

# April 2023



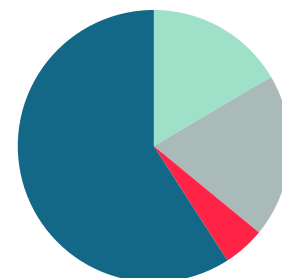
Area Delimited by County Of Mayes - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                              | 2022    | April 2023 | +/-%    |
|---|---------|------------|---------|
| Closed Listings                               | 40      | 40         | 0.00%   |
| Pending Listings                              | 45      | 47         | 4.44%   |
| New Listings                                  | 56      | 60         | 7.14%   |
| Median List Price                             | 231,750 | 215,000    | -7.23%  |
| Median Sale Price                             | 222,500 | 216,050    | -2.90%  |
| Median Percent of Selling Price to List Price | 100.00% | 99.97%     | -0.03%  |
| Median Days on Market to Sale                 | 15.00   | 20.00      | 33.33%  |
| End of Month Inventory                        | 172     | 143        | -16.86% |
| Months Supply of Inventory                    | 4.12    | 3.71       | -9.84%  |



■ Closed (16.53%)  
■ Pending (19.42%)  
■ Other OffMarket (4.96%)  
■ Active (59.09%)

**Absorption:** Last 12 months, an Average of **39** Sales/Month  
**Active Inventory** as of April 30, 2023 = **143**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2023 decreased **16.86%** to 143 existing homes available for sale. Over the last 12 months this area has had an average of 39 closed sales per month. This represents an unsold inventory index of **3.71** 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 **2.90%** in April 2023 to \$216,050 versus the previous year at \$222,500.

#### Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 5.00 days or **33.33%** in April 2023 compared to last year's same month at **15.00** DOM.

#### Sales Success for April 2023 is Positive

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

There were 60 New Listings in April 2023, up **7.14%** from last year at 56. Furthermore, there were 40 Closed Listings this month versus last year at 40, a **0.00%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from previous year's, April 2022, at **71.4%**, a **6.67%** 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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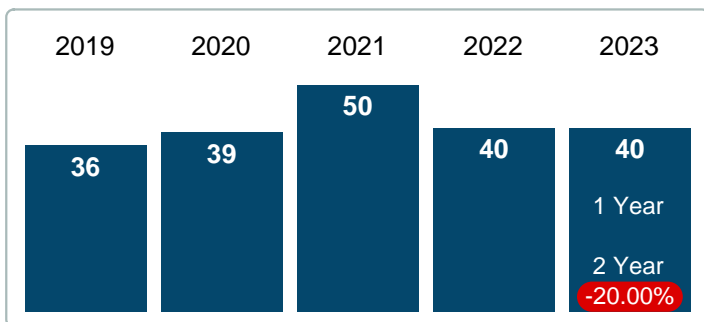
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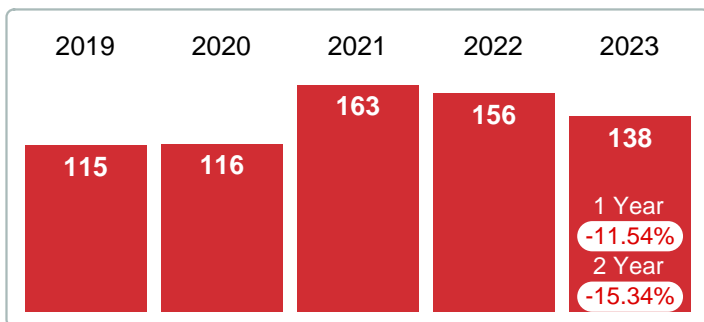
## CLOSED LISTINGS

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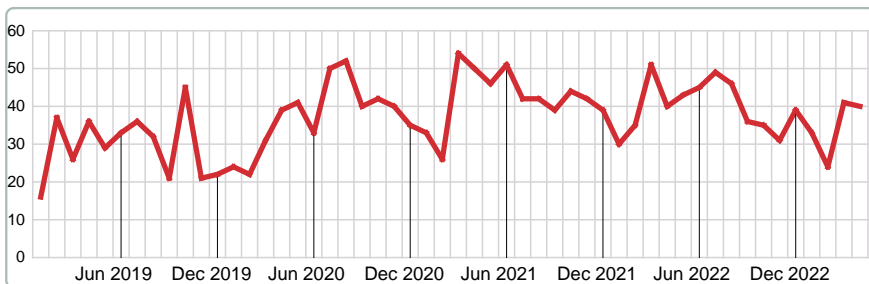
### APRIL



### YEAR TO DATE (YTD)

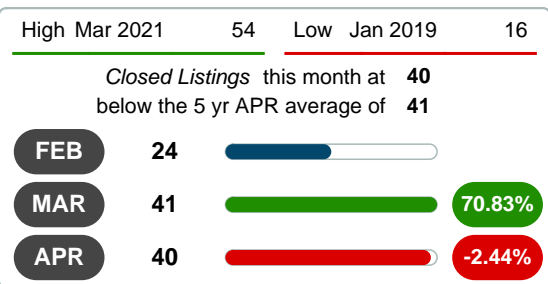


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 41



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                   | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less                             | 3                 | 7.50%       | 44.0        | 1                | 1                | 1                | 0                |
| \$100,001 - \$150,000                          | 4                 | 10.00%      | 3.5         | 2                | 2                | 0                | 0                |
| \$150,001 - \$175,000                          | 9                 | 22.50%      | 14.0        | 0                | 9                | 0                | 0                |
| \$175,001 - \$250,000                          | 9                 | 22.50%      | 17.0        | 0                | 7                | 2                | 0                |
| \$250,001 - \$350,000                          | 7                 | 17.50%      | 69.0        | 0                | 2                | 5                | 0                |
| \$350,001 - \$375,000                          | 4                 | 10.00%      | 21.0        | 0                | 2                | 1                | 1                |
| \$375,001 and up                               | 4                 | 10.00%      | 42.0        | 0                | 1                | 2                | 1                |
| <b>Total Closed Units</b>                      | <b>40</b>         |             |             | <b>3</b>         | <b>24</b>        | <b>11</b>        | <b>2</b>         |
| <b>Total Closed Volume</b>                     | <b>10,002,979</b> | <b>100%</b> | <b>20.0</b> | <b>305.00K</b>   | <b>5.11M</b>     | <b>3.28M</b>     | <b>1.31M</b>     |
| <b>Median Closed Price</b>                     | <b>\$216,050</b>  |             |             | <b>\$115,000</b> | <b>\$181,500</b> | <b>\$316,000</b> | <b>\$655,000</b> |

# April 2023



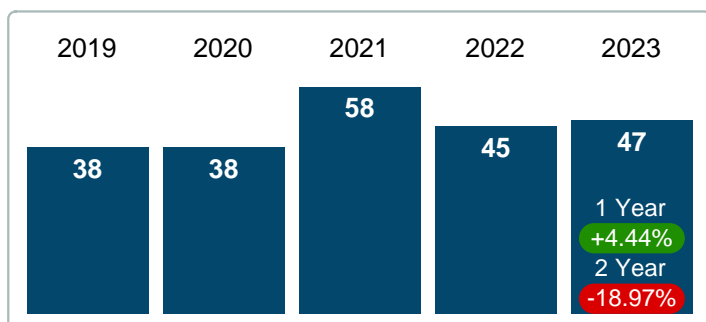
Area Delimited by County Of Mayes - Residential Property Type



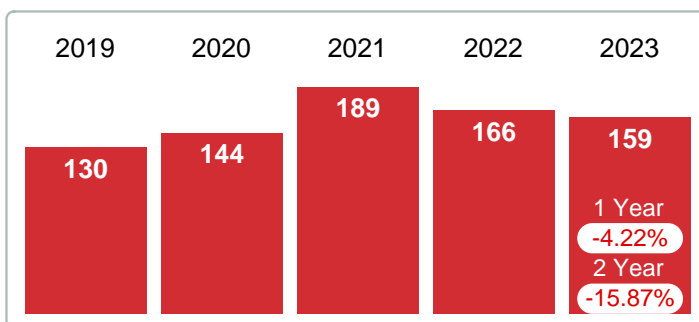
## PENDING LISTINGS

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

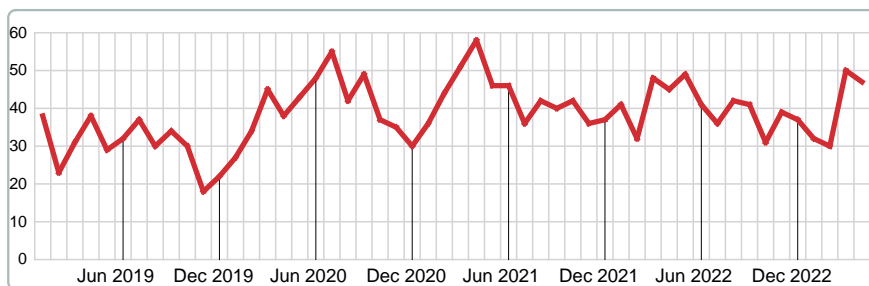
### APRIL



### YEAR TO DATE (YTD)

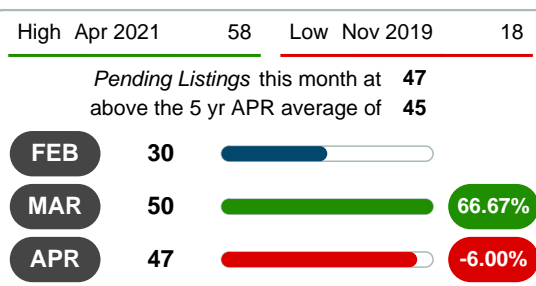


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 45



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                   | %           | MDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|------------|------------------|------------------|------------------|------------------|
| \$50,000 and less                               | 2                 | 4.26%       | 2.5        | 1                | 1                | 0                | 0                |
| \$50,001 - \$125,000                            | 7                 | 14.89%      | 8.0        | 1                | 5                | 1                | 0                |
| \$125,001 - \$150,000                           | 4                 | 8.51%       | 6.0        | 1                | 3                | 0                | 0                |
| \$150,001 - \$225,000                           | 15                | 31.91%      | 11.0       | 2                | 9                | 4                | 0                |
| \$225,001 - \$275,000                           | 8                 | 17.02%      | 25.5       | 2                | 5                | 1                | 0                |
| \$275,001 - \$550,000                           | 8                 | 17.02%      | 19.0       | 1                | 3                | 4                | 0                |
| \$550,001 and up                                | 3                 | 6.38%       | 33.0       | 0                | 1                | 1                | 1                |
| <b>Total Pending Units</b>                      | <b>47</b>         |             |            | <b>8</b>         | <b>27</b>        | <b>11</b>        | <b>1</b>         |
| <b>Total Pending Volume</b>                     | <b>11,787,489</b> | <b>100%</b> | <b>8.0</b> | <b>1.53M</b>     | <b>6.10M</b>     | <b>3.16M</b>     | <b>1,000.00K</b> |
| <b>Median Listing Price</b>                     | <b>\$185,000</b>  |             |            | <b>\$184,950</b> | <b>\$165,000</b> | <b>\$249,900</b> | <b>\$999,999</b> |

# April 2023



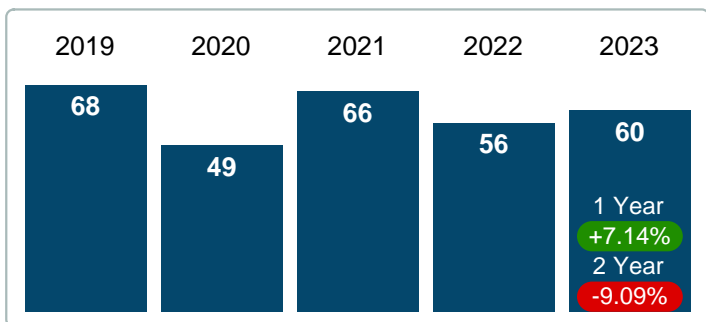
Area Delimited by County Of Mayes - Residential Property Type



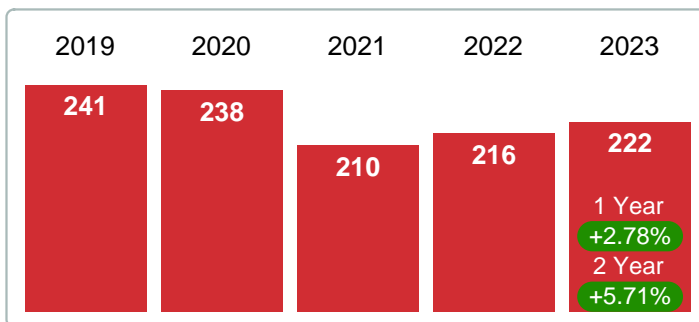
## NEW LISTINGS

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

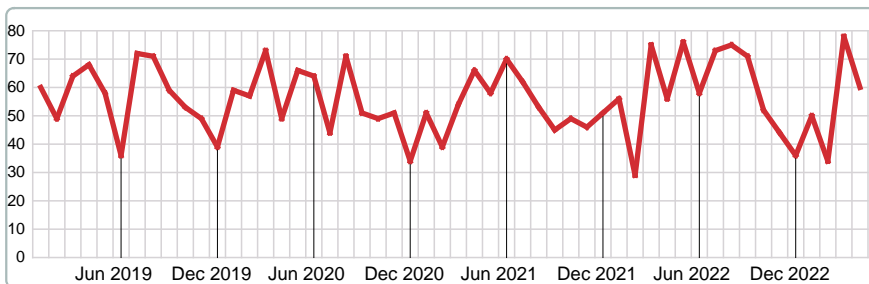
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 60

High Mar 2023: 78 | Low Feb 2022: 29

New Listings this month at **60**  
equal to 5 yr APR average of **60**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           |
|---|-------------------|-------------|
| \$100,000 and less                          | 6                 | 10.00%      |
| \$100,001 - \$125,000                       | 4                 | 6.67%       |
| \$125,001 - \$175,000                       | 12                | 20.00%      |
| \$175,001 - \$250,000                       | 15                | 25.00%      |
| \$250,001 - \$375,000                       | 10                | 16.67%      |
| \$375,001 - \$525,000                       | 8                 | 13.33%      |
| \$525,001 and up                            | 5                 | 8.33%       |
| <b>Total New Listed Units</b>               | <b>60</b>         |             |
| <b>Total New Listed Volume</b>              | <b>17,603,650</b> | <b>100%</b> |
| <b>Median New Listed Listing Price</b>      | <b>\$225,000</b>  |             |

|                       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|-----------------------|------------------|------------------|------------------|------------------|
| \$100,000 and less    | 2                | 3                | 1                | 0                |
| \$100,001 - \$125,000 | 1                | 3                | 0                | 0                |
| \$125,001 - \$175,000 | 3                | 7                | 1                | 1                |
| \$175,001 - \$250,000 | 2                | 9                | 4                | 0                |
| \$250,001 - \$375,000 | 2                | 5                | 3                | 0                |
| \$375,001 - \$525,000 | 1                | 3                | 4                | 0                |
| \$525,001 and up      | 1                | 4                | 0                | 0                |
| <b>Total</b>          | <b>12</b>        | <b>34</b>        | <b>13</b>        | <b>1</b>         |
| <b>Volume</b>         | <b>4.90M</b>     | <b>8.84M</b>     | <b>3.69M</b>     | <b>164.90K</b>   |
| <b>Median Price</b>   | <b>\$189,575</b> | <b>\$212,500</b> | <b>\$329,000</b> | <b>\$164,900</b> |

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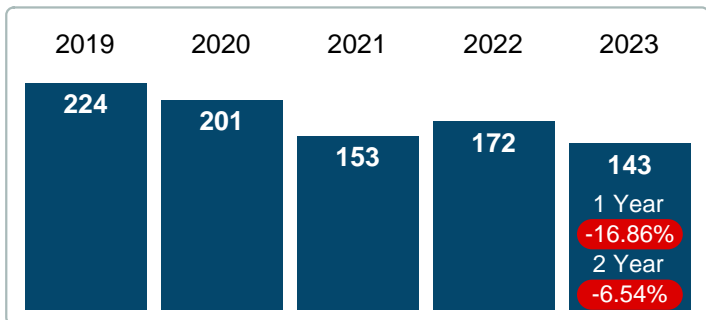
Area Delimited by County Of Mayes - Residential Property Type



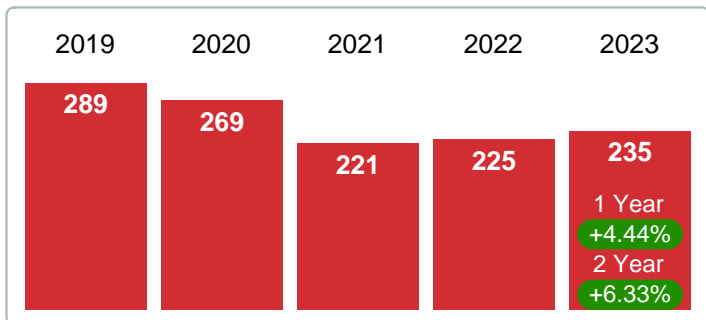
## ACTIVE INVENTORY

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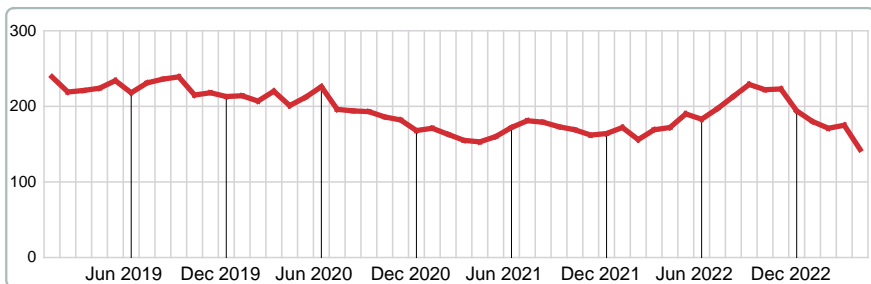
### END OF APRIL



### ACTIVE DURING APRIL

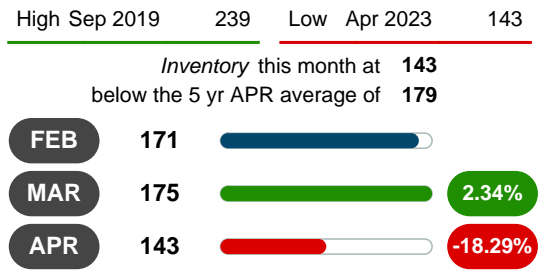


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 179



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range     |                   | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less                           | 15                | 10.49%      | 50.0        | 7                | 7                | 1                | 0                |
| \$125,001 - \$175,000                        | 12                | 8.39%       | 30.5        | 3                | 8                | 0                | 1                |
| \$175,001 - \$225,000                        | 16                | 11.19%      | 42.0        | 2                | 11               | 3                | 0                |
| \$225,001 - \$350,000                        | 43                | 30.07%      | 76.0        | 3                | 25               | 13               | 2                |
| \$350,001 - \$450,000                        | 24                | 16.78%      | 58.0        | 4                | 8                | 12               | 0                |
| \$450,001 - \$725,000                        | 18                | 12.59%      | 60.0        | 0                | 13               | 4                | 1                |
| \$725,001 and up                             | 15                | 10.49%      | 73.0        | 1                | 8                | 2                | 4                |
| <b>Total Active Inventory by Units</b>       | <b>143</b>        |             |             | <b>20</b>        | <b>80</b>        | <b>35</b>        | <b>8</b>         |
| <b>Total Active Inventory by Volume</b>      | <b>64,741,207</b> | <b>100%</b> | <b>54.0</b> | <b>6.70M</b>     | <b>30.44M</b>    | <b>16.34M</b>    | <b>11.25M</b>    |
| <b>Median Active Inventory Listing Price</b> | <b>\$289,640</b>  |             |             | <b>\$184,950</b> | <b>\$259,800</b> | <b>\$356,990</b> | <b>\$747,000</b> |

# April 2023



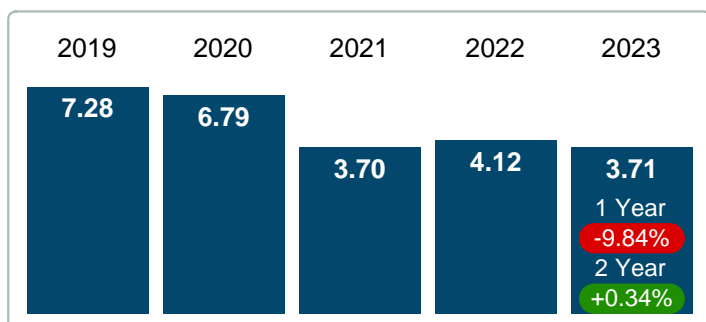
Area Delimited by County Of Mayes - Residential Property Type



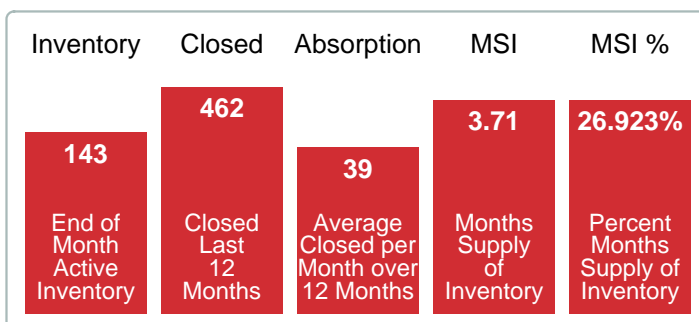
## MONTHS SUPPLY of INVENTORY (MSI)

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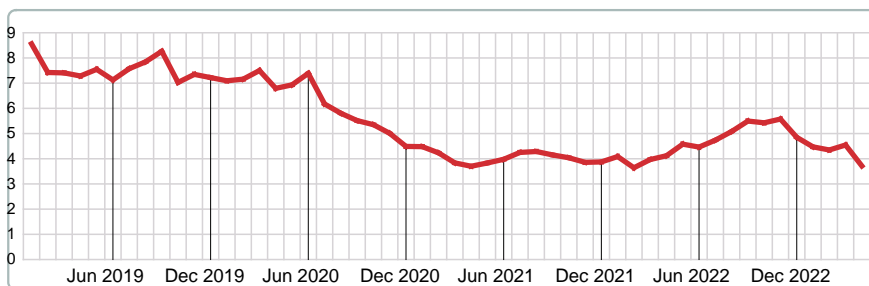
### MSI FOR APRIL



### INDICATORS FOR APRIL 2023



### 5 YEAR MARKET ACTIVITY TRENDS

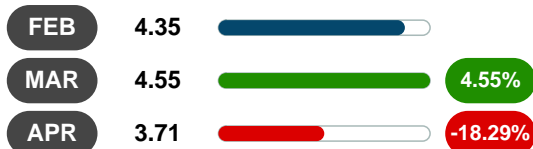


### 3 MONTHS

5 year APR AVG = 5.12

High Jan 2019 8.56 Low Feb 2022 3.64

Months Supply this month at 3.71  
below the 5 yr APR average of 5.12



### 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 |
|---|----|--------|-------|----------|--------|--------|---------|
| \$125,000 and less                                      | 15 | 10.49% | 1.64  | 1.50     | 1.83   | 1.50   | 0.00    |
| \$125,001 - \$175,000                                   | 12 | 8.39%  | 1.60  | 2.25     | 1.35   | 0.00   | 0.00    |
| \$175,001 - \$225,000                                   | 16 | 11.19% | 2.74  | 3.00     | 2.54   | 6.00   | 0.00    |
| \$225,001 - \$350,000                                   | 43 | 30.07% | 4.16  | 3.27     | 3.80   | 5.20   | 6.00    |
| \$350,001 - \$450,000                                   | 24 | 16.78% | 8.47  | 16.00    | 7.38   | 11.08  | 0.00    |
| \$450,001 - \$725,000                                   | 18 | 12.59% | 10.80 | 0.00     | 15.60  | 4.80   | 0.00    |
| \$725,001 and up  | 15 | 10.49% | 12.86 | 12.00    | 24.00  | 12.00  | 6.86    |
| Market Supply of Inventory (MSI)                        |    |        | 3.71  | 2.53     | 3.49   | 5.83   | 4.80    |
|   |    | 100%   | 3.71  |          |        |        |         |
| Total Active Inventory by Units                         |    |        | 143   | 20       | 80     | 35     | 8       |

# April 2023



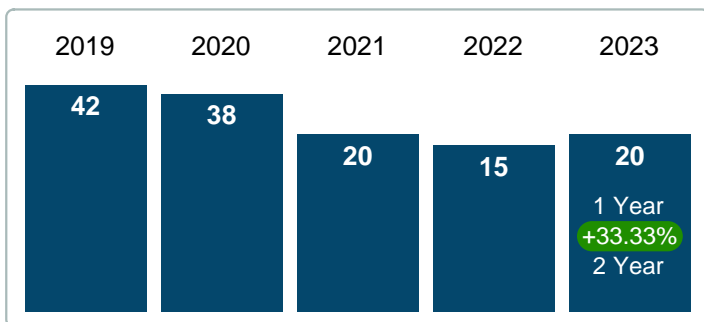
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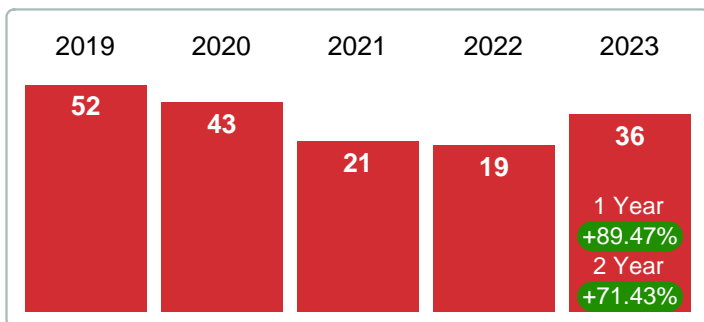
## MEDIAN DAYS ON MARKET TO SALE

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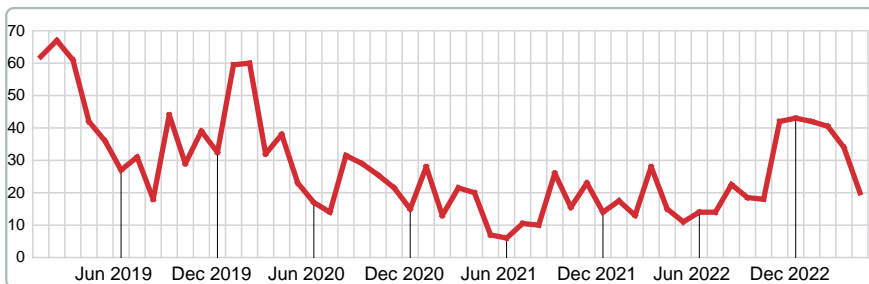
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

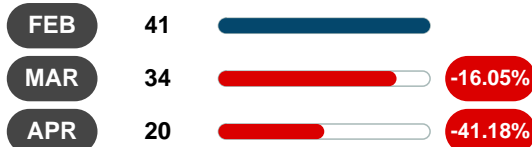


### 3 MONTHS

5 year APR AVG = 27

High Feb 2019 67 Low Jun 2021 6

Median Days on Market to Sale this month at 20 below the 5 yr APR average of 27



### 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 |
|--|---|--------|------------|----------|--------|--------|---------|
| \$100,000 and less   | 3 | 7.50%  | 44         | 10       | 44     | 116    | 0       |
| \$100,001 - \$150,000  | 4 | 10.00% | 4          | 4        | 99     | 0      | 0       |
| \$150,001 - \$175,000  | 9 | 22.50% | 14         | 0        | 14     | 0      | 0       |
| \$175,001 - \$250,000  | 9 | 22.50% | 17         | 0        | 17     | 16     | 0       |
| \$250,001 - \$350,000  | 7 | 17.50% | 69         | 0        | 97     | 69     | 0       |
| \$350,001 - \$375,000  | 4 | 10.00% | 21         | 0        | 17     | 13     | 348     |
| \$375,001 and up   | 4 | 10.00% | 42         | 0        | 2      | 142    | 33      |
| Median Closed DOM  |   |        | 20         | 4        | 16     | 59     | 191     |
| Total Closed Units   |   | 100%   | 20.0       | 3        | 24     | 11     | 2       |
| Total Closed Volume  |   |        | 10,002,979 | 305.00K  | 5.11M  | 3.28M  | 1.31M   |



# April 2023



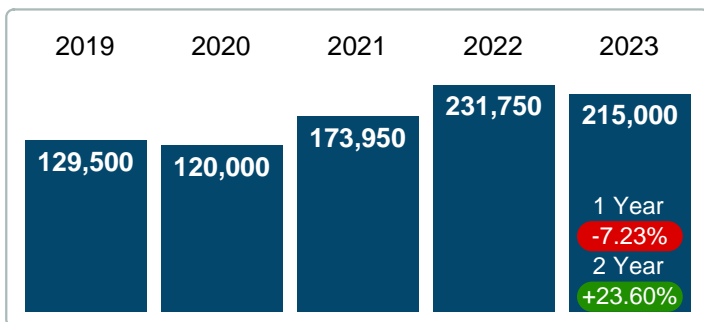
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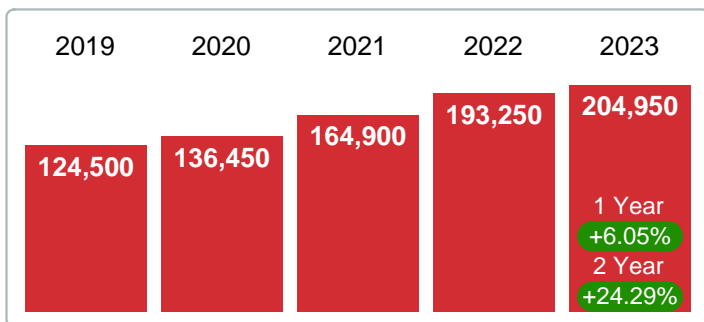
## MEDIAN LIST PRICE AT CLOSING

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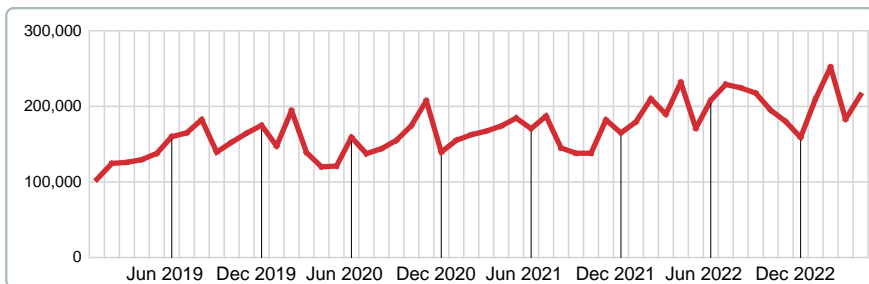
### APRIL



### YEAR TO DATE (YTD)

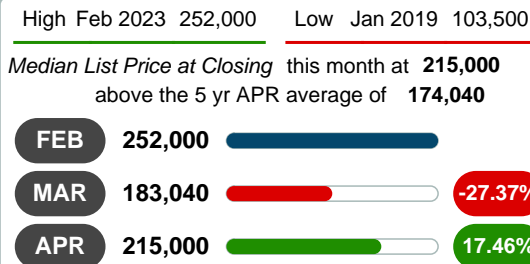


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 174,040



### 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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$100,000 and less  | 1  | 2.50%  | 50,000     | 50,000   | 0       | 0       | 0       |
| \$100,001 - \$150,000                                       | 6  | 15.00% | 114,900    | 134,950  | 109,000 | 109,900 | 0       |
| \$150,001 - \$175,000                                       | 7  | 17.50% | 160,000    | 0        | 160,000 | 0       | 0       |
| \$175,001 - \$250,000                                       | 11 | 27.50% | 210,000    | 0        | 199,500 | 239,500 | 0       |
| \$250,001 - \$350,000                                       | 8  | 20.00% | 314,000    | 0        | 299,000 | 329,000 | 0       |
| \$350,001 - \$375,000                                       | 1  | 2.50%  | 355,000    | 0        | 0       | 355,000 | 0       |
| \$375,001 and up  | 6  | 15.00% | 424,000    | 0        | 444,000 | 424,000 | 690,000 |
| Median List Price   |    |        | 215,000    | 119,900  | 191,000 | 329,000 | 690,000 |
| Total Closed Units  |    | 100%   | 215,000    | 3        | 24      | 11      | 2       |
| Total Closed Volume   |    |        | 10,230,318 | 319.90K  | 5.18M   | 3.35M   | 1.38M   |



# April 2023



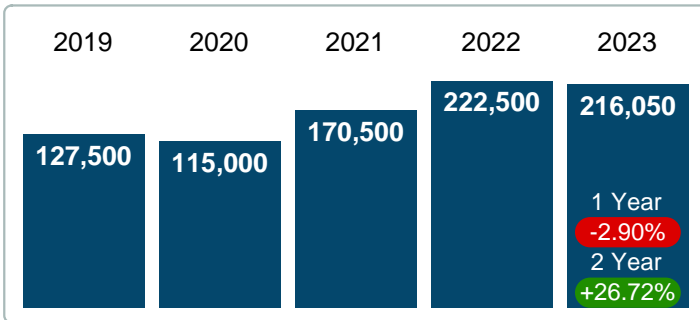
Area Delimited by County Of Mayes - Residential Property Type



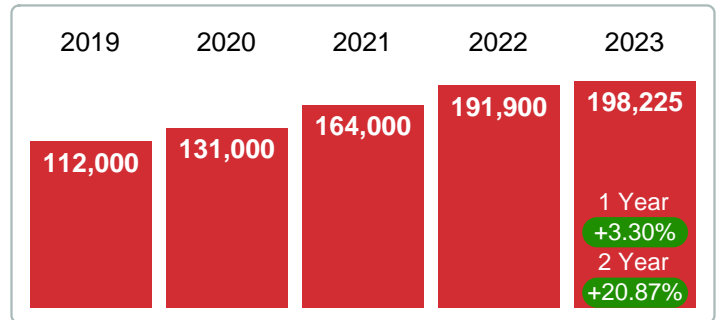
## MEDIAN SOLD PRICE AT CLOSING

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

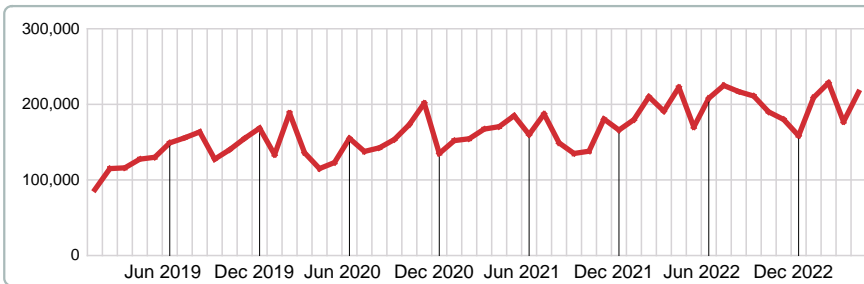
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 170,310

High Feb 2023 228,500 Low Jan 2019 87,250

Median Sold Price at Closing this month at **216,050** above the 5 yr APR average of **170,310**



### 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        |
|---|-------------|-------------------|----------------|----------------|----------------|----------------|
| \$100,000 and less  | 7.50%       | 85,000            | 40,000         | 85,000         | 89,000         | 0              |
| \$100,001 - \$150,000                                       | 10.00%      | 131,000           | 132,500        | 126,750        | 0              | 0              |
| \$150,001 - \$175,000                                       | 22.50%      | 170,000           | 0              | 170,000        | 0              | 0              |
| \$175,001 - \$250,000                                       | 22.50%      | 220,600           | 0              | 211,500        | 235,000        | 0              |
| \$250,001 - \$350,000                                       | 17.50%      | 295,000           | 0              | 283,750        | 316,000        | 0              |
| \$350,001 - \$375,000                                       | 10.00%      | 357,950           | 0              | 357,950        | 352,390        | 360,000        |
| \$375,001 and up  | 10.00%      | 455,000           | 0              | 480,000        | 405,000        | 950,000        |
| <b>Median Sold Price</b>                                    |             | <b>216,050</b>    | <b>115,000</b> | <b>181,500</b> | <b>316,000</b> | <b>655,000</b> |
| <b>Total Closed Units</b>                                   | <b>100%</b> | <b>216,050</b>    | <b>3</b>       | <b>24</b>      | <b>11</b>      | <b>2</b>       |
| <b>Total Closed Volume</b>                                  |             | <b>10,002,979</b> | <b>305.00K</b> | <b>5.11M</b>   | <b>3.28M</b>   | <b>1.31M</b>   |

# April 2023



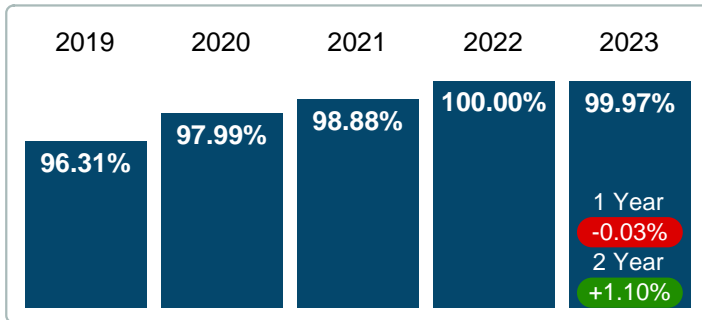
Area Delimited by County Of Mayes - Residential Property Type



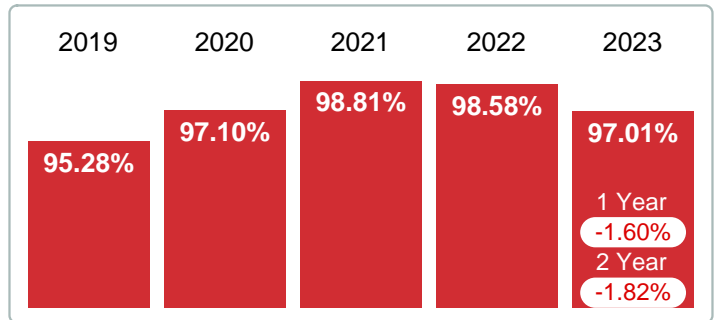
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

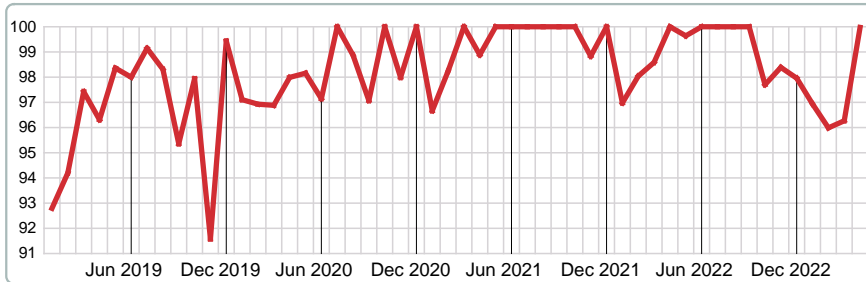
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

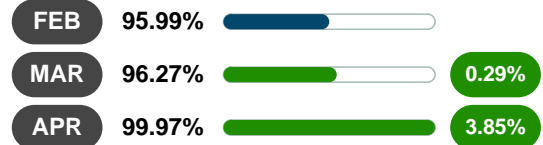


### 3 MONTHS

5 year APR AVG = 98.63%

High Sep 2022 100.00% Low Nov 2019 91.58%

Median Sold/List Ratio this month at **99.97%**  
above the 5 yr APR average of **98.63%**



## 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 |
|--|---|------------|---------|----------|---------|---------|---------|
| \$100,000 and less                             | 3 | 7.50%      | 80.00%  | 80.00%   | 77.98%  | 80.98%  | 0.00%   |
| \$100,001 - \$150,000                          | 4 | 10.00%     | 100.00% | 97.96%   | 101.20% | 0.00%   | 0.00%   |
| \$150,001 - \$175,000                          | 9 | 22.50%     | 100.00% | 0.00%    | 100.00% | 0.00%   | 0.00%   |
| \$175,001 - \$250,000                          | 9 | 22.50%     | 100.00% | 0.00%    | 100.00% | 98.12%  | 0.00%   |
| \$250,001 - \$350,000                          | 7 | 17.50%     | 100.00% | 0.00%    | 99.33%  | 100.00% | 0.00%   |
| \$350,001 - \$375,000                          | 4 | 10.00%     | 98.23%  | 0.00%    | 97.13%  | 103.65% | 94.74%  |
| \$375,001 and up                               | 4 | 10.00%     | 95.50%  | 0.00%    | 96.19%  | 95.50%  | 95.00%  |
| Median Sold/List Ratio                         |   | 99.97%     |         | 95.91%   | 100.00% | 98.59%  | 94.87%  |
| Total Closed Units                             |   | 40         | 100%    | 3        | 24      | 11      | 2       |
| Total Closed Volume                            |   | 10,002,979 |         | 305.00K  | 5.11M   | 3.28M   | 1.31M   |

# April 2023



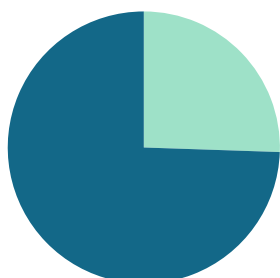
Area Delimited by County Of Mayes - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

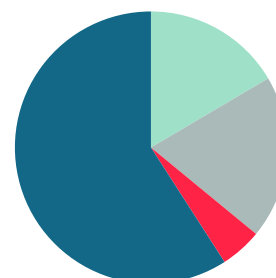


**Inventory**  
 New Listings  
**60 = 25.53%**  
 Start Inventory  
**175**  
 Total Inventory Units  
**235**  
 Volume  
**\$85,861,115**

### Market Activity

Closed Sales  
**40 = 16.53%**  
 Pending Sales  
**47 = 19.42%**  
 Other Off Market  
**12 = 4.96%**  
 Active Inventory  
**143 = 59.09%**

### MARKET ACTIVITY



| Compared Metrics                              | April   |         |         | Year to Date |         |         |
|---|---------|---------|---------|--------------|---------|---------|
|   | 2022    | 2023    | +/-%    | 2022         | 2023    | +/-%    |
| Closed Sales                                  | 40      | 40      | 0.00%   | 156          | 138     | -11.54% |
| Pending Sales                                 | 45      | 47      | 4.44%   | 166          | 159     | -4.22%  |
| New Listings                                  | 56      | 60      | 7.14%   | 216          | 222     | 2.78%   |
| Median List Price                             | 231,750 | 215,000 | -7.23%  | 193,250      | 204,950 | 6.05%   |
| Median Sale Price                             | 222,500 | 216,050 | -2.90%  | 191,900      | 198,225 | 3.30%   |
| Median Percent of Selling Price to List Price | 100.00% | 99.97%  | -0.03%  | 98.58%       | 97.01%  | -1.60%  |
| Median Days on Market to Sale                 | 15.00   | 20.00   | 33.33%  | 19.00        | 36.00   | 89.47%  |
| Monthly Inventory                             | 172     | 143     | -16.86% | 172          | 143     | -16.86% |
| Months Supply of Inventory                    | 4.12    | 3.71    | -9.84%  | 4.12         | 3.71    | -9.84%  |

**Absorption:** Last 12 months, an Average of **39** Sales/Month

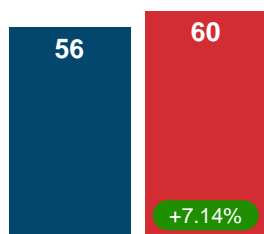
**Inventory** on April 30, 2023 = **143**

**2022** **2023**

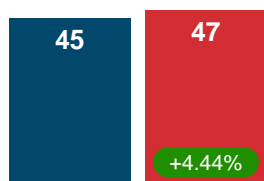
### APRIL MARKET

### MEDIAN PRICES

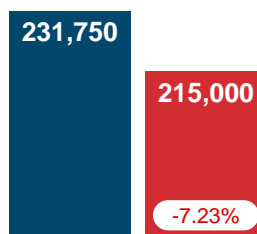
#### New Listings



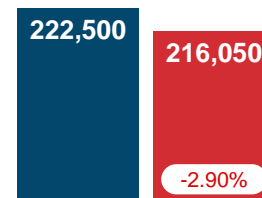
#### Pending Listings



#### List Price



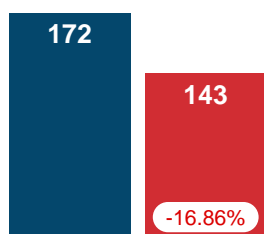
#### Sale Price



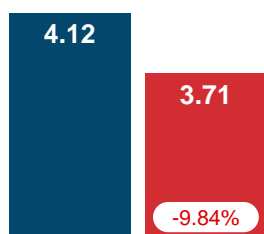
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

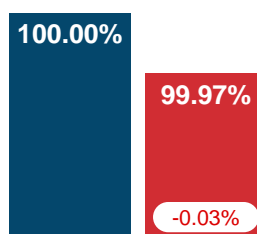
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

