

December 2024



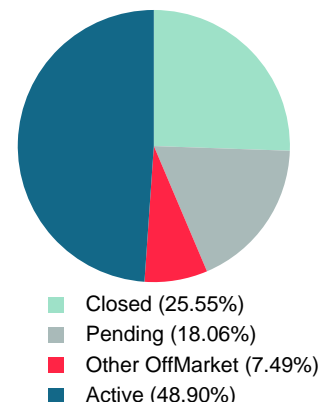
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	186,000	209,950	12.88%
Median Sale Price	181,500	214,700	18.29%
Median Percent of Selling Price to List Price	100.00%	98.78%	-1.22%
Median Days on Market to Sale	19.50	27.00	38.46%
End of Month Inventory	115	111	-3.48%
Months Supply of Inventory	1.73	1.86	7.85%



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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **18.29%** in December 2024 to \$214,700 versus the previous year at \$181,500.

Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 7.50 days or **38.46%** in December 2024 compared to last year's same month at **19.50** DOM.

Sales Success for December 2024 is Positive

Overall, with Median Prices going up 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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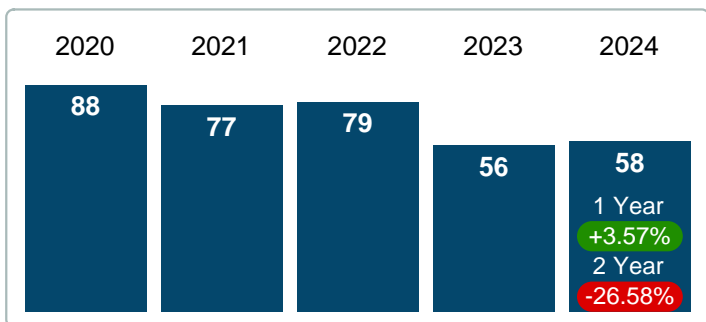
Area Delimited by County Of Washington - Residential Property Type



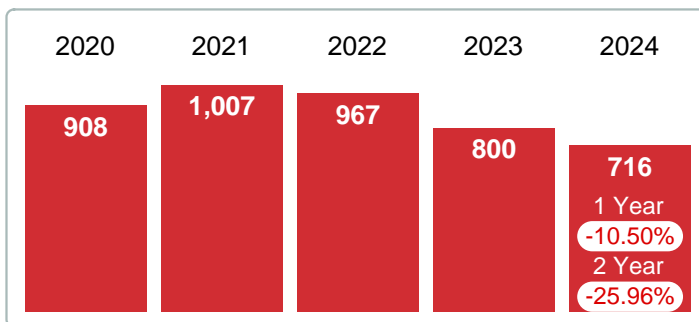
CLOSED LISTINGS

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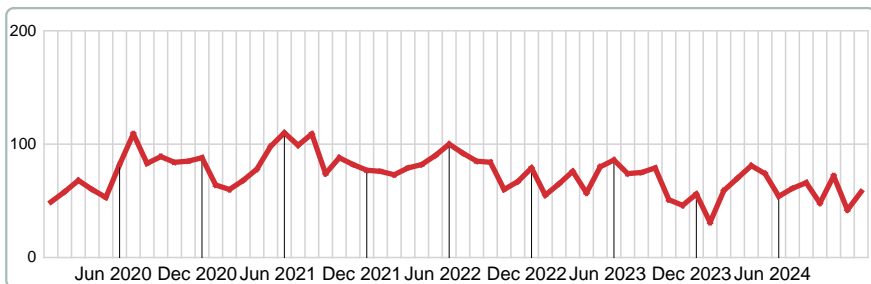
DECEMBER



YEAR TO DATE (YTD)

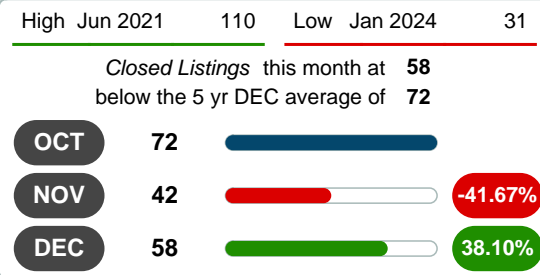


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 72



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	6.90%	13.5	3	1	0	0
\$75,001 - \$125,000	6	10.34%	7.5	1	5	0	0
\$125,001 - \$150,000	7	12.07%	60.0	1	4	2	0
\$150,001 - \$225,000	17	29.31%	33.0	0	15	2	0
\$225,001 - \$275,000	10	17.24%	66.0	0	4	6	0
\$275,001 - \$325,000	7	12.07%	7.0	1	3	3	0
\$325,001 and up	7	12.07%	22.0	0	1	6	0
Total Closed Units	58			6	33	19	0
Total Closed Volume	12,310,944	100%	27.0	623.65K	6.35M	5.33M	0.00B
Median Closed Price	\$214,700			\$73,425	\$178,000	\$265,000	\$0

December 2024



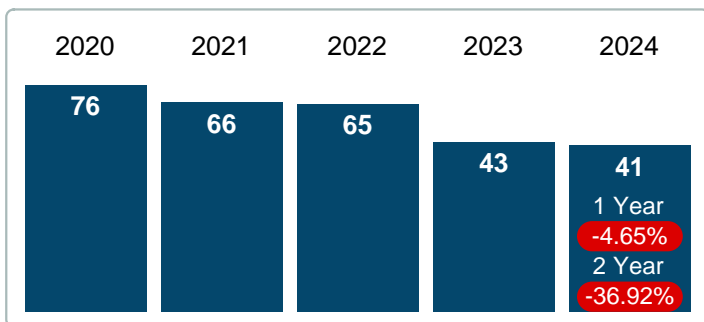
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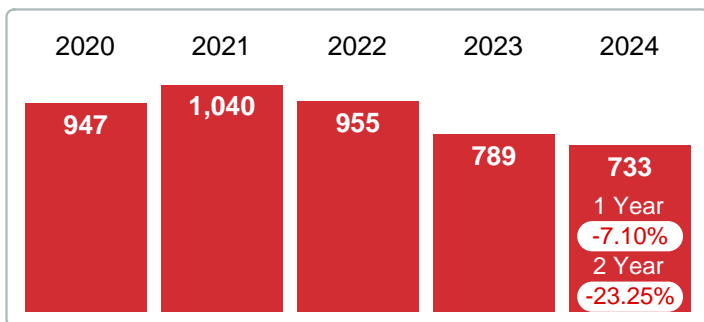
PENDING LISTINGS

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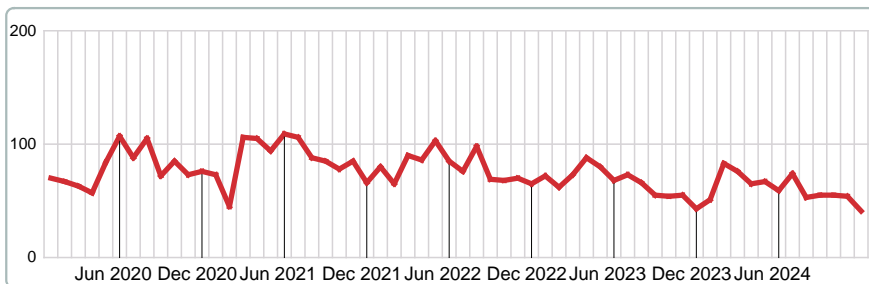
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 58

High Jun 2021 109 Low Dec 2024 41

Pending Listings this month at 41 below 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
\$50,000 and less	3	7.32%	11.0	1	2	0	0
\$50,001 - \$125,000	5	12.20%	87.0	0	5	0	0
\$125,001 - \$175,000	5	12.20%	60.0	1	4	0	0
\$175,001 - \$250,000	13	31.71%	34.0	3	7	3	0
\$250,001 - \$300,000	4	9.76%	100.5	1	0	3	0
\$300,001 - \$475,000	6	14.63%	23.0	0	2	3	1
\$475,001 and up	5	12.20%	9.0	0	2	1	2
Total Pending Units	41			6	22	10	3
Total Pending Volume	10,165,793	100%	32.0	1.09M	4.65M	3.05M	1.38M
Median Listing Price	\$215,000			\$202,500	\$174,500	\$266,500	\$495,000

December 2024



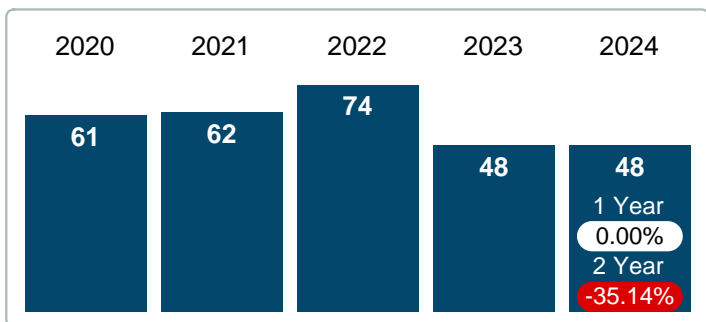
Area Delimited by County Of Washington - Residential Property Type



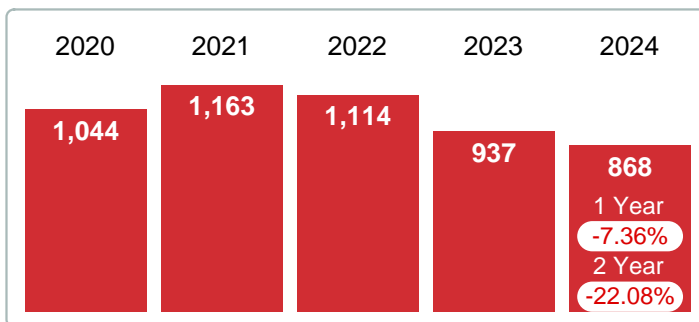
NEW LISTINGS

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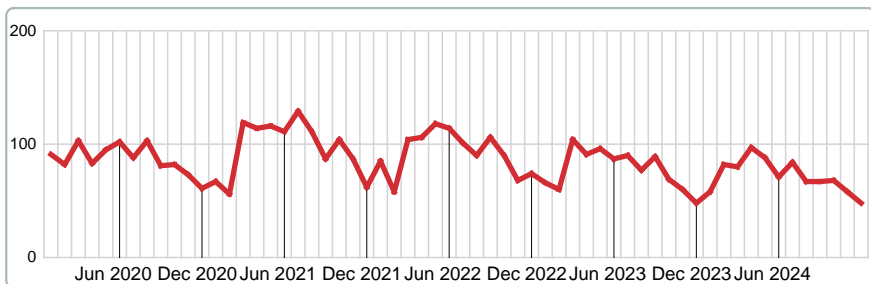
DECEMBER



YEAR TO DATE (YTD)

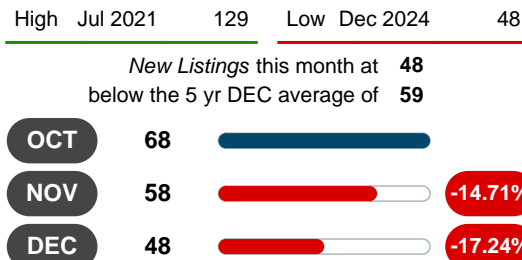


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 59



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
Median New Listed Listing Price	\$214,500		\$86,950	\$212,000	\$288,250	\$305,000

December 2024



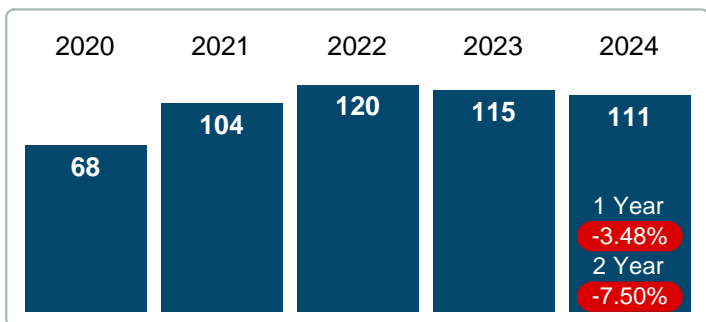
Area Delimited by County Of Washington - Residential Property Type



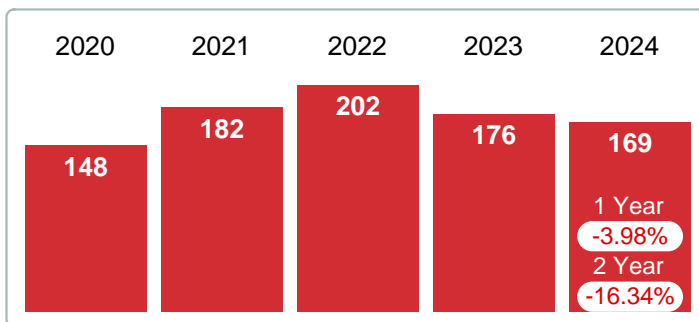
ACTIVE INVENTORY

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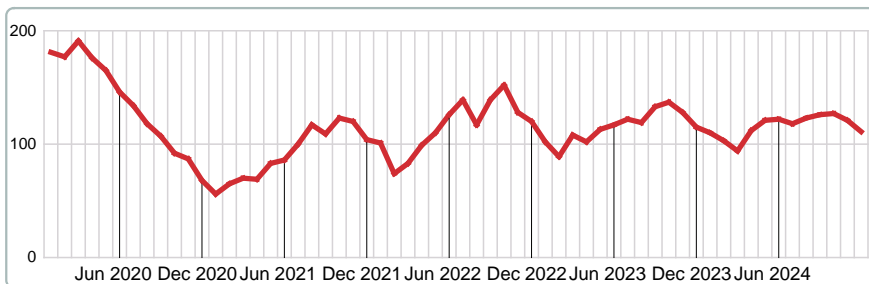
END OF DECEMBER



ACTIVE DURING DECEMBER

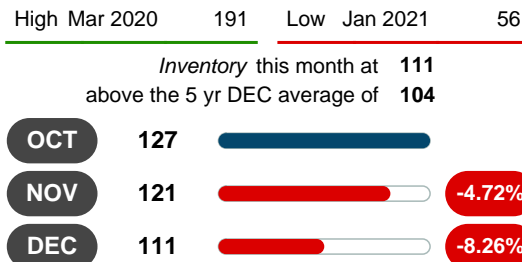


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 104



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.21%	39.0	5	3	0	0
\$75,001 - \$100,000	11	9.91%	24.0	5	6	0	0
\$100,001 - \$175,000	20	18.02%	38.5	4	11	5	0
\$175,001 - \$275,000	32	28.83%	56.0	0	21	8	3
\$275,001 - \$325,000	15	13.51%	62.0	1	3	10	1
\$325,001 - \$375,000	12	10.81%	69.0	0	5	5	2
\$375,001 and up	13	11.71%	103.0	0	3	6	4
Total Active Inventory by Units	111			15	52	34	10
Total Active Inventory by Volume	38,524,777	100%	57.0	1.56M	10.81M	21.71M	4.44M
Median Active Inventory Listing Price	\$228,500			\$83,999	\$212,000	\$289,500	\$357,450

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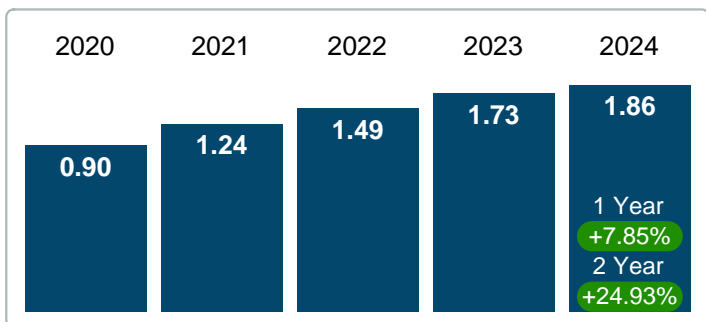
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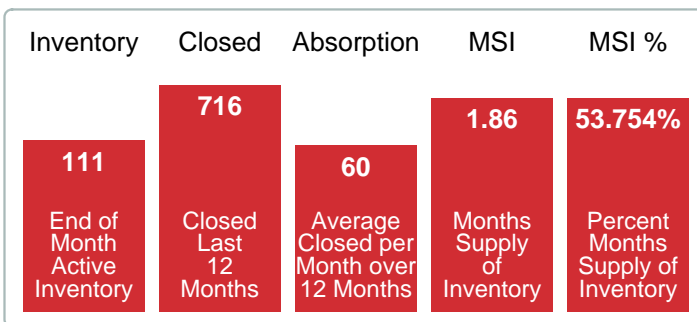
MONTHS SUPPLY of INVENTORY (MSI)

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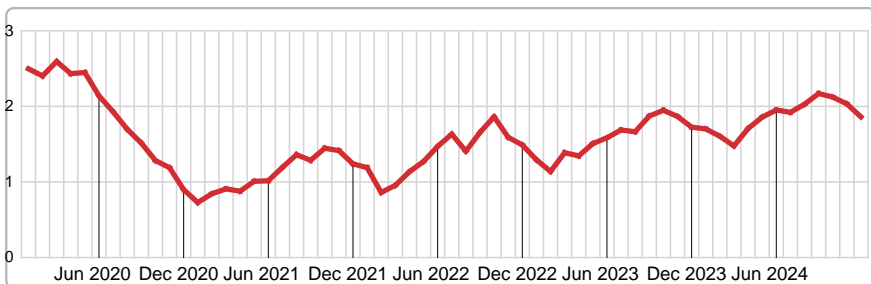
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024

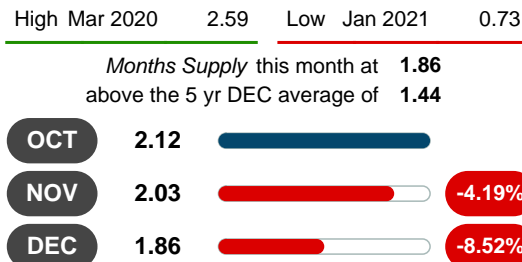


5 YEAR MARKET ACTIVITY TRENDS



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%	1.86	15	52	34	10

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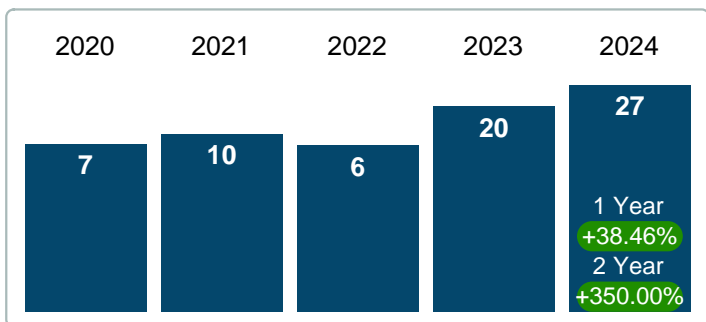
Area Delimited by County Of Washington - Residential Property Type



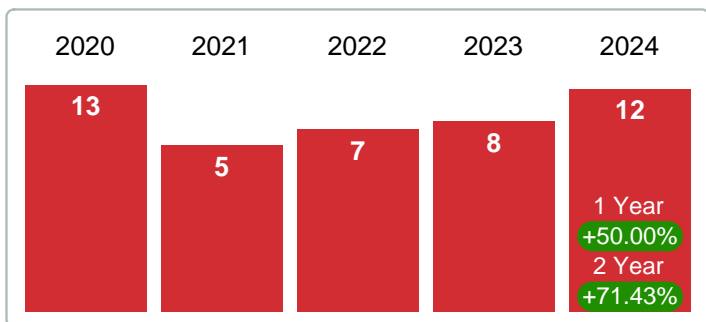
MEDIAN DAYS ON MARKET TO SALE

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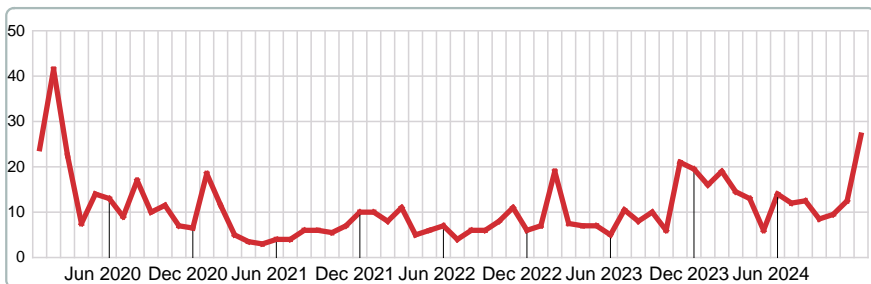
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

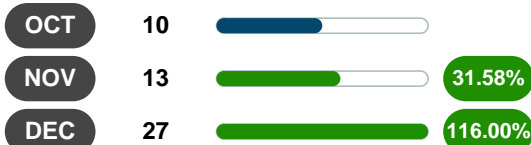


3 MONTHS

5 year DEC AVG = 14

High Feb 2020 42 Low May 2021 3

Median Days on Market to Sale this month at 27 above the 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	6.90%	14	6	74	0	0
\$75,001 - \$125,000	10.34%	8	13	4	0	0
\$125,001 - \$150,000	12.07%	60	90	50	36	0
\$150,001 - \$225,000	29.31%	33	0	26	77	0
\$225,001 - \$275,000	17.24%	66	0	52	91	0
\$275,001 - \$325,000	12.07%	7	1	4	18	0
\$325,001 and up	12.07%	22	0	36	20	0
Median Closed DOM		27	10	33	35	0
Total Closed Units	100%	27.0	6	33	19	
Total Closed Volume		12,310,944	623.65K	6.35M	5.33M	0.00B

December 2024



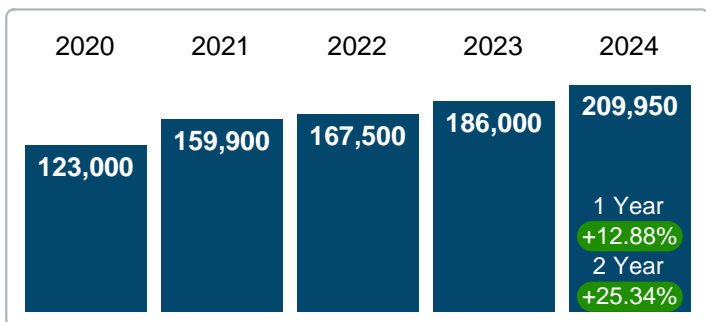
Area Delimited by County Of Washington - Residential Property Type



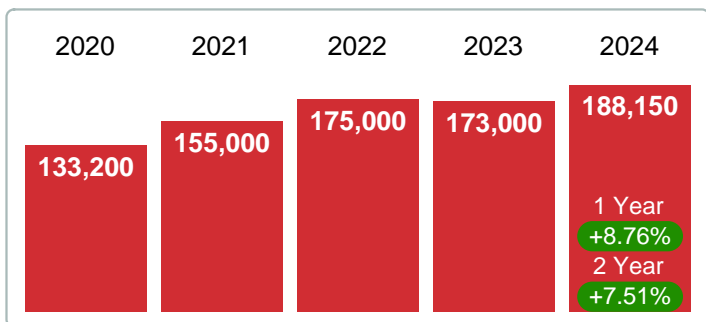
MEDIAN LIST PRICE AT CLOSING

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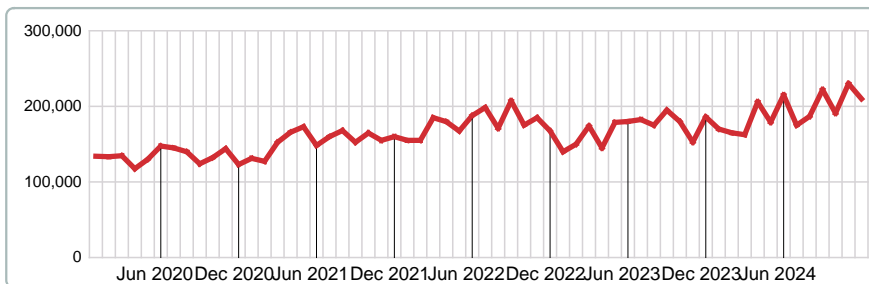
DECEMBER



YEAR TO DATE (YTD)

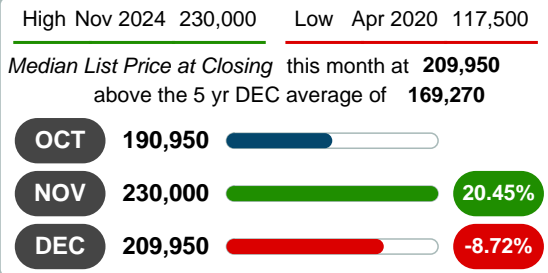


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 169,270



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	3	27,000	27,000	0	0	0
\$75,001 - \$125,000	7	95,000	99,000	95,000	0	0
\$125,001 - \$150,000	6	139,950	140,000	139,900	144,900	0
\$150,001 - \$225,000	17	185,000	0	185,000	183,950	0
\$225,001 - \$275,000	11	245,000	0	240,000	257,500	0
\$275,001 - \$325,000	7	299,900	299,798	299,900	304,000	0
\$325,001 and up	7	363,000	0	574,900	361,450	0
Median List Price		209,950	74,500	185,000	269,900	0
Total Closed Units		58	6	33	19	
Total Closed Volume		12,562,497	635.80K	6.51M	5.41M	0.00B

December 2024



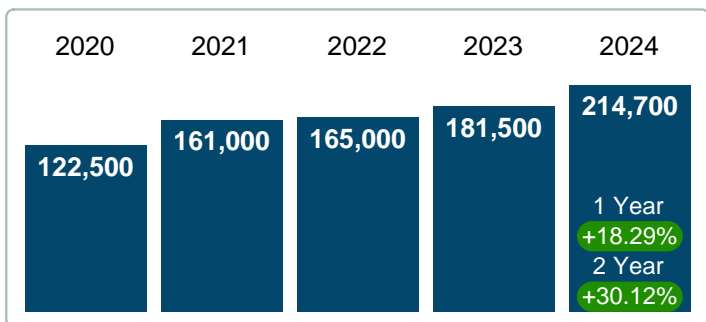
Area Delimited by County Of Washington - Residential Property Type



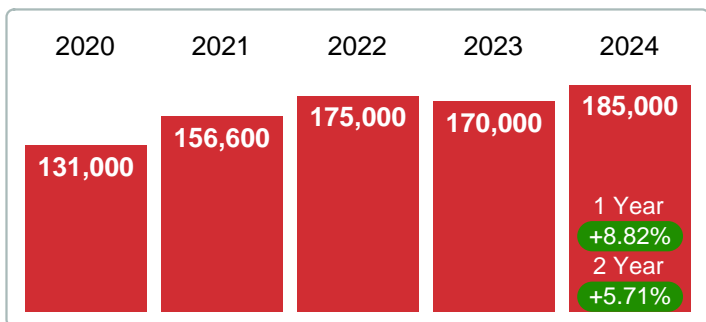
MEDIAN SOLD PRICE AT CLOSING

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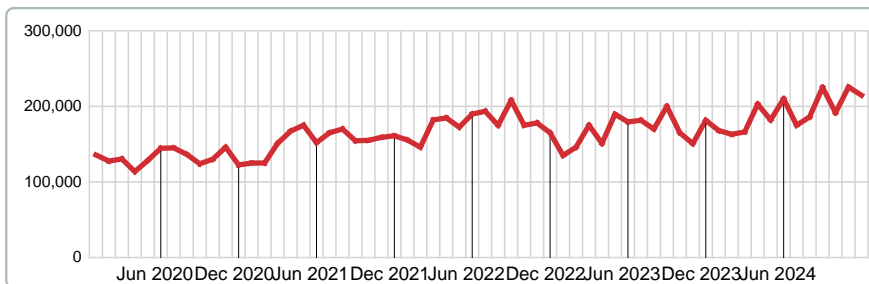
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

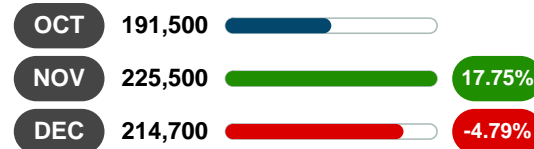


3 MONTHS

5 year DEC AVG = 168,940

High Nov 2024 225,500 Low Apr 2020 113,680

Median Sold Price at Closing this month at 214,700 above the 5 yr DEC average of 168,940



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	6.90%	33,500	23,000	72,500	0	0
\$75,001 - \$125,000	10.34%	102,425	102,850	102,000	0	0
\$125,001 - \$150,000	12.07%	142,000	137,000	138,950	145,950	0
\$150,001 - \$225,000	29.31%	179,000	0	185,000	178,518	0
\$225,001 - \$275,000	17.24%	238,850	0	232,750	249,630	0
\$275,001 - \$325,000	12.07%	295,000	299,798	289,900	295,000	0
\$325,001 and up	12.07%	363,000	0	574,900	359,000	0
Median Sold Price		214,700	73,425	178,000	265,000	0
Total Closed Units		58	6	33	19	0
Total Closed Volume		12,310,944	623.65K	6.35M	5.33M	0.00B

December 2024



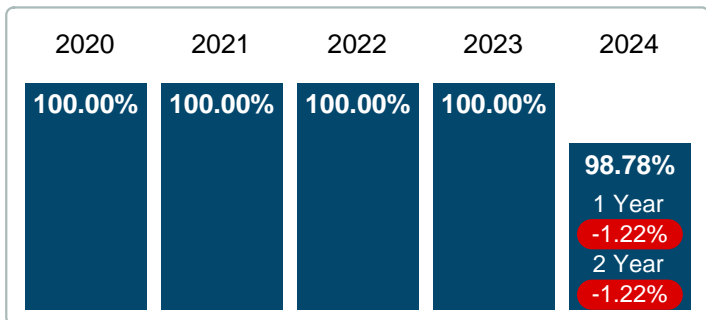
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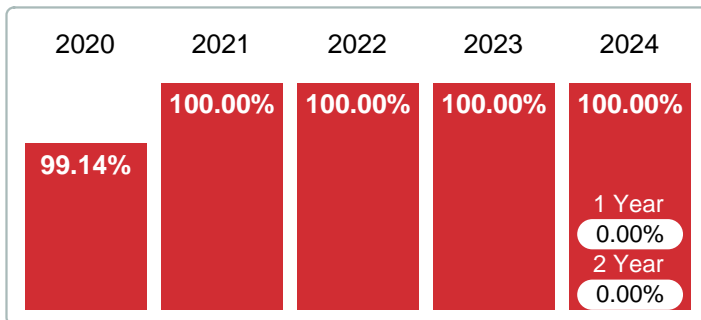
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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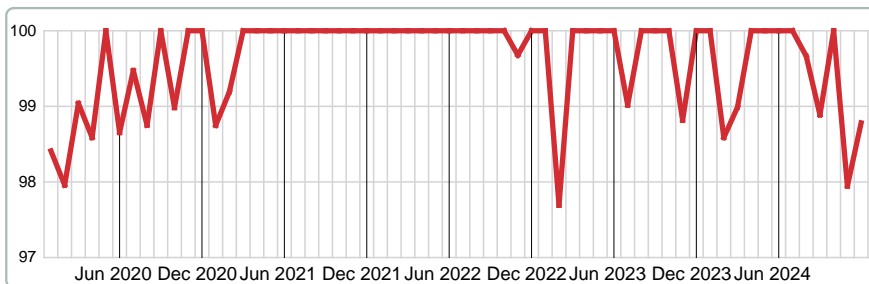
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

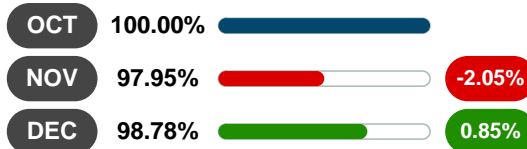


3 MONTHS

5 year DEC AVG = 99.76%

High Oct 2024 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **98.78%**
below the 5 yr DEC average of **99.76%**



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	6.90%	85.24%	85.19%	85.29%	0.00%	0.00%
\$75,001 - \$125,000	6	10.34%	98.95%	103.89%	97.89%	0.00%	0.00%
\$125,001 - \$150,000	7	12.07%	100.00%	97.86%	98.76%	100.75%	0.00%
\$150,001 - \$225,000	17	29.31%	98.89%	0.00%	98.89%	97.29%	0.00%
\$225,001 - \$275,000	10	17.24%	97.32%	0.00%	95.99%	97.87%	0.00%
\$275,001 - \$325,000	7	12.07%	100.00%	100.00%	100.00%	100.00%	0.00%
\$325,001 and up	7	12.07%	99.42%	0.00%	100.00%	98.70%	0.00%
Median Sold/List Ratio		98.78%		92.93%	98.88%	99.42%	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



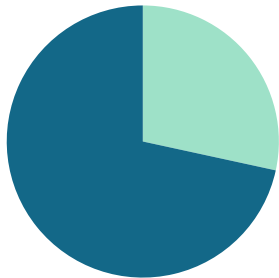
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

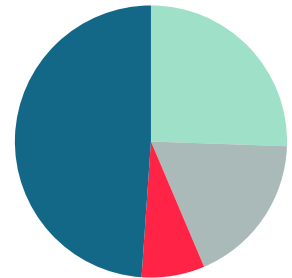


Inventory
 New Listings
48 = 28.40%
 Start Inventory
121
 Total Inventory Units
169
 Volume
\$52,459,270

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%
Median List Price	186,000	209,950	12.88%	173,000	188,150	8.76%
Median Sale Price	181,500	214,700	18.29%	170,000	185,000	8.82%
Median Percent of Selling Price to List Price	100.00%	98.78%	-1.22%	100.00%	100.00%	0.00%
Median Days on Market to Sale	19.50	27.00	38.46%	8.00	12.00	50.00%
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

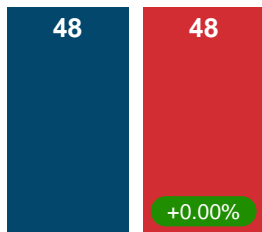
Inventory on December 31, 2024 = **111**

2023 **2024**

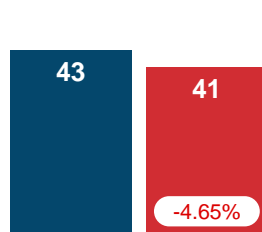
DECEMBER MARKET

MEDIAN PRICES

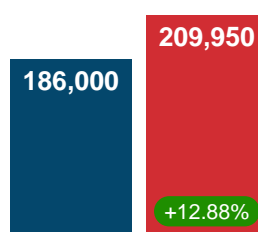
New Listings



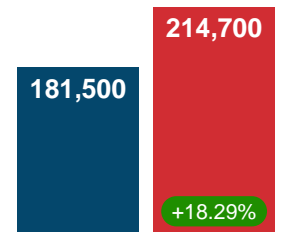
Pending Listings



List Price



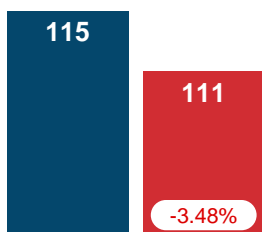
Sale Price



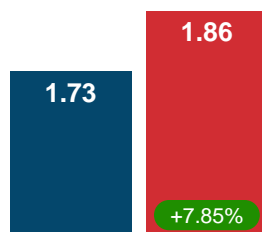
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

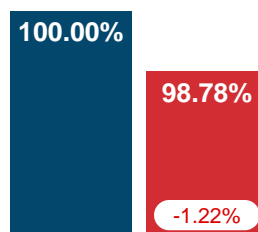
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

