

August 2023



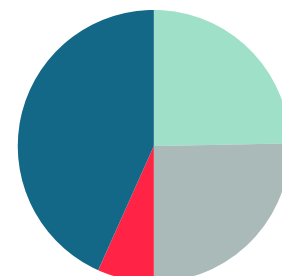
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	192,450	199,000	3.40%
Median Sale Price	196,450	199,000	1.30%
Median Percent of Selling Price to List Price	100.00%	99.55%	-0.45%
Median Days on Market to Sale	5.00	16.00	220.00%
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.

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 **1.30%** in August 2023 to \$199,000 versus the previous year at \$196,450.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 11.00 days or **220.00%** in August 2023 compared to last year's same month at **5.00** DOM.

Sales Success for August 2023 is Positive

Overall, with Median Prices going up 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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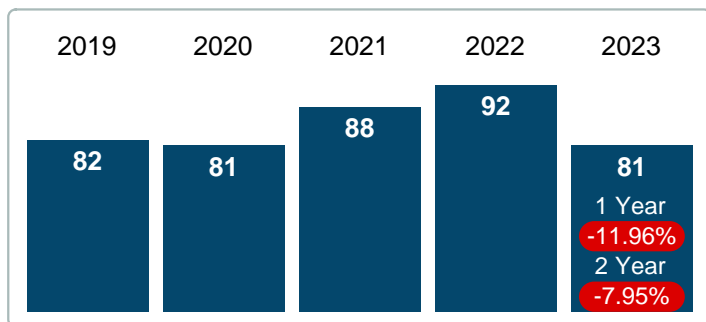
Area Delimited by County Of Creek - Residential Property Type



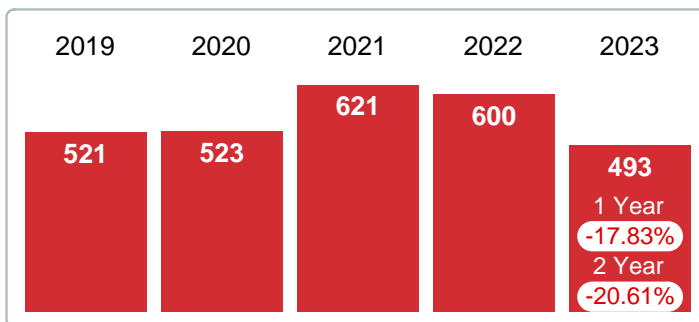
CLOSED LISTINGS

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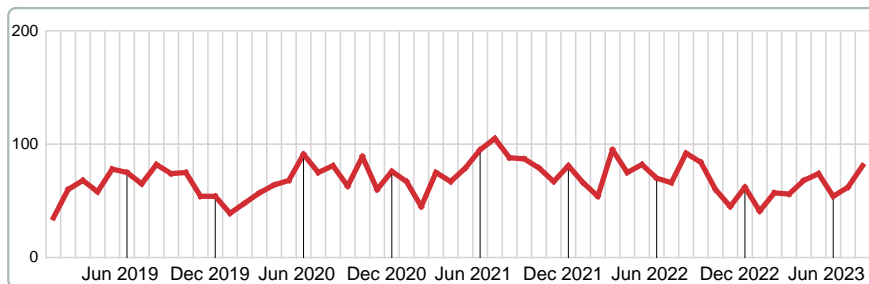
AUGUST



YEAR TO DATE (YTD)

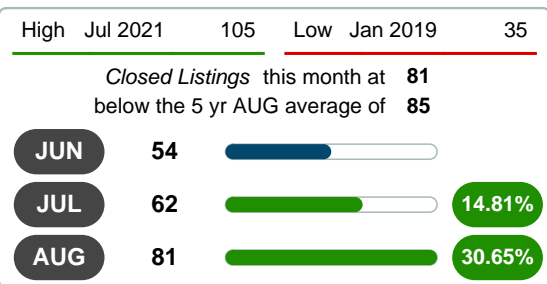


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 85



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.41%	13.0	2	3	1	0
\$75,001 - \$125,000	9	11.11%	14.0	3	5	0	1
\$125,001 - \$175,000	16	19.75%	8.5	2	13	1	0
\$175,001 - \$200,000	12	14.81%	10.0	1	7	3	1
\$200,001 - \$250,000	19	23.46%	16.0	1	16	2	0
\$250,001 - \$325,000	10	12.35%	21.5	1	7	1	1
\$325,001 and up	9	11.11%	37.0	0	3	3	3
Total Closed Units	81			10	54	11	6
Total Closed Volume	17,310,673	100%	16.0	1.35M	11.04M	2.76M	2.16M
Median Closed Price	\$199,000			\$118,250	\$199,500	\$212,000	\$328,500

August 2023



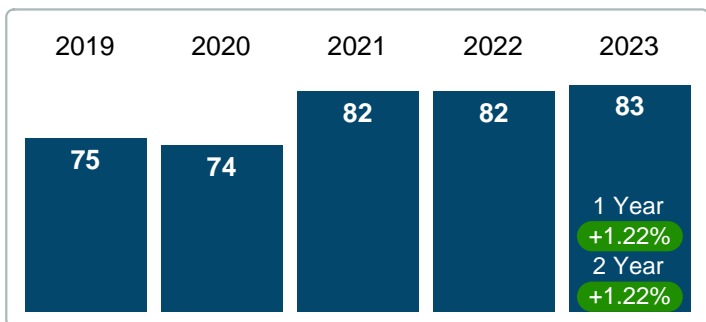
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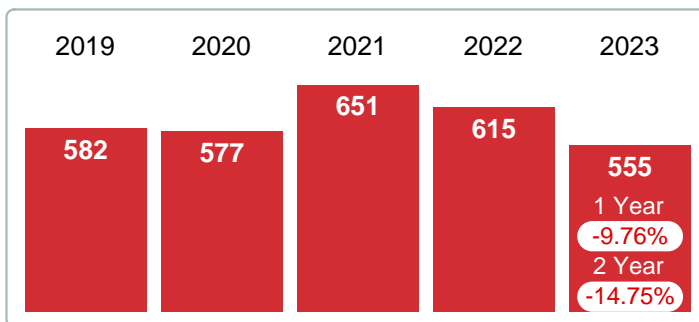
PENDING LISTINGS

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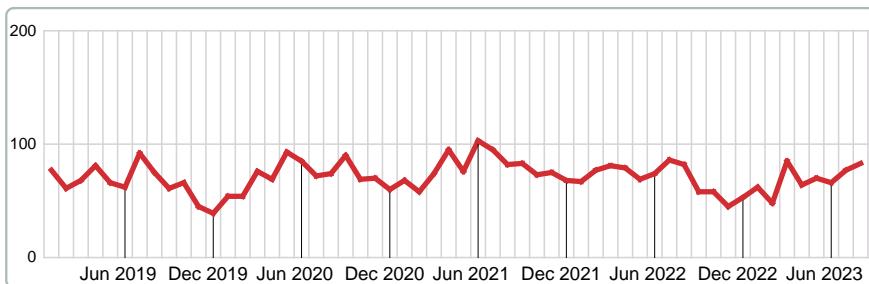
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

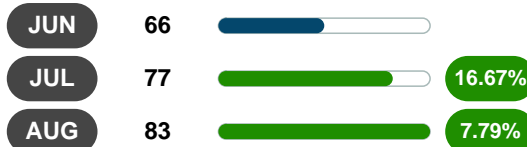


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	4.82%	13.5	1	1	1	1
\$75,001 - \$125,000	11	13.25%	22.0	5	6	0	0
\$125,001 - \$150,000	12	14.46%	9.0	2	8	2	0
\$150,001 - \$200,000	19	22.89%	8.0	3	16	0	0
\$200,001 - \$300,000	17	20.48%	24.0	0	16	1	0
\$300,001 - \$450,000	12	14.46%	26.0	1	2	7	2
\$450,001 and up	8	9.64%	70.0	0	3	4	1
Total Pending Units	83			12	52	15	4
Total Pending Volume	20,400,543	100%	16.0	1.72M	10.67M	6.54M	1.47M
Median Listing Price	\$185,000			\$132,500	\$180,000	\$384,900	\$326,250

August 2023



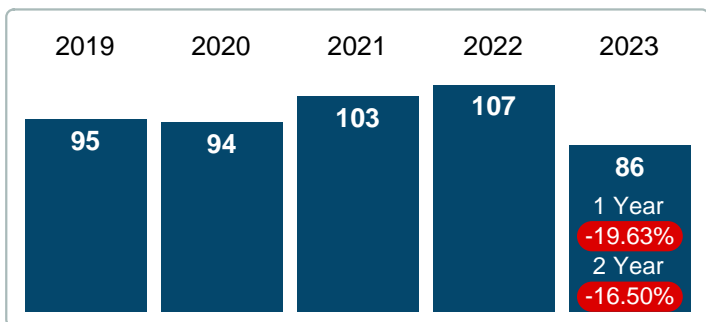
Area Delimited by County Of Creek - Residential Property Type



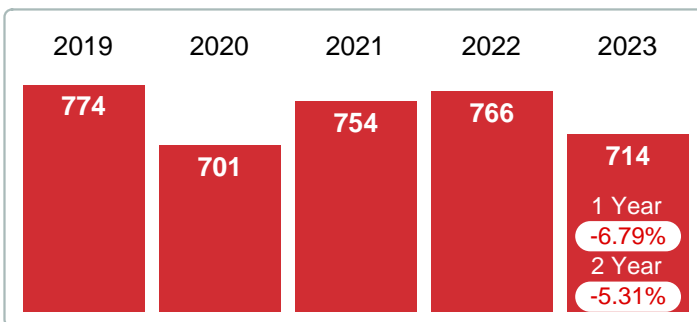
NEW LISTINGS

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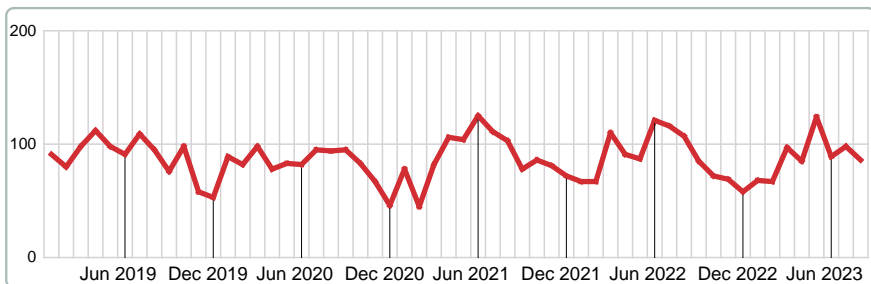
AUGUST



YEAR TO DATE (YTD)

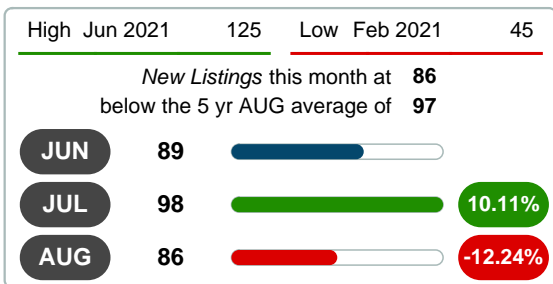


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 97



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
Median New Listed Listing Price	\$202,450		\$99,900	\$194,450	\$375,000	\$297,000

August 2023



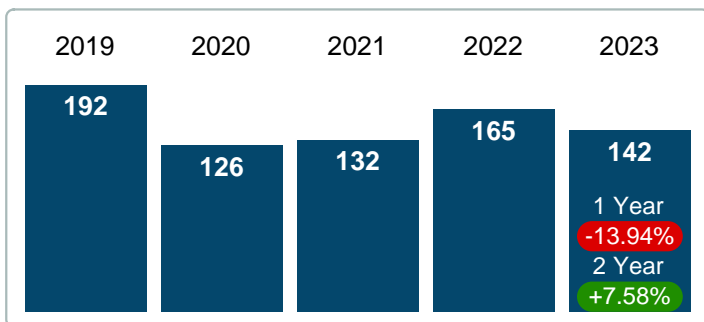
Area Delimited by County Of Creek - Residential Property Type



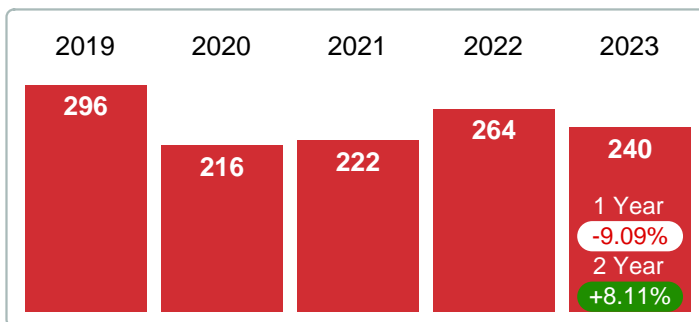
ACTIVE INVENTORY

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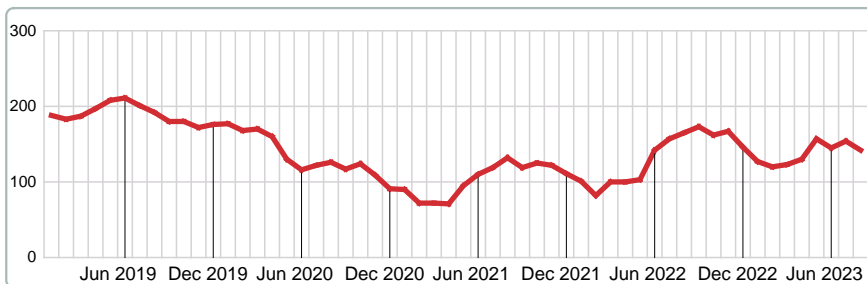
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 151

High Jun 2019 211 Low Apr 2021 71

Inventory this month at 142
below the 5 yr AUG average of 151

JUN	145	
JUL	154	6.21%
AUG	142	-7.79%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	8.45%	74.5	9	2	0	1
\$100,001 - \$125,000	9	6.34%	34.0	5	3	1	0
\$125,001 - \$200,000	31	21.83%	45.0	6	20	5	0
\$200,001 - \$325,000	38	26.76%	33.5	3	19	14	2
\$325,001 - \$475,000	18	12.68%	41.0	0	9	7	2
\$475,001 - \$675,000	18	12.68%	76.0	0	6	10	2
\$675,001 and up	16	11.27%	76.5	0	5	7	4
Total Active Inventory by Units	142			23	64	44	11
Total Active Inventory by Volume	53,753,128	100%	45.0	2.90M	20.82M	20.55M	9.48M
Median Active Inventory Listing Price	\$252,450			\$119,900	\$229,950	\$344,250	\$569,900

August 2023



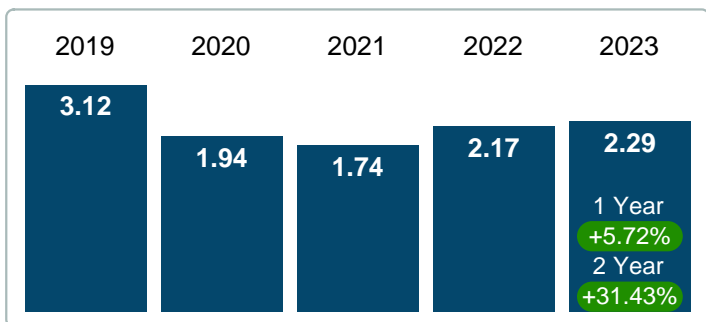
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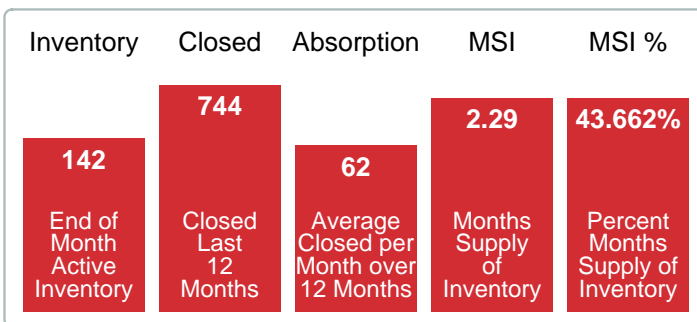
MONTHS SUPPLY of INVENTORY (MSI)

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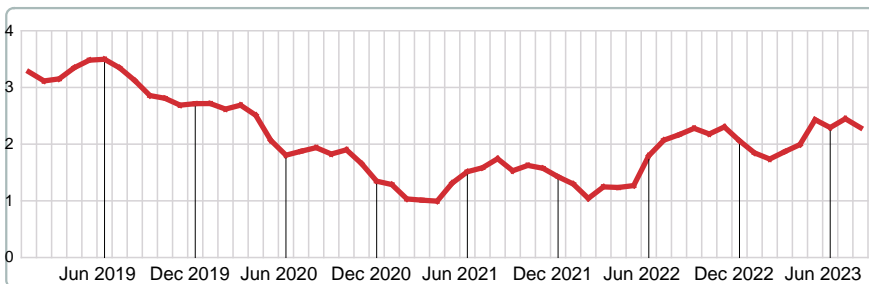
MSI FOR AUGUST



INDICATORS FOR AUGUST 2023



5 YEAR MARKET ACTIVITY TRENDS

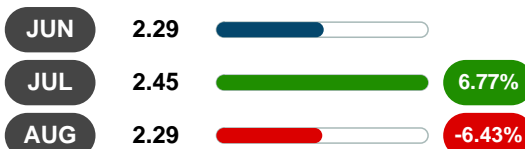


3 MONTHS

5 year AUG AVG = 2.25

High Jun 2019 3.50 Low Apr 2021 0.99

Months Supply this month at 2.29 above the 5 yr AUG average of 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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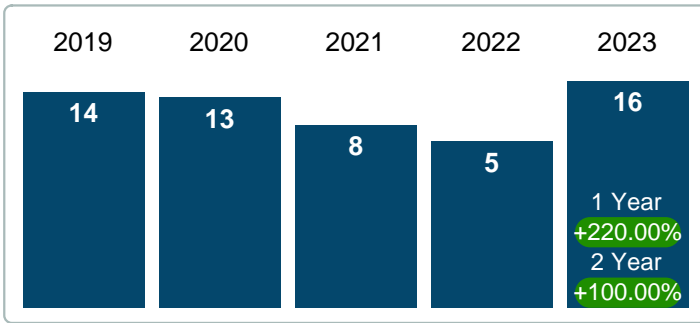
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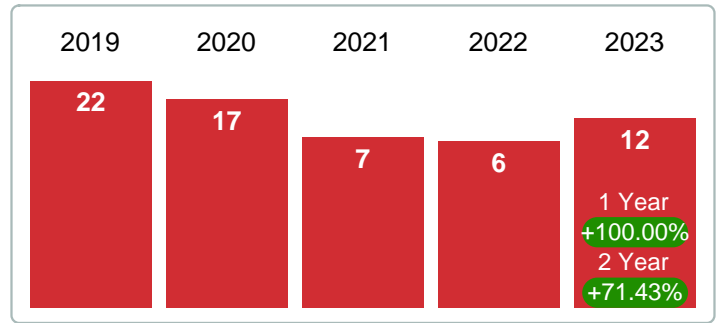
MEDIAN DAYS ON MARKET TO SALE

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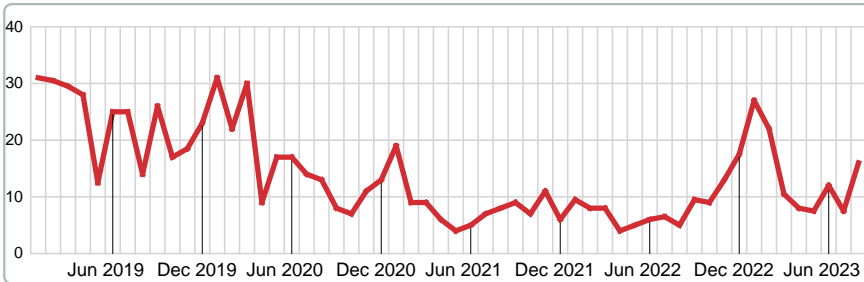
AUGUST



YEAR TO DATE (YTD)

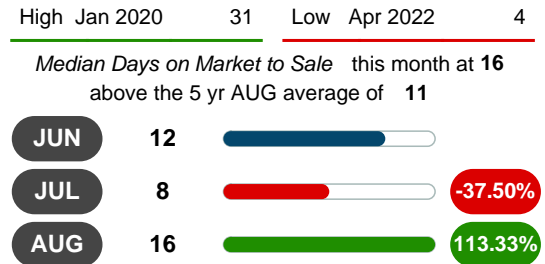


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 11



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	7.41%	13	29	21	5	0
\$75,001 - \$125,000	11.11%	14	10	14	0	37
\$125,001 - \$175,000	19.75%	9	22	7	7	0
\$175,001 - \$200,000	14.81%	10	26	13	7	5
\$200,001 - \$250,000	23.46%	16	50	15	21	0
\$250,001 - \$325,000	12.35%	22	2	31	20	11
\$325,001 and up	11.11%	37	0	80	87	16
Median Closed DOM		16	22	15	20	14
Total Closed Units	100%	81	10	54	11	6
Total Closed Volume		17,310,673	1.35M	11.04M	2.76M	2.16M

August 2023



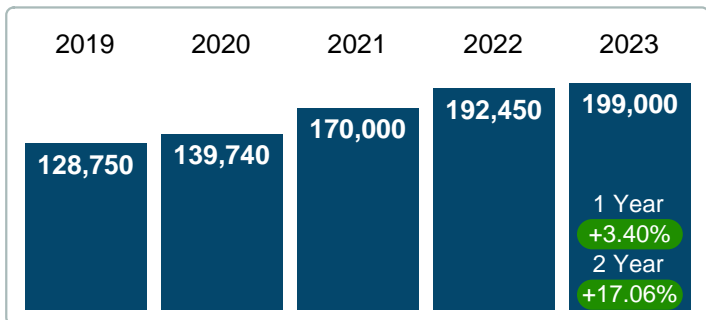
Area Delimited by County Of Creek - Residential Property Type



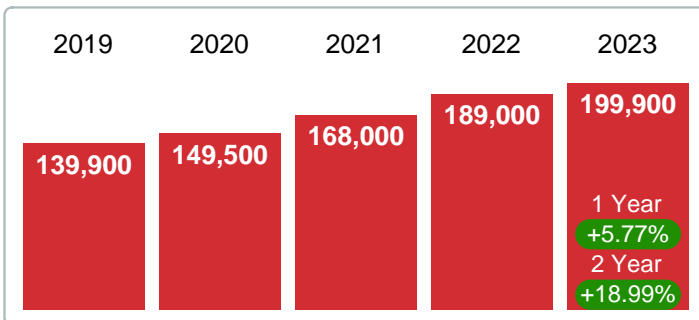
MEDIAN LIST PRICE AT CLOSING

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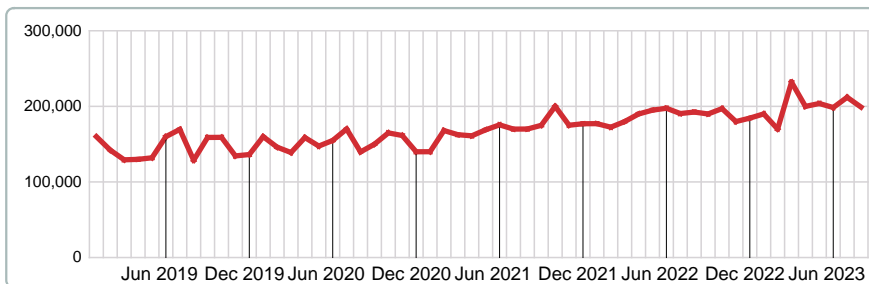
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

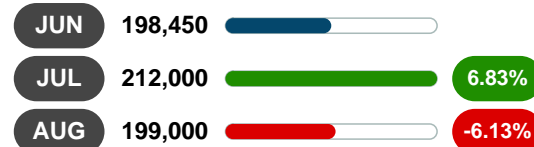


3 MONTHS

5 year AUG AVG = 165,988

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

Median List Price at Closing this month at **199,000**
 above the 5 yr AUG average of **165,988**



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	6.17%	48,000	51,000	52,000	48,000	0
\$75,001 - \$125,000	12.35%	110,000	110,000	100,350	0	118,150
\$125,001 - \$175,000	17.28%	149,950	142,500	149,950	0	0
\$175,001 - \$200,000	16.05%	185,000	179,900	195,000	182,000	185,000
\$200,001 - \$250,000	24.69%	218,950	235,000	218,500	232,450	0
\$250,001 - \$325,000	11.11%	289,000	275,000	289,900	0	289,000
\$325,001 and up	12.35%	404,450	0	539,500	357,450	385,000
Median List Price		199,000	125,000	201,450	215,000	324,500
Total Closed Units	100%	199,000	10	54	11	6
Total Closed Volume		17,803,950	1.39M	11.32M	2.87M	2.23M

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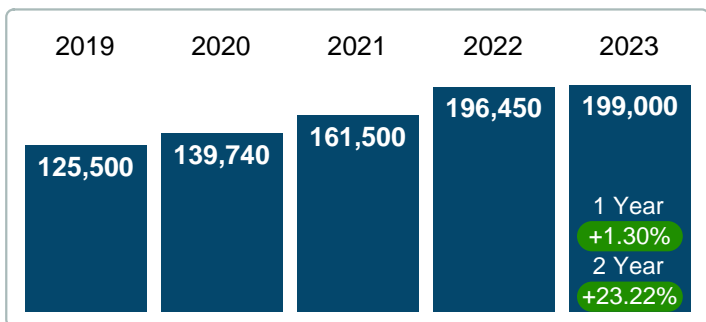
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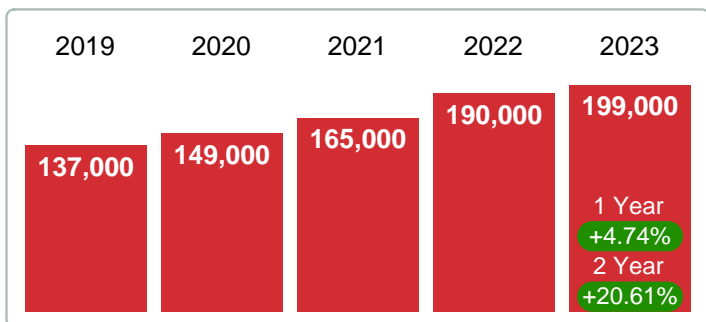
MEDIAN SOLD PRICE AT CLOSING

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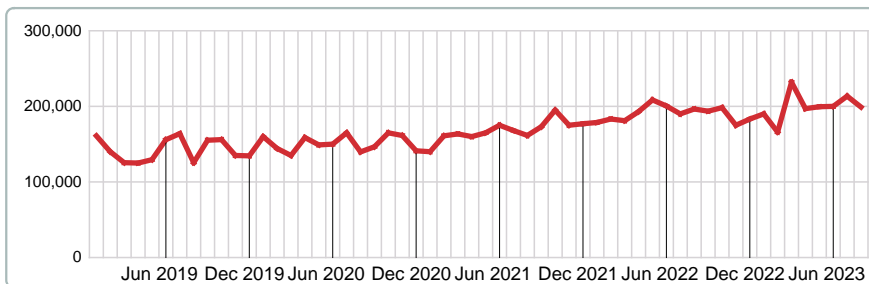
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

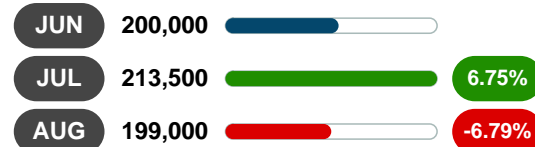


3 MONTHS

5 year AUG AVG = 164,438

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

Median Sold Price at Closing this month at **199,000** above the 5 yr AUG average of **164,438**



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	7.41%	48,250	43,750	65,000	46,500	0
\$75,001 - \$125,000	11.11%	110,000	110,000	90,000	0	118,000
\$125,001 - \$175,000	19.75%	156,276	143,830	155,551	173,000	0
\$175,001 - \$200,000	14.81%	189,000	182,000	195,000	185,000	187,500
\$200,001 - \$250,000	23.46%	215,000	210,000	215,000	230,000	0
\$250,001 - \$325,000	12.35%	293,450	275,000	289,900	322,000	297,000
\$325,001 and up	11.11%	420,000	0	515,000	370,000	385,000
Median Sold Price		199,000	118,250	199,500	212,000	328,500
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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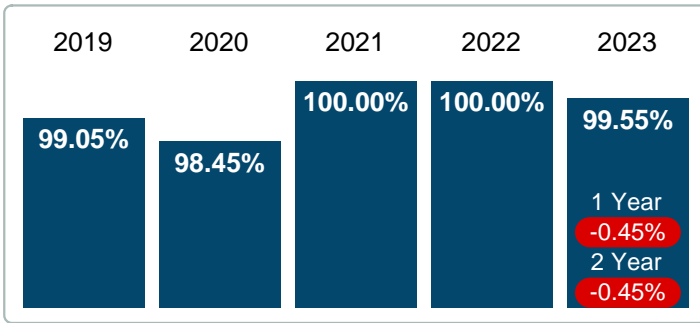
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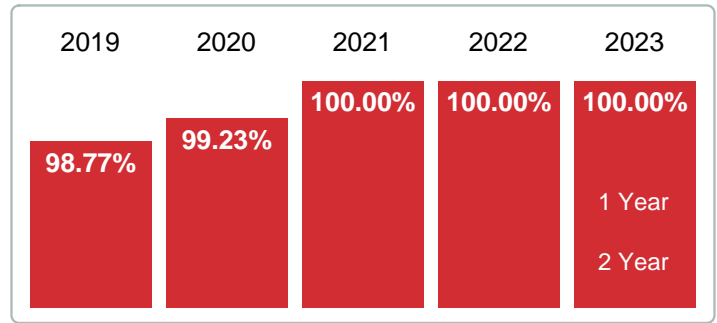
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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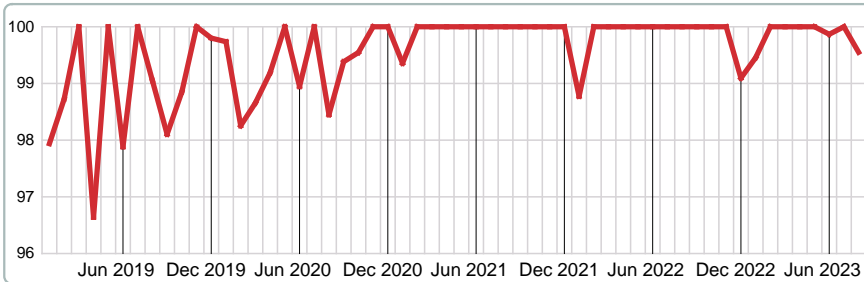
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

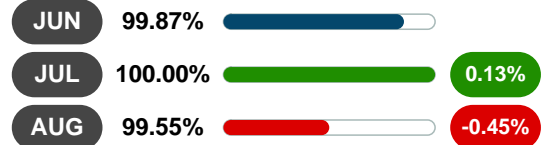


3 MONTHS

5 year AUG AVG = 99.41%

High Jul 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.55%** above the 5 yr AUG average of **99.41%**



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	6	7.41%	90.33%	85.35%	89.74%	96.88%	0.00%
\$75,001 - \$125,000	9	11.11%	99.23%	100.00%	93.83%	0.00%	99.87%
\$125,001 - \$175,000	16	19.75%	103.35%	100.64%	103.40%	96.65%	0.00%
\$175,001 - \$200,000	12	14.81%	100.00%	101.17%	99.00%	100.50%	101.35%
\$200,001 - \$250,000	19	23.46%	99.24%	89.36%	100.00%	98.92%	0.00%
\$250,001 - \$325,000	10	12.35%	99.68%	100.00%	99.36%	97.58%	102.77%
\$325,001 and up	9	11.11%	96.13%	0.00%	95.46%	96.13%	100.00%
Median Sold/List Ratio		99.55%		98.65%	99.46%	98.60%	100.00%
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



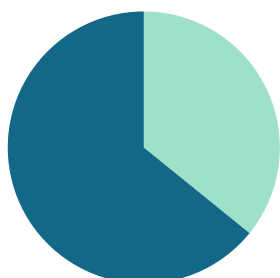
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY



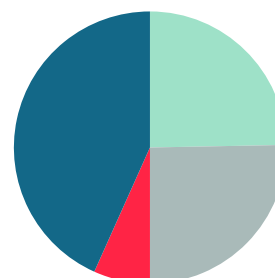
Inventory

- 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%
Median List Price	192,450	199,000	3.40%	189,000	199,900	5.77%
Median Sale Price	196,450	199,000	1.30%	190,000	199,000	4.74%
Median Percent of Selling Price to List Price	100.00%	99.55%	-0.45%	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	16.00	220.00%	6.00	12.00	100.00%
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

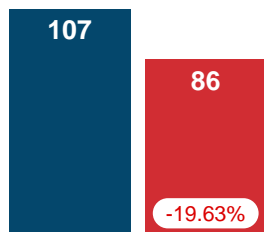
Inventory on August 31, 2023 = **142**

2022 **2023**

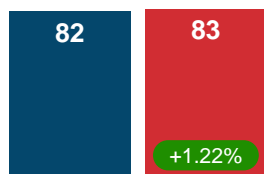
AUGUST MARKET

MEDIAN PRICES

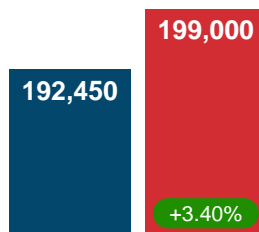
New Listings



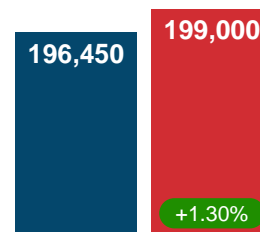
Pending Listings



List Price



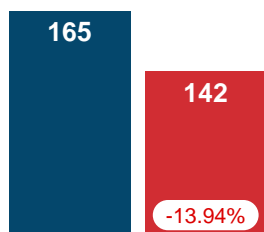
Sale Price



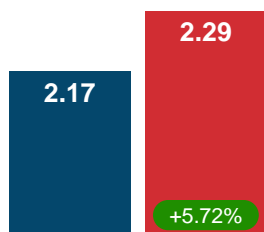
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

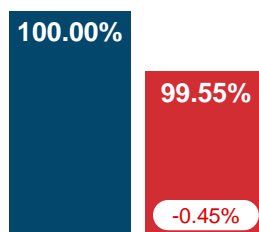
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

