

February 2024



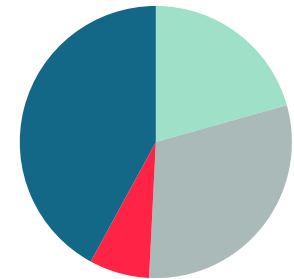
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2023	2024	+/-%
Closed Listings	57	52	-8.77%
Pending Listings	48	76	58.33%
New Listings	67	75	11.94%
Average List Price	224,512	250,326	11.50%
Average Sale Price	219,935	248,157	12.83%
Average Percent of Selling Price to List Price	97.93%	100.10%	2.22%
Average Days on Market to Sale	33.75	31.17	-7.65%
End of Month Inventory	122	106	-13.11%
Months Supply of Inventory	1.77	1.76	-0.38%



■ Closed (20.63%)
■ Pending (30.16%)
■ Other OffMarket (7.14%)
■ Active (42.06%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of February 29, 2024 = **106**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2024 decreased **13.11%** to 106 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **1.76** 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 **12.83%** in February 2024 to \$248,157 versus the previous year at \$219,935.

Average Days on Market Shortens

The average number of **31.17** days that homes spent on the market before selling decreased by 2.58 days or **7.65%** in February 2024 compared to last year's same month at **33.75** DOM.

Sales Success for February 2024 is Positive

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

There were 75 New Listings in February 2024, up **11.94%** from last year at 67. Furthermore, there were 52 Closed Listings this month versus last year at 57, a **-8.77%** decrease.

Closed versus Listed trends yielded a **69.3%** ratio, down from previous year's, February 2023, at **85.1%**, a **18.50%** downswing. 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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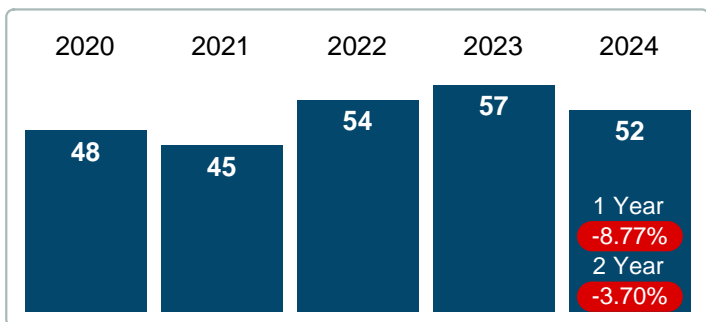
Area Delimited by County Of Creek - Residential Property Type



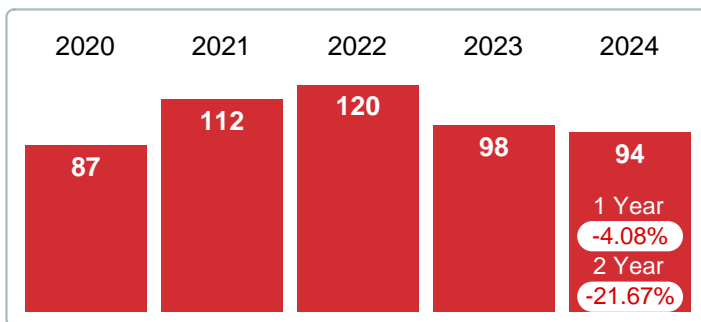
CLOSED LISTINGS

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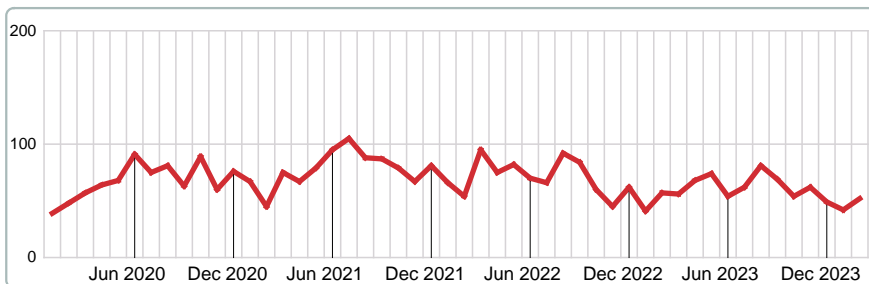
FEBRUARY



YEAR TO DATE (YTD)

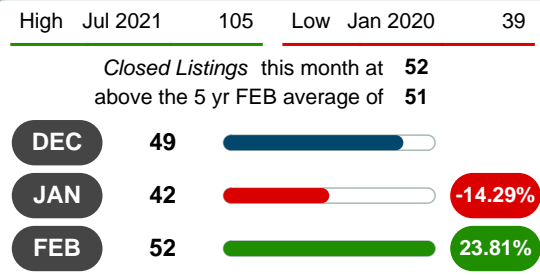


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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
\$75,000 and less	4	7.69%	58.3	3	1	0	0
\$75,001 - \$125,000	6	11.54%	29.8	1	3	2	0
\$125,001 - \$150,000	4	7.69%	26.0	0	3	1	0
\$150,001 - \$225,000	17	32.69%	24.8	0	15	2	0
\$225,001 - \$275,000	8	15.38%	25.3	1	5	1	1
\$275,001 - \$525,000	6	11.54%	44.0	0	5	1	0
\$525,001 and up	7	13.46%	31.1	1	4	2	0
Total Closed Units	52			6	36	9	1
Total Closed Volume	12,904,167	100%	31.2	1.13M	9.00M	2.54M	235.00K
Average Closed Price	\$248,157			\$187,583	\$249,994	\$282,656	\$235,000

February 2024



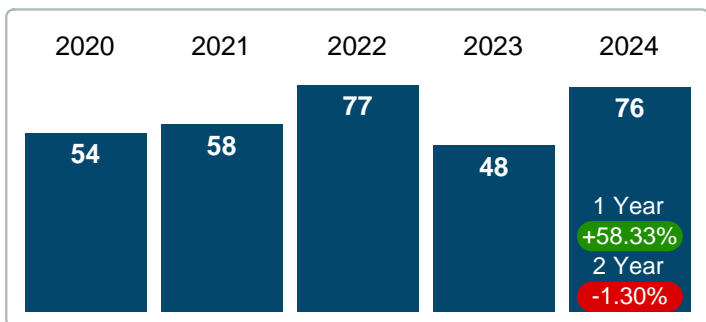
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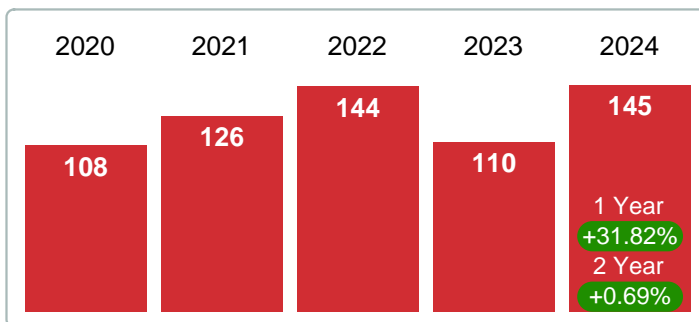
PENDING LISTINGS

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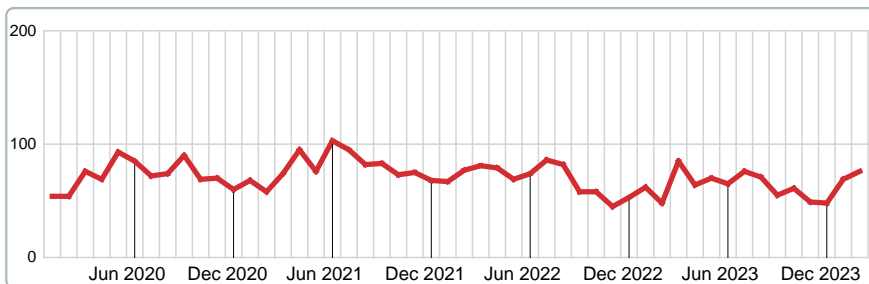
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

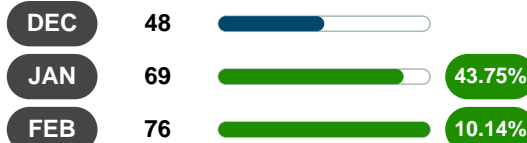


3 MONTHS

5 year FEB AVG = 63

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at **76**
above the 5 yr FEB average of **63**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	7	9.21%	86.4	4	2	0	1
\$60,001 - \$110,000	8	10.53%	25.4	5	3	0	0
\$110,001 - \$150,000	13	17.11%	36.8	4	5	4	0
\$150,001 - \$210,000	19	25.00%	29.1	4	14	1	0
\$210,001 - \$270,000	10	13.16%	38.4	1	8	1	0
\$270,001 - \$480,000	11	14.47%	73.0	0	3	6	2
\$480,001 and up	8	10.53%	119.1	1	3	4	0
Total Pending Units	76			19	38	16	3
Total Pending Volume	17,897,700	100%	33.3	3.00M	8.73M	5.44M	735.80K
Average Listing Price	\$134,667			\$157,926	\$229,632	\$339,706	\$245,267

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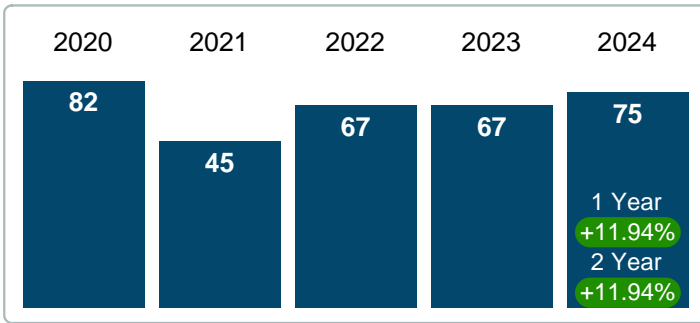
Area Delimited by County Of Creek - Residential Property Type



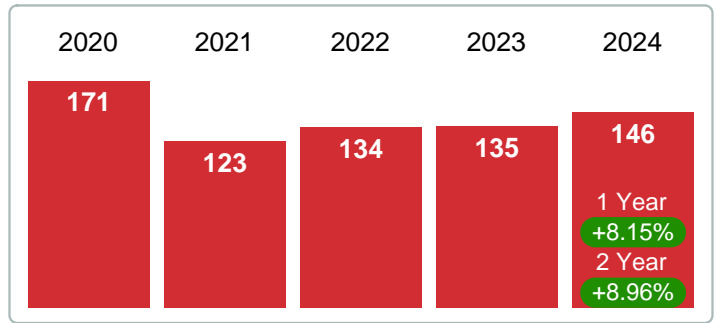
NEW LISTINGS

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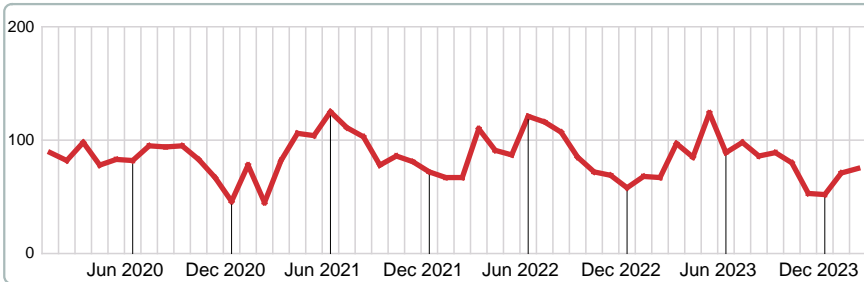
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

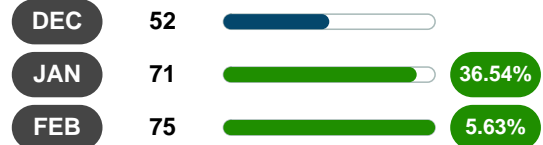


3 MONTHS

5 year FEB AVG = 67

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **75**
above the 5 yr FEB average of **67**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	5	6.67%	3	2	0	0
\$60,001 - \$110,000	11	14.67%	7	4	0	0
\$110,001 - \$130,000	9	12.00%	3	6	0	0
\$130,001 - \$200,000	20	26.67%	5	11	3	1
\$200,001 - \$280,000	13	17.33%	1	10	2	0
\$280,001 - \$630,000	9	12.00%	0	4	3	2
\$630,001 and up	8	10.67%	0	2	1	5
Total New Listed Units	75		19	39	9	8
Total New Listed Volume	21,451,850	100%	2.09M	8.48M	2.62M	8.26M
Average New Listed Listing Price	\$89,000		\$109,779	\$217,524	\$291,067	\$1,032,875

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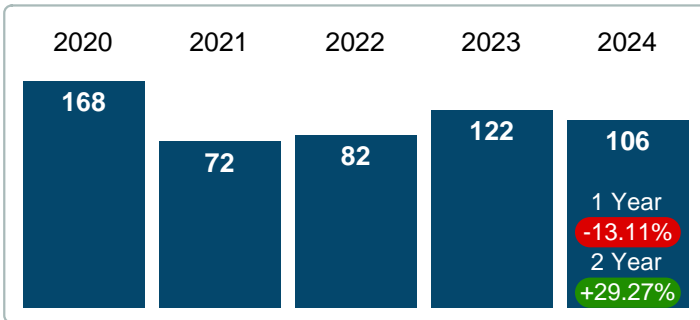
Area Delimited by County Of Creek - Residential Property Type



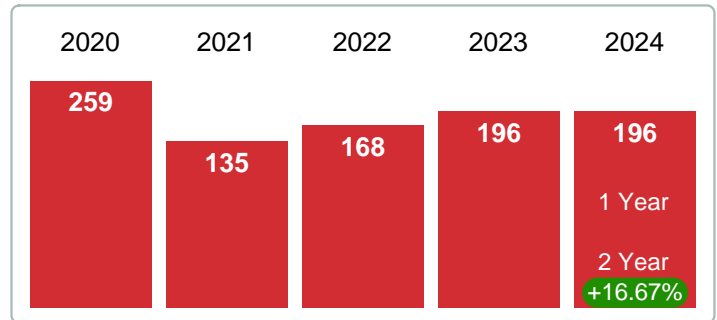
ACTIVE INVENTORY

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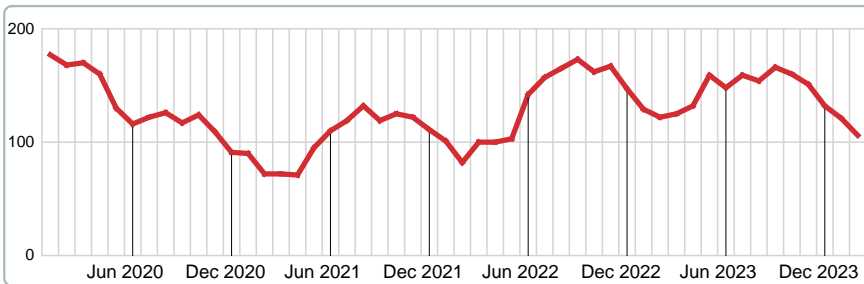
END OF FEBRUARY



ACTIVE DURING FEBRUARY

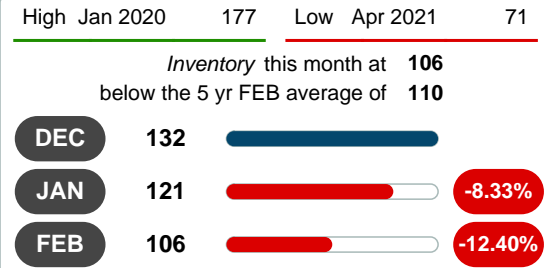


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 110



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	12	11.32%	39.5	7	5	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	26	24.53%	65.3	4	19	2	1
\$175,001 - \$300,000	24	22.64%	78.0	5	11	6	2
\$300,001 - \$475,000	19	17.92%	82.3	2	10	5	2
\$475,001 - \$775,000	14	13.21%	111.1	0	7	4	3
\$775,001 and up	11	10.38%	88.4	1	2	4	4
Total Active Inventory by Units	106			19	54	21	12
Total Active Inventory by Volume	41,305,669	100%	76.7	4.01M	16.00M	11.03M	10.26M
Average Active Inventory Listing Price	\$389,676			\$211,116	\$296,378	\$525,447	\$854,638

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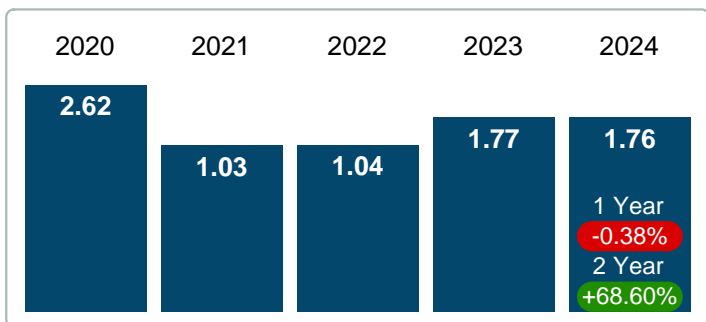
Area Delimited by County Of Creek - Residential Property Type



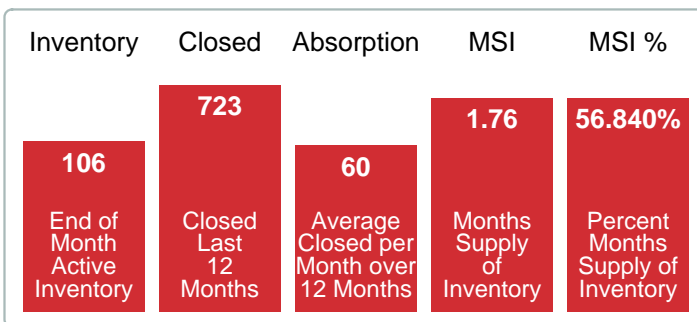
MONTHS SUPPLY of INVENTORY (MSI)

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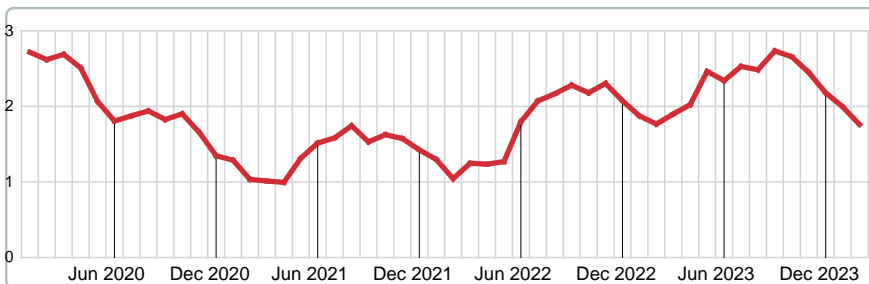
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024



5 YEAR MARKET ACTIVITY TRENDS

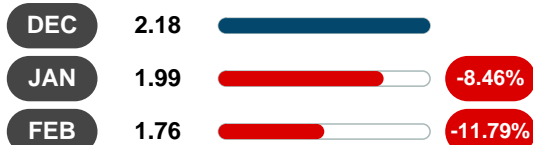


3 MONTHS

5 year FEB AVG = 1.64

High Sep 2023 2.73 Low Apr 2021 0.99

Months Supply this month at 1.76 above the 5 yr FEB average of 1.64



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	12	11.32%	1.01	1.50	0.82	0.00	0.00
\$125,001 - \$125,000	0	0.00%	nan	0.00	0.00	0.00	0.00
\$125,001 - \$175,000	26	24.53%	2.52	2.40	2.53	1.85	12.00
\$175,001 - \$300,000	24	22.64%	1.03	3.33	0.64	1.47	3.43
\$300,001 - \$475,000	19	17.92%	1.95	6.00	2.00	1.33	3.00
\$475,001 - \$775,000	14	13.21%	3.36	0.00	4.67	2.00	5.14
\$775,001 and up	11	10.38%	14.67	0.00	0.00	9.60	12.00
Market Supply of Inventory (MSI)			1.76	2.30	1.45	1.73	4.65
Total Active Inventory by Units		100%	1.76	19	54	21	12

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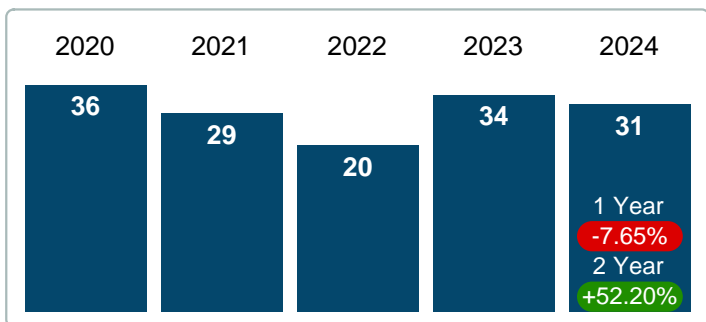
Area Delimited by County Of Creek - Residential Property Type



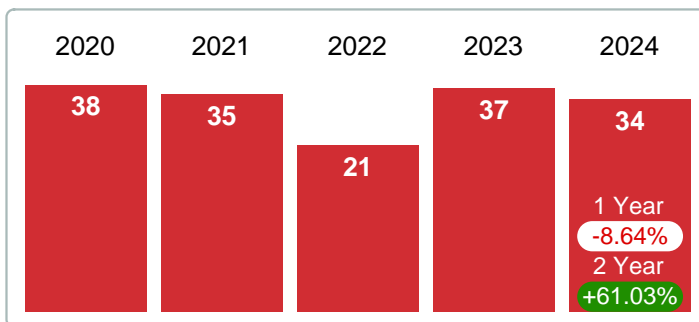
AVERAGE DAYS ON MARKET TO SALE

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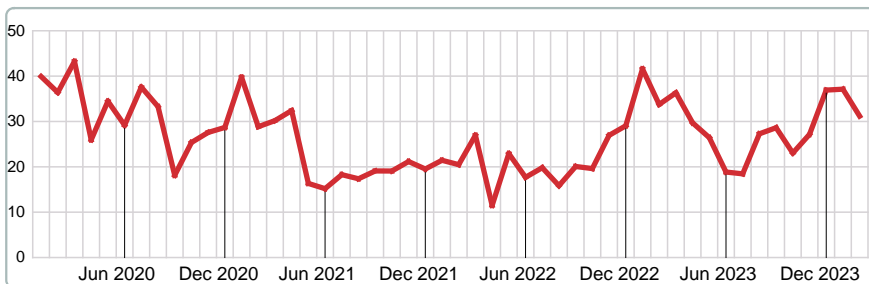
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

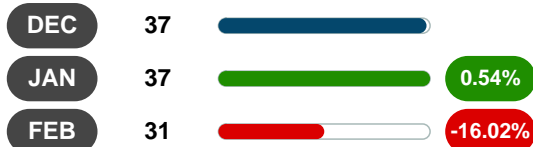


3 MONTHS

5 year FEB AVG = 30

High Mar 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 31 above the 5 yr FEB average of 30



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
\$75,000 and less	7.69%	58	72	16	0	0
\$75,001 - \$125,000	11.54%	30	47	23	31	0
\$125,001 - \$150,000	7.69%	26	0	30	14	0
\$150,001 - \$225,000	32.69%	25	0	24	28	0
\$225,001 - \$275,000	15.38%	25	29	31	3	13
\$275,001 - \$525,000	11.54%	44	0	53	1	0
\$525,001 and up	13.46%	31	1	17	75	0
Average Closed DOM		31	49	29	32	13
Total Closed Units	100%	31	6	36	9	1
Total Closed Volume		12,904,167	1.13M	9.00M	2.54M	235.00K

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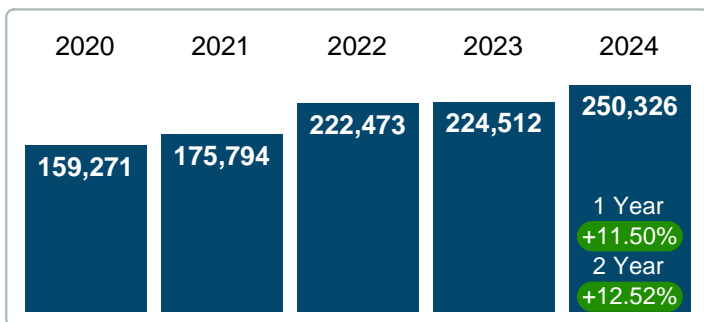
Area Delimited by County Of Creek - Residential Property Type



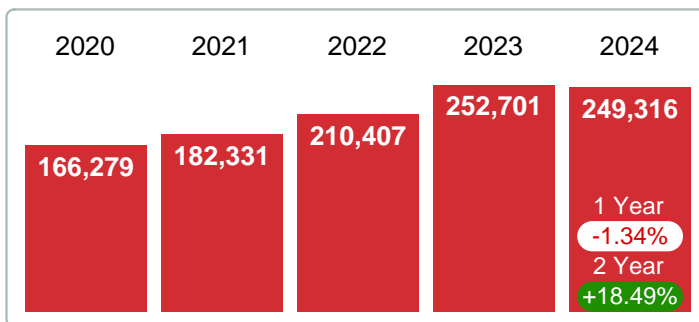
AVERAGE LIST PRICE AT CLOSING

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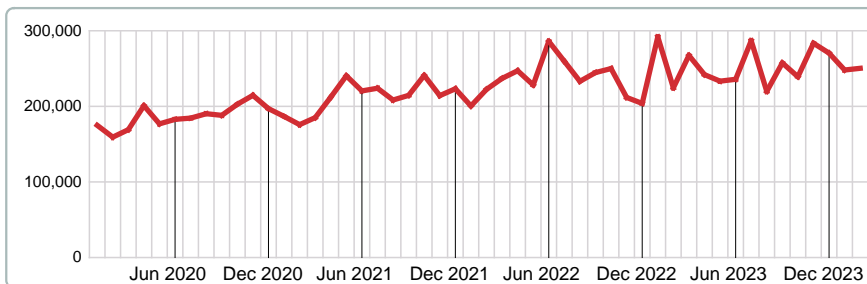
FEBRUARY



YEAR TO DATE (YTD)

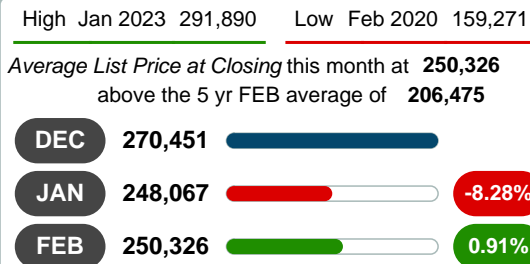


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 206,475



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
\$75,000 and less	5.77%	67,000	70,333	89,000	0	0
\$75,001 - \$125,000	15.38%	98,800	97,000	104,833	102,450	0
\$125,001 - \$150,000	7.69%	135,950	0	134,600	140,000	0
\$150,001 - \$225,000	32.69%	191,676	0	183,240	182,450	0
\$225,001 - \$275,000	11.54%	243,483	250,000	246,380	239,000	239,999
\$275,001 - \$525,000	13.46%	354,986	0	368,980	360,000	0
\$525,001 and up	13.46%	611,064	652,600	585,213	642,000	0
Average List Price		250,326	201,767	249,265	288,089	239,999
Total Closed Units	100%	250,326	6	36	9	1
Total Closed Volume		13,016,949	1.21M	8.97M	2.59M	240.00K

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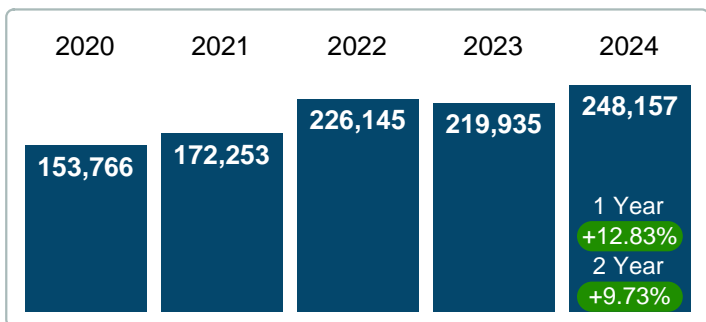
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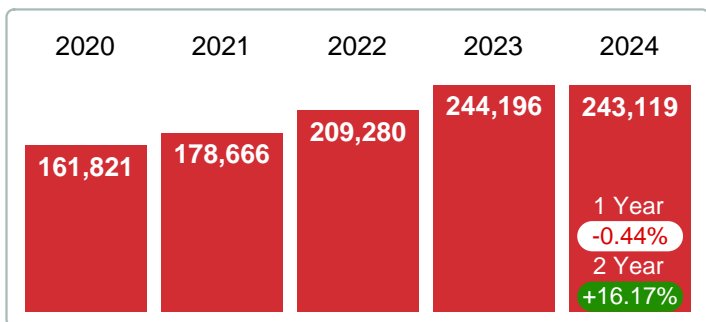
AVERAGE SOLD PRICE AT CLOSING

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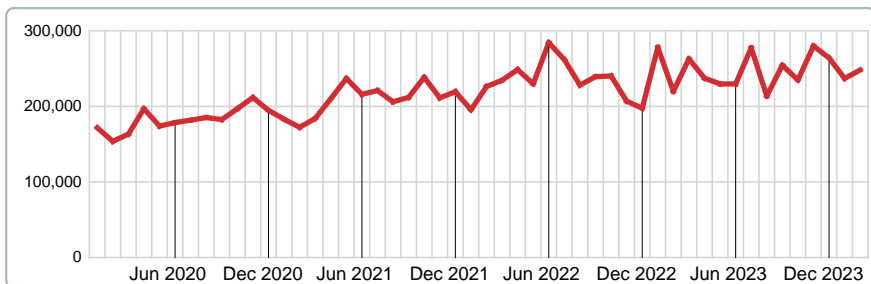
FEBRUARY



YEAR TO DATE (YTD)

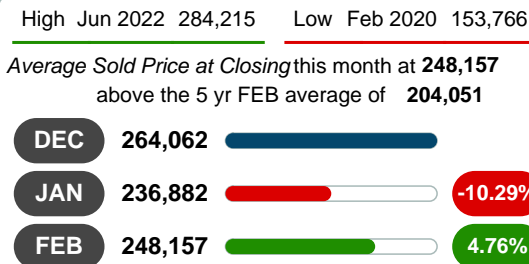


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 204,051



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
\$75,000 and less	4	7.69%	62,375	59,833	70,000	0	0
\$75,001 - \$125,000	6	11.54%	96,000	96,000	100,000	90,000	0
\$125,001 - \$150,000	4	7.69%	138,250	0	140,167	132,500	0
\$150,001 - \$225,000	17	32.69%	189,963	0	189,898	190,450	0
\$225,001 - \$275,000	8	15.38%	240,575	240,000	241,020	244,500	235,000
\$275,001 - \$525,000	6	11.54%	362,000	0	363,000	357,000	0
\$525,001 and up	7	13.46%	599,956	610,000	585,173	624,500	0
Average Sold Price			248,157	187,583	249,994	282,656	235,000
Total Closed Units		100%	248,157	6	36	9	1
Total Closed Volume			12,904,167	1.13M	9.00M	2.54M	235.00K

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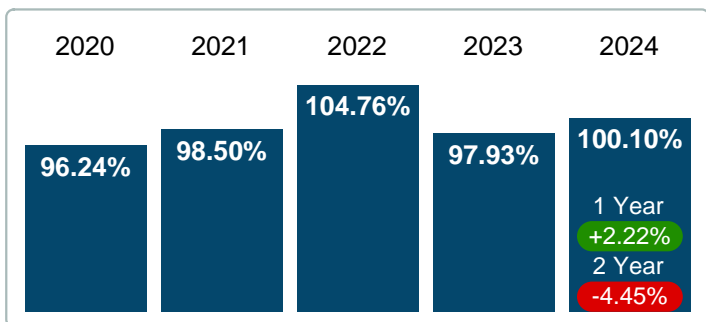
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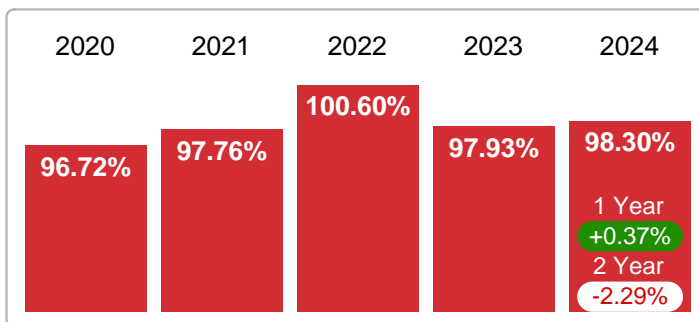
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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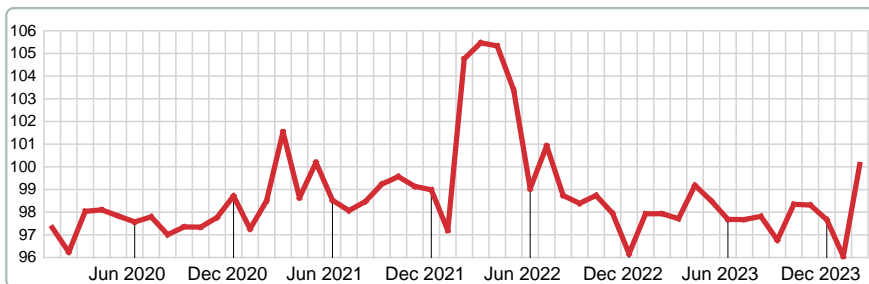
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

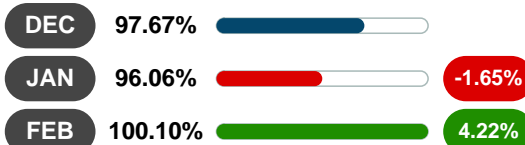


3 MONTHS

5 year FEB AVG = 99.51%

High Mar 2022 105.47% Low Jan 2024 96.06%

Average Sold/List Ratio this month at **100.10%** equal to 5 yr FEB average of **99.51%**



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
\$75,000 and less	4	7.69%	82.88%	84.29%	78.65%	0.00%	0.00%
\$75,001 - \$125,000	6	11.54%	94.05%	98.97%	95.06%	90.06%	0.00%
\$125,001 - \$150,000	4	7.69%	101.82%	0.00%	104.21%	94.64%	0.00%
\$150,001 - \$225,000	17	32.69%	108.01%	0.00%	108.53%	104.15%	0.00%
\$225,001 - \$275,000	8	15.38%	98.40%	96.00%	98.19%	102.30%	97.92%
\$275,001 - \$525,000	6	11.54%	98.36%	0.00%	98.20%	99.17%	0.00%
\$525,001 and up	7	13.46%	98.40%	93.47%	99.99%	97.68%	0.00%
Average Sold/List Ratio		100.10%		90.22%	102.40%	97.77%	97.92%
Total Closed Units		52	100%	6	36	9	1
Total Closed Volume		12,904,167		1.13M	9.00M	2.54M	235.00K

February 2024



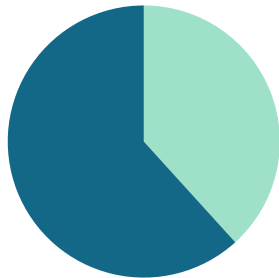
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

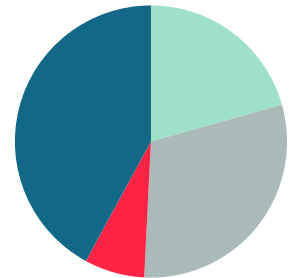


Inventory
 New Listings
75 = 38.27%
 Start Inventory
121
 Total Inventory Units
196
 Volume
\$62,727,068

Market Activity

Closed Sales
52 = 20.63%
 Pending Sales
76 = 30.16%
 Other Off Market
18 = 7.14%
 Active Inventory
106 = 42.06%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	57	52	-8.77%	98	94	-4.08%
Pending Sales	48	76	58.33%	110	145	31.82%
New Listings	67	75	11.94%	135	146	8.15%
Average List Price	224,512	250,326	11.50%	252,701	249,316	-1.34%
Average Sale Price	219,935	248,157	12.83%	244,196	243,119	-0.44%
Average Percent of Selling Price to List Price	97.93%	100.10%	2.22%	97.93%	98.30%	0.37%
Average Days on Market to Sale	33.75	31.17	-7.65%	37.03	33.83	-8.64%
Monthly Inventory	122	106	-13.11%	122	106	-13.11%
Months Supply of Inventory	1.77	1.76	-0.38%	1.77	1.76	-0.38%

Absorption: Last 12 months, an Average of **60** Sales/Month

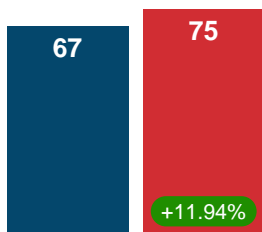
Inventory on February 29, 2024 = **106**

2023 **2024**

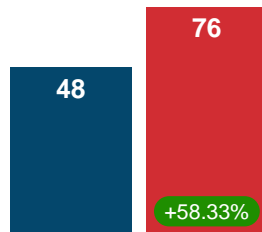
FEBRUARY MARKET

AVERAGE PRICES

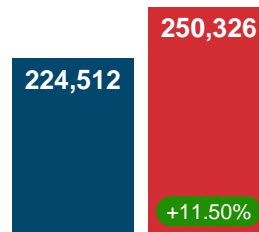
New Listings



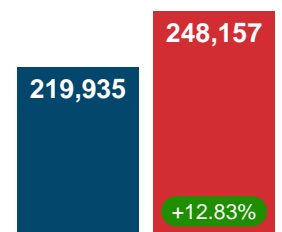
Pending Listings



List Price



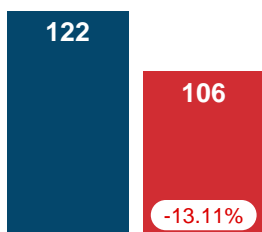
Sale Price



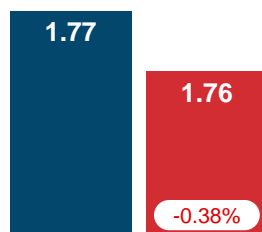
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

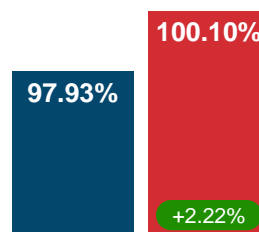
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

