

August 2023



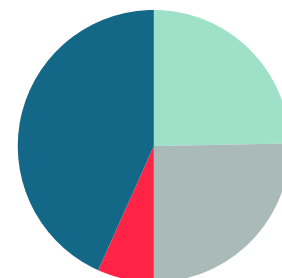
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	August 2023	+/-%
Closed Listings	92	81	-11.96%
Pending Listings	82	83	1.22%
New Listings	107	86	-19.63%
Average List Price	233,134	219,802	-5.72%
Average Sale Price	228,114	213,712	-6.31%
Average Percent of Selling Price to List Price	98.74%	97.81%	-0.93%
Average Days on Market to Sale	15.85	27.28	72.16%
End of Month Inventory	165	142	-13.94%
Months Supply of Inventory	2.17	2.29	5.72%



■ Closed (24.70%)
■ Pending (25.30%)
■ Other OffMarket (6.71%)
■ Active (43.29%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of August 31, 2023 = **142**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2023 decreased **13.94%** to 142 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **2.29** 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 **6.31%** in August 2023 to \$213,712 versus the previous year at \$228,114.

Average Days on Market Lengthens

The average number of **27.28** days that homes spent on the market before selling increased by 11.44 days or **72.16%** in August 2023 compared to last year's same month at **15.85** DOM.

Sales Success for August 2023 is Positive

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

There were 86 New Listings in August 2023, down **19.63%** from last year at 107. Furthermore, there were 81 Closed Listings this month versus last year at 92, a **-11.96%** decrease.

Closed versus Listed trends yielded a **94.2%** ratio, up from previous year's, August 2022, at **86.0%**, a **9.54%** 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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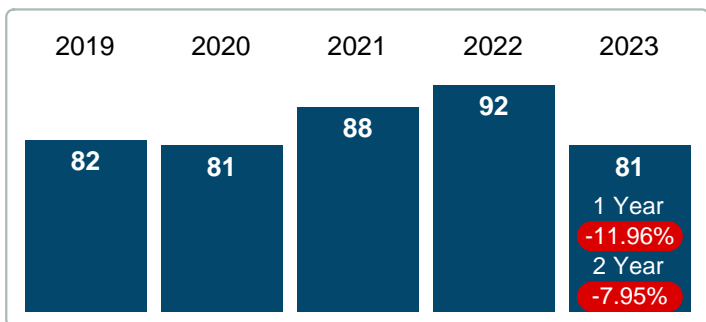
Area Delimited by County Of Creek - Residential Property Type



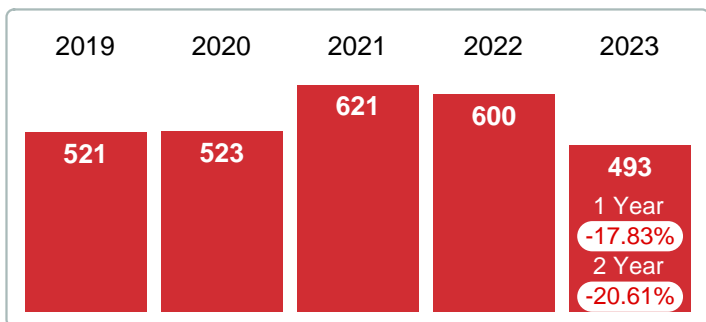
CLOSED LISTINGS

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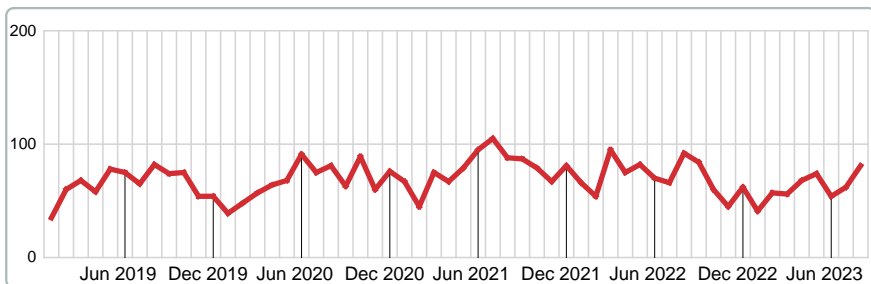
AUGUST



YEAR TO DATE (YTD)

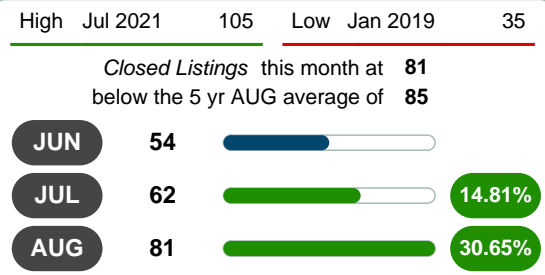


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 85



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	6	7.41%	34.7	2	3	1	0
\$75,001 - \$125,000	9	11.11%	23.7	3	5	0	1
\$125,001 - \$175,000	16	19.75%	15.1	2	13	1	0
\$175,001 - \$200,000	12	14.81%	26.0	1	7	3	1
\$200,001 - \$250,000	19	23.46%	23.7	1	16	2	0
\$250,001 - \$325,000	10	12.35%	27.6	1	7	1	1
\$325,001 and up	9	11.11%	56.6	0	3	3	3
Total Closed Units	81			10	54	11	6
Total Closed Volume	17,310,673	100%	27.3	1.35M	11.04M	2.76M	2.16M
Average Closed Price	\$213,712			\$135,216	\$204,456	\$250,945	\$359,583

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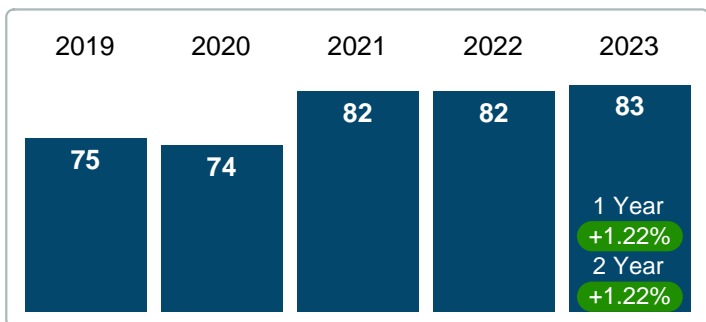
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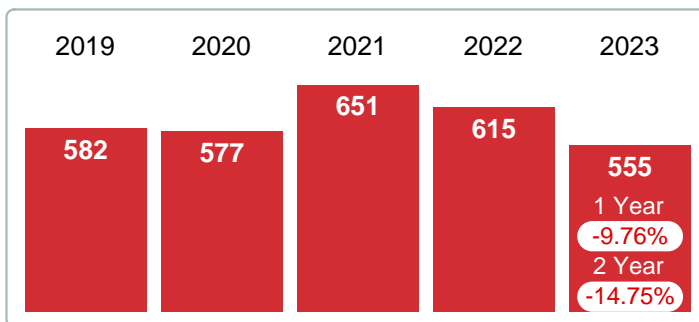
PENDING LISTINGS

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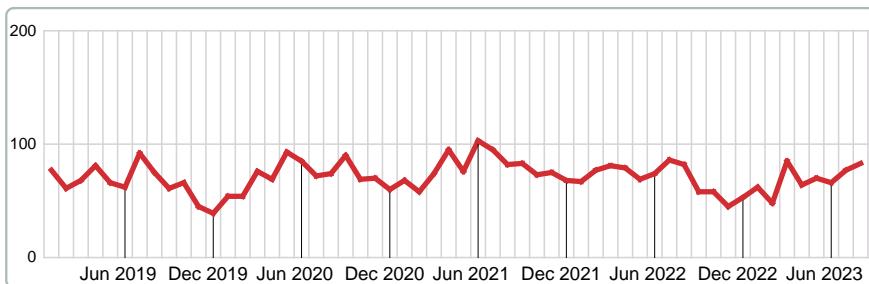
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

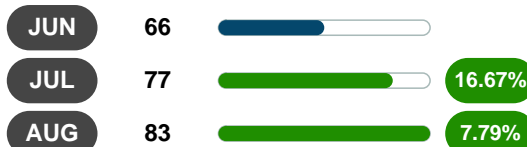


3 MONTHS

5 year AUG AVG = 79

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **83**
above the 5 yr AUG average of **79**



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	4.82%	15.0	1	1	1	1
\$75,001 - \$125,000	11	13.25%	48.4	5	6	0	0
\$125,001 - \$150,000	12	14.46%	17.0	2	8	2	0
\$150,001 - \$200,000	19	22.89%	31.4	3	16	0	0
\$200,001 - \$300,000	17	20.48%	32.9	0	16	1	0
\$300,001 - \$450,000	12	14.46%	51.5	1	2	7	2
\$450,001 and up	8	9.64%	83.8	0	3	4	1
Total Pending Units	83			12	52	15	4
Total Pending Volume	20,400,543	100%	59.4	1.72M	10.67M	6.54M	1.47M
Average Listing Price	\$196,600			\$143,742	\$205,115	\$435,810	\$368,125

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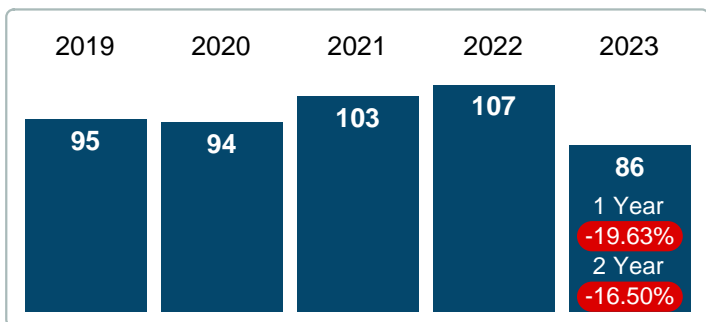
Area Delimited by County Of Creek - Residential Property Type



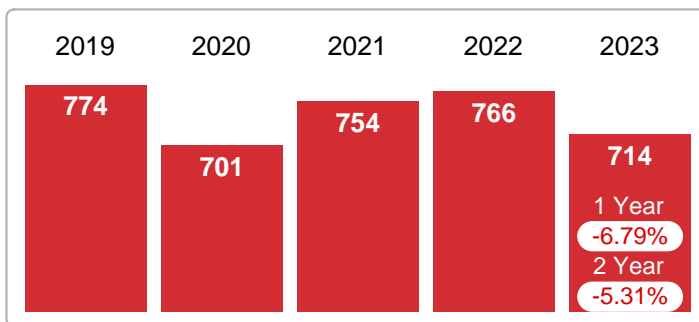
NEW LISTINGS

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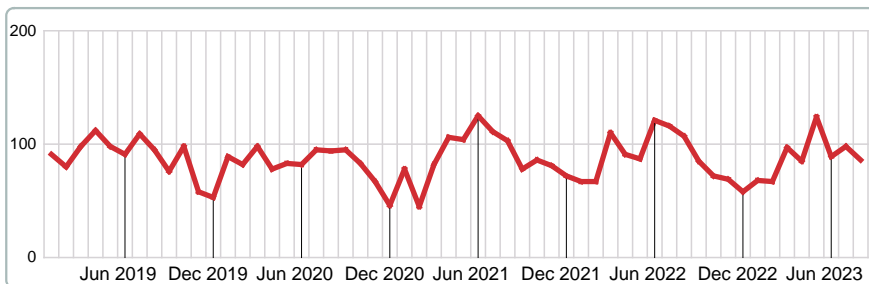
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 97

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **86**
below the 5 yr AUG average of **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	6	6.98%	4	1	0	1
\$75,001 - \$125,000	11	12.79%	6	4	1	0
\$125,001 - \$150,000	13	15.12%	2	8	3	0
\$150,001 - \$225,000	23	26.74%	1	20	0	2
\$225,001 - \$325,000	14	16.28%	0	9	5	0
\$325,001 - \$525,000	10	11.63%	0	2	7	1
\$525,001 and up	9	10.47%	0	2	5	2
Total New Listed Units	86		13	46	21	6
Total New Listed Volume	22,221,943	100%	1.32M	9.70M	8.91M	2.29M
Average New Listed Listing Price	\$154,500		\$101,177	\$210,941	\$424,259	\$382,317

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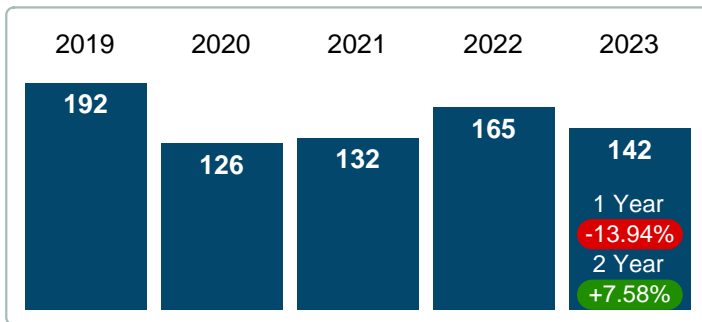
Area Delimited by County Of Creek - Residential Property Type



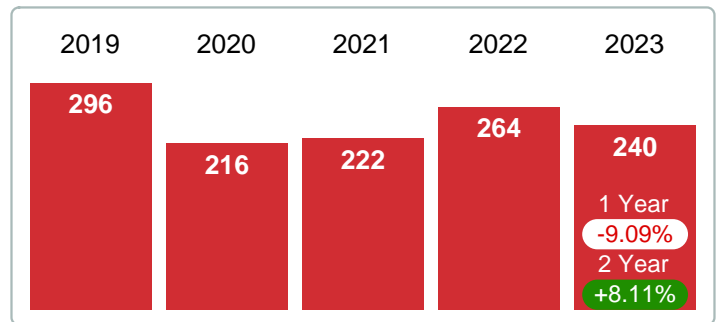
ACTIVE INVENTORY

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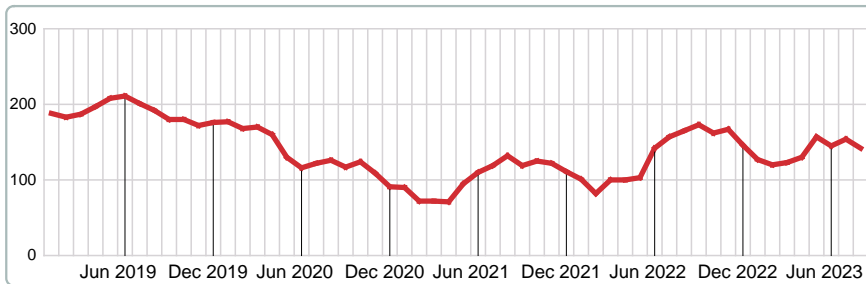
END OF AUGUST



ACTIVE DURING AUGUST

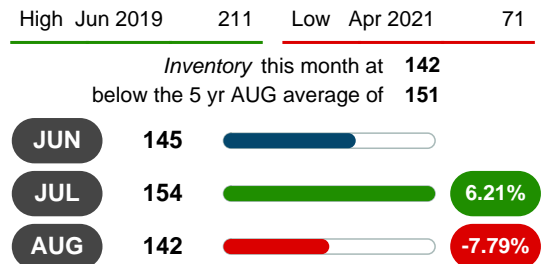


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 151



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	8.45%	75.4	9	2	0	1
\$100,001 - \$125,000	9	6.34%	71.9	5	3	1	0
\$125,001 - \$200,000	31	21.83%	60.9	6	20	5	0
\$200,001 - \$325,000	38	26.76%	49.7	3	19	14	2
\$325,001 - \$475,000	18	12.68%	63.5	0	9	7	2
\$475,001 - \$675,000	18	12.68%	93.2	0	6	10	2
\$675,001 and up	16	11.27%	77.9	0	5	7	4
Total Active Inventory by Units	142			23	64	44	11
Total Active Inventory by Volume	53,753,128	100%	66.1	2.90M	20.82M	20.55M	9.48M
Average Active Inventory Listing Price	\$378,543			\$125,900	\$325,355	\$467,112	\$861,982

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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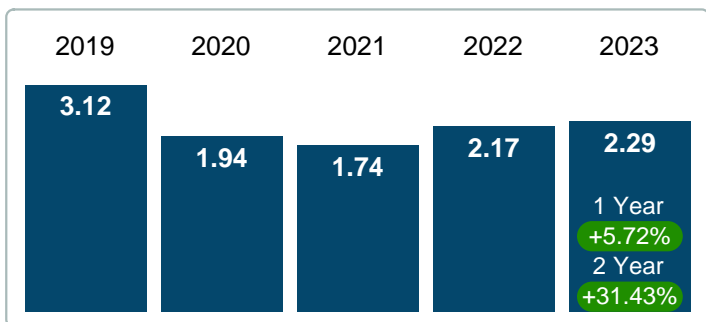
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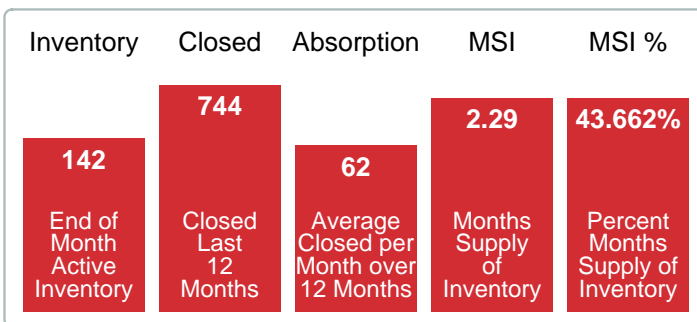
MONTHS SUPPLY of INVENTORY (MSI)

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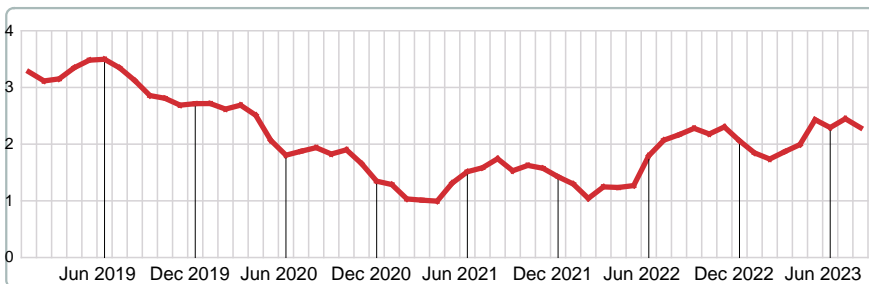
MSI FOR AUGUST



INDICATORS FOR AUGUST 2023

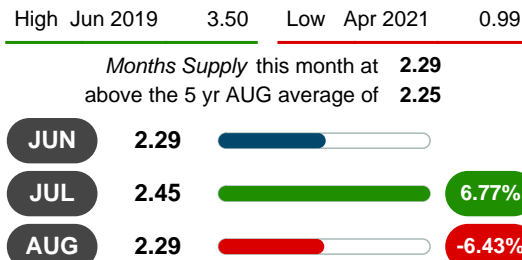


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.25



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
\$100,000 and less	12	8.45%	1.24	2.30	0.38	0.00	6.00
\$100,001 - \$125,000	9	6.34%	2.84	4.62	2.25	1.71	0.00
\$125,001 - \$200,000	31	21.83%	1.52	1.41	1.48	2.22	0.00
\$200,001 - \$325,000	38	26.76%	2.09	2.57	1.51	3.65	3.43
\$325,001 - \$475,000	18	12.68%	2.96	0.00	2.92	2.90	4.80
\$475,001 - \$675,000	18	12.68%	6.35	0.00	5.54	7.06	6.00
\$675,001 and up	16	11.27%	9.60	0.00	15.00	12.00	5.33
Market Supply of Inventory (MSI)			2.29	2.17	1.72	3.88	3.88
Total Active Inventory by Units		100%	2.29	23	64	44	11

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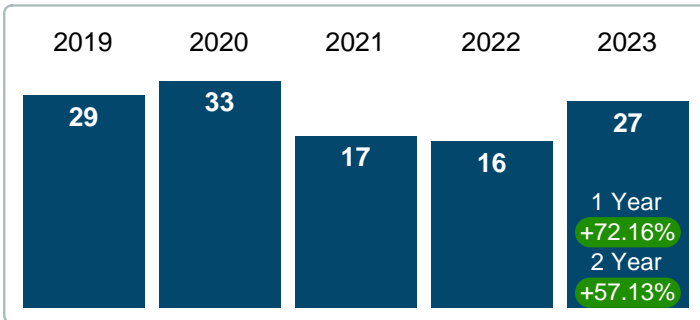
Area Delimited by County Of Creek - Residential Property Type



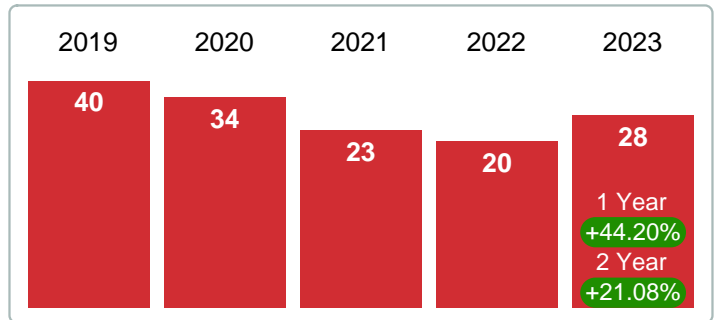
AVERAGE DAYS ON MARKET TO SALE

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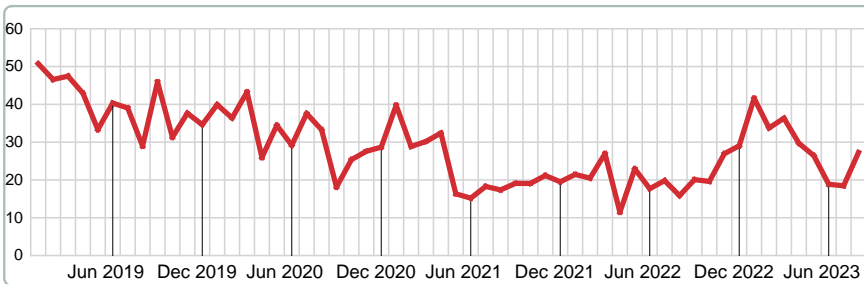
AUGUST



YEAR TO DATE (YTD)

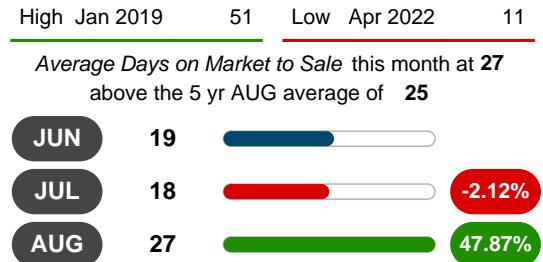


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 25



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	7.41%	35	29	49	5	0
\$75,001 - \$125,000	11.11%	24	15	26	0	37
\$125,001 - \$175,000	19.75%	15	22	15	7	0
\$175,001 - \$200,000	14.81%	26	26	28	28	5
\$200,001 - \$250,000	23.46%	24	50	22	21	0
\$250,001 - \$325,000	12.35%	28	2	35	20	11
\$325,001 and up	11.11%	57	0	72	82	16
Average Closed DOM		27				
Total Closed Units	100%	81	10	54	11	6
Total Closed Volume		17,310,673	1.35M	11.04M	2.76M	2.16M

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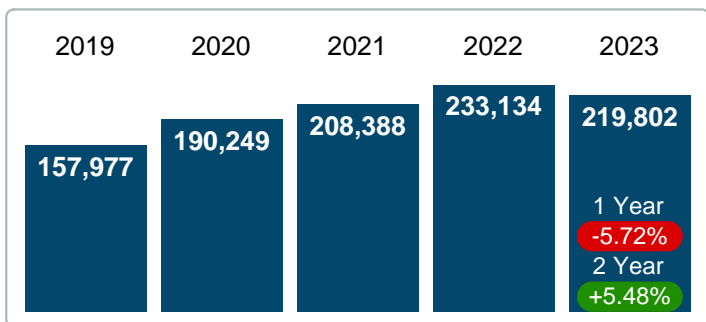
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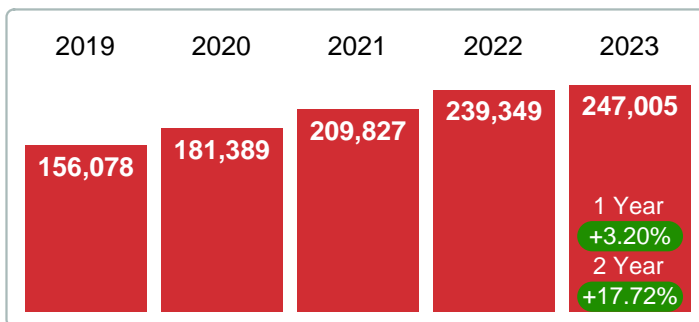
AVERAGE LIST PRICE AT CLOSING

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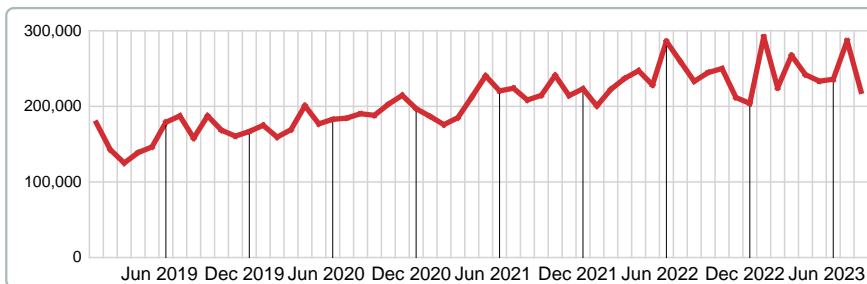
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 201,910

High Jan 2023 291,890 Low Mar 2019 125,047

Average List Price at Closing this month at **219,802** above the 5 yr AUG average of **201,910**

- JUN** 235,817
- JUL** 286,761 **+21.60%**
- AUG** 219,802 **-23.35%**

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	6.17%	50,800	51,000	61,000	48,000	0
\$75,001 - \$125,000	12.35%	103,845	105,233	109,300	0	118,150
\$125,001 - \$175,000	17.28%	149,021	142,500	150,792	179,000	0
\$175,001 - \$200,000	16.05%	188,115	179,900	195,529	187,667	185,000
\$200,001 - \$250,000	24.69%	224,215	235,000	223,400	232,450	0
\$250,001 - \$325,000	11.11%	287,033	275,000	288,471	330,000	289,000
\$325,001 and up	12.35%	491,210	0	554,467	427,933	544,967
Average List Price		219,802	139,260	209,548	260,791	371,175
Total Closed Units	100%	219,802	10	54	11	6
Total Closed Volume		17,803,950	1.39M	11.32M	2.87M	2.23M

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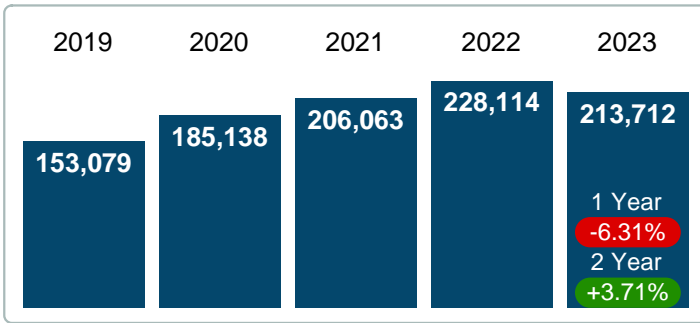
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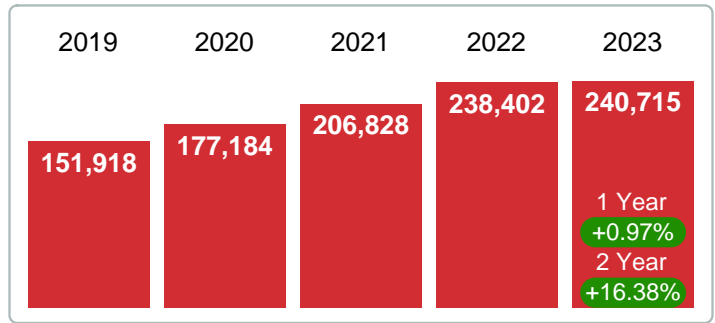
AVERAGE SOLD PRICE AT CLOSING

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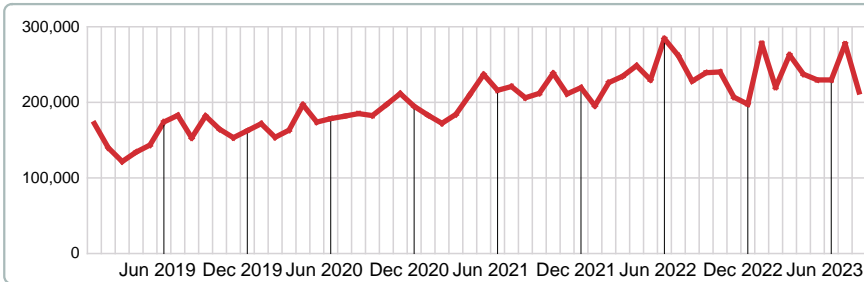
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

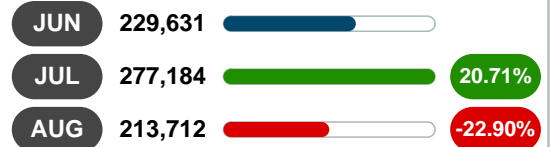


3 MONTHS

5 year AUG AVG = 197,221

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

Average Sold Price at Closing this month at 213,712 above the 5 yr AUG average of 197,221



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	7.41%	50,667	43,750	56,667	46,500	0
\$75,001 - \$125,000	11.11%	102,500	103,333	98,900	0	118,000
\$125,001 - \$175,000	19.75%	153,005	143,830	152,878	173,000	0
\$175,001 - \$200,000	14.81%	190,200	182,000	192,414	188,667	187,500
\$200,001 - \$250,000	23.46%	219,553	210,000	218,844	230,000	0
\$250,001 - \$325,000	12.35%	289,930	275,000	286,471	322,000	297,000
\$325,001 and up	11.11%	475,878	0	511,667	397,633	518,333
Average Sold Price		213,712	135,216	204,456	250,945	359,583
Total Closed Units	100%	213,712	10	54	11	6
Total Closed Volume		17,310,673	1.35M	11.04M	2.76M	2.16M

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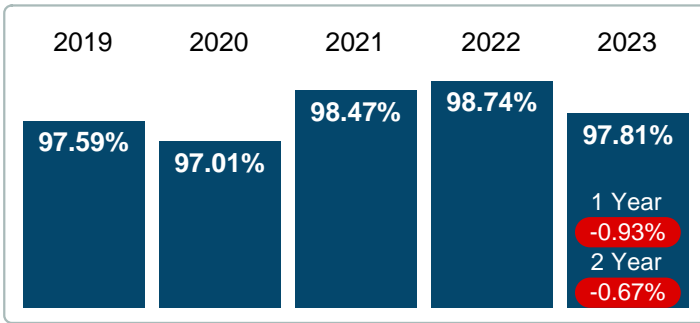
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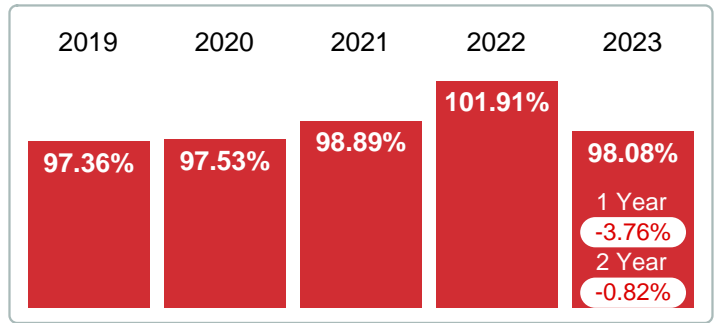
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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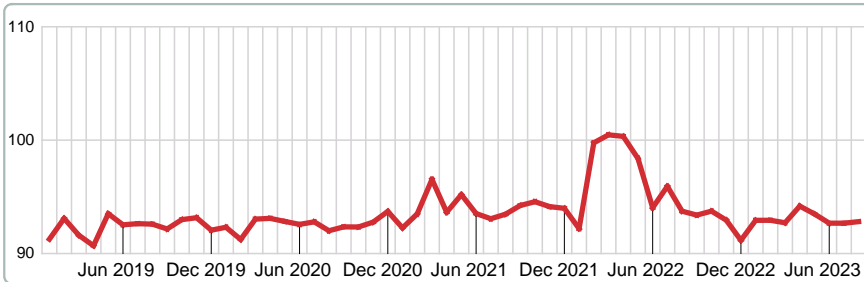
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

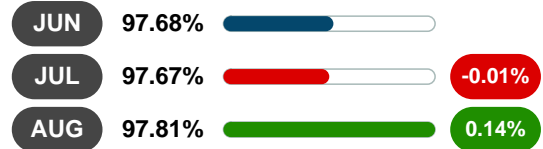


3 MONTHS

5 year AUG AVG = 97.92%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **97.81%**
equal to 5 yr AUG average of **97.92%**



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	6	7.41%	90.99%	85.35%	92.78%	96.88%	0.00%
\$75,001 - \$125,000	9	11.11%	95.01%	98.89%	91.70%	0.00%	99.87%
\$125,001 - \$175,000	16	19.75%	101.33%	100.64%	101.79%	96.65%	0.00%
\$175,001 - \$200,000	12	14.81%	99.45%	101.17%	98.46%	100.54%	101.35%
\$200,001 - \$250,000	19	23.46%	97.72%	89.36%	98.09%	98.92%	0.00%
\$250,001 - \$325,000	10	12.35%	99.59%	100.00%	99.36%	97.58%	102.77%
\$325,001 and up	9	11.11%	94.98%	0.00%	93.42%	94.51%	97.01%
Average Sold/List Ratio		97.80%		95.92%	98.05%	97.65%	99.17%
Total Closed Units		81	100%	10	54	11	6
Total Closed Volume		17,310,673		1.35M	11.04M	2.76M	2.16M

August 2023



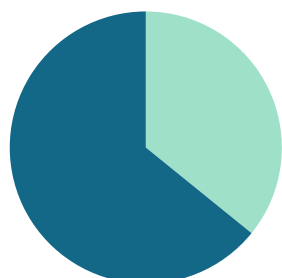
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Sep 11, 2023 for MLS Technology Inc.

INVENTORY

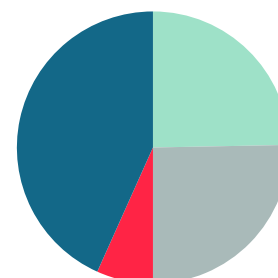


Inventory
 New Listings
86 = 35.83%
 Start Inventory
154
 Total Inventory Units
240
 Volume
\$78,316,571

Market Activity

Closed Sales
81 = 24.70%
 Pending Sales
83 = 25.30%
 Other Off Market
22 = 6.71%
 Active Inventory
142 = 43.29%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	92	81	-11.96%	600	493	-17.83%
Pending Sales	82	83	1.22%	615	555	-9.76%
New Listings	107	86	-19.63%	766	714	-6.79%
Average List Price	233,134	219,802	-5.72%	239,349	247,005	3.20%
Average Sale Price	228,114	213,712	-6.31%	238,402	240,715	0.97%
Average Percent of Selling Price to List Price	98.74%	97.81%	-0.93%	101.91%	98.08%	-3.76%
Average Days on Market to Sale	15.85	27.28	72.16%	19.71	28.42	44.20%
Monthly Inventory	165	142	-13.94%	165	142	-13.94%
Months Supply of Inventory	2.17	2.29	5.72%	2.17	2.29	5.72%

Absorption: Last 12 months, an Average of **62** Sales/Month

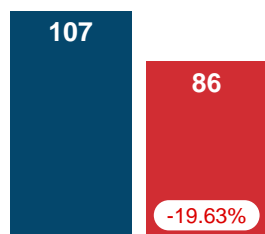
Inventory on August 31, 2023 = **142**

2022 **2023**

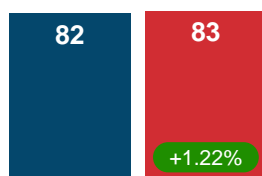
AUGUST MARKET

AVERAGE PRICES

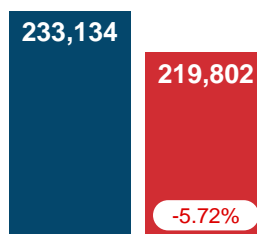
New Listings



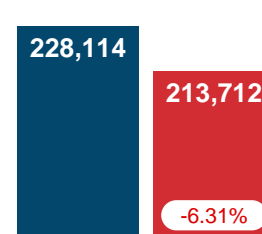
Pending Listings



List Price



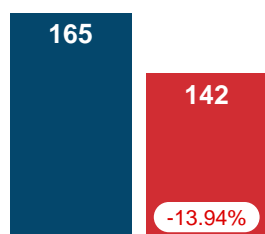
Sale Price



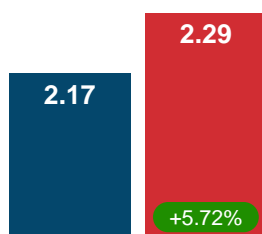
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

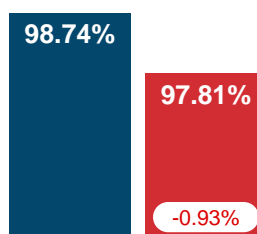
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

