

March 2024



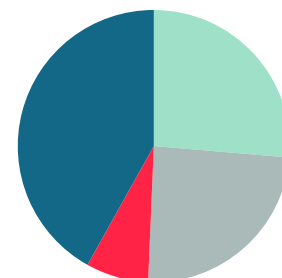
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	232,000	201,950	-12.95%
Median Sale Price	232,000	191,000	-17.67%
Median Percent of Selling Price to List Price	100.00%	98.96%	-1.04%
Median Days on Market to Sale	10.50	13.50	28.57%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **17.67%** in March 2024 to \$191,000 versus the previous year at \$232,000.

Median Days on Market Lengthens

The median number of **13.50** days that homes spent on the market before selling increased by 3.00 days or **28.57%** in March 2024 compared to last year's same month at **10.50** DOM.

Sales Success for March 2024 is Positive

Overall, with Median 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.

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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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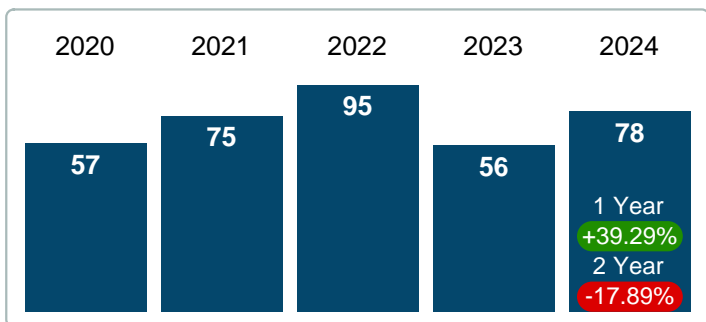
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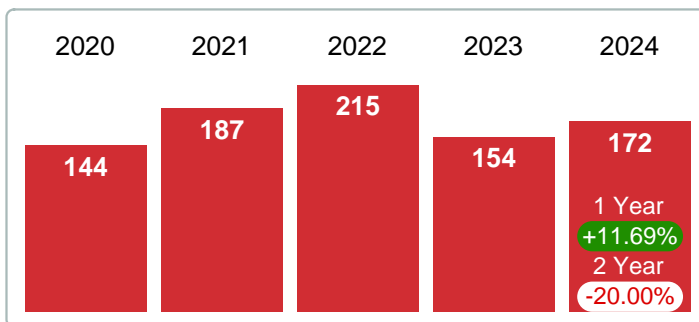
CLOSED LISTINGS

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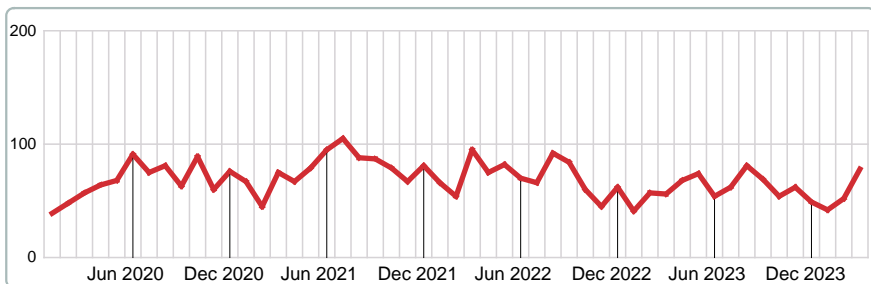
MARCH



YEAR TO DATE (YTD)

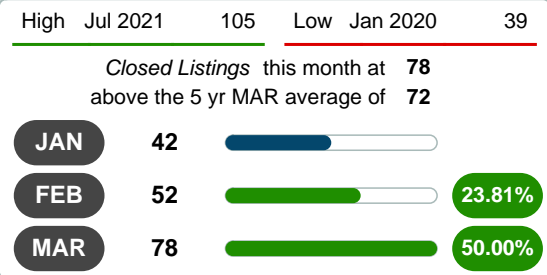


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 72



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.41%	10.0	4	0	0	1
\$50,001 - \$100,000	7	8.97%	8.0	6	1	0	0
\$100,001 - \$150,000	14	17.95%	3.5	5	6	3	0
\$150,001 - \$225,000	20	25.64%	18.0	4	14	2	0
\$225,001 - \$275,000	7	8.97%	5.0	0	5	2	0
\$275,001 - \$425,000	18	23.08%	25.5	1	10	6	1
\$425,001 and up	7	8.97%	90.0	0	2	4	1
Total Closed Units	78			20	38	17	3
Total Closed Volume	17,908,032	100%	13.5	2.30M	8.86M	5.60M	1.15M
Median Closed Price	\$191,000			\$105,500	\$214,450	\$293,800	\$335,000

March 2024



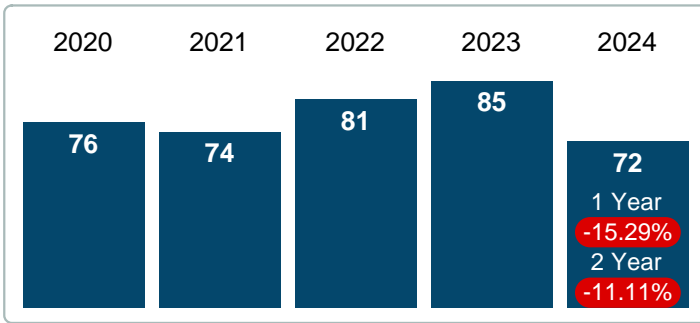
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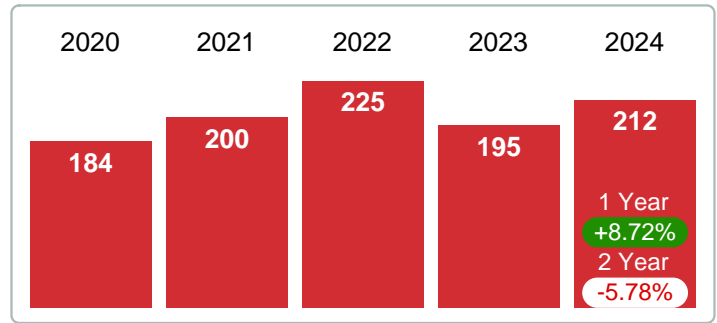
PENDING LISTINGS

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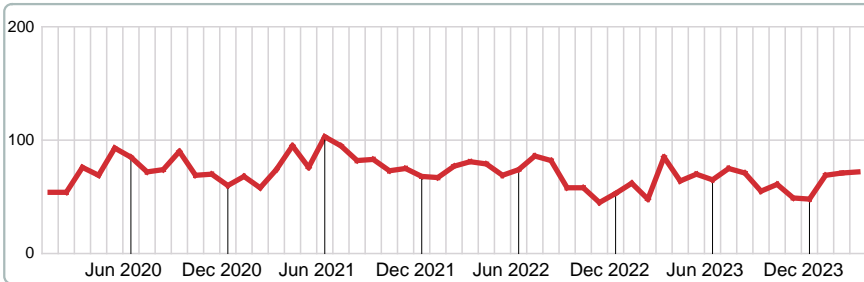
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

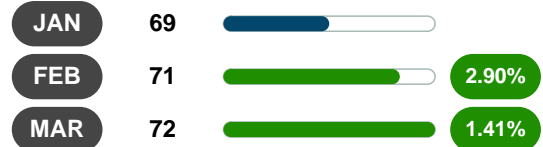


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.56%	17.5	1	3	0	0
\$75,001 - \$125,000	8	11.11%	7.0	6	2	0	0
\$125,001 - \$150,000	13	18.06%	10.0	5	7	1	0
\$150,001 - \$250,000	22	30.56%	8.5	1	14	6	1
\$250,001 - \$275,000	5	6.94%	15.0	1	3	1	0
\$275,001 - \$400,000	11	15.28%	5.0	2	4	5	0
\$400,001 and up	9	12.50%	14.0	0	5	3	1
Total Pending Units	72			16	38	16	2
Total Pending Volume	17,578,619	100%	8.0	2.59M	8.86M	5.18M	949.00K
Median Listing Price	\$214,950			\$145,000	\$197,500	\$287,400	\$474,500

March 2024



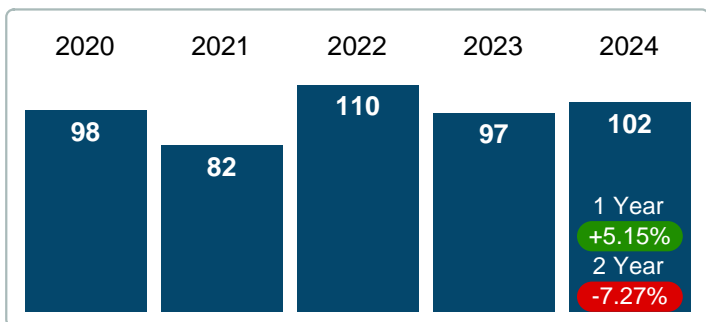
Area Delimited by County Of Creek - Residential Property Type



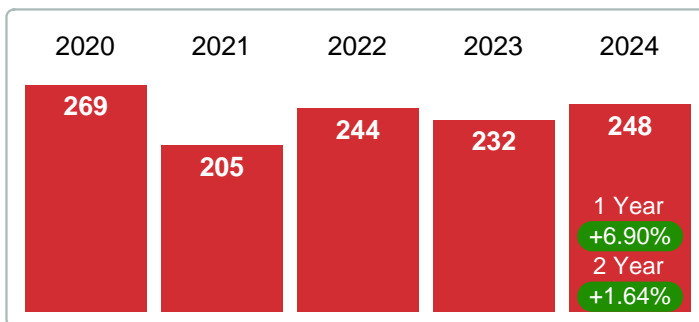
NEW LISTINGS

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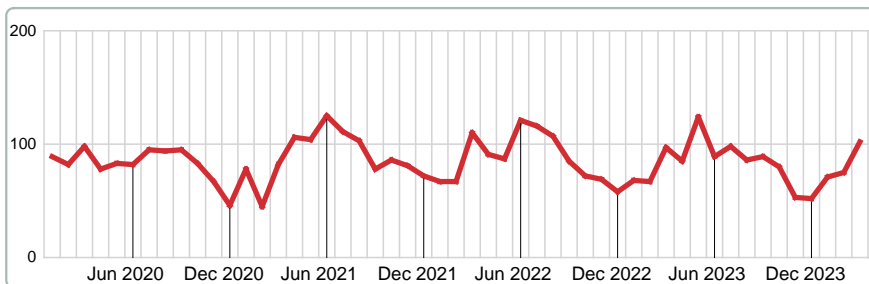
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

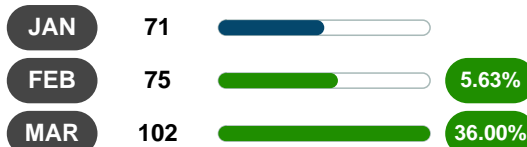


3 MONTHS

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
Median New Listed Listing Price	\$229,900		\$145,000	\$208,270	\$385,000	\$355,000

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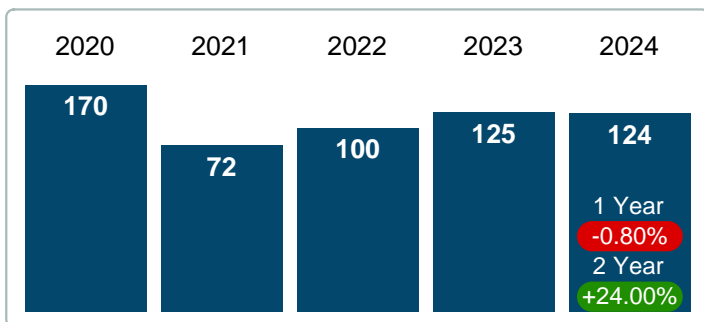
Area Delimited by County Of Creek - Residential Property Type



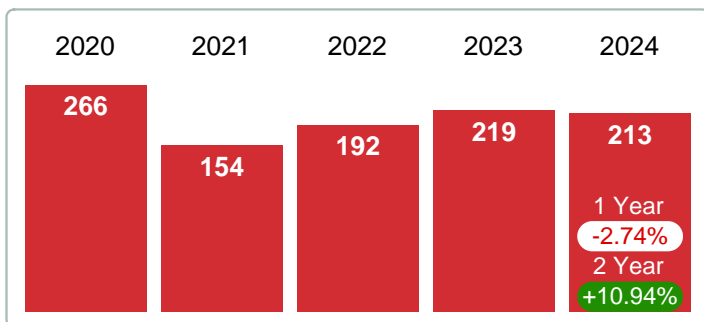
ACTIVE INVENTORY

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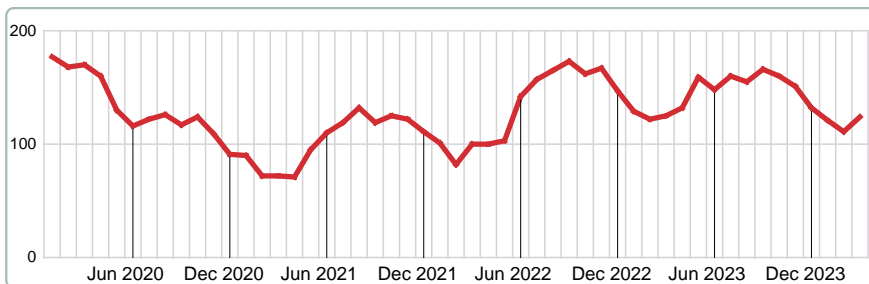
END OF MARCH



ACTIVE DURING MARCH

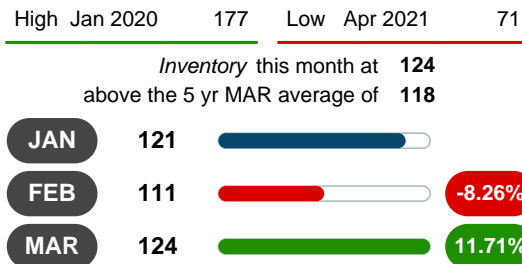


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 118



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	8.06%	12.5	6	3	1	0
\$100,001 - \$150,000	18	14.52%	51.0	6	11	1	0
\$150,001 - \$200,000	14	11.29%	32.5	2	10	0	2
\$200,001 - \$325,000	37	29.84%	27.0	4	20	11	2
\$325,001 - \$500,000	16	12.90%	35.5	1	5	5	5
\$500,001 - \$775,000	15	12.10%	37.0	0	4	7	4
\$775,001 and up	14	11.29%	46.0	1	3	6	4
Total Active Inventory by Units	124			20	56	31	17
Total Active Inventory by Volume	49,323,400	100%	32.0	3.90M	16.54M	16.79M	12.09M
Median Active Inventory Listing Price	\$249,450			\$144,950	\$211,750	\$479,000	\$424,000

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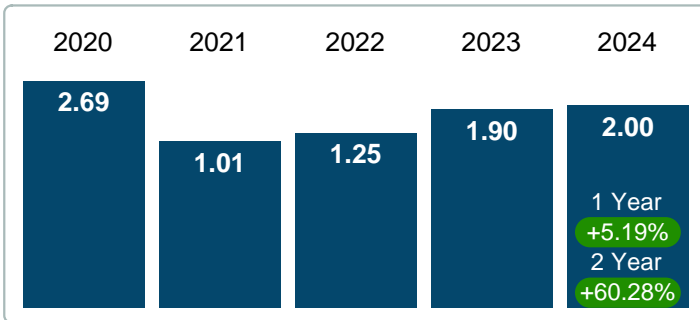
Area Delimited by County Of Creek - Residential Property Type



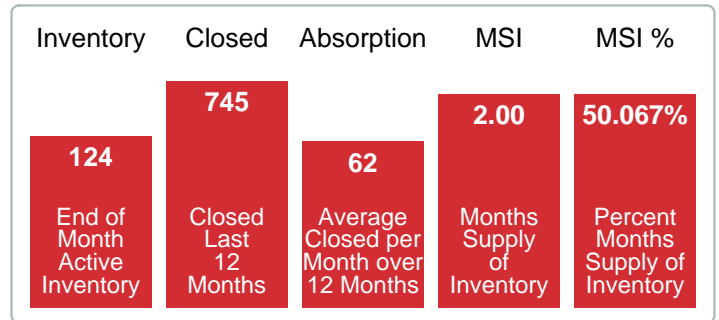
MONTHS SUPPLY of INVENTORY (MSI)

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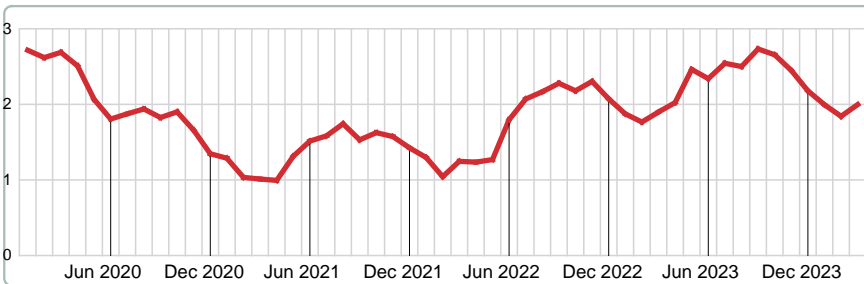
MSI FOR MARCH



INDICATORS FOR MARCH 2024

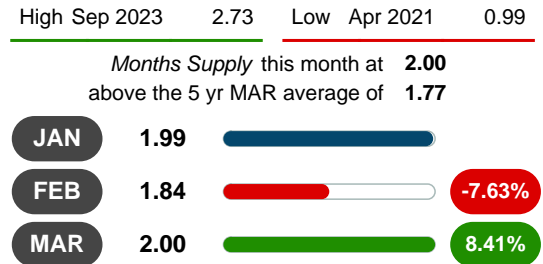


5 YEAR MARKET ACTIVITY TRENDS



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

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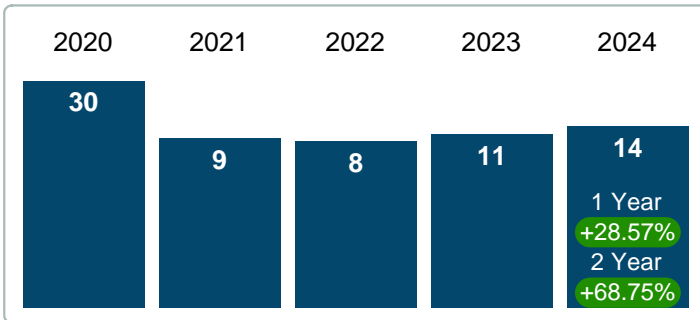
Area Delimited by County Of Creek - Residential Property Type



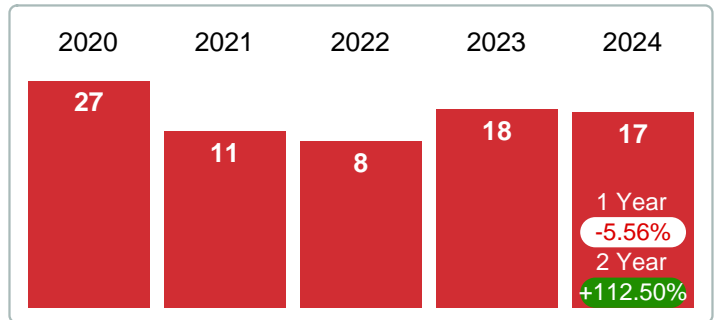
MEDIAN DAYS ON MARKET TO SALE

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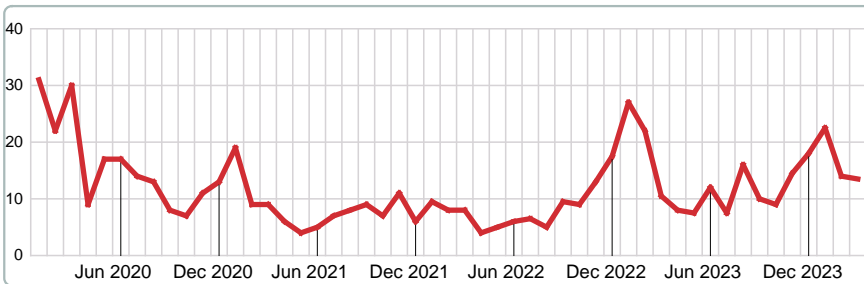
MARCH



YEAR TO DATE (YTD)

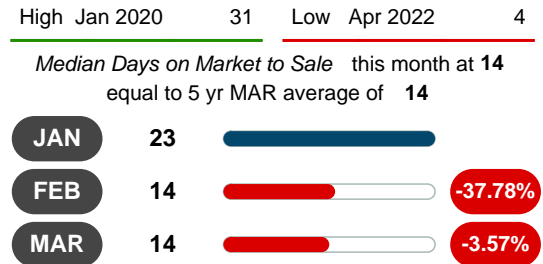


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 14



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
\$50,000 and less	5	6.41%	10	6	0	0	325
\$50,001 - \$100,000	7	8.97%	8	10	5	0	0
\$100,001 - \$150,000	14	17.95%	4	2	22	3	0
\$150,001 - \$225,000	20	25.64%	18	19	11	38	0
\$225,001 - \$275,000	7	8.97%	5	0	5	22	0
\$275,001 - \$425,000	18	23.08%	26	13	20	45	46
\$425,001 and up	7	8.97%	90	0	152	96	90
Median Closed DOM	14			7	16	30	90
Total Closed Units	78	100%	13.5	20	38	17	3
Total Closed Volume	17,908,032			2.30M	8.86M	5.60M	1.15M

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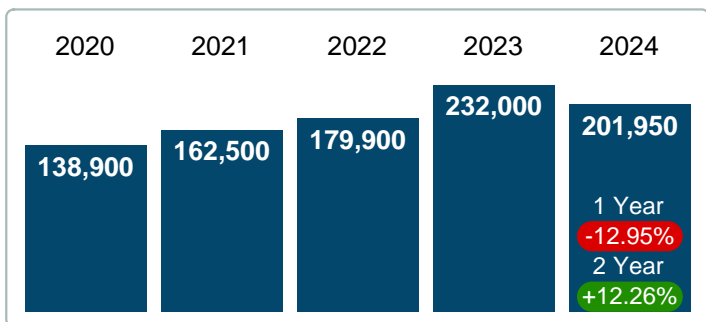
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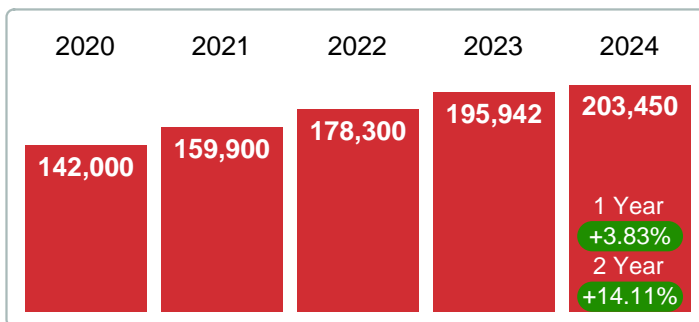
MEDIAN LIST PRICE AT CLOSING

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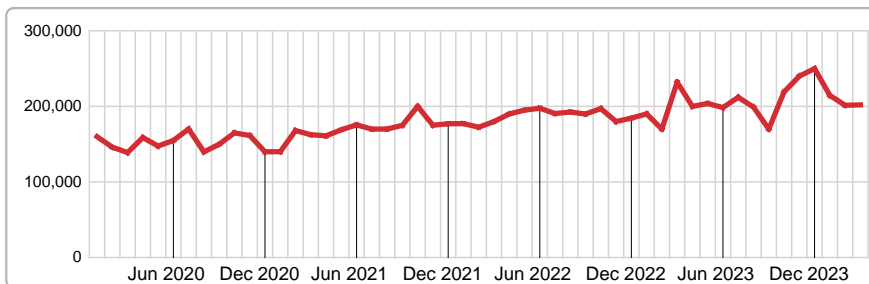
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

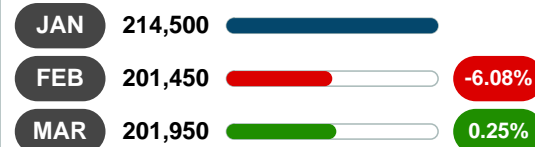


3 MONTHS

5 year MAR AVG = 183,050

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

Median List Price at Closing this month at **201,950**
above the 5 yr MAR average of **183,050**



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
\$50,000 and less	6.41%	45,000	37,500	0	0	50,000
\$50,001 - \$100,000	7.69%	80,000	70,000	99,900	0	0
\$100,001 - \$150,000	20.51%	127,500	120,950	126,250	145,950	0
\$150,001 - \$225,000	24.36%	185,000	161,750	192,000	200,000	0
\$225,001 - \$275,000	11.54%	249,900	0	257,000	237,245	0
\$275,001 - \$425,000	19.23%	309,900	420,000	306,000	309,900	335,900
\$425,001 and up	10.26%	592,400	0	594,500	569,900	799,000
Median List Price		201,950	109,450	219,500	309,000	335,900
Total Closed Units	100%	201,950	20	38	17	3
Total Closed Volume		18,331,453	2.39M	8.99M	5.76M	1.18M

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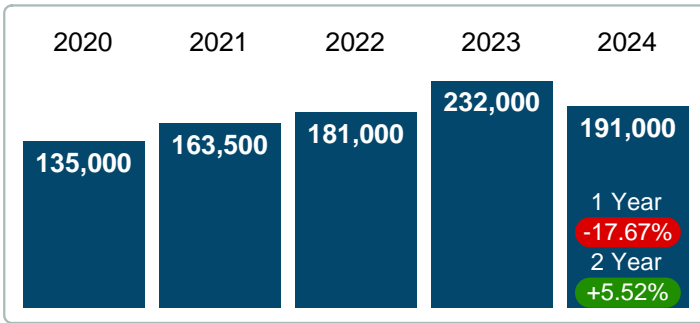
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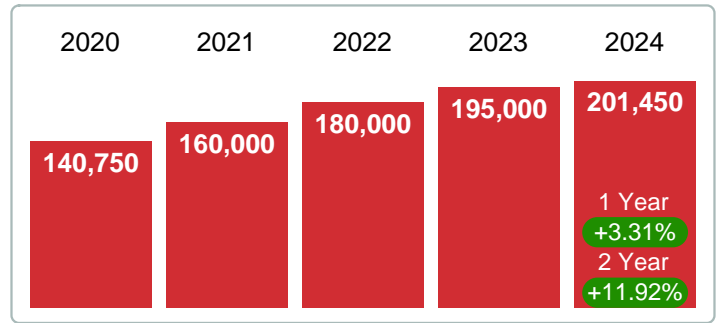
MEDIAN SOLD PRICE AT CLOSING

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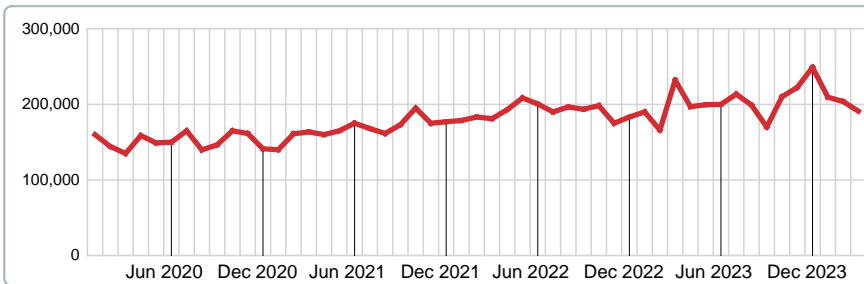
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

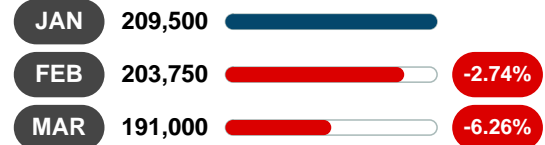


3 MONTHS

5 year MAR AVG = 180,500

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

Median Sold Price at Closing this month at 191,000 above the 5 yr MAR average of 180,500



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
\$50,000 and less	5	6.41%	47,500	38,750	0	0	50,000
\$50,001 - \$100,000	7	8.97%	86,000	75,500	90,000	0	0
\$100,001 - \$150,000	14	17.95%	125,000	115,500	122,500	137,000	0
\$150,001 - \$225,000	20	25.64%	179,950	162,000	191,000	170,000	0
\$225,001 - \$275,000	7	8.97%	239,500	0	240,000	237,245	0
\$275,001 - \$425,000	18	23.08%	299,000	410,900	295,000	309,000	335,000
\$425,001 and up	7	8.97%	614,900	0	562,500	592,450	760,000
Median Sold Price			191,000	105,500	214,450	293,800	335,000
Total Closed Units		100%	191,000	20	38	17	3
Total Closed Volume			17,908,032	2.30M	8.86M	5.60M	1.15M

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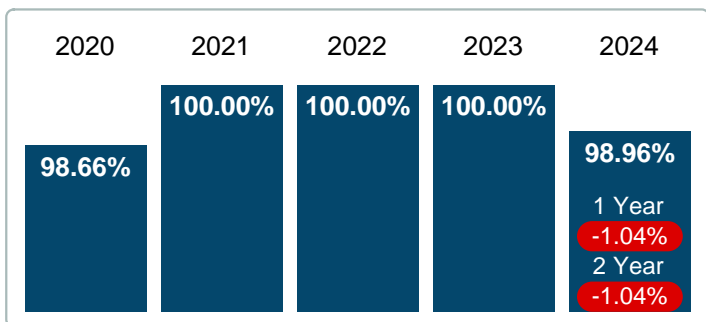
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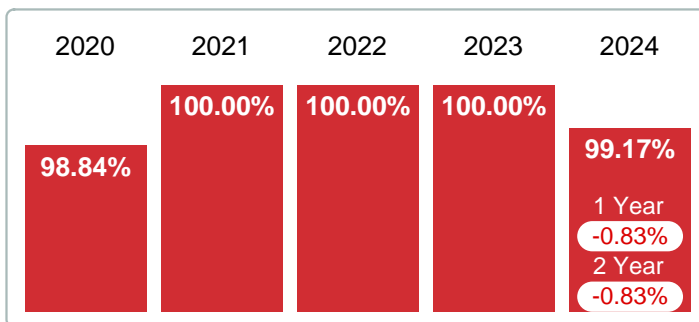
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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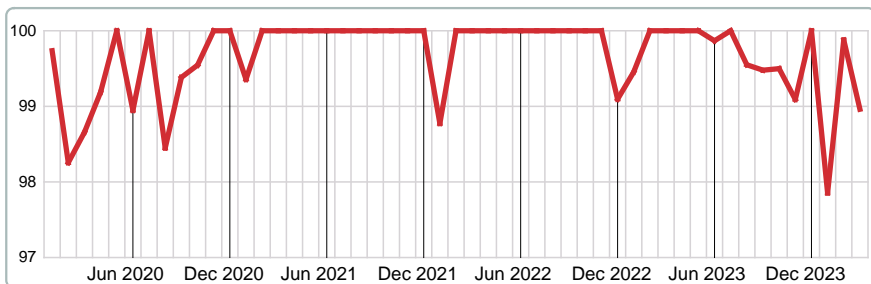
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

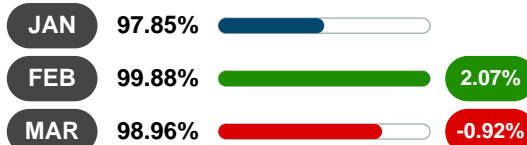


3 MONTHS

5 year MAR AVG = 99.52%

High Dec 2023 100.00% Low Jan 2024 97.85%

Median Sold/List Ratio this month at **98.96%**
below the 5 yr MAR average of **99.52%**



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
\$50,000 and less	5	6.41%	95.00%	94.10%	0.00%	0.00%	100.00%
\$50,001 - \$100,000	7	8.97%	92.99%	94.27%	81.82%	0.00%	0.00%
\$100,001 - \$150,000	14	17.95%	98.32%	96.64%	101.80%	96.48%	0.00%
\$150,001 - \$225,000	20	25.64%	100.00%	99.25%	100.00%	97.95%	0.00%
\$225,001 - \$275,000	7	8.97%	99.22%	0.00%	97.92%	100.00%	0.00%
\$275,001 - \$425,000	18	23.08%	98.70%	97.83%	100.00%	95.91%	99.73%
\$425,001 and up	7	8.97%	99.18%	0.00%	95.67%	99.59%	95.12%
Median Sold/List Ratio		98.96%		96.10%	100.00%	98.74%	99.73%
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



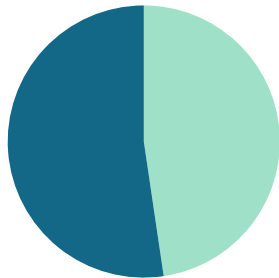
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

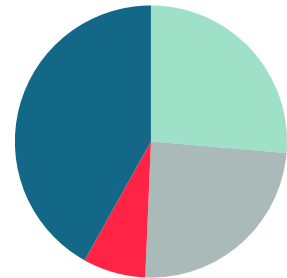


Inventory
 New Listings
102 = 47.66%
 Start Inventory
112
 Total Inventory Units
214
 Volume
\$71,580,949

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%
Median List Price	232,000	201,950	-12.95%	195,942	203,450	3.83%
Median Sale Price	232,000	191,000	-17.67%	195,000	201,450	3.31%
Median Percent of Selling Price to List Price	100.00%	98.96%	-1.04%	100.00%	99.17%	-0.83%
Median Days on Market to Sale	10.50	13.50	28.57%	18.00	17.00	-5.56%
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

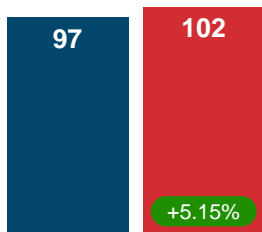
Inventory on March 31, 2024 = **124**

2023 **2024**

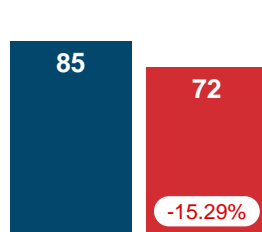
MARCH MARKET

MEDIAN PRICES

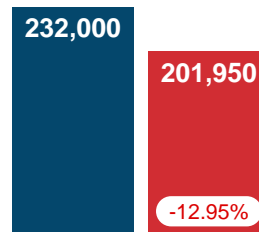
New Listings



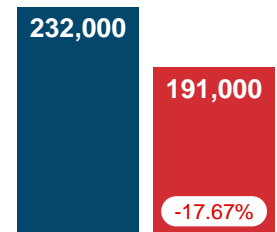
Pending Listings



List Price



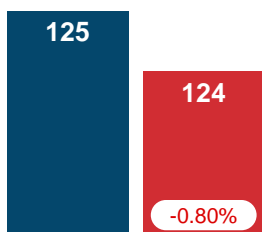
Sale Price



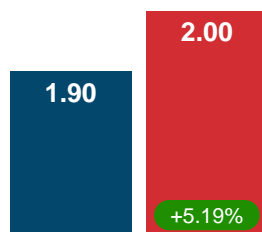
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

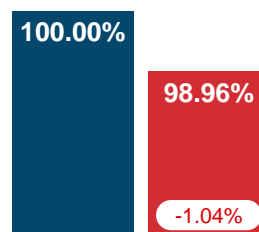
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

