

# May 2023



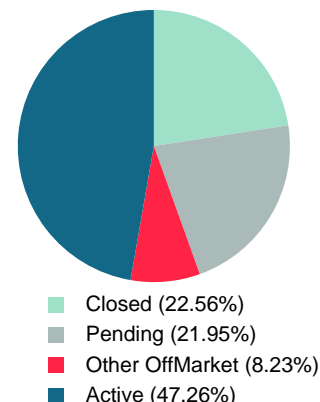
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	May 2023	+/-%
Closed Listings	82	74	-9.76%
Pending Listings	69	72	4.35%
New Listings	87	124	42.53%
Median List Price	195,000	203,750	4.49%
Median Sale Price	208,500	199,500	-4.32%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	7.50	50.00%
End of Month Inventory	103	155	50.49%
Months Supply of Inventory	1.27	2.40	89.13%



**Absorption:** Last 12 months, an Average of **65** Sales/Month  
**Active Inventory** as of May 31, 2023 = **155**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2023 rose **50.49%** to 155 existing homes available for sale. Over the last 12 months this area has had an average of 65 closed sales per month. This represents an unsold inventory index of **2.40** 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 **4.32%** in May 2023 to \$199,500 versus the previous year at \$208,500.

#### Median Days on Market Lengthens

The median number of **7.50** days that homes spent on the market before selling increased by 2.50 days or **50.00%** in May 2023 compared to last year's same month at **5.00** DOM.

#### Sales Success for May 2023 is Positive

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

There were 124 New Listings in May 2023, up **42.53%** from last year at 87. Furthermore, there were 74 Closed Listings this month versus last year at 82, a **-9.76%** decrease.

Closed versus Listed trends yielded a **59.7%** ratio, down from previous year's, May 2022, at **94.3%**, a **36.68%** downswing. This will certainly create pressure on an increasing Monthly 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

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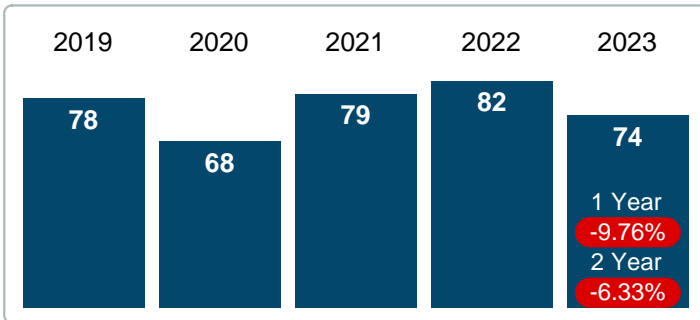
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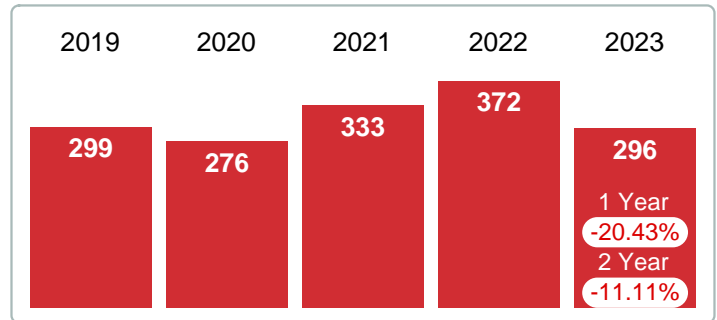
## CLOSED LISTINGS

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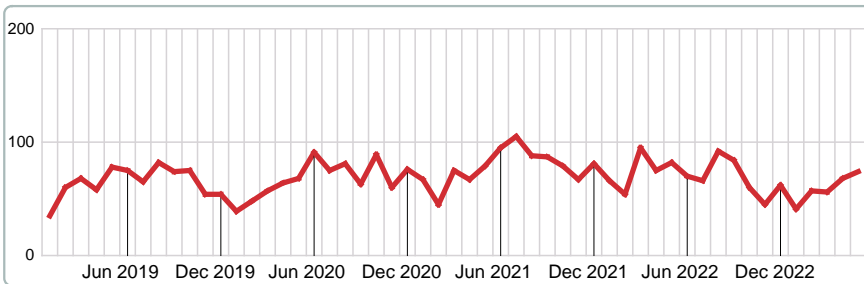
### MAY



### YEAR TO DATE (YTD)

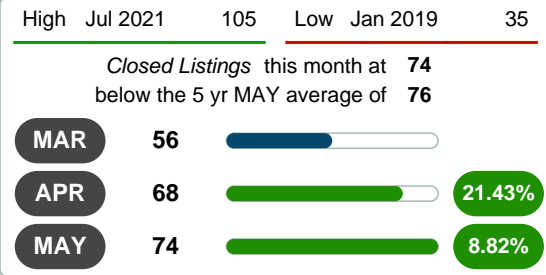


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 76



### 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	6	8.11%	39.0	2	4	0	0
\$75,001 - \$125,000	10	13.51%	13.5	4	5	1	0
\$125,001 - \$150,000	6	8.11%	7.5	2	2	2	0
\$150,001 - \$225,000	21	28.38%	6.0	0	17	4	0
\$225,001 - \$275,000	10	13.51%	6.0	2	7	1	0
\$275,001 - \$400,000	14	18.92%	2.0	0	10	4	0
\$400,001 and up	7	9.46%	30.0	0	3	4	0
<b>Total Closed Units</b>	<b>74</b>			<b>10</b>	<b>48</b>	<b>16</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>16,996,205</b>	<b>100%</b>	<b>7.5</b>	<b>1.26M</b>	<b>10.81M</b>	<b>4.92M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$199,500</b>			<b>\$107,500</b>	<b>\$215,000</b>	<b>\$276,200</b>	<b>\$0</b>

# May 2023



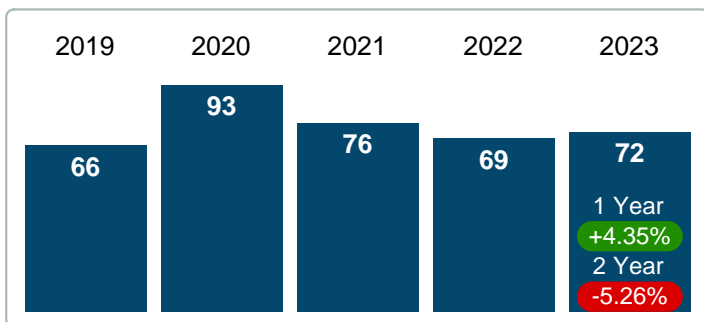
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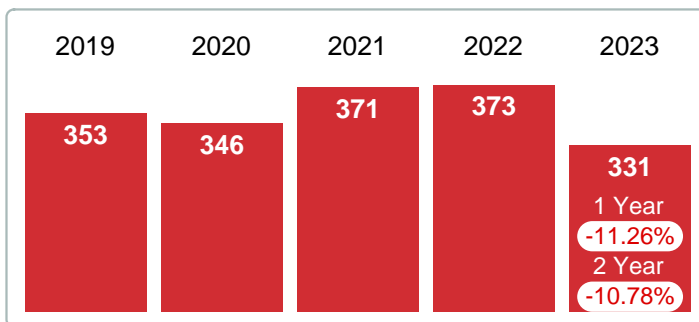
## PENDING LISTINGS

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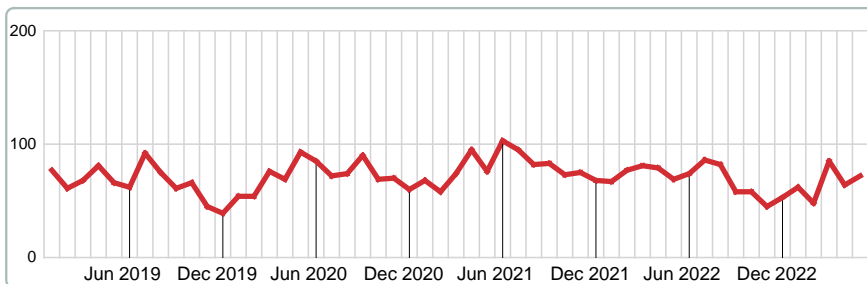
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 75

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at 72  
below the 5 yr MAY average of 75



### 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	3	4.17%	5.0	1	1	1	0
\$75,001 - \$100,000	11	15.28%	18.0	3	8	0	0
\$100,001 - \$150,000	14	19.44%	7.5	3	8	2	1
\$150,001 - \$225,000	18	25.00%	5.0	2	13	3	0
\$225,001 - \$275,000	7	9.72%	11.0	1	6	0	0
\$275,001 - \$375,000	11	15.28%	17.0	0	4	7	0
\$375,001 and up	8	11.11%	13.5	1	0	5	2
<b>Total Pending Units</b>	<b>72</b>			<b>11</b>	<b>40</b>	<b>18</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>16,827,200</b>	<b>100%</b>	<b>11.0</b>	<b>1.75M</b>	<b>7.08M</b>	<b>5.97M</b>	<b>2.03M</b>
<b>Median Listing Price</b>	<b>\$193,450</b>			<b>\$139,000</b>	<b>\$178,500</b>	<b>\$312,500</b>	<b>\$385,000</b>

# May 2023



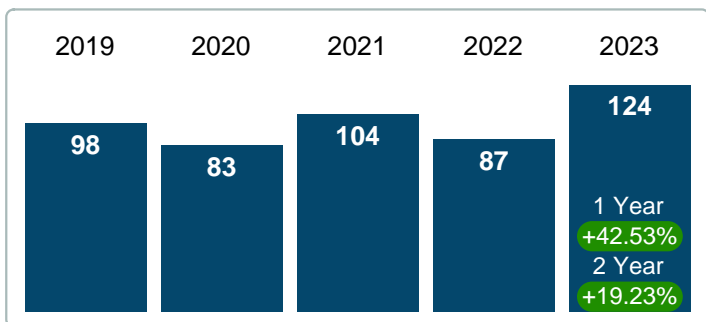
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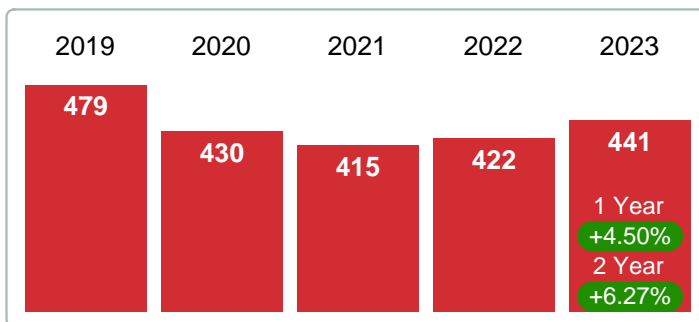
## NEW LISTINGS

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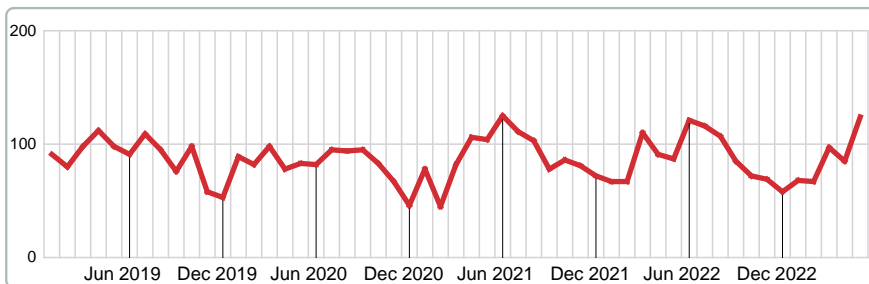
### MAY



### YEAR TO DATE (YTD)

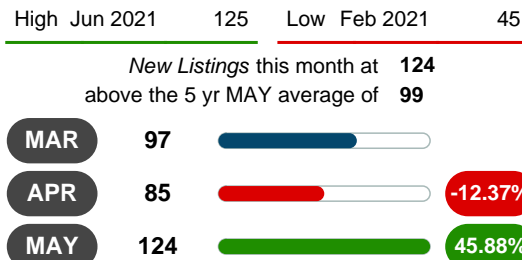


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 99



### 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	6	4.84%	3	2	1	0
\$75,001 - \$150,000	22	17.74%	6	13	2	1
\$150,001 - \$175,000	10	8.06%	2	7	1	0
\$175,001 - \$250,000	33	26.61%	5	16	12	0
\$250,001 - \$350,000	25	20.16%	2	2	21	0
\$350,001 - \$550,000	16	12.90%	0	8	7	1
\$550,001 and up	12	9.68%	0	2	6	4
<b>Total New Listed Units</b>	<b>124</b>		<b>18</b>	<b>50</b>	<b>50</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>39,672,860</b>	<b>100%</b>	<b>2.70M</b>	<b>11.55M</b>	<b>16.33M</b>	<b>9.10M</b>
<b>Median New Listed Listing Price</b>	<b>\$239,900</b>		<b>\$147,000</b>	<b>\$183,450</b>	<b>\$269,490</b>	<b>\$1,174,000</b>

# May 2023



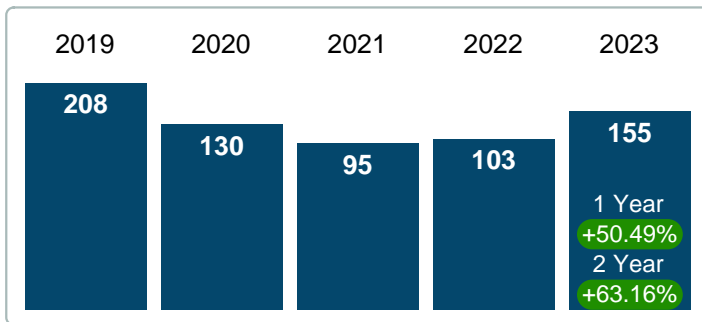
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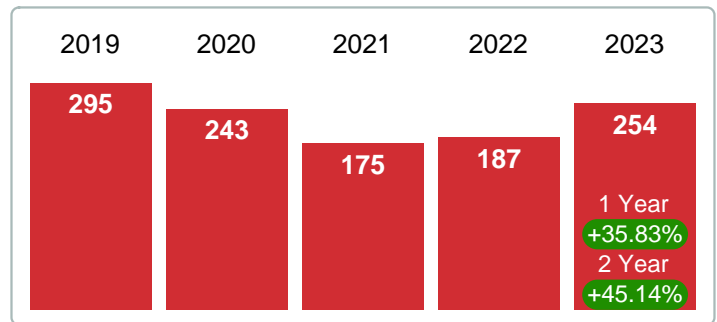
## ACTIVE INVENTORY

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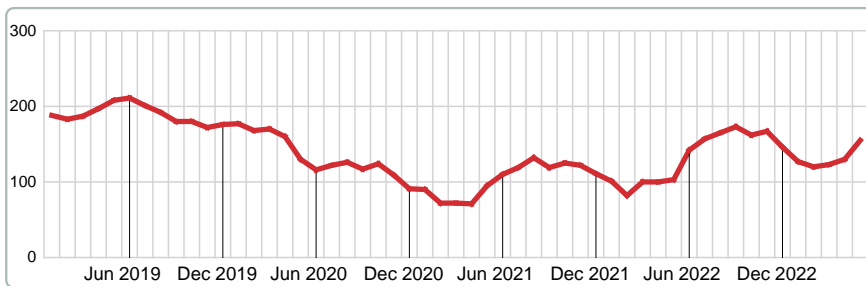
### END OF MAY



### ACTIVE DURING MAY

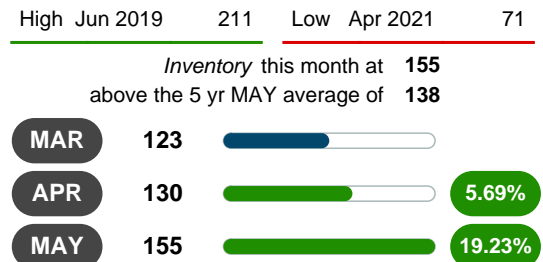


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 138



### 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	9	5.81%	64.0	6	2	0	1
\$75,001 - \$150,000	21	13.55%	50.0	8	11	1	1
\$150,001 - \$200,000	25	16.13%	28.0	5	15	5	0
\$200,001 - \$275,000	36	23.23%	12.0	3	12	20	1
\$275,001 - \$400,000	29	18.71%	28.0	0	12	17	0
\$400,001 - \$625,000	19	12.26%	36.0	0	8	10	1
\$625,001 and up	16	10.32%	81.0	0	4	6	6
<b>Total Active Inventory by Units</b>	<b>155</b>			<b>22</b>	<b>64</b>	<b>59</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>56,101,099</b>	<b>100%</b>	<b>29.0</b>	<b>2.92M</b>	<b>17.63M</b>	<b>23.36M</b>	<b>12.19M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$253,990</b>			<b>\$134,500</b>	<b>\$224,450</b>	<b>\$282,990</b>	<b>\$709,450</b>

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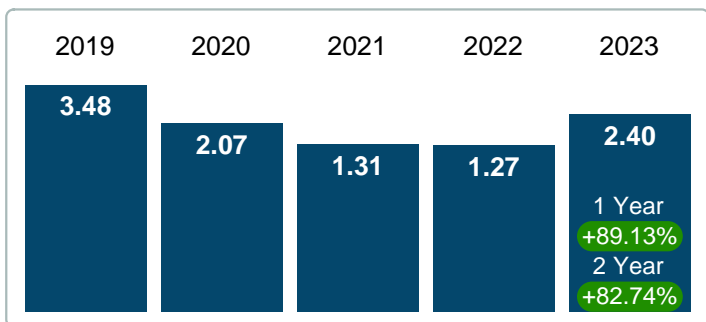
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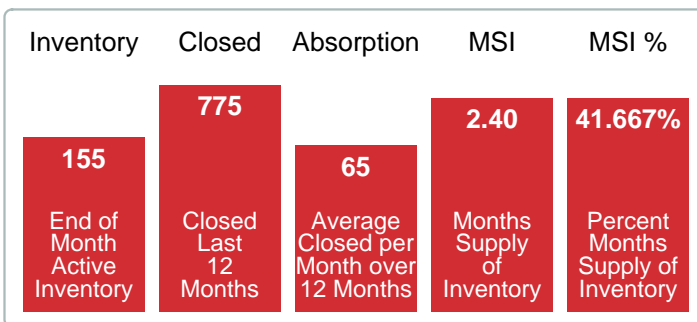
## MONTHS SUPPLY of INVENTORY (MSI)

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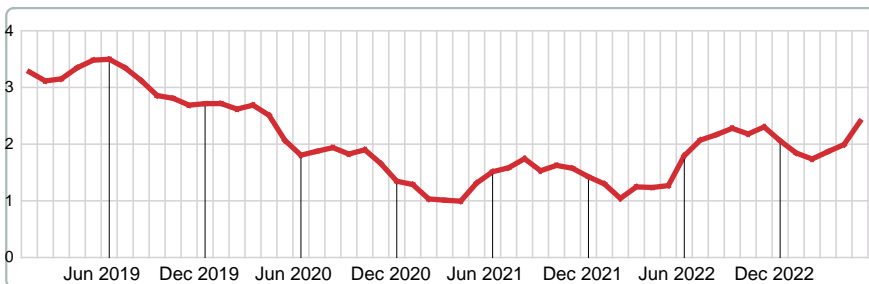
### MSI FOR MAY



### INDICATORS FOR MAY 2023

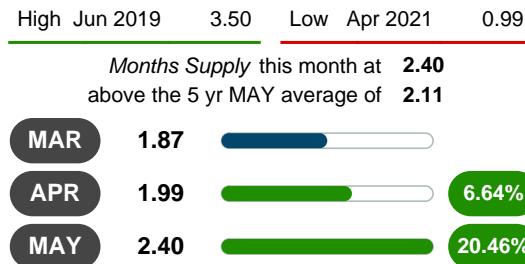


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 2.11



### 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	9	5.81%	1.89	2.57	0.96	0.00	6.00
\$75,001 - \$150,000	21	13.55%	1.27	1.45	1.19	0.67	3.00
\$150,001 - \$200,000	25	16.13%	1.84	3.00	1.45	3.16	0.00
\$200,001 - \$275,000	36	23.23%	2.68	3.60	1.20	8.57	4.00
\$275,001 - \$400,000	29	18.71%	2.92	0.00	2.03	5.83	0.00
\$400,001 - \$625,000	19	12.26%	4.65	0.00	4.57	5.00	3.00
\$625,001 and up	16	10.32%	7.11	0.00	6.86	8.00	6.55
Market Supply of Inventory (MSI)			2.40	1.98	1.60	5.24	4.29
Total Active Inventory by Units		100%	2.40	22	64	59	10

# May 2023



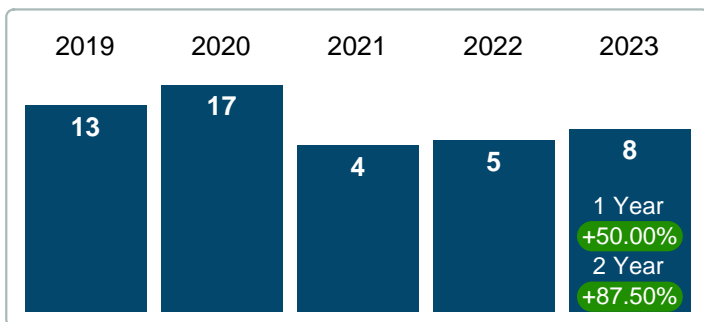
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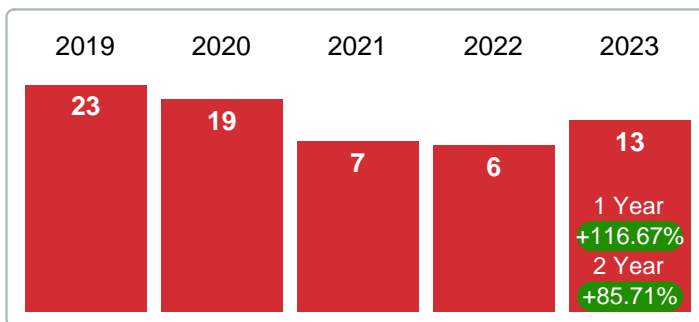
## MEDIAN DAYS ON MARKET TO SALE

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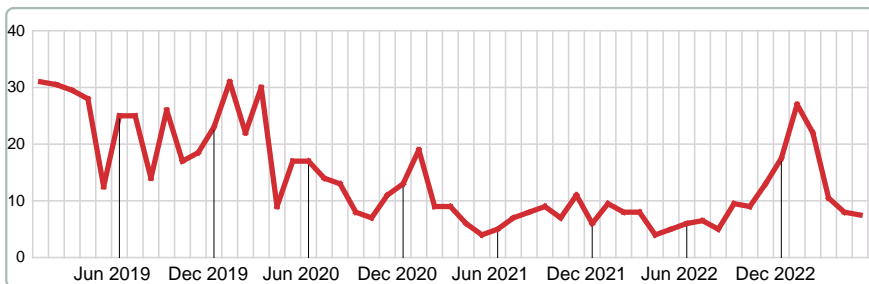
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

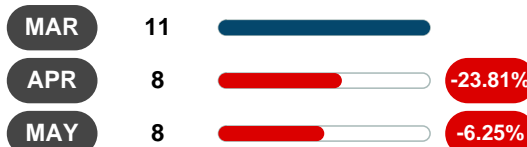


### 3 MONTHS

5 year MAY AVG = 9

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 8 below the 5 yr MAY average of 9



### 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	8.11%	39	11	61	0	0
\$75,001 - \$125,000	13.51%	14	15	11	130	0
\$125,001 - \$150,000	8.11%	8	8	62	1	0
\$150,001 - \$225,000	28.38%	6	0	4	27	0
\$225,001 - \$275,000	13.51%	6	4	5	86	0
\$275,001 - \$400,000	18.92%	2	0	2	7	0
\$400,001 and up	9.46%	30	0	11	66	0
Median Closed DOM		8	8	6	31	0
Total Closed Units	100%	74	10	48	16	
Total Closed Volume		16,996,205	1.26M	10.81M	4.92M	0.00B

# May 2023



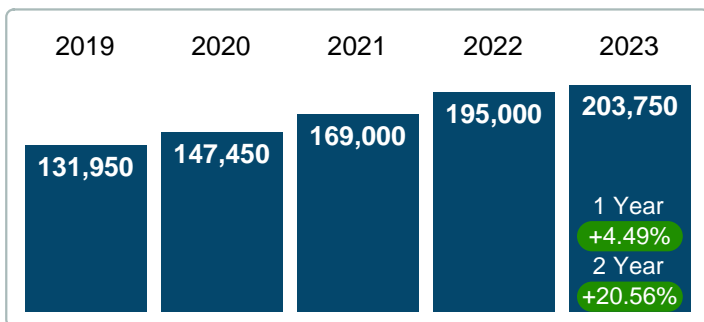
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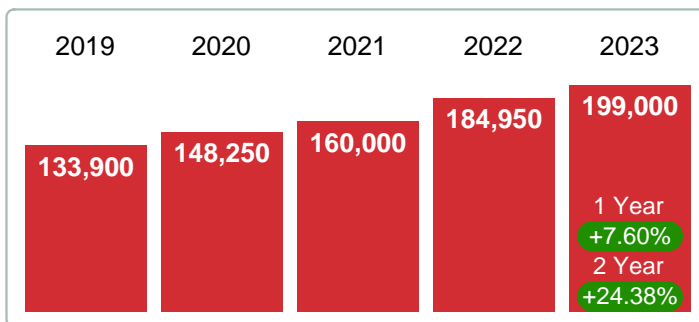
## MEDIAN LIST PRICE AT CLOSING

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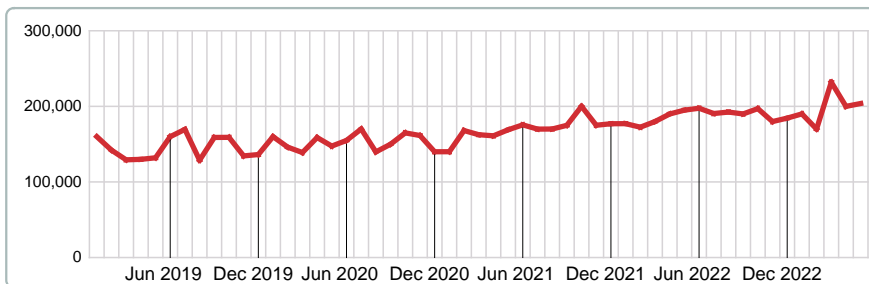
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 169,430

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

Median List Price at Closing this month at **203,750**  
above the 5 yr MAY average of **169,430**

- MAR** 232,000
- APR** 199,950 -13.81%
- MAY** 203,750 1.90%

### 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	4	5.41%	59,450	49,450	64,450	0	
\$75,001 - \$125,000	11	14.86%	89,000	92,900	85,000	115,000	
\$125,001 - \$150,000	7	9.46%	145,000	139,000	147,500	150,000	
\$150,001 - \$225,000	21	28.38%	189,900	0	189,900	192,000	
\$225,001 - \$275,000	10	13.51%	253,678	249,000	251,628	269,900	
\$275,001 - \$400,000	15	20.27%	367,200	287,500	387,500	331,100	
\$400,001 and up	6	8.11%	547,500	0	579,500	517,495	
<b>Median List Price</b>		<b>203,750</b>		<b>122,000</b>	<b>217,000</b>	<b>277,400</b>	<b>0</b>
<b>Total Closed Units</b>		<b>74</b>	<b>100%</b>	<b>203,750</b>	<b>10</b>	<b>48</b>	<b>16</b>
<b>Total Closed Volume</b>		<b>17,266,400</b>			<b>1.34M</b>	<b>10.95M</b>	<b>4.98M</b>



# May 2023



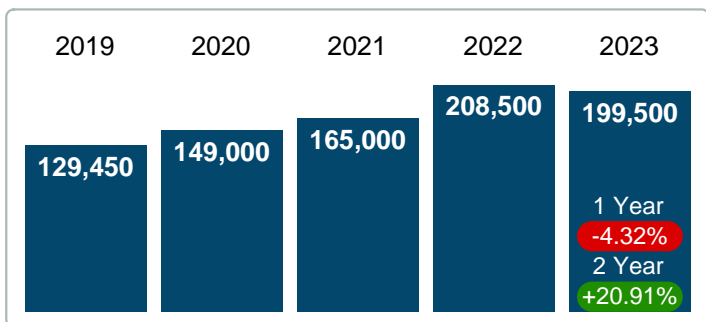
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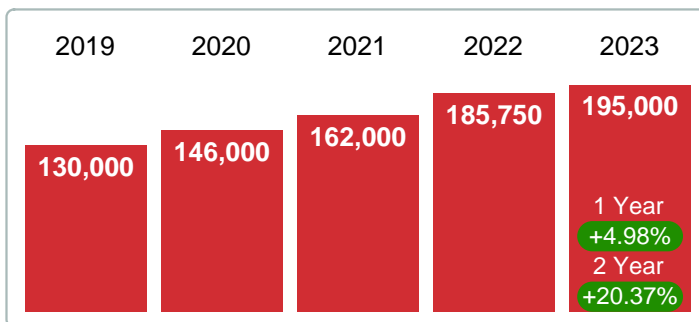
## MEDIAN SOLD PRICE AT CLOSING

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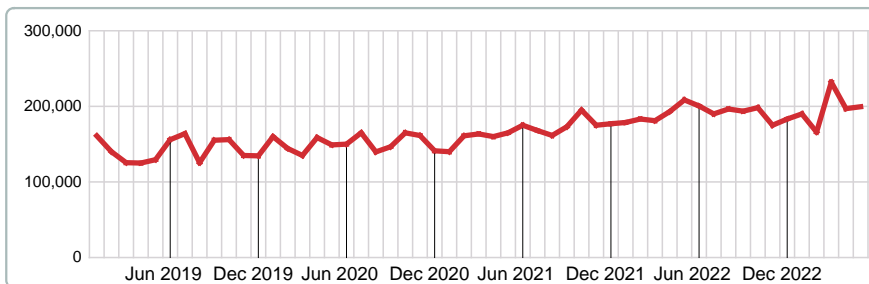
### MAY



### YEAR TO DATE (YTD)

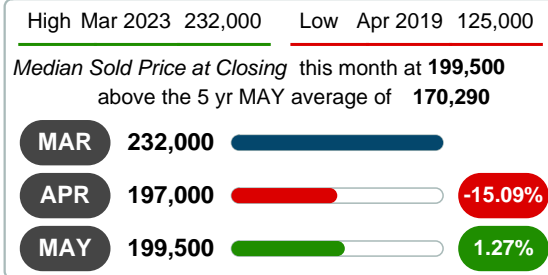


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 170,290



### 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	6	8.11%	59,950	52,750	65,000	0	0
\$75,001 - \$125,000	10	13.51%	87,125	90,000	85,250	122,000	0
\$125,001 - \$150,000	6	8.11%	146,250	147,750	135,000	147,500	0
\$150,001 - \$225,000	21	28.38%	189,000	0	189,000	188,500	0
\$225,001 - \$275,000	10	13.51%	252,000	244,500	255,000	269,000	0
\$275,001 - \$400,000	14	18.92%	336,600	0	343,800	331,100	0
\$400,001 and up	7	9.46%	490,000	0	450,000	504,000	0
Median Sold Price			199,500	107,500	215,000	276,200	0
Total Closed Units		100%	199,500	10	48	16	
Total Closed Volume			16,996,205	1.26M	10.81M	4.92M	0.00B

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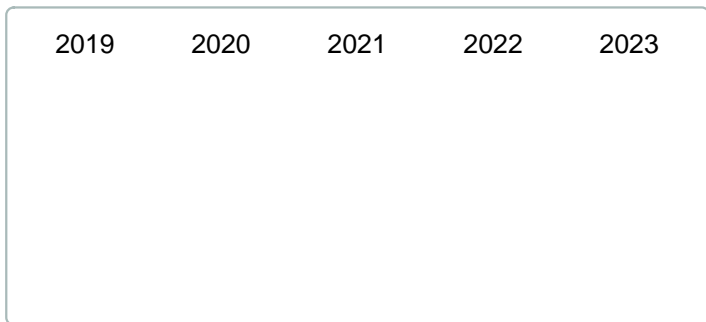
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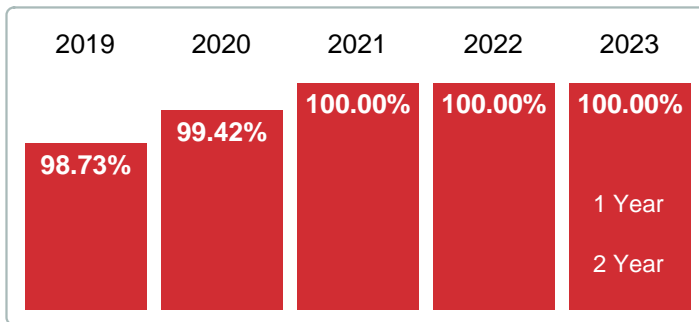
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

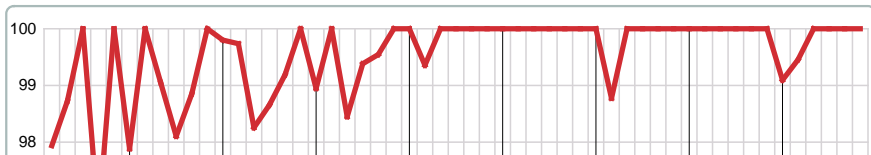
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 100.00%

High May 2023 100.00% Low Apr 2019 96.64%

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

MAR 100.00%  
 APR 100.00%  
 MAY 100.00%

0.00%  
 0.00%

### 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	6	8.11%	94.12%	108.46%	87.92%	0.00%	0.00%
\$75,001 - \$125,000	10	13.51%	100.00%	88.81%	100.00%	106.09%	0.00%
\$125,001 - \$150,000	6	8.11%	98.33%	104.84%	91.49%	98.33%	0.00%
\$150,001 - \$225,000	21	28.38%	100.00%	0.00%	100.00%	98.19%	0.00%
\$225,001 - \$275,000	10	13.51%	100.00%	91.74%	102.18%	99.67%	0.00%
\$275,001 - \$400,000	14	18.92%	101.08%	0.00%	103.23%	100.00%	0.00%
\$400,001 and up	7	9.46%	97.32%	0.00%	91.82%	97.66%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.57%	0.00%
Total Closed Units		74	100%	100.00%	10	48	16
Total Closed Volume		16,996,205			1.26M	10.81M	4.92M

# May 2023



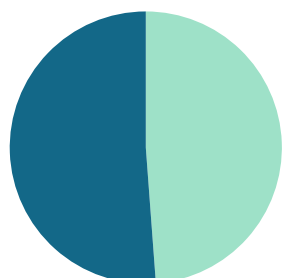
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



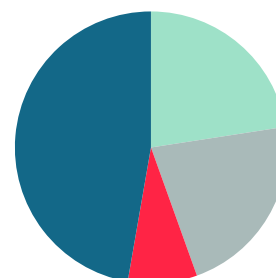
**Inventory**

- New Listings **124 = 48.82%**
- Start Inventory **130**
- Total Inventory Units **254**
- Volume **\$88,387,799**

### Market Activity

- Closed Sales **74 = 22.56%**
- Pending Sales **72 = 21.95%**
- Other Off Market **27 = 8.23%**
- Active Inventory **155 = 47.26%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	82	74	-9.76%	372	296	-20.43%
Pending Sales	69	72	4.35%	373	331	-11.26%
New Listings	87	124	42.53%	422	441	4.50%
Median List Price	195,000	203,750	4.49%	184,950	199,000	7.60%
Median Sale Price	208,500	199,500	-4.32%	185,750	195,000	4.98%
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	5.00	7.50	50.00%	6.00	13.00	116.67%
Monthly Inventory	103	155	50.49%	103	155	50.49%
Months Supply of Inventory	1.27	2.40	89.13%	1.27	2.40	89.13%

**Absorption:** Last 12 months, an Average of **65** Sales/Month

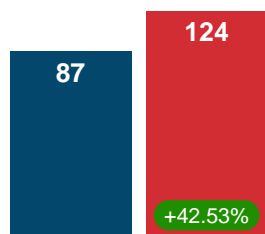
**Inventory** on May 31, 2023 = **155**

**2022** **2023**

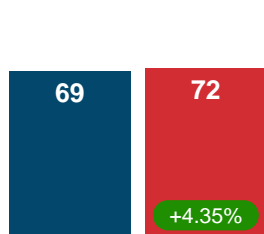
### MAY MARKET

### MEDIAN PRICES

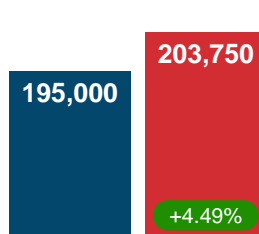
#### New Listings



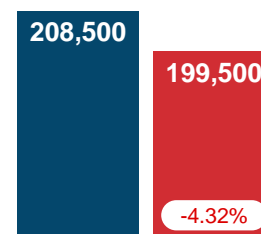
#### Pending Listings



#### List Price



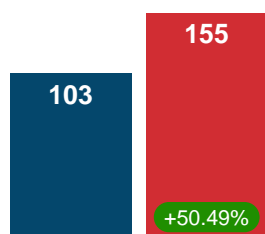
#### Sale Price



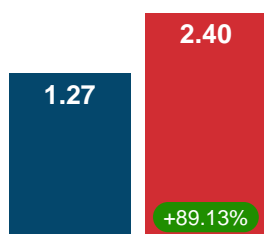
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

