

# November 2024



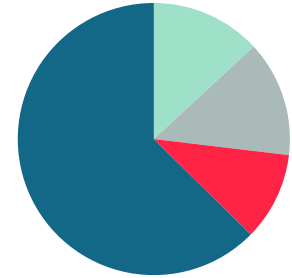
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential  
Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	45	40	-11.11%
Pending Listings	48	42	-12.50%
New Listings	63	67	6.35%
Median List Price	150,000	224,500	49.67%
Median Sale Price	150,000	212,500	41.67%
Median Percent of Selling Price to List Price	95.63%	96.31%	0.72%
Median Days on Market to Sale	42.00	32.50	-22.62%
End of Month Inventory	191	191	0.00%
Months Supply of Inventory	3.67	4.14	12.82%



■ Closed (13.11%)  
■ Pending (13.77%)  
■ Other OffMarket (10.49%)  
■ Active (62.62%)

**Absorption:** Last 12 months, an Average of **46** Sales/Month  
**Active Inventory** as of November 30, 2024 = **191**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2024 decreased **0.00%** to 191 existing homes available for sale. Over the last 12 months this area has had an average of 46 closed sales per month. This represents an unsold inventory index of **4.14** 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 **41.67%** in November 2024 to \$212,500 versus the previous year at \$150,000.

#### Median Days on Market Shortens

The median number of **32.50** days that homes spent on the market before selling decreased by 9.50 days or **22.62%** in November 2024 compared to last year's same month at **42.00** DOM.

#### Sales Success for November 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 67 New Listings in November 2024, up **6.35%** from last year at 63. Furthermore, there were 40 Closed Listings this month versus last year at 45, a **-11.11%** decrease.

Closed versus Listed trends yielded a **59.7%** ratio, down from previous year's, November 2023, at **71.4%**, a **16.42%** downswing. 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

# November 2024



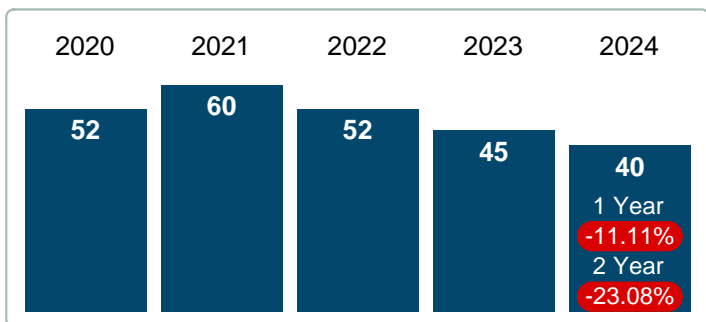
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



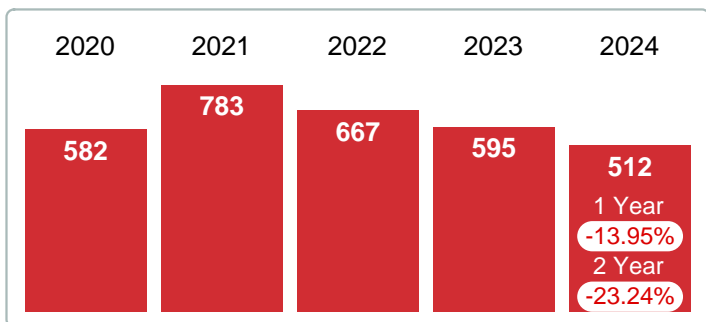
## CLOSED LISTINGS

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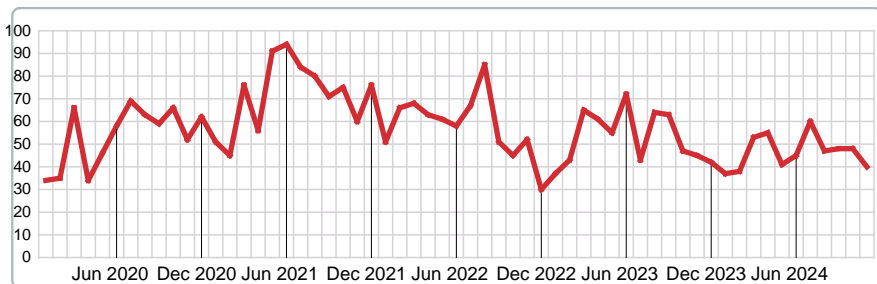
### NOVEMBER



### YEAR TO DATE (YTD)

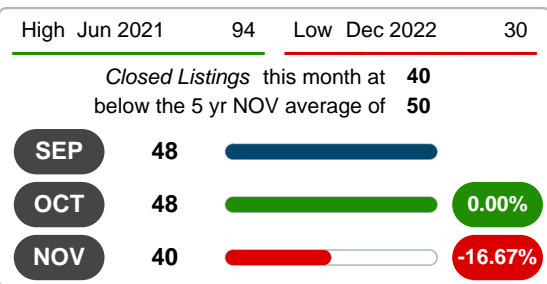


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 50



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	5.00%	81.0	1	1	0	0
\$50,001 - \$125,000	7	17.50%	43.0	3	4	0	0
\$125,001 - \$175,000	4	10.00%	18.0	0	3	0	1
\$175,001 - \$225,000	9	22.50%	18.0	1	6	2	0
\$225,001 - \$275,000	9	22.50%	48.0	1	7	1	0
\$275,001 - \$350,000	5	12.50%	32.0	0	4	1	0
\$350,001 and up	4	10.00%	23.5	0	1	2	1
<b>Total Closed Units</b>	<b>40</b>			<b>6</b>	<b>26</b>	<b>6</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>8,418,400</b>	<b>100%</b>	<b>32.5</b>	<b>758.00K</b>	<b>5.31M</b>	<b>1.68M</b>	<b>670.00K</b>
<b>Median Closed Price</b>	<b>\$212,500</b>			<b>\$93,500</b>	<b>\$212,500</b>	<b>\$276,700</b>	<b>\$335,000</b>

# November 2024



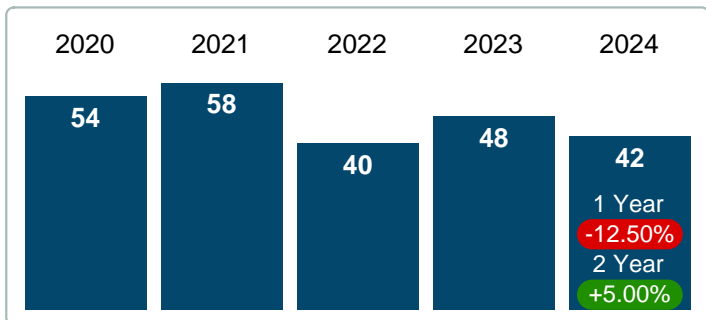
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



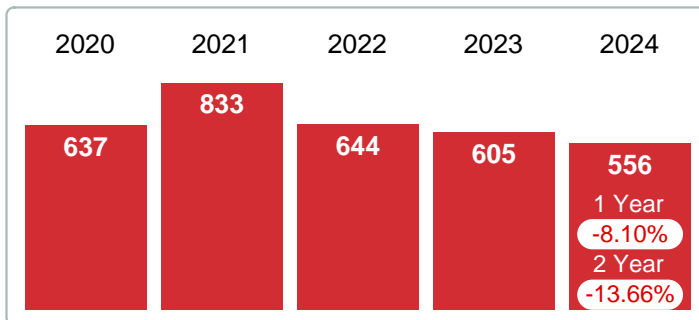
## PENDING LISTINGS

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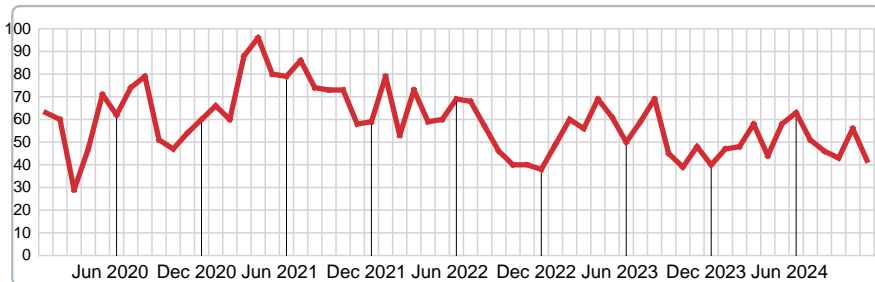
### NOVEMBER



### YEAR TO DATE (YTD)

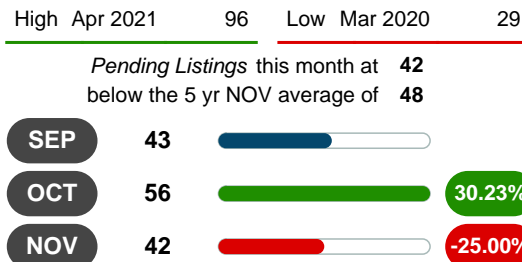


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 48



### 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	1	2.38%	36.0	0	1	0	0
\$50,001 - \$75,000	4	9.52%	21.5	4	0	0	0
\$75,001 - \$150,000	10	23.81%	52.0	4	5	1	0
\$150,001 - \$200,000	6	14.29%	14.5	0	5	1	0
\$200,001 - \$250,000	10	23.81%	29.5	1	9	0	0
\$250,001 - \$350,000	6	14.29%	28.0	0	4	2	0
\$350,001 and up	5	11.90%	21.0	0	2	1	2
<b>Total Pending Units</b>	<b>42</b>			<b>9</b>	<b>26</b>	<b>5</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>9,361,700</b>	<b>100%</b>	<b>27.5</b>	<b>896.20K</b>	<b>5.43M</b>	<b>1.29M</b>	<b>1.74M</b>
<b>Median Listing Price</b>	<b>\$199,750</b>			<b>\$79,500</b>	<b>\$217,000</b>	<b>\$259,900</b>	<b>\$870,000</b>

# November 2024



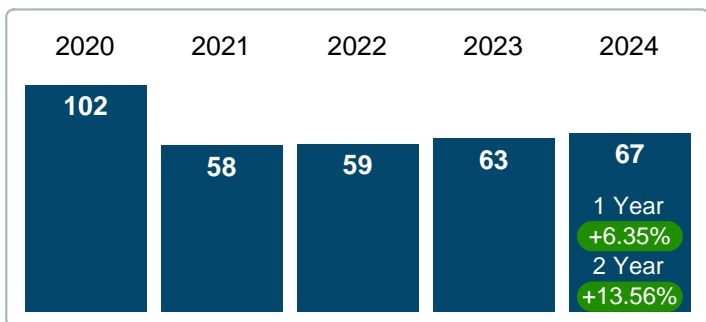
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



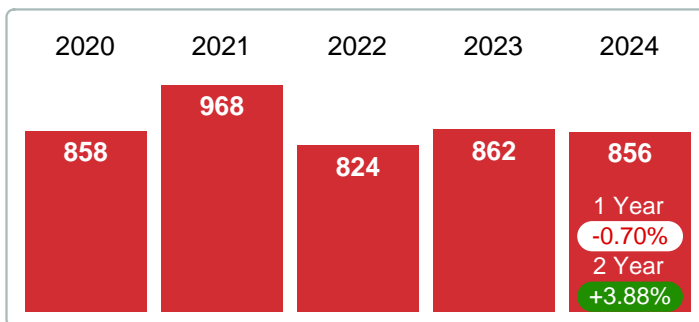
## NEW LISTINGS

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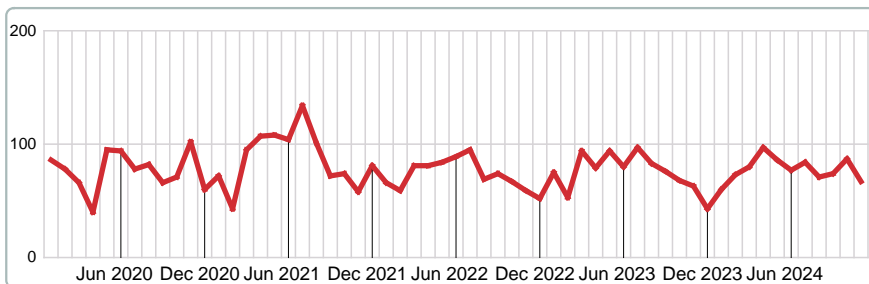
### NOVEMBER



### YEAR TO DATE (YTD)

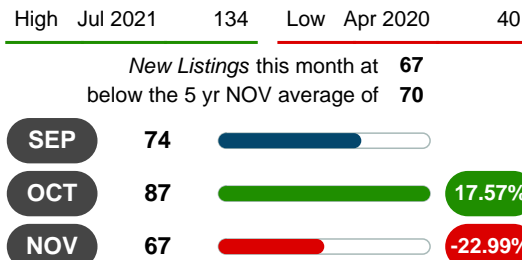


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 70



### 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	2	1	0
\$75,001 - \$150,000	10	14.93%	4	6	0	0
\$150,001 - \$175,000	8	11.94%	0	7	1	0
\$175,001 - \$250,000	17	25.37%	1	15	1	0
\$250,001 - \$325,000	5	7.46%	0	4	1	0
\$325,001 - \$500,000	14	20.90%	0	7	7	0
\$500,001 and up	7	10.45%	1	3	1	2
<b>Total New Listed Units</b>	<b>67</b>		<b>9</b>	<b>44</b>	<b>12</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>19,372,298</b>	<b>100%</b>	<b>1.45M</b>	<b>12.36M</b>	<b>4.10M</b>	<b>1.46M</b>
<b>Median New Listed Listing Price</b>	<b>\$219,900</b>		<b>\$99,900</b>	<b>\$217,000</b>	<b>\$339,950</b>	<b>\$732,500</b>

# November 2024



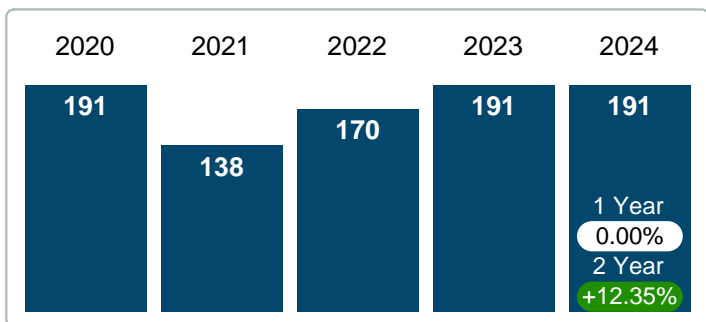
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



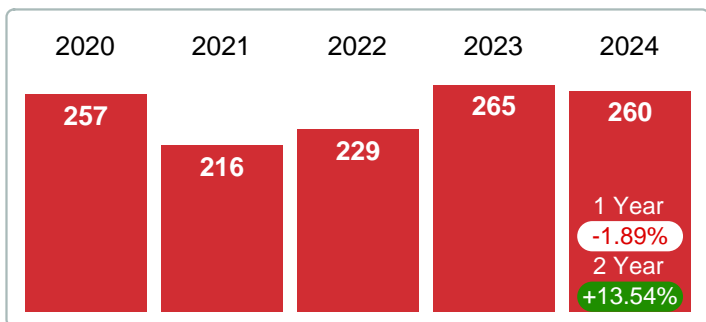
## ACTIVE INVENTORY

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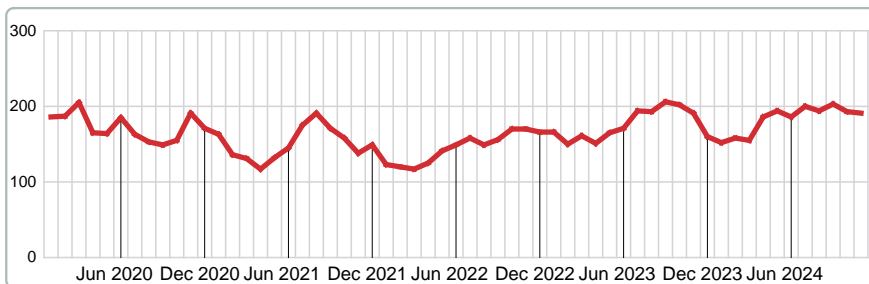
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

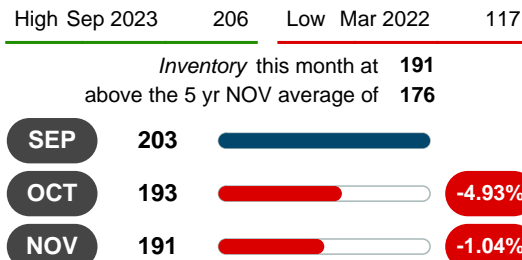


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 176



### 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	14	7.33%	66.0	7	6	1	0
\$75,001 - \$125,000	19	9.95%	67.0	10	8	1	0
\$125,001 - \$175,000	32	16.75%	48.5	5	26	1	0
\$175,001 - \$300,000	53	27.75%	61.0	9	37	7	0
\$300,001 - \$400,000	29	15.18%	41.0	1	11	15	2
\$400,001 - \$625,000	24	12.57%	58.5	0	13	8	3
\$625,001 and up	20	10.47%	70.5	5	9	2	4
<b>Total Active Inventory by Units</b>	<b>191</b>			<b>37</b>	<b>110</b>	<b>35</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>63,514,446</b>	<b>100%</b>	<b>59.0</b>	<b>9.73M</b>	<b>33.70M</b>	<b>12.77M</b>	<b>7.31M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$244,900</b>			<b>\$135,000</b>	<b>\$216,000</b>	<b>\$350,000</b>	<b>\$574,900</b>

# November 2024



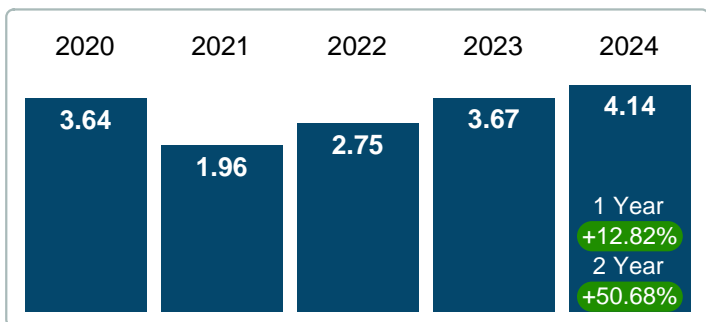
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



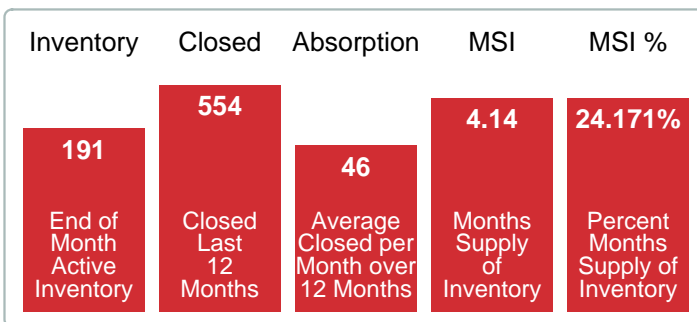
## MONTHS SUPPLY of INVENTORY (MSI)

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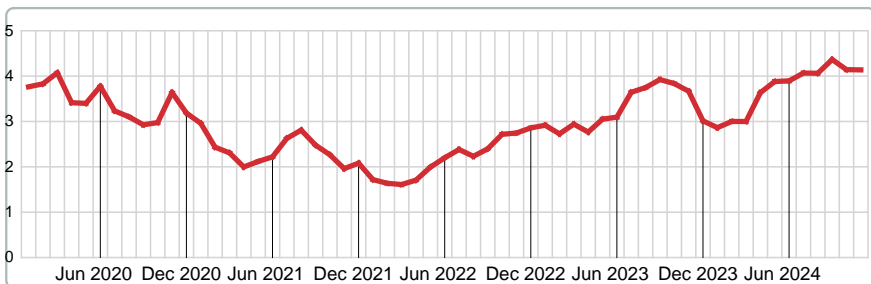
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024



### 5 YEAR MARKET ACTIVITY TRENDS

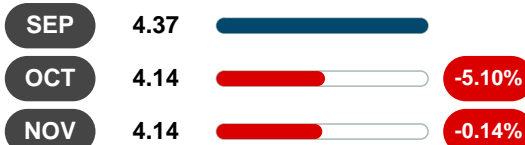


### 3 MONTHS

5 year NOV AVG = 3.23

High Sep 2024 4.37 Low Mar 2022 1.61

Months Supply this month at 4.14 above the 5 yr NOV average of 3.23



### 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	14	7.33%	2.37	2.47	2.12	4.00	0.00
\$75,001 - \$125,000	19	9.95%	2.85	4.14	2.29	1.33	0.00
\$125,001 - \$175,000	32	16.75%	3.69	2.40	4.59	1.20	0.00
\$175,001 - \$300,000	53	27.75%	3.59	9.00	3.31	3.23	0.00
\$300,001 - \$400,000	29	15.18%	4.97	4.00	3.77	5.81	24.00
\$400,001 - \$625,000	24	12.57%	8.00	0.00	9.18	8.73	7.20
\$625,001 and up	20	10.47%	15.00	60.00	13.50	6.00	16.00
Market Supply of Inventory (MSI)	4.14	100%	4.14	4.15	3.91	4.47	7.20
Total Active Inventory by Units	191			37	110	35	9

# November 2024



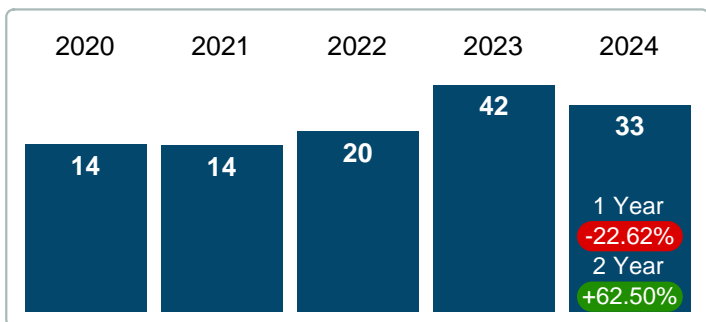
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



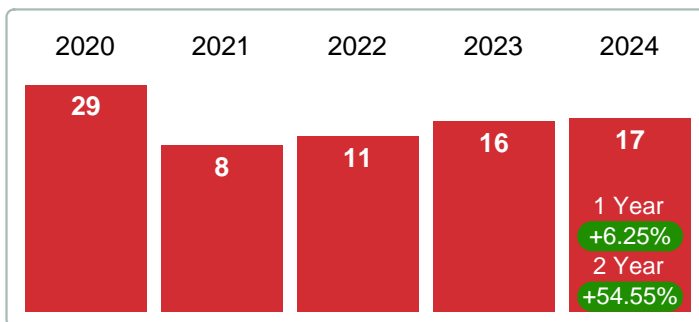
## MEDIAN DAYS ON MARKET TO SALE

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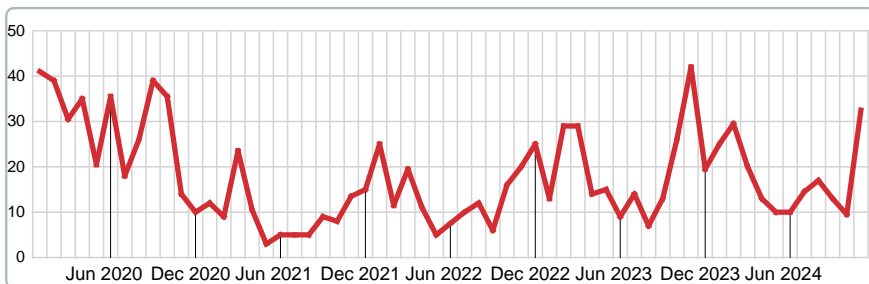
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 24

High Nov 2023: 42 | Low May 2021: 3

Median Days on Market to Sale this month at 33 above the 5 yr NOV average of 24



### 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
\$50,000 and less	2	5.00%	81	129	33	0	0
\$50,001 - \$125,000	7	17.50%	43	63	25	0	0
\$125,001 - \$175,000	4	10.00%	18	0	35	0	1
\$175,001 - \$225,000	9	22.50%	18	37	14	14	0
\$225,001 - \$275,000	9	22.50%	48	11	48	160	0
\$275,001 - \$350,000	5	12.50%	32	0	20	32	0
\$350,001 and up	4	10.00%	24	0	44	85	1
Median Closed DOM			33	50	34	25	1
Total Closed Units		100%	32.5	6	26	6	2
Total Closed Volume			8,418,400	758.00K	5.31M	1.68M	670.00K

# November 2024



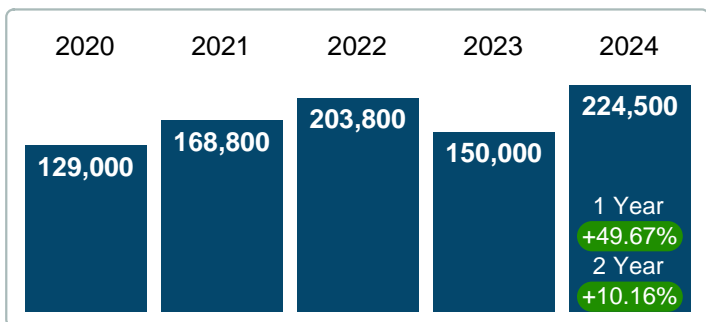
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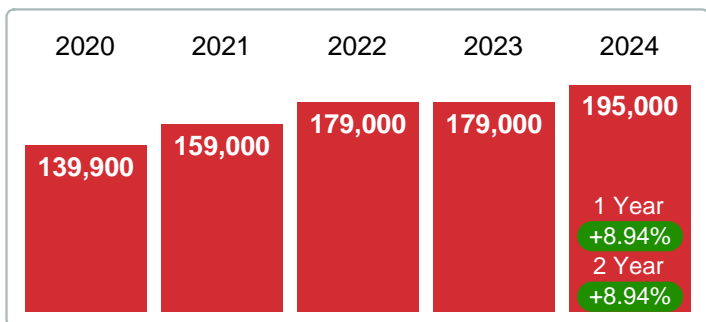
## MEDIAN LIST PRICE AT CLOSING

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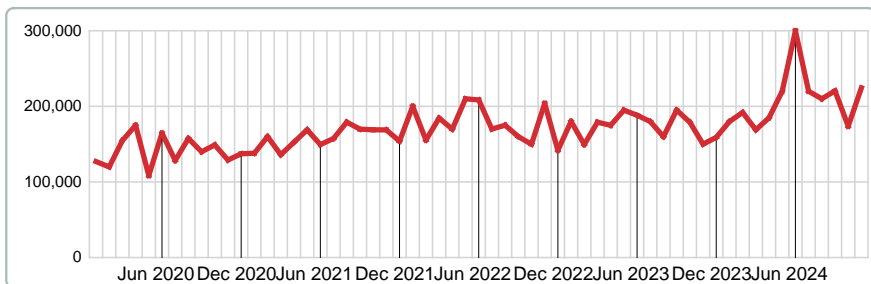
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

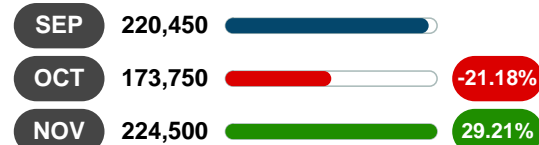


### 3 MONTHS

5 year NOV AVG = 175,220

High Jun 2024 299,900 Low May 2020 108,500

Median List Price at Closing this month at **224,500** above the 5 yr NOV average of **175,220**



### 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
\$50,000 and less	0.00%	24	0	0	0	0
\$50,001 - \$125,000	22.50%	79,900	68,500	80,000	0	0
\$125,001 - \$175,000	12.50%	138,500	0	136,750	0	150,000
\$175,001 - \$225,000	17.50%	199,900	220,000	199,900	199,900	0
\$225,001 - \$275,000	25.00%	257,000	259,000	255,000	250,000	0
\$275,001 - \$350,000	10.00%	325,000	0	325,000	339,500	0
\$350,001 and up	12.50%	375,000	0	395,000	365,000	565,000
<b>Median List Price</b>		<b>224,500</b>	<b>98,500</b>	<b>224,500</b>	<b>302,250</b>	<b>357,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>224,500</b>	<b>6</b>	<b>26</b>	<b>6</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>8,814,700</b>	<b>806.00K</b>	<b>5.52M</b>	<b>1.77M</b>	<b>715.00K</b>



# November 2024



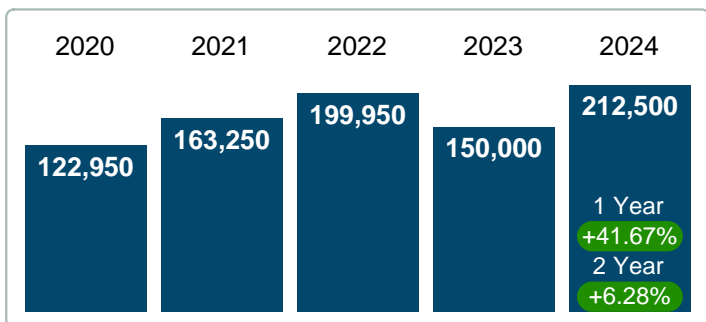
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



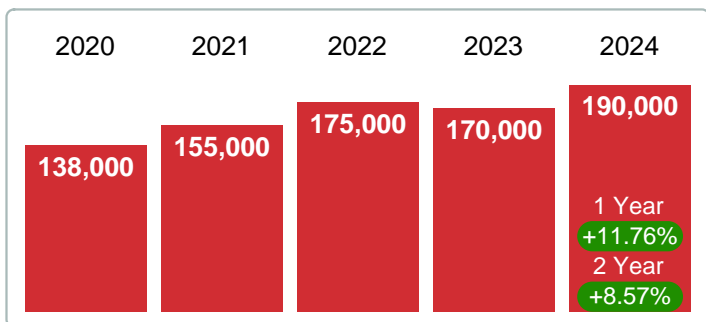
## MEDIAN SOLD PRICE AT CLOSING

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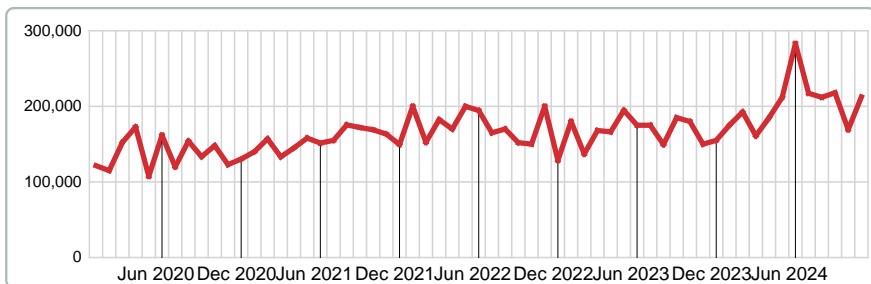
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 169,730

High Jun 2024 283,000 Low May 2020 107,500  
 Median Sold Price at Closing this month at **212,500**  
 above the 5 yr NOV average of **169,730**

- SEP 217,950
- OCT 169,250 -22.34%
- NOV 212,500 25.55%

### 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
\$50,000 and less	2	5.00%	50,000	50,000	50,000	0	0
\$50,001 - \$125,000	7	17.50%	73,000	72,000	79,000	0	0
\$125,001 - \$175,000	4	10.00%	132,750	0	130,000	0	150,000
\$175,001 - \$225,000	9	22.50%	190,000	207,000	190,000	200,000	0
\$225,001 - \$275,000	9	22.50%	245,000	249,000	245,000	228,400	0
\$275,001 - \$350,000	5	12.50%	325,000	0	325,000	325,000	0
\$350,001 and up	4	10.00%	382,500	0	390,000	363,750	520,000
Median Sold Price			212,500	93,500	212,500	276,700	335,000
Total Closed Units		100%	212,500	6	26	6	2
Total Closed Volume			8,418,400	758.00K	5.31M	1.68M	670.00K

# November 2024



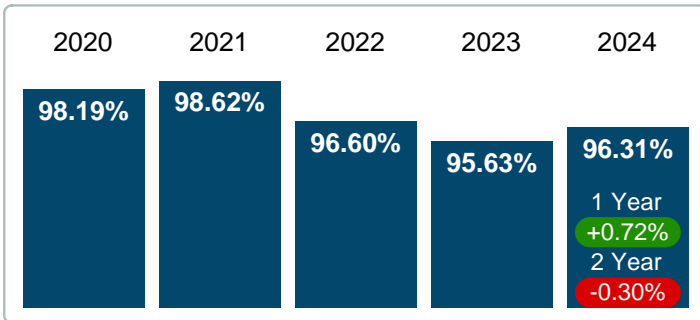
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



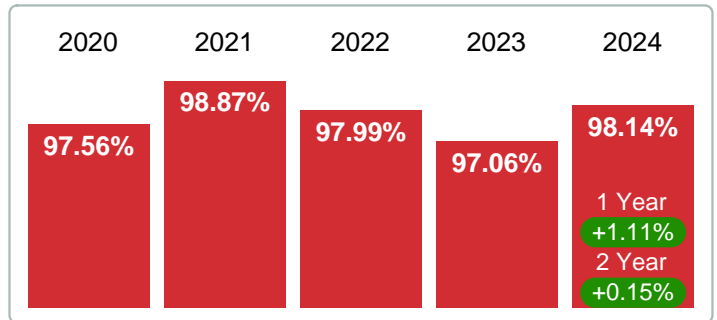
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

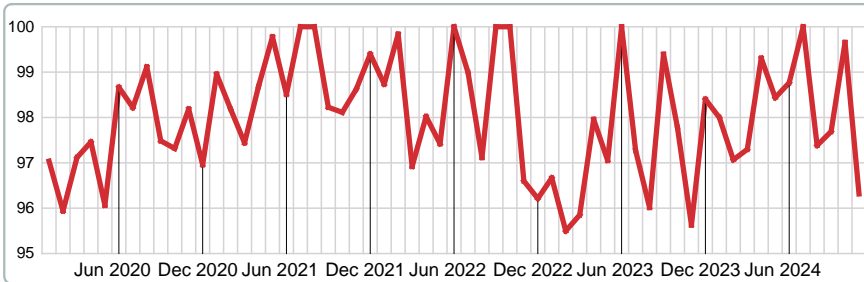
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

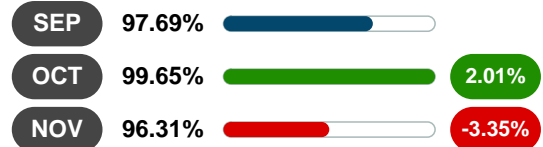


### 3 MONTHS

5 year NOV AVG = 97.07%

High Jul 2024 100.00% Low Feb 2023 95.50%

Median Sold/List Ratio this month at **96.31%**  
 below the 5 yr NOV average of **97.07%**



## 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	
\$50,000 and less	2	5.00%	76.92%	76.92%	76.92%	0.00%	0.00%	
\$50,001 - \$125,000	7	17.50%	98.33%	100.00%	94.79%	0.00%	0.00%	
\$125,001 - \$175,000	4	10.00%	97.10%	0.00%	96.37%	0.00%	100.00%	
\$175,001 - \$225,000	9	22.50%	94.09%	94.09%	94.96%	92.02%	0.00%	
\$225,001 - \$275,000	9	22.50%	96.58%	96.14%	97.49%	86.19%	0.00%	
\$275,001 - \$350,000	5	12.50%	100.00%	0.00%	100.00%	95.73%	0.00%	
\$350,001 and up	4	10.00%	95.67%	0.00%	91.76%	99.65%	92.04%	
Median Sold/List Ratio		96.31%		95.11%	96.47%	94.14%	96.02%	
Total Closed Units		40	100%	96.31%	6	26	6	2
Total Closed Volume		8,418,400			758.00K	5.31M	1.68M	670.00K

# November 2024



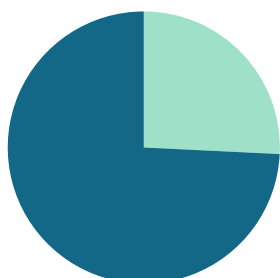
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

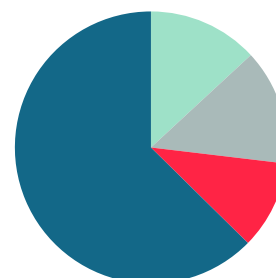


**Inventory**  
 New Listings  
**67 = 25.77%**  
 Start Inventory  
**193**  
 Total Inventory Units  
**260**  
 Volume  
**\$82,749,595**

### Market Activity

Closed Sales  
**40 = 13.11%**  
 Pending Sales  
**42 = 13.77%**  
 Other Off Market  
**32 = 10.49%**  
 Active Inventory  
**191 = 62.62%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	45	40	-11.11%	595	512	-13.95%
Pending Sales	48	42	-12.50%	605	556	-8.10%
New Listings	63	67	6.35%	862	856	-0.70%
Median List Price	150,000	224,500	49.67%	179,000	195,000	8.94%
Median Sale Price	150,000	212,500	41.67%	170,000	190,000	11.76%
Median Percent of Selling Price to List Price	95.63%	96.31%	0.72%	97.06%	98.14%	1.11%
Median Days on Market to Sale	42.00	32.50	-22.62%	16.00	17.00	6.25%
Monthly Inventory	191	191	0.00%	191	191	0.00%
Months Supply of Inventory	3.67	4.14	12.82%	3.67	4.14	12.82%

**Absorption:** Last 12 months, an Average of **46** Sales/Month

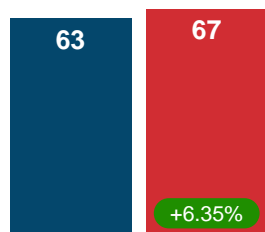
**Inventory** on November 30, 2024 = **191**

**2023** **2024**

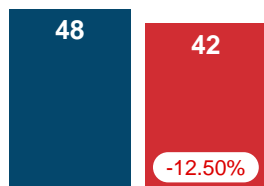
### NOVEMBER MARKET

### MEDIAN PRICES

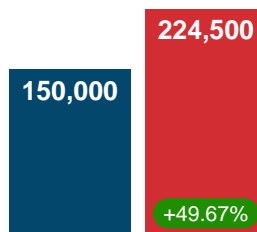
#### New Listings



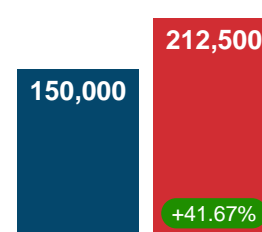
#### Pending Listings



#### List Price



#### Sale Price



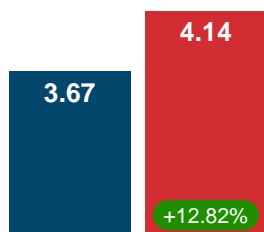
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

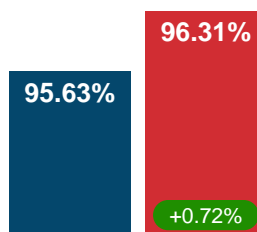
#### Active Inventory

+0.00%

#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

