



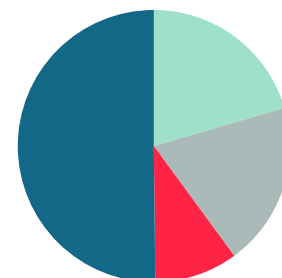
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	81	60	-25.93%
Pending Listings	68	57	-16.18%
New Listings	72	58	-19.44%
Average List Price	223,245	205,238	-8.07%
Average Sale Price	219,444	199,279	-9.19%
Average Percent of Selling Price to List Price	98.99%	96.77%	-2.23%
Average Days on Market to Sale	19.52	29.42	50.71%
End of Month Inventory	203	147	-27.59%
Months Supply of Inventory	2.61	2.08	-20.25%



■ Closed (20.48%)
■ Pending (19.45%)
■ Other OffMarket (9.90%)
■ Active (50.17%)

Absorption: Last 12 months, an Average of **71 Sales/Month Active Inventory** as of December 31, 2022 = **147**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2022 decreased **27.59%** to 147 existing homes available for sale. Over the last 12 months this area has had an average of 71 closed sales per month. This represents an unsold inventory index of **2.08** 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 **9.19%** in December 2022 to \$199,279 versus the previous year at \$219,444.

Average Days on Market Lengthens

The average number of **29.42** days that homes spent on the market before selling increased by 9.90 days or **50.71%** in December 2022 compared to last year's same month at **19.52** DOM.

Sales Success for December 2022 is Positive

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

There were 58 New Listings in December 2022, down **19.44%** from last year at 72. Furthermore, there were 60 Closed Listings this month versus last year at 81, a **-25.93%** decrease.

Closed versus Listed trends yielded a **103.4%** ratio, down from previous year's, December 2021, at **112.5%**, a **8.05%** downswing. This will certainly create pressure on a decreasing 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

December 2022



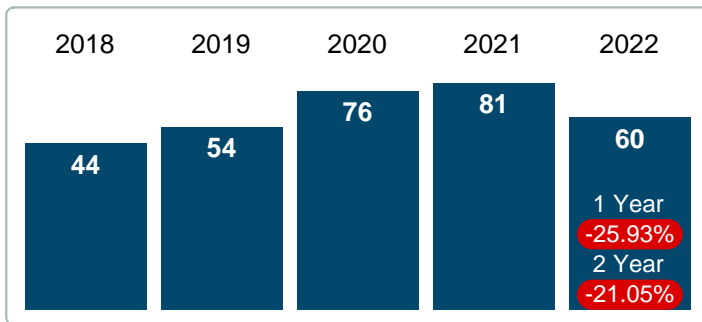
Area Delimited by County Of Creek - Residential Property Type



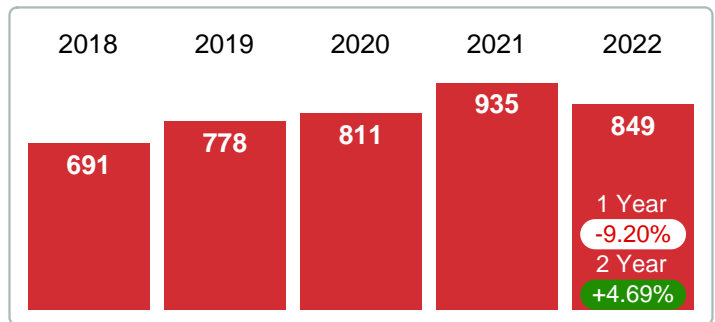
CLOSED LISTINGS

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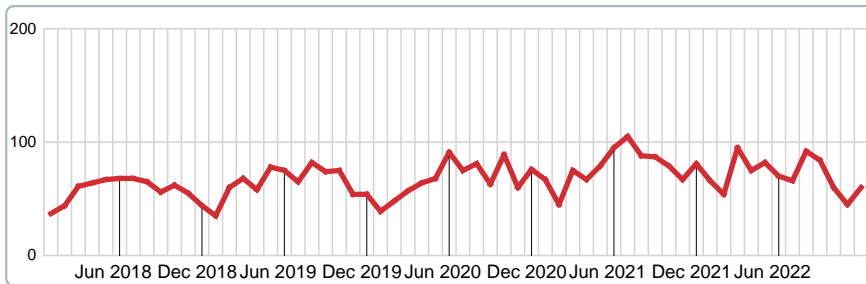
DECEMBER



YEAR TO DATE (YTD)

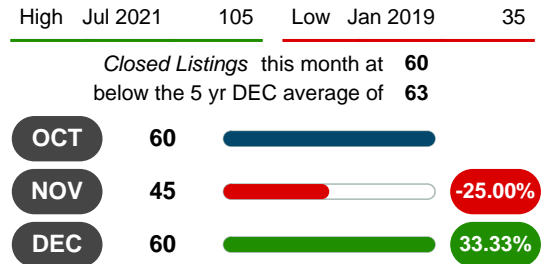


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 63



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	8.33%	48.4	2	3	0	0
\$75,001 - \$100,000	7	11.67%	39.0	3	3	1	0
\$100,001 - \$150,000	8	13.33%	19.0	2	5	1	0
\$150,001 - \$175,000	7	11.67%	42.9	1	6	0	0
\$175,001 - \$225,000	19	31.67%	19.3	3	15	1	0
\$225,001 - \$325,000	7	11.67%	22.9	0	5	2	0
\$325,001 and up	7	11.67%	38.7	0	2	5	0
Total Closed Units	60			11	39	10	0
Total Closed Volume	11,956,730	100%	29.4	1.36M	7.58M	3.01M	0.00B
Average Closed Price	\$199,279			\$124,082	\$194,382	\$301,093	\$0

December 2022



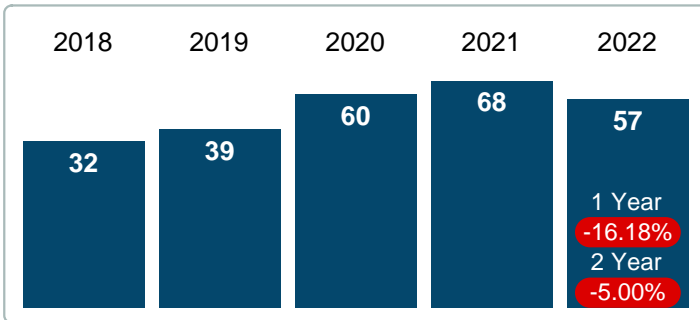
Area Delimited by County Of Creek - Residential Property Type



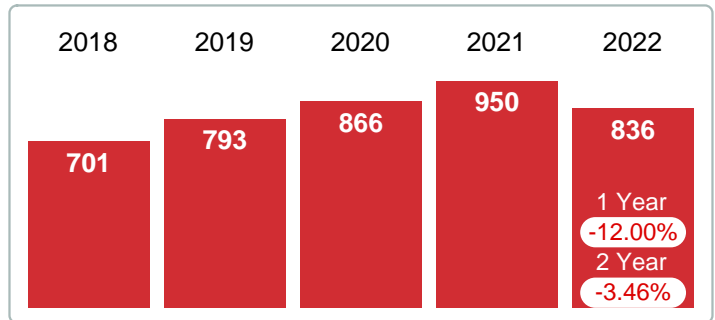
PENDING LISTINGS

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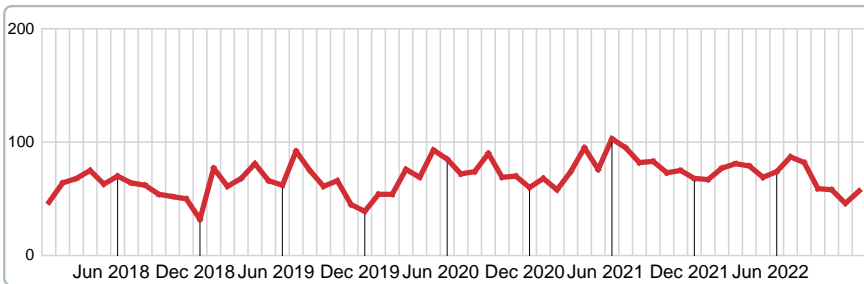
DECEMBER



YEAR TO DATE (YTD)

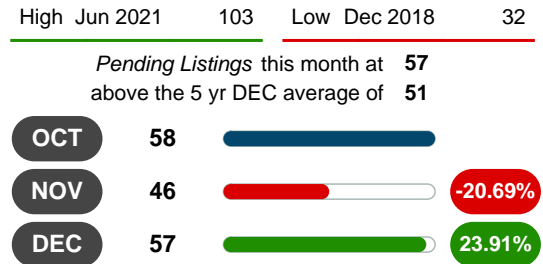


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 51



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	5	8.77%	75.4	2	3	0	0
\$75,001 - \$100,000	6	10.53%	62.0	3	1	1	1
\$100,001 - \$125,000	4	7.02%	32.3	1	2	1	0
\$125,001 - \$175,000	17	29.82%	40.2	5	11	0	1
\$175,001 - \$225,000	12	21.05%	48.0	2	10	0	0
\$225,001 - \$375,000	6	10.53%	53.8	0	3	2	1
\$375,001 and up	7	12.28%	52.4	0	5	2	0
Total Pending Units	57			13	35	6	3
Total Pending Volume	12,522,806	100%	66.7	1.65M	7.32M	2.98M	562.00K
Average Listing Price	\$163,693			\$127,277	\$209,265	\$496,988	\$187,333

December 2022



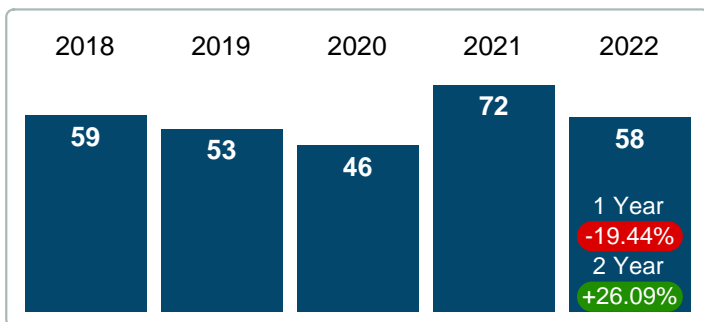
Area Delimited by County Of Creek - Residential Property Type



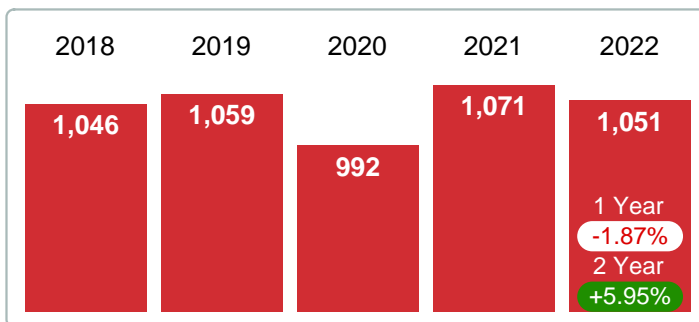
NEW LISTINGS

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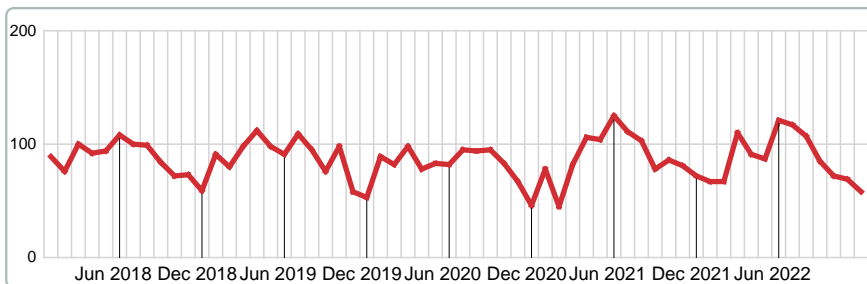
DECEMBER



YEAR TO DATE (YTD)

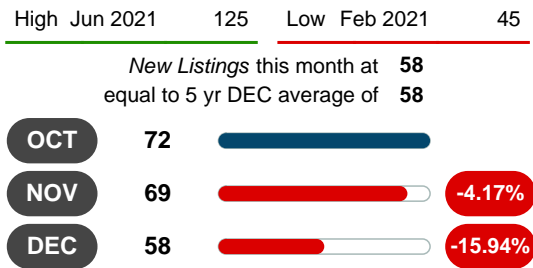


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 58



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.62%	4	1	0	0
\$100,001 - \$125,000	6	10.34%	2	2	2	0
\$125,001 - \$150,000	7	12.07%	2	3	1	1
\$150,001 - \$250,000	17	29.31%	3	11	3	0
\$250,001 - \$350,000	9	15.52%	1	7	1	0
\$350,001 - \$550,000	8	13.79%	0	5	3	0
\$550,001 and up	6	10.34%	0	1	2	3
Total New Listed Units	58		12	30	12	4
Total New Listed Volume	18,205,898	100%	1.62M	7.81M	5.12M	3.65M
Average New Listed Listing Price	\$249,606		\$135,400	\$260,482	\$426,403	\$912,450

December 2022



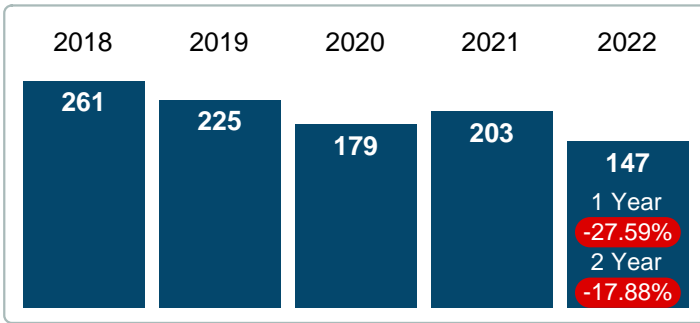
Area Delimited by County Of Creek - Residential Property Type



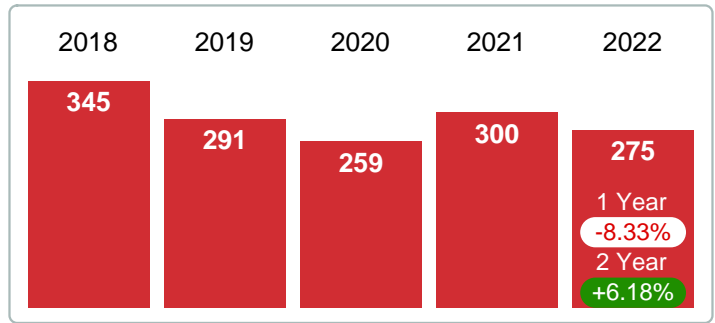
ACTIVE INVENTORY

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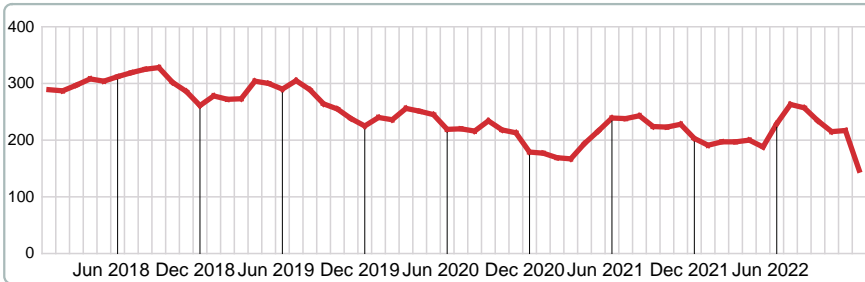
END OF DECEMBER



ACTIVE DURING DECEMBER

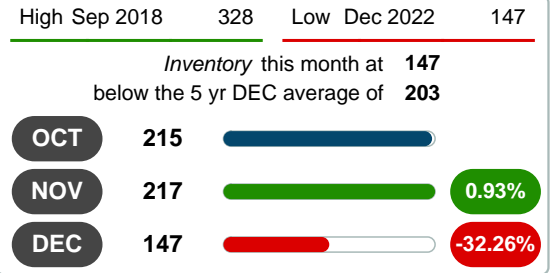


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 203



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	5.44%	105.0	4	1	1	2
\$100,001 - \$150,000	25	17.01%	63.5	10	12	3	0
\$150,001 - \$200,000	17	11.56%	53.9	3	14	0	0
\$200,001 - \$325,000	40	27.21%	75.2	5	27	7	1
\$325,001 - \$475,000	23	15.65%	74.6	0	9	11	3
\$475,001 - \$700,000	19	12.93%	123.7	0	7	8	4
\$700,001 and up	15	10.20%	131.3	0	2	6	7
Total Active Inventory by Units	147			22	72	36	17
Total Active Inventory by Volume	62,279,463	100%	84.3	3.43M	21.12M	19.49M	18.24M
Average Active Inventory Listing Price	\$423,670			\$155,868	\$293,286	\$541,505	\$1,072,918

December 2022



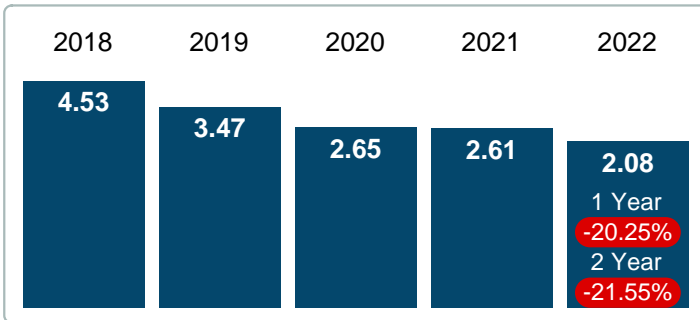
Area Delimited by County Of Creek - Residential Property Type



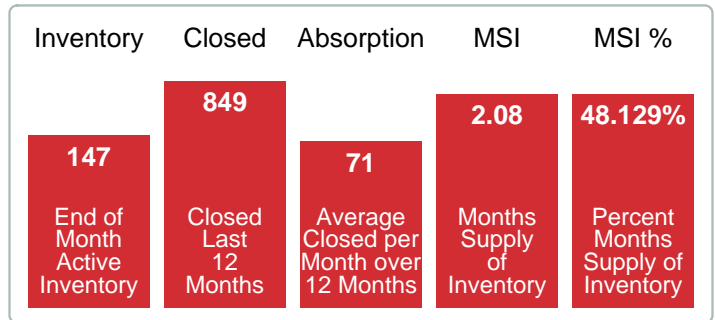
MONTHS SUPPLY of INVENTORY (MSI)

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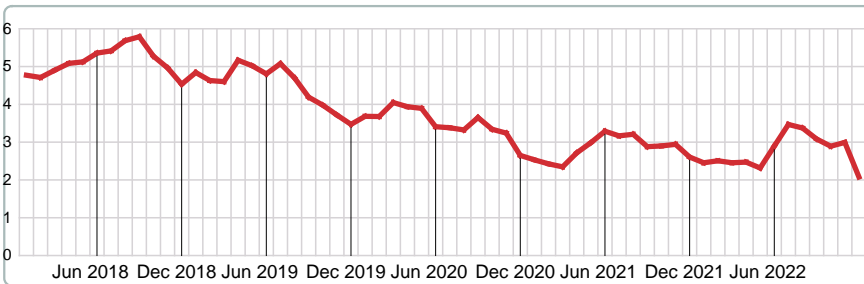
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

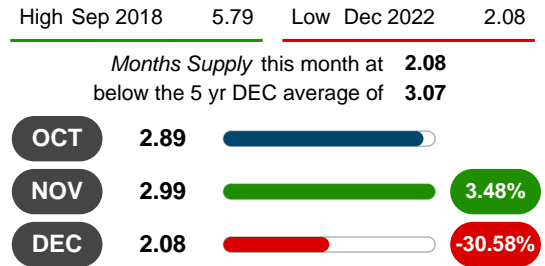


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.07



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
\$100,000 and less	8	5.44%	0.76	0.81	0.20	1.71	0.00
\$100,001 - \$150,000	25	17.01%	1.90	2.50	1.48	3.27	0.00
\$150,001 - \$200,000	17	11.56%	1.11	1.80	1.16	0.00	0.00
\$200,001 - \$325,000	40	27.21%	1.94	3.75	1.81	1.75	2.40
\$325,001 - \$475,000	23	15.65%	3.83	0.00	3.00	4.71	9.00
\$475,001 - \$700,000	19	12.93%	6.16	0.00	7.00	5.05	9.60
\$700,001 and up	15	10.20%	7.83	0.00	4.00	8.00	10.50
Market Supply of Inventory (MSI)			2.08	1.78	1.61	3.06	8.50
Total Active Inventory by Units		100%	2.08	22	72	36	17

December 2022



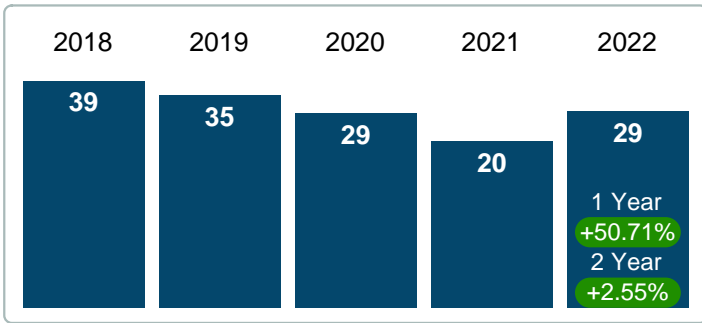
Area Delimited by County Of Creek - Residential Property Type



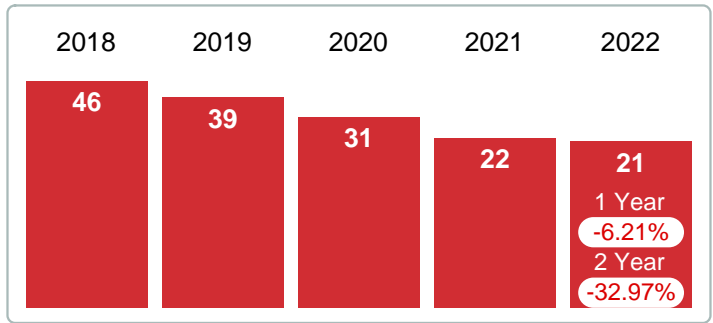
AVERAGE DAYS ON MARKET TO SALE

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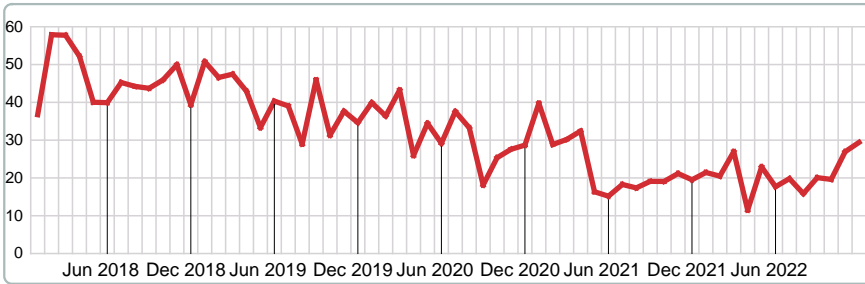
DECEMBER



YEAR TO DATE (YTD)

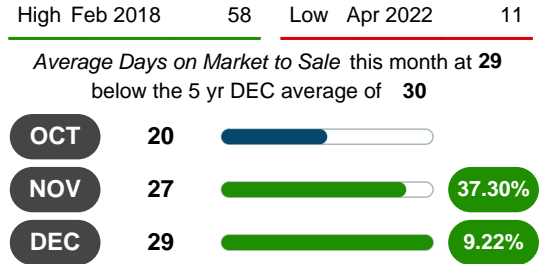


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 30



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	8.33%	48	64	38	0	0
\$75,001 - \$100,000	11.67%	39	40	40	32	0
\$100,001 - \$150,000	13.33%	19	31	17	4	0
\$150,001 - \$175,000	11.67%	43	109	32	0	0
\$175,001 - \$225,000	31.67%	19	42	16	7	0
\$225,001 - \$325,000	11.67%	23	0	16	41	0
\$325,001 and up	11.67%	39	0	77	23	0
Average Closed DOM		29	49	25	24	0
Total Closed Units	100%	29	11	39	10	0
Total Closed Volume		11,956,730	1.36M	7.58M	3.01M	0.00B

December 2022



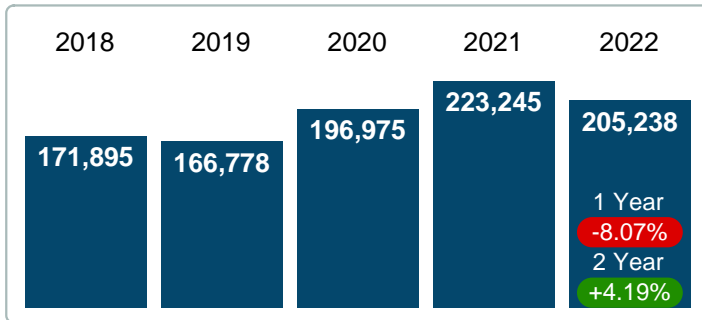
Area Delimited by County Of Creek - Residential Property Type



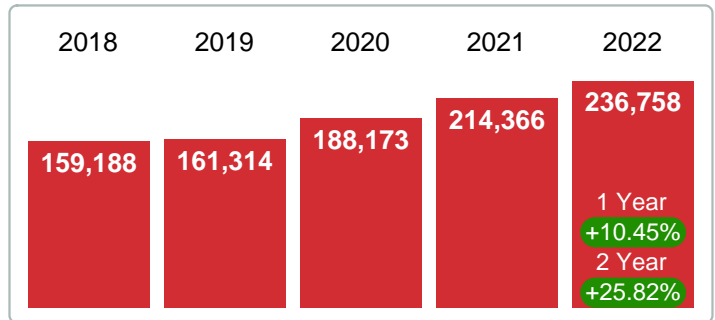
AVERAGE LIST PRICE AT CLOSING

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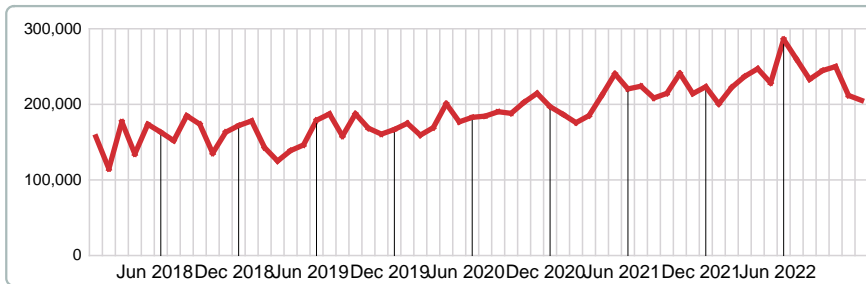
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

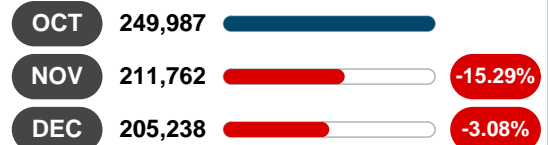


3 MONTHS

5 year DEC AVG = 192,826

High Jun 2022 285,957 Low Feb 2018 114,760

Average List Price at Closing this month at **205,238**
above the 5 yr DEC average of **192,826**



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	6.67%	64,750	77,450	64,667	0	0
\$75,001 - \$100,000	11.67%	89,543	82,333	99,966	100,000	0
\$100,001 - \$150,000	11.67%	123,386	139,500	137,760	109,900	0
\$150,001 - \$175,000	11.67%	164,143	155,000	171,233	0	0
\$175,001 - \$225,000	30.00%	197,783	200,000	206,310	210,000	0
\$225,001 - \$325,000	15.00%	257,961	0	264,340	319,000	0
\$325,001 and up	13.33%	441,754	0	590,000	402,806	0
Average List Price		205,238	130,536	200,165	307,193	0
Total Closed Units	100%	205,238	11	39	10	0
Total Closed Volume		12,314,277	1.44M	7.81M	3.07M	0.00B

December 2022



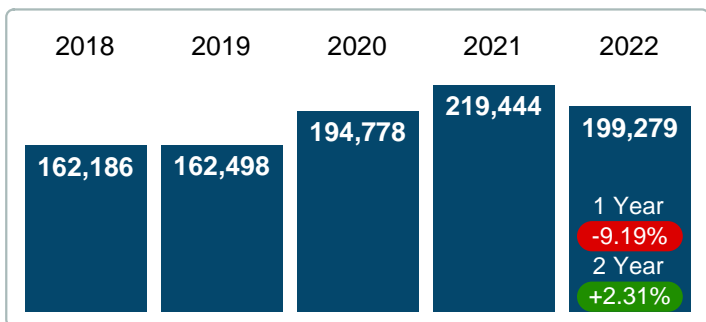
Area Delimited by County Of Creek - Residential Property Type



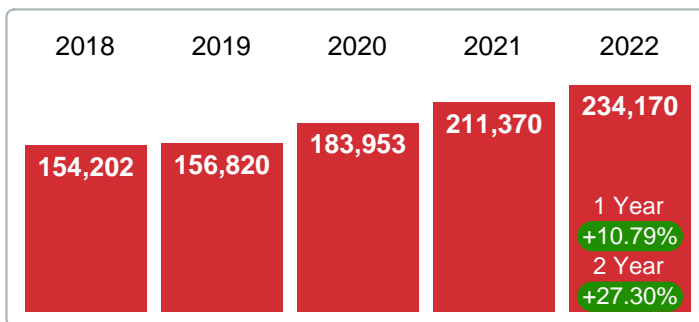
AVERAGE SOLD PRICE AT CLOSING

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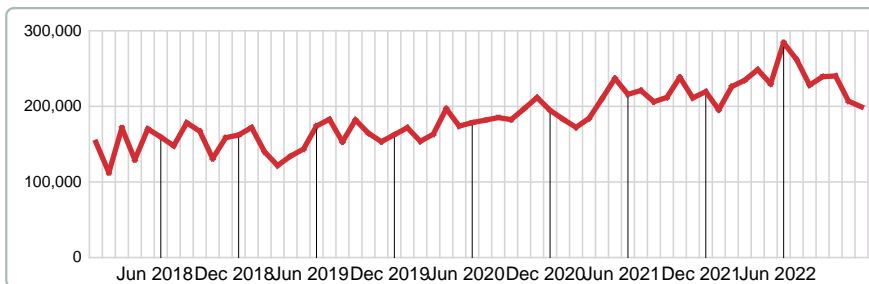
DECEMBER



YEAR TO DATE (YTD)

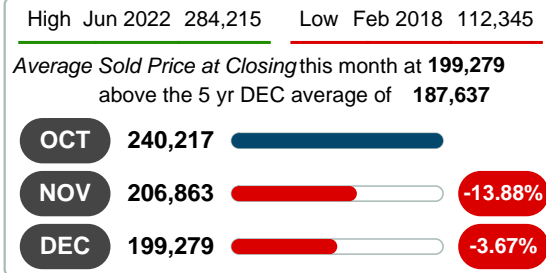


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 187,637



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	8.33%	61,600	70,000	56,000	0	0
\$75,001 - \$100,000	11.67%	89,771	85,633	96,000	83,500	0
\$100,001 - \$150,000	13.33%	128,163	126,750	132,380	109,900	0
\$150,001 - \$175,000	11.67%	166,571	157,500	168,083	0	0
\$175,001 - \$225,000	31.67%	199,616	185,667	201,847	208,000	0
\$225,001 - \$325,000	11.67%	276,686	0	263,360	310,000	0
\$325,001 and up	11.67%	442,790	0	555,000	397,906	0
Average Sold Price		199,279	124,082	194,382	301,093	0
Total Closed Units	100%	199,279	11	39	10	0
Total Closed Volume		11,956,730	1.36M	7.58M	3.01M	0.00B

December 2022



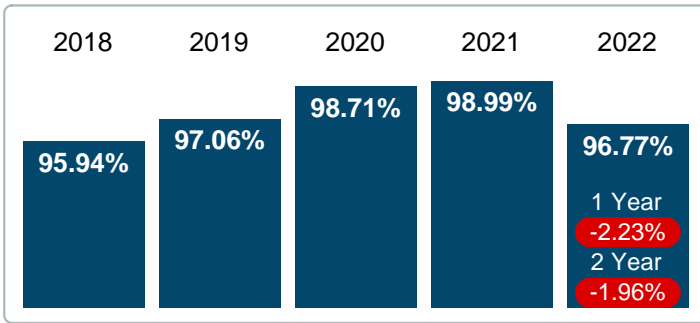
Area Delimited by County Of Creek - Residential Property Type



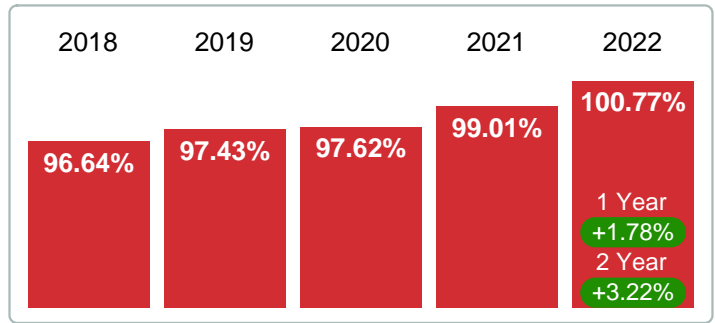
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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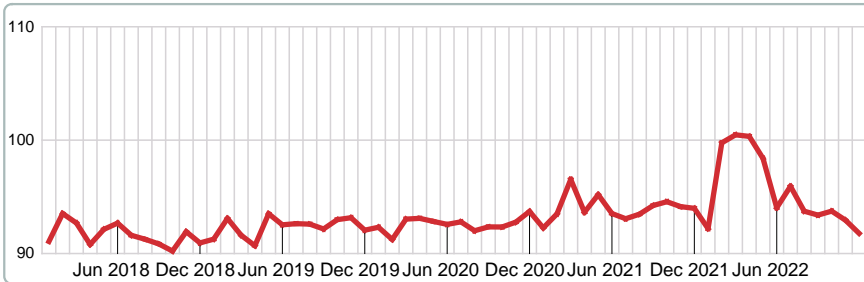
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

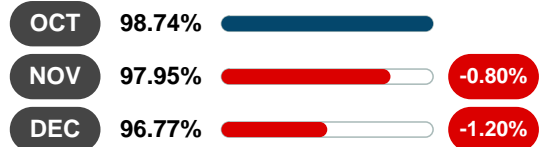


3 MONTHS

5 year DEC AVG = 97.49%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **96.77%**
equal to 5 yr DEC average of **97.49%**



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	8.33%	88.33%	91.71%	86.07%	0.00%	0.00%
\$75,001 - \$100,000	7	11.67%	97.82%	103.96%	96.45%	83.50%	0.00%
\$100,001 - \$150,000	8	13.33%	95.48%	90.12%	96.72%	100.00%	0.00%
\$150,001 - \$175,000	7	11.67%	98.67%	101.61%	98.18%	0.00%	0.00%
\$175,001 - \$225,000	19	31.67%	97.27%	93.24%	97.96%	99.05%	0.00%
\$225,001 - \$325,000	7	11.67%	99.02%	0.00%	99.67%	97.39%	0.00%
\$325,001 and up	7	11.67%	97.76%	0.00%	95.60%	98.63%	0.00%
Average Sold/List Ratio		96.80%		96.08%	96.90%	97.05%	0.00%
Total Closed Units		60	100%	11	39	10	
Total Closed Volume		11,956,730		1.36M	7.58M	3.01M	0.00B



Area Delimited by County Of Creek - Residential Property Type

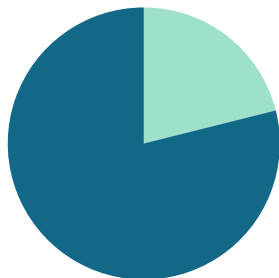


December 2022

MARKET SUMMARY

Report produced on Jan 11, 2023 for MLS Technology Inc.

INVENTORY



Inventory
 New Listings
58 = 21.09%
 Start Inventory
217
 Total Inventory Units
275
 Volume
\$89,803,264

Market Activity

Closed Sales
60 = 20.48%
 Pending Sales
57 = 19.45%
 Other Off Market
29 = 9.90%
 Active Inventory
147 = 50.17%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	81	60	-25.93%	935	849	-9.20%
Pending Sales	68	57	-16.18%	950	836	-12.00%
New Listings	72	58	-19.44%	1,071	1,051	-1.87%
Average List Price	223,245	205,238	-8.07%	214,366	236,758	10.45%
Average Sale Price	219,444	199,279	-9.19%	211,370	234,170	10.79%
Average Percent of Selling Price to List Price	98.99%	96.77%	-2.23%	99.01%	100.77%	1.78%
Average Days on Market to Sale	19.52	29.42	50.71%	22.19	20.81	-6.21%
Monthly Inventory	203	147	-27.59%	203	147	-27.59%
Months Supply of Inventory	2.61	2.08	-20.25%	2.61	2.08	-20.25%

Absorption: Last 12 months, an Average of **71** Sales/Month

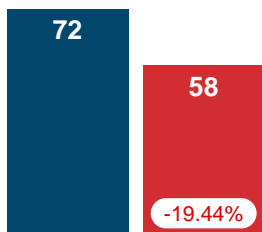
Inventory on December 31, 2022 = **147**

2021 **2022**

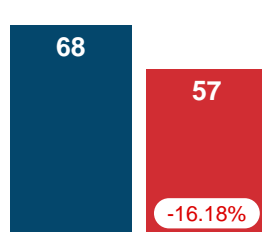
DECEMBER MARKET

AVERAGE PRICES

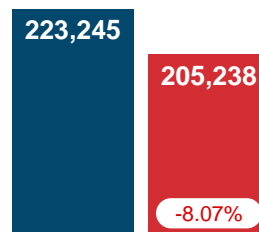
New Listings



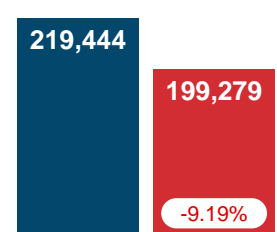
Pending Listings



List Price



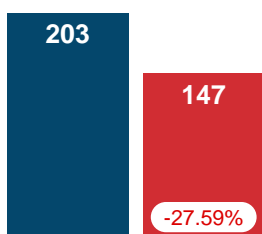
Sale Price



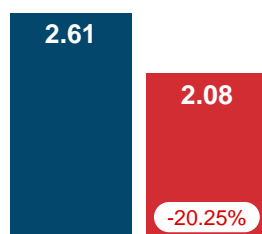
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

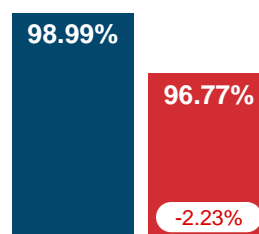
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

