



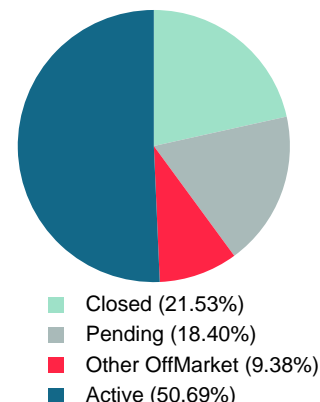
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	81	62	-23.46%
Pending Listings	68	53	-22.06%
New Listings	72	58	-19.44%
Average List Price	223,245	203,858	-8.68%
Average Sale Price	219,444	197,559	-9.97%
Average Percent of Selling Price to List Price	98.99%	96.17%	-2.85%
Average Days on Market to Sale	19.52	29.05	48.82%
End of Month Inventory	111	146	31.53%
Months Supply of Inventory	1.42	2.06	44.51%



**Absorption:** Last 12 months, an Average of **71** Sales/Month  
**Active Inventory** as of December 31, 2022 = **146**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2022 rose **31.53%** to 146 existing homes available for sale. Over the last 12 months this area has had an average of 71 closed sales per month. This represents an unsold inventory index of **2.06** 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 **9.97%** in December 2022 to \$197,559 versus the previous year at \$219,444.

#### Average Days on Market Lengthens

The average number of **29.05** days that homes spent on the market before selling increased by 9.53 days or **48.82%** in December 2022 compared to last year's same month at **19.52** DOM.

#### Sales Success for December 2022 is Positive

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

There were 58 New Listings in December 2022, down **19.44%** from last year at 72. Furthermore, there were 62 Closed Listings this month versus last year at 81, a **-23.46%** decrease.

Closed versus Listed trends yielded a **106.9%** ratio, down from previous year's, December 2021, at **112.5%**, a **4.98%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# December 2022



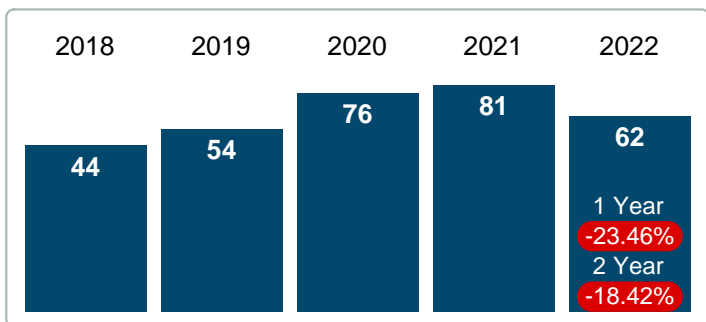
Area Delimited by County Of Creek - Residential Property Type



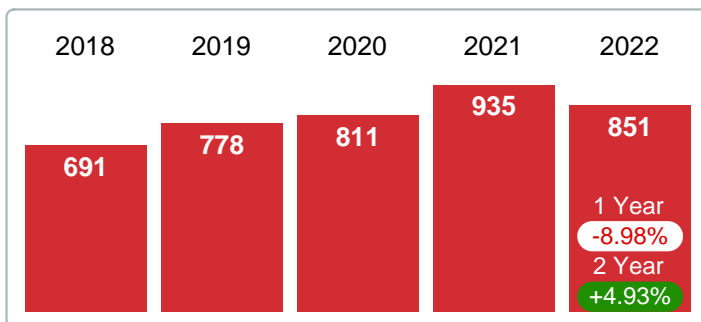
## CLOSED LISTINGS

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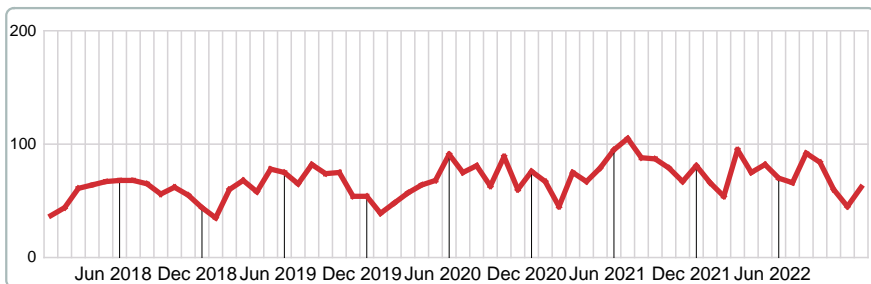
### DECEMBER



### YEAR TO DATE (YTD)

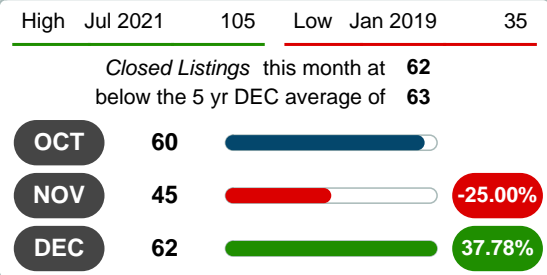


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 63



### 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	6	9.68%	46.2	2	4	0	0
\$75,001 - \$100,000	7	11.29%	39.0	3	3	1	0
\$100,001 - \$150,000	8	12.90%	19.0	2	5	1	0
\$150,001 - \$175,000	7	11.29%	42.9	1	6	0	0
\$175,001 - \$225,000	19	30.65%	19.3	3	15	1	0
\$225,001 - \$325,000	8	12.90%	20.1	0	5	3	0
\$325,001 and up	7	11.29%	38.7	0	2	5	0
<b>Total Closed Units</b>	<b>62</b>			<b>11</b>	<b>40</b>	<b>11</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>12,248,630</b>	<b>100%</b>	<b>29.0</b>	<b>1.36M</b>	<b>7.62M</b>	<b>3.26M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$197,559</b>			<b>\$124,082</b>	<b>\$190,573</b>	<b>\$296,439</b>	<b>\$0</b>

# December 2022



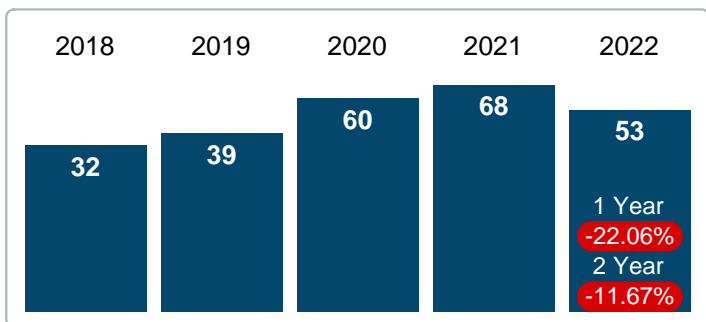
Area Delimited by County Of Creek - Residential Property Type



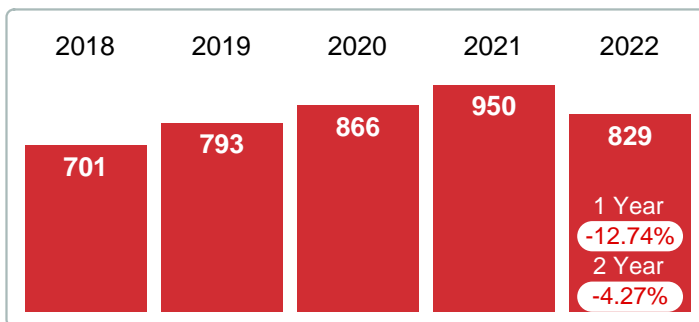
## PENDING LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

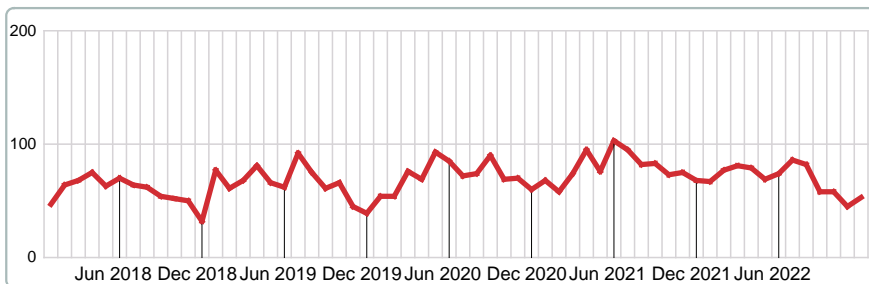
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 50

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 53  
above the 5 yr DEC average of 50



### 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	5	9.43%	75.4	2	3	0	0
\$75,001 - \$100,000	6	11.32%	62.0	3	1	1	1
\$100,001 - \$125,000	3	5.66%	8.7	0	2	1	0
\$125,001 - \$175,000	16	30.19%	40.9	5	10	0	1
\$175,001 - \$225,000	12	22.64%	48.0	2	10	0	0
\$225,001 - \$375,000	5	9.43%	64.0	0	3	1	1
\$375,001 and up	6	11.32%	40.2	0	5	1	0
<b>Total Pending Units</b>	<b>53</b>			<b>12</b>	<b>34</b>	<b>4</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>10,284,906</b>	<b>100%</b>	<b>46.8</b>	<b>1.53M</b>	<b>7.16M</b>	<b>1.03M</b>	<b>562.00K</b>
<b>Average Listing Price</b>	<b>\$195,155</b>			<b>\$127,467</b>	<b>\$210,596</b>	<b>\$258,258</b>	<b>\$187,333</b>

# December 2022



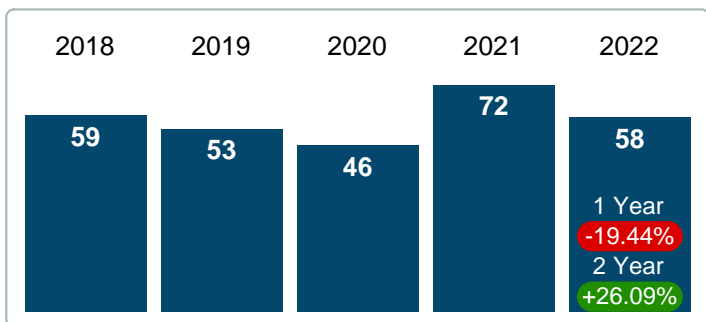
Area Delimited by County Of Creek - Residential Property Type



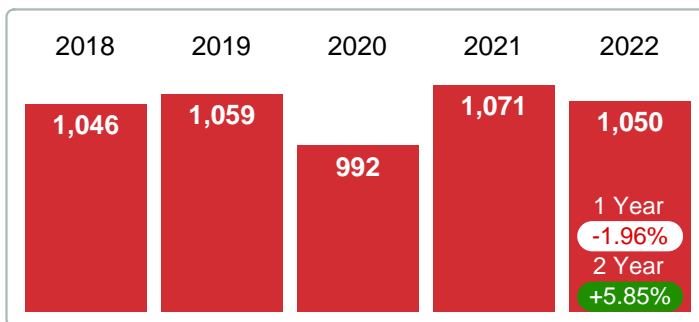
## NEW LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

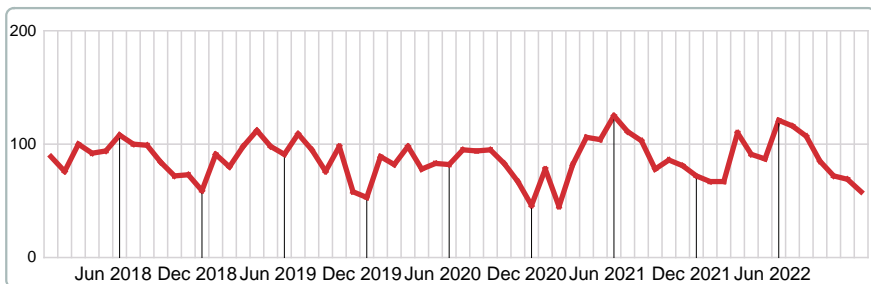
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

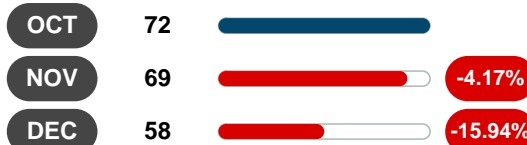


### 3 MONTHS

5 year DEC AVG = 58

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 58  
equal to 5 yr DEC average of 58



### 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	5	8.62%	4	1	0	0
\$100,001 - \$125,000	6	10.34%	2	2	2	0
\$125,001 - \$150,000	7	12.07%	2	3	1	1
\$150,001 - \$250,000	18	31.03%	3	12	3	0
\$250,001 - \$325,000	8	13.79%	1	6	1	0
\$325,001 - \$525,000	8	13.79%	0	5	3	0
\$525,001 and up	6	10.34%	0	1	2	3
<b>Total New Listed Units</b>	<b>58</b>		<b>12</b>	<b>30</b>	<b>12</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>17,707,898</b>	<b>100%</b>	<b>1.58M</b>	<b>7.40M</b>	<b>5.07M</b>	<b>3.65M</b>
<b>Average New Listed Listing Price</b>	<b>\$265,358</b>		<b>\$132,075</b>	<b>\$246,629</b>	<b>\$422,861</b>	<b>\$912,450</b>

# December 2022



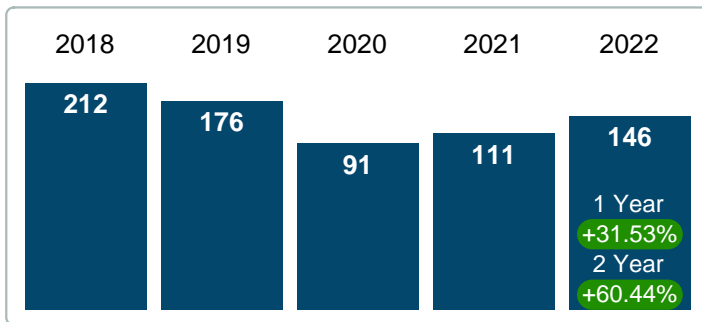
Area Delimited by County Of Creek - Residential Property Type



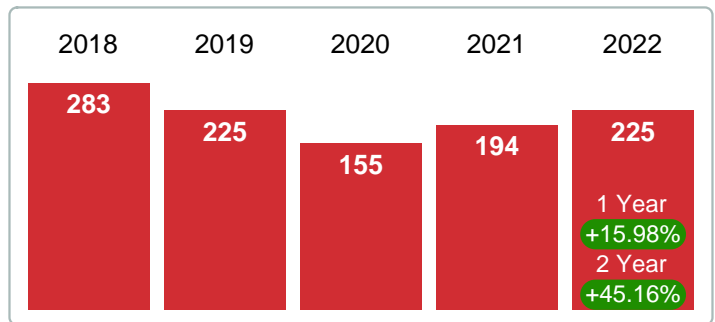
## ACTIVE INVENTORY

Report produced on Aug 10, 2023 for MLS Technology Inc.

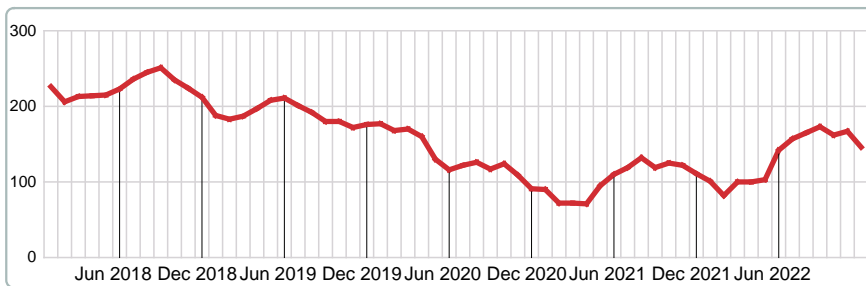
### END OF DECEMBER



### ACTIVE DURING DECEMBER

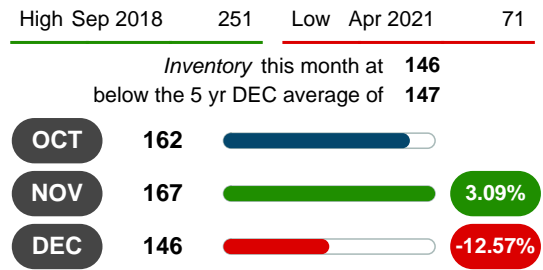


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 147



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	6.85%	93.6	6	2	1	1
\$100,001 - \$150,000	24	16.44%	63.0	10	11	3	0
\$150,001 - \$200,000	18	12.33%	47.9	3	14	1	0
\$200,001 - \$325,000	39	26.71%	75.9	5	26	7	1
\$325,001 - \$450,000	21	14.38%	81.6	0	9	11	1
\$450,001 - \$675,000	19	13.01%	125.0	0	6	7	6
\$675,001 and up	15	10.27%	105.0	0	1	7	7
<b>Total Active Inventory by Units</b>	<b>146</b>			<b>24</b>	<b>69</b>	<b>37</b>	<b>16</b>
<b>Total Active Inventory by Volume</b>	<b>55,920,950</b>	<b>100%</b>	<b>81.7</b>	<b>3.51M</b>	<b>19.33M</b>	<b>18.52M</b>	<b>14.56M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$383,020</b>			<b>\$146,333</b>	<b>\$280,134</b>	<b>\$500,570</b>	<b>\$909,913</b>

# December 2022



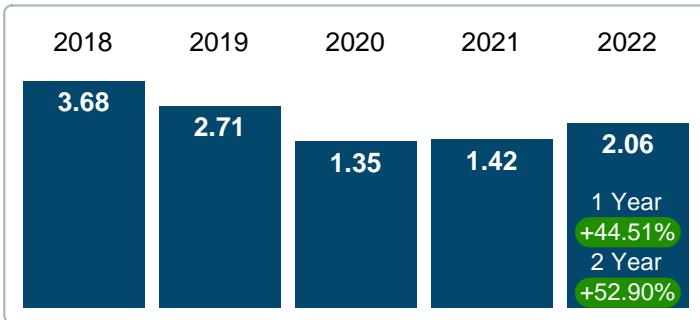
Area Delimited by County Of Creek - Residential Property Type



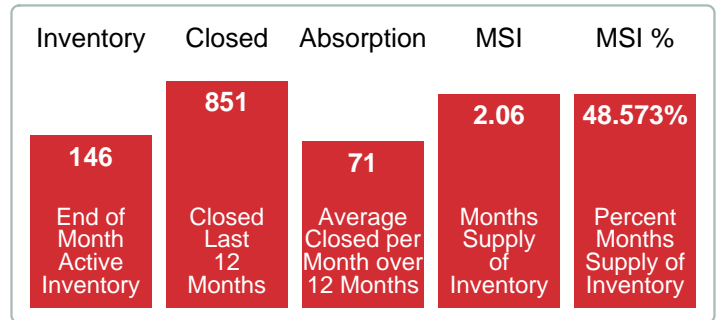
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 10, 2023 for MLS Technology Inc.

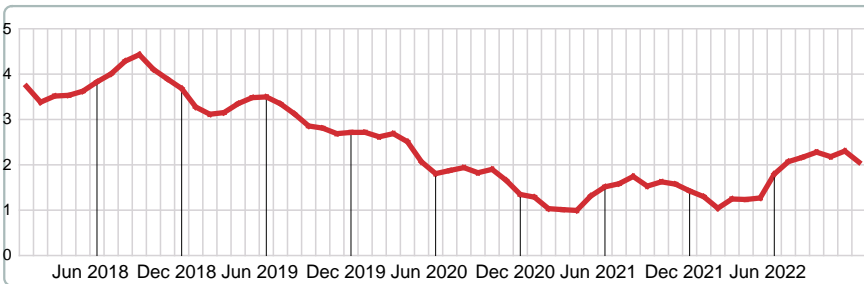
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2022

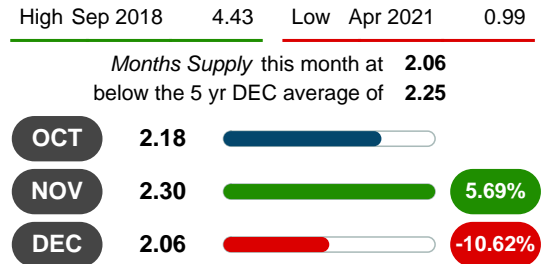


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2.25



### 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
\$100,000 and less	10	6.85%	0.94	1.22	0.39	1.71	0.00
\$100,001 - \$150,000	24	16.44%	1.82	2.50	1.36	3.27	0.00
\$150,001 - \$200,000	18	12.33%	1.17	1.80	1.16	0.63	0.00
\$200,001 - \$325,000	39	26.71%	1.88	3.75	1.74	1.71	2.40
\$325,001 - \$450,000	21	14.38%	3.82	0.00	3.09	5.28	6.00
\$450,001 - \$675,000	19	13.01%	5.43	0.00	6.00	3.82	10.29
\$675,001 and up	15	10.27%	7.50	0.00	1.71	9.33	10.50
Market Supply of Inventory (MSI)			2.06	1.95	1.54	3.13	8.00
Total Active Inventory by Units		100%	2.06	24	69	37	16

# December 2022



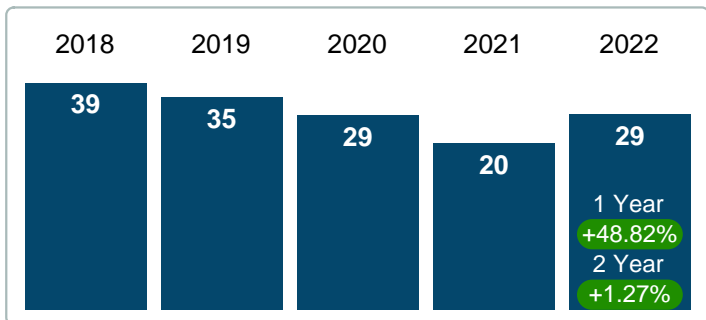
Area Delimited by County Of Creek - Residential Property Type



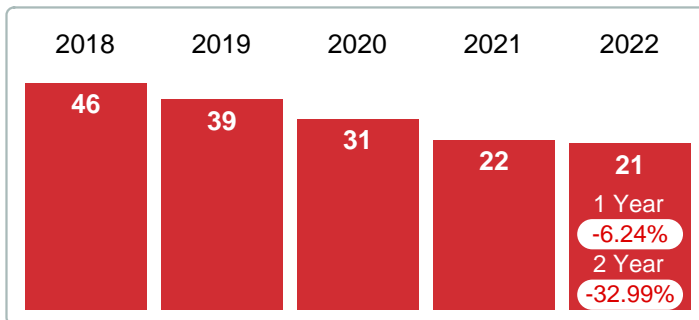
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Aug 10, 2023 for MLS Technology Inc.

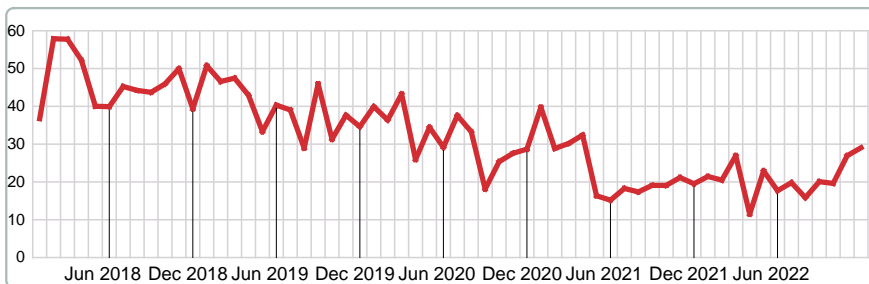
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

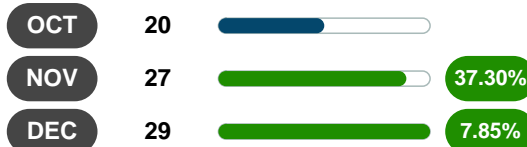


### 3 MONTHS

5 year DEC AVG = 30

High Feb 2018 58 Low Apr 2022 11

Average Days on Market to Sale this month at 29 below the 5 yr DEC average of 30



### 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	9.68%	46	64	38	0	0
\$75,001 - \$100,000	11.29%	39	40	40	32	0
\$100,001 - \$150,000	12.90%	19	31	17	4	0
\$150,001 - \$175,000	11.29%	43	109	32	0	0
\$175,001 - \$225,000	30.65%	19	42	16	7	0
\$225,001 - \$325,000	12.90%	20	0	16	28	0
\$325,001 and up	11.29%	39	0	77	23	0
<b>Average Closed DOM</b>		<b>29</b>	<b>49</b>	<b>25</b>	<b>22</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>62</b>	<b>11</b>	<b>40</b>	<b>11</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>12,248,630</b>	<b>1.36M</b>	<b>7.62M</b>	<b>3.26M</b>	<b>0.00B</b>



# December 2022



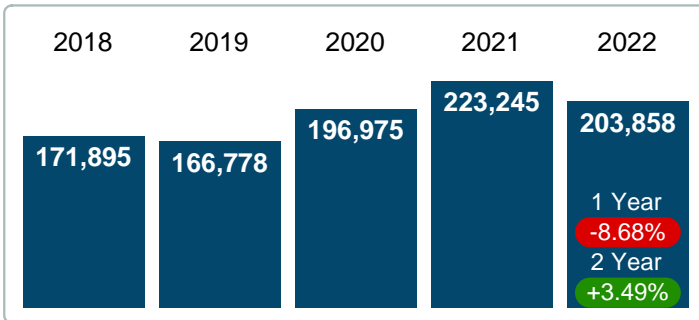
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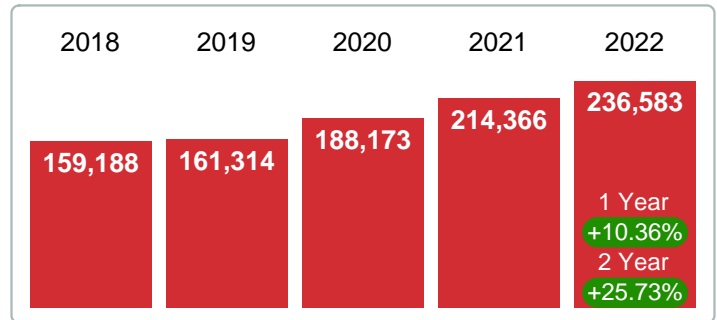
## AVERAGE LIST PRICE AT CLOSING

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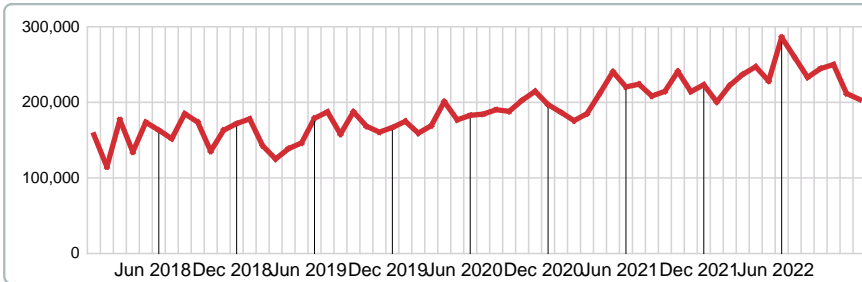
### DECEMBER



### YEAR TO DATE (YTD)

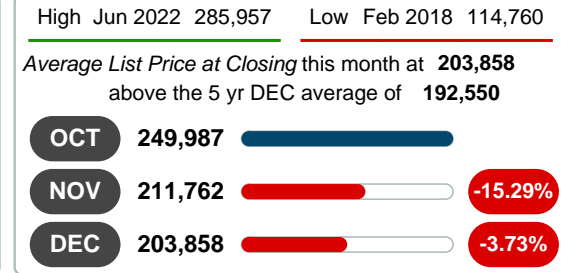


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 192,550



### 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	8.06%	66,800	77,450	67,250	0	0
\$75,001 - \$100,000	11.29%	89,543	82,333	99,966	100,000	0
\$100,001 - \$150,000	11.29%	123,386	139,500	137,760	109,900	0
\$150,001 - \$175,000	11.29%	164,143	155,000	171,233	0	0
\$175,001 - \$225,000	29.03%	197,783	200,000	206,310	210,000	0
\$225,001 - \$325,000	16.13%	257,155	0	264,340	295,967	0
\$325,001 and up	12.90%	441,754	0	590,000	402,806	0
<b>Average List Price</b>		<b>203,858</b>	<b>130,536</b>	<b>197,036</b>	<b>301,985</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>203,858</b>	<b>11</b>	<b>40</b>	<b>11</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>12,639,177</b>	<b>1.44M</b>	<b>7.88M</b>	<b>3.32M</b>	<b>0.00B</b>



# December 2022



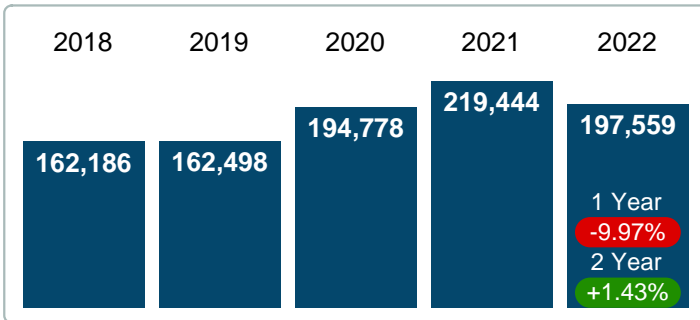
Area Delimited by County Of Creek - Residential Property Type



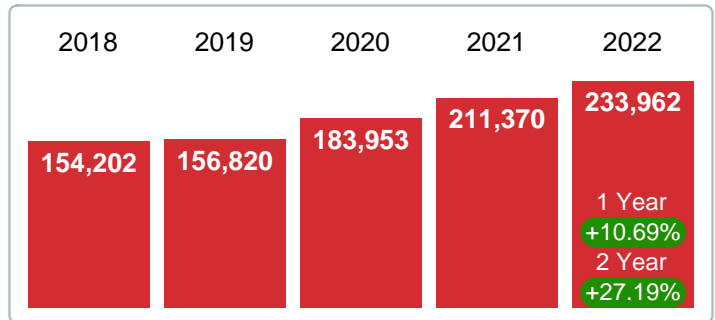
## AVERAGE SOLD PRICE AT CLOSING

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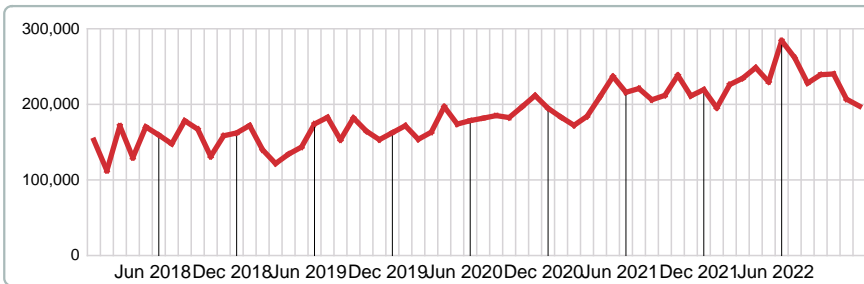
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

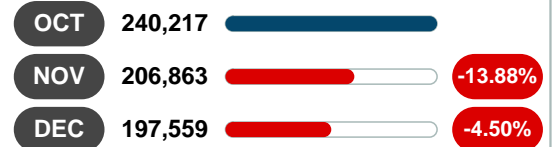


### 3 MONTHS

5 year DEC AVG = 187,293

High Jun 2022 284,215 Low Feb 2018 112,345

Average Sold Price at Closing this month at 197,559 above the 5 yr DEC average of 187,293



### 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	9.68%	58,333	70,000	52,500	0	0
\$75,001 - \$100,000	11.29%	89,771	85,633	96,000	83,500	0
\$100,001 - \$150,000	12.90%	128,163	126,750	132,380	109,900	0
\$150,001 - \$175,000	11.29%	166,571	157,500	168,083	0	0
\$175,001 - \$225,000	30.65%	199,616	185,667	201,847	208,000	0
\$225,001 - \$325,000	12.90%	273,338	0	263,360	289,967	0
\$325,001 and up	11.29%	442,790	0	555,000	397,906	0
<b>Average Sold Price</b>		<b>197,559</b>	<b>124,082</b>	<b>190,573</b>	<b>296,439</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>197,559</b>	<b>11</b>	<b>40</b>	<b>11</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>12,248,630</b>	<b>1.36M</b>	<b>7.62M</b>	<b>3.26M</b>	<b>0.00B</b>

# December 2022



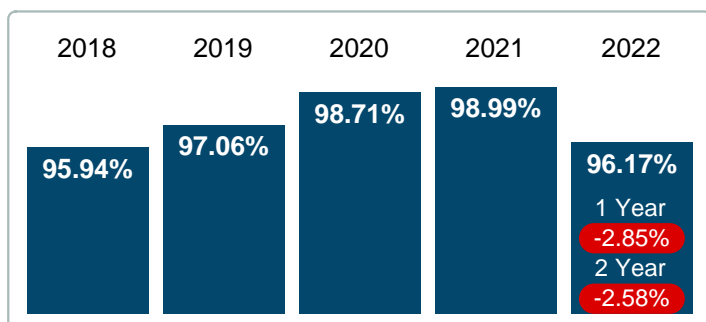
Area Delimited by County Of Creek - Residential Property Type



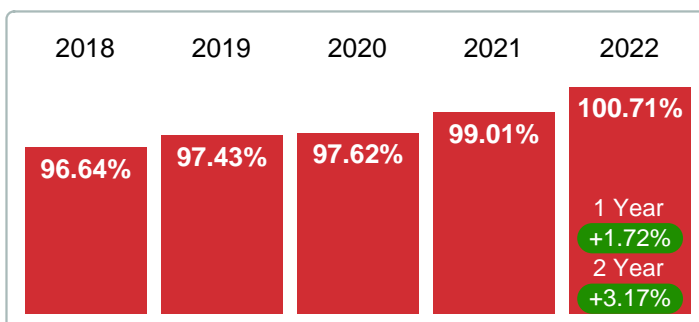
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 10, 2023 for MLS Technology Inc.

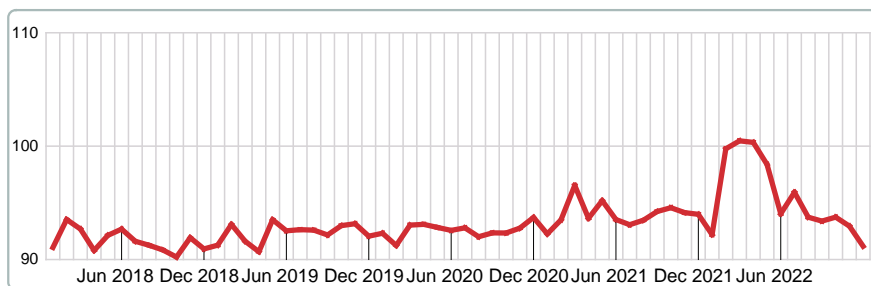
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

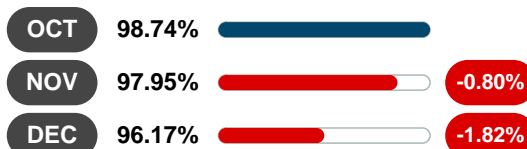


### 3 MONTHS

5 year DEC AVG = 97.37%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **96.17%**  
below the 5 yr DEC average of **97.37%**



### 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	6	9.68%	82.94%	91.71%	78.56%	0.00%	0.00%
\$75,001 - \$100,000	7	11.29%	97.82%	103.96%	96.45%	83.50%	0.00%
\$100,001 - \$150,000	8	12.90%	95.48%	90.12%	96.72%	100.00%	0.00%
\$150,001 - \$175,000	7	11.29%	98.67%	101.61%	98.18%	0.00%	0.00%
\$175,001 - \$225,000	19	30.65%	97.27%	93.24%	97.96%	99.05%	0.00%
\$225,001 - \$325,000	8	12.90%	99.14%	0.00%	99.67%	98.26%	0.00%
\$325,001 and up	7	11.29%	97.76%	0.00%	95.60%	98.63%	0.00%
Average Sold/List Ratio		96.20%		96.08%	95.88%	97.32%	0.00%
Total Closed Units		62	100%	11	40	11	
Total Closed Volume		12,248,630		1.36M	7.62M	3.26M	0.00B

# December 2022



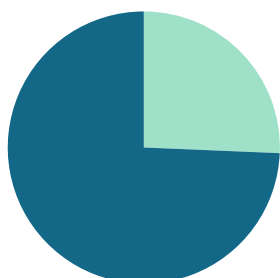
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

### INVENTORY

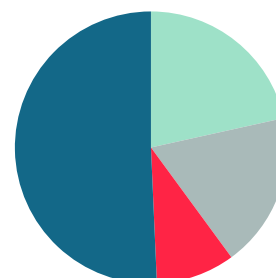


**Inventory**  
 New Listings  
**58 = 25.66%**  
 Start Inventory  
**168**  
 Total Inventory Units  
**226**  
 Volume  
**\$73,372,404**

### Market Activity

Closed Sales  
**62 = 21.53%**  
 Pending Sales  
**53 = 18.40%**  
 Other Off Market  
**27 = 9.38%**  
 Active Inventory  
**146 = 50.69%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	81	62	-23.46%	935	851	-8.98%
Pending Sales	68	53	-22.06%	950	829	-12.74%
New Listings	72	58	-19.44%	1,071	1,050	-1.96%
Average List Price	223,245	203,858	-8.68%	214,366	236,583	10.36%
Average Sale Price	219,444	197,559	-9.97%	211,370	233,962	10.69%
Average Percent of Selling Price to List Price	98.99%	96.17%	-2.85%	99.01%	100.71%	1.72%
Average Days on Market to Sale	19.52	29.05	48.82%	22.19	20.80	-6.24%
Monthly Inventory	111	146	31.53%	111	146	31.53%
Months Supply of Inventory	1.42	2.06	44.51%	1.42	2.06	44.51%

**Absorption:** Last 12 months, an Average of **71** Sales/Month

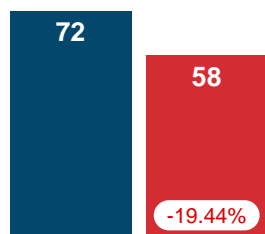
**Inventory** on December 31, 2022 = **146**

**2021** **2022**

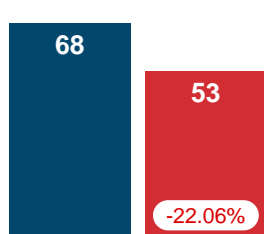
### DECEMBER MARKET

### AVERAGE PRICES

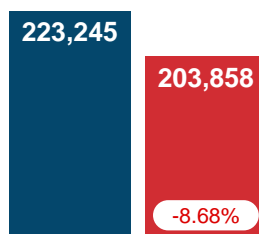
#### New Listings



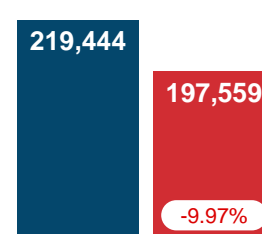
#### Pending Listings



#### List Price



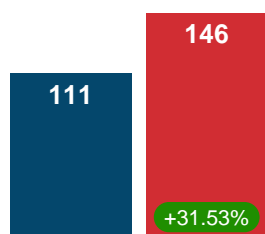
#### Sale Price



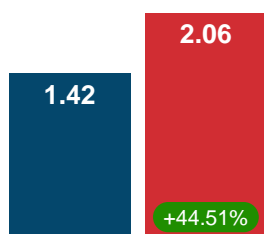
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

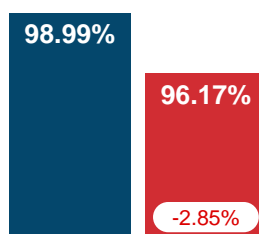
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

