

December 2024



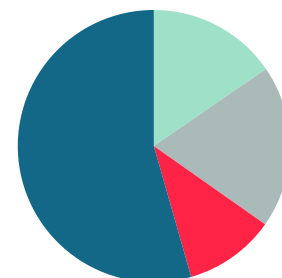
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	249,900	189,000	-24.37%
Median Sale Price	249,000	197,500	-20.68%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	18.00	14.00	-22.22%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **20.68%** in December 2024 to \$197,500 versus the previous year at \$249,000.

Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 4.00 days or **22.22%** in December 2024 compared to last year's same month at **18.00** DOM.

Sales Success for December 2024 is Positive

Overall, with Median 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.

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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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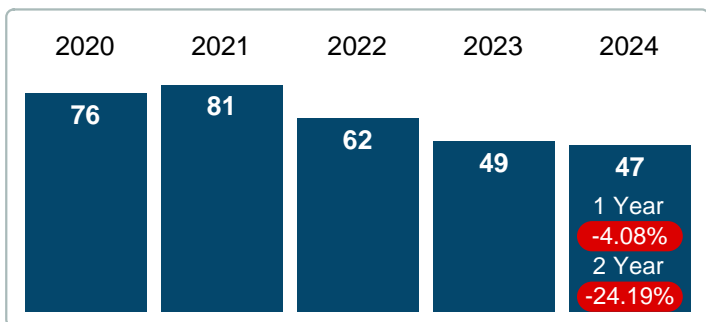
Area Delimited by County Of Creek - Residential Property Type



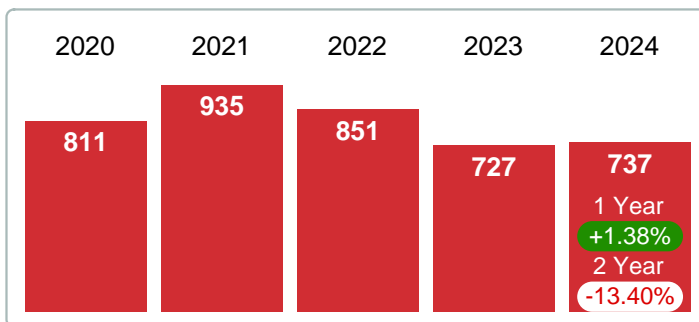
CLOSED LISTINGS

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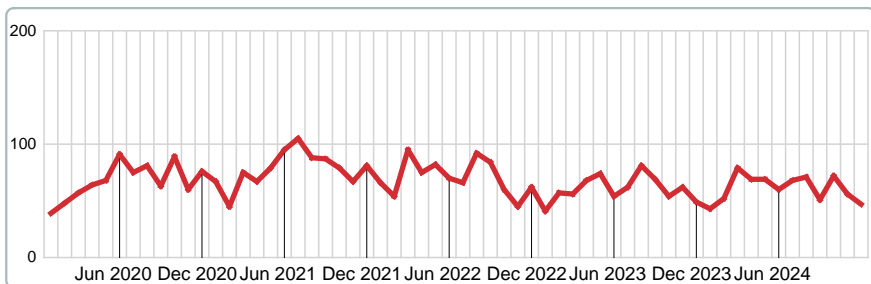
DECEMBER



YEAR TO DATE (YTD)

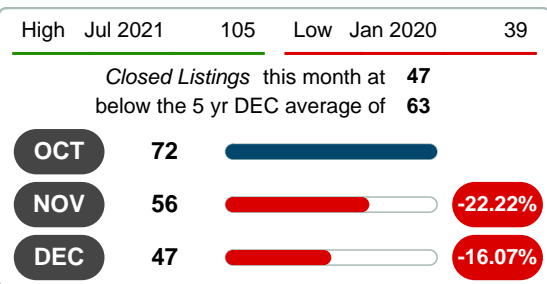


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.51%	8.5	2	2	0	0
\$75,001 - \$125,000	2	4.26%	29.5	0	2	0	0
\$125,001 - \$150,000	7	14.89%	8.0	3	4	0	0
\$150,001 - \$200,000	13	27.66%	6.0	2	9	1	1
\$200,001 - \$250,000	10	21.28%	24.0	0	6	4	0
\$250,001 - \$375,000	7	14.89%	10.0	0	3	3	1
\$375,001 and up	4	8.51%	23.5	0	1	2	1
Total Closed Units	47			7	27	10	3
Total Closed Volume	10,209,138	100%	14.0	843.00K	5.35M	2.85M	1.16M
Median Closed Price	\$197,500			\$130,000	\$179,999	\$253,000	\$375,000

December 2024



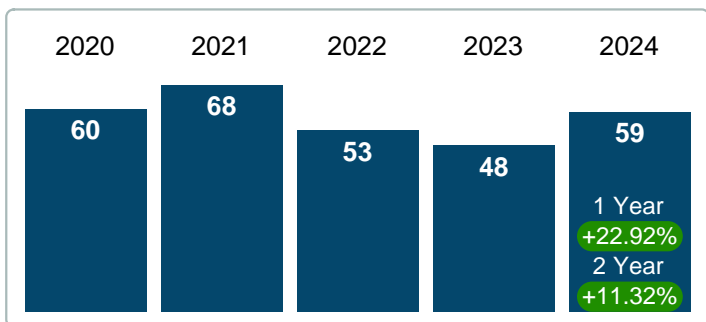
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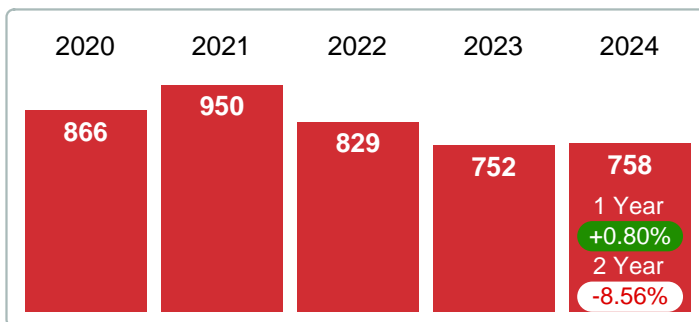
PENDING LISTINGS

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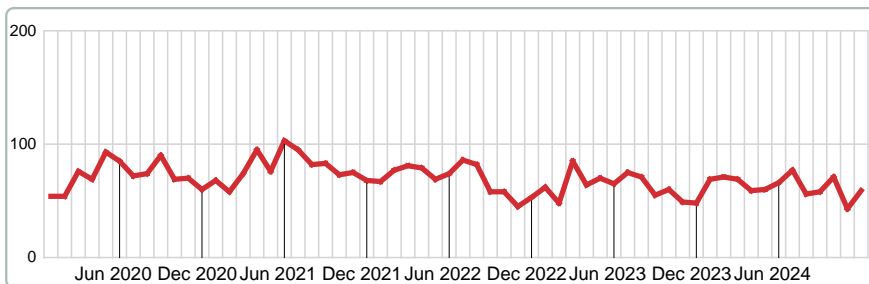
DECEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.47%	16.0	2	3	0	0
\$100,001 - \$150,000	10	16.95%	52.5	2	8	0	0
\$150,001 - \$175,000	4	6.78%	43.0	0	3	0	1
\$175,001 - \$225,000	13	22.03%	53.0	4	8	1	0
\$225,001 - \$275,000	9	15.25%	62.0	0	6	3	0
\$275,001 - \$375,000	12	20.34%	29.0	0	5	5	2
\$375,001 and up	6	10.17%	61.0	1	3	2	0
Total Pending Units	59			9	36	11	3
Total Pending Volume	14,032,340	100%	44.0	1.57M	8.11M	3.54M	817.00K
Median Listing Price	\$220,000			\$178,900	\$207,450	\$285,000	\$299,000

December 2024



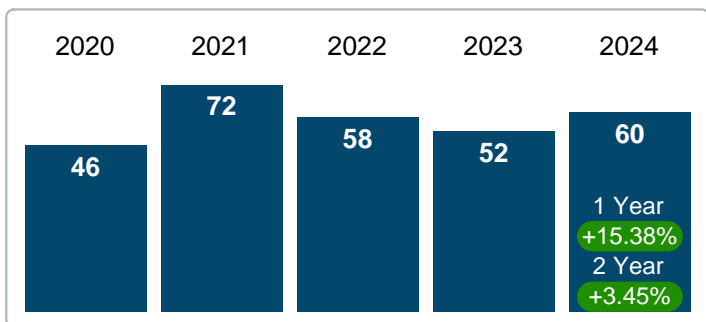
Area Delimited by County Of Creek - Residential Property Type



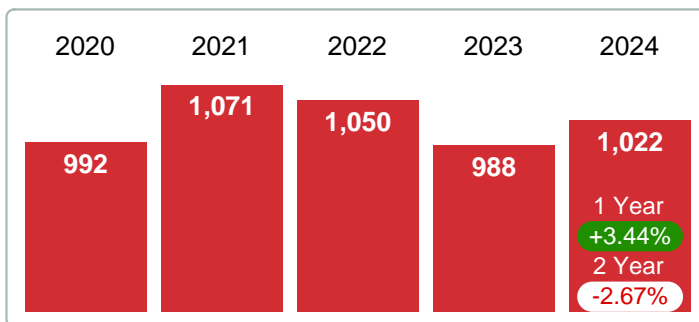
NEW LISTINGS

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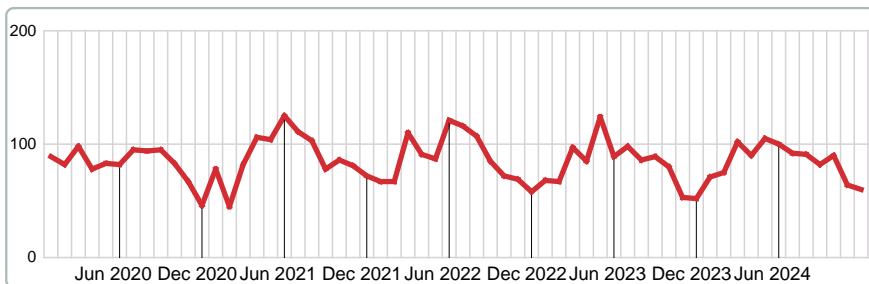
DECEMBER



YEAR TO DATE (YTD)

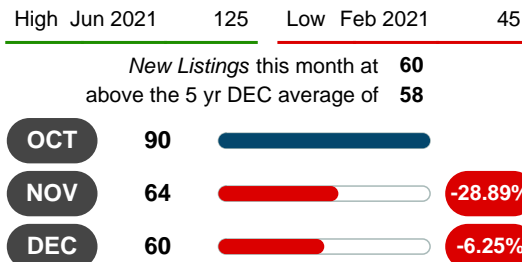


5 YEAR MARKET ACTIVITY TRENDS



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
\$125,000 and less	5	8.33%	1	4	0	0
\$125,001 - \$175,000	8	13.33%	2	6	0	0
\$175,001 - \$200,000	10	16.67%	2	7	1	0
\$200,001 - \$250,000	14	23.33%	0	9	5	0
\$250,001 - \$300,000	9	15.00%	0	5	4	0
\$300,001 - \$375,000	6	10.00%	0	4	1	1
\$375,001 and up	8	13.33%	0	6	1	1
Total New Listed Units	60		5	41	12	2
Total New Listed Volume	16,334,790	100%	763.40K	9.91M	4.76M	899.00K
Median New Listed Listing Price	\$230,000		\$140,000	\$230,000	\$259,750	\$449,500

December 2024



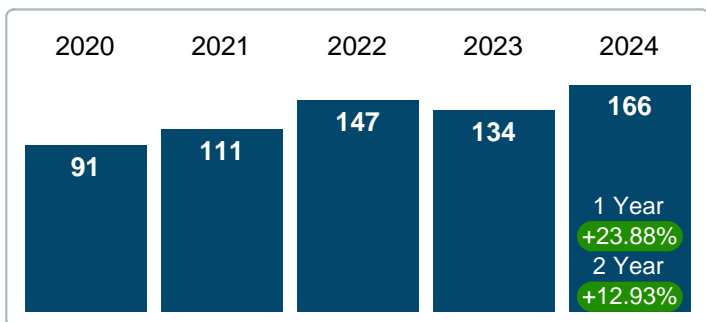
Area Delimited by County Of Creek - Residential Property Type



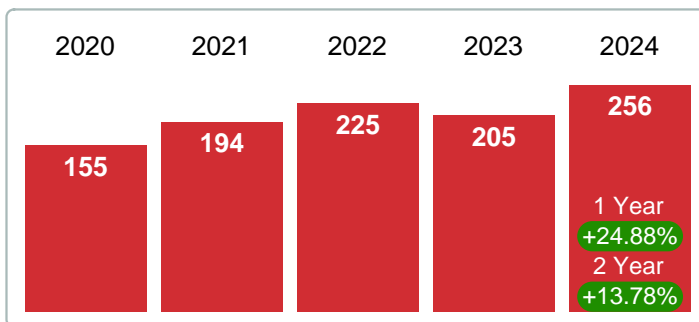
ACTIVE INVENTORY

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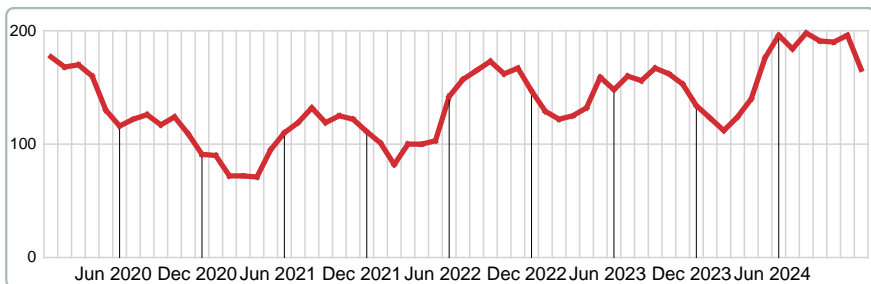
END OF DECEMBER



ACTIVE DURING DECEMBER

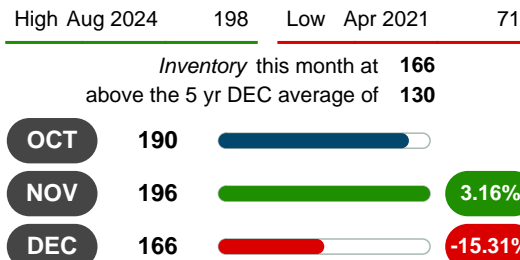


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 130



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	16	9.64%	89.5	8	8	0	0	
\$125,001 - \$175,000	13	7.83%	95.0	4	7	1	1	
\$175,001 - \$225,000	29	17.47%	51.0	4	20	4	1	
\$225,001 - \$325,000	43	25.90%	42.0	1	29	10	3	
\$325,001 - \$425,000	25	15.06%	61.0	0	18	6	1	
\$425,001 - \$650,000	23	13.86%	85.0	1	9	9	4	
\$650,001 and up	17	10.24%	128.0	1	3	7	6	
Total Active Inventory by Units		166		19	94	37	16	
Total Active Inventory by Volume		61,316,349	100%	67.0	3.61M	30.10M	17.41M	10.20M
Median Active Inventory Listing Price		\$277,000			\$135,000	\$256,000	\$379,900	\$514,000

December 2024



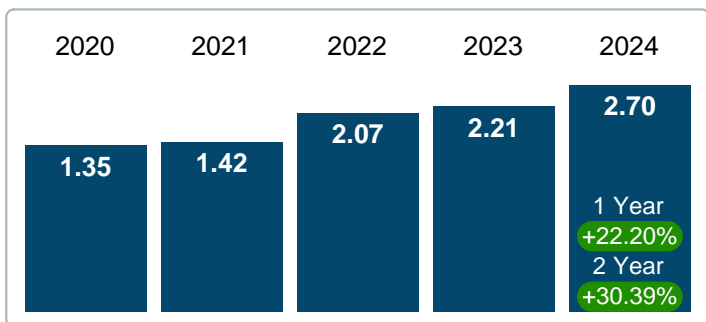
Area Delimited by County Of Creek - Residential Property Type



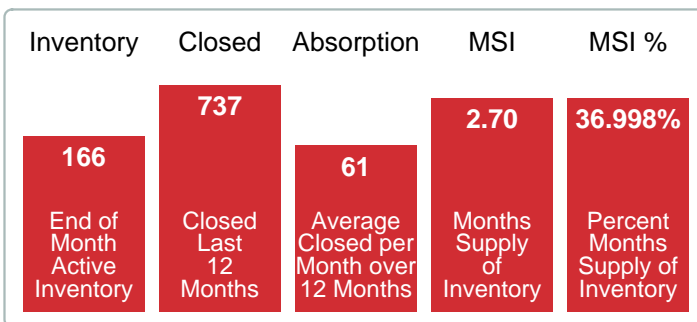
MONTHS SUPPLY of INVENTORY (MSI)

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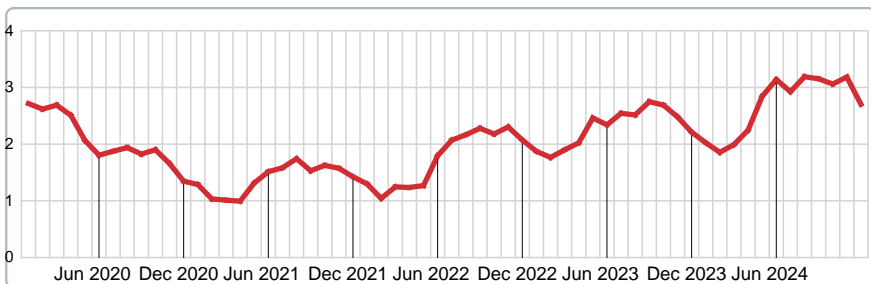
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS

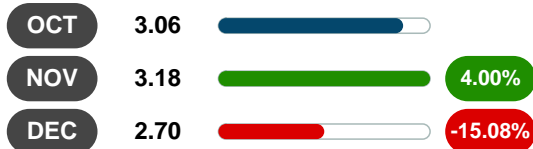


3 MONTHS

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



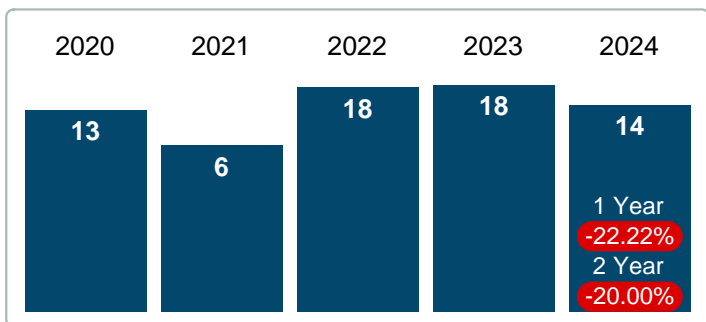
Area Delimited by County Of Creek - Residential Property Type



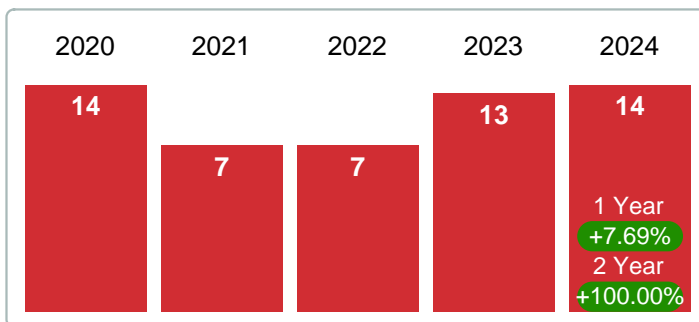
MEDIAN DAYS ON MARKET TO SALE

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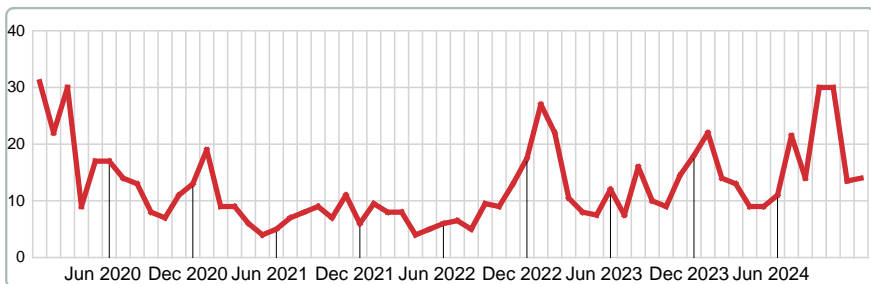
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 14

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 14 equal to 5 yr DEC average of 14



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	8.51%	9	28	1	0	0
\$75,001 - \$125,000	4.26%	30	0	30	0	0
\$125,001 - \$150,000	14.89%	8	8	18	0	0
\$150,001 - \$200,000	27.66%	6	38	5	11	59
\$200,001 - \$250,000	21.28%	24	0	34	15	0
\$250,001 - \$375,000	14.89%	10	0	4	10	67
\$375,001 and up	8.51%	24	0	15	39	32
Median Closed DOM		14	16	8	14	59
Total Closed Units	100%	47	7	27	10	3
Total Closed Volume		10,209,138	843.00K	5.35M	2.85M	1.16M

December 2024



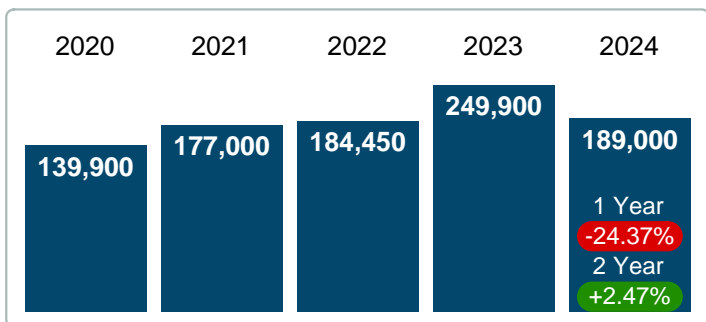
Area Delimited by County Of Creek - Residential Property Type



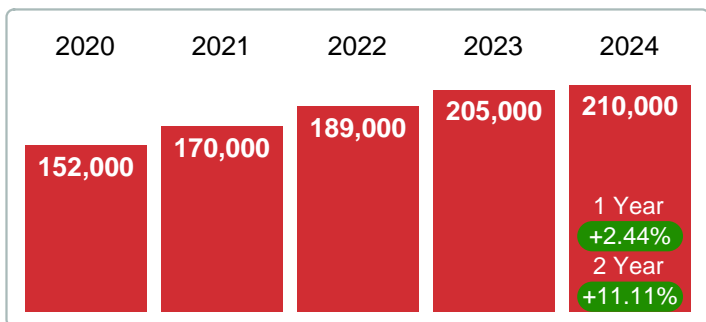
MEDIAN LIST PRICE AT CLOSING

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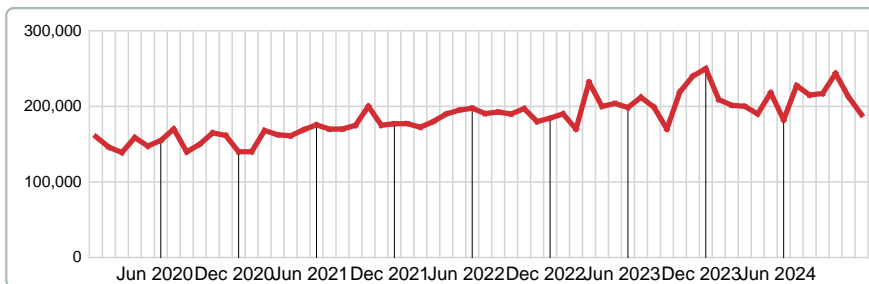
DECEMBER



YEAR TO DATE (YTD)

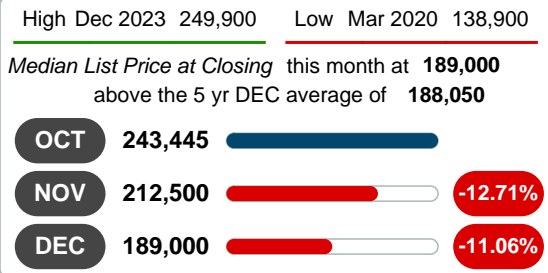


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 188,050



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	2	4.26%	40,000	50,000	30,000	0	0
\$75,001 - \$125,000	5	10.64%	118,000	107,250	118,000	0	0
\$125,001 - \$150,000	6	12.77%	140,000	130,000	145,450	0	0
\$150,001 - \$200,000	15	31.91%	178,900	188,200	177,500	184,950	169,000
\$200,001 - \$250,000	9	19.15%	244,900	0	244,900	243,995	0
\$250,001 - \$375,000	6	12.77%	319,900	0	349,900	276,950	375,000
\$375,001 and up	4	8.51%	565,450	0	591,000	477,450	639,990
Median List Price			189,000	130,000	179,999	248,945	375,000
Total Closed Units		100%	189,000	7	27	10	3
Total Closed Volume			10,355,228	900.90K	5.45M	2.82M	1.18M

December 2024



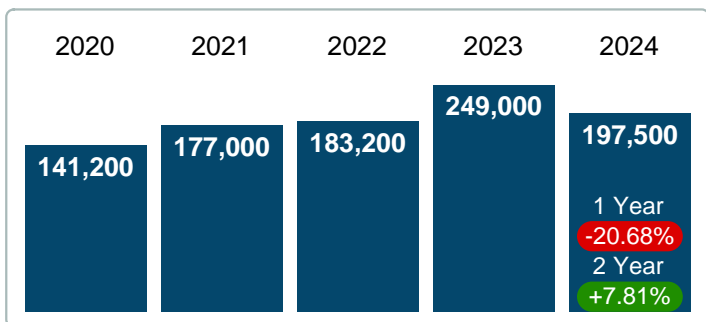
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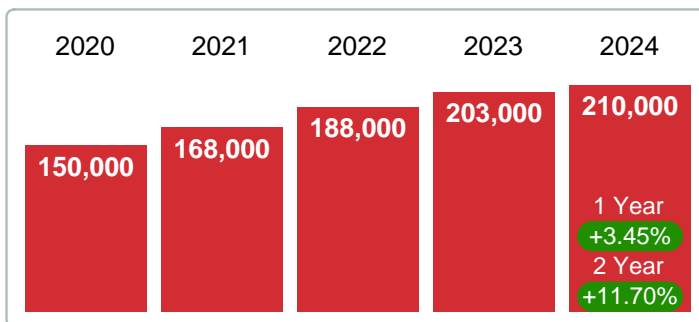
MEDIAN SOLD PRICE AT CLOSING

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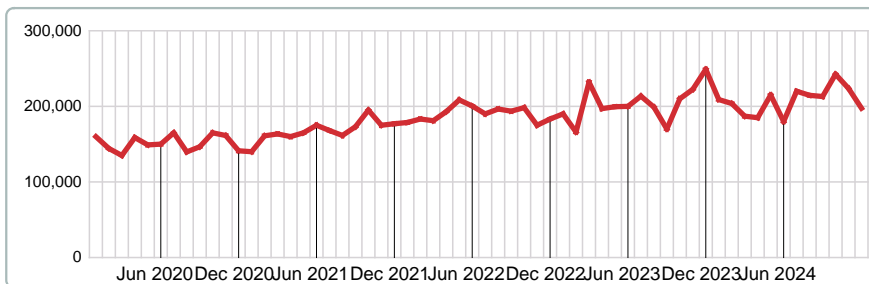
DECEMBER



YEAR TO DATE (YTD)

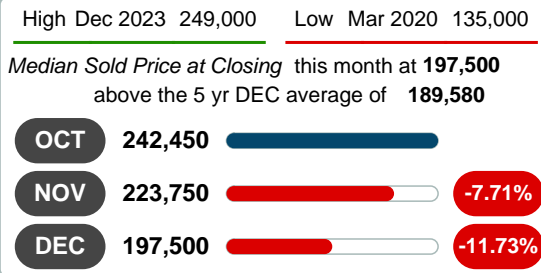


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 189,580



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	8.51%	50,750	52,750	50,500	0	0
\$75,001 - \$125,000	2	4.26%	104,000	0	104,000	0	0
\$125,001 - \$150,000	7	14.89%	139,000	130,000	145,000	0	0
\$150,001 - \$200,000	13	27.66%	179,900	174,750	178,500	183,000	179,900
\$200,001 - \$250,000	10	21.28%	231,245	0	232,250	226,995	0
\$250,001 - \$375,000	7	14.89%	292,000	0	321,000	270,000	375,000
\$375,001 and up	4	8.51%	540,500	0	556,000	470,000	610,000
Median Sold Price			197,500	130,000	179,999	253,000	375,000
Total Closed Units		100%	197,500	7	27	10	3
Total Closed Volume			10,209,138	843.00K	5.35M	2.85M	1.16M

December 2024



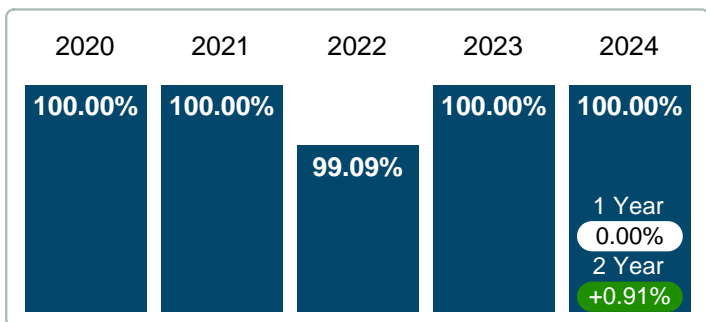
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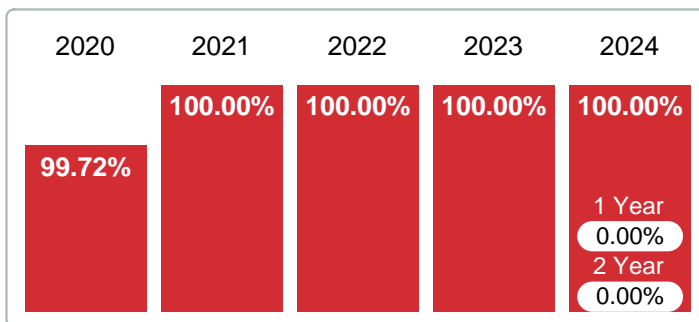
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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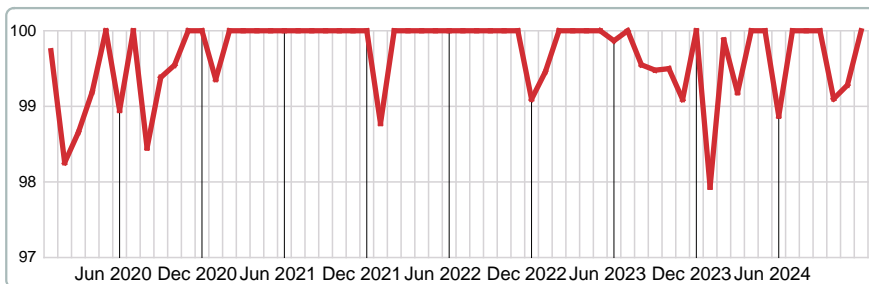
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

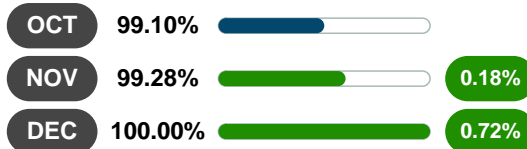


3 MONTHS

5 year DEC AVG = 99.82%

High Dec 2024 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr DEC average of **99.82%**



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	8.51%	85.31%	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%	100.00%	100.00%	100.00%	0.00%	0.00%
\$150,001 - \$200,000	13	27.66%	102.00%	92.48%	102.00%	104.57%	106.45%
\$200,001 - \$250,000	10	21.28%	100.00%	0.00%	99.39%	102.18%	0.00%
\$250,001 - \$375,000	7	14.89%	100.00%	0.00%	100.00%	100.72%	100.00%
\$375,001 and up	4	8.51%	96.28%	0.00%	94.08%	98.62%	95.31%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.36%	100.00%
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



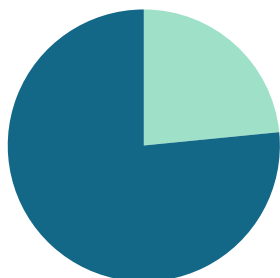
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

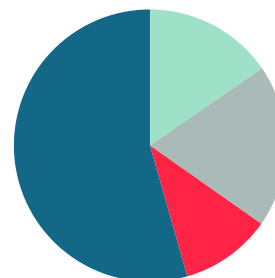


Inventory
 New Listings
60 = 23.44%
 Start Inventory
196
 Total Inventory Units
256
 Volume
\$85,189,313

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%
Median List Price	249,900	189,000	-24.37%	205,000	210,000	2.44%
Median Sale Price	249,000	197,500	-20.68%	203,000	210,000	3.45%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	18.00	14.00	-22.22%	13.00	14.00	7.69%
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

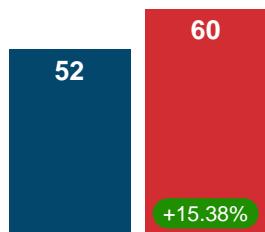
Inventory on December 31, 2024 = **166**

2023 **2024**

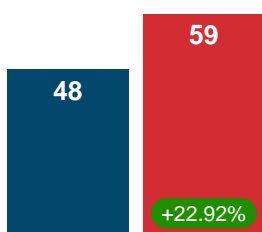
DECEMBER MARKET

MEDIAN PRICES

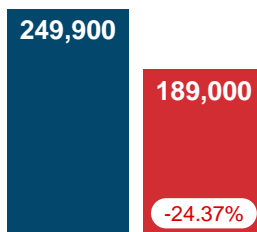
New Listings



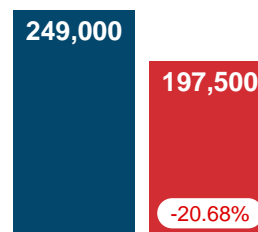
Pending Listings



List Price



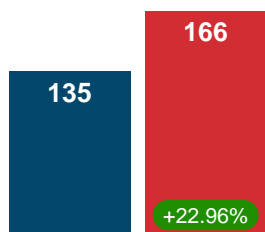
Sale Price



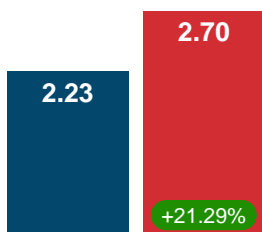
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

