

April 2023



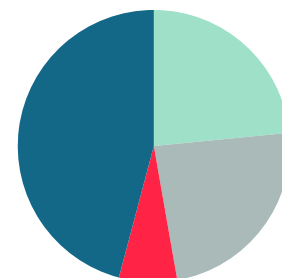
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	April 2023	+/-%
Closed Listings	75	68	-9.33%
Pending Listings	79	69	-12.66%
New Listings	91	86	-5.49%
Average List Price	247,108	241,935	-2.09%
Average Sale Price	248,517	237,282	-4.52%
Average Percent of Selling Price to List Price	105.33%	99.18%	-5.84%
Average Days on Market to Sale	11.49	29.71	158.46%
End of Month Inventory	201	133	-33.83%
Months Supply of Inventory	2.48	2.04	-17.94%



■ Closed (23.45%)
■ Pending (23.79%)
■ Other OffMarket (6.90%)
■ Active (45.86%)

Absorption: Last 12 months, an Average of **65 Sales/Month**
Active Inventory as of April 30, 2023 = **133**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2023 decreased **33.83%** to 133 existing homes available for sale. Over the last 12 months this area has had an average of 65 closed sales per month. This represents an unsold inventory index of **2.04** 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 **4.52%** in April 2023 to \$237,282 versus the previous year at \$248,517.

Average Days on Market Lengthens

The average number of **29.71** days that homes spent on the market before selling increased by 18.21 days or **158.46%** in April 2023 compared to last year's same month at **11.49** DOM.

Sales Success for April 2023 is Positive

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

There were 86 New Listings in April 2023, down **5.49%** from last year at 91. Furthermore, there were 68 Closed Listings this month versus last year at 75, a **-9.33%** decrease.

Closed versus Listed trends yielded a **79.1%** ratio, down from previous year's, April 2022, at **82.4%**, a **4.06%** downswing. This will certainly create pressure on a decreasing Monthly 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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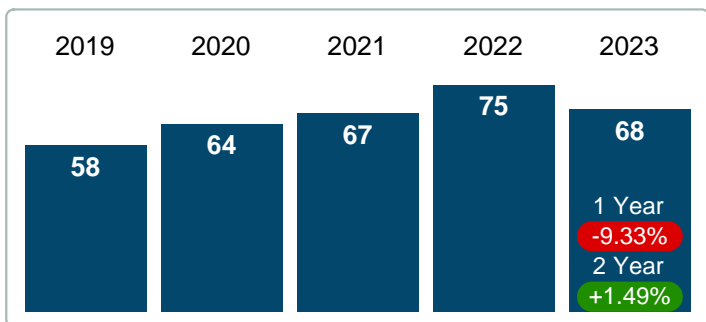
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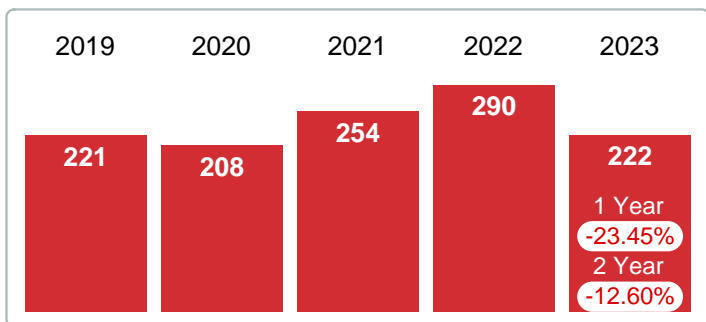
CLOSED LISTINGS

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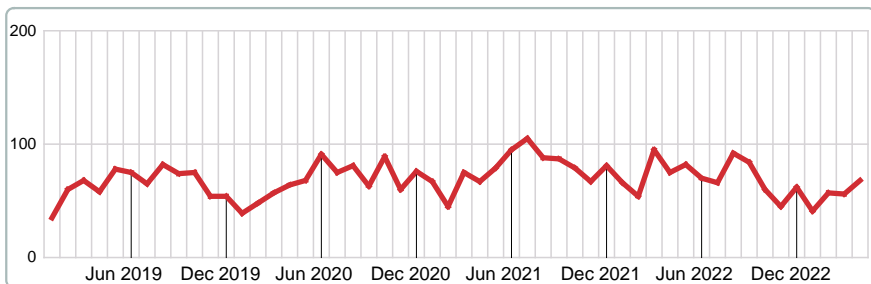
APRIL



YEAR TO DATE (YTD)

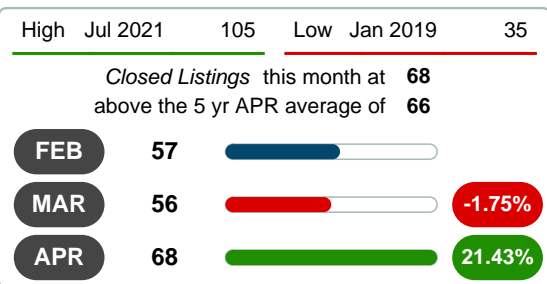


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 66



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	3	4.41%	8.7	2	1	0	0
\$75,001 - \$125,000	12	17.65%	28.7	4	7	0	1
\$125,001 - \$175,000	10	14.71%	22.5	2	6	2	0
\$175,001 - \$225,000	14	20.59%	23.0	0	13	1	0
\$225,001 - \$300,000	13	19.12%	53.1	0	9	4	0
\$300,001 - \$375,000	8	11.76%	12.9	1	5	2	0
\$375,001 and up	8	11.76%	38.8	0	3	3	2
Total Closed Units	68			9	44	12	3
Total Closed Volume	16,135,162	100%	29.7	1.17M	9.39M	4.38M	1.19M
Average Closed Price	\$237,282			\$129,889	\$213,492	\$365,217	\$396,633

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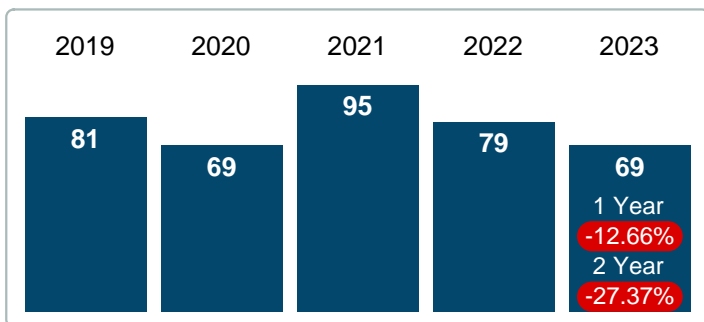
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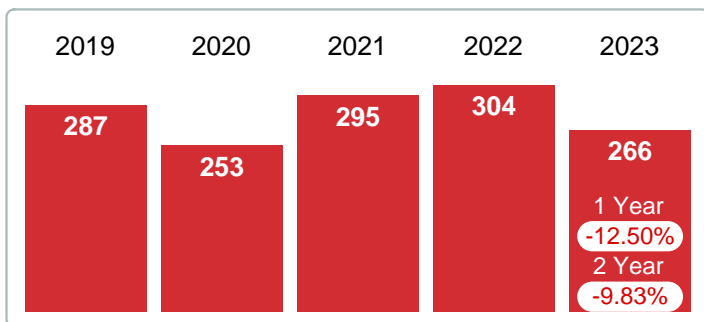
PENDING LISTINGS

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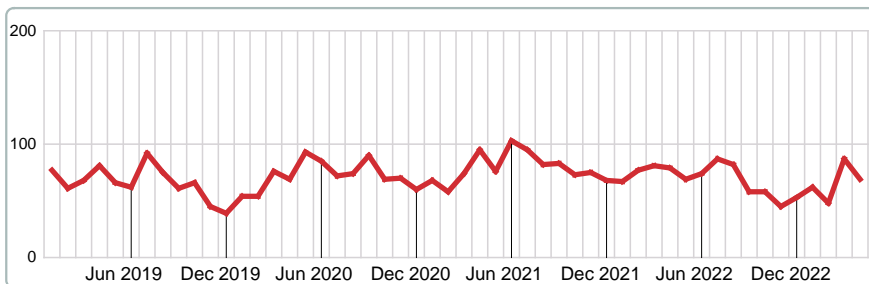
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 79

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **69**
 below the 5 yr APR average of **79**

- FEB: 48
- MAR: 87 (81.25%)
- APR: 69 (-20.69%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.35%	3.3	2	1	0	0
\$75,001 - \$125,000	10	14.49%	27.2	5	5	0	0
\$125,001 - \$175,000	12	17.39%	24.8	4	7	1	0
\$175,001 - \$250,000	19	27.54%	25.3	0	16	3	0
\$250,001 - \$275,000	5	7.25%	110.0	0	3	1	1
\$275,001 - \$475,000	13	18.84%	22.6	1	8	4	0
\$475,001 and up	7	10.14%	46.4	0	3	4	0
Total Pending Units	69			12	43	13	1
Total Pending Volume	16,829,400	100%	28.6	1.45M	10.32M	4.79M	269.50K
Average Listing Price	\$166,880			\$121,067	\$239,914	\$368,522	\$269,500

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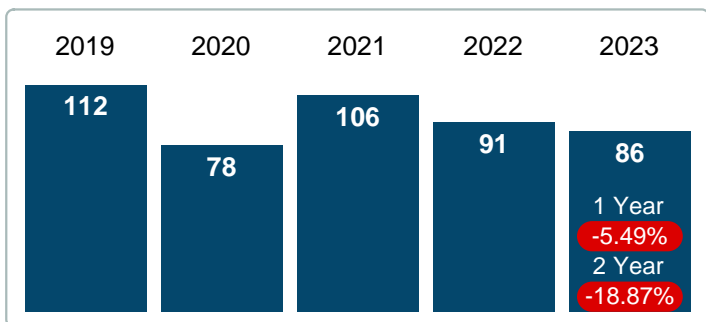
Area Delimited by County Of Creek - Residential Property Type



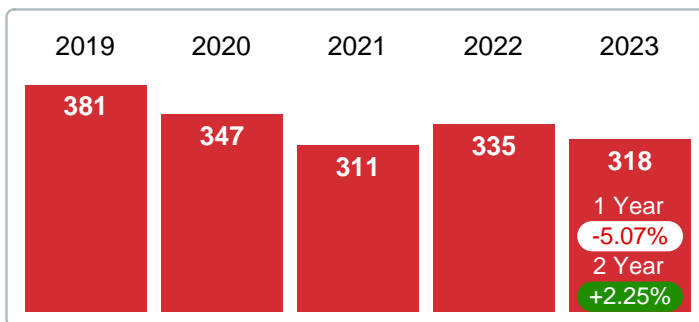
NEW LISTINGS

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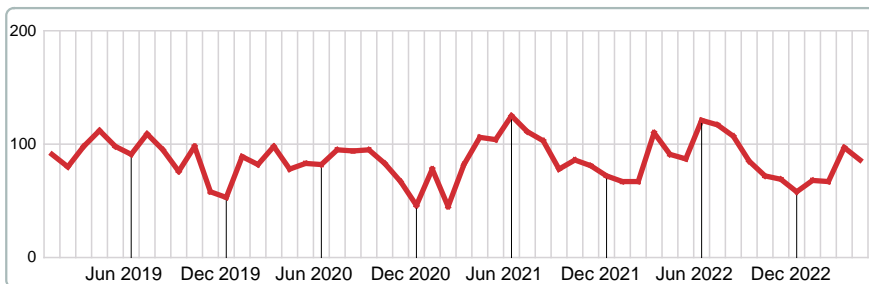
APRIL



YEAR TO DATE (YTD)

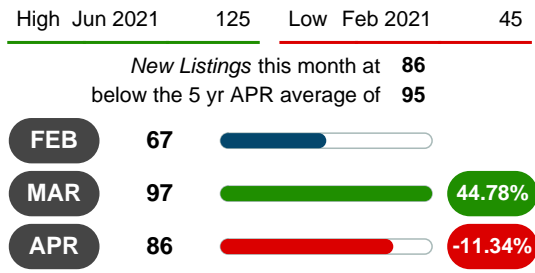


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 95



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$110,000 and less	8	9.30%	4	4	0	0
\$110,001 - \$150,000	12	13.95%	5	6	0	1
\$150,001 - \$190,000	10	11.63%	0	7	3	0
\$190,001 - \$280,000	23	26.74%	2	18	3	0
\$280,001 - \$340,000	12	13.95%	0	7	5	0
\$340,001 - \$490,000	13	15.12%	1	2	10	0
\$490,001 and up	8	9.30%	0	1	6	1
Total New Listed Units	86		12	45	27	2
Total New Listed Volume	23,892,388	100%	1.73M	10.04M	10.58M	1.55M
Average New Listed Listing Price	\$120,950		\$143,817	\$223,173	\$391,733	\$773,500

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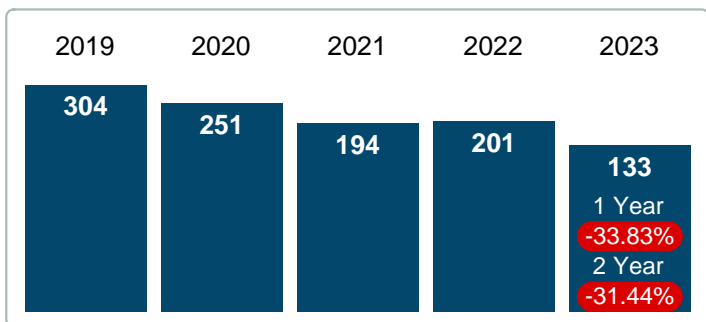
Area Delimited by County Of Creek - Residential Property Type



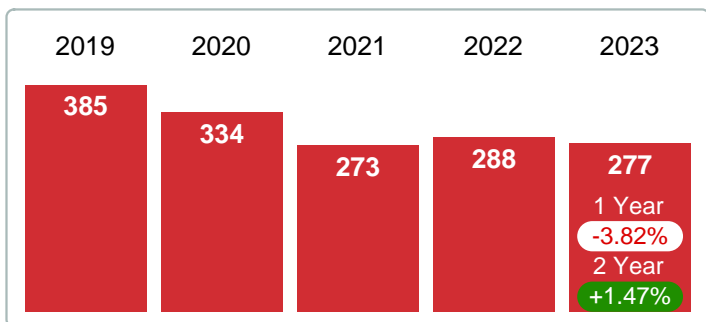
ACTIVE INVENTORY

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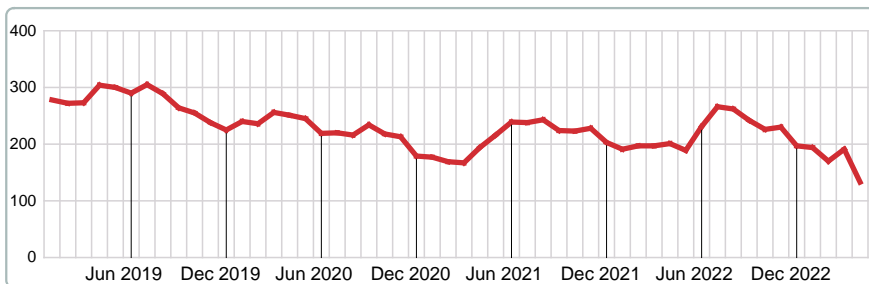
END OF APRIL



ACTIVE DURING APRIL

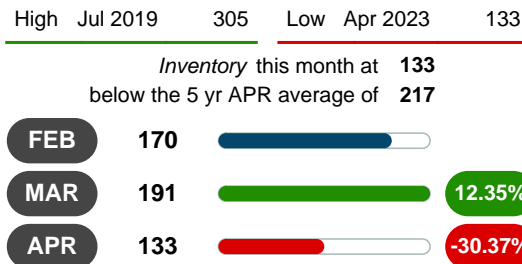


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 217



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	6	4.51%	94.3	4	1	0	1
\$75,001 - \$125,000	18	13.53%	81.2	7	9	2	0
\$125,001 - \$175,000	25	18.80%	64.2	8	12	3	2
\$175,001 - \$275,000	30	22.56%	39.7	4	22	3	1
\$275,001 - \$400,000	24	18.05%	59.7	2	12	10	0
\$400,001 - \$650,000	17	12.78%	86.1	0	4	11	2
\$650,001 and up	13	9.77%	145.6	0	3	4	6
Total Active Inventory by Units	133			25	63	33	12
Total Active Inventory by Volume	49,471,239	100%	72.3	3.72M	16.54M	15.55M	13.66M
Average Active Inventory Listing Price	\$371,964			\$148,912	\$262,536	\$471,164	\$1,138,358

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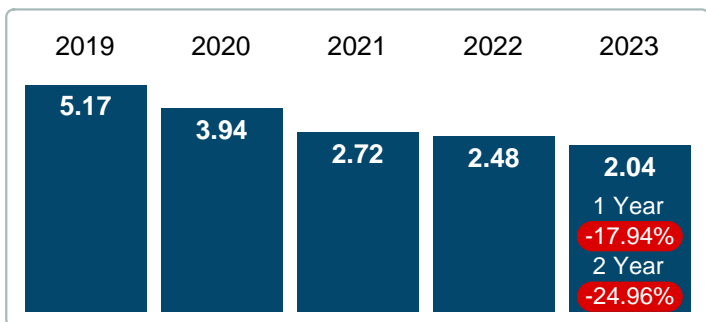
Area Delimited by County Of Creek - Residential Property Type



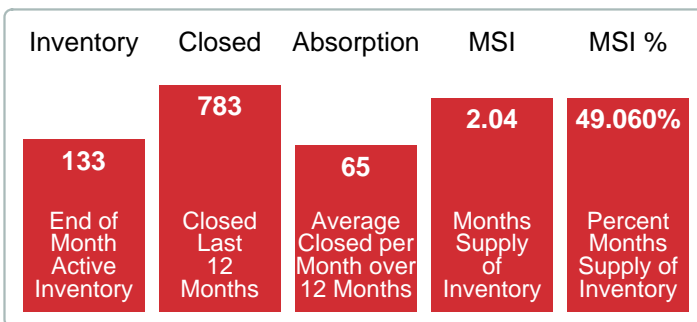
MONTHS SUPPLY of INVENTORY (MSI)

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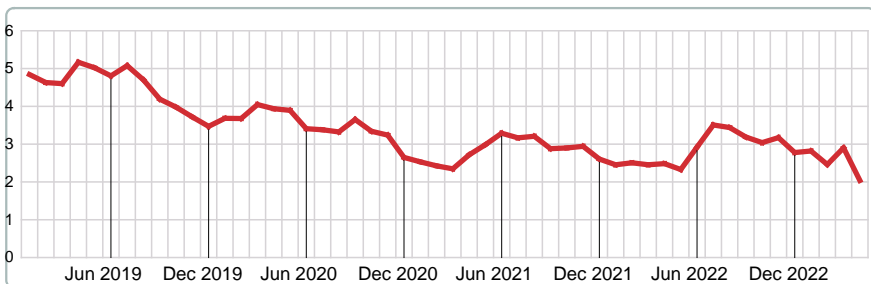
MSI FOR APRIL



INDICATORS FOR APRIL 2023

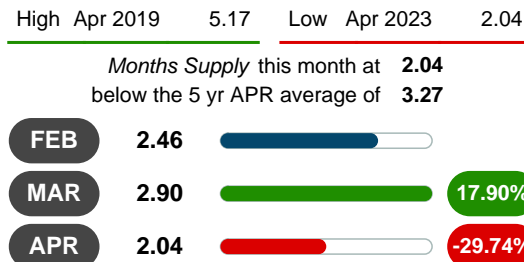


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.27



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	6	4.51%	1.18	1.60	0.44	0.00	6.00
\$75,001 - \$125,000	18	13.53%	2.14	2.63	1.86	2.40	0.00
\$125,001 - \$175,000	25	18.80%	1.70	2.04	1.35	1.89	8.00
\$175,001 - \$275,000	30	22.56%	1.46	3.20	1.35	1.13	4.00
\$275,001 - \$400,000	24	18.05%	2.36	2.67	1.97	3.43	0.00
\$400,001 - \$650,000	17	12.78%	4.00	0.00	2.53	5.50	3.00
\$650,001 and up	13	9.77%	6.00	0.00	5.14	5.33	7.20
Market Supply of Inventory (MSI)			2.04	2.26	1.55	3.02	4.50
Total Active Inventory by Units		100%	2.04	25	63	33	12

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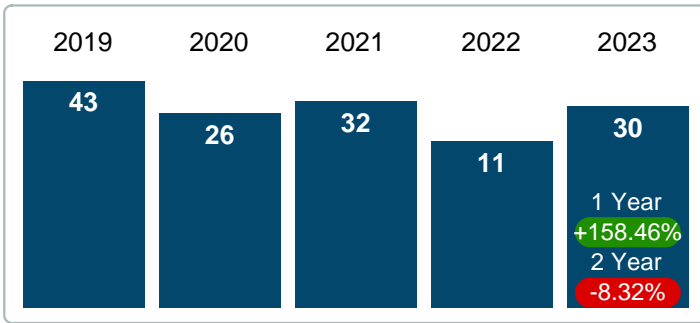
Area Delimited by County Of Creek - Residential Property Type



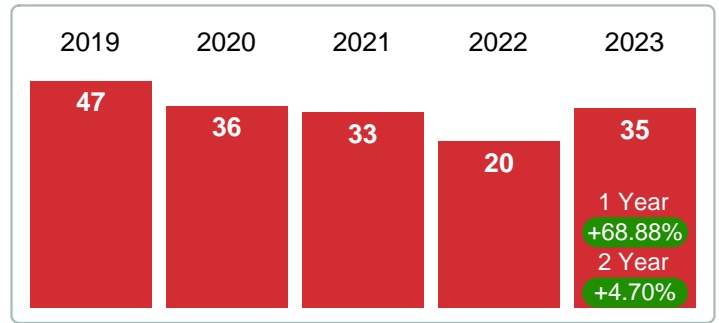
AVERAGE DAYS ON MARKET TO SALE

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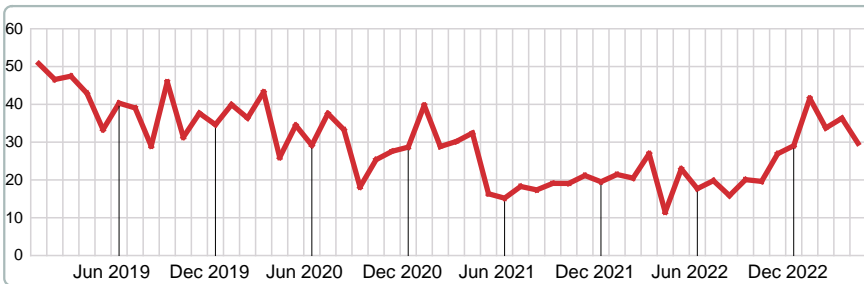
APRIL



YEAR TO DATE (YTD)

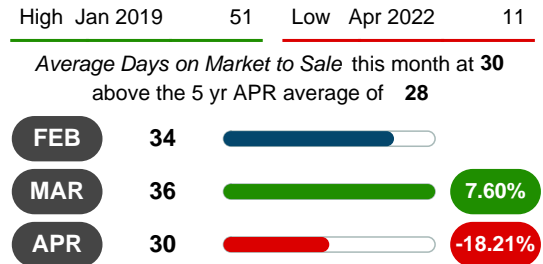


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 28



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	4.41%	9	11	4	0	0
\$75,001 - \$125,000	17.65%	29	47	18	0	27
\$125,001 - \$175,000	14.71%	23	33	26	1	0
\$175,001 - \$225,000	20.59%	23	0	20	63	0
\$225,001 - \$300,000	19.12%	53	0	70	16	0
\$300,001 - \$375,000	11.76%	13	11	16	6	0
\$375,001 and up	11.76%	39	0	8	31	97
Average Closed DOM		30	32	29	19	73
Total Closed Units	100%	68	9	44	12	3
Total Closed Volume		16,135,162	1.17M	9.39M	4.38M	1.19M

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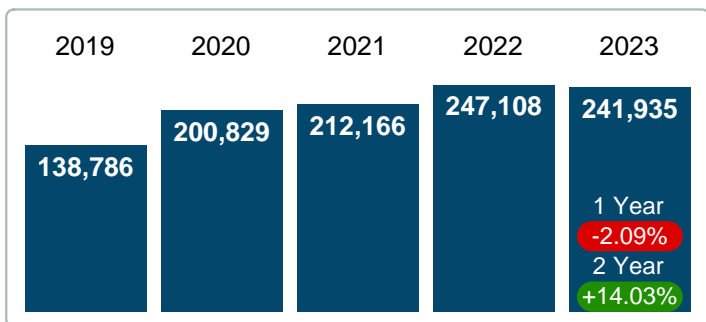
Area Delimited by County Of Creek - Residential Property Type



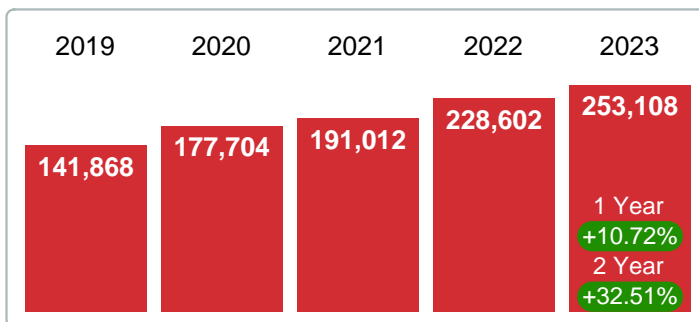
AVERAGE LIST PRICE AT CLOSING

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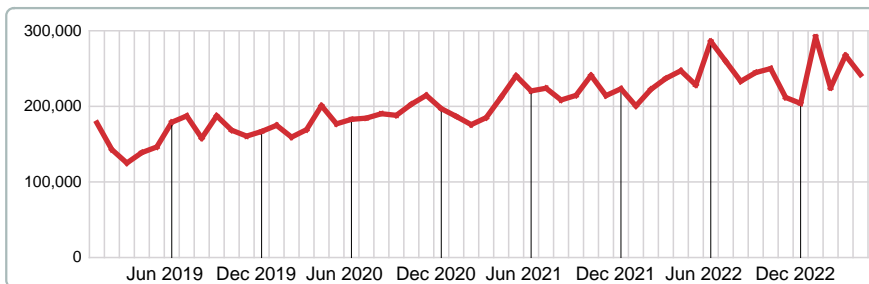
APRIL



YEAR TO DATE (YTD)

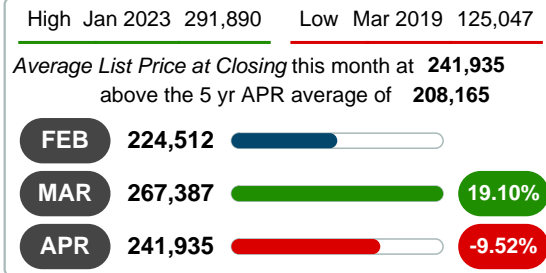


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 208,165



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	2.94%	68,000	69,500	77,000	0	0
\$75,001 - \$125,000	19.12%	100,931	108,850	98,114	0	124,900
\$125,001 - \$175,000	14.71%	145,479	131,000	145,298	160,000	0
\$175,001 - \$225,000	20.59%	196,879	0	194,946	234,900	0
\$225,001 - \$300,000	16.18%	259,109	0	266,367	261,500	0
\$300,001 - \$375,000	14.71%	328,870	350,000	326,940	342,000	0
\$375,001 and up	11.76%	581,687	0	459,833	736,333	532,500
Average List Price		241,935	131,822	217,759	374,492	396,633
Total Closed Units	100%	241,935	9	44	12	3
Total Closed Volume		16,451,588	1.19M	9.58M	4.49M	1.19M

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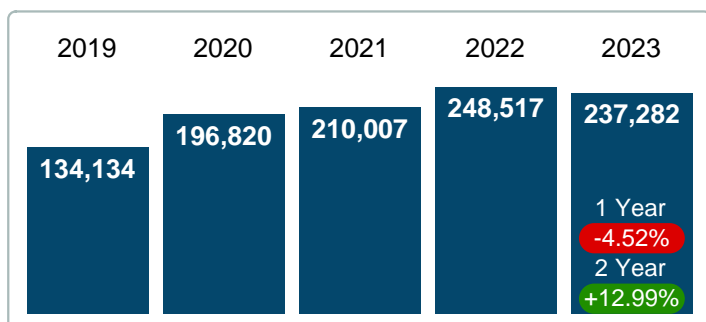
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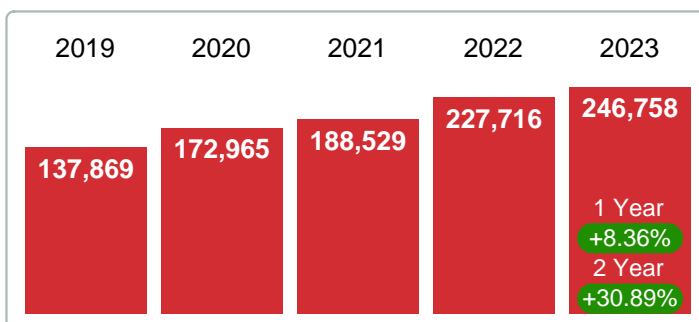
AVERAGE SOLD PRICE AT CLOSING

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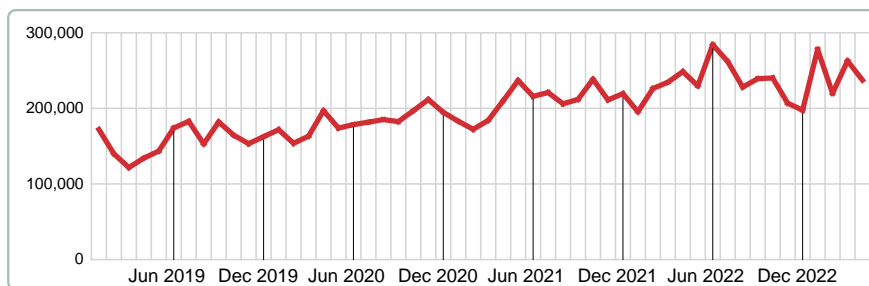
APRIL



YEAR TO DATE (YTD)

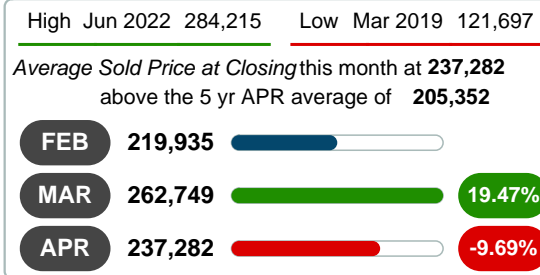


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 205,352



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	3	4.41%	65,000	61,500	72,000	0	0
\$75,001 - \$125,000	12	17.65%	101,229	103,250	96,693	0	124,900
\$125,001 - \$175,000	10	14.71%	149,270	141,500	145,617	168,000	0
\$175,001 - \$225,000	14	20.59%	196,829	0	194,662	225,000	0
\$225,001 - \$300,000	13	19.12%	262,777	0	260,056	268,900	0
\$300,001 - \$375,000	8	11.76%	332,175	350,000	322,480	347,500	0
\$375,001 and up	8	11.76%	550,452	0	429,204	683,667	532,500
Average Sold Price			237,282	129,889	213,492	365,217	396,633
Total Closed Units		100%	237,282	9	44	12	3
Total Closed Volume			16,135,162	1.17M	9.39M	4.38M	1.19M

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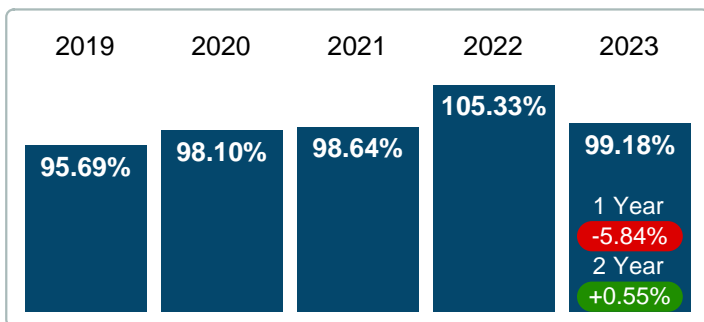
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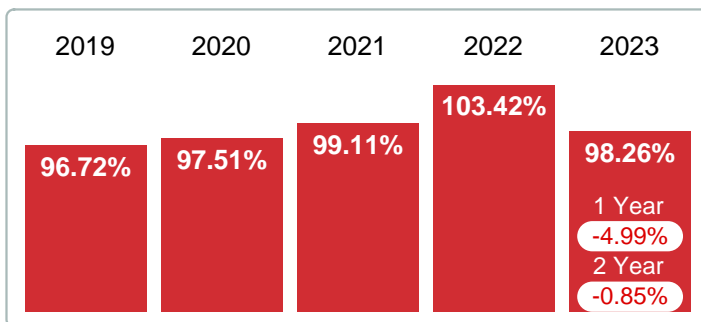
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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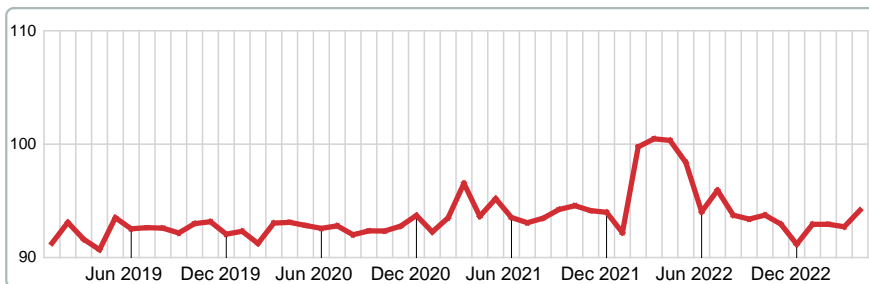
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

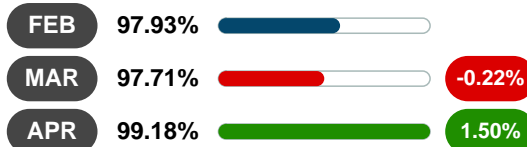


3 MONTHS

5 year APR AVG = 99.39%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **99.18%**
equal to 5 yr APR average of **99.39%**



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	3	4.41%	91.83%	90.99%	93.51%	0.00%	0.00%
\$75,001 - \$125,000	12	17.65%	98.34%	95.01%	100.01%	0.00%	100.00%
\$125,001 - \$175,000	10	14.71%	103.20%	107.96%	101.01%	105.00%	0.00%
\$175,001 - \$225,000	14	20.59%	99.68%	0.00%	99.98%	95.79%	0.00%
\$225,001 - \$300,000	13	19.12%	99.41%	0.00%	97.78%	103.09%	0.00%
\$300,001 - \$375,000	8	11.76%	99.57%	100.00%	98.70%	101.53%	0.00%
\$375,001 and up	8	11.76%	96.55%	0.00%	94.95%	95.85%	100.00%
Average Sold/List Ratio		99.20%		97.55%	99.04%	100.73%	100.00%
Total Closed Units	68	100%	99.20%	9	44	12	3
Total Closed Volume	16,135,162			1.17M	9.39M	4.38M	1.19M

April 2023



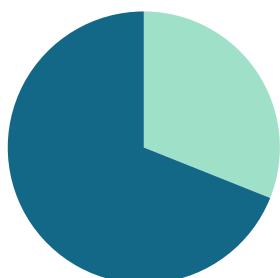
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

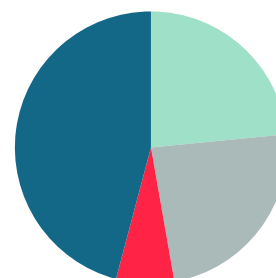


Inventory
 New Listings
86 = 31.05%
 Start Inventory
191
 Total Inventory Units
277
 Volume
\$86,702,915

Market Activity

Closed Sales
68 = 23.45%
 Pending Sales
69 = 23.79%
 Other Off Market
20 = 6.90%
 Active Inventory
133 = 45.86%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	75	68	-9.33%	290	222	-23.45%
Pending Sales	79	69	-12.66%	304	266	-12.50%
New Listings	91	86	-5.49%	335	318	-5.07%
Average List Price	247,108	241,935	-2.09%	228,602	253,108	10.72%
Average Sale Price	248,517	237,282	-4.52%	227,716	246,758	8.36%
Average Percent of Selling Price to List Price	105.33%	99.18%	-5.84%	103.42%	98.26%	-4.99%
Average Days on Market to Sale	11.49	29.71	158.46%	20.49	34.61	68.88%
Monthly Inventory	201	133	-33.83%	201	133	-33.83%
Months Supply of Inventory	2.48	2.04	-17.94%	2.48	2.04	-17.94%

Absorption: Last 12 months, an Average of **65** Sales/Month

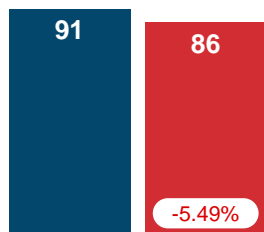
Inventory on April 30, 2023 = **133**

2022 **2023**

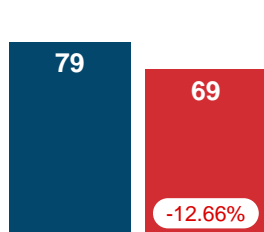
APRIL MARKET

AVERAGE PRICES

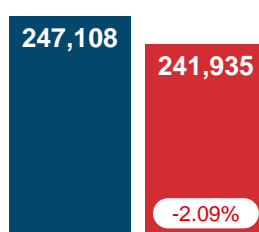
New Listings



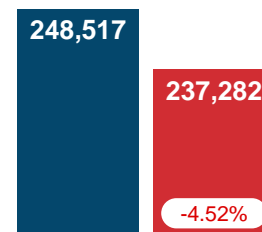
Pending Listings



List Price



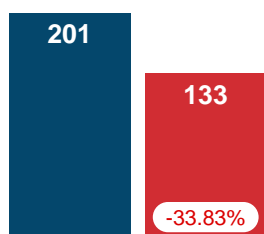
Sale Price



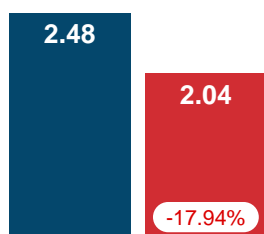
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

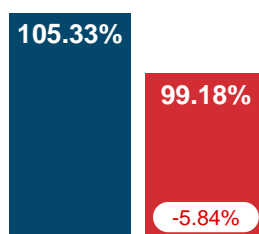
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

