

June 2023



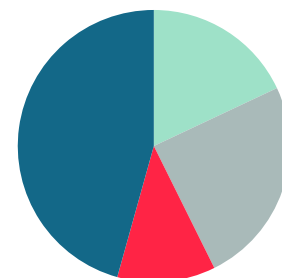
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	197,500	198,450	0.48%
Median Sale Price	200,500	200,000	-0.25%
Median Percent of Selling Price to List Price	100.00%	99.87%	-0.13%
Median Days on Market to Sale	6.00	12.00	100.00%
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.

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 **0.25%** in June 2023 to \$200,000 versus the previous year at \$200,500.

Median Days on Market Lengthens

The median number of **12.00** days that homes spent on the market before selling increased by 6.00 days or **100.00%** in June 2023 compared to last year's same month at **6.00** DOM.

Sales Success for June 2023 is Positive

Overall, with Median 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 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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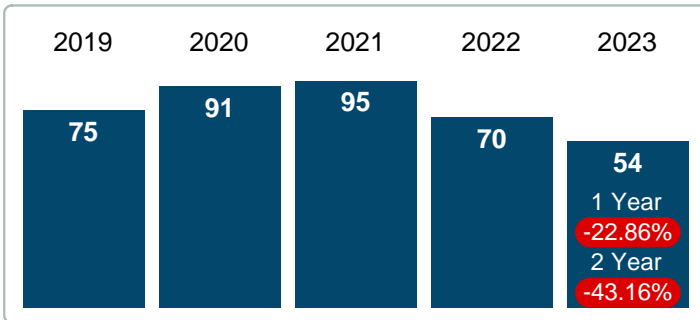
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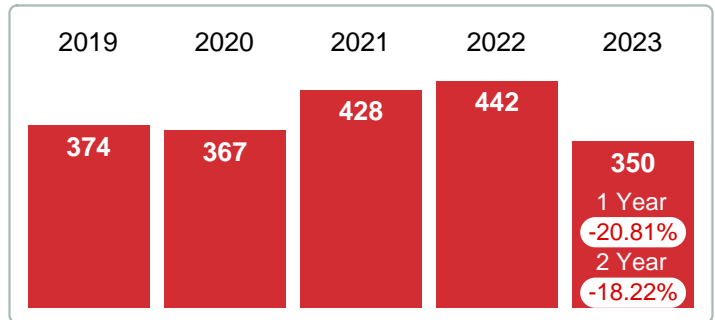
CLOSED LISTINGS

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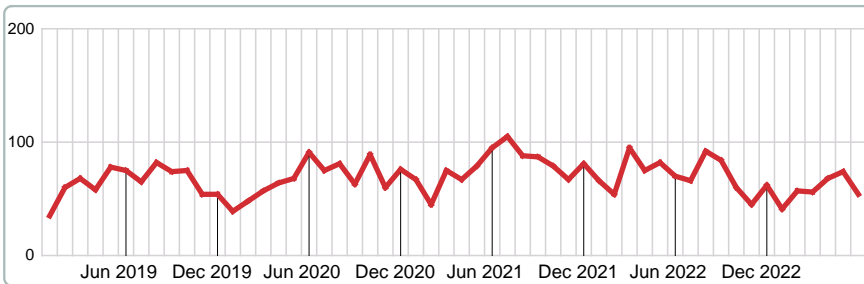
JUNE



YEAR TO DATE (YTD)

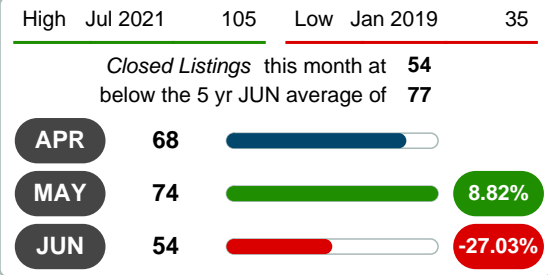


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 77



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	12.5	1	7	0	0
\$125,001 - \$175,000	11	20.37%	13.0	1	8	1	1
\$175,001 - \$225,000	11	20.37%	1.0	1	8	2	0
\$225,001 - \$300,000	8	14.81%	16.5	1	4	2	1
\$300,001 - \$325,000	5	9.26%	12.0	0	2	3	0
\$325,001 and up	10	18.52%	20.5	1	3	5	1
Total Closed Units	54			6	32	13	3
Total Closed Volume	12,400,090	100%	12.0	1.03M	6.23M	4.14M	1.01M
Median Closed Price	\$200,000			\$162,500	\$180,250	\$311,000	\$259,500

June 2023



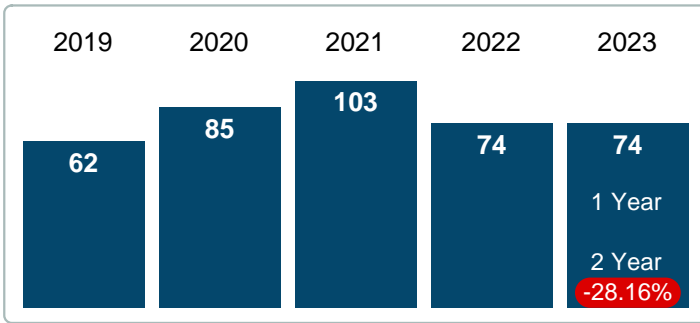
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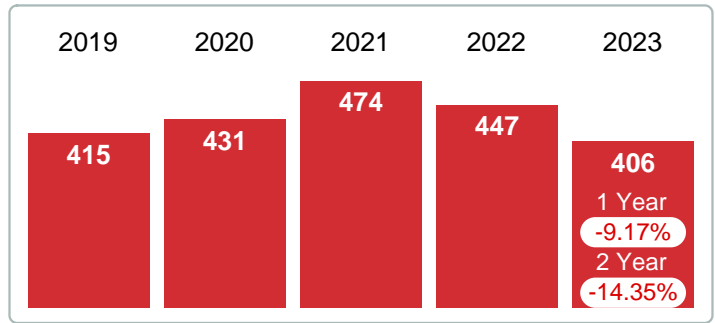
PENDING LISTINGS

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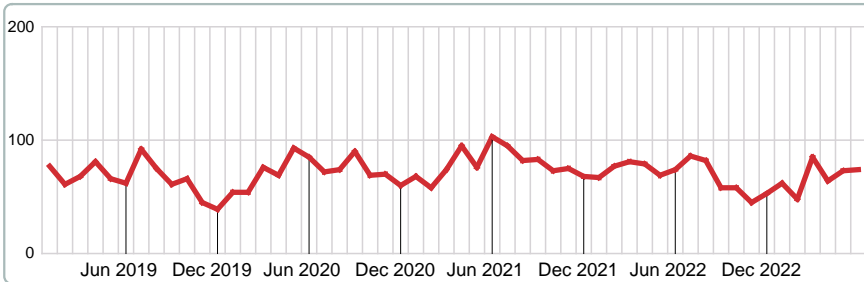
JUNE



YEAR TO DATE (YTD)

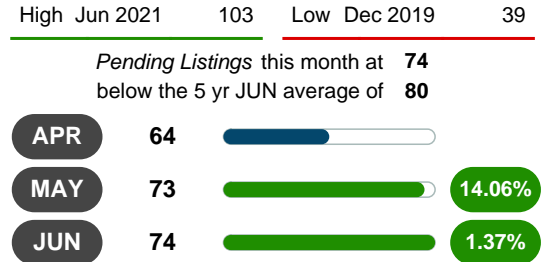


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 80



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	9.46%	6.0	4	3	0	0
\$100,001 - \$150,000	7	9.46%	11.0	2	4	1	0
\$150,001 - \$175,000	11	14.86%	7.0	1	9	1	0
\$175,001 - \$225,000	21	28.38%	13.0	1	15	5	0
\$225,001 - \$300,000	12	16.22%	19.5	1	6	5	0
\$300,001 - \$400,000	7	9.46%	35.0	0	3	3	1
\$400,001 and up	9	12.16%	37.0	0	5	3	1
Total Pending Units	74			9	45	18	2
Total Pending Volume	19,835,000	100%	16.0	1.13M	10.65M	6.30M	1.76M
Median Listing Price	\$210,000			\$106,000	\$200,000	\$264,450	\$880,000

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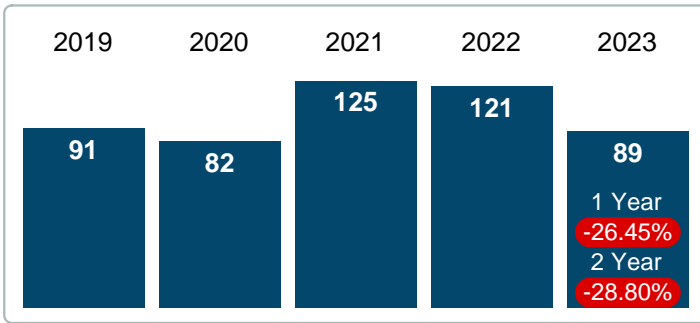
Area Delimited by County Of Creek - Residential Property Type



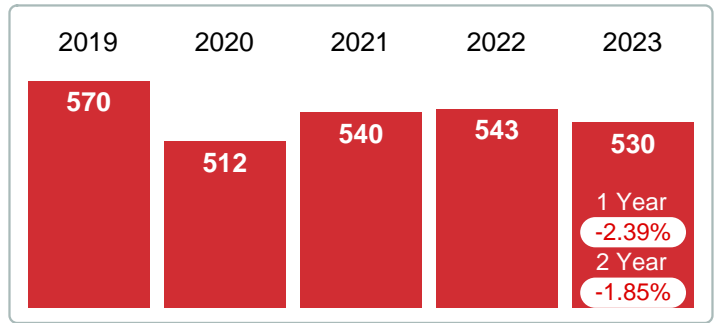
NEW LISTINGS

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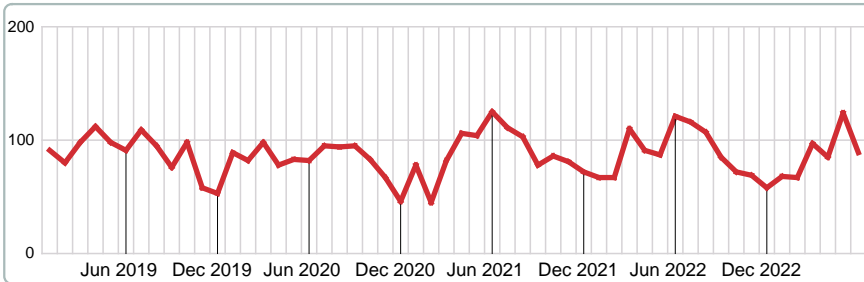
JUNE



YEAR TO DATE (YTD)

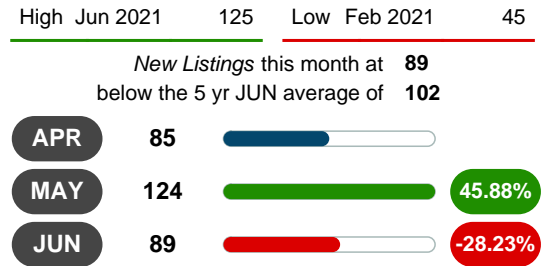


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 102



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	5.62%	4	1	0	0
\$75,001 - \$125,000	8	8.99%	8	0	0	0
\$125,001 - \$150,000	11	12.36%	4	7	0	0
\$150,001 - \$225,000	32	35.96%	2	24	5	1
\$225,001 - \$275,000	11	12.36%	2	8	1	0
\$275,001 - \$625,000	14	15.73%	1	6	4	3
\$625,001 and up	8	8.99%	0	4	4	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
Median New Listed Listing Price	\$190,000		\$110,000	\$215,000	\$310,000	\$307,000

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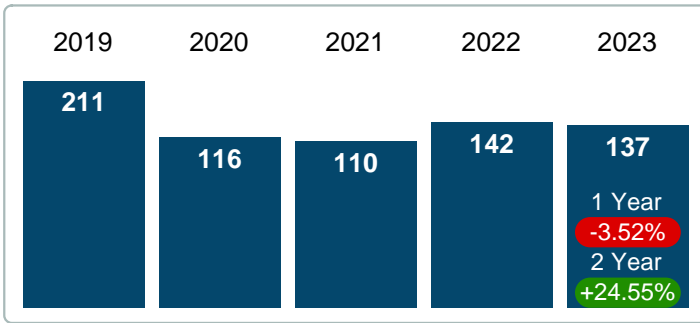
Area Delimited by County Of Creek - Residential Property Type



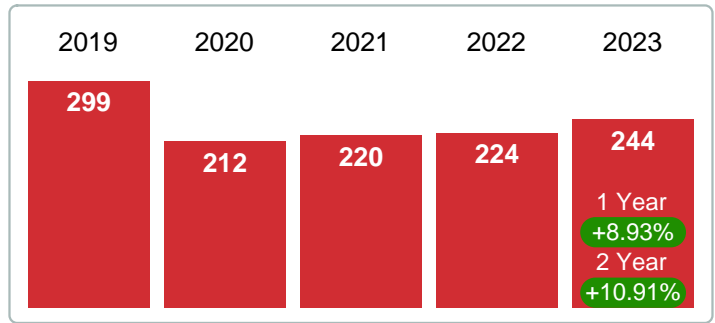
ACTIVE INVENTORY

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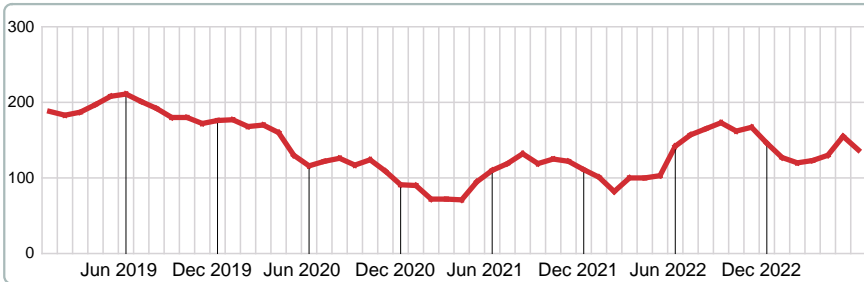
END OF JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	7.30%	68.0	7	2	0	1
\$75,001 - \$125,000	12	8.76%	39.0	7	4	0	1
\$125,001 - \$175,000	20	14.60%	28.5	7	11	2	0
\$175,001 - \$275,000	38	27.74%	34.5	6	21	9	2
\$275,001 - \$450,000	26	18.98%	52.0	1	12	10	3
\$450,001 - \$700,000	18	13.14%	64.0	0	5	13	0
\$700,001 and up	13	9.49%	52.0	0	4	5	4
Total Active Inventory by Units	137			28	59	39	11
Total Active Inventory by Volume	51,931,878	100%	44.0	3.82M	18.05M	19.13M	10.93M
Median Active Inventory Listing Price	\$245,000			\$123,950	\$239,900	\$399,900	\$325,000

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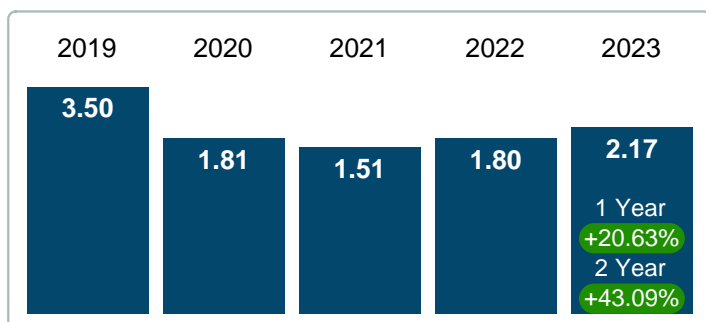
Area Delimited by County Of Creek - Residential Property Type



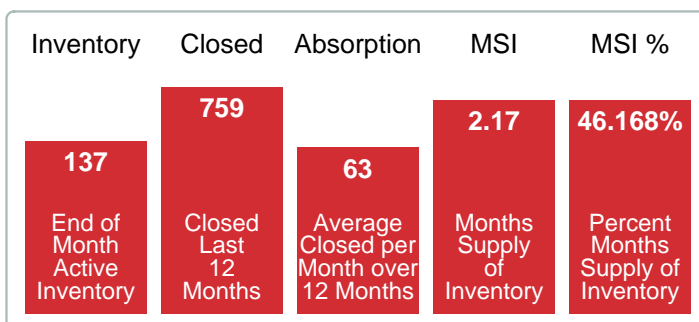
MONTHS SUPPLY of INVENTORY (MSI)

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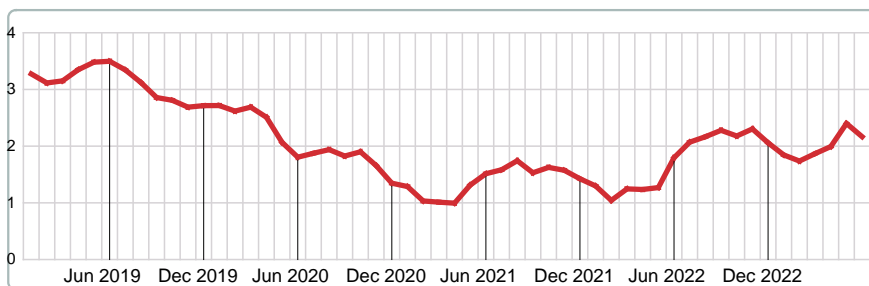
MSI FOR JUNE



INDICATORS FOR JUNE 2023

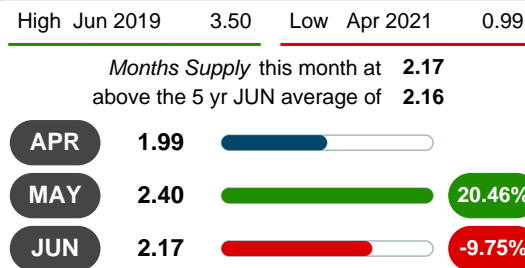


5 YEAR MARKET ACTIVITY TRENDS



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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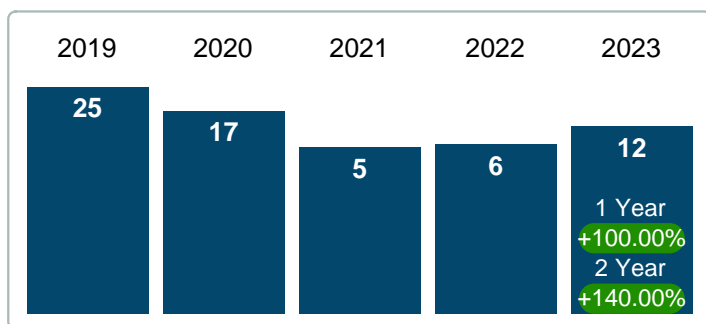
Area Delimited by County Of Creek - Residential Property Type



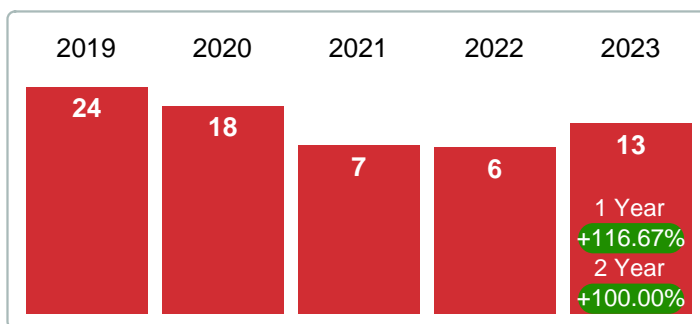
MEDIAN DAYS ON MARKET TO SALE

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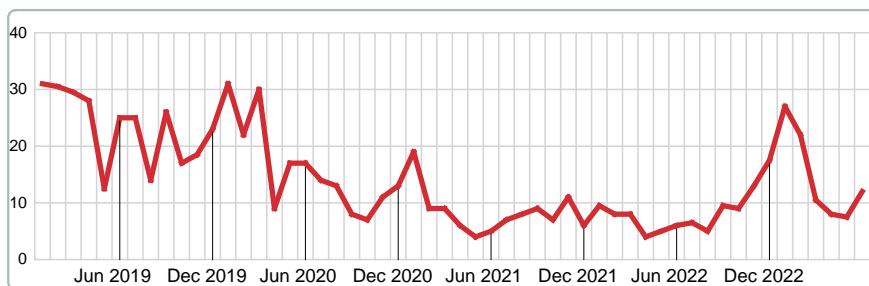
JUNE



YEAR TO DATE (YTD)

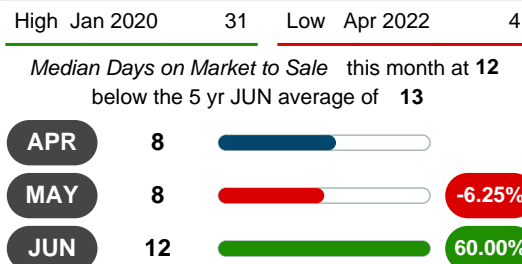


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 13



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	1	1.85%	1	1	0	0	0
\$75,001 - \$125,000	8	14.81%	13	28	11	0	0
\$125,001 - \$175,000	11	20.37%	13	50	12	13	13
\$175,001 - \$225,000	11	20.37%	1	1	2	11	0
\$225,001 - \$300,000	8	14.81%	17	19	13	20	48
\$300,001 - \$325,000	5	9.26%	12	0	22	4	0
\$325,001 and up	10	18.52%	21	15	7	35	107
Median Closed DOM			12	17	6	21	48
Total Closed Units		100%	54	6	32	13	3
Total Closed Volume			12,400,090	1.03M	6.23M	4.14M	1.01M

June 2023



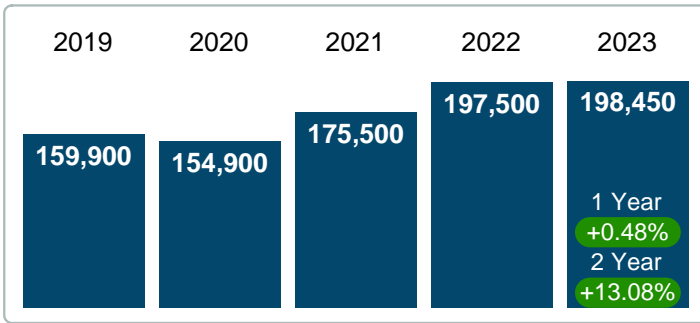
Area Delimited by County Of Creek - Residential Property Type



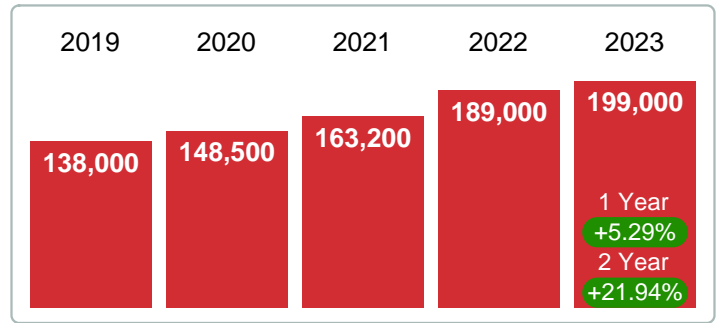
MEDIAN LIST PRICE AT CLOSING

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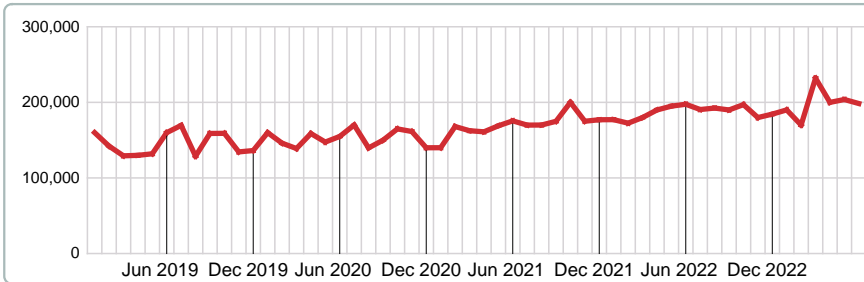
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

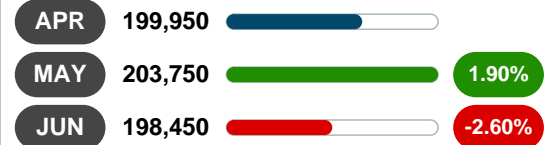


3 MONTHS

5 year JUN AVG = 177,250

High Mar 2023 232,000 Low Aug 2019 128,750

Median List Price at Closing this month at **198,450**
 above the 5 yr JUN average of **177,250**



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	1	1.85%	40,000	40,000	0	0	0
\$75,001 - \$125,000	7	12.96%	89,900	85,000	92,450	0	0
\$125,001 - \$175,000	11	20.37%	147,000	142,000	144,450	154,900	147,000
\$175,001 - \$225,000	12	22.22%	189,900	189,900	189,000	205,950	0
\$225,001 - \$300,000	9	16.67%	250,000	250,000	245,000	300,000	269,500
\$300,001 - \$325,000	2	3.70%	325,000	0	325,000	325,000	0
\$325,001 and up	12	22.22%	374,500	399,000	344,900	380,000	699,900
Median List Price			198,450	165,950	179,000	325,000	269,500
Total Closed Units		100%	198,450	6	32	13	3
Total Closed Volume			12,734,100	1.11M	6.34M	4.17M	1.12M

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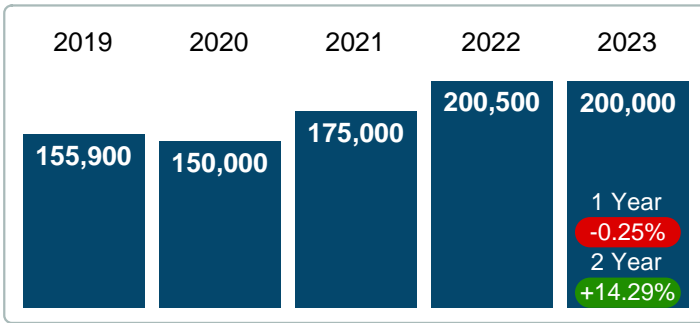
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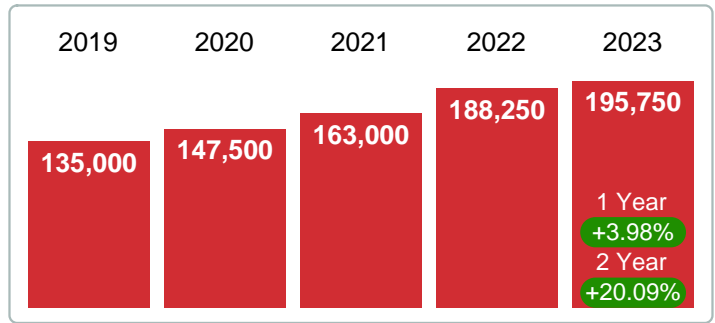
MEDIAN SOLD PRICE AT CLOSING

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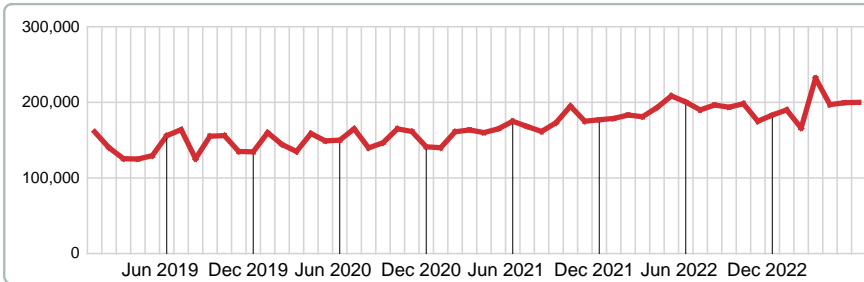
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

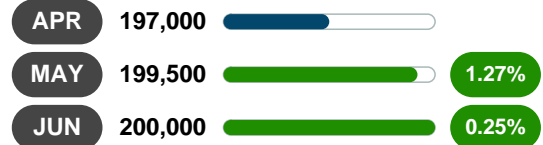


3 MONTHS

5 year JUN AVG = 176,280

High Mar 2023 232,000 Low Apr 2019 125,000

Median Sold Price at Closing this month at **200,000**
 above the 5 yr JUN average of **176,280**



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	1	1.85%	40,000	40,000	0	0	0
\$75,001 - \$125,000	8	14.81%	88,450	80,000	89,900	0	0
\$125,001 - \$175,000	11	20.37%	147,000	130,000	152,705	155,000	147,000
\$175,001 - \$225,000	11	20.37%	195,000	195,000	189,700	209,500	0
\$225,001 - \$300,000	8	14.81%	247,078	236,750	243,128	270,950	259,500
\$300,001 - \$325,000	5	9.26%	312,000	0	320,000	311,000	0
\$325,001 and up	10	18.52%	379,950	345,000	349,900	410,000	600,000
Median Sold Price			200,000	162,500	180,250	311,000	259,500
Total Closed Units		100%	200,000	6	32	13	3
Total Closed Volume			12,400,090	1.03M	6.23M	4.14M	1.01M

June 2023



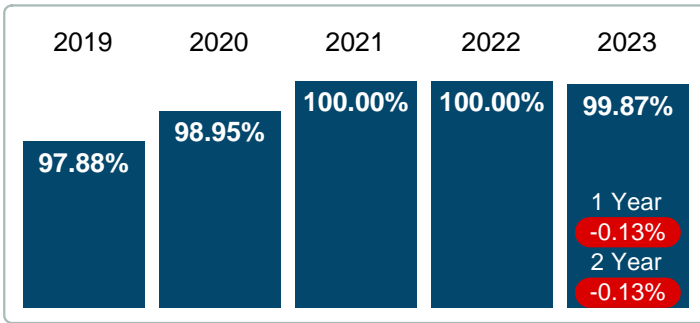
Area Delimited by County Of Creek - Residential Property Type



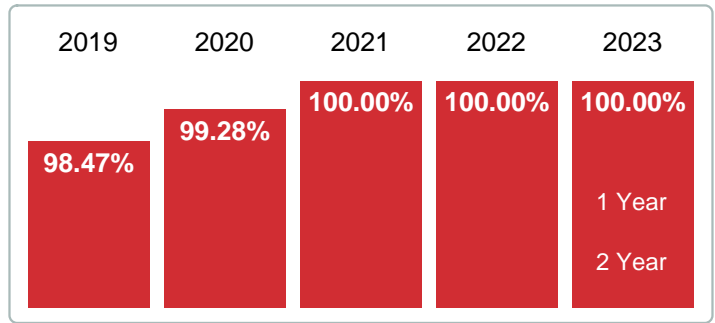
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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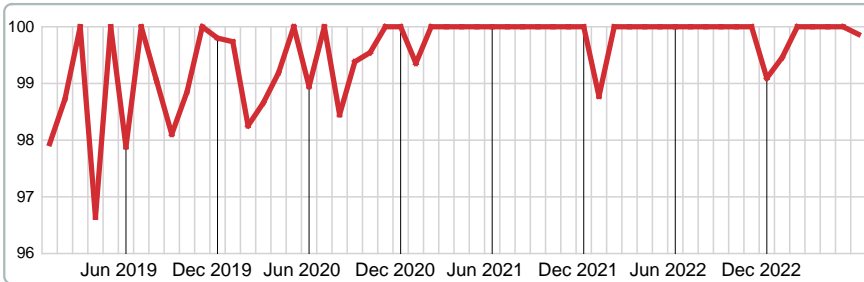
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

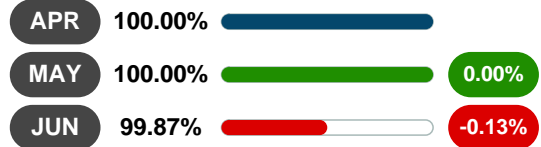


3 MONTHS

5 year JUN AVG = 99.34%

High May 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.87%**
above the 5 yr JUN average of **99.34%**



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
\$75,000 and less	1	1.85%	100.00%	100.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	8	14.81%	93.30%	94.12%	92.49%	0.00%	0.00%
\$125,001 - \$175,000	11	20.37%	97.83%	91.55%	97.47%	100.06%	100.00%
\$175,001 - \$225,000	11	20.37%	100.28%	102.69%	100.27%	101.68%	0.00%
\$225,001 - \$300,000	8	14.81%	97.14%	94.70%	99.11%	99.00%	96.29%
\$300,001 - \$325,000	5	9.26%	95.38%	0.00%	97.01%	95.38%	0.00%
\$325,001 and up	10	18.52%	99.72%	86.47%	100.00%	99.71%	85.73%
Median Sold/List Ratio		99.87%		94.41%	100.00%	100.00%	96.29%
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



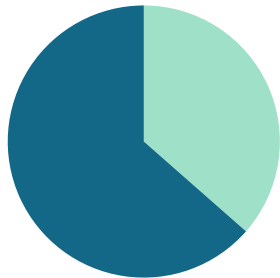
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	197,500	198,450	0.48%	189,000	199,000	5.29%
Median Sale Price	200,500	200,000	-0.25%	188,250	195,750	3.98%
Median Percent of Selling Price to List Price	100.00%	99.87%	-0.13%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	12.00	100.00%	6.00	13.00	116.67%
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

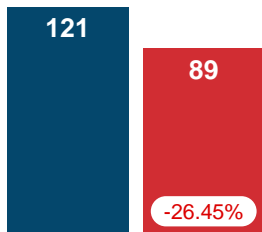
Inventory on June 30, 2023 = **137**

2022 **2023**

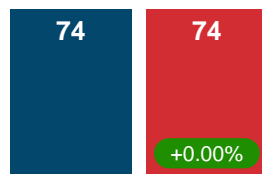
JUNE MARKET

MEDIAN PRICES

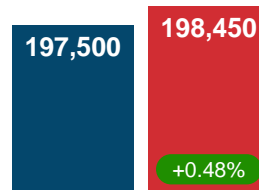
New Listings



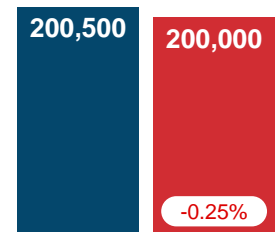
Pending Listings



List Price



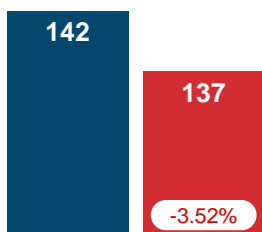
Sale Price



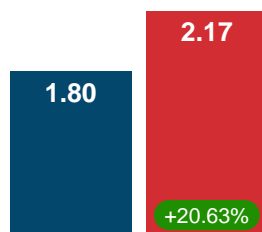
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

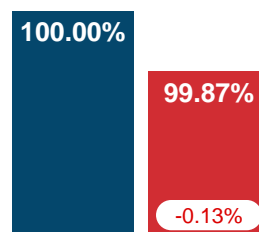
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

