

November 2024



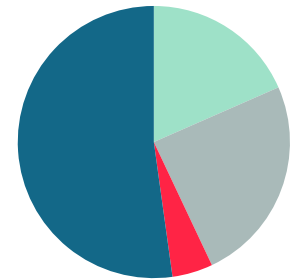
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	46	42	-8.70%
Pending Listings	55	56	1.82%
New Listings	60	58	-3.33%
Average List Price	201,103	253,743	26.18%
Average Sale Price	196,045	243,773	24.35%
Average Percent of Selling Price to List Price	96.56%	97.08%	0.53%
Average Days on Market to Sale	44.43	33.67	-24.23%
End of Month Inventory	128	119	-7.03%
Months Supply of Inventory	1.87	2.00	7.16%



■ Closed (18.42%)
■ Pending (24.56%)
■ Other OffMarket (4.82%)
■ Active (52.19%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of November 30, 2024 = **119**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2024 decreased **7.03%** to 119 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 **2.00** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **24.35%** in November 2024 to \$243,773 versus the previous year at \$196,045.

Average Days on Market Shortens

The average number of **33.67** days that homes spent on the market before selling decreased by 10.77 days or **24.23%** in November 2024 compared to last year's same month at **44.43** DOM.

Sales Success for November 2024 is Positive

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

There were 58 New Listings in November 2024, down **3.33%** from last year at 60. Furthermore, there were 42 Closed Listings this month versus last year at 46, a **-8.70%** decrease.

Closed versus Listed trends yielded a **72.4%** ratio, down from previous year's, November 2023, at **76.7%**, a **5.55%** downswing. This will certainly create pressure on a decreasing 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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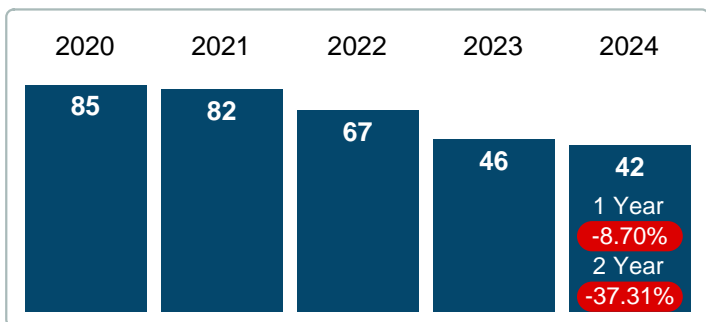
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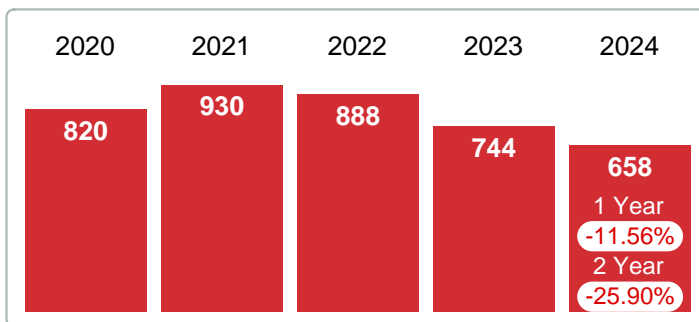
CLOSED LISTINGS

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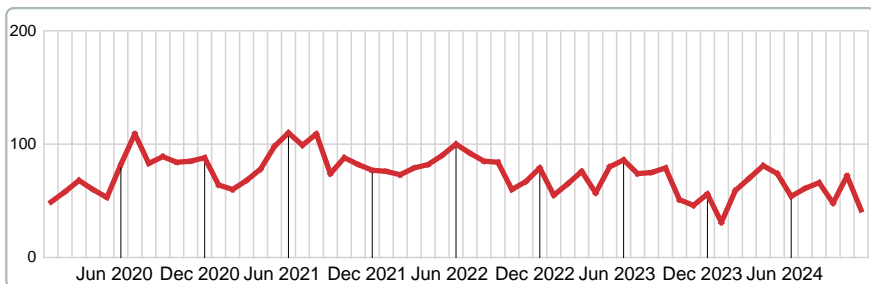
NOVEMBER



YEAR TO DATE (YTD)

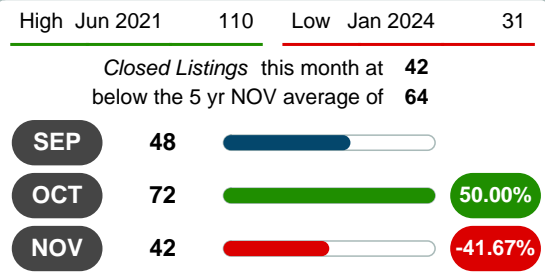


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 64



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	9.52%	44.3	0	3	1	0
\$75,001 - \$125,000	5	11.90%	12.8	1	4	0	0
\$125,001 - \$175,000	5	11.90%	67.0	1	2	2	0
\$175,001 - \$250,000	12	28.57%	26.0	1	5	5	1
\$250,001 - \$300,000	5	11.90%	17.8	0	3	2	0
\$300,001 - \$375,000	5	11.90%	41.2	0	2	3	0
\$375,001 and up	6	14.29%	38.5	0	1	4	1
Total Closed Units	42			3	20	17	2
Total Closed Volume	10,238,480	100%	33.7	436.00K	4.13M	5.02M	653.00K
Average Closed Price	\$243,773			\$145,333	\$206,475	\$295,293	\$326,500

November 2024



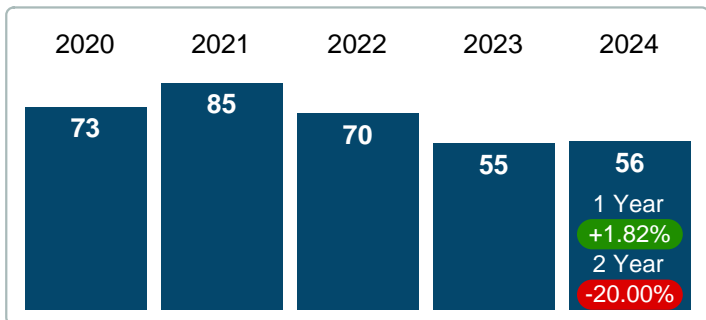
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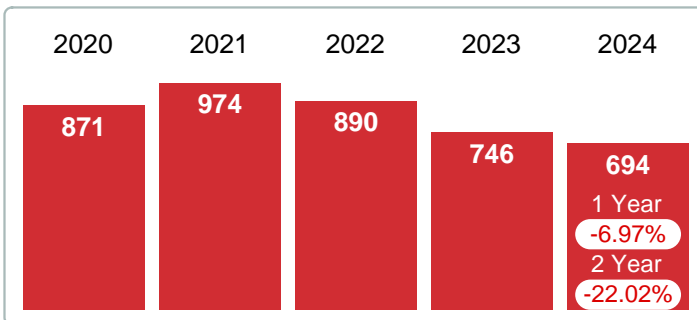
PENDING LISTINGS

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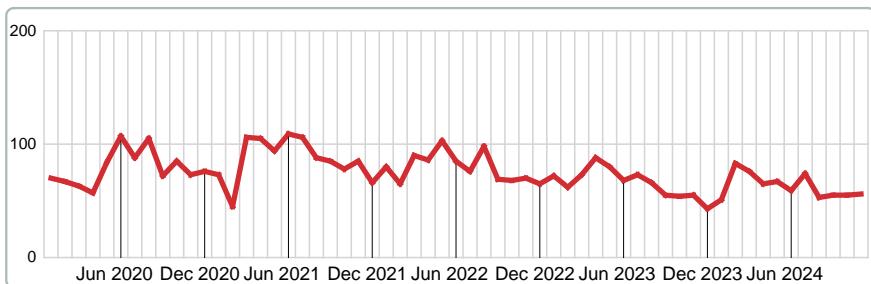
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

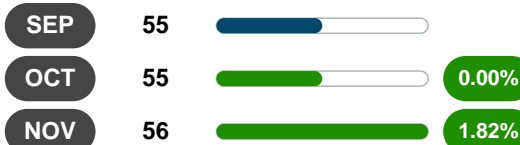


3 MONTHS

5 year NOV AVG = 68

High Jun 2021 109 Low Dec 2023 43

Pending Listings this month at 56
 below the 5 yr NOV average of 68



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	5.36%	9.0	2	0	1	0
\$75,001 - \$100,000	6	10.71%	19.2	2	4	0	0
\$100,001 - \$150,000	11	19.64%	29.7	1	9	1	0
\$150,001 - \$200,000	12	21.43%	54.5	1	9	1	1
\$200,001 - \$250,000	12	21.43%	43.3	0	8	4	0
\$250,001 - \$300,000	5	8.93%	59.0	0	1	4	0
\$300,001 and up	7	12.50%	47.6	0	1	6	0
Total Pending Units	56			6	32	17	1
Total Pending Volume	11,628,850	100%	24.0	586.00K	5.40M	5.48M	160.00K
Average Listing Price	\$181,967			\$97,667	\$168,839	\$322,353	\$160,000

November 2024



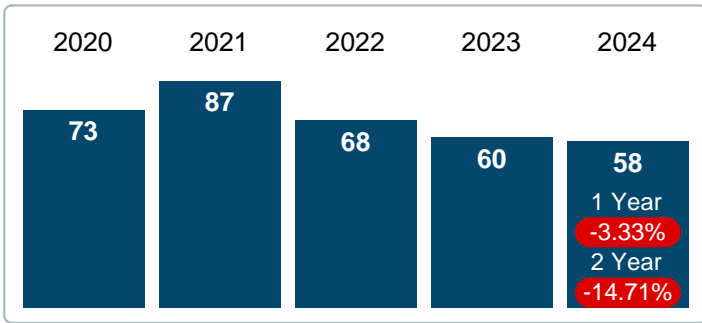
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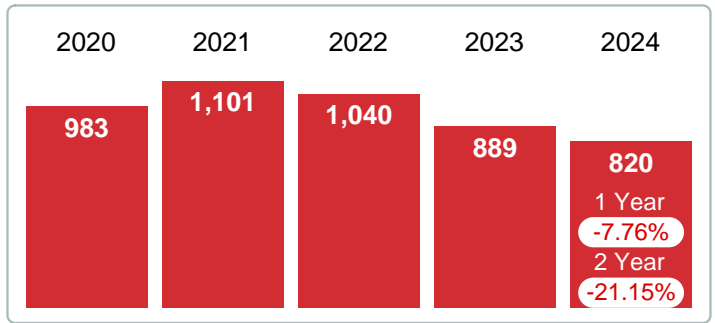
NEW LISTINGS

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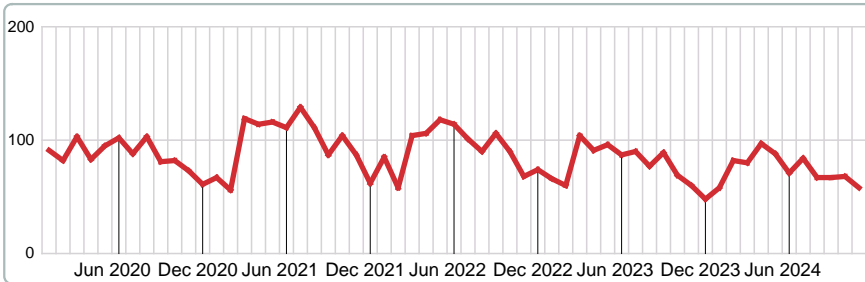
NOVEMBER



YEAR TO DATE (YTD)

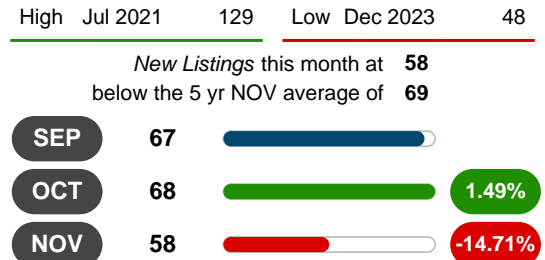


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 69



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	5	8.62%	2	2	1	0
\$80,001 - \$110,000	8	13.79%	2	6	0	0
\$110,001 - \$160,000	9	15.52%	2	5	1	1
\$160,001 - \$240,000	14	24.14%	1	11	2	0
\$240,001 - \$290,000	7	12.07%	0	0	6	1
\$290,001 - \$350,000	9	15.52%	0	5	3	1
\$350,001 and up	6	10.34%	0	1	4	1
Total New Listed Units	58		7	30	17	4
Total New Listed Volume	12,880,387	100%	721.80K	5.52M	5.54M	1.09M
Average New Listed Listing Price	\$148,500		\$103,114	\$184,140	\$326,000	\$273,100

November 2024



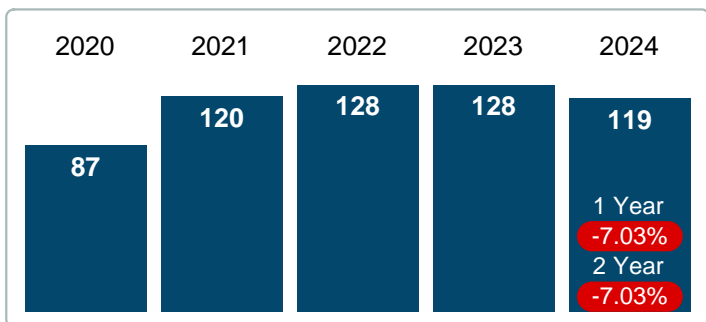
Area Delimited by County Of Washington - Residential Property Type



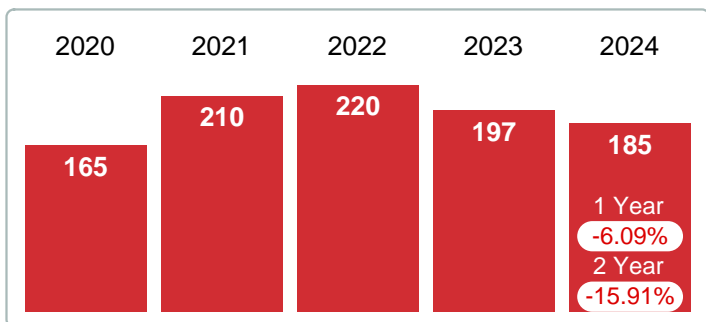
ACTIVE INVENTORY

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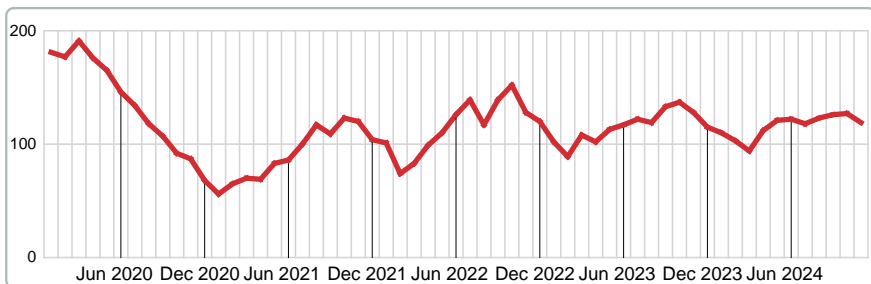
END OF NOVEMBER



ACTIVE DURING NOVEMBER

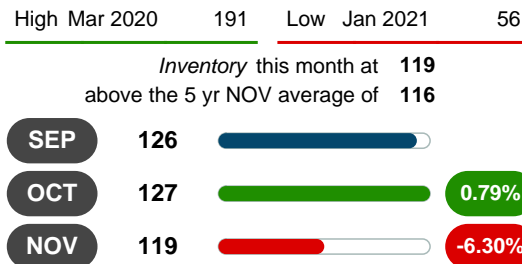


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 116



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	10.08%	107.1	5	6	1	0
\$75,001 - \$125,000	10	8.40%	53.8	3	6	1	0
\$125,001 - \$200,000	21	17.65%	63.4	4	14	3	0
\$200,001 - \$275,000	27	22.69%	73.8	1	13	12	1
\$275,001 - \$325,000	16	13.45%	62.6	1	5	8	2
\$325,001 - \$450,000	21	17.65%	72.4	1	7	11	2
\$450,001 and up	12	10.08%	121.8	0	1	7	4
Total Active Inventory by Units	119			15	52	43	9
Total Active Inventory by Volume	42,273,546	100%	76.7	2.05M	10.74M	24.97M	4.51M
Average Active Inventory Listing Price	\$355,240			\$136,940	\$206,589	\$580,640	\$501,033

November 2024



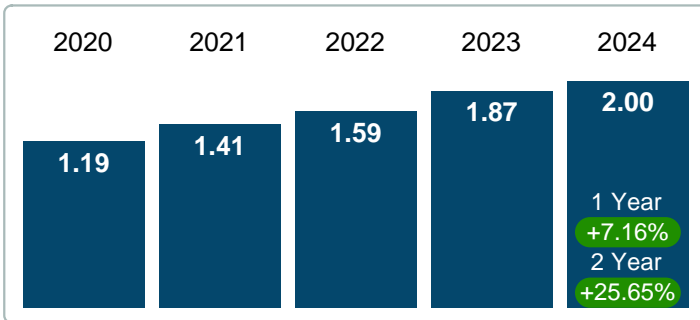
Area Delimited by County Of Washington - Residential Property Type



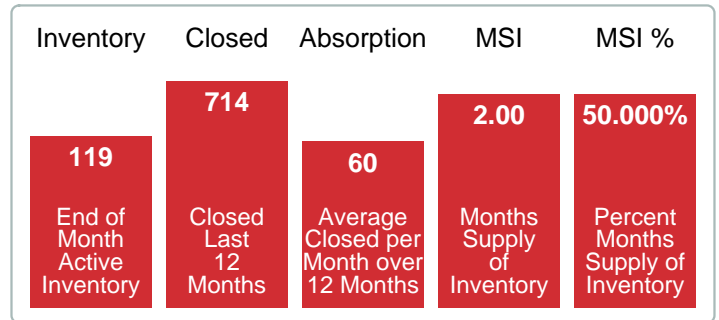
MONTHS SUPPLY of INVENTORY (MSI)

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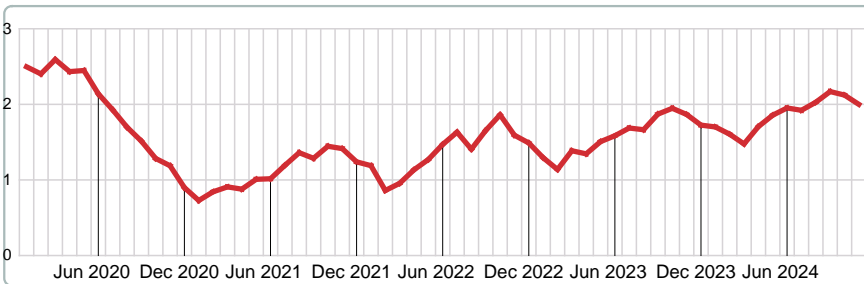
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS

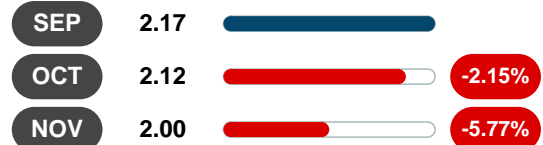


3 MONTHS

5 year NOV AVG = 1.61

High Mar 2020 2.59 Low Jan 2021 0.73

Months Supply this month at **2.00**
above the 5 yr NOV average of **1.61**



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	12	10.08%	1.76	1.33	2.25	2.40	0.00
\$75,001 - \$125,000	10	8.40%	1.33	1.03	1.44	2.40	0.00
\$125,001 - \$200,000	21	17.65%	1.15	1.78	1.02	1.44	0.00
\$200,001 - \$275,000	27	22.69%	2.28	1.71	2.26	2.44	1.71
\$275,001 - \$325,000	16	13.45%	2.95	0.00	3.16	2.34	4.80
\$325,001 - \$450,000	21	17.65%	3.36	2.40	4.20	3.30	2.40
\$450,001 and up	12	10.08%	3.51	0.00	1.33	4.20	4.80
Market Supply of Inventory (MSI)	2.00	100%	2.00	1.49	1.71	2.65	3.18
Total Active Inventory by Units	119			15	52	43	9

November 2024



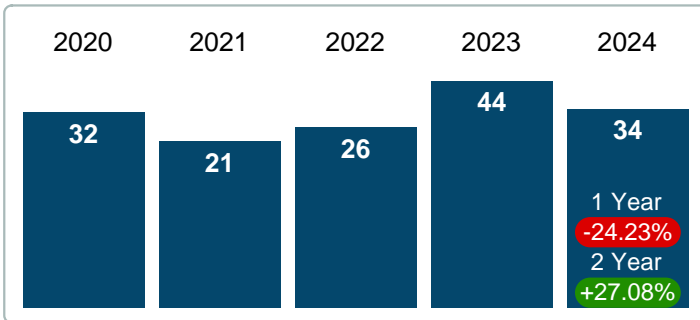
Area Delimited by County Of Washington - Residential Property Type



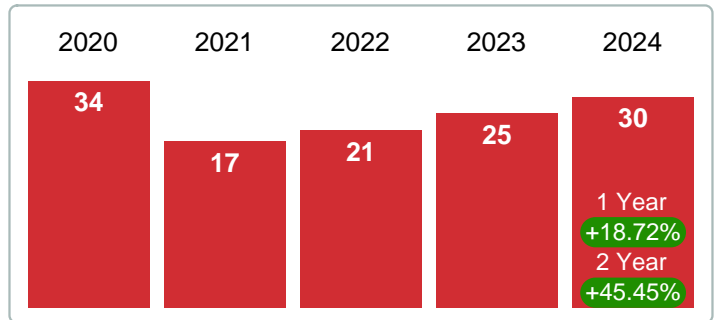
AVERAGE DAYS ON MARKET TO SALE

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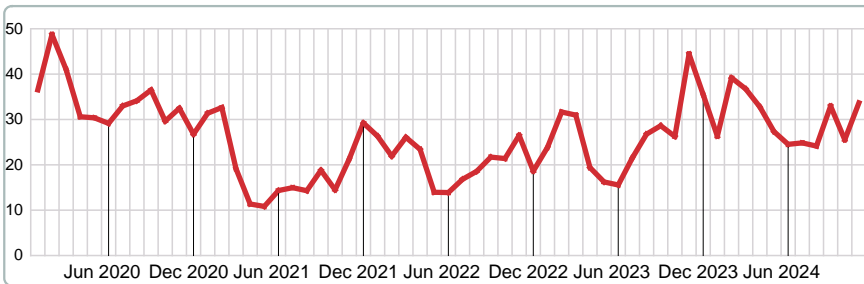
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 32

High Feb 2020 49 Low May 2021 11

Average Days on Market to Sale this month at 34 above the 5 yr NOV average of 32



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
\$75,000 and less	9.52%	44	0	59	1	0
\$75,001 - \$125,000	11.90%	13	12	13	0	0
\$125,001 - \$175,000	11.90%	67	16	67	93	0
\$175,001 - \$250,000	28.57%	26	6	16	42	17
\$250,001 - \$300,000	11.90%	18	0	27	4	0
\$300,001 - \$375,000	11.90%	41	0	65	26	0
\$375,001 and up	14.29%	39	0	65	41	3
Average Closed DOM		34	11	36	38	10
Total Closed Units	100%	34	3	20	17	2
Total Closed Volume		10,238,480	436.00K	4.13M	5.02M	653.00K

November 2024



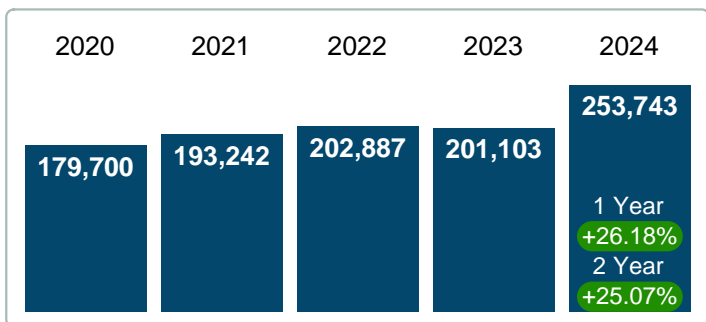
Area Delimited by County Of Washington - Residential Property Type



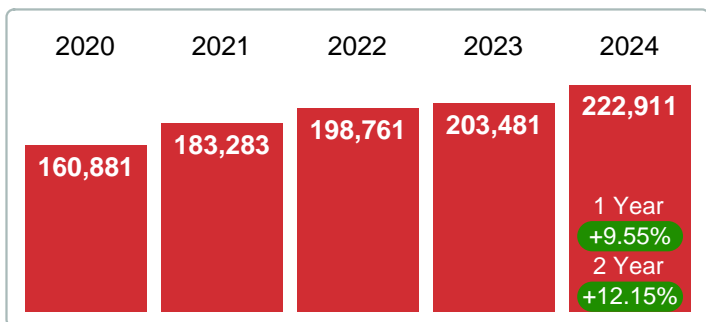
AVERAGE LIST PRICE AT CLOSING

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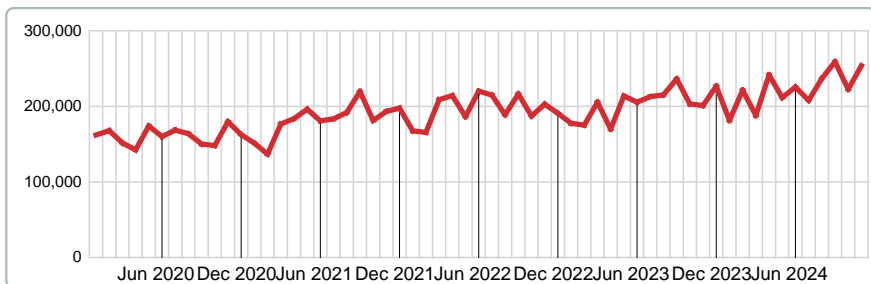
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

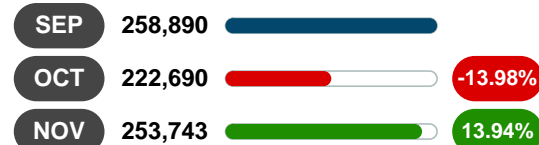


3 MONTHS

5 year NOV AVG = 206,135

High Sep 2024 258,890 Low Feb 2021 136,725

Average List Price at Closing this month at **253,743** above the 5 yr NOV average of **206,135**



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
\$75,000 and less	7.14%	53,300	0	60,633	62,000	0
\$75,001 - \$125,000	14.29%	101,583	82,500	110,750	0	0
\$125,001 - \$175,000	11.90%	151,800	142,000	158,000	150,500	0
\$175,001 - \$250,000	26.19%	220,291	244,500	218,580	225,960	225,000
\$250,001 - \$300,000	16.67%	274,400	0	263,300	282,200	0
\$300,001 - \$375,000	7.14%	353,333	0	360,000	345,833	0
\$375,001 and up	16.67%	532,114	0	845,000	513,700	425,000
Average List Price		253,743	156,333	219,435	302,912	325,000
Total Closed Units	100%	253,743	3	20	17	2
Total Closed Volume		10,657,198	469.00K	4.39M	5.15M	650.00K

November 2024



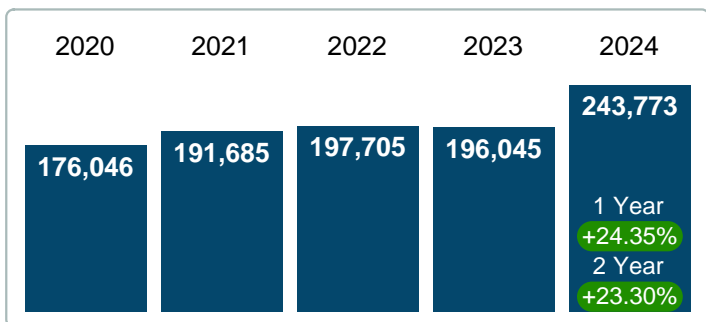
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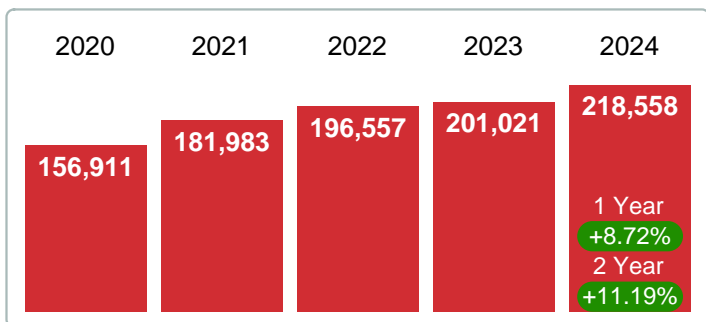
AVERAGE SOLD PRICE AT CLOSING

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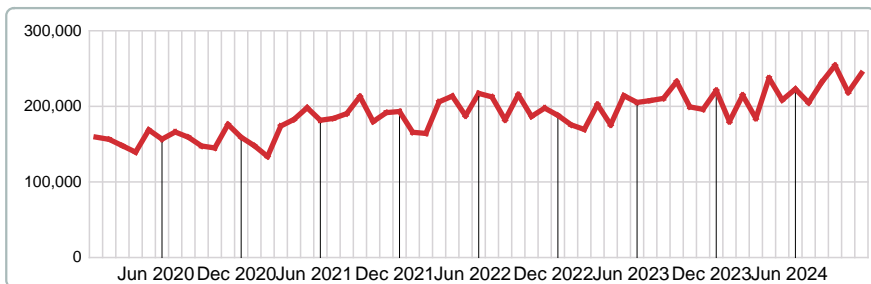
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

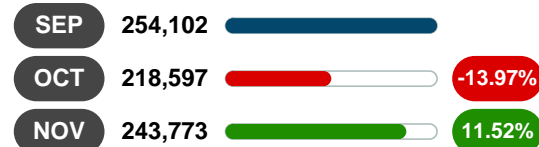


3 MONTHS

5 year NOV AVG = 201,051

High Sep 2024 254,102 | Low Feb 2021 133,663

Average Sold Price at Closing this month at **243,773** above the 5 yr NOV average of **201,051**



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
\$75,000 and less	9.52%	61,750	0	61,667	62,000	0
\$75,001 - \$125,000	11.90%	91,800	78,000	95,250	0	0
\$125,001 - \$175,000	11.90%	142,700	135,000	138,750	150,500	0
\$175,001 - \$250,000	28.57%	218,533	223,000	212,900	221,380	228,000
\$250,001 - \$300,000	11.90%	268,180	0	258,833	282,200	0
\$300,001 - \$375,000	11.90%	331,500	0	327,500	334,167	0
\$375,001 and up	14.29%	533,030	0	790,000	495,795	425,000
Average Sold Price		243,773	145,333	206,475	295,293	326,500
Total Closed Units	100%	243,773	3	20	17	2
Total Closed Volume		10,238,480	436.00K	4.13M	5.02M	653.00K

November 2024



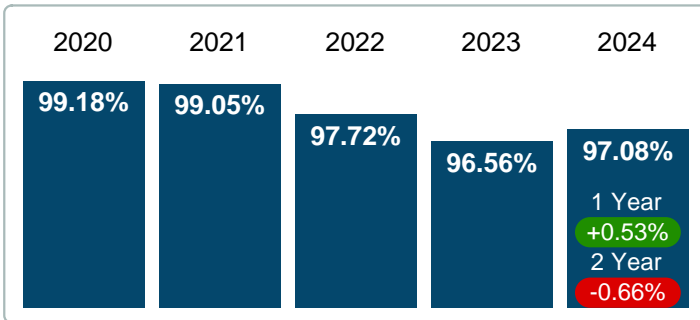
Area Delimited by County Of Washington - Residential Property Type



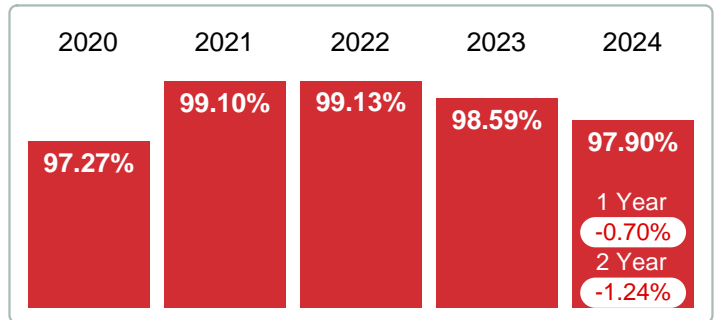
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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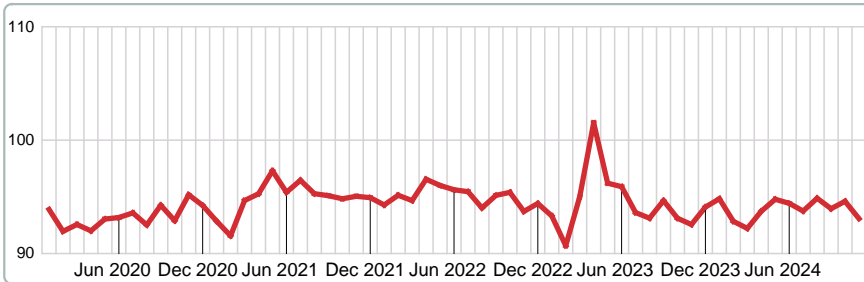
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

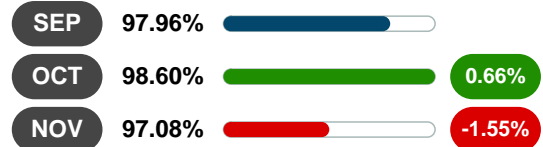


3 MONTHS

5 year NOV AVG = 97.92%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **97.08%**
below the 5 yr NOV average of **97.92%**



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
\$75,000 and less	4	9.52%	111.17%	0.00%	114.89%	100.00%	0.00%
\$75,001 - \$125,000	5	11.90%	87.70%	94.55%	85.99%	0.00%	0.00%
\$125,001 - \$175,000	5	11.90%	94.40%	95.07%	88.45%	100.00%	0.00%
\$175,001 - \$250,000	12	28.57%	97.68%	91.21%	97.89%	98.03%	101.33%
\$250,001 - \$300,000	5	11.90%	99.00%	0.00%	98.34%	100.00%	0.00%
\$300,001 - \$375,000	5	11.90%	94.71%	0.00%	90.93%	97.23%	0.00%
\$375,001 and up	6	14.29%	96.88%	0.00%	93.49%	96.95%	100.00%
Average Sold/List Ratio		97.10%		93.61%	96.27%	98.21%	100.67%
Total Closed Units		42	100%	3	20	17	2
Total Closed Volume		10,238,480		436.00K	4.13M	5.02M	653.00K

November 2024



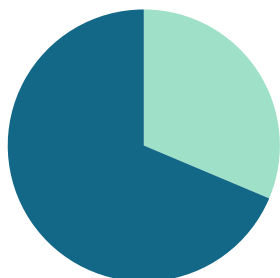
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

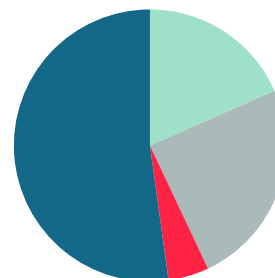


Inventory
 New Listings
58 = 31.35%
 Start Inventory
127
 Total Inventory Units
185
 Volume
\$56,654,696

Market Activity

Closed Sales
42 = 18.42%
 Pending Sales
56 = 24.56%
 Other Off Market
11 = 4.82%
 Active Inventory
119 = 52.19%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	46	42	-8.70%	744	658	-11.56%
Pending Sales	55	56	1.82%	746	694	-6.97%
New Listings	60	58	-3.33%	889	820	-7.76%
Average List Price	201,103	253,743	26.18%	203,481	222,911	9.55%
Average Sale Price	196,045	243,773	24.35%	201,021	218,558	8.72%
Average Percent of Selling Price to List Price	96.56%	97.08%	0.53%	98.59%	97.90%	-0.70%
Average Days on Market to Sale	44.43	33.67	-24.23%	25.15	29.85	18.72%
Monthly Inventory	128	119	-7.03%	128	119	-7.03%
Months Supply of Inventory	1.87	2.00	7.16%	1.87	2.00	7.16%

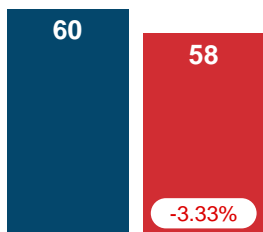
Absorption: Last 12 months, an Average of **60** Sales/Month

Inventory on November 30, 2024 = **119** 2023 2024

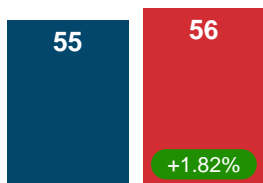
NOVEMBER MARKET

AVERAGE PRICES

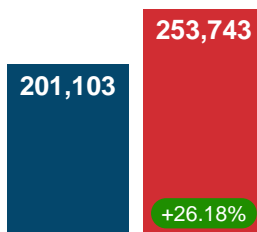
New Listings



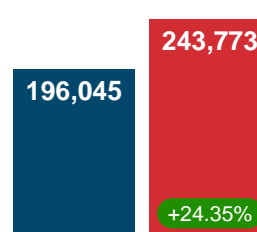
Pending Listings



List Price



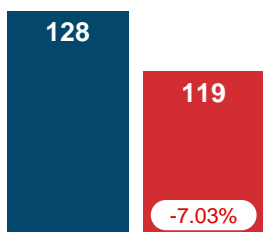
Sale Price



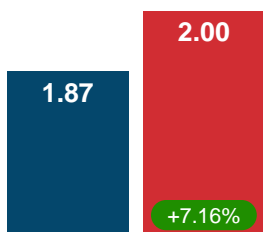
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

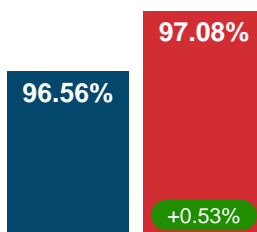
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

