

# January 2025



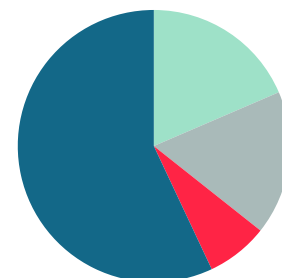
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	January 2025	+/-%
Closed Listings	43	53	23.26%
Pending Listings	69	49	-28.99%
New Listings	71	67	-5.63%
Average List Price	246,019	229,789	-6.60%
Average Sale Price	235,094	223,784	-4.81%
Average Percent of Selling Price to List Price	96.15%	96.68%	0.56%
Average Days on Market to Sale	36.28	48.51	33.71%
End of Month Inventory	124	163	31.45%
Months Supply of Inventory	2.04	2.62	28.28%



**Absorption:** Last 12 months, an Average of **62** Sales/Month  
**Active Inventory** as of January 31, 2025 = **163**

### Analysis Wrap-Up

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

The total housing inventory at the end of January 2025 rose **31.45%** to 163 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **2.62** 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 **4.81%** in January 2025 to \$223,784 versus the previous year at \$235,094.

#### Average Days on Market Lengthens

The average number of **48.51** days that homes spent on the market before selling increased by 12.23 days or **33.71%** in January 2025 compared to last year's same month at **36.28** DOM.

#### Sales Success for January 2025 is Positive

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

There were 67 New Listings in January 2025, down **5.63%** from last year at 71. Furthermore, there were 53 Closed Listings this month versus last year at 43, a **23.26%** increase.

Closed versus Listed trends yielded a **79.1%** ratio, up from previous year's, January 2024, at **60.6%**, a **30.61%** upswing. 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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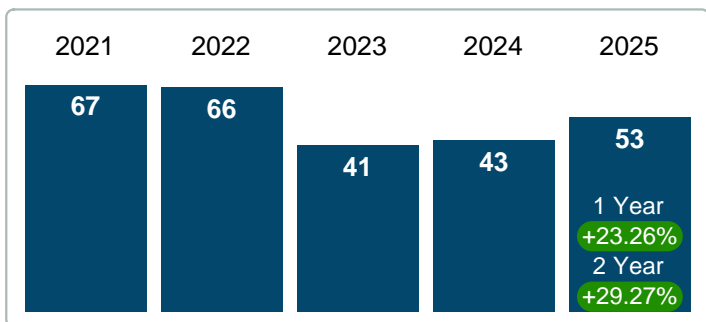
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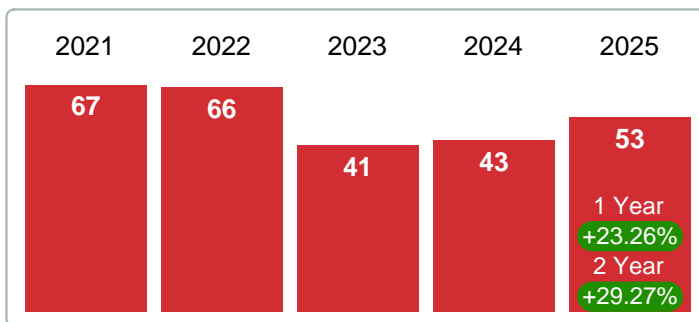
## CLOSED LISTINGS

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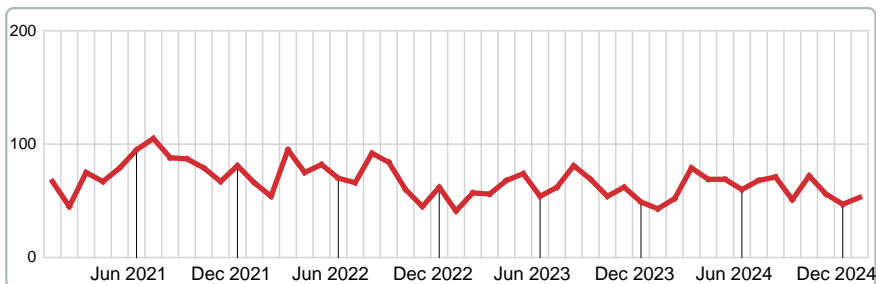
### JANUARY



### YEAR TO DATE (YTD)

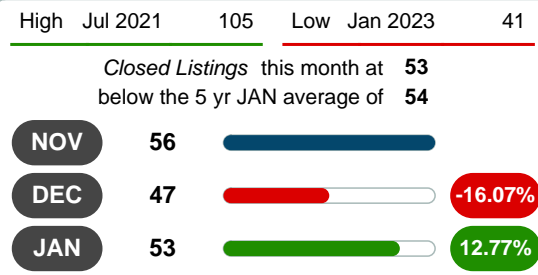


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 54



### 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	9.43%	43.2	2	3	0	0
\$75,001 - \$150,000	8	15.09%	46.8	2	6	0	0
\$150,001 - \$175,000	8	15.09%	32.3	1	7	0	0
\$175,001 - \$225,000	9	16.98%	64.9	1	7	1	0
\$225,001 - \$275,000	11	20.75%	57.4	0	6	5	0
\$275,001 - \$325,000	6	11.32%	40.5	0	4	1	1
\$325,001 and up	6	11.32%	44.2	0	4	2	0
<b>Total Closed Units</b>	<b>53</b>			<b>6</b>	<b>37</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>11,860,577</b>	<b>100%</b>	<b>48.5</b>	<b>748.40K</b>	<b>8.08M</b>	<b>2.73M</b>	<b>299.00K</b>
<b>Average Closed Price</b>	<b>\$223,784</b>			<b>\$124,733</b>	<b>\$218,448</b>	<b>\$303,400</b>	<b>\$299,000</b>

# January 2025



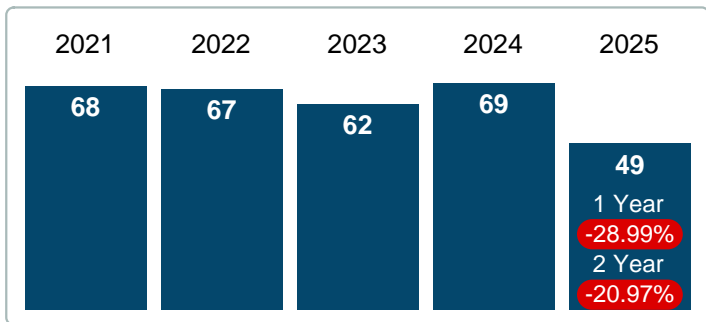
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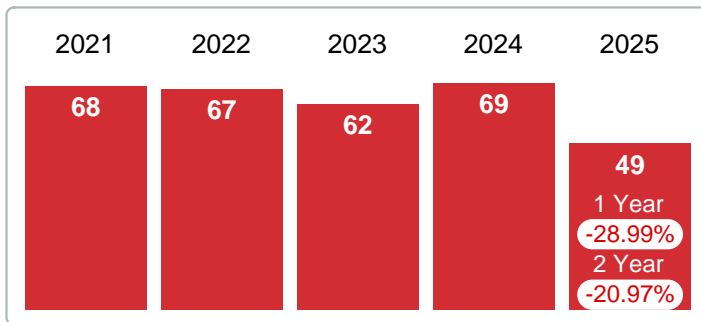
## PENDING LISTINGS

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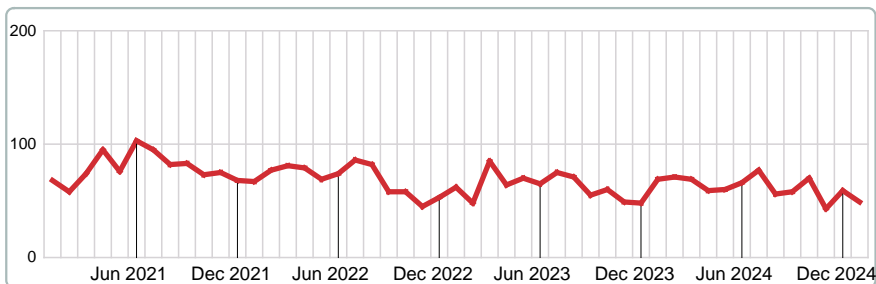
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 63

High Jun 2021 103 Low Nov 2024 43

Pending Listings this month at 49 below the 5 yr JAN average of 63



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.16%	28.5	3	1	0	0
\$75,001 - \$150,000	5	10.20%	41.0	3	2	0	0
\$150,001 - \$175,000	5	10.20%	35.4	0	5	0	0
\$175,001 - \$275,000	15	30.61%	29.7	0	13	2	0
\$275,001 - \$375,000	8	16.33%	40.1	0	5	2	1
\$375,001 - \$500,000	7	14.29%	69.7	0	5	1	1
\$500,001 and up	5	10.20%	38.4	0	0	4	1
<b>Total Pending Units</b>	<b>49</b>			<b>6</b>	<b>31</b>	<b>9</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>14,405,994</b>	<b>100%</b>	<b>32.0</b>	<b>601.40K</b>	<b>7.65M</b>	<b>4.46M</b>	<b>1.69M</b>
<b>Average Listing Price</b>	<b>\$173,186</b>			<b>\$100,233</b>	<b>\$246,913</b>	<b>\$495,656</b>	<b>\$563,133</b>

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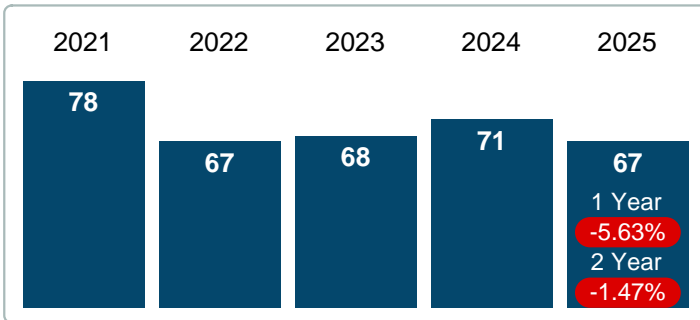
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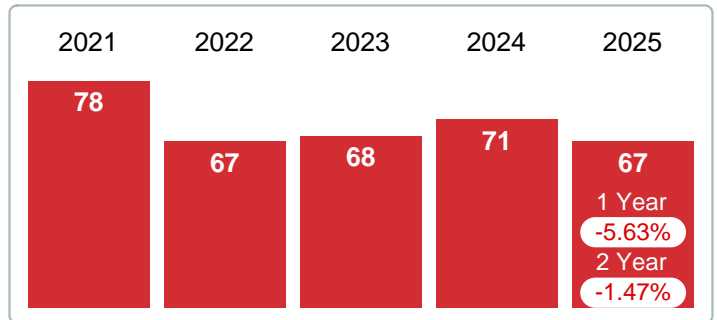
## NEW LISTINGS

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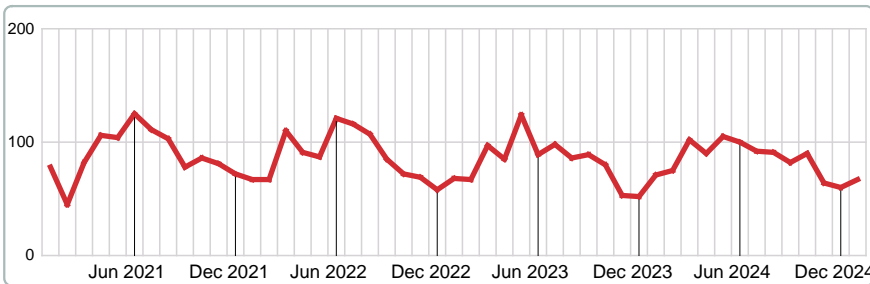
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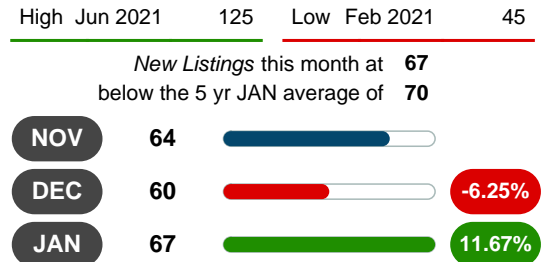


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 70



### 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
\$110,000 and less	6	8.96%	5	1	0	0
\$110,001 - \$160,000	8	11.94%	2	5	1	0
\$160,001 - \$180,000	4	5.97%	0	4	0	0
\$180,001 - \$290,000	22	32.84%	2	16	4	0
\$290,001 - \$440,000	11	16.42%	0	8	3	0
\$440,001 - \$670,000	10	14.93%	0	3	6	1
\$670,001 and up	6	8.96%	1	0	2	3
<b>Total New Listed Units</b>	<b>67</b>		<b>10</b>	<b>37</b>	<b>16</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>21,009,908</b>	<b>100%</b>	<b>1.86M</b>	<b>8.83M</b>	<b>7.23M</b>	<b>3.10M</b>
<b>Average New Listed Listing Price</b>	<b>\$0</b>		<b>\$185,680</b>	<b>\$238,528</b>	<b>\$451,824</b>	<b>\$774,600</b>

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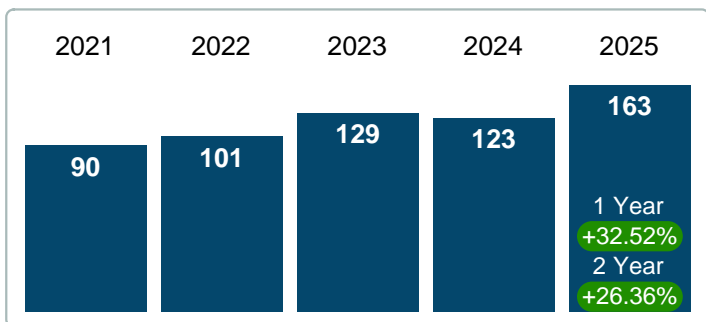
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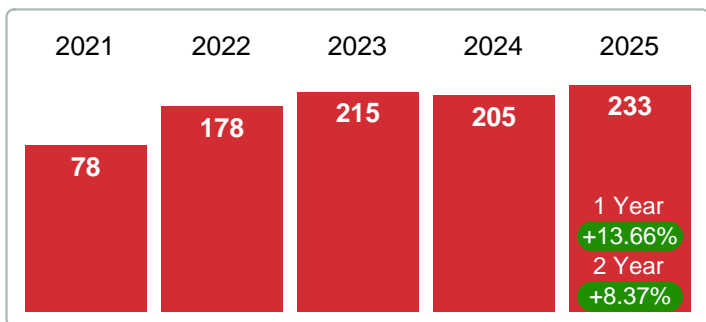
## ACTIVE INVENTORY

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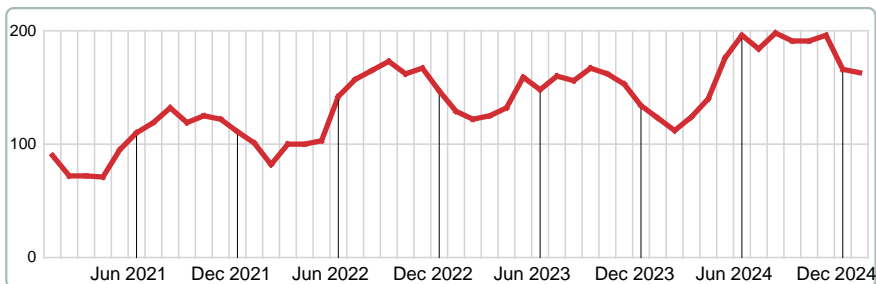
### END OF JANUARY



### ACTIVE DURING JANUARY

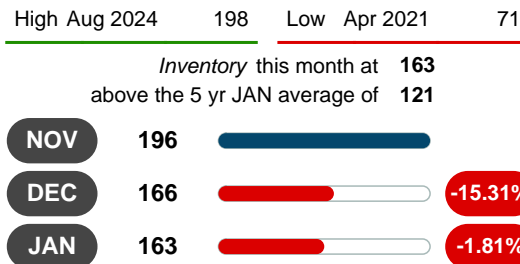


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 121



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	14	8.59%	91.4	7	7	0	0
\$125,001 - \$175,000	13	7.98%	76.2	4	7	2	0
\$175,001 - \$225,000	38	23.31%	77.2	5	24	7	2
\$225,001 - \$300,000	30	18.40%	63.6	2	22	5	1
\$300,001 - \$425,000	29	17.79%	78.1	0	20	8	1
\$425,001 - \$675,000	22	13.50%	84.3	1	6	13	2
\$675,001 and up	17	10.43%	121.4	2	3	5	7
<b>Total Active Inventory by Units</b>	<b>163</b>			<b>21</b>	<b>89</b>	<b>40</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>60,054,753</b>	<b>100%</b>	<b>81.6</b>	<b>4.68M</b>	<b>27.48M</b>	<b>18.69M</b>	<b>9.20M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$368,434</b>			<b>\$222,919</b>	<b>\$308,780</b>	<b>\$467,212</b>	<b>\$707,962</b>

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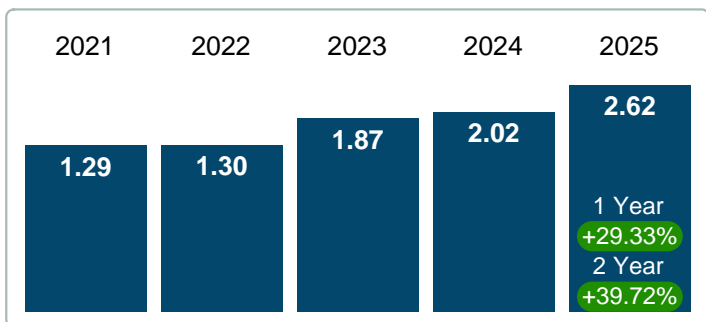
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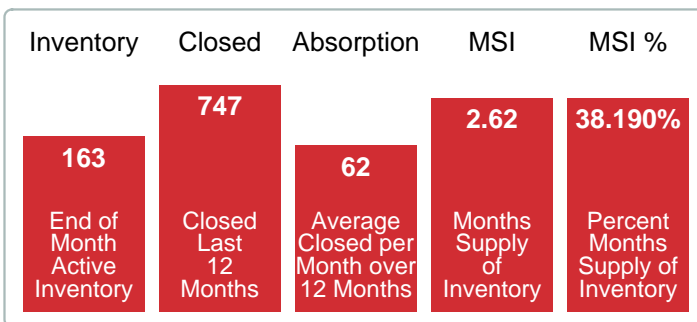
## MONTHS SUPPLY of INVENTORY (MSI)

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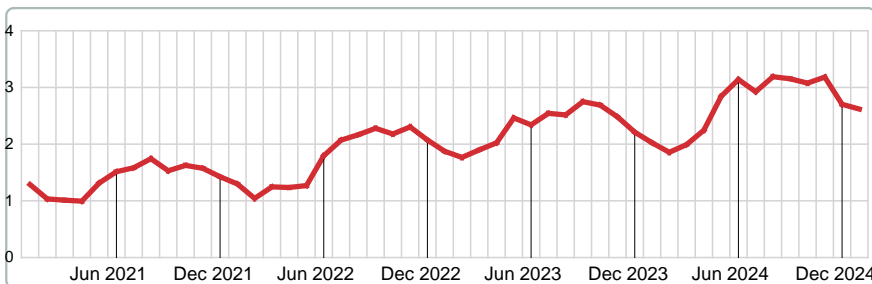
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2025



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 1.82

High Aug 2024 3.19 Low Apr 2021 0.99

Months Supply this month at **2.62**  
above the 5 yr JAN average of **1.82**



### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	14	8.59%	1.30	1.42	1.45	0.00	0.00
\$125,001 - \$175,000	13	7.98%	1.09	1.17	0.90	2.67	0.00
\$175,001 - \$225,000	38	23.31%	2.85	6.67	2.30	3.36	24.00
\$225,001 - \$300,000	30	18.40%	2.20	3.00	2.59	1.40	1.09
\$300,001 - \$425,000	29	17.79%	4.77	0.00	6.15	3.56	4.00
\$425,001 - \$675,000	22	13.50%	4.89	6.00	3.13	7.43	3.00
\$675,001 and up	17	10.43%	8.50	24.00	6.00	6.00	12.00
Market Supply of Inventory (MSI)			2.62	2.03	2.39	3.31	4.88
Total Active Inventory by Units		100%	2.62	21	89	40	13

# January 2025



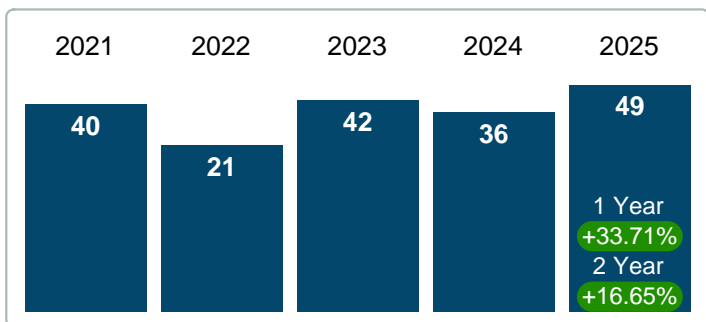
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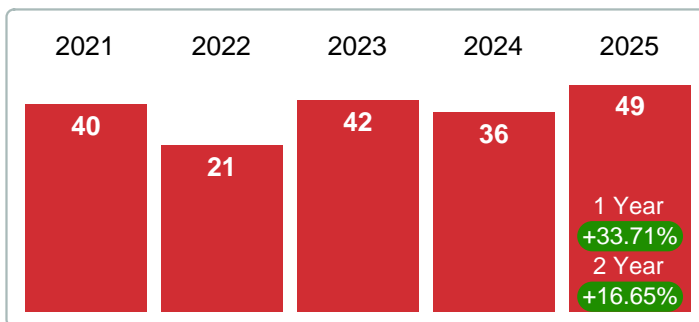
## AVERAGE DAYS ON MARKET TO SALE

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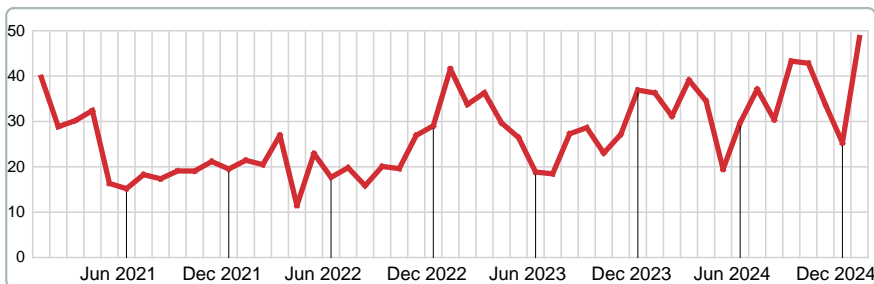
### JANUARY



### YEAR TO DATE (YTD)

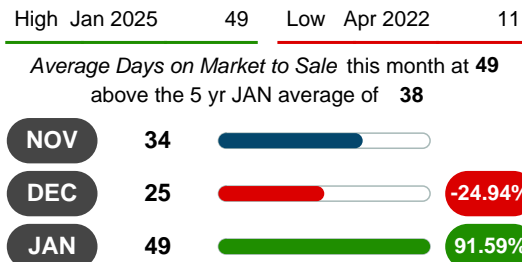


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 38



### 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 <b>5</b>	9.43%	43	85	16	0	0
\$75,001 - \$150,000 <b>8</b>	15.09%	47	51	45	0	0
\$150,001 - \$175,000 <b>8</b>	15.09%	32	31	32	0	0
\$175,001 - \$225,000 <b>9</b>	16.98%	65	64	69	35	0
\$225,001 - \$275,000 <b>11</b>	20.75%	57	0	55	60	0
\$275,001 - \$325,000 <b>6</b>	11.32%	41	0	27	12	124
\$325,001 and up <b>6</b>	11.32%	44	0	41	52	0
<b>Average Closed DOM</b>		49	61	44	50	124
<b>Total Closed Units</b>	100%	49	6	37	9	1
<b>Total Closed Volume</b>		11,860,577	748.40K	8.08M	2.73M	299.00K



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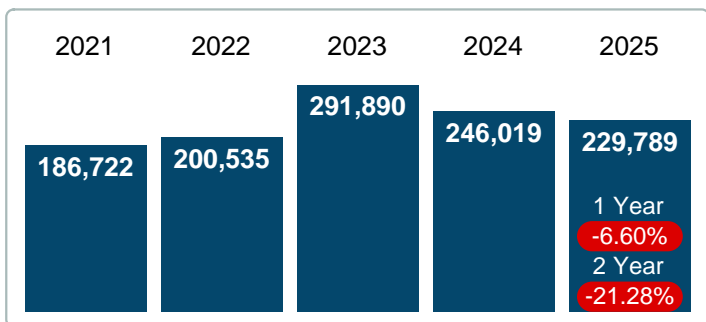
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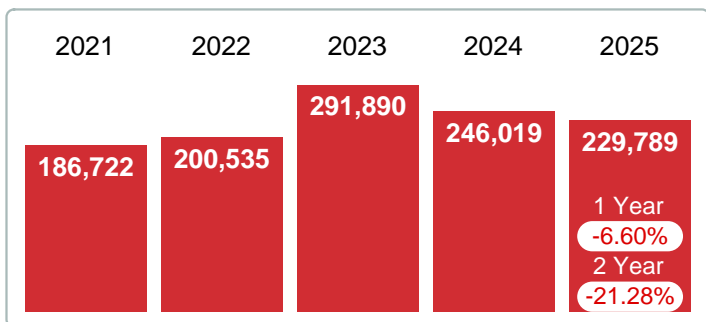
## AVERAGE LIST PRICE AT CLOSING

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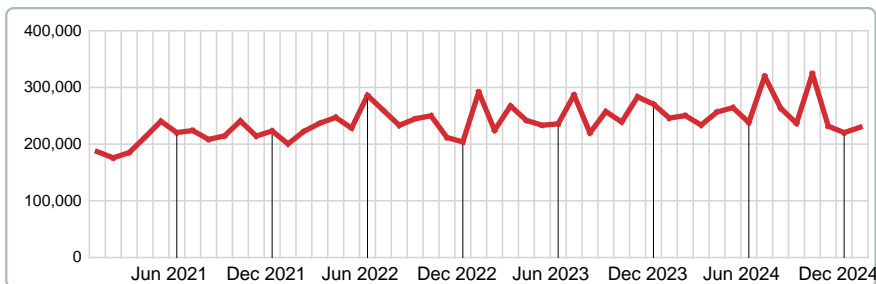
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

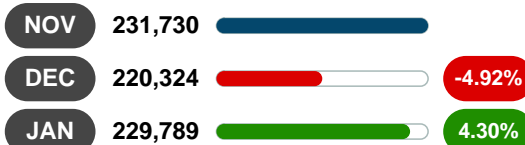


### 3 MONTHS

5 year JAN AVG = 230,991

High Oct 2024 324,392 Low Feb 2021 175,794

Average List Price at Closing this month at **229,789**  
below the 5 yr JAN average of **230,991**



### 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	3	5.66%	66,967	65,950	84,667	0	
\$75,001 - \$150,000	10	18.87%	120,930	130,450	130,567	0	
\$150,001 - \$175,000	7	13.21%	163,257	159,000	174,829	0	
\$175,001 - \$225,000	11	20.75%	203,918	212,000	195,300	180,000	
\$225,001 - \$275,000	8	15.09%	250,750	0	253,100	255,180	
\$275,001 - \$325,000	7	13.21%	291,929	0	307,750	285,000	
\$325,001 and up	7	13.21%	476,171	0	487,325	523,950	
<b>Average List Price</b>		<b>229,789</b>		<b>127,300</b>	<b>225,059</b>	<b>309,867</b>	<b>299,000</b>
<b>Total Closed Units</b>		<b>53</b>	<b>100%</b>	<b>229,789</b>	<b>6</b>	<b>37</b>	<b>9</b>
<b>Total Closed Volume</b>		<b>12,178,799</b>			<b>763.80K</b>	<b>8.33M</b>	<b>2.79M</b>



# January 2025



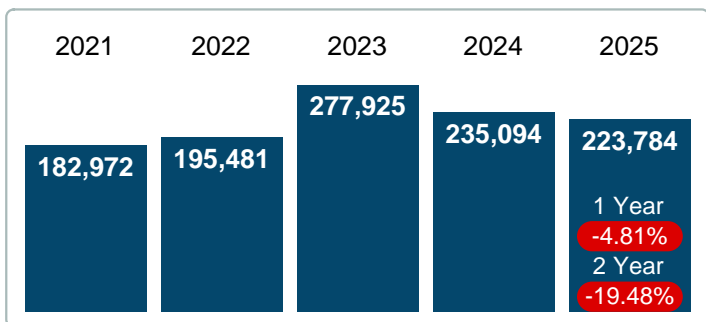
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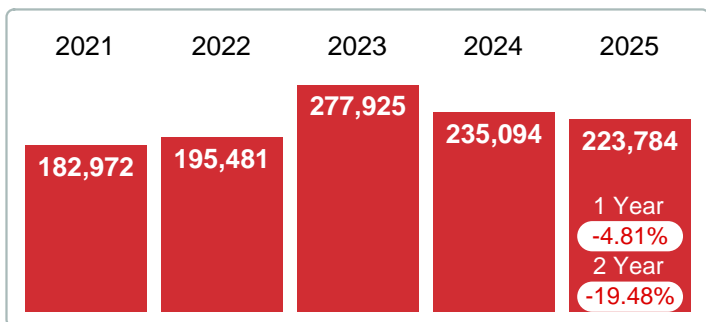
## AVERAGE SOLD PRICE AT CLOSING

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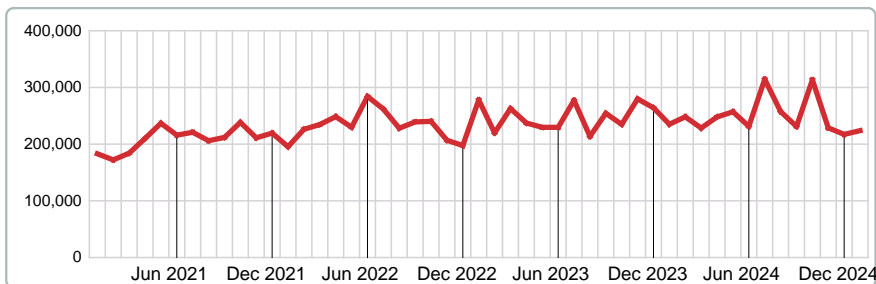
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

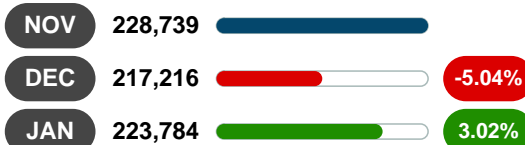


### 3 MONTHS

5 year JAN AVG = 223,051

High Jul 2024 314,368 Low Feb 2021 172,253

Average Sold Price at Closing this month at **223,784**  
above the 5 yr JAN average of **223,051**



### 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	9.43%	64,315	51,250	73,026	0	0
\$75,001 - \$150,000	15.09%	124,738	137,950	120,333	0	0
\$150,001 - \$175,000	15.09%	164,425	155,000	165,771	0	0
\$175,001 - \$225,000	16.98%	198,844	215,000	198,871	182,500	0
\$225,001 - \$275,000	20.75%	246,182	0	244,983	247,620	0
\$275,001 - \$325,000	11.32%	297,833	0	300,750	285,000	299,000
\$325,001 and up	11.32%	490,183	0	479,025	512,500	0
<b>Average Sold Price</b>		<b>223,784</b>	<b>124,733</b>	<b>218,448</b>	<b>303,400</b>	<b>299,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>223,784</b>	<b>6</b>	<b>37</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>11,860,577</b>	<b>748.40K</b>	<b>8.08M</b>	<b>2.73M</b>	<b>299.00K</b>

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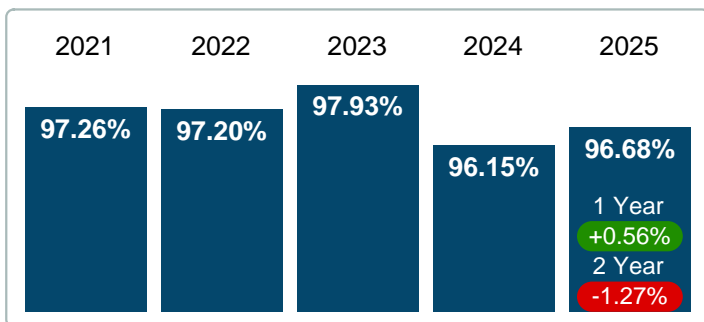
Area Delimited by County Of Creek - Residential Property Type



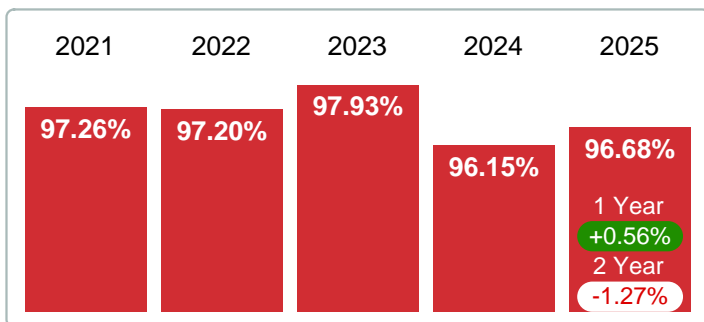
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Feb 11, 2025 for MLS Technology Inc.

### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

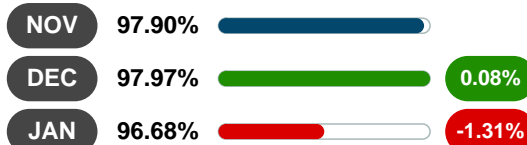


### 3 MONTHS

5 year JAN AVG = 97.04%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **96.68%**  
equal to 5 yr JAN average of **97.04%**



### 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	9.43%	83.96%	77.79%	88.08%	0.00%	0.00%	
\$75,001 - \$150,000	8	15.09%	95.51%	105.64%	92.14%	0.00%	0.00%	
\$150,001 - \$175,000	8	15.09%	96.27%	97.48%	96.10%	0.00%	0.00%	
\$175,001 - \$225,000	9	16.98%	102.69%	101.42%	103.06%	101.39%	0.00%	
\$225,001 - \$275,000	11	20.75%	97.01%	0.00%	96.79%	97.28%	0.00%	
\$275,001 - \$325,000	6	11.32%	98.54%	0.00%	97.81%	100.00%	100.00%	
\$325,001 and up	6	11.32%	97.91%	0.00%	97.93%	97.89%	0.00%	
Average Sold/List Ratio		96.70%		94.29%	96.62%	98.18%	100.00%	
Total Closed Units		53	100%	96.70%	6	37	9	1
Total Closed Volume		11,860,577			748.40K	8.08M	2.73M	299.00K

# January 2025



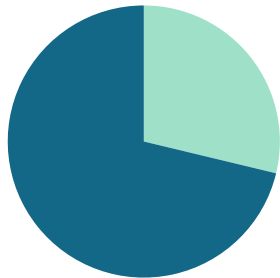
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Feb 11, 2025 for MLS Technology Inc.

### INVENTORY

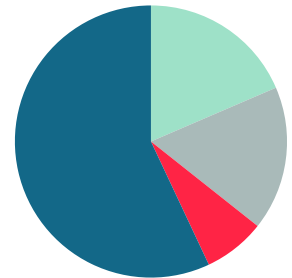


**Inventory**  
 New Listings  
**67 = 28.76%**  
 Start Inventory  
**166**  
 Total Inventory Units  
**233**  
 Volume  
**\$81,194,247**

### Market Activity

Closed Sales  
**53 = 18.53%**  
 Pending Sales  
**49 = 17.13%**  
 Other Off Market  
**21 = 7.34%**  
 Active Inventory  
**163 = 56.99%**

### MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	43	53	23.26%	43	53	23.26%
Pending Sales	69	49	-28.99%	69	49	-28.99%
New Listings	71	67	-5.63%	71	67	-5.63%
Average List Price	246,019	229,789	-6.60%	246,019	229,789	-6.60%
Average Sale Price	235,094	223,784	-4.81%	235,094	223,784	-4.81%
Average Percent of Selling Price to List Price	96.15%	96.68%	0.56%	96.15%	96.68%	0.56%
Average Days on Market to Sale	36.28	48.51	33.71%	36.28	48.51	33.71%
Monthly Inventory	124	163	31.45%	124	163	31.45%
Months Supply of Inventory	2.04	2.62	28.28%	2.04	2.62	28.28%

**Absorption:** Last 12 months, an Average of **62** Sales/Month

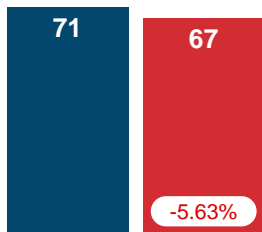
**Inventory** on January 31, 2025 = **163**

**2024** **2025**

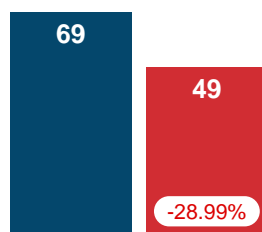
### JANUARY MARKET

### AVERAGE PRICES

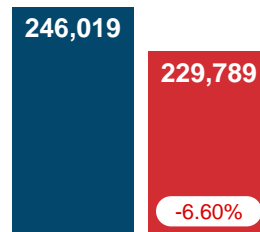
#### New Listings



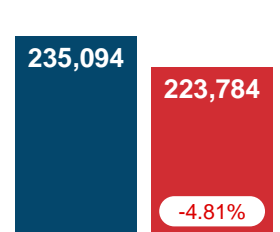
#### Pending Listings



#### List Price



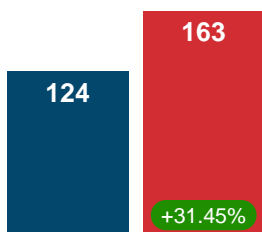
#### Sale Price



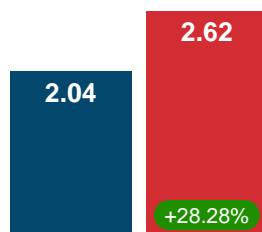
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

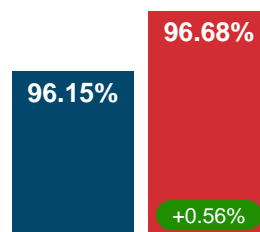
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

