



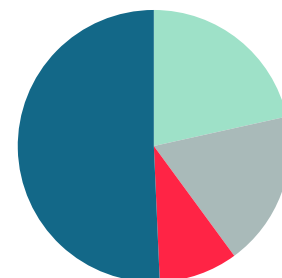
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	177,000	184,450	4.21%
Median Sale Price	177,000	183,200	3.50%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%
Median Days on Market to Sale	6.00	17.50	191.67%
End of Month Inventory	111	146	31.53%
Months Supply of Inventory	1.42	2.06	44.51%



■ Closed (21.53%)
■ Pending (18.40%)
■ Other OffMarket (9.38%)
■ Active (50.69%)

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.

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 **3.50%** in December 2022 to \$183,200 versus the previous year at \$177,000.

Median Days on Market Lengthens

The median number of **17.50** days that homes spent on the market before selling increased by 11.50 days or **191.67%** in December 2022 compared to last year's same month at **6.00** DOM.

Sales Success for December 2022 is Positive

Overall, with Median Prices going up 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.

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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

December 2022



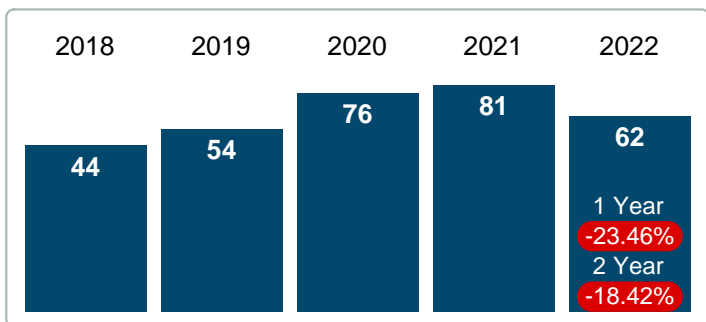
Area Delimited by County Of Creek - Residential Property Type



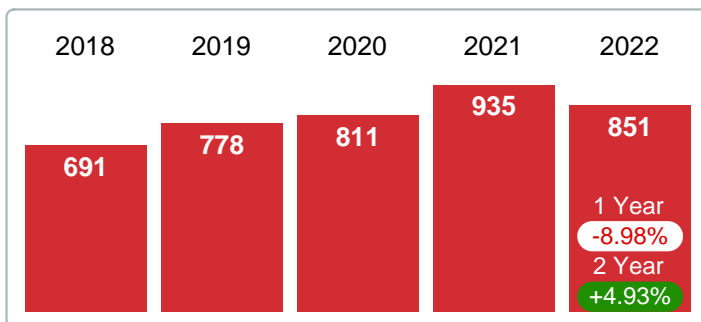
CLOSED LISTINGS

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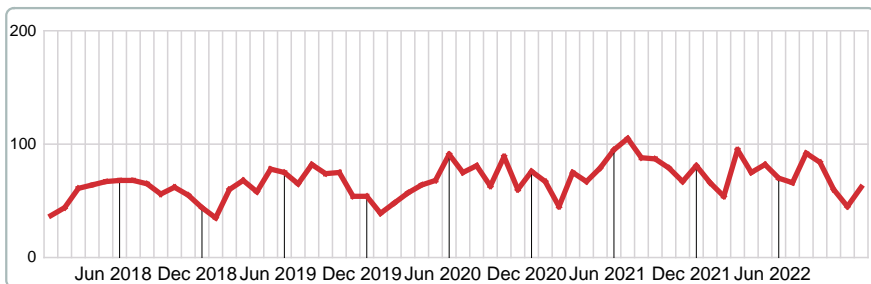
DECEMBER



YEAR TO DATE (YTD)

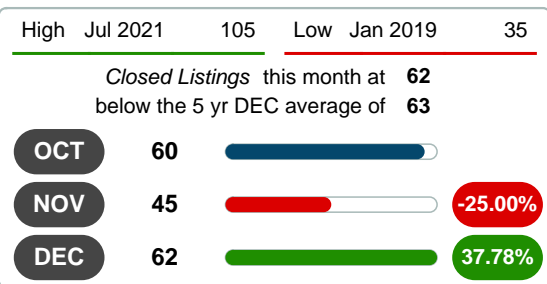


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.68%	25.5	2	4	0	0
\$75,001 - \$100,000	7	11.29%	31.0	3	3	1	0
\$100,001 - \$150,000	8	12.90%	6.5	2	5	1	0
\$150,001 - \$175,000	7	11.29%	40.0	1	6	0	0
\$175,001 - \$225,000	19	30.65%	14.0	3	15	1	0
\$225,001 - \$325,000	8	12.90%	4.5	0	5	3	0
\$325,001 and up	7	11.29%	22.0	0	2	5	0
Total Closed Units	62			11	40	11	0
Total Closed Volume	12,248,630	100%	17.5	1.36M	7.62M	3.26M	0.00B
Median Closed Price	\$183,200			\$103,500	\$183,200	\$320,000	\$0

December 2022



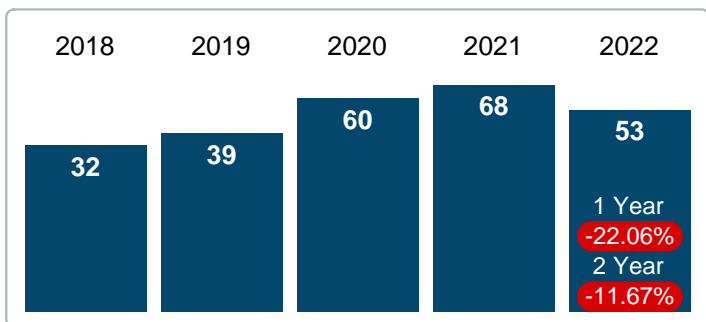
Area Delimited by County Of Creek - Residential Property Type



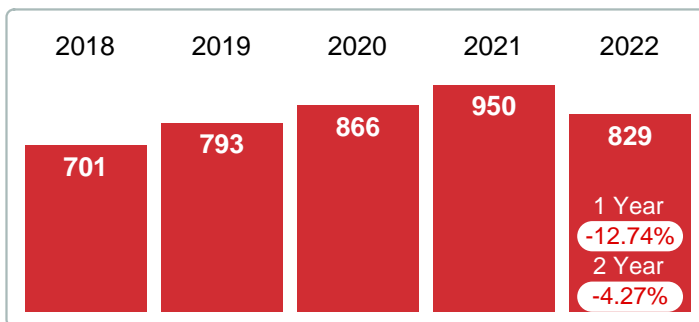
PENDING LISTINGS

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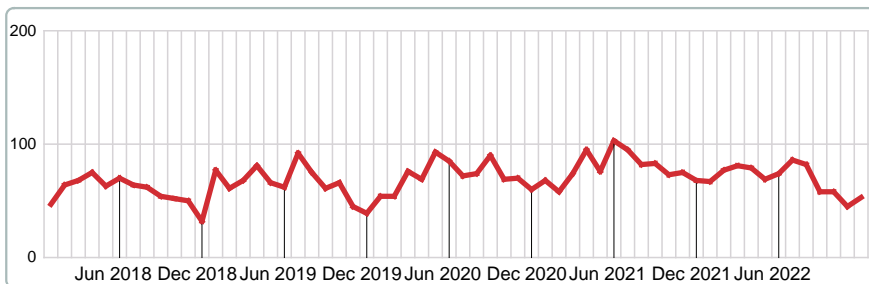
DECEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	9.43%	80.0	2	3	0	0
\$75,001 - \$100,000	6	11.32%	46.5	3	1	1	1
\$100,001 - \$125,000	3	5.66%	4.0	0	2	1	0
\$125,001 - \$175,000	16	30.19%	34.0	5	10	0	1
\$175,001 - \$225,000	12	22.64%	33.5	2	10	0	0
\$225,001 - \$375,000	5	9.43%	41.0	0	3	1	1
\$375,001 and up	6	11.32%	12.5	0	5	1	0
Total Pending Units	53			12	34	4	3
Total Pending Volume	10,284,906	100%	33.0	1.53M	7.16M	1.03M	562.00K
Median Listing Price	\$165,000			\$131,950	\$184,250	\$184,950	\$135,000

December 2022



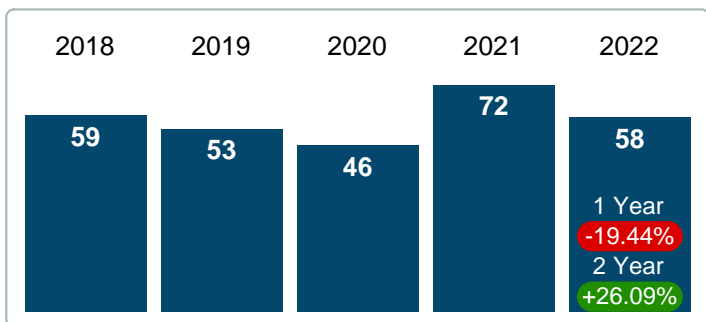
Area Delimited by County Of Creek - Residential Property Type



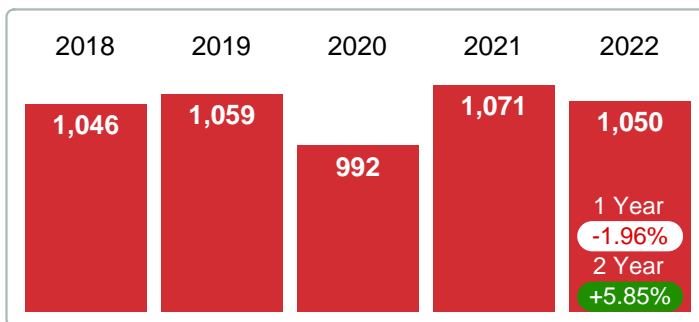
NEW LISTINGS

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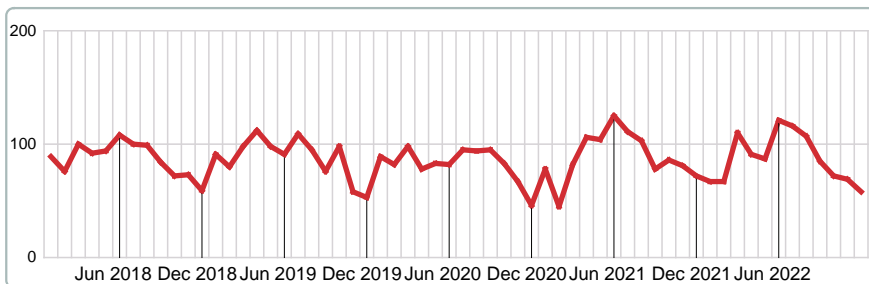
DECEMBER



YEAR TO DATE (YTD)

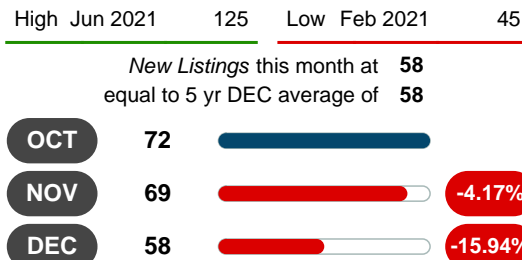


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Total New Listed Units	58		12	30	12	4
Total New Listed Volume	17,707,898	100%	1.58M	7.40M	5.07M	3.65M
Median New Listed Listing Price	\$203,750		\$129,950	\$215,000	\$255,000	\$762,450

December 2022



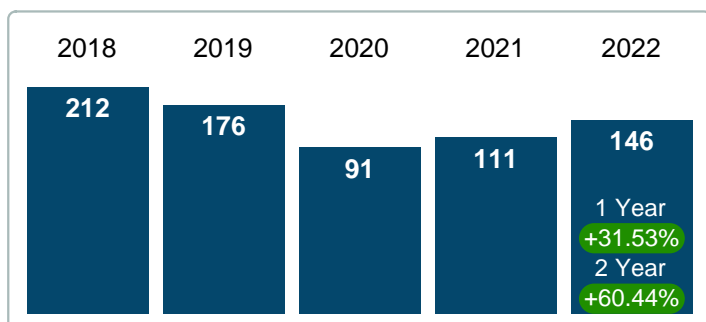
Area Delimited by County Of Creek - Residential Property Type



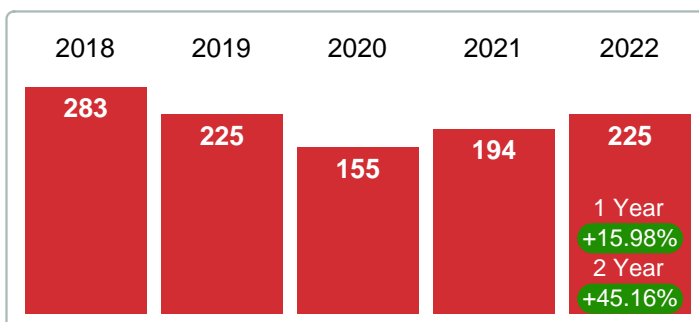
ACTIVE INVENTORY

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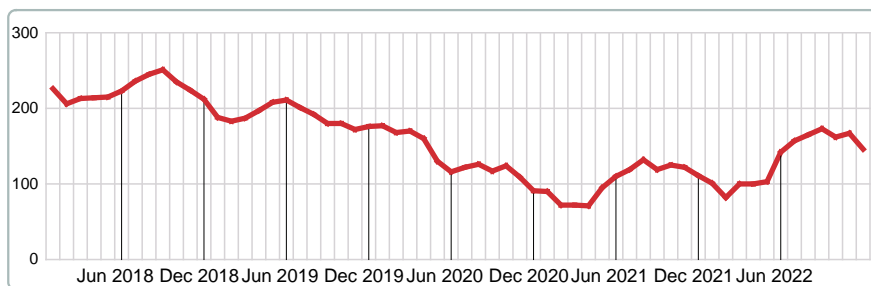
END OF DECEMBER



ACTIVE DURING DECEMBER

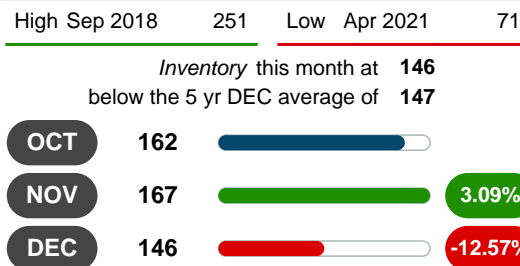


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 147



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	6.85%	63.0	6	2	1	1
\$100,001 - \$150,000	24	16.44%	64.0	10	11	3	0
\$150,001 - \$200,000	18	12.33%	34.0	3	14	1	0
\$200,001 - \$325,000	39	26.71%	53.0	5	26	7	1
\$325,001 - \$450,000	21	14.38%	59.0	0	9	11	1
\$450,001 - \$675,000	19	13.01%	144.0	0	6	7	6
\$675,001 and up	15	10.27%	100.0	0	1	7	7
Total Active Inventory by Units	146			24	69	37	16
Total Active Inventory by Volume	55,920,950	100%	62.0	3.51M	19.33M	18.52M	14.56M
Median Active Inventory Listing Price	\$265,000			\$132,500	\$237,500	\$375,000	\$644,500

December 2022



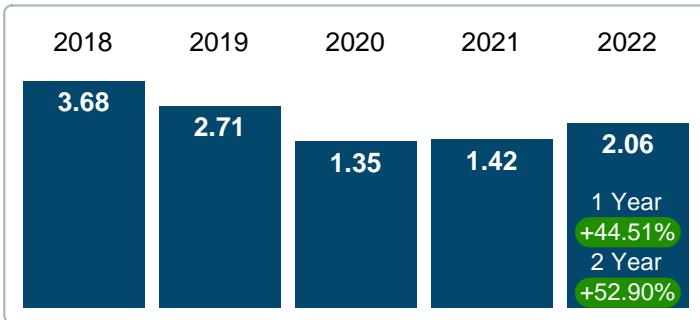
Area Delimited by County Of Creek - Residential Property Type



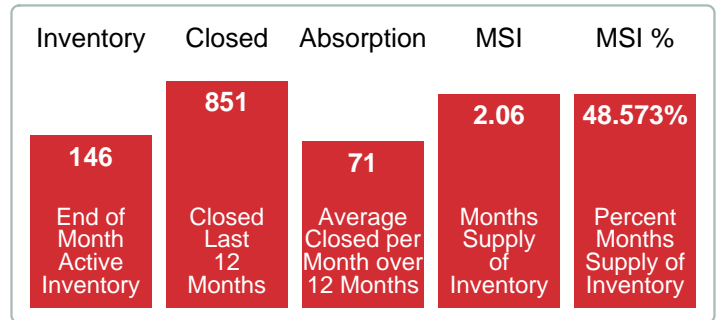
MONTHS SUPPLY of INVENTORY (MSI)

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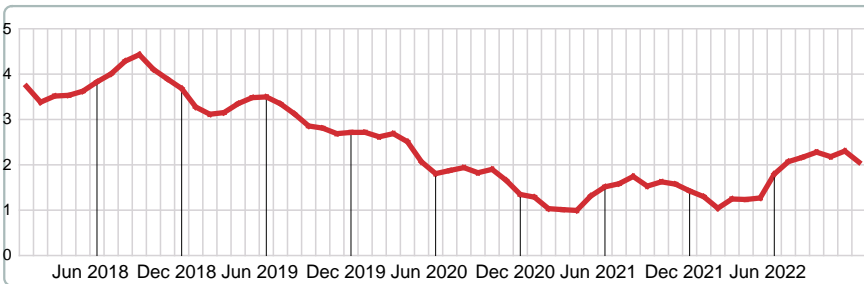
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

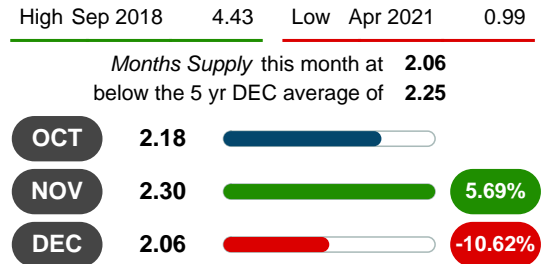


5 YEAR MARKET ACTIVITY TRENDS



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



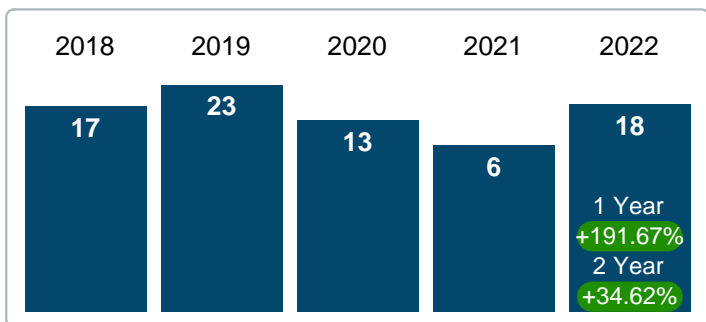
Area Delimited by County Of Creek - Residential Property Type



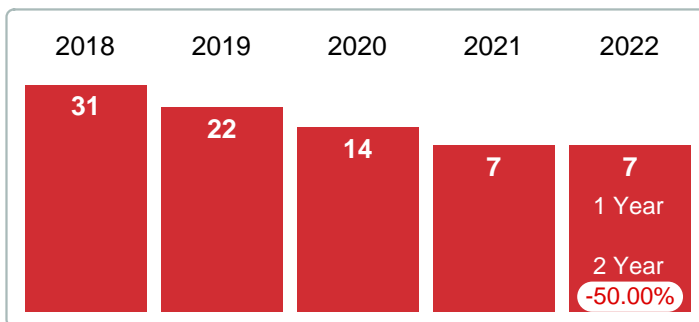
MEDIAN DAYS ON MARKET TO SALE

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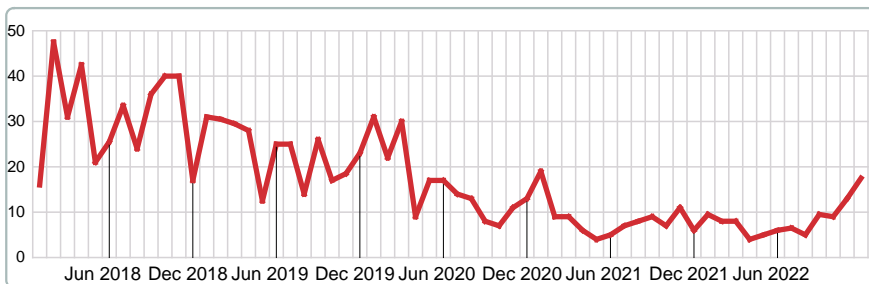
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

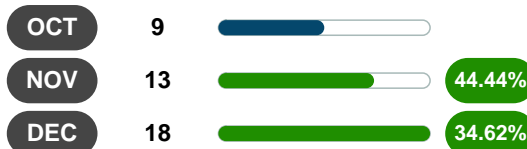


3 MONTHS

5 year DEC AVG = 15

High Feb 2018 48 Low Apr 2022 4

Median Days on Market to Sale this month at 18 above the 5 yr DEC average of 15



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	9.68%	26	64	26	0	0
\$75,001 - \$100,000	11.29%	31	31	26	32	0
\$100,001 - \$150,000	12.90%	7	31	9	4	0
\$150,001 - \$175,000	11.29%	40	109	33	0	0
\$175,001 - \$225,000	30.65%	14	21	10	7	0
\$225,001 - \$325,000	12.90%	5	0	7	2	0
\$325,001 and up	11.29%	22	0	77	22	0
Median Closed DOM		18	31	11	20	0
Total Closed Units	100%	62	17.5	11	40	11
Total Closed Volume		12,248,630	1.36M	7.62M	3.26M	0.00B

December 2022



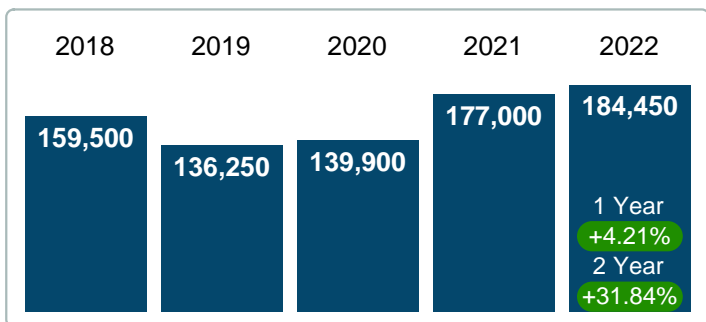
Area Delimited by County Of Creek - Residential Property Type



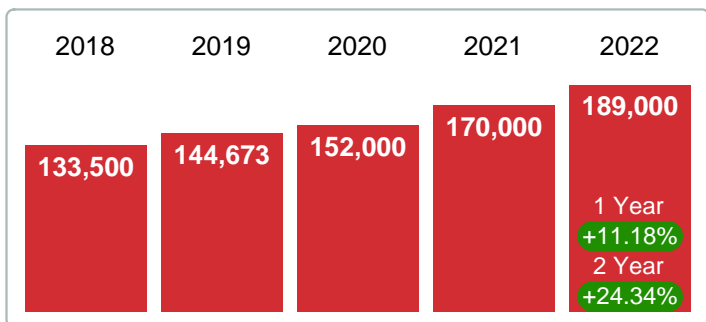
MEDIAN LIST PRICE AT CLOSING

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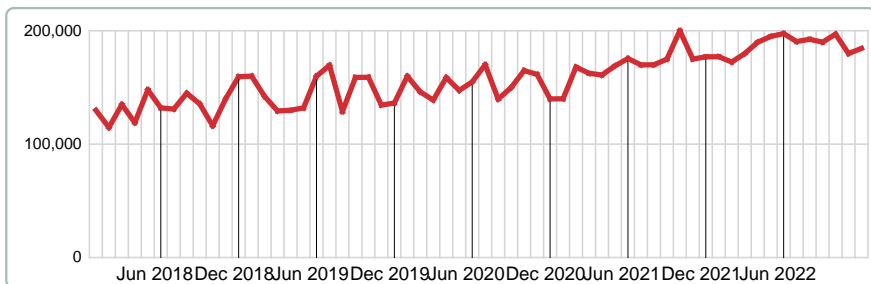
DECEMBER



YEAR TO DATE (YTD)

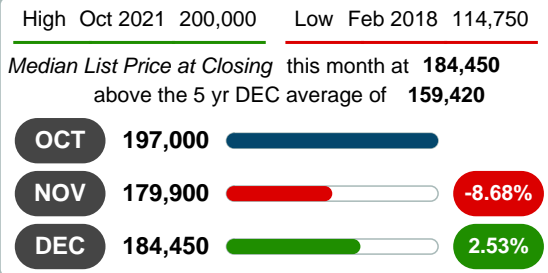


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 159,420



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	8.06%	65,000	65,000	67,500	0	0
\$75,001 - \$100,000	11.29%	89,900	83,500	94,950	100,000	0
\$100,001 - \$150,000	11.29%	129,000	139,500	119,950	109,900	0
\$150,001 - \$175,000	11.29%	160,000	155,000	165,000	0	0
\$175,001 - \$225,000	29.03%	196,750	205,000	194,950	210,000	0
\$225,001 - \$325,000	16.13%	249,900	0	244,950	273,950	0
\$325,001 and up	12.90%	372,000	0	590,000	357,450	0
Median List Price		184,450	129,000	184,450	336,000	0
Total Closed Units	100%	184,450	11	40	11	0
Total Closed Volume		12,639,177	1.44M	7.88M	3.32M	0.00B

December 2022



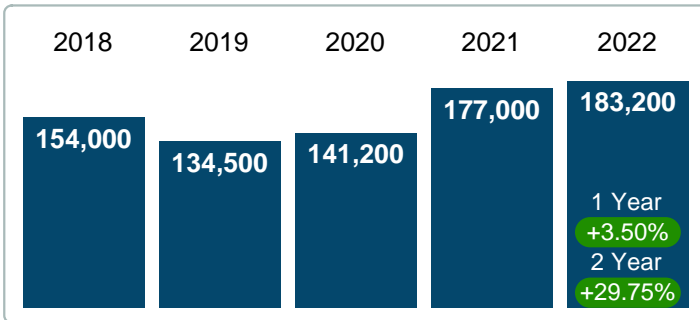
Area Delimited by County Of Creek - Residential Property Type



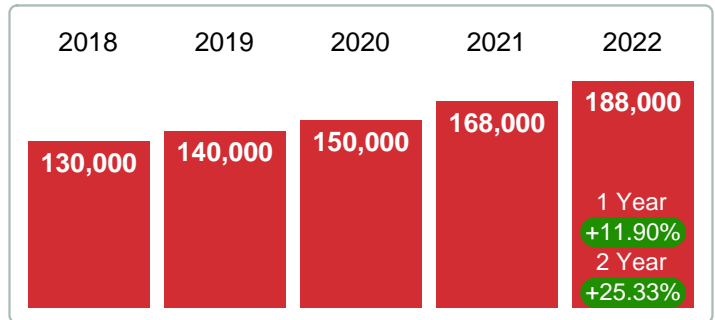
MEDIAN SOLD PRICE AT CLOSING

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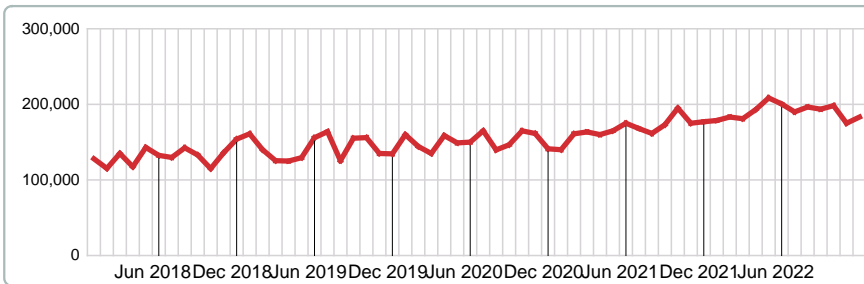
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

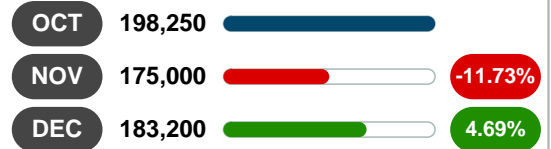


3 MONTHS

5 year DEC AVG = 157,980

High May 2022 208,500 Low Oct 2018 115,000

Median Sold Price at Closing this month at **183,200** above the 5 yr DEC average of **157,980**



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	9.68%	60,000	70,000	49,000	0	0
\$75,001 - \$100,000	11.29%	91,900	85,000	95,000	83,500	0
\$100,001 - \$150,000	12.90%	129,950	126,750	130,000	109,900	0
\$150,001 - \$175,000	11.29%	170,000	157,500	172,250	0	0
\$175,001 - \$225,000	30.65%	194,900	185,000	195,000	208,000	0
\$225,001 - \$325,000	12.90%	272,000	0	263,000	300,000	0
\$325,001 and up	11.29%	385,000	0	555,000	357,900	0
Median Sold Price		183,200	103,500	183,200	320,000	0
Total Closed Units	100%	183,200	11	40	11	0
Total Closed Volume		12,248,630	1.36M	7.62M	3.26M	0.00B

December 2022



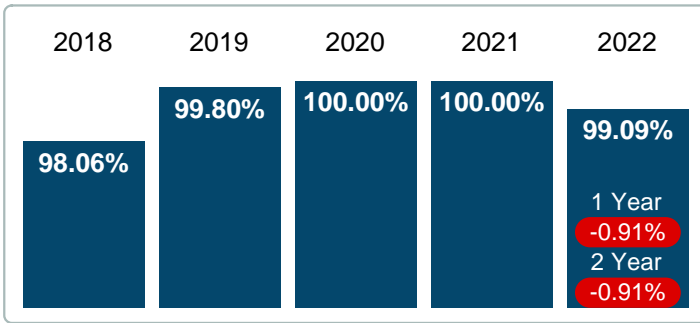
Area Delimited by County Of Creek - Residential Property Type



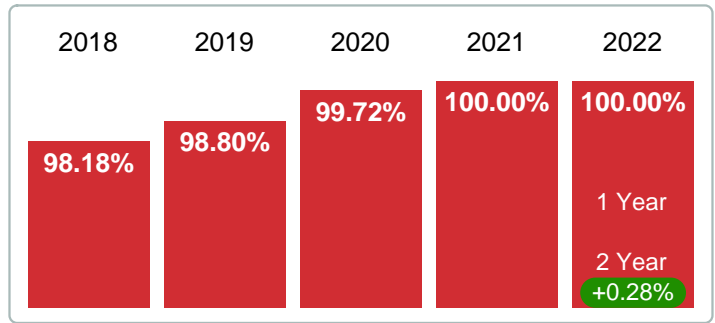
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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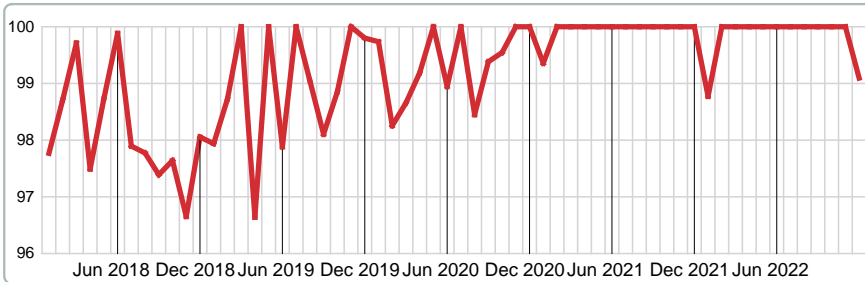
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

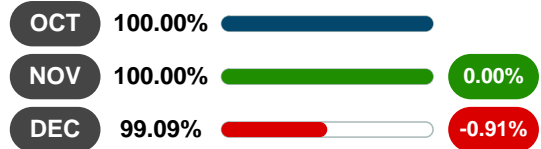


3 MONTHS

5 year DEC AVG = 99.39%

High Nov 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.09%** equal to 5 yr DEC average of **99.39%**



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
\$75,000 and less	6	9.68%	88.32%	91.71%	82.44%	0.00%	0.00%
\$75,001 - \$100,000	7	11.29%	100.00%	105.63%	95.00%	83.50%	0.00%
\$100,001 - \$150,000	8	12.90%	99.57%	90.12%	99.14%	100.00%	0.00%
\$150,001 - \$175,000	7	11.29%	100.00%	101.61%	99.15%	0.00%	0.00%
\$175,001 - \$225,000	19	30.65%	98.24%	90.24%	98.24%	99.05%	0.00%
\$225,001 - \$325,000	8	12.90%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 and up	7	11.29%	100.00%	0.00%	95.60%	100.00%	0.00%
Median Sold/List Ratio		99.09%		100.00%	98.19%	100.00%	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



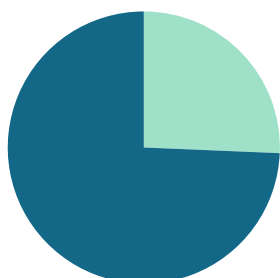
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

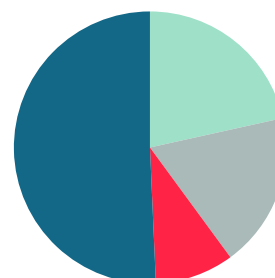


Inventory
 New Listings
58 = 25.66%
 Start Inventory
168
 Total Inventory Units
226
 Volume
\$73,372,404

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%
Median List Price	177,000	184,450	4.21%	170,000	189,000	11.18%
Median Sale Price	177,000	183,200	3.50%	168,000	188,000	11.90%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	17.50	191.67%	7.00	7.00	0.00%
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

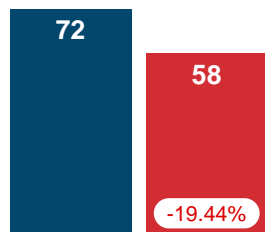
Inventory on December 31, 2022 = **146**

2021 **2022**

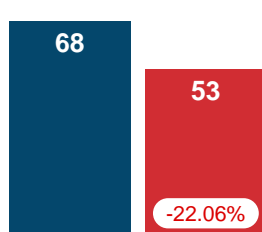
DECEMBER MARKET

MEDIAN PRICES

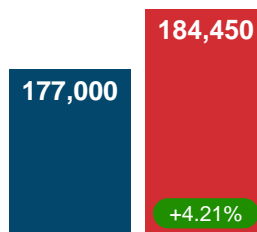
New Listings



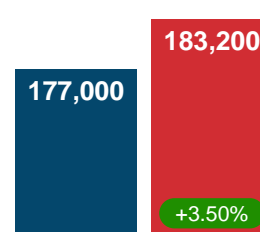
Pending Listings



List Price



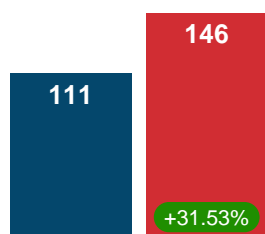
Sale Price



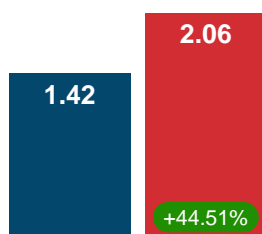
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

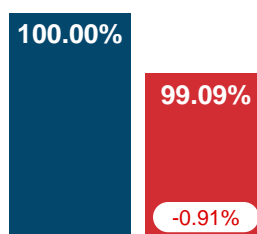
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

