



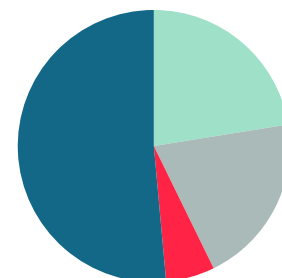
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2022	2023	+/-%
Closed Listings	45	62	37.78%
Pending Listings	45	56	24.44%
New Listings	69	53	-23.19%
Average List Price	211,762	283,491	33.87%
Average Sale Price	206,863	279,815	35.27%
Average Percent of Selling Price to List Price	97.95%	98.31%	0.37%
Average Days on Market to Sale	26.93	27.16	0.85%
End of Month Inventory	168	142	-15.48%
Months Supply of Inventory	2.32	2.30	-0.63%



■ Closed (22.46%)  
■ Pending (20.29%)  
■ Other OffMarket (5.80%)  
■ Active (51.45%)

**Absorption:** Last 12 months, an Average of **62 Sales/Month**  
**Active Inventory** as of November 30, 2023 = **142**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2023 decreased **15.48%** 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 **2.30** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **35.27%** in November 2023 to \$279,815 versus the previous year at \$206,863.

#### Average Days on Market Lengthens

The average number of **27.16** days that homes spent on the market before selling increased by 0.23 days or **0.85%** in November 2023 compared to last year's same month at **26.93** DOM.

#### Sales Success for November 2023 is Positive

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

There were 53 New Listings in November 2023, down **23.19%** from last year at 69. Furthermore, there were 62 Closed Listings this month versus last year at 45, a **37.78%** increase.

Closed versus Listed trends yielded a **117.0%** ratio, up from previous year's, November 2022, at **65.2%**, a **79.37%** upswing. This will certainly create pressure on a decreasing Month's 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# November 2023



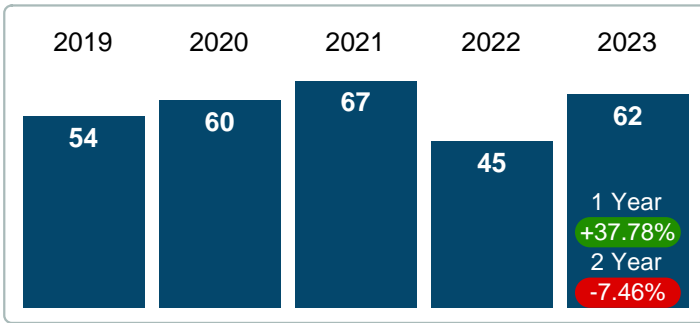
Area Delimited by County Of Creek - Residential Property Type



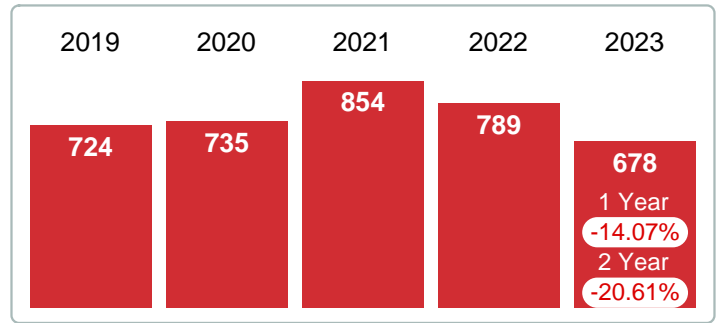
## CLOSED LISTINGS

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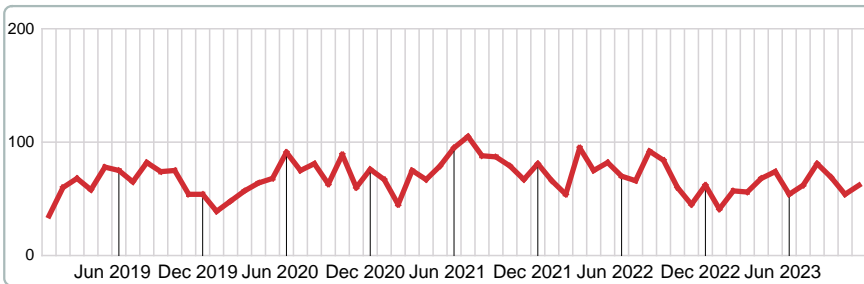
### NOVEMBER



### YEAR TO DATE (YTD)

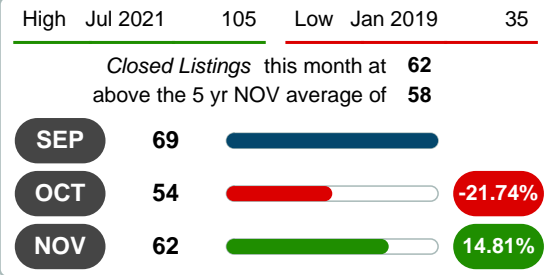


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 58



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.29%	23.9	1	5	1	0
\$125,001 - \$150,000	3	4.84%	52.0	0	2	1	0
\$150,001 - \$200,000	14	22.58%	11.9	0	12	1	1
\$200,001 - \$275,000	15	24.19%	31.6	3	10	2	0
\$275,001 - \$375,000	11	17.74%	18.0	0	9	1	1
\$375,001 - \$425,000	5	8.06%	33.0	0	1	3	1
\$425,001 and up	7	11.29%	51.1	0	2	5	0
<b>Total Closed Units</b>	<b>62</b>			<b>4</b>	<b>41</b>	<b>14</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>17,348,505</b>	<b>100%</b>	<b>27.2</b>	<b>884.00K</b>	<b>9.84M</b>	<b>5.67M</b>	<b>950.00K</b>
<b>Average Closed Price</b>	<b>\$279,815</b>			<b>\$221,000</b>	<b>\$240,112</b>	<b>\$404,993</b>	<b>\$316,667</b>

# November 2023



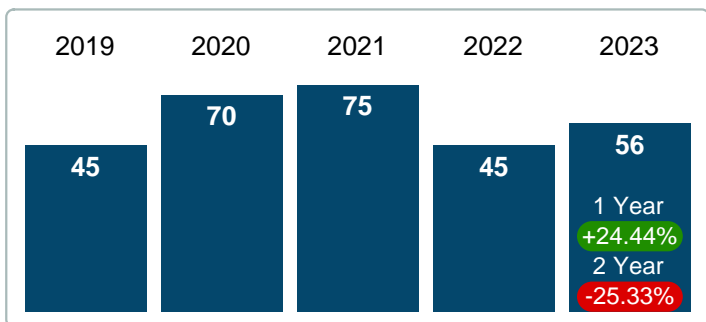
Area Delimited by County Of Creek - Residential Property Type



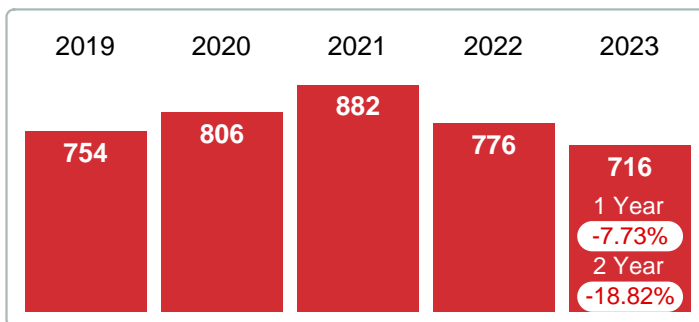
## PENDING LISTINGS

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

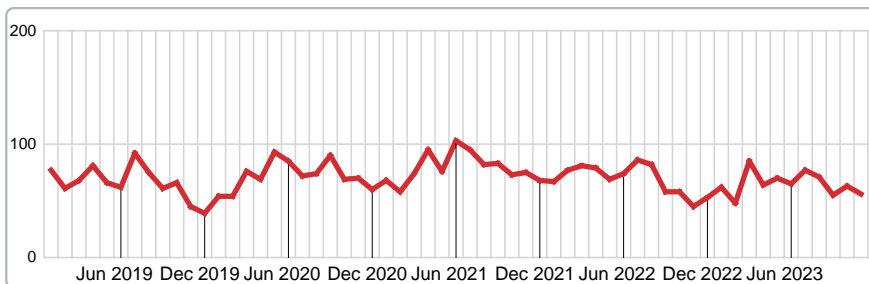
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 58

High Jun 2021 103 Low Dec 2019 39

Pending Listings this month at **56**  
below the 5 yr NOV average of **58**

- SEP 55
- OCT 63 (+14.55%)
- NOV 56 (-11.11%)

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	7.14%	84.8	3	1	0	0
\$100,001 - \$125,000	5	8.93%	72.6	1	4	0	0
\$125,001 - \$175,000	11	19.64%	44.7	2	8	1	0
\$175,001 - \$250,000	15	26.79%	39.7	1	10	4	0
\$250,001 - \$300,000	7	12.50%	50.6	0	5	2	0
\$300,001 - \$375,000	7	12.50%	30.6	0	5	2	0
\$375,001 and up	7	12.50%	18.0	0	3	4	0
<b>Total Pending Units</b>	<b>56</b>			<b>7</b>	<b>36</b>	<b>13</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>12,976,643</b>	<b>100%</b>	<b>32.9</b>	<b>745.40K</b>	<b>8.22M</b>	<b>4.01M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$253,654</b>			<b>\$106,486</b>	<b>\$228,387</b>	<b>\$308,409</b>	<b>\$0</b>

# November 2023



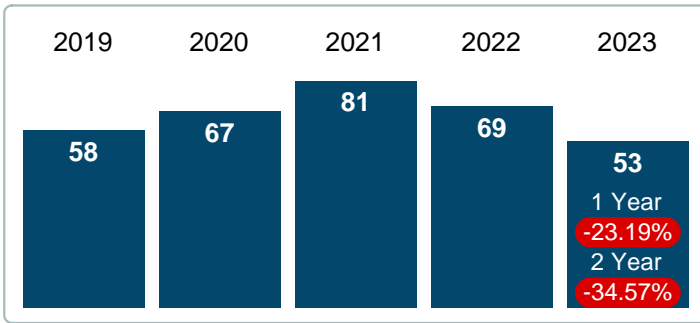
Area Delimited by County Of Creek - Residential Property Type



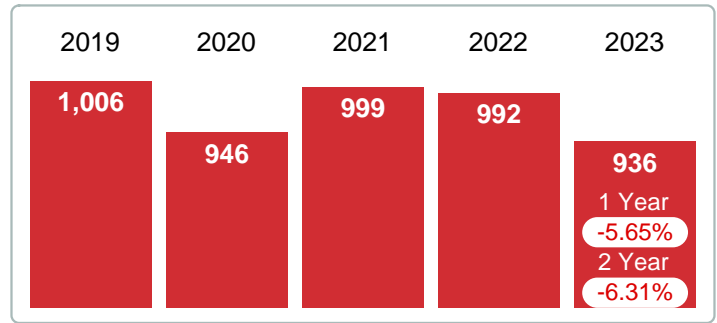
## NEW LISTINGS

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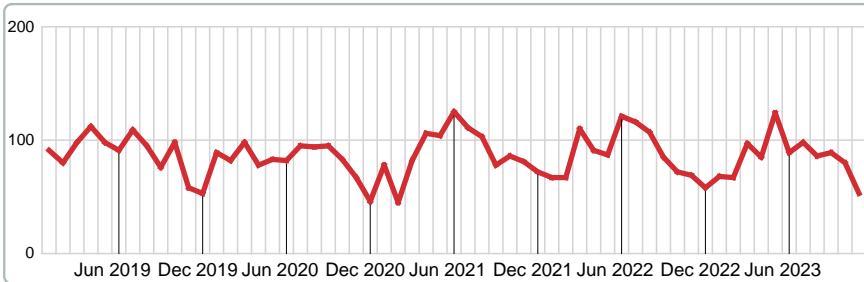
### NOVEMBER



### YEAR TO DATE (YTD)

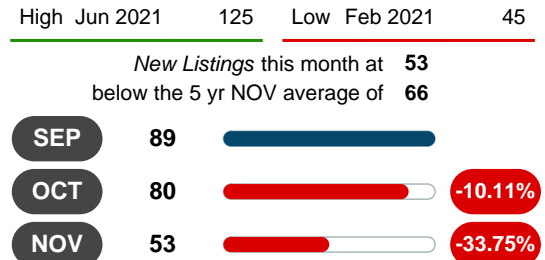


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 66



### 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	3	5.66%	2	1	0	0
\$125,001 - \$150,000	5	9.43%	2	2	1	0
\$150,001 - \$200,000	10	18.87%	1	9	0	0
\$200,001 - \$350,000	15	28.30%	0	11	4	0
\$350,001 - \$425,000	8	15.09%	1	4	3	0
\$425,001 - \$600,000	7	13.21%	0	2	3	2
\$600,001 and up	5	9.43%	0	2	2	1
<b>Total New Listed Units</b>	<b>53</b>		<b>6</b>	<b>31</b>	<b>13</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>17,180,224</b>	<b>100%</b>	<b>1.10M</b>	<b>9.16M</b>	<b>5.21M</b>	<b>1.71M</b>
<b>Average New Listed Listing Price</b>	<b>\$251,223</b>		<b>\$184,067</b>	<b>\$295,430</b>	<b>\$400,585</b>	<b>\$569,967</b>

# November 2023



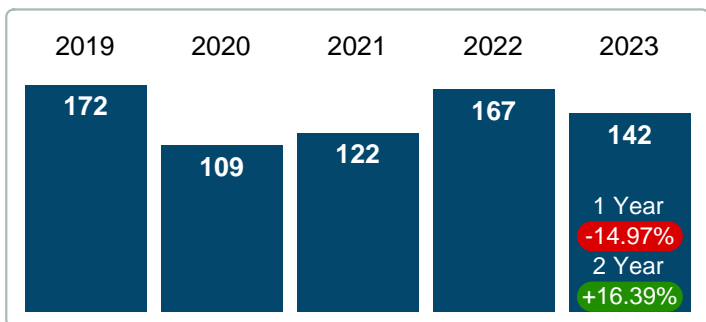
Area Delimited by County Of Creek - Residential Property Type



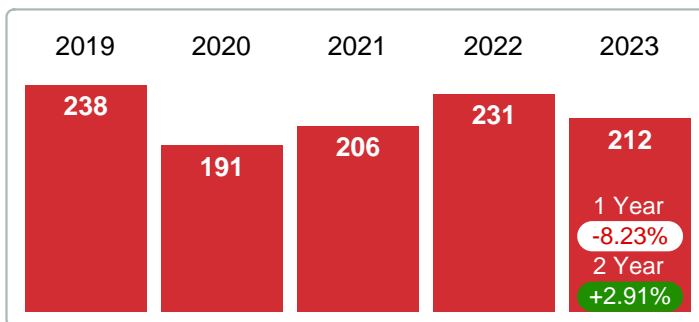
## ACTIVE INVENTORY

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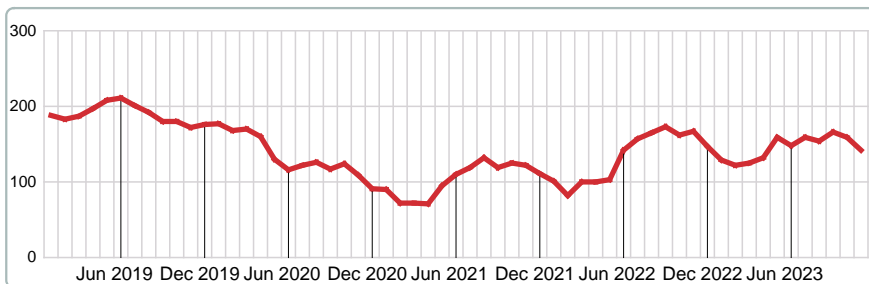
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 142

High Jun 2019 211 Low Apr 2021 71

Inventory this month at 142  
equal to 5 yr NOV average of 142



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	11.27%	116.4	10	5	0	1
\$125,001 - \$150,000	13	9.15%	68.5	5	7	1	0
\$150,001 - \$200,000	20	14.08%	63.1	1	15	3	1
\$200,001 - \$325,000	39	27.46%	64.5	2	23	13	1
\$325,001 - \$525,000	22	15.49%	61.3	3	7	8	4
\$525,001 - \$725,000	18	12.68%	65.2	0	6	10	2
\$725,001 and up	14	9.86%	114.6	1	6	4	3
<b>Total Active Inventory by Units</b>	<b>142</b>			<b>22</b>	<b>69</b>	<b>39</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>53,106,778</b>	<b>100%</b>	<b>75.0</b>	<b>4.59M</b>	<b>22.99M</b>	<b>19.86M</b>	<b>5.67M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$373,991</b>			<b>\$208,473</b>	<b>\$333,165</b>	<b>\$509,273</b>	<b>\$472,529</b>

# November 2023



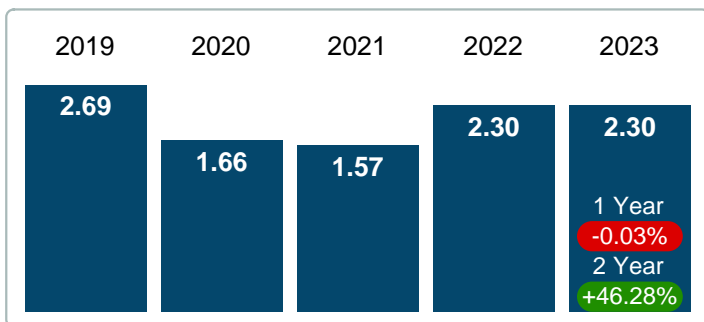
Area Delimited by County Of Creek - Residential Property Type



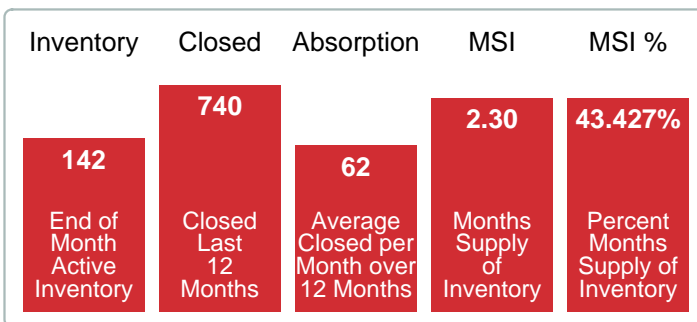
## MONTHS SUPPLY of INVENTORY (MSI)

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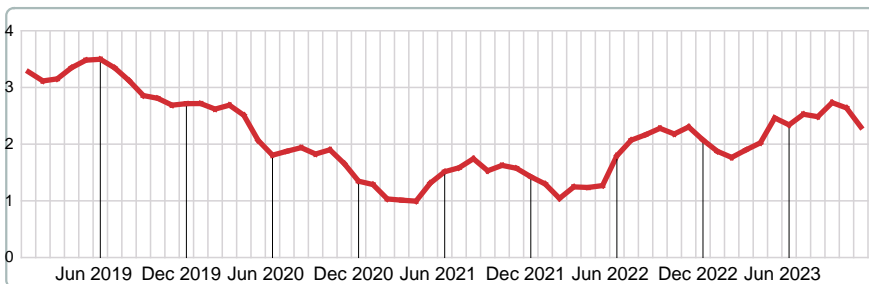
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2023



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 2.11

High Jun 2019 3.50 Low Apr 2021 0.99

Months Supply this month at **2.30**  
above the 5 yr NOV average of **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
\$125,000 and less	16	11.27%	1.25	2.07	0.78	0.00	2.40
\$125,001 - \$150,000	13	9.15%	2.23	3.00	2.05	1.71	0.00
\$150,001 - \$200,000	20	14.08%	1.50	0.75	1.45	2.00	6.00
\$200,001 - \$325,000	39	27.46%	2.21	2.00	1.80	3.71	2.40
\$325,001 - \$525,000	22	15.49%	2.47	12.00	1.62	2.18	6.00
\$525,001 - \$725,000	18	12.68%	8.64	0.00	8.00	9.23	8.00
\$725,001 and up	14	9.86%	12.92	0.00	0.00	6.00	7.20
Market Supply of Inventory (MSI)			2.30	2.42	1.82	3.23	4.80
Total Active Inventory by Units		100%	2.30	22	69	39	12

# November 2023



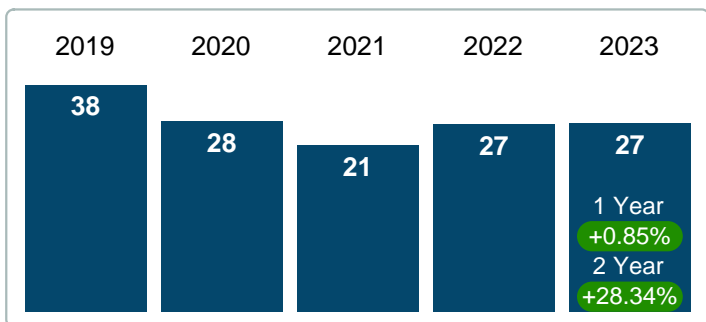
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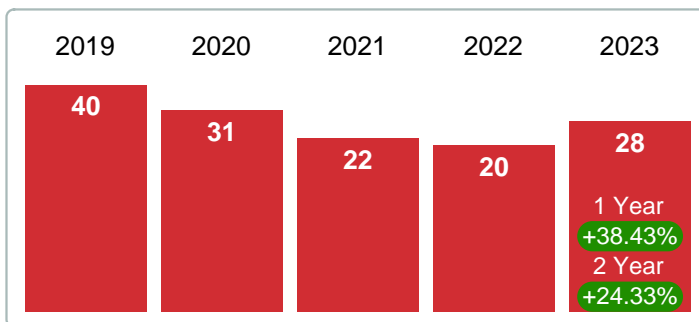
## AVERAGE DAYS ON MARKET TO SALE

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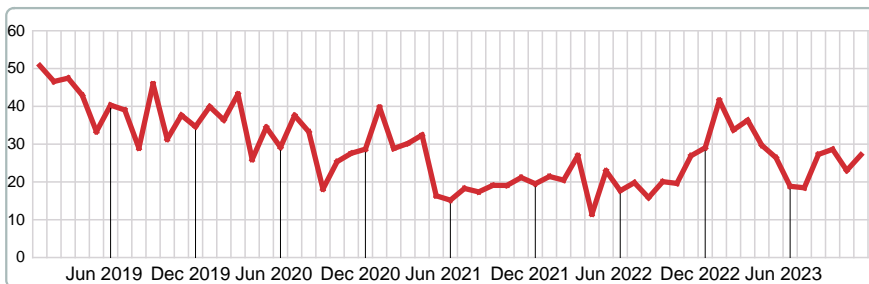
### NOVEMBER



### YEAR TO DATE (YTD)

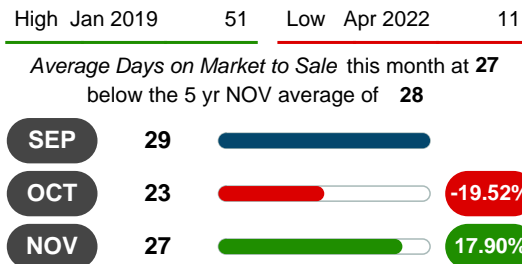


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 28



### 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
\$125,000 and less	11.29%	24	19	29	5	0
\$125,001 - \$150,000	4.84%	52	0	31	94	0
\$150,001 - \$200,000	22.58%	12	0	7	60	24
\$200,001 - \$275,000	24.19%	32	47	27	31	0
\$275,001 - \$375,000	17.74%	18	0	6	116	26
\$375,001 - \$425,000	8.06%	33	0	10	34	53
\$425,001 and up	11.29%	51	0	89	36	0
<b>Average Closed DOM</b>		<b>27</b>	<b>40</b>	<b>20</b>	<b>44</b>	<b>34</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>27</b>	<b>4</b>	<b>41</b>	<b>14</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>17,348,505</b>	<b>884.00K</b>	<b>9.84M</b>	<b>5.67M</b>	<b>950.00K</b>

# November 2023



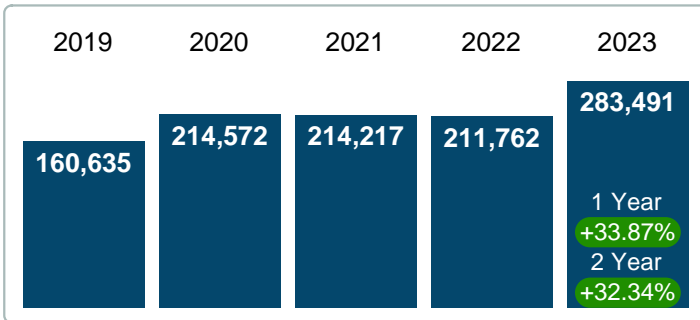
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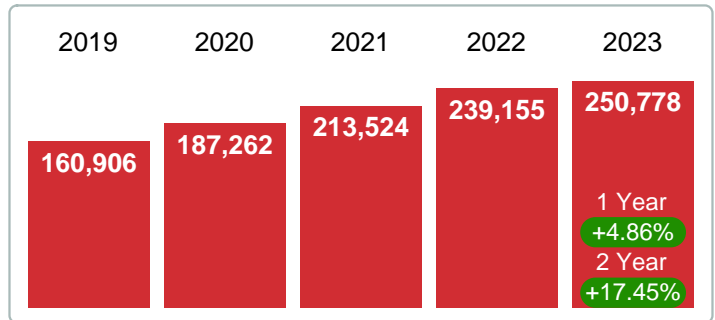
## AVERAGE LIST PRICE AT CLOSING

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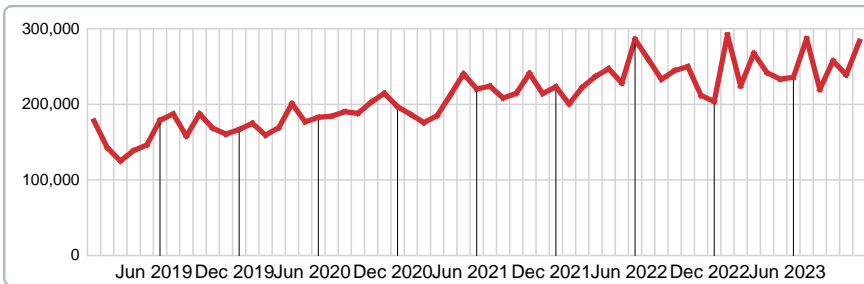
### NOVEMBER



### YEAR TO DATE (YTD)

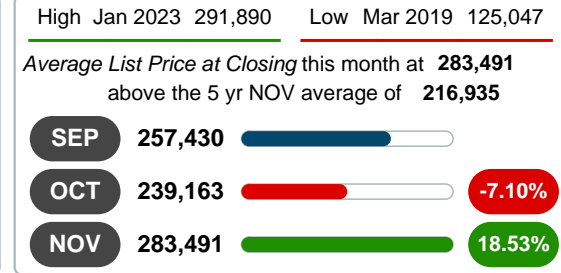


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 216,935



### 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
\$125,000 and less	5	8.06%	107,580	89,900	123,980	110,000	0
\$125,001 - \$150,000	5	8.06%	140,960	0	141,500	139,900	0
\$150,001 - \$200,000	14	22.58%	178,421	0	177,417	185,000	219,000
\$200,001 - \$275,000	13	20.97%	236,223	273,167	229,080	265,000	0
\$275,001 - \$375,000	9	14.52%	325,760	0	356,927	289,999	375,000
\$375,001 - \$425,000	8	12.90%	396,175	0	410,000	426,467	380,000
\$425,001 and up	8	12.90%	582,961	0	539,950	626,758	0
Average List Price			283,491	227,350	244,511	404,864	324,667
Total Closed Units		100%	283,491	4	41	14	3
Total Closed Volume			17,576,433	909.40K	10.02M	5.67M	974.00K



# November 2023



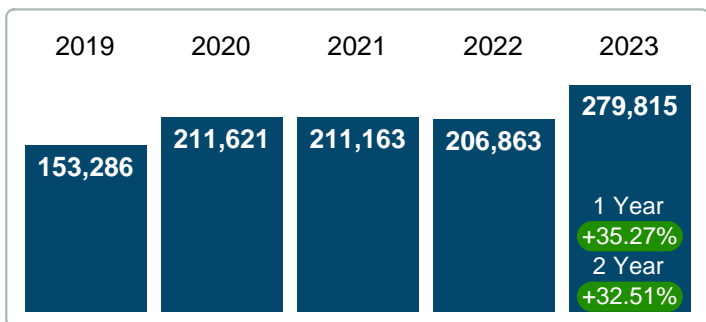
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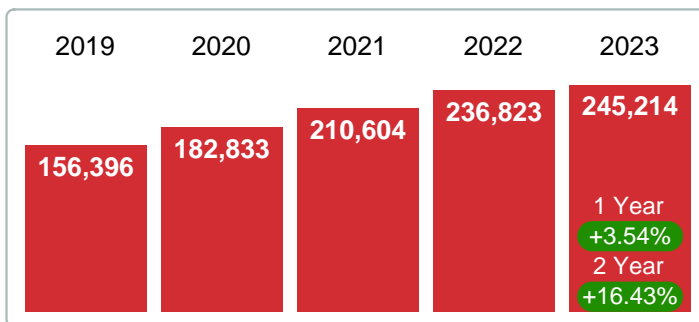
## AVERAGE SOLD PRICE AT CLOSING

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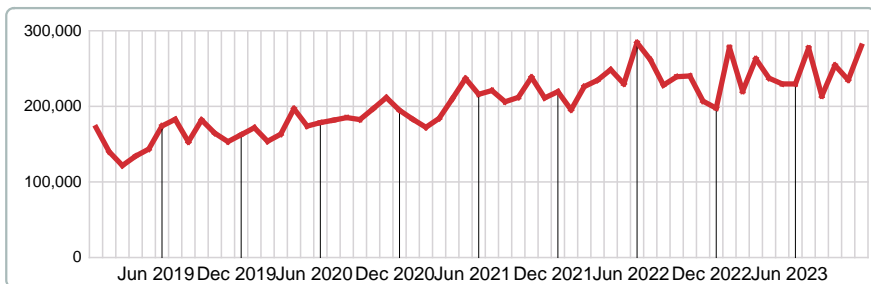
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 212,550

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

Average Sold Price at Closing this month at **279,815**  
above the 5 yr NOV average of **212,550**

SEP	254,333	<div style="width: 80%;"></div>
OCT	234,909	<div style="width: 60%;"></div> -7.64%
NOV	279,815	<div style="width: 100%;"></div> 19.12%

### 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
\$125,000 and less	7	11.29%	108,809	95,000	110,332	115,000	0
\$125,001 - \$150,000	3	4.84%	142,800	0	142,500	143,400	0
\$150,001 - \$200,000	14	22.58%	179,679	0	177,542	185,000	200,000
\$200,001 - \$275,000	15	24.19%	235,133	263,000	226,000	239,000	0
\$275,001 - \$375,000	11	17.74%	345,222	0	349,161	285,000	370,000
\$375,001 - \$425,000	5	8.06%	403,400	0	400,000	412,333	380,000
\$425,001 and up	7	11.29%	614,500	0	537,500	645,300	0
Average Sold Price			279,815	221,000	240,112	404,993	316,667
Total Closed Units		100%	279,815	4	41	14	3
Total Closed Volume			17,348,505	884.00K	9.84M	5.67M	950.00K

# November 2023



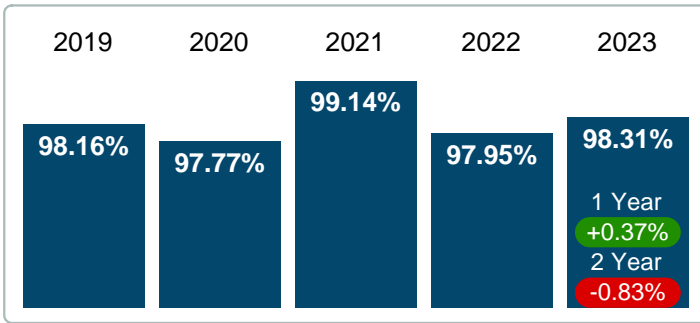
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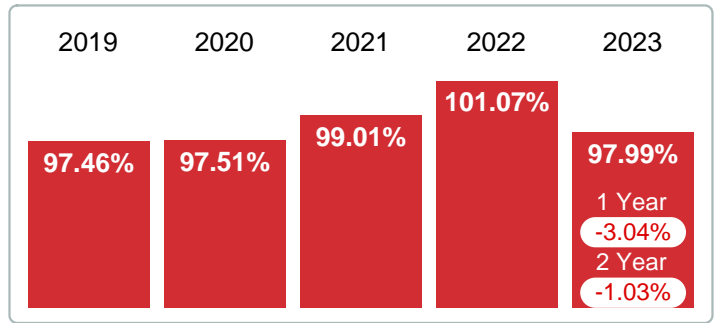
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

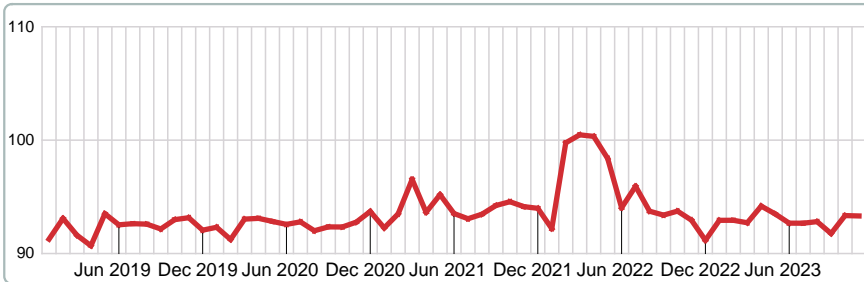
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

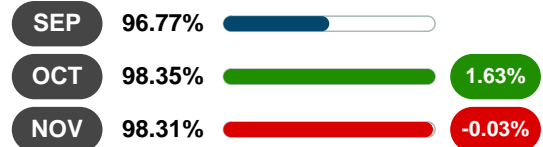


### 3 MONTHS

5 year NOV AVG = 98.27%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **98.31%**  
equal to 5 yr NOV average of **98.27%**



## 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
\$125,000 and less	7	11.29%	93.89%	105.67%	89.40%	104.55%	0.00%
\$125,001 - \$150,000	3	4.84%	101.31%	0.00%	100.71%	102.50%	0.00%
\$150,001 - \$200,000	14	22.58%	99.59%	0.00%	100.25%	100.00%	91.32%
\$200,001 - \$275,000	15	24.19%	97.50%	96.28%	99.11%	91.30%	0.00%
\$275,001 - \$375,000	11	17.74%	97.97%	0.00%	97.86%	98.28%	98.67%
\$375,001 - \$425,000	5	8.06%	97.58%	0.00%	97.56%	96.77%	100.00%
\$425,001 and up	7	11.29%	101.72%	0.00%	99.44%	102.63%	0.00%
Average Sold/List Ratio		98.30%		98.63%	98.04%	99.39%	96.66%
Total Closed Units		62	100%	4	41	14	3
Total Closed Volume		17,348,505		884.00K	9.84M	5.67M	950.00K

# November 2023



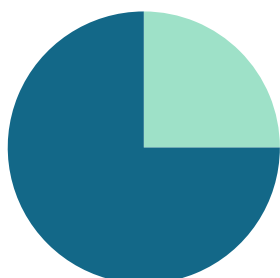
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

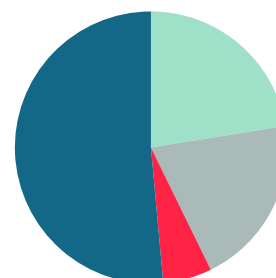


**Inventory**  
 New Listings  
**53 = 25.00%**  
 Start Inventory  
**159**  
 Total Inventory Units  
**212**  
 Volume  
**\$68,731,420**

### Market Activity

Closed Sales  
**62 = 22.46%**  
 Pending Sales  
**56 = 20.29%**  
 Other Off Market  
**16 = 5.80%**  
 Active Inventory  
**142 = 51.45%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	45	62	37.78%	789	678	-14.07%
Pending Sales	45	56	24.44%	776	716	-7.73%
New Listings	69	53	-23.19%	992	936	-5.65%
Average List Price	211,762	283,491	33.87%	239,155	250,778	4.86%
Average Sale Price	206,863	279,815	35.27%	236,823	245,214	3.54%
Average Percent of Selling Price to List Price	97.95%	98.31%	0.37%	101.07%	97.99%	-3.04%
Average Days on Market to Sale	26.93	27.16	0.85%	20.15	27.90	38.43%
Monthly Inventory	168	142	-15.48%	168	142	-15.48%
Months Supply of Inventory	2.32	2.30	-0.63%	2.32	2.30	-0.63%

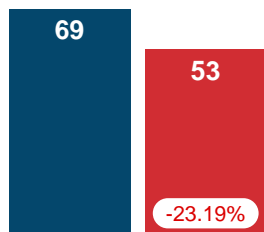
**Absorption:** Last 12 months, an Average of **62** Sales/Month

**Inventory** on November 30, 2023 = **142** 2022 2023

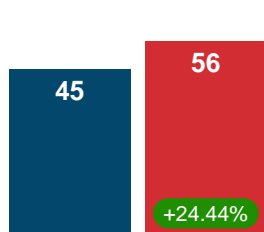
### NOVEMBER MARKET

### AVERAGE PRICES

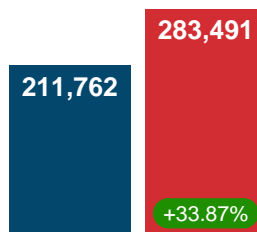
#### New Listings



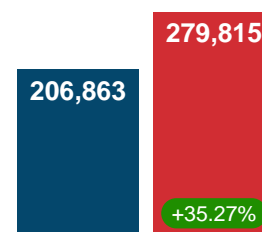
#### Pending Listings



#### List Price



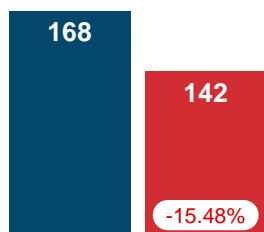
#### Sale Price



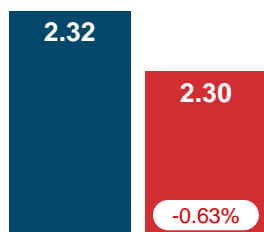
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

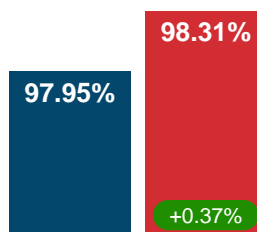
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

