

December 2024



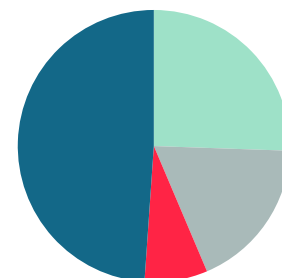
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	56	58	3.57%
Pending Listings	43	41	-4.65%
New Listings	48	48	0.00%
Average List Price	226,626	216,595	-4.43%
Average Sale Price	220,957	212,258	-3.94%
Average Percent of Selling Price to List Price	98.10%	97.33%	-0.78%
Average Days on Market to Sale	35.48	44.05	24.15%
End of Month Inventory	115	111	-3.48%
Months Supply of Inventory	1.73	1.86	7.85%



■ Closed (25.55%)
■ Pending (18.06%)
■ Other OffMarket (7.49%)
■ Active (48.90%)

Absorption: Last 12 months, an Average of **60 Sales/Month Active Inventory** as of December 31, 2024 = **111**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2024 decreased **3.48%** to 111 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **1.86 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 **3.94%** in December 2024 to \$212,258 versus the previous year at \$220,957.

Average Days on Market Lengthens

The average number of **44.05** days that homes spent on the market before selling increased by 8.57 days or **24.15%** in December 2024 compared to last year's same month at **35.48** DOM.

Sales Success for December 2024 is Positive

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

There were 48 New Listings in December 2024, down **0.00%** from last year at 48. Furthermore, there were 58 Closed Listings this month versus last year at 56, a **3.57%** increase.

Closed versus Listed trends yielded a **120.8%** ratio, up from previous year's, December 2023, at **116.7%**, a **3.57%** upswing. This will certainly create pressure on a decreasing Monthly 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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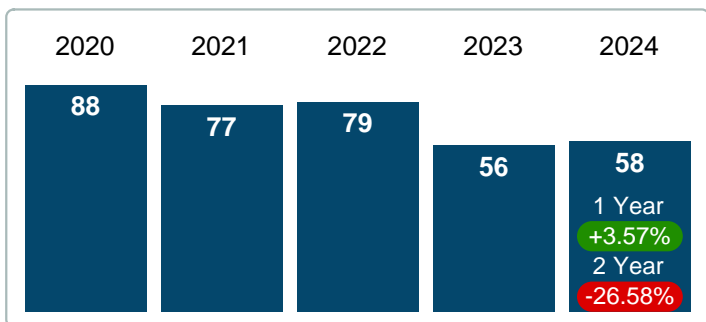
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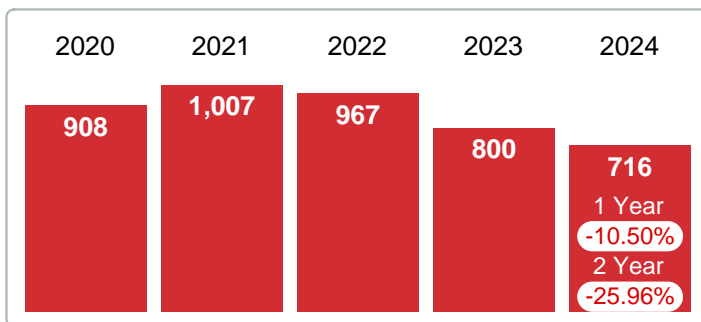
CLOSED LISTINGS

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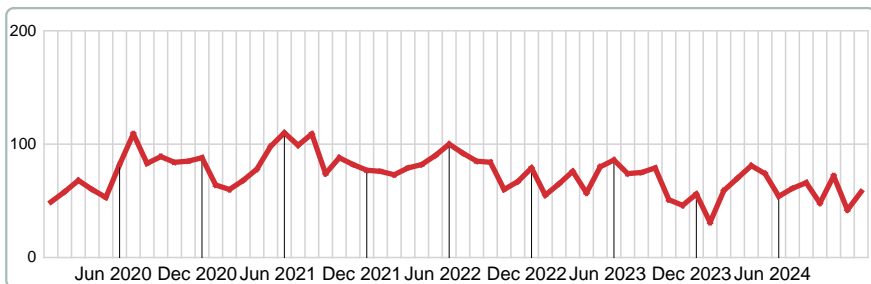
DECEMBER



YEAR TO DATE (YTD)

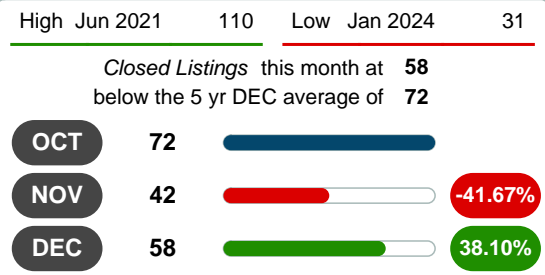


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 72



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	6.90%	26.3	3	1	0	0
\$75,001 - \$125,000	6	10.34%	14.0	1	5	0	0
\$125,001 - \$150,000	7	12.07%	58.4	1	4	2	0
\$150,001 - \$225,000	17	29.31%	43.1	0	15	2	0
\$225,001 - \$275,000	10	17.24%	64.3	0	4	6	0
\$275,001 - \$325,000	7	12.07%	29.9	1	3	3	0
\$325,001 and up	7	12.07%	53.3	0	1	6	0
Total Closed Units	58			6	33	19	0
Total Closed Volume	12,310,944	100%	44.1	623.65K	6.35M	5.33M	0.00B
Average Closed Price	\$212,258			\$103,941	\$192,527	\$280,731	\$0

December 2024



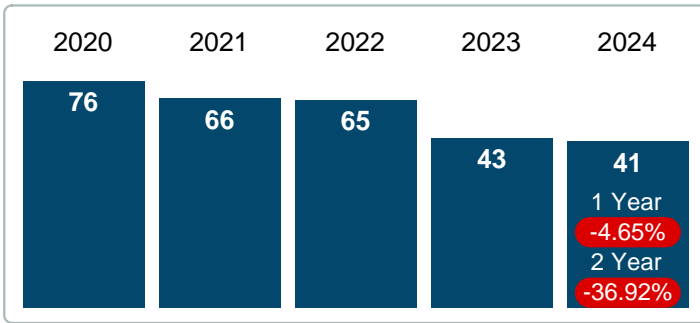
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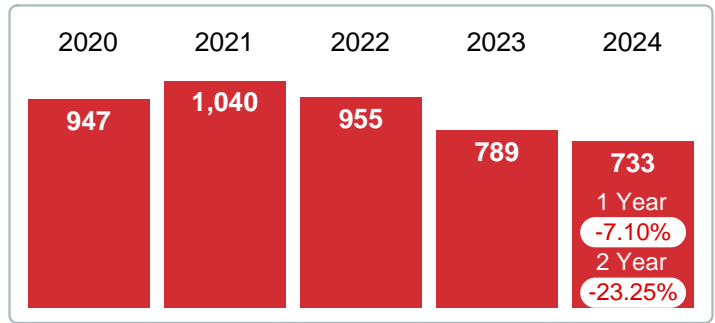
PENDING LISTINGS

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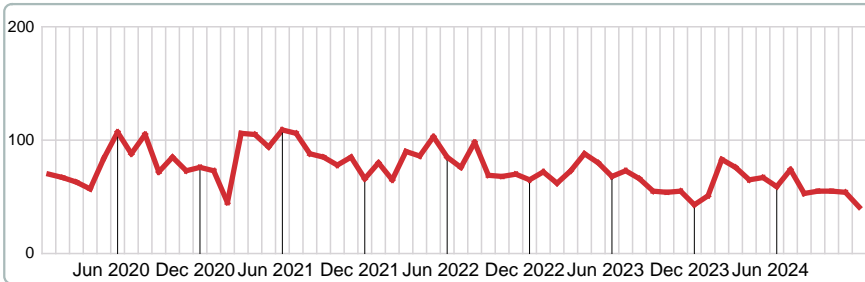
DECEMBER



YEAR TO DATE (YTD)

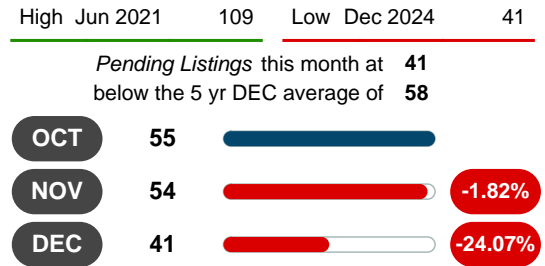


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 58



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	3	7.32%	35.7	1	2	0	0
\$50,001 - \$125,000	5	12.20%	77.4	0	5	0	0
\$125,001 - \$175,000	5	12.20%	57.8	1	4	0	0
\$175,001 - \$250,000	13	31.71%	63.7	3	7	3	0
\$250,001 - \$300,000	4	9.76%	126.3	1	0	3	0
\$300,001 - \$475,000	6	14.63%	48.8	0	2	3	1
\$475,001 and up	5	12.20%	12.0	0	2	1	2
Total Pending Units	41			6	22	10	3
Total Pending Volume	10,165,793	100%	65.9	1.09M	4.65M	3.05M	1.38M
Average Listing Price	\$200,775			\$181,133	\$211,368	\$304,640	\$460,833

December 2024



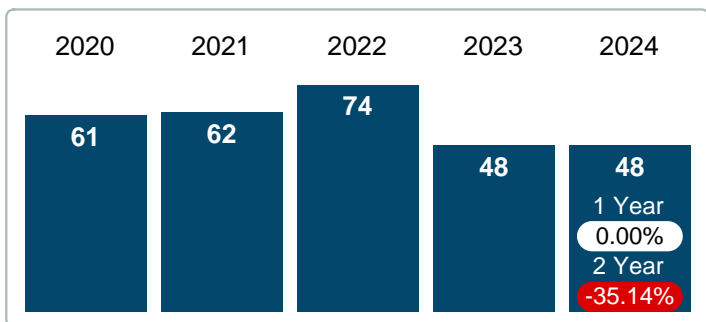
Area Delimited by County Of Washington - Residential Property Type



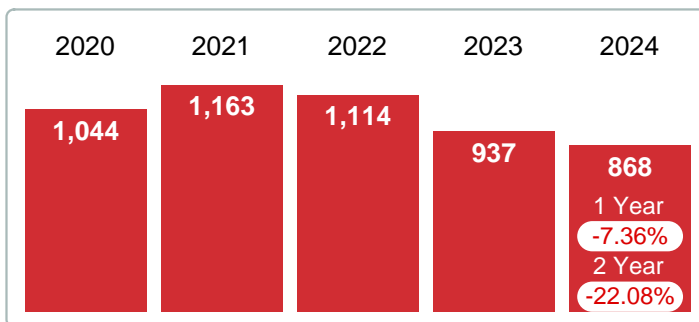
NEW LISTINGS

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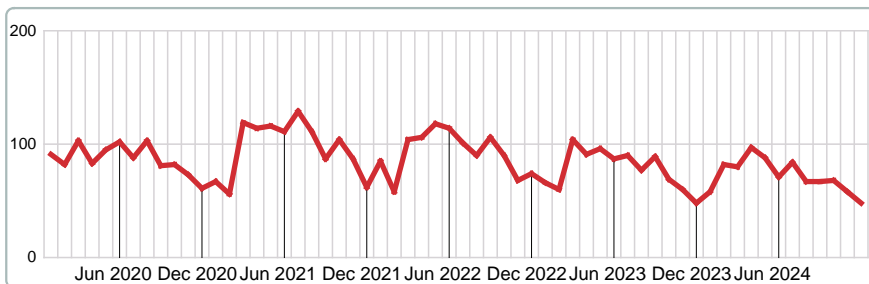
DECEMBER



YEAR TO DATE (YTD)

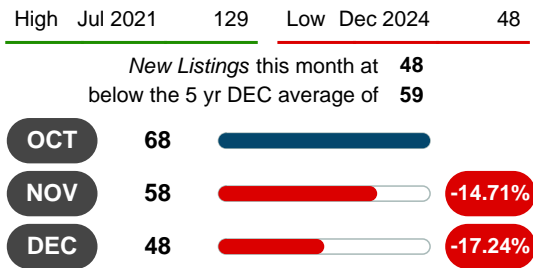


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 59



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4.17%	1	1	0	0
\$50,001 - \$75,000	4	8.33%	2	2	0	0
\$75,001 - \$150,000	11	22.92%	4	6	1	0
\$150,001 - \$225,000	11	22.92%	2	9	0	0
\$225,001 - \$275,000	9	18.75%	0	6	1	2
\$275,001 - \$400,000	6	12.50%	1	1	3	1
\$400,001 and up	5	10.42%	0	3	1	1
Total New Listed Units	48		10	28	6	4
Total New Listed Volume	10,621,598	100%	1.22M	6.14M	1.91M	1.35M
Average New Listed Listing Price	\$165,266		\$121,820	\$219,425	\$317,583	\$338,500

December 2024



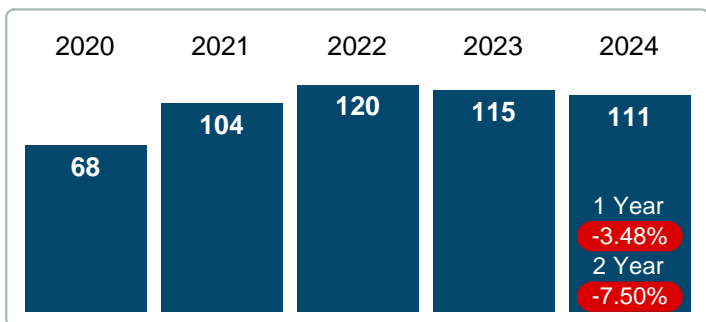
Area Delimited by County Of Washington - Residential Property Type



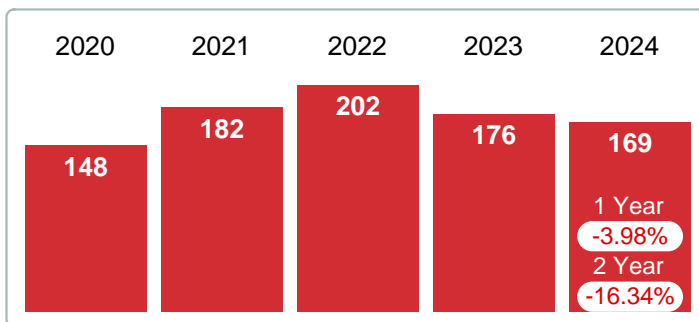
ACTIVE INVENTORY

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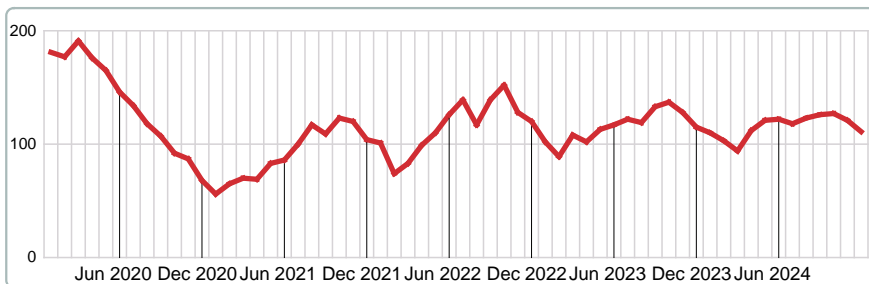
END OF DECEMBER



ACTIVE DURING DECEMBER

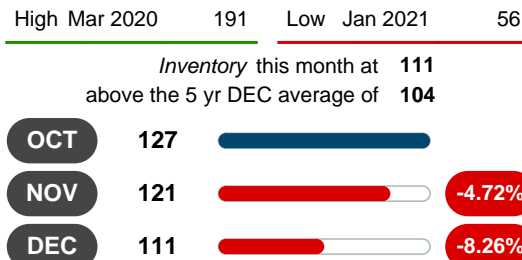


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 104



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.21%	52.4	5	3	0	0
\$75,001 - \$100,000	11	9.91%	59.3	5	6	0	0
\$100,001 - \$175,000	20	18.02%	61.4	4	11	5	0
\$175,001 - \$275,000	32	28.83%	56.6	0	21	8	3
\$275,001 - \$325,000	15	13.51%	79.1	1	3	10	1
\$325,001 - \$375,000	12	10.81%	75.1	0	5	5	2
\$375,001 and up	13	11.71%	126.1	0	3	6	4
Total Active Inventory by Units	111			15	52	34	10
Total Active Inventory by Volume	38,524,777	100%	70.6	1.56M	10.81M	21.71M	4.44M
Average Active Inventory Listing Price	\$347,070			\$104,280	\$207,957	\$638,412	\$444,080

December 2024



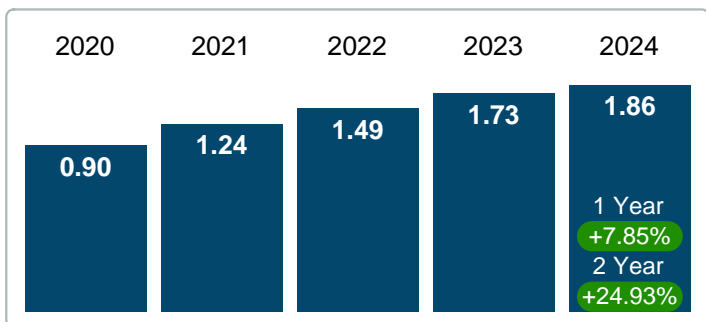
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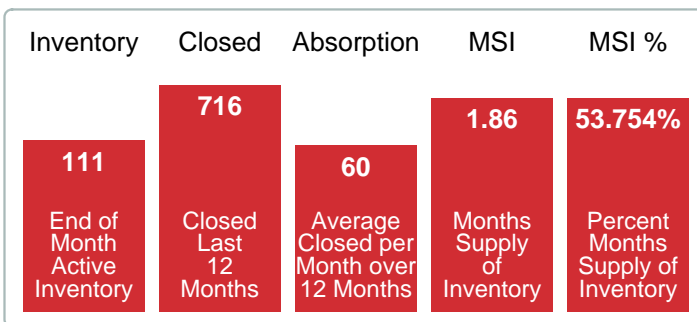
MONTHS SUPPLY of INVENTORY (MSI)

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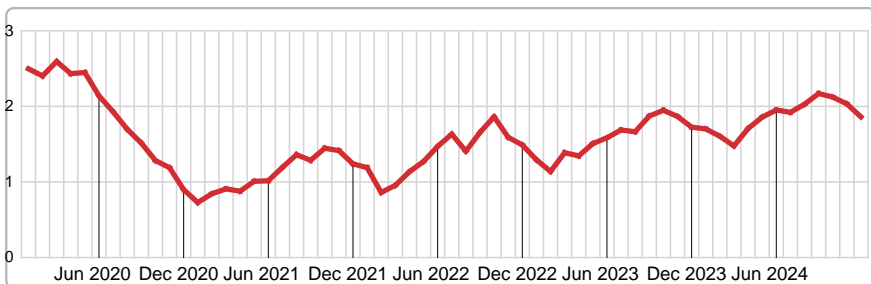
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024

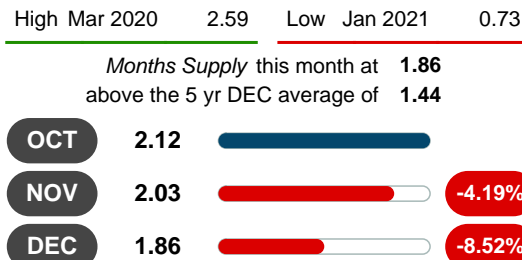


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 1.44



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	8	7.21%	1.19	1.36	1.09	0.00	0.00
\$75,001 - \$100,000	11	9.91%	3.14	3.16	3.43	0.00	0.00
\$100,001 - \$175,000	20	18.02%	1.16	1.23	0.90	2.73	0.00
\$175,001 - \$275,000	32	28.83%	1.85	0.00	2.05	1.35	4.50
\$275,001 - \$325,000	15	13.51%	2.73	12.00	1.64	3.16	2.40
\$325,001 - \$375,000	12	10.81%	3.89	0.00	6.67	2.40	0.00
\$375,001 and up	13	11.71%	2.08	0.00	1.80	2.12	2.53
Market Supply of Inventory (MSI)			1.86	1.58	1.67	2.08	3.75
Total Active Inventory by Units		100%	111	15	52	34	10

December 2024



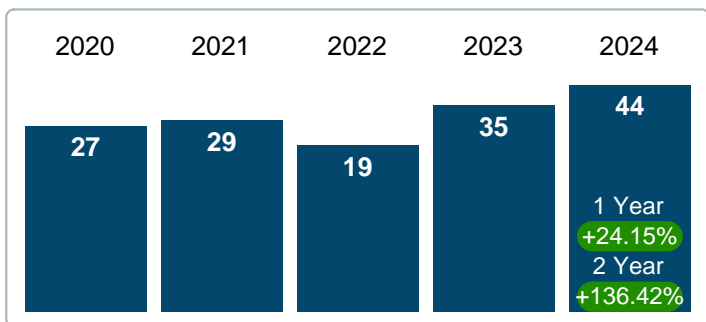
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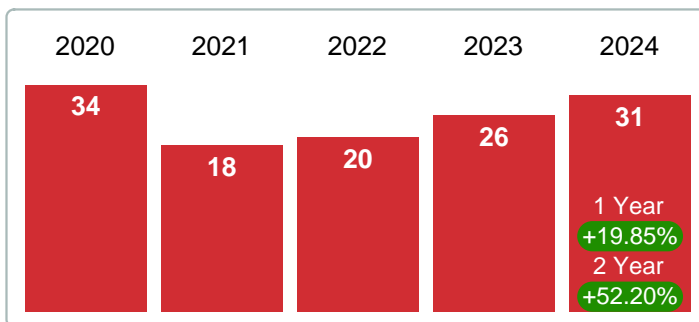
AVERAGE DAYS ON MARKET TO SALE

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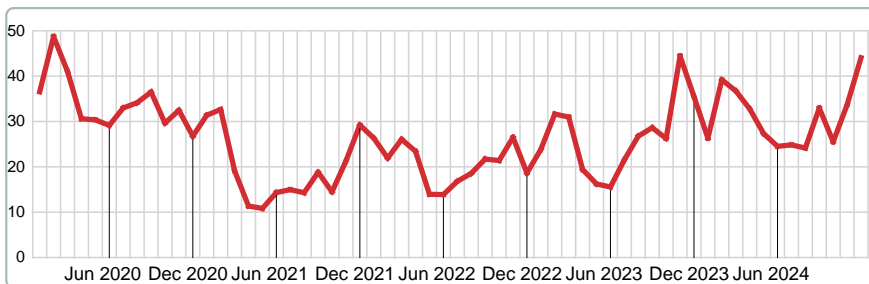
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

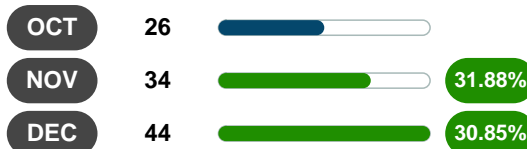


3 MONTHS

5 year DEC AVG = 31

High Feb 2020 49 Low May 2021 11

Average Days on Market to Sale this month at 44 above the 5 yr DEC average of 31



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	6.90%	26	10	74	0	0
\$75,001 - \$125,000	10.34%	14	13	14	0	0
\$125,001 - \$150,000	12.07%	58	90	62	36	0
\$150,001 - \$225,000	29.31%	43	0	39	77	0
\$225,001 - \$275,000	17.24%	64	0	50	74	0
\$275,001 - \$325,000	12.07%	30	1	33	36	0
\$325,001 and up	12.07%	53	0	36	56	0
Average Closed DOM		44	23	40	59	0
Total Closed Units	100%	44	6	33	19	
Total Closed Volume		12,310,944	623.65K	6.35M	5.33M	0.00B

December 2024



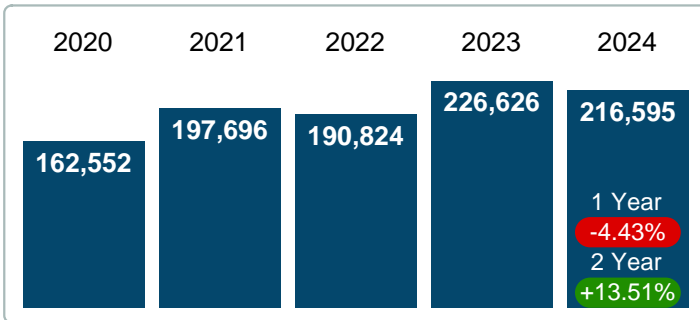
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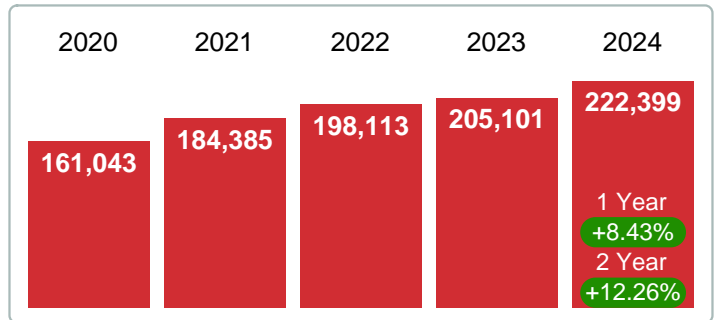
AVERAGE LIST PRICE AT CLOSING

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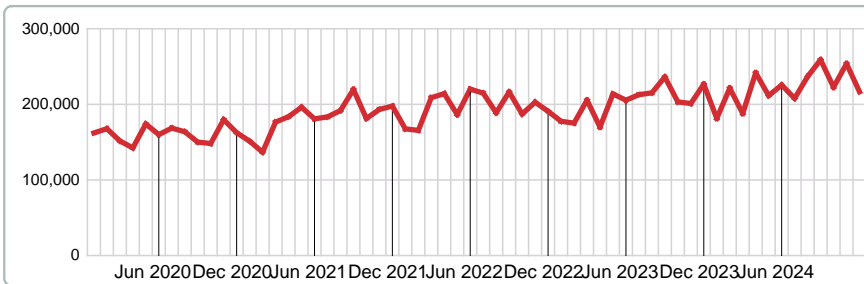
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

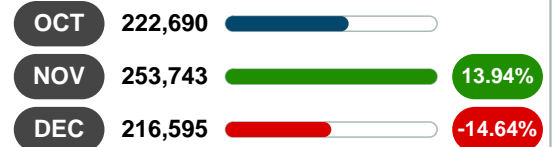


3 MONTHS

5 year DEC AVG = 198,858

High Sep 2024 258,890 Low Feb 2021 136,725

Average List Price at Closing this month at **216,595** above the 5 yr DEC average of **198,858**



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	5.17%	32,333	32,333	85,000	0	0
\$75,001 - \$125,000	12.07%	99,286	99,000	102,200	0	0
\$125,001 - \$150,000	10.34%	140,933	140,000	143,325	144,900	0
\$150,001 - \$225,000	29.31%	187,771	0	193,113	183,950	0
\$225,001 - \$275,000	18.97%	248,454	0	243,500	254,833	0
\$275,001 - \$325,000	12.07%	300,157	299,798	299,100	301,333	0
\$325,001 and up	12.07%	414,100	0	574,900	387,300	0
Average List Price		216,595	105,966	197,339	284,974	0
Total Closed Units	100%	216,595	6	33	19	0
Total Closed Volume		12,562,497	635.80K	6.51M	5.41M	0.00B

December 2024



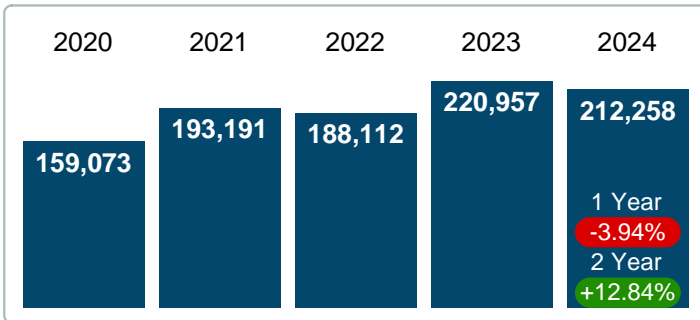
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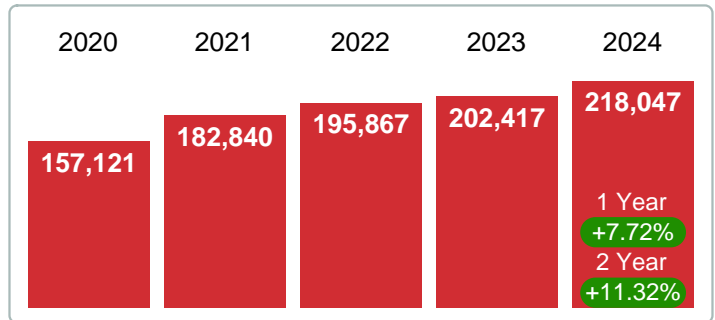
AVERAGE SOLD PRICE AT CLOSING

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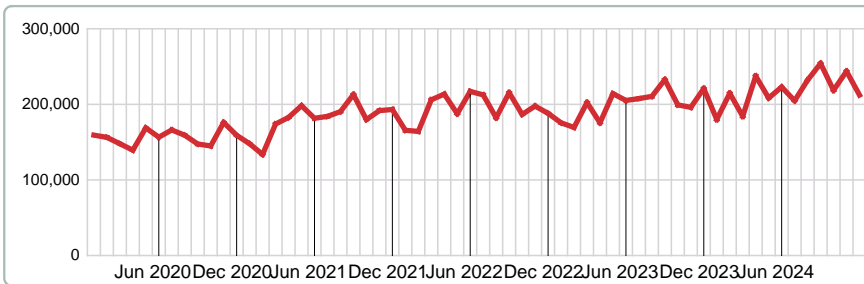
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

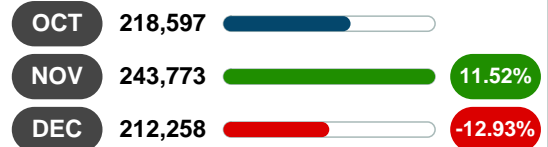


3 MONTHS

5 year DEC AVG = 194,718

High Sep 2024 254,102 | Low Feb 2021 133,663

Average Sold Price at Closing this month at **212,258** above the 5 yr DEC average of **194,718**



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	6.90%	39,125	28,000	72,500	0	0
\$75,001 - \$125,000	10.34%	101,308	102,850	101,000	0	0
\$125,001 - \$150,000	12.07%	139,829	137,000	137,475	145,950	0
\$150,001 - \$225,000	29.31%	188,073	0	189,347	178,518	0
\$225,001 - \$275,000	17.24%	242,946	0	233,875	248,993	0
\$275,001 - \$325,000	12.07%	295,743	299,798	291,800	298,333	0
\$325,001 and up	12.07%	410,129	0	574,900	382,667	0
Average Sold Price		212,258	103,941	192,527	280,731	0
Total Closed Units	100%	212,258	6	33	19	0
Total Closed Volume		12,310,944	623.65K	6.35M	5.33M	0.00B

December 2024



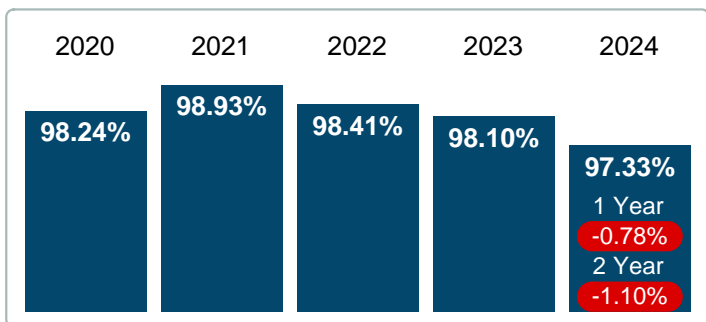
Area Delimited by County Of Washington - Residential Property Type



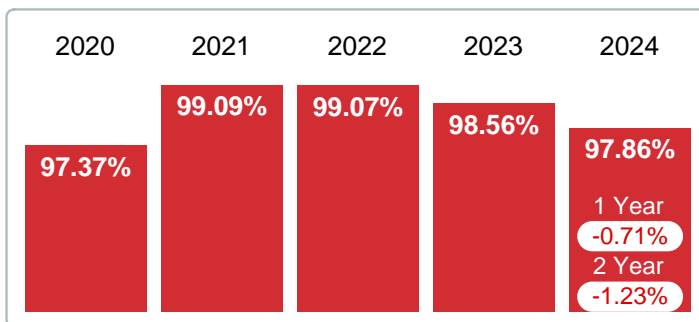
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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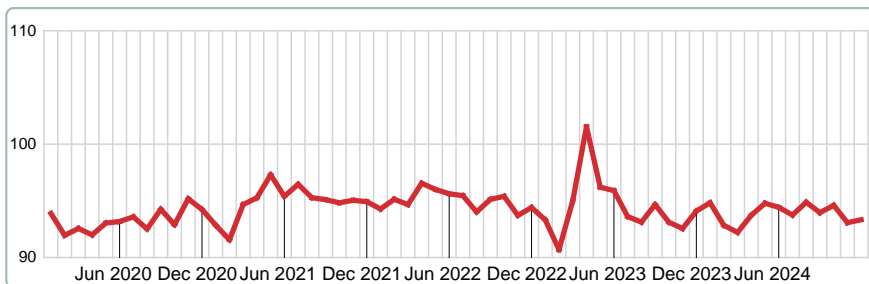
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

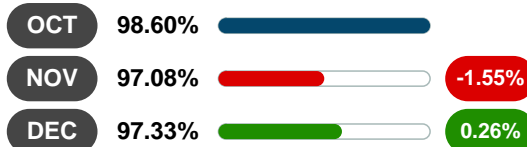


3 MONTHS

5 year DEC AVG = 98.20%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **97.33%**
below the 5 yr DEC average of **98.20%**



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	6.90%	85.87%	86.06%	85.29%	0.00%	0.00%
\$75,001 - \$125,000	6	10.34%	99.76%	103.89%	98.94%	0.00%	0.00%
\$125,001 - \$150,000	7	12.07%	97.82%	97.86%	96.35%	100.75%	0.00%
\$150,001 - \$225,000	17	29.31%	97.93%	0.00%	98.01%	97.29%	0.00%
\$225,001 - \$275,000	10	17.24%	97.11%	0.00%	96.16%	97.75%	0.00%
\$275,001 - \$325,000	7	12.07%	98.53%	100.00%	97.57%	99.01%	0.00%
\$325,001 and up	7	12.07%	98.97%	0.00%	100.00%	98.80%	0.00%
Average Sold/List Ratio		97.30%		93.32%	97.36%	98.55%	0.00%
Total Closed Units		58	100%	6	33	19	
Total Closed Volume		12,310,944		623.65K	6.35M	5.33M	0.00B

December 2024



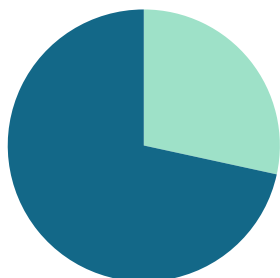
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

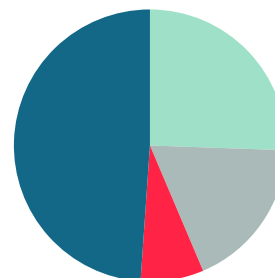


Inventory
 New Listings
48 = 28.40%
 Start Inventory
121
 Total Inventory Units
169
 Volume
\$52,459,270

Market Activity

Closed Sales
58 = 25.55%
 Pending Sales
41 = 18.06%
 Other Off Market
17 = 7.49%
 Active Inventory
111 = 48.90%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	56	58	3.57%	800	716	-10.50%
Pending Sales	43	41	-4.65%	789	733	-7.10%
New Listings	48	48	0.00%	937	868	-7.36%
Average List Price	226,626	216,595	-4.43%	205,101	222,399	8.43%
Average Sale Price	220,957	212,258	-3.94%	202,417	218,047	7.72%
Average Percent of Selling Price to List Price	98.10%	97.33%	-0.78%	98.56%	97.86%	-0.71%
Average Days on Market to Sale	35.48	44.05	24.15%	25.87	31.00	19.85%
Monthly Inventory	115	111	-3.48%	115	111	-3.48%
Months Supply of Inventory	1.73	1.86	7.85%	1.73	1.86	7.85%

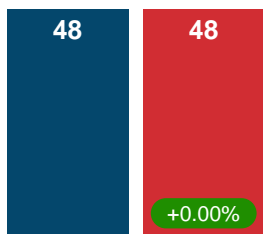
Absorption: Last 12 months, an Average of **60** Sales/Month

Inventory on December 31, 2024 = **111** 2023 2024

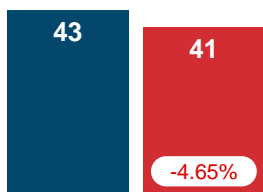
DECEMBER MARKET

AVERAGE PRICES

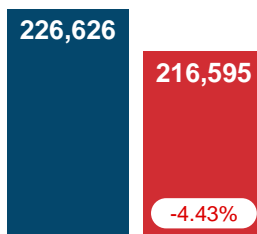
New Listings



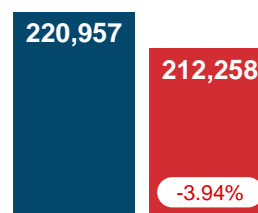
Pending Listings



List Price



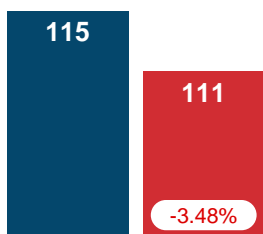
Sale Price



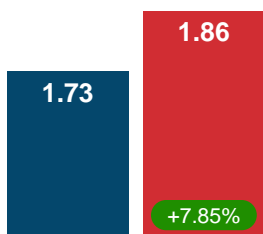
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

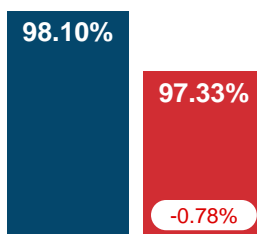
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

