

April 2024



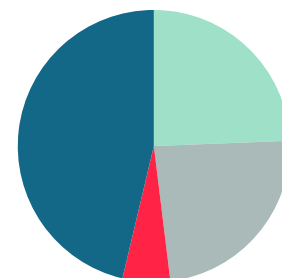
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	68	69	1.47%
Pending Listings	64	67	4.69%
New Listings	85	90	5.88%
Average List Price	241,935	256,703	6.10%
Average Sale Price	237,282	247,932	4.49%
Average Percent of Selling Price to List Price	99.18%	97.82%	-1.37%
Average Days on Market to Sale	29.71	34.51	16.16%
End of Month Inventory	132	131	-0.76%
Months Supply of Inventory	2.02	2.10	4.03%



■ Closed (24.38%)
■ Pending (23.67%)
■ Other OffMarket (5.65%)
■ Active (46.29%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of April 30, 2024 = **131**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2024 decreased **0.76%** to 131 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 **2.10** 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 **4.49%** in April 2024 to \$247,932 versus the previous year at \$237,282.

Average Days on Market Lengthens

The average number of **34.51** days that homes spent on the market before selling increased by 4.80 days or **16.16%** in April 2024 compared to last year's same month at **29.71** DOM.

Sales Success for April 2024 is Positive

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

There were 90 New Listings in April 2024, up **5.88%** from last year at 85. Furthermore, there were 69 Closed Listings this month versus last year at 68, a **1.47%** increase.

Closed versus Listed trends yielded a **76.7%** ratio, down from previous year's, April 2023, at **80.0%**, a **4.17%** downswing. 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

April 2024



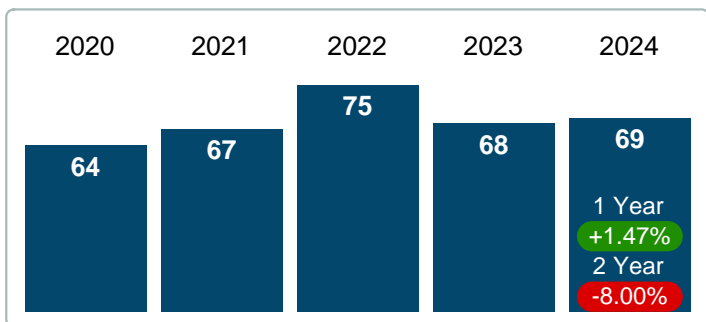
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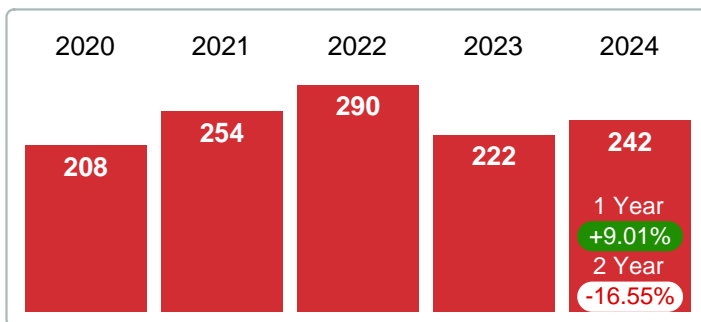
CLOSED LISTINGS

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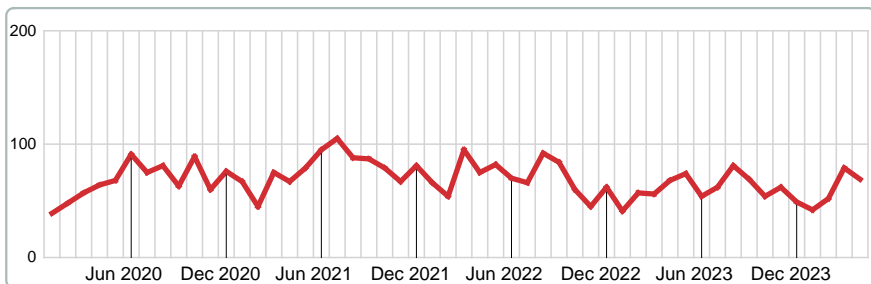
APRIL



YEAR TO DATE (YTD)

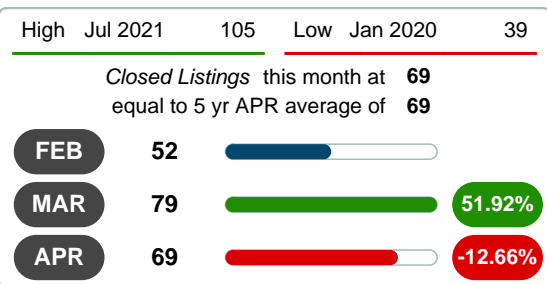


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 69



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	6	8.70%	36.0	2	4	0	0
\$75,001 - \$125,000	11	15.94%	14.4	6	5	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$225,000	29	42.03%	36.3	4	20	5	0
\$225,001 - \$275,000	6	8.70%	13.8	1	2	2	1
\$275,001 - \$575,000	10	14.49%	43.0	2	6	2	0
\$575,001 and up	7	10.14%	62.9	1	3	3	0
Total Closed Units	69			16	40	12	1
Total Closed Volume	17,107,303	100%	34.5	3.12M	9.42M	4.33M	250.00K
Average Closed Price	\$247,932			\$194,728	\$235,384	\$360,525	\$250,000

April 2024



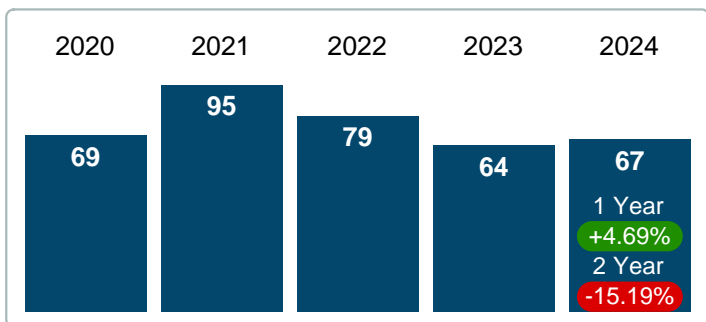
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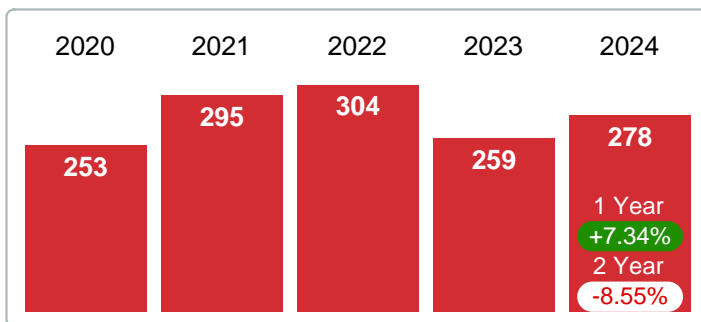
PENDING LISTINGS

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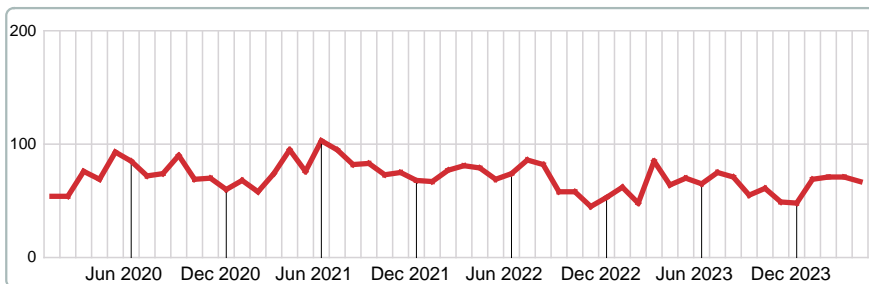
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

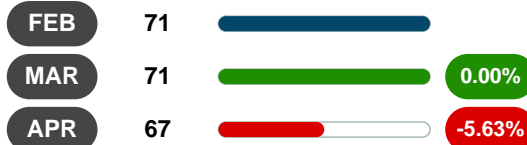


3 MONTHS

5 year APR AVG = 75

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at 67 below the 5 yr APR average of 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	10.45%	25.9	4	2	1	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	18	26.87%	50.1	2	15	1	0
\$175,001 - \$225,000	15	22.39%	11.5	0	15	0	0
\$225,001 - \$250,000	9	13.43%	17.9	1	7	1	0
\$250,001 - \$600,000	12	17.91%	22.3	1	5	5	1
\$600,001 and up	6	8.96%	23.8	0	2	3	1
Total Pending Units	67			8	46	11	2
Total Pending Volume	18,411,141	100%	72.2	1.16M	10.78M	4.69M	1.77M
Average Listing Price	\$318,479			\$145,400	\$234,452	\$426,697	\$884,750

April 2024



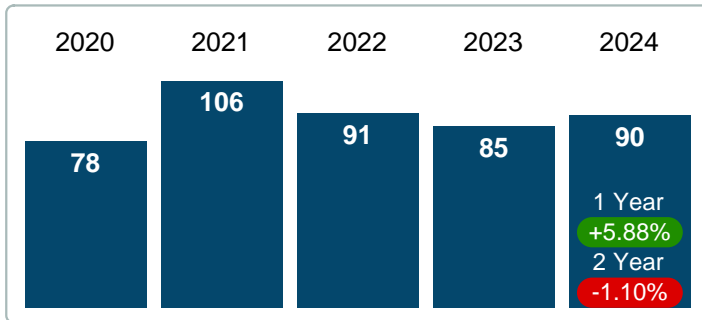
Area Delimited by County Of Creek - Residential Property Type



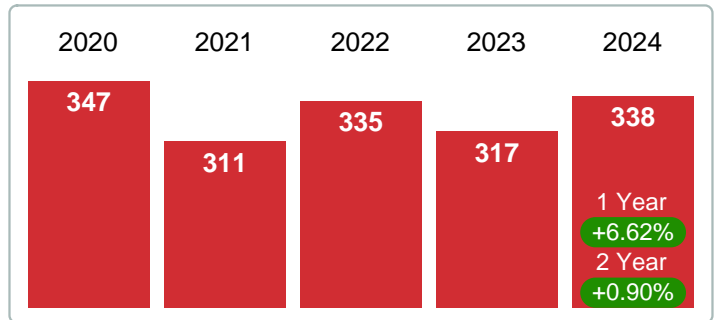
NEW LISTINGS

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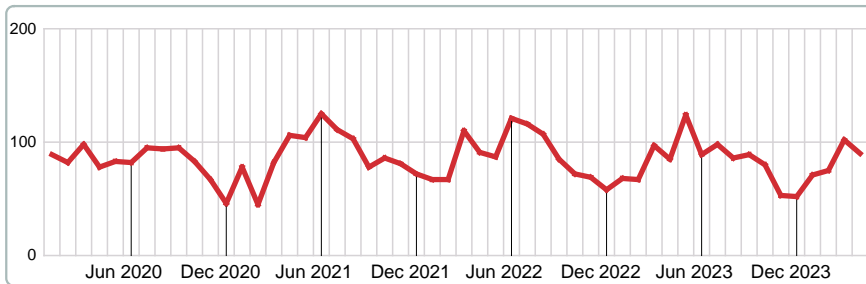
APRIL



YEAR TO DATE (YTD)

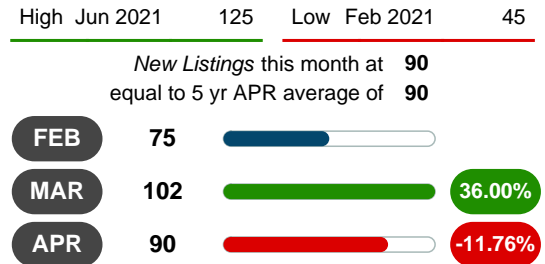


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 90



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$125,000 and less	6	6.67%	5	1	0	0
\$125,001 - \$175,000	13	14.44%	2	10	1	0
\$175,001 - \$200,000	10	11.11%	0	10	0	0
\$200,001 - \$275,000	28	31.11%	2	23	3	0
\$275,001 - \$350,000	12	13.33%	0	2	9	1
\$350,001 - \$575,000	12	13.33%	1	7	3	1
\$575,001 and up	9	10.00%	0	3	2	4
Total New Listed Units	90		10	56	18	6
Total New Listed Volume	28,019,872	100%	1.72M	14.42M	6.59M	5.29M
Average New Listed Listing Price	\$531,791		\$172,260	\$257,425	\$366,310	\$881,317

April 2024



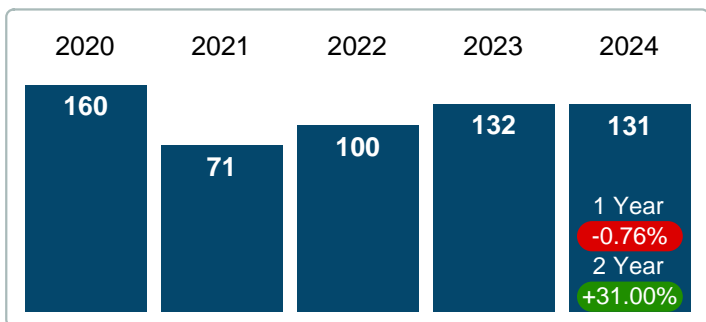
Area Delimited by County Of Creek - Residential Property Type



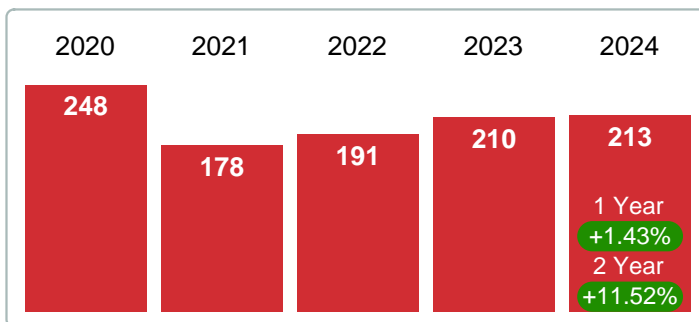
ACTIVE INVENTORY

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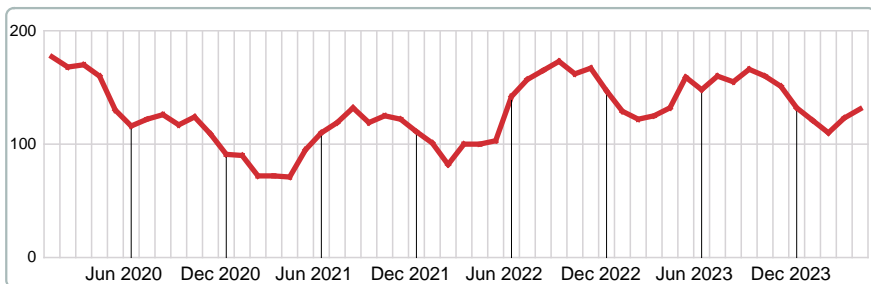
END OF APRIL



ACTIVE DURING APRIL

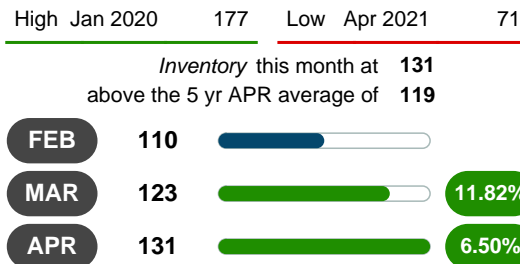


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 119



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	9.16%	60.9	9	2	1	0
\$125,001 - \$175,000	15	11.45%	75.3	5	8	0	2
\$175,001 - \$225,000	21	16.03%	56.6	3	15	3	0
\$225,001 - \$325,000	31	23.66%	56.1	2	15	12	2
\$325,001 - \$450,000	22	16.79%	49.9	1	9	7	5
\$450,001 - \$675,000	16	12.21%	61.8	1	6	5	4
\$675,001 and up	14	10.69%	106.6	1	3	5	5
Total Active Inventory by Units	131			22	58	33	18
Total Active Inventory by Volume	49,675,267	100%	63.9	4.34M	17.86M	15.14M	12.34M
Average Active Inventory Listing Price	\$379,201			\$197,055	\$307,902	\$458,736	\$685,747

April 2024



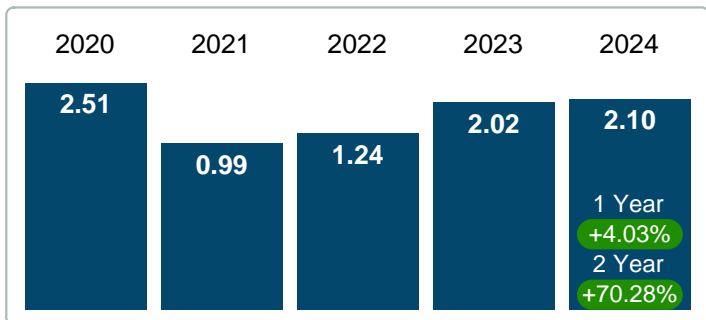
Area Delimited by County Of Creek - Residential Property Type



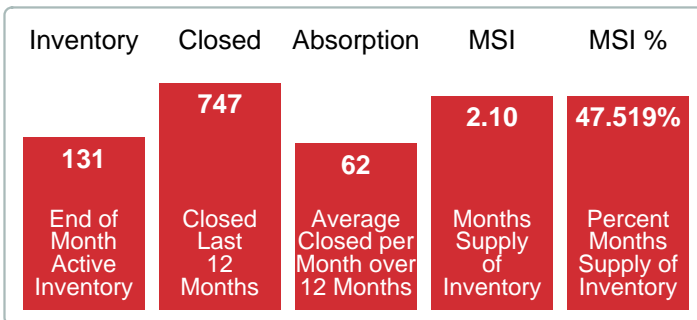
MONTHS SUPPLY of INVENTORY (MSI)

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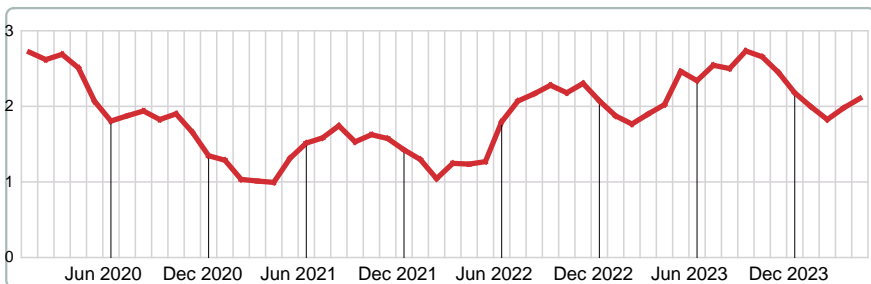
MSI FOR APRIL



INDICATORS FOR APRIL 2024

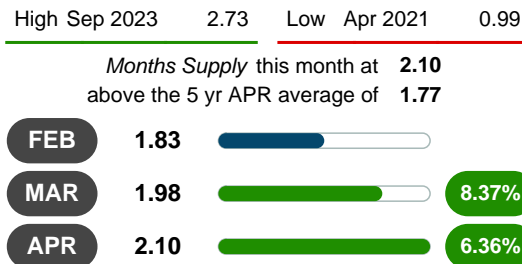


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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
\$125,000 and less	12	9.16%	0.96	1.69	0.33	1.20	0.00
\$125,001 - \$175,000	15	11.45%	1.28	2.31	0.96	0.00	24.00
\$175,001 - \$225,000	21	16.03%	1.63	4.50	1.51	1.44	0.00
\$225,001 - \$325,000	31	23.66%	2.46	1.85	1.89	3.79	4.80
\$325,001 - \$450,000	22	16.79%	3.18	2.40	2.57	2.80	10.00
\$450,001 - \$675,000	16	12.21%	4.00	12.00	3.43	2.61	16.00
\$675,001 and up	14	10.69%	8.84	12.00	36.00	5.45	10.00
Market Supply of Inventory (MSI)			2.10	2.24	1.54	2.62	8.00
Total Active Inventory by Units		100%	2.10	22	58	33	18

April 2024



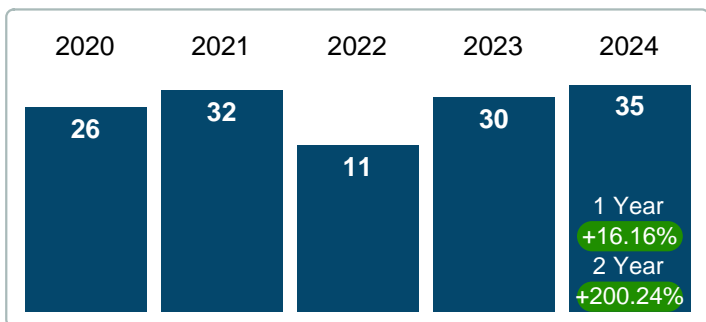
Area Delimited by County Of Creek - Residential Property Type



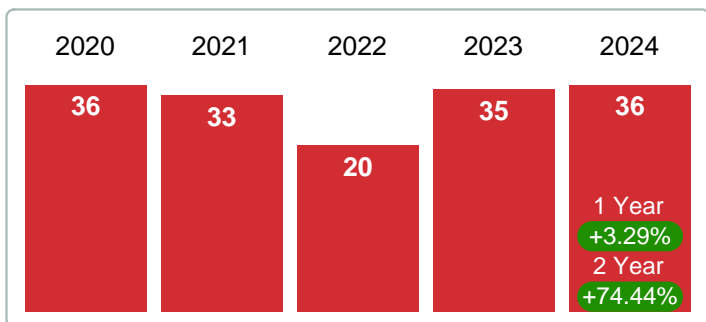
AVERAGE DAYS ON MARKET TO SALE

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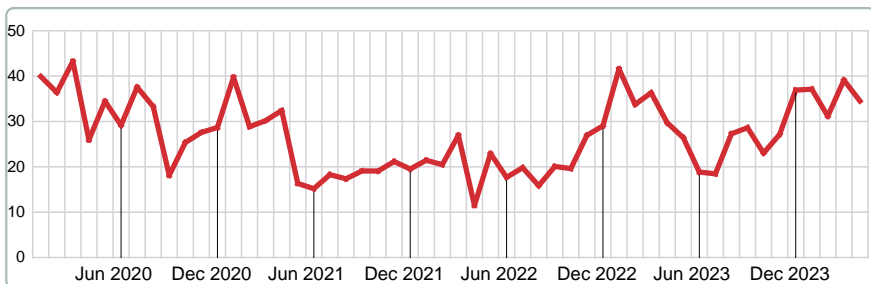
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 27

High Mar 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 35 above the 5 yr APR average of 27

- FEB 31
- MAR 39 (25.47%)
- APR 35 (-11.78%)

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	8.70%	36	51	29	0	0
\$75,001 - \$125,000	15.94%	14	18	10	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$225,000	42.03%	36	75	19	75	0
\$225,001 - \$275,000	8.70%	14	15	25	3	13
\$275,001 - \$575,000	14.49%	43	79	45	3	0
\$575,001 and up	10.14%	63	130	73	30	0
Average Closed DOM		35	51	27	40	13
Total Closed Units	100%	69	16	40	12	1
Total Closed Volume		17,107,303	3.12M	9.42M	4.33M	250.00K

April 2024



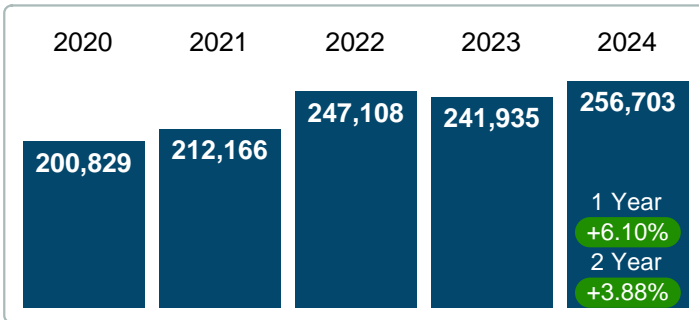
Area Delimited by County Of Creek - Residential Property Type



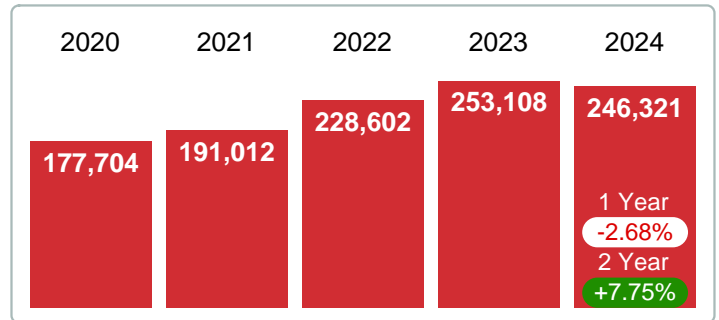
AVERAGE LIST PRICE AT CLOSING

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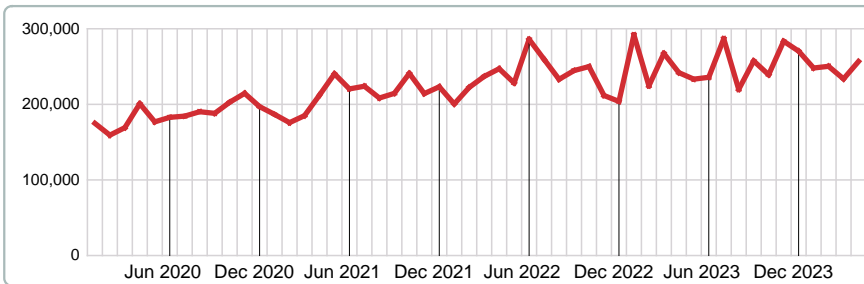
APRIL



YEAR TO DATE (YTD)

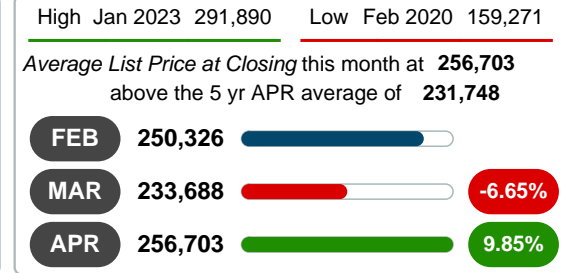


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 231,748



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	8	11.59%	58,494	60,950	52,475	0	0
\$75,001 - \$125,000	7	10.14%	102,700	103,167	102,210	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0	0
\$125,001 - \$225,000	28	40.58%	168,193	141,350	178,495	199,778	0
\$225,001 - \$275,000	9	13.04%	245,622	256,000	262,450	239,950	250,000
\$275,001 - \$575,000	10	14.49%	391,230	365,000	426,233	312,450	0
\$575,001 and up	7	10.14%	813,339	995,000	803,333	762,791	0
Average List Price			256,703	205,456	244,579	366,005	250,000
Total Closed Units		100%	256,703	16	40	12	1
Total Closed Volume			17,712,511	3.29M	9.78M	4.39M	250.00K

April 2024



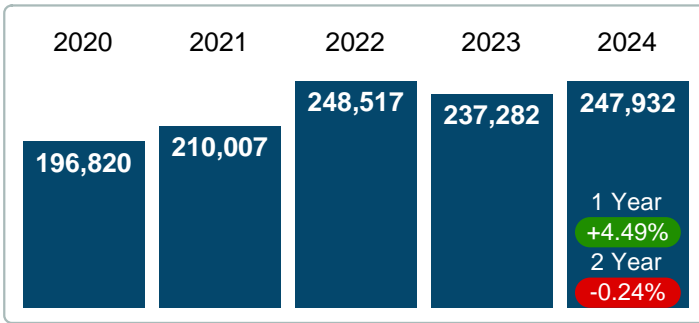
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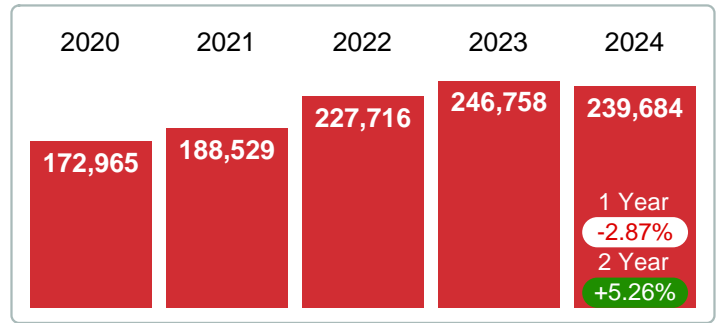
AVERAGE SOLD PRICE AT CLOSING

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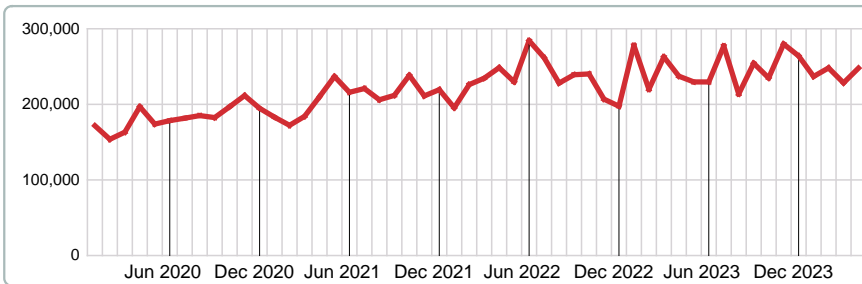
APRIL



YEAR TO DATE (YTD)

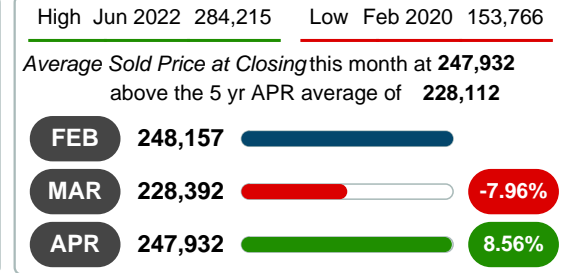


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 228,112



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	6	8.70%	48,875	54,125	46,250	0	0
\$75,001 - \$125,000	11	15.94%	102,395	97,750	107,970	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0	0
\$125,001 - \$225,000	29	42.03%	175,139	144,600	177,780	189,006	0
\$225,001 - \$275,000	6	8.70%	249,133	250,000	257,450	239,950	250,000
\$275,001 - \$575,000	10	14.49%	365,550	346,250	391,667	306,500	0
\$575,001 and up	7	10.14%	779,768	900,000	756,667	762,791	0
Average Sold Price			247,932	194,728	235,384	360,525	250,000
Total Closed Units		100%	247,932	16	40	12	1
Total Closed Volume			17,107,303	3.12M	9.42M	4.33M	250.00K

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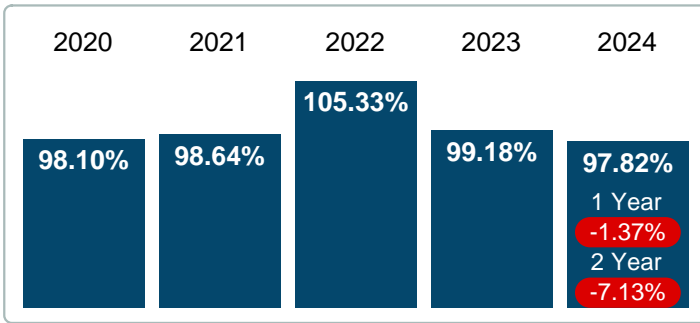
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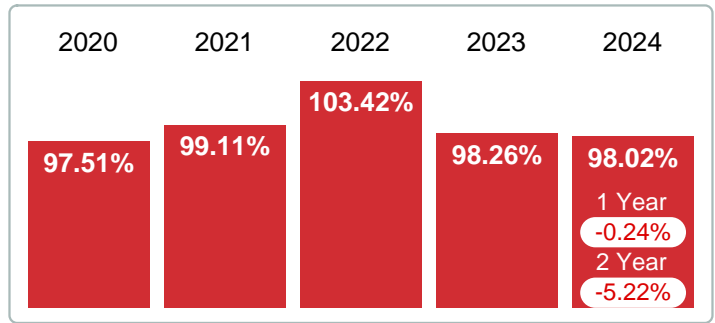
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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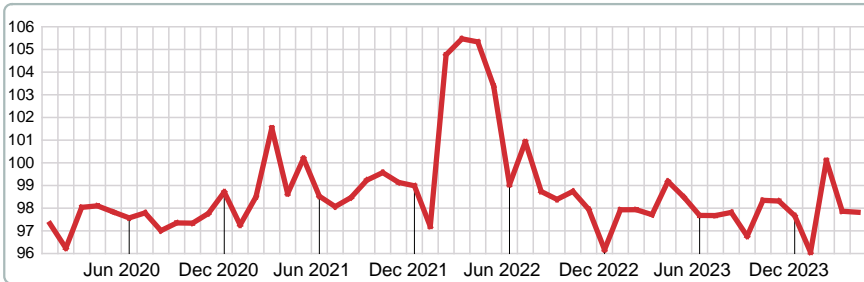
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

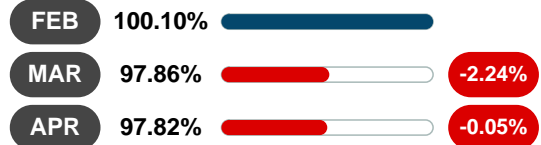


3 MONTHS

5 year APR AVG = 99.81%

High Mar 2022 105.47% Low Jan 2024 96.06%

Average Sold/List Ratio this month at **97.82%**
below the 5 yr APR average of **99.81%**



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	6	8.70%	88.05%	88.80%	87.68%	0.00%	0.00%
\$75,001 - \$125,000	11	15.94%	102.23%	94.66%	111.32%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$225,000	29	42.03%	99.30%	102.22%	99.84%	94.82%	0.00%
\$225,001 - \$275,000	6	8.70%	98.98%	97.66%	98.11%	100.00%	100.00%
\$275,001 - \$575,000	10	14.49%	94.40%	94.64%	93.11%	98.02%	0.00%
\$575,001 and up	7	10.14%	97.01%	90.45%	96.21%	100.00%	0.00%
Average Sold/List Ratio		97.80%		95.74%	98.69%	97.51%	100.00%
Total Closed Units		69	100%	16	40	12	1
Total Closed Volume		17,107,303		3.12M	9.42M	4.33M	250.00K

April 2024



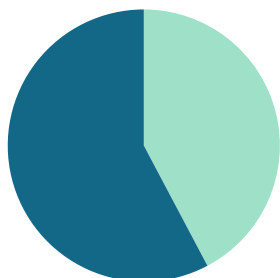
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

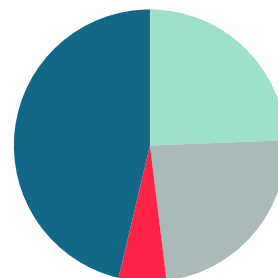


Inventory
 New Listings
90 = 42.25%
 Start Inventory
123
 Total Inventory Units
213
 Volume
\$75,633,708

Market Activity

Closed Sales
69 = 24.38%
 Pending Sales
67 = 23.67%
 Other Off Market
16 = 5.65%
 Active Inventory
131 = 46.29%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	68	69	1.47%	222	242	9.01%
Pending Sales	64	67	4.69%	259	278	7.34%
New Listings	85	90	5.88%	317	338	6.62%
Average List Price	241,935	256,703	6.10%	253,108	246,321	-2.68%
Average Sale Price	237,282	247,932	4.49%	246,758	239,684	-2.87%
Average Percent of Selling Price to List Price	99.18%	97.82%	-1.37%	98.26%	98.02%	-0.24%
Average Days on Market to Sale	29.71	34.51	16.16%	34.61	35.75	3.29%
Monthly Inventory	132	131	-0.76%	132	131	-0.76%
Months Supply of Inventory	2.02	2.10	4.03%	2.02	2.10	4.03%

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

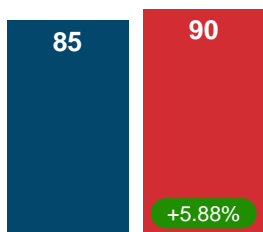
Inventory on April 30, 2024 = **131**

2023 **2024**

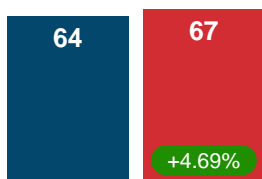
APRIL MARKET

AVERAGE PRICES

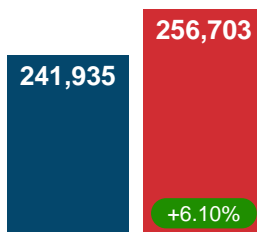
New Listings



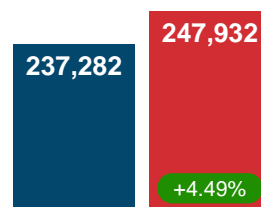
Pending Listings



List Price



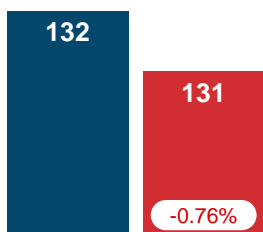
Sale Price



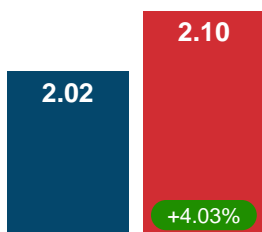
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

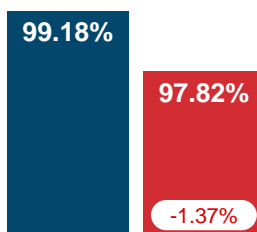
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

