

February 2023



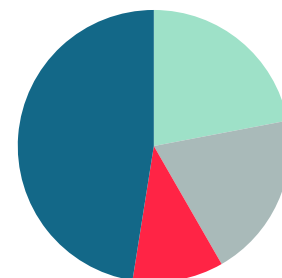
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2022	2023	+/-%
Closed Listings	54	57	5.56%
Pending Listings	77	51	-33.77%
New Listings	67	67	0.00%
Average List Price	222,473	224,512	0.92%
Average Sale Price	226,145	219,935	-2.75%
Average Percent of Selling Price to List Price	104.76%	97.93%	-6.52%
Average Days on Market to Sale	20.48	33.75	64.80%
End of Month Inventory	197	123	-37.56%
Months Supply of Inventory	2.51	1.78	-28.98%



■ Closed (22.01%)
■ Pending (19.69%)
■ Other OffMarket (10.81%)
■ Active (47.49%)

Absorption: Last 12 months, an Average of **69** Sales/Month
Active Inventory as of February 28, 2023 = **123**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2023 decreased **37.56%** to 123 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 **1.78** 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 **2.75%** in February 2023 to \$219,935 versus the previous year at \$226,145.

Average Days on Market Lengthens

The average number of **33.75** days that homes spent on the market before selling increased by 13.27 days or **64.80%** in February 2023 compared to last year's same month at **20.48** DOM.

Sales Success for February 2023 is Positive

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

There were 67 New Listings in February 2023, down **0.00%** from last year at 67. Furthermore, there were 57 Closed Listings this month versus last year at 54, a **5.56%** increase.

Closed versus Listed trends yielded a **85.1%** ratio, up from previous year's, February 2022, at **80.6%**, a **5.56%** upswing. 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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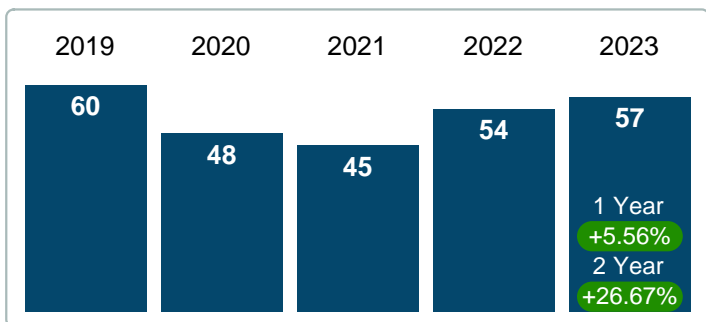
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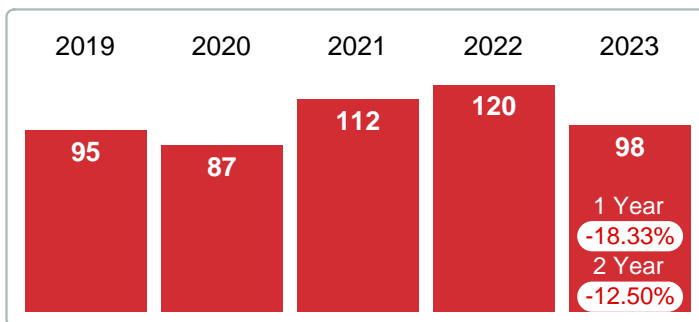
CLOSED LISTINGS

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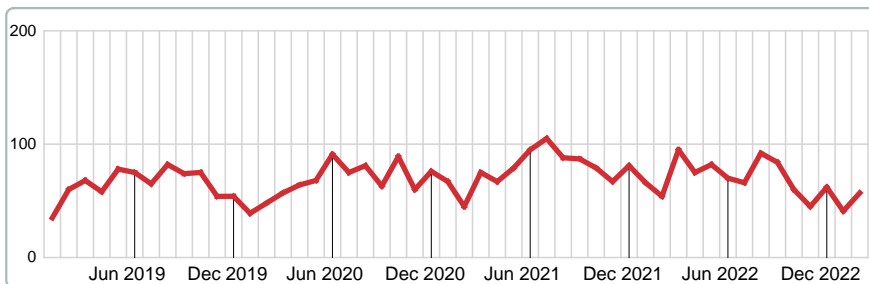
FEBRUARY



YEAR TO DATE (YTD)

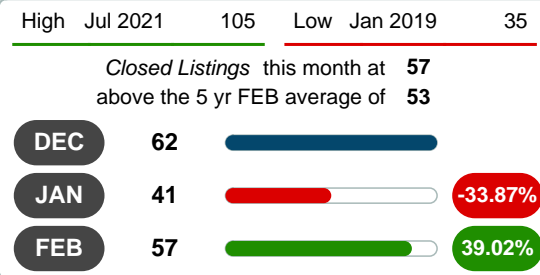


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 53



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	3.51%	40.5	1	1	0	0
\$50,001 - \$125,000	10	17.54%	22.9	4	3	2	1
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$200,000	23	40.35%	23.9	8	11	3	1
\$200,001 - \$250,000	7	12.28%	33.7	0	6	1	0
\$250,001 - \$350,000	9	15.79%	47.1	0	6	3	0
\$350,001 and up	6	10.53%	67.5	0	3	2	1
Total Closed Units	57			13	30	11	3
Total Closed Volume	12,536,300	100%	33.8	1.45M	6.33M	4.06M	692.50K
Average Closed Price	\$219,935			\$111,838	\$210,833	\$369,536	\$230,833

February 2023



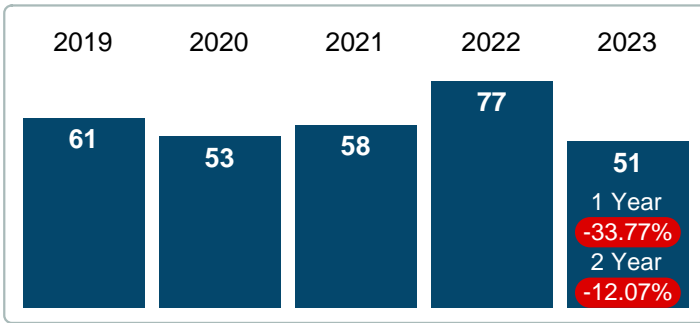
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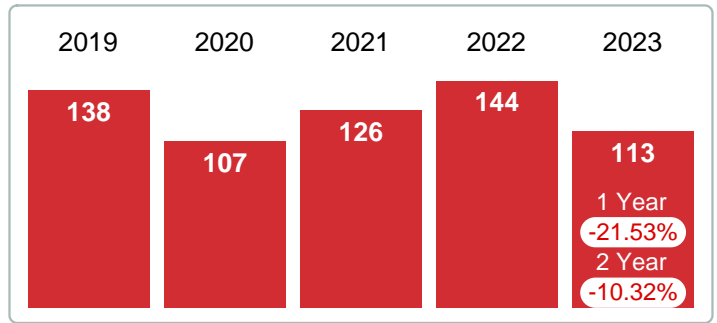
PENDING LISTINGS

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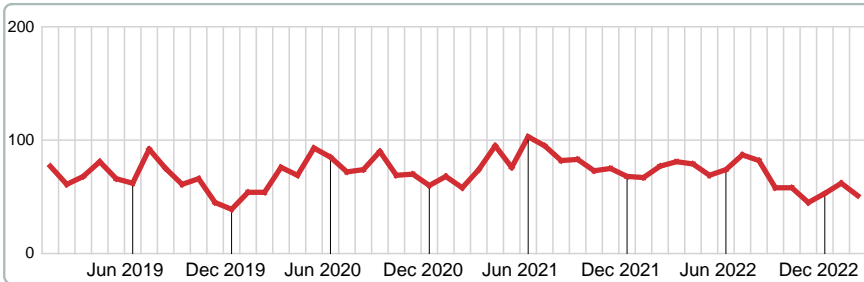
FEBRUARY



YEAR TO DATE (YTD)

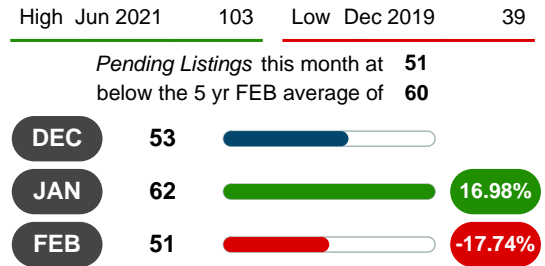


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	5	9.80%	18.0	3	1	1	0
\$70,001 - \$100,000	7	13.73%	6.1	1	6	0	0
\$100,001 - \$190,000	7	13.73%	62.1	2	4	0	1
\$190,001 - \$320,000	12	23.53%	18.6	0	11	1	0
\$320,001 - \$380,000	4	7.84%	68.0	0	2	2	0
\$380,001 - \$490,000	10	19.61%	9.8	0	9	1	0
\$490,001 and up	6	11.76%	28.5	0	1	4	1
Total Pending Units	51			6	34	9	2
Total Pending Volume	15,068,450	100%	1.2	483.90K	8.81M	4.82M	949.90K
Average Listing Price	\$68,080			\$80,650	\$259,210	\$535,722	\$474,950

February 2023



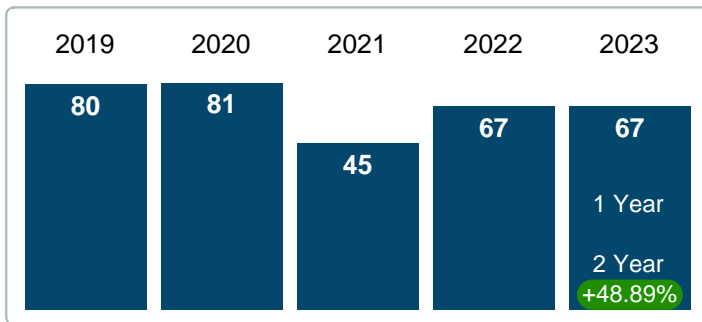
Area Delimited by County Of Creek - Residential Property Type



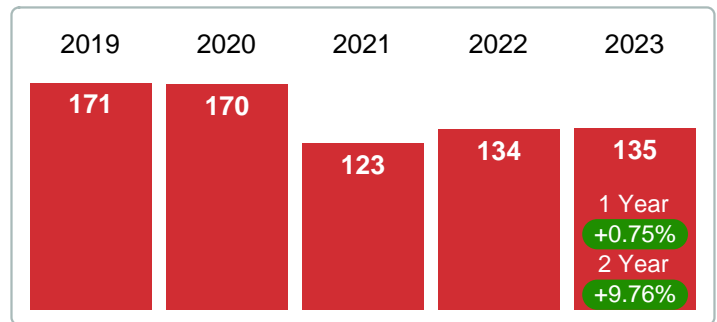
NEW LISTINGS

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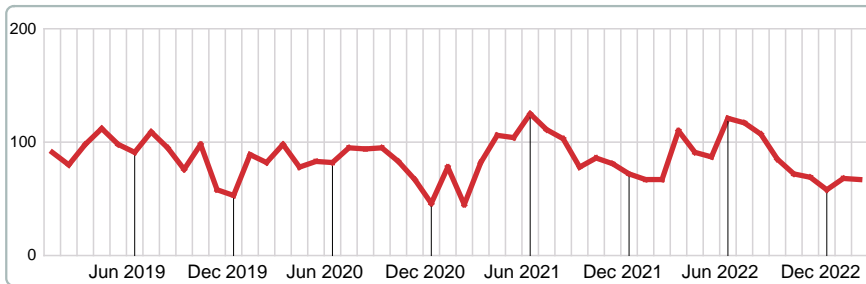
FEBRUARY



YEAR TO DATE (YTD)

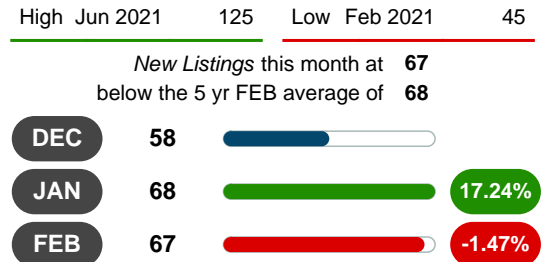


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 68



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	4	5.97%	3	0	1	0
\$70,001 - \$100,000	11	16.42%	2	9	0	0
\$100,001 - \$180,000	10	14.93%	1	7	1	1
\$180,001 - \$310,000	16	23.88%	0	12	4	0
\$310,001 - \$380,000	5	7.46%	0	5	0	0
\$380,001 - \$490,000	13	19.40%	0	10	1	2
\$490,001 and up	8	11.94%	0	2	6	0
Total New Listed Units	67		6	45	13	3
Total New Listed Volume	18,500,440	100%	432.90K	11.25M	5.75M	1.07M
Average New Listed Listing Price	\$68,080		\$72,150	\$250,070	\$441,954	\$356,333

February 2023



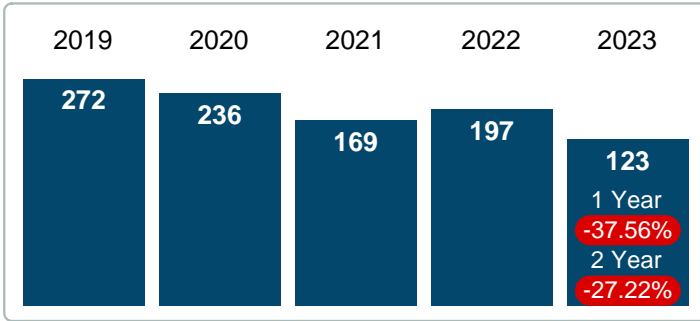
Area Delimited by County Of Creek - Residential Property Type



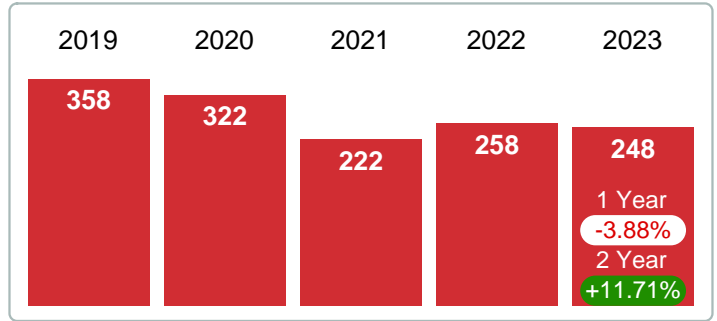
ACTIVE INVENTORY

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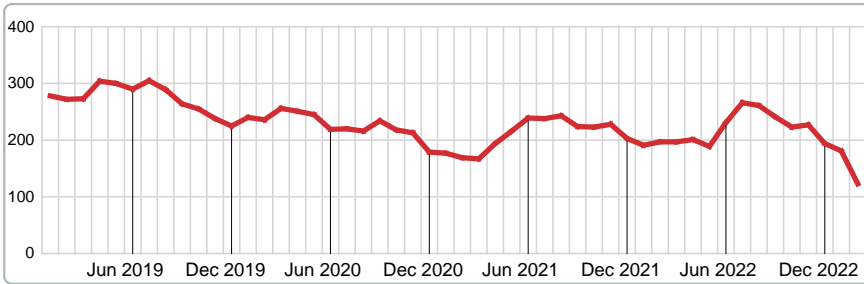
END OF FEBRUARY



ACTIVE DURING FEBRUARY

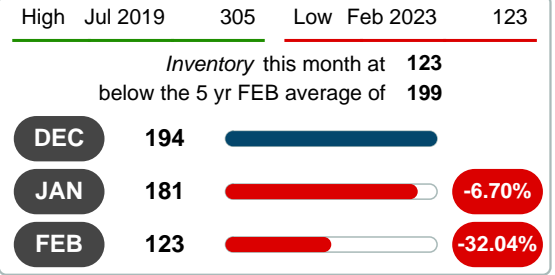


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 199



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	6.50%	106.9	4	3	0	1
\$75,001 - \$125,000	18	14.63%	59.8	7	9	2	0
\$125,001 - \$175,000	20	16.26%	63.2	6	12	1	1
\$175,001 - \$250,000	21	17.07%	59.2	2	12	6	1
\$250,001 - \$450,000	28	22.76%	96.2	3	18	6	1
\$450,001 - \$625,000	14	11.38%	84.9	0	4	7	3
\$625,001 and up	14	11.38%	113.4	0	3	4	7
Total Active Inventory by Units			123	22	61	26	14
Total Active Inventory by Volume			44,839,698	3.03M	15.84M	12.71M	13.26M
Average Active Inventory Listing Price			\$364,550	\$137,895	\$259,600	\$488,696	\$947,450

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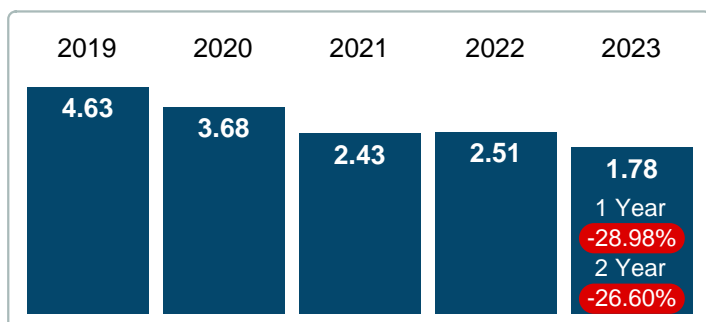
Area Delimited by County Of Creek - Residential Property Type



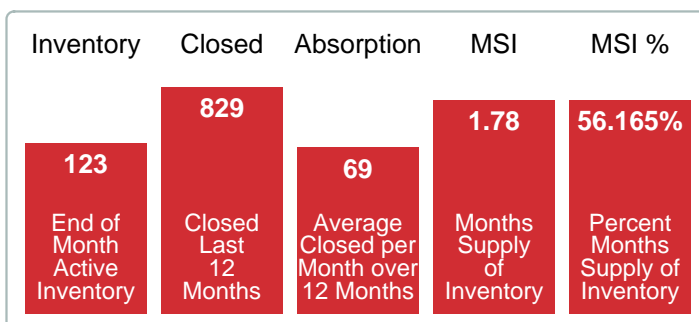
MONTHS SUPPLY of INVENTORY (MSI)

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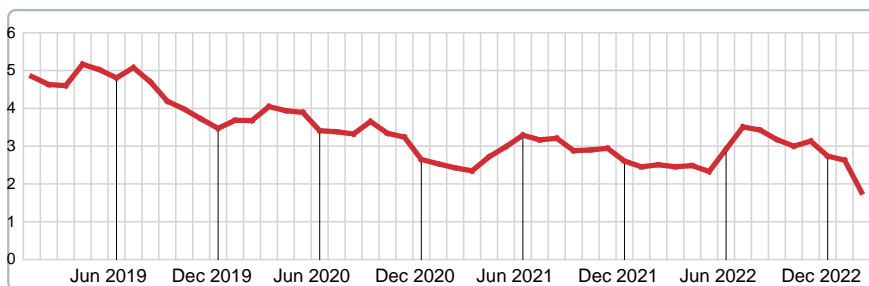
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023

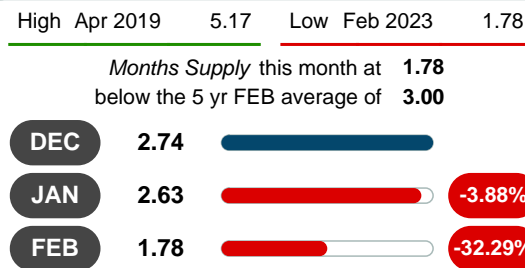


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.00



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	6.50%	1.43	1.37	1.20	0.00	12.00
\$75,001 - \$125,000	18	14.63%	2.06	2.47	1.80	2.18	0.00
\$125,001 - \$175,000	20	16.26%	1.22	1.53	1.11	0.71	4.00
\$175,001 - \$250,000	21	17.07%	1.18	1.50	0.85	2.77	6.00
\$250,001 - \$450,000	28	22.76%	1.88	3.27	1.91	1.44	2.40
\$450,001 - \$625,000	14	11.38%	4.54	0.00	4.36	4.42	6.00
\$625,001 and up	14	11.38%	5.42	0.00	4.00	4.00	8.40
Market Supply of Inventory (MSI)			1.78	1.83	1.40	2.29	6.22
Total Active Inventory by Units		100%	123	22	61	26	14

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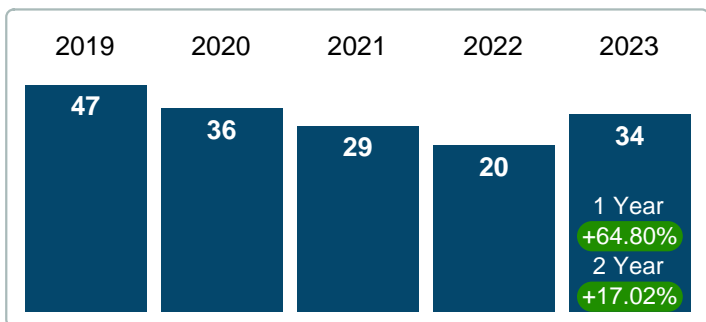
Area Delimited by County Of Creek - Residential Property Type



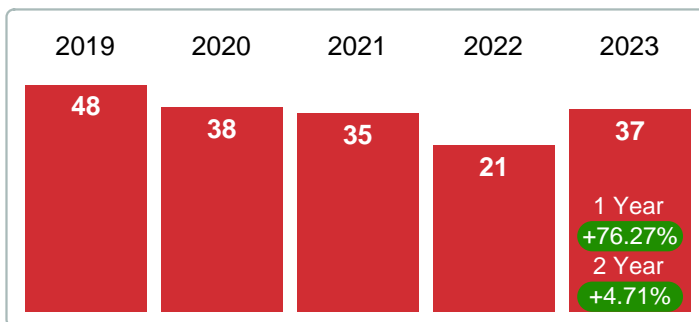
AVERAGE DAYS ON MARKET TO SALE

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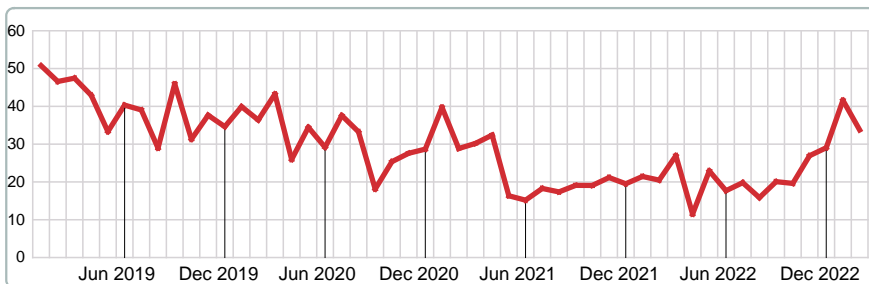
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

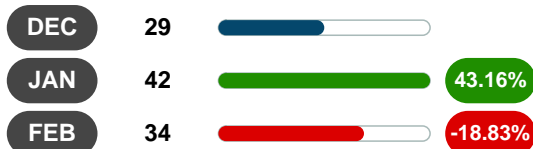


3 MONTHS

5 year FEB AVG = 33

High Jan 2019 51 Low Apr 2022 11

Average Days on Market to Sale this month at 34 above the 5 yr FEB average of 33



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
\$50,000 and less	3.51%	41	1	80	0	0
\$50,001 - \$125,000	17.54%	23	23	1	25	83
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.35%	24	39	18	11	4
\$200,001 - \$250,000	12.28%	34	0	39	3	0
\$250,001 - \$350,000	15.79%	47	0	35	71	0
\$350,001 and up	10.53%	68	0	41	130	22
Average Closed DOM		34	31	29	51	36
Total Closed Units	100%	57	13	30	11	3
Total Closed Volume		12,536,300	1.45M	6.33M	4.06M	692.50K

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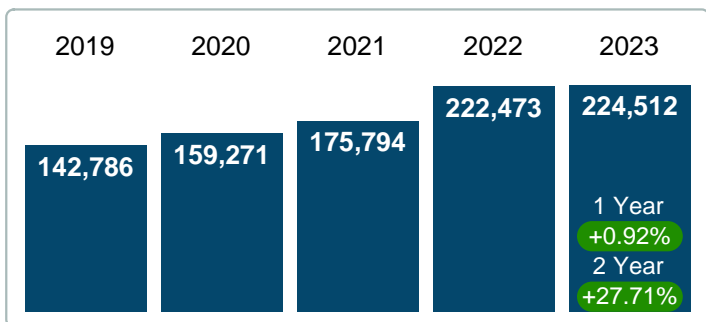
Area Delimited by County Of Creek - Residential Property Type



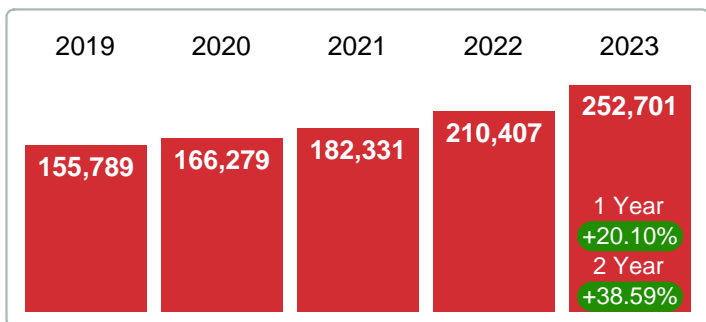
AVERAGE LIST PRICE AT CLOSING

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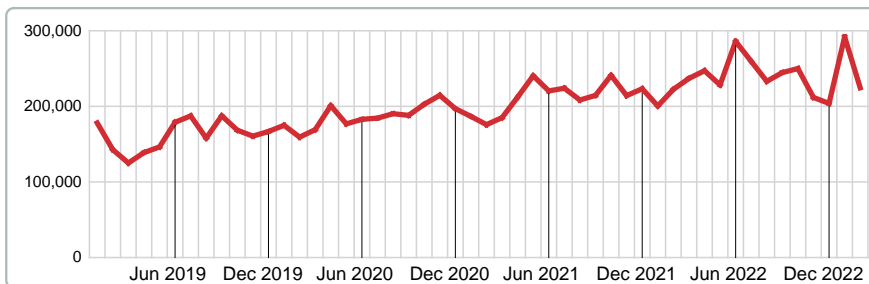
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

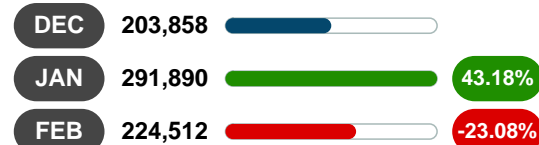


3 MONTHS

5 year FEB AVG = 184,967

High Jan 2023 291,890 Low Mar 2019 125,047

Average List Price at Closing this month at **224,512** above the 5 yr FEB average of **184,967**



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
\$50,000 and less	3.51%	32,500	25,000	69,900	0	0
\$50,001 - \$125,000	17.54%	90,800	81,725	80,133	119,950	78,000
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.35%	157,517	142,275	172,064	149,967	135,000
\$200,001 - \$250,000	14.04%	231,475	0	230,300	225,000	0
\$250,001 - \$350,000	12.28%	293,529	0	286,283	314,000	0
\$350,001 and up	12.28%	613,543	0	412,000	1,099,450	499,900
Average List Price		224,512	114,623	217,950	368,700	237,633
Total Closed Units	100%	224,512	13	30	11	3
Total Closed Volume		12,797,199	1.49M	6.54M	4.06M	712.90K

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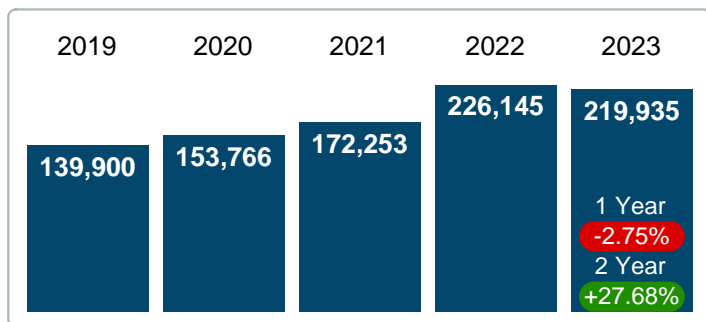
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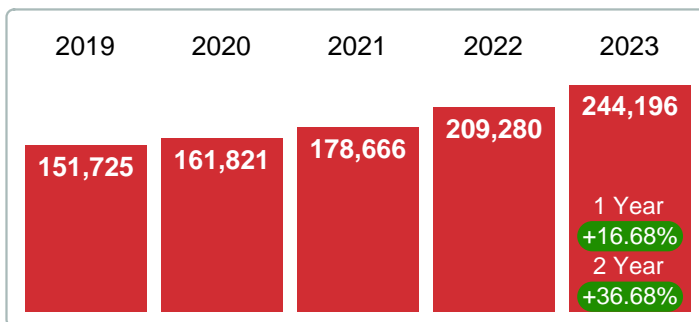
AVERAGE SOLD PRICE AT CLOSING

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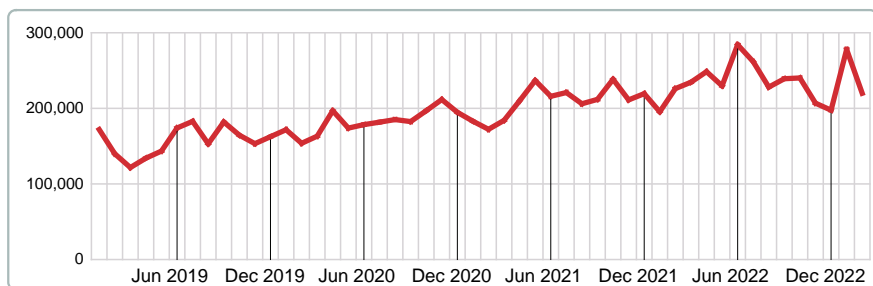
FEBRUARY



YEAR TO DATE (YTD)

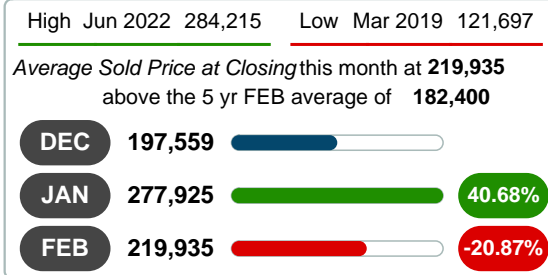


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 182,400



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
\$50,000 and less	3.51%	37,500	25,000	50,000	0	0
\$50,001 - \$125,000	17.54%	84,590	77,100	80,167	121,000	55,000
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.35%	156,557	140,063	169,891	156,333	142,500
\$200,001 - \$250,000	12.28%	224,971	0	224,967	225,000	0
\$250,001 - \$350,000	15.79%	284,544	0	271,817	310,000	0
\$350,001 and up	10.53%	646,483	0	395,000	1,099,450	495,000
Average Sold Price		219,935	111,838	210,833	369,536	230,833
Total Closed Units	100%	219,935	13	30	11	3
Total Closed Volume		12,536,300	1.45M	6.33M	4.06M	692.50K

February 2023



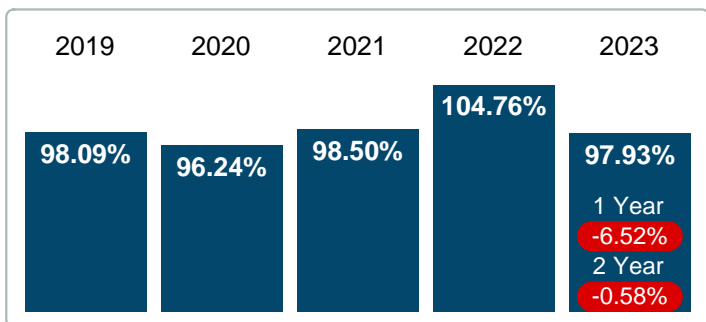
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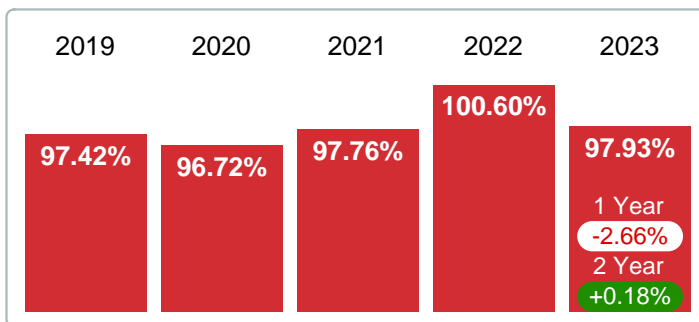
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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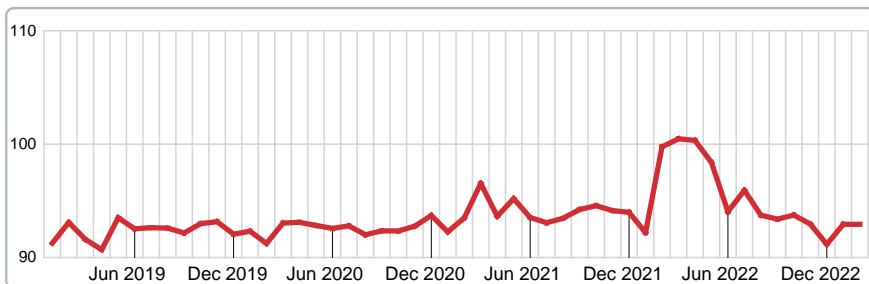
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

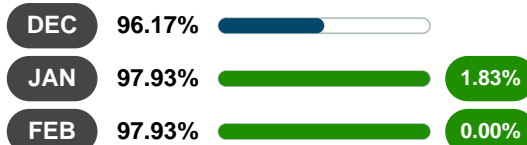


3 MONTHS

5 year FEB AVG = 99.11%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **97.93%**
below the 5 yr FEB average of **99.11%**



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
\$50,000 and less	2	3.51%	85.77%	100.00%	71.53%	0.00%	0.00%
\$50,001 - \$125,000	10	17.54%	97.09%	99.56%	100.04%	100.98%	70.51%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	23	40.35%	99.75%	98.67%	98.95%	103.63%	105.56%
\$200,001 - \$250,000	7	12.28%	98.14%	0.00%	97.83%	100.00%	0.00%
\$250,001 - \$350,000	9	15.79%	96.89%	0.00%	95.32%	100.02%	0.00%
\$350,001 and up	6	10.53%	97.76%	0.00%	95.85%	100.00%	99.02%
Average Sold/List Ratio		97.90%		99.04%	96.89%	101.17%	91.70%
Total Closed Units		57	100%	13	30	11	3
Total Closed Volume		12,536,300		1.45M	6.33M	4.06M	692.50K

February 2023



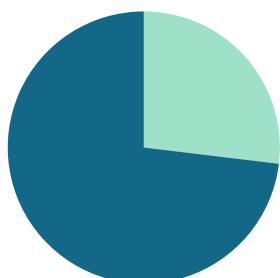
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

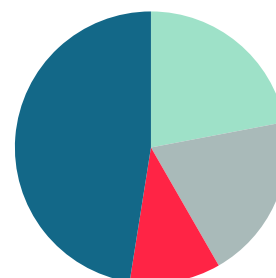


Inventory
New Listings 67 = 26.91%
Start Inventory 182
Total Inventory Units 249
Volume \$81,298,997

Market Activity

Closed Sales 57 = 22.01%
Pending Sales 51 = 19.69%
Other Off Market 28 = 10.81%
Active Inventory 123 = 47.49%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	54	57	5.56%	120	98	-18.33%
Pending Sales	77	51	-33.77%	144	113	-21.53%
New Listings	67	67	0.00%	134	135	0.75%
Average List Price	222,473	224,512	0.92%	210,407	252,701	20.10%
Average Sale Price	226,145	219,935	-2.75%	209,280	244,196	16.68%
Average Percent of Selling Price to List Price	104.76%	97.93%	-6.52%	100.60%	97.93%	-2.66%
Average Days on Market to Sale	20.48	33.75	64.80%	21.01	37.03	76.27%
Monthly Inventory	197	123	-37.56%	197	123	-37.56%
Months Supply of Inventory	2.51	1.78	-28.98%	2.51	1.78	-28.98%

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

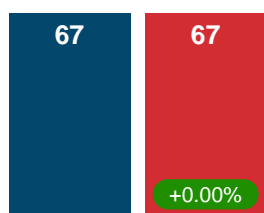
Inventory on February 28, 2023 = 123

2022 2023

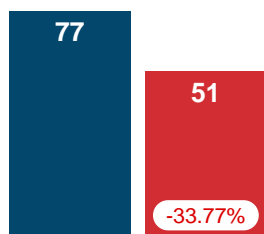
FEBRUARY MARKET

AVERAGE PRICES

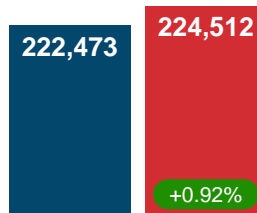
New Listings



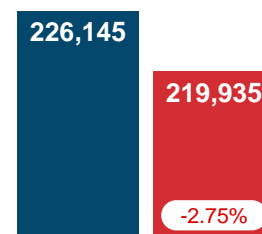
Pending Listings



List Price



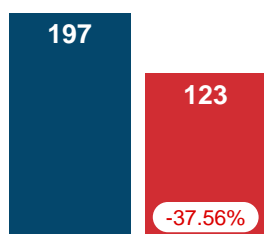
Sale Price



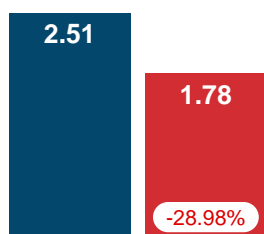
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

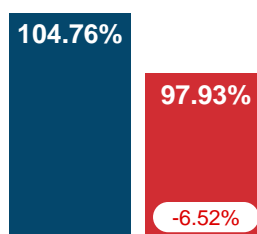
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

