

# April 2023



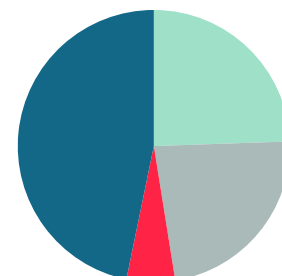
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2022	April 2023	+/-%
Closed Listings	75	68	-9.33%
Pending Listings	79	64	-18.99%
New Listings	91	85	-6.59%
Average List Price	247,108	241,935	-2.09%
Average Sale Price	248,517	237,282	-4.52%
Average Percent of Selling Price to List Price	105.33%	99.18%	-5.84%
Average Days on Market to Sale	11.49	29.71	158.46%
End of Month Inventory	100	130	30.00%
Months Supply of Inventory	1.24	1.99	61.21%



■ Closed (24.46%)  
■ Pending (23.02%)  
■ Other OffMarket (5.76%)  
■ Active (46.76%)

**Absorption:** Last 12 months, an Average of **65** Sales/Month  
**Active Inventory** as of April 30, 2023 = **130**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2023 rose **30.00%** to 130 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 **1.99** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **4.52%** in April 2023 to \$237,282 versus the previous year at \$248,517.

#### Average Days on Market Lengthens

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

#### Sales Success for April 2023 is Positive

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

There were 85 New Listings in April 2023, down **6.59%** 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 **80.0%** ratio, down from previous year's, April 2022, at **82.4%**, a **2.93%** downswing. This will certainly create pressure on an increasing 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>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

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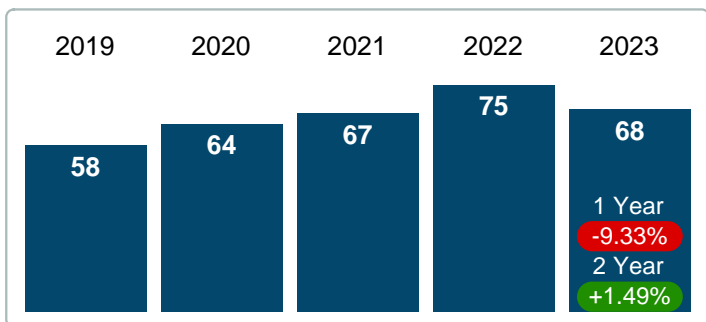
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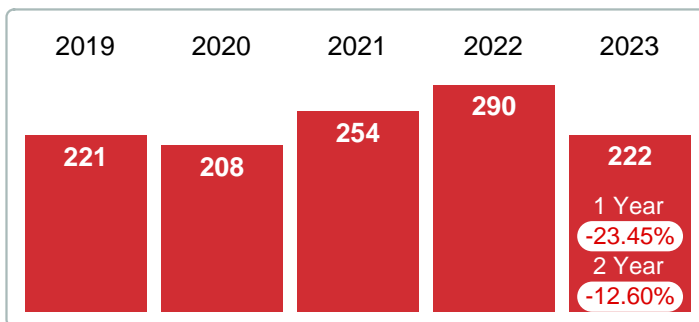
## CLOSED LISTINGS

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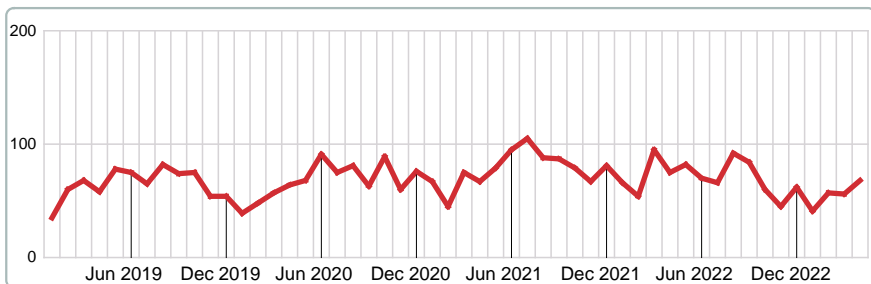
### APRIL



### YEAR TO DATE (YTD)

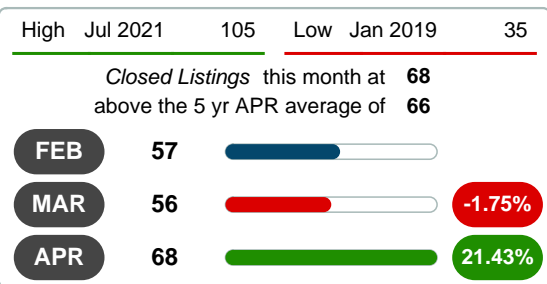


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 66



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

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

# April 2023



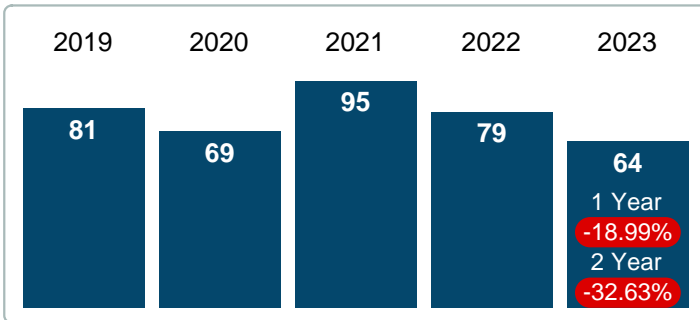
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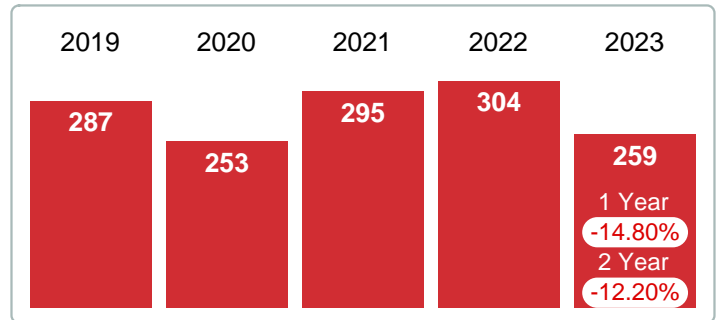
## PENDING LISTINGS

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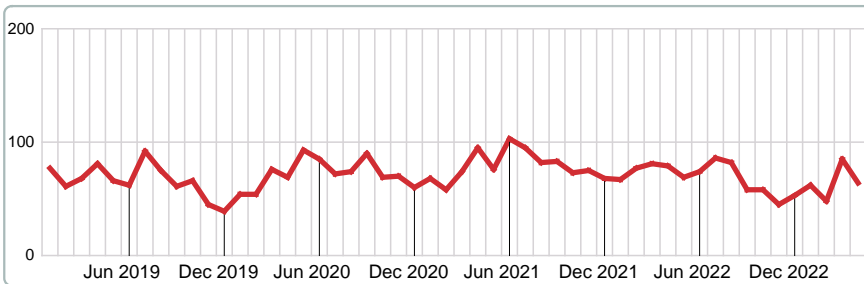
### APRIL



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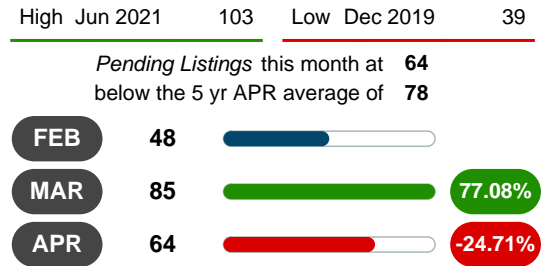


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 78



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	10.94%	21.6	3	4	0	0
\$100,001 - \$125,000	5	7.81%	26.2	3	2	0	0
\$125,001 - \$175,000	12	18.75%	24.8	4	7	1	0
\$175,001 - \$225,000	11	17.19%	26.4	0	9	2	0
\$225,001 - \$275,000	12	18.75%	61.4	0	9	2	1
\$275,001 - \$425,000	10	15.63%	10.8	1	7	2	0
\$425,001 and up	7	10.94%	63.7	0	3	4	0
<b>Total Pending Units</b>	<b>64</b>			<b>11</b>	<b>41</b>	<b>11</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>15,250,500</b>	<b>100%</b>	<b>33.4</b>	<b>1.40M</b>	<b>9.64M</b>	<b>3.94M</b>	<b>269.50K</b>
<b>Average Listing Price</b>	<b>\$241,623</b>			<b>\$127,527</b>	<b>\$235,034</b>	<b>\$358,345</b>	<b>\$269,500</b>

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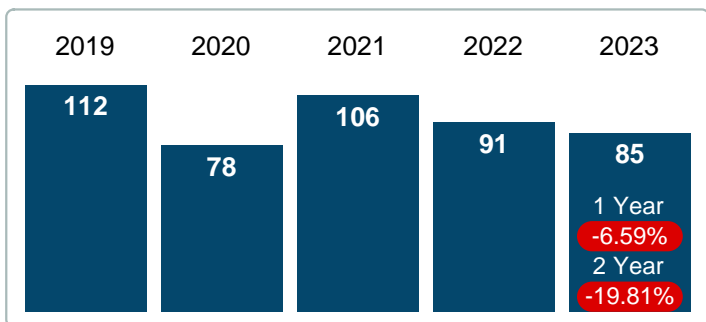
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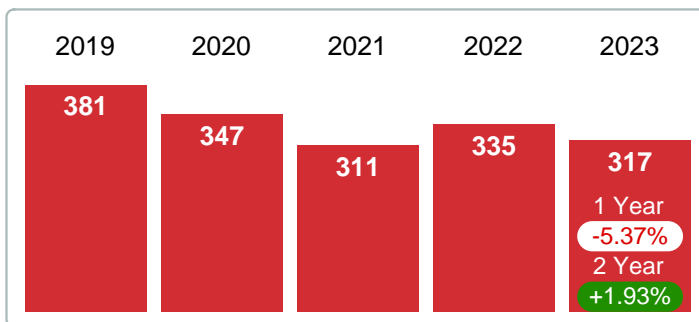
## NEW LISTINGS

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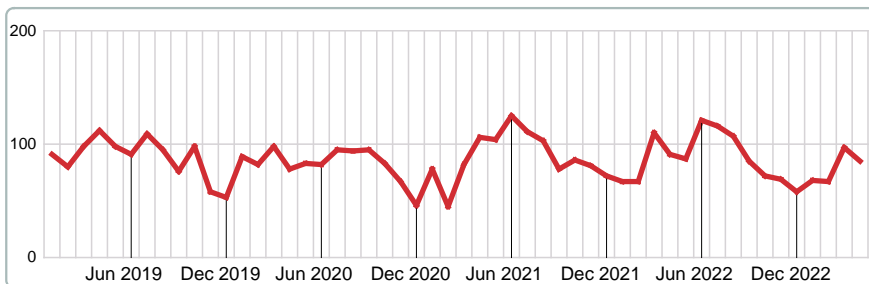
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

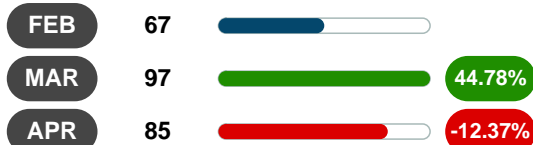


### 3 MONTHS

5 year APR AVG = 94

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 85  
below the 5 yr APR average of 94



### 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	9.41%	4	4	0	0
\$100,001 - \$150,000	11	12.94%	4	6	0	1
\$150,001 - \$175,000	7	8.24%	1	4	2	0
\$175,001 - \$275,000	25	29.41%	1	20	4	0
\$275,001 - \$325,000	10	11.76%	0	7	3	0
\$325,001 - \$475,000	15	17.65%	1	3	11	0
\$475,001 and up	9	10.59%	0	1	7	1
<b>Total New Listed Units</b>	<b>85</b>		<b>11</b>	<b>45</b>	<b>27</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>23,428,488</b>	<b>100%</b>	<b>1.55M</b>	<b>9.93M</b>	<b>10.39M</b>	<b>1.55M</b>
<b>Average New Listed Listing Price</b>	<b>\$257,370</b>		<b>\$141,345</b>	<b>\$220,776</b>	<b>\$384,881</b>	<b>\$773,500</b>

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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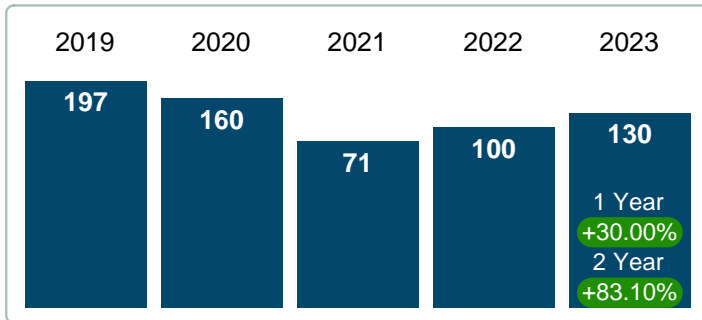
Area Delimited by County Of Creek - Residential Property Type



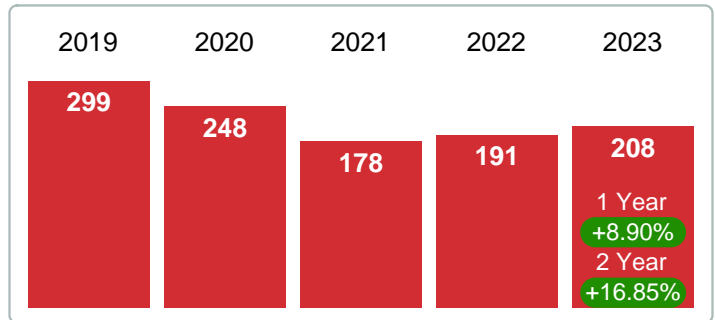
## ACTIVE INVENTORY

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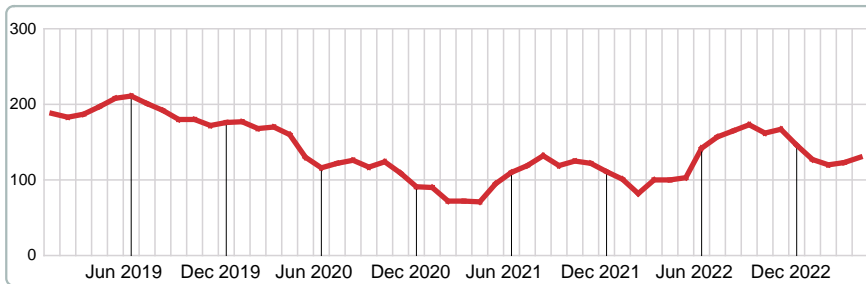
### END OF APRIL



### ACTIVE DURING APRIL

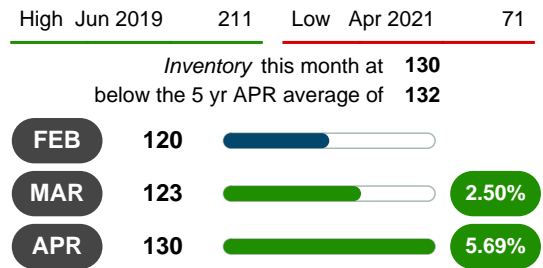


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 132



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	6.15%	69.1	5	2	0	1
\$75,001 - \$125,000	18	13.85%	85.2	7	9	2	0
\$125,001 - \$175,000	22	16.92%	68.1	7	11	2	2
\$175,001 - \$325,000	35	26.92%	54.7	3	26	5	1
\$325,001 - \$425,000	18	13.85%	45.8	1	7	9	1
\$425,001 - \$675,000	16	12.31%	80.4	0	5	10	1
\$675,001 and up	13	10.00%	145.6	0	3	4	6
<b>Total Active Inventory by Units</b>	<b>130</b>			<b>23</b>	<b>63</b>	<b>32</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>48,714,939</b>	<b>100%</b>	<b>73.1</b>	<b>3.19M</b>	<b>17.20M</b>	<b>14.73M</b>	<b>13.60M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$374,730</b>			<b>\$138,757</b>	<b>\$272,947</b>	<b>\$460,206</b>	<b>\$1,133,442</b>

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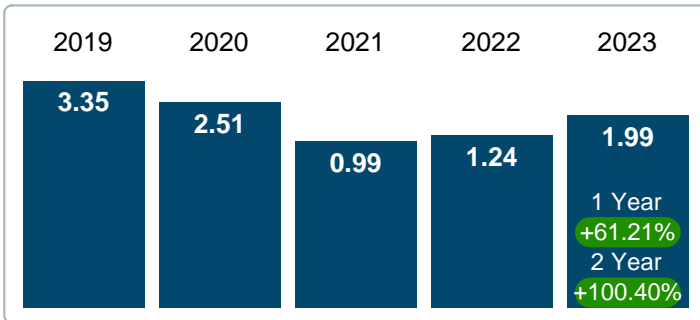
Area Delimited by County Of Creek - Residential Property Type



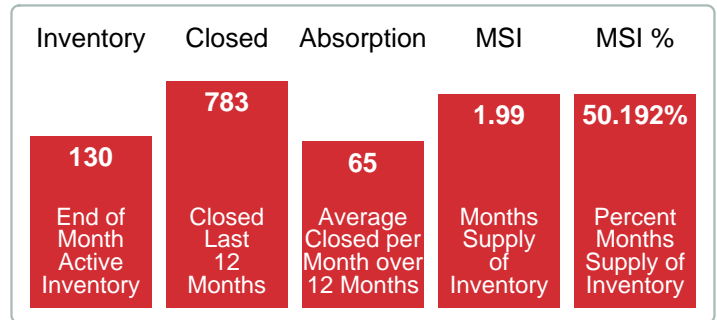
## MONTHS SUPPLY of INVENTORY (MSI)

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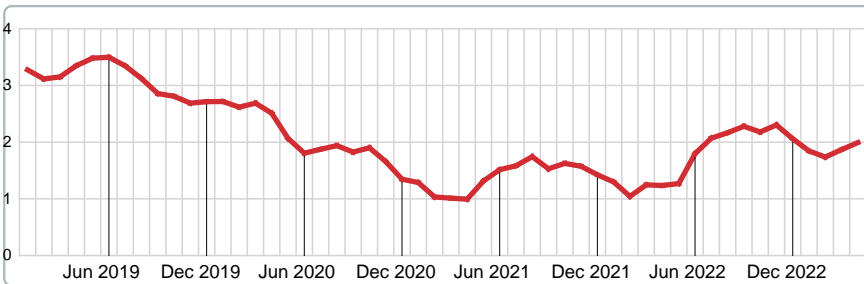
### MSI FOR APRIL



### INDICATORS FOR APRIL 2023

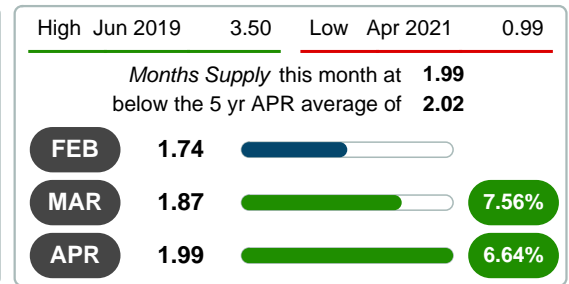


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 2.02



### 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	8	6.15%	1.57	2.00	0.89	0.00	6.00
\$75,001 - \$125,000	18	13.85%	2.14	2.63	1.86	2.40	0.00
\$125,001 - \$175,000	22	16.92%	1.50	1.79	1.23	1.26	8.00
\$175,001 - \$325,000	35	26.92%	1.32	1.80	1.29	1.22	1.71
\$325,001 - \$425,000	18	13.85%	3.79	3.00	2.71	5.40	6.00
\$425,001 - \$675,000	16	12.31%	4.17	0.00	4.00	5.22	1.50
\$675,001 and up	13	10.00%	6.50	0.00	5.14	6.00	8.00
Market Supply of Inventory (MSI)			1.99	2.08	1.55	2.93	4.50
Total Active Inventory by Units		100%	130	23	63	32	12

# April 2023



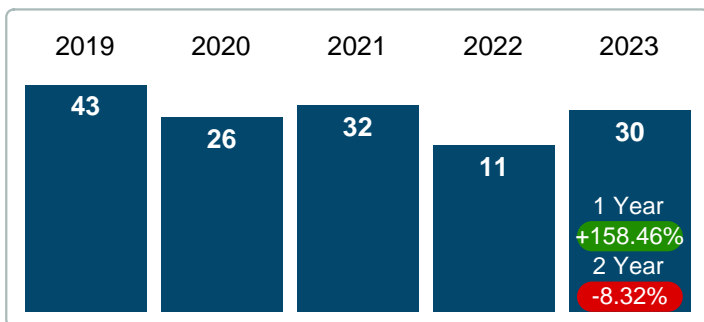
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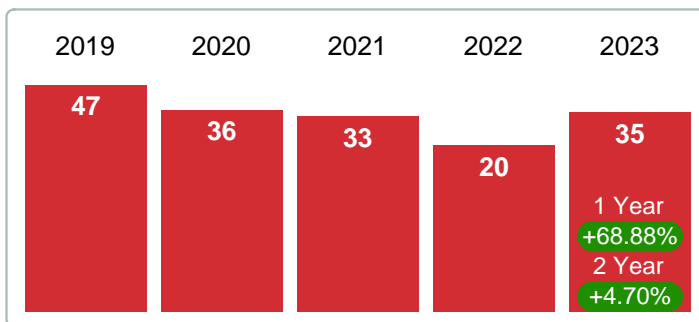
## AVERAGE DAYS ON MARKET TO SALE

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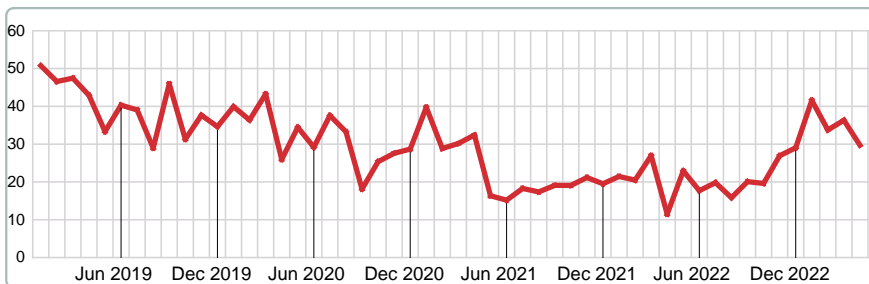
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

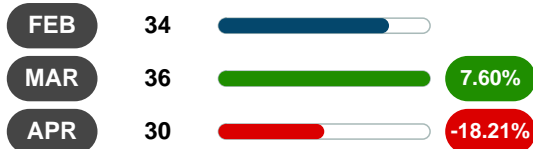


### 3 MONTHS

5 year APR AVG = 28

High Jan 2019 51 Low Apr 2022 11

Average Days on Market to Sale this month at 30 above the 5 yr APR average of 28



### AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4.41%	9	11	4	0	0
\$75,001 - \$125,000	17.65%	29	47	18	0	27
\$125,001 - \$175,000	14.71%	23	33	26	1	0
\$175,001 - \$225,000	20.59%	23	0	20	63	0
\$225,001 - \$300,000	19.12%	53	0	70	16	0
\$300,001 - \$375,000	11.76%	13	11	16	6	0
\$375,001 and up	11.76%	39	0	8	31	97
<b>Average Closed DOM</b>		<b>30</b>	<b>32</b>	<b>29</b>	<b>19</b>	<b>73</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>68</b>	<b>9</b>	<b>44</b>	<b>12</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>16,135,162</b>	<b>1.17M</b>	<b>9.39M</b>	<b>4.38M</b>	<b>1.19M</b>

# April 2023



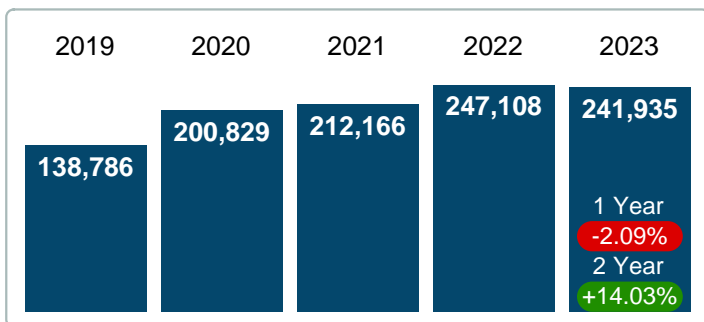
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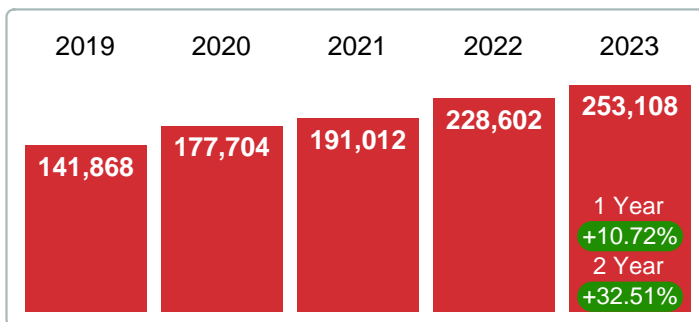
## AVERAGE LIST PRICE AT CLOSING

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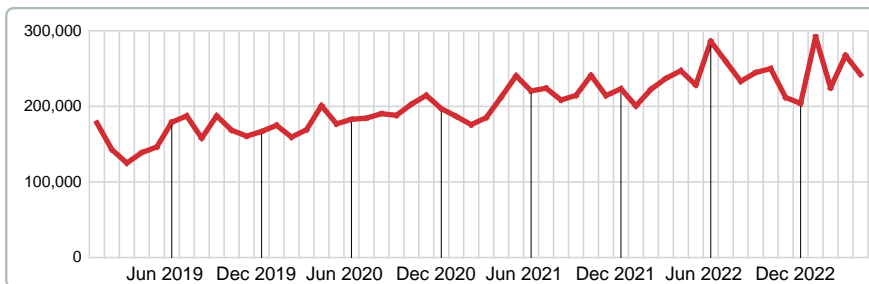
### APRIL



### YEAR TO DATE (YTD)

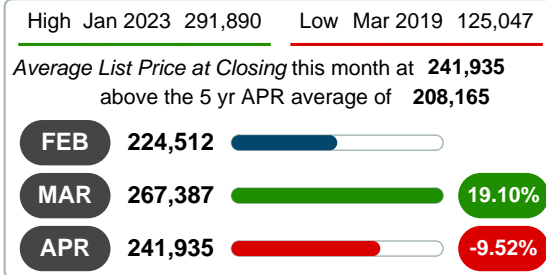


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 208,165



### AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2.94%	68,000	69,500	77,000	0	0
\$75,001 - \$125,000	19.12%	100,931	108,850	98,114	0	124,900
\$125,001 - \$175,000	14.71%	145,479	131,000	145,298	160,000	0
\$175,001 - \$225,000	20.59%	196,879	0	194,946	234,900	0
\$225,001 - \$300,000	16.18%	259,109	0	266,367	261,500	0
\$300,001 - \$375,000	14.71%	328,870	350,000	326,940	342,000	0
\$375,001 and up	11.76%	581,687	0	459,833	736,333	532,500
<b>Average List Price</b>		<b>241,935</b>	<b>131,822</b>	<b>217,759</b>	<b>374,492</b>	<b>396,633</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>241,935</b>	<b>9</b>	<b>44</b>	<b>12</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>16,451,588</b>	<b>1.19M</b>	<b>9.58M</b>	<b>4.49M</b>	<b>1.19M</b>



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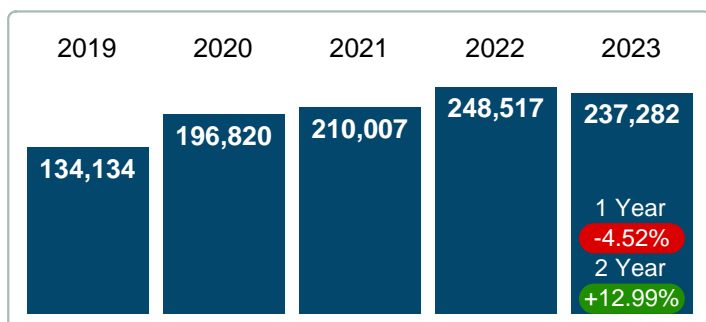
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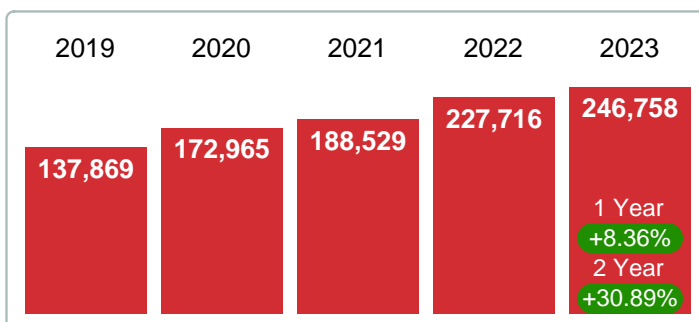
## AVERAGE SOLD PRICE AT CLOSING

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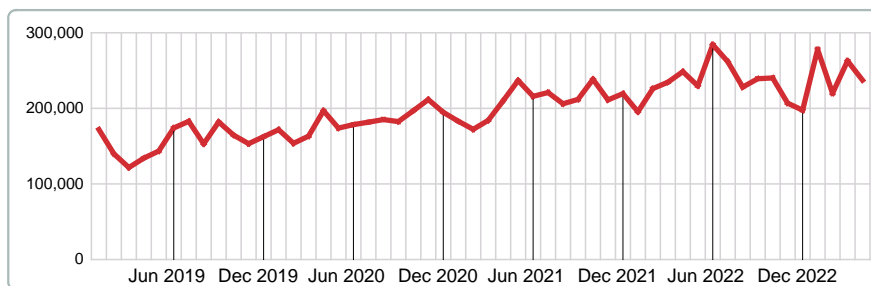
### APRIL



### YEAR TO DATE (YTD)

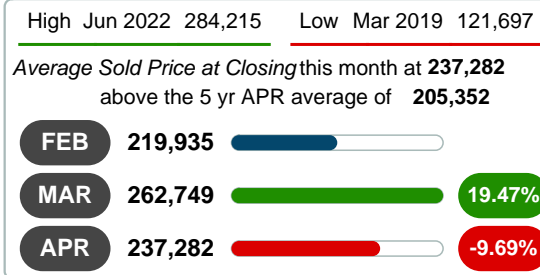


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 205,352



### AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4.41%	65,000	61,500	72,000	0	0
\$75,001 - \$125,000	17.65%	101,229	103,250	96,693	0	124,900
\$125,001 - \$175,000	14.71%	149,270	141,500	145,617	168,000	0
\$175,001 - \$225,000	20.59%	196,829	0	194,662	225,000	0
\$225,001 - \$300,000	19.12%	262,777	0	260,056	268,900	0
\$300,001 - \$375,000	11.76%	332,175	350,000	322,480	347,500	0
\$375,001 and up	11.76%	550,452	0	429,204	683,667	532,500
<b>Average Sold Price</b>		<b>237,282</b>	<b>129,889</b>	<b>213,492</b>	<b>365,217</b>	<b>396,633</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>237,282</b>	<b>9</b>	<b>44</b>	<b>12</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>16,135,162</b>	<b>1.17M</b>	<b>9.39M</b>	<b>4.38M</b>	<b>1.19M</b>

# April 2023



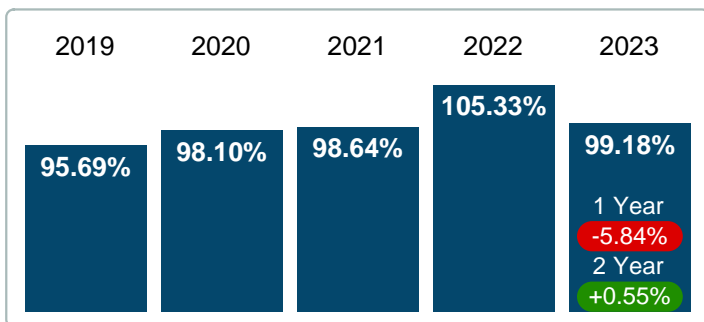
Area Delimited by County Of Creek - Residential Property Type



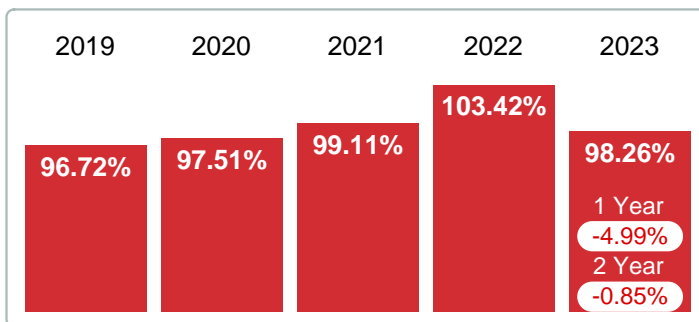
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 09, 2023 for MLS Technology Inc.

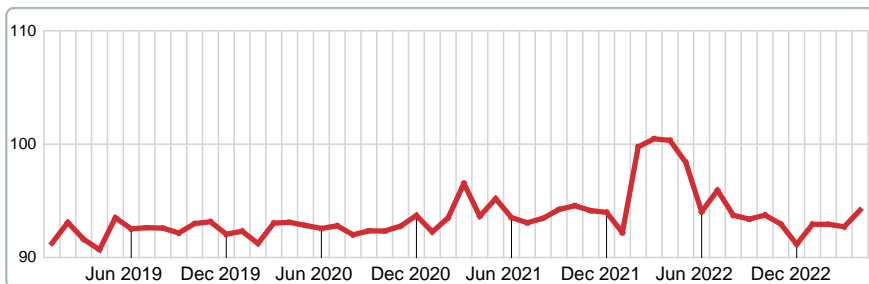
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

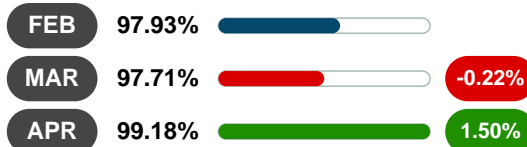


### 3 MONTHS

5 year APR AVG = 99.39%

High Mar 2022 105.47% Low Apr 2019 95.69%

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



### AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$75,000 and less	3	4.41%	91.83%	90.99%	93.51%	0.00%	0.00%	
\$75,001 - \$125,000	12	17.65%	98.34%	95.01%	100.01%	0.00%	100.00%	
\$125,001 - \$175,000	10	14.71%	103.20%	107.96%	101.01%	105.00%	0.00%	
\$175,001 - \$225,000	14	20.59%	99.68%	0.00%	99.98%	95.79%	0.00%	
\$225,001 - \$300,000	13	19.12%	99.41%	0.00%	97.78%	103.09%	0.00%	
\$300,001 - \$375,000	8	11.76%	99.57%	100.00%	98.70%	101.53%	0.00%	
\$375,001 and up	8	11.76%	96.55%	0.00%	94.95%	95.85%	100.00%	
Average Sold/List Ratio		99.20%		97.55%	99.04%	100.73%	100.00%	
Total Closed Units		68	100%	99.20%	9	44	12	3
Total Closed Volume		16,135,162			1.17M	9.39M	4.38M	1.19M

# April 2023



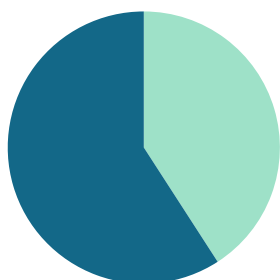
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

### INVENTORY

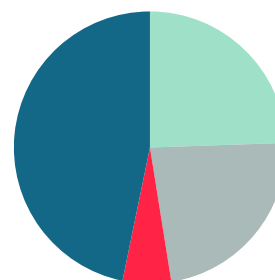


**Inventory**  
 New Listings  
**85 = 40.87%**  
 Start Inventory  
**123**  
 Total Inventory Units  
**208**  
 Volume  
**\$68,644,327**

### Market Activity

Closed Sales  
**68 = 24.46%**  
 Pending Sales  
**64 = 23.02%**  
 Other Off Market  
**16 = 5.76%**  
 Active Inventory  
**130 = 46.76%**

### 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	64	-18.99%	304	259	-14.80%
New Listings	91	85	-6.59%	335	317	-5.37%
Average List Price	247,108	241,935	-2.09%	228,602	253,108	10.72%
Average Sale Price	248,517	237,282	-4.52%	227,716	246,758	8.36%
Average Percent of Selling Price to List Price	105.33%	99.18%	-5.84%	103.42%	98.26%	-4.99%
Average Days on Market to Sale	11.49	29.71	158.46%	20.49	34.61	68.88%
Monthly Inventory	100	130	30.00%	100	130	30.00%
Months Supply of Inventory	1.24	1.99	61.21%	1.24	1.99	61.21%

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

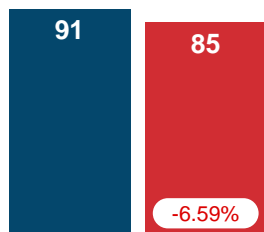
**Inventory** on April 30, 2023 = **130**

**2022** **2023**

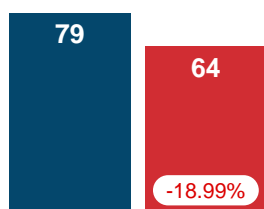
### APRIL MARKET

### AVERAGE PRICES

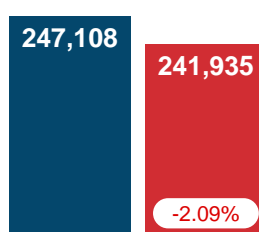
#### New Listings



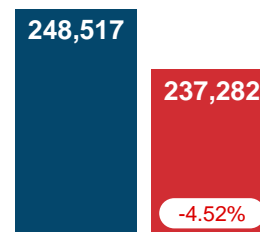
#### Pending Listings



#### List Price



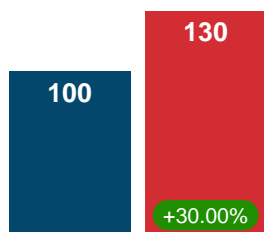
#### Sale Price



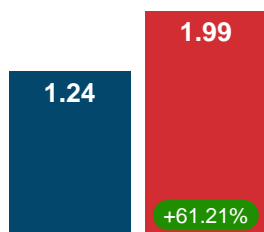
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

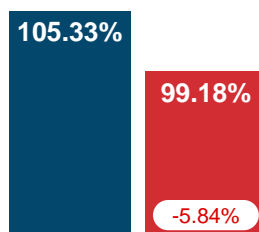
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

