

February 2024



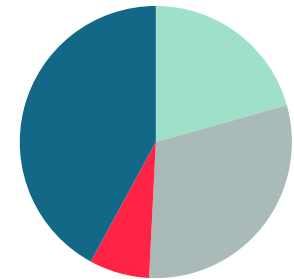
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	February 2024	+/-%
Closed Listings	57	52	-8.77%
Pending Listings	48	76	58.33%
New Listings	67	75	11.94%
Median List Price	170,000	201,450	18.50%
Median Sale Price	166,000	203,750	22.74%
Median Percent of Selling Price to List Price	100.00%	99.88%	-0.12%
Median Days on Market to Sale	22.00	14.00	-36.36%
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.

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 **22.74%** in February 2024 to \$203,750 versus the previous year at \$166,000.

Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 8.00 days or **36.36%** in February 2024 compared to last year's same month at **22.00** DOM.

Sales Success for February 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 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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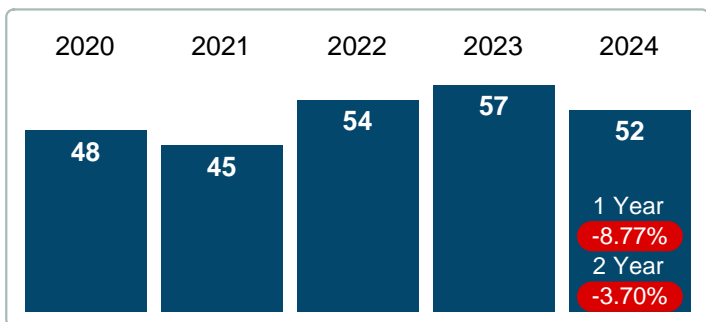
Area Delimited by County Of Creek - Residential Property Type



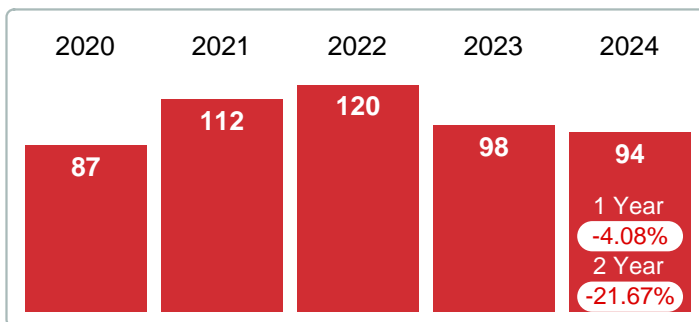
CLOSED LISTINGS

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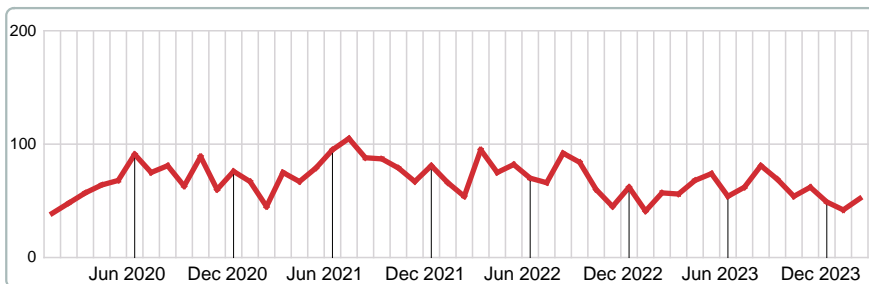
FEBRUARY



YEAR TO DATE (YTD)

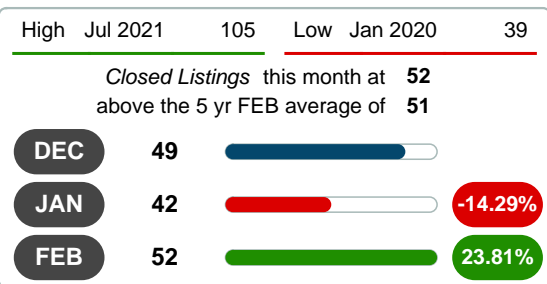


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.69%	16.5	3	1	0	0
\$75,001 - \$125,000	6	11.54%	30.0	1	3	2	0
\$125,001 - \$150,000	4	7.69%	9.5	0	3	1	0
\$150,001 - \$225,000	17	32.69%	10.0	0	15	2	0
\$225,001 - \$275,000	8	15.38%	21.0	1	5	1	1
\$275,001 - \$525,000	6	11.54%	29.0	0	5	1	0
\$525,001 and up	7	13.46%	22.0	1	4	2	0
Total Closed Units	52			6	36	9	1
Total Closed Volume	12,904,167	100%	14.0	1.13M	9.00M	2.54M	235.00K
Median Closed Price	\$203,750			\$85,500	\$203,750	\$221,900	\$235,000

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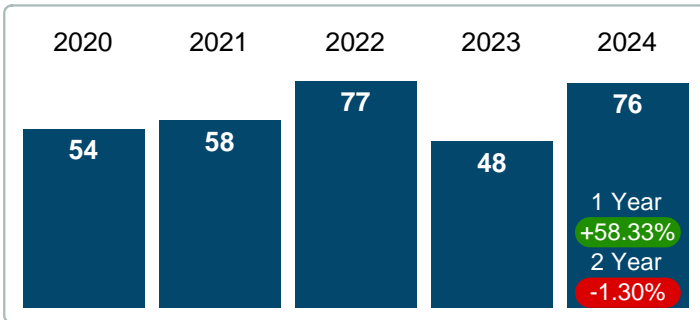
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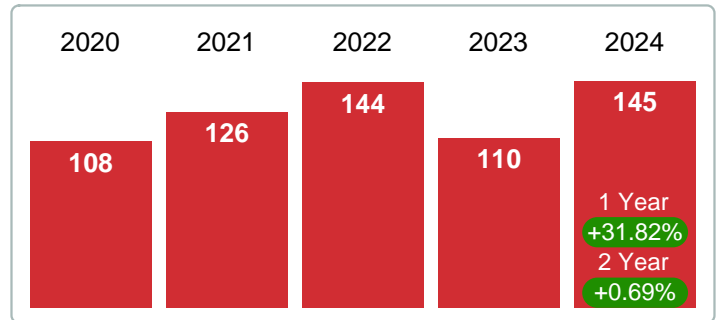
PENDING LISTINGS

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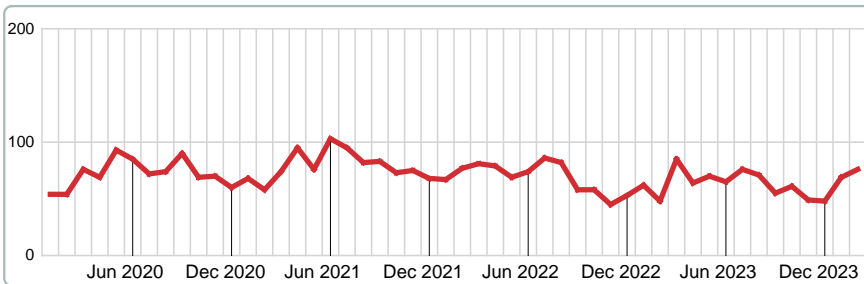
FEBRUARY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.58%	61.0	3	1	0	1
\$50,001 - \$100,000	7	9.21%	5.0	4	3	0	0
\$100,001 - \$150,000	16	21.05%	9.0	6	6	4	0
\$150,001 - \$200,000	15	19.74%	24.0	4	11	0	0
\$200,001 - \$275,000	15	19.74%	15.0	1	12	2	0
\$275,001 - \$475,000	10	13.16%	63.0	0	2	6	2
\$475,001 and up	8	10.53%	141.0	1	3	4	0
Total Pending Units	76			19	38	16	3
Total Pending Volume	17,897,700	100%	24.5	3.00M	8.73M	5.44M	735.80K
Median Listing Price	\$177,450			\$119,000	\$199,500	\$309,450	\$335,900

February 2024



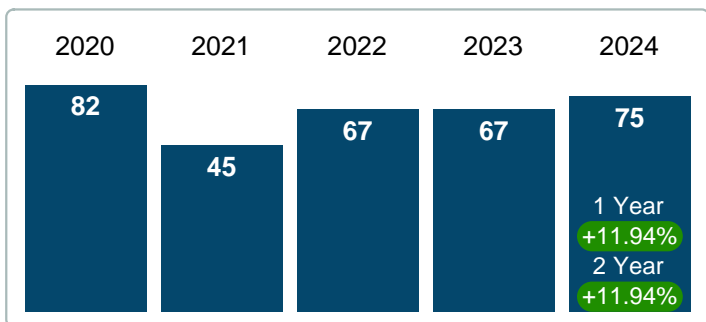
Area Delimited by County Of Creek - Residential Property Type



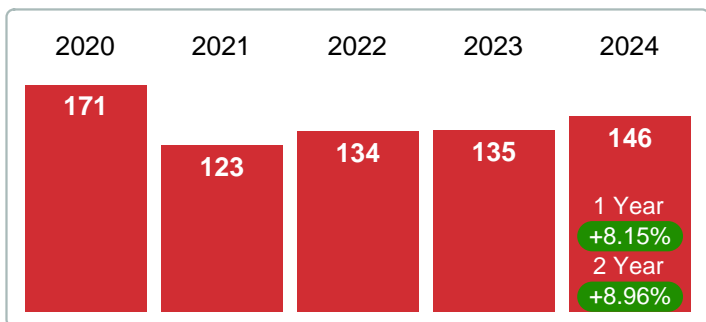
NEW LISTINGS

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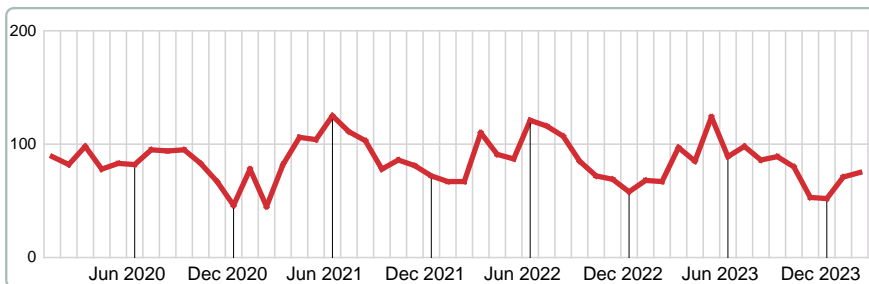
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

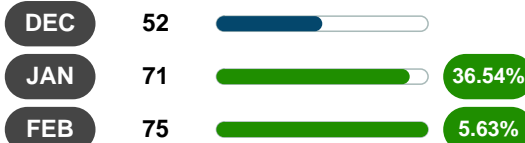


3 MONTHS

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
\$50,000 and less	3	4.00%	2	1	0	0
\$50,001 - \$100,000	12	16.00%	7	5	0	0
\$100,001 - \$125,000	7	9.33%	4	3	0	0
\$125,001 - \$200,000	23	30.67%	5	14	3	1
\$200,001 - \$275,000	12	16.00%	1	9	2	0
\$275,001 - \$625,000	10	13.33%	0	5	3	2
\$625,001 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
Median New Listed Listing Price	\$160,000		\$109,000	\$179,900	\$219,900	\$705,000

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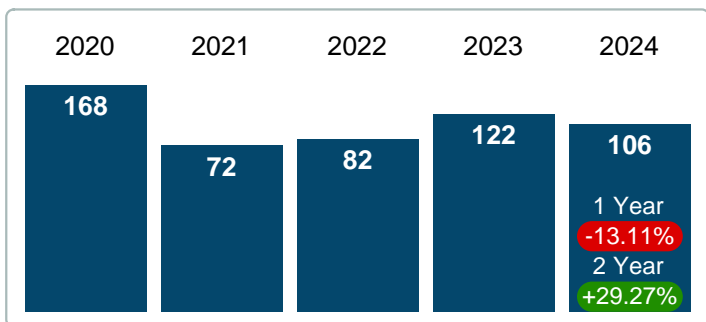
Area Delimited by County Of Creek - Residential Property Type



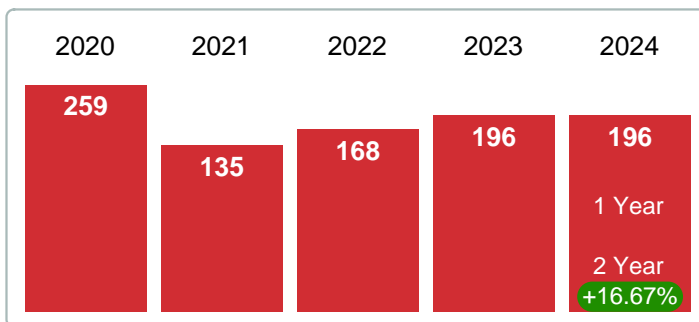
ACTIVE INVENTORY

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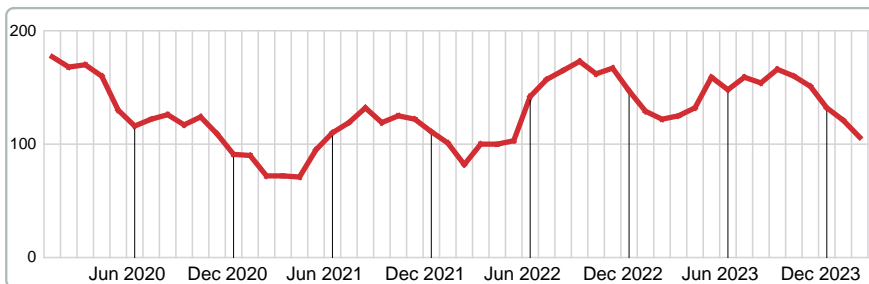
END OF FEBRUARY



ACTIVE DURING FEBRUARY

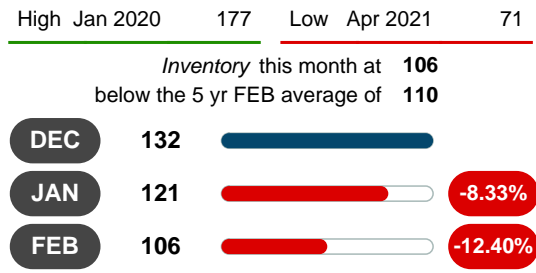


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 110



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	11.32%	10.0	7	5	0	0
\$125,001 - \$125,000	0	0.00%	10.0	0	0	0	0
\$125,001 - \$175,000	26	24.53%	32.0	4	19	2	1
\$175,001 - \$300,000	24	22.64%	52.0	5	11	6	2
\$300,001 - \$475,000	19	17.92%	80.0	2	10	5	2
\$475,001 - \$775,000	14	13.21%	95.5	0	7	4	3
\$775,001 and up	11	10.38%	77.0	1	2	4	4
Total Active Inventory by Units	106			19	54	21	12
Total Active Inventory by Volume	41,305,669	100%	52.0	4.01M	16.00M	11.03M	10.26M
Median Active Inventory Listing Price	\$257,450			\$145,000	\$200,000	\$315,000	\$587,325

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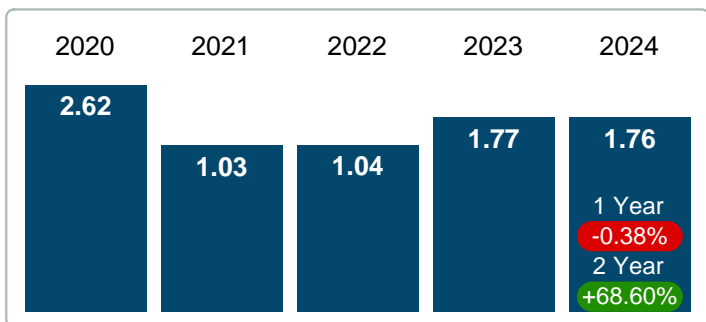
Area Delimited by County Of Creek - Residential Property Type



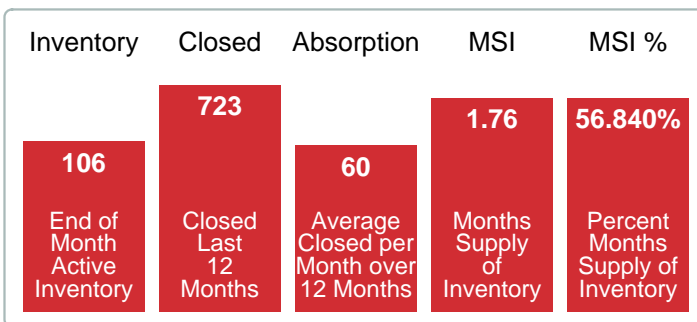
MONTHS SUPPLY of INVENTORY (MSI)

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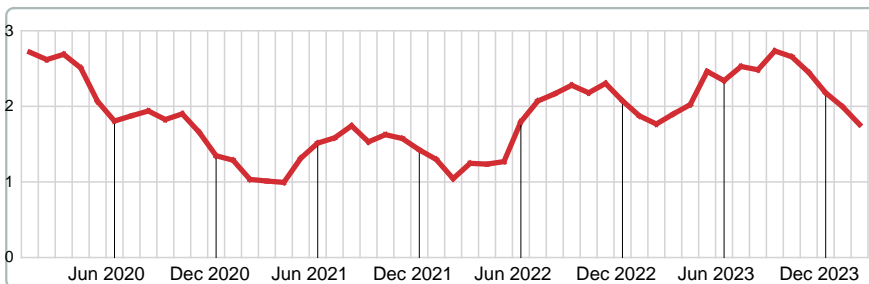
MSI FOR FEBRUARY



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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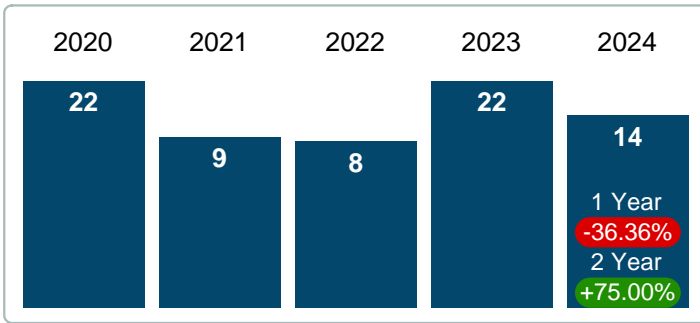
Area Delimited by County Of Creek - Residential Property Type



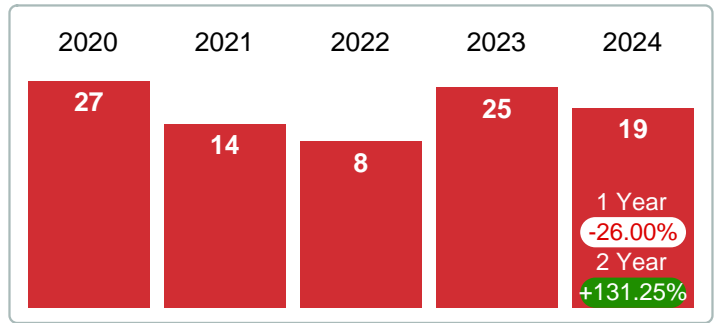
MEDIAN DAYS ON MARKET TO SALE

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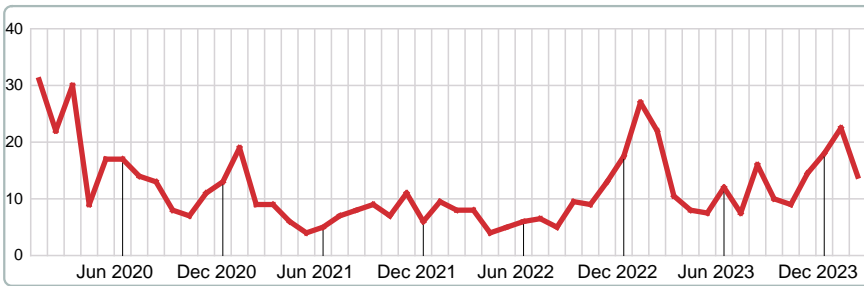
FEBRUARY



YEAR TO DATE (YTD)

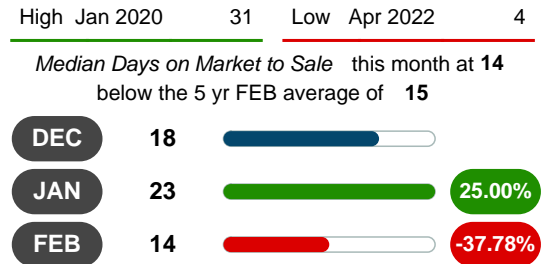


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 15



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	7.69%	17	17	16	0	0
\$75,001 - \$125,000	11.54%	30	47	13	31	0
\$125,001 - \$150,000	7.69%	10	0	5	14	0
\$150,001 - \$225,000	32.69%	10	0	8	28	0
\$225,001 - \$275,000	15.38%	21	29	31	3	13
\$275,001 - \$525,000	11.54%	29	0	46	1	0
\$525,001 and up	13.46%	22	1	12	75	0
Median Closed DOM		14	23	13	21	13
Total Closed Units	100%	14.0	6	36	9	1
Total Closed Volume		12,904,167	1.13M	9.00M	2.54M	235.00K

February 2024



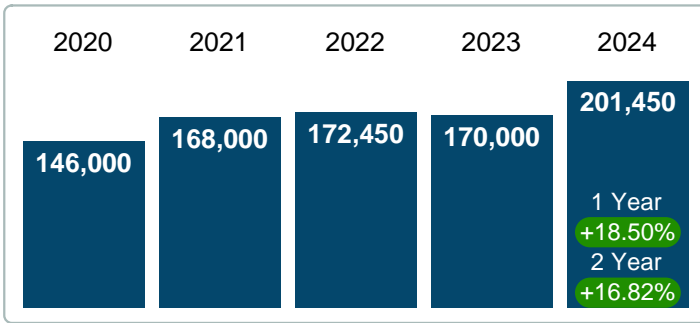
Area Delimited by County Of Creek - Residential Property Type



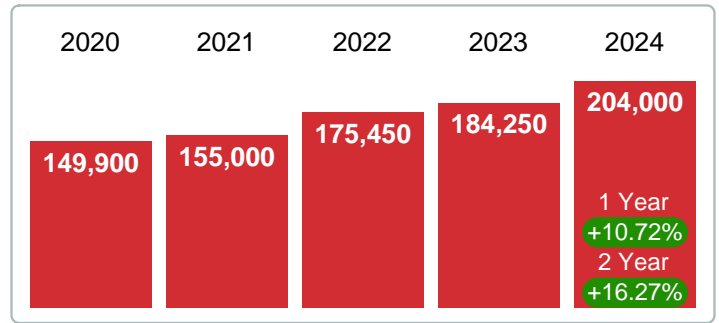
MEDIAN LIST PRICE AT CLOSING

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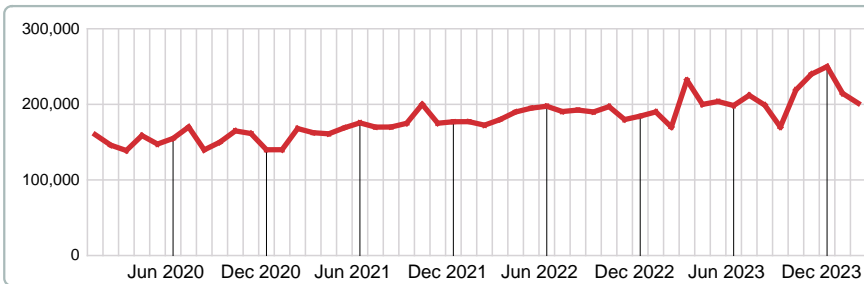
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

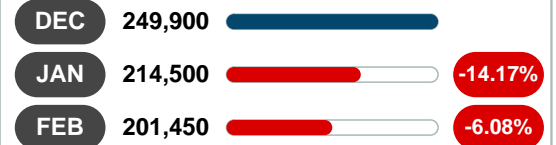


3 MONTHS

5 year FEB AVG = 171,580

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

Median List Price at Closing this month at **201,450**
above the 5 yr FEB average of **171,580**



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	5.77%	66,000	63,000	75,000	0	0
\$75,001 - \$125,000	15.38%	96,000	91,000	97,250	102,450	0
\$125,001 - \$150,000	7.69%	136,450	0	132,900	140,000	0
\$150,001 - \$225,000	32.69%	199,000	0	199,000	182,450	0
\$225,001 - \$275,000	11.54%	239,500	250,000	239,000	239,000	239,999
\$275,001 - \$525,000	13.46%	315,000	0	305,000	360,000	0
\$525,001 and up	13.46%	600,000	652,600	575,925	642,000	0
Median List Price		201,450	91,000	201,450	209,900	239,999
Total Closed Units		52	6	36	9	1
Total Closed Volume		13,016,949	1.21M	8.97M	2.59M	240.00K

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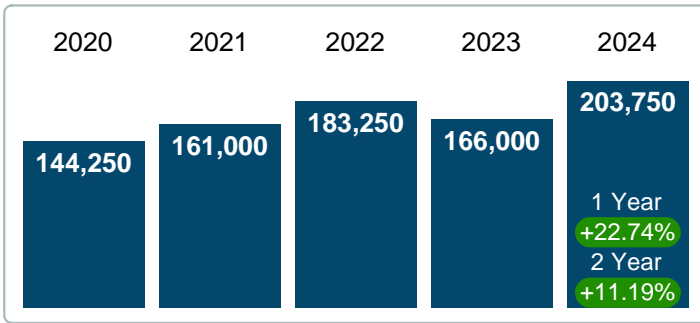
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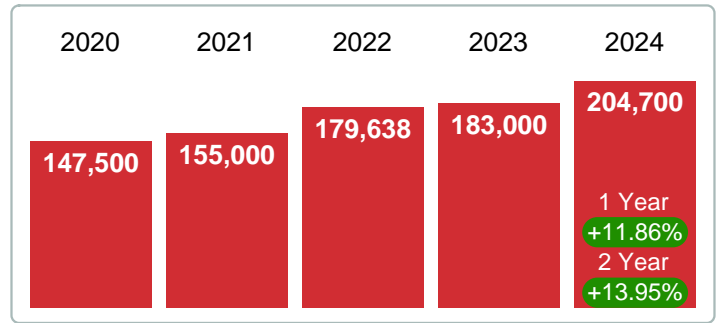
MEDIAN SOLD PRICE AT CLOSING

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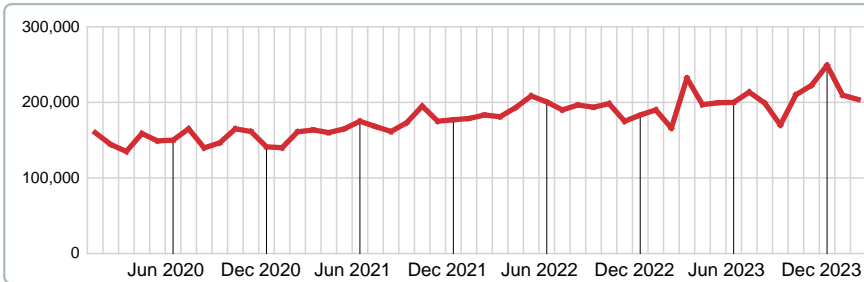
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

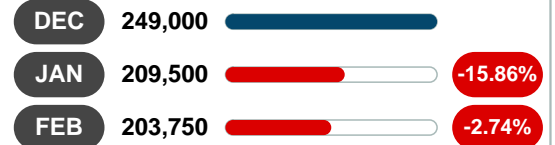


3 MONTHS

5 year FEB AVG = 171,650

High Dec 2023 249,000 Low Mar 2020 135,000

Median Sold Price at Closing this month at **203,750**
above the 5 yr FEB average of **171,650**



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	7.69%	66,500	63,000	70,000	0	0
\$75,001 - \$125,000	11.54%	93,000	96,000	90,000	90,000	0
\$125,001 - \$150,000	7.69%	137,750	0	143,000	132,500	0
\$150,001 - \$225,000	32.69%	193,000	0	193,000	190,450	0
\$225,001 - \$275,000	15.38%	239,500	240,000	239,000	244,500	235,000
\$275,001 - \$525,000	11.54%	332,500	0	308,000	357,000	0
\$525,001 and up	13.46%	600,000	610,000	581,846	624,500	0
Median Sold Price		203,750	85,500	203,750	221,900	235,000
Total Closed Units		52	6	36	9	1
Total Closed Volume		12,904,167	1.13M	9.00M	2.54M	235.00K

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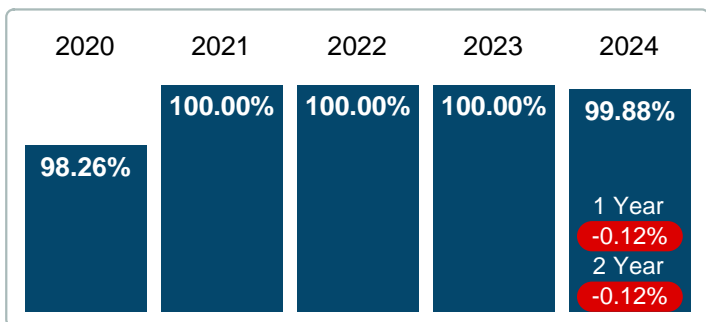
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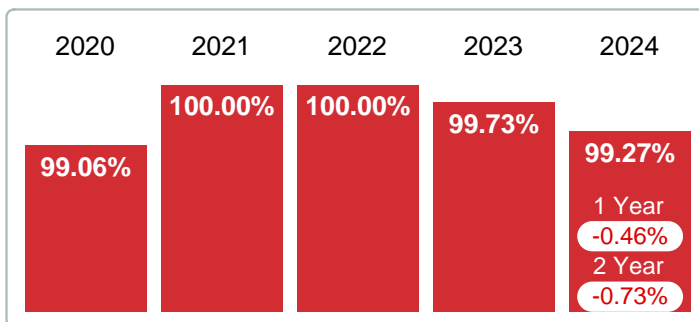
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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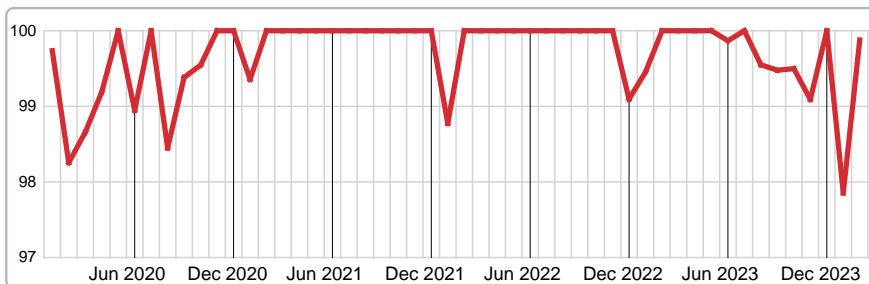
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

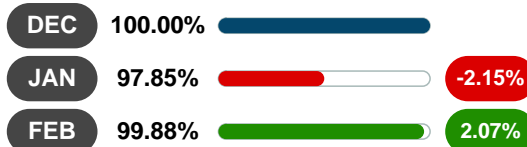


3 MONTHS

5 year FEB AVG = 99.63%

High Dec 2023 100.00% Low Jan 2024 97.85%

Median Sold/List Ratio this month at **99.88%**
equal to 5 yr FEB average of **99.63%**



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	4	7.69%	83.44%	88.24%	78.65%	0.00%	0.00%	
\$75,001 - \$125,000	6	11.54%	96.85%	98.97%	94.74%	90.06%	0.00%	
\$125,001 - \$150,000	4	7.69%	99.88%	0.00%	100.39%	94.64%	0.00%	
\$150,001 - \$225,000	17	32.69%	100.56%	0.00%	100.05%	104.15%	0.00%	
\$225,001 - \$275,000	8	15.38%	99.43%	96.00%	100.00%	102.30%	97.92%	
\$275,001 - \$525,000	6	11.54%	97.87%	0.00%	97.78%	99.17%	0.00%	
\$525,001 and up	7	13.46%	100.00%	93.47%	100.00%	97.68%	0.00%	
Median Sold/List Ratio		99.88%		94.46%	100.00%	100.00%	97.92%	
Total Closed Units		52	100%	99.88%	6	36	9	1
Total Closed Volume		12,904,167			1.13M	9.00M	2.54M	235.00K

February 2024



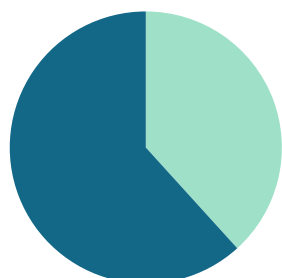
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

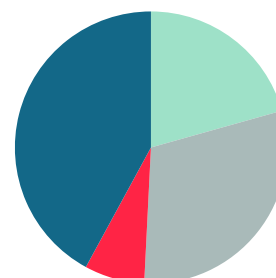


Inventory
 New Listings
75 = 38.27%
 Start Inventory
121
 Total Inventory Units
196
 Volume
\$62,727,068

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%
Median List Price	170,000	201,450	18.50%	184,250	204,000	10.72%
Median Sale Price	166,000	203,750	22.74%	183,000	204,700	11.86%
Median Percent of Selling Price to List Price	100.00%	99.88%	-0.12%	99.73%	99.27%	-0.46%
Median Days on Market to Sale	22.00	14.00	-36.36%	25.00	18.50	-26.00%
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

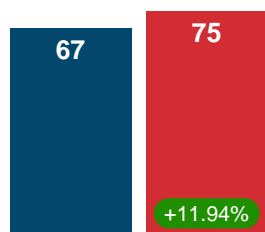
Inventory on February 29, 2024 = **106**

2023 **2024**

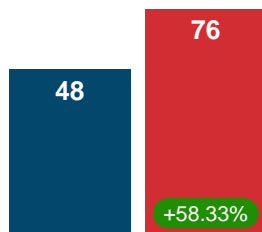
FEBRUARY MARKET

MEDIAN PRICES

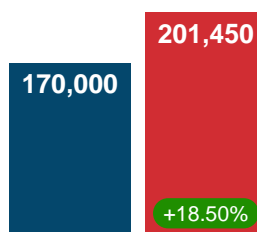
New Listings



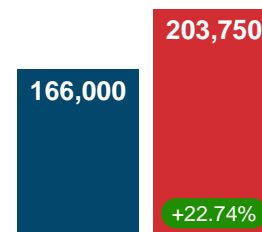
Pending Listings



List Price



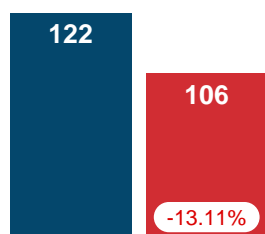
Sale Price



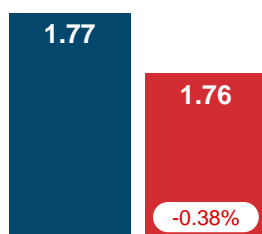
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

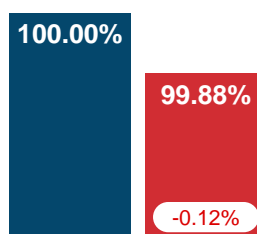
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

