

## March 2023



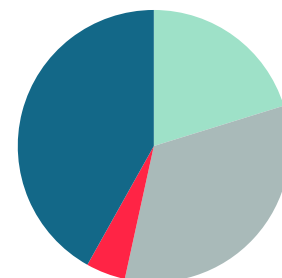
Area Delimited by County Of Creek - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	March 2023	+/-%
Closed Listings	95	56	-41.05%
Pending Listings	81	92	13.58%
New Listings	110	97	-11.82%
Median List Price	179,900	232,000	28.96%
Median Sale Price	181,000	232,000	28.18%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	10.50	31.25%
End of Month Inventory	197	116	-41.12%
Months Supply of Inventory	2.45	1.76	-28.22%



■ Closed (20.22%)  
■ Pending (33.21%)  
■ Other OffMarket (4.69%)  
■ Active (41.88%)

**Absorption:** Last 12 months, an Average of **66** Sales/Month  
**Active Inventory** as of March 31, 2023 = **116**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2023 decreased **41.12%** to 116 existing homes available for sale. Over the last 12 months this area has had an average of 66 closed sales per month. This represents an unsold inventory index of **1.76** 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 **28.18%** in March 2023 to \$232,000 versus the previous year at \$181,000.

##### Median Days on Market Lengthens

The median number of **10.50** days that homes spent on the market before selling increased by 2.50 days or **31.25%** in March 2023 compared to last year's same month at **8.00** DOM.

##### Sales Success for March 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 97 New Listings in March 2023, down **11.82%** from last year at 110. Furthermore, there were 56 Closed Listings this month versus last year at 95, a **-41.05%** decrease.

Closed versus Listed trends yielded a **57.7%** ratio, down from previous year's, March 2022, at **86.4%**, a **33.15%** downswing. This will certainly create pressure on a decreasing Monthly 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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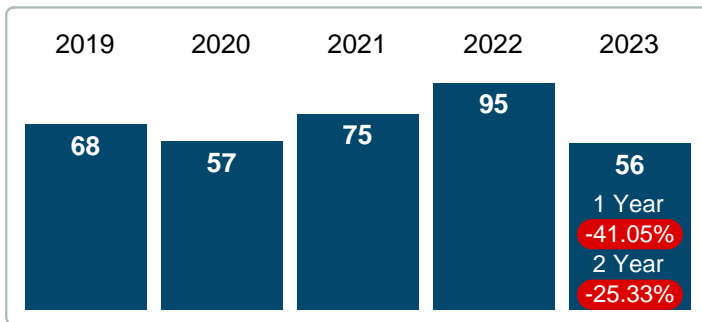
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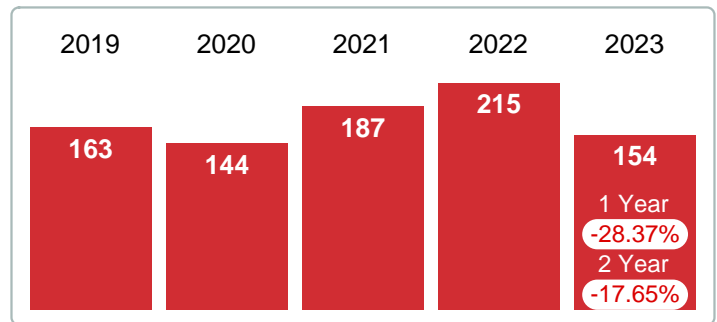
## CLOSED LISTINGS

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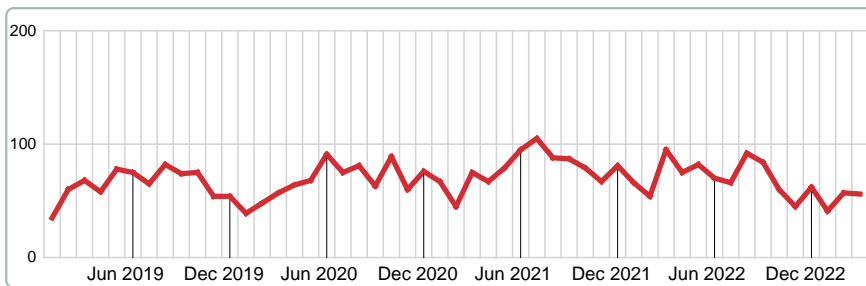
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 70

High Jul 2021 105 Low Jan 2019 35

Closed Listings this month at 56  
below the 5 yr MAR average of 70



### 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	5	8.93%	2.0	1	2	1	1
\$50,001 - \$100,000	7	12.50%	9.0	5	2	0	0
\$100,001 - \$175,000	7	12.50%	29.0	3	3	1	0
\$175,001 - \$250,000	12	21.43%	11.5	0	9	2	1
\$250,001 - \$375,000	12	21.43%	10.0	0	10	2	0
\$375,001 - \$500,000	6	10.71%	62.0	0	2	3	1
\$500,001 and up	7	12.50%	8.0	0	2	3	2
<b>Total Closed Units</b>	<b>56</b>			<b>9</b>	<b>30</b>	<b>12</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>14,713,966</b>	<b>100%</b>	<b>10.5</b>	<b>853.15K</b>	<b>7.34M</b>	<b>4.58M</b>	<b>1.94M</b>
<b>Median Closed Price</b>	<b>\$232,000</b>			<b>\$90,150</b>	<b>\$244,950</b>	<b>\$370,500</b>	<b>\$440,000</b>

# March 2023



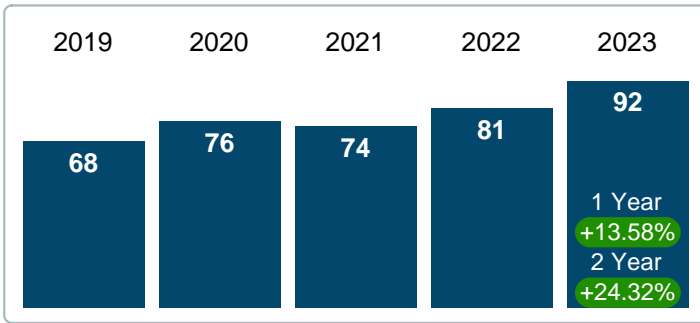
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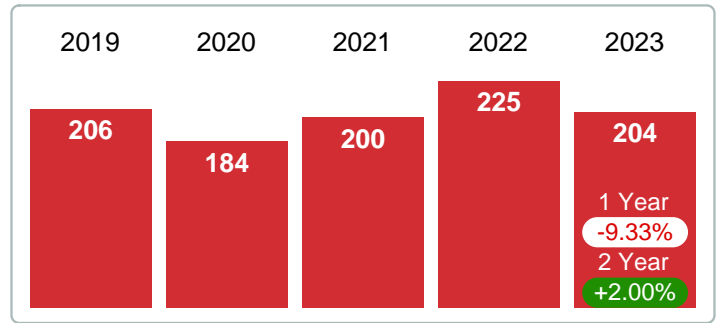
## PENDING LISTINGS

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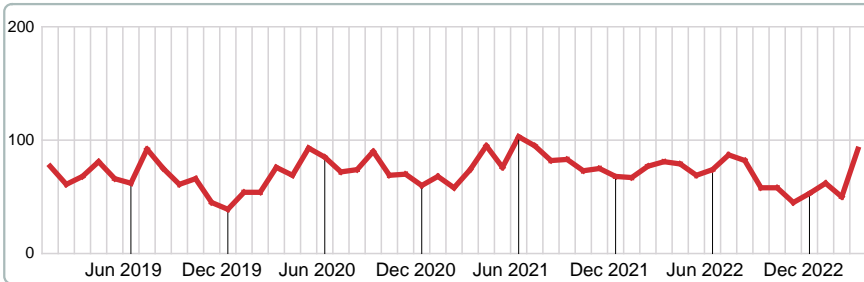
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 78

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **92**  
above the 5 yr MAR average of **78**



### 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	6.52%	6.0	3	2	0	1
\$75,001 - \$125,000	13	14.13%	14.0	3	10	0	0
\$125,001 - \$175,000	13	14.13%	7.0	4	6	3	0
\$175,001 - \$225,000	24	26.09%	5.0	0	22	2	0
\$225,001 - \$275,000	14	15.22%	28.5	1	8	4	1
\$275,001 - \$350,000	12	13.04%	12.5	1	9	2	0
\$350,001 and up	10	10.87%	12.0	0	4	3	3
<b>Total Pending Units</b>	<b>92</b>			<b>12</b>	<b>61</b>	<b>14</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>20,468,085</b>	<b>100%</b>	<b>10.0</b>	<b>1.58M</b>	<b>13.20M</b>	<b>3.66M</b>	<b>2.03M</b>
<b>Median Listing Price</b>	<b>\$199,450</b>			<b>\$110,000</b>	<b>\$199,000</b>	<b>\$251,000</b>	<b>\$415,000</b>

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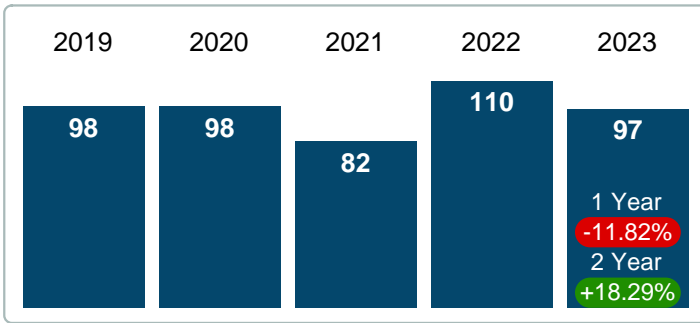
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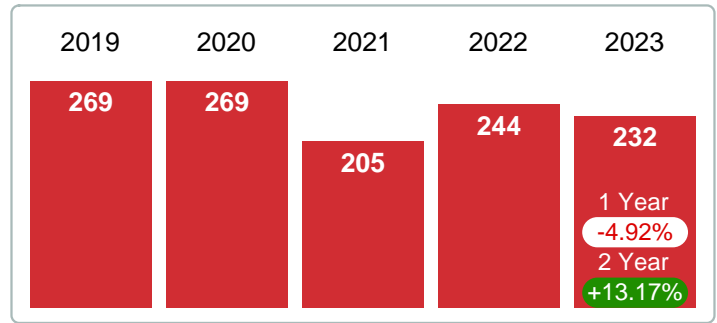
## NEW LISTINGS

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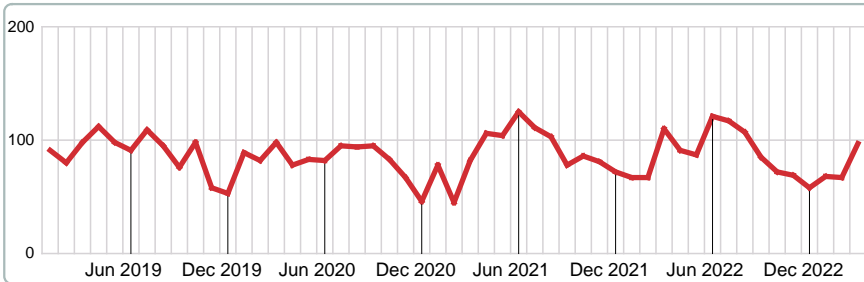
### MARCH



### YEAR TO DATE (YTD)

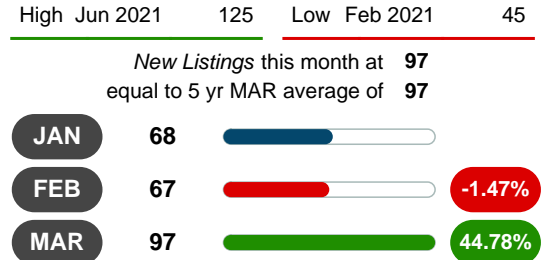


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 97



### 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	6	6.19%	3	1	0	2
\$75,001 - \$125,000	12	12.37%	3	8	1	0
\$125,001 - \$175,000	17	17.53%	5	9	3	0
\$175,001 - \$250,000	26	26.80%	1	24	1	0
\$250,001 - \$325,000	16	16.49%	2	8	4	2
\$325,001 - \$400,000	9	9.28%	1	6	2	0
\$400,001 and up	11	11.34%	0	7	4	0
<b>Total New Listed Units</b>	<b>97</b>		<b>15</b>	<b>63</b>	<b>15</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>23,431,483</b>	<b>100%</b>	<b>2.27M</b>	<b>15.55M</b>	<b>4.99M</b>	<b>624.90K</b>
<b>Median New Listed Listing Price</b>	<b>\$200,000</b>		<b>\$129,000</b>	<b>\$200,000</b>	<b>\$325,000</b>	<b>\$163,700</b>

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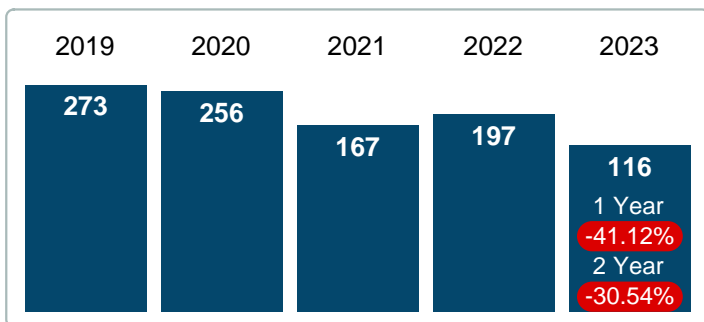
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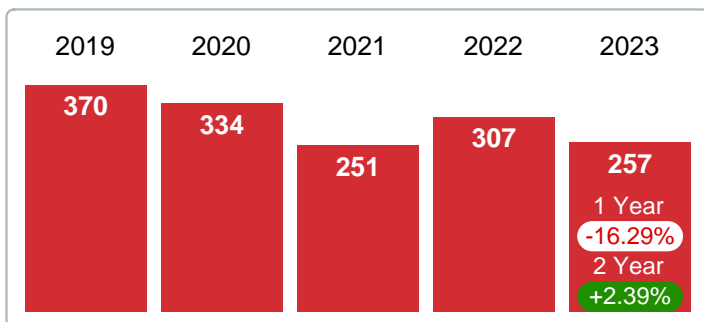
## ACTIVE INVENTORY

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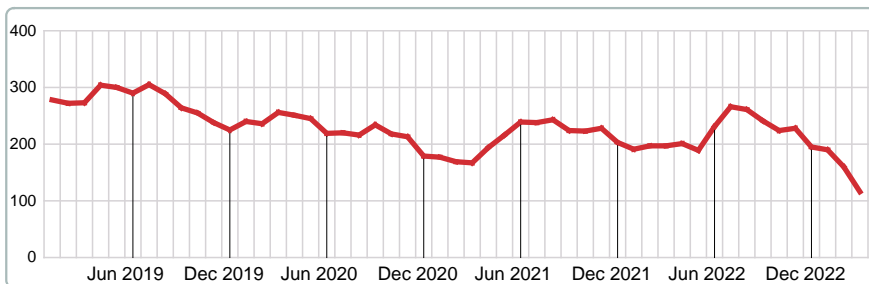
### END OF MARCH



### ACTIVE DURING MARCH

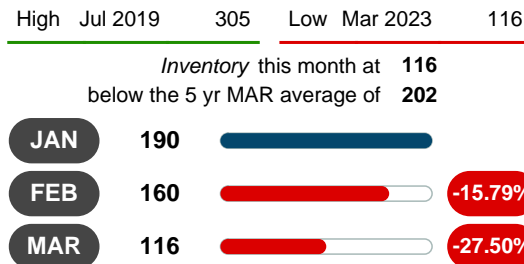


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 202



### 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	4	3.45%	56.0	2	1	0	1
\$75,001 - \$125,000	20	17.24%	54.5	9	8	3	0
\$125,001 - \$175,000	20	17.24%	30.0	6	12	1	1
\$175,001 - \$275,000	26	22.41%	30.5	3	18	3	2
\$275,001 - \$425,000	18	15.52%	40.0	2	12	4	0
\$425,001 - \$675,000	15	12.93%	53.0	0	6	6	3
\$675,001 and up	13	11.21%	81.0	0	4	5	4
<b>Total Active Inventory by Units</b>	<b>116</b>			<b>22</b>	<b>61</b>	<b>22</b>	<b>11</b>
<b>Total Active Inventory by Volume</b>	<b>43,697,529</b>	<b>100%</b>	<b>48.0</b>	<b>3.19M</b>	<b>17.44M</b>	<b>11.75M</b>	<b>11.31M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$229,500</b>			<b>\$126,000</b>	<b>\$228,000</b>	<b>\$437,000</b>	<b>\$470,000</b>

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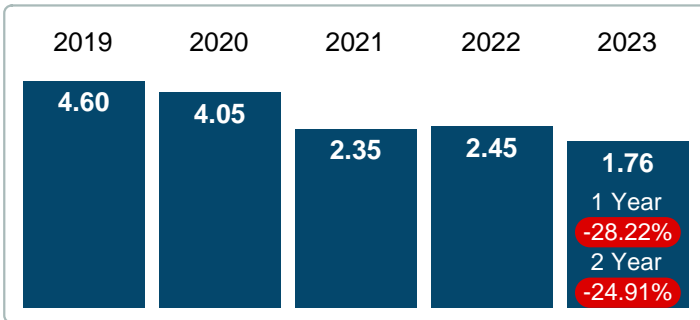
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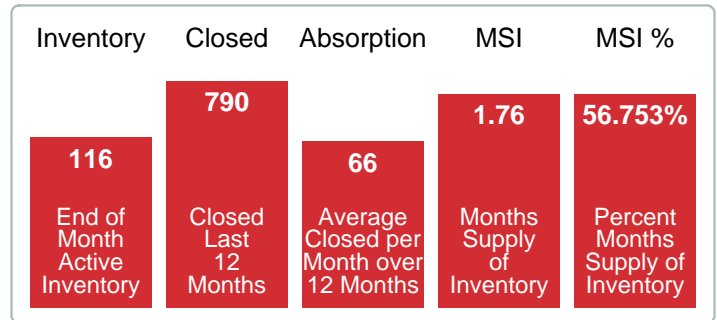
## MONTHS SUPPLY of INVENTORY (MSI)

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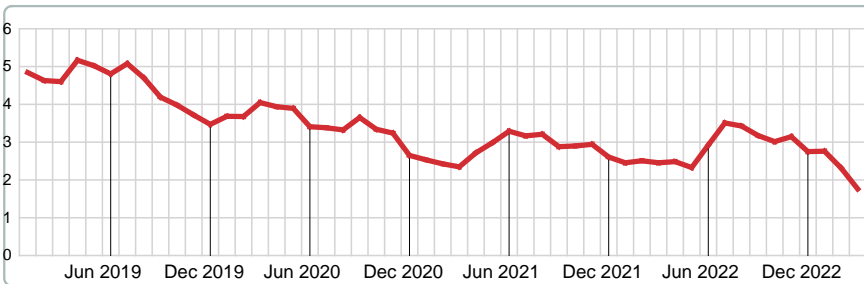
### MSI FOR MARCH



### INDICATORS FOR MARCH 2023



### 5 YEAR MARKET ACTIVITY TRENDS

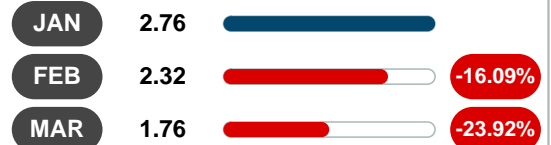


### 3 MONTHS

5 year MAR AVG = 3.04

High Apr 2019 5.17 Low Mar 2023 1.76

Months Supply this month at 1.76 below the 5 yr MAR average of 3.04



### 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	4	3.45%	0.72	0.71	0.41	0.00	6.00
\$75,001 - \$125,000	20	17.24%	2.53	3.48	1.81	3.27	0.00
\$125,001 - \$175,000	20	17.24%	1.32	1.53	1.26	0.67	4.00
\$175,001 - \$275,000	26	22.41%	1.26	2.00	1.12	1.06	8.00
\$275,001 - \$425,000	18	15.52%	1.80	3.00	1.97	1.41	0.00
\$425,001 - \$675,000	15	12.93%	3.40	0.00	4.50	2.57	4.50
\$675,001 and up	13	11.21%	6.24	0.00	6.00	7.50	5.33
Market Supply of Inventory (MSI)			1.76	1.90	1.51	1.96	4.40
Total Active Inventory by Units		100%	116	22	61	22	11

# March 2023



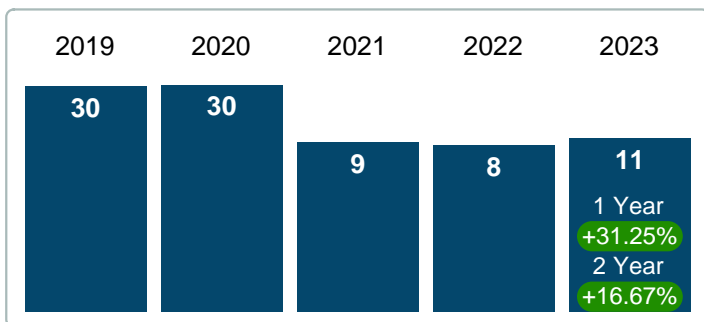
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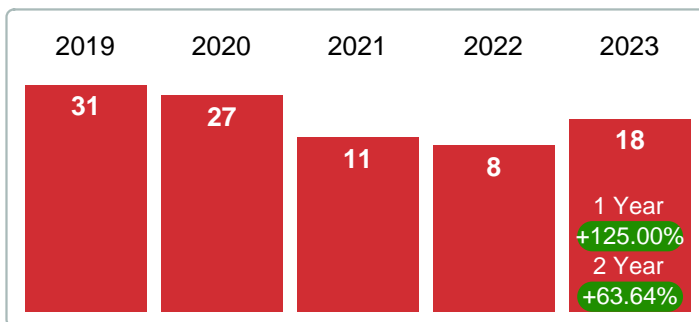
## MEDIAN DAYS ON MARKET TO SALE

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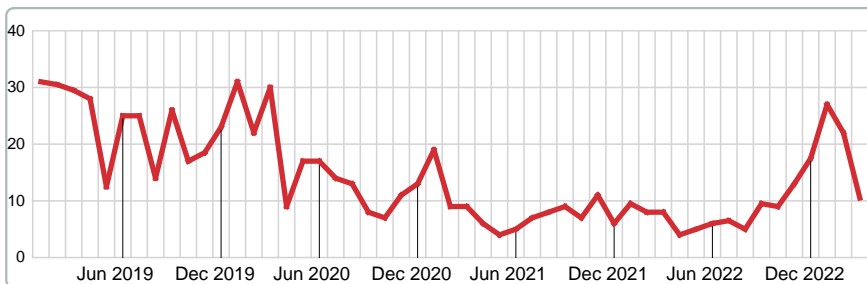
### MARCH



### YEAR TO DATE (YTD)

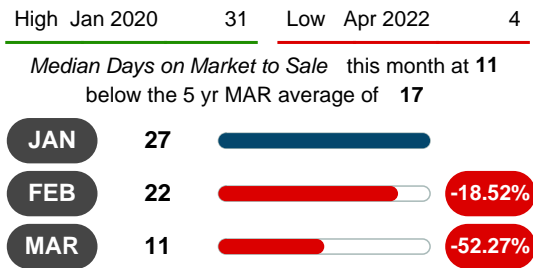


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 17



### 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	8.93%	2	1	39	14	1
\$50,001 - \$100,000	12.50%	9	9	12	0	0
\$100,001 - \$175,000	12.50%	29	22	29	30	0
\$175,001 - \$250,000	21.43%	12	0	10	10	140
\$250,001 - \$375,000	21.43%	10	0	7	65	0
\$375,001 - \$500,000	10.71%	62	0	2	142	45
\$500,001 and up	12.50%	8	0	8	3	72
<b>Median Closed DOM</b>		<b>11</b>	<b>9</b>	<b>8</b>	<b>16</b>	<b>67</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>56</b>	<b>9</b>	<b>30</b>	<b>12</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>14,713,966</b>	<b>853.15K</b>	<b>7.34M</b>	<b>4.58M</b>	<b>1.94M</b>

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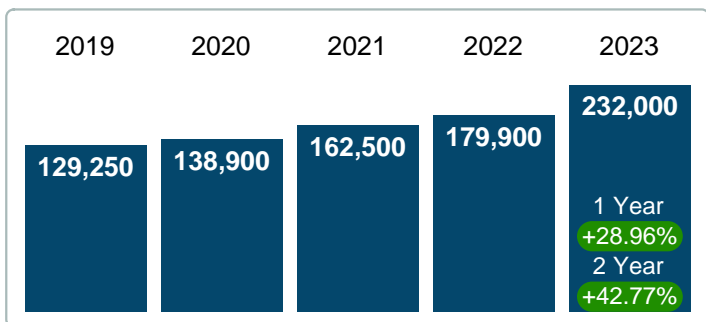
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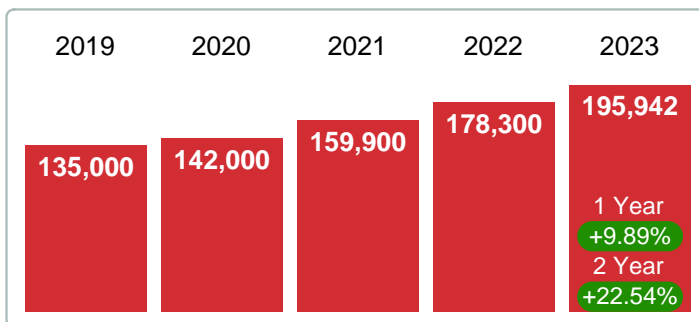
## MEDIAN LIST PRICE AT CLOSING

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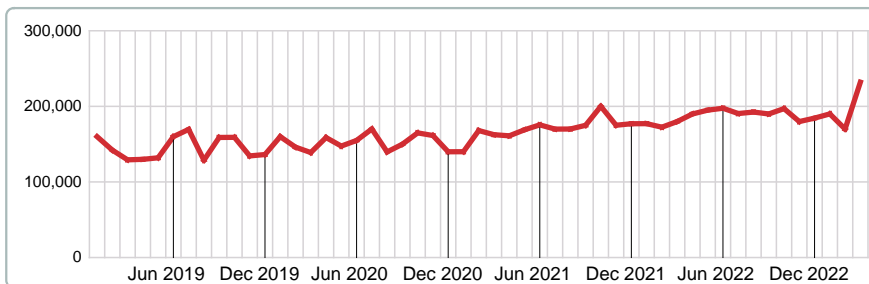
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 168,510

High Mar 2023 232,000    Low Aug 2019 128,750

Median List Price at Closing this month at **232,000**  
above the 5 yr MAR average of **168,510**

- JAN 190,000
- FEB 170,000 (-10.53%)
- MAR 232,000 (36.47%)

### 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	5.36%	28,000	18,000	45,000	0	28,000
\$50,001 - \$100,000	14.29%	72,450	75,000	76,000	59,500	0
\$100,001 - \$175,000	14.29%	148,000	145,000	146,000	175,000	0
\$175,001 - \$250,000	21.43%	217,500	180,000	217,500	215,000	234,000
\$250,001 - \$375,000	23.21%	285,000	0	282,000	375,000	0
\$375,001 - \$500,000	14.29%	470,805	0	461,750	466,609	487,250
\$500,001 and up	7.14%	705,000	0	525,000	767,500	825,000
<b>Median List Price</b>		<b>232,000</b>	<b>89,900</b>	<b>239,950</b>	<b>375,000</b>	<b>475,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>232,000</b>	<b>9</b>	<b>30</b>	<b>12</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>14,973,656</b>	<b>880.80K</b>	<b>7.41M</b>	<b>4.62M</b>	<b>2.06M</b>



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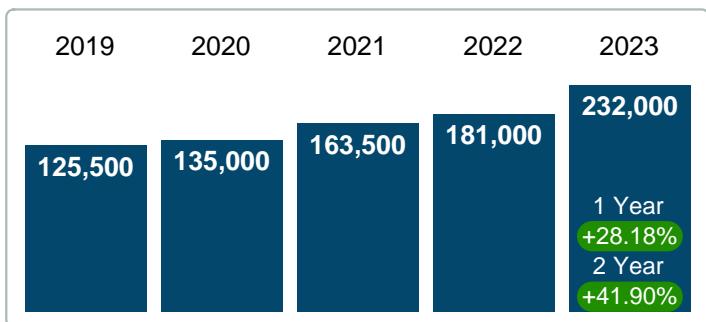
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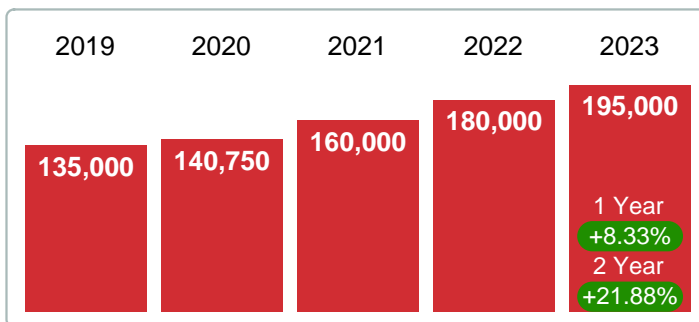
## MEDIAN SOLD PRICE AT CLOSING

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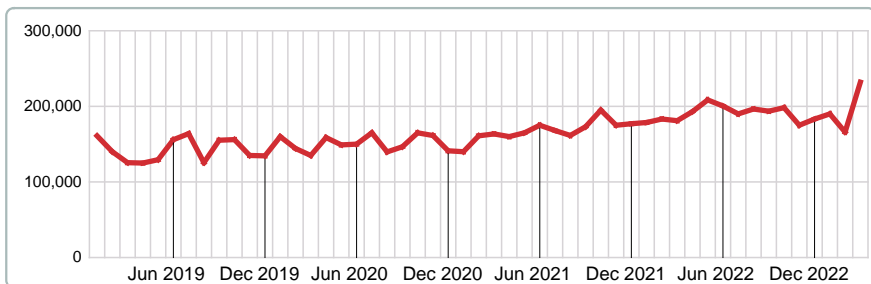
### MARCH



### YEAR TO DATE (YTD)

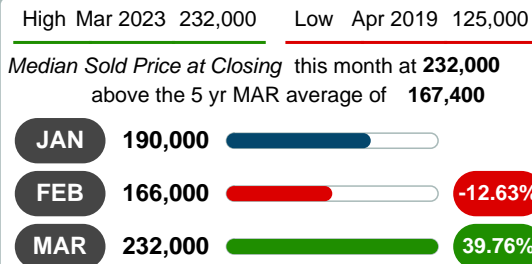


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 167,400



### 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	8.93%	42,000	18,000	45,000	42,000	28,000
\$50,001 - \$100,000	12.50%	90,000	82,000	91,500	0	0
\$100,001 - \$175,000	12.50%	145,000	145,000	115,000	169,000	0
\$175,001 - \$250,000	21.43%	211,000	0	213,000	211,500	209,000
\$250,001 - \$375,000	21.43%	277,057	0	277,057	310,000	0
\$375,001 - \$500,000	10.71%	450,580	0	428,375	461,160	440,000
\$500,001 and up	12.50%	535,000	0	522,000	578,000	632,500
<b>Median Sold Price</b>		<b>232,000</b>	<b>90,150</b>	<b>244,950</b>	<b>370,500</b>	<b>440,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>232,000</b>	<b>9</b>	<b>30</b>	<b>12</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>14,713,966</b>	<b>853.15K</b>	<b>7.34M</b>	<b>4.58M</b>	<b>1.94M</b>

# March 2023



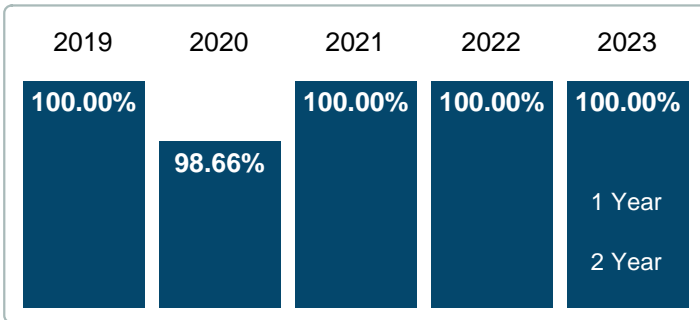
Area Delimited by County Of Creek - Residential Property Type



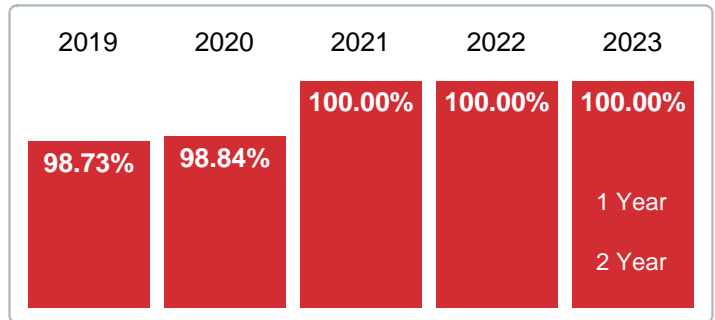
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

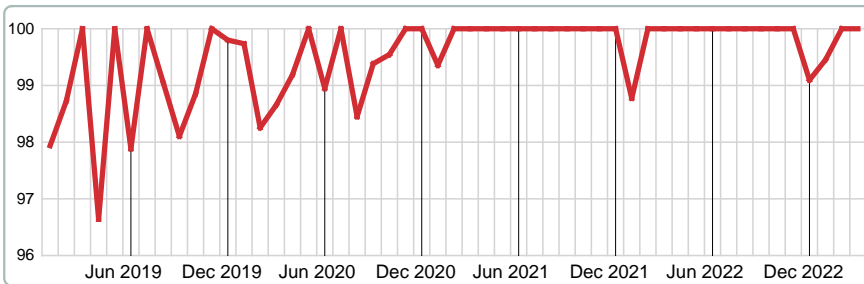
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

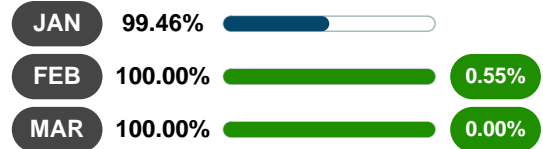


### 3 MONTHS

5 year MAR AVG = 99.73%

High Mar 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAR average of 99.73%



### 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	5	8.93%	100.00%	100.00%	93.27%	70.59%	100.00%
\$50,001 - \$100,000	7	12.50%	100.00%	100.00%	83.23%	0.00%	0.00%
\$100,001 - \$175,000	7	12.50%	93.89%	88.89%	100.00%	93.89%	0.00%
\$175,001 - \$250,000	12	21.43%	99.78%	0.00%	100.00%	99.86%	89.32%
\$250,001 - \$375,000	12	21.43%	100.00%	0.00%	100.00%	98.67%	0.00%
\$375,001 - \$500,000	6	10.71%	100.00%	0.00%	99.39%	100.27%	92.63%
\$500,001 and up	7	12.50%	101.90%	0.00%	101.90%	98.80%	97.01%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.40%	92.63%
Total Closed Units		56	100%	9	30	12	5
Total Closed Volume		14,713,966		853.15K	7.34M	4.58M	1.94M

# March 2023



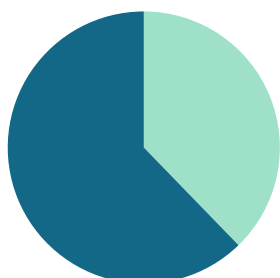
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

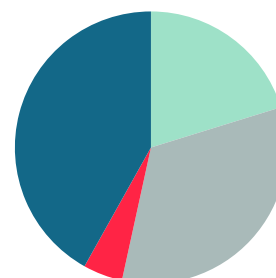


**Inventory**  
 New Listings  
**97 = 37.74%**  
 Start Inventory  
**160**  
 Total Inventory Units  
**257**  
 Volume  
**\$78,665,371**

### Market Activity

Closed Sales  
**56 = 20.22%**  
 Pending Sales  
**92 = 33.21%**  
 Other Off Market  
**13 = 4.69%**  
 Active Inventory  
**116 = 41.88%**

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	95	56	-41.05%	215	154	-28.37%
Pending Sales	81	92	13.58%	225	204	-9.33%
New Listings	110	97	-11.82%	244	232	-4.92%
Median List Price	179,900	232,000	28.96%	178,300	195,942	9.89%
Median Sale Price	181,000	232,000	28.18%	180,000	195,000	8.33%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	10.50	31.25%	8.00	18.00	125.00%
Monthly Inventory	197	116	-41.12%	197	116	-41.12%
Months Supply of Inventory	2.45	1.76	-28.22%	2.45	1.76	-28.22%

**Absorption:** Last 12 months, an Average of **66** Sales/Month

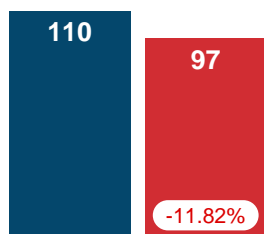
**Inventory** on March 31, 2023 = **116**

**2022** **2023**

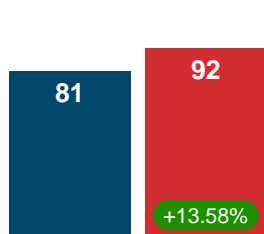
### MARCH MARKET

### MEDIAN PRICES

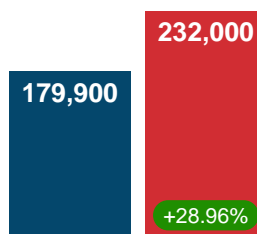
#### New Listings



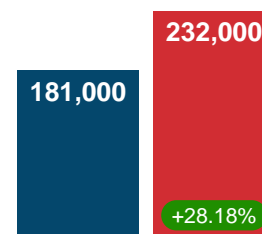
#### Pending Listings



#### List Price



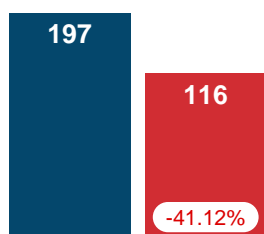
#### Sale Price



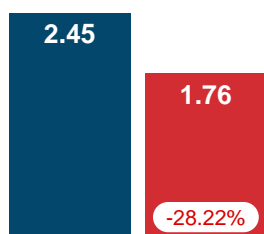
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

