

# November 2024



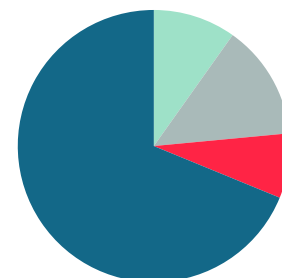
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	44	46	4.55%
Pending Listings	61	64	4.92%
New Listings	76	77	1.32%
Median List Price	152,498	234,450	53.74%
Median Sale Price	149,000	220,450	47.95%
Median Percent of Selling Price to List Price	96.24%	95.83%	-0.43%
Median Days on Market to Sale	49.00	30.50	-37.76%
End of Month Inventory	255	322	26.27%
Months Supply of Inventory	4.34	5.90	35.91%



■ Closed (9.83%)  
■ Pending (13.68%)  
■ Other OffMarket (7.69%)  
■ Active (68.80%)

**Absorption:** Last 12 months, an Average of **55** Sales/Month  
**Active Inventory** as of November 30, 2024 = **322**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2024 rose **26.27%** to 322 existing homes available for sale. Over the last 12 months this area has had an average of 55 closed sales per month. This represents an unsold inventory index of **5.90** 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 **47.95%** in November 2024 to \$220,450 versus the previous year at \$149,000.

#### Median Days on Market Shortens

The median number of **30.50** days that homes spent on the market before selling decreased by 18.50 days or **37.76%** in November 2024 compared to last year's same month at **49.00** 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 strong this month.

There were 77 New Listings in November 2024, up **1.32%** from last year at 76. Furthermore, there were 46 Closed Listings this month versus last year at 44, a **4.55%** increase.

Closed versus Listed trends yielded a **59.7%** ratio, up from previous year's, November 2023, at **57.9%**, a **3.19%** upswing. This will certainly create pressure on an increasing 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

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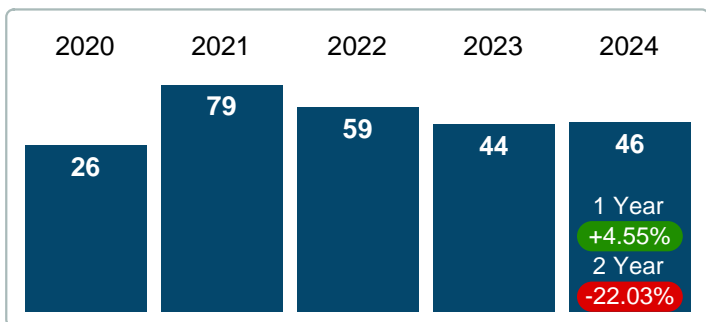
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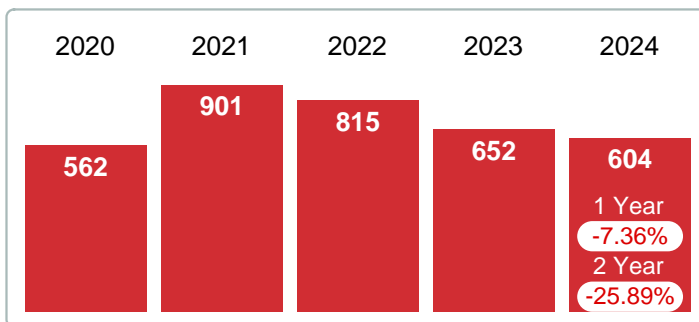
## CLOSED LISTINGS

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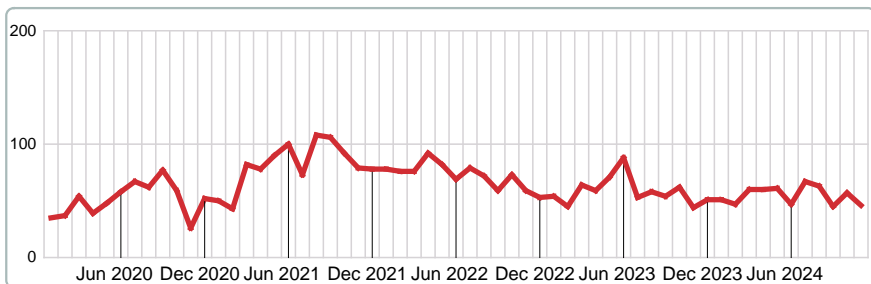
### NOVEMBER



### YEAR TO DATE (YTD)

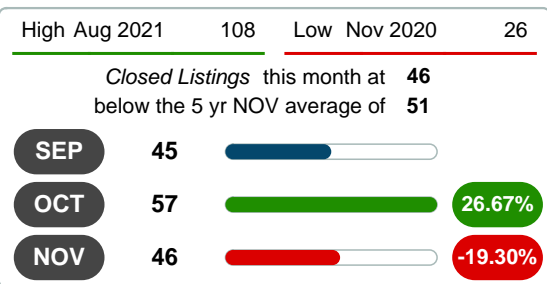


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51



### 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	6.52%	108.0	1	2	0	0
\$50,001 - \$125,000	7	15.22%	16.0	3	4	0	0
\$125,001 - \$175,000	7	15.22%	31.0	1	6	0	0
\$175,001 - \$250,000	11	23.91%	29.0	1	7	3	0
\$250,001 - \$325,000	8	17.39%	26.5	0	5	3	0
\$325,001 - \$375,000	3	6.52%	14.0	0	1	2	0
\$375,001 and up	7	15.22%	59.0	1	3	2	1
<b>Total Closed Units</b>	<b>46</b>			<b>7</b>	<b>28</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>11,338,400</b>	<b>100%</b>	<b>30.5</b>	<b>1.10M</b>	<b>6.59M</b>	<b>3.12M</b>	<b>528.90K</b>
<b>Median Closed Price</b>	<b>\$220,450</b>			<b>\$115,000</b>	<b>\$197,500</b>	<b>\$296,000</b>	<b>\$528,900</b>

# November 2024



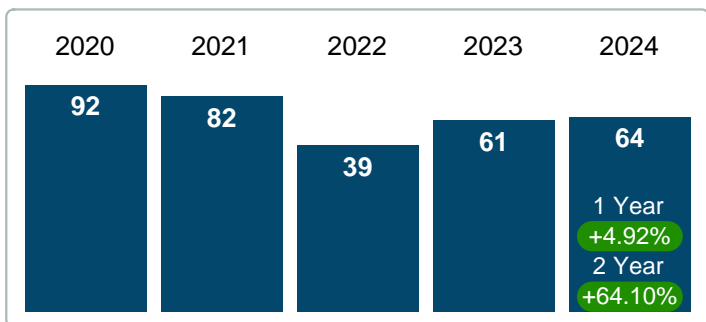
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



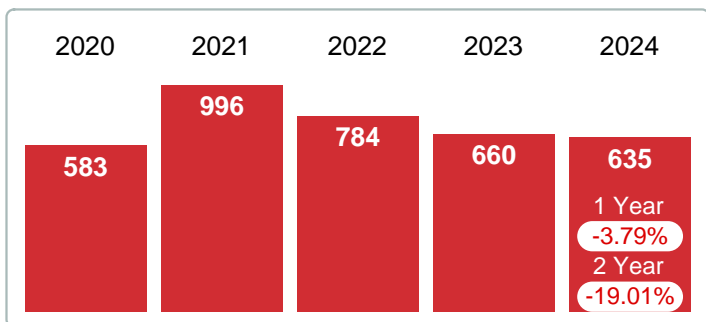
## PENDING LISTINGS

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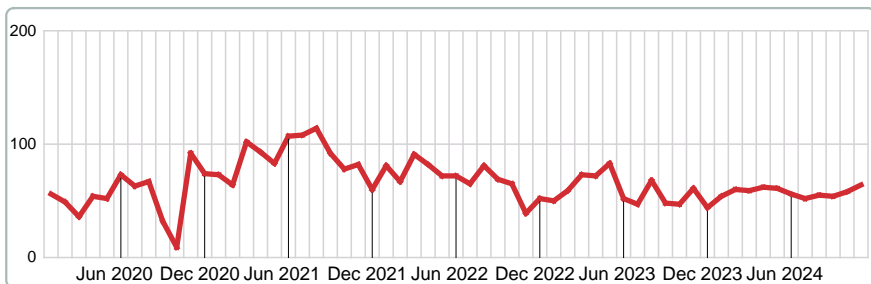
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

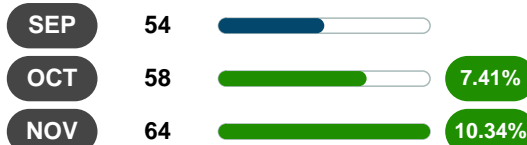


### 3 MONTHS

5 year NOV AVG = 68

High Aug 2021 114 Low Oct 2020 9

Pending Listings this month at 64 below the 5 yr NOV average of 68



### 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	3	4.69%	106.0	3	0	0	0
\$50,001 - \$100,000	11	17.19%	46.0	6	4	1	0
\$100,001 - \$125,000	5	7.81%	43.0	3	1	0	1
\$125,001 - \$200,000	20	31.25%	13.5	3	15	2	0
\$200,001 - \$250,000	9	14.06%	87.0	1	8	0	0
\$250,001 - \$375,000	9	14.06%	32.0	1	4	4	0
\$375,001 and up	7	10.94%	44.0	1	4	2	0
<b>Total Pending Units</b>	<b>64</b>			<b>18</b>	<b>36</b>	<b>9</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>15,044,149</b>	<b>100%</b>	<b>42.0</b>	<b>2.17M</b>	<b>10.18M</b>	<b>2.59M</b>	<b>115.00K</b>
<b>Median Listing Price</b>	<b>\$169,900</b>			<b>\$97,450</b>	<b>\$191,750</b>	<b>\$271,400</b>	<b>\$115,000</b>

# November 2024



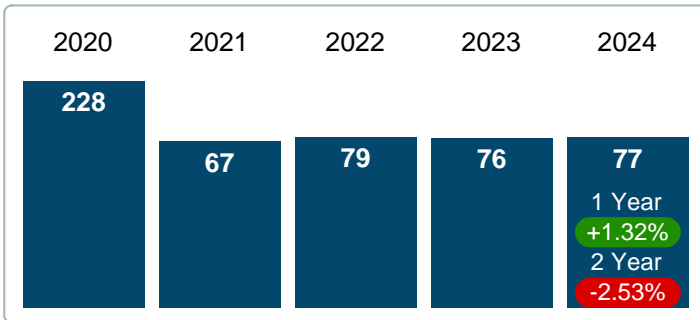
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



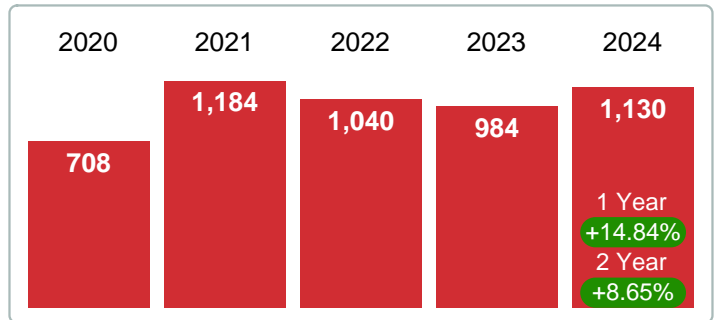
## NEW LISTINGS

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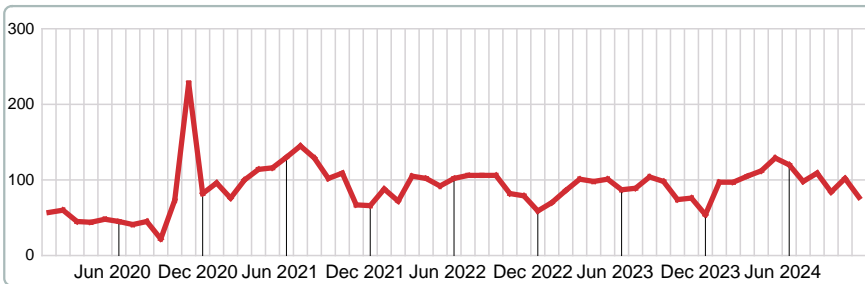
### NOVEMBER



### YEAR TO DATE (YTD)

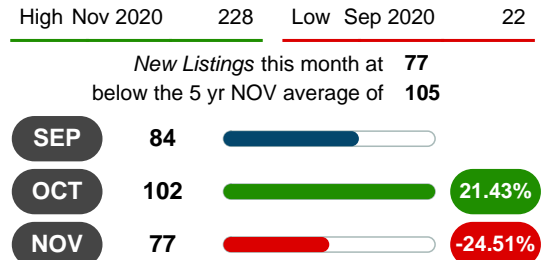


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 105



### 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	4	5.19%	3	1	0	0
\$75,001 - \$125,000	13	16.88%	6	6	1	0
\$125,001 - \$150,000	5	6.49%	2	2	1	0
\$150,001 - \$225,000	23	29.87%	5	14	4	0
\$225,001 - \$300,000	13	16.88%	0	10	3	0
\$300,001 - \$425,000	11	14.29%	1	8	1	1
\$425,001 and up	8	10.39%	0	3	4	1
<b>Total New Listed Units</b>	<b>77</b>		<b>17</b>	<b>44</b>	<b>14</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>18,681,500</b>	<b>100%</b>	<b>2.28M</b>	<b>10.71M</b>	<b>4.79M</b>	<b>899.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$200,000</b>		<b>\$125,000</b>	<b>\$222,400</b>	<b>\$275,200</b>	<b>\$449,500</b>

# November 2024



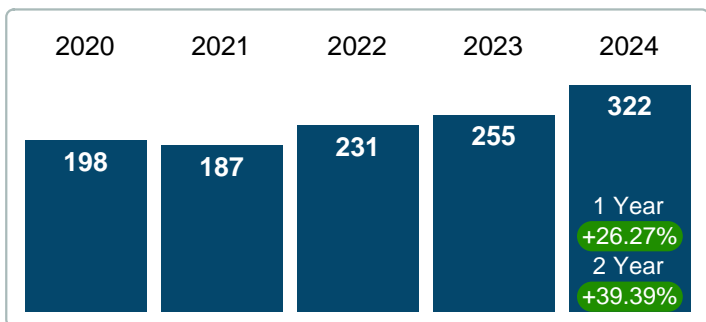
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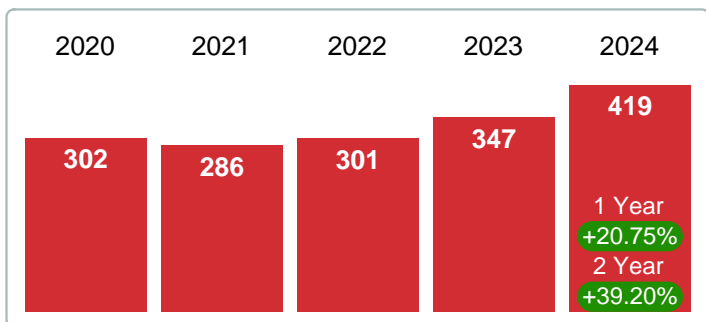
## ACTIVE INVENTORY

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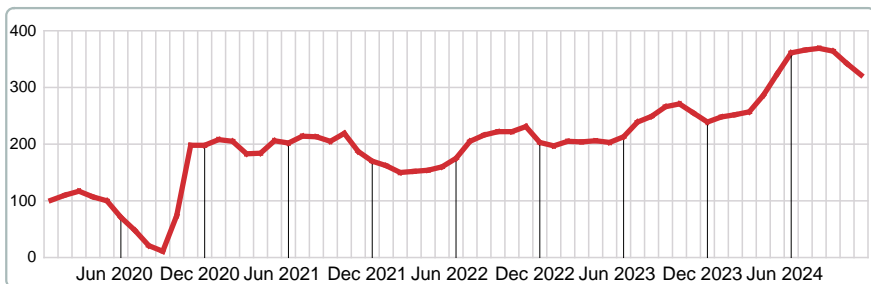
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 239

High Aug 2024 369 Low Sep 2020 11

Inventory this month at **322**  
above the 5 yr NOV average of **239**

- SEP 364
- OCT 342 (-6.04%)
- NOV 322 (-5.85%)

### 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	4.35%	89.5	11	1	2	0
\$75,001 - \$125,000	44	13.66%	52.0	20	22	2	0
\$125,001 - \$175,000	59	18.32%	88.0	21	31	7	0
\$175,001 - \$275,000	72	22.36%	117.0	9	52	11	0
\$275,001 - \$375,000	53	16.46%	93.0	3	33	13	4
\$375,001 - \$625,000	49	15.22%	79.0	1	28	14	6
\$625,001 and up	31	9.63%	120.0	3	13	8	7
<b>Total Active Inventory by Units</b>	<b>322</b>			<b>68</b>	<b>180</b>	<b>57</b>	<b>17</b>
<b>Total Active Inventory by Volume</b>	<b>109,517,420</b>	<b>100%</b>	<b>90.0</b>	<b>16.46M</b>	<b>55.97M</b>	<b>23.60M</b>	<b>13.49M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$230,000</b>			<b>\$135,000</b>	<b>\$239,250</b>	<b>\$299,900</b>	<b>\$549,000</b>

# November 2024



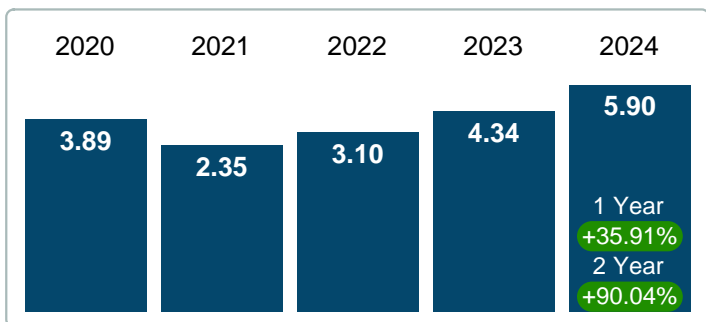
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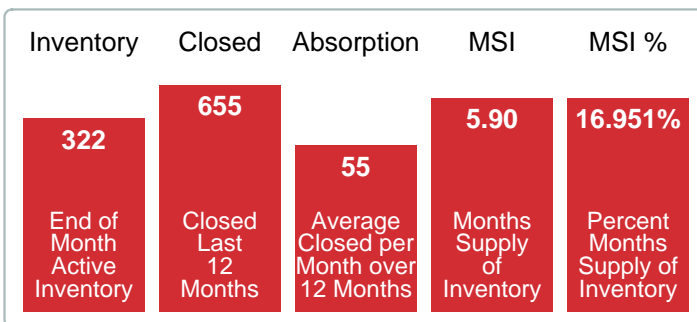
## MONTHS SUPPLY of INVENTORY (MSI)

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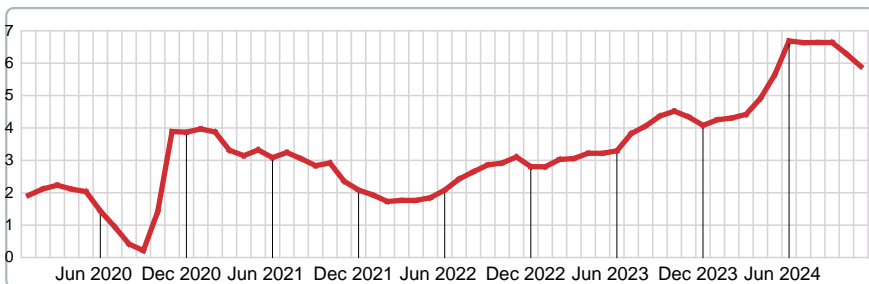
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024

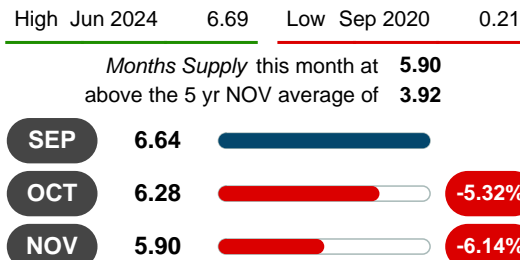


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 3.92



### 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	4.35%	2.18	3.07	0.41	4.80	0.00
\$75,001 - \$125,000	44	13.66%	5.13	4.62	6.14	4.00	0.00
\$125,001 - \$175,000	59	18.32%	5.71	7.64	4.83	6.00	0.00
\$175,001 - \$275,000	72	22.36%	4.85	6.35	4.88	4.26	0.00
\$275,001 - \$375,000	53	16.46%	7.23	12.00	6.60	7.43	12.00
\$375,001 - \$625,000	49	15.22%	7.74	2.40	8.84	6.22	12.00
\$625,001 and up	31	9.63%	41.33	0.00	39.00	32.00	42.00
Market Supply of Inventory (MSI)			5.90	5.33	5.70	6.39	12.75
Total Active Inventory by Units		100%	5.90	68	180	57	17

# November 2024



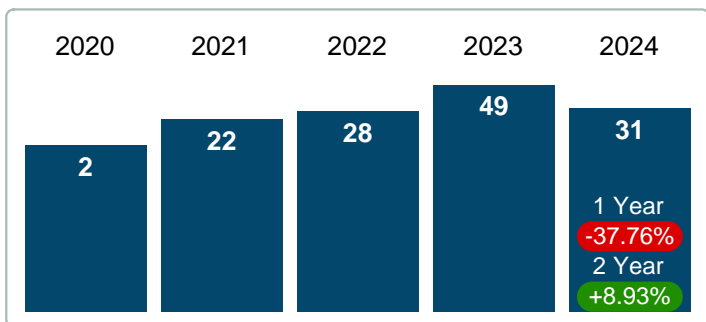
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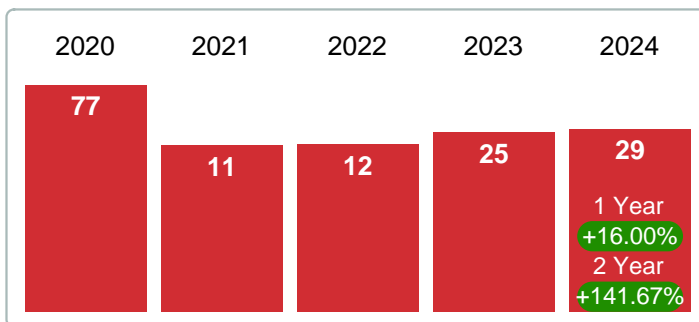
## MEDIAN DAYS ON MARKET TO SALE

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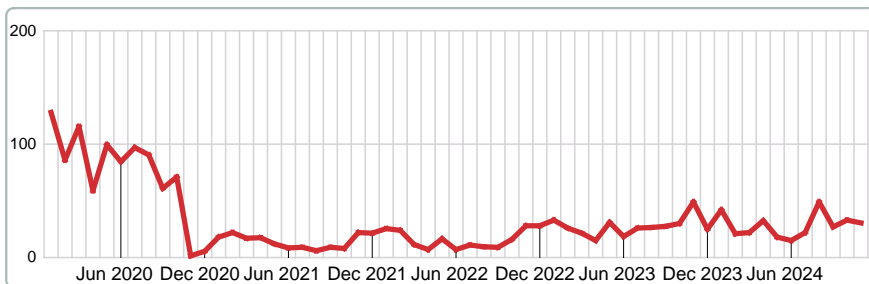
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 26

High Jan 2020 128 Low Nov 2020 2

Median Days on Market to Sale this month at 31 above the 5 yr NOV average of 26



### 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	6.52%	108	129	71	0	0	
\$50,001 - \$125,000	15.22%	16	63	9	0	0	
\$125,001 - \$175,000	15.22%	31	64	27	0	0	
\$175,001 - \$250,000	23.91%	29	11	30	10	0	
\$250,001 - \$325,000	17.39%	27	0	42	6	0	
\$325,001 - \$375,000	6.52%	14	0	14	37	0	
\$375,001 and up	15.22%	59	3	44	201	79	
Median Closed DOM		31		63	30	39	79
Total Closed Units	100%	30.5	7	28	10	1	
Total Closed Volume		11,338,400	1.10M	6.59M	3.12M	528.90K	

# November 2024



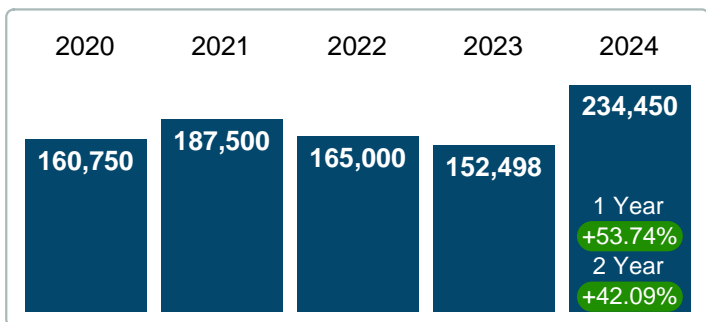
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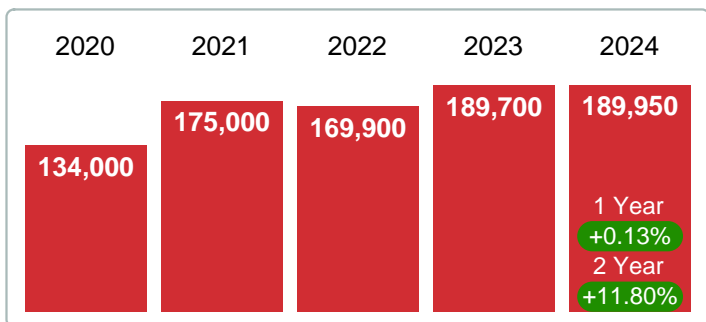
## MEDIAN LIST PRICE AT CLOSING

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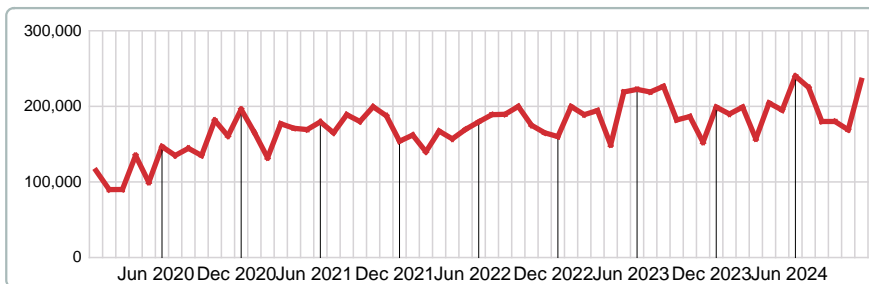
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

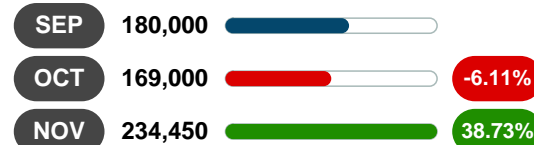


### 3 MONTHS

5 year NOV AVG = 180,040

High Jun 2024 240,000 Low Feb 2020 89,900

Median List Price at Closing this month at **234,450**  
above the 5 yr NOV average of **180,040**



### 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	1	2.17%	35,000	0	35,000	0	0
\$50,001 - \$125,000	9	19.57%	74,900	68,500	108,000	0	0
\$125,001 - \$175,000	8	17.39%	149,500	149,000	149,500	169,900	0
\$175,001 - \$250,000	8	17.39%	226,500	0	229,000	199,900	0
\$250,001 - \$325,000	8	17.39%	270,650	259,000	279,450	271,400	0
\$325,001 - \$375,000	5	10.87%	350,000	0	364,950	350,000	0
\$375,001 and up	7	15.22%	465,000	395,000	465,000	632,450	525,000
Median List Price			234,450	125,000	211,500	317,000	525,000
Total Closed Units		100%	234,450	7	28	10	1
Total Closed Volume			12,230,575	1.13M	7.07M	3.51M	525.00K



# November 2024



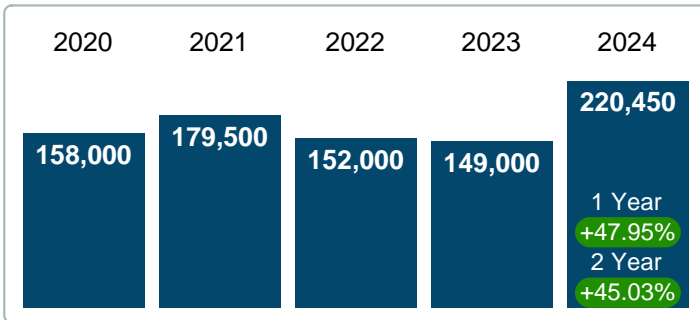
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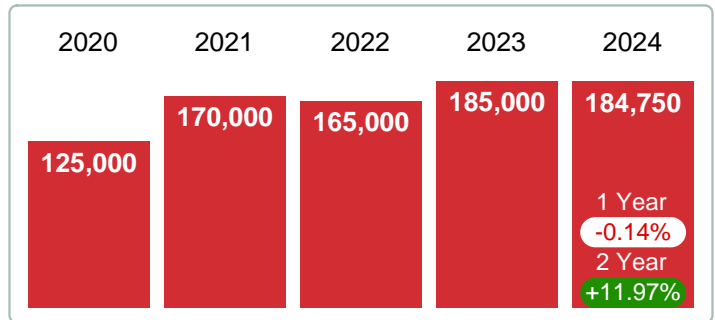
## MEDIAN SOLD PRICE AT CLOSING

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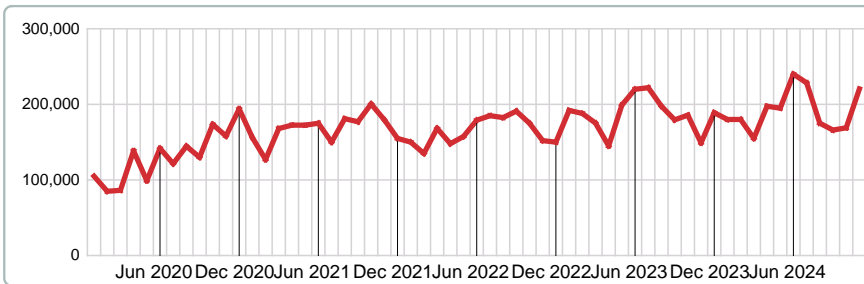
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

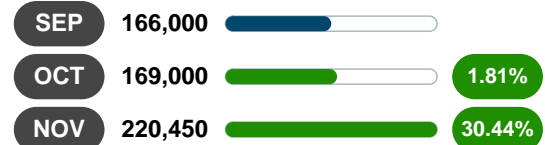


### 3 MONTHS

5 year NOV AVG = 171,790

High Jun 2024 240,000 Low Feb 2020 85,000

Median Sold Price at Closing this month at **220,450** above the 5 yr NOV average of **171,790**



### 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	6.52%	50,000	50,000	40,000	0	0
\$50,001 - \$125,000	15.22%	96,000	72,000	100,500	0	0
\$125,001 - \$175,000	15.22%	149,000	149,000	142,250	0	0
\$175,001 - \$250,000	23.91%	212,500	249,000	212,500	185,000	0
\$250,001 - \$325,000	17.39%	283,000	0	289,000	277,000	0
\$325,001 - \$375,000	6.52%	350,000	0	352,000	350,000	0
\$375,001 and up	15.22%	435,000	395,000	435,000	491,000	528,900
<b>Median Sold Price</b>		<b>220,450</b>	<b>115,000</b>	<b>197,500</b>	<b>296,000</b>	<b>528,900</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>220,450</b>	<b>7</b>	<b>28</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>11,338,400</b>	<b>1.10M</b>	<b>6.59M</b>	<b>3.12M</b>	<b>528.90K</b>

# November 2024



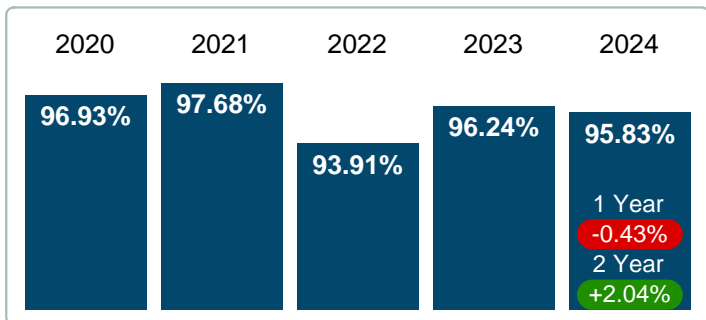
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



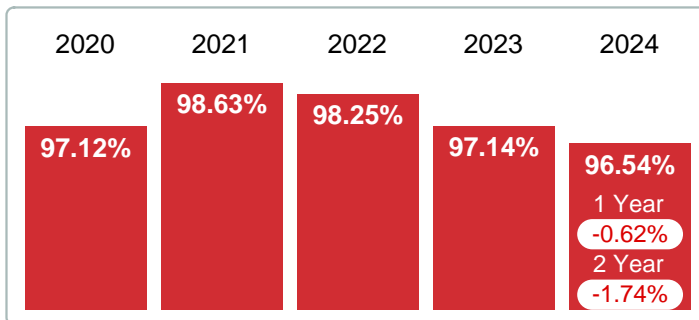
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

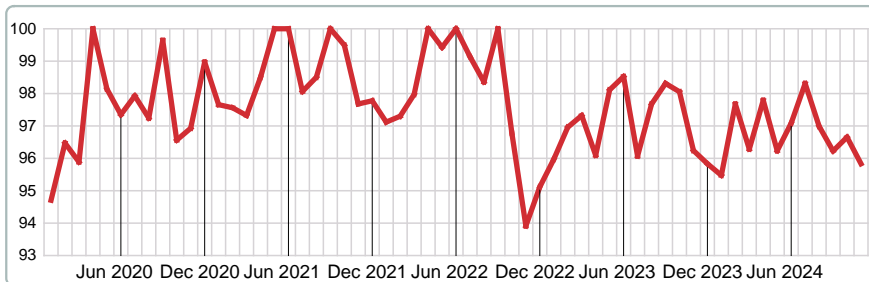
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

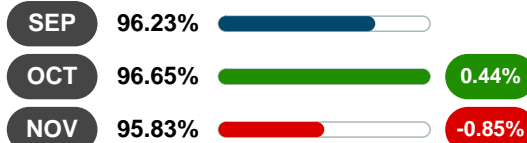


### 3 MONTHS

5 year NOV AVG = 96.12%

High Sep 2022 100.00% Low Nov 2022 93.91%

Median Sold/List Ratio this month at **95.83%**  
equal to 5 yr NOV average of **96.12%**



### 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	6.52%	76.92%	76.92%	81.32%	0.00%	0.00%
\$50,001 - \$125,000	7	15.22%	94.78%	100.00%	91.83%	0.00%	0.00%
\$125,001 - \$175,000	7	15.22%	100.00%	100.00%	98.92%	0.00%	0.00%
\$175,001 - \$250,000	11	23.91%	96.14%	96.14%	97.96%	92.55%	0.00%
\$250,001 - \$325,000	8	17.39%	95.14%	0.00%	96.33%	93.90%	0.00%
\$325,001 - \$375,000	3	6.52%	100.00%	0.00%	99.18%	100.00%	0.00%
\$375,001 and up	7	15.22%	93.55%	100.00%	91.76%	82.44%	100.74%
Median Sold/List Ratio		95.83%		100.00%	95.60%	93.93%	100.74%
Total Closed Units		46	100%	7	28	10	1
Total Closed Volume		11,338,400		1.10M	6.59M	3.12M	528.90K

# November 2024



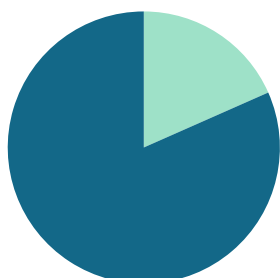
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

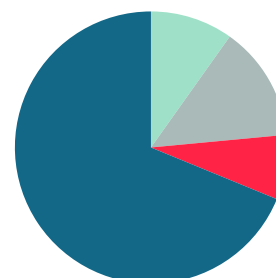


**Inventory**  
 New Listings  
**77 = 18.38%**  
 Start Inventory  
**342**  
 Total Inventory Units  
**419**  
 Volume  
**\$133,164,399**

### Market Activity

Closed Sales  
**46 = 9.83%**  
 Pending Sales  
**64 = 13.68%**  
 Other Off Market  
**36 = 7.69%**  
 Active Inventory  
**322 = 68.80%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	44	46	4.55%	652	604	-7.36%
Pending Sales	61	64	4.92%	660	635	-3.79%
New Listings	76	77	1.32%	984	1,130	14.84%
Median List Price	152,498	234,450	53.74%	189,700	189,950	0.13%
Median Sale Price	149,000	220,450	47.95%	185,000	184,750	-0.14%
Median Percent of Selling Price to List Price	96.24%	95.83%	-0.43%	97.14%	96.54%	-0.62%
Median Days on Market to Sale	49.00	30.50	-37.76%	25.00	29.00	16.00%
Monthly Inventory	255	322	26.27%	255	322	26.27%
Months Supply of Inventory	4.34	5.90	35.91%	4.34	5.90	35.91%

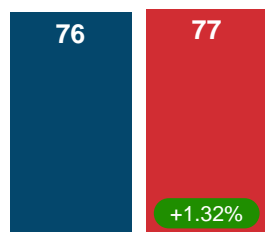
**Absorption:** Last 12 months, an Average of **55** Sales/Month

**Inventory** on November 30, 2024 = **322** 2023 2024

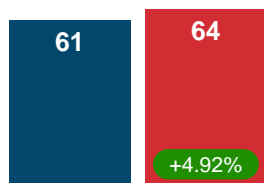
### NOVEMBER MARKET

### MEDIAN PRICES

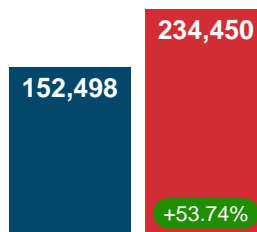
#### New Listings



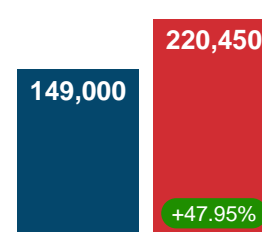
#### Pending Listings



#### List Price



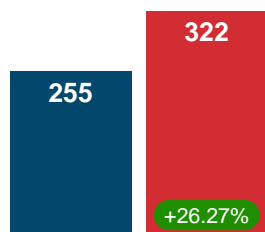
#### Sale Price



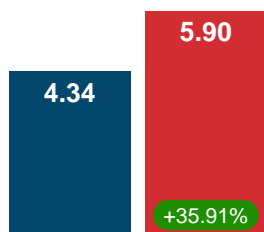
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

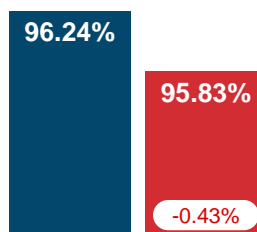
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

