

November 2024



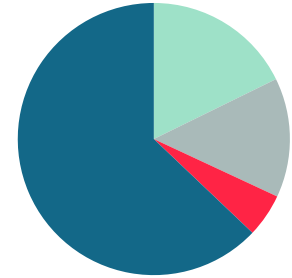
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	62	55	-11.29%
Pending Listings	49	44	-10.20%
New Listings	53	64	20.75%
Average List Price	283,491	231,290	-18.41%
Average Sale Price	279,815	228,353	-18.39%
Average Percent of Selling Price to List Price	98.31%	97.90%	-0.42%
Average Days on Market to Sale	27.16	34.25	26.12%
End of Month Inventory	154	195	26.62%
Months Supply of Inventory	2.50	3.17	26.97%



Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of November 30, 2024 = **195**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **26.62%** to 195 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.17** 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 **18.39%** in November 2024 to \$228,353 versus the previous year at \$279,815.

Average Days on Market Lengthens

The average number of **34.25** days that homes spent on the market before selling increased by 7.09 days or **26.12%** in November 2024 compared to last year's same month at **27.16** DOM.

Sales Success for November 2024 is Positive

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

There were 64 New Listings in November 2024, up **20.75%** from last year at 53. Furthermore, there were 55 Closed Listings this month versus last year at 62, a **-11.29%** decrease.

Closed versus Listed trends yielded a **85.9%** ratio, down from previous year's, November 2023, at **117.0%**, a **26.54%** 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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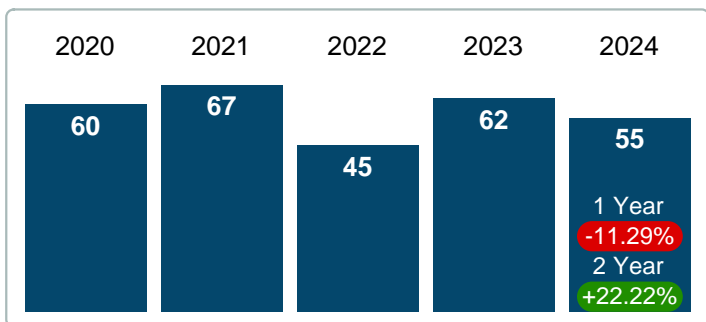
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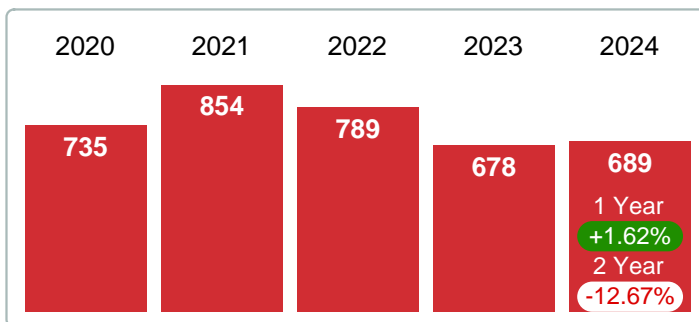
CLOSED LISTINGS

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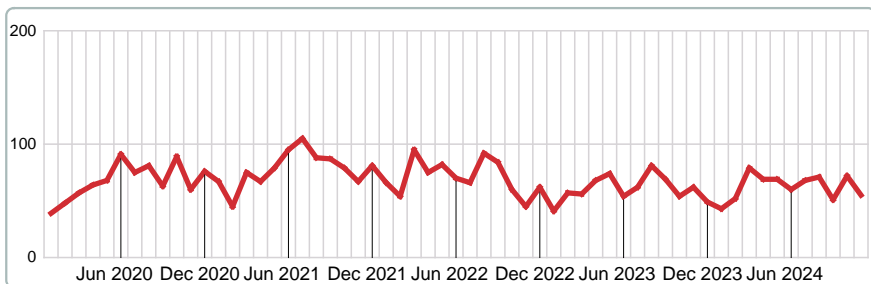
NOVEMBER



YEAR TO DATE (YTD)

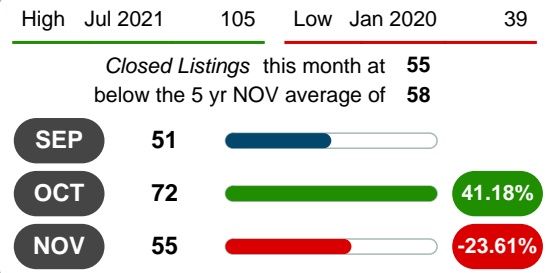


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.45%	50.7	2	1	0	0
\$50,001 - \$125,000	9	16.36%	34.8	5	2	2	0
\$125,001 - \$175,000	5	9.09%	3.2	1	4	0	0
\$175,001 - \$225,000	14	25.45%	40.9	0	11	3	0
\$225,001 - \$275,000	9	16.36%	19.9	0	7	2	0
\$275,001 - \$350,000	8	14.55%	36.9	0	5	3	0
\$350,001 and up	7	12.73%	51.0	1	3	2	1
Total Closed Units	55			9	33	12	1
Total Closed Volume	12,559,395	100%	34.3	1.17M	7.49M	3.38M	515.00K
Average Closed Price	\$228,353			\$130,264	\$226,910	\$282,000	\$515,000

November 2024



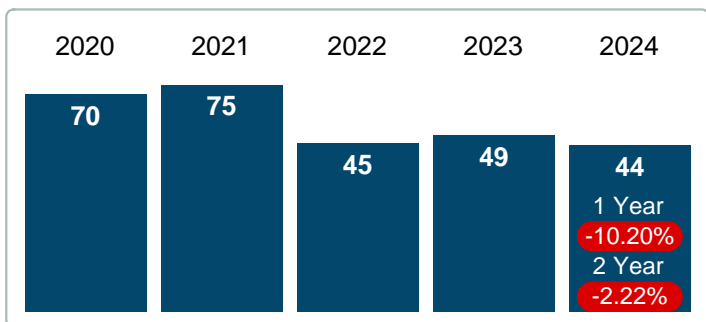
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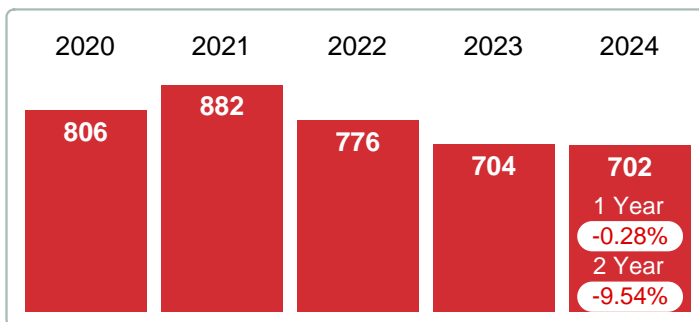
PENDING LISTINGS

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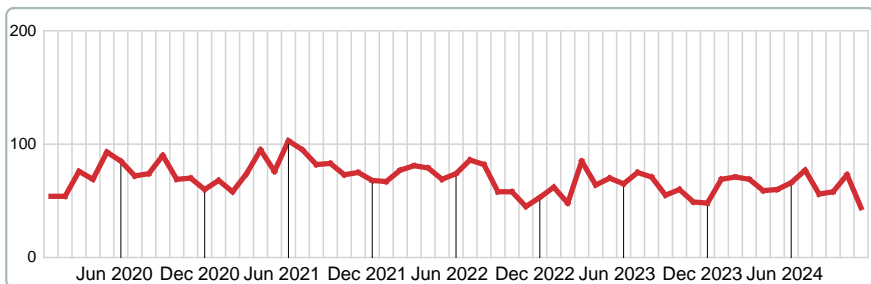
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

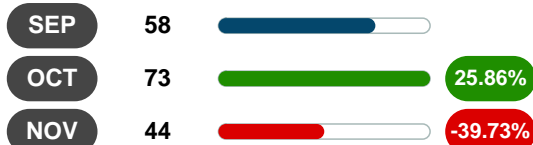


3 MONTHS

5 year NOV AVG = 57

High Jun 2021 103 Low Nov 2024 44

Pending Listings this month at 44
below the 5 yr NOV average of 57



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	11.36%	59.6	2	2	1	0
\$100,001 - \$125,000	2	4.55%	104.0	2	0	0	0
\$125,001 - \$175,000	11	25.00%	19.2	3	8	0	0
\$175,001 - \$225,000	8	18.18%	22.9	0	5	3	0
\$225,001 - \$250,000	6	13.64%	52.8	0	5	1	0
\$250,001 - \$500,000	7	15.91%	32.3	0	3	4	0
\$500,001 and up	5	11.36%	84.8	0	2	1	2
Total Pending Units	44			7	25	10	2
Total Pending Volume	10,361,787	100%	68.6	821.30K	5.77M	2.62M	1.15M
Average Listing Price	\$249,043			\$117,329	\$230,780	\$261,600	\$577,495

November 2024



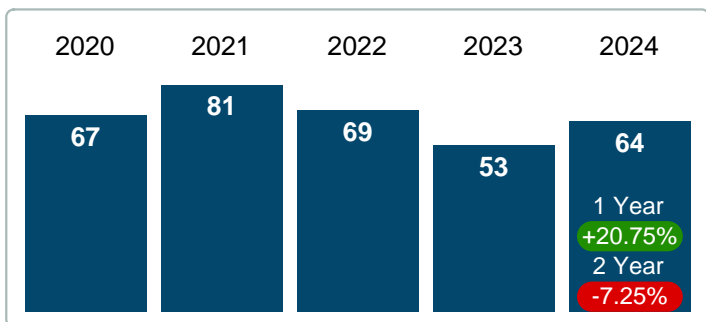
Area Delimited by County Of Creek - Residential Property Type



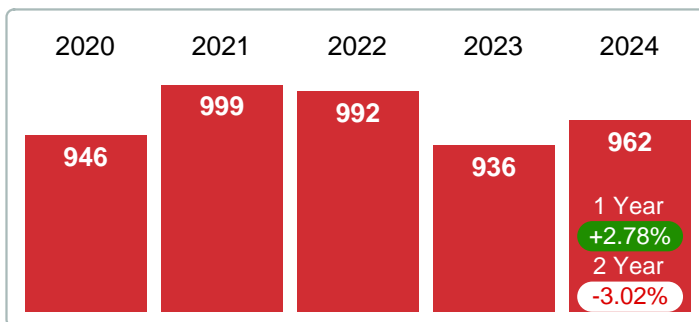
NEW LISTINGS

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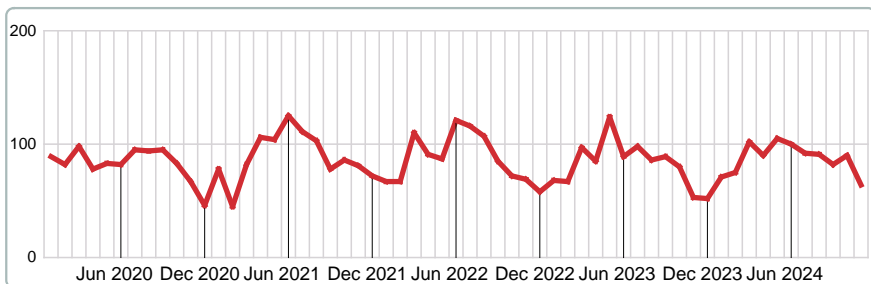
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 67

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 64
below the 5 yr NOV average of 67



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.81%	2	3	0	0
\$100,001 - \$150,000	6	9.38%	2	4	0	0
\$150,001 - \$225,000	13	20.31%	1	11	1	0
\$225,001 - \$300,000	16	25.00%	1	8	5	2
\$300,001 - \$350,000	10	15.63%	0	6	2	2
\$350,001 - \$450,000	5	7.81%	0	3	1	1
\$450,001 and up	9	14.06%	0	4	3	2
Total New Listed Units	64		6	39	12	7
Total New Listed Volume	21,581,825	100%	841.50K	12.75M	4.28M	3.72M
Average New Listed Listing Price	\$201,633		\$140,250	\$326,828	\$356,502	\$530,857

November 2024



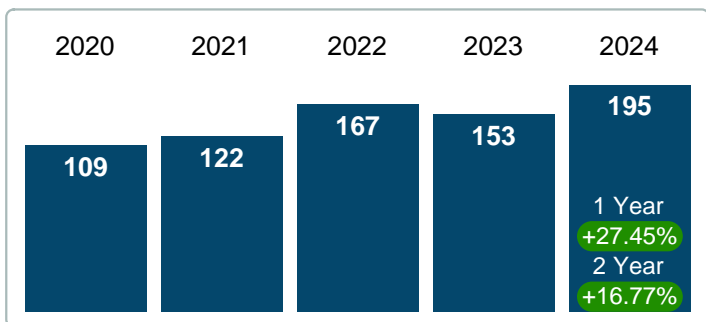
Area Delimited by County Of Creek - Residential Property Type



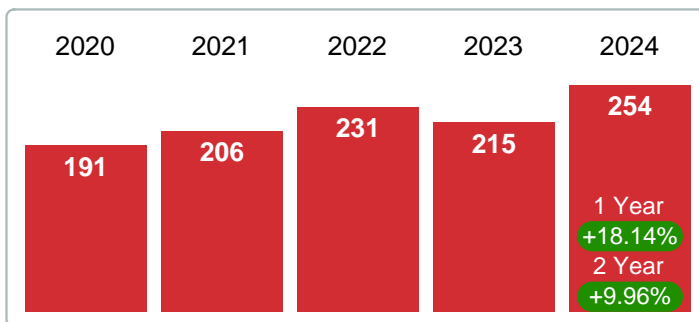
ACTIVE INVENTORY

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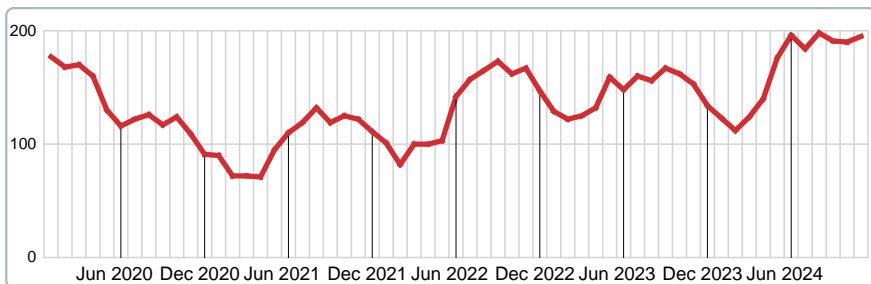
END OF NOVEMBER



ACTIVE DURING NOVEMBER

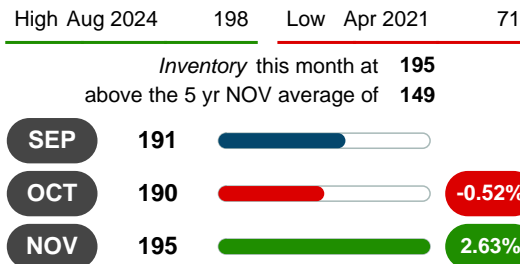


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 149



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	6.67%	64.9	9	4	0	0
\$100,001 - \$175,000	29	14.87%	93.3	9	17	1	2
\$175,001 - \$200,000	20	10.26%	102.5	6	11	3	0
\$200,001 - \$325,000	59	30.26%	72.1	3	38	11	7
\$325,001 - \$425,000	27	13.85%	61.8	1	18	7	1
\$425,001 - \$625,000	26	13.33%	63.0	1	10	12	3
\$625,001 and up	21	10.77%	112.4	1	5	8	7
Total Active Inventory by Units	195			30	103	42	20
Total Active Inventory by Volume	69,506,438	100%	79.6	5.35M	32.50M	20.12M	11.54M
Average Active Inventory Listing Price	\$356,443			\$178,223	\$315,568	\$479,022	\$576,865

November 2024



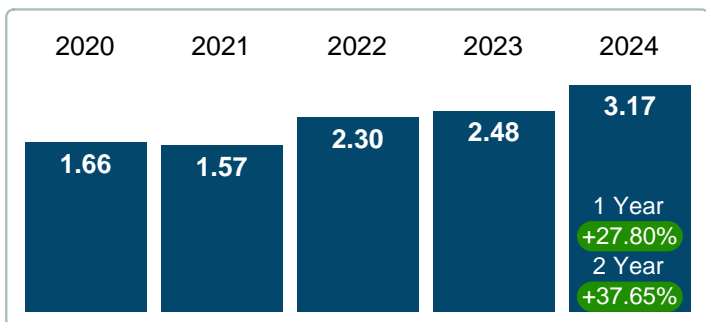
Area Delimited by County Of Creek - Residential Property Type



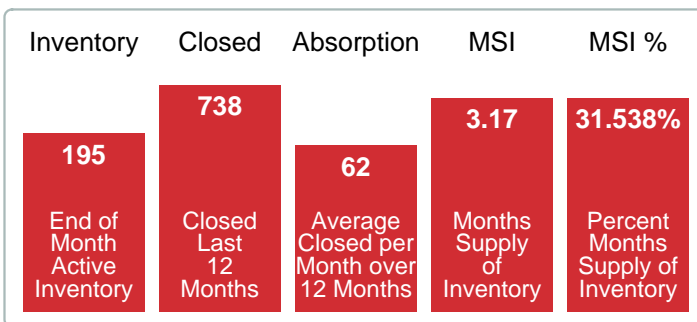
MONTHS SUPPLY of INVENTORY (MSI)

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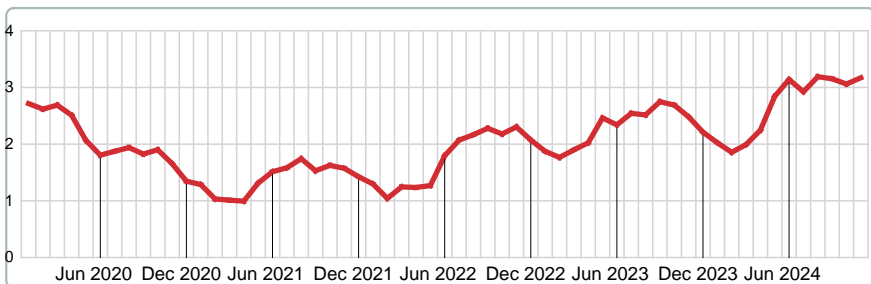
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

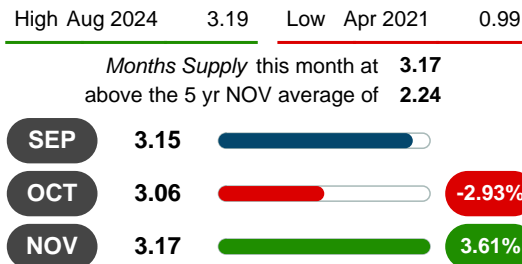


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.24



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
\$100,000 and less	13	6.67%	1.88	2.35	1.60	0.00	0.00
\$100,001 - \$175,000	29	14.87%	1.92	2.00	1.81	0.92	24.00
\$175,001 - \$200,000	20	10.26%	3.58	12.00	2.49	5.14	0.00
\$200,001 - \$325,000	59	30.26%	2.60	3.00	2.46	2.03	8.40
\$325,001 - \$425,000	27	13.85%	6.11	3.00	8.00	4.42	4.00
\$425,001 - \$625,000	26	13.33%	6.24	6.00	6.00	6.86	5.14
\$625,001 and up	21	10.77%	7.88	12.00	7.50	7.38	8.40
Market Supply of Inventory (MSI)			3.17	2.88	2.83	3.50	7.27
Total Active Inventory by Units		100%	3.17	30	103	42	20

November 2024



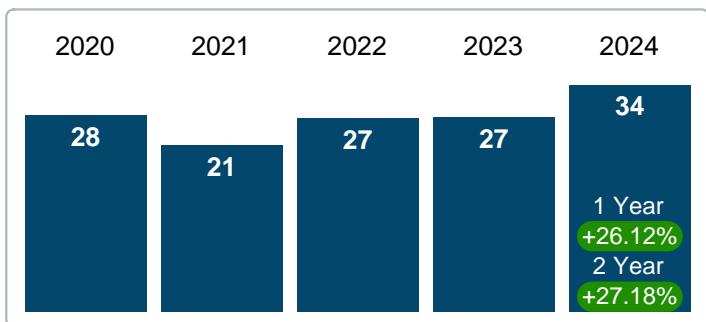
Area Delimited by County Of Creek - Residential Property Type



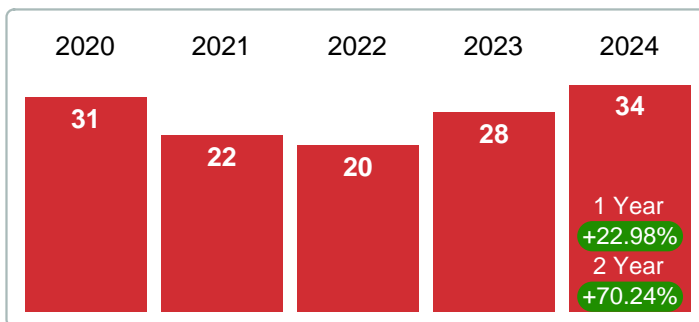
AVERAGE DAYS ON MARKET TO SALE

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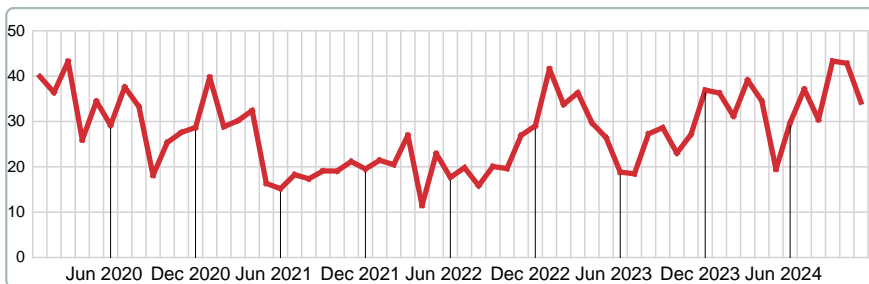
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

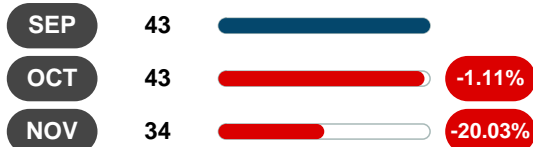


3 MONTHS

5 year NOV AVG = 27

High Sep 2024 43 Low Apr 2022 11

Average Days on Market to Sale this month at 34 above the 5 yr NOV average of 27



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
\$50,000 and less	5.45%	51	75	2	0	0
\$50,001 - \$125,000	16.36%	35	25	7	88	0
\$125,001 - \$175,000	9.09%	3	1	4	0	0
\$175,001 - \$225,000	25.45%	41	0	47	18	0
\$225,001 - \$275,000	16.36%	20	0	24	5	0
\$275,001 - \$350,000	14.55%	37	0	14	75	0
\$350,001 and up	12.73%	51	17	9	68	178
Average Closed DOM		34	33	25	50	178
Total Closed Units	100%	55	9	33	12	1
Total Closed Volume		12,559,395	1.17M	7.49M	3.38M	515.00K

November 2024



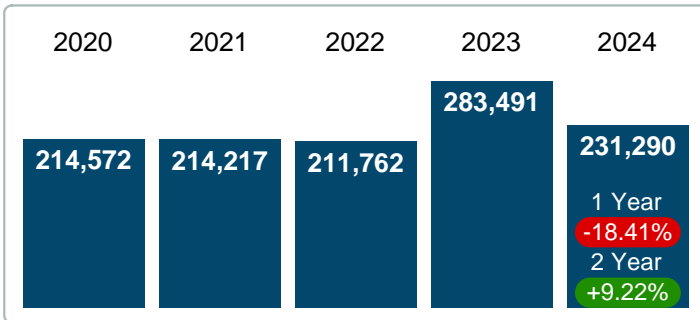
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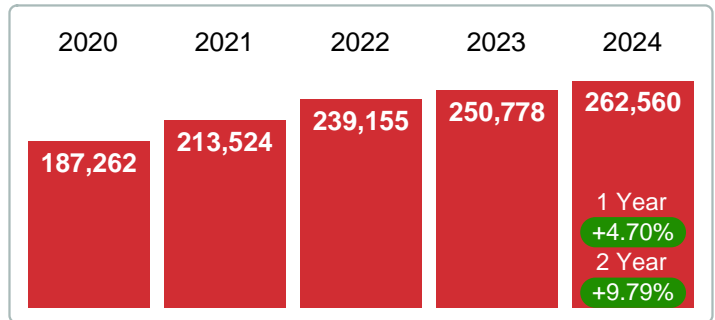
AVERAGE LIST PRICE AT CLOSING

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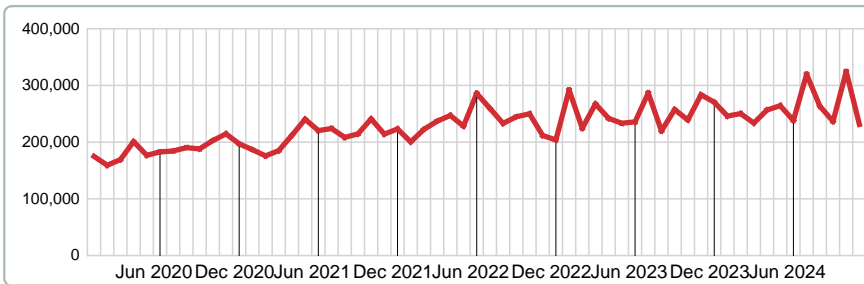
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

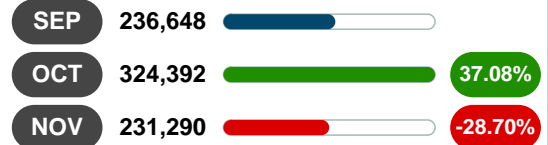


3 MONTHS

5 year NOV AVG = 231,067

High Oct 2024 324,392 Low Feb 2020 159,271

Average List Price at Closing this month at **231,290**
above the 5 yr NOV average of **231,067**



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
\$50,000 and less	3.64%	49,000	55,000	48,000	0	0
\$50,001 - \$125,000	18.18%	83,670	79,360	82,500	107,450	0
\$125,001 - \$175,000	9.09%	153,960	135,000	161,200	0	0
\$175,001 - \$225,000	25.45%	199,220	0	205,498	190,000	0
\$225,001 - \$275,000	16.36%	246,733	0	237,757	252,450	0
\$275,001 - \$350,000	12.73%	308,629	0	320,600	308,800	0
\$350,001 and up	14.55%	480,800	587,500	389,967	602,500	515,000
Average List Price		231,290	136,589	228,954	285,100	515,000
Total Closed Units	100%	231,290	9	33	12	1
Total Closed Volume		12,720,973	1.23M	7.56M	3.42M	515.00K

November 2024



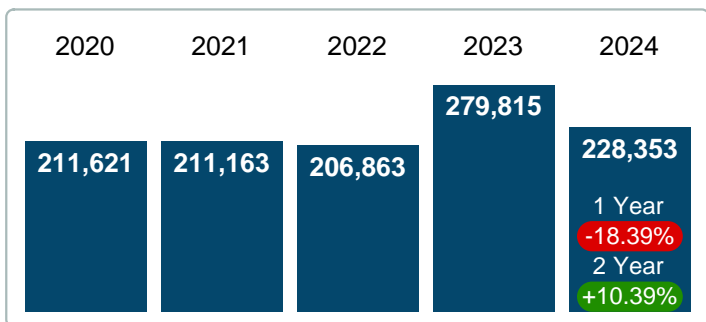
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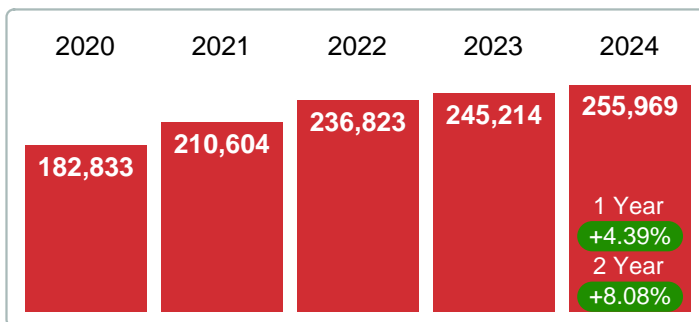
AVERAGE SOLD PRICE AT CLOSING

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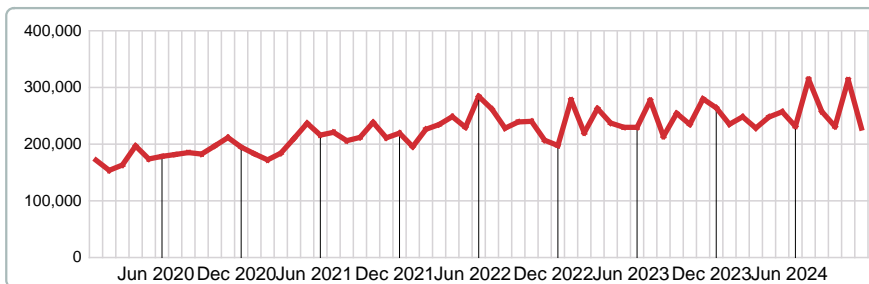
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

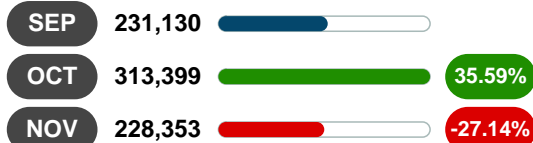


3 MONTHS

5 year NOV AVG = 227,563

High Jul 2024 314,368 Low Feb 2020 153,766

Average Sold Price at Closing this month at **228,353** above the 5 yr NOV average of **227,563**



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
\$50,000 and less	5.45%	43,167	41,250	47,000	0	0
\$50,001 - \$125,000	16.36%	82,208	74,975	78,750	103,750	0
\$125,001 - \$175,000	9.09%	151,500	135,000	155,625	0	0
\$175,001 - \$225,000	25.45%	202,609	0	206,047	190,000	0
\$225,001 - \$275,000	16.36%	246,389	0	245,071	251,000	0
\$275,001 - \$350,000	14.55%	303,875	0	305,300	301,500	0
\$350,001 and up	12.73%	492,500	580,000	384,167	600,000	515,000
Average Sold Price		228,353	130,264	226,910	282,000	515,000
Total Closed Units	100%	228,353	9	33	12	1
Total Closed Volume		12,559,395	1.17M	7.49M	3.38M	515.00K

November 2024



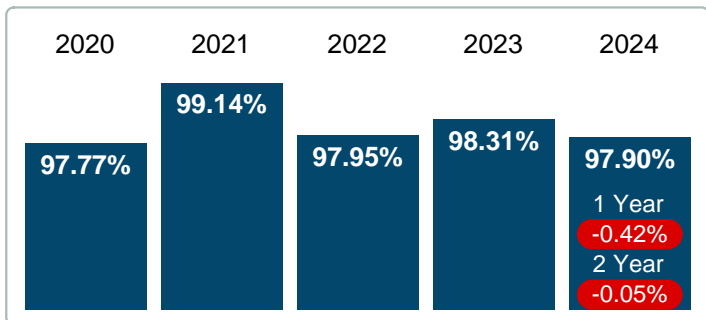
Area Delimited by County Of Creek - Residential Property Type



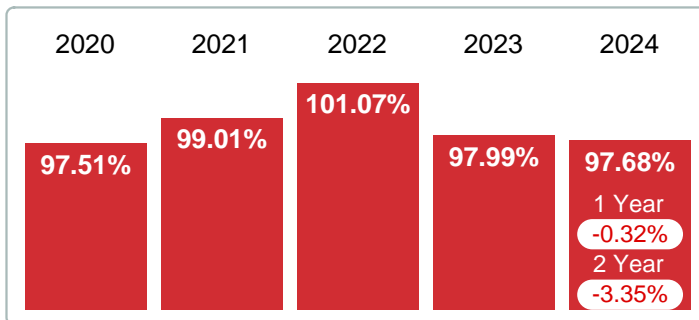
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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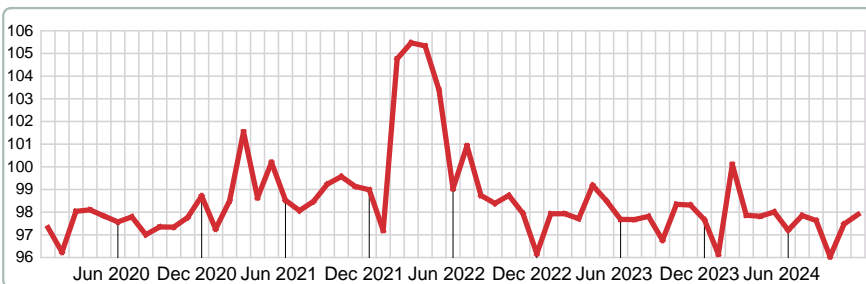
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

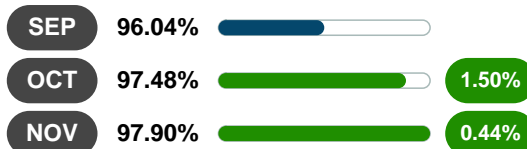


3 MONTHS

5 year NOV AVG = 98.21%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **97.90%** equal to 5 yr NOV average of **98.21%**



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	
\$50,000 and less	3	5.45%	83.06%	75.63%	97.92%	0.00%	0.00%	
\$50,001 - \$125,000	9	16.36%	94.54%	93.95%	94.64%	95.88%	0.00%	
\$125,001 - \$175,000	5	9.09%	97.54%	100.00%	96.93%	0.00%	0.00%	
\$175,001 - \$225,000	14	25.45%	100.37%	0.00%	100.42%	100.16%	0.00%	
\$225,001 - \$275,000	9	16.36%	103.02%	0.00%	104.03%	99.49%	0.00%	
\$275,001 - \$350,000	8	14.55%	96.38%	0.00%	95.63%	97.63%	0.00%	
\$350,001 and up	7	12.73%	99.07%	98.72%	98.46%	99.69%	100.00%	
Average Sold/List Ratio		97.90%		91.08%	99.43%	98.62%	100.00%	
Total Closed Units		55	100%	97.90%	9	33	12	1
Total Closed Volume		12,559,395			1.17M	7.49M	3.38M	515.00K

November 2024



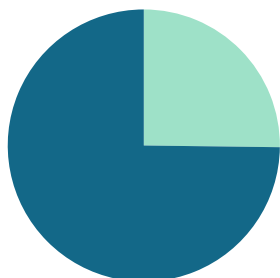
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

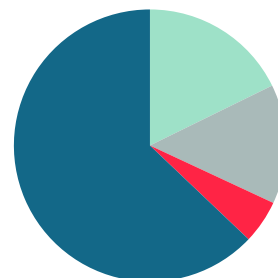


Inventory
 New Listings
64 = 25.20%
 Start Inventory
190
 Total Inventory Units
254
 Volume
\$87,041,775

Market Activity

Closed Sales
55 = 17.74%
 Pending Sales
44 = 14.19%
 Other Off Market
16 = 5.16%
 Active Inventory
195 = 62.90%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	62	55	-11.29%	678	689	1.62%
Pending Sales	49	44	-10.20%	704	702	-0.28%
New Listings	53	64	20.75%	936	962	2.78%
Average List Price	283,491	231,290	-18.41%	250,778	262,560	4.70%
Average Sale Price	279,815	228,353	-18.39%	245,214	255,969	4.39%
Average Percent of Selling Price to List Price	98.31%	97.90%	-0.42%	97.99%	97.68%	-0.32%
Average Days on Market to Sale	27.16	34.25	26.12%	27.90	34.31	22.98%
Monthly Inventory	154	195	26.62%	154	195	26.62%
Months Supply of Inventory	2.50	3.17	26.97%	2.50	3.17	26.97%

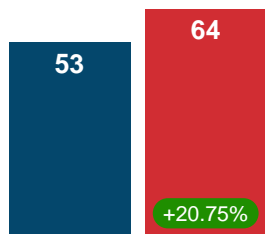
Absorption: Last 12 months, an Average of **62** Sales/Month

Inventory on November 30, 2024 = **195** 2023 2024

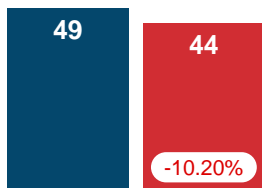
NOVEMBER MARKET

AVERAGE PRICES

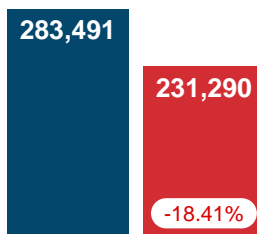
New Listings



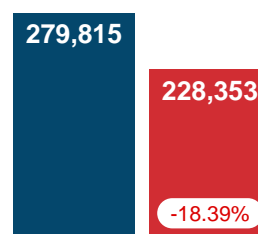
Pending Listings



List Price



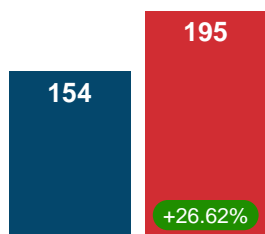
Sale Price



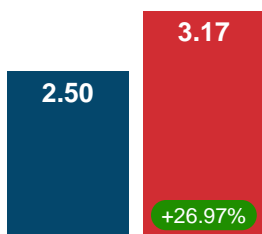
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

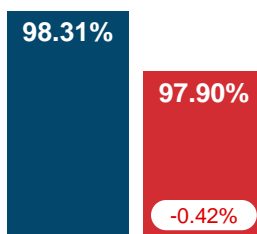
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

