

# December 2024



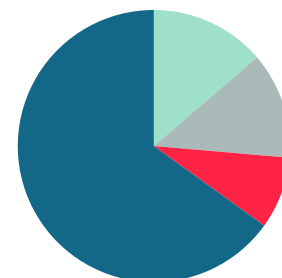
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                               | December |         |        |
|--|----------|---------|--------|
|  | 2023     | 2024    | +/-%   |
| Closed Listings                                | 41       | 40      | -2.44% |
| Pending Listings                               | 40       | 37      | -7.50% |
| New Listings                                   | 43       | 49      | 13.95% |
| Average List Price                             | 164,013  | 202,065 | 23.20% |
| Average Sale Price                             | 160,628  | 195,214 | 21.53% |
| Average Percent of Selling Price to List Price | 100.18%  | 96.17%  | -4.00% |
| Average Days on Market to Sale                 | 44.61    | 55.45   | 24.30% |
| End of Month Inventory                         | 167      | 190     | 13.77% |
| Months Supply of Inventory                     | 3.31     | 3.92    | 18.46% |



■ Closed (13.70%)  
■ Pending (12.67%)  
■ Other OffMarket (8.56%)  
■ Active (65.07%)

**Absorption:** Last 12 months, an Average of **49** Sales/Month  
**Active Inventory** as of December 31, 2024 = **190**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2024 rose **13.77%** to 190 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **3.92** 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 **21.53%** in December 2024 to \$195,214 versus the previous year at \$160,628.

#### Average Days on Market Lengthens

The average number of **55.45** days that homes spent on the market before selling increased by 10.84 days or **24.30%** in December 2024 compared to last year's same month at **44.61** DOM.

#### Sales Success for December 2024 is Positive

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

There were 49 New Listings in December 2024, up **13.95%** from last year at 43. Furthermore, there were 40 Closed Listings this month versus last year at 41, a **-2.44%** decrease.

Closed versus Listed trends yielded a **81.6%** ratio, down from previous year's, December 2023, at **95.3%**, a **14.39%** 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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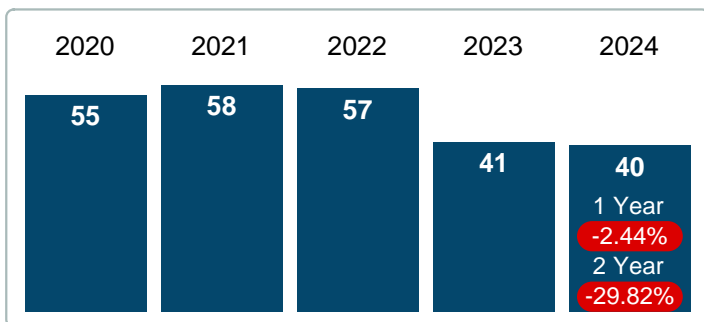
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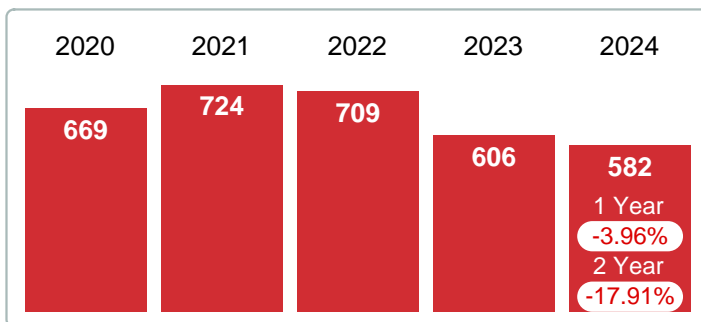
## CLOSED LISTINGS

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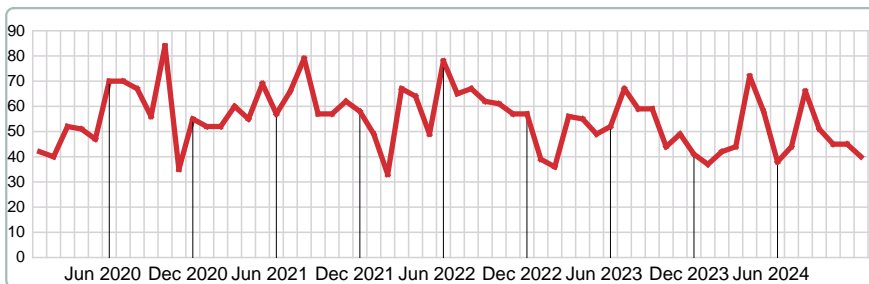
### DECEMBER



### YEAR TO DATE (YTD)

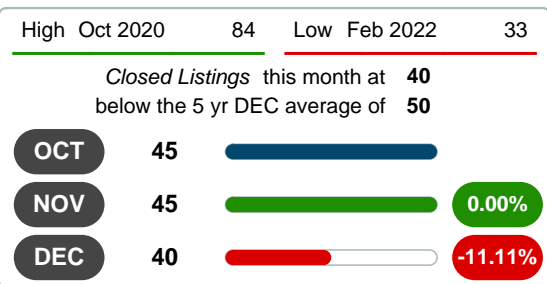


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 50



### 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                              | 5                | 12.50%      | 83.2        | 2                | 2                | 1                | 0                |
| \$75,001 - \$125,000                           | 4                | 10.00%      | 23.8        | 1                | 3                | 0                | 0                |
| \$125,001 - \$150,000                          | 8                | 20.00%      | 52.1        | 2                | 6                | 0                | 0                |
| \$150,001 - \$200,000                          | 8                | 20.00%      | 60.1        | 0                | 7                | 0                | 1                |
| \$200,001 - \$275,000                          | 7                | 17.50%      | 40.6        | 0                | 4                | 3                | 0                |
| \$275,001 - \$350,000                          | 4                | 10.00%      | 91.8        | 1                | 2                | 1                | 0                |
| \$350,001 and up                               | 4                | 10.00%      | 39.5        | 0                | 0                | 4                | 0                |
| <b>Total Closed Units</b>                      | <b>40</b>        |             |             | <b>6</b>         | <b>24</b>        | <b>9</b>         | <b>1</b>         |
| <b>Total Closed Volume</b>                     | <b>7,808,550</b> | <b>100%</b> | <b>55.5</b> | <b>846.50K</b>   | <b>4.04M</b>     | <b>2.75M</b>     | <b>180.00K</b>   |
| <b>Average Closed Price</b>                    | <b>\$195,214</b> |             |             | <b>\$141,083</b> | <b>\$168,135</b> | <b>\$305,200</b> | <b>\$180,000</b> |

# December 2024



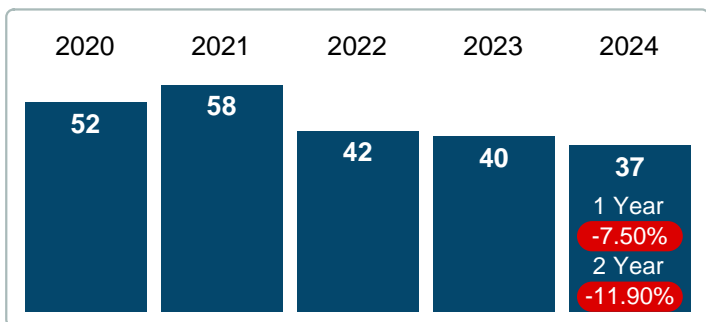
Area Delimited by County Of Muskogee - Residential Property Type



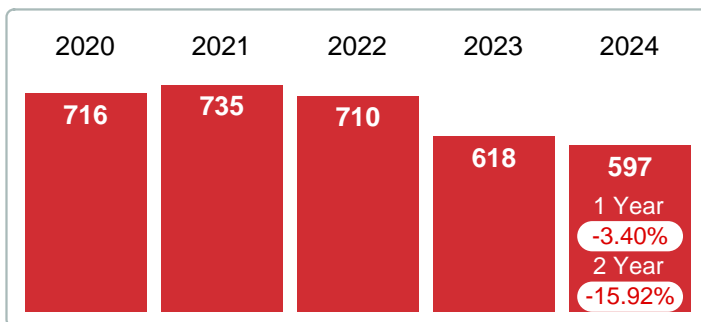
## PENDING LISTINGS

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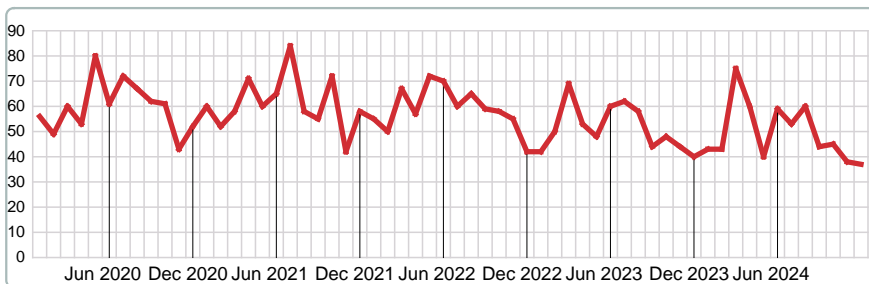
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 46

High Jul 2021 84 Low Dec 2024 37

Pending Listings this month at 37 below the 5 yr DEC average of 46

- OCT 45
- NOV 38 (-15.56%)
- DEC 37 (-2.63%)

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                  | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds         |
|---|------------------|-------------|-------------|------------------|------------------|------------------|-----------------|
| \$50,000 and less                               | 1                | 2.70%       | 2.0         | 0                | 1                | 0                | 0               |
| \$50,001 - \$75,000                             | 4                | 10.81%      | 68.5        | 1                | 1                | 1                | 1               |
| \$75,001 - \$125,000                            | 6                | 16.22%      | 72.0        | 0                | 6                | 0                | 0               |
| \$125,001 - \$200,000                           | 12               | 32.43%      | 51.0        | 1                | 10               | 1                | 0               |
| \$200,001 - \$250,000                           | 5                | 13.51%      | 91.4        | 0                | 3                | 2                | 0               |
| \$250,001 - \$325,000                           | 5                | 13.51%      | 61.6        | 0                | 3                | 2                | 0               |
| \$325,001 and up                                | 4                | 10.81%      | 43.3        | 1                | 1                | 2                | 0               |
| <b>Total Pending Units</b>                      | <b>37</b>        |             |             | <b>3</b>         | <b>25</b>        | <b>8</b>         | <b>1</b>        |
| <b>Total Pending Volume</b>                     | <b>7,365,460</b> | <b>100%</b> | <b>55.5</b> | <b>1.02M</b>     | <b>4.20M</b>     | <b>2.09M</b>     | <b>59.00K</b>   |
| <b>Average Listing Price</b>                    | <b>\$170,975</b> |             |             | <b>\$339,300</b> | <b>\$167,830</b> | <b>\$261,600</b> | <b>\$59,000</b> |

# December 2024



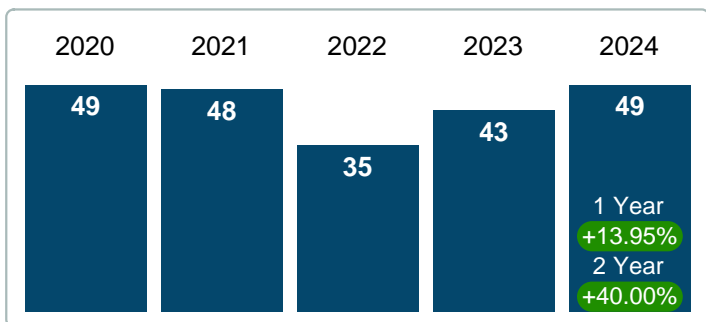
Area Delimited by County Of Muskogee - Residential Property Type



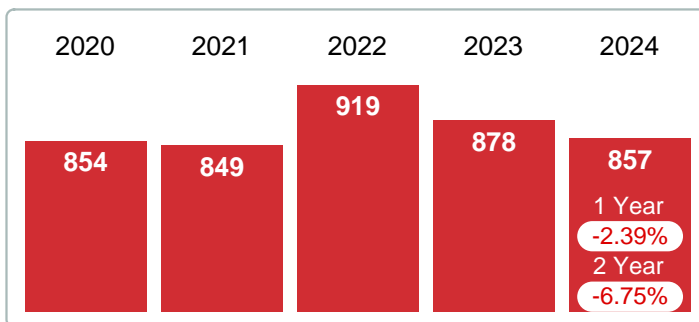
## NEW LISTINGS

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

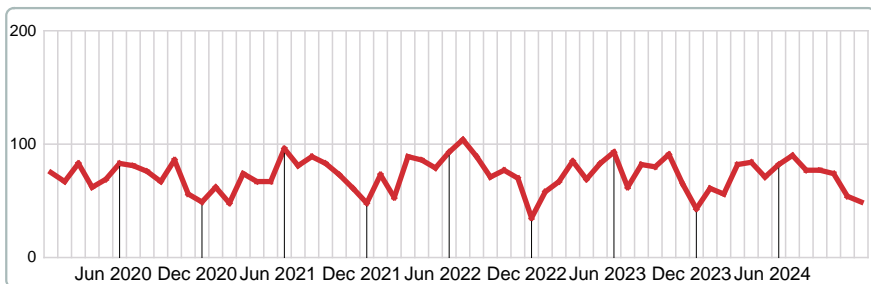
### DECEMBER



### YEAR TO DATE (YTD)

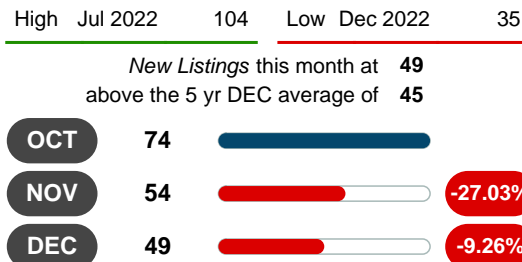


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 45



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-----------------|------------------|------------------|------------------|
| \$50,000 and less                           | 4                 | 8.16%       | 2               | 2                | 0                | 0                |
| \$50,001 - \$125,000                        | 7                 | 14.29%      | 3               | 3                | 1                | 0                |
| \$125,001 - \$150,000                       | 7                 | 14.29%      | 1               | 6                | 0                | 0                |
| \$150,001 - \$175,000                       | 6                 | 12.24%      | 1               | 4                | 1                | 0                |
| \$175,001 - \$250,000                       | 12                | 24.49%      | 0               | 11               | 1                | 0                |
| \$250,001 - \$400,000                       | 8                 | 16.33%      | 0               | 4                | 3                | 1                |
| \$400,001 and up                            | 5                 | 10.20%      | 0               | 2                | 1                | 2                |
| <b>Total New Listed Units</b>               | <b>49</b>         |             | <b>7</b>        | <b>32</b>        | <b>7</b>         | <b>3</b>         |
| <b>Total New Listed Volume</b>              | <b>10,281,400</b> | <b>100%</b> | <b>698.50K</b>  | <b>6.16M</b>     | <b>1.96M</b>     | <b>1.47M</b>     |
| <b>Average New Listed Listing Price</b>     | <b>\$165,000</b>  |             | <b>\$99,786</b> | <b>\$192,381</b> | <b>\$279,686</b> | <b>\$489,633</b> |

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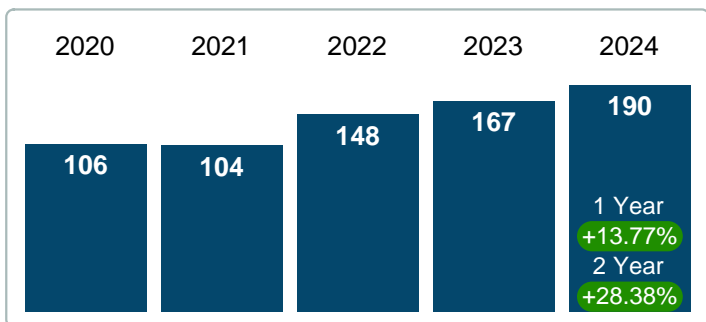
Area Delimited by County Of Muskogee - Residential Property Type



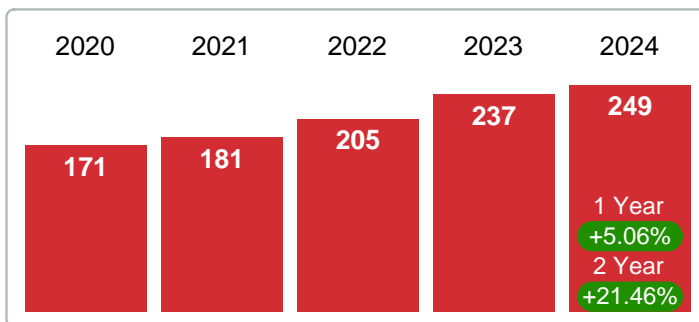
## ACTIVE INVENTORY

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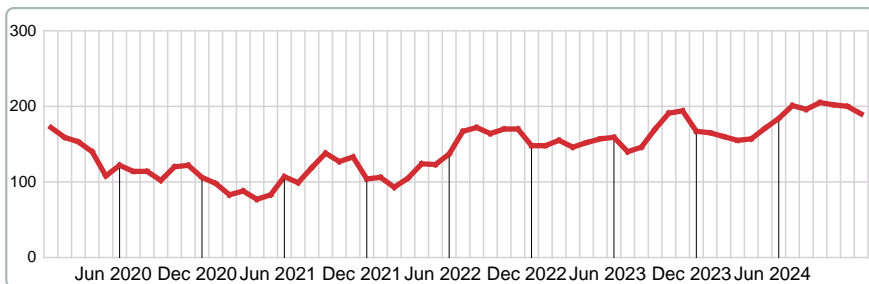
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

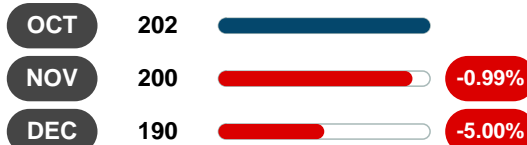


### 3 MONTHS

5 year DEC AVG = 143

High Sep 2024 205 Low Apr 2021 77

Inventory this month at 190  
above the 5 yr DEC average of 143



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range      |                   | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$50,000 and less                             | 11                | 5.79%       | 68.7        | 7                | 2                | 1                | 1                |
| \$50,001 - \$100,000                          | 32                | 16.84%      | 108.1       | 12               | 17               | 3                | 0                |
| \$100,001 - \$125,000                         | 17                | 8.95%       | 75.5        | 9                | 7                | 1                | 0                |
| \$125,001 - \$200,000                         | 53                | 27.89%      | 68.8        | 10               | 33               | 10               | 0                |
| \$200,001 - \$275,000                         | 26                | 13.68%      | 72.7        | 0                | 19               | 5                | 2                |
| \$275,001 - \$525,000                         | 32                | 16.84%      | 105.1       | 1                | 19               | 9                | 3                |
| \$525,001 and up                              | 19                | 10.00%      | 87.1        | 2                | 4                | 9                | 4                |
| <b>Total Active Inventory by Units</b>        | <b>190</b>        |             |             | <b>41</b>        | <b>101</b>       | <b>38</b>        | <b>10</b>        |
| <b>Total Active Inventory by Volume</b>       | <b>45,374,143</b> | <b>100%</b> | <b>84.5</b> | <b>5.78M</b>     | <b>22.59M</b>    | <b>12.78M</b>    | <b>4.23M</b>     |
| <b>Average Active Inventory Listing Price</b> | <b>\$238,811</b>  |             |             | <b>\$140,939</b> | <b>\$223,646</b> | <b>\$336,361</b> | <b>\$422,570</b> |

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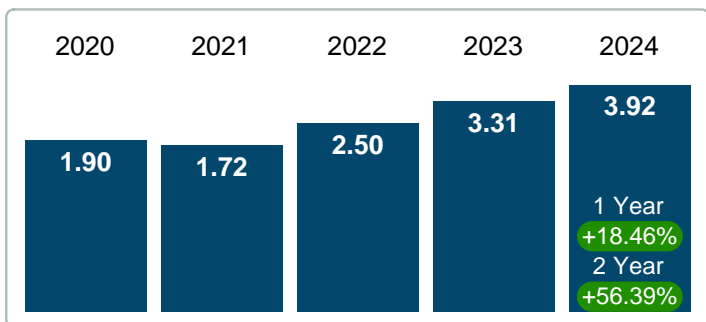
Area Delimited by County Of Muskogee - Residential Property Type



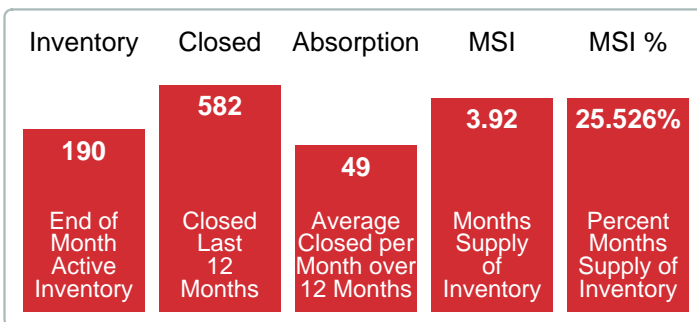
## MONTHS SUPPLY of INVENTORY (MSI)

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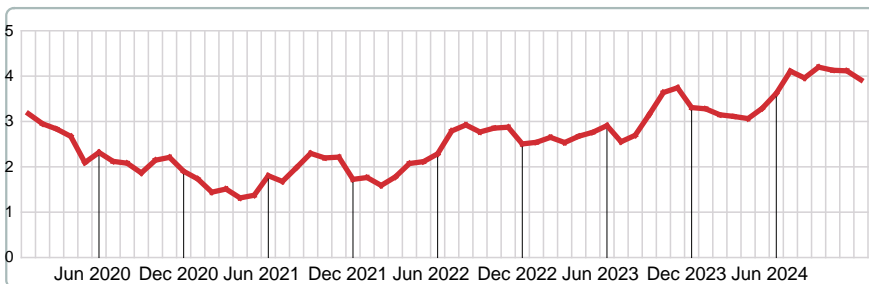
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024

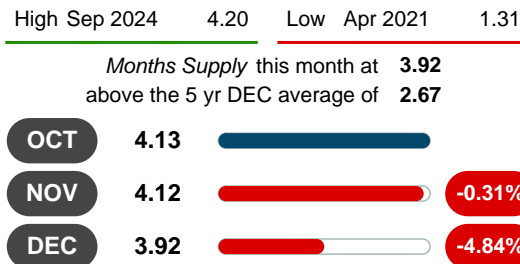


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2.67



### 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 |
|---|----|--------|-------|----------|--------|--------|---------|
| \$50,000 and less                                       | 11 | 5.79%  | 3.07  | 3.82     | 1.41   | 3.00   | 0.00    |
| \$50,001 - \$100,000                                    | 32 | 16.84% | 5.05  | 3.69     | 6.80   | 6.00   | 0.00    |
| \$100,001 - \$125,000                                   | 17 | 8.95%  | 4.34  | 7.20     | 3.00   | 3.00   | 0.00    |
| \$125,001 - \$200,000                                   | 53 | 27.89% | 3.10  | 5.71     | 2.46   | 6.32   | 0.00    |
| \$200,001 - \$275,000                                   | 26 | 13.68% | 2.64  | 0.00     | 2.62   | 2.40   | 6.00    |
| \$275,001 - \$525,000                                   | 32 | 16.84% | 4.74  | 4.00     | 6.51   | 2.92   | 6.00    |
| \$525,001 and up  | 19 | 10.00% | 19.00 | 0.00     | 16.00  | 15.43  | 24.00   |
| Market Supply of Inventory (MSI)                        |    |        | 3.92  | 4.82     | 3.36   | 4.47   | 7.06    |
| Total Active Inventory by Units                         |    | 100%   | 3.92  | 41       | 101    | 38     | 10      |

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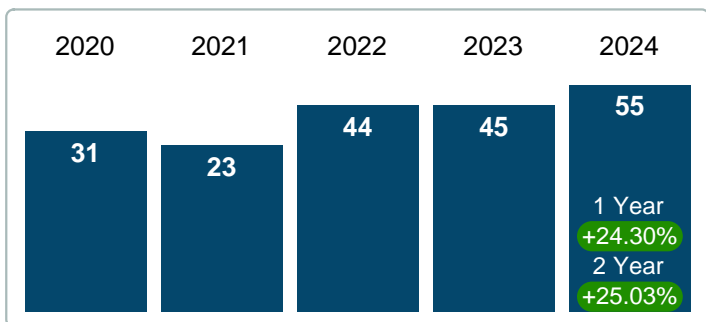
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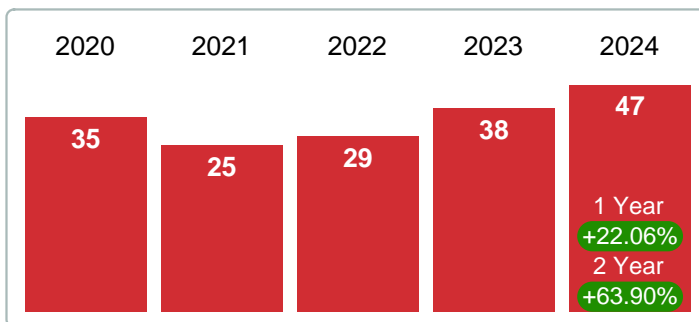
## AVERAGE DAYS ON MARKET TO SALE

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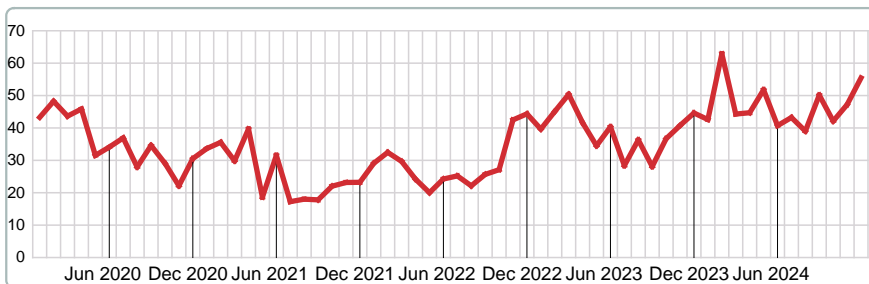
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

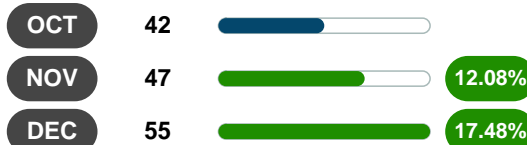


### 3 MONTHS

5 year DEC AVG = 40

High Feb 2024 63 Low Jul 2021 17

Average Days on Market to Sale this month at 55 above the 5 yr DEC average of 40



### 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   | 12.50%      | 83               | 27             | 147          | 69           | 0              |
| \$75,001 - \$125,000  | 10.00%      | 24               | 19             | 25           | 0            | 0              |
| \$125,001 - \$150,000   | 20.00%      | 52               | 85             | 41           | 0            | 0              |
| \$150,001 - \$200,000   | 20.00%      | 60               | 0              | 62           | 0            | 49             |
| \$200,001 - \$275,000   | 17.50%      | 41               | 0              | 34           | 49           | 0              |
| \$275,001 - \$350,000   | 10.00%      | 92               | 190            | 55           | 67           | 0              |
| \$350,001 and up  | 10.00%      | 40               | 0              | 0            | 40           | 0              |
| <b>Average Closed DOM</b>                                     |             | <b>55</b>        | <b>72</b>      | <b>54</b>    | <b>49</b>    | <b>49</b>      |
| <b>Total Closed Units</b>                                     | <b>100%</b> | <b>55</b>        | <b>6</b>       | <b>24</b>    | <b>9</b>     | <b>1</b>       |
| <b>Total Closed Volume</b>                                    |             | <b>7,808,550</b> | <b>846.50K</b> | <b>4.04M</b> | <b>2.75M</b> | <b>180.00K</b> |

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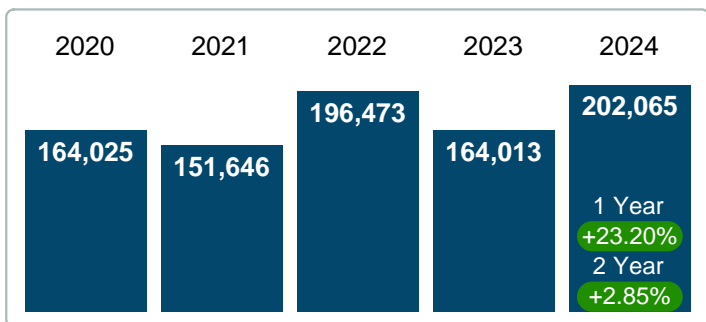
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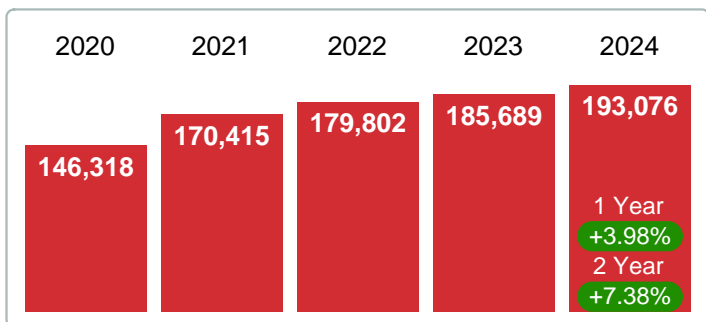
## AVERAGE LIST PRICE AT CLOSING

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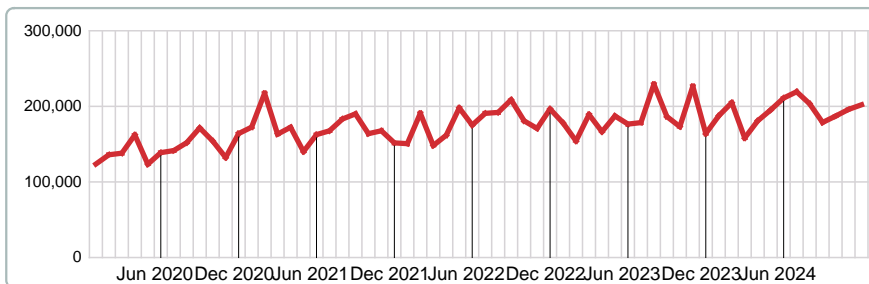
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

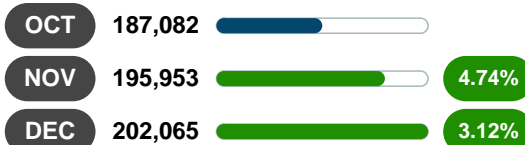


### 3 MONTHS

5 year DEC AVG = 175,644

High Aug 2023 229,242 Low May 2020 123,461

Average List Price at Closing this month at **202,065** above the 5 yr DEC average of **175,644**



### 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  | 12.50%      | 52,000           | 54,450         | 60,600         | 29,900         | 0              |
| \$75,001 - \$125,000   | 10.00%      | 113,750          | 121,000        | 111,333        | 0              | 0              |
| \$125,001 - \$150,000  | 12.50%      | 135,480          | 134,250        | 146,983        | 0              | 0              |
| \$150,001 - \$200,000  | 25.00%      | 172,740          | 0              | 184,771        | 0              | 175,000        |
| \$200,001 - \$275,000  | 20.00%      | 229,688          | 0              | 232,375        | 231,333        | 0              |
| \$275,001 - \$350,000  | 7.50%       | 312,800          | 399,000        | 319,250        | 299,900        | 0              |
| \$350,001 and up   | 12.50%      | 437,380          | 0              | 0              | 446,975        | 0              |
| <b>Average List Price</b>                                    |             | <b>202,065</b>   | <b>149,567</b> | <b>174,938</b> | <b>312,411</b> | <b>175,000</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>202,065</b>   | <b>6</b>       | <b>24</b>      | <b>9</b>       | <b>1</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>8,082,600</b> | <b>897.40K</b> | <b>4.20M</b>   | <b>2.81M</b>   | <b>175.00K</b> |



# December 2024



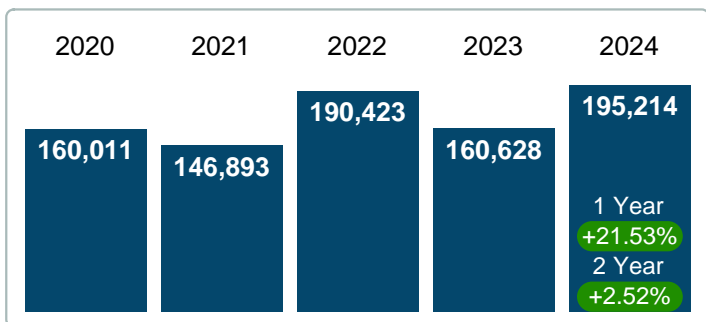
Area Delimited by County Of Muskogee - Residential Property Type



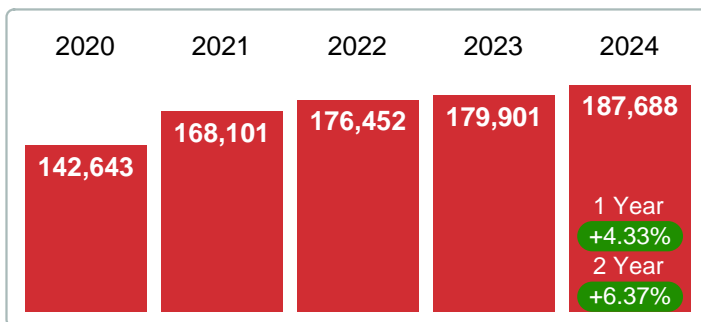
## AVERAGE SOLD PRICE AT CLOSING

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

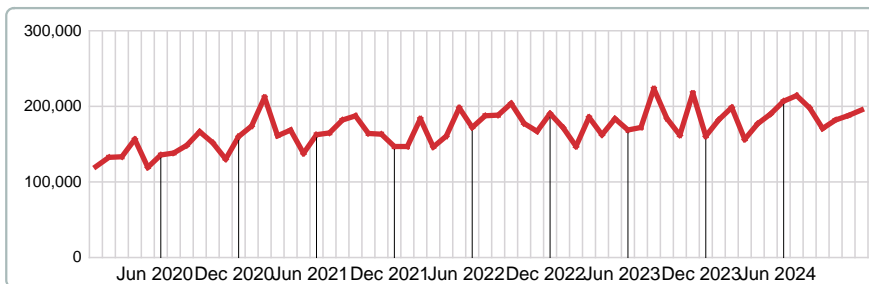
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

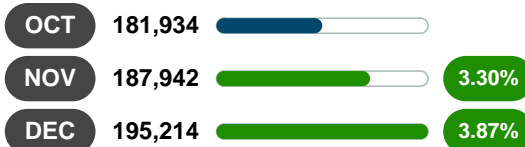


### 3 MONTHS

5 year DEC AVG = 170,634

High Aug 2023 223,298 Low May 2020 119,364

Average Sold Price at Closing this month at **195,214** above the 5 yr DEC average of **170,634**



### 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  | 12.50%      | 48,250           | 56,250         | 52,375         | 24,000         | 0              |
| \$75,001 - \$125,000   | 10.00%      | 112,125          | 121,000        | 109,167        | 0              | 0              |
| \$125,001 - \$150,000  | 20.00%      | 139,438          | 134,000        | 141,250        | 0              | 0              |
| \$150,001 - \$200,000  | 20.00%      | 171,750          | 0              | 170,571        | 0              | 180,000        |
| \$200,001 - \$275,000  | 17.50%      | 229,214          | 0              | 235,375        | 221,000        | 0              |
| \$275,001 - \$350,000  | 10.00%      | 316,225          | 345,000        | 310,000        | 299,900        | 0              |
| \$350,001 and up   | 10.00%      | 439,975          | 0              | 0              | 439,975        | 0              |
| <b>Average Sold Price</b>                                    |             | <b>195,214</b>   | <b>141,083</b> | <b>168,135</b> | <b>305,200</b> | <b>180,000</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>195,214</b>   | <b>6</b>       | <b>24</b>      | <b>9</b>       | <b>1</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>7,808,550</b> | <b>846.50K</b> | <b>4.04M</b>   | <b>2.75M</b>   | <b>180.00K</b> |

# December 2024



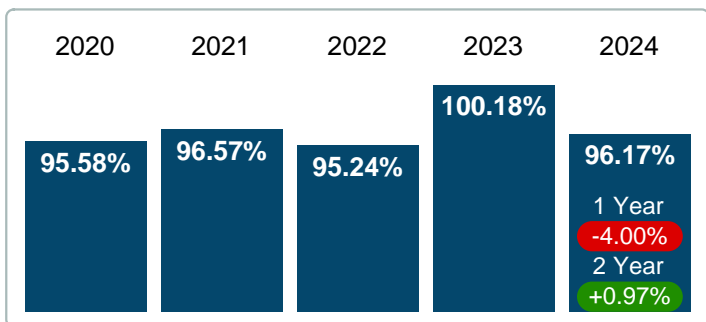
Area Delimited by County Of Muskogee - Residential Property Type



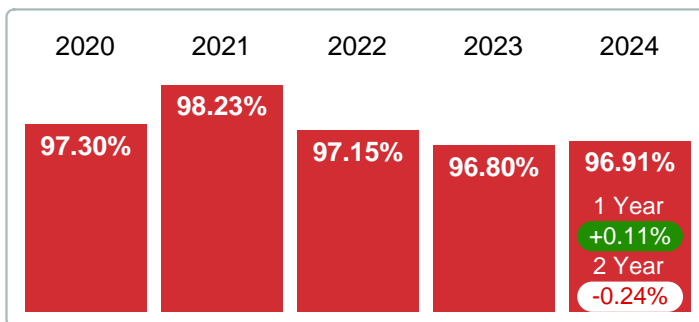
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

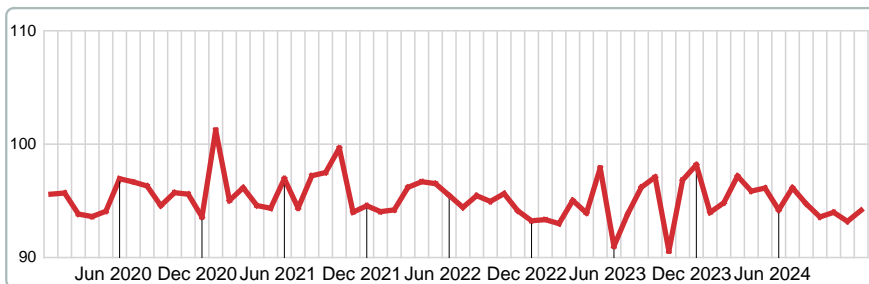
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

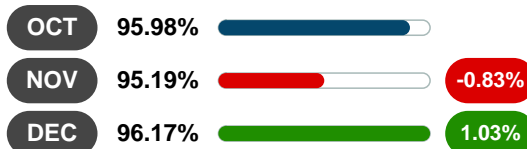


### 3 MONTHS

5 year DEC AVG = 96.75%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **96.17%**  
below the 5 yr DEC average of **96.75%**



### 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                              | 5 | 12.50% | 91.25%           | 101.72%  | 86.27%         | 80.27%        | 0.00%         |                |
| \$75,001 - \$125,000                           | 4 | 10.00% | 98.72%           | 100.00%  | 98.29%         | 0.00%         | 0.00%         |                |
| \$125,001 - \$150,000                          | 8 | 20.00% | 97.25%           | 99.91%   | 96.36%         | 0.00%         | 0.00%         |                |
| \$150,001 - \$200,000                          | 8 | 20.00% | 93.84%           | 0.00%    | 92.55%         | 0.00%         | 102.86%       |                |
| \$200,001 - \$275,000                          | 7 | 17.50% | 98.87%           | 0.00%    | 101.35%        | 95.56%        | 0.00%         |                |
| \$275,001 - \$350,000                          | 4 | 10.00% | 95.55%           | 86.47%   | 97.86%         | 100.00%       | 0.00%         |                |
| \$350,001 and up                               | 4 | 10.00% | 98.18%           | 0.00%    | 0.00%          | 98.18%        | 0.00%         |                |
| <b>Average Sold/List Ratio</b>                 |   |        | <b>96.20%</b>    |          | <b>98.29%</b>  | <b>95.61%</b> | <b>95.52%</b> | <b>102.86%</b> |
| <b>Total Closed Units</b>                      |   |        | <b>40</b>        |          | <b>6</b>       | <b>24</b>     | <b>9</b>      | <b>1</b>       |
| <b>Total Closed Volume</b>                     |   |        | <b>7,808,550</b> |          | <b>846.50K</b> | <b>4.04M</b>  | <b>2.75M</b>  | <b>180.00K</b> |

# December 2024



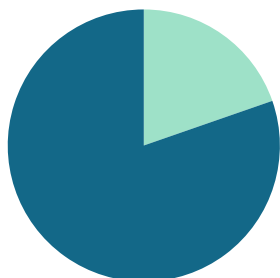
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

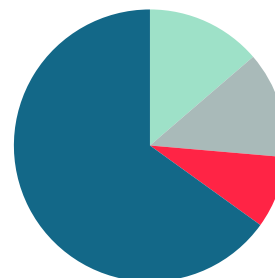


**Inventory**  
 New Listings  
**49 = 19.68%**  
 Start Inventory  
**200**  
 Total Inventory Units  
**249**  
 Volume  
**\$57,817,603**

### Market Activity

Closed Sales  
**40 = 13.70%**  
 Pending Sales  
**37 = 12.67%**  
 Other Off Market  
**25 = 8.56%**  
 Active Inventory  
**190 = 65.07%**

### MARKET ACTIVITY



| Compared Metrics                               | December |         |        | Year to Date |         |        |
|--|----------|---------|--------|--------------|---------|--------|
|  | 2023     | 2024    | +/-%   | 2023         | 2024    | +/-%   |
| Closed Sales                                   | 41       | 40      | -2.44% | 606          | 582     | -3.96% |
| Pending Sales                                  | 40       | 37      | -7.50% | 618          | 597     | -3.40% |
| New Listings                                   | 43       | 49      | 13.95% | 878          | 857     | -2.39% |
| Average List Price                             | 164,013  | 202,065 | 23.20% | 185,689      | 193,076 | 3.98%  |
| Average Sale Price                             | 160,628  | 195,214 | 21.53% | 179,901      | 187,688 | 4.33%  |
| Average Percent of Selling Price to List Price | 100.18%  | 96.17%  | -4.00% | 96.80%       | 96.91%  | 0.11%  |
| Average Days on Market to Sale                 | 44.61    | 55.45   | 24.30% | 38.30        | 46.74   | 22.06% |
| Monthly Inventory                              | 167      | 190     | 13.77% | 167          | 190     | 13.77% |
| Months Supply of Inventory                     | 3.31     | 3.92    | 18.46% | 3.31         | 3.92    | 18.46% |

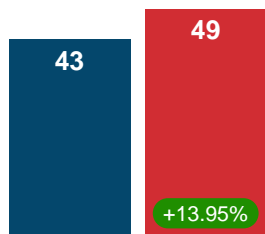
**Absorption:** Last 12 months, an Average of **49** Sales/Month

**Inventory** on December 31, 2024 = **190** 2023 2024

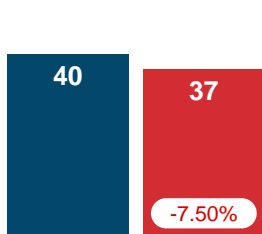
### DECEMBER MARKET

### AVERAGE PRICES

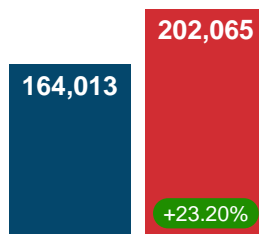
#### New Listings



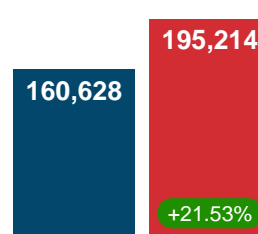
#### Pending Listings



#### List Price



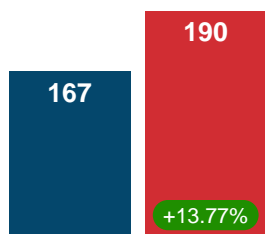
#### Sale Price



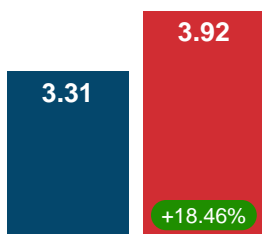
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

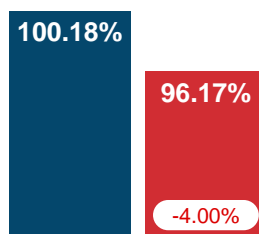
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

