

April 2024



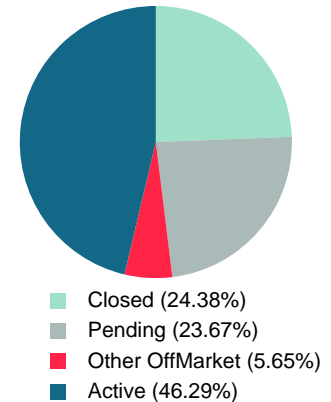
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	199,950	190,000	-4.98%
Median Sale Price	197,000	185,000	-6.09%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	9.00	12.50%
End of Month Inventory	132	131	-0.76%
Months Supply of Inventory	2.02	2.10	4.03%



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.

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 **6.09%** in April 2024 to \$185,000 versus the previous year at \$197,000.

Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 1.00 days or **12.50%** in April 2024 compared to last year's same month at **8.00** DOM.

Sales Success for April 2024 is Positive

Overall, with Median Prices falling 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.

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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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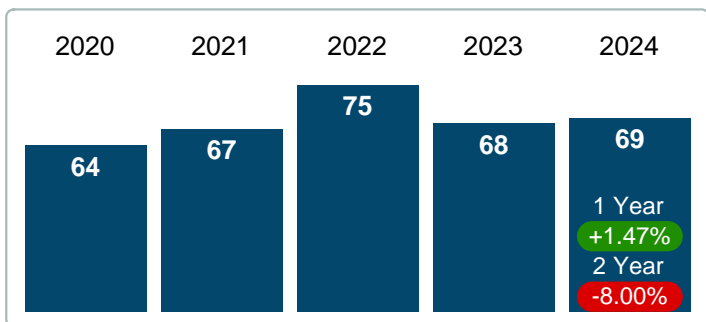
Area Delimited by County Of Creek - Residential Property Type



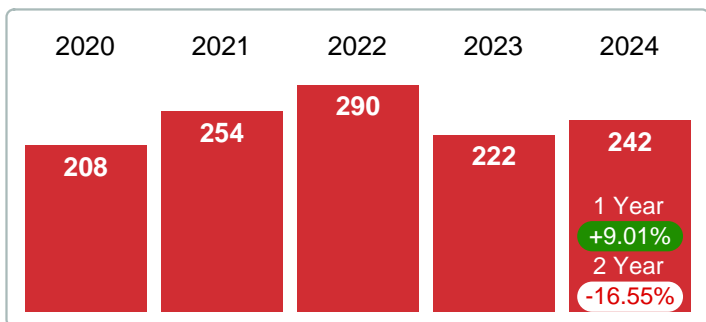
CLOSED LISTINGS

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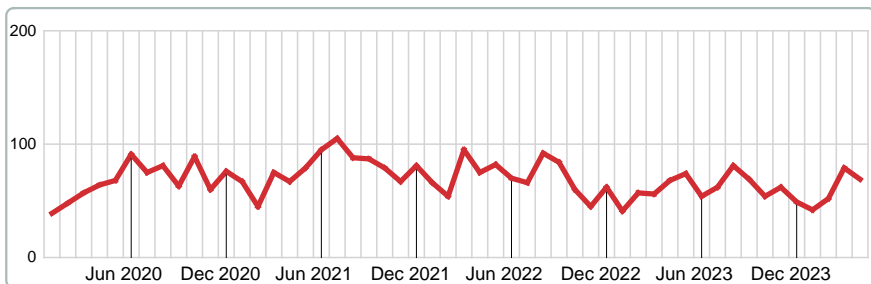
APRIL



YEAR TO DATE (YTD)

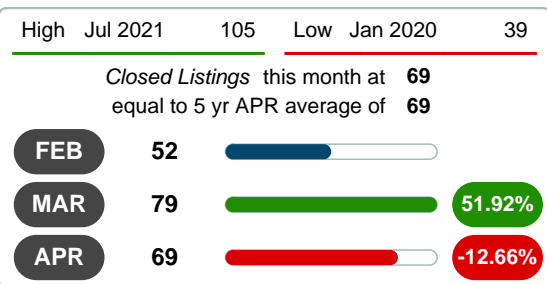


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 69



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.70%	29.5	2	4	0	0
\$75,001 - \$125,000	11	15.94%	5.0	6	5	0	0
\$125,001 - \$125,000	0	0.00%	5.0	0	0	0	0
\$125,001 - \$225,000	29	42.03%	9.0	4	20	5	0
\$225,001 - \$275,000	6	8.70%	8.0	1	2	2	1
\$275,001 - \$575,000	10	14.49%	6.0	2	6	2	0
\$575,001 and up	7	10.14%	22.0	1	3	3	0
Total Closed Units	69			16	40	12	1
Total Closed Volume	17,107,303	100%	9.0	3.12M	9.42M	4.33M	250.00K
Median Closed Price	\$185,000			\$125,250	\$184,500	\$239,950	\$250,000

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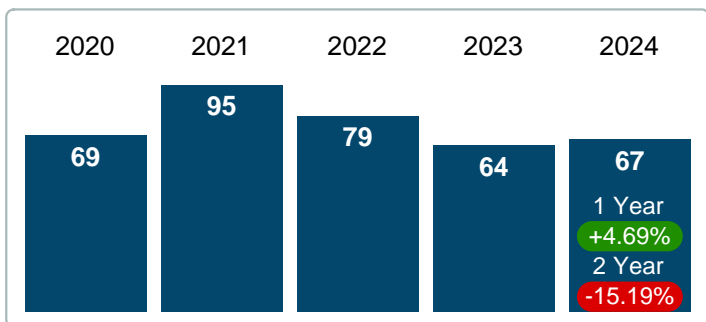
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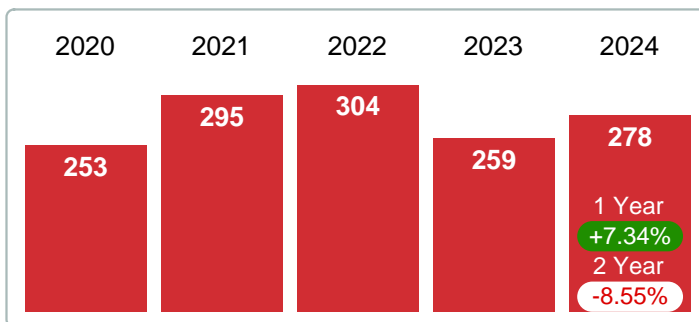
PENDING LISTINGS

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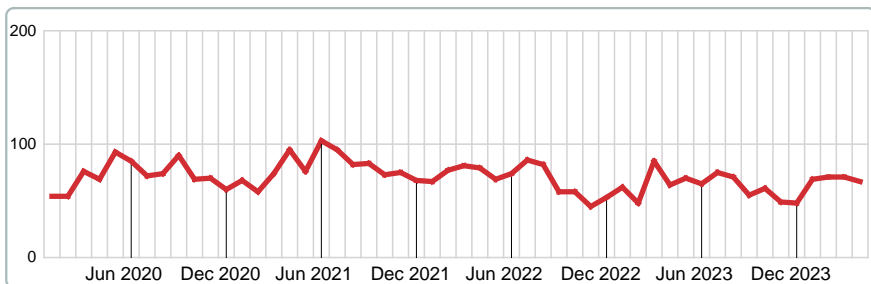
APRIL



YEAR TO DATE (YTD)

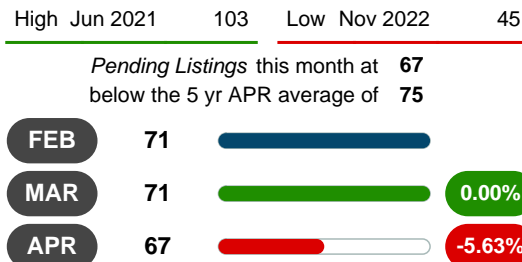


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	10.45%	14.0	4	2	1	0
\$125,001 - \$125,000	0	0.00%	14.0	0	0	0	0
\$125,001 - \$175,000	18	26.87%	11.0	2	15	1	0
\$175,001 - \$225,000	15	22.39%	6.0	0	15	0	0
\$225,001 - \$250,000	9	13.43%	12.0	1	7	1	0
\$250,001 - \$600,000	12	17.91%	9.5	1	5	5	1
\$600,001 and up	6	8.96%	20.0	0	2	3	1
Total Pending Units	67			8	46	11	2
Total Pending Volume	18,411,141	100%	8.0	1.16M	10.78M	4.69M	1.77M
Median Listing Price	\$208,500			\$125,250	\$202,500	\$349,500	\$884,750

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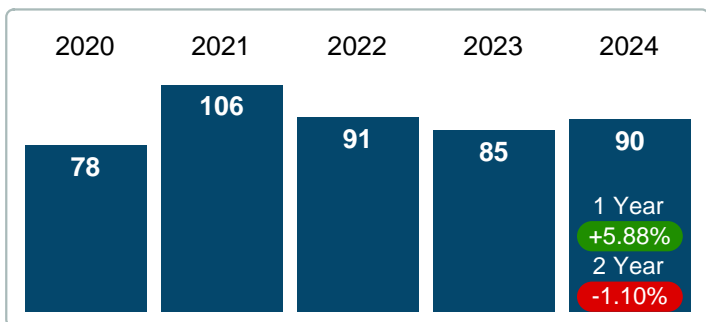
Area Delimited by County Of Creek - Residential Property Type



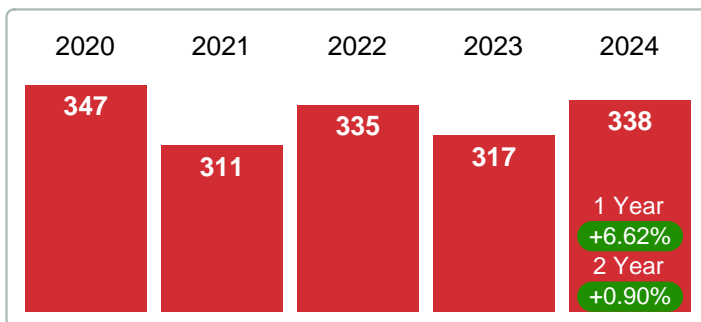
NEW LISTINGS

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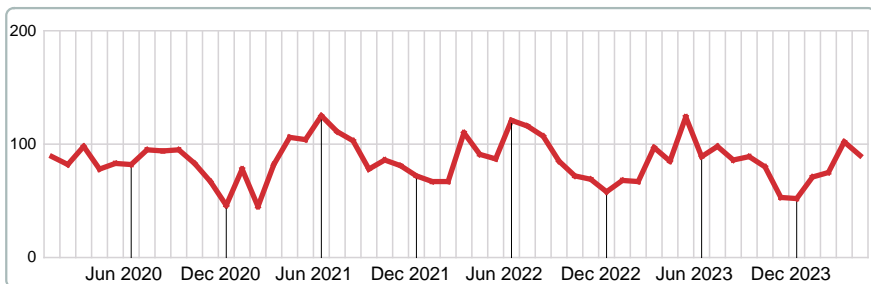
APRIL



YEAR TO DATE (YTD)

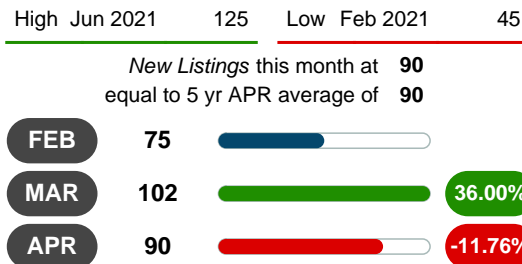


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$237,450		\$127,450	\$226,250	\$334,750	\$619,450

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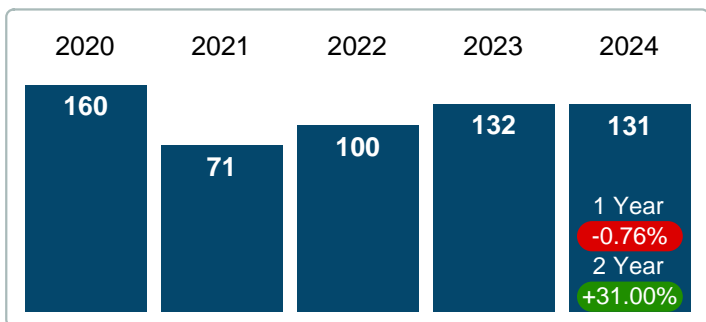
Area Delimited by County Of Creek - Residential Property Type



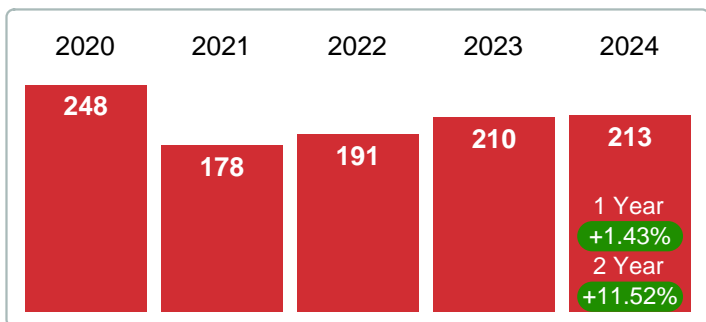
ACTIVE INVENTORY

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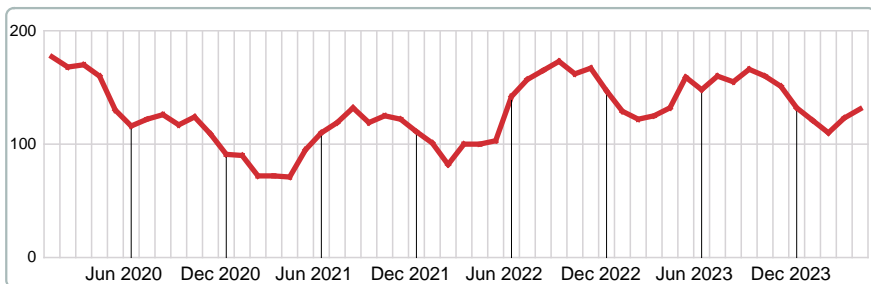
END OF APRIL



ACTIVE DURING APRIL

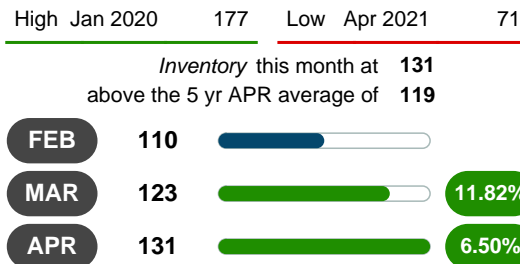


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 119



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	9.16%	39.5	9	2	1	0
\$125,001 - \$175,000	15	11.45%	55.0	5	8	0	2
\$175,001 - \$225,000	21	16.03%	56.0	3	15	3	0
\$225,001 - \$325,000	31	23.66%	29.0	2	15	12	2
\$325,001 - \$450,000	22	16.79%	24.5	1	9	7	5
\$450,001 - \$675,000	16	12.21%	43.5	1	6	5	4
\$675,001 and up	14	10.69%	76.0	1	3	5	5
Total Active Inventory by Units	131			22	58	33	18
Total Active Inventory by Volume	49,675,267	100%	46.0	4.34M	17.86M	15.14M	12.34M
Median Active Inventory Listing Price	\$269,900			\$142,500	\$234,500	\$330,000	\$464,500

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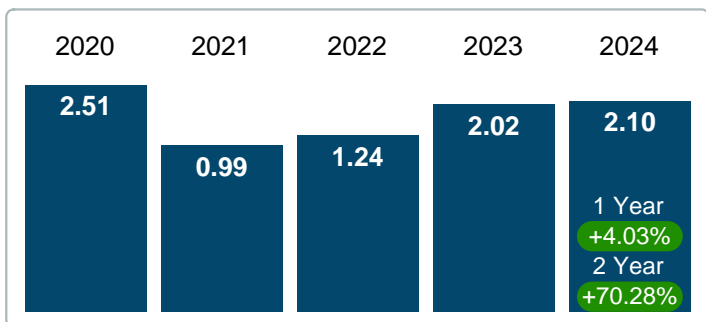
Area Delimited by County Of Creek - Residential Property Type



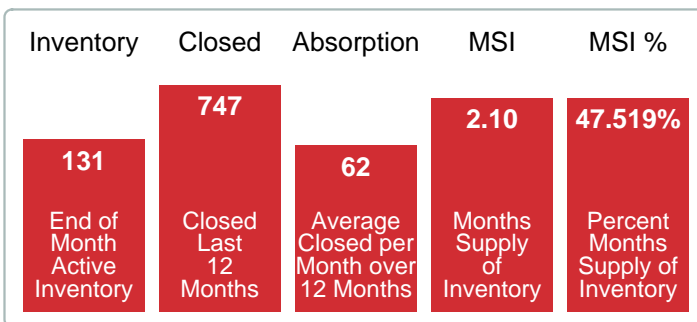
MONTHS SUPPLY of INVENTORY (MSI)

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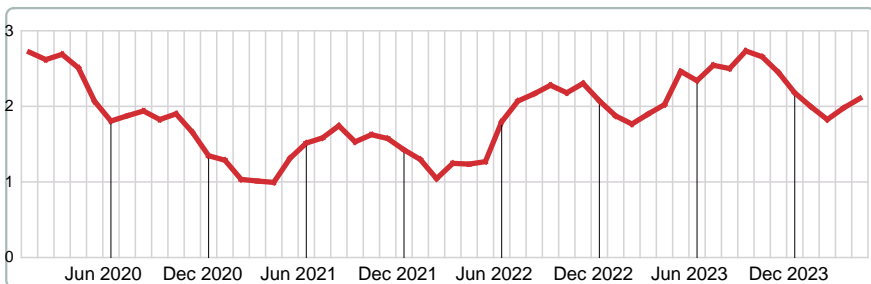
MSI FOR APRIL



INDICATORS FOR APRIL 2024

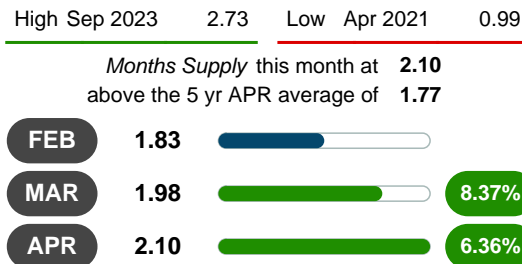


5 YEAR MARKET ACTIVITY TRENDS



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	100%	2.10	2.24	1.54	2.62	8.00
Total Active Inventory by Units	131			22	58	33	18

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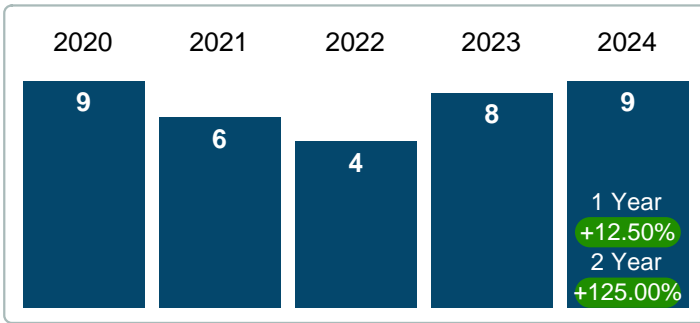
Area Delimited by County Of Creek - Residential Property Type



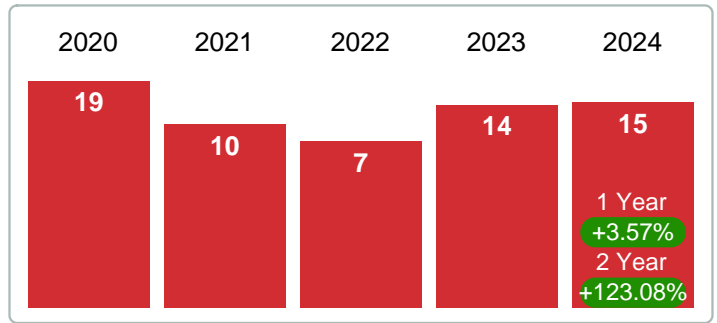
MEDIAN DAYS ON MARKET TO SALE

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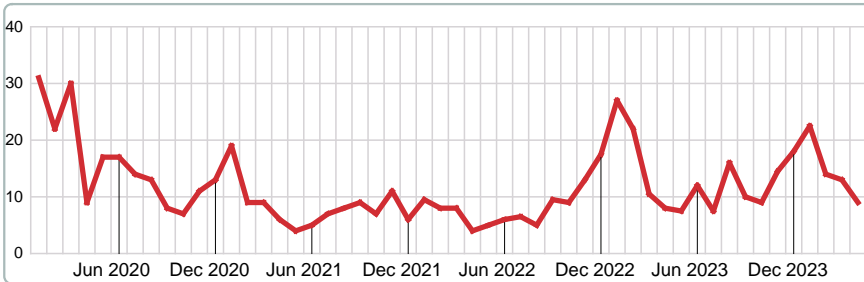
APRIL



YEAR TO DATE (YTD)

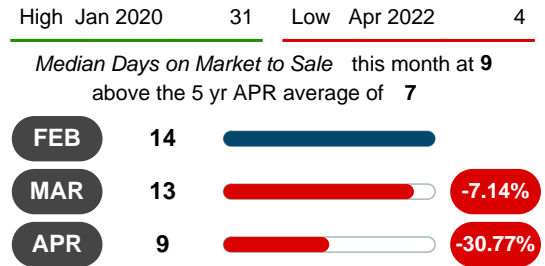


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 7



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	8.70%	30	51	25	0	0
\$75,001 - \$125,000	15.94%	5	7	5	0	0
\$125,001 - \$125,000	0.00%	5	0	0	0	0
\$125,001 - \$225,000	42.03%	9	8	8	85	0
\$225,001 - \$275,000	8.70%	8	15	25	3	13
\$275,001 - \$575,000	14.49%	6	79	13	3	0
\$575,001 and up	10.14%	22	130	22	6	0
Median Closed DOM		9	12	9	11	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



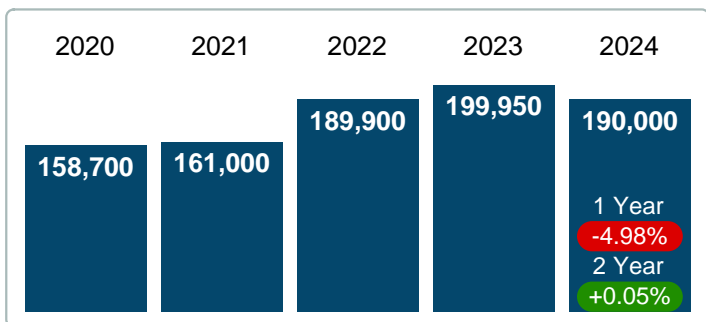
Area Delimited by County Of Creek - Residential Property Type



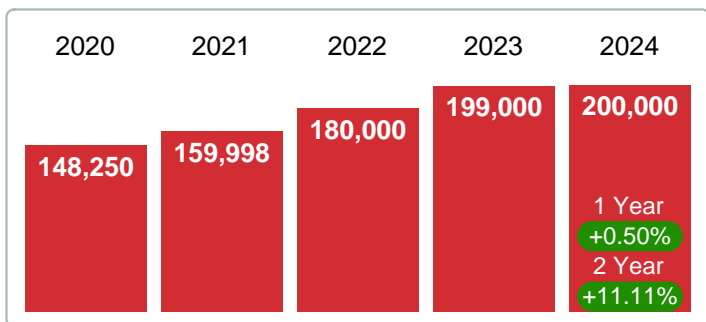
MEDIAN LIST PRICE AT CLOSING

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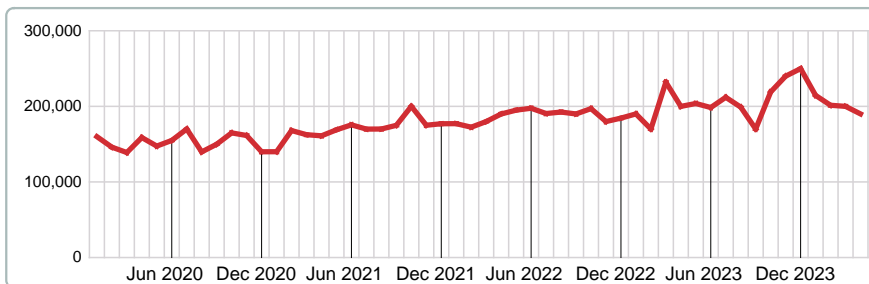
APRIL



YEAR TO DATE (YTD)

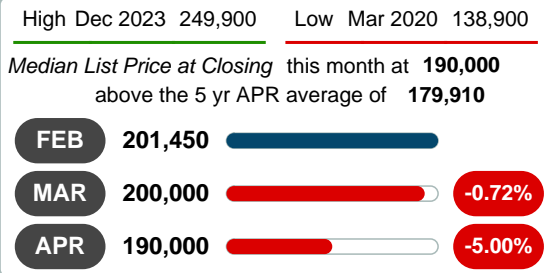


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 179,910



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	8	11.59%	59,950	60,950	57,500	0	
\$75,001 - \$125,000	7	10.14%	99,500	97,250	99,900	0	
\$125,001 - \$125,000	0	0.00%	99,500	0	0	0	
\$125,001 - \$225,000	28	40.58%	152,400	145,000	157,450	199,500	
\$225,001 - \$275,000	9	13.04%	250,000	256,000	244,950	239,900	
\$275,001 - \$575,000	10	14.49%	365,000	365,000	428,750	312,450	
\$575,001 and up	7	10.14%	770,373	995,000	600,000	770,373	
Median List Price		190,000		125,250	189,500	244,950	250,000
Total Closed Units	69	100%	190,000	16	40	12	1
Total Closed Volume	17,712,511			3.29M	9.78M	4.39M	250.00K

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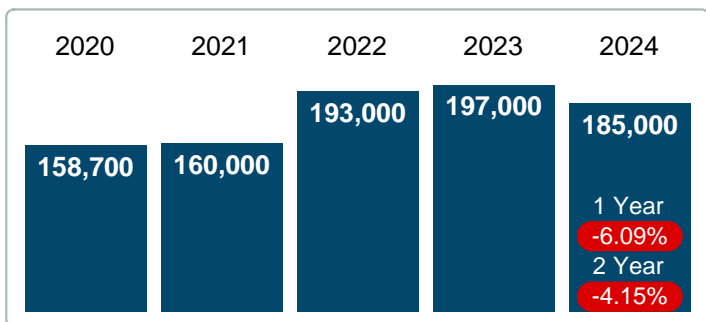
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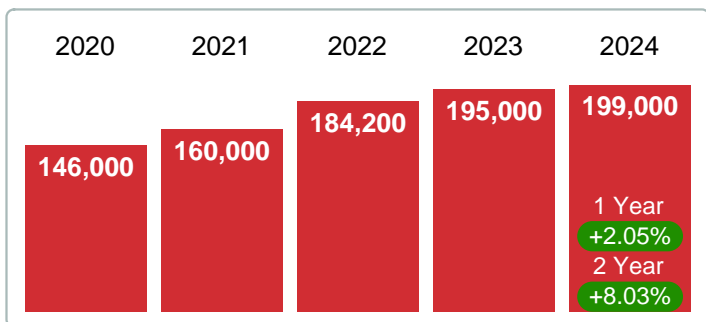
MEDIAN SOLD PRICE AT CLOSING

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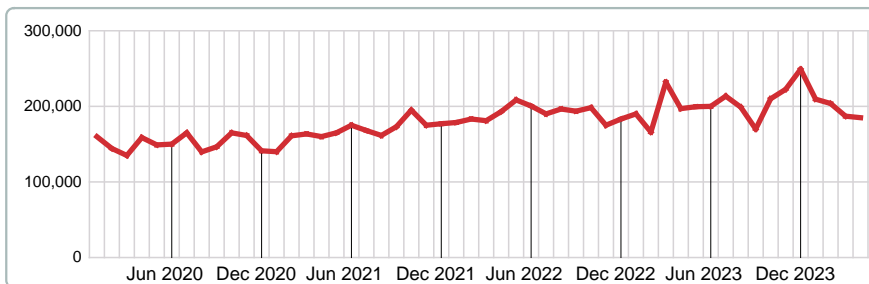
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

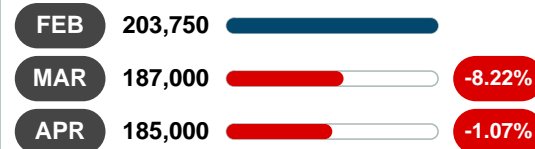


3 MONTHS

5 year APR AVG = 178,740

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

Median Sold Price at Closing this month at 185,000 above the 5 yr APR average of 178,740



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	6	8.70%	51,500	54,125	45,000	0	0
\$75,001 - \$125,000	11	15.94%	102,150	89,250	115,000	0	0
\$125,001 - \$125,000	0	0.00%	102,150	0	0	0	0
\$125,001 - \$225,000	29	42.03%	175,000	148,950	175,000	185,000	0
\$225,001 - \$275,000	6	8.70%	250,000	250,000	257,450	239,950	250,000
\$275,001 - \$575,000	10	14.49%	337,500	346,250	382,500	306,500	0
\$575,001 and up	7	10.14%	770,373	900,000	600,000	770,373	0
Median Sold Price			185,000	125,250	184,500	239,950	250,000
Total Closed Units		100%	185,000	16	40	12	1
Total Closed Volume			17,107,303	3.12M	9.42M	4.33M	250.00K

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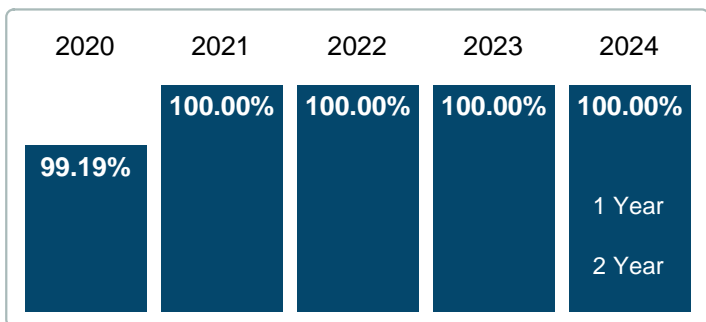
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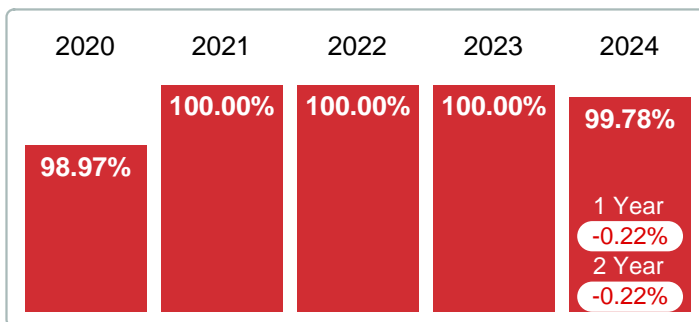
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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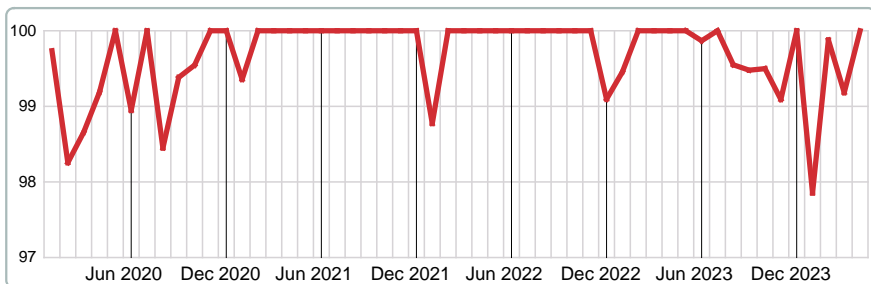
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

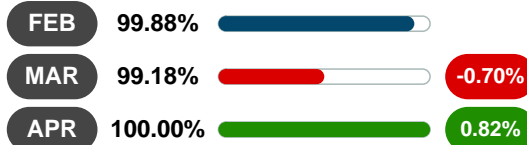


3 MONTHS

5 year APR AVG = 99.84%

High Apr 2024 100.00% Low Jan 2024 97.85%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.84%



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	6	8.70%	88.80%	88.80%	88.89%	0.00%	0.00%
\$75,001 - \$125,000	11	15.94%	97.77%	95.97%	115.12%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	97.77%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$225,000	29	42.03%	100.00%	101.00%	100.00%	97.04%	0.00%
\$225,001 - \$275,000	6	8.70%	100.00%	97.66%	98.11%	100.00%	100.00%
\$275,001 - \$575,000	10	14.49%	97.20%	94.64%	95.92%	98.02%	0.00%
\$575,001 and up	7	10.14%	100.00%	90.45%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		97.71%	100.00%	99.17%	100.00%
Total Closed Units	69	100%	100.00%	16	40	12	1
Total Closed Volume	17,107,303			3.12M	9.42M	4.33M	250.00K

April 2024



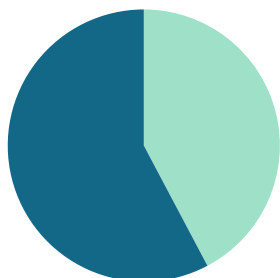
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

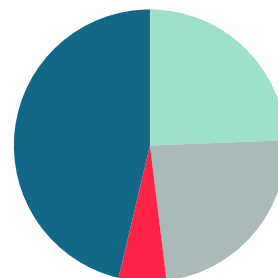


Inventory
 New Listings
90 = 42.25%
 Start Inventory
123
 Total Inventory Units
213
 Volume
\$75,633,708

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%
Median List Price	199,950	190,000	-4.98%	199,000	200,000	0.50%
Median Sale Price	197,000	185,000	-6.09%	195,000	199,000	2.05%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.78%	-0.22%
Median Days on Market to Sale	8.00	9.00	12.50%	14.00	14.50	3.57%
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

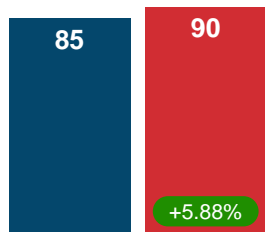
Inventory on April 30, 2024 = **131**

2023 **2024**

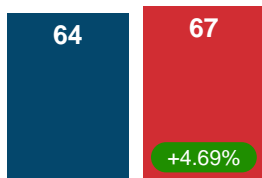
APRIL MARKET

MEDIAN PRICES

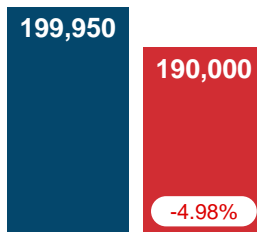
New Listings



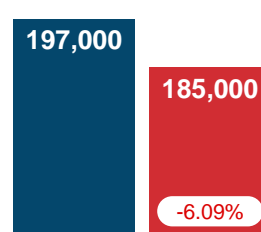
Pending Listings



List Price



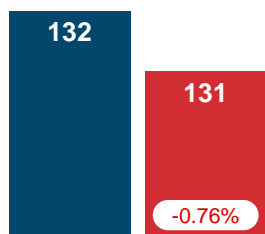
Sale Price



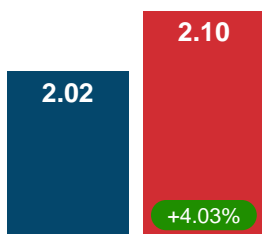
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

