

# January 2023



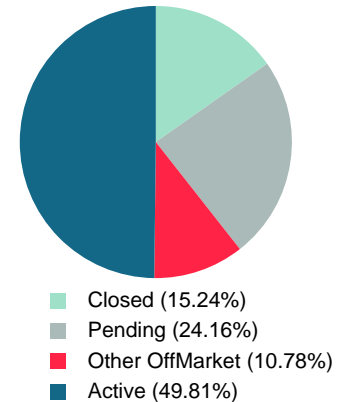
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	177,100	190,000	7.28%
Median Sale Price	178,638	190,000	6.36%
Median Percent of Selling Price to List Price	98.77%	99.46%	0.69%
Median Days on Market to Sale	9.50	27.00	184.21%
End of Month Inventory	191	134	-29.84%
Months Supply of Inventory	2.45	1.95	-20.67%



**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.

#### 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 **6.36%** in January 2023 to \$190,000 versus the previous year at \$178,638.

#### Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 17.50 days or **184.21%** in January 2023 compared to last year's same month at **9.50** DOM.

#### Sales Success for January 2023 is Positive

Overall, with Median 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.

### 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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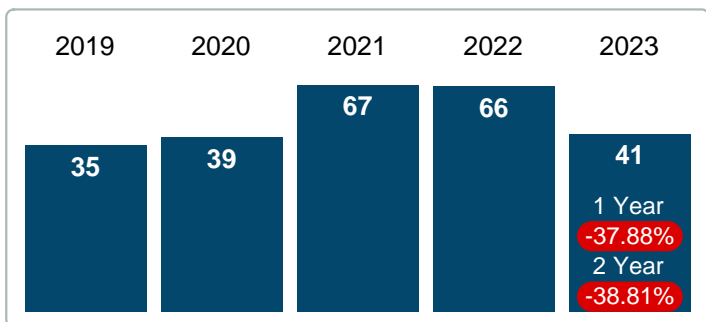
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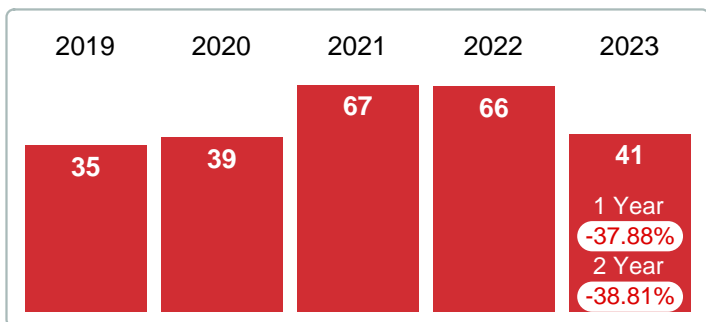
## CLOSED LISTINGS

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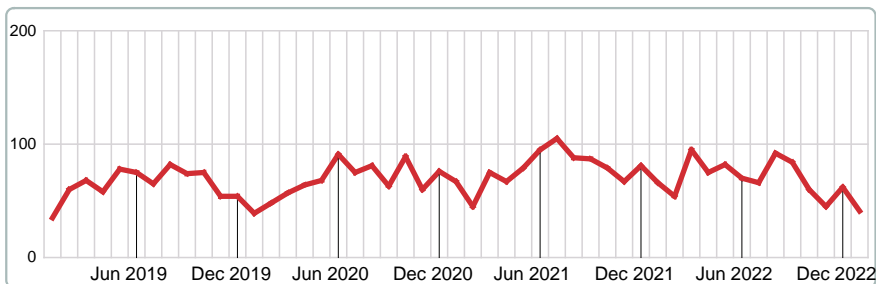
### JANUARY



### YEAR TO DATE (YTD)

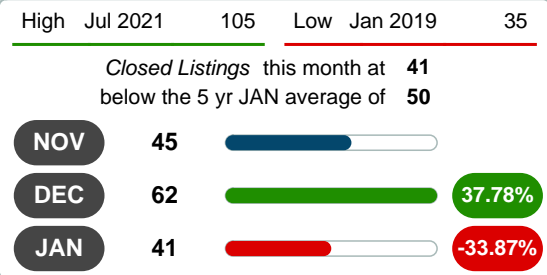


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 50



### 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	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	6	14.63%	7.5	2	3	1	0
\$125,001 - \$150,000	5	12.20%	27.0	1	4	0	0
\$150,001 - \$200,000	13	31.71%	29.0	2	11	0	0
\$200,001 - \$300,000	7	17.07%	28.0	1	5	1	0
\$300,001 - \$475,000	5	12.20%	33.0	0	3	1	1
\$475,001 and up	5	12.20%	110.0	0	3	1	1
<b>Total Closed Units</b>	<b>41</b>			<b>6</b>	<b>29</b>	<b>4</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>11,394,909</b>	<b>100%</b>	<b>27.0</b>	<b>903.60K</b>	<b>6.86M</b>	<b>1.22M</b>	<b>2.42M</b>
<b>Median Closed Price</b>	<b>\$190,000</b>			<b>\$146,200</b>	<b>\$190,000</b>	<b>\$305,000</b>	<b>\$1,207,500</b>

# January 2023



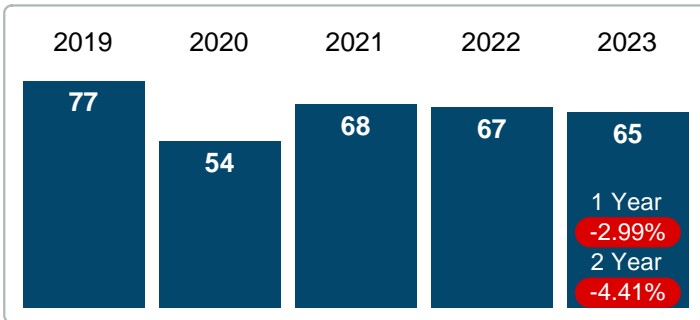
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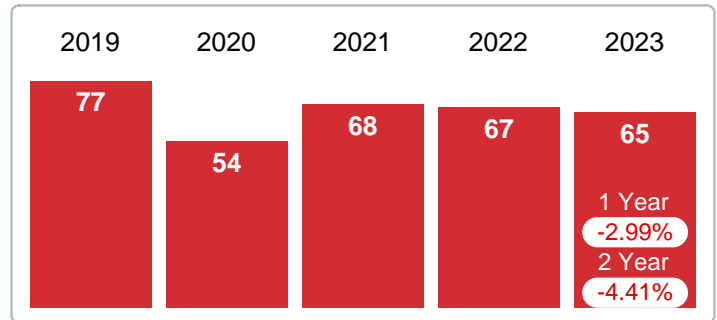
## PENDING LISTINGS

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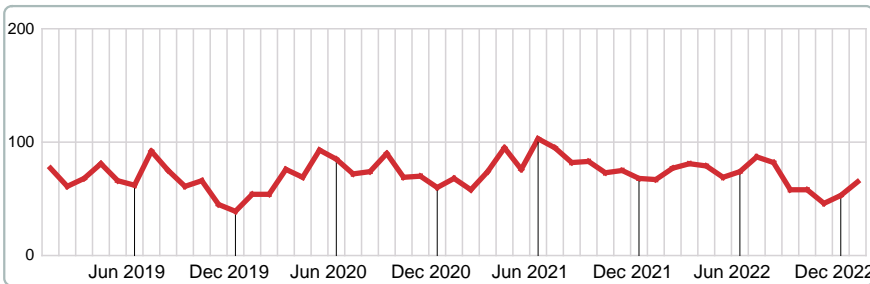
### JANUARY



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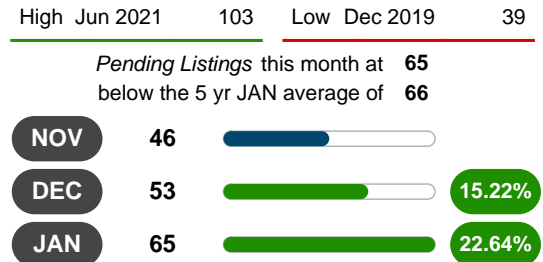


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 66



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	6.15%	4.5	3	1	0	0
\$100,001 - \$125,000	5	7.69%	24.0	2	0	3	0
\$125,001 - \$150,000	12	18.46%	6.5	6	4	2	0
\$150,001 - \$225,000	15	23.08%	15.0	1	10	4	0
\$225,001 - \$350,000	12	18.46%	42.5	1	8	3	0
\$350,001 - \$475,000	8	12.31%	37.0	0	4	3	1
\$475,001 and up	9	13.85%	107.0	0	2	3	4
<b>Total Pending Units</b>	<b>65</b>			<b>13</b>	<b>29</b>	<b>18</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>19,599,903</b>	<b>100%</b>	<b>24.0</b>	<b>1.73M</b>	<b>7.29M</b>	<b>6.00M</b>	<b>4.57M</b>
<b>Median Listing Price</b>	<b>\$199,900</b>			<b>\$132,000</b>	<b>\$219,900</b>	<b>\$235,000</b>	<b>\$499,900</b>

# January 2023



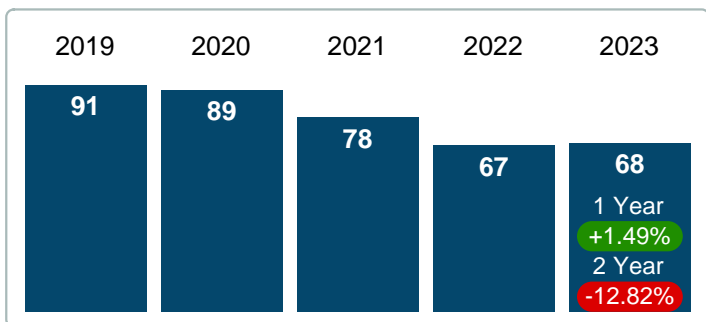
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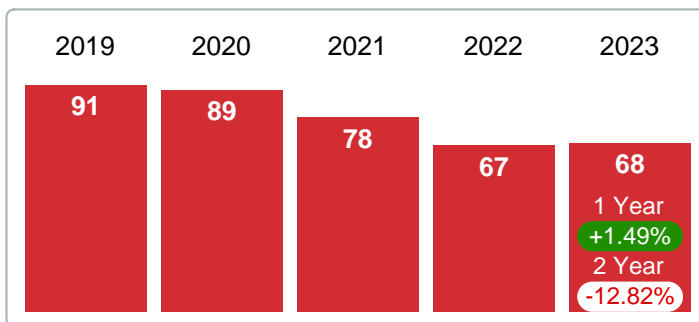
## NEW LISTINGS

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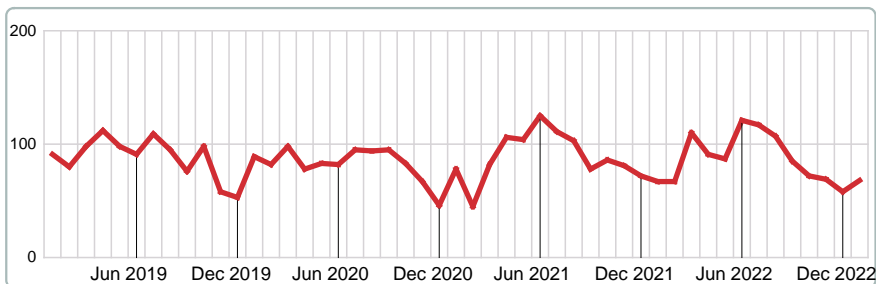
### JANUARY



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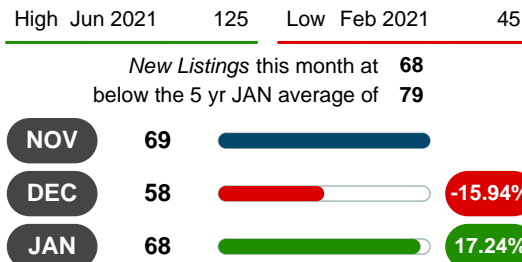


### 5 YEAR MARKET ACTIVITY TRENDS



### 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 - \$100,000	0	0.00%	0	0	0	0
\$100,001 - \$125,000	10	14.71%	4	3	2	1
\$125,001 - \$225,000	25	36.76%	8	12	5	0
\$225,001 - \$325,000	9	13.24%	0	7	2	0
\$325,001 - \$525,000	10	14.71%	0	7	2	1
\$525,001 and up	6	8.82%	0	0	3	3
<b>Total New Listed Units</b>	<b>68</b>		<b>15</b>	<b>33</b>	<b>15</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>19,258,402</b>	<b>100%</b>	<b>1.87M</b>	<b>7.29M</b>	<b>5.06M</b>	<b>5.05M</b>
<b>Median New Listed Listing Price</b>	<b>\$169,950</b>		<b>\$129,900</b>	<b>\$190,000</b>	<b>\$225,000</b>	<b>\$650,000</b>

# January 2023



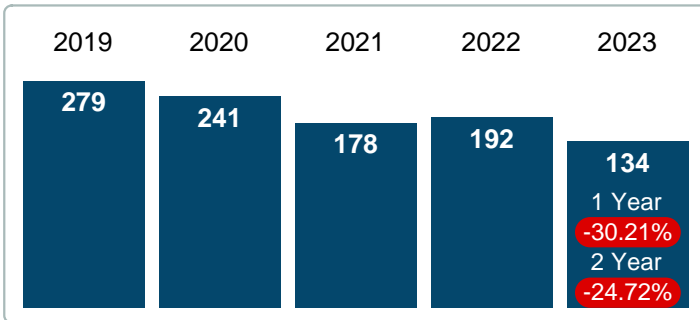
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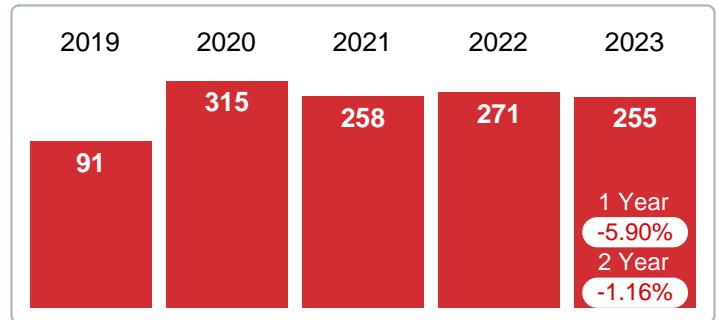
## ACTIVE INVENTORY

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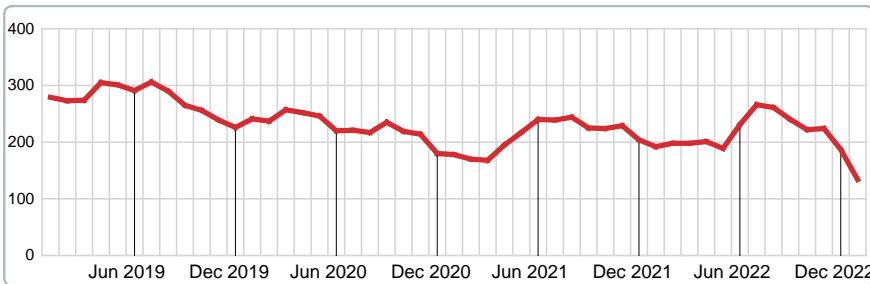
### END OF JANUARY



### ACTIVE DURING JANUARY

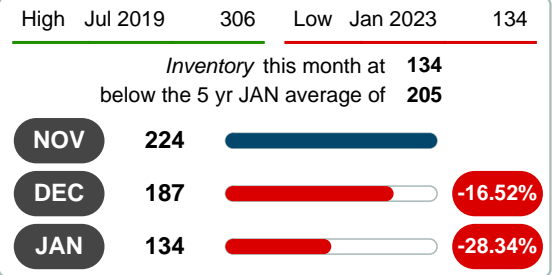


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 205



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	5.97%	91.5	3	4	0	1
\$75,001 - \$125,000	19	14.18%	26.0	7	7	3	2
\$125,001 - \$175,000	25	18.66%	40.0	9	16	0	0
\$175,001 - \$275,000	27	20.15%	48.0	4	18	4	1
\$275,001 - \$425,000	21	15.67%	95.0	1	14	6	0
\$425,001 - \$700,000	21	15.67%	89.0	0	6	12	3
\$700,001 and up	13	9.70%	77.0	0	1	6	6
Total Active Inventory by Units		134		24	66	31	13
Total Active Inventory by Volume		50,811,850	100%	3.48M	16.76M	17.70M	12.87M
Median Active Inventory Listing Price		\$237,400		\$130,000	\$217,500	\$454,000	\$699,900

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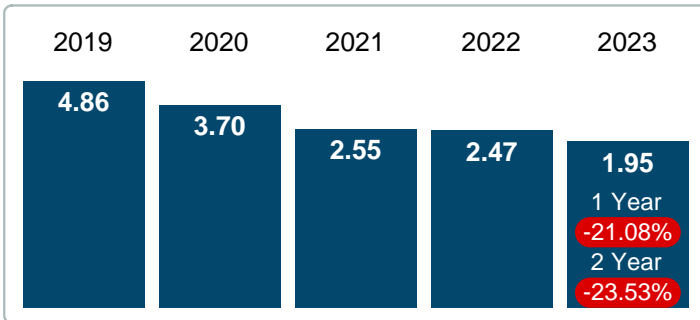
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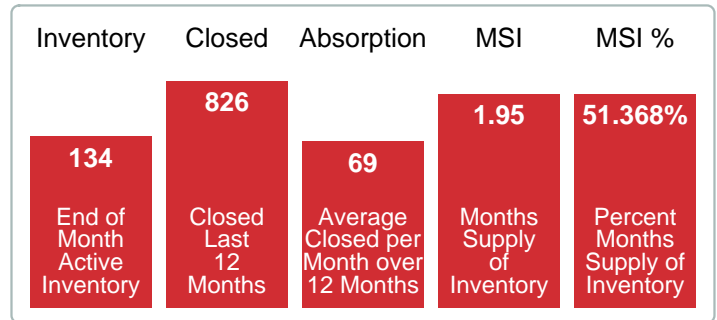
## MONTHS SUPPLY of INVENTORY (MSI)

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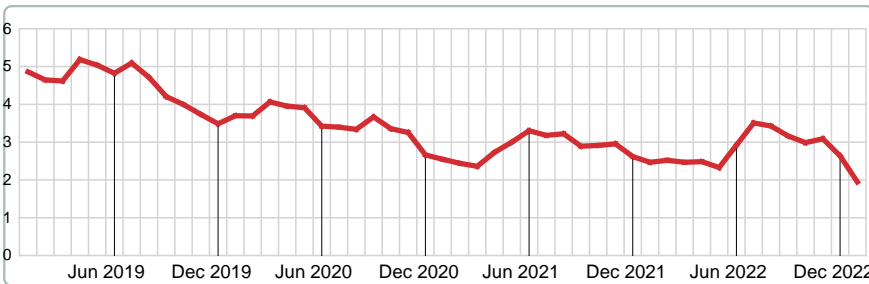
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2023

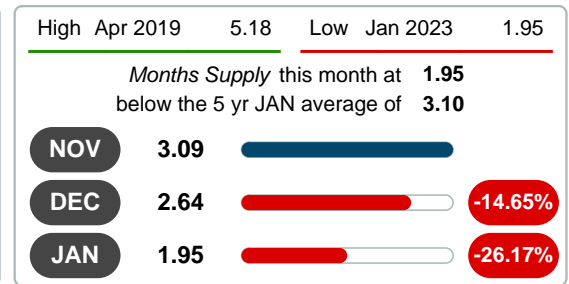


### 5 YEAR MARKET ACTIVITY TRENDS



### 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%	1.95	24	66	31	13

# January 2023



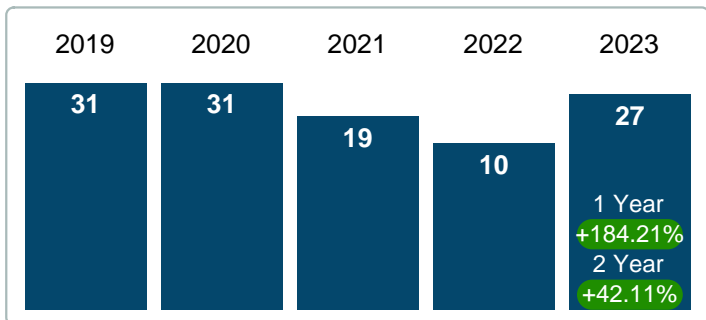
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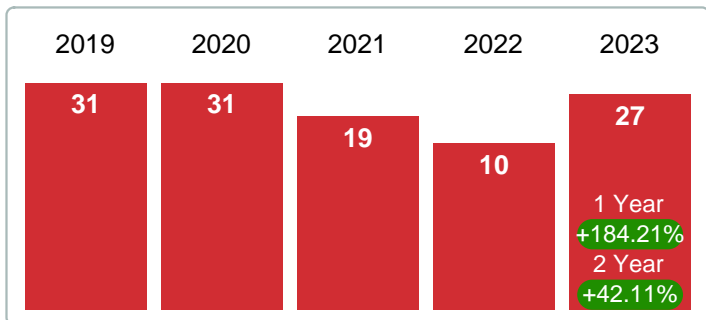
## MEDIAN DAYS ON MARKET TO SALE

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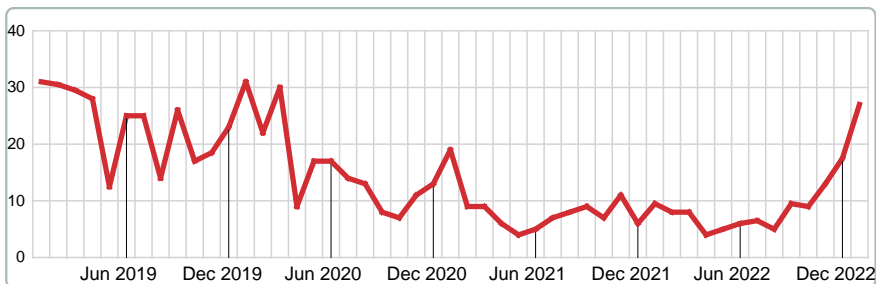
### JANUARY



### YEAR TO DATE (YTD)

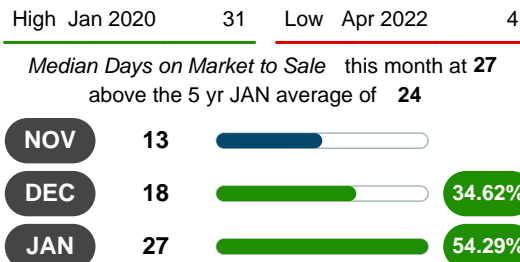


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 24



### 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	0	0.00%	77	0	0	0	0
\$75,001 - \$125,000	6	14.63%	8	4	9	14	0
\$125,001 - \$150,000	5	12.20%	27	9	29	0	0
\$150,001 - \$200,000	13	31.71%	29	12	33	0	0
\$200,001 - \$300,000	7	17.07%	28	62	28	2	0
\$300,001 - \$475,000	5	12.20%	33	0	13	33	41
\$475,001 and up	5	12.20%	110	0	1	129	301
Median Closed DOM			27	8	28	24	171
Total Closed Units		100%	27.0	6	29	4	2
Total Closed Volume			11,394,909	903.60K	6.86M	1.22M	2.42M

# January 2023



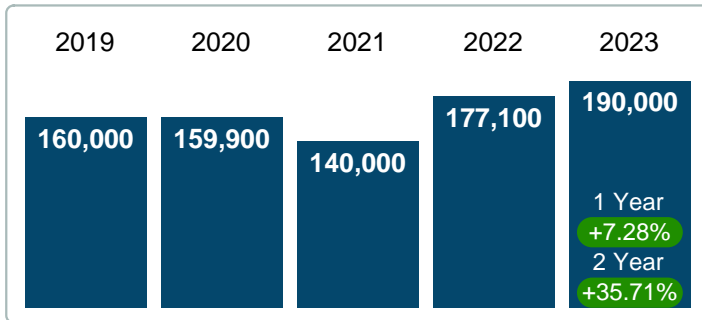
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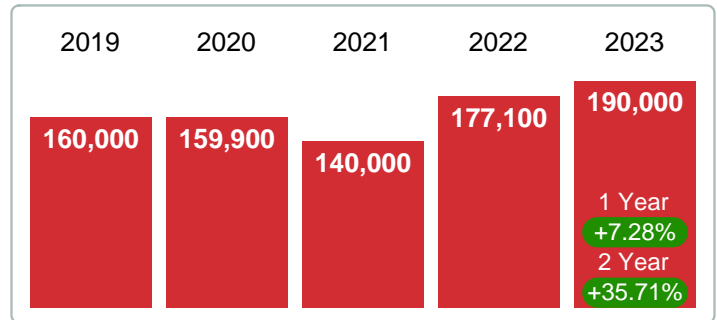
## MEDIAN LIST PRICE AT CLOSING

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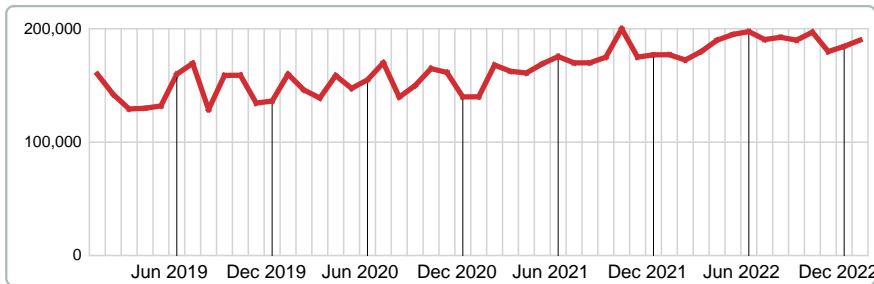
### JANUARY



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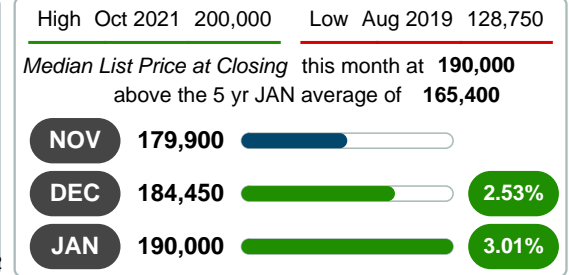


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 165,400



### 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	1	2.44%	75,000	0	75,000	0	0
\$75,001 - \$125,000	5	12.20%	98,500	94,200	104,250	120,000	0
\$125,001 - \$150,000	4	9.76%	139,950	134,900	145,000	0	0
\$150,001 - \$200,000	13	31.71%	170,000	156,250	170,000	0	0
\$200,001 - \$300,000	8	19.51%	234,000	229,000	229,500	260,000	0
\$300,001 - \$475,000	6	14.63%	396,000	0	398,750	355,000	349,000
\$475,001 and up	4	9.76%	660,707	0	660,707	500,000	2,490,000
Median List Price			190,000	144,950	190,000	307,500	1,419,500
Total Closed Units		100%	190,000	6	29	4	2
Total Closed Volume			11,967,476	864.80K	7.03M	1.24M	2.84M



# January 2023



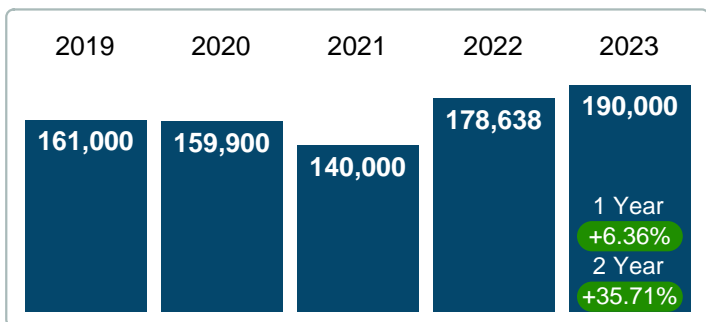
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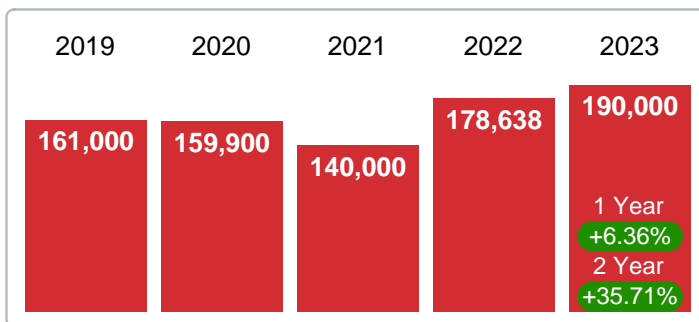
## MEDIAN SOLD PRICE AT CLOSING

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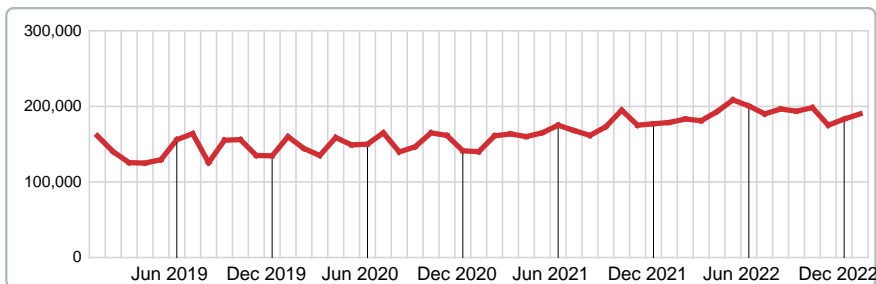
### JANUARY



### YEAR TO DATE (YTD)

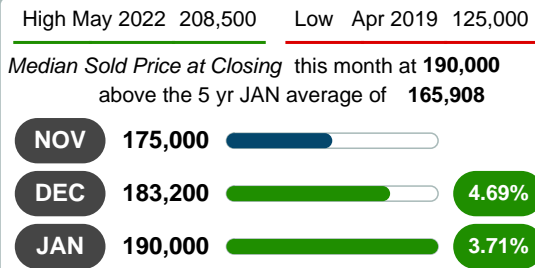


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 165,908



### 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	0.00%	660,707	0	0	0	0
\$75,001 - \$125,000	14.63%	92,000	92,000	90,000	125,000	0
\$125,001 - \$150,000	12.20%	134,900	134,900	139,000	0	0
\$150,001 - \$200,000	31.71%	174,000	158,750	180,000	0	0
\$200,001 - \$300,000	17.07%	239,000	267,200	225,000	260,000	0
\$300,001 - \$475,000	12.20%	378,000	0	380,000	350,000	315,000
\$475,001 and up	12.20%	550,000	0	550,000	485,000	2,100,000
<b>Median Sold Price</b>		<b>190,000</b>	<b>146,200</b>	<b>190,000</b>	<b>305,000</b>	<b>1,207,500</b>
<b>Total Closed Units</b>		<b>41</b>	<b>6</b>	<b>29</b>	<b>4</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>11,394,909</b>	<b>903.60K</b>	<b>6.86M</b>	<b>1.22M</b>	<b>2.42M</b>

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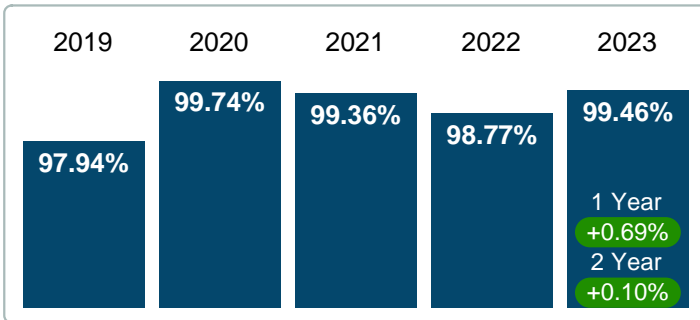
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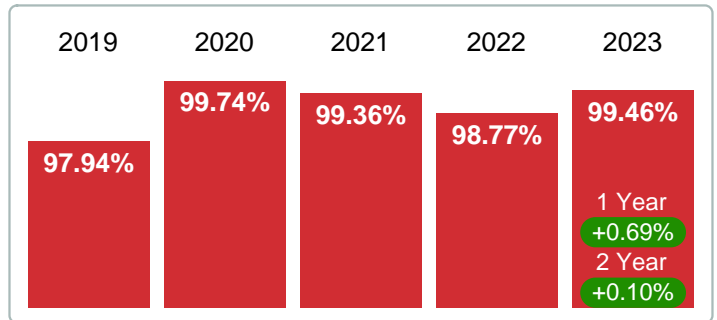
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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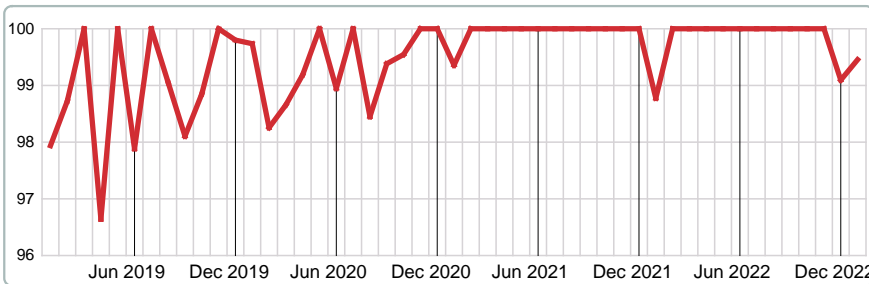
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

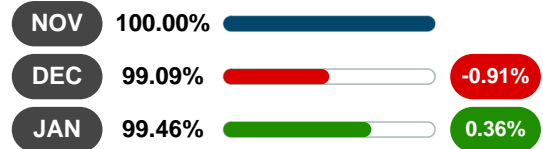


### 3 MONTHS

5 year JAN AVG = 99.05%

High Nov 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.46%**  
equal to 5 yr JAN average of **99.05%**



### 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	0	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	6	14.63%	100.33%	97.77%	100.56%	104.17%	0.00%
\$125,001 - \$150,000	5	12.20%	98.54%	100.00%	95.13%	0.00%	0.00%
\$150,001 - \$200,000	13	31.71%	100.00%	101.61%	100.00%	0.00%	0.00%
\$200,001 - \$300,000	7	17.07%	100.00%	116.68%	98.66%	100.00%	0.00%
\$300,001 - \$475,000	5	12.20%	96.57%	0.00%	96.57%	98.59%	90.26%
\$475,001 and up	5	12.20%	97.00%	0.00%	100.34%	97.00%	84.34%
Median Sold/List Ratio		99.46%		100.06%	99.12%	99.30%	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



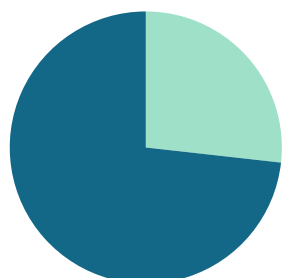
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

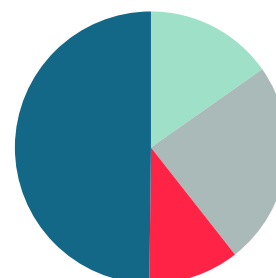


**Inventory**  
 New Listings  
**68 = 26.77%**  
 Start Inventory  
**186**  
 Total Inventory Units  
**254**  
 Volume  
**\$87,657,728**

### 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%
Median List Price	177,100	190,000	7.28%	177,100	190,000	7.28%
Median Sale Price	178,638	190,000	6.36%	178,638	190,000	6.36%
Median Percent of Selling Price to List Price	98.77%	99.46%	0.69%	98.77%	99.46%	0.69%
Median Days on Market to Sale	9.50	27.00	184.21%	9.50	27.00	184.21%
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

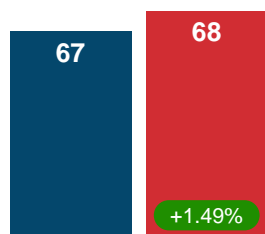
**Inventory** on January 31, 2023 = **134**

**2022** **2023**

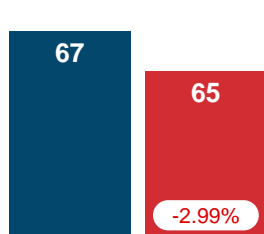
### JANUARY MARKET

### MEDIAN PRICES

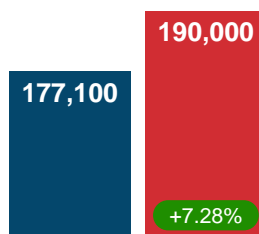
#### New Listings



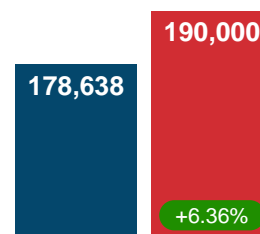
#### Pending Listings



#### List Price



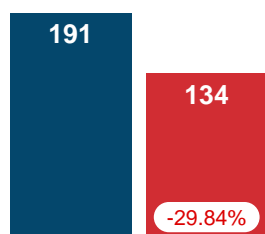
#### Sale Price



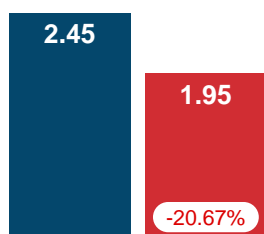
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

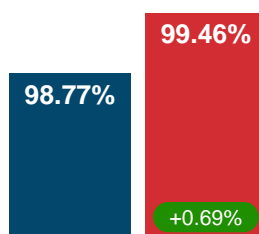
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

