

# July 2023



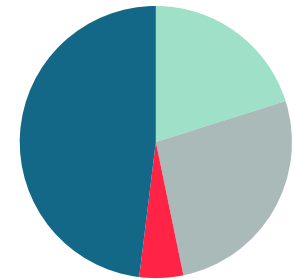
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	July 2023	+/-%
Closed Listings	66	62	-6.06%
Pending Listings	86	82	-4.65%
New Listings	116	98	-15.52%
Average List Price	259,547	286,761	10.49%
Average Sale Price	261,792	277,184	5.88%
Average Percent of Selling Price to List Price	100.93%	97.67%	-3.22%
Average Days on Market to Sale	19.80	18.45	-6.82%
End of Month Inventory	157	148	-5.73%
Months Supply of Inventory	2.07	2.35	13.62%



■ Closed (20.13%)  
■ Pending (26.62%)  
■ Other OffMarket (5.19%)  
■ Active (48.05%)

**Absorption:** Last 12 months, an Average of **63** Sales/Month  
**Active Inventory** as of July 31, 2023 = **148**

### Analysis Wrap-Up

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

The total housing inventory at the end of July 2023 decreased **5.73%** to 148 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **2.35** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **5.88%** in July 2023 to \$277,184 versus the previous year at \$261,792.

#### Average Days on Market Shortens

The average number of **18.45** days that homes spent on the market before selling decreased by 1.35 days or **6.82%** in July 2023 compared to last year's same month at **19.80** DOM.

#### Sales Success for July 2023 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 98 New Listings in July 2023, down **15.52%** from last year at 116. Furthermore, there were 62 Closed Listings this month versus last year at 66, a **-6.06%** decrease.

Closed versus Listed trends yielded a **63.3%** ratio, up from previous year's, July 2022, at **56.9%**, a **11.19%** upswing. This will certainly create pressure on a decreasing 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

# July 2023



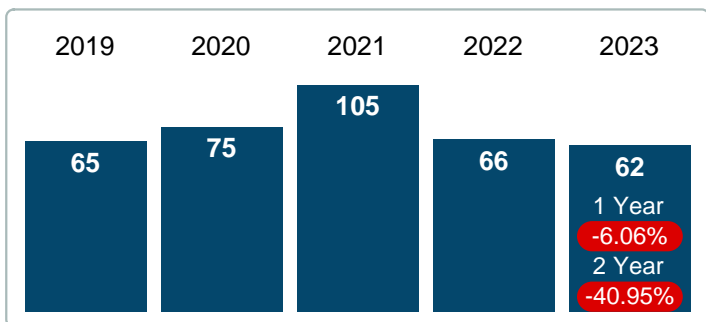
Area Delimited by County Of Creek - Residential Property Type



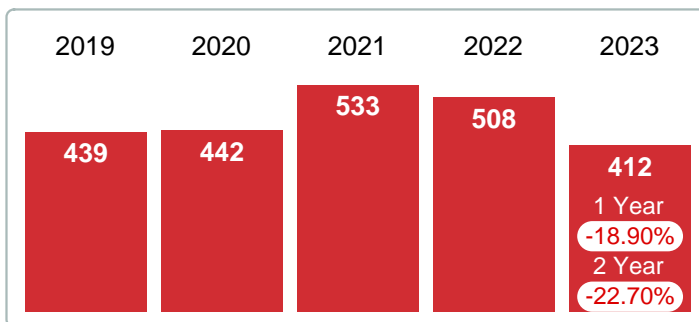
## CLOSED LISTINGS

Report produced on Aug 11, 2023 for MLS Technology Inc.

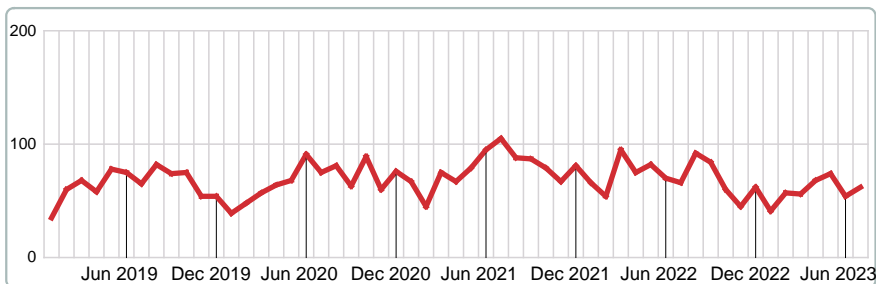
### JULY



### YEAR TO DATE (YTD)

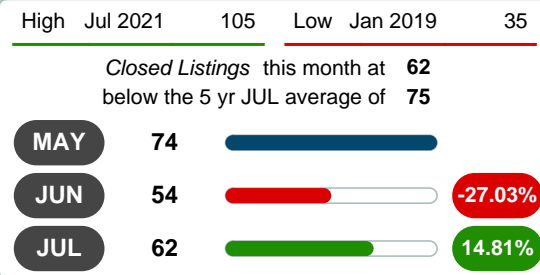


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 75



### 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	4	6.45%	60.8	2	2	0	0
\$75,001 - \$125,000	9	14.52%	5.4	6	2	1	0
\$125,001 - \$150,000	8	12.90%	11.3	2	5	1	0
\$150,001 - \$225,000	14	22.58%	10.2	0	11	3	0
\$225,001 - \$350,000	12	19.35%	17.0	1	8	3	0
\$350,001 - \$525,000	8	12.90%	34.8	0	5	3	0
\$525,001 and up	7	11.29%	19.6	0	1	4	2
<b>Total Closed Units</b>	<b>62</b>			<b>11</b>	<b>34</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>17,185,386</b>	<b>100%</b>	<b>18.5</b>	<b>1.18M</b>	<b>7.89M</b>	<b>5.49M</b>	<b>2.63M</b>
<b>Average Closed Price</b>	<b>\$277,184</b>			<b>\$107,664</b>	<b>\$231,982</b>	<b>\$365,913</b>	<b>\$1,312,500</b>

# July 2023



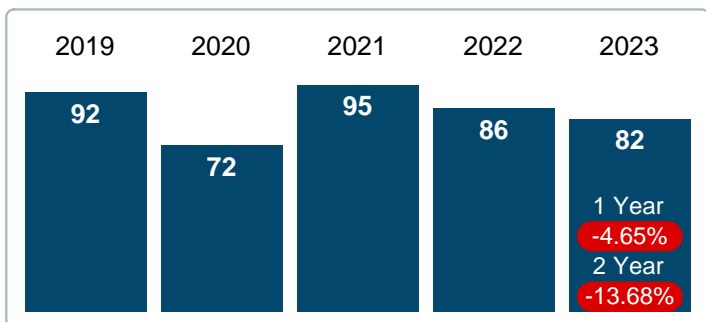
Area Delimited by County Of Creek - Residential Property Type



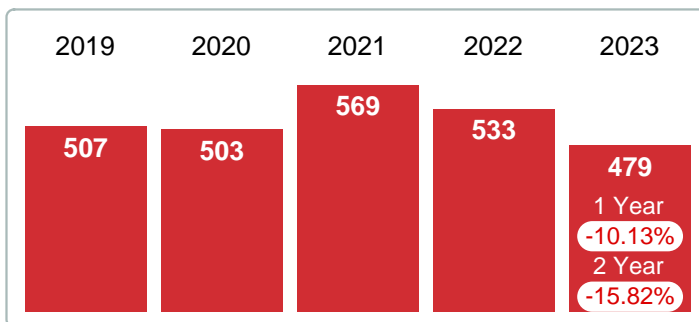
## PENDING LISTINGS

Report produced on Aug 11, 2023 for MLS Technology Inc.

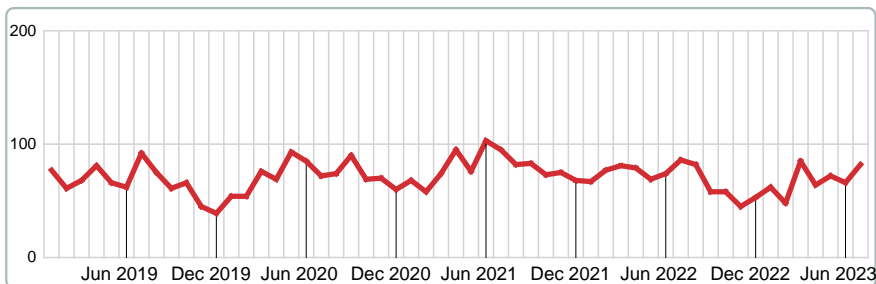
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 85

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **82**  
below the 5 yr JUL average of **85**



### 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	9	10.98%	25.9	5	2	1	1
\$100,001 - \$125,000	9	10.98%	31.9	3	5	0	1
\$125,001 - \$150,000	10	12.20%	8.6	2	8	0	0
\$150,001 - \$225,000	23	28.05%	41.7	1	17	4	1
\$225,001 - \$275,000	11	13.41%	28.4	4	7	0	0
\$275,001 - \$350,000	10	12.20%	32.5	0	7	2	1
\$350,001 and up	10	12.20%	79.3	0	3	6	1
<b>Total Pending Units</b>	<b>82</b>			<b>15</b>	<b>49</b>	<b>13</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>18,968,250</b>	<b>100%</b>	<b>26.7</b>	<b>2.13M</b>	<b>10.29M</b>	<b>5.00M</b>	<b>1.55M</b>
<b>Average Listing Price</b>	<b>\$195,000</b>			<b>\$141,707</b>	<b>\$209,967</b>	<b>\$384,977</b>	<b>\$309,910</b>

# July 2023



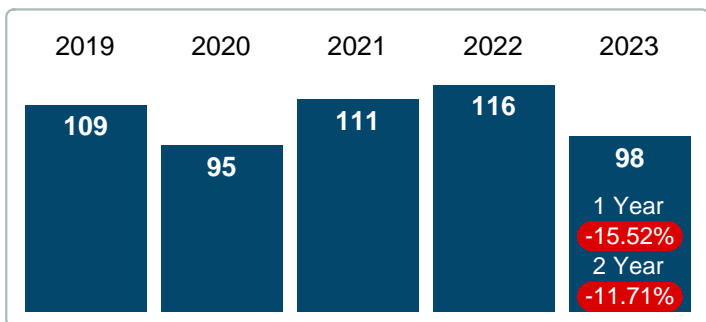
Area Delimited by County Of Creek - Residential Property Type



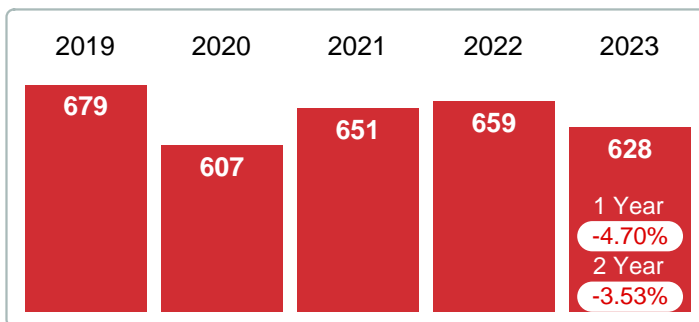
## NEW LISTINGS

Report produced on Aug 11, 2023 for MLS Technology Inc.

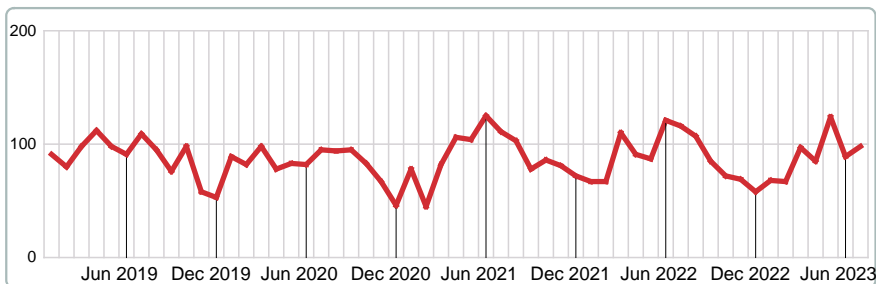
### JULY



### YEAR TO DATE (YTD)

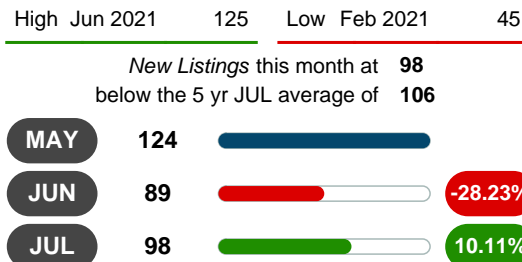


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 106



### 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	10	10.20%	4	4	2	0
\$100,001 - \$130,000	12	12.24%	5	7	0	0
\$130,001 - \$150,000	14	14.29%	1	12	1	0
\$150,001 - \$240,000	25	25.51%	3	19	3	0
\$240,001 - \$330,000	14	14.29%	3	9	2	0
\$330,001 - \$480,000	13	13.27%	0	5	5	3
\$480,001 and up	10	10.20%	0	2	3	5
<b>Total New Listed Units</b>	<b>98</b>		<b>16</b>	<b>58</b>	<b>16</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>26,302,899</b>	<b>100%</b>	<b>2.32M</b>	<b>12.96M</b>	<b>6.52M</b>	<b>4.51M</b>
<b>Average New Listed Listing Price</b>	<b>\$125,000</b>		<b>\$144,888</b>	<b>\$223,403</b>	<b>\$407,256</b>	<b>\$563,900</b>

# July 2023



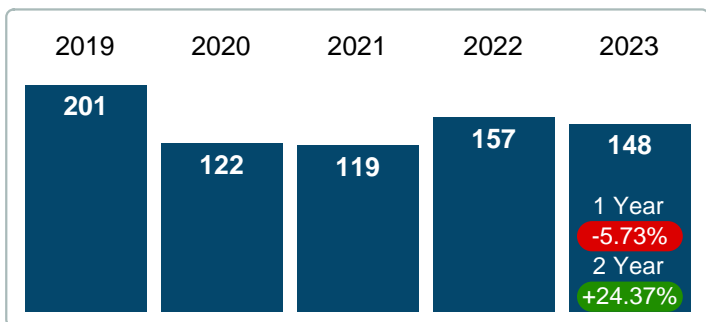
Area Delimited by County Of Creek - Residential Property Type



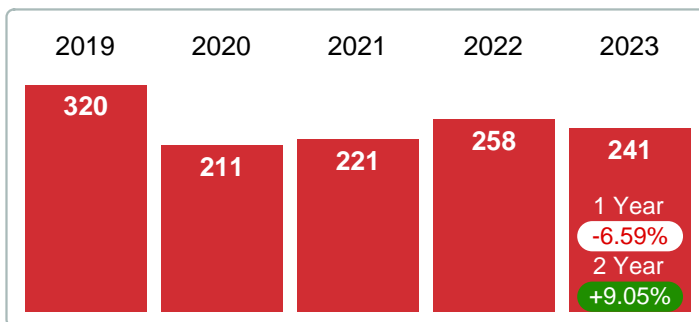
## ACTIVE INVENTORY

Report produced on Aug 11, 2023 for MLS Technology Inc.

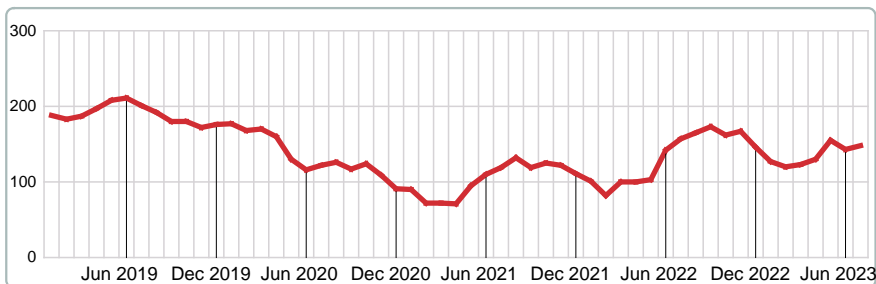
### END OF JULY



### ACTIVE DURING JULY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 149

High Jun 2019 211 Low Apr 2021 71

Inventory this month at **148**  
below the 5 yr JUL average of **149**

- MAY 155
- JUN 143 (-7.74%)
- JUL 148 (3.50%)

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	9.46%	74.9	7	6	1	0
\$100,001 - \$150,000	21	14.19%	42.0	8	13	0	0
\$150,001 - \$175,000	12	8.11%	68.3	2	9	1	0
\$175,001 - \$300,000	43	29.05%	51.3	6	25	12	0
\$300,001 - \$475,000	23	15.54%	46.4	1	8	10	4
\$475,001 - \$700,000	21	14.19%	84.6	0	6	12	3
\$700,001 and up	14	9.46%	59.9	0	5	6	3
<b>Total Active Inventory by Units</b>	<b>148</b>			<b>24</b>	<b>72</b>	<b>42</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>55,417,627</b>	<b>100%</b>	<b>58.4</b>	<b>3.46M</b>	<b>21.13M</b>	<b>21.28M</b>	<b>9.55M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$374,443</b>			<b>\$144,050</b>	<b>\$293,478</b>	<b>\$506,779</b>	<b>\$954,530</b>

# July 2023



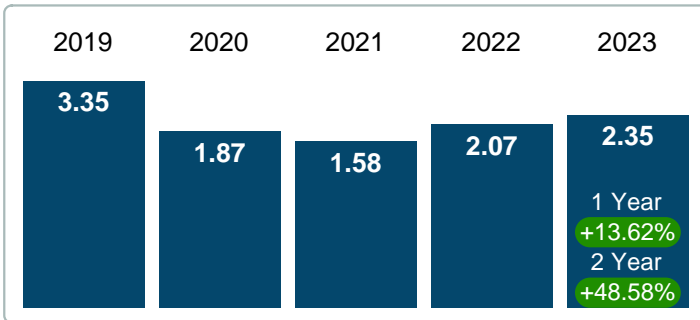
Area Delimited by County Of Creek - Residential Property Type



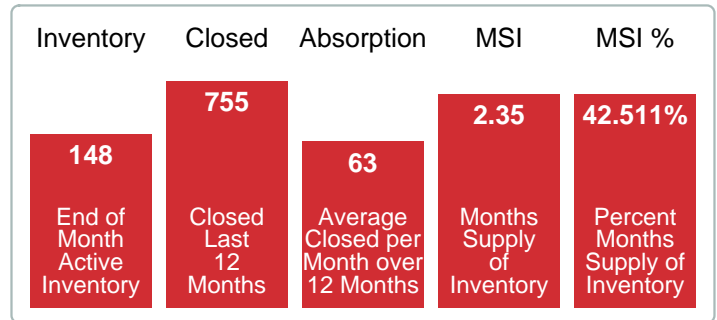
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 11, 2023 for MLS Technology Inc.

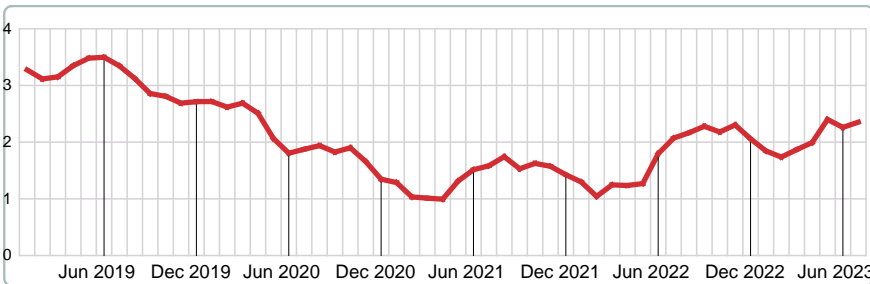
### MSI FOR JULY



### INDICATORS FOR JULY 2023

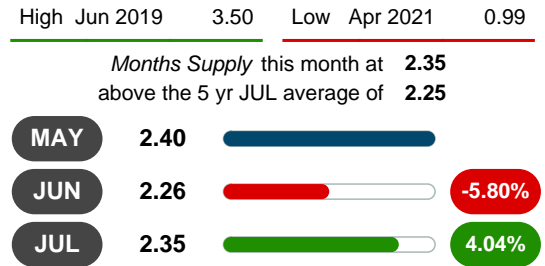


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL 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	14	9.46%	1.41	1.65	1.14	4.00	0.00
\$100,001 - \$150,000	21	14.19%	1.94	2.09	2.48	0.00	0.00
\$150,001 - \$175,000	12	8.11%	2.06	2.18	2.25	1.09	0.00
\$175,001 - \$300,000	43	29.05%	1.82	3.60	1.42	2.94	0.00
\$300,001 - \$475,000	23	15.54%	2.85	3.00	1.81	3.43	9.60
\$475,001 - \$700,000	21	14.19%	7.41	0.00	6.00	8.00	9.00
\$700,001 and up	14	9.46%	8.00	0.00	15.00	10.29	3.60
Market Supply of Inventory (MSI)			2.35	2.18	1.90	3.63	4.00
Total Active Inventory by Units		100%	2.35	24	72	42	10

# July 2023



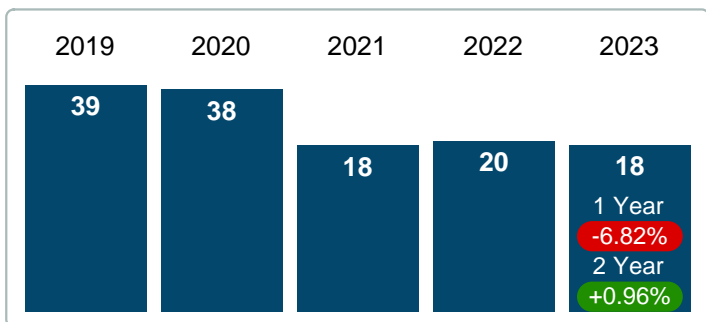
Area Delimited by County Of Creek - Residential Property Type



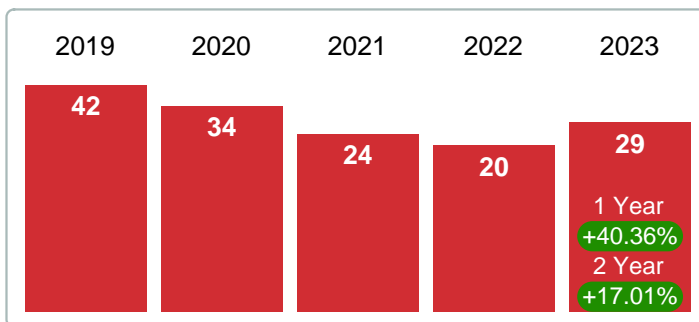
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Aug 11, 2023 for MLS Technology Inc.

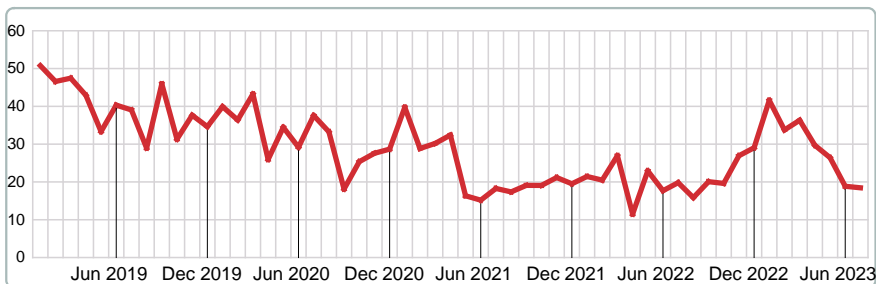
### JULY



### YEAR TO DATE (YTD)

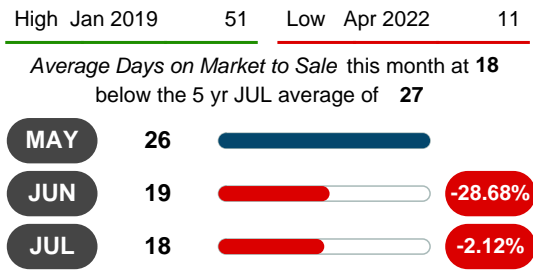


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 27



### 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	6.45%	61	4	118	0	0
\$75,001 - \$125,000	14.52%	5	4	4	15	0
\$125,001 - \$150,000	12.90%	11	6	9	32	0
\$150,001 - \$225,000	22.58%	10	0	8	19	0
\$225,001 - \$350,000	19.35%	17	3	19	16	0
\$350,001 - \$525,000	12.90%	35	0	42	22	0
\$525,001 and up	11.29%	20	0	17	10	41
<b>Average Closed DOM</b>		<b>18</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>18</b>	<b>4</b>	<b>22</b>	<b>17</b>	<b>41</b>
<b>Total Closed Volume</b>			<b>1.18M</b>	<b>7.89M</b>	<b>5.49M</b>	<b>2.63M</b>

# July 2023



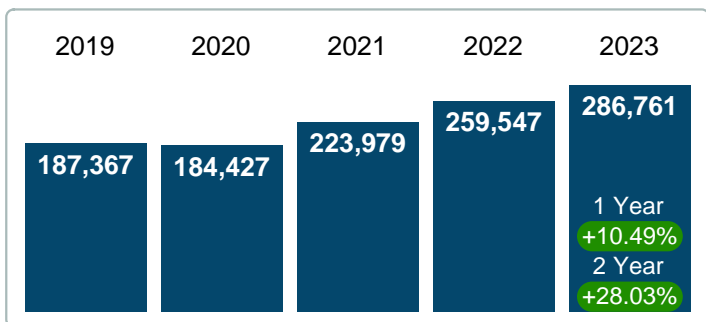
Area Delimited by County Of Creek - Residential Property Type



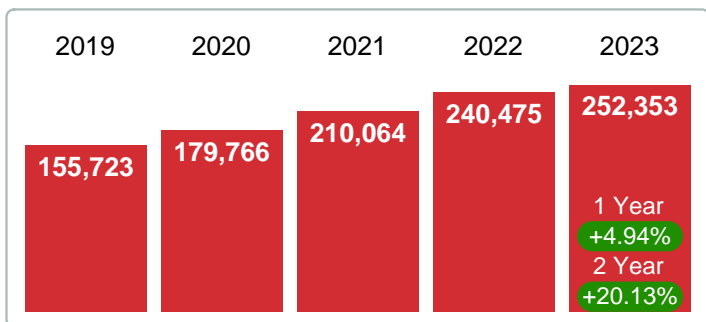
## AVERAGE LIST PRICE AT CLOSING

Report produced on Aug 11, 2023 for MLS Technology Inc.

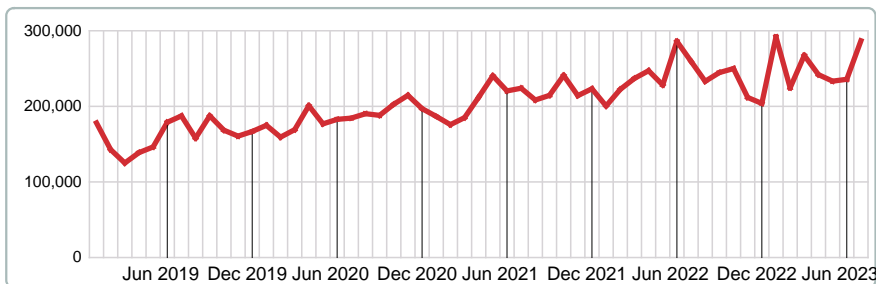
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 228,416

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

Average List Price at Closing this month at **286,761**  
above the 5 yr JUL average of **228,416**

MAY	233,330	<div style="width: 70%;"></div>
JUN	235,817	<div style="width: 75%;"></div> 1.07%
JUL	286,761	<div style="width: 125%;"></div> 21.60%

### 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 <b>3</b>	4.84%	41,667	53,500	49,000	0	0
\$75,001 - \$125,000 <b>9</b>	14.52%	94,644	96,133	97,500	135,000	0
\$125,001 - \$150,000 <b>6</b>	9.68%	136,983	133,950	148,780	170,000	0
\$150,001 - \$225,000 <b>17</b>	27.42%	187,518	0	185,809	224,967	0
\$225,001 - \$350,000 <b>12</b>	19.35%	272,250	214,000	271,838	284,133	0
\$350,001 - \$525,000 <b>7</b>	11.29%	420,529	0	443,581	428,267	0
\$525,001 and up <b>8</b>	12.90%	822,750	0	625,000	624,750	1,449,500
<b>Average List Price</b>		286,761	105,973	238,188	374,407	1,449,500
<b>Total Closed Units</b>	100%	286,761	11	34	15	2
<b>Total Closed Volume</b>		17,779,203	1.17M	8.10M	5.62M	2.90M



# July 2023



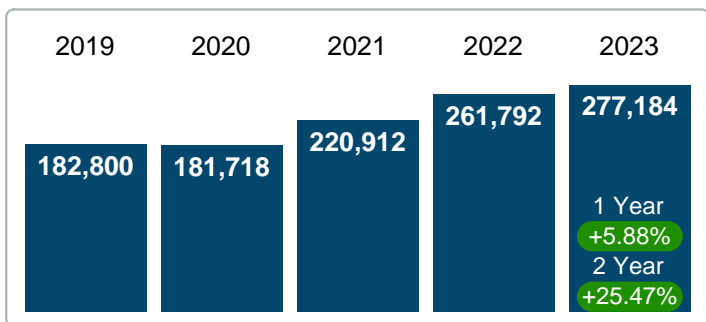
Area Delimited by County Of Creek - Residential Property Type



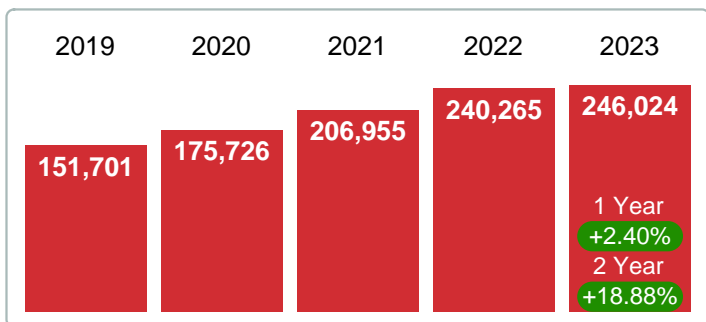
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Aug 11, 2023 for MLS Technology Inc.

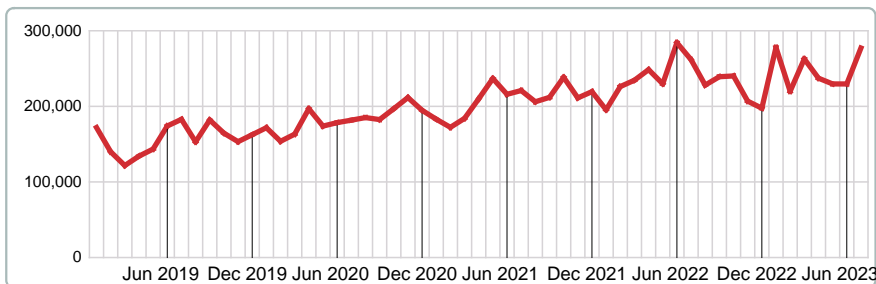
### JULY



### YEAR TO DATE (YTD)

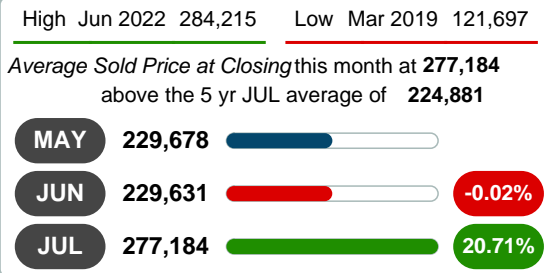


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 224,881



### 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	6.45%	47,500	51,000	44,000	0	0
\$75,001 - \$125,000	14.52%	98,533	97,300	91,500	120,000	0
\$125,001 - \$150,000	12.90%	137,188	136,250	139,000	130,000	0
\$150,001 - \$225,000	22.58%	194,743	0	187,400	221,667	0
\$225,001 - \$350,000	19.35%	270,100	226,000	270,788	282,967	0
\$350,001 - \$525,000	12.90%	419,186	0	418,737	419,933	0
\$525,001 and up	11.29%	812,857	0	600,000	616,250	312,500
<b>Average Sold Price</b>		<b>277,184</b>	<b>107,664</b>	<b>231,982</b>	<b>365,913</b>	<b>1,312,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>277,184</b>	<b>11</b>	<b>34</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>17,185,386</b>	<b>1.18M</b>	<b>7.89M</b>	<b>5.49M</b>	<b>2.63M</b>

# July 2023



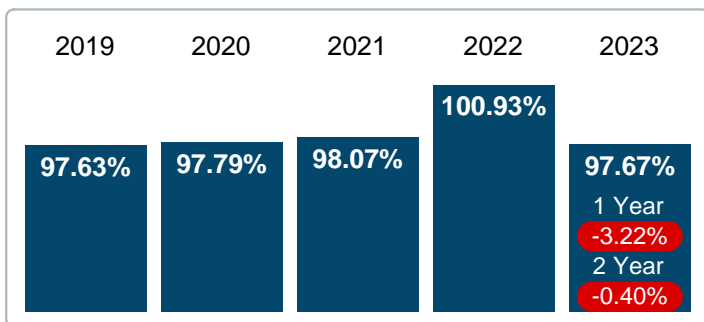
Area Delimited by County Of Creek - Residential Property Type



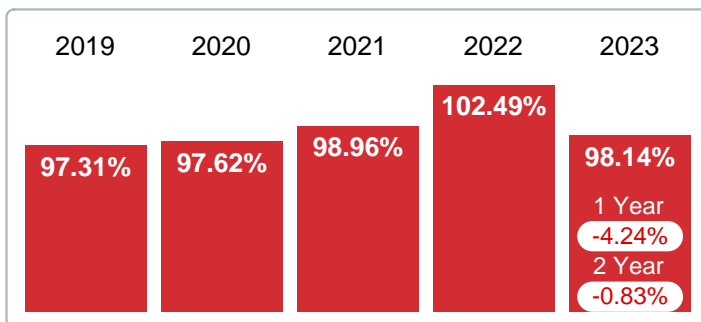
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 11, 2023 for MLS Technology Inc.

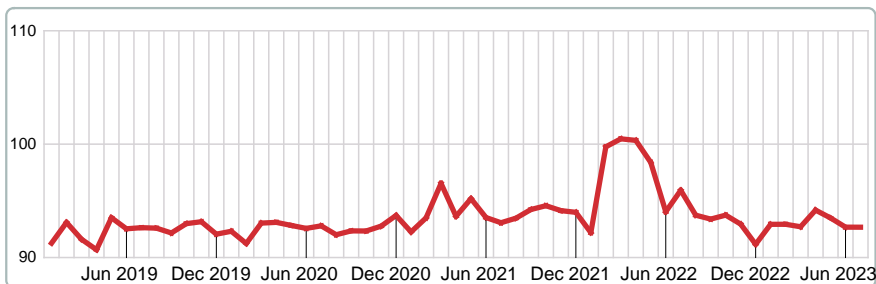
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

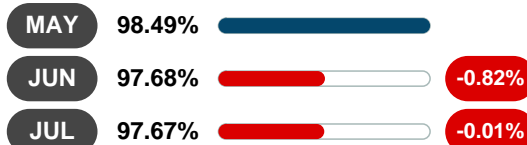


### 3 MONTHS

5 year JUL AVG = 98.42%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **97.67%** equal to 5 yr JUL average of **98.42%**



### 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	4	6.45%	93.30%	92.86%	93.75%	0.00%	0.00%
\$75,001 - \$125,000	9	14.52%	98.28%	101.18%	94.28%	88.89%	0.00%
\$125,001 - \$150,000	8	12.90%	93.73%	101.73%	93.98%	76.47%	0.00%
\$150,001 - \$225,000	14	22.58%	100.47%	0.00%	100.95%	98.72%	0.00%
\$225,001 - \$350,000	12	19.35%	100.06%	105.61%	99.54%	99.59%	0.00%
\$350,001 - \$525,000	8	12.90%	96.14%	0.00%	94.73%	98.48%	0.00%
\$525,001 and up	7	11.29%	95.98%	0.00%	96.00%	98.71%	90.51%
Average Sold/List Ratio		97.70%		100.17%	97.72%	96.71%	90.51%
Total Closed Units		62	100%	11	34	15	2
Total Closed Volume		17,185,386		1.18M	7.89M	5.49M	2.63M

# July 2023



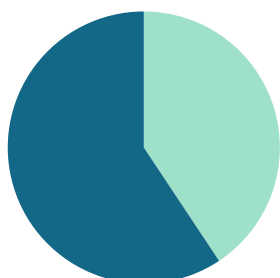
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 11, 2023 for MLS Technology Inc.

### INVENTORY

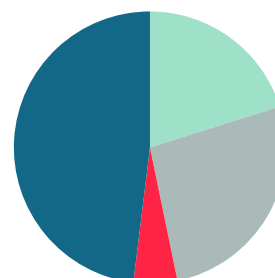


**Inventory**  
 New Listings  
**98 = 40.66%**  
 Start Inventory  
**143**  
 Total Inventory Units  
**241**  
 Volume  
**\$78,608,077**

### Market Activity

Closed Sales  
**62 = 20.13%**  
 Pending Sales  
**82 = 26.62%**  
 Other Off Market  
**16 = 5.19%**  
 Active Inventory  
**148 = 48.05%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	66	62	-6.06%	508	412	-18.90%
Pending Sales	86	82	-4.65%	533	479	-10.13%
New Listings	116	98	-15.52%	659	628	-4.70%
Average List Price	259,547	286,761	10.49%	240,475	252,353	4.94%
Average Sale Price	261,792	277,184	5.88%	240,265	246,024	2.40%
Average Percent of Selling Price to List Price	100.93%	97.67%	-3.22%	102.49%	98.14%	-4.24%
Average Days on Market to Sale	19.80	18.45	-6.82%	20.41	28.64	40.36%
Monthly Inventory	157	148	-5.73%	157	148	-5.73%
Months Supply of Inventory	2.07	2.35	13.62%	2.07	2.35	13.62%

**Absorption:** Last 12 months, an Average of **63** Sales/Month

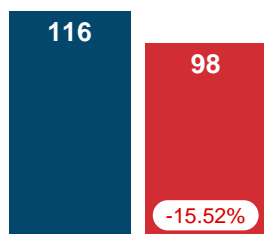
**Inventory** on July 31, 2023 = **148**

**2022** **2023**

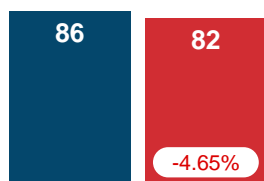
### JULY MARKET

### AVERAGE PRICES

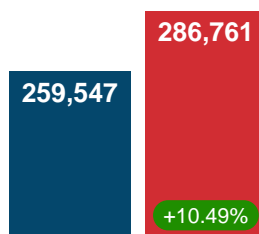
#### New Listings



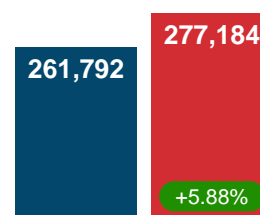
#### Pending Listings



#### List Price



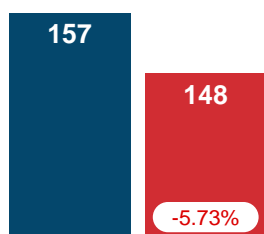
#### Sale Price



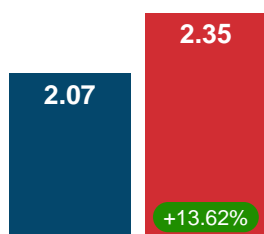
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

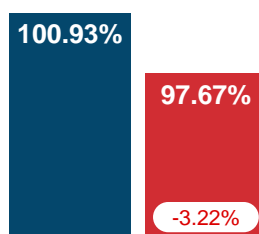
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

