

March 2023



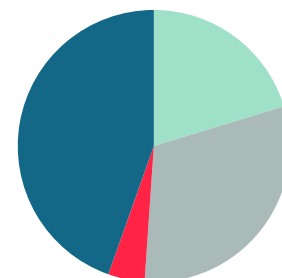
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	March 2023	+/-%
Closed Listings	95	56	-41.05%
Pending Listings	81	85	4.94%
New Listings	110	97	-11.82%
Average List Price	236,977	267,387	12.83%
Average Sale Price	234,581	262,749	12.01%
Average Percent of Selling Price to List Price	105.47%	97.71%	-7.35%
Average Days on Market to Sale	26.95	36.32	34.79%
End of Month Inventory	100	123	23.00%
Months Supply of Inventory	1.25	1.87	49.94%



■ Closed (20.29%)
■ Pending (30.80%)
■ Other OffMarket (4.35%)
■ Active (44.57%)

Absorption: Last 12 months, an Average of **66** Sales/Month
Active Inventory as of March 31, 2023 = **123**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2023 rose **23.00%** to 123 existing homes available for sale. Over the last 12 months this area has had an average of 66 closed sales per month. This represents an unsold inventory index of **1.87** 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 **12.01%** in March 2023 to \$262,749 versus the previous year at \$234,581.

Average Days on Market Lengthens

The average number of **36.32** days that homes spent on the market before selling increased by 9.37 days or **34.79%** in March 2023 compared to last year's same month at **26.95** DOM.

Sales Success for March 2023 is Positive

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

There were 97 New Listings in March 2023, down **11.82%** from last year at 110. Furthermore, there were 56 Closed Listings this month versus last year at 95, a **-41.05%** decrease.

Closed versus Listed trends yielded a **57.7%** ratio, down from previous year's, March 2022, at **86.4%**, a **33.15%** downswing. This will certainly create pressure on an increasing Monthly $\frac{1}{2}$ 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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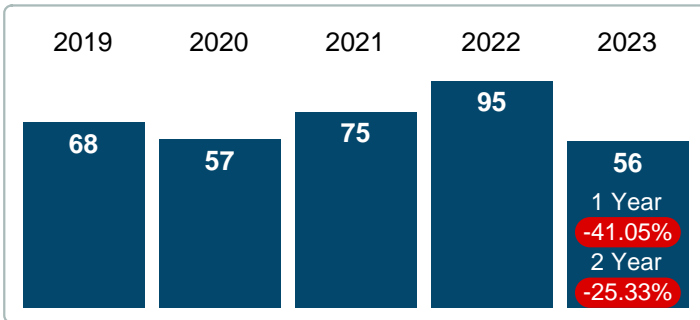
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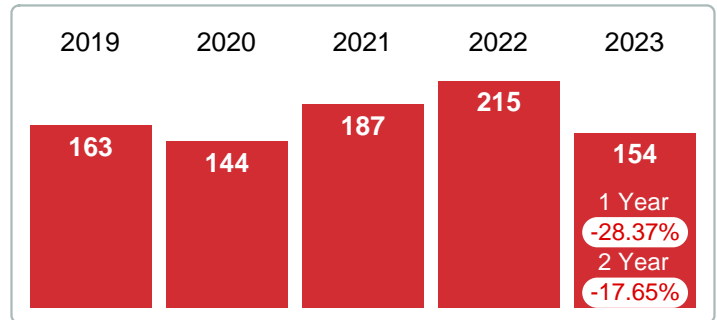
CLOSED LISTINGS

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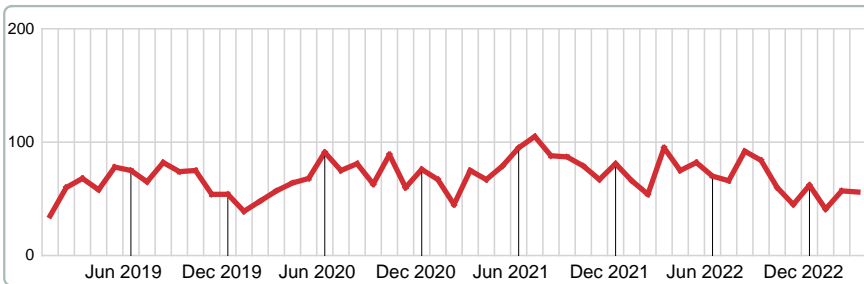
MARCH



YEAR TO DATE (YTD)

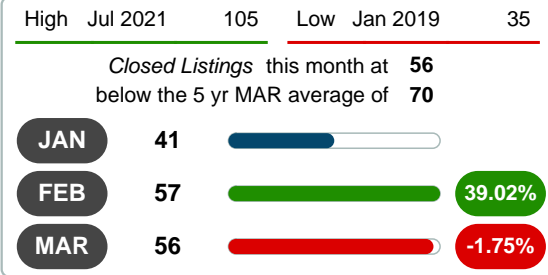


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 70



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	5	8.93%	18.8	1	2	1	1
\$50,001 - \$100,000	7	12.50%	9.3	5	2	0	0
\$100,001 - \$175,000	7	12.50%	50.3	3	3	1	0
\$175,001 - \$250,000	12	21.43%	25.7	0	9	2	1
\$250,001 - \$375,000	12	21.43%	45.0	0	10	2	0
\$375,001 - \$500,000	6	10.71%	83.7	0	2	3	1
\$500,001 and up	7	12.50%	24.7	0	2	3	2
Total Closed Units	56			9	30	12	5
Total Closed Volume	14,713,966	100%	36.3	853.15K	7.34M	4.58M	1.94M
Average Closed Price	\$262,749			\$94,794	\$244,602	\$381,731	\$388,400

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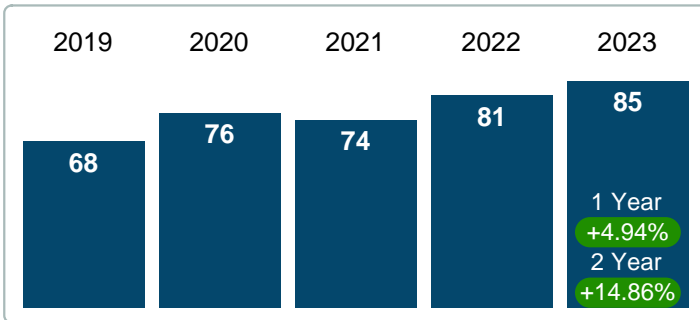
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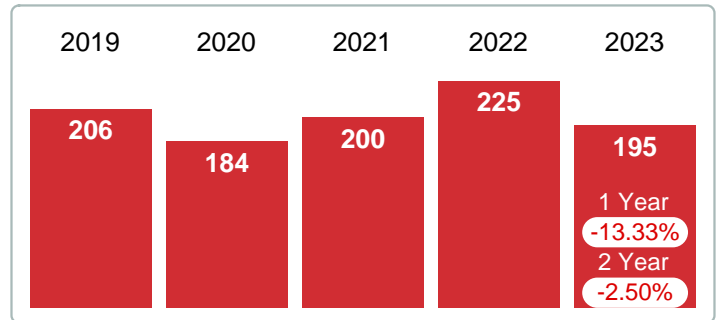
PENDING LISTINGS

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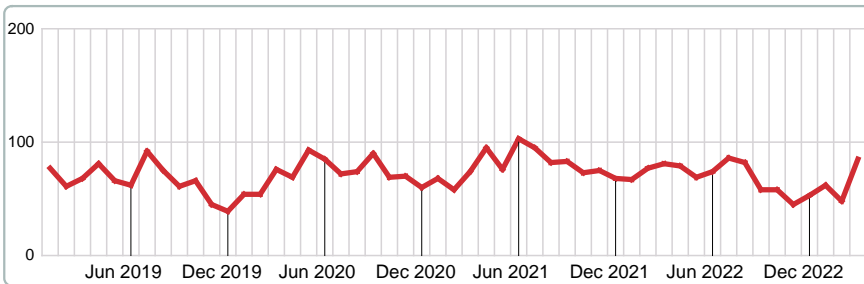
MARCH



YEAR TO DATE (YTD)

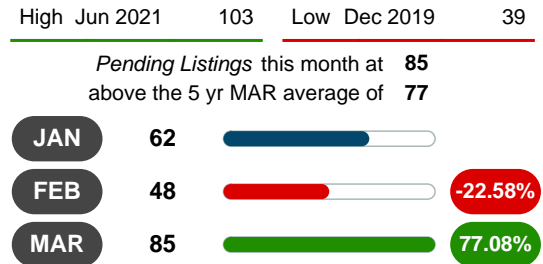


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 77



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	4.71%	35.0	2	1	0	1
\$75,001 - \$125,000	12	14.12%	40.2	3	9	0	0
\$125,001 - \$175,000	11	12.94%	19.0	3	5	3	0
\$175,001 - \$225,000	22	25.88%	24.5	0	20	2	0
\$225,001 - \$300,000	16	18.82%	61.3	1	9	5	1
\$300,001 - \$350,000	10	11.76%	29.5	1	8	1	0
\$350,001 and up	10	11.76%	38.6	0	4	3	3
Total Pending Units	85			10	56	14	5
Total Pending Volume	19,556,185	100%	35.6	1.39M	12.48M	3.66M	2.03M
Average Listing Price	\$230,217			\$139,120	\$222,791	\$261,557	\$405,380

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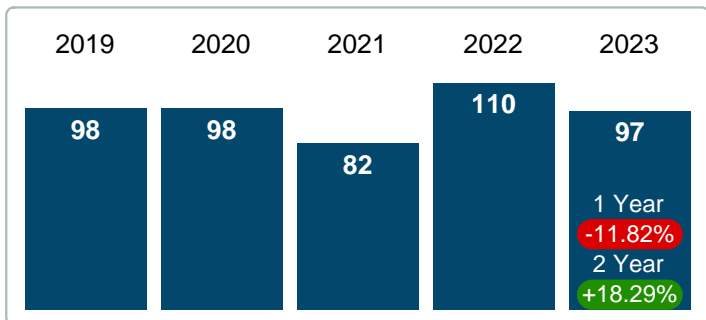
Area Delimited by County Of Creek - Residential Property Type



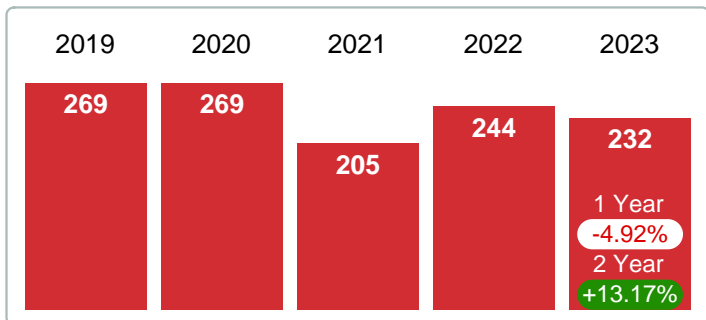
NEW LISTINGS

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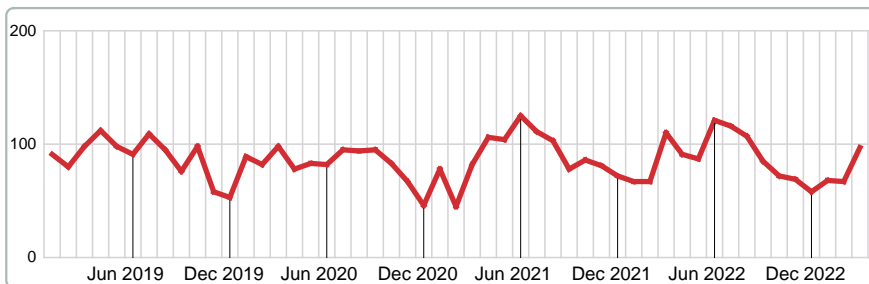
MARCH



YEAR TO DATE (YTD)

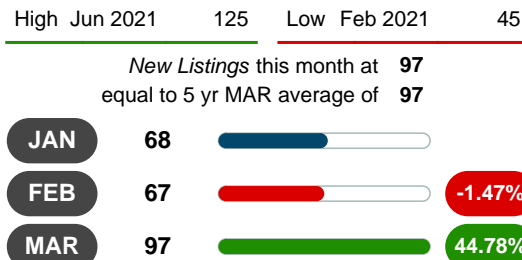


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 97



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	7	7.22%	4	1	0	2
\$75,001 - \$125,000	12	12.37%	2	9	1	0
\$125,001 - \$175,000	16	16.49%	5	8	3	0
\$175,001 - \$225,000	21	21.65%	0	19	1	1
\$225,001 - \$325,000	21	21.65%	3	13	4	1
\$325,001 - \$400,000	9	9.28%	1	6	2	0
\$400,001 and up	11	11.34%	0	7	4	0
Total New Listed Units	97		15	63	15	4
Total New Listed Volume	23,186,483	100%	2.24M	15.38M	4.99M	580.00K
Average New Listed Listing Price	\$234,332		\$149,313	\$244,100	\$332,567	\$145,000

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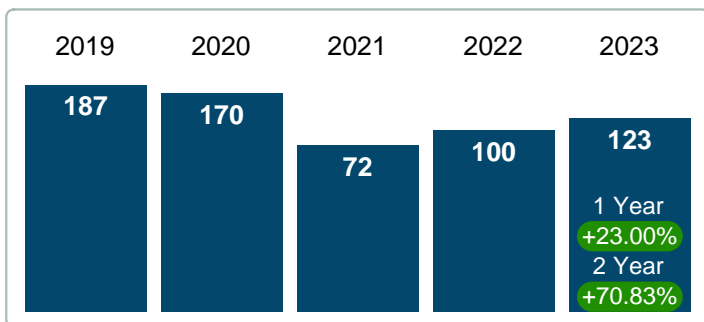
Area Delimited by County Of Creek - Residential Property Type



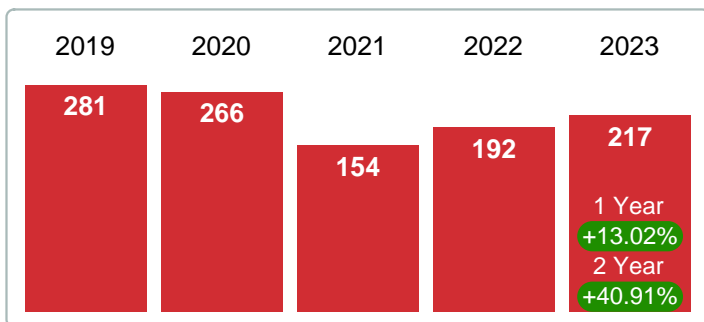
ACTIVE INVENTORY

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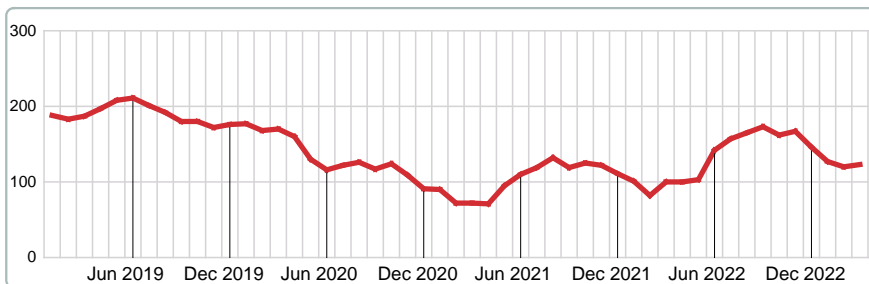
END OF MARCH



ACTIVE DURING MARCH

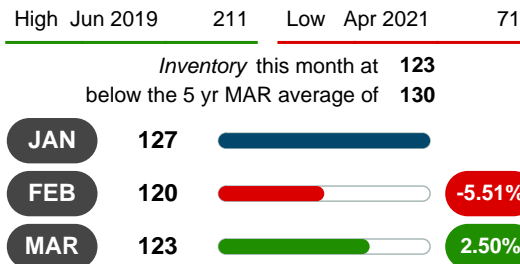


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 130



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	7	5.69%	47.6	4	2	0	1
\$75,001 - \$125,000	21	17.07%	68.6	8	10	3	0
\$125,001 - \$150,000	11	8.94%	49.5	6	4	0	1
\$150,001 - \$275,000	38	30.89%	58.8	4	27	5	2
\$275,001 - \$425,000	18	14.63%	75.9	2	11	4	1
\$425,001 - \$675,000	15	12.20%	83.7	0	7	6	2
\$675,001 and up	13	10.57%	132.2	0	3	5	5
Total Active Inventory by Units	123			24	64	23	12
Total Active Inventory by Volume	45,215,839	100%	72.3	3.35M	17.80M	11.27M	12.79M
Average Active Inventory Listing Price	\$367,608			\$139,500	\$278,179	\$490,026	\$1,066,150

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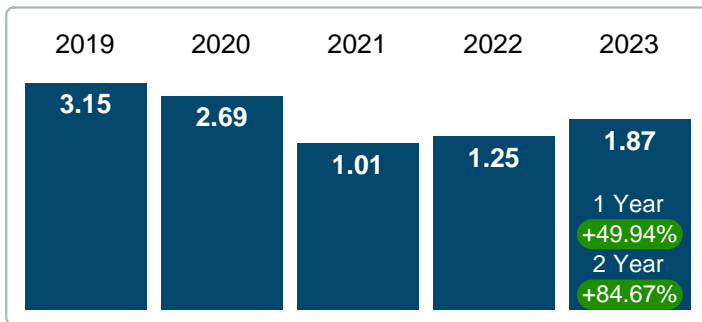
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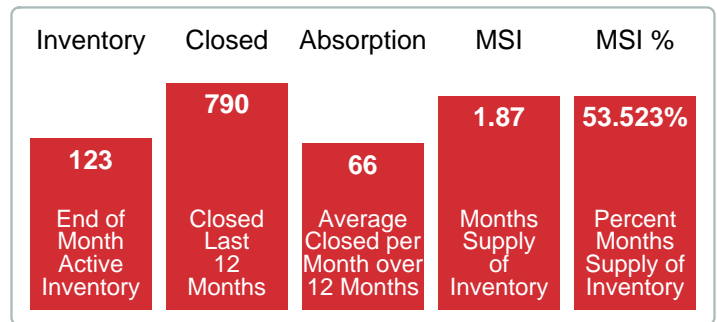
MONTHS SUPPLY of INVENTORY (MSI)

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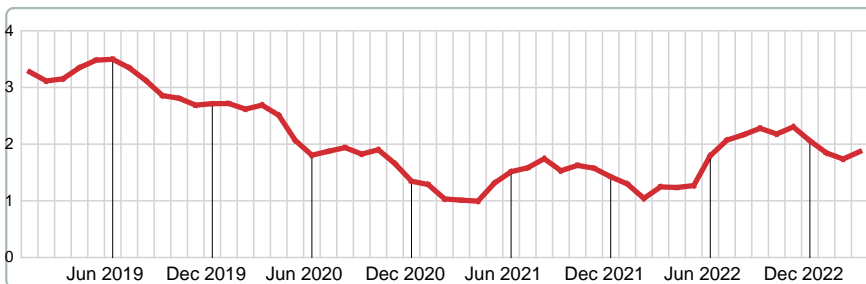
MSI FOR MARCH



INDICATORS FOR MARCH 2023

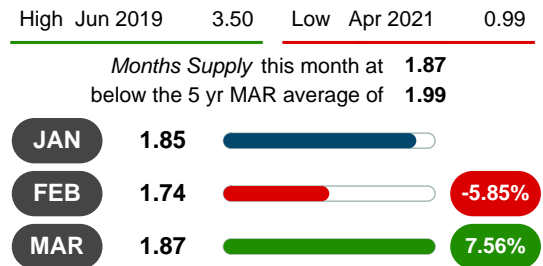


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.99



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	7	5.69%	1.25	1.41	0.83	0.00	6.00
\$75,001 - \$125,000	21	17.07%	2.65	3.10	2.26	3.27	0.00
\$125,001 - \$150,000	11	8.94%	1.32	2.12	0.89	0.00	4.00
\$150,001 - \$275,000	38	30.89%	1.38	1.55	1.28	1.40	8.00
\$275,001 - \$425,000	18	14.63%	1.80	3.00	1.81	1.41	2.40
\$425,001 - \$675,000	15	12.20%	3.40	0.00	5.25	2.57	3.00
\$675,001 and up	13	10.57%	6.24	0.00	4.50	7.50	6.67
Market Supply of Inventory (MSI)			1.87	2.07	1.58	2.04	4.80
Total Active Inventory by Units		100%	123	24	64	23	12

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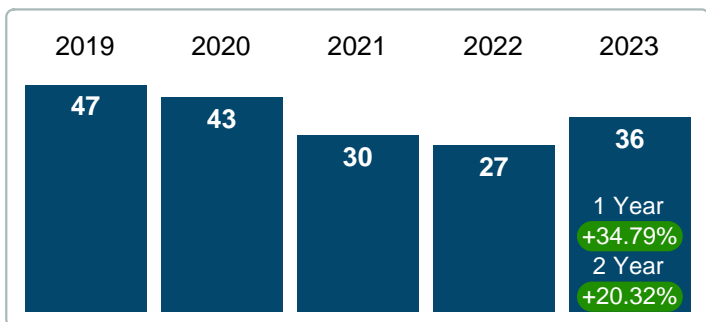
Area Delimited by County Of Creek - Residential Property Type



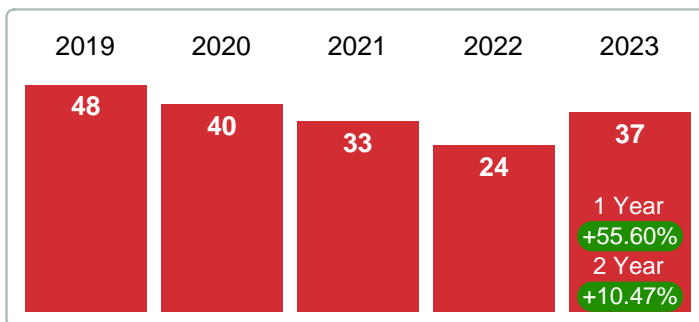
AVERAGE DAYS ON MARKET TO SALE

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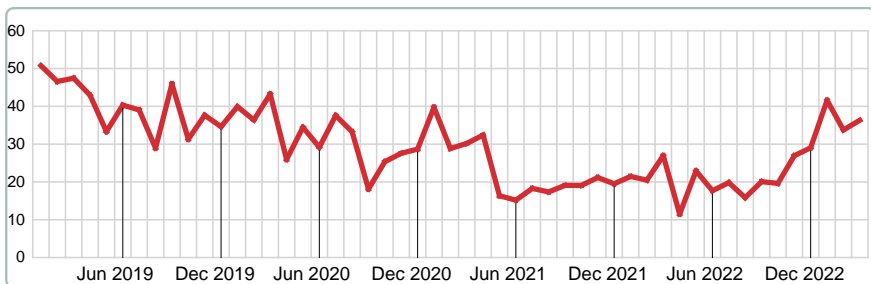
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 37

High Jan 2019 51 Low Apr 2022 11

Average Days on Market to Sale this month at 36 below the 5 yr MAR average of 37

Month	DOM	% Change
JAN	42	
FEB	34	-18.83%
MAR	36	7.60%

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	8.93%	19	1	39	14	1
\$50,001 - \$100,000	12.50%	9	8	12	0	0
\$100,001 - \$175,000	12.50%	50	84	23	30	0
\$175,001 - \$250,000	21.43%	26	0	16	10	140
\$250,001 - \$375,000	21.43%	45	0	41	65	0
\$375,001 - \$500,000	10.71%	84	0	2	151	45
\$500,001 and up	12.50%	25	0	8	5	72
Average Closed DOM		36	33	25	55	66
Total Closed Units	100%	36	9	30	12	5
Total Closed Volume		14,713,966	853.15K	7.34M	4.58M	1.94M

March 2023



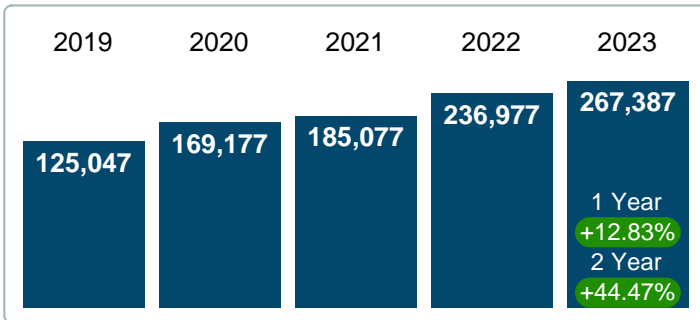
Area Delimited by County Of Creek - Residential Property Type



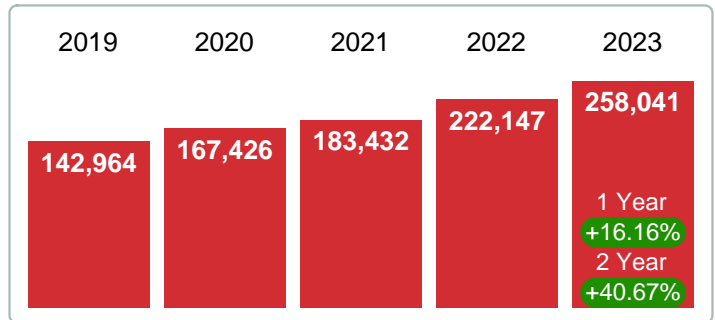
AVERAGE LIST PRICE AT CLOSING

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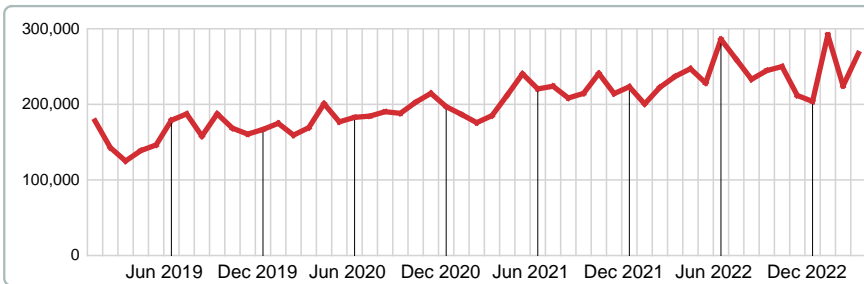
MARCH



YEAR TO DATE (YTD)

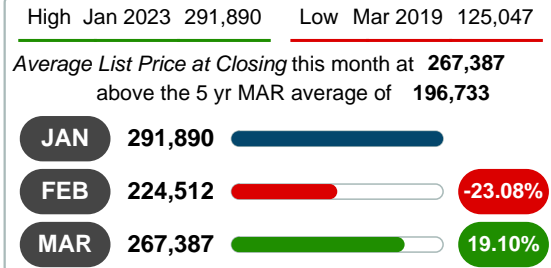


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 196,733



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	5.36%	30,333	18,000	48,500	59,500	28,000
\$50,001 - \$100,000	14.29%	75,538	78,560	111,250	0	0
\$100,001 - \$175,000	14.29%	144,788	156,667	135,300	180,000	0
\$175,001 - \$250,000	21.43%	214,149	0	210,076	212,500	234,000
\$250,001 - \$375,000	23.21%	300,770	0	290,501	315,000	0
\$375,001 - \$500,000	14.29%	469,407	0	430,825	431,870	475,000
\$500,001 and up	7.14%	721,250	0	512,250	678,000	662,250
Average List Price		267,387	97,867	246,908	385,342	412,300
Total Closed Units	100%	267,387	9	30	12	5
Total Closed Volume		14,973,656	880.80K	7.41M	4.62M	2.06M

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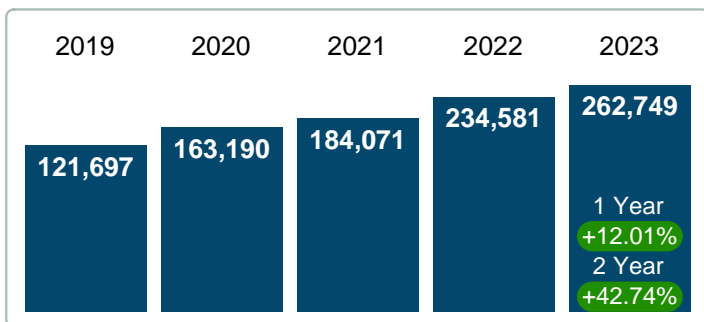
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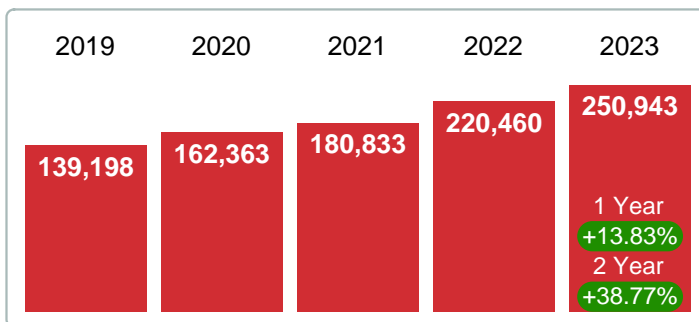
AVERAGE SOLD PRICE AT CLOSING

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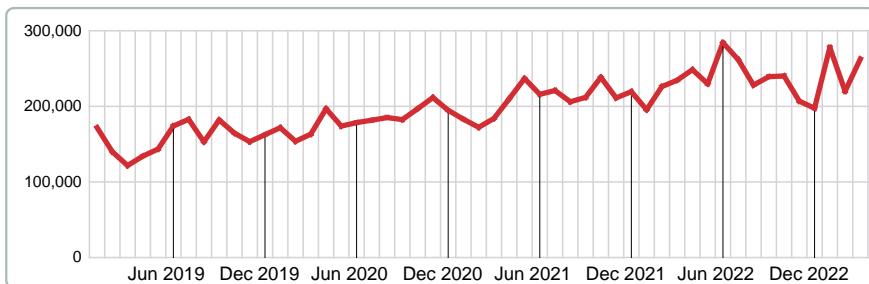
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 193,258

High Jun 2022 284,215 Low Mar 2019 121,697

Average Sold Price at Closing this month at **262,749**
above the 5 yr MAR average of **193,258**

JAN	277,925	<div style="width: 100%;"></div>
FEB	219,935	<div style="width: 100%;"></div> -20.87%
MAR	262,749	<div style="width: 100%;"></div> 19.47%

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	5	8.93%	35,600	18,000	45,000	42,000	28,000
\$50,001 - \$100,000	7	12.50%	84,021	81,030	91,500	0	0
\$100,001 - \$175,000	7	12.50%	139,129	143,333	124,967	169,000	0
\$175,001 - \$250,000	12	21.43%	211,607	0	211,920	211,500	209,000
\$250,001 - \$375,000	12	21.43%	291,843	0	288,211	310,000	0
\$375,001 - \$500,000	6	10.71%	433,420	0	428,375	434,590	440,000
\$500,001 and up	7	12.50%	618,857	0	522,000	674,333	632,500
Average Sold Price			262,749	94,794	244,602	381,731	388,400
Total Closed Units		100%	262,749	9	30	12	5
Total Closed Volume			14,713,966	853.15K	7.34M	4.58M	1.94M

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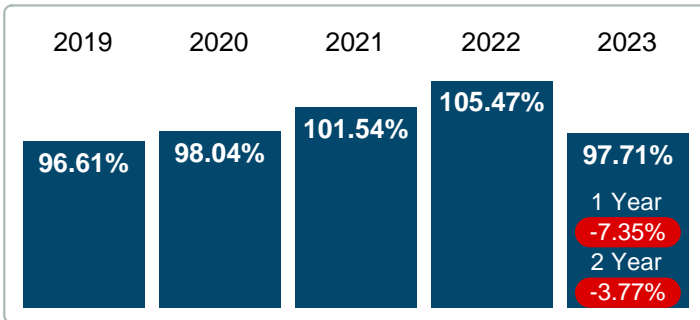
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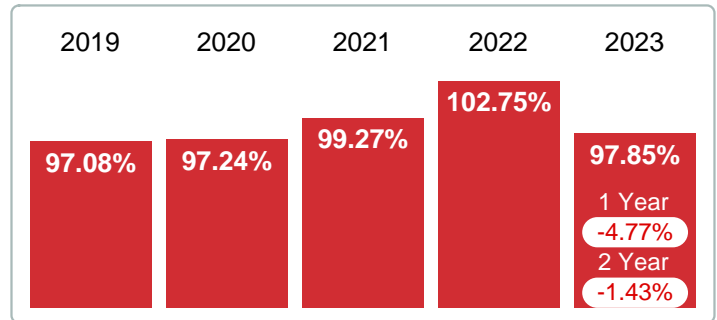
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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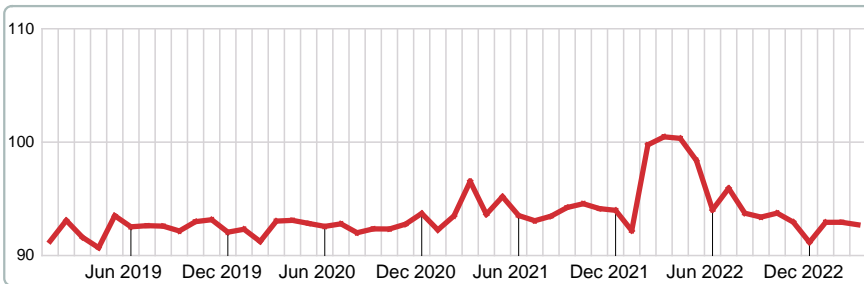
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

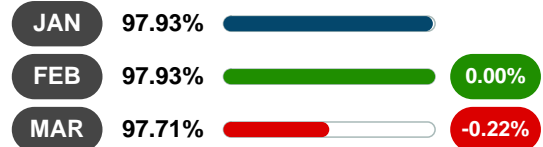


3 MONTHS

5 year MAR AVG = 99.87%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **97.71%**
below the 5 yr MAR average of **99.87%**



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	5	8.93%	91.43%	100.00%	93.27%	70.59%	100.00%
\$50,001 - \$100,000	7	12.50%	98.09%	104.04%	83.23%	0.00%	0.00%
\$100,001 - \$175,000	7	12.50%	92.87%	92.26%	93.14%	93.89%	0.00%
\$175,001 - \$250,000	12	21.43%	99.87%	0.00%	101.04%	99.86%	89.32%
\$250,001 - \$375,000	12	21.43%	99.06%	0.00%	99.14%	98.67%	0.00%
\$375,001 - \$500,000	6	10.71%	98.88%	0.00%	99.39%	100.61%	92.63%
\$500,001 and up	7	12.50%	99.67%	0.00%	101.90%	99.97%	97.01%
Average Sold/List Ratio		97.70%		99.66%	97.86%	96.94%	95.19%
Total Closed Units		56	100%	9	30	12	5
Total Closed Volume		14,713,966		853.15K	7.34M	4.58M	1.94M

March 2023



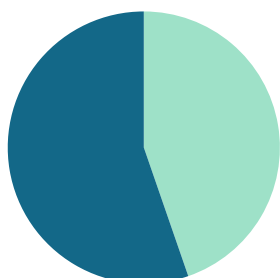
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

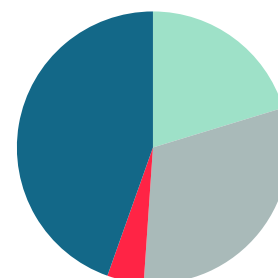


Inventory
 New Listings
97 = 44.70%
 Start Inventory
120
 Total Inventory Units
217
 Volume
\$67,071,612

Market Activity

Closed Sales
56 = 20.29%
 Pending Sales
85 = 30.80%
 Other Off Market
12 = 4.35%
 Active Inventory
123 = 44.57%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	95	56	-41.05%	215	154	-28.37%
Pending Sales	81	85	4.94%	225	195	-13.33%
New Listings	110	97	-11.82%	244	232	-4.92%
Average List Price	236,977	267,387	12.83%	222,147	258,041	16.16%
Average Sale Price	234,581	262,749	12.01%	220,460	250,943	13.83%
Average Percent of Selling Price to List Price	105.47%	97.71%	-7.35%	102.75%	97.85%	-4.77%
Average Days on Market to Sale	26.95	36.32	34.79%	23.63	36.77	55.60%
Monthly Inventory	100	123	23.00%	100	123	23.00%
Months Supply of Inventory	1.25	1.87	49.94%	1.25	1.87	49.94%

Absorption: Last 12 months, an Average of **66** Sales/Month

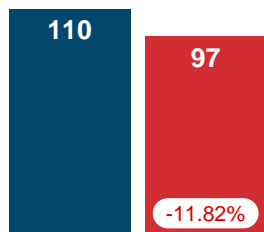
Inventory on March 31, 2023 = **123**

2022 **2023**

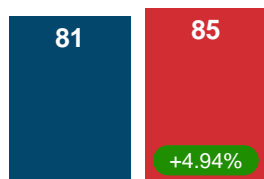
MARCH MARKET

AVERAGE PRICES

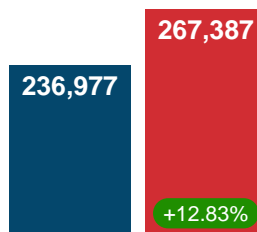
New Listings



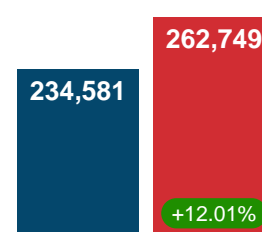
Pending Listings



List Price



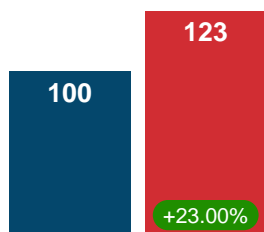
Sale Price



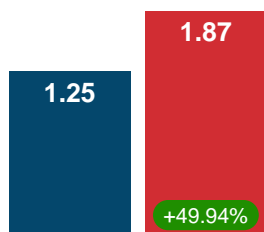
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

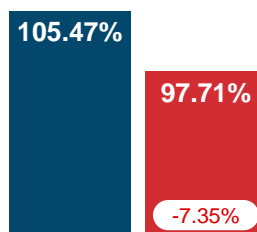
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

