

October 2023



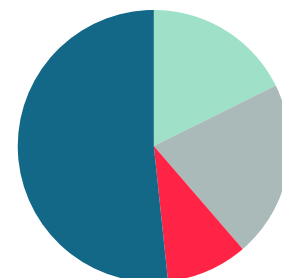
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	October 2023	+/-%
Closed Listings	60	53	-11.67%
Pending Listings	58	63	8.62%
New Listings	72	80	11.11%
Median List Price	197,000	218,000	10.66%
Median Sale Price	198,250	210,000	5.93%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	9.00	0.00%
End of Month Inventory	162	155	-4.32%
Months Supply of Inventory	2.18	2.58	18.21%



■ Closed (17.67%)
■ Pending (21.00%)
■ Other OffMarket (9.67%)
■ Active (51.67%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of October 31, 2023 = **155**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2023 decreased **4.32%** to 155 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.58** 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 **5.93%** in October 2023 to \$210,000 versus the previous year at \$198,250.

Median Days on Market Shortens

The median number of **9.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in October 2023 compared to last year's same month at **9.00** DOM.

Sales Success for October 2023 is Positive

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

There were 80 New Listings in October 2023, up **11.11%** from last year at 72. Furthermore, there were 53 Closed Listings this month versus last year at 60, a **-11.67%** decrease.

Closed versus Listed trends yielded a **66.3%** ratio, down from previous year's, October 2022, at **83.3%**, a **20.50%** downswing. 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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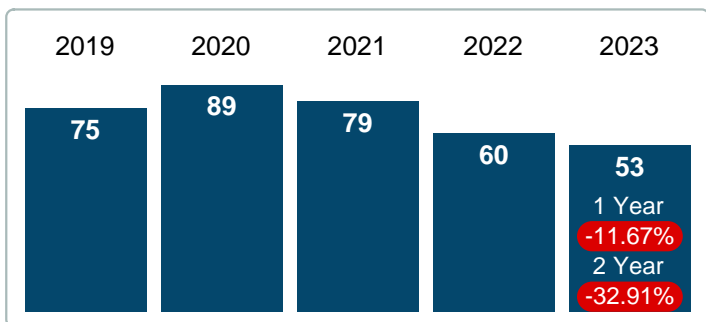
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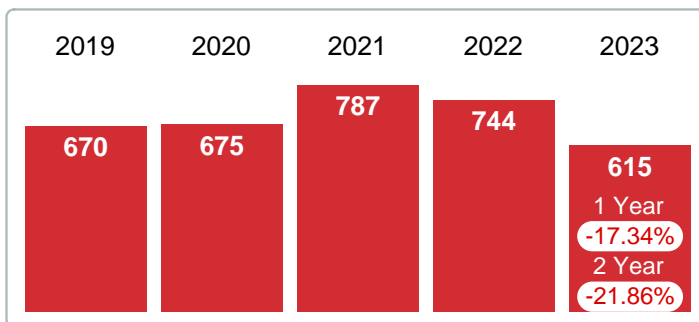
CLOSED LISTINGS

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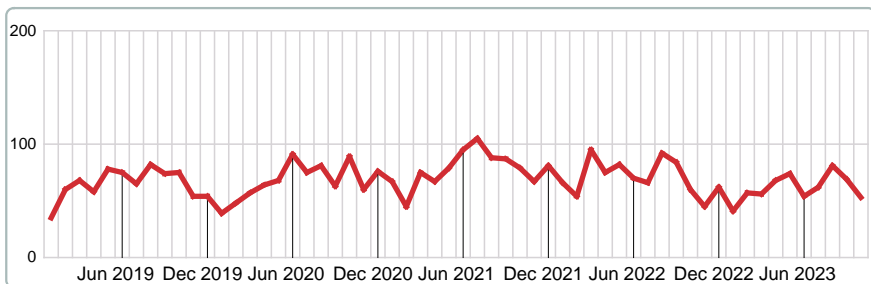
OCTOBER



YEAR TO DATE (YTD)

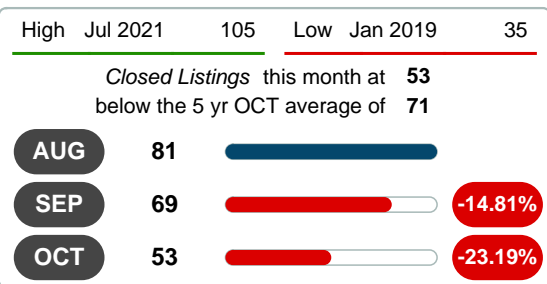


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 71



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	9.43%	1.0	2	3	0	0
\$100,001 - \$125,000	5	9.43%	8.0	1	4	0	0
\$125,001 - \$175,000	7	13.21%	9.0	1	5	1	0
\$175,001 - \$225,000	14	26.42%	5.5	1	11	2	0
\$225,001 - \$275,000	9	16.98%	5.0	1	7	1	0
\$275,001 - \$375,000	6	11.32%	43.0	1	2	3	0
\$375,001 and up	7	13.21%	13.0	1	1	5	0
Total Closed Units	53			8	33	12	0
Total Closed Volume	12,015,098	100%	9.0	1.48M	6.55M	3.99M	0.00B
Median Closed Price	\$210,000			\$160,000	\$206,000	\$335,343	\$0

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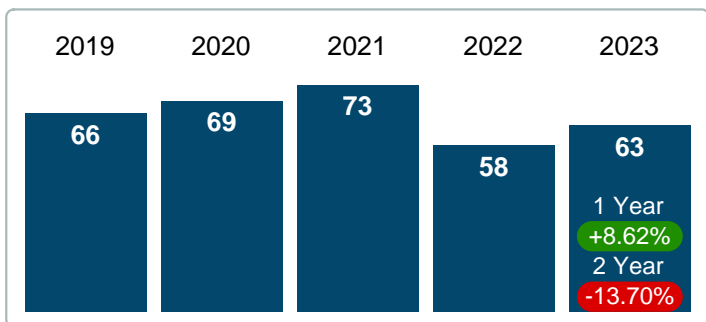
Area Delimited by County Of Creek - Residential Property Type



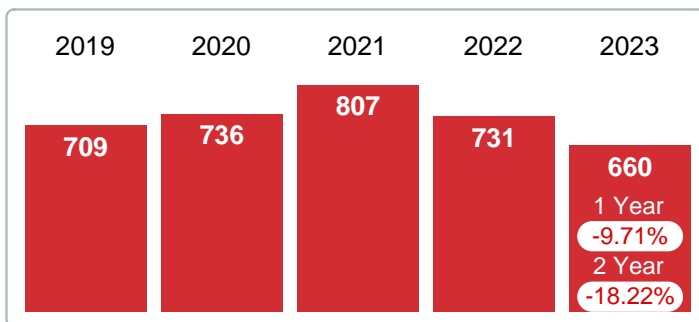
PENDING LISTINGS

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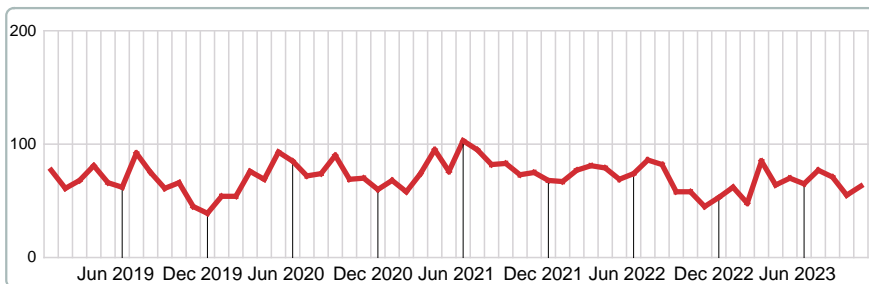
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 66

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **63**
below the 5 yr OCT average of **66**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	6.35%	27.5	2	2	0	0
\$100,001 - \$125,000	7	11.11%	63.0	2	5	0	0
\$125,001 - \$175,000	11	17.46%	13.0	0	10	1	0
\$175,001 - \$250,000	15	23.81%	7.0	0	12	2	1
\$250,001 - \$325,000	11	17.46%	27.0	2	7	2	0
\$325,001 - \$425,000	8	12.70%	15.0	1	2	4	1
\$425,001 and up	7	11.11%	33.0	0	1	4	2
Total Pending Units	63			7	39	13	4
Total Pending Volume	16,633,933	100%	22.0	1.35M	8.01M	5.10M	2.17M
Median Listing Price	\$210,000			\$119,900	\$199,000	\$378,850	\$552,500

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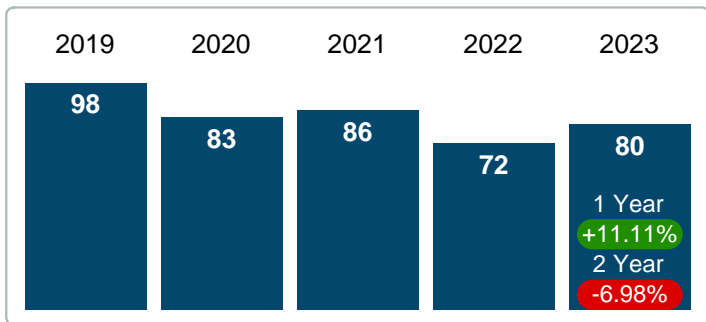
Area Delimited by County Of Creek - Residential Property Type



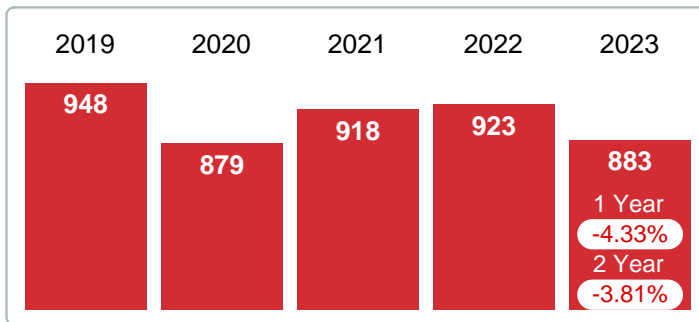
NEW LISTINGS

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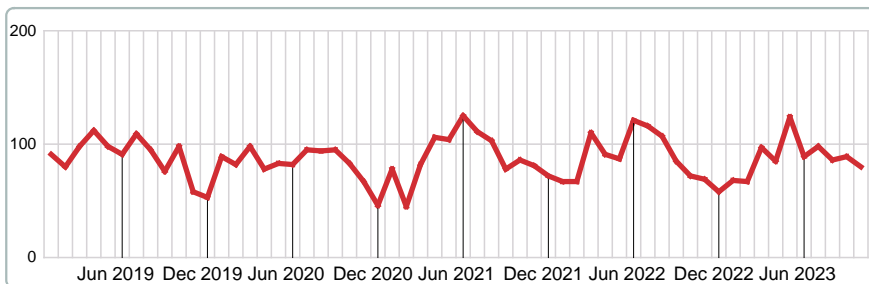
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 84

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 80
below the 5 yr OCT average of 84



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	6.25%	3	2	0	0
\$125,001 - \$175,000	13	16.25%	1	10	2	0
\$175,001 - \$200,000	7	8.75%	1	5	1	0
\$200,001 - \$275,000	25	31.25%	0	17	8	0
\$275,001 - \$375,000	10	12.50%	0	8	2	0
\$375,001 - \$525,000	13	16.25%	3	2	7	1
\$525,001 and up	7	8.75%	1	2	2	2
Total New Listed Units	80		9	46	22	3
Total New Listed Volume	24,974,320	100%	3.04M	11.82M	8.31M	1.80M
Median New Listed Listing Price	\$235,995		\$179,000	\$215,000	\$277,495	\$549,000

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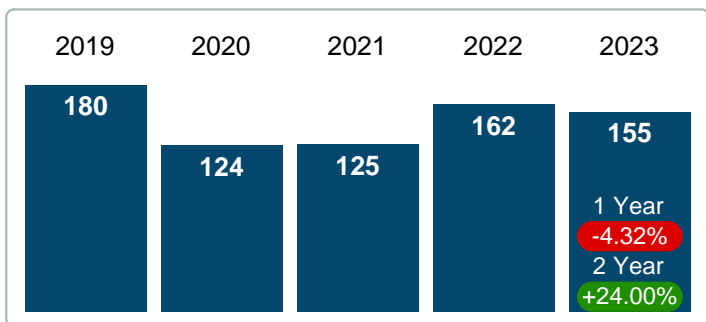
Area Delimited by County Of Creek - Residential Property Type



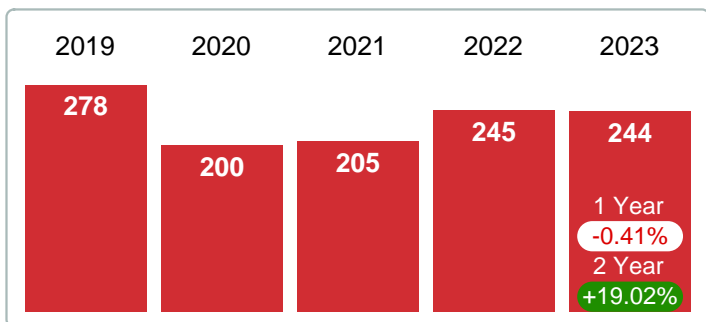
ACTIVE INVENTORY

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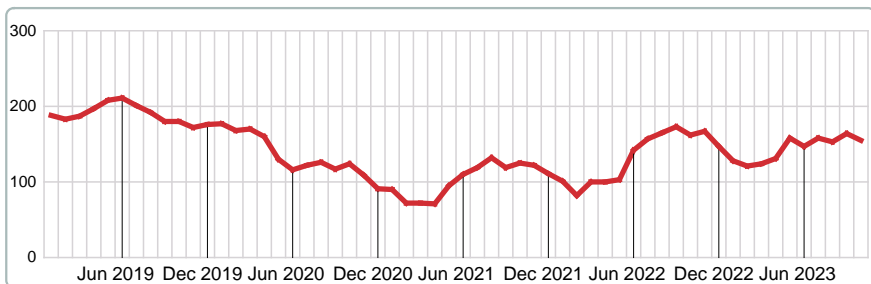
END OF OCTOBER



ACTIVE DURING OCTOBER

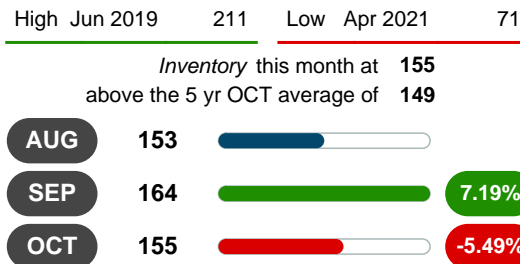


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 149



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	14	9.03%	78.0	10	3	0	1
\$100,001 - \$125,000	11	7.10%	95.0	4	7	0	0
\$125,001 - \$175,000	26	16.77%	47.0	5	18	3	0
\$175,001 - \$275,000	44	28.39%	35.0	4	26	12	2
\$275,001 - \$450,000	25	16.13%	43.0	0	16	7	2
\$450,001 - \$675,000	20	12.90%	43.0	2	5	11	2
\$675,001 and up	15	9.68%	96.0	1	5	7	2
Total Active Inventory by Units	155			26	80	40	9
Total Active Inventory by Volume	50,963,597	100%	47.0	4.72M	22.71M	19.50M	4.03M
Median Active Inventory Listing Price	\$240,000			\$124,950	\$217,500	\$357,500	\$449,900

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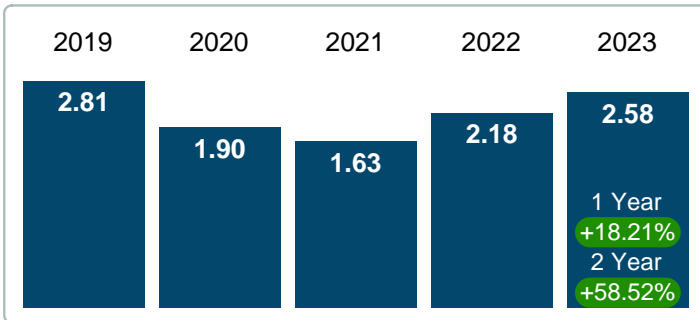
Area Delimited by County Of Creek - Residential Property Type



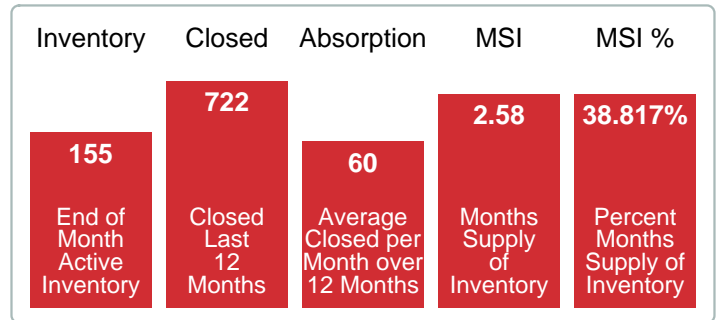
MONTHS SUPPLY of INVENTORY (MSI)

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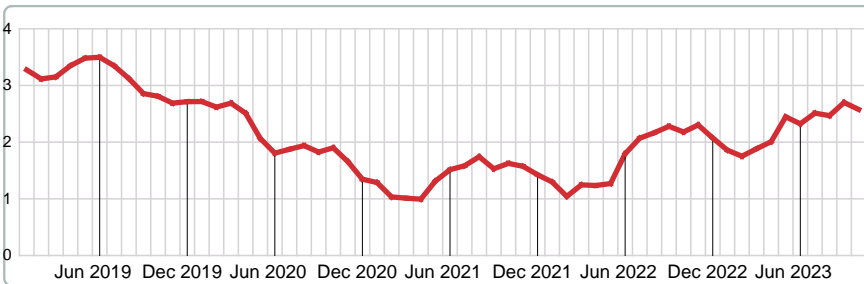
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2023

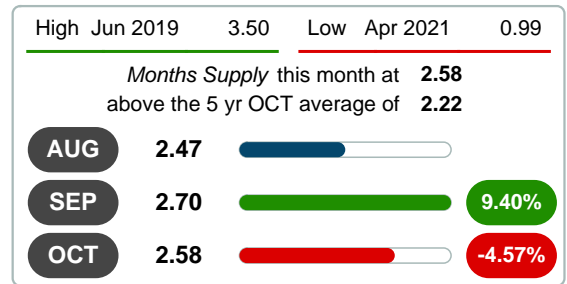


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.22



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	14	9.03%	1.54	2.86	0.60	0.00	4.00
\$100,001 - \$125,000	11	7.10%	2.87	2.82	4.42	0.00	0.00
\$125,001 - \$175,000	26	16.77%	2.12	1.62	2.27	2.77	0.00
\$175,001 - \$275,000	44	28.39%	2.27	2.82	1.72	4.50	8.00
\$275,001 - \$450,000	25	16.13%	2.33	0.00	2.95	1.65	3.00
\$450,001 - \$675,000	20	12.90%	5.85	0.00	3.53	6.60	6.00
\$675,001 and up	15	9.68%	10.59	0.00	30.00	9.33	4.00
Market Supply of Inventory (MSI)			2.58	2.64	2.19	3.50	3.86
Total Active Inventory by Units		100%	2.58	26	80	40	9

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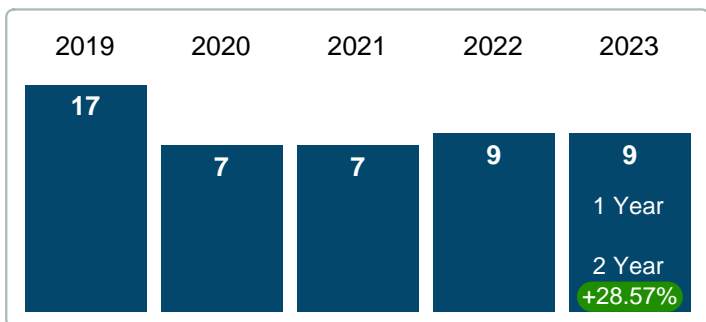
Area Delimited by County Of Creek - Residential Property Type



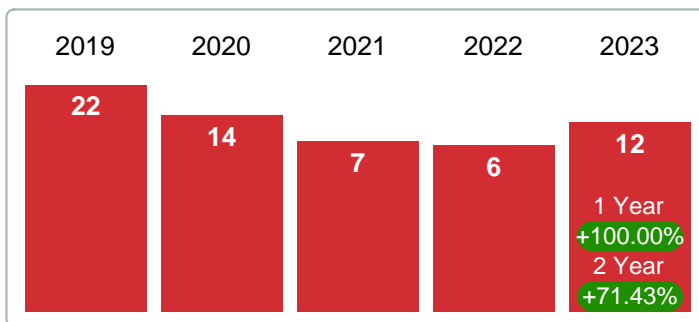
MEDIAN DAYS ON MARKET TO SALE

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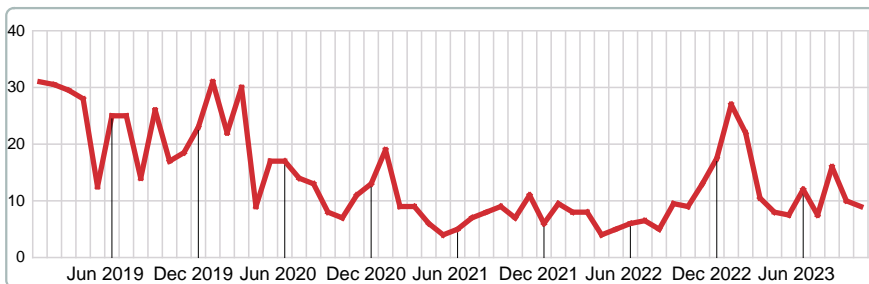
OCTOBER



YEAR TO DATE (YTD)

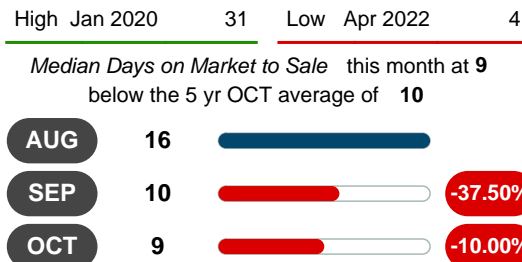


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 10



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
\$100,000 and less	9.43%	1	1	6	0	0
\$100,001 - \$125,000	9.43%	8	5	16	0	0
\$125,001 - \$175,000	13.21%	9	16	9	9	0
\$175,001 - \$225,000	26.42%	6	4	5	38	0
\$225,001 - \$275,000	16.98%	5	47	5	3	0
\$275,001 - \$375,000	11.32%	43	70	39	17	0
\$375,001 and up	13.21%	13	13	11	29	0
Median Closed DOM		9	9	6	20	0
Total Closed Units	100%	9.0	8	33	12	
Total Closed Volume		12,015,098	1.48M	6.55M	3.99M	0.00B

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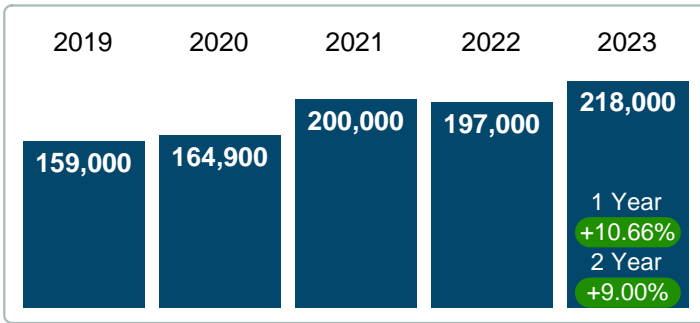
Area Delimited by County Of Creek - Residential Property Type



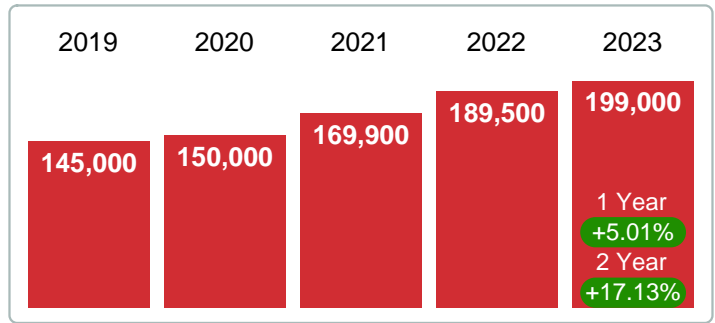
MEDIAN LIST PRICE AT CLOSING

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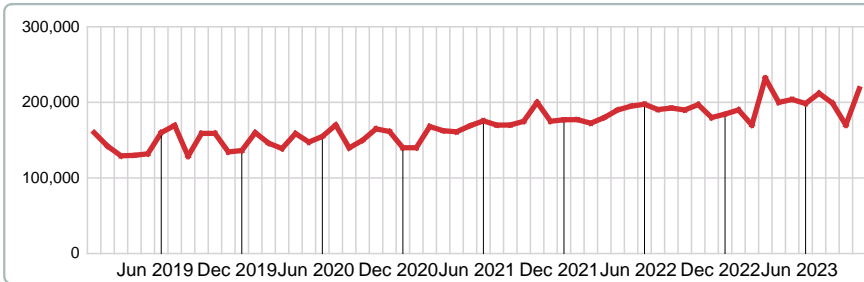
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

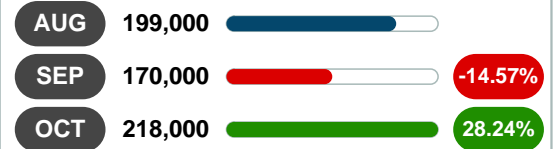


3 MONTHS

5 year OCT AVG = 187,780

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

Median List Price at Closing this month at **218,000** above the 5 yr OCT average of **187,780**



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
\$100,000 and less	5	9.43%	90,000	67,500	90,000	0	0
\$100,001 - \$125,000	5	9.43%	119,900	114,900	121,950	0	0
\$125,001 - \$175,000	8	15.09%	147,450	157,500	150,000	144,900	0
\$175,001 - \$225,000	12	22.64%	212,450	0	215,000	189,950	0
\$225,001 - \$275,000	10	18.87%	249,300	260,000	249,300	240,000	0
\$275,001 - \$375,000	7	13.21%	302,000	302,000	313,950	337,400	0
\$375,001 and up	6	11.32%	462,500	399,000	399,000	479,250	0
Median List Price			218,000	157,500	215,000	337,400	0
Total Closed Units		100%	218,000	8	33	12	
Total Closed Volume			12,214,785	1.53M	6.62M	4.07M	0.00B

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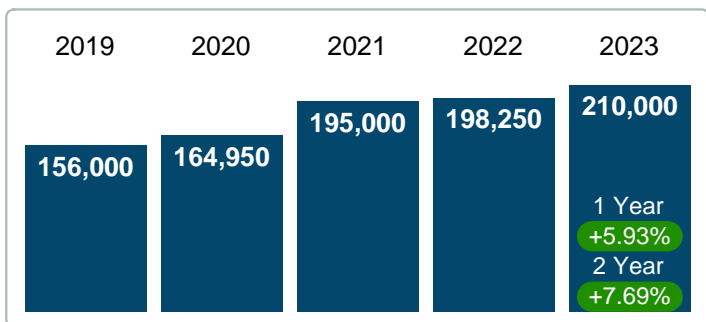
Area Delimited by County Of Creek - Residential Property Type



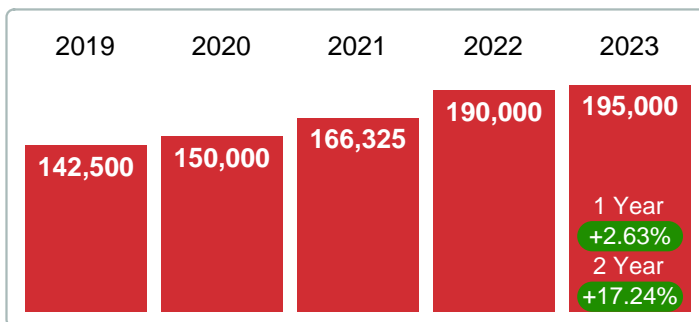
MEDIAN SOLD PRICE AT CLOSING

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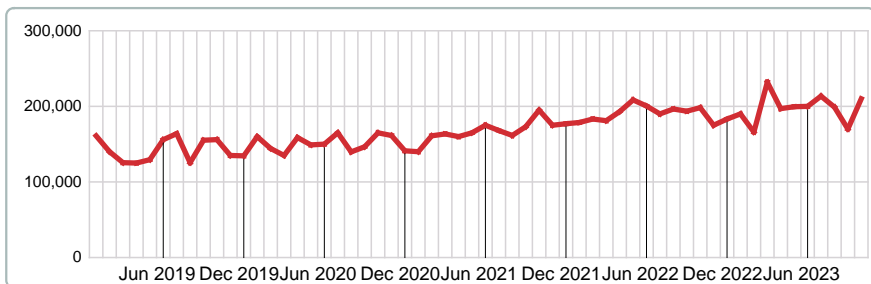
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

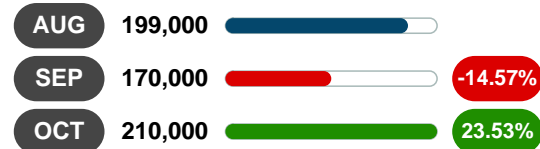


3 MONTHS

5 year OCT AVG = 184,840

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

Median Sold Price at Closing this month at 210,000 above the 5 yr OCT average of 184,840



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
\$100,000 and less	5	9.43%	90,000	69,500	90,000	0	0
\$100,001 - \$125,000	5	9.43%	108,400	102,000	109,700	0	0
\$125,001 - \$175,000	7	13.21%	140,000	135,000	160,000	140,000	0
\$175,001 - \$225,000	14	26.42%	205,500	185,000	207,000	190,600	0
\$225,001 - \$275,000	9	16.98%	252,500	260,000	252,500	235,000	0
\$275,001 - \$375,000	6	11.32%	295,143	280,000	313,950	299,785	0
\$375,001 and up	7	13.21%	436,000	380,000	395,000	438,563	0
Median Sold Price			210,000	160,000	206,000	335,343	0
Total Closed Units		100%	210,000	8	33	12	
Total Closed Volume			12,015,098	1.48M	6.55M	3.99M	0.00B

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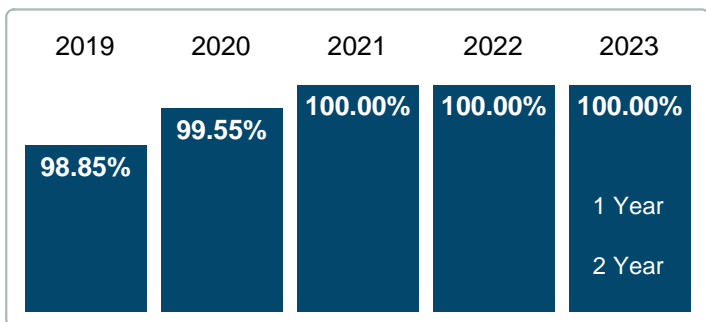
Area Delimited by County Of Creek - Residential Property Type



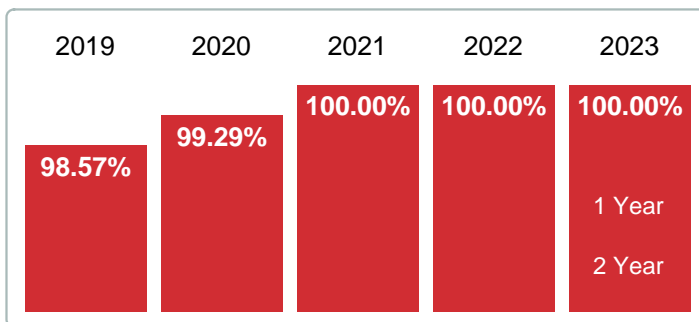
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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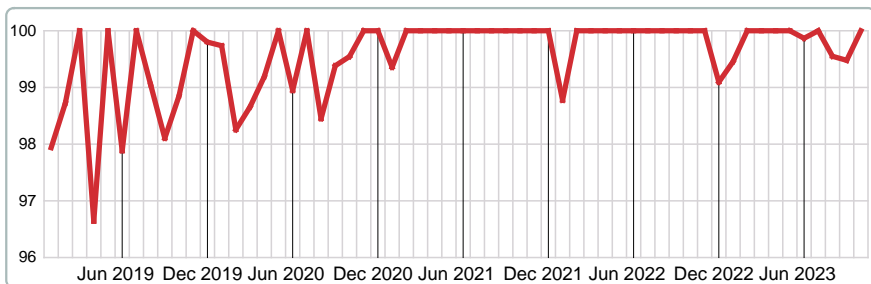
OCTOBER



YEAR TO DATE (YTD)

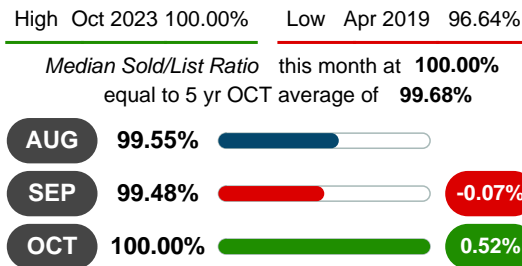


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 99.68%



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
\$100,000 and less	5	9.43%	100.00%	102.67%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	5	9.43%	90.41%	88.77%	93.51%	0.00%	0.00%
\$125,001 - \$175,000	7	13.21%	97.04%	96.43%	97.14%	96.62%	0.00%
\$175,001 - \$225,000	14	26.42%	100.00%	105.71%	98.14%	100.34%	0.00%
\$225,001 - \$275,000	9	16.98%	100.00%	100.00%	100.39%	97.92%	0.00%
\$275,001 - \$375,000	6	11.32%	99.47%	92.72%	100.00%	98.93%	0.00%
\$375,001 and up	7	13.21%	97.76%	95.24%	99.00%	97.76%	0.00%
Median Sold/List Ratio		100.00%		98.21%	100.00%	98.42%	0.00%
Total Closed Units		53	100%	8	33	12	
Total Closed Volume		12,015,098		1.48M	6.55M	3.99M	0.00B

October 2023



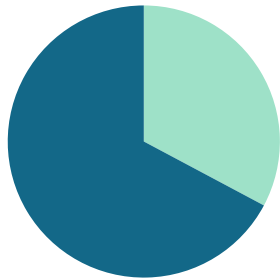
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Nov 13, 2023 for MLS Technology Inc.

INVENTORY

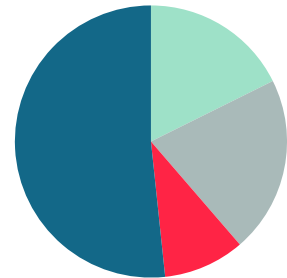


Inventory
 New Listings
80 = 32.79%
 Start Inventory
164
 Total Inventory Units
244
 Volume
\$81,279,360

Market Activity

Closed Sales
53 = 17.67%
 Pending Sales
63 = 21.00%
 Other Off Market
29 = 9.67%
 Active Inventory
155 = 51.67%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	60	53	-11.67%	744	615	-17.34%
Pending Sales	58	63	8.62%	731	660	-9.71%
New Listings	72	80	11.11%	923	883	-4.33%
Median List Price	197,000	218,000	10.66%	189,500	199,000	5.01%
Median Sale Price	198,250	210,000	5.93%	190,000	195,000	2.63%
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	9.00	9.00	0.00%	6.00	12.00	100.00%
Monthly Inventory	162	155	-4.32%	162	155	-4.32%
Months Supply of Inventory	2.18	2.58	18.21%	2.18	2.58	18.21%

Absorption: Last 12 months, an Average of **60** Sales/Month

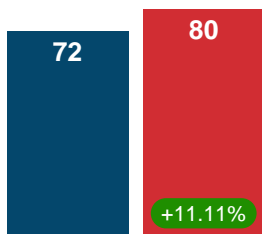
Inventory on October 31, 2023 = **155**

2022 **2023**

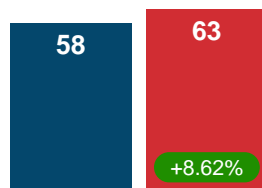
OCTOBER MARKET

MEDIAN PRICES

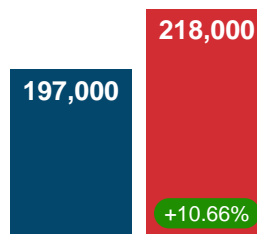
New Listings



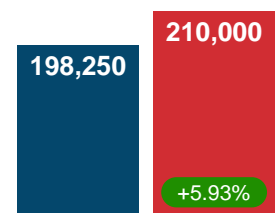
Pending Listings



List Price



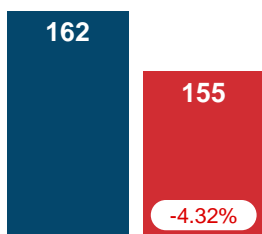
Sale Price



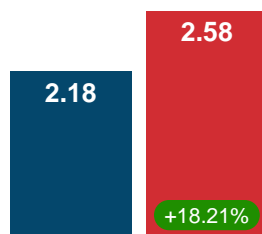
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%