

# February 2023



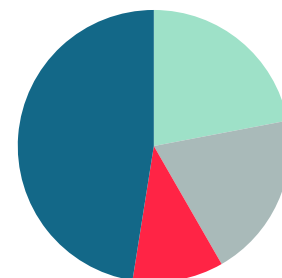
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	February 2023	+/-%
Closed Listings	54	57	5.56%
Pending Listings	77	51	-33.77%
New Listings	67	67	0.00%
Median List Price	172,450	170,000	-1.42%
Median Sale Price	183,250	166,000	-9.41%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	22.00	175.00%
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.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **9.41%** in February 2023 to \$166,000 versus the previous year at \$183,250.

#### Median Days on Market Lengthens

The median number of **22.00** days that homes spent on the market before selling increased by 14.00 days or **175.00%** in February 2023 compared to last year's same month at **8.00** DOM.

#### Sales Success for February 2023 is Positive

Overall, with Median 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.

### 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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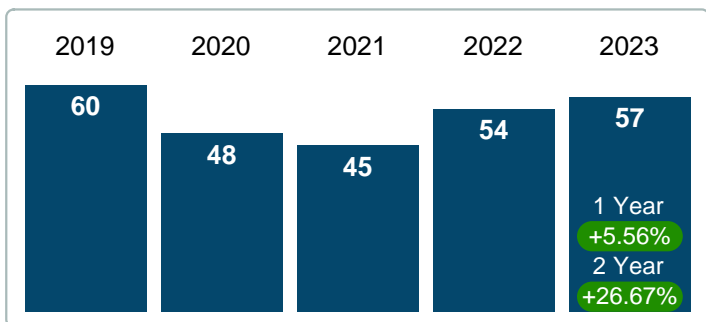
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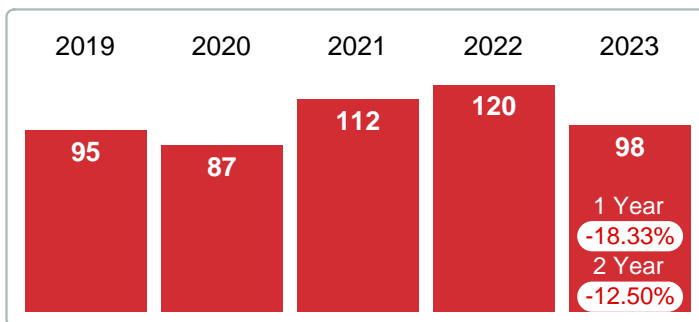
## CLOSED LISTINGS

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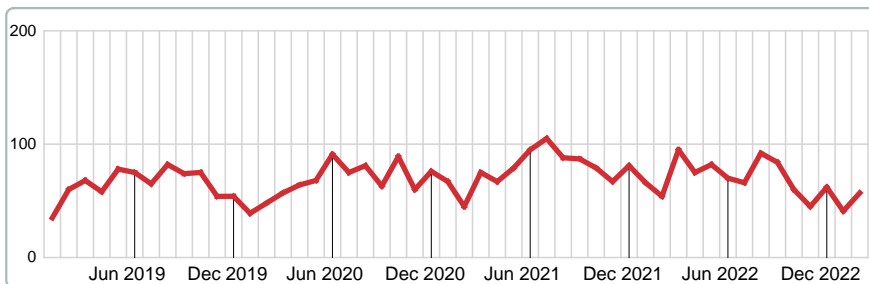
### FEBRUARY



### YEAR TO DATE (YTD)

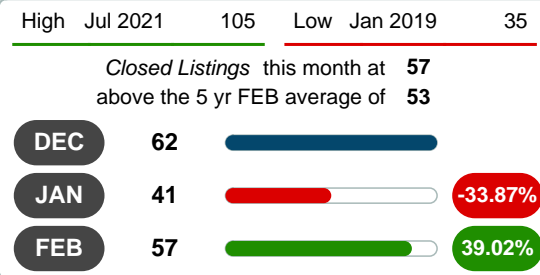


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 53



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	5.5	4	3	2	1
\$125,001 - \$125,000	0	0.00%	5.5	0	0	0	0
\$125,001 - \$200,000	23	40.35%	9.0	8	11	3	1
\$200,001 - \$250,000	7	12.28%	31.0	0	6	1	0
\$250,001 - \$350,000	9	15.79%	47.0	0	6	3	0
\$350,001 and up	6	10.53%	45.5	0	3	2	1
<b>Total Closed Units</b>	<b>57</b>			<b>13</b>	<b>30</b>	<b>11</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>12,536,300</b>	<b>100%</b>	<b>22.0</b>	<b>1.45M</b>	<b>6.33M</b>	<b>4.06M</b>	<b>692.50K</b>
<b>Median Closed Price</b>	<b>\$166,000</b>			<b>\$130,000</b>	<b>\$207,500</b>	<b>\$225,000</b>	<b>\$142,500</b>

# February 2023



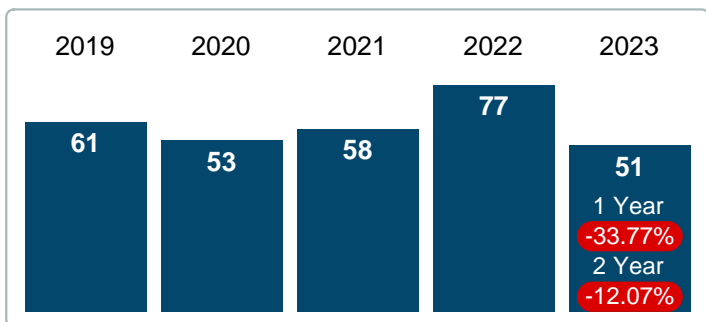
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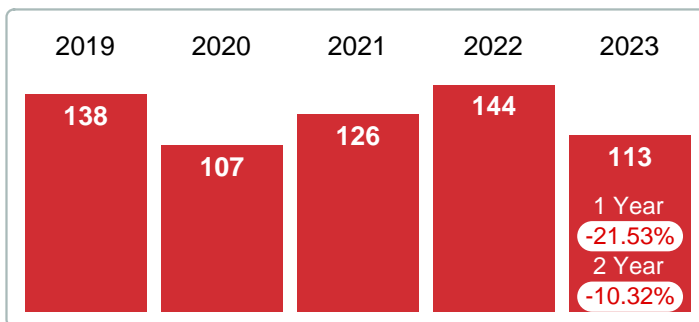
## PENDING LISTINGS

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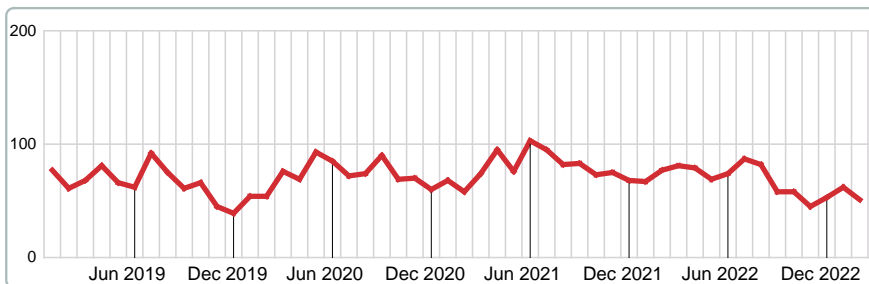
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 60

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at 51  
below the 5 yr FEB average of 60



### 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	6	11.76%	0.0	3	2	1	0
\$75,001 - \$100,000	6	11.76%	3.5	1	5	0	0
\$100,001 - \$175,000	6	11.76%	47.5	2	3	0	1
\$175,001 - \$325,000	14	27.45%	11.0	0	13	1	0
\$325,001 - \$375,000	3	5.88%	122.0	0	1	2	0
\$375,001 - \$475,000	10	19.61%	0.0	0	9	1	0
\$475,001 and up	6	11.76%	12.5	0	1	4	1
<b>Total Pending Units</b>	<b>51</b>			<b>6</b>	<b>34</b>	<b>9</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>15,068,450</b>	<b>100%</b>	<b>8.0</b>	<b>483.90K</b>	<b>8.81M</b>	<b>4.82M</b>	<b>949.90K</b>
<b>Median Listing Price</b>	<b>\$259,000</b>			<b>\$75,450</b>	<b>\$262,000</b>	<b>\$454,000</b>	<b>\$474,950</b>

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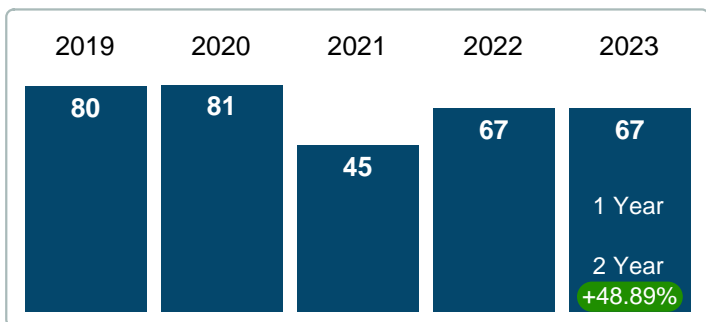
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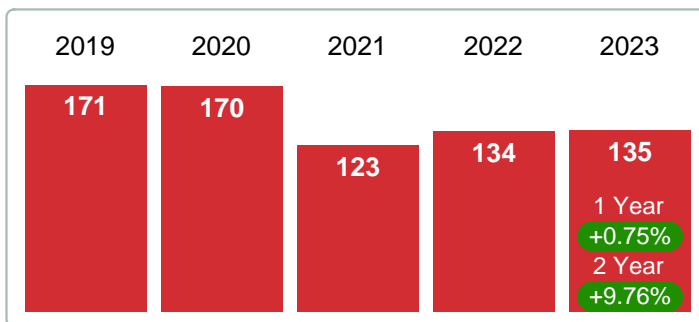
## NEW LISTINGS

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

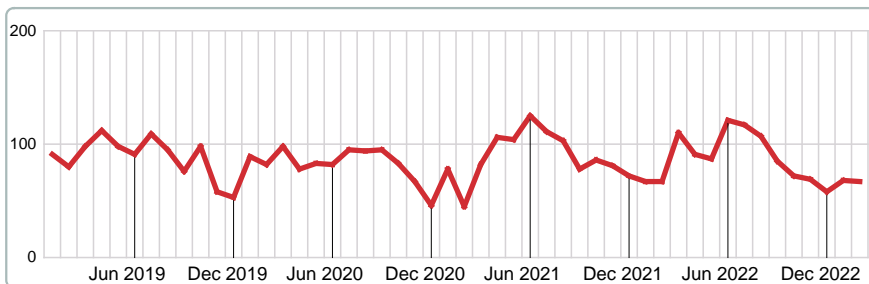
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### YEAR TO DATE (YTD)

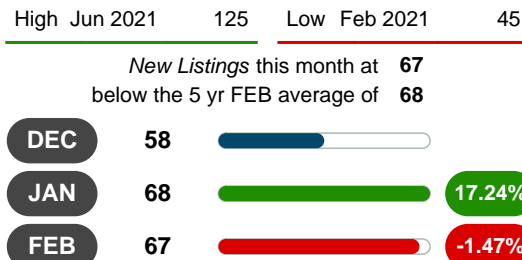


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
\$75,000 and less	5	7.46%	3	1	1	0
\$75,001 - \$100,000	10	14.93%	2	8	0	0
\$100,001 - \$175,000	9	13.43%	1	6	1	1
\$175,001 - \$300,000	17	25.37%	0	13	4	0
\$300,001 - \$375,000	5	7.46%	0	5	0	0
\$375,001 - \$475,000	12	17.91%	0	10	0	2
\$475,001 and up	9	13.43%	0	2	7	0
<b>Total New Listed Units</b>	<b>67</b>		<b>6</b>	<b>45</b>	<b>13</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>18,500,440</b>	<b>100%</b>	<b>432.90K</b>	<b>11.25M</b>	<b>5.75M</b>	<b>1.07M</b>
<b>Median New Listed Listing Price</b>	<b>\$229,000</b>		<b>\$75,450</b>	<b>\$225,000</b>	<b>\$490,000</b>	<b>\$460,000</b>

# February 2023



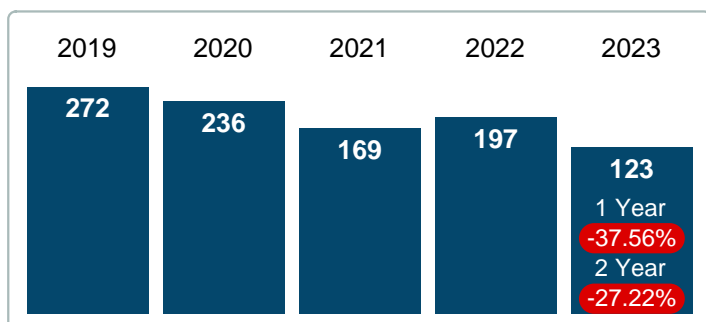
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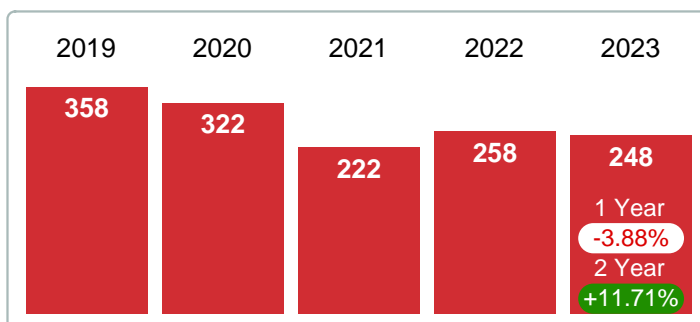
## ACTIVE INVENTORY

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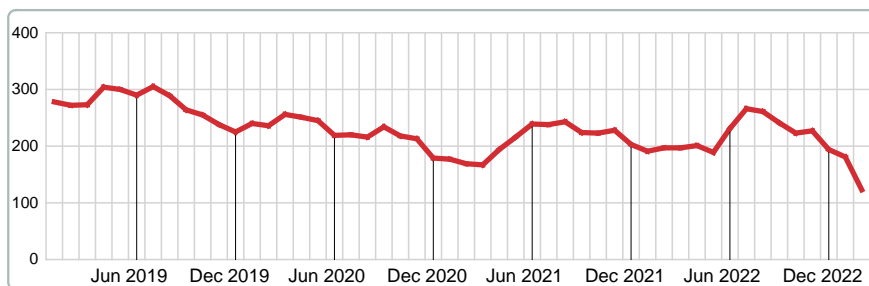
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

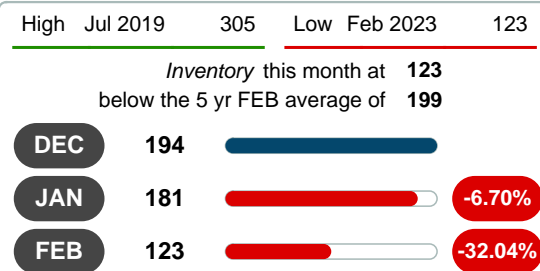


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 199



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	6.50%	88.5	4	3	0	1
\$75,001 - \$125,000	18	14.63%	37.0	7	9	2	0
\$125,001 - \$175,000	20	16.26%	49.0	6	12	1	1
\$175,001 - \$250,000	21	17.07%	60.0	2	12	6	1
\$250,001 - \$450,000	28	22.76%	79.0	3	18	6	1
\$450,001 - \$625,000	14	11.38%	27.5	0	4	7	3
\$625,001 and up	14	11.38%	82.0	0	3	4	7
Total Active Inventory by Units	123			22	61	26	14
Total Active Inventory by Volume	44,839,698	100%	54.0	3.03M	15.84M	12.71M	13.26M
Median Active Inventory Listing Price	\$234,000			\$127,500	\$225,000	\$384,950	\$557,000

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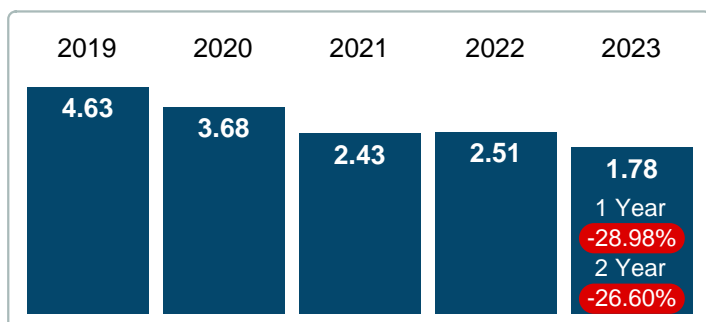
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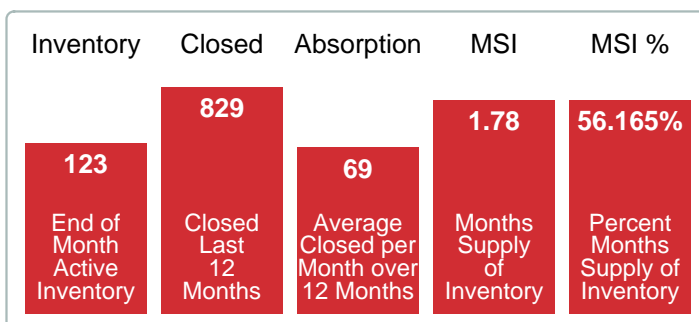
## MONTHS SUPPLY of INVENTORY (MSI)

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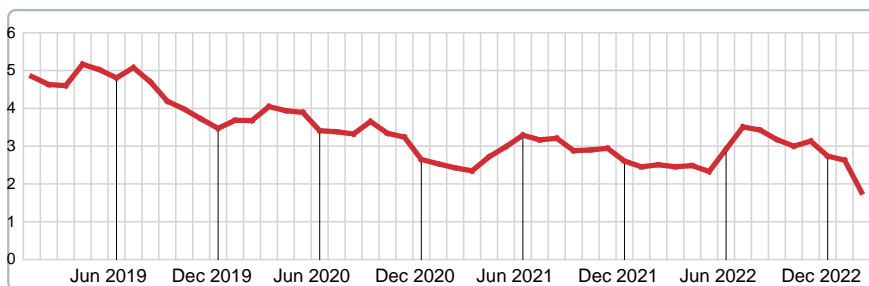
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2023

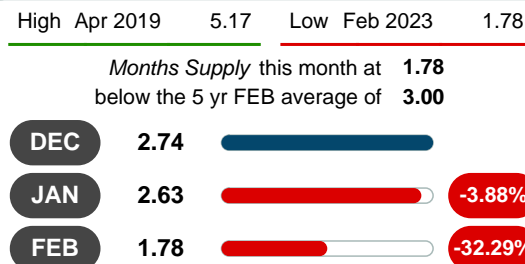


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# February 2023



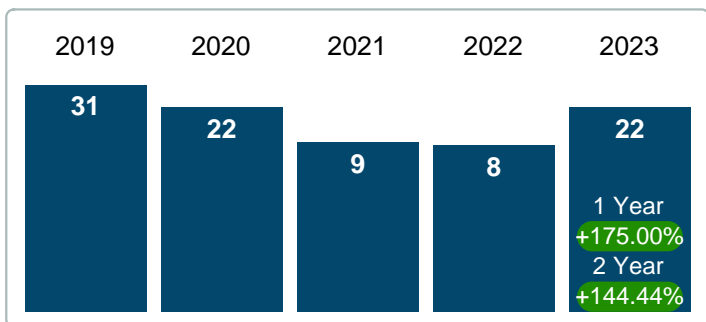
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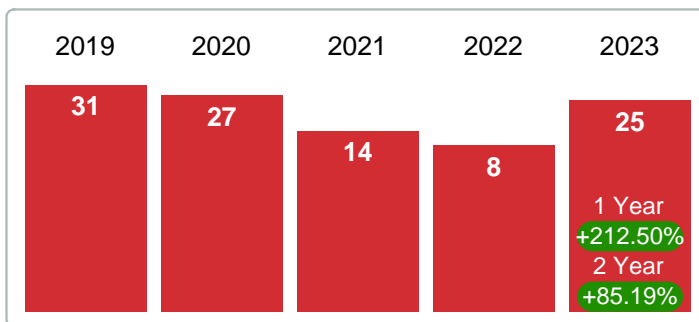
## MEDIAN DAYS ON MARKET TO SALE

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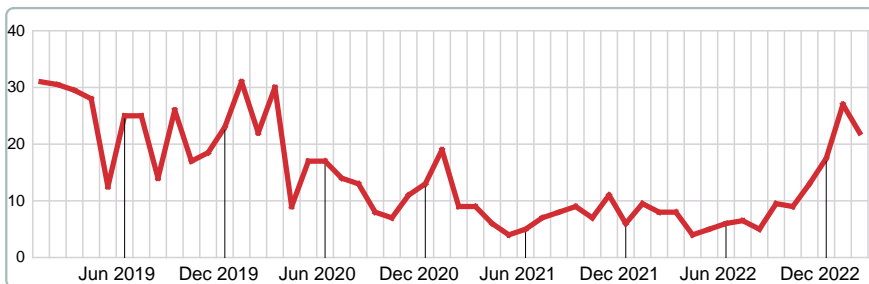
### FEBRUARY



### YEAR TO DATE (YTD)

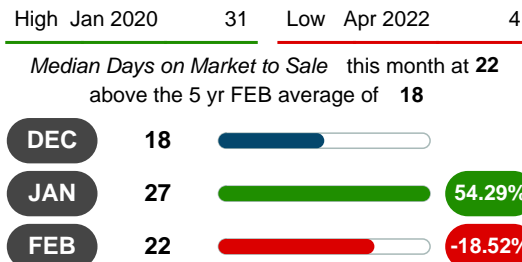


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 18



### 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
\$50,000 and less	3.51%	41	1	80	0	0
\$50,001 - \$125,000	17.54%	6	6	1	25	83
\$125,001 - \$125,000	0.00%	6	0	0	0	0
\$125,001 - \$200,000	40.35%	9	21	9	3	4
\$200,001 - \$250,000	12.28%	31	0	40	3	0
\$250,001 - \$350,000	15.79%	47	0	43	76	0
\$350,001 and up	10.53%	46	0	41	130	22
Median Closed DOM		22	9	27	28	22
Total Closed Units	100%	57	13	30	11	3
Total Closed Volume		12,536,300	1.45M	6.33M	4.06M	692.50K



# February 2023



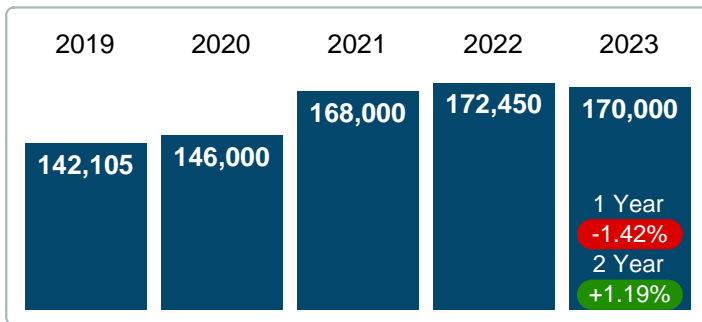
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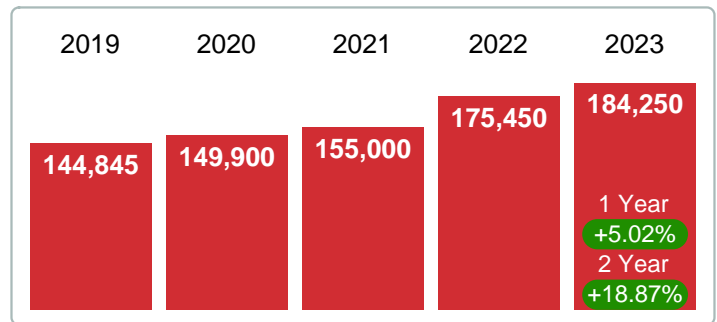
## MEDIAN LIST PRICE AT CLOSING

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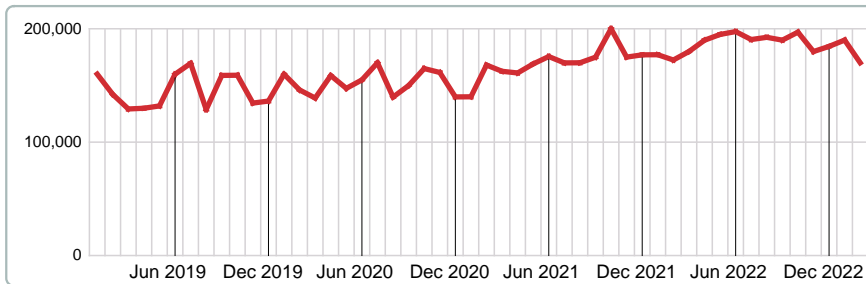
### FEBRUARY



### YEAR TO DATE (YTD)

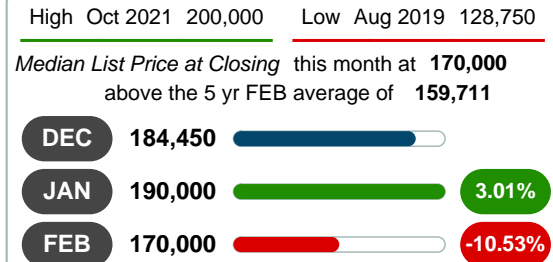


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 159,711



### 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
\$50,000 and less	3.51%	32,500	32,500	0	0	0
\$50,001 - \$125,000	17.54%	80,000	80,000	79,950	119,950	78,000
\$125,001 - \$125,000	0.00%	80,000	0	0	0	0
\$125,001 - \$200,000	40.35%	149,900	140,000	165,000	150,000	135,000
\$200,001 - \$250,000	14.04%	230,000	0	230,000	235,000	0
\$250,001 - \$350,000	12.28%	289,900	0	279,900	337,000	0
\$350,001 and up	12.28%	469,000	0	392,000	529,900	499,900
Median List Price		170,000	132,000	207,500	225,000	135,000
Total Closed Units	100%	170,000	13	30	11	3
Total Closed Volume		12,797,199	1.49M	6.54M	4.06M	712.90K



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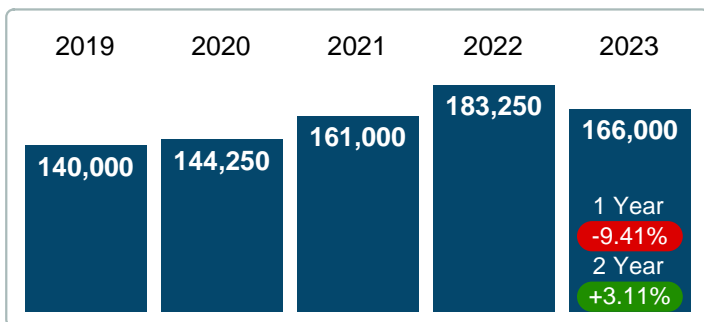
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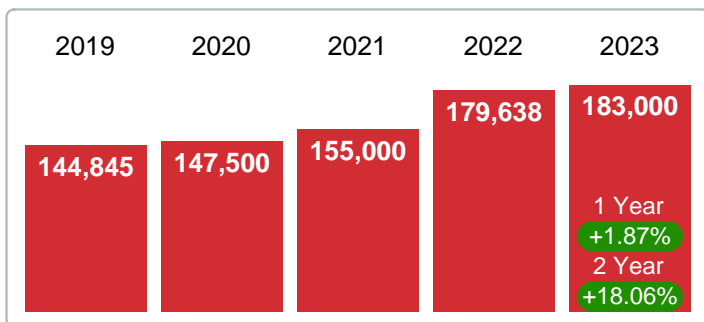
## MEDIAN SOLD PRICE AT CLOSING

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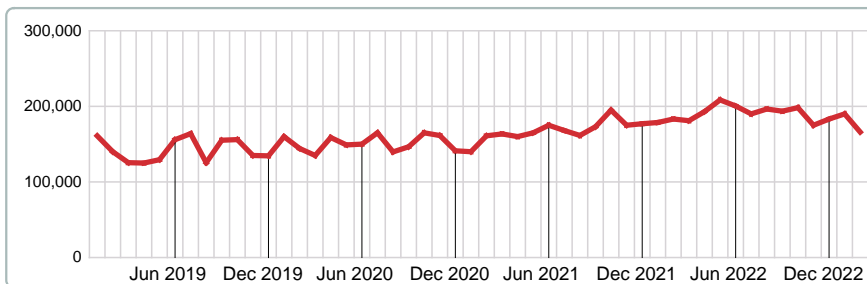
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

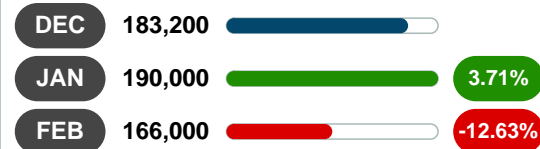


### 3 MONTHS

5 year FEB AVG = 158,900

High May 2022 208,500 Low Apr 2019 125,000

Median Sold Price at Closing this month at 166,000 above the 5 yr FEB average of 158,900



### 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
\$50,000 and less	3.51%	37,500	25,000	50,000	0	0
\$50,001 - \$125,000	17.54%	80,000	68,750	80,000	121,000	55,000
\$125,001 - \$125,000	0.00%	80,000	0	0	0	0
\$125,001 - \$200,000	40.35%	150,000	137,500	164,900	150,000	142,500
\$200,001 - \$250,000	12.28%	225,000	0	225,000	225,000	0
\$250,001 - \$350,000	15.79%	285,000	0	272,500	310,000	0
\$350,001 and up	10.53%	472,500	0	380,000	1,099,450	495,000
Median Sold Price		166,000	130,000	207,500	225,000	142,500
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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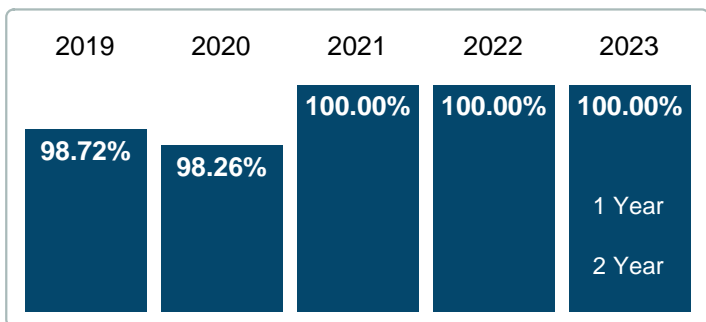
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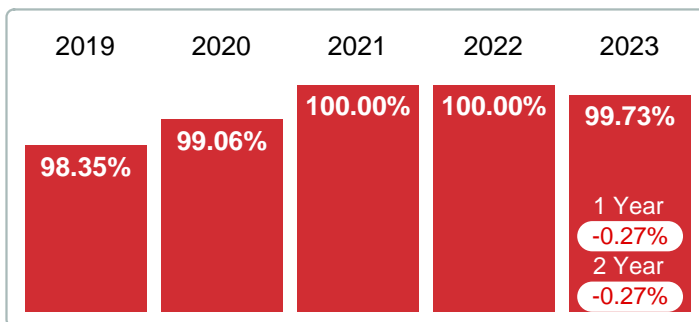
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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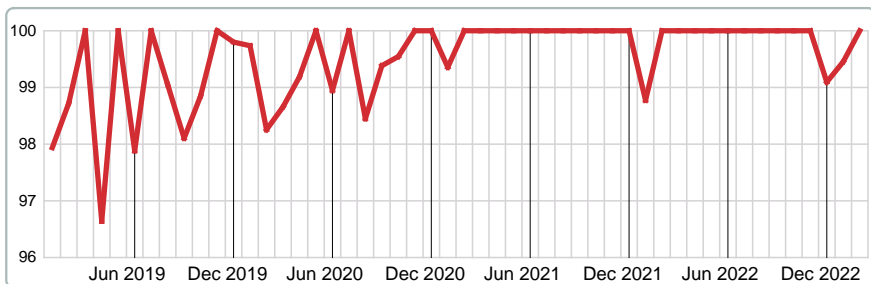
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

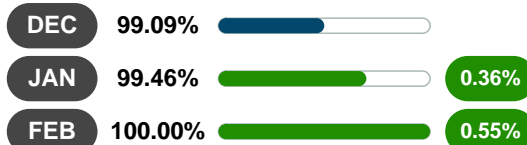


### 3 MONTHS

5 year FEB AVG = 99.40%

High Feb 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr FEB average of **99.40%**



## 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
\$50,000 and less	2	3.51%	85.77%	100.00%	71.53%	0.00%	0.00%
\$50,001 - \$125,000	10	17.54%	99.20%	93.06%	100.00%	100.98%	70.51%
\$125,001 - \$125,000	0	0.00%	99.20%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	23	40.35%	100.00%	99.53%	100.00%	100.00%	105.56%
\$200,001 - \$250,000	7	12.28%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$350,000	9	15.79%	95.99%	0.00%	97.05%	95.83%	0.00%
\$350,001 and up	6	10.53%	97.98%	0.00%	95.95%	100.00%	99.02%
Median Sold/List Ratio		100.00%		99.07%	99.15%	100.00%	99.02%
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



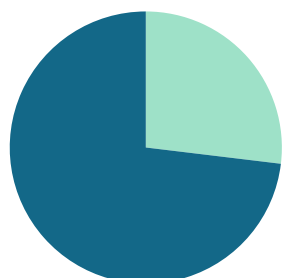
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

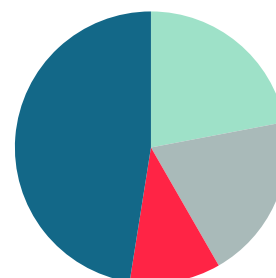


**Inventory**  
 New Listings  
**67 = 26.91%**  
 Start Inventory  
**182**  
 Total Inventory Units  
**249**  
 Volume  
**\$81,298,997**

### 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%
Median List Price	172,450	170,000	-1.42%	175,450	184,250	5.02%
Median Sale Price	183,250	166,000	-9.41%	179,638	183,000	1.87%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.73%	-0.27%
Median Days on Market to Sale	8.00	22.00	175.00%	8.00	25.00	212.50%
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

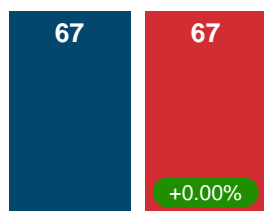
**Inventory** on February 28, 2023 = **123**

**2022** **2023**

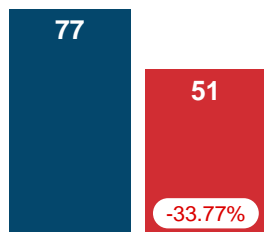
### FEBRUARY MARKET

### MEDIAN PRICES

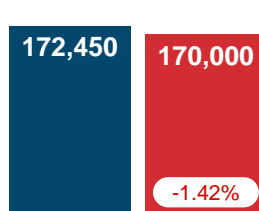
#### New Listings



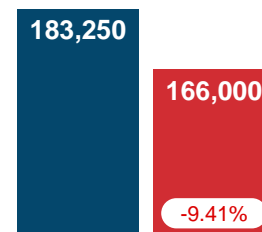
#### Pending Listings



#### List Price



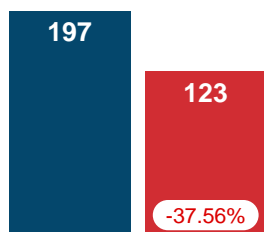
#### Sale Price



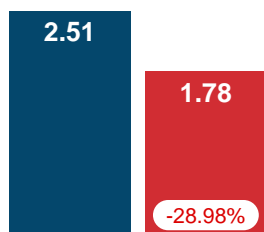
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

