

November 2024



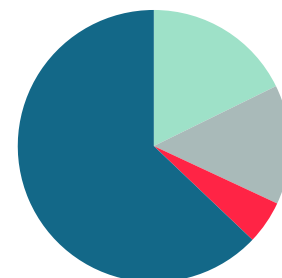
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	239,950	210,000	-12.48%
Median Sale Price	222,500	223,000	0.22%
Median Percent of Selling Price to List Price	99.09%	99.37%	0.28%
Median Days on Market to Sale	14.50	14.00	-3.45%
End of Month Inventory	154	195	26.62%
Months Supply of Inventory	2.50	3.17	26.97%



■ Closed (17.74%)
■ Pending (14.19%)
■ Other OffMarket (5.16%)
■ Active (62.90%)

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.

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 **0.22%** in November 2024 to \$223,000 versus the previous year at \$222,500.

Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 0.50 days or **3.45%** in November 2024 compared to last year's same month at **14.50** 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 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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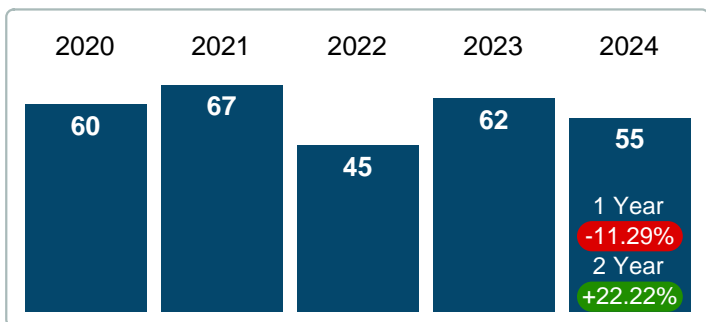
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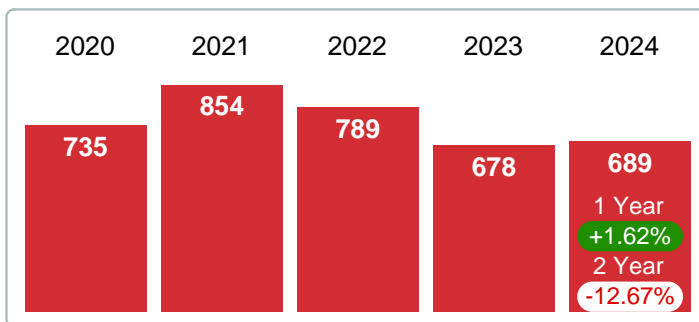
CLOSED LISTINGS

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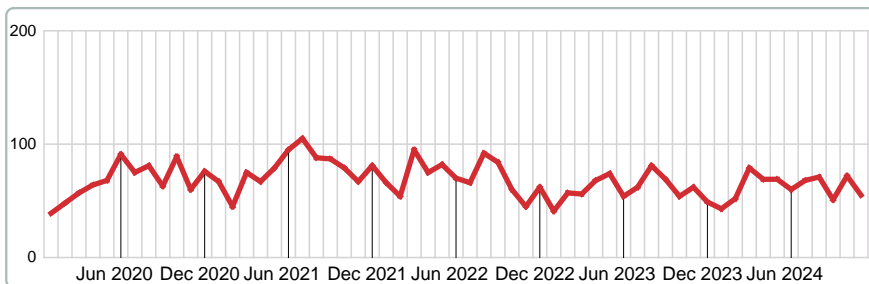
NOVEMBER



YEAR TO DATE (YTD)

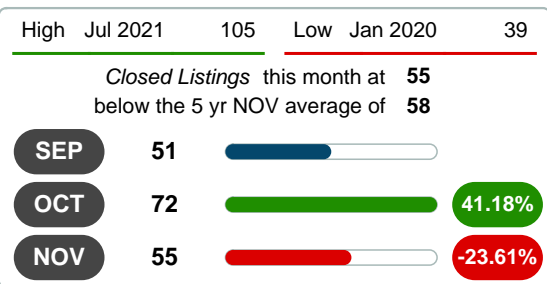


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.45%	75.0	2	1	0	0
\$50,001 - \$125,000	9	16.36%	12.0	5	2	2	0
\$125,001 - \$175,000	5	9.09%	3.0	1	4	0	0
\$175,001 - \$225,000	14	25.45%	16.5	0	11	3	0
\$225,001 - \$275,000	9	16.36%	9.0	0	7	2	0
\$275,001 - \$350,000	8	14.55%	17.0	0	5	3	0
\$350,001 and up	7	12.73%	20.0	1	3	2	1
Total Closed Units	55			9	33	12	1
Total Closed Volume	12,559,395	100%	14.0	1.17M	7.49M	3.38M	515.00K
Median Closed Price	\$223,000			\$75,000	\$225,000	\$251,000	\$515,000

November 2024



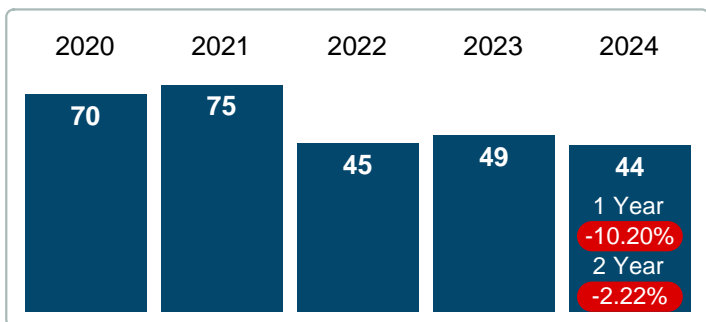
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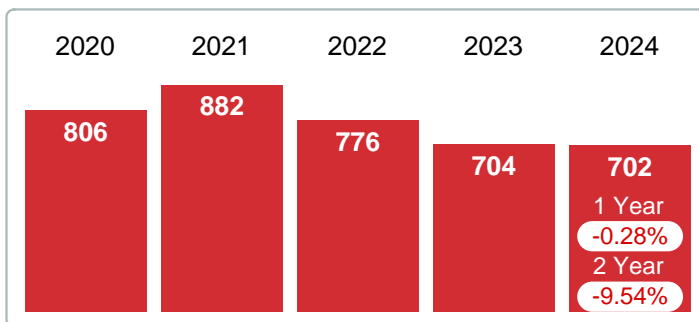
PENDING LISTINGS

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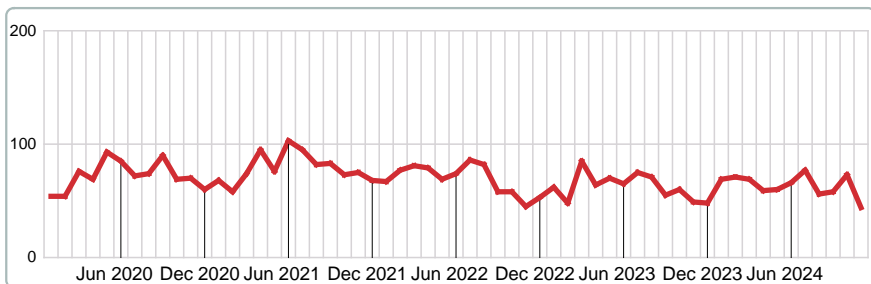
NOVEMBER



YEAR TO DATE (YTD)

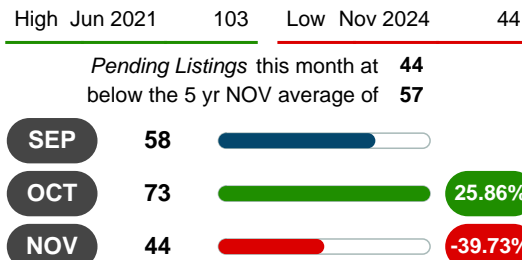


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 57



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	11.36%	70.0	2	2	1	0
\$100,001 - \$125,000	2	4.55%	104.0	2	0	0	0
\$125,001 - \$175,000	11	25.00%	10.0	3	8	0	0
\$175,001 - \$225,000	8	18.18%	9.0	0	5	3	0
\$225,001 - \$250,000	6	13.64%	41.0	0	5	1	0
\$250,001 - \$500,000	7	15.91%	13.0	0	3	4	0
\$500,001 and up	5	11.36%	54.0	0	2	1	2
Total Pending Units	44			7	25	10	2
Total Pending Volume	10,361,787	100%	20.5	821.30K	5.77M	2.62M	1.15M
Median Listing Price	\$192,450			\$125,000	\$189,000	\$249,950	\$577,495

November 2024



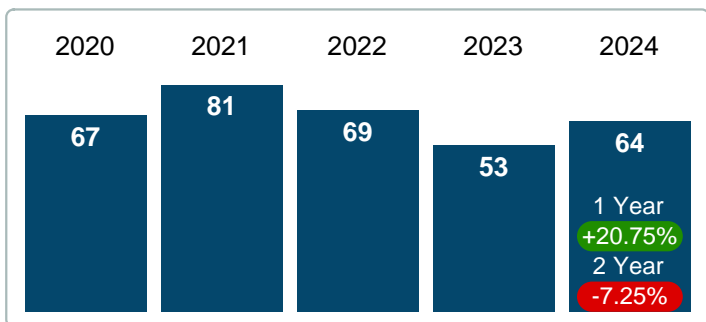
Area Delimited by County Of Creek - Residential Property Type



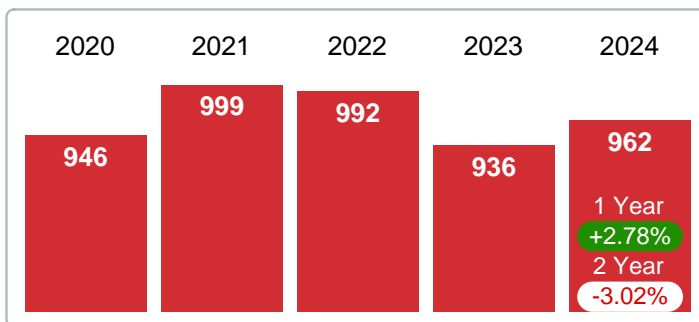
NEW LISTINGS

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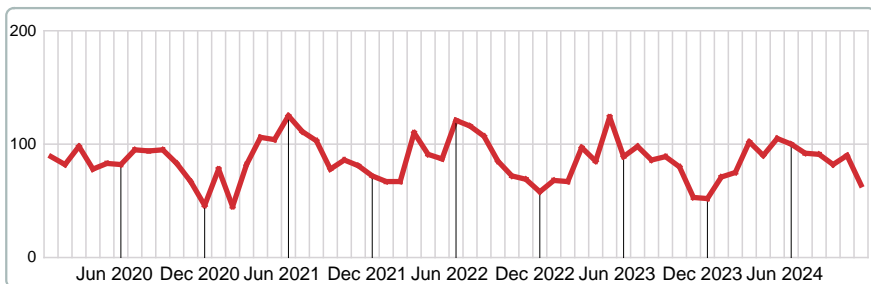
NOVEMBER



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
Median New Listed Listing Price	\$262,450		\$126,250	\$250,000	\$307,450	\$349,000

November 2024



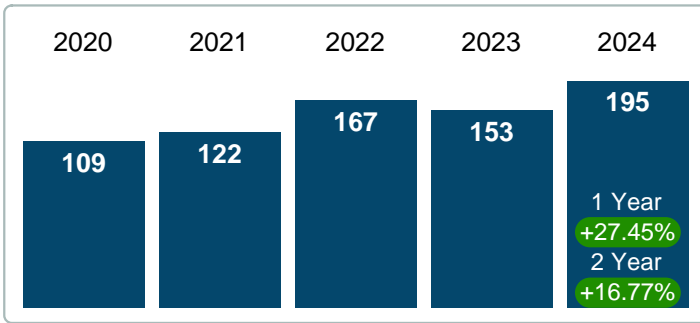
Area Delimited by County Of Creek - Residential Property Type



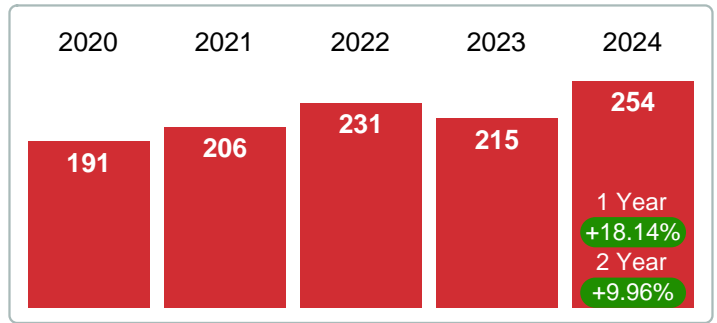
ACTIVE INVENTORY

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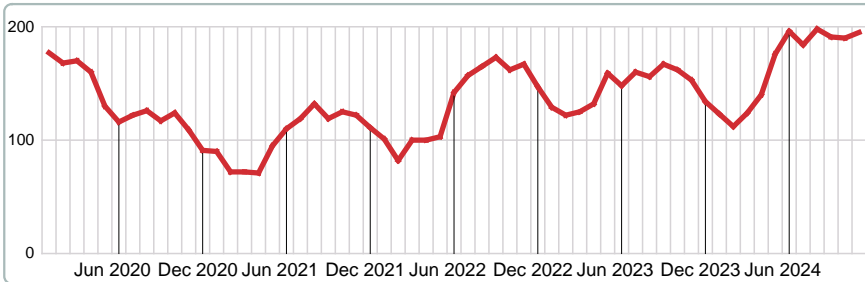
END OF NOVEMBER



ACTIVE DURING NOVEMBER

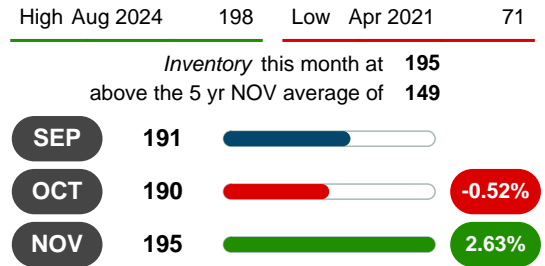


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 149



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$100,000 and less	13	6.67%	55.0	9	4	0	0	
\$100,001 - \$175,000	29	14.87%	79.0	9	17	1	2	
\$175,001 - \$200,000	20	10.26%	68.5	6	11	3	0	
\$200,001 - \$325,000	59	30.26%	52.0	3	38	11	7	
\$325,001 - \$425,000	27	13.85%	50.0	1	18	7	1	
\$425,001 - \$625,000	26	13.33%	54.0	1	10	12	3	
\$625,001 and up	21	10.77%	99.0	1	5	8	7	
Total Active Inventory by Units		195		30	103	42	20	
Total Active Inventory by Volume		69,506,438	100%	62.0	5.35M	32.50M	20.12M	11.54M
Median Active Inventory Listing Price		\$265,000			\$140,000	\$254,000	\$399,450	\$397,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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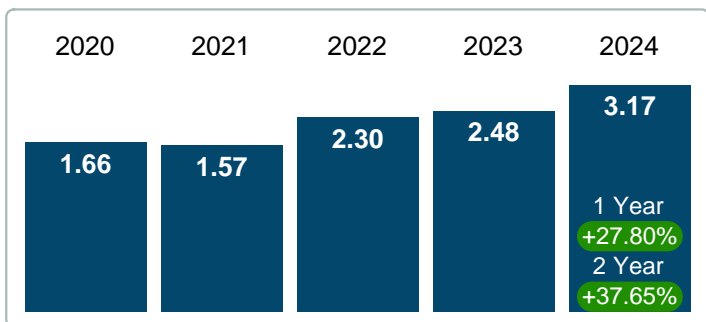
Area Delimited by County Of Creek - Residential Property Type



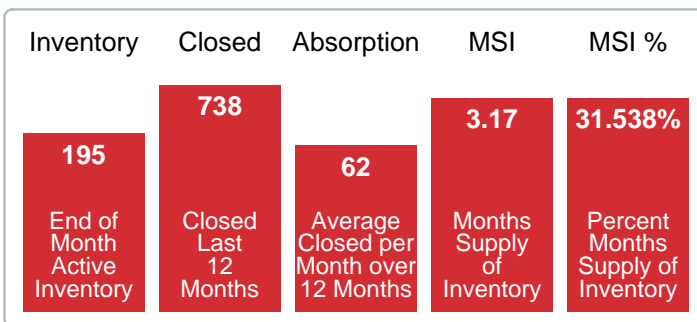
MONTHS SUPPLY of INVENTORY (MSI)

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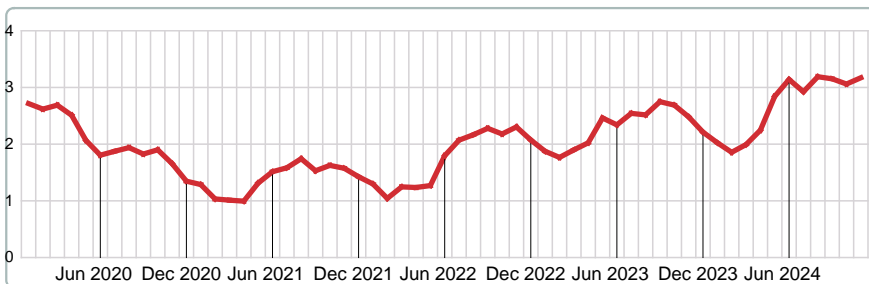
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

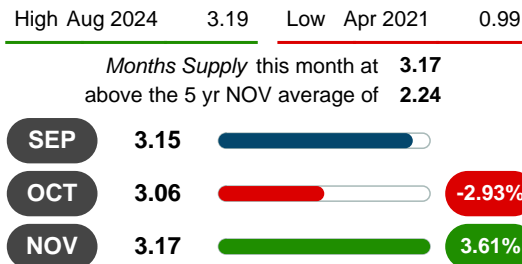


5 YEAR MARKET ACTIVITY TRENDS



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

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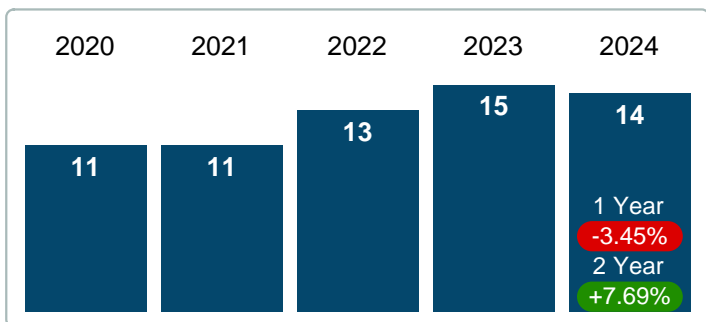
Area Delimited by County Of Creek - Residential Property Type



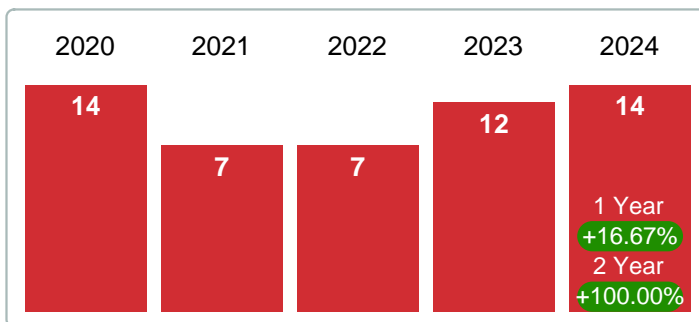
MEDIAN DAYS ON MARKET TO SALE

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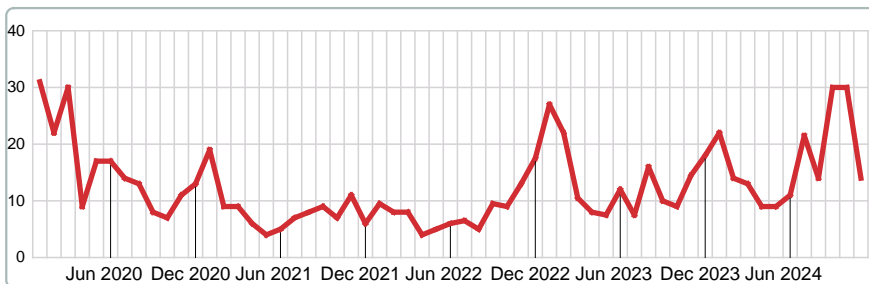
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

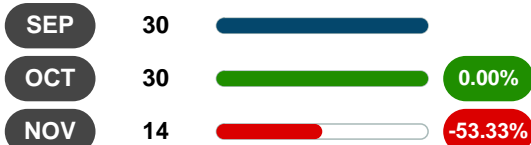


3 MONTHS

5 year NOV AVG = 13

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 14 above the 5 yr NOV average of 13



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	5.45%	75	75	2	0	0
\$50,001 - \$125,000	16.36%	12	8	7	88	0
\$125,001 - \$175,000	9.09%	3	1	4	0	0
\$175,001 - \$225,000	25.45%	17	0	19	9	0
\$225,001 - \$275,000	16.36%	9	0	15	5	0
\$275,001 - \$350,000	14.55%	17	0	13	52	0
\$350,001 and up	12.73%	20	17	5	68	178
Median Closed DOM		14	17	9	35	178
Total Closed Units	100%	14.0	9	33	12	1
Total Closed Volume		12,559,395	1.17M	7.49M	3.38M	515.00K

November 2024



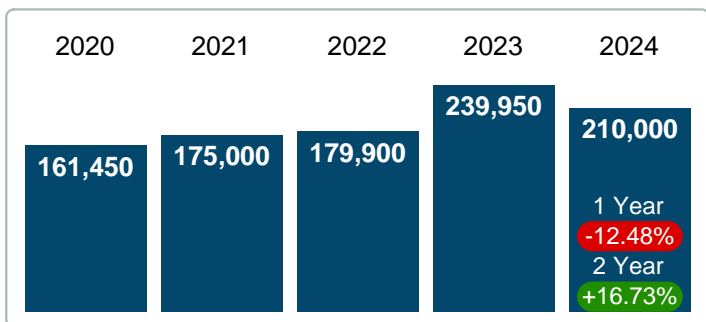
Area Delimited by County Of Creek - Residential Property Type



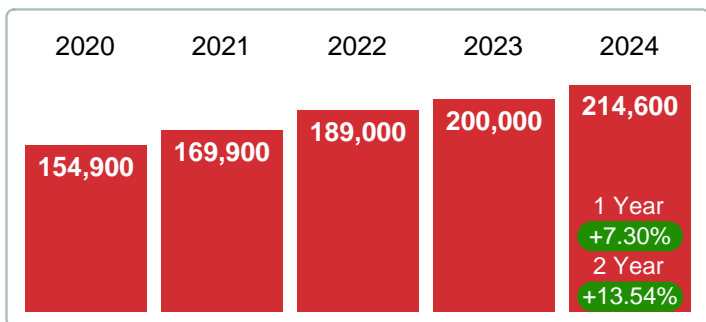
MEDIAN LIST PRICE AT CLOSING

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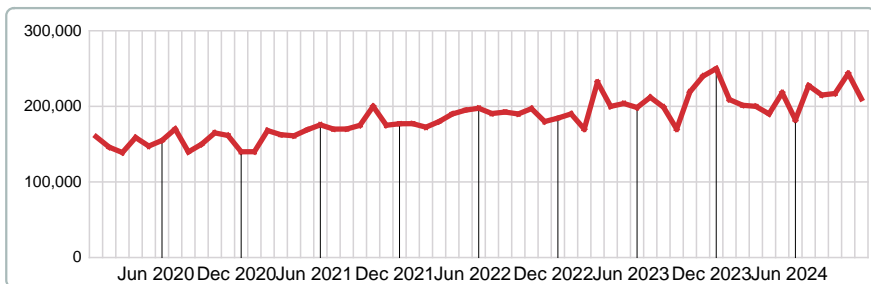
NOVEMBER



YEAR TO DATE (YTD)

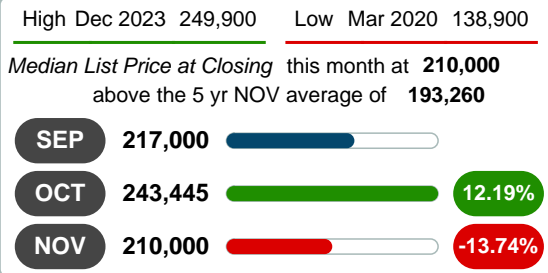


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 193,260



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	2	3.64%	49,000	50,000	48,000	0	0
\$50,001 - \$125,000	10	18.18%	78,750	74,950	82,500	107,450	0
\$125,001 - \$175,000	5	9.09%	154,900	135,000	154,900	175,000	0
\$175,001 - \$225,000	14	25.45%	198,250	0	198,250	197,500	0
\$225,001 - \$275,000	9	16.36%	249,900	0	249,900	252,450	0
\$275,001 - \$350,000	7	12.73%	300,000	0	304,500	298,500	0
\$350,001 and up	8	14.55%	412,500	587,500	377,450	602,500	515,000
Median List Price			210,000	75,000	225,000	252,450	515,000
Total Closed Units		100%	210,000	9	33	12	1
Total Closed Volume			12,720,973	1.23M	7.56M	3.42M	515.00K

November 2024



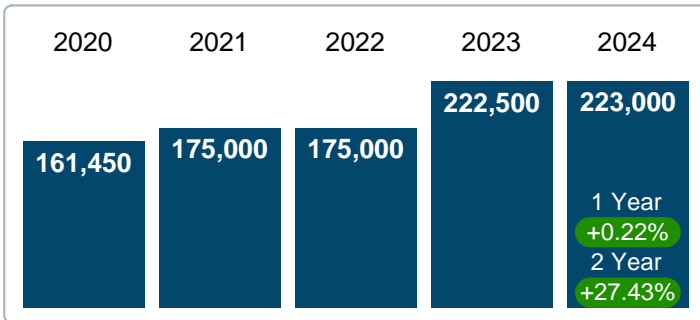
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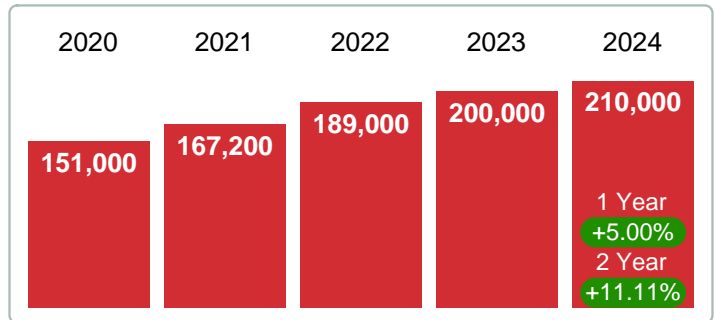
MEDIAN SOLD PRICE AT CLOSING

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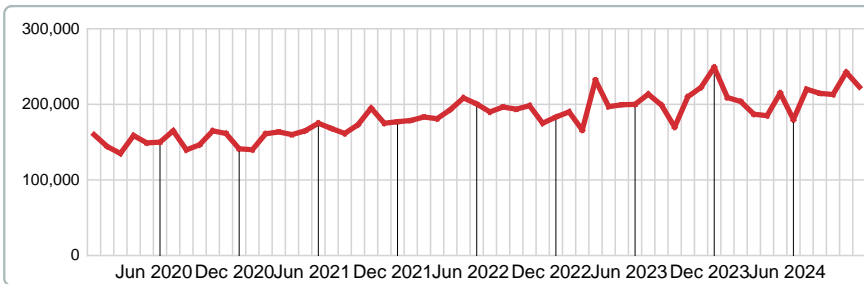
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

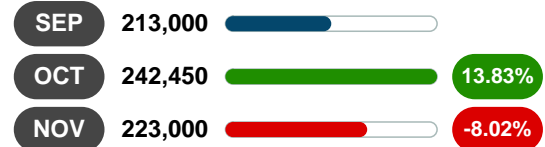


3 MONTHS

5 year NOV AVG = 191,390

High Dec 2023 249,000 Low Mar 2020 135,000

Median Sold Price at Closing this month at **223,000** above the 5 yr NOV average of **191,390**



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	5.45%	41,250	41,250	47,000	0	0
\$50,001 - \$125,000	16.36%	80,000	75,000	78,750	103,750	0
\$125,001 - \$175,000	9.09%	151,500	135,000	156,250	0	0
\$175,001 - \$225,000	25.45%	206,110	0	208,000	185,000	0
\$225,001 - \$275,000	16.36%	250,000	0	250,000	251,000	0
\$275,001 - \$350,000	14.55%	297,500	0	305,000	290,000	0
\$350,001 and up	12.73%	415,000	580,000	370,000	600,000	515,000
Median Sold Price		223,000	75,000	225,000	251,000	515,000
Total Closed Units	100%	223,000	9	33	12	1
Total Closed Volume		12,559,395	1.17M	7.49M	3.38M	515.00K

November 2024



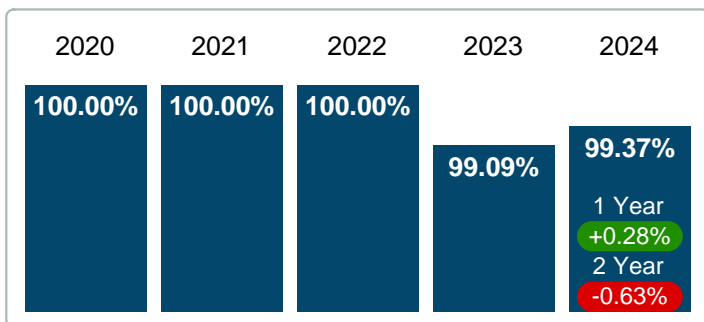
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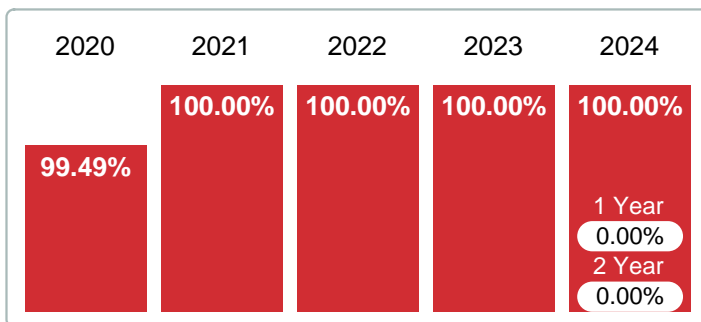
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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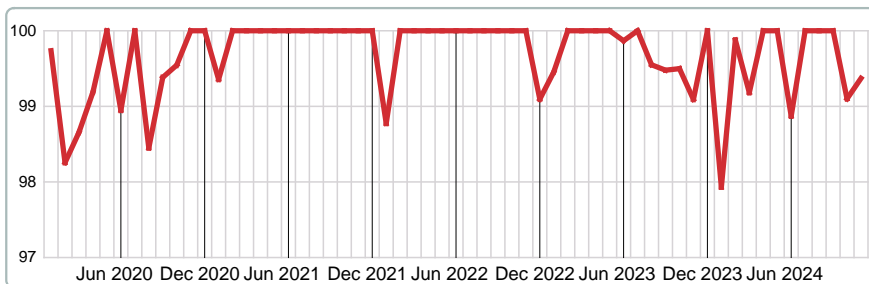
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

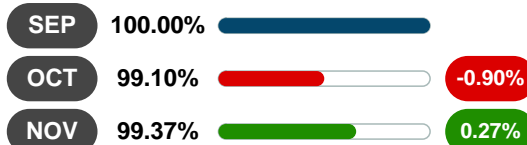


3 MONTHS

5 year NOV AVG = 99.69%

High Sep 2024 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **99.37%**
below the 5 yr NOV average of **99.69%**



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	3	5.45%	82.50%	75.63%	97.92%	0.00%	0.00%	
\$50,001 - \$125,000	9	16.36%	99.19%	99.19%	94.64%	95.88%	0.00%	
\$125,001 - \$175,000	5	9.09%	100.00%	100.00%	97.30%	0.00%	0.00%	
\$175,001 - \$225,000	14	25.45%	99.72%	0.00%	99.44%	100.00%	0.00%	
\$225,001 - \$275,000	9	16.36%	100.00%	0.00%	100.00%	99.49%	0.00%	
\$275,001 - \$350,000	8	14.55%	99.28%	0.00%	100.00%	98.56%	0.00%	
\$350,001 and up	7	12.73%	99.37%	98.72%	98.00%	99.69%	100.00%	
Median Sold/List Ratio		99.37%		98.72%	99.44%	99.69%	100.00%	
Total Closed Units		55	100%	99.37%	9	33	12	1
Total Closed Volume		12,559,395			1.17M	7.49M	3.38M	515.00K

November 2024



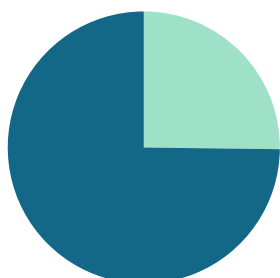
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

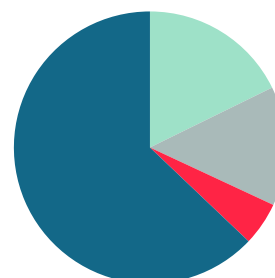


Inventory
 New Listings
64 = 25.20%
 Start Inventory
190
 Total Inventory Units
254
 Volume
\$87,041,775

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%
Median List Price	239,950	210,000	-12.48%	200,000	214,600	7.30%
Median Sale Price	222,500	223,000	0.22%	200,000	210,000	5.00%
Median Percent of Selling Price to List Price	99.09%	99.37%	0.28%	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.50	14.00	-3.45%	12.00	14.00	16.67%
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

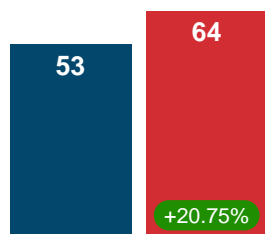
Inventory on November 30, 2024 = **195**

2023 **2024**

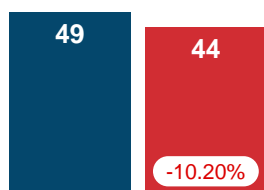
NOVEMBER MARKET

MEDIAN PRICES

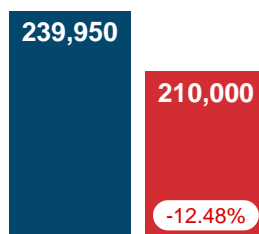
New Listings



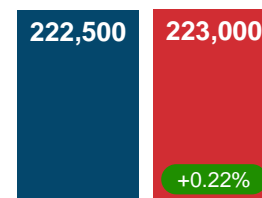
Pending Listings



List Price



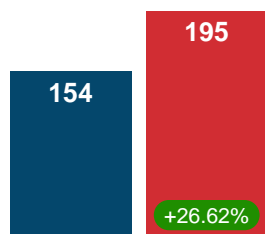
Sale Price



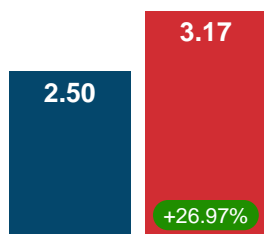
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

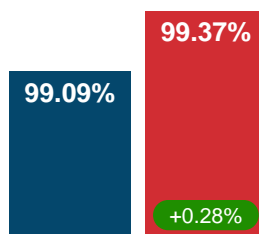
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

