

March 2024



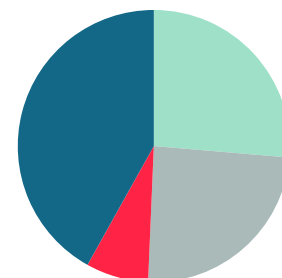
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	March 2024	+/-%
Closed Listings	56	78	39.29%
Pending Listings	85	72	-15.29%
New Listings	97	102	5.15%
Average List Price	267,387	235,019	-12.11%
Average Sale Price	262,749	229,590	-12.62%
Average Percent of Selling Price to List Price	97.71%	97.79%	0.08%
Average Days on Market to Sale	36.32	39.54	8.86%
End of Month Inventory	125	124	-0.80%
Months Supply of Inventory	1.90	2.00	5.19%



■ Closed (26.35%)
■ Pending (24.32%)
■ Other OffMarket (7.43%)
■ Active (41.89%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of March 31, 2024 = **124**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2024 decreased **0.80%** to 124 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **2.00** 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 **12.62%** in March 2024 to \$229,590 versus the previous year at \$262,749.

Average Days on Market Lengthens

The average number of **39.54** days that homes spent on the market before selling increased by 3.22 days or **8.86%** in March 2024 compared to last year's same month at **36.32** DOM.

Sales Success for March 2024 is Positive

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

There were 102 New Listings in March 2024, up **5.15%** from last year at 97. Furthermore, there were 78 Closed Listings this month versus last year at 56, a **39.29%** increase.

Closed versus Listed trends yielded a **76.5%** ratio, up from previous year's, March 2023, at **57.7%**, a **32.46%** upswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

March 2024



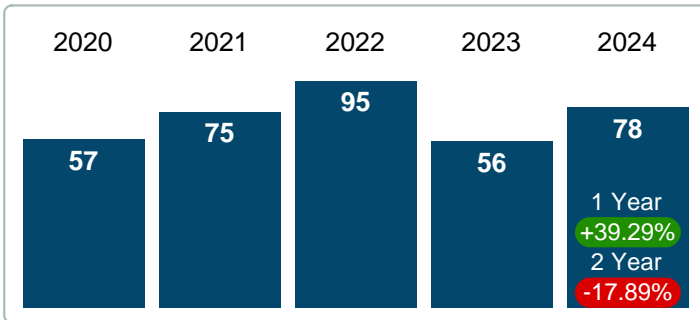
Area Delimited by County Of Creek - Residential Property Type



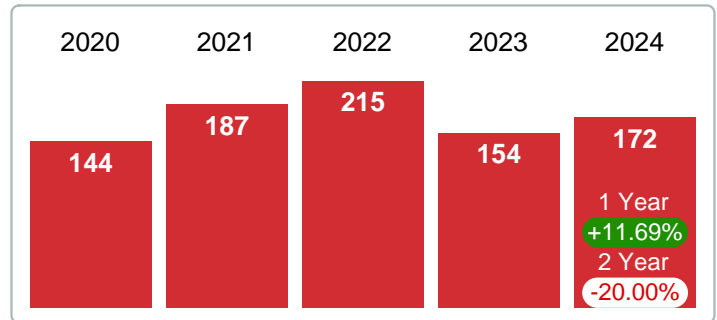
CLOSED LISTINGS

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

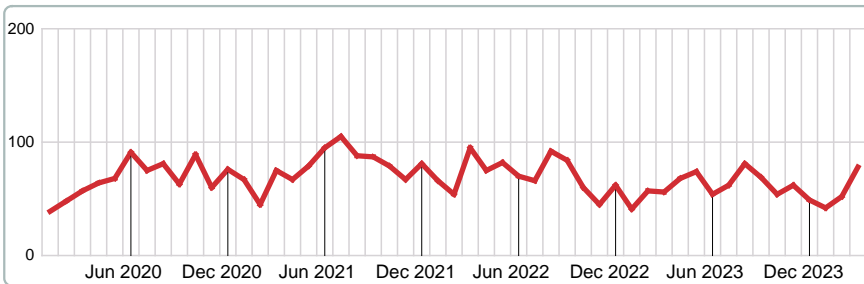
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 72

High Jul 2021 105 Low Jan 2020 39

Closed Listings this month at **78**
above the 5 yr MAR average of **72**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.41%	103.8	4	0	0	1
\$50,001 - \$100,000	7	8.97%	10.6	6	1	0	0
\$100,001 - \$150,000	14	17.95%	21.8	5	6	3	0
\$150,001 - \$225,000	20	25.64%	29.5	4	14	2	0
\$225,001 - \$275,000	7	8.97%	28.0	0	5	2	0
\$275,001 - \$425,000	18	23.08%	35.6	1	10	6	1
\$425,001 and up	7	8.97%	108.6	0	2	4	1
Total Closed Units	78			20	38	17	3
Total Closed Volume	17,908,032	100%	39.5	2.30M	8.86M	5.60M	1.15M
Average Closed Price	\$229,590			\$114,945	\$233,228	\$329,499	\$381,667

March 2024



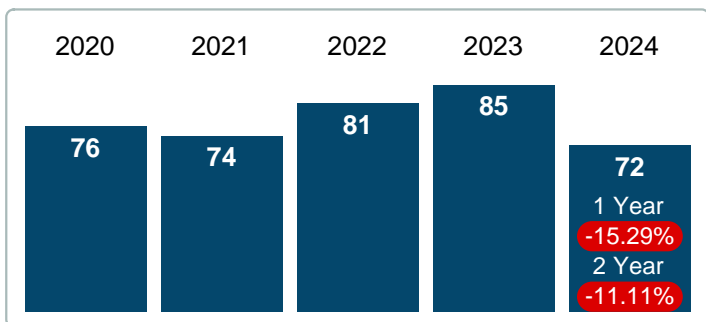
Area Delimited by County Of Creek - Residential Property Type



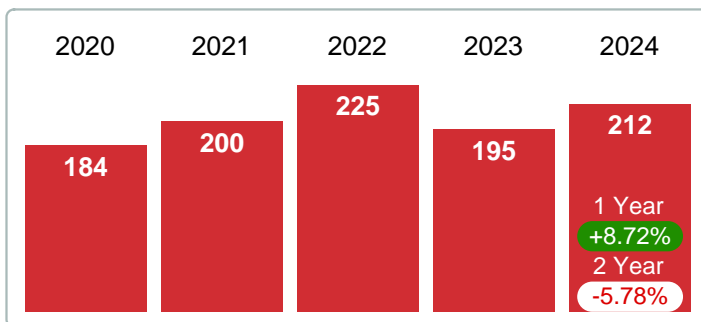
PENDING LISTINGS

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

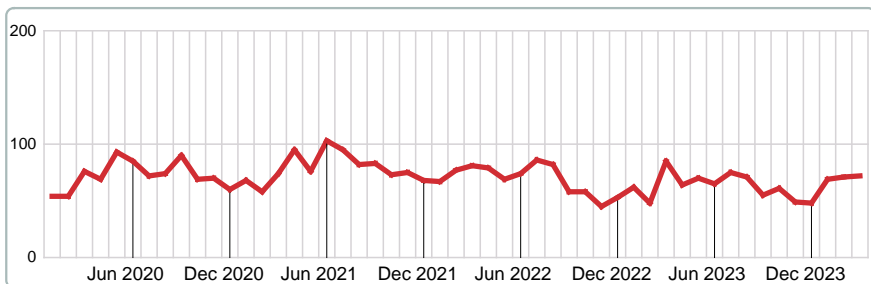
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

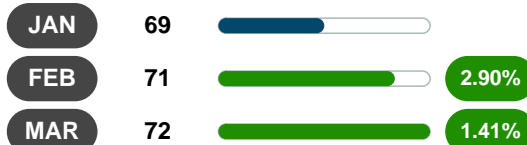


3 MONTHS

5 year MAR AVG = 78

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at 72 below the 5 yr MAR average of 78



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	5.56%	16.0	1	3	0	0
\$75,001 - \$125,000	8	11.11%	14.9	6	2	0	0
\$125,001 - \$150,000	13	18.06%	10.1	5	7	1	0
\$150,001 - \$250,000	22	30.56%	16.4	1	14	6	1
\$250,001 - \$275,000	5	6.94%	25.6	1	3	1	0
\$275,001 - \$400,000	11	15.28%	47.0	2	4	5	0
\$400,001 and up	9	12.50%	71.2	0	5	3	1
Total Pending Units	72			16	38	16	2
Total Pending Volume	17,578,619	100%	39.9	2.59M	8.86M	5.18M	949.00K
Average Listing Price	\$294,198			\$162,019	\$233,112	\$323,692	\$474,500

March 2024



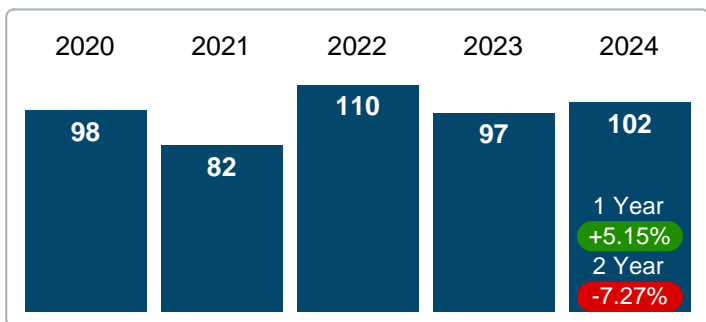
Area Delimited by County Of Creek - Residential Property Type



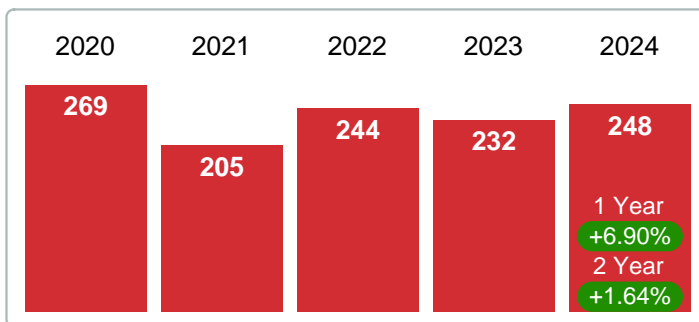
NEW LISTINGS

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

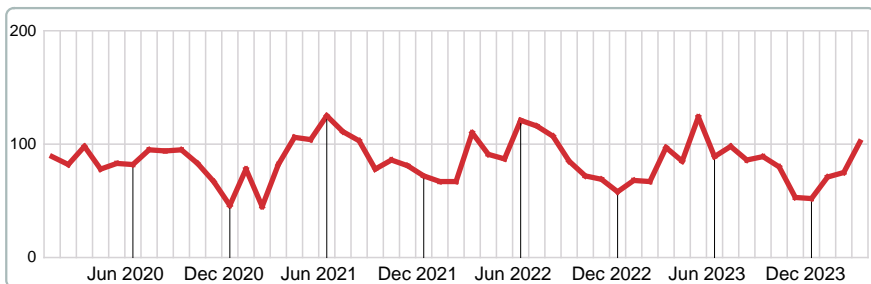
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

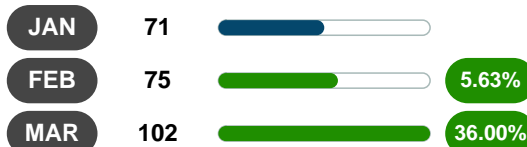


3 MONTHS

5 year MAR AVG = 98

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **102**
above the 5 yr MAR average of **98**



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	11	10.78%	7	3	1	0
\$100,001 - \$125,000	4	3.92%	2	1	1	0
\$125,001 - \$200,000	23	22.55%	6	16	0	1
\$200,001 - \$250,000	26	25.49%	1	17	7	1
\$250,001 - \$375,000	15	14.71%	2	6	5	2
\$375,001 - \$525,000	11	10.78%	1	2	7	1
\$525,001 and up	12	11.76%	0	2	8	2
Total New Listed Units	102		19	47	29	7
Total New Listed Volume	30,065,690	100%	3.04M	11.34M	13.03M	2.65M
Average New Listed Listing Price	\$245,931		\$160,168	\$241,289	\$449,290	\$378,929

March 2024



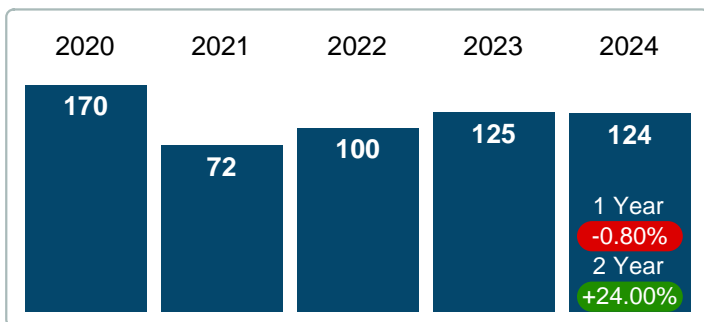
Area Delimited by County Of Creek - Residential Property Type



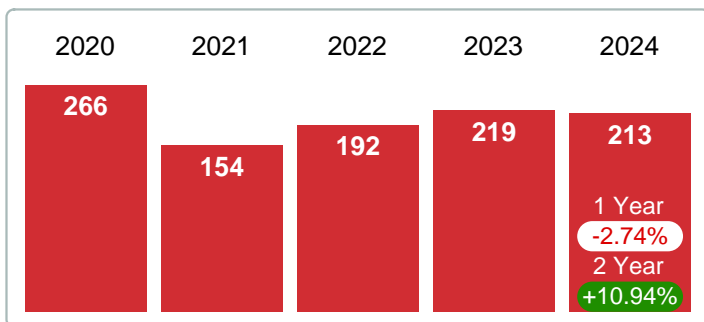
ACTIVE INVENTORY

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

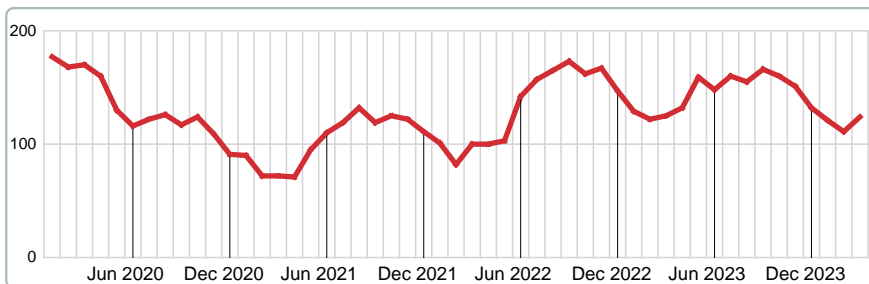
END OF MARCH



ACTIVE DURING MARCH

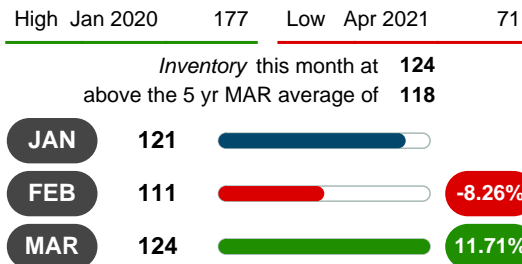


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 118



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	10	8.06%	45.2	6	3	1	0
\$100,001 - \$150,000	18	14.52%	71.9	6	11	1	0
\$150,001 - \$200,000	14	11.29%	57.1	2	10	0	2
\$200,001 - \$325,000	37	29.84%	58.2	4	20	11	2
\$325,001 - \$500,000	16	12.90%	71.5	1	5	5	5
\$500,001 - \$775,000	15	12.10%	66.7	0	4	7	4
\$775,001 and up	14	11.29%	83.4	1	3	6	4
Total Active Inventory by Units	124			20	56	31	17
Total Active Inventory by Volume	49,323,400	100%	64.6	3.90M	16.54M	16.79M	12.09M
Average Active Inventory Listing Price	\$397,769			\$195,030	\$295,343	\$541,639	\$711,341

March 2024



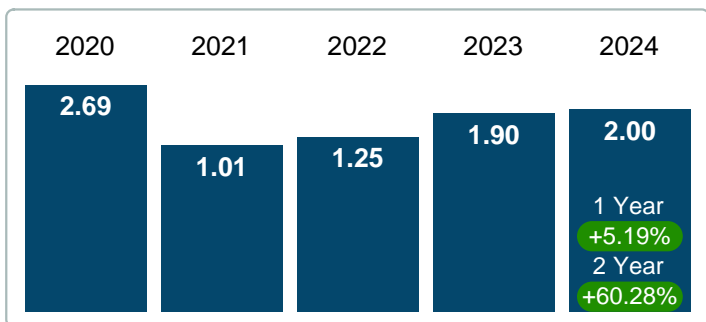
Area Delimited by County Of Creek - Residential Property Type



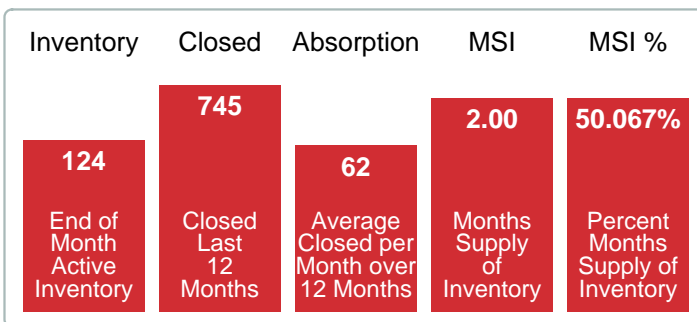
MONTHS SUPPLY of INVENTORY (MSI)

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

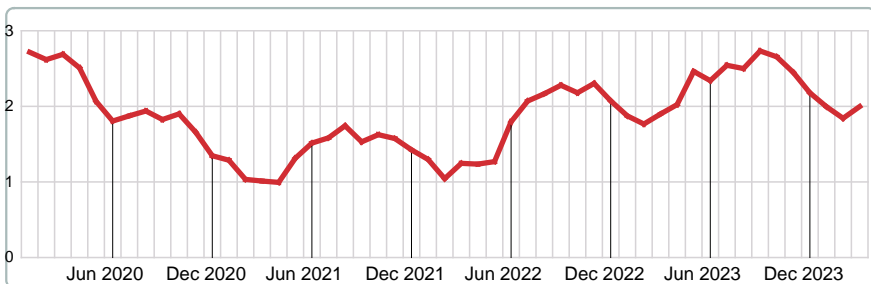
MSI FOR MARCH



INDICATORS FOR MARCH 2024

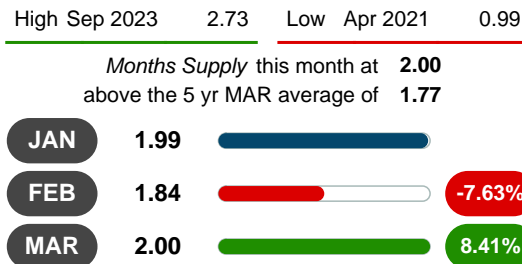


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.77



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	10	8.06%	1.25	1.60	0.80	3.00	0.00
\$100,001 - \$150,000	18	14.52%	1.85	2.18	1.97	0.86	0.00
\$150,001 - \$200,000	14	11.29%	1.11	1.71	1.03	0.00	8.00
\$200,001 - \$325,000	37	29.84%	1.93	4.00	1.46	2.64	6.00
\$325,001 - \$500,000	16	12.90%	1.98	2.40	1.30	1.54	8.57
\$500,001 - \$775,000	15	12.10%	4.00	0.00	3.00	3.82	8.00
\$775,001 and up	14	11.29%	21.00	0.00	0.00	18.00	12.00
Market Supply of Inventory (MSI)			2.00	2.18	1.48	2.46	7.03
Total Active Inventory by Units		100%	2.00	20	56	31	17

March 2024



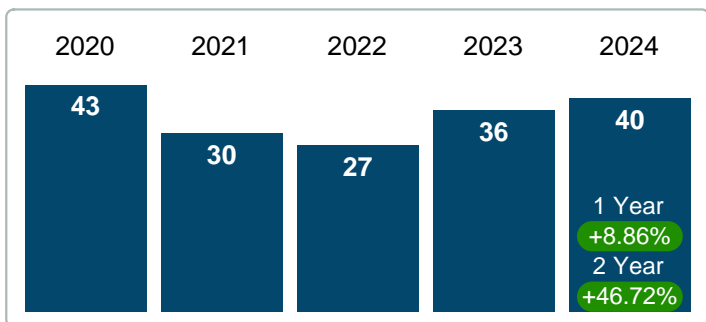
Area Delimited by County Of Creek - Residential Property Type



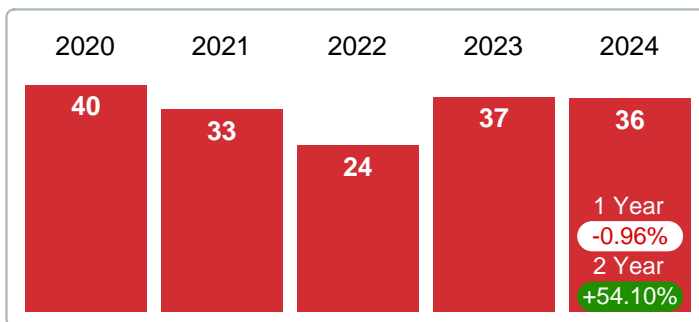
AVERAGE DAYS ON MARKET TO SALE

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

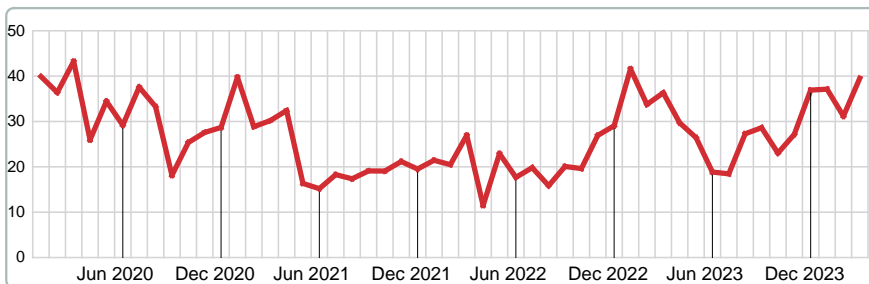
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 35

High Mar 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 40 above the 5 yr MAR average of 35

- JAN 37
- FEB 31 (-16.02%)
- MAR 40 (26.84%)

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
\$50,000 and less	6.41%	104	49	0	0	325
\$50,001 - \$100,000	8.97%	11	12	5	0	0
\$100,001 - \$150,000	17.95%	22	3	47	3	0
\$150,001 - \$225,000	25.64%	30	45	24	38	0
\$225,001 - \$275,000	8.97%	28	0	30	22	0
\$275,001 - \$425,000	23.08%	36	13	24	58	46
\$425,001 and up	8.97%	109	0	152	92	90
Average Closed DOM		40	24	35	49	154
Total Closed Units	100%	40	20	38	17	3
Total Closed Volume		17,908,032	2.30M	8.86M	5.60M	1.15M

March 2024



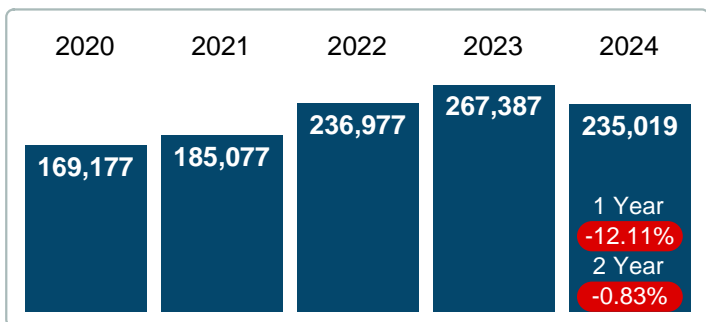
Area Delimited by County Of Creek - Residential Property Type



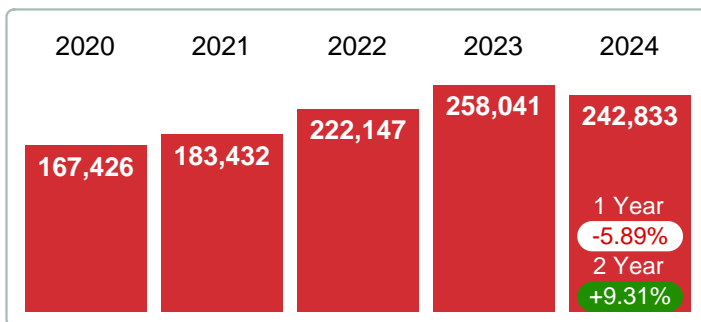
AVERAGE LIST PRICE AT CLOSING

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

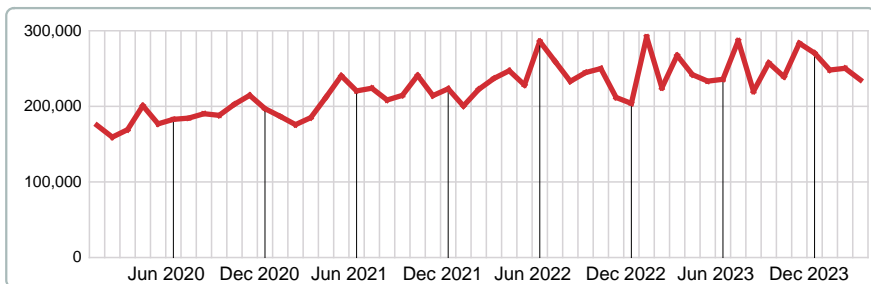
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

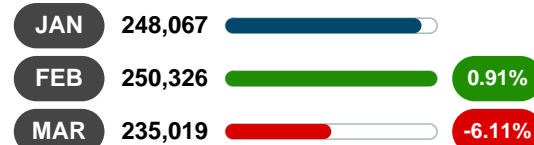


3 MONTHS

5 year MAR AVG = 218,727

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

Average List Price at Closing this month at **235,019**
above the 5 yr MAR average of **218,727**



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
\$50,000 and less	6.41%	40,980	40,350	0	0	50,000
\$50,001 - \$100,000	7.69%	80,217	80,650	110,000	0	0
\$100,001 - \$150,000	20.51%	129,506	125,960	126,067	138,967	0
\$150,001 - \$225,000	24.36%	188,315	173,850	191,613	174,950	0
\$225,001 - \$275,000	11.54%	251,343	0	250,540	237,245	0
\$275,001 - \$425,000	19.23%	326,426	420,000	300,430	357,681	335,900
\$425,001 and up	10.26%	604,588	0	594,500	593,425	799,000
Average List Price		235,019	119,525	236,710	338,887	394,967
Total Closed Units	100%	235,019	20	38	17	3
Total Closed Volume		18,331,453	2.39M	8.99M	5.76M	1.18M

March 2024



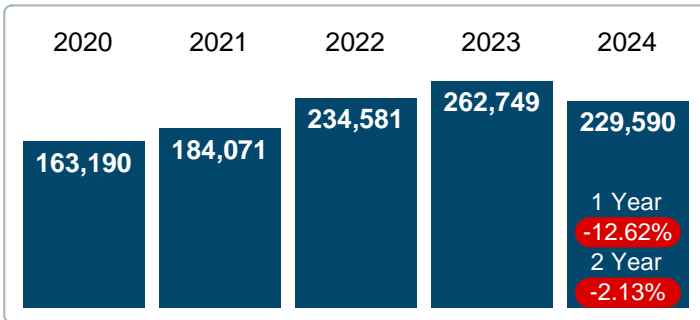
Area Delimited by County Of Creek - Residential Property Type



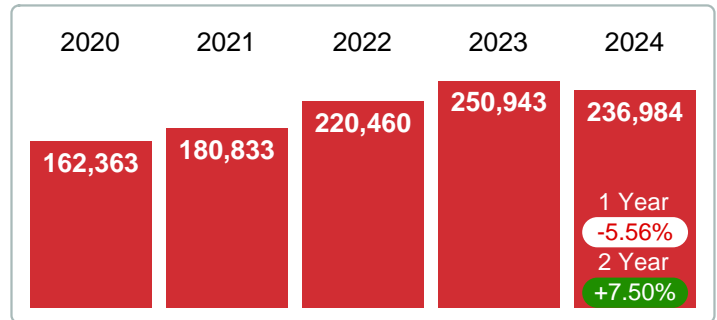
AVERAGE SOLD PRICE AT CLOSING

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

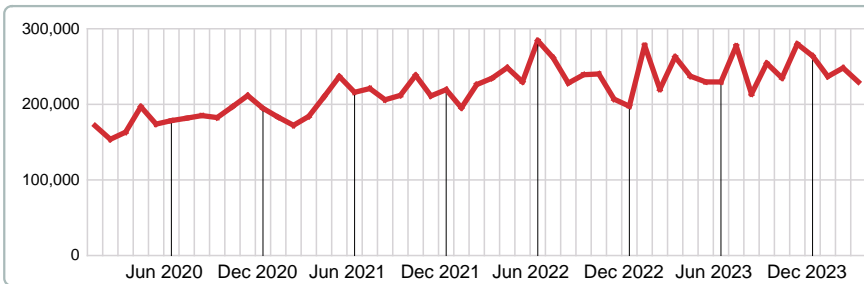
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

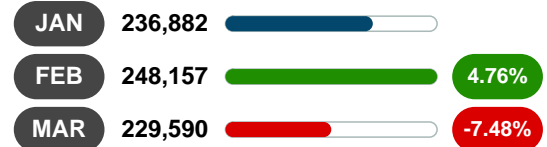


3 MONTHS

5 year MAR AVG = 214,836

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

Average Sold Price at Closing this month at **229,590** above the 5 yr MAR average of **214,836**



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
\$50,000 and less	6.41%	39,300	36,625	0	0	50,000
\$50,001 - \$100,000	8.97%	79,286	77,500	90,000	0	0
\$100,001 - \$150,000	17.95%	127,036	122,900	126,334	135,333	0
\$150,001 - \$225,000	25.64%	183,143	165,500	190,061	170,000	0
\$225,001 - \$275,000	8.97%	242,627	0	244,780	237,245	0
\$275,001 - \$425,000	23.08%	322,327	410,900	300,490	341,848	335,000
\$425,001 and up	8.97%	602,129	0	562,500	582,475	760,000
Average Sold Price		229,590	114,945	233,228	329,499	381,667
Total Closed Units	100%	229,590	20	38	17	3
Total Closed Volume		17,908,032	2.30M	8.86M	5.60M	1.15M

March 2024



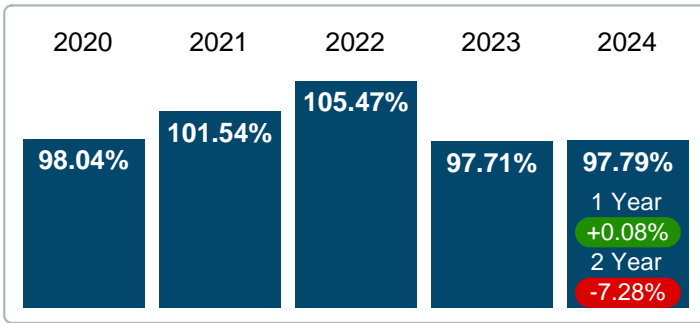
Area Delimited by County Of Creek - Residential Property Type



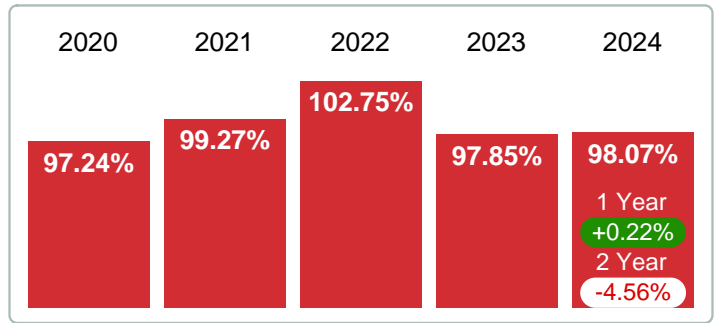
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

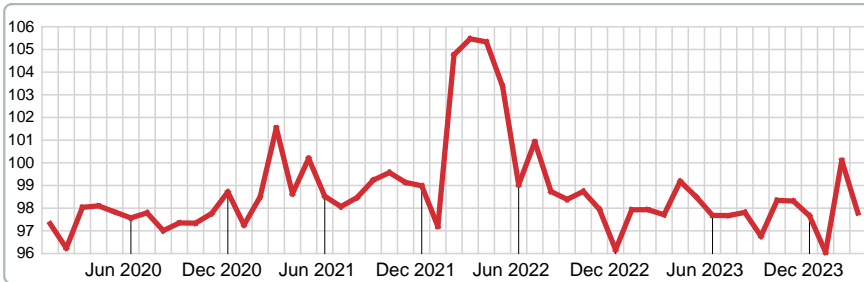
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

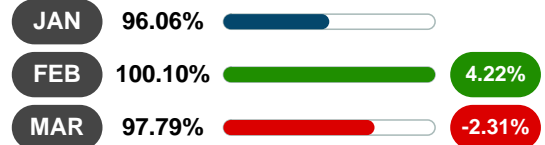


3 MONTHS

5 year MAR AVG = 100.11%

High Mar 2022 105.47% Low Jan 2024 96.06%

Average Sold/List Ratio this month at **97.79%**
below the 5 yr MAR average of **100.11%**



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
\$50,000 and less	5	6.41%	91.69%	89.61%	0.00%	0.00%	100.00%
\$50,001 - \$100,000	7	8.97%	96.08%	98.45%	81.82%	0.00%	0.00%
\$100,001 - \$150,000	14	17.95%	98.79%	97.68%	100.35%	97.51%	0.00%
\$150,001 - \$225,000	20	25.64%	98.55%	96.19%	99.30%	97.95%	0.00%
\$225,001 - \$275,000	7	8.97%	98.32%	0.00%	97.64%	100.00%	0.00%
\$275,001 - \$425,000	18	23.08%	98.57%	97.83%	100.17%	95.85%	99.73%
\$425,001 and up	7	8.97%	97.14%	0.00%	95.67%	98.37%	95.12%
Average Sold/List Ratio		97.80%		96.01%	98.83%	97.47%	98.28%
Total Closed Units		78	100%	20	38	17	3
Total Closed Volume		17,908,032		2.30M	8.86M	5.60M	1.15M

March 2024



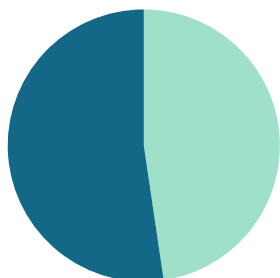
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

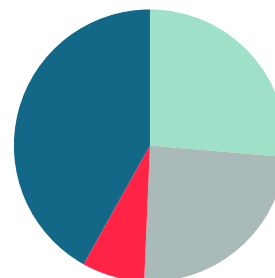


Inventory
 New Listings
102 = 47.66%
 Start Inventory
112
 Total Inventory Units
214
 Volume
\$71,580,949

Market Activity

Closed Sales
78 = 26.35%
 Pending Sales
72 = 24.32%
 Other Off Market
22 = 7.43%
 Active Inventory
124 = 41.89%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	56	78	39.29%	154	172	11.69%
Pending Sales	85	72	-15.29%	195	212	8.72%
New Listings	97	102	5.15%	232	248	6.90%
Average List Price	267,387	235,019	-12.11%	258,041	242,833	-5.89%
Average Sale Price	262,749	229,590	-12.62%	250,943	236,984	-5.56%
Average Percent of Selling Price to List Price	97.71%	97.79%	0.08%	97.85%	98.07%	0.22%
Average Days on Market to Sale	36.32	39.54	8.86%	36.77	36.42	-0.96%
Monthly Inventory	125	124	-0.80%	125	124	-0.80%
Months Supply of Inventory	1.90	2.00	5.19%	1.90	2.00	5.19%

Absorption: Last 12 months, an Average of **62** Sales/Month

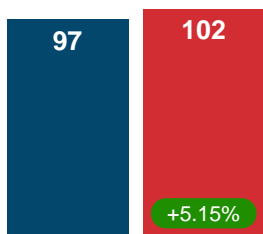
Inventory on March 31, 2024 = **124**

2023 **2024**

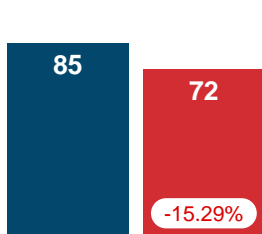
MARCH MARKET

AVERAGE PRICES

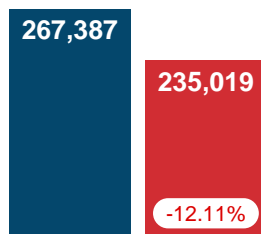
New Listings



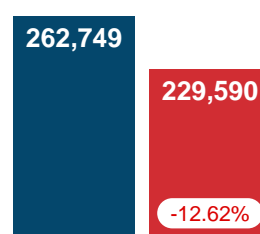
Pending Listings



List Price



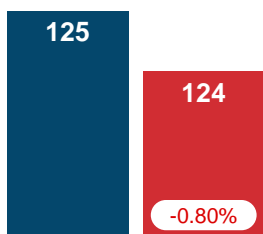
Sale Price



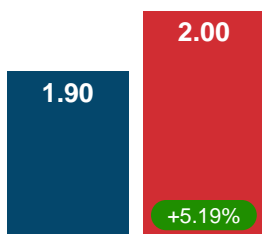
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

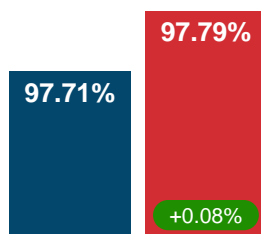
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

