



November 2021

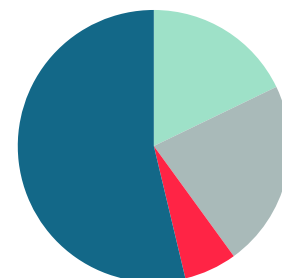
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 13, 2021 for MLS Technology Inc.

Compared Metrics	2020	November 2021	+/-%
Closed Listings	81	91	12.35%
Pending Listings	88	113	28.41%
New Listings	98	137	39.80%
Median List Price	154,900	159,900	3.23%
Median Sale Price	150,000	160,000	6.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.00	12.00	-14.29%
End of Month Inventory	381	274	-28.08%
Months Supply of Inventory	4.55	2.79	-38.65%



■ Closed (17.84%)
■ Pending (22.16%)
■ Other OffMarket (6.27%)
■ Active (53.73%)

Absorption: Last 12 months, an Average of **98** Sales/Month
Active Inventory as of November 30, 2021 = **274**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2021 decreased **28.08%** to 274 existing homes available for sale. Over the last 12 months this area has had an average of 98 closed sales per month. This represents an unsold inventory index of **2.79** 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 **6.67%** in November 2021 to \$160,000 versus the previous year at \$150,000.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 2.00 days or **14.29%** in November 2021 compared to last year's same month at **14.00** DOM.

Sales Success for November 2021 is Positive

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

There were 137 New Listings in November 2021, up **39.80%** from last year at 98. Furthermore, there were 91 Closed Listings this month versus last year at 81, a **12.35%** increase.

Closed versus Listed trends yielded a **66.4%** ratio, down from previous year's, November 2020, at **82.7%**, a **19.64%** 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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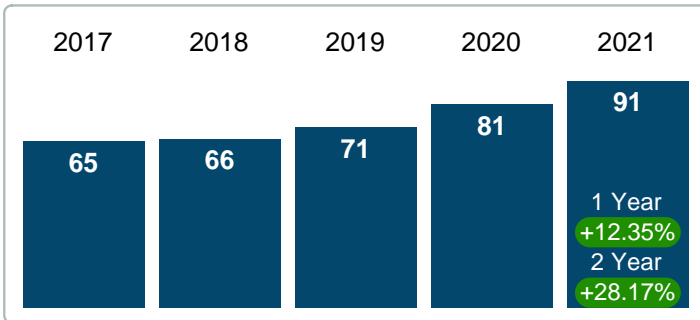
Area Delimited by County Of Creek



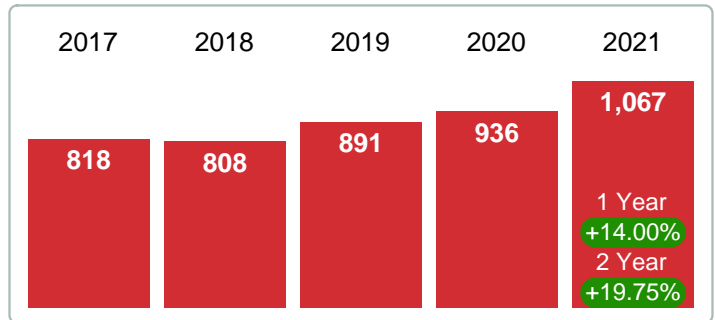
CLOSED LISTINGS

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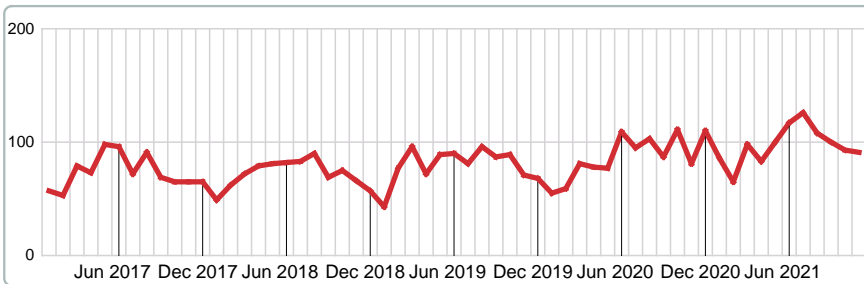
NOVEMBER



YEAR TO DATE (YTD)

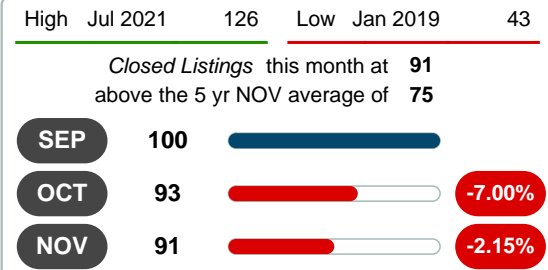


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 75



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	6.59%	47.0	4	2	0	0
\$25,001 - \$75,000	11	12.09%	6.0	8	2	1	0
\$75,001 - \$125,000	15	16.48%	7.0	10	5	0	0
\$125,001 - \$175,000	22	24.18%	10.5	5	14	2	1
\$175,001 - \$250,000	16	17.58%	13.0	2	10	4	0
\$250,001 - \$325,000	11	12.09%	8.0	2	4	5	0
\$325,001 and up	10	10.99%	28.5	1	3	6	0
Total Closed Units	91			32	40	18	1
Total Closed Volume	16,709,994	100%	12.0	3.67M	7.04M	5.85M	149.90K
Median Closed Price	\$160,000			\$93,500	\$163,250	\$260,000	\$149,900



November 2021

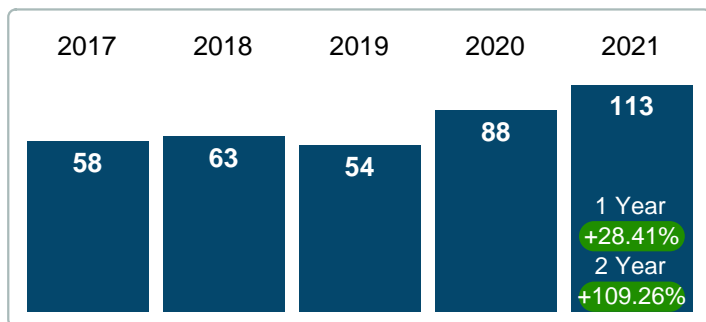
Area Delimited by County Of Creek



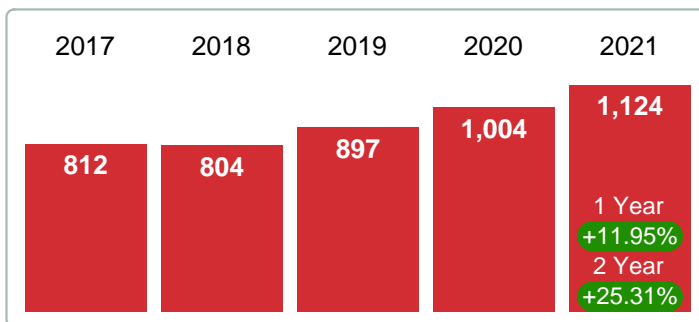
PENDING LISTINGS

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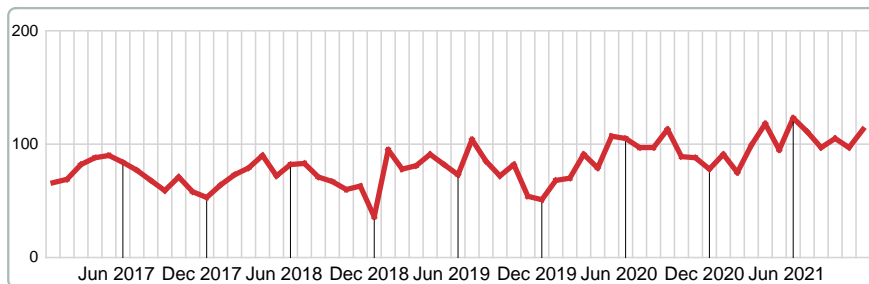
NOVEMBER



YEAR TO DATE (YTD)

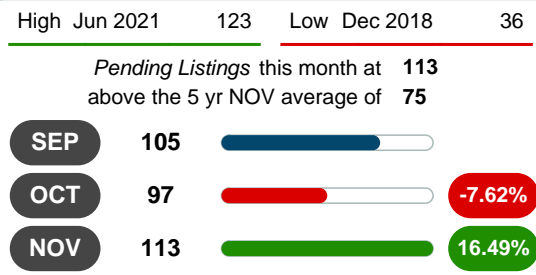


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV 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
\$25,000 and less	5	4.42%	60.0	4	1	0	0
\$25,001 - \$75,000	17	15.04%	31.0	15	1	1	0
\$75,001 - \$125,000	15	13.27%	4.0	9	6	0	0
\$125,001 - \$200,000	33	29.20%	5.0	9	21	3	0
\$200,001 - \$250,000	15	13.27%	6.0	1	9	4	1
\$250,001 - \$400,000	16	14.16%	29.0	4	9	3	0
\$400,001 and up	12	10.62%	26.5	3	4	4	1
Total Pending Units	113			45	51	15	2
Total Pending Volume	24,023,051	100%	8.0	7.04M	11.16M	5.11M	710.00K
Median Listing Price	\$174,900			\$99,900	\$185,000	\$245,000	\$355,000



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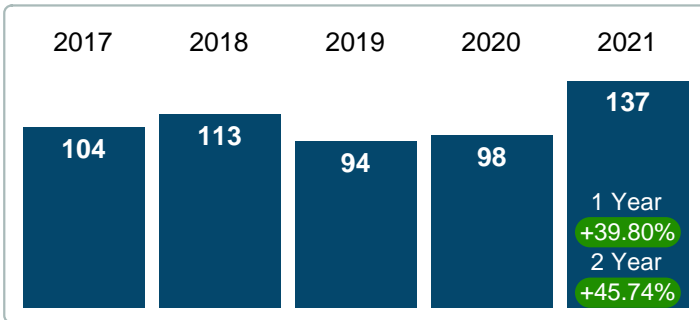
Area Delimited by County Of Creek



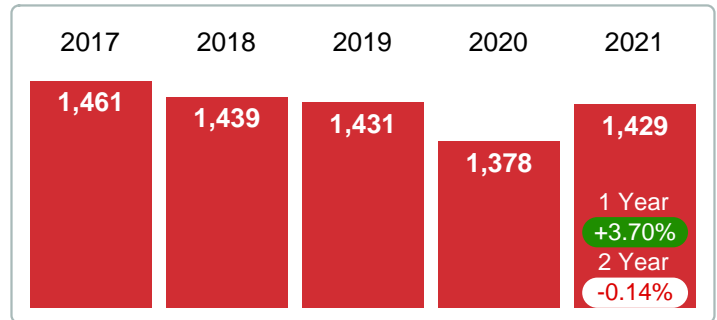
NEW LISTINGS

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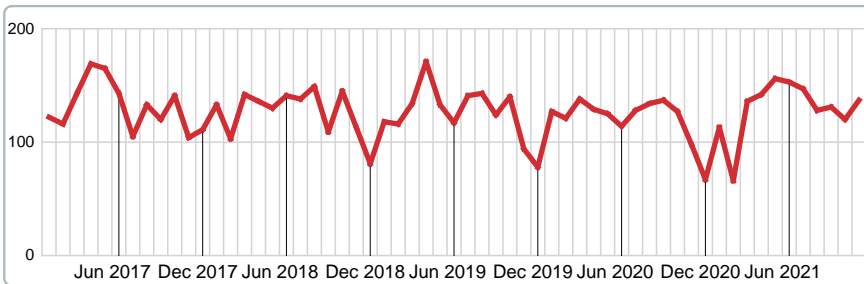
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 109

High Apr 2019 171 Low Feb 2021 66

New Listings this month at 137
above the 5 yr NOV average of 109



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	13	9.49%	8	2	3	0
\$25,001 - \$50,000	11	8.03%	10	1	0	0
\$50,001 - \$100,000	23	16.79%	14	8	1	0
\$100,001 - \$175,000	35	25.55%	15	16	3	1
\$175,001 - \$225,000	21	15.33%	5	15	1	0
\$225,001 - \$300,000	18	13.14%	5	9	3	1
\$300,001 and up	16	11.68%	7	5	2	2
Total New Listed Units	137		64	56	13	4
Total New Listed Volume	23,513,160	100%	9.60M	10.13M	2.53M	1.25M
Median New Listed Listing Price	\$163,500		\$112,500	\$179,150	\$175,000	\$332,500



November 2021

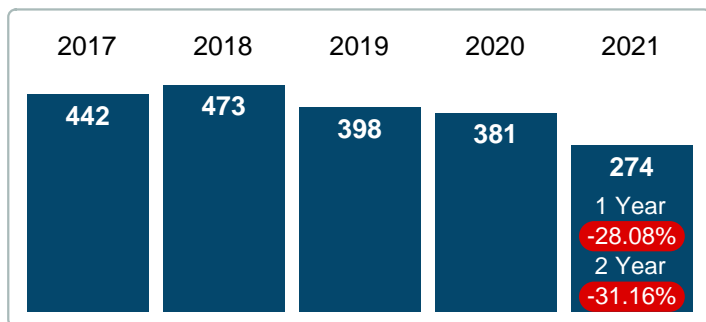
Area Delimited by County Of Creek



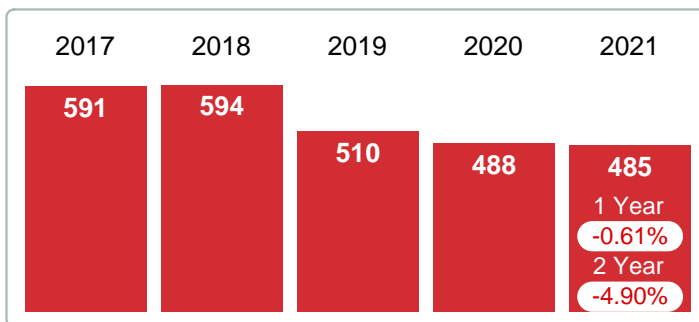
ACTIVE INVENTORY

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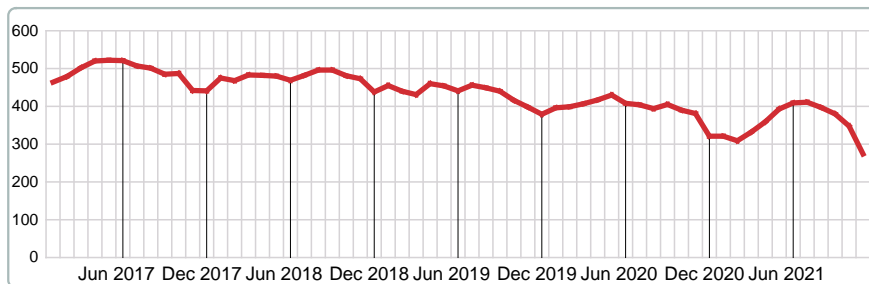
END OF NOVEMBER



ACTIVE DURING NOVEMBER

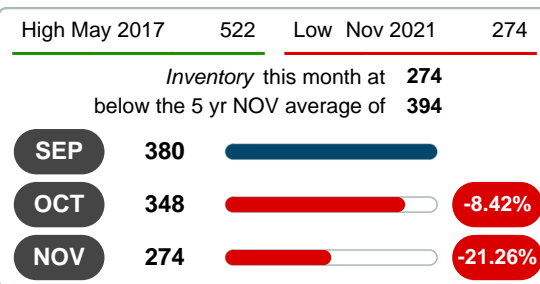


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 394



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	25	9.12%	35.0	20	2	3	0
\$20,001 - \$60,000	32	11.68%	64.0	30	2	0	0
\$60,001 - \$100,000	41	14.96%	71.0	29	7	5	0
\$100,001 - \$180,000	68	24.82%	52.5	36	27	3	2
\$180,001 - \$290,000	41	14.96%	88.0	16	19	6	0
\$290,001 - \$650,000	41	14.96%	48.0	16	6	12	7
\$650,001 and up	26	9.49%	59.5	9	5	7	5
Total Active Inventory by Units	274			156	68	36	14
Total Active Inventory by Volume	75,727,827	100%	55.5	27.86M	19.39M	16.50M	11.97M
Median Active Inventory Listing Price	\$145,000			\$100,000	\$174,950	\$302,500	\$514,950



November 2021

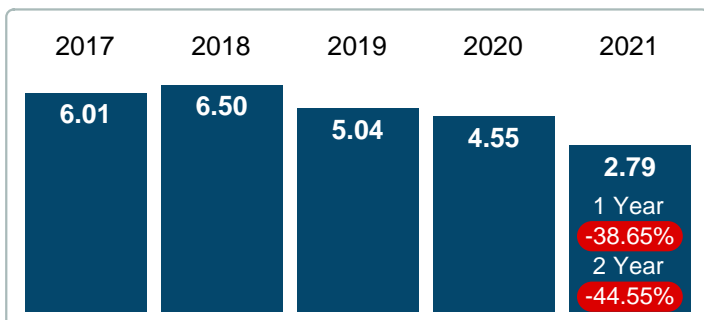
Area Delimited by County Of Creek



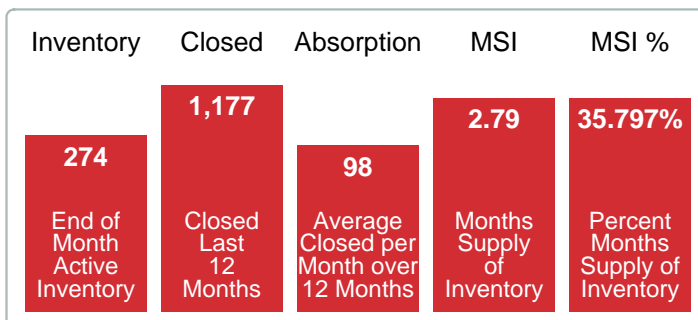
MONTHS SUPPLY of INVENTORY (MSI)

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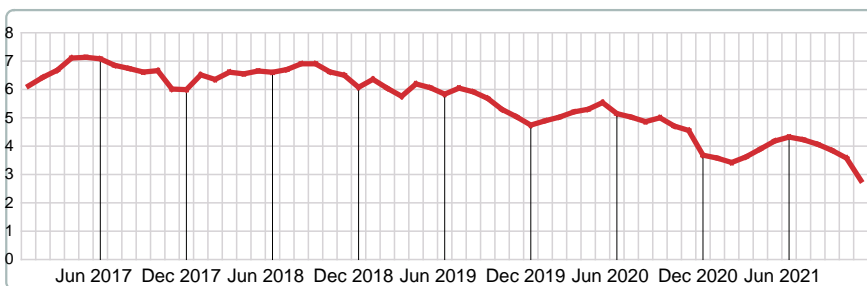
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2021

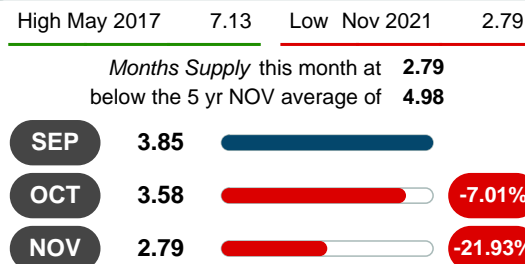


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 4.98



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
\$20,000 and less	25	9.12%	5.26	7.74	1.04	12.00	0.00
\$20,001 - \$60,000	32	11.68%	3.23	4.00	1.00	0.00	0.00
\$60,001 - \$100,000	41	14.96%	3.04	3.91	1.53	4.00	0.00
\$100,001 - \$180,000	68	24.82%	2.02	5.76	1.06	1.89	6.00
\$180,001 - \$290,000	41	14.96%	2.00	6.40	1.53	1.16	0.00
\$290,001 - \$650,000	41	14.96%	3.02	8.35	1.31	2.67	2.71
\$650,001 and up	26	9.49%	12.00	27.00	10.00	9.33	8.57
Market Supply of Inventory (MSI)			2.79	5.47	1.32	2.59	3.36
Total Active Inventory by Units		100%	274	156	68	36	14



November 2021

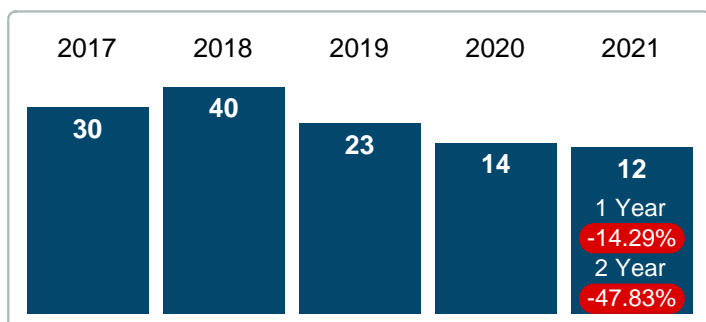
Area Delimited by County Of Creek



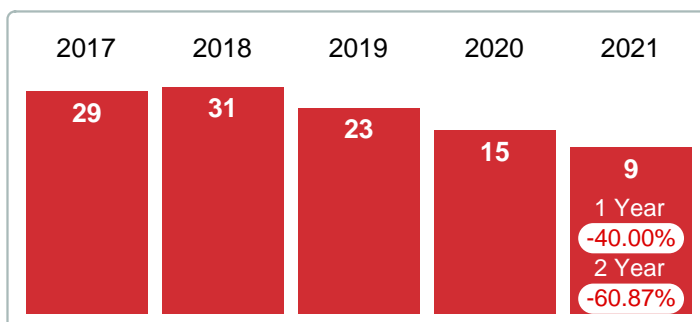
MEDIAN DAYS ON MARKET TO SALE

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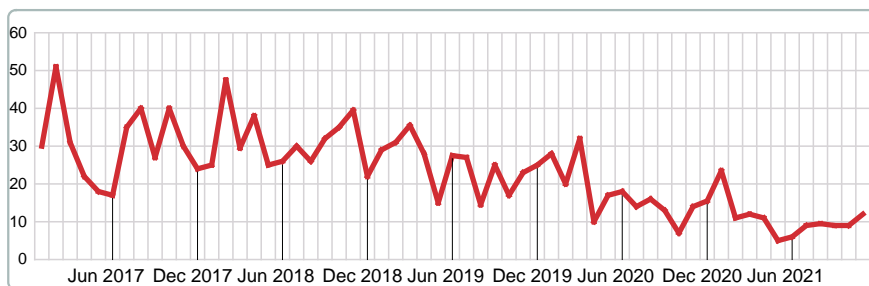
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 24

High Feb 2017 51 | Low May 2021 5

Median Days on Market to Sale this month at 12
 below the 5 yr NOV average of 24

Month	Median Days	Change (%)
SEP	9	
OCT	9	0.00%
NOV	12	33.33%

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
\$25,000 and less	6.59%	47	73	26	0	0
\$25,001 - \$75,000	12.09%	6	12	54	1	0
\$75,001 - \$125,000	16.48%	7	7	29	0	0
\$125,001 - \$175,000	24.18%	11	73	7	10	23
\$175,001 - \$250,000	17.58%	13	23	13	20	0
\$250,001 - \$325,000	12.09%	8	6	10	7	0
\$325,001 and up	10.99%	29	141	29	27	0
Median Closed DOM		12				
Total Closed Units	100%	12.0	32	40	18	1
Total Closed Volume		16,709,994	3.67M	7.04M	5.85M	149.90K



November 2021

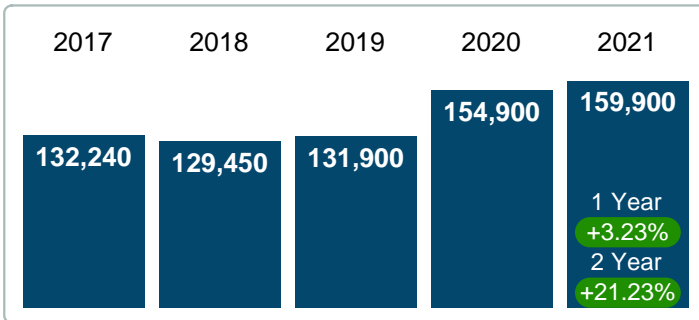
Area Delimited by County Of Creek



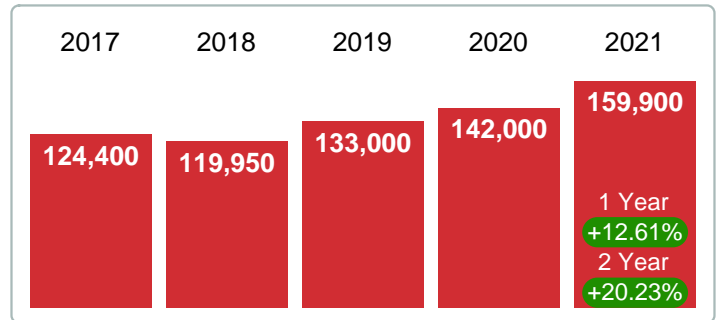
MEDIAN LIST PRICE AT CLOSING

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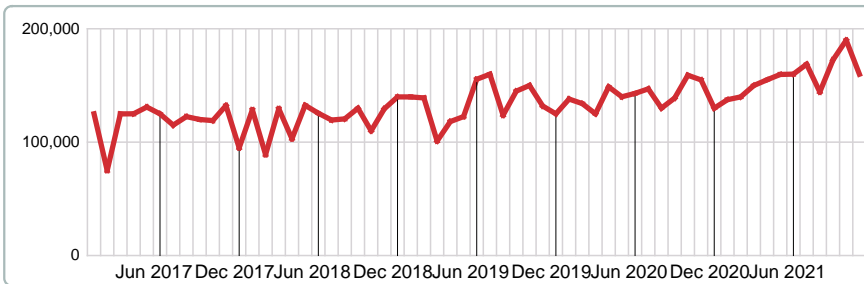
NOVEMBER



YEAR TO DATE (YTD)

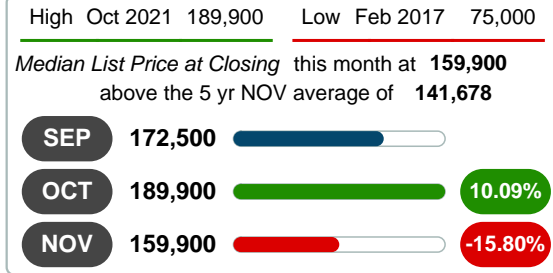


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 141,678



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
\$25,000 and less	4	4.40%	8,298	17,500	1,298	0	0
\$25,001 - \$75,000	14	15.38%	51,450	52,900	54,950	30,000	0
\$75,001 - \$125,000	13	14.29%	105,000	100,750	110,000	0	0
\$125,001 - \$175,000	23	25.27%	157,992	146,000	158,496	170,000	149,900
\$175,001 - \$250,000	16	17.58%	208,992	218,000	208,992	220,000	0
\$250,001 - \$325,000	11	12.09%	269,900	280,250	280,000	264,900	0
\$325,001 and up	10	10.99%	462,000	499,000	379,995	500,000	0
Median List Price			159,900	95,000	159,950	262,450	149,900
Total Closed Units		100%	159,900	32	40	18	1
Total Closed Volume			17,022,265	3.76M	7.15M	5.97M	149.90K



November 2021

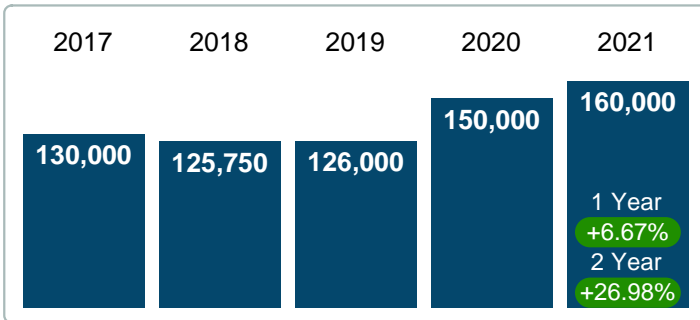
Area Delimited by County Of Creek



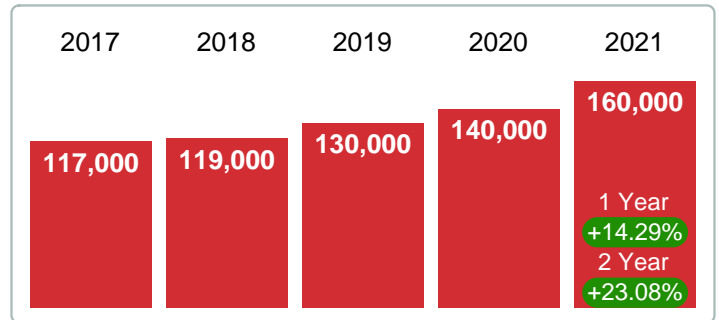
MEDIAN SOLD PRICE AT CLOSING

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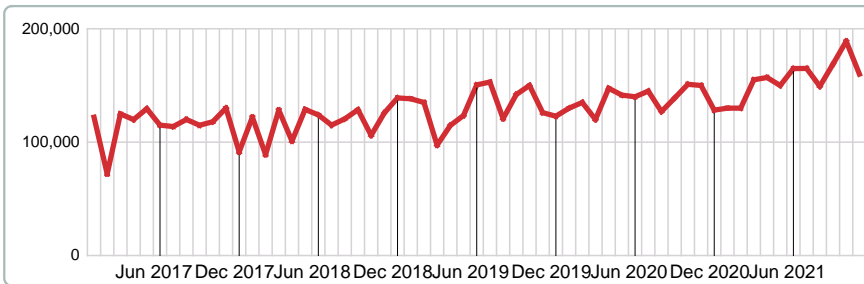
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

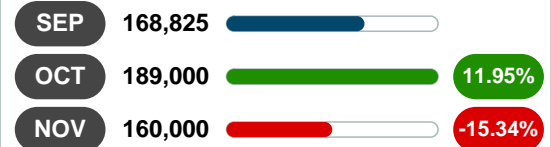


3 MONTHS

5 year NOV AVG = 138,350

High Oct 2021 189,000 Low Feb 2017 72,000

Median Sold Price at Closing this month at **160,000** above the 5 yr NOV average of **138,350**



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
\$25,000 and less	6	6.59%	15,500	20,000	1,298	0	0
\$25,001 - \$75,000	11	12.09%	50,000	49,950	53,000	30,000	0
\$75,001 - \$125,000	15	16.48%	100,000	97,500	109,000	0	0
\$125,001 - \$175,000	22	24.18%	154,550	139,000	155,500	160,000	149,900
\$175,001 - \$250,000	16	17.58%	207,500	226,389	207,500	222,000	0
\$250,001 - \$325,000	11	12.09%	274,900	291,000	276,500	260,000	0
\$325,001 and up	10	10.99%	449,500	450,000	350,000	497,500	0
Median Sold Price			160,000	93,500	163,250	260,000	149,900
Total Closed Units		100%	91	32	40	18	1
Total Closed Volume			16,709,994	3.67M	7.04M	5.85M	149.90K



November 2021

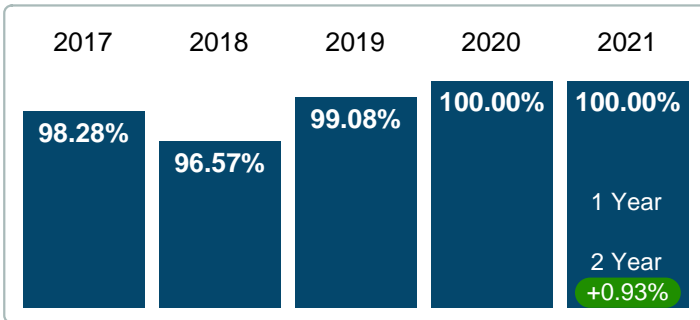
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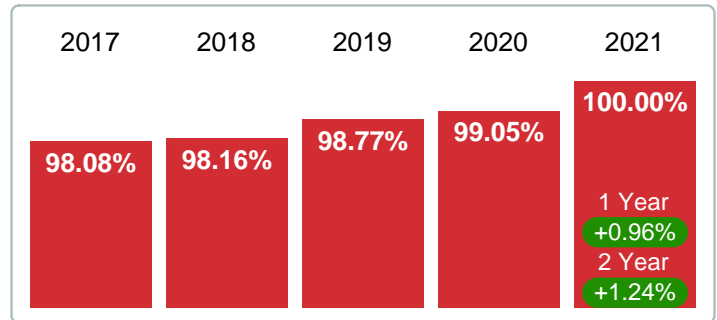
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 98.78%

High Nov 2021 100.00% Low Nov 2018 96.57%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr NOV average of **98.78%**

SEP 100.00%
OCT 100.00%
NOV 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	6.59%	87.74%	74.40%	100.00%	0.00%	0.00%
\$25,001 - \$75,000	11	12.09%	100.00%	100.00%	96.74%	100.00%	0.00%
\$75,001 - \$125,000	15	16.48%	99.09%	100.00%	95.65%	0.00%	0.00%
\$125,001 - \$175,000	22	24.18%	100.00%	100.00%	100.00%	94.20%	100.00%
\$175,001 - \$250,000	16	17.58%	100.00%	94.17%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	11	12.09%	100.00%	115.37%	98.83%	100.00%	0.00%
\$325,001 and up	10	10.99%	97.90%	90.18%	96.84%	99.47%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		91	100%	32	40	18	1
Total Closed Volume		16,709,994		3.67M	7.04M	5.85M	149.90K



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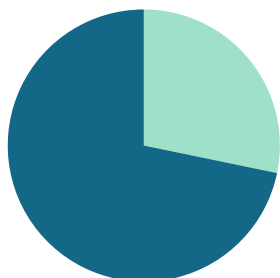
Area Delimited by County Of Creek



MARKET SUMMARY

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INVENTORY

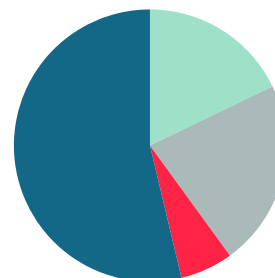


Inventory
 New Listings
137 = 28.25%
 Start Inventory
348
 Total Inventory Units
485
 Volume
\$119,199,148

Market Activity

Closed Sales
91 = 17.84%
 Pending Sales
113 = 22.16%
 Other Off Market
32 = 6.27%
 Active Inventory
274 = 53.73%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	81	91	12.35%	936	1,067	14.00%
Pending Sales	88	113	28.41%	1,004	1,124	11.95%
New Listings	98	137	39.80%	1,378	1,429	3.70%
Median List Price	154,900	159,900	3.23%	142,000	159,900	12.61%
Median Sale Price	150,000	160,000	6.67%	140,000	160,000	14.29%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.05%	100.00%	0.96%
Median Days on Market to Sale	14.00	12.00	-14.29%	15.00	9.00	-40.00%
Monthly Inventory	381	274	-28.08%	381	274	-28.08%
Months Supply of Inventory	4.55	2.79	-38.65%	4.55	2.79	-38.65%

Absorption: Last 12 months, an Average of **98** Sales/Month

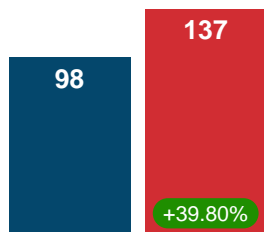
Inventory on November 30, 2021 = **274**

2020 **2021**

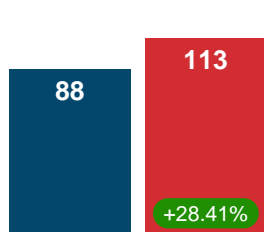
NOVEMBER MARKET

MEDIAN PRICES

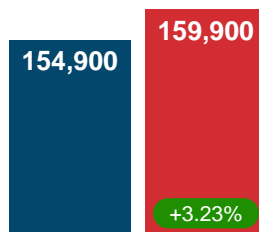
New Listings



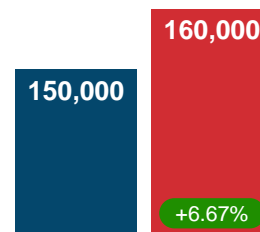
Pending Listings



List Price



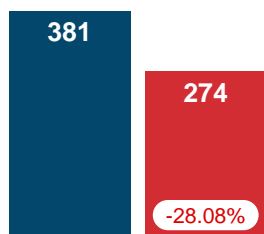
Sale Price



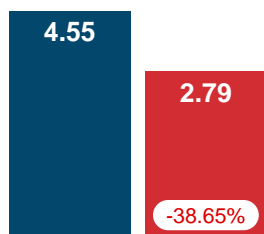
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

