

# January 2024



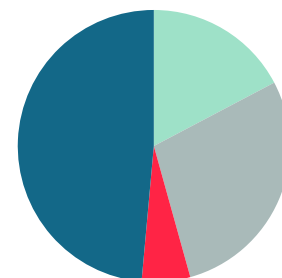
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Feb 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	January 2024	+/-%
Closed Listings	41	42	2.44%
Pending Listings	62	69	11.29%
New Listings	68	71	4.41%
Average List Price	291,890	248,067	-15.01%
Average Sale Price	277,925	236,882	-14.77%
Average Percent of Selling Price to List Price	97.93%	96.06%	-1.91%
Average Days on Market to Sale	41.59	37.12	-10.74%
End of Month Inventory	129	118	-8.53%
Months Supply of Inventory	1.87	1.95	3.79%



■ Closed (17.28%)  
■ Pending (28.40%)  
■ Other OffMarket (5.76%)  
■ Active (48.56%)

**Absorption:** Last 12 months, an Average of **61** Sales/Month  
**Active Inventory** as of January 31, 2024 = **118**

### Analysis Wrap-Up

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

The total housing inventory at the end of January 2024 decreased **8.53%** to 118 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 **1.95** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **14.77%** in January 2024 to \$236,882 versus the previous year at \$277,925.

#### Average Days on Market Shortens

The average number of **37.12** days that homes spent on the market before selling decreased by 4.47 days or **10.74%** in January 2024 compared to last year's same month at **41.59** DOM.

#### Sales Success for January 2024 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 71 New Listings in January 2024, up **4.41%** from last year at 68. Furthermore, there were 42 Closed Listings this month versus last year at 41, a **2.44%** increase.

Closed versus Listed trends yielded a **59.2%** ratio, down from previous year's, January 2023, at **60.3%**, a **1.89%** downswing. This will certainly create pressure on a decreasing Monthly 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

# January 2024



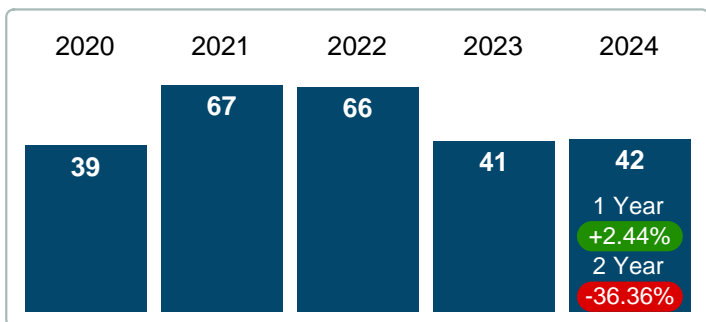
Area Delimited by County Of Creek - Residential Property Type



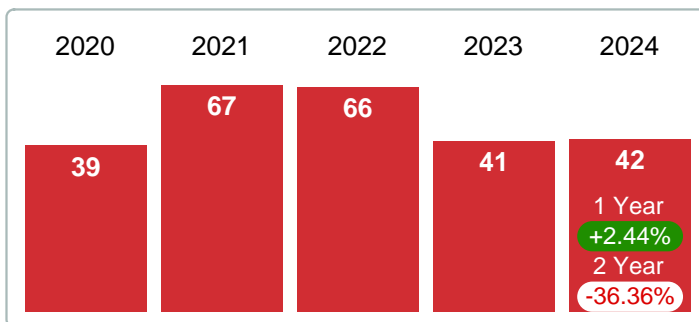
## CLOSED LISTINGS

Report produced on Feb 12, 2024 for MLS Technology Inc.

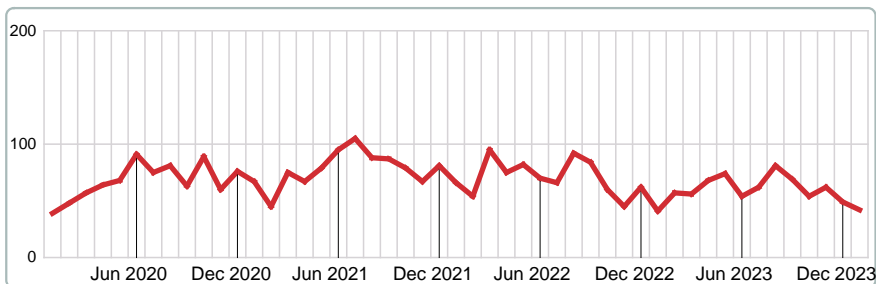
### JANUARY



### YEAR TO DATE (YTD)

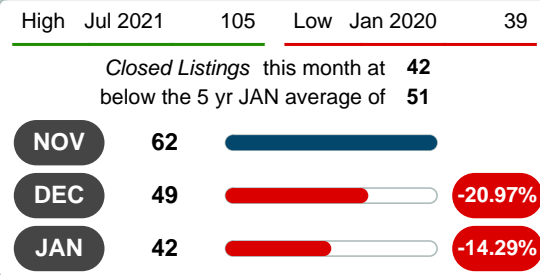


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 51



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.14%	34.7	3	0	0	0
\$100,001 - \$125,000	3	7.14%	33.7	0	3	0	0
\$125,001 - \$175,000	10	23.81%	14.1	2	8	0	0
\$175,001 - \$225,000	9	21.43%	33.7	0	6	2	1
\$225,001 - \$300,000	7	16.67%	32.0	0	6	1	0
\$300,001 - \$425,000	4	9.52%	44.3	0	3	1	0
\$425,001 and up	6	14.29%	84.8	0	1	4	1
<b>Total Closed Units</b>	<b>42</b>			<b>5</b>	<b>27</b>	<b>8</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>9,949,041</b>	<b>100%</b>	<b>37.1</b>	<b>455.09K</b>	<b>5.71M</b>	<b>3.07M</b>	<b>712.40K</b>
<b>Average Closed Price</b>	<b>\$236,882</b>			<b>\$91,018</b>	<b>\$211,613</b>	<b>\$383,500</b>	<b>\$356,200</b>

# January 2024



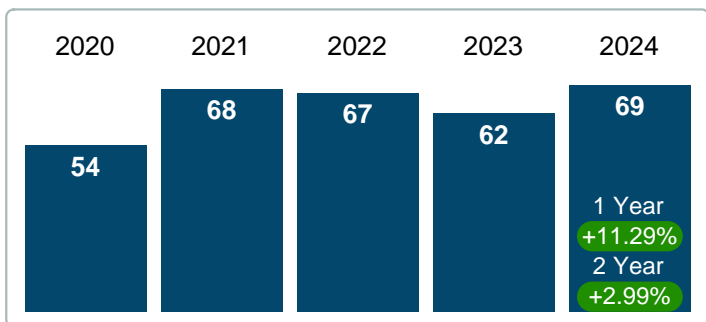
Area Delimited by County Of Creek - Residential Property Type



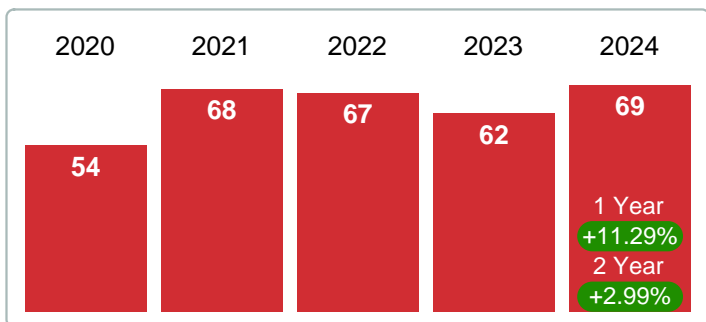
## PENDING LISTINGS

Report produced on Feb 12, 2024 for MLS Technology Inc.

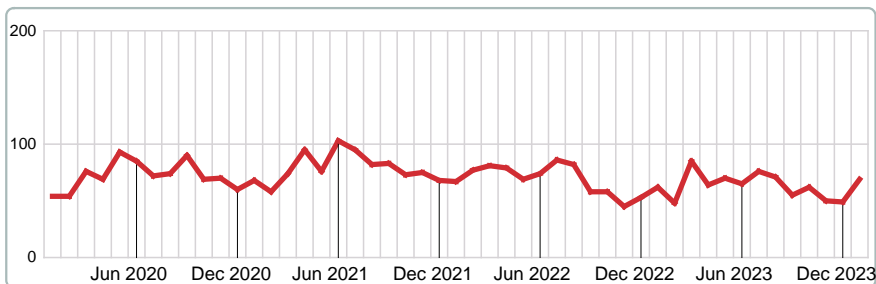
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 64

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at 69  
above the 5 yr JAN average of 64



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.80%	72.8	3	1	0	0
\$75,001 - \$125,000	10	14.49%	29.3	4	5	1	0
\$125,001 - \$175,000	10	14.49%	15.1	1	7	2	0
\$175,001 - \$225,000	16	23.19%	44.9	0	14	2	0
\$225,001 - \$275,000	11	15.94%	38.6	1	7	2	1
\$275,001 - \$525,000	12	17.39%	41.3	1	11	0	0
\$525,001 and up	6	8.70%	46.3	0	2	3	1
<b>Total Pending Units</b>	<b>69</b>			<b>10</b>	<b>47</b>	<b>10</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>16,723,966</b>	<b>100%</b>	<b>51.8</b>	<b>1.34M</b>	<b>11.17M</b>	<b>3.18M</b>	<b>1.04M</b>
<b>Average Listing Price</b>	<b>\$235,975</b>			<b>\$134,240</b>	<b>\$237,557</b>	<b>\$317,739</b>	<b>\$519,500</b>

# January 2024



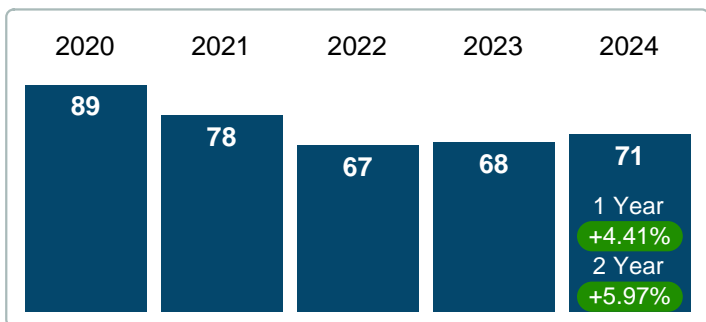
Area Delimited by County Of Creek - Residential Property Type



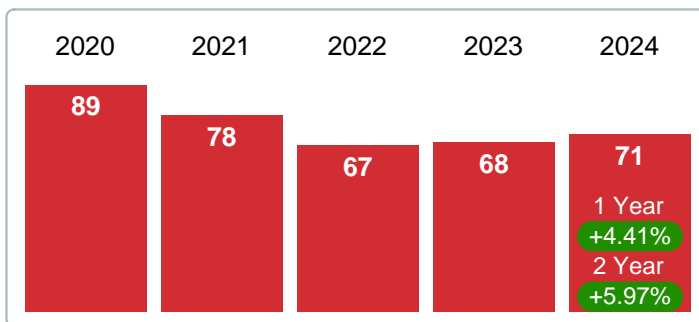
## NEW LISTINGS

Report produced on Feb 12, 2024 for MLS Technology Inc.

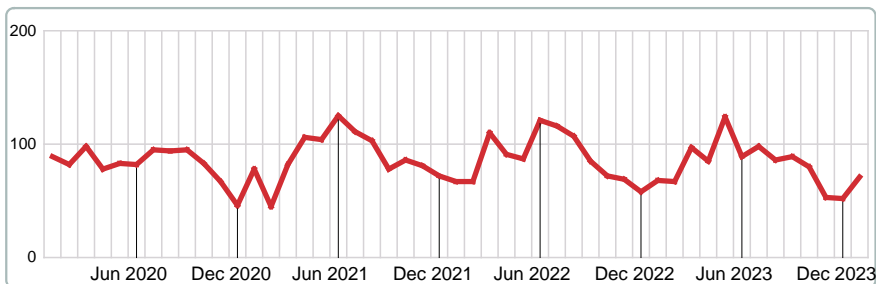
### JANUARY



### YEAR TO DATE (YTD)

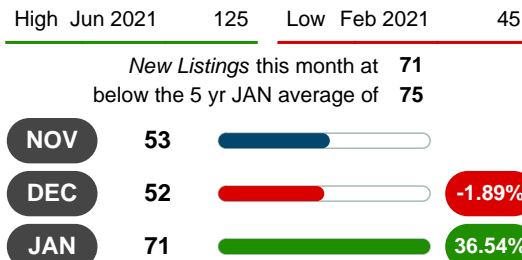


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 75



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	5.63%	3	1	0	0
\$100,001 - \$125,000	5	7.04%	2	2	1	0
\$125,001 - \$150,000	9	12.68%	2	5	1	1
\$150,001 - \$225,000	25	35.21%	4	19	2	0
\$225,001 - \$250,000	9	12.68%	1	6	1	1
\$250,001 - \$400,000	11	15.49%	0	8	3	0
\$400,001 and up	8	11.27%	1	4	2	1
<b>Total New Listed Units</b>	<b>71</b>		<b>13</b>	<b>45</b>	<b>10</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>17,012,149</b>	<b>100%</b>	<b>2.14M</b>	<b>10.96M</b>	<b>2.98M</b>	<b>929.65K</b>
<b>Average New Listed Listing Price</b>	<b>\$209,000</b>		<b>\$164,292</b>	<b>\$243,664</b>	<b>\$298,180</b>	<b>\$309,883</b>

# January 2024



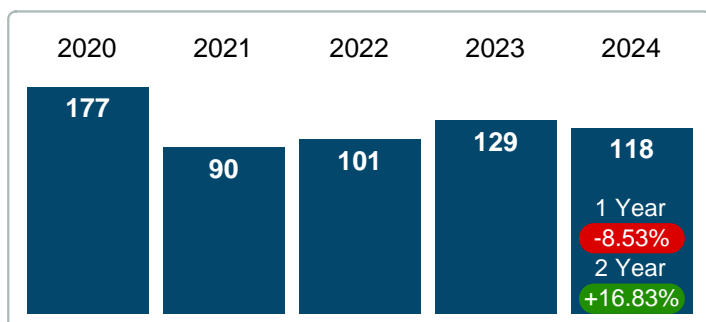
Area Delimited by County Of Creek - Residential Property Type



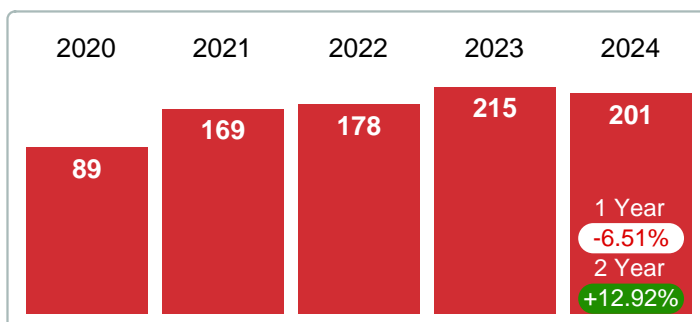
## ACTIVE INVENTORY

Report produced on Feb 12, 2024 for MLS Technology Inc.

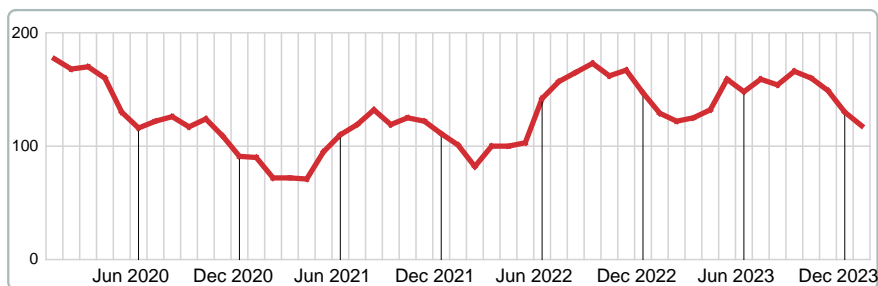
### END OF JANUARY



### ACTIVE DURING JANUARY

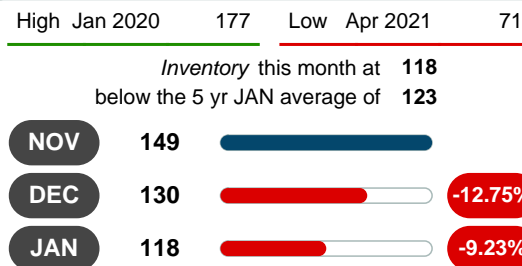


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 123



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	5.08%	169.5	3	2	0	1
\$100,001 - \$150,000	19	16.10%	81.6	6	9	3	1
\$150,001 - \$175,000	15	12.71%	53.1	3	11	1	0
\$175,001 - \$300,000	31	26.27%	61.1	4	18	8	1
\$300,001 - \$475,000	20	16.95%	89.9	1	9	6	4
\$475,001 - \$675,000	12	10.17%	102.8	1	4	6	1
\$675,001 and up	15	12.71%	123.5	2	7	5	1
<b>Total Active Inventory by Units</b>	<b>118</b>			<b>20</b>	<b>60</b>	<b>29</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>41,117,309</b>	<b>100%</b>	<b>85.9</b>	<b>5.08M</b>	<b>18.65M</b>	<b>14.04M</b>	<b>3.35M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$348,452</b>			<b>\$253,950</b>	<b>\$310,815</b>	<b>\$484,206</b>	<b>\$371,939</b>

# January 2024



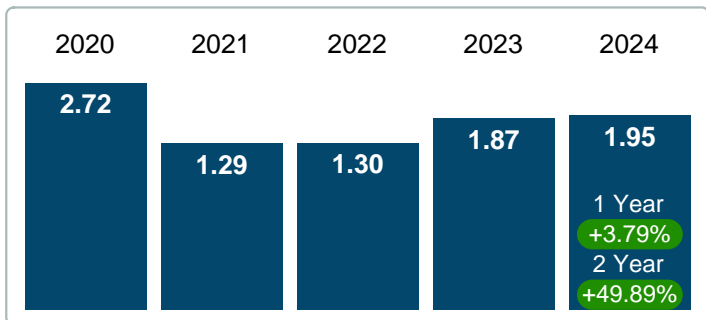
Area Delimited by County Of Creek - Residential Property Type



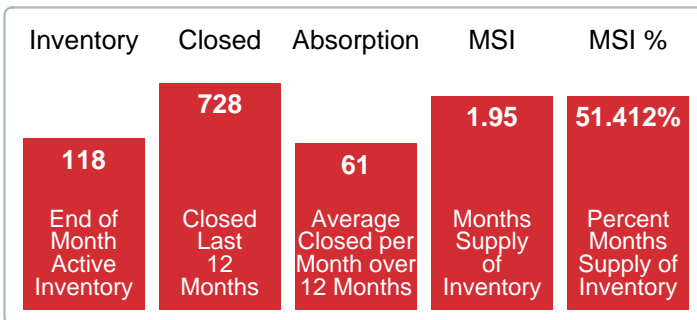
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Feb 12, 2024 for MLS Technology Inc.

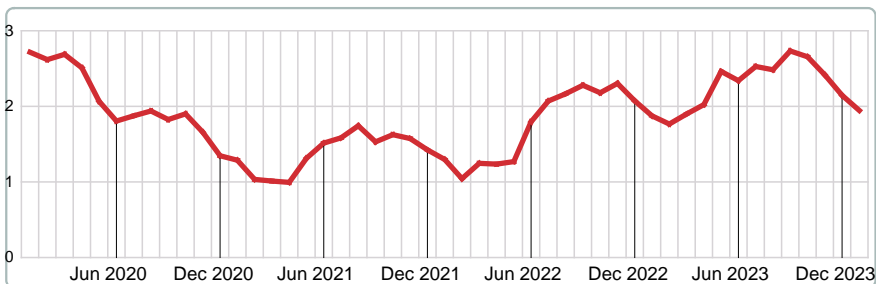
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2024



### 5 YEAR MARKET ACTIVITY TRENDS

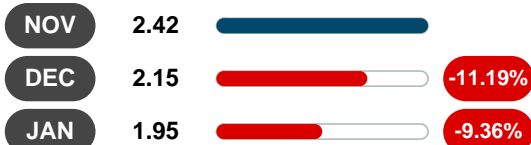


### 3 MONTHS

5 year JAN AVG = 1.82

High Sep 2023 2.73 Low Apr 2021 0.99

Months Supply this month at 1.95 above the 5 yr JAN average of 1.82



### 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	6	5.08%	0.75	0.88	0.49	0.00	4.00
\$100,001 - \$150,000	19	16.10%	1.92	1.89	1.71	2.57	3.00
\$150,001 - \$175,000	15	12.71%	2.95	6.00	2.69	2.00	0.00
\$175,001 - \$300,000	31	26.27%	1.33	2.82	1.05	1.92	2.00
\$300,001 - \$475,000	20	16.95%	2.02	3.00	1.77	1.57	6.00
\$475,001 - \$675,000	12	10.17%	3.89	0.00	3.69	4.00	2.00
\$675,001 and up	15	12.71%	10.59	0.00	0.00	5.45	2.00
Market Supply of Inventory (MSI)			1.95	2.26	1.63	2.35	3.27
Total Active Inventory by Units		100%	118	20	60	29	9

# January 2024



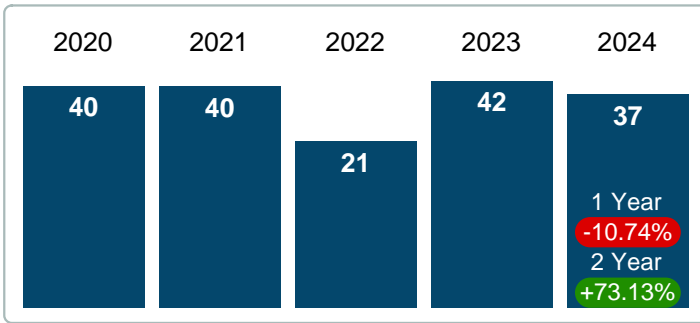
Area Delimited by County Of Creek - Residential Property Type



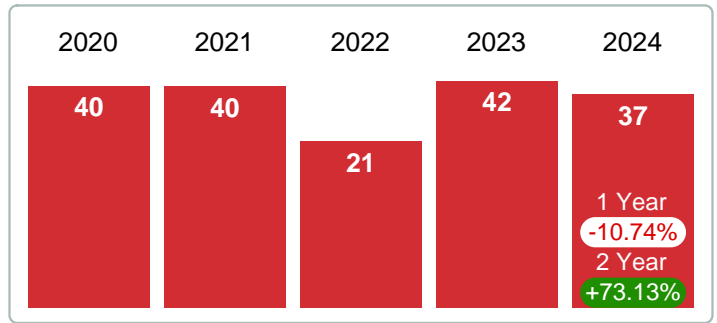
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Feb 12, 2024 for MLS Technology Inc.

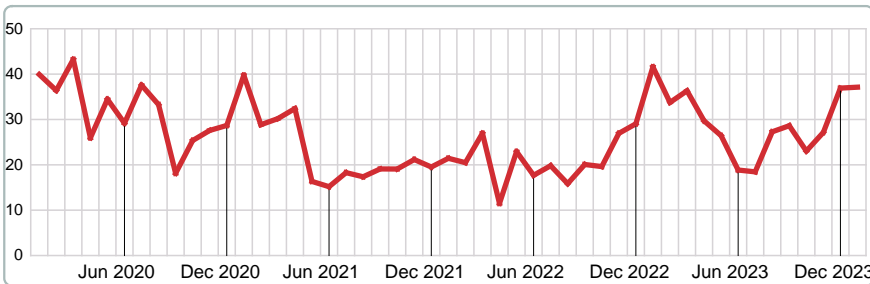
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

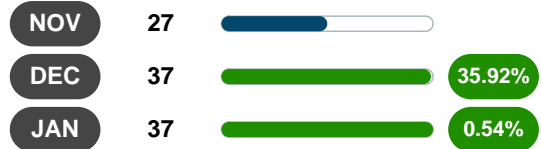


### 3 MONTHS

5 year JAN AVG = 36

High Mar 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 37 above the 5 yr JAN average of 36



### 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
\$100,000 and less	7.14%	35	35	0	0	0
\$100,001 - \$125,000	7.14%	34	0	34	0	0
\$125,001 - \$175,000	23.81%	14	14	14	0	0
\$175,001 - \$225,000	21.43%	34	0	23	56	53
\$225,001 - \$300,000	16.67%	32	0	27	60	0
\$300,001 - \$425,000	9.52%	44	0	53	17	0
\$425,001 and up	14.29%	85	0	24	107	59
<b>Average Closed DOM</b>		<b>37</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>42</b>	<b>5</b>	<b>27</b>	<b>8</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>9,949,041</b>	<b>455.09K</b>	<b>5.71M</b>	<b>3.07M</b>	<b>712.40K</b>



# January 2024



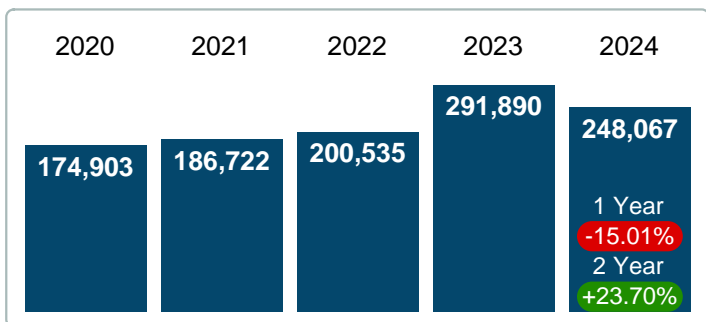
Area Delimited by County Of Creek - Residential Property Type



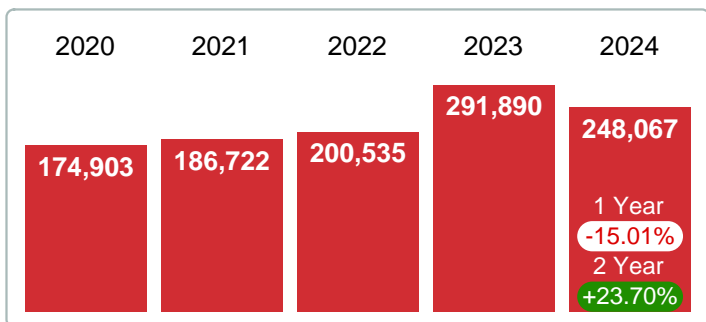
## AVERAGE LIST PRICE AT CLOSING

Report produced on Feb 12, 2024 for MLS Technology Inc.

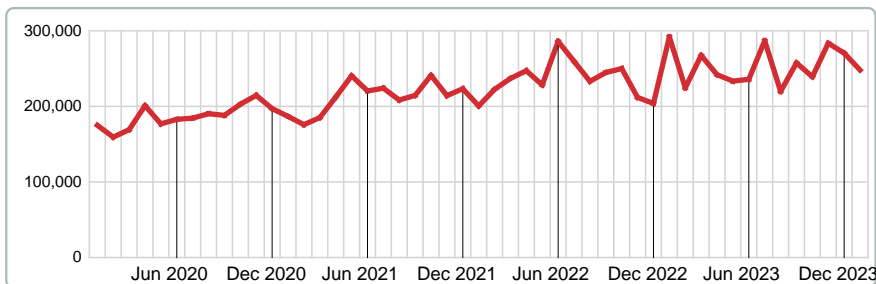
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 220,423

High Jan 2023 291,890    Low Feb 2020 159,271

Average List Price at Closing this month at **248,067**  
above the 5 yr JAN average of **220,423**

- NOV: 283,491
- DEC: 270,451 (-4.60%)
- JAN: 248,067 (-8.28%)

### 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
\$100,000 and less	3	7.14%	73,333	73,333	0	0	0
\$100,001 - \$125,000	3	7.14%	118,667	0	118,667	0	0
\$125,001 - \$175,000	8	19.05%	142,750	130,000	155,188	0	0
\$175,001 - \$225,000	10	23.81%	201,440	0	205,000	237,000	199,900
\$225,001 - \$300,000	8	19.05%	254,450	0	252,767	270,000	0
\$300,001 - \$425,000	4	9.52%	337,475	0	323,300	380,000	0
\$425,001 and up	6	14.29%	550,150	0	600,000	537,975	549,000
Average List Price			248,067	96,000	219,037	409,488	374,450
Total Closed Units		100%	248,067	5	27	8	2
Total Closed Volume			10,418,799	480.00K	5.91M	3.28M	748.90K



# January 2024



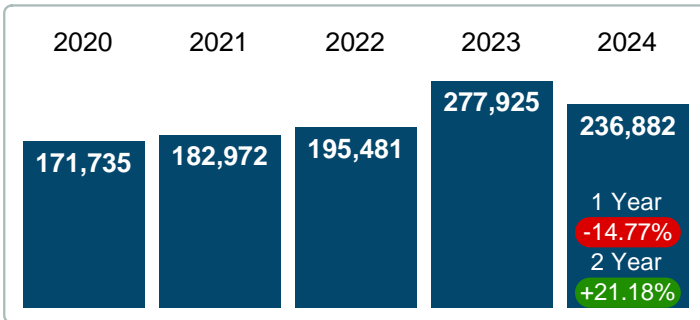
Area Delimited by County Of Creek - Residential Property Type



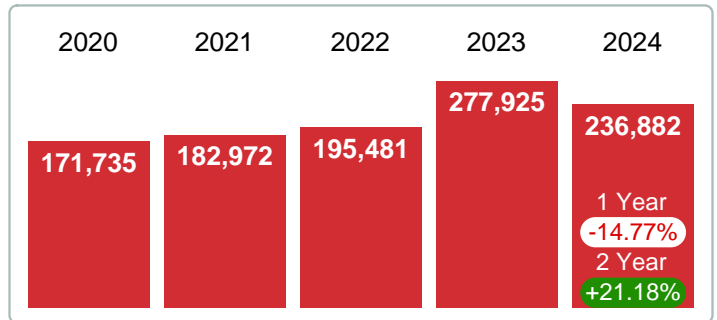
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Feb 12, 2024 for MLS Technology Inc.

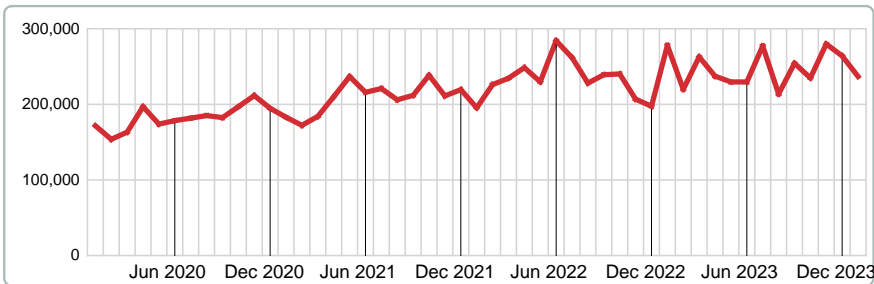
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

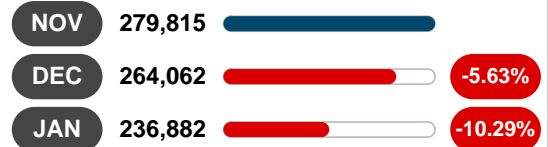


### 3 MONTHS

5 year JAN AVG = 212,999

High Jun 2022 284,215 Low Feb 2020 153,766

Average Sold Price at Closing this month at **236,882** above the 5 yr JAN average of **212,999**



### 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
\$100,000 and less	3	7.14%	65,030	65,030	0	0	0
\$100,001 - \$125,000	3	7.14%	120,333	0	120,333	0	0
\$125,001 - \$175,000	10	23.81%	142,485	130,000	145,606	0	0
\$175,001 - \$225,000	9	21.43%	204,989	0	201,667	217,500	199,900
\$225,001 - \$300,000	7	16.67%	249,243	0	249,950	245,000	0
\$300,001 - \$425,000	4	9.52%	321,250	0	319,000	328,000	0
\$425,001 and up	6	14.29%	515,583	0	521,000	515,000	512,500
<b>Average Sold Price</b>			<b>236,882</b>	<b>91,018</b>	<b>211,613</b>	<b>383,500</b>	<b>356,200</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>236,882</b>	<b>5</b>	<b>27</b>	<b>8</b>	<b>2</b>
<b>Total Closed Volume</b>			<b>9,949,041</b>	<b>455.09K</b>	<b>5.71M</b>	<b>3.07M</b>	<b>712.40K</b>

# January 2024



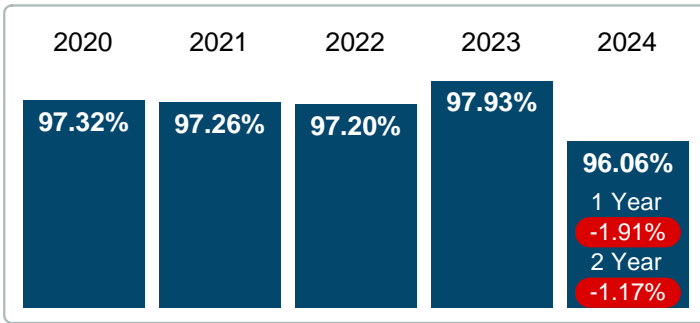
Area Delimited by County Of Creek - Residential Property Type



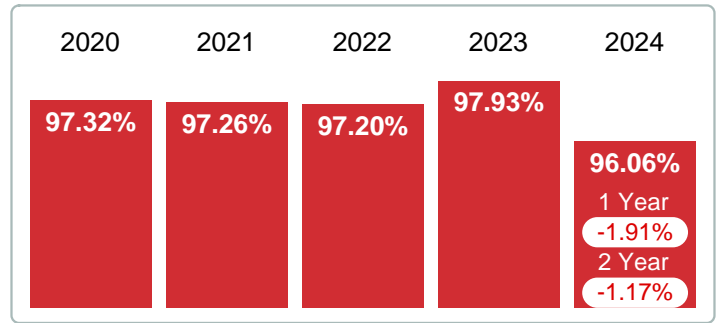
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Feb 12, 2024 for MLS Technology Inc.

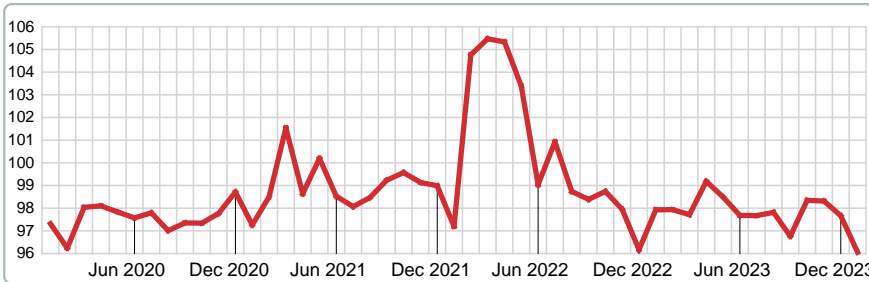
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

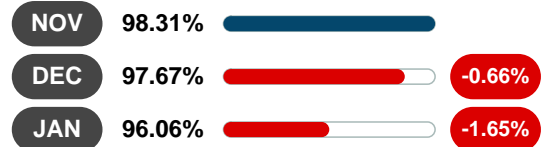


### 3 MONTHS

5 year JAN AVG = 97.15%

High Mar 2022 105.47% Low Jan 2024 96.06%

Average Sold/List Ratio this month at **96.06%**  
below the 5 yr JAN average of **97.15%**



### 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
\$100,000 and less	3	7.14%	89.66%	89.66%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	7.14%	101.41%	0.00%	101.41%	0.00%	0.00%
\$125,001 - \$175,000	10	23.81%	95.59%	100.00%	94.48%	0.00%	0.00%
\$175,001 - \$225,000	9	21.43%	97.15%	0.00%	98.44%	91.85%	100.00%
\$225,001 - \$300,000	7	16.67%	97.71%	0.00%	98.87%	90.74%	0.00%
\$300,001 - \$425,000	4	9.52%	95.61%	0.00%	98.71%	86.32%	0.00%
\$425,001 and up	6	14.29%	94.08%	0.00%	86.83%	96.07%	93.35%
Average Sold/List Ratio		96.10%		93.80%	97.29%	93.13%	96.68%
Total Closed Units		42	100%	5	27	8	2
Total Closed Volume		9,949,041		455.09K	5.71M	3.07M	712.40K

# January 2024



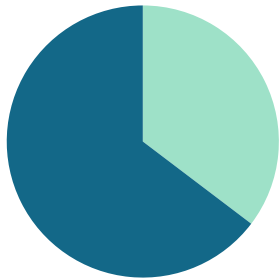
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Feb 12, 2024 for MLS Technology Inc.

### INVENTORY

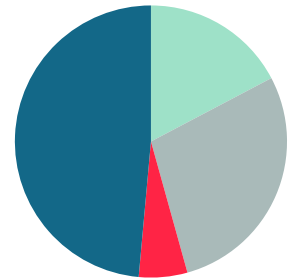


**Inventory**  
 New Listings  
**71 = 35.32%**  
 Start Inventory  
**130**  
 Total Inventory Units  
**201**  
 Volume  
**\$63,623,925**

### Market Activity

Closed Sales  
**42 = 17.28%**  
 Pending Sales  
**69 = 28.40%**  
 Other Off Market  
**14 = 5.76%**  
 Active Inventory  
**118 = 48.56%**

### MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	41	42	2.44%	41	42	2.44%
Pending Sales	62	69	11.29%	62	69	11.29%
New Listings	68	71	4.41%	68	71	4.41%
Average List Price	291,890	248,067	-15.01%	291,890	248,067	-15.01%
Average Sale Price	277,925	236,882	-14.77%	277,925	236,882	-14.77%
Average Percent of Selling Price to List Price	97.93%	96.06%	-1.91%	97.93%	96.06%	-1.91%
Average Days on Market to Sale	41.59	37.12	-10.74%	41.59	37.12	-10.74%
Monthly Inventory	129	118	-8.53%	129	118	-8.53%
Months Supply of Inventory	1.87	1.95	3.79%	1.87	1.95	3.79%

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

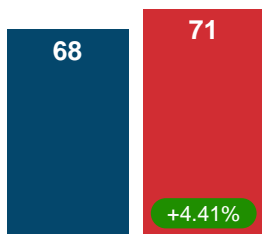
**Inventory** on January 31, 2024 = **118**

**2023** **2024**

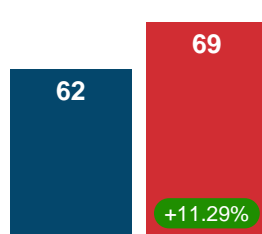
### JANUARY MARKET

### AVERAGE PRICES

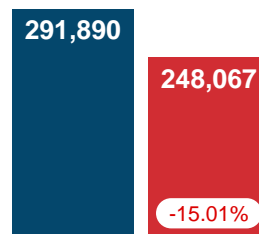
#### New Listings



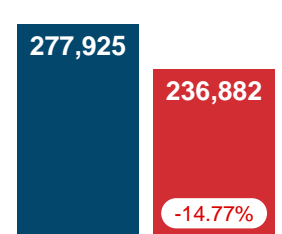
#### Pending Listings



#### List Price



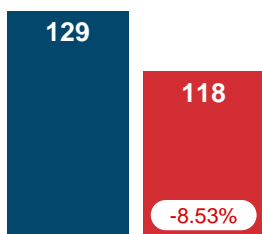
#### Sale Price



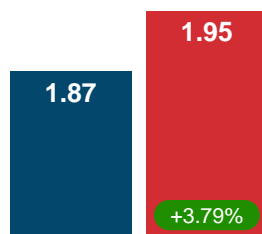
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

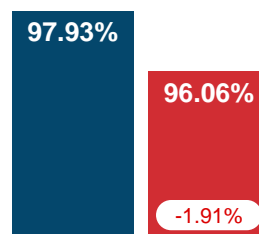
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

