

April 2023



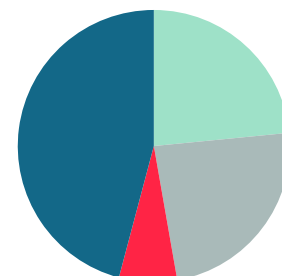
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	189,900	199,950	5.29%
Median Sale Price	193,000	197,000	2.07%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	8.00	100.00%
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.

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 **2.07%** in April 2023 to \$197,000 versus the previous year at \$193,000.

Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 4.00 days or **100.00%** in April 2023 compared to last year's same month at **4.00** DOM.

Sales Success for April 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 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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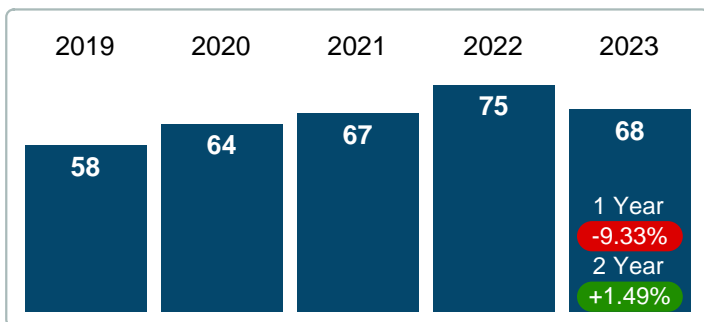
Area Delimited by County Of Creek - Residential Property Type



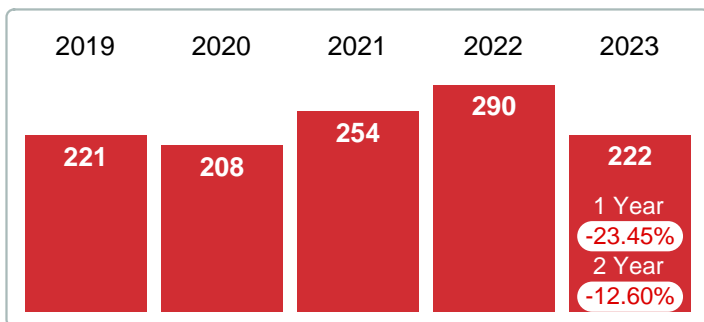
CLOSED LISTINGS

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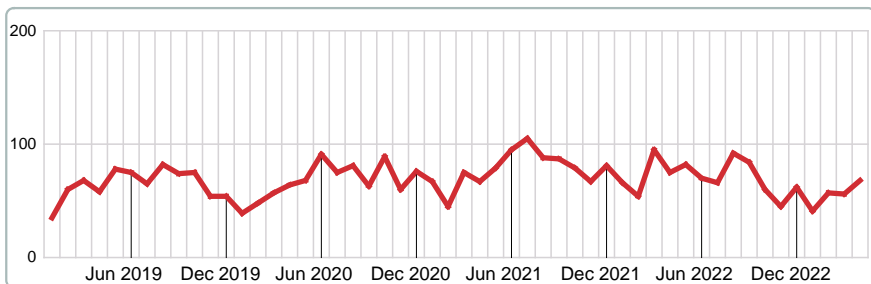
APRIL



YEAR TO DATE (YTD)

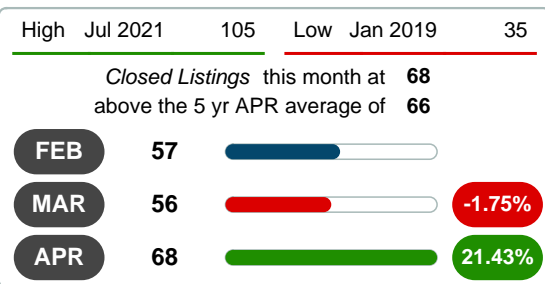


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.41%	4.0	2	1	0	0
\$75,001 - \$125,000	12	17.65%	11.0	4	7	0	1
\$125,001 - \$175,000	10	14.71%	2.0	2	6	2	0
\$175,001 - \$225,000	14	20.59%	5.0	0	13	1	0
\$225,001 - \$300,000	13	19.12%	27.0	0	9	4	0
\$300,001 - \$375,000	8	11.76%	5.5	1	5	2	0
\$375,001 and up	8	11.76%	15.0	0	3	3	2
Total Closed Units	68			9	44	12	3
Total Closed Volume	16,135,162	100%	8.0	1.17M	9.39M	4.38M	1.19M
Median Closed Price	\$197,000			\$120,000	\$195,000	\$287,750	\$415,000

April 2023



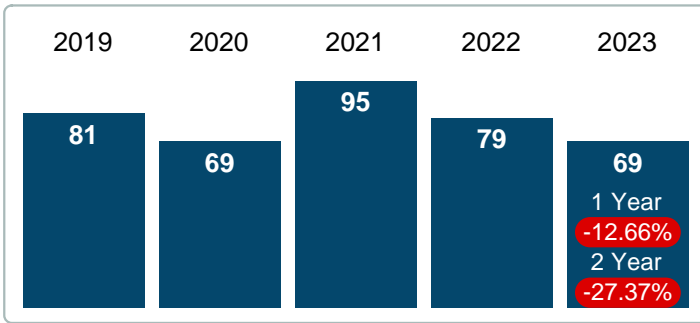
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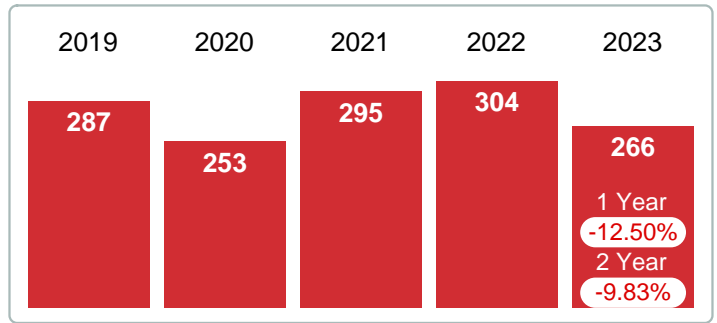
PENDING LISTINGS

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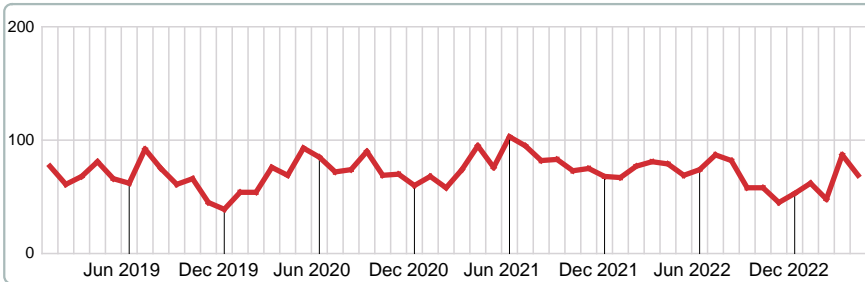
APRIL



YEAR TO DATE (YTD)

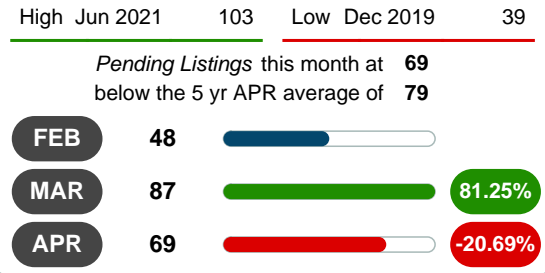


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 79



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	3	4.35%	3.0	2	1	0	0
\$75,001 - \$125,000	10	14.49%	13.5	5	5	0	0
\$125,001 - \$175,000	12	17.39%	18.5	4	7	1	0
\$175,001 - \$250,000	19	27.54%	11.0	0	16	3	0
\$250,001 - \$275,000	5	7.25%	87.0	0	3	1	1
\$275,001 - \$475,000	13	18.84%	6.0	1	8	4	0
\$475,001 and up	7	10.14%	33.0	0	3	4	0
Total Pending Units	69			12	43	13	1
Total Pending Volume	16,829,400	100%	13.0	1.45M	10.32M	4.79M	269.50K
Median Listing Price	\$219,000			\$116,000	\$225,000	\$299,000	\$269,500

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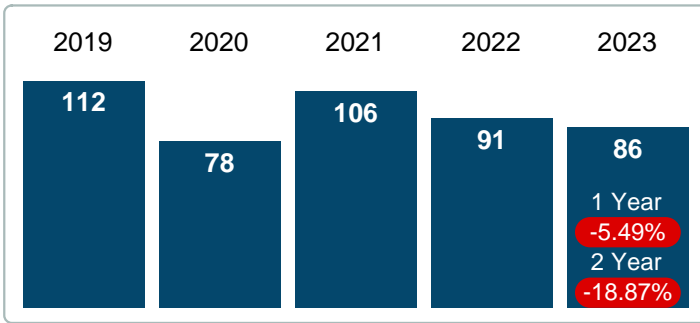
Area Delimited by County Of Creek - Residential Property Type



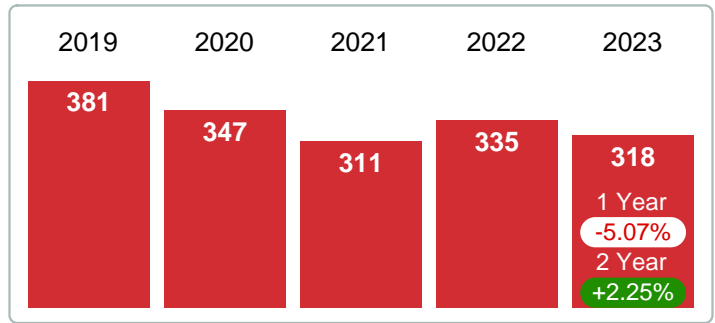
NEW LISTINGS

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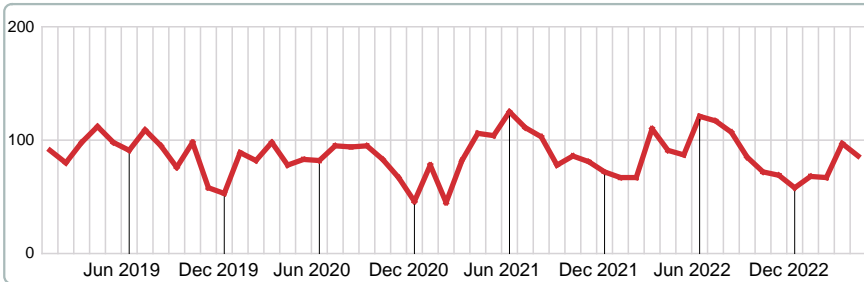
APRIL



YEAR TO DATE (YTD)

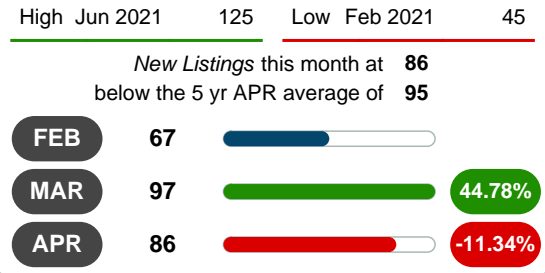


5 YEAR MARKET ACTIVITY TRENDS



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			
\$100,000 and less	8	9.30%	4	4	0	0
\$100,001 - \$150,000	12	13.95%	5	6	0	1
\$150,001 - \$175,000	5	5.81%	0	3	2	0
\$175,001 - \$275,000	27	31.40%	2	21	4	0
\$275,001 - \$325,000	10	11.63%	0	7	3	0
\$325,001 - \$475,000	15	17.44%	1	3	11	0
\$475,001 and up	9	10.47%	0	1	7	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
Median New Listed Listing Price	\$229,900		\$128,450	\$214,500	\$350,000	\$773,500

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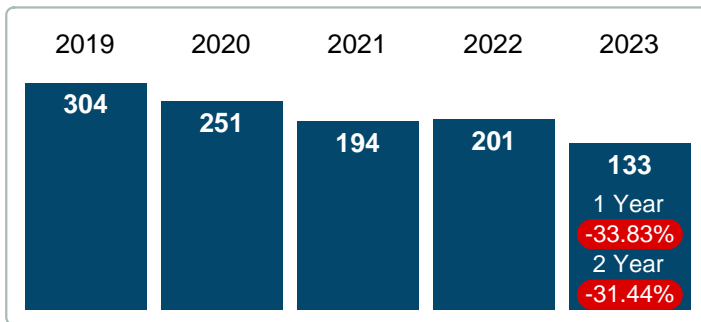
Area Delimited by County Of Creek - Residential Property Type



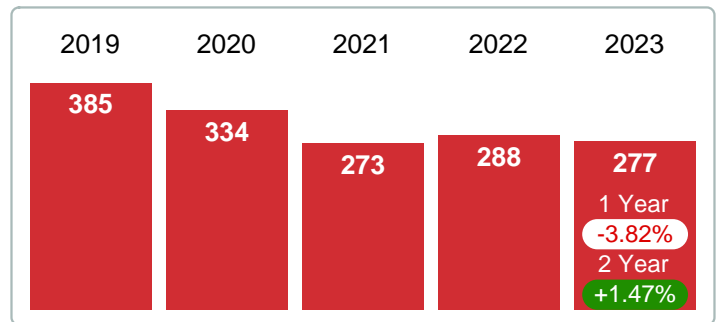
ACTIVE INVENTORY

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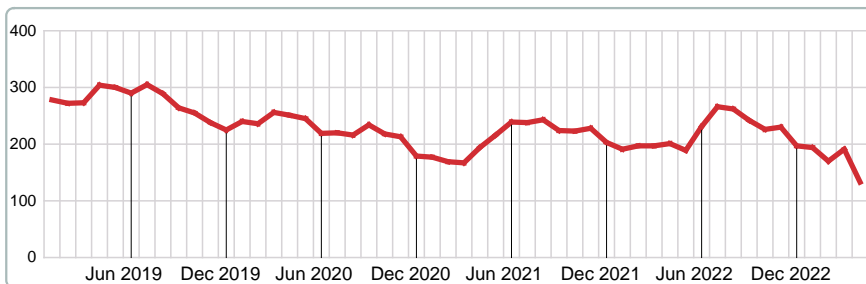
END OF APRIL



ACTIVE DURING APRIL

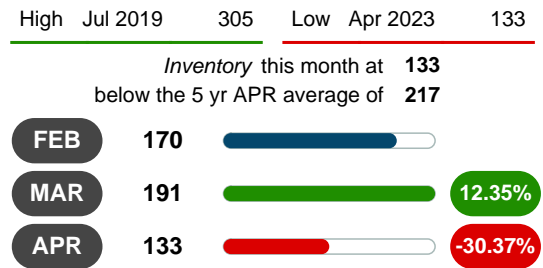


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 217



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	4.51%	86.0	4	1	0	1
\$75,001 - \$125,000	18	13.53%	60.0	7	9	2	0
\$125,001 - \$175,000	25	18.80%	38.0	8	12	3	2
\$175,001 - \$275,000	30	22.56%	26.5	4	22	3	1
\$275,001 - \$400,000	24	18.05%	25.5	2	12	10	0
\$400,001 - \$650,000	17	12.78%	74.0	0	4	11	2
\$650,001 and up	13	9.77%	111.0	0	3	4	6
Total Active Inventory by Units	133			25	63	33	12
Total Active Inventory by Volume	49,471,239	100%	40.0	3.72M	16.54M	15.55M	13.66M
Median Active Inventory Listing Price	\$229,900			\$139,900	\$215,000	\$375,000	\$718,500

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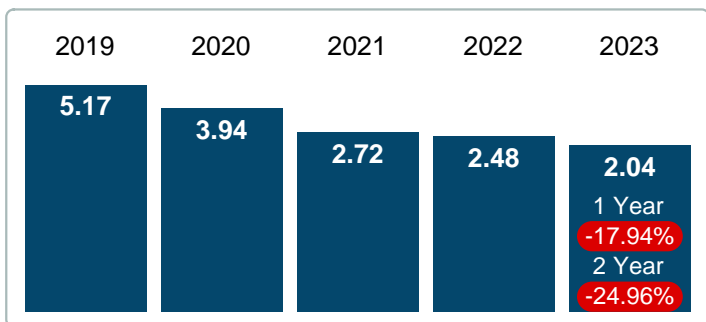
Area Delimited by County Of Creek - Residential Property Type



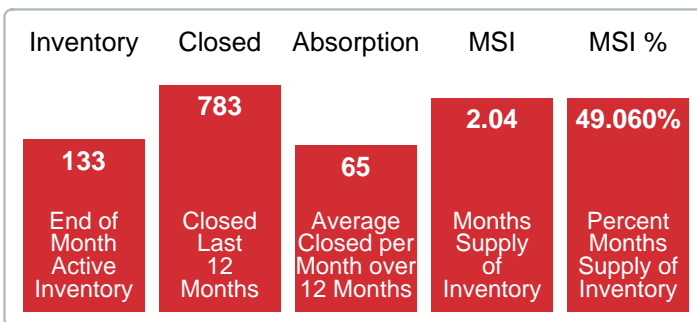
MONTHS SUPPLY of INVENTORY (MSI)

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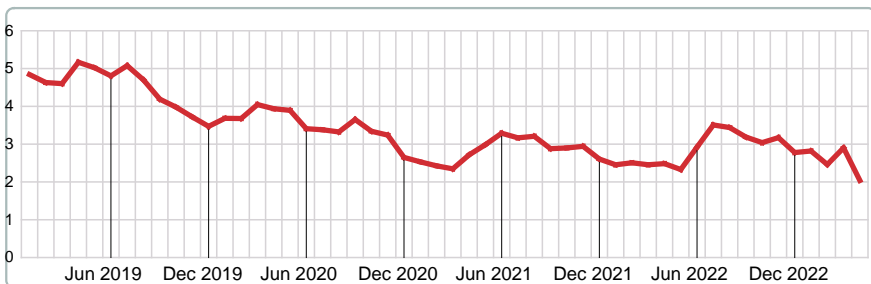
MSI FOR APRIL



INDICATORS FOR APRIL 2023

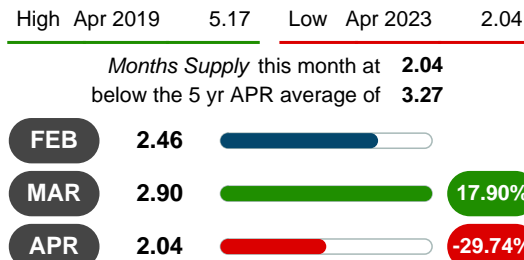


5 YEAR MARKET ACTIVITY TRENDS



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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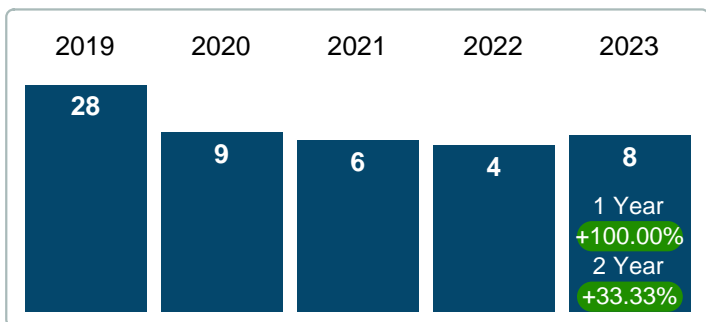
Area Delimited by County Of Creek - Residential Property Type



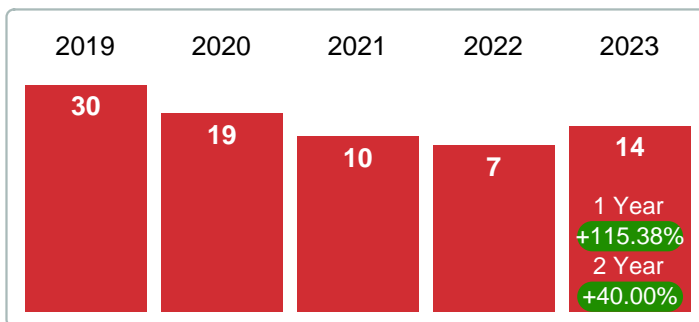
MEDIAN DAYS ON MARKET TO SALE

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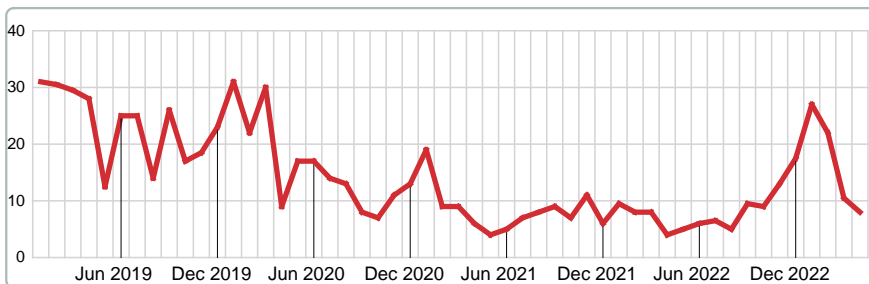
APRIL



YEAR TO DATE (YTD)

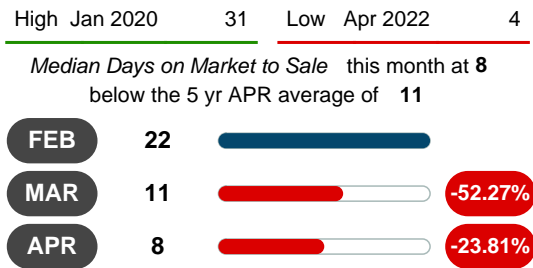


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 11



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	4.41%	4	11	4	0	0
\$75,001 - \$125,000	17.65%	11	21	5	0	27
\$125,001 - \$175,000	14.71%	2	33	2	1	0
\$175,001 - \$225,000	20.59%	5	0	4	63	0
\$225,001 - \$300,000	19.12%	27	0	70	7	0
\$300,001 - \$375,000	11.76%	6	11	3	6	0
\$375,001 and up	11.76%	15	0	11	17	97
Median Closed DOM		8				
Total Closed Units	100%	8.0	9	44	12	3
Total Closed Volume		16,135,162	1.17M	9.39M	4.38M	1.19M

April 2023



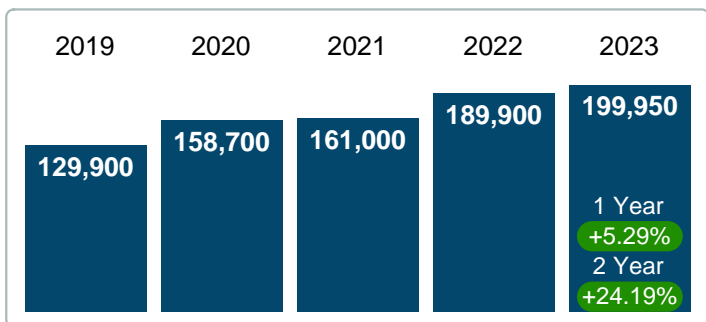
Area Delimited by County Of Creek - Residential Property Type



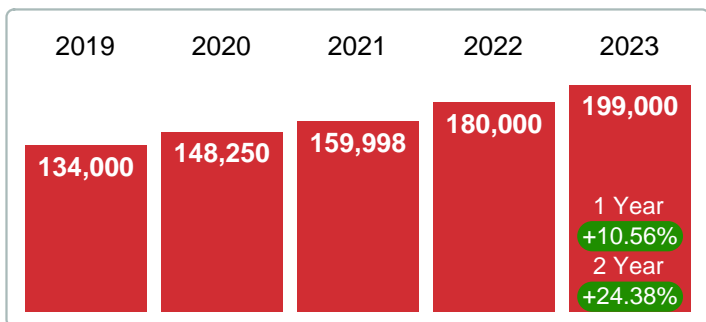
MEDIAN LIST PRICE AT CLOSING

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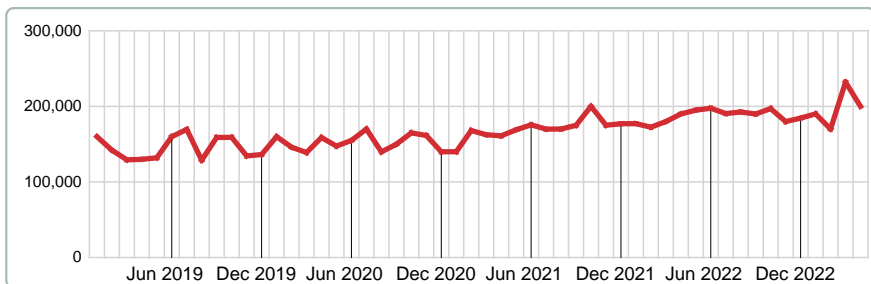
APRIL



YEAR TO DATE (YTD)

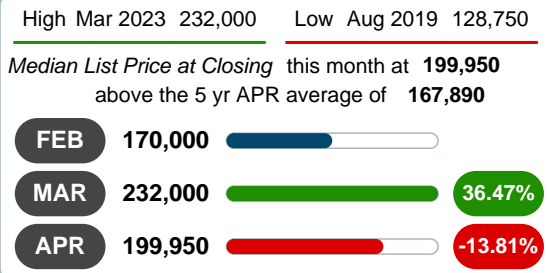


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 167,890



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	2.94%	68,000	61,000	75,000	0	0
\$75,001 - \$125,000	19.12%	95,000	89,250	102,500	0	124,900
\$125,001 - \$175,000	14.71%	142,445	135,000	144,990	160,000	0
\$175,001 - \$225,000	20.59%	198,500	0	198,000	211,000	0
\$225,001 - \$300,000	16.18%	259,900	0	250,000	270,000	0
\$300,001 - \$375,000	14.71%	324,950	350,000	320,000	342,000	0
\$375,001 and up	11.76%	470,000	0	405,000	520,000	532,500
Median List Price		199,950	117,000	199,450	285,000	415,000
Total Closed Units	68	100%	9	44	12	3
Total Closed Volume	16,451,588		1.19M	9.58M	4.49M	1.19M

April 2023



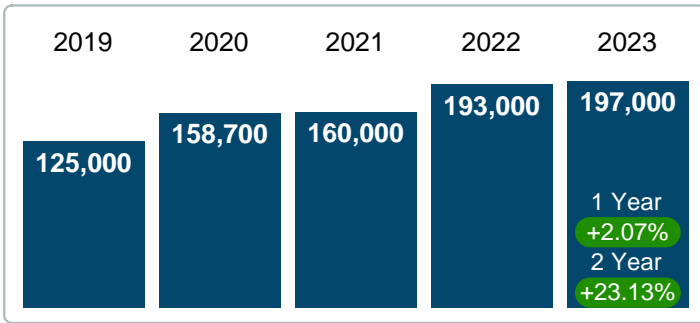
Area Delimited by County Of Creek - Residential Property Type



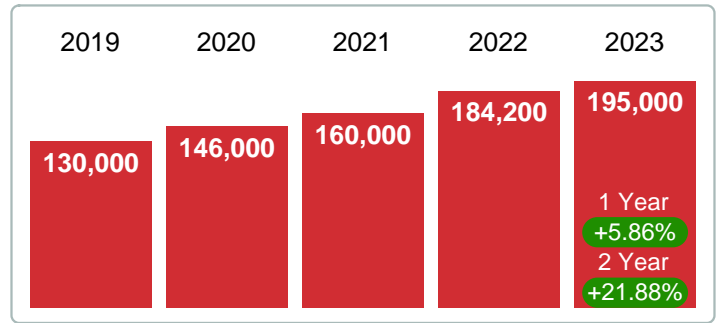
MEDIAN SOLD PRICE AT CLOSING

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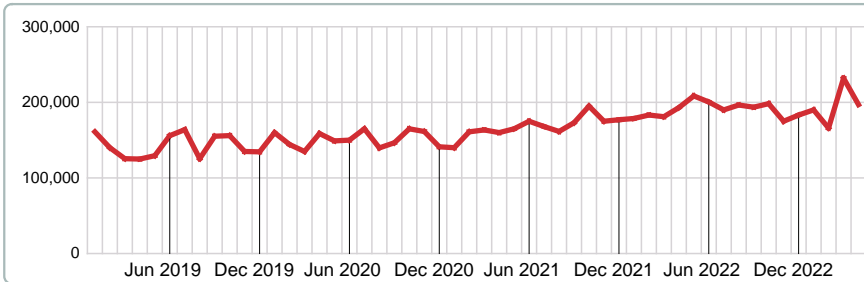
APRIL



YEAR TO DATE (YTD)

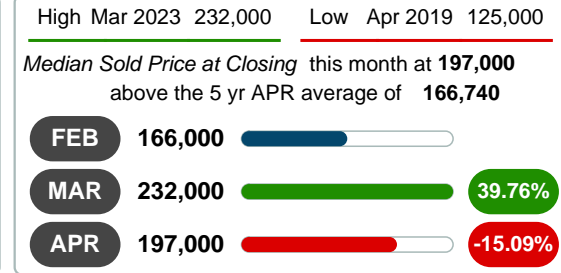


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 166,740



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	3	4.41%	68,000	61,500	72,000	0	0
\$75,001 - \$125,000	12	17.65%	99,750	105,000	96,500	0	124,900
\$125,001 - \$175,000	10	14.71%	146,450	141,500	141,450	168,000	0
\$175,001 - \$225,000	14	20.59%	194,450	0	193,900	225,000	0
\$225,001 - \$300,000	13	19.12%	255,000	0	250,000	275,250	0
\$300,001 - \$375,000	8	11.76%	326,750	350,000	321,000	347,500	0
\$375,001 and up	8	11.76%	460,500	0	399,612	520,000	532,500
Median Sold Price			197,000	120,000	195,000	287,750	415,000
Total Closed Units		100%	197,000	9	44	12	3
Total Closed Volume			16,135,162	1.17M	9.39M	4.38M	1.19M

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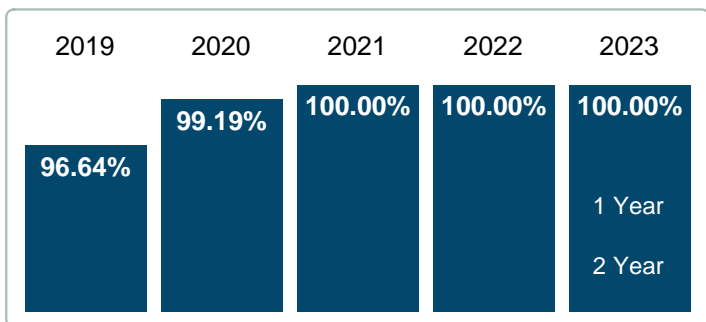
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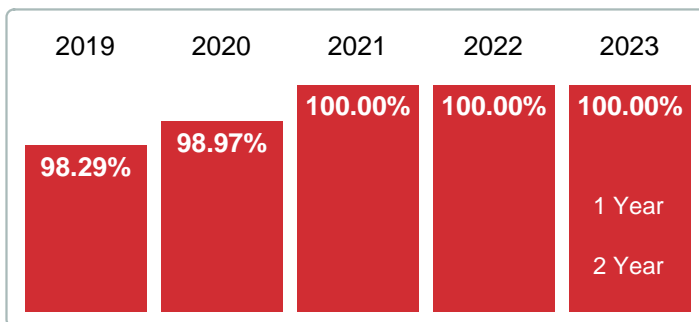
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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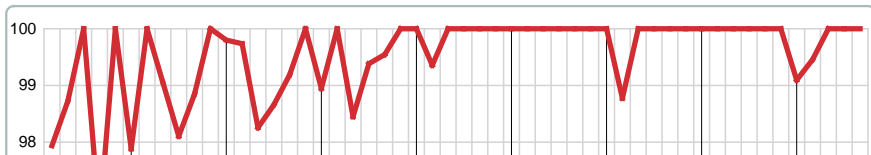
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.17%

High Apr 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **99.17%**

- FEB 100.00%
- MAR 100.00%
- APR 100.00%

0.00%
0.00%

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	3	4.41%	93.51%	90.99%	93.51%	0.00%	0.00%
\$75,001 - \$125,000	12	17.65%	100.00%	94.67%	100.13%	0.00%	100.00%
\$125,001 - \$175,000	10	14.71%	105.00%	107.96%	100.04%	105.00%	0.00%
\$175,001 - \$225,000	14	20.59%	100.00%	0.00%	100.00%	95.79%	0.00%
\$225,001 - \$300,000	13	19.12%	100.00%	0.00%	96.70%	102.83%	0.00%
\$300,001 - \$375,000	8	11.76%	100.00%	100.00%	99.58%	101.53%	0.00%
\$375,001 and up	8	11.76%	100.00%	0.00%	98.67%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.85%	100.00%
Total Closed Units		68	100%	9	44	12	3
Total Closed Volume		16,135,162		1.17M	9.39M	4.38M	1.19M

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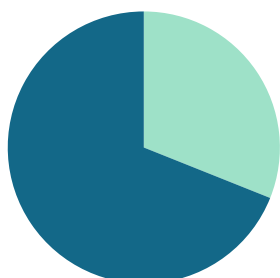
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

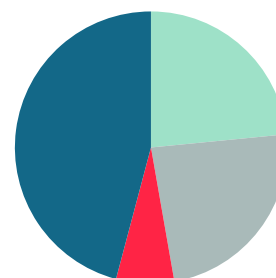


Inventory
 New Listings
86 = 31.05%
 Start Inventory
191
 Total Inventory Units
277
 Volume
\$86,702,915

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%
Median List Price	189,900	199,950	5.29%	180,000	199,000	10.56%
Median Sale Price	193,000	197,000	2.07%	184,200	195,000	5.86%
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	4.00	8.00	100.00%	6.50	14.00	115.38%
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

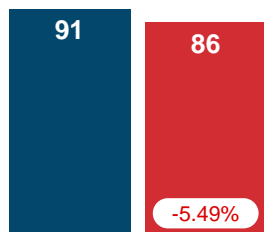
Inventory on April 30, 2023 = **133**

2022 **2023**

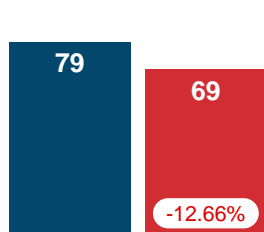
APRIL MARKET

MEDIAN PRICES

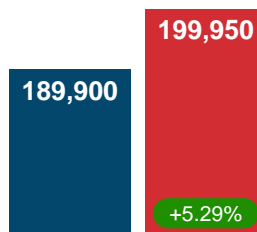
New Listings



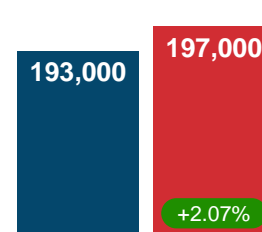
Pending Listings



List Price



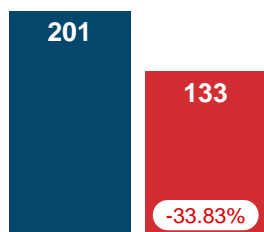
Sale Price



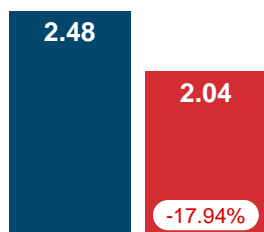
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

