

February 2023



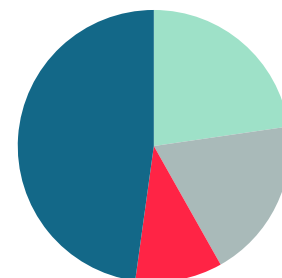
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	172,450	170,000	-1.42%
Median Sale Price	183,250	166,000	-9.41%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	22.00	175.00%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **9.41%** in February 2023 to \$166,000 versus the previous year at \$183,250.

Median Days on Market Lengthens

The median number of **22.00** days that homes spent on the market before selling increased by 14.00 days or **175.00%** in February 2023 compared to last year's same month at **8.00** DOM.

Sales Success for February 2023 is Positive

Overall, with Median 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.

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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

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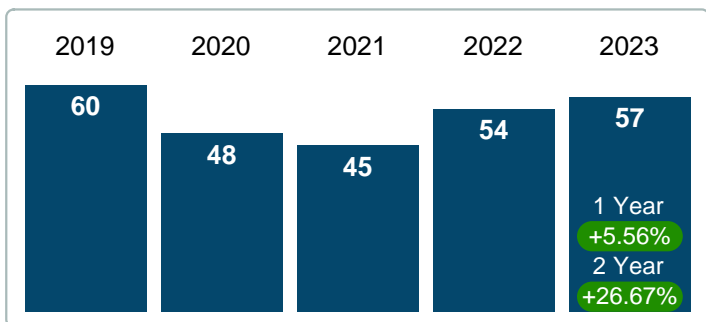
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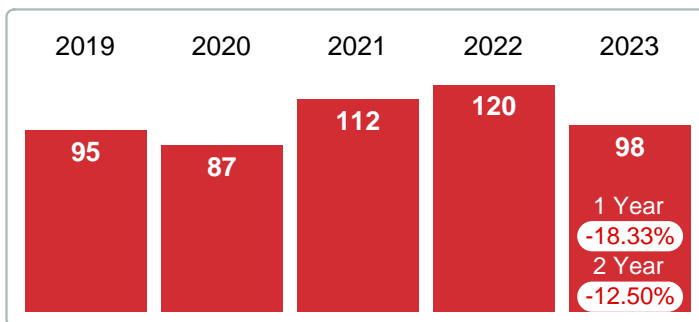
CLOSED LISTINGS

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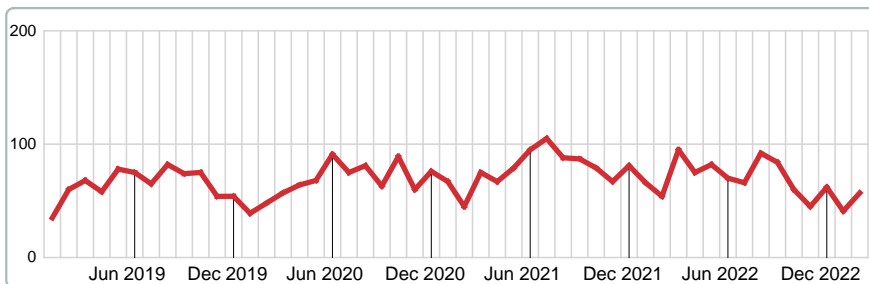
FEBRUARY



YEAR TO DATE (YTD)

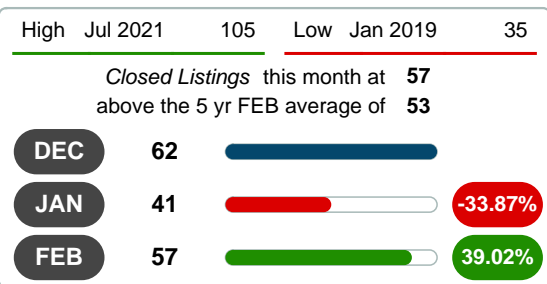


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 53



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	5.5	4	3	2	1
\$125,001 - \$125,000	0	0.00%	5.5	0	0	0	0
\$125,001 - \$200,000	23	40.35%	9.0	8	11	3	1
\$200,001 - \$250,000	7	12.28%	31.0	0	6	1	0
\$250,001 - \$350,000	9	15.79%	47.0	0	6	3	0
\$350,001 and up	6	10.53%	45.5	0	3	2	1
Total Closed Units	57			13	30	11	3
Total Closed Volume	12,536,300	100%	22.0	1.45M	6.33M	4.06M	692.50K
Median Closed Price	\$166,000			\$130,000	\$207,500	\$225,000	\$142,500

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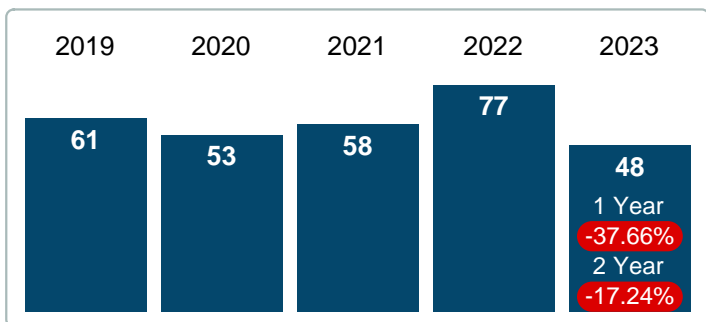
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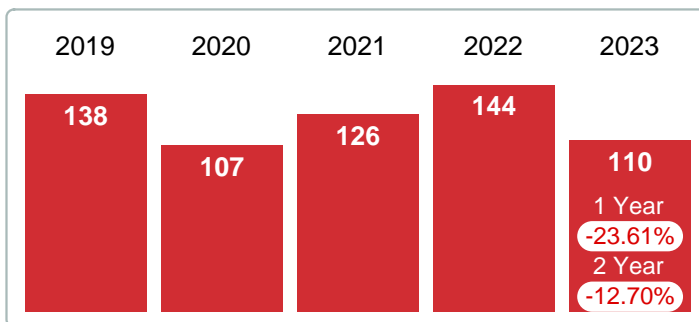
PENDING LISTINGS

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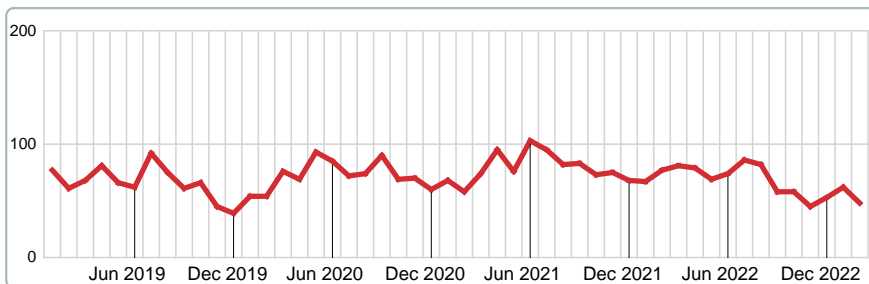
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 59

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at 48
below the 5 yr FEB average of 59



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	5.0	2	6	1	0
\$100,001 - \$200,000	7	14.58%	27.0	2	4	0	1
\$200,001 - \$350,000	13	27.08%	11.0	0	12	1	0
\$350,001 - \$375,000	2	4.17%	132.0	0	0	2	0
\$375,001 - \$475,000	10	20.83%	0.0	0	9	1	0
\$475,001 and up	5	10.42%	8.0	0	0	4	1
Total Pending Units	48			6	31	9	2
Total Pending Volume	14,190,050	100%	7.5	483.90K	7.93M	4.82M	949.90K
Median Listing Price	\$262,000			\$75,450	\$265,000	\$454,000	\$474,950

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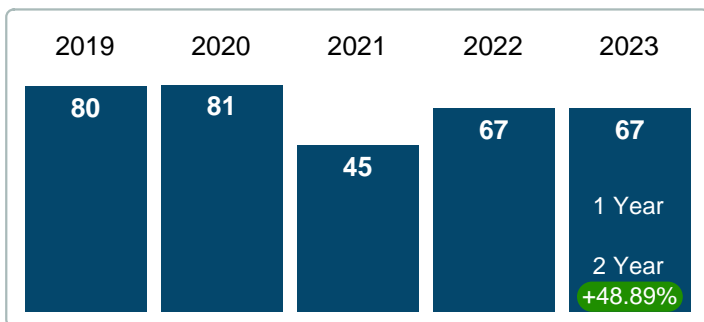
Area Delimited by County Of Creek - Residential Property Type



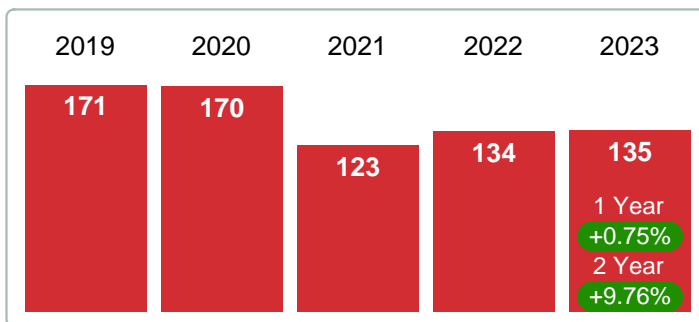
NEW LISTINGS

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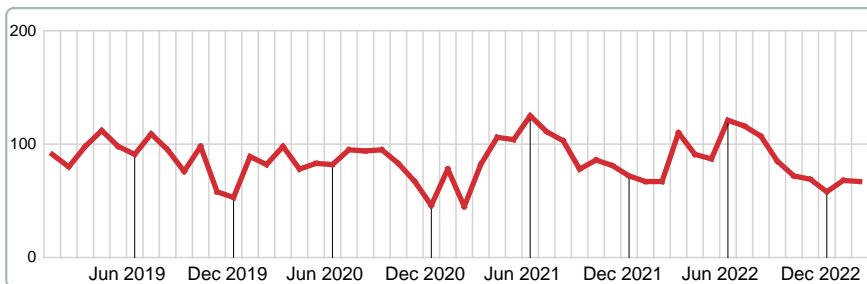
FEBRUARY



YEAR TO DATE (YTD)

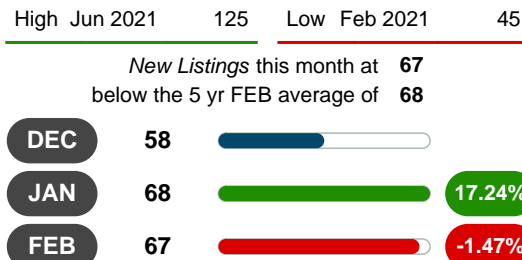


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	67		6	45	13	3
Total New Listed Volume	18,387,630	100%	425.90K	11.30M	5.63M	1.03M
Median New Listed Listing Price	\$229,000		\$75,450	\$225,000	\$490,000	\$425,000

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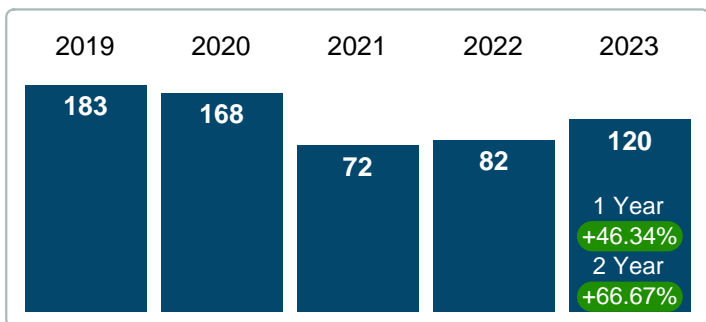
Area Delimited by County Of Creek - Residential Property Type



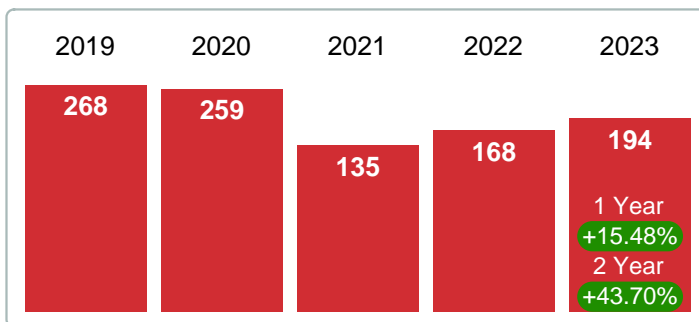
ACTIVE INVENTORY

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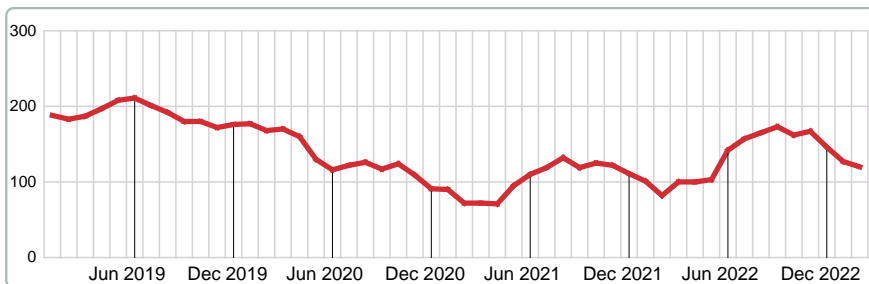
END OF FEBRUARY



ACTIVE DURING FEBRUARY

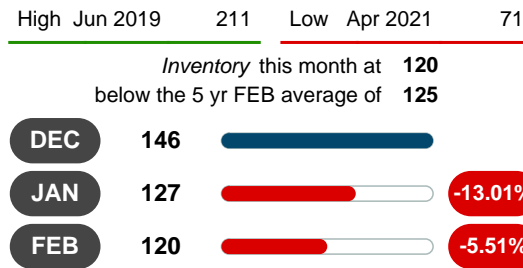


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 125



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	5.00%	88.5	3	2	0	1
\$75,001 - \$125,000	21	17.50%	33.0	9	10	2	0
\$125,001 - \$175,000	19	15.83%	47.0	6	11	1	1
\$175,001 - \$250,000	21	17.50%	36.0	1	14	5	1
\$250,001 - \$425,000	27	22.50%	82.0	3	16	6	2
\$425,001 - \$650,000	15	12.50%	33.0	0	6	6	3
\$650,001 and up	11	9.17%	89.0	0	1	4	6
Total Active Inventory by Units	120			22	60	24	14
Total Active Inventory by Volume	43,885,129	100%	52.5	3.00M	15.43M	11.14M	14.31M
Median Active Inventory Listing Price	\$227,000			\$117,450	\$213,700	\$384,950	\$644,500

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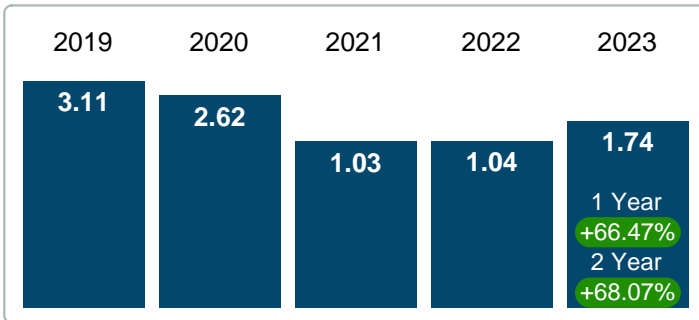
Area Delimited by County Of Creek - Residential Property Type



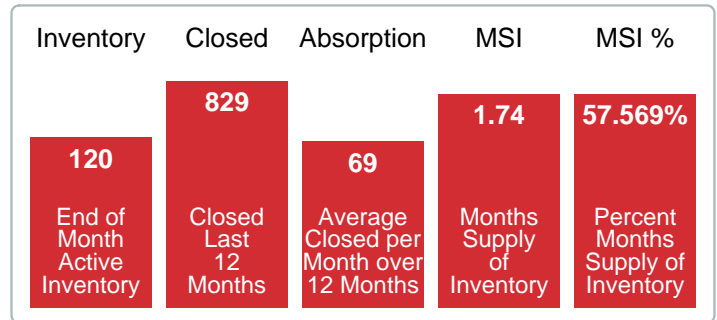
MONTHS SUPPLY of INVENTORY (MSI)

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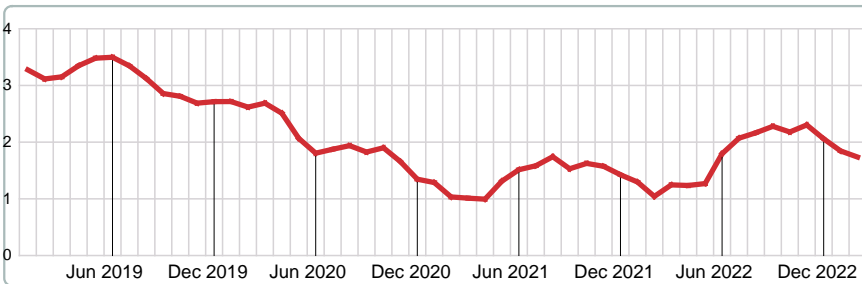
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023

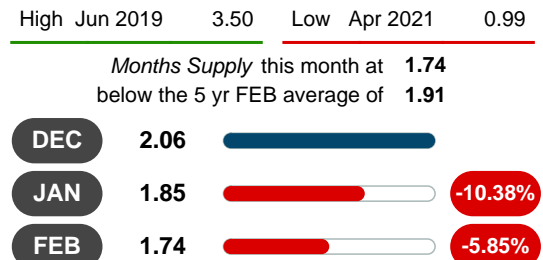


5 YEAR MARKET ACTIVITY TRENDS



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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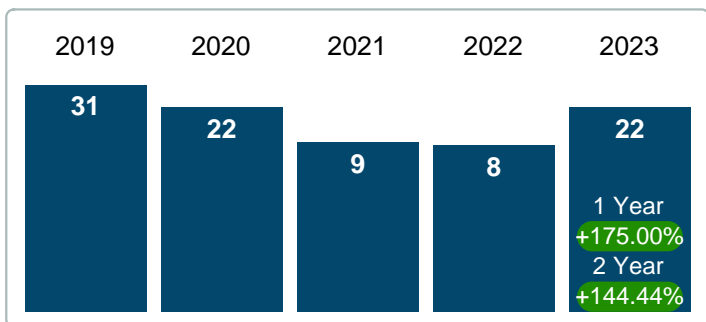
Area Delimited by County Of Creek - Residential Property Type



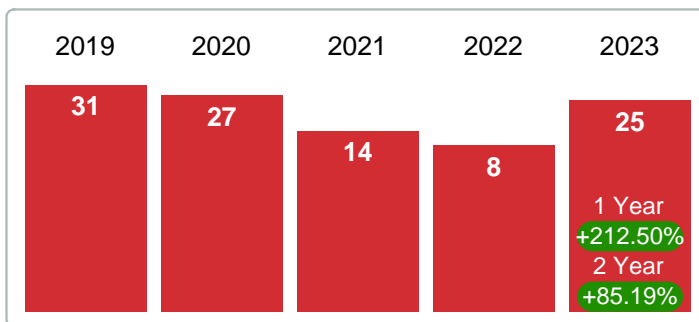
MEDIAN DAYS ON MARKET TO SALE

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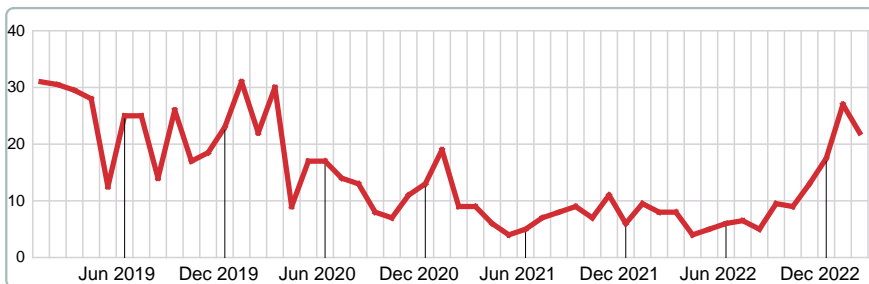
FEBRUARY



YEAR TO DATE (YTD)

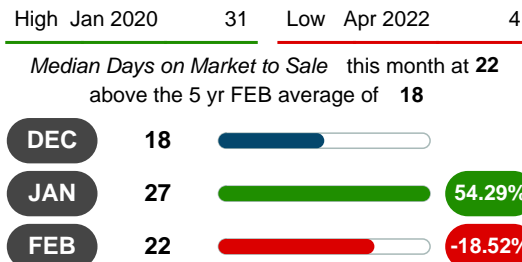


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 18



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
\$50,000 and less	3.51%	41	1	80	0	0
\$50,001 - \$125,000	17.54%	6	6	1	25	83
\$125,001 - \$125,000	0.00%	6	0	0	0	0
\$125,001 - \$200,000	40.35%	9	21	9	3	4
\$200,001 - \$250,000	12.28%	31	0	40	3	0
\$250,001 - \$350,000	15.79%	47	0	43	76	0
\$350,001 and up	10.53%	46	0	41	130	22
Median Closed DOM		22	9	27	28	22
Total Closed Units	100%	57	13	30	11	3
Total Closed Volume		12,536,300	1.45M	6.33M	4.06M	692.50K

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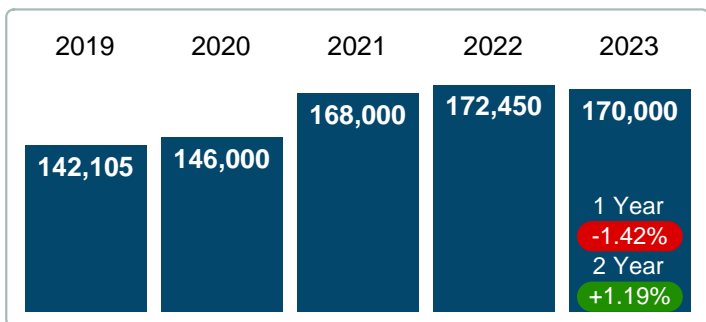
Area Delimited by County Of Creek - Residential Property Type



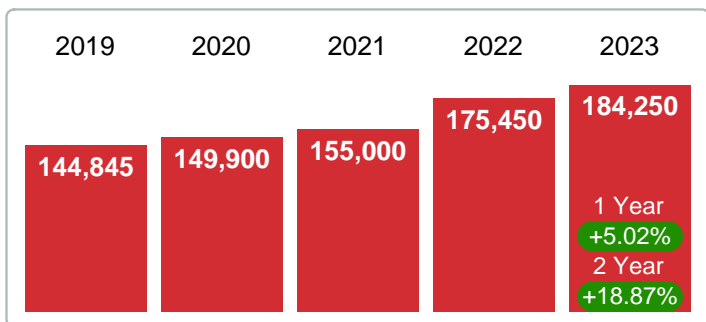
MEDIAN LIST PRICE AT CLOSING

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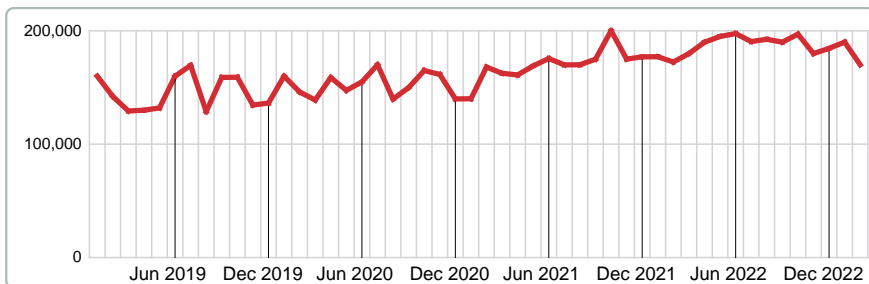
FEBRUARY



YEAR TO DATE (YTD)

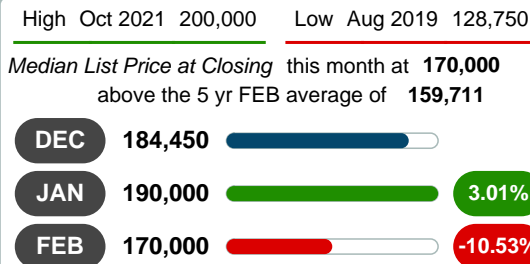


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 159,711



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
\$50,000 and less	3.51%	32,500	32,500	0	0	0
\$50,001 - \$125,000	17.54%	80,000	80,000	79,950	119,950	78,000
\$125,001 - \$125,000	0.00%	80,000	0	0	0	0
\$125,001 - \$200,000	40.35%	149,900	140,000	165,000	150,000	135,000
\$200,001 - \$250,000	14.04%	230,000	0	230,000	235,000	0
\$250,001 - \$350,000	12.28%	289,900	0	279,900	337,000	0
\$350,001 and up	12.28%	469,000	0	392,000	529,900	499,900
Median List Price		170,000	132,000	207,500	225,000	135,000
Total Closed Units	100%	57	13	30	11	3
Total Closed Volume		12,797,199	1.49M	6.54M	4.06M	712.90K

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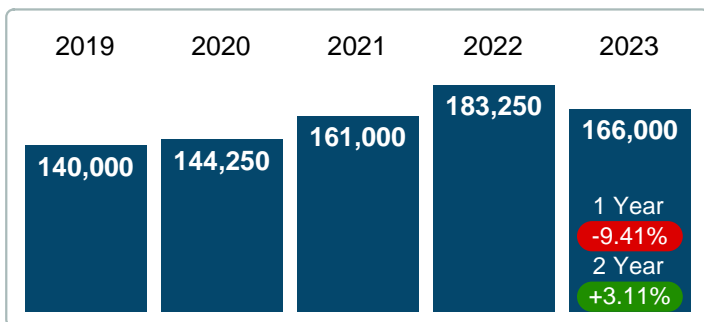
Area Delimited by County Of Creek - Residential Property Type



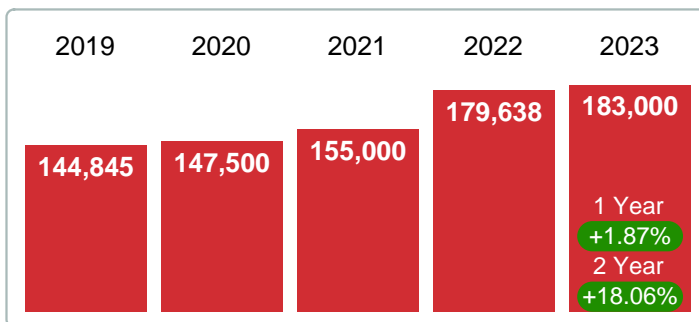
MEDIAN SOLD PRICE AT CLOSING

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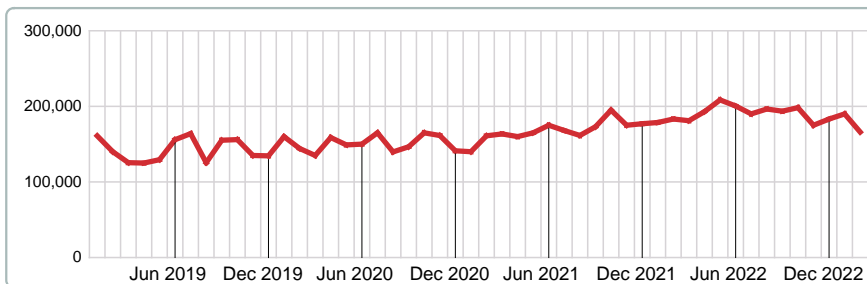
FEBRUARY



YEAR TO DATE (YTD)

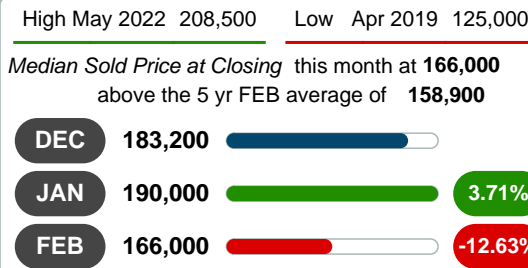


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 158,900



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
\$50,000 and less	3.51%	37,500	25,000	50,000	0	0
\$50,001 - \$125,000	17.54%	80,000	68,750	80,000	121,000	55,000
\$125,001 - \$125,000	0.00%	80,000	0	0	0	0
\$125,001 - \$200,000	40.35%	150,000	137,500	164,900	150,000	142,500
\$200,001 - \$250,000	12.28%	225,000	0	225,000	225,000	0
\$250,001 - \$350,000	15.79%	285,000	0	272,500	310,000	0
\$350,001 and up	10.53%	472,500	0	380,000	1,099,450	495,000
Median Sold Price		166,000	130,000	207,500	225,000	142,500
Total Closed Units	100%	57	13	30	11	3
Total Closed Volume		12,536,300	1.45M	6.33M	4.06M	692.50K

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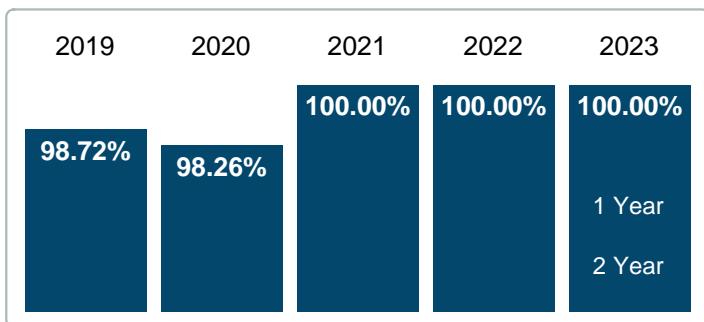
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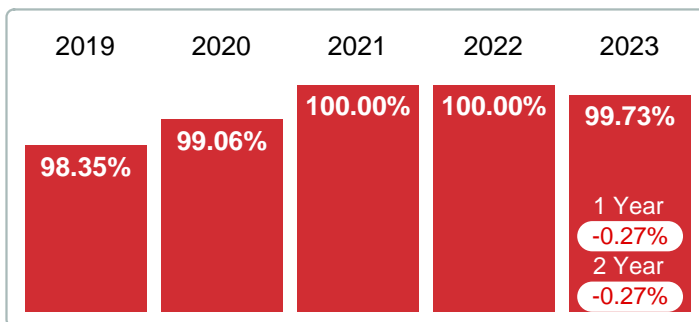
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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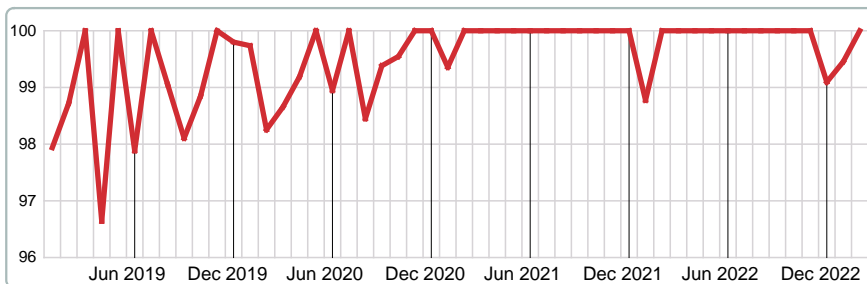
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

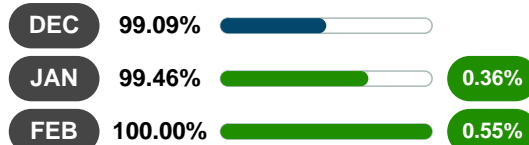


3 MONTHS

5 year FEB AVG = 99.40%

High Feb 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr FEB average of **99.40%**



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
\$50,000 and less	2	3.51%	85.77%	100.00%	71.53%	0.00%	0.00%
\$50,001 - \$125,000	10	17.54%	99.20%	93.06%	100.00%	100.98%	70.51%
\$125,001 - \$125,000	0	0.00%	99.20%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	23	40.35%	100.00%	99.53%	100.00%	100.00%	105.56%
\$200,001 - \$250,000	7	12.28%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$350,000	9	15.79%	95.99%	0.00%	97.05%	95.83%	0.00%
\$350,001 and up	6	10.53%	97.98%	0.00%	95.95%	100.00%	99.02%
Median Sold/List Ratio		100.00%		99.07%	99.15%	100.00%	99.02%
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



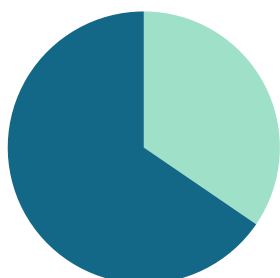
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

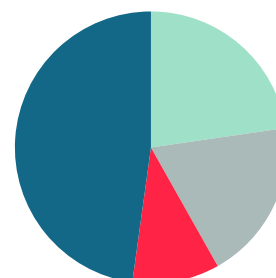
- New Listings **67 = 34.54%**
- Start Inventory **127**
- Total Inventory Units **194**
- Volume **\$67,831,479**

Market Activity

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%
Median List Price	172,450	170,000	-1.42%	175,450	184,250	5.02%
Median Sale Price	183,250	166,000	-9.41%	179,638	183,000	1.87%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.73%	-0.27%
Median Days on Market to Sale	8.00	22.00	175.00%	8.00	25.00	212.50%
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

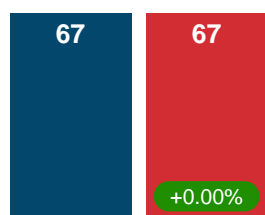
Inventory on February 28, 2023 = **120**

2022 **2023**

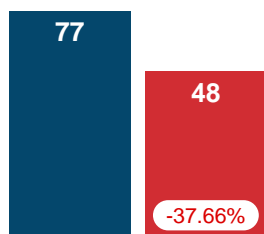
FEBRUARY MARKET

MEDIAN PRICES

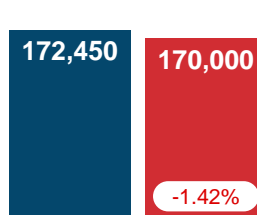
New Listings



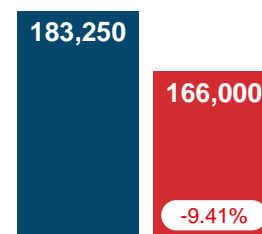
Pending Listings



List Price



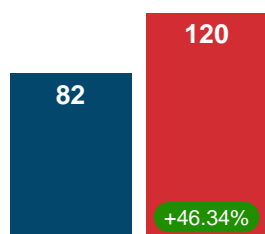
Sale Price



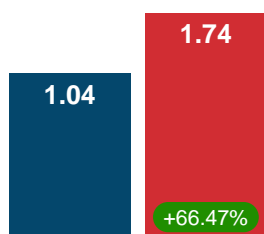
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

