

# April 2023



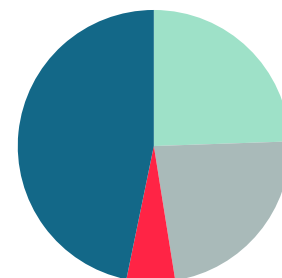
Area Delimited by County Of Creek - Residential Property Type



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

#### Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **2.07%** in April 2023 to \$197,000 versus the previous year at \$193,000.

#### Median Days on Market Lengthens

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

#### Sales Success for April 2023 is Positive

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

There were 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>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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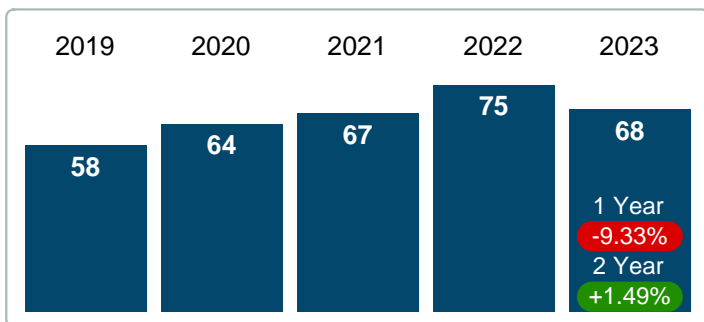
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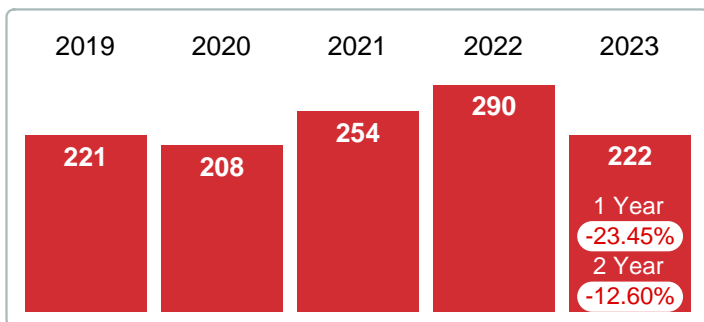
## CLOSED LISTINGS

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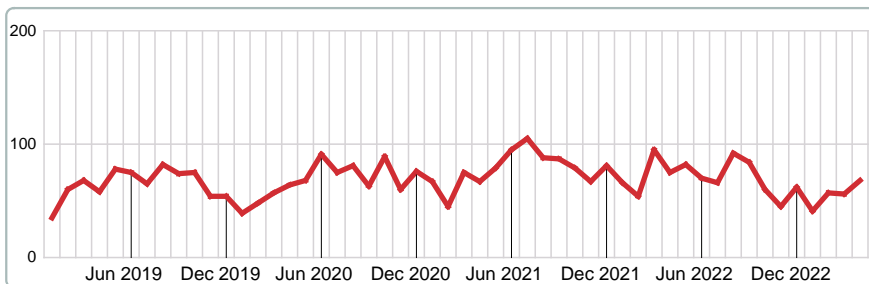
### APRIL



### YEAR TO DATE (YTD)

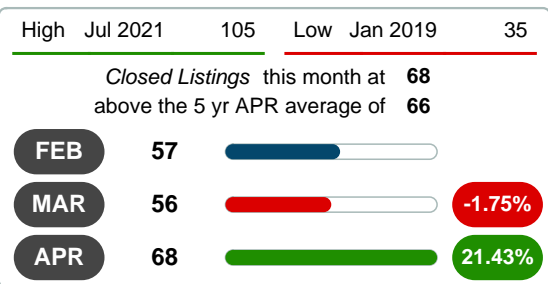


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 66



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

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

# April 2023



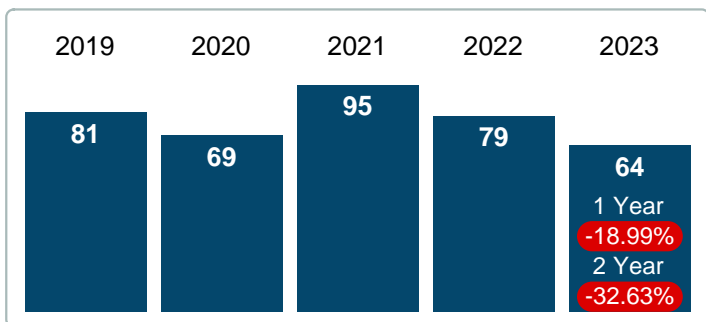
Area Delimited by County Of Creek - Residential Property Type



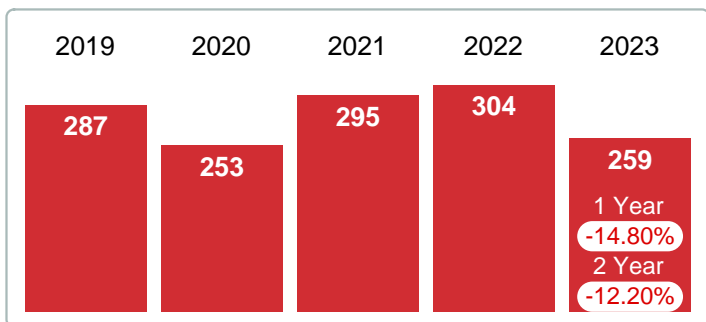
## PENDING LISTINGS

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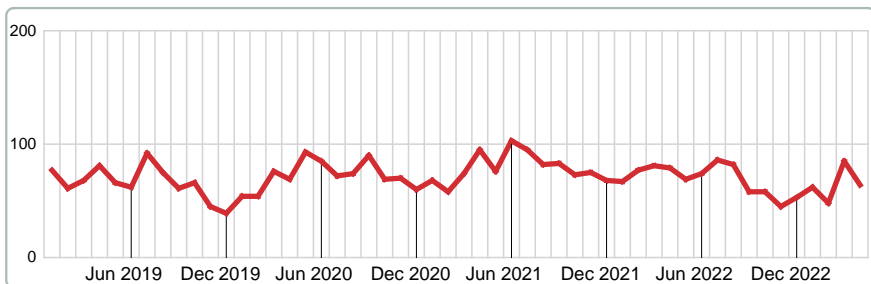
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 78

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **64**  
 below the 5 yr APR average of **78**

- FEB: 48
- MAR: 85 (77.08%)
- APR: 64 (-24.71%)

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	10.94%	13.0	3	4	0	0
\$100,001 - \$125,000	5	7.81%	3.0	3	2	0	0
\$125,001 - \$175,000	12	18.75%	18.5	4	7	1	0
\$175,001 - \$225,000	11	17.19%	11.0	0	9	2	0
\$225,001 - \$275,000	12	18.75%	15.5	0	9	2	1
\$275,001 - \$425,000	10	15.63%	5.5	1	7	2	0
\$425,001 and up	7	10.94%	51.0	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>13.0</b>	<b>1.40M</b>	<b>9.64M</b>	<b>3.94M</b>	<b>269.50K</b>
<b>Median Listing Price</b>	<b>\$203,750</b>			<b>\$117,000</b>	<b>\$219,000</b>	<b>\$295,000</b>	<b>\$269,500</b>

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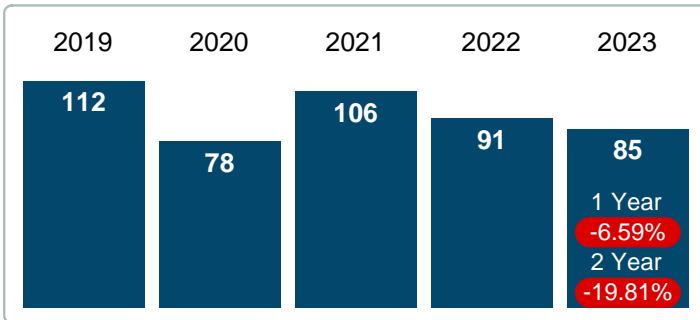
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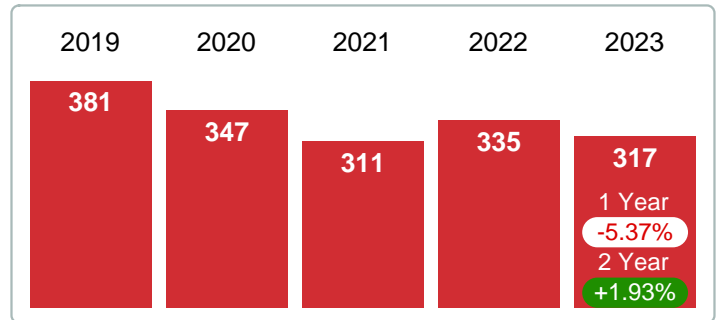
## NEW LISTINGS

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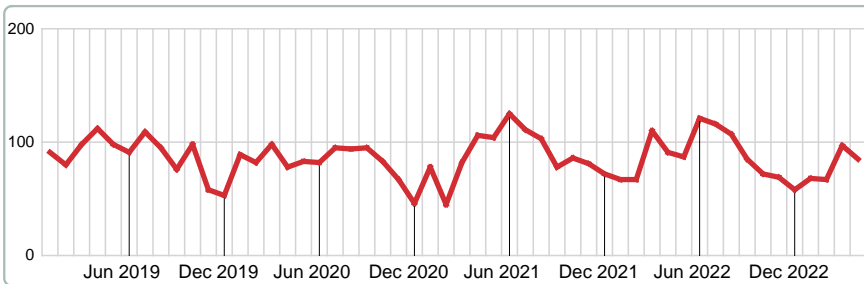
### APRIL



### YEAR TO DATE (YTD)

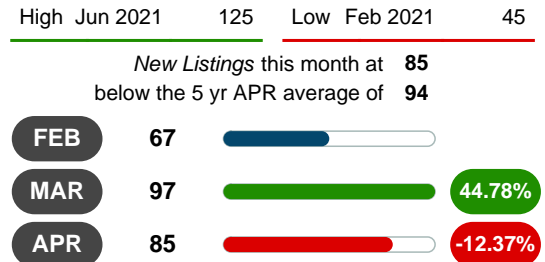


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 94



### 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>Median New Listed Listing Price</b>	<b>\$229,900</b>		<b>\$117,000</b>	<b>\$199,900</b>	<b>\$350,000</b>	<b>\$773,500</b>

# April 2023



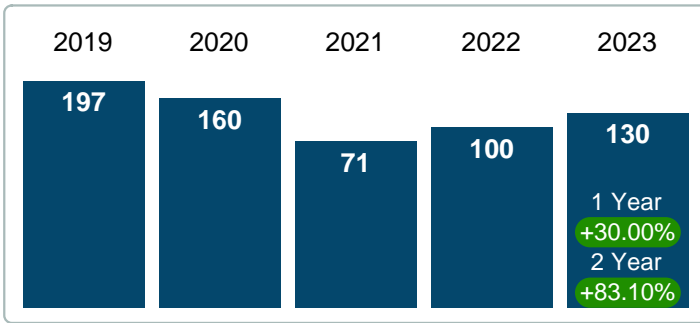
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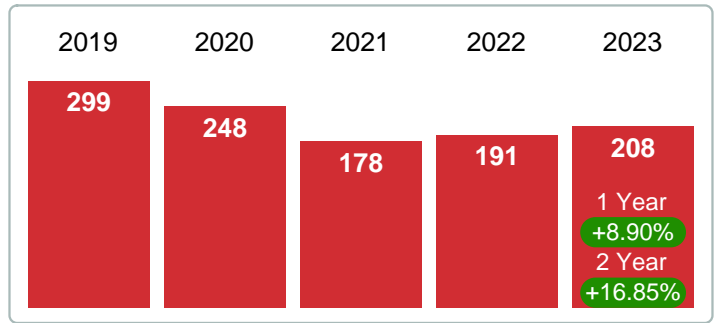
## ACTIVE INVENTORY

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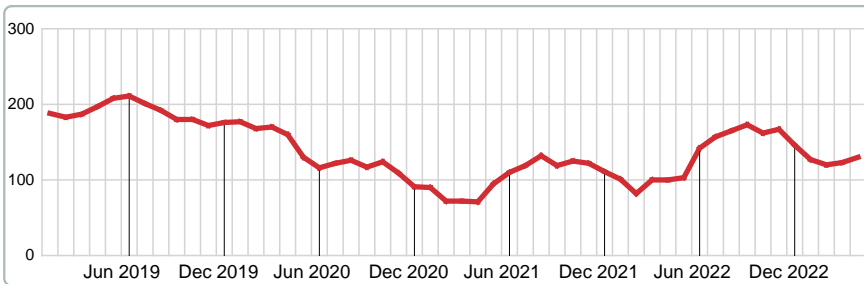
### END OF APRIL



### ACTIVE DURING APRIL

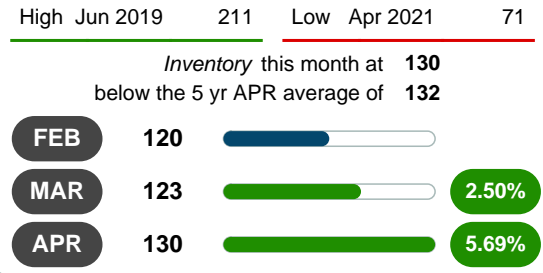


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 132



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	6.15%	56.0	5	2	0	1
\$75,001 - \$125,000	18	13.85%	75.5	7	9	2	0
\$125,001 - \$175,000	22	16.92%	43.5	7	11	2	2
\$175,001 - \$325,000	35	26.92%	26.0	3	26	5	1
\$325,001 - \$425,000	18	13.85%	27.0	1	7	9	1
\$425,001 - \$675,000	16	12.31%	66.5	0	5	10	1
\$675,001 and up	13	10.00%	111.0	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>42.5</b>	<b>3.19M</b>	<b>17.20M</b>	<b>14.73M</b>	<b>13.60M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$242,450</b>			<b>\$119,900</b>	<b>\$229,900</b>	<b>\$397,450</b>	<b>\$709,450</b>

# April 2023



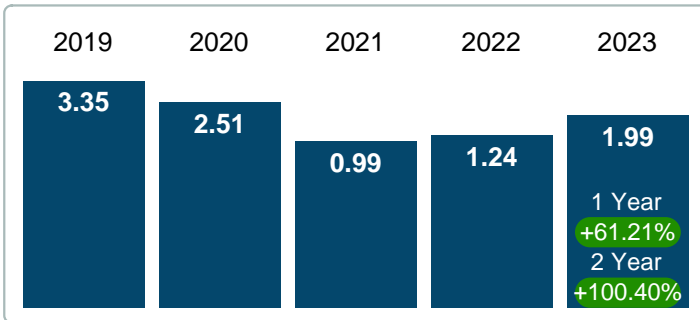
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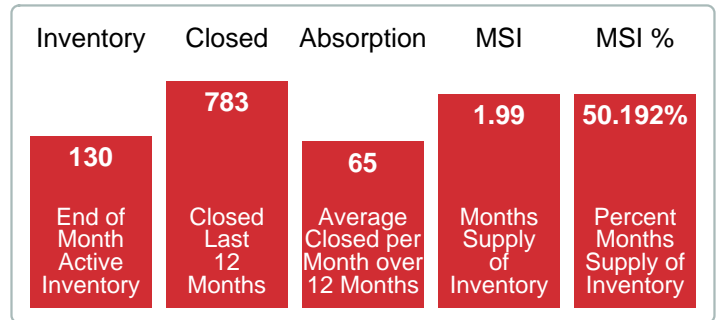
## MONTHS SUPPLY of INVENTORY (MSI)

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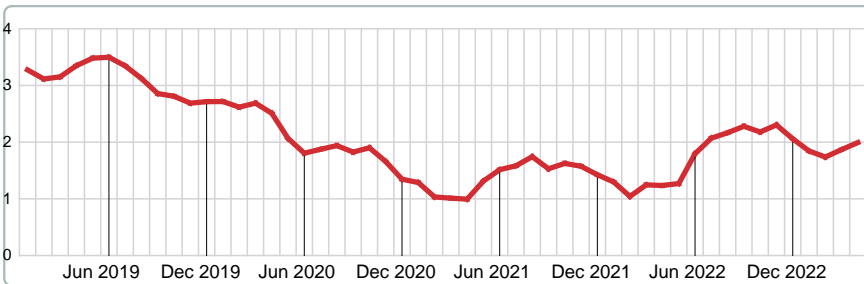
### MSI FOR APRIL



### INDICATORS FOR APRIL 2023

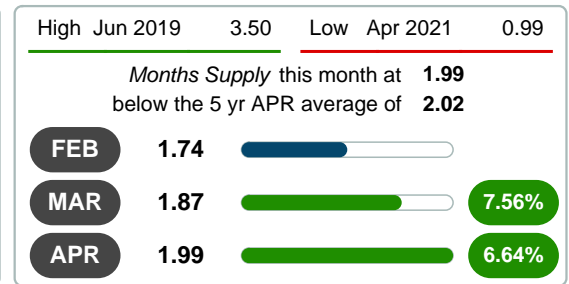


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



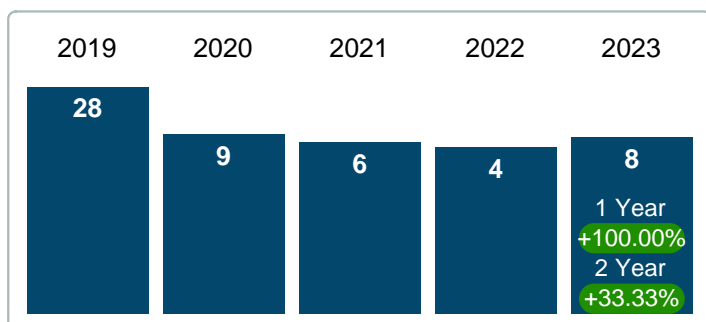
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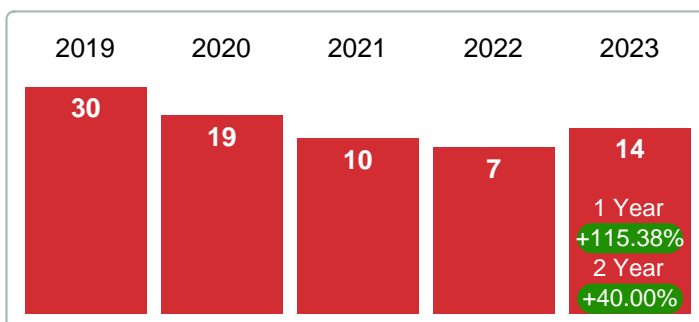
## MEDIAN DAYS ON MARKET TO SALE

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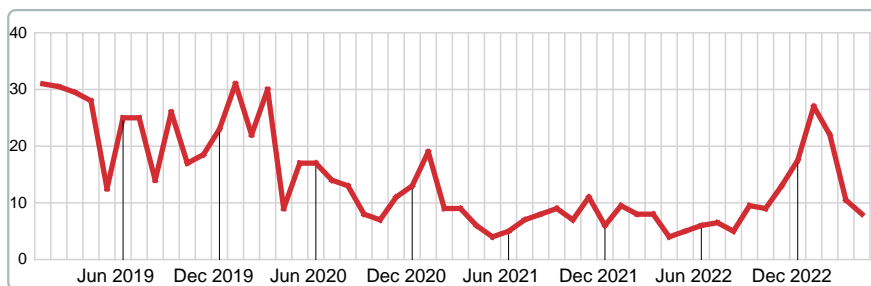
### APRIL



### YEAR TO DATE (YTD)

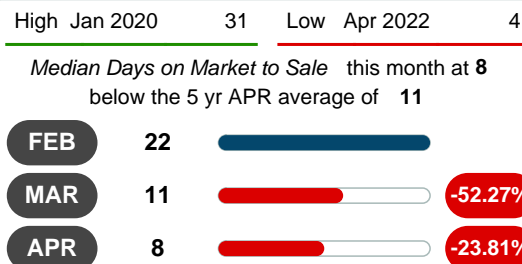


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 11



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

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.41%	4	11	4	0	0
\$75,001 - \$125,000	12	17.65%	11	21	5	0	27
\$125,001 - \$175,000	10	14.71%	2	33	2	1	0
\$175,001 - \$225,000	14	20.59%	5	0	4	63	0
\$225,001 - \$300,000	13	19.12%	27	0	70	7	0
\$300,001 - \$375,000	8	11.76%	6	11	3	6	0
\$375,001 and up	8	11.76%	15	0	11	17	97
Median Closed DOM	8		8.0	11	6	7	73
Total Closed Units	68	100%	8.0	9	44	12	3
Total Closed Volume	16,135,162			1.17M	9.39M	4.38M	1.19M

# April 2023



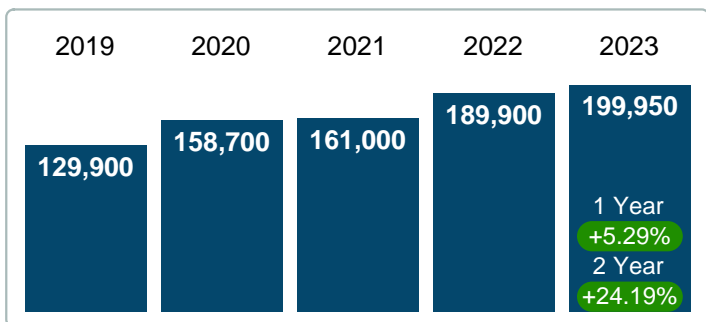
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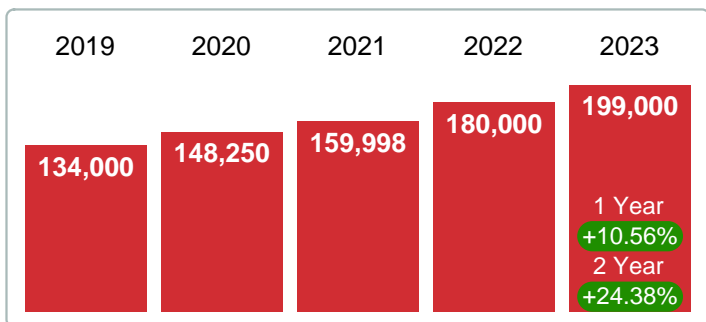
## MEDIAN LIST PRICE AT CLOSING

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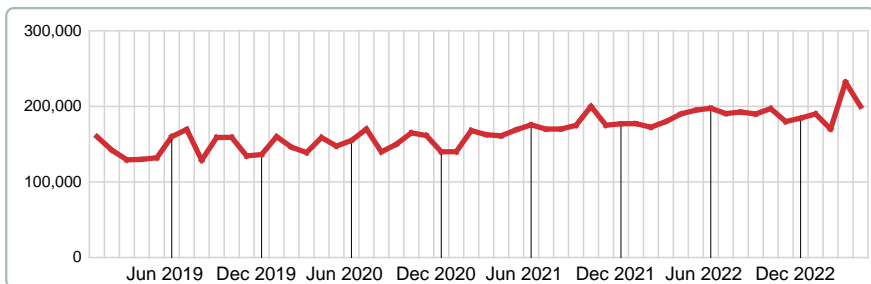
### APRIL



### YEAR TO DATE (YTD)

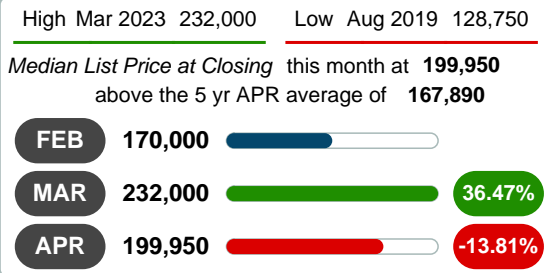


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 167,890



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

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2.94%	68,000	61,000	75,000	0	0
\$75,001 - \$125,000	19.12%	95,000	89,250	102,500	0	124,900
\$125,001 - \$175,000	14.71%	142,445	135,000	144,990	160,000	0
\$175,001 - \$225,000	20.59%	198,500	0	198,000	211,000	0
\$225,001 - \$300,000	16.18%	259,900	0	250,000	270,000	0
\$300,001 - \$375,000	14.71%	324,950	350,000	320,000	342,000	0
\$375,001 and up	11.76%	470,000	0	405,000	520,000	532,500
<b>Median List Price</b>		<b>199,950</b>	<b>117,000</b>	<b>199,450</b>	<b>285,000</b>	<b>415,000</b>
<b>Total Closed Units</b>	<b>68</b>	<b>100%</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>



# April 2023



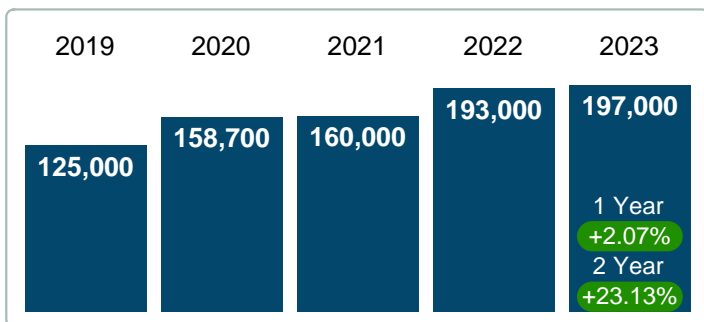
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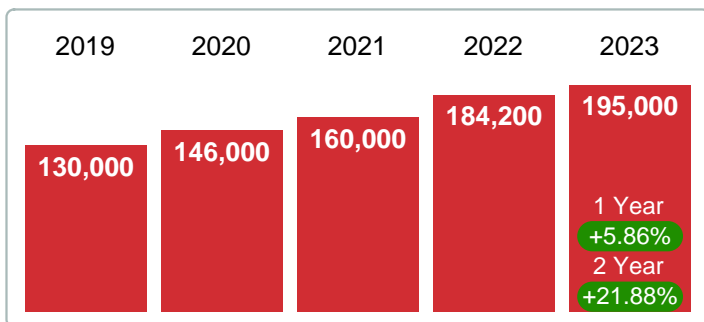
## MEDIAN SOLD PRICE AT CLOSING

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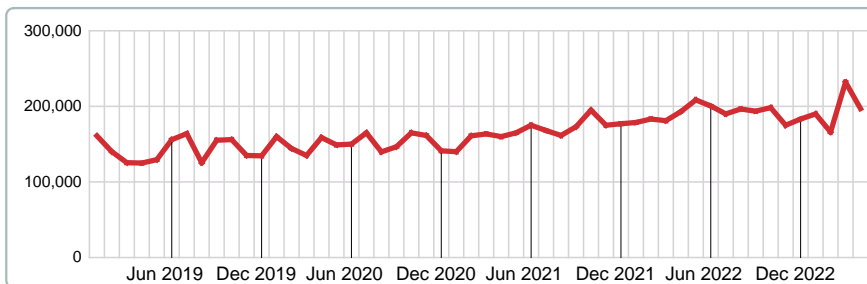
### APRIL



### YEAR TO DATE (YTD)

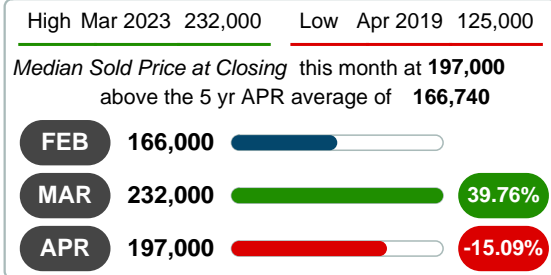


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 166,740



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

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.41%	68,000	61,500	72,000	0	0
\$75,001 - \$125,000	12	17.65%	99,750	105,000	96,500	0	124,900
\$125,001 - \$175,000	10	14.71%	146,450	141,500	141,450	168,000	0
\$175,001 - \$225,000	14	20.59%	194,450	0	193,900	225,000	0
\$225,001 - \$300,000	13	19.12%	255,000	0	250,000	275,250	0
\$300,001 - \$375,000	8	11.76%	326,750	350,000	321,000	347,500	0
\$375,001 and up	8	11.76%	460,500	0	399,612	520,000	532,500
Median Sold Price			197,000	120,000	195,000	287,750	415,000
Total Closed Units		100%	197,000	9	44	12	3
Total Closed Volume			16,135,162	1.17M	9.39M	4.38M	1.19M

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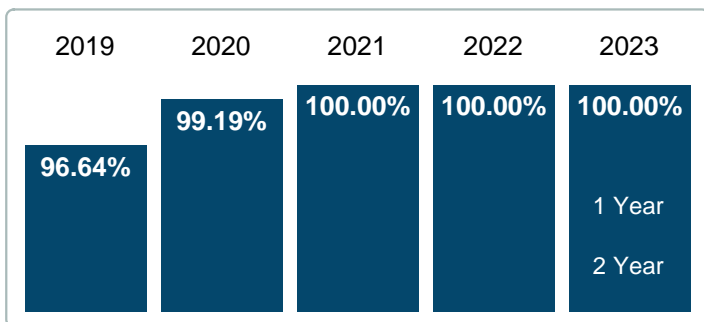
Area Delimited by County Of Creek - Residential Property Type



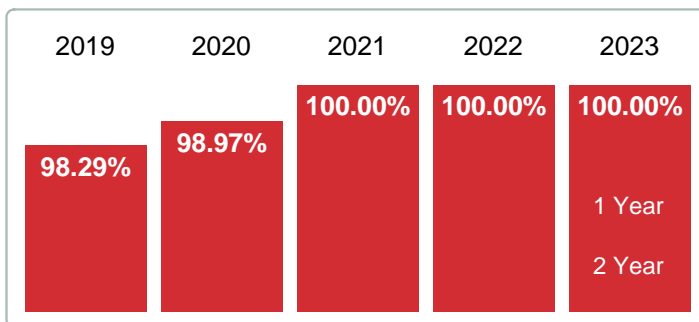
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

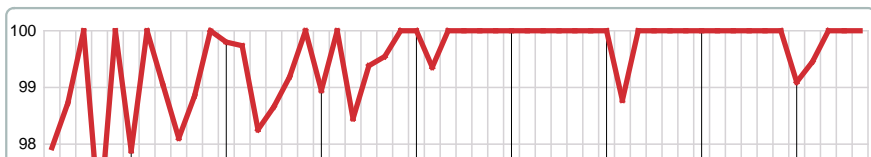
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 99.17%

High Apr 2023 100.00% Low Apr 2019 96.64%

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

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

0.00%  
0.00%

### DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.41%	93.51%	90.99%	93.51%	0.00%	0.00%
\$75,001 - \$125,000	12	17.65%	100.00%	94.67%	100.13%	0.00%	100.00%
\$125,001 - \$175,000	10	14.71%	105.00%	107.96%	100.04%	105.00%	0.00%
\$175,001 - \$225,000	14	20.59%	100.00%	0.00%	100.00%	95.79%	0.00%
\$225,001 - \$300,000	13	19.12%	100.00%	0.00%	96.70%	102.83%	0.00%
\$300,001 - \$375,000	8	11.76%	100.00%	100.00%	99.58%	101.53%	0.00%
\$375,001 and up	8	11.76%	100.00%	0.00%	98.67%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.85%	100.00%
Total Closed Units	68	100%	100.00%	9	44	12	3
Total Closed Volume	16,135,162			1.17M	9.39M	4.38M	1.19M

# April 2023



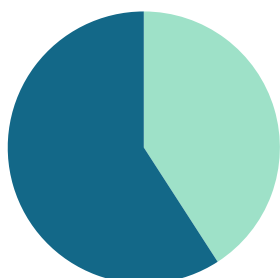
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



**Inventory**

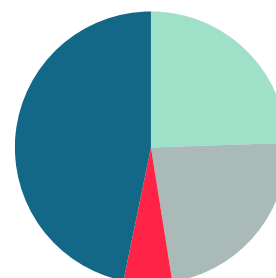
- New Listings **85 = 40.87%**
- Start Inventory **123**
- Total Inventory Units **208**
- Volume **\$68,644,327**

### Market Activity

**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%
Median List Price	189,900	199,950	5.29%	180,000	199,000	10.56%
Median Sale Price	193,000	197,000	2.07%	184,200	195,000	5.86%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	8.00	100.00%	6.50	14.00	115.38%
Monthly Inventory	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

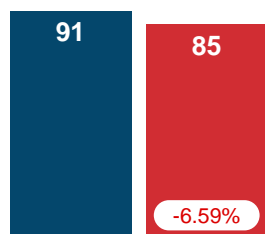
**Inventory** on April 30, 2023 = **130**

2022 2023

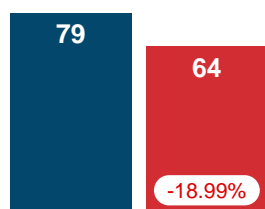
### APRIL MARKET

### MEDIAN PRICES

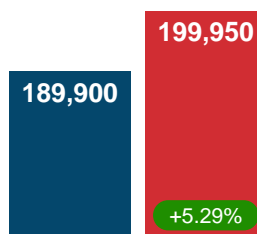
#### New Listings



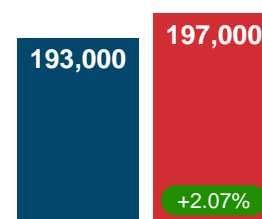
#### Pending Listings



#### List Price



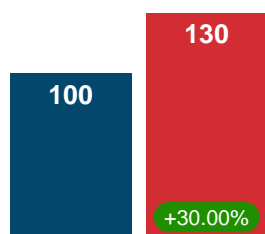
#### Sale Price



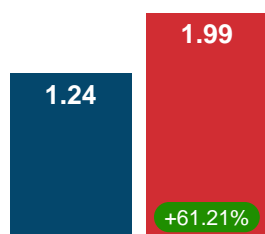
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

