

December 2024



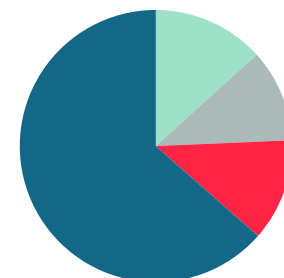
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	51	59	15.69%
Pending Listings	44	49	11.36%
New Listings	54	63	16.67%
Median List Price	199,000	189,000	-5.03%
Median Sale Price	189,000	183,000	-3.17%
Median Percent of Selling Price to List Price	95.83%	96.80%	1.01%
Median Days on Market to Sale	25.00	42.00	68.00%
End of Month Inventory	239	282	17.99%
Months Supply of Inventory	4.08	5.10	24.92%



■ Closed (13.29%)
■ Pending (11.04%)
■ Other OffMarket (12.16%)
■ Active (63.51%)

Absorption: Last 12 months, an Average of **55** Sales/Month
Active Inventory as of December 31, 2024 = **282**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2024 rose **17.99%** to 282 existing homes available for sale. Over the last 12 months this area has had an average of 55 closed sales per month. This represents an unsold inventory index of **5.10** 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 **3.17%** in December 2024 to \$183,000 versus the previous year at \$189,000.

Median Days on Market Lengthens

The median number of **42.00** days that homes spent on the market before selling increased by 17.00 days or **68.00%** in December 2024 compared to last year's same month at **25.00** DOM.

Sales Success for December 2024 is Positive

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

There were 63 New Listings in December 2024, up **16.67%** from last year at 54. Furthermore, there were 59 Closed Listings this month versus last year at 51, a **15.69%** increase.

Closed versus Listed trends yielded a **93.7%** ratio, down from previous year's, December 2023, at **94.4%**, a **0.84%** 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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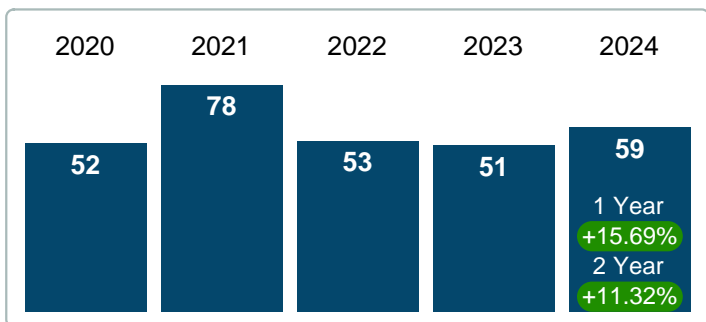
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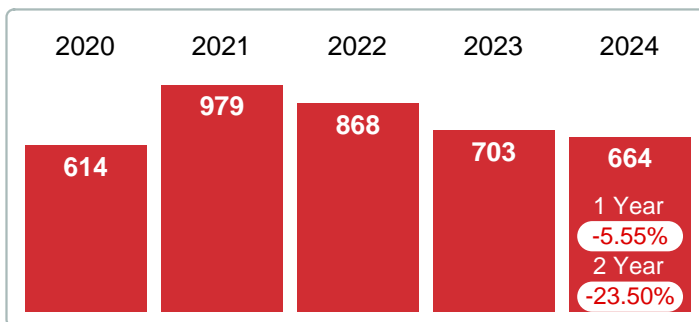
CLOSED LISTINGS

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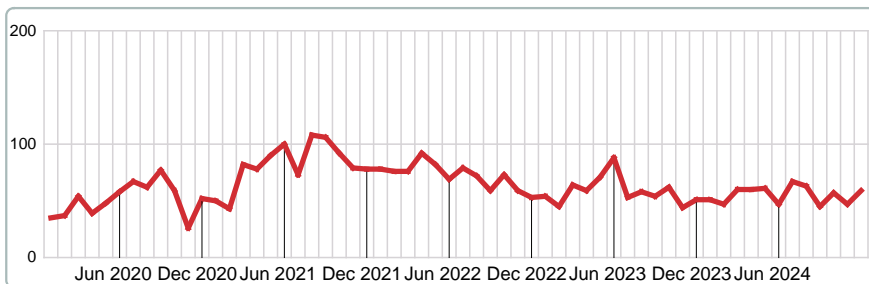
DECEMBER



YEAR TO DATE (YTD)

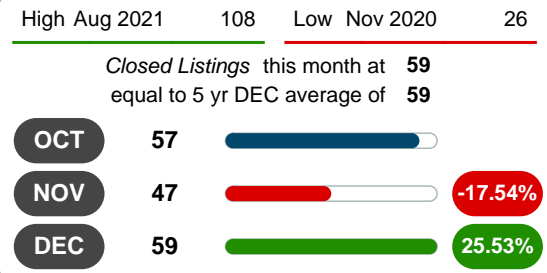


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 59



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.47%	43.0	5	0	0	0
\$50,001 - \$100,000	9	15.25%	42.0	5	3	0	1
\$100,001 - \$125,000	4	6.78%	25.5	2	1	1	0
\$125,001 - \$200,000	17	28.81%	14.0	3	13	1	0
\$200,001 - \$275,000	10	16.95%	62.5	1	9	0	0
\$275,001 - \$475,000	8	13.56%	42.5	2	5	0	1
\$475,001 and up	6	10.17%	73.5	0	2	3	1
Total Closed Units	59			18	33	5	3
Total Closed Volume	12,604,900	100%	42.0	2.08M	7.70M	1.84M	980.00K
Median Closed Price	\$183,000			\$94,250	\$199,000	\$490,000	\$380,000

December 2024



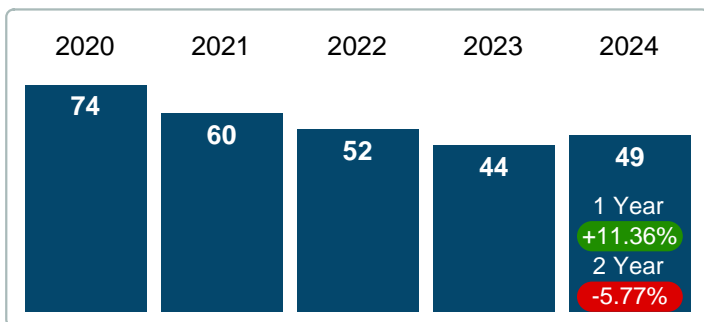
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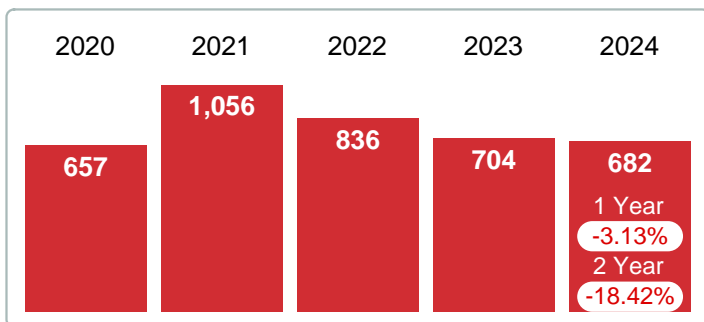
PENDING LISTINGS

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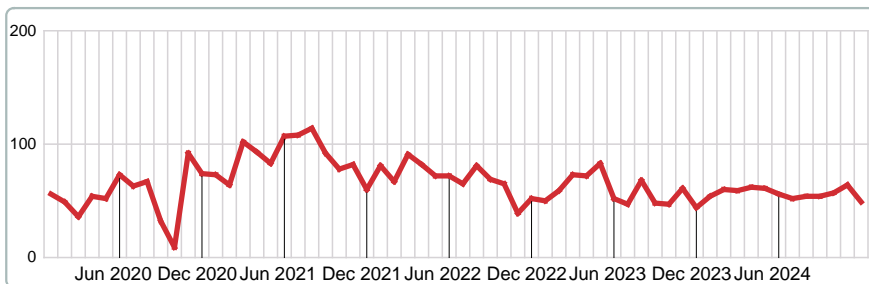
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

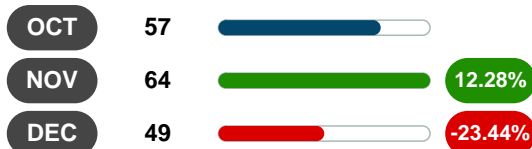


3 MONTHS

5 year DEC AVG = 56

High Aug 2021 114 Low Oct 2020 9

Pending Listings this month at 49
below the 5 yr DEC average of 56



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	5	10.20%	43.0	4	0	1	0
\$75,001 - \$100,000	4	8.16%	8.5	4	0	0	0
\$100,001 - \$150,000	8	16.33%	81.5	3	3	2	0
\$150,001 - \$225,000	11	22.45%	70.0	3	5	3	0
\$225,001 - \$300,000	9	18.37%	87.0	0	7	2	0
\$300,001 - \$525,000	7	14.29%	84.0	0	5	2	0
\$525,001 and up	5	10.20%	60.0	0	3	2	0
Total Pending Units	49			14	23	12	0
Total Pending Volume	13,649,399	100%	65.0	1.43M	7.42M	4.80M	0.00B
Median Listing Price	\$185,000			\$87,450	\$250,000	\$249,500	\$0

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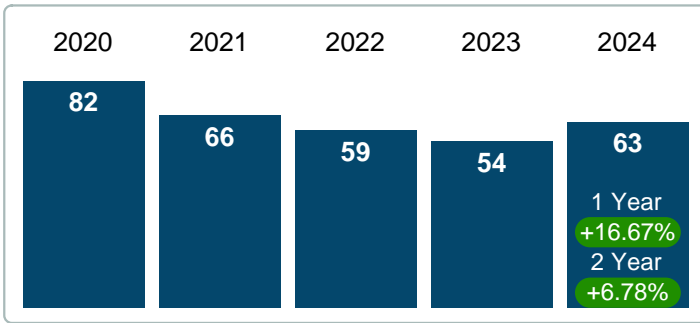
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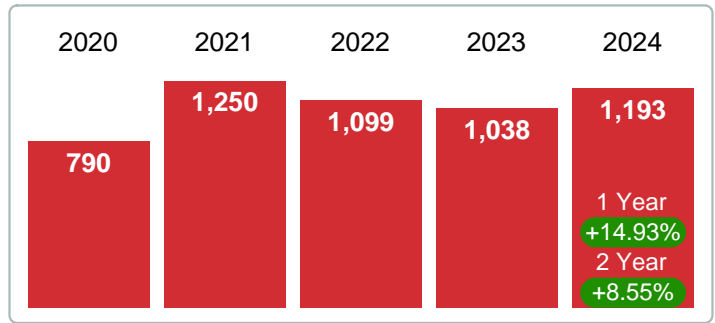
NEW LISTINGS

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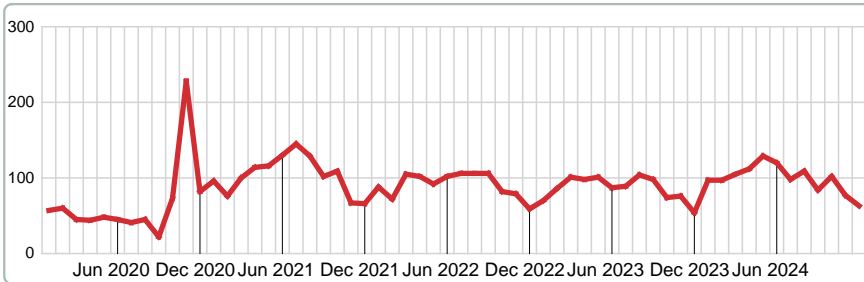
DECEMBER



YEAR TO DATE (YTD)

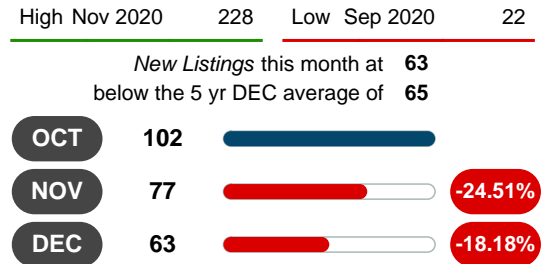


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 65



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	6	9.52%	4	2	0	0
\$75,001 - \$125,000	8	12.70%	5	2	1	0
\$125,001 - \$175,000	12	19.05%	3	6	2	1
\$175,001 - \$275,000	12	19.05%	2	9	1	0
\$275,001 - \$425,000	11	17.46%	0	5	6	0
\$425,001 - \$750,000	8	12.70%	1	5	2	0
\$750,001 and up	6	9.52%	0	1	3	2
Total New Listed Units	63		15	30	15	3
Total New Listed Volume	22,009,500	100%	2.26M	8.46M	9.29M	2.01M
Median New Listed Listing Price	\$215,000		\$95,000	\$232,450	\$319,000	\$835,000

December 2024



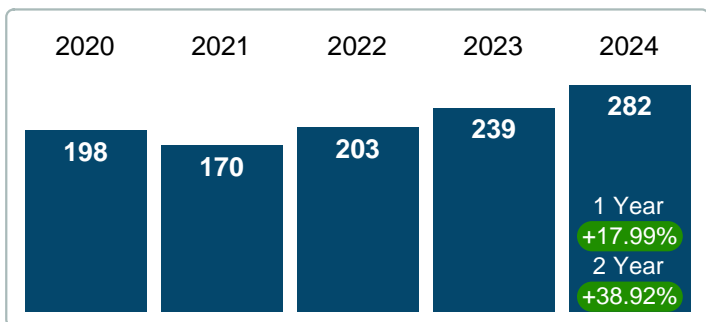
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



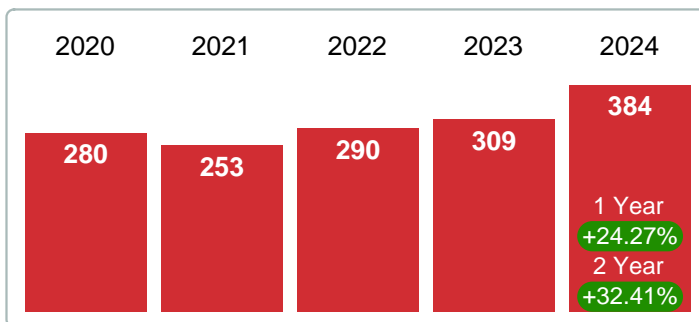
ACTIVE INVENTORY

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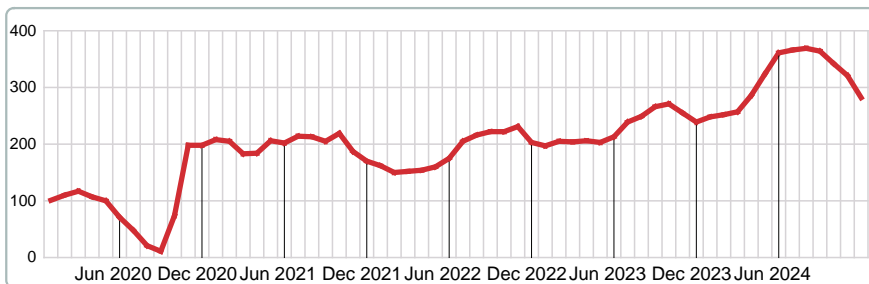
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 218

High Aug 2024 369 Low Sep 2020 11

Inventory this month at **282**
above the 5 yr DEC average of **218**

- OCT 342
- NOV 321 (-6.14%)
- DEC 282 (-12.15%)

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	14	4.96%	62.0	10	3	1	0
\$75,001 - \$125,000	41	14.54%	67.0	17	22	2	0
\$125,001 - \$175,000	47	16.67%	72.0	14	27	5	1
\$175,001 - \$300,000	74	26.24%	111.0	7	52	14	1
\$300,001 - \$400,000	42	14.89%	85.0	2	27	10	3
\$400,001 - \$625,000	36	12.77%	85.0	0	19	12	5
\$625,001 and up	28	9.93%	100.5	4	10	9	5
Total Active Inventory by Units		282		54	160	53	15
Total Active Inventory by Volume		96,218,323	100%	14.65M	48.12M	23.52M	9.93M
Median Active Inventory Listing Price		\$237,000		\$127,450	\$232,500	\$333,500	\$545,000

December 2024



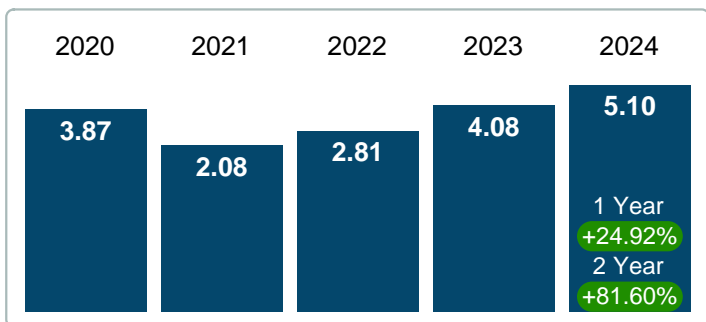
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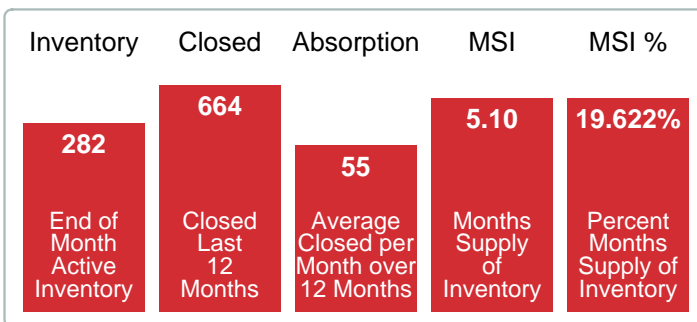
MONTHS SUPPLY of INVENTORY (MSI)

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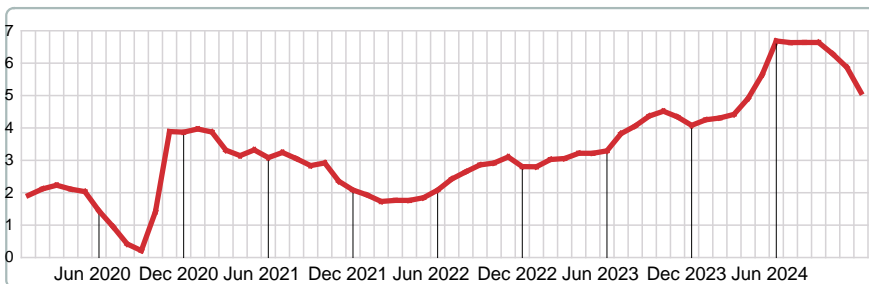
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.59

High Jun 2024 6.69 Low Sep 2020 0.21

Months Supply this month at **5.10**
above the 5 yr DEC average of **3.59**



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	14	4.96%	2.18	2.79	1.24	2.40	0.00
\$75,001 - \$125,000	41	14.54%	4.60	3.85	6.00	3.43	0.00
\$125,001 - \$175,000	47	16.67%	4.51	4.94	4.15	4.62	0.00
\$175,001 - \$300,000	74	26.24%	4.21	5.25	4.05	4.42	4.00
\$300,001 - \$400,000	42	14.89%	7.20	4.00	7.53	7.06	9.00
\$400,001 - \$625,000	36	12.77%	6.65	0.00	6.91	6.00	10.00
\$625,001 and up	28	9.93%	37.33	0.00	30.00	36.00	30.00
Market Supply of Inventory (MSI)			5.10	4.21	4.99	5.94	10.00
Total Active Inventory by Units		100%	5.10	54	160	53	15

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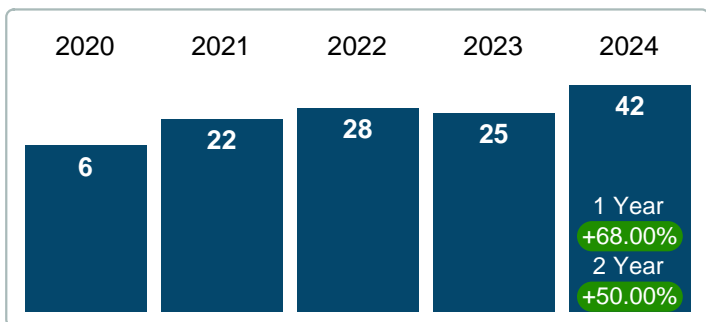
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



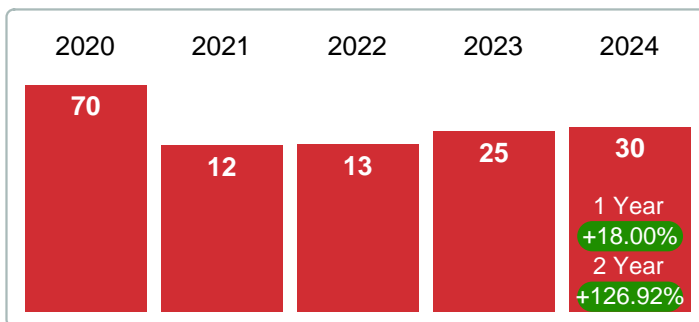
MEDIAN DAYS ON MARKET TO SALE

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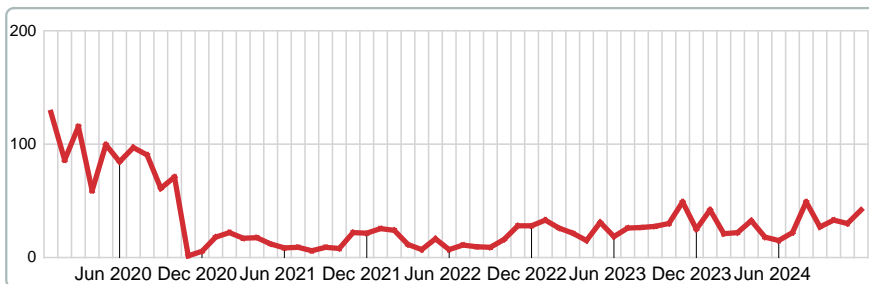
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

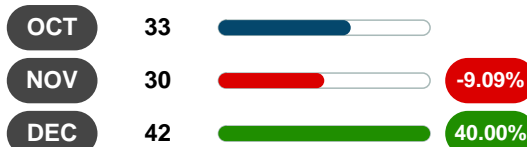


3 MONTHS

5 year DEC AVG = 24

High Jan 2020 128 Low Nov 2020 2

Median Days on Market to Sale this month at 42 above the 5 yr DEC average of 24



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
\$50,000 and less	8.47%	43	43	0	0	0
\$50,001 - \$100,000	15.25%	42	46	7	0	69
\$100,001 - \$125,000	6.78%	26	27	39	12	0
\$125,001 - \$200,000	28.81%	14	10	15	6	0
\$200,001 - \$275,000	16.95%	63	3	72	0	0
\$275,001 - \$475,000	13.56%	43	22	43	0	166
\$475,001 and up	10.17%	74	0	9	94	145
Median Closed DOM		42	42	32	53	145
Total Closed Units	100%	59	18	33	5	3
Total Closed Volume		12,604,900	2.08M	7.70M	1.84M	980.00K

December 2024



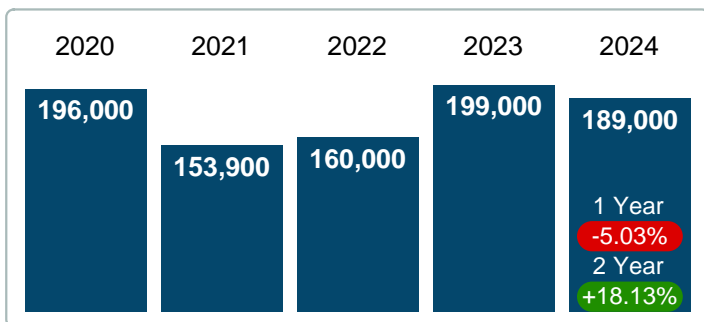
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



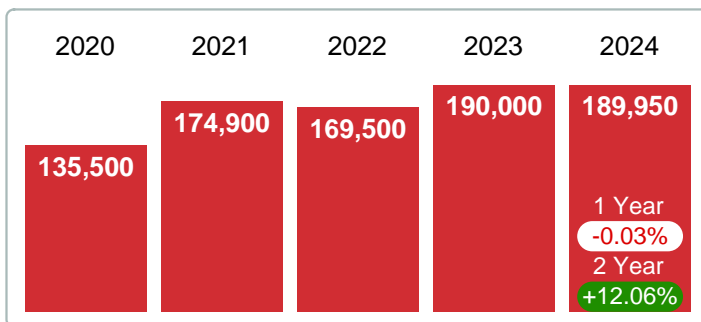
MEDIAN LIST PRICE AT CLOSING

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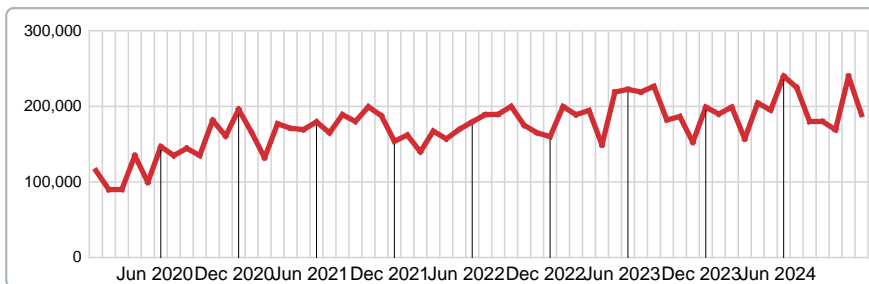
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

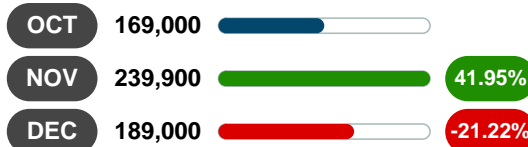


3 MONTHS

5 year DEC AVG = 179,580

High Jun 2024 240,000 Low Feb 2020 89,900

Median List Price at Closing this month at **189,000** above the 5 yr DEC average of **179,580**



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
\$50,000 and less	8.47%	35,000	35,000	0	0	0
\$50,001 - \$100,000	11.86%	72,900	67,000	78,900	0	0
\$100,001 - \$125,000	8.47%	115,000	105,000	0	119,000	115,000
\$125,001 - \$200,000	25.42%	159,900	150,000	159,900	199,000	0
\$200,001 - \$275,000	22.03%	239,900	205,000	239,900	0	0
\$275,001 - \$475,000	13.56%	344,900	357,000	339,900	0	390,000
\$475,001 and up	10.17%	556,750	0	719,950	573,500	519,000
Median List Price		189,000	97,450	210,000	499,000	390,000
Total Closed Units	100%	189,000	18	33	5	3
Total Closed Volume		13,189,649	2.15M	8.05M	1.97M	1.02M

December 2024



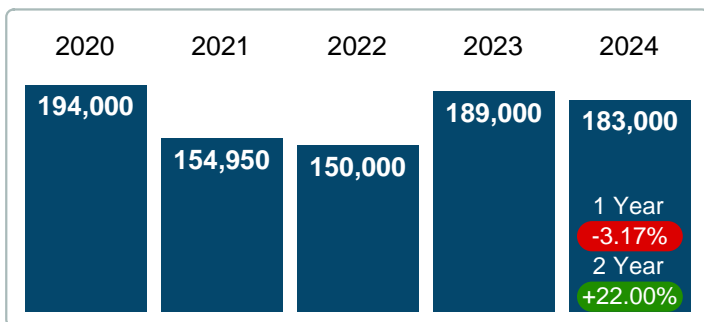
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



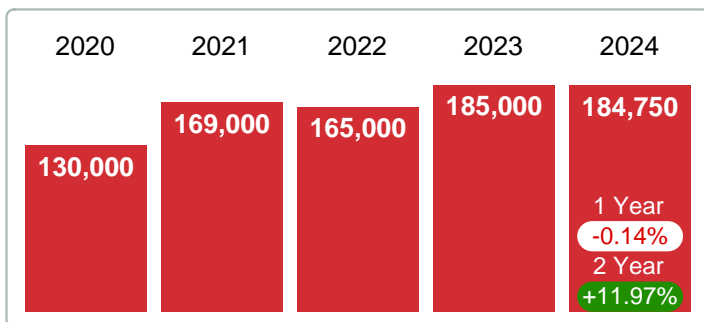
MEDIAN SOLD PRICE AT CLOSING

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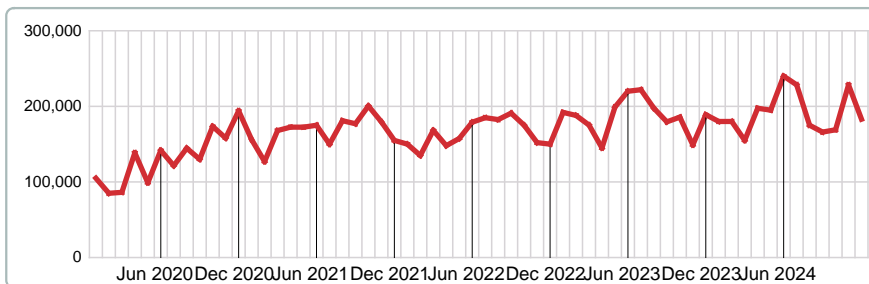
DECEMBER



YEAR TO DATE (YTD)

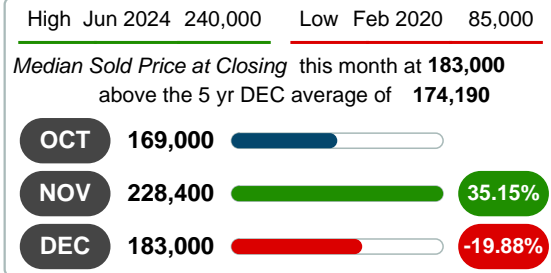


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 174,190



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
\$50,000 and less	5	8.47%	25,000	25,000	0	0	0
\$50,001 - \$100,000	9	15.25%	83,900	65,000	83,900	0	100,000
\$100,001 - \$125,000	4	6.78%	113,500	113,000	120,000	107,000	0
\$125,001 - \$200,000	17	28.81%	155,000	150,000	158,000	195,000	0
\$200,001 - \$275,000	10	16.95%	241,000	205,000	249,500	0	0
\$275,001 - \$475,000	8	13.56%	335,000	354,500	320,000	0	380,000
\$475,001 and up	6	10.17%	523,500	0	670,000	515,000	500,000
Median Sold Price			183,000	94,250	199,000	490,000	380,000
Total Closed Units		100%	183,000	18	33	5	3
Total Closed Volume			12,604,900	2.08M	7.70M	1.84M	980.00K

December 2024



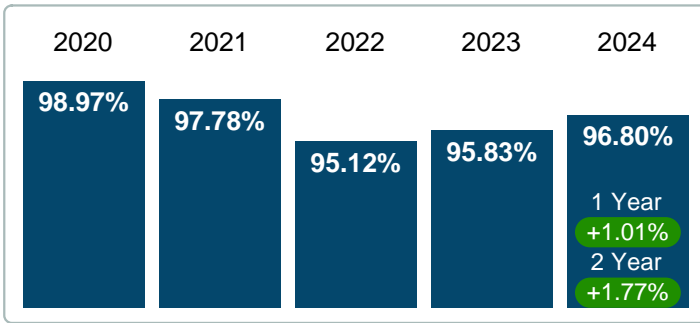
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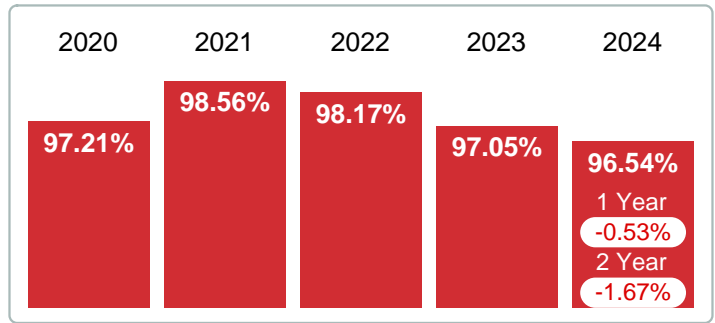
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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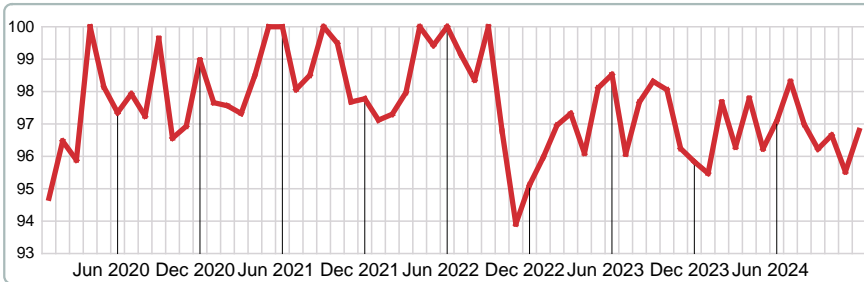
DECEMBER



YEAR TO DATE (YTD)

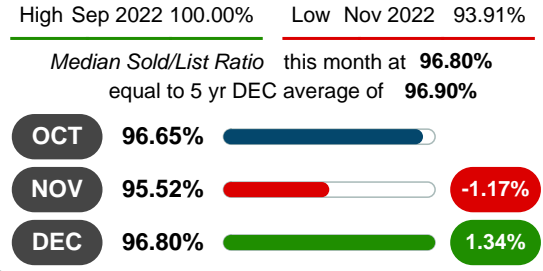


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 96.90%



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	
\$50,000 and less	5	8.47%	90.45%	90.45%	0.00%	0.00%	0.00%	
\$50,001 - \$100,000	9	15.25%	97.39%	95.38%	99.54%	0.00%	86.96%	
\$100,001 - \$125,000	4	6.78%	96.02%	98.40%	95.24%	89.92%	0.00%	
\$125,001 - \$200,000	17	28.81%	94.48%	96.92%	94.17%	97.99%	0.00%	
\$200,001 - \$275,000	10	16.95%	99.62%	100.00%	99.23%	0.00%	0.00%	
\$275,001 - \$475,000	8	13.56%	98.02%	99.36%	95.45%	0.00%	97.44%	
\$475,001 and up	6	10.17%	94.55%	0.00%	94.45%	92.76%	96.34%	
Median Sold/List Ratio		96.80%		97.68%	95.61%	92.76%	96.34%	
Total Closed Units		59	100%	96.80%	18	33	5	3
Total Closed Volume		12,604,900			2.08M	7.70M	1.84M	980.00K

December 2024



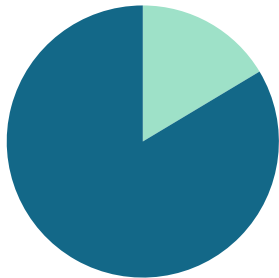
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

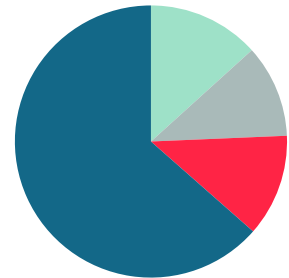


Inventory
 New Listings
63 = 16.41%
 Start Inventory
321
 Total Inventory Units
384
 Volume
\$131,021,270

Market Activity

Closed Sales
59 = 13.29%
 Pending Sales
49 = 11.04%
 Other Off Market
54 = 12.16%
 Active Inventory
282 = 63.51%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	51	59	15.69%	703	664	-5.55%
Pending Sales	44	49	11.36%	704	682	-3.13%
New Listings	54	63	16.67%	1,038	1,193	14.93%
Median List Price	199,000	189,000	-5.03%	190,000	189,950	-0.03%
Median Sale Price	189,000	183,000	-3.17%	185,000	184,750	-0.14%
Median Percent of Selling Price to List Price	95.83%	96.80%	1.01%	97.05%	96.54%	-0.53%
Median Days on Market to Sale	25.00	42.00	68.00%	25.00	29.50	18.00%
Monthly Inventory	239	282	17.99%	239	282	17.99%
Months Supply of Inventory	4.08	5.10	24.92%	4.08	5.10	24.92%

Absorption: Last 12 months, an Average of **55** Sales/Month

Inventory on December 31, 2024 = **282**

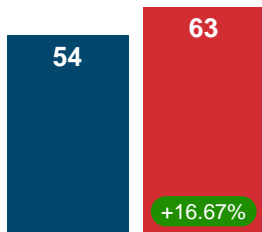
2023

2024

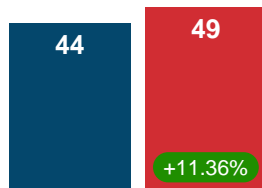
DECEMBER MARKET

MEDIAN PRICES

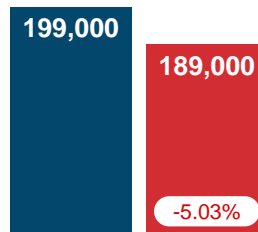
New Listings



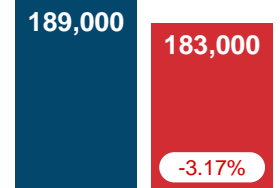
Pending Listings



List Price



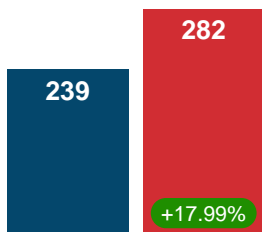
Sale Price



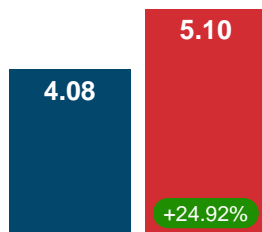
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

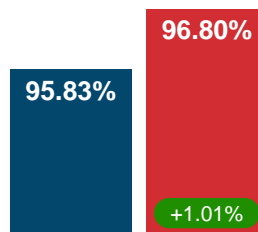
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

