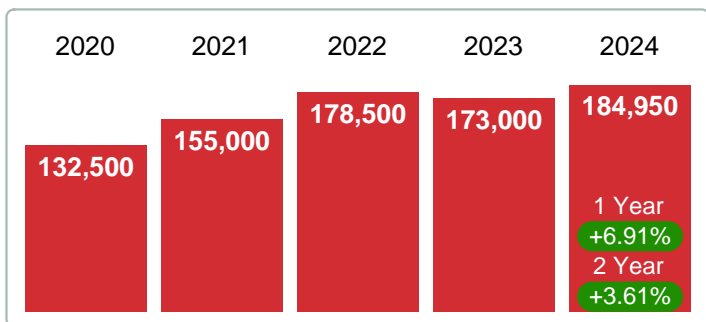
## MEDIAN LIST PRICE AT CLOSING

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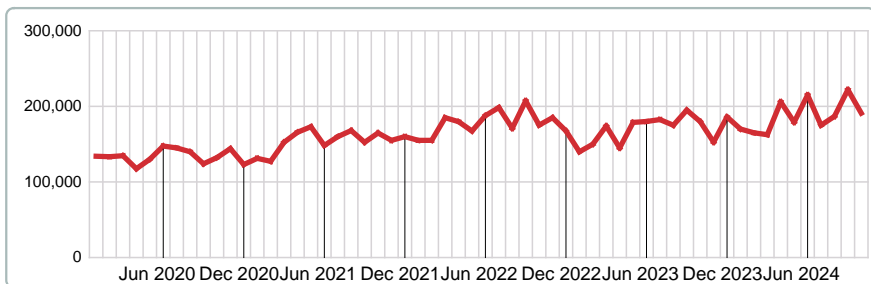
### OCTOBER



### YEAR TO DATE (YTD)

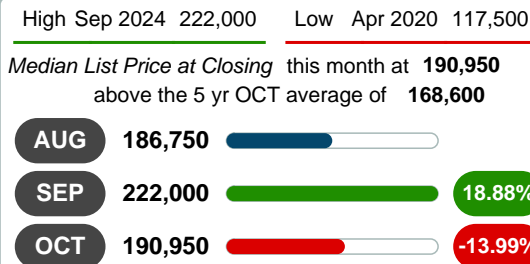


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 168,600



### 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	9.72%	49,900	25,000	53,850	40,000	0
\$75,001 - \$125,000	11.11%	99,500	87,000	114,500	0	0
\$125,001 - \$150,000	13.89%	144,450	139,900	149,000	0	0
\$150,001 - \$225,000	23.61%	180,000	166,000	184,900	191,000	0
\$225,001 - \$275,000	12.50%	239,900	238,950	265,000	242,000	0
\$275,001 - \$375,000	15.28%	315,000	350,000	330,000	315,000	284,900
\$375,001 and up	13.89%	445,000	0	520,000	420,000	390,000
<b>Median List Price</b>		<b>190,950</b>	<b>150,950</b>	<b>154,900</b>	<b>285,000</b>	<b>387,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>190,950</b>	<b>10</b>	<b>39</b>	<b>19</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>16,033,650</b>	<b>1.52M</b>	<b>7.82M</b>	<b>5.14M</b>	<b>1.54M</b>



# October 2024



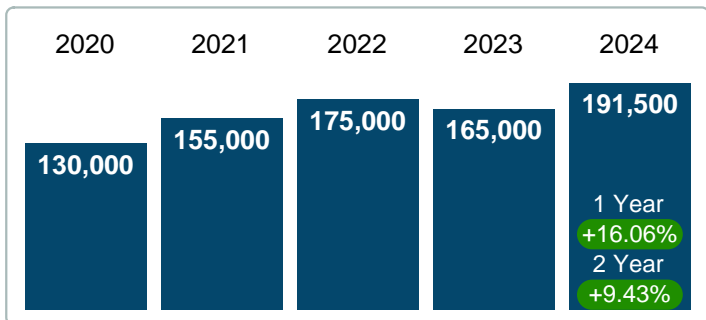
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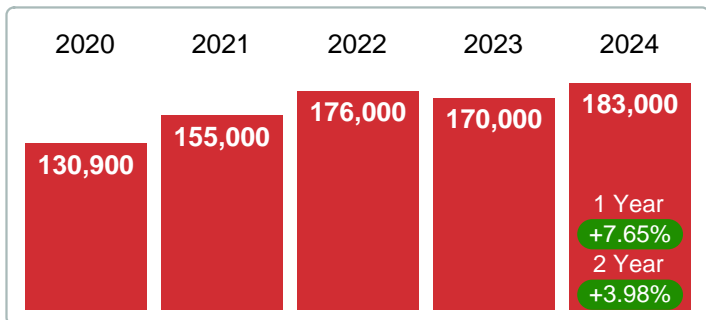
## MEDIAN SOLD PRICE AT CLOSING

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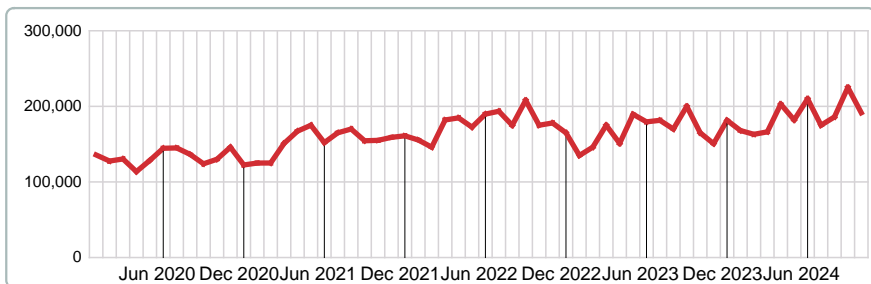
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

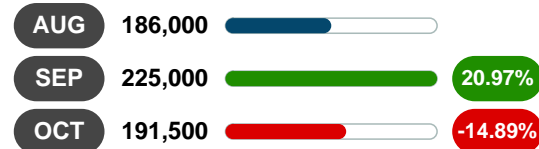


### 3 MONTHS

5 year OCT AVG = 163,300

High Sep 2024 225,000 Low Apr 2020 113,680

Median Sold Price at Closing this month at 191,500 above the 5 yr OCT average of 163,300



### 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	9.72%	47,880	25,000	50,290	49,000	0
\$75,001 - \$125,000	9.72%	89,000	85,000	115,000	0	0
\$125,001 - \$150,000	15.28%	139,000	150,000	138,500	0	0
\$150,001 - \$225,000	23.61%	185,000	162,250	188,000	178,000	0
\$225,001 - \$275,000	12.50%	238,000	244,000	265,000	232,500	0
\$275,001 - \$375,000	16.67%	312,500	350,000	330,000	305,000	286,500
\$375,001 and up	12.50%	435,000	0	524,000	400,000	390,000
<b>Median Sold Price</b>		<b>191,500</b>	<b>156,000</b>	<b>153,000</b>	<b>242,500</b>	<b>387,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>191,500</b>	<b>10</b>	<b>39</b>	<b>19</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>15,739,010</b>	<b>1.53M</b>	<b>7.73M</b>	<b>4.95M</b>	<b>1.52M</b>

# October 2024



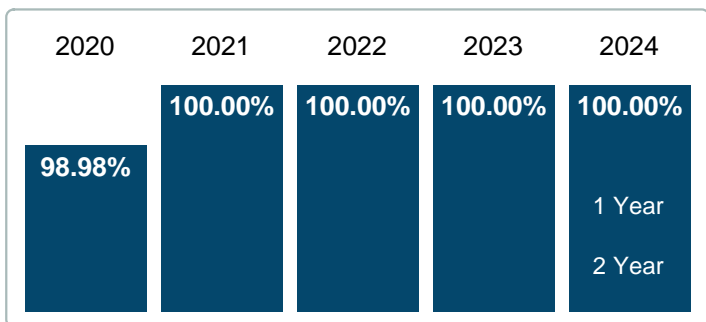
Area Delimited by County Of Washington - Residential Property Type



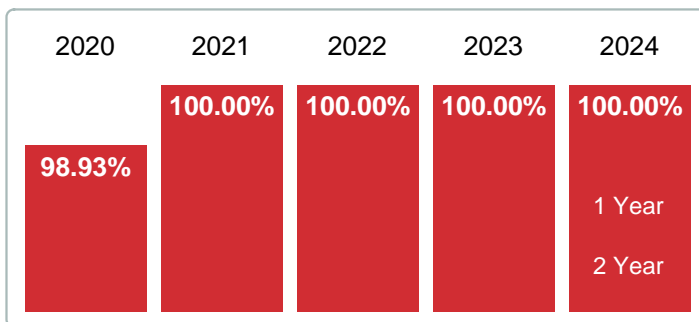
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

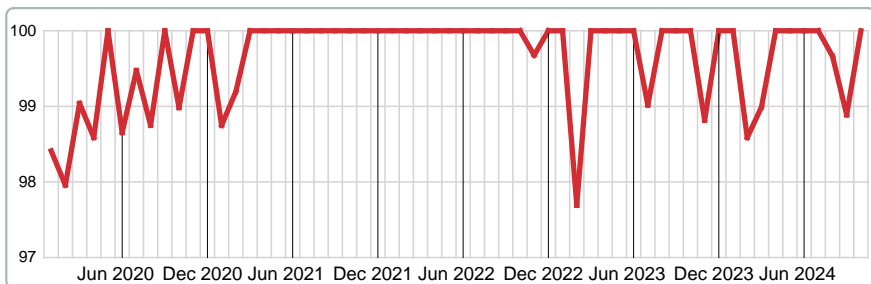
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

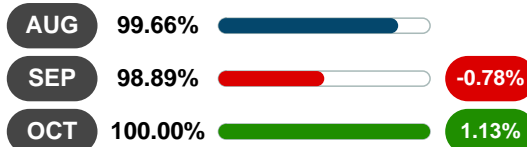


### 3 MONTHS

5 year OCT AVG = 99.80%

High Oct 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr OCT average of **99.80%**



### 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	9.72%	100.00%	100.00%	93.53%	122.50%	0.00%	
\$75,001 - \$125,000	7	9.72%	100.00%	97.65%	100.29%	0.00%	0.00%	
\$125,001 - \$150,000	11	15.28%	100.00%	107.22%	100.00%	0.00%	0.00%	
\$150,001 - \$225,000	17	23.61%	100.00%	97.79%	100.30%	100.00%	0.00%	
\$225,001 - \$275,000	9	12.50%	98.33%	102.11%	100.00%	96.88%	0.00%	
\$275,001 - \$375,000	12	16.67%	100.00%	100.00%	100.00%	100.00%	100.56%	
\$375,001 and up	9	12.50%	100.00%	0.00%	100.00%	95.28%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	98.33%	100.00%	
Total Closed Units		72	100%	100.00%	10	39	19	4
Total Closed Volume		15,739,010			1.53M	7.73M	4.95M	1.52M

# October 2024



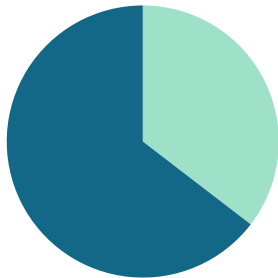
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

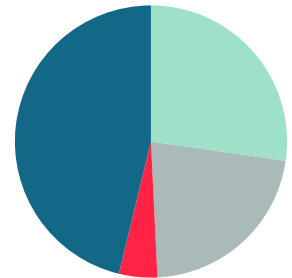


**Inventory**  
 New Listings  
**68 = 35.42%**  
 Start Inventory  
**124**  
 Total Inventory Units  
**192**  
 Volume  
**\$61,223,996**

### 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%
Median List Price	179,900	190,950	6.14%	173,000	184,950	6.91%
Median Sale Price	165,000	191,500	16.06%	170,000	183,000	7.65%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.50	58.33%	7.00	11.00	57.14%
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

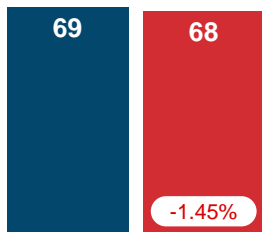
**Inventory** on October 31, 2024 = **122**

**2023** **2024**

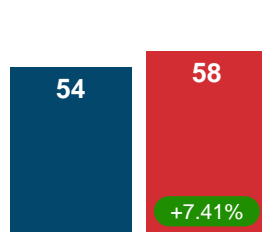
### OCTOBER MARKET

### MEDIAN PRICES

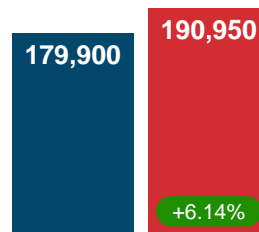
#### New Listings



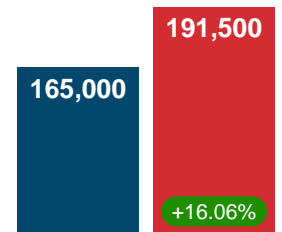
#### Pending Listings



#### List Price



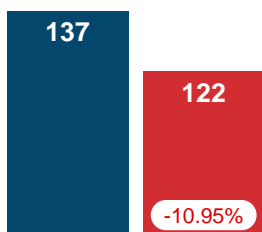
#### Sale Price



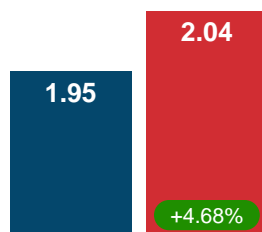
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

