

November 2023



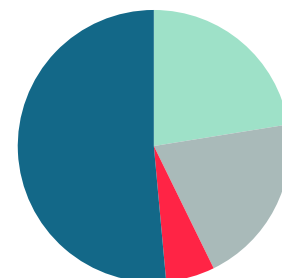
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	179,900	239,950	33.38%
Median Sale Price	175,000	222,500	27.14%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%
Median Days on Market to Sale	13.00	14.50	11.54%
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.

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 **27.14%** in November 2023 to \$222,500 versus the previous year at \$175,000.

Median Days on Market Lengthens

The median number of **14.50** days that homes spent on the market before selling increased by 1.50 days or **11.54%** in November 2023 compared to last year's same month at **13.00** DOM.

Sales Success for November 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 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.

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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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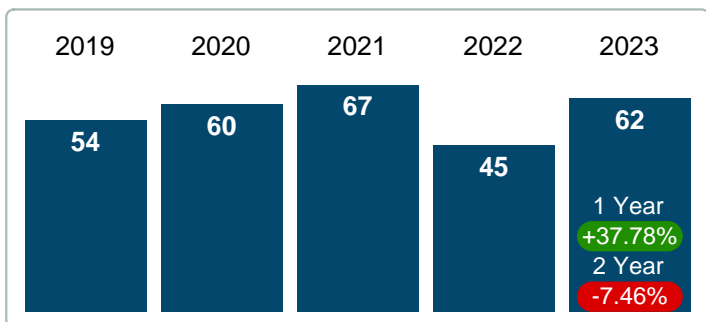
Area Delimited by County Of Creek - Residential Property Type



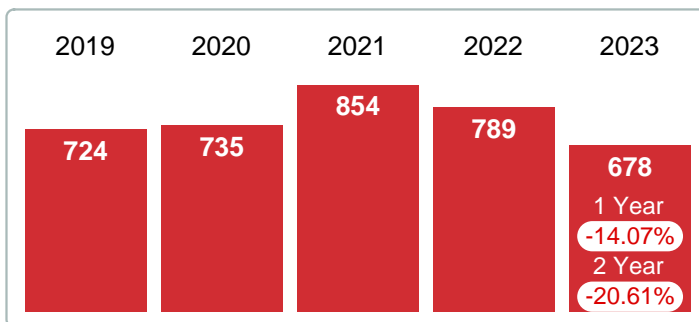
CLOSED LISTINGS

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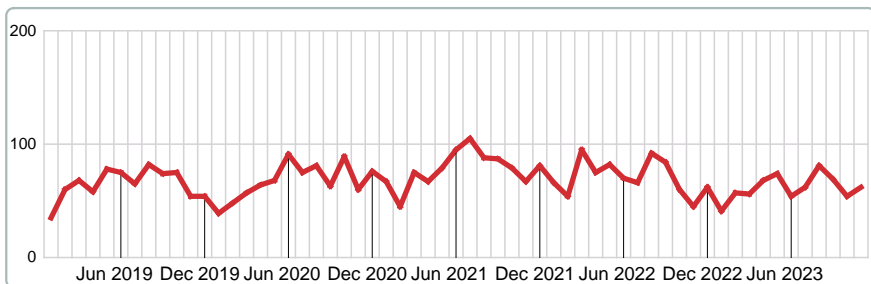
NOVEMBER



YEAR TO DATE (YTD)

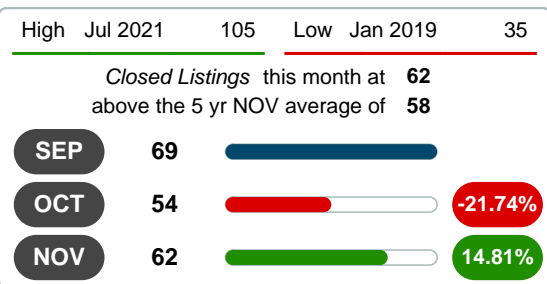


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.29%	19.0	1	5	1	0
\$125,001 - \$150,000	3	4.84%	47.0	0	2	1	0
\$150,001 - \$200,000	14	22.58%	4.0	0	12	1	1
\$200,001 - \$275,000	15	24.19%	18.0	3	10	2	0
\$275,001 - \$375,000	11	17.74%	1.0	0	9	1	1
\$375,001 - \$425,000	5	8.06%	15.0	0	1	3	1
\$425,001 and up	7	11.29%	13.0	0	2	5	0
Total Closed Units	62			4	41	14	3
Total Closed Volume	17,348,505	100%	14.5	884.00K	9.84M	5.67M	950.00K
Median Closed Price	\$222,500			\$257,500	\$210,000	\$408,500	\$370,000

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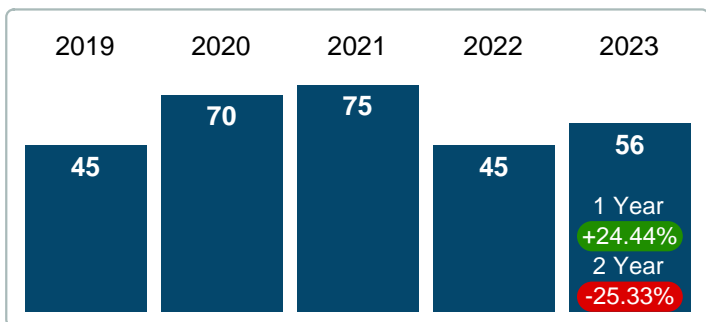
Area Delimited by County Of Creek - Residential Property Type



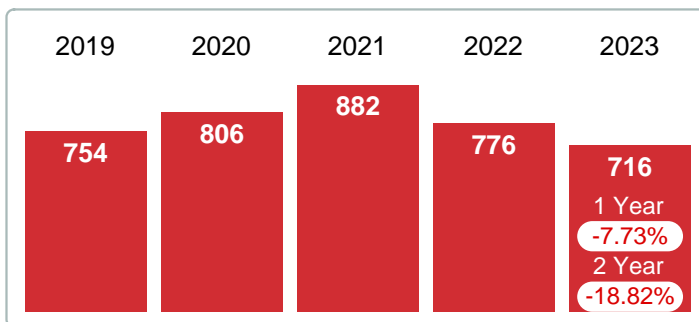
PENDING LISTINGS

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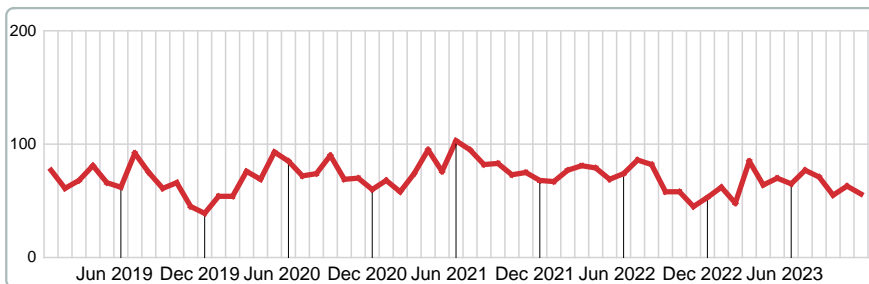
NOVEMBER



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



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	7.14%	74.5	3	1	0	0
\$100,001 - \$125,000	5	8.93%	39.0	1	4	0	0
\$125,001 - \$175,000	11	19.64%	18.0	2	8	1	0
\$175,001 - \$250,000	15	26.79%	17.0	1	10	4	0
\$250,001 - \$300,000	7	12.50%	55.0	0	5	2	0
\$300,001 - \$375,000	7	12.50%	29.0	0	5	2	0
\$375,001 and up	7	12.50%	14.0	0	3	4	0
Total Pending Units	56			7	36	13	0
Total Pending Volume	12,976,643	100%	30.0	745.40K	8.22M	4.01M	0.00B
Median Listing Price	\$231,000			\$125,000	\$220,000	\$269,990	\$0

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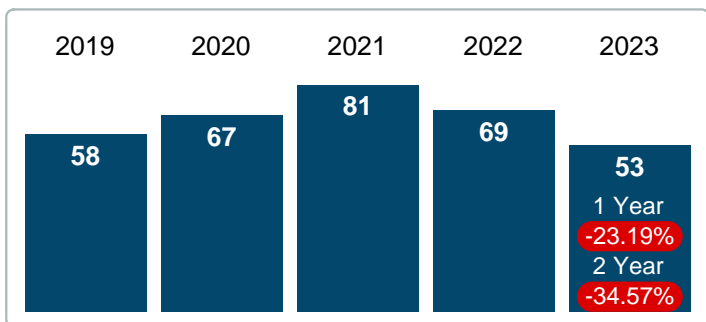
Area Delimited by County Of Creek - Residential Property Type



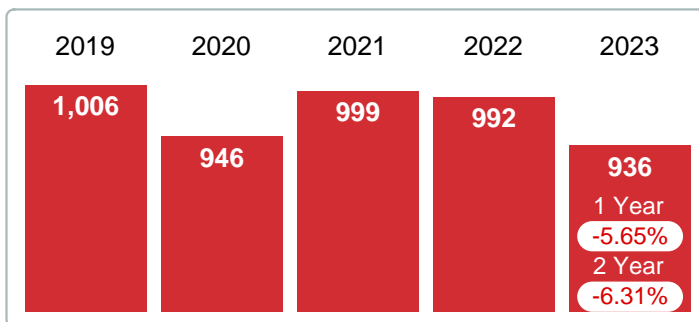
NEW LISTINGS

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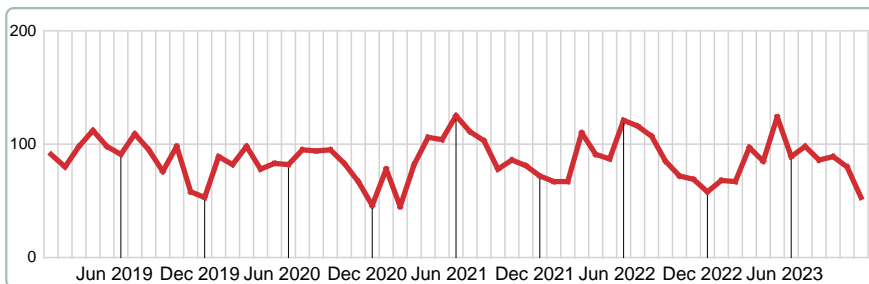
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 66

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 53 below the 5 yr NOV average of 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
Total New Listed Units	53		6	31	13	3
Total New Listed Volume	17,180,224	100%	1.10M	9.16M	5.21M	1.71M
Median New Listed Listing Price	\$299,000		\$142,500	\$244,900	\$380,000	\$464,900

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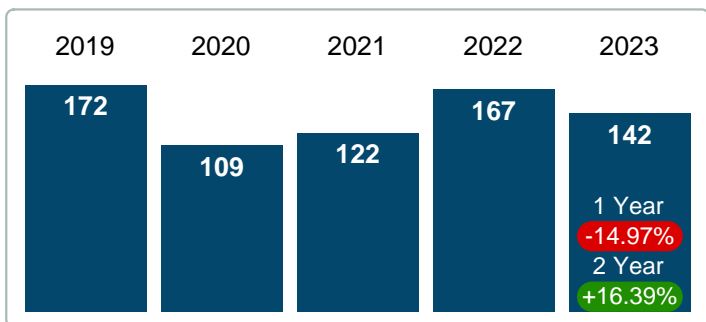
Area Delimited by County Of Creek - Residential Property Type



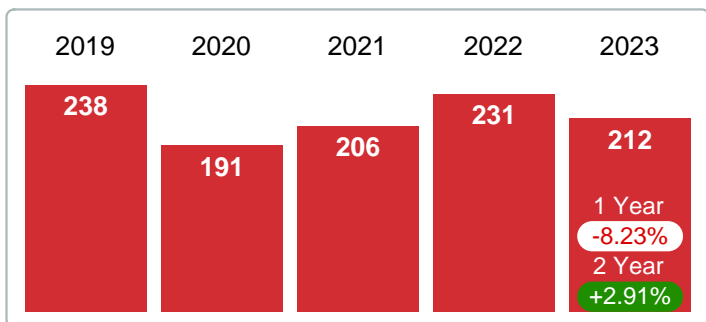
ACTIVE INVENTORY

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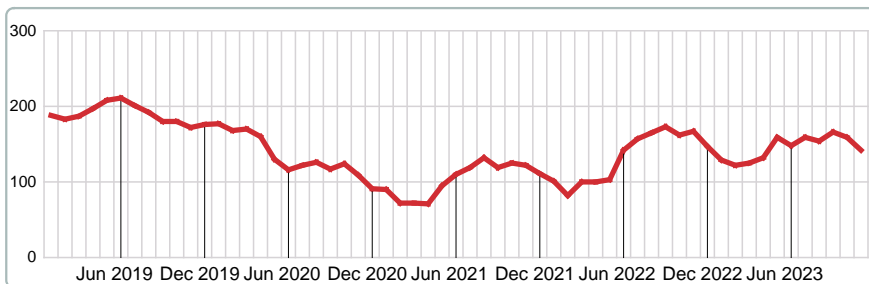
END OF NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	11.27%	104.5	10	5	0	1
\$125,001 - \$150,000	13	9.15%	50.0	5	7	1	0
\$150,001 - \$200,000	20	14.08%	43.0	1	15	3	1
\$200,001 - \$325,000	39	27.46%	58.0	2	23	13	1
\$325,001 - \$525,000	22	15.49%	48.0	3	7	8	4
\$525,001 - \$725,000	18	12.68%	64.0	0	6	10	2
\$725,001 and up	14	9.86%	98.0	1	6	4	3
Total Active Inventory by Units	142			22	69	39	12
Total Active Inventory by Volume	53,106,778	100%	58.5	4.59M	22.99M	19.86M	5.67M
Median Active Inventory Listing Price	\$274,500			\$137,500	\$240,000	\$469,000	\$457,450

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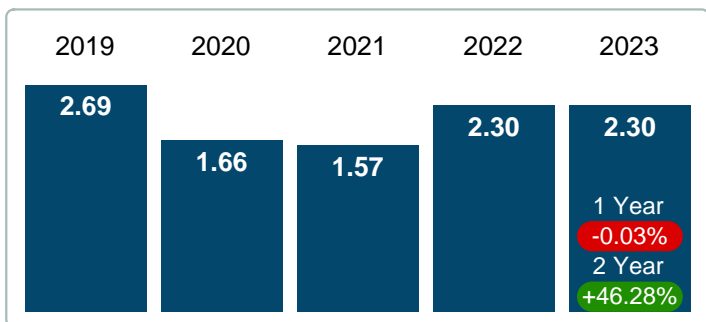
Area Delimited by County Of Creek - Residential Property Type



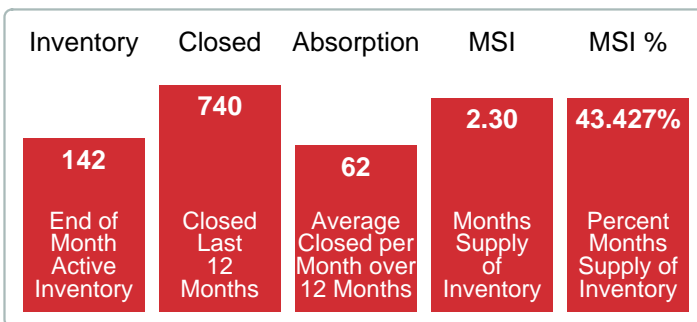
MONTHS SUPPLY of INVENTORY (MSI)

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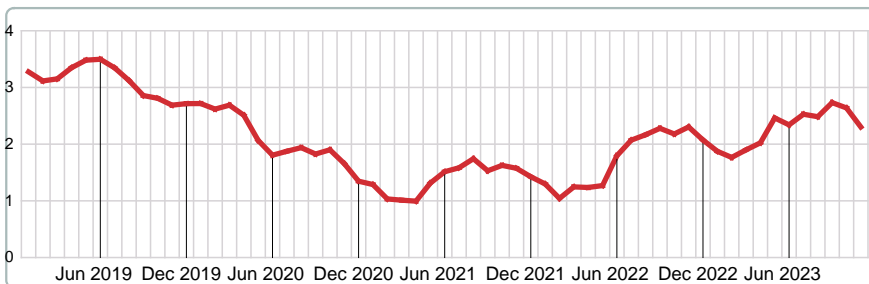
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2023



5 YEAR MARKET ACTIVITY TRENDS

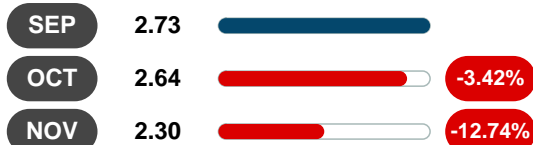


3 MONTHS

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

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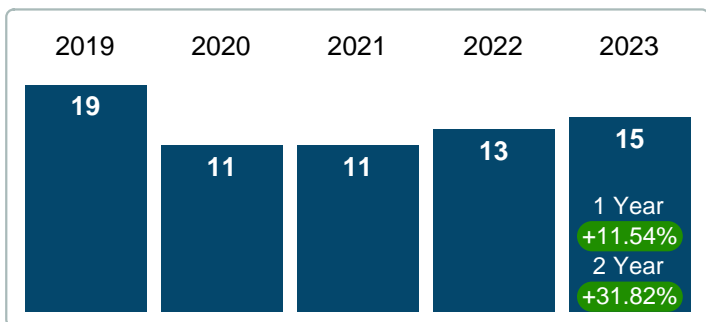
Area Delimited by County Of Creek - Residential Property Type



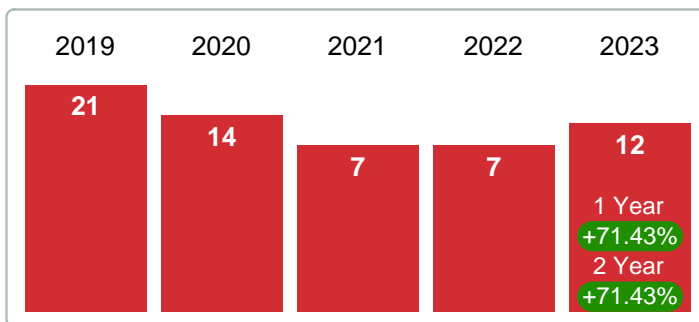
MEDIAN DAYS ON MARKET TO SALE

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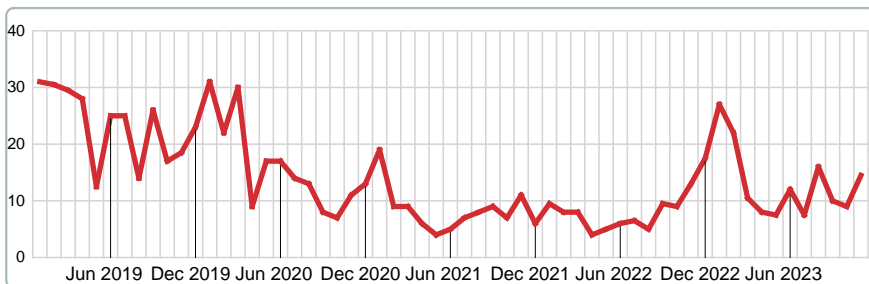
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 14

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 15 above the 5 yr NOV average of 14



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
\$125,000 and less	11.29%	19	19	22	5	0
\$125,001 - \$150,000	4.84%	47	0	31	94	0
\$150,001 - \$200,000	22.58%	4	0	4	60	24
\$200,001 - \$275,000	24.19%	18	57	14	31	0
\$275,001 - \$375,000	17.74%	1	0	1	116	26
\$375,001 - \$425,000	8.06%	15	0	10	15	53
\$425,001 and up	11.29%	13	0	89	13	0
Median Closed DOM		15	38	8	24	26
Total Closed Units	100%	14.5	4	41	14	3
Total Closed Volume		17,348,505	884.00K	9.84M	5.67M	950.00K

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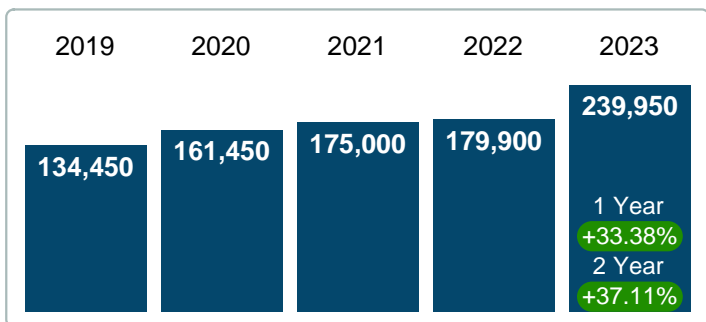
Area Delimited by County Of Creek - Residential Property Type



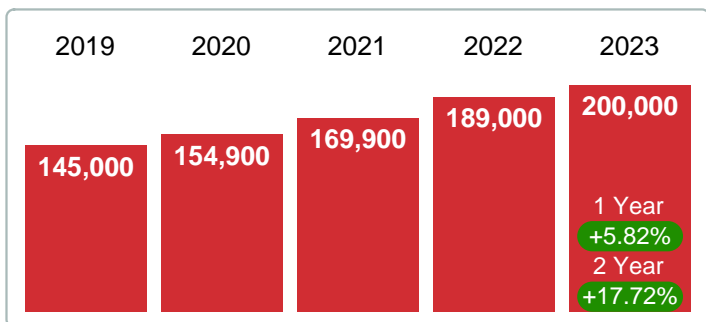
MEDIAN LIST PRICE AT CLOSING

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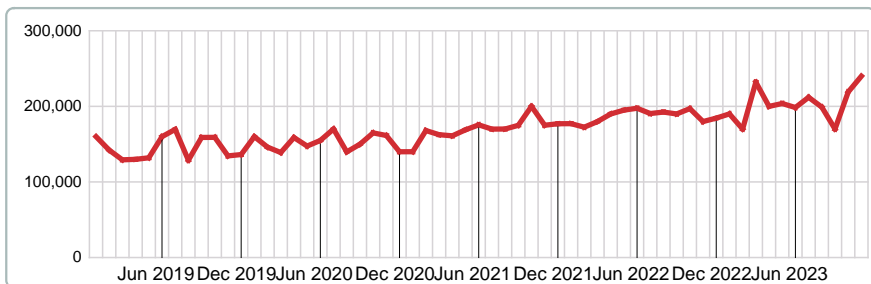
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

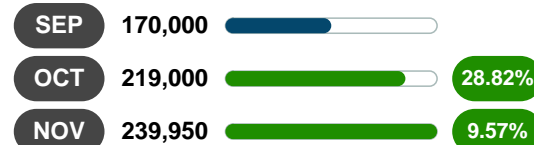


3 MONTHS

5 year NOV AVG = 178,150

High Nov 2023 239,950 Low Aug 2019 128,750

Median List Price at Closing this month at **239,950**
above the 5 yr NOV average of **178,150**



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
\$125,000 and less	5	8.06%	110,000	89,900	115,000	110,000	0
\$125,001 - \$150,000	5	8.06%	139,900	0	141,500	139,900	0
\$150,001 - \$200,000	14	22.58%	177,500	0	175,000	185,000	0
\$200,001 - \$275,000	13	20.97%	229,900	267,500	229,900	210,000	219,000
\$275,001 - \$375,000	9	14.52%	320,000	284,500	343,445	305,000	375,000
\$375,001 - \$425,000	8	12.90%	387,500	0	387,500	414,700	380,000
\$425,001 and up	8	12.90%	572,450	0	539,950	572,450	0
Median List Price			239,950	267,500	205,000	414,700	375,000
Total Closed Units		100%	239,950	4	41	14	3
Total Closed Volume			17,576,433	909.40K	10.02M	5.67M	974.00K

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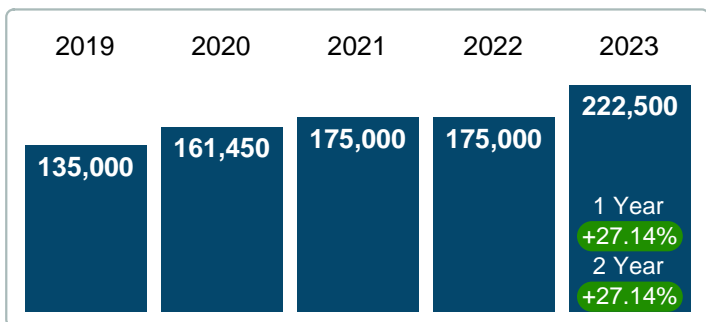
Area Delimited by County Of Creek - Residential Property Type



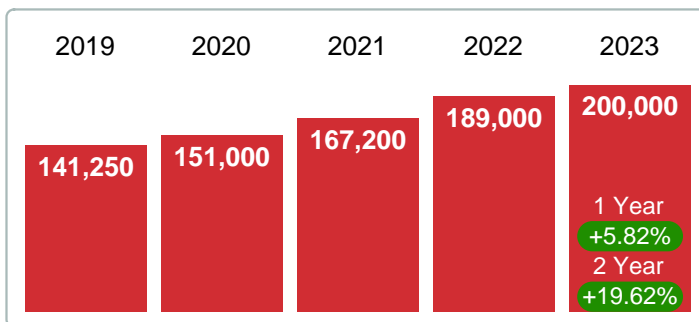
MEDIAN SOLD PRICE AT CLOSING

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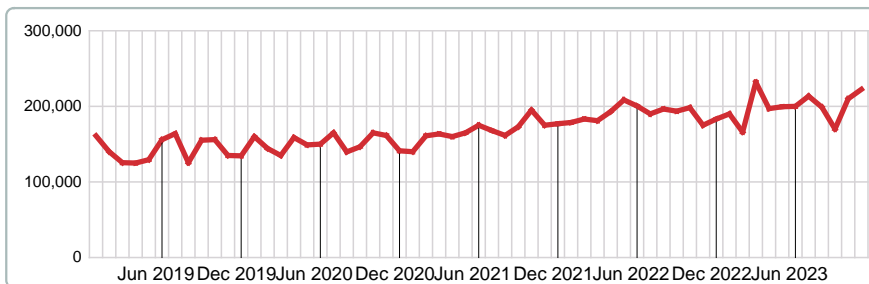
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

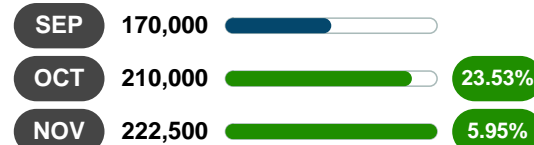


3 MONTHS

5 year NOV AVG = 173,790

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

Median Sold Price at Closing this month at **222,500** above the 5 yr NOV average of **173,790**



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
\$125,000 and less	11.29%	115,000	95,000	115,000	115,000	0
\$125,001 - \$150,000	4.84%	143,400	0	142,500	143,400	0
\$150,001 - \$200,000	22.58%	180,000	0	179,000	185,000	200,000
\$200,001 - \$275,000	24.19%	225,000	260,000	219,500	239,000	0
\$275,001 - \$375,000	17.74%	360,000	0	360,000	285,000	370,000
\$375,001 - \$425,000	8.06%	400,000	0	400,000	417,000	380,000
\$425,001 and up	11.29%	645,000	0	537,500	650,000	0
Median Sold Price		222,500	257,500	210,000	408,500	370,000
Total Closed Units	100%	222,500	4	41	14	3
Total Closed Volume		17,348,505	884.00K	9.84M	5.67M	950.00K

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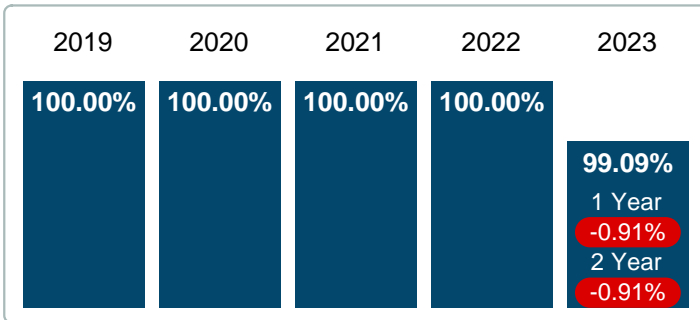
Area Delimited by County Of Creek - Residential Property Type



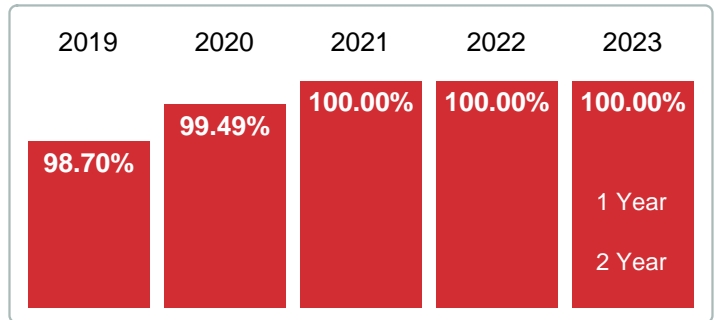
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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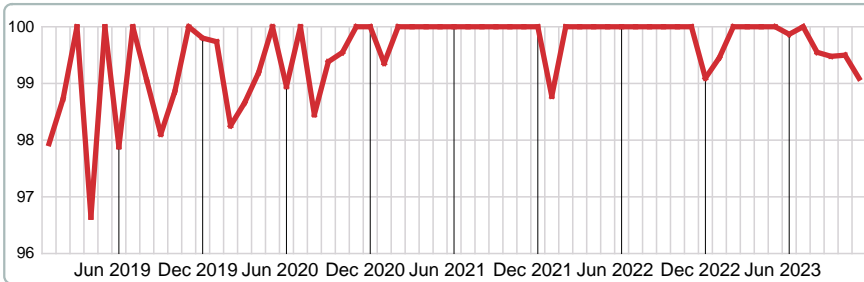
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

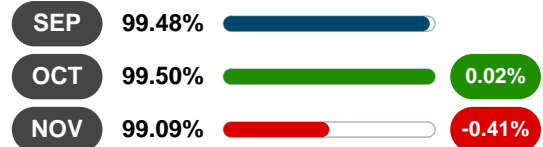


3 MONTHS

5 year NOV AVG = 99.82%

High Jul 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.09%**
below the 5 yr NOV average of **99.82%**



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
\$125,000 and less	7	11.29%	94.70%	105.67%	86.73%	104.55%	0.00%
\$125,001 - \$150,000	3	4.84%	100.75%	0.00%	100.71%	102.50%	0.00%
\$150,001 - \$200,000	14	22.58%	100.00%	0.00%	100.00%	100.00%	91.32%
\$200,001 - \$275,000	15	24.19%	98.55%	96.30%	100.02%	91.30%	0.00%
\$275,001 - \$375,000	11	17.74%	96.77%	0.00%	96.77%	98.28%	98.67%
\$375,001 - \$425,000	5	8.06%	97.68%	0.00%	97.56%	97.68%	100.00%
\$425,001 and up	7	11.29%	100.00%	0.00%	99.44%	100.00%	0.00%
Median Sold/List Ratio		99.09%		96.30%	100.00%	99.38%	98.67%
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



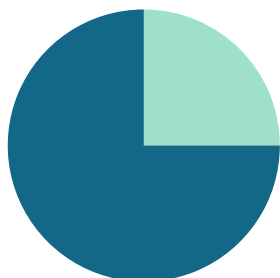
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

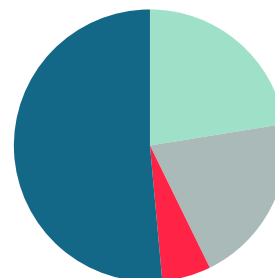


Inventory
 New Listings
53 = 25.00%
 Start Inventory
159
 Total Inventory Units
212
 Volume
\$68,731,420

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%
Median List Price	179,900	239,950	33.38%	189,000	200,000	5.82%
Median Sale Price	175,000	222,500	27.14%	189,000	200,000	5.82%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.00	14.50	11.54%	7.00	12.00	71.43%
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%

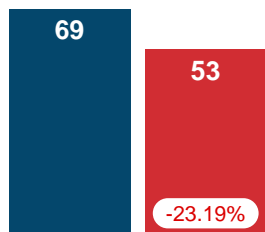
Absorption: Last 12 months, an Average of **62** Sales/Month

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

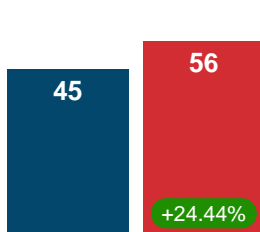
NOVEMBER MARKET

MEDIAN PRICES

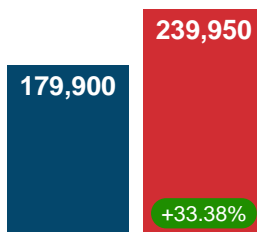
New Listings



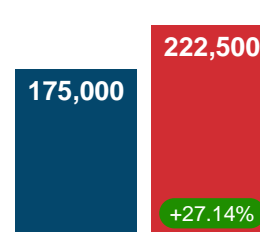
Pending Listings



List Price



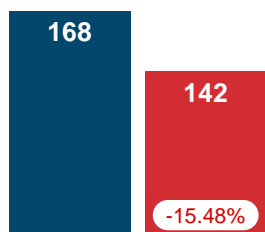
Sale Price



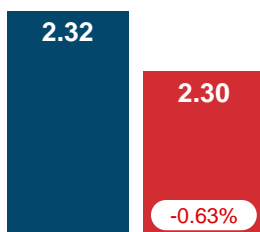
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

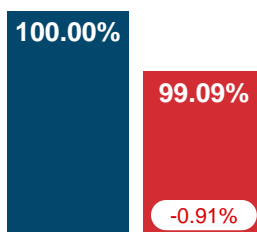
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

