

December 2022



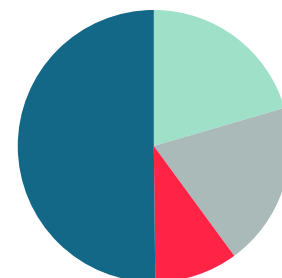
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	177,000	184,450	4.21%
Median Sale Price	177,000	183,200	3.50%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%
Median Days on Market to Sale	6.00	17.50	191.67%
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.

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 **3.50%** in December 2022 to \$183,200 versus the previous year at \$177,000.

Median Days on Market Lengthens

The median number of **17.50** days that homes spent on the market before selling increased by 11.50 days or **191.67%** in December 2022 compared to last year's same month at **6.00** DOM.

Sales Success for December 2022 is Positive

Overall, with Median Prices going up 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

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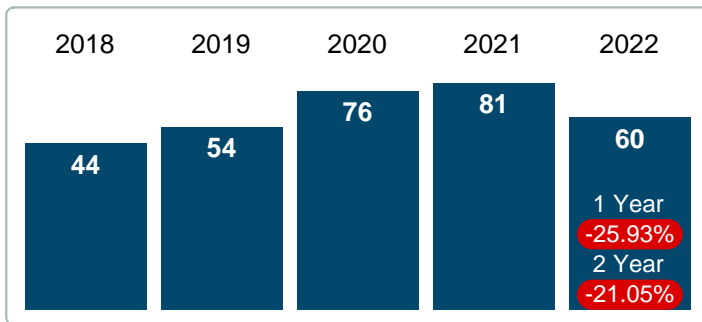
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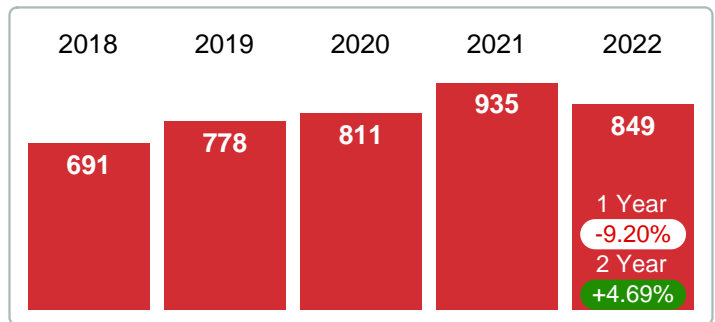
CLOSED LISTINGS

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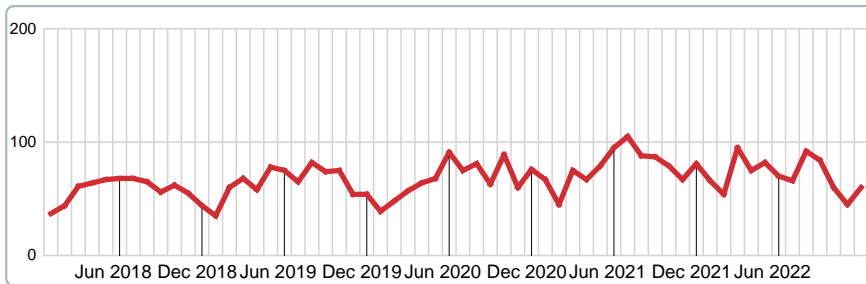
DECEMBER



YEAR TO DATE (YTD)

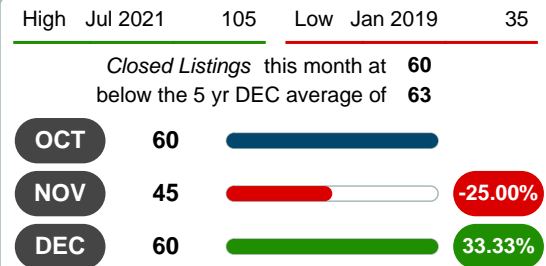


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 63



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	5	8.33%	16.0	2	3	0	0
\$75,001 - \$100,000	7	11.67%	31.0	3	3	1	0
\$100,001 - \$150,000	8	13.33%	6.5	2	5	1	0
\$150,001 - \$175,000	7	11.67%	40.0	1	6	0	0
\$175,001 - \$225,000	19	31.67%	14.0	3	15	1	0
\$225,001 - \$325,000	7	11.67%	7.0	0	5	2	0
\$325,001 and up	7	11.67%	22.0	0	2	5	0
Total Closed Units	60			11	39	10	0
Total Closed Volume	11,956,730	100%	17.5	1.36M	7.58M	3.01M	0.00B
Median Closed Price	\$183,200			\$103,500	\$184,400	\$326,750	\$0

December 2022



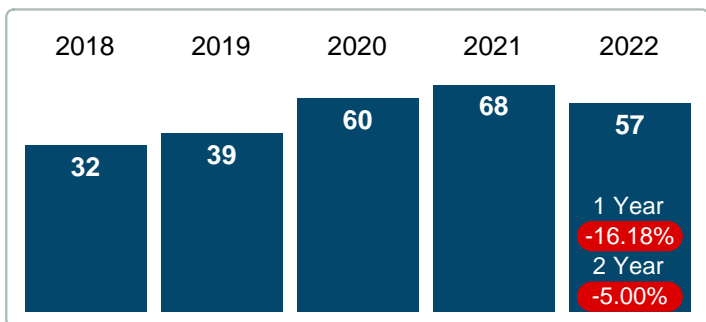
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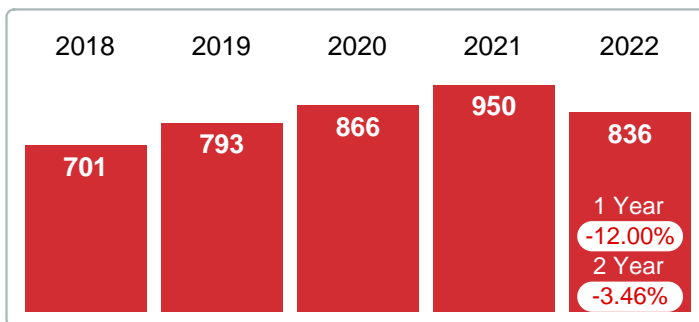
PENDING LISTINGS

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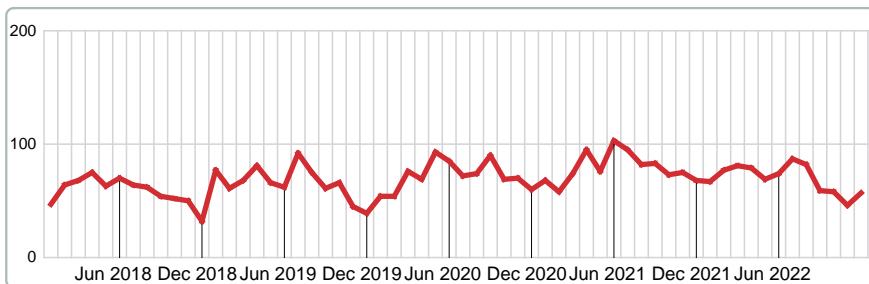
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 51

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 57 above the 5 yr DEC average of 51



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.77%	80.0	2	3	0	0
\$75,001 - \$100,000	6	10.53%	46.5	3	1	1	1
\$100,001 - \$125,000	4	7.02%	13.0	1	2	1	0
\$125,001 - \$175,000	17	29.82%	33.0	5	11	0	1
\$175,001 - \$225,000	12	21.05%	33.5	2	10	0	0
\$225,001 - \$375,000	6	10.53%	35.5	0	3	2	1
\$375,001 and up	7	12.28%	13.0	0	5	2	0
Total Pending Units	57			13	35	6	3
Total Pending Volume	12,522,806	100%	33.0	1.65M	7.32M	2.98M	562.00K
Median Listing Price	\$165,000			\$129,000	\$183,500	\$254,950	\$135,000

December 2022



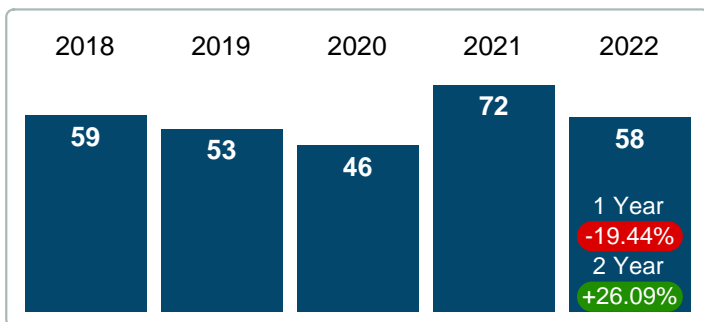
Area Delimited by County Of Creek - Residential Property Type



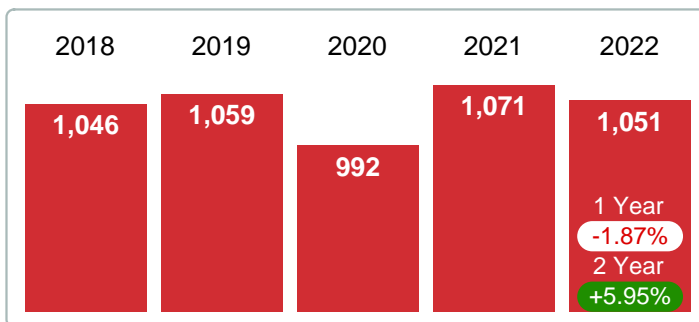
NEW LISTINGS

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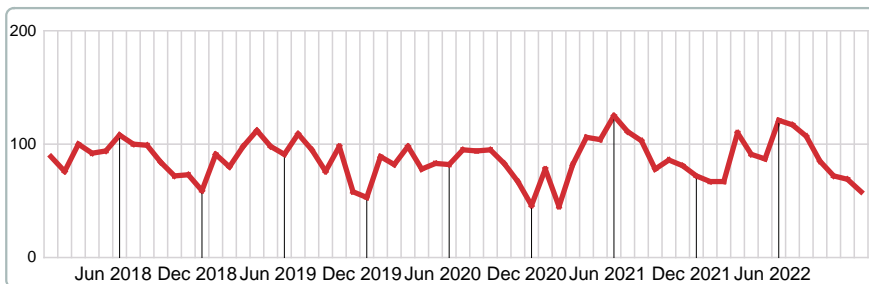
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

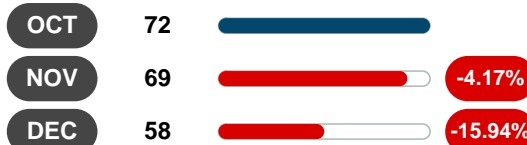


3 MONTHS

5 year DEC AVG = 58

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 58
equal to 5 yr DEC average of 58



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	5	8.62%
\$100,001 - \$125,000	6	10.34%
\$125,001 - \$150,000	7	12.07%
\$150,001 - \$250,000	17	29.31%
\$250,001 - \$350,000	9	15.52%
\$350,001 - \$550,000	8	13.79%
\$550,001 and up	6	10.34%
Total New Listed Units	58	
Total New Listed Volume	18,205,898	100%
Median New Listed Listing Price	\$214,500	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	1	0	0
\$100,001 - \$125,000	2	2	2	0
\$125,001 - \$150,000	2	3	1	1
\$150,001 - \$250,000	3	11	3	0
\$250,001 - \$350,000	1	7	1	0
\$350,001 - \$550,000	0	5	3	0
\$550,001 and up	0	1	2	3
Total	12	30	12	4
Total New Listed Volume	1.62M	7.81M	5.12M	3.65M
Median New Listed Listing Price	\$129,950	\$222,500	\$255,000	\$762,450

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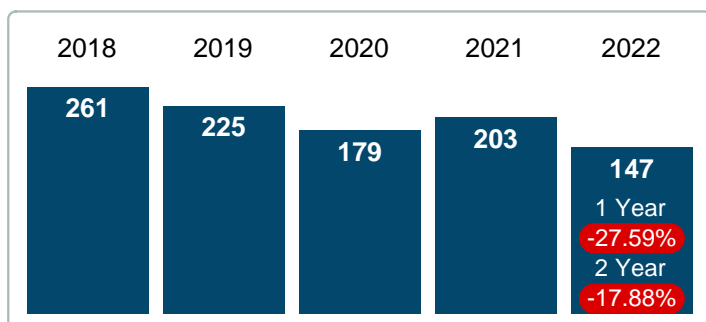
Area Delimited by County Of Creek - Residential Property Type



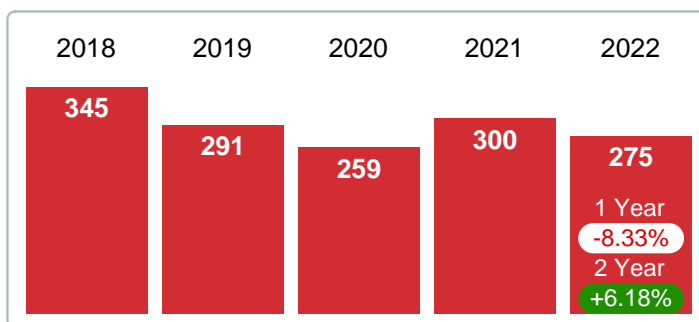
ACTIVE INVENTORY

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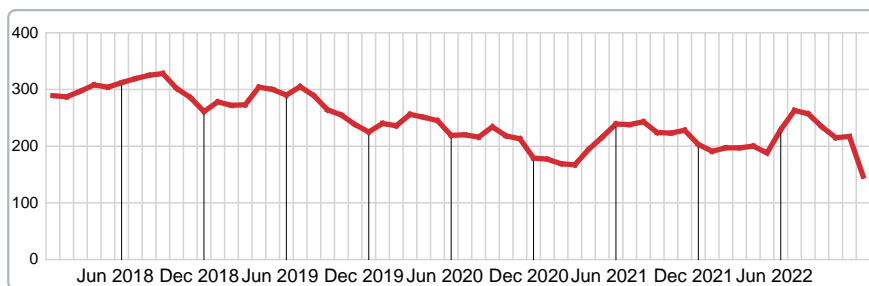
END OF DECEMBER



ACTIVE DURING DECEMBER

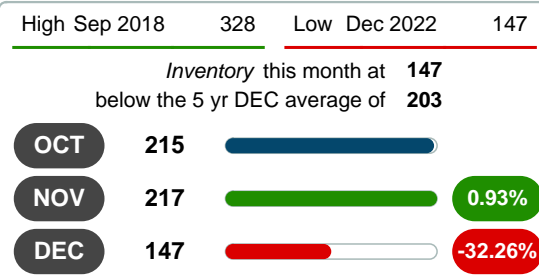


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 203



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	5.44%	87.0	4	1	1	2
\$100,001 - \$150,000	25	17.01%	60.0	10	12	3	0
\$150,001 - \$200,000	17	11.56%	45.0	3	14	0	0
\$200,001 - \$325,000	40	27.21%	52.5	5	27	7	1
\$325,001 - \$475,000	23	15.65%	52.0	0	9	11	3
\$475,001 - \$700,000	19	12.93%	144.0	0	7	8	4
\$700,001 and up	15	10.20%	120.0	0	2	6	7
Total Active Inventory by Units	147			22	72	36	17
Total Active Inventory by Volume	62,279,463	100%	64.0	3.43M	21.12M	19.49M	18.24M
Median Active Inventory Listing Price	\$265,000			\$137,500	\$244,900	\$432,000	\$650,000

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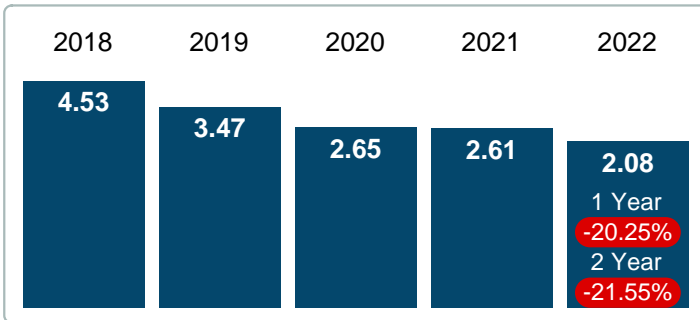
Area Delimited by County Of Creek - Residential Property Type



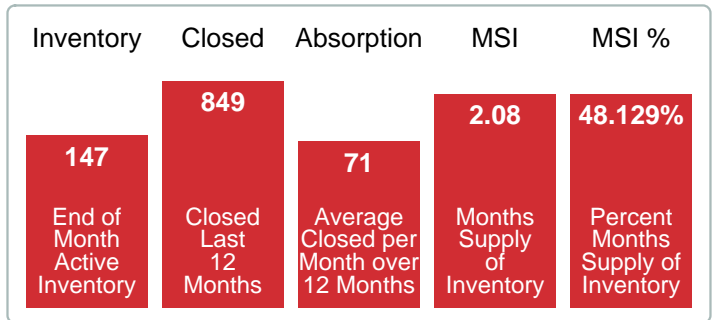
MONTHS SUPPLY of INVENTORY (MSI)

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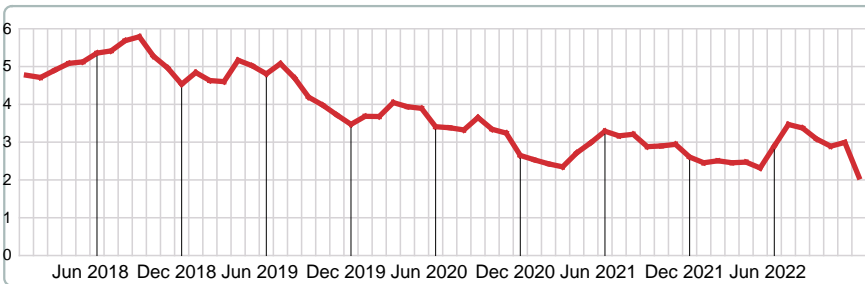
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

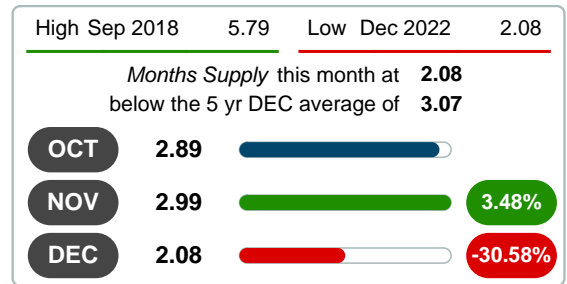


5 YEAR MARKET ACTIVITY TRENDS



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



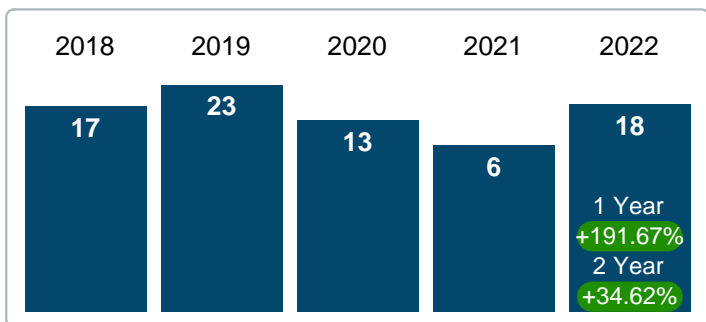
Area Delimited by County Of Creek - Residential Property Type



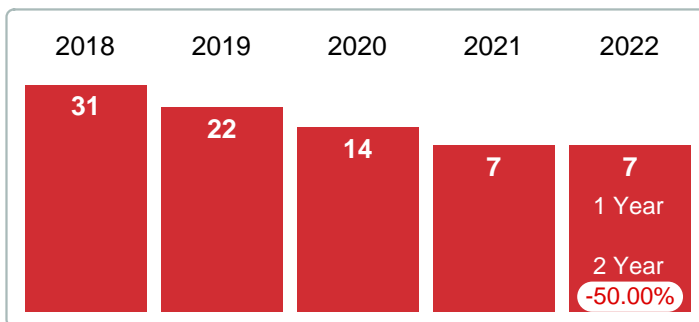
MEDIAN DAYS ON MARKET TO SALE

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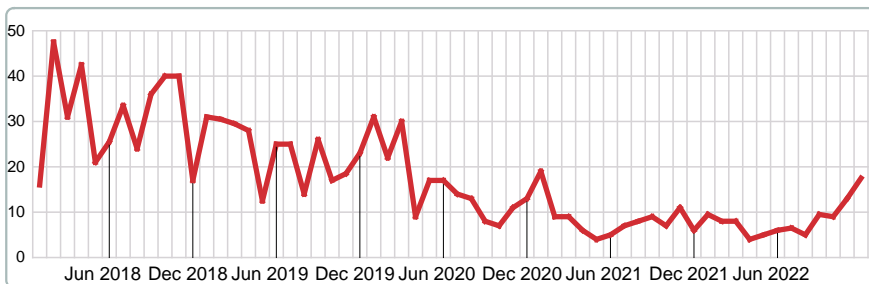
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

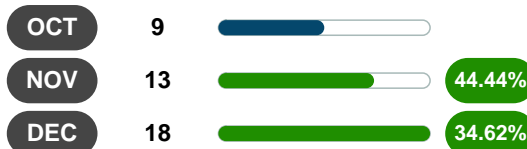


3 MONTHS

5 year DEC AVG = 15

High Feb 2018 48 Low Apr 2022 4

Median Days on Market to Sale this month at 18 above the 5 yr DEC average of 15



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	8.33%	16	64	16	0	0
\$75,001 - \$100,000	11.67%	31	31	26	32	0
\$100,001 - \$150,000	13.33%	7	31	9	4	0
\$150,001 - \$175,000	11.67%	40	109	33	0	0
\$175,001 - \$225,000	31.67%	14	21	10	7	0
\$225,001 - \$325,000	11.67%	7	0	7	41	0
\$325,001 and up	11.67%	22	0	77	22	0
Median Closed DOM		18	31	10	21	0
Total Closed Units	100%	60	11	39	10	
Total Closed Volume		11,956,730	1.36M	7.58M	3.01M	0.00B

December 2022



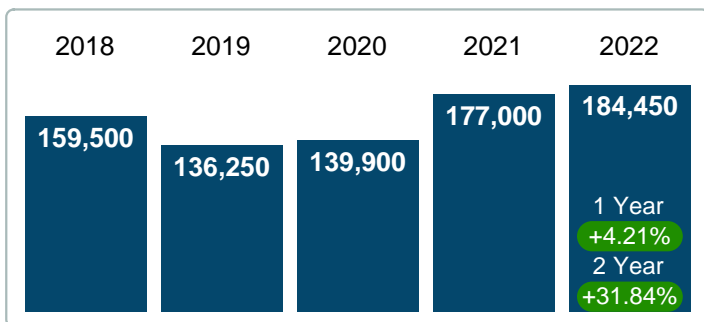
Area Delimited by County Of Creek - Residential Property Type



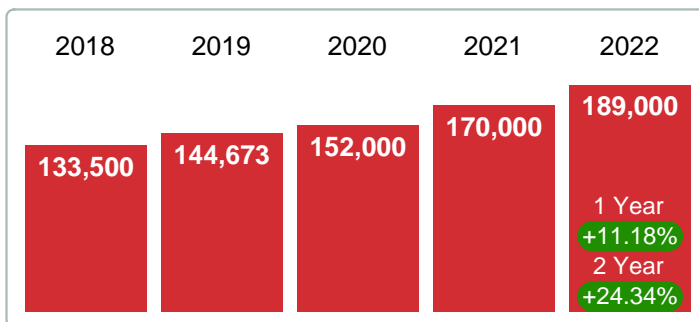
MEDIAN LIST PRICE AT CLOSING

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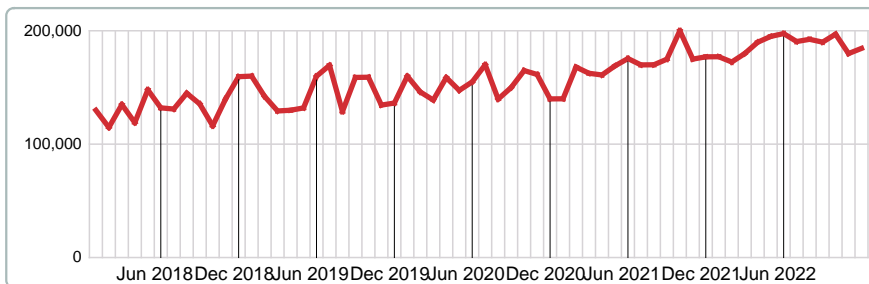
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 159,420

High Oct 2021 200,000 | Low Feb 2018 114,750

Median List Price at Closing this month at **184,450**
 above the 5 yr DEC average of **159,420**

Month	Price	Change
OCT	197,000	
NOV	179,900	-8.68%
DEC	184,450	2.53%

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	4	6.67%	62,500	65,000	60,000	0	0
\$75,001 - \$100,000	7	11.67%	89,900	83,500	94,950	100,000	0
\$100,001 - \$150,000	7	11.67%	129,000	139,500	119,950	109,900	0
\$150,001 - \$175,000	7	11.67%	160,000	155,000	165,000	0	0
\$175,001 - \$225,000	18	30.00%	196,750	205,000	194,950	210,000	0
\$225,001 - \$325,000	9	15.00%	249,900	0	244,950	298,000	0
\$325,001 and up	8	13.33%	372,000	0	590,000	357,450	0
Median List Price			184,450	129,000	186,900	338,000	0
Total Closed Units		100%	184,450	11	39	10	
Total Closed Volume			12,314,277	1.44M	7.81M	3.07M	0.00B

December 2022



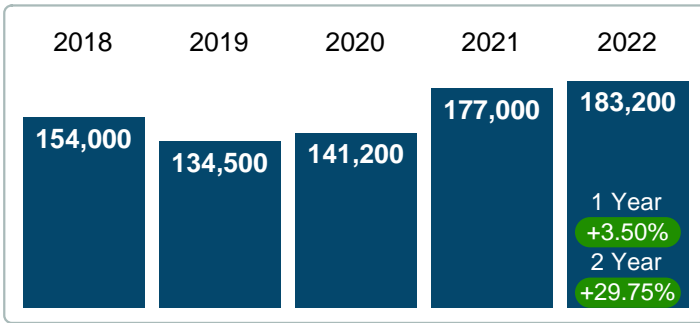
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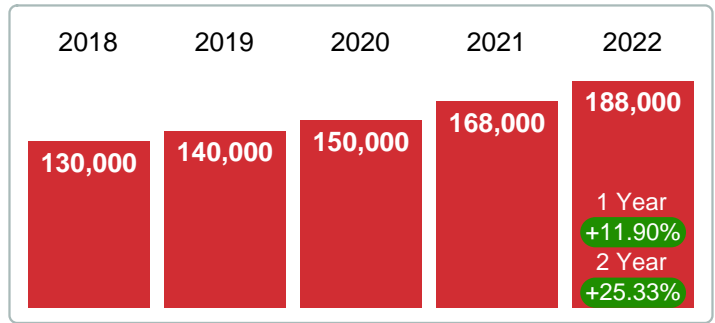
MEDIAN SOLD PRICE AT CLOSING

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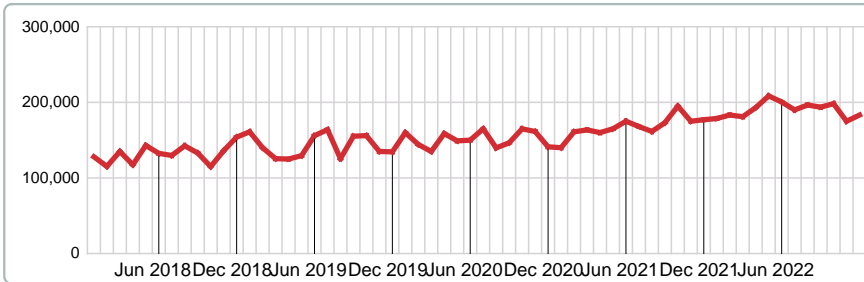
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 157,980

High May 2022 208,500 Low Oct 2018 115,000

Median Sold Price at Closing this month at **183,200**
above the 5 yr DEC average of **157,980**



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	8.33%	65,000	70,000	55,000	0	0
\$75,001 - \$100,000	11.67%	91,900	85,000	95,000	83,500	0
\$100,001 - \$150,000	13.33%	129,950	126,750	130,000	109,900	0
\$150,001 - \$175,000	11.67%	170,000	157,500	172,250	0	0
\$175,001 - \$225,000	31.67%	194,900	185,000	195,000	208,000	0
\$225,001 - \$325,000	11.67%	281,000	0	263,000	310,000	0
\$325,001 and up	11.67%	385,000	0	555,000	357,900	0
Median Sold Price		183,200	103,500	184,400	326,750	0
Total Closed Units	100%	183,200	11	39	10	0
Total Closed Volume		11,956,730	1.36M	7.58M	3.01M	0.00B

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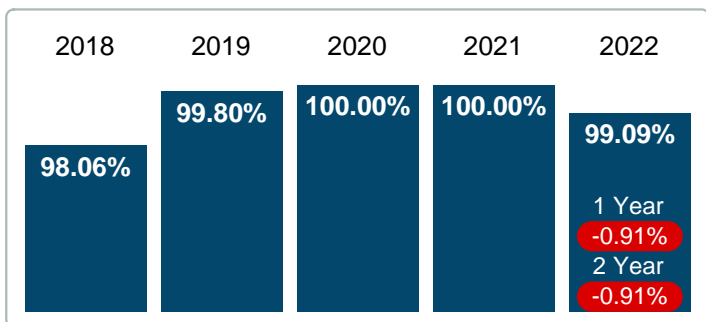
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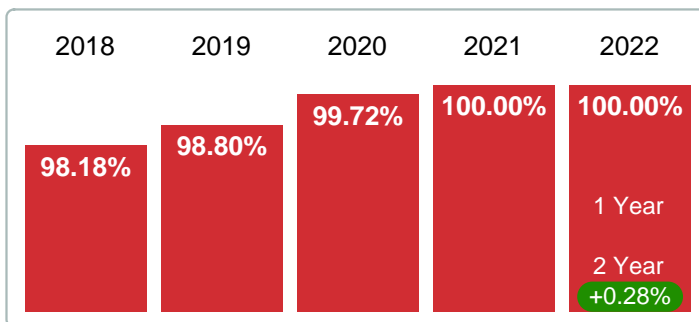
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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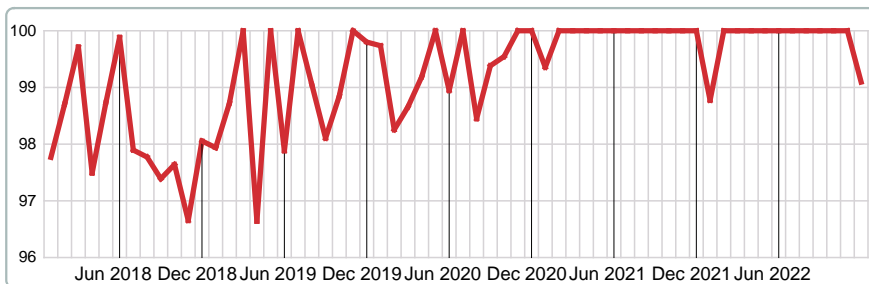
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

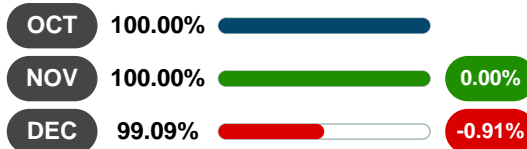


3 MONTHS

5 year DEC AVG = 99.39%

High Nov 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.09%** equal to 5 yr DEC average of **99.39%**



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	5	8.33%	93.22%	91.71%	93.22%	0.00%	0.00%
\$75,001 - \$100,000	7	11.67%	100.00%	105.63%	95.00%	83.50%	0.00%
\$100,001 - \$150,000	8	13.33%	99.57%	90.12%	99.14%	100.00%	0.00%
\$150,001 - \$175,000	7	11.67%	100.00%	101.61%	99.15%	0.00%	0.00%
\$175,001 - \$225,000	19	31.67%	98.24%	90.24%	98.24%	99.05%	0.00%
\$225,001 - \$325,000	7	11.67%	100.00%	0.00%	100.00%	97.39%	0.00%
\$325,001 and up	7	11.67%	100.00%	0.00%	95.60%	100.00%	0.00%
Median Sold/List Ratio		99.09%		100.00%	98.24%	99.63%	0.00%
Total Closed Units		60	100%	11	39	10	
Total Closed Volume		11,956,730		1.36M	7.58M	3.01M	0.00B

December 2022



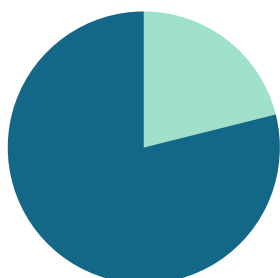
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

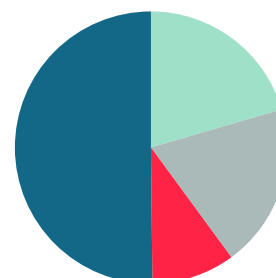
- New Listings **58 = 21.09%**
- Start Inventory **217**
- Total Inventory Units **275**
- Volume **\$89,803,264**

Market Activity

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%
Median List Price	177,000	184,450	4.21%	170,000	189,000	11.18%
Median Sale Price	177,000	183,200	3.50%	168,000	188,000	11.90%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	17.50	191.67%	7.00	7.00	0.00%
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

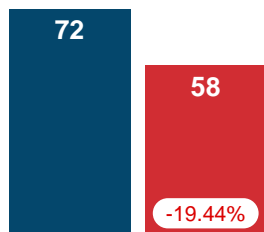
Inventory on December 31, 2022 = **147**

2021 **2022**

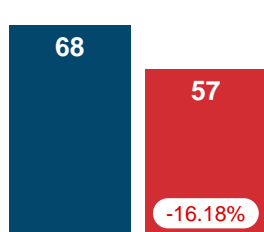
DECEMBER MARKET

MEDIAN PRICES

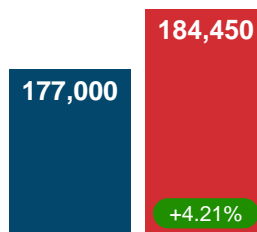
New Listings



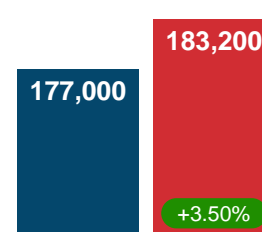
Pending Listings



List Price



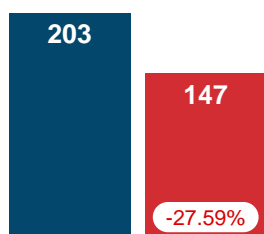
Sale Price



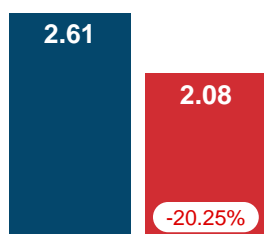
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

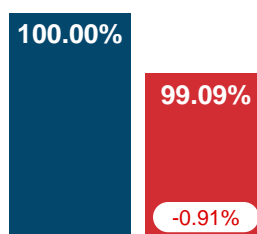
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

