

June 2023



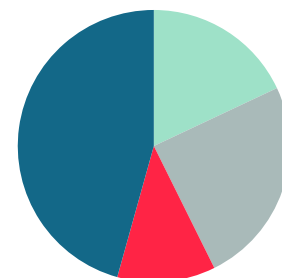
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	June 2023	+/-%
Closed Listings	70	54	-22.86%
Pending Listings	74	74	0.00%
New Listings	121	89	-26.45%
Average List Price	285,957	235,817	-17.53%
Average Sale Price	284,215	229,631	-19.21%
Average Percent of Selling Price to List Price	99.04%	97.68%	-1.37%
Average Days on Market to Sale	17.69	18.85	6.59%
End of Month Inventory	142	137	-3.52%
Months Supply of Inventory	1.80	2.17	20.63%



■ Closed (18.00%)
■ Pending (24.67%)
■ Other OffMarket (11.67%)
■ Active (45.67%)

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of June 30, 2023 = **137**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2023 decreased **3.52%** to 137 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 **2.17** 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 **19.21%** in June 2023 to \$229,631 versus the previous year at \$284,215.

Average Days on Market Lengthens

The average number of **18.85** days that homes spent on the market before selling increased by 1.17 days or **6.59%** in June 2023 compared to last year's same month at **17.69** DOM.

Sales Success for June 2023 is Positive

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

There were 89 New Listings in June 2023, down **26.45%** from last year at 121. Furthermore, there were 54 Closed Listings this month versus last year at 70, a **-22.86%** decrease.

Closed versus Listed trends yielded a **60.7%** ratio, up from previous year's, June 2022, at **57.9%**, a **4.88%** upswing. This will certainly create pressure on a decreasing Monthly 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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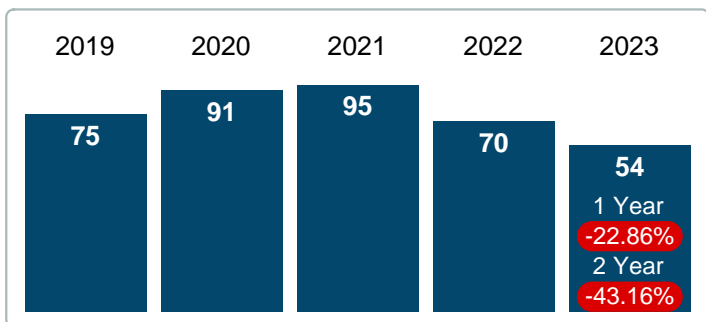
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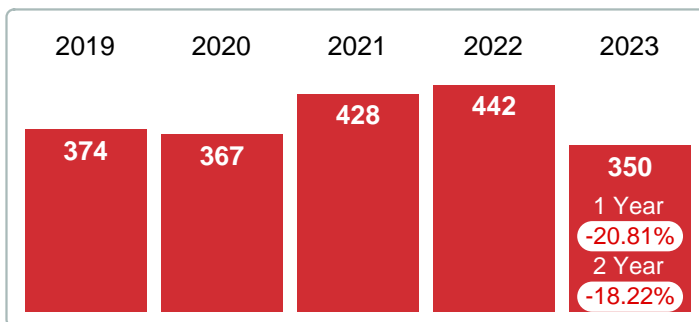
CLOSED LISTINGS

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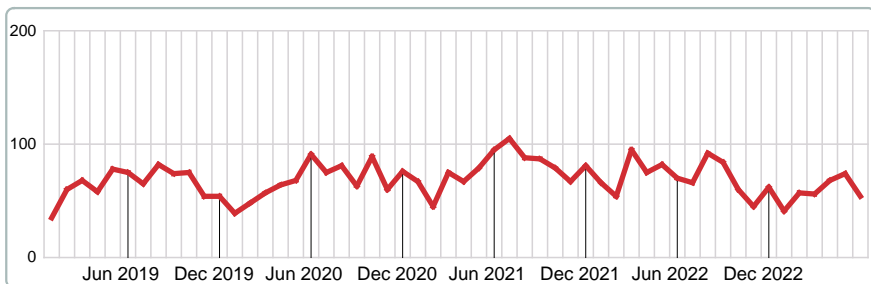
JUNE



YEAR TO DATE (YTD)

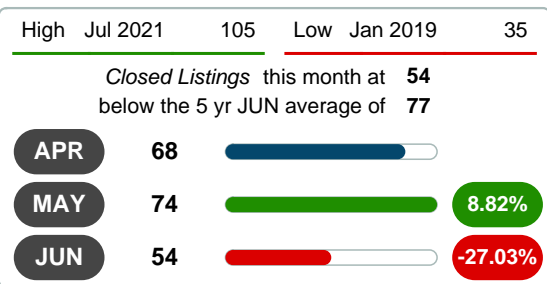


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 77



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	1	1.85%	1.0	1	0	0	0
\$75,001 - \$125,000	8	14.81%	16.3	1	7	0	0
\$125,001 - \$175,000	11	20.37%	19.4	1	8	1	1
\$175,001 - \$225,000	11	20.37%	4.8	1	8	2	0
\$225,001 - \$300,000	8	14.81%	25.0	1	4	2	1
\$300,001 - \$325,000	5	9.26%	18.4	0	2	3	0
\$325,001 and up	10	18.52%	32.9	1	3	5	1
Total Closed Units	54			6	32	13	3
Total Closed Volume	12,400,090	100%	18.9	1.03M	6.23M	4.14M	1.01M
Average Closed Price	\$229,631			\$171,125	\$194,686	\$318,223	\$335,500

June 2023



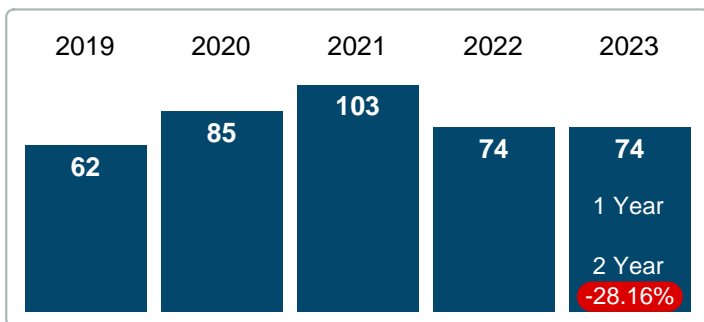
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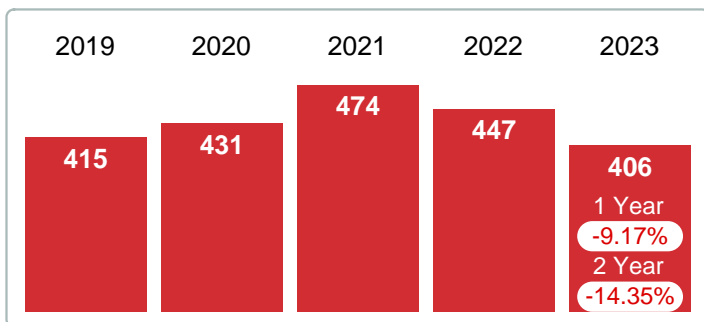
PENDING LISTINGS

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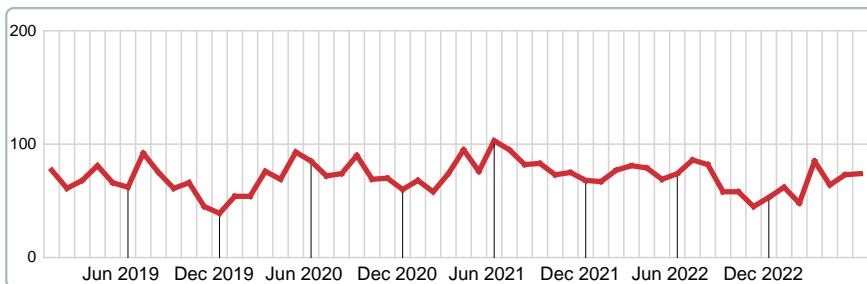
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

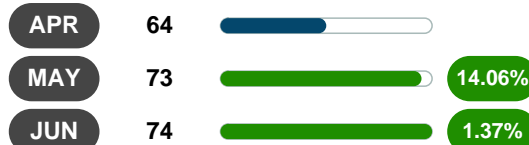


3 MONTHS

5 year JUN AVG = 80

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at 74 below the 5 yr JUN average of 80



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	9.46%	23.9	4	3	0	0
\$100,001 - \$150,000	7	9.46%	27.9	2	4	1	0
\$150,001 - \$175,000	11	14.86%	10.6	1	9	1	0
\$175,001 - \$225,000	21	28.38%	16.3	1	15	5	0
\$225,001 - \$300,000	12	16.22%	27.8	1	6	5	0
\$300,001 - \$400,000	7	9.46%	38.4	0	3	3	1
\$400,001 and up	9	12.16%	47.8	0	5	3	1
Total Pending Units	74			9	45	18	2
Total Pending Volume	19,835,000	100%	47.0	1.13M	10.65M	6.30M	1.76M
Average Listing Price	\$309,800			\$125,211	\$236,611	\$350,033	\$880,000

June 2023



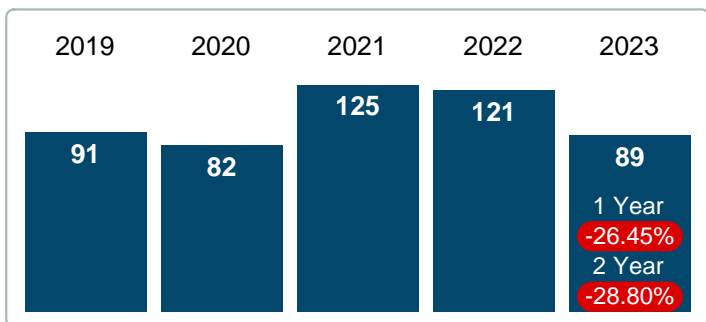
Area Delimited by County Of Creek - Residential Property Type



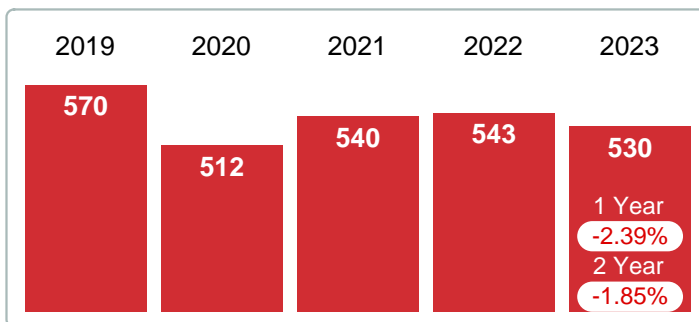
NEW LISTINGS

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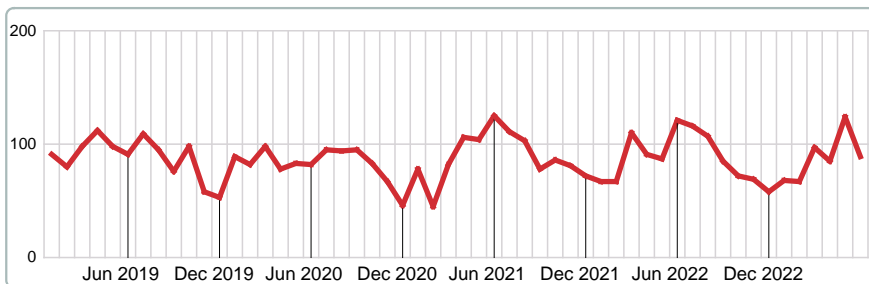
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

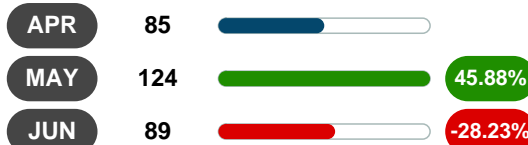


3 MONTHS

5 year JUN AVG = 102

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 89 below the 5 yr JUN average of 102



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$80,000 and less	6	6.74%	5	1	0	0
\$80,001 - \$140,000	15	16.85%	11	4	0	0
\$140,001 - \$170,000	12	13.48%	0	11	1	0
\$170,001 - \$220,000	21	23.60%	2	14	4	1
\$220,001 - \$270,000	11	12.36%	2	8	1	0
\$270,001 - \$620,000	15	16.85%	1	8	3	3
\$620,001 and up	9	10.11%	0	4	5	0
Total New Listed Units	89		21	50	14	4
Total New Listed Volume	24,040,399	100%	2.71M	13.50M	6.67M	1.16M
Average New Listed Listing Price	\$0		\$129,233	\$269,994	\$476,271	\$289,750

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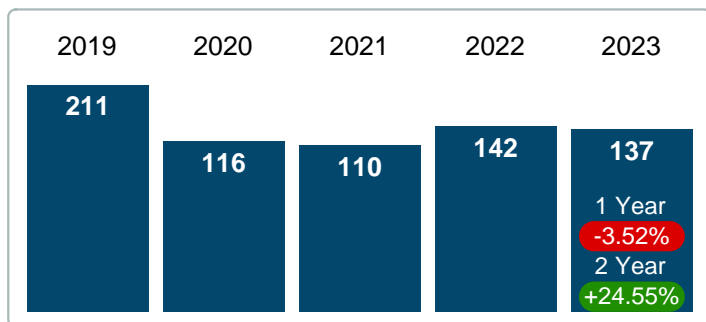
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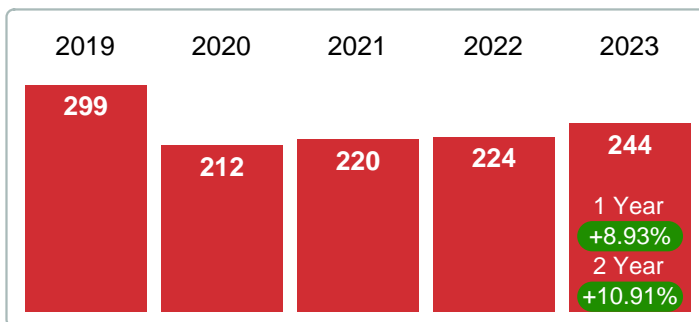
ACTIVE INVENTORY

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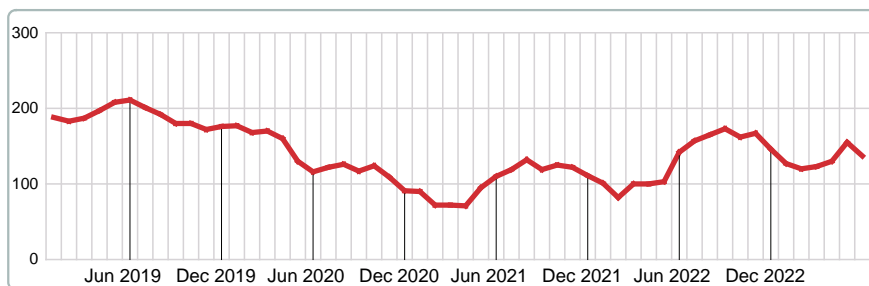
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 143

High Jun 2019 211 Low Apr 2021 71

Inventory this month at 137
below the 5 yr JUN average of 143



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	10	7.30%	69.1	7	2	0	1
\$75,001 - \$125,000	12	8.76%	75.4	7	4	0	1
\$125,001 - \$175,000	20	14.60%	47.7	7	11	2	0
\$175,001 - \$275,000	38	27.74%	43.2	6	21	9	2
\$275,001 - \$450,000	26	18.98%	49.5	1	12	10	3
\$450,001 - \$700,000	18	13.14%	80.8	0	5	13	0
\$700,001 and up	13	9.49%	75.2	0	4	5	4
Total Active Inventory by Units	137			28	59	39	11
Total Active Inventory by Volume	51,931,878	100%	57.7	3.82M	18.05M	19.13M	10.93M
Average Active Inventory Listing Price	\$379,065			\$136,496	\$305,863	\$490,629	\$993,595

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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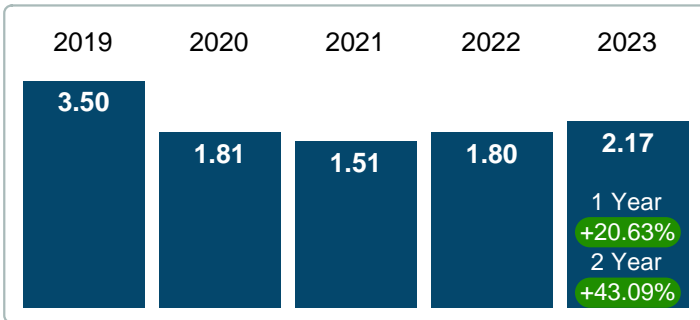
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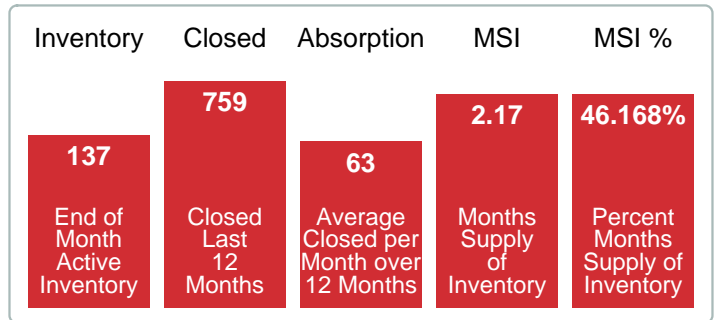
MONTHS SUPPLY of INVENTORY (MSI)

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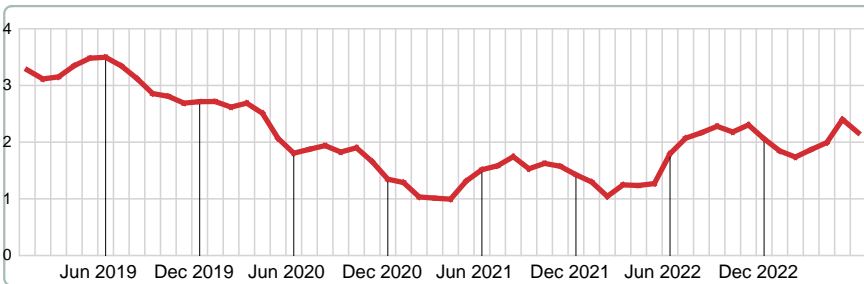
MSI FOR JUNE



INDICATORS FOR JUNE 2023

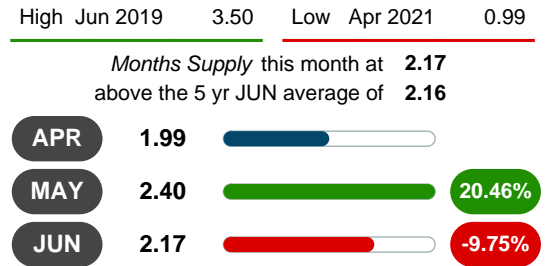


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.16



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	10	7.30%	2.26	3.11	1.04	0.00	6.00
\$75,001 - \$125,000	12	8.76%	1.40	2.55	0.79	0.00	12.00
\$125,001 - \$175,000	20	14.60%	1.44	1.87	1.35	1.20	0.00
\$175,001 - \$275,000	38	27.74%	1.88	4.00	1.36	3.00	6.00
\$275,001 - \$450,000	26	18.98%	2.29	1.33	1.78	2.93	7.20
\$450,001 - \$700,000	18	13.14%	6.00	0.00	5.00	8.21	0.00
\$700,001 and up	13	9.49%	7.43	0.00	8.00	10.00	5.33
Market Supply of Inventory (MSI)			2.17	2.55	1.52	3.57	4.40
Total Active Inventory by Units		100%	2.17	28	59	39	11

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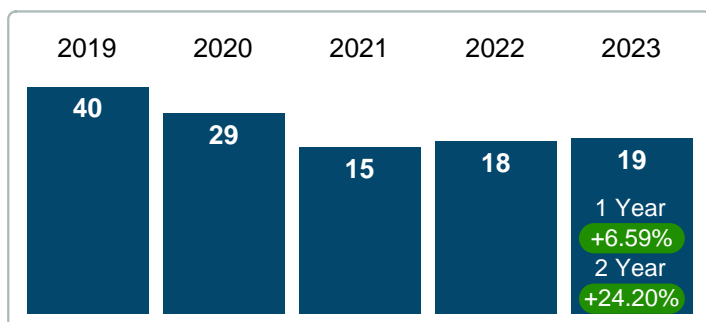
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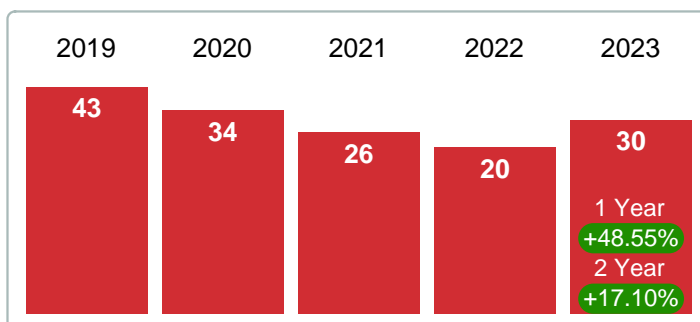
AVERAGE DAYS ON MARKET TO SALE

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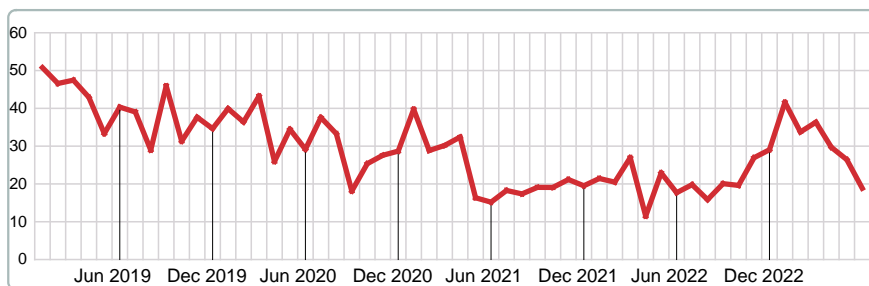
JUNE



YEAR TO DATE (YTD)

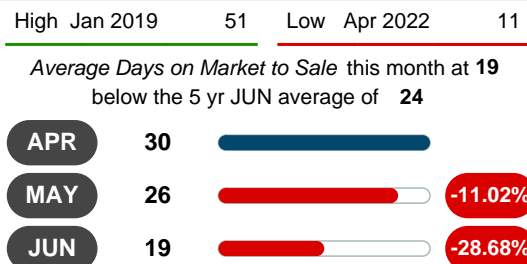


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 24



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	1.85%	1	1	0	0	0
\$75,001 - \$125,000	14.81%	16	28	15	0	0
\$125,001 - \$175,000	20.37%	19	50	17	13	13
\$175,001 - \$225,000	20.37%	5	1	4	11	0
\$225,001 - \$300,000	14.81%	25	19	23	20	48
\$300,001 - \$325,000	9.26%	18	0	22	16	0
\$325,001 and up	18.52%	33	15	6	38	107
Average Closed DOM		19	19	13	24	56
Total Closed Units	100%	19	6	32	13	3
Total Closed Volume		12,400,090	1.03M	6.23M	4.14M	1.01M

June 2023



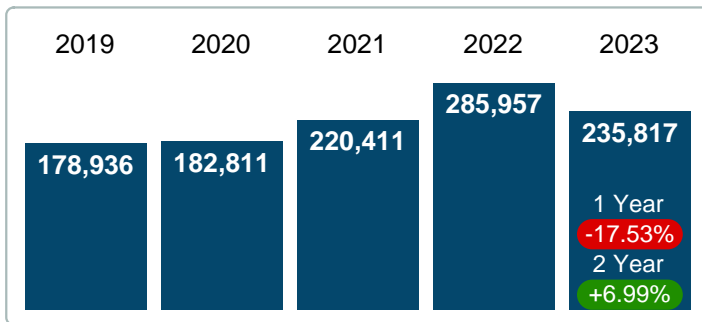
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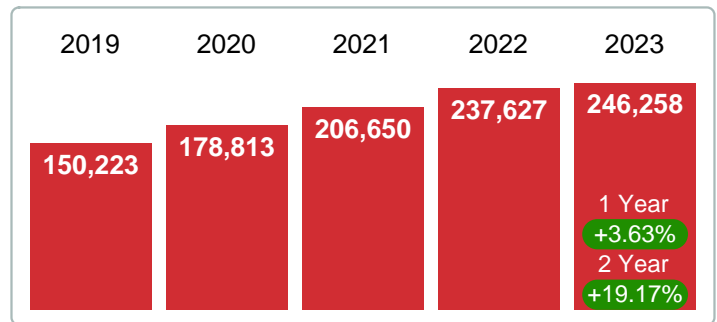
AVERAGE LIST PRICE AT CLOSING

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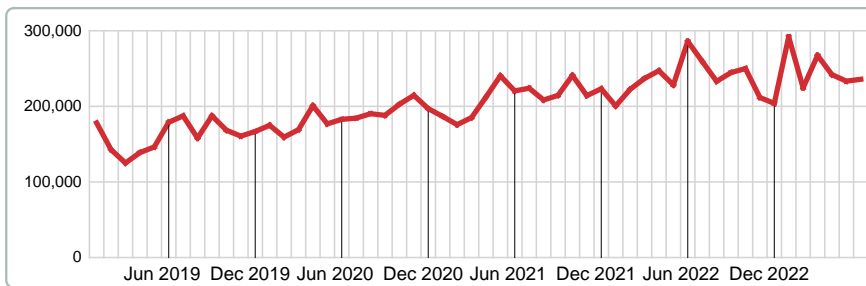
JUNE



YEAR TO DATE (YTD)

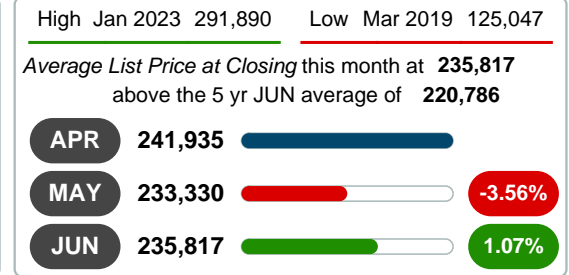


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 220,786



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	1.85%	40,000	40,000	0	0	0
\$75,001 - \$125,000	12.96%	93,729	85,000	100,143	0	0
\$125,001 - \$175,000	20.37%	148,236	142,000	154,350	154,900	147,000
\$175,001 - \$225,000	22.22%	194,458	189,900	194,213	205,950	0
\$225,001 - \$300,000	16.67%	262,978	250,000	249,850	273,950	269,500
\$300,001 - \$325,000	3.70%	325,000	0	330,000	321,667	0
\$325,001 and up	22.22%	421,425	399,000	398,267	417,680	699,900
Average List Price		235,817	184,317	198,241	320,623	372,133
Total Closed Units	100%	235,817	6	32	13	3
Total Closed Volume		12,734,100	1.11M	6.34M	4.17M	1.12M

June 2023



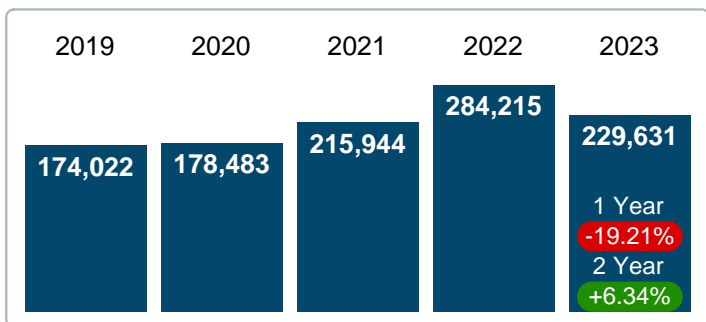
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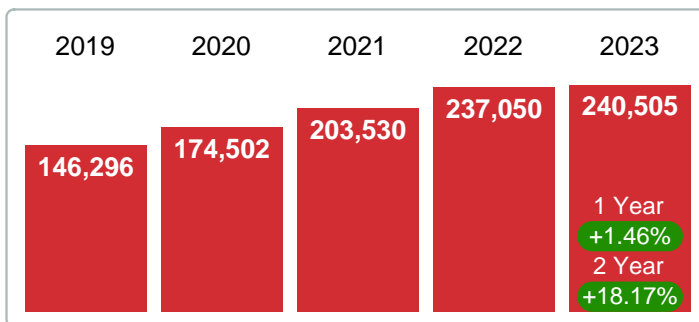
AVERAGE SOLD PRICE AT CLOSING

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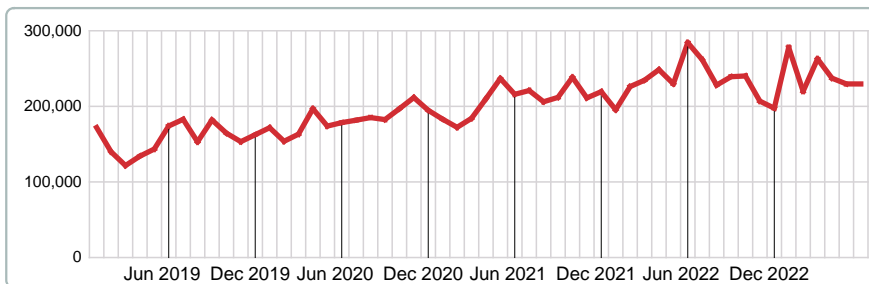
JUNE



YEAR TO DATE (YTD)

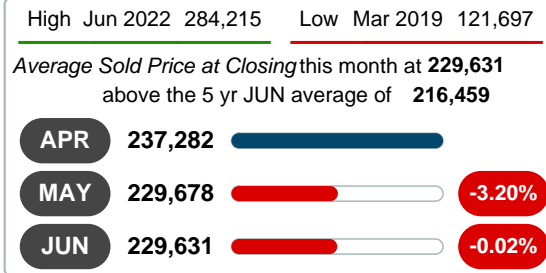


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 216,459



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	1.85%	40,000	40,000	0	0	0
\$75,001 - \$125,000	14.81%	91,675	80,000	93,343	0	0
\$125,001 - \$175,000	20.37%	150,210	130,000	152,539	155,000	147,000
\$175,001 - \$225,000	20.37%	196,825	195,000	193,884	209,500	0
\$225,001 - \$300,000	14.81%	251,176	236,750	242,814	270,950	259,500
\$300,001 - \$325,000	9.26%	314,600	0	320,000	311,000	0
\$325,001 and up	18.52%	422,690	345,000	397,967	417,600	600,000
Average Sold Price		229,631	171,125	194,686	318,223	335,500
Total Closed Units	100%	229,631	6	32	13	3
Total Closed Volume		12,400,090	1.03M	6.23M	4.14M	1.01M

June 2023



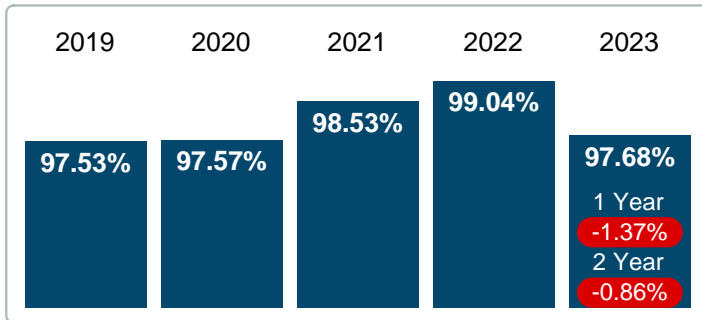
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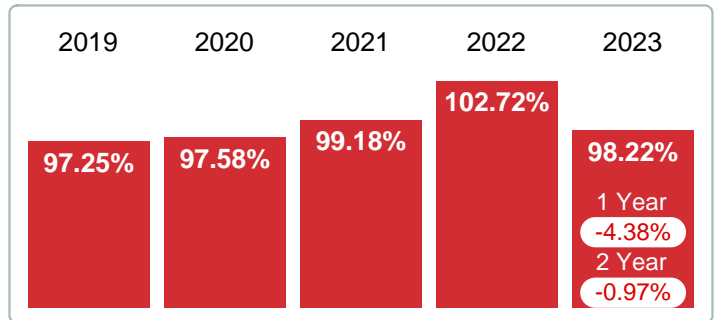
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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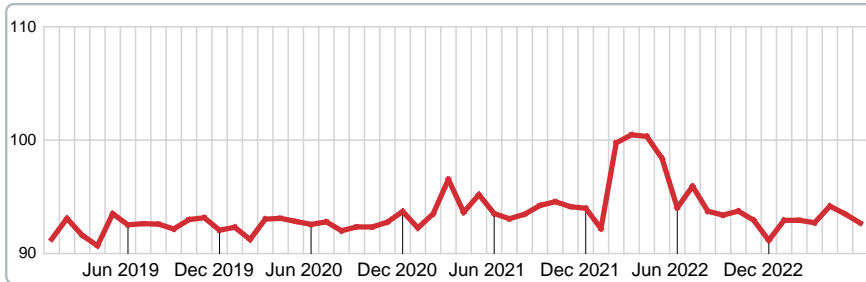
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

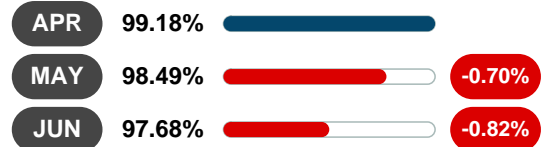


3 MONTHS

5 year JUN AVG = 98.07%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **97.68%**
equal to 5 yr JUN average of **98.07%**



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	1	1.85%	100.00%	100.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	8	14.81%	94.02%	94.12%	94.00%	0.00%	0.00%
\$125,001 - \$175,000	11	20.37%	98.37%	91.55%	98.80%	100.06%	100.00%
\$175,001 - \$225,000	11	20.37%	100.56%	102.69%	100.02%	101.68%	0.00%
\$225,001 - \$300,000	8	14.81%	97.41%	94.70%	97.57%	99.00%	96.29%
\$300,001 - \$325,000	5	9.26%	96.97%	0.00%	97.01%	96.94%	0.00%
\$325,001 and up	10	18.52%	97.02%	86.47%	99.91%	99.66%	85.73%
Average Sold/List Ratio		97.70%		94.92%	97.90%	99.27%	94.01%
Total Closed Units		54	100%	6	32	13	3
Total Closed Volume		12,400,090		1.03M	6.23M	4.14M	1.01M

June 2023



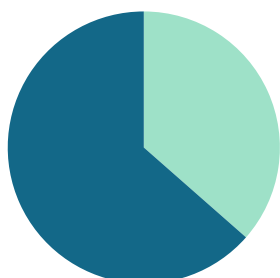
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Jul 13, 2023 for MLS Technology Inc.

INVENTORY

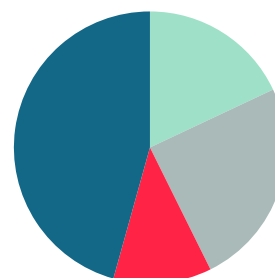


Inventory
 New Listings
89 = 36.48%
 Start Inventory
155
 Total Inventory Units
244
 Volume
\$80,617,398

Market Activity

Closed Sales
54 = 18.00%
 Pending Sales
74 = 24.67%
 Other Off Market
35 = 11.67%
 Active Inventory
137 = 45.67%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	70	54	-22.86%	442	350	-20.81%
Pending Sales	74	74	0.00%	447	406	-9.17%
New Listings	121	89	-26.45%	543	530	-2.39%
Average List Price	285,957	235,817	-17.53%	237,627	246,258	3.63%
Average Sale Price	284,215	229,631	-19.21%	237,050	240,505	1.46%
Average Percent of Selling Price to List Price	99.04%	97.68%	-1.37%	102.72%	98.22%	-4.38%
Average Days on Market to Sale	17.69	18.85	6.59%	20.50	30.45	48.55%
Monthly Inventory	142	137	-3.52%	142	137	-3.52%
Months Supply of Inventory	1.80	2.17	20.63%	1.80	2.17	20.63%

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

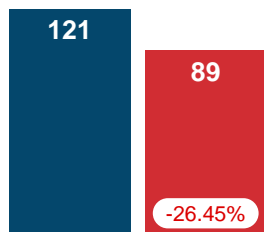
Inventory on June 30, 2023 = **137**

2022 **2023**

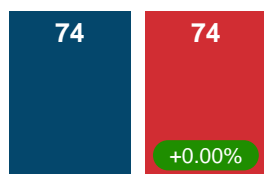
JUNE MARKET

AVERAGE PRICES

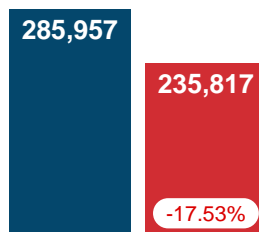
New Listings



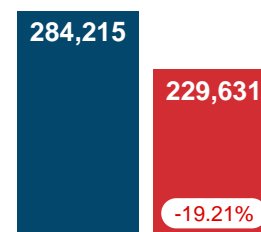
Pending Listings



List Price



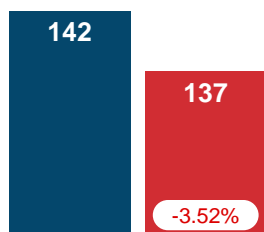
Sale Price



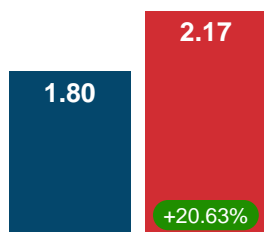
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

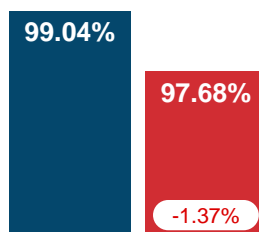
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

