



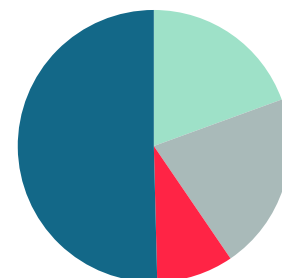
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2024 for MLS Technology Inc.

Compared Metrics	December		
	2022	2023	+/-%
Closed Listings	62	49	-20.97%
Pending Listings	53	53	0.00%
New Listings	58	52	-10.34%
Median List Price	184,450	249,900	35.48%
Median Sale Price	183,200	249,000	35.92%
Median Percent of Selling Price to List Price	99.09%	100.00%	0.91%
Median Days on Market to Sale	17.50	18.00	2.86%
End of Month Inventory	147	127	-13.61%
Months Supply of Inventory	2.07	2.10	1.13%



■ Closed (19.44%)  
■ Pending (21.03%)  
■ Other OffMarket (9.13%)  
■ Active (50.40%)

**Absorption:** Last 12 months, an Average of **61** Sales/Month  
**Active Inventory** as of December 31, 2023 = **127**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2023 decreased **13.61%** to 127 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **2.10** 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 **35.92%** in December 2023 to \$249,000 versus the previous year at \$183,200.

#### Median Days on Market Lengthens

The median number of **18.00** days that homes spent on the market before selling increased by 0.50 days or **2.86%** in December 2023 compared to last year's same month at **17.50** DOM.

#### Sales Success for December 2023 is Positive

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

There were 52 New Listings in December 2023, down **10.34%** from last year at 58. Furthermore, there were 49 Closed Listings this month versus last year at 62, a **-20.97%** decrease.

Closed versus Listed trends yielded a **94.2%** ratio, down from previous year's, December 2022, at **106.9%**, a **11.85%** downswing. 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# December 2023



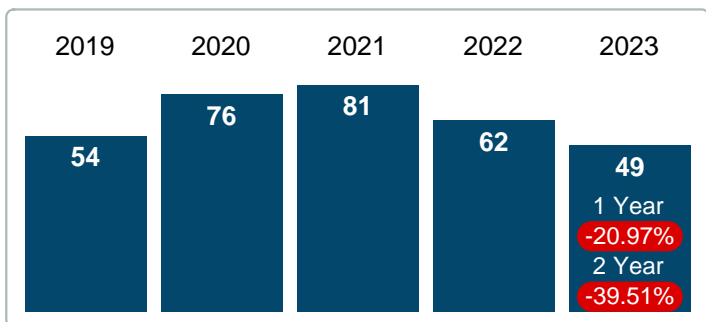
Area Delimited by County Of Creek - Residential Property Type



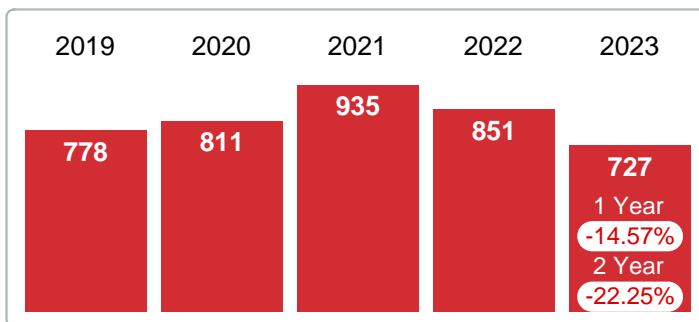
## CLOSED LISTINGS

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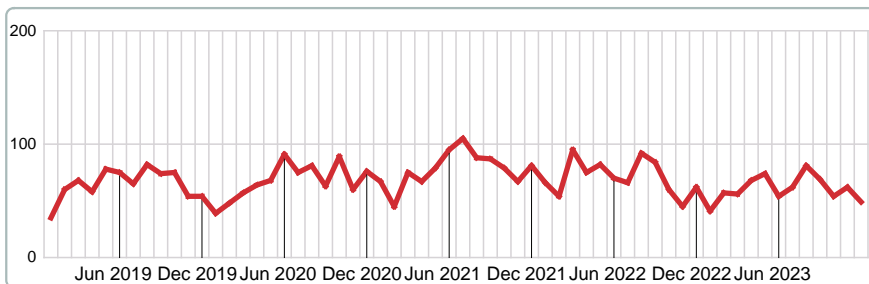
### DECEMBER



### YEAR TO DATE (YTD)

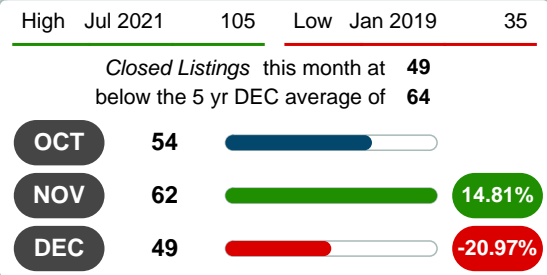


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 64



### 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	2	4.08%	95.0	2	0	0	0
\$75,001 - \$150,000	8	16.33%	27.0	4	4	0	0
\$150,001 - \$200,000	8	16.33%	13.5	2	6	0	0
\$200,001 - \$275,000	12	24.49%	12.0	0	8	4	0
\$275,001 - \$350,000	7	14.29%	36.0	0	4	3	0
\$350,001 - \$425,000	7	14.29%	7.0	1	4	1	1
\$425,001 and up	5	10.20%	55.0	0	1	2	2
<b>Total Closed Units</b>	<b>49</b>			<b>9</b>	<b>27</b>	<b>10</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>12,939,016</b>	<b>100%</b>	<b>18.0</b>	<b>1.32M</b>	<b>6.46M</b>	<b>3.25M</b>	<b>1.92M</b>
<b>Median Closed Price</b>	<b>\$249,000</b>			<b>\$128,000</b>	<b>\$242,000</b>	<b>\$302,500</b>	<b>\$690,000</b>

# December 2023



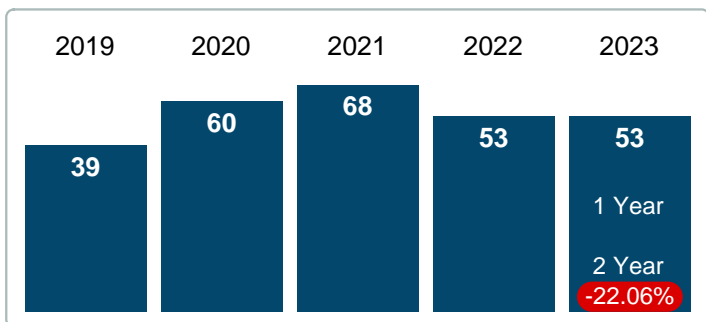
Area Delimited by County Of Creek - Residential Property Type



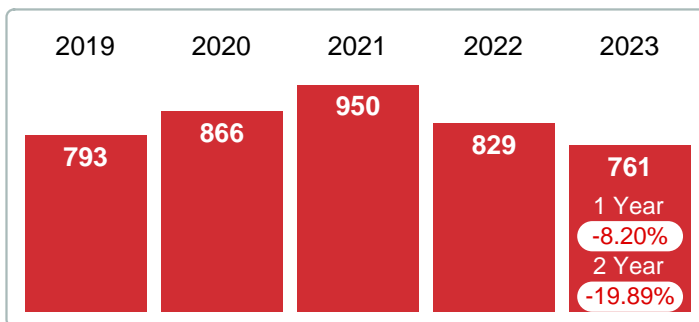
## PENDING LISTINGS

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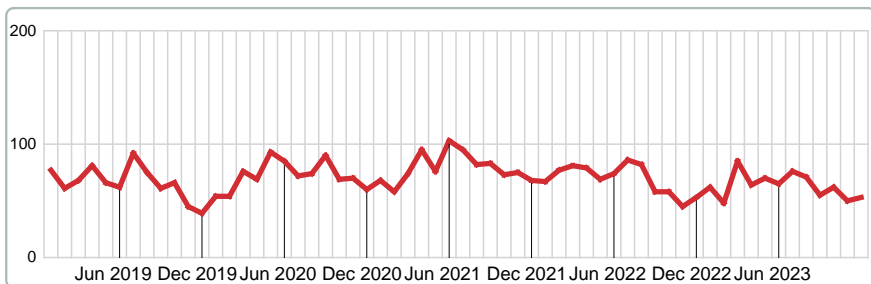
### DECEMBER



### YEAR TO DATE (YTD)

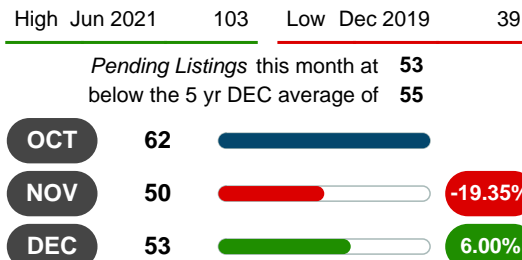


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 55



### 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	5	9.43%	3.0	4	1	0	0
\$100,001 - \$125,000	4	7.55%	54.0	0	4	0	0
\$125,001 - \$175,000	11	20.75%	9.0	2	9	0	0
\$175,001 - \$250,000	14	26.42%	44.0	1	8	4	1
\$250,001 - \$350,000	6	11.32%	40.5	0	5	1	0
\$350,001 - \$500,000	8	15.09%	41.0	1	1	5	1
\$500,001 and up	5	9.43%	59.0	0	2	2	1
<b>Total Pending Units</b>	<b>53</b>			<b>8</b>	<b>30</b>	<b>12</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>13,864,000</b>	<b>100%</b>	<b>36.0</b>	<b>1.15M</b>	<b>6.79M</b>	<b>4.76M</b>	<b>1.16M</b>
<b>Median Listing Price</b>	<b>\$219,000</b>			<b>\$115,000</b>	<b>\$179,750</b>	<b>\$414,500</b>	<b>\$410,000</b>

# December 2023



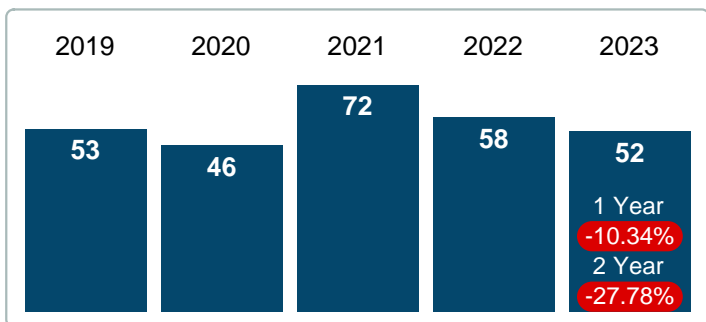
Area Delimited by County Of Creek - Residential Property Type



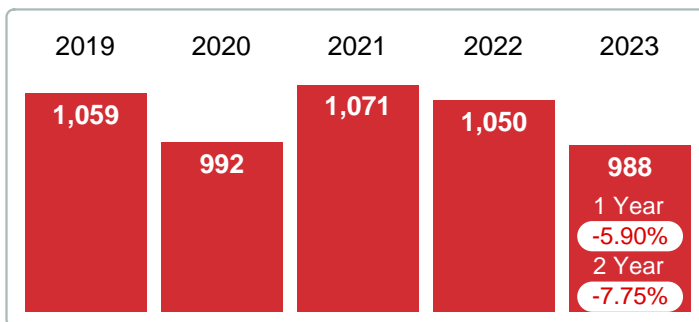
## NEW LISTINGS

Report produced on Jan 11, 2024 for MLS Technology Inc.

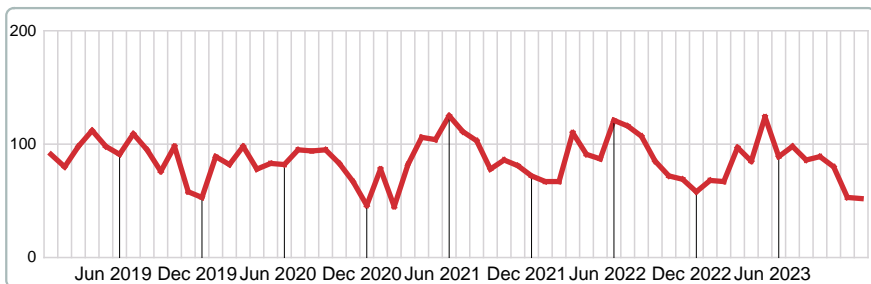
### DECEMBER



### YEAR TO DATE (YTD)

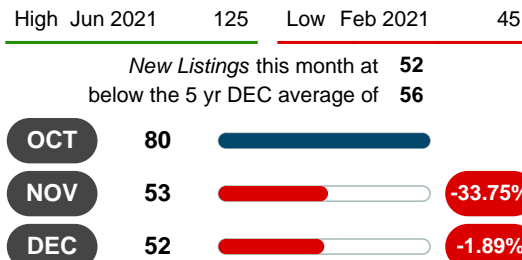


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 56



### 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	5	9.62%	2	3	0	0
\$75,001 - \$100,000	6	11.54%	4	2	0	0
\$100,001 - \$150,000	7	13.46%	1	5	1	0
\$150,001 - \$225,000	14	26.92%	1	12	1	0
\$225,001 - \$350,000	9	17.31%	1	6	2	0
\$350,001 - \$450,000	6	11.54%	0	4	1	1
\$450,001 and up	5	9.62%	0	2	3	0
<b>Total New Listed Units</b>	<b>52</b>		<b>9</b>	<b>34</b>	<b>8</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>13,484,281</b>	<b>100%</b>	<b>1.09M</b>	<b>7.62M</b>	<b>4.42M</b>	<b>365.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$179,750</b>		<b>\$98,000</b>	<b>\$179,750</b>	<b>\$320,000</b>	<b>\$365,000</b>

# December 2023



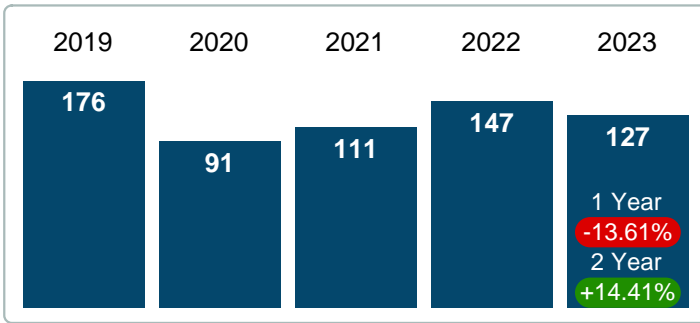
Area Delimited by County Of Creek - Residential Property Type



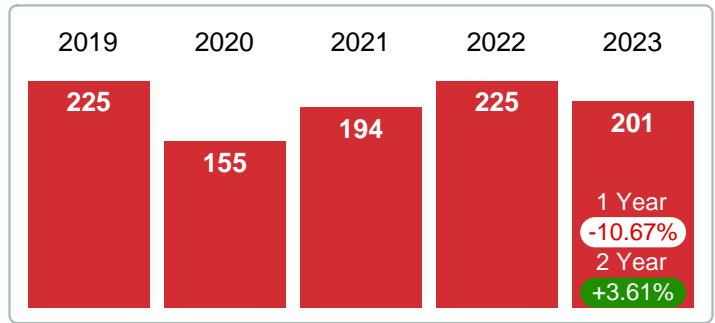
## ACTIVE INVENTORY

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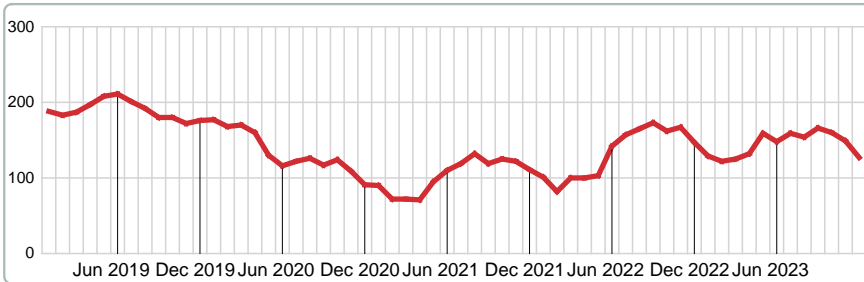
### END OF DECEMBER



### ACTIVE DURING DECEMBER

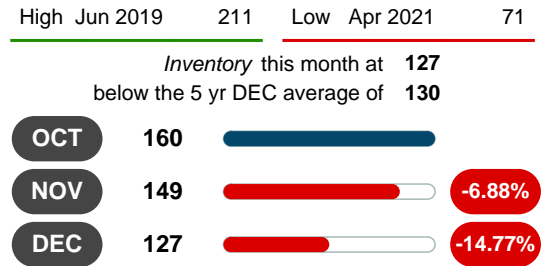


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 130



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	7.09%	135.0	5	3	0	1
\$75,001 - \$150,000	18	14.17%	77.0	6	10	2	0
\$150,001 - \$200,000	18	14.17%	54.5	1	14	3	0
\$200,001 - \$325,000	36	28.35%	77.5	3	22	10	1
\$325,001 - \$525,000	18	14.17%	65.5	2	7	5	4
\$525,001 - \$725,000	14	11.02%	77.5	0	7	6	1
\$725,001 and up	14	11.02%	87.0	2	5	5	2
<b>Total Active Inventory by Units</b>	<b>127</b>			<b>19</b>	<b>68</b>	<b>31</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>46,715,469</b>	<b>100%</b>	<b>72.0</b>	<b>4.72M</b>	<b>21.80M</b>	<b>16.09M</b>	<b>4.11M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$279,000</b>			<b>\$145,000</b>	<b>\$250,950</b>	<b>\$359,900</b>	<b>\$449,500</b>

# December 2023



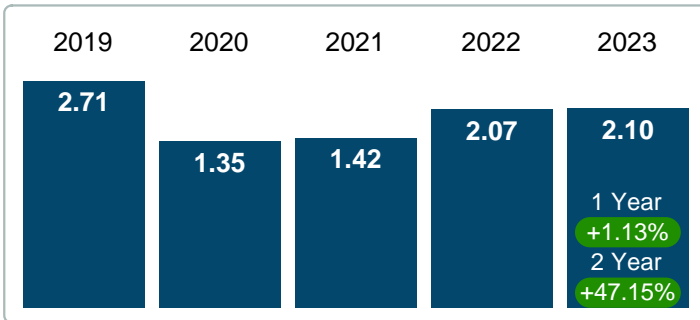
Area Delimited by County Of Creek - Residential Property Type



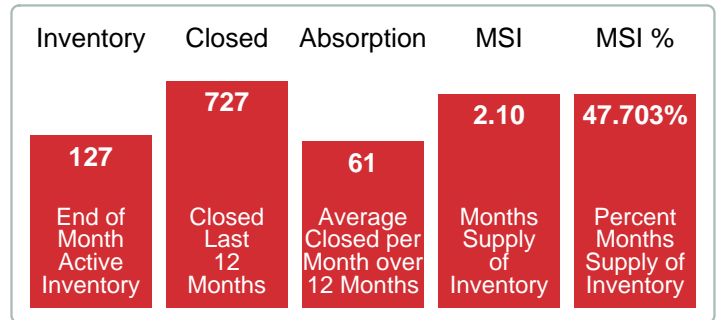
## MONTHS SUPPLY of INVENTORY (MSI)

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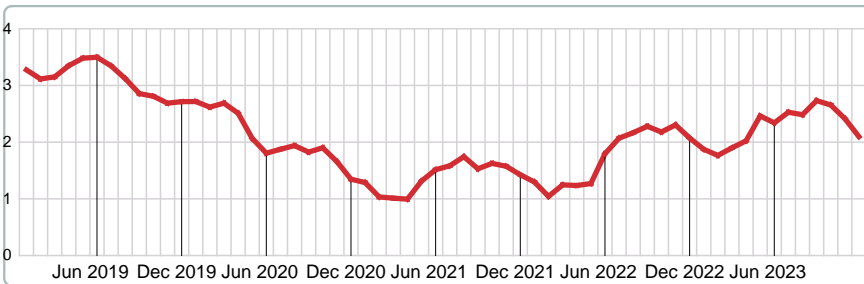
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2023

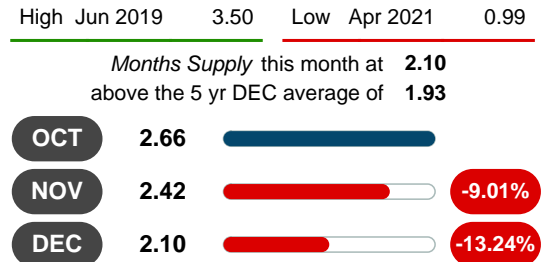


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 1.93



### 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
\$75,000 and less	9	7.09%	2.63	3.16	2.25	0.00	4.00
\$75,001 - \$150,000	18	14.17%	1.26	1.24	1.28	1.60	0.00
\$150,001 - \$200,000	18	14.17%	1.44	0.86	1.45	2.00	0.00
\$200,001 - \$325,000	36	28.35%	2.02	3.00	1.74	2.67	2.40
\$325,001 - \$525,000	18	14.17%	1.91	6.00	1.47	1.40	5.33
\$525,001 - \$725,000	14	11.02%	7.00	0.00	10.50	6.00	3.00
\$725,001 and up	14	11.02%	12.00	0.00	0.00	7.50	4.00
Market Supply of Inventory (MSI)	2.10	100%	2.10	2.13	1.84	2.58	3.27
Total Active Inventory by Units	127			19	68	31	9

# December 2023



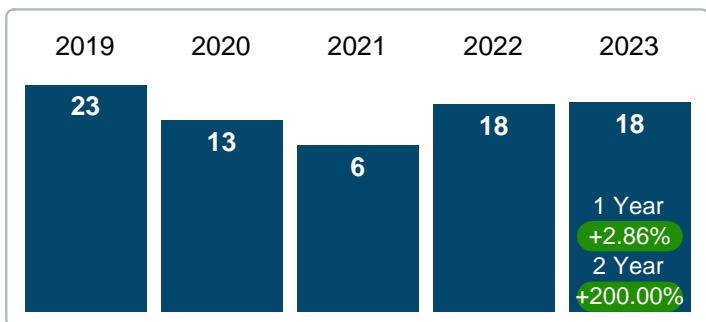
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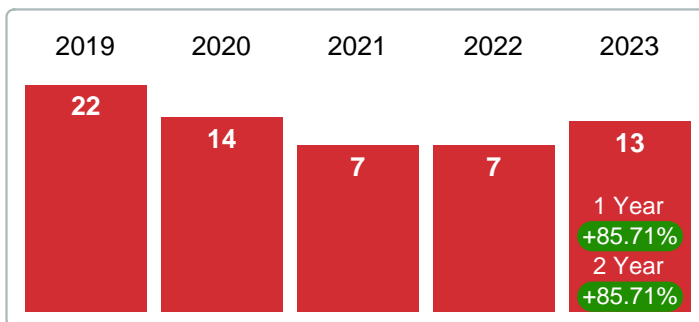
## MEDIAN DAYS ON MARKET TO SALE

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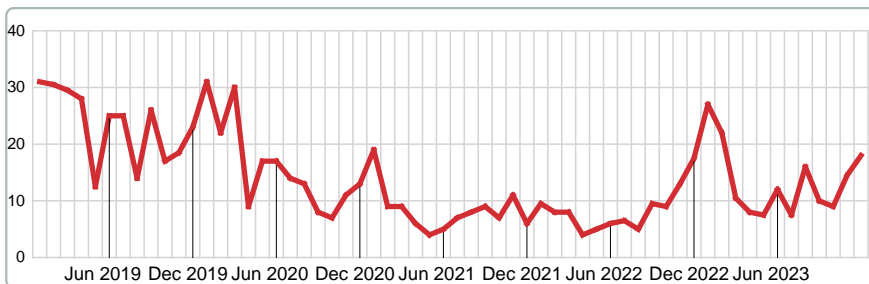
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

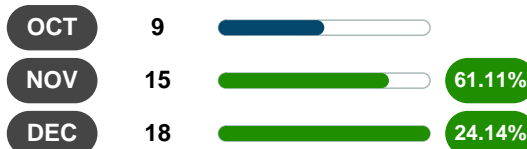


### 3 MONTHS

5 year DEC AVG = 16

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 18 above the 5 yr DEC average of 16



### 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	4.08%	95	95	0	0	0
\$75,001 - \$150,000	16.33%	27	13	65	0	0
\$150,001 - \$200,000	16.33%	14	19	14	0	0
\$200,001 - \$275,000	24.49%	12	0	12	12	0
\$275,001 - \$350,000	14.29%	36	0	27	49	0
\$350,001 - \$425,000	14.29%	7	26	6	4	91
\$425,001 and up	10.20%	55	0	44	35	77
Median Closed DOM		18	26	15	19	91
Total Closed Units	100%	49	9	27	10	3
Total Closed Volume		12,939,016	1.32M	6.46M	3.25M	1.92M

# December 2023



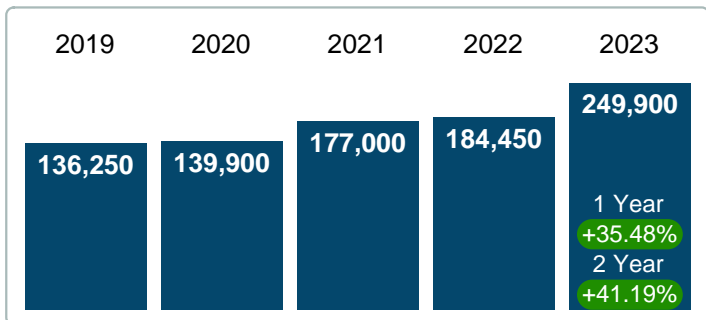
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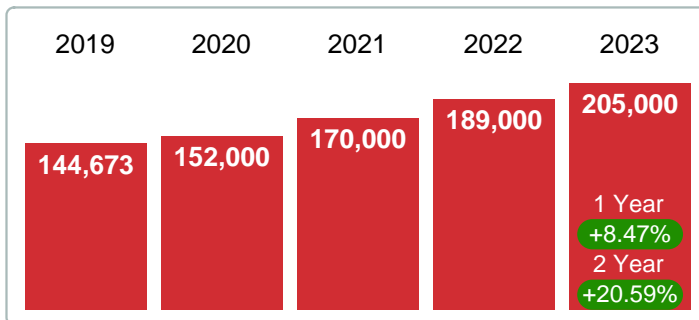
## MEDIAN LIST PRICE AT CLOSING

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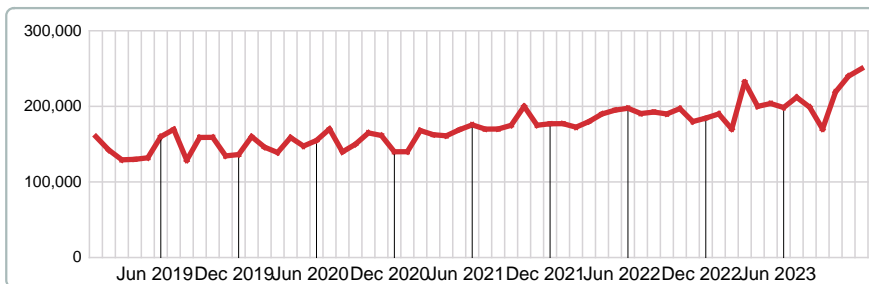
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 177,500

High Dec 2023 249,900    Low Aug 2019 128,750

Median List Price at Closing this month at **249,900**  
above the 5 yr DEC average of **177,500**

- OCT** 219,000
- NOV** 239,950 9.57%
- DEC** 249,900 4.15%

### 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	4.08%	53,750	53,750	0	0	0
\$75,001 - \$150,000	18.37%	125,000	130,000	115,000	0	0
\$150,001 - \$200,000	12.24%	173,000	179,000	164,939	0	0
\$200,001 - \$275,000	26.53%	249,900	0	242,000	249,900	0
\$275,001 - \$350,000	14.29%	300,000	0	294,500	320,000	0
\$350,001 - \$425,000	14.29%	379,000	394,500	367,458	378,850	410,000
\$425,001 and up	10.20%	500,000	0	475,000	487,500	787,000
Median List Price		249,900	135,000	242,000	310,000	725,000
Total Closed Units	100%	249,900	9	27	10	3
Total Closed Volume		13,252,084	1.37M	6.57M	3.33M	1.98M



# December 2023



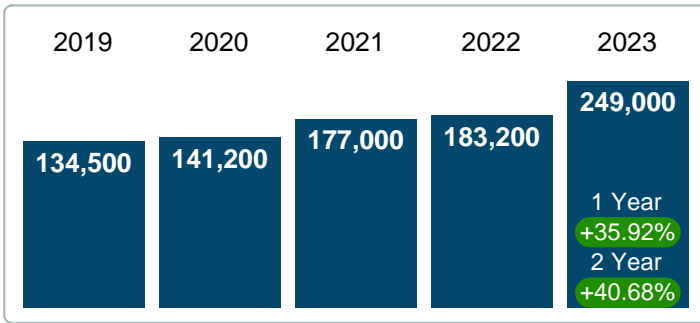
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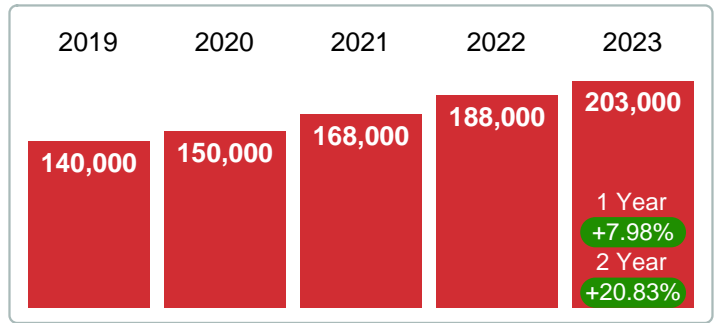
## MEDIAN SOLD PRICE AT CLOSING

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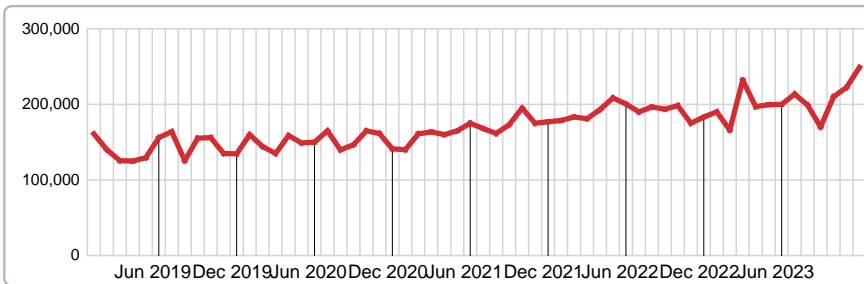
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

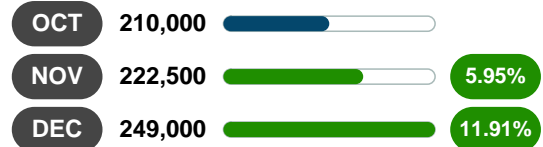


### 3 MONTHS

5 year DEC AVG = 176,980

High Dec 2023 249,000 Low Apr 2019 125,000

Median Sold Price at Closing this month at **249,000** above the 5 yr DEC average of **176,980**



### 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	2	4.08%	51,500	51,500	0	0	0
\$75,001 - \$150,000	8	16.33%	108,500	122,500	95,000	0	0
\$150,001 - \$200,000	8	16.33%	173,000	180,500	165,500	0	0
\$200,001 - \$275,000	12	24.49%	247,000	0	243,500	252,000	0
\$275,001 - \$350,000	7	14.29%	300,000	0	292,500	310,000	0
\$350,001 - \$425,000	7	14.29%	370,000	366,000	364,958	370,000	400,000
\$425,001 and up	5	10.20%	475,000	0	440,000	475,000	757,500
Median Sold Price			249,000	128,000	242,000	302,500	690,000
Total Closed Units		100%	249,000	9	27	10	3
Total Closed Volume			12,939,016	1.32M	6.46M	3.25M	1.92M

# December 2023



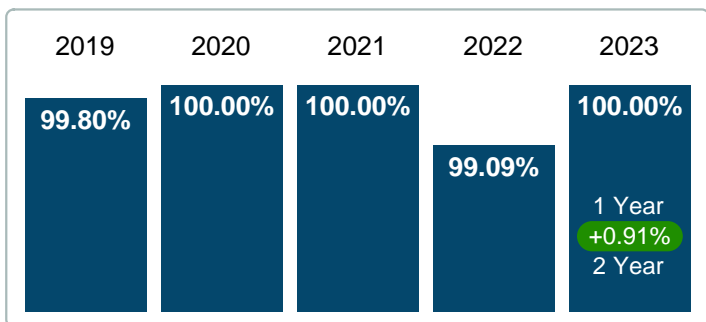
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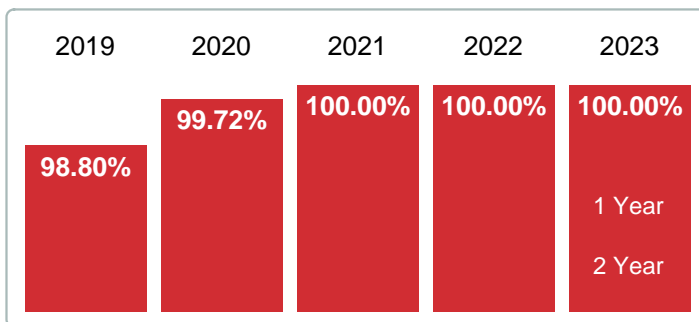
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 11, 2024 for MLS Technology Inc.

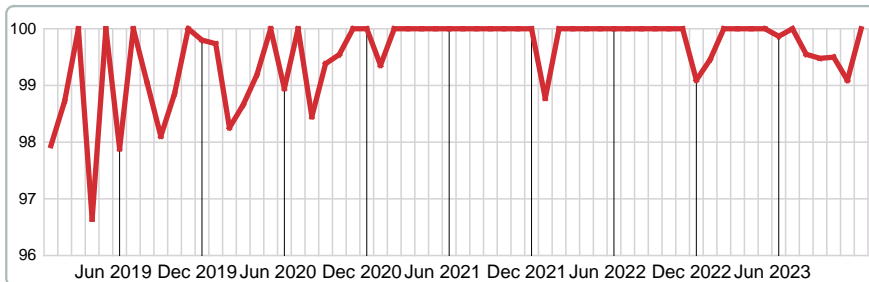
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

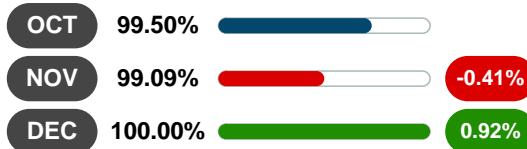


### 3 MONTHS

5 year DEC AVG = 99.78%

High Dec 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at 100.00% equal to 5 yr DEC average of 99.78%



### 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	2	4.08%	94.71%	94.71%	0.00%	0.00%	0.00%	
\$75,001 - \$150,000	8	16.33%	97.76%	101.20%	93.21%	0.00%	0.00%	
\$150,001 - \$200,000	8	16.33%	100.35%	100.83%	100.35%	0.00%	0.00%	
\$200,001 - \$275,000	12	24.49%	100.00%	0.00%	100.00%	100.87%	0.00%	
\$275,001 - \$350,000	7	14.29%	98.33%	0.00%	98.53%	98.33%	0.00%	
\$350,001 - \$425,000	7	14.29%	98.68%	92.78%	100.00%	97.66%	97.56%	
\$425,001 and up	5	10.20%	95.17%	0.00%	92.63%	97.50%	96.17%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.02%	97.17%	
Total Closed Units		49	100%	100.00%	9	27	10	3
Total Closed Volume		12,939,016			1.32M	6.46M	3.25M	1.92M

# December 2023



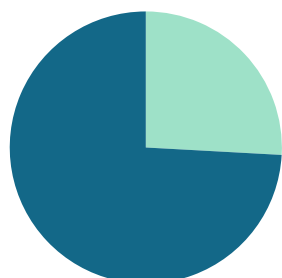
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 11, 2024 for MLS Technology Inc.

### INVENTORY

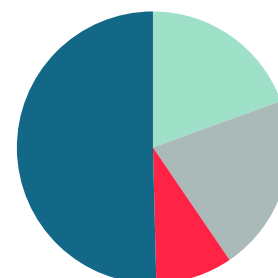


**Inventory**  
 New Listings  
**52 = 25.87%**  
 Start Inventory  
**149**  
 Total Inventory Units  
**201**  
 Volume  
**\$67,123,369**

### Market Activity

Closed Sales  
**49 = 19.44%**  
 Pending Sales  
**53 = 21.03%**  
 Other Off Market  
**23 = 9.13%**  
 Active Inventory  
**127 = 50.40%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	62	49	-20.97%	851	727	-14.57%
Pending Sales	53	53	0.00%	829	761	-8.20%
New Listings	58	52	-10.34%	1,050	988	-5.90%
Median List Price	184,450	249,900	35.48%	189,000	205,000	8.47%
Median Sale Price	183,200	249,000	35.92%	188,000	203,000	7.98%
Median Percent of Selling Price to List Price	99.09%	100.00%	0.91%	100.00%	100.00%	0.00%
Median Days on Market to Sale	17.50	18.00	2.86%	7.00	13.00	85.71%
Monthly Inventory	147	127	-13.61%	147	127	-13.61%
Months Supply of Inventory	2.07	2.10	1.13%	2.07	2.10	1.13%

**Absorption:** Last 12 months, an Average of **61** Sales/Month

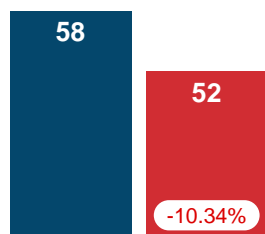
**Inventory** on December 31, 2023 = **127**

**2022** **2023**

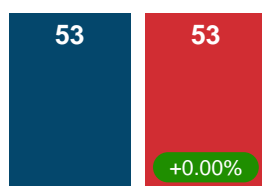
### DECEMBER MARKET

### MEDIAN PRICES

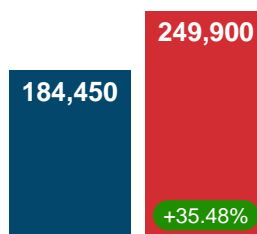
#### New Listings



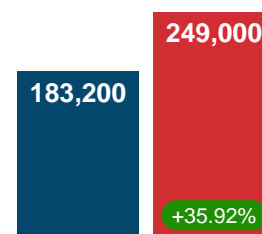
#### Pending Listings



#### List Price



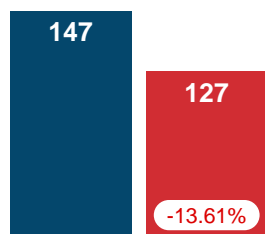
#### Sale Price



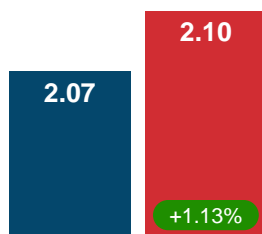
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

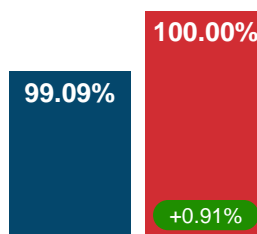
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

