

January 2023



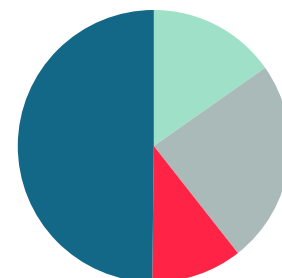
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	January 2023	+/-%
Closed Listings	66	41	-37.88%
Pending Listings	67	65	-2.99%
New Listings	67	68	1.49%
Average List Price	200,535	291,890	45.56%
Average Sale Price	195,481	277,925	42.17%
Average Percent of Selling Price to List Price	97.20%	97.93%	0.75%
Average Days on Market to Sale	21.44	41.59	93.97%
End of Month Inventory	191	134	-29.84%
Months Supply of Inventory	2.45	1.95	-20.67%



■ Closed (15.24%)
■ Pending (24.16%)
■ Other OffMarket (10.78%)
■ Active (49.81%)

Absorption: Last 12 months, an Average of **69** Sales/Month
Active Inventory as of January 31, 2023 = **134**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2023 decreased **29.84%** to 134 existing homes available for sale. Over the last 12 months this area has had an average of 69 closed sales per month. This represents an unsold inventory index of **1.95** 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 **42.17%** in January 2023 to \$277,925 versus the previous year at \$195,481.

Average Days on Market Lengthens

The average number of **41.59** days that homes spent on the market before selling increased by 20.15 days or **93.97%** in January 2023 compared to last year's same month at **21.44** DOM.

Sales Success for January 2023 is Positive

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

There were 68 New Listings in January 2023, up **1.49%** from last year at 67. Furthermore, there were 41 Closed Listings this month versus last year at 66, a **-37.88%** decrease.

Closed versus Listed trends yielded a **60.3%** ratio, down from previous year's, January 2022, at **98.5%**, a **38.79%** 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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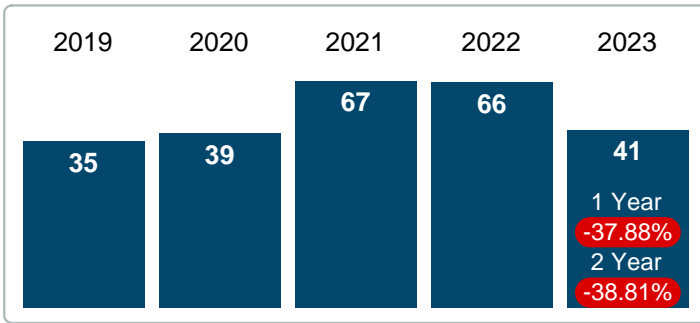
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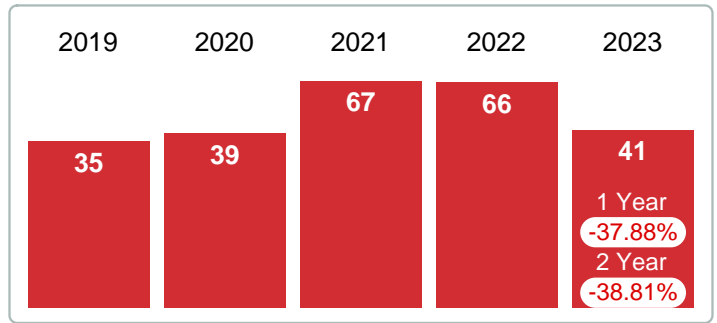
CLOSED LISTINGS

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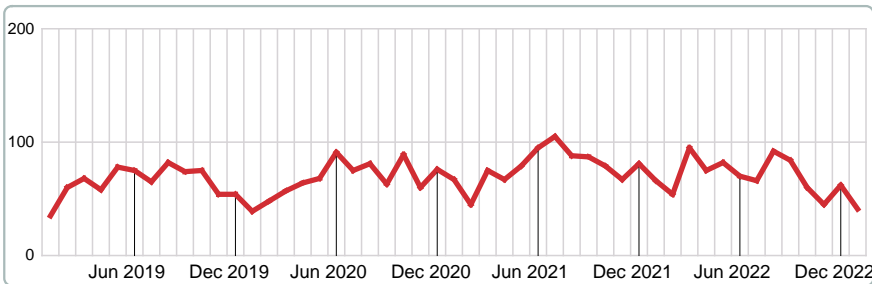
JANUARY



YEAR TO DATE (YTD)

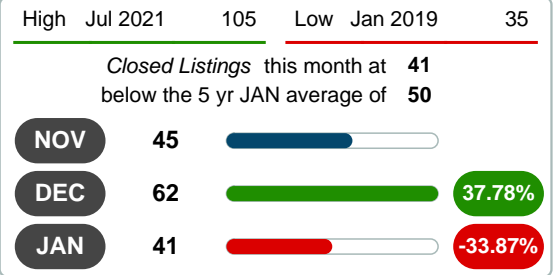


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 50



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	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	6	14.63%	9.0	2	3	1	0
\$125,001 - \$150,000	5	12.20%	35.2	1	4	0	0
\$150,001 - \$200,000	13	31.71%	31.1	2	11	0	0
\$200,001 - \$300,000	7	17.07%	46.3	1	5	1	0
\$300,001 - \$475,000	5	12.20%	41.0	0	3	1	1
\$475,001 and up	5	12.20%	108.4	0	3	1	1
Total Closed Units	41			6	29	4	2
Total Closed Volume	11,394,909	100%	41.6	903.60K	6.86M	1.22M	2.42M
Average Closed Price	\$277,925			\$150,600	\$236,424	\$305,000	\$1,207,500

January 2023



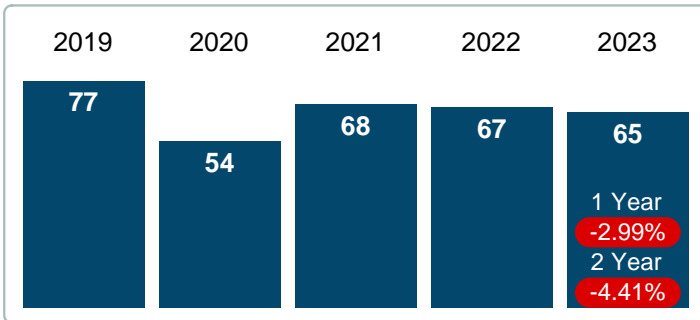
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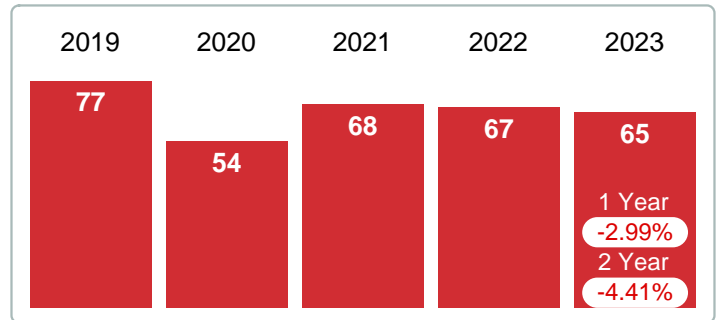
PENDING LISTINGS

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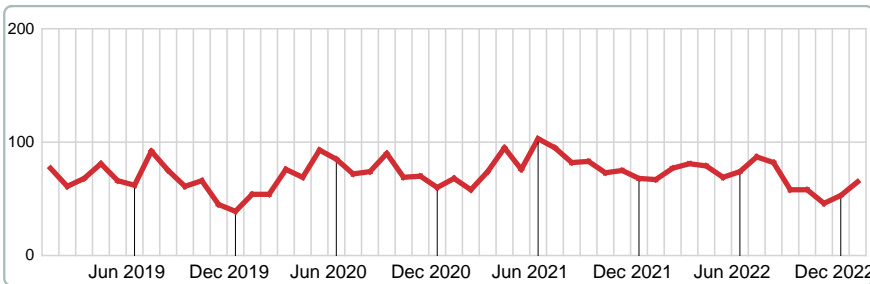
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

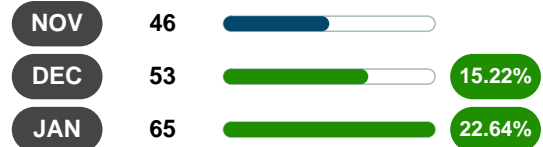


3 MONTHS

5 year JAN AVG = 66

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at 65
below the 5 yr JAN average of 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	6.15%	6.8	3	1	0	0
\$100,001 - \$125,000	5	7.69%	42.0	2	0	3	0
\$125,001 - \$150,000	12	18.46%	30.8	6	4	2	0
\$150,001 - \$225,000	15	23.08%	26.4	1	10	4	0
\$225,001 - \$350,000	12	18.46%	46.1	1	8	3	0
\$350,001 - \$475,000	8	12.31%	45.8	0	4	3	1
\$475,001 and up	9	13.85%	103.4	0	2	3	4
Total Pending Units	65			13	29	18	5
Total Pending Volume	19,599,903	100%	75.8	1.73M	7.29M	6.00M	4.57M
Average Listing Price	\$312,000			\$133,392	\$251,407	\$333,422	\$914,680

January 2023



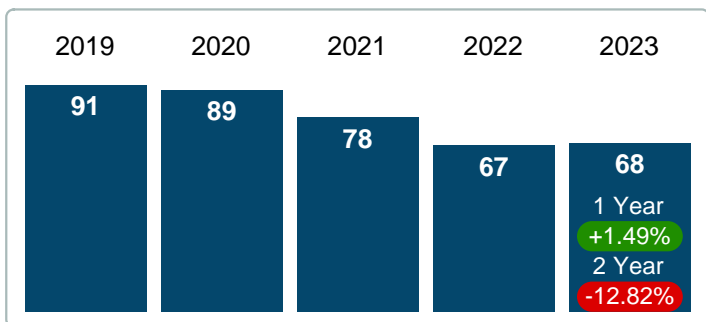
Area Delimited by County Of Creek - Residential Property Type



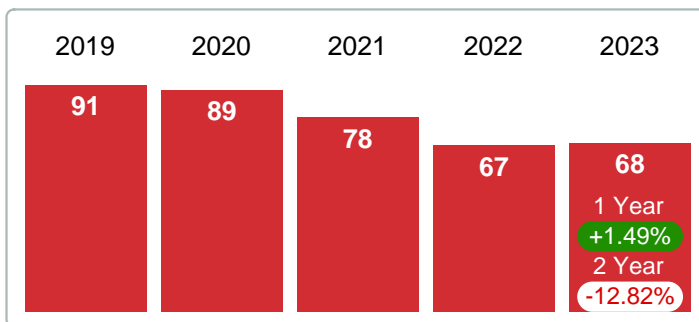
NEW LISTINGS

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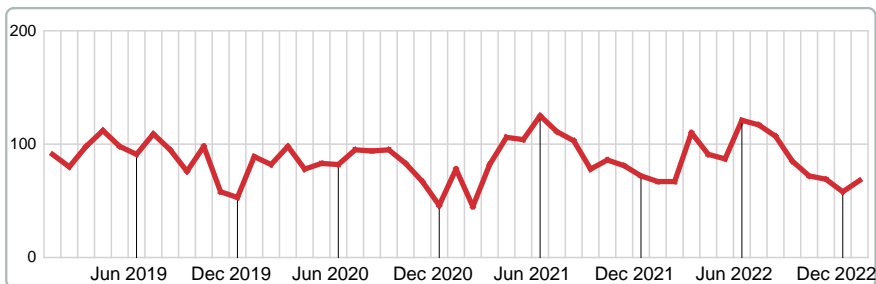
JANUARY



YEAR TO DATE (YTD)

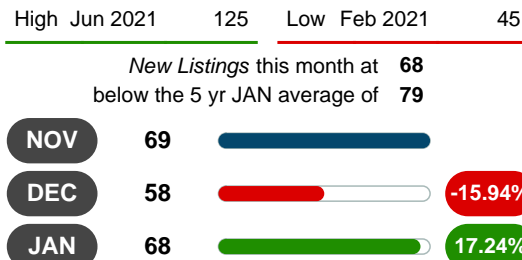


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 79



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	8	11.76%	3	4	1	0
\$100,001 - \$120,000	6	8.82%	2	3	1	0
\$120,001 - \$130,000	9	13.24%	5	1	2	1
\$130,001 - \$220,000	19	27.94%	5	11	3	0
\$220,001 - \$340,000	10	14.71%	0	7	3	0
\$340,001 - \$520,000	9	13.24%	0	6	2	1
\$520,001 and up	7	10.29%	0	1	3	3
Total New Listed Units	68		15	33	15	5
Total New Listed Volume	19,258,402	100%	1.87M	7.29M	5.06M	5.05M
Average New Listed Listing Price	\$0		\$124,493	\$220,779	\$337,033	\$1,009,960

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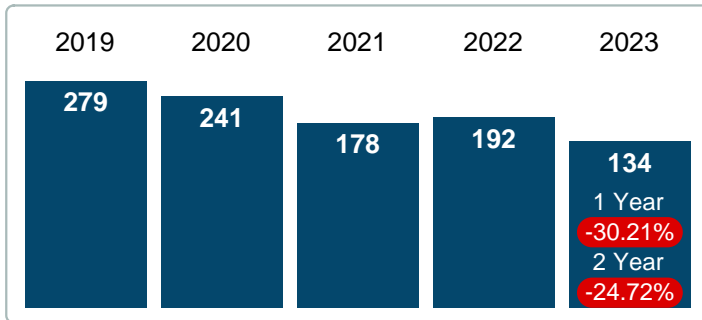
Area Delimited by County Of Creek - Residential Property Type



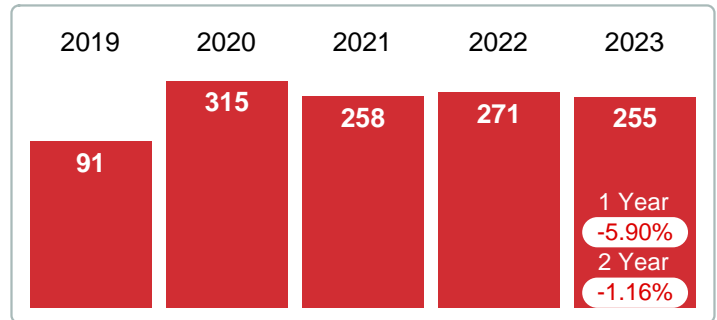
ACTIVE INVENTORY

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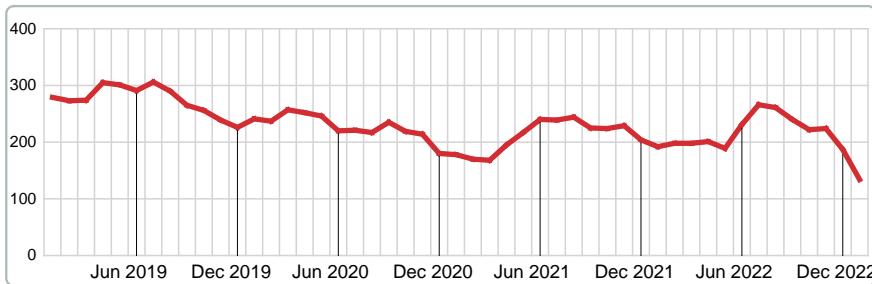
END OF JANUARY



ACTIVE DURING JANUARY

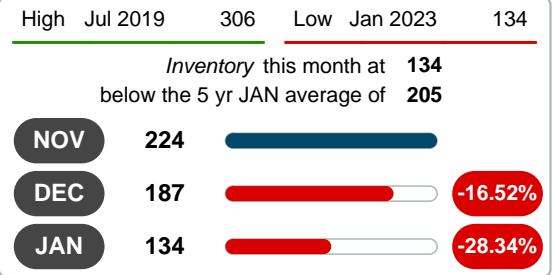


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 205



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	5.97%	119.8	3	4	0	1
\$75,001 - \$125,000	19	14.18%	59.9	7	7	3	2
\$125,001 - \$175,000	25	18.66%	66.6	9	16	0	0
\$175,001 - \$275,000	27	20.15%	75.1	4	18	4	1
\$275,001 - \$425,000	21	15.67%	99.0	1	14	6	0
\$425,001 - \$700,000	21	15.67%	103.9	0	6	12	3
\$700,001 and up	13	9.70%	96.8	0	1	6	6
Total Active Inventory by Units	134			24	66	31	13
Total Active Inventory by Volume	50,811,850	100%	84.4	3.48M	16.76M	17.70M	12.87M
Average Active Inventory Listing Price	\$379,193			\$144,975	\$253,918	\$571,122	\$989,931

January 2023



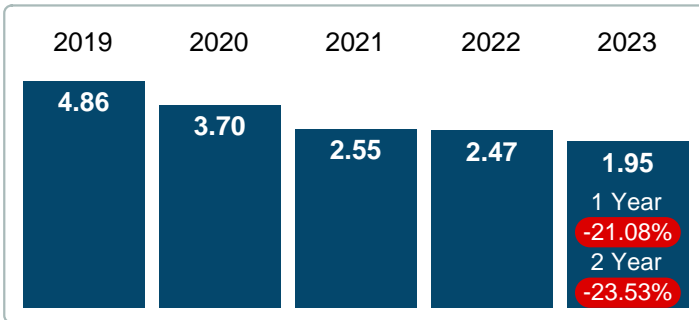
Area Delimited by County Of Creek - Residential Property Type



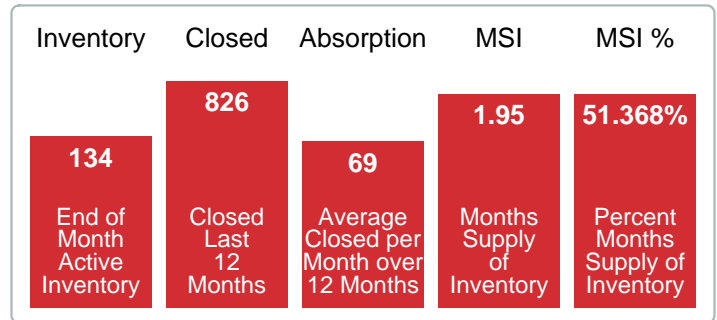
MONTHS SUPPLY of INVENTORY (MSI)

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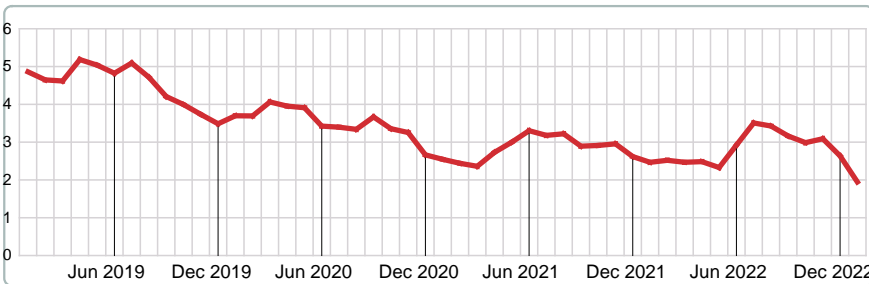
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023

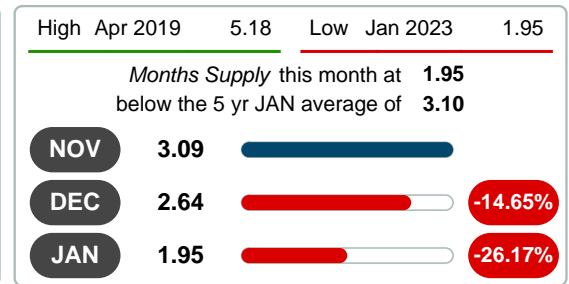


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 3.10



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	5.97%	1.48	1.09	1.55	0.00	0.00
\$75,001 - \$125,000	19	14.18%	2.09	2.40	1.33	3.27	0.00
\$125,001 - \$175,000	25	18.66%	1.56	2.57	1.45	0.00	0.00
\$175,001 - \$275,000	27	20.15%	1.27	2.40	1.07	1.45	6.00
\$275,001 - \$425,000	21	15.67%	2.00	1.33	2.30	1.85	0.00
\$425,001 - \$700,000	21	15.67%	4.75	0.00	4.00	5.33	5.14
\$700,001 and up	13	9.70%	6.24	0.00	1.71	8.00	8.00
Market Supply of Inventory (MSI)			1.95	2.06	1.51	2.74	6.24
Total Active Inventory by Units		100%	134	24	66	31	13

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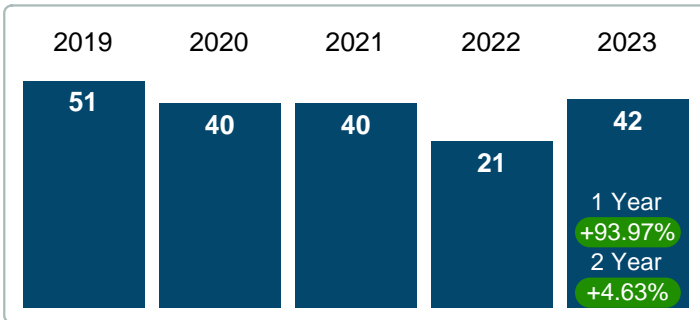
Area Delimited by County Of Creek - Residential Property Type



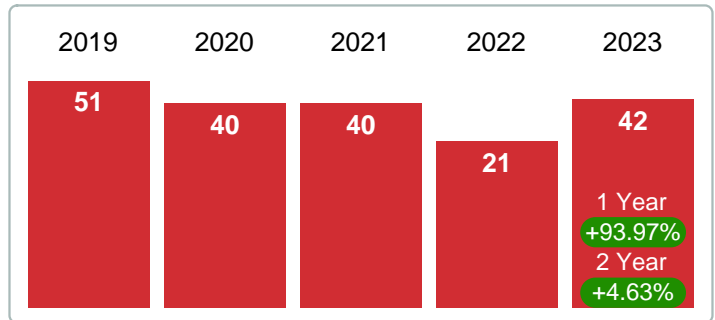
AVERAGE DAYS ON MARKET TO SALE

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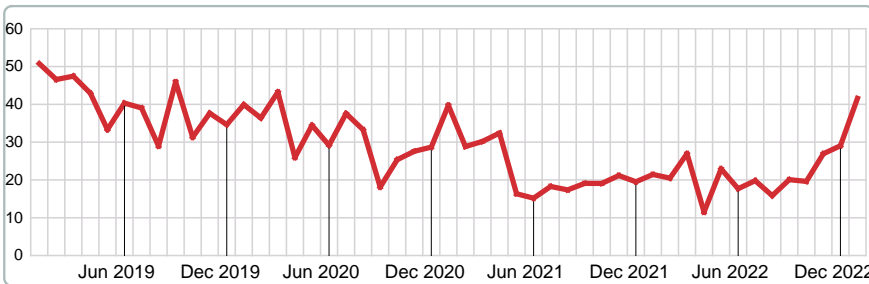
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 39

High Jan 2019 51 Low Apr 2022 11

Average Days on Market to Sale this month at **42**
above the 5 yr JAN average of **39**

NOV	27	<div style="width: 50%;"></div>
DEC	29	<div style="width: 60%;"></div> 7.85%
JAN	42	<div style="width: 100%;"></div> 43.16%

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	0.00%	0	0	0	0	0
\$75,001 - \$125,000	14.63%	9	4	11	14	0
\$125,001 - \$150,000	12.20%	35	9	42	0	0
\$150,001 - \$200,000	31.71%	31	12	35	0	0
\$200,001 - \$300,000	17.07%	46	62	52	2	0
\$300,001 - \$475,000	12.20%	41	0	44	33	41
\$475,001 and up	12.20%	108	0	37	129	301
Average Closed DOM		42	17	37	45	171
Total Closed Units	100%	42	6	29	4	2
Total Closed Volume		11,394,909	903.60K	6.86M	1.22M	2.42M

January 2023



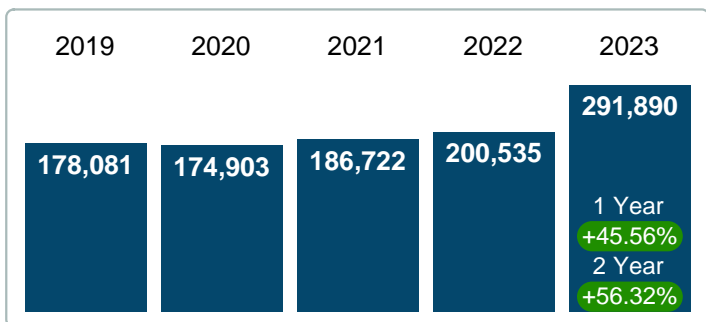
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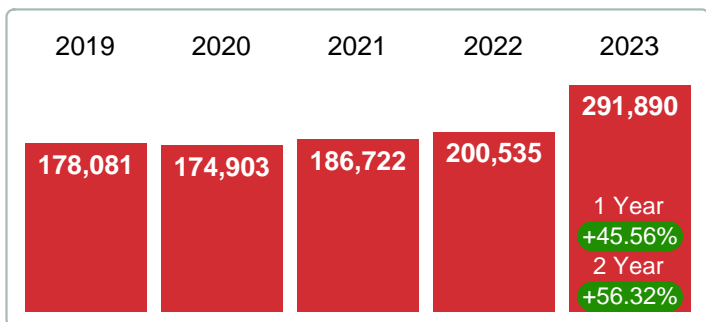
AVERAGE LIST PRICE AT CLOSING

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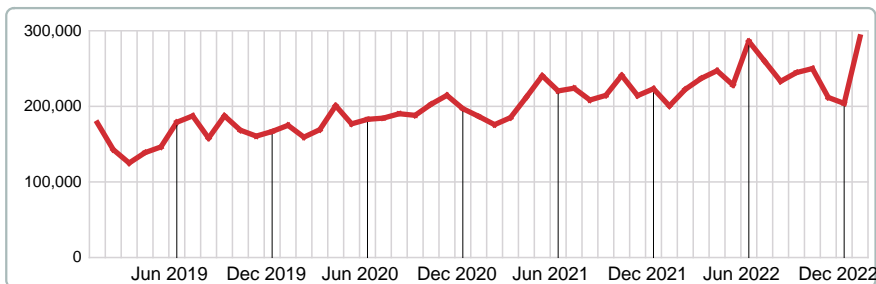
JANUARY



YEAR TO DATE (YTD)

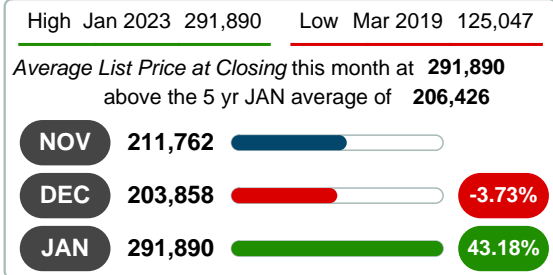


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 206,426



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	2.44%	75,000	0	0	0	0
\$75,001 - \$125,000	12.20%	103,380	94,200	94,500	120,000	0
\$125,001 - \$150,000	9.76%	139,325	134,900	146,850	0	0
\$150,001 - \$200,000	31.71%	172,885	156,250	180,909	0	0
\$200,001 - \$300,000	19.51%	237,447	229,000	238,115	260,000	0
\$300,001 - \$475,000	14.63%	393,298	0	397,000	355,000	349,000
\$475,001 and up	9.76%	1,077,854	0	595,400	500,000	2,490,000
Average List Price		291,890	144,133	242,368	308,750	1,419,500
Total Closed Units	100%	291,890	6	29	4	2
Total Closed Volume		11,967,476	864.80K	7.03M	1.24M	2.84M

January 2023



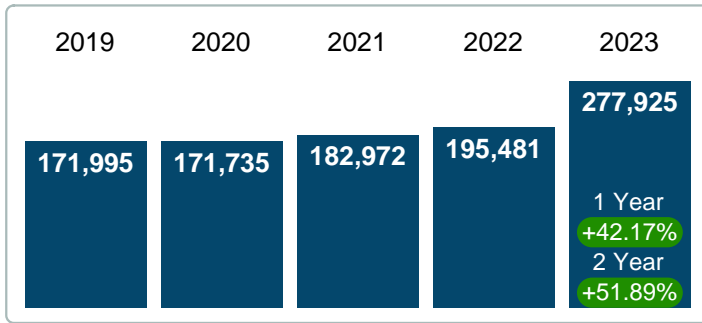
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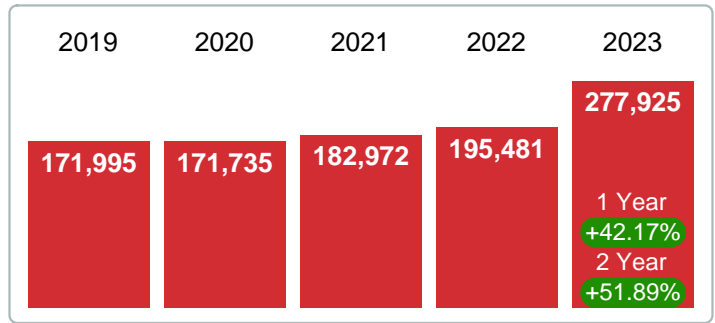
AVERAGE SOLD PRICE AT CLOSING

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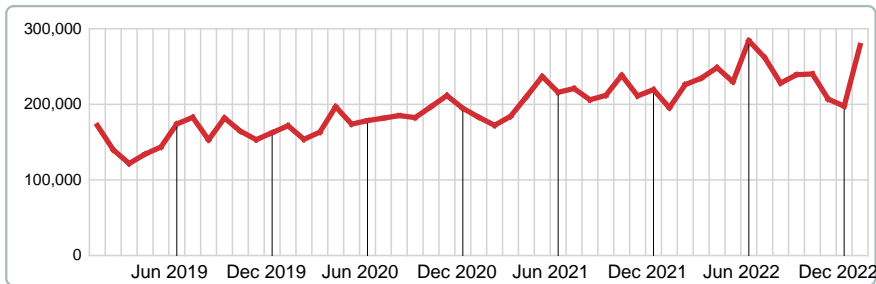
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

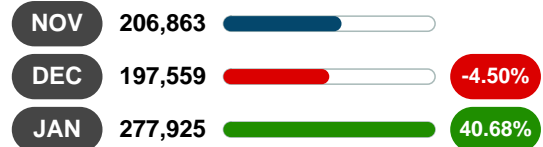


3 MONTHS

5 year JAN AVG = 200,022

High Jun 2022 284,215 Low Mar 2019 121,697

Average Sold Price at Closing this month at 277,925 above the 5 yr JAN average of 200,022



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	0.00%	0	0	0	0	0
\$75,001 - \$125,000	14.63%	95,667	92,000	88,333	125,000	0
\$125,001 - \$150,000	12.20%	137,680	134,900	138,375	0	0
\$150,001 - \$200,000	31.71%	174,769	158,750	177,682	0	0
\$200,001 - \$300,000	17.07%	241,943	267,200	233,280	260,000	0
\$300,001 - \$475,000	12.20%	363,600	0	384,333	350,000	315,000
\$475,001 and up	12.20%	869,782	0	587,970	485,000	2,100,000
Average Sold Price		277,925	150,600	236,424	305,000	1,207,500
Total Closed Units	100%	277,925	6	29	4	2
Total Closed Volume		11,394,909	903.60K	6.86M	1.22M	2.42M

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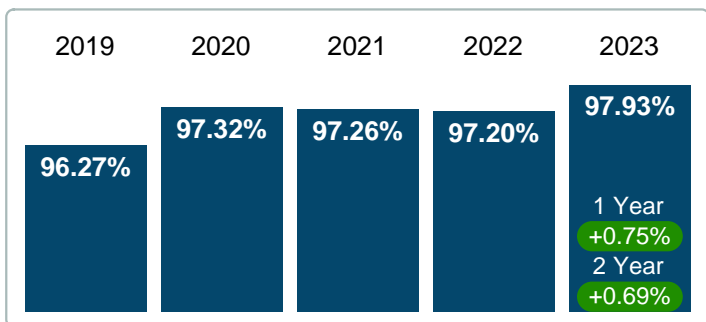
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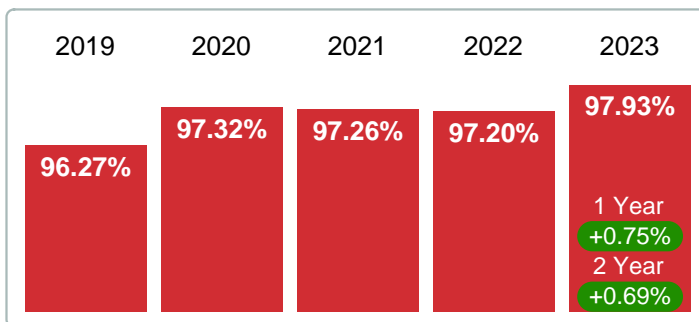
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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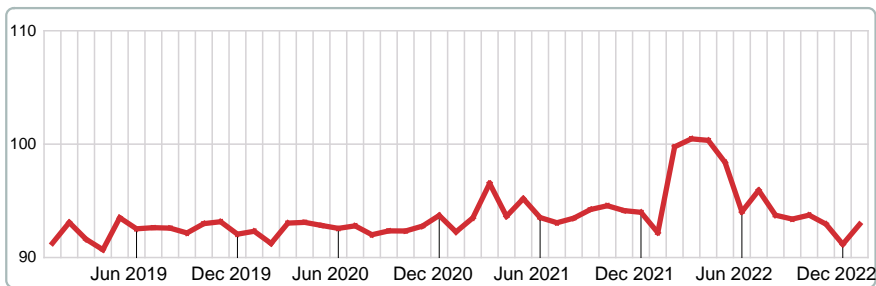
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

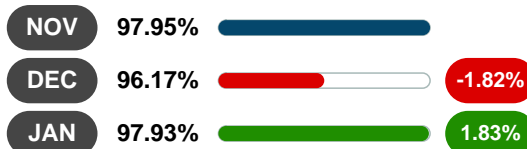


3 MONTHS

5 year JAN AVG = 97.19%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **97.93%**
above the 5 yr JAN average of **97.19%**



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	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	6	14.63%	97.79%	97.77%	95.69%	104.17%	0.00%
\$125,001 - \$150,000	5	12.20%	95.63%	100.00%	94.54%	0.00%	0.00%
\$150,001 - \$200,000	13	31.71%	98.88%	101.61%	98.38%	0.00%	0.00%
\$200,001 - \$300,000	7	17.07%	100.86%	116.68%	97.87%	100.00%	0.00%
\$300,001 - \$475,000	5	12.20%	95.86%	0.00%	96.81%	98.59%	90.26%
\$475,001 and up	5	12.20%	95.89%	0.00%	99.36%	97.00%	84.34%
Average Sold/List Ratio		97.90%		102.57%	97.42%	99.94%	87.30%
Total Closed Units		41	100%	6	29	4	2
Total Closed Volume		11,394,909		903.60K	6.86M	1.22M	2.42M

January 2023



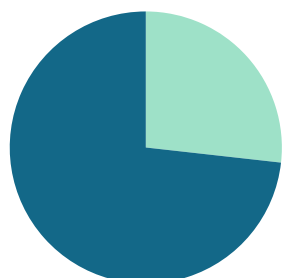
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Feb 13, 2023 for MLS Technology Inc.

INVENTORY

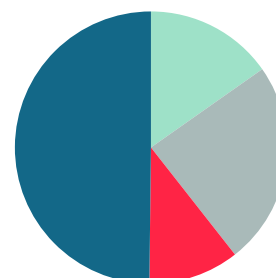


Inventory
 New Listings **68 = 26.77%**
 Start Inventory **186**
 Total Inventory Units **254**
 Volume **\$87,657,728**

Market Activity

Closed Sales **41 = 15.24%**
 Pending Sales **65 = 24.16%**
 Other Off Market **29 = 10.78%**
 Active Inventory **134 = 49.81%**

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	66	41	-37.88%	66	41	-37.88%
Pending Sales	67	65	-2.99%	67	65	-2.99%
New Listings	67	68	1.49%	67	68	1.49%
Average List Price	200,535	291,890	45.56%	200,535	291,890	45.56%
Average Sale Price	195,481	277,925	42.17%	195,481	277,925	42.17%
Average Percent of Selling Price to List Price	97.20%	97.93%	0.75%	97.20%	97.93%	0.75%
Average Days on Market to Sale	21.44	41.59	93.97%	21.44	41.59	93.97%
Monthly Inventory	191	134	-29.84%	191	134	-29.84%
Months Supply of Inventory	2.45	1.95	-20.67%	2.45	1.95	-20.67%

Absorption: Last 12 months, an Average of **69** Sales/Month

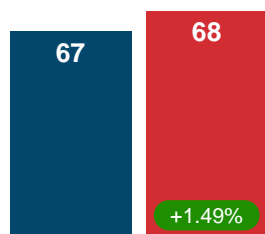
Inventory on January 31, 2023 = **134**

2022 **2023**

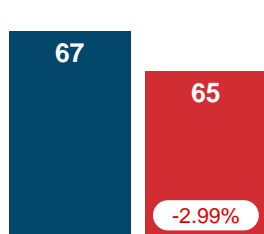
JANUARY MARKET

AVERAGE PRICES

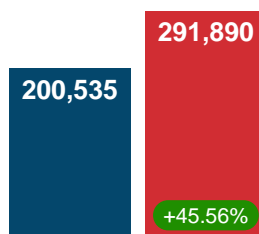
New Listings



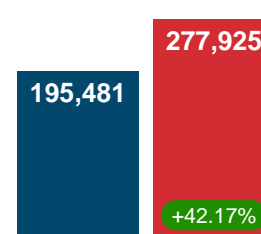
Pending Listings



List Price



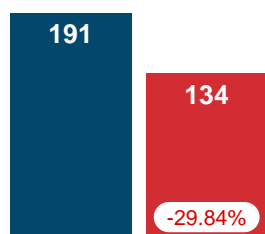
Sale Price



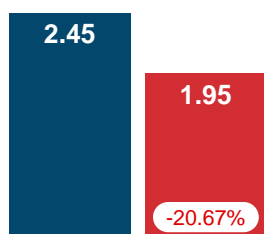
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

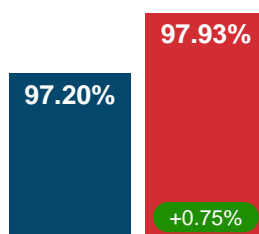
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

