

# February 2023



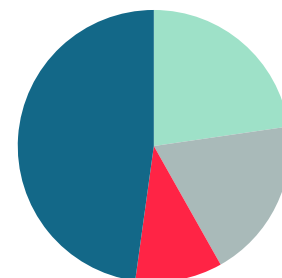
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	February 2023	+/-%
Closed Listings	54	57	5.56%
Pending Listings	77	48	-37.66%
New Listings	67	67	0.00%
Average List Price	222,473	224,512	0.92%
Average Sale Price	226,145	219,935	-2.75%
Average Percent of Selling Price to List Price	104.76%	97.93%	-6.52%
Average Days on Market to Sale	20.48	33.75	64.80%
End of Month Inventory	82	120	46.34%
Months Supply of Inventory	1.04	1.74	66.47%



■ Closed (22.71%)  
■ Pending (19.12%)  
■ Other OffMarket (10.36%)  
■ Active (47.81%)

**Absorption:** Last 12 months, an Average of **69** Sales/Month  
**Active Inventory** as of February 28, 2023 = **120**

### Analysis Wrap-Up

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

The total housing inventory at the end of February 2023 rose **46.34%** to 120 existing homes available for sale. Over the last 12 months this area has had an average of 69 closed sales per month. This represents an unsold inventory index of **1.74** 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 **2.75%** in February 2023 to \$219,935 versus the previous year at \$226,145.

#### Average Days on Market Lengthens

The average number of **33.75** days that homes spent on the market before selling increased by 13.27 days or **64.80%** in February 2023 compared to last year's same month at **20.48** DOM.

#### Sales Success for February 2023 is Positive

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

There were 67 New Listings in February 2023, down **0.00%** from last year at 67. Furthermore, there were 57 Closed Listings this month versus last year at 54, a **5.56%** increase.

Closed versus Listed trends yielded a **85.1%** ratio, up from previous year's, February 2022, at **80.6%**, a **5.56%** upswing. 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

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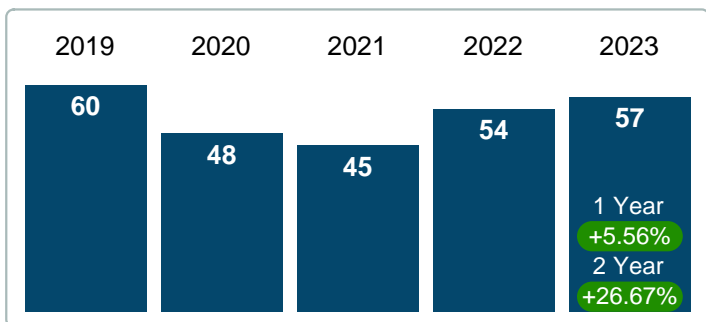
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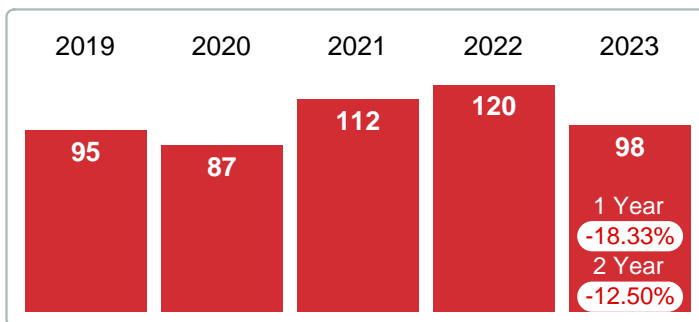
## CLOSED LISTINGS

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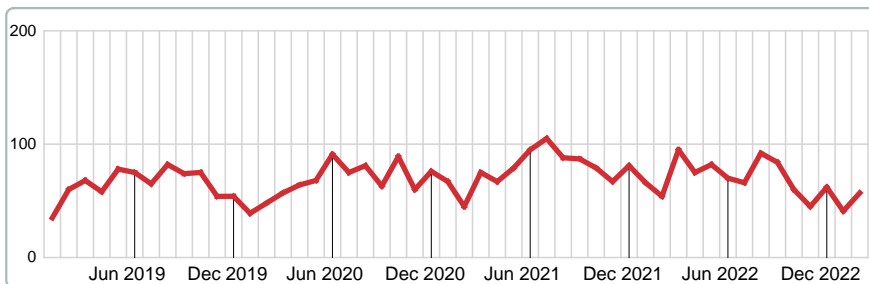
### FEBRUARY



### YEAR TO DATE (YTD)

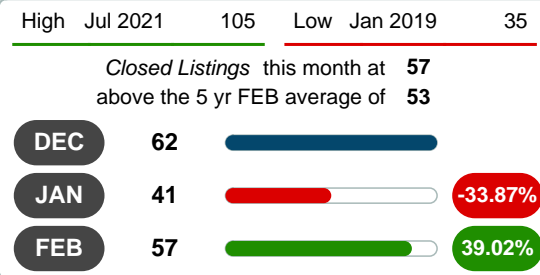


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 53



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	3.51%	40.5	1	1	0	0
\$50,001 - \$125,000	10	17.54%	22.9	4	3	2	1
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$200,000	23	40.35%	23.9	8	11	3	1
\$200,001 - \$250,000	7	12.28%	33.7	0	6	1	0
\$250,001 - \$350,000	9	15.79%	47.1	0	6	3	0
\$350,001 and up	6	10.53%	67.5	0	3	2	1
<b>Total Closed Units</b>	<b>57</b>			<b>13</b>	<b>30</b>	<b>11</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>12,536,300</b>	<b>100%</b>	<b>33.8</b>	<b>1.45M</b>	<b>6.33M</b>	<b>4.06M</b>	<b>692.50K</b>
<b>Average Closed Price</b>	<b>\$219,935</b>			<b>\$111,838</b>	<b>\$210,833</b>	<b>\$369,536</b>	<b>\$230,833</b>

# February 2023



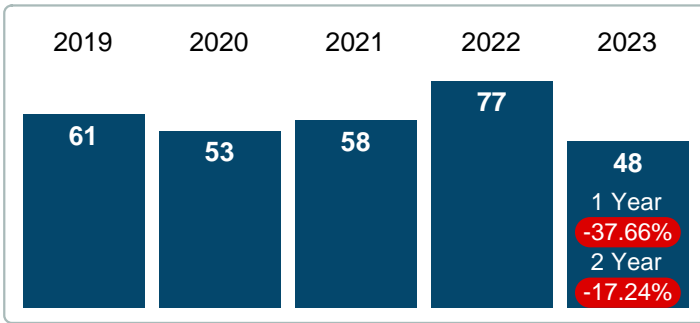
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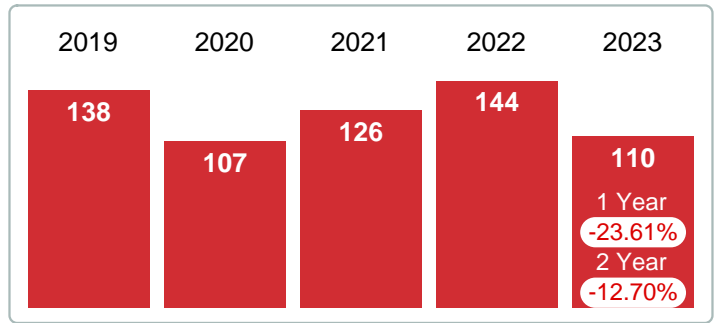
## PENDING LISTINGS

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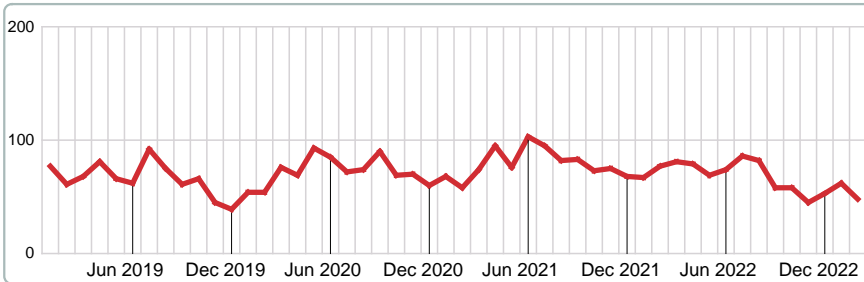
### FEBRUARY



### YEAR TO DATE (YTD)

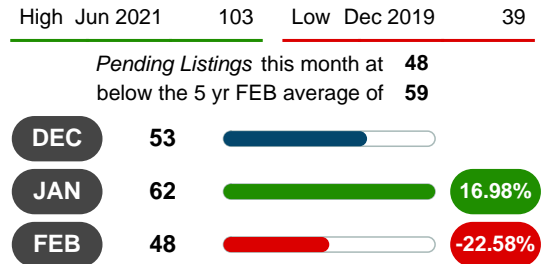


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 59



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4.17%	0.0	2	0	0	0
\$50,001 - \$100,000	9	18.75%	14.6	2	6	1	0
\$100,001 - \$200,000	7	14.58%	62.6	2	4	0	1
\$200,001 - \$350,000	13	27.08%	16.8	0	12	1	0
\$350,001 - \$375,000	2	4.17%	132.0	0	0	2	0
\$375,001 - \$475,000	10	20.83%	9.8	0	9	1	0
\$475,001 and up	5	10.42%	20.0	0	0	4	1
<b>Total Pending Units</b>	<b>48</b>			<b>6</b>	<b>31</b>	<b>9</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>14,190,050</b>	<b>100%</b>	<b>28.4</b>	<b>483.90K</b>	<b>7.93M</b>	<b>4.82M</b>	<b>949.90K</b>
<b>Average Listing Price</b>	<b>\$287,274</b>			<b>\$80,650</b>	<b>\$255,960</b>	<b>\$535,722</b>	<b>\$474,950</b>

# February 2023



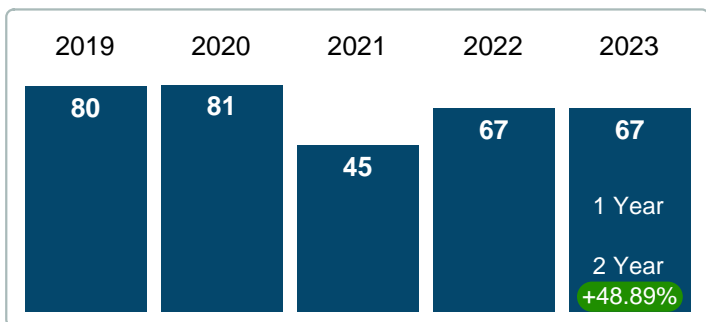
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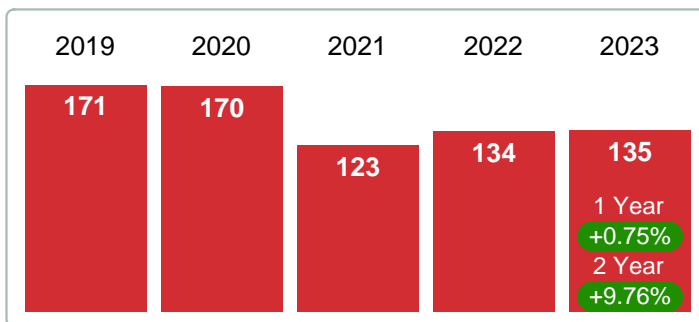
## NEW LISTINGS

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

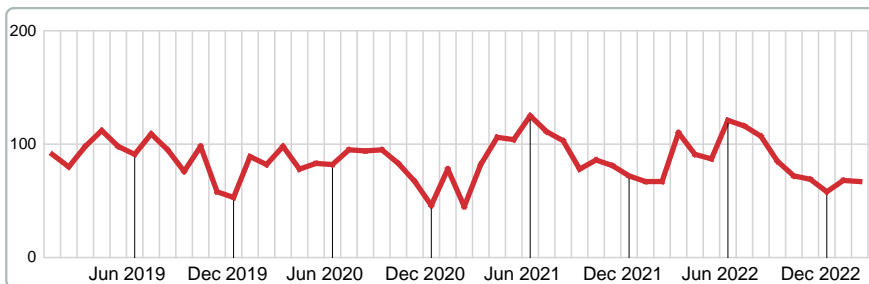
### FEBRUARY



### YEAR TO DATE (YTD)

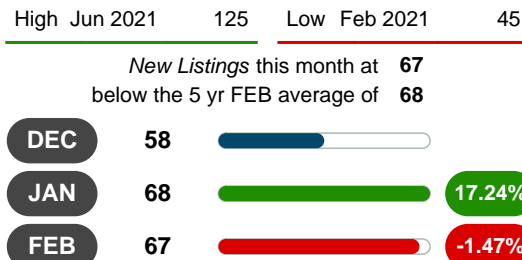


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 68



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.46%	3	1	1	0
\$75,001 - \$100,000	9	13.43%	2	7	0	0
\$100,001 - \$175,000	10	14.93%	1	7	1	1
\$175,001 - \$300,000	17	25.37%	0	13	4	0
\$300,001 - \$375,000	5	7.46%	0	5	0	0
\$375,001 - \$475,000	12	17.91%	0	10	0	2
\$475,001 and up	9	13.43%	0	2	7	0
<b>Total New Listed Units</b>	<b>67</b>		<b>6</b>	<b>45</b>	<b>13</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>18,387,630</b>	<b>100%</b>	<b>425.90K</b>	<b>11.30M</b>	<b>5.63M</b>	<b>1.03M</b>
<b>Average New Listed Listing Price</b>	<b>\$236,312</b>		<b>\$70,983</b>	<b>\$251,052</b>	<b>\$433,107</b>	<b>\$344,667</b>

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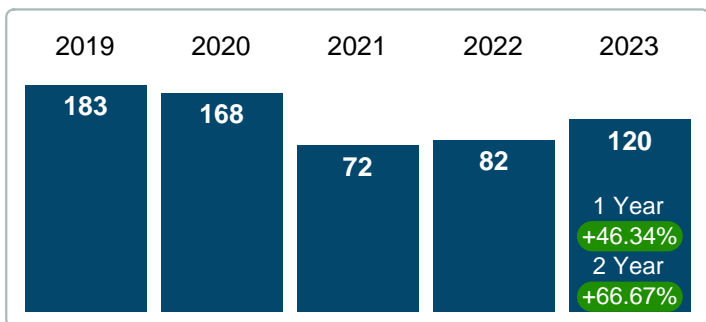
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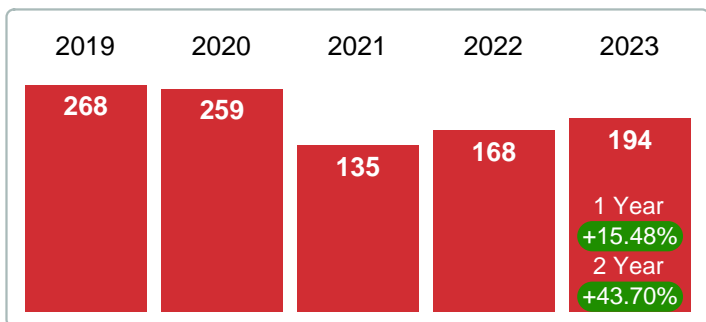
## ACTIVE INVENTORY

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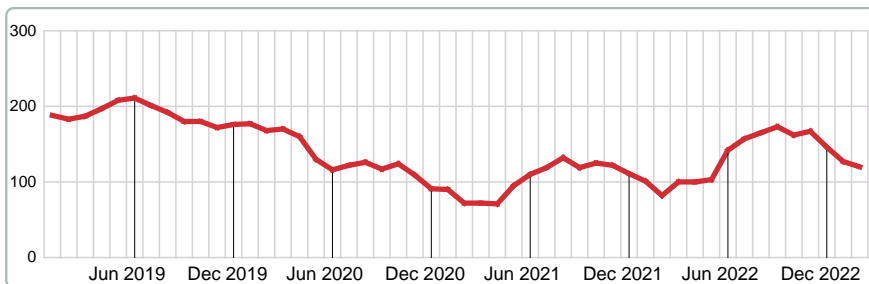
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

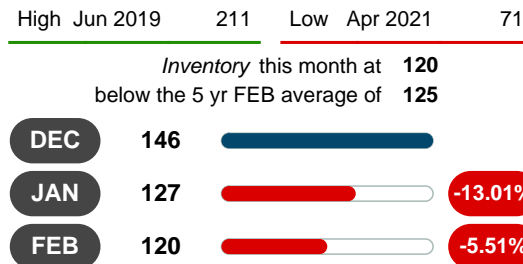


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 125



### 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	6	5.00%	125.2	3	2	0	1
\$75,001 - \$125,000	21	17.50%	60.8	9	10	2	0
\$125,001 - \$175,000	19	15.83%	61.4	6	11	1	1
\$175,001 - \$250,000	21	17.50%	55.8	1	14	5	1
\$250,001 - \$425,000	27	22.50%	98.5	3	16	6	2
\$425,001 - \$650,000	15	12.50%	80.2	0	6	6	3
\$650,001 and up	11	9.17%	130.9	0	1	4	6
Total Active Inventory by Units			120	22	60	24	14
Total Active Inventory by Volume			43,885,129	3.00M	15.43M	11.14M	14.31M
Average Active Inventory Listing Price			\$365,709	\$136,341	\$257,218	\$464,349	\$1,022,014

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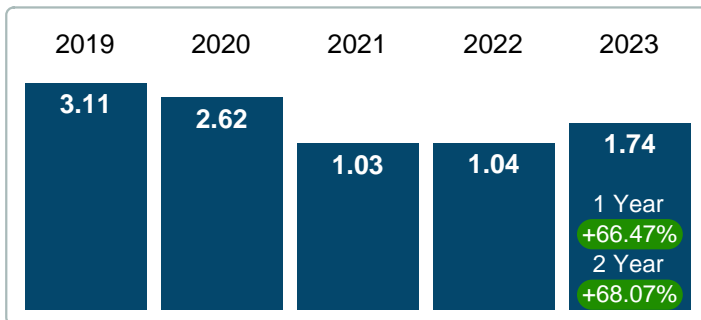
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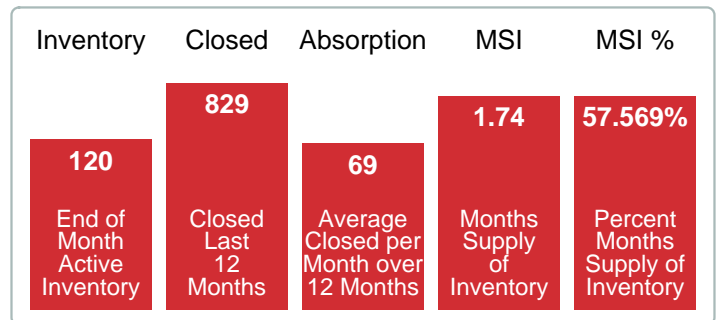
## MONTHS SUPPLY of INVENTORY (MSI)

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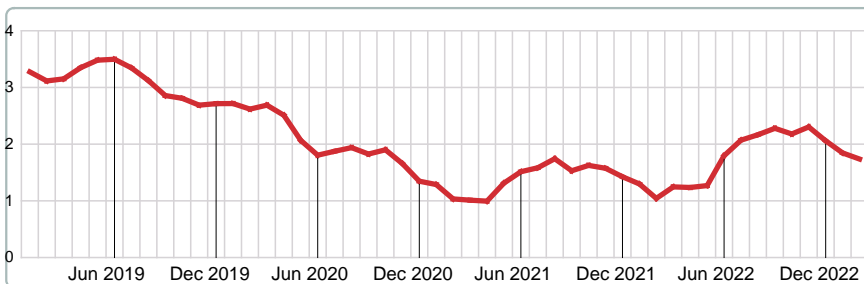
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2023

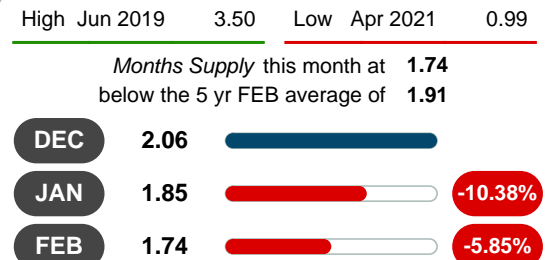


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 1.91



### 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	6	5.00%	1.07	1.03	0.80	0.00	12.00
\$75,001 - \$125,000	21	17.50%	2.40	3.18	2.00	2.18	0.00
\$125,001 - \$175,000	19	15.83%	1.16	1.53	1.02	0.71	4.00
\$175,001 - \$250,000	21	17.50%	1.18	0.75	0.99	2.31	6.00
\$250,001 - \$425,000	27	22.50%	1.91	3.27	1.76	1.60	4.80
\$425,001 - \$650,000	15	12.50%	3.83	0.00	4.50	3.00	6.00
\$650,001 and up	11	9.17%	4.40	0.00	1.50	4.00	7.20
Market Supply of Inventory (MSI)			1.74	1.83	1.38	2.12	6.22
Total Active Inventory by Units		100%	1.74	22	60	24	14

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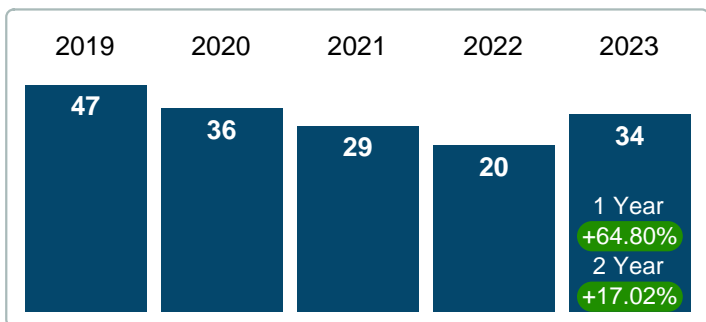
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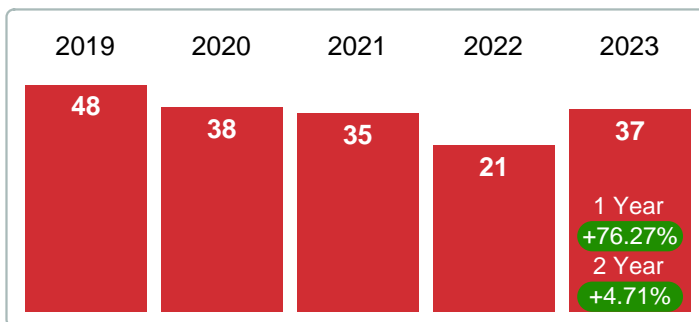
## AVERAGE DAYS ON MARKET TO SALE

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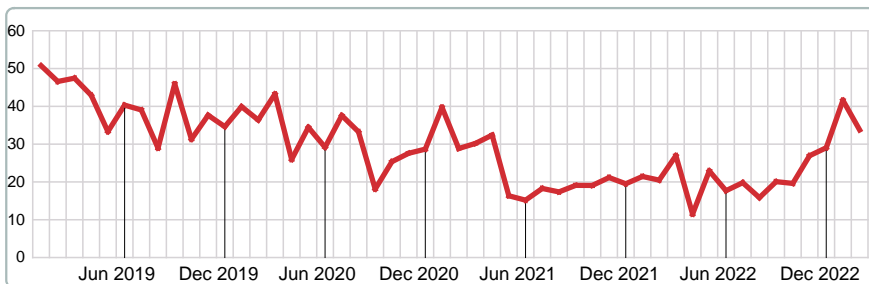
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 33

High Jan 2019 51 Low Apr 2022 11

Average Days on Market to Sale this month at 34 above the 5 yr FEB average of 33



### 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
\$50,000 and less	3.51%	41	1	80	0	0
\$50,001 - \$125,000	17.54%	23	23	1	25	83
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.35%	24	39	18	11	4
\$200,001 - \$250,000	12.28%	34	0	39	3	0
\$250,001 - \$350,000	15.79%	47	0	35	71	0
\$350,001 and up	10.53%	68	0	41	130	22
<b>Average Closed DOM</b>		<b>34</b>	<b>31</b>	<b>29</b>	<b>51</b>	<b>36</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>57</b>	<b>13</b>	<b>30</b>	<b>11</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>12,536,300</b>	<b>1.45M</b>	<b>6.33M</b>	<b>4.06M</b>	<b>692.50K</b>

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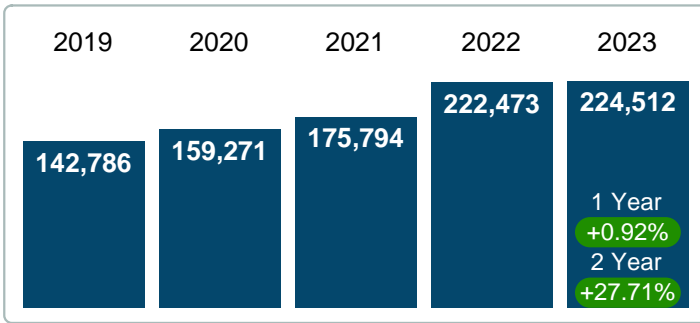
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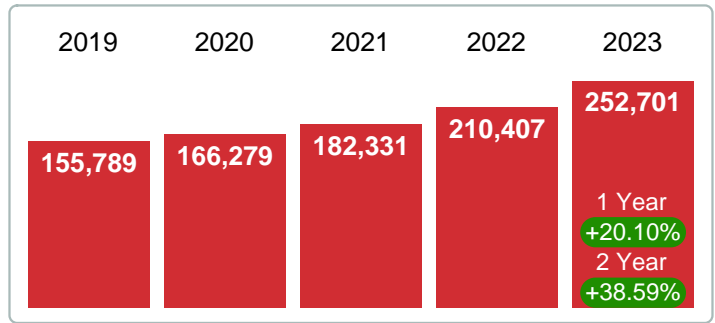
## AVERAGE LIST PRICE AT CLOSING

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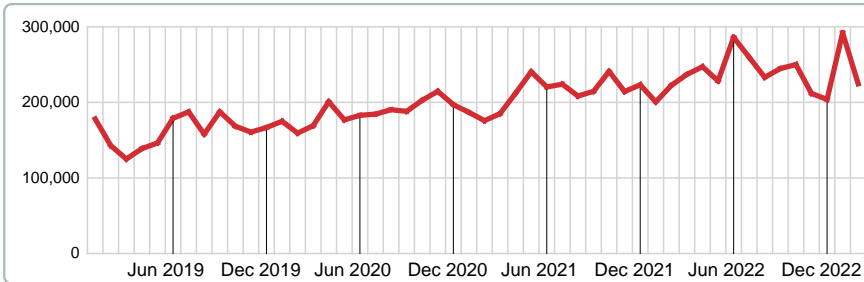
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

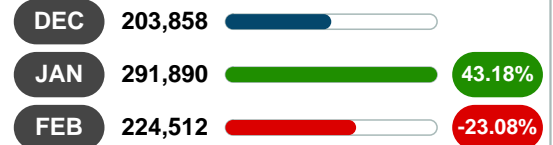


### 3 MONTHS

5 year FEB AVG = 184,967

High Jan 2023 291,890 Low Mar 2019 125,047

Average List Price at Closing this month at **224,512**  
above the 5 yr FEB average of **184,967**



### 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
\$50,000 and less	3.51%	32,500	25,000	69,900	0	0
\$50,001 - \$125,000	17.54%	90,800	81,725	80,133	119,950	78,000
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.35%	157,517	142,275	172,064	149,967	135,000
\$200,001 - \$250,000	14.04%	231,475	0	230,300	225,000	0
\$250,001 - \$350,000	12.28%	293,529	0	286,283	314,000	0
\$350,001 and up	12.28%	613,543	0	412,000	1,099,450	499,900
<b>Average List Price</b>		<b>224,512</b>	<b>114,623</b>	<b>217,950</b>	<b>368,700</b>	<b>237,633</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>224,512</b>	<b>13</b>	<b>30</b>	<b>11</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>12,797,199</b>	<b>1.49M</b>	<b>6.54M</b>	<b>4.06M</b>	<b>712.90K</b>



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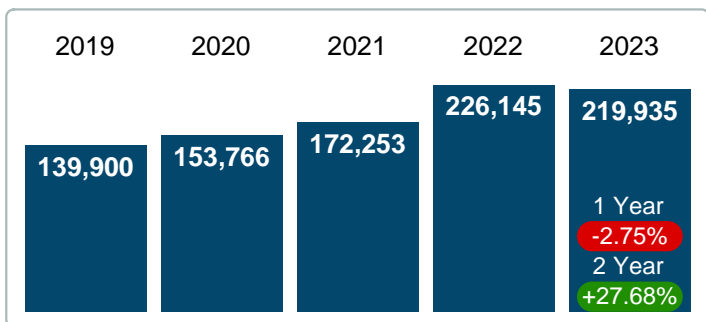
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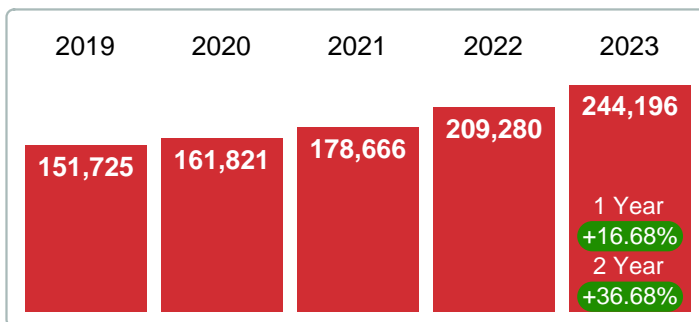
## AVERAGE SOLD PRICE AT CLOSING

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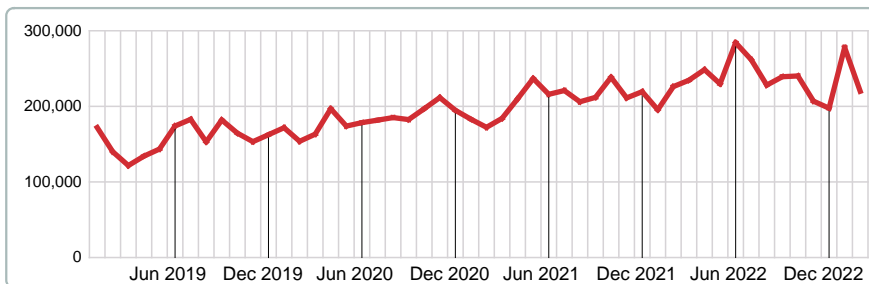
### FEBRUARY



### YEAR TO DATE (YTD)

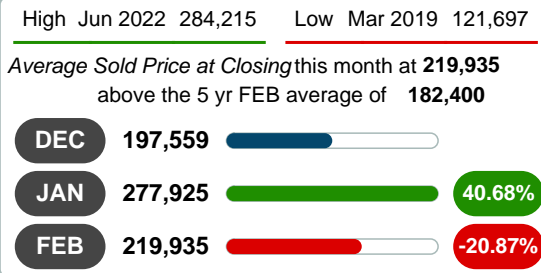


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 182,400



### 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
\$50,000 and less	3.51%	37,500	25,000	50,000	0	0
\$50,001 - \$125,000	17.54%	84,590	77,100	80,167	121,000	55,000
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.35%	156,557	140,063	169,891	156,333	142,500
\$200,001 - \$250,000	12.28%	224,971	0	224,967	225,000	0
\$250,001 - \$350,000	15.79%	284,544	0	271,817	310,000	0
\$350,001 and up	10.53%	646,483	0	395,000	1,099,450	495,000
<b>Average Sold Price</b>		<b>219,935</b>	<b>111,838</b>	<b>210,833</b>	<b>369,536</b>	<b>230,833</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>219,935</b>	<b>13</b>	<b>30</b>	<b>11</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>12,536,300</b>	<b>1.45M</b>	<b>6.33M</b>	<b>4.06M</b>	<b>692.50K</b>

# February 2023



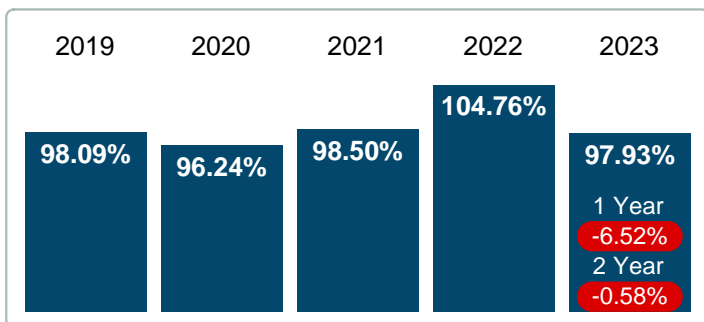
Area Delimited by County Of Creek - Residential Property Type



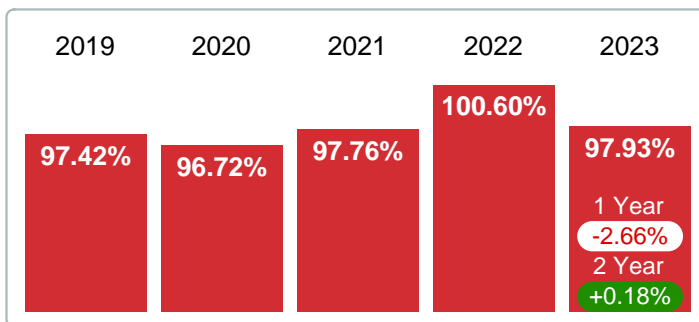
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

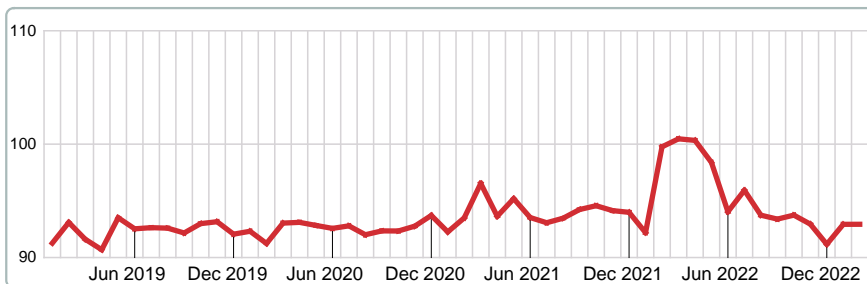
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

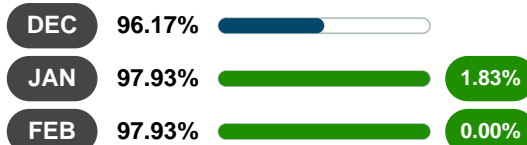


### 3 MONTHS

5 year FEB AVG = 99.11%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **97.93%**  
below the 5 yr FEB average of **99.11%**



### 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
\$50,000 and less	2	3.51%	85.77%	100.00%	71.53%	0.00%	0.00%
\$50,001 - \$125,000	10	17.54%	97.09%	99.56%	100.04%	100.98%	70.51%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	23	40.35%	99.75%	98.67%	98.95%	103.63%	105.56%
\$200,001 - \$250,000	7	12.28%	98.14%	0.00%	97.83%	100.00%	0.00%
\$250,001 - \$350,000	9	15.79%	96.89%	0.00%	95.32%	100.02%	0.00%
\$350,001 and up	6	10.53%	97.76%	0.00%	95.85%	100.00%	99.02%
Average Sold/List Ratio		97.90%		99.04%	96.89%	101.17%	91.70%
Total Closed Units		57	100%	13	30	11	3
Total Closed Volume		12,536,300		1.45M	6.33M	4.06M	692.50K

# February 2023



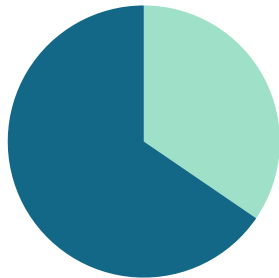
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

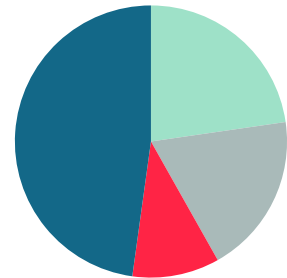


**Inventory**  
 New Listings  
**67 = 34.54%**  
 Start Inventory  
**127**  
 Total Inventory Units  
**194**  
 Volume  
**\$67,831,479**

### Market Activity

Closed Sales  
**57 = 22.71%**  
 Pending Sales  
**48 = 19.12%**  
 Other Off Market  
**26 = 10.36%**  
 Active Inventory  
**120 = 47.81%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	54	57	5.56%	120	98	-18.33%
Pending Sales	77	48	-37.66%	144	110	-23.61%
New Listings	67	67	0.00%	134	135	0.75%
Average List Price	222,473	224,512	0.92%	210,407	252,701	20.10%
Average Sale Price	226,145	219,935	-2.75%	209,280	244,196	16.68%
Average Percent of Selling Price to List Price	104.76%	97.93%	-6.52%	100.60%	97.93%	-2.66%
Average Days on Market to Sale	20.48	33.75	64.80%	21.01	37.03	76.27%
Monthly Inventory	82	120	46.34%	82	120	46.34%
Months Supply of Inventory	1.04	1.74	66.47%	1.04	1.74	66.47%

**Absorption:** Last 12 months, an Average of **69** Sales/Month

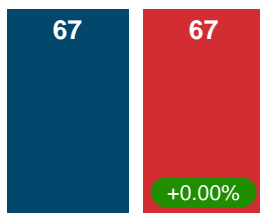
**Inventory** on February 28, 2023 = **120**

**2022** **2023**

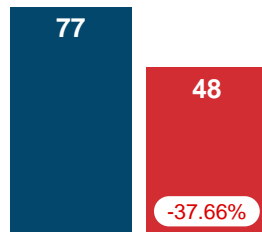
### FEBRUARY MARKET

### AVERAGE PRICES

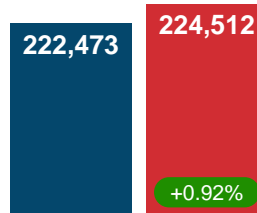
#### New Listings



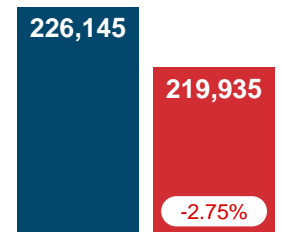
#### Pending Listings



#### List Price



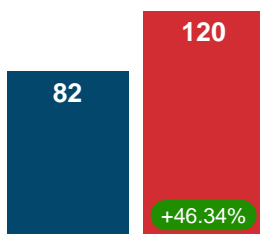
#### Sale Price



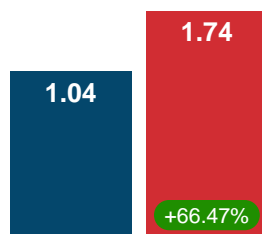
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

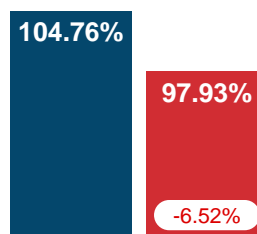
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

