

# November 2024



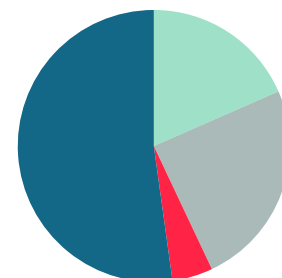
Area Delimited by County Of Washington - Residential Property Type



## 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%
Median List Price	152,650	230,000	50.67%
Median Sale Price	150,650	225,500	49.68%
Median Percent of Selling Price to List Price	98.82%	97.95%	-0.88%
Median Days on Market to Sale	21.00	12.50	-40.48%
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.

#### 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 **49.68%** in November 2024 to \$225,500 versus the previous year at \$150,650.

#### Median Days on Market Shortens

The median number of **12.50** days that homes spent on the market before selling decreased by 8.50 days or **40.48%** in November 2024 compared to last year's same month at **21.00** 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 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.

### 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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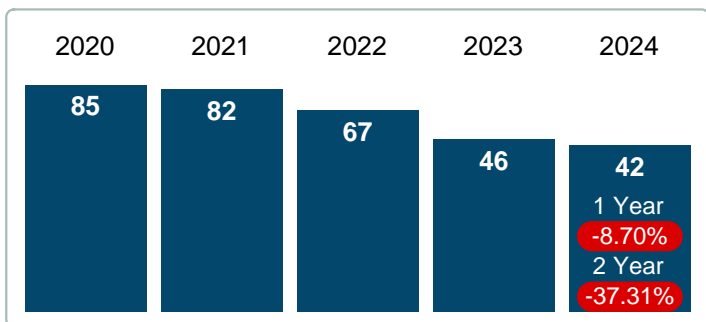
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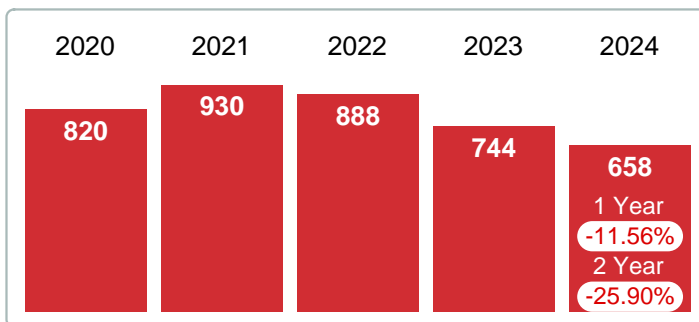
## CLOSED LISTINGS

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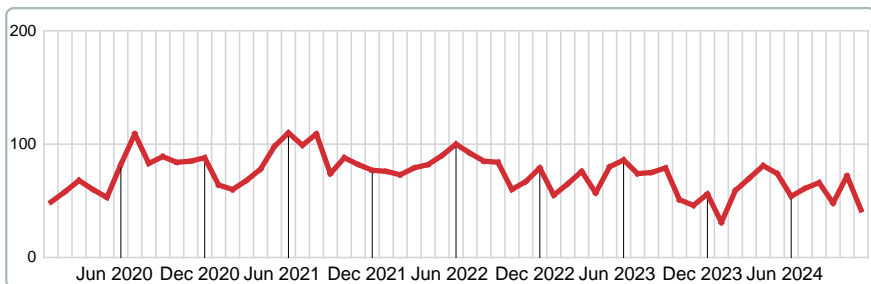
### NOVEMBER



### YEAR TO DATE (YTD)

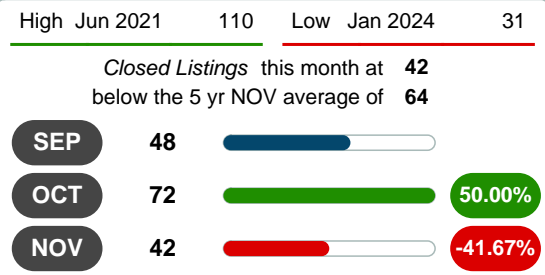


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 64



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	9.52%	4.0	0	3	1	0
\$75,001 - \$125,000	5	11.90%	12.0	1	4	0	0
\$125,001 - \$175,000	5	11.90%	16.0	1	2	2	0
\$175,001 - \$250,000	12	28.57%	12.0	1	5	5	1
\$250,001 - \$300,000	5	11.90%	4.0	0	3	2	0
\$300,001 - \$375,000	5	11.90%	31.0	0	2	3	0
\$375,001 and up	6	14.29%	31.5	0	1	4	1
<b>Total Closed Units</b>	<b>42</b>			<b>3</b>	<b>20</b>	<b>17</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>10,238,480</b>	<b>100%</b>	<b>12.5</b>	<b>436.00K</b>	<b>4.13M</b>	<b>5.02M</b>	<b>653.00K</b>
<b>Median Closed Price</b>	<b>\$225,500</b>			<b>\$135,000</b>	<b>\$183,750</b>	<b>\$264,900</b>	<b>\$326,500</b>

# November 2024



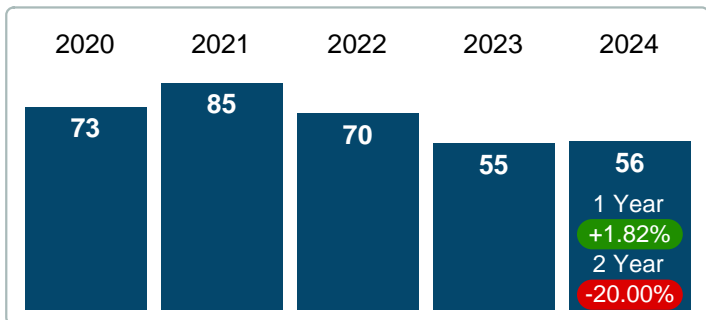
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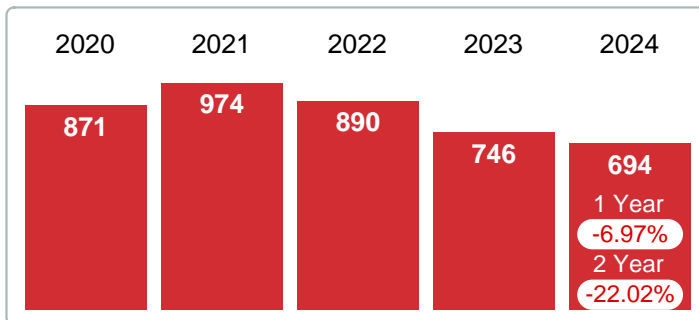
## PENDING LISTINGS

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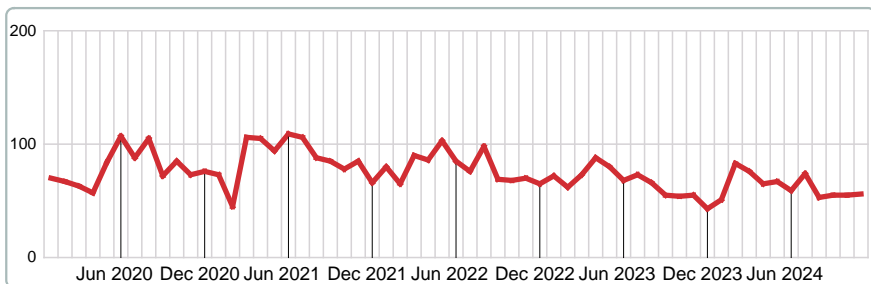
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

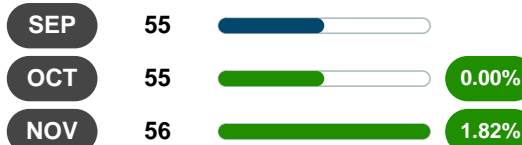


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	5.36%	6.0	2	0	1	0
\$75,001 - \$100,000	6	10.71%	8.5	2	4	0	0
\$100,001 - \$150,000	11	19.64%	11.0	1	9	1	0
\$150,001 - \$200,000	12	21.43%	42.0	1	9	1	1
\$200,001 - \$250,000	12	21.43%	39.5	0	8	4	0
\$250,001 - \$300,000	5	8.93%	65.0	0	1	4	0
\$300,001 and up	7	12.50%	18.0	0	1	6	0
<b>Total Pending Units</b>	<b>56</b>			<b>6</b>	<b>32</b>	<b>17</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>11,628,850</b>	<b>100%</b>	<b>18.0</b>	<b>586.00K</b>	<b>5.40M</b>	<b>5.48M</b>	<b>160.00K</b>
<b>Median Listing Price</b>	<b>\$182,000</b>			<b>\$90,500</b>	<b>\$169,050</b>	<b>\$285,000</b>	<b>\$160,000</b>

# November 2024



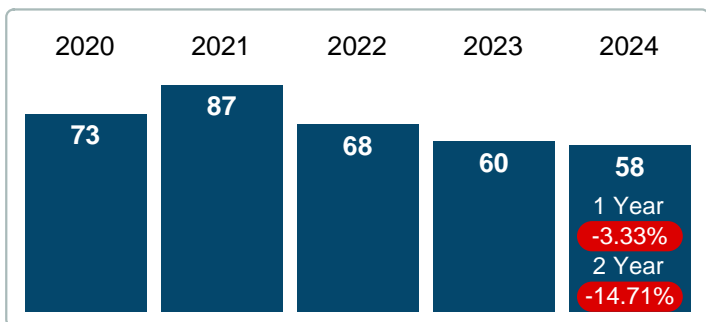
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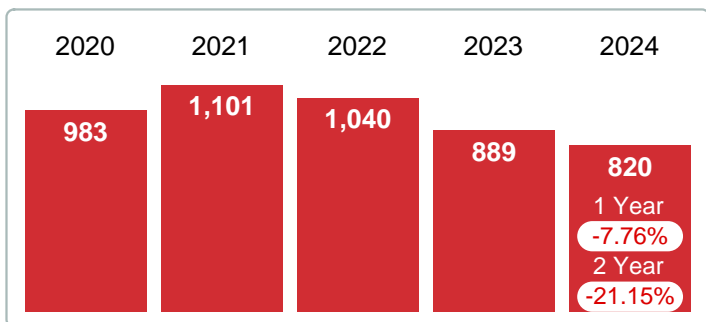
## NEW LISTINGS

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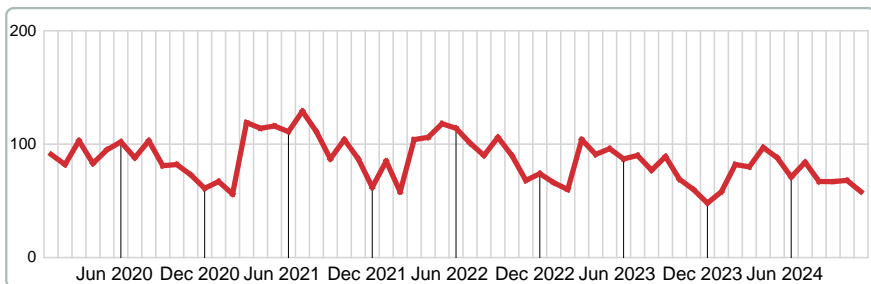
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 69

High Jul 2021 129 Low Dec 2023 48

New Listings this month at 58  
 below the 5 yr NOV average of 69



### 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	6.90%	2	1	1	0
\$75,001 - \$100,000	7	12.07%	2	5	0	0
\$100,001 - \$150,000	8	13.79%	2	5	1	0
\$150,001 - \$225,000	15	25.86%	1	12	1	1
\$225,001 - \$275,000	7	12.07%	0	1	5	1
\$275,001 - \$350,000	11	18.97%	0	5	5	1
\$350,001 and up	6	10.34%	0	1	4	1
<b>Total New Listed Units</b>	<b>58</b>		<b>7</b>	<b>30</b>	<b>17</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>12,880,387</b>	<b>100%</b>	<b>721.80K</b>	<b>5.52M</b>	<b>5.54M</b>	<b>1.09M</b>
<b>Median New Listed Listing Price</b>	<b>\$206,000</b>		<b>\$99,000</b>	<b>\$171,894</b>	<b>\$279,900</b>	<b>\$281,250</b>

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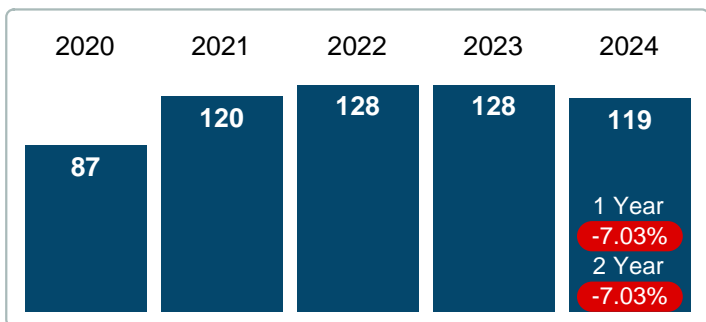
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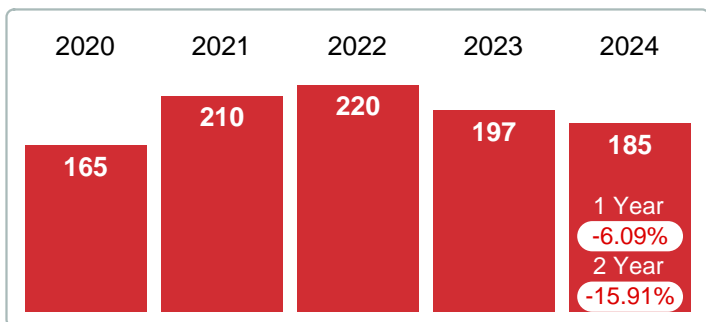
## ACTIVE INVENTORY

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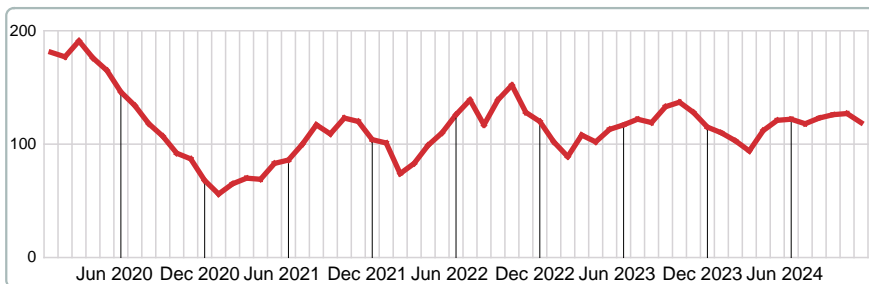
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

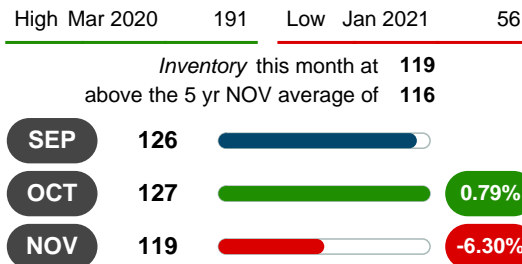


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 116



### 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	12	10.08%	105.5	5	6	1	0
\$75,001 - \$125,000	10	8.40%	35.5	3	6	1	0
\$125,001 - \$200,000	21	17.65%	40.0	4	14	3	0
\$200,001 - \$275,000	27	22.69%	61.0	1	13	12	1
\$275,001 - \$325,000	16	13.45%	45.0	1	5	8	2
\$325,001 - \$450,000	21	17.65%	54.0	1	7	11	2
\$450,001 and up	12	10.08%	109.5	0	1	7	4
<b>Total Active Inventory by Units</b>	<b>119</b>			<b>15</b>	<b>52</b>	<b>43</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>42,273,546</b>	<b>100%</b>	<b>58.0</b>	<b>2.05M</b>	<b>10.74M</b>	<b>24.97M</b>	<b>4.51M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$240,000</b>			<b>\$115,900</b>	<b>\$202,450</b>	<b>\$305,000</b>	<b>\$439,900</b>

# November 2024



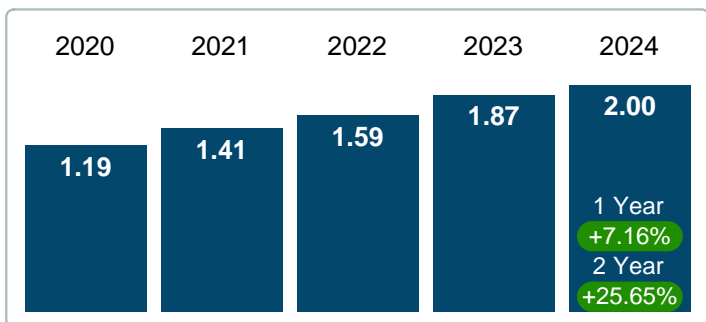
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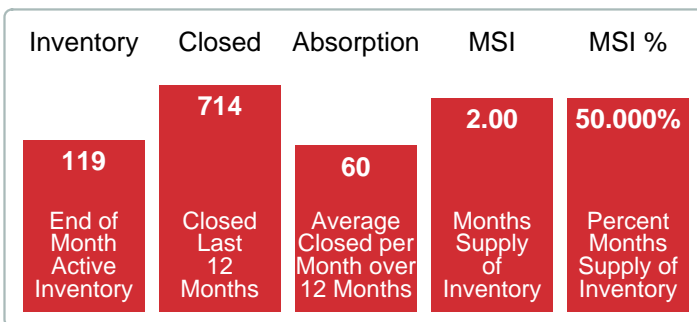
## MONTHS SUPPLY of INVENTORY (MSI)

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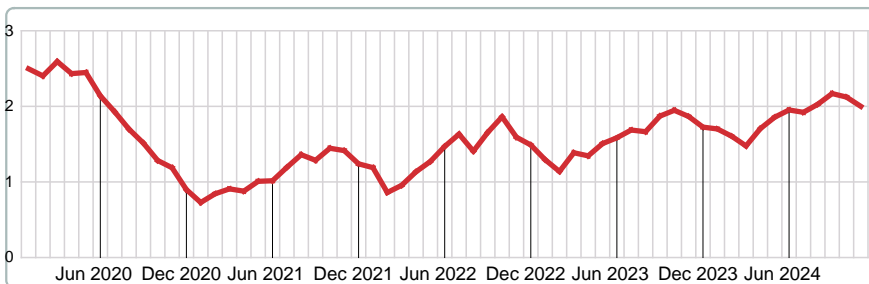
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 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			1.49	1.71	2.65	3.18
Total Active Inventory by Units	119	100%	2.00	15	52	43	9

# November 2024



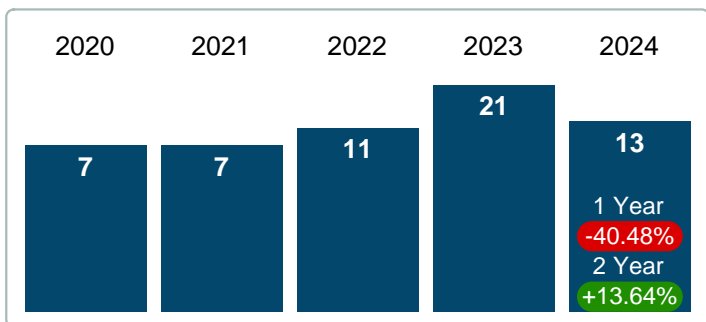
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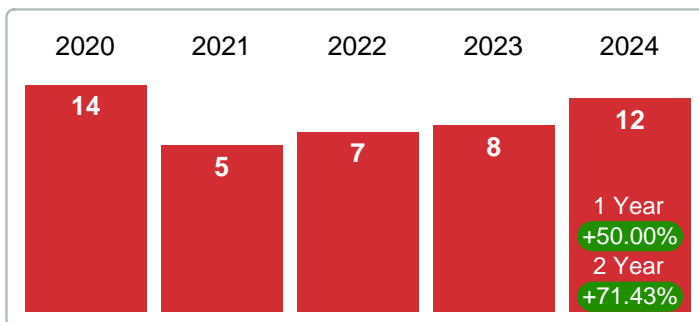
## MEDIAN DAYS ON MARKET TO SALE

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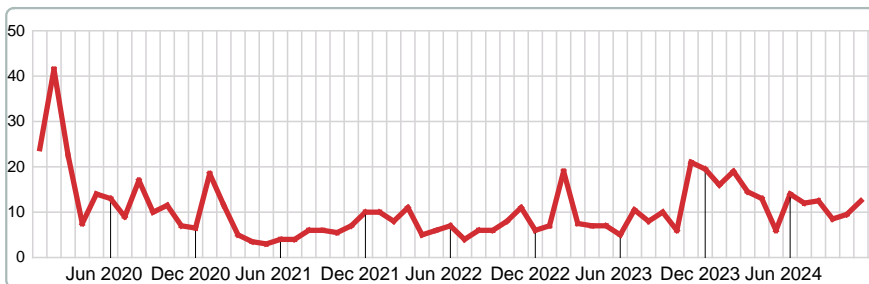
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

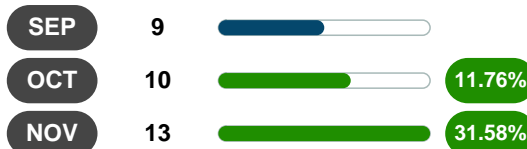


### 3 MONTHS

5 year NOV AVG = 12

High Feb 2020 42 Low May 2021 3

Median Days on Market to Sale this month at 13 above the 5 yr NOV average of 12



### 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
\$75,000 and less	9.52%	4	0	4	1	0
\$75,001 - \$125,000	11.90%	12	12	13	0	0
\$125,001 - \$175,000	11.90%	16	16	67	93	0
\$175,001 - \$250,000	28.57%	12	6	5	33	17
\$250,001 - \$300,000	11.90%	4	0	11	4	0
\$300,001 - \$375,000	11.90%	31	0	65	7	0
\$375,001 and up	14.29%	32	0	65	32	3
Median Closed DOM		13	12	12	14	10
Total Closed Units	100%	42	3	20	17	2
Total Closed Volume		10,238,480	436.00K	4.13M	5.02M	653.00K

# November 2024



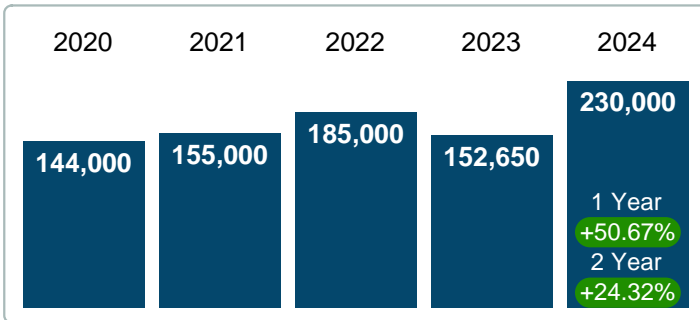
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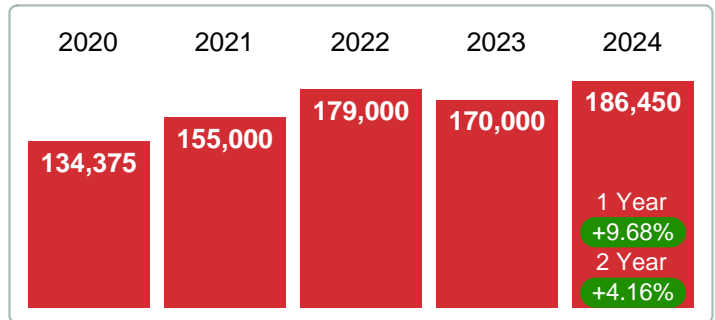
## MEDIAN LIST PRICE AT CLOSING

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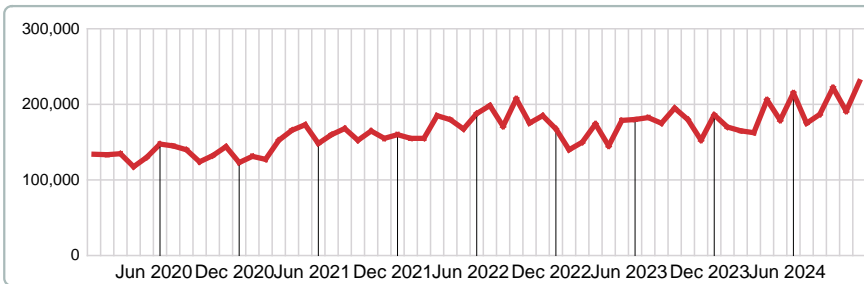
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 173,330

High Nov 2024 230,000 Low Apr 2020 117,500

Median List Price at Closing this month at **230,000**  
above the 5 yr NOV average of **173,330**



### 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
\$75,000 and less	3	7.14%	62,000	0	48,950	62,000	0
\$75,001 - \$125,000	6	14.29%	104,000	82,500	109,000	0	0
\$125,001 - \$175,000	5	11.90%	147,000	142,000	158,000	150,500	0
\$175,001 - \$250,000	11	26.19%	224,900	244,500	204,950	219,000	225,000
\$250,001 - \$300,000	7	16.67%	269,000	0	267,000	297,500	0
\$300,001 - \$375,000	3	7.14%	345,000	0	360,000	340,000	0
\$375,001 and up	7	16.67%	425,000	0	845,000	400,000	425,000
Median List Price			230,000	142,000	182,000	264,900	325,000
Total Closed Units		100%	230,000	3	20	17	2
Total Closed Volume			10,657,198	469.00K	4.39M	5.15M	650.00K



# November 2024



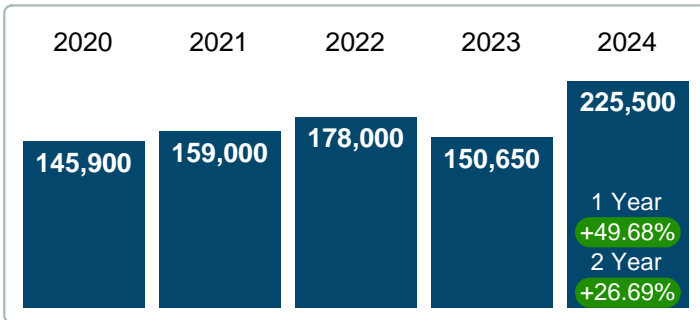
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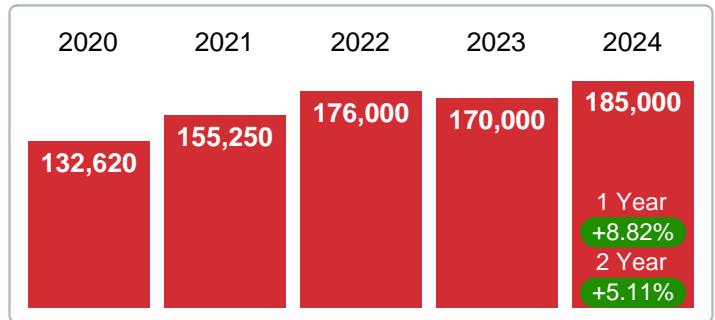
## MEDIAN SOLD PRICE AT CLOSING

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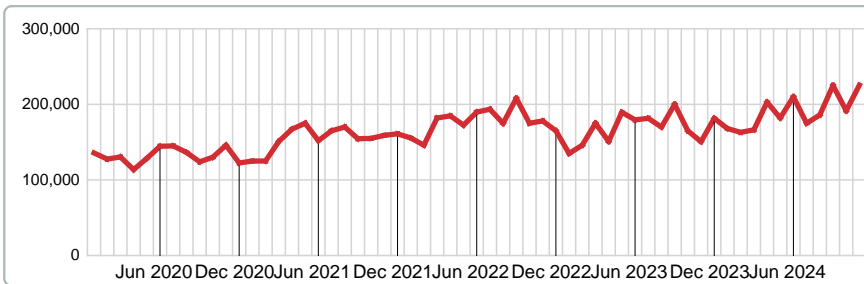
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 171,810

High Nov 2024 225,500 Low Apr 2020 113,680

Median Sold Price at Closing this month at **225,500** above the 5 yr NOV average of **171,810**



### 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
\$75,000 and less	4	9.52%	61,000	0	60,000	62,000	0
\$75,001 - \$125,000	5	11.90%	90,000	78,000	92,500	0	0
\$125,001 - \$175,000	5	11.90%	135,000	135,000	138,750	150,500	0
\$175,001 - \$250,000	12	28.57%	219,000	223,000	212,000	215,000	228,000
\$250,001 - \$300,000	5	11.90%	260,500	0	260,000	282,200	0
\$300,001 - \$375,000	5	11.90%	340,000	0	327,500	340,000	0
\$375,001 and up	6	14.29%	487,450	0	790,000	471,641	425,000
Median Sold Price			225,500	135,000	183,750	264,900	326,500
Total Closed Units		100%	225,500	3	20	17	2
Total Closed Volume			10,238,480	436.00K	4.13M	5.02M	653.00K

# November 2024



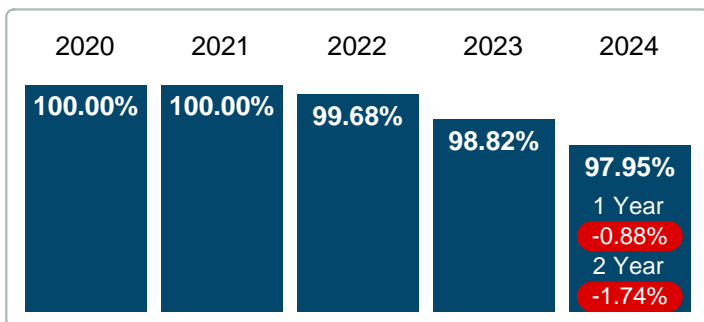
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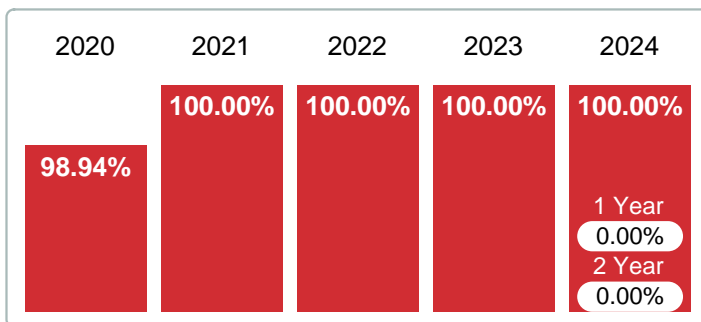
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

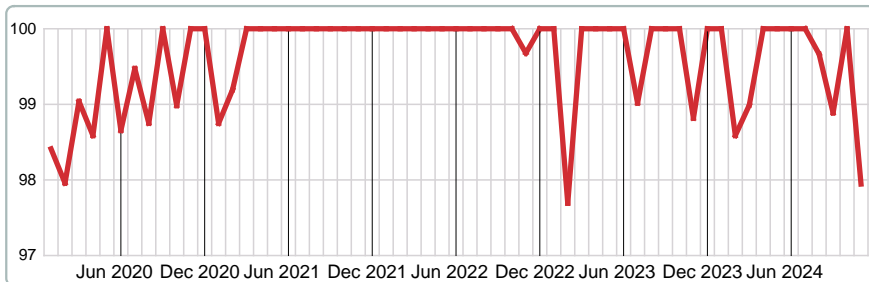
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

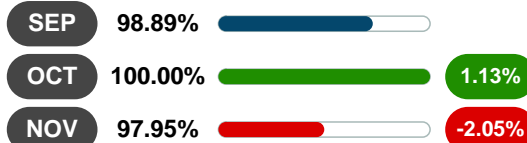


### 3 MONTHS

5 year NOV AVG = 99.29%

High Oct 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **97.95%**  
below the 5 yr NOV average of **99.29%**



### 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
\$75,000 and less	4	9.52%	96.15%	0.00%	92.31%	100.00%	0.00%
\$75,001 - \$125,000	5	11.90%	87.16%	94.55%	84.49%	0.00%	0.00%
\$125,001 - \$175,000	5	11.90%	97.62%	95.07%	88.45%	100.00%	0.00%
\$175,001 - \$250,000	12	28.57%	98.41%	91.21%	98.65%	98.17%	101.33%
\$250,001 - \$300,000	5	11.90%	100.00%	0.00%	98.11%	100.00%	0.00%
\$300,001 - \$375,000	5	11.90%	92.00%	0.00%	90.93%	100.00%	0.00%
\$375,001 and up	6	14.29%	98.06%	0.00%	93.49%	98.06%	100.00%
Median Sold/List Ratio		97.95%		94.55%	93.88%	100.00%	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



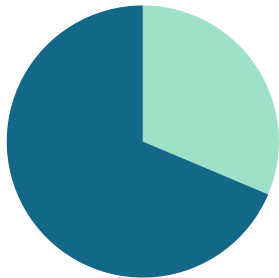
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

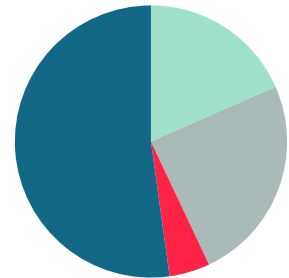


**Inventory**  
 New Listings  
**58 = 31.35%**  
 Start Inventory  
**127**  
 Total Inventory Units  
**185**  
 Volume  
**\$56,654,696**

### 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%
Median List Price	152,650	230,000	50.67%	170,000	186,450	9.68%
Median Sale Price	150,650	225,500	49.68%	170,000	185,000	8.82%
Median Percent of Selling Price to List Price	98.82%	97.95%	-0.88%	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.00	12.50	-40.48%	8.00	12.00	50.00%
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%

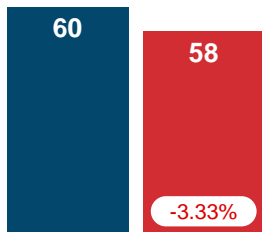
**Absorption:** Last 12 months, an Average of **60** Sales/Month

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

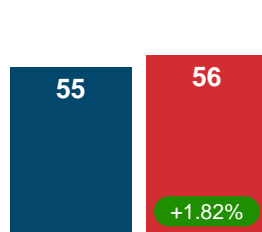
### NOVEMBER MARKET

### MEDIAN PRICES

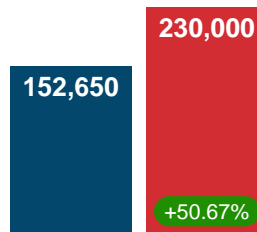
#### New Listings



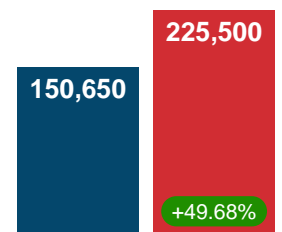
#### Pending Listings



#### List Price



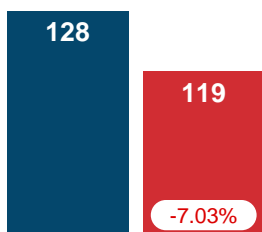
#### Sale Price



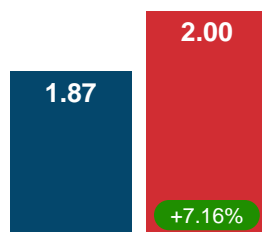
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

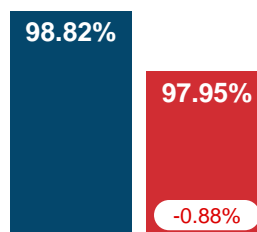
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

