

March 2023



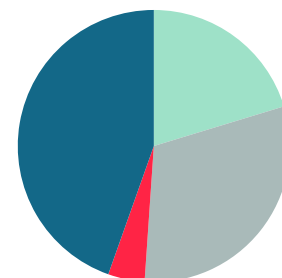
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	179,900	232,000	28.96%
Median Sale Price	181,000	232,000	28.18%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	10.50	31.25%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **28.18%** in March 2023 to \$232,000 versus the previous year at \$181,000.

Median Days on Market Lengthens

The median number of **10.50** days that homes spent on the market before selling increased by 2.50 days or **31.25%** in March 2023 compared to last year's same month at **8.00** DOM.

Sales Success for March 2023 is Positive

Overall, with Median 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 Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

March 2023



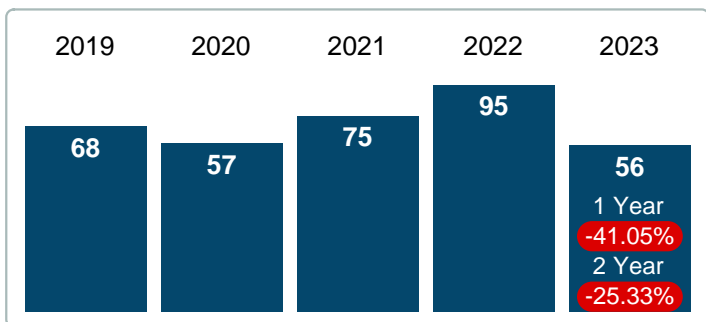
Area Delimited by County Of Creek - Residential Property Type



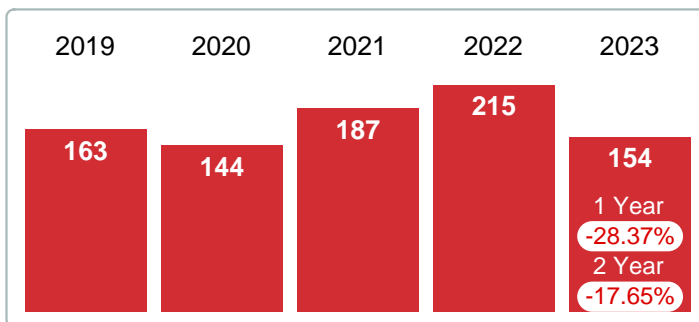
CLOSED LISTINGS

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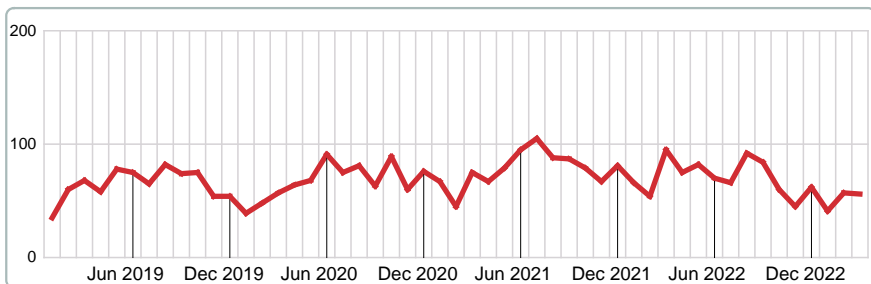
MARCH



YEAR TO DATE (YTD)

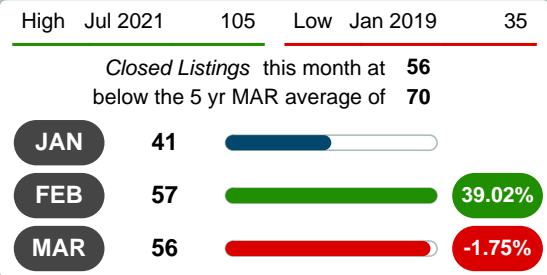


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 70



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.93%	2.0	1	2	1	1
\$50,001 - \$100,000	7	12.50%	9.0	5	2	0	0
\$100,001 - \$175,000	7	12.50%	29.0	3	3	1	0
\$175,001 - \$250,000	12	21.43%	11.5	0	9	2	1
\$250,001 - \$375,000	12	21.43%	10.0	0	10	2	0
\$375,001 - \$500,000	6	10.71%	62.0	0	2	3	1
\$500,001 and up	7	12.50%	8.0	0	2	3	2
Total Closed Units	56			9	30	12	5
Total Closed Volume	14,713,966	100%	10.5	853.15K	7.34M	4.58M	1.94M
Median Closed Price	\$232,000			\$90,150	\$244,950	\$370,500	\$440,000

March 2023



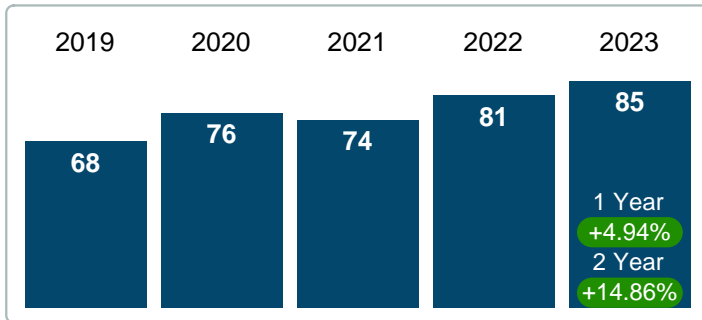
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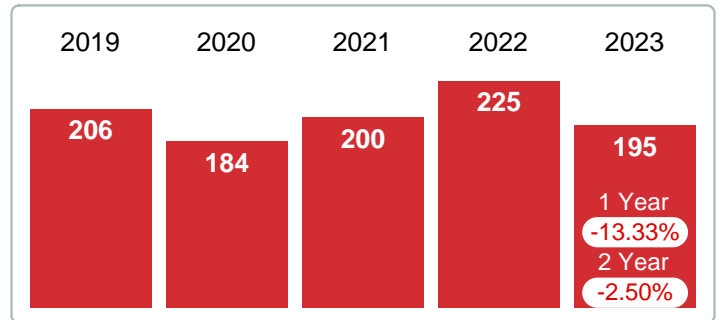
PENDING LISTINGS

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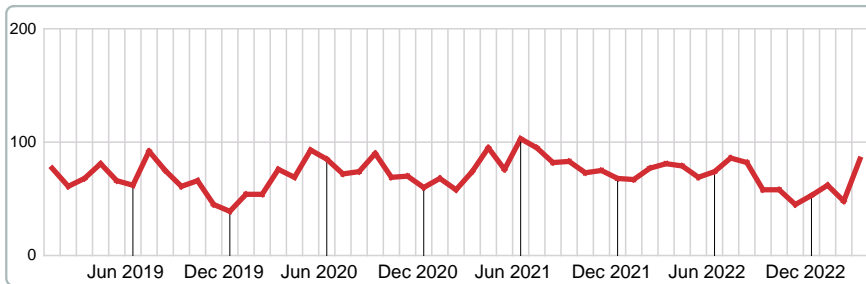
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 77

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **85**
above the 5 yr MAR average of **77**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	4.71%	1.0	2	1	0	1
\$75,001 - \$125,000	12	14.12%	10.5	3	9	0	0
\$125,001 - \$175,000	11	12.94%	6.0	3	5	3	0
\$175,001 - \$225,000	22	25.88%	5.0	0	20	2	0
\$225,001 - \$300,000	16	18.82%	18.0	1	9	5	1
\$300,001 - \$350,000	10	11.76%	14.0	1	8	1	0
\$350,001 and up	10	11.76%	12.0	0	4	3	3
Total Pending Units	85			10	56	14	5
Total Pending Volume	19,556,185	100%	8.0	1.39M	12.48M	3.66M	2.03M
Median Listing Price	\$200,000			\$112,500	\$199,950	\$251,000	\$415,000

March 2023



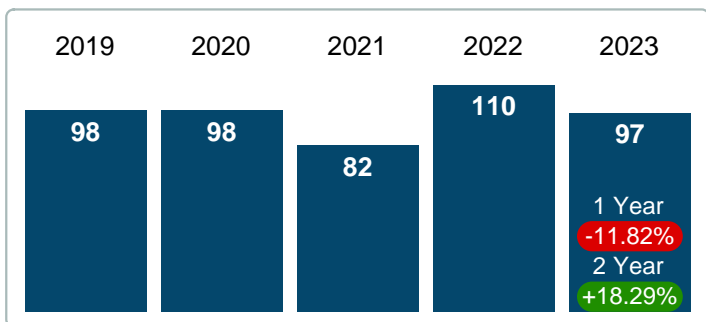
Area Delimited by County Of Creek - Residential Property Type



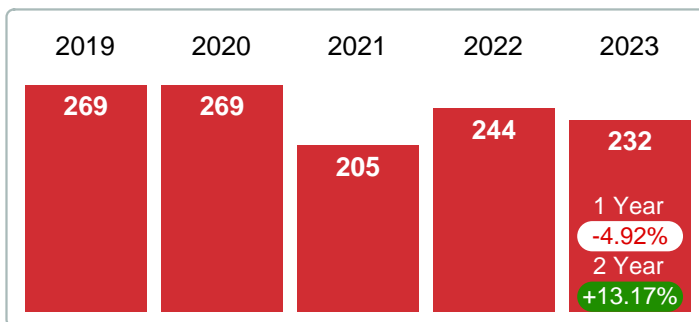
NEW LISTINGS

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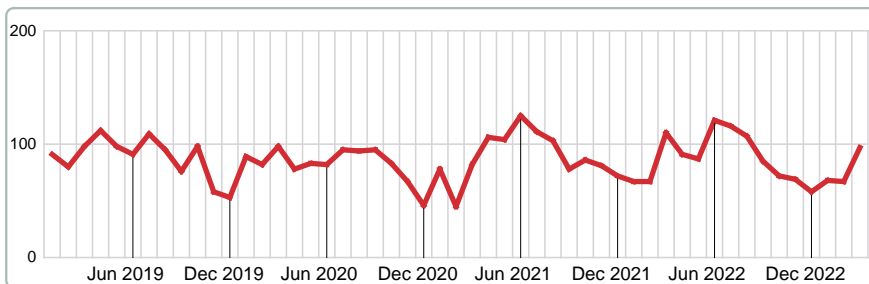
MARCH



YEAR TO DATE (YTD)

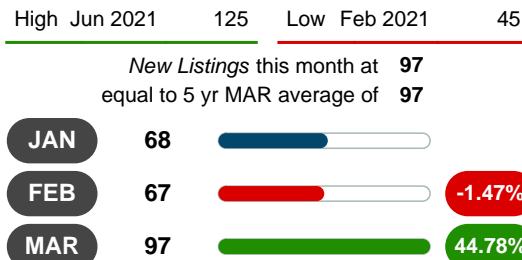


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$200,000		\$129,000	\$200,000	\$325,000	\$141,250

March 2023



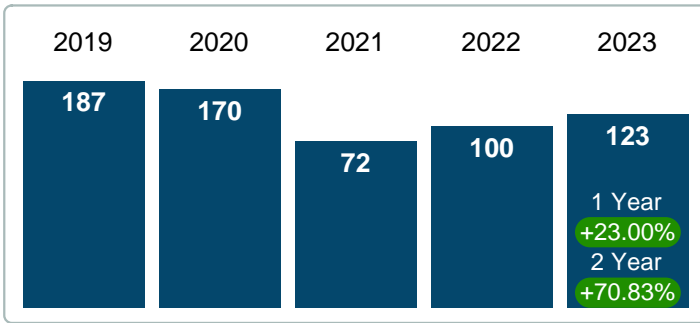
Area Delimited by County Of Creek - Residential Property Type



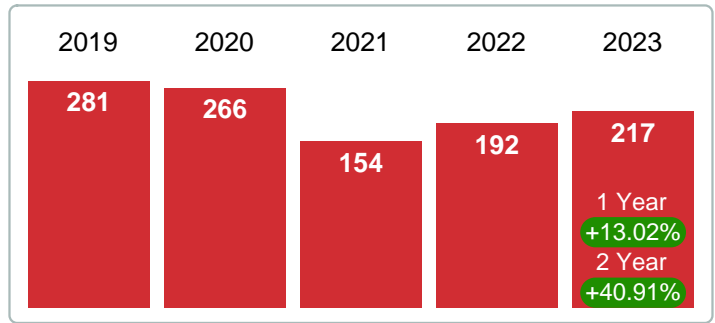
ACTIVE INVENTORY

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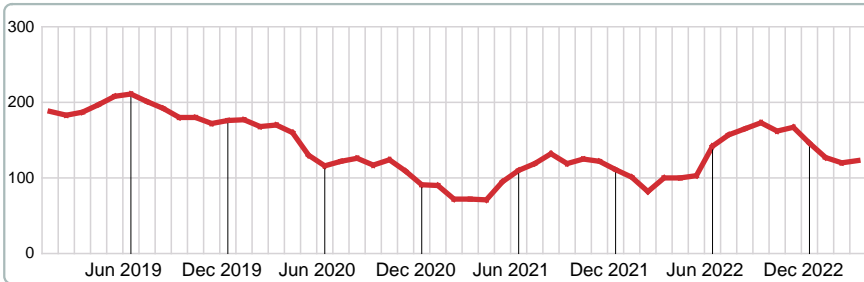
END OF MARCH



ACTIVE DURING MARCH

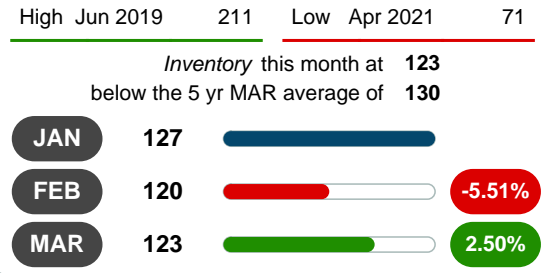


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 130



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	5.69%	27.0	4	2	0	1
\$75,001 - \$125,000	21	17.07%	56.0	8	10	3	0
\$125,001 - \$150,000	11	8.94%	42.0	6	4	0	1
\$150,001 - \$275,000	38	30.89%	33.0	4	27	5	2
\$275,001 - \$425,000	18	14.63%	41.5	2	11	4	1
\$425,001 - \$675,000	15	12.20%	51.0	0	7	6	2
\$675,001 and up	13	10.57%	106.0	0	3	5	5
Total Active Inventory by Units	123			24	64	23	12
Total Active Inventory by Volume	45,215,839	100%	51.0	3.35M	17.80M	11.27M	12.79M
Median Active Inventory Listing Price	\$228,000			\$123,450	\$226,500	\$425,000	\$554,500

March 2023



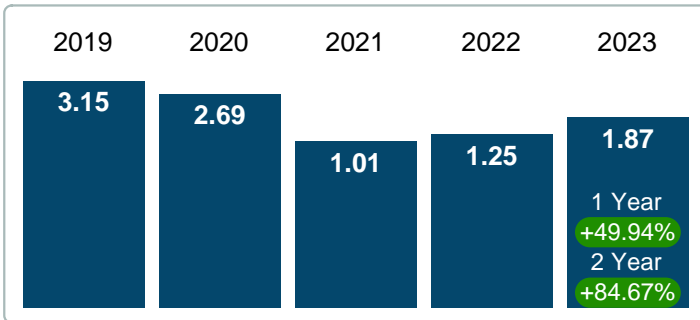
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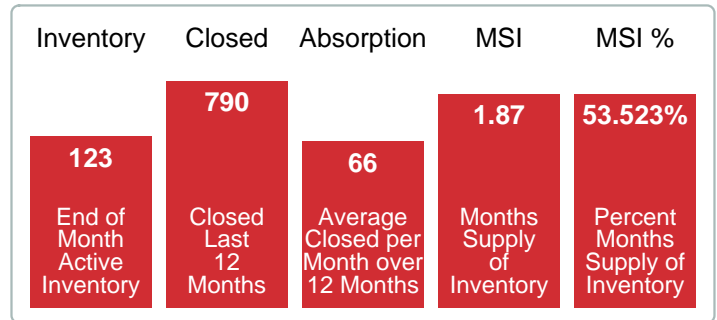
MONTHS SUPPLY of INVENTORY (MSI)

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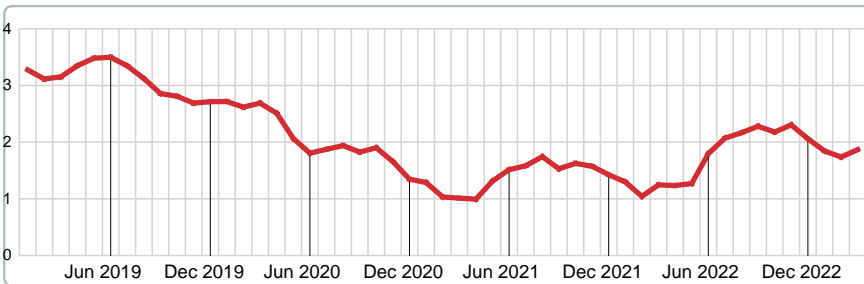
MSI FOR MARCH



INDICATORS FOR MARCH 2023



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.99

High Jun 2019 3.50 Low Apr 2021 0.99

Months Supply this month at 1.87 below the 5 yr MAR average of 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%	1.87	24	64	23	12

March 2023



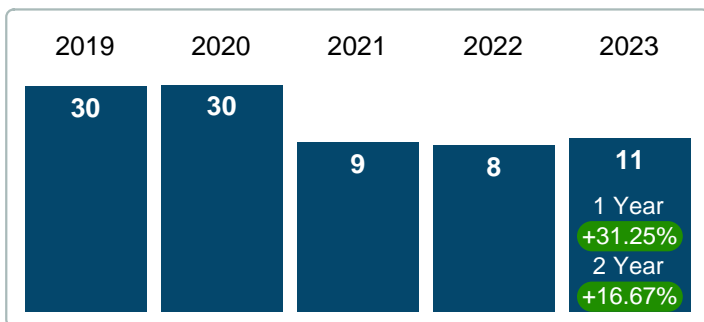
Area Delimited by County Of Creek - Residential Property Type



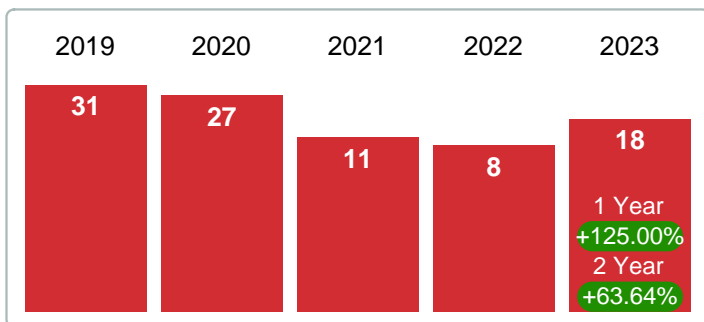
MEDIAN DAYS ON MARKET TO SALE

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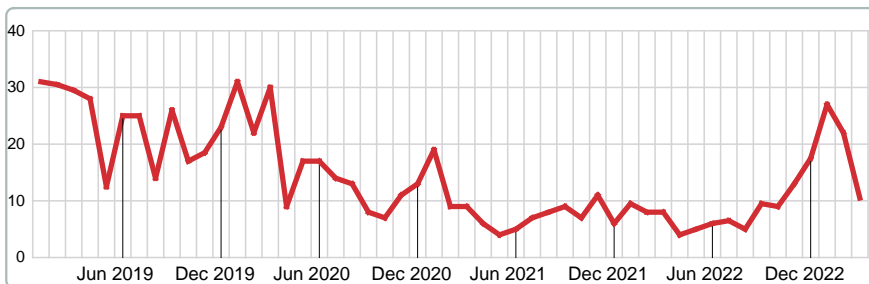
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

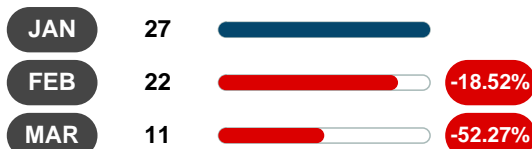


3 MONTHS

5 year MAR AVG = 17

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 11 below the 5 yr MAR average of 17



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	8.93%	2	1	39	14	1
\$50,001 - \$100,000	12.50%	9	9	12	0	0
\$100,001 - \$175,000	12.50%	29	22	29	30	0
\$175,001 - \$250,000	21.43%	12	0	10	10	140
\$250,001 - \$375,000	21.43%	10	0	7	65	0
\$375,001 - \$500,000	10.71%	62	0	2	142	45
\$500,001 and up	12.50%	8	0	8	3	72
Median Closed DOM		11	9	8	16	67
Total Closed Units	100%	10.5	9	30	12	5
Total Closed Volume		14,713,966	853.15K	7.34M	4.58M	1.94M

March 2023



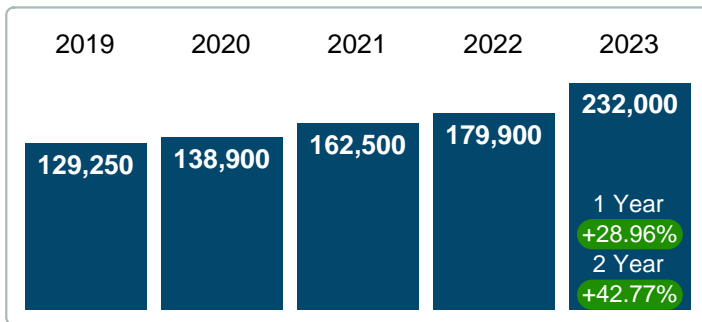
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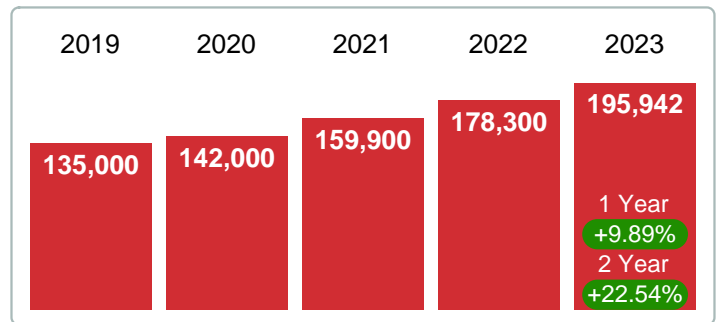
MEDIAN LIST PRICE AT CLOSING

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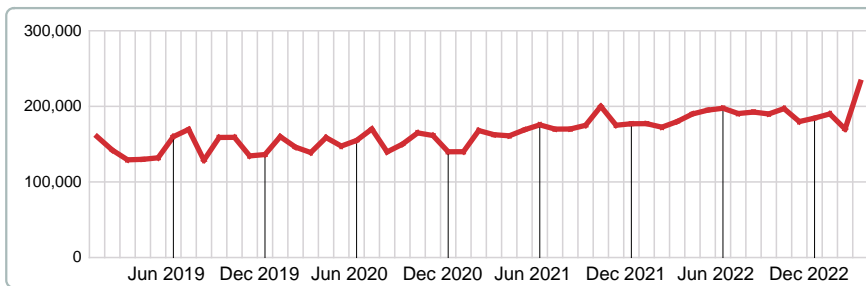
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 168,510

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

Median List Price at Closing this month at **232,000** above the 5 yr MAR average of **168,510**



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	5.36%	28,000	18,000	45,000	0	28,000
\$50,001 - \$100,000	14.29%	72,450	75,000	76,000	59,500	0
\$100,001 - \$175,000	14.29%	148,000	145,000	146,000	175,000	0
\$175,001 - \$250,000	21.43%	217,500	180,000	217,500	215,000	234,000
\$250,001 - \$375,000	23.21%	285,000	0	282,000	375,000	0
\$375,001 - \$500,000	14.29%	470,805	0	461,750	466,609	487,250
\$500,001 and up	7.14%	705,000	0	525,000	767,500	825,000
Median List Price		232,000	89,900	239,950	375,000	475,000
Total Closed Units	100%	232,000	9	30	12	5
Total Closed Volume		14,973,656	880.80K	7.41M	4.62M	2.06M

March 2023



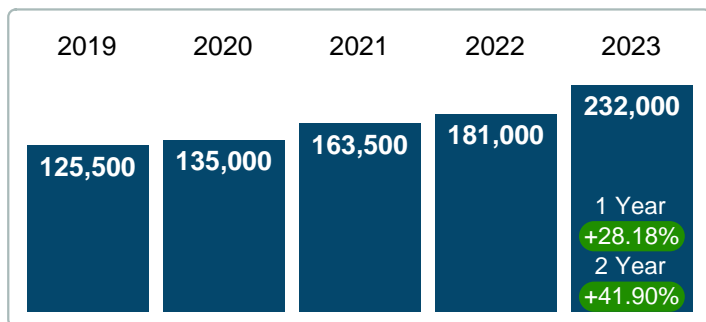
Area Delimited by County Of Creek - Residential Property Type



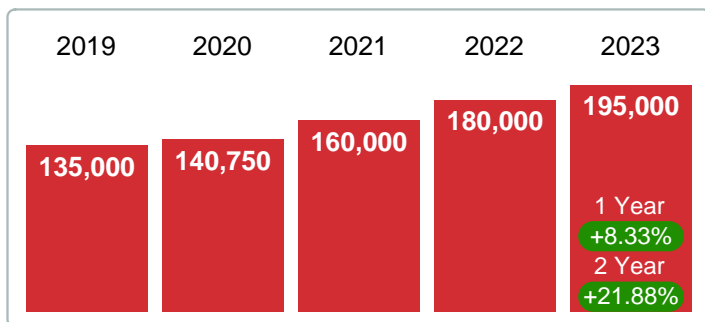
MEDIAN SOLD PRICE AT CLOSING

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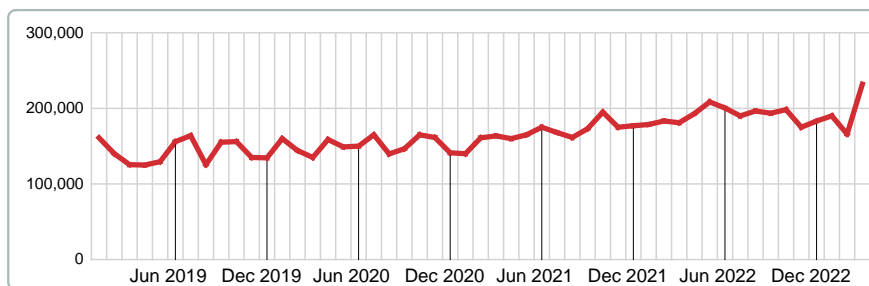
MARCH



YEAR TO DATE (YTD)

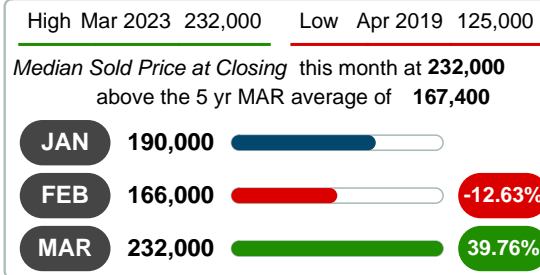


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 167,400



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	8.93%	42,000	18,000	45,000	42,000	28,000
\$50,001 - \$100,000	12.50%	90,000	82,000	91,500	0	0
\$100,001 - \$175,000	12.50%	145,000	145,000	115,000	169,000	0
\$175,001 - \$250,000	21.43%	211,000	0	213,000	211,500	209,000
\$250,001 - \$375,000	21.43%	277,057	0	277,057	310,000	0
\$375,001 - \$500,000	10.71%	450,580	0	428,375	461,160	440,000
\$500,001 and up	12.50%	535,000	0	522,000	578,000	632,500
Median Sold Price		232,000	90,150	244,950	370,500	440,000
Total Closed Units	100%	232,000	9	30	12	5
Total Closed Volume		14,713,966	853.15K	7.34M	4.58M	1.94M

March 2023



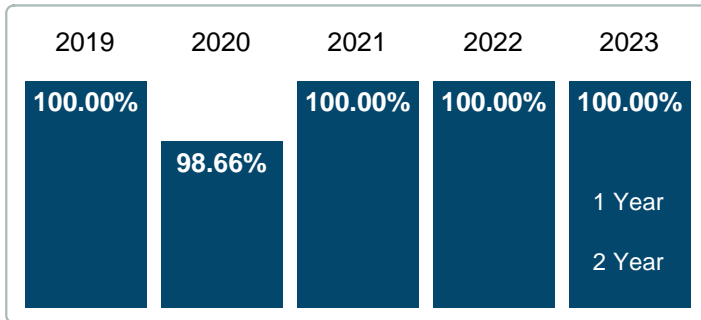
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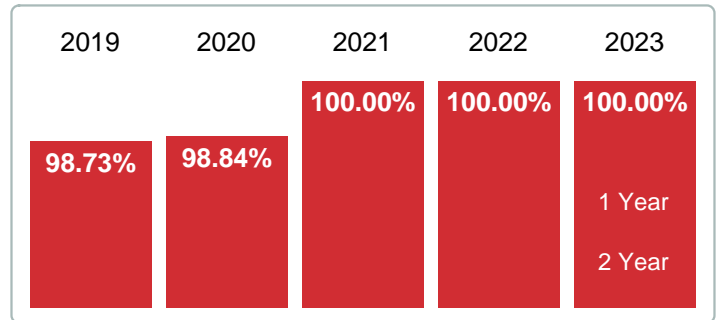
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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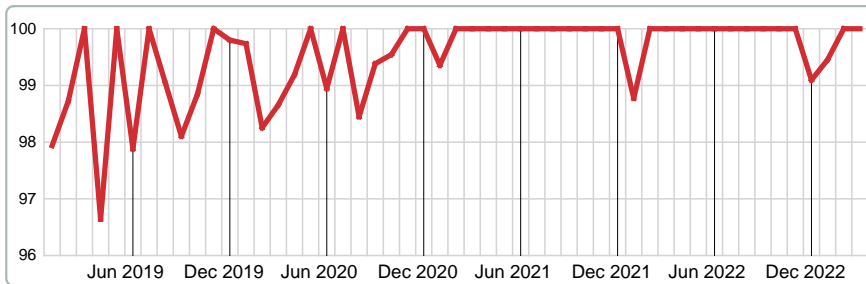
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

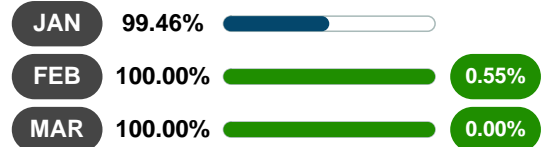


3 MONTHS

5 year MAR AVG = 99.73%

High Mar 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr MAR average of **99.73%**



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	5	8.93%	100.00%	100.00%	93.27%	70.59%	100.00%	
\$50,001 - \$100,000	7	12.50%	100.00%	100.00%	83.23%	0.00%	0.00%	
\$100,001 - \$175,000	7	12.50%	93.89%	88.89%	100.00%	93.89%	0.00%	
\$175,001 - \$250,000	12	21.43%	99.78%	0.00%	100.00%	99.86%	89.32%	
\$250,001 - \$375,000	12	21.43%	100.00%	0.00%	100.00%	98.67%	0.00%	
\$375,001 - \$500,000	6	10.71%	100.00%	0.00%	99.39%	100.27%	92.63%	
\$500,001 and up	7	12.50%	101.90%	0.00%	101.90%	98.80%	97.01%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.40%	92.63%	
Total Closed Units		56	100%	100.00%	9	30	12	5
Total Closed Volume		14,713,966			853.15K	7.34M	4.58M	1.94M

March 2023



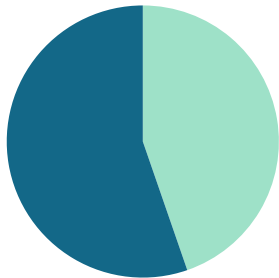
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

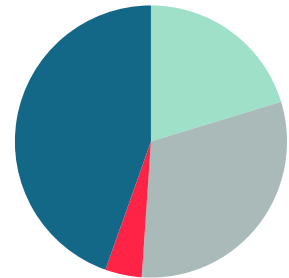


Inventory
 New Listings
97 = 44.70%
 Start Inventory
120
 Total Inventory Units
217
 Volume
\$67,071,612

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%
Median List Price	179,900	232,000	28.96%	178,300	195,942	9.89%
Median Sale Price	181,000	232,000	28.18%	180,000	195,000	8.33%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	10.50	31.25%	8.00	18.00	125.00%
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

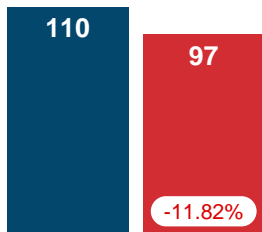
Inventory on March 31, 2023 = **123**

2022 **2023**

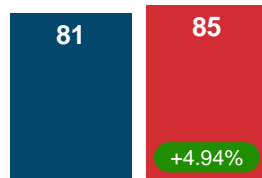
MARCH MARKET

MEDIAN PRICES

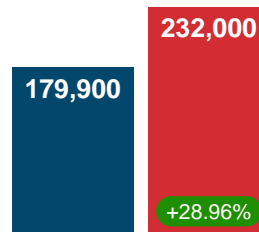
New Listings



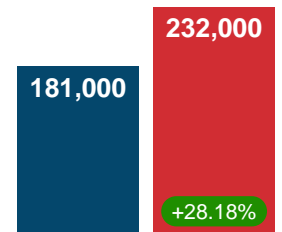
Pending Listings



List Price



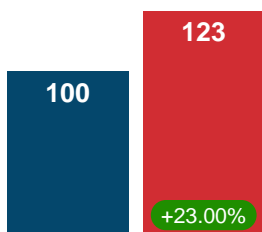
Sale Price



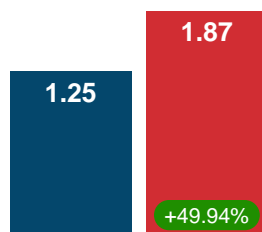
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

