

# December 2024



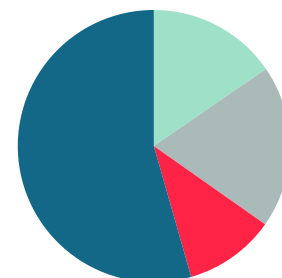
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	49	47	-4.08%
Pending Listings	48	59	22.92%
New Listings	52	60	15.38%
Average List Price	270,451	220,324	-18.53%
Average Sale Price	264,062	217,216	-17.74%
Average Percent of Selling Price to List Price	97.67%	97.97%	0.31%
Average Days on Market to Sale	36.92	25.32	-31.42%
End of Month Inventory	135	166	22.96%
Months Supply of Inventory	2.23	2.70	21.29%



■ Closed (15.41%)  
■ Pending (19.34%)  
■ Other OffMarket (10.82%)  
■ Active (54.43%)

**Absorption:** Last 12 months, an Average of **61** Sales/Month  
**Active Inventory** as of December 31, 2024 = **166**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2024 rose **22.96%** to 166 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **2.70** 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 **17.74%** in December 2024 to \$217,216 versus the previous year at \$264,062.

#### Average Days on Market Shortens

The average number of **25.32** days that homes spent on the market before selling decreased by 11.60 days or **31.42%** in December 2024 compared to last year's same month at **36.92** DOM.

#### Sales Success for December 2024 is Positive

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

There were 60 New Listings in December 2024, up **15.38%** from last year at 52. Furthermore, there were 47 Closed Listings this month versus last year at 49, a **-4.08%** decrease.

Closed versus Listed trends yielded a **78.3%** ratio, down from previous year's, December 2023, at **94.2%**, a **16.87%** downswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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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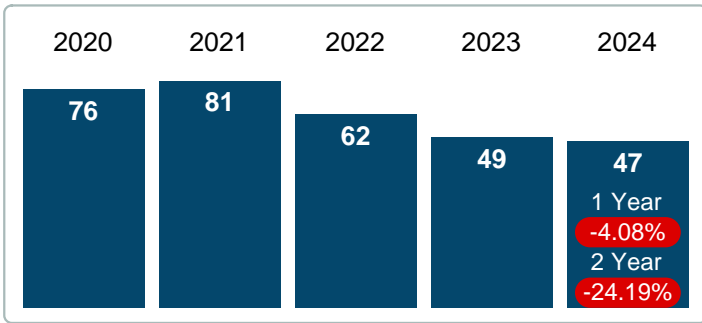
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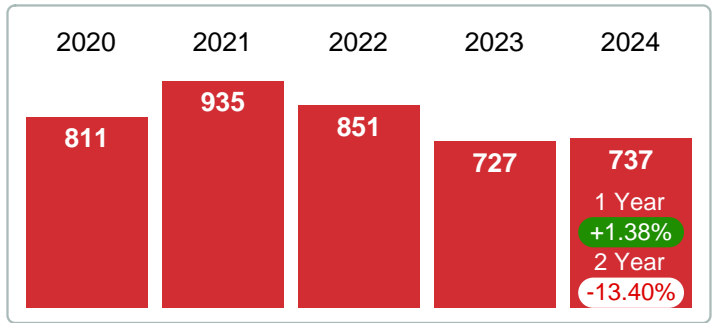
## CLOSED LISTINGS

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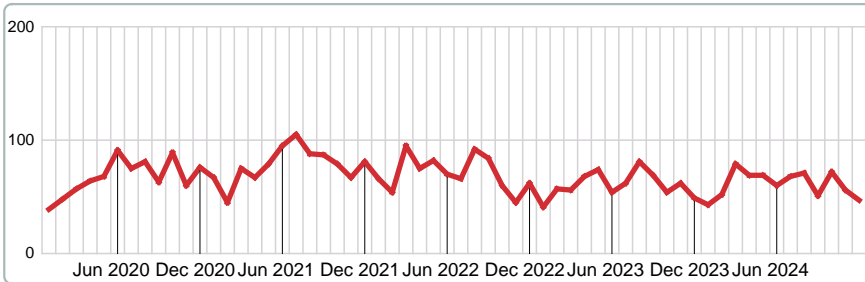
### DECEMBER



### YEAR TO DATE (YTD)

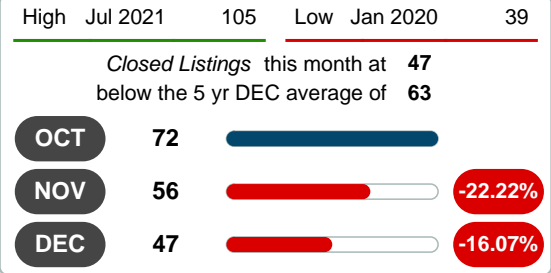


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 63



### 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	8.51%	14.3	2	2	0	0
\$75,001 - \$125,000	2	4.26%	29.5	0	2	0	0
\$125,001 - \$150,000	7	14.89%	15.6	3	4	0	0
\$150,001 - \$200,000	13	27.66%	23.5	2	9	1	1
\$200,001 - \$250,000	10	21.28%	27.6	0	6	4	0
\$250,001 - \$375,000	7	14.89%	37.1	0	3	3	1
\$375,001 and up	4	8.51%	31.0	0	1	2	1
<b>Total Closed Units</b>	<b>47</b>			<b>7</b>	<b>27</b>	<b>10</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>10,209,138</b>	<b>100%</b>	<b>25.3</b>	<b>843.00K</b>	<b>5.35M</b>	<b>2.85M</b>	<b>1.16M</b>
<b>Average Closed Price</b>	<b>\$217,216</b>			<b>\$120,429</b>	<b>\$198,254</b>	<b>\$284,839</b>	<b>\$388,300</b>

# December 2024



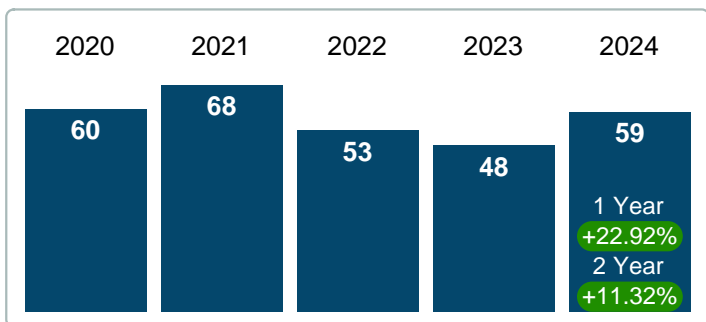
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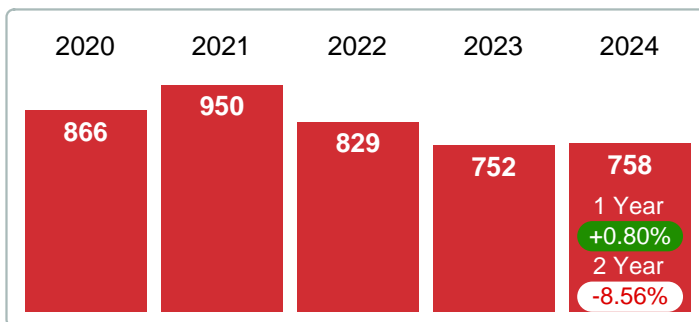
## PENDING LISTINGS

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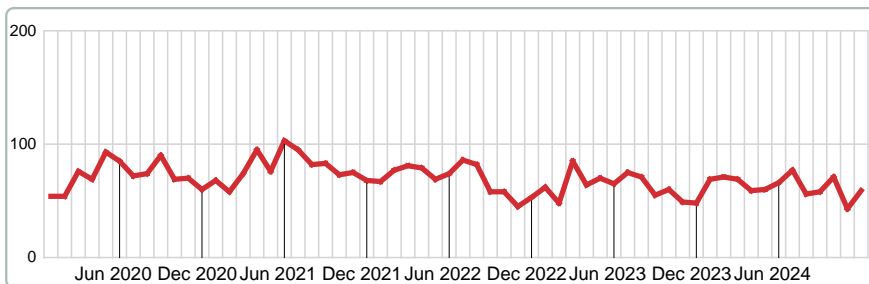
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 58

High Jun 2021 103 Low Nov 2024 43

Pending Listings this month at 59 above the 5 yr DEC average of 58



### 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	8.47%	34.6	2	3	0	0
\$100,001 - \$150,000	10	16.95%	70.8	2	8	0	0
\$150,001 - \$175,000	4	6.78%	60.3	0	3	0	1
\$175,001 - \$225,000	13	22.03%	64.3	4	8	1	0
\$225,001 - \$275,000	9	15.25%	64.1	0	6	3	0
\$275,001 - \$375,000	12	20.34%	41.4	0	5	5	2
\$375,001 and up	6	10.17%	50.0	1	3	2	0
<b>Total Pending Units</b>	<b>59</b>			<b>9</b>	<b>36</b>	<b>11</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>14,032,340</b>	<b>100%</b>	<b>32.2</b>	<b>1.57M</b>	<b>8.11M</b>	<b>3.54M</b>	<b>817.00K</b>
<b>Average Listing Price</b>	<b>\$166,616</b>			<b>\$173,922</b>	<b>\$225,274</b>	<b>\$321,835</b>	<b>\$272,333</b>

# December 2024



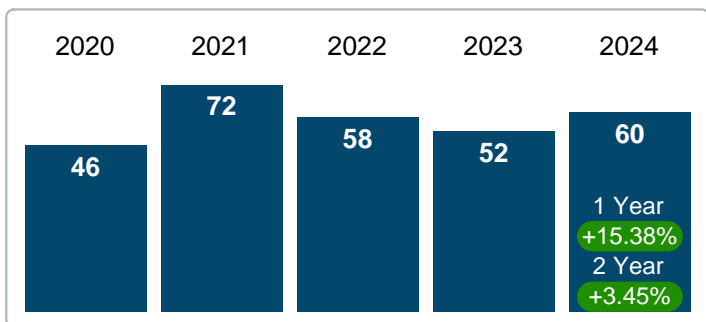
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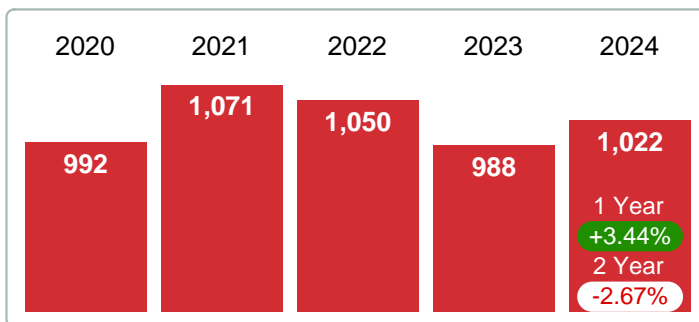
## NEW LISTINGS

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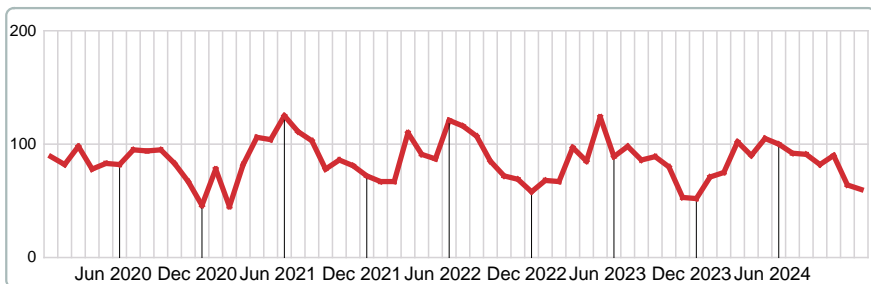
### DECEMBER



### YEAR TO DATE (YTD)

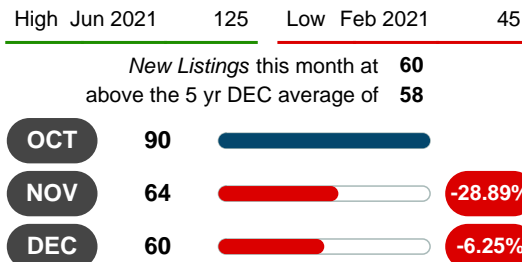


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 58



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$140,000 and less	7	11.67%	3	4	0	0
\$140,001 - \$170,000	4	6.67%	0	4	0	0
\$170,001 - \$200,000	12	20.00%	2	9	1	0
\$200,001 - \$250,000	14	23.33%	0	9	5	0
\$250,001 - \$310,000	10	16.67%	0	5	5	0
\$310,001 - \$390,000	7	11.67%	0	6	0	1
\$390,001 and up	6	10.00%	0	4	1	1
<b>Total New Listed Units</b>	<b>60</b>		<b>5</b>	<b>41</b>	<b>12</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>16,334,790</b>	<b>100%</b>	<b>763.40K</b>	<b>9.91M</b>	<b>4.76M</b>	<b>899.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$130,335</b>		<b>\$152,680</b>	<b>\$241,646</b>	<b>\$397,075</b>	<b>\$449,500</b>

# December 2024



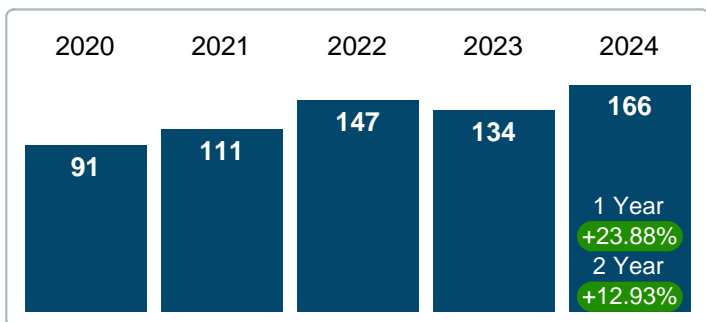
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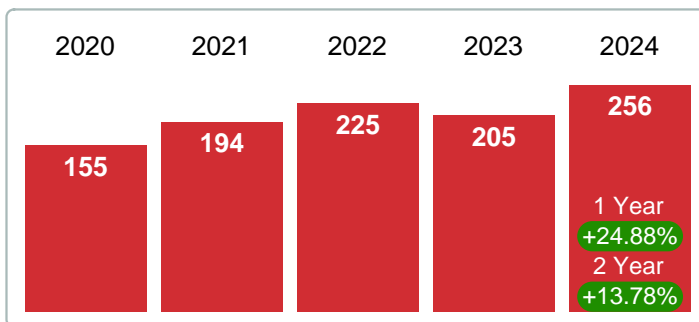
## ACTIVE INVENTORY

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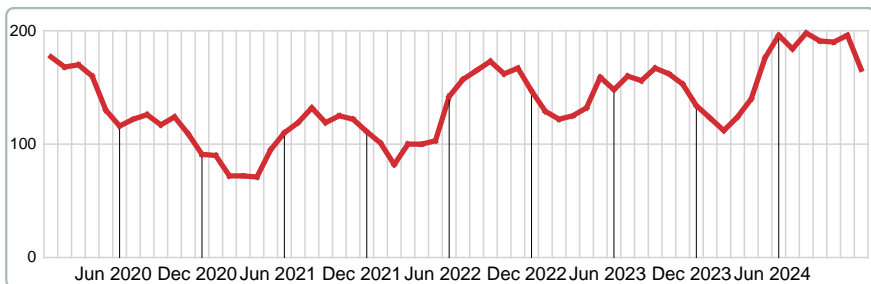
### END OF DECEMBER



### ACTIVE DURING DECEMBER

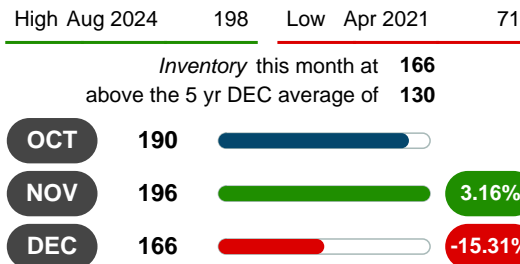


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 130



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	9.64%	89.9	8	8	0	0
\$125,001 - \$175,000	13	7.83%	87.1	4	7	1	1
\$175,001 - \$225,000	29	17.47%	78.9	4	20	4	1
\$225,001 - \$325,000	43	25.90%	54.3	1	29	10	3
\$325,001 - \$425,000	25	15.06%	68.8	0	18	6	1
\$425,001 - \$650,000	23	13.86%	89.3	1	9	9	4
\$650,001 and up	17	10.24%	122.0	1	3	7	6
<b>Total Active Inventory by Units</b>	<b>166</b>			<b>19</b>	<b>94</b>	<b>37</b>	<b>16</b>
<b>Total Active Inventory by Volume</b>	<b>61,316,349</b>	<b>100%</b>	<b>78.6</b>	<b>3.61M</b>	<b>30.10M</b>	<b>17.41M</b>	<b>10.20M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$369,376</b>			<b>\$189,947</b>	<b>\$320,199</b>	<b>\$470,465</b>	<b>\$637,588</b>

# December 2024



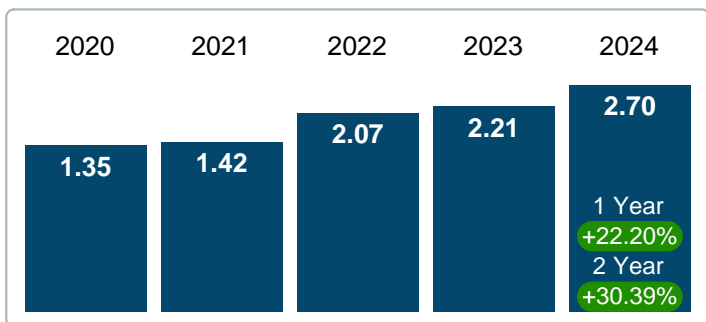
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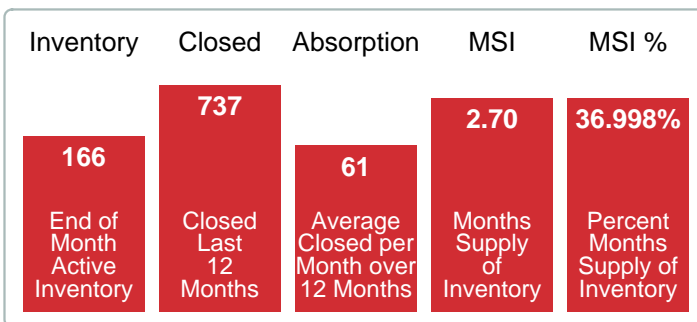
## MONTHS SUPPLY of INVENTORY (MSI)

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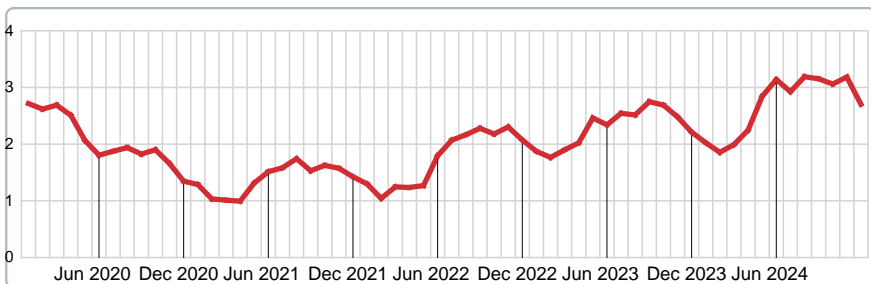
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024



### 5 YEAR MARKET ACTIVITY TRENDS

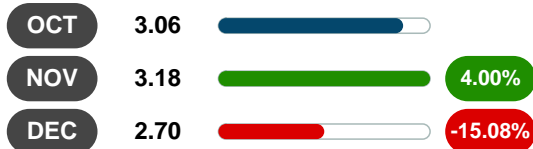


### 3 MONTHS

5 year DEC AVG = 1.95

High Aug 2024 3.19 Low Apr 2021 0.99

Months Supply this month at 2.70 above the 5 yr DEC average of 1.95



### 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
\$125,000 and less	16	9.64%	1.51	1.60	1.75	0.00	0.00
\$125,001 - \$175,000	13	7.83%	1.11	1.20	0.91	1.33	0.00
\$175,001 - \$225,000	29	17.47%	2.18	6.00	1.94	1.85	6.00
\$225,001 - \$325,000	43	25.90%	2.85	1.33	3.03	2.55	3.60
\$325,001 - \$425,000	25	15.06%	6.25	0.00	9.39	3.79	4.00
\$425,001 - \$650,000	23	13.86%	5.21	6.00	5.14	5.14	5.33
\$650,001 and up	17	10.24%	7.56	12.00	5.14	7.00	10.29
Market Supply of Inventory (MSI)			2.70	1.85	2.58	3.08	5.82
Total Active Inventory by Units		100%	2.70	19	94	37	16

# December 2024



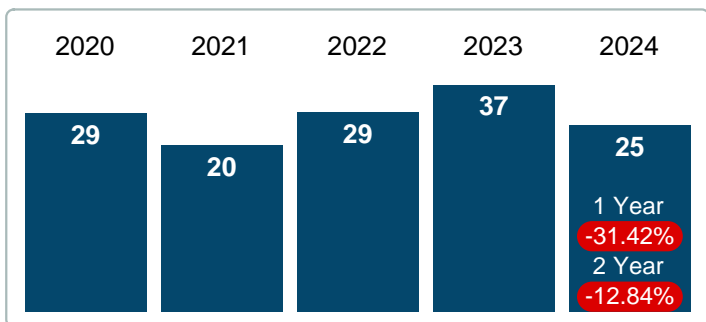
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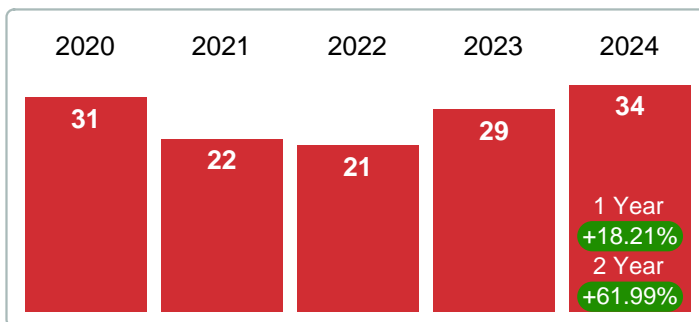
## AVERAGE DAYS ON MARKET TO SALE

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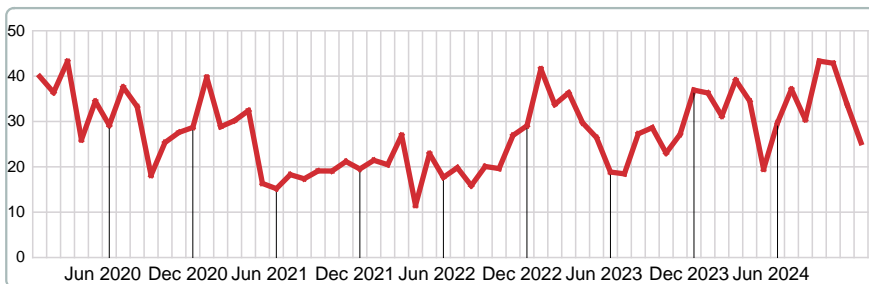
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 28

High Sep 2024 43 Low Apr 2022 11

Average Days on Market to Sale this month at 25 below the 5 yr DEC average of 28



### 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	8.51%	14	28	1	0	0
\$75,001 - \$125,000	4.26%	30	0	30	0	0
\$125,001 - \$150,000	14.89%	16	10	20	0	0
\$150,001 - \$200,000	27.66%	23	38	18	11	59
\$200,001 - \$250,000	21.28%	28	0	33	20	0
\$250,001 - \$375,000	14.89%	37	0	29	35	67
\$375,001 and up	8.51%	31	0	15	39	32
Average Closed DOM		25	23	22	27	53
Total Closed Units	100%	25	7	27	10	3
Total Closed Volume		10,209,138	843.00K	5.35M	2.85M	1.16M

# December 2024



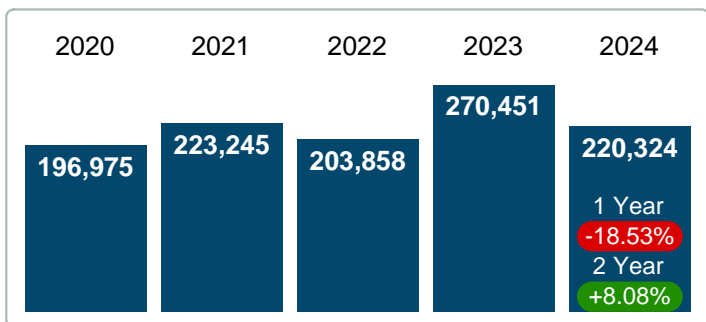
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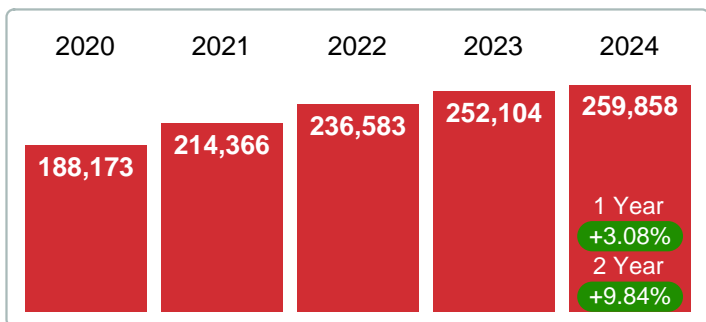
## AVERAGE LIST PRICE AT CLOSING

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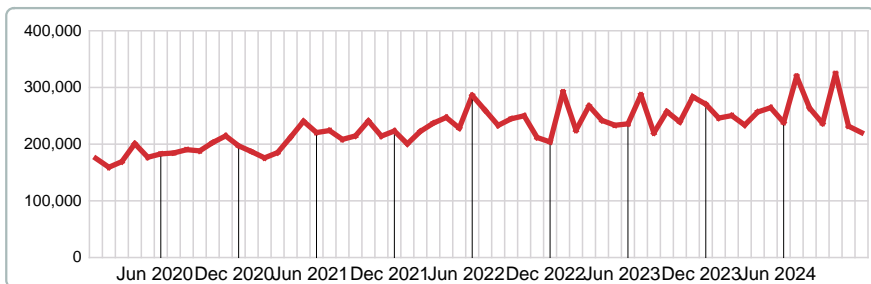
### DECEMBER



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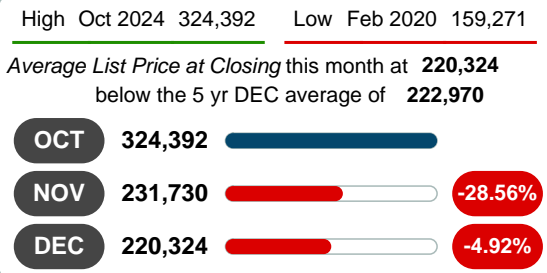


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 222,970



### 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	4.26%	40,000	69,750	55,885	0	0
\$75,001 - \$125,000	10.64%	107,854	0	121,500	0	0
\$125,001 - \$150,000	12.77%	139,983	128,333	144,975	0	0
\$150,001 - \$200,000	31.91%	178,905	188,200	174,311	175,000	169,000
\$200,001 - \$250,000	19.15%	236,421	0	230,730	221,972	0
\$250,001 - \$375,000	12.77%	316,467	0	323,300	267,933	375,000
\$375,001 and up	8.51%	546,473	0	591,000	477,450	639,990
<b>Average List Price</b>		<b>220,324</b>	<b>128,700</b>	<b>201,806</b>	<b>282,159</b>	<b>394,663</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>220,324</b>	<b>7</b>	<b>27</b>	<b>10</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>10,355,228</b>	<b>900.90K</b>	<b>5.45M</b>	<b>2.82M</b>	<b>1.18M</b>



# December 2024



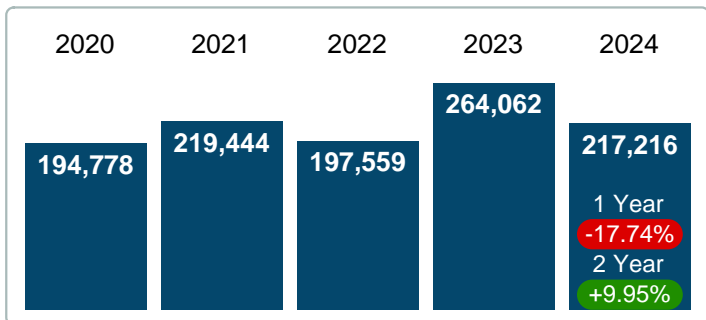
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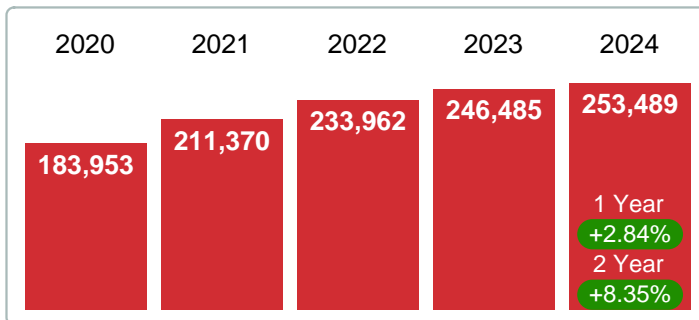
## AVERAGE SOLD PRICE AT CLOSING

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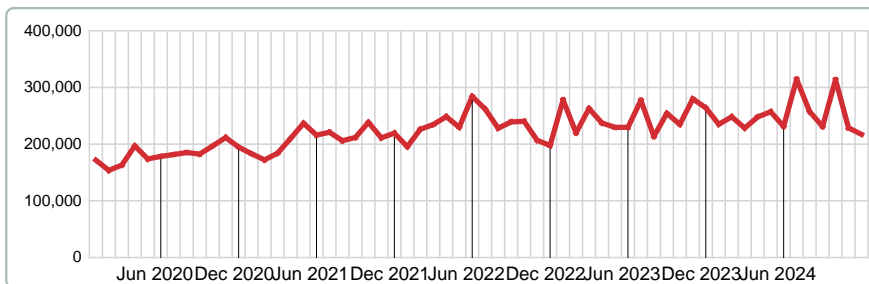
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

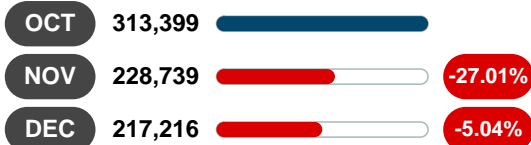


### 3 MONTHS

5 year DEC AVG = 218,612

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

Average Sold Price at Closing this month at 217,216 below the 5 yr DEC average of 218,612



### 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	8.51%	51,625	52,750	50,500	0	0
\$75,001 - \$125,000	4.26%	104,000	0	104,000	0	0
\$125,001 - \$150,000	14.89%	138,143	129,333	144,750	0	0
\$150,001 - \$200,000	27.66%	177,453	174,750	177,166	183,000	179,900
\$200,001 - \$250,000	21.28%	227,142	0	228,672	224,848	0
\$250,001 - \$375,000	14.89%	306,189	0	314,108	275,333	375,000
\$375,001 and up	8.51%	526,500	0	556,000	470,000	610,000
<b>Average Sold Price</b>		<b>217,216</b>	<b>120,429</b>	<b>198,254</b>	<b>284,839</b>	<b>388,300</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>217,216</b>	<b>7</b>	<b>27</b>	<b>10</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>10,209,138</b>	<b>843.00K</b>	<b>5.35M</b>	<b>2.85M</b>	<b>1.16M</b>

# December 2024



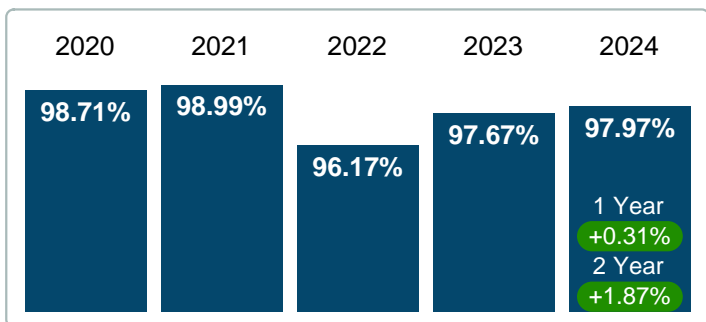
Area Delimited by County Of Creek - Residential Property Type



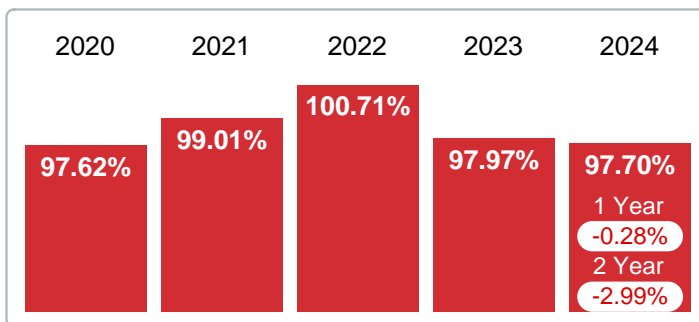
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 13, 2025 for MLS Technology Inc.

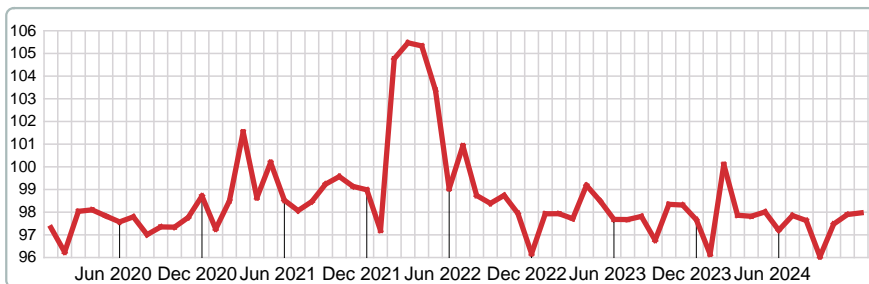
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

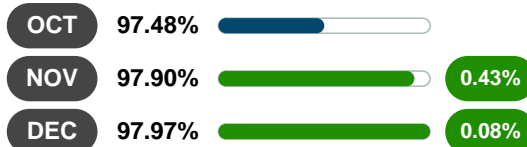


### 3 MONTHS

5 year DEC AVG = 97.90%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **97.97%** equal to 5 yr DEC average of **97.90%**



### 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	8.51%	82.91%	72.40%	93.41%	0.00%	0.00%
\$75,001 - \$125,000	2	4.26%	86.05%	0.00%	86.05%	0.00%	0.00%
\$125,001 - \$150,000	7	14.89%	100.26%	100.80%	99.85%	0.00%	0.00%
\$150,001 - \$200,000	13	27.66%	100.79%	92.48%	101.59%	104.57%	106.45%
\$200,001 - \$250,000	10	21.28%	100.12%	0.00%	99.14%	101.58%	0.00%
\$250,001 - \$375,000	7	14.89%	100.14%	0.00%	97.41%	102.92%	100.00%
\$375,001 and up	4	8.51%	96.66%	0.00%	94.08%	98.62%	95.31%
Average Sold/List Ratio		98.00%		90.31%	98.29%	101.69%	100.59%
Total Closed Units		47	100%	7	27	10	3
Total Closed Volume		10,209,138		843.00K	5.35M	2.85M	1.16M

# December 2024



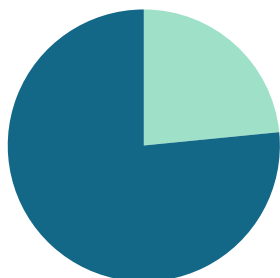
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

### INVENTORY

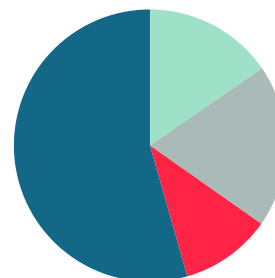


**Inventory**  
 New Listings  
**60 = 23.44%**  
 Start Inventory  
**196**  
 Total Inventory Units  
**256**  
 Volume  
**\$85,189,313**

### Market Activity

Closed Sales  
**47 = 15.41%**  
 Pending Sales  
**59 = 19.34%**  
 Other Off Market  
**33 = 10.82%**  
 Active Inventory  
**166 = 54.43%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	49	47	-4.08%	727	737	1.38%
Pending Sales	48	59	22.92%	752	758	0.80%
New Listings	52	60	15.38%	988	1,022	3.44%
Average List Price	270,451	220,324	-18.53%	252,104	259,858	3.08%
Average Sale Price	264,062	217,216	-17.74%	246,485	253,489	2.84%
Average Percent of Selling Price to List Price	97.67%	97.97%	0.31%	97.97%	97.70%	-0.28%
Average Days on Market to Sale	36.92	25.32	-31.42%	28.50	33.69	18.21%
Monthly Inventory	135	166	22.96%	135	166	22.96%
Months Supply of Inventory	2.23	2.70	21.29%	2.23	2.70	21.29%

**Absorption:** Last 12 months, an Average of **61** Sales/Month

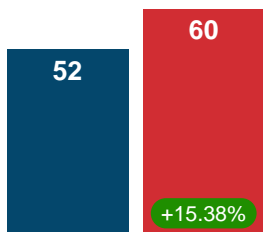
**Inventory** on December 31, 2024 = **166**

**2023** **2024**

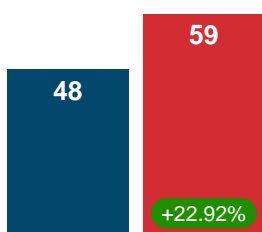
### DECEMBER MARKET

### AVERAGE PRICES

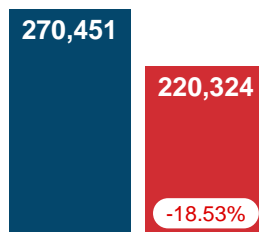
#### New Listings



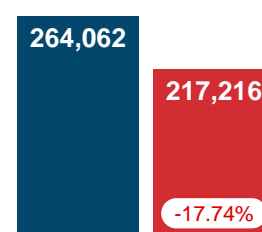
#### Pending Listings



#### List Price



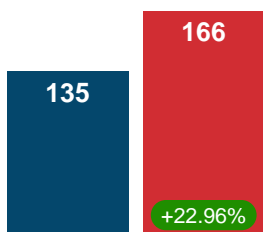
#### Sale Price



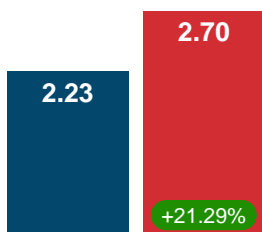
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

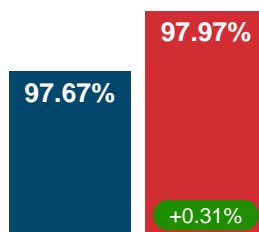
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

