

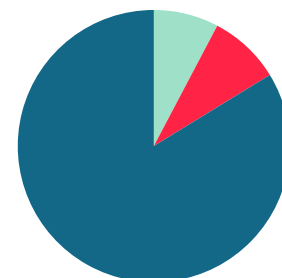
# November 2024

Area Delimited by Entire AIR MLS

## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 17, 2024 for Caylee Pedersen

Compared Metrics	November		
	2023	2024	+/-%
Sold Listings	937	1,098	17.18%
New Listings	2,081	2,035	-2.21%
Average List Price	683,029	684,123	0.16%
Average Sale Price	632,682	638,331	0.89%
Average Percent of Selling Price to List Price	93.15%	168.25%	80.62%
Average Days on Market to Sale	74.52	85.80	15.14%
End of Month Inventory	9,450	11,906	25.99%
Months Supply of Inventory	7.57	9.63	27.25%



■ Sold (7.72%)  
■ Other OffMarket (8.53%)  
■ Active (83.75%)

**Absorption:** Last 12 months, an Average of **1,236** Sales/Month  
**Active Inventory** as of November 30, 2024 = **11,906**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2024 rose **25.99%** to 11,906 existing homes available for sale. Over the last 12 months this area has had an average of 1,236 closed sales per month. This represents an unsold inventory index of **9.63** 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 **0.89%** in November 2024 to \$638,331 versus the previous year at \$632,682.

#### Average Days on Market Lengthens

The average number of **85.80** days that homes spent on the market before selling increased by 11.28 days or **15.14%** in November 2024 compared to last year's same month at **74.52** DOM.

#### Sales Success for November 2024 is Positive

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

There were 2,035 New Listings in November 2024, down **2.21%** from last year at 2,081. Furthermore, there were 1,098 Sold Listings this month versus last year at 937, a **17.18%** increase.

Closed versus Listed trends yielded a **54.0%** ratio, up from previous year's, November 2023, at **45.0%**, a **19.83%** 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>Sold Listings</b>	<b>2</b>
<b>New Listings</b>	<b>3</b>
<b>Inventory</b>	<b>4</b>
<b>Months Supply of Inventory</b>	<b>5</b>
<b>Average Days on Market to Sale</b>	<b>6</b>
<b>Average List Price at Closing</b>	<b>7</b>
<b>Average Sale Price at Closing</b>	<b>8</b>
<b>Average Percent of Selling Price to List Price</b>	<b>9</b>
<b>Market Summary</b>	<b>10</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®

**Caylee Pedersen -**

**Phone:**

**Email:** [enjoykamloopsregroupassistant@gmail.com](mailto:enjoykamloopsregroupassistant@gmail.com)

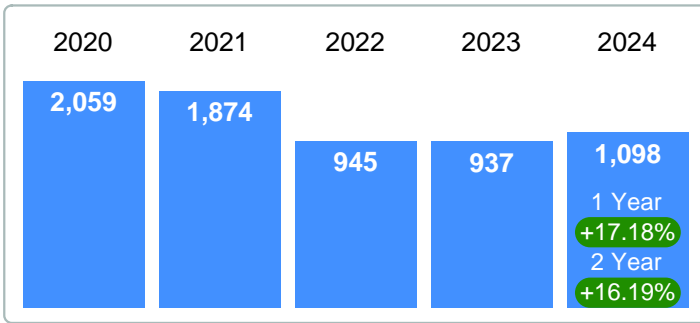
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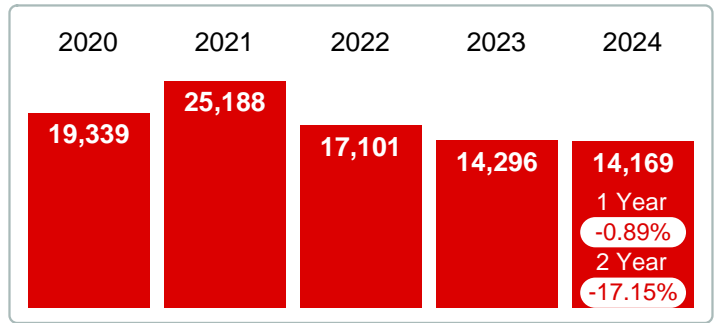
## SOLD LISTINGS

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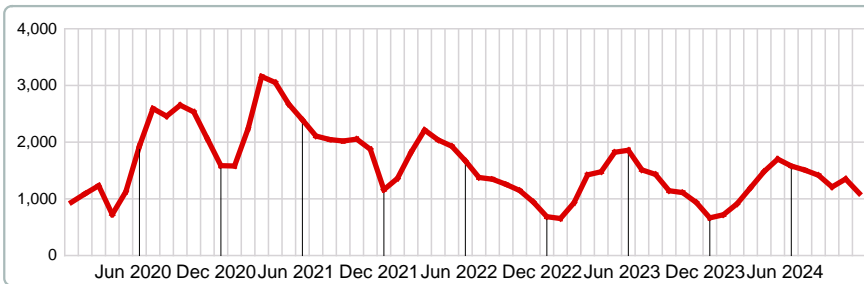
### NOVEMBER



### YEAR TO DATE (YTD)

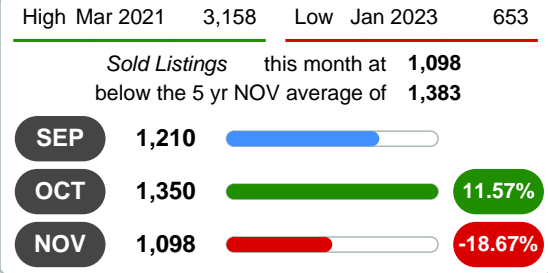


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 1,383



### SOLD LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	95	8.65%	128.8	82	13	0	0
\$175,001 - \$325,000	145	13.21%	87.9	97	34	12	2
\$325,001 - \$450,000	156	14.21%	75.1	107	33	10	6
\$450,001 - \$650,000	276	25.14%	77.0	112	103	44	17
\$650,001 - \$825,000	178	16.21%	79.5	40	69	50	19
\$825,001 - \$1,075,000	138	12.57%	77.5	17	34	60	27
\$1,075,001 and up	110	10.02%	103.7	13	22	33	42
<b>Total Closed Units</b>	<b>1,098</b>			<b>468</b>	<b>308</b>	<b>209</b>	<b>113</b>
<b>Total Closed Volume</b>	<b>700,887,563</b>	<b>100%</b>	<b>85.8</b>	<b>219.38M</b>	<b>194.91M</b>	<b>173.33M</b>	<b>113.26M</b>
<b>Average Closed Price</b>	<b>\$638,331</b>			<b>\$468,761</b>	<b>\$632,837</b>	<b>\$829,337</b>	<b>\$1,002,319</b>

Contact: Caylee Pedersen

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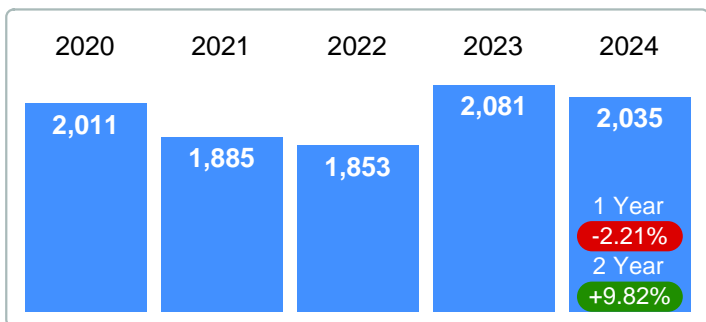
# November 2024

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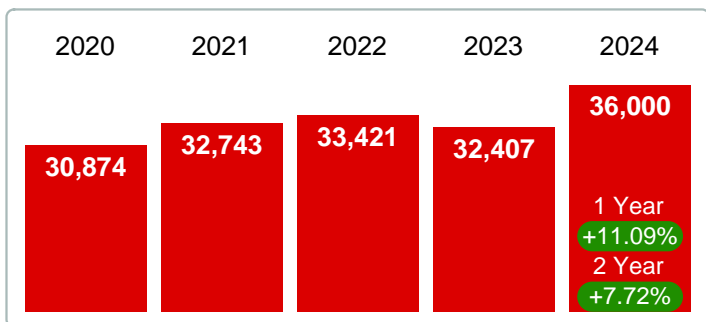
## NEW LISTINGS

Report produced on Dec 17, 2024 for Caylee Pedersen

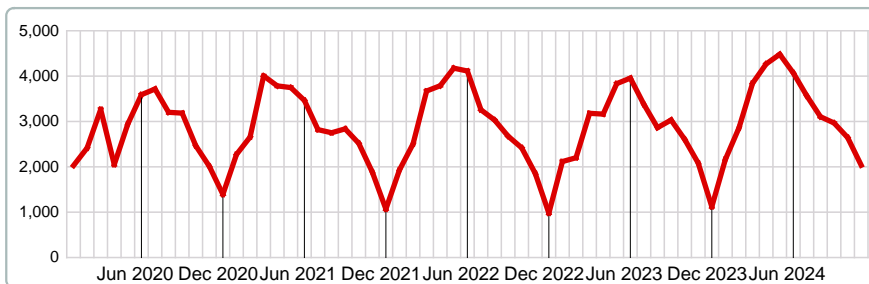
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 1,973

High May 2024 4,481 Low Dec 2022 979

New Listings this month at **2,035**  
above the 5 yr NOV average of **1,973**

SEP	2,967	<div style="width: 100%;"></div>
OCT	2,646	<div style="width: 100%;"></div> -10.82%
NOV	2,035	<div style="width: 100%;"></div> -23.09%

### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	191	9.39%	166	15	5	5
\$125,001 - \$325,000	270	13.27%	229	36	4	1
\$325,001 - \$450,000	271	13.32%	203	56	6	6
\$450,001 - \$750,000	545	26.78%	226	202	90	27
\$750,001 - \$975,000	284	13.96%	69	103	77	35
\$975,001 - \$1,475,000	257	12.63%	54	64	72	67
\$1,475,001 and up	217	10.66%	83	40	35	59
<b>Total New Listed Units</b>	<b>2,035</b>		<b>1,030</b>	<b>516</b>	<b>289</b>	<b>200</b>
<b>Total New Listed Volume</b>	<b>1,714,412,582</b>	<b>100%</b>	<b>715.76M</b>	<b>405.89M</b>	<b>290.78M</b>	<b>301.98M</b>
<b>Average New Listed Listing Price</b>	<b>\$601,667</b>		<b>\$694,914</b>	<b>\$786,614</b>	<b>\$1,006,146</b>	<b>\$1,509,911</b>

Contact: Caylee Pedersen

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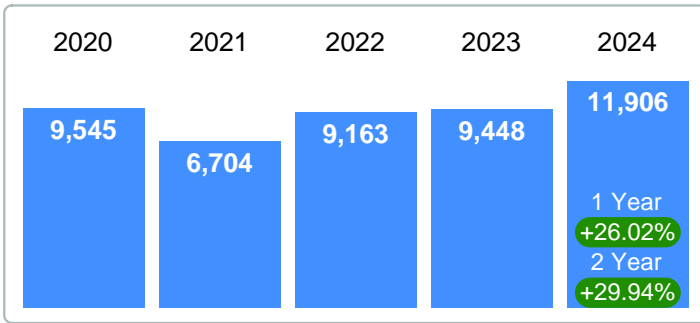
# November 2024

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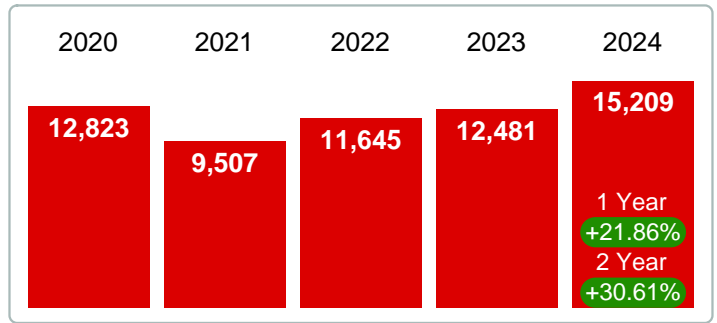
## ACTIVE INVENTORY

Report produced on Dec 17, 2024 for Caylee Pedersen

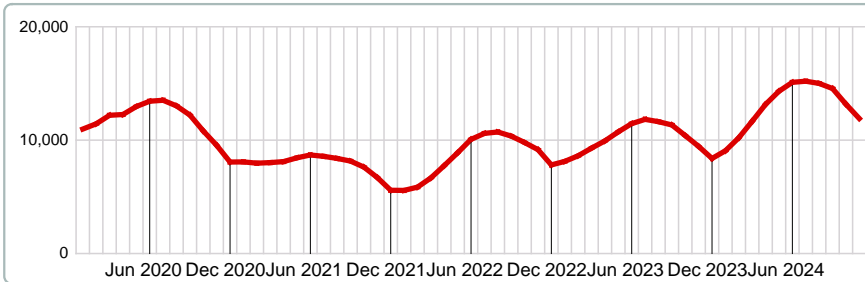
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

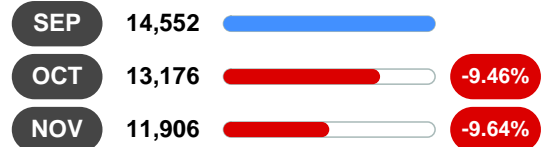


### 3 MONTHS

5 year NOV AVG = 9,353

High Jul 2024 15,199 Low Jan 2022 5,568

Inventory this month at **11,906**  
above the 5 yr NOV average of **9,353**



### 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	1,139	9.57%	796.0	862	147	73	57
\$50,001 - \$250,000	1,479	12.42%	206.0	1,352	114	10	3
\$250,001 - \$425,000	1,669	14.02%	129.1	1,377	230	50	12
\$425,001 - \$775,000	3,043	25.56%	118.2	1,627	888	376	152
\$775,001 - \$1,150,000	1,922	16.14%	116.2	560	588	495	279
\$1,150,001 - \$1,875,000	1,451	12.19%	129.0	352	326	374	399
\$1,875,001 and up	1,203	10.10%	151.4	515	172	204	312
Total Active Inventory by Units			11,906	6,645	2,465	1,582	1,214
Total Active Inventory by Volume			11,668,662,296	5.38B	2.17B	1.95B	2.16B
Average Active Inventory Listing Price			\$980,066	\$809,730	\$882,310	\$1,232,399	\$1,782,087

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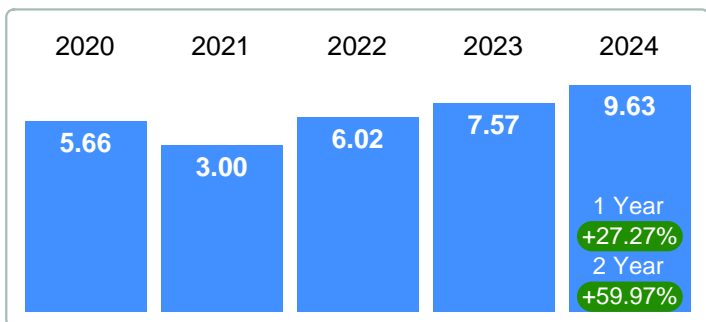
# November 2024

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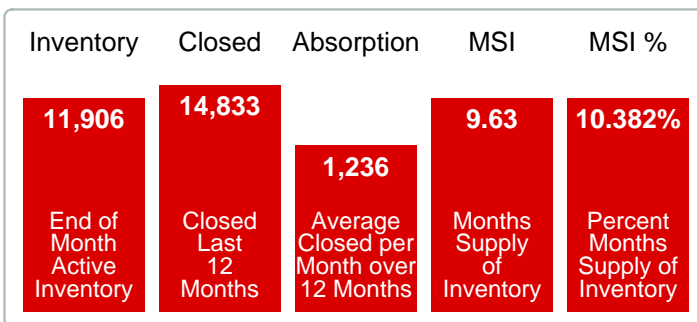
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 17, 2024 for Caylee Pedersen

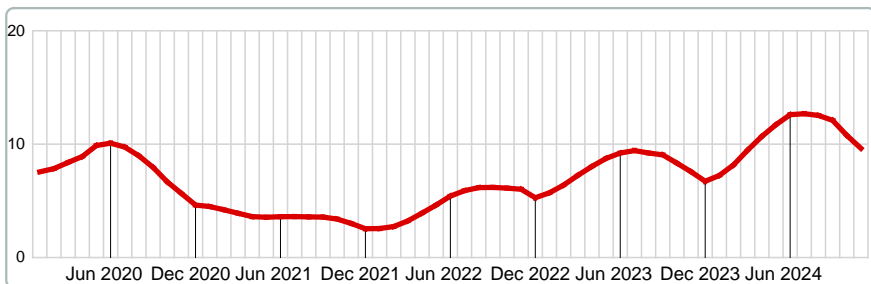
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024

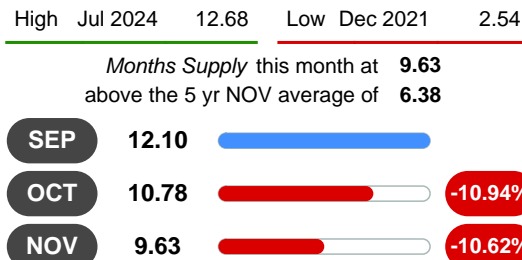


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 6.38



### 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	1,139	9.57%	35.23	27.51	147.00	0.00	0.00
\$50,001 - \$250,000	1,479	12.42%	10.28	11.60	5.01	2.61	4.50
\$250,001 - \$425,000	1,669	14.02%	7.13	8.51	4.57	3.11	2.06
\$425,001 - \$775,000	3,043	25.56%	6.25	9.92	4.88	3.71	3.82
\$775,001 - \$1,150,000	1,922	16.14%	8.39	20.24	8.74	6.01	5.39
\$1,150,001 - \$1,875,000	1,451	12.19%	16.99	39.11	17.94	13.77	12.84
\$1,875,001 and up	1,203	10.10%	49.27	85.83	46.91	27.20	43.03
Market Supply of Inventory (MSI)			9.63	12.87	7.14	6.64	8.90
Total Active Inventory by Units		100%	9.63	6,645	2,465	1,582	1,214

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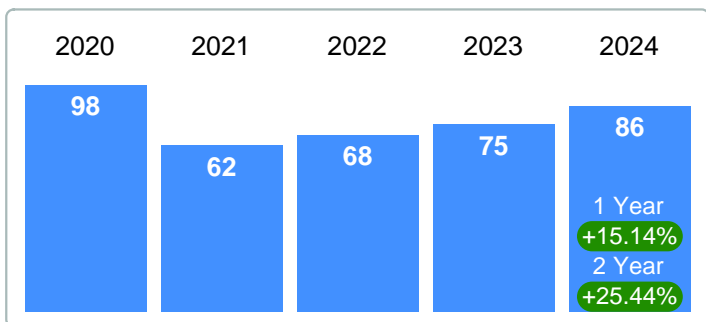
# November 2024

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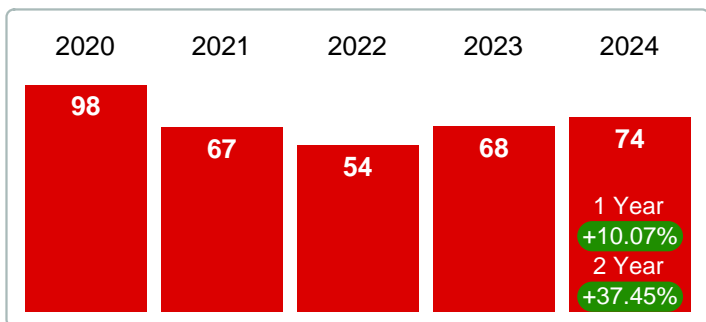
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Dec 17, 2024 for Caylee Pedersen

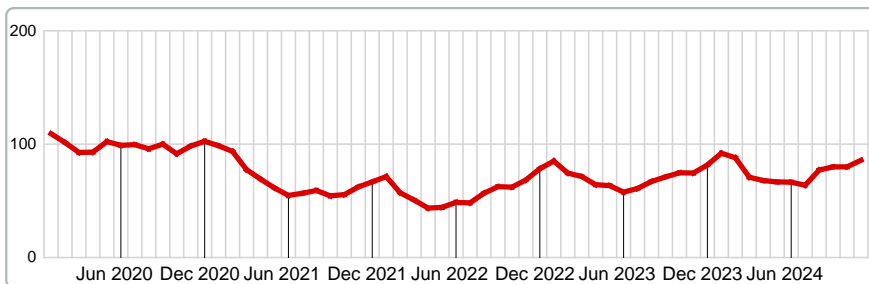
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

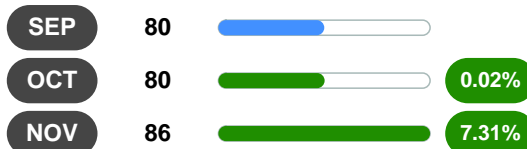


### 3 MONTHS

5 year NOV AVG = 78

High Jan 2020 109 Low Apr 2022 44

Average Days on Market to Sale this month at **86**  
above the 5 yr NOV average of **78**



### 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
\$175,000 and less	8.65%	129	134	95	0	0
\$175,001 - \$325,000	13.21%	88	94	72	87	70
\$325,001 - \$450,000	14.21%	75	73	74	64	138
\$450,001 - \$650,000	25.14%	77	81	71	84	65
\$650,001 - \$825,000	16.21%	80	100	68	79	81
\$825,001 - \$1,075,000	12.57%	78	144	84	63	61
\$1,075,001 and up	10.02%	104	172	100	92	94
Average Closed DOM		86	98	75	77	82
Total Closed Units	100%	86	468	308	209	113
Total Closed Volume		700,887,563	219.38M	194.91M	173.33M	113.26M

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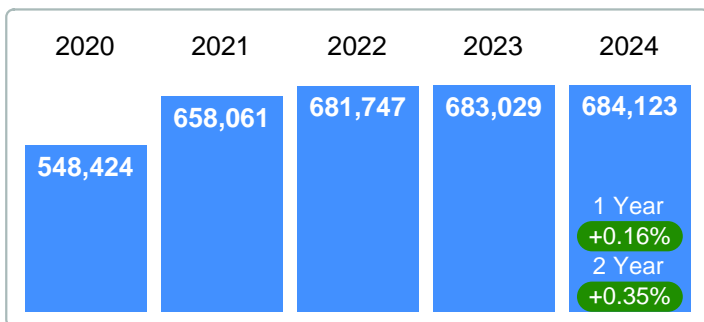
# November 2024

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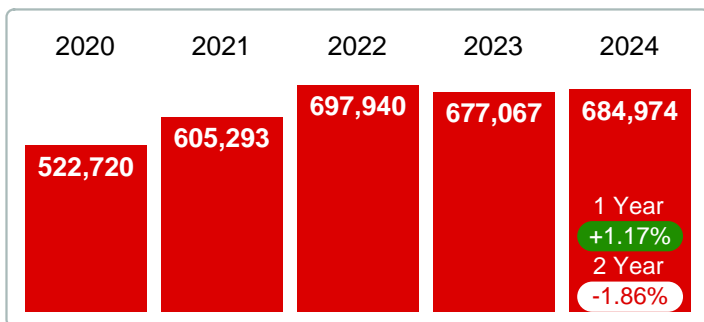
## AVERAGE LIST PRICE AT CLOSING

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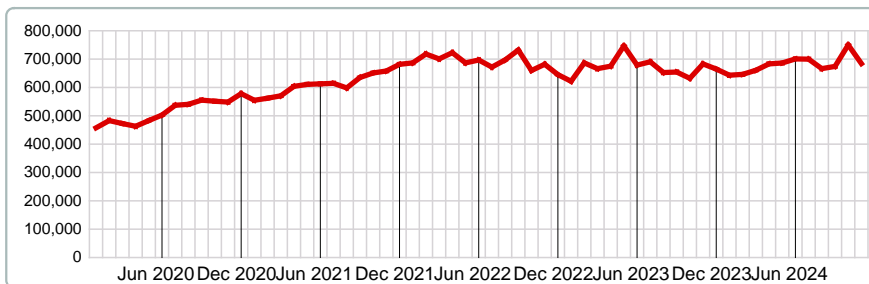
### NOVEMBER



### YEAR TO DATE (YTD)

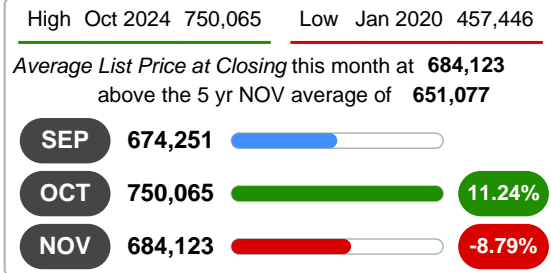


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 651,077



## 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
\$175,000 and less	75	6.83%	73,449	96,971	147,000	0
\$175,001 - \$325,000	137	12.48%	257,636	287,280	286,826	285,906
\$325,001 - \$450,000	164	14.94%	393,328	403,779	412,782	437,670
\$450,001 - \$650,000	267	24.32%	558,694	552,109	593,143	609,398
\$650,001 - \$825,000	177	16.12%	744,466	797,751	760,821	770,856
\$825,001 - \$1,075,000	141	12.84%	934,234	1,034,741	996,894	973,641
\$1,075,001 and up	137	12.48%	1,702,101	3,908,462	1,499,900	1,575,518
<b>Average List Price</b>		<b>684,123</b>		<b>515,318</b>	<b>668,076</b>	<b>878,346</b>
<b>Total Closed Units</b>		<b>1,098</b>	<b>100%</b>	<b>684,123</b>	<b>468</b>	<b>308</b>
<b>Total Closed Volume</b>		<b>751,167,224</b>			<b>241.17M</b>	<b>205.77M</b>

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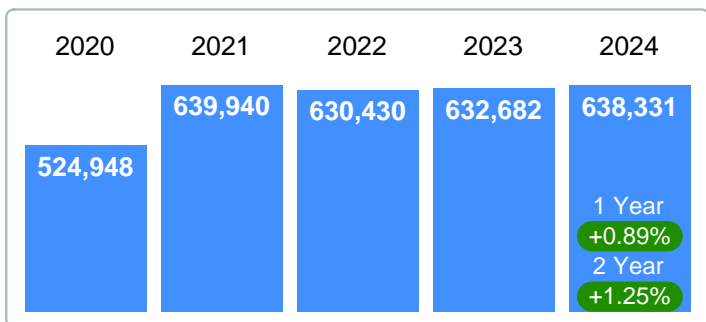
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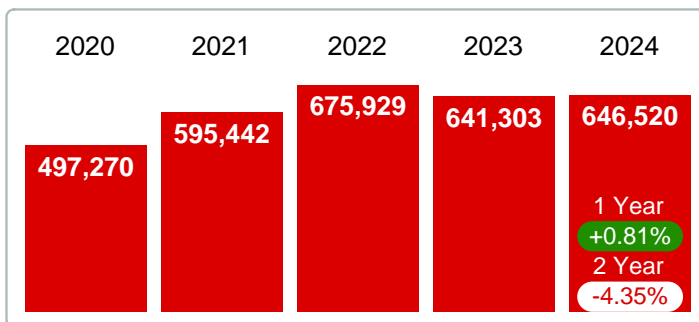
## AVERAGE SOLD PRICE AT CLOSING

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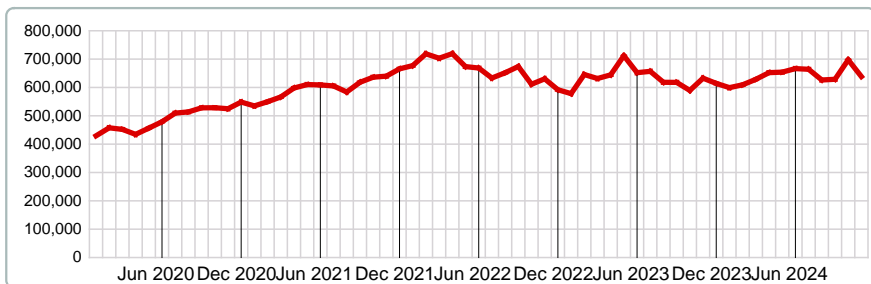
### NOVEMBER



### YEAR TO DATE (YTD)

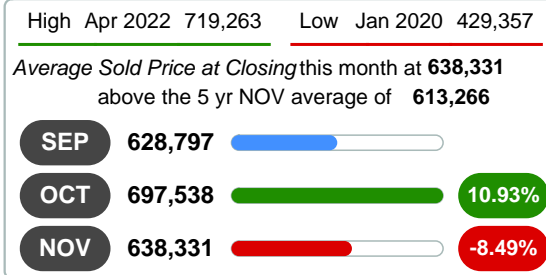


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 613,266



## 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
\$175,000 and less	8.65%	87,868	82,069	124,446	0	0
\$175,001 - \$325,000	13.21%	260,029	259,115	261,753	253,370	315,000
\$325,001 - \$450,000	14.21%	386,533	382,451	391,450	395,770	416,871
\$450,001 - \$650,000	25.14%	551,938	531,061	565,552	565,092	572,944
\$650,001 - \$825,000	16.21%	735,082	740,808	734,338	736,902	720,942
\$825,001 - \$1,075,000	12.57%	936,587	947,935	933,438	931,318	945,115
\$1,075,001 and up	10.02%	1,655,530	3,182,154	1,400,932	1,477,121	1,456,543
<b>Average Sold Price</b>		<b>638,331</b>	<b>468,761</b>	<b>632,837</b>	<b>829,337</b>	<b>1,002,319</b>
<b>Total Closed Units</b>	100%	<b>1,098</b>	<b>468</b>	<b>308</b>	<b>209</b>	<b>113</b>
<b>Total Closed Volume</b>		<b>700,887,563</b>	<b>219.38M</b>	<b>194.91M</b>	<b>173.33M</b>	<b>113.26M</b>

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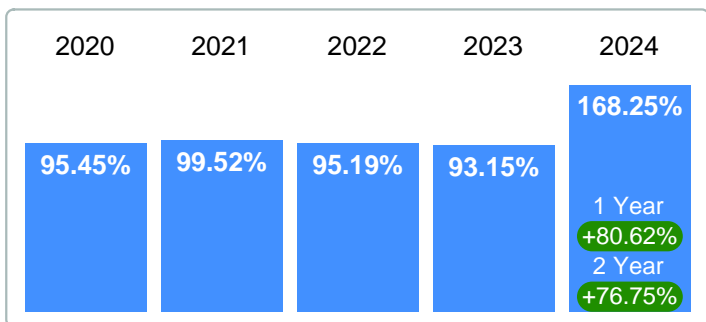
# November 2024

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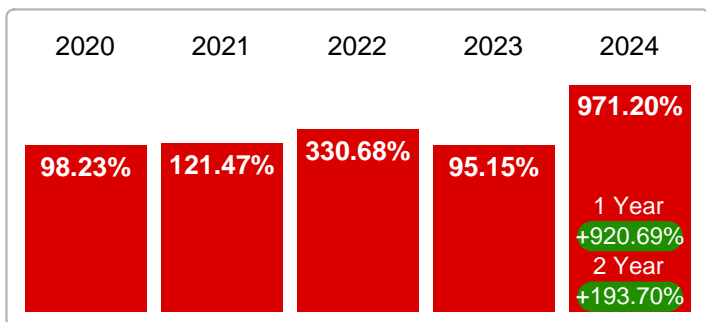
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 17, 2024 for Caylee Pedersen

### NOVEMBER



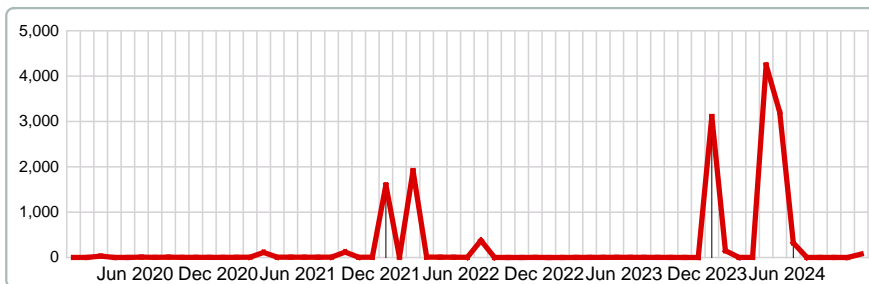
### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

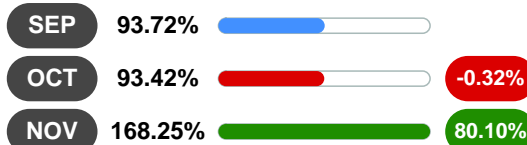
### 3 MONTHS

5 year NOV AVG = 110.31%



High Apr 2024, 335.84% Low Dec 2022 92.41%

Average Sold/List Ratio this month at **168.25%** above the 5 yr NOV average of **110.31%**



## 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
\$175,000 and less	95	8.65%	89.23%	89.53%	87.32%	0.00%	0.00%
\$175,001 - \$325,000	145	13.21%	91.32%	91.32%	91.81%	89.29%	94.77%
\$325,001 - \$450,000	156	14.21%	94.63%	94.90%	95.10%	90.97%	93.27%
\$450,001 - \$650,000	276	25.14%	95.44%	96.40%	95.60%	93.15%	94.06%
\$650,001 - \$825,000	178	16.21%	95.40%	93.38%	96.59%	95.66%	94.63%
\$825,001 - \$1,075,000	138	12.57%	686.49%	92.42%	93.87%	1456.47%	95.72%
\$1,075,001 and up	110	10.02%	92.72%	85.57%	93.75%	93.83%	93.51%
Average Sold/List Ratio		168.20%		93.10%	94.68%	484.92%	94.32%
Total Closed Units		1,098	100%	468	308	209	113
Total Closed Volume		700,887,563		219.38M	194.91M	173.33M	113.26M

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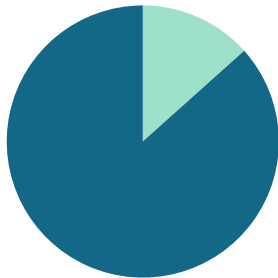
# November 2024

Area Delimited by Entire AIR MLS

## MARKET SUMMARY

Report produced on Dec 17, 2024 for Caylee Pedersen

### INVENTORY



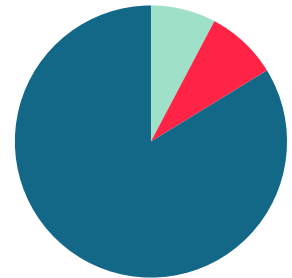
### Inventory

- New Listings  
**2,035 = 13.38%**
- Start Inventory  
**13,176**
- Total Inventory Units  
**15,211**
- Volume  
**\$14,668,424,552**

### Market Activity

- Sold Listings  
**1,098 = 7.72%**
- Other Off Market  
**1,212 = 8.53%**
- Active Inventory  
**11,906 = 83.75%**

### MARKET ACTIVITY



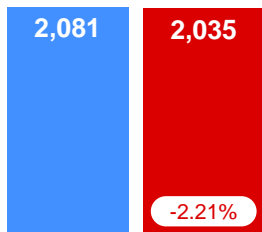
Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Sold Listings	937	1,098	17.18%	14,296	14,169	-0.89%
New Listings	2,081	2,035	-2.21%	32,407	36,000	11.09%
Average List Price	683,029	684,123	0.16%	677,067	684,974	1.17%
Average Sale Price	632,682	638,331	0.89%	641,303	646,520	0.81%
Average Percent of Selling Price to List Price	93.15%	168.25%	80.62%	95.15%	971.20%	920.69%
Average Days on Market to Sale	74.52	85.80	15.14%	67.59	74.40	10.07%
Monthly Inventory	9,450	11,906	25.99%	9,450	11,906	25.99%
Months Supply of Inventory	7.57	9.63	27.25%	7.57	9.63	27.25%

**Absorption:** Last 12 months, an Average of **1,236** Sales/Month

**Inventory** on November 30, 2024 = **11,906** 2023 2024

### NOVEMBER MARKET

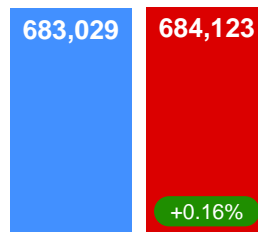
#### New Listings



#### Pending Listings



#### List Price

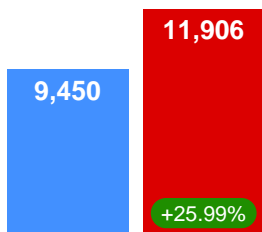


#### Sale Price

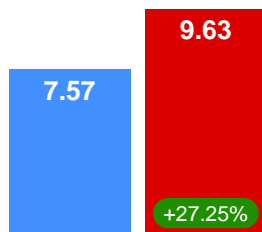


### INVENTORY

#### Active Inventory

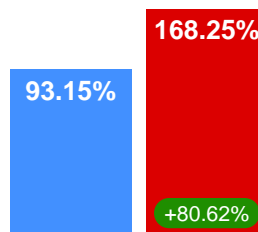


#### Monthly Supply of Inventory

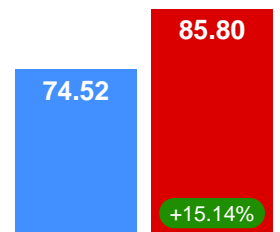


### AVERAGE SOLD/LIST RATIO & DOM

#### Sale/List Ratio



#### Days on Market



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