

# January 2024



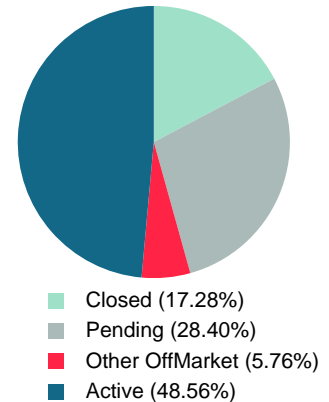
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	190,000	214,500	12.89%
Median Sale Price	190,000	209,500	10.26%
Median Percent of Selling Price to List Price	99.46%	97.85%	-1.61%
Median Days on Market to Sale	27.00	22.50	-16.67%
End of Month Inventory	129	118	-8.53%
Months Supply of Inventory	1.87	1.95	3.79%



**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.

#### 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 **10.26%** in January 2024 to \$209,500 versus the previous year at \$190,000.

#### Median Days on Market Shortens

The median number of **22.50** days that homes spent on the market before selling decreased by 4.50 days or **16.67%** in January 2024 compared to last year's same month at **27.00** DOM.

#### Sales Success for January 2024 is Positive

Overall, with Median Prices going up 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 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

# January 2024



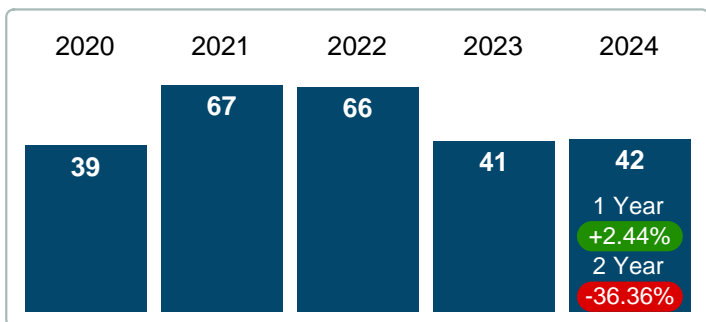
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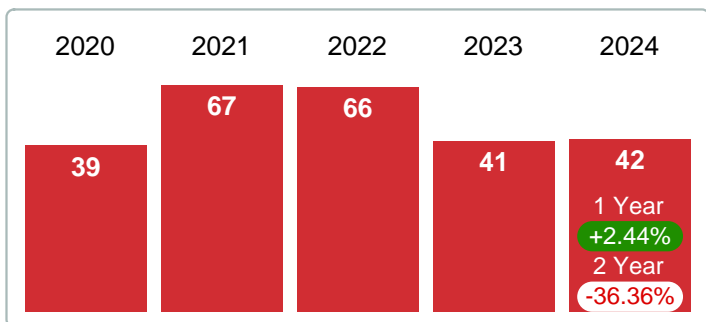
## CLOSED LISTINGS

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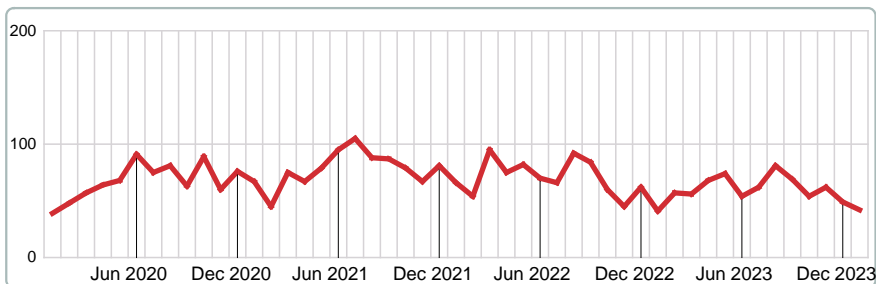
### JANUARY



### YEAR TO DATE (YTD)

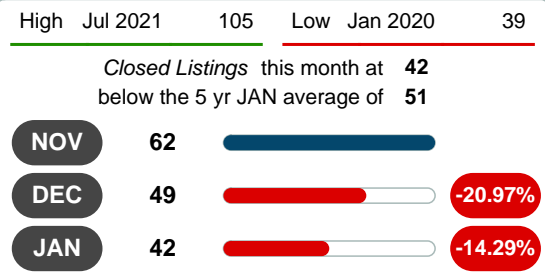


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 51



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.14%	3.0	3	0	0	0
\$100,001 - \$125,000	3	7.14%	8.0	0	3	0	0
\$125,001 - \$175,000	10	23.81%	10.5	2	8	0	0
\$175,001 - \$225,000	9	21.43%	37.0	0	6	2	1
\$225,001 - \$300,000	7	16.67%	43.0	0	6	1	0
\$300,001 - \$425,000	4	9.52%	40.5	0	3	1	0
\$425,001 and up	6	14.29%	65.5	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>22.5</b>	<b>455.09K</b>	<b>5.71M</b>	<b>3.07M</b>	<b>712.40K</b>
<b>Median Closed Price</b>	<b>\$209,500</b>			<b>\$80,091</b>	<b>\$195,000</b>	<b>\$384,000</b>	<b>\$356,200</b>

# January 2024



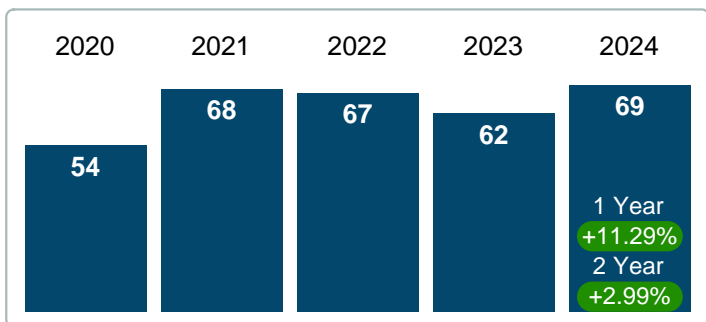
Area Delimited by County Of Creek - Residential Property Type



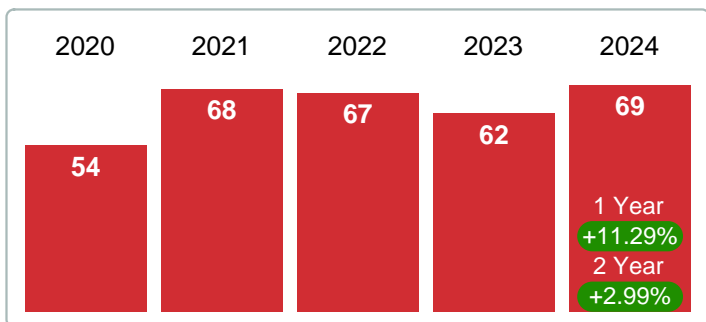
## PENDING LISTINGS

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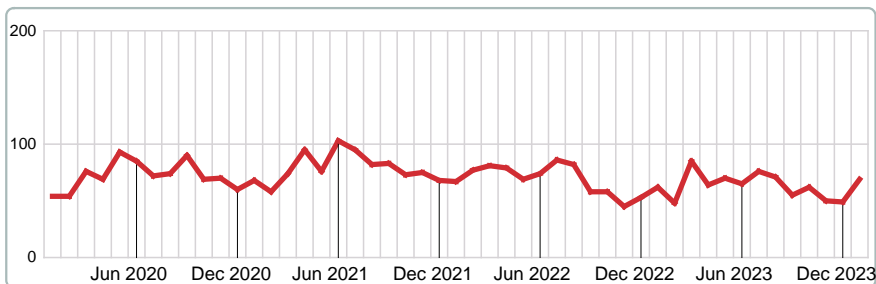
### JANUARY



### YEAR TO DATE (YTD)

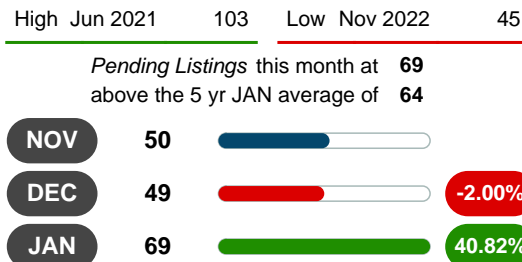


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 64



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.80%	29.0	3	1	0	0
\$75,001 - \$125,000	10	14.49%	23.0	4	5	1	0
\$125,001 - \$175,000	10	14.49%	6.0	1	7	2	0
\$175,001 - \$225,000	16	23.19%	18.0	0	14	2	0
\$225,001 - \$275,000	11	15.94%	32.0	1	7	2	1
\$275,001 - \$525,000	12	17.39%	30.5	1	11	0	0
\$525,001 and up	6	8.70%	35.5	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>19.0</b>	<b>1.34M</b>	<b>11.17M</b>	<b>3.18M</b>	<b>1.04M</b>
<b>Median Listing Price</b>	<b>\$205,000</b>			<b>\$93,500</b>	<b>\$209,000</b>	<b>\$231,995</b>	<b>\$519,500</b>

# January 2024



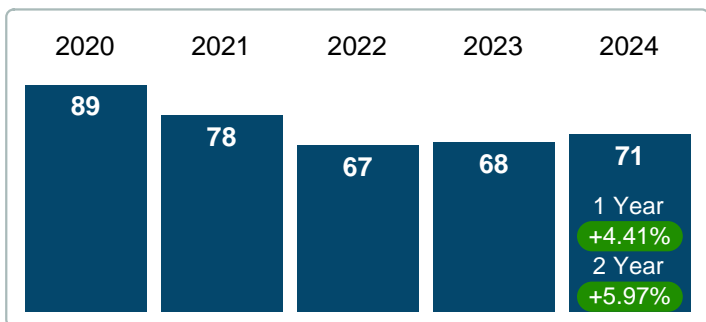
Area Delimited by County Of Creek - Residential Property Type



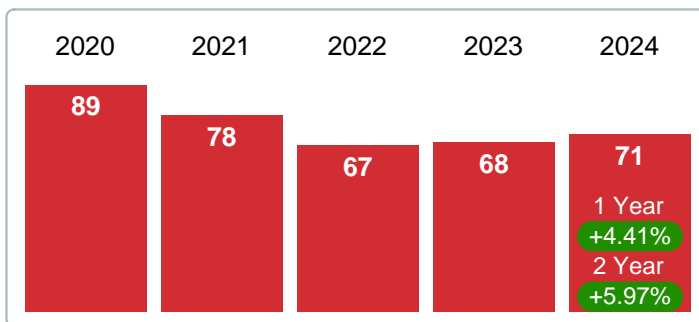
## NEW LISTINGS

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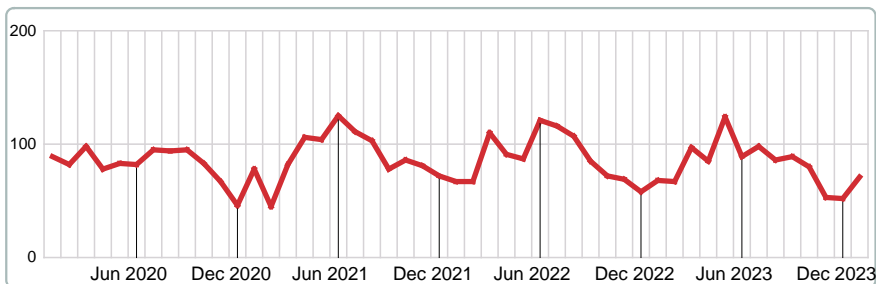
### JANUARY



### YEAR TO DATE (YTD)

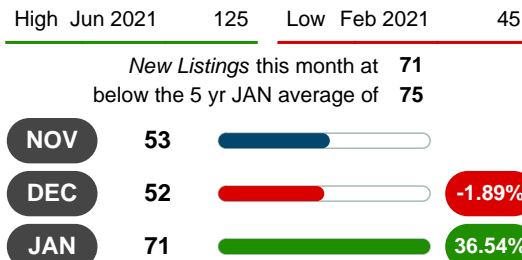


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$199,000</b>		<b>\$145,000</b>	<b>\$203,000</b>	<b>\$269,500</b>	<b>\$239,999</b>

# January 2024



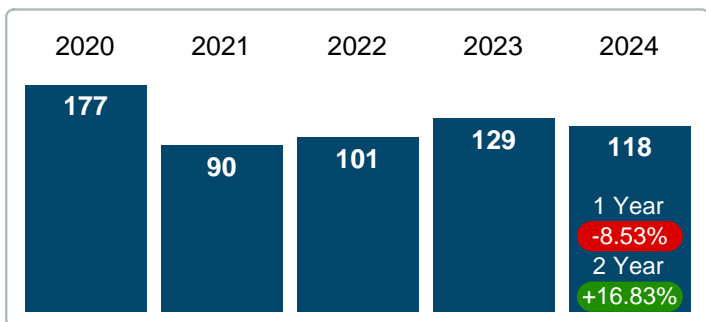
Area Delimited by County Of Creek - Residential Property Type



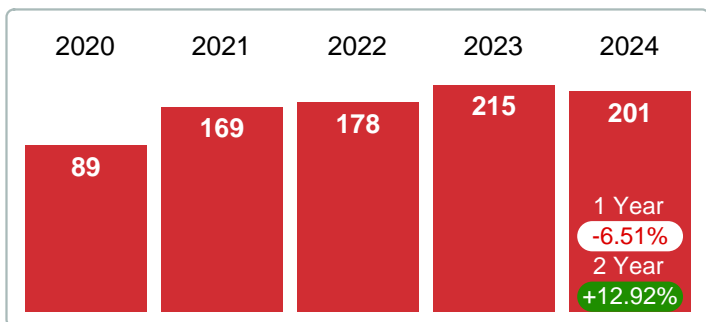
## ACTIVE INVENTORY

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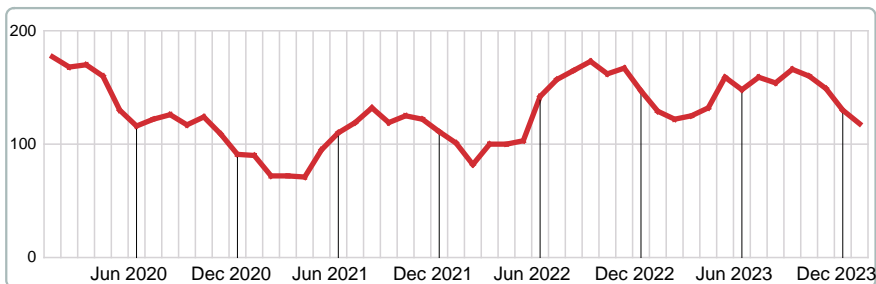
### END OF JANUARY



### ACTIVE DURING JANUARY

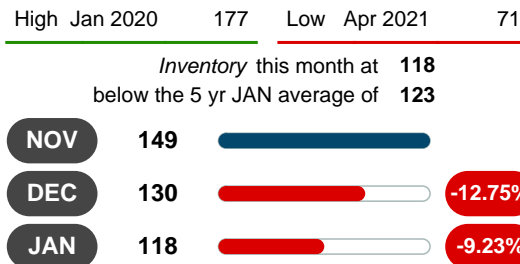


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 123



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	5.08%	173.5	3	2	0	1
\$100,001 - \$150,000	19	16.10%	44.0	6	9	3	1
\$150,001 - \$175,000	15	12.71%	44.0	3	11	1	0
\$175,001 - \$300,000	31	26.27%	30.0	4	18	8	1
\$300,001 - \$475,000	20	16.95%	93.0	1	9	6	4
\$475,001 - \$675,000	12	10.17%	100.0	1	4	6	1
\$675,001 and up	15	12.71%	117.0	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>70.5</b>	<b>5.08M</b>	<b>18.65M</b>	<b>14.04M</b>	<b>3.35M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$243,495</b>			<b>\$165,750</b>	<b>\$229,450</b>	<b>\$315,000</b>	<b>\$349,900</b>

# January 2024



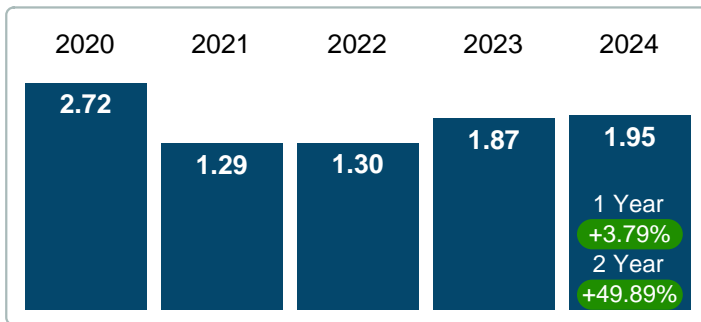
Area Delimited by County Of Creek - Residential Property Type



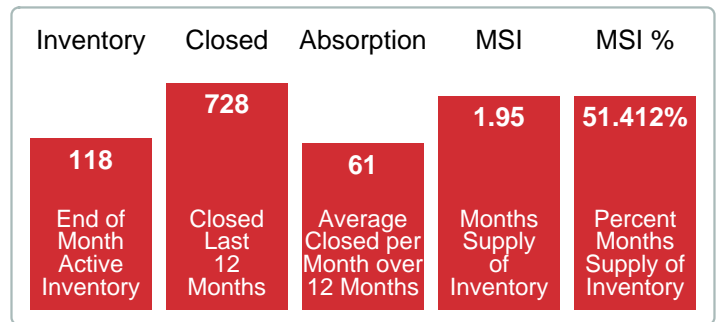
## MONTHS SUPPLY of INVENTORY (MSI)

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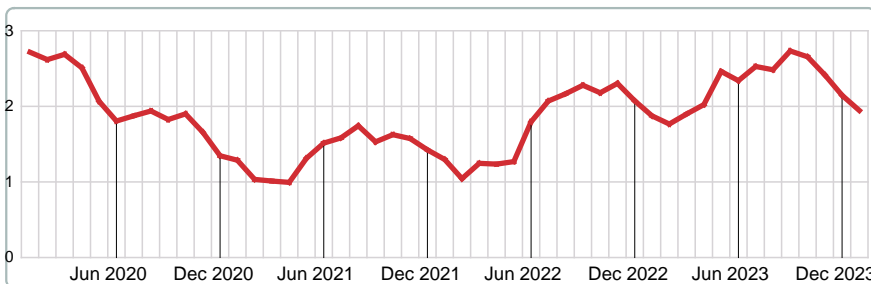
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2024

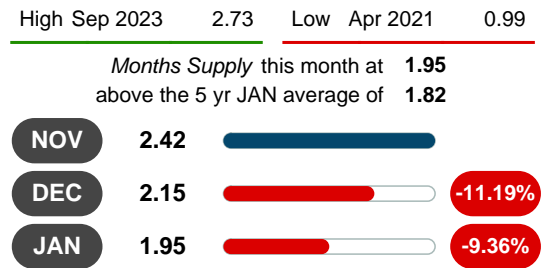


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 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



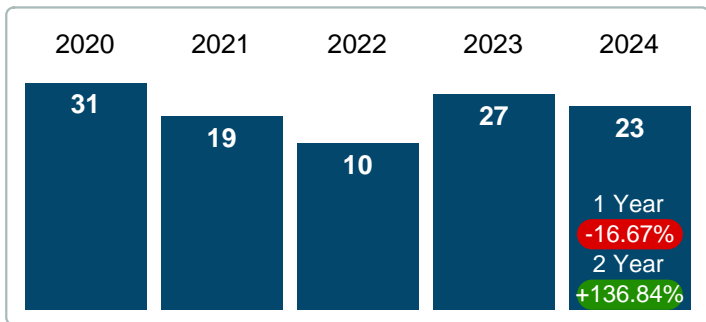
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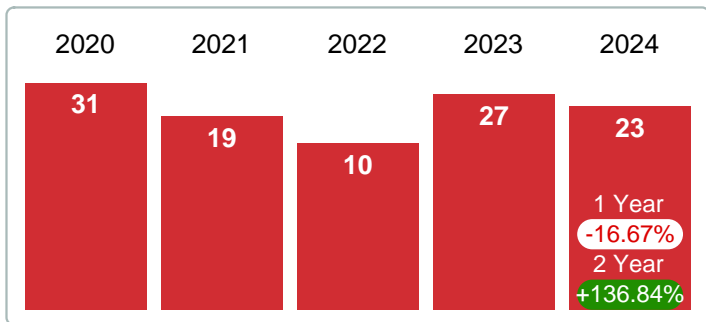
## MEDIAN DAYS ON MARKET TO SALE

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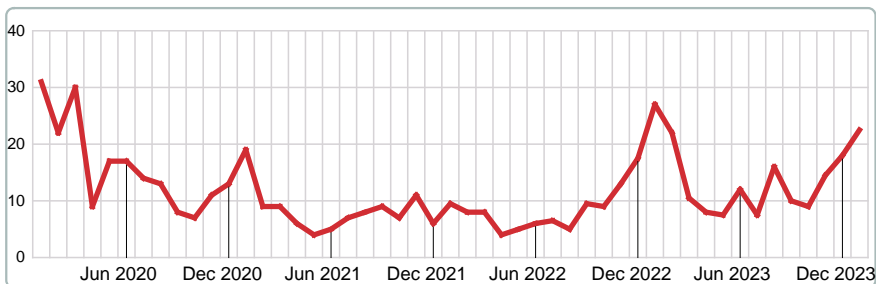
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

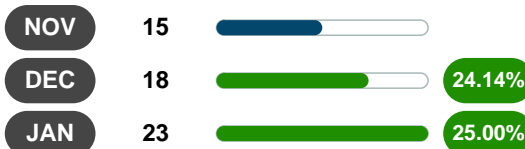


### 3 MONTHS

5 year JAN AVG = 22

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 23 above the 5 yr JAN average of 22



### 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	7.14%	3	3	0	0	0
\$100,001 - \$125,000	7.14%	8	0	8	0	0
\$125,001 - \$175,000	23.81%	11	14	11	0	0
\$175,001 - \$225,000	21.43%	37	0	22	56	53
\$225,001 - \$300,000	16.67%	43	0	30	60	0
\$300,001 - \$425,000	9.52%	41	0	45	17	0
\$425,001 and up	14.29%	66	0	24	94	59
Median Closed DOM		23	8	21	65	56
Total Closed Units	100%	42	5	27	8	2
Total Closed Volume		9,949,041	455.09K	5.71M	3.07M	712.40K

# January 2024



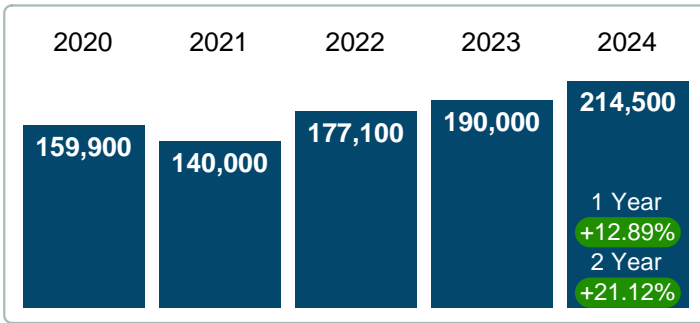
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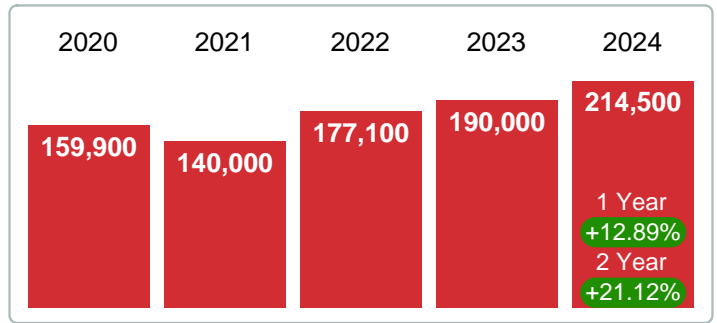
## MEDIAN LIST PRICE AT CLOSING

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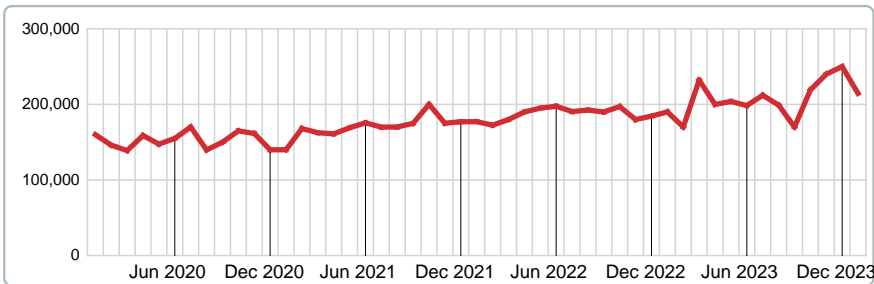
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

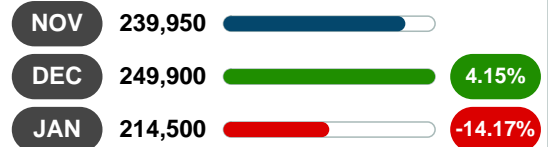


### 3 MONTHS

5 year JAN AVG = 176,300

High Dec 2023 249,900 Low Mar 2020 138,900

Median List Price at Closing this month at **214,500**  
above the 5 yr JAN average of **176,300**



### 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	3	7.14%	75,000	75,000	0	0	0
\$100,001 - \$125,000	3	7.14%	120,000	0	120,000	0	0
\$125,001 - \$175,000	8	19.05%	137,500	130,000	142,500	0	0
\$175,001 - \$225,000	10	23.81%	197,450	0	195,000	225,000	199,900
\$225,001 - \$300,000	8	19.05%	249,500	0	247,950	259,500	0
\$300,001 - \$425,000	4	9.52%	327,000	0	324,999	380,000	0
\$425,001 and up	6	14.29%	545,950	0	600,000	505,950	549,000
Median List Price			214,500	100,000	195,000	410,000	374,450
Total Closed Units		100%	214,500	5	27	8	2
Total Closed Volume			10,418,799	480.00K	5.91M	3.28M	748.90K



# January 2024



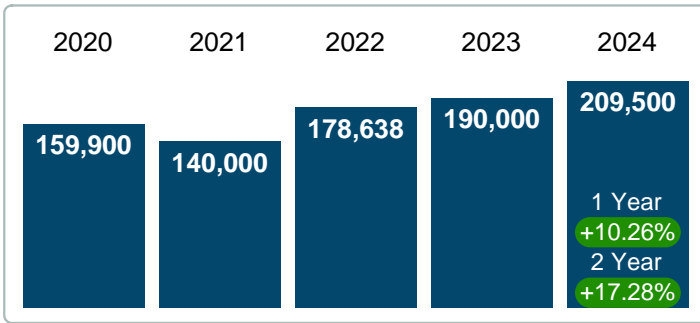
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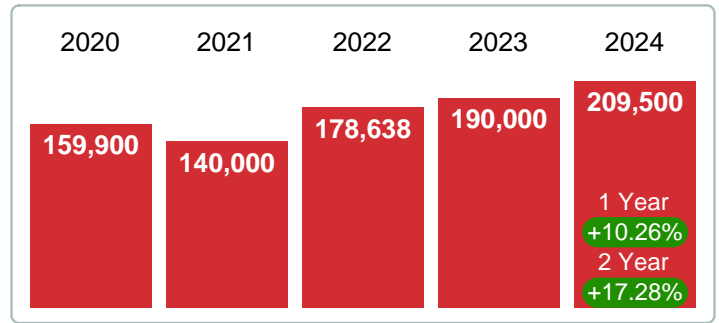
## MEDIAN SOLD PRICE AT CLOSING

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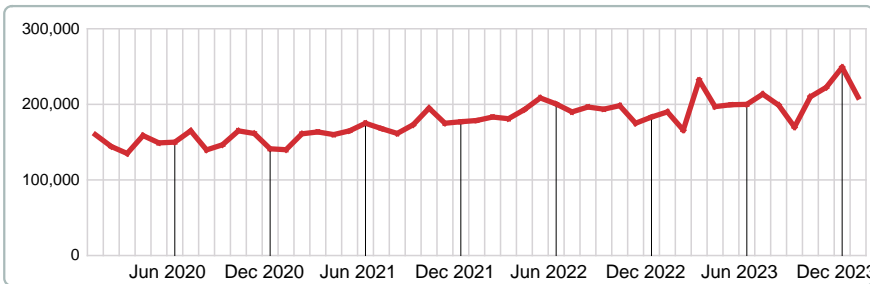
### JANUARY



### YEAR TO DATE (YTD)

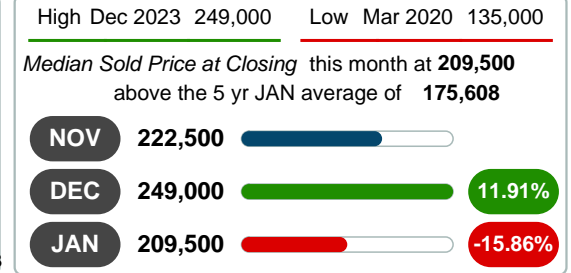


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 175,608



### 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	7.14%	75,000	75,000	0	0	0
\$100,001 - \$125,000	7.14%	120,000	0	120,000	0	0
\$125,001 - \$175,000	23.81%	141,000	130,000	143,500	0	0
\$175,001 - \$225,000	21.43%	209,000	0	202,000	217,500	199,900
\$225,001 - \$300,000	16.67%	245,000	0	243,950	245,000	0
\$300,001 - \$425,000	9.52%	321,000	0	318,000	328,000	0
\$425,001 and up	14.29%	516,750	0	521,000	485,000	512,500
<b>Median Sold Price</b>		<b>209,500</b>	<b>80,091</b>	<b>195,000</b>	<b>384,000</b>	<b>356,200</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>209,500</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>

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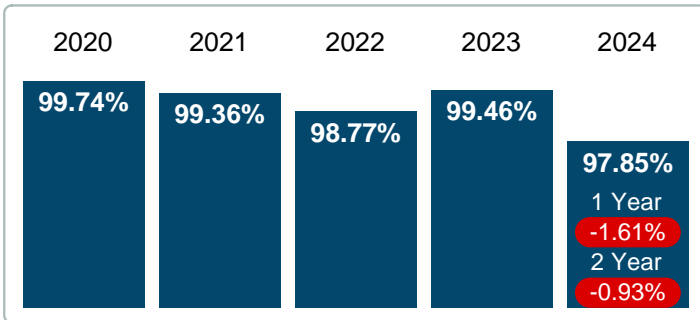
Area Delimited by County Of Creek - Residential Property Type



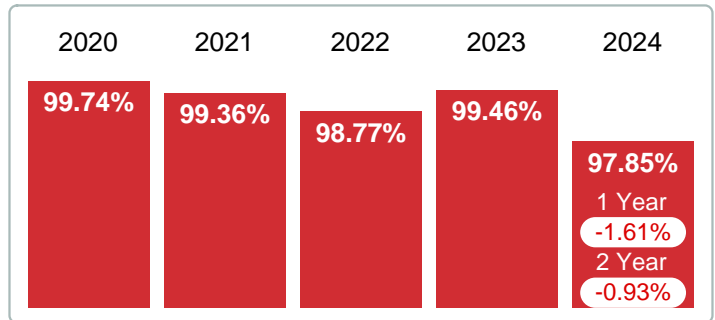
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

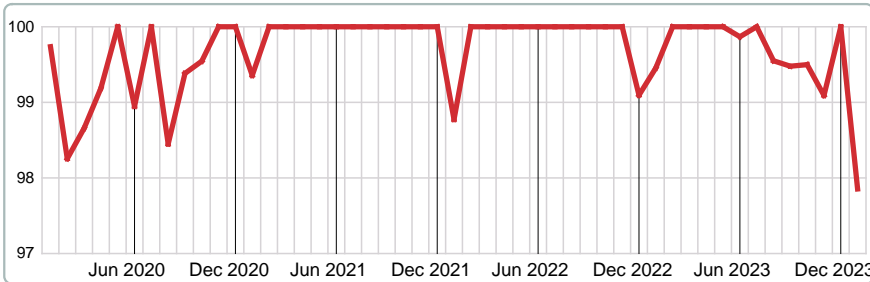
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

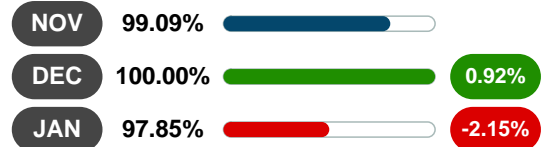


### 3 MONTHS

5 year JAN AVG = 99.04%

High Dec 2023 100.00% Low Jan 2024 97.85%

Median Sold/List Ratio this month at **97.85%**  
below the 5 yr JAN average of **99.04%**



### 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	3	7.14%	88.89%	88.89%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	7.14%	101.72%	0.00%	101.72%	0.00%	0.00%
\$125,001 - \$175,000	10	23.81%	98.97%	100.00%	95.67%	0.00%	0.00%
\$175,001 - \$225,000	9	21.43%	97.78%	0.00%	98.89%	91.85%	100.00%
\$225,001 - \$300,000	7	16.67%	100.00%	0.00%	100.00%	90.74%	0.00%
\$300,001 - \$425,000	4	9.52%	96.79%	0.00%	96.92%	86.32%	0.00%
\$425,001 and up	6	14.29%	93.58%	0.00%	86.83%	95.72%	93.35%
Median Sold/List Ratio		97.85%		100.00%	100.00%	93.10%	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



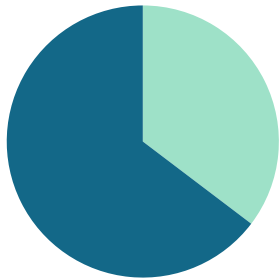
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

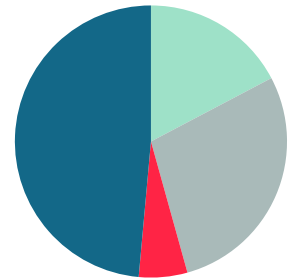


**Inventory**  
 New Listings  
**71 = 35.32%**  
 Start Inventory  
**130**  
 Total Inventory Units  
**201**  
 Volume  
**\$63,623,925**

### 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%
Median List Price	190,000	214,500	12.89%	190,000	214,500	12.89%
Median Sale Price	190,000	209,500	10.26%	190,000	209,500	10.26%
Median Percent of Selling Price to List Price	99.46%	97.85%	-1.61%	99.46%	97.85%	-1.61%
Median Days on Market to Sale	27.00	22.50	-16.67%	27.00	22.50	-16.67%
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

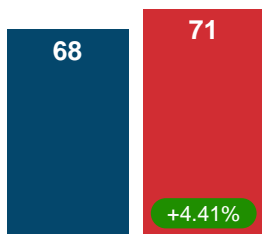
**Inventory** on January 31, 2024 = **118**

**2023** **2024**

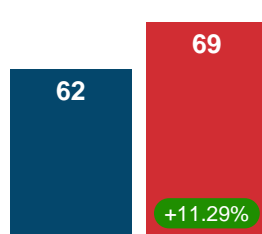
### JANUARY MARKET

### MEDIAN PRICES

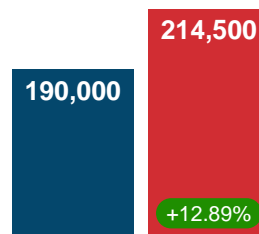
#### New Listings



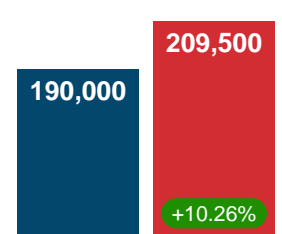
#### Pending Listings



#### List Price



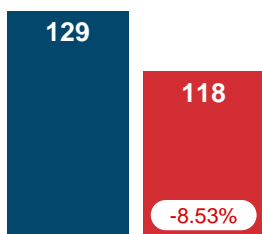
#### Sale Price



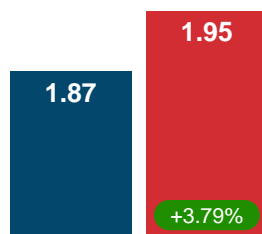
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

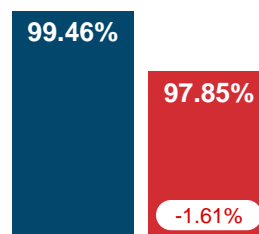
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

